DRAWING LIST

DRAWING NO.	DRAWING NAME	REVISION
DA 000	COVER SHEET	А
DA 001	SITE PLAN AND SITE ANALYSIS	А
DA 100	BASEMENT FLOOR PLAN	А
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
DA 109	ROOF PLAN	A
DA 200	NORTH & SOUTH ELEVATIONS	А
DA 201	EAST & WEST ELEVATIONS	A
DA 300	SECTION A	A
DA 500	PRE + POST ADAPTABLE UNIT LAYOUT	A
DA 501	BASIX INFORMATION SHEET 1	A
DA 502	BASIX INFORMATION SHEET 2	A
DA 600	SHADOW DIAGRAMS	A
DA 700	GFA CALCULATION	A
DA 701	SOLAR ACCESS PLAN	A
DA 702	VENTILATION DIAGRAMS	A
DA 710	PHOTOMONTAGE	
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

3D OVERALL VIEW

[Insert 3D view here]

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE, ETTALONG BEACH, NSW 2257

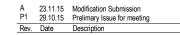
REFERENCES

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NOT TO SCALE



Project Architect



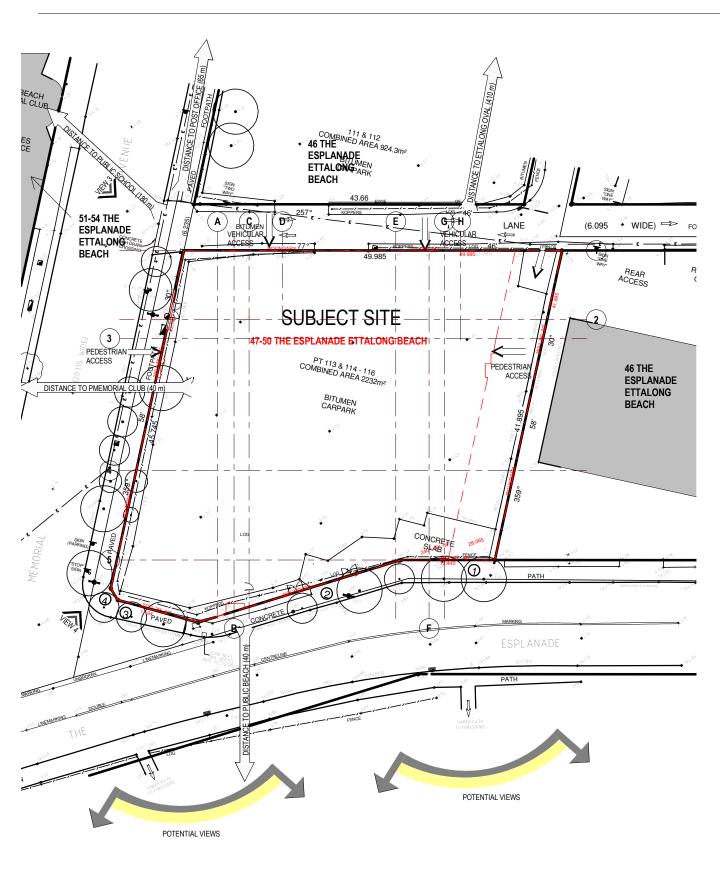
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Drawing Title COVER SHEET

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



1 SITE ANALYSIS PLAN

1 : 500



2 AERIAL VIEW

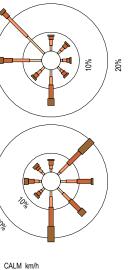


3 Memorial Ave



4 The Esplanade

WIND SPEED & WIND ROSE (ANNUAL)



9AM

3PM

NW

SW

NE

SF

0-10 10-20 20-30 >30 SCALE FACTOR = 30%

REFERENCES

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	BERS F				
	single-dwelli	ng rating	stars	MJ/m ²	
	X multi-unit de	velopment (attach	listing of ratings)		
	Accreditation Nur	nber VIC/BDAV/	12/1451		
	Signature_ <i>A</i> 4	1 graduell	Dat	Refer Certificate	
A P1	23.11.15 29.10.15	Modification Prelimary Is			
Rev	Date	Description			
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DA SUBMISSION		
Job no. J15304	Drawing no.	Rev. A
Drawn by PY/SM	Checked by ZC	Date NOV 2015



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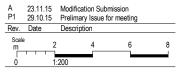
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PARKING LEGEND

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



Project Architect **DD** CDARCHITECTS LEVEL 2, 60 PARK STREET

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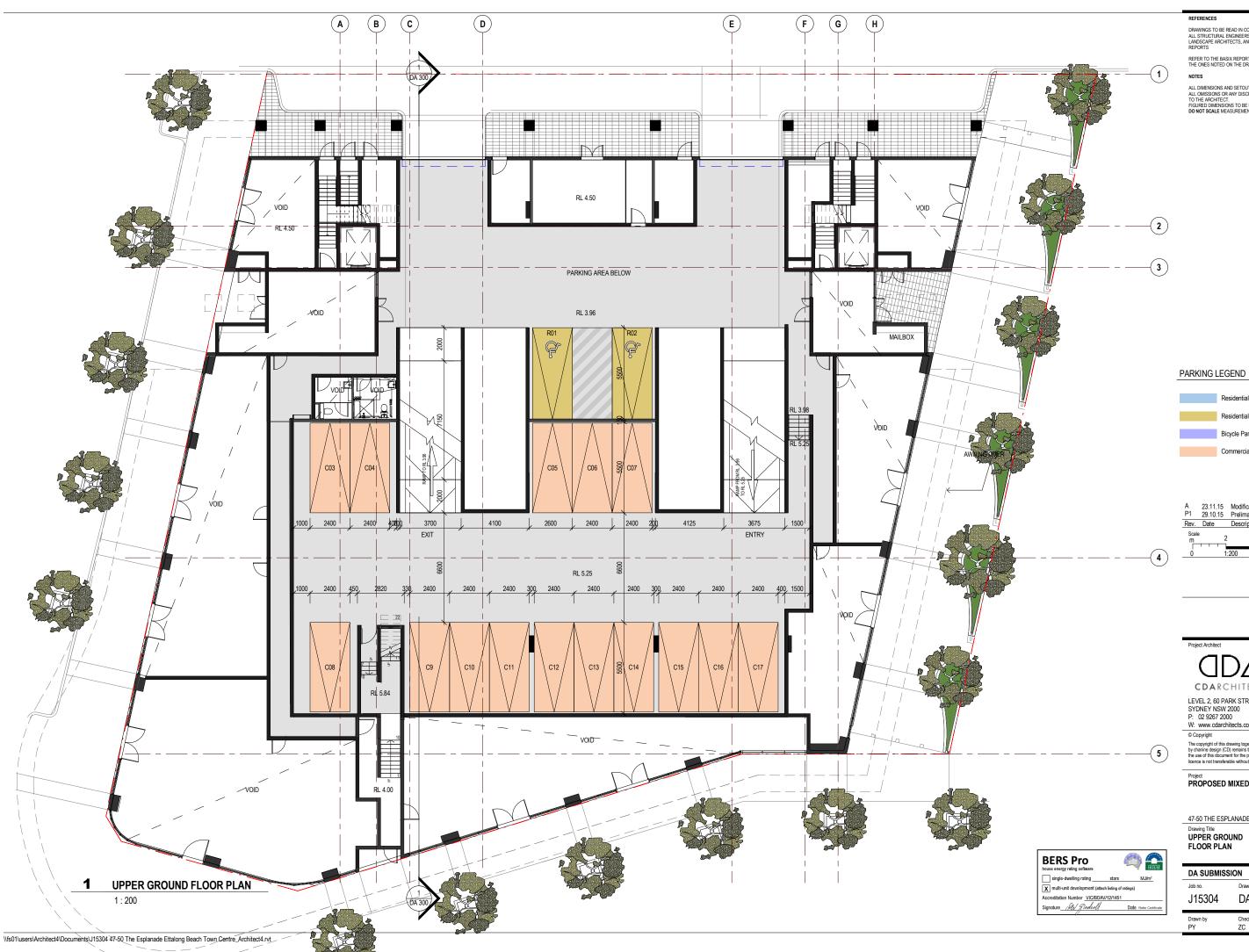
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title BASEMENT FLOOR PLAN

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

E	REQUIRED	PROPOSED
ACE / 5 UNITS	11.8	12
ACE / 10 UNITS	5.9	6
	2	2
	19.7	20



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

A P1	23.11.15 29.10.15	Modification Submission Prelimary Issue for meeting
Rev.	Date	Description
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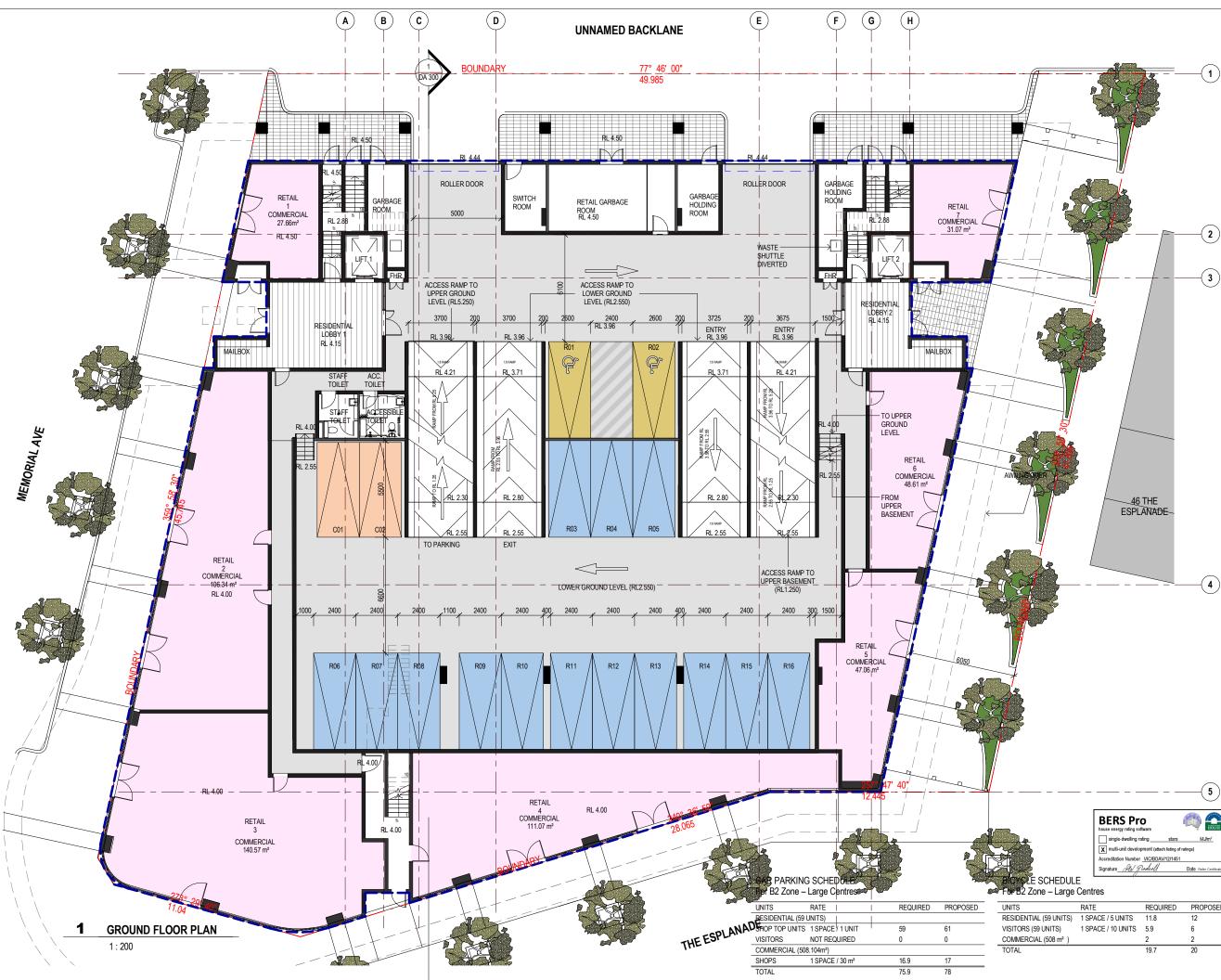
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47-50 THE ESPLANADE ETTALONG BEACH

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	MJ/m ²
X multi-unit development (atta	ach listing of ra	atings)
Accreditation Number VIC/BDA	V/12/1451	
Signature_IW graduell		Date Refer Certificate



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APPROVED BUILDING OUTLINE

PARKING LEGEND

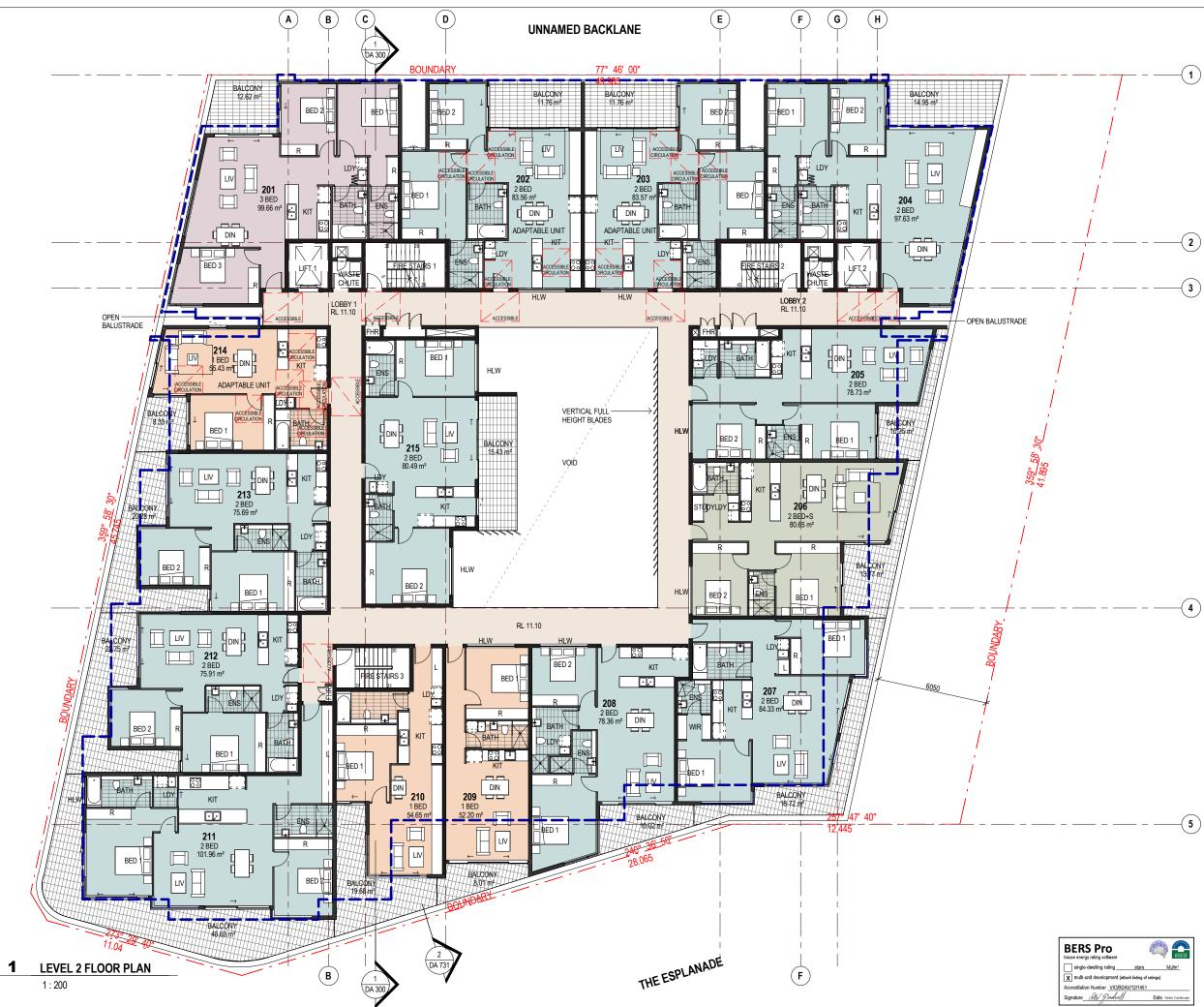
Residential Parking 2400x5500
Residential Accessible Parking 2400x5500
Bicycle Parking 600x1200
Commercial Parking 2400x5400

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rodiel]	Date Refer Certificate	Drawing Title GROUND FLOOR PLAN	1							
REQUIRED	PROPOSED									
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5.9	6	Job no.	Drawing no.	Rev.						
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		Drawn by PY	Checked by ZC	Date NOV 2015						







MEMORIAL AVE

REFERENCES

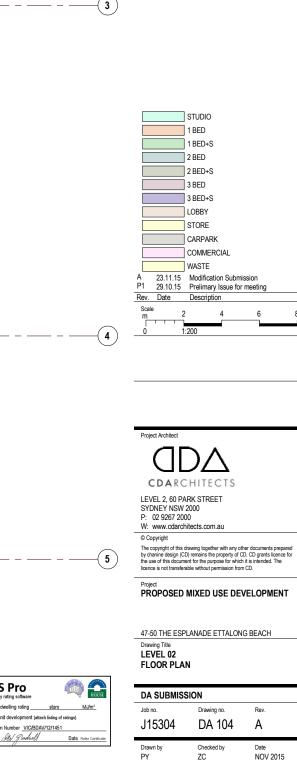
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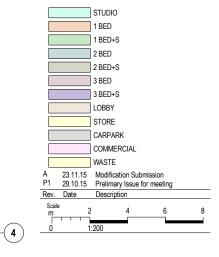
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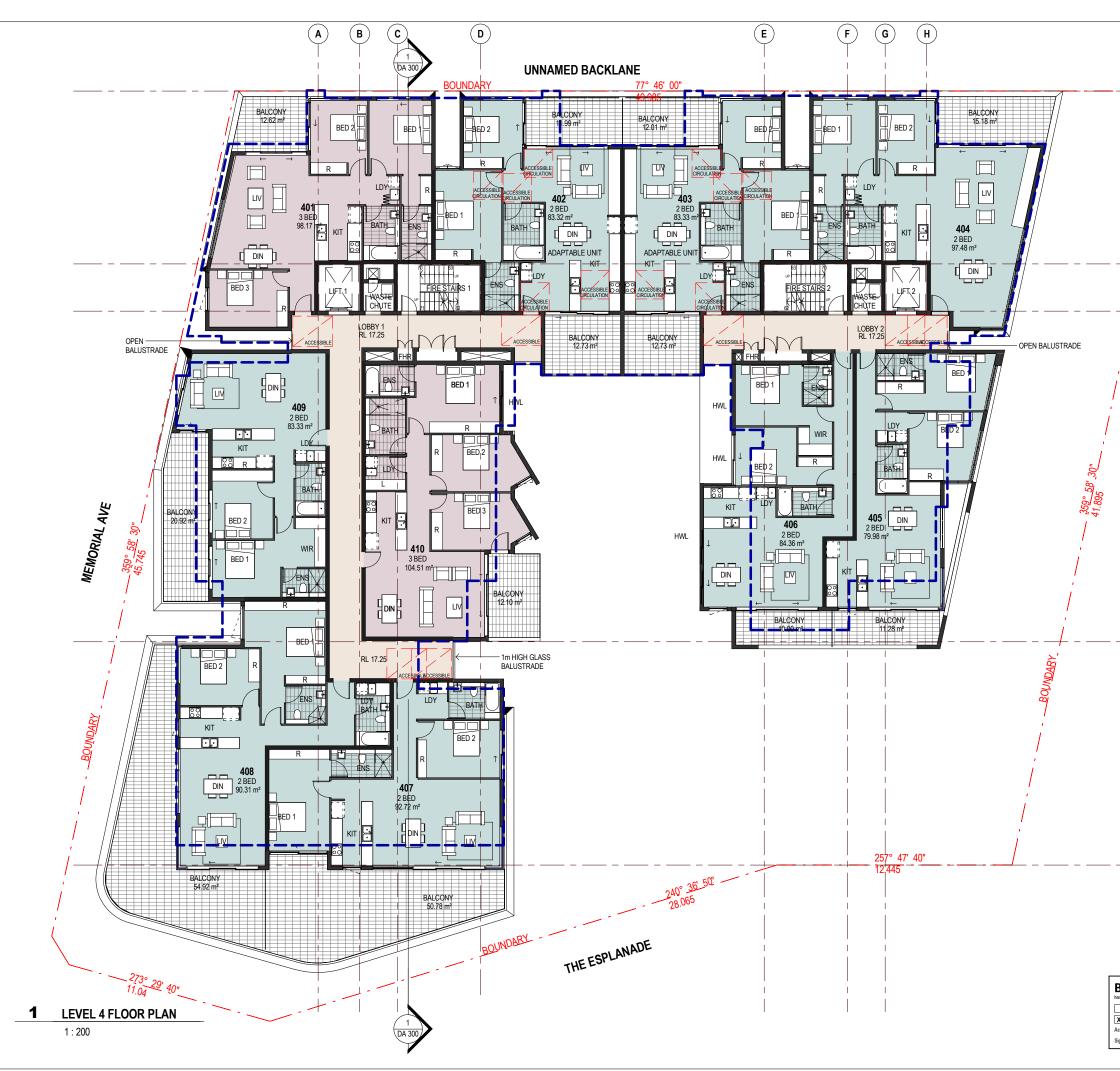
Project PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

	Drawing Title LEVEL 03 FLOOR PLAN
MJ/m ²	DA SUBMISSIO

BERS Pro house energy rating software	4	
single-dwelling rating	stars	MJ/m ²
X multi-unit development (atta	ich listing of ratir	ngs)
Accreditation Number VIC/BDA	V/12/1451	
Signature AW Graduell	[Date Refer Certificate

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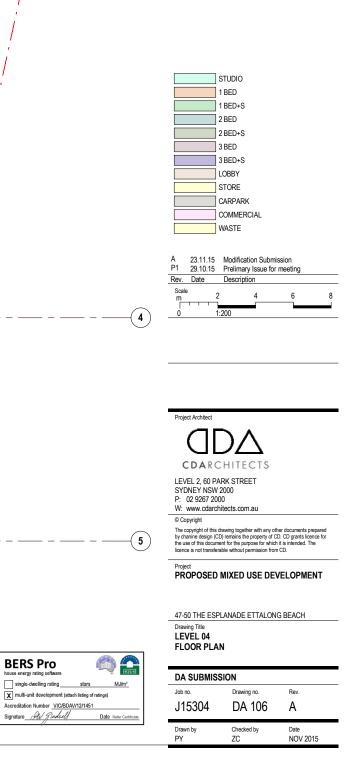
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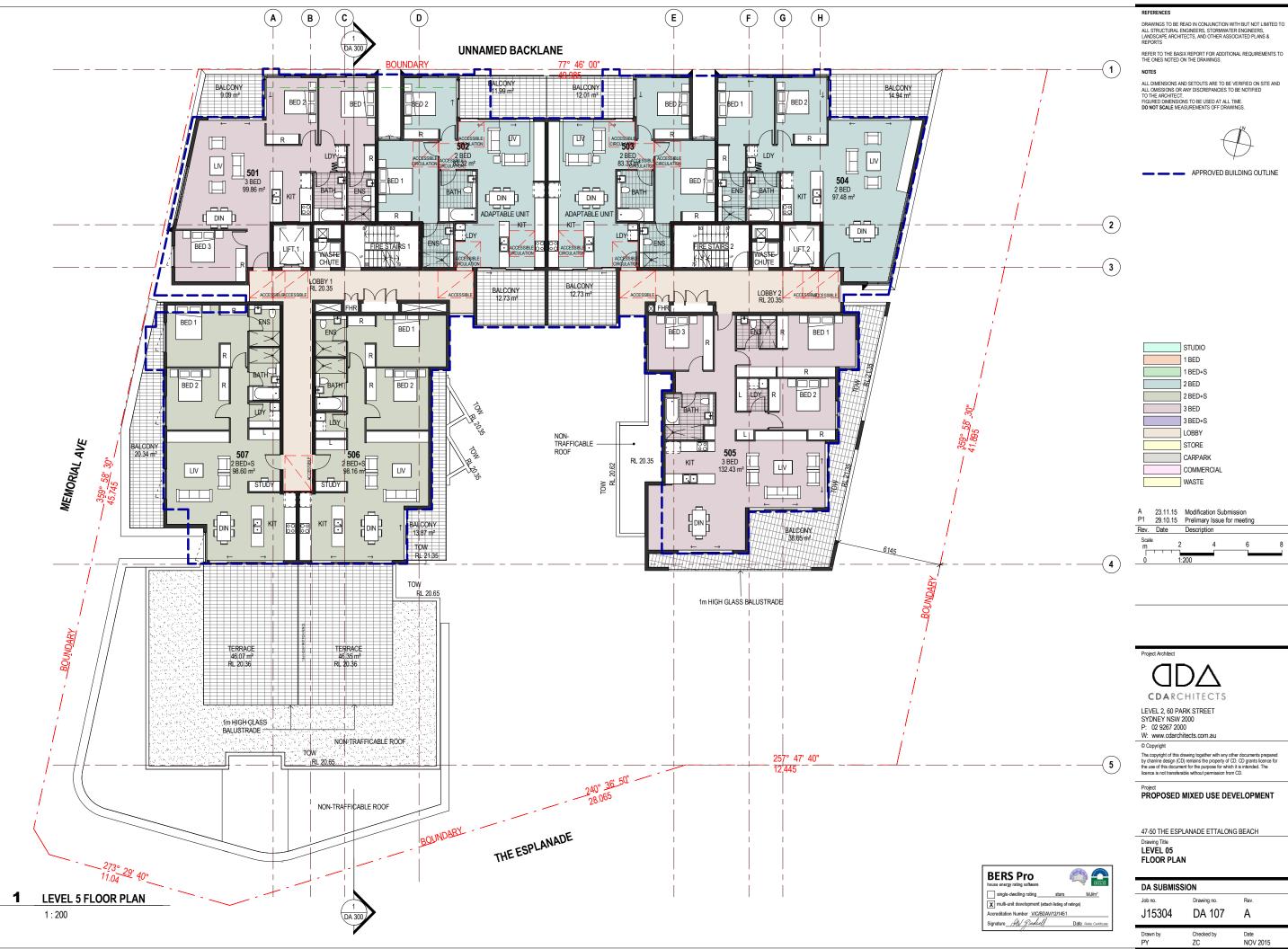
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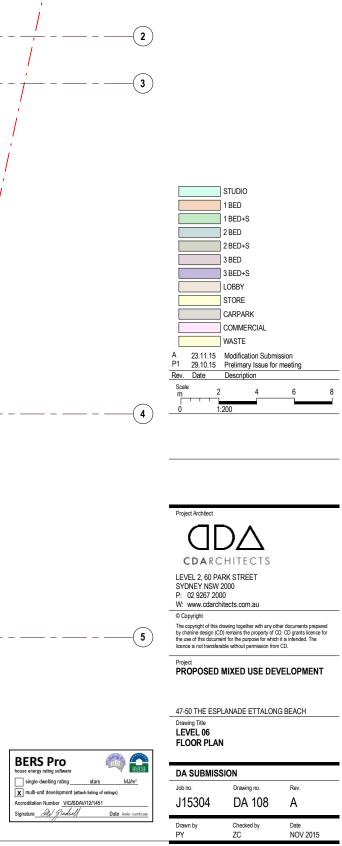
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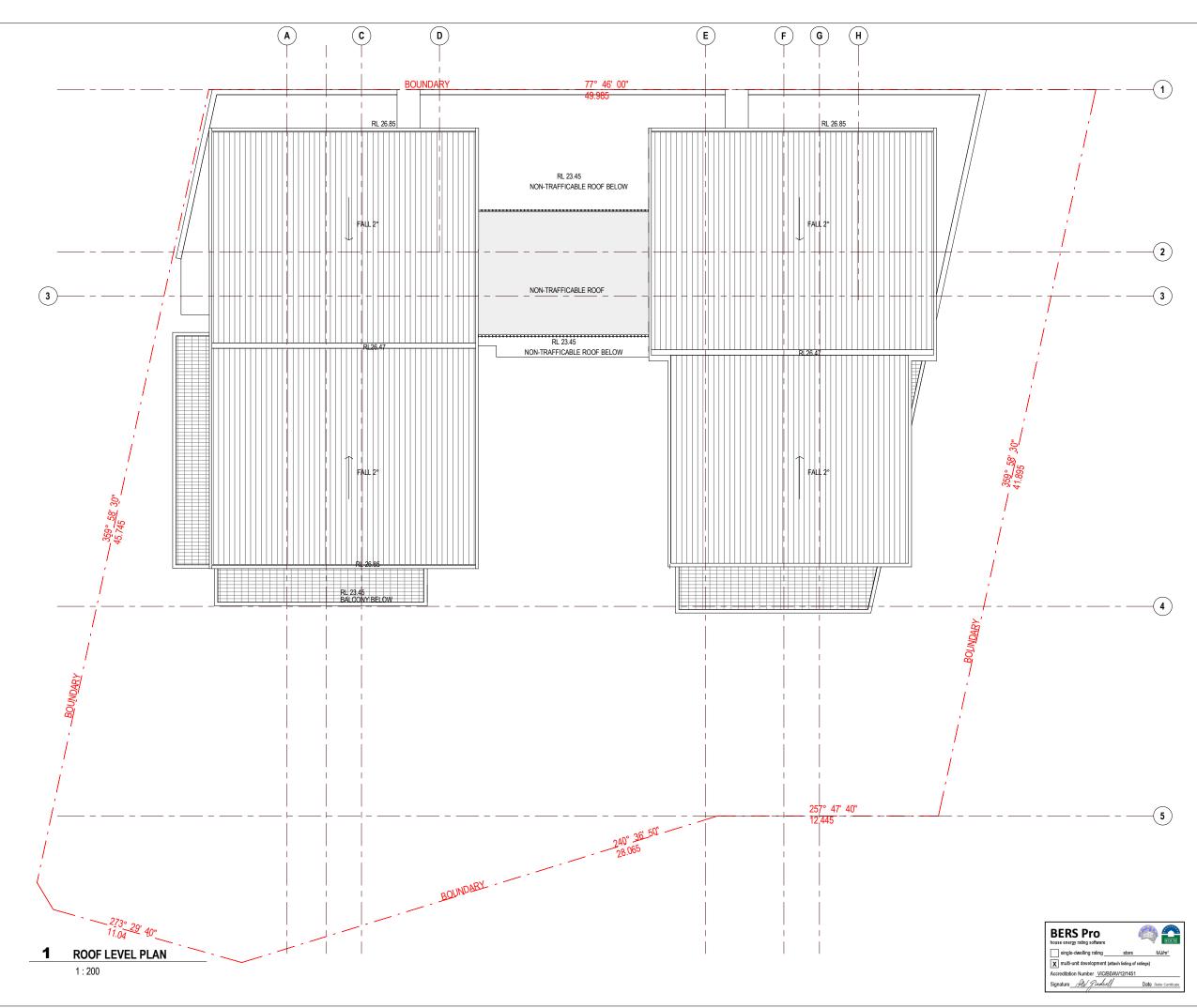
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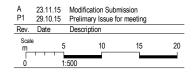


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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title ROOF PLAN

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



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MATERIAL LEGEND



	X multi-unit	ting software Illing rating development (attac umber <u>VIC/BDAV</u>	ttach listing of ratings)							
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Project Architect		
D	Δ	
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	MIXED USE DEV	
Drawing Title NORTH & SC ELEVATIONS	• • • • • • • • • • • • • • • • • • • •	
DA SUBMISS	SION	
Job no.	Drawing no.	Rev.
J15304	DA 200	Δ

Drawn by PY Checked by ZC Date NOV 2015



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

REFERENCES

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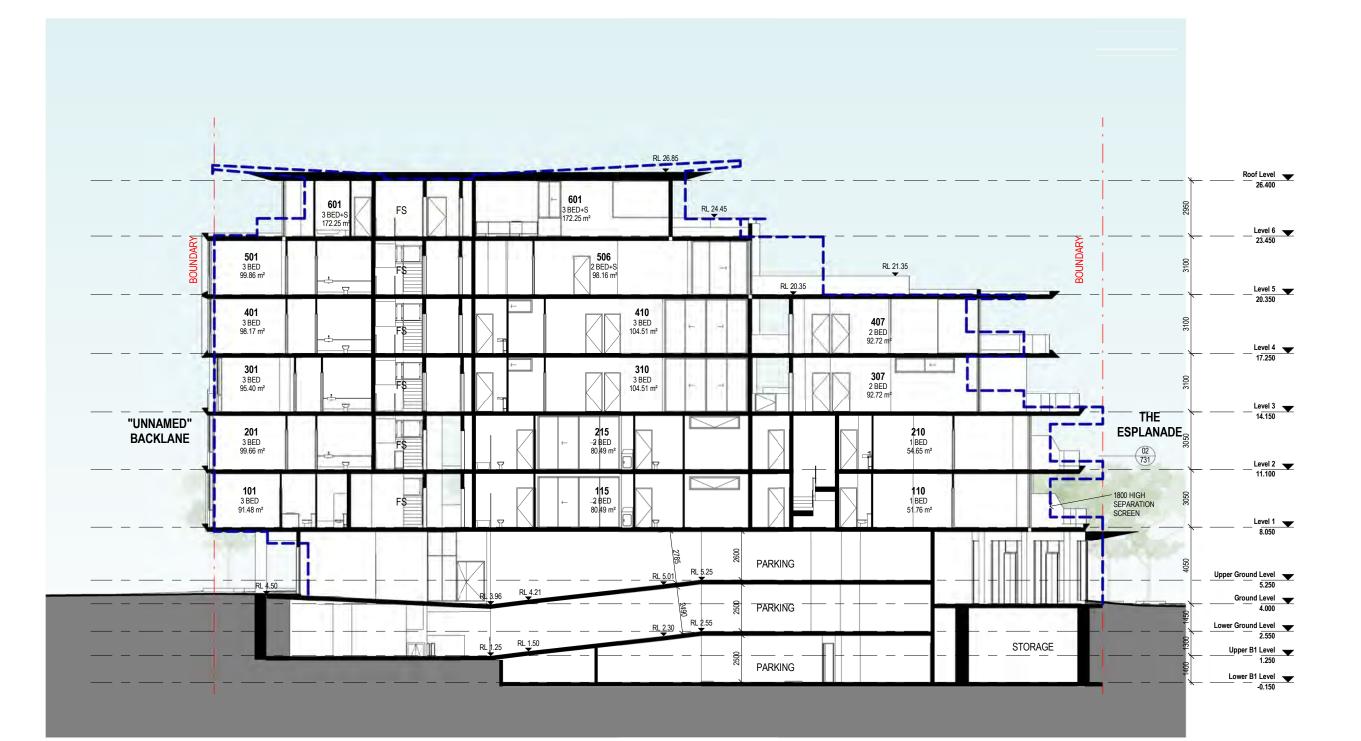
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Project PROPOSED I	MIXED USE DE	VELOPMENT						
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Drawing Title EAST & WES ELEVATIONS	-							
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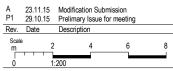
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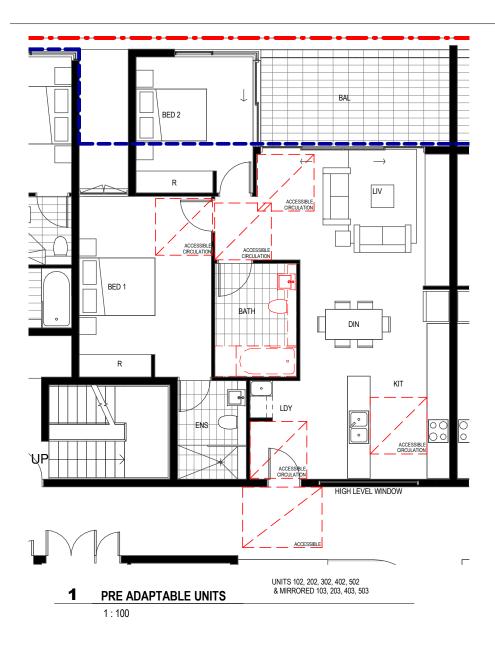
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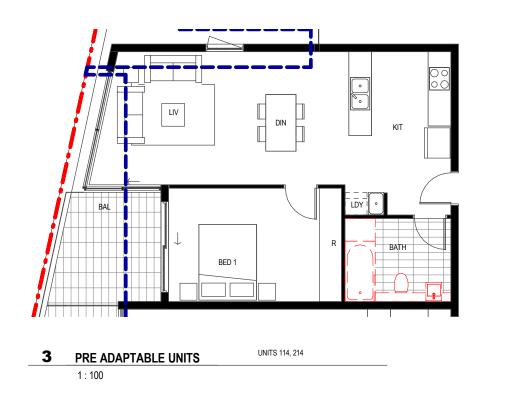
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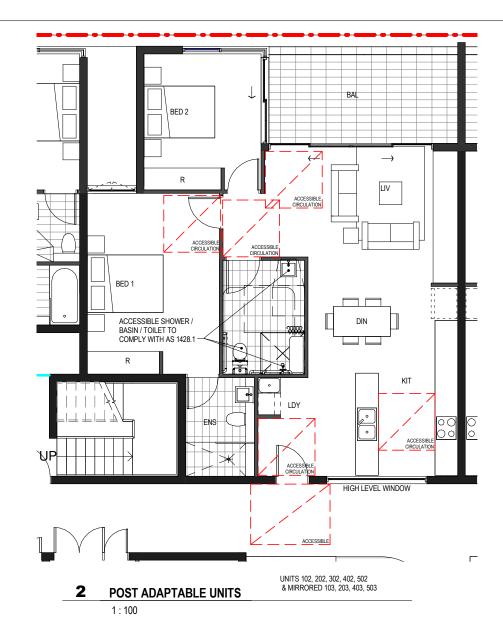
47-50 THE ESPLANADE ETTALONG BEACH

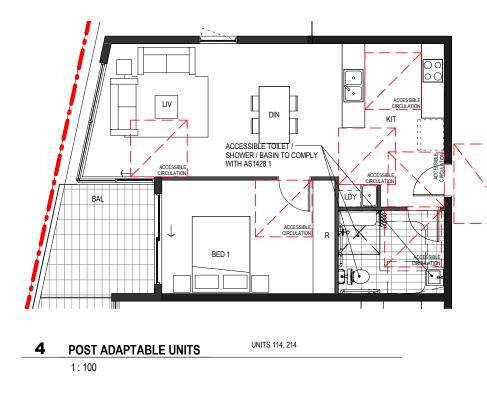
Drawing Title SECTION A

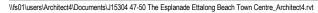
DA SUBMISSION								
Job no.	Drawing no.	Rev.						
J15304	DA 300	A						
Drawn by	Checked by	Date						
PY	ZC	NOV 2015						











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A 23.11.15 Modification Submission 29.10.15 Prelimary Issue for meeting

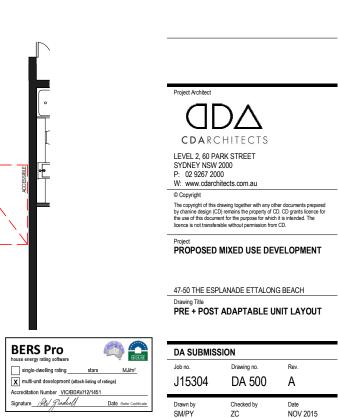
2

Rev. Date Description

1:100

Scale





Description of project

Project address		Common area landscape						
Project name	Ettalong Beach CD59	Common area lawn (m#)	129					
Street address	47-50 Esplanade The Ettalong Beach 2257	Common area garden (m²)	29	6. T				
Local Government Area	Gosford City Council	Area of indigenous or low water use	0					
Plan type and plan number	deposited 10650	species (m ²)						
Lot no.	114	Assessor details						
Section no.		Assessor number	BDAV/12/1451					
Project type		Certificate number	14510599					
a to a state of the second	1	Climate zone	15					
No. of residential flat buildings 1 No. of units in residential flat buildings 59		Project score						
No. of multi-dwelling houses	0	Water	-40	Target 40				
No. of single dwelling houses	0							
n hype and plan number deposited 10650 no. 114 clon no		Thermal Comfort	Pass	Target Pas				
Site area (m²)	2232	Energy	25	Target 20				
Roof area (m ^e)	797							
Non-residential floor area (m ^a)	512							
Residential car spaces	59							
Non-residential car spaces	2							

Description of project

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

terms of international leaders in the leaders in the second second second second second second second second se

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

Dwelling no.	No. of badrooms	Conditioned floor area (m²)	Uncanditioned floor area (m ¹)	Area of garden & lawn (m²)	indigenous specle: (mìn area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ⁻¹)	Unconditioned floor area (m²)	Aria of garden 6 lawn (m²)	Indigenous specie (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m*)	Unconditioned floor area (m²)	Arsa of garden & lawn (m²)	Indigenous specie (min area m²)	Dwelling no.	No. of badroems	Conditioned floor area (m [*])	Unconditioned floor area (m ¹)	Area of garden & lawn (m²)	indigenous specie (min area m ¹)
101	3	90.0	0.0	0	0	102	2	83.0	0.0	0	0	103	2	83.0	0.0	0	0.	104	2	90.0	0.0	0	0
105	2	78.0	0.0	0	0	106	2	79.0	0.0	0	0	107	2	84.0	0.0	0	0	108	2	78.0	0.0	0	0
109	1	52.0	0.0	0	0	110	1	52.0	0.0	0	0	111	1	102.0	0.0	0	0	112	2	76.0	0.0	0	0
113	2	77.0	0.0	0	0	114	1	56.0	0.0	0	0	115	2	82.0	0.0	0	0	201	3	98.0	0.0	0	0
202	2	83.0	0.0	0	0	203	2	83.0	0.0	0	0	204	2	98.0	0.0	0	0	205	2	78.0	0.0	0	0
206	2	79.0	0.0	0	0	207	2	84.0	0.0	0	0	208	2	78.0	0.0	0	0	209	1	52.0	0.0	0	0
210	1	55.0	0.0	0	0	211	1	102.0	0,0	0	0	212	2	76.0	0.0	0	0	213	2	77.0	0.0	0	0
214	1	56.0	0.0	0	0	215	2	82.0	0.0	0	0	301	3	94.0	0.0	0	0	302	2	81.0	0.0	0	0
303	2	81.0	0.0	0	0	304	2	96.0	0.0	0	0	305	1	65.0	0.0	0	0	306	2	91.0	0.0	0	0
307	2	93.0	0.0	0	0	308	2	91.0	0.0	0	0	309	2	86.0	0.0	0	0	310	3	105.0	0.0	0	0
401	3	97.0	0.0	0	0	402	2	83.0	0.0	0	0	403	2	83.0	0.0	0	0	404	2	98.0	0.0	0	0
405	2	80.0	0.0	0	0	406	2	85.0	00	0	0	407	2	93.0	0.0	0	0	408	2	91.0	0.0	0	0
409	2	86.0	0.0	0	0	410	3	105.0	0.0	0	0	501	3	99.0	0.0	0	0	502	2	83.0	0.0	0	0
503	2	83.0	0,0	0	0	504	2	98.0	0.0	D	0	505	3	133.0	0.0	0	0	506	2	98.0	0.0	0	0
507	2	98.0	0.0	0	0	601	3	166.0	6.0	0	0	602	3	160.0	0.0	0	0		-				

STREET, STREET, STR

DATE: NO.

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 (m')	Common area	Floor area (m [*])	Common area	Floor area (m*)
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	34	Garbage holding ground w	10	Garbage holding ground	9
Garbage holding ground e	12	Garbage retail ground	28	Ptant 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 (m ^r
obby level 4 w	65

Schedule of BASIX commitments

1. Commitments	for	Residential	flat	buildings -	Building1

- Commitments for Residential flat (a) Dwellings (i) Water (ii) Energy (iii) Thermal Comfort (b) Common areas and central systems/facilities (i) Water (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water (ii) 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

i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifie
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.		1	
(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 foxture 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 "HiV recirculation or diversion" column of the table below.		~	~
(e) The applicant must install:			
(aa) 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			
(bb) 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 tollets in the dwelling.		-	-
(e) 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.		-	1.1
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		v	
(g) The pool or spa must be located as specified in the table.	¥.	· · ·	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect nur-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.		~	

				Fixtu				pliances		Ind	lividual po	ol		Individu	ual spa
	01, 02, 03, 04, 05, 06, 07, 08,	3 star (> 4.5 but <= 6	systems	kitchen taps	taps	Of Giversson	All clothes washers	All dish- washers 4.5 star	Volume (max volume)	Pool cover	Pool location	n Pool shaded	d (max volume	Spa cove	Spa shaded
	welling c. 11, 12, 13, 14, 15, 01, 02, 03, 04, 05, 06, 06, 07, 06, 09, 10,	shower- heads 3 star (> 4.5 but <= 6	flushing systems	Ali kitchen taps	All bathroom taps	or diversion		All dish- washers	Volume (max volume)	Indi Pool cover	Constanting of the			a second	1
Status Alternative water source Configuration Landscape Connection Rood Sport Centrative water source Centrative water source Centrative water source Centrative water source Sport Sport Sport Sport Sport Sport Sport Sport Centrative water source Centrative water source Centrative water source Sport	3,4,5,1,2,3,4,5,6,7,8,9,0,1,2,3,4,5,6,7,8,9,0,	Alli shower- heads	All toilet flushing systems			recirculation	All clothes		Volume (max volume)	Pool			Volume	Spa	1000
The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. Image: Committee Co	602	o. Alteri supp	native wate		Size	Configurati	on	Alternative w	La	andscape	Toilet connec (\$)	tion conn	dry Pool ection top-u	p	Spa top-up
a) The applicant most install the cach hot water system specified for the dwelling in the table below. so that the dwelling's hot water is supplied by that central system. If the table specifies a central system is supplied by that central system. If the table specifies a central system is supplied by that central system. If the table specifies a central supplied by that central system. If the table specifies a central supplied by that central system. If the table specifies a central system is the table below. Each such verifiation system is supplied by that central system. The table below is that the dwelling is the dwelling is the dwelling the dwelling is the dwelling the dwelling the table. The applicant must install the concentral specified for the table below. The table below is that the dwelling is the table below. The applicant must provide for dayinght concentral specified to that to concentral specified for the table below. The applicant must provide for dayinght concentral specified to the table below. The table below is the applicant must provide for dayinght concentral specified to the table below. The applicant must provide for dayinght concentral specified to the dwelling within its specified to the applicant must provide for dayinght concentral specified to the dwelling within its specified to the applicant must provide for dayinght concent applies to each norm or area of the dwelling within its referred to in a heading to the "Attificial lighting" column of the table below is that the column of an applicant must provide for dayinght concent applies to each norm or area of the dwelling within its referred to in a heading to the "Attificial lighting" column of the table below is applied within the referred specified of the table below is applied to the applicant must provide for dayinght day the table below is applied to the applicant must provide for dayinght day the table below is applied to the applicant must provide for dayinght day the table below is applied to the applicant must provide for	Energy	1		-		_				_		Show on DA plans	Show on Co plans & spe	C/CDC	Certifier
central system to the dwelling, so that the dwelling is hot water is supplied by that central system. Image: Central system to the dwelling is not hand or dye the dwelling, the vertical system. Image: Central system to the dwelling is not hand or dye the dwelling is well system. Diff background must shall the content system system is specified for the dwelling diff or central system. Image: Central system is system is specified for the dwelling difference of the dwelling di) The ap	plicant mus	st install each system. If the	h hot water	r system spe cifies a centr	cified for the dwe al hot water syste	elling in the tat	ble below, so the				~	-		
any substant areas. If the set in Xoles''s specified beside an at couldoring system, term the system naus provide for darying: I This committeent applies to each noon or area of the dwelling which is referred to in a heading to the "Antificial lighting" column of the table below (but only to the each system in the system specified to the table below (but only to the each system). Show on CO/CDC Centifier This committeent applies to each noon or area of the dwelling which is referred to in a heading to the "Antificial lighting" column of the table below (but only to the each system). Show on CO/CDC Centifier This committeent applies to each noon or area of the dwelling which is referred to in a heading to the "Antificial lighting" column of the application application application application application application must applies application that also aware heading system to the application must application application application application application application must application appli) The ap	oplicant mus ble below. E	st install, in e Each such ve	sach bathro intilation sy	oom, kitchen /stem must h	and laundry of the	e dwelling, th n control spec	e ventilation sy cified for it in the							
1) This committeent applies to each noom or area of the detelling which is referred to a ta beaking to the "Anticus lighting" column of the table below, the table below (and the table below (and the applicant must ensure that the "prime" should be applicant must reference to a show on CC/CDCC Certifier						stem/s specified t nns in the table b for "Living areas te an air condition	for the dwellin elow, in/for at " or "Bedroom ning system, th	g under the "Li least 1 living/b areas", then n hen the system	ving areas" a edroom area o systems m i must provid	ind "Bedro of the dw ay be inst le for day/	iom eiling, if alled in night.		~		1
Energy Show on CC/CDC plans & species plans & species commitment applies to each noom or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below, that only to the enter specified for that noom or area). The applicant must ensure that each such room or area is the dwelling which is referred to in a heading to the "Natural lighting" column of the table below, that only to the enter specified for that noom or area). The applicant must results and the system specified to the pool. In the "Individual Pool" column of the table below (or atematively must not install any system for the pool.) Is specified, the applicant must install a table below (or atematively must not install any system for the pool.) Is specified, the applicant must install a table below (or atematively must not install any system for the pool.) Is specified, the applicant must install a table below (or atematively must not install any system for the pool.) Is specified, the applicant must install a table below (or atematively must not install any system for the pool.) Is specified, the applicant must install a timer to control the space specified to the spec	This o the tal lightin specif	ommitment ble below (b g* for each s ied for a par	applies to ex out only to th such room in rticular room	e extent sp h the dwell or area, th	or area of the becified for the ing is fluores hen the light.	at room or area) cent lighting or lighting or lightings in that roo	The applican ght emitting di	nt must ensure ode (LED) light	that the "prim ling. If the ten	nary type o m "dedica	of artificial		~		-
The commitment applies to each noon or an a of the develop which is referred to in a heading to the "Abularal lighting" column of the table below (for advertised to the state and the s	-	icent ngritin	ig or light en	arring anos	e (CED) ligin	ng.						Show on DA plans	Show on CC plans & spe	CDC	Certifier
This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (a) install the system specified for the pool in the "individual Pool" column of the table below (or alternatively must not install are system specified for the pool is the "individual Pool" column of the table below (or alternatively must not install are system specified for the pool is the "individual Pool" column of the table below (or alternatively must not install are system specified for the specified must install alter to control the specific specified in the system specified for the specified must install a timer to control the specified must install alter to control the specified must install a timer to control the specified must install in the dwelling: (a) the kitchen cooking and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below. (a) the kitchen cooking and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below. (a) the kitchen cooking and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below. (a) the specified must install a timer to control the specified must install a timer to control the specified must install to the specified must install a timer to control the specified must insta	the tat	mmitment a	applies to ea	ch room or	area of the	dwelling which is at room or area)	referred to in The applicant	a heading to th t must ensure t	e "Natural lig hat each sud	thing" colu	umn of area is				
(aa) the kitchen cook top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below.		te below (b	w and/or sky	e extent sp light.	RECEIPED KOT UT										
	(bt	be below (bi with a windo commitment a i) install the any syste) install the any syste	w and/or sky applies if the system spe em for the po system spe em for the sp	applicant offed for th ol). If spec offed for th a). If speci	Installs a wa te pool in the ified, the app te spa in the fied, the app	ter heating syster "Individual Pool" plicant must instal "Individual Spa"	column of the il a timer, to co column of the	e table below (ontrol the pool table below (or	pa. The appl or alternatively s pump; and r alternatively	licant mus ly must no	t install		3		

			All
~	~	-	dwellings
			(iii) Therm
		1	(a) The a "Asse the ap must
	1		(b) The A
4	-	-	(c) The d Gertifi
			(d) The a which
Chausen		[common]	the A
DA plans	plans & specs	check	(e) The a
	~	-	certifi devel
-			(f) The ap Certif
			certifi
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1.1.1			(h) The a
	4	-	
	-		Dweiling
	-		101
	Show on	Show on Show on CC/CDC	Show on Show on CC/CDC Certilier

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

			ting			
living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living & or dining rooms	Eacl
1-phase airconditioning 2 Star (new rating) (zoned)	1-phase arconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes
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	4	yes
1-phase airconditioning 2 Star (new rating) (zoned)	1-phase arconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes
1-phase airconditioning 2 Star (new rating) (zoned)	1-phase arcconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes
1-phase airconditioning 2 Star (new rating) (zoned)	1-phase arconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes
Cod	ling	Hea	ting		line and	A
living areas	bedroom areas	living areas	areas	No. of bedrooms &/or study	No. of living &/or dining	Each
1-phase arccontilonum 2 Star (new rains) (zoned)	1-phase arconditioning 2 Star (new Tarring) (coned)	1-phate arconditional 2 Star (new rating) (zoned)	1-phase arccontinues 2 Star (new rains) (coned)	2	1	yes
Pool heating system	Timer Si	pa heating ystem	and the second second second	n Re plaven	frigerator V v ti a	Applia Vell entilate ridge pace
	2 Star (new rating) (zoned) - 1-phase arconditioning rating) (zoned) - 1-phase arconditioning rating) (zoned) - 1-phase arconditioning rating) - 2 Star (new rating) - 2 Star (new rating) - 2 Star (new rating) (zoned) - 1-phase arconditioning 2 Star (new rating) (zoned) - 1-phase arconditioning 2 Star (new rating) (zoned) - 2 Star (new rating) - 2 Star (new rating) (zoned) - 2 Star (new rating) - 2 Sta	2 Star (new rating) 2 Star	2.Star (new rating) 2.Star (new rating) 2.Star (new rating) 2.Star (new rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 2.star (new rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 1.phase acconditionary rating) 2.star (new rating) 1.phase acconditionary rating) 1.phase acconditionary rating) <	2.53.2 (new 2.53.2 (new 2.53.2 (new 2.53.2 (new 2.53.2 (new 2.53.2 (new 1.phase arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen arconstionen (Zoned) (Zoned) (Zoned) (Zoned) (Zoned) (Zoned)	2. Star (new cating) 2. Star (new cating) 2. Star (new cating) 2. Star (new cating) 3 1. phase accontinent cating) 1. phase categorithm cating) 1. phase categorithm categorithm cating) 3 1. phase accontinent cating) 1. phase categorithm	2.53ar (new rating) (zoned) 2.53ar (new rating) (zoned) 2.53ar (new rating) (zoned) 1 1 -phase arconditioning rating) (zoned) 1 1 1 -phase arconditioning rating) (zoned) 1 1 2.53ar (new rating) (zoned) -phase arconditioning rating) (zoned) 1 1 2.53ar (new rating) (zoned) -phase arconditioning rating) (zoned) 1 1 2.53ar (new rating) (zoned) -phase arconditioning rating) (zoned) 1 1 1 -phase arconditioning rating) (zoned) -phase arconditioning rating) (zoned) 1 1 1 -phase arconditioning rating) (zoned) -phase rating) (zoned) 1 1 1 -phase rating) (zoned) -phase rating) (zoned) 1 1 1 -phase rating) (zoned) -phase rating) (zoned) 1 1 1 -phase rating) (zoned) 1 -phase rating) (zoned) 1 1 -phase rating) (zoned) 1 -phase rating) (zoned)

applicant must construct the development in accordance with all thermal performance specifications set or tifficate, and in accordance with those aspects of the development application or application for a comply tifficate which were used to calculate those specifications: ere there is an in-slab heating or cooling system, the applicant must.

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the

(a) iterations and resolution with an evalue of not explore a name of a doubt are vertical edges of the perimeters of the (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and a edges of the perimeter of the slab.

		Thermal
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	
101	53	
102	56	
103	57	
104	41	
105	45	
106	39	
107	62	
108	59	
109	52	
110	76	
111	72	
112	50	
113	55	
114	72	
115	41	
201	45	
205	33	
206	30	
207	45	-
208	.56	
209	48	
210	35	
211	67	
212	41	
213	41	
215	23	
301	38	

						REFERENCES		
Artificial In hen	All bathrooms toilets	Each laundry	All hallways	No. of Dathroom &/or toilets	Main Main 15 kitcher	ALL STRUCTURAL E LANDSCAPE ARCHIT REPORTS	EAD IN CONJUNCTION W NGINEERS, STORMWATE IECTS, AND OTHER ASSO	R ENGINEERS, CIATED PLANS &
	yes.	yes	yes.	0	yees	REFER TO THE BAS THE ONES NOTED O	IX REPORT FOR ADDITIO IN THE DRAWINGS.	NAL REQUIREMENTS T
	yes	yes:	yes	1	no	ALL DIMENSIONS AN ALL OMISSIONS OR TO THE ARCHITECT FIGURED DIMENSIO	NS TO BE USED AT ALL T	BE NOTIFIED
	yes	yes	yes	0	no	DO NOT SCALE MEA	SUREMENTS OFF DRAW	INGS.
	yes	yes	yes	0	no		t	\triangleright
	yes	ýes -	yes	0	yes			
Artificial h heri	lighting All bathrooms tollets	Each laundry	Ali haliways	Natural No. of bathroom 8/or toilets				
	yes	yes	yes	D	no			
ncar 8	other efficien					BERS		6
			othes Indoo yer shelt cloth dryin	g line do	rate door or hettered thes		ling rating <u>stars</u> evelopment (attach listing of	MJ/m ²
3 st	tar -	ŀ	no	no	ing line	Accreditation Nu Signature	mber <u>VIC/BDAV/12/1451</u> V Tradicely	Date Refer Certificate
ertificate	(the	Show on DA plans	Show on Co plans & spe	C/CDC C	ertifier heck	A 23.11.15 Rev. Date	Modification Submi Description	ssion
ition), Tr evelopm comfort F n in this	Protocol.				_			
ent, all n endorser	natters ment from							
	he proposed							
g develo	Assessor pment		-	5	-			
slab; or around th	e vertical	~	-		-	Project Architect		
l loads	djusted çooli	ng load (in m	Jim ⁴ /YT)		-]D	ΔC	
17 17						LEVEL 2, 60 PA		
40 26 26					_	SYDNEY NSW 2 P: 02 9267 200	0	
26 45 17					_	© Copyright		
22 33						by chanine design (CE the use of this docume	rawing together with any oth) remains the property of C ent for the purpose for which bla with out a series for a form	D. CD grants licence for it is intended. The
23 29						Project	ble without permission from	I GD.
22 40 47							MIXED USE DEV	/ELOPMENT
47 47 29								
25 42					_	47-50 THE ESP Drawing Title	LANADE ETTALON	G BEACH
23 32						BASIX INFO	RMATION	
43 30								
33 27 42					_	DA SUBMISS	SION	
42						Job no. J15304	Drawing no. DA 501	Rev. A
						Drawn by TEST	Checked by TEST	Date NOV 2015

	Themai loads									
Dwelling no.	Area adjusted heating load (in mJ/m/yr)	Area adjusted cooling load (in mJ/m*/yr)								
303	56	25								
305	18	46								
306	23	28								
307	47	28								
401	38	42								
403	56	24								
405	37	37								
406	41	34								
407	54	43								
408	58	42								
501	43	46								
502	58	24								
503	58	25								
504	33	44								
505	40	32								
505	30	34								
507	43	41								
601	60	31								
602	66	33								
202, 203	41	19								
214, 308	65	43								
302, 402	55	24								
309, 409	39	34								
310, 410	25	18								
All other dwellings	30	41								

(b) Common areas and central systems/facilities

() Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	-	~	
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Certrif systems" calumn of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	×	~	
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	~	~	
(d) A pool or spallisted in the table must have a cover or shading it specified for the pool or spalin the table.		~	
(e) The applicant must install each fire spinicler system listed in the table so that the system is configured as specified in the table		~	-
(f) The applicant must ensure that the central cooling system for a cooling lower is configured as specified in the table.		~	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	4 star

Central systems	Size Configuration Connection				or)	
Pool (No. 1)	40.1) Volume: 102 kLs Location: Building1 -					
Fire sprinkler system (No. 1)	e sprinkler system (No. 1)					
Fire sprinkler system (No. 2)			•			
Fire sprinkler system (No. 3)						
		istalls a ventilation system to service a common type specified for that common area, and must i		1		
below, then that ventilati specified. (b) In carrying out the devel	on system must be of the opment, the applicant must		neet the efficiency measure	-		-
The applicant must also where specified.	install a centralised lightin	g control system or Building Management Syste	m (BMS) for the common area,			
(c) The applicant must install the systems and futures specified in the "Central energy systems" column of the table below. In each case, the system or future must be of the type, and meet the specifications, listed for it in the table.						

	Common area	ventilation system	Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Car park basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No	
Car park ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No	
Car park upper ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent.	motion sensors	No	
Lift car (No. 1)	14	18	compact fluorescent	connected to lift call button	No	
Lift car (No. 2)		~	compact fluorescent	connected to lift call button	No	
Switch room ground	no mechanical ventilation	8	nuorescent	manual on / manual off	No	
Waste room basement	ventilation exhaust only		fluorescent	manual on / manual off.	No	
Garbage holding ground w	ventilation exhaust only	14	fluorescent	manual on / manual off	No	
Garbage holding ground	ventilation exhaust only	S	fluorescent	manual on / manual off	No	
Garbage holding ground e	ventilation exhaust only	-	Ruorescent	manual on / manual off	No	
Garbage retail ground	ventilation exhaust only	-	fluorescent	manual on / manual off	No	
Plant room basement	no mechanical ventilation		fluorescent	manual on / manual off	No	
Staff toilet ground	ventilation exhaust only	interlocked to light	compact fluorescent	manual on / manual off	No	
Accessible toilet ground	ventilation exhaust only interlocked to light		compact fluorescent	manual on / manual off	No	
	Common area	ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Ground floor lobby w	no mechanical ventilation		compact fluorescent	motion sensors	No	
Ground floor lobby e	no mechanical ventilation	3	compact fluorescent	motion sensors	No	
Lobby level 1	no mechanical ventilation	8	compact fluorescent	motion sensors	No	
Lobby level 2	no mechanical ventilation	1	compact fluorescent	motion sensors	No	
Lobby level 3 w	no mechanical ventilation	1	compact fluorescent	motion sensors	No	
Lobby level 3 e	no mechanical ventilation		compact fluorescent	motion sensors	No	
Lobby level 4 e	no mechanical ventilation		compact fluorescent	motion sensors	No	
Lobby level 5 w	no mechanical ventilation	-	compact fluorescent	motion sensors	No	
State from the second second		1				

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

compact fluorescent

compact fluorescent

motion sensors motion sensors

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

() Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier
(a) If, in carrying out the development, the applicant installs a showerhead, tollet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		~	-
(b) The applicant must install (or ensure that the development is serviced by) the attemative water supply system(s) specified in the "Central systems" coularni of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	-		-
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.			
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		· · · ·	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	-
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		~	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clother	thes washers rating			
All common areas	no common facility	4 star	4 star	4 star				
(ii) Energy					now on A plans	Show on CC/CDC plans & specs	Certifier	
			o service a common area specified in the non area, and must meet the efficiency m			~		
specified in	the table below, the lighting spe nt must also install a centralised	cified for that common area. This I	e of artificial lighting" for each common ar lighting must meet the efficiency measure g Management System (BMS) for the com	specified.		*	*	
		Ixtures specified in the "Central en pe, and meet the specifications, lis	ergy systems" column of the table below ded for it in the table	In each		~		

	Common area	ventilation system	Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lobby level 4 w	no mechanical ventilation		compact fluorescent	motion sensors.	No	

(b) Common areas and central systems/facilities

1. In these commitments, "applicant" means the person carrying out the development.
2 The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and
specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or

- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to used for residential purposes.
- 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).

system need only be instanted once (even it is to septen every entropy entropy

Legend

	a "u" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a o be lodged for the proposed development).
	a "y" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction opment certificate for the proposed development.
occupation certificate (eithe	a "w" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an interm of thail for a building listed in this certificate, er for any part of such a building, unless it is satisfied that each of the commitments whose fulfiment alion to the building or part, has been fulfilled).



		Assess	or Cer	tificate	9		A STATE
	Multiple	Dwellings		endance with the ents of DASIX			HOUSE
Project:	Address:	47-50 The Epi	anade Ettalong i	Beach 2257			EVERY SCITCHERE
	Applicant:	Mars City Pty	Ltd		LGA:	Gosford	
Client:	Name:	Ziad Chanine			Company:	CDARCHITECTS	
	Address	Level 2 60 Par	k Street Sydney	NSW 2000			
	Contact:	02 9267 2000			Email:	ziad@cdarchitects.c	om.au
Assessori	Namer	David Gradwe	ll.		Companyi	Gradwell Consulting	
	Address:	PO Box 819 Bo	ownal NSW 2576		Number:	BDAV/12/1451 AG	T2011220
	Contact:	0408 964 139			Email:	david@gradwellcon	sulting.com
Ext. Walls:	Construction		Insulation		Colour	Details	
	Hebel PowerPa	anel	R2.0 bulk			As per plans	
	Concrete Lineo	1	R2.0 bulk			To all lifts & stairs a	s per plans
int. Walls:	Construction		Insulation			Details	
	Plasterboard o	n stud	None			As per plans	
Floors:	Construction		Insulation			Details	
	Concrete		R1.4 added			Where open below	and above basement
Ceilings:	Construction		Insulation			Details	
	Plasterboard		None			As per plans	
Roof:	Construction		Insulation		Colour	Details	
	Concrete/Met	al	60mm Anticor	n (R1.3)	Medlum	As per plans	
Windows:	Product ID		Glass	Frame	Uw/SHGCw	Details	
	GGG-05-013a		Single Low E	Aluminium	4.70/0.63	As per note 3	
	GGG-05-001a		Single Clear	Aluminium	6.57/0.74	Elsewhere	
Skylights:	Product ID		Glass	Frame	Uw	Details	
Other:	Orientation		Terrain	Weatherseals	Exhaus	Dampers	Recessed Downlights
	348		Suburban	Yes		Yes	No
Quarshadow	in a fCh a dia a				This	certificate may not be v	alid if downlights are presen

/Shading:

at: Drawings: Spec: File Ref: CD59 Software: BERS Pro 4.2 Climate Zone: 15

Certification	Number:	BDAV145105	99			Date:	17 -N o	vember-2015
Dwellings	Floor Au	rea (m²)	Predict Loads (MJ/m ² /pa) & HERS Rating			Note 1	Note 2	Note 3
Dwennigs	Cond.	Uncond.	Heat	Cool	STARS	R1.4 under	Anticon R1.3	Low E
Average >>>>		*****	46.2	32.7	5.2			
101	90	0	53	47	4	×		
102	83	0	56	17	5.5	×		
103	83	0	57	17	5.5	×		
104	90	0	41	40	5	×		x
105	78	0	45	26	5.5	×		
106	79	0	39	26	6	×		
107	84	0	62	45	4	×		
108	78	0	59	17	5	×		
109	52	0	52	22	5.5	×		

Certification	Number:	BDAV145105	99			Date:	1/-No	vember-201
Dwellings	Floor A	rea (m²)	Predict Load	s (MJ/m²/pa) 8		Note 1	Note 2	Note 3
-	Cond.	Uncond.	Heat	Cool	STARS	R1.4 under	Anticon R1.3	Low E
110	52	0	76	33	4	×		
111	102	0	72	23	4.5	x		
112	76	0	50	29	5	x		
113	77	0	55	22	5	x		
114	56	0	72	40	4	x		
115	82	0	41	47	4.5	x		
201	98	0	45	47	4.5			
202	83	0	41	19	6			
203	83	0	41	19	6			
204	98	0	30	41	5.5			x
205	78	0	33	29	6			
206	79	0	30	25	6.5			
207	84	0	45	42	4.5			х
208	78	0	56	23	5			
209	52	0	48	32	5			
210	55	0	35	43	5			x
211	102	0	67	30	4.5			
212	76	0	41	33	5.5			
213	77	0	41	27	5.5			
214	56	0	65	43	4			
215	82	0	23	42	6			x
301	94	ŏ	38	41	5			<u>^</u>
302	81	ŏ	55	24	5			
303	81	ő	56	25	5			
304	96	0	30	41	5.5			
304	65	0	18	41	5.5			x
	91	0	23	28	6.5			x
306	91	0	47		5.5			
307				28				
308	91	0	65	43	4			
309	86	0	39	34	5.5			
310	105	0	25	18	7			
401	97	0	38	42	5			
402	83	0	55	24	5			
403	83	0	56	24	5			
404	98	0	30	41	5.5			х
405	80	0	37	37	5.5			
406	85	0	41	34	5.5		x	
407	93	0	54	43	4.5		x	
408	91	0	58	42	4		x	x
409	86	0	39	34	5.5			
410	105	0	25	18	7			
501	99	0	43	46	4.5		x	
502	83	0	58	24	5		x	
503	83	0	58	25	5		×	
504	98	0	33	44	5		×	x
505	133	0	40	32	5.5		x	
506	98	0	30	34	6		x	
507	98	0	43	41	5		x	
601	166	6	60	31	4.5		x	
602	160	ŏ	66	33	4		x	

no mechanical ventilation no mechanical ventilation

no mechanical ventilation

Lobby level 5 e Lobby level 6 w

Lobby level 6 e

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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title BASIX INFORMATION SHEET 2

ÜSE					
	DA SUBMISS	SION			
ficate	Job no. J15304	Drawing no. DA 502	Rev. A		
	Drawn by PY	Checked by ZC	Date NOV 2015		

BERS Pro house energy rating software	4	
single-dwelling rating	stars	MJ/m ²
X multi-unit development (att	ach listing of ratir	igs)
Accreditation Number VIC/BD/	AV/12/1451	
Signature_ <i>DW</i> Graduell		Date Refer Certificate





SHADOW DIAGRAM - 09am, 21 JUNE 1

3 SHADOW DIAGRAM - 15pm, 21 JUNE



2 SHADOW DIAGRAM - 12PM, 21 JUNE

REFERENCES

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SHADOW DIAGRAM LEGEND



SHADOWS CAST BY APPROVED DA

SHADOWS CAST BY PROPOSED BUILDING

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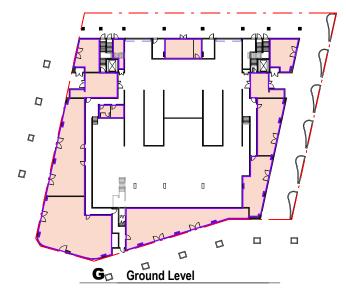
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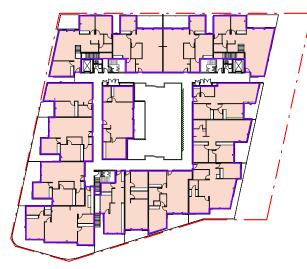
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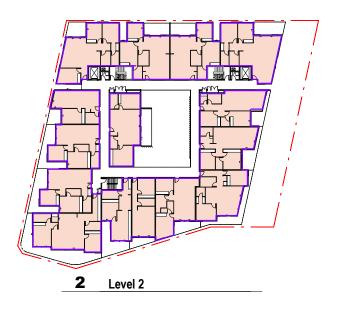


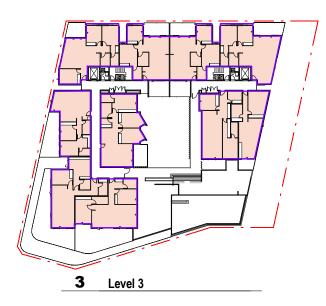
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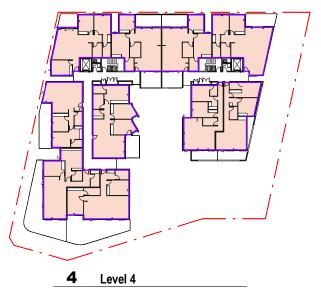


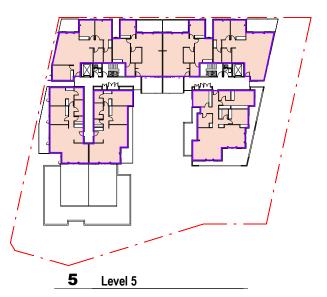


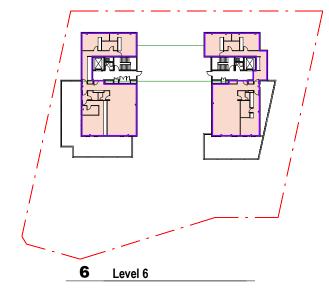
1 Level 1











CALCULATION
Area
621.55 m ²
1200.79 m ²
1204.61 m ²
900.47 m ²
911.32 m ²
698.32 m ²
333.38 m²
5870.46 m ²

AREA CALCULATIONS - FLOOR SPACE RATIO

SITE AREA PERMISSIBLE FLOOR SPACE RATIO

CURRENT APPLICATION FLOOR SPACE RATIO CURRENT APPLICATION GFA

PERMISSIBLE GFA

PREVIOUS APPROVED FLOOR SPACE RATIO PREVIOUS APPROVED GFA

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P1	29.10.15	Prelimary Issue for meeting
Rev.	Date	

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2232m²

1:1

2232m²

2.6:1 5870.46m²

2.5:1 5593m²





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



SOLAR ACCESS LEGEND

TOTAL NUMBER OF UNTIS	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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Drawing Title SOLAR ACCESS PLAN





 DA SUBMISSION

 Job no.
 Drawing no.
 Rev.

 J15304
 DA 702
 A

 Drawn by
 Checked by
 Date

 SM
 ZC
 NOV 2015

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

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Rev. Date Description Scale 5 10 m 5 10 0 1:500 15 20



DA SUBMISSION			
Job no. J15304	Drawing no. DA 710	Rev.	
Drawn by TEST	Checked by TEST	Date NOV 2015	





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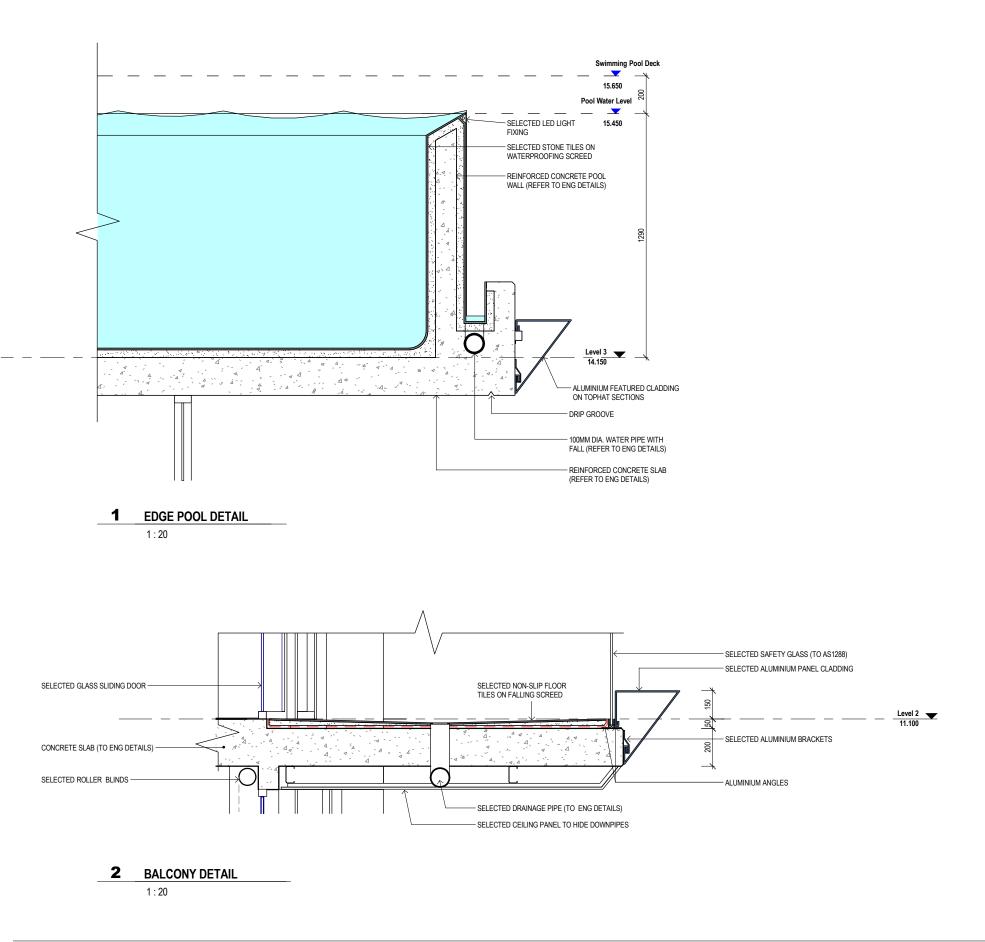
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MATERIAL LEGEND

			Project Architect		
ĺ	AAB	ANODISED ALUMINIUM BLADE		Δ	
	AVB	ALUMINIUM VERTICAL BLADE TILED WALL	CDARCH LEVEL 2, 60 PARI SYDNEY NSW 20	(STREET	
E.		ALUMINIUM FRAME	P: 02 9267 2000 W: www.cdarchite	cts.com.au	
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		BALGOTTABL	Project PROPOSED M	IXED USE DEVE	LOPMENT
	PF1	MANABURN PAINT FINISH	47-50 THE ESPI &	NADE ETTALONG	REACH
_		-	Drawing Title		DEADIT
	PF2	Charcoal Paint Finish	FINISHES SCH	IEDULE	
-		•••••	DA SUBMISSI	ON	
	STT	SANDSTONE TILED	Job no.	Drawing no.	Rev.
682			J15304	DA 730	
			Drawn by Author	Checked by Checker	Date NOV 2015

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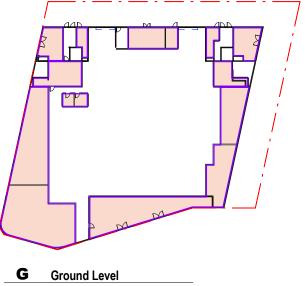
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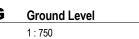
47-50 THE ESPLANADE ETTALONG BEACH

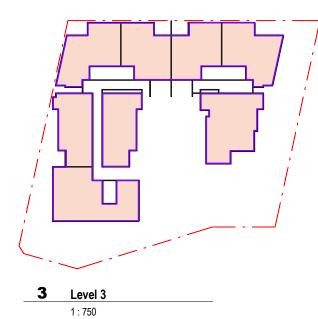
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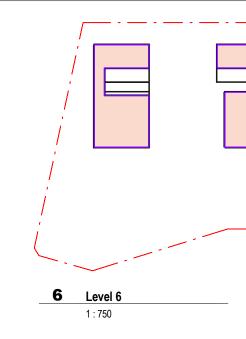


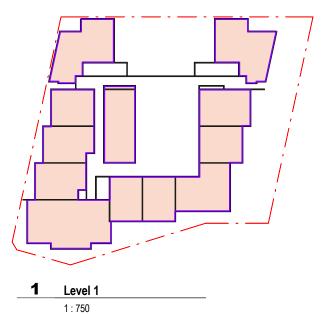
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Job no. J15304	Drawing no. DA 731	Rev. A	
Drawn by PY	Checked by ZC	Date NOV 2015	

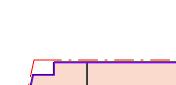


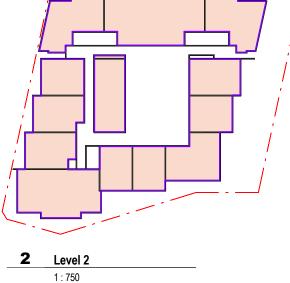


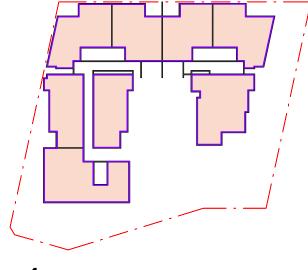








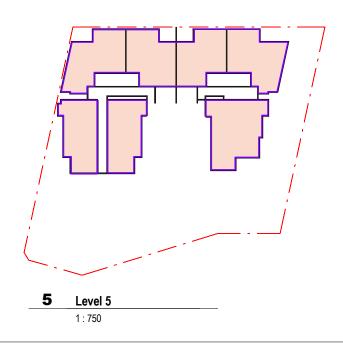




4 Level 4 1:750



PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m²
PREVIOUS APPROVED FLOOR SPACE RATIO	2.5:1
PREVIOUS APPROVED GFA	5593m²



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



A P1	23.11.15 29.10.15	Modification Submission Prelimary Issue for meeting]
Rev.	Date	Description	
Scal m 0	e 5 	10 15	20

Project Architect



LEVEL 2, 60 PARK STREET SYDNEY NSW 2000 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 GFA



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



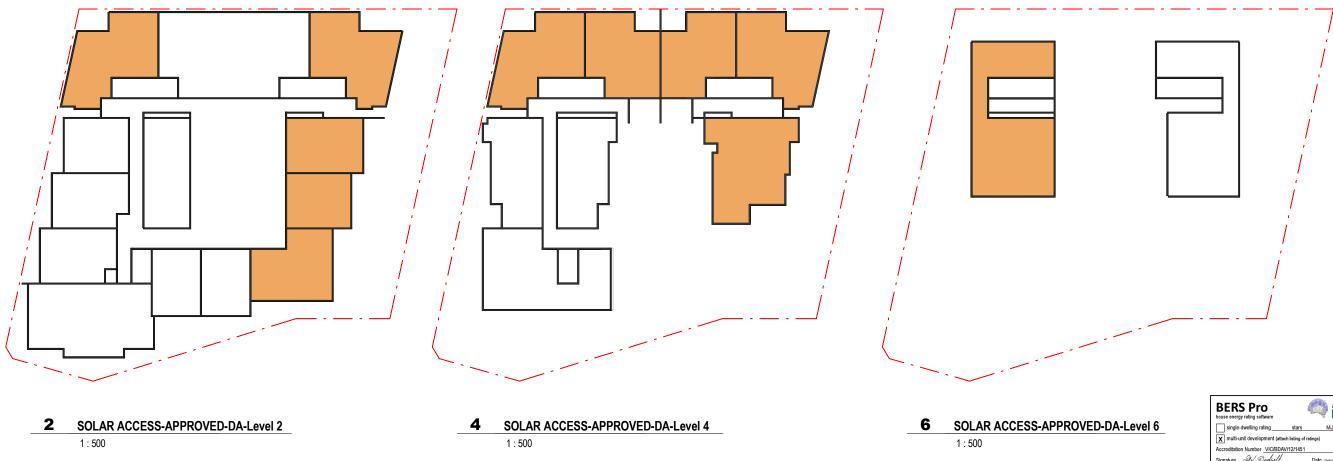
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Drawn by SM

Checked by ZC

Date NOV 2015





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TOTAL NUMBER OF UNTIS	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 P1	23.11.15 29.10.15	Modification Sul Prelimary Issue		
Rev.	Date	Description		
Scale m 0		5 10 1:500	15	20

Project Architect



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Project PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH Drawing Title

PREVIOUS APPROVED SOLAR ACCESS DIAGRAM DA SUBMISSION		
J15304	DA 1102	А
Drawn by	Checked by	Date
SM	ZC	NOV 2015

BERS Pro house energy rating software	(🏟 🏫
single-dwelling rating	stars	MJ/m ²
X multi-unit development (atta	ch listing of ra	itings)
Accreditation Number VIC/BDA	V/12/1451	
Signature_AW Graduel		Date Refer Certificate