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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
D	DESIGN REVISION AFTER APP MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012

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



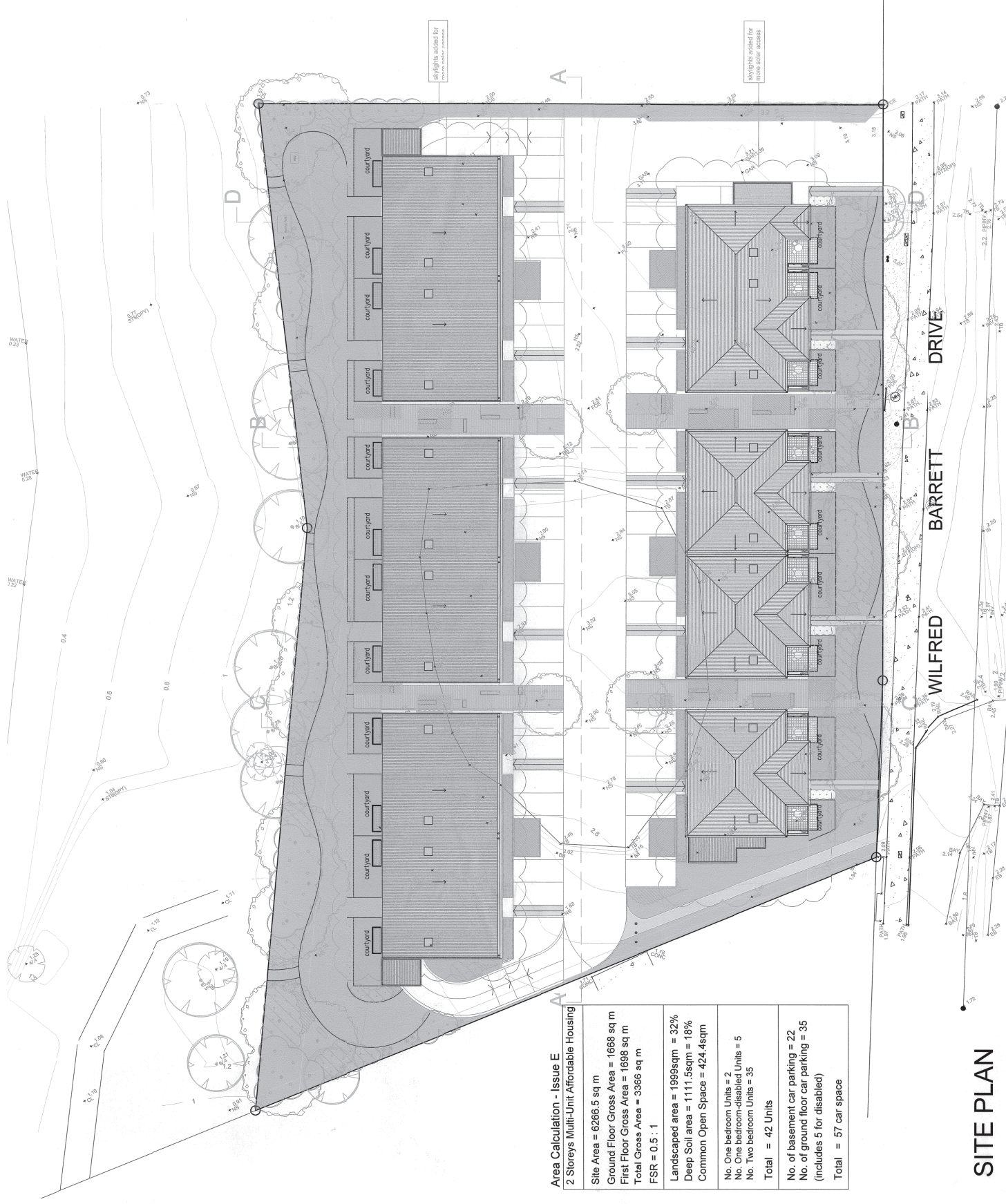
ISSUE E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012
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australian consultant [®]
architects

T+61 2 9635 5211 F+61 2 9635 5199
49 union street sydney, nsw 2000

project:	No 35 Wilfred Barrett Drive North Entrance NSW		DA01
client:	.		
scale:	A1 - 1:200		
drawn: SA	job no:		
checked: SA	2011-13		
Site plan			



SITE PLAN

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ISSUE	AMENDMENTS	DATE
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B	DESIGN REVISION	Jul 2011
C	REVISION	Oct 2011
D	DESIGN REVISION AFTER APP MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012

- BASIC 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 cold water taps to be 2.5 Star
 - cold water tank to be connected to landscape & toilets, each tank minimum 4000L
 - all common area taps to be 5 Star
- Energy**
- all kitchen appliances to be solar (electric booster) 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, bathroom/toilets, laundry, hallways and living areas to have individual lighting
 - all living areas to have individual heating & cooling systems of 1-phase air conditioning 2.5 Star (new rating)
 - all units to have refrigerator 1 Star (new rating)
 - 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 E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012
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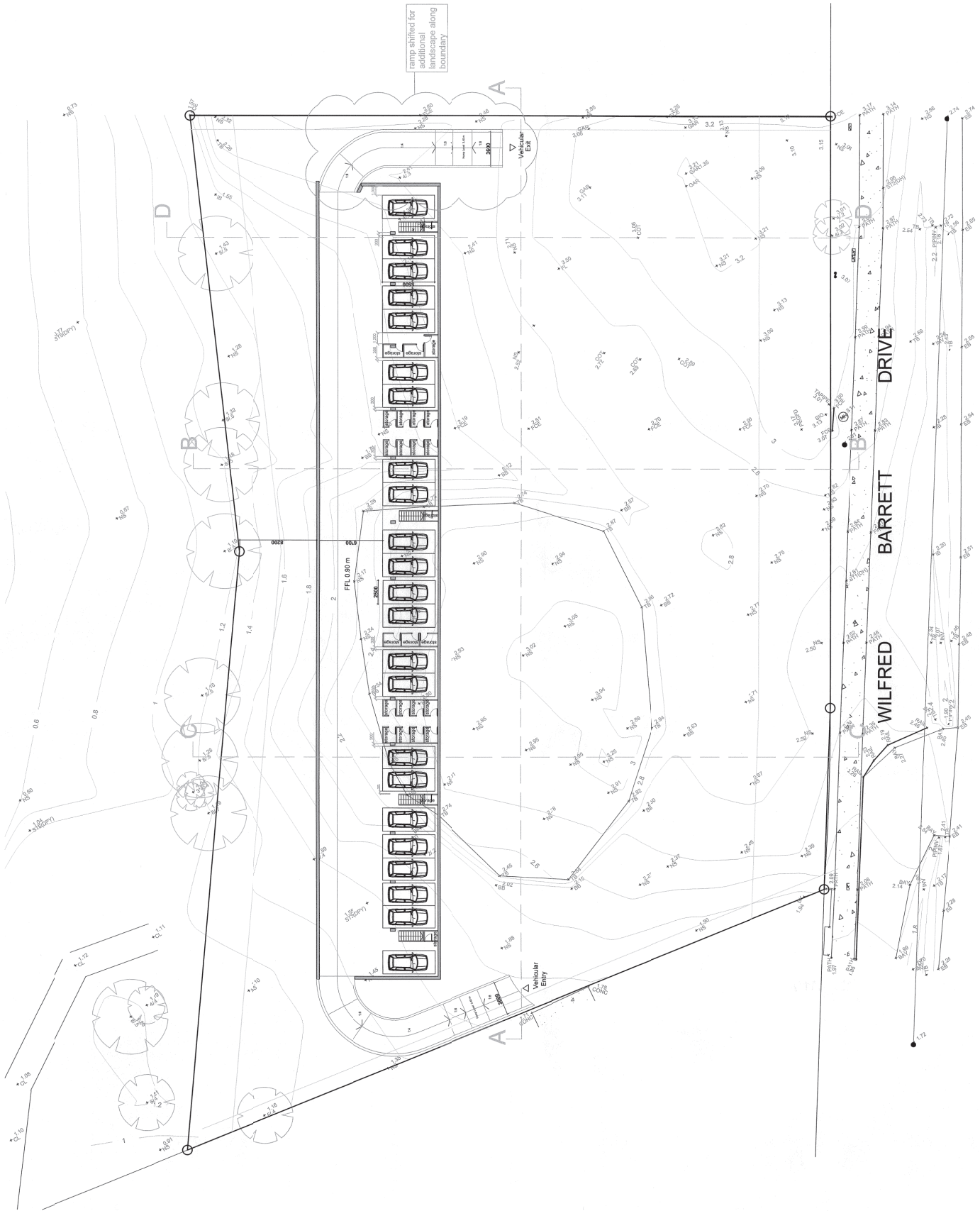


australian
consultant
architects

T 01 9453 5211 F 01 9453 5199
12 Wilson Street, Melbourne, VIC 3000

Project:	No. 35 Wilfred Street Drive North Entrance NSW
Client:	-
Scale:	A1 - 1:200
Drawn:	BA
Checked:	BA
Date:	2011-13
Project:	Basement plan

DA03



BASEMENT PLAN

NOTES:

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ISSUE	AMENDMENTS	DATE
A	DEVELOPMENT APPLICATION	Apr 2011
B	DESIGN REVISION	Jul 2011
C	REVISION	Oct 2011
D	DESIGN REVISION AFTER APP MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jan 2012

BASIC REQUIREMENTS

Water

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

Energy

- all kitchen appliances to be solar (electricity powered)
- all kitchen appliances to be less than 15 RECs
- all bedrooms 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, laundry, hallways must have artificial lighting
- all bedrooms, laundry & cooling systems of 1 phase air conditioning 2.5 Star (new rating)
- all units to have refrigerator 1 Star (new rating)
- 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 E DESIGN REVISION AFTER MEETING WITH COUNCIL Jan 2012

australian consultant architects
T 9412 9032 F 9412 9033
12 union street melbourne vic 3000

Project:	No 30 Wilfred Street Drive North Entrance NSW
Client:	-
Scale:	A1-1:200
Drawn:	SA
Checked:	SA
Job No:	2011-13
Ground floor plan	



Area Calculation - Issue E

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

GROUND FLOOR PLAN

TUGGERAH LAKE

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ISSUE	AMENDMENTS	DATE
A	DEVELOPMENT APPLICATION	April 2011
B	DESIGN REVISION	Jul 2011
C	REVISION	Oct 2011
D	DESIGN REVISION AFTER JRPB MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012

BASIX REQUIREMENTS

Water

- all showerheads to be 3 Star (>6 but ≤ 7.5 L/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 maximum 4000L
- all common area taps to be 5 Star

Energy

- all hot water systems to be solar (electricity included)
- fewer than 15 RECs
- all bathrooms to have individual fan, ducted to facade or roof, operation control interlocked to light switch
- 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) with units to have refrigerator 1 Star (new rating)
- all units to have electric cooking & electric oven
- all units to have clothes washer 2.5 Star
- all units to have clothes dryer 1.5 Star



ISSUE E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012
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australian consultant [®]
architects
T +61 2 9635 5211 F +61 2 9635 5199
12 union street pennant Hills NSW 2150

project:	No 35 Milind Barrett Drive North Entrance NSW		DA05
client:	-		
scale:	Affordable Housing		
A1 : 1:200			
drawn: SA	job no:	First floor plan	
checked: SA	2011-13		



FIRST FLOOR PLAN

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ISSUE	INSTRUCTIONS	DATE
A	DEVELOPMENT APPLICATION	April 2011
B	DESIGN REVISION	July 2011
C	REVISION	October 2011
D	DESIGN REVISION AFTER APP MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	June 2012

- BASIC REQUIREMENTS**
- Water**
- all showerheads to be 3 Star (>6 but <= 7.5 L/min)
 - all toilet flushing systems to be 3 Star
 - all kitchen & bathroom taps to be 5 Star
 - all clothes washers to be 2 Star
 - all common area taps to be 5 Star
 - all common area taps to be 5 Star
- Energy**
- all hot water systems to be solar (electric boosted) for 15 DEC
 - 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 kitchen, bathrooms/toilets, laundry & cooling systems of 1 phase air conditioning 2.5 Star (new rating)
 - all units to have refrigerator 1 Star (new rating)
 - 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 E DESIGN REVISION AFTER MEETING WITH COUNCIL Jun 2012

australian consultant architects
T 012 883 5211 F 012 883 5198
41 Victoria Street, Sydney, NSW 2000

Project: No 30 Wilfred Street Drive North Entrance NSW
Client: Affordabile Housing
Scale: A1-1:200
Drawn: GA
Checked: GA
Job no: 2011-13
Roof plan

DA06



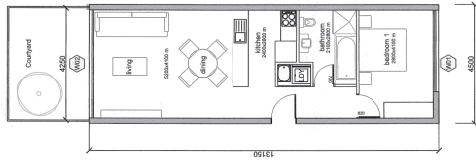
ROOF PLAN

NOTES:

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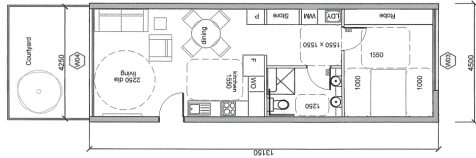
ISSUE	AMENDMENTS	DATE
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G1



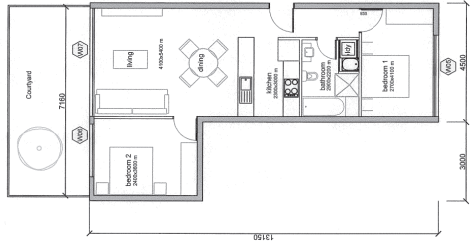
1 Bedroom Unit
2 units
59.50 m2

G2



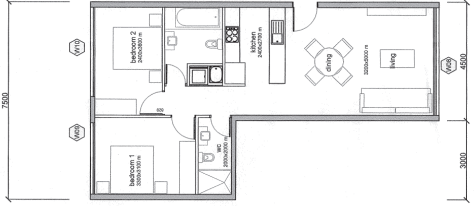
1 Bedroom Unit (accessible)
5 units
59.50 m2

G3



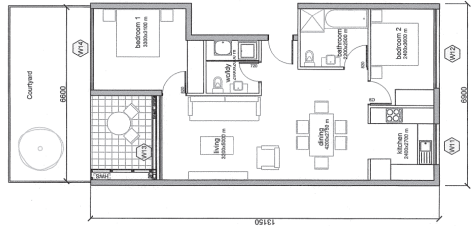
2 Bedroom Unit
2 units
72.00 m2

G4



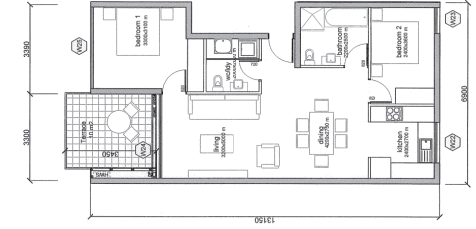
2 Bedroom Unit
1 unit
74.50 m2

G5



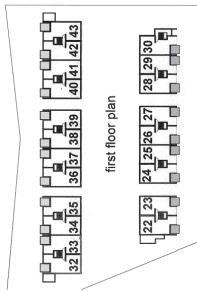
2 Bedroom Unit
11 units
77.60 m2

F3

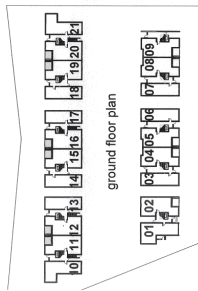


2 Bedroom Unit first floor
21 units
77.60 m2

first floor plan



ground floor plan



ISSUE E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012
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Project:	No. 35 Willet Street Drive	Ref no:	DA07
Client:	North Entrance NSW	Drawn:	BA
Scale:	As indicated	Unit types	2011-13
Checked:	BA		

WINDOW SCHEDULE

UNIT TYPE	LEVEL	NO	SIZE	ORIENTATION	OPENING TYPE
G1	Ground	W01	3050 x 2700h	North-West or South East	3 Panel Awning window
G2	1 bedroom	W02	4050 x 2700h	North-West or South East	4 Panel Bi-fold Door
G2	1 bedroom	W03	3050 x 2700h	North-West or South East	3 Panel Awning Window
G3	2 bedroom	W04	3050 x 2700h	North-West or South East	3 Panel Awning Window
G3	2 bedroom	W05	3050 x 2700h	North-West or South East	3 Panel Awning Window
G4	2 bedroom	W06	4050 x 2700h	North-West or South East	2 Panel Sliding Door
G4	2 bedroom	W07	4050 x 2700h	North-West or South East	4 Panel Bi-fold Door
G4	2 bedroom	W08	4050 x 2700h	North-West or South East	4 Panel Bi-fold Door
G5	2 bedroom	W09	4050 x 2700h	North-West or South East	3 Panel Awning Window
G5	2 bedroom	W10	3050 x 2700h	North-West or South East	3 Panel Sliding Window
G5	2 bedroom	W11	1500 x 1500h	North-West or South East	3 Panel Awning Window
G5	2 bedroom	W12	3050 x 2700h	North-West or South East	3 Panel Awning Window
G5	2 bedroom	W13	2050 x 2700h	North-West or South East	3 Panel Bi-fold Door
F3	2 bedroom	W14	4050 x 2700h	North-West or South East	2 Panel Sliding Door
F3	2 bedroom	W15	3050 x 2700h	North-West or South East	2 Panel Sliding Window
F3	2 bedroom	W16	1000 x 2700h	North-West or South East	2 Panel Bi-fold Door
F3	2 bedroom	W17	2800 x 2700h	North-West or South East	2 Panel Sliding Window
F3	2 bedroom	W18	3050 x 2700h	North-West or South East	3 Panel Sliding Door

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C	REVISION	Oct 2011
D	DESIGN REVISION AFTER APP MEETING	May 2012
E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012

first floor plan

ground floor plan

ISSUE E

DESIGN REVISION AFTER MEETING WITH COUNCIL

Jun 2012

australian consultant architects

T 012 963 5211 F 012 963 5198

12 union street perth/wa 6000

PROJECT

NO 35 WILFRED BARRETT DRIVE

NORTH ENTRANCE NSW

DA08

CLIENT

AFRILIA HOLDING

SCALE

A1:1000

DRAWN

DA

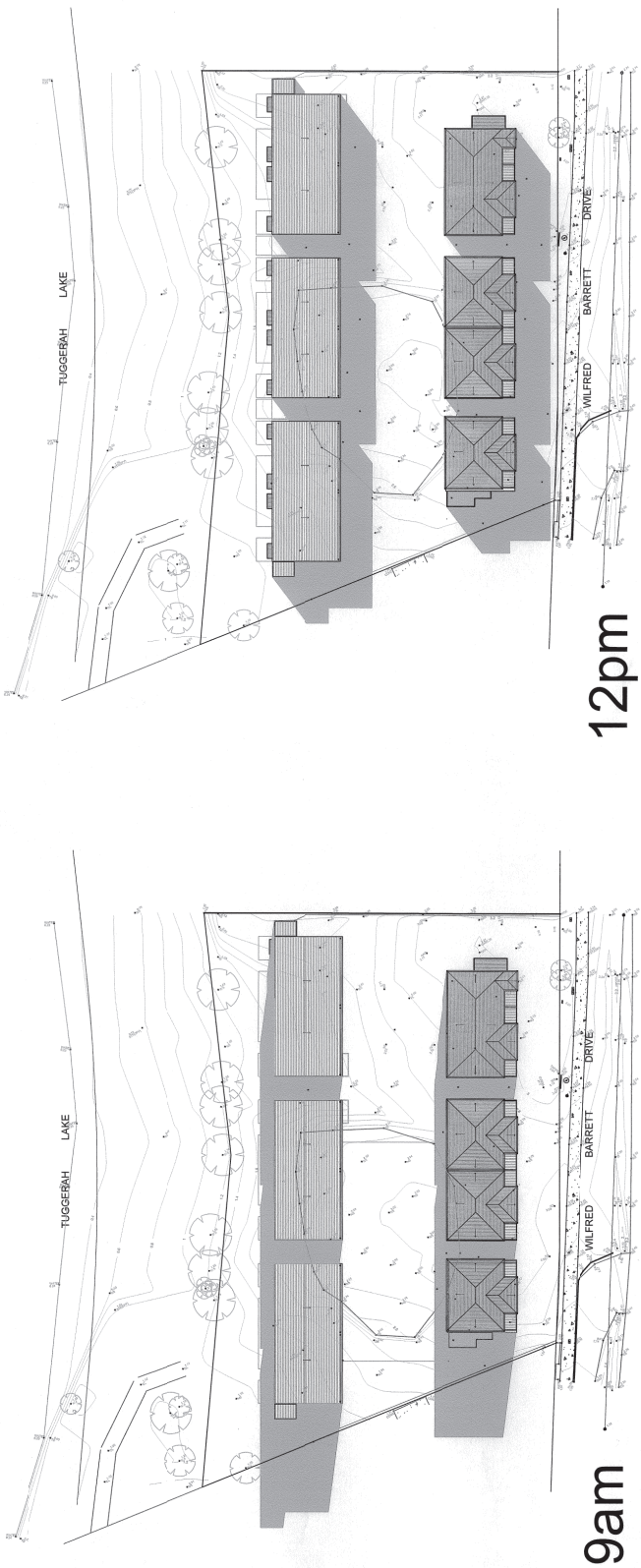
JOHNSON

CHECKED

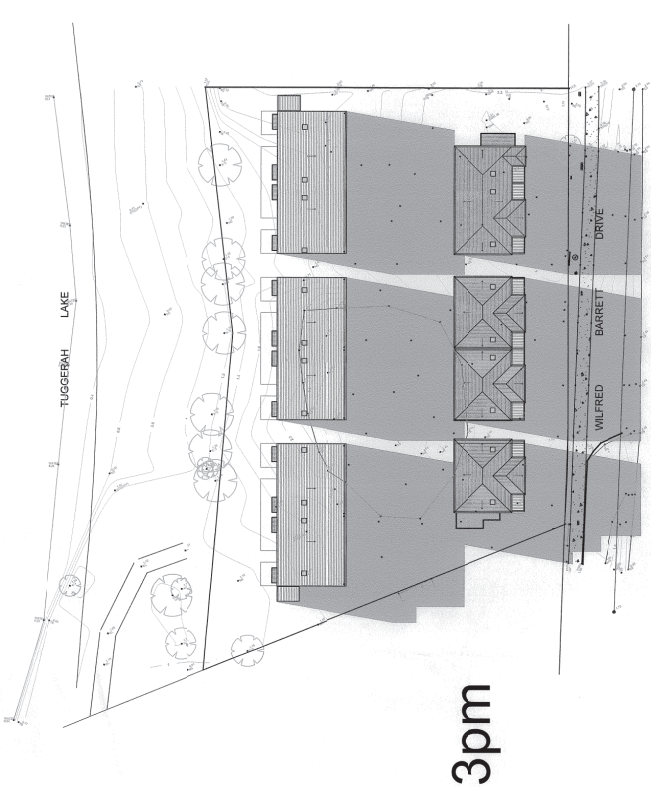
DA

2011-13

Shadow analysis



9am



3pm

SHADOW ANALYSIS June 21 (winter solstice)

Refer solar access analysis for individual unit solar access details

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BASIC REQUIREMENTS

Water

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

Energy

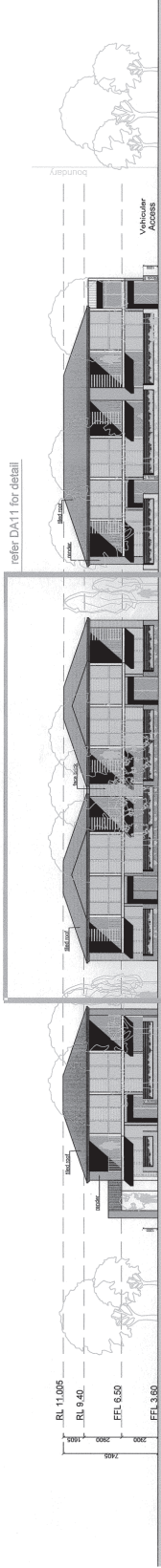
- all hot water systems to be solar (electric boosted) for all units
- all common areas to be 15 RECs
- all bathrooms to have individual fan, ducted to facade or roof, operation control interlocked to light
- all kitchen & laundry to have individual fan, ducted to facade or roof, manual switch on/off
- all kitchen, bathrooms, laundry, hallways
- 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)
- 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



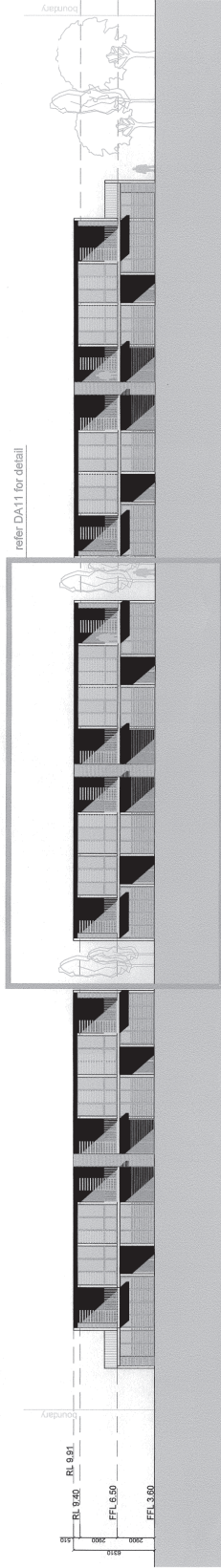
ISSUE E	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jun 2012
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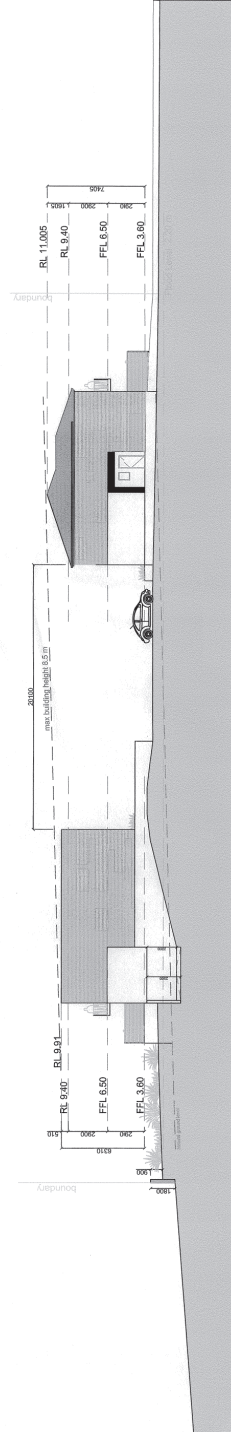
Project:	No. 35 Wined Street Drive North Entrance NSW	DA09
Client:	-	
Scale:	A1:1/200	
Drawn:	DA	Job no
Checked:	DA	2011-13 Elevations 1



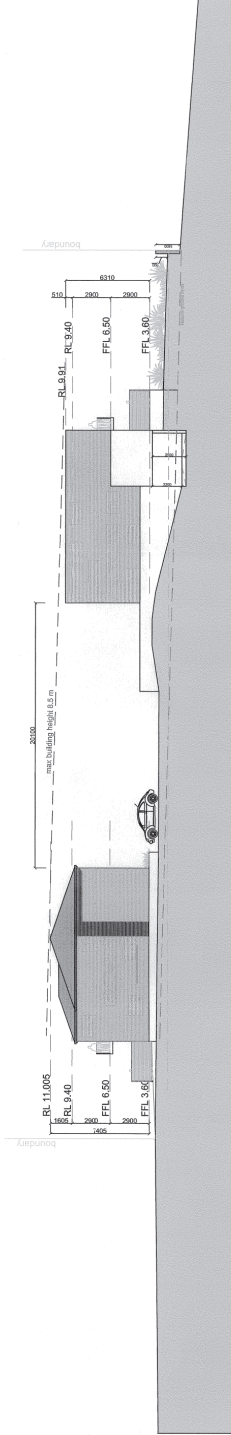
ELEVATION SOUTH EAST 1:200 street elevation



ELEVATION NORTH WEST 1:200 lake elevation



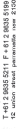
ELEVATION SOUTH WEST 1:200



ELEVATION NORTH WEST 1:200

ELEVATIONS

- 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, bathroom/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



project:	No 35 Wilfred Barrett Drive North Entrance NSW		DA10
client:	-		
scale:			
A1: 1/200	Affordable Housing		
drawn: SA	job no:	Sections	
checked: SA	2011-13		



