



MIDCOAST
council
Modified Development
Consent No:
MOD2021/0018
Approval Date: 02 August
2021
Officer Name:
Bruce Moore

Drawing List				Drawing List			
Sheet Number	Sheet Name	Rev	Issue Date	Sheet Number	Sheet Name	Rev	Issue Date
01	Cover Sheet	4	10.05.2021	30	Level 6 Floor Plan	6	10.05.2021
02	Perspective Views	3	10.05.2021	31	Level 7 Floor Plan	6	10.05.2021
03	Perspective Views	3	10.05.2021	32	Level 8 & 9 Floor Plan	6	10.05.2021
04	Perspective Views	3	10.05.2021	33	Level 10 Floor Plan	3	23.12.2020
05	Perspective Views	3	10.05.2021	34	Roof Plan	3	10.05.2021
06	Perspective Views	3	10.05.2021	40	Typical Unit Plans - Stage 2 & 3	5	10.05.2021
07	Perspective Views	2	10.05.2021	40a	Typical Unit Plans - Stage 2 & 3 Mirrored	2	10.05.2021
07a	Perspective Views	2	10.05.2021	40b	Typical Unit Plans - Stage 1 Only	1	23.12.2020
08	Design Intent	2	23.12.2020	40c	Typical Unit Plans - Stage 1 Only, Mirrored	1	23.12.2020
09	Development Statistics	5	10.05.2021	41	Typical Unit Plans	2	23.12.2020
10	Location Plan	2	23.12.2020	42	Typical Unit Plans	2	23.12.2020
11	Site Context Diagram	2	23.12.2020	43	Typical Unit Plans		
12	ESD Strategies	3	10.05.2021	44	Penthouse Unit Plans - Stage 1	1	23.12.2020
13	Shadow Diagrams	3	23.12.2020	45	Penthouse Unit Plans - Stage 1	1	23.12.2020
13a	Shadow Diagrams			50	Elevations	5	10.05.2021
13b	Shadow Diagrams			51	Elevations	4	23.12.2020
13c	Shadow Diagrams			52	Elevations	5	10.05.2021
13d	Shadow Diagrams			53	Elevations	4	10.05.2021
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14	Sun Penetration Design Study For Sunshading	3	23.12.2020	70	Materials & Finishes	2	23.12.2020
15	Sun Penetration Design Study For Sunshading	2	23.12.2020	71	Materials & Finishes	3	10.05.2021
16	Communal Open Space Diagrams	3	10.05.2021	72	Materials & Finishes	3	10.05.2021
17	Waste Management Plan	3	10.05.2021	82	Survey Plan	2	23.12.2020
18	Staging Plan	4	10.05.2021				
21	Site Plan	3	10.05.2021				
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28	Level 4 Floor Plan	7	10.05.2021				
29	Level 5 Floor Plan	6	10.05.2021				

April 2021				BSA Reference: 12359				
Building Sustainability Assessments				Ph: (02) 4962 3439				
enquiries@buildingsustainability.net.au				www.buildingsustainability.net.au				
Important Note								
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.								
If different construction elements are applied then the Assessor Certificate is no longer valid.								
Thermal Performance Specifications (does not apply to garage)								
External Wall Construction				Added Insulation				
Lightweight				R2.0				
190mm Concrete + Plasterboard				R1.0				
Internal Wall Construction				Added Insulation				
Plasterboard on studs (internal to units)				none				
Plasterboard on studs (party walls)				R2.0				
Plasterboard on studs (adjacent to lobbies/corridors)				R2.0				
190mm Concrete (party walls)				none				
250mm Concrete (to liftwells and stairwells)				R1.0				
Ceiling Construction				Added Insulation				
Plasterboard				R3.5 to ceilings adjacent to metal roof				
Plasterboard				R1.4 to ceilings adjacent to concrete above				
Roof Construction				Added Insulation				
Metal				Foil + R1.0 blanket				
Concrete				none				
Floor Construction				Covering				
Concrete				As drawn				
Concrete (adjacent to carpark or open below)				As drawn				
Windows				Glass and frame type		U Value	SHGC	Detail
Performance glazing with the values				5.40	0.49	All units except level 10		
Performance glazing with the values				2.23	0.39	Units B1001, B1002, C1001, C1002		
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.								
External Window Shading (eaves, verandahs, pergolas, awnings etc)								
All shade elements modelled as drawn								
Ceiling Penetrations (downlights, exhaust fans, flues etc)								
No adjustment has been made for losses to insulation arising from ceiling penetrations.								

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Cnr Lake, West & Middle Street

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Cover Sheet

5490.01 [4]

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Usage & Area Schedule



Uses		Areas			GFA m ²	
		Council Brief		Provided		
Council		Common Building Facilities/ Community Centre	Total m ²	875.6	965	
		Library	Total m ²	1712	1791	
		Visitor Centre	Total m ²	350	355	
		Sub total GFA m ²		2937.6	3110.222	
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 @ 77.4m ²	5	5	0	387
		2 Bed Units 2A.1 x 24 @ 107m ²	25	25	20	2676
		3 Bed Units 3A.1 x 12 @ 126.3m ² 3A.2 x 5 @ 124.6m ² 3B.1 x 6 @ 131.7m ²	23	23	23	2929
		3 Bed Penthouse Units 1 x @ 367.3m ² 1 x @ 368.8m ²	2	2	2	736
		4 Bed Penthouse Units 1 x @ 440m ²	1	1	1	440
		Total no. Stage 1 Units	56	56	46	
		Corridors/ Lobbies (enclosed)				447
		Ground Amenities				6
		Ground & Level 1 Residential Office				215
		Ground Staff Bike Enclosure & PWD Shower				75
		Ground Restaurant/ Cafés				265
		Level 1 Commercial Space				559
		Stage 1 Sub total GFA m ²				8735
	Stage 2	2 Bed Units 2A.1 x 19 @ 107m ² 2A.2 x 9 @ 109.8m ²	28	28	24	3021
		3 Bed Units 3C.1 x 15 @ 123.7m ² 3D.1 x 14 @ 125.4	29	29	29	3611
		4 Bed Penthouse Units 1 x @ 456.3m ²	1	1	1	456
		5 Bed Penthouse Units 1 x @ 499.9m ²	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 m ²					10583	
Stage 3		2 Bed Units 2A.1 x 5@ 107m ² 2A.2 x 5@ 109.8m ² 2A.3 x 9@ 112.6m ²	19	9	2	2097
		3 Bed Units 3B.2 x 10@ 124.6m ²	10	10	0	1869
	3 Bed Penthouse Units 2 x @ 318.4m ²	2	2	2	437	
	Total no. Stage 3 Units	31	21	4		
	Total no. Units (Stages1,2,3)	146				
	Corridors/ Lobbies (enclosed)				304	
	Ground/ Level 3 / 4 Cinema not approved				1809	
	Stage 3 Sub total GFA m ²				6516	

Developer	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.1 x 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) Not Approved			386
		Ground Retail			193
		Ground/ Basement 1 / 2 Night Club Not Approved			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 5 Sub total GFA m²			8682
		Total GFA m²			37626

	Site Area:	12153
	Total GFA:	37626
	Plot Ratio:	3.096

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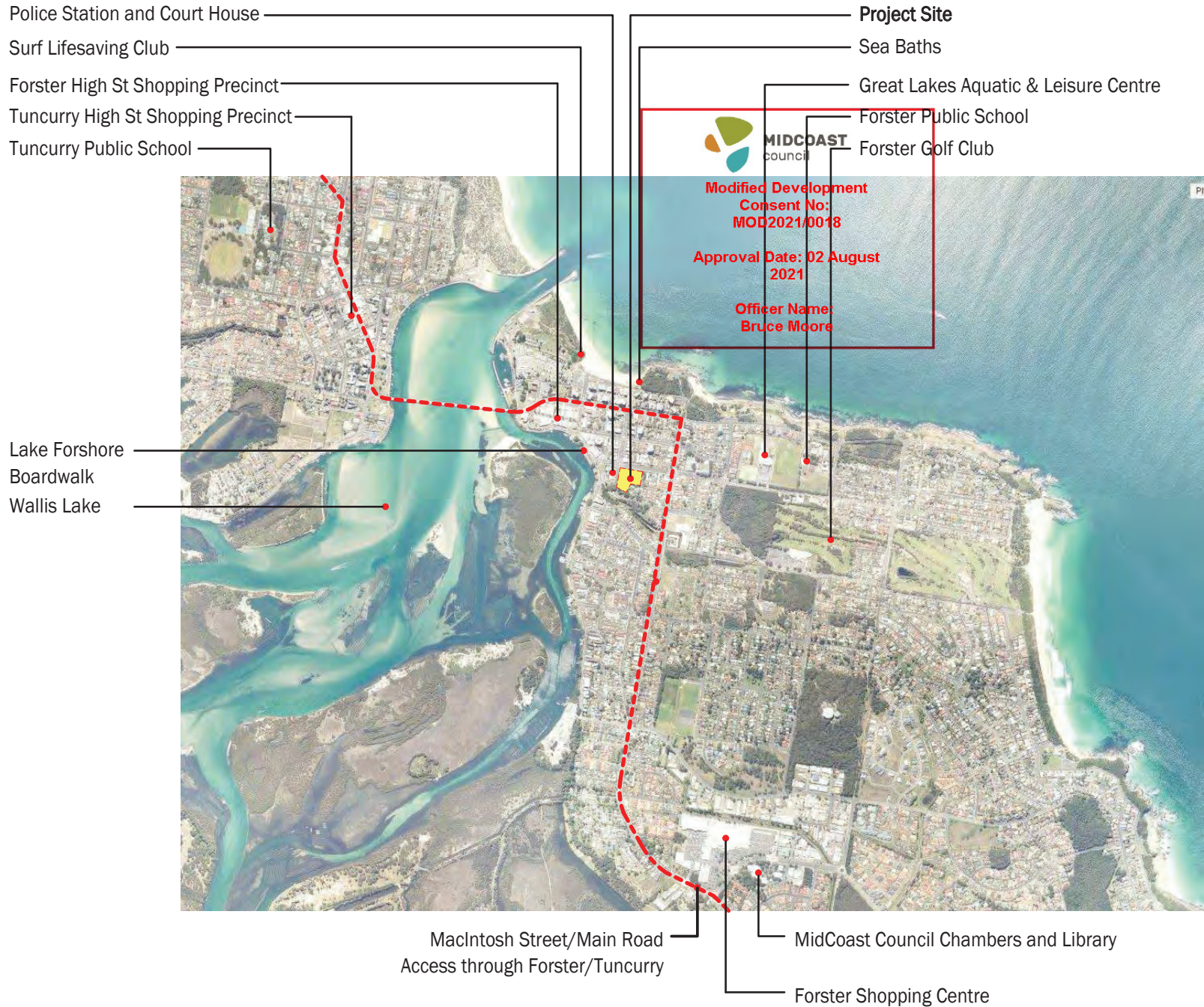
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Cnr Lake, West & Middle Street

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Development Statistics

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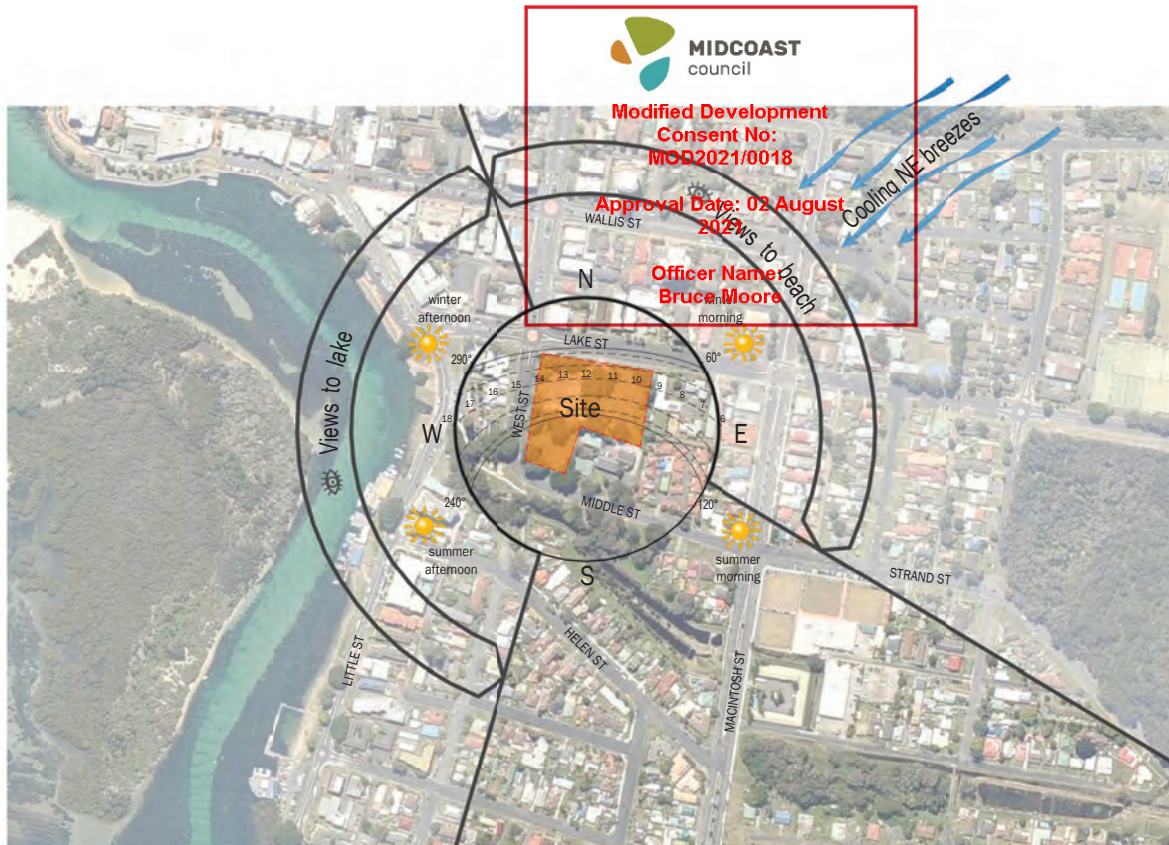
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Location Plan

5490.10 [1]



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Site Context Diagram

5490.11 [1]



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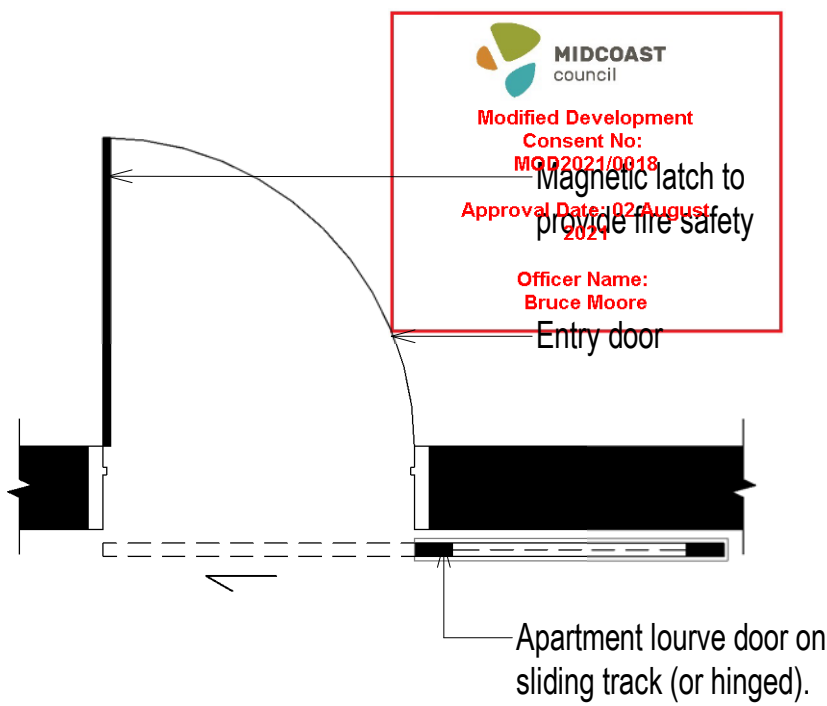
Ecologically Sustainable Design (ESD)

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:



Unit Entry Breezeway

Sliding screens facing the East and West aspect



Sliding Screens

- | Water | Materials | Emissions/ Transport | Energy | Indoor environment quality | Initiatives |
|--|--|--|--|--|--|
| <ul style="list-style-type: none">① Rainwater harvesting and re-use in units and landscape② Swimming pool/ spa water efficiency achieved by efficient filtrations system, and backwash treatment & re-use③ Reduced potable occupant amenity water consumption by efficient fixtures and fittings④ Vegetation uses native drought tolerant species where appropriate | <ul style="list-style-type: none">⑥ The use of recycled timber to promote conservation values⑦ Locally sourced materials to reduce emissions (low embodied energy materials)⑧ Selection of high durability materials⑨ VOC emissions will be reduced through the use of natural fibre carpets and low VOC paints for occupied spaces | <ul style="list-style-type: none">⑩ Pedestrian links to bus stations, ocean boulevard and lake boardwalk⑪ Cycling paths linked to urban surrounds⑫ Secure bicycle parking and end of trip facility to encourage active travel options⑬ Naturally ventilated podium carpark & trellis wall | <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 sun⑯ Thermal comfort will be achieved by inclusion of ceiling fans within apartments⑰ Energy efficient appliances | <ul style="list-style-type: none">⑱ Dwelling ceiling fans promote ventilation⑲ Louvers to bedrooms increase cross ventilation⑳ Breezeway entry doors and natural ventilation to lobby corridors㉑ Dwelling design inclusive of private external spaces with appropriate solar access and shade to improve health and wellbeing㉒ Large translucent skylights with sunshades to public plaza to maximise natural light whilst reducing direct solar heat gain | <ul style="list-style-type: none">㉓ Waste management plan㉔ Domestic sub-metering for water, electricity and gas㉕ Open landscaped areas for active recreation and exercise㉖ Shaded seating areas activates outdoor usage for pedestrians㉗ Residential swimming pool㉘ Open yoga lawn terrace for informal seating and gathering㉙ Roof top planters to reduce solar heat gain㉚ Roof top gardens for residential use to promote an active community㉛ Street shade trees & median planting to soften pedestrian walkways㉜ Co-location of community services, supermarket, restaurants in an integrated mixed use development |



ESD Diagram - Sectional Perspective

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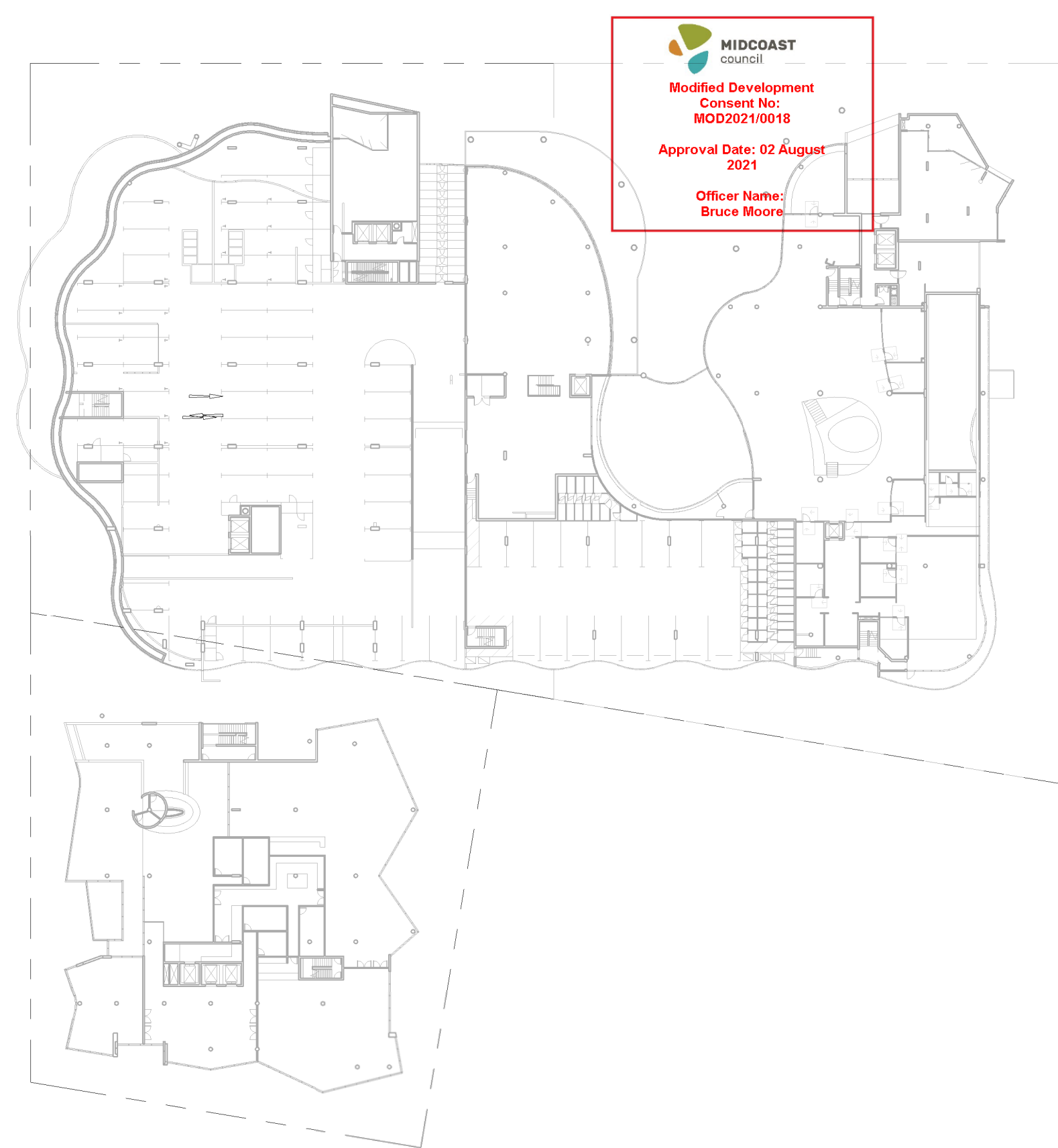
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ESD Strategies

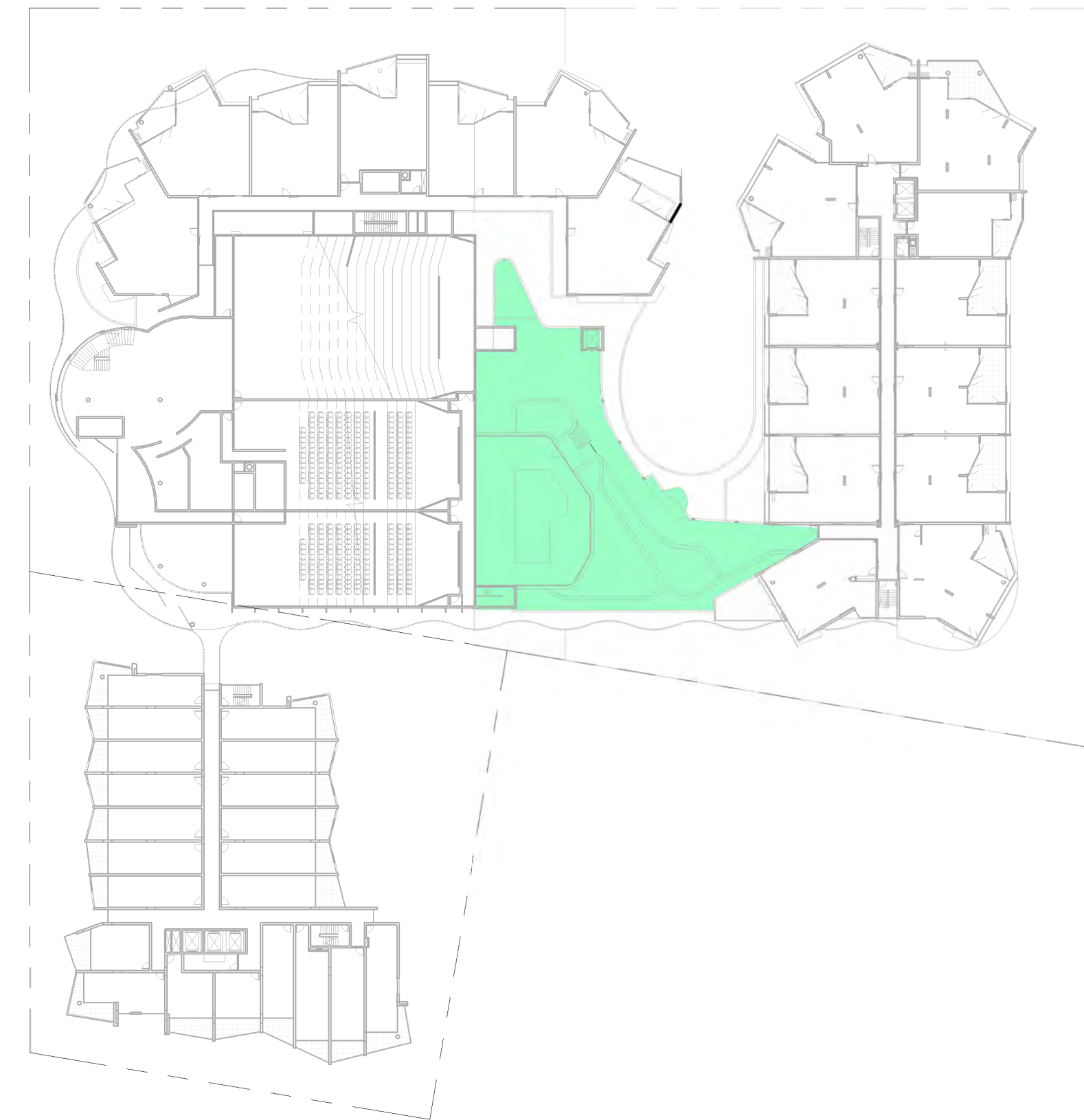
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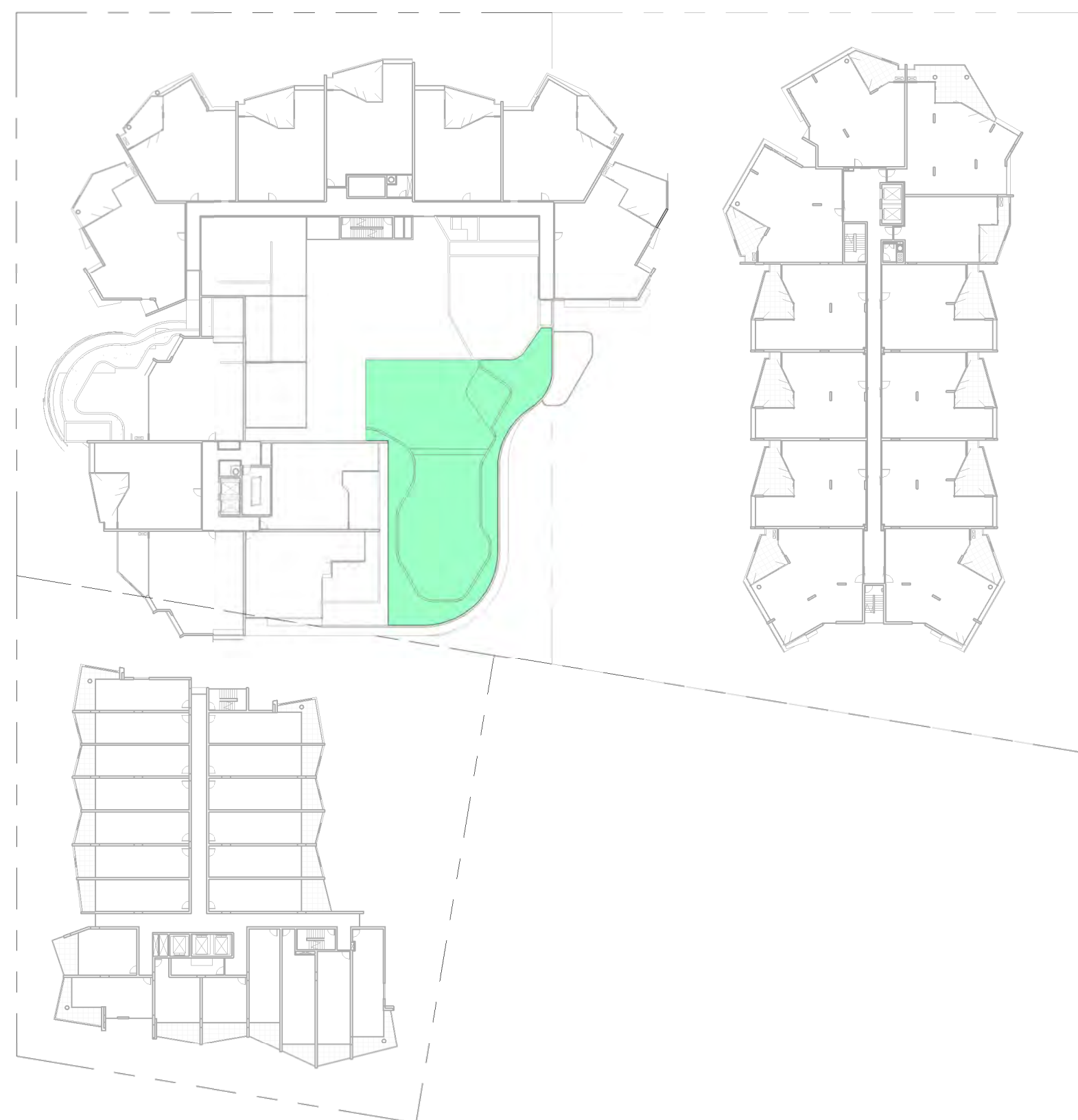
Ground Floor Plan



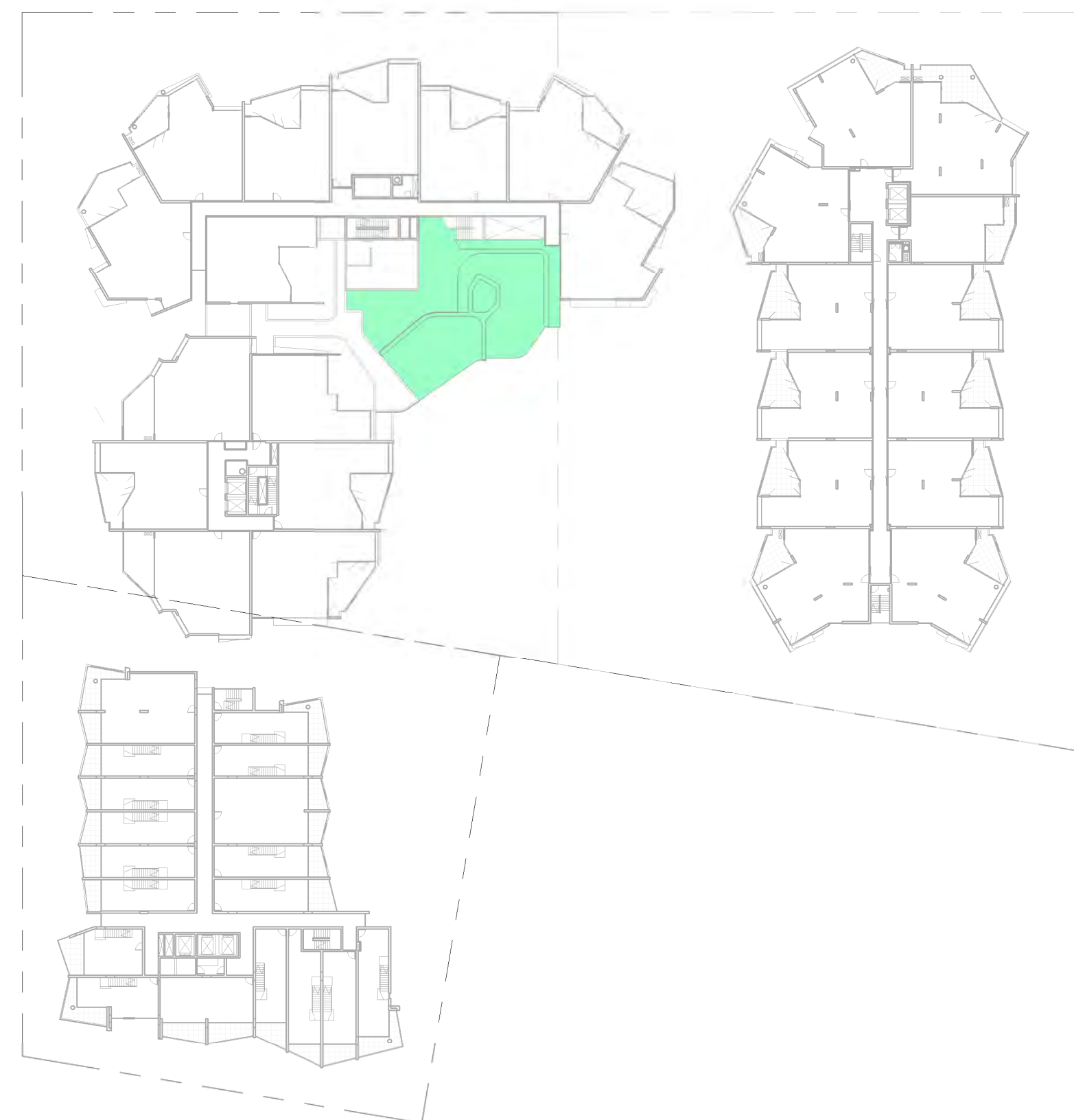
Mezzanine/ Library/Level 1



Level 3



Level 5



Level 6

Legend

- Public domain
- Exclusive use outdoor dining
- Semi public domain - Library and Community Centre
- Resident's communal open space

Note

Residential private open space is provided via attached balconies.

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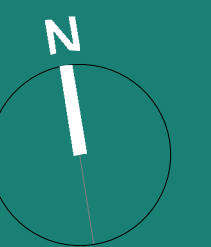
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For

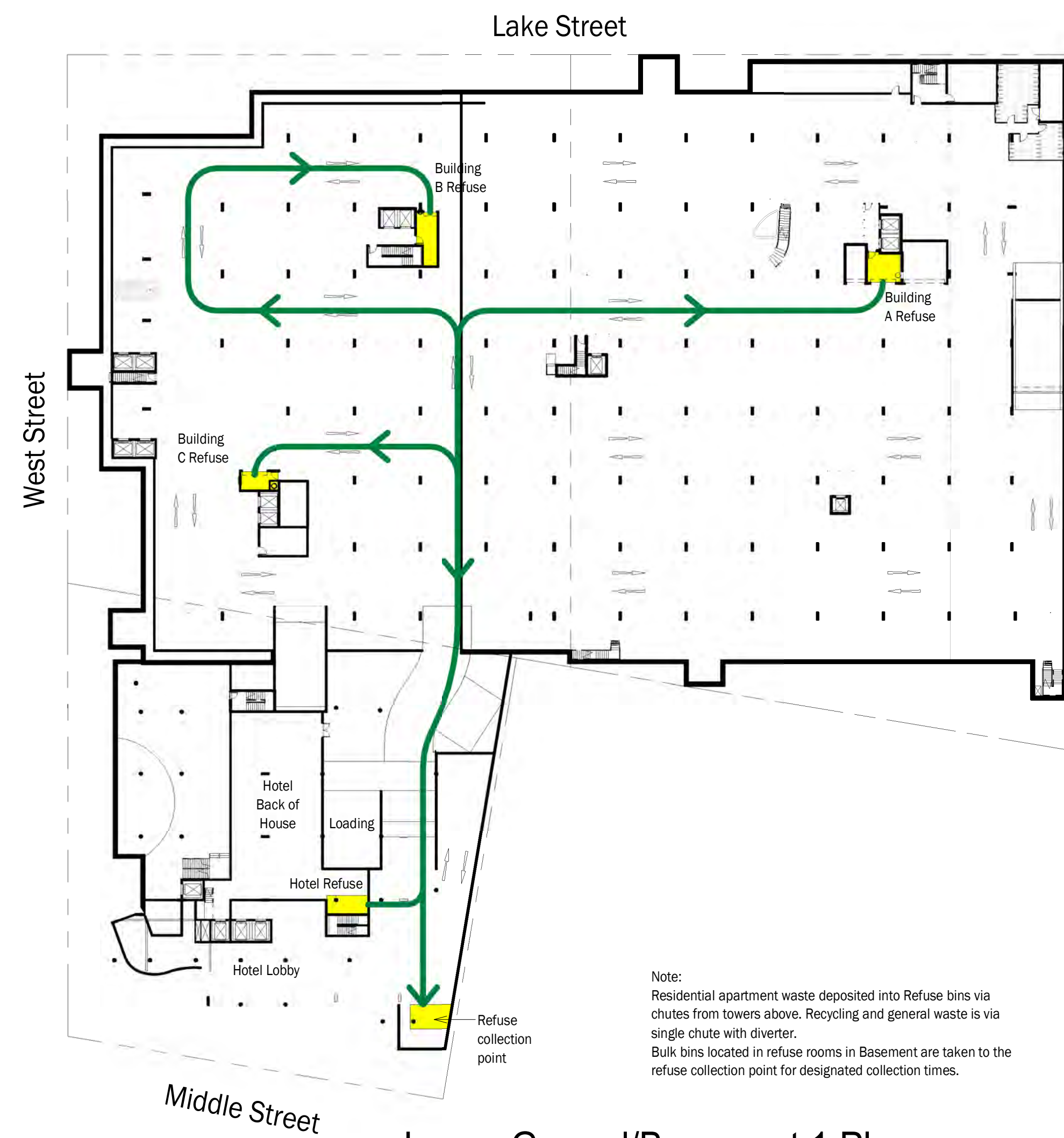
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Communal Open Space
Diagrams

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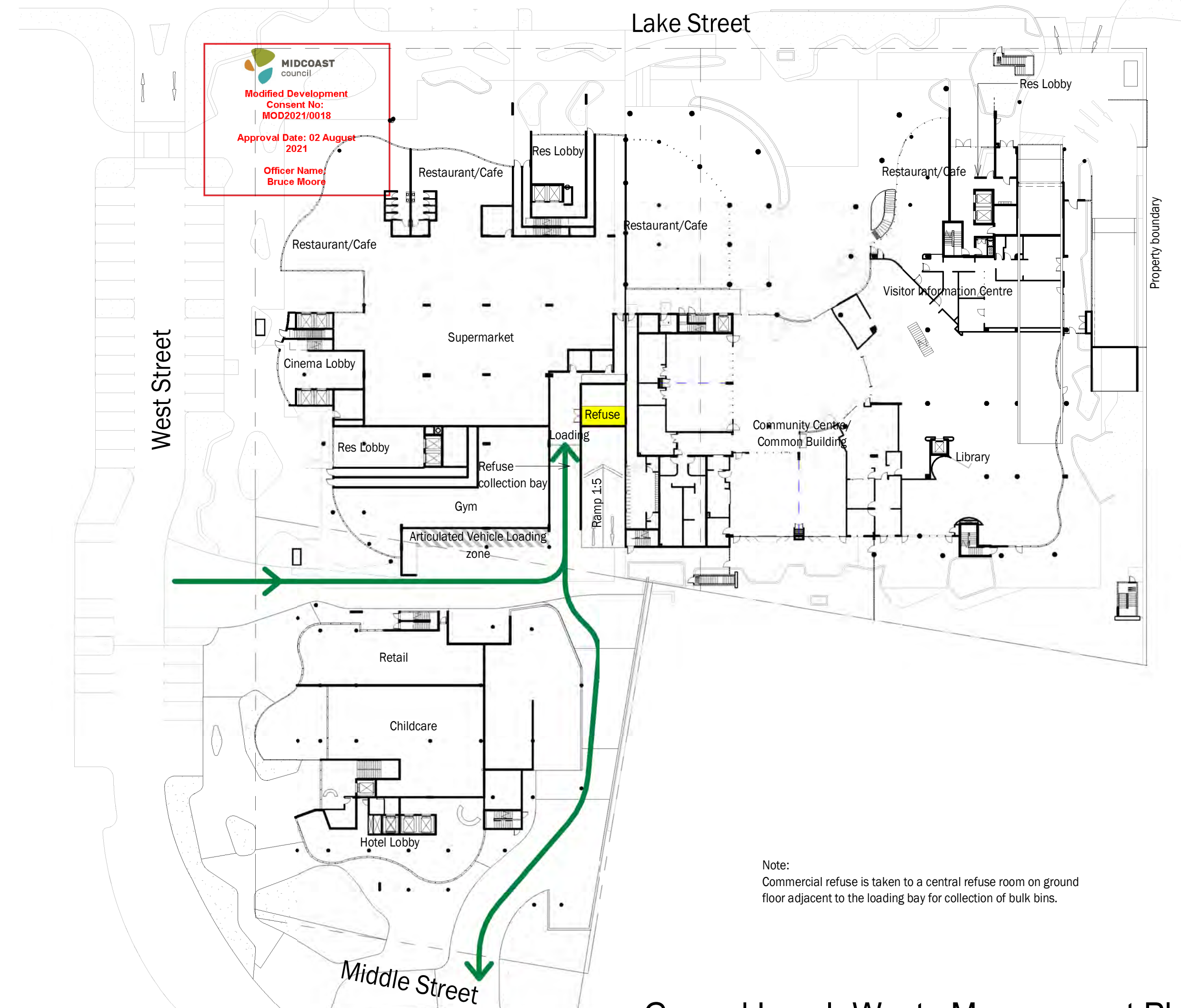


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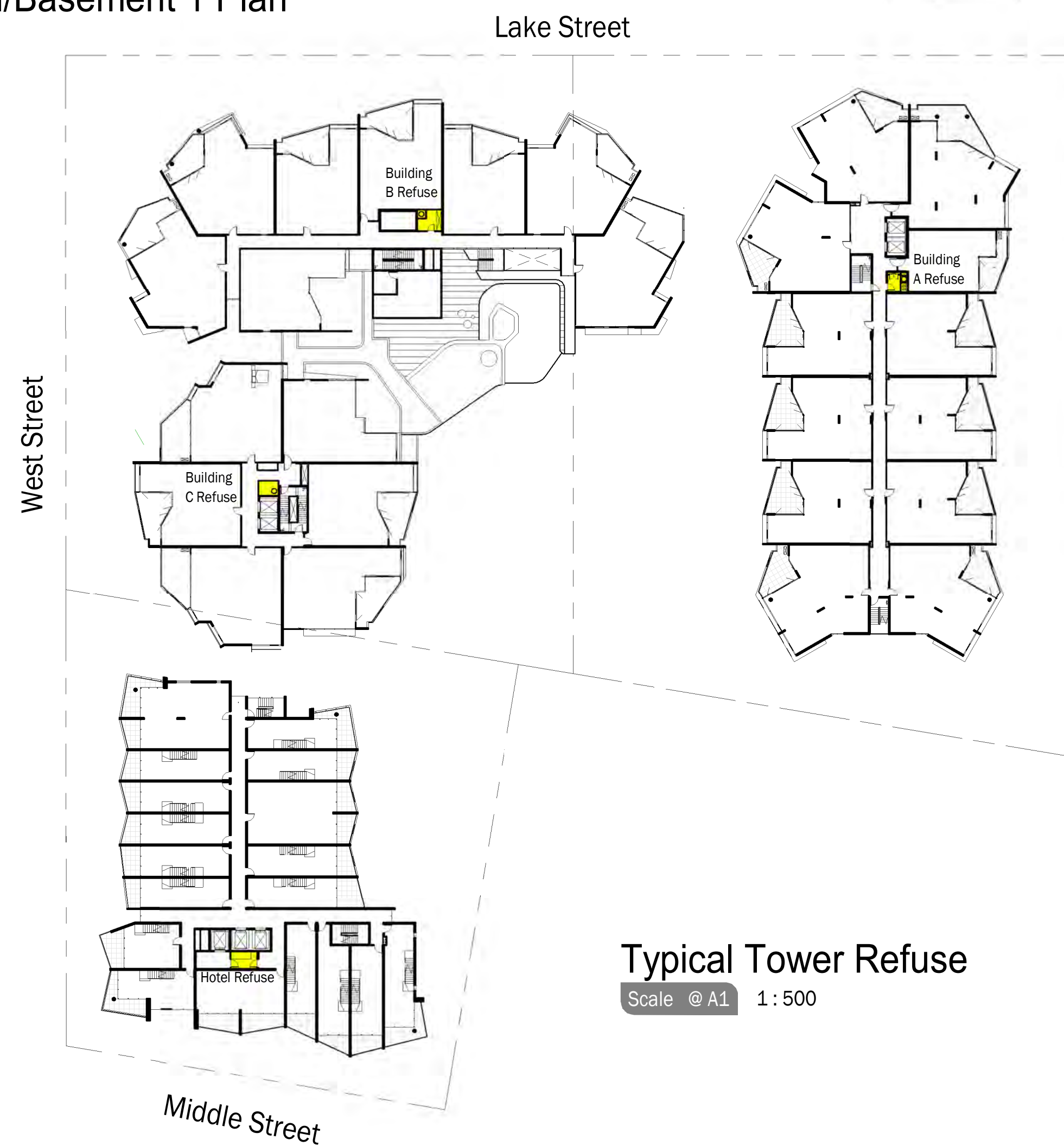
Lower Ground/Basement 1 Plan

Scale @ A1 1:500



Ground Level- Waste Management Plan

Scale @ A1 1:500



Typical Tower Refuse

Scale @ A1 1:500

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Waste Management Plan

5490.17 [3]

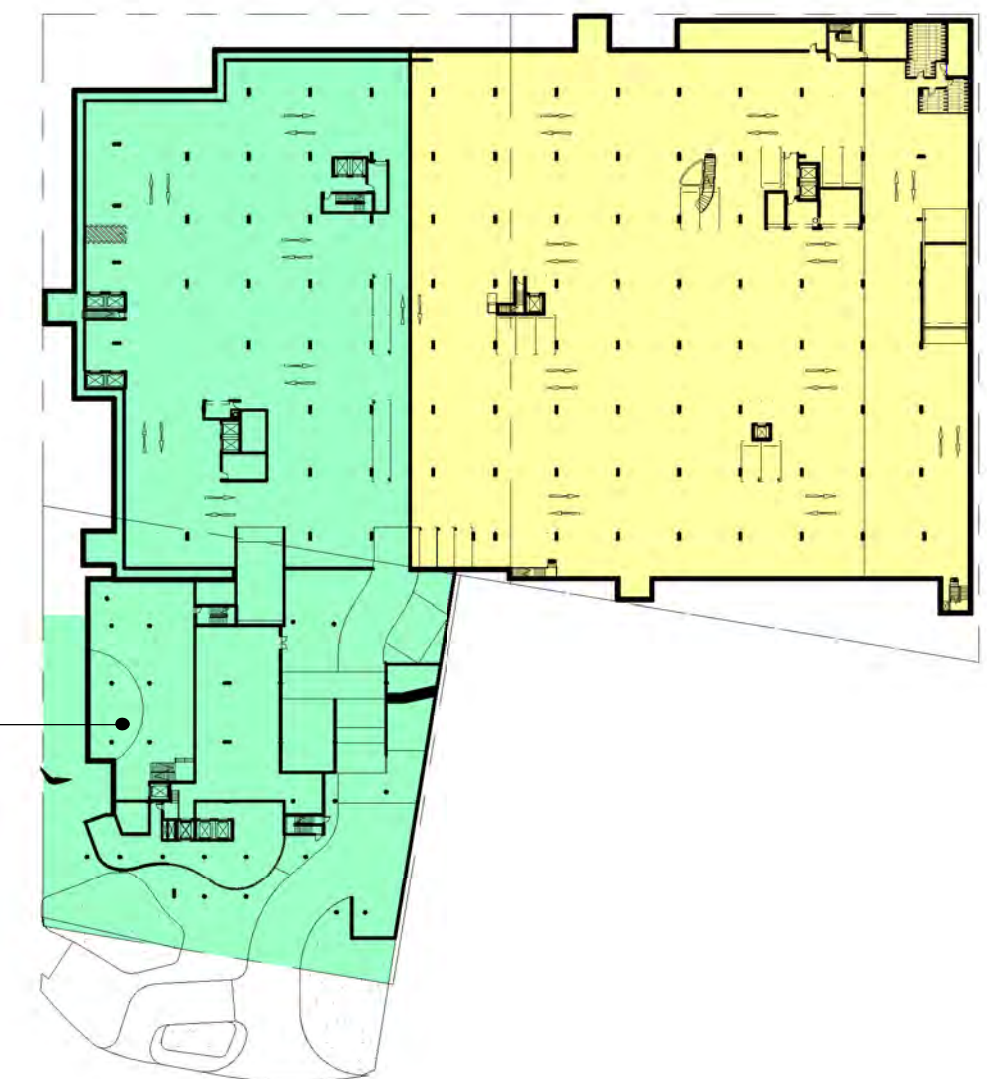
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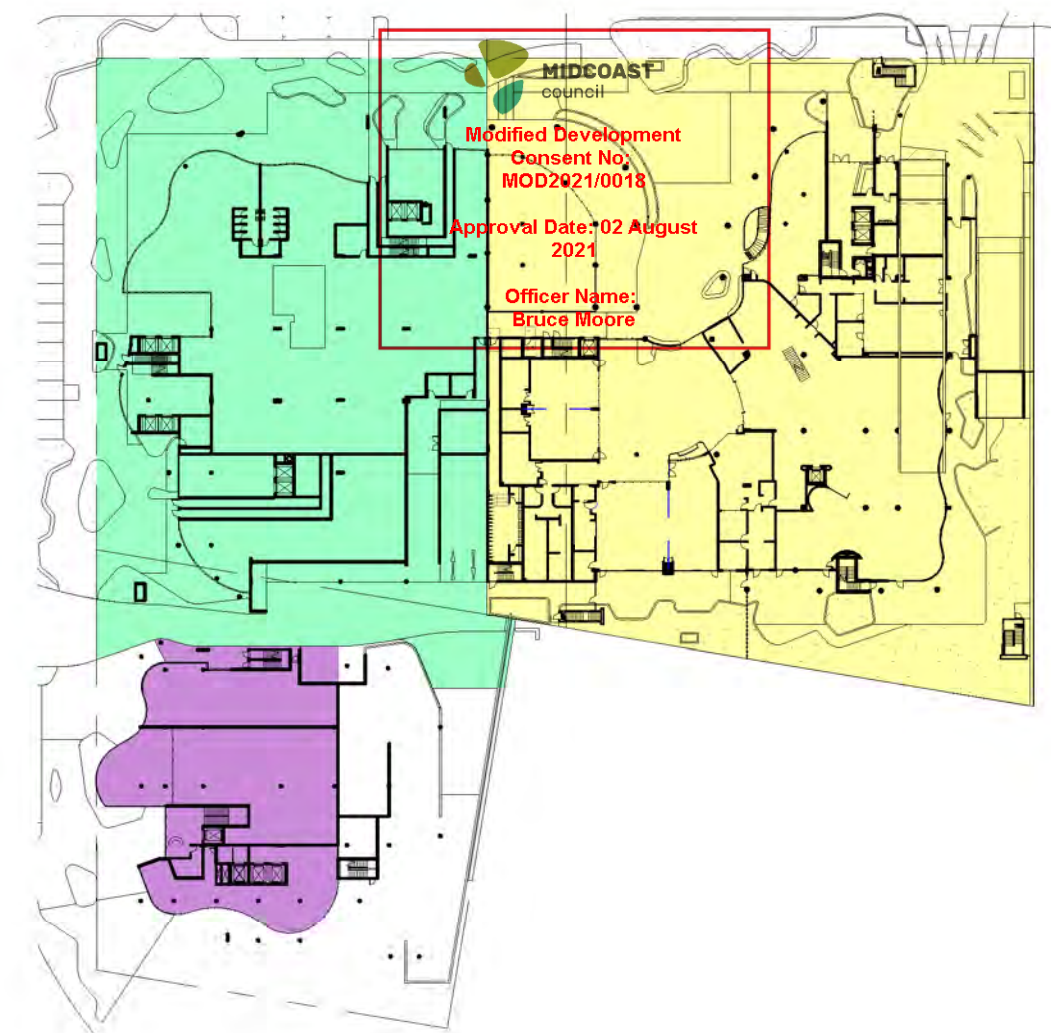


Slab in stage 2
& Walls in stage 5

Basement 2



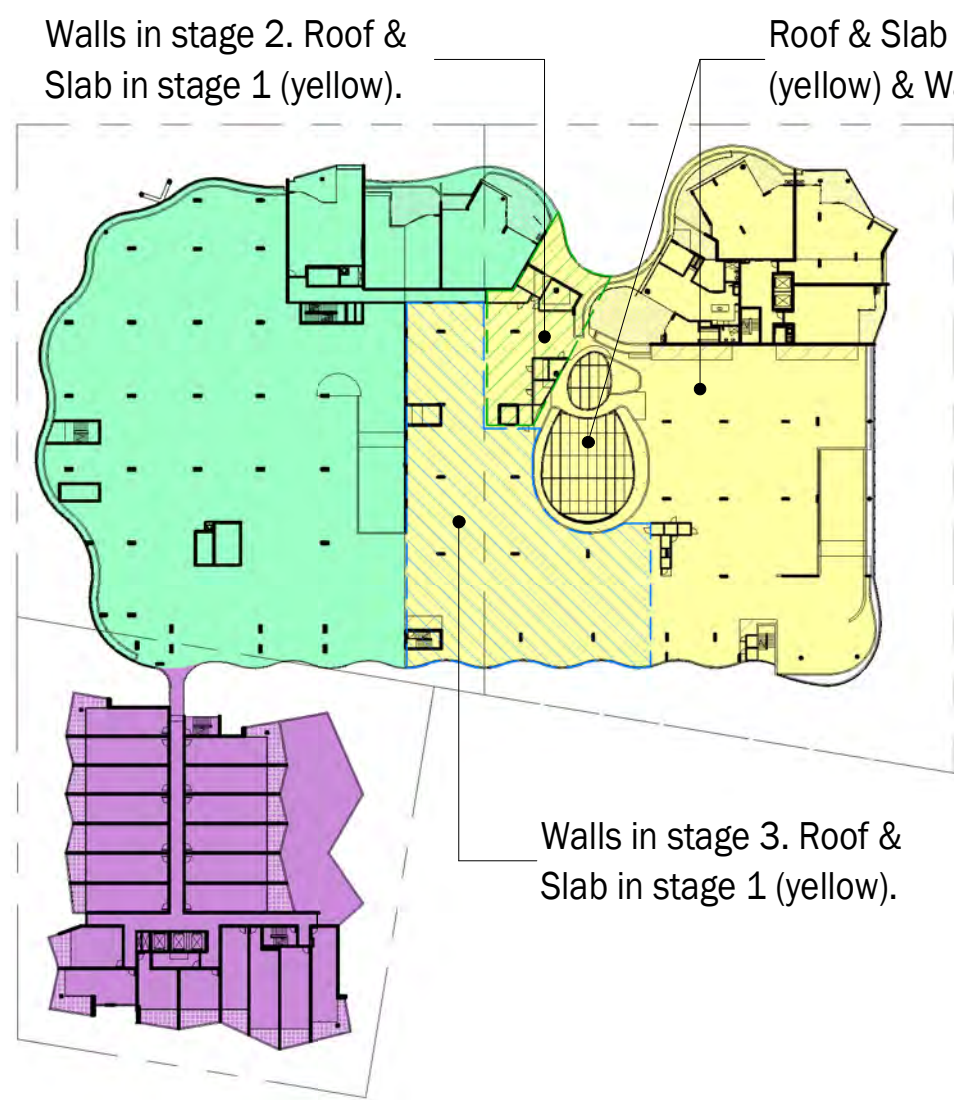
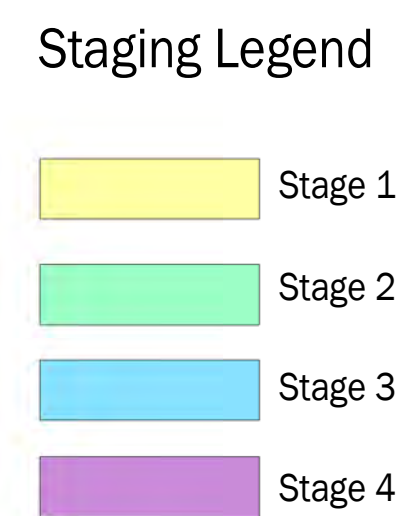
Basement 1 / Lower Ground Level



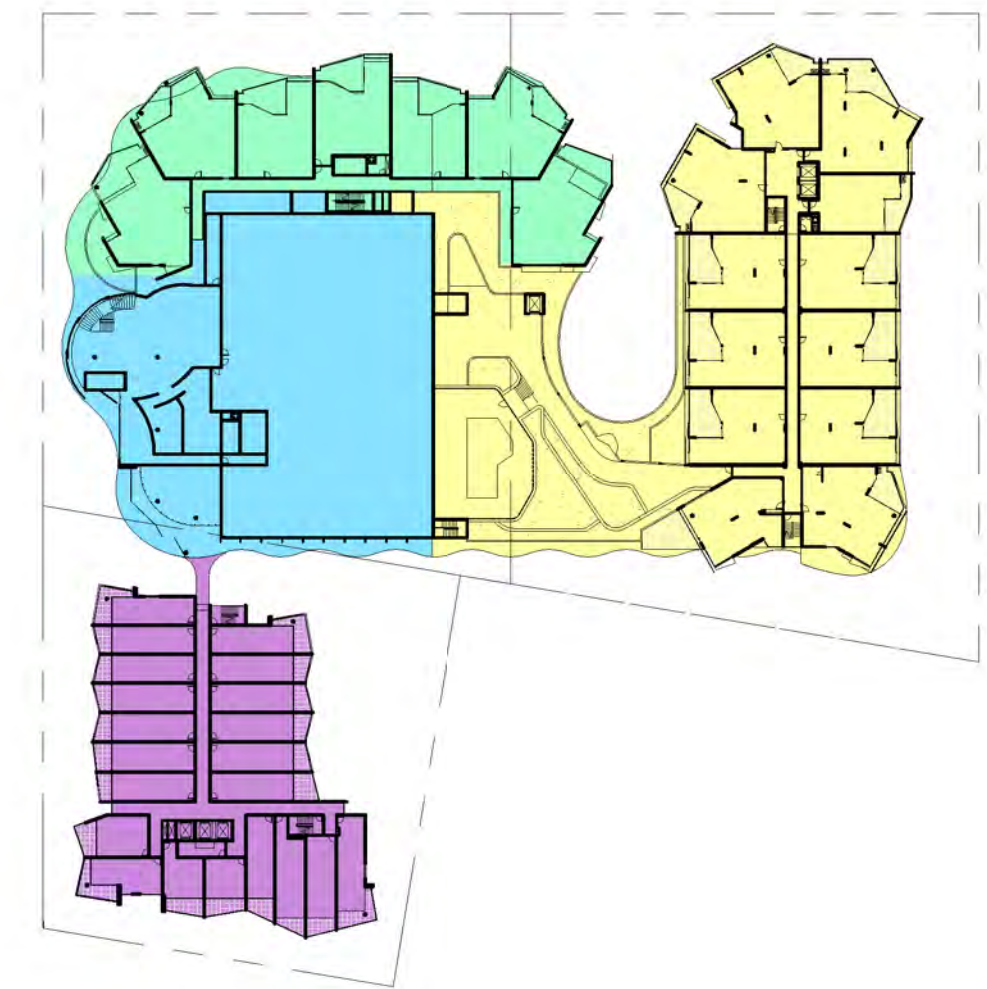
Ground Floor Plan



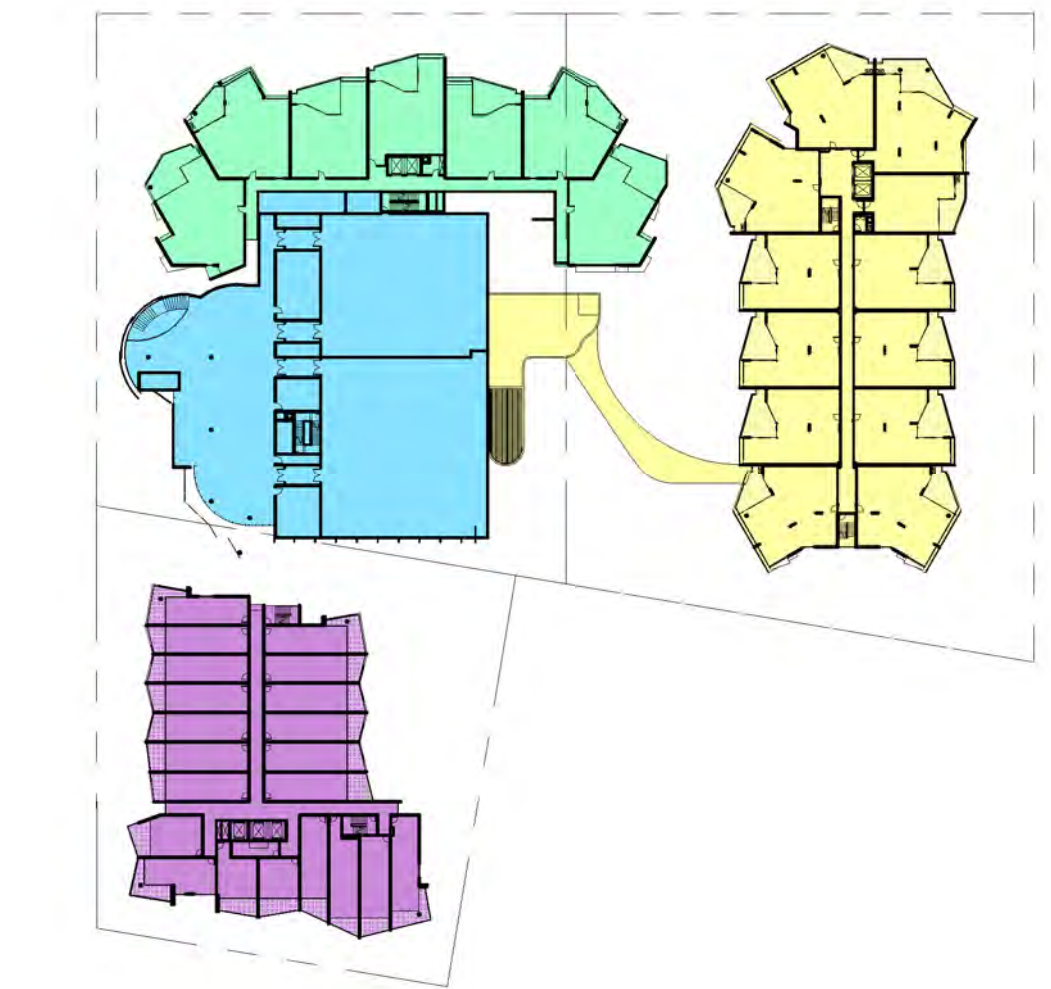
Mezzanine/ Library/Level 1



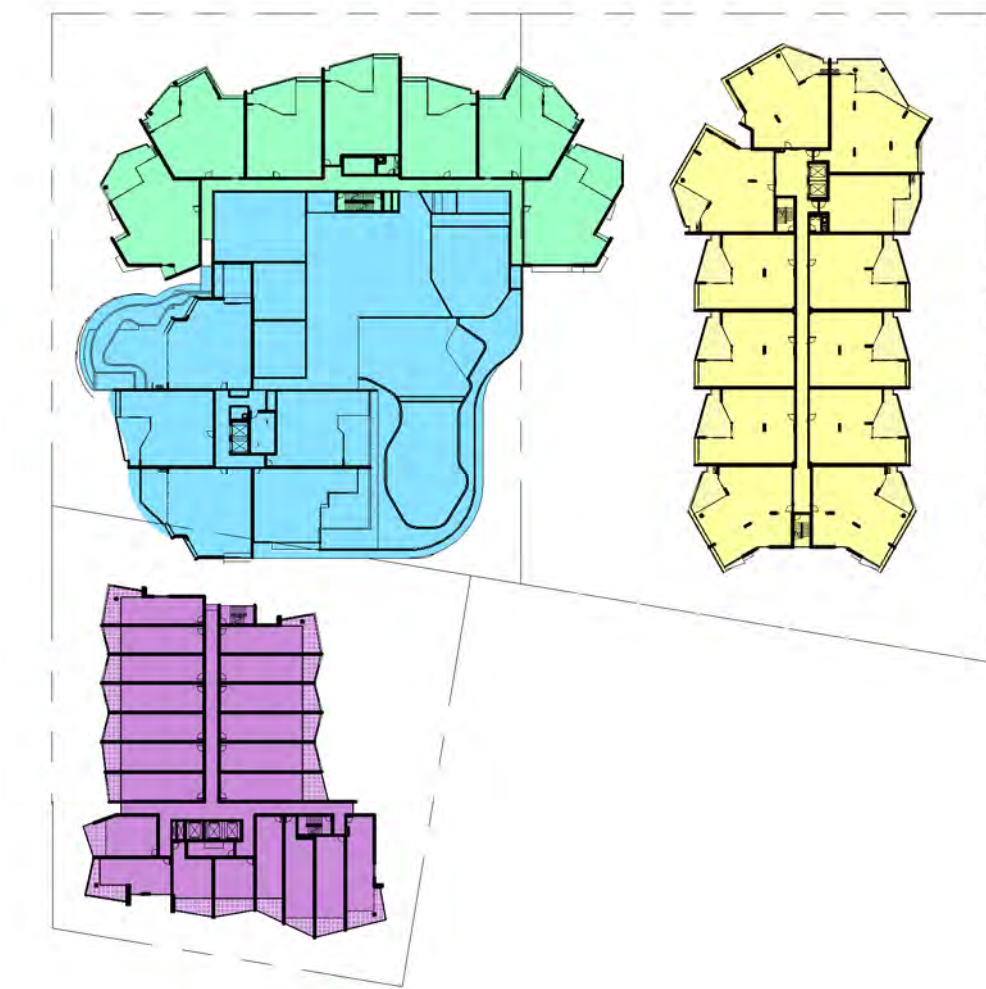
Level 2



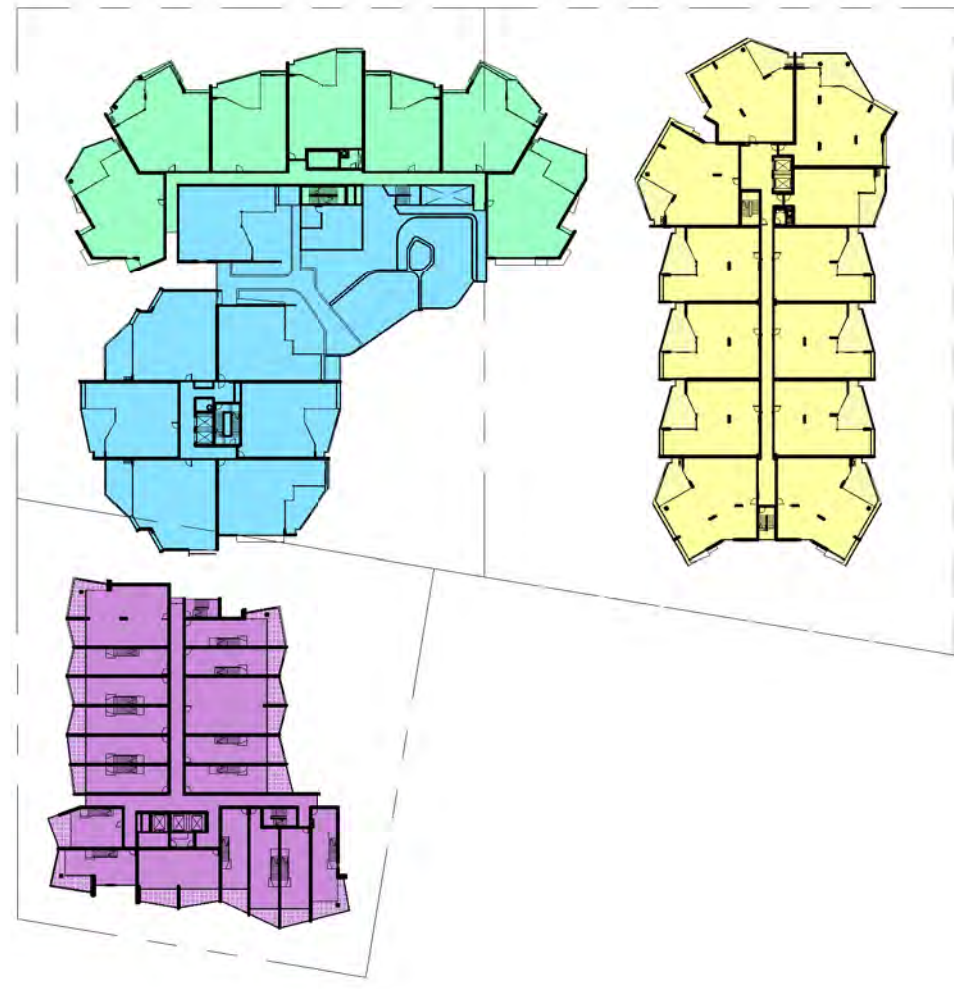
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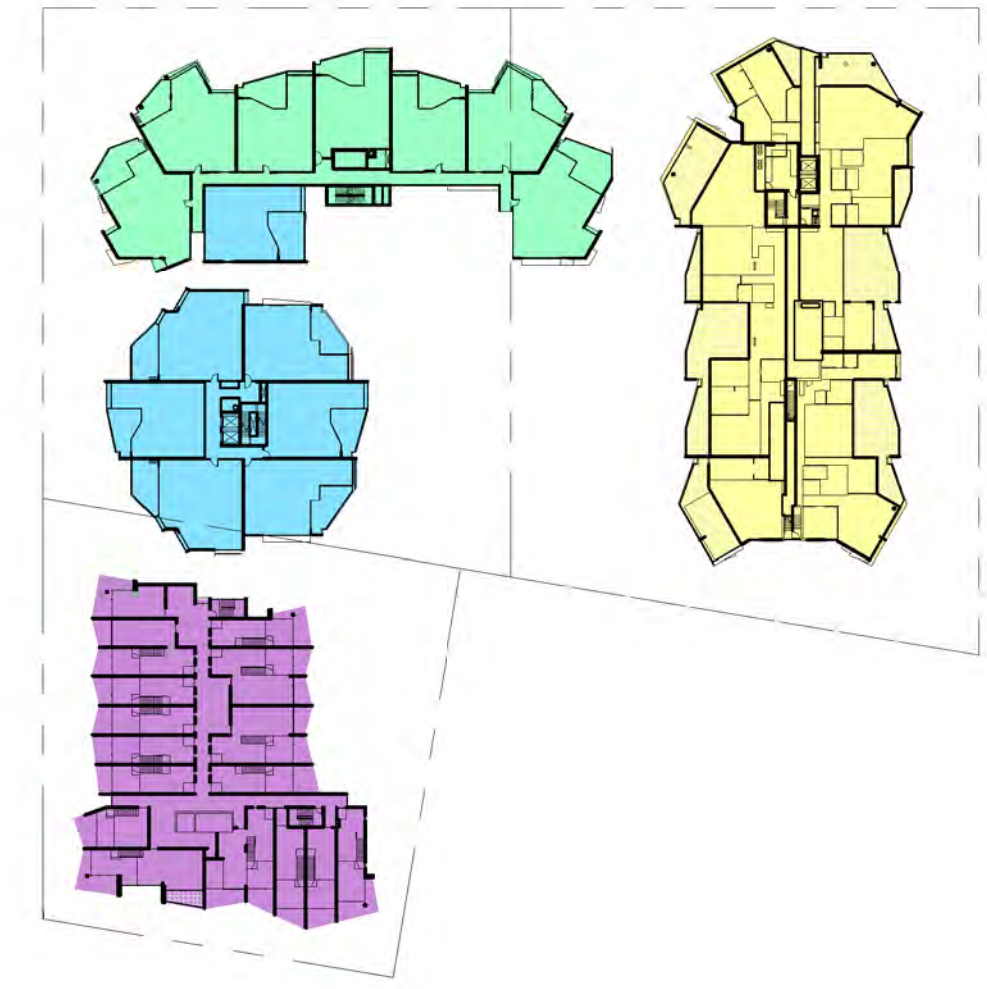
Level 4



Level 5



Level 6



Level 7



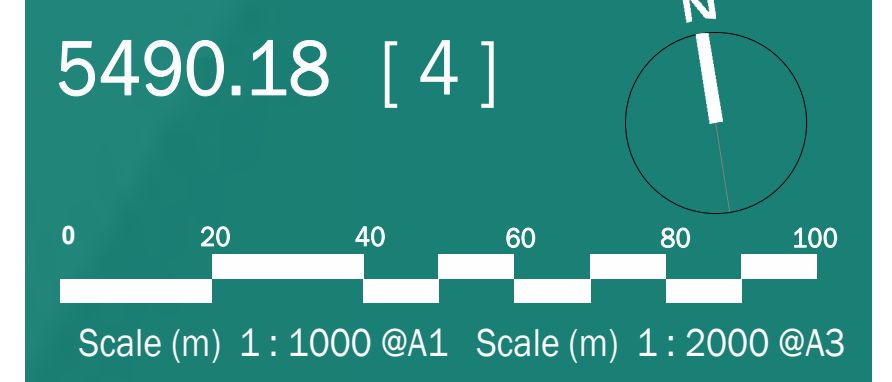
Level 8/9



Level 10

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Staging Plan



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Site Plan
Scale @ A1 1 : 400

RPD
Lots 11, 12 and 13 on DP47987
Corner of West and Lake Street, Forster NSW
Site Area: 12,153.4m²

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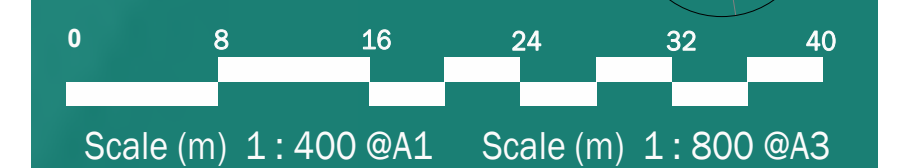
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Cnr Lake, West & Middle Street

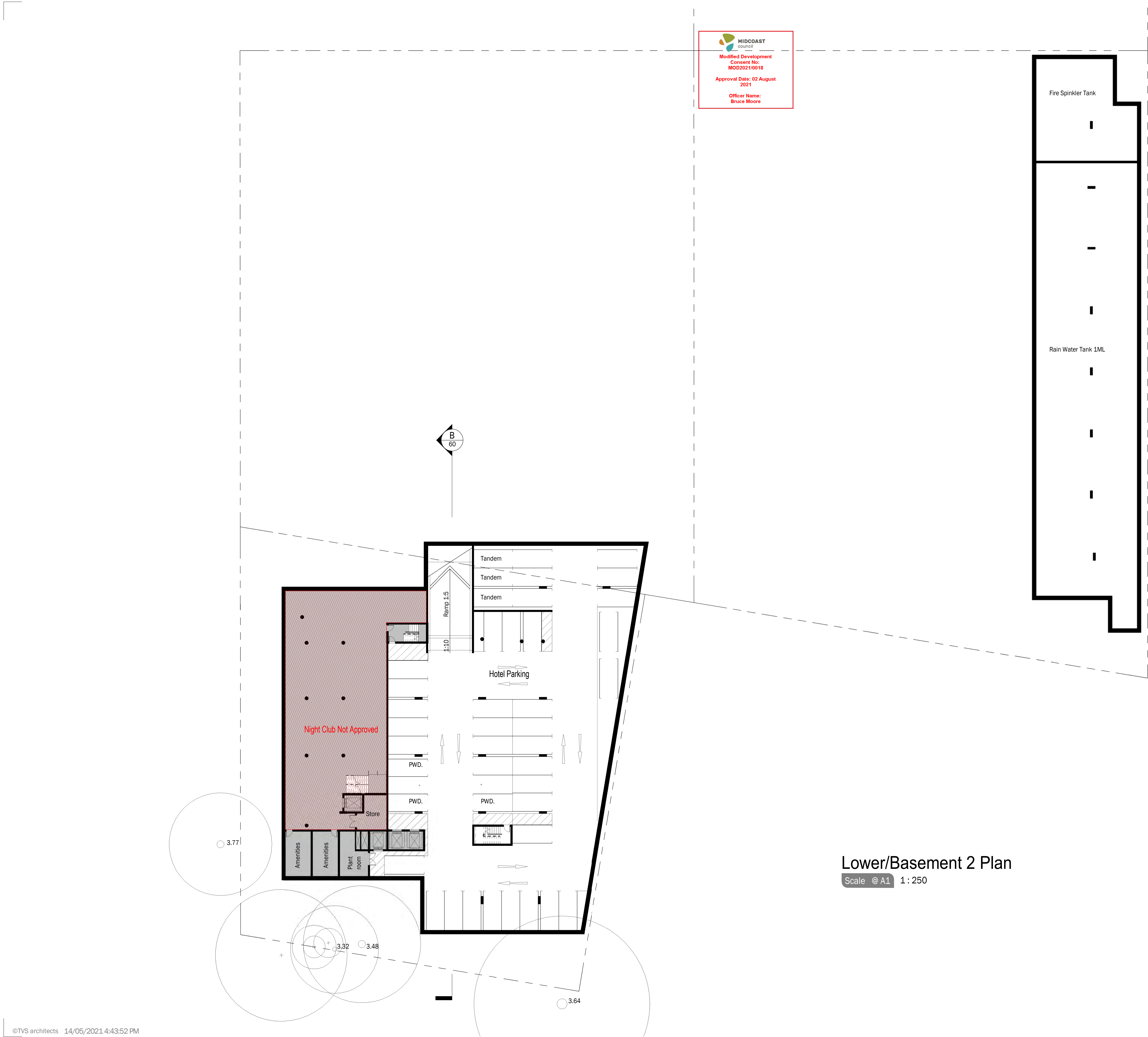
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Site Plan

5490.21 [3]



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Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	47
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	7
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		300
BLDG A - Basement 2	Hotel	39
BLDG A - Basement 2	PWD Bay	3
BLDG A - Basement 2		42
BLDG A - Ground Level	Bicycle Bay	3
BLDG A - Ground Level	Residential Bicycle Bay	3
BLDG A - Ground Level		6
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Res. Tandem Bay	15
BLDG A - Level 2	2.4 Residential Bay	30
BLDG A - Level 2	2.6 Res. Tandem Bay	12
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	22
BLDG A - Level 2		80
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
Grand Total		570

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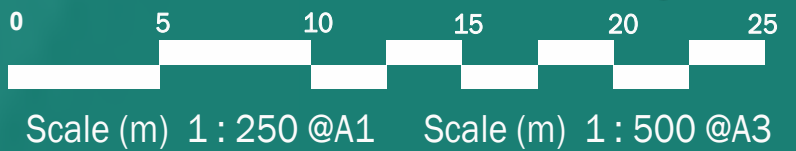
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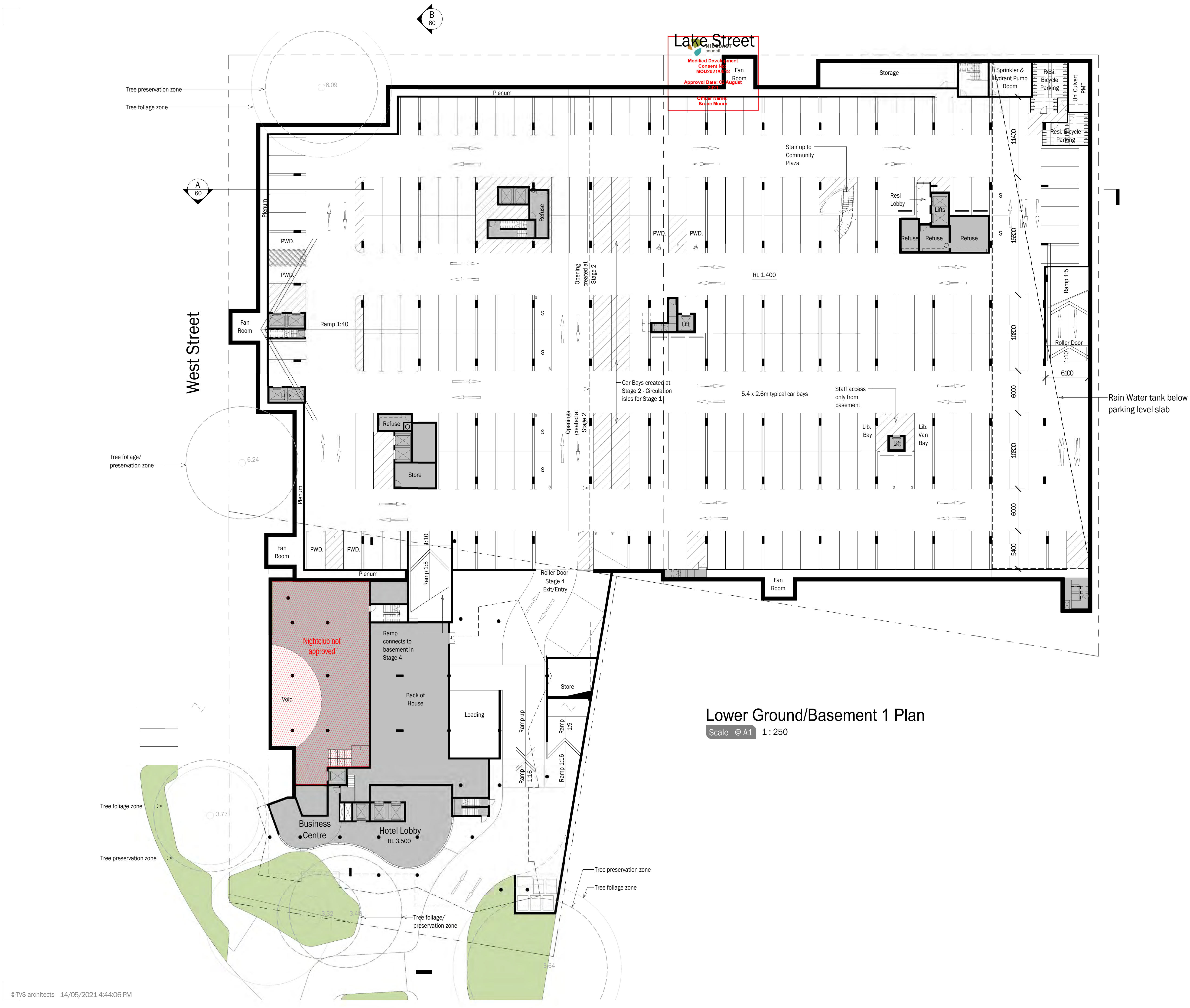
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Lower Basement 2 Plan

5490.22 [4]



DA Issue11/05/21



Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	47
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	7
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		300
BLDG A - Basement 2	Hotel	39
BLDG A - Basement 2	PWD Bay	3
BLDG A - Basement 2		42
BLDG A - Ground Level	Bicycle Bay	3
BLDG A - Ground Level	Residential Bicycle Bay	3
BLDG A - Ground Level		6
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Res. Tandem Bay	15
BLDG A - Level 2	2.4 Residential Bay	30
BLDG A - Level 2	2.6 Res. Tandem Bay	12
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	22
BLDG A - Level 2		80
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
Grand Total		570

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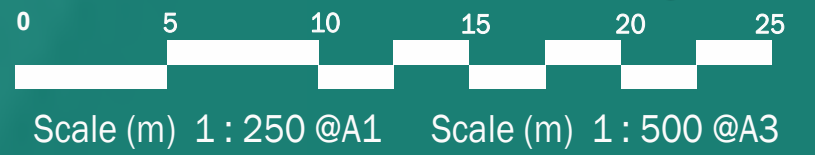
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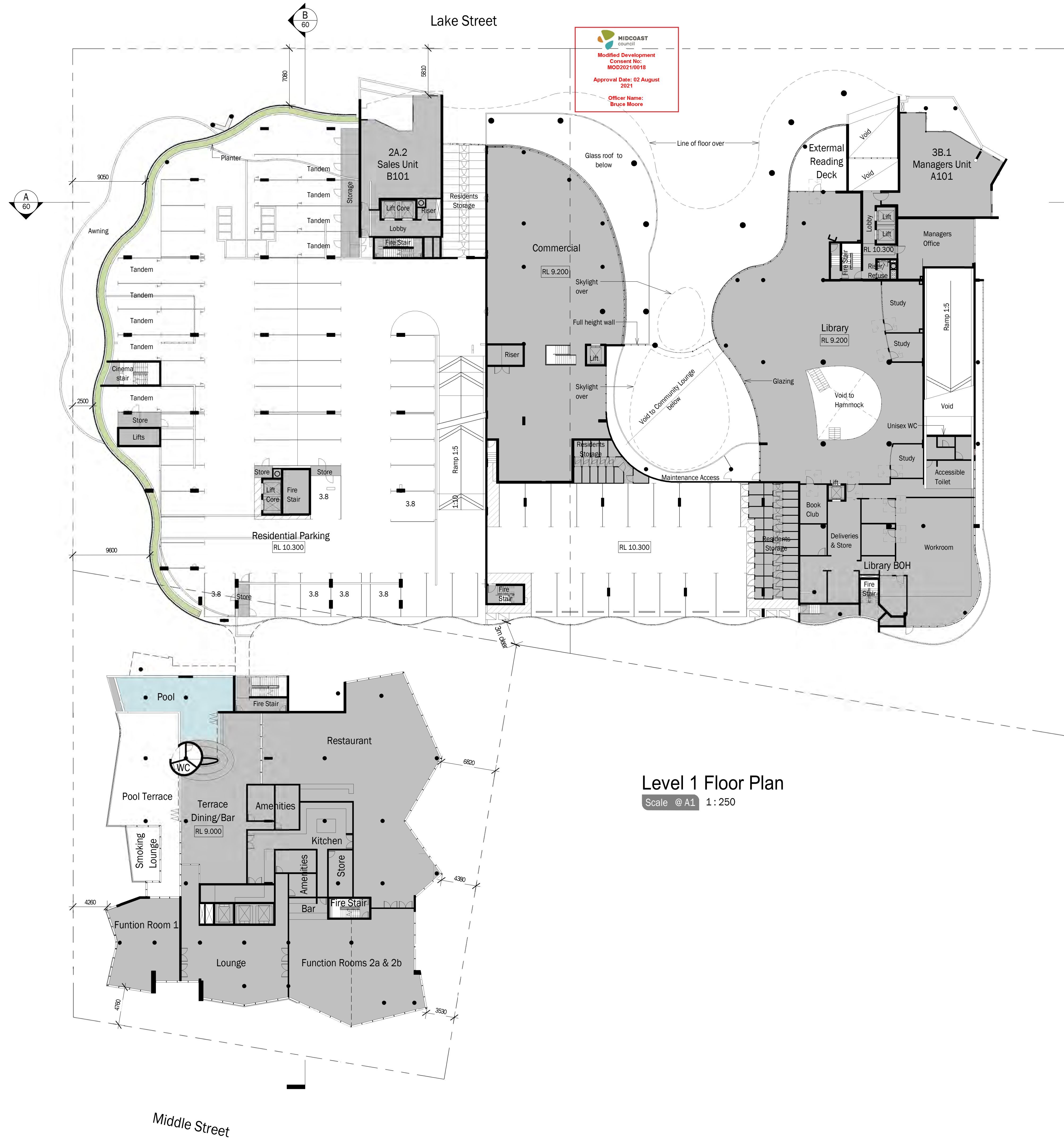
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Upper Basement 1 Plan

5490.23 [4]



West Street



MIDCOAST
council
Modified Development
Consent No:
MOD2021/0018
Approval Date: 02 August
2021
Officer Name:
Bruce Moore

Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	47
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	7
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		300
BLDG A - Basement 2	Hotel	39
BLDG A - Basement 2	PWD Bay	3
BLDG A - Basement 2		42
BLDG A - Ground Level	Bicycle Bay	3
BLDG A - Ground Level	Residential Bicycle Bay	3
BLDG A - Ground Level		6
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Res. Tandem Bay	15
BLDG A - Level 2	2.4 Residential Bay	30
BLDG A - Level 2	2.6 Res. Tandem Bay	12
BLDG A - Level 2	3.2 Res. Tandem Bay	1
BLDG A - Level 2	3.2 Residential Bay	22
BLDG A - Level 2		80
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
Grand Total		570

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For
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Level 1 Floor Plan

5490.25 [4]

0 5 10 15 20 25
Scale (m) 1 : 250 @A1 Scale (m) 1 : 500 @A3

DA Issue11/05/21

West Street



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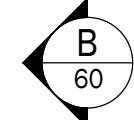
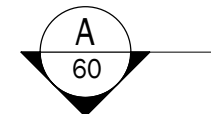
For
Enyoc Pty Ltd

Level 2 Floor Plan

5490.26 [3]

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Scale (m) 1:250 @A1 Scale (m) 1:500 @A3

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Level 3

Scale @ A1 1:250

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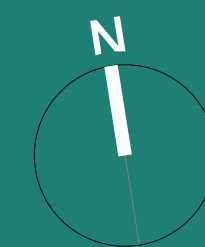
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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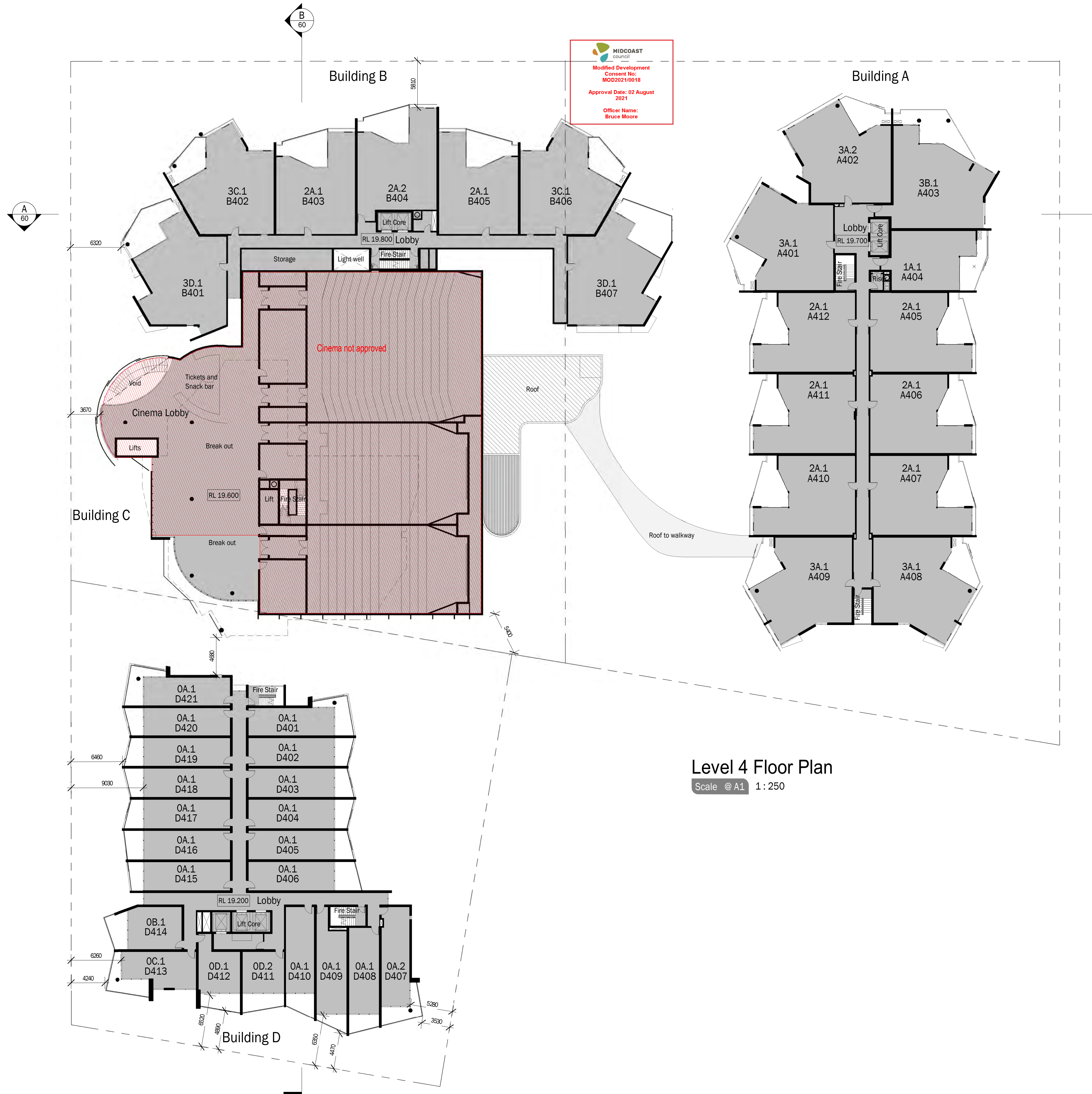
Level 3 Floor Plan

5490.27 [7]

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Scale (m) 1:250 @A1 Scale (m) 1:500 @A3



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Level 4 Floor Plan

Scale @ A1 1 : 250

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Level 4 Floor Plan

5490.28 [7]



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Level 5 Floor Plan

Scale @ A1 1:250

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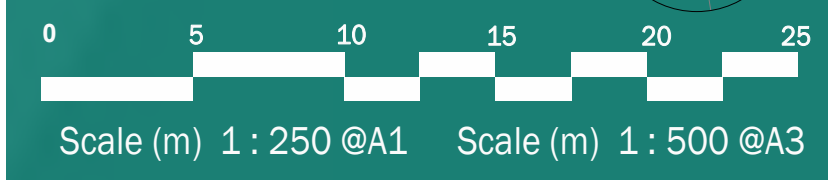
SOLARIS

Forster Civic Precinct
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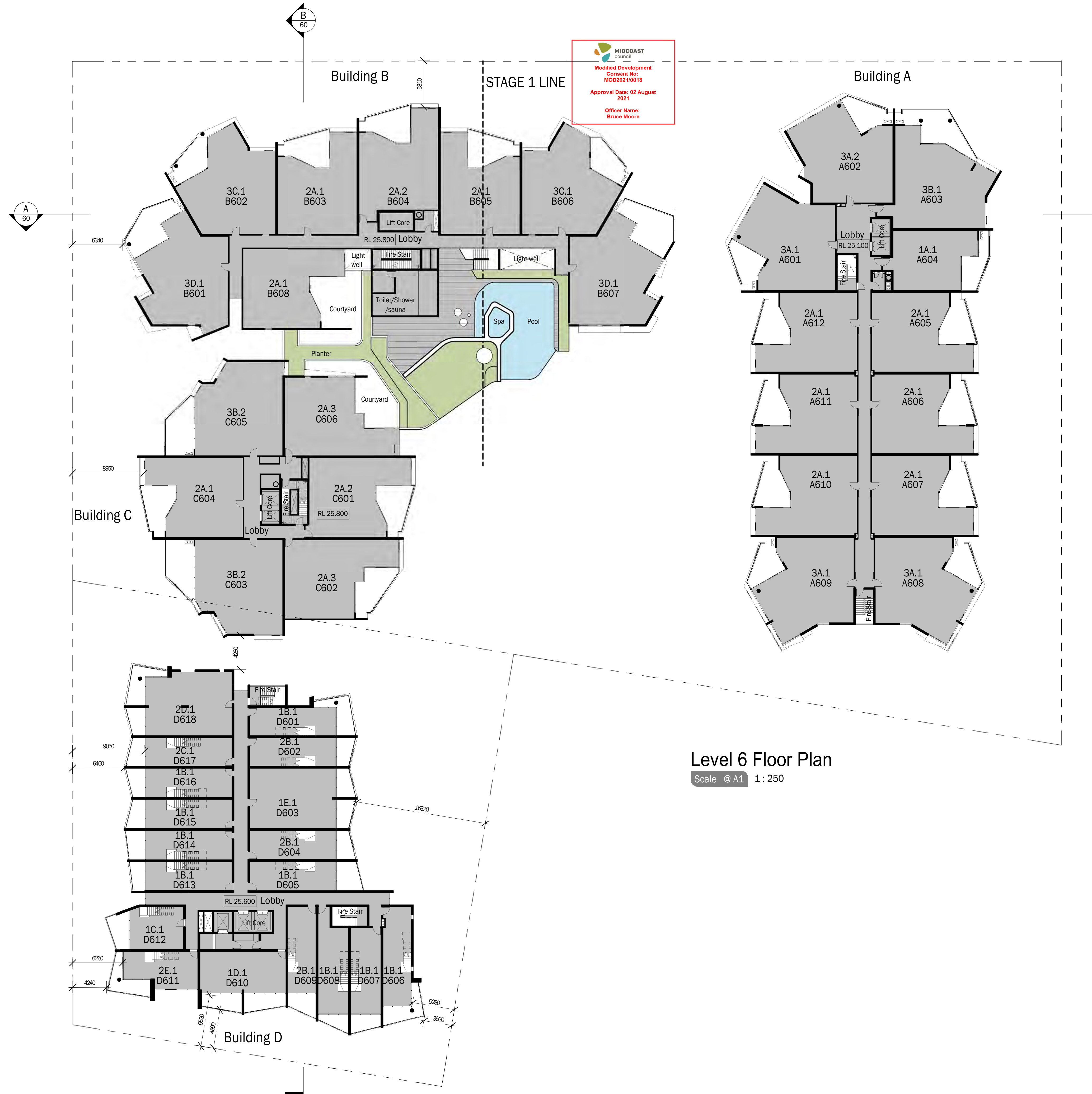
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Level 5 Floor Plan

5490.29 [6]



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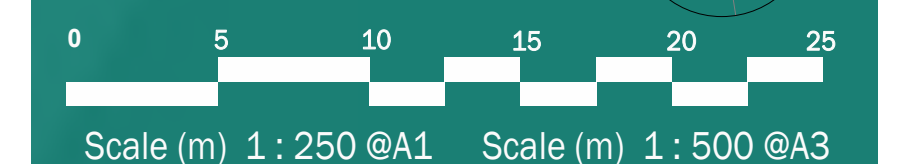
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Level 6 Floor Plan

5490.30 [6]



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Level 8 & 9 Floor Plan

Scale @ A1 1 : 250

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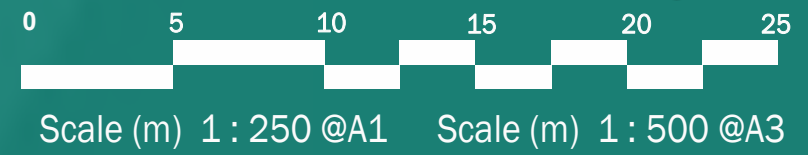
SOLARIS

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Level 8 & 9 Floor Plan

5490.32 [6]



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Level 10 Floor Plan

Scale @ A1 1:250

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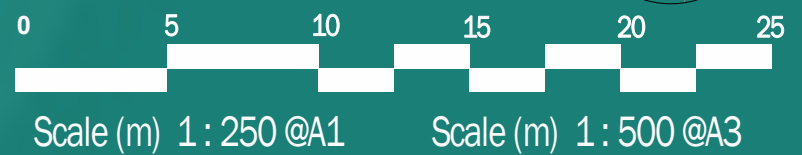
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Level 10 Floor Plan

5490.33 [2]



DA Issue 03/04/17



Roof Plan

Scale @ A1 1:250

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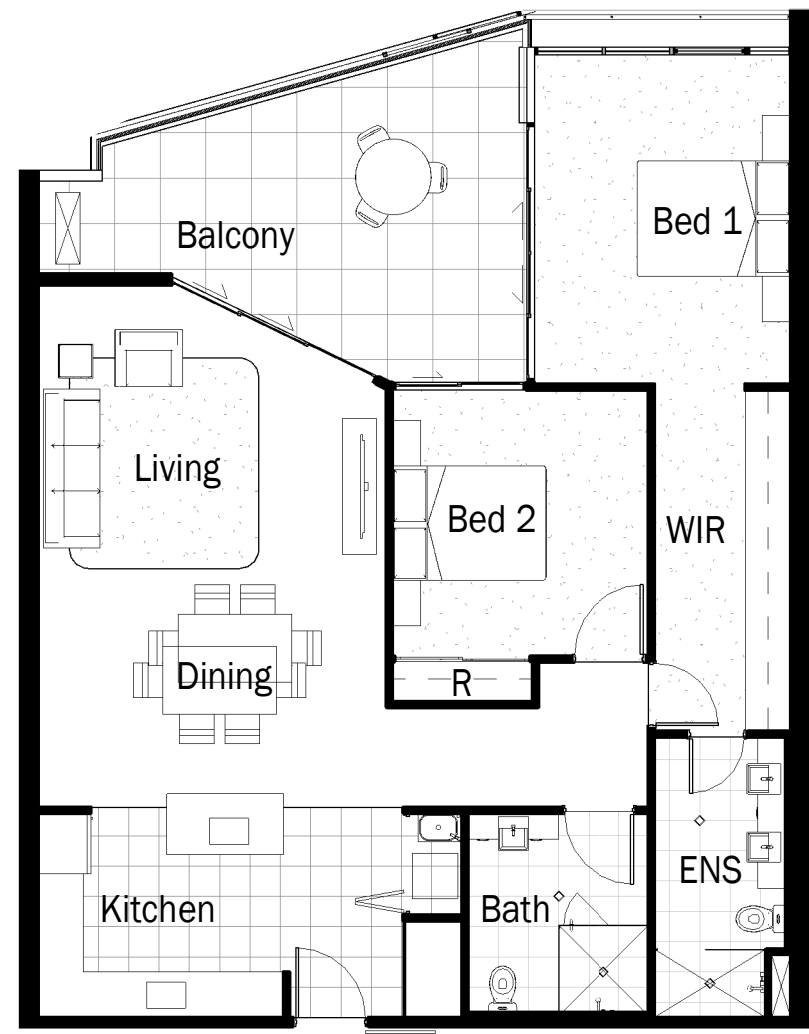
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Roof Plan

5490.34 [3]

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Scale (m) 1:250 @A1 Scale (m) 1:500 @A3

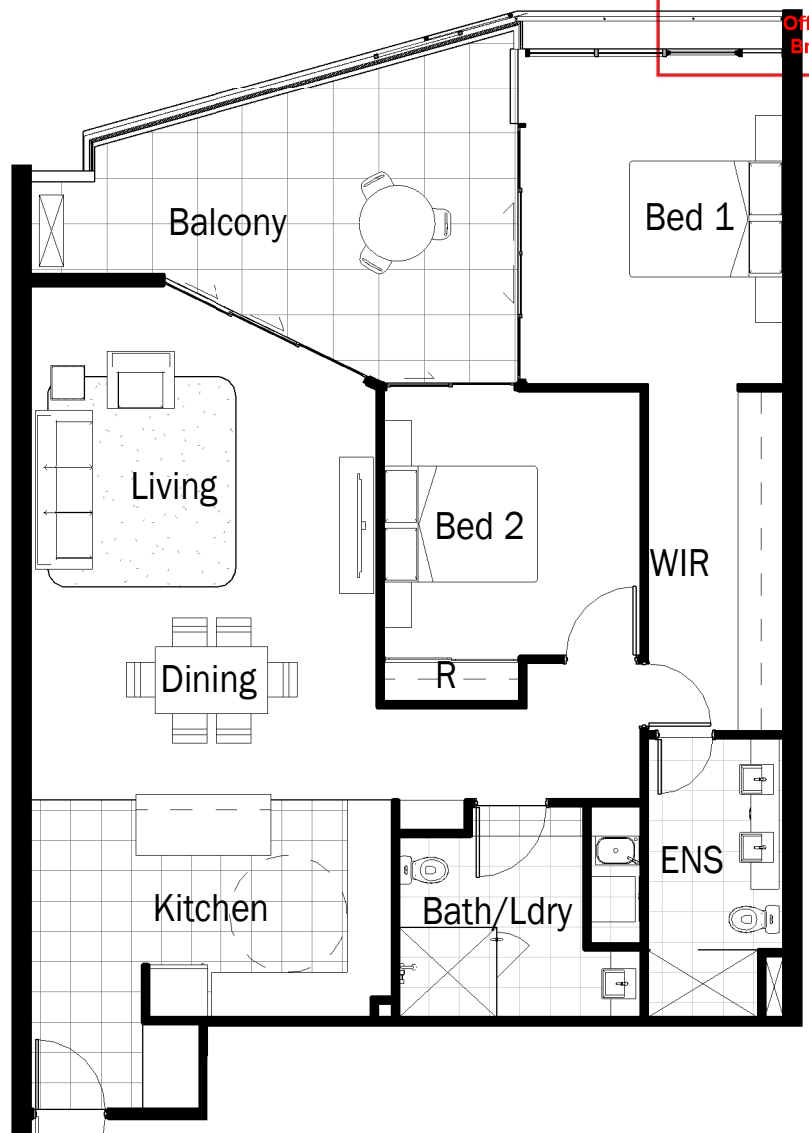
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Typical Unit - (2A.1) Stage 2&3

Scale @ A1 1 : 100

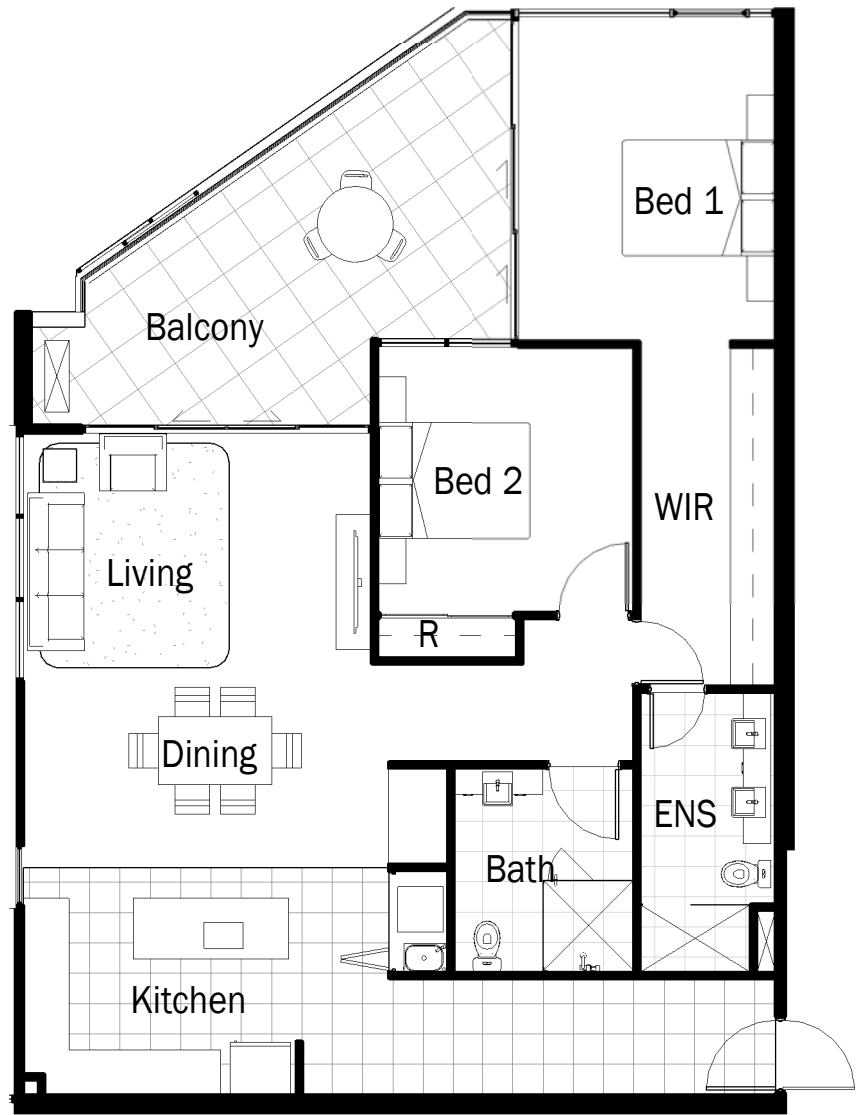
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
127.4 m ²	



Typical Unit - (2A.2) Stage 2&3

Scale @ A1 1 : 100

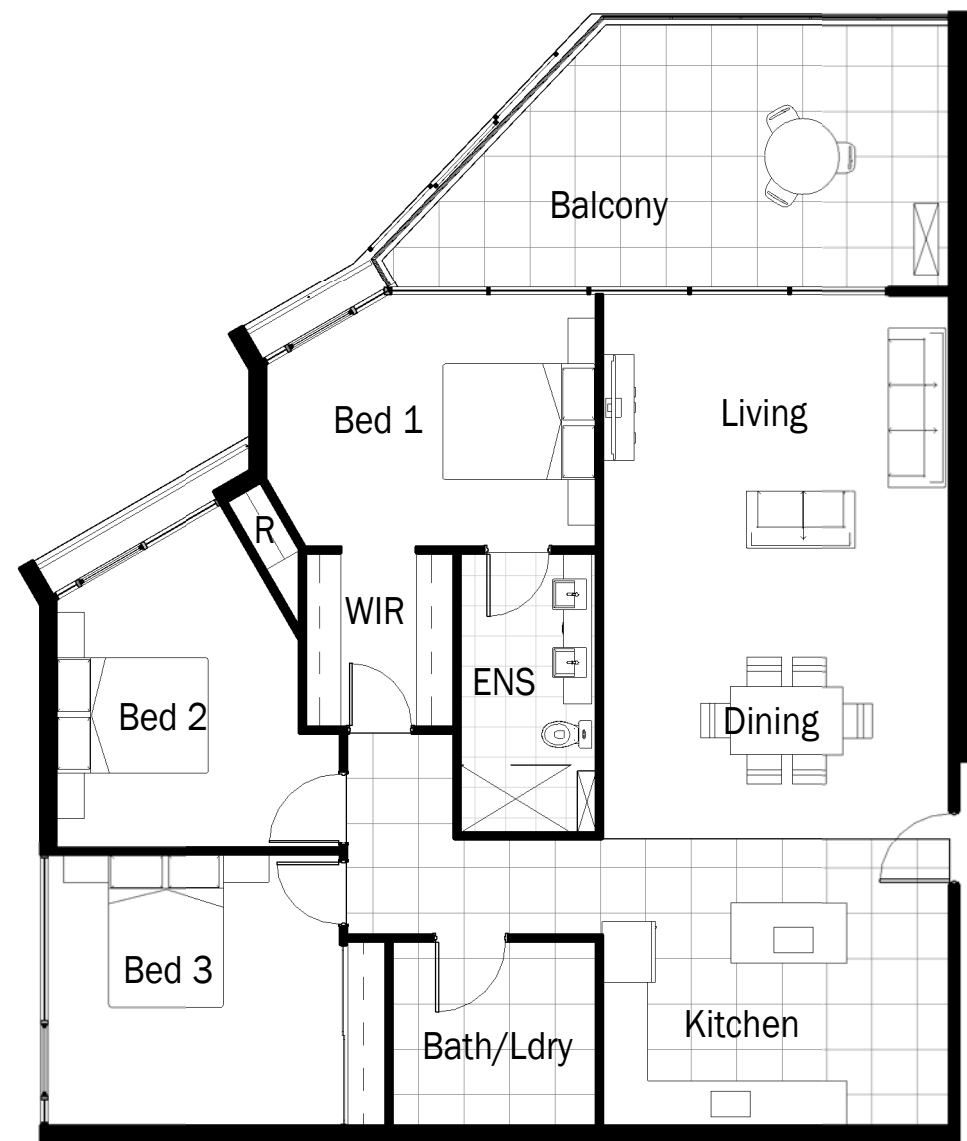
Area Schedule Unit 2A.2	
Name	Area
2A.2	109.8 m ²
2A.2	20.4 m ²
130.2 m ²	



Typical Unit - (2A.3) Stage 2&3

Scale @ A1 1 : 100

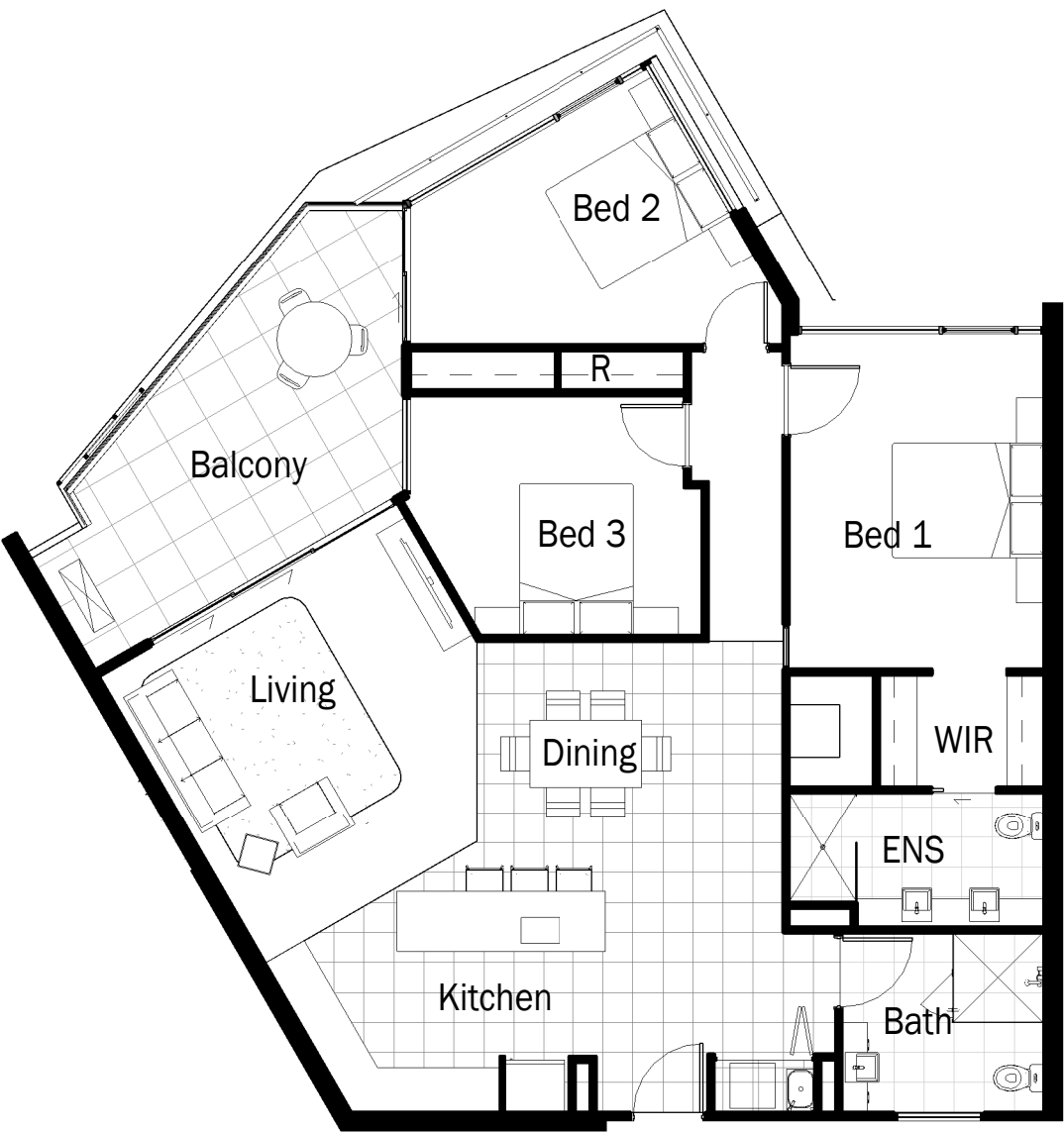
Area Schedule Unit 2A.3	
Name	Area
2A.3	112.6 m ²
2A.3	20.9 m ²
133.5 m ²	



Typical Unit - (3B.2) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3B.2	
Name	Area
3B.2	124.6 m ²
3B.2	22.7 m ²
147.3 m ²	



Typical Unit - (3C.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3C.1	
Name	Area
3C.1	123.7 m ²
3C.1	17.4 m ²
141.1 m ²	



Typical Unit - (3D.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3D.1	
Name	Area
3D.1	125.4 m ²
3D.1	26.7 m ²
152.1 m ²	

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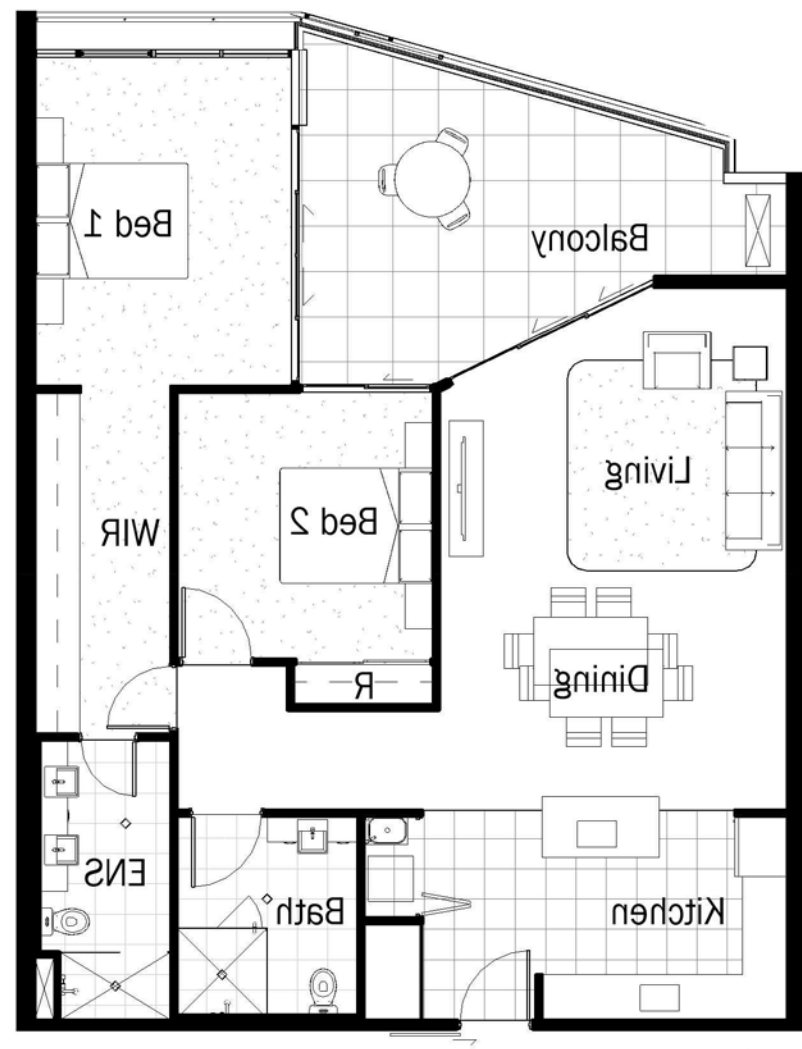
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Typical Unit Plans -
Stage 2 & 3

5490.40 [5]

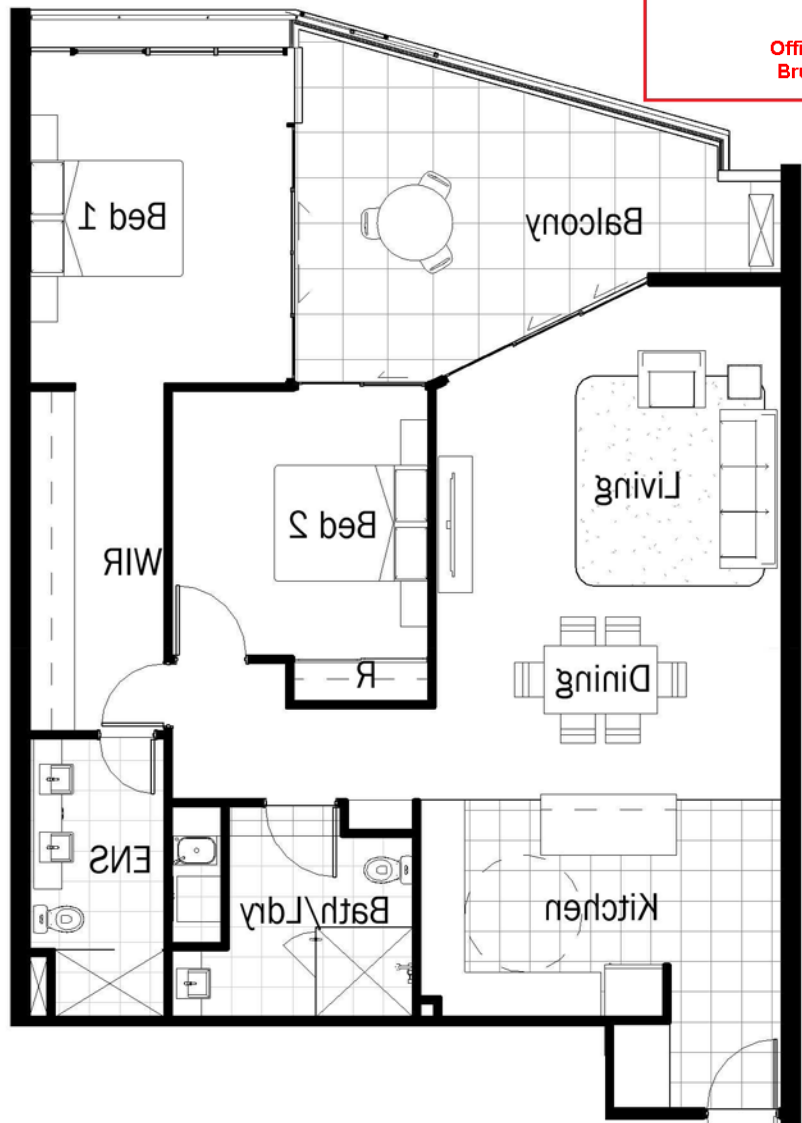
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Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (2A.1) Stage 2&3

Scale @ A1 1 : 100

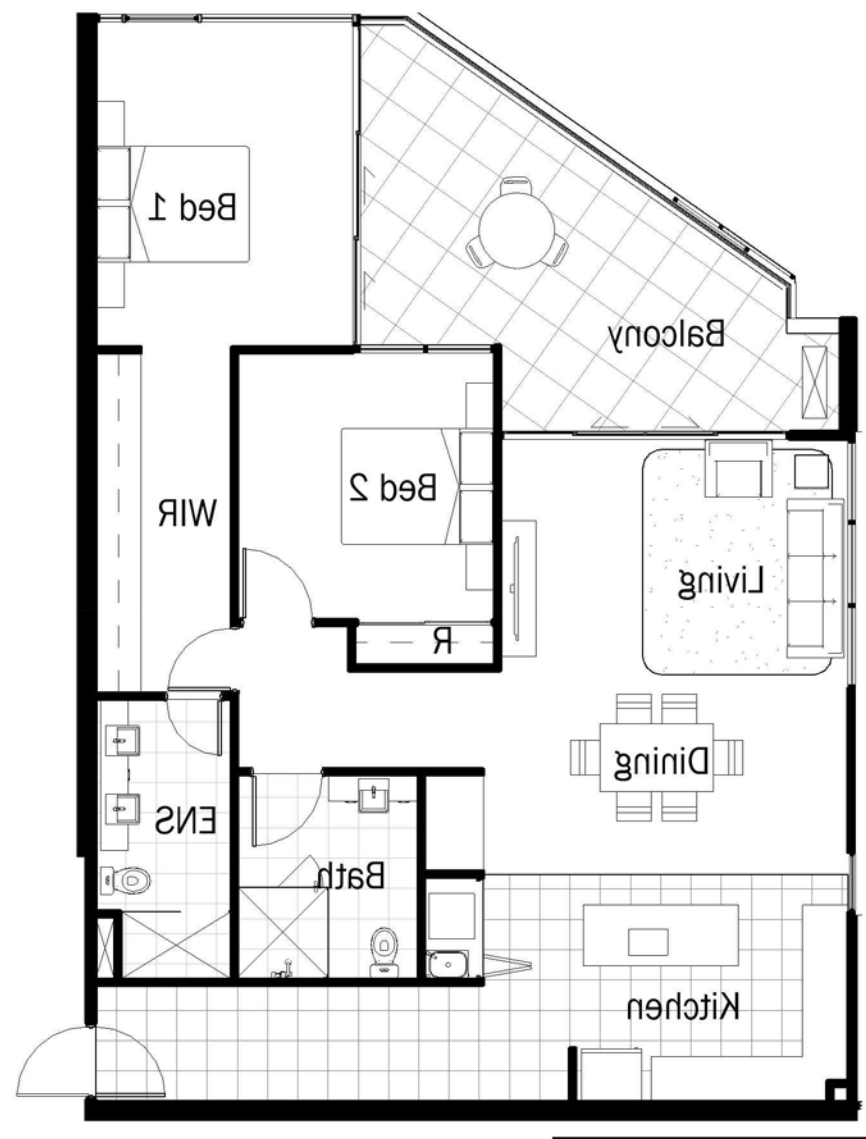
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
	127.4 m ²



Typical Unit - (2A.2) Stage 2&3

Scale @ A1 1 : 100

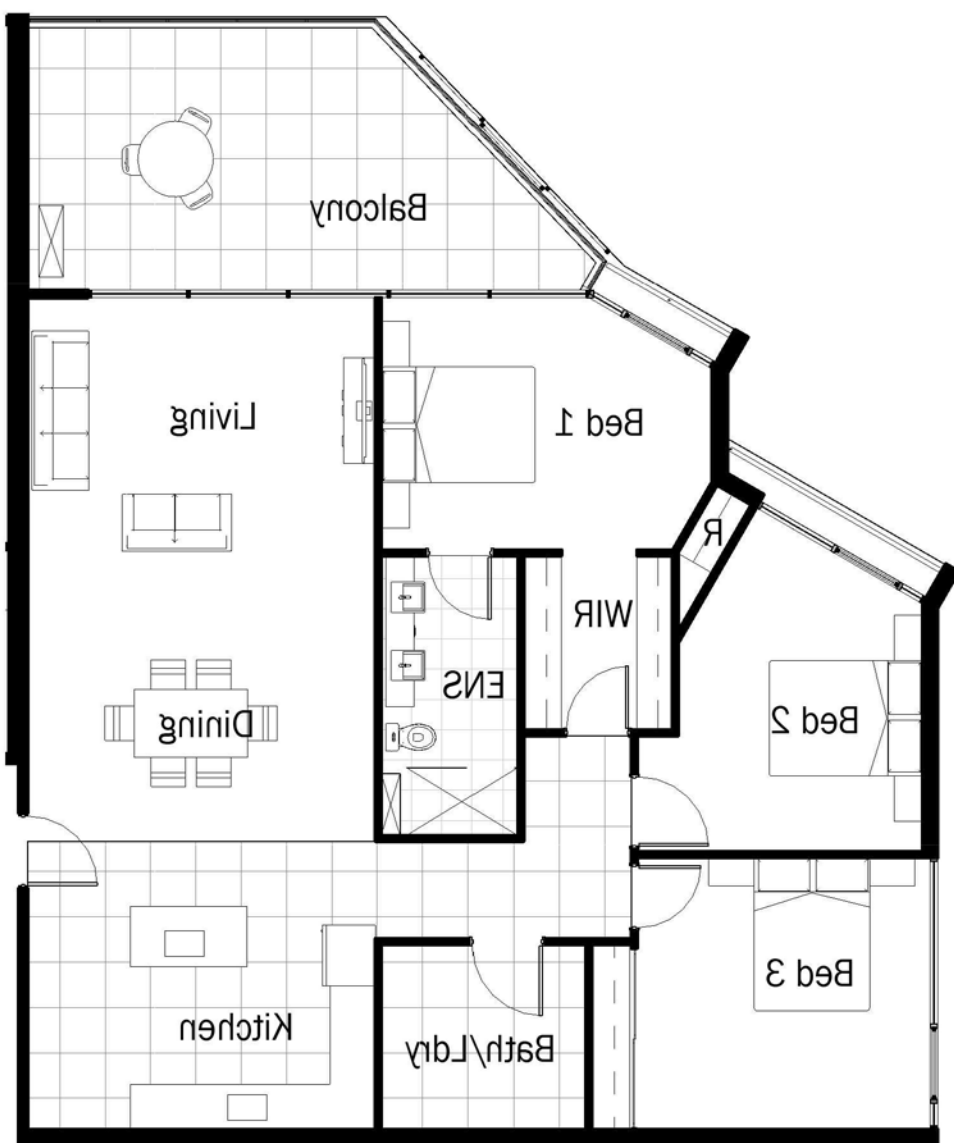
Area Schedule Unit 2A.2	
Name	Area
2A.2	109.8 m ²
2A.2	20.4 m ²
	130.2 m ²



Typical Unit - (2A.3) Stage 2&3

Scale @ A1 1 : 100

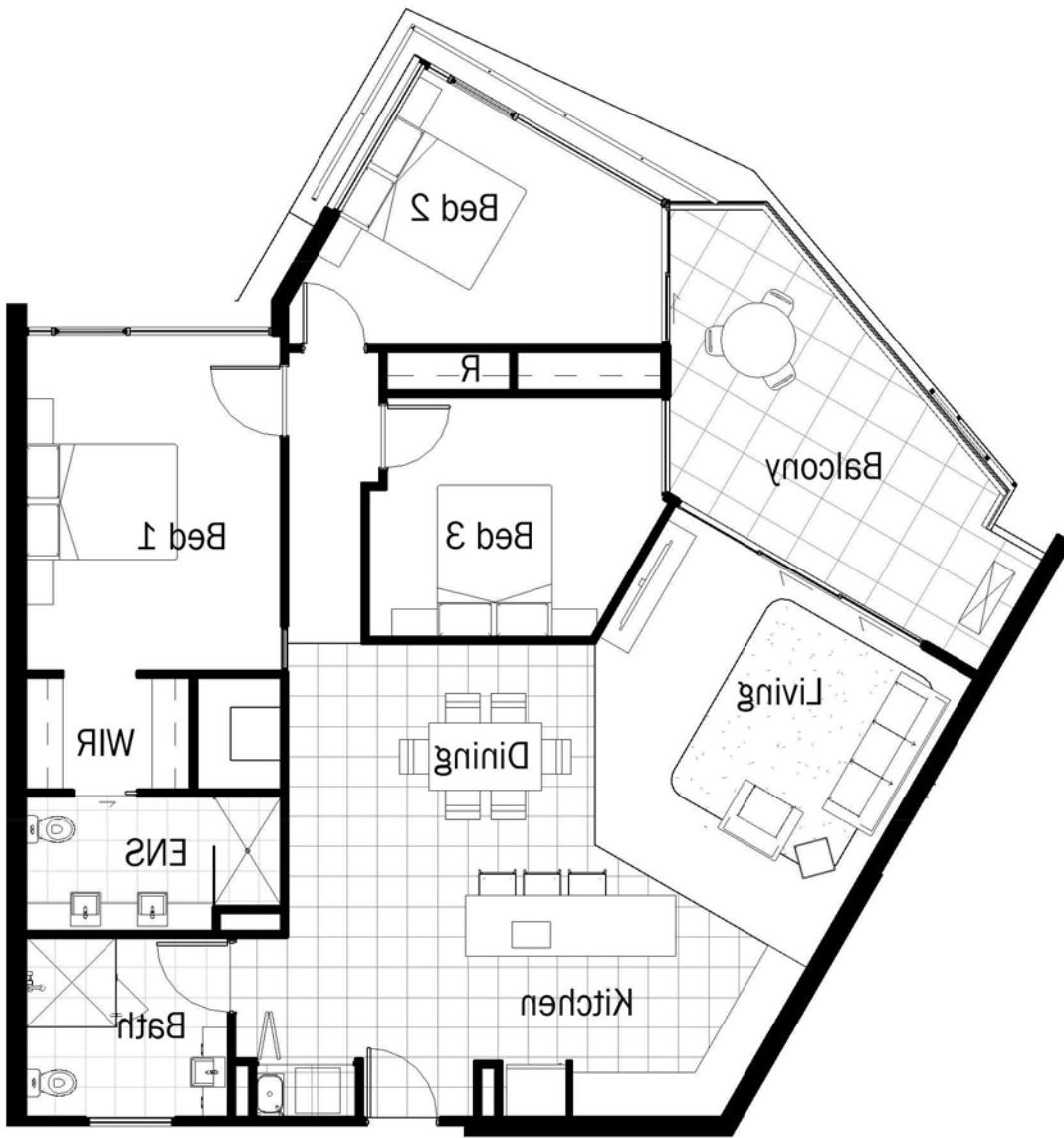
Area Schedule Unit 2A.3	
Name	Area
2A.3	112.6 m ²
2A.3	20.9 m ²
	133.5 m ²



Typical Unit - (3B.2) Stage 2&3

Scale @ A1 1 : 100

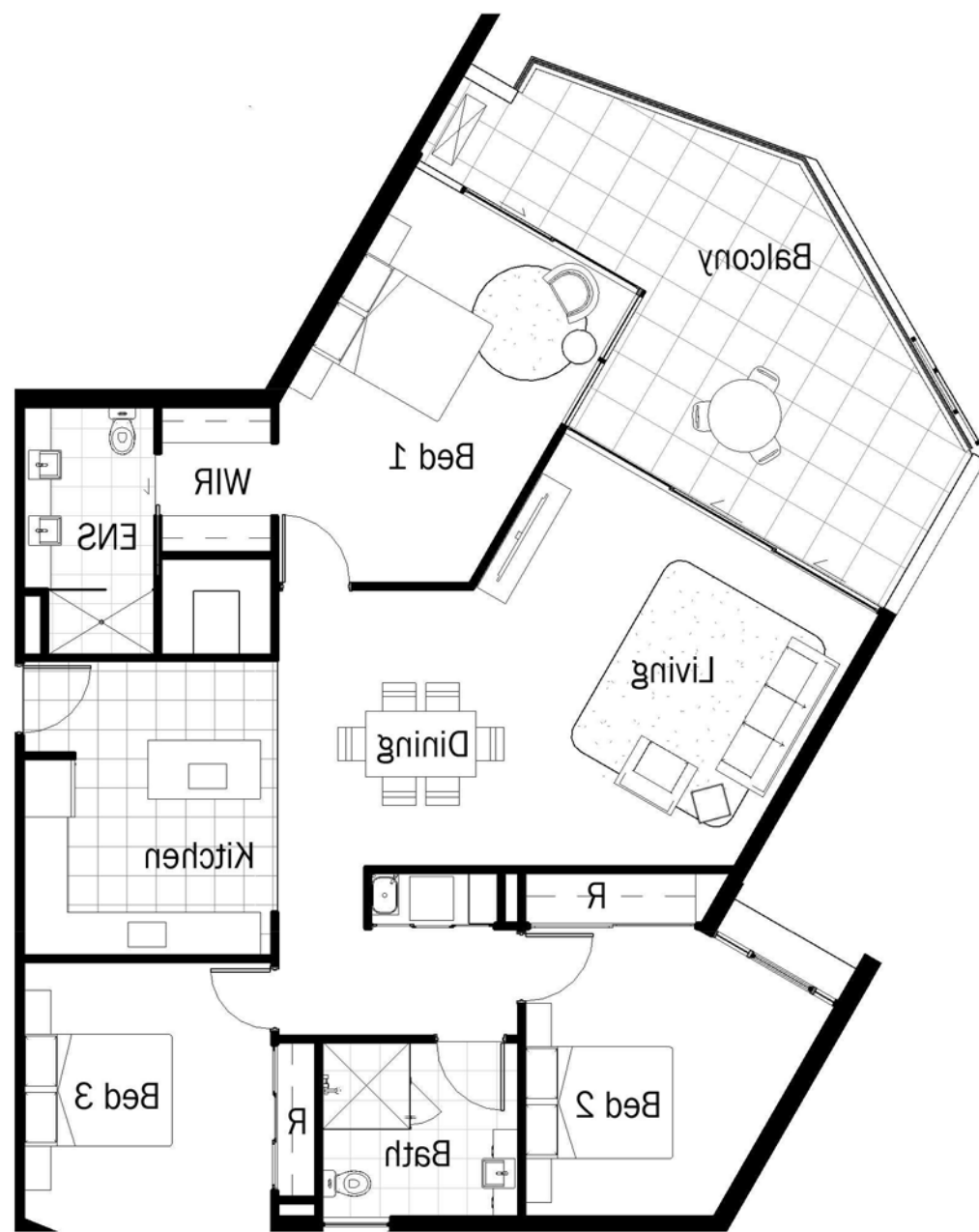
Area Schedule Unit 3B.2	
Name	Area
3B.2	124.6 m ²
3B.2	22.7 m ²
	147.3 m ²



Typical Unit - (3C.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3C.1	
Name	Area
3C.1	123.7 m ²
3C.1	17.4 m ²
	141.1 m ²



Typical Unit - (3D.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3D.1	
Name	Area
3D.1	125.4 m ²
3D.1	26.7 m ²
	152.2 m ²

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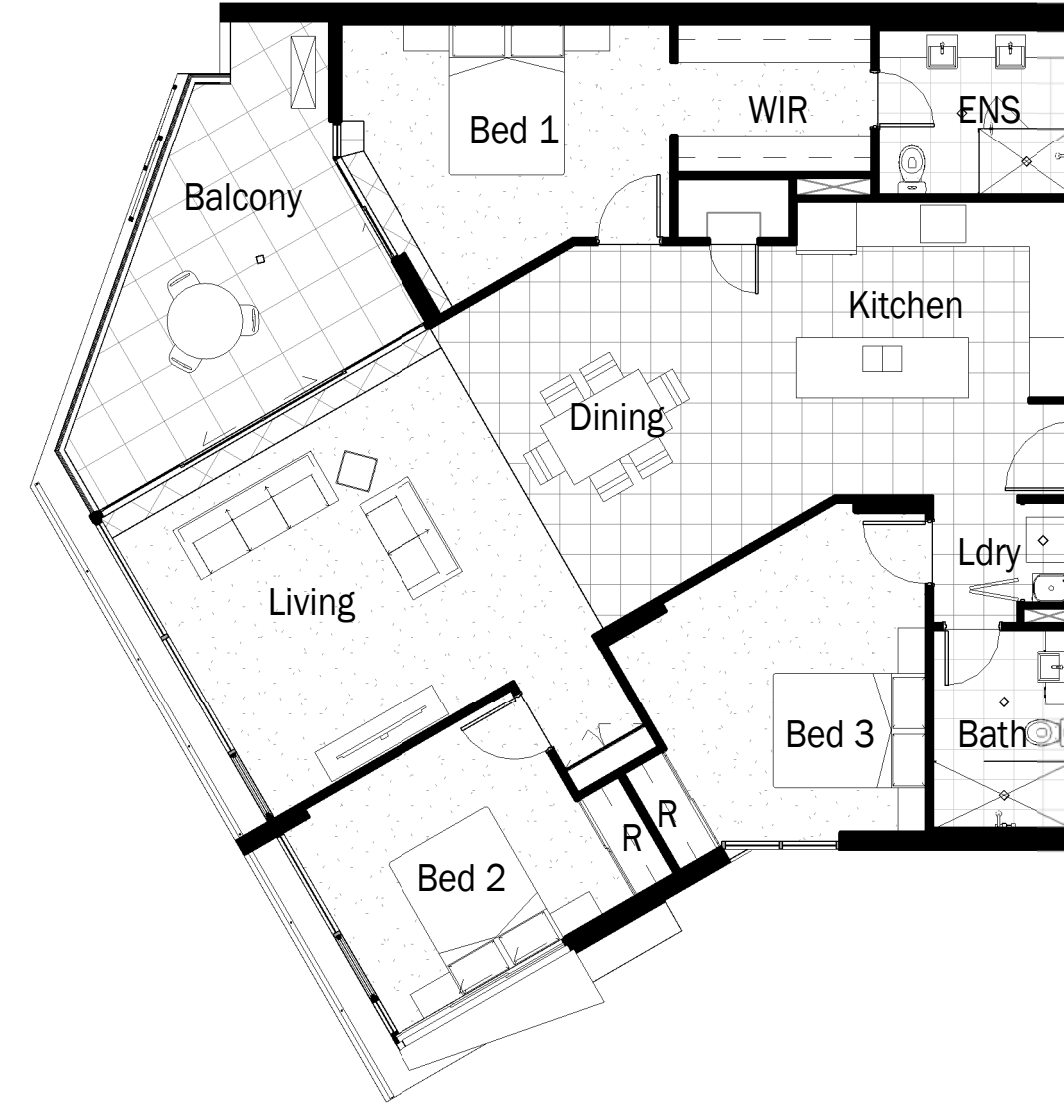
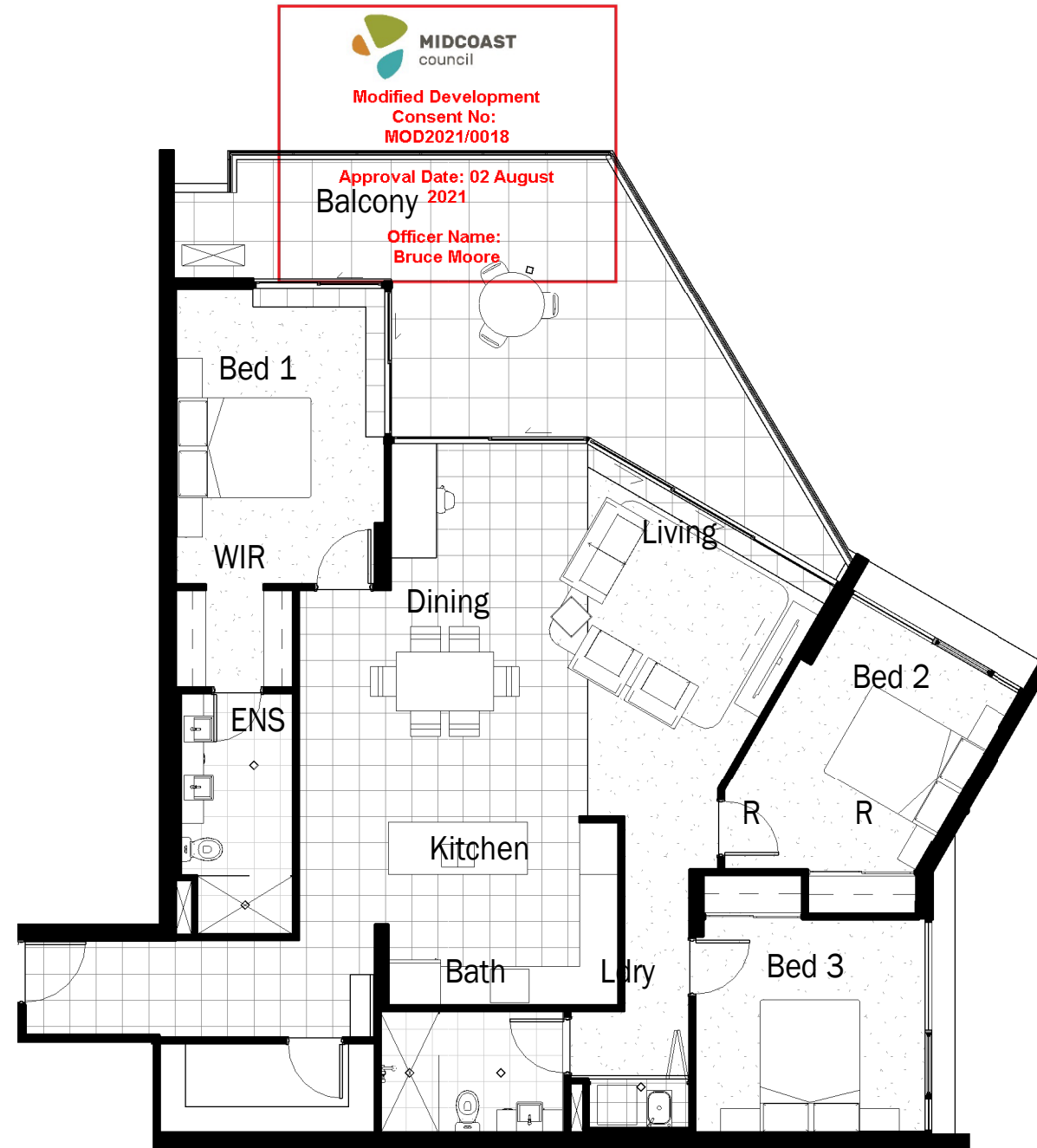
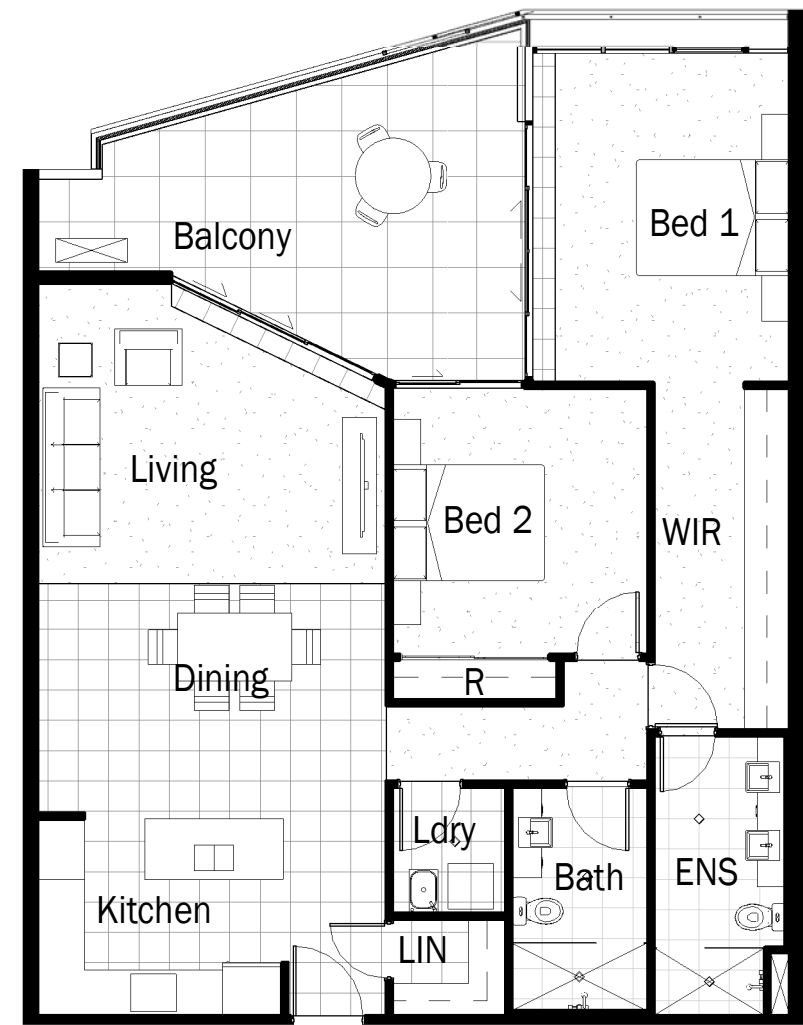
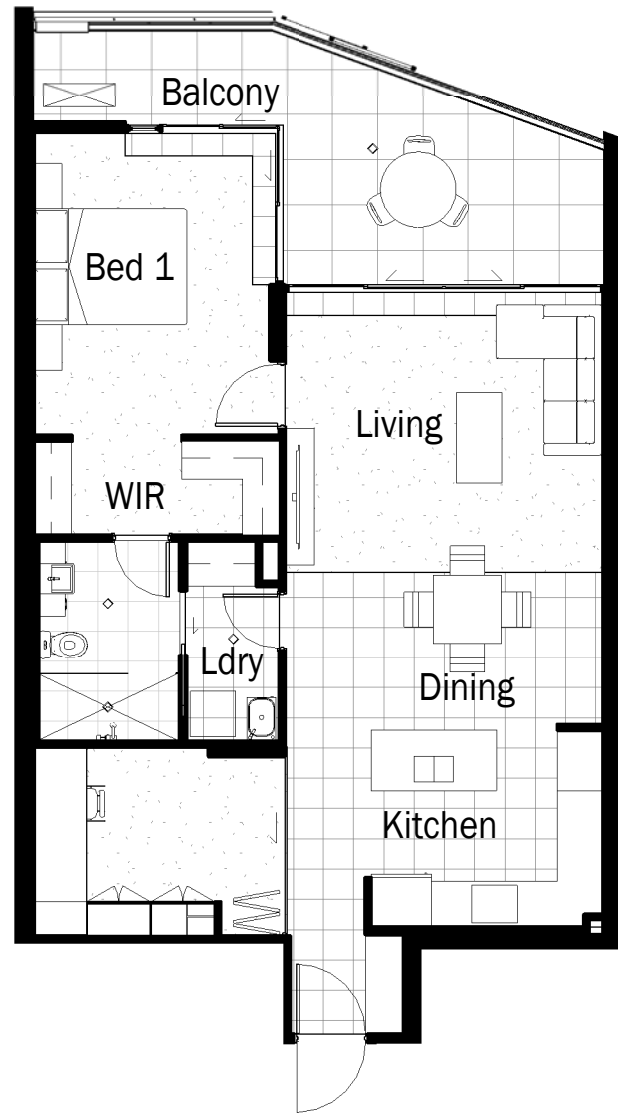
For
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Typical Unit Plans -
Stage 2 & 3 Mirrored

5490.40a [2]

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0 2 4 6 8 10
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (1A.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m ²
1A.1	16.0 m ²
1A.1	93.3 m ²

Typical Unit - (2A.1) Stage 1
Scale @ A1 1 : 100

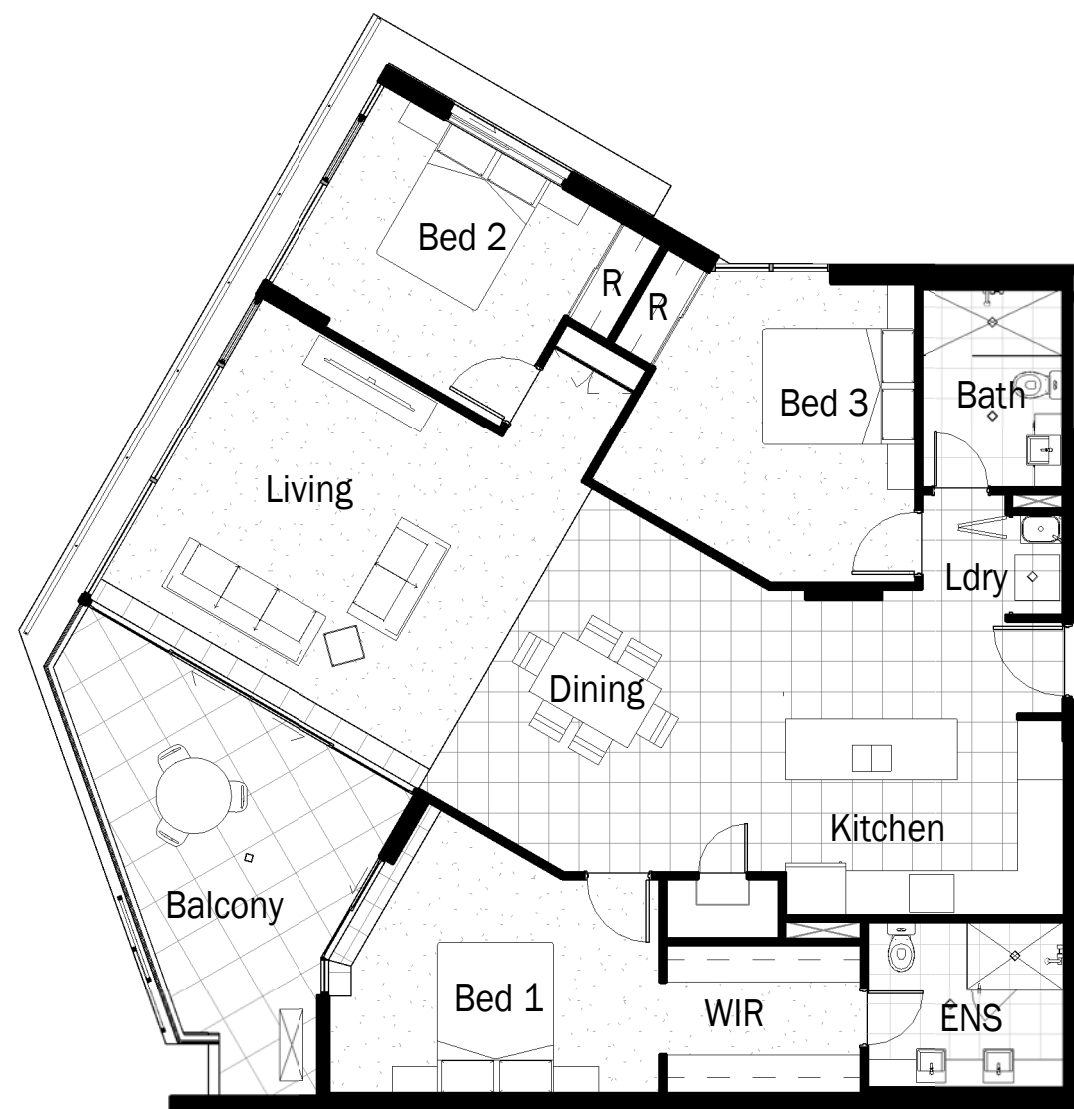
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
2A.1	127.4 m ²

Typical Unit - (3B.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3B.1	
Name	Area
3B.1	131.7 m ²
3B.1	30.0 m ²
3B.1	161.7 m ²

Typical Unit - (3A.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.1	
Name	Area
3A.1	126.3 m ²
3A.1	16.7 m ²
Grand total	142.9 m ²



Typical Unit - (3A.3) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.3	
Name	Area
3A.3	127.2 m ²
3A.3	16.9 m ²
Grand total	144.1 m ²



Typical Unit - (3A.2) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m ²
3A.2	16.9 m ²
3A.2	141.5 m ²



Typical Unit - (2F.1) Stage 1
Scale @ A1 1 : 100

Area Schedule Unit 2F.1	
Name	Area
2F.1	107.7 m ²
2F.1	29.6 m ²
2F.1	137.2 m ²

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2021
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Cnr Lake, West & Middle Street

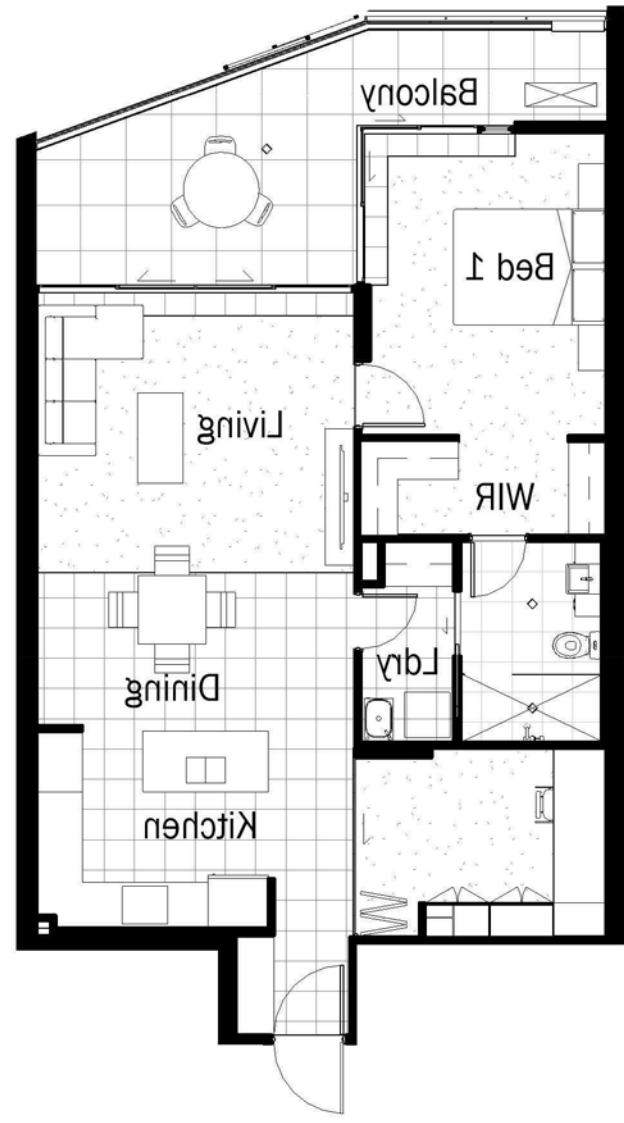
For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 1 Only

5490.40b [1]

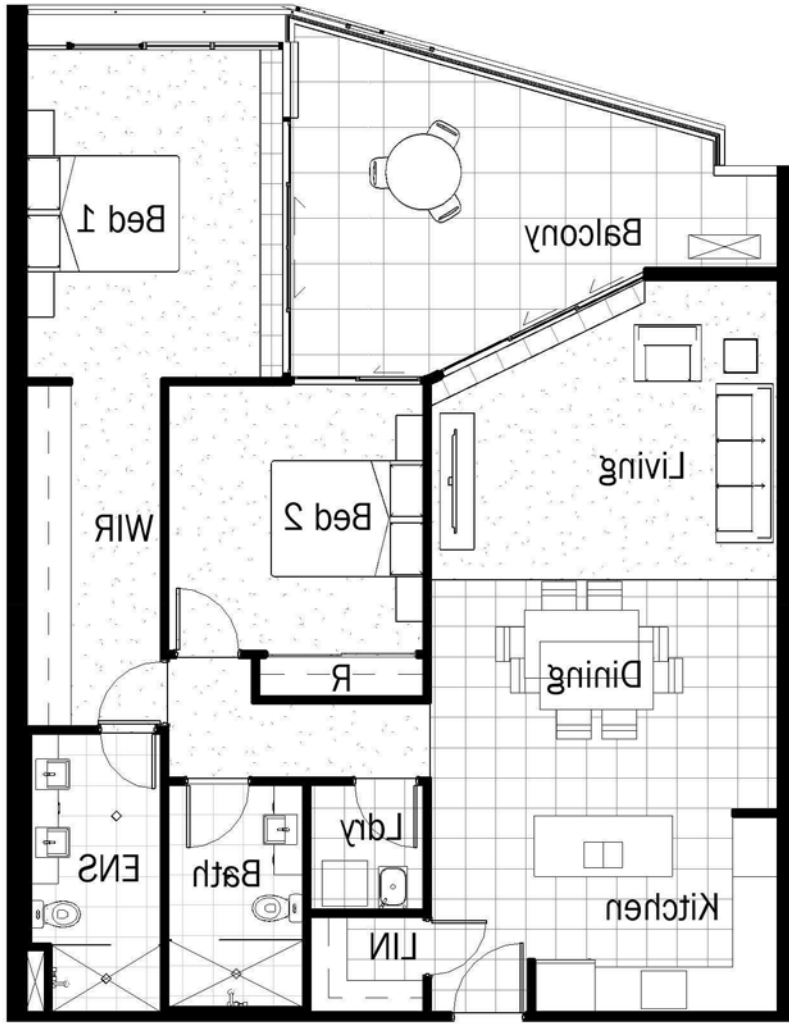
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Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

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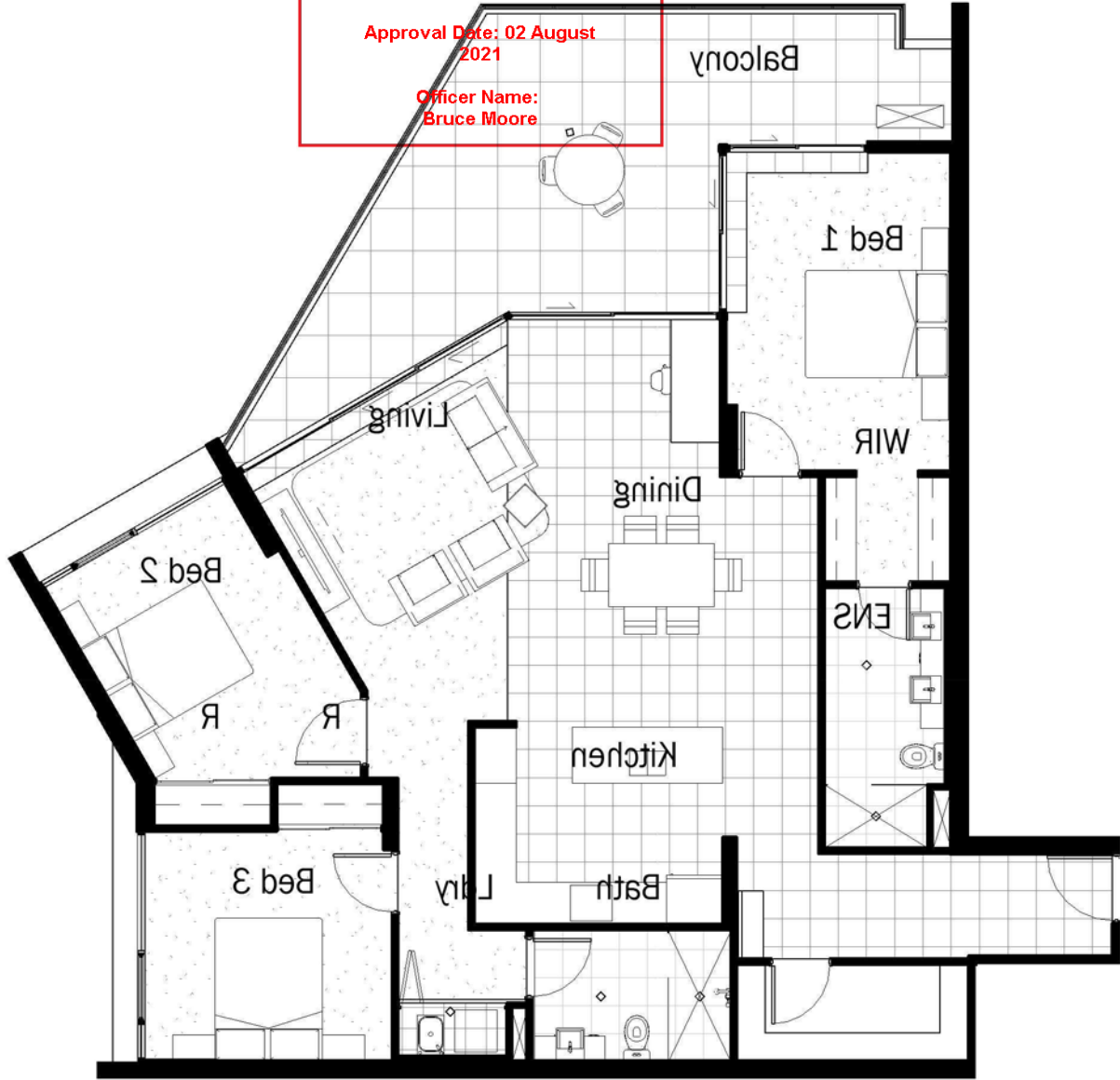
Typical Unit - (1A.1)
Scale @ A1 1 : 100

Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m ²
1A.1	16.0 m ²
	93.3 m ²



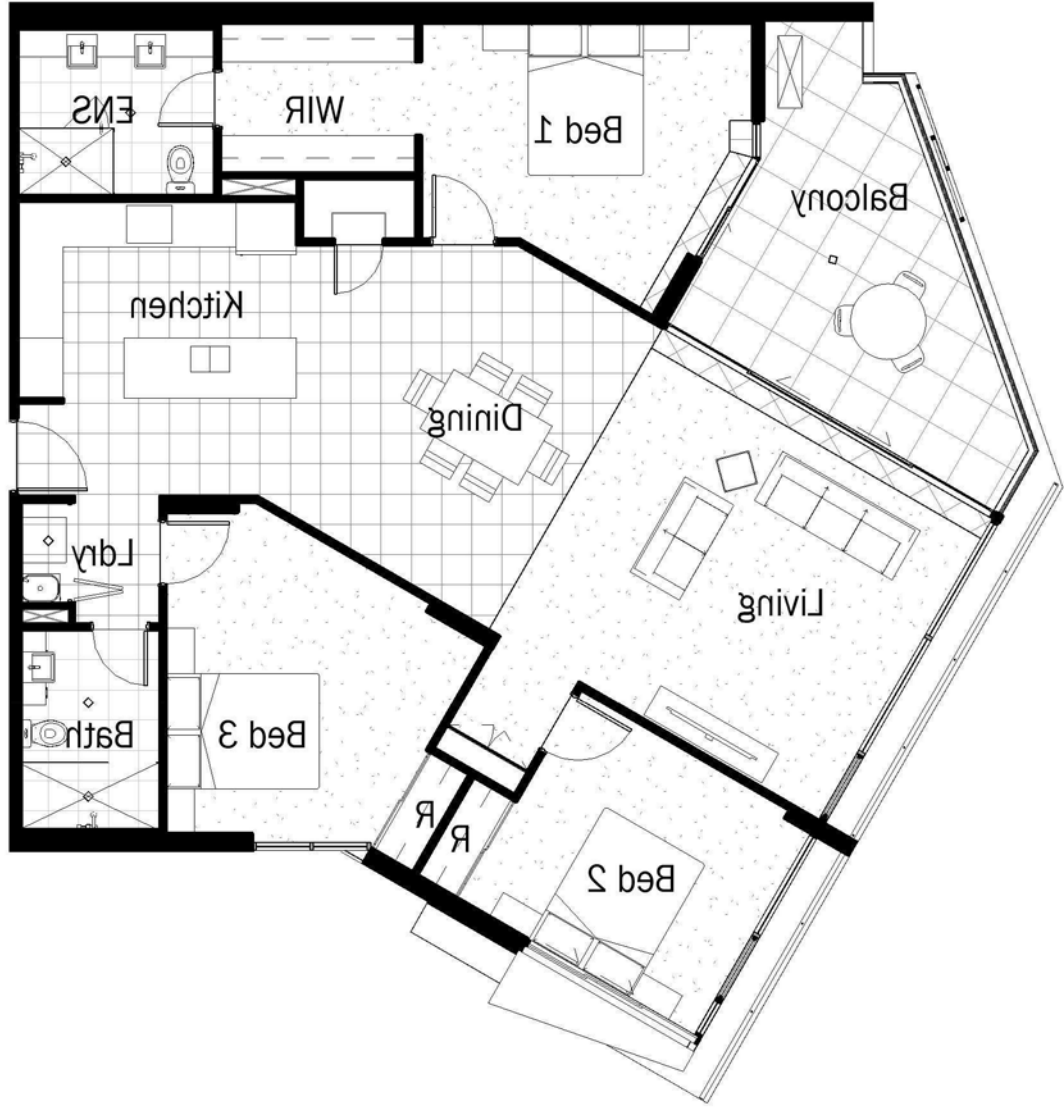
Typical Unit - (2A.1)
Scale @ A1 1 : 100

Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m ²
2A.1	20.4 m ²
	127.4 m ²



Typical Unit - (3B.1)
Scale @ A1 1 : 100

Area Schedule Unit 3B.1	
Name	Area
3B.1	131.7 m ²
3B.1	30.0 m ²
	161.7 m ²



Typical Unit - (3A.1)
Scale @ A1 1 : 100

Area Schedule Unit 3A.1	
Name	Area
3A.1	126.3 m ²
3A.1	16.7 m ²
Grand total	142.9 m ²



Typical Unit - (3A.3)
Scale @ A1 1 : 100

Area Schedule Unit 3A.3	
Name	Area
3A.3	127.2 m ²
3A.3	16.9 m ²
Grand total	144.1 m ²



Typical Unit - (3A.2)
Scale @ A1 1 : 100

Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m ²
3A.2	16.9 m ²
	141.5 m ²

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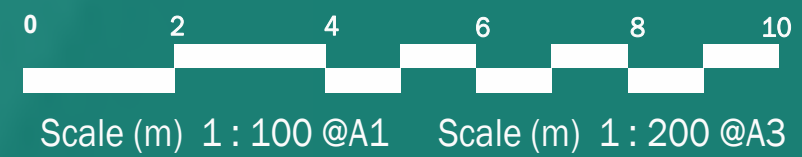
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Cnr Lake, West & Middle Street

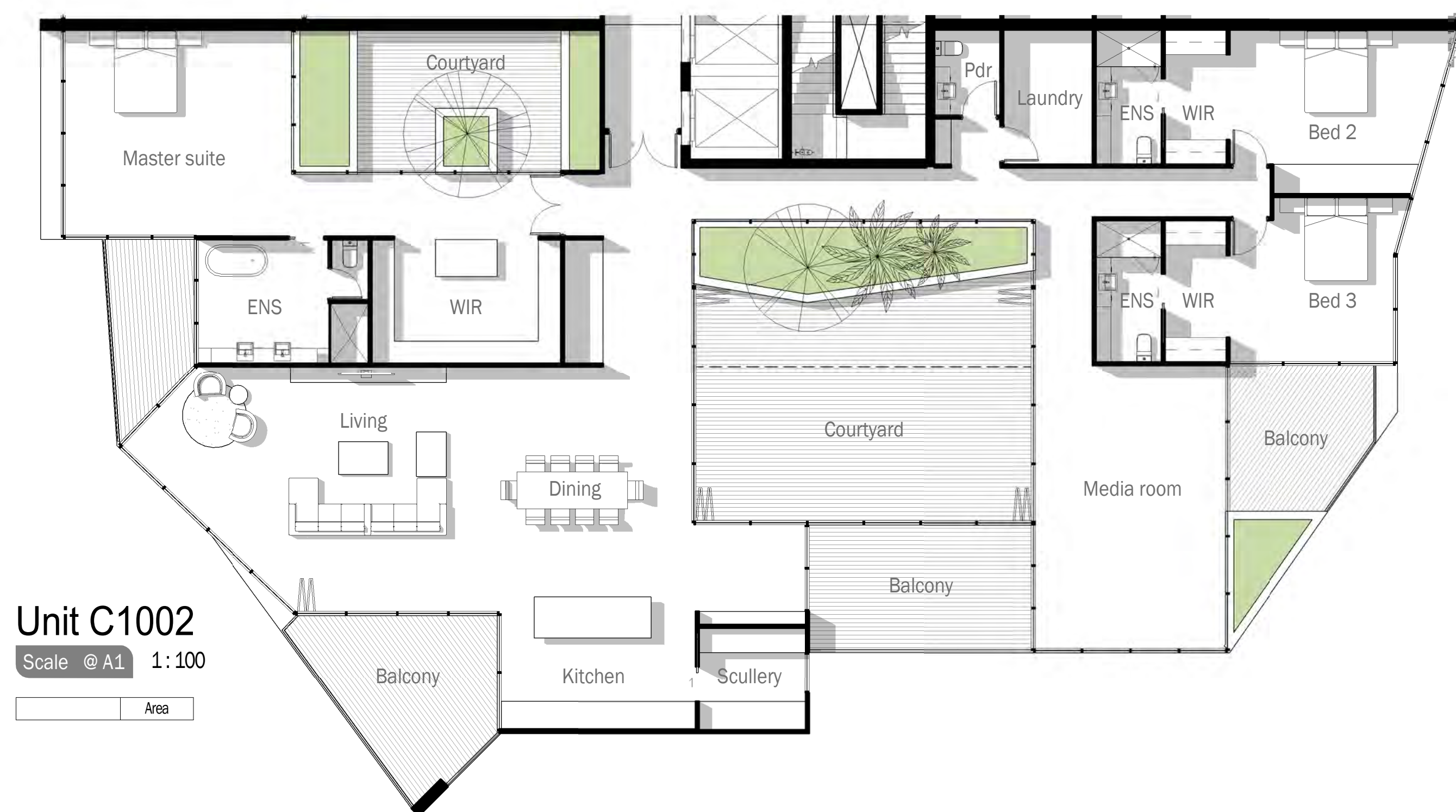
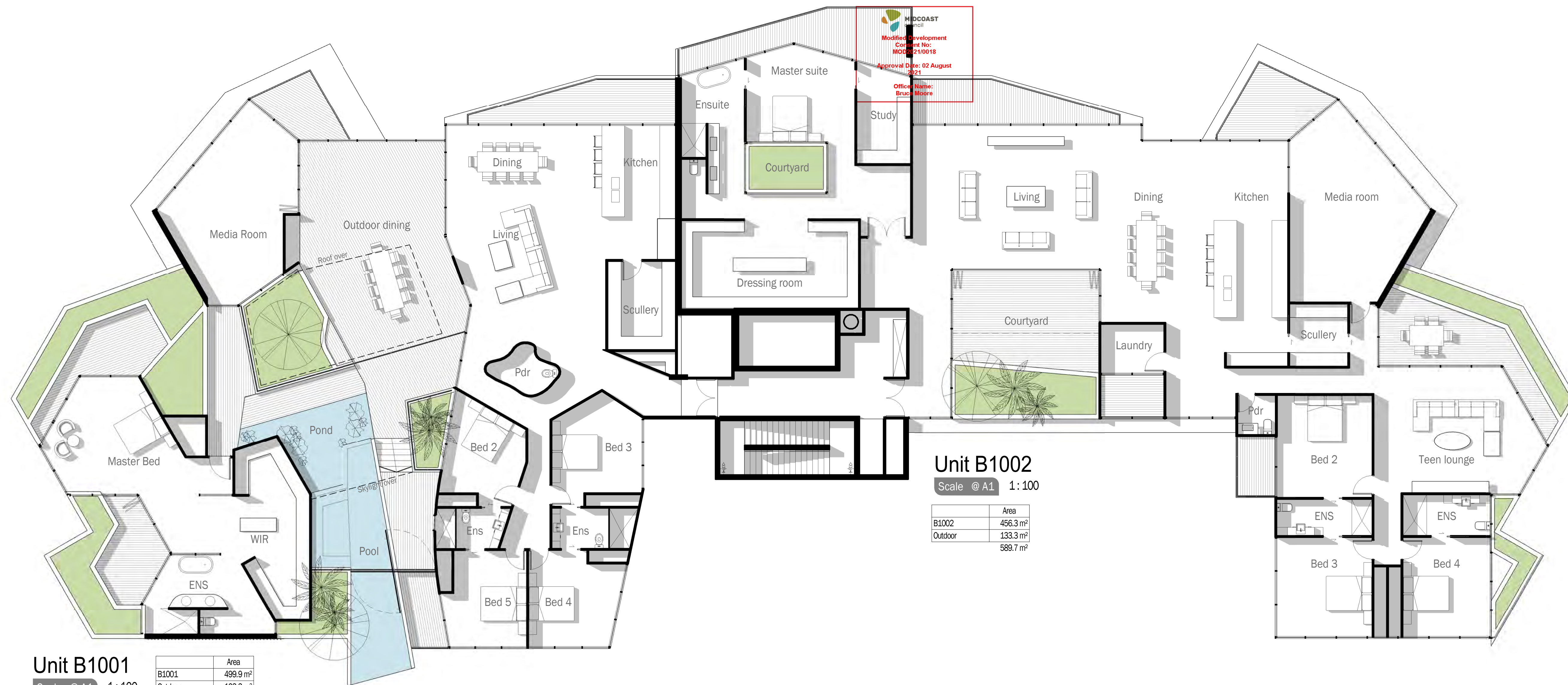
For
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Typical Unit Plans -
Stage 1 Only, Mirrored

5490.40c [1]



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Typical Unit Plans

5490.41 [1]



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Unit C1002

Scale @ A1 1:100

Area

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Typical Unit Plans

5490.41 [1]
MIRRORED

Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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Hotel Typical - (0A.1)

Scale @ A1 1:100

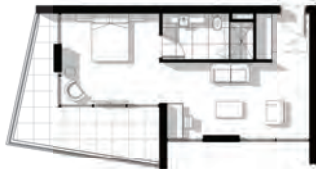
Area Schedule Unit 0A.1	
Name	Area
0A.1	43.2 m ²
0A.1 Balc	6.7 m ²
	49.8 m ²



Hotel Typical - (0B.1)

Scale @ A1 1:100

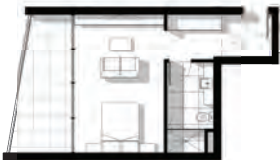
Area Schedule Unit 0B.1	
Name	Area
0B.1	38.7 m ²
0B.1 Balc	10.4 m ²
	49.1 m ²



Hotel Typical - (0C.1)

Scale @ A1 1:100

Area Schedule Unit 0C.1	
Name	Area
0C.1	41.5 m ²
0C.1 Balc	14.9 m ²
	56.4 m ²



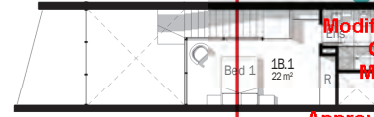
Hotel Typical - (0D.1)

Scale @ A1 1:100

Area Schedule Unit 0D.1	
Name	Area
0D.1	34.2 m ²
0D.1 Balc	10.9 m ²
	45.1 m ²



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (1B.1)

Scale @ A1 1:100

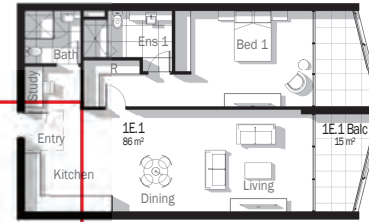
Area Schedule Unit 1B.1	
Name	Area
1B.1	43.2 m ²
1B.1 Balc	7.6 m ²
	50.8 m ²

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72.1 m²

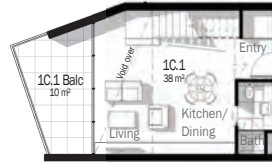


Level 6

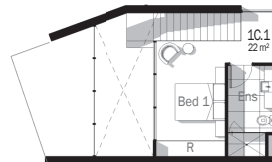
Serviced Apt. - (1E.1)

Scale @ A1 1:100

Area Schedule Unit 1E.1	
Name	Area
1E.1	85.8 m ²
1E.1 Balc	15.2 m ²
	101.0 m ²



Lower Level (L6)

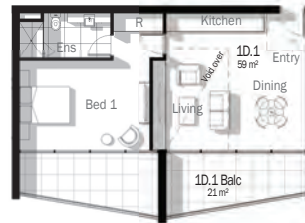


Upper Level (L7)

Serviced Apt. - (1C.1)

Scale @ A1 1:100

Area Schedule Unit 1C.1	
Name	Area
1C.1	60.9 m ²
1C.1 Balc	10.4 m ²
	71.3 m ²



Level 6

Serviced Apt. - (1D.1)

Scale @ A1 1:100

Area Schedule Unit 1D.1	
Name	Area
1D.1	59.3 m ²
1D.1 Balc	21.2 m ²
	80.5 m ²

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For
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Typical Unit Plans

5490.42 [1]

0 2 4 6 8 10
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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Hotel Typical - (0A.1)

Scale: @ A1 1:100

Area Schedule Unit 0A.1	
Name	Area
0A.1	43.2 m ²
0A.1 Balc	6.7 m ²
	49.9 m ²



Hotel Typical - (0B.1)

Scale: @ A1 1:100

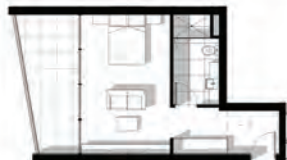
Area Schedule Unit 0B.1	
Name	Area
0B.1	38.7 m ²
0B.1 Balc	10.4 m ²
	49.1 m ²



Hotel Typical - (0C.1)

Scale: @ A1 1:100

Area Schedule Unit 0C.1	
Name	Area
0C.1	41.5 m ²
0C.1 Balc	14.9 m ²
	56.4 m ²



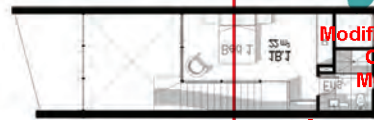
Hotel Typical - (0D.1)

Scale: @ A1 1:100

Area Schedule Unit 0D.1	
Name	Area
0D.1	34.2 m ²
0D.1 Balc	10.9 m ²
	45.1 m ²



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (1B.1)

Scale: @ A1 1:100

Area Schedule Unit 1B.1	
Name	Area
1B.1	7.6 m ²
1B.1 Balc	12.4 m ²



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (1C.1)

Scale: @ A1 1:100

Area Schedule Unit 1C.1	
Name	Area
1C.1	60.9 m ²
1C.1 Balc	10.4 m ²
	71.3 m ²



Level 6

Serviced Apt. - (1D.1)

Scale: @ A1 1:100

Area Schedule Unit 1D.1	
Name	Area
1D.1	59.3 m ²
1D.1 Balc	21.2 m ²
	80.5 m ²



Level 6

Serviced Apt. - (1E.1)

Scale: @ A1 1:100

Area Schedule Unit 1E.1	
Name	Area
1E.1	85.8 m ²
1E.1 Balc	15.2 m ²
	101.0 m ²

MIDCOAST council

Modified Development
Consent No:
MOD2021/0018

Approval Date: 02 August
2021

Officer Name:
Bruce Moore

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Cnr Lake, West & Middle Street

For
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Typical Unit Plans

5490.42 [1]
MIRRORED

Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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Lower Level (L6)



Upper Level (L7)

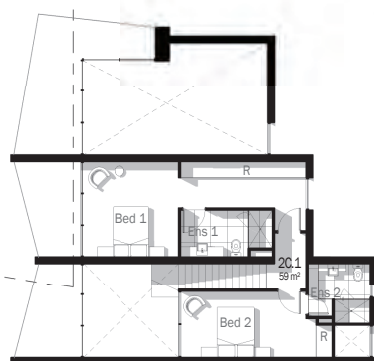
Serviced Apt. - (2B.1)

Scale @ A1 1:100

Area Schedule Unit 2B.1	
Name	Area
2B.1	94.0 m²
2B.1 Balc	8.8 m²
	102.8 m²



Lower Level (L6)

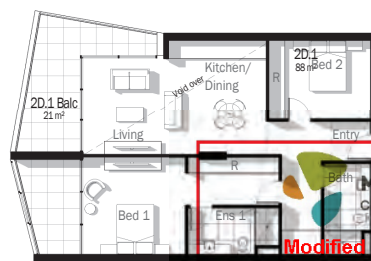


Upper Level (L7)

Serviced Apt. - (2C.1)

Scale @ A1 1:100

Area Schedule Unit 2C.1	
Name	Area
2C.1	100.4 m²
2C.1 Balc	7.4 m²
	107.8 m²



Level 6

Serviced Apt. - (2D.1)

Scale @ A1 1:100

Area Schedule Unit 2D.1	
Name	Area
2D.1	87.6 m²
2D.1 Balc	20.7 m²
	108.3 m²

MIDCOAST Council

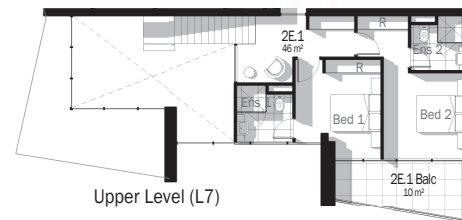
Modified Development
Consent No:
MOD2021/0018

Approval Date: 02 August
2021

Officer Name:
Bruce Moore



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (2E.1)

Scale @ A1 1:100

Area Schedule Unit 2E.1	
Name	Area
2E.1	87.5 m²
2E.1 Balc	24.1 m²
	111.6 m²

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Typical Unit Plans

5490.43 [1]

0 2 4 6 8 10
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (2B.1)

Scale @ A1 1:100

Area Schedule Unit 2B.1	
Name	Area
2B.1	94.0 m²
2B.1 Balc	8.8 m²
	102.8 m²



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (2C.1)

Scale @ A1 1:100

Area Schedule Unit 2C.1	
Name	Area
2C.1	100.4 m²
2C.1 Balc	7.4 m²
	107.8 m²



Level 6

Serviced Apt. - (2D.1)

Scale @ A1 1:100

Area Schedule Unit 2D.1	
Name	Area
2D.1	87.5 m²
2D.1 Balc	20.7 m²
	108.3 m²

Modified Development
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Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (2E.1)

Scale @ A1 1:100

Area Schedule Unit 2E.1	
Name	Area
2E.1	87.5 m²
2E.1 Balc	24.1 m²
	111.6 m²

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Typical Unit Plans

5490.43 [1]
MIRRORED

Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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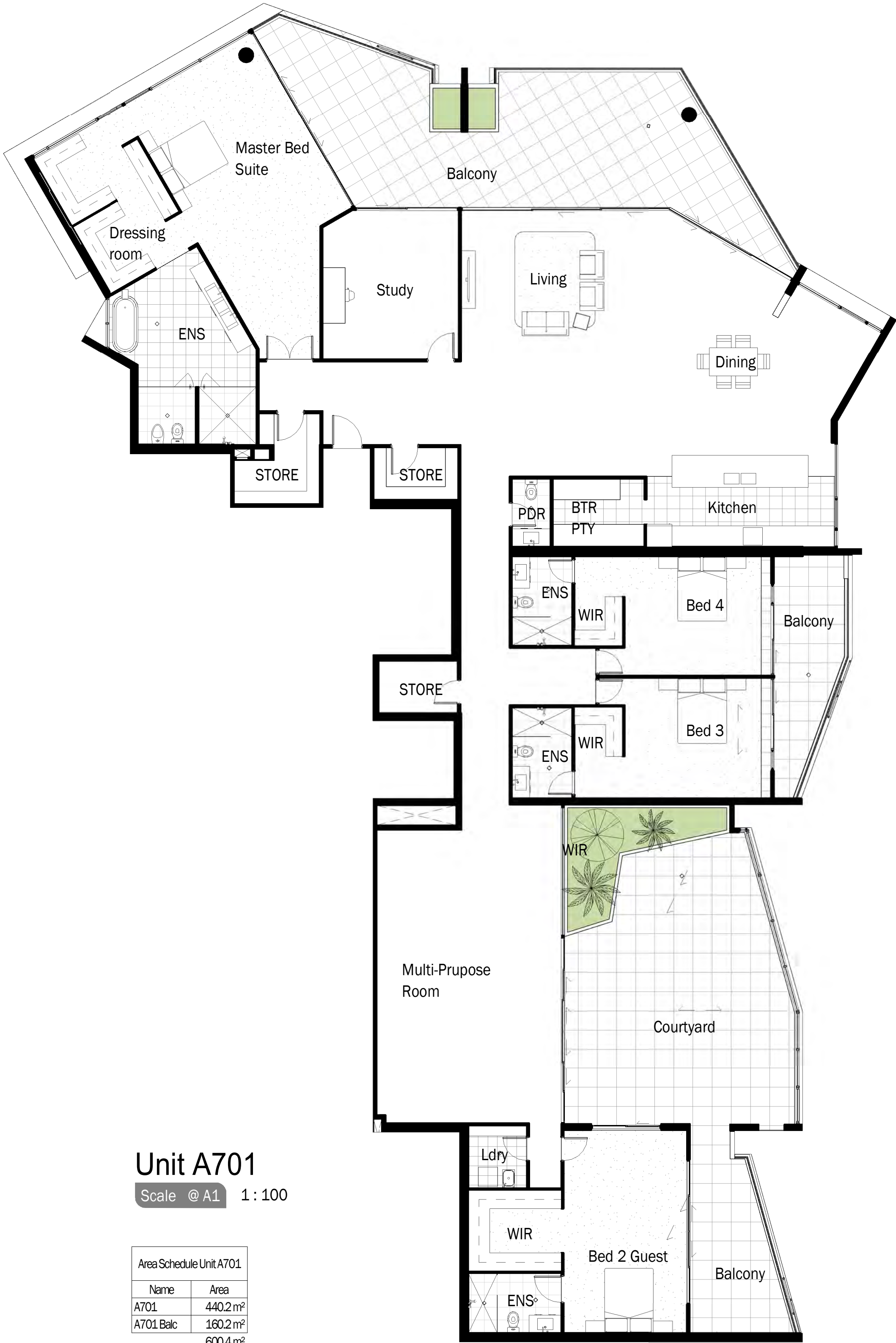


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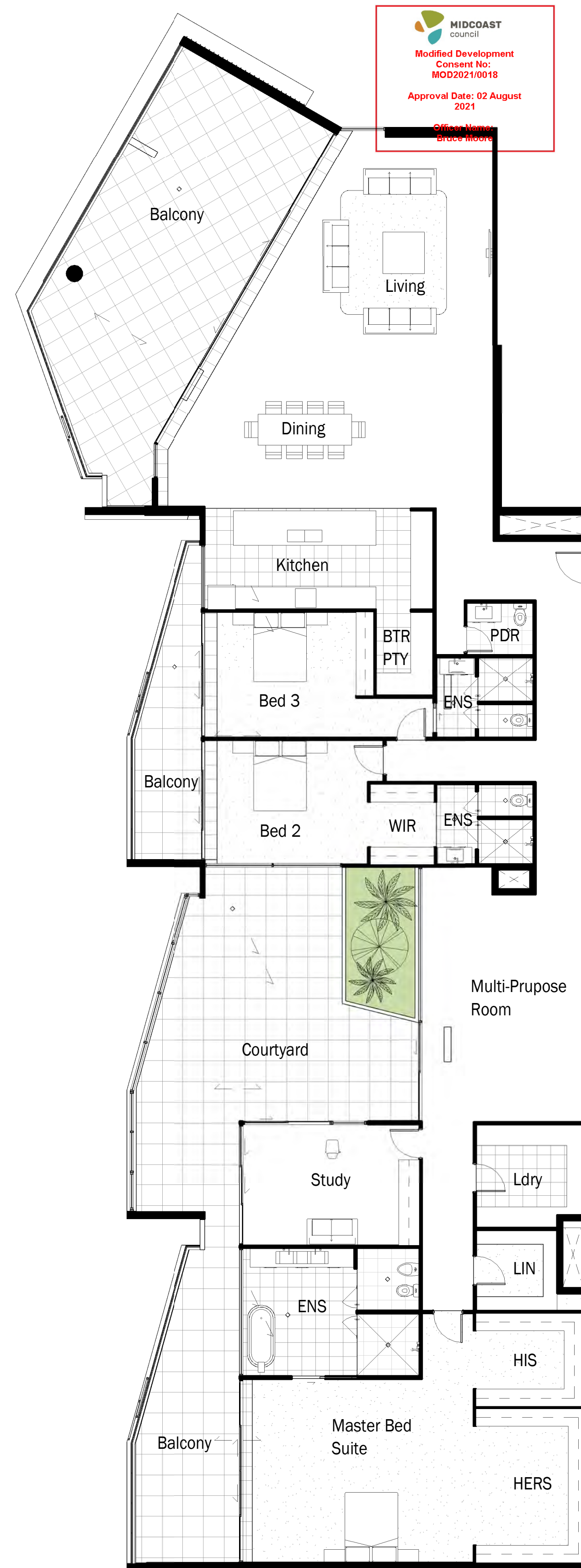
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Penthouse Unit Plans -
Stage 1

5490.44 [1]



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Consent No:
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Approval Date: 02 August
2021
Office Name:
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Unit A703
Scale @ A1 1 : 100

Area Schedule Unit A703	
Name	Area
A703	373.28 m²
A703 Balc	161.86 m²
535.15 m²	

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Penthouse Unit Plans -
Stage 1

5490.45 [1]



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North Elevation - Lake Street

Scale @ A1 1:200



East Elevation

Scale @ A1 1:200

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Elevations

5490.50 [5]

0 4 8 12 16 20
Scale (m) 1:200 @A1 Scale (m) 1:400 @A3

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West Elevation - West Street

Scale @ A1 1 : 200



South Elevation - Middle Street

Scale @ A1 1 : 200

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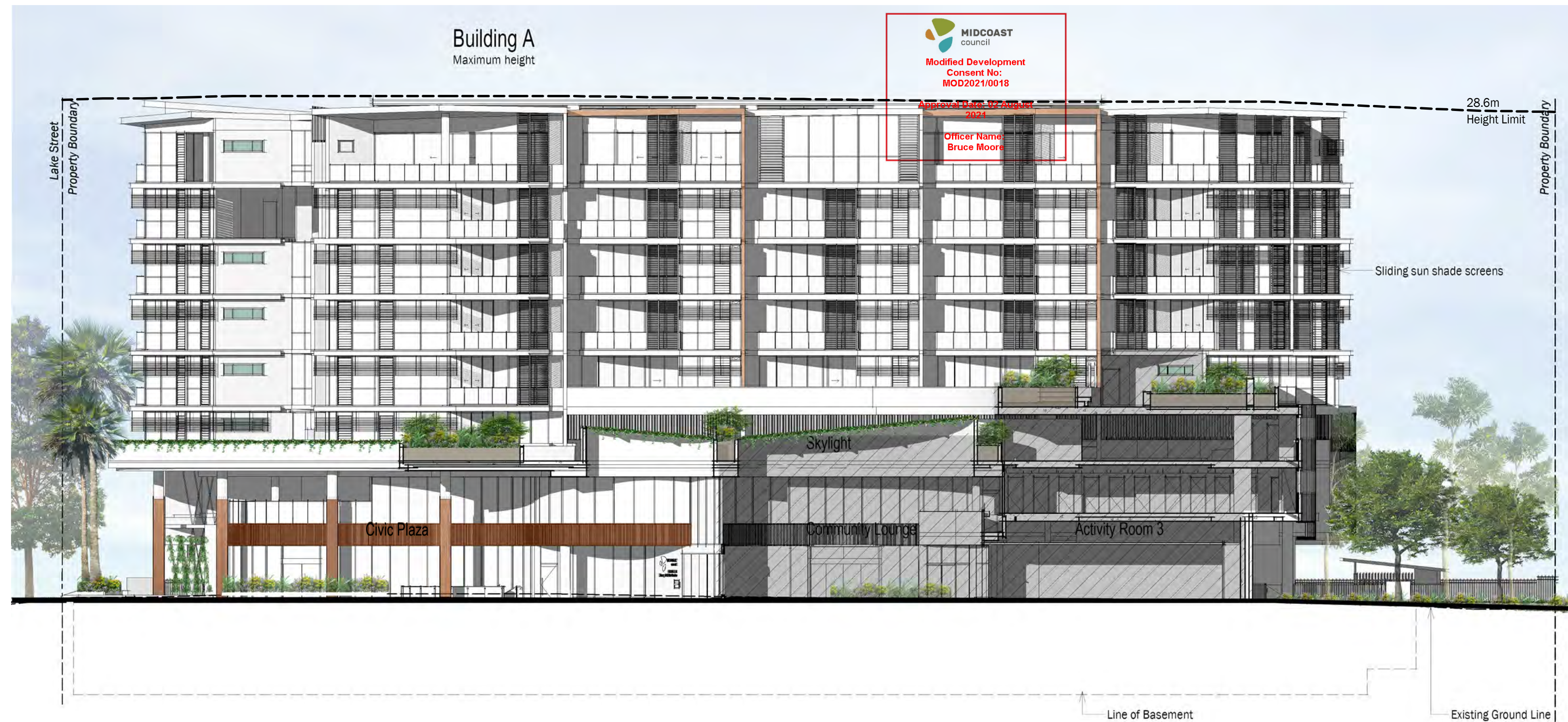
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Elevations

5490.51 [4]

0 4 8 12 16 20
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3

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Building A - West Sectional Elevation
Scale @ A1 1:200



Building B, C and D - East Sectional Elevation
Scale @ A1 1:200

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Elevations

5490.52 [5]

0 4 8 12 16 20
Scale (m) 1:200 @A1 Scale (m) 1:400 @A3

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South Sectional Elevation

Scale @ A1 1 : 200



Stage 1 - West Elevation

Scale @ A1 1 : 200

(Demonstrating facade treatment planned, if Stage 2 doesn't follow immediately.)

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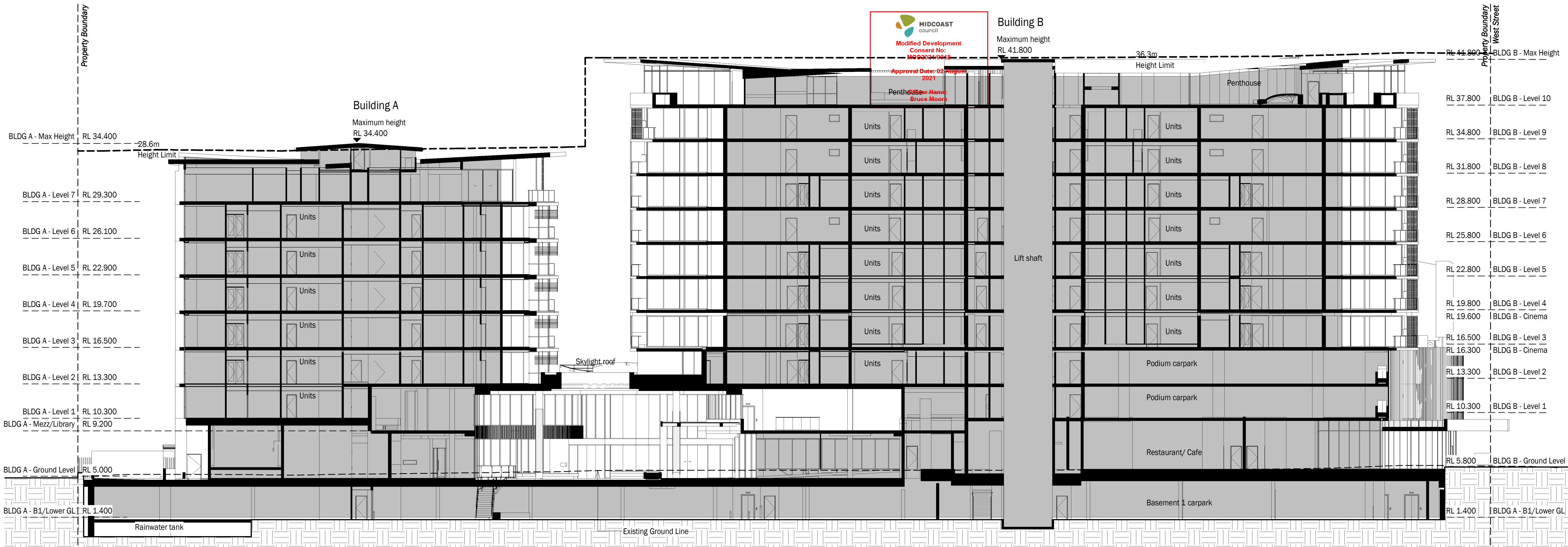
Elevations

5490.53 [4]

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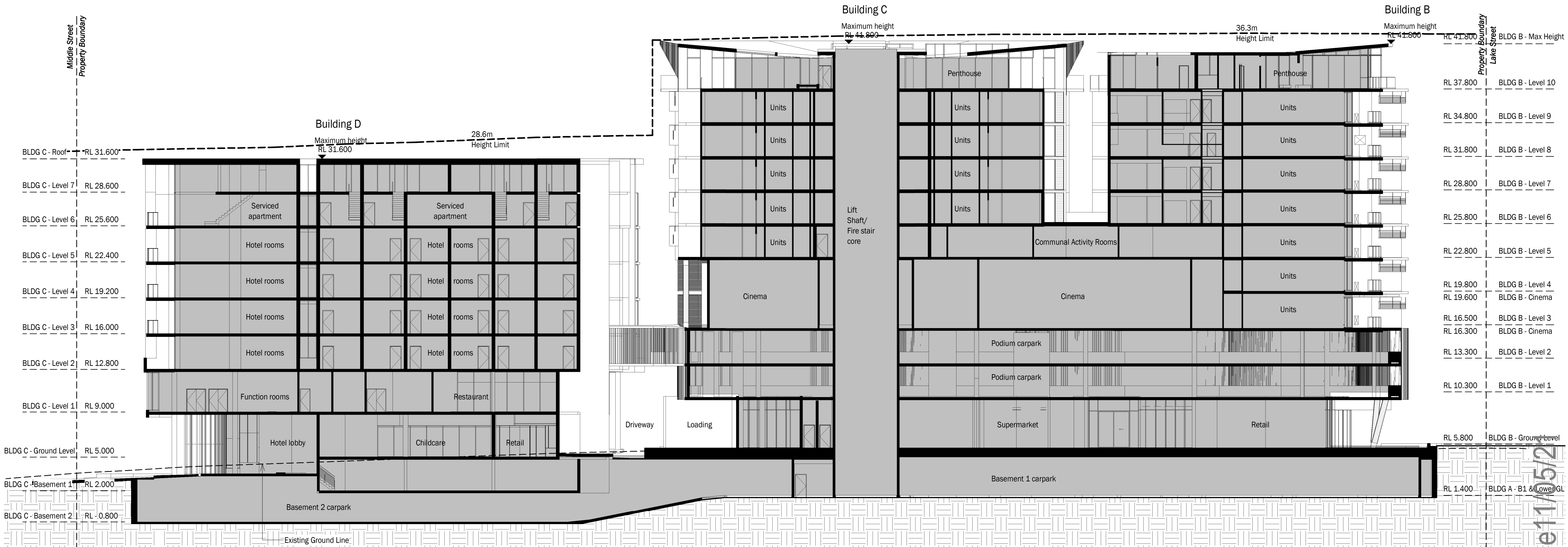
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3

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Section A

Scale @ A1 1 : 200



Section B

Scale @ A1 1 : 200

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Site Sections

5490.60 [3]

0 4 8 12 16 20
Scale (m) 1 : 200 @A1 Scale (m) 1 : 400 @A3



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Materials & Finishes

5490.70 [1]

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Materials/Colour Legend

- 1 paint - white
- 2 paint - teal
- 3 paint - monument
- 4 paint - ochre
- 5 paint - black
- 6 concrete - natural
- 7 concrete - ochre
- 8 timber - clear
- 9 timber - compact laminate
- 10 glass - green tint
- 11 aluminium - painted batten screen
- 12 aluminium - perforated screen white

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Materials & Finishes

5490.71 [3]

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Materials/Colour Legend

- 1 paint - white
- 2 paint - teal
- 3 paint - monument
- 4 paint - ochre
- 5 paint - black
- 6 concrete - natural
- 7 concrete - ochre
- 8 timber - clear
- 9 timber - compact laminate
- 10 glass - green tint
- 11 aluminium - painted batten screen
- 12 aluminium - perforated screen white

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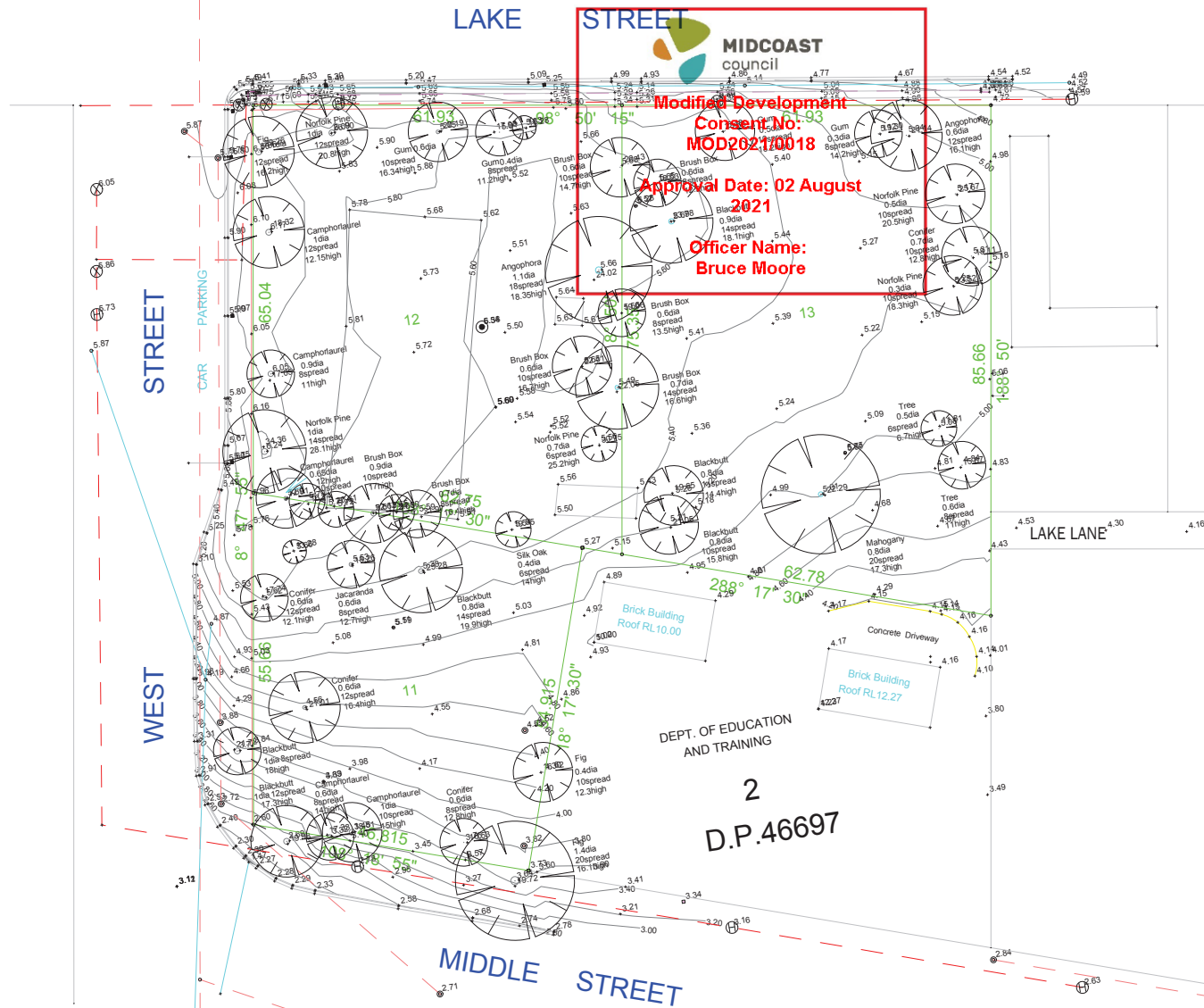
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Materials & Finishes

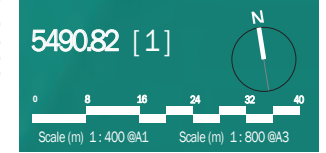
5490.72 [3]

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Survey Plan



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