

# PROPOSED RESIDENTIAL APARTMENTS

## 31-33 OCEAN PARADE & 11-13 BAYVIEW AVENUE, THE ENTRANCE



DEVELOPMENT DATA	
SITE AREA:	3304.1m <sup>2</sup>
ZONING	RESIDENTIAL 2(g)
FSR	FSR (MAXIMUM 1.5:1) + BONUS OF 16.5% OF SITE AREA
0.165x3304 = 545m <sup>2</sup>	
545x3304 = 3849m <sup>2</sup>	
3849x1.5 = 5773m <sup>2</sup>	
THEREFORE THE MAXIMUM PERMISSIBLE GFA INCLUDING BONUS IS 5773m <sup>2</sup>	
BLOCK A GFA	: 2194m <sup>2</sup>
BLOCK B GFA	: 3462m <sup>2</sup>
TOTAL GFA	: 5656m <sup>2</sup>
LANDSCAPED AREA (25% OF SITE AREA)	
TOTAL LANDSCAPED AREA REQUIRED: 3304.1 x 0.25 = 827m <sup>2</sup>	
TOTAL LANDSCAPED AREA PROVIDED: 2330m <sup>2</sup>	
50% OF SOFT LANDSCAPED AREA IS TO BE A DEEP SOIL ZONE.	
REQUIRED: 827m <sup>2</sup> x 0.5 = 413.5m <sup>2</sup>	
PROVIDED: 861m <sup>2</sup>	
UNIT YIELD	
BLOCK A:	2 BEDROOM UNITS: 12
3 BEDROOM UNITS: 5	
TOTAL:	17
BLOCK B:	2 BEDROOM UNITS: 18
3 BEDROOM UNITS: 6	
TOTAL:	24
TOTAL	: 41
BUILDING HEIGHT	
(TO UPPERMOST CEILING LEVEL)	
OCEAN PARADE FRONTAGE:	18m MAXIMUM
BAYVIEW AVENUE FRONTAGE:	24m MAXIMUM
SETBACKS	
FRONT:	7.5m
SIDE & REAR:	(LEVEL 1 - 4) - 6.0m REQUIRED (LEVEL 5 - 8) - 9.0m REQUIRED
CAR PARKING	
REQUIRED:	
2 BEDROOM UNIT: 1.2 x 30 = 36.0	
3 BEDROOM UNIT: 1.5 x 11 = 16.5	
VISITOR (OVER 15 UNITS) 1 SPACE / 5 UNITS: 41 / 5 = 8.2	
TOTAL REQUIRED: 60.7 SPACES	
PROVIDED:	
2 BEDROOM UNIT: 36	
3 BEDROOM UNIT: 19	
VISITOR (OVER 15 UNITS): 8	
TOTAL PROVIDED: 63 SPACES	



## BASIX Certificate

Certificate number: 316322M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Director-General  
Date of issue: Friday, 04 June 2010



Description of project

Project address	
Project name	29024- Kylmill Pty Ltd
Street address	31-33 Ocean Parade The Entrance 2261
Local Government Area	Wong Shire Council
Plan type and plan number	deposited 17377
Lot no.	7-10
Section no.	-
Project type	
No. of unit buildings	2
No. of units in unit buildings	41
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	3304
Roof area (m <sup>2</sup> )	1223.5
Non-residential floor area (m <sup>2</sup> )	-
Residential car spaces	64
Non-residential car spaces	-
Common area landscape	
Common area lawn (m <sup>2</sup> )	0
Common area garden (m <sup>2</sup> )	925.9
Area of indigenous or low water use species (m <sup>2</sup> )	0
Assessor details	
Assessor number	20043
Certificate number	71402769
Climate zone	1E

### Score

- ✓ Water: 40 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 22 (Target 20)

BASIX Department of Planning [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au) Version: 6.12 / CASUARINA\_2\_0\_15\_1

Certificate No.: 316322M Friday, 04 June 2010

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Assessor #	Certificate #	Issued																	
20043	71402769	04-Jun-10																	
Thermal Performance Specifications																			
These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.																			
Windows	Product ID	Class	Frame	U value	SHGC	Area M	Detail												
GGG-05-001a	Single clear	Aluminium		6.57	0.74	54.1	As per detail on plans												
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M	Detail												
Window and skylight U and SHGC values, if specified, are according to AS/NZS 2006. Alternative products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.																			
External walls	Construction	Insulation	Colour	Solar absorptance	Detail														
Concrete 150mm int. ins.	R1.5	Medium - SA 0.475 - 0.7	As per detail on plans																
Internal walls	Construction	Insulation	Detail																
Plasterboard on Studs	None	As per detail on plans																	
Floors	Construction	Insulation	Covering	Detail															
Concrete	R1.0	Carpet	As per detail on plans																
Concrete	R1.0	Ceramic Tile	As per detail on plans																
Concrete	R1.0	Parquetry 10mm	As per detail on plans																
Ceilings	Construction	Insulation	Detail																
Plasterboard	R3.5	As per detail on plans																	
Roof	Construction	Insulation	Colour	Detail															
CONCRETE / unit above	None	Medium - SA 0.475 - 0.7	As per detail on plans																
Window cover	Internal (curtains)	External (awnings, shutters, etc)																	
None	As per detail on plans	None		As per detail on plans															
Fixed shading	Eaves (width - inc. gutters, height above window)	Verandahs	Pergolas (type, description)																
600	0	As per detail on plans																	
Overshading	Overshading structures	Overshading trees																	
Orientation, Exposure, Ventilation and Infiltration																			
Orientation of nominal north:	-32	Living areas open to entry:			No	Ventilated skylights: No													
Terrain category:	Suburban	Living areas separated by doors:			No	Open fire or unlit/gas heater/no													
Roof ventilation:	Unventilated	Roof open to heated areas:			Yes	Ventilated downlights: No													
Cross ventilation:	Standard	Seals to windows and doors:			Yes	Wall and ceiling vents: No													
Subfloor ventilation:	Enclosed	Exhaust fans without dampers:			Yes														

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DEANGELIS TAYLOR AND ASSOCIATES

Issue	Amendment	Date	Drwn	Chk'd
A	DEVELOPMENT APPLICATION	4.6.10	DD	ST
B	AMENDMENTS AS PER COUNCIL'S CORRESPONDENCE DATED 2 AUGUST 2010	16.11.10	DD	ST

Project North:

de angelis taylor + associates

architecture interior design urban design

88 bathurst street liverpool nsw 2170 australia  
po box 68 liverpool bc nsw 1871 e: admin@dfa.net.au  
t: 61 2 9601 1011 f: 61 2 9821 2213 w: www.dfa.net.au

Client:

KYLMILL PTY LTD

Project:	PROPOSED RESIDENTIAL UNITS
Address:	31-33 OCEAN PARADE & 11-13 BAYVIEW AVENUE THE ENTRANCE NSW 2261
Dwg Name:	COVER SHEET

CAD File: Z:\2009\29024 KYLMILL\3 Design\3 2 DIA\29024 DA 3A.pht  
Nominated Architect:  
Stephen Taylor  
NSW Architects Registration Board No. 7414

Scale:	Date:	Drawn:	No. of sheets	Amend't
As shown @ A1	16.11.10	DD	1 of 18	B



OCEAN PARADE STREET FRONTAGE



BAYVIEW AVENUE STREET FRONTAGE

SITE ANALYSIS  
1:1000

REFER TO LEVEL 1 FLOOR PLAN FOR 1:200 SCALE SITE ANALYSIS

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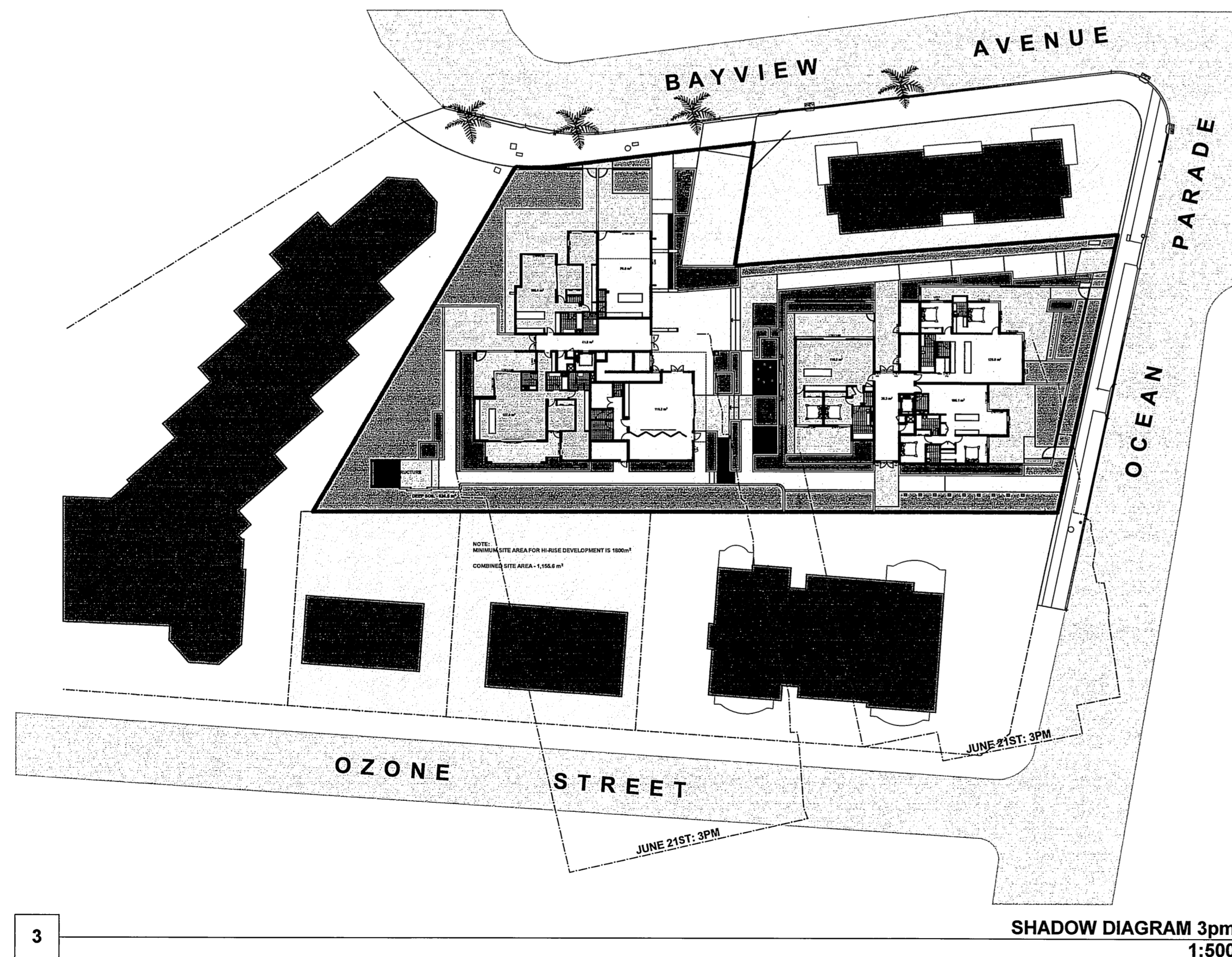
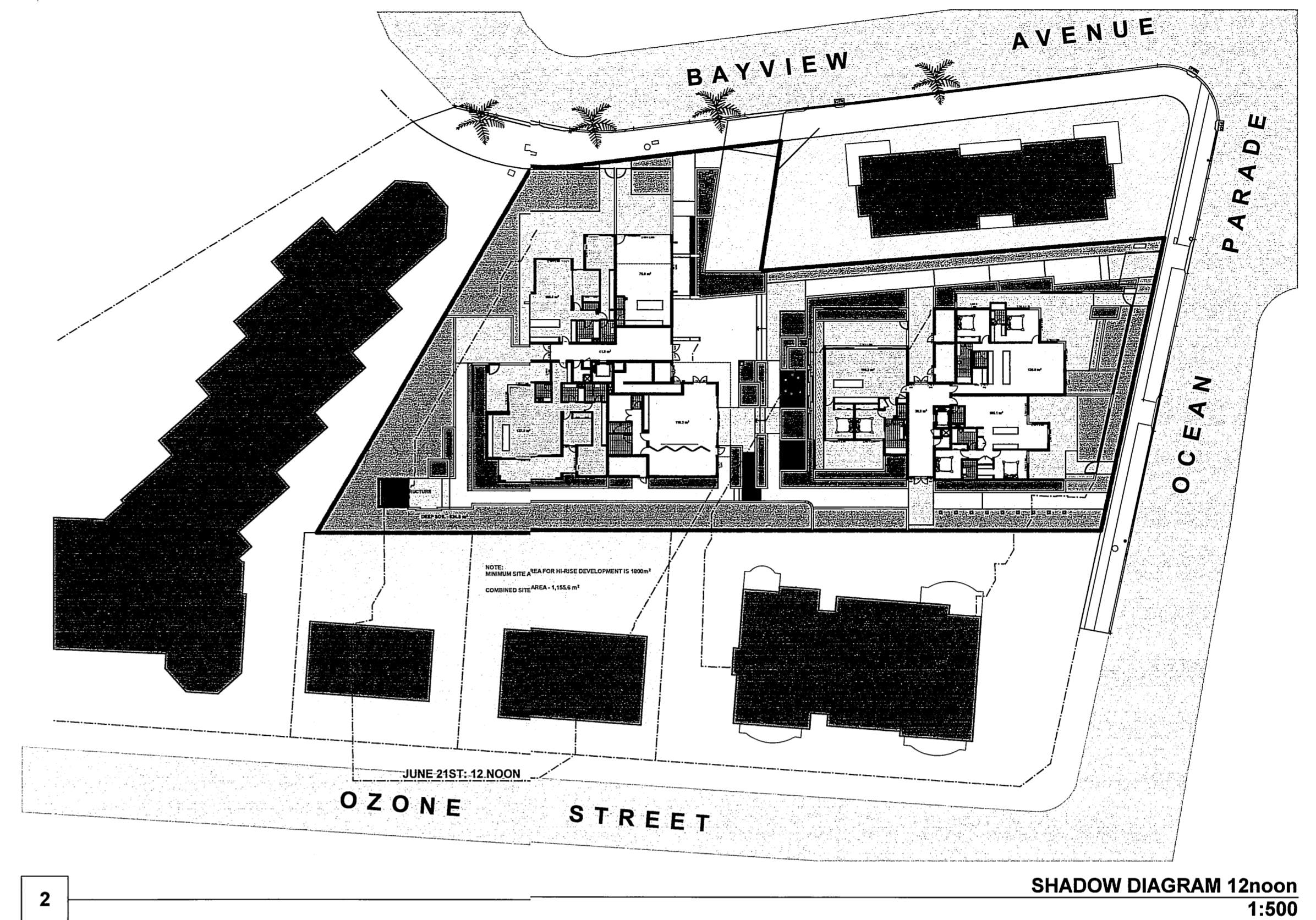
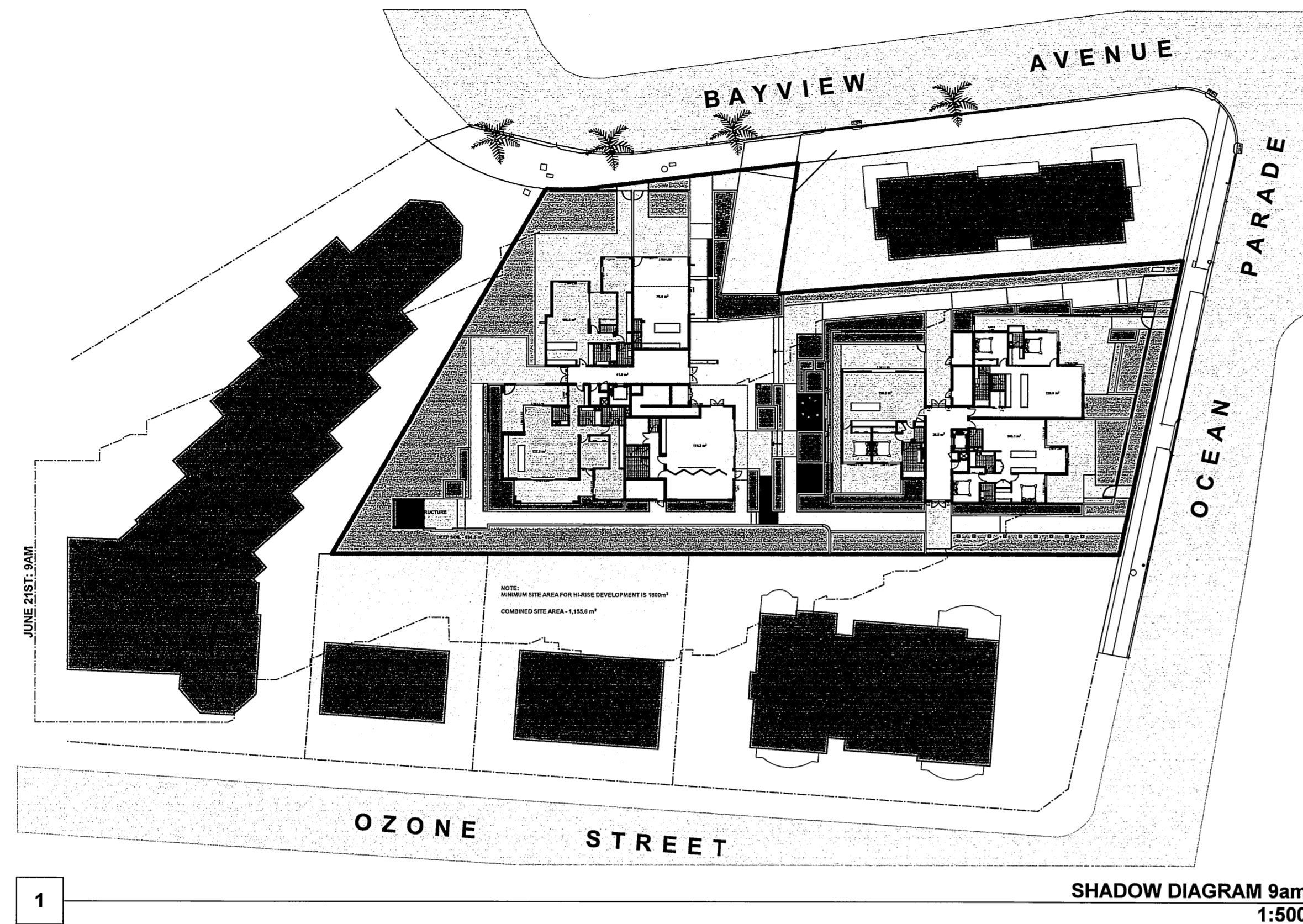


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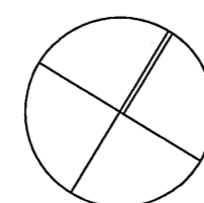
Project:	PROPOSED RESIDENTIAL UNITS				
Address:	31-33 OCEAN PARADE & 11-13 BAYVIEW AVENUE			THE	
	ENTRANCE NSW 2261				
Dwg Name:	SITE ANALYSIS			Job No.	Drawing No.
				29024	DA02
CAD File: Z:\000929024 KYLMILL\3 Design\3.2 DA\29024 DA 3A.dgn					
Nominated Architect:	Scale:	Date:	Drawn:	No. of sheets	Amend't
Stephen Taylor .....					
NSW Architects Registration Board No. 7414	As shown @ A1	16.11.10	DD	2 of 18	B



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Client:

KYLMILL PTY LTD

Project: **PROPOSED RESIDENTIAL UNITS**  
Address: **31-33 OCEAN PARADE & 11-13 BAYVIEW AVENUE**  
**ENTRANCE NSW 2261**

THE

Dwg Name: **SHADOW DIAGRAMS**

Job No.

**29024**

Drawing No.

**DA03**

Nominated Architect:  
Stephen Taylor  
NSW Architects Registration Board No. 7414

Scale:  
As shown @ A1

Date:  
16.11.10

Drawn:  
DD

No. of sheets  
**3 of 18**

Amend't  
**B**