



Area Calculation - Issue C	
2 Storeys Multi-Unit Affordable Housing	
Site Area = 6266.5 sq m	
Ground Floor Gross Area = 1668 sq m	
First Floor Gross Area = 1698 sq m	
Total Gross Area = 3366 sq m	
FSR = 0.5 : 1	
Landscaped area = 1999sqm = 32%	
Deep Soil area = 1111.5sqm = 18%	
Common Open Space = 424.4sqm	
No. One bedroom Units = 2	
No. One bedroom-disabled Units = 5	
No. Two bedroom Units = 35	
Total = 42 Units	
No. of basement car parking = 22	
No. of ground floor car parking = 35	
(includes 5 for disabled)	
Total = 57 car space	

SITE PLAN

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4. THE CONTRACTOR SHALL COMPLY WITH "THE BUILDING CODE OF AUSTRALIA" BCA
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ISSUE	AMENDMENTS	DATE
A	DEVELOPMENT APPLICATION	April 2011
B	DESIGN REVISION	Jul 2011
C	REVISION	Oct 2011

BASIX REQUIREMENTS

Water

- all showerheads to be 3 Star (>6 but <= 7.5L/min)
- all toilet flushing systems to be 3 Star
- all kitchen & bathroom taps to be 5 Star
- all clothes washers to be 2 Star
- central water tank is connected to landscape & toilets, each tank minimum 4000L
- all common area taps to be 5 Star

Energy

- all hot water system to be solar (electric boosted) fewer than 15 RECs
- all bathrooms to have individual fan, ducted to facade or roof, operation control interlocked to light
- all kitchen & laundry to have individual fan, ducted to facade or roof, manual switch on/off
- all kitchen, bathrooms/toilets, laundry, hallways must have artificial lighting
- all living areas to have heating & cooling systems of 1-phase airconditioning 2.5 Star (new rating)
- all units to have refrigerator 1 Star (new rating) with well ventilated fridge space
- all units to have electric cooktop & electric oven
- all units to have clothes washer 2.5 Star
- all units to have clothes dryer 1.5 star

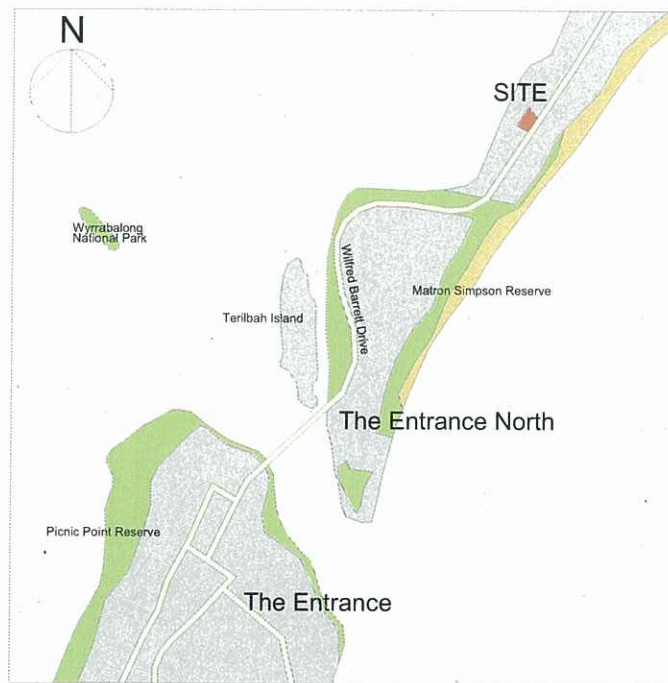
Issue C:
1 unit removed



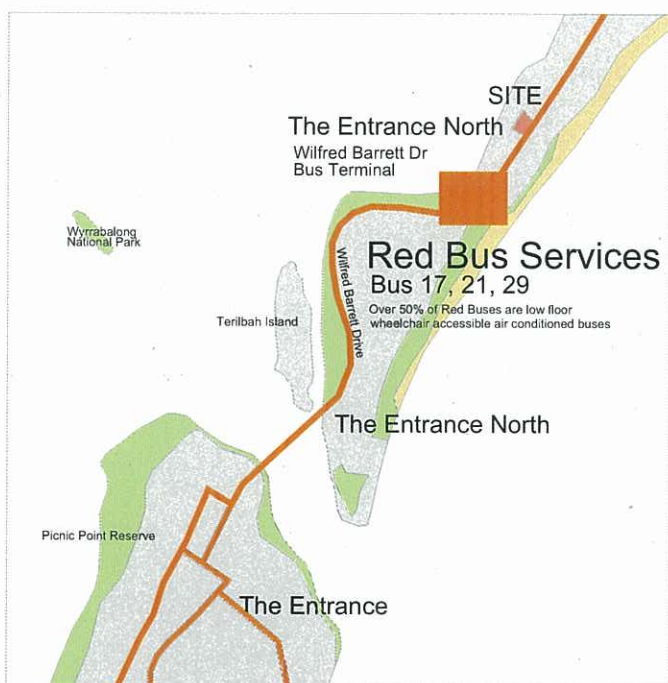
ISSUE C	REVISION	Oct-2011
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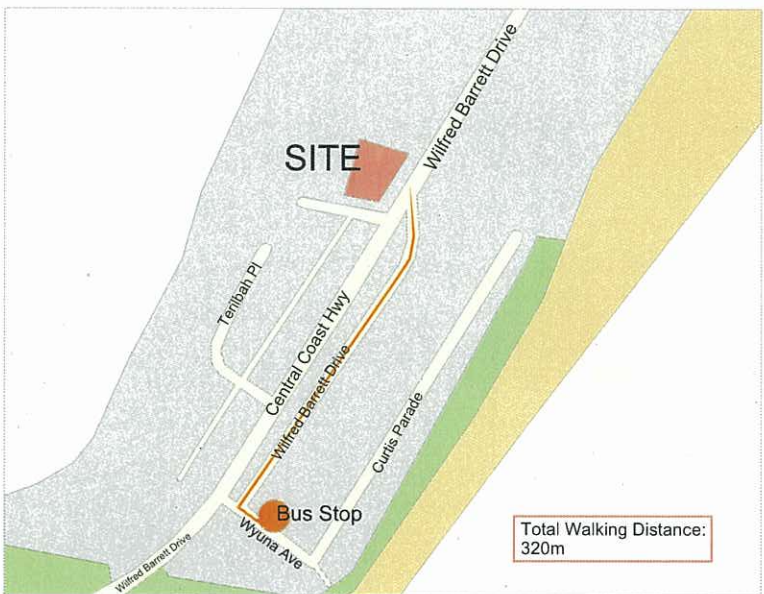
project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA01
client:	-	
scale:	Affordable Housing	
A1- 1:200		
drawn: SA	job no:	Site plan
checked: SA	2011-13	



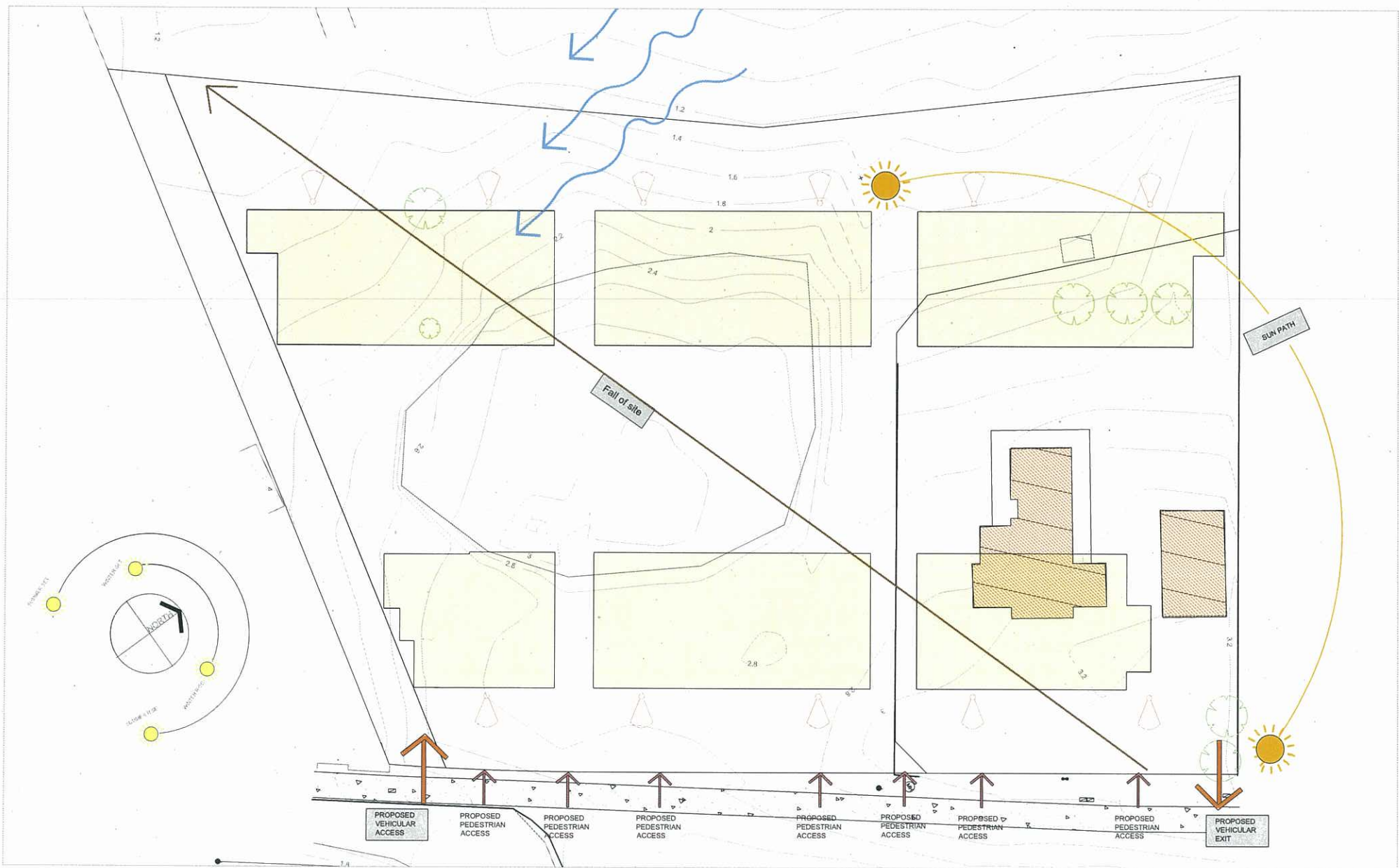
LOCALITY MAP



BUS SERVICE ROUTES



PROXIMITY TO PUBLIC TRANSPORT



LEGEND

- POTENTIAL OVERLOOKING
- PROPOSED VEHICULAR ACCESS/EXIT
- PROPOSED PEDESTRIAN ACCESS/EXIT
- EXISTING BUILDING TO BE REMOVED
- PROPOSED BUILDING
- TREES TO BE REMOVED
- TREES TO BE RETAINED

SITE ANALYSIS

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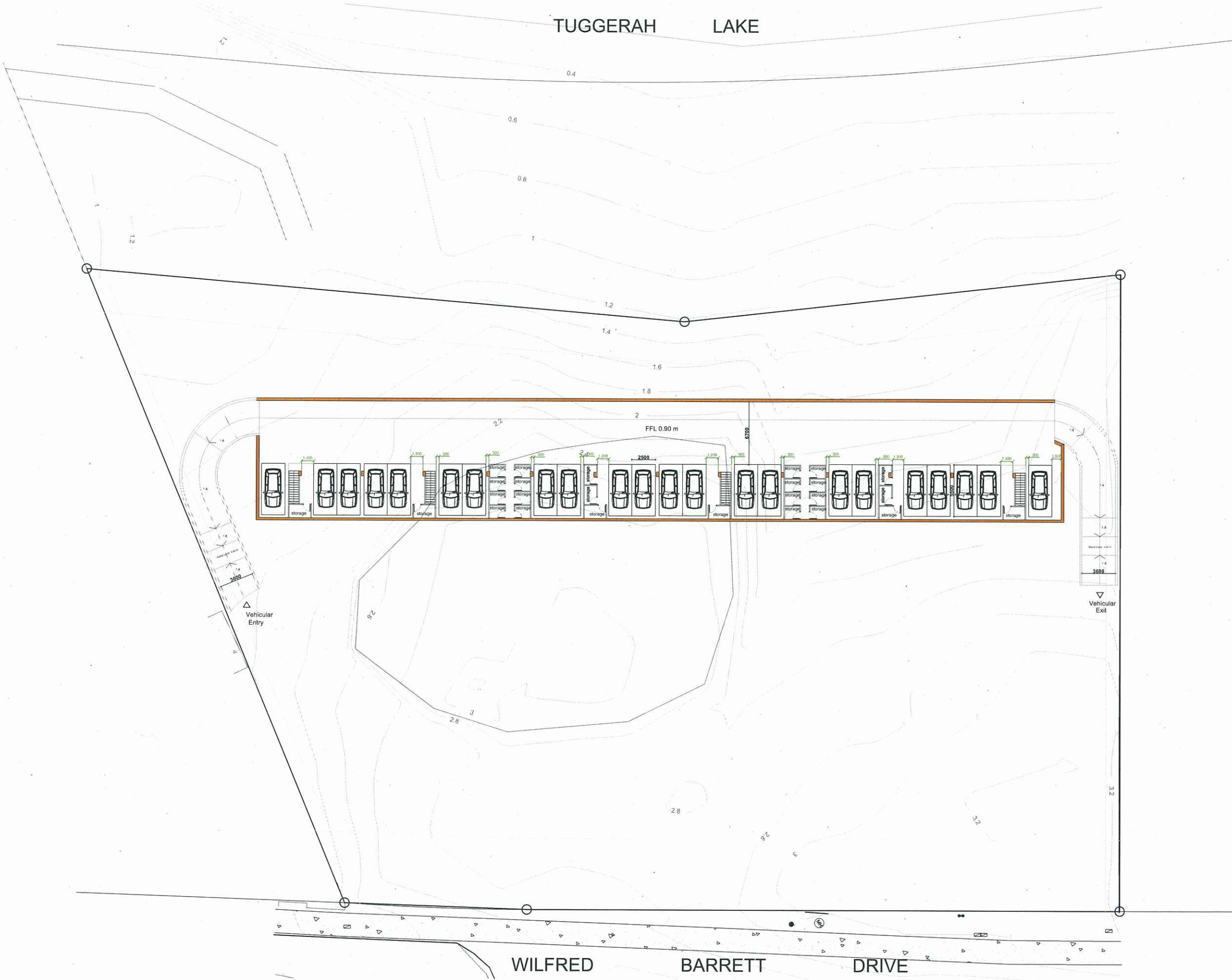


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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA02
client:		
scale:	A1- 1:200 Affordable Housing	
drawn: SA checked: SA	job no: 2011-13 Site Analysis	



BASEMENT PLAN

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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA03	
client:	-		
scale:	A1- 1:200		
drawn:	SA		
checked:	SA	2011-13	Basement plan

TUGGERAH LAKE

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No. of basement car parking = 22
No. of ground floor car parking = 35
(includes 5 for disabled)

Total = 57 car space

GROUND FLOOR PLAN



ISSUE C	REVISION	Oct 2011
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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA04
client:	-	
scale:	A1- 1:200	
drawn: SA	job no: 2011-13	
checked: SA	2011-13	Ground floor plan

TUGGERAH LAKE



FIRST FLOOR PLAN

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- all units to have clothes dryer 1.5 star



ISSUE C	REVISION	Oct- 2011
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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA05
client:	-	
scale:	A1- 1/200	
drawn: SA	checked: SA	
job no:	2011-13	First floor plan



ROOF PLAN

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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA06
client:	-	
scale:	A1- 1:200	
drawn: SA	job no: 2011-13	Roof plan
checked: SA		

UNIT TYPES

GROUND FLOOR



FIRST FLOOR



WINDOW SCHEDULE

UNIT TYPE	LEVEL	NO	SIZE	ORIENTATION	OPENING	TYPE
G1 1 bedroom	Ground	W01	3090 x 2700h	North-West or South East	60%	3 Panel Awning window
		W02	4095 x 2700h	North-West or South East	100%	4 Panel Bi-fold Door
G2 1 bedroom	Ground	W03	3090 x 2700h	North-West or South East	60%	3 Panel Awning Window
		W04	4095 x 2700h	North-West or South East	100%	4 Panel Bi-fold Door
G3 2 bedroom	Ground	W05	3090 x 2700h	North-West or South East	60%	3 Panel Awning Window
		W06	2000 x 2700h	North-West or South East	50%	2 Panel Sliding Door
G4 2 bedroom	Ground	W07	4095 x 2700h	North-West or South East	100%	4 Panel Bi-fold Door
		W08	4095 x 2700h	North-West or South East	100%	4 Panel Bi-fold Door
G5 2 bedroom	Ground	W09	2700 x 2700h	North-West or South East	60%	3 Panel Awning Window
		W10	3400 x 2700h	North-West or South East	60%	3 Panel Awning Window
G5 2 bedroom	Ground	W11	1500 x 1500h	North-West or South East	50%	2 Panel Sliding Window
		W12	3000 x 2700h	North-West or South East	60%	3 Panel Awning Window
G5 2 bedroom	Ground	W13	2800 x 2700h	North-West or South East	100%	3 Panel Bi-fold Door
		W14	3095 x 2700h	North-West or South East	65%	3 Panel Sliding Door
F3 2 bedroom	First	W22	1500 x 1700h	North-West or South East	50%	2 Panel Sliding Window
		W23	1000 x 2700h	North-West or South East	50%	2 Panel Sliding Window
F3 2 bedroom	First	W24	2800 x 2700h	North-West or South East	100%	3 Panel Bi-fold Door
		W25	3095 x 2700h	North-West or South East	65%	3 Panel Sliding Door

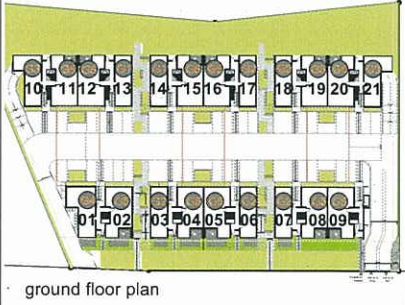
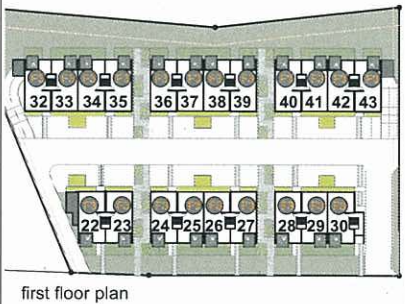
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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA07
client:	-	
scale:	A1- 1:200	Affordable Housing
drawn: SA	job no:	Unit types
checked: SA	2011-13	

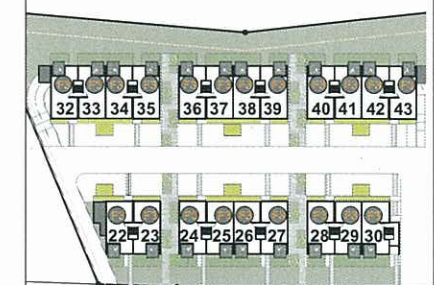
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first floor plan



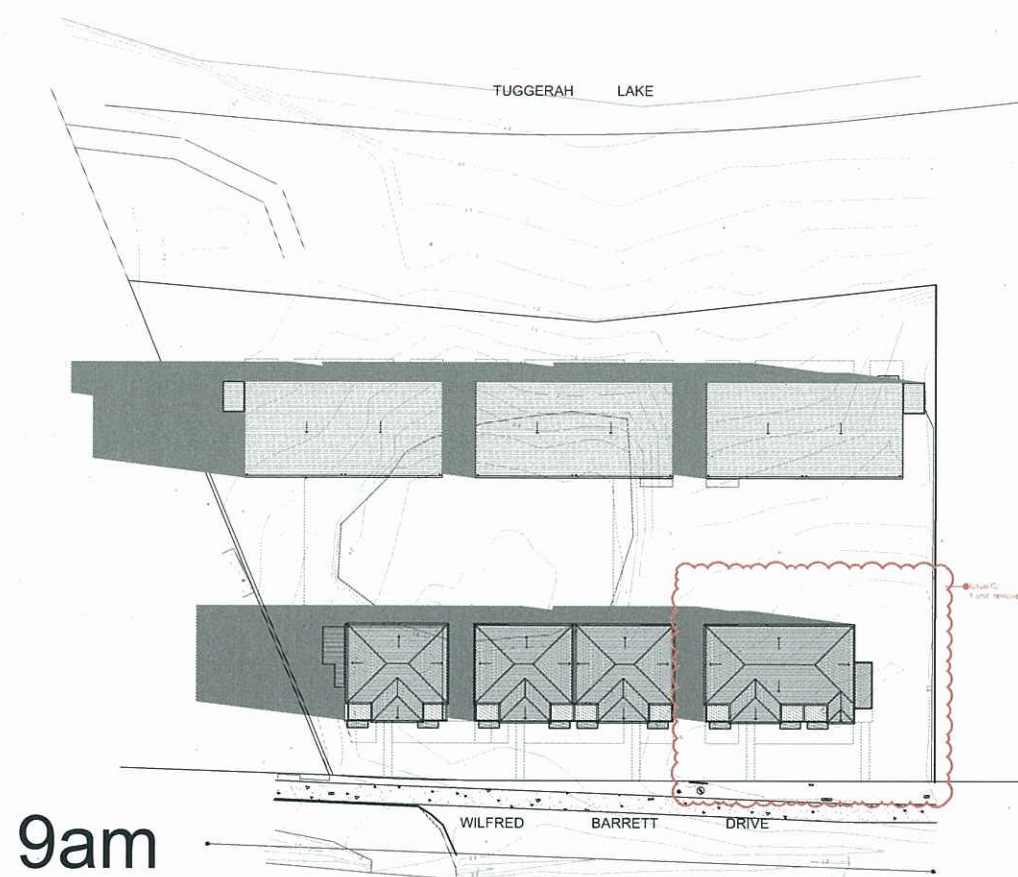
ground floor plan



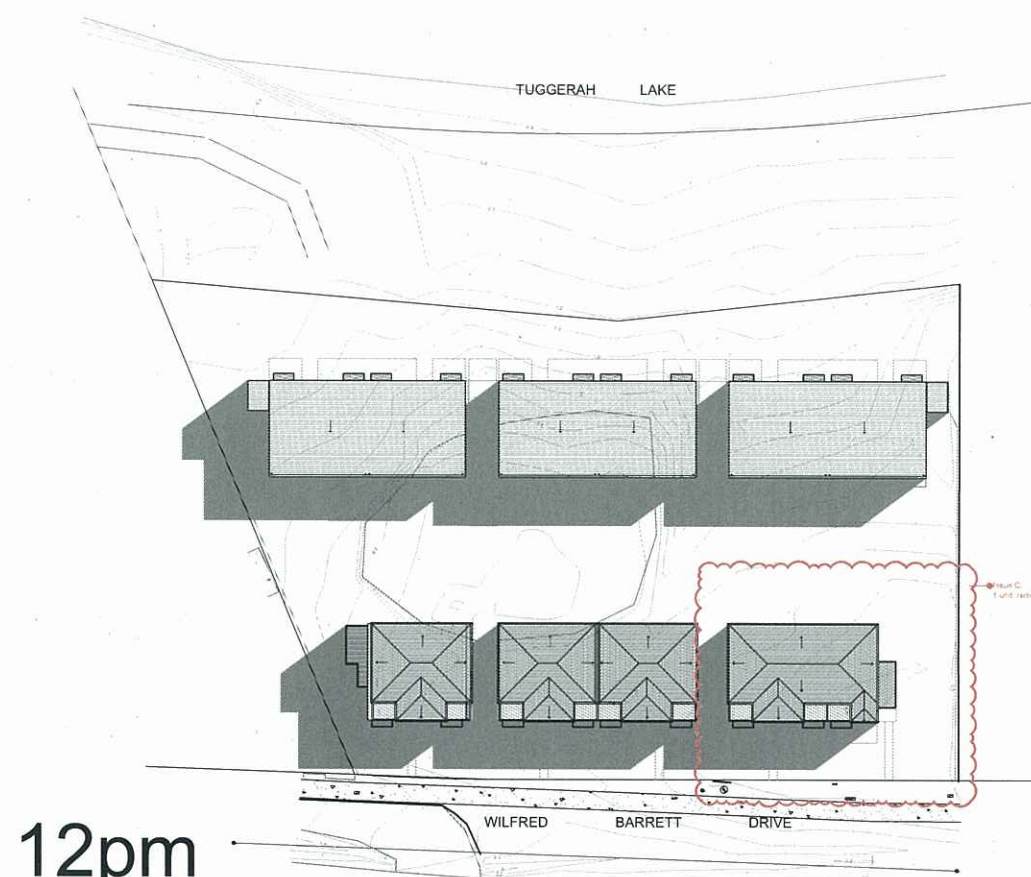
ISSUE C	REVISION	Oct-2011
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project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA08
client:		
scale:	A1- 1:500 Affordable Housing	
drawn: SA	job no: 2011-13	
checked: SA	Shadow analysis	

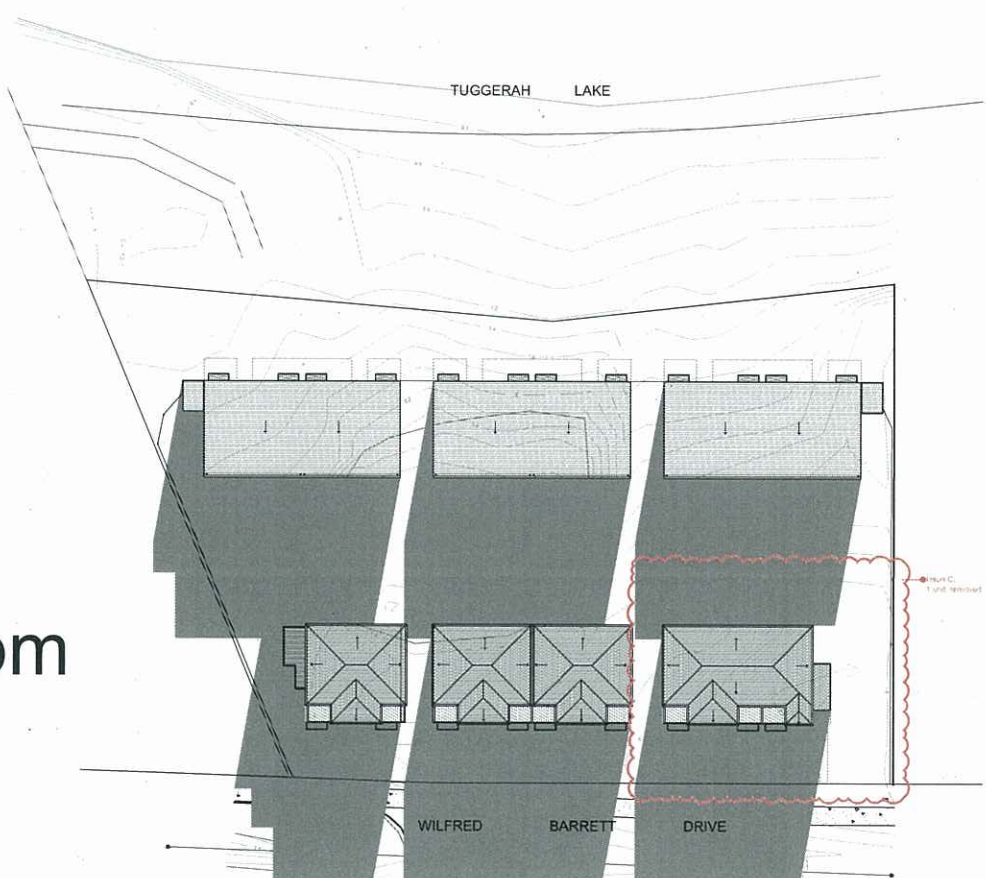


9am



12pm

3pm



SOLAR ACCESS ANALYSIS

UNIT NO.	Solar access on 21 Jun No. Hrs between 9am-3pm	Achieved minimum 3hrs	UNIT NO.	Solar access on 21 Jun No. Hrs between 9am-3pm	Achieved minimum 3hrs
01	3	yes	32	4	yes
02	3	yes	33	4	yes
03	3	yes	34	4	yes
04	3	yes	35	4	yes
05	3	yes	36	4	yes
06	3	yes	37	4	yes
07	3	yes	38	4	yes
08	3	yes	39	4	yes
09	3	yes	40	4	yes
10	4	yes	41	4	yes
11	4	yes	42	4	yes
12	4	yes	43	4	yes
13	4	yes			
14	4	yes			
15	4	yes			
16	4	yes			
17	4	yes			
18	4	yes			
19	4	yes			
20	4	yes			
21	4	yes			
22	3	yes			
23	3	yes			
24	3	yes			
25	3	yes			
26	3	yes			
27	3	yes			
28	3	yes			
29	3	yes			
30	3	yes			

TOTAL all dwellings achieved

100%

Issue C:
1 unit removed

SHADOW ANALYSIS June 21 (winter solstice)



ELEVATION SOUTH EAST 1:200



STREET ELEVATION 1:200



ELEVATION NORTH WEST-LAKE ELEVATION 1:200



ELEVATIONS

DETAIL ELEVATION SOUTH EAST-STREET ELEVATION 1:100



DETAIL ELEVATION NORTH WEST-LAKE ELEVATION 1:100

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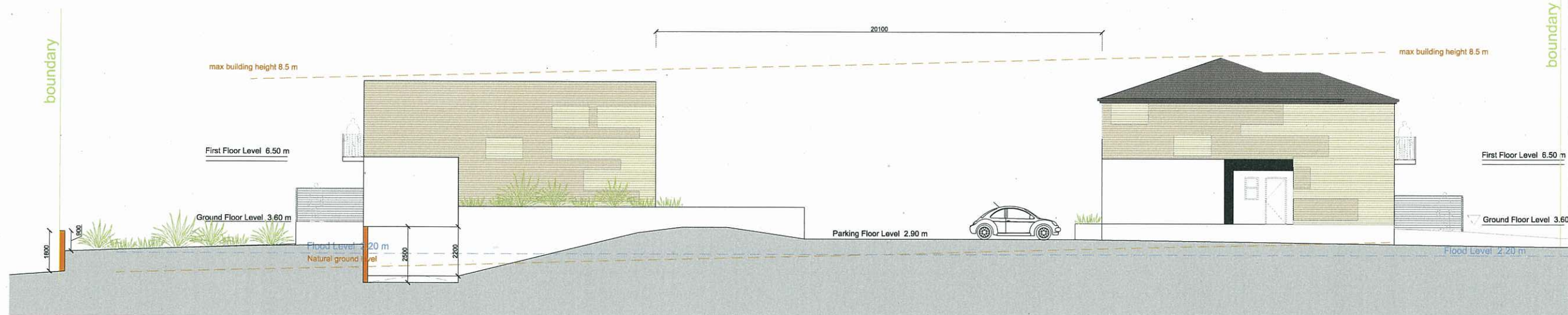
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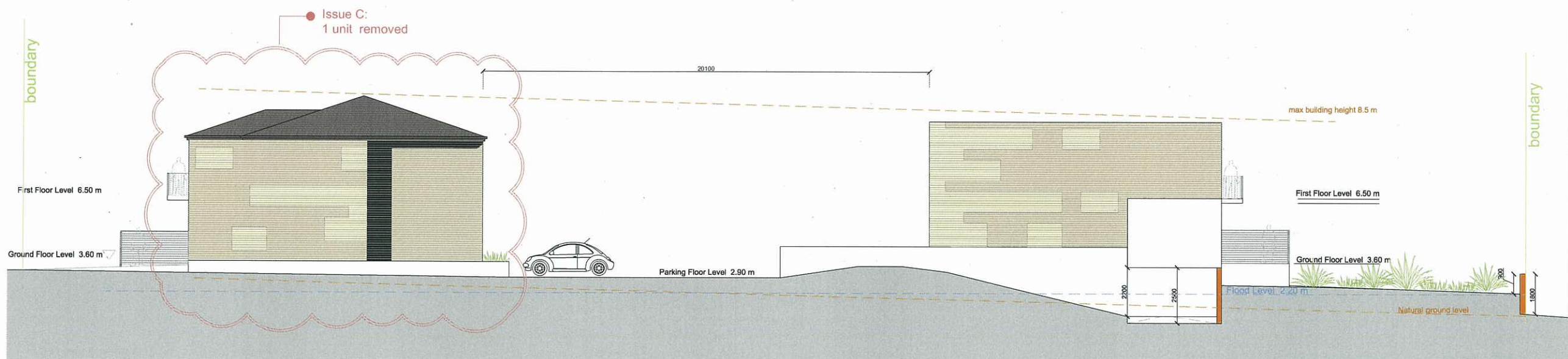
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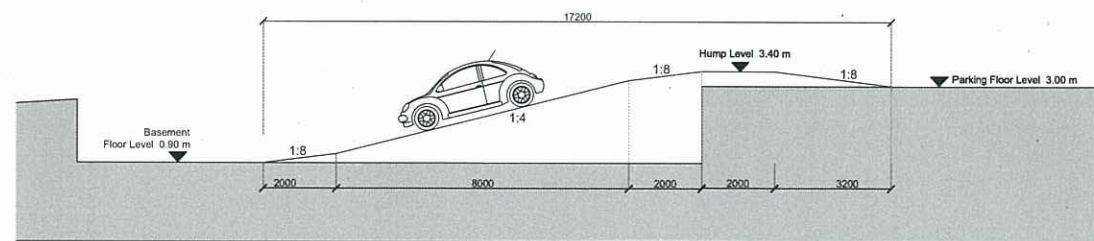
Project:	No 35 Wilfred Barrett Drive North Entrance NSW	DA09
Client:	-	
Scale:	A1- 1:200	
Drawn:	SA	
Checked:	SA	Elevations 1



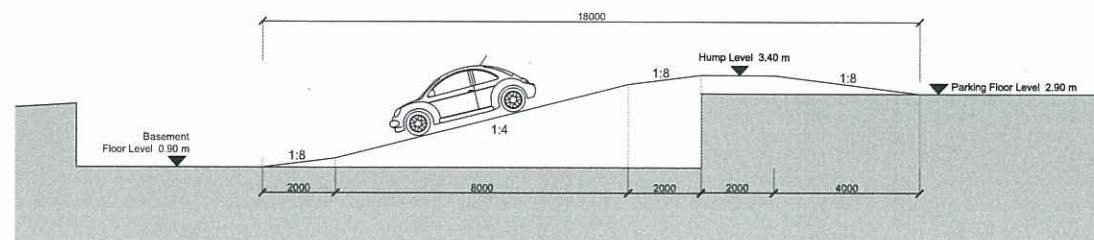
ELEVATION SOUTH WEST 1:100



ELEVATION NORTH EAST 1:100



EXIT RAMP 1:100



ENTRY RAMP 1:100

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 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.
 4. THE CONTRACTOR SHALL COMPLY WITH 'THE BUILDING CODE OF AUSTRALIA' BCA.
 5. PLEASE NOTE THAT GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.

ISSUE	AMENDMENTS	DATE
A	DEVELOPMENT APPLICATION	April 2011
B	DESIGN REVISION	Jul 2011
C	REVISION	Oct 2011

BASIX REQUIREMENTS

Water

- all showerheads to be 3 Star (>6 but <= 7.5L/min)
- all toilet flushing systems to be 3 Star
- all kitchen & bathroom taps to be 5 Star
- all clothes washers to be 2 Star
- central water tank is connected to landscape & toilets, each tank minimum 4000L
- all common area taps to be 5 Star

Energy

- all hot water system to be solar (electric boosted) fewer than 15 RECs
- all bathrooms to have individual fan, ducted to facade or roof, operation control interlocked to light
- all kitchen & laundry to have individual fan, ducted to facade or roof, manual switch on/off
- all kitchen, bathrooms/toilets, laundry, hallways must have artificial lighting
- all living areas to have heating & cooling systems of 1-phase airconditioning 2.5 Star (new rating)
- all units to have refrigerator 1 Star (new rating) with well ventilated fridge space
- all units to have electric cooktop & electric oven
- all units to have clothes washer 2.5 Star
- all units to have clothes dryer 1.5 star



ISSUE C	REVISION	Oct- 2011
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project:		No 35 Wilfred Barrett Drive North Entrance NSW	DA10
client:		-	
scale:			
A1- 1:200		Affordable Housing	
drawn: SA	job no:	Elevations & Driveway Profile	
checked: SA	2011-13		

ELEVATIONS & DRIVEWAY PROFILE

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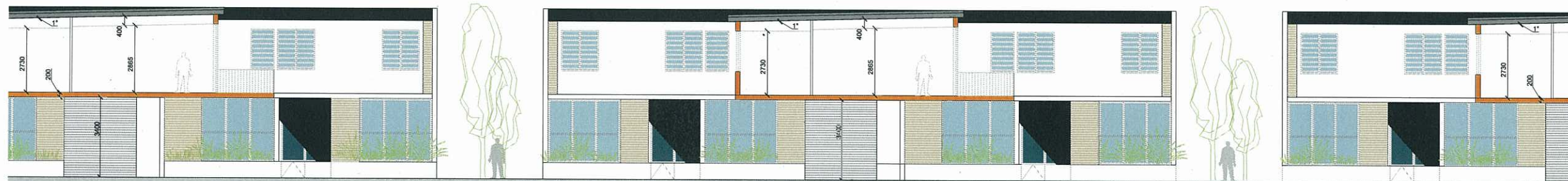
ISSUE C	REVISION	Oct-2011
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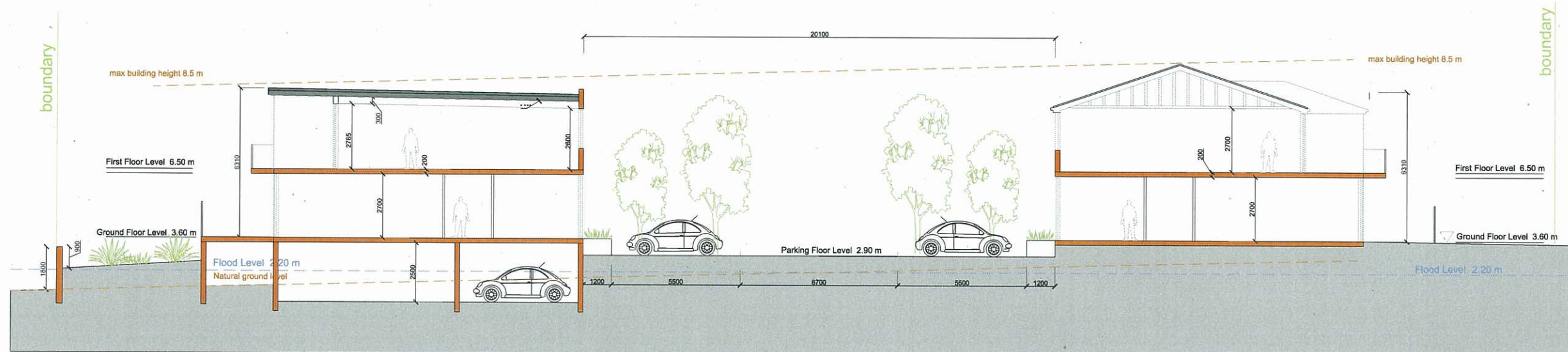
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client:	-	
scale:	A1- 1:200	
drawn:	SA	job no:
checked:	SA	2011-13
		Sections



SECTION A-A' 1:200

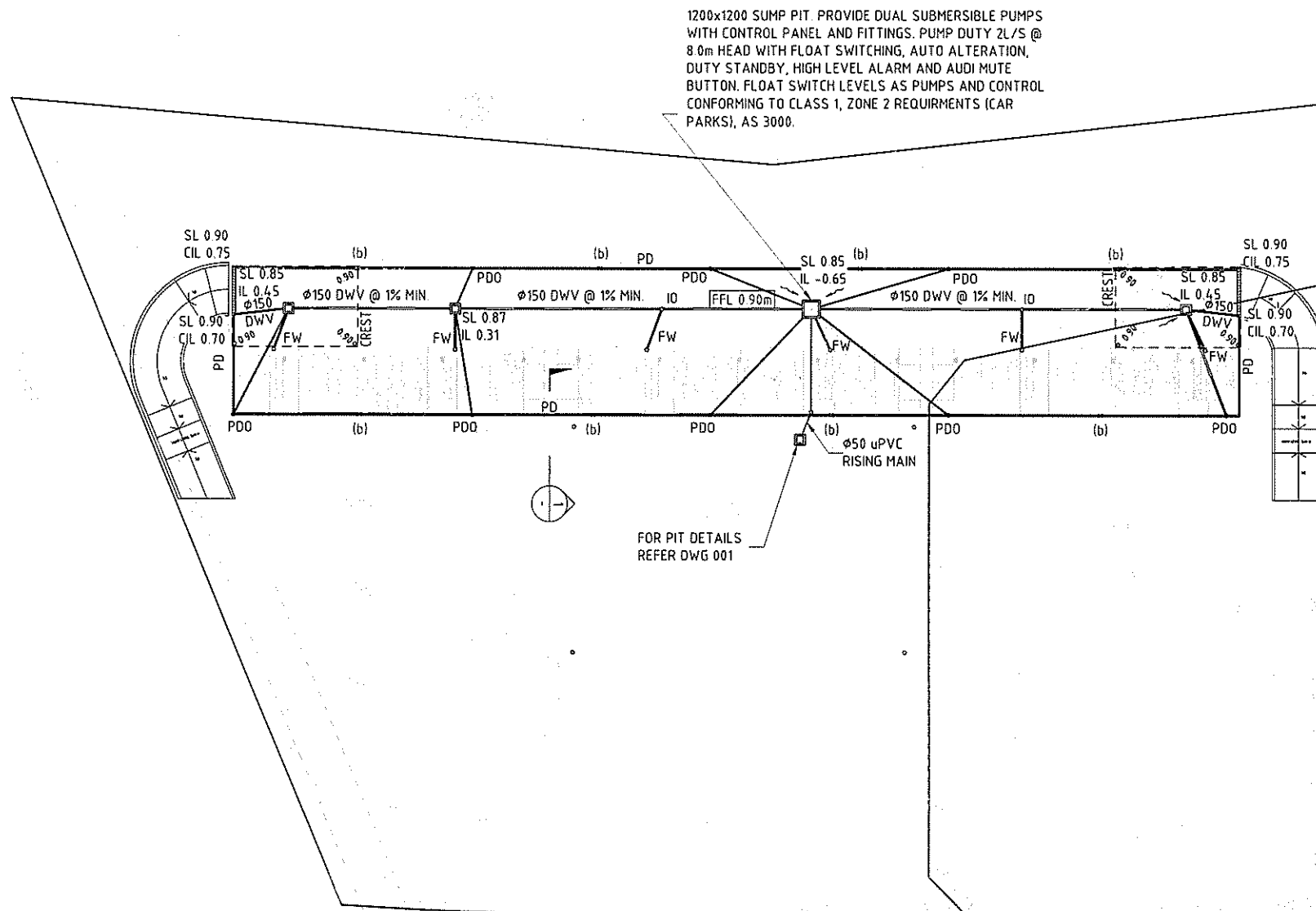
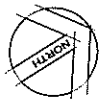


SECTION A-A' 1:100

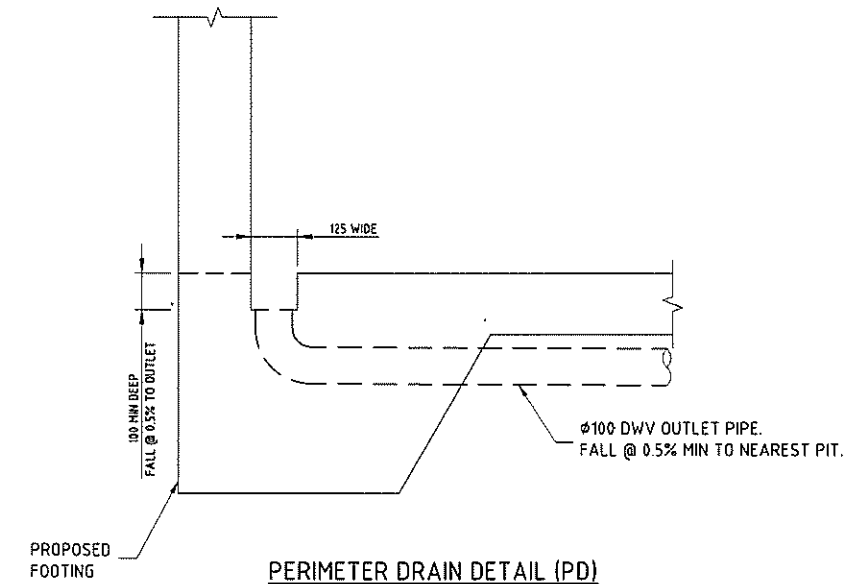
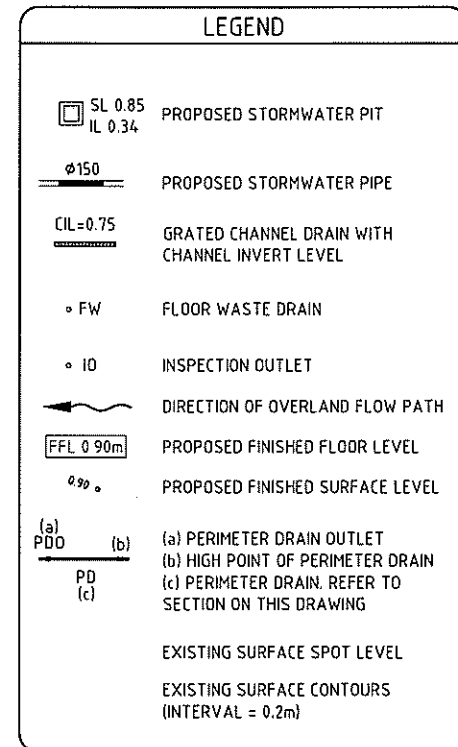


SECTION B-B' 1:100

SECTIONS

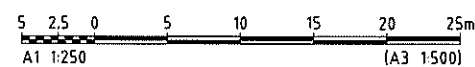


WILFRED BARRETT DRIVE

PLAN
SCALE 1:250

NOT CONSTRUCTION ISSUE

Rev	Date	Description	Drawn	Appr
1	22/08/11	ISSUED FOR D.A. APPROVAL	LDB	CB



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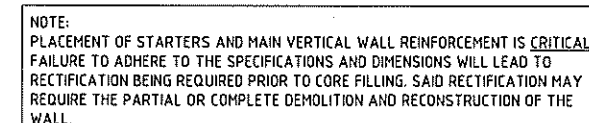
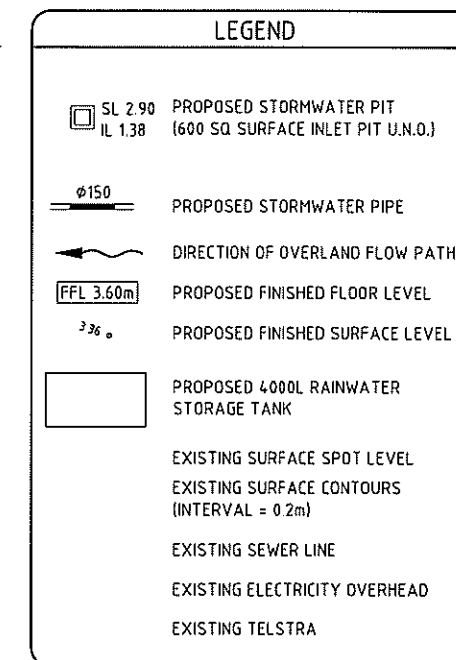


Drawn	LDB	Date	05/08/11
Designed	CB	Date	04/08/11
Checked	by..	Date	--/--/--
Verified	by..	Date	--/--/--
Approved	by..	Date	--/--/--

Client **CELEX P/L**
PROPOSED AFFORDABLE HOUSING
AT: LOT 1 DP 862588 AND LOT 76 DP 227174
WILFRED BARRETT DR
THE ENTRANCE NORTH
CONCEPT STORMWATER BASEMENT PLAN

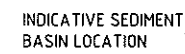
Status	D.A. APPROVAL			
Date	05/08/11	Datum	AHD	Scale
				AS SHOWN
Drawing Number	89022886-000			Size
				A1
				Revision
				1

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm ON A1 ORIGINAL



NOT CONSTRUCTION ISSUE

Status			
D.A. APPROVAL			
Date	Datum	Scale	Size
17/03/11	AHD	AS SHOWN	A
Drawing Number			Revis
89022886-001			2



TIMBER SLEEPER OR METAL GRID 100mm HIGH AND SPACED AT 200mm CTS

CONSTRUCTION SITE

MIN. LENGTH 5.0m

BERM 0.3m MIN. HIGH

EXIT DIRECTION

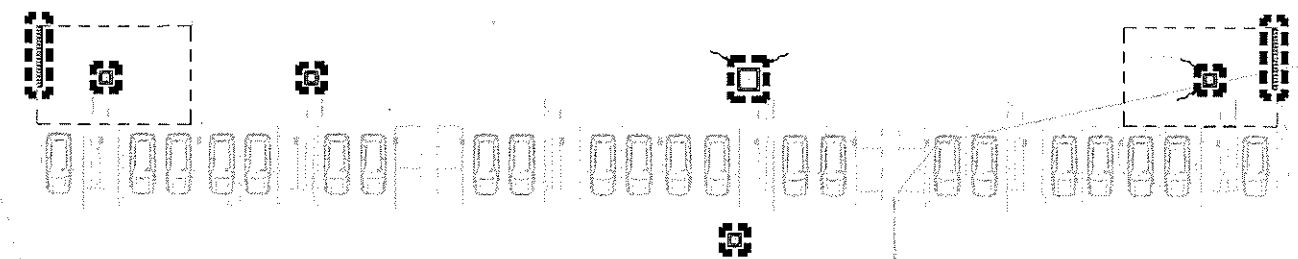
EXIT FROM SITE

SINGLE LAYER HIGH STRENGTH GEOFABRIC




BED 75mm AGGREGATE MINIMUM 200mm THICK

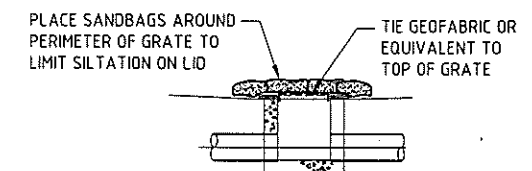
TEMPORARY CONSTRUCTION VEHICLE EXIT

NTS

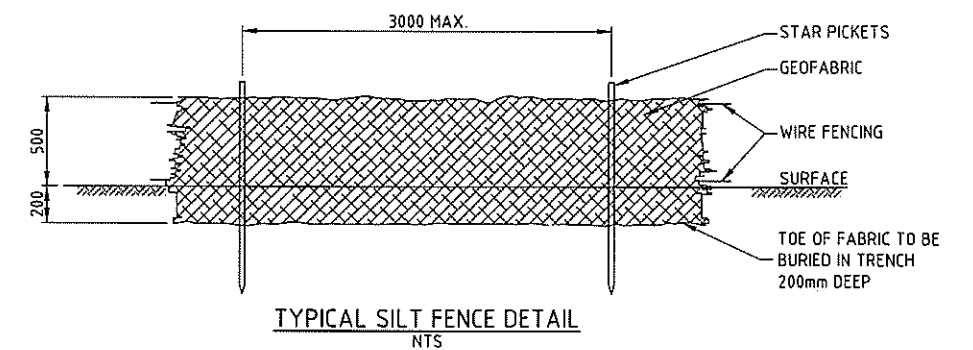


LEGEND

	<p>TEMPORARY SURFACE INLET SEDIMENT TRAP OR GROSS POLLUTANT TRAP TO BE PROVIDED</p>
	<p>SILT FENCE</p>
	<p>TEMPORARY CONSTRUCTION VEHICLE EXIT</p>



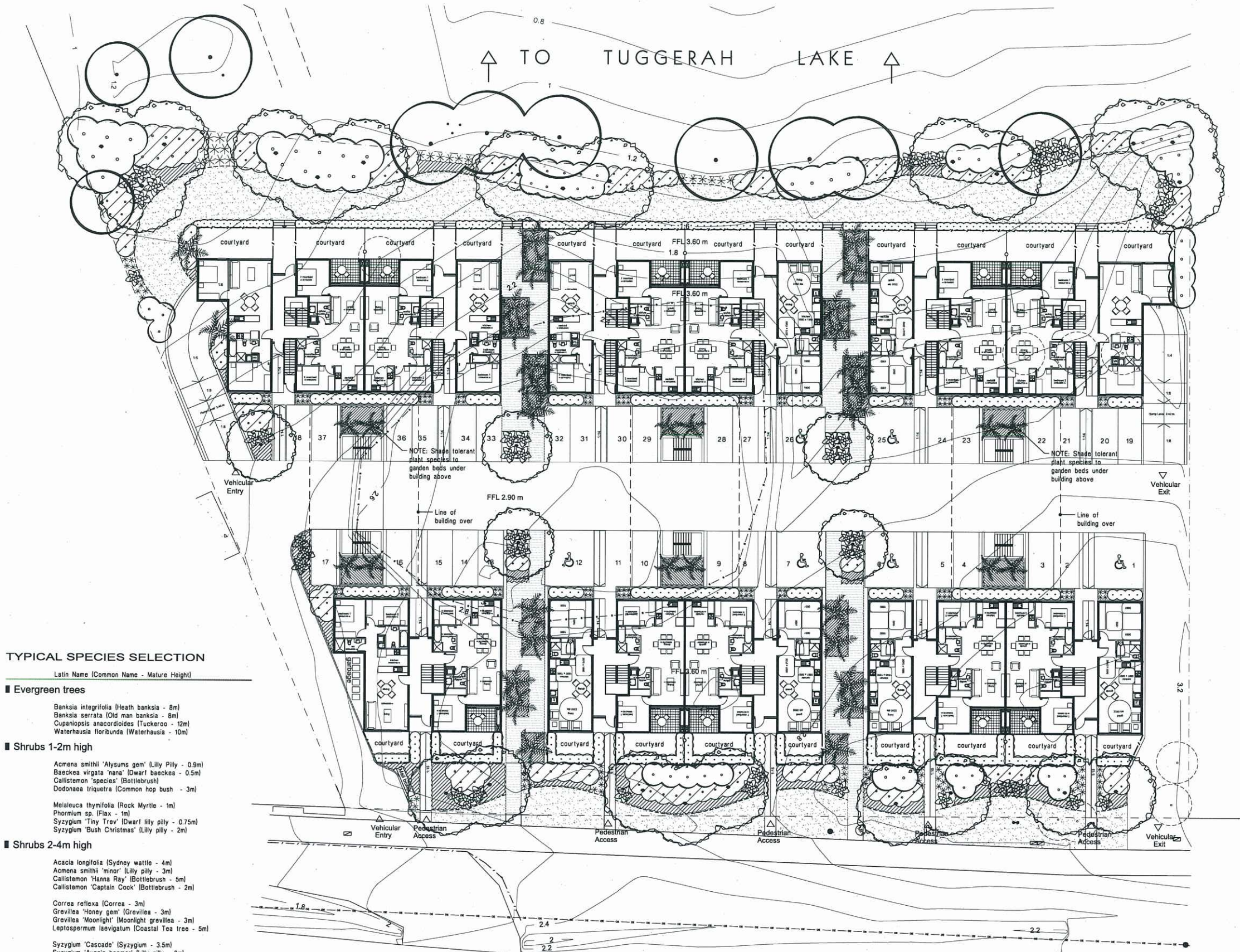
TEMPORARY SURFACE INLET SEDIMENT TRAP
OR GROSS POLLUTANT TRAP
WHEN USED AS A GROSS POLLUTANT TRAP
STRUCTURE SHALL BE REGULARLY DESILTED



TYPICAL SILT FENCE DETAIL
NTS

NOT CONSTRUCTION ISSUE

[illegible]



TYPICAL SPECIES SELECTION

Latin Name (Common Name - Mature Height)

■ Evergreen trees

- Banksia integrifolia (Heath banksia - 8m)
- Banksia serrata (Old man banksia - 8m)
- Cupaniopsis anacardioides (Tuckeroo - 12m)
- Waterhousea floribunda (Waterhousea - 10m)

■ Shrubs 1-2m high

- Acmena smithii 'Alysums gem' (Lilly Pilly - 0.9m)
- Baeckea virgata 'nana' (Dwarf baecoes - 0.5m)
- Callistemon 'species' (Bottlebrush)
- Dodonaea triquetra (Common hop bush - 3m)
- Melaleuca thymifolia (Rock Myrtle - 1m)
- Phormium sp. (Flax - 1m)
- Syzygium 'Tiny Trev' (Dwarf lilly pilly - 0.75m)
- Syzygium 'Bush Christmas' (Lilly pilly - 2m)

■ Shrubs 2-4m high

- Acacia longifolia (Sydney wattle - 4m)
- Acmena smithii 'minor' (Lilly pilly - 3m)
- Callistemon 'Hanna Ray' (Bottlebrush - 5m)
- Callistemon 'Captain Cook' (Bottlebrush - 2m)
- Correa reflexa (Correa - 3m)
- Grevillea 'Honey gem' (Grevillea - 3m)
- Grevillea 'Moonlight' (Moonlight grevillea - 3m)
- Leptospermum laevigatum (Coastal Tea tree - 5m)
- Syzygium 'Cascade' (Syzygium - 3.5m)
- Syzygium 'Aussie boomer' (Lilly pilly - 2m)

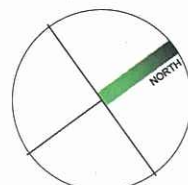
■ Accent plants

- Cordylina 'species' (Cordylina - 1.5m)
- Doryanthus excois (Gymea lily - 1m)
- Howea forsteriana (Kentia palm - 4m)
- Livistona australis (Cabbage tree palm - 10m)
- Yucca elephantipes (Spineless Yucca - 3m)

■ Groundcovers

- Acacia sophorae (Dwarf wattle - 0.3m)
- Carpobrotus glaucosens (Native pigface - 0.3m)
- Dianella species (Dianella - 0.5m)
- Grevillea 'Pink Midget' (Prostrate Grevillea - 0.3m)
- Grevillea royal mantle (Prostrate Grevillea - 0.3m)
- Isolepis nodosa (Knobby clubmoss - 0.8m)
- Liriope 'Evergreen Giant' (Giant liriope - 0.5m)
- Lomandra longifolia 'Tanika' (Fine leaf dwarf lomandra - 0.6m)
- Pennisetum species (Swamp foxtail - 0.8m)
- Trachelospermum jasminoides (Star jasmine - 0.3m)

WILFRED BARRETT DRIVE
LANDSCAPE SKETCH PLAN 1 : 200



LEGEND

- turf 'Couch'
- proposed evergreen trees
- proposed garden edging
- feature path finish
- existing trees to be retained
- existing trees to be removed
- proposed accent plants
- proposed groundcover planting
- shrub planting 1-2m high
- screen planting 2-4m high
- courtyard screen fencing

DATE AMENDMENT ISSUE



Project:
AFFORDABLE HOUSING DEVELOPMENT

No. 35 Wilfred Barrett Drive,
NORTH ENTRANCE

Client:
AUSTRALIAN CONSULTANT ARCHITECTS P/L

Drawing Title:
**LANDSCAPE
SKETCH PLAN**

Issue: DA date: 30/03/11 Issue no: A
File name: C:\ drawing No:
drawn: HK scale: 1:200 @ A1
checked: RF project No: 2945a L-01