

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



REFERENCES

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A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting

Rev.	Date	Description
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NOT TO SCALE

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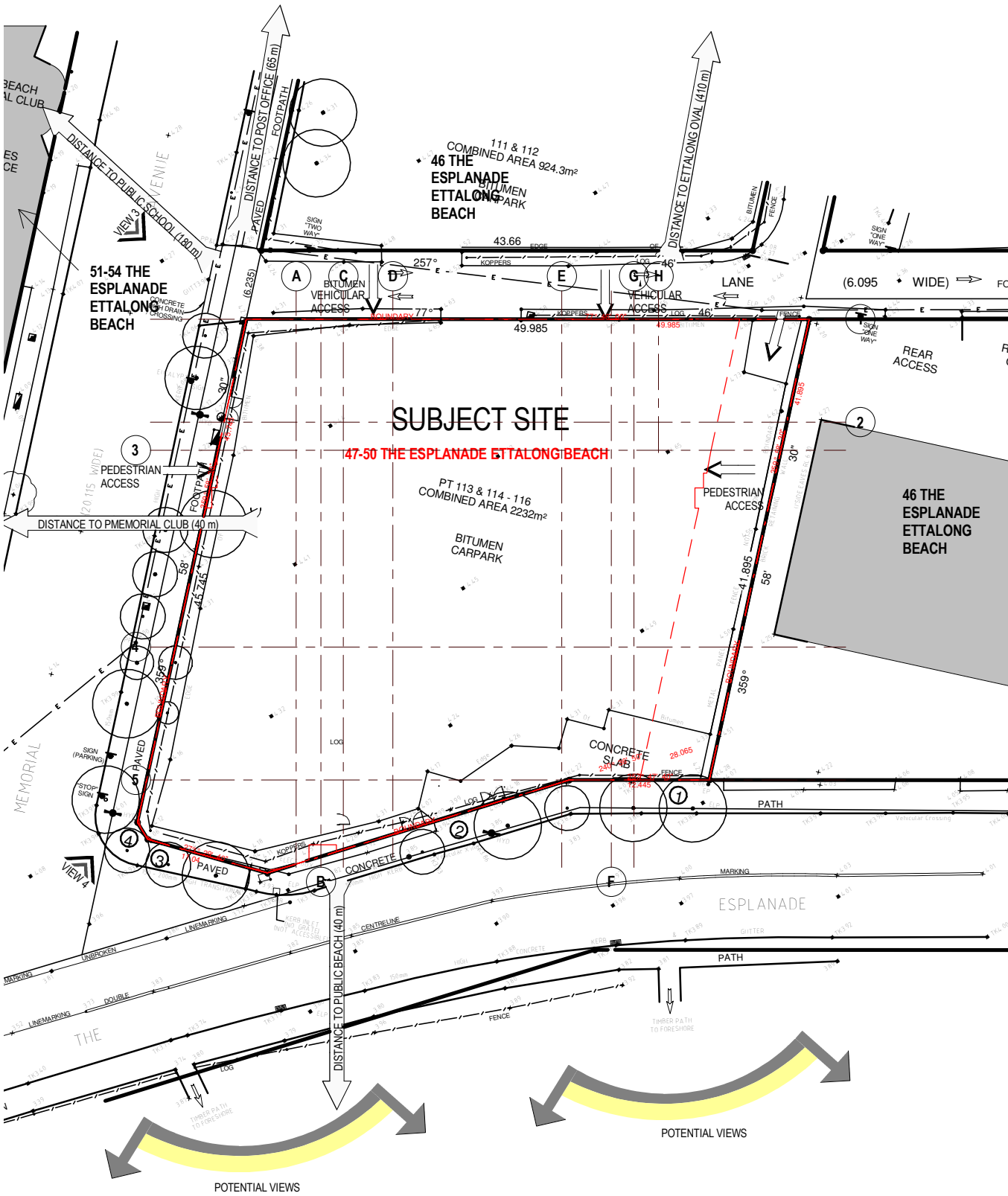
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Drawing Title
COVER SHEET

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

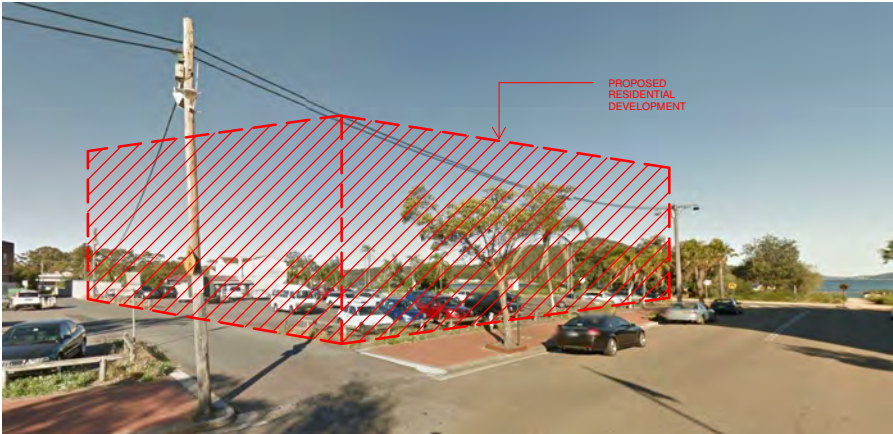


1 SITE ANALYSIS PLAN

1 : 500



2 AERIAL VIEW

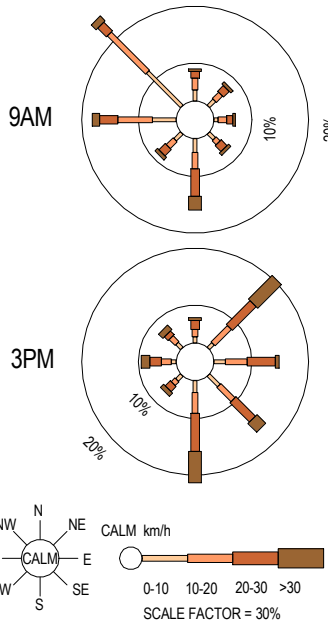


3 Memorial Ave



4 The Esplanade

WIND SPEED & WIND ROSE (ANNUAL)



REFERENCES


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P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description

Scale	2	4	6	8
m				
0	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
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- PARKING LEGEND
- Residential Parking 2400x5500
 - Residential Accessible Parking 2400x5500
 - Bicycle Parking 600x1200
 - Commercial Parking 2400x5400

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P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
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0	2	4 6 8
1:200		

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

BASEMENT FLOOR PLAN

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

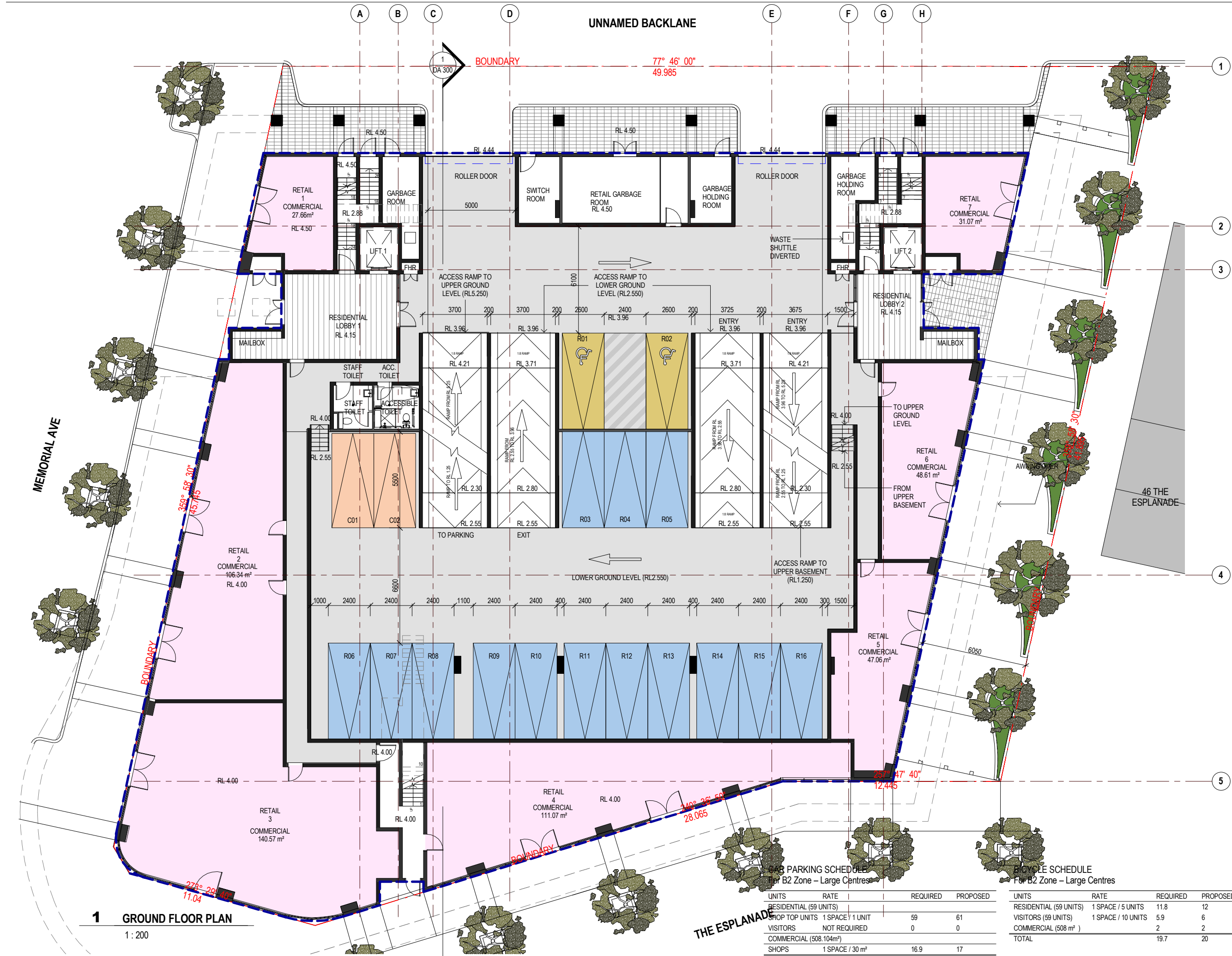


CAR PARKING SCHEDULE For B2 Zone – Large Centres			
UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS 1 SPACE / 1 UNIT		59	61
VISITORS NOT REQUIRED		0	0
COMMERCIAL (508.104m²)			
SHOPS 1 SPACE / 30 m²		16.9	17
TOTAL		75.9	78

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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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

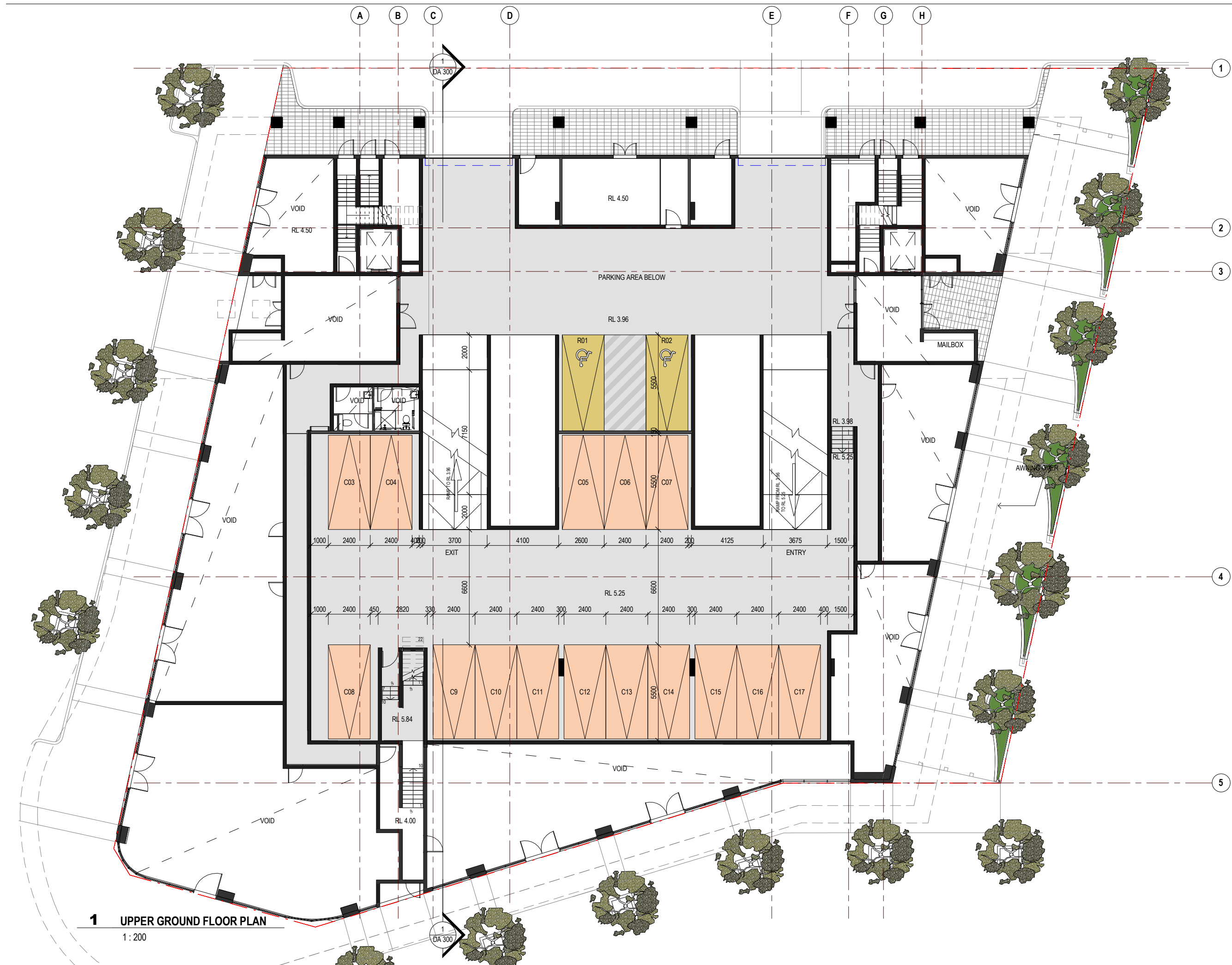
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 101	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015

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



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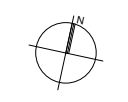
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PARKING LEGEND

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

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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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PY	ZC	NOV 2015

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APPROVED BUILDING OUTLINE

STUDIO

1 BED

1 BED+S

2 BED

2 BED+S

3 BED

3 BED+S

LOBBY

STORE

CARPARK

COMMERCIAL

WASTE

A	23.11.15	Modification Submission
P1	29.10.15	Preliminary Issue for meeting
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Scale

0 2 4 6 8

1:200

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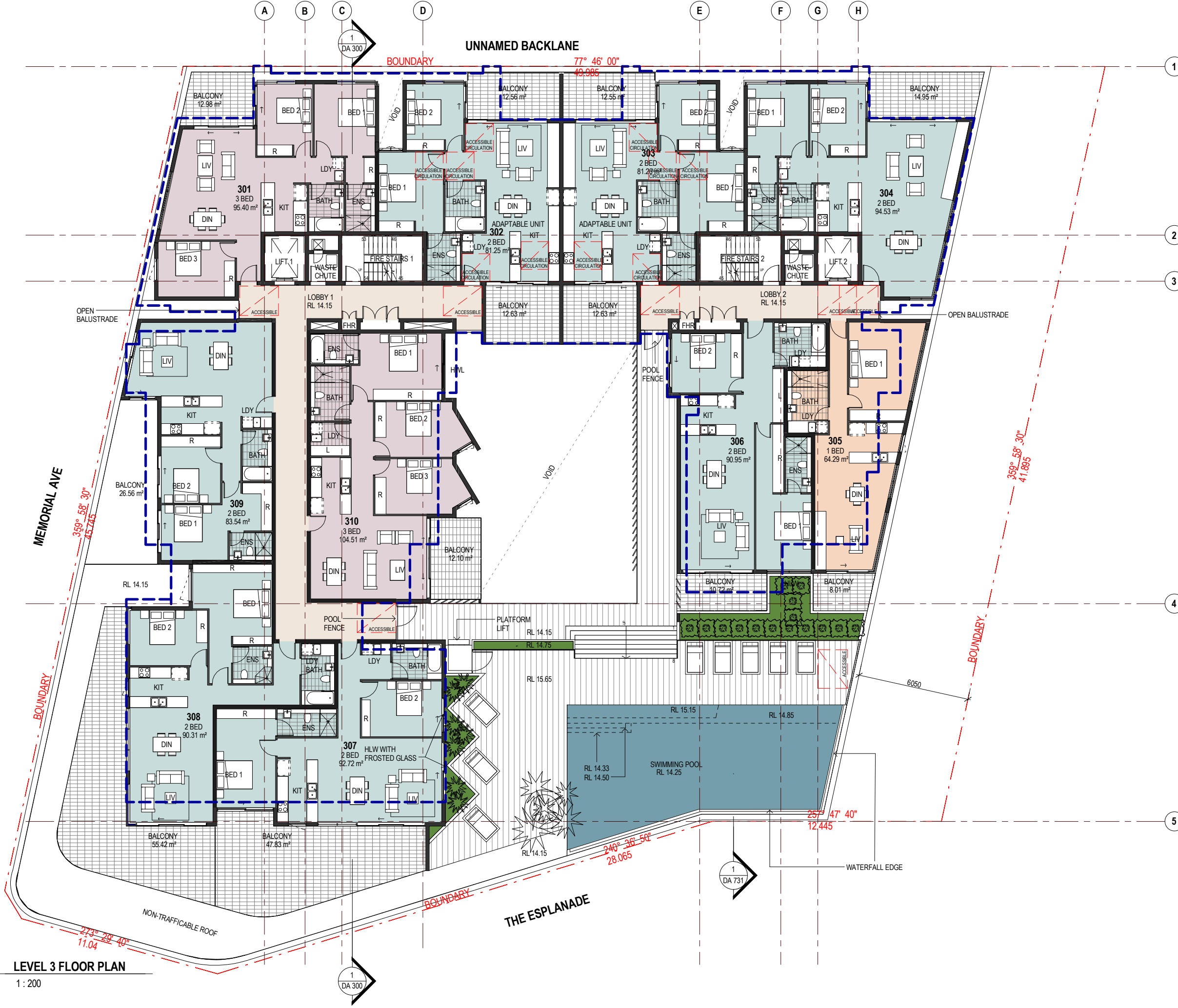
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 03

FLOOR PLAN

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



1 LEVEL 3 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



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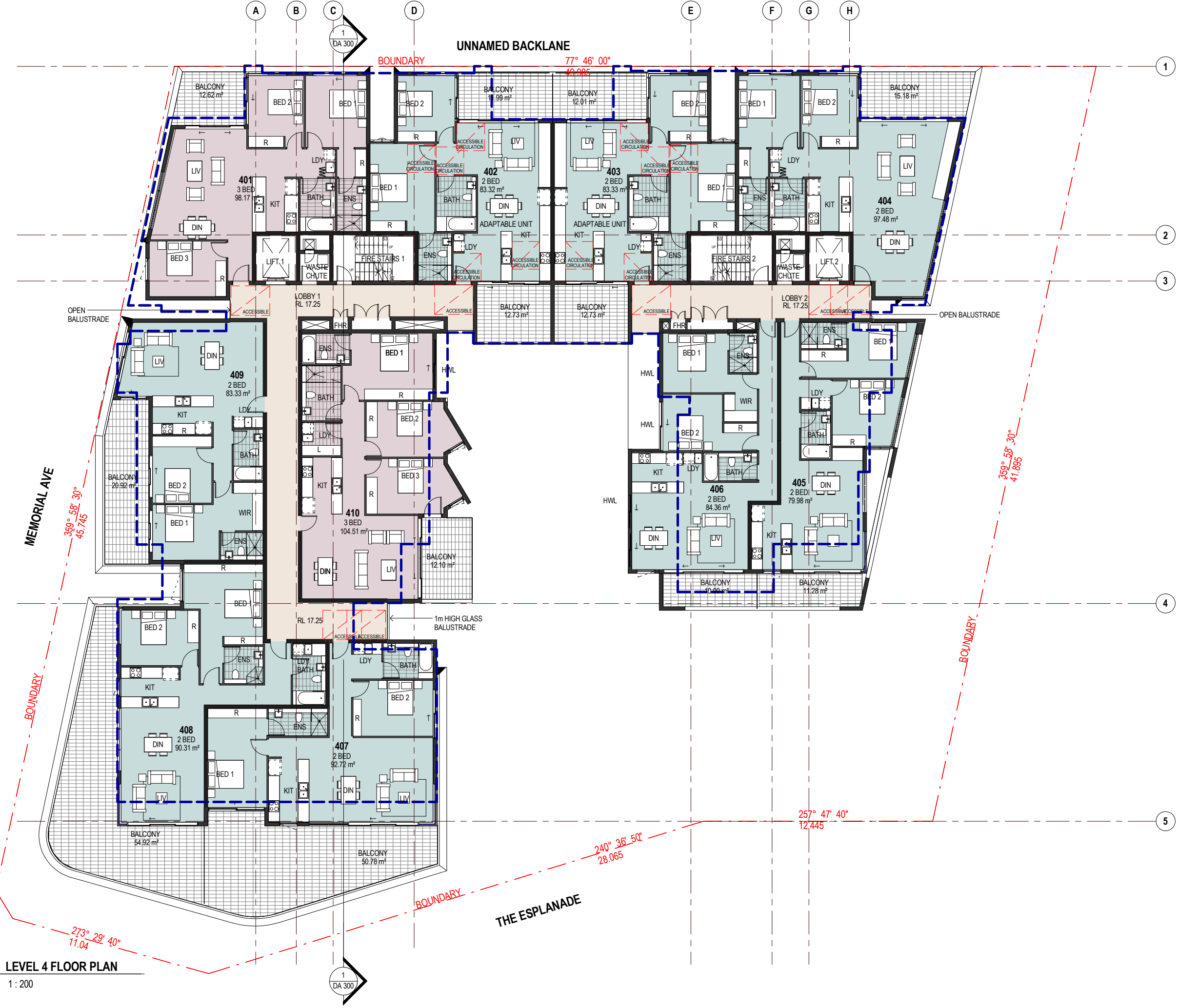
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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

**LEVEL 04
FLOOR PLAN**

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



1 LEVEL 4 FLOOR PLAN

1:200

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APPROVED BUILDING OUTLINE

STUDIO

1 BED

1 BED+S

2 BED

2 BED+S

3 BED

3 BED+S

LOBBY

STORE

CARPARK

COMMERCIAL

WASTE

A	23.11.15	Modification Submission
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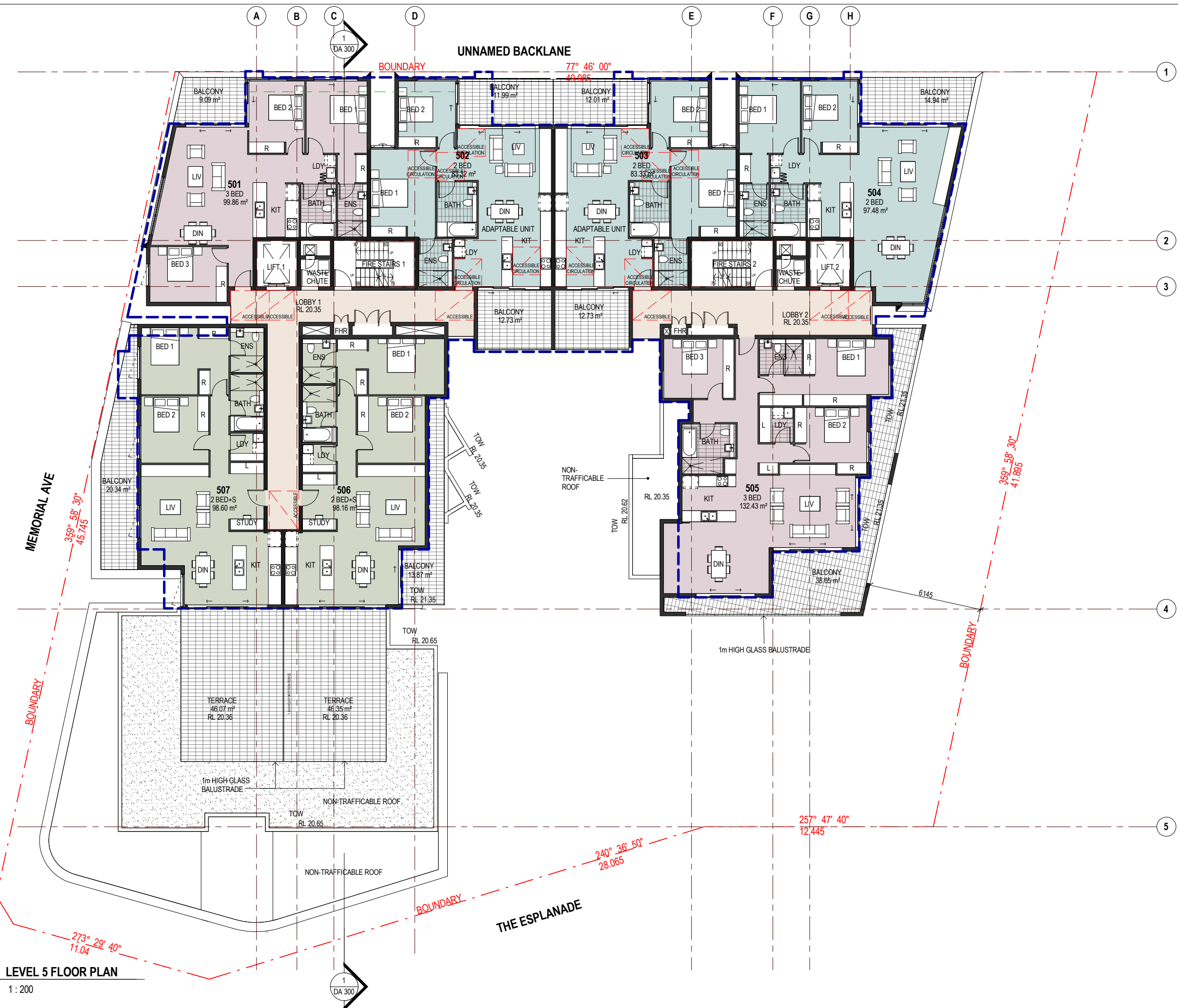
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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 05
FLOOR PLAN

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



1 LEVEL 5 FLOOR PLAN

1:200

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APPROVED BUILDING OUTLINE

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

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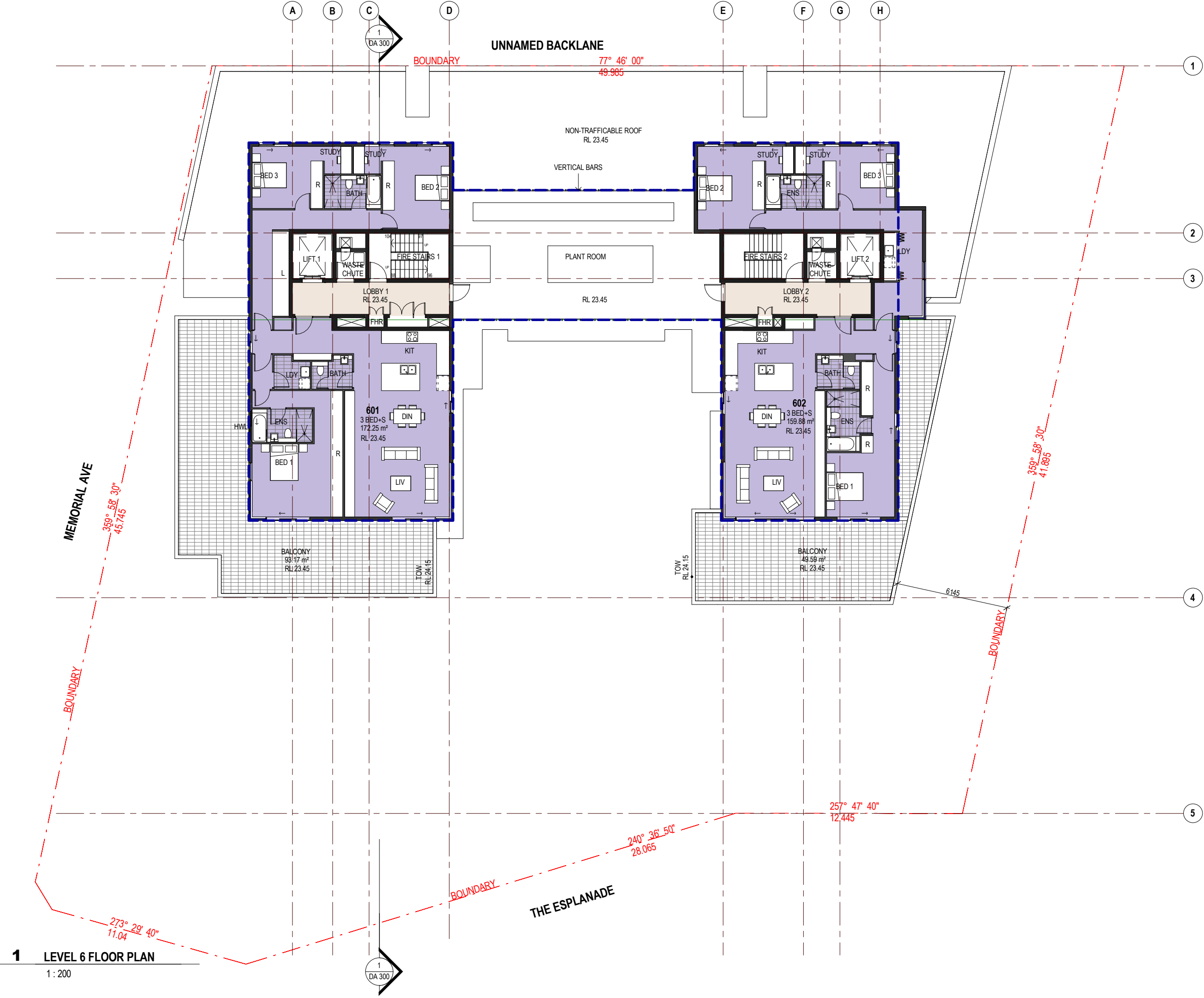
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

LEVEL 06

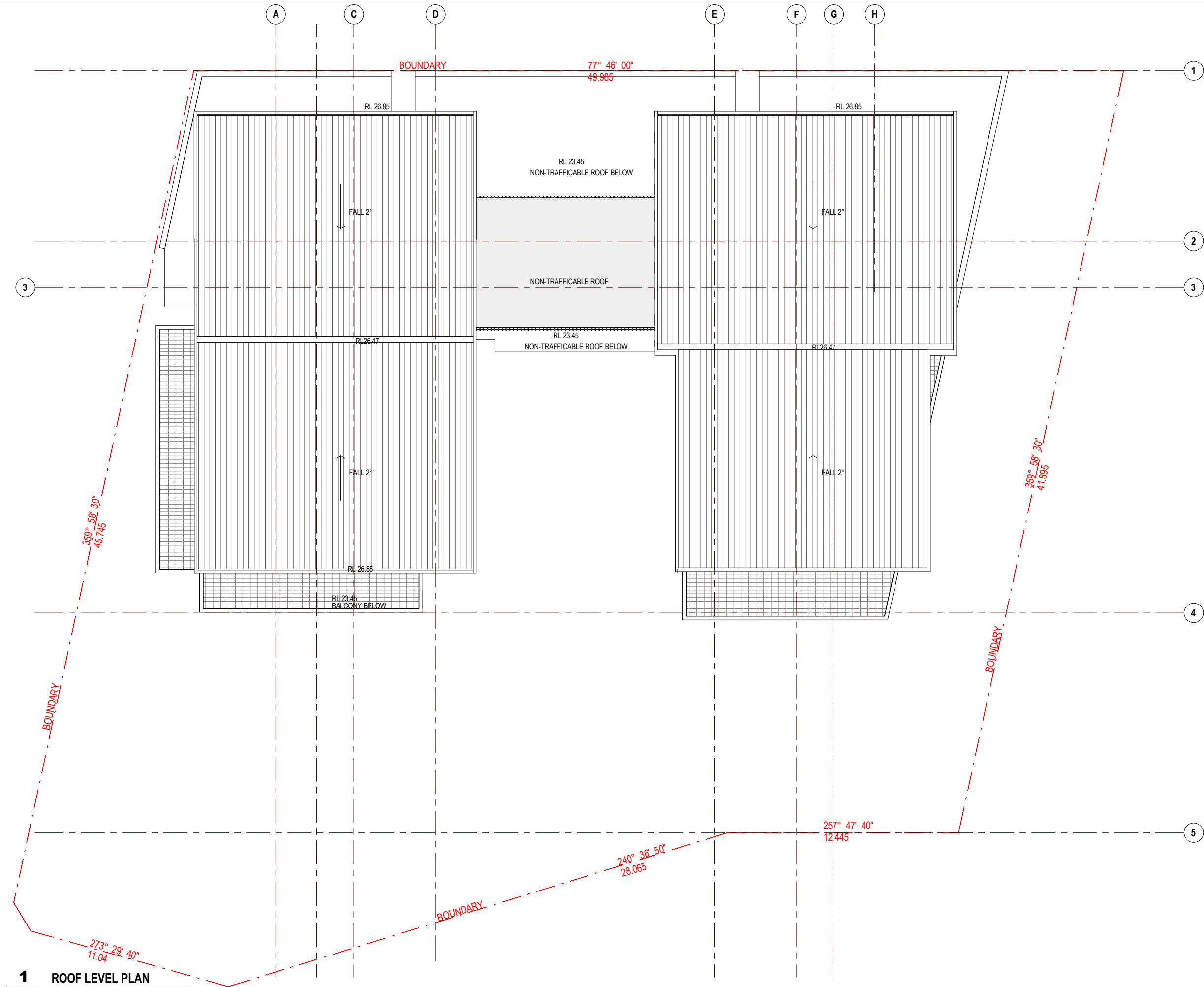
FLOOR PLAN

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 108	A
Drawn by	Checked by	Date
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1 LEVEL 6 FLOOR PLAN

1:200



1 ROOF LEVEL PLAN
1 : 200

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0	5	10 15 20
	1:500	

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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 NORTH ELEVATION

1 : 200



2 SOUTH ELEVATION

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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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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
NORTH & SOUTH ELEVATIONS

DA SUBMISSION		
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J15304	DA 200	A
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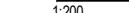
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MATERIAL LEGEND

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

1	23.11.15	Modification Submission
	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale		
m		

Project Architect

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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

REFERENCES

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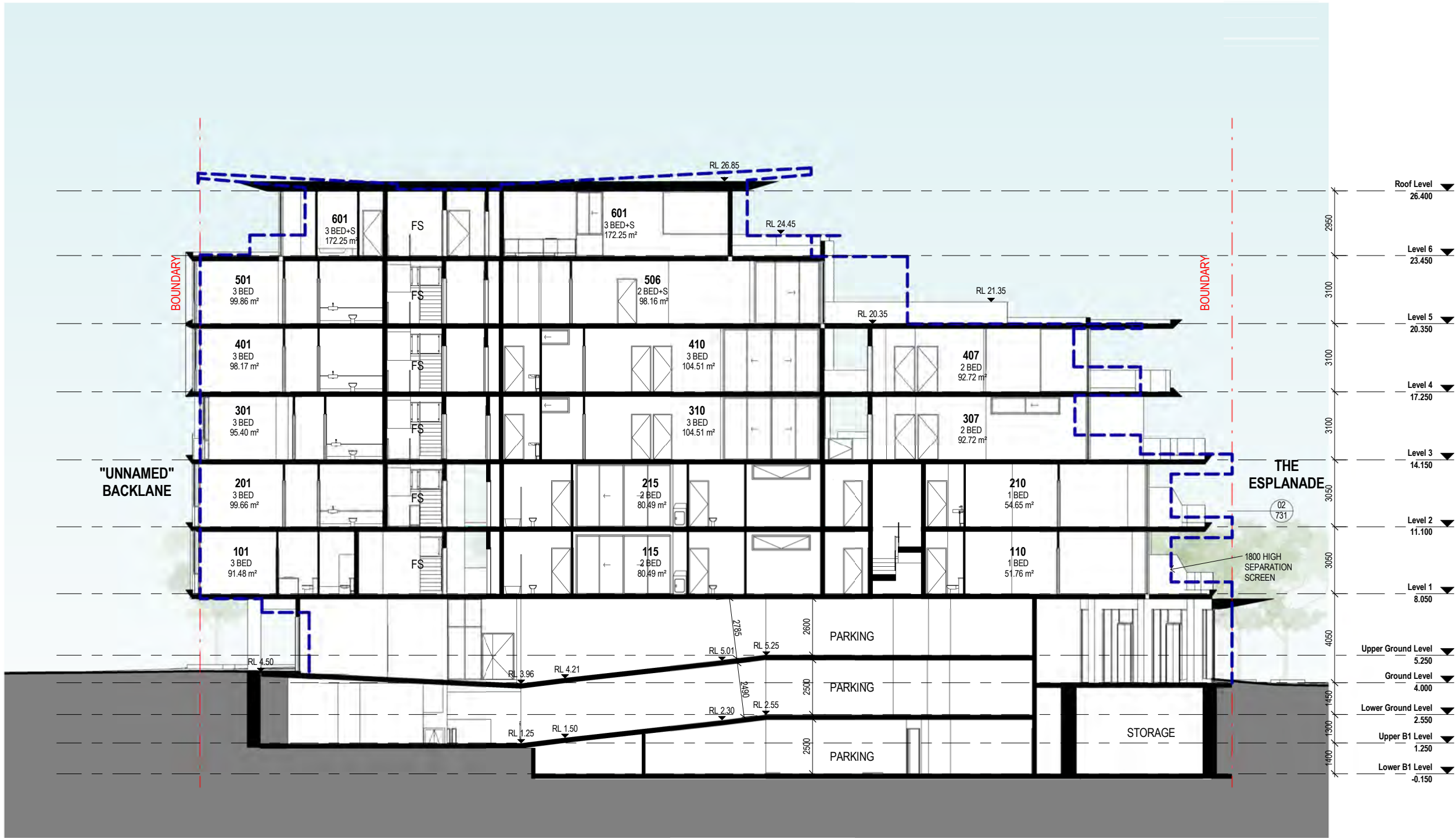
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1	23.11.15	Modification Submission
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Rev.	Date	Description
		

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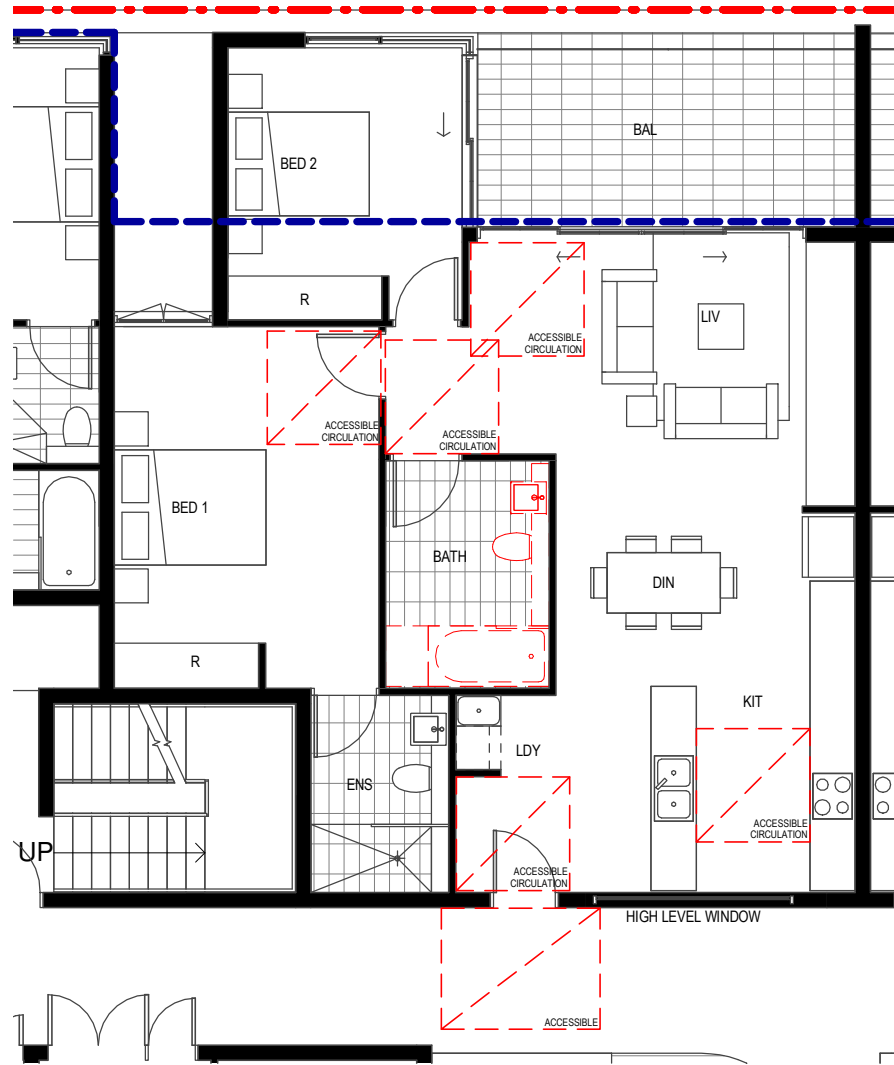
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Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SECTION A

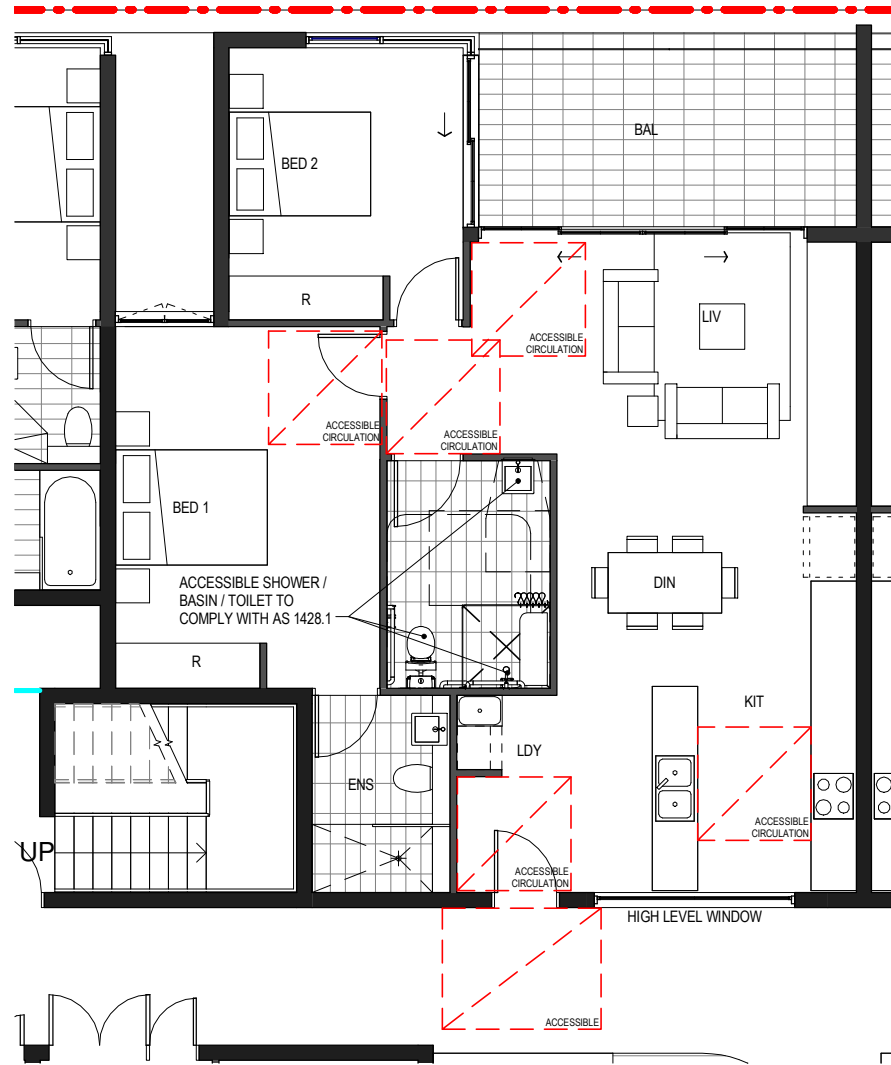
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 300	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



1 PRE ADAPTABLE UNITS

1 : 100

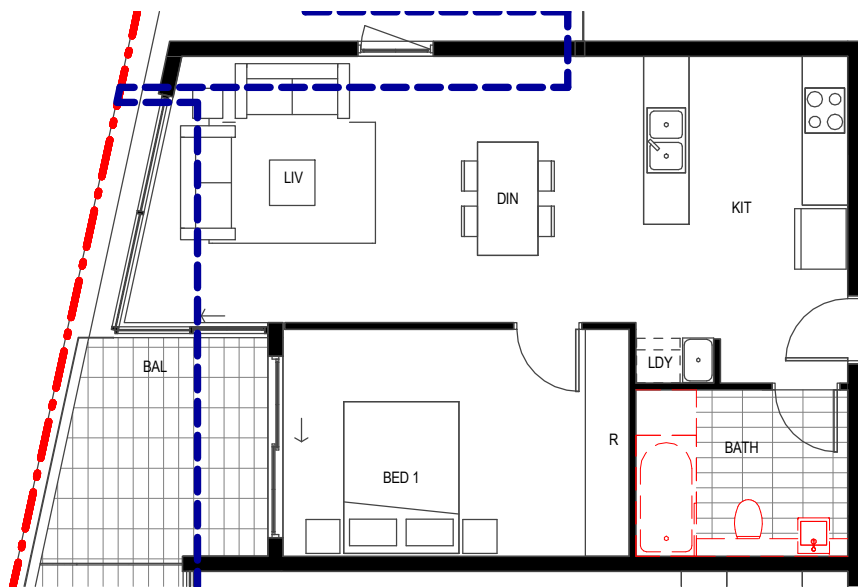
UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503



2 POST ADAPTABLE UNITS

1 : 100

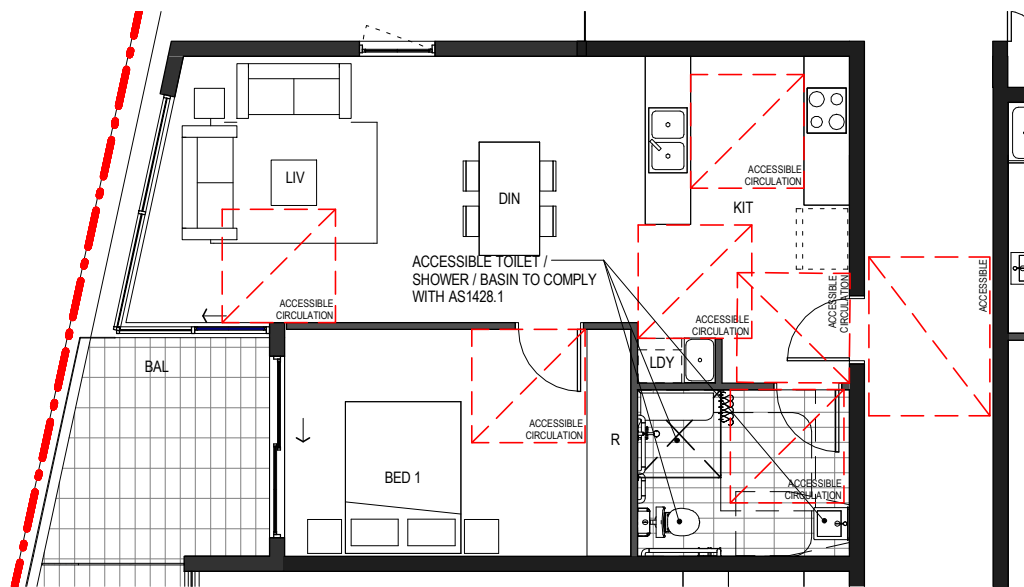
UNITS 102, 202, 302, 402, 502
& MIRRORED 103, 203, 403, 503



3 PRE ADAPTABLE UNITS

1 : 100

UNITS 114, 214



4 POST ADAPTABLE UNITS

1 : 100

UNITS 114, 214

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P1	29.10.15	Preliminary Issue for meeting		
Rev.	Date	Description		
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Scale	1	2	3	4
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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/PPY	ZC	NOV 2015

Description of project

Project address		Common area landscape	
Project name	Etalong Beach CD59	Common area lawn (m²)	129
Street address	47-50 Esplanade The Etalong Beach 2257	Common area garden (m²)	29
Local Government Area	Gosford City Council	Area of indigenous or low water use species (m²)	0
Plan type and plan number	deposited 10650	Assessor details	
Lot no.	114	Assessor number	BDAY12/1451
Section no.	-	Certificate number	14510599
Project type		Climate zone	15
Project score		Project score	
No. of residential flat buildings	1	Water	40 Target 40
No. of units in residential flat buildings	59	Thermal Comfort	Pass Target Pass
No. of multi-dwelling houses	0	Energy	25 Target 20
No. of single dwelling houses	0	Site details	
Site details		Site area (m²)	2232
Roof area (m²)	797	Non-residential floor area (m²)	512
Residential car spaces	59	Residential car spaces	59
Non-residential car spaces	2	Non-residential car spaces	2

Description of project

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

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

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
101	3	90.0	0.0	0	0
105	2	78.0	0.0	0	0
109	1	52.0	0.0	0	0
113	2	77.0	0.0	0	0
202	2	83.0	0.0	0	0
206	2	79.0	0.0	0	0
210	1	55.0	0.0	0	0
214	1	56.0	0.0	0	0
303	2	81.0	0.0	0	0
307	2	93.0	0.0	0	0
401	3	97.0	0.0	0	0
405	2	80.0	0.0	0	0
409	2	86.0	0.0	0	0
503	2	83.0	0.0	0	0
507	2	98.0	0.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
102	2	83.0	0.0	0	0
106	2	79.0	0.0	0	0
110	1	52.0	0.0	0	0
114	1	56.0	0.0	0	0
203	2	83.0	0.0	0	0
207	2	84.0	0.0	0	0
211	1	102.0	0.0	0	0
215	2	82.0	0.0	0	0
304	2	96.0	0.0	0	0
308	2	91.0	0.0	0	0
402	2	83.0	0.0	0	0
406	2	85.0	0.0	0	0
410	3	105.0	0.0	0	0
504	3	95.0	0.0	0	0
501	3	166.0	6.0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
103	2	83.0	0.0	0	0
107	2	84.0	0.0	0	0
111	1	102.0	0.0	0	0
115	2	82.0	0.0	0	0
204	2	98.0	0.0	0	0
208	2	78.0	0.0	0	0
212	2	76.0	0.0	0	0
301	3	94.0	0.0	0	0
305	1	65.0	0.0	0	0
309	2	86.0	0.0	0	0
403	2	83.0	0.0	0	0
407	2	93.0	0.0	0	0
501	3	99.0	0.0	0	0
505	3	133.0	0.0	0	0
506	2	98.0	0.0	0	0
601, 602					

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Car park basement	1862	Car park ground	938	Car park upper ground	518
Lift car (No. 1)	-	Lift car (No. 2)	-	Switch room ground	9
Waste room basement	14	Garbage holding ground w	10	Garbage holding ground	9
Garbage holding ground e	12	Garbage retail ground	28	Plant room basement	32
Staff toilet ground	6	Accessible toilet ground	6	Ground floor lobby w	36
Ground floor lobby e	23	Lobby level 1	174	Lobby level 2	14
Lobby level 3 w	65	Lobby level 3 e	26	Lobby level 4 e	26
Lobby level 5 w	43	Lobby level 5 e	30	Lobby level 6 w	15
Lobby level 6 e	14				

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Lobby level 4 w	65

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- Dwellings
 - Water
 - Energy
 - Thermal Comfort
- Common areas and central systems/facilities
 - Water
 - Energy
- Commitments for multi-dwelling houses
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Water
 - Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ol style="list-style-type: none"> a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table:	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
101, 102, 103, 104, 105, 106, 107, 108, 109, 110	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-	-

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
111, 112, 113, 114, 115, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 301, 302, 303, 304, 305, 306, 307, 308, 309, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410,	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-	-

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

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

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table:		✓	✓
(d) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ol style="list-style-type: none"> install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. 		✓	
(h) The applicant must install in the dwelling: <ol style="list-style-type: none"> the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. 		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	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	

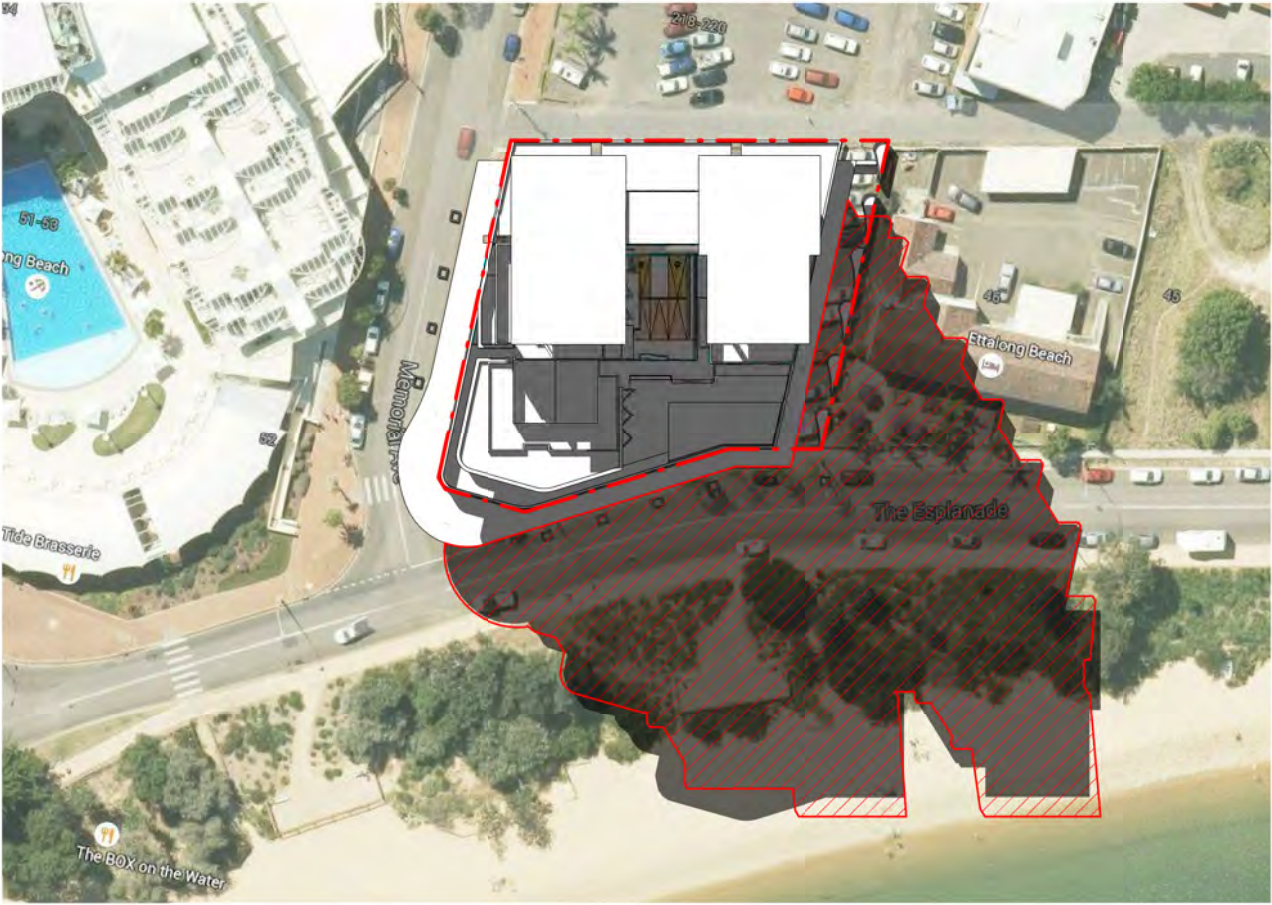
Dwelling no.	Cooling		Heating		No. of bedrooms &/or study	No. of living &/or dining rooms	Artificial lighting				Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas			Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
305	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	yes
601	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	1	no
109, 110, 111, 112, 113, 209, 210, 211, 214	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	no
101, 201, 301, 310, 401, 410, 501, 505, 602	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	0	no
115, 215, 307, 308, 405, 406, 407, 408, 506, 507	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	yes

Dwelling no.	Cooling		Heating		No. of bedrooms &/or study	No. of living &/or dining rooms	Artificial lighting				Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas			Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
102, 103, 104, 105, 106, 107, 108, 112, 113, 202, 203, 204, 205, 206, 207, 208, 212, 213, 302, 303, 304, 306, 309, 402, 403, 502, 503, 504, 505, 506, 507	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & gas oven	2 star (new rating)	no	3 star	-	-	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			✓
(g) Where there is an in-slab heating or cooling system, the applicant must: <ol style="list-style-type: none"> install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. 			✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

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



REFERENCES

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SHADOW DIAGRAM LEGEND

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

1 SHADOW DIAGRAM - 09am, 21 JUNE

3 SHADOW DIAGRAM - 15pm, 21 JUNE

2 SHADOW DIAGRAM - 12PM, 21 JUNE

Rev.	Date	Description
A	23.11.15	Modification Submission

NOT TO SCALE

Project Architect

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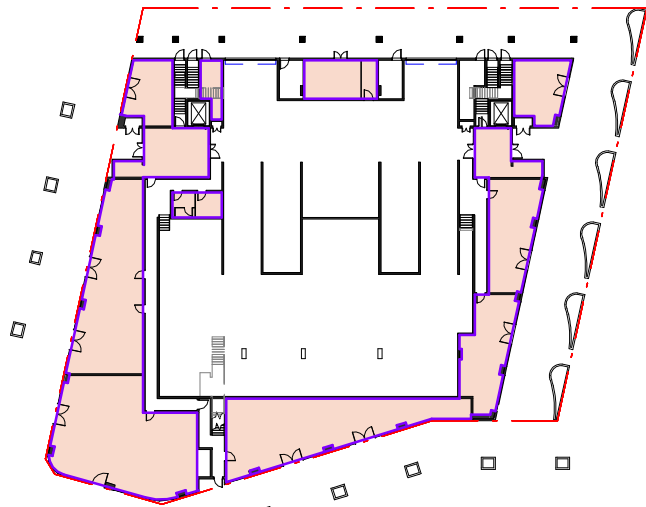
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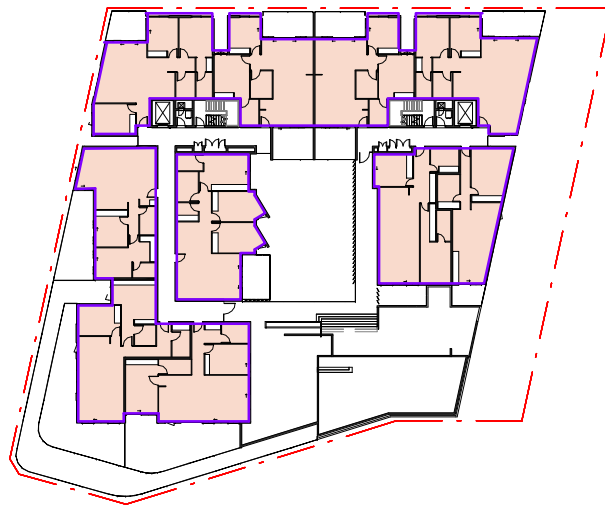
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
SHADOW DIAGRAMS

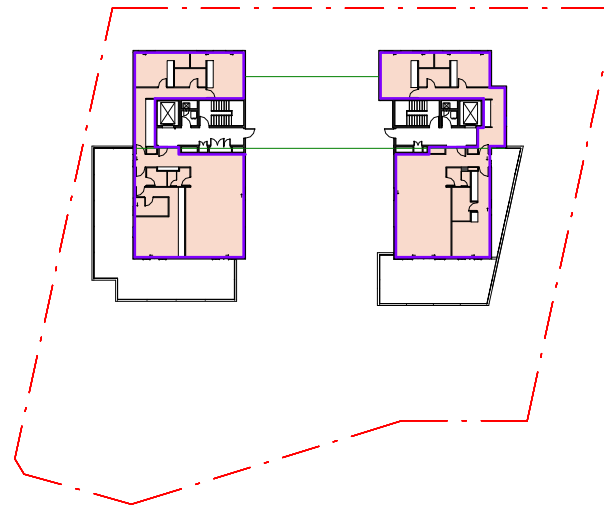
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 600	A
Drawn by	Checked by	Date
PY/SM	ZC	NOV 2015



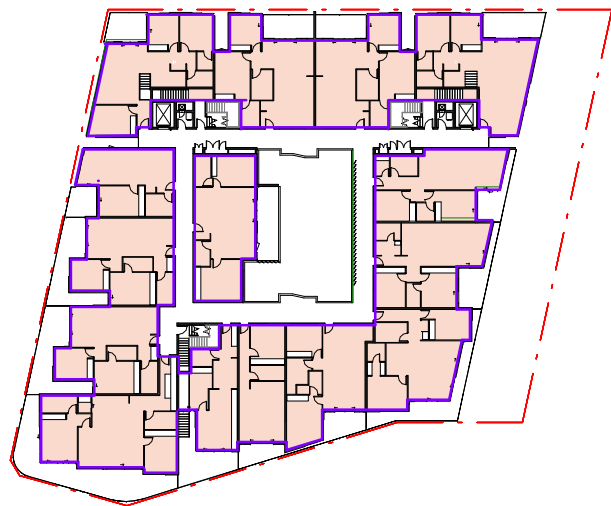
G Ground Level



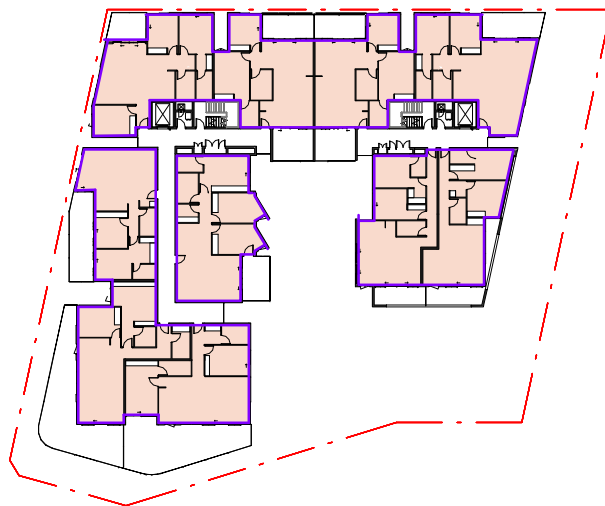
3 Level 3



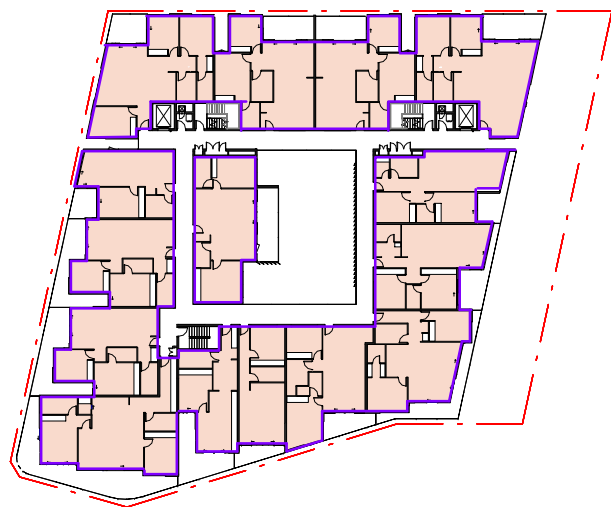
6 Level 6



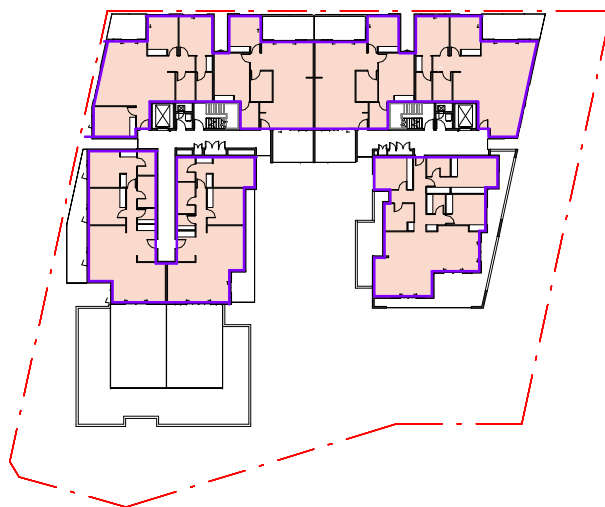
1 Level 1



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

AREA CALCULATIONS - FLOOR SPACE RATIO

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

REFERENCES

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P1	29.10.15	Preliminary Issue for meeting
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title
GFA CALCULATION

DA SUBMISSION

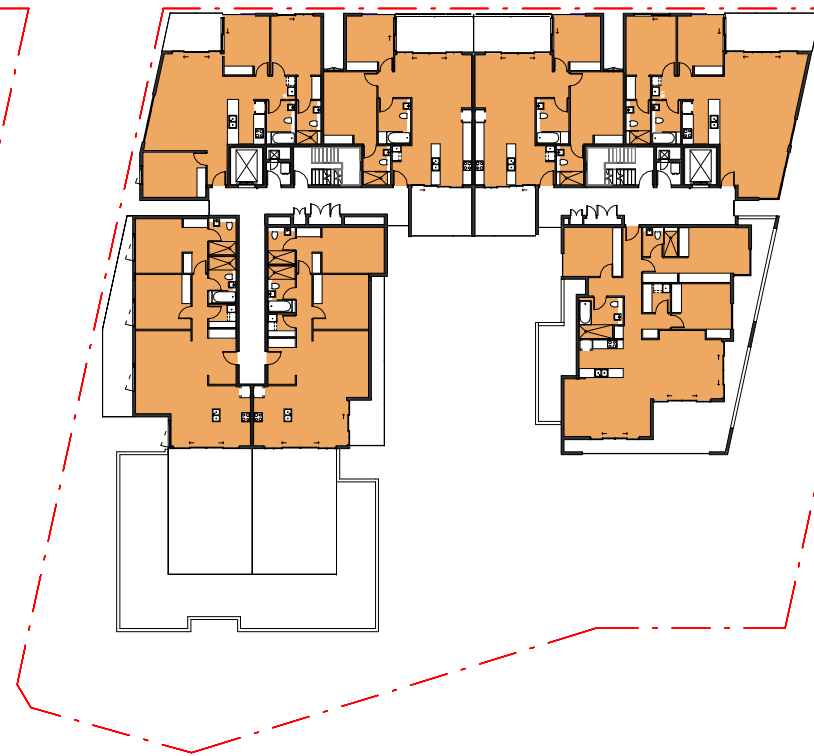
Job no.	Drawing no.	Rev.
J15304	DA 700	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



1 SOLAR ACCESS - LEVEL 1



3 SOLAR ACCESS - LEVEL 3



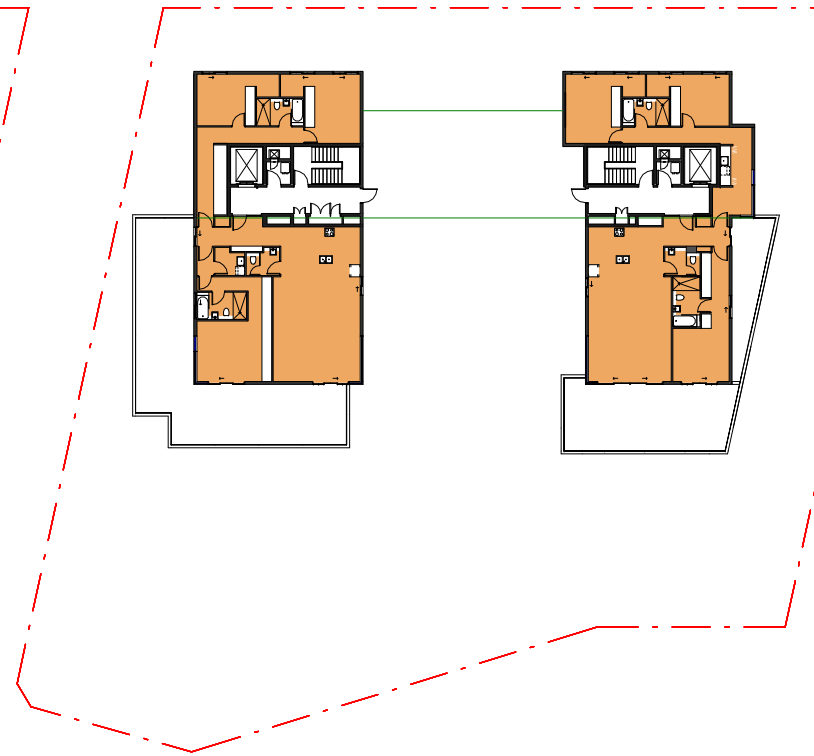
5 SOLAR ACCESS - LEVEL 5



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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P1	29.10.15	Preliminary Issue for meeting
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

SOLAR ACCESS PLAN

DA SUBMISSION

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

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

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

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P1	29.10.15	Preliminary Issue for meeting
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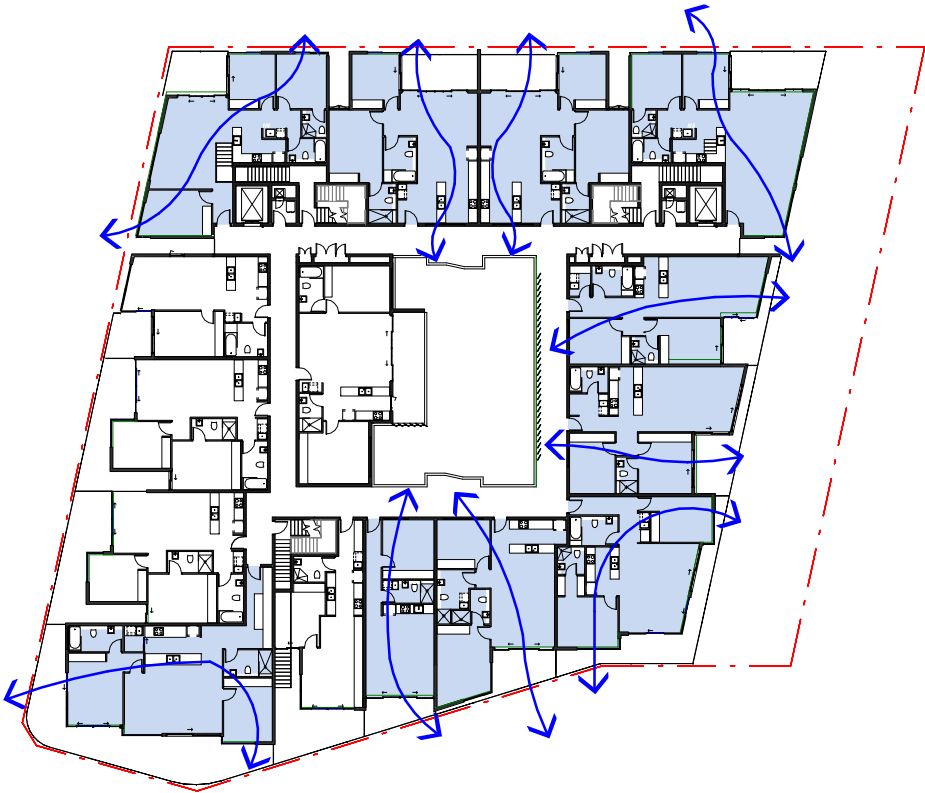
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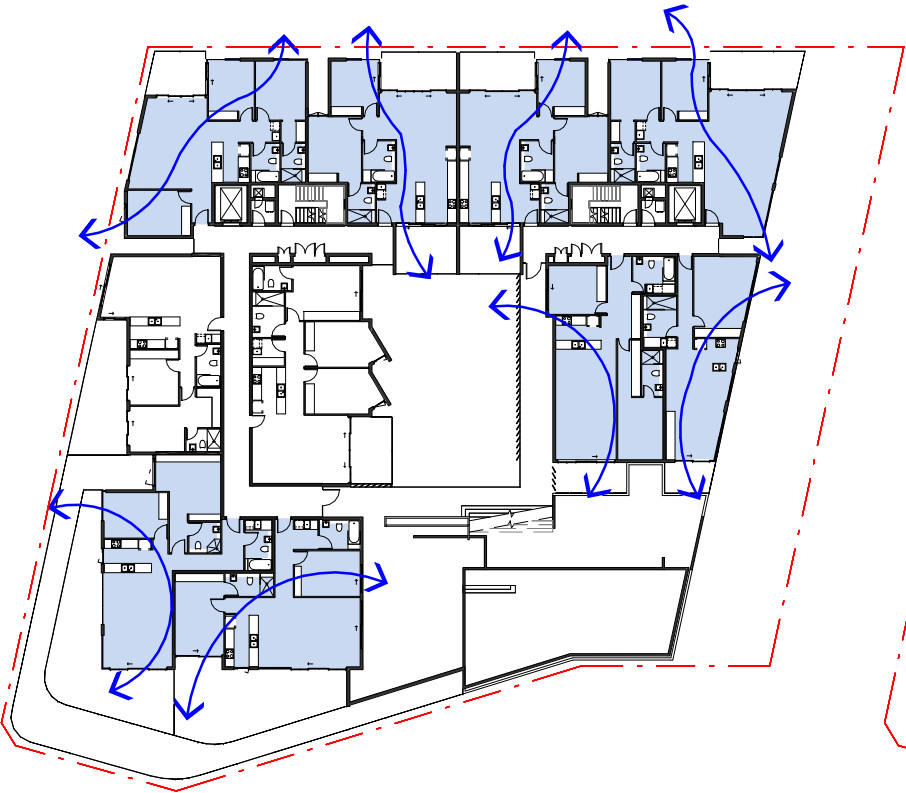
Project
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
VENTILATION DIAGRAMS

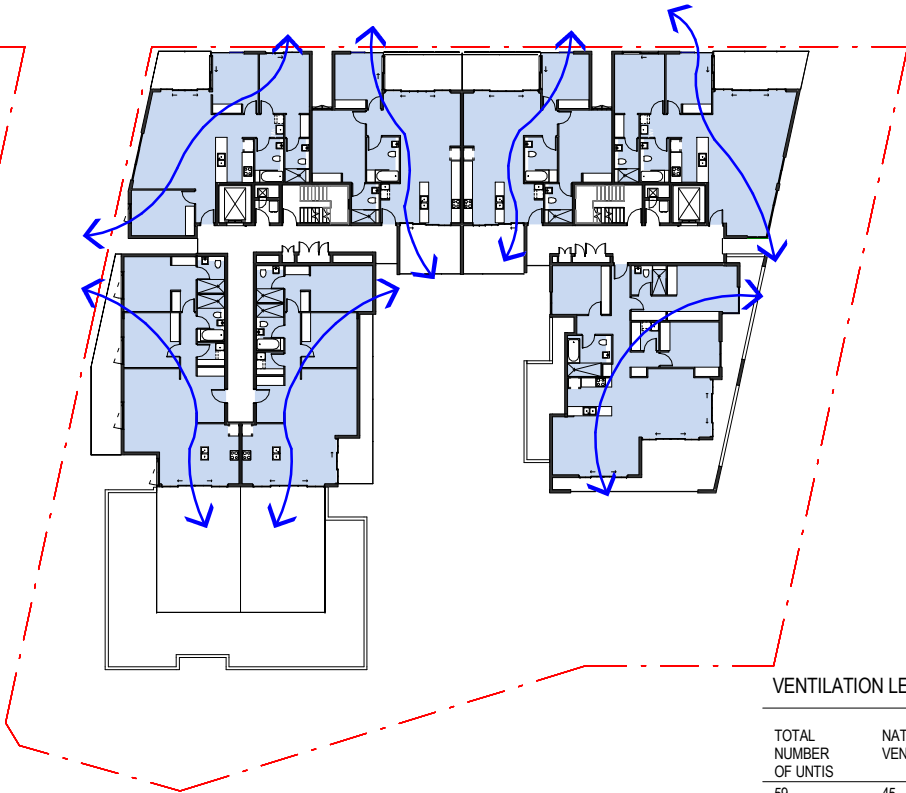
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 702	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015



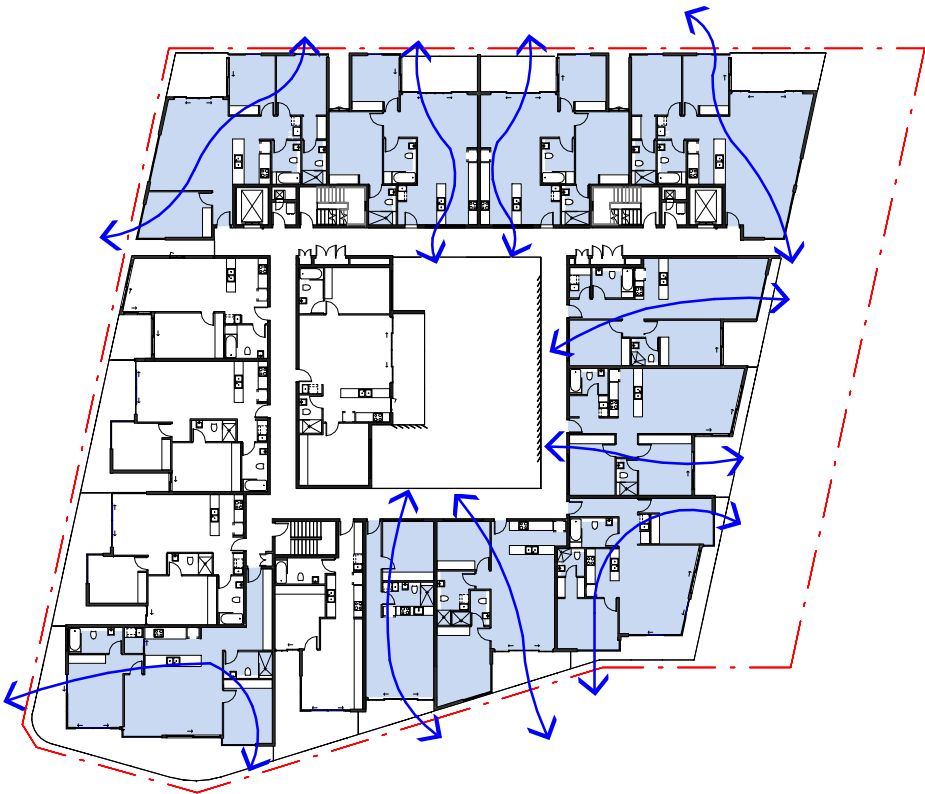
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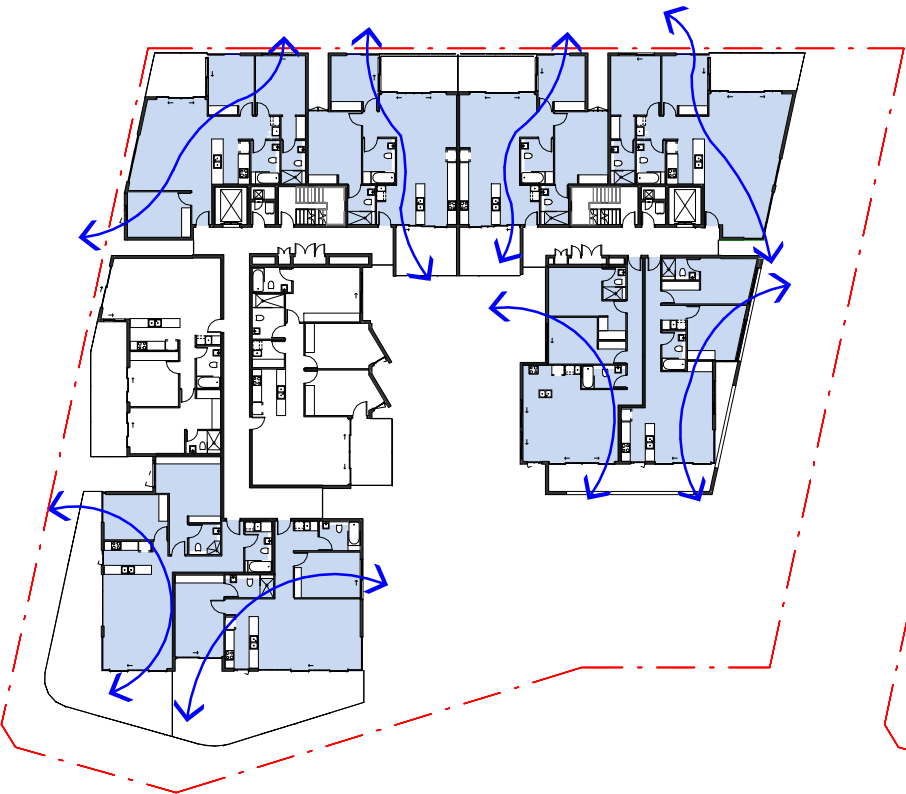
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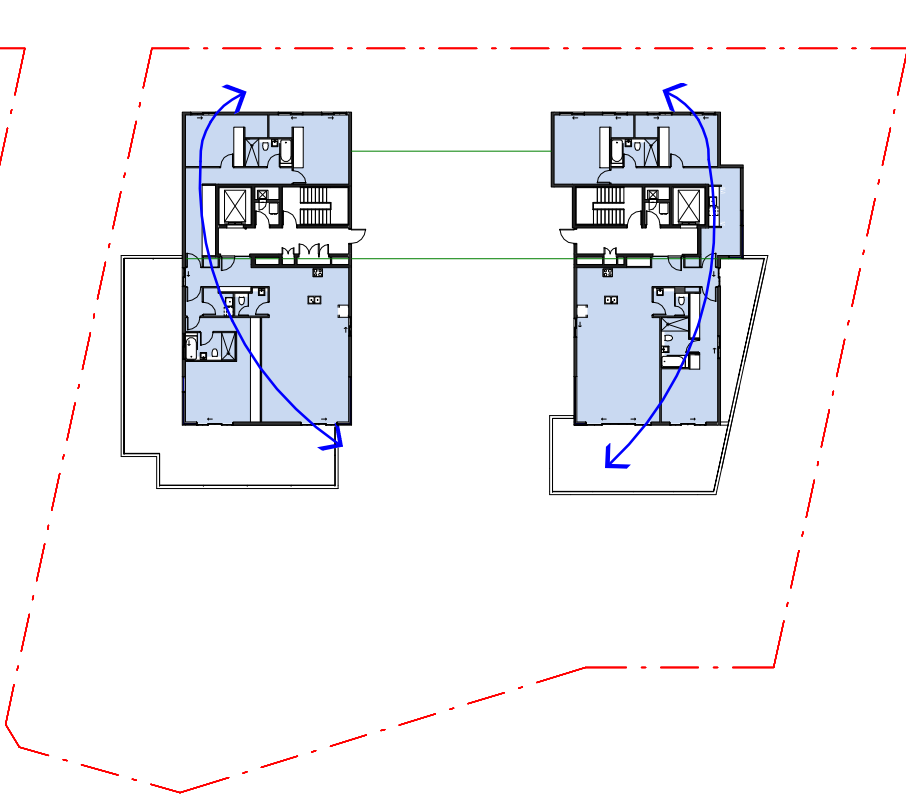
5 VENTILATION DIAGRAM - LEVEL 5



2 VENTILATION DIAGRAM - LEVEL 2



4 VENTILATION DIAGRAM - LEVEL 4



6 VENTILATION DIAGRAM - LEVEL 6

1 : 500



1 PHOTOMONTAGE - VIEW ON THE ESPLANADE

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A	23.11.15	Modification Submission

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47-50 THE ESPLANADE ETTALONG BEACH
Drawing Title
PHOTOMONTAGE

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 710	A
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PY	ZC	NOV 2015



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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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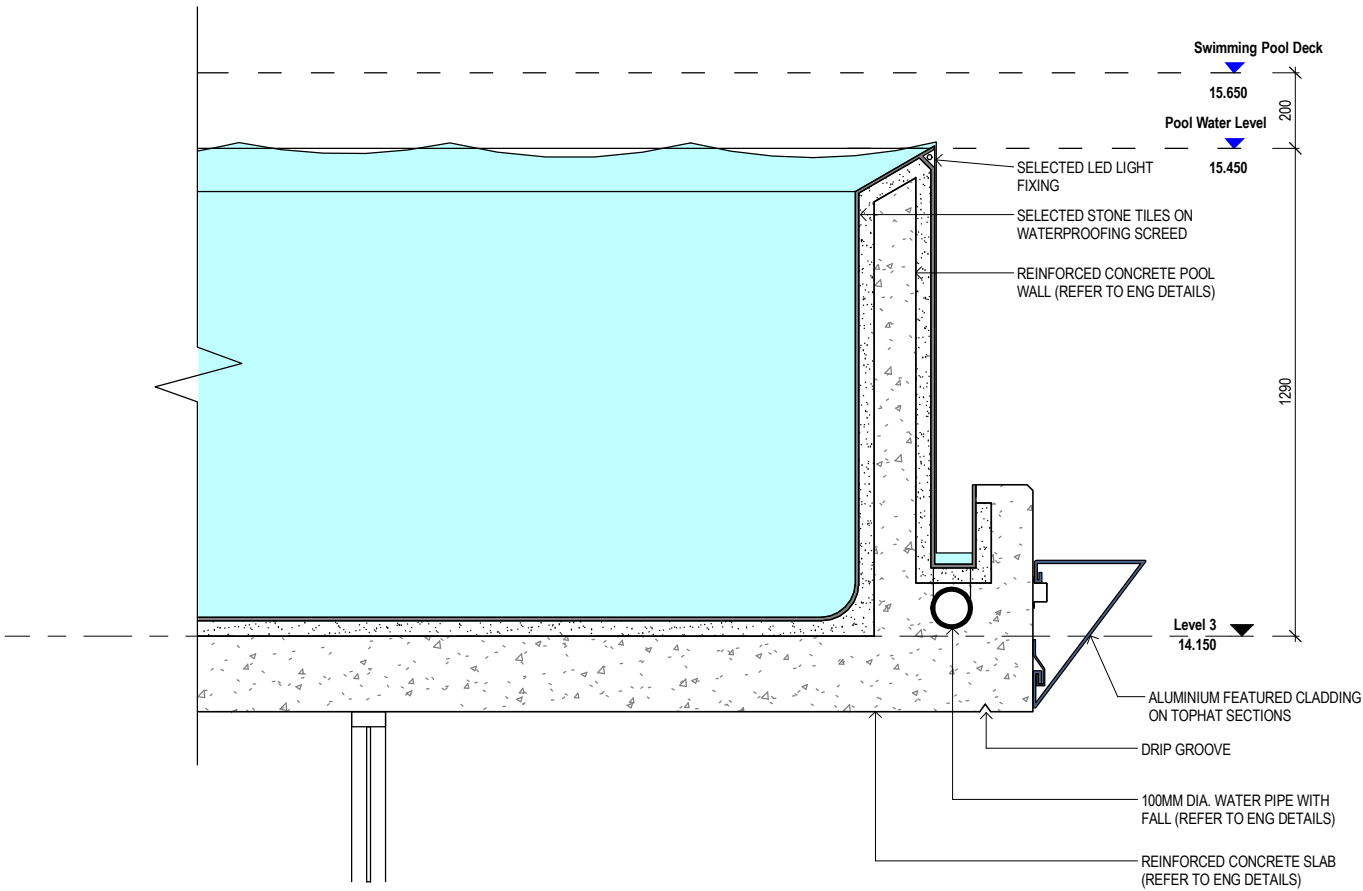
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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

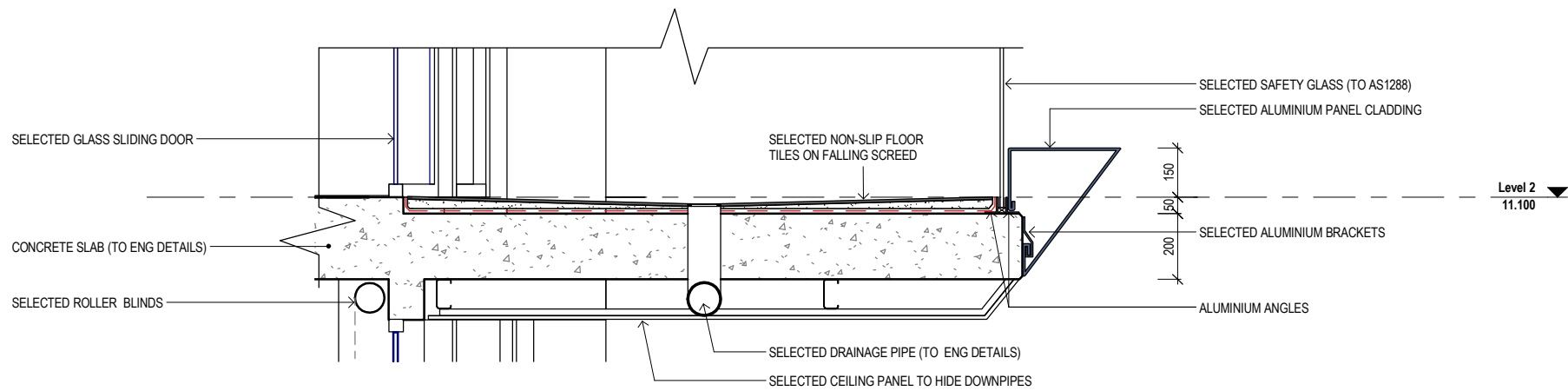
Drawing Title
FINISHES SCHEDULE

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



1 EDGE POOL DETAIL

1 : 20



2 BALCONY DETAIL

1 : 20

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A	23.11.15	Modification Submission

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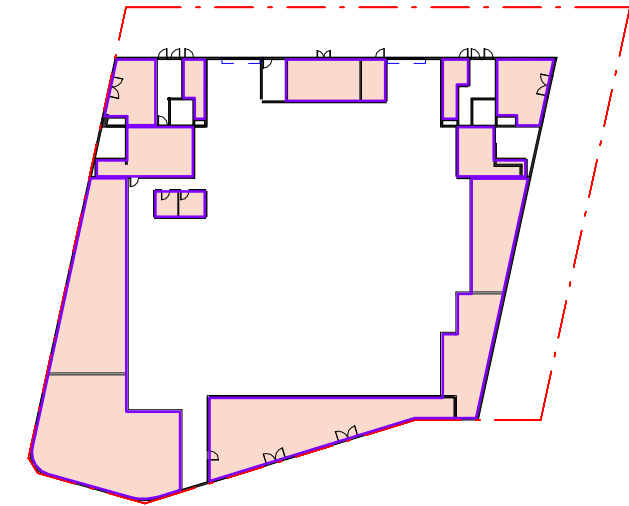
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

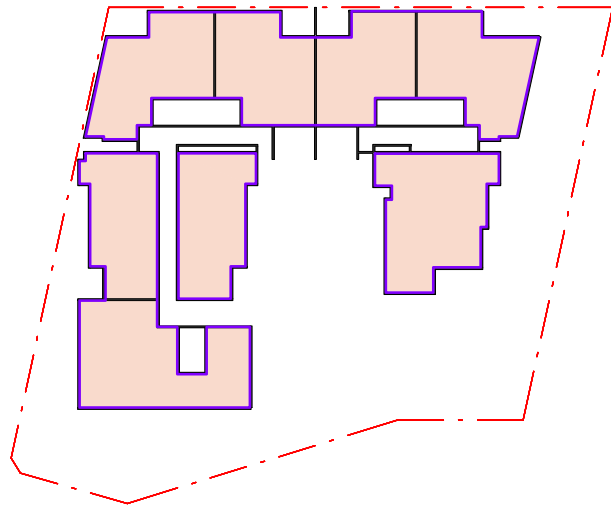
DETAIL SHEET

DA SUBMISSION

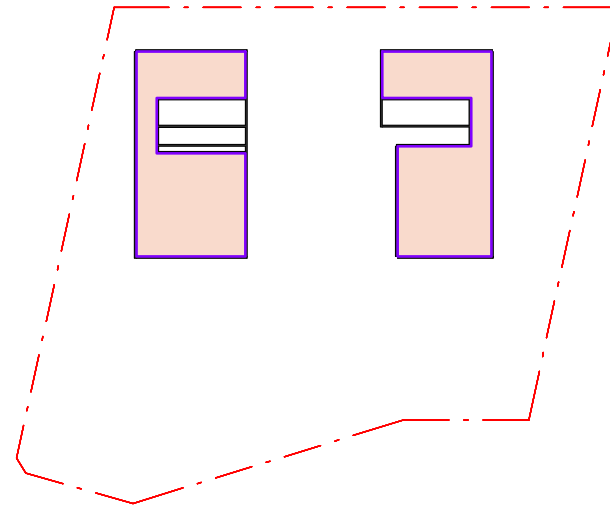
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J15304	DA 731	A
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PY	ZC	NOV 2015



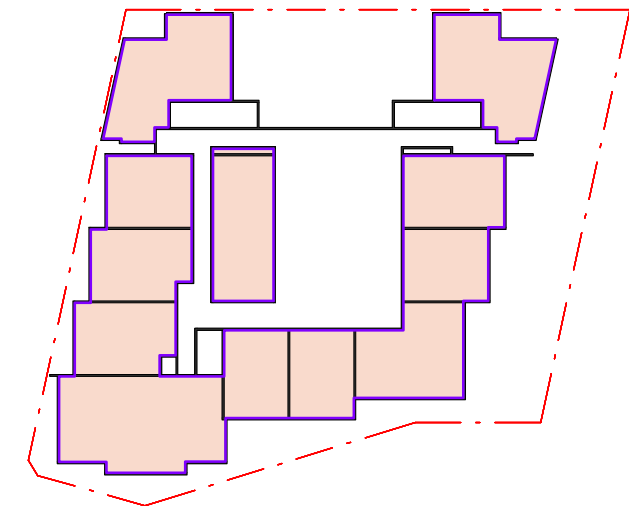
G Ground Level
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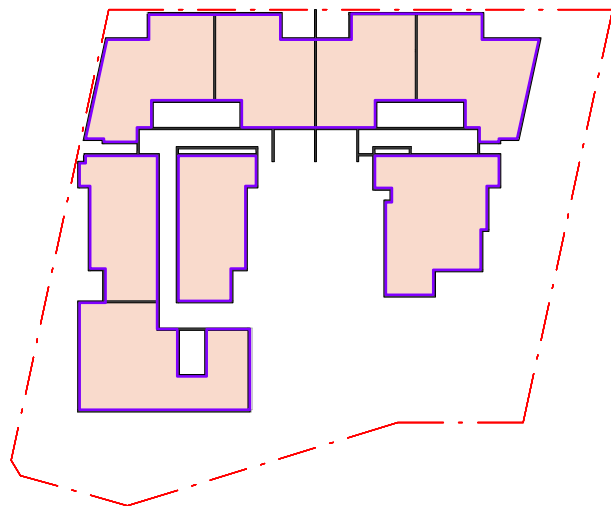
3 Level 3
1 : 750



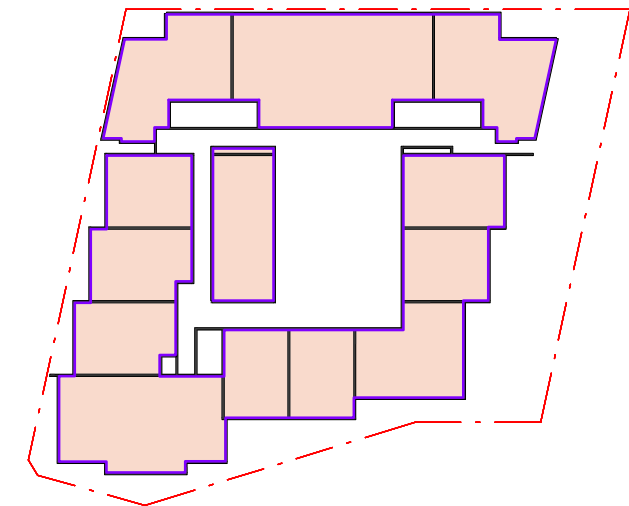
6 Level 6
1 : 750



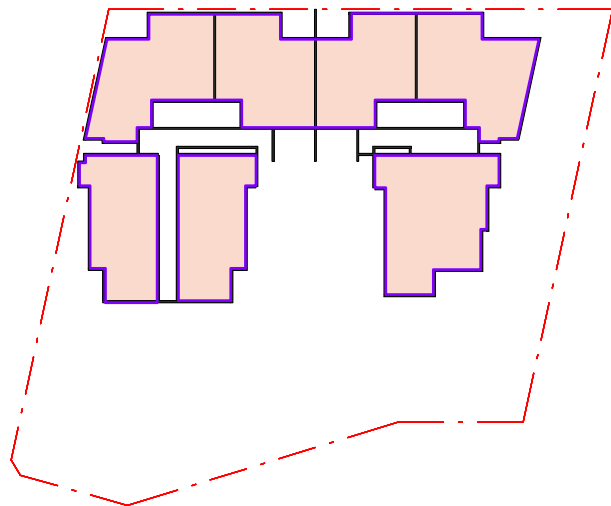
1 Level 1
1 : 750



4 Level 4
1 : 750



2 Level 2
1 : 750



5 Level 5
1 : 750

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AREA CALCULATIONS - FLOOR SPACE RATIO

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

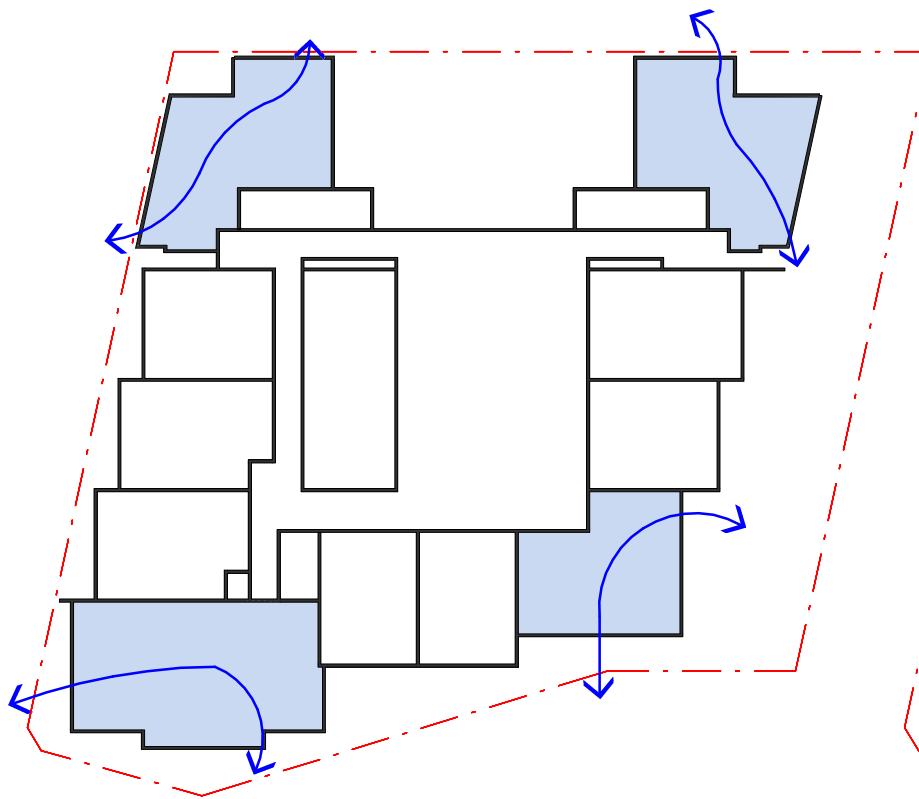
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P1	29.10.15	Preliminary Issue for meeting
Rev.	Date	Description
Scale	0	5 10 15 20
m	1:500	

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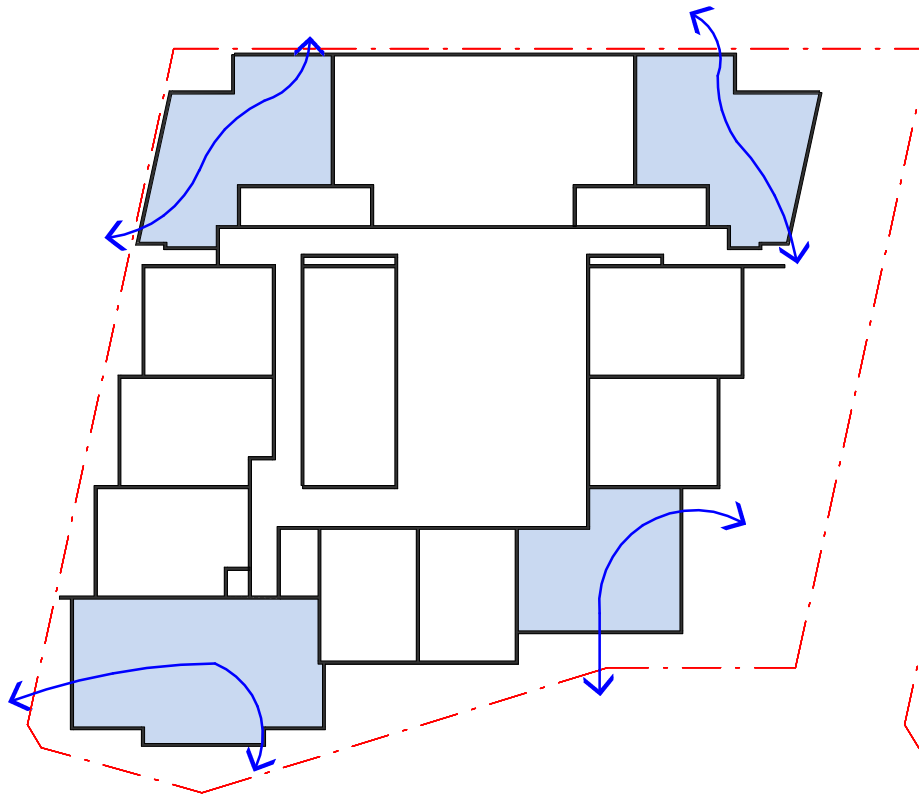
Project
PROPOSED MIXED USE DEVELOPMENT

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

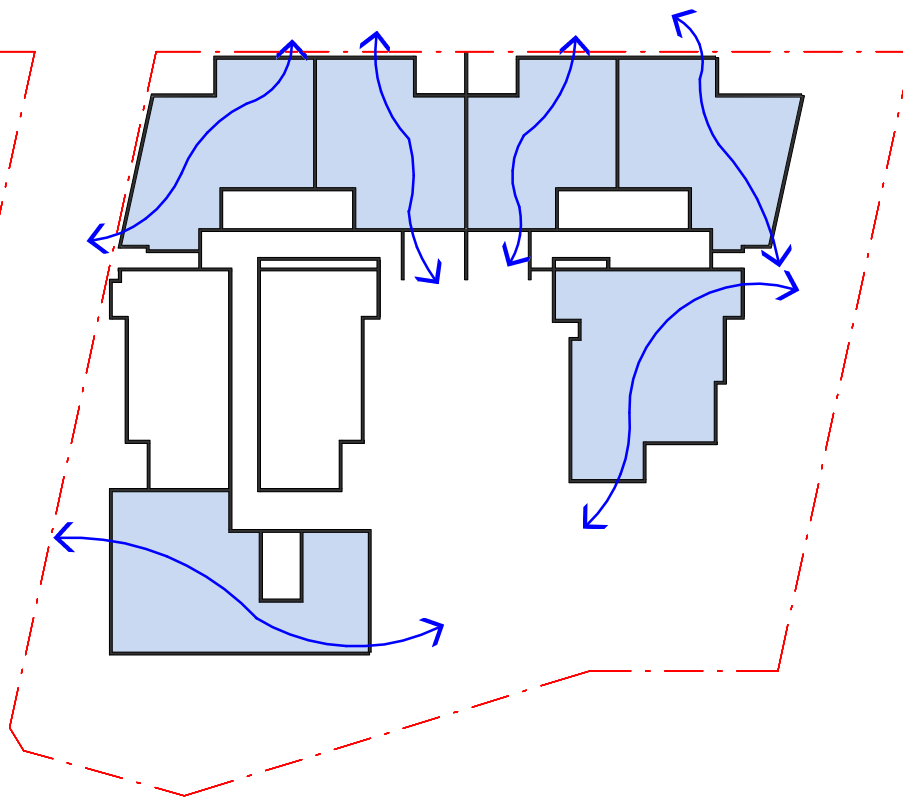
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 1100	A
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SM	ZC	NOV 2015



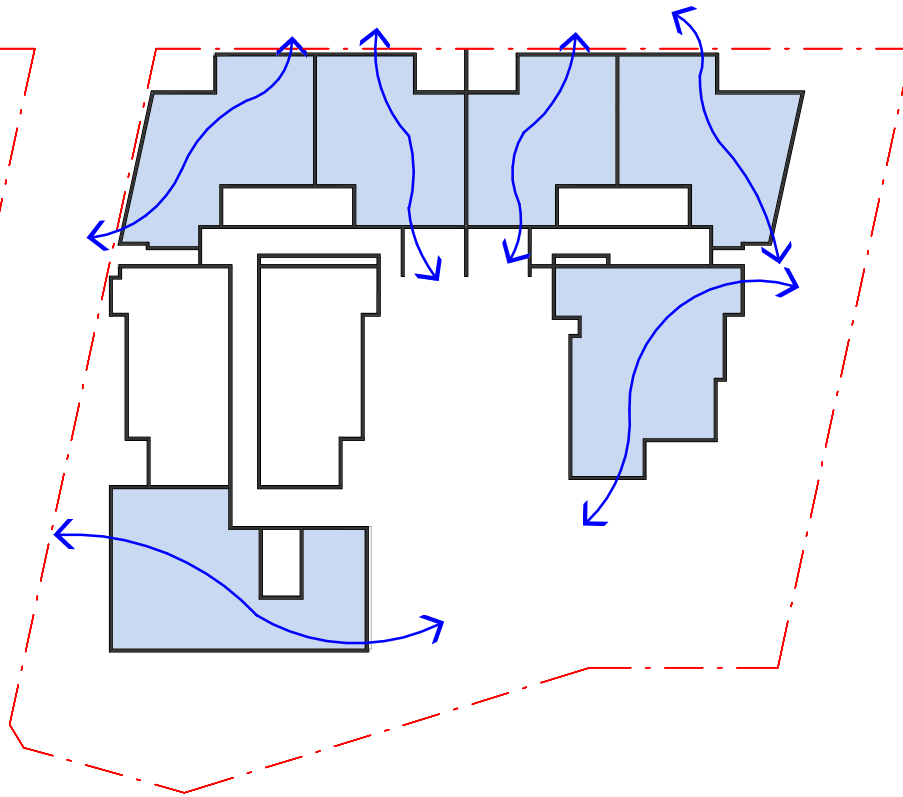
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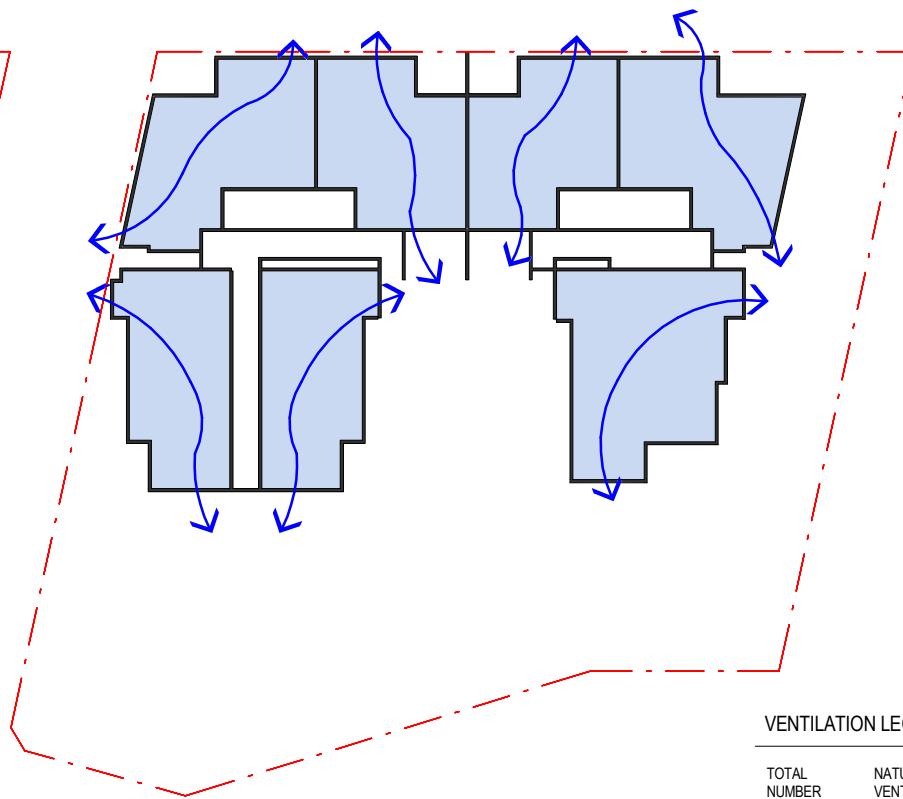
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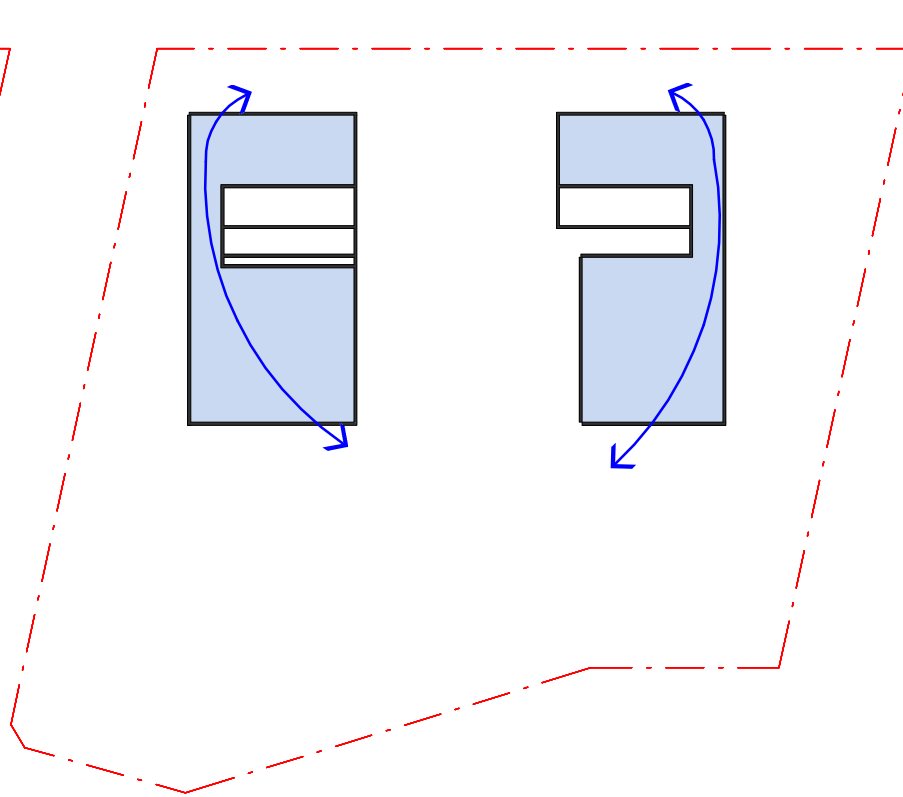
3 VENTILATION DIAGRAM-APPROVED-DA-Level 3
1 : 500



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



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



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

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

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

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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
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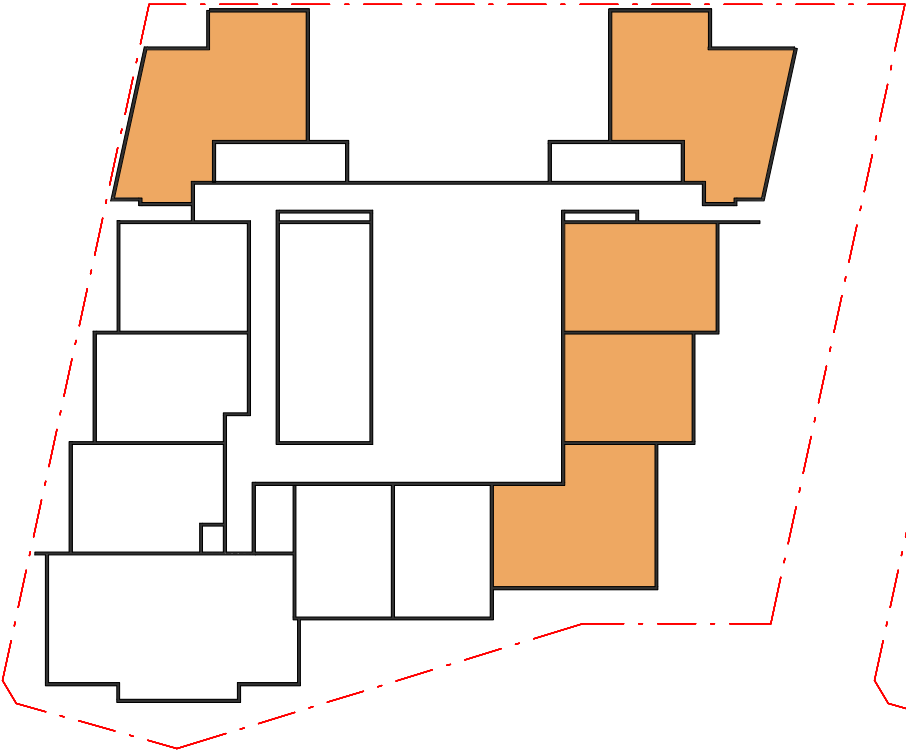
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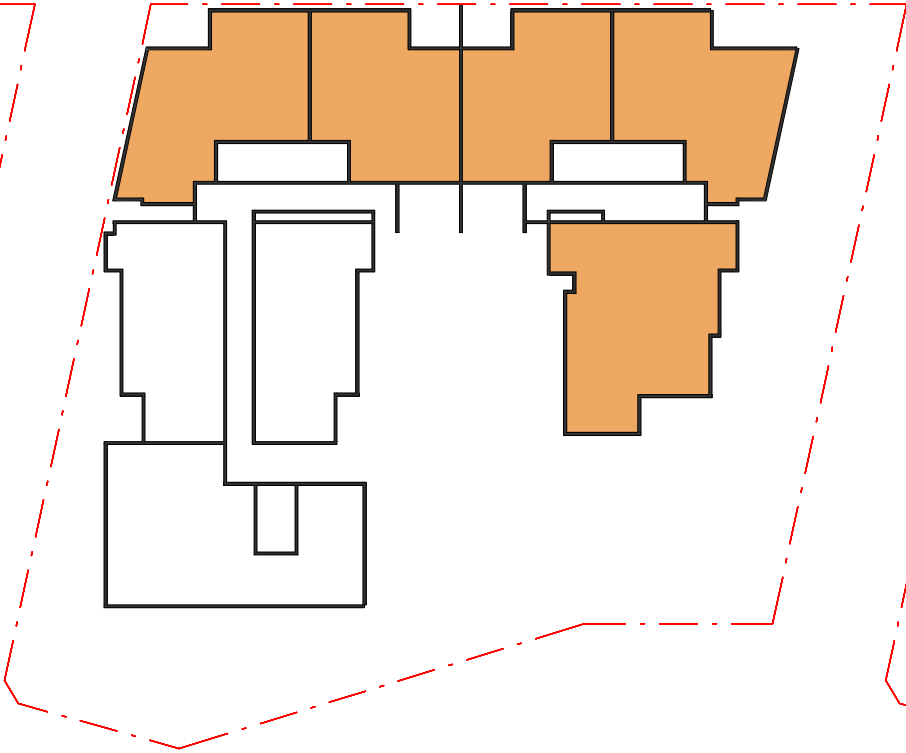
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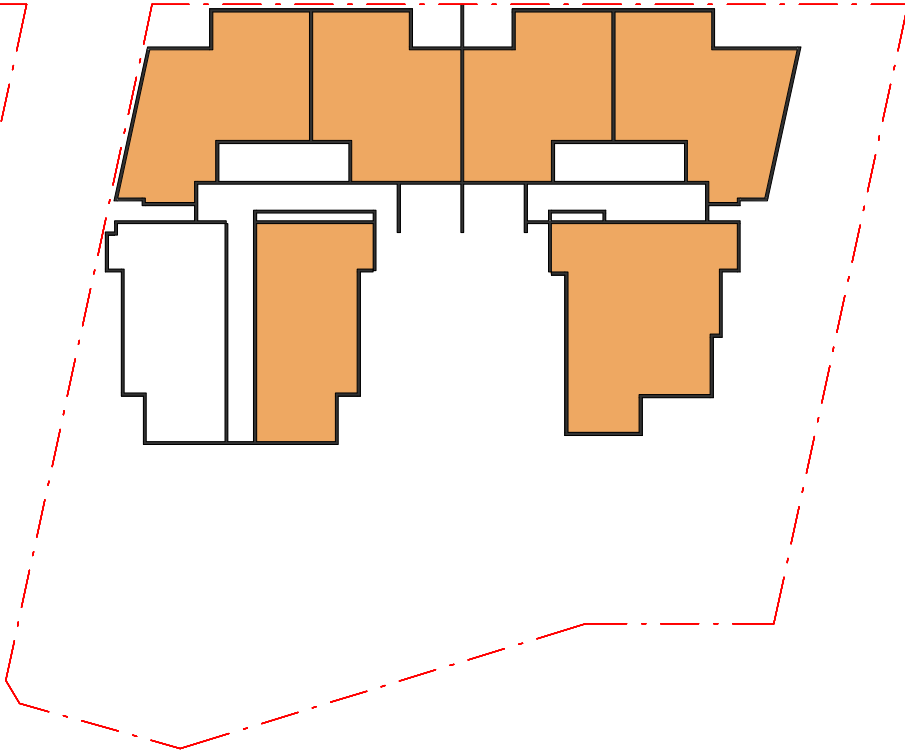




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1 : 500



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

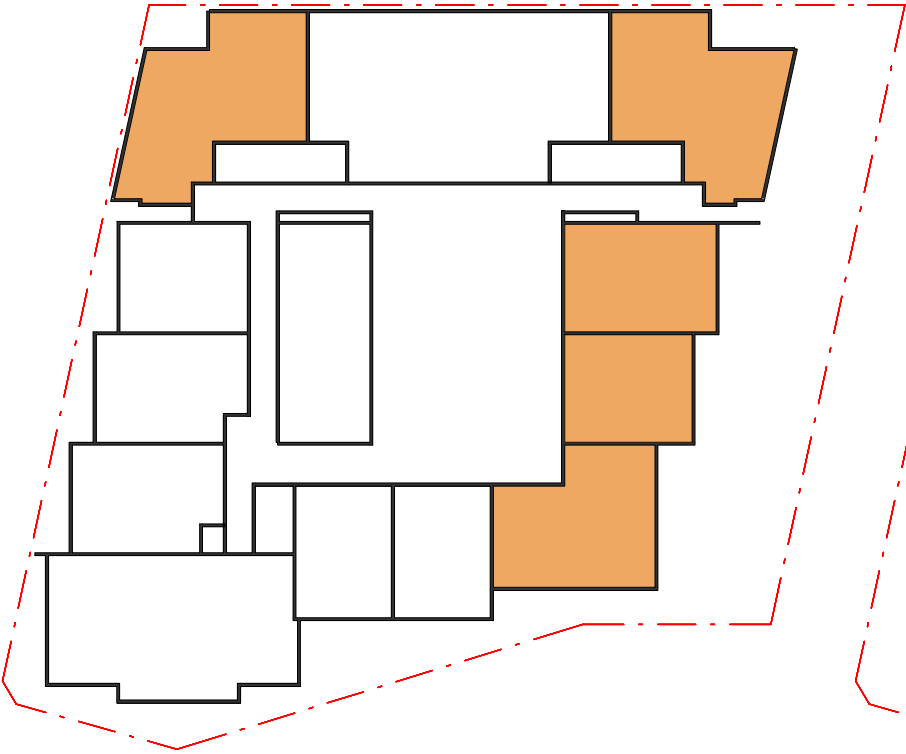


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1 : 500

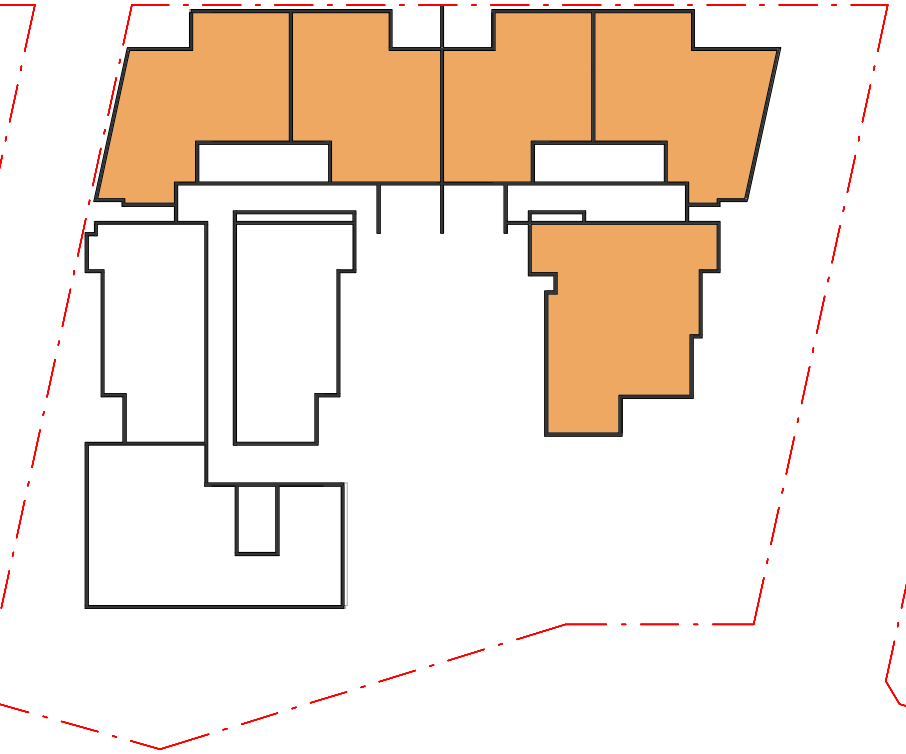
SOLAR ACCESS LEGEND

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

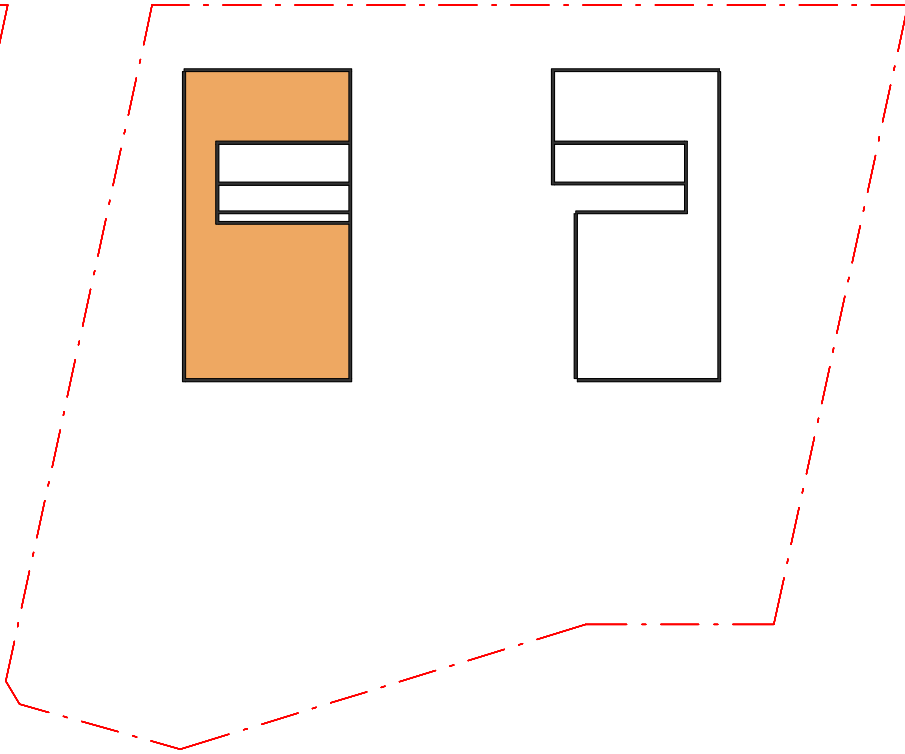
APARTMENTS / BALCONIES RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm



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

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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
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SM	ZC	NOV 2015