

Usage & Area Schedule

Uses		Areas			GFA m²		
		Council Brief		Provided			
Council	Common Building Facilities/ Community Centre	Total m²	875.6	893			
	Library	Total m²	1712	1753			
	Visitor Centre	Total m²	350	362			
	Sub total GFA m²	2937.6			3008		
Developer	Stage 1		Number of units	No. Units with Ventilation Compliance	No. Units with 3 hrs Daylight Compliance		
		1 Bed Units 1A.1 x 5 @ 77.4m²	5	5	0	387	
		2 Bed Units 2A.1 x 24 @ 107m² 2F.1 x 1 @ 107.7m²	25	25	20	2676	
		3 Bed Units 3A.1 x 12 @ 126.3m² 3A.2 x 5 @ 124.6m² 3B.1 x 6 @ 131.7m²	23	23	23	2929	
		Total no. Stage 1 Units	53	53	43		
		Corridors/ Lobbies (enclosed)				549	
		Ground Amenities				31	
		Ground Residential Office				38	
		Ground Staff Bike Enclosure & PWD Shower				49	
		Ground Restaurant/ Cafés				404	
		Level 1 Resident's Club (enclosed)				355	
		Stage 1 Sub total GFA m²				7418	
		Stage 2	2 Bed Units 2A.1 x 19 @ 107m² 2A.2 x 9 @ 109.8m²	28	28	24	3021
			3 Bed Units 3C.1 x 15 @ 123.7m² 3D.1 x 14 @ 125.4	29	29	29	3611
			4 Bed Penthouse Units 1 x @ 456.3m²	1	1	1	456
			5 Bed Penthouse Units 1 x @ 499.9m²	1	1	1	500
			Total no. Stage 2 Units	59	59	55	
Corridors/ Lobbies (enclosed)					861		
Ground Amenities					18		
Ground Supermarket					841		
Ground Retail					89		
Ground Gym					268		
Ground Restaurants/ Cafes					306		
Level 5 Resident's Recreational Facilities (enclosed)					559		
Level 6 Resident's Amenities/ Sauna (enclosed)					53		
Stage 2 Sub total GFA m²					10583		

Uses		Areas			GFA m²	
Developer	stage 3	2 Bed Units 2A.1 x 5@ 107m² 2A.2 x 5@ 109.8m² 2A.3 x 9@ 112.6m²	19	9	2	2097
		3 Bed Units 3B.2 x 10@ 124.6m²	10	10	0	1869
		3 Bed Penthouse Units 2 x @ 318.4m²	2	2	2	437
		Total no. Stage 3 Units	31	21	4	
		Total no. Units (Stages1,2,3)	143			
		Corridors/ Lobbies (enclosed)				304
		Ground/ Level 3 / 4 Cinema				2143
		Stage 3 Sub total GFA m²				6850
	Stage 4	Hotel Room Type 0A.1 @ 43.2m²	68			2938
		Hotel Room Type 0B.1 @38.7m²	4			155
		Hotel Room Type 0C.1 @ 41.5m²	4			166
		Hotel Room Type 0D.1 @ 34.2m²	8			274
		1 Bed Serviced Apartment 1B.1 x 9 @ 64.5m² 1C.1x 1 @ 60.9m² 1D.1x 1 @ 59.3m² 1E.1x 1 @ 85.8m²	12			787
		2 Bed Serviced Apartment 2B.1 x 3 @ 94m² 2C.1 x 1 @ 100.4m² 2D.1 x 1 @ 87.6m² 2E.1 x 1 @ 87.5m²	6			558
		Total no. Hotel Rooms	102			
		Corridors (enclosed)				691
		Basement 1 Hotel Back of House				352
		Basement 1 Hotel Lobby				127
		Ground Childcare (including outdoor play)				386
Ground Retail					193	
Ground/ Basement 1 / 2 Night Club					817	
Ground Hotel Bussiness Centre					89	
Level 1 Restaurant/ Kitchen					464	
Level 1 Amenities					59	
Level 1 Function Rooms/ Lounge					464	
Level 1 Terrace Dining /Bar					164	
Stage 4 Sub total GFA m²				8682		
Total GFA m²					36541	

		Site Area:	12153.4
		Total GFA:	36541
		Plot Ratio:	3.007

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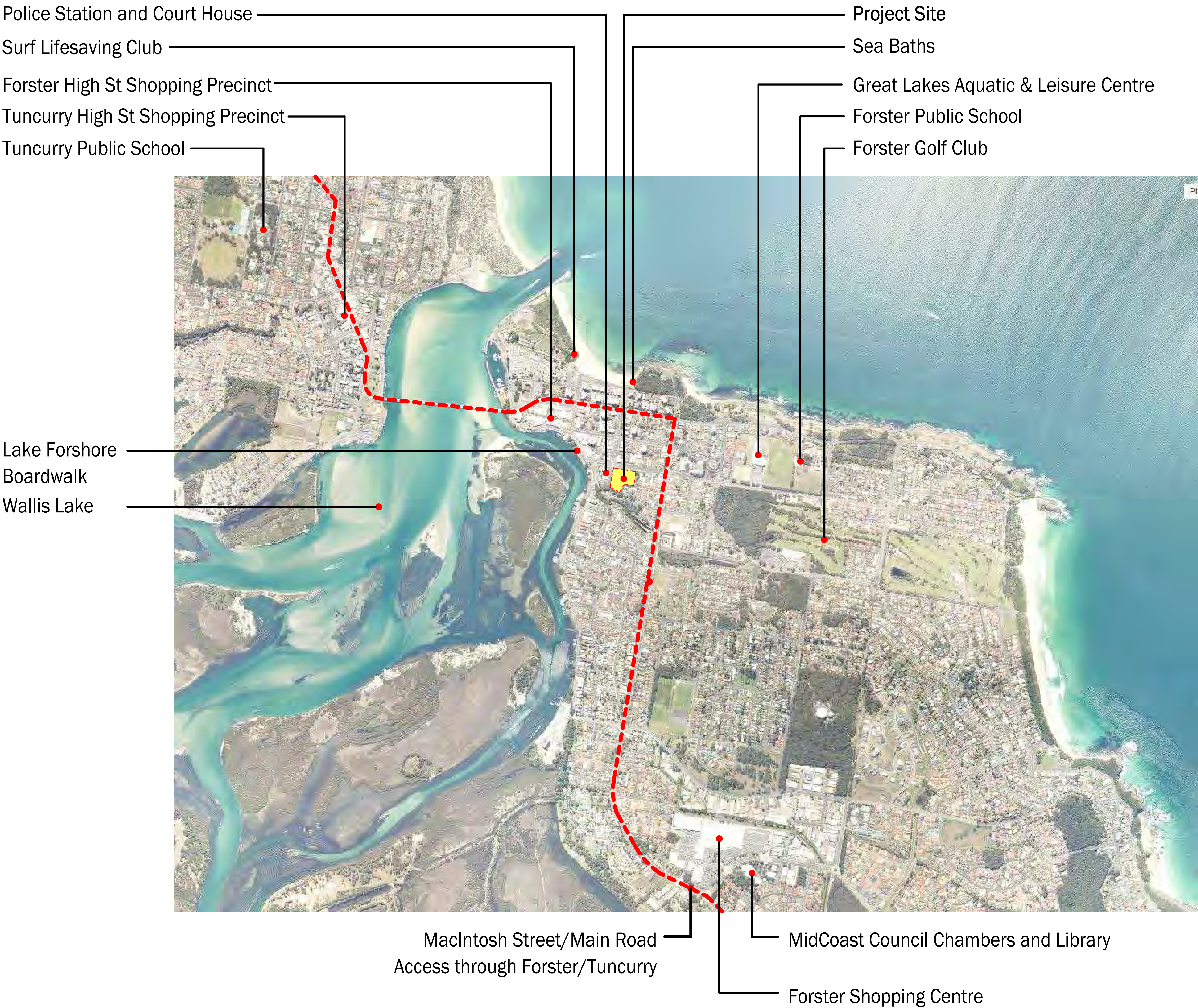
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Development Statistics

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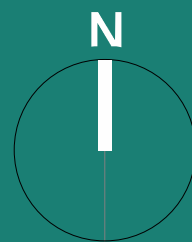


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Location Plan

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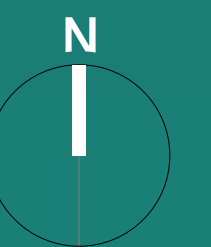
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Site Context Diagram

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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. This allows natural cross ventilation without the loss of visual privacy or security.

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:



- | | | | | | |
|---|---|--|--|---|---|
| <p>Water</p> <ul style="list-style-type: none"> ① Rainwater harvesting and re-use in units and landscape ② Swimming pool/ spa water efficiency achieved by efficient filtrations system, and backwash treatment & re-use ③ Reduced potable occupant amenity water consumption by efficient fixtures and fittings ④ Vegetation uses native drought tolerant species where appropriate | <p>Materials</p> <ul style="list-style-type: none"> ⑥ The use of recycled timber to promote conservation values ⑦ Locally sourced materials to reduce emissions (low embodied energy materials) ⑧ Selection of high durability materials ⑨ VOC emissions will be reduced through the use of natural fibre carpets and low VOC paints for occupied spaces | <p>Emissions/ Transport</p> <ul style="list-style-type: none"> ⑩ Pedestrian links to bus stations, ocean boulevard and lake boardwalk ⑪ Cycling paths linked to urban surrounds ⑫ Secure bicycle parking and end of trip facility to encourage active travel options ⑬ Naturally ventilated podium carpark & trellis wall | <p>Energy</p> <ul style="list-style-type: none"> ⑭ Passive solar design (screening, building orientation) ⑮ Apartments have been designed so living areas are open to daylight and take advantage of winter sun ⑯ Thermal comfort will be achieved by inclusion of ceiling fans within apartments ⑰ Energy efficient appliances | <p>Indoor environment quality</p> <ul style="list-style-type: none"> ⑱ Dwelling ceiling fans promote ventilation ⑲ Louvers to bedrooms increase cross ventilation ⑳ Breezeway entry doors and natural ventilation to lobby corridors ㉑ Dwelling design inclusive of private external spaces with appropriate solar access and shade to improve health and wellbeing ㉒ Large translucent skylights with sunshades to public plaza to maximise natural light whilst reducing direct solar heat gain | <p>Initiatives</p> <ul style="list-style-type: none"> ㉓ Waste management plan ㉔ Domestic sub-metering for water, electricity and gas ㉕ Open landscaped areas for active recreation and exercise ㉖ Shaded seating areas activates outdoor usage for pedestrians ㉗ Residential swimming pool ㉘ Open yoga lawn terrace for informal seating and gathering ㉙ Roof top planters to reduce solar heat gain ㉚ Roof top gardens for residential use to promote an active community ㉛ Street shade trees & median planting to soften pedestrian walkways ㉜ Co-location of community services, supermarket, restaurants in an integrated mixed use development |
|---|---|--|--|---|---|



ESD Diagram - Sectional Perspective

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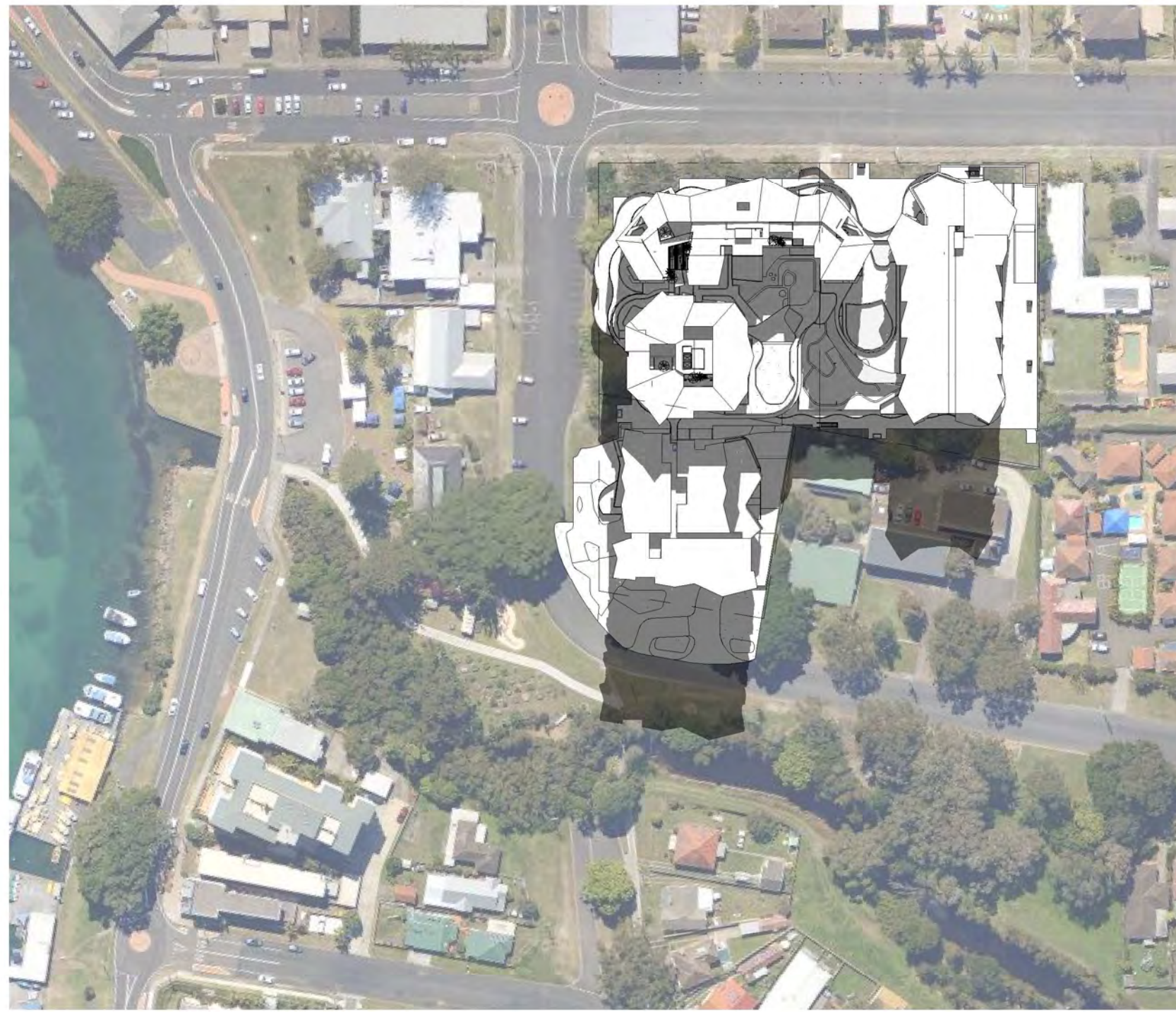
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ESD Strategies

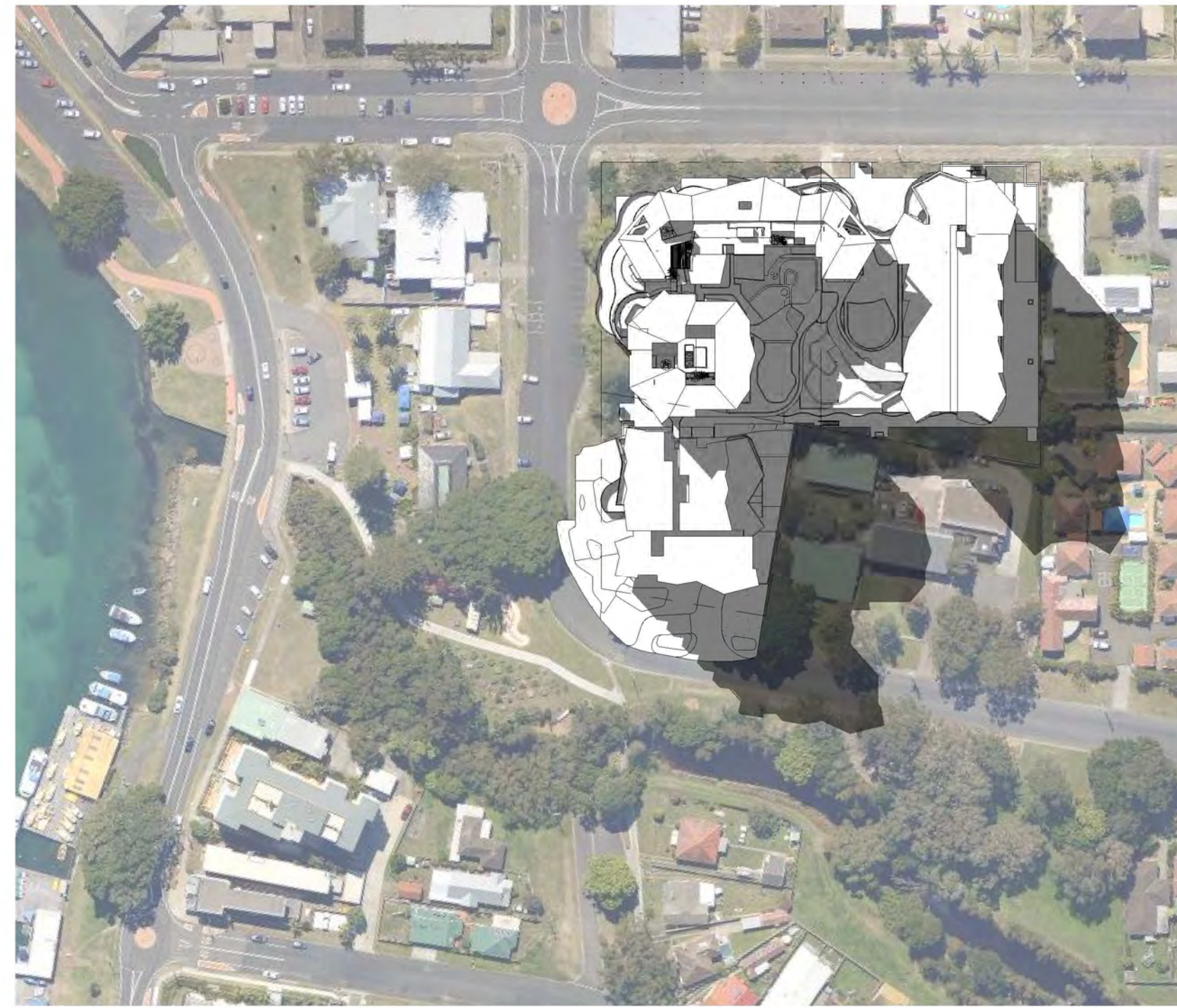
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Site - Winter Solstice 9am



Site - Winter Solstice 12pm



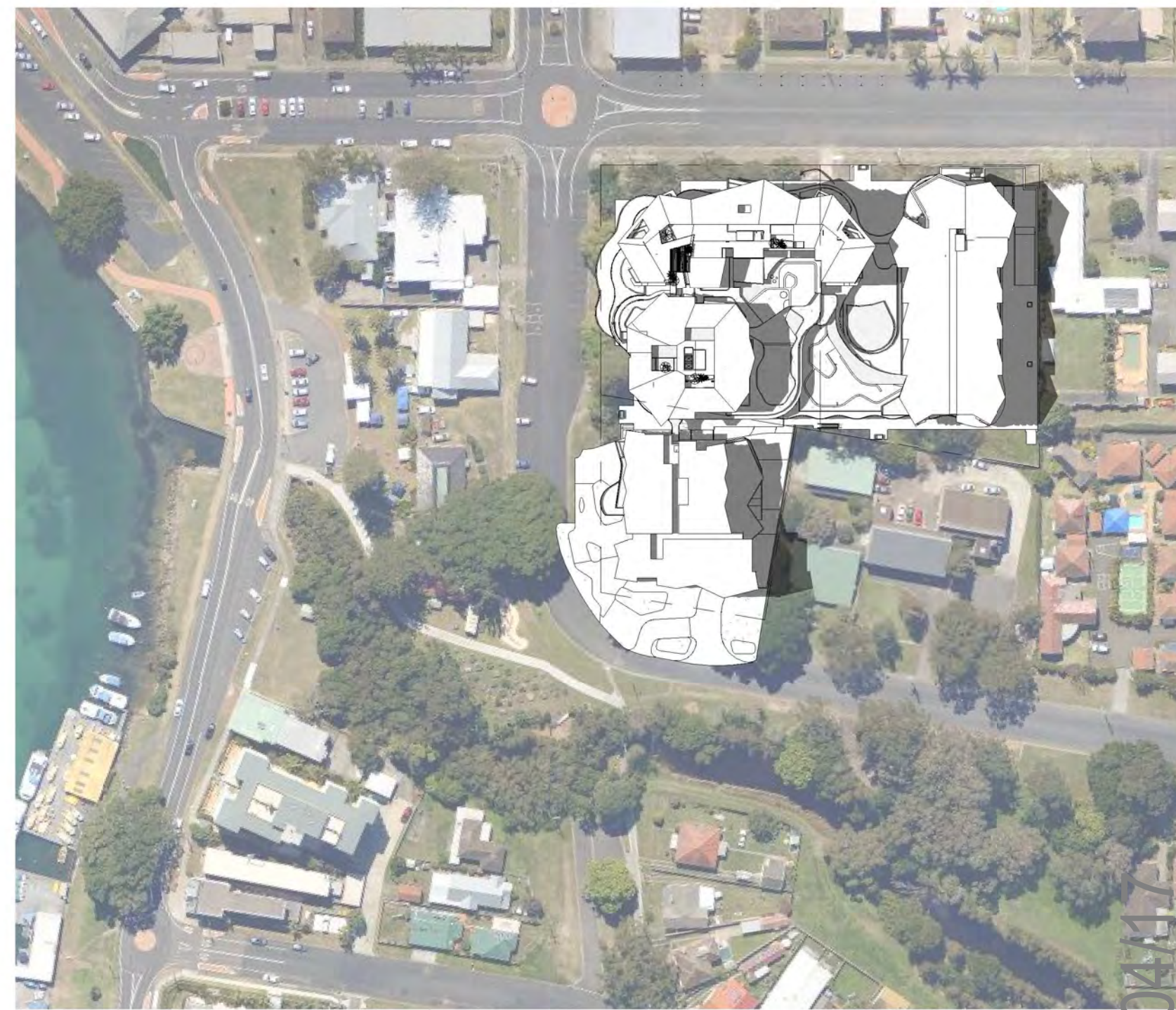
Site - Winter Solstice 3pm



Site - Summer Solstice 9am



Site - Summer Solstice 12pm



Site - Summer Solstice 3pm

Latitude: -32.180237
Longitude: 152.511502

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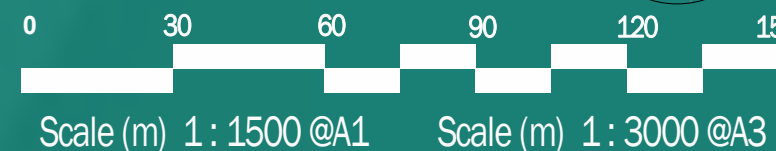
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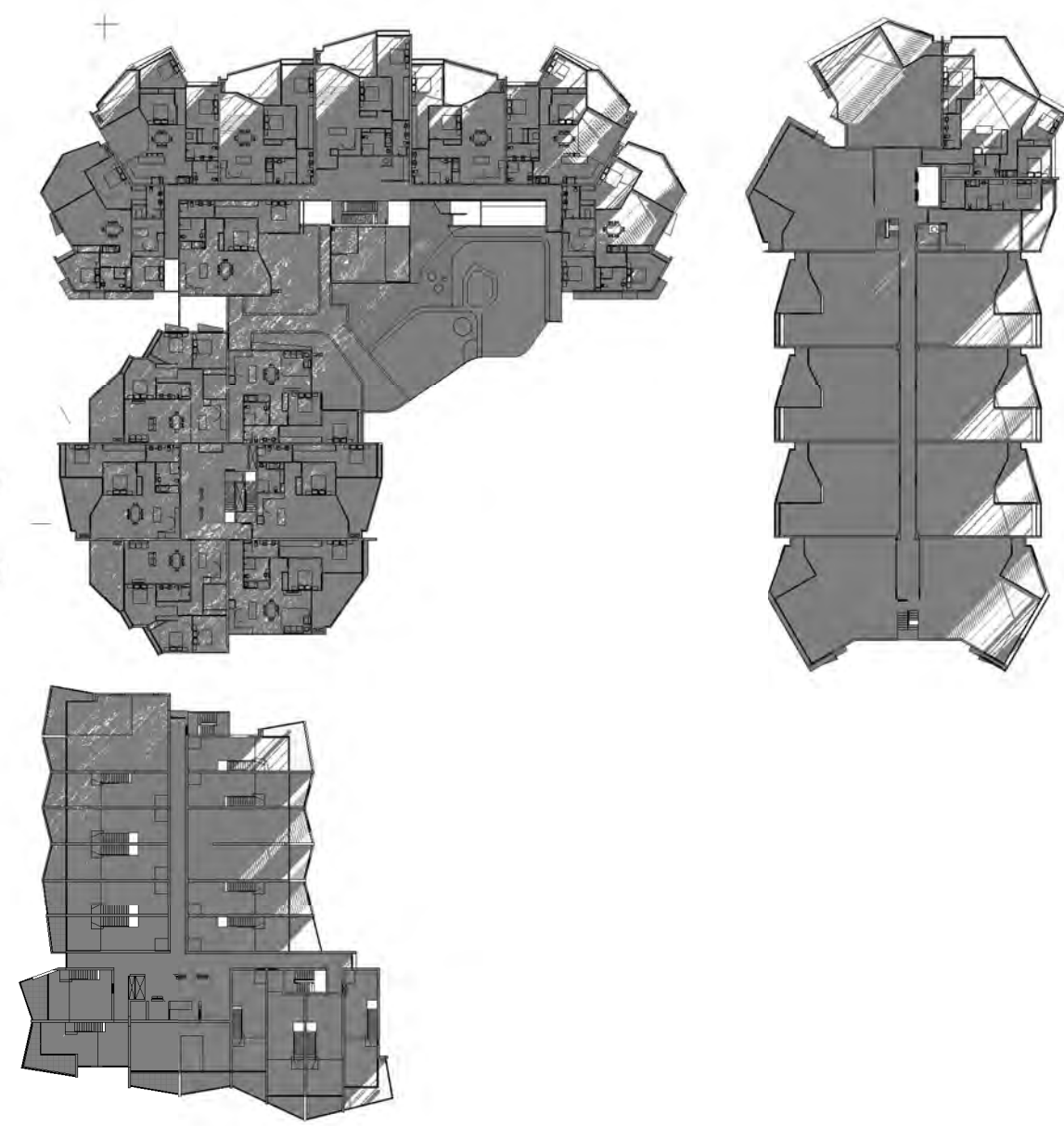
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Shadow Diagrams

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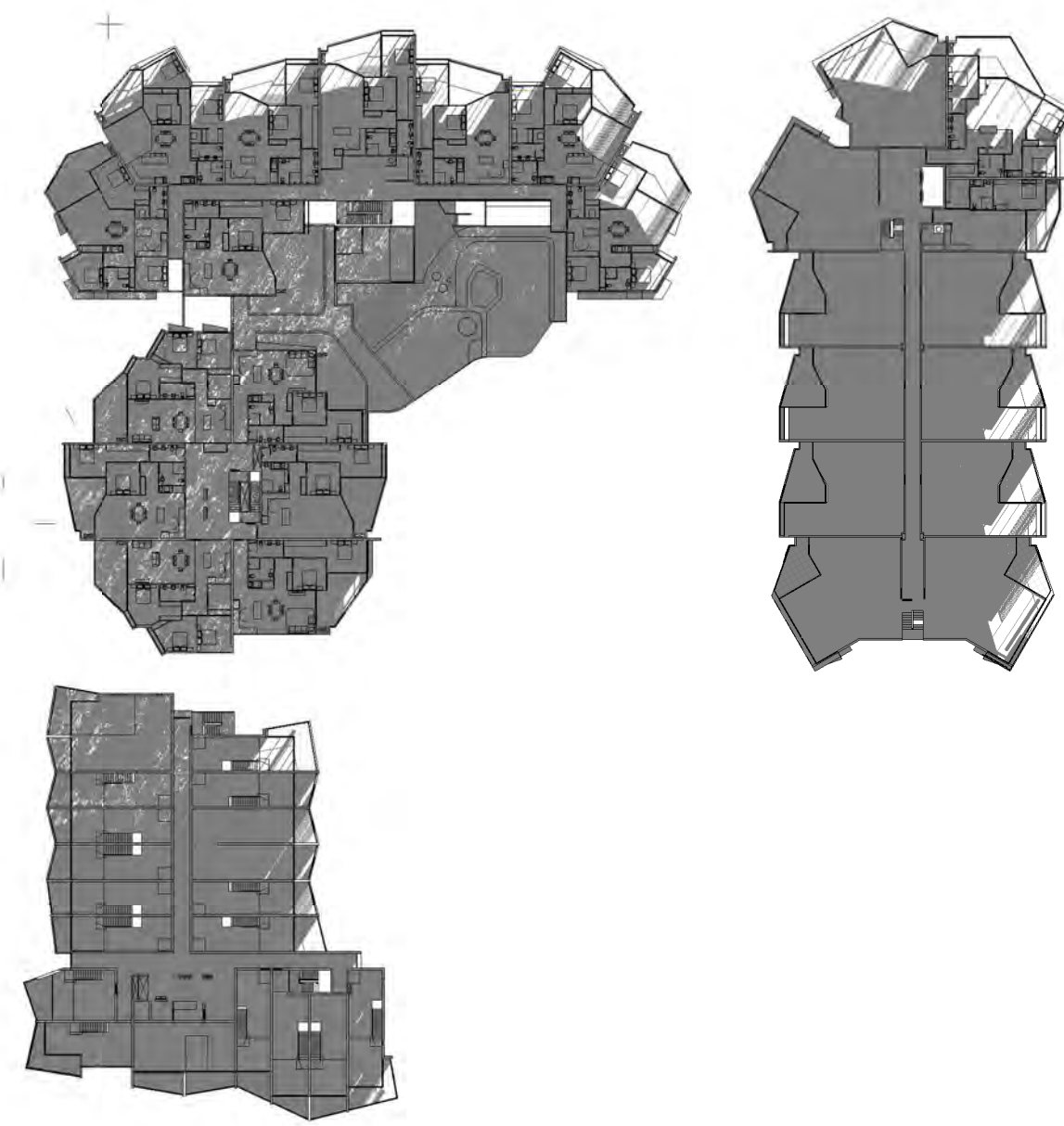


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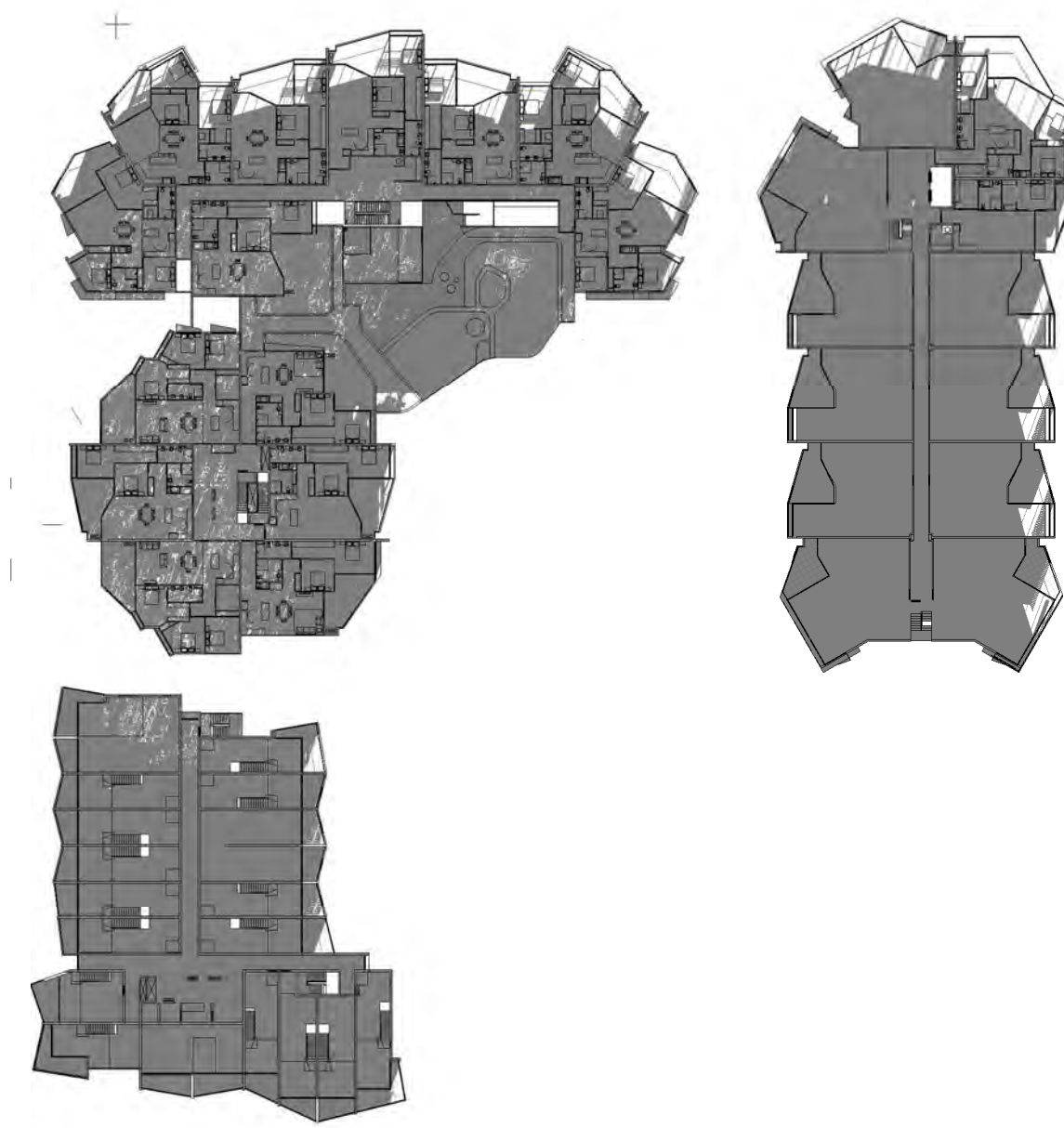
9am Winter Solstice - Level 6

Scale @ A1



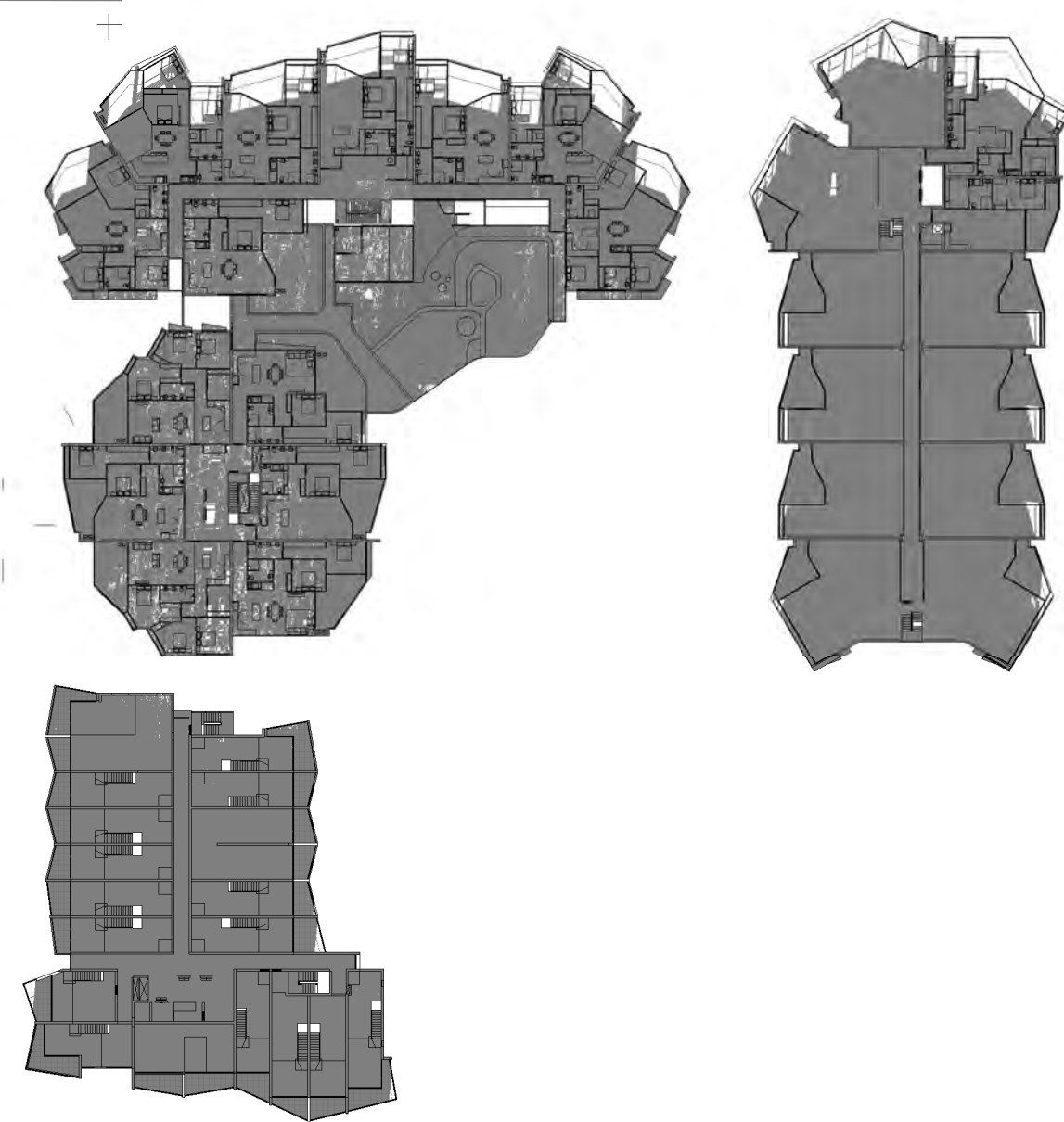
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Scale @ A1



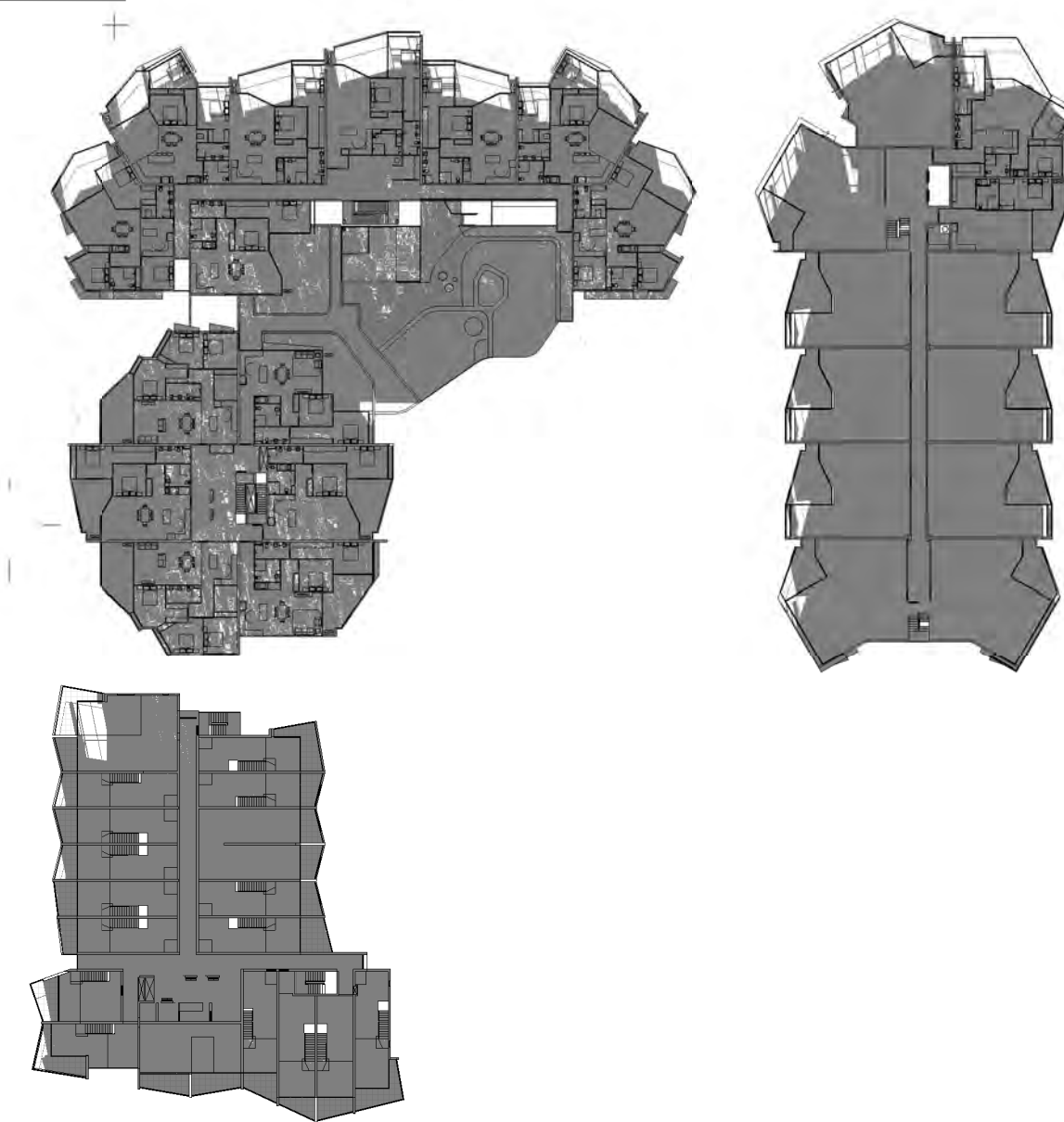
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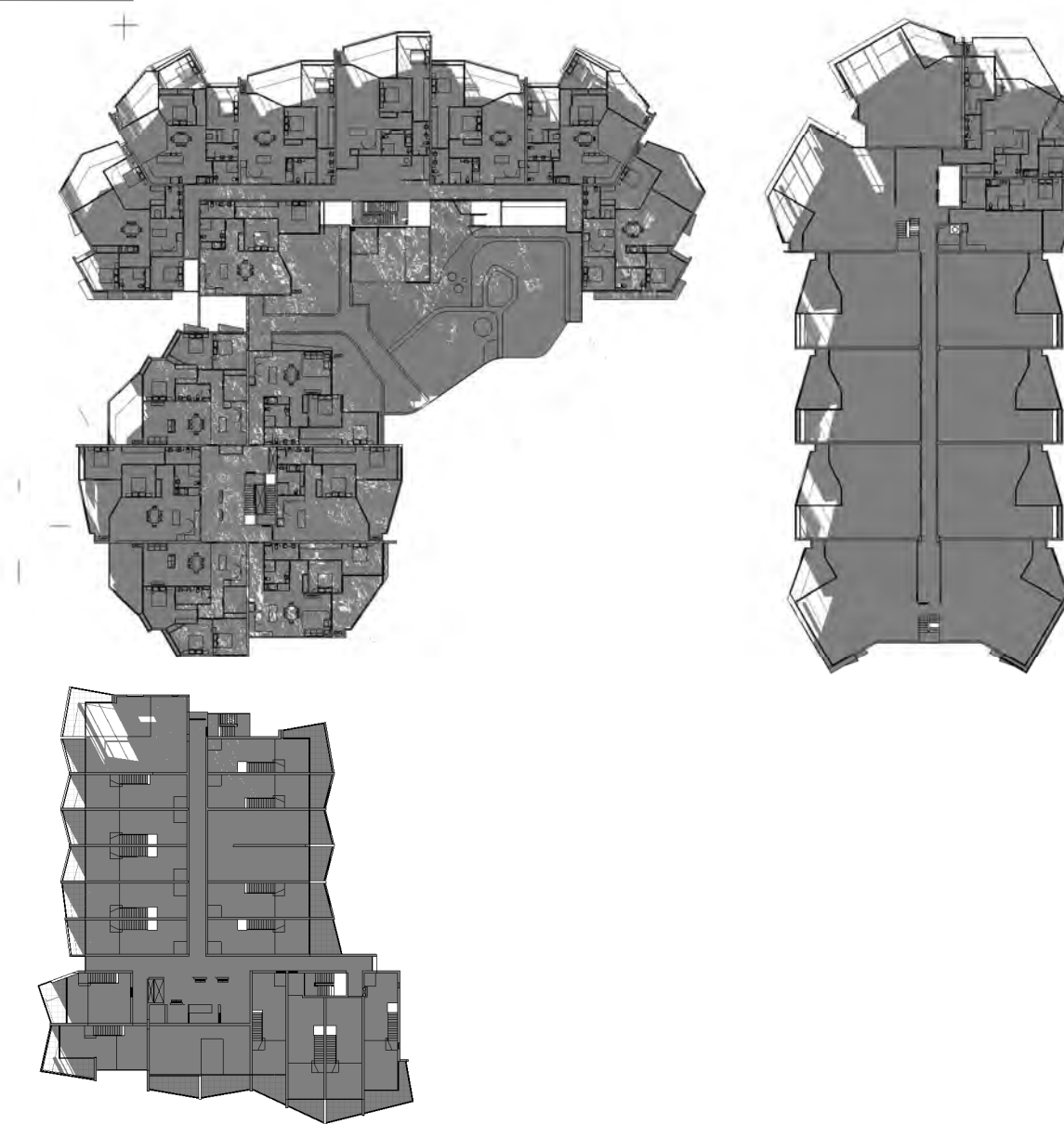
12pm Winter Solstice - Level 6

Scale @ A1



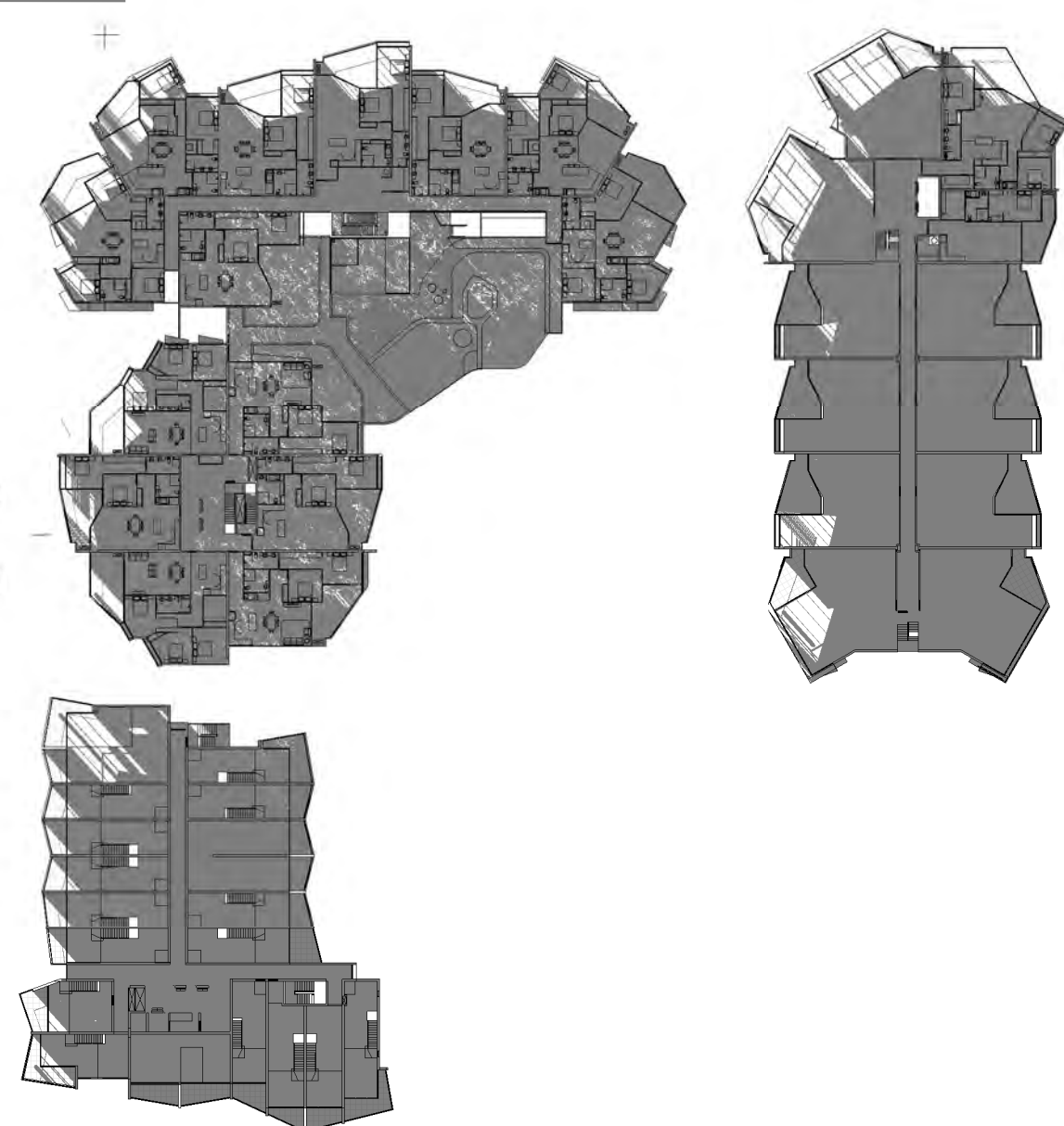
1pm Winter Solstice - Level 6

Scale @ A1



2pm Winter Solstice - Level 6

Scale @ A1



3pm Winter Solstice - Level 6

Scale @ A1

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SOLARIS

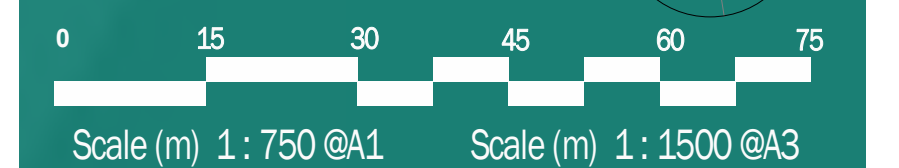
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For

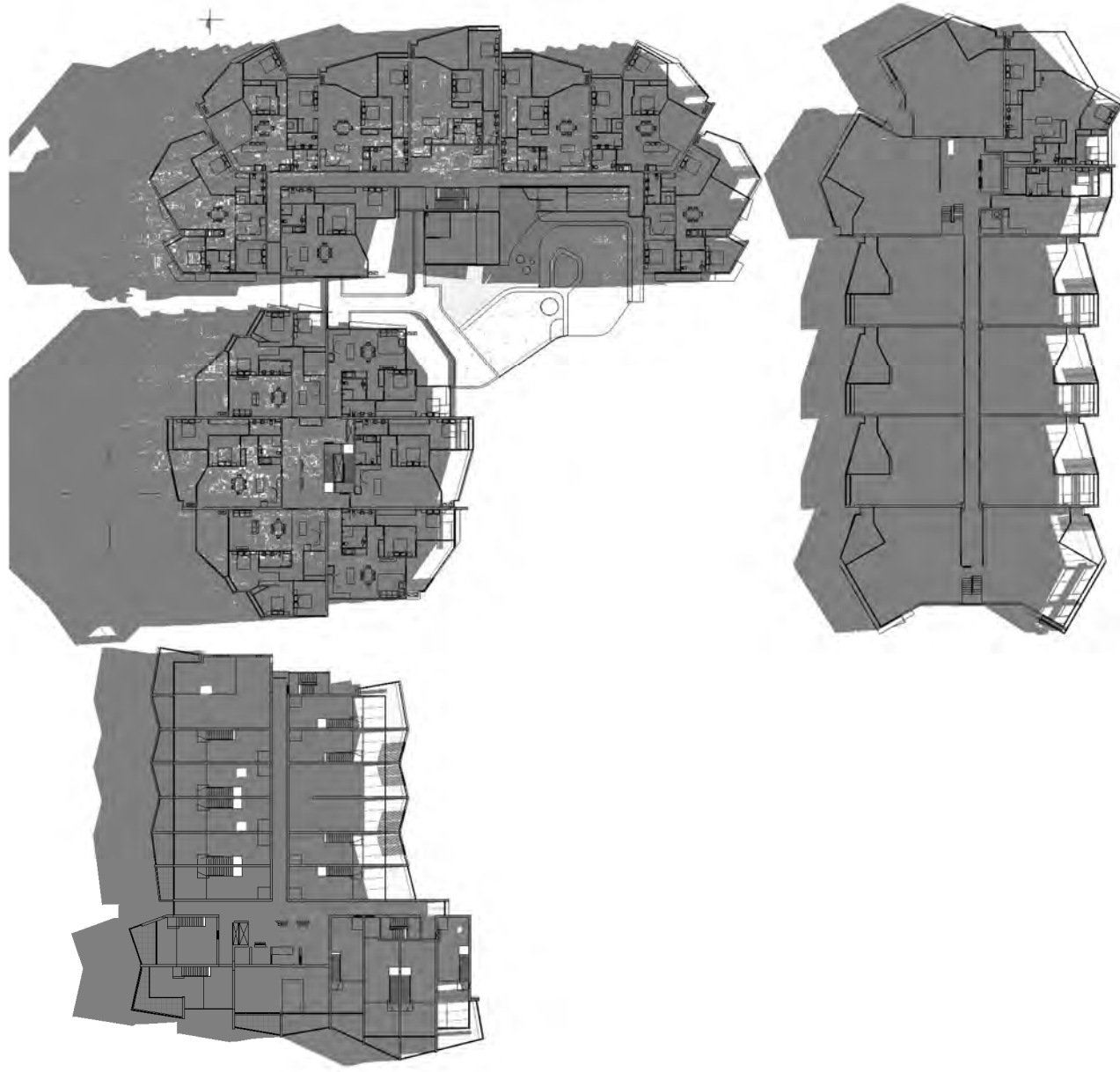
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Sun Penetration Design
Study For Sunshading

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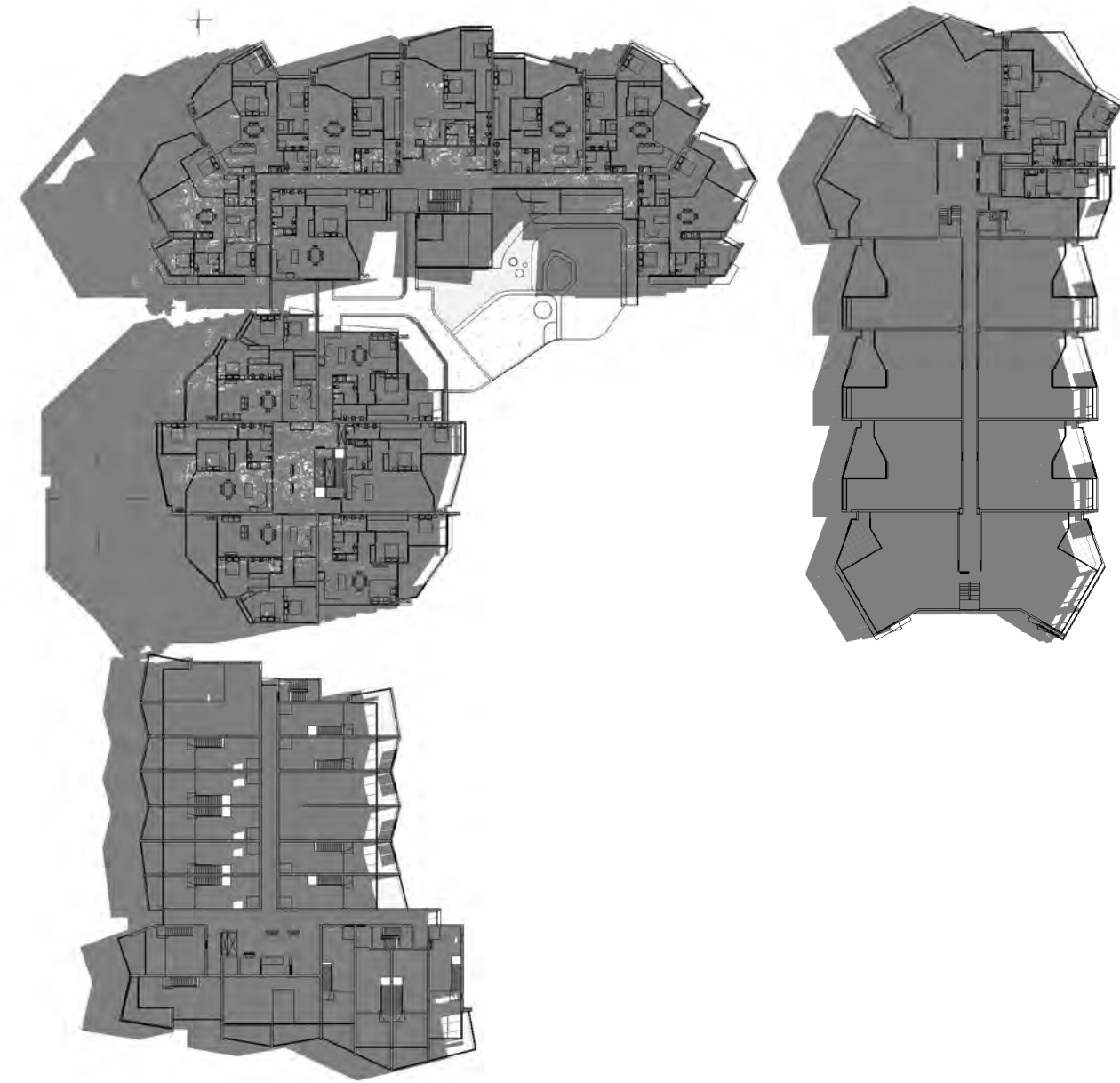


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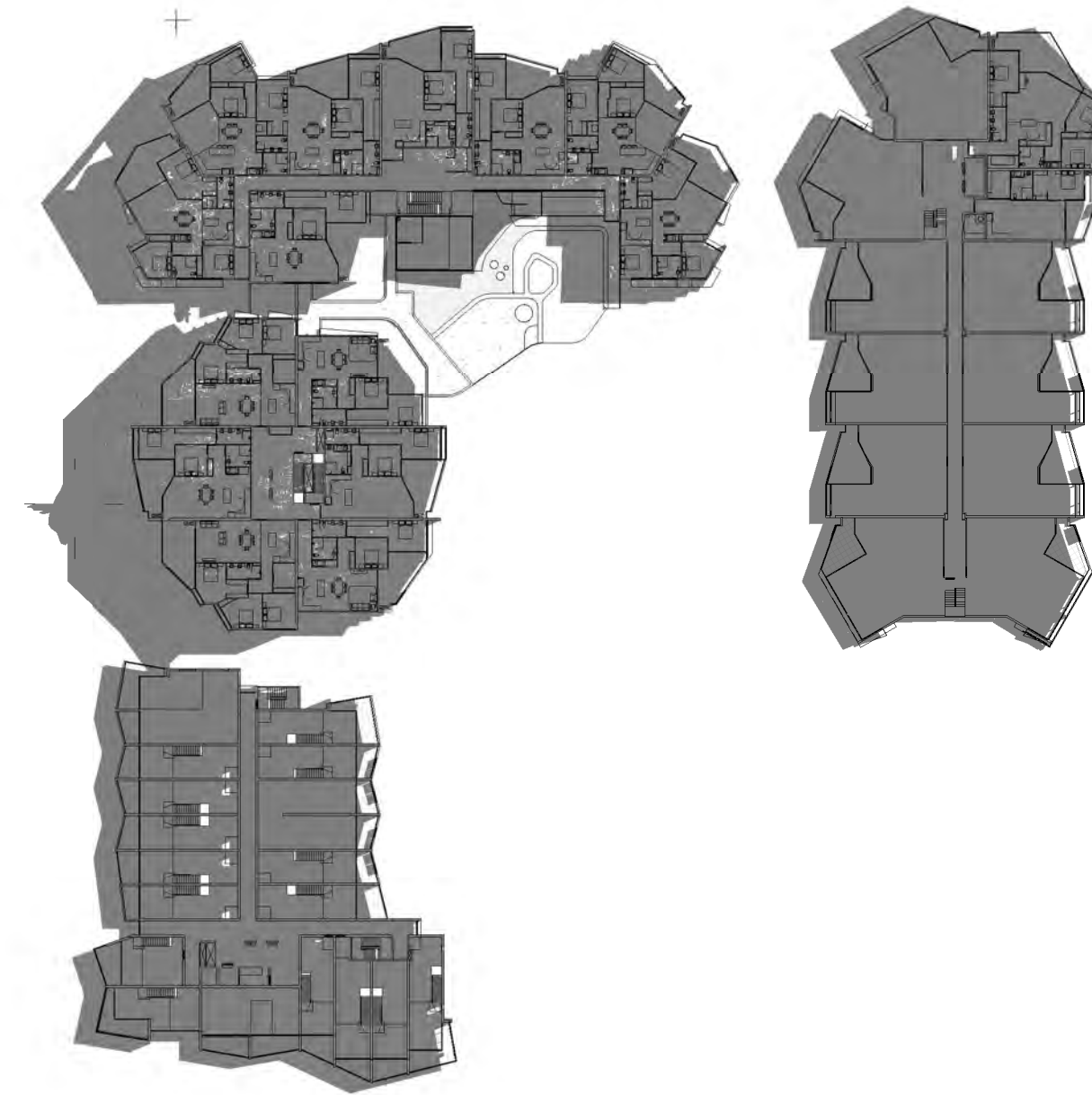
9am Summer Solstice - Level 6

Scale @ A1



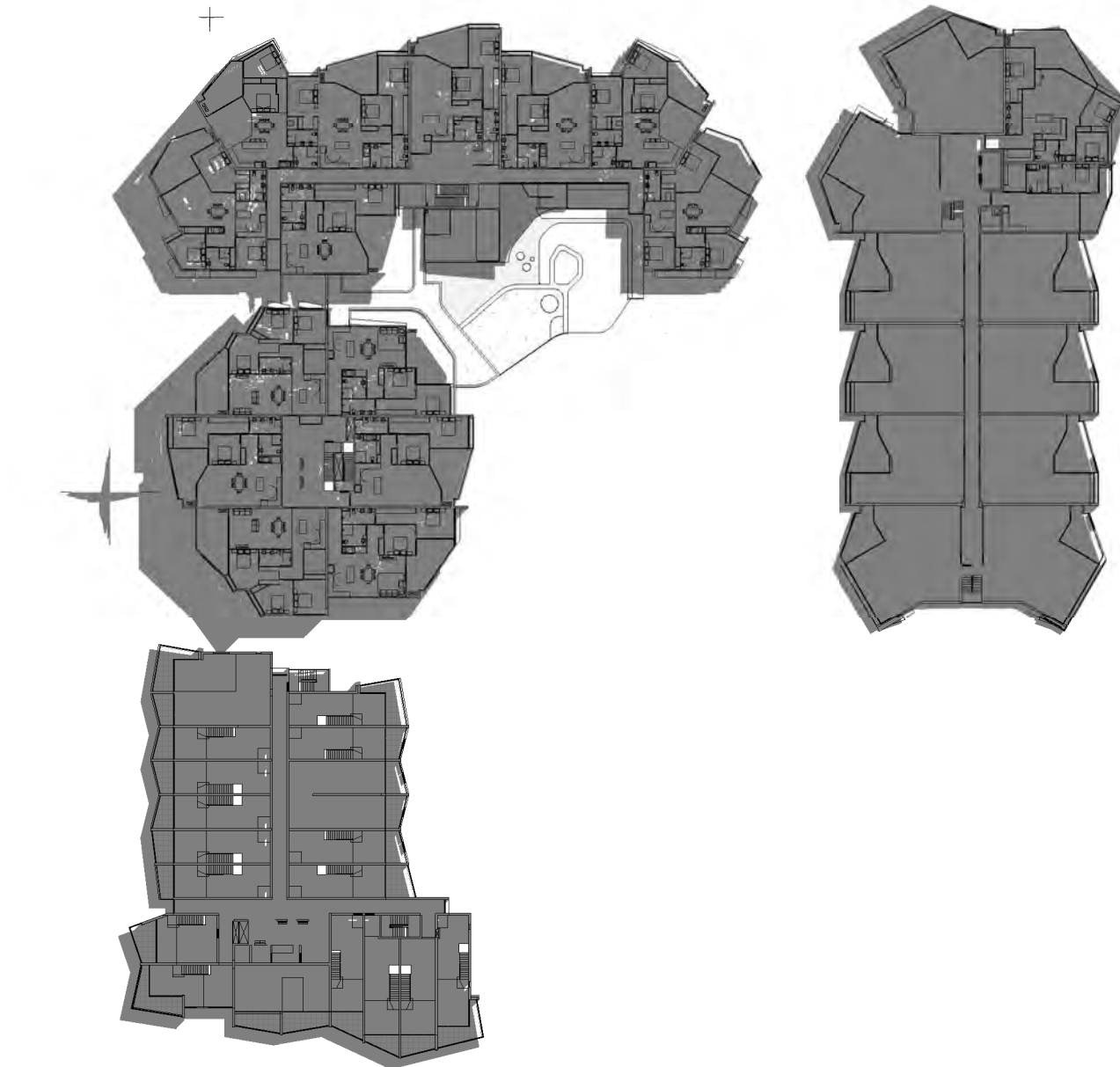
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Scale @ A1



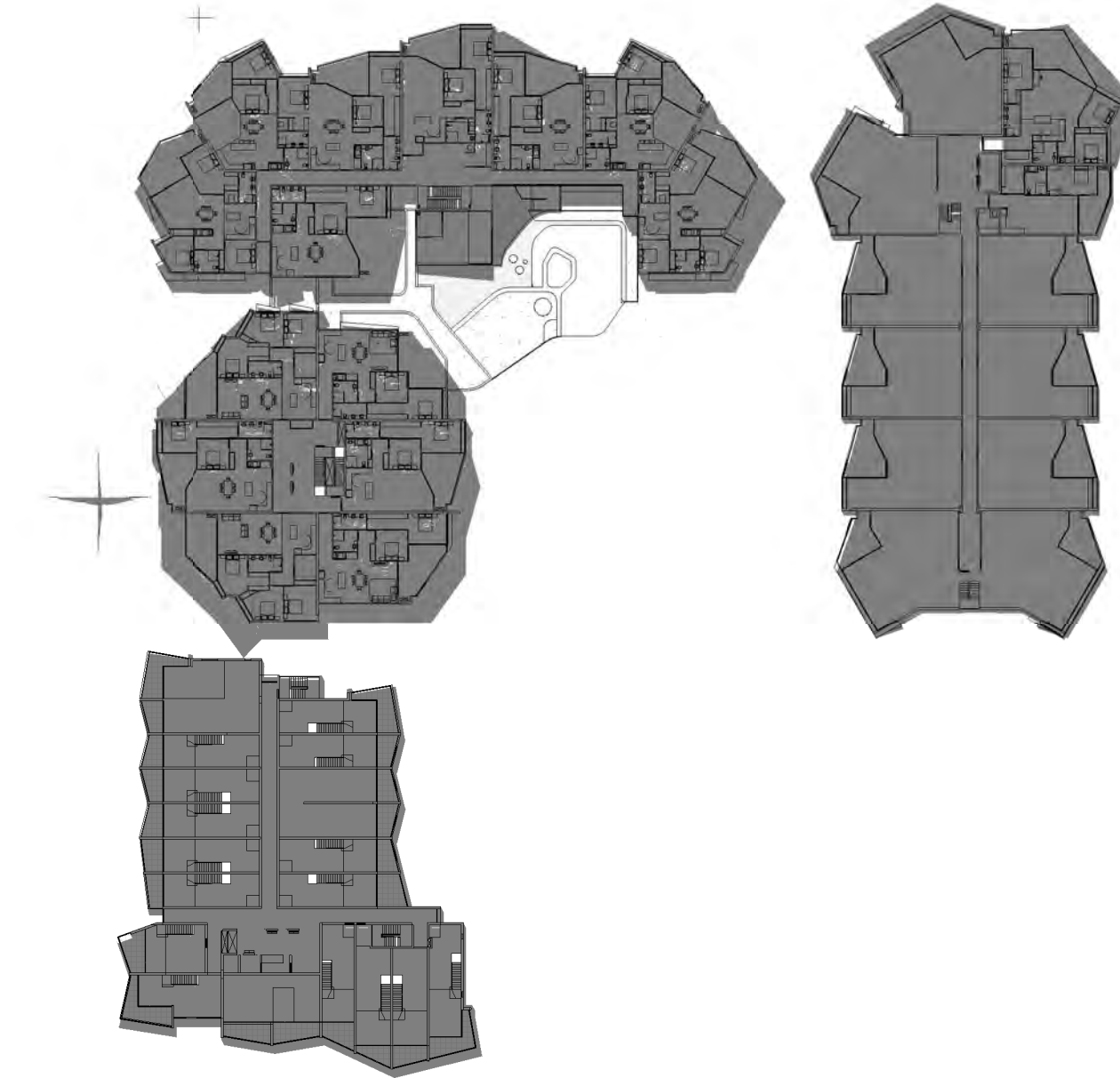
11am Summer Solstice - Level 6

Scale @ A1



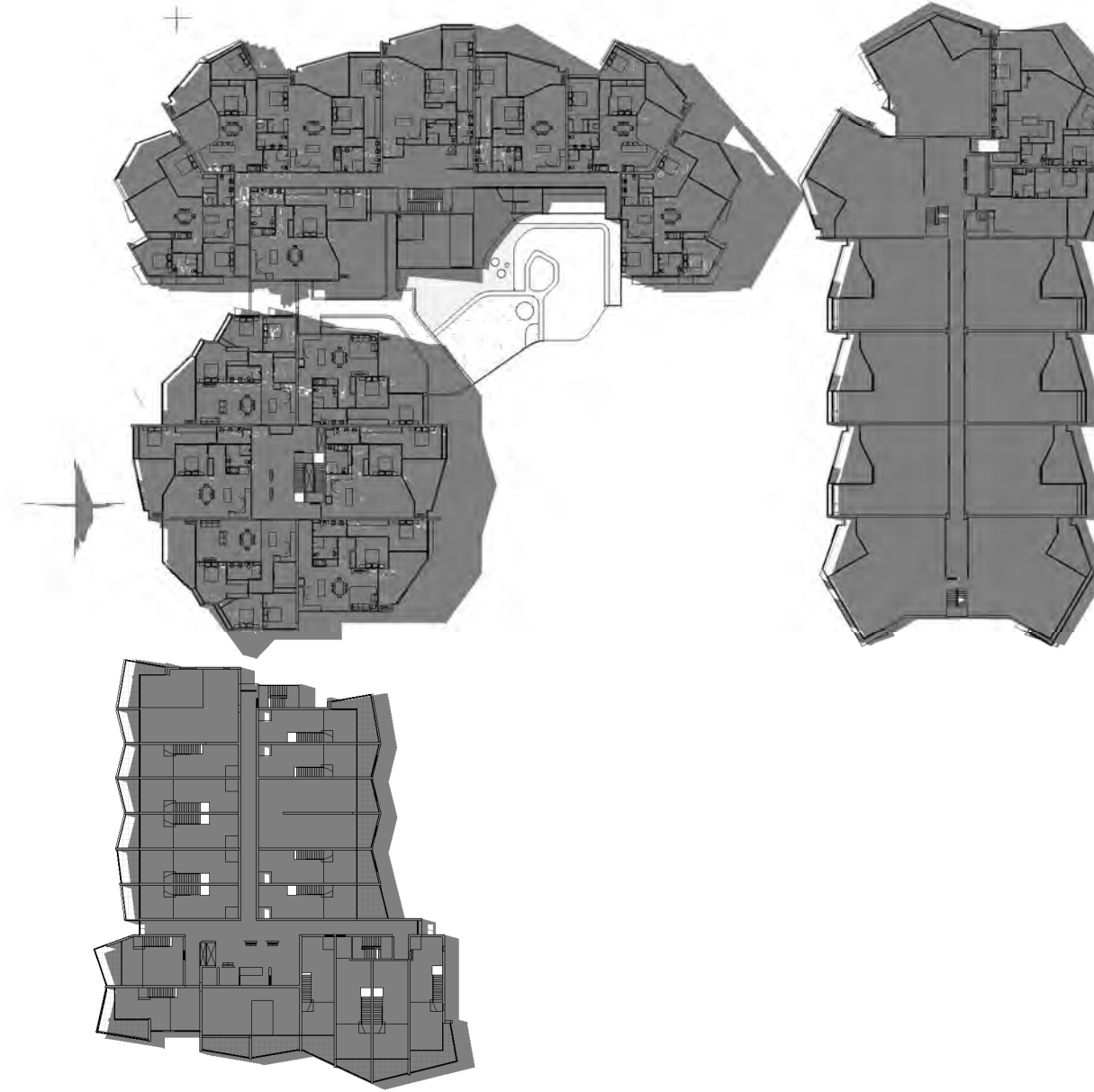
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Scale @ A1



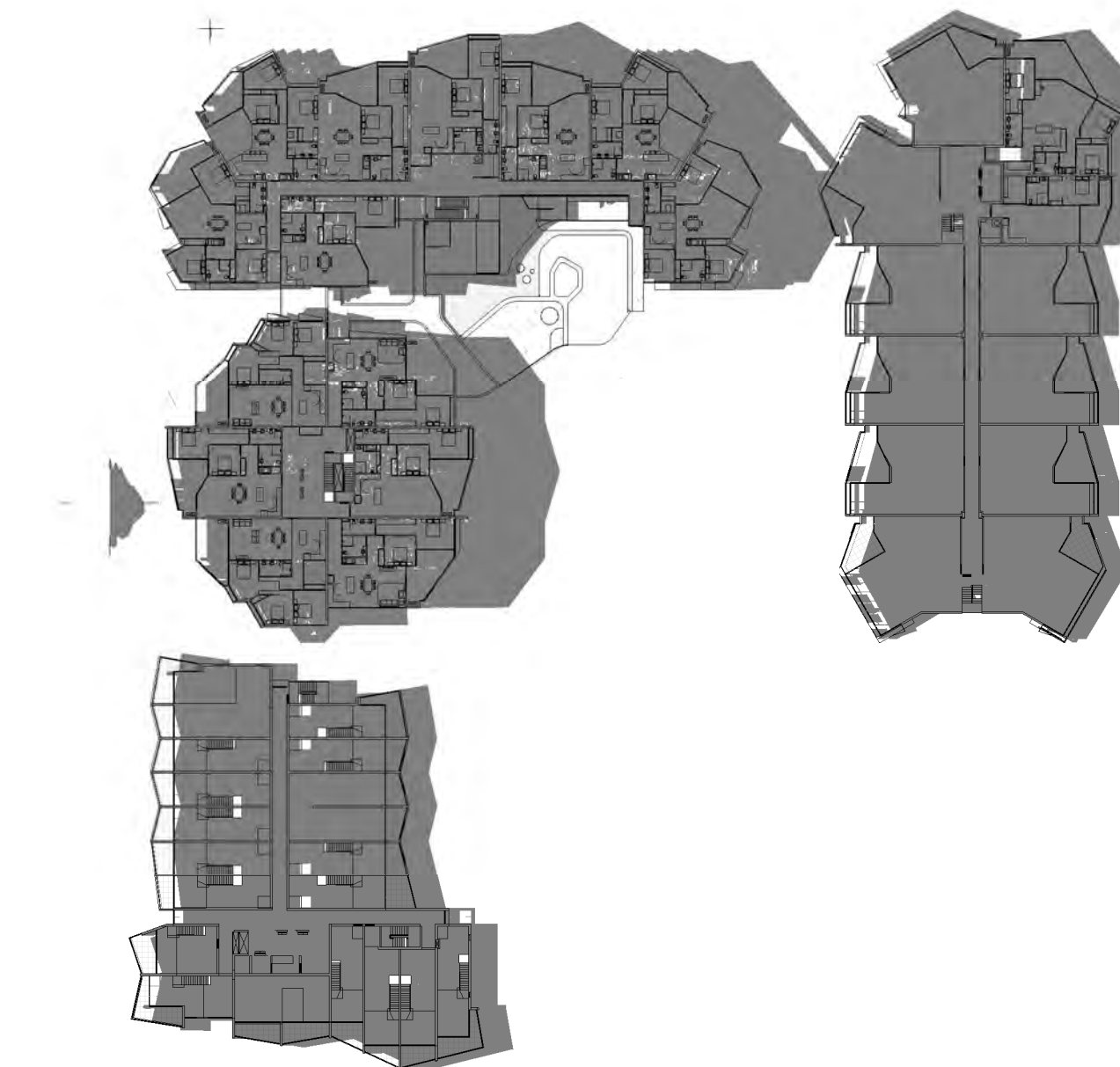
1pm Summer Solstice - Level 6

Scale @ A1



2pm Summer Solstice - Level 6

Scale @ A1



3pm Summer Solstice - Level 6

Scale @ A1

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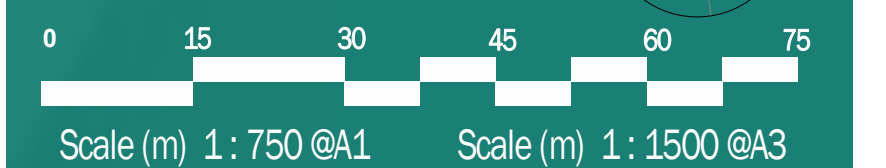
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Sun Penetration Design
Study For Sunshading

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