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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

#### SHADOW AREA SCHEDULE - WINTER SOLSTICE

	PREVIOUS APPROVED	PROPOSED
9AM - 21 JUNE	2155 m <sup>2</sup>	2223m <sup>2</sup>
12PM - 21 JUNE	762m <sup>2</sup>	823m <sup>2</sup>
3PM - 21 JUNE	3452m <sup>2</sup>	3522m <sup>2</sup>

C	05.02.16	DA amendment
B	23.12.15	Additional Information Submission
A	23.11.15	Modification Submission
Rev.	Date	Description

NOT TO SCALE

Project Architect

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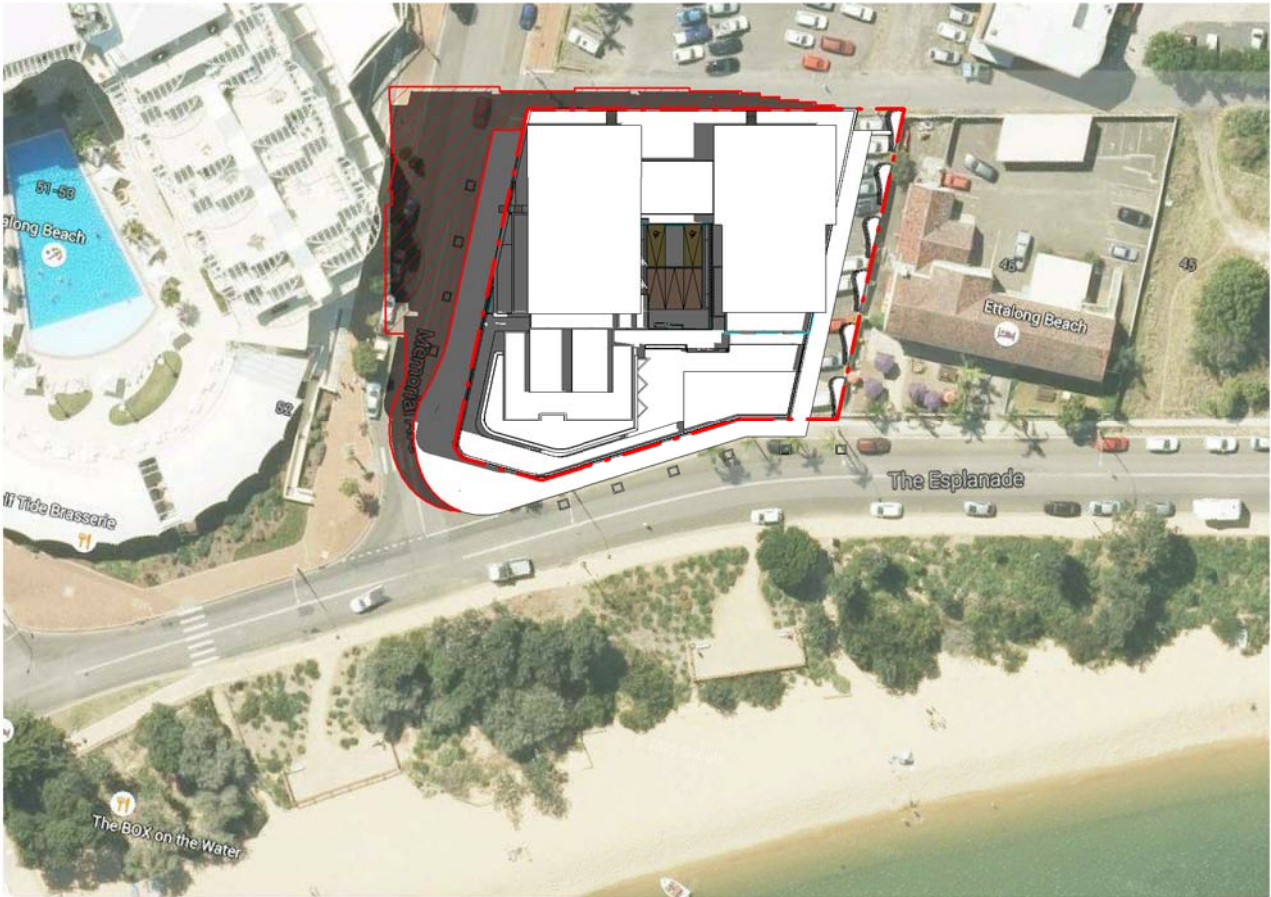
Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**SHADOW DIAGRAMS -  
WINTER SOLSTICE**

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





1 SHADOW DIAGRAM - 09am, 22 DEC

3 SHADOW DIAGRAM - 15pm, 22 DEC



2 SHADOW DIAGRAM - 12PM, 22 DEC

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SHADOW DIAGRAM LEGEND

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

C	05.02.16	DA amendment
Rev.	Date	Description

SHADOW AREA SCHEDULE - SUMMER SOLSTICE

	PREVIOUS APPROVED	PROPOSED
9AM - 22 DEC	564 m <sup>2</sup>	569m <sup>2</sup>
12PM - 22 DEC	37m <sup>2</sup>	37m <sup>2</sup>
3PM - 22 DEC	700m <sup>2</sup>	729m <sup>2</sup>

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**SHADOW DIAGRAM -  
SUMMER SOLSTICE**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15304	DA 601	C

Drawn by	Checked by	Date
PY	ZC	NOV 2015

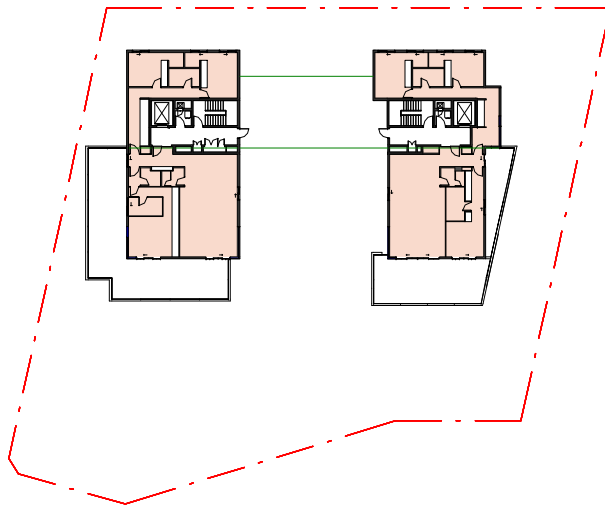




G Ground Level



3 Level 3



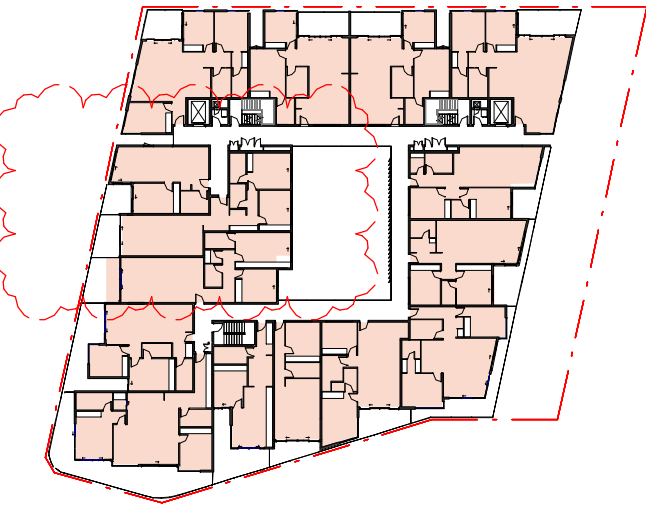
6 Level 6



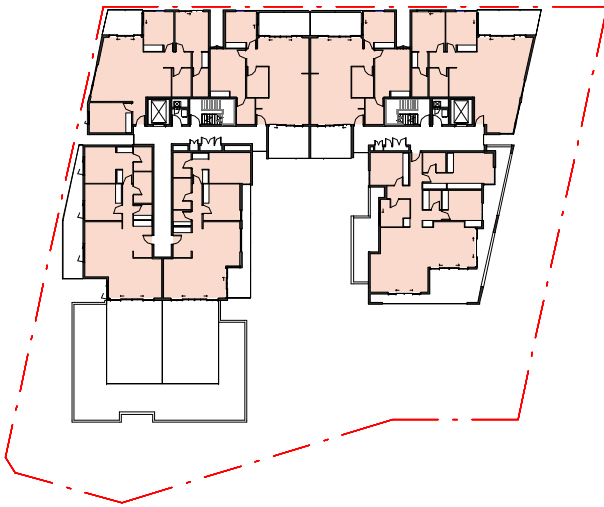
1 Level 1



4 Level 4



2 Level 2



5 Level 5

PROPOSED GFA CALCULATION

Level	Area
Ground Level	621.55 m <sup>2</sup>
Level 1	1232.45 m <sup>2</sup>
Level 2	1234.53 m <sup>2</sup>
Level 3	900.47 m <sup>2</sup>
Level 4	911.32 m <sup>2</sup>
Level 5	698.32 m <sup>2</sup>
Level 6	333.38 m <sup>2</sup>
Grand total	5932.04 m <sup>2</sup>

AREA CALCULATIONS - FLOOR SPACE RATIO

SITE AREA	2232m <sup>2</sup>
PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m <sup>2</sup>
CURRENT APPLICATION FLOOR SPACE RATIO	2.65:1
CURRENT APPLICATION GFA	5932.04m <sup>2</sup>
PREVIOUS APPROVED FLOOR SPACE RATIO	2.5:1
PREVIOUS APPROVED GFA	5593m <sup>2</sup>

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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	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

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1 SOLAR ACCESS - LEVEL 1



3 SOLAR ACCESS - LEVEL 3



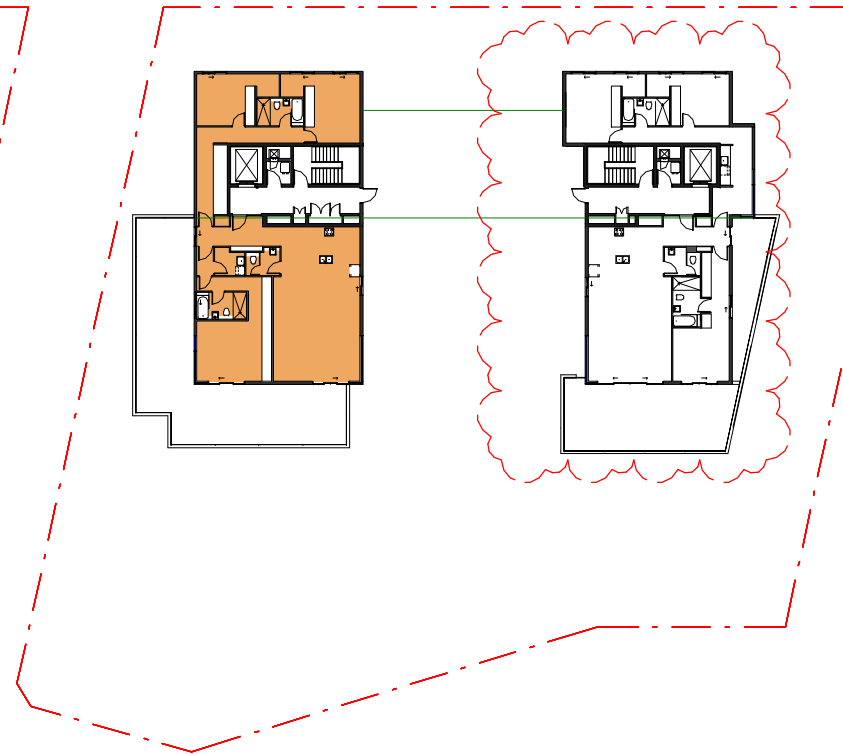
5 SOLAR ACCESS - LEVEL 5



2 SOLAR ACCESS - LEVEL 2



4 SOLAR ACCESS - LEVEL 4



6 SOLAR ACCESS - LEVEL 6

1 : 500

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ET TALONG BEACH

Drawing Title  
**SOLAR ACCESS PLAN  
(2 HOURS)**


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

**SOLAR ACCESS LEGEND (APPROVED DA)**

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

**SOLAR ACCESS LEGEND (PROPOSED BUILDING)**

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	NA	37 UNITS (62%)

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



REFERENCES

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VENTILATION LEGEND

TOTAL NUMBER OF UNITS	NATURAL CROSS VENTILATED UNITS	PERCENTAGE %
59	49	83%



NATURAL CROSS VENTILATED APARTMENTS



NATURAL CROSS VENTILATED APARTMENTS



NATURAL CROSS VENTILATED CORRIDOR

C	05.02.16	DA amendment
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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ET TALONG BEACH  
Drawing Title  
**VENTILATION DIAGRAMS**

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

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

1 : 500





1 SOLAR ACCESS (3 HOURS) - LEVEL 1



3 SOLAR ACCESS (3 HOURS) - LEVEL 3



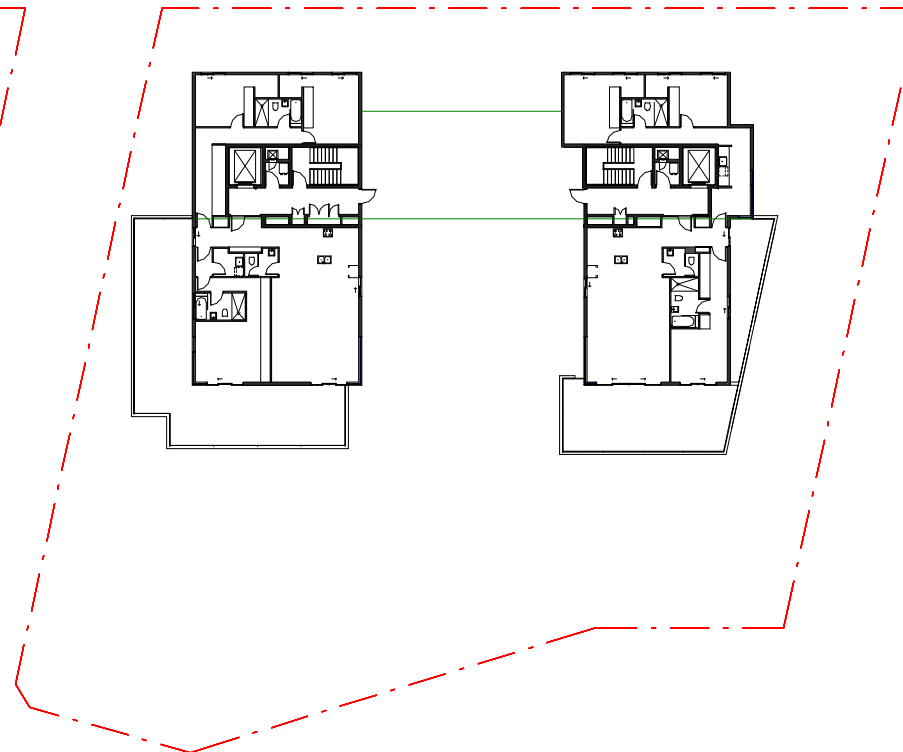
5 SOLAR ACCESS (3 HOURS) - LEVEL 5



2 SOLAR ACCESS (3 HOURS) - LEVEL 2



4 SOLAR ACCESS (3 HOURS) - LEVEL 4



6 SOLAR ACCESS (3 HOURS) - LEVEL 6

**SOLAR ACCESS LEGEND (APPROVED DA)**  
REF TO SHEET DA1103

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	31.5 UNITS (70%)	16 UNITS (35%)

**SOLAR ACCESS LEGEND (PROPOSED BUILDING)**  
REF TO SHEET DA703

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	41.3 UNITS (70%)	25 UNITS (42%)

**SOLAR ACCESS LEGEND (APPROVED DA) - NO DIRECT SUNLIGHT**  
REF TO SHEET DA1103

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	< 6.75 UNITS (15%)	5 UNITS (11%)

**SOLAR ACCESS LEGEND (PROPOSED BUILDING) - NO DIRECT SUNLIGHT**  
REF TO SHEET DA703

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	< 8.85 UNITS (15%)	8 UNITS (13.5%)

LEGENDS:

	LIVING ROOMS / BALCONIES RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
	LIVING ROOMS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm

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Rev.	Date	Description
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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ET TALONG BEACH

Drawing Title  
**SOLAR ACCESS PLAN  
(3 HOURS)**

**DA SUBMISSION**

Job no.	Drawing no.	Rev.
J15304	DA 703	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015





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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**3D VIEWS  
(SHEET 1)**

Job no.	Drawing no.	Rev.
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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
3D VIEWS  
(SHEET 2)

DA SUBMISSION

Job no.	Drawing no.	Rev.
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Drawn by	Checked by	Date
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1 PHOTOMONTAGE - VIEW ON THE ESPLANADE

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C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description

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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**PHOTOMONTAGE**

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C	05.02.16	DA amendment
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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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**FINISHES SCHEDULE**

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## NOTES

Swimming Pool Deck

15.650

Pool Water Level

15.450

200

1290

Level 3

14.150

SELECTED LED LIGHT FIXING

SELECTED STONE TILES ON WATERPROOFING SCREED

REINFORCED CONCRETE POOL WALL (REFER TO ENG DETAILS)

ALUMINIUM FEATURED CLADDING ON TOPHAT SECTIONS

DRIP GROOVE

100MM DIA. WATER PIPE WITH FALL (REFER TO ENG DETAILS)

REINFORCED CONCRETE SLAB (REFER TO ENG DETAILS)

1 : 20

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PROPOSED MIXED USE DEVELOPMENT

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C:\Users\Architect10\Documents\U15304 47-50 The Esplanade Ettalong Beach Town Centre (Additional information) 160122\_architect10.rvt

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1 PHOTOMONTAGE - VIEW ON THE ESPLANADE - PROPOSED



2 PHOTOMONTAGE - VIEW ON THE ESPLANADE - AS APPROVED

C	05.02.16	DA amendment
B	23.12.15	Additional Information Submission
Rev.	Date	Description

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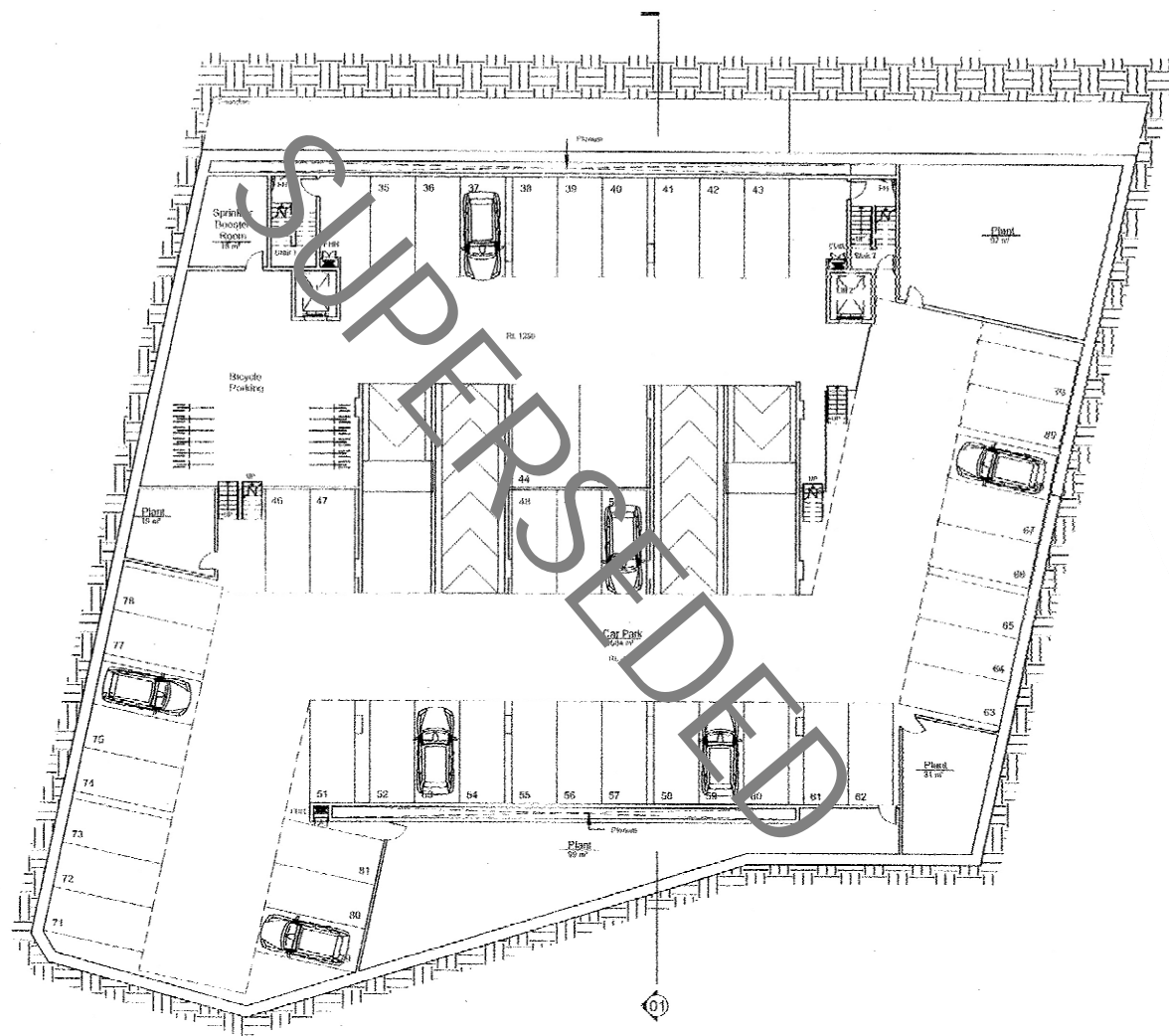
Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

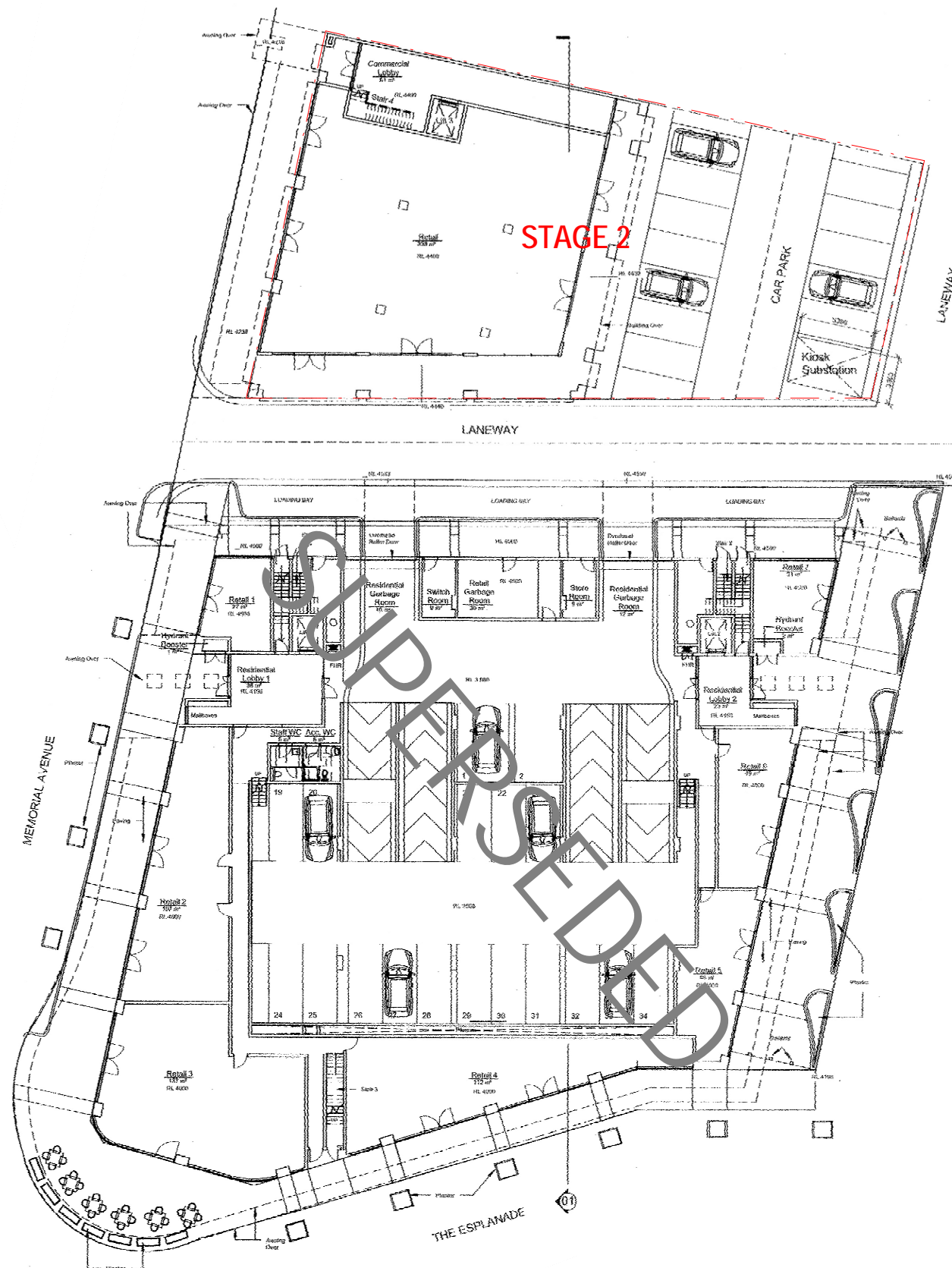
Drawing Title  
**MONTAGES COMPARISON SHEET**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 740	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015



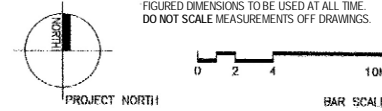


01 BASEMENT LEVEL 1 1:2000



02 GROUND LEVEL 1:2000

REFERENCES  
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STAGE 2 NOTE: UNCHANGED FROM APPROVAL REF NO. MP09-0121 24TH NOVEMBER 2010

C	05.02.16	DA amendment		
Rev.	Date	Description		
Scale	5	10	15	20
m	1:500			
0				

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**STAGE 2 BASEMENT 1 & GROUND FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 800	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REFERENCES

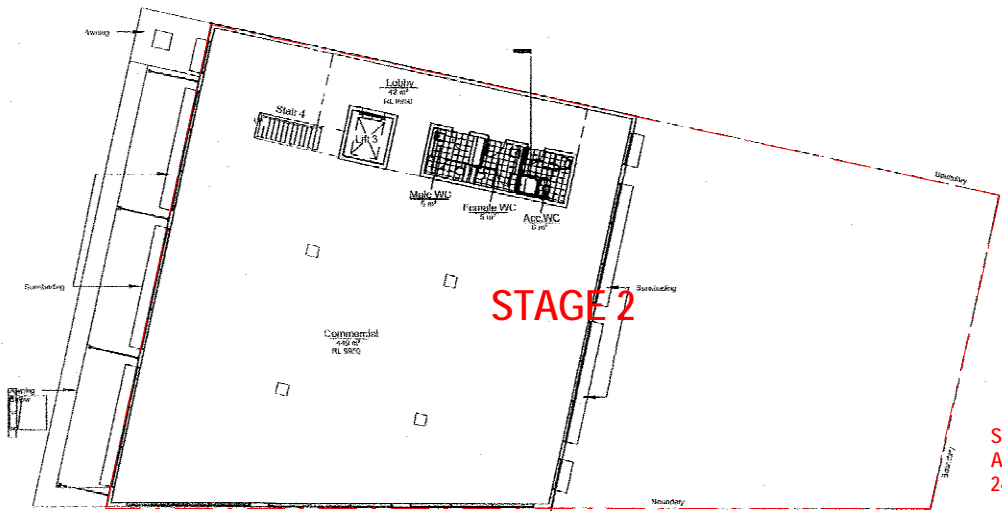
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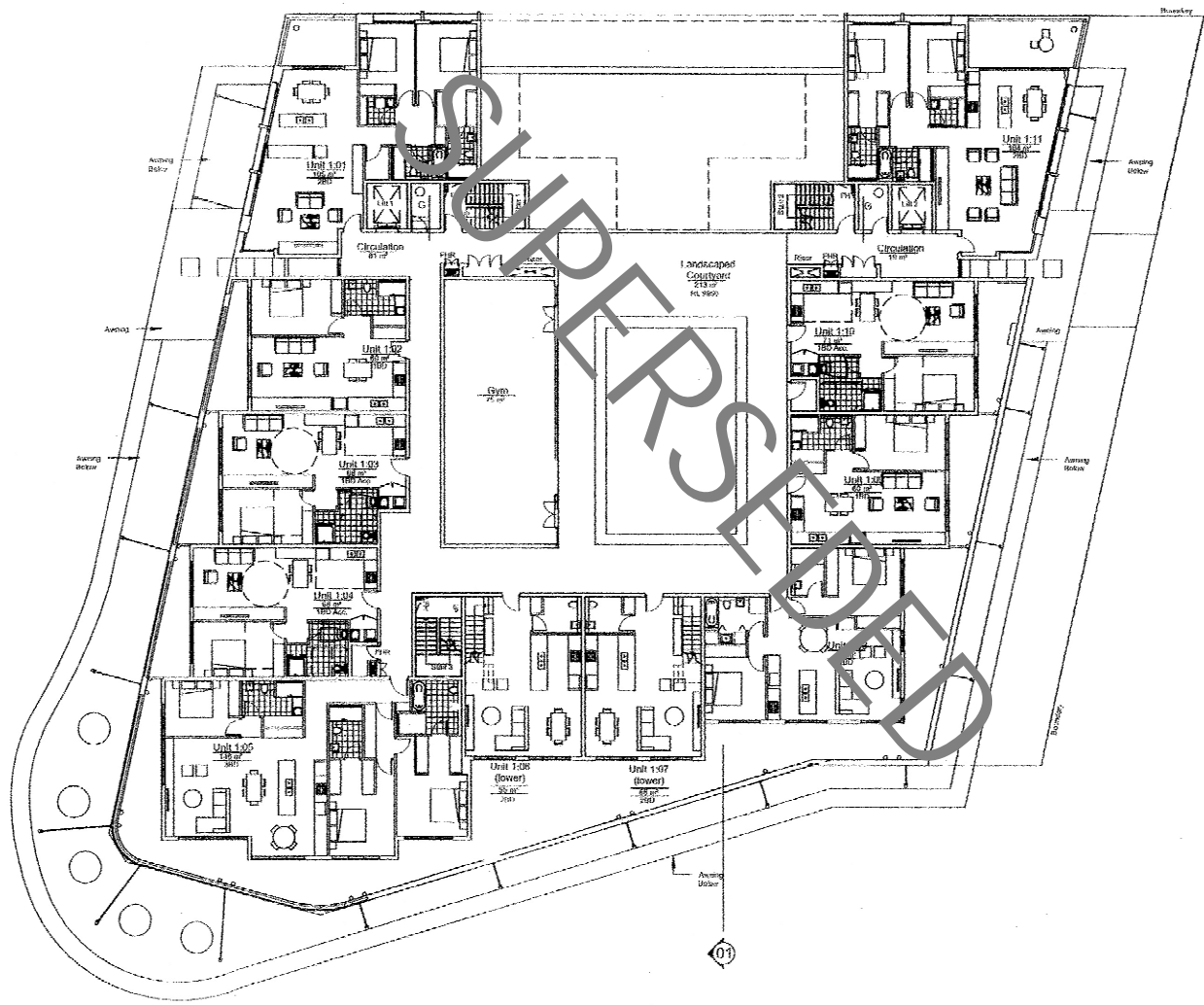
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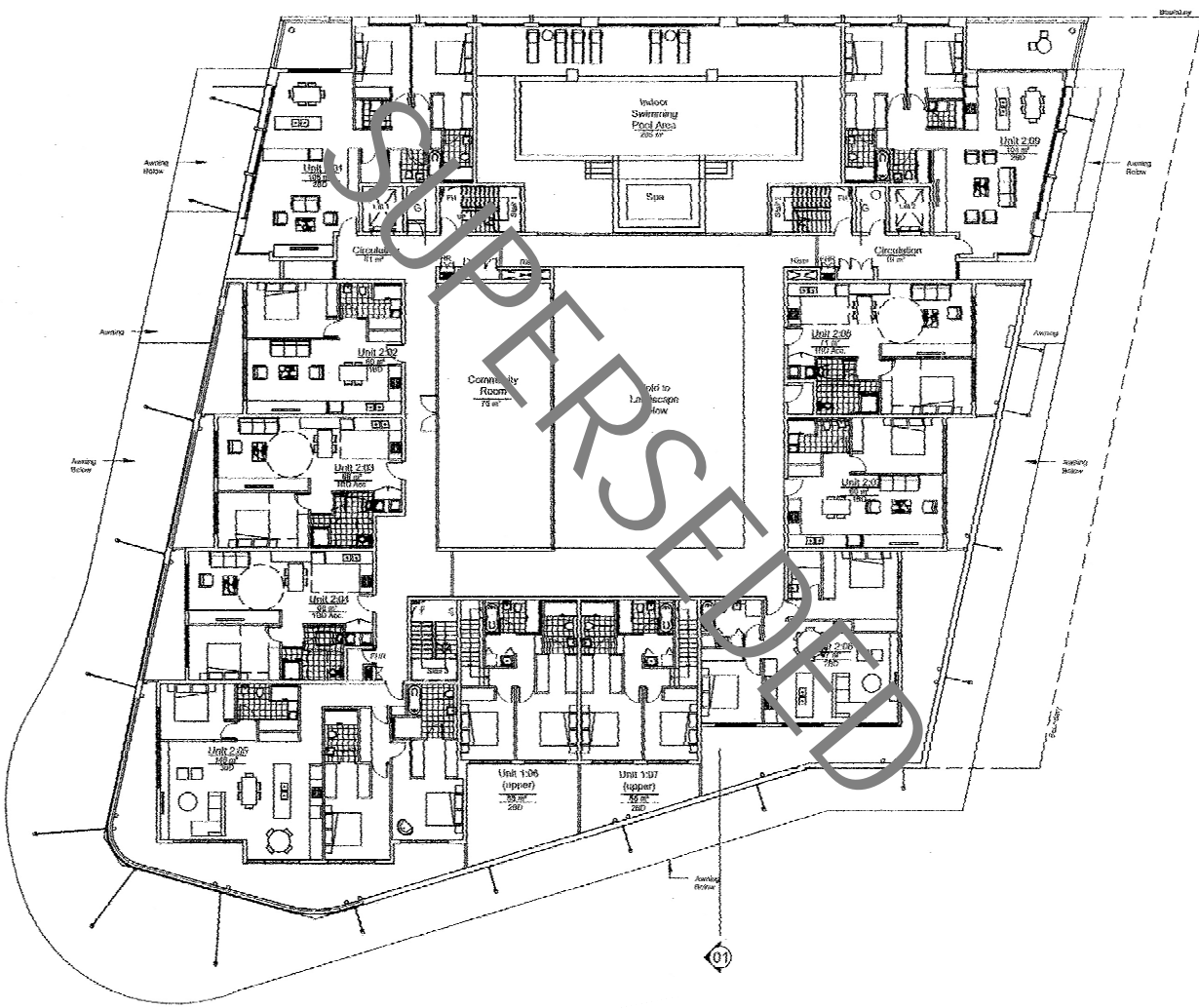
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STAGE 2 NOTE: UNCHANGED FROM APPROVAL REF NO. MP09-0121 24TH NOVEMBER 2010



01 LEVEL 1 1:2000A1



02 LEVEL 2 1:2000A1

C	05.02.16	DA amendment
Rev.	Date	Description
Scale	5	10
m	15	20
0	1:500	

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**STAGE 2 LEVEL 1 & 2  
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 801	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015



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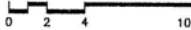
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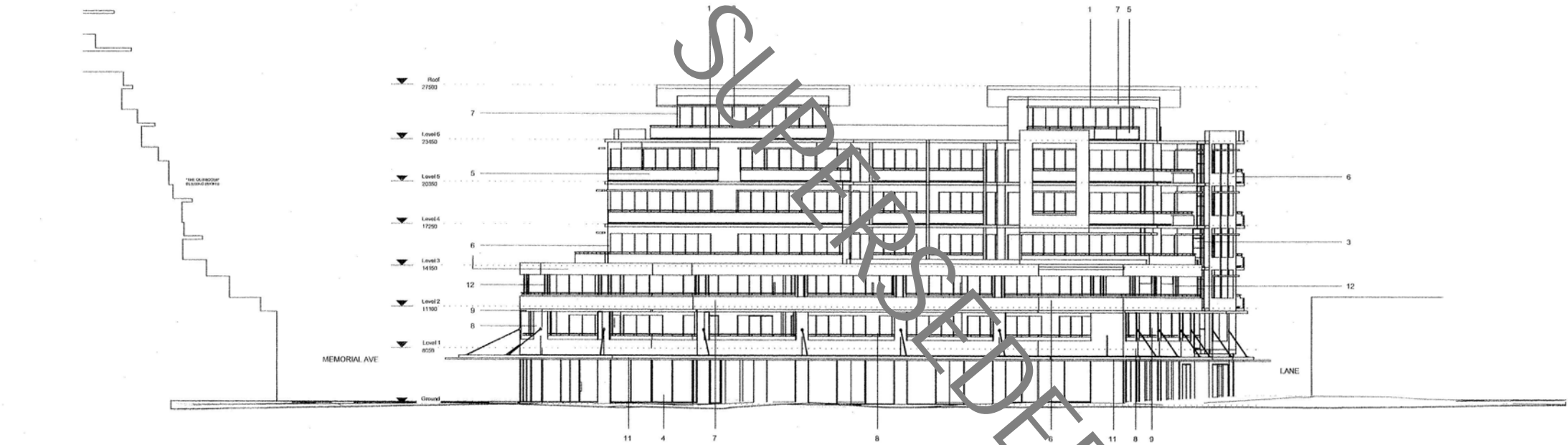
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BAR SCALE

FINISHES SCHEDULE

1. PRE-FINISHED METAL COMPOSITE PANELS
2. POWDER COATED ALUMINIUM LOUVRES
3. POWDER COATED ALUMINIUM FRAMED GLAZING
4. CLEAR GLAZING
5. GLASS BALUSTRADES
6. PAINT FINISH TO MASONRY/CONCRETE - TYPE 1
7. PAINT FINISH TO MASONRY/CONCRETE - TYPE 2
8. PAINT FINISH TO MASONRY/CONCRETE - TYPE 3
9. PAINT FINISH TO MASONRY/CONCRETE - TYPE 4
10. POWDER COATED ALUMINIUM SCREENS
11. AWNING
12. ALUMINIUM CLAD COLUMN
13. ROLLER SHUTTER DOOR

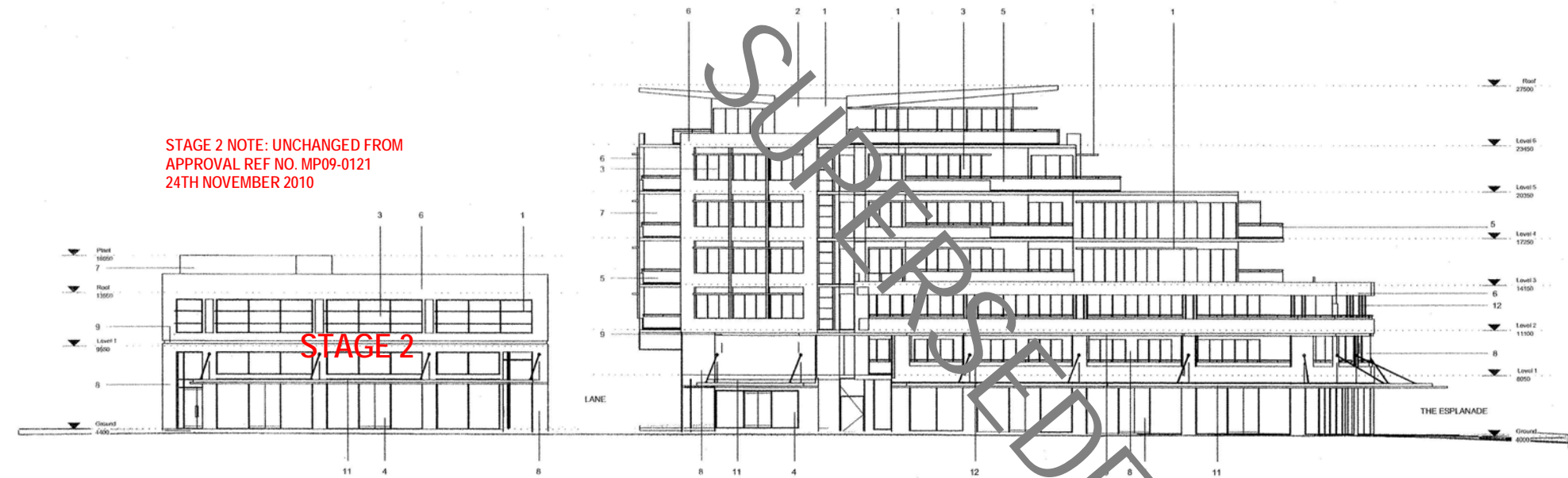


01 South Elevation 1:200DA1

Rev.	Date	Description
C	05.02.16	DA amendment

Scale  
m 5 10 15 20  
0 1:500

STAGE 2 NOTE: UNCHANGED FROM APPROVAL REF NO. MP09-0121 24TH NOVEMBER 2010



02 West Elevation 1:200DA1

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47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
STAGE 2 - WEST ELEVATION

Job no.	Drawing no.	Rev.
J15304	DA 802	C

Drawn by  
PY

Checked by  
ZC

Date  
NOV 2015



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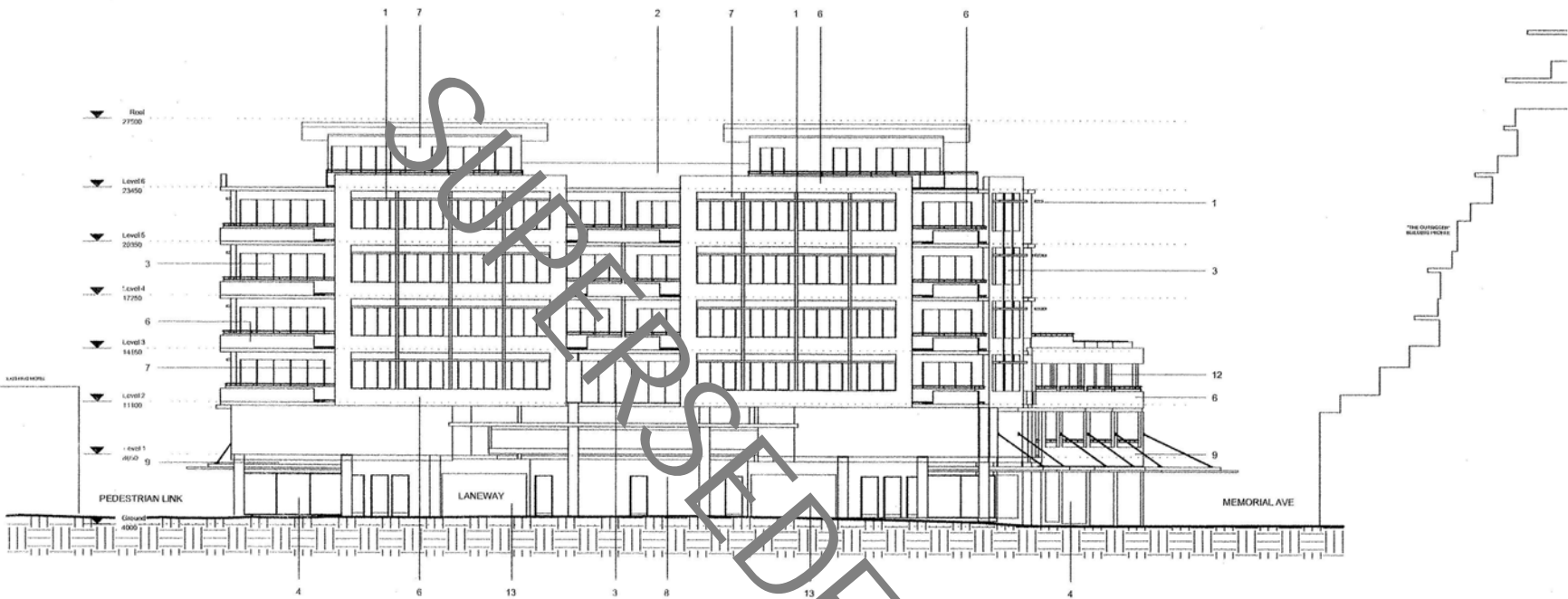
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FINISHES SCHEDULE

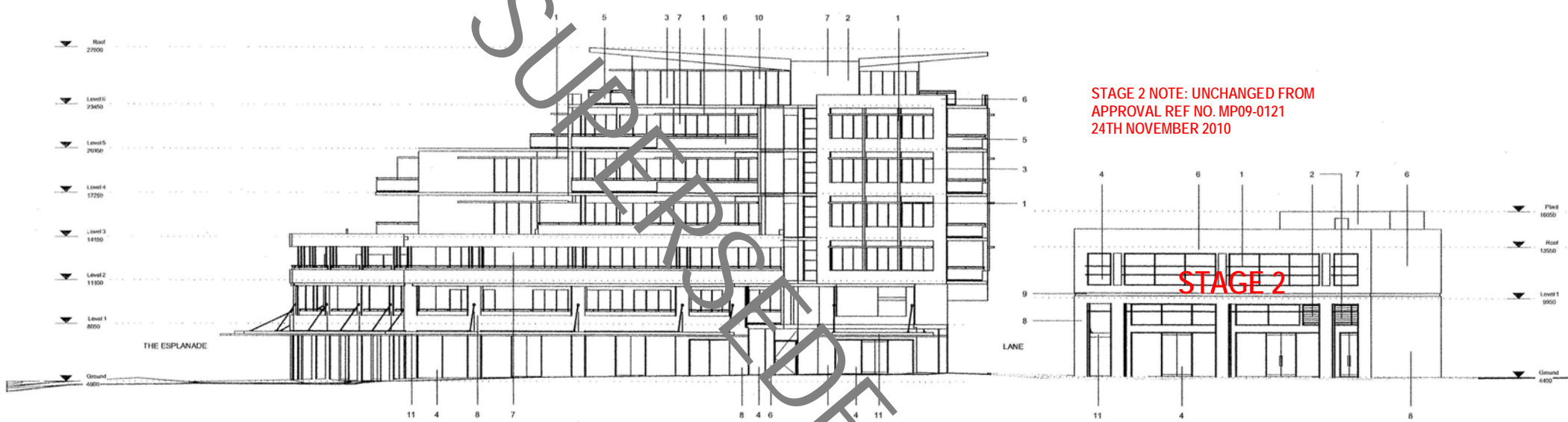
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2. POWDER COATED ALUMINIUM LOUVRES
3. POWDER COATED ALUMINIUM FRAMED GLAZING
4. CLEAR GLAZING
5. GLASS BALUSTRADES
6. PAINT FINISH TO MASONRY/CONCRETE - TYPE 1
7. PAINT FINISH TO MASONRY/CONCRETE - TYPE 2
8. PAINT FINISH TO MASONRY/CONCRETE - TYPE 3
9. PAINT FINISH TO MASONRY/CONCRETE - TYPE 4
10. POWDER COATED ALUMINIUM SCREENS
11. AWNING
12. ALUMINIUM CLAD COLUMN
13. ROLLER SHUTTER DOOR



01 North Elevation 1:200@A1

Rev.	Date	Description
C	05.02.16	DA amendment

Scale  
m 0 5 10 15 20  
1:500



STAGE 2 NOTE: UNCHANGED FROM  
APPROVAL REF NO. MP09-0121  
24TH NOVEMBER 2010

02 East Elevation 1:200@A1

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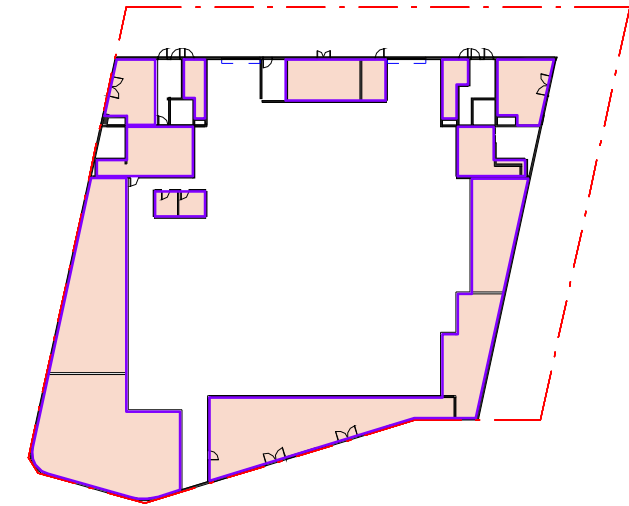
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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

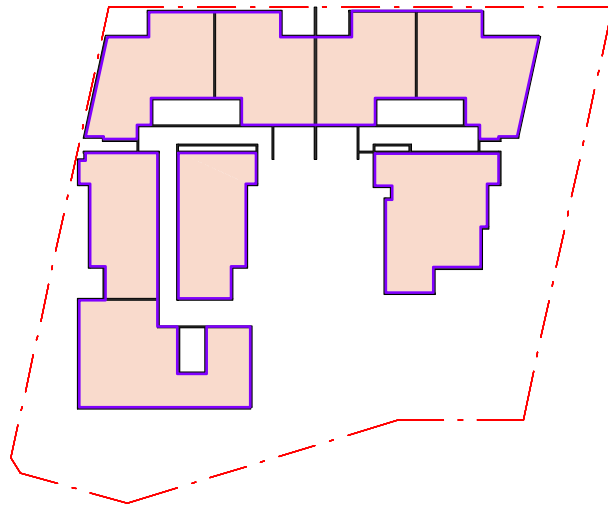
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DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 803	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

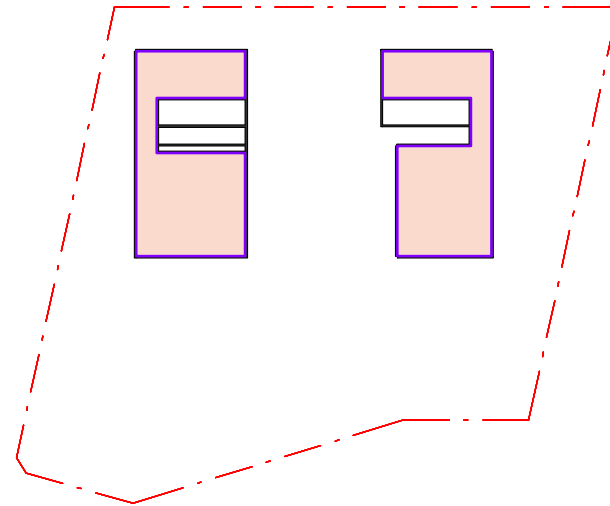




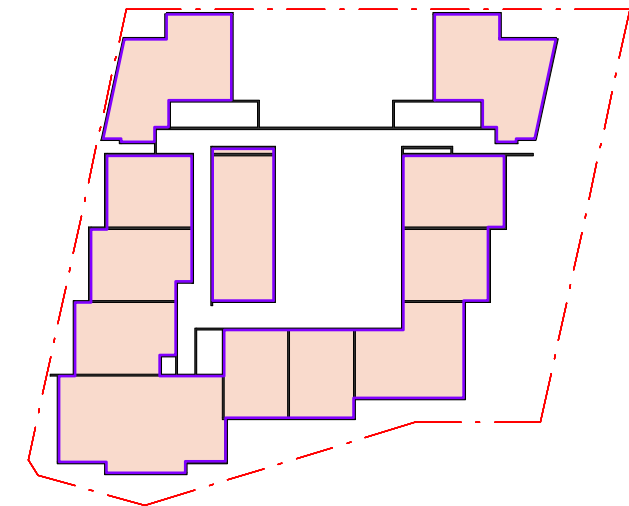
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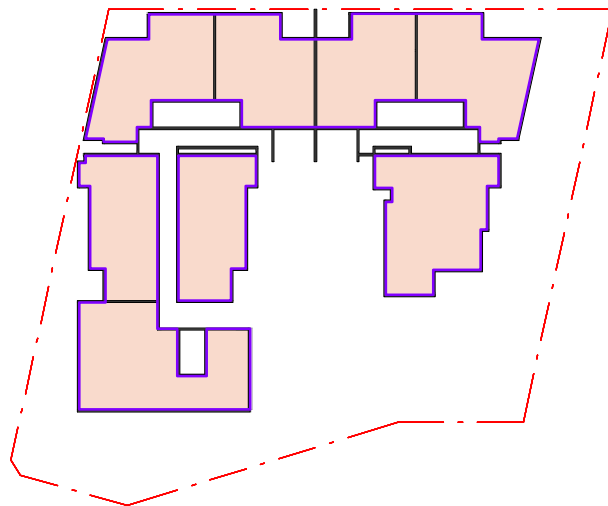
3 Level 3  
1 : 750



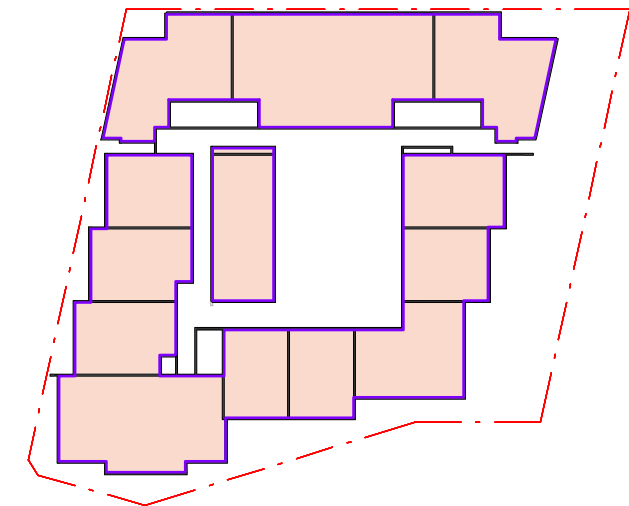
6 Level 6  
1 : 750



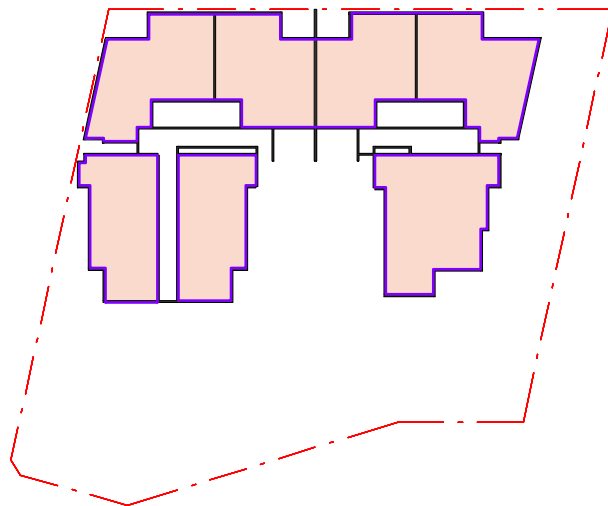
1 Level 1  
1 : 750



4 Level 4  
1 : 750



2 Level 2  
1 : 750



5 Level 5  
1 : 750

REFERENCES

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#### AREA CALCULATIONS - FLOOR SPACE RATIO

PERMISSIBLE FLOOR SPACE RATIO	1:1
PERMISSIBLE GFA	2232m <sup>2</sup>
PREVIOUS APPROVED FLOOR SPACE RATIO	2.5:1
PREVIOUS APPROVED GFA	5593m <sup>2</sup>

A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	0	5 10 15 20
m	1:500	

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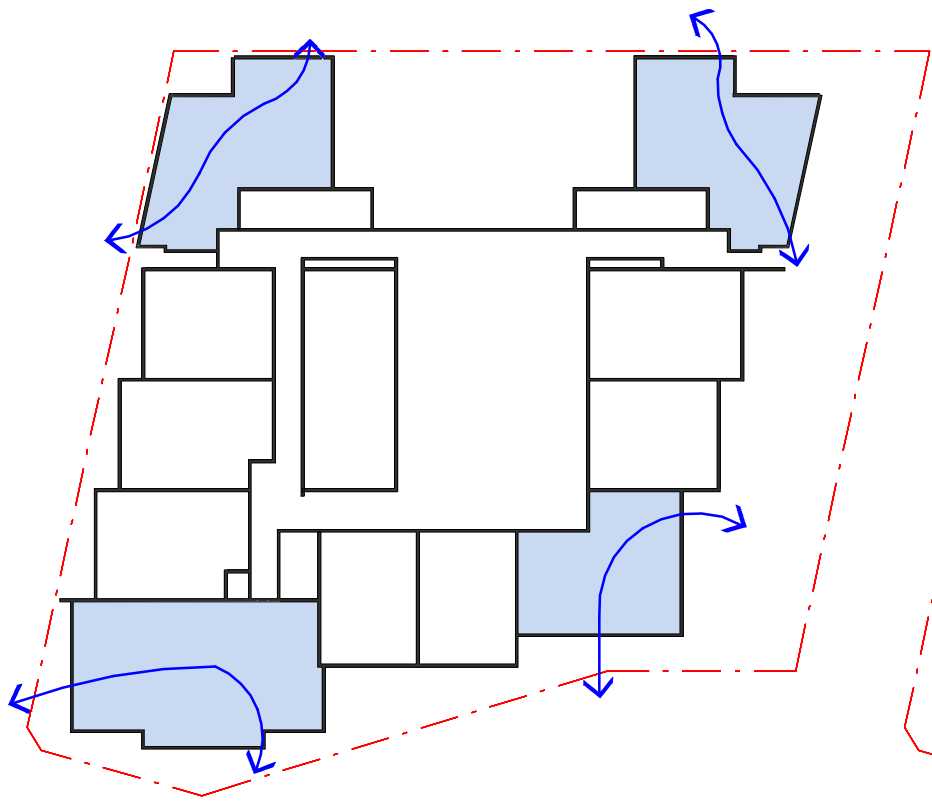
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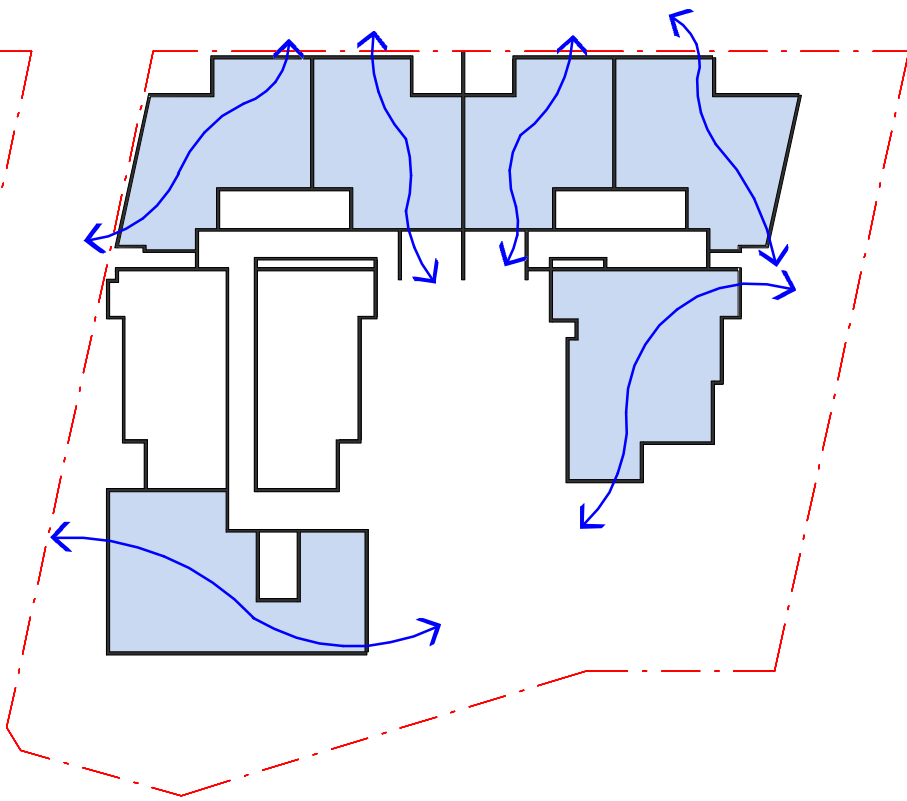
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**PROPOSED MIXED USE DEVELOPMENT**

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

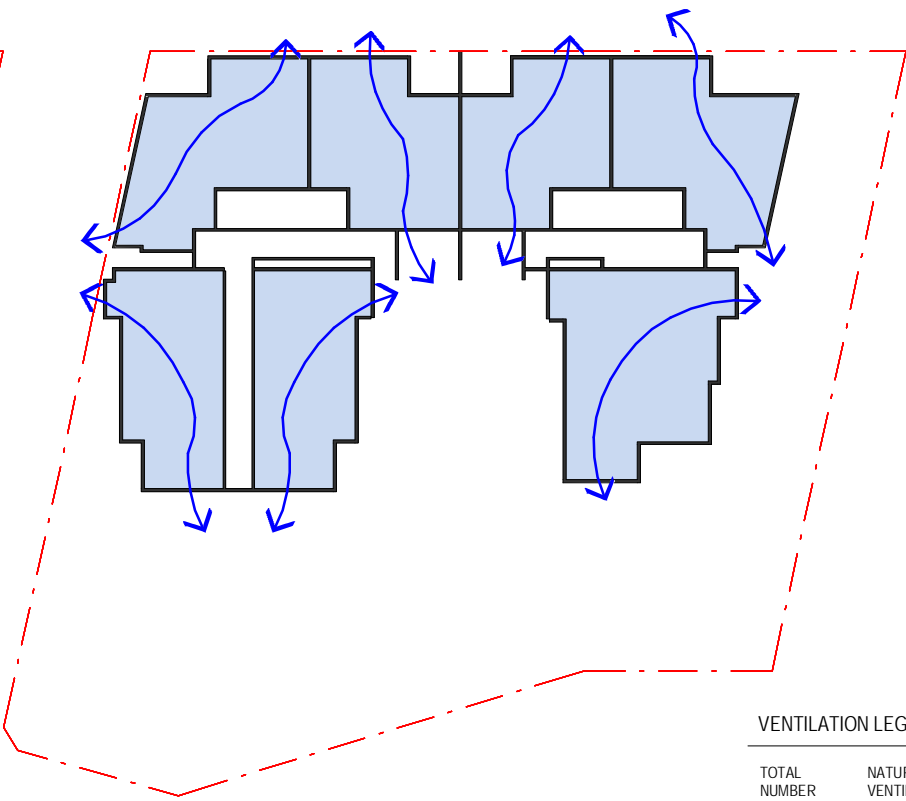
DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 1100	A
Drawn by	Checked by	Date
SM	ZC	NOV 2015



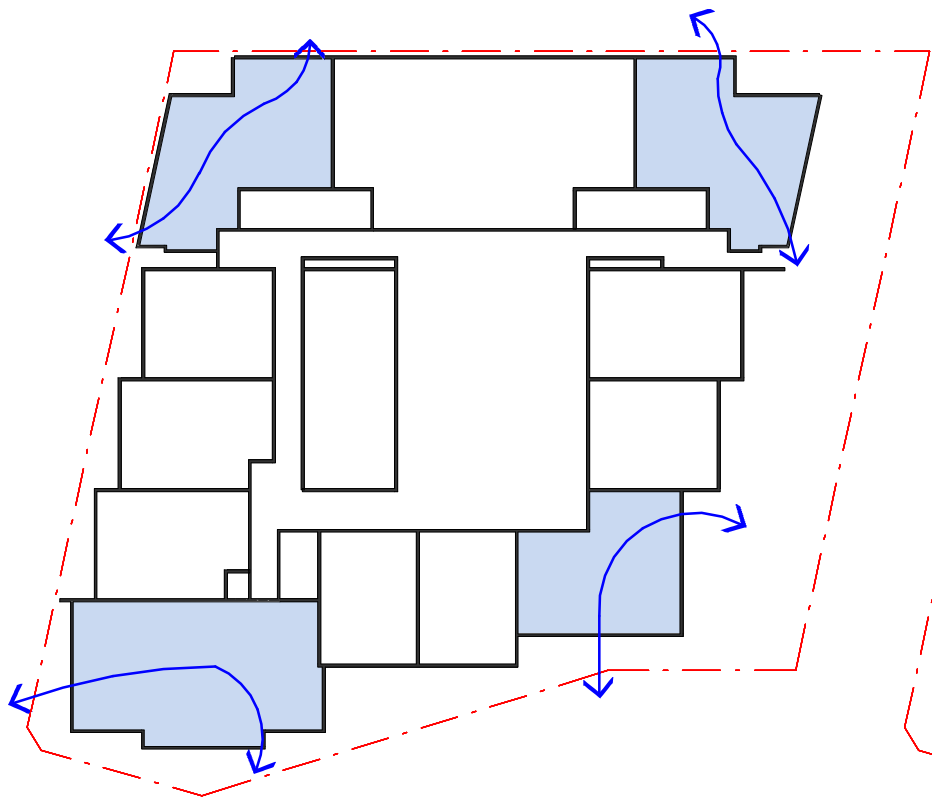
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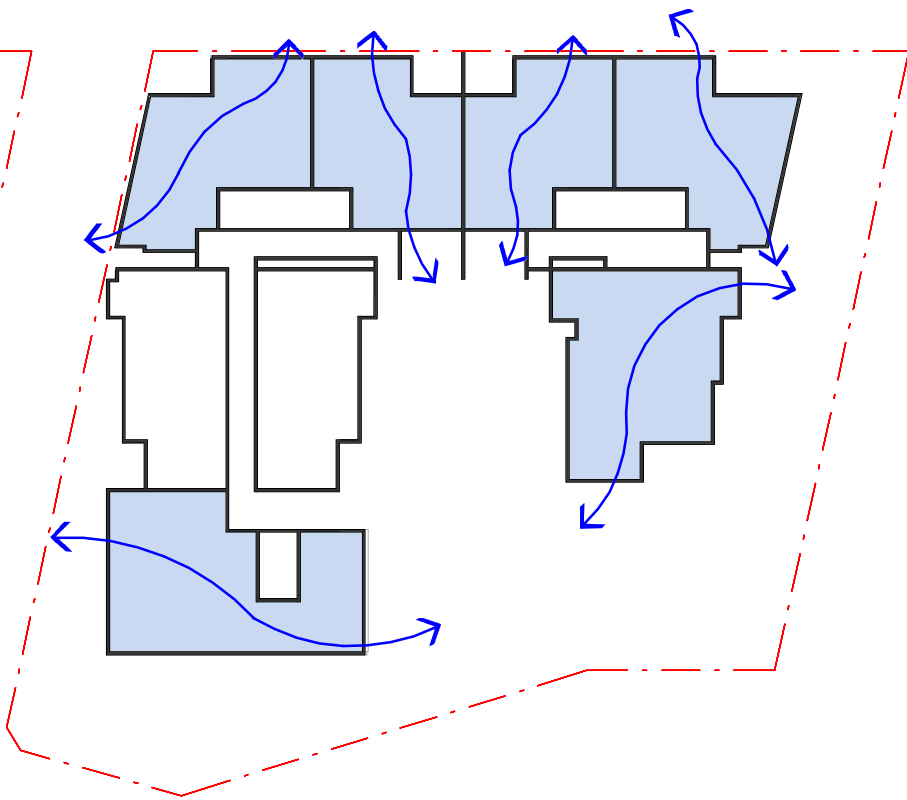
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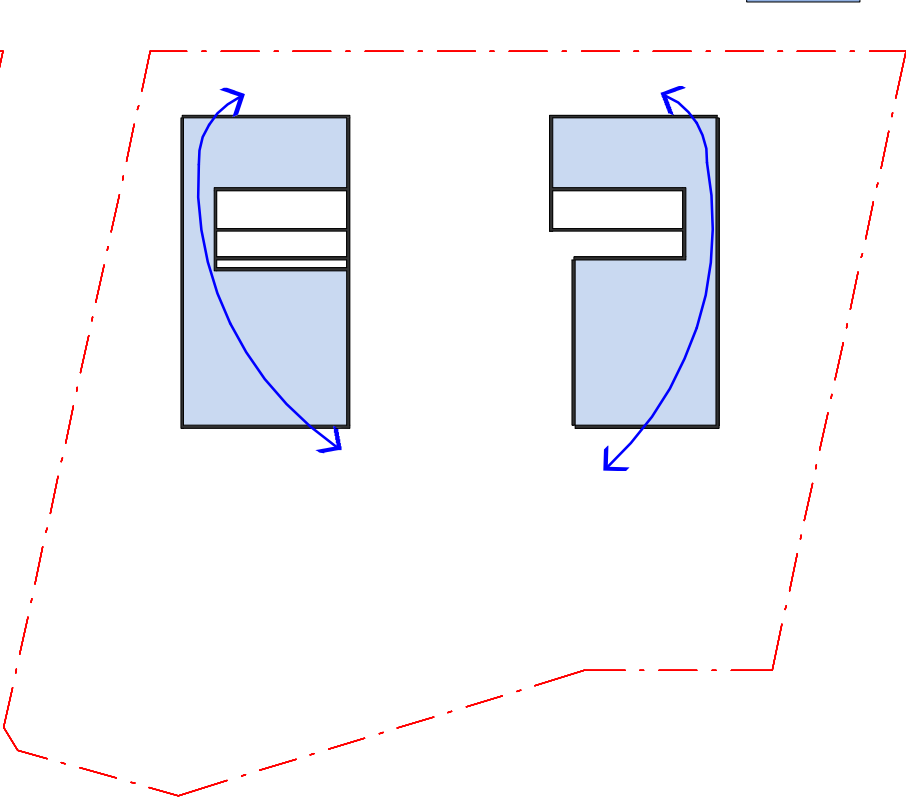
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2 VENTILATION DIAGRAM-APPROVED-DA-Level 2  
1 : 500



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

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

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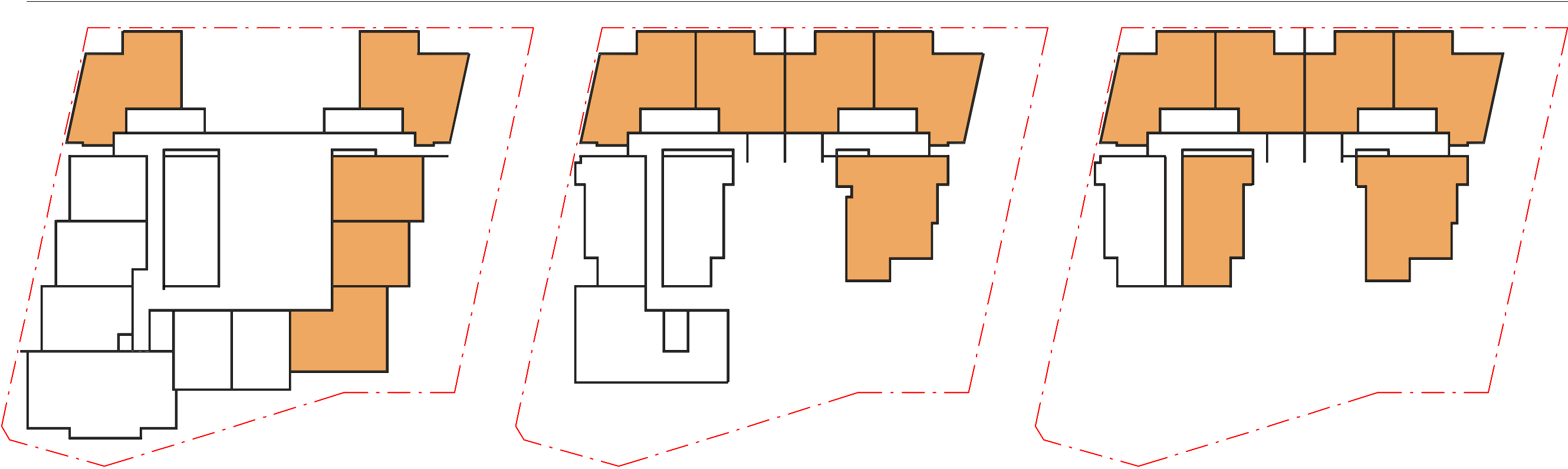
Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**PREVIOUS APPROVED VENTILATION DIAGRAM**

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

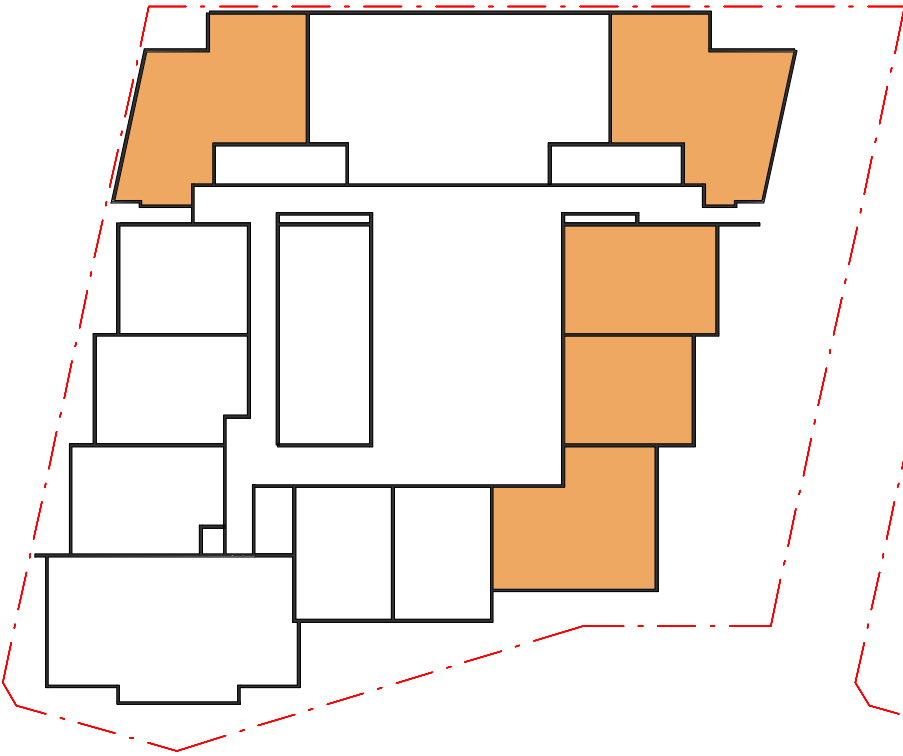




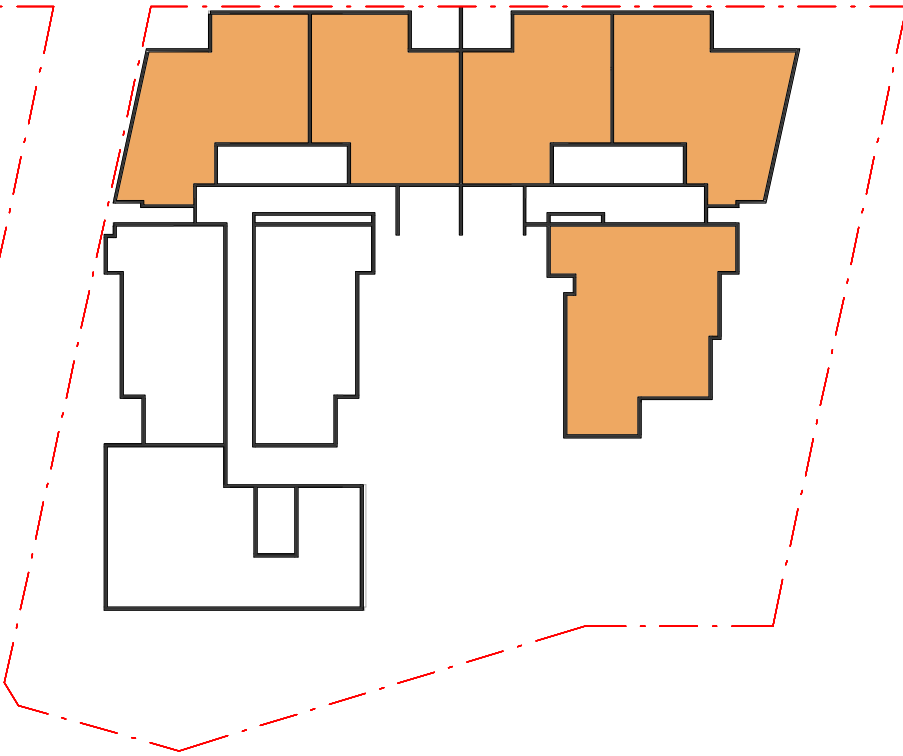
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3 SOLAR ACCESS-APPROVED-DA-Level 3  
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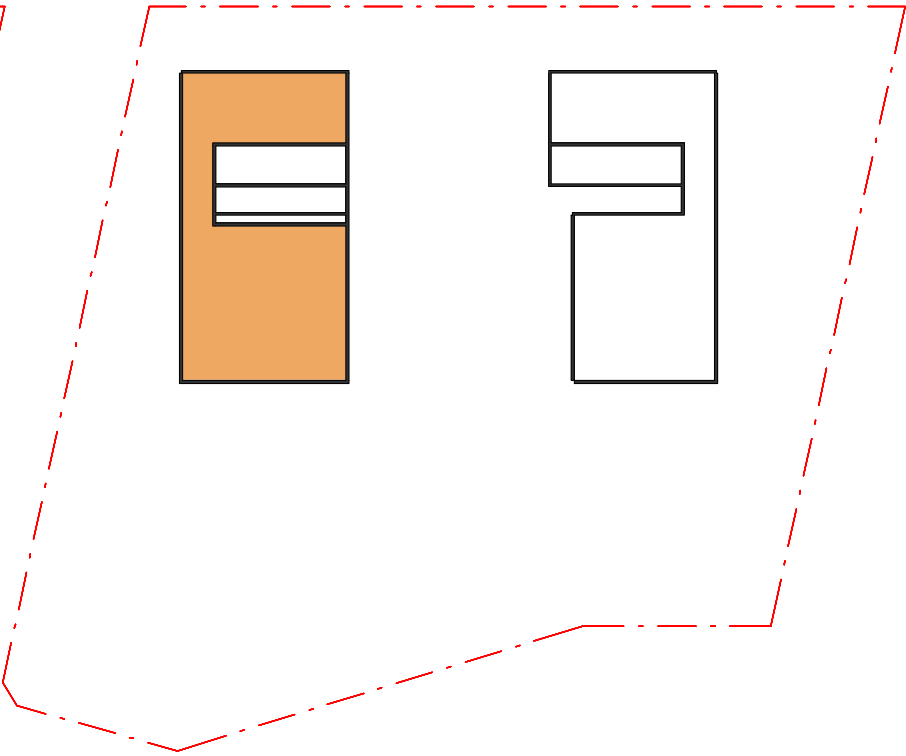
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2 SOLAR ACCESS-APPROVED-DA-Level 2  
1 : 500



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



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

SOLAR ACCESS LEGEND (APPROVED DA)

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

SOLAR ACCESS LEGEND (PROPOSED BUILDING)

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 2 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	NA	37 UNITS (62%)

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

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C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description
<div><div>Scale</div><div><div>m</div><div>5</div><div>10</div><div>15</div><div>20</div></div><div><div>0</div><div>1:500</div></div></div>		

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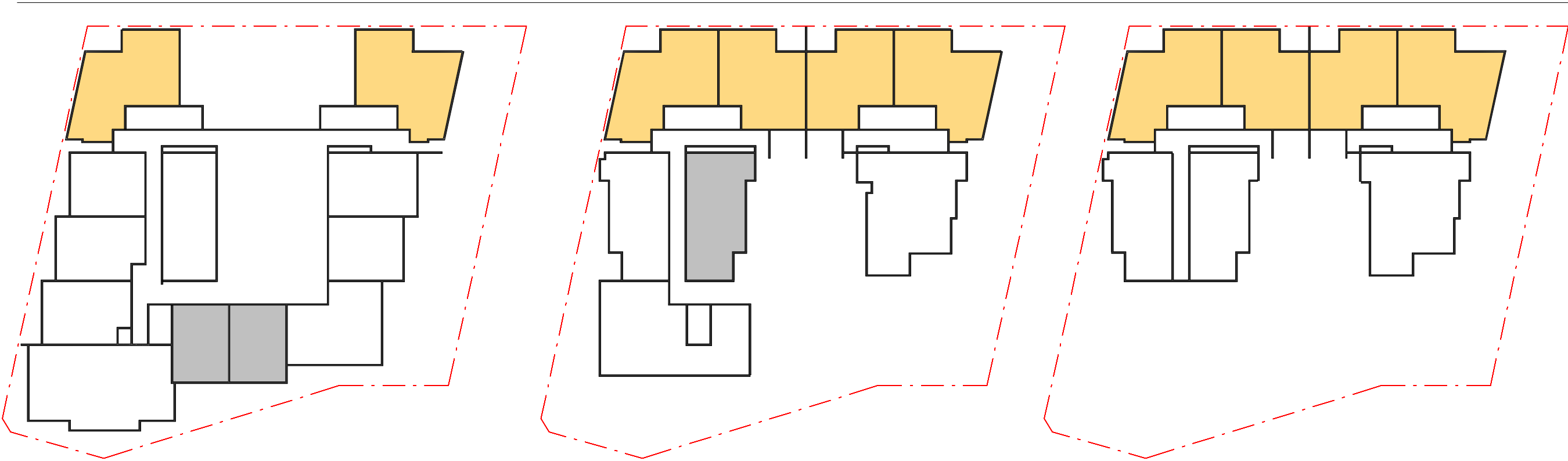
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
PREVIOUS APPROVED  
SOLAR ACCESS DIAGRAM (2 HOURS)

DA SUBMISSION

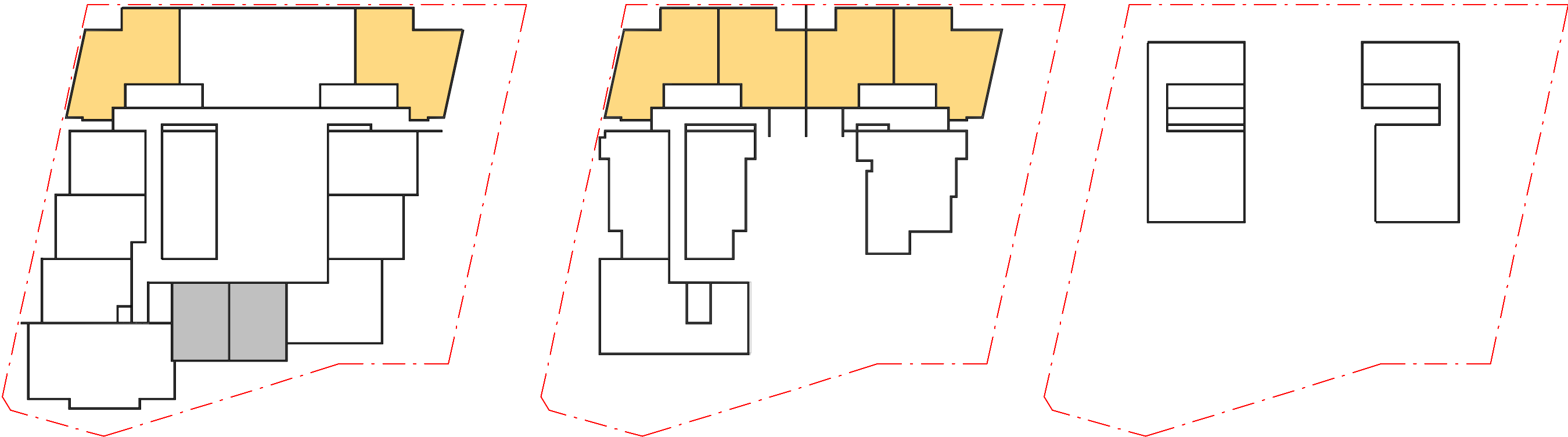
Job no.	Drawing no.	Rev.
J15304	DA 1102	C
Drawn by	Checked by	Date
SM	ZC	NOV 2015



1 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 1

3 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 3

5 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 5



2 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 2

4 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 4

6 SOLAR ACCESS (3 HOURS)-APPROVED-DA-Level 6

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

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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**PREVIOUS APPROVED  
SOLAR ACCESS DIAGRAM (3 HOURS)**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 1103	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

SOLAR ACCESS LEGEND (APPROVED DA) REF TO SHEET DA1103		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	31.5 UNITS (70%)	16 UNITS (35%)

SOLAR ACCESS LEGEND (PROPOSED BUILDING) REF TO SHEET DA703		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	41.3 UNITS (70%)	25 UNITS (42%)

SOLAR ACCESS LEGEND (APPROVED DA) - NO DIRECT SUNLIGHT REF TO SHEET DA1103		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	APPROVED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
45 UNITS	< 6.75 UNITS (15%)	5 UNITS (11%)

SOLAR ACCESS LEGEND (PROPOSED BUILDING) - NO DIRECT SUNLIGHT REF TO SHEET DA703		
TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am-3pm
59 UNITS	< 8.85 UNITS (15%)	8 UNITS (13.5%)

- LEGENDS:
- LIVING ROOMS / BALCONIES RECEIVING MINIMUM 3 HOURS SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm
  - LIVING ROOMS / BALCONIES RECEIVING NO SOLAR ACCESS ON JUNE 21st BETWEEN 9am - 3pm