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February 2022		BSA Reference: 12359	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.			
In NSW both BASIX & the BCA variations must be complied with, in particular the following:			
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1			
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)			
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (ii) & (e) or (c), (d) & (e)			
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.0	
190mm Concrete + Plasterboard		R1.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs (internal to units)		None	
Plasterboard on studs (party walls)		R2.0	
Plasterboard on studs (adjacent to lobbies/corridors)		R2.0	
190mm Concrete (party walls)		None	
250mm Concrete (adjacent to lift and stair cores)		R1.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to metal roof	
Plasterboard		R1.4 to ceilings adjacent to concrete roof	
Roof Construction		Colour (Solar Absorptance)	
Metal		Foil + R1.0 blanket	
Concrete		None	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Concrete		As drawn (as above)	
R1.0		where adjacent to carpark and open below	
Windows		Glass and frame type U value SHGC Range Area sq m	
Performance glazing type A		4.30 0.42 - 0.52 Units C1001, C1002	
Performance glazing type B		4.30 0.48 - 0.58 Units C1001, C1002	
Performance glazing type A		5.40 0.44 - 0.54 All other units	
Performance glazing type B		5.40 0.52 - 0.64 All other units	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type U SHGC Area sq m Detail	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
Shade elements		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA			
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.			
Additional Notes			
Nil			
Central Energy Systems		110kW PV system for common area use	

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For
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Cover Sheet

5490.01 [8]



Renders are preliminary only

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Perspective Views

5490.02 [4]



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Perspective Views

5490.03 [4]



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Perspective Views
Stage 1 & 2 only

5490.04 [4]



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5490.05 [4]



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5490.06 [4]



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Perspective Views

5490.07 [3]



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Perspective Views

5490.07a [2]

THE DESIGN PROPOSAL

The subject site is situated in a central location in the town centre of Forster, and there is an opportunity to create a landmark building and precedent for the surrounding area. Proposed is a mix of uses integrated into a vertical residential retirement community developed with improved economic & accessibility infrastructure. The development is proposed to be built in four stages.

The character of the built form is designed to sit within and enhance the urban setting of Forster. A contemporary aesthetic is used, incorporating elements that provide modulation and interest. The design expression draws inspiration from the forms, materials, patterns, shapes and colours of the natural environment surrounding the site.

The project aims to develop an exemplary urban design outcome of high quality architecture tailored to the needs of the council, resident, community, context and client.

The development is comprised of the following:

Community uses – A council library, community centre, community lounge and civic plaza are integrated within stage one.

Commercial uses – A mix of commercial uses are provided across the four stages, comprising a convenience supermarket, restaurant/café precinct & retail as well as complimentary uses such as medical centre. It is envisaged that this complimentary use shall draw a trade from within the development and from the wider Forster community. Private resident facilities are provided such as craft rooms, wellness centre (therapy/day spa/gymnasium/ pool), billiards, home theatre, lounge, bar and kitchen with a roof terrace BBQ area, communal gardens and outdoor recreation spaces.

Independent Living Units (ILU's) – ILU's located in three towers of between 7 & 9 stories built in 3 stages. Stage 2B Tower B accommodates 60 ILU's with a mix of 35 Two bed Units, 25 Three Bed Units. Stage 3 Tower C accommodates 48 ILU's with a mix of 39 Two bed Units, 7 Three Bed Units, & 2 Three Bedroom Penthouses. Stage 4 Tower D accommodates 39 ILU's with a mix of 28 Two bed Units, 11 Three Bed Units.

Residential Apartments – 56 apartments located in the stage 1 tower with a mix of 5x1B, 25x2B, 25x3B, 1x4Bed

Car parking – Community, retail and restaurant car parking is provided in basement 1. Residential car parking is provided on podium levels.

Urban Design intent

In line with the requirements of MidCoast Council, the development's design has been modelled and layered to achieve compatibility with the surrounding neighbourhood.

Significance and contribution of the property to the urban domain

The site has three street frontages being located at the corner of Lake Street, West Street and Middle Street. Positioned on the North-Western side of the town in the café/beach precinct, the development is ideally located to service the both Forster & Tuncurry with high amenity. The site is closely located to the main arterial route for the town of Forster. There is an opportunity to create a project that will set the standard for and lead the way in the urban design of this precinct. We propose that this site be a hub for the surrounding suburb by designing a striking building that sits comfortably in the precinct and natural environment, sets a benchmark for mixed use ESD design in the area and achieves exemplary urban design outcomes. Height of buildings and design quality is proposed to create a recognizable visual landmark. Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings.

A landmark for the community can be achieved in a variety of ways - Visual, Social, Economic and Environmental. An integration of theses aspects will ensure a holistic sustainable and vibrant outcome as outlined below:

ARCHITECTURAL/URBAN DESIGN ELEMENTS	
Element	Goals
Articulation	Retail level: retail on ground level has an increased height reflecting the difference of use and requirement for servicing etc. Articulation of this level allows it to transition from the podium above. Podium: The façade references natural seaside forms and materials. The undulating curves and palisade battening of the screens is abstracted from the forms of the beach and estuary. Planters behind the screen create a green wall over two levels. Residential levels : Located at higher levels, units are angled to capture views and block overlooking. Screens are employed for sun shading and articulation.
Entry Areas	Entry areas are given prominence by features such as changes of materials, height and volume which in turn assist in way-finding. The community centre and library entry on Lake Street is designed as a physical indent in the building's form. It creates an eddy on the side of the activity of the street, recessing it away from the faster pace of activity and movement. The entry is given legibility through scale of door and feature entry frame. Residential entries express the tower design down at street level, introducing an identity distinct from the retail aesthetic. Retail entries are in shopfronts, many of which shall fold open to outdoor areas and engage with the street.
Awnings	Spatially interesting, the curving overhang of level 2 and lower awning manipulates the space along the street. The two story height of the civic precinct overhang provides a larger gesture to the community.
Facade treatment	A legible articulation of the building massing allows the observer to perceive that changes of use occur within. Articulation and patterning of the façade is related to individual unit levels and uses,giving scale and reference to the street and greater site context. A variety of finishes, colours and textures enliven the building'sfaçade and spaces to create interest and enrich the areas that are close to interaction at a human scale. Curvilinear forms are given to podium and ground floor levels which accommodate community and retail uses. Angular forms radiating around for views and privacy express the residential.
Service areas	Service areas are screened from view. They are accessed via the basement and service roads within the site.
Streetscape activation / Linkage	Activation of the streetscape and strengthening of the link to the Estuary parkland, café precinct & main street are important Social initiatives and are linked to the main civic plaza by an extended civic space along Lake Street.
Artwork	A community artist is proposed to participate in the creation of the "oyster pole" landscaping feature which will enrich the vibrancy of the centre and link to the Wallis Lake foreshore boardwalk. Artwork gives an opportunity to engage with the local sense of place and to reinforce mindful connectivity and enhance local pride of place
Connectivity	Visual Connectivity with the surrounding area is achieved by using appropriately scaled elements, patterning of the façade and Materials. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site

Sustainability Goals

The landmark mixed use development creates a vibrant, transit oriented hub as a focal point for the community, expressing innovative, cost effective ESD strategies as an integral part of the design. It will deliver improved comfort levels, reduced energy and water consumption and reduced impact on the environment for residents and users. Designing a high level sustainable living environment, will help to achieve social, environmental and economic benefits for the household, operator and the broader community. This Triple Bottom Line (TBL) approach provides a means of holistically assessing the performance of a building, the aim being to improve all aspects of sustainability in building design. The three fundamental aspects of the TBL approach are interrelated, however these are broken down into a series of more clearly defined goals according to the most relevant area. Innovative features proposed include:

ENVIRONMENTAL SUSTAINABILITY	
The design of a building for environmental sustainability needs to address, but is not limited to, energy, water, materials, waste and landscaping. The siting of the building and the landscaping considers the natural features of the site, including topography, the local climate, local flora and fauna, and natural and cultural features.	
Element	Goals
Transport	The Development seeks to encourage and enhance active transport options amongst the community by providing off street bicycle parking, bicycle storage, improved pathway access to the immediate site, improved transport linkages and improved access for public transport.
Passive solar design strategies	Passive solar strategies are central to the design to minimize the need for non-renewable energy, impose less carbon emissions on the environment and save cost.
Orientation	Orientation of the built form with maximised northern aspects for solar control, east and west facades with minimal openings, limited to providing desired cross-ventilation and views. A Sun Solar Study has been completed for the Design Concept to assess areas for potential improvement.
Natural ventilation	Ventilation strategies Site - the built form and site configuration is designed to catch the cooling N.E. sea breezes and optimize natural ventilation via breezeways and cross ventilation throughout the site; Buildings - cross ventilated residential corridors promote well ventilated internal spaces. In addition, "breezeway doors" to each apartment offer a unique combination of ventilated screen doors and solid front door, an idea borrowed from the traditional Queenslander House (this feature has been successfully used in the Village Centre at Kelvin Grove).
Natural lighting	Maximized natural daylight entry including naturally lit residential lobbies reduce the need for artificial lighting. Opportunities to optimization daylight penetration into dwellings and tenancies has been assessed by a thermal performance assessor.
Active technology	Minimised sizing of AC due to above described passive strategies result in a minimised impact to the environment and cost. All systems will be efficient, high quality technology.
Photovoltaics	Economic viability of a photovoltaic system will be investigated.
Energy Efficiency	The project has been master planned and controlled through the development process to demonstrate that positive passive solar design has been given a high level of consideration. The project has been designed to minimise extremities in temperatures, including negative microclimatic factors. The design of public spaces optimises microclimatic conditions. Design elements including high performance insulation, shading devises, vegetation buffers, passive solar design and appropriate glazing systems will be implemented to ensure the development creates a comfortable environment, meeting all Section J and Basix requirements. Opportunities to optimise daylight penetration into dwellings and tenancies have been assessed. Energy efficient lighting shall be provided The implementation of podium carparking is intended to reduce the need for mechanical ventilation.
Water	At a minimum, fixtures will include: - Showerheads that use equal to or less than 6 litres per minute; and - Taps to bathrooms, kitchen and laundry that use equal to or less than 6 litres per minute. - Locally native (endemic) plant species will be used wherever appropriate. In community facilities, waterless urinals & taps with water usage of 6 litres or less per minute will be used. A water conservation system is being designed for stormwater harvesting and re-use for onsite irrigation. This will aid in the reduction of consumption of potable water and benefit the success of the community garden on the site.
Waste	Mechanical infrastructure to separate general and recyclable waste from residential towers will be incorporated. The location of a community garden area opposite the site on West Street will allow for management of green waste and biodegradable food scraps from commercial and residential areas (subject to management framework and community agreements).
Materials	The overall design has taken into consideration the future uses of the building to minimise the requirement for modifications and material disposal. Building products will also be chosen with consideration for their recyclable properties. Feature environmentally friendly materials will include: Park/Commercial furniture which have a recycled content or supplementary cement materials will used where possible. All vegetative debris from the site will be mulched and reused wherever possible. Any non-contaminated topsoil will be stockpiled and reused where possible. Structural timber will be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited. Minimum 50% of the carpet shall have a rating of level 2 or greater under the Australian Carpet Classification, Environmental Classification Scheme. Low emissions paints, sealants, adhesives & engineered wood products should all be considered as standard.
Landscaping	A thorough site analysis has been conducted prior to planning and design to identify: - Areas of prime ecological significance; - Areas where clearing and/or major earthworks should specifically not occur; - Potential soil issues; and - The suitability of the site for potential earthworks and construction. Biophilic elements are integrated throughout the site including green roofs, podiums, retention and provision of shade trees, trellis systems and landscaped areas to improve air quality, increase biodiversity and reduce the heat island effect. These increase the health and wellbeing, provide amenity and a pleasant atmosphere.
Ecosystems	The stormwater management design will demonstrate: Appropriate water sensitive urban design principles shall be applied to protect both water cycle and infrastructure; and Incorporate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Valuable existing vegetation will be retained wherever practically possible with amendment of mulch and revegetate soils disturbed during construction.

ECONOMIC SUSTAINABILITY	
The project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals. Economic sustainability needs to address, but is not limited to, initial construction, ongoing maintenance and running, and future modification costs.	
Element	Goals
Initial construction	A thorough site analysis prior to planning and design has been conducted. The project has been planning, designed and is to be constructed in a manner that achieves a balanced earthworks outcome. Planning, implementation and maintenance of effective erosion and sediment control measures will be delivered during construction.
Ongoing maintenance and running	Initiatives integrated from the initial design result in a number of cost savings during operation including: - During operation, BASIX & Section J compliance ensures a high level of thermal performance through accuracy, leakage and sealant control. Energy efficient design, green roofs and passive solar strategies reduce heating / cooling loads; - Well design appropriate units for a variety of income levels; - Rain water harvesting to offset water consumption costs; - Solar or heat pump heating to pools to reduce electricity consumption; - Materials of durable, low maintenance characteristics are proposed, resulting in low life cycle and running cost. - Off street bicycle parking and bicycle storage to encourage low energy transportation; In addition, building management initiatives are proposed to reduce body corporate costs.
Future modification	The design minimizes the need for future modifications to cater for the occupants changing mobility requirements.
Job creation / retail use	Strengthening of retail use in this locality with well considered uses is essential for the continued and improved economic prosperity of the area, including the creation of new employment opportunities.
Community Costs	The project has been designed to encourage a safe environment, with reduced crime and will encourage positive interaction between residents/employees/visitors and other local people using the area. The provision of a diverse array of retail and community facilities offers a definite economic opportunity for the local community.

SOCIAL SUSTAINABILITY	
The design of a buildings for social sustainability needs to address, but is not limited to, human health and comfort, safety, security and universal design, as well as addressing issues of the broader community. Creation of a social environment to encourage interaction will be achieved through creation of a place of special meaning.	
Element	Goals
Human Comfort and Health	The building provides an internal environment that is thermally comfortable while at the same time minimises the presence of toxic chemicals within the building. Improved air quality by integrated vegetation, increased use of natural ventilation taking advantage of the prevailing South-Easterly sea breezes, and reduced need for air conditioning.
Safety	The likelihood of injuries occurring in and around the building for the aged is reduced. The design minimises the possibility of accidental falls, burns and poisoning.
Security	Attention is given to transparency of facades at street level to ensure that there is passive surveillance and overlooking of publicly accessible areas as well as informal surveillance of the street. The building uses designs, fixtures and fittings to reduce crime and protect the building from malicious intruders. Urban design elements to encourage community safety; such as visual connectivity through low height vegetation where appropriate.
Universal design	Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings. The building is versatile and comfortable for people with varying physical abilities and at different stages of their lives. It is easy to move around the building, and the operation of fittings and fixtures caters for people with varying abilities.
Community Building	The provision of a community facilities, new town library and additional community garden area demonstrates a genuine effort to allow improved community involvement and support services. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site. By integrating a wide mix of uses we can introduce variety to the activities, their times of use for a wider demographic. The building successfully contributes to an improved community identity. Additional features include edible gardens for community use, green scapes / trellis systems to soften the urban environment and artwork to engender community pride as well as internet/ intranet connections for increased community connectivity.

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Design Intent

5490.08 [4]

Usage & Area Schedule

Uses		Areas			GFA m²	
		Council Brief		Provided		
Council	Common Building Facilities/ Community Centre	Total m²	875.6	965		
	Library	Total m²	1712	1791		
	Visitor Centre	Total m²	350	355		
	Sub total GFA m²	2937.6		3110.222		
	Stage 1		Number of Units	No. Units with Ventilation Compliance	No. Units with 3 hrs Daylight Compliance	
1 Bed Unit 1A.1 x 5 @ 77.4 m²		5	1	0	387	
2 Bed Unit 2A.1 x 24 @ 107m² 2F.1 x 1 @ 107.7m²		25	6	20	2676	
3 Bed Unit 3A.1 x 12 @ 126.3m² 3A.2 x 5 @ 124.6m² 3B.1 x 6 @ 131.7m²		23	23	23	2929	
3 Bed Penthouse Units 1 x @ 367.3m² 1 x @ 368.8m²		2	2	2	736	
4 Bed Penthouse Units 1 x @ 440m²		1	1	1	440	
Total no. Stage 1 Units		56	33	46		
Corridors/ Lobbies (enclosed)					447	
Ground Amenities					6	
Ground & Level 1 Residential Office					215	
Ground Staff Bike Enclosure & PWD Shower					75	
Ground Restaurant/ Cafés					265	
Level 1 Commercial Space					559	
Stage 1 Sub total GFA m²					8735	
Developer				No. Units with Ventilation Compliance	Number of units with 3 hrs Daylight Compliance	
	2 Bed Unit	0	NC	NC	0	
	3 Bed Unit	0	NC	NC	0	
	Total no. Stage 2A Units	0	NC	NC	0	
	Corridors/ Lobbies (enclosed)				0	
	Supermarket				1442	
	Retail				1289	
	Evermore Office				260	
	Resident's club				860	
	Restaurant/ cafe				214	
	Stage 2A Sub total GFA m²				4065	
	Stage 2B	2 Bed Units 2G x 26 @ 96m² 3F x 9 @ 114m²	35	28	33	3522
		3 Bed Units 3C x 8 @ 123m² 3D x 8 @ 125m² 3E x 9 @ 110m²	25	26	27	2974
		Total no. Stage 2B Units	60	54	60	6496
		Corridors/ Lobbies (enclosed)				2323
Stage 2B Sub total GFA m²					8819	
Stage 3		2 Bed Units 2H x 5 @ 94m² 2G x 27 @ 96m² 2I x 6 @ 95 m² 2K x 1 @ 85 m²	39	10	26	3717
	3 Bed Units 3G x 6 @ 109m² 3H x 1 @ 132m²	7	7	7	786	
	3 Bed Penthouse Units 1 x @ 232m² 1 x @ 214m²	2	2	2	446	
	Total no. Stage 3 Units	48	19	35	4949	
	Corridors/ Lobbies (enclosed)				794	
	resident's club				854	
	Stage 3 Sub total GFA m²				6597	

Developer	Stage 4	2 Bed Units 2I x 5 @ 95m² 2G x 21 @ 96m² 2H x 1 @ 96m² 2K x 1 @ 85 m²	28	5	25	2384
		3 Bed Units 3G x 4 @ 109 m² 3I x 6 @ 113 m² 3H x 1 @133 m²	11	11	11	1134
		Total no. Stage 4 Units	39	16	36	3518
		Corridors/ Lobbies (enclosed)				494
		Stage 4 Sub total GFA m²				4012
		Total no. Units (Stage 1,2A,2B,3,4)	203	167 (73%)	177 (88.5%)	
		Total GFA m²				32228

	Site Area:	12153.4
	Total GFA:	32228
	Plot Ratio:	2.652

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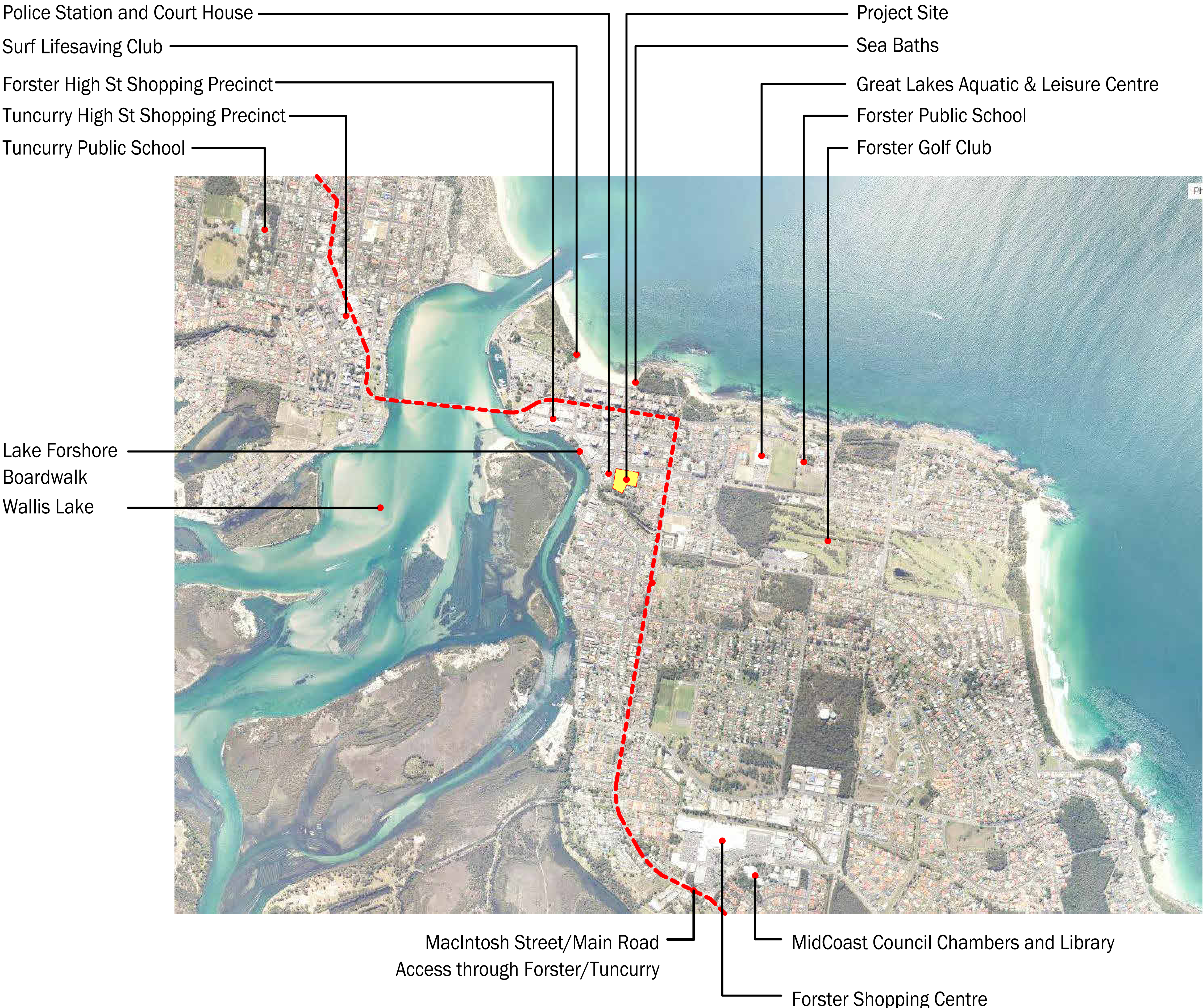
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Development Statistics

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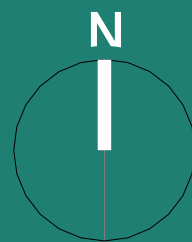
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Location Plan





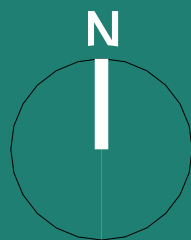
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Site Context Diagram



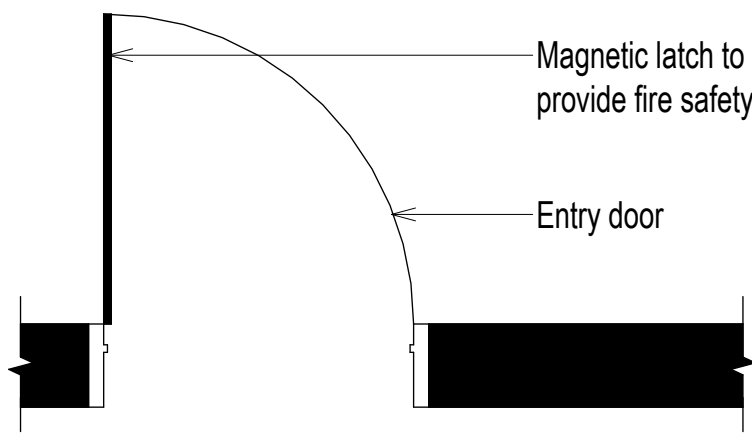
Ecologically Sustainable Design (ESD)

The building design reflects a considered and efficient use of natural resources. Low embodied energy, low maintenance and high durability materials will be used where possible. Effective cross-flow ventilation will be achieved in the apartments with the use of tested 'breezeway entry doors' (see diagram adjacent) and open central stairs/corridors.

Sun studies have informed the positioning of external sunscreens to allow shading to protect glazing form direct sunlight.

The building will incorporate energy and water efficient devises appropriate to the specification of the building and awareness of needs unclear on this. Details are provided in the BASIX report.

The following ESD initiatives have been incorporated into the design:



Unit Entry Breezeway

Sliding screens facing the East and West aspect



Sliding Screens

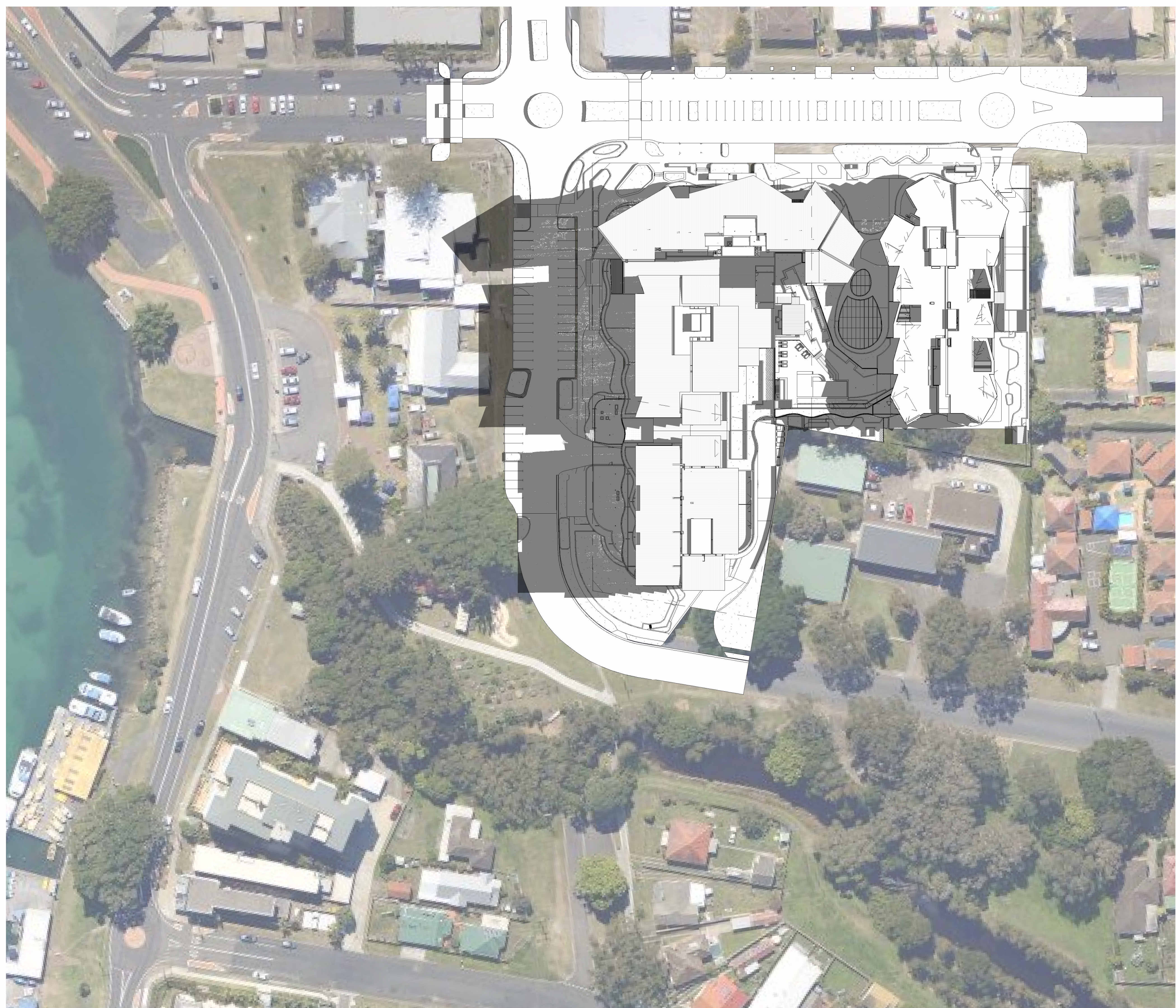


ESD Diagram - Sectional Perspective

TVSarchitects
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd
ESD Strategies

5490.12 [5]



Site - Summer Solstice 9am

Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

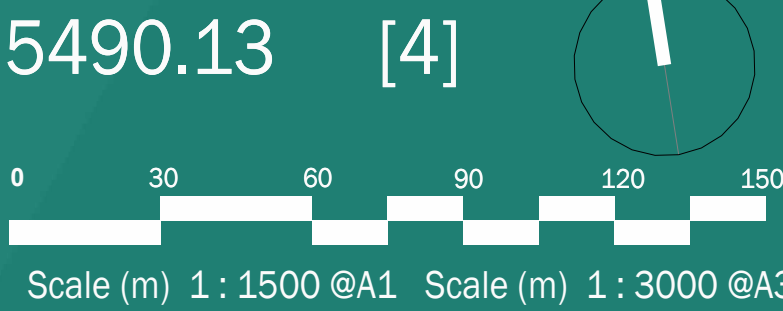
Latitude: -32.180237
Longitude: 152.511502

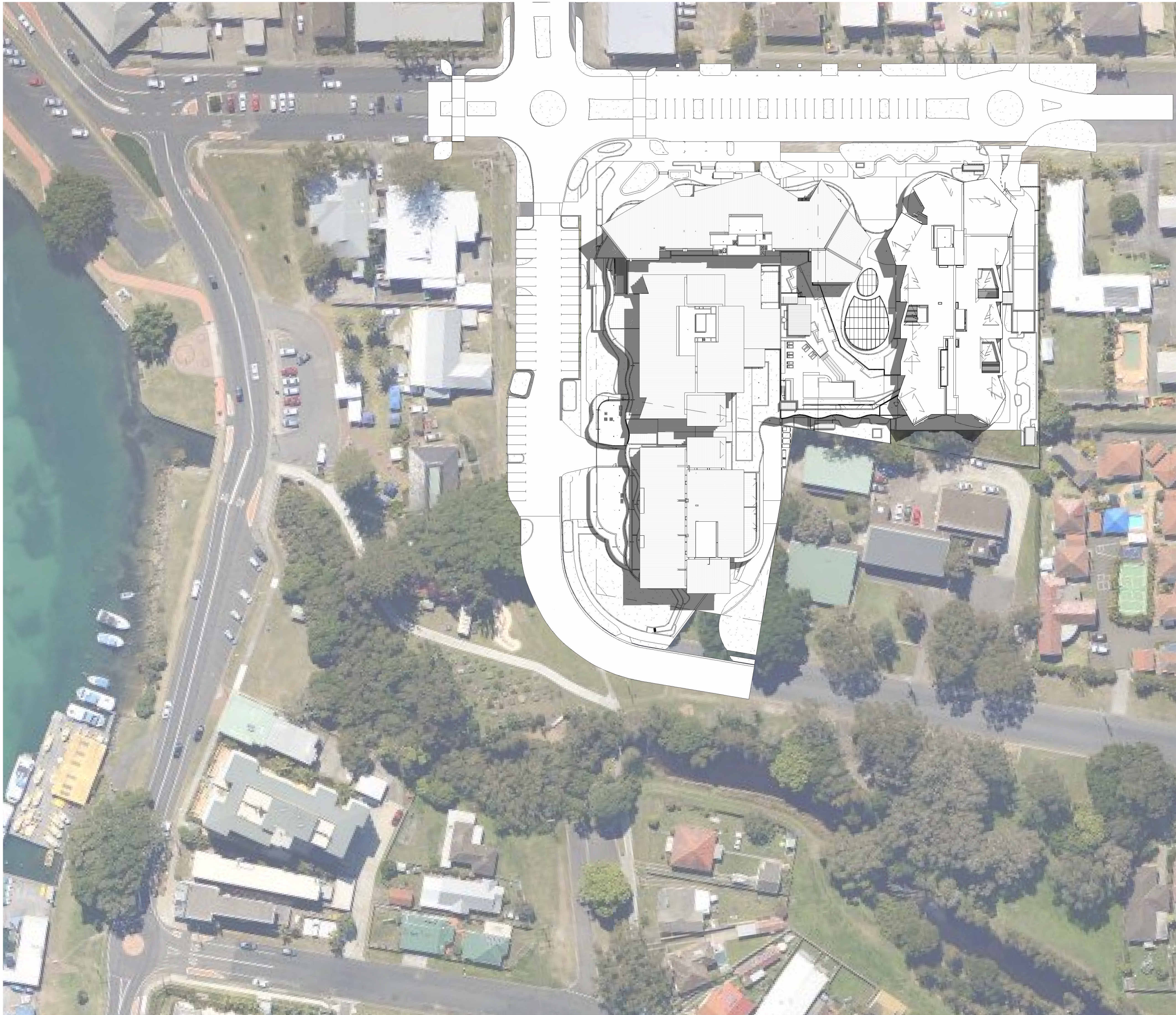
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Cnr Lake, West & Middle Street
For
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Shadow Diagrams





Site - Summer Solstice 12pm

Scale @ A1 1 : 750

Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

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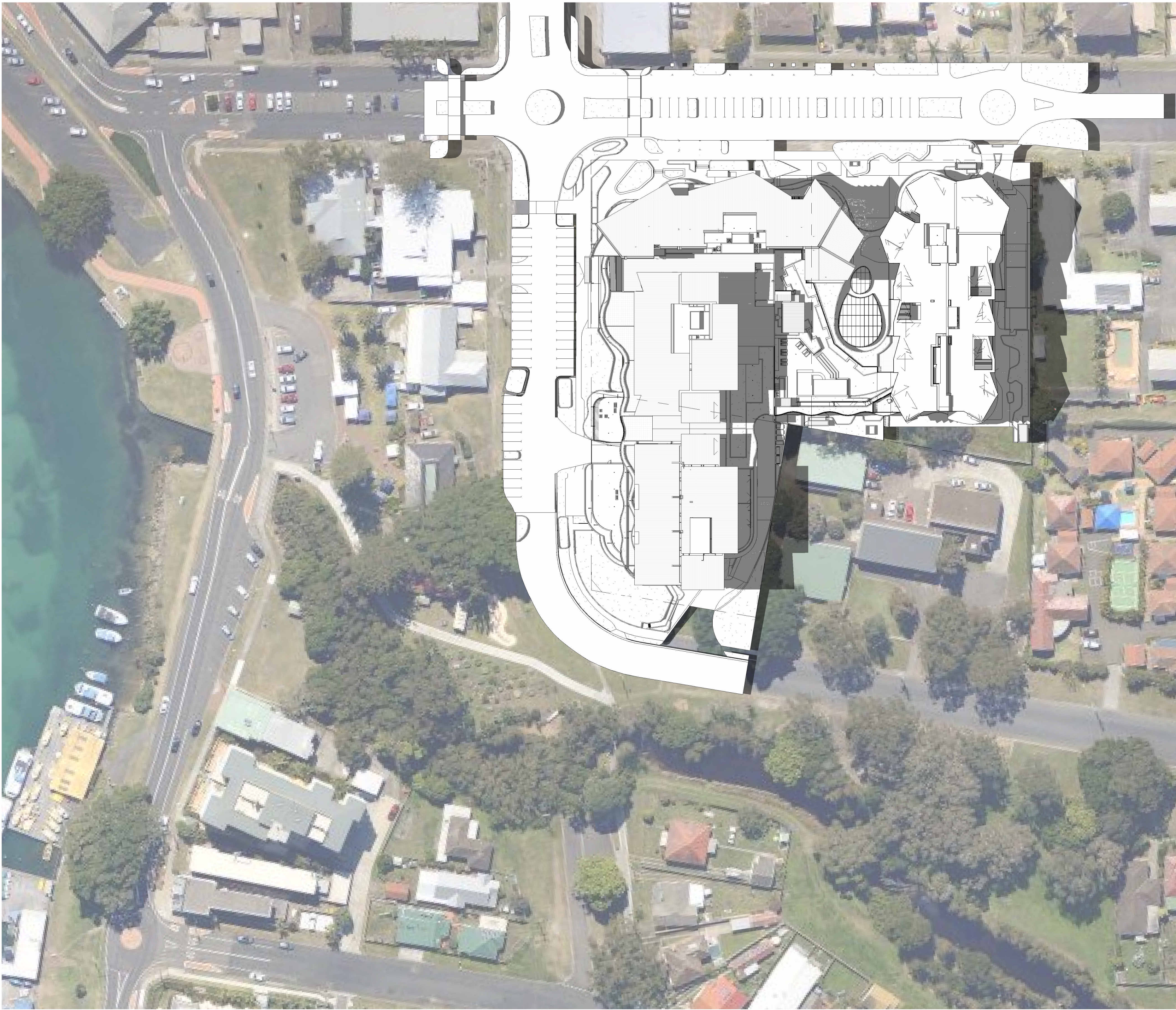
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Shadow Diagrams

5490.13a [2]





Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

Site - Summer Solstice 3pm
Scale @ A1 1 : 750

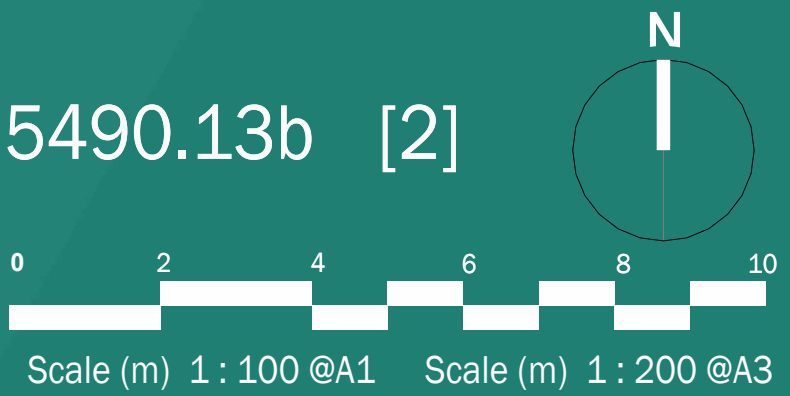
TVSarchitects

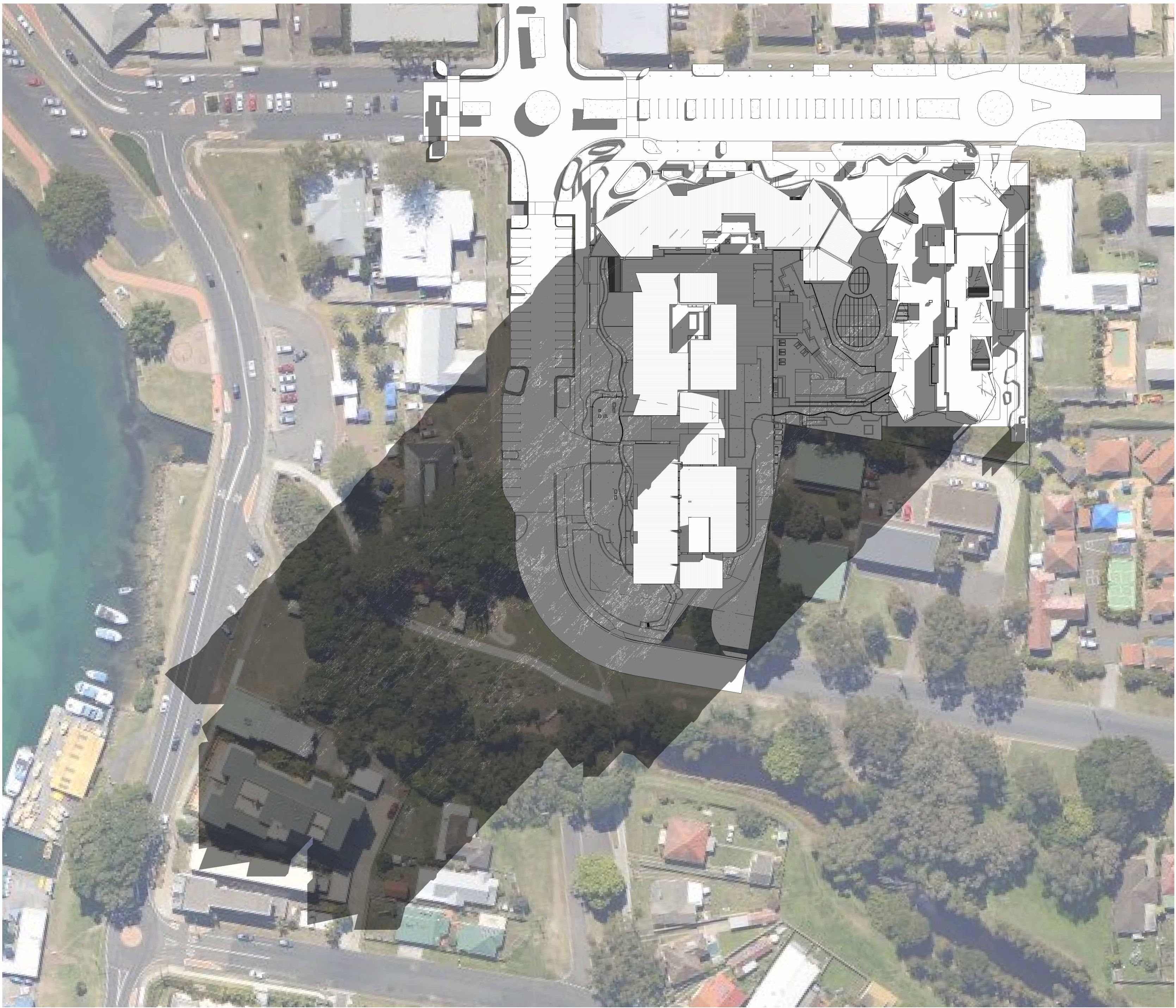
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Shadow Diagrams





Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

Site - Winter Solstice 9am

Scale @ A1 1 : 750

TVSarchitects

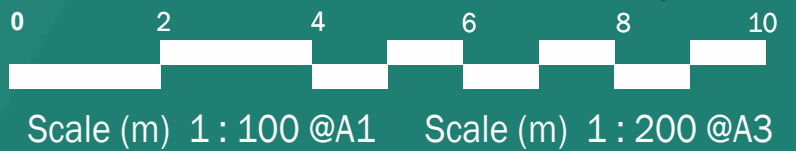
SOLARIS

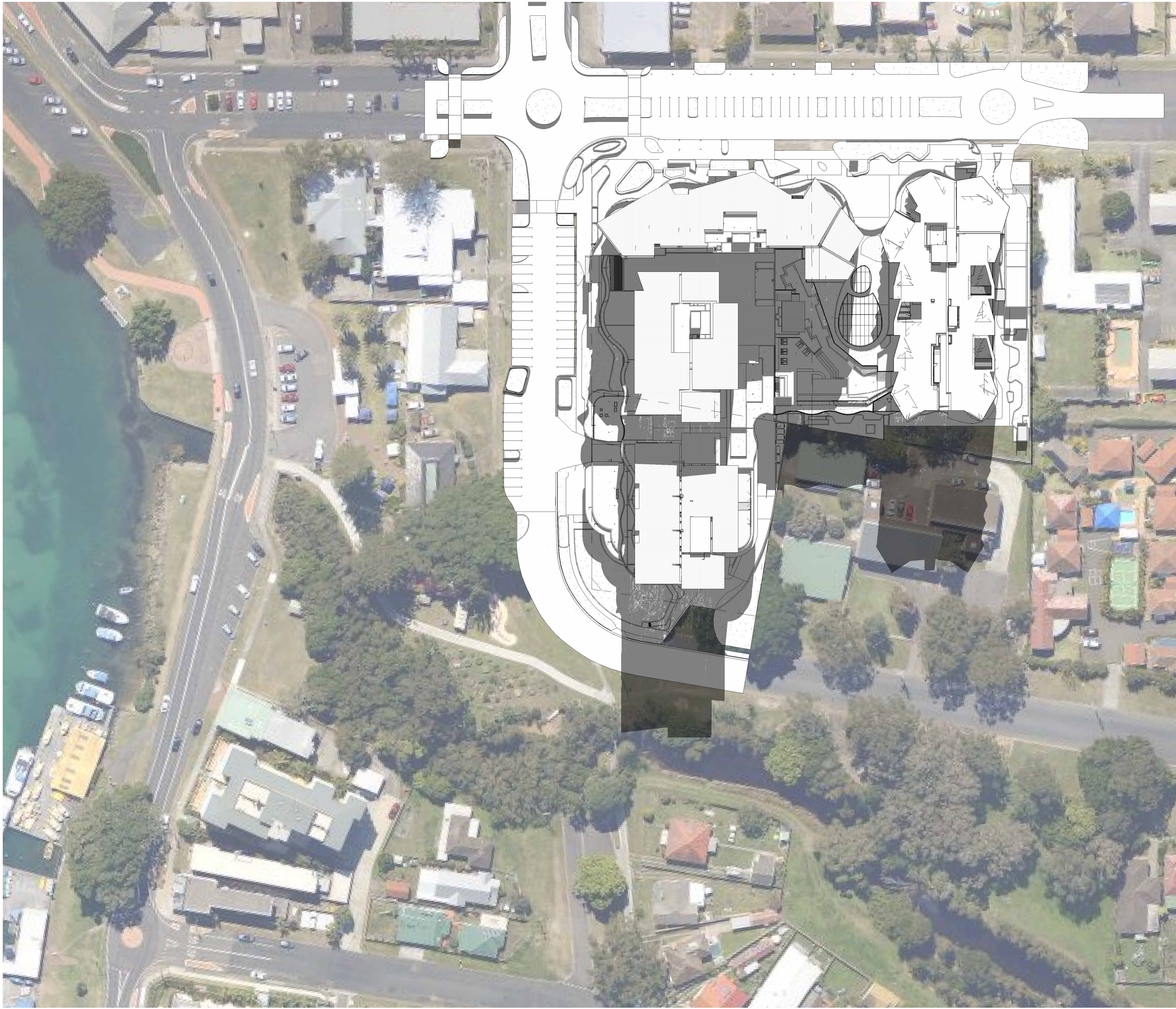
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Shadow Diagrams

5490.13c [2]





Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

Site - Winter Solstice 12pm
Scale @ A1 1 : 750

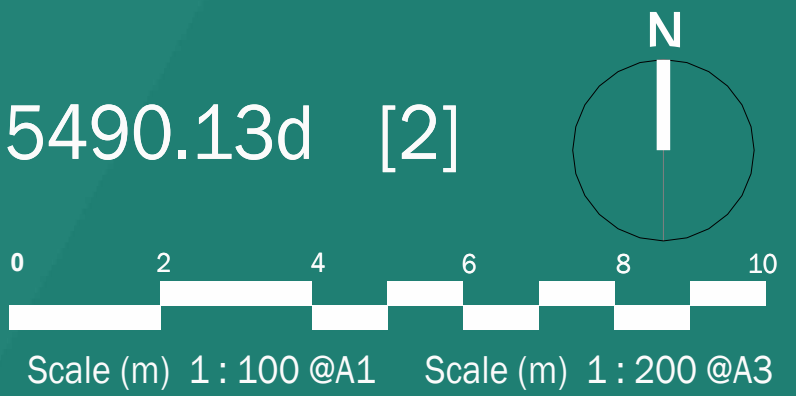
TVSarchitects

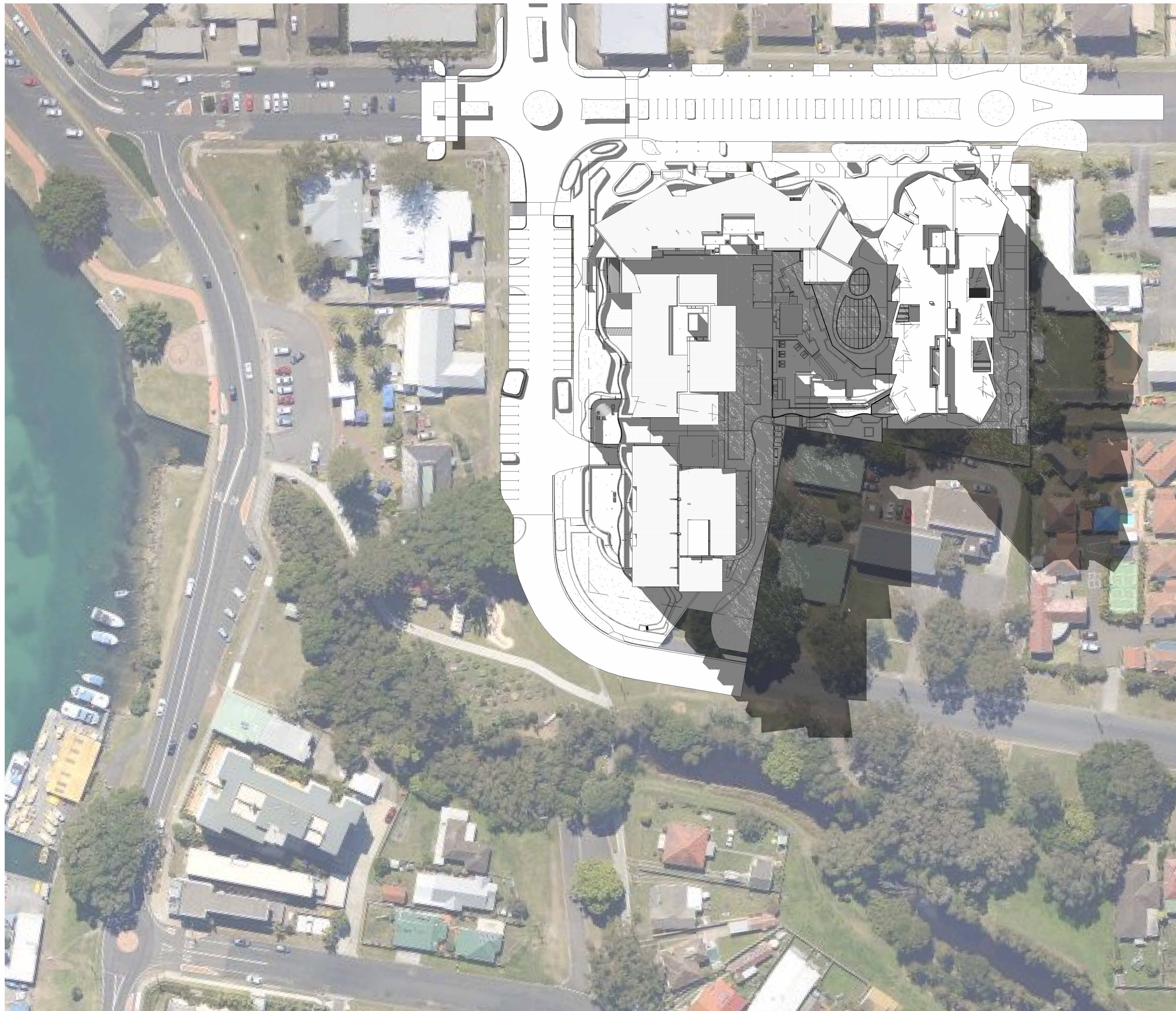
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Shadow Diagrams





Shadow Increase

- Shadow Addition
- Shadow Reduction
- No change from previous approval

Site - Winter Solstice 3pm
Scale @ A1 1:750

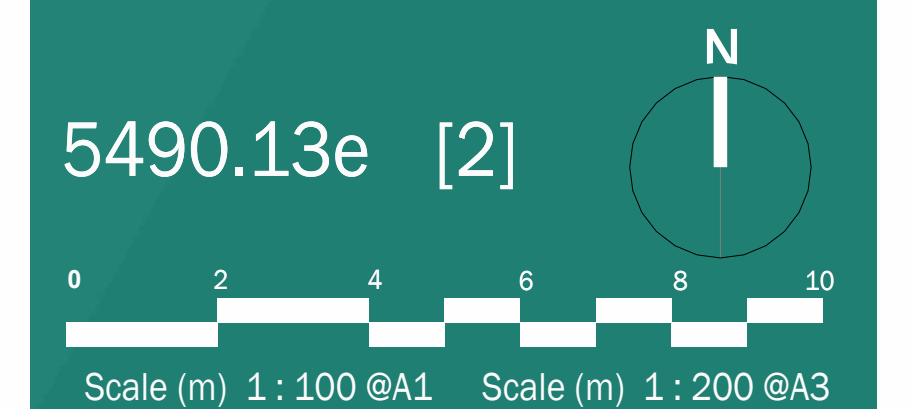
TVSarchitects

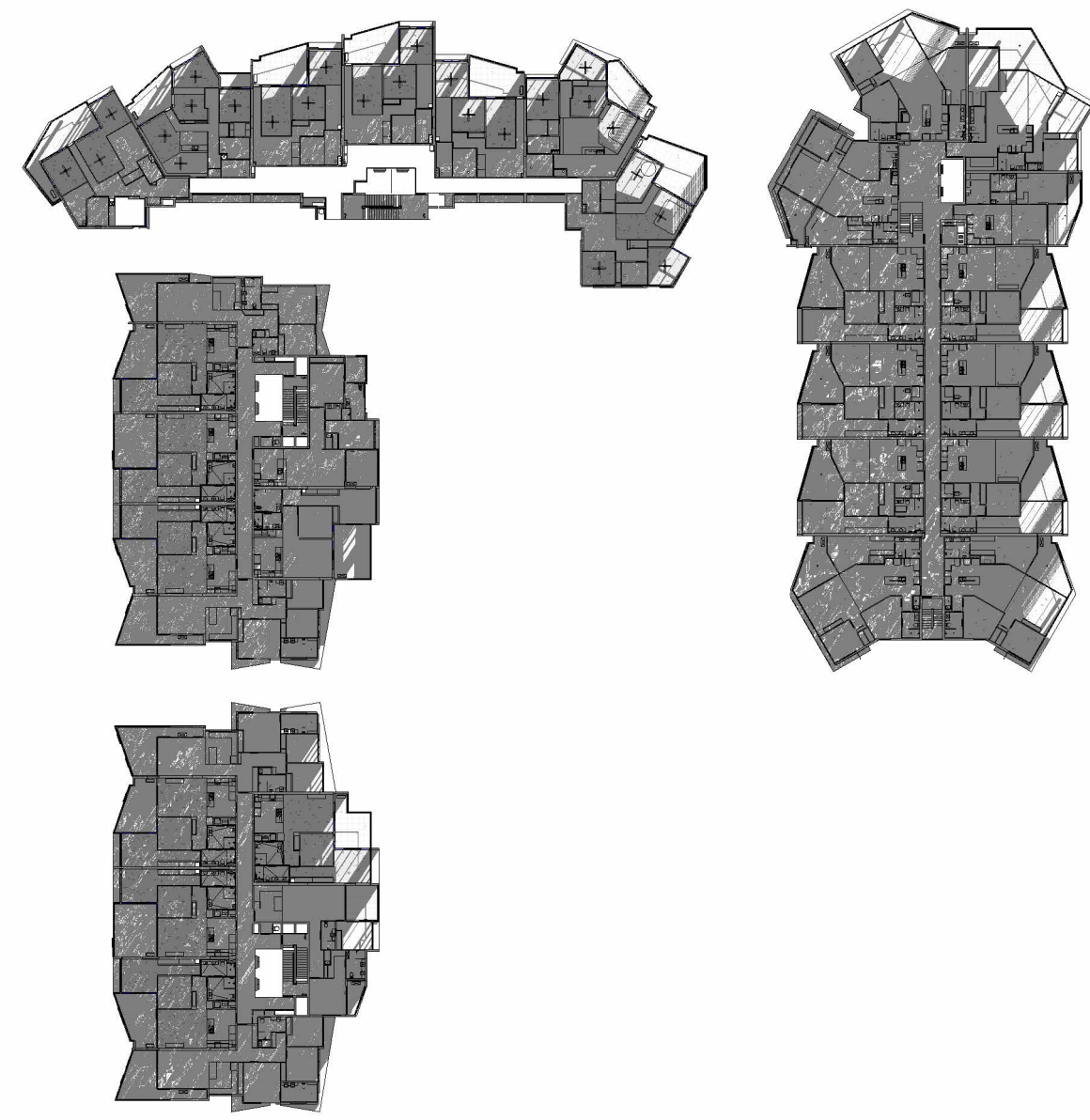
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

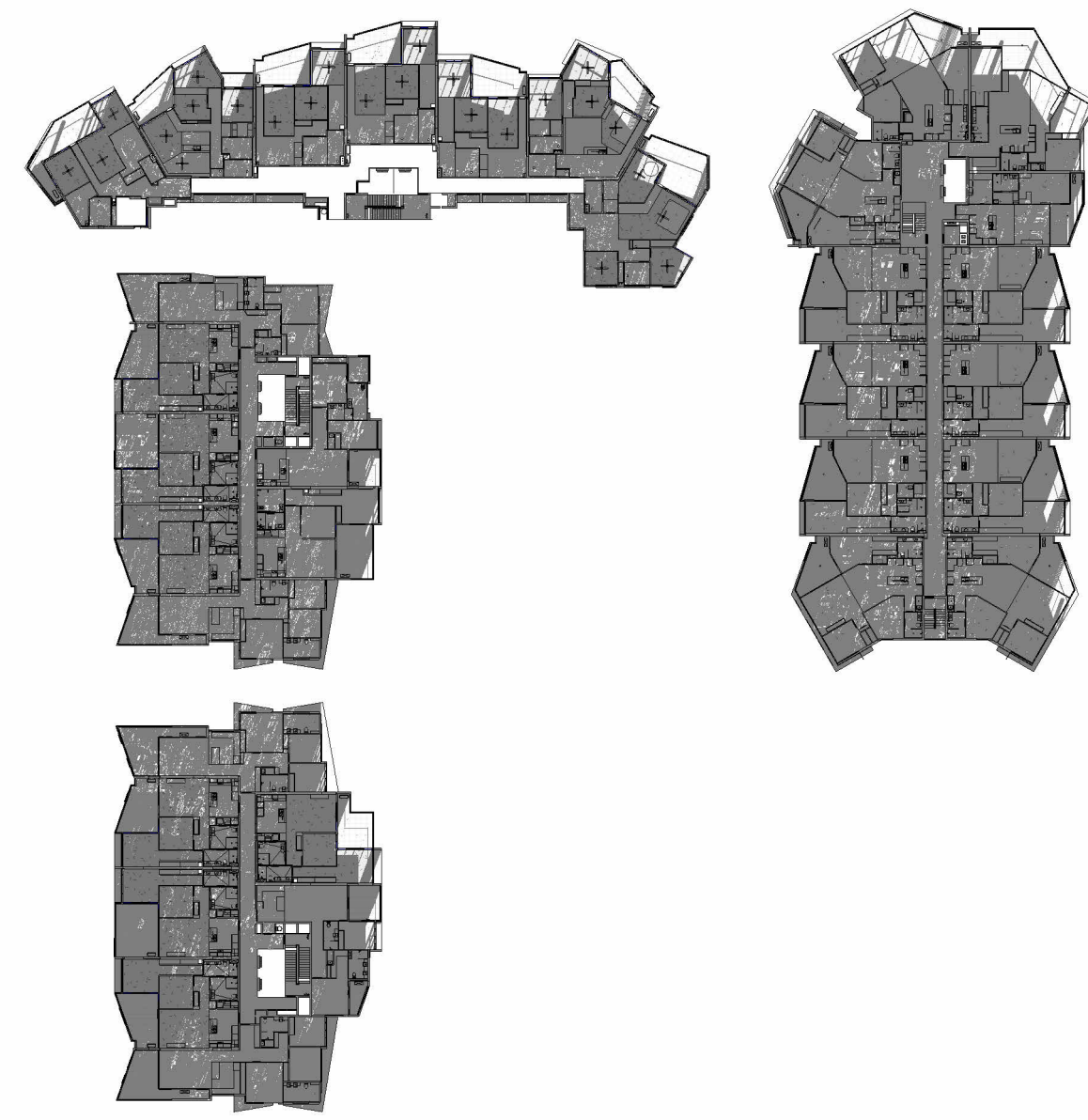
For
Enyoc Pty Ltd

Shadow Diagrams

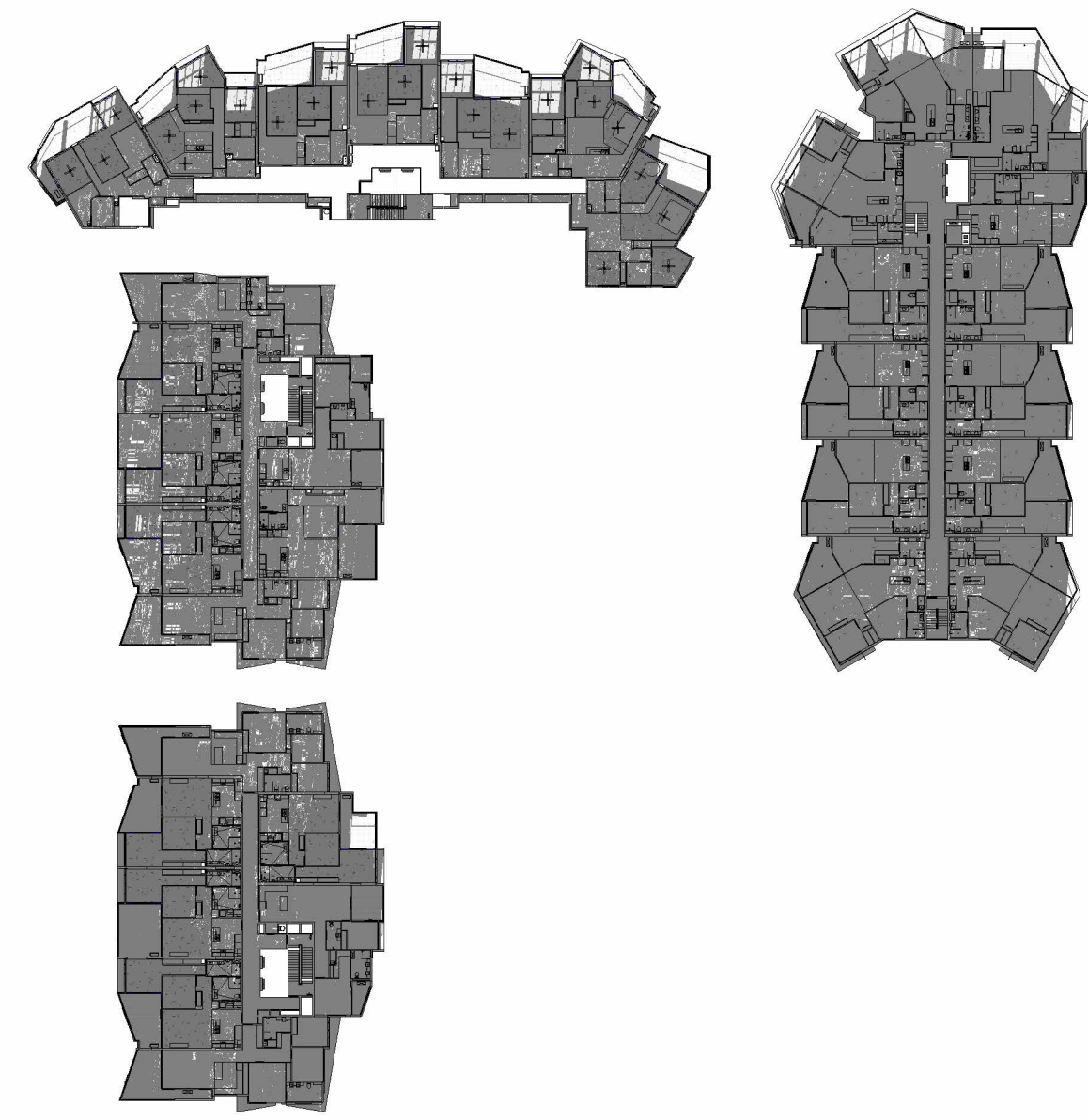




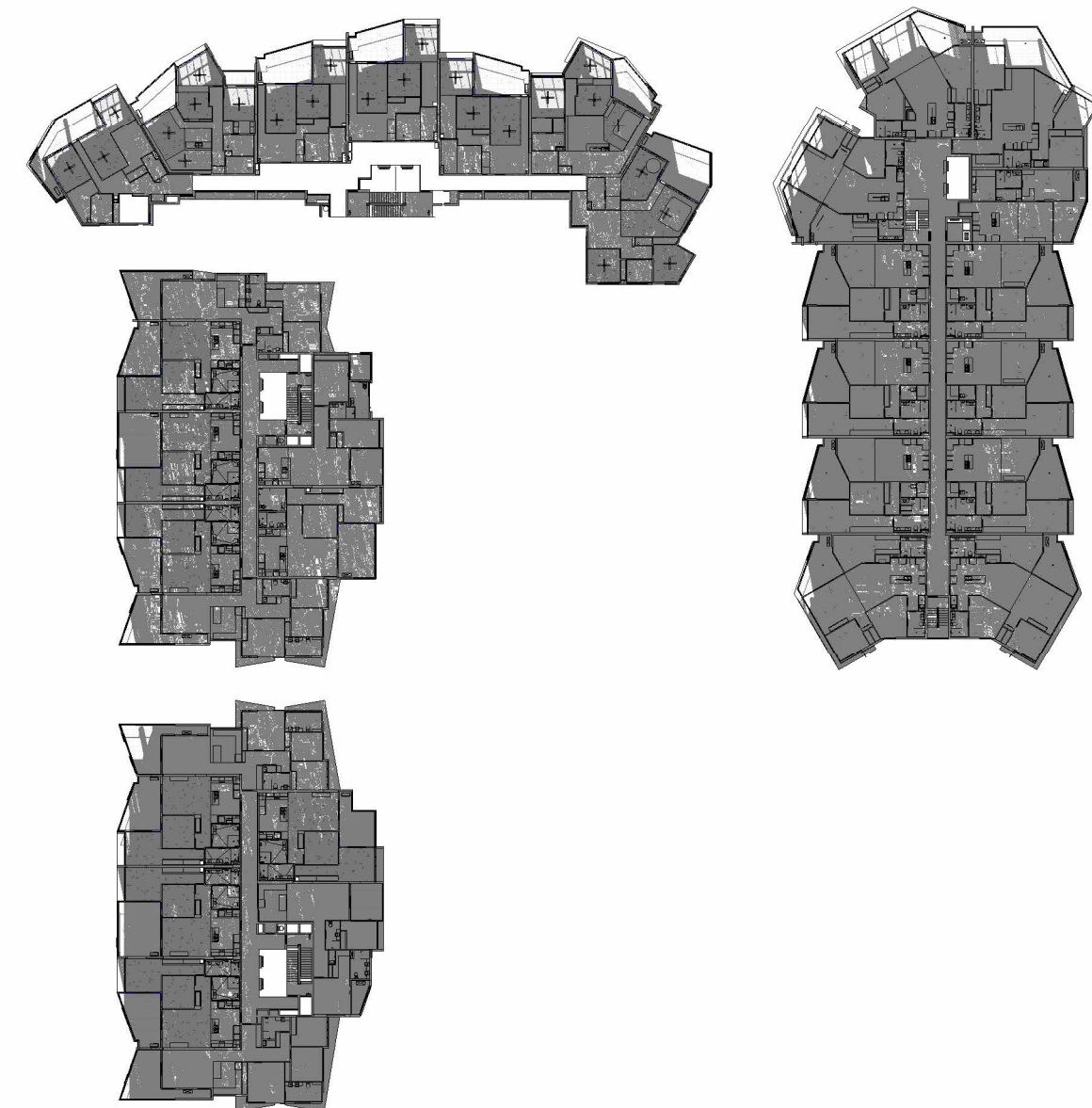
9am Winter Solstice - Level 6
Scale @ A1



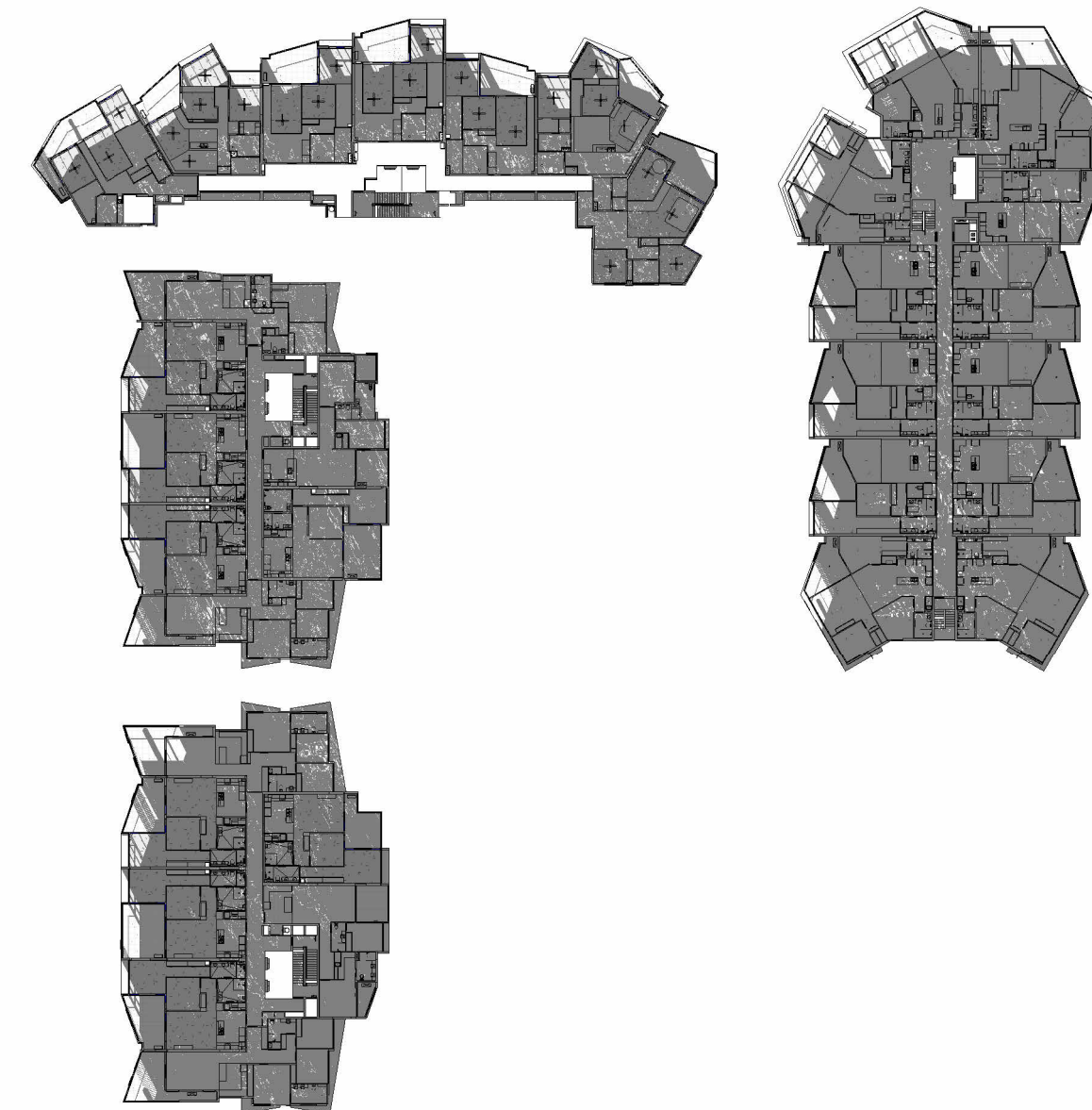
10am Winter Solstice - Level 6
Scale @ A1



11am Winter Solstice - Level 6
Scale @ A1



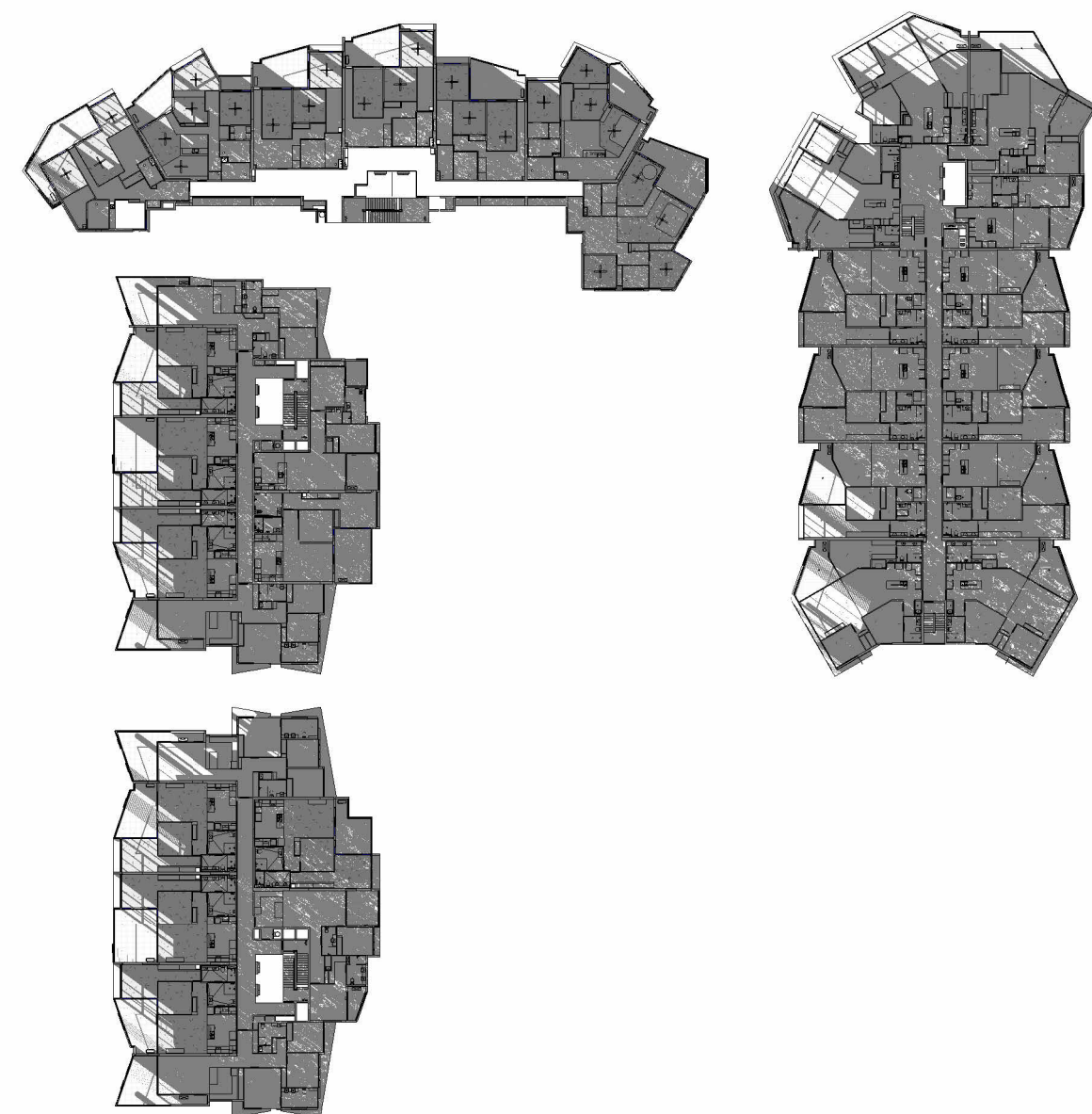
12pm Winter Solstice - Level 6
Scale @ A1



1pm Winter Solstice - Level 6
Scale @ A1



2pm Winter Solstice - Level 6
Scale @ A1



3pm Winter Solstice - Level 6
Scale @ A1

TVSarchitects

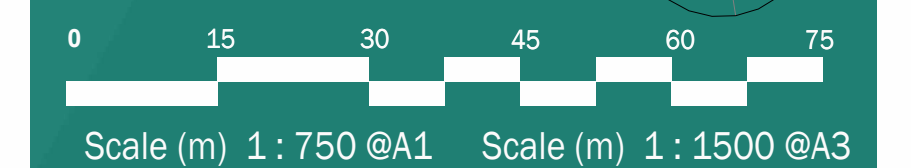
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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Sun Penetration Design
Study For Sunshading

5490.14 [4]





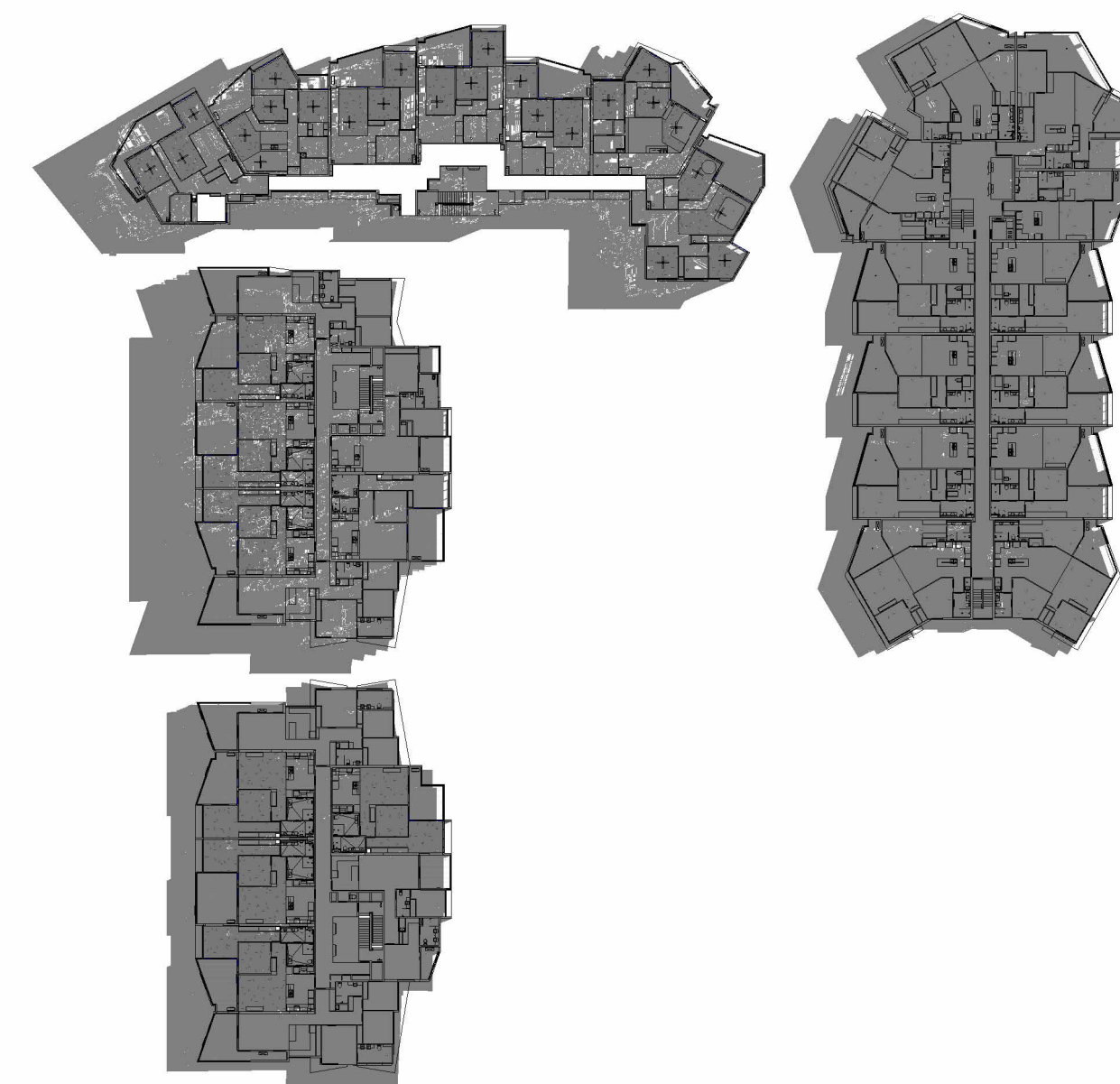
9am Summer Solstice - Level 6

Scale @ A1



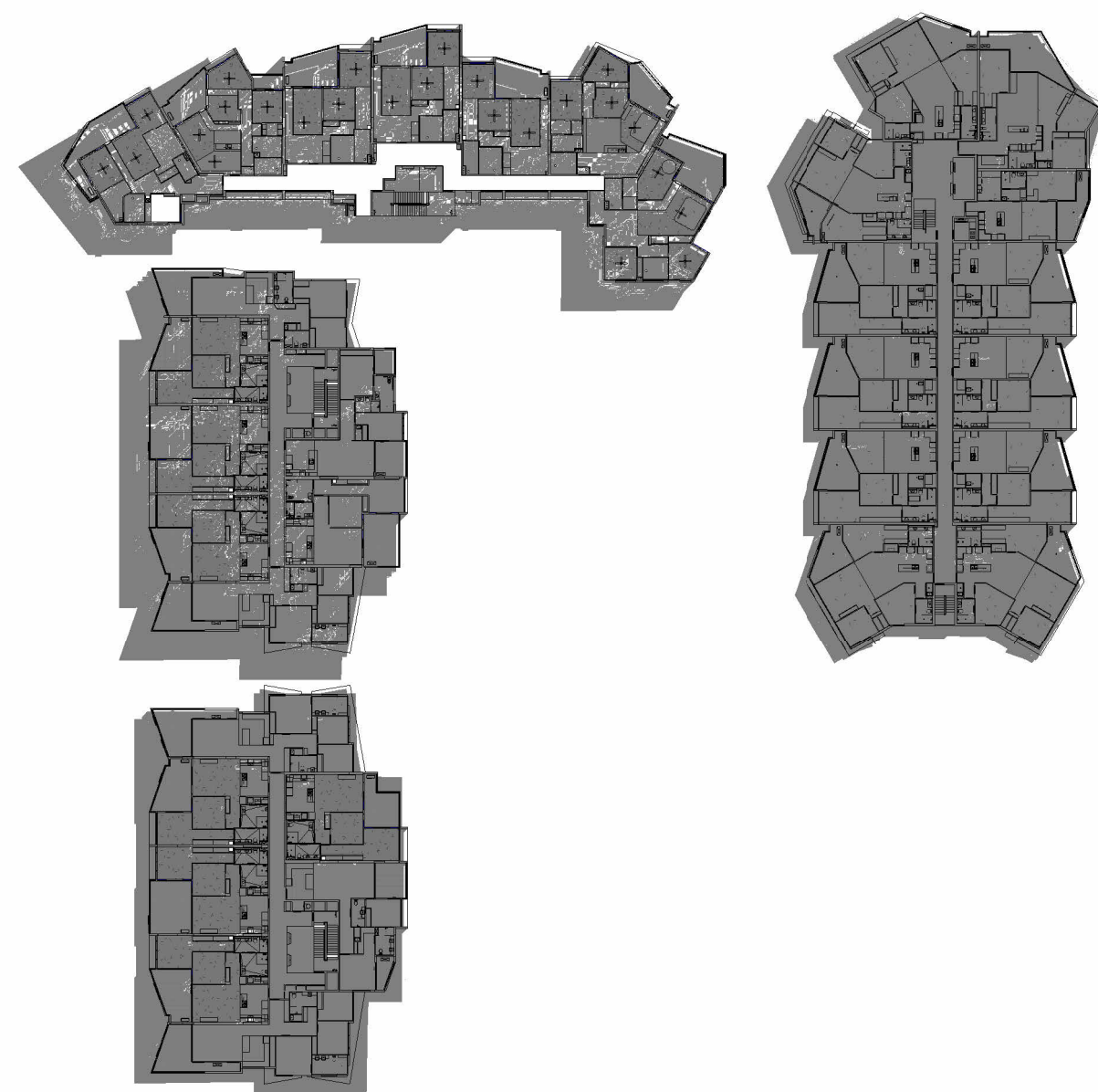
10am Summer Solstice - Level 6

Scale @ A1



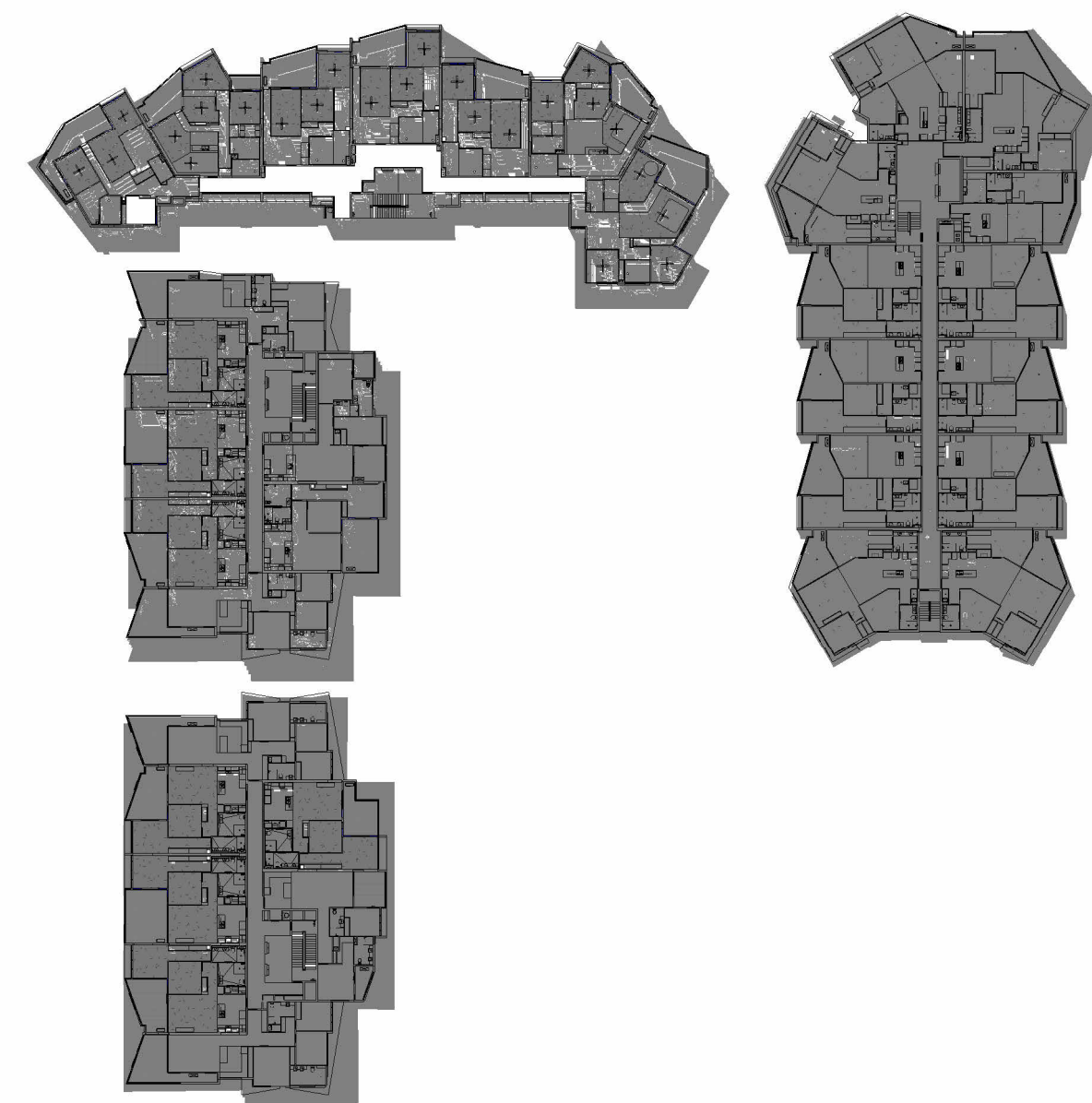
11am Summer Solstice - Level 6

Scale @ A1



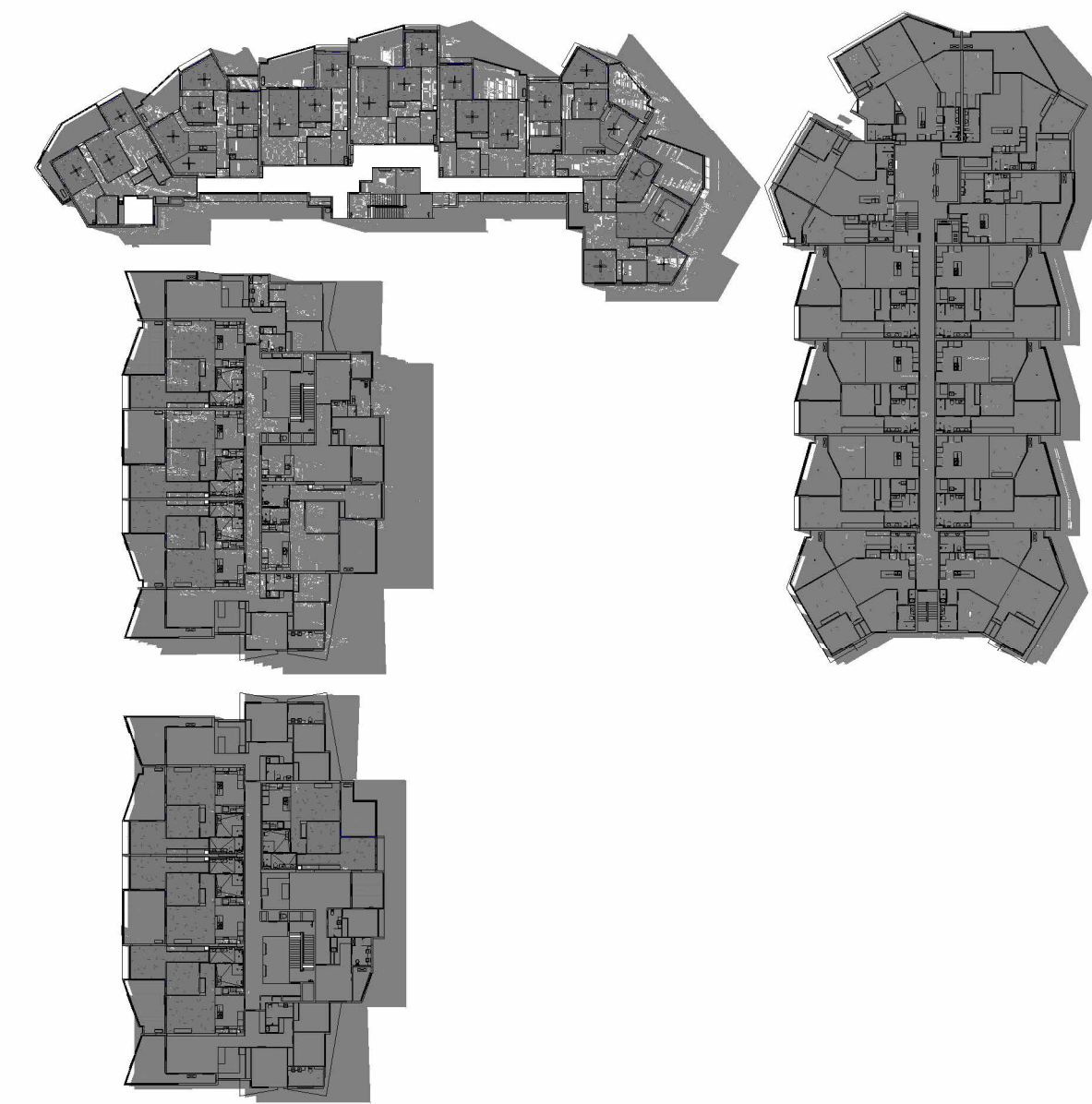
12pm Summer Solstice - Level 6

Scale @ A1



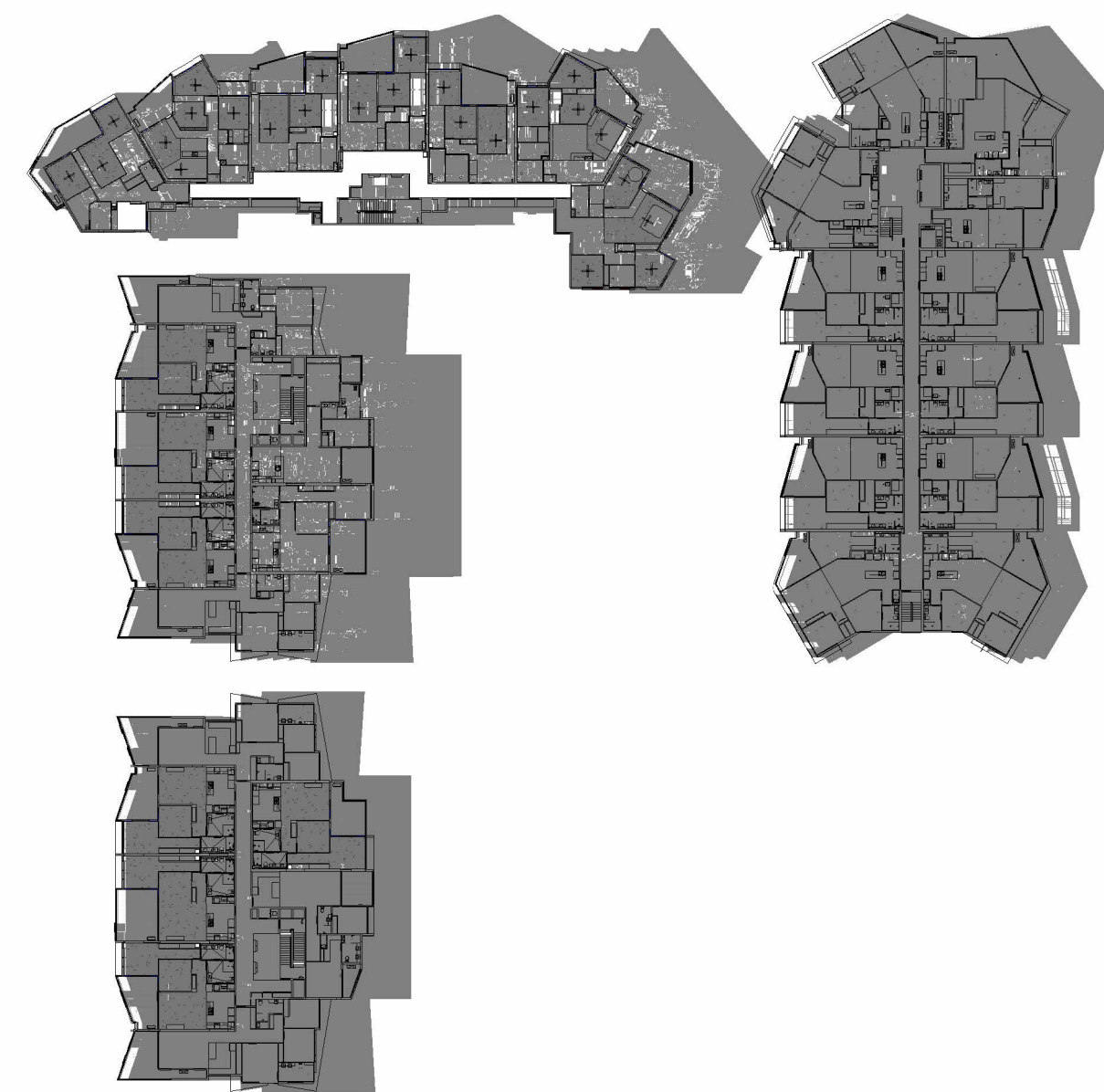
1pm Summer Solstice - Level 6

Scale @ A1



2pm Summer Solstice - Level 6

Scale @ A1



3pm Summer Solstice - Level 6

Scale @ A1

TVSarchitects

SOLARIS

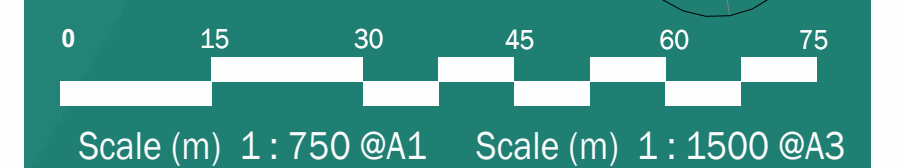
Forster Civic Precinct
Cnr Lake, West & Middle Street

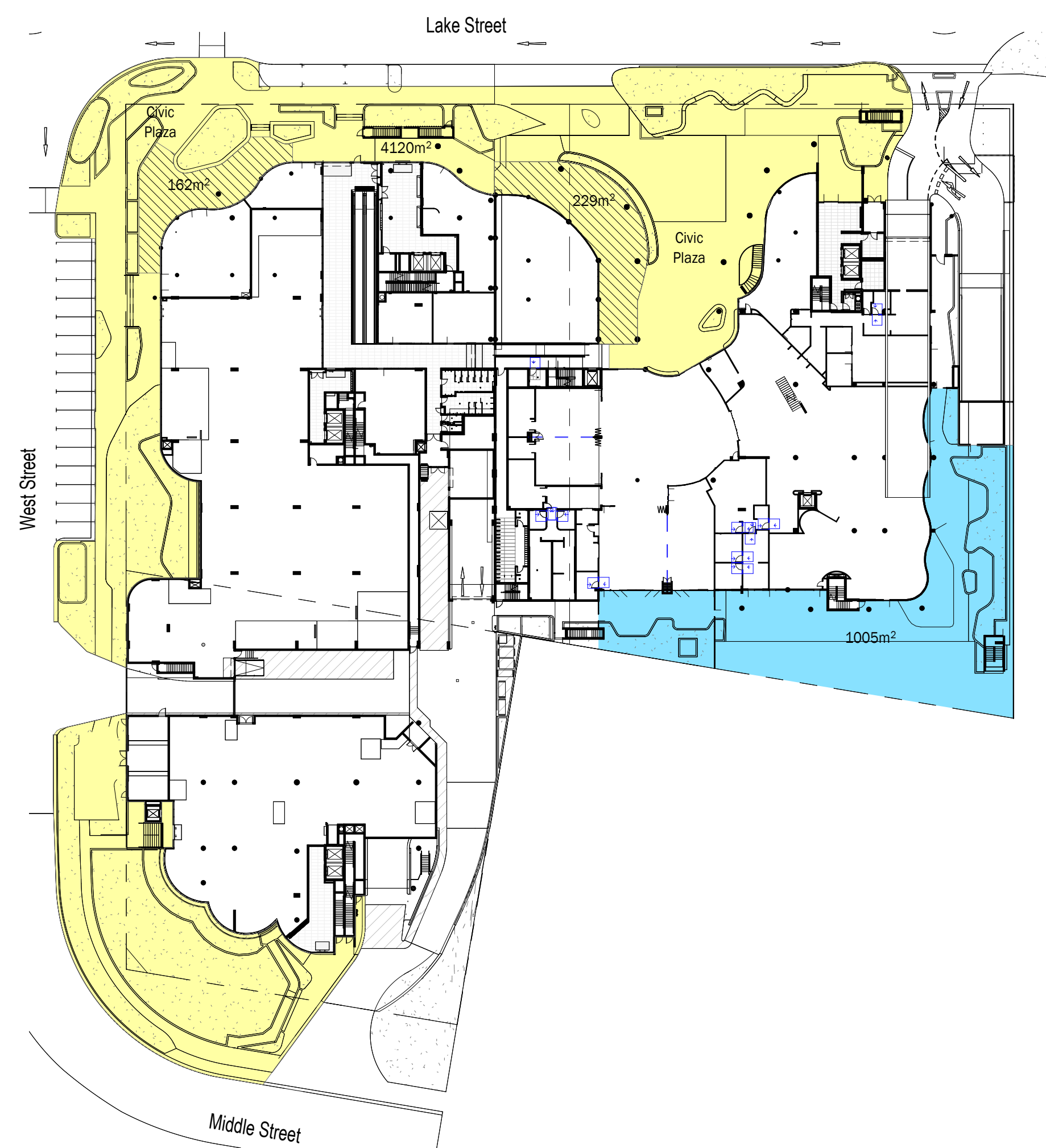
For

Enyoc Pty Ltd

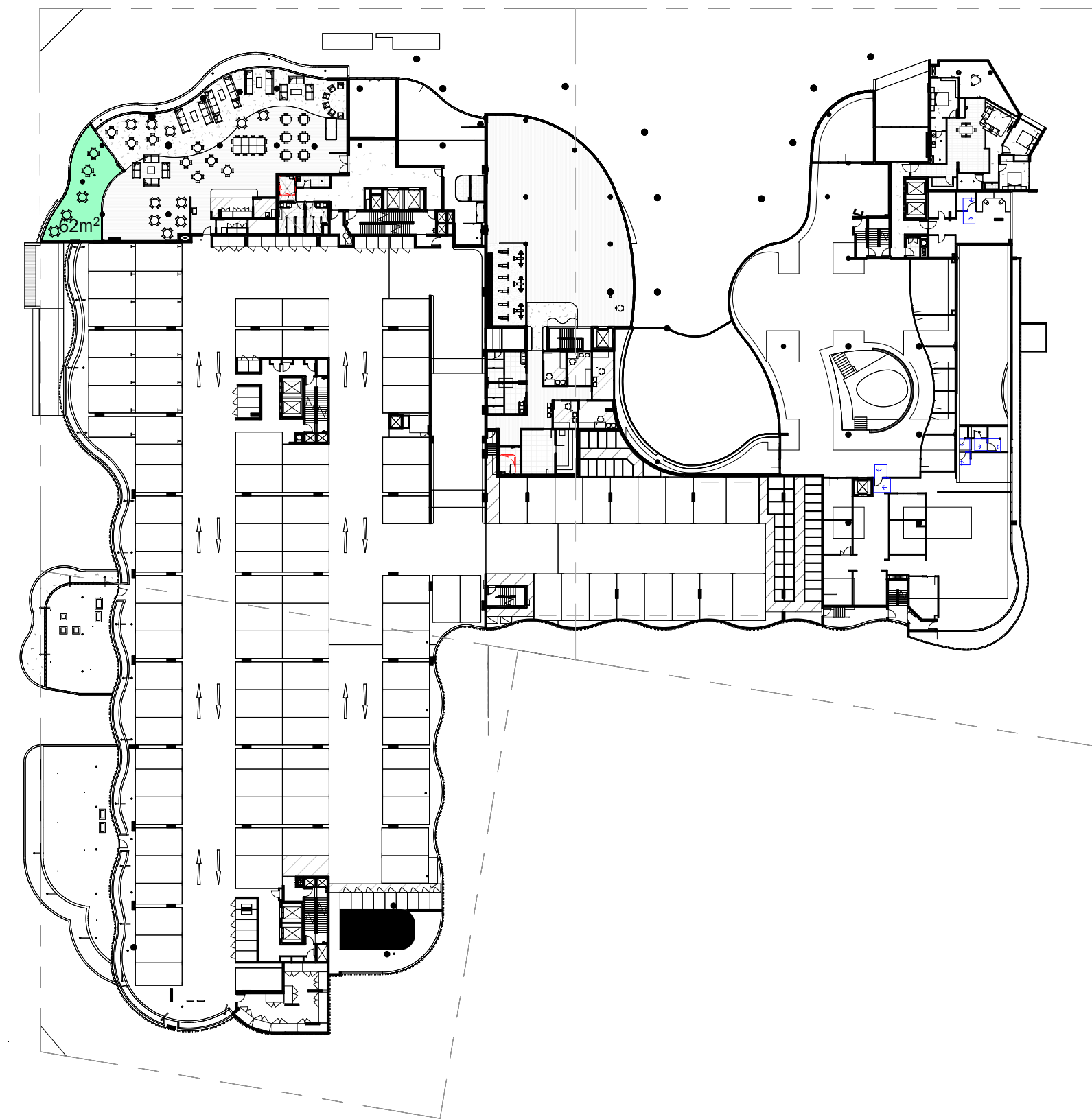
Sun Penetration Design
Study For Sunshading

5490.15 [3]

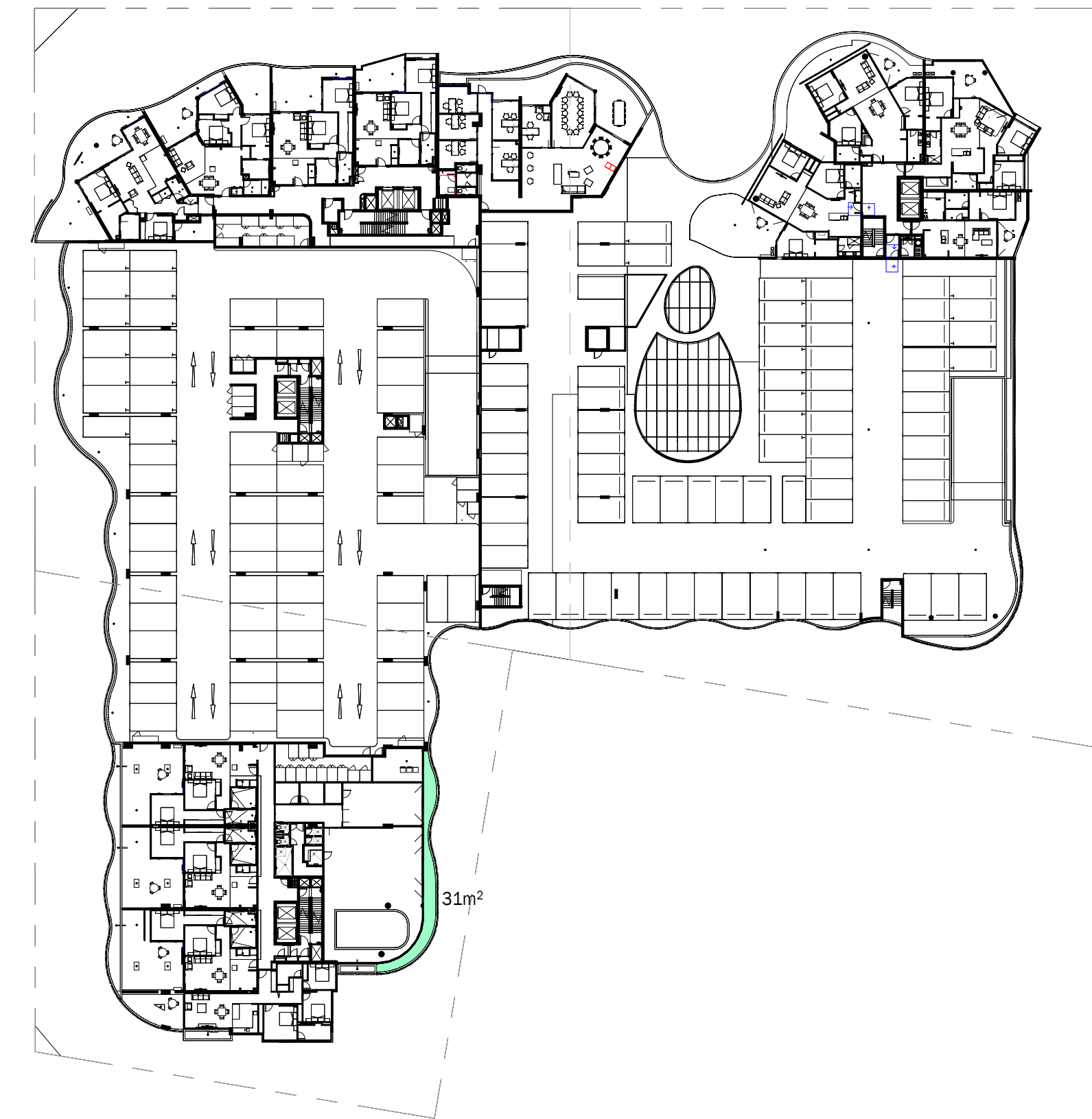




Ground Floor Plan



Mezzanine/ Library/Level 1

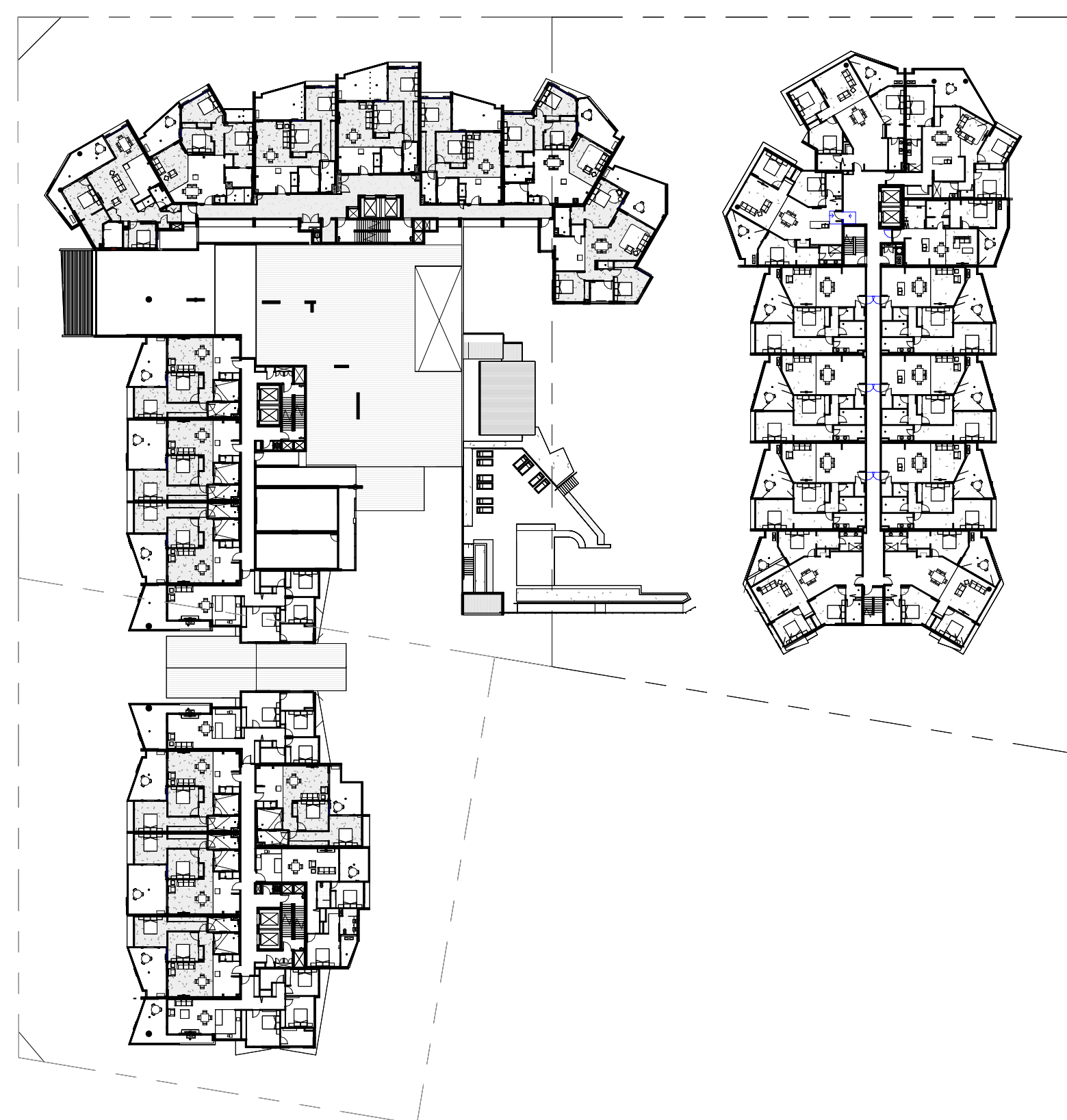


Level 2

Scale @ A1 1 : 600



Level 3



Level 4

Scale @ A1 1 : 600

Legend

- Public domain
- Exclusive use outdoor dining
- Semi public domain - Library and Community Centre
- Resident's communal open space

Note

Residential private open space is provided via attached balconies.

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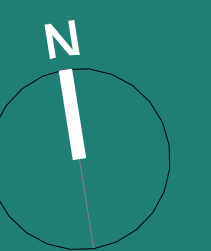
Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Communal Open Space
Diagrams

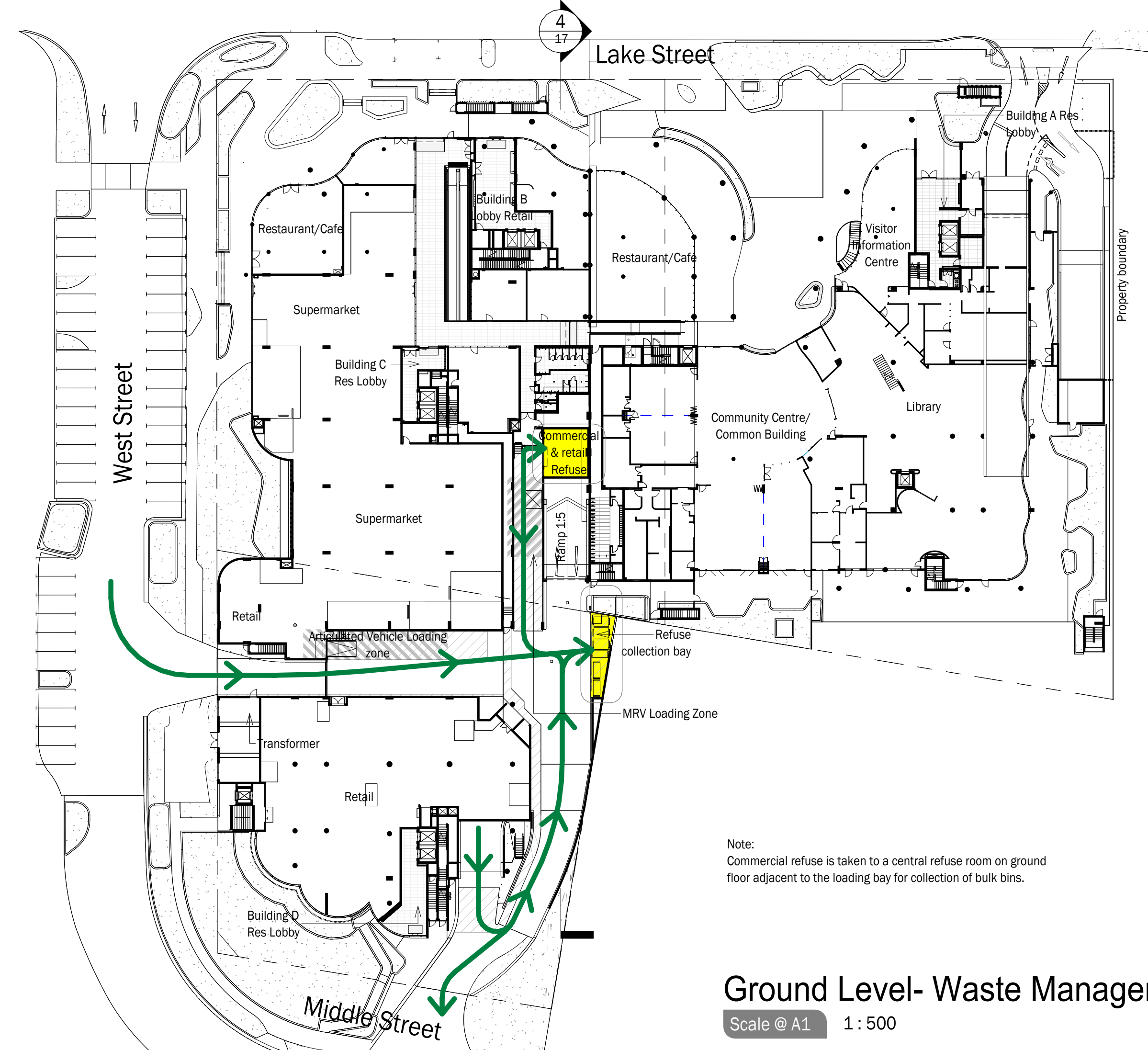
5490.16 [7]





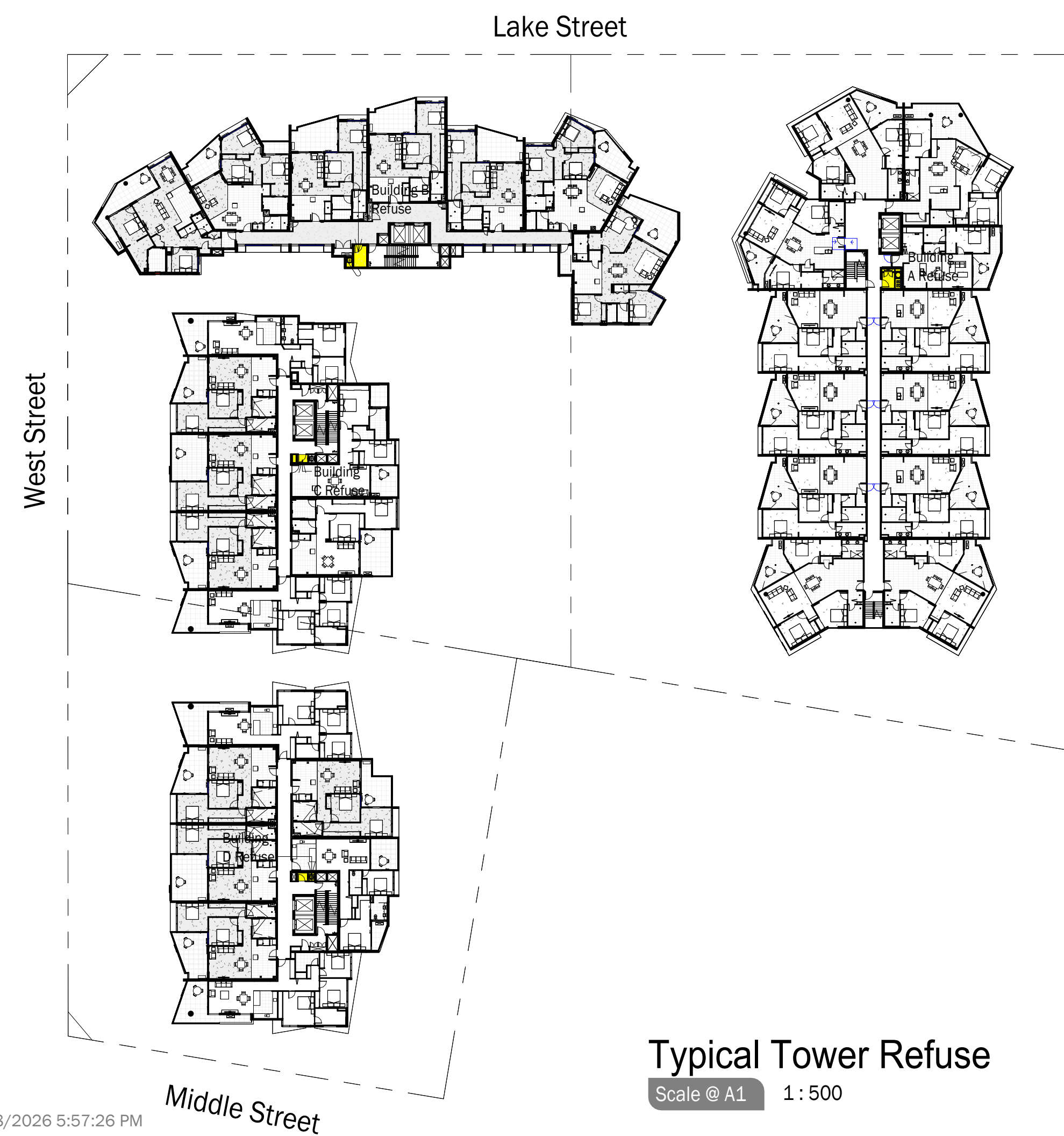
Lower Ground/Basement 1 Plan

Scale @ A1 1 : 500



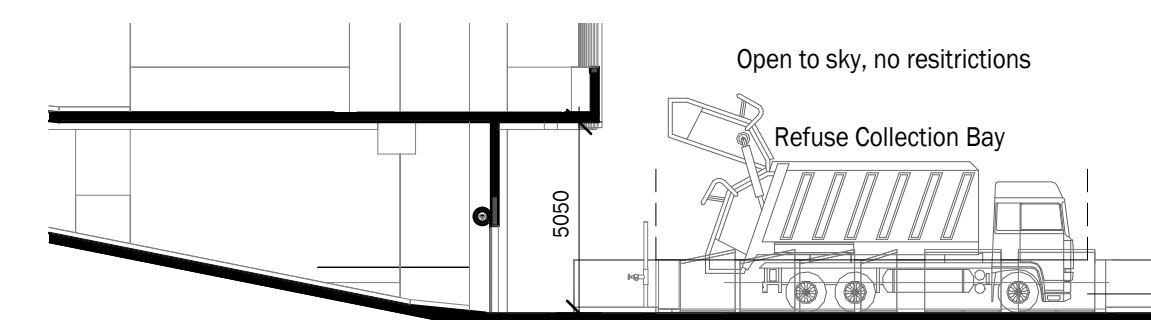
Ground Level- Waste Management Plan

Scale @ A1 1 : 500



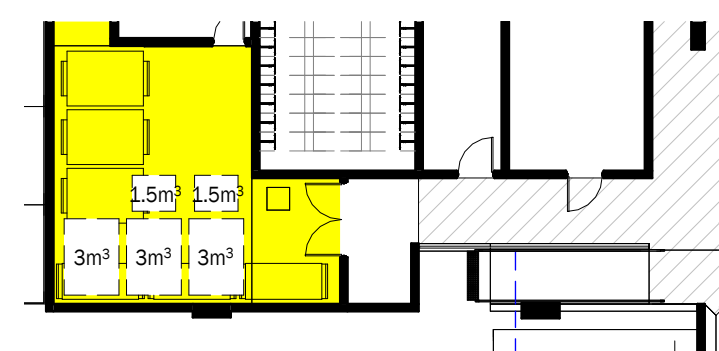
Typical Tower Refuse

Scale @ A1 1 : 500



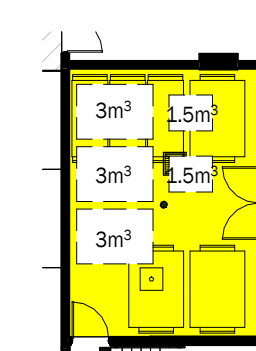
Waste Management Collection Section

Scale @ A1 1 : 200



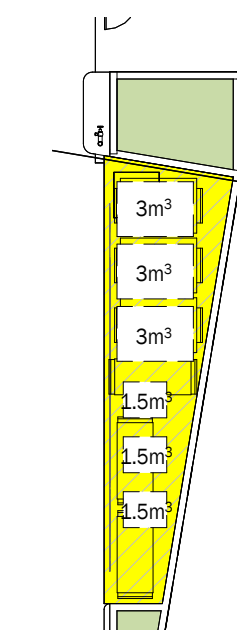
Building C Refuse

Scale @ A1 1 : 200



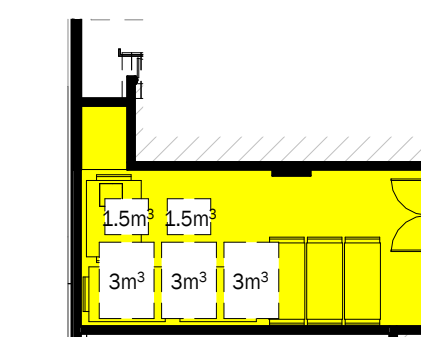
Building D Refuse

Scale @ A1 1 : 200



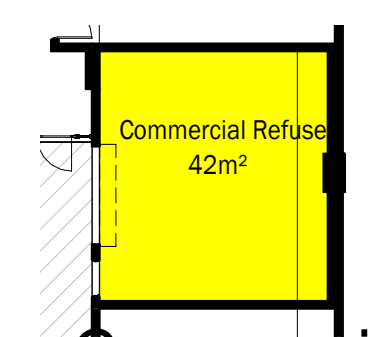
Refuse Collection Bay

Scale @ A1 1 : 200



Building B Refuse

Scale @ A1 1 : 200



Commercial Refuse

Scale @ A1 1 : 200

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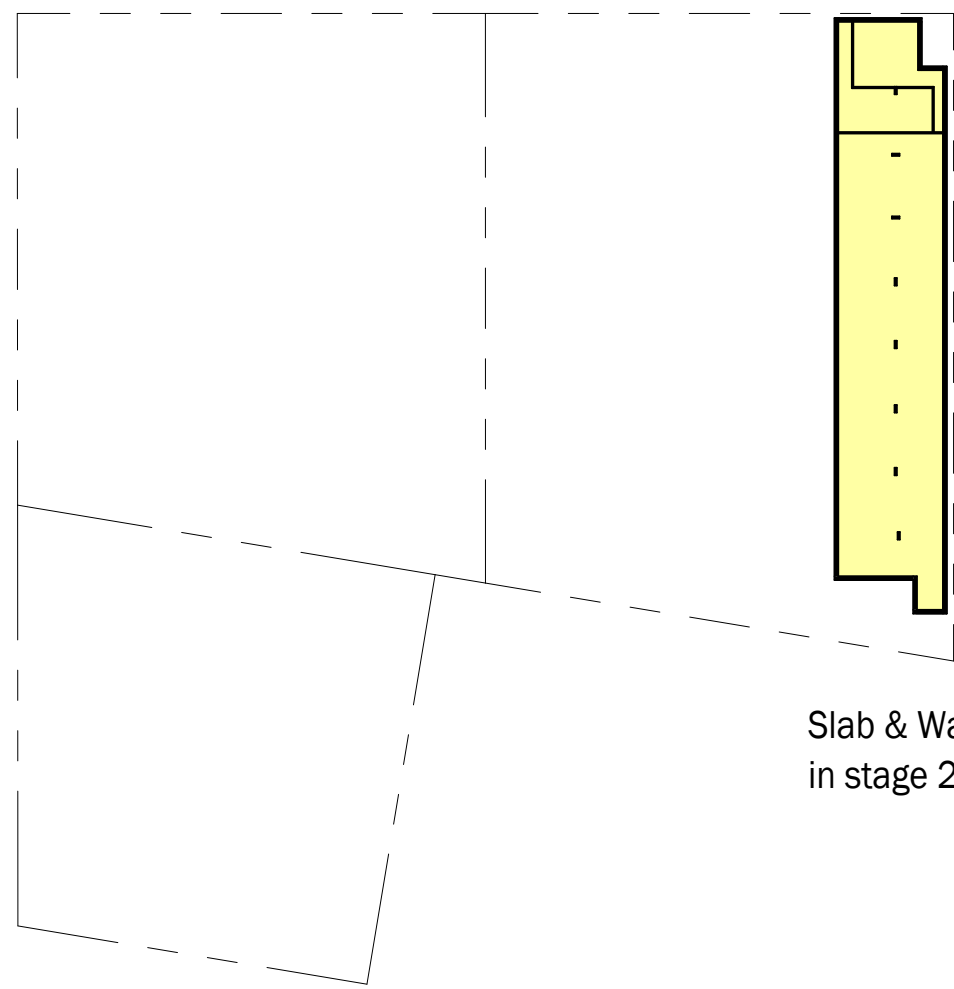
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Waste Management Plan

5490.17 [6]

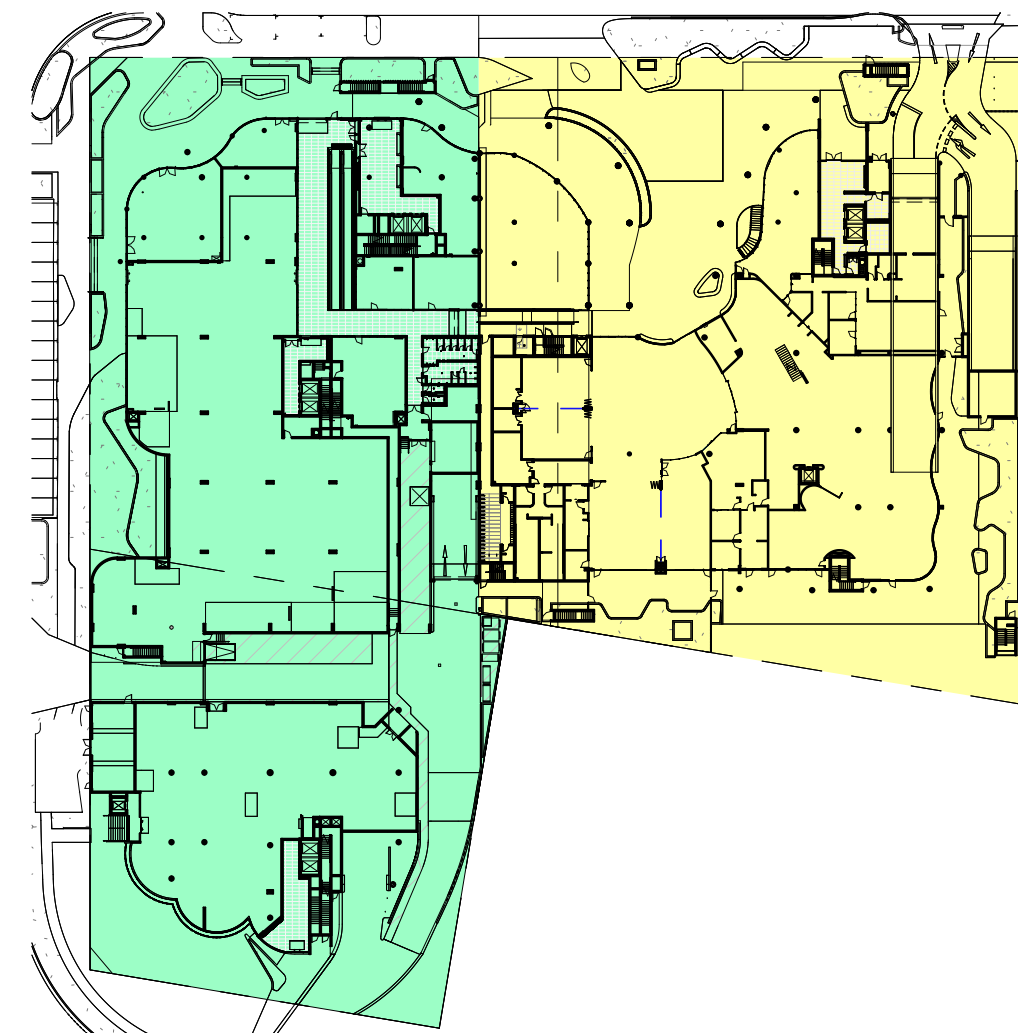
0 10 20 30 40 50
Scale (m) 1 : 500 @A1 Scale (m) 1 : 1000 @A3



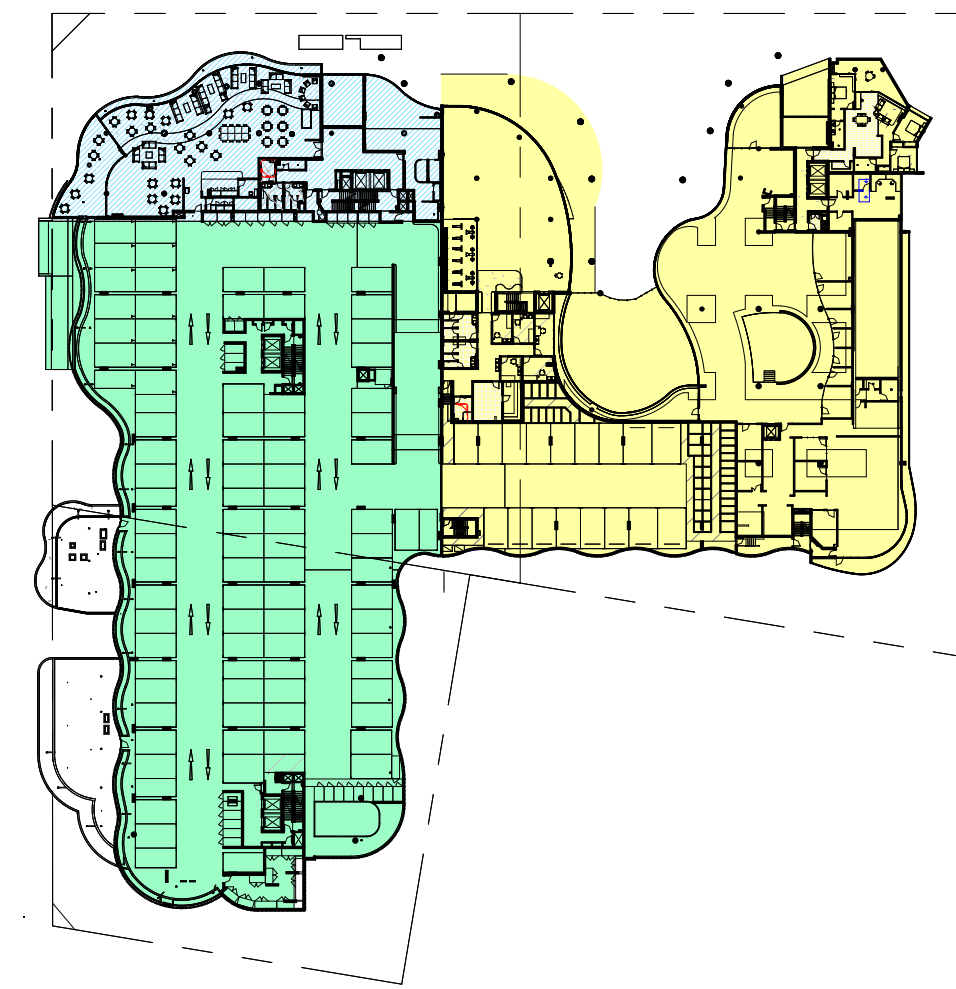
Basement 2



Basement 1 / Lower Ground Level

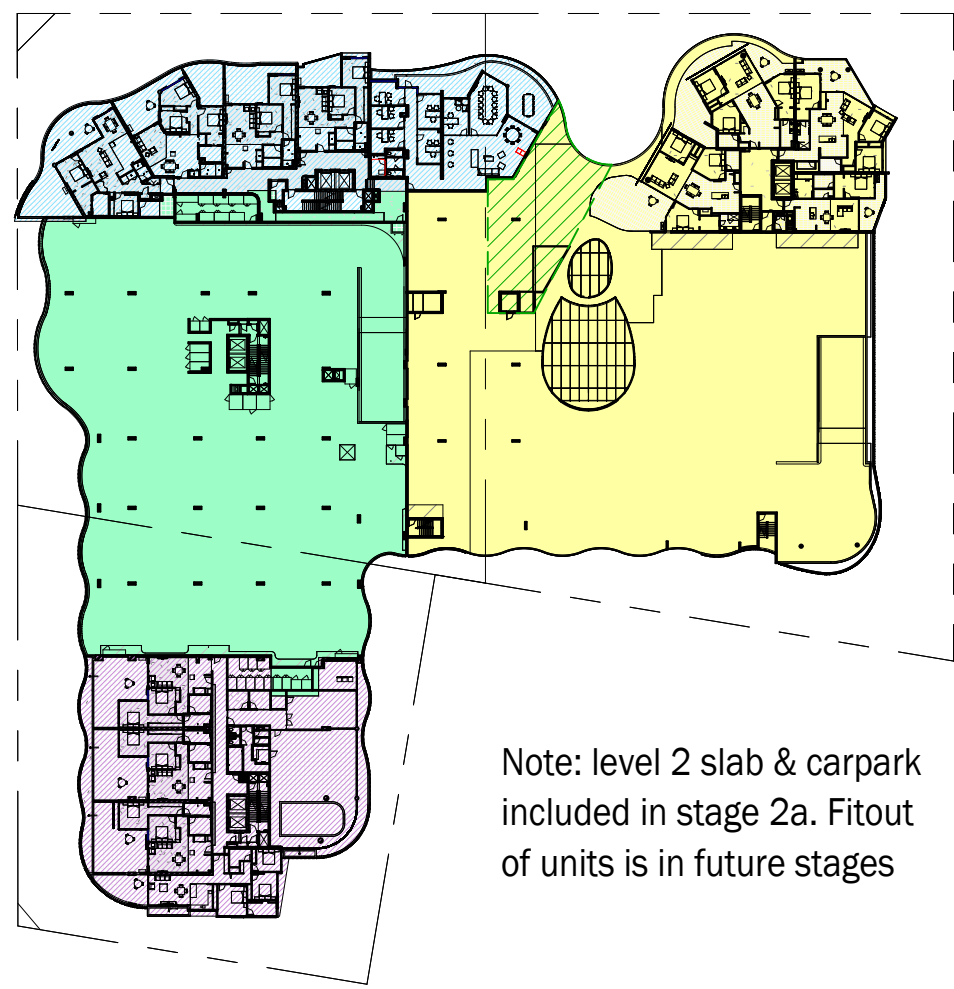


Ground Floor Plan

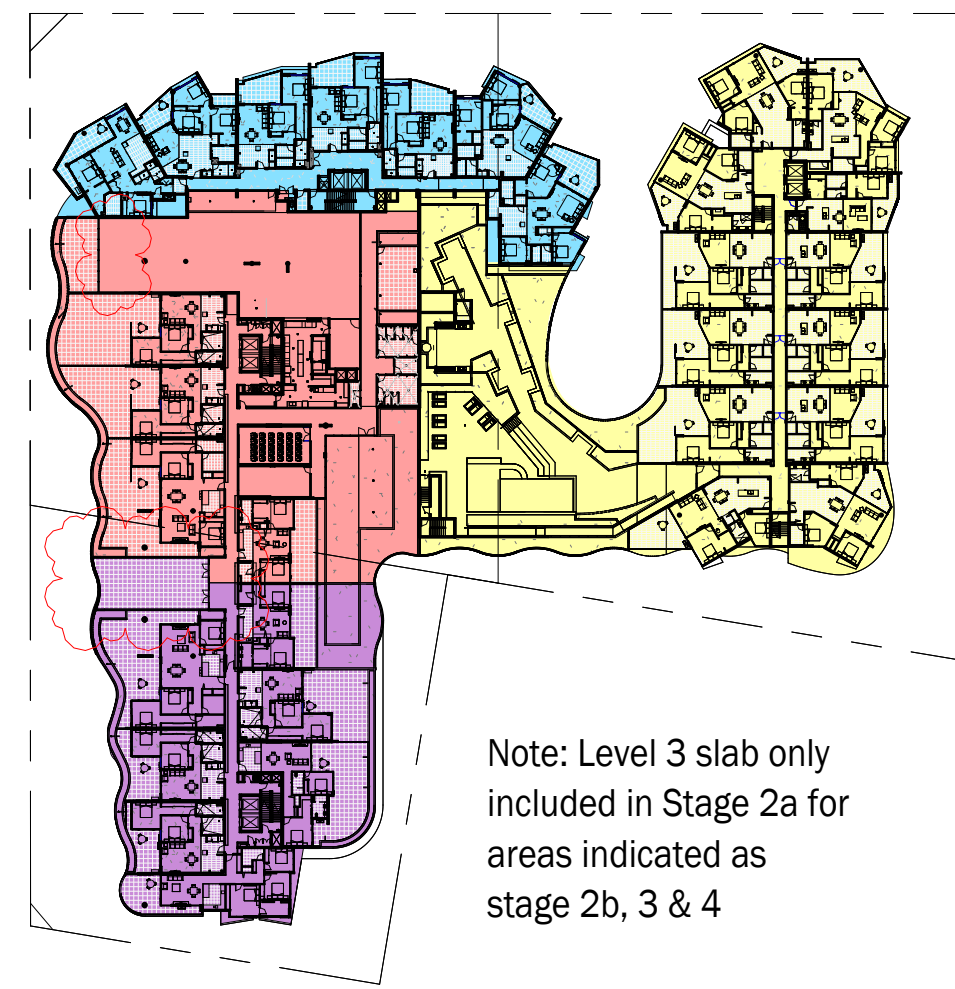


Mezzanine/ Library/Level 1

- Legend
- Stage 1
 - Stage 2a
 - Stage 2b
 - Stage 3
 - Stage 4
 - Stage 2b fitout
 - Stage 4 fitout



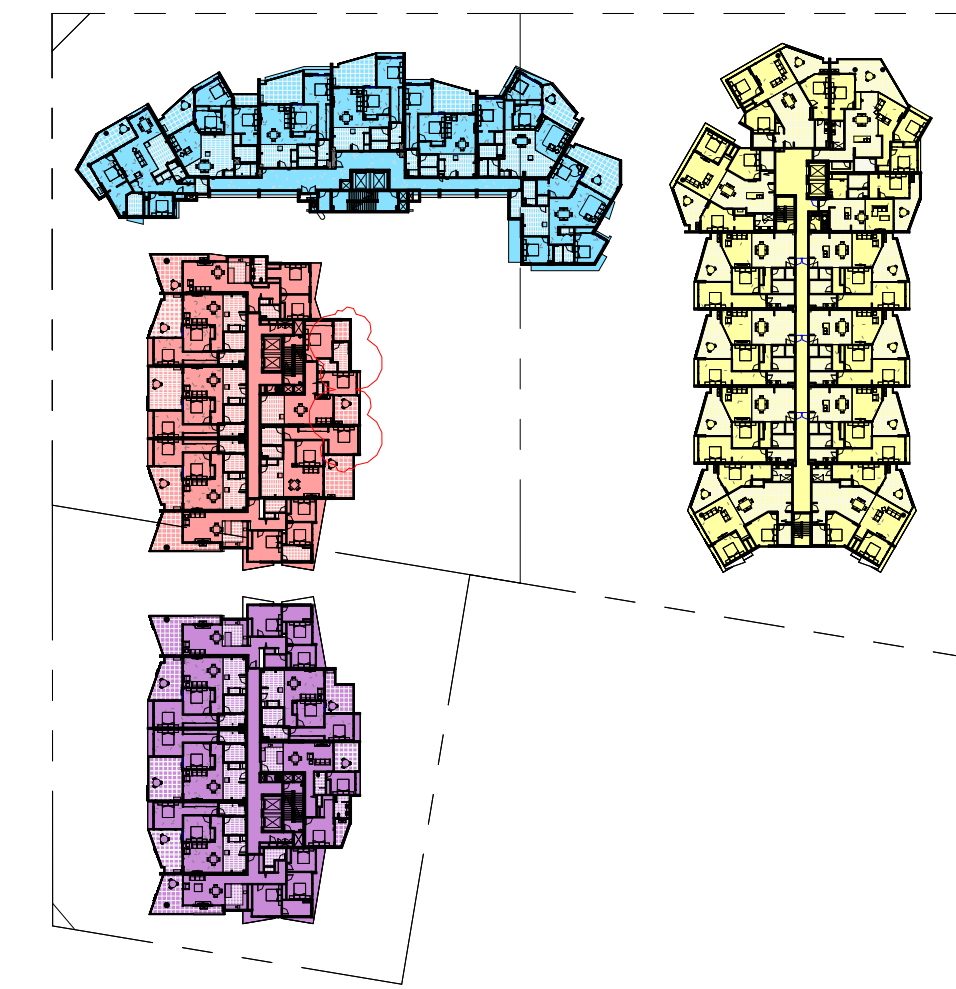
Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8/9



Level 10

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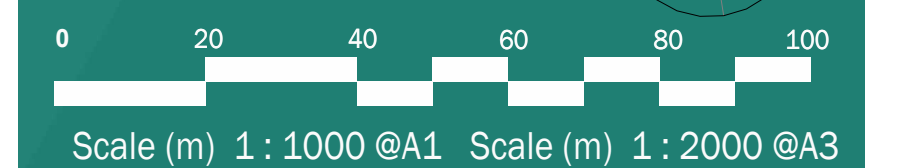
SOLARIS

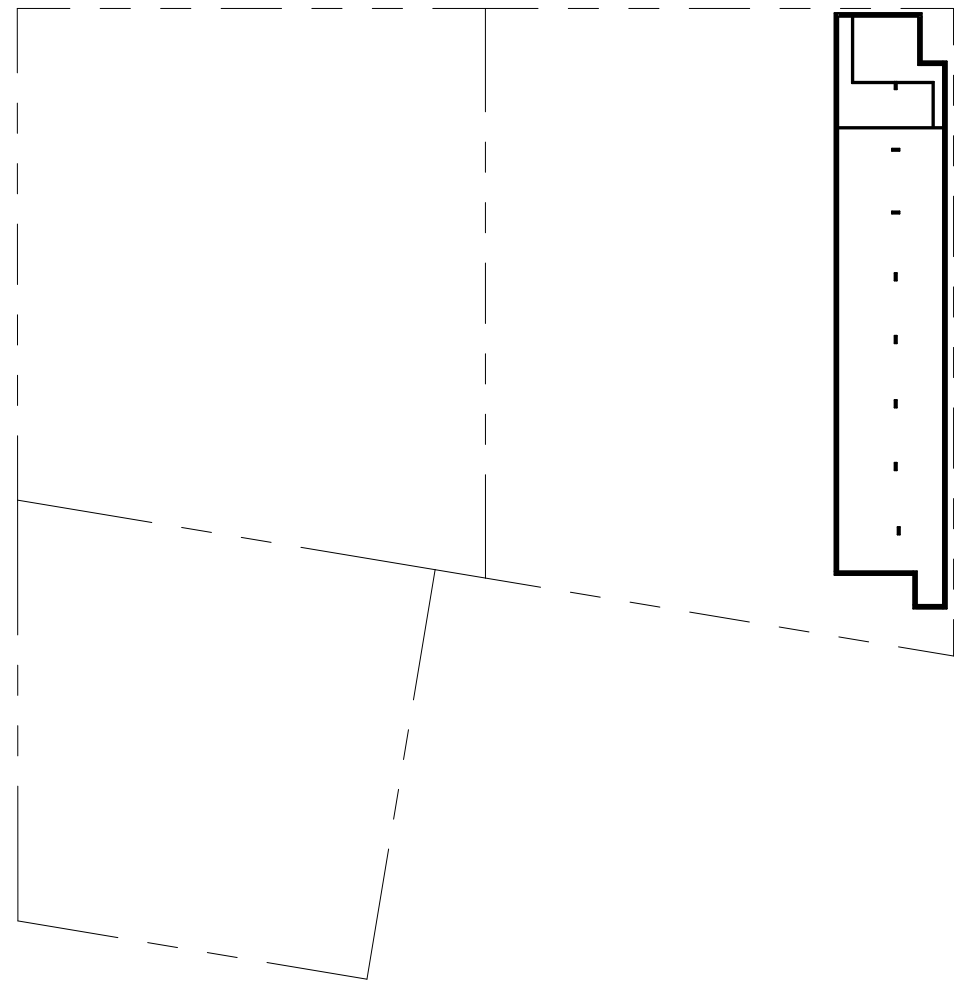
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

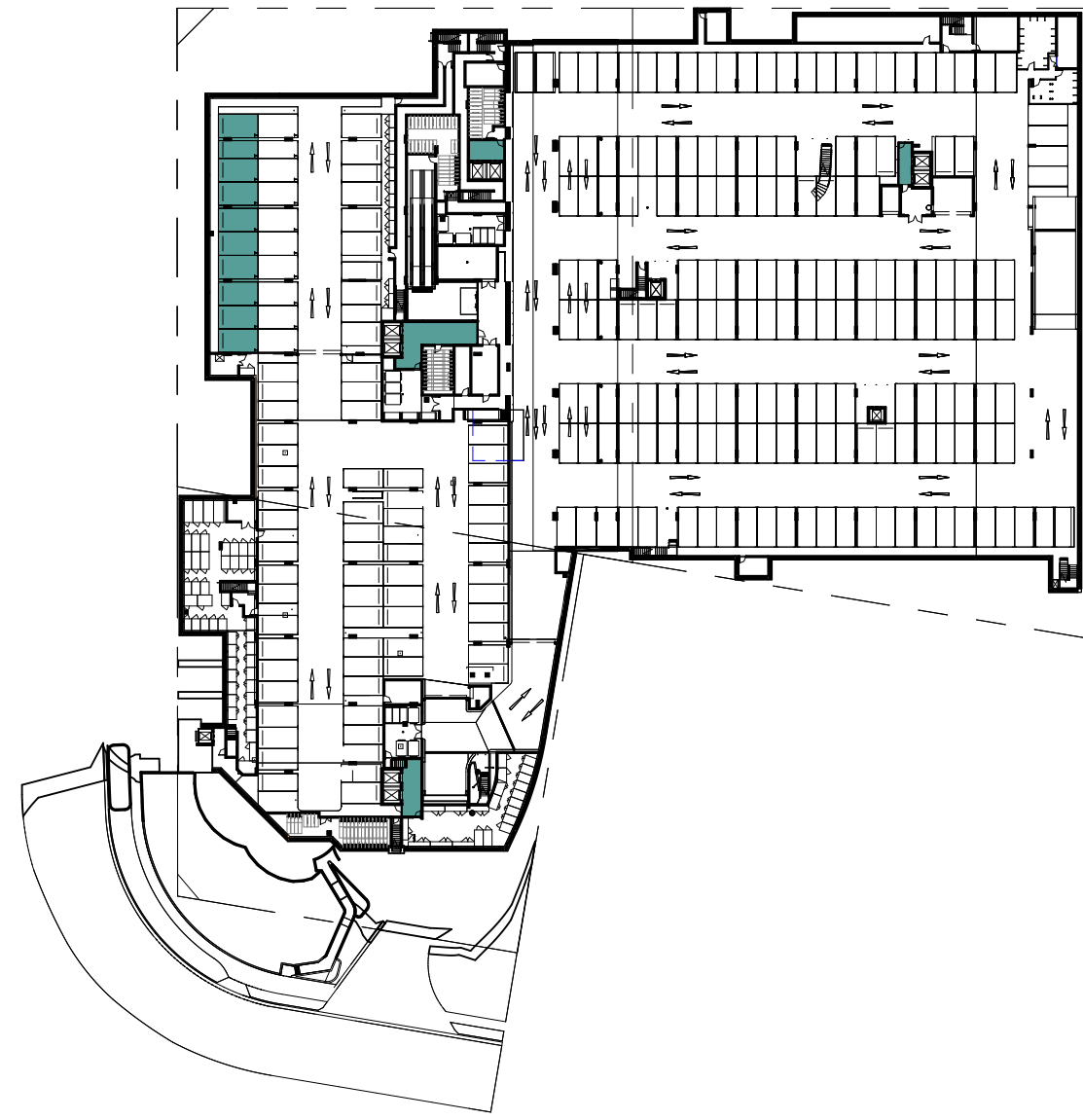
Staging Plan

5490.18 [8]

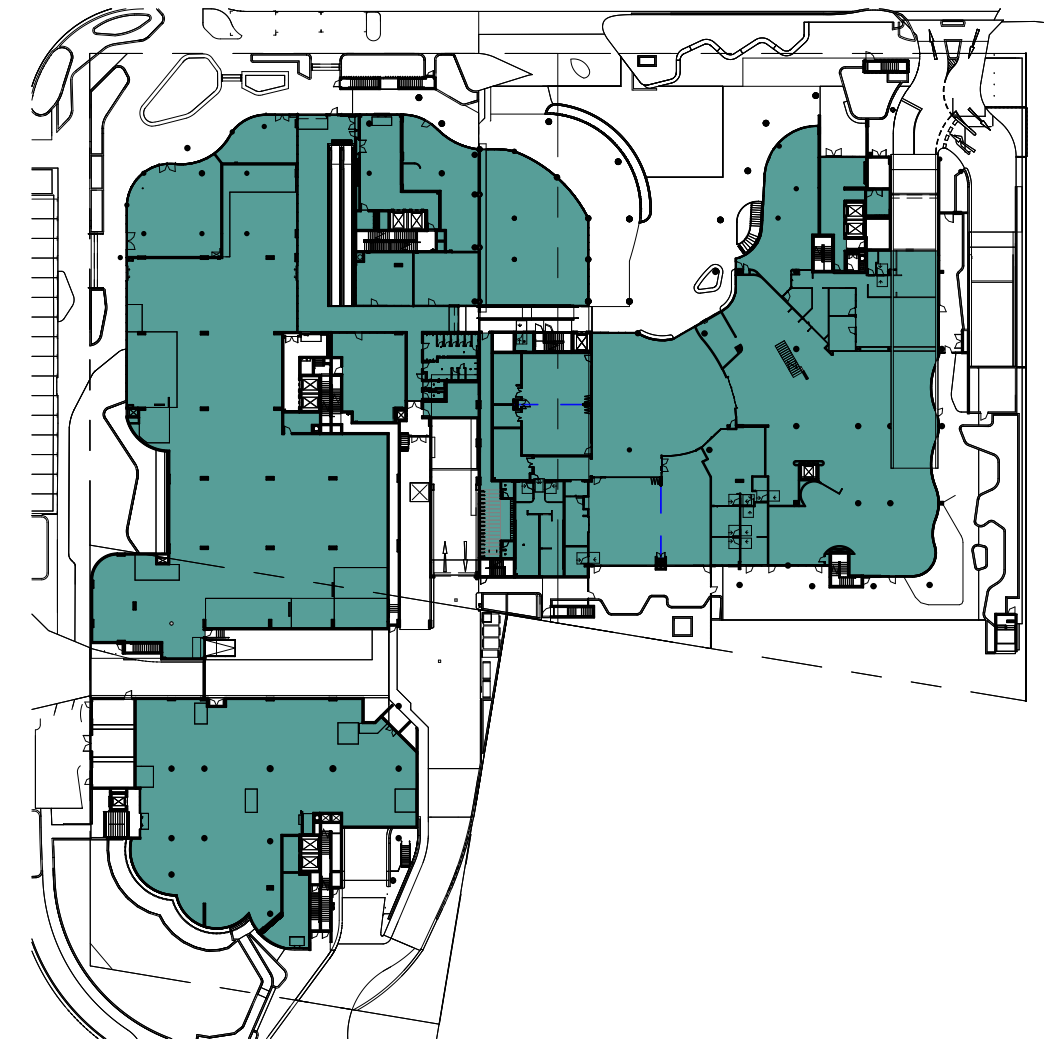




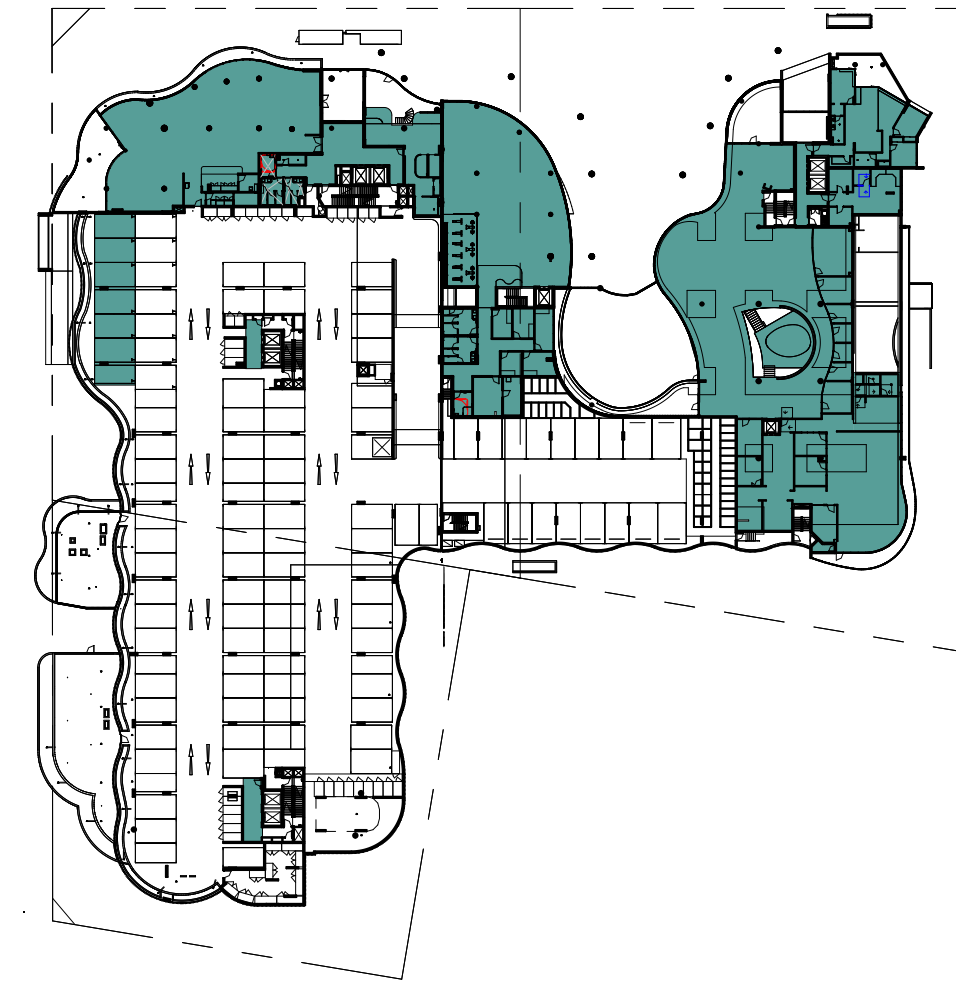
Basement 2



Basement 1 / Lower Ground Level



Ground Floor Plan



Mezzanine/ Library/Level 1

Legend
GFA

GFA Total	
Comments	Area
Ground Floor Plan	5953 m ²
Mezzanine/ Library/Level 1	2447 m ²
Level 2	1973 m ²
Level 3	4156 m ²
Level 4	3380 m ²
Level 5	3663 m ²
Level 6	3663 m ²
Level 7	3471 m ²
Level 8	1559 m ²
Level 9	1559 m ²
Level 10	1633 m ²
GFA total	33457 m ²

GFA Total - Carpark Addition	
Comments	Area

Basement 1 / Lower Ground Level	341 m ²
Mezzanine/ Library/Level 1	149 m ²
Level 2	261 m ²
GFA total	751 m ²
Grand total	32950 m ²



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8/9



Level 10

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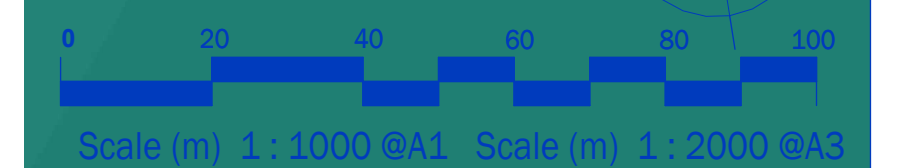
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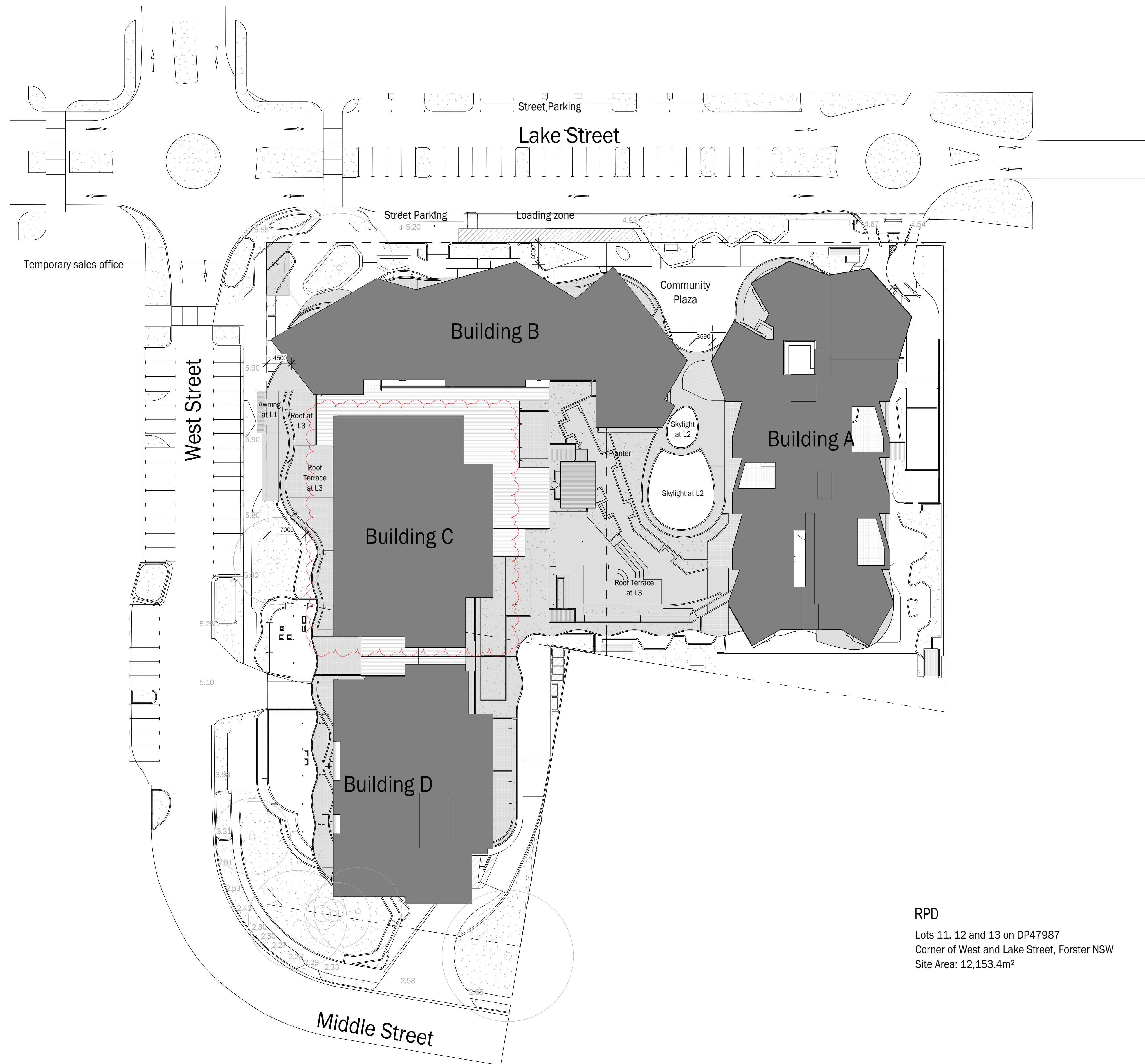
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

GFA Plan

5490.19 [4]





Site Plan
Scale @ A1 1 : 400

RPD
Lots 11, 12 and 13 on DP47987
Corner of West and Lake Street, Forster NSW
Site Area: 12,153.4m²

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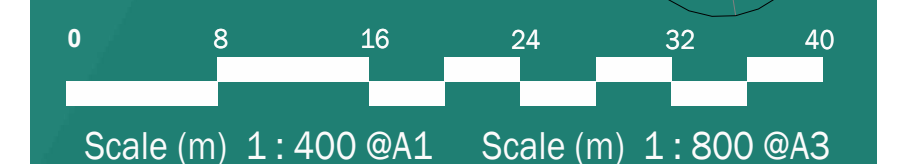
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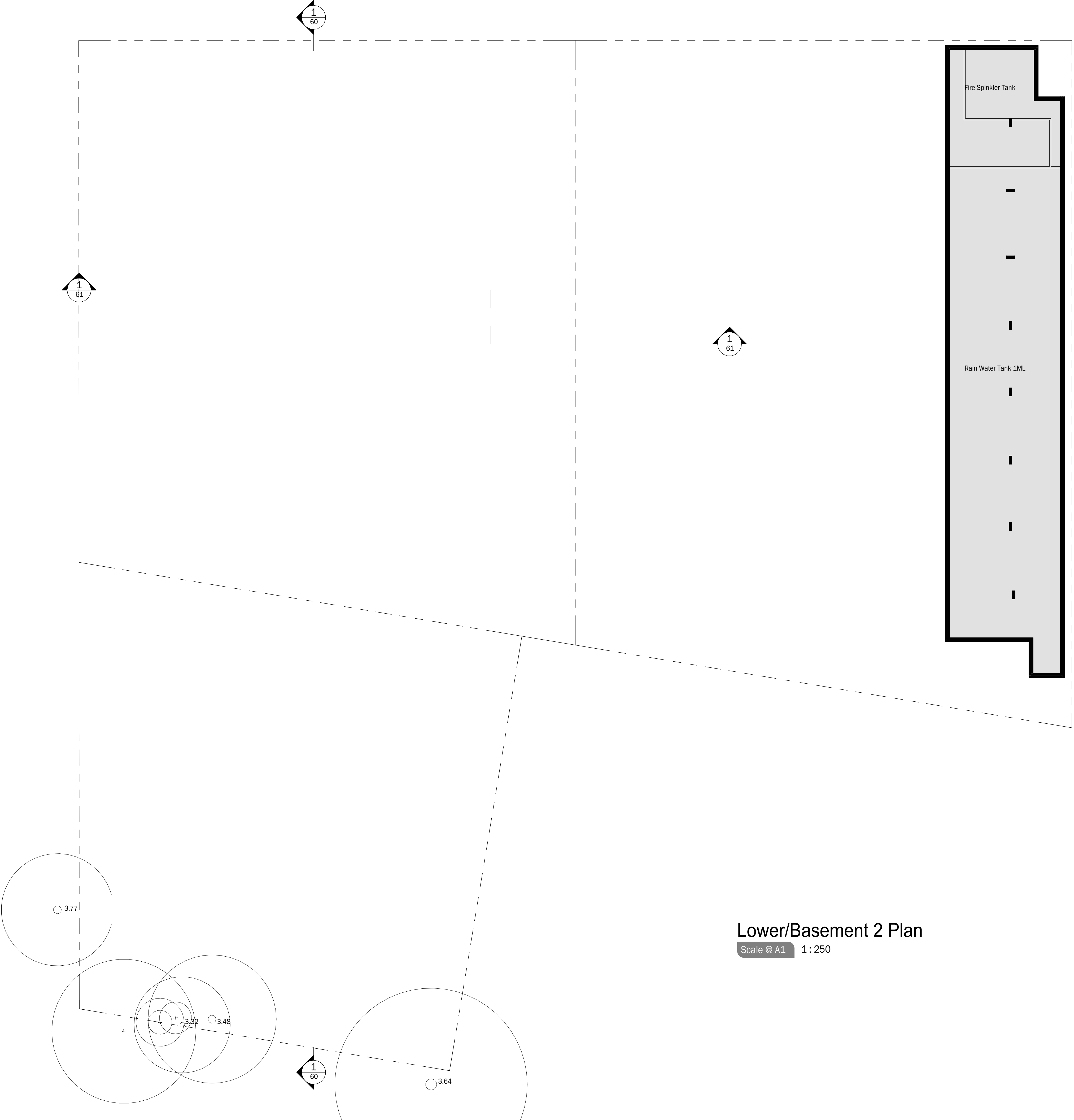
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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Site Plan

5490.21 [5]





Lower/Basement 2 Plan

Scale @ A1 1 : 250

Parking Schedule		
Level	Description	Count
Basement	3.2 Residential Bay	1
Basement		1
Basement 1 / Lower Ground Level	2.4 Residential Bay	2
Basement 1 / Lower Ground Level	2.9 Residential Bay	1
Basement 1 / Lower Ground Level	3.1 Residential Bay	1
Basement 1 / Lower Ground Level	3.2 Residential Bay	1
Basement 1 / Lower Ground Level	Bicycle Bay	20
Basement 1 / Lower Ground Level	Library Employee	2
Basement 1 / Lower Ground Level	Library Loading Bay	1
Basement 1 / Lower Ground Level	PWD Bay	2
Basement 1 / Lower Ground Level	Retail Bay	144
Basement 1 / Lower Ground Level	Retail Bay (Small)	6
Basement 1 / Lower Ground Level		180
BLDG A - Ground Level	Bicycle Bay	25
BLDG A - Ground Level		25
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	20
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	3.1 Residential Bay	1
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	23
BLDG A - Level 2	Retail Bay (Small)	1
BLDG A - Level 2		80
Level 1	2.4 Res. Tandem Bay	1
Level 1	2.4 Residential Bay	11
Level 1	2.6 Residential Bay	2
Level 1	3.2 Res. Tandem Bay	13
Level 1	3.2 Residential Bay	73
Level 1	3.8 Residential Bay	6
Level 1		106
Level 2	2.4 Res. Tandem Bay	3
Level 2	2.4 Residential Bay	40
Level 2	2.6 Residential Bay	23
Level 2	3.0 Residential Bay	2
Level 2	3.2 Res. Tandem Bay	11
Level 2	3.2 Residential Bay	63
Level 2	3.8 Residential Bay	2
Level 2	Existing Retail Bay	2
Level 2		146
Lower Basement	2.4 PWD Retail Bay	3
Lower Basement	2.4 Res. Tandem Bay	2
Lower Basement	2.4 Residential Bay	3
Lower Basement	2.4 Retail Bay	3
Lower Basement	2.6 Residential Bay	1
Lower Basement	2.6 Retail Bay	36
Lower Basement	2.9 Retail Bay	17
Lower Basement	3.0 Residential Bay	1
Lower Basement	3.2 Res. Tandem Bay	18
Lower Basement	3.2 Residential Bay	6
Lower Basement	Bicycle Bay	70
Lower Basement	Existing Retail Bay	175
Lower Basement	Visitor Bicycle Bay	21
Lower Basement		356
Grand Total		912

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Forster Civic Precinct
Cnr Lake, West & Middle Street
For
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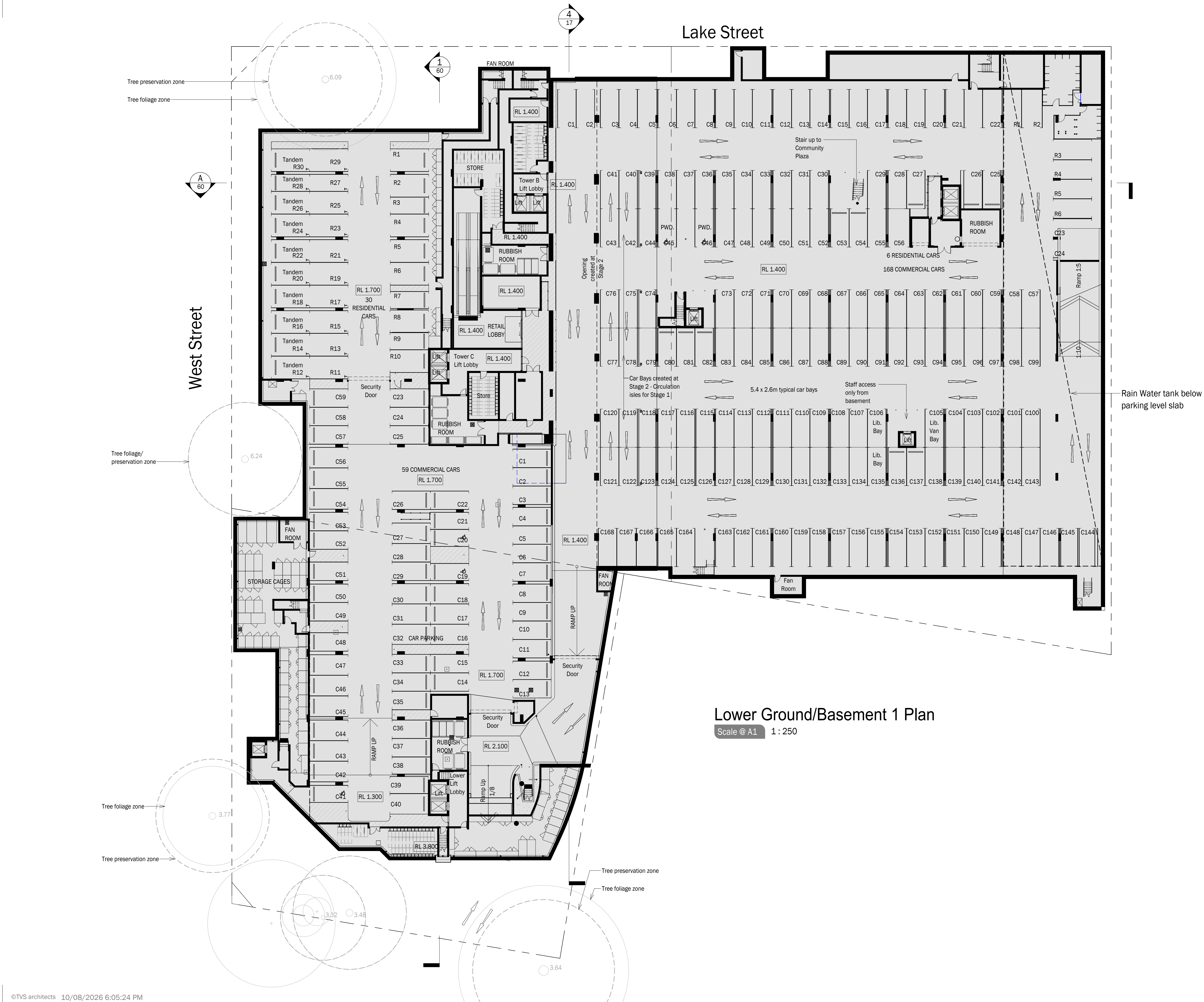
Lower Basement 2 Plan

5490.22 [6]

0 5 10 15 20 25

Scale (m) 1 : 250 @A1 Scale (m) 1 : 500 @A3

N



Lower Ground/Basement 1 Plan
Scale @ A1 1 : 250

Parking Schedule		
Level	Description	Count
Basement	3.2 Residential Bay	1
Basement		1
Basement 1 / Lower Ground Level	2.4 Residential Bay	2
Basement 1 / Lower Ground Level	2.9 Residential Bay	1
Basement 1 / Lower Ground Level	3.1 Residential Bay	1
Basement 1 / Lower Ground Level	3.2 Residential Bay	1
Basement 1 / Lower Ground Level	Bicycle Bay	20
Basement 1 / Lower Ground Level	Library Employee	2
Basement 1 / Lower Ground Level	Library Loading Bay	1
Basement 1 / Lower Ground Level	PWD Bay	2
Basement 1 / Lower Ground Level	Retail Bay	144
Basement 1 / Lower Ground Level	Retail Bay (Small)	6
Basement 1 / Lower Ground Level		180
BLDG A - Ground Level	Bicycle Bay	25
BLDG A - Ground Level		25
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	20
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	3.1 Residential Bay	1
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	23
BLDG A - Level 2	Retail Bay (Small)	1
BLDG A - Level 2		80
Level 1	2.4 Res. Tandem Bay	1
Level 1	2.4 Residential Bay	11
Level 1	2.6 Residential Bay	2
Level 1	3.2 Res. Tandem Bay	13
Level 1	3.2 Residential Bay	73
Level 1	3.8 Residential Bay	6
Level 1		106
Level 2	2.4 Res. Tandem Bay	3
Level 2	2.4 Residential Bay	40
Level 2	2.6 Residential Bay	23
Level 2	3.0 Residential Bay	2
Level 2	3.2 Res. Tandem Bay	11
Level 2	3.2 Residential Bay	63
Level 2	3.8 Residential Bay	2
Level 2	Existing Retail Bay	2
Level 2		146
Lower Basement	2.4 PWD Retail Bay	3
Lower Basement	2.4 Res. Tandem Bay	2
Lower Basement	2.4 Residential Bay	3
Lower Basement	2.4 Retail Bay	3
Lower Basement	2.6 Residential Bay	1
Lower Basement	2.6 Retail Bay	36
Lower Basement	2.9 Retail Bay	17
Lower Basement	3.0 Residential Bay	1
Lower Basement	3.2 Res. Tandem Bay	18
Lower Basement	3.2 Residential Bay	6
Lower Basement	Bicycle Bay	70
Lower Basement	Existing Retail Bay	175
Lower Basement	Visitor Bicycle Bay	21
Lower Basement		356
Grand Total		812

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SOLARIS

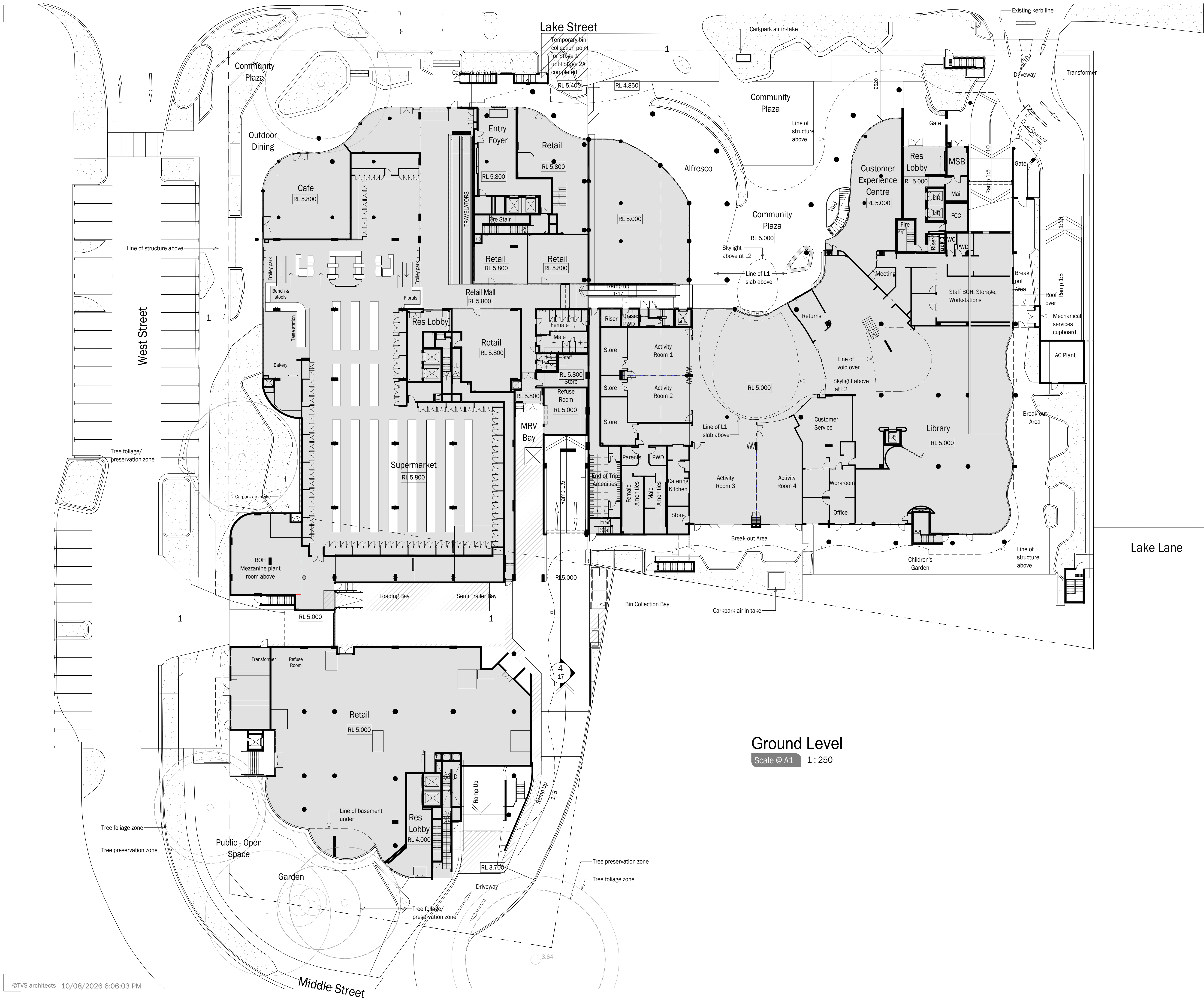
Forster Civic Precinct
Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd

Upper Basement 1 Plan

5490.23 [8]

0 5 10 15 20 25
Scale (m) 1 : 250 @A1 Scale (m) 1 : 500 @A3

N



Ground Level
Scale @ A1 1 : 250

Street Parking Schedule		
Description	Count	
2.4 Street Parking		8
2.6 Street Parking		2
2.6 Street Parking		64
3.4 Street Parking		1
Grand Total: 75		75

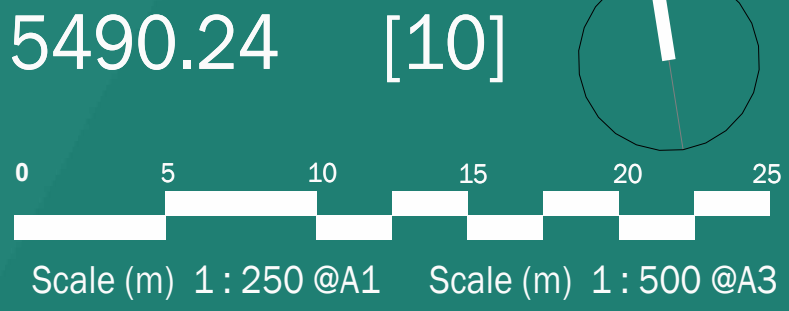
Bicycle Parking Schedule		
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Bicycle Bay		25
Grand Total: 25		25

TVSarchitects

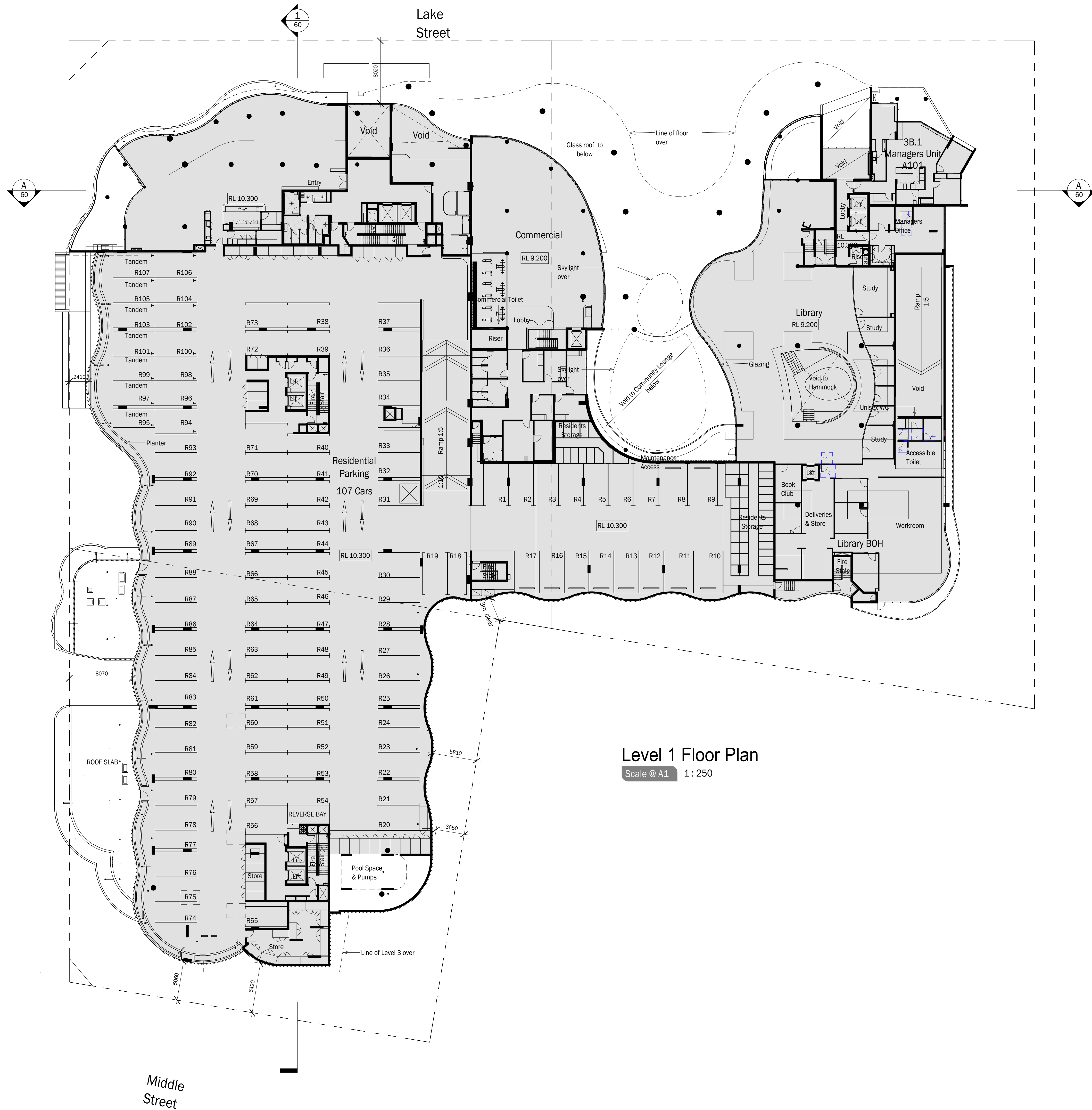
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Forster Civic Precinct
Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd

Ground Floor Plan



West Street



Parking Schedule		
Level	Description	Count
Basement	3.2 Residential Bay	1
Basement		1
Basement 1 / Lower Ground Level	2.4 Residential Bay	2
Basement 1 / Lower Ground Level	2.9 Residential Bay	1
Basement 1 / Lower Ground Level	3.1 Residential Bay	1
Basement 1 / Lower Ground Level	3.2 Residential Bay	1
Basement 1 / Lower Ground Level	Bicycle Bay	20
Basement 1 / Lower Ground Level	Library Employee	2
Basement 1 / Lower Ground Level	Library Loading Bay	1
Basement 1 / Lower Ground Level	PWD Bay	2
Basement 1 / Lower Ground Level	Retail Bay	144
Basement 1 / Lower Ground Level	Retail Bay (Small)	6
Basement 1 / Lower Ground Level		180
BLDG A - Ground Level	Bicycle Bay	25
BLDG A - Ground Level		25
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	20
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	3.1 Residential Bay	1
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	23
BLDG A - Level 2	Retail Bay (Small)	1
BLDG A - Level 2		80
Level 1	2.4 Res. Tandem Bay	1
Level 1	2.4 Residential Bay	11
Level 1	2.6 Residential Bay	2
Level 1	3.2 Res. Tandem Bay	13
Level 1	3.2 Residential Bay	73
Level 1	3.8 Residential Bay	6
Level 1		106
Level 2	2.4 Res. Tandem Bay	3
Level 2	2.4 Residential Bay	40
Level 2	2.6 Residential Bay	23
Level 2	3.0 Residential Bay	2
Level 2	3.2 Res. Tandem Bay	11
Level 2	3.2 Residential Bay	63
Level 2	3.8 Residential Bay	2
Level 2	Existing Retail Bay	2
Level 2		146
Lower Basement	2.4 PWD Retail Bay	3
Lower Basement	2.4 Res. Tandem Bay	2
Lower Basement	2.4 Residential Bay	3
Lower Basement	2.4 Retail Bay	3
Lower Basement	2.6 Residential Bay	1
Lower Basement	2.6 Retail Bay	36
Lower Basement	2.9 Retail Bay	17
Lower Basement	3.0 Residential Bay	1
Lower Basement	3.2 Res. Tandem Bay	18
Lower Basement	3.2 Residential Bay	6
Lower Basement	Bicycle Bay	70
Lower Basement	Existing Retail Bay	175
Lower Basement	Visitor Bicycle Bay	21
Lower Basement		356
Grand Total		912

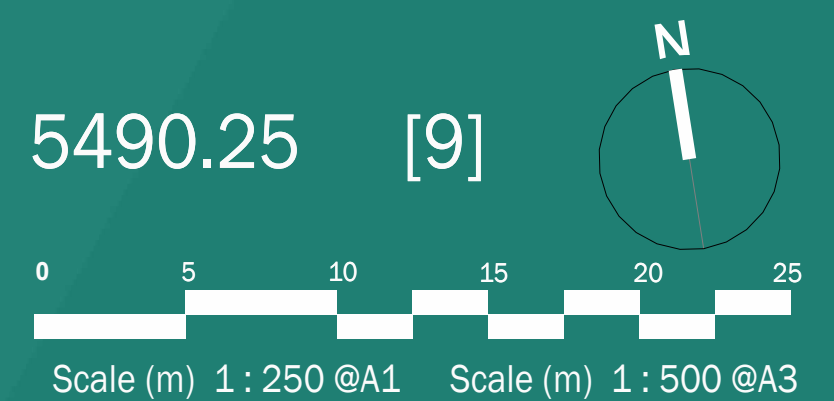
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SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

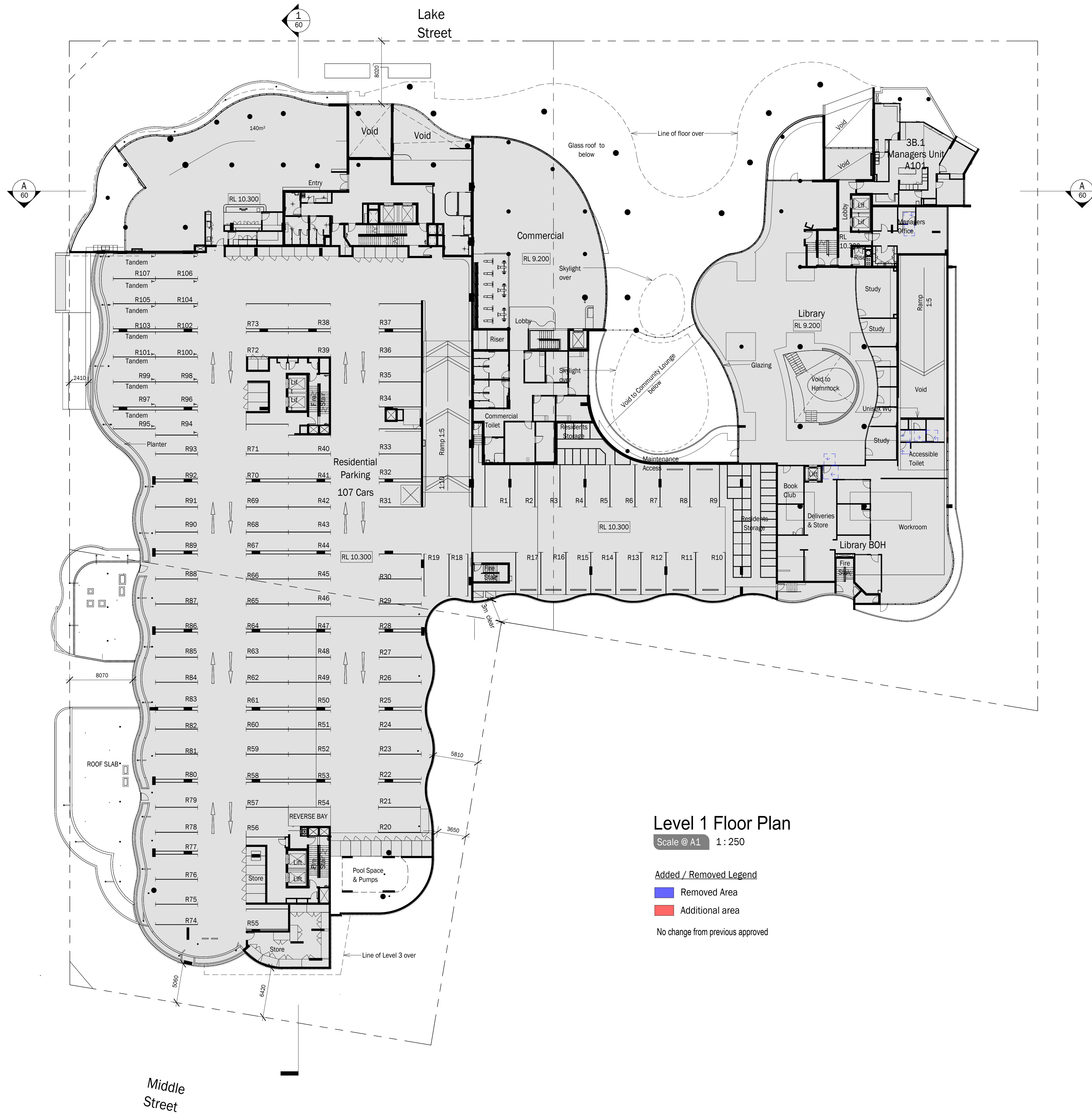
For
Enyoc Pty Ltd

Level 1 Floor Plan



West Street

Lake Street



Level 1 Floor Plan

Scale @ A1 1 : 250

Added / Removed Legend

Removed Area

Additional area

No change from previous approved

Parking Schedule

Level	Description	Count
Basement	3.2 Residential Bay	1
Basement		1
Basement 1 / Lower Ground Level	2.4 Residential Bay	2
Basement 1 / Lower Ground Level	2.9 Residential Bay	1
Basement 1 / Lower Ground Level	3.1 Residential Bay	1
Basement 1 / Lower Ground Level	3.2 Residential Bay	1
Basement 1 / Lower Ground Level	Bicycle Bay	20
Basement 1 / Lower Ground Level	Library Employee	2
Basement 1 / Lower Ground Level	Library Loading Bay	1
Basement 1 / Lower Ground Level	PWD Bay	2
Basement 1 / Lower Ground Level	Retail Bay	144
Basement 1 / Lower Ground Level	Retail Bay (Small)	6
Basement 1 / Lower Ground Level		180
BLDG A - Ground Level	Bicycle Bay	25
BLDG A - Ground Level		25
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	20
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	3.1 Residential Bay	1
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	23
BLDG A - Level 2	Retail Bay (Small)	1
BLDG A - Level 2		80
Level 1	2.4 Res. Tandem Bay	1
Level 1	2.4 Residential Bay	11
Level 1	2.6 Residential Bay	2
Level 1	3.2 Res. Tandem Bay	13
Level 1	3.2 Residential Bay	73
Level 1	3.8 Residential Bay	6
Level 1		106
Level 2	2.4 Res. Tandem Bay	3
Level 2	2.4 Residential Bay	40
Level 2	2.6 Residential Bay	23
Level 2	3.0 Residential Bay	2
Level 2	3.2 Res. Tandem Bay	11
Level 2	3.2 Residential Bay	63
Level 2	3.8 Residential Bay	2
Level 2	Existing Retail Bay	2
Level 2		146
Lower Basement	2.4 PWD Retail Bay	3
Lower Basement	2.4 Res. Tandem Bay	2
Lower Basement	2.4 Residential Bay	3
Lower Basement	2.4 Retail Bay	3
Lower Basement	2.6 Residential Bay	1
Lower Basement	2.6 Retail Bay	36
Lower Basement	2.9 Retail Bay	17
Lower Basement	3.0 Residential Bay	1
Lower Basement	3.2 Res. Tandem Bay	18
Lower Basement	3.2 Residential Bay	6
Lower Basement	Bicycle Bay	70
Lower Basement	Existing Retail Bay	175
Lower Basement	Visitor Bicycle Bay	21
Lower Basement		356
Grand Total		912

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Forster Civic Precinct
Cnr Lake, West & Middle Street

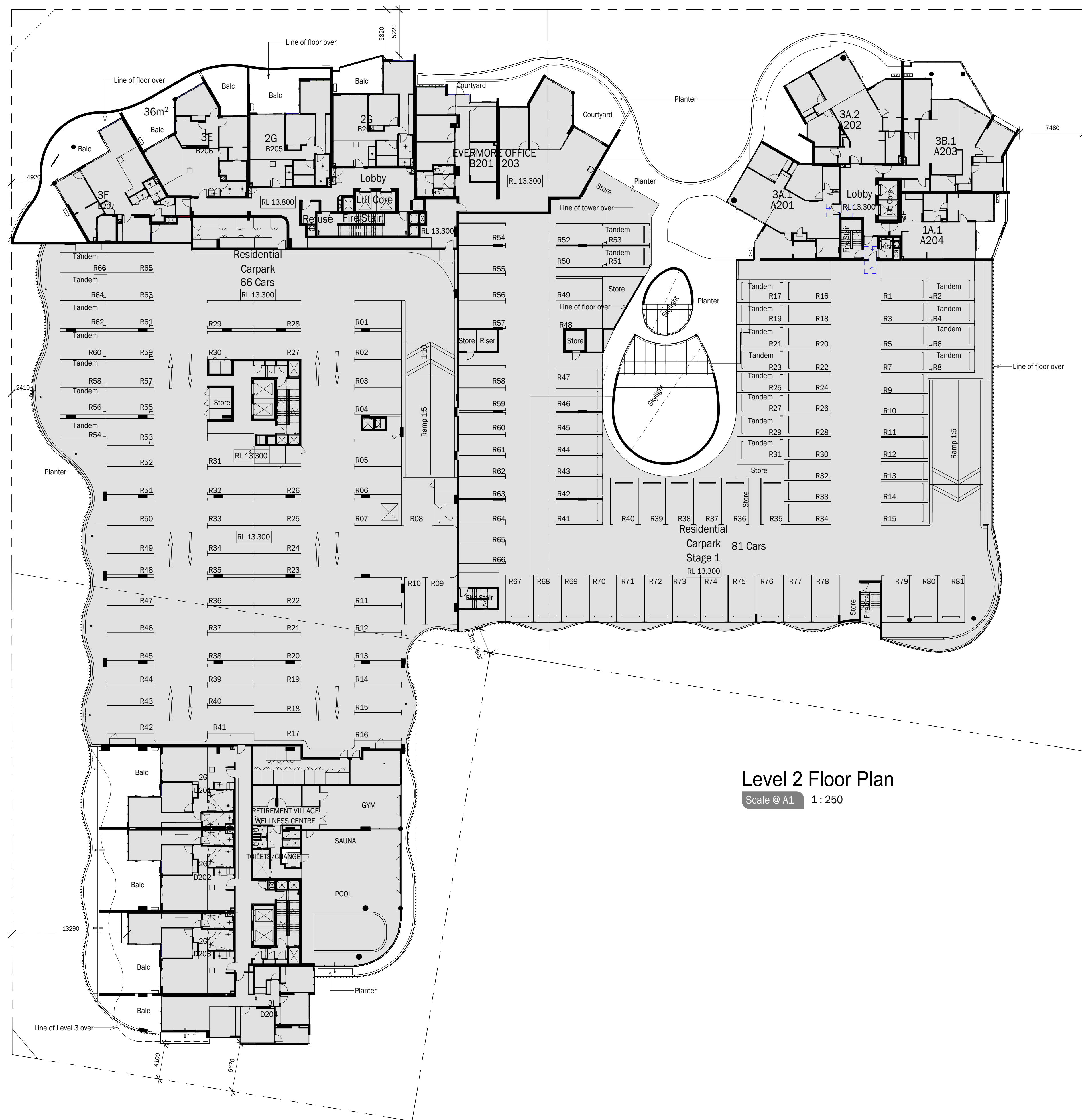
For

Enyoc Pty Ltd

Level 1 Floor Plan -
Footprint Extent
Comparison
5490.25a [1]

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Scale (m) 1 : 250 @A1 Scale (m) 1 : 500 @A3

Middle Street



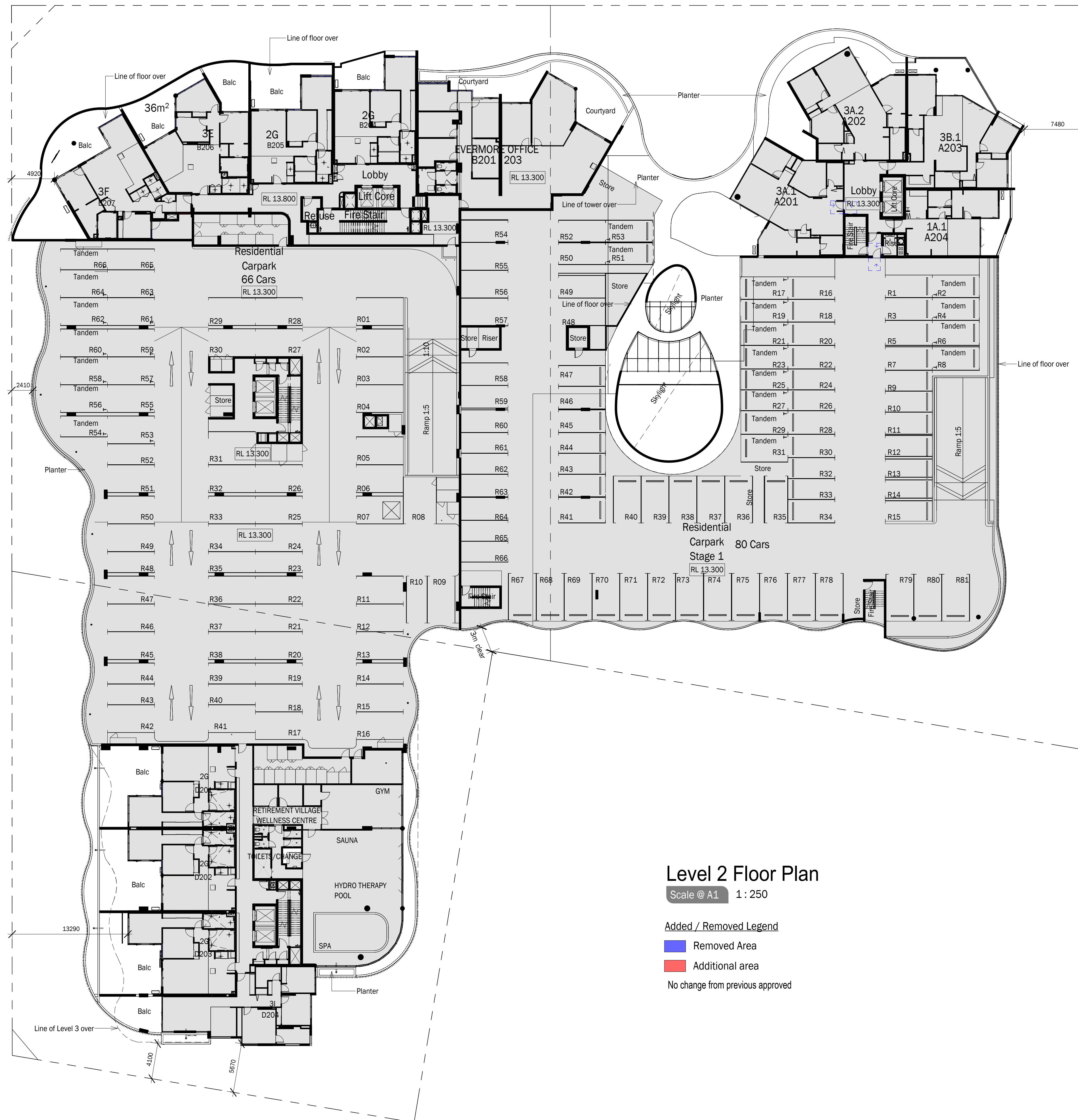
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For

Level 2 Floor Plan





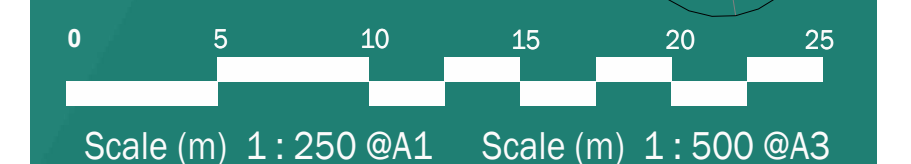
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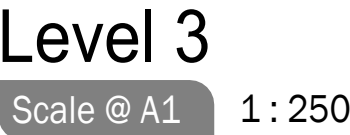
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Forster Civic Precinct
 Cnr Lake, West & Middle Street

For
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Level 2 Floor Plan -
 Footprint Extent
 Comparison
 5490.26a [1]





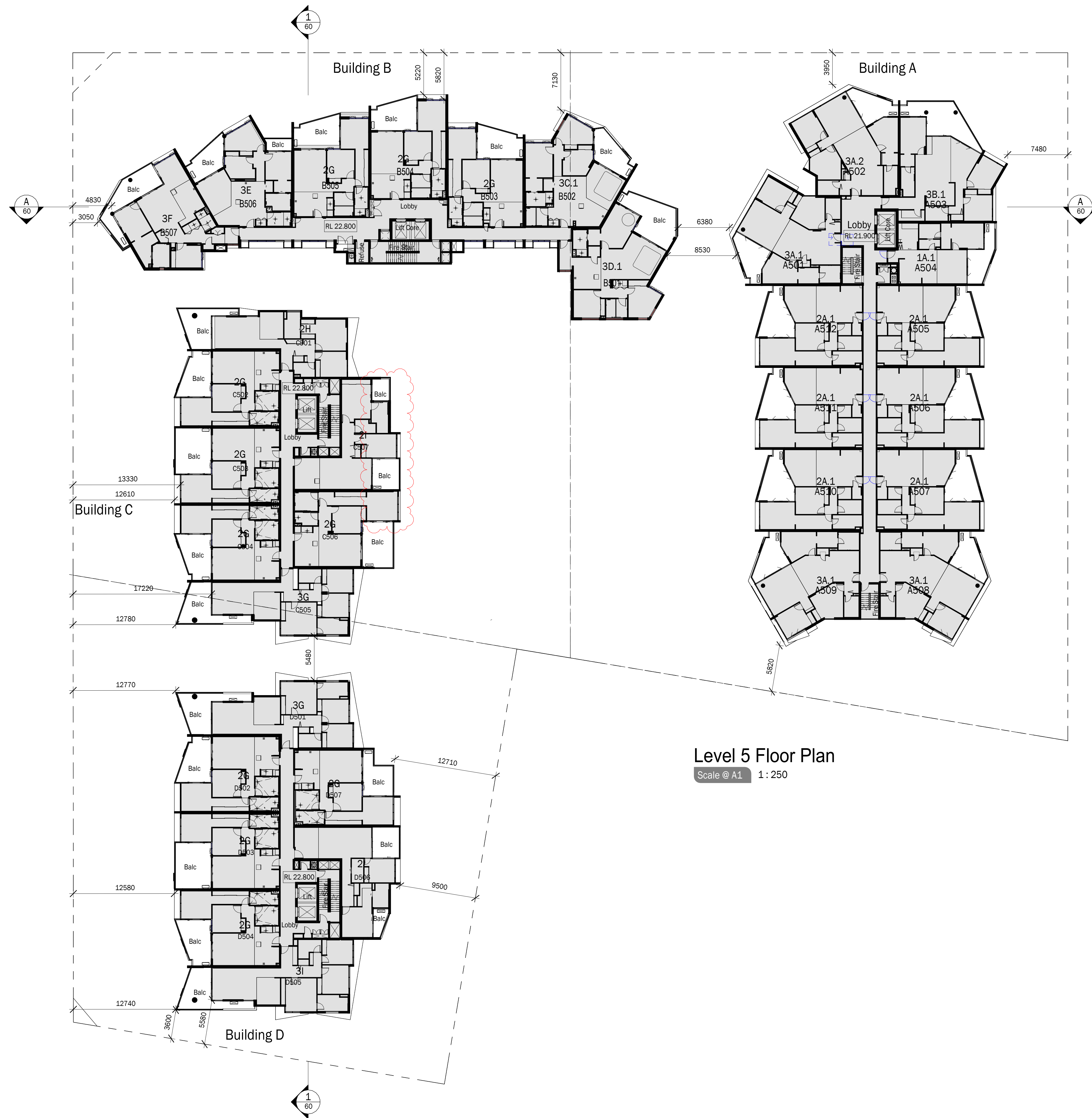
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Level 3 Floor Plan

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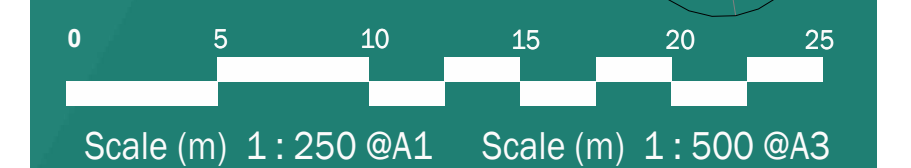
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Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Level 5 Floor Plan

5490.29 [12]





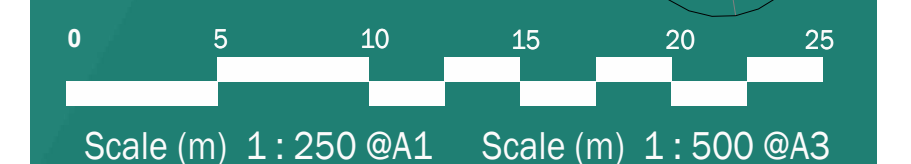
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Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Level 5 Floor Plan -
Footprint Extent
Comparison
5490.29a [2]





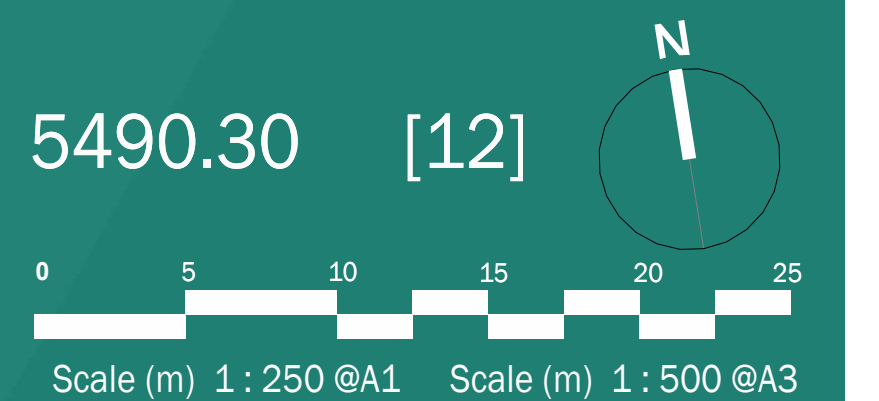
TVSarchitects

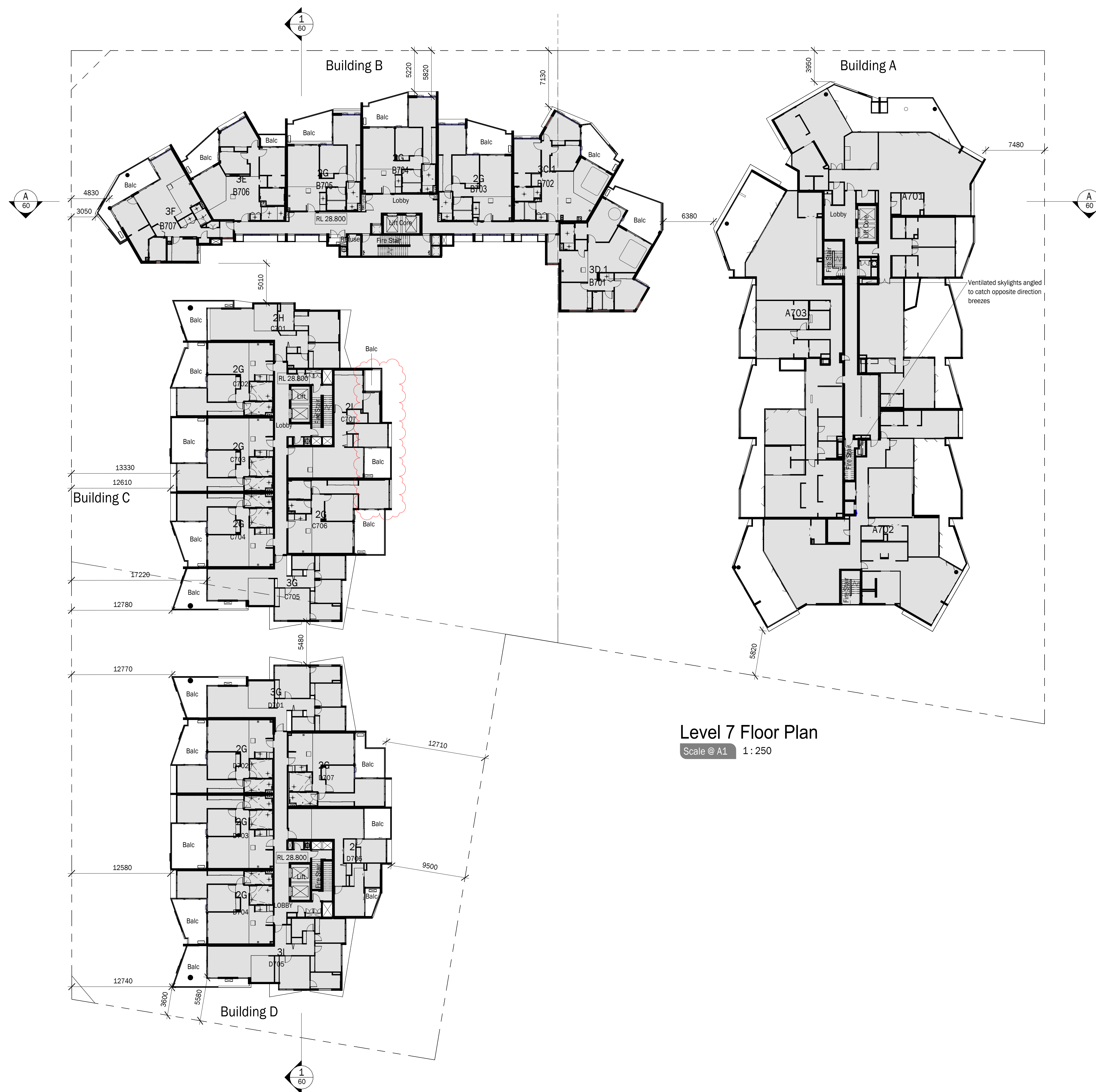
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Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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Level 6 Floor Plan





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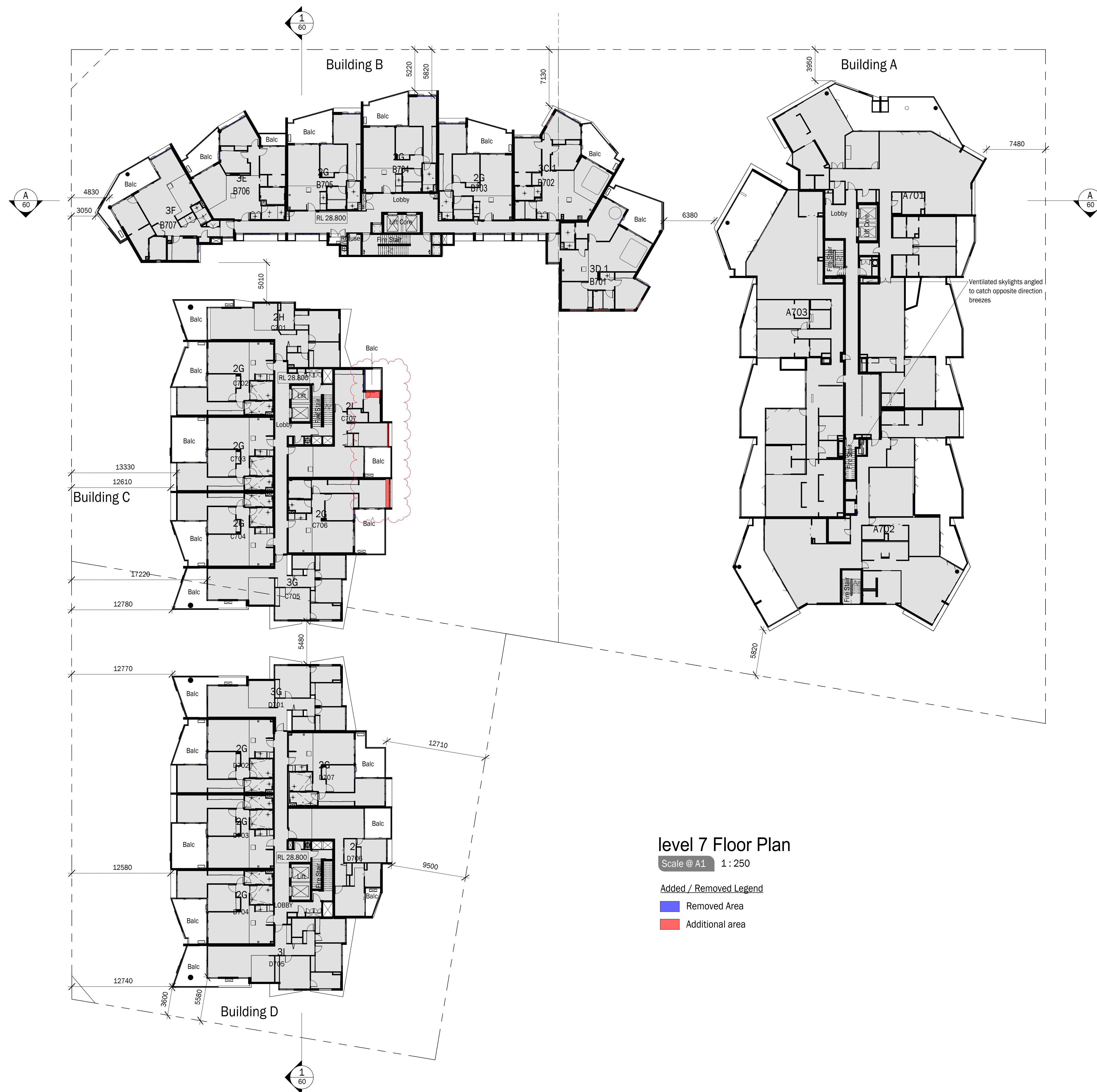
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Level 7 Floor Plan

5490.31 [12]





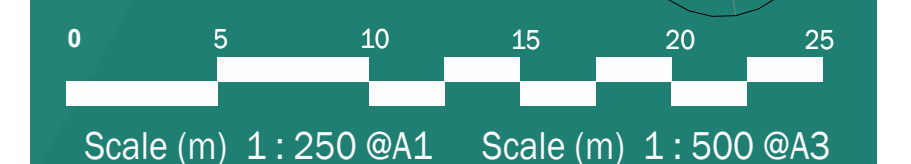
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Forster Civic Precinct
 Cnr Lake, West & Middle Street

For
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Level 7 Floor Plan -
 Footprint Extent
 Comparison
 5490.31a [2]





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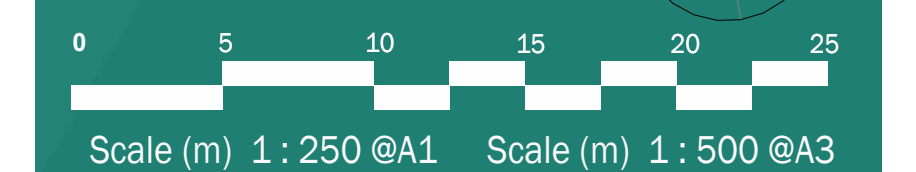
Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 8 Floor Plan

5490.32 [12]





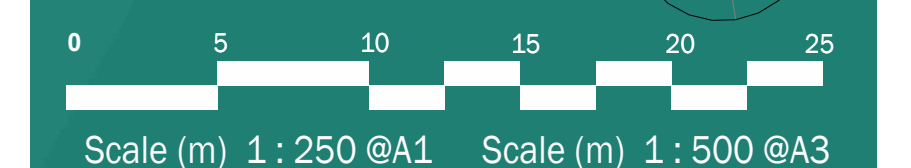
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Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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Level 8 Floor Plan -
Footprint Extent
Comparison
5490.32a1 [2]





Level 9 Floor Plan

Scale @ A1 1 : 250

Added / Removed Legend

Removed Area

Additional area

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SOLARIS

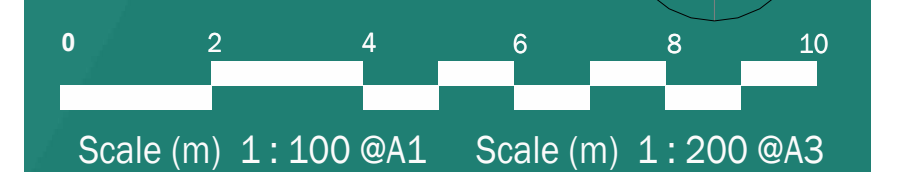
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Cnr Lake, West & Middle Street

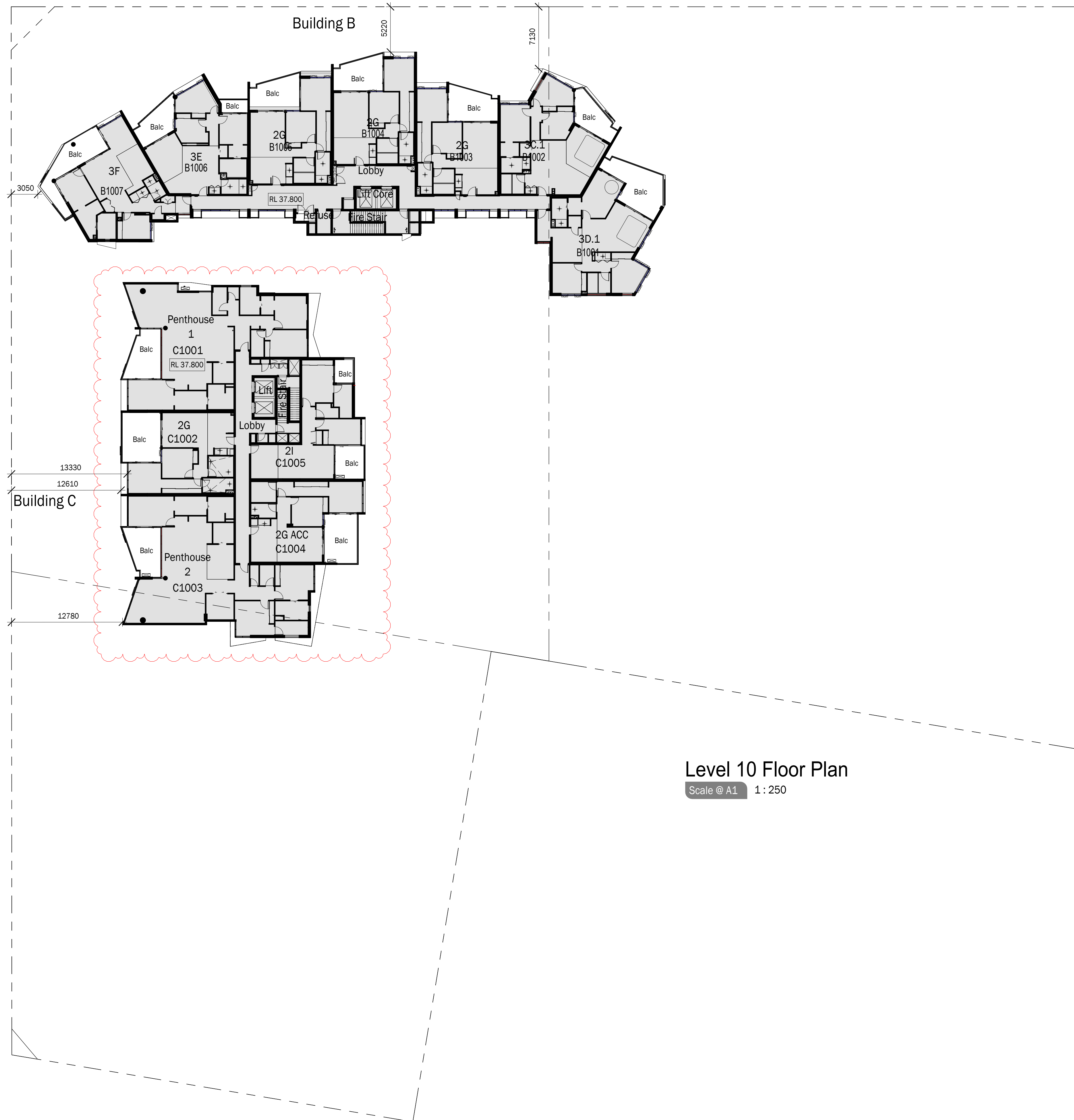
For

Enyoc Pty Ltd

Level 9 Floor Plan -
Footprint Extent

Comparison
5490.32b [2]





Level 10 Floor Plan

Scale @ A1 1 : 250

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SOLARIS

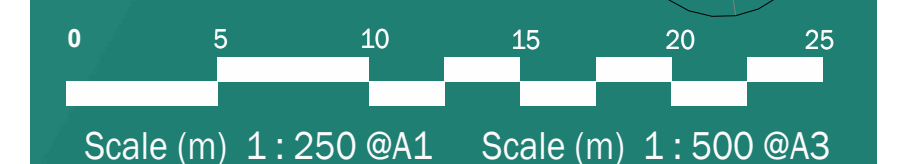
Forster Civic Precinct
Cnr Lake, West & Middle Street

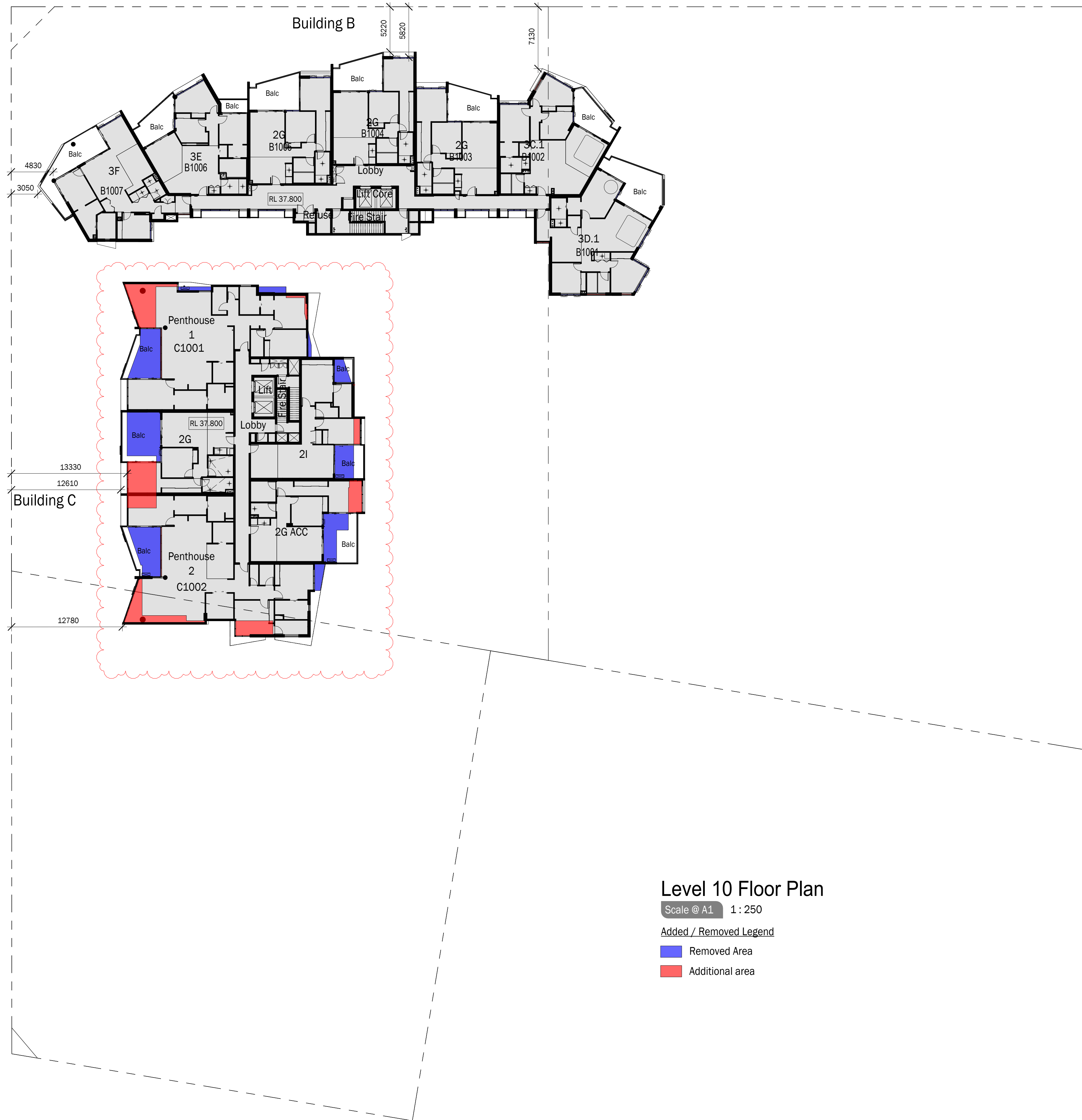
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Level 10 Floor Plan

5490.33 [9]





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SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Level 10 Floor Plan -
Footprint Extent
Comparison
5490.33a [2]





Roof Plan
Scale @ A1 1:250

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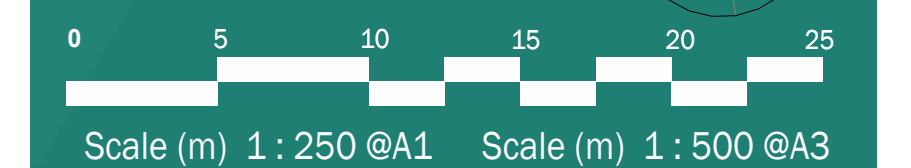
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Forster Civic Precinct
Cnr Lake, West & Middle Street

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Roof Plan

5490.34 [7]





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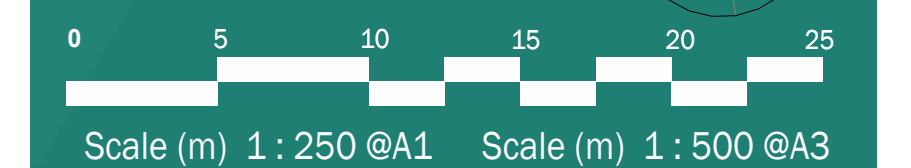
Forster Civic Precinct
Cnr Lake, West & Middle Street

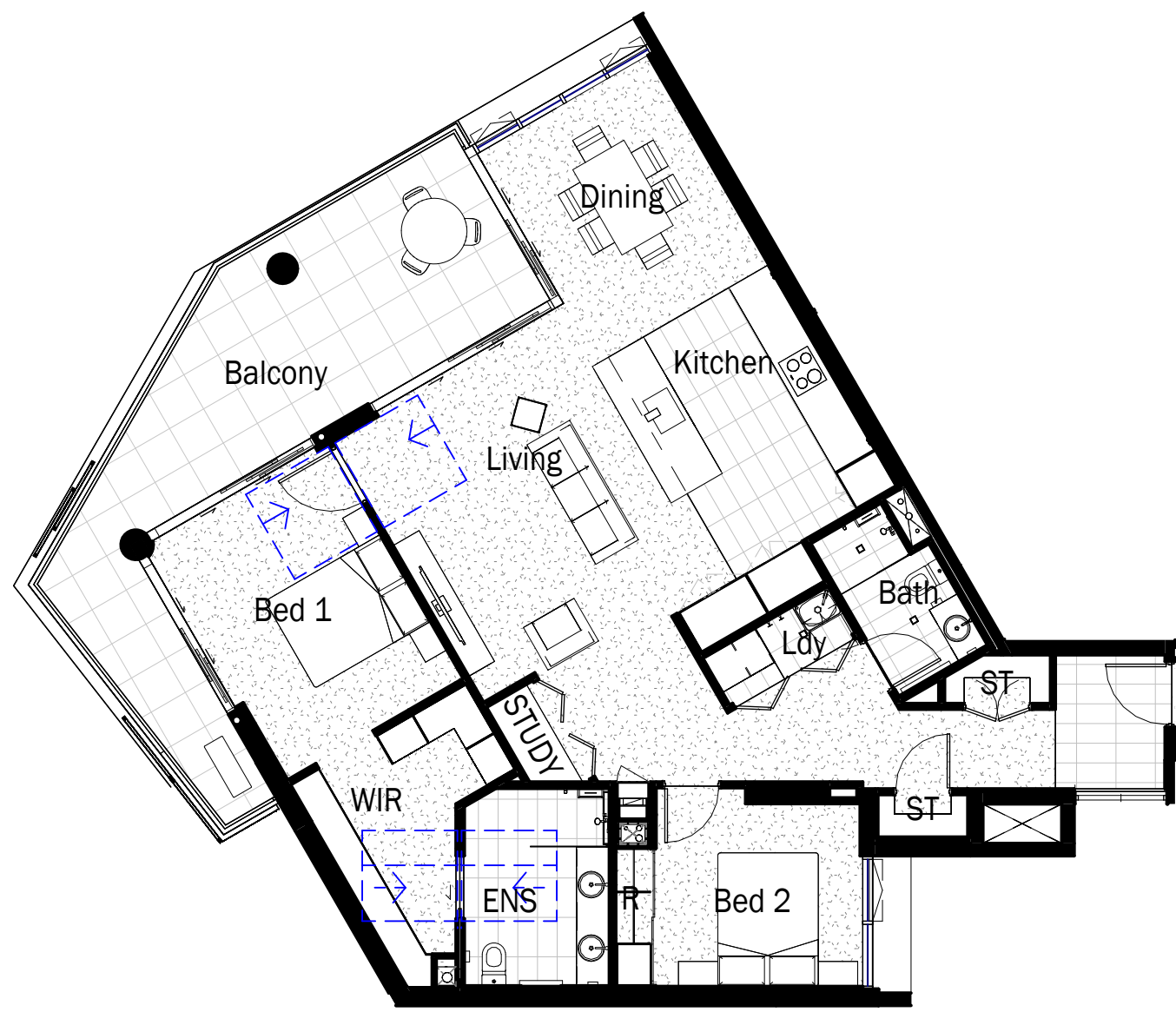
For

Enyoc Pty Ltd

Roof Plan - Footprint
Extent Comparison

5490.34a [2]

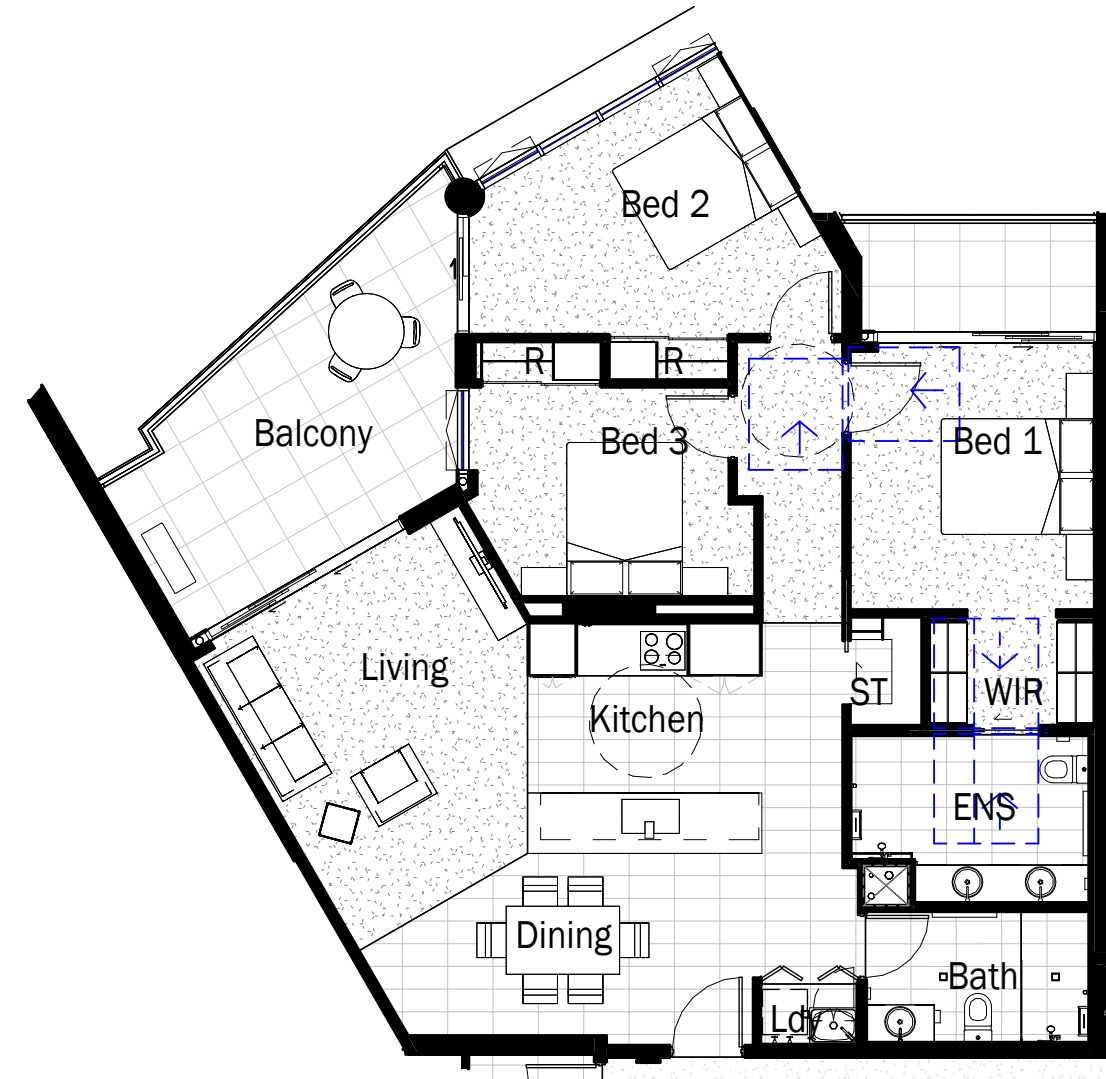




Typical Unit - (3F) Stage 2

Scale @ A1 1 : 100

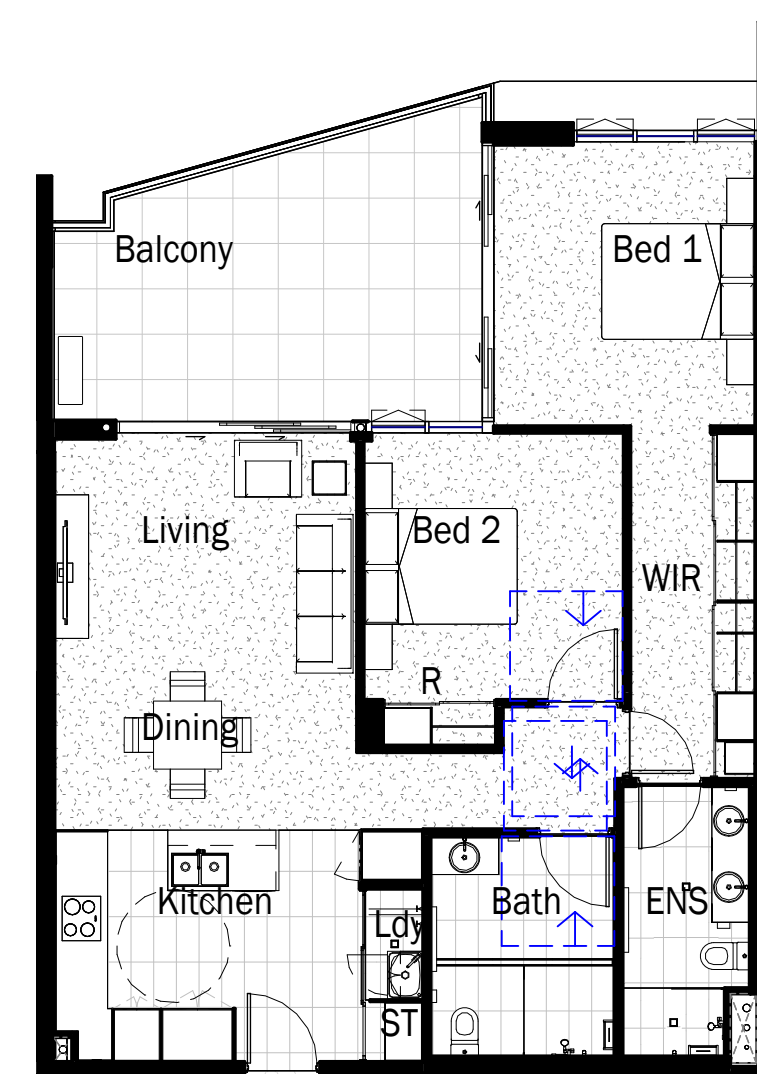
Area Schedule Unit 3F	
Name	Area
Unit	114.5 m ²
Balcony	28.0 m ²
	142.5 m ²



Typical Unit - (3E) Stage 2

Scale @ A1 1 : 100

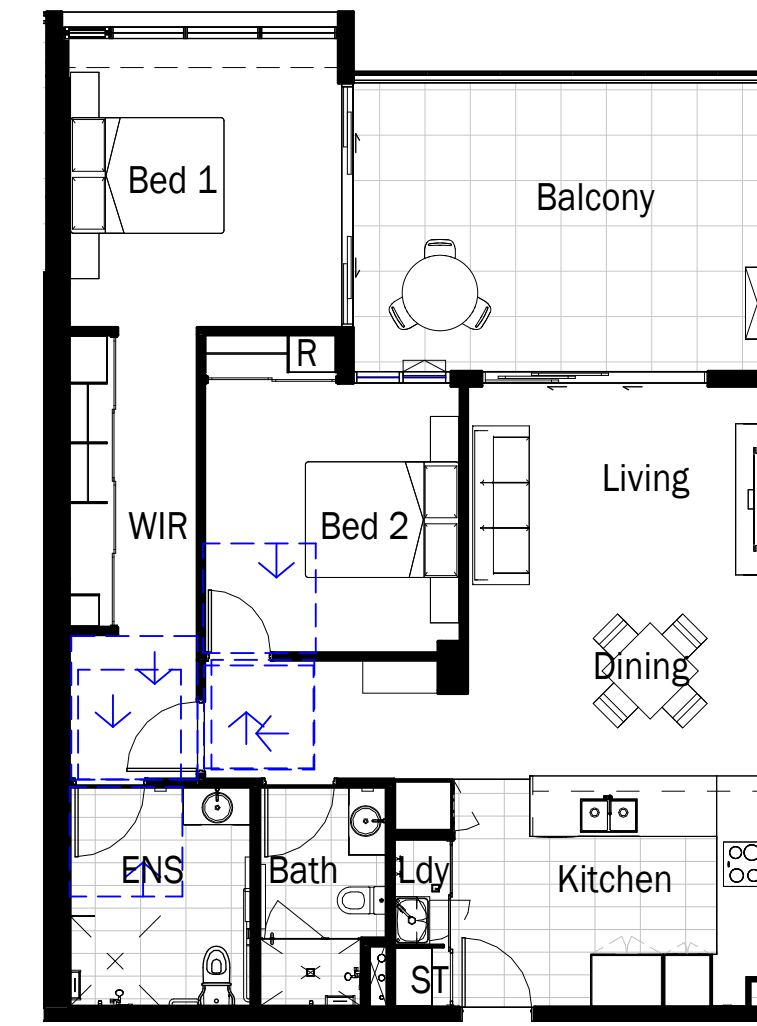
Area Schedule Unit 3E	
Name	Area
Unit	109.7 m ²
Balcony	16.5 m ²
	126.2 m ²



Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

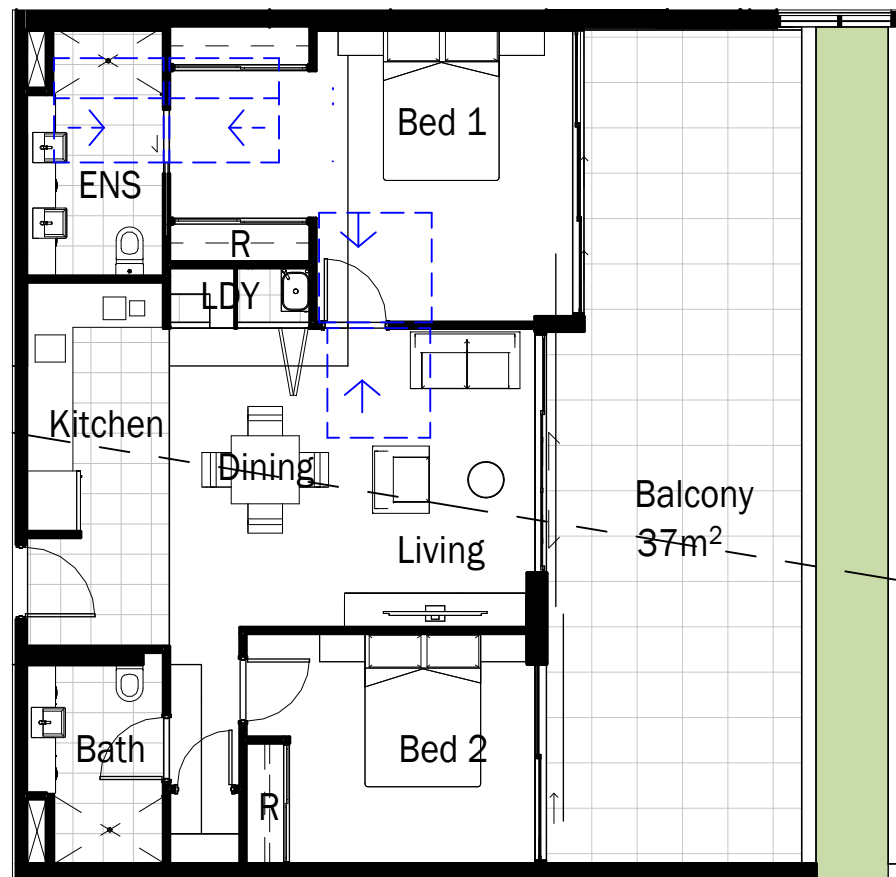
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2G acc) Stage 3

Scale @ A1 1 : 100

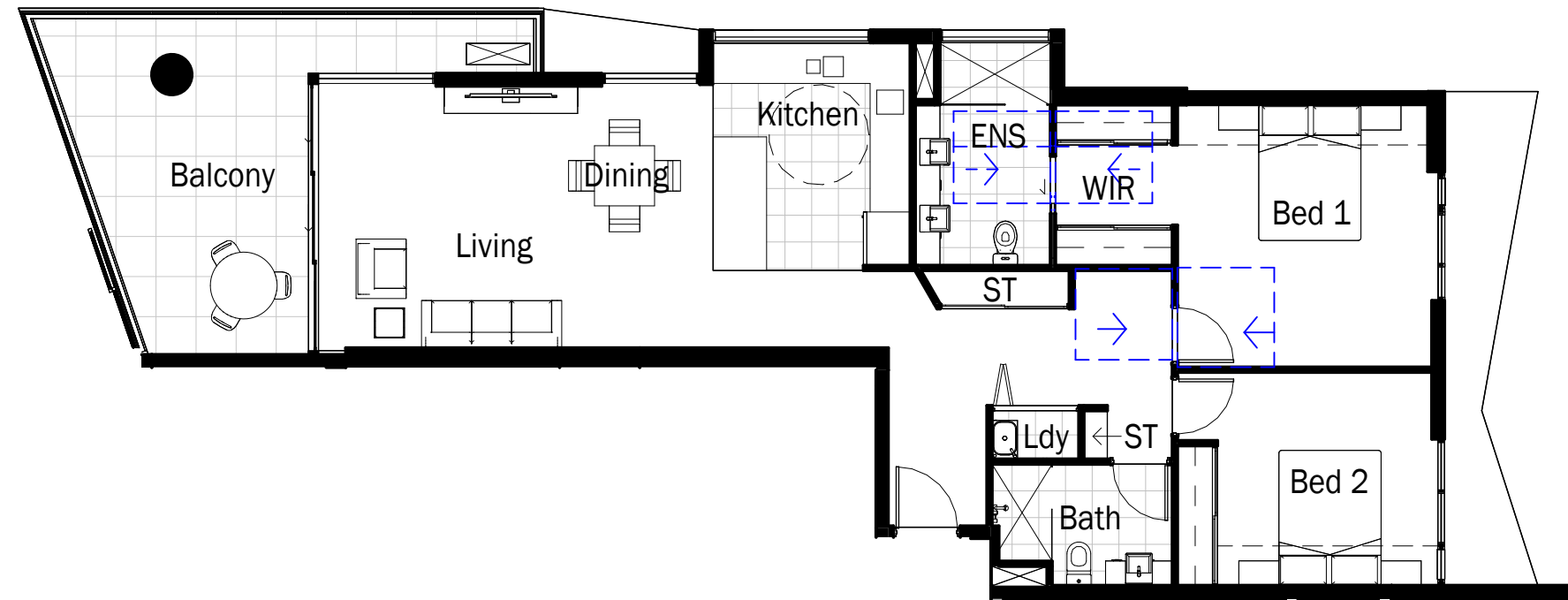
Area Schedule Unit 2G ACC	
Name	Area
2G ACC	99.1 m ²
2G ACC	22.9 m ²
	122.0 m ²



Typical Unit - (2K) Stage 3&4

Scale @ A1 1 : 100

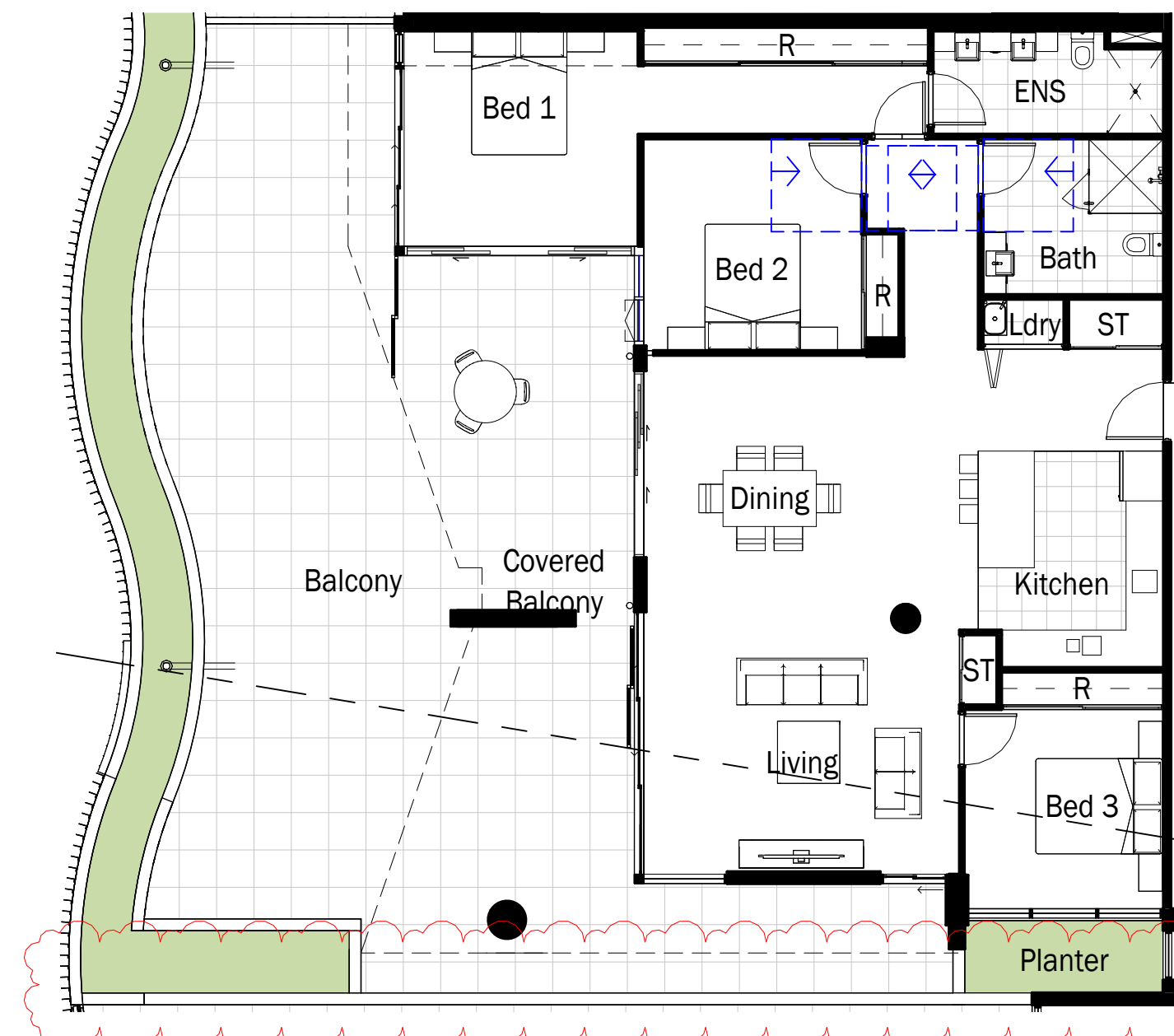
Area Schedule Unit 2K	
Area Usage	Area
Unit	81.4 m ²
Courtyard	36.3 m ²
	117.7 m ²



Typical Unit - (2H) Stage 3

Scale @ A1 1 : 100

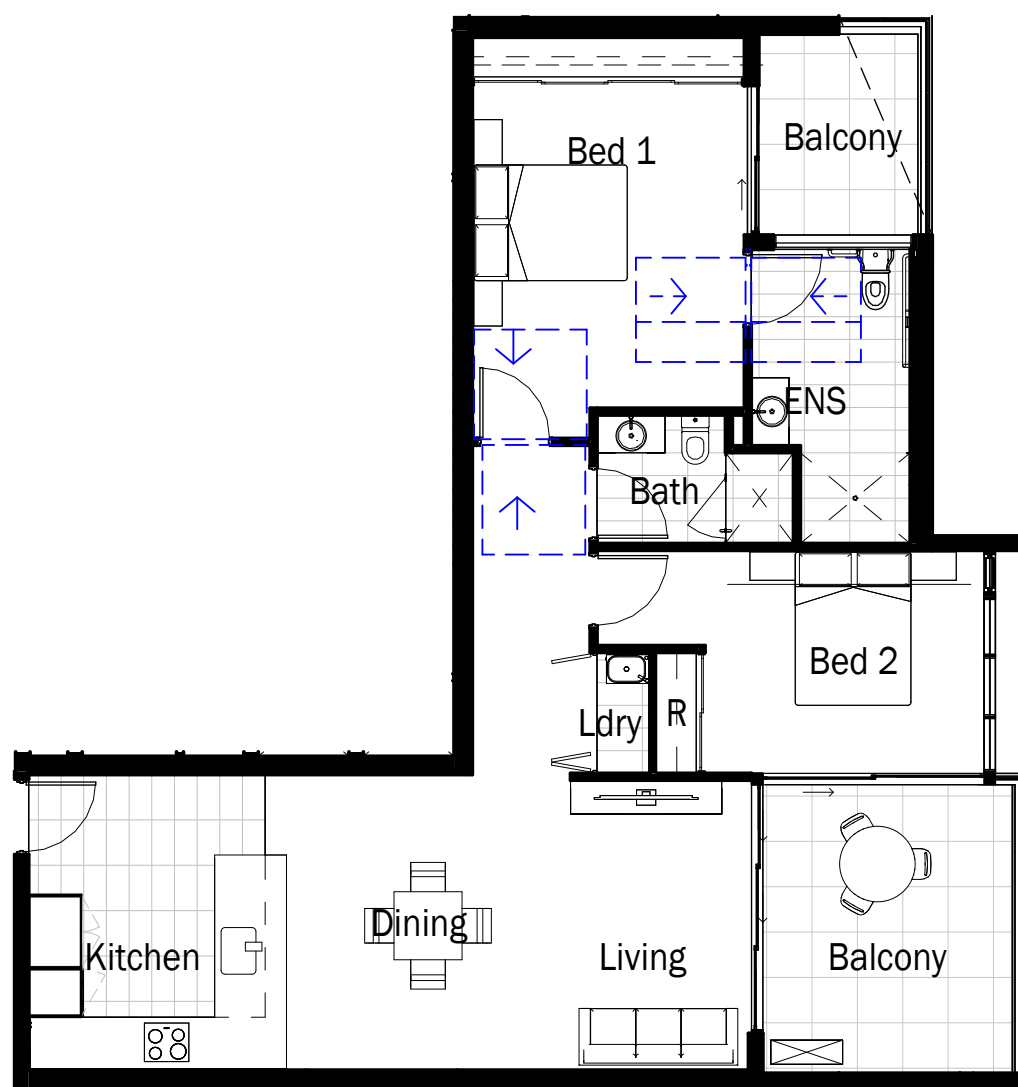
Area Schedule Unit 2H	
Name	Area
Unit	98.1 m ²
Balcony	23.3 m ²
	121.4 m ²



Typical Unit - (3H) Stage 3&4

Scale @ A1 1 : 100

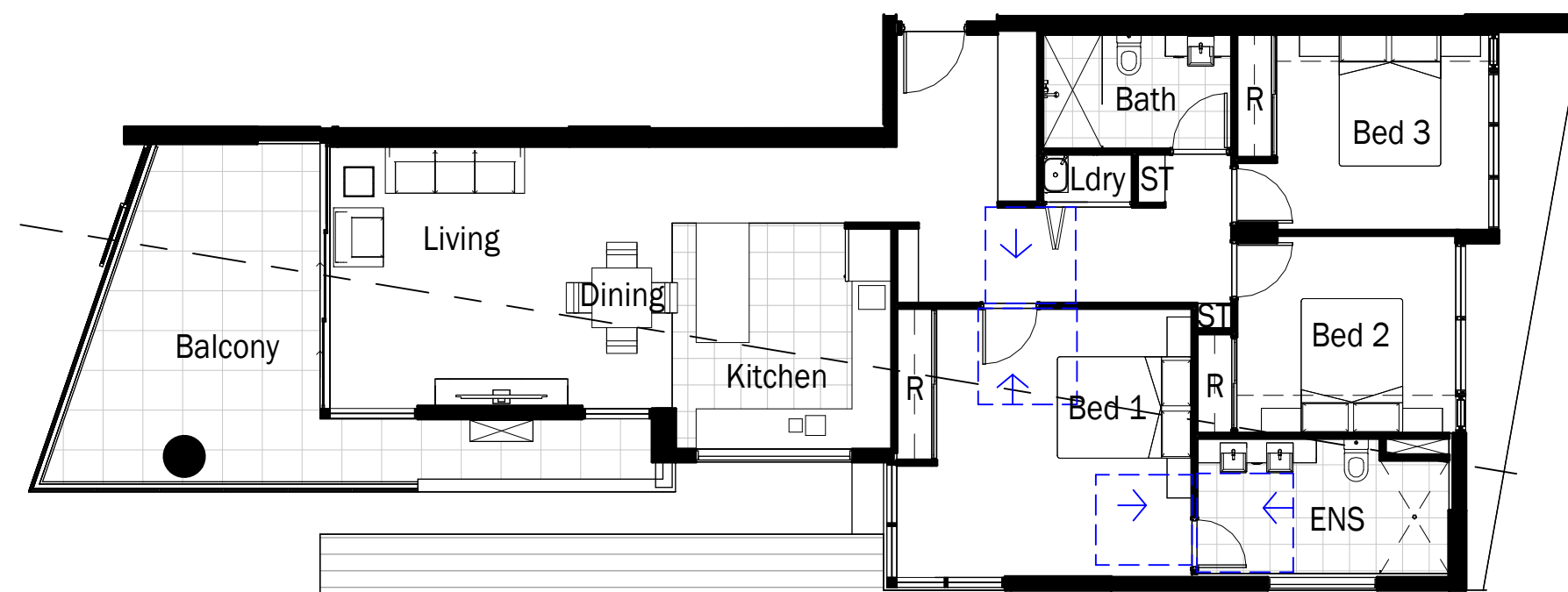
Area Schedule Unit 3H	
Area Usage	Area
Unit	132.3 m ²
Courtyard	114.2 m ²
	246.5 m ²



Typical Unit - (2I) Stage 3&4

Scale @ A1 1 : 100

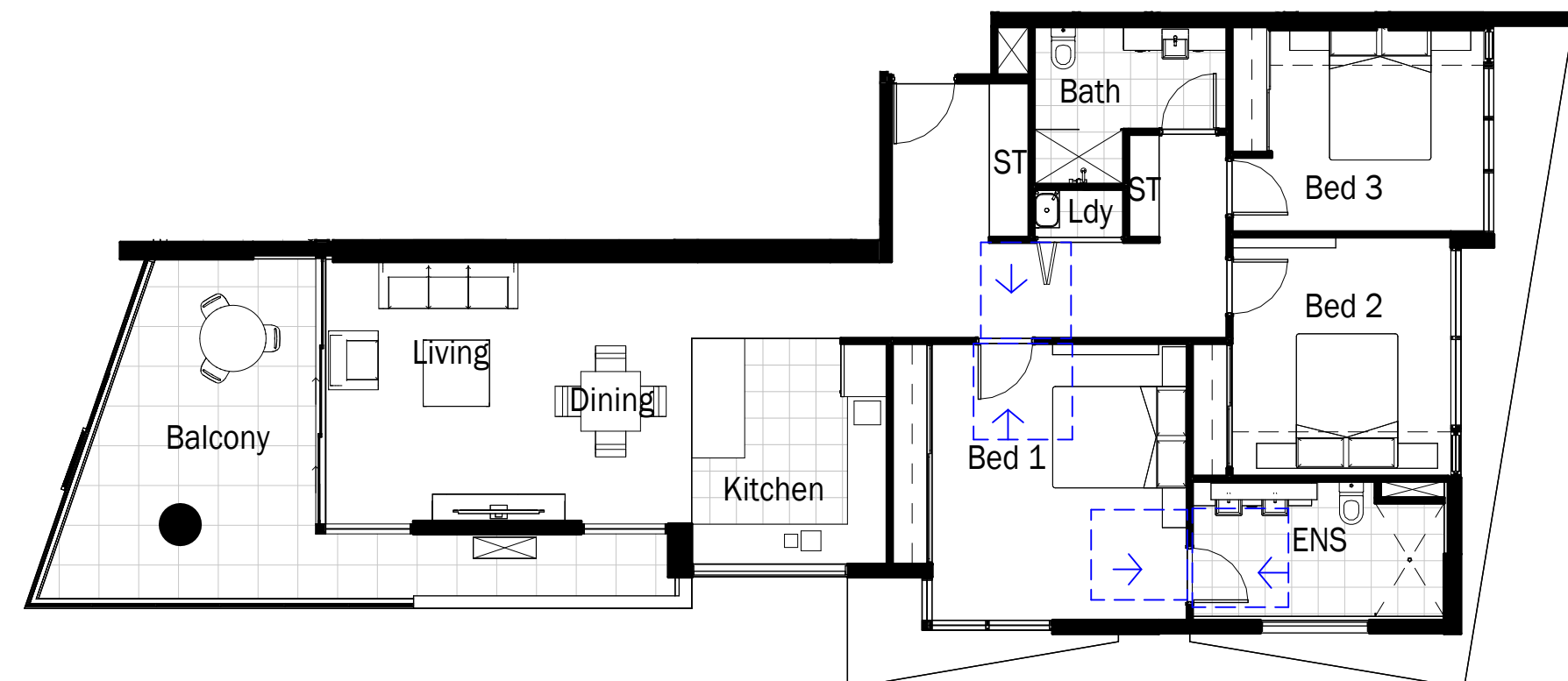
Area Schedule Unit 2I	
Area Usage	Area
Unit	95.7 m ²
Balcony	13.6 m ²
Balcony	5.9 m ²
	115.2 m ²



Typical Unit - (3G) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3G	
Name	Area
Unit	110.8 m ²
Balcony	24.5 m ²
	135.3 m ²



Typical Unit - (3I) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3I	
Name	Area
Unit	114.4 m ²
Balcony	24.6 m ²
	139.0 m ²

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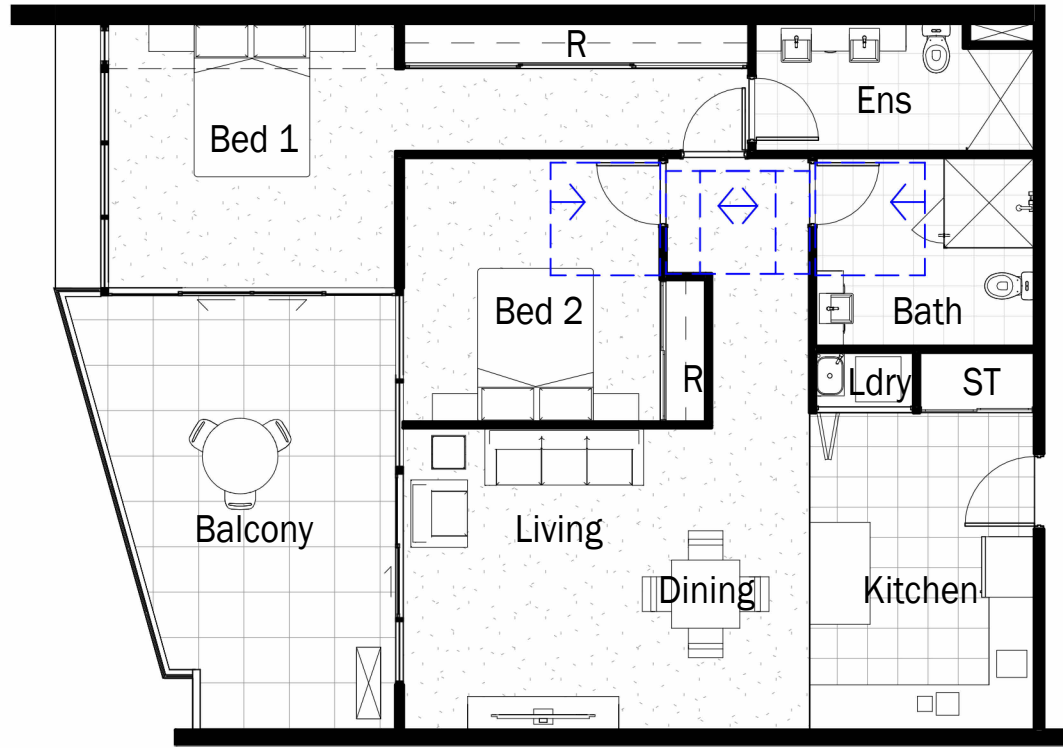
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2, 3 & 4

5490.40 [9]

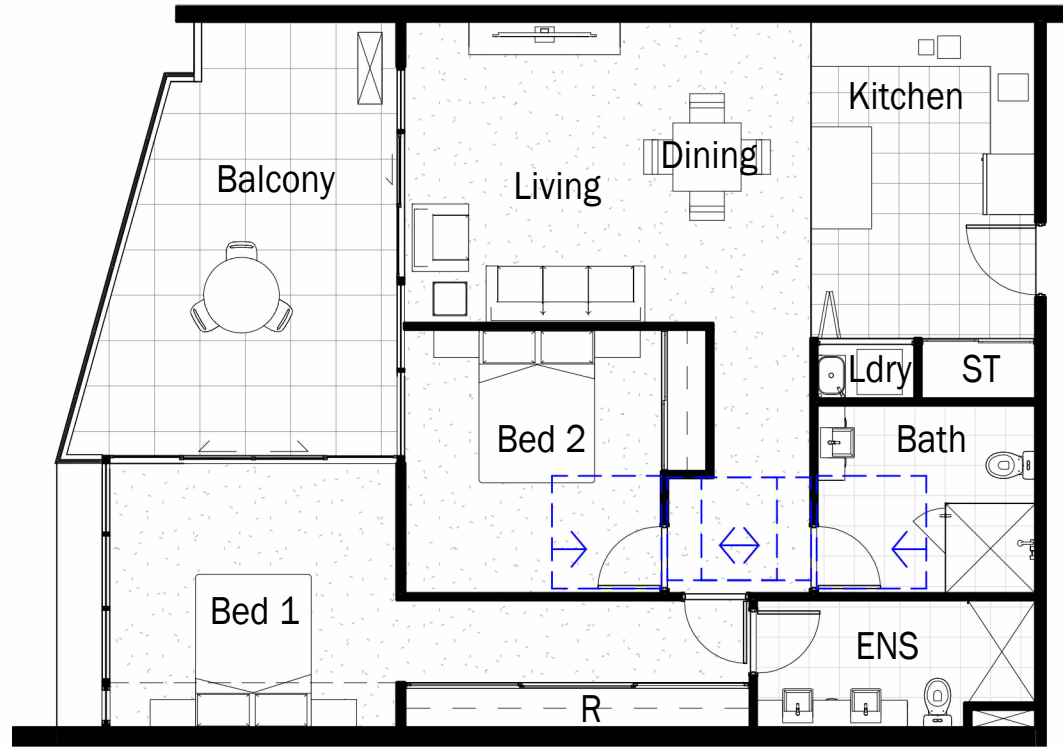
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Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

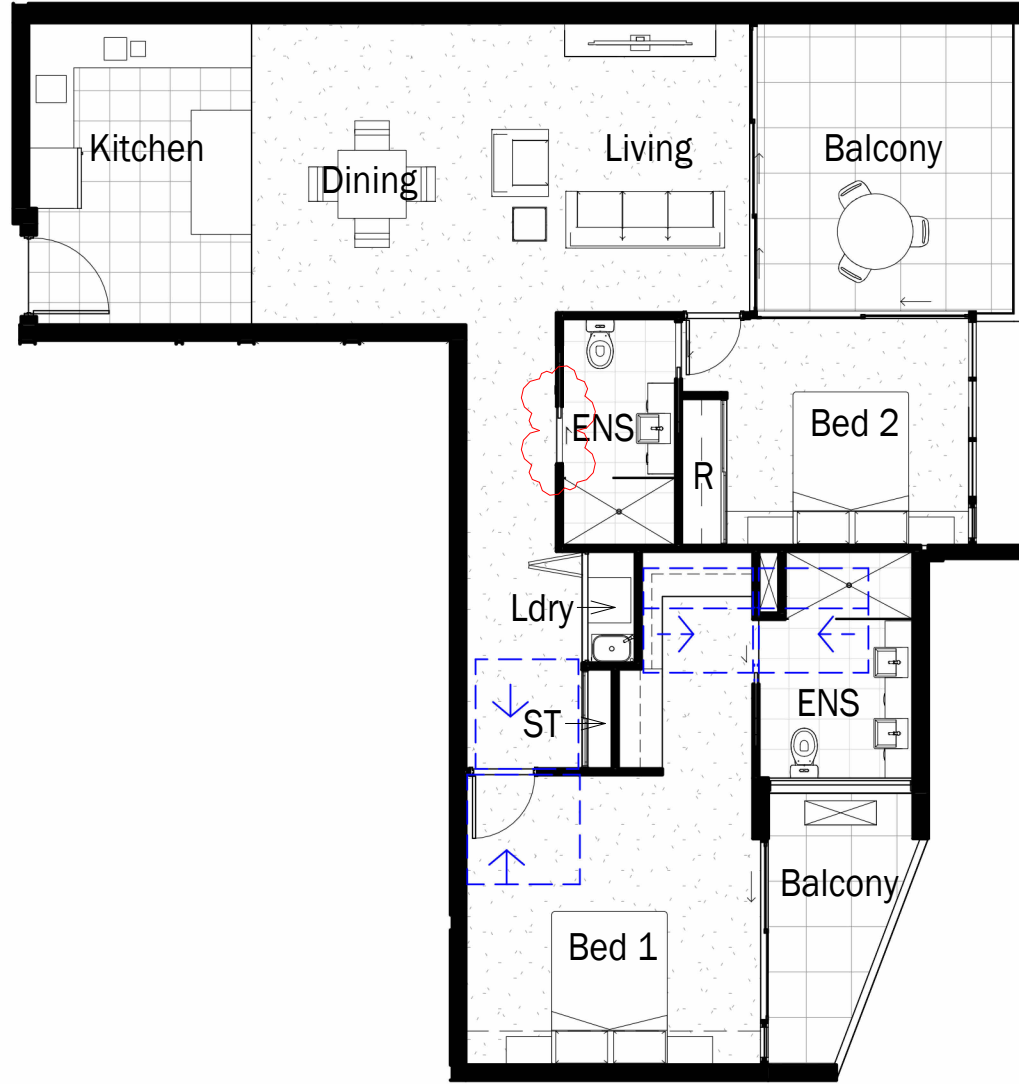
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

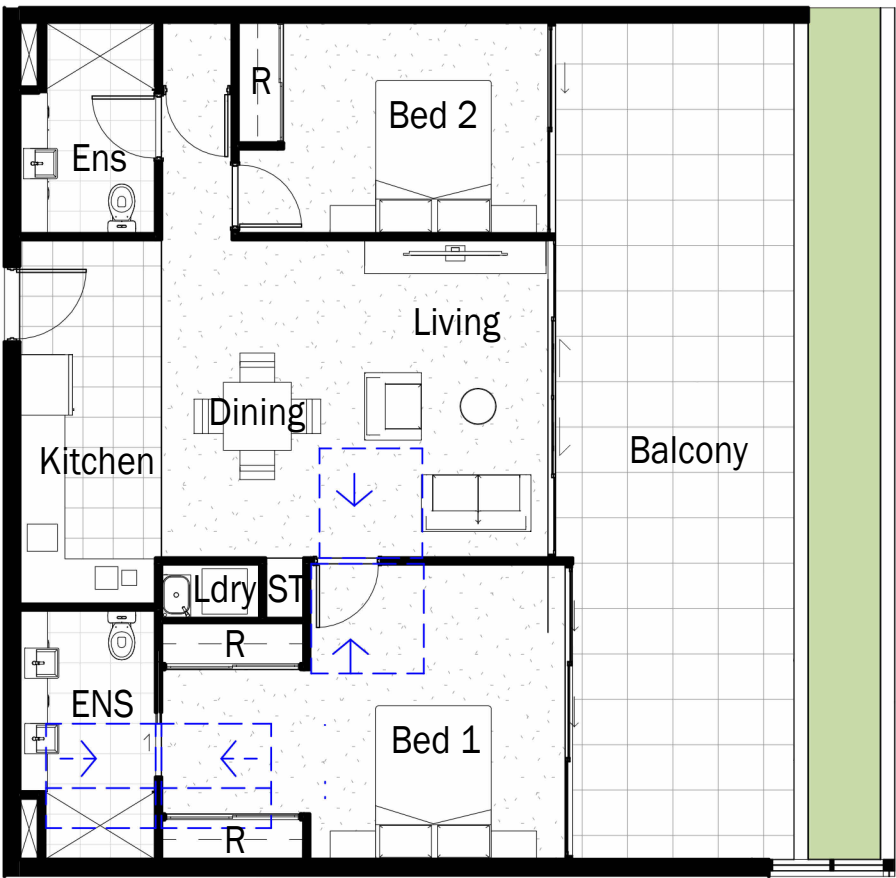
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2I) Stage 3&4

Scale @ A1 1 : 100

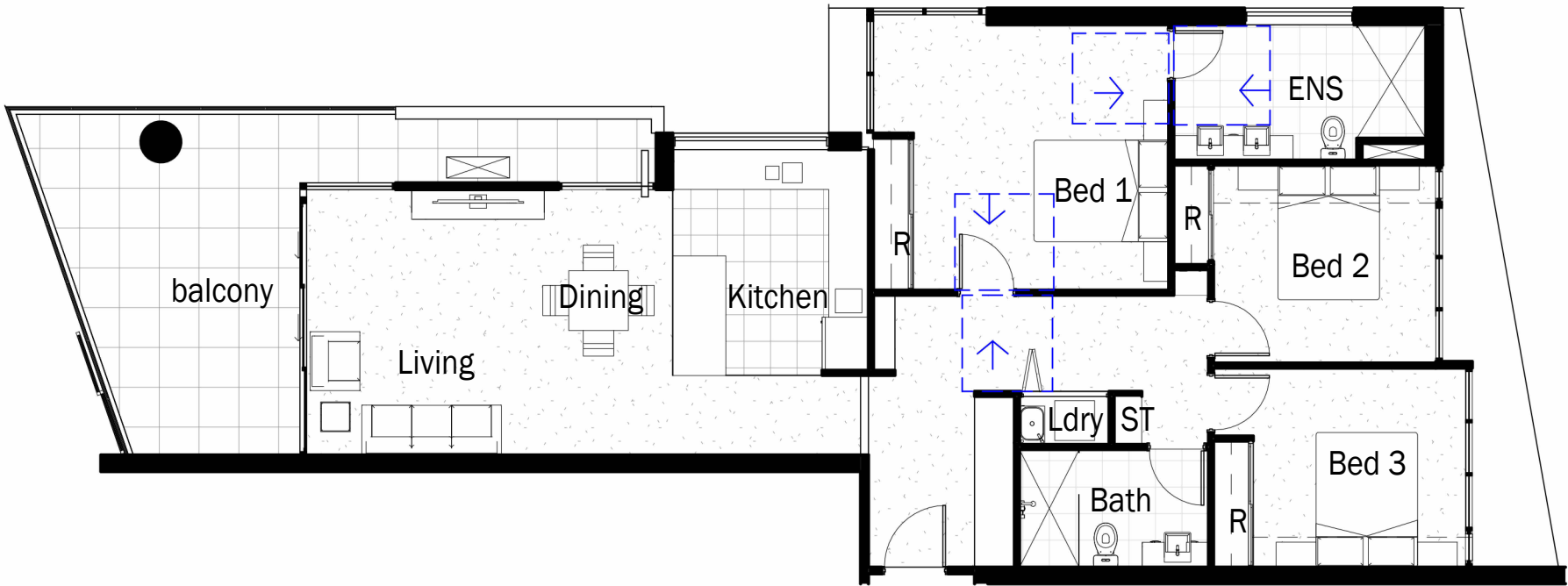
Area Schedule Unit 2I	
Area Usage	Area
Unit	95.7 m ²
Balcony	13.6 m ²
Balcony	5.9 m ²



Typical Unit - (2K) Stage 3&4

Scale @ A1 1 : 100

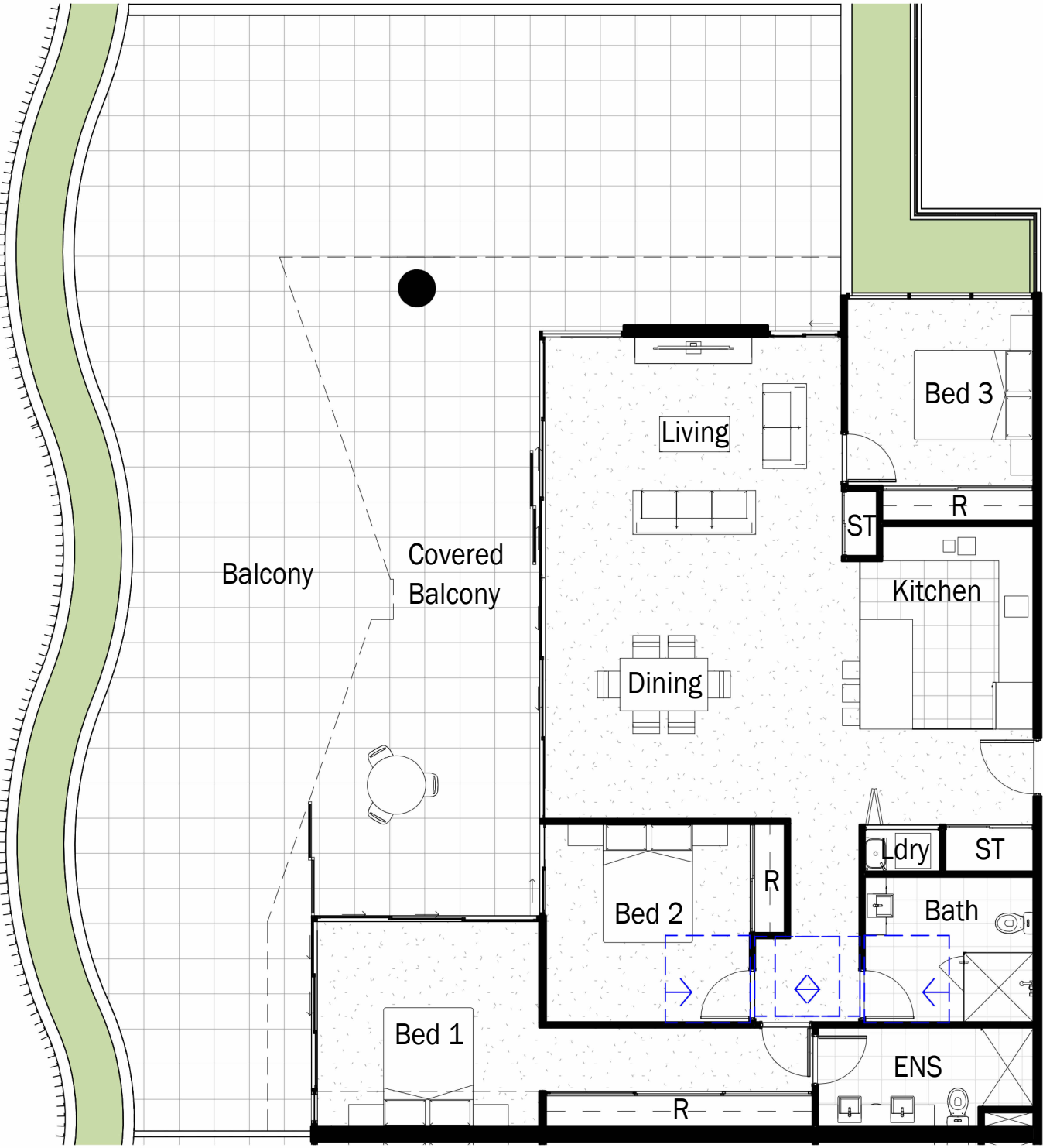
Area Schedule Unit 2K	
Area Usage	Area
Unit	81.4 m ²
Courtyard	36.3 m ²
	117.7 m ²



Typical Unit - (3G) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3G	
Name	Area
Unit	110.8 m ²
Balcony	24.5 m ²
	135.3 m ²



Typical Unit - (3H) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3H	
Area Usage	Area
Courtyard	152.2 m ²
Unit	132.3 m ²
	284.6 m ²

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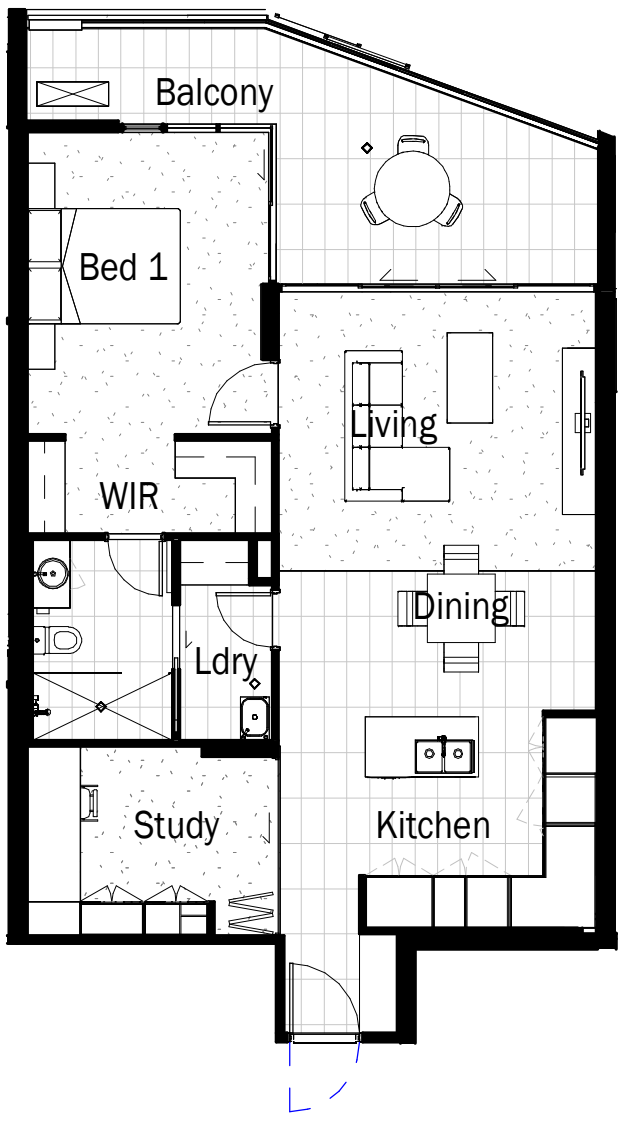
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2 & 3 Mirrored

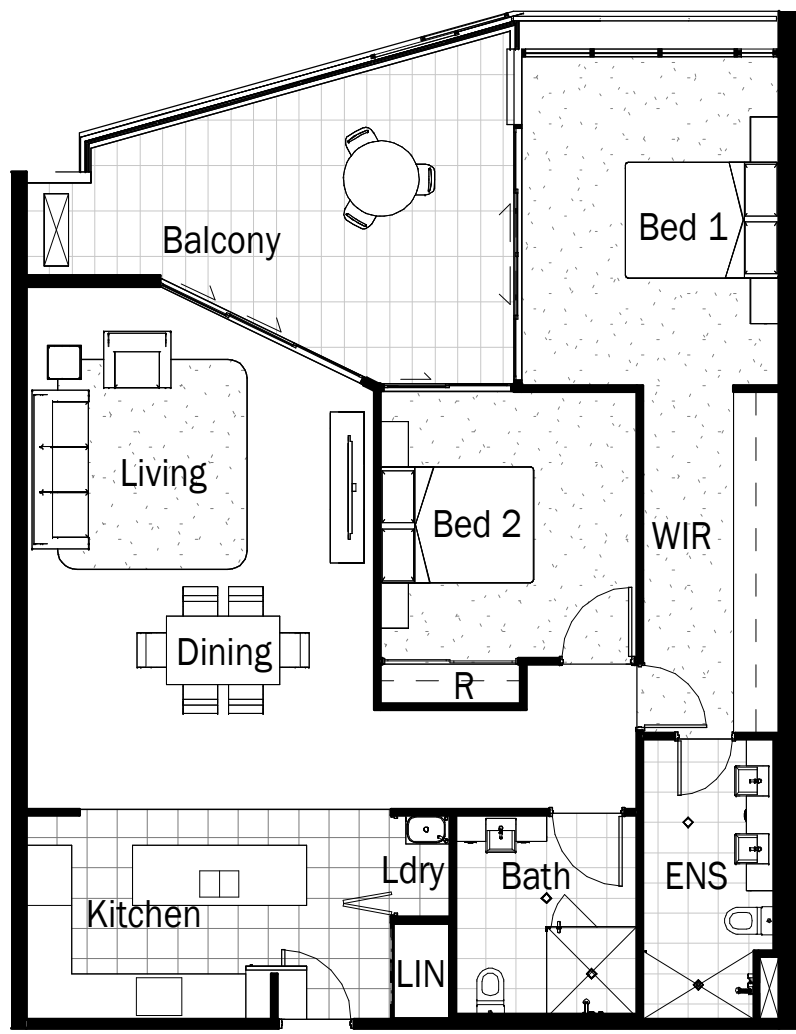
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0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (1A.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m ²
1A.1	16.0 m ²
93.3 m ²	



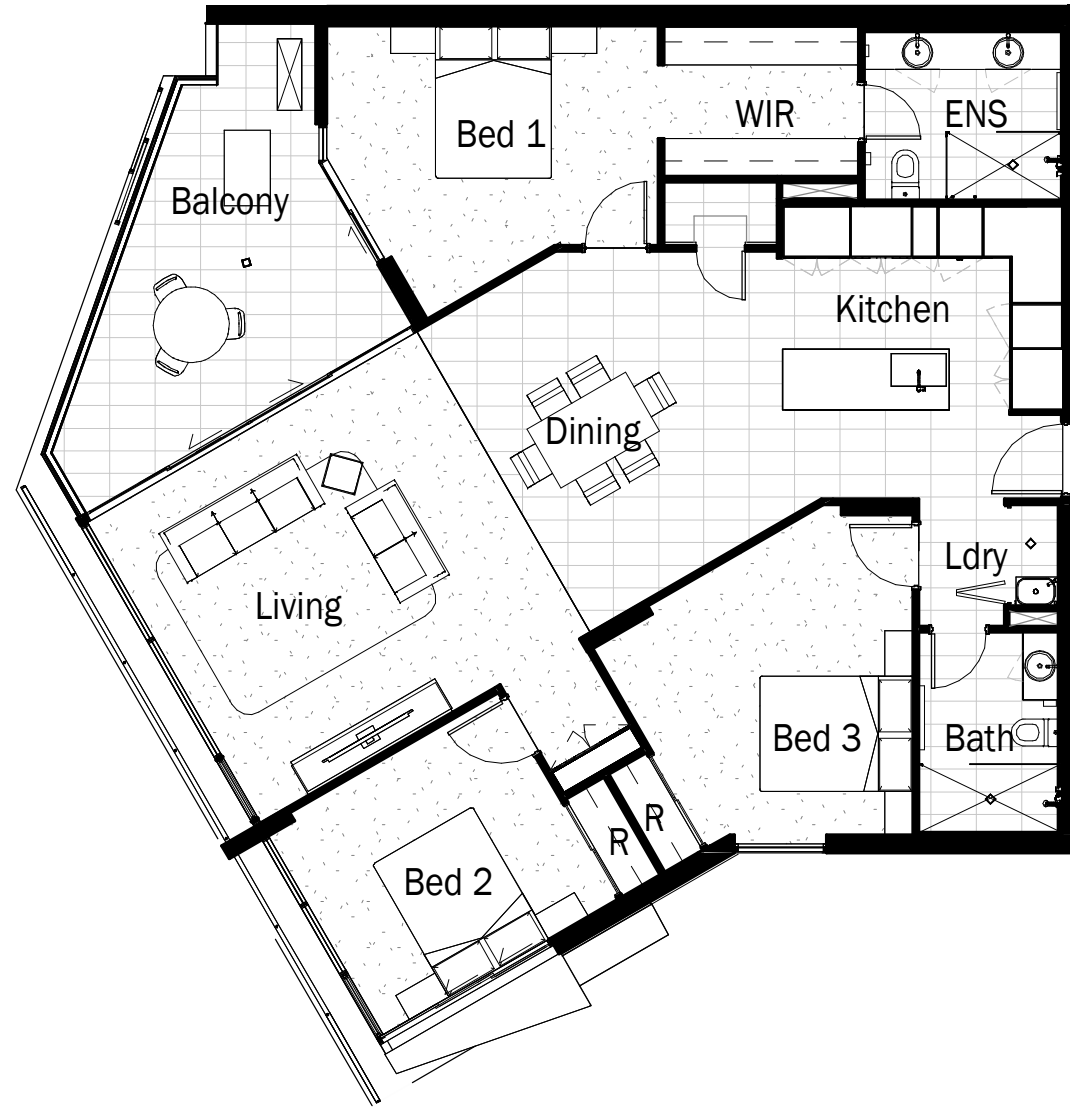
Typical Unit - (2A.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
127.4 m ²	



Typical Unit - (3B.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3B.1	
Name	Area
3B.1	131.7 m ²
3B.1	30.0 m ²
161.7 m ²	



Typical Unit - (3A.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.1	
Name	Area
3A.1	126.3 m ²
3A.1	16.7 m ²
Grand total 142.9 m ²	



Typical Unit - (3A.3) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.3	
Name	Area
3A.3	127.2 m ²
3A.3	16.9 m ²
Grand total 144.1 m ²	



Typical Unit - (3A.2) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m ²
3A.2	16.9 m ²
141.5 m ²	



Typical Unit - (2F.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 2F.1	
Name	Area
2F.1	108.5 m ²
2F.1	29.6 m ²
138.0 m ²	

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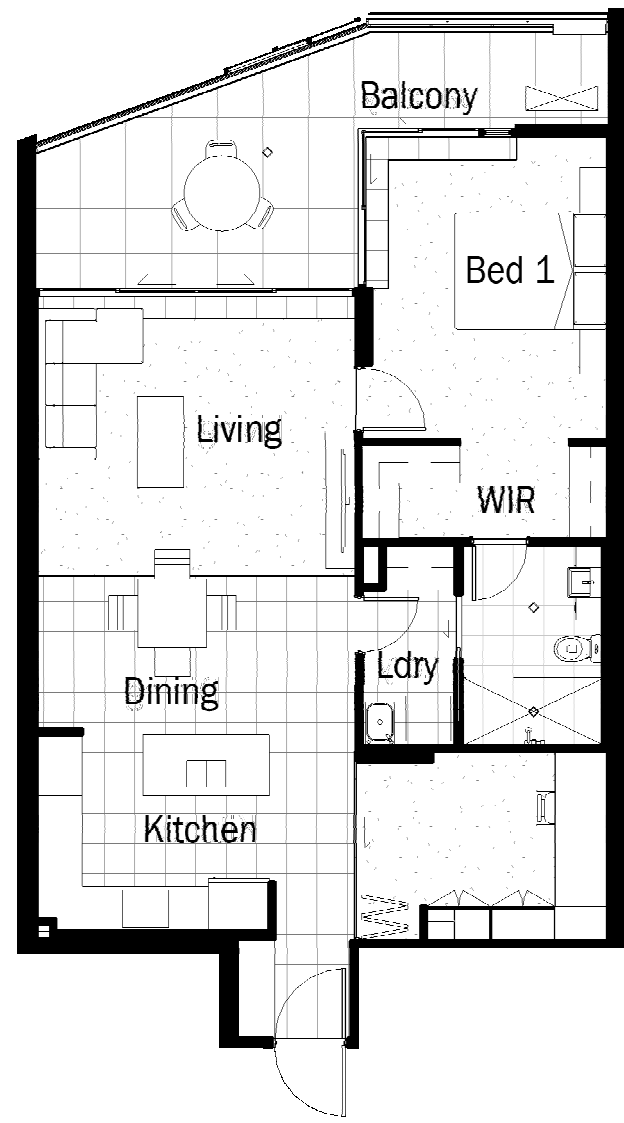
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 1 Only

5490.40b [1]

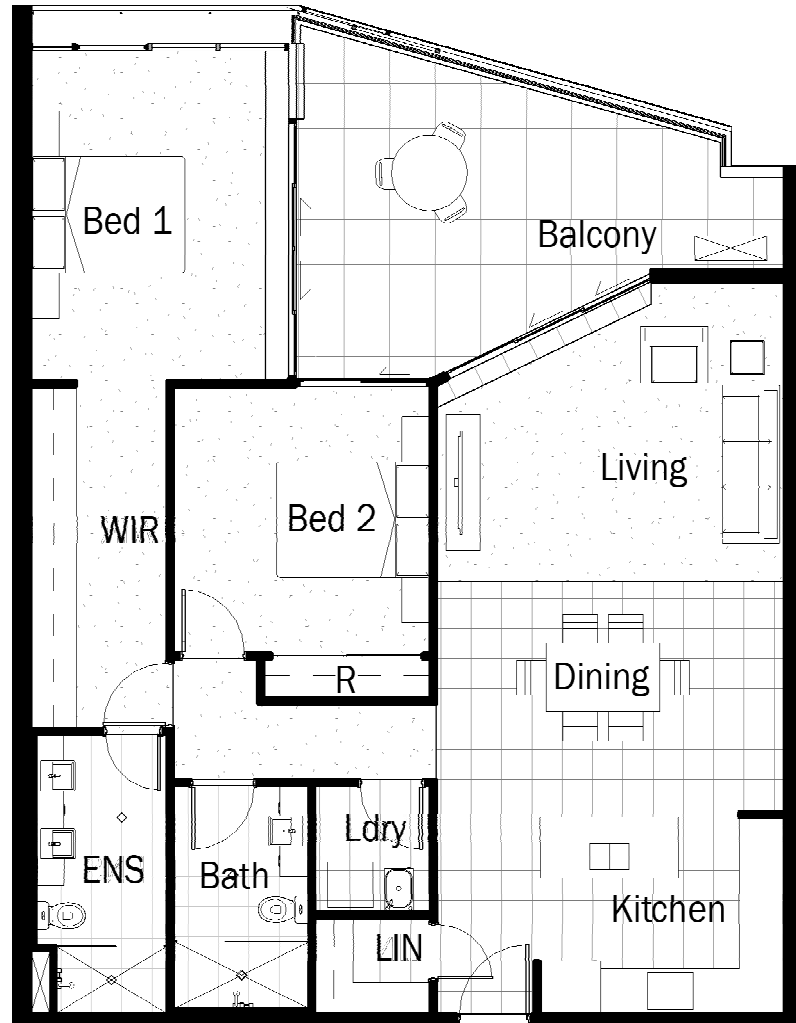
0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (1A.1)

Scale @ A1 1 : 100

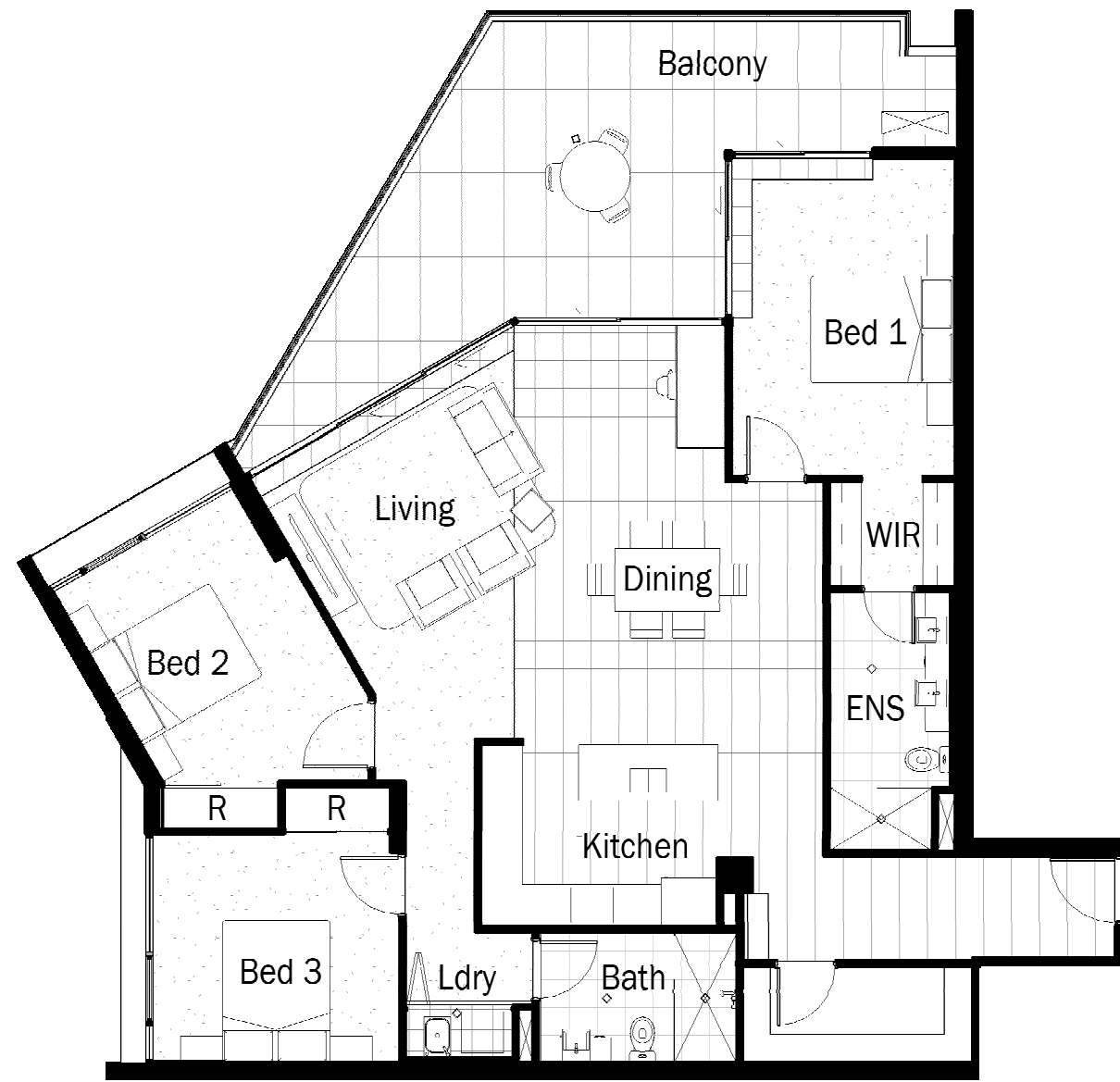
Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m ²
1A.1	16.0 m ²
93.3 m ²	



Typical Unit - (2A.1)

Scale @ A1 1 : 100

Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
127.4 m ²	



Typical Unit - (3B.1)

Scale @ A1 1 : 100

Area Schedule Unit 3B.1	
Name	Area
3B.1	131.7 m ²
3B.1	30.0 m ²
161.7 m ²	



Typical Unit - (3A.1)

Scale @ A1 1 : 100

Area Schedule Unit 3A.1	
Name	Area
3A.1	126.3 m ²
3A.1	16.7 m ²
Grand total 142.9 m ²	



Typical Unit - (3A.2)

Scale @ A1 1 : 100

Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m ²
3A.2	16.9 m ²
141.5 m ²	

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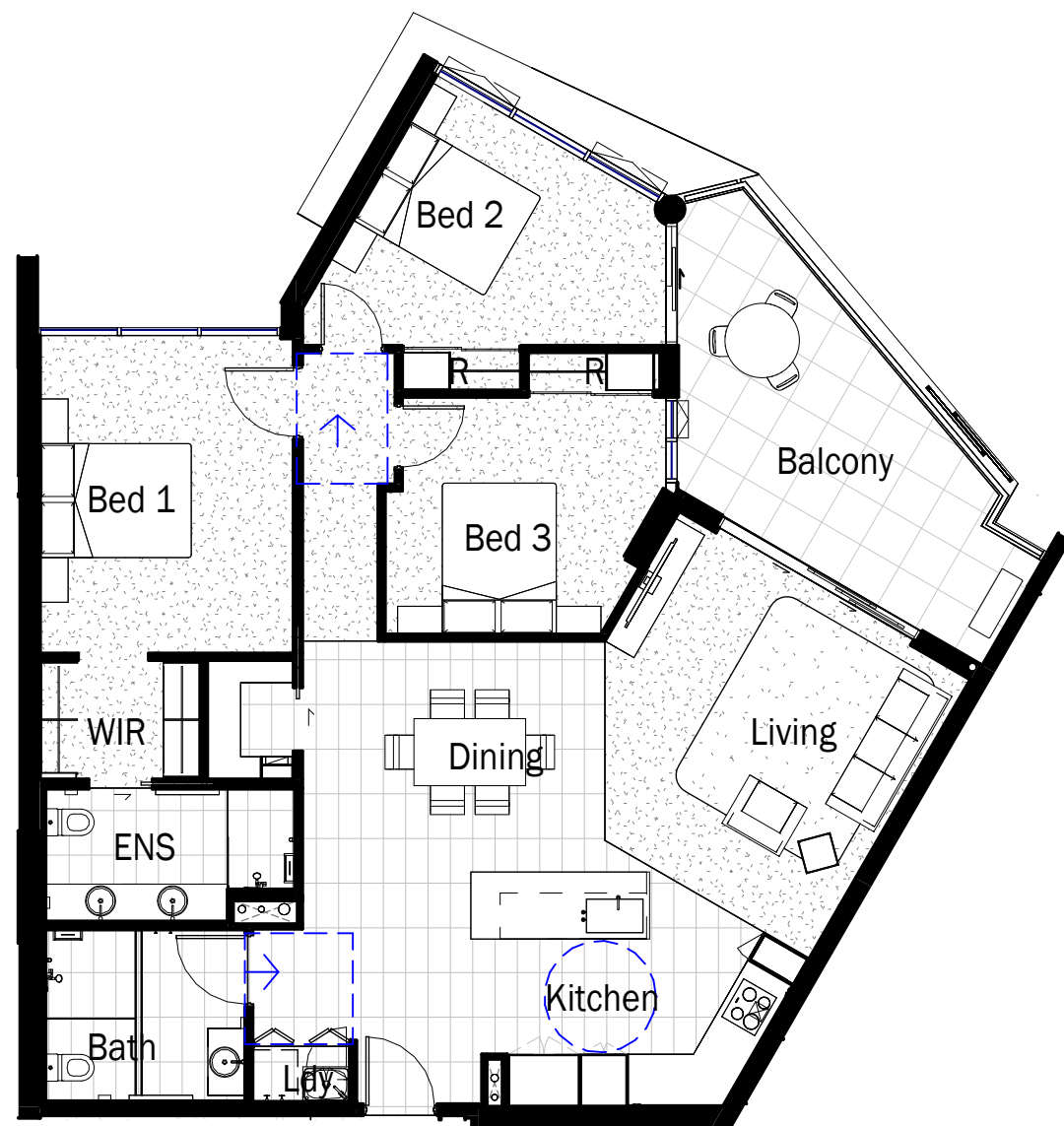
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 1 Only, Mirrored

5490.40c [1]

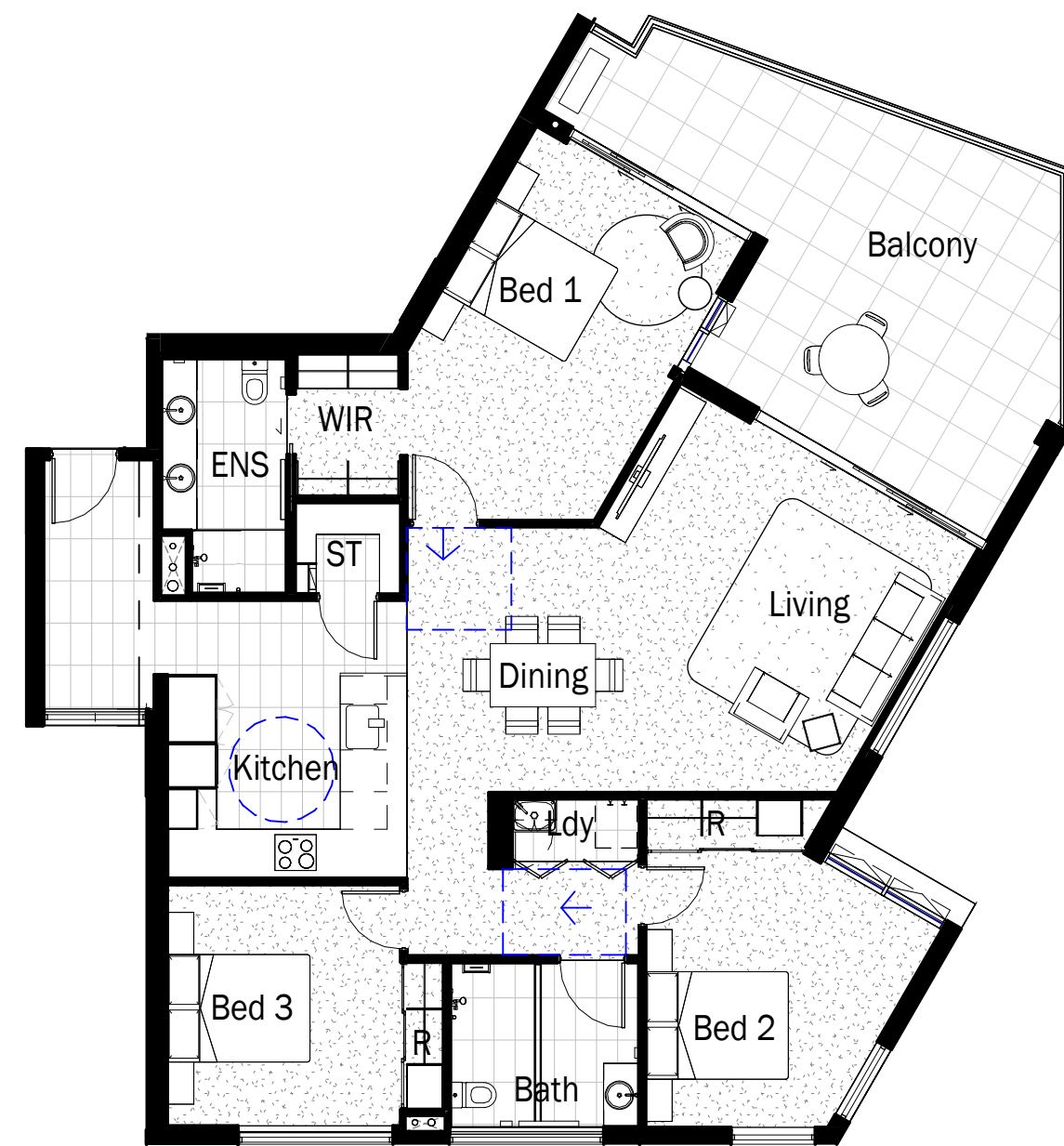
0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (3C) Stage 2

Scale @ A1 1 : 100

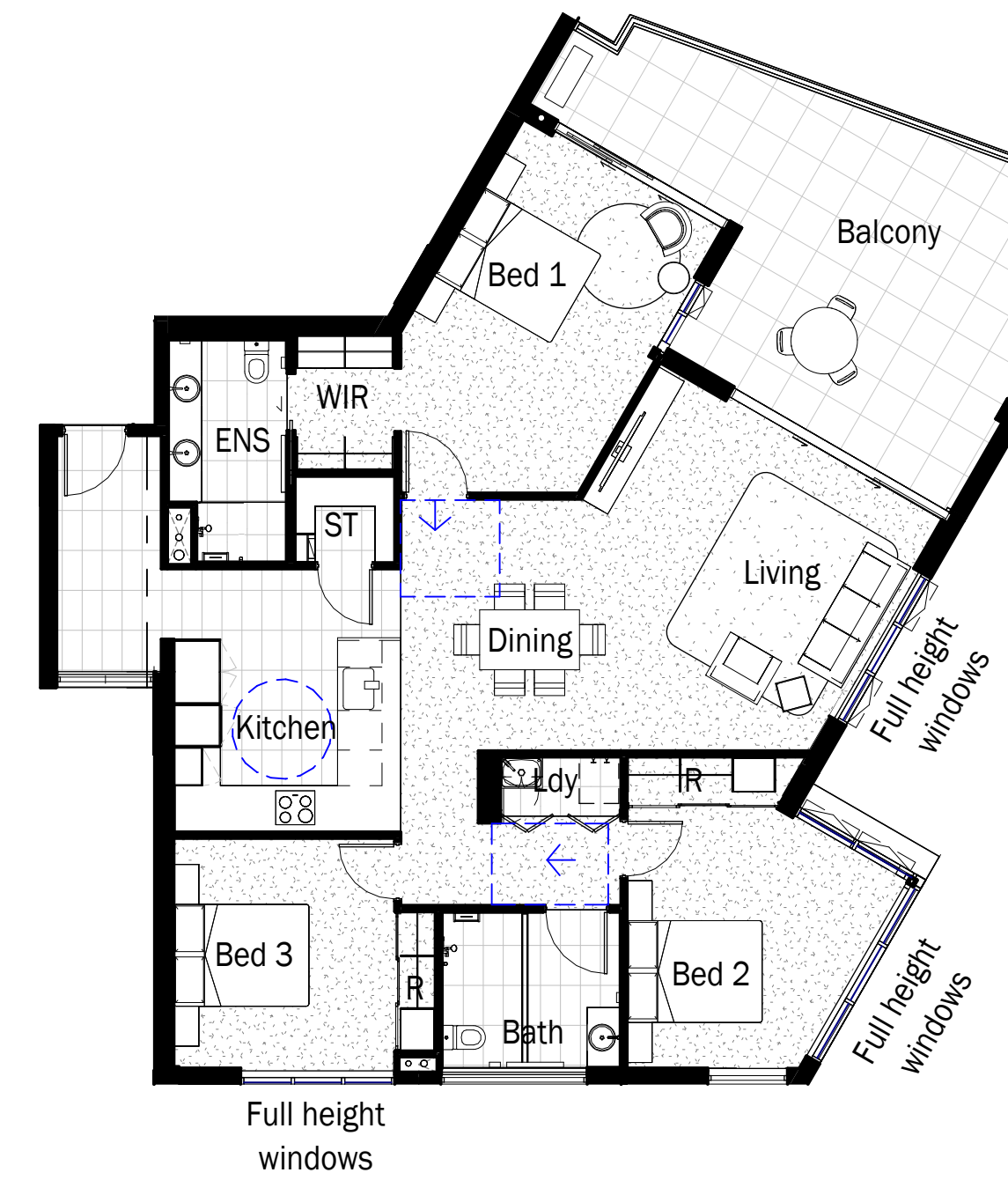
Area Schedule Unit 3C	
Name	Area
3C.1	123.7 m ²
3C.1	17.4 m ²
	141.1 m ²



Typical Unit - (3D) Stage 2

Scale @ A1 1 : 100

Area Schedule Unit 3D	
Name	Area
3D.1	125.4 m ²
3D.1	26.7 m ²
	152.2 m ²



Typical Unit - (3D) Stage 2 - L10 only

Scale @ A1 1 : 100

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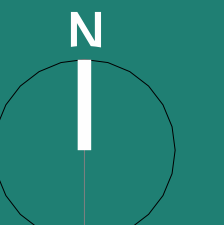
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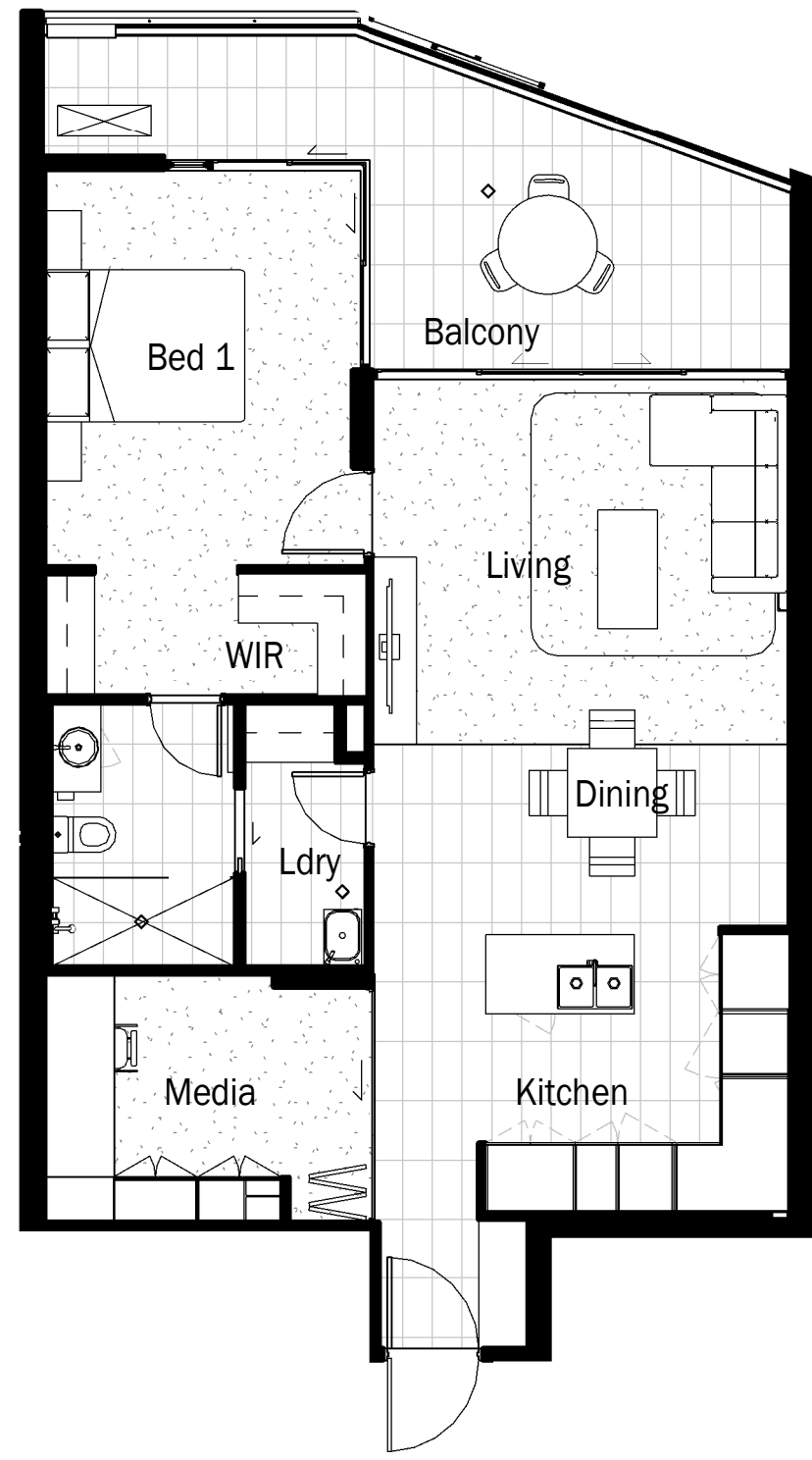
For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2

5490.40d [2]

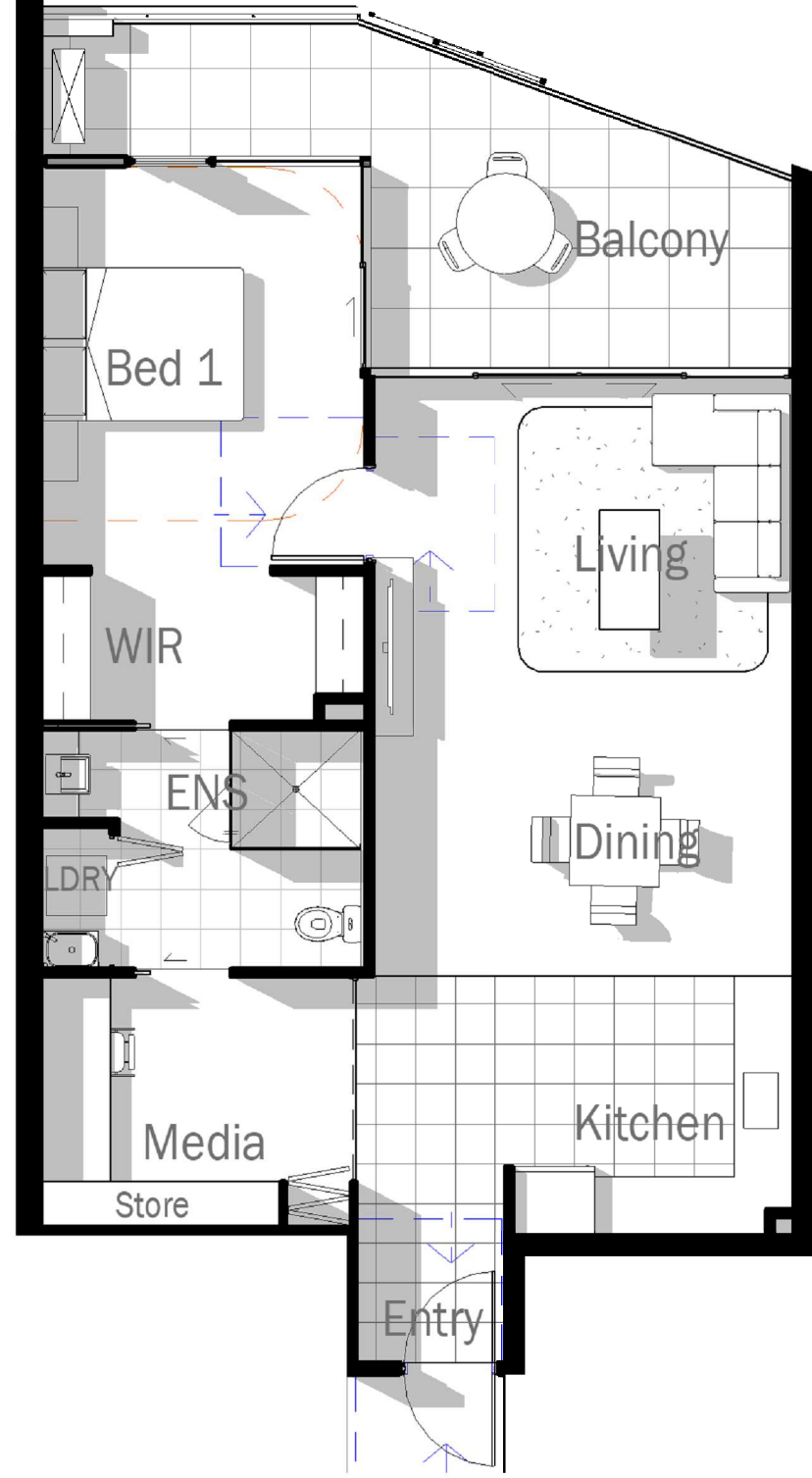
0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3





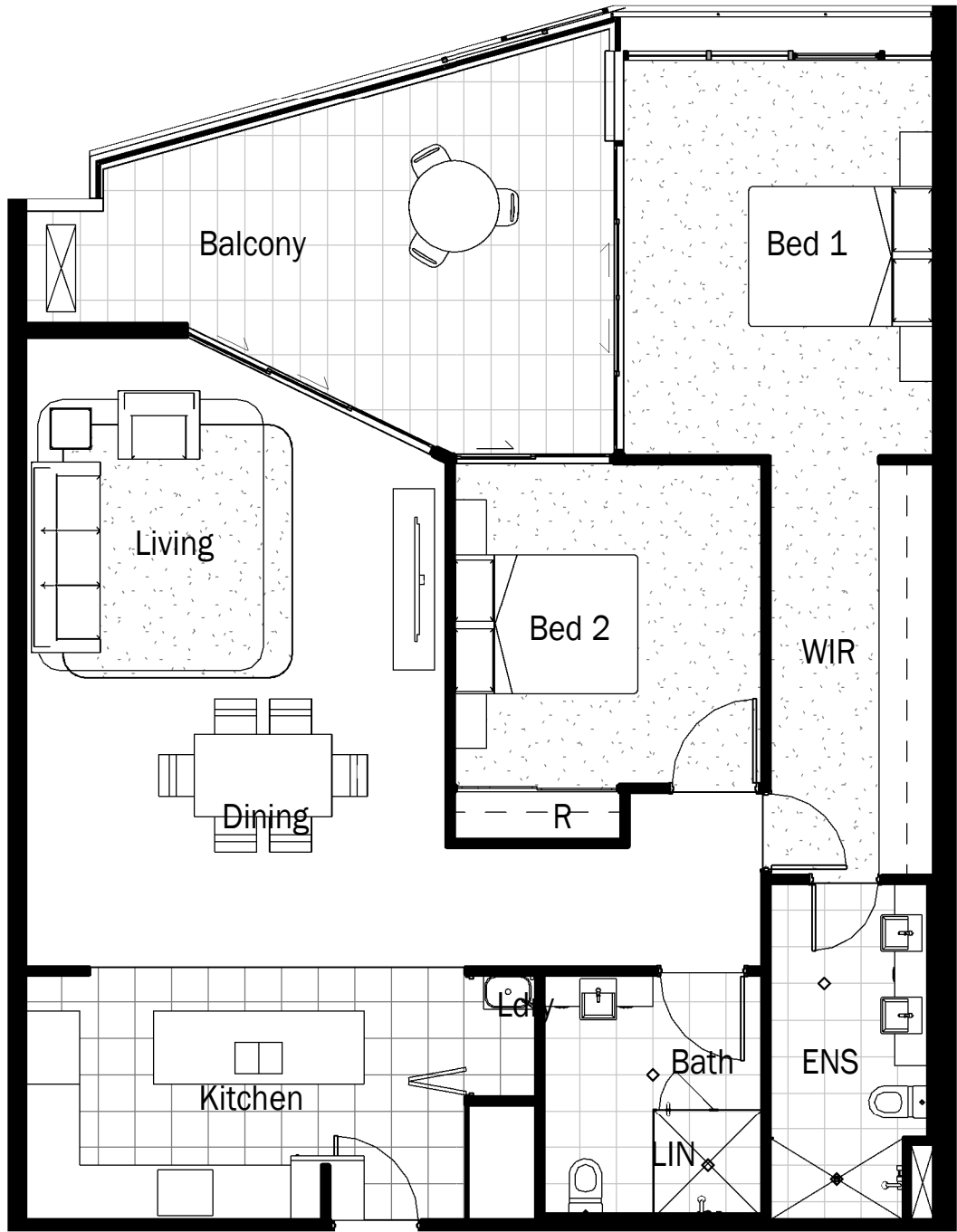
Typical Unit - (1A.1) Stage 1

Scale @ A1 1:75



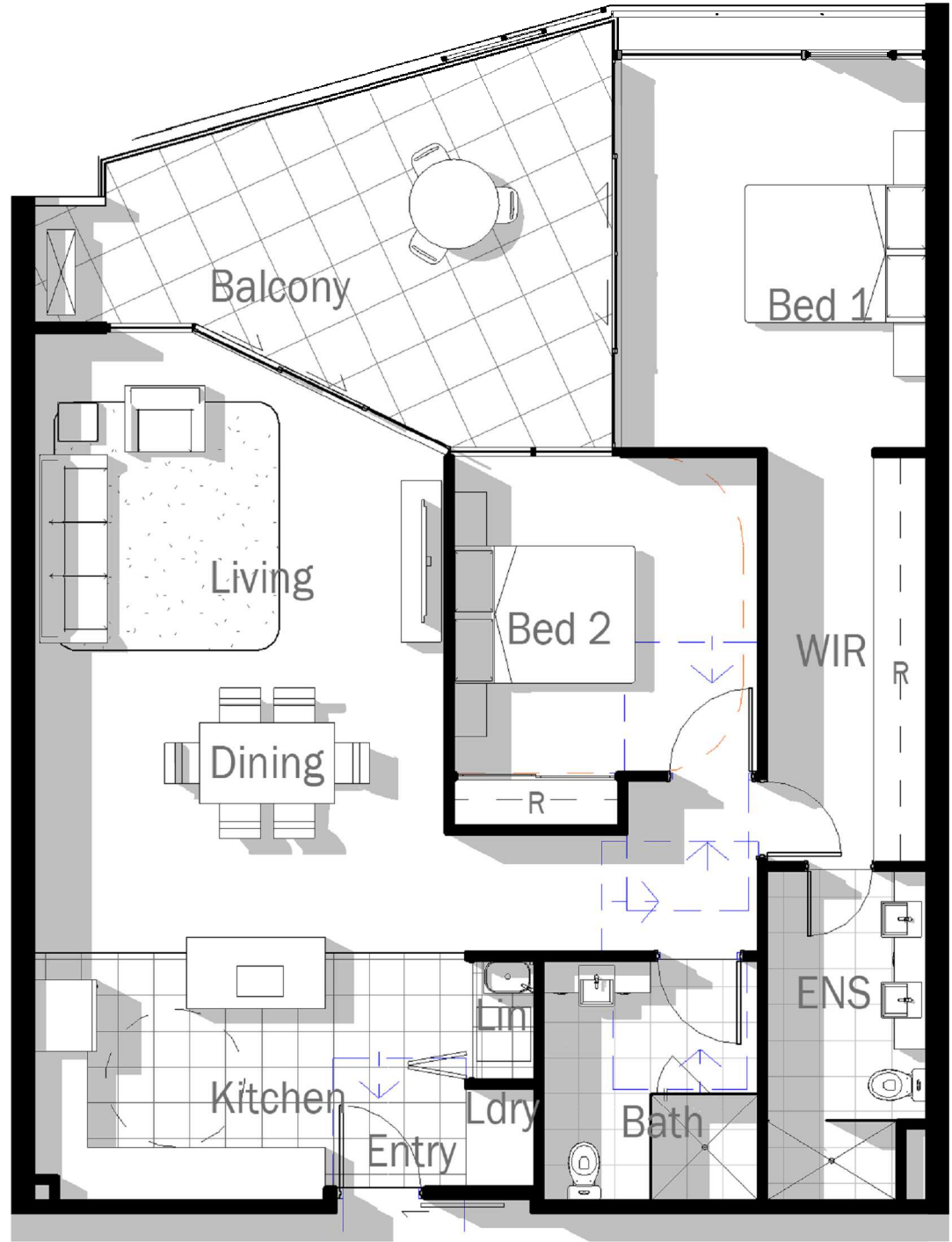
Typical Unit - (1A.1) layout for future compliance with AS4299

Scale @ A1 1:75



Typical Unit - (2A.1) Stage 1

Scale @ A1 1:75



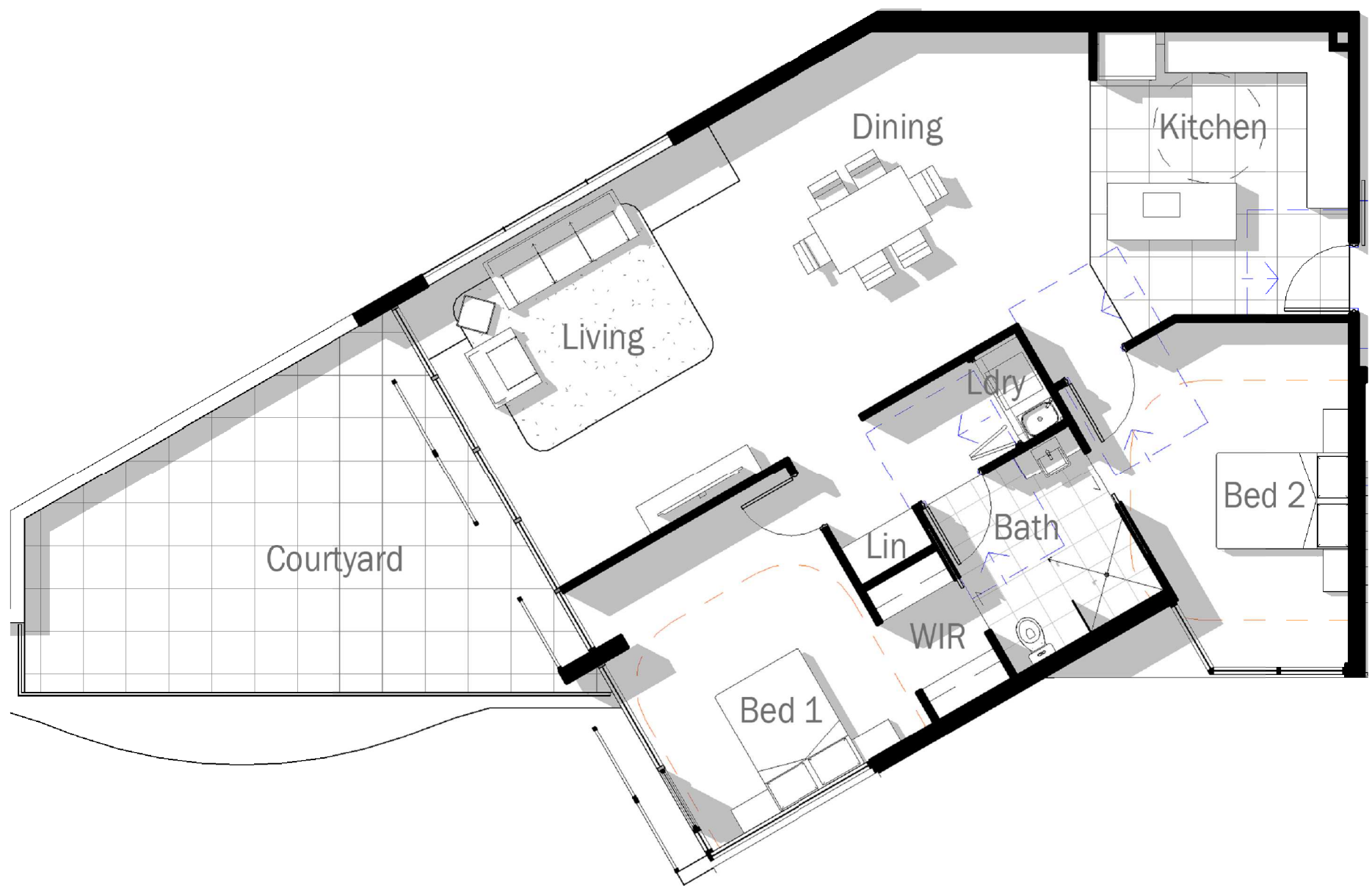
Typical Unit - (2A.1) layout for future compliance with AS4299

Scale @ A1 1:75



Typical Unit - (2F.1) Stage 1

Scale @ A1 1:75



Typical Unit - (2F.1) layout for future compliance with AS4299

Scale @ A1 1:75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

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SOLARIS

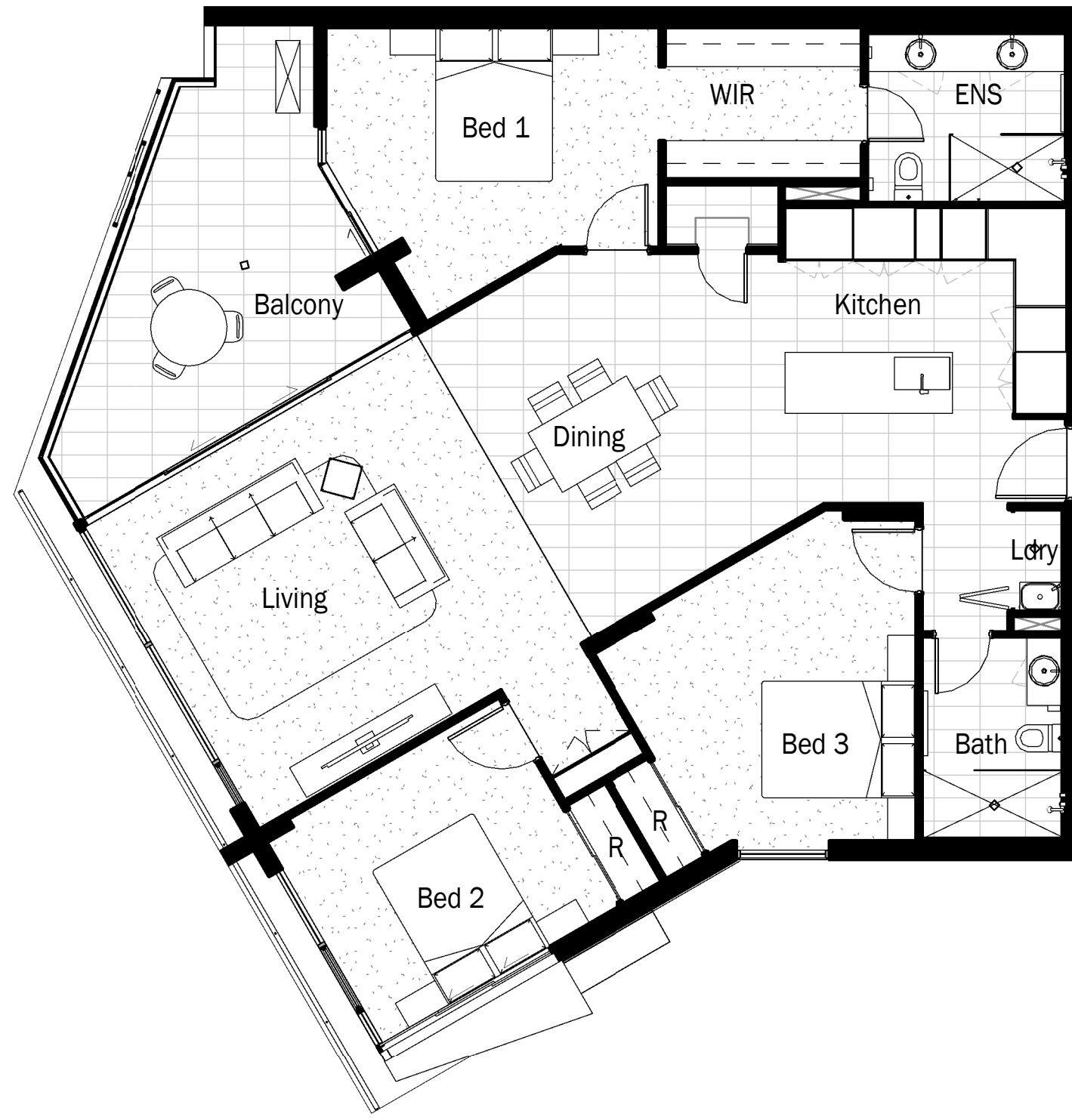
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Adaptable Unit Layouts

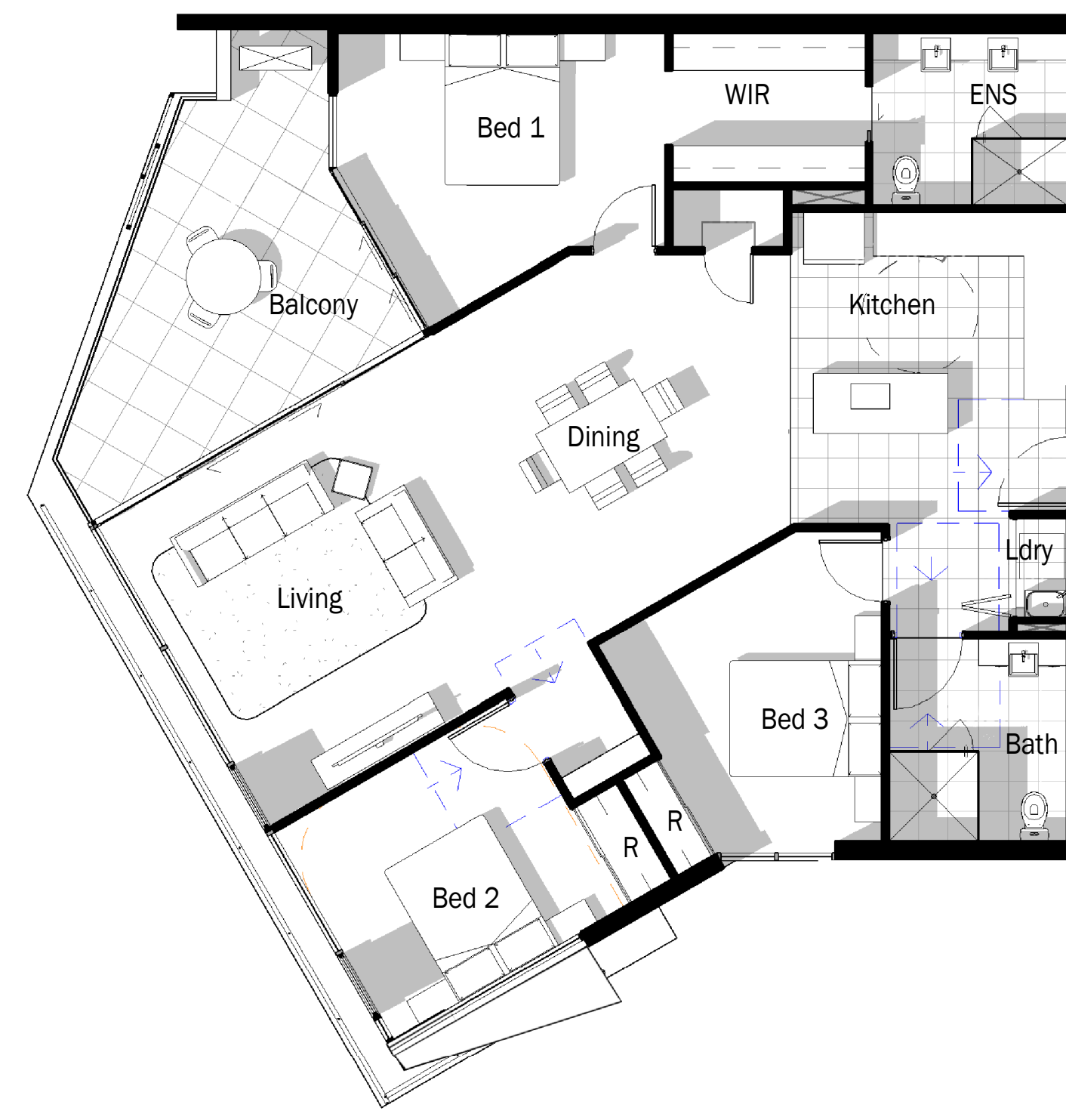
5490.40e [1]

0 2 4 6 8 10
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3



Typical Unit - (3A.1) Stage 1

Scale @ A1 1 : 75



Typical Unit - (3A.1) layout for future compliance with AS4299

Scale @ A1 1 : 75



Typical Unit - (3A.2) Stage 1

Scale @ A1 1 : 75



Typical Unit - (3A.2) layout for future compliance with AS4299

Scale @ A1 1 : 75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

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Adaptable Unit Layouts

5490.40f [1]





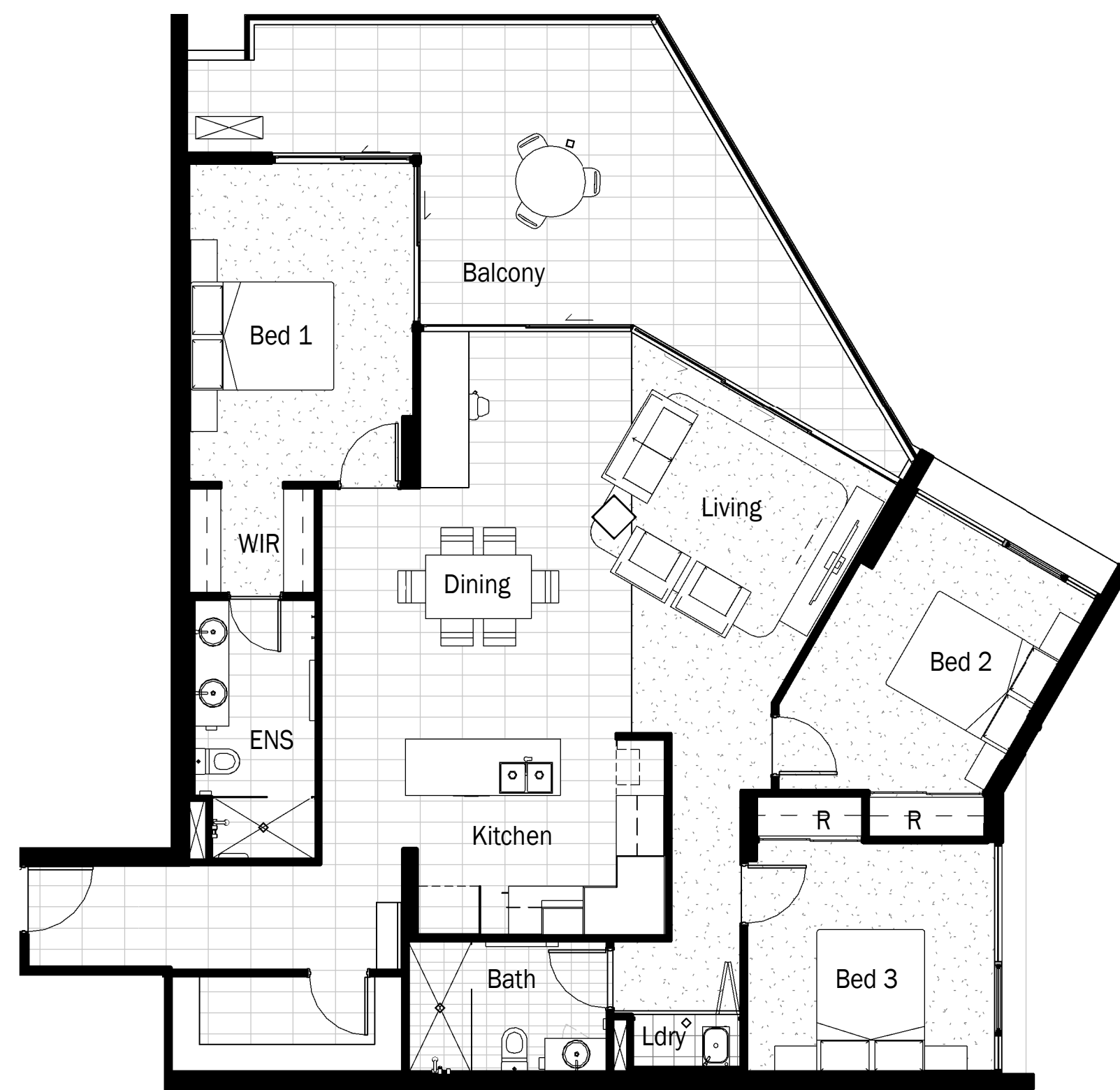
Typical Unit - (3A.3) Stage 1

Scale @ A1 1:75



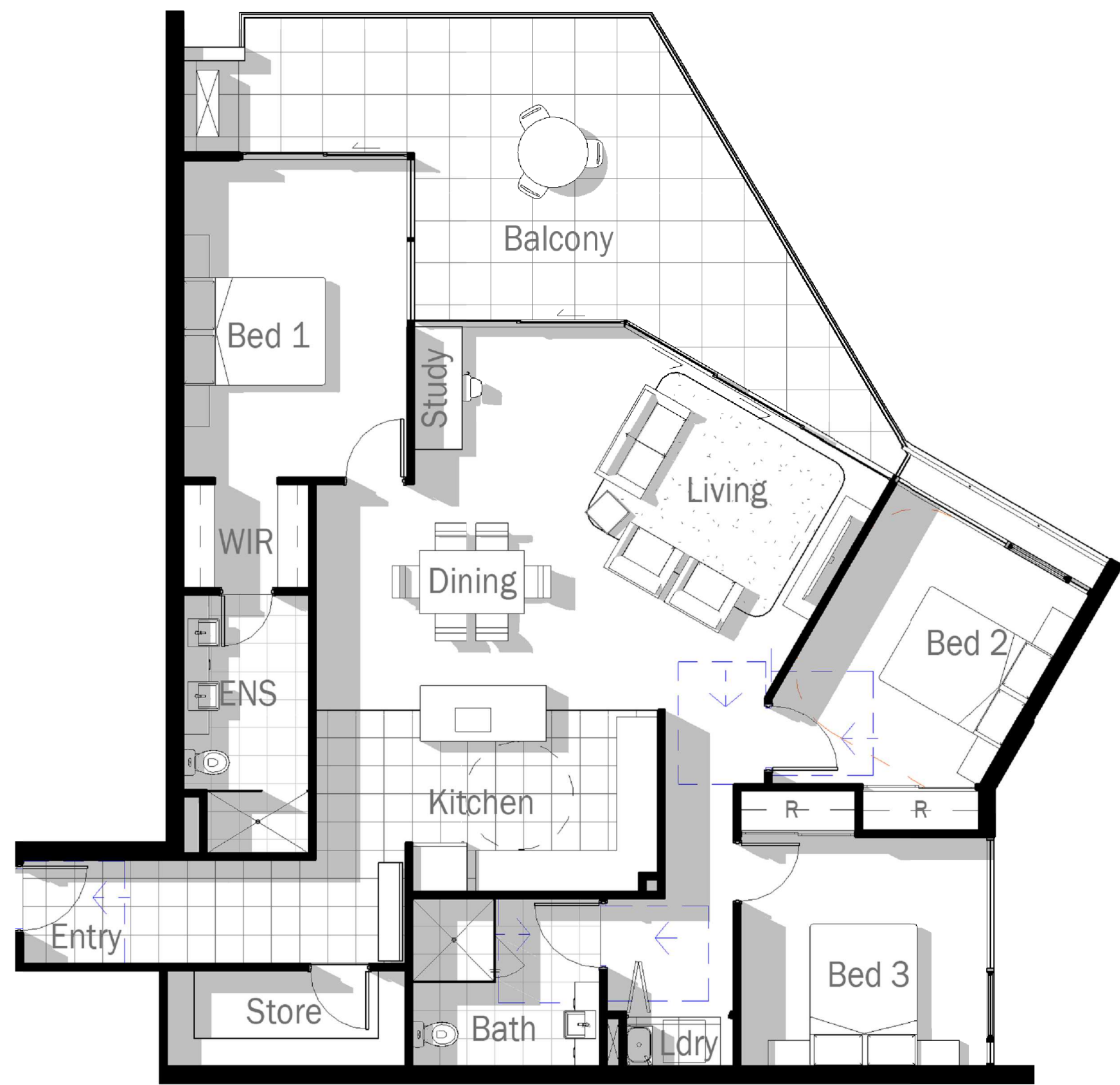
Typical Unit - (3A.3) layout for future compliance with AS4299

Scale @ A1 1:75



Typical Unit - (3B.1) Stage 1

Scale @ A1 1:75



Typical Unit - (3B.1) layout for future compliance with AS4299

Scale @ A1 1:75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

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Adaptable Unit Layouts

5490.40g [1]

0 2 4 6 8 10
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3



Unit A701
Scale @ A1 1 : 100

Area Schedule Unit A701	
Name	Area
A701	440.2 m ²
A701 Balc	160.2 m ²
	600.4 m ²



Unit A702
Scale @ A1 1 : 100

Area Schedule Unit A702	
Name	Area
A702	367.5 m ²
A702 Balc	119.8 m ²
	487.3 m ²

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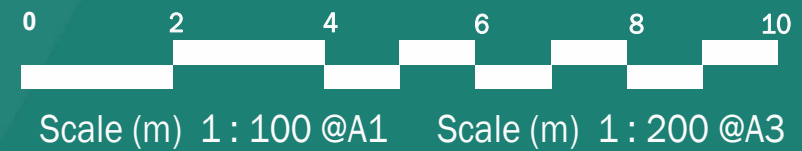
SOLARIS

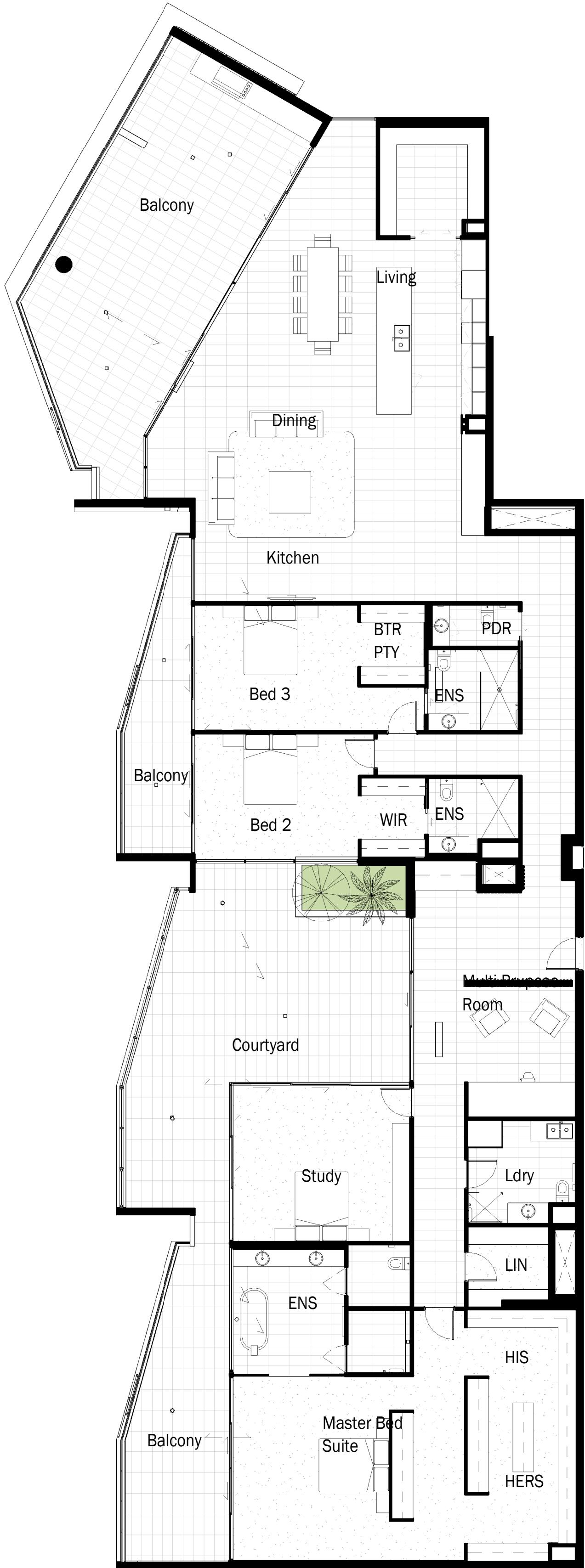
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Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Penthouse Unit Plans -
Stage 1

5490.44 [1]





Unit A703

Scale @ A1 1 : 100

Area Schedule Unit A703	
Name	Area
A703	378.38 m²
A703 Balc	156.77 m²
	535.15 m²

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SOLARIS

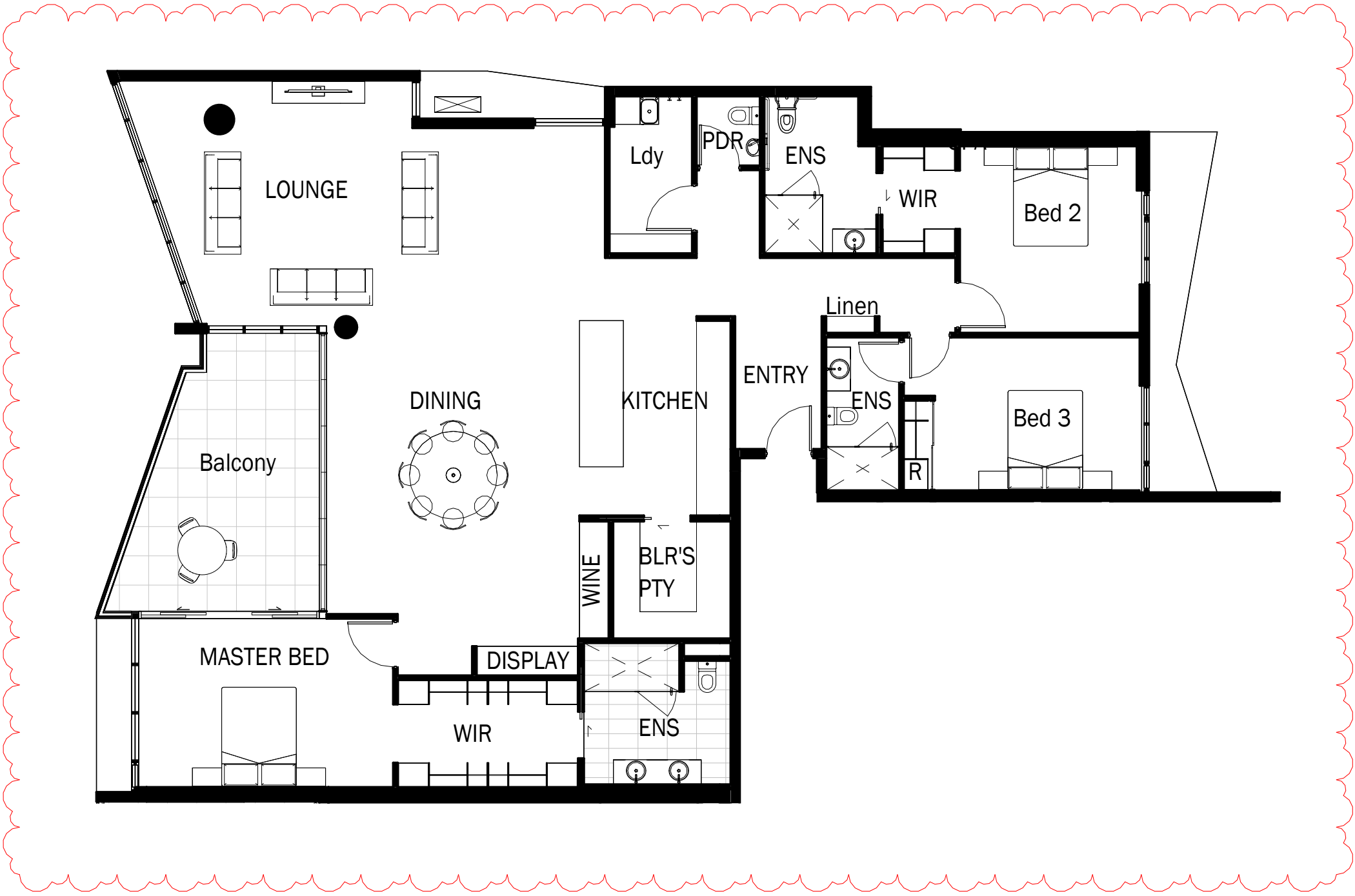
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Penthouse Unit Plans -
Stage 1

5490.45 [1]





VIEW DELETED

Unit C1001

Scale @ A1 1 : 100

Area Schedule Penthouse C1001	
Name	Area
C1001	214.15 m²
C1001 Balc	20.84 m²
	234.99 m²

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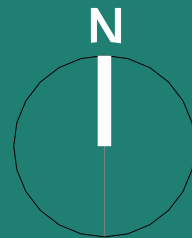
SOLARIS

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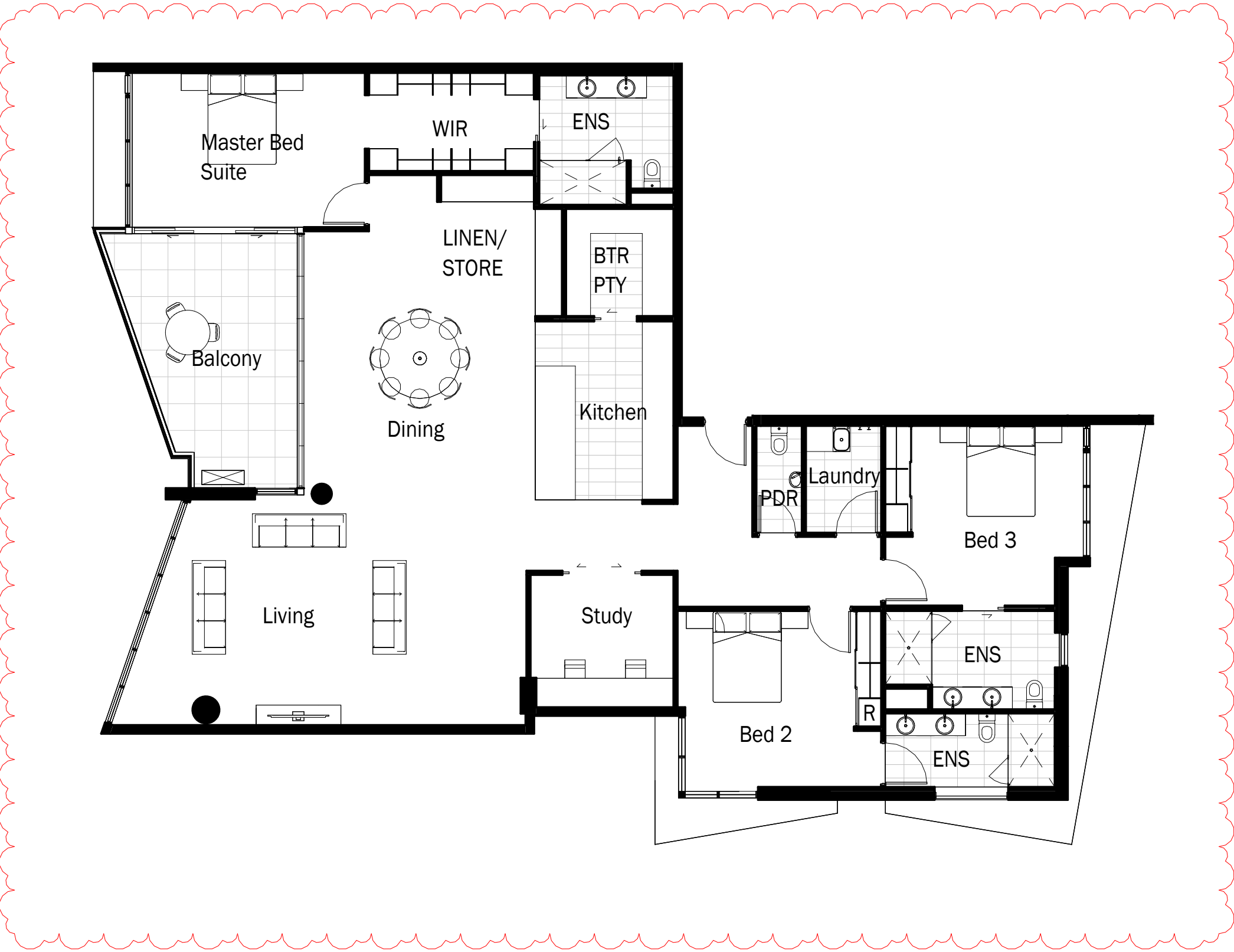
For
Enyoc Pty Ltd

Penthouse Unit Plan -
C1001

5490.46 [2]



Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Unit C1003

Scale @ A1 1 : 100

Area Schedule Penthouse C1002	
Name	Area
C1003	232.2 m²
C1003 Balc	21.0 m²
	253.1 m²

VIEW DELETED

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Penthouse Unit Plan -
C1002

5490.47 [2]



Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



North Elevation - Lake Street

Scale @ A1 1 : 200



East Elevation

Scale @ A1 1 : 200

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For
Enyoc Pty Ltd

Elevations

5490.50 [8]

0 4 8 12 16 20
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3



West Elevation - West Street

Scale @ A1 1 : 200



South Elevation - Middle Street

Scale @ A1 1 : 200

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For
Enyoc Pty Ltd

Elevations

5490.51 [9]

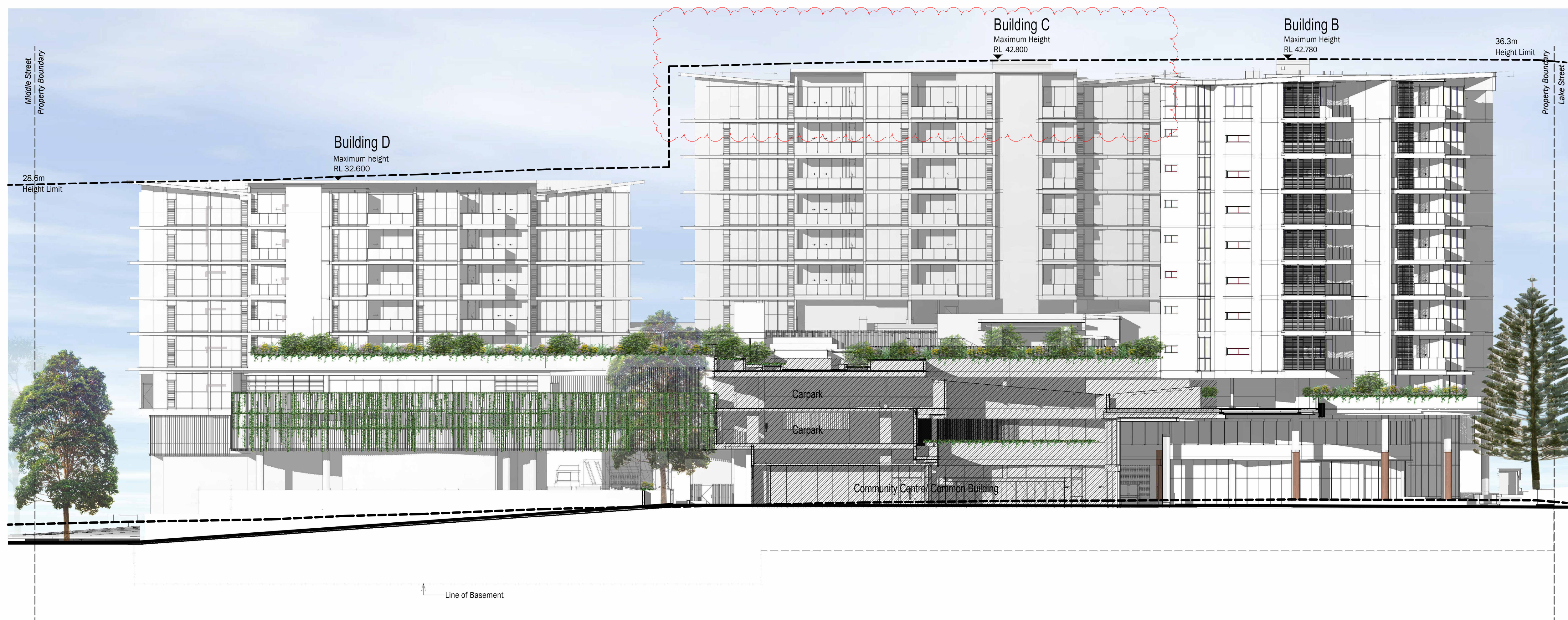
0 4 8 12 16 20

Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3



Building A - West Sectional Elevation

Scale @ A1 1 : 200



Building B, C and D - East Sectional Elevation

Scale @ A1 1 : 200

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SOLARIS

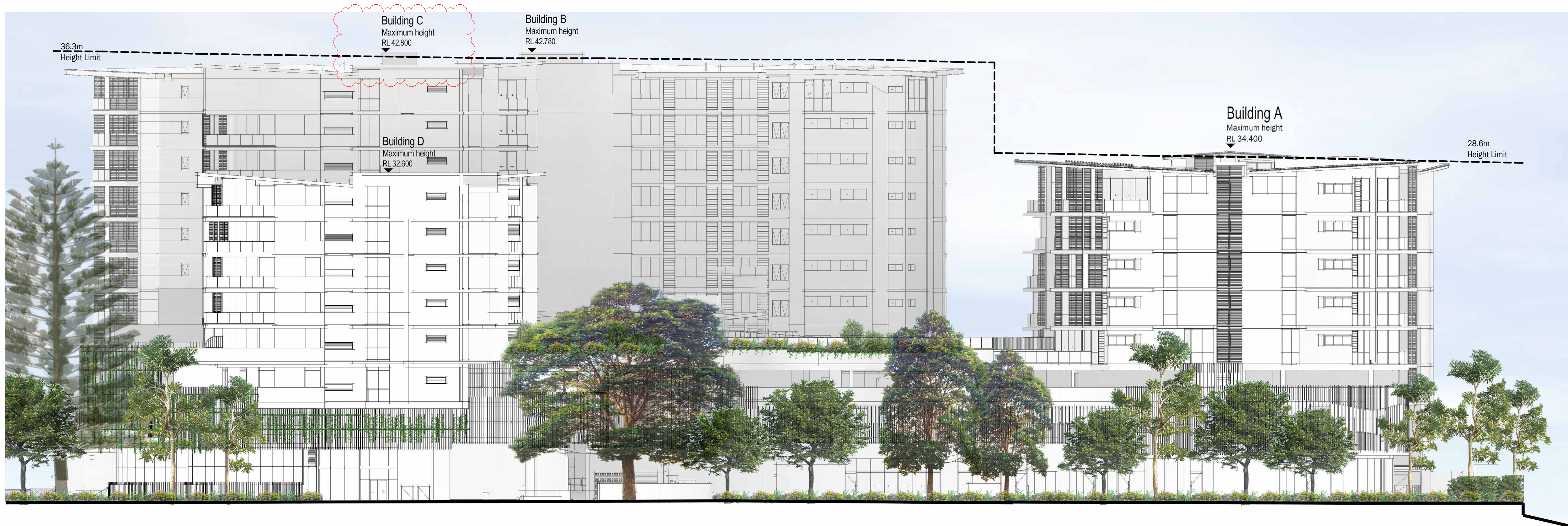
Forster Civic Precinct
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For
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Elevations

5490.52 [9]

0 4 8 12 16 20
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3



South Sectional Elevation

Scale @ A1 1 : 200



Stage 1 - West Elevation

Scale @ A1 1 : 200

(Demonstrating facade treatment planned, if Stage 2 doesn't follow immediately.)

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Cnr Lake, West & Middle Street

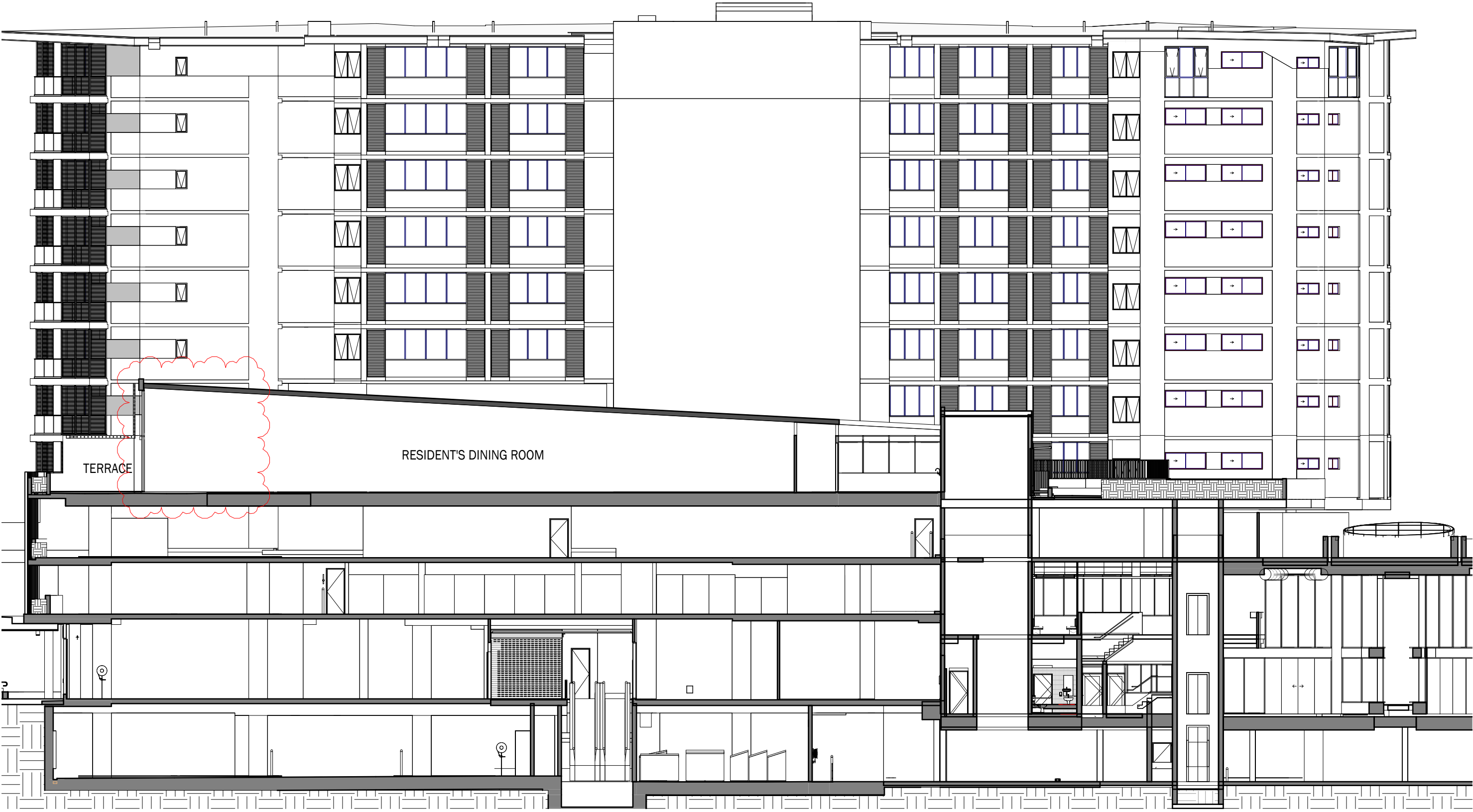
For
Enyoc Pty Ltd

Elevations

5490.53 [8]

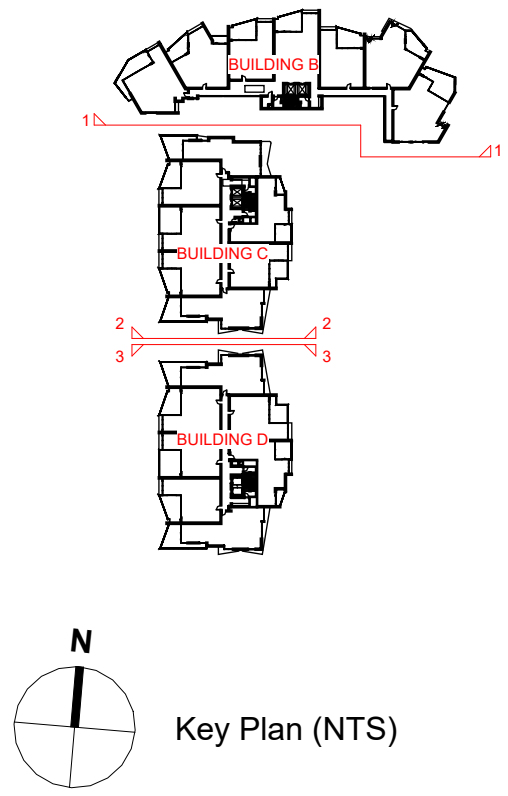
0 4 8 12 16 20
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3

BUILDING B



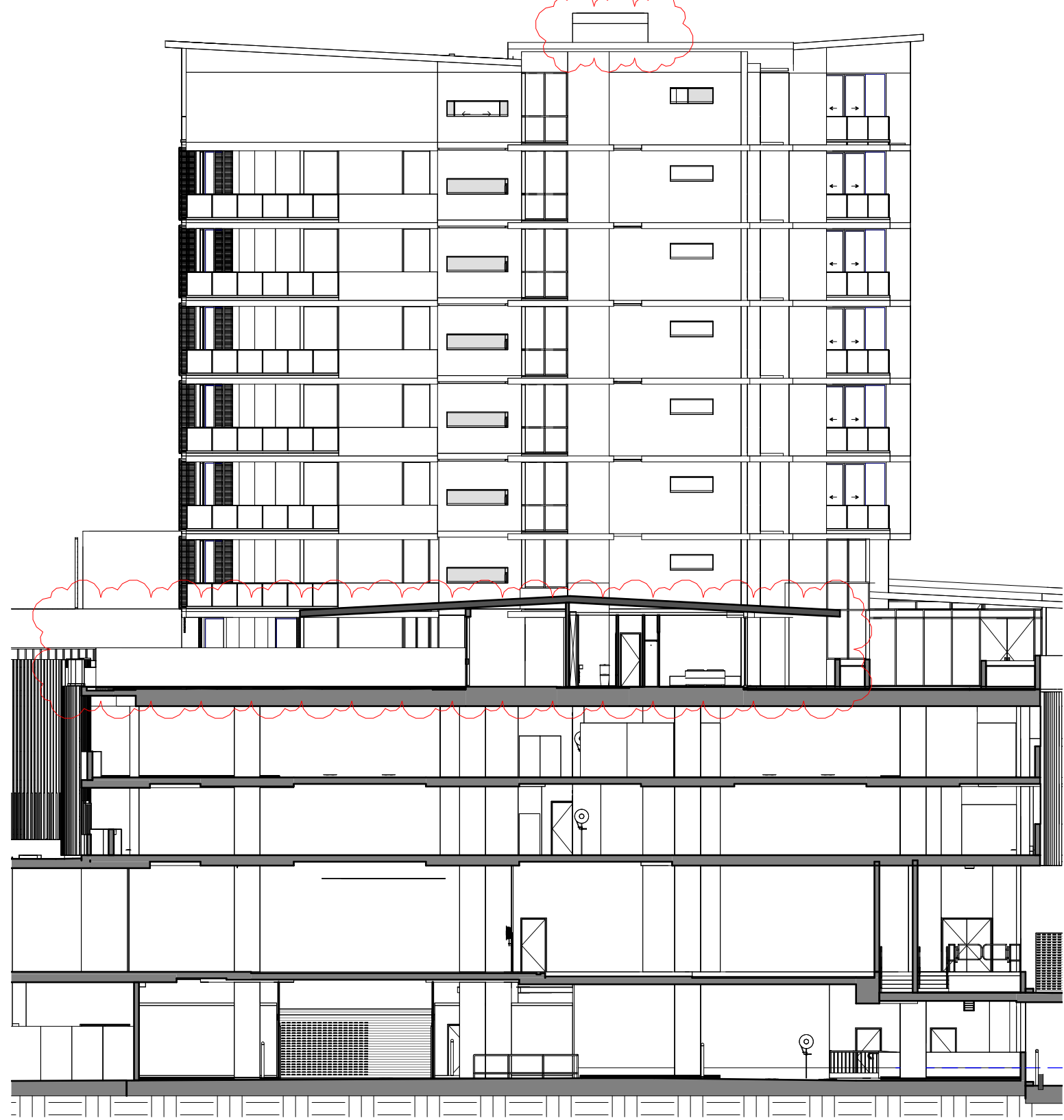
Section 1-1

Scale @ A1 1 : 200



Key Plan (NTS)

BUILDING C



Section 2-2

Scale @ A1 1 : 200

BUILDING D



Section 3-3

Scale @ A1 1 : 200

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Section

5490.61 [3]

0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

Forster Main Beach



Colour palette concept images



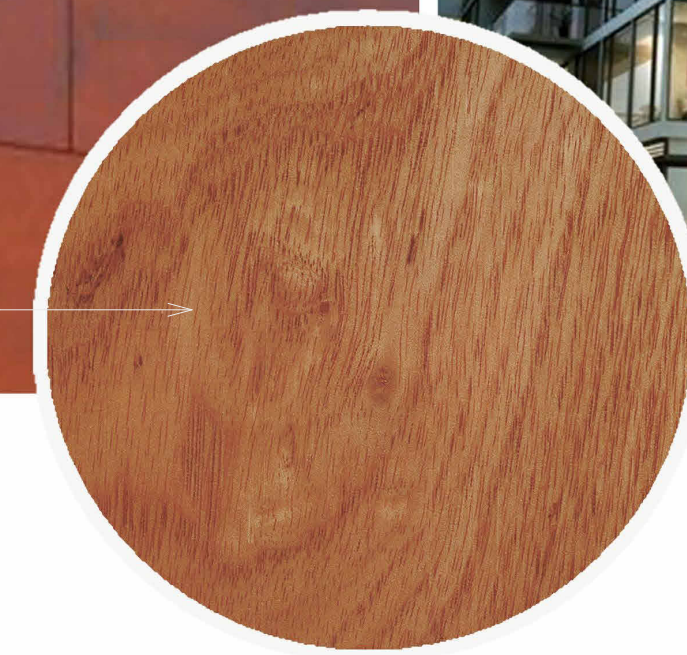
⑧ timber (column treatment)



⑦ coloured precast concrete - ochre



⑨ compact laminate cladding - timber look finish or natural timber



Colour palette concept image



③ paint monument

④ paint brown

① paint white



Concept image - residential balconies sliding screens - a mix of brown tones with black frames ⑪

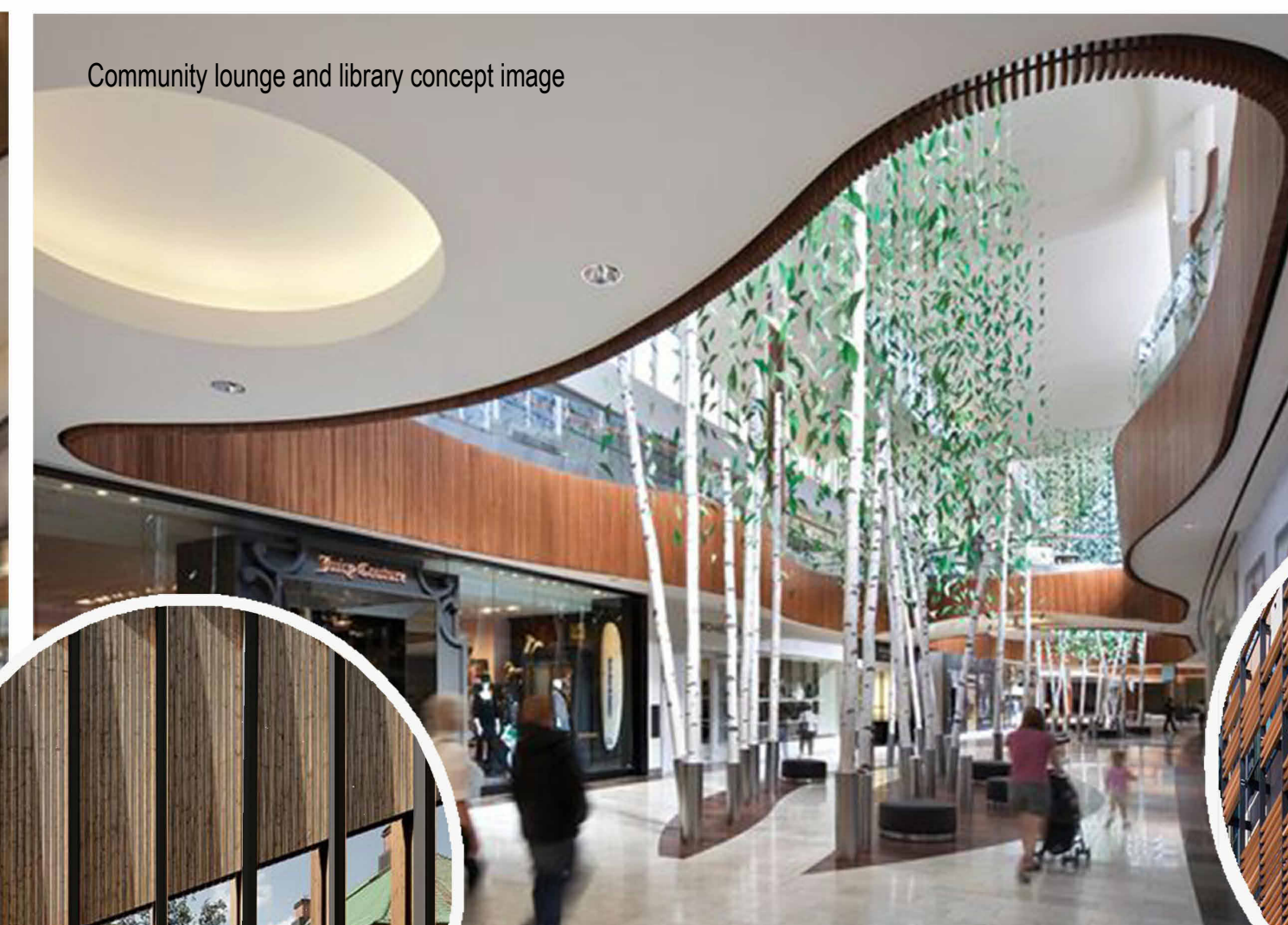
black (window screens and glazing frames) ⑤

⑥ concrete natural

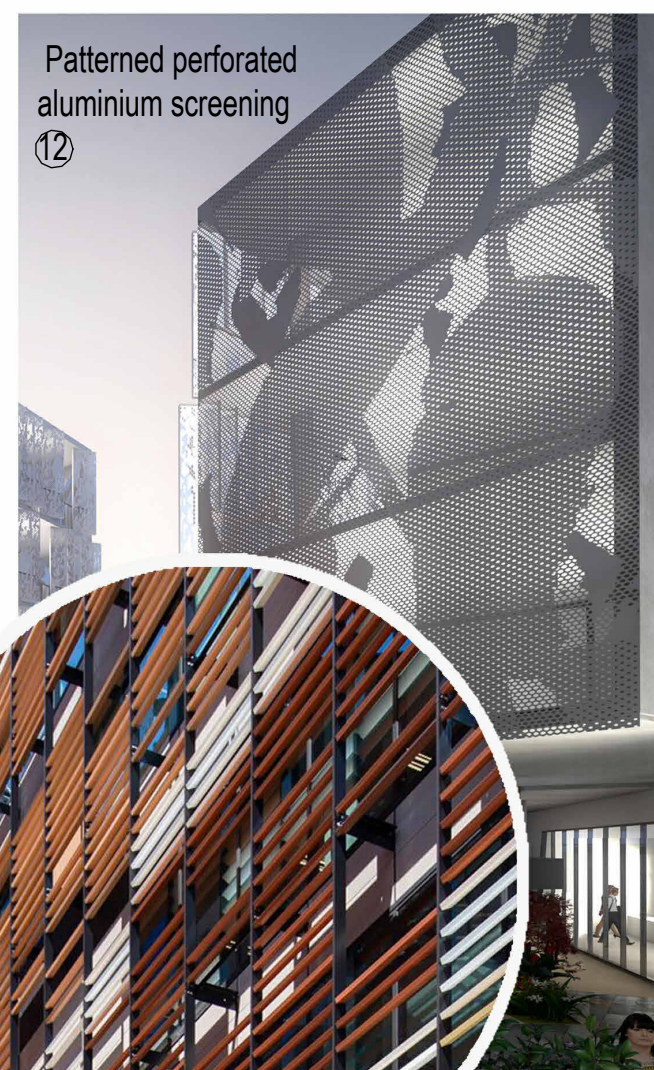


Community lounge and library concept image

Community lounge and library concept image



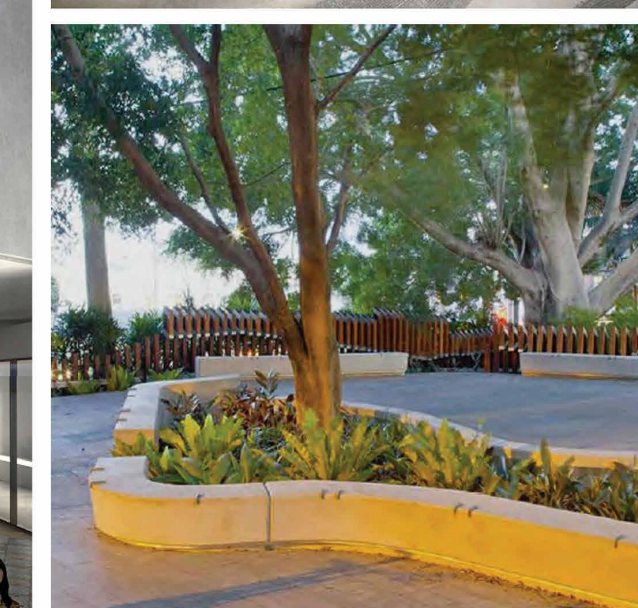
Library facade concept image



Patterned perforated aluminium screening ⑫



Community plaza concept images



Concept image - screening ⑪



Carpark screening concept image



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Cnr Lake, West & Middle Street

For
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Materials & Finishes

5490.70 [3]



Materials/Colour Legend

- 1 paint - white
- 2 paint - teal
- 3 paint - monument
- 4 paint - ochre
- 5 paint - black
- 6 concrete - natural
- 7 concrete - ochre
- 8 timber - clear
- 9 timber - compact laminate
- 10 glass - green tint
- 11 aluminium - painted batten screen
- 12 longline colorbond cladding - monument

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For
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Materials & Finishes

5490.71 [4]



Materials/Colour Legend

- 1 paint - white
- 2 paint - teal
- 3 paint - monument
- 4 paint - ochre
- 5 paint - black
- 6 concrete - natural
- 7 concrete - ochre
- 8 timber - clear
- 9 timber - compact laminate
- 10 glass - green tint
- 11 aluminium - painted batten screen
- 12 longline colorbond cladding - monument

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Cnr Lake, West & Middle Street

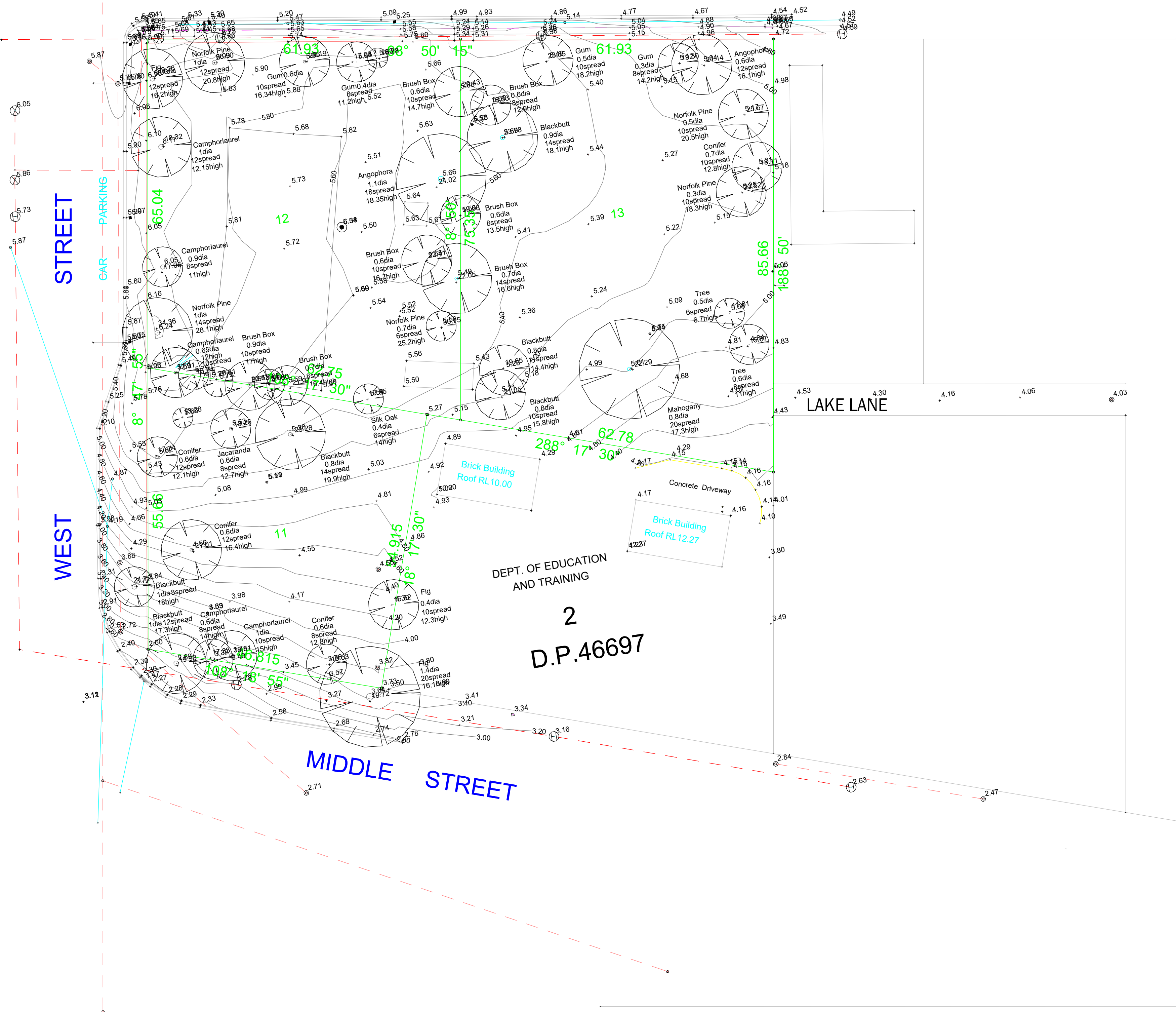
For
Enyoc Pty Ltd

Materials & Finishes

5490.72 [4]

SURVEY BY DEGOTARDI, SMITH & PARTNERS (FORSTER).
REFER TO SURVEYOR DRAWING FOR SETOUT, SCALE AND
LATEST SITE INFORMATION. THIS PLAN IS NOT TO SCALE
(INDICATIVE ONLY).

LAKE STREET



LAKE LANE

MIDDLE STREET

2
D.P.46697

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For
Enyoc Pty Ltd
Survey Plan

5490.82 [2]

