

REFERENCES

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DRAWING LIST

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
DA 109	ROOF PLAN	A
DA 200	NORTH & SOUTH ELEVATIONS	A
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	A
DA 730	FINISHES SCHEDULE	A
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



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

NOT TO SCALE

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Drawing Title

COVER SHEET

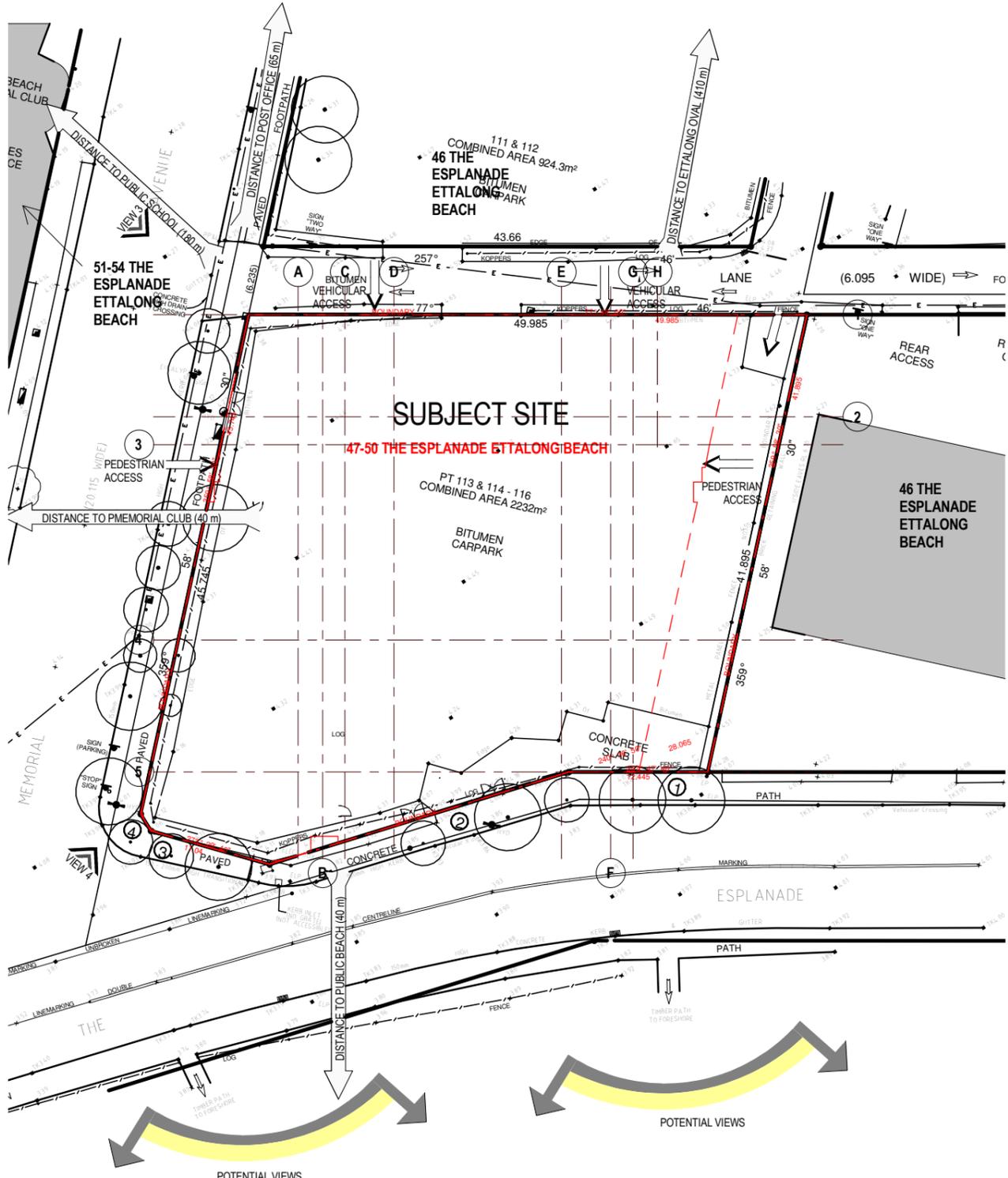
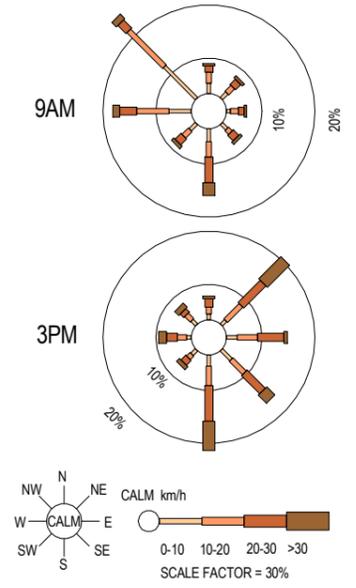
Job no.	Drawing no.	Rev.
J15304	DA 000	A
Drawn by	Checked by	Date
PY/SM	ZC	NOV 2015

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE, ETTALONG BEACH, NSW 2257

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WIND SPEED & WIND ROSE (ANNUAL)

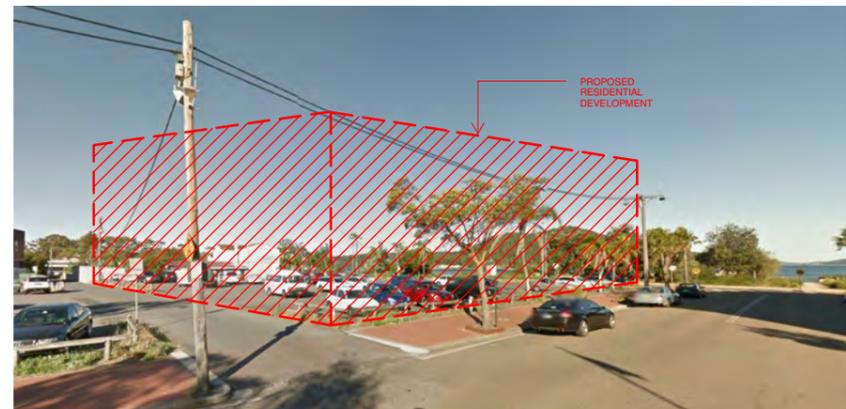


1 SITE ANALYSIS PLAN

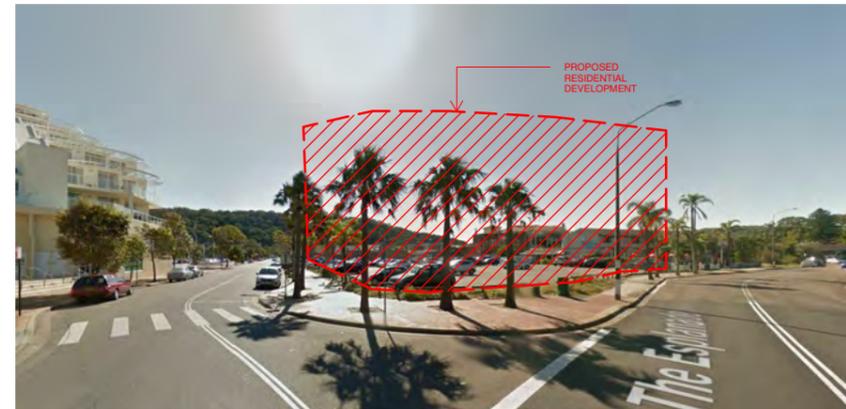
1 : 500



2 AERIAL VIEW



3 Memorial Ave



4 The Esplanade

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
SITE PLAN AND SITE ANALYSIS

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

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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
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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
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 Date
 NOV 2015



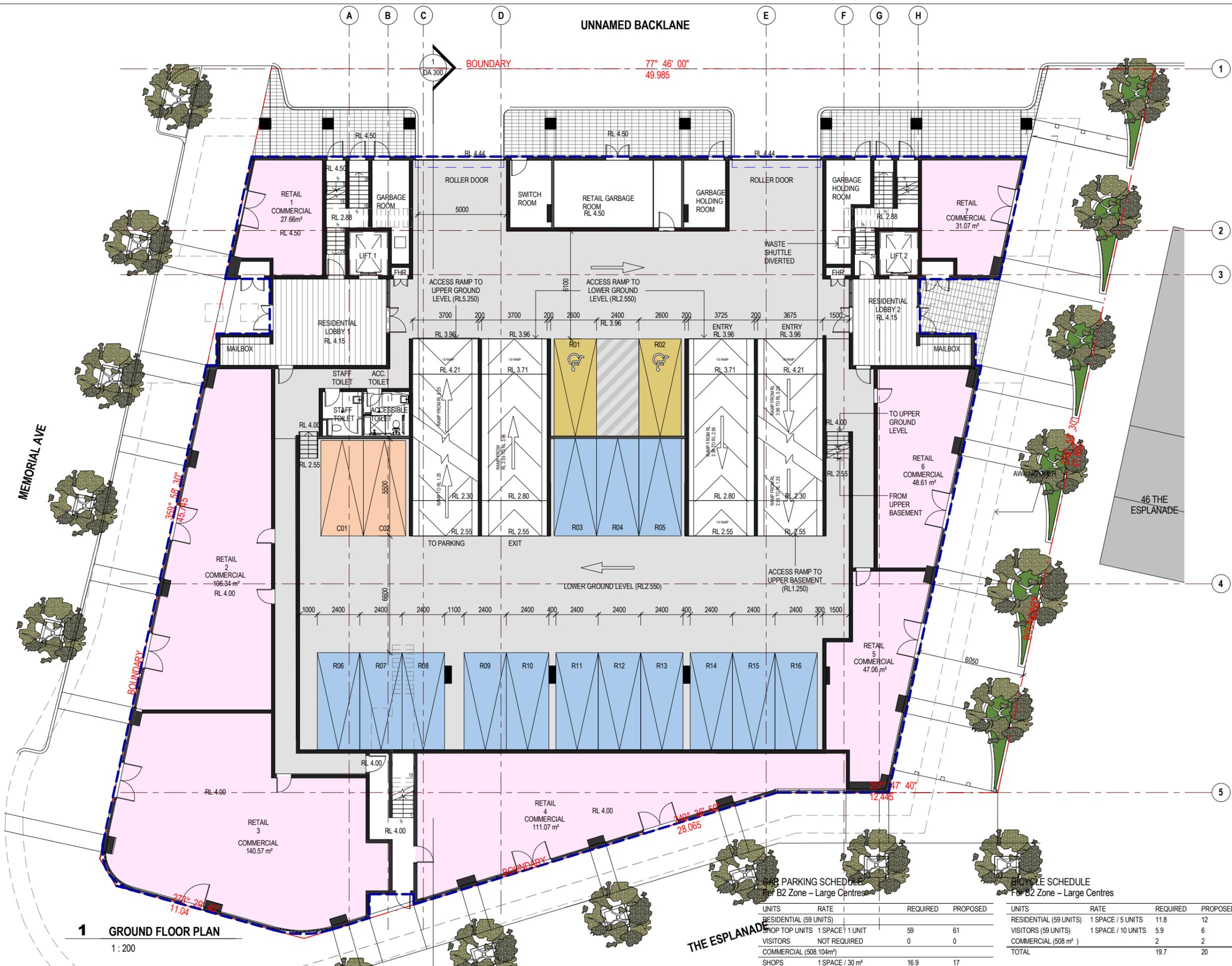
CAR PARKING SCHEDULE
 For B2 Zone – Large Centres

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

1 BASEMENT FLOOR PLAN
 1 : 200



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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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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

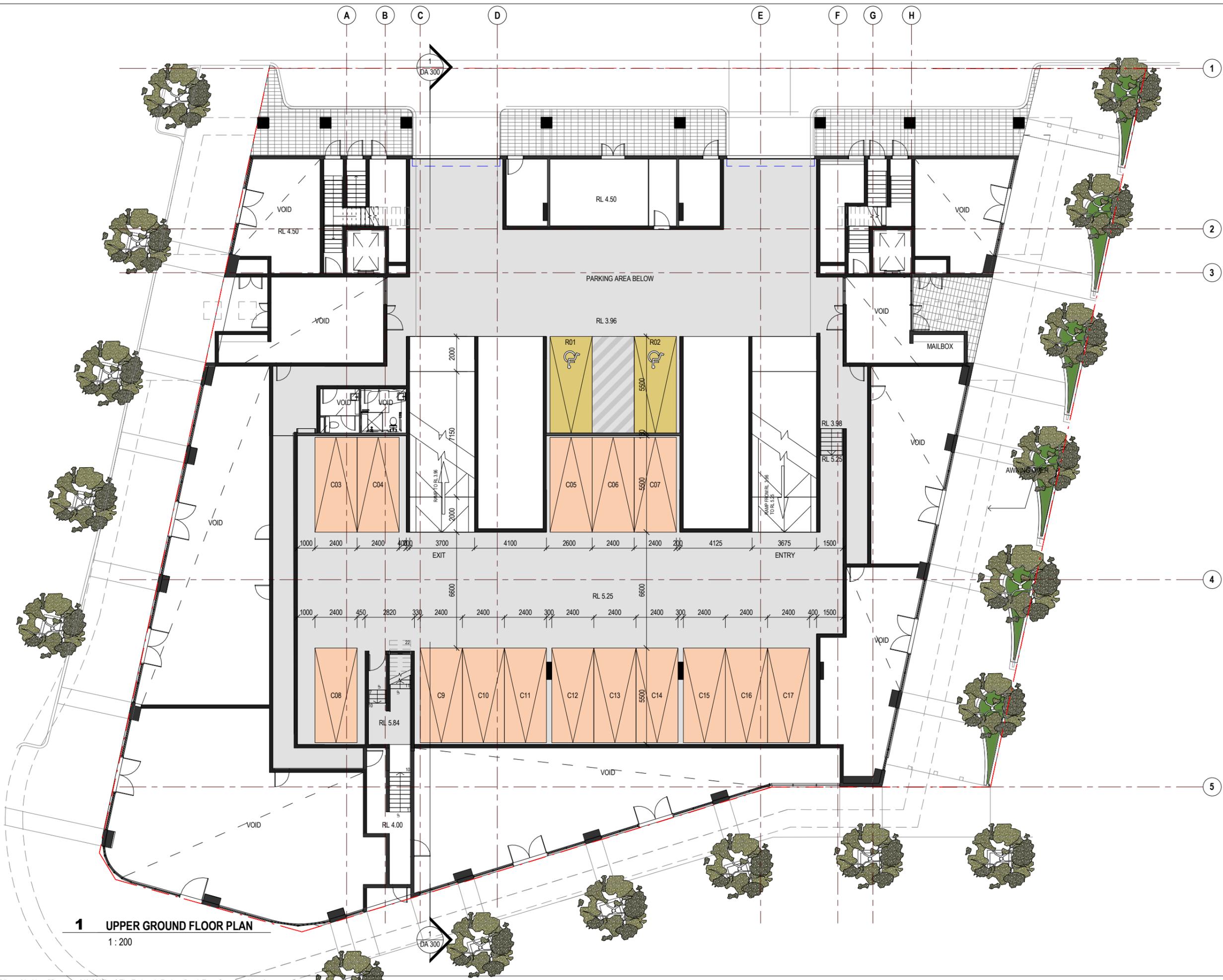
CAR PARKING SCHEDULE
 For B2 Zone - Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS	1 SPACE / 1 UNIT	59	61
VISITORS	NOT REQUIRED	0	0
COMMERCIAL (508.104m ²)			
SHOPS	1 SPACE / 30 m ²	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 m ²)		2	2
TOTAL		19.7	20

1 GROUND FLOOR PLAN
 1 : 200



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PARKING LEGEND

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

Rev.	Date	Description
A	23.11.15	Modification Submission
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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

1 UPPER GROUND 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

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

Scale
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 1:200

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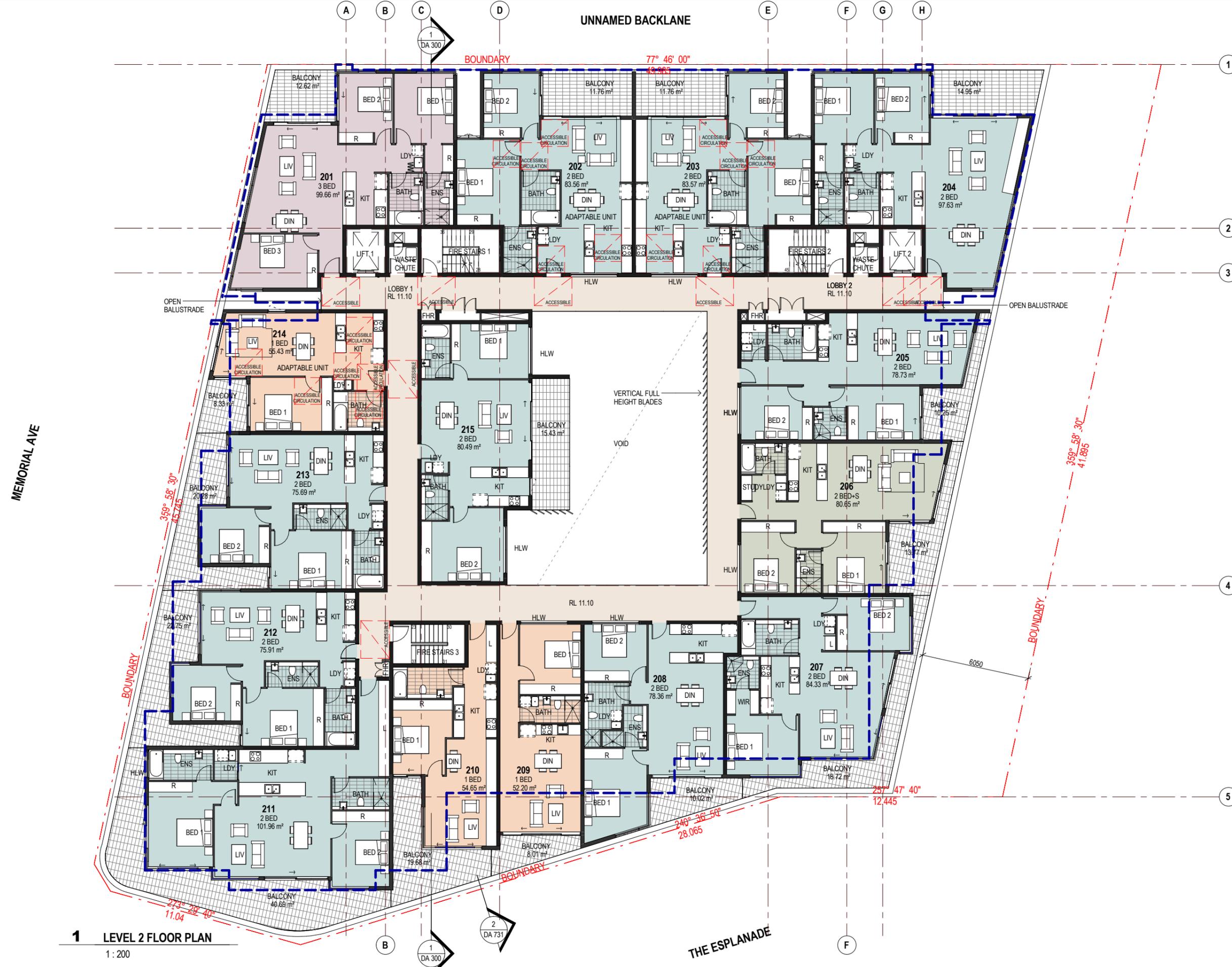
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PROPOSED MIXED USE DEVELOPMENT

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

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 103	A
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1 LEVEL 1 FLOOR PLAN
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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
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P1	29.10.15	Preliminary Issue for meeting



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47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
LEVEL 02 FLOOR PLAN

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Job no.	Drawing no.	Rev.
J15304	DA 104	A
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1 LEVEL 2 FLOOR PLAN
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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
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P1	29.10.15	Preliminary Issue for meeting



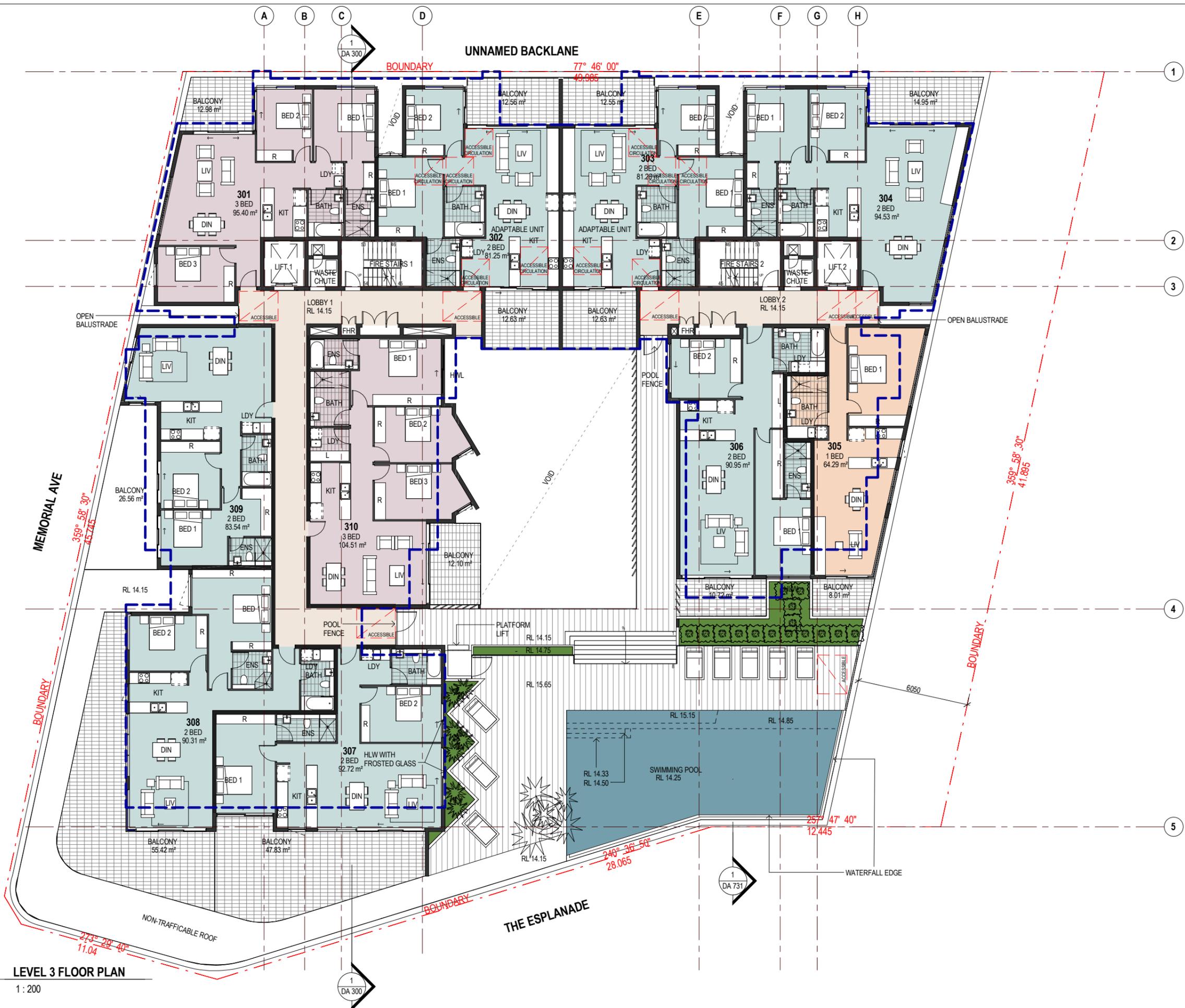
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47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
LEVEL 03 FLOOR PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 105	A
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1 LEVEL 3 FLOOR PLAN
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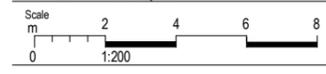
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--- APPROVED BUILDING OUTLINE

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

Rev.	Date	Description
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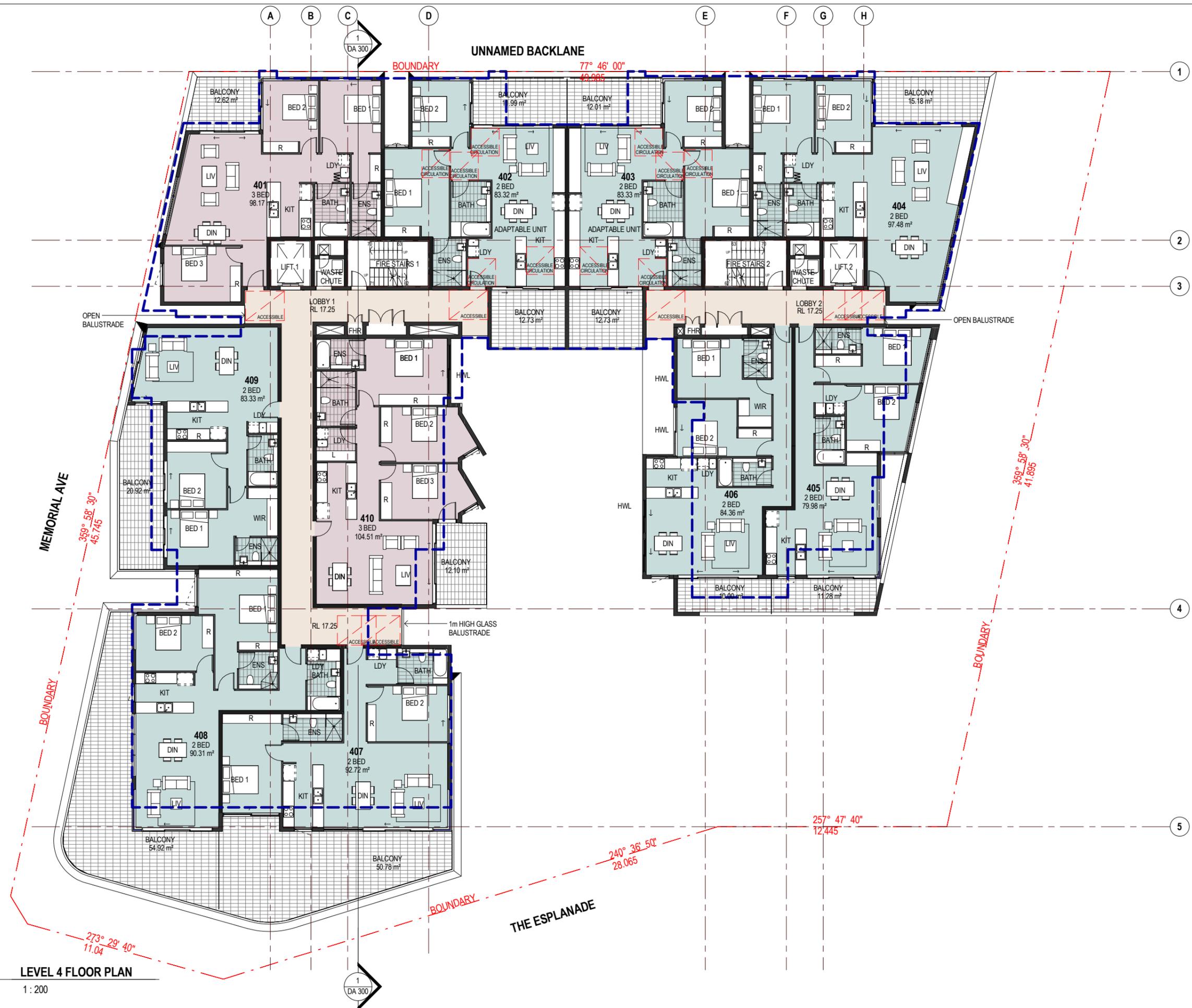
Project
PROPOSED MIXED USE DEVELOPMENT

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

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 106	A

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1 LEVEL 4 FLOOR PLAN
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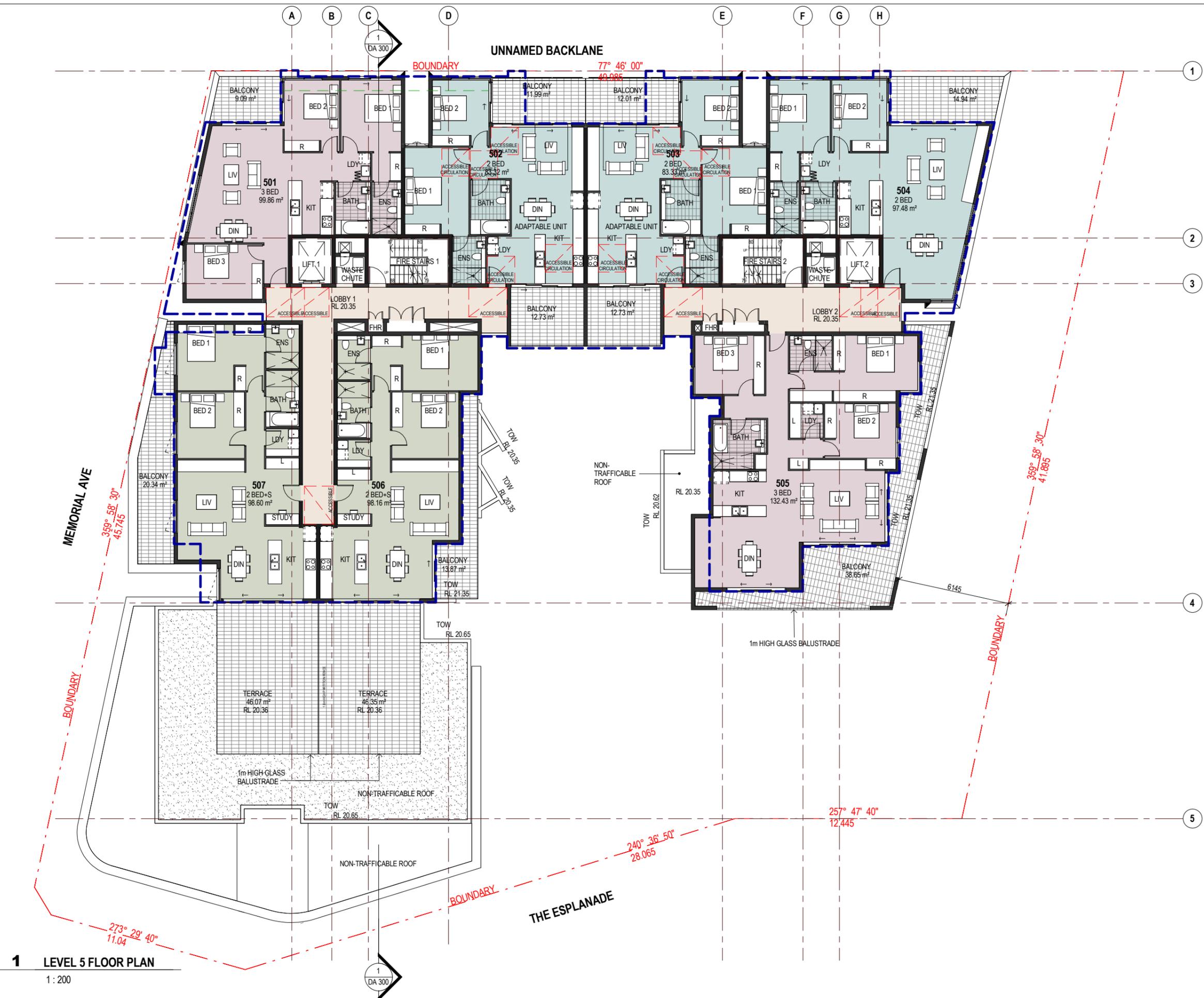
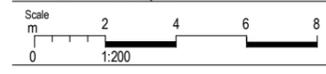
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--- APPROVED BUILDING OUTLINE

- 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
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1 LEVEL 5 FLOOR PLAN
 1 : 200

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Project
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
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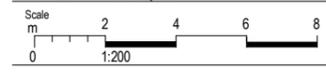
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--- APPROVED BUILDING OUTLINE

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

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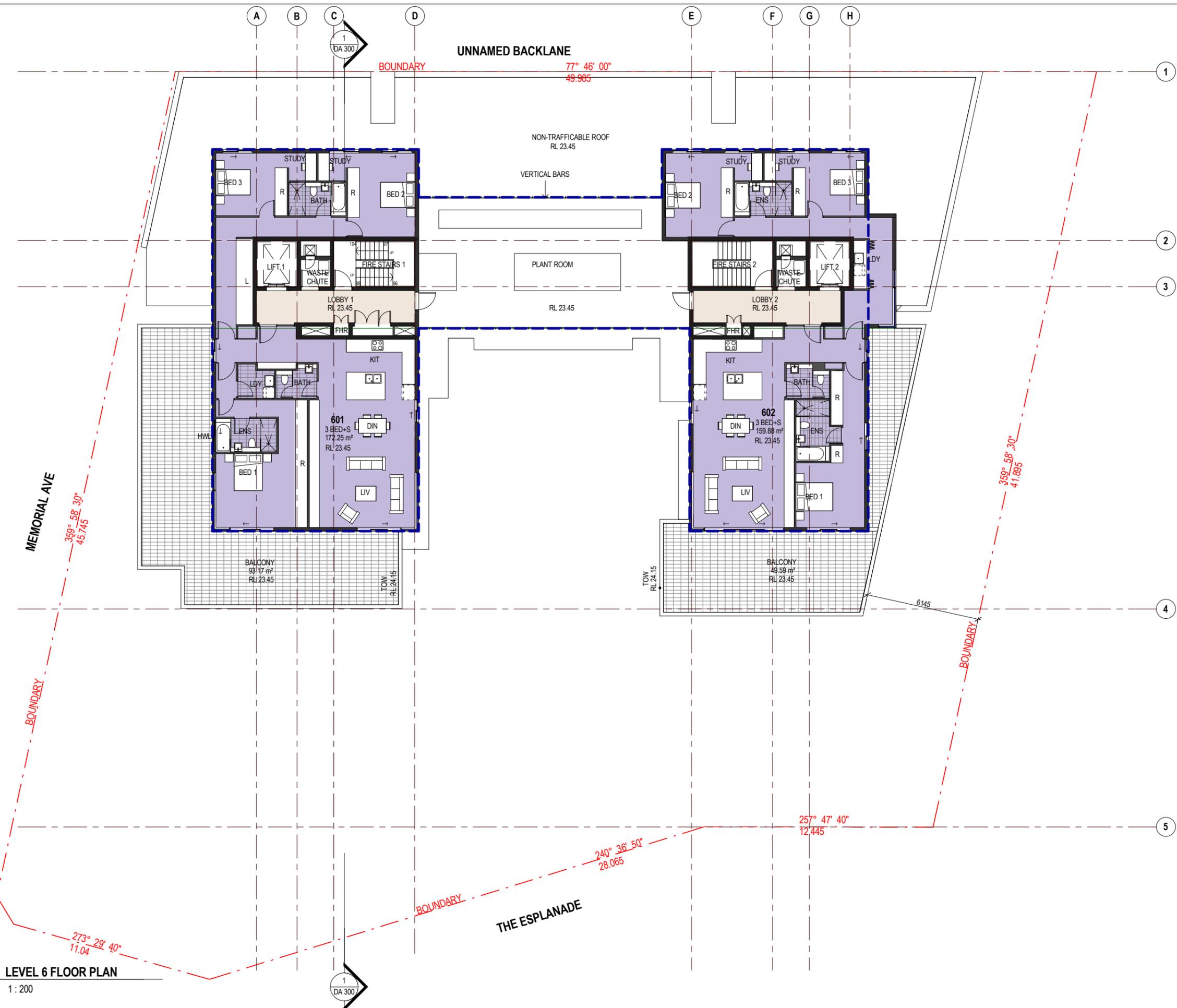
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
LEVEL 06 FLOOR PLAN

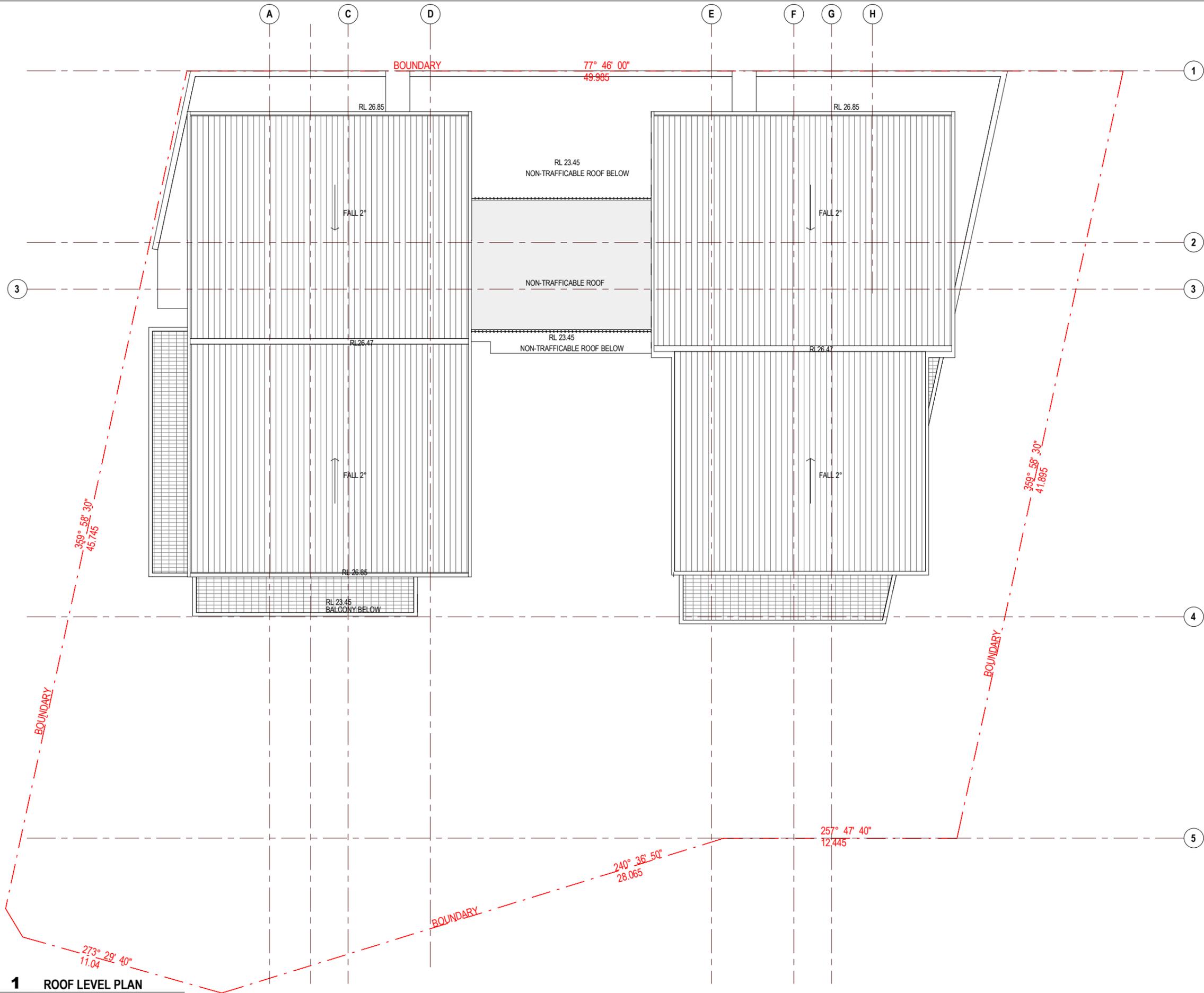
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Job no.	Drawing no.	Rev.
J15304	DA 108	A

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1 LEVEL 6 FLOOR PLAN
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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

1 ROOF LEVEL PLAN
 1:200



1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION

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

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

MATERIAL LEGEND

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

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

Project Architect
CD ARCHITECTS
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
NORTH & SOUTH ELEVATIONS

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

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Rev.	Date	Description
A	23.11.15	Modification Submission
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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



1 EAST ELEVATION

1 : 200



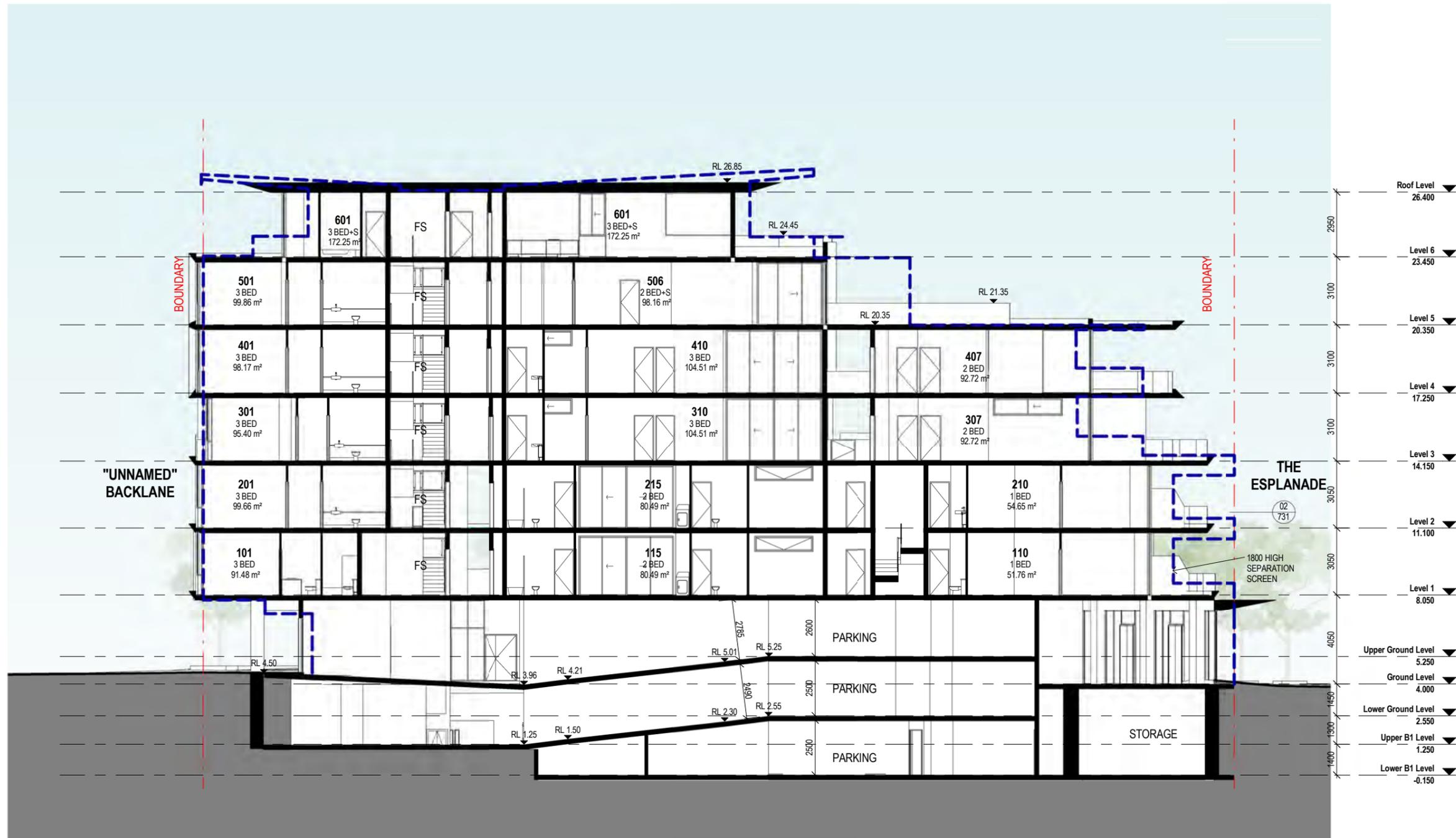
2 WEST ELEVATION

1 : 200

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A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

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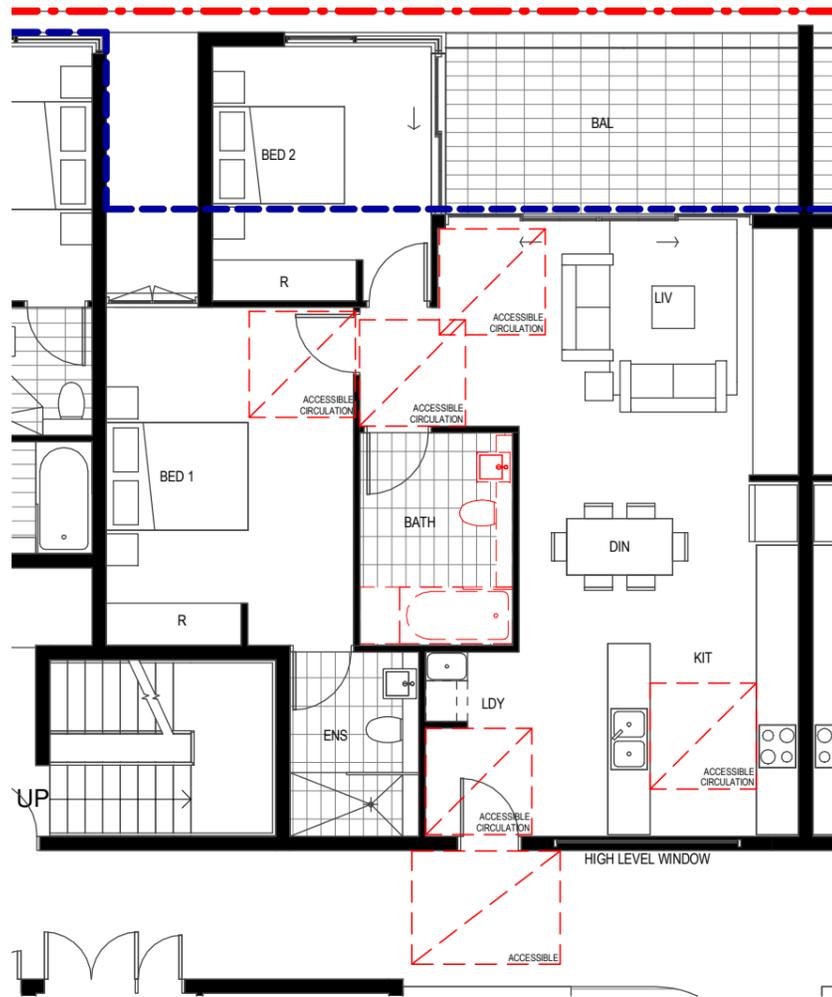
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Project
PROPOSED MIXED USE DEVELOPMENT

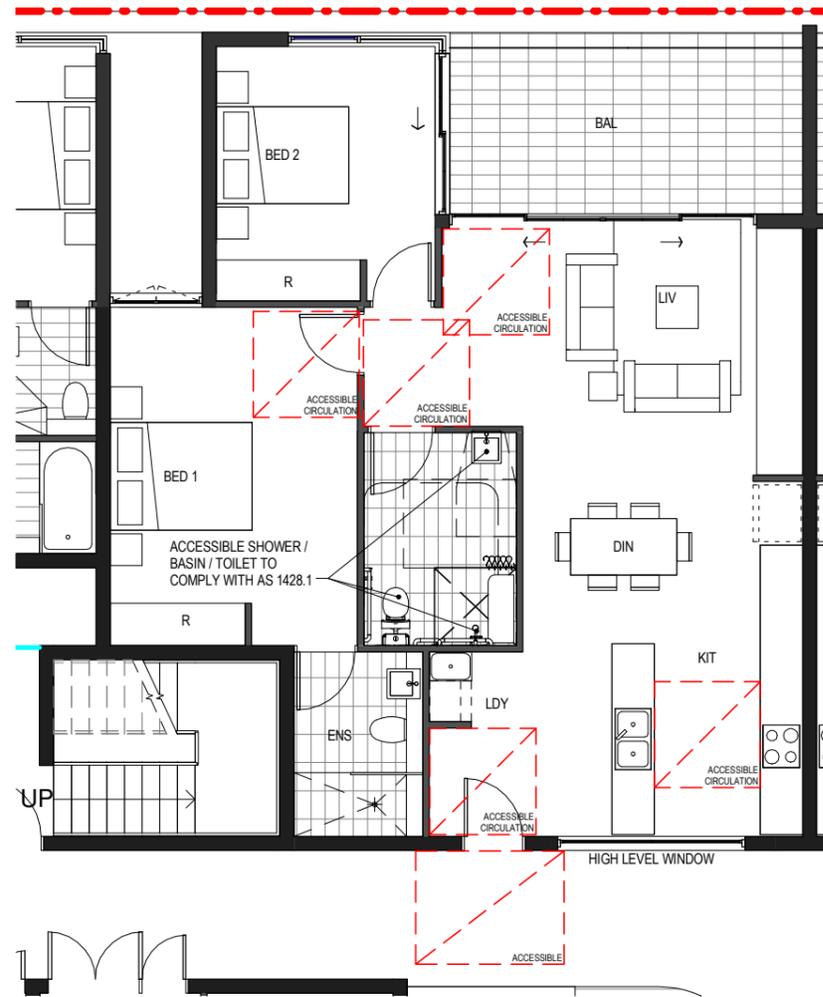
47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
SECTION A

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



1 PRE ADAPTABLE UNITS
1 : 100

UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503



2 POST ADAPTABLE UNITS
1 : 100

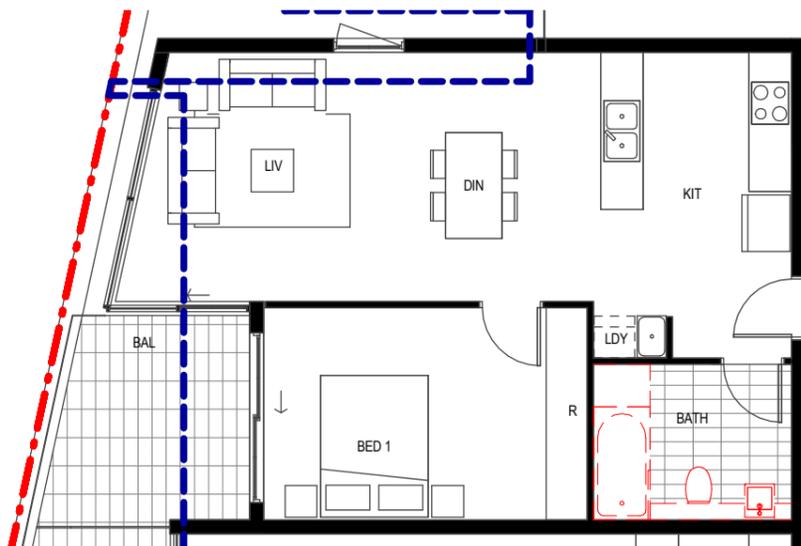
UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503

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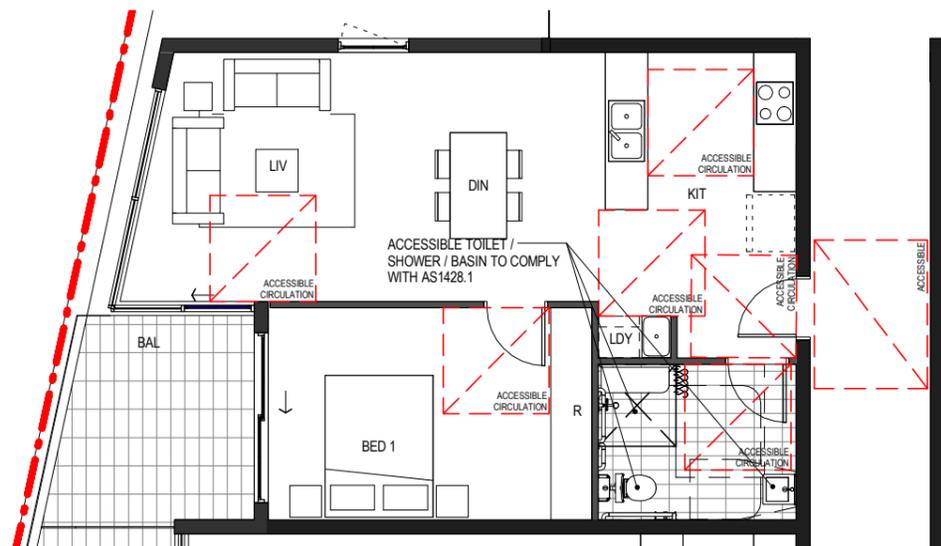
Rev.	Date	Description
A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

Scale
m 0 1 2 3 4
1:100



3 PRE ADAPTABLE UNITS
1 : 100

UNITS 114, 214



4 POST ADAPTABLE UNITS
1 : 100

UNITS 114, 214

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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	Checked by	Date
SM/PHY	ZC	NOV 2015

Description of project

Project address	
Project name	Etalong Beach CD59
Street address	47-50 Esplanade The Etalong 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 (m ²)	2232
Roof area (m ²)	797
Non-residential floor area (m ²)	512
Residential car spaces	59
Non-residential car spaces	2

Common area landscape	
Common area lawn (m ²)	129
Common area garden (m ²)	29
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	BDAV12/1451
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 - Building 1, 59 dwellings, 7 storeys above ground

Dwelling no.	Mt. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	Mt. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)	Dwelling no.	Mt. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (m ²)
101	3	90.0	0.0	0.0	0.0	102	2	83.0	0.0	0.0	0.0	103	2	83.0	0.0	0.0	0.0
105	2	78.0	0.0	0.0	0.0	106	2	79.0	0.0	0.0	0.0	107	2	84.0	0.0	0.0	0.0
109	1	52.0	0.0	0.0	0.0	110	1	52.0	0.0	0.0	0.0	111	1	102.0	0.0	0.0	0.0
113	2	77.0	0.0	0.0	0.0	114	1	56.0	0.0	0.0	0.0	115	2	82.0	0.0	0.0	0.0
202	2	83.0	0.0	0.0	0.0	203	2	83.0	0.0	0.0	0.0	204	2	96.0	0.0	0.0	0.0
206	2	79.0	0.0	0.0	0.0	207	2	84.0	0.0	0.0	0.0	208	2	78.0	0.0	0.0	0.0
210	1	55.0	0.0	0.0	0.0	211	1	102.0	0.0	0.0	0.0	212	2	76.0	0.0	0.0	0.0
214	1	56.0	0.0	0.0	0.0	215	2	82.0	0.0	0.0	0.0	301	3	94.0	0.0	0.0	0.0
303	2	81.0	0.0	0.0	0.0	304	2	96.0	0.0	0.0	0.0	305	1	65.0	0.0	0.0	0.0
307	2	93.0	0.0	0.0	0.0	308	2	91.0	0.0	0.0	0.0	309	2	86.0	0.0	0.0	0.0
401	3	97.0	0.0	0.0	0.0	402	2	83.0	0.0	0.0	0.0	403	2	83.0	0.0	0.0	0.0
405	2	80.0	0.0	0.0	0.0	406	2	85.0	0.0	0.0	0.0	407	2	93.0	0.0	0.0	0.0
409	2	86.0	0.0	0.0	0.0	410	3	105.0	0.0	0.0	0.0	501	3	99.0	0.0	0.0	0.0
503	2	83.0	0.0	0.0	0.0	504	2	96.0	0.0	0.0	0.0	505	3	133.0	0.0	0.0	0.0
507	2	98.0	0.0	0.0	0.0	601	3	166.0	6.0	0.0	0.0	602	3	160.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building 1

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
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 (m ²)
Lobby level 4 w	65

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1

- (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 - Building 1

(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: <ul style="list-style-type: none"> (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 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 and 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, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-	-

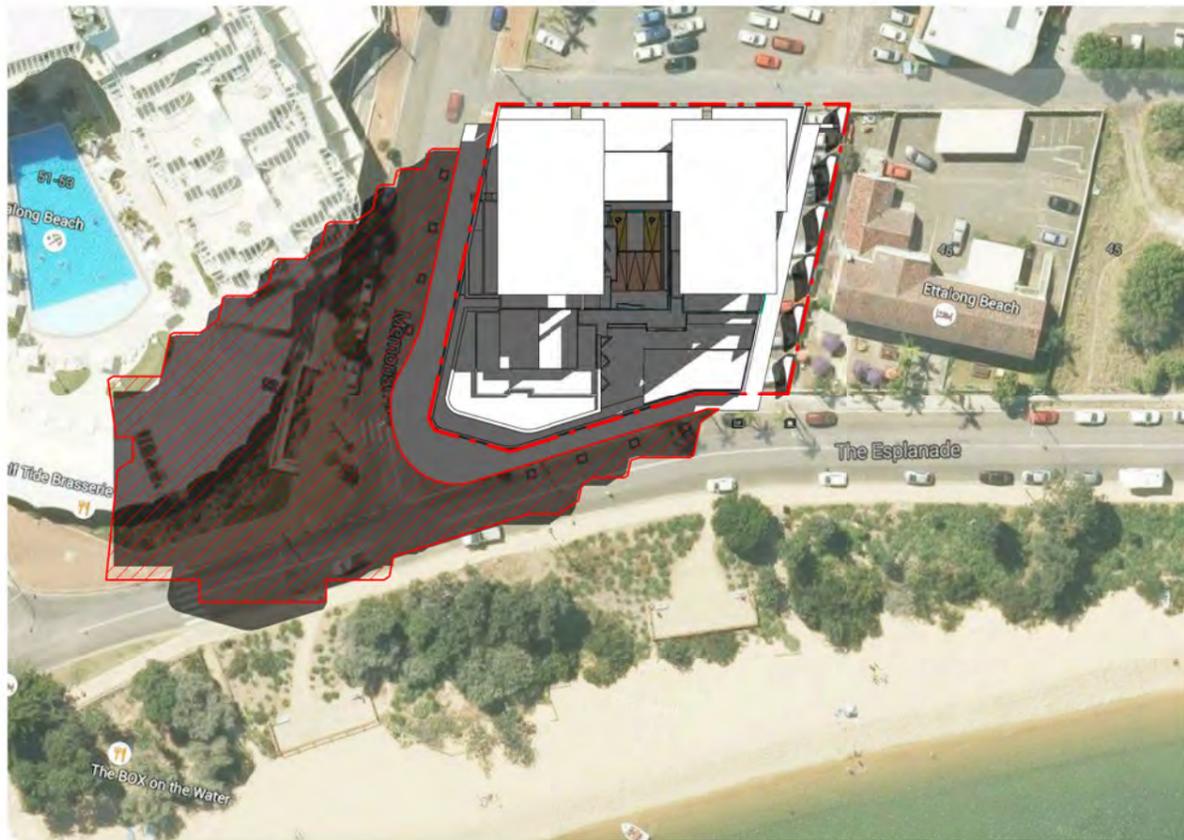
Dwelling no.	Fixtures				Appliances		Individual pool			Individual spa				
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa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

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

(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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or 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 "zone" 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: <ul style="list-style-type: none"> (aa) 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 (bb) 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: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) 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 (cc) 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.	Hot water system		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 bathrooms &/or toilets	Main kitchen
305	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	yes
601	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	1-phase air conditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	1	no
102, 110, 111, 114, 205, 210, 211, 214, 215, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 3												



1 SHADOW DIAGRAM - 09am, 21 JUNE



3 SHADOW DIAGRAM - 15pm, 21 JUNE



2 SHADOW DIAGRAM - 12PM, 21 JUNE

REFERENCES

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

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SHADOW DIAGRAM LEGEND

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

Rev.	Date	Description
A	23.11.15	Modification Submission

NOT TO SCALE

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Project
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	Checked by	Date
PY/SM	ZC	NOV 2015

REFERENCES
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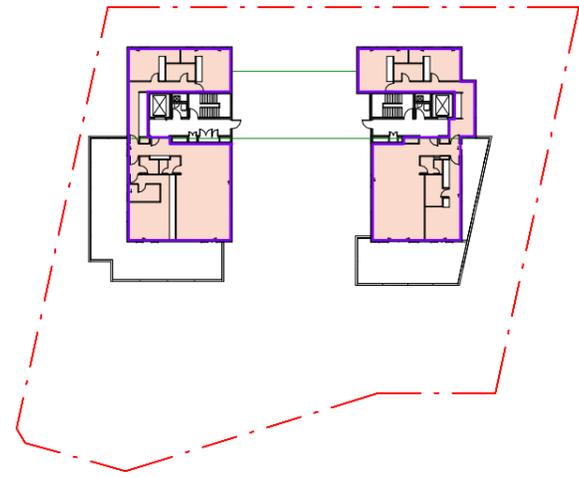
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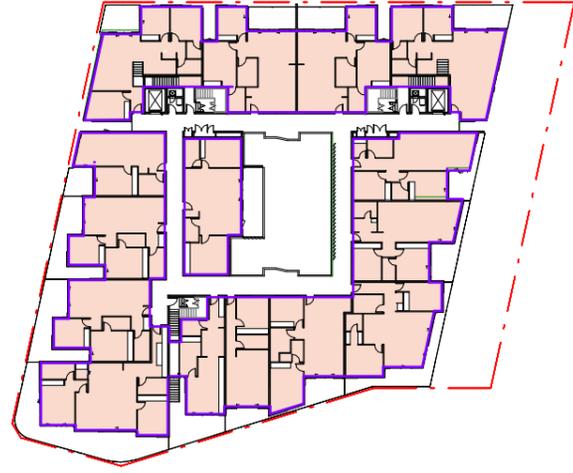
G Ground Level



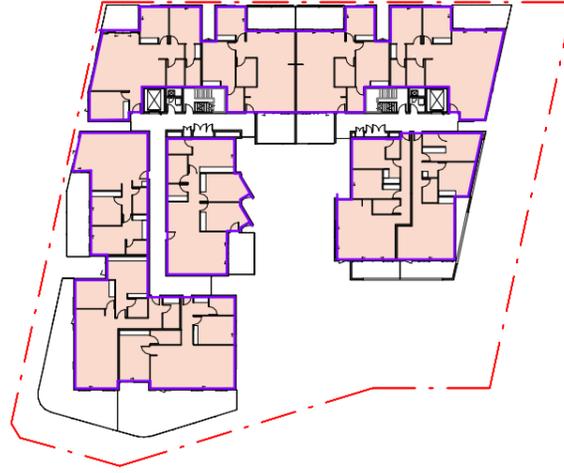
3 Level 3



6 Level 6



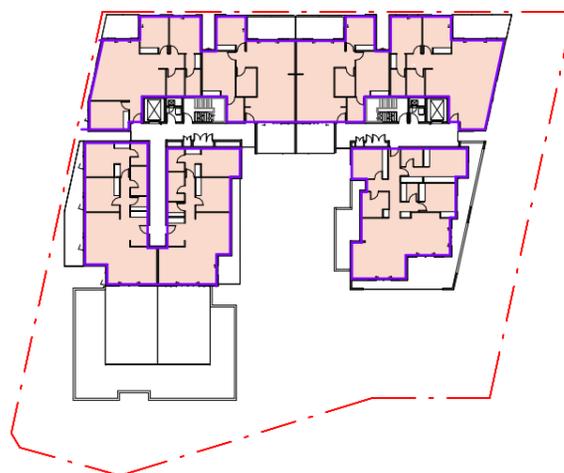
1 Level 1



4 Level 4



2 Level 2



5 Level 5

PROPOSED GFA CALCULATION

Level	Area
Ground Level	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

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

NOT TO SCALE

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

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Project
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



1 SOLAR ACCESS - LEVEL 1



3 SOLAR ACCESS - LEVEL 3



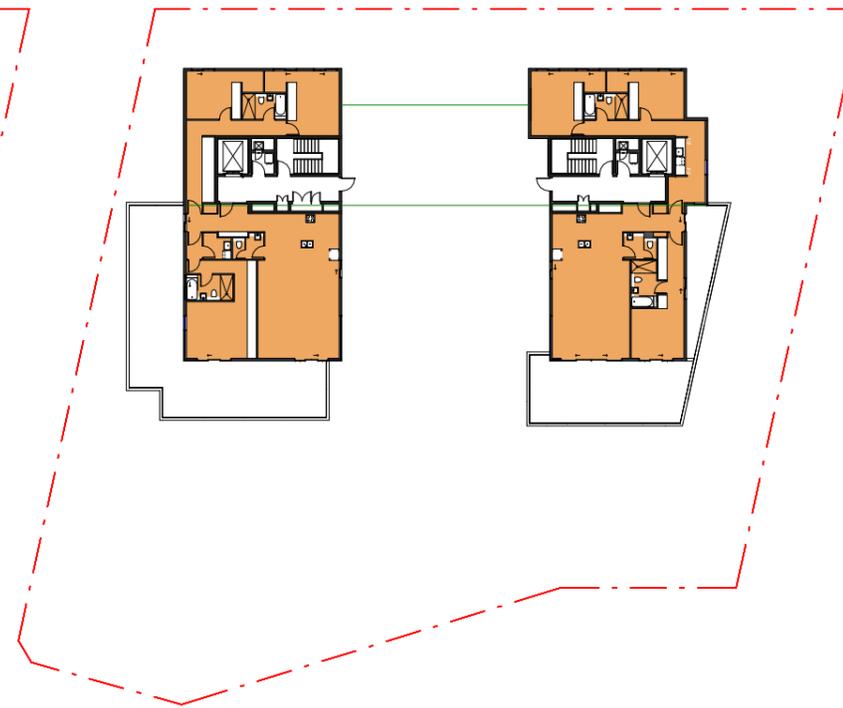
5 SOLAR ACCESS - LEVEL 5



2 SOLAR ACCESS - LEVEL 2



4 SOLAR ACCESS - LEVEL 4



6 SOLAR ACCESS - LEVEL 6

1 : 500

SOLAR ACCESS LEGEND

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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A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
SOLAR ACCESS PLAN

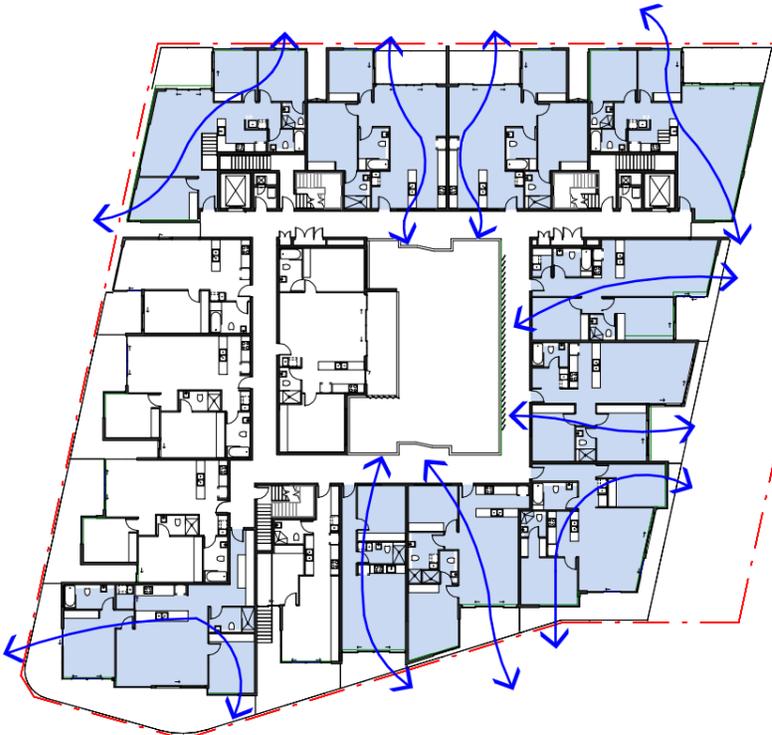
DA SUBMISSION

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

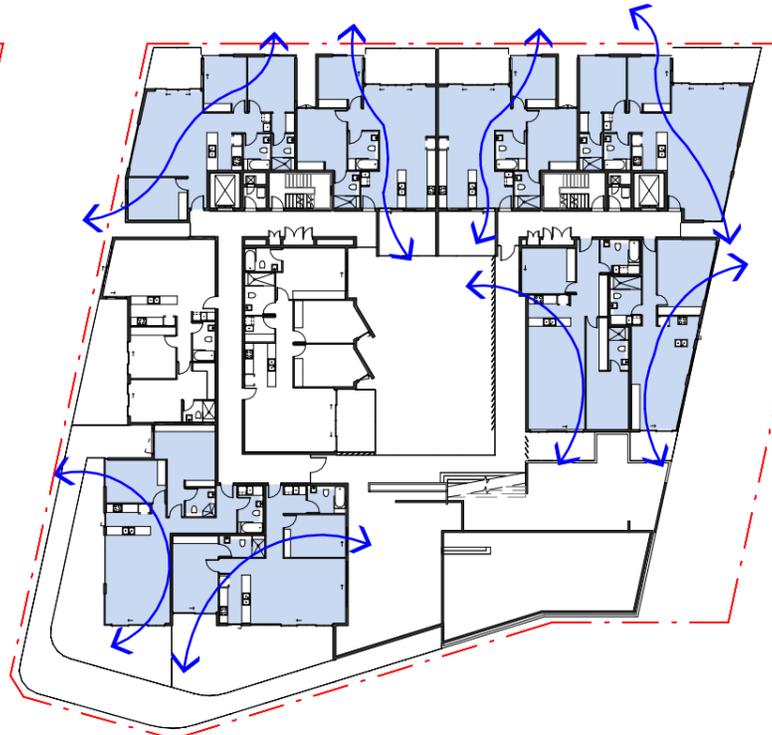
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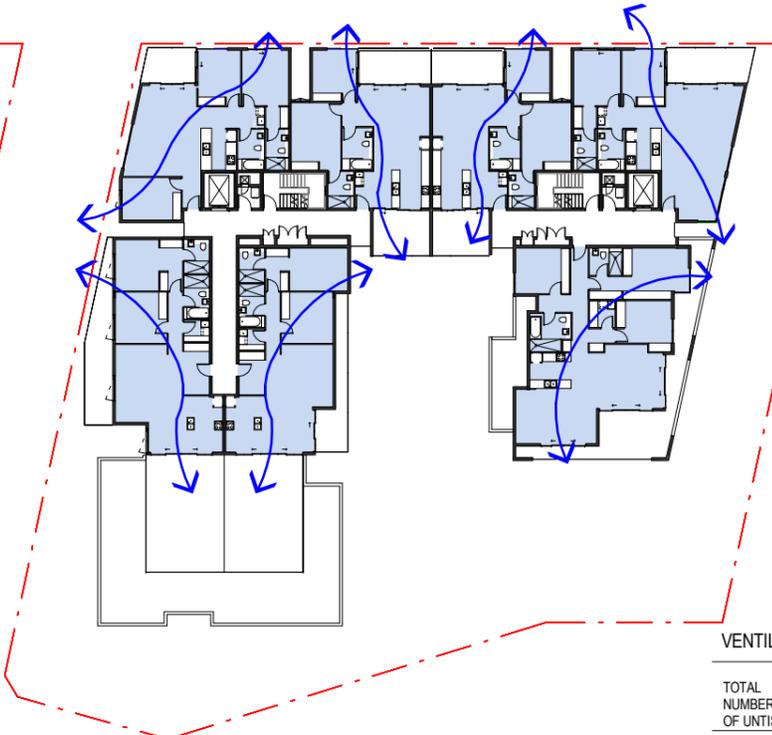
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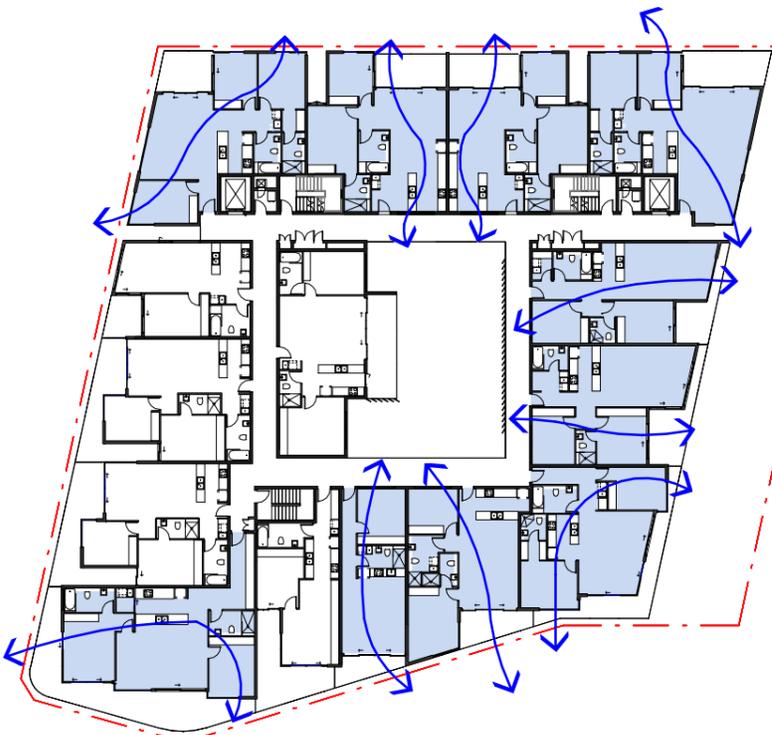
1 VENTILATION DIAGRAM - LEVEL 1



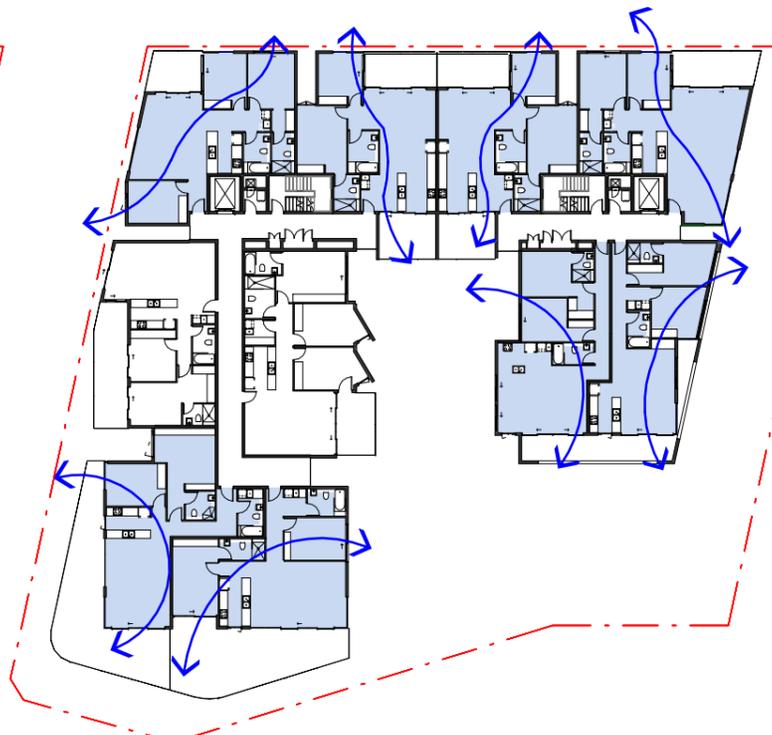
3 VENTILATION DIAGRAM - LEVEL 3



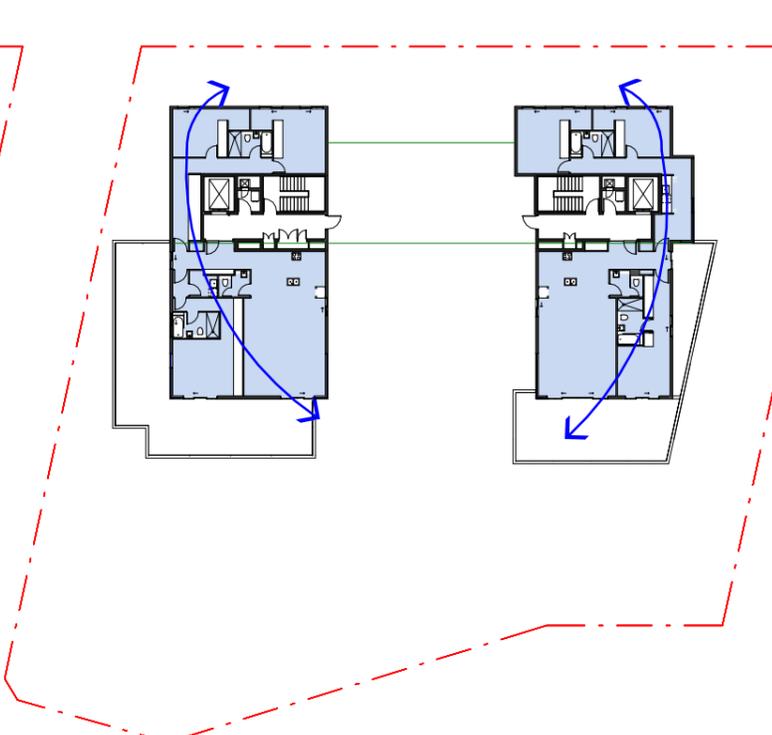
5 VENTILATION DIAGRAM - LEVEL 5



2 VENTILATION DIAGRAM - LEVEL 2



4 VENTILATION DIAGRAM - LEVEL 4



6 VENTILATION DIAGRAM - LEVEL 6

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

Rev.	Date	Description
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
VENTILATION DIAGRAMS

DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 702	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015

1 : 500



1 PHOTOMONTAGE - VIEW ON THE ESPLANADE

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
PHOTOMONTAGE

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 710	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

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A	23.11.15	Modification Submission
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MATERIAL LEGEND

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

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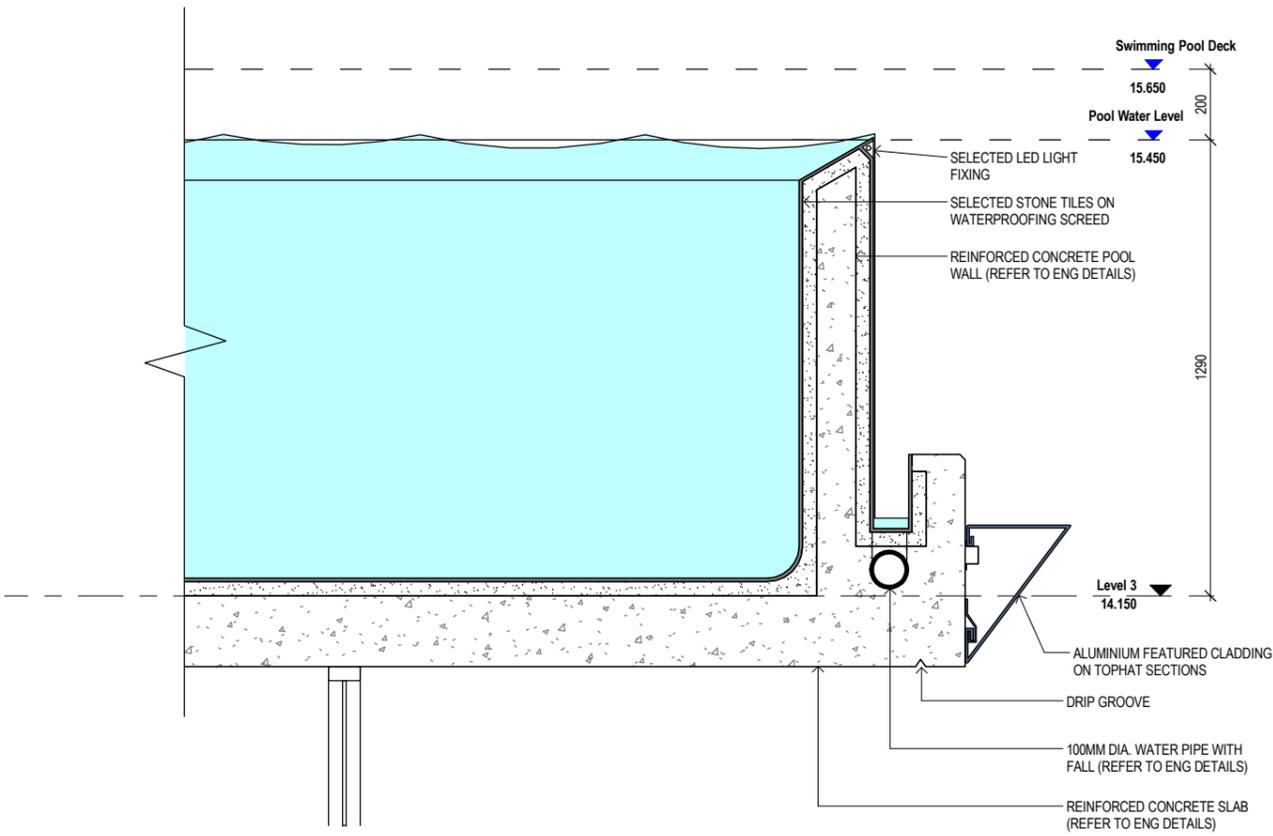
47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
FINISHES SCHEDULE

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 730	A
Drawn by PY	Checked by ZC	Date NOV 2015

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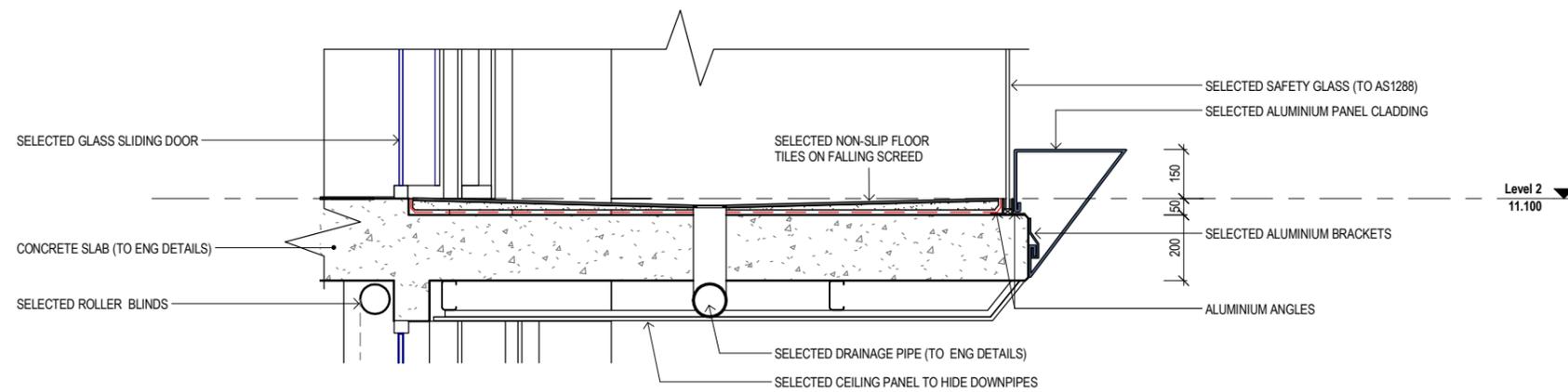
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1 EDGE POOL DETAIL

1 : 20



2 BALCONY DETAIL

1 : 20

Rev.	Date	Description
A	23.11.15	Modification Submission

Project Architect



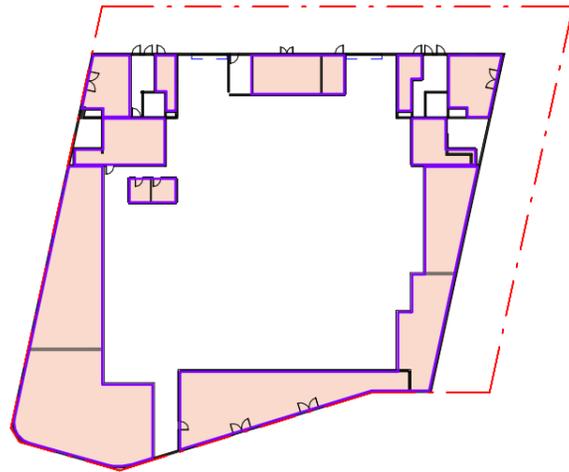
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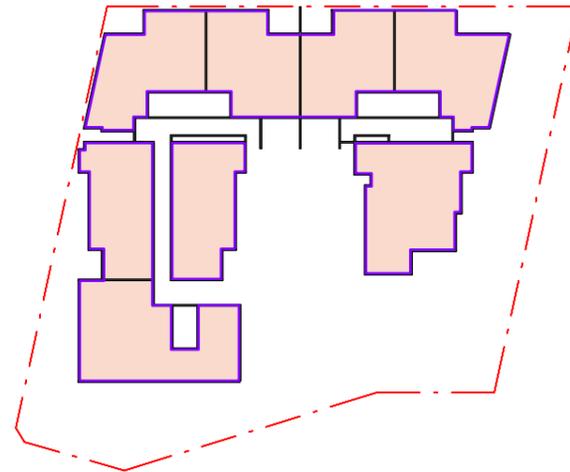
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
DETAIL SHEET

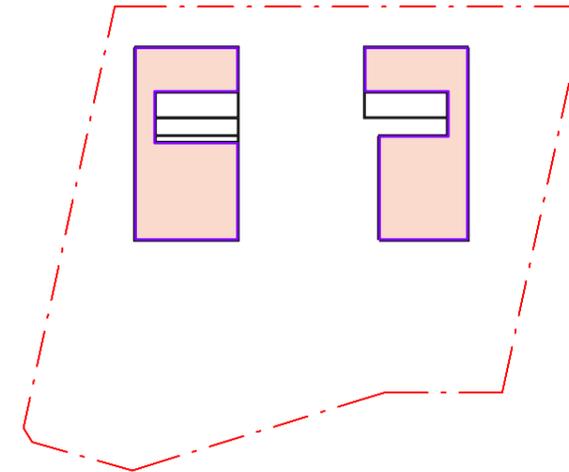
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 731	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



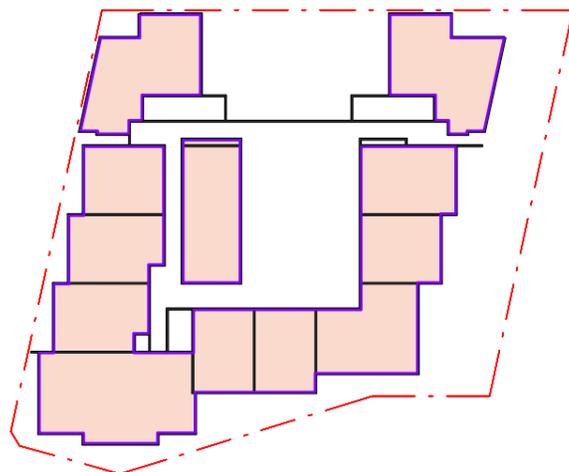
G Ground Level
1 : 750



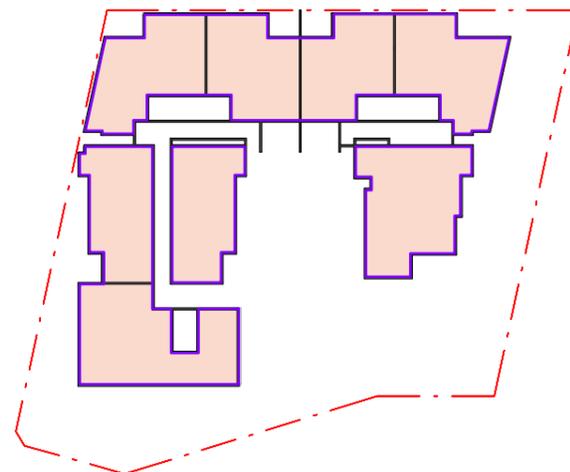
3 Level 3
1 : 750



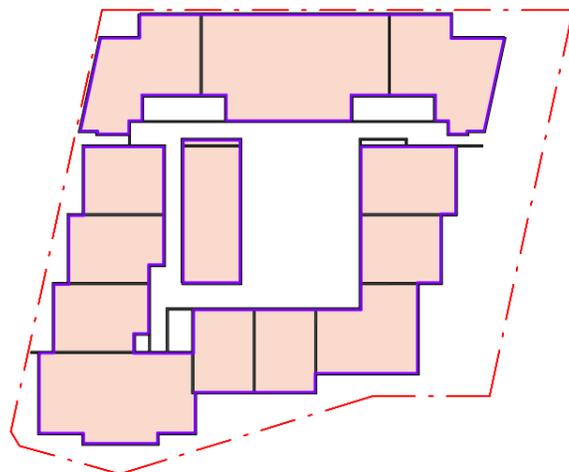
6 Level 6
1 : 750



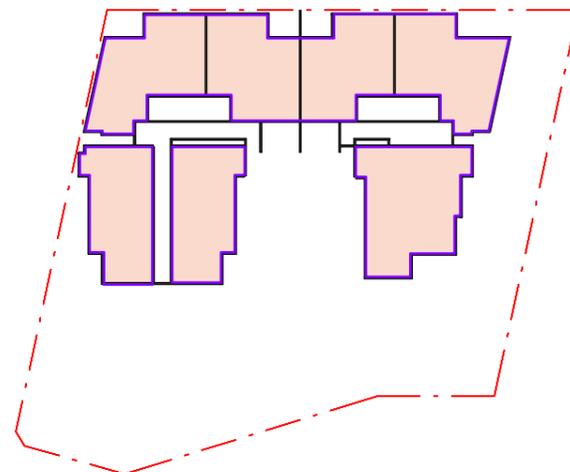
1 Level 1
1 : 750



4 Level 4
1 : 750



2 Level 2
1 : 750



5 Level 5
1 : 750

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

REFERENCES

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

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Project
PROPOSED MIXED USE DEVELOPMENT

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

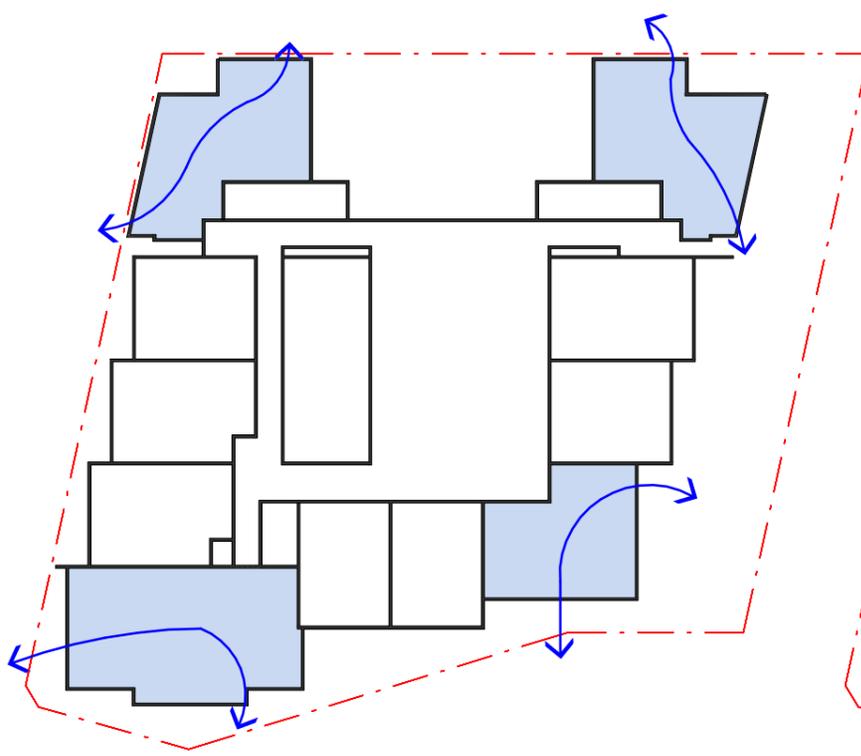
DA SUBMISSION

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

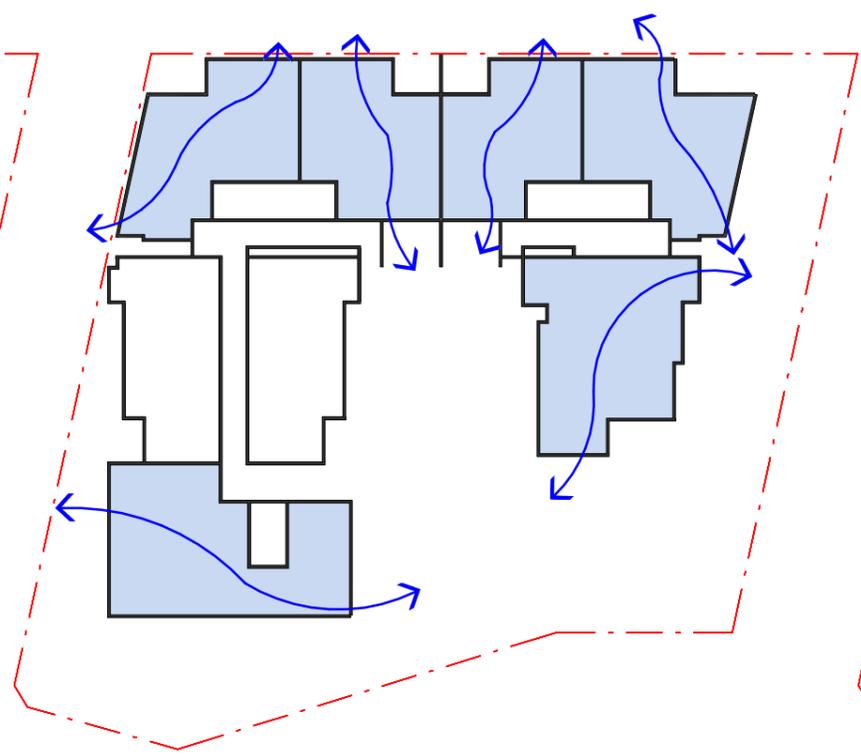
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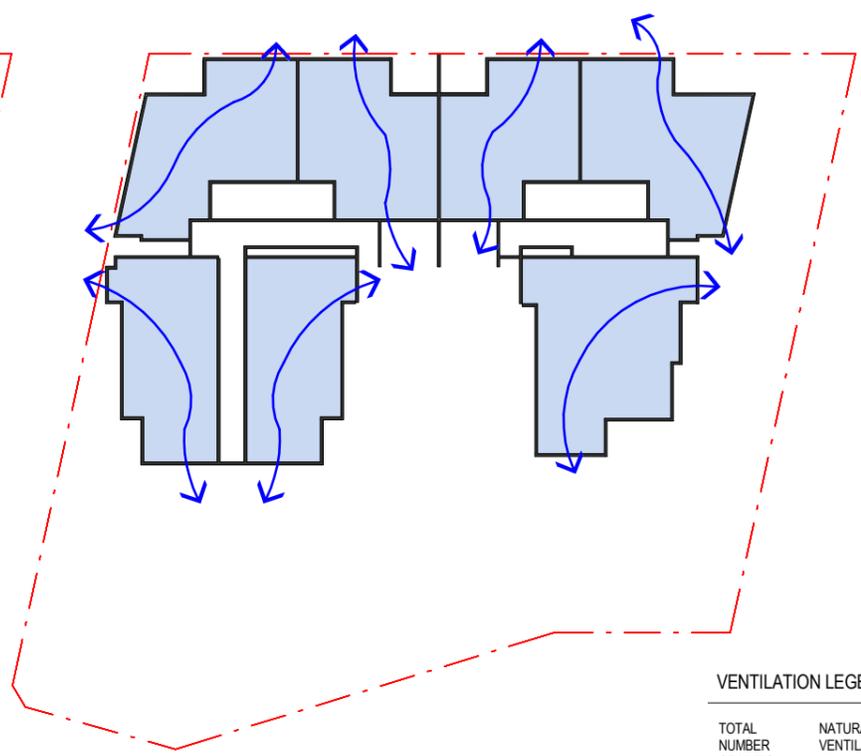
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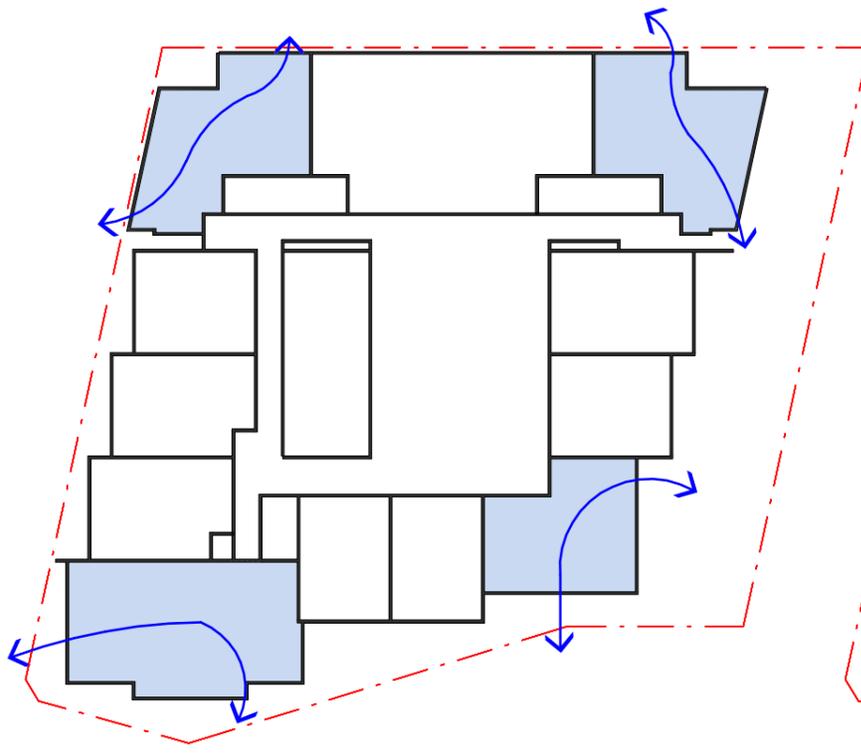
1 VENTILATION DIAGRAM-APPROVED-DA-Level 1
 1 : 500



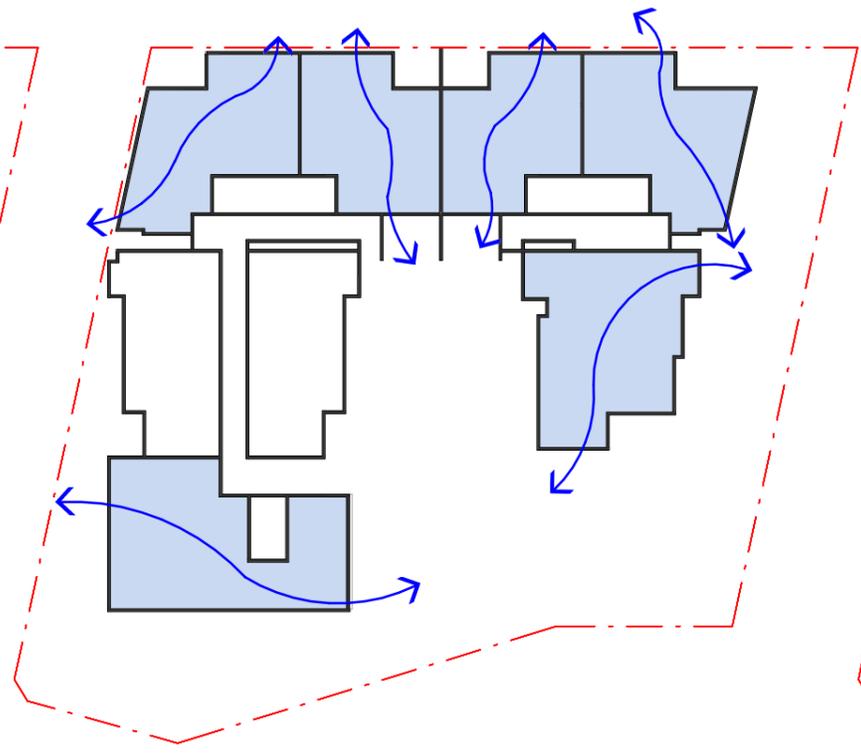
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 1 : 500



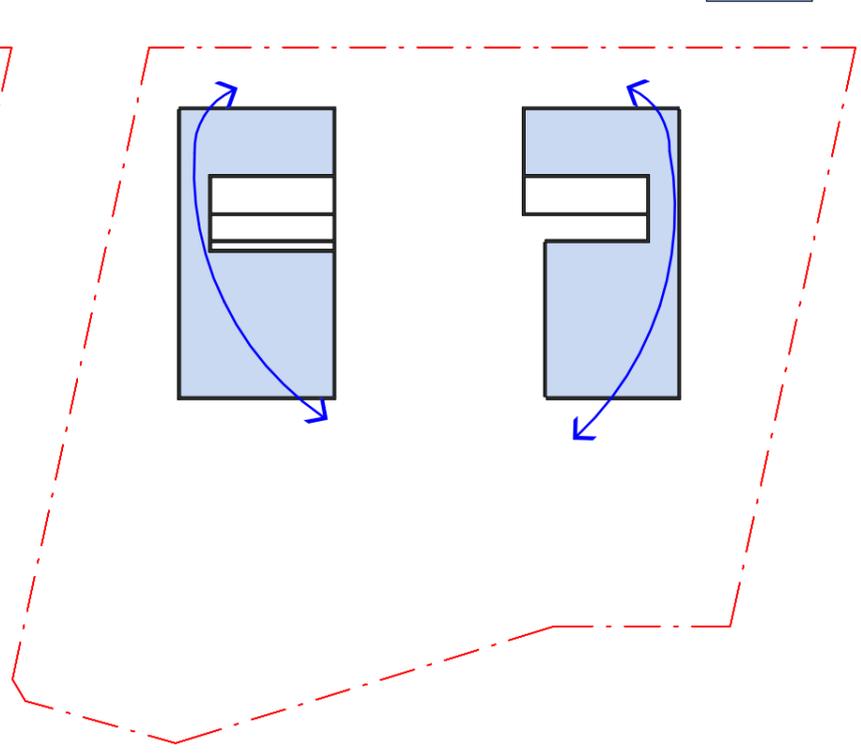
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 1 : 500



2 VENTILATION DIAGRAM-APPROVED-DA-Level 2
 1 : 500



4 VENTILATION DIAGRAM-APPROVED-DA-Level 4
 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

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

Scale
 m 0 5 10 15 20
 1:500

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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
 Drawing Title
PREVIOUS APPROVED VENTILATION DIAGRAM

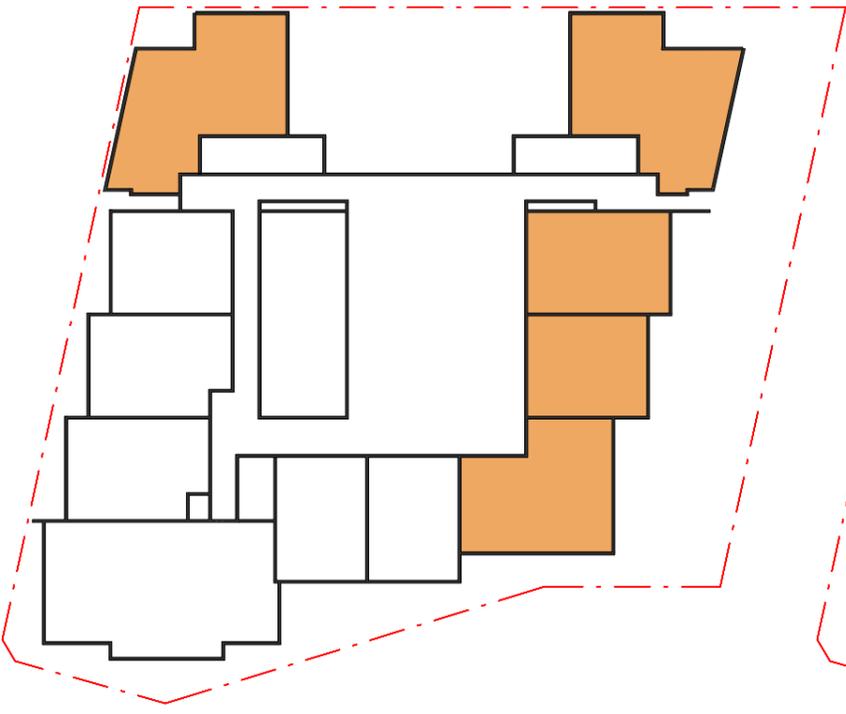
DA SUBMISSION

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

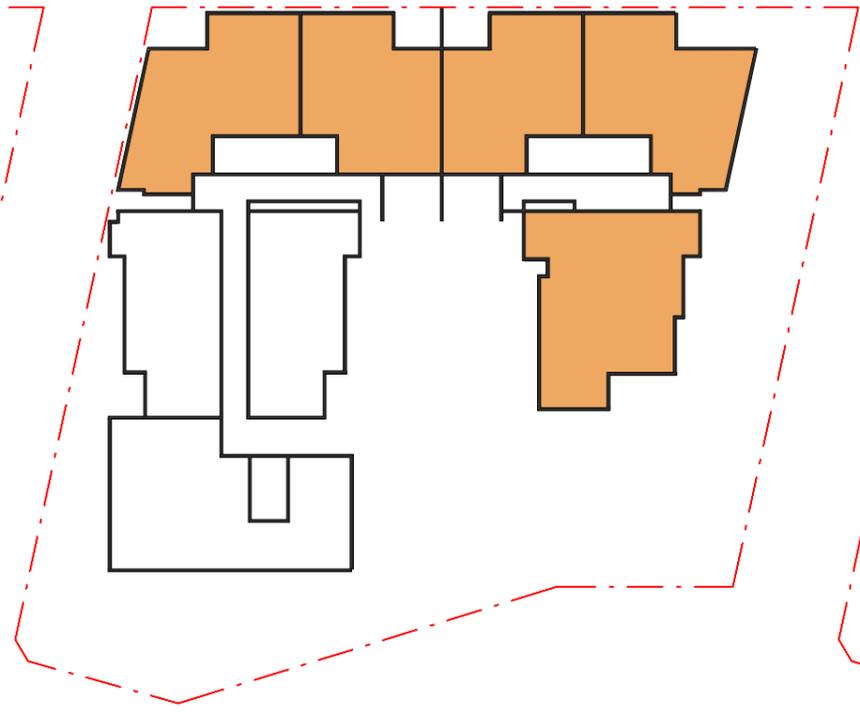
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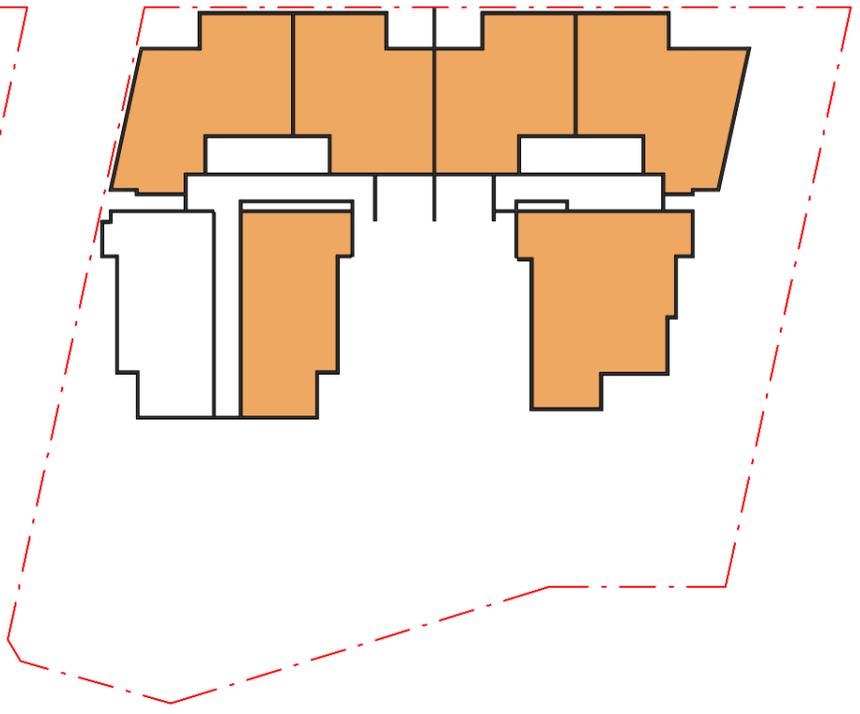
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1 SOLAR ACCESS-APPROVED-DA-Level 1
 1 : 500



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

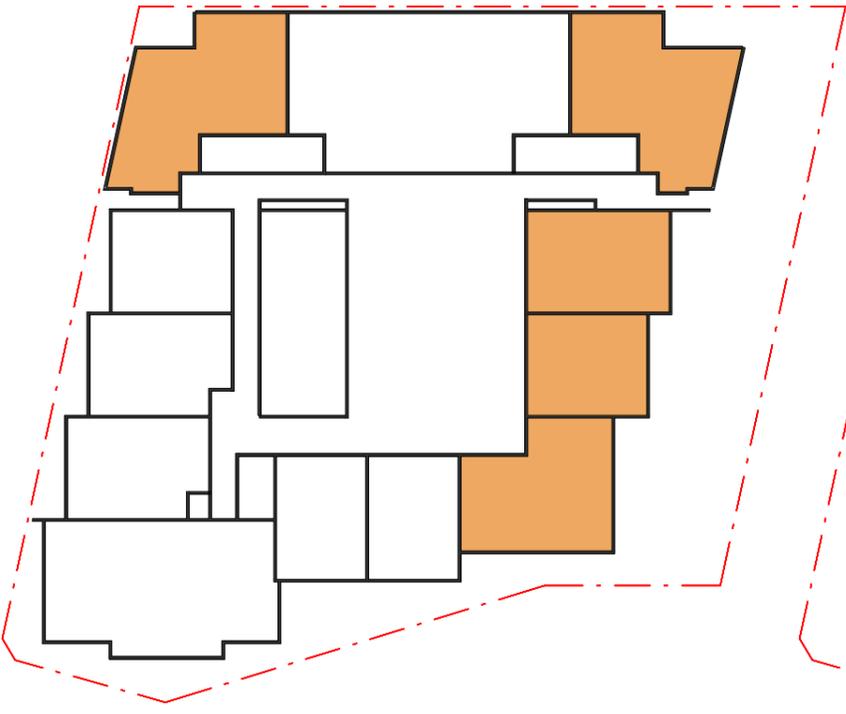


5 SOLAR ACCESS-APPROVED-DA-Level 5
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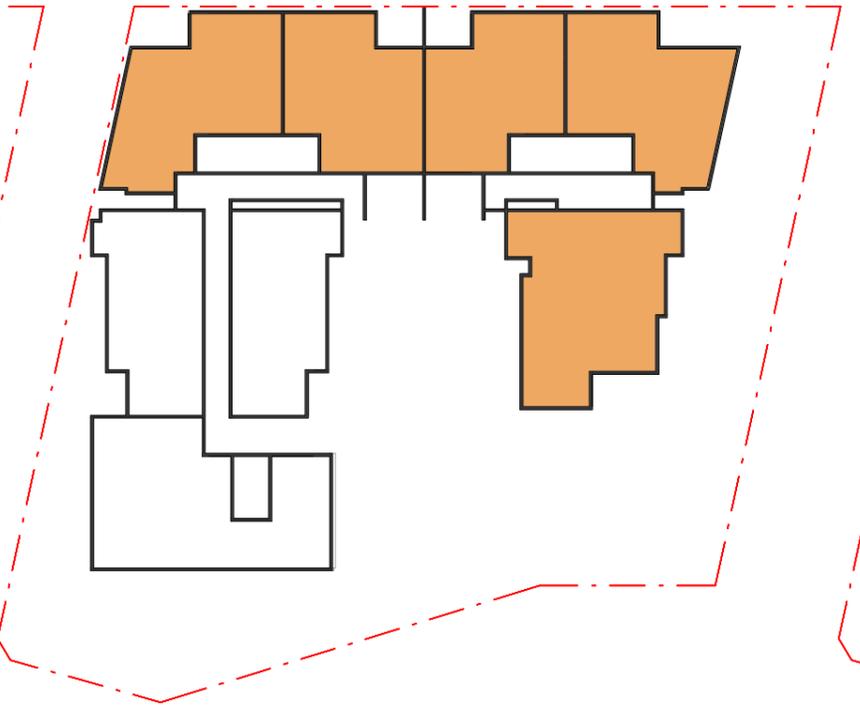
SOLAR ACCESS LEGEND

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%)

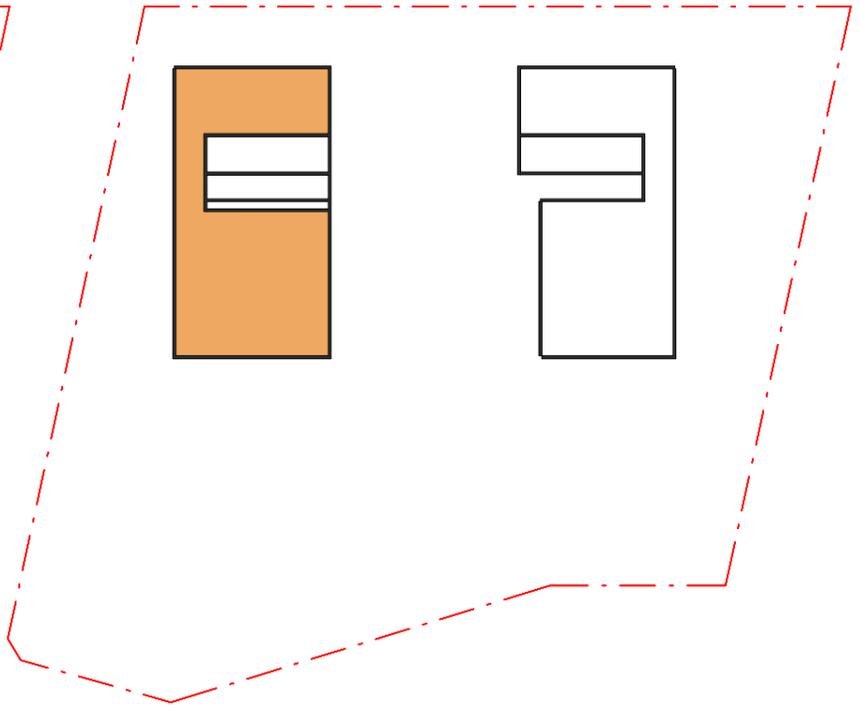
APARTMENTS / BALCONIES RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm



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

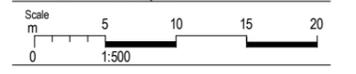


4 SOLAR ACCESS-APPROVED-DA-Level 4
 1 : 500



6 SOLAR ACCESS-APPROVED-DA-Level 6
 1 : 500

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



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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