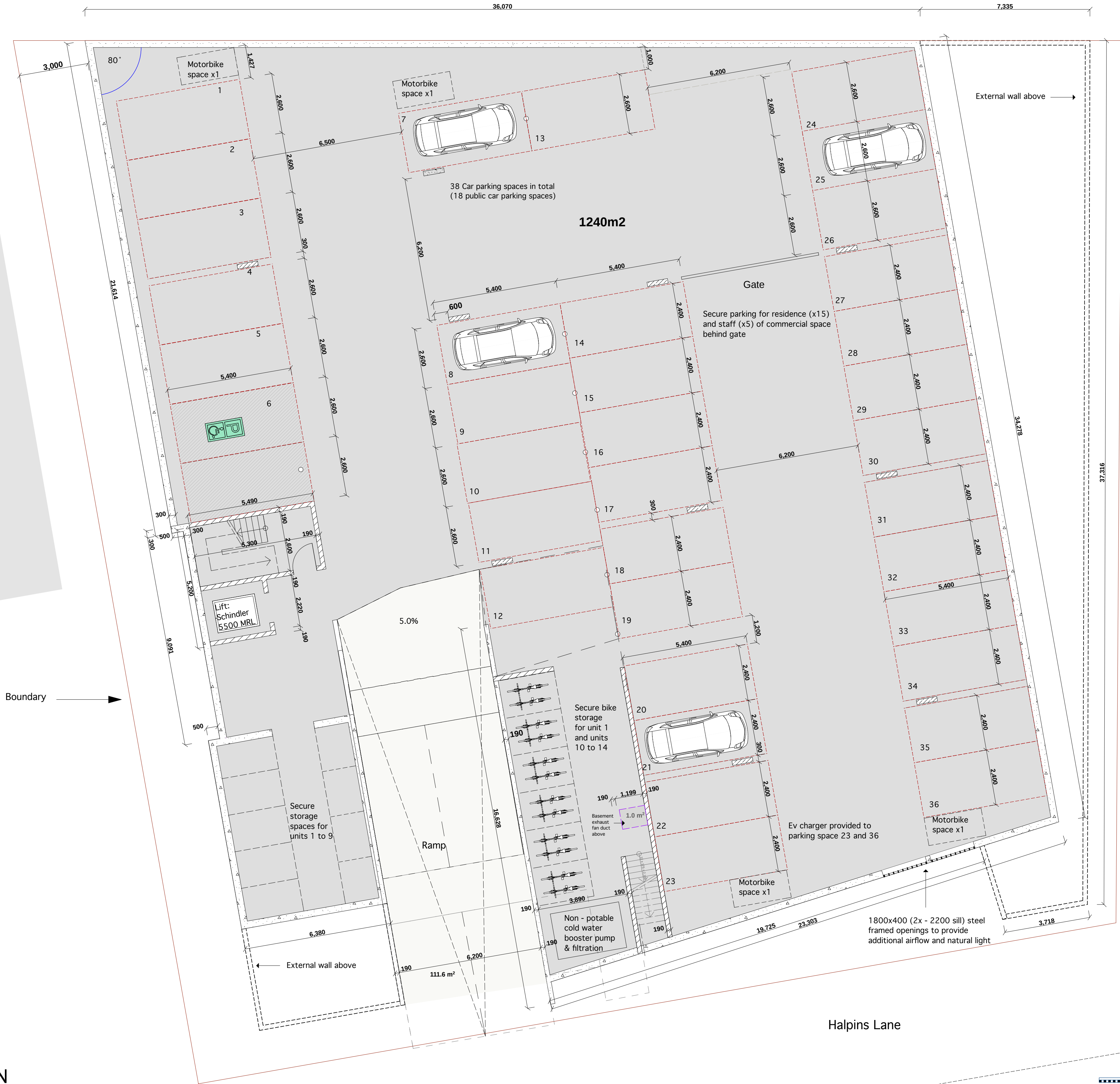
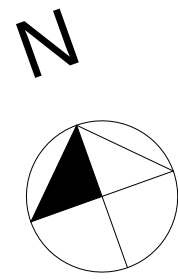




SUB - FLOOR PLAN

Amendments:
Updated: May 2018 - additional dimensions

Parking requirements:	
15 shop top houses	8 spaces
Commercial 900m2 open to public	45 spaces (Including 1 disable)
Total required:	53 spaces
Parking provided:	36 spaces on site parking
Additional parking on Hyde Street (due to closure of two driveways)	4 spaces
Shortfall:	13 spaces
Bicycle spaces (provided):	15 spaces for 2 bikes each
Extras:	4 Motorcycle spaces

IB

P

IAN BASSETT

& PARTNERS

ARCHITECTURE & PROJECT PLANNING

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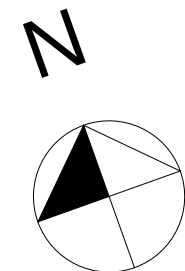


Proposed New Commercial / Residential Development
Shaul Rubinstein Unit Trust
84-90 Hyde Street, Bellingen NSW 2454

Scale 1:100 (A1)
DA Design Drawings
February 2018

Hyde Street

Kerb



0.00 = RL 20.90

EV charging station.

-0.30 = RL 20.60

-0.90 = RL 20.00

Existing 2 story building:
Bank with 1 flat @ rear
and 1 flat above.

Highest point of bank is 11.00m above kerb

Pathway

Retail area
(897m²)

0.00 = RL 20.90

Boundary

-0.05 = RL 20.85

Entrance

Office or Storage

1.15 = RL 22.05

0.00 = RL 20.90

74m² utility areas

-0.40 = RL 20.50

Substation space

Air-con compressors
for commercial area

+1.15

Main switchroom,
Solar power controls (inverters, etc)
Battery storage (if needed)
Electricity meters

Mailbox x17

Water meter
assembly

Covered pathway

Grease Trap

Void,
Ramp down to car
parking level

Ramp up to
garbage area

Workers
WC

WC 1
Female

WC 2
Unisex
disable

WC 3
Male

On site water
detention area

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Garage area
50.9 m²

Storage
(316m² incl. office and staff areas)

-0.30 = RL 20.60

1.15 = RL 22.05

0.00 = RL 20.90

-0.40 = RL 20.50

0.00 = RL 20.90

-0.30 = RL 20.60

1.15 = RL 22.05

0.00 = RL 20.90

-0.40 = RL 20.50

0.00 = RL 20.90

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1.15 = RL 22.05

0.00 = RL 20.90

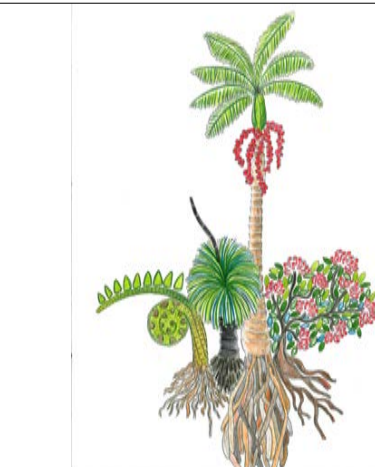
-0.40 = RL 20.50

0.00 = RL 20.90

-0.30 = RL 20.60

1.15 = RL 22.05

GROUND FLOOR PLAN



Main entrance floor mosaic showing native plants using coloured tiles to be set in concrete. Image to 'spill' into footpath. Artwork by Fiona McAulay



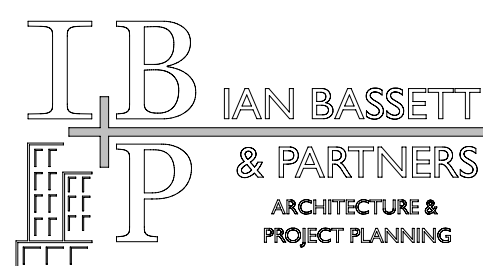
Other footpath area in front of building along Hyde Street to match newly installed (by Council)



'EO' Floor mounted Double EV Charger 2x 22kW



Perspective impression 1 - Hyde Street



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DA Design Drawings
February 2018



Certificate no.: 0002430090
Assessor Name: Joseph Laminan
Accreditation no.: VIC/BDAY/16/1742
Certificate date: 02 February 2018
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2454
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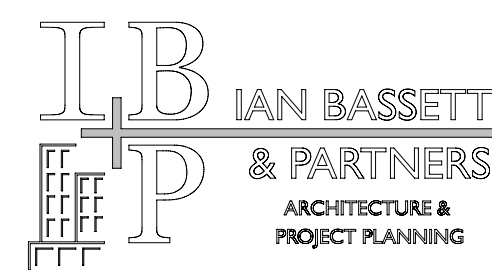


Window and external door Schedule	
First Floor: H x W	
Unit 1	
(U1W1)	600x2700 (3x900) louvre, translucent, 1500 sill
(U1D1)	2400x900 double glazed, translucent
(U1D2)	2500x3000 double glazed, slider, flyscreen
Unit 2	
(U2W1)	900x1400 double hung, flyscreen, 1000 sill
(U2D1)	2400x900 double glazed, translucent
(U2D2)	2500x3000 double glazed, slider, flyscreen
Unit 3	
(U3W1)	900x1400 louvre, translucent, flyscreen, 1000 sill
(U3D1)	2400x900 double glazed, translucent
(U3D2)	2500x3000 double glazed, slider, flyscreen
Unit 4	
(U4W1)	900x1400 double hung, flyscreen, 1000 sill
(U4D1)	2400x900 double glazed, translucent
(U4D2)	2500x3000 double glazed, slider, flyscreen
Unit 5	
(U5W1)	900x1400 louvre, translucent, flyscreen, 1000 sill
(U5D1)	2400x900 double glazed, translucent
(U5D2)	2500x3000 double glazed, slider, flyscreen
Unit 6	
(U6W1)	900x1400 double hung, flyscreen, 1000 sill
(U6D1)	2400x900 double glazed, translucent
(U6D2)	2500x3000 double glazed, slider, flyscreen
Unit 7	
(U7W1)	900x1400 louvre, translucent, flyscreen, 1000 sill
(U7D1)	2400x900 double glazed, translucent
(U7D2)	2500x3000 double glazed, slider, flyscreen
Unit 8	
(U8W1)	900x1400 double hung, flyscreen, 1000 sill
(U8D1)	2400x900 double glazed, translucent
(U8D2)	2500x3000 double glazed, slider, flyscreen
Unit 9	
(U9W1)	900x1400 louvre, translucent, flyscreen, 1000 sill
(U9D1)	2400x900 double glazed, translucent
(U9D2)	2500x3000 double glazed, slider, flyscreen
Unit 10	
(U10W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U10D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U10D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U10D3)	2400x1000 double glazed, translucent
(U10D4)	2500x3000 double glazed, slider, flyscreen
Unit 11	
(U11W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U11D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U11D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U11D3)	2400x1000 double glazed, translucent
(U11D4)	2500x3000 double glazed, slider, flyscreen
Unit 12	
(U12W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U12D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U12D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U12D3)	2400x1000 double glazed, translucent
(U12D4)	2500x3000 double glazed, slider, flyscreen
Unit 13	
(U13W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U13D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U13D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U13D3)	2400x900 double glazed, translucent
(U13D4)	2500x3000 double glazed, slider, flyscreen
Unit 14	
(U14W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U14D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U14D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U14D3)	2400x900 double glazed, translucent
(U14D4)	2500x3000 double glazed, slider, flyscreen
Unit 15	
(U15W1)	1200x1600 double glazed, slide, flyscreen, 1200 sill
(U15D1)	2100x600 double glazed, double hung, flyscreen, 300 sill
(U15D2)	1400x700 double glazed, double hung, flyscreen, 1000 sill
(U15D3)	2400x900 double glazed, translucent
(U15D4)	2500x3000 double glazed, slider, flyscreen

Site area:	1832m2
Public open space:	
Centre (elevated)	360m2
East, West, South (ground)	206m2
Total:	566m2 (30.9%)

Site area:	1832m2
Public open space:	
Centre (elevated)	360m2
East, West, South (ground)	206m2
Total:	566m2 (30.9%)

Wall construction:
 External:
 Concrete blockwork with brick veneer to the North (plus 3m to East and West).
 90mm stud wall fixed to internal face with R2.0 insulation.
 Internal between units:
 140mm concrete blockwork with 70mm stud wall to each side with sound insulation.



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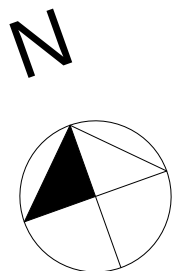
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February 2018

Drawing 3/8



Certificate no.: 0002430090
Assessor Name: Joseph Lorrman
Accreditation no.: VIC/BDVA/16/174
Certificate date: 02 February 2018
Dwelling Address:
84-90 Hyde Street
BELLINGEN, NSW
2454





Note:

- Livable Housing Design Compliance:
3 out of 15 units (20%) comply with 'Gold Level' guidelines and
12 out of 15 units (80%) comply with 'Silver Level' guidelines.
Design (Provisional) Stage details:
- Unit 1:
1 Bedroom - 56.9m² internal area plus 17.2m² private open space.
Storage and bike spaces provide in Sub-Floor area.
Unit complies with 'Livable Housing Design Guidelines' - Silver Level
- Units 2,4,6,8:
2 Bedroom plus study - 103.1m² internal area plus 25.6m² private open space.
Storage provided in Sub-Floor area.
Unit complies with 'Livable Housing Design Guidelines' - Silver Level
- Units 3,5,7,9:
2 Bedroom - 90.5m² internal area plus 24m² private open space.
Storage provide in Sub-Floor area.
Unit complies with 'Livable Housing Design Guidelines' - Silver Level
- Units 10,11,12:
3 Bedroom plus study - 127.1m² internal area plus 29m² private open space.
Bike spaces provided in Sub-Floor area.
Unit complies with 'Livable Housing Design Guidelines' - Gold Level
- Units 13,14:
3 Bedroom plus study - 117.0m² internal area plus 28.5 private open space.
Bike spaces provided in Sub-Floor area.
Unit complies with 'Livable Housing Design Guidelines' - Silver Level
- Units 15:
3 Bedroom plus study - 105.4m² internal area plus 30.3 private open space.
Unit complies with 'Livable Housing Design Guidelines' - Silver Level

Assessment by: Guido Eberding - LHA Design Guideline Assessor
Registration number 20072

Amendments:

SECOND FLOOR PLAN



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February 2018



Window and external door Schedule
Roof: H x W

U2W4 352x3600 (4x900) louvre, toned, electric

U2S1 665 x 970 Velux VCS 2234 openable Skylight double glazed, electric with blackout blinds

665 x 970 Velux VCS 2234 openable Skylight
double glazed, electric with blackout blinds

352x3600 (4x900) louvre, toned, electric

665 x 970 Velux VCS 2234 openable Skylight

665 x 970 Velux VCS 2234 openable Skylight
double glazed, electric with blackout blinds

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665 x 970 Velux VCS 2234 openable Skylight
double glazed, electric with blackout blinds

U34S1 665 x 970 Velux VCS 2234 openable Skylight double glazed, electric with blackout blinds

665 x 970 Velux VCS 2234 openable Skylight
double glazed, electric with blackout blinds



Solar power provided:
approx. 80 - 100 kWh capacity
(all 15 residential units will be power neutral, excess power will be available for the common areas and commercial space)

A 3D architectural rendering of a modern, two-story residential building. The building features a central entrance with a glass door and a small white van parked in front. The facade is light-colored with large windows and a flat roof. The sky is blue with some clouds, and the ground is a mix of green grass and brown earth.

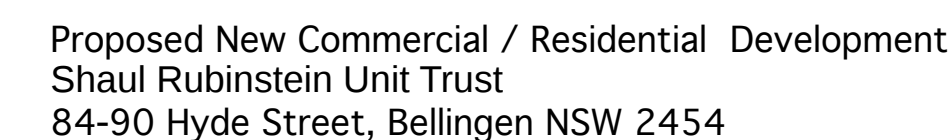
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+ P & PARTNERS

**ARCHITECTURE &
PROJECT PLANNING**

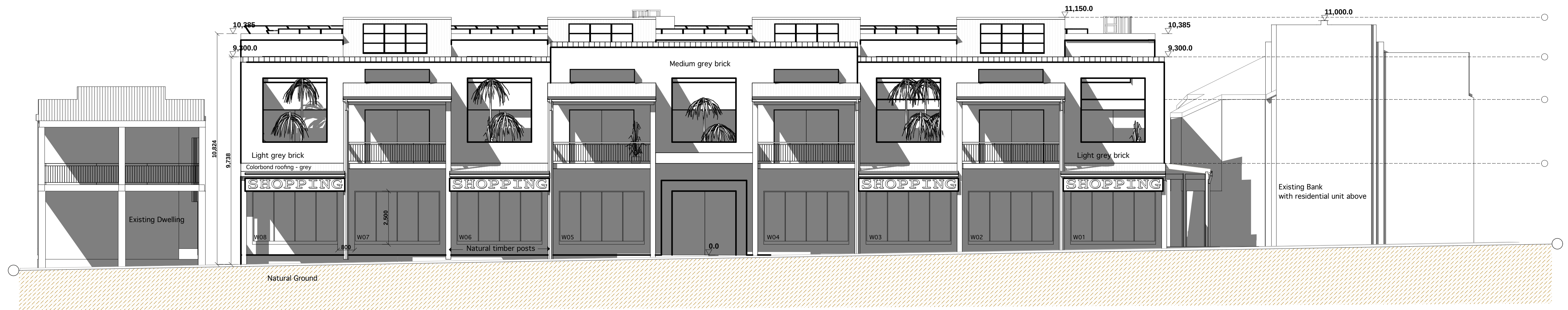
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Drawing 5/8



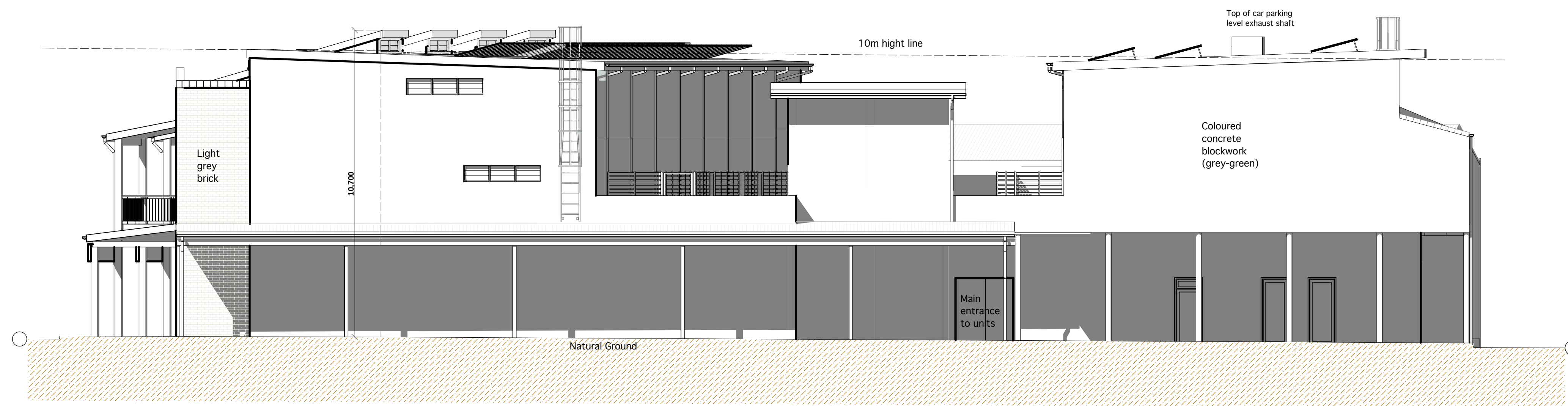
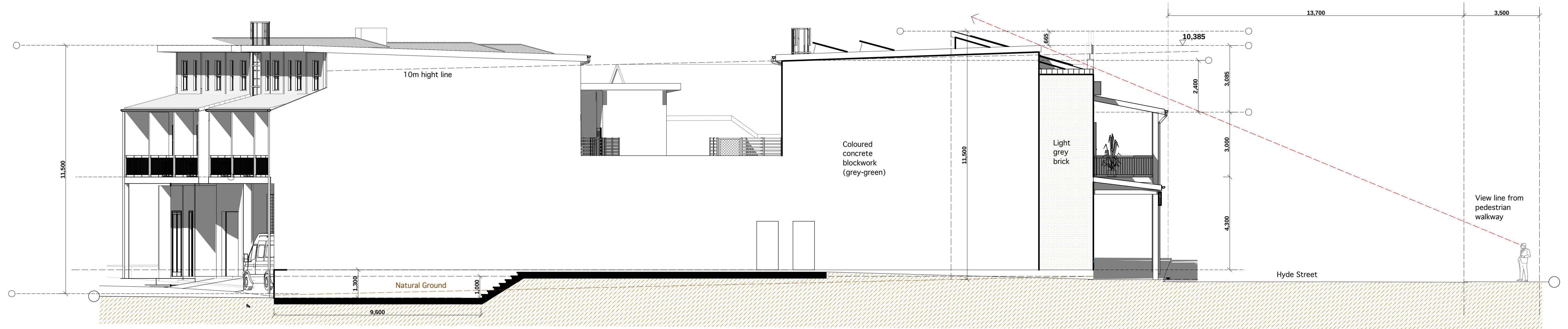
NORTH ELEVATION

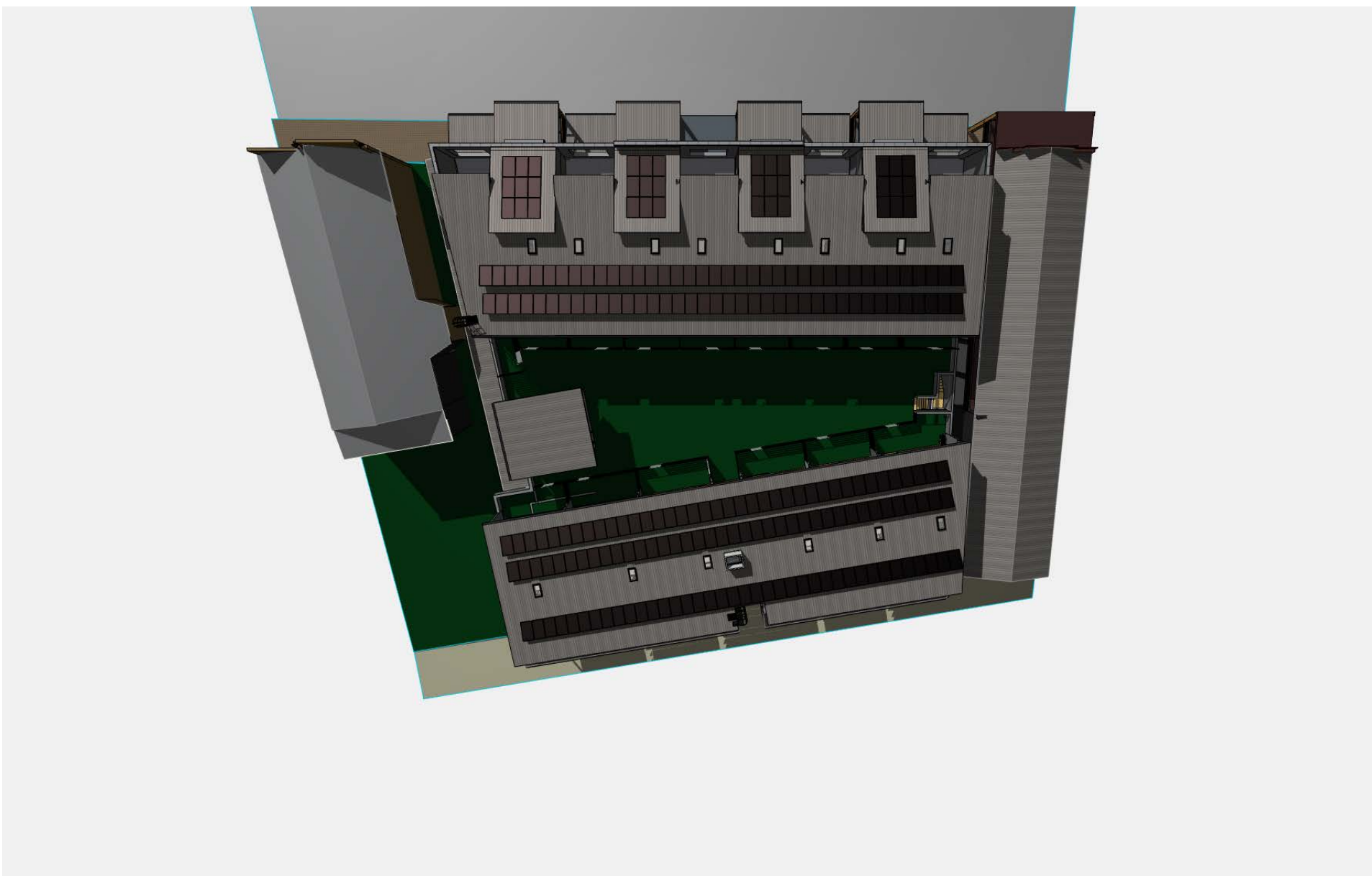
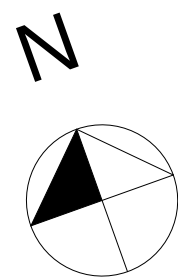


SOUTH ELEVATION

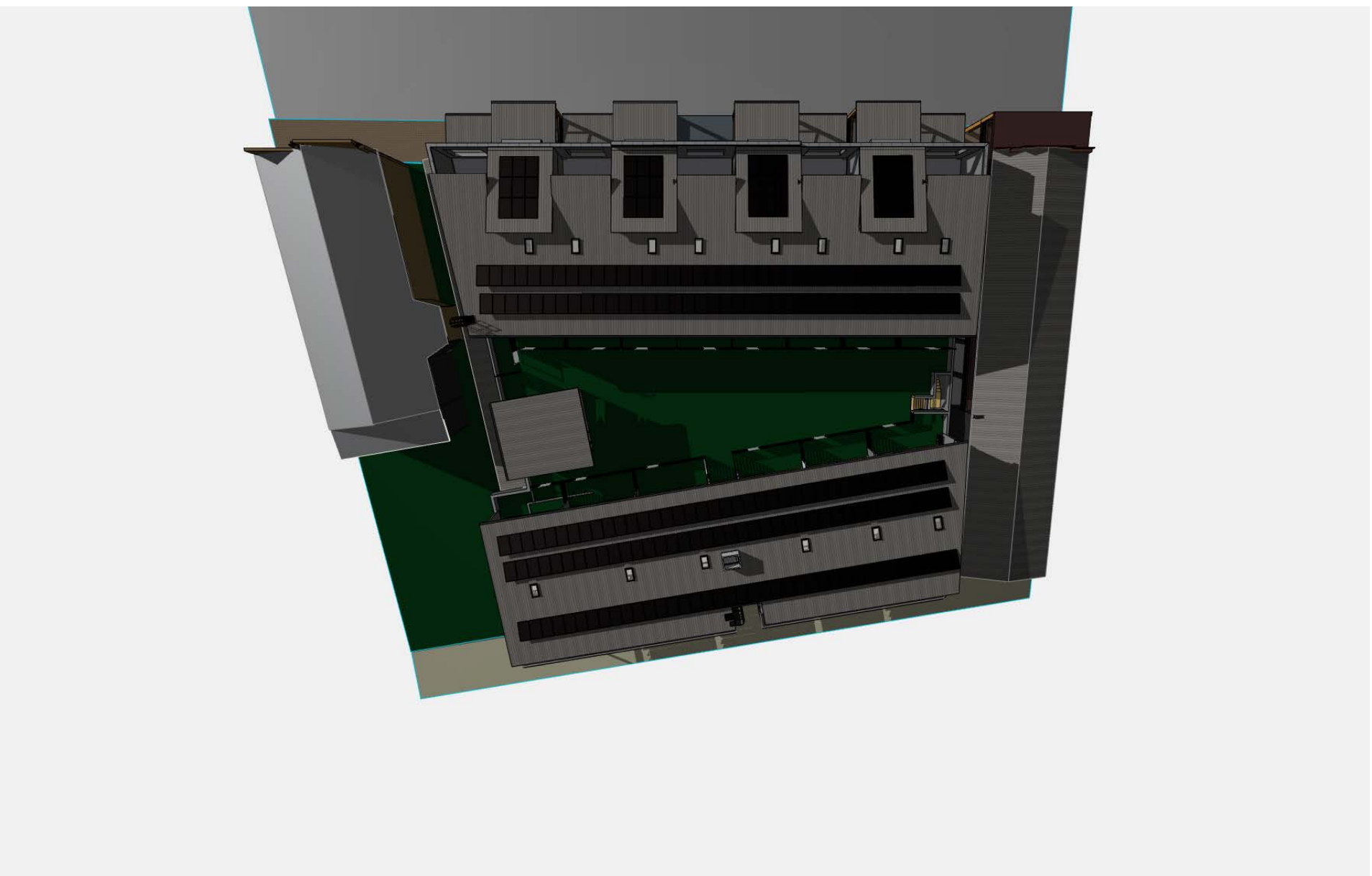


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[illegible]



Shadow Diagram - Common open space June 21, 12.30pm



Shadow Diagram - Common open space June 21, 2.30pm



East Elevation of dwelling to the west of proposed development

Ground Floor:
Eastern wall northern end,
3 office windows (approx.. size: 2x 1.8w x1.8h + 1x 1.2w x 1.8h)
2 rear flat windows (approx.. size: 1x 1.8w x1.5h + 1x 1.2w x 1.8h)

Upper floor:
5 windows facing East (approx.. size: 2x 1.8w x1.6h + 3x 1.2w x 1.6h)
1 window facing North (approx.. 1.4w x1.6h)
1 window facing South (approx.. 1.4w x1.6h)

Proposed are only two windows with a sill hight of 1500mm (2.7w x 0.6h) on the western wall of the new development (both in Unit 1) facing toward the eastern wall of the dwelling shown in photo to assist with the maintenance of privacy.



Shadow Diagram - Southern Units, North Elevation June 21, 11.00 am



Shadow Diagram - Southern Units, North Elevation June 21, 2.00 pm



Shadow Diagram - Northern Units, North Elevation June 21, 2.00 pm

Shadow Diagrams

Additional Informations:
Shadow diagrams
Information regarding possible privacy issues

IBP

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PROJECT PLANNING

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Kampmann Fiedler Fabianski Architects
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Proposed New Commercial / Residential Development
Shaul Rubinstein Unit Trust
84-90 Hyde Street, Bellingen NSW 2454

Scale 1:100 (A1)
DA Design Drawings
November 2018

Drawing 9