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February 2022		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. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.			
In NSW both BASIX & the BCA variations must be complied with, in particular the following:			
- Thermal construction in accordance with Vol 1 Section J1.2 or J1.2.1.1			
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(i) & 3.12.1.4(d)			
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)			
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			
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 (adjacent to lift and stair cores)		R1.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to metal roof	
Plasterboard		R1.4 to ceilings adjacent to concrete roof	
Roof Construction		Added Insulation	
Metal		Foil + R1.0 blanket	
Concrete		None	
Floor Construction		Covering	
Concrete		As drawn (if not noted default values used)	
Concrete		R1.0 where adjacent to carpark and open below	
Windows		Glass and frame type U value SHGC Range Area sq m	
Performance glazing type A		4.30 0.42 - 0.52	Units C1001, C1002
Performance glazing type B		4.30 0.48 - 0.58	Units C1001, C1002
Performance glazing type A		5.40 0.44 - 0.54	All other units
Performance glazing type B		5.40 0.52 - 0.64	All other units
Type A windows are awning windows, bi-folds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type U SHGC Area sq m	Detail
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
Shade elements		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA			
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.			
Additional Notes			
Nil			
Central Energy Systems		110kW PV system for common area use	

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Cover Sheet

5490.01 [5]

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Perspective Views

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Perspective Views

5490.03 [4]



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Perspective Views
Stage 1 & 2 only

5490.04 [4]

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Perspective Views

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Perspective Views

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Perspective Views

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Perspective Views

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THE DESIGN PROPOSAL

The subject site is situated in a central location in the town centre of Forster, and there is an opportunity to create a landmark building and precedent for the surrounding area. Proposed is a mix of uses integrated into a vertical residential retirement community developed with improved economic & accessibility infrastructure. The development is proposed to be built in four stages.

The character of the built form is designed to sit within and enhance the urban setting of Forster. A contemporary aesthetic is used, incorporating elements that provide modulation and interest. The design expression draws inspiration from the forms, materials, patterns, shapes and colours of the natural environment surrounding the site.

The project aims to develop an exemplary urban design outcome of high quality architecture tailored to the needs of the council, resident, community, context and client.

The development is comprised of the following:

Community uses – A council library, community centre, community lounge and civic plaza are integrated within stage one.

Commercial uses – A mix of commercial uses are provided across the four stages, comprising a convenience supermarket, restaurant/café precinct & retail as well as complimentary uses such as medical centre. It is envisaged that this complimentary use shall draw a trade from within the development and from the wider Forster community. Private resident facilities are provided such as craft rooms, wellness centre (therapy/day spa/gymnasium/ pool), billiards, home theatre, lounge, bar and kitchen with a roof terrace BBQ area, communal gardens and outdoor recreation spaces.

Independent Living Units (ILU's) – ILU's located in three towers of between 7 & 9 stories built in 3 stages. Stage 2B Tower B accommodates 60 ILU's with a mix of 26 Two bed Units, 34 Three Bed Units. Stage 3 Tower C accommodates 45 ILU's with a mix of 36 Two bed Units, 7 Three Bed Units , 1 Three Bedroom & 1 Four Bedroom Penthouses. Stage 4 Tower D accommodates 39 ILU's with a mix of 38 Two bed Units, 11 Three Bed Units.

Residential Apartments – 56 apartments located in the stage 1 tower with a mix of 5x1B, 25x2B, 25x3B, 1x4Bed

Car parking – Community, retail and restaurant car parking is provided in basement 1. Hotel car parking is provided in basement 2 and podium. Residential car parking is provided on podium levels.

Urban Design Intent

In line with the requirements of MidCoast Council, the development's design has been modelled and layered to achieve compatibility with the surrounding neighbourhood.

Significance and contribution of the property to the urban domain

The site has three street frontages being located at the corner of Lake Street, West Street and Middle Street. Positioned on the North-Western side of the town in the café/beach precinct, the development is ideally located to service the both Forster & Tuncurry with high amenity. The site is closely located to the main arterial route for the town of Forster. There is an opportunity to create a project that will set the standard for and lead the way in the urban design of this precinct. We propose that this site be a hub for the surrounding suburb by designing a striking building that sits comfortably in the precinct and natural environment, sets a benchmark for mixed use ESD design in the area and achieves exemplary urban design outcomes. Height of buildings and design quality is proposed to create a recognizable visual landmark. Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings.

A landmark for the community can be achieved in a variety of ways - Visual, Social, Economic and Environmental. An integration of theses aspects will ensure a holistic sustainable and vibrant outcome as outlined below:

ARCHITECTURAL/URBAN DESIGN ELEMENTS	
Element	Goals
Articulation	Retail level: retail on ground level has an increased height reflecting the difference of use and requirement for servicing etc. Articulation of this level allows it to transition from the podium above. Podium: The façade references natural seaside forms and materials. The undulating curves and palisade battening of the screens is abstracted from the forms of the beach and estuary. Planters behind the screen create a green wall over two levels. Residential levels: Located at higher levels, units are angled to capture views and block overlooking. Screens are employed for sun shading and articulation.
Entry Areas	Entry areas are given prominence by features such as changes of materials, height and volume which in turn assist in way-finding. The community centre and library entry on Lake Street is designed as a physical indent in the building's form. It creates an eddy on the side of the activity of the street, recessing it away from the faster pace of activity and movement. The entry is given legibility through scale of door and feature entry frame. Residential entries express the tower design down at street level, introducing an identity distinct from the retail aesthetic. Retail entries are in shopfronts, many of which shall fold open to outdoor areas and engage with the street.
Awnings	Spatially interesting, the curving overhang of level 2 and lower awning manipulates the space along the street. The two story height of the civic precinct overhang provides a larger gesture to the community.
Facade treatment	A legible articulation of the building massing allows the observer to perceive that changes of use occur within. Articulation and patterning of the façade is related to individual unit levels and uses,giving scale and reference to the street and greater site context. A variety of finishes, colours and textures enliven the building'sfaçade and spaces to create interest and enrich the areas that are close to interaction at a human scale. Curvilinear forms are given to podium and ground floor levels which accommodate community and retail uses. Angular forms radiating around for views and privacy express the residential.
Service areas	Service areas are screened from view. They are accessed via the basement and service roads within the site.
Streetscape activation / Linkage	Activation of the streetscape and strengthening of the link to the Estuary parkland, café precinct & main street are important Social initiatives and are linked to the main civic plaza by an extended civic space along Lake Street.
Artwork	A community artist is proposed to participate in the creation of the "oyster pole" landscaping feature which will enrich the vibrancy of the centre and link to the Wallis Lake foreshore boardwalk. Artwork gives an opportunity to engage with the local sense of place and to reinforce mindful connectivity and enhance local pride of place
Connectivity	Visual Connectivity with the surrounding area is achieved by using appropriately scaled elements, patterning of the façade and Materials. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site

Sustainability Goals

The landmark mixed use development creates a vibrant, transit oriented hub as a focal point for the community, expressing innovative, cost effective ESD strategies as an integral part of the design. It will deliver improved comfort levels, reduced energy and water consumption and reduced impact on the environment for residents and users. Designing a high level sustainable living environment, will help to achieve social, environmental and economic benefits for the household, operator and the broader community. This Triple Bottom Line (TBL) approach provides a means of holistically assessing the performance of a building, the aim being to improve all aspects of sustainability in building design. The three fundamental aspects of the TBL approach are interrelated, however these are broken down into a series of more clearly defined goals according to the most relevant area. Innovative features proposed include:

ENVIRONMENTAL SUSTAINABILITY	
The design of a building for environmental sustainability needs to address, but is not limited to, energy, water, materials, waste and landscaping. The siting of the building and the landscaping considers the natural features of the site, including topography, the local climate, local flora and fauna, and natural and cultural features.	
Element	Goals
Transport	The Development seeks to encourage and enhance active transport options amongst the community by providing off street bicycle parking, bicycle storage, improved pathway access to the immediate site, improved transport linkages and improved access for public transport.
Passive solar design strategies	Passive solar strategies are central to the design to minimize the need for non-renewable energy, impose less carbon emissions on the environment and save cost.
Orientation	Orientation of the built form with maximised northern aspects for solar control, east and west facades with minimal openings, limited to providing desired cross-ventilation and views. A Sun Solar Study has been completed for the Design Concept to assess areas for potential improvement.
Natural ventilation	Ventilation strategies Site - the built form and site configuration is designed to catch the cooling N.E. sea breezes and optimize natural ventilation via breezeways and cross ventilation throughout the site: Buildings - cross ventilated residential corridors promote well ventilated internal spaces. In addition, "breezeway doors" to each apartment offer a unique combination of ventilated screen doors and solid front door, an idea borrowed from the traditional Queenslander House (this feature has been successfully used in the Village Centre at Kelvin Grove).
Natural lighting	Maximized natural daylight entry including naturally lit residential lobbies reduce the need for artificial lighting. Opportunities to optimization daylight penetration into dwellings and tenancies has been assessed by a thermal performance assessor.
Active technology	Minimised sizing of AC due to above described passive strategies result in a minimised impact to the environment and cost. All systems will be efficient, high quality technology.
Photovoltaics	Economic viability of a photovoltaic system will be investigated.
Energy Efficiency	The project has been master planned and controlled through the development process to demonstrate that positive passive solar design has been given a high level of consideration. The project has been designed to minimise extremities in temperatures, including negative microclimatic factors. The design of public spaces optimises microclimatic conditions. Design elements including high performance insulation, shading devises, vegetation buffers, passive solar design and appropriate glazing systems will be implemented to ensure the development creates a comfortable environment, meeting all Section J and Basix requirements. Opportunities to optimise daylight penetration into dwellings and tenancies have been assessed. Energy efficient lighting shall be provided The implementation of podium carparking is intended to reduce the need for mechanical ventilation.
Water	At a minimum, fixtures will include: - Showerheads that use equal to or less than 6 litres per minute; and - Taps to bathrooms, kitchen and laundry that use equal to or less than 6 litres per minute. - Locally native (endemic) plant species will be used wherever appropriate. In community facilities, waterless urinals & taps with water usage of 6 litres or less per minute will be used. A water conservation system is being designed for stormwater harvesting and re-use for onsite irrigation. This will aid in the reduction of consumption of potable water and benefit the success of the community garden on the site.
Waste	Mechanical infrastructure to separate general and recyclable waste from residential towers will be incorporated. The location of a community garden area opposite the site on West Street will allow for management of green waste and biodegradable food scraps from commercial and residential areas (subject to management framework and community agreements).
Materials	The overall design has taken into consideration the future uses of the building to minimise the requirement for modifications and material disposal. Building products will also be chosen with consideration for their recyclable properties. Feature environmentally friendly materials will include: Park/Commercial furniture which have a recycled content or supplementary cement materials will used where possible. All vegetative debris from the site will be mulched and reused wherever possible. Any non-contaminated topsoil will be stockpiled and reused where possible. Structural timber will be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited. Minimum 50% of the carpet shall have a rating of level 2 or greater under the Australian Carpet Classification, Environmental Classification Scheme. Low emissions paints, sealants, adhesives & engineered wood products should all be considered as standard.
Landscaping	A thorough site analysis has been conducted prior to planning and design to identify: - Areas of prime ecological significance; - Areas where clearing and/or major earthworks should specifically not occur; - Potential soil issues; and - The suitability of the site for potential earthworks and construction. Biophilic elements are integrated throughout the site including green roofs, podiums, retention and provision of shade trees, trellis systems and landscaped areas to improve air quality, increase biodiversity and reduce the heat island effect. These increase the health and wellbeing, provide amenity and a pleasant atmosphere.
Ecosystems	The stormwater management design will demonstrate: Appropriate water sensitive urban design principles shall be applied to protect both water cycle and infrastructure; and Incorporate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Valuable existing vegetation will be retained wherever practically possible with amendment of mulch and revegetate soils disturbed during construction.

ECONOMIC SUSTAINABILITY	
The project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals. Economic sustainability needs to address, but is not limited to, initial construction, ongoing maintenance and running, and future modification costs.	
Element	Goals
Initial construction	A thorough site analysis prior to planning and design has been conducted. The project has been planning, designed and is to be constructed in a manner that achieves a balanced earthworks outcome. Planning, implementation and maintenance of effective erosion and sediment control measures will be delivered during construction.
Ongoing maintenance and running	Initiatives integrated from the initial design result in a number of cost savings during operation including: - During operation, BASIX & Section J compliance ensures a high level of thermal performance through accuracy, leakage and sealant control. Energy efficient design, green roofs and passive solar strategies reduce heating / cooling loads; - Well design appropriate units for a variety of income levels; - Rain water harvesting to offset water consumption costs; - Solar or heat pump heating to pools to reduce electricity consumption; - Materials of durable, low maintenance characteristics are proposed, resulting in low life cycle and running cost. - Off street bicycle parking and bicycle storage to encourage low energy transportation; In addition, building management initiatives are proposed to reduce body corporate costs.
Future modification	The design minimizes the need for future modifications to cater for the occupants changing mobility requirements.
Job creation / retail use	Strengthening of retail use in this locality with well considered uses is essential for the continued and improved economic prosperity of the area, including the creation of new employment opportunities.
Community Costs	The project has been designed to encourage a safe environment, with reduced crime and will encourage positive interaction between residents/employees/visitors and other local people using the area. The provision of a diverse array of retail and community facilities offers a definite economic opportunity for the local community.

SOCIAL SUSTAINABILITY	
The design of a buildings for social sustainability needs to address, but is not limited to, human health and comfort, safety, security and universal design, as well as addressing issues of the broader community. Creation of a social environment to encourage interaction will be achieved through creation of a place of special meaning.	
Element	Goals
Human Comfort and Health	The building provides an internal environment that is thermally comfortable while at the same time minimises the presence of toxic chemicals within the building. Improved air quality by integrated vegetation, increased use of natural ventilation taking advantage of the prevailing South-Easterly sea breezes, and reduced need for air conditioning.
Safety	The likelihood of injuries occurring in and around the building for the aged is reduced. The design minimises the possibility of accidental falls, burns and poisoning.
Security	Attention is given to transparency of facades at street level to ensure that there is passive surveillance and overlooking of publicly accessible areas as well as informal surveillance of the street. The building uses designs, fixtures and fittings to reduce crime and protect the building from malicious intruders. Urban design elements to encourage community safety; such as visual connectivity through low height vegetation where appropriate.
Universal design	Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings. The building is versatile and comfortable for people with varying physical abilities and at different stages of their lives. It is easy to move around the building, and the operation of fittings and fixtures caters for people with varying abilities.
Community Building	The provision of a community facilities, new town library and additional community garden area demonstrates a genuine effort to allow improved community involvement and support services. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site. By integrating a wide mix of uses we can introduce variety to the activities, their times of use for a wider demographic. The building successfully contributes to an improved community identity. Additional features include edible gardens for community use, green scapes / trellis systems to soften the urban environment and artwork to engender community pride as well as internet/ intranet connections for increased community connectivity.

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Design Intent

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Usage & Area Schedule

Uses		Areas			GFA m²
		Council Brief		Provided	
Council	Common Building Facilities/Community Centre	Total m²	875.6	965	
	Library	Total m²	1712	1791	
	Visitor Centre	Total m²	350	355	
	Sub total GFA m²	2937.6			3110.222
Developer	Stage 1		Number of Units	No. Units with Ventilation Compliance	No. Units with 3 hrs Daylight Compliance
		1 Bed Unit 1A.1 x 5 @ 77.4 m²	5	1	0
		2 Bed Unit 2A.1 x 24 @ 107m² 2F.1 x 1 @ 107.7m²	25	6	20
		3 Bed Unit 3A.1 x 12 @ 126.3m² 3A.2 x 5 @ 124.6m² 3B.1 x 6 @ 131.7m²	23	23	23
		3 Bed Penthouse Units 1 x @ 367.3m² 1 x @ 368.8m²	2	2	2
		4 Bed Penthouse Units 1 x @ 440m²	1	1	1
		Total no. Stage 1 Units	56	33	46
		Corridors/ Lobbies (enclosed)			
		Ground Amenities			
		Ground & Level 1 Residential Office			
		Ground Staff Bike Enclosure & PWD Shower			
		Ground Restaurant/ Cafés			
		Level 1 Commercial Space			
		Stage 1 Sub total GFA m²			8735
	Stage 2A			No. Units with Ventilation Compliance	Number of units with 3 hrs Daylight Compliance
		2 Bed Unit	0	NC	NC
		3 Bed Unit	0	NC	NC
		Total no. Stage 2A Units	0	NC	NC
		Corridors/ Lobbies (enclosed)			
		Supermarket			
		Retail			
		Office			
		Resident's club			
		Restaurant/ cafe			
		Stage 2A Sub total GFA m²			3782
	Stage 2B	2 Bed Units 2G x 26 @ 96m²	26	22	26
		3 Bed Units 3C x 10 @ 123m² 3D x 10 @ 125m² 3E x 7 @ 110m² 3F x 7 @ 114m²	34	32	34
		Total no. Stage 2B Units	60	54	60
		Corridors/ Lobbies (enclosed)			
		Stage 2B Sub total GFA m²			9199
	Stage 3	2 Bed Units 2H x 5 @ 94m² 2G x 25 @ 96m² 2I x 5 @ 95 m² 2K x 1 @ 85 m²	36	10	26
		3 Bed Units 3G x 6 @ 109m² 3H x 1 @ 132m²	7	7	7
		3 Bed Penthouse Units 1 x @ 382m²	1	1	1
		4 Bed Penthouse Units 1 x @ 402m²	1	1	1
		Total no. Stage 3 Units	45	19	35
		Corridors/ Lobbies (enclosed)			
		resident's club			
		Stage 3 Sub total GFA m²			6604

Developer	Stage 4	2 Bed Units 2I x 5 @ 95m² 2G x 21 @ 96m² 2H x 1 @ 96m² 2K x 1 @ 85 m²	28	5	25	2384
		3 Bed Units 3G x 4 @ 109 m² 3I x 6 @ 113 m² 3H x 1 @133 m²	11	11	11	1134
		Total no. Stage 4 Units	39	16	36	3518
		Corridors/ Lobbies (enclosed)				494
		Stage 4 Sub total GFA m²				4012
		Total no. Units (Stage 1,2A,2B,3,4)	200	167 (73%)	177 (88.5%)	
		Total GFA m²				32332

	Site Area:	12153.4
	Total GFA:	32332
	Plot Ratio:	2.660

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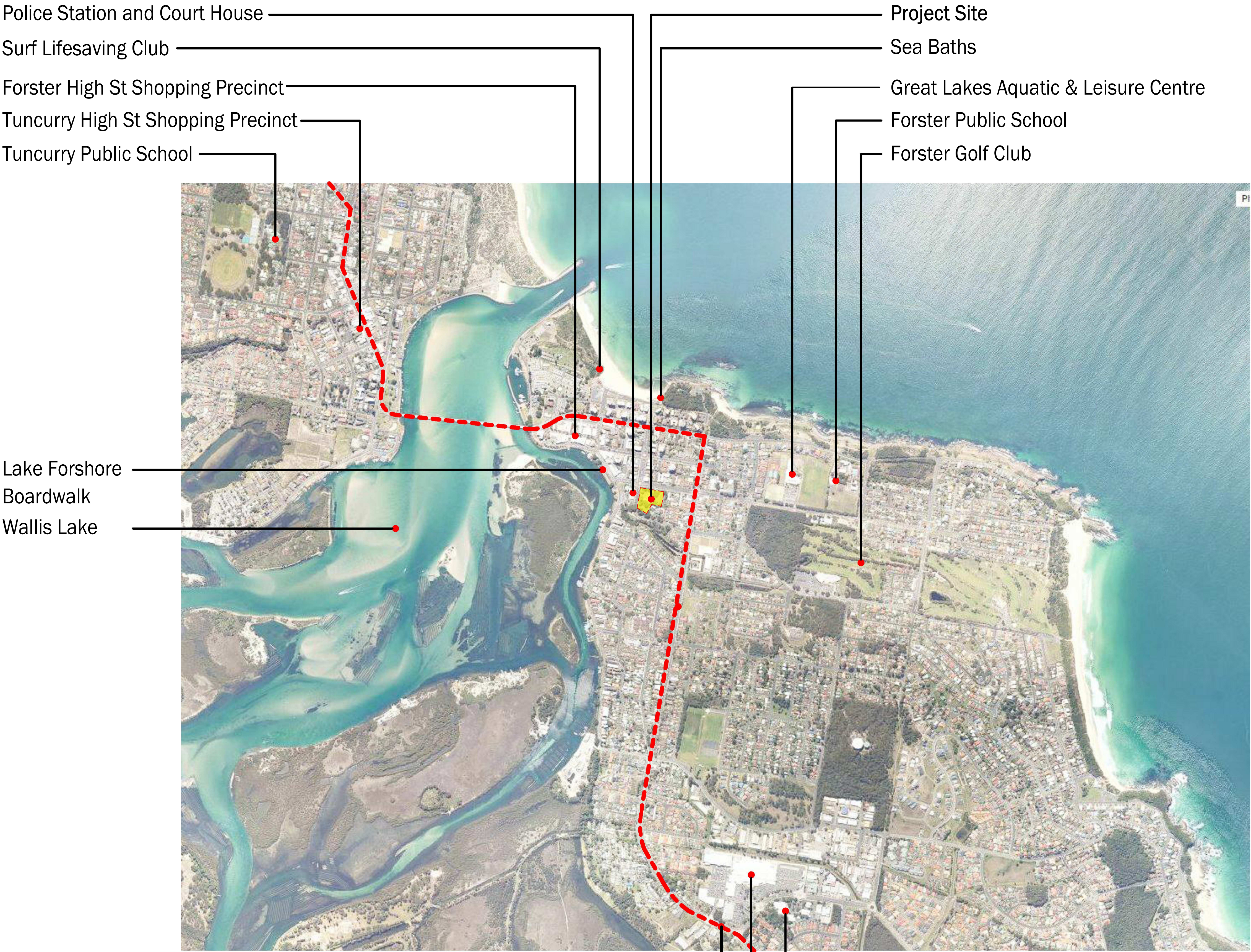
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Development Statistics

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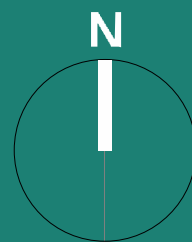
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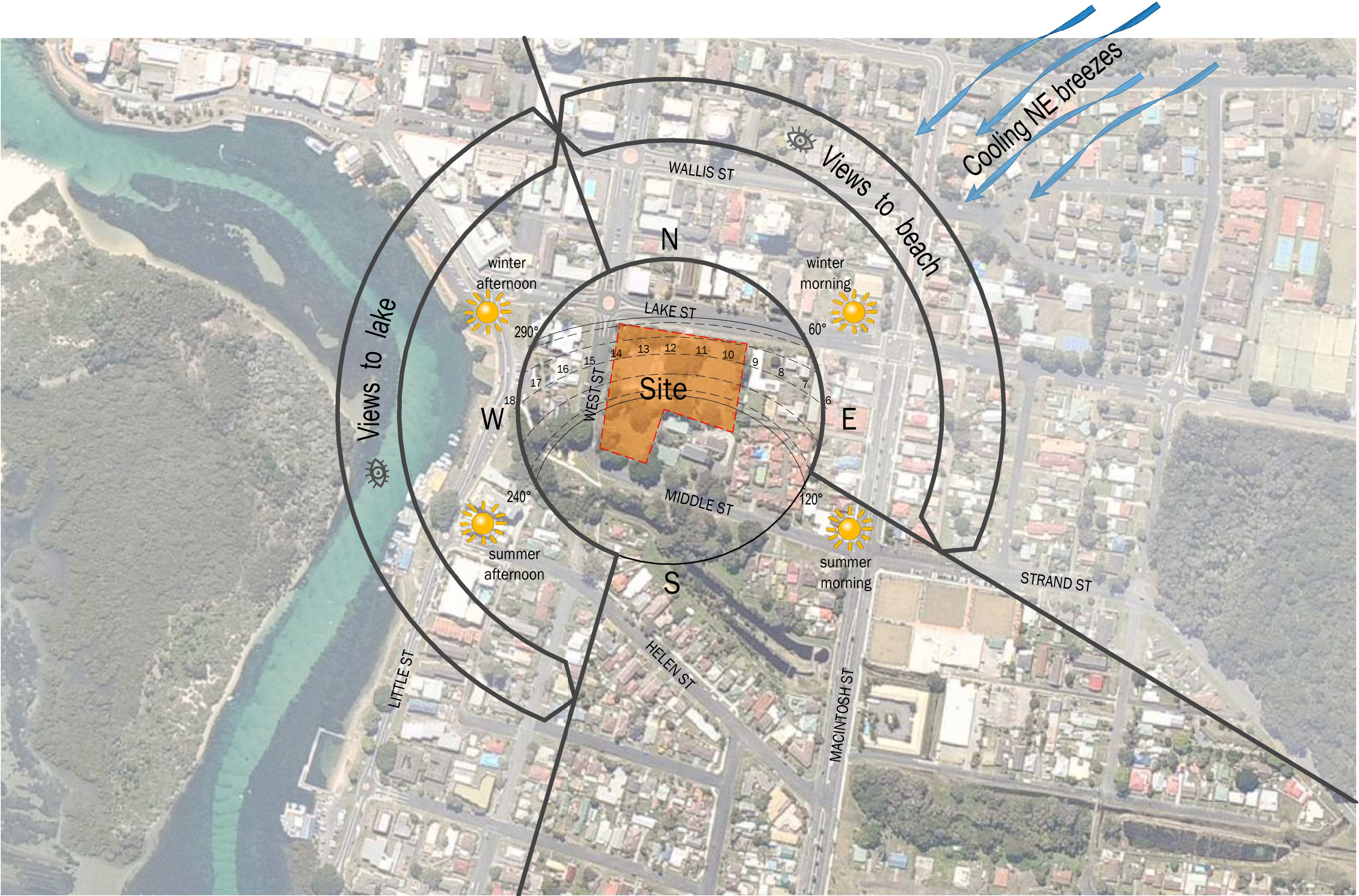
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Location Plan

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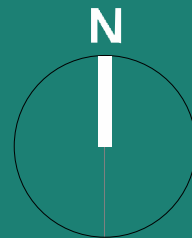
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Site Context Diagram

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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:



- | 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

DA Issue 16/03/23

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Forster Civic Precinct
Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd
ESD Strategies

5490.12 [4]

Latitude: -32.180237
Longitude: 152.511502



Shadow Increase

- Shadow Addition
- Shadow Reduction
- Stage 1 Approved Minor Change

Area of additional Shadow: 611m²
Area of recuded Shadow: 179m²

Site - Summer Solstice 9am

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Shadow Diagrams

5490.13 [4]



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Shadow Increase

- Shadow Addition
- Shadow Reduction
- Stage 1 Approved Minor Change

Area of additional Shadow: 105m²
Area of recuded Shadow: 487m²

Site - Summer Solstice 12pm

Scale @ A1 1 : 750

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Shadow Diagrams

5490.13a [2]



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Shadow Increase

- Shadow Addition
- Shadow Reduction
- Stage 1 Approved Minor Change

Area of additional Shadow: 100m²

Area of recuded Shadow: 159m²

Site - Summer Solstice 3pm

Scale @ A1 1 : 750

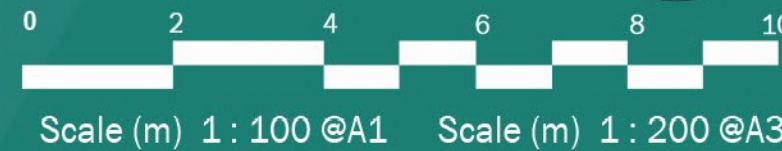
TVSarchitects
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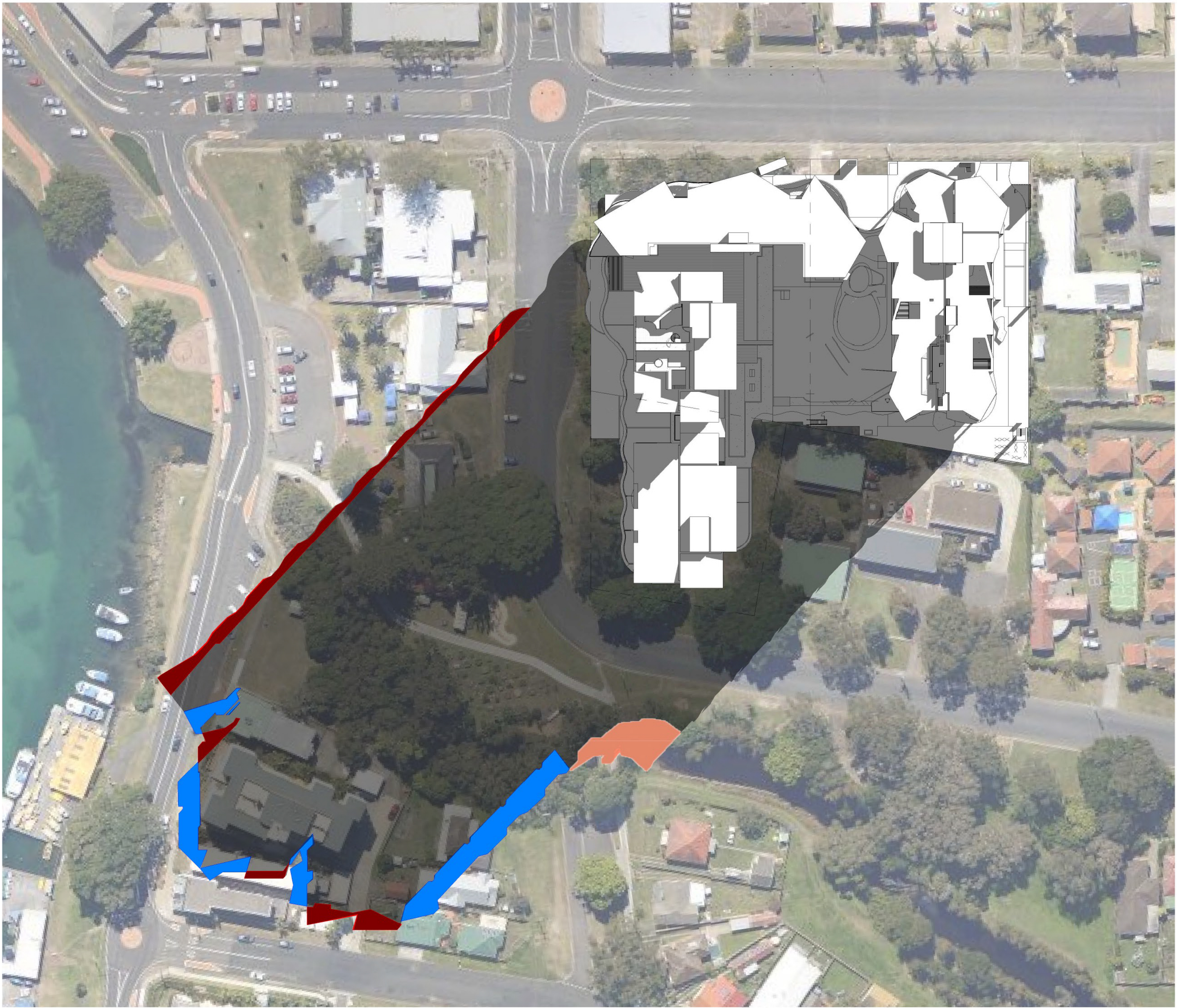
For
Enyoc Pty Ltd

Shadow Diagrams

5490.13b [2]



DA Issue 16/03/23



Shadow Increase

- Shadow Addition
 - Shadow Reduction
 - Stage 1 Approved Minor Change
- Area of additional Shadow: 763m²
Area of recuded Shadow: 704m²

Site - Winter Solstice 9am

Scale @ A1 1 : 750

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Shadow Diagrams

5490.13c [2]



DA Issue 16/03/23



Shadow Increase

- Shadow Addition
 - Shadow Reduction
 - Stage 1 Approved Minor Change
- Area of additional Shadow: 174m²
Area of recuded Shadow: 971m²

Site - Winter Solstice 12pm
Scale @ A1 1 : 750

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Cnr Lake, West & Middle Street
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Shadow Diagrams



DA Issue 16/03/23



Shadow Increase

- Shadow Addition
- Shadow Reduction
- Stage 1 Approved
- Minor Change

Area of additional Shadow: 266m²

Area of recuded Shadow: 409m²

Site - Winter Solstice 3pm

Scale @ A1 1 : 750

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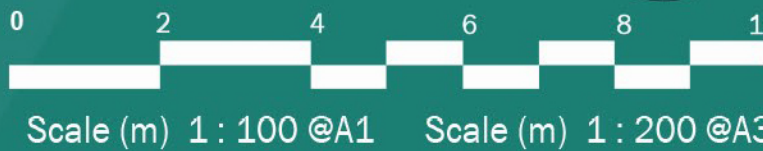
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

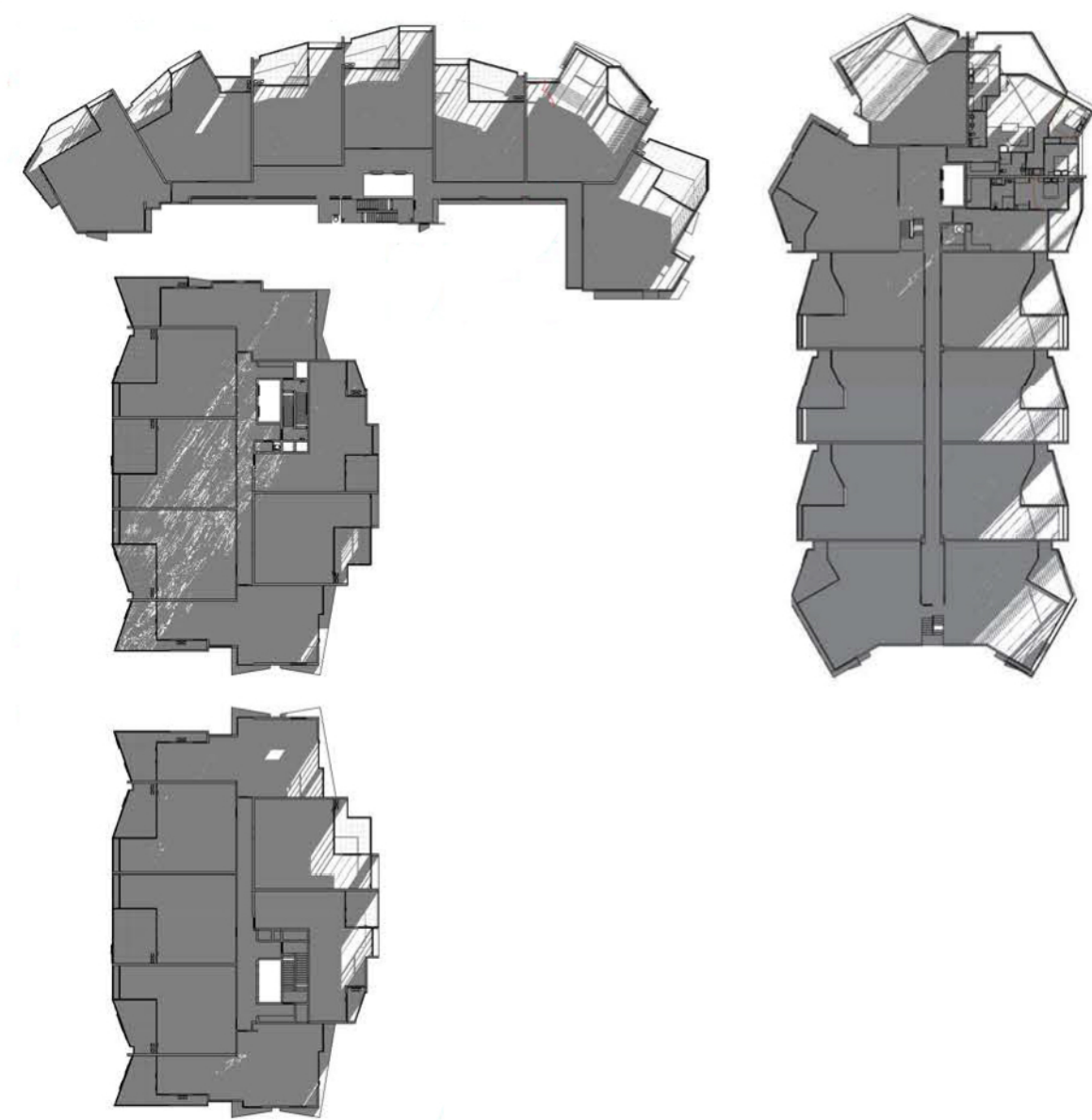
For
Enyoc Pty Ltd

Shadow Diagrams

5490.13e [2]

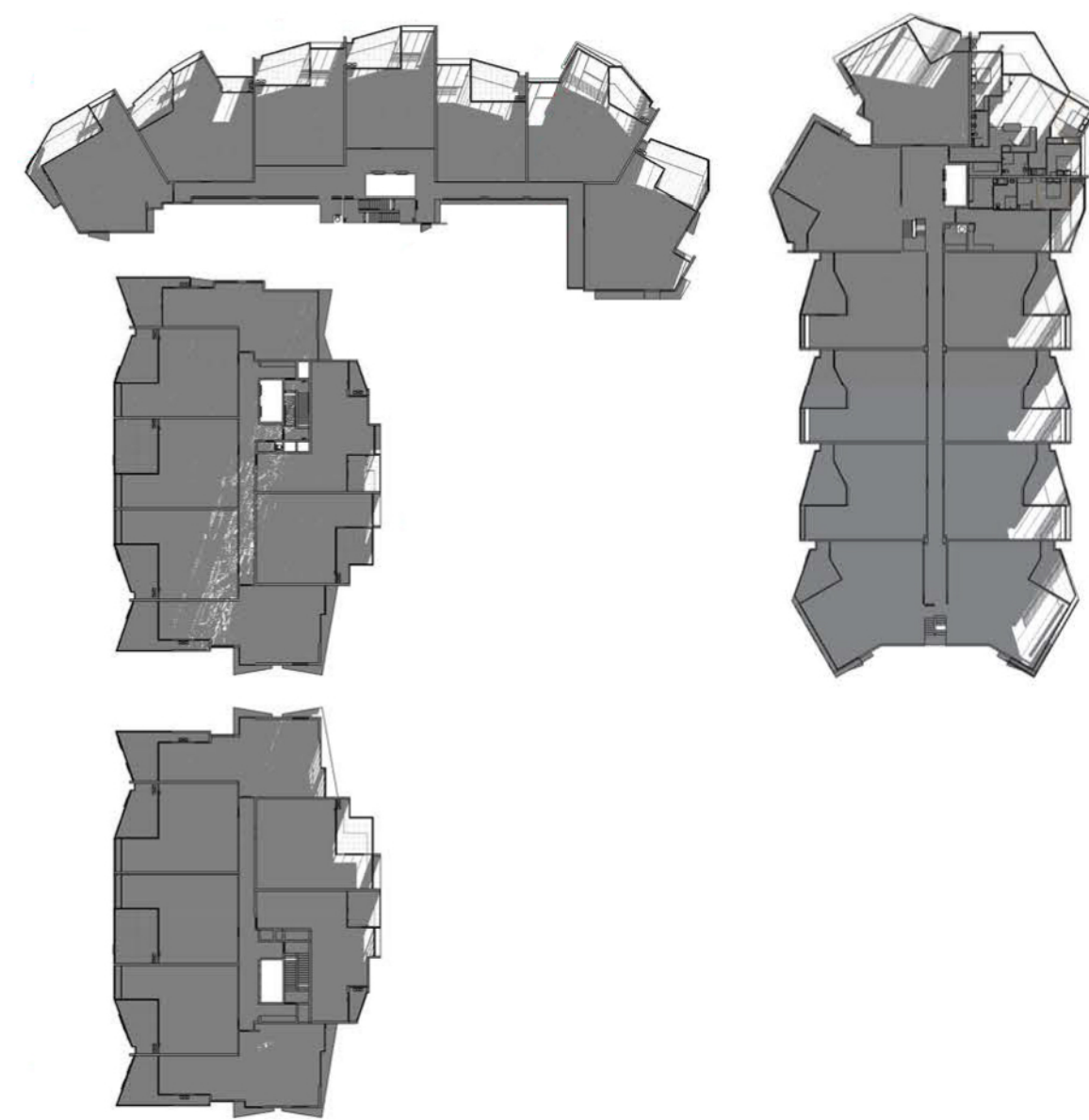


DA Issue 16/03/23



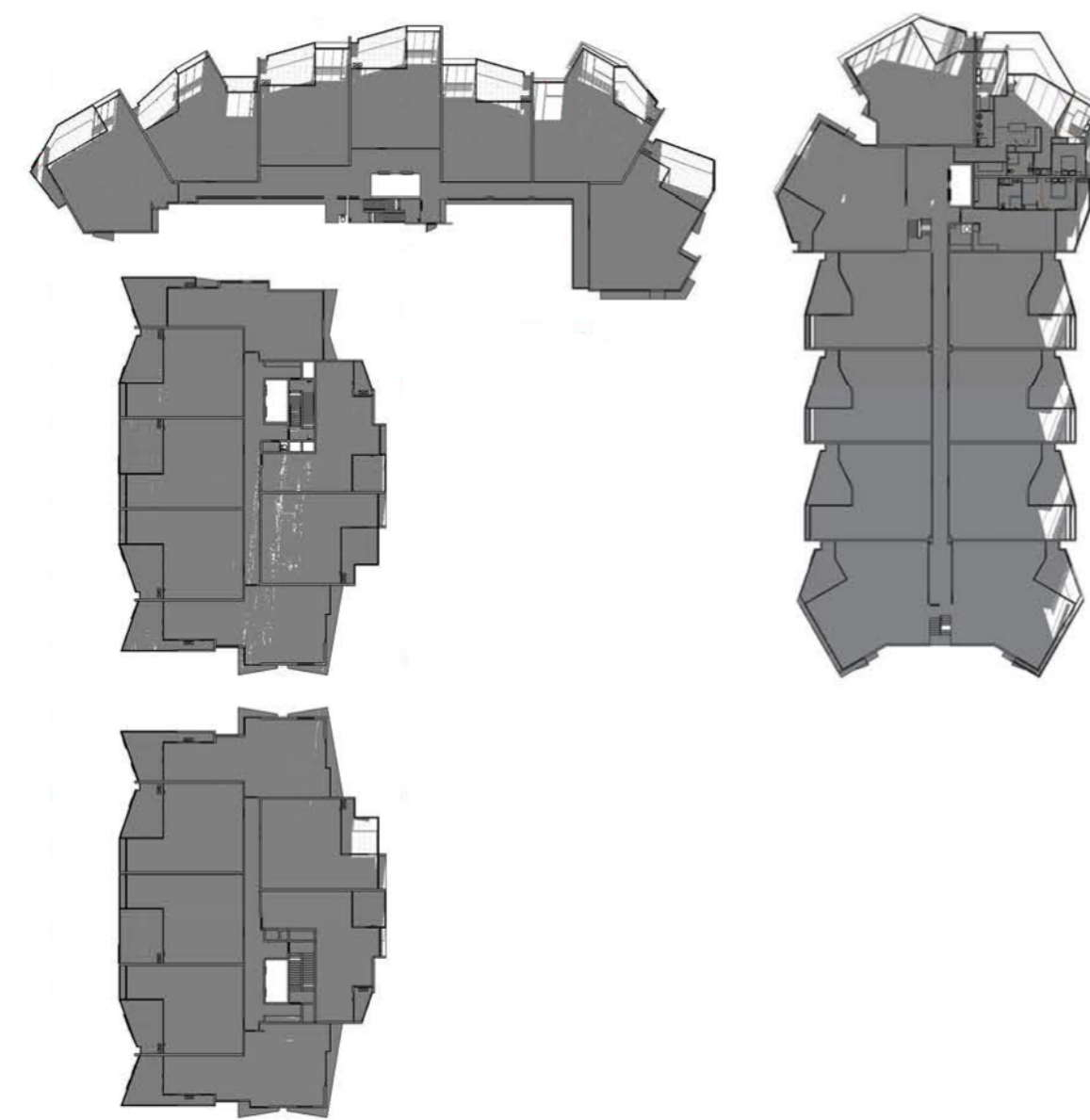
9am Winter Solstice - Level 6

Scale @ A1



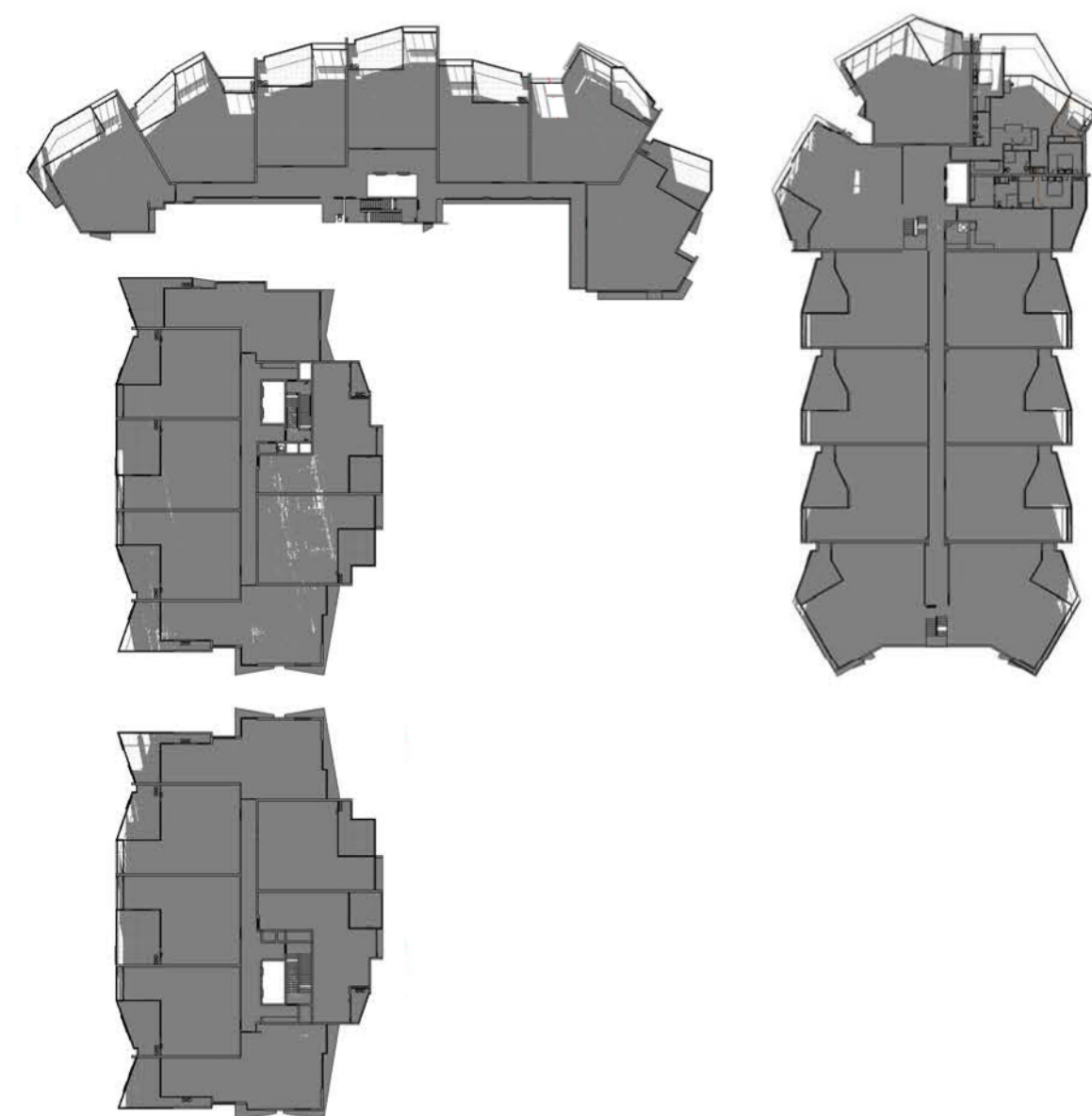
10am Winter Solstice - Level 6

Scale @ A1



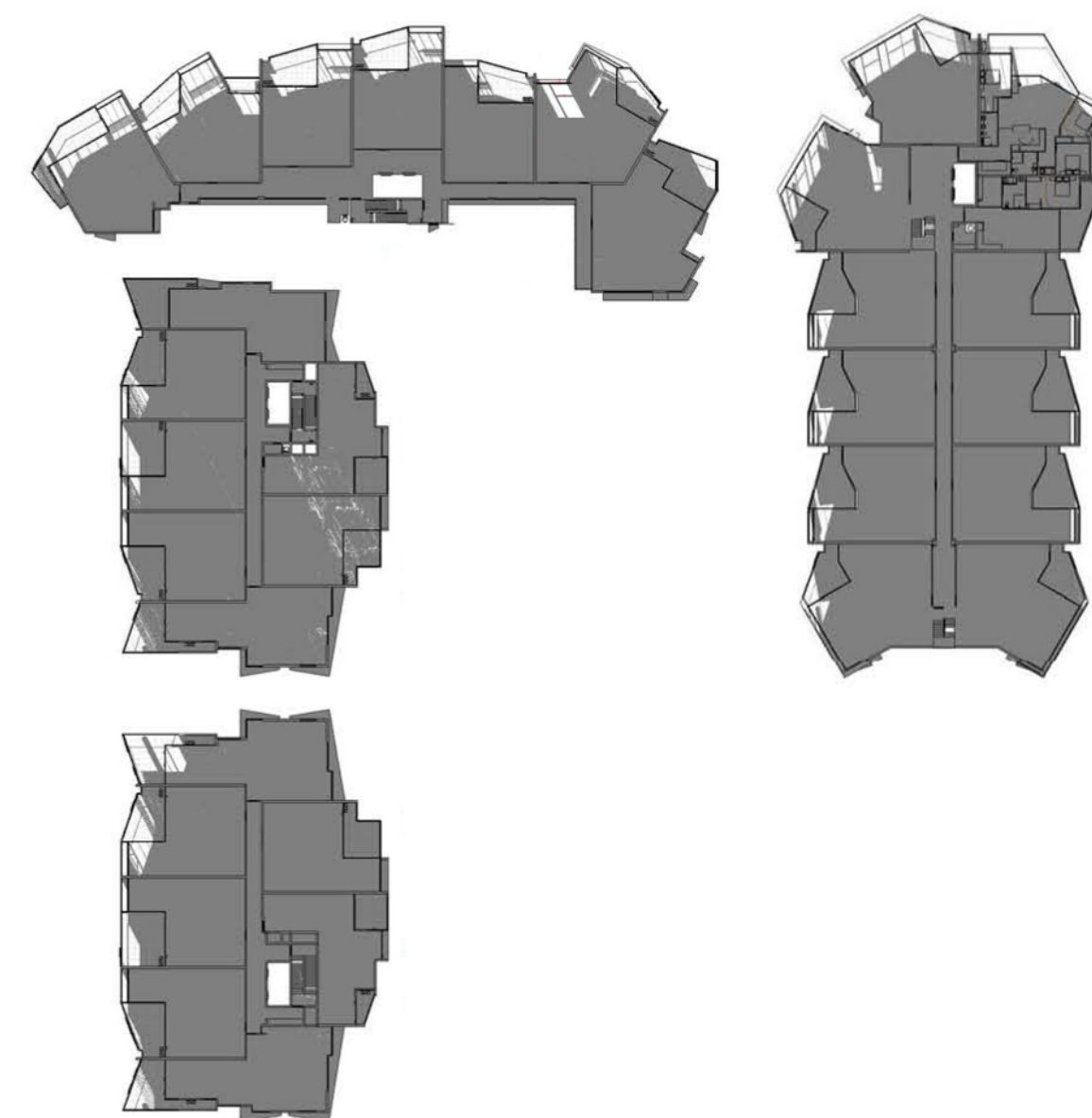
11am Winter Solstice - Level 6

Scale @ A1



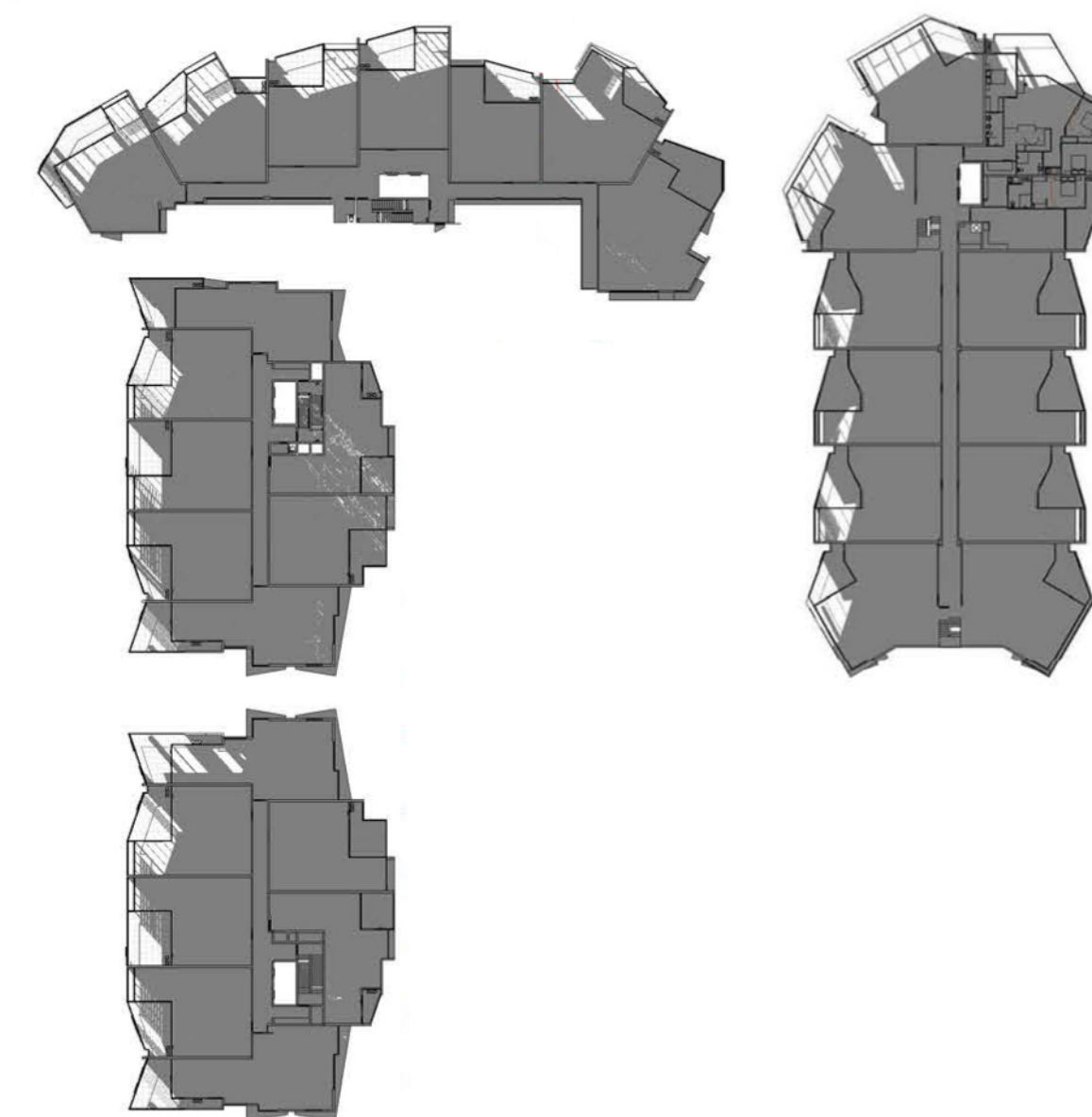
12pm Winter Solstice - Level 6

Scale @ A1



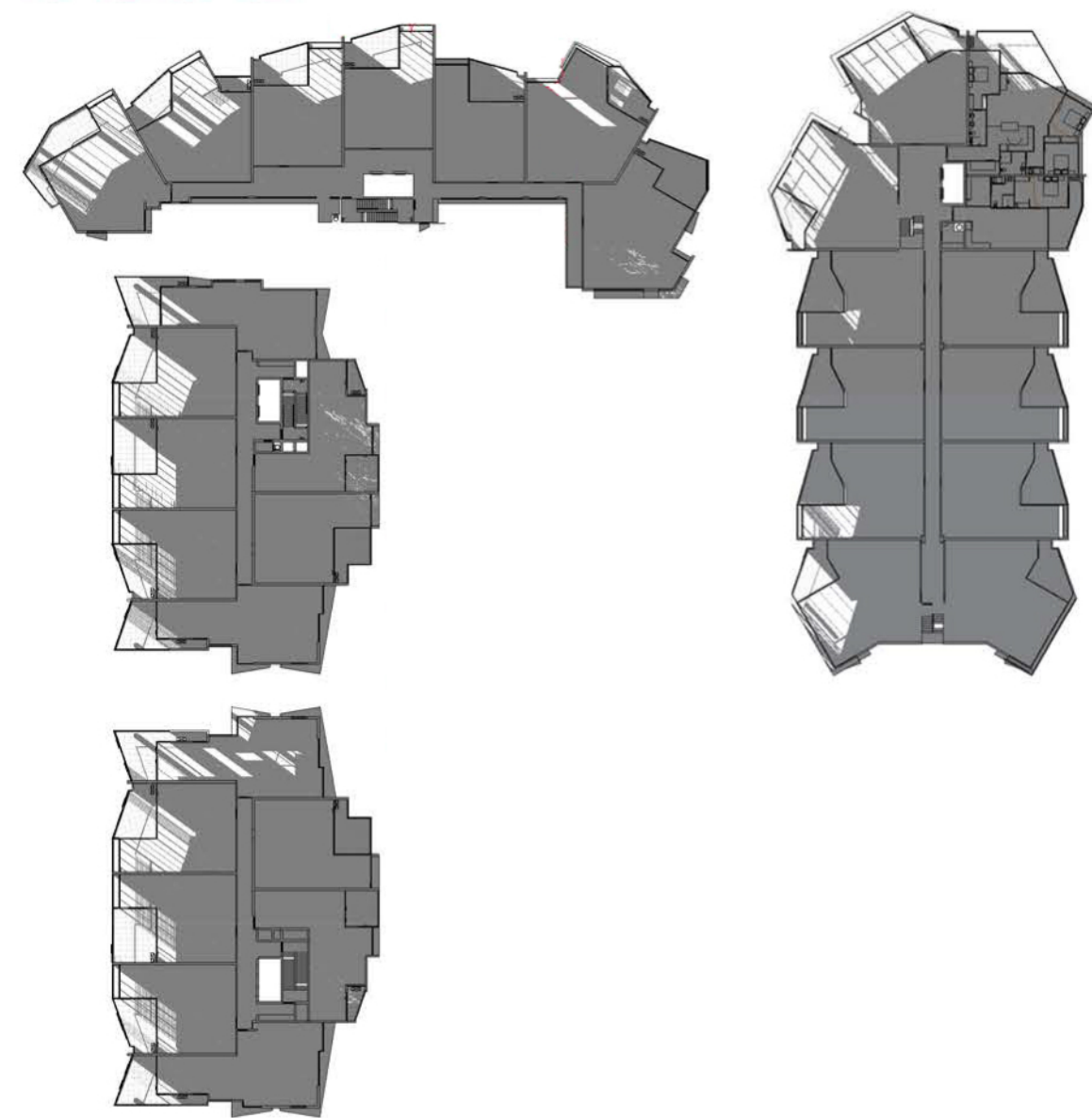
1pm Winter Solstice - Level 6

Scale @ A1



2pm Winter Solstice - Level 6

Scale @ A1



3pm Winter Solstice - Level 6

Scale @ A1

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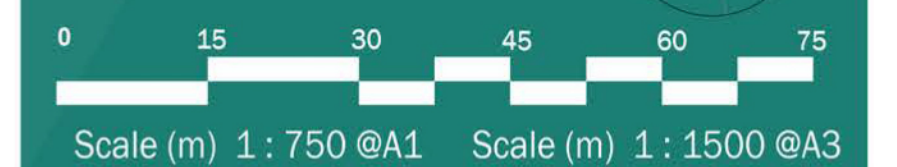
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Sun Penetration Design
Study For Sunshading

5490.14 [4]

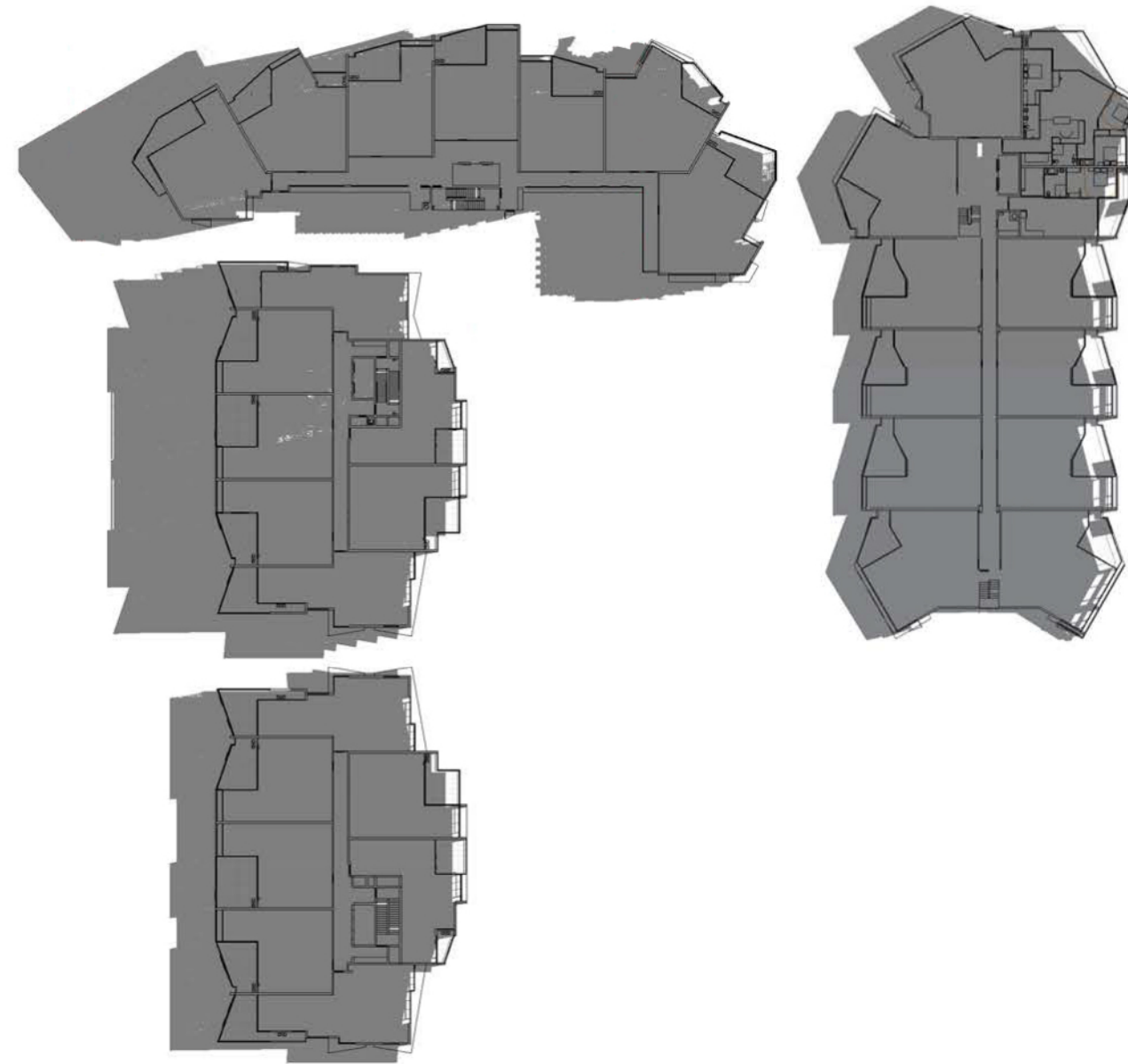


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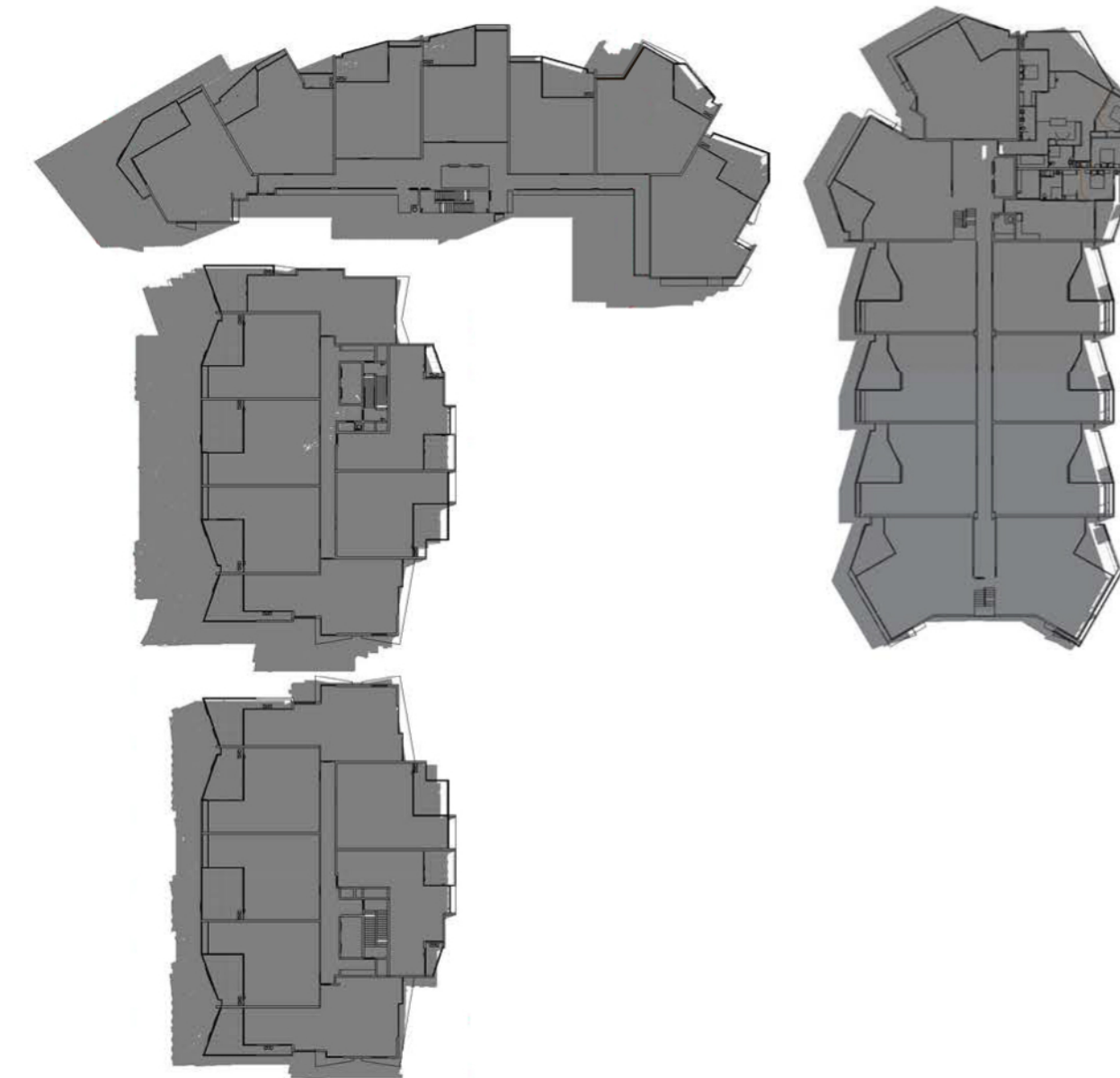
9am Summer Solstice - Level 6

Scale @ A1



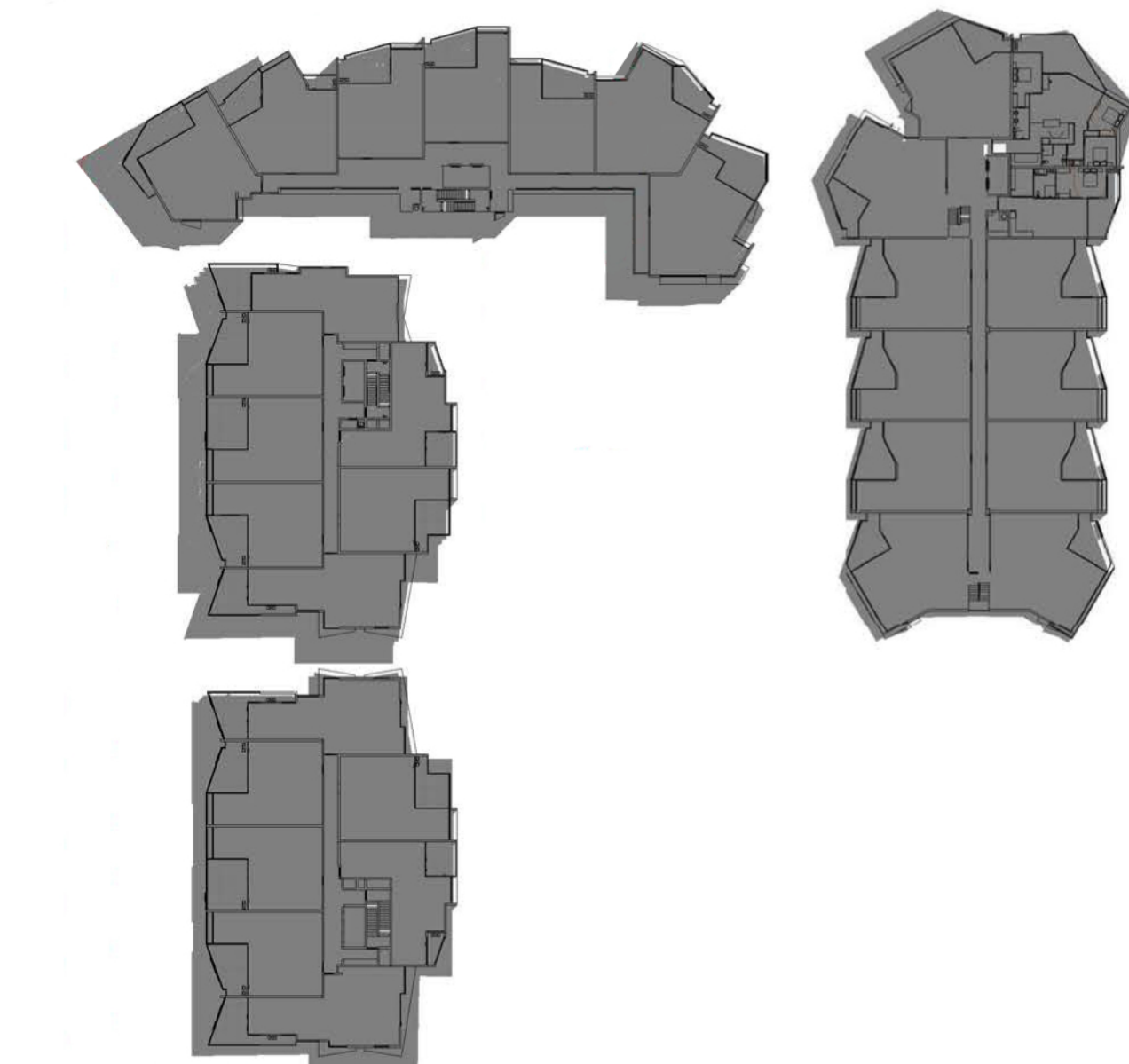
10am Summer Solstice - Level 6

Scale @ A1



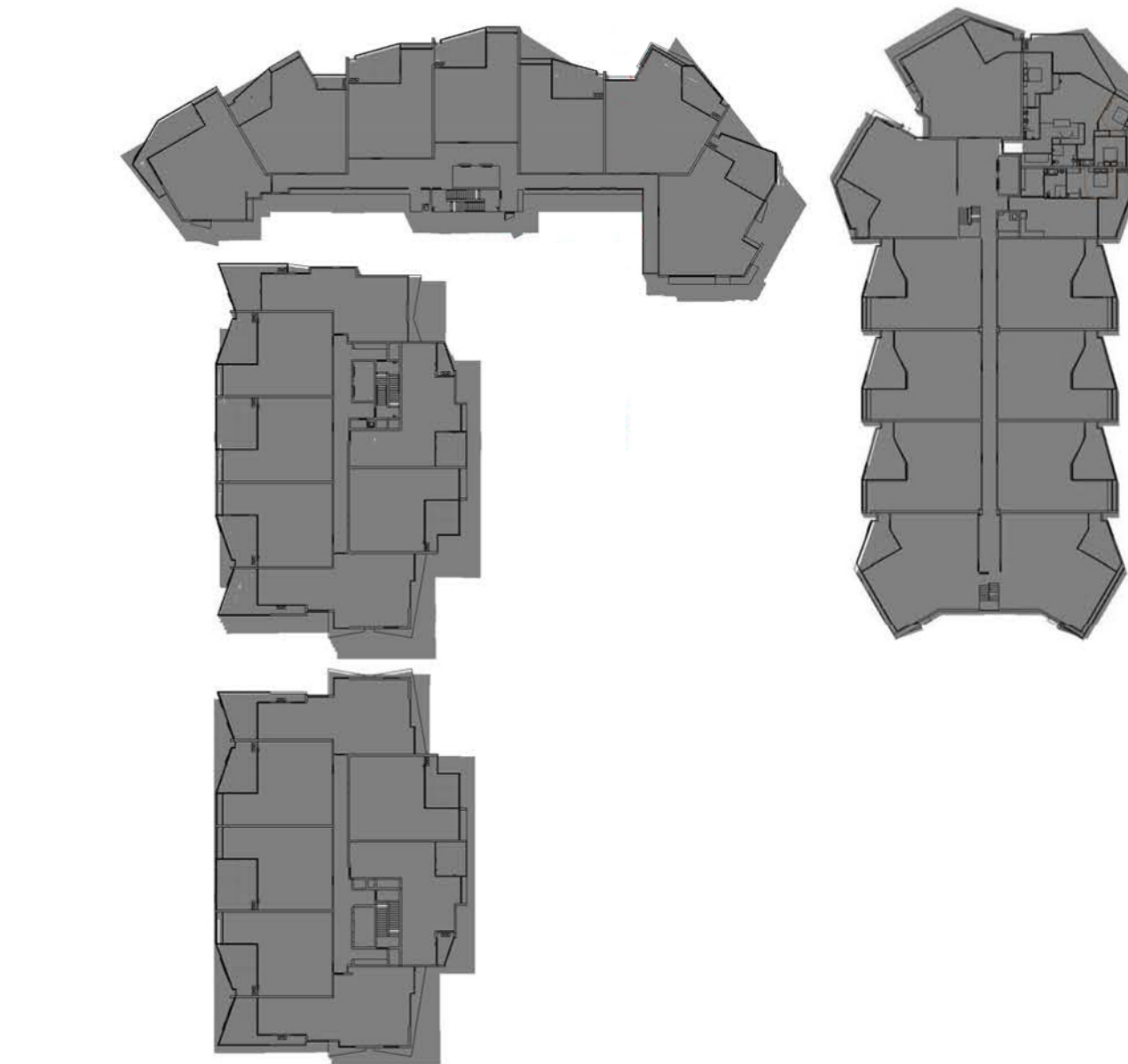
11am Summer Solstice - Level 6

Scale @ A1



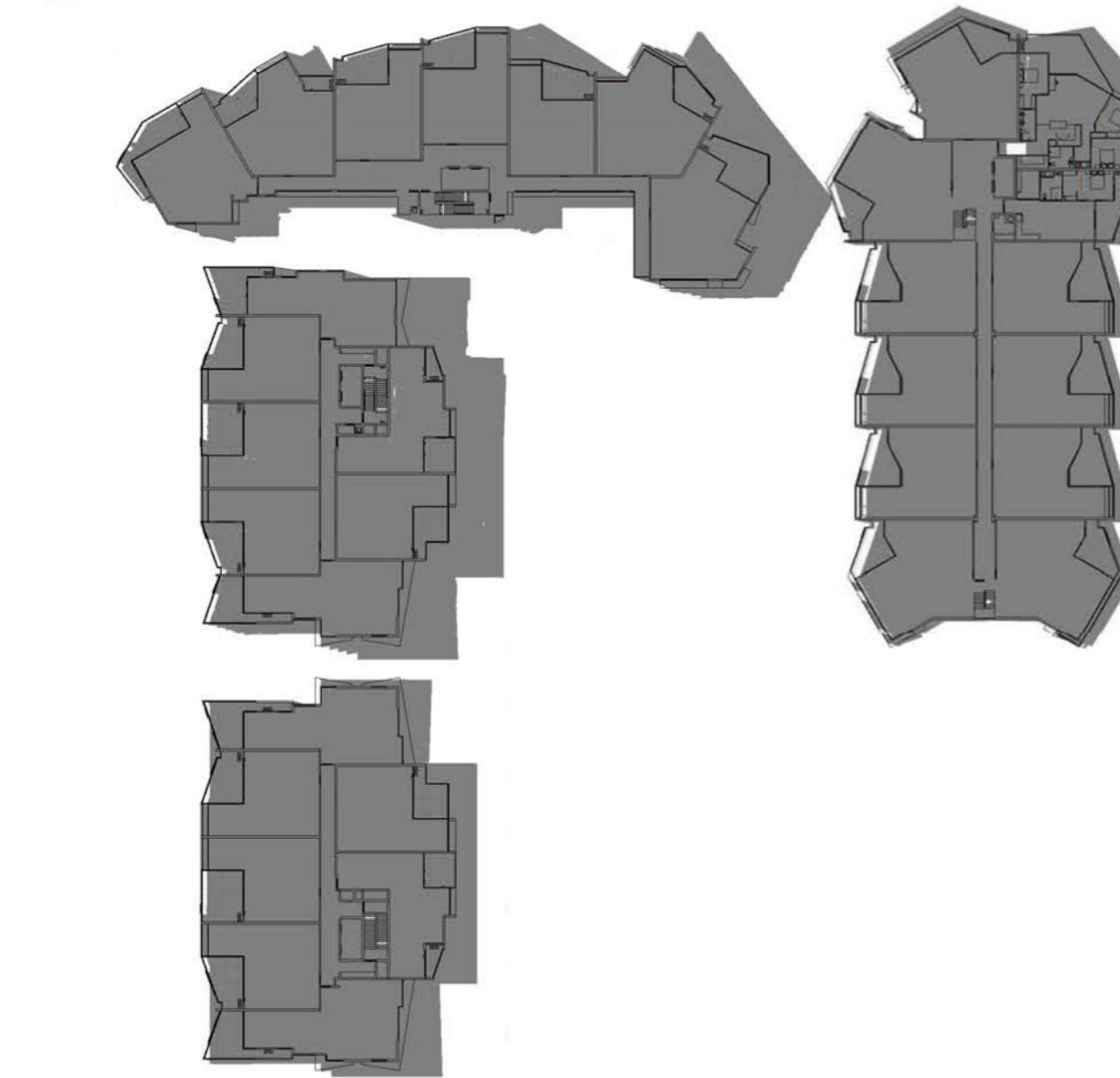
12pm Summer Solstice - Level 6

Scale @ A1



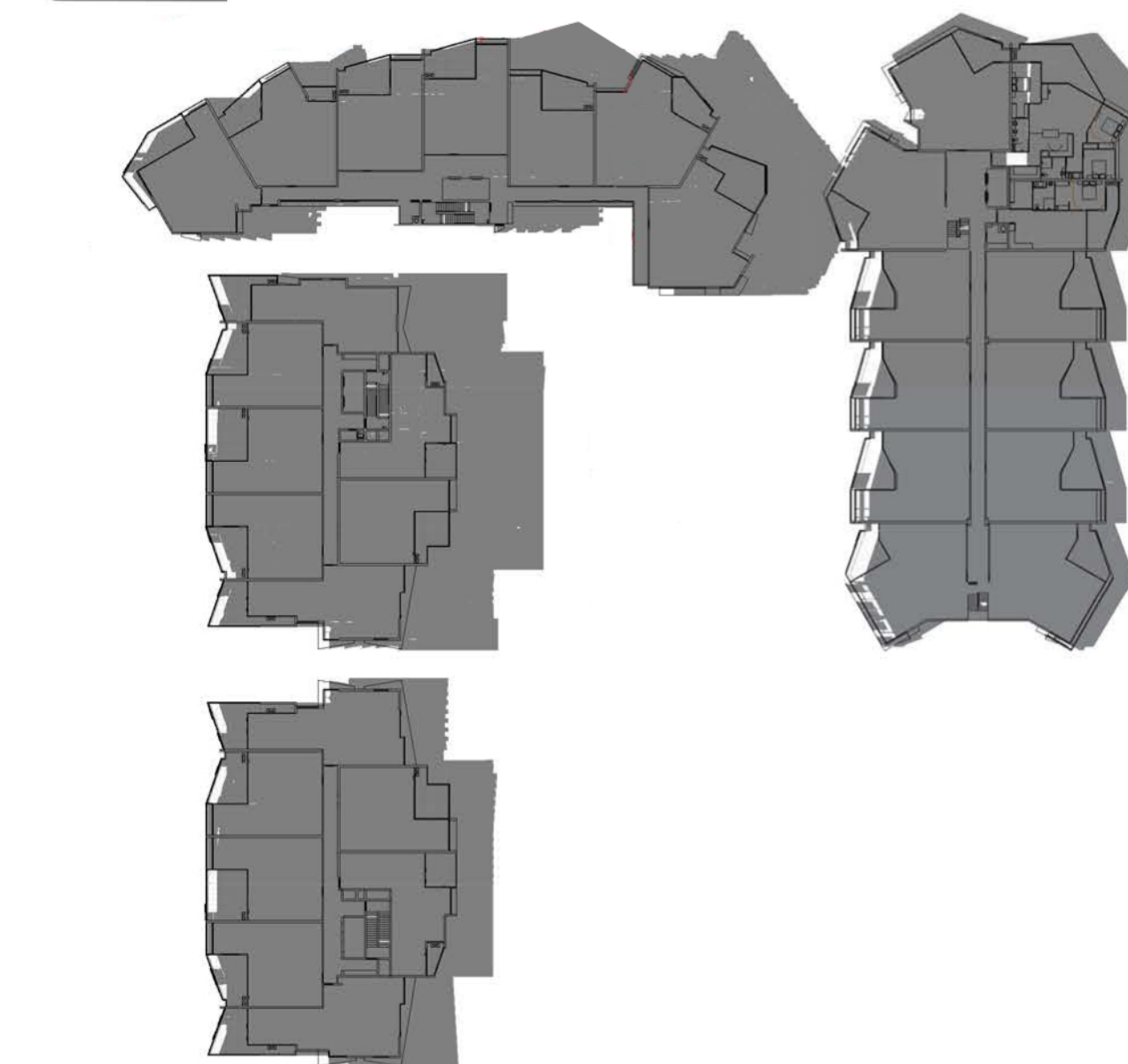
1pm Summer Solstice - Level 6

Scale @ A1



2pm Summer Solstice - Level 6

Scale @ A1



3pm Summer Solstice - Level 6

Scale @ A1

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Forster Civic Precinct
Cnr Lake, West & Middle Street

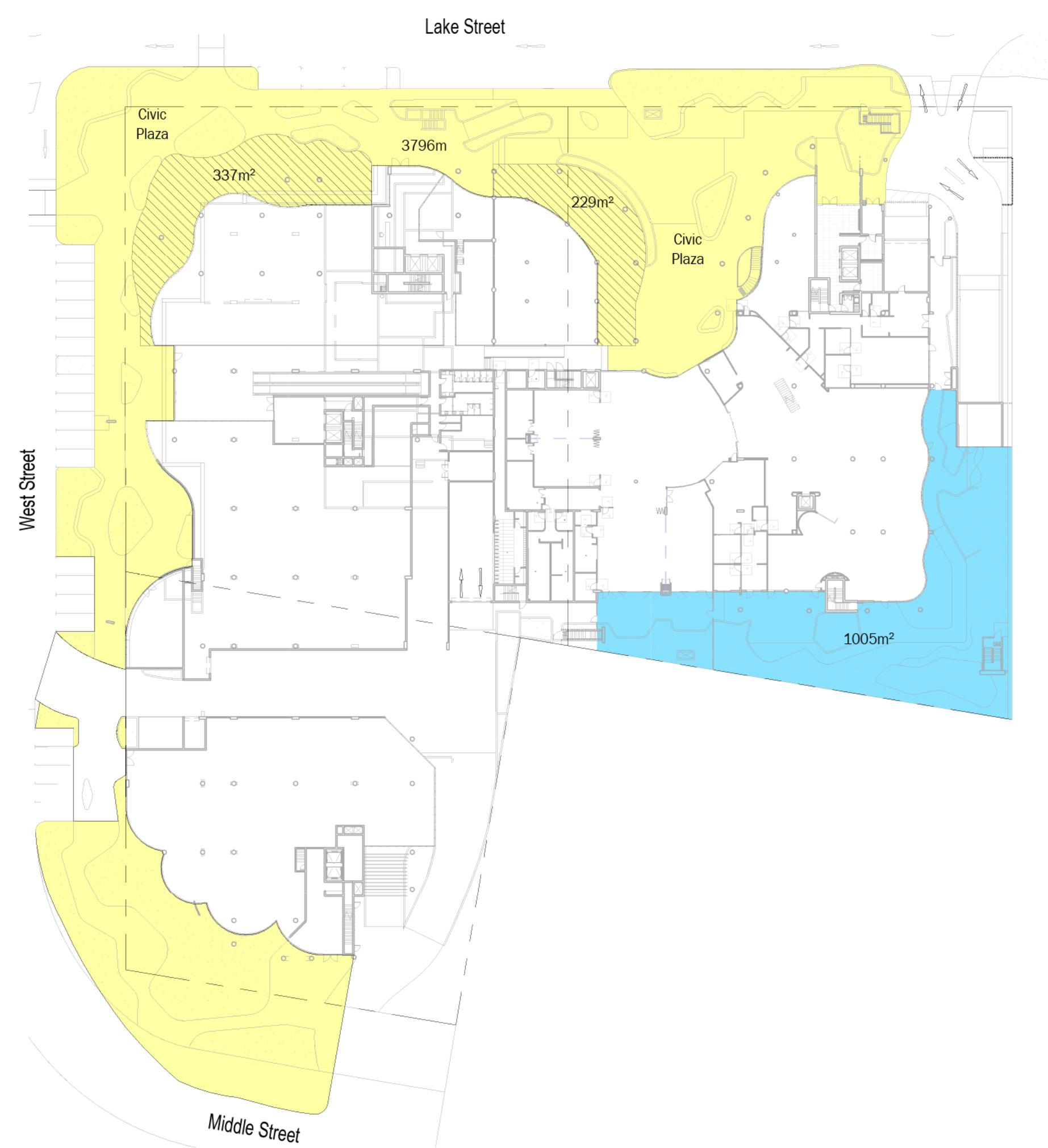
For
Enyoc Pty Ltd

Sun Penetration Design
Study For Sunshading

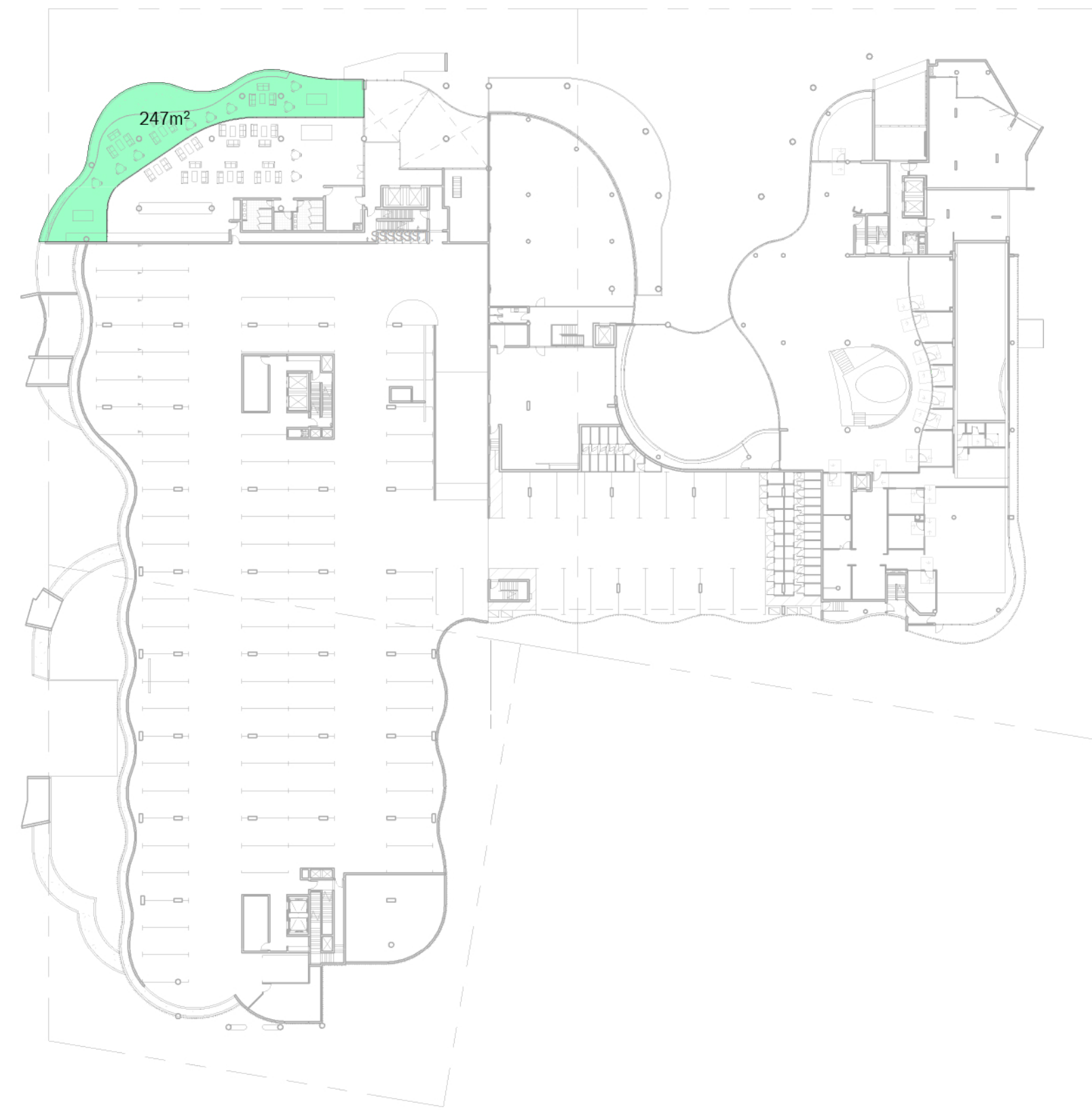
5490.15 [3]



DA Issue 16/03/23



Ground Floor Plan

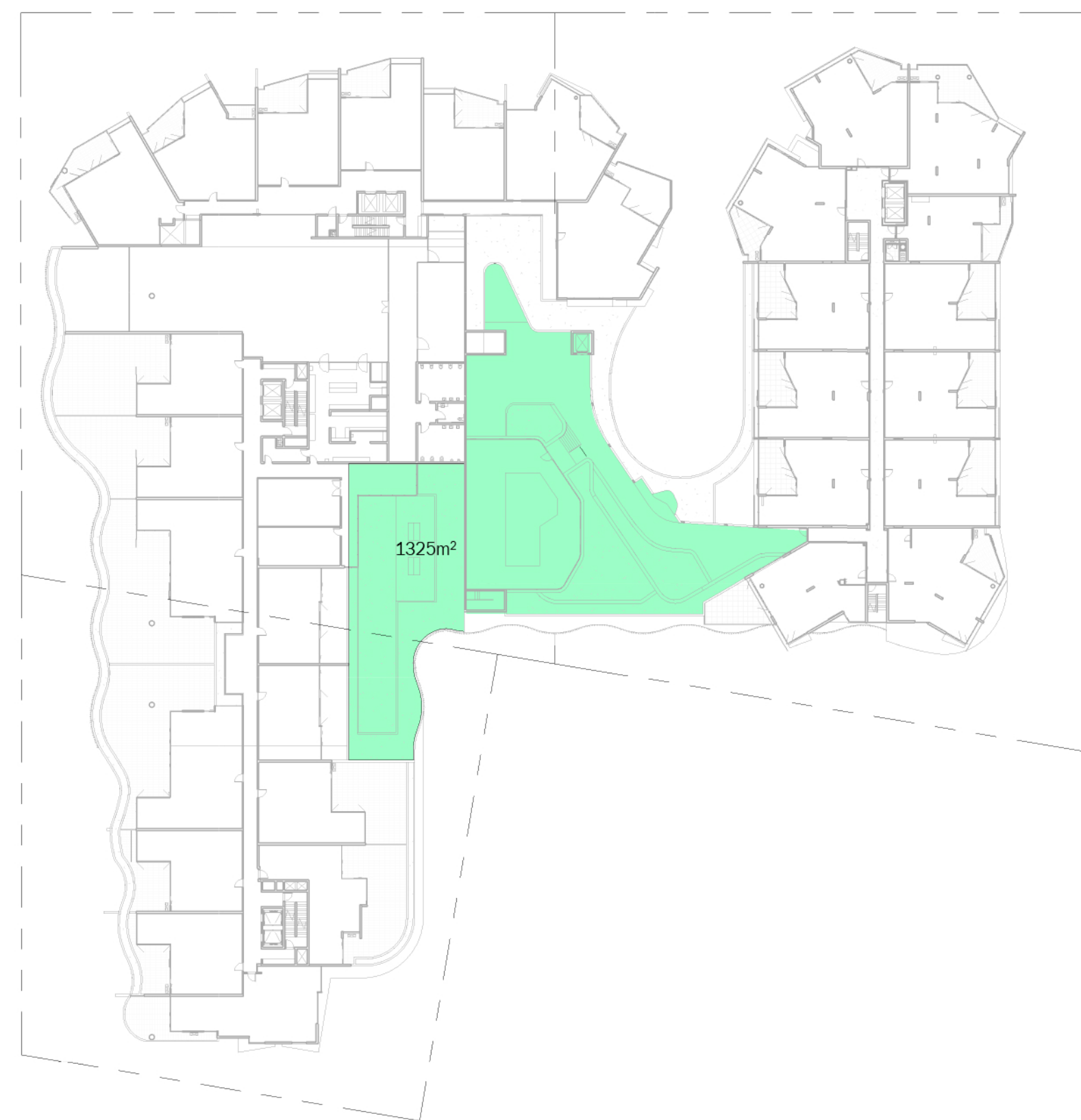


Mezzanine/ Library/Level 1



Level 2

Scale @ A1 1 : 600



Level 3



Level 4

Scale @ A1 1 : 600

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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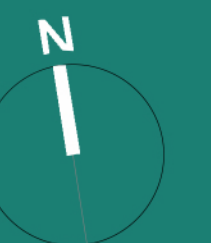
SOLARIS

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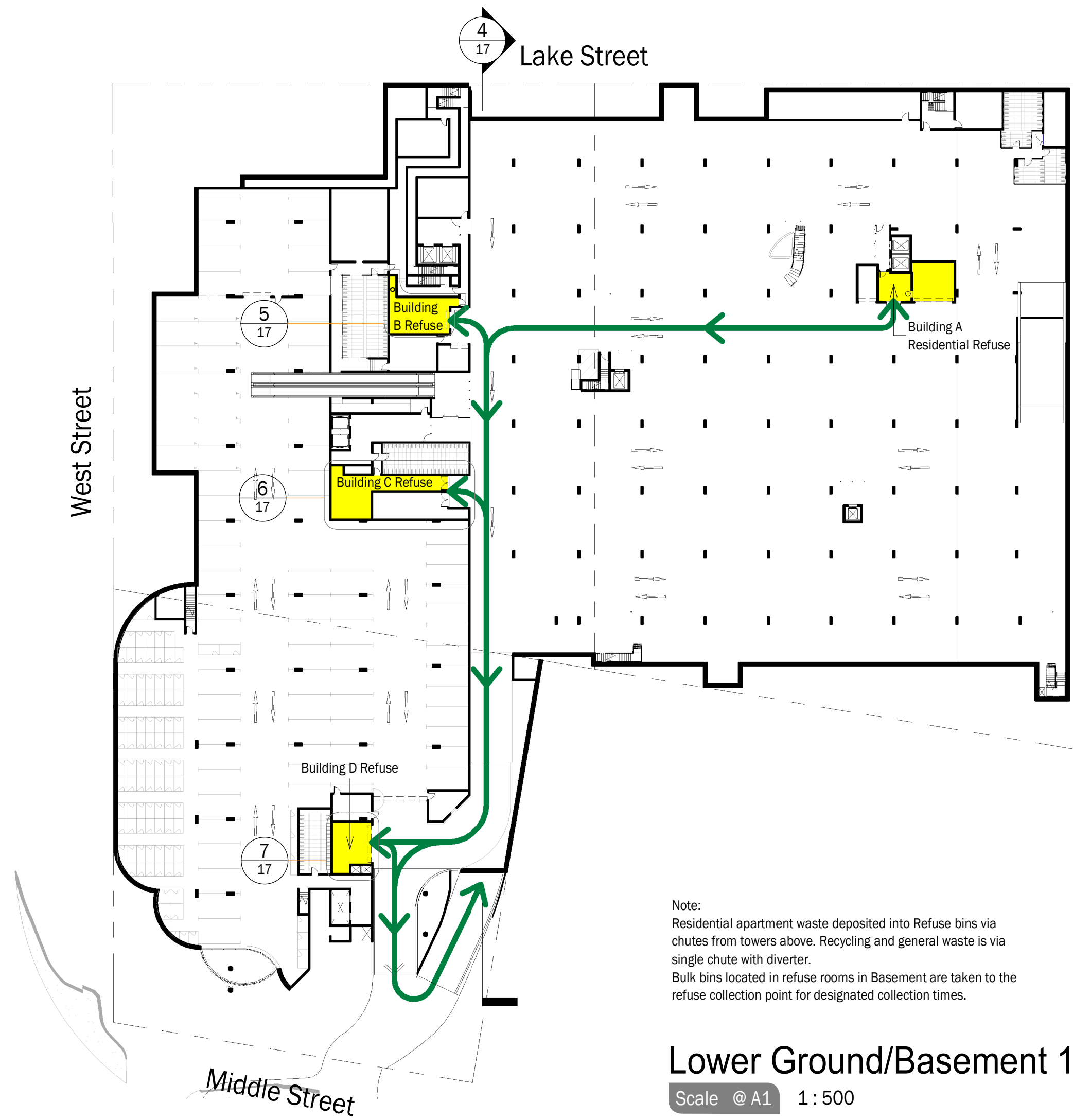
For
Enyoc Pty Ltd

Communal Open Space
Diagrams

5490.16 [4]

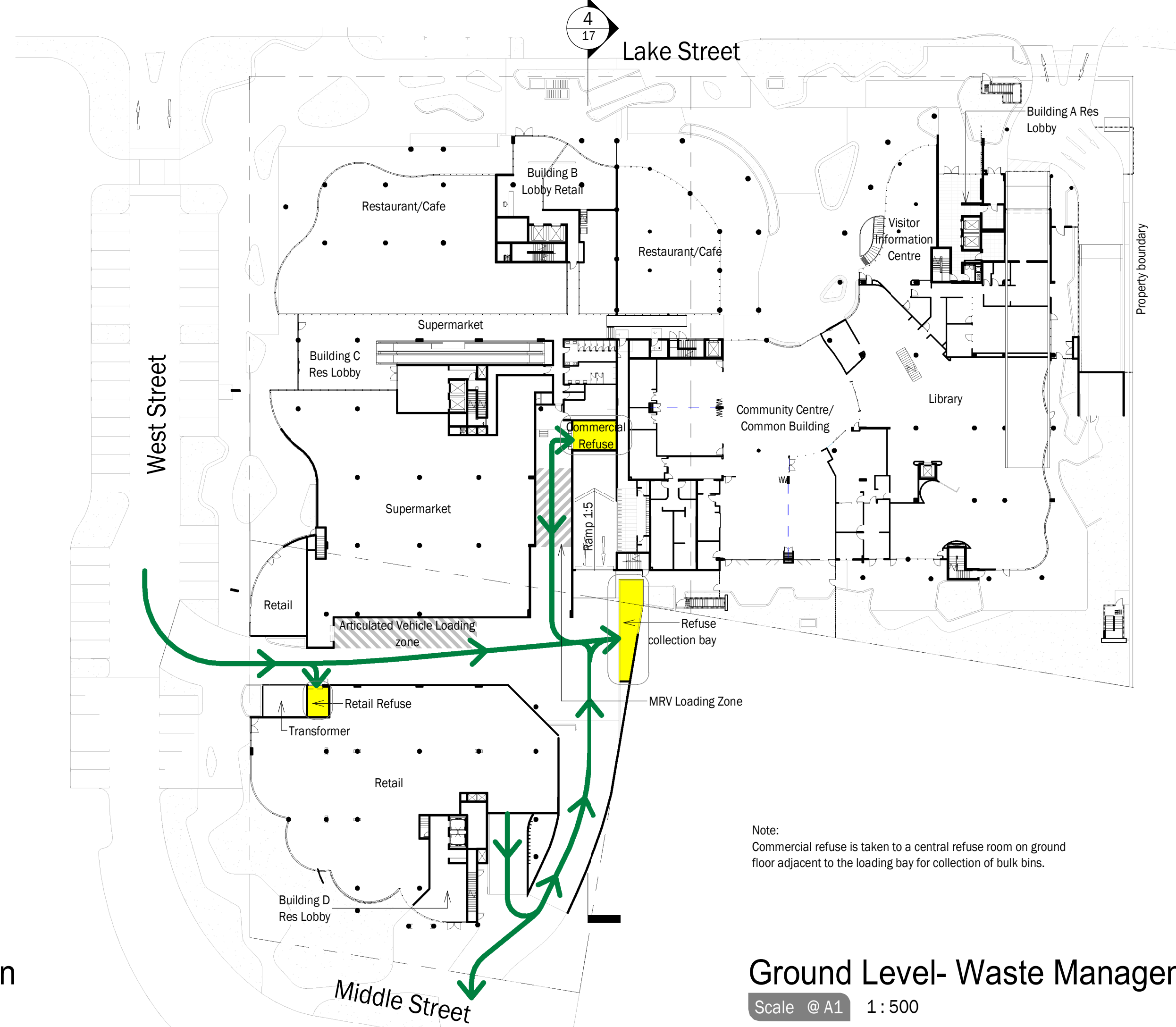


DA Issue 16/03/23



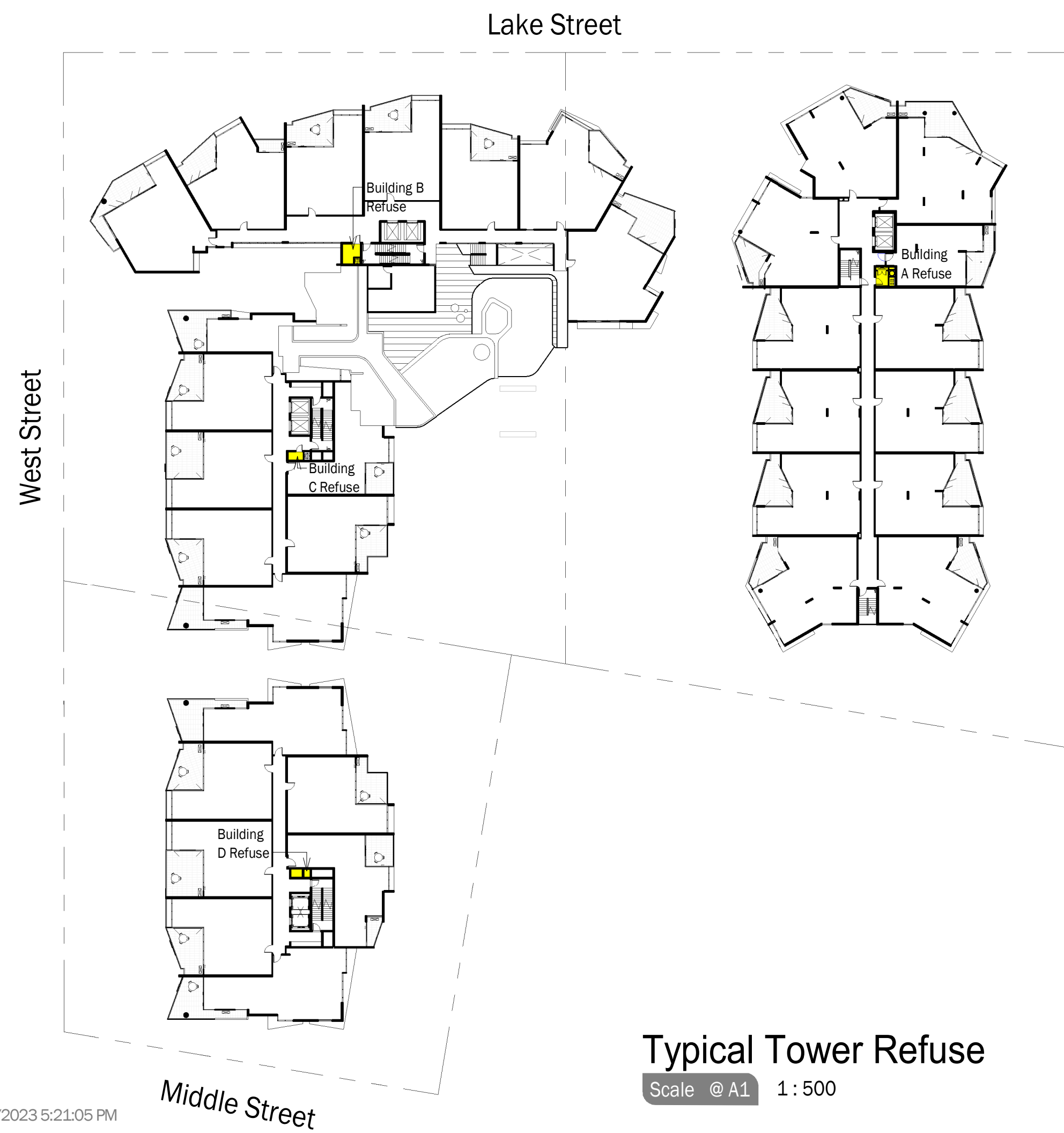
Lower Ground/Basement 1 Plan

Scale @ A1 1 : 500



Ground Level- Waste Management Plan

Scale @ A1 1 : 500



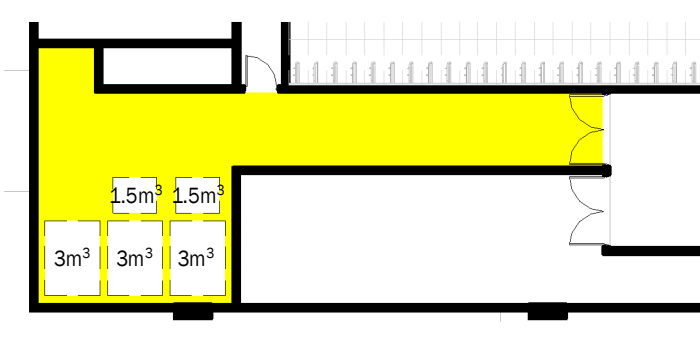
Typical Tower Refuse

Scale @ A1 1 : 500



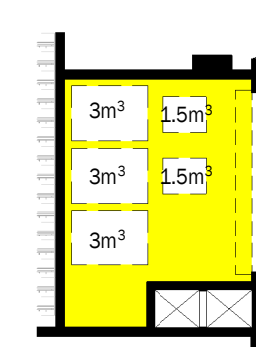
Waste Management Collection Section

Scale @ A1 1 : 200



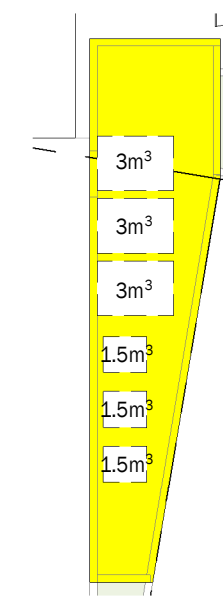
Building C Refuse

Scale @ A1 1 : 200



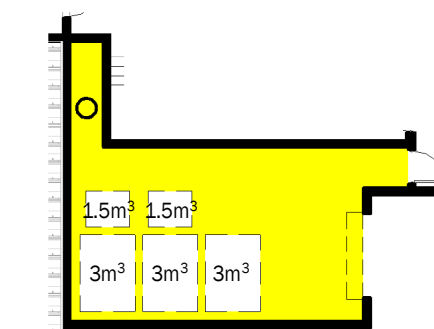
Building D Refuse

Scale @ A1 1 : 200



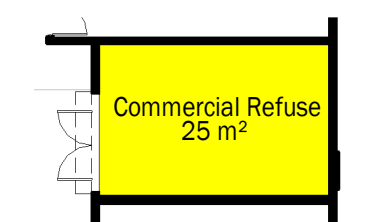
Refuse Collection Bay

Scale @ A1 1 : 200



Building B Refuse

Scale @ A1 1 : 200



Commercial Refuse

Scale @ A1 1 : 200



Retail Refuse

Scale @ A1 1 : 200

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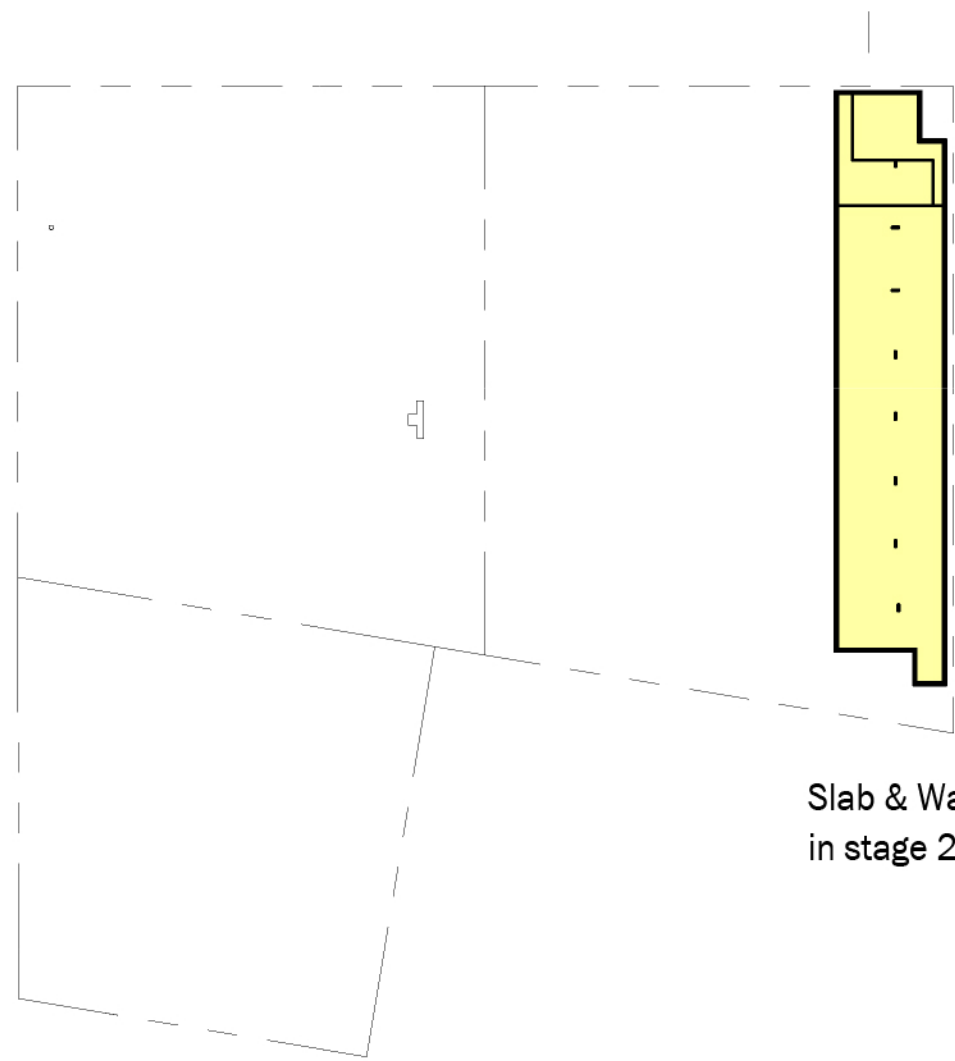
For
Enyoc Pty Ltd

Waste Management Plan

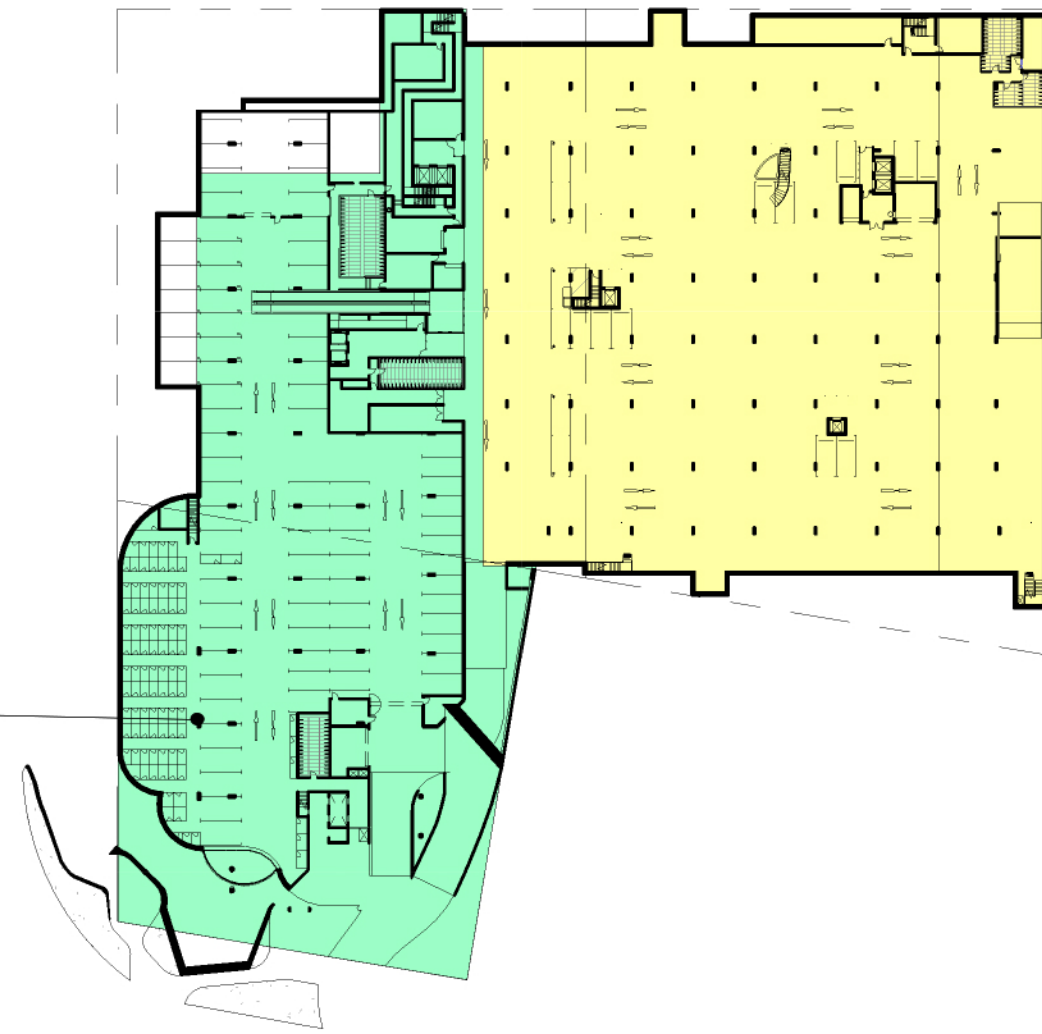
5490.17 [4]

0 10 20 30 40 50
Scale (m) 1 : 500 @A1 Scale (m) 1 : 1000 @A3

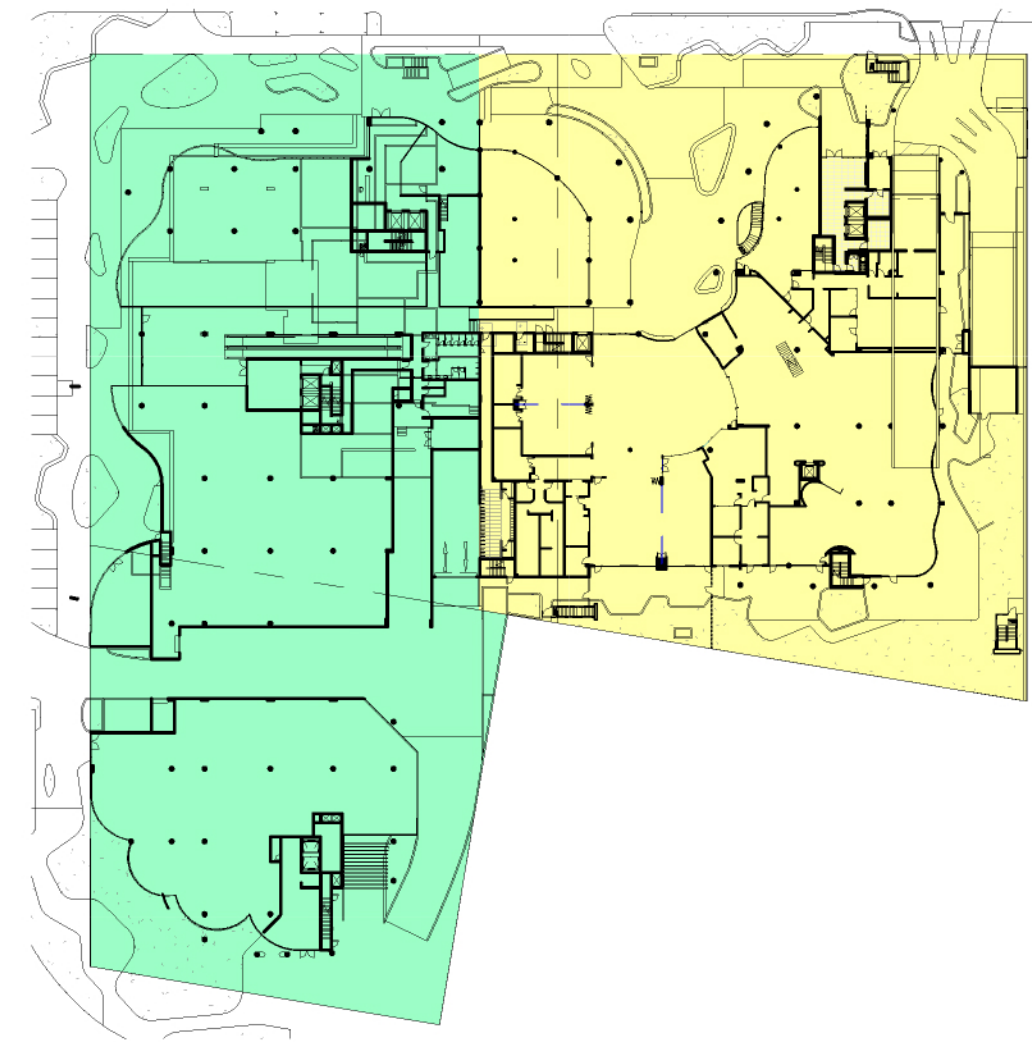
DA Issue 16/03/23



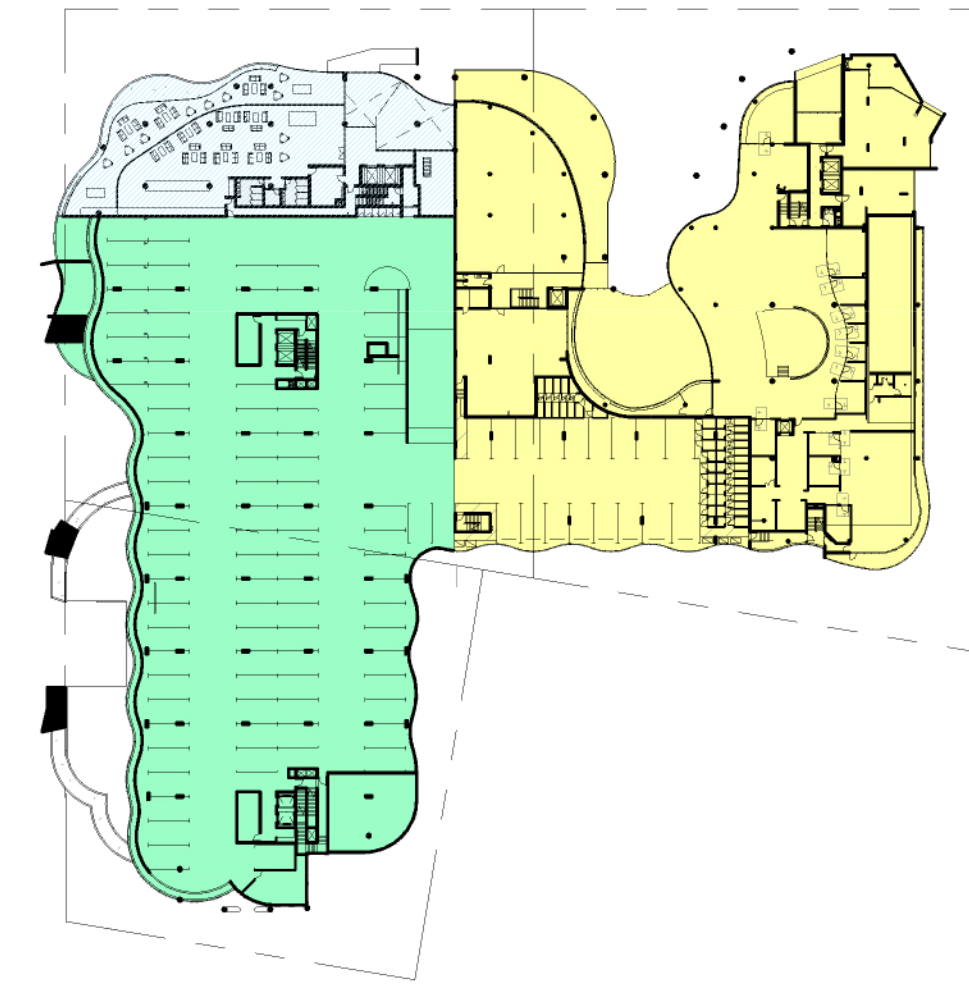
Basement 2



Basement 1 / Lower Ground Level



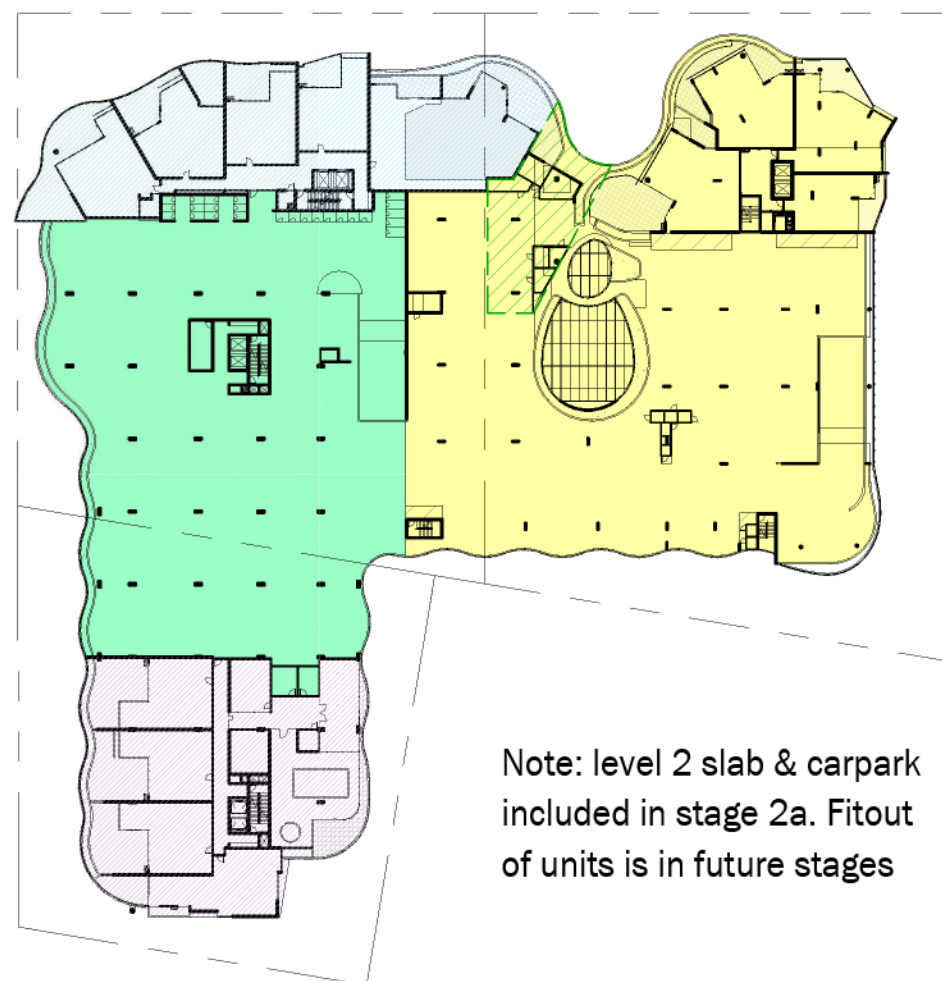
Ground Floor Plan



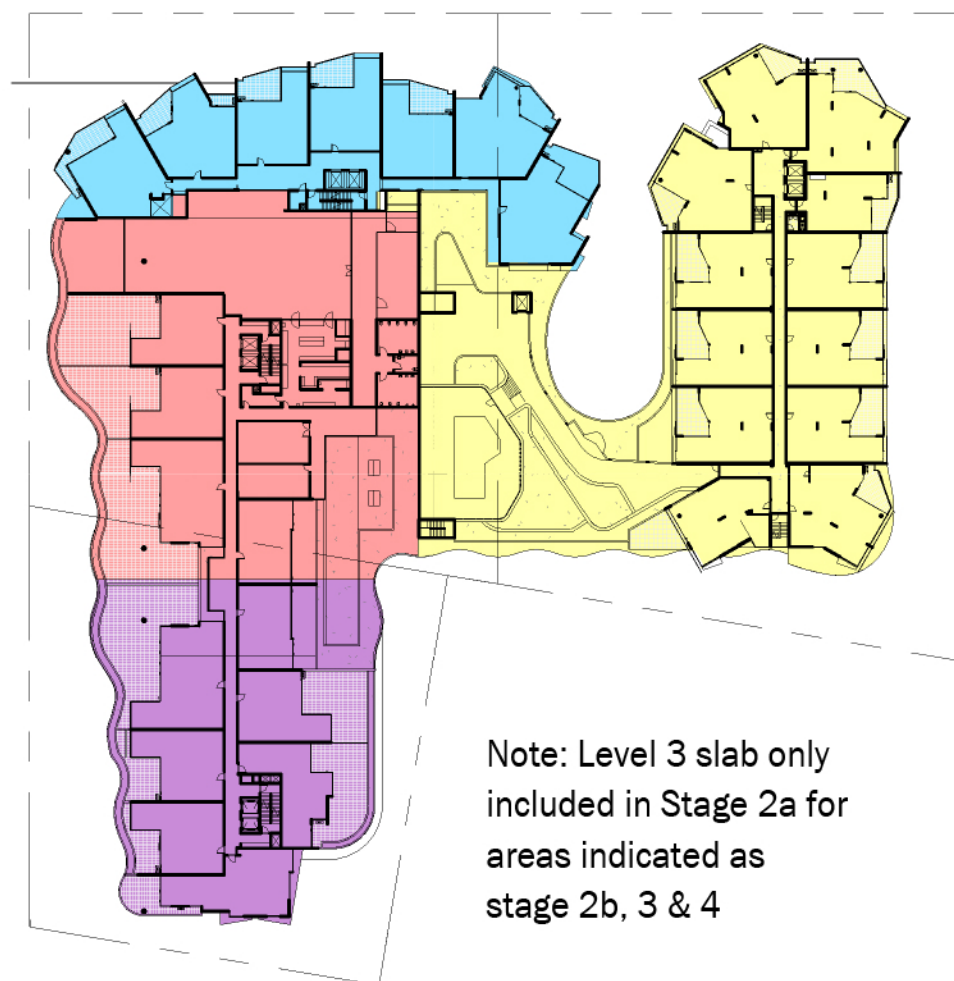
Mezzanine/ Library/Level 1

Staging Legend

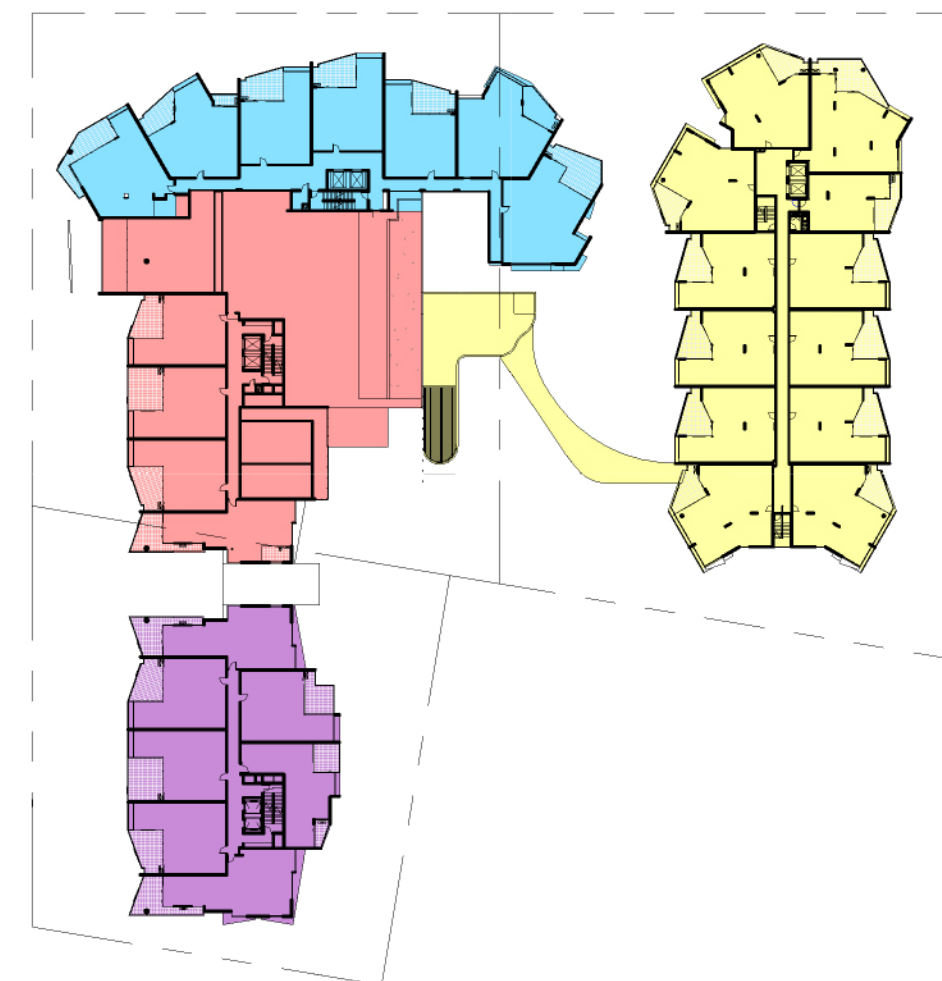
 Stage 1
 Stage 2a
 Stage 2b
 Stage 3
 Stage 4
 Stage 2b - Fitout
 Stage 4 - Fitout



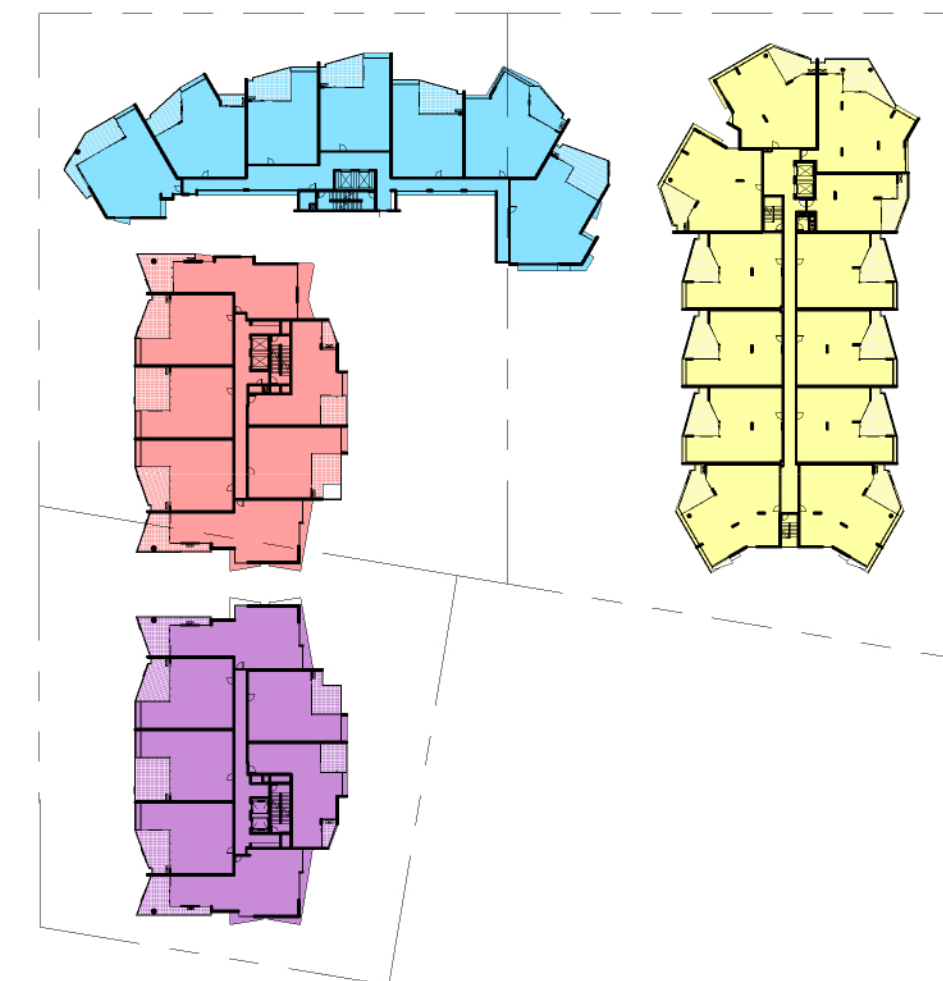
Level 2



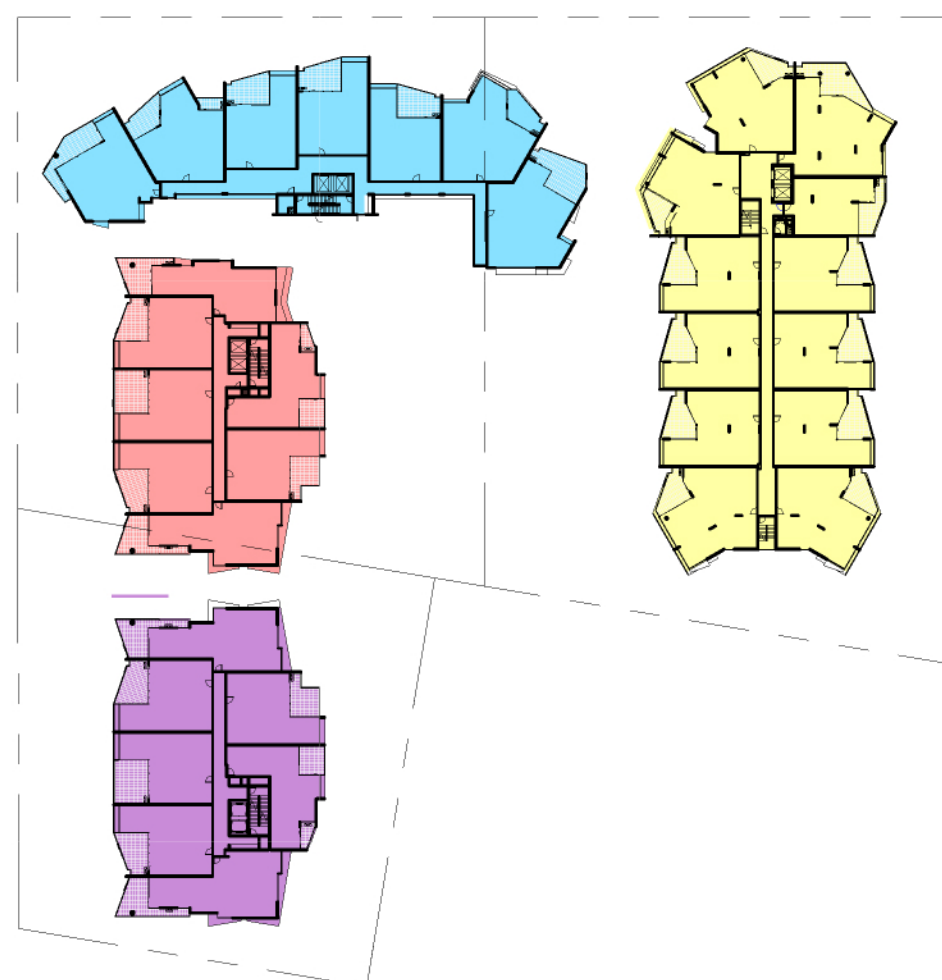
Level 3



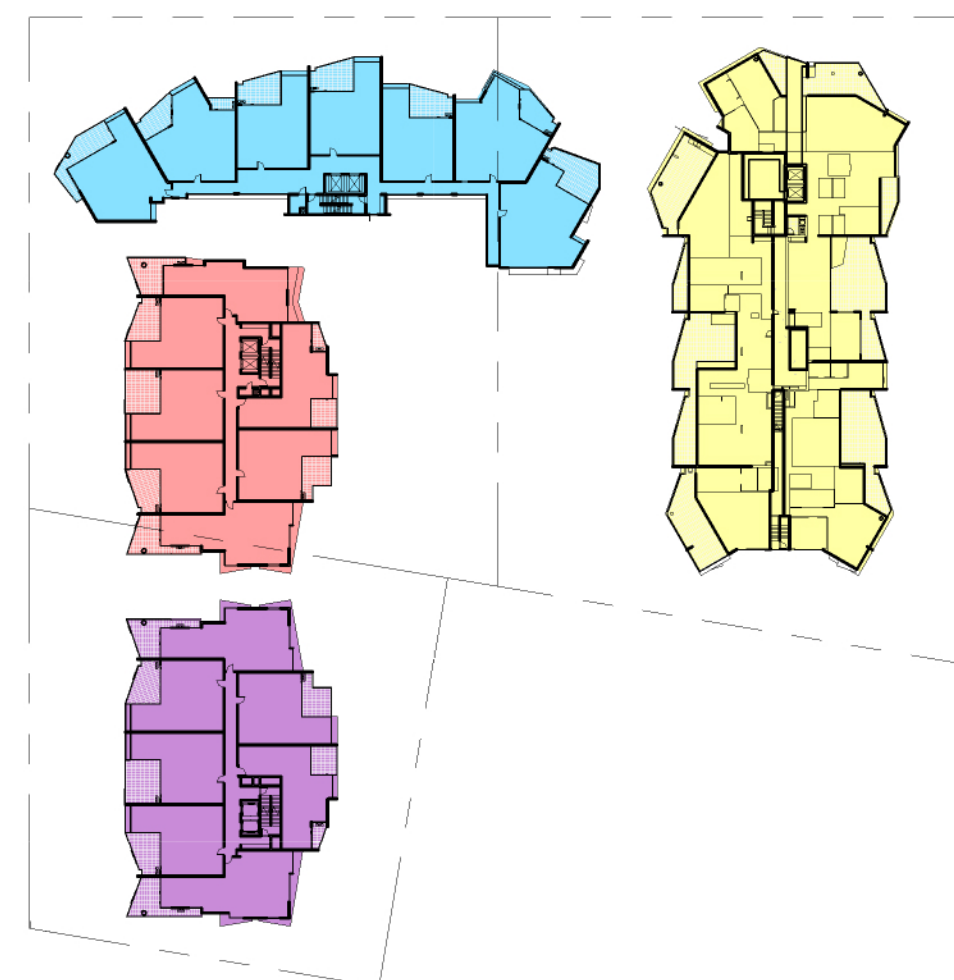
Level 4



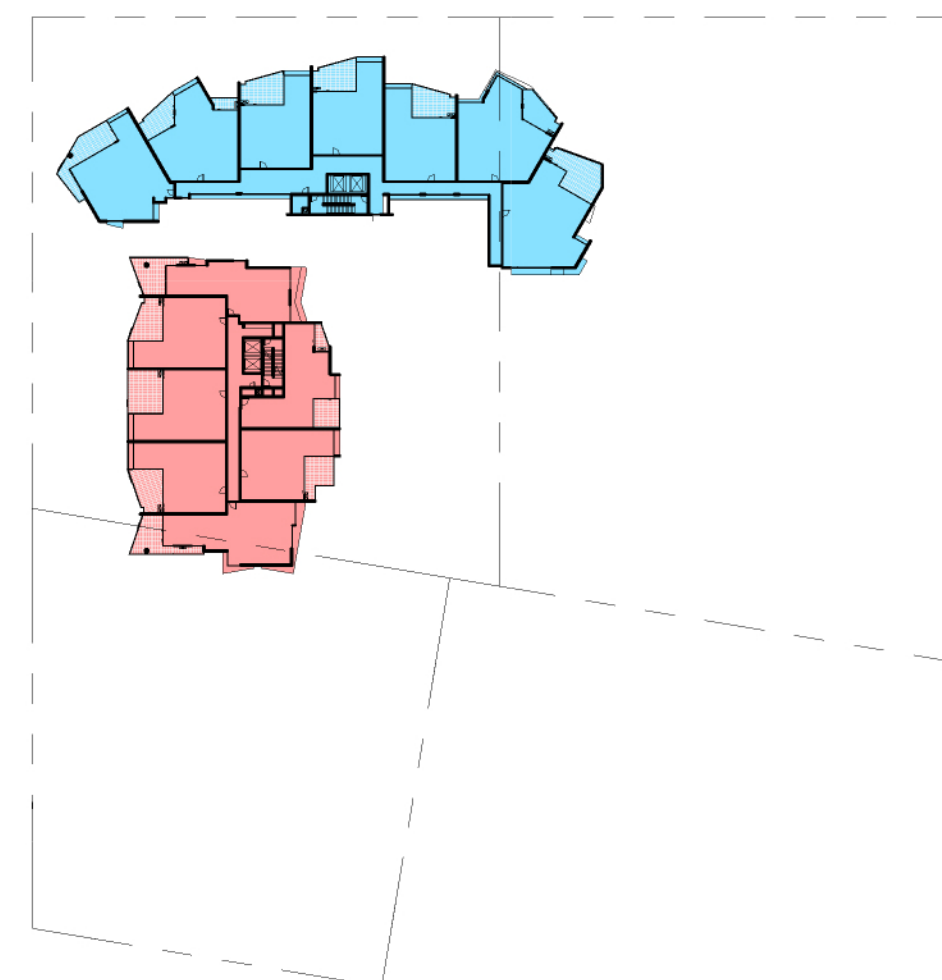
Level 5



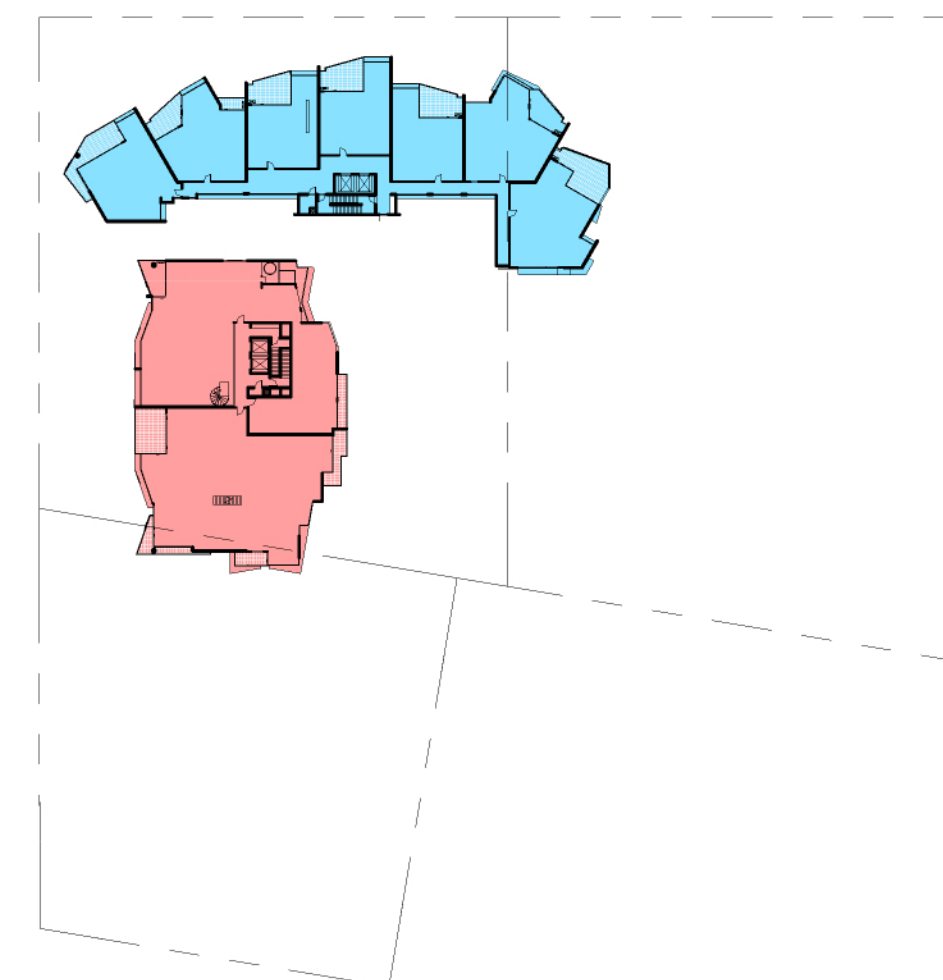
Level 6



Level 7



Level 8/9



Level 10

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Cnr Lake, West & Middle Street

For
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Staging Plan

5490.18 [5]



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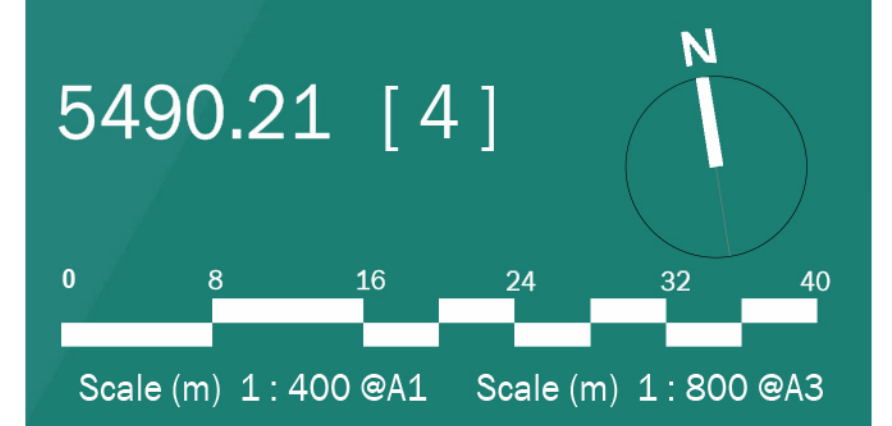


Site Plan
Scale @ A1 1 : 400

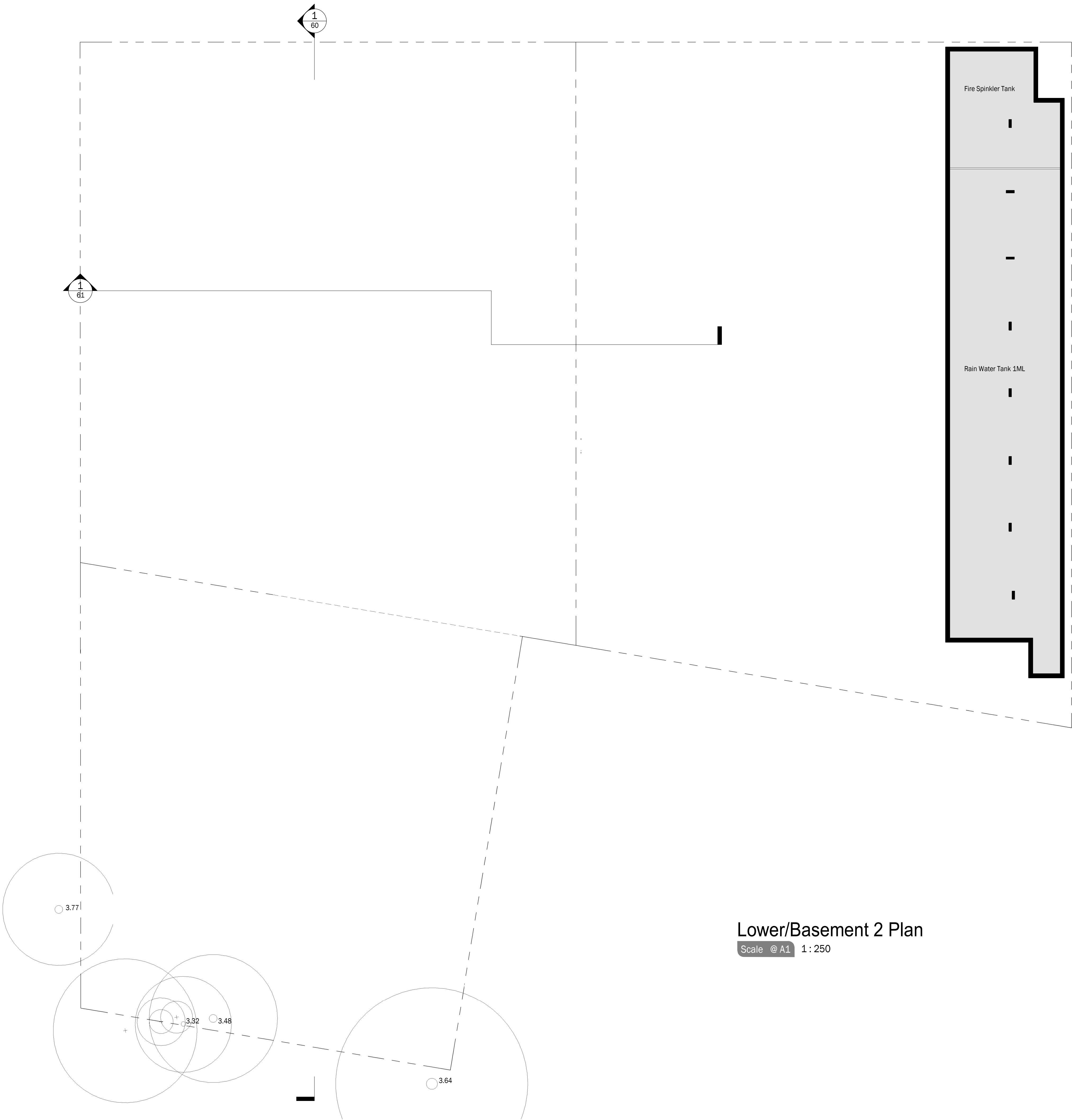
RPD
Lots 11, 12 and 13 on DP47987
Corner of West and Lake Street, Forster NSW
Site Area: 12,153.4m²

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Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd
Site Plan



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Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	2.4 Res. Tandem Bay	2
BLDG A - Basement 1 / Lower Ground Level	2.4 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	2.6 Residential Bay	3
BLDG A - Basement 1 / Lower Ground Level	2.9 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	3.1 Residential Bay	2
BLDG A - Basement 1 / Lower Ground Level	3.2 Res. Tandem Bay	12
BLDG A - Basement 1 / Lower Ground Level	3.2 Residential Bay	16
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	163
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	2
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	219
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		431
BLDG A - Ground Level	Bicycle Bay	18
BLDG A - Ground Level		18
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	18
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	2.6 Residential Bay	1
BLDG A - Level 2	3.1 Residential Bay	5
BLDG A - Level 2	3.2 Res. Tandem Bay	2
BLDG A - Level 2	3.2 Residential Bay	19
BLDG A - Level 2	Retail Bay	2
BLDG A - Level 2		81
BLDG B - Level 1	3.2 Res. Tandem Bay	14
BLDG B - Level 1	3.2 Residential Bay	71
BLDG B - Level 1		85
BLDG B - Level 2	2.4 Residential Bay	3
BLDG B - Level 2	3.2 Res. Tandem Bay	14
BLDG B - Level 2	3.2 Residential Bay	48
BLDG B - Level 2		65
Grand Total		698

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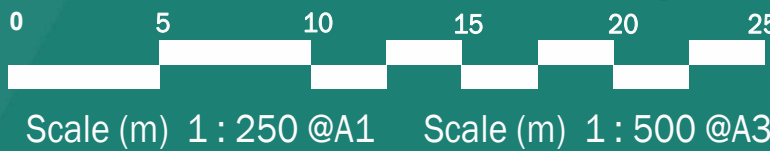
SOLARIS

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Cnr Lake, West & Middle Street

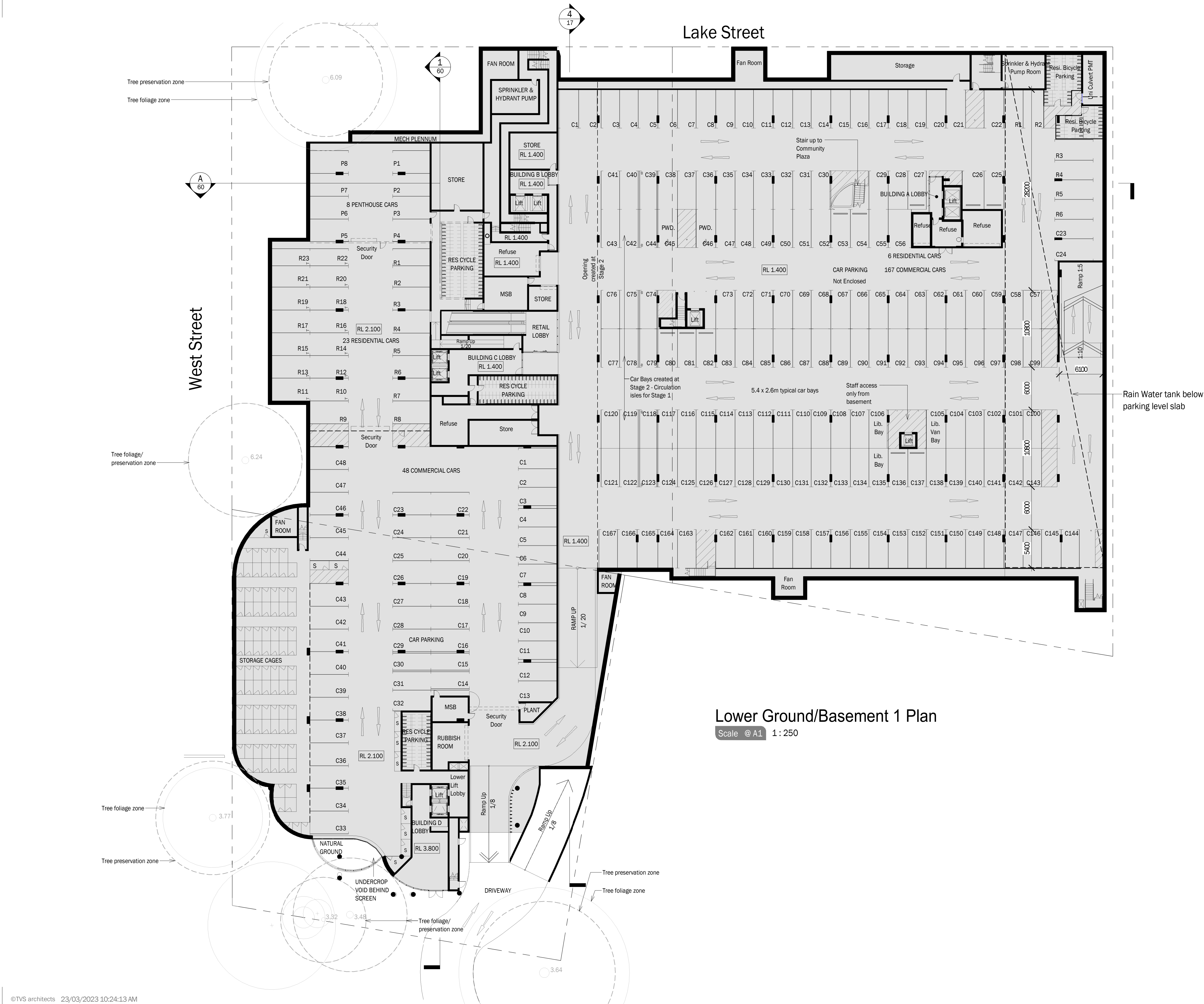
For
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Lower Basement 2 Plan

5490.22 [6]



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Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	2.4 Res. Tandem Bay	2
BLDG A - Basement 1 / Lower Ground Level	2.4 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	2.6 Residential Bay	3
BLDG A - Basement 1 / Lower Ground Level	2.9 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	3.1 Residential Bay	2
BLDG A - Basement 1 / Lower Ground Level	3.2 Res. Tandem Bay	12
BLDG A - Basement 1 / Lower Ground Level	3.2 Residential Bay	16
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	163
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	2
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	219
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		431
BLDG A - Ground Level	Bicycle Bay	18
BLDG A - Ground Level		18
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	18
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	2.6 Residential Bay	1
BLDG A - Level 2	3.1 Residential Bay	5
BLDG A - Level 2	3.2 Res. Tandem Bay	2
BLDG A - Level 2	3.2 Residential Bay	19
BLDG A - Level 2	Retail Bay	2
BLDG A - Level 2		81
BLDG B - Level 1	3.2 Res. Tandem Bay	14
BLDG B - Level 1	3.2 Residential Bay	71
BLDG B - Level 1		85
BLDG B - Level 2	2.4 Residential Bay	3
BLDG B - Level 2	3.2 Res. Tandem Bay	14
BLDG B - Level 2	3.2 Residential Bay	48
BLDG B - Level 2		65
Grand Total		698

TVSarchitects

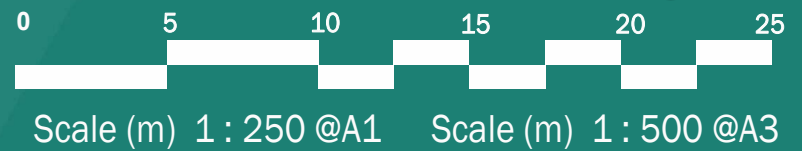
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

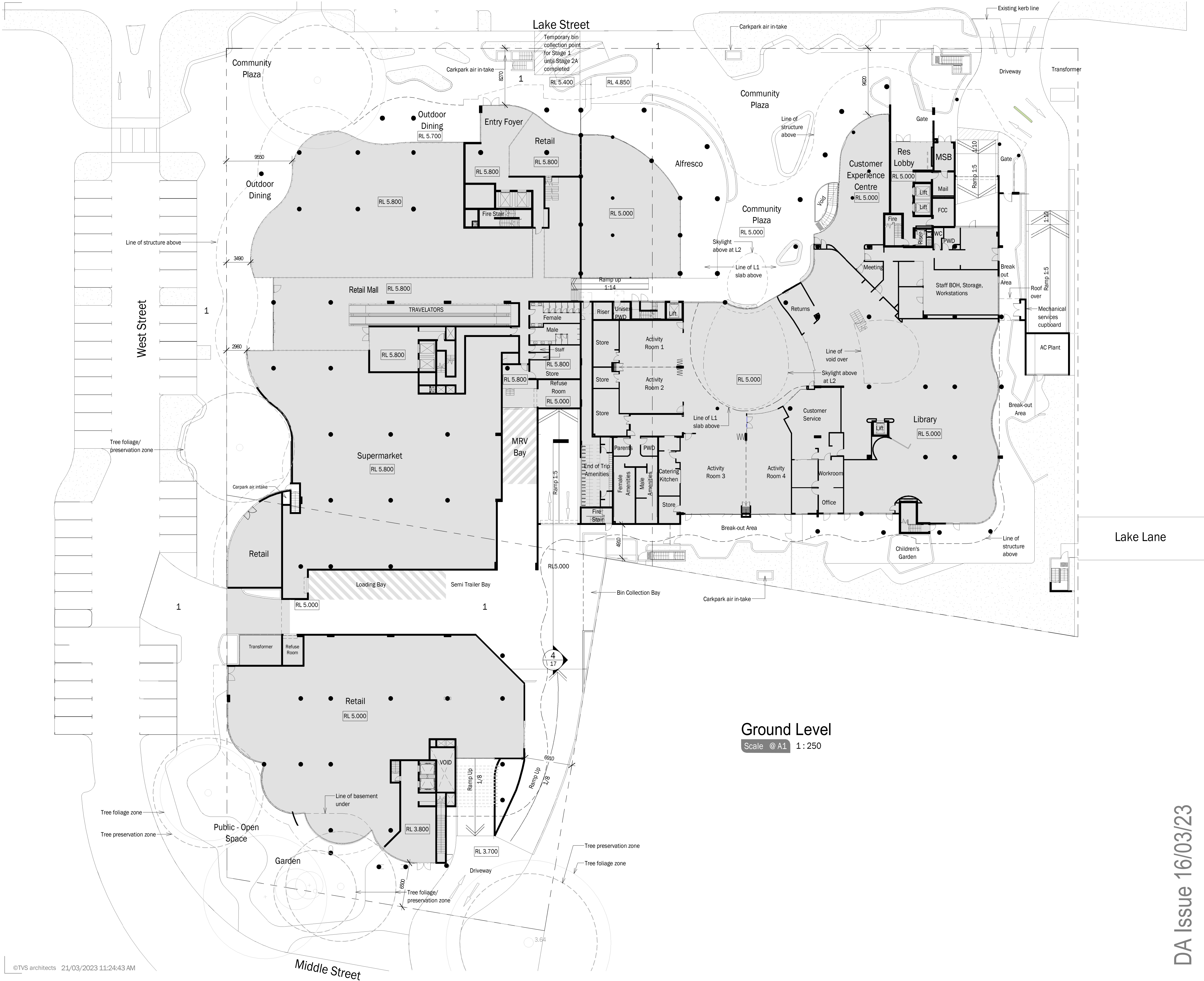
For
Enyoc Pty Ltd

Upper Basement 1 Plan

5490.23 [6]



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Street Parking Schedule		
Description	Count	
2.4 Street Parking	8	
2.6 Street Parking	2	
2.6 Street Parking	71	
3.4 Street Parking	1	
Grand Total: 82	82	

Bicycle Parking Schedule		
Description	Count	
Bicycle Bay	18	
Grand Total: 18	18	

TVSarchitects

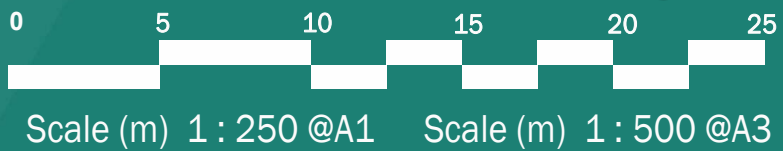
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

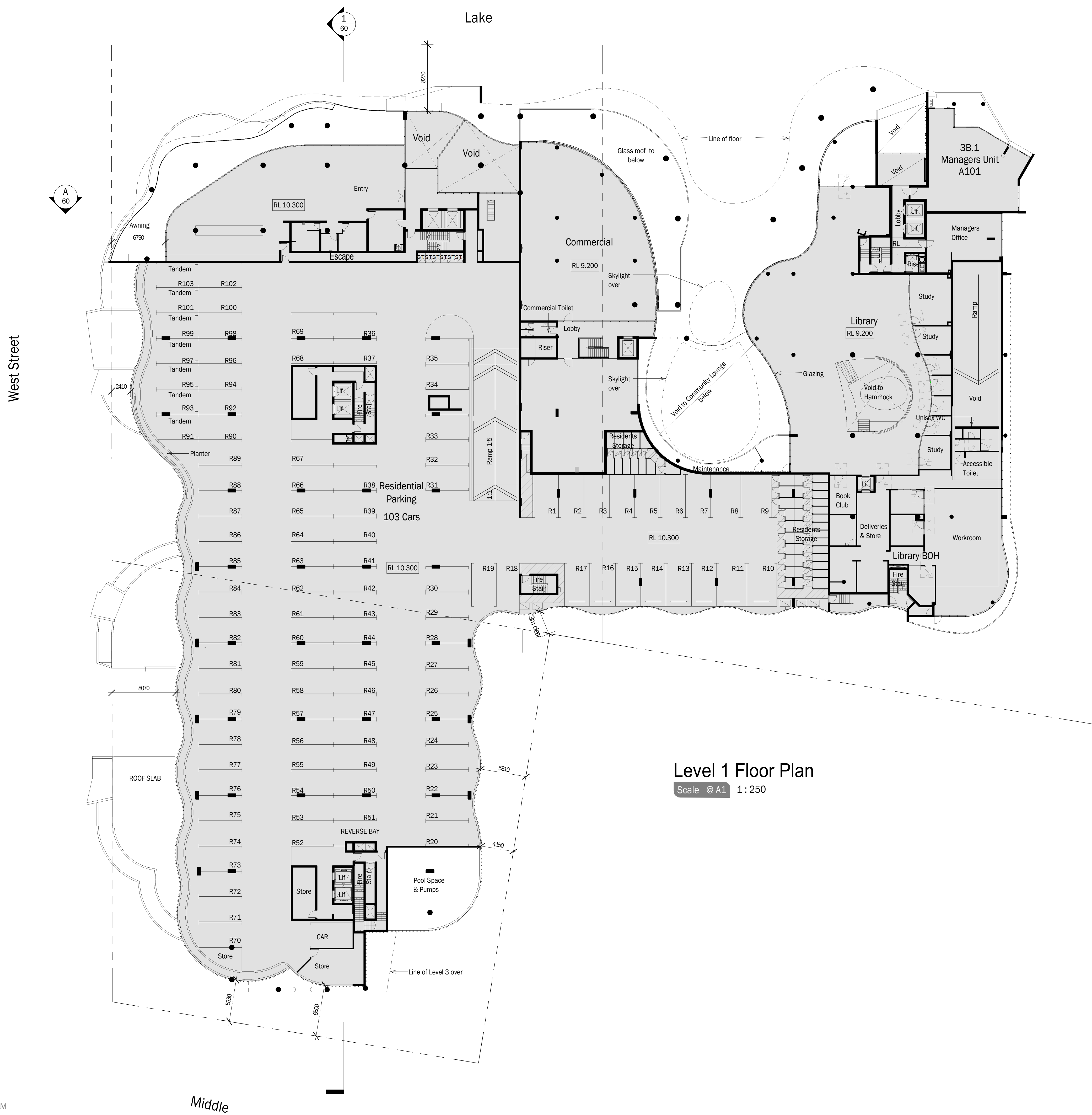
For
Enyoc Pty Ltd

Ground Floor Plan

5490.24 [8]



DA Issue 16/03/23



Level 1 Floor Plan
Scale @ A1 1 : 250

Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	2.4 Res. Tandem Bay	2
BLDG A - Basement 1 / Lower Ground Level	2.4 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	2.6 Residential Bay	3
BLDG A - Basement 1 / Lower Ground Level	2.9 Residential Bay	1
BLDG A - Basement 1 / Lower Ground Level	3.1 Residential Bay	2
BLDG A - Basement 1 / Lower Ground Level	3.2 Res. Tandem Bay	12
BLDG A - Basement 1 / Lower Ground Level	3.2 Residential Bay	16
BLDG A - Basement 1 / Lower Ground Level	Bicycle Bay	163
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	2
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	219
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		431
BLDG A - Ground Level	Bicycle Bay	18
BLDG A - Ground Level		18
BLDG A - Level 1	3.2 Residential Bay	14
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		18
BLDG A - Level 2	2.4 Res. Tandem Bay	18
BLDG A - Level 2	2.4 Residential Bay	26
BLDG A - Level 2	2.6 Res. Tandem Bay	8
BLDG A - Level 2	2.6 Residential Bay	1
BLDG A - Level 2	3.1 Residential Bay	5
BLDG A - Level 2	3.2 Res. Tandem Bay	2
BLDG A - Level 2	3.2 Residential Bay	19
BLDG A - Level 2	Retail Bay	2
BLDG A - Level 2		81
BLDG B - Level 1	3.2 Res. Tandem Bay	14
BLDG B - Level 1	3.2 Residential Bay	71
BLDG B - Level 1		85
BLDG B - Level 2	2.4 Residential Bay	3
BLDG B - Level 2	3.2 Res. Tandem Bay	14
BLDG B - Level 2	3.2 Residential Bay	48
BLDG B - Level 2		65
Grand Total		698

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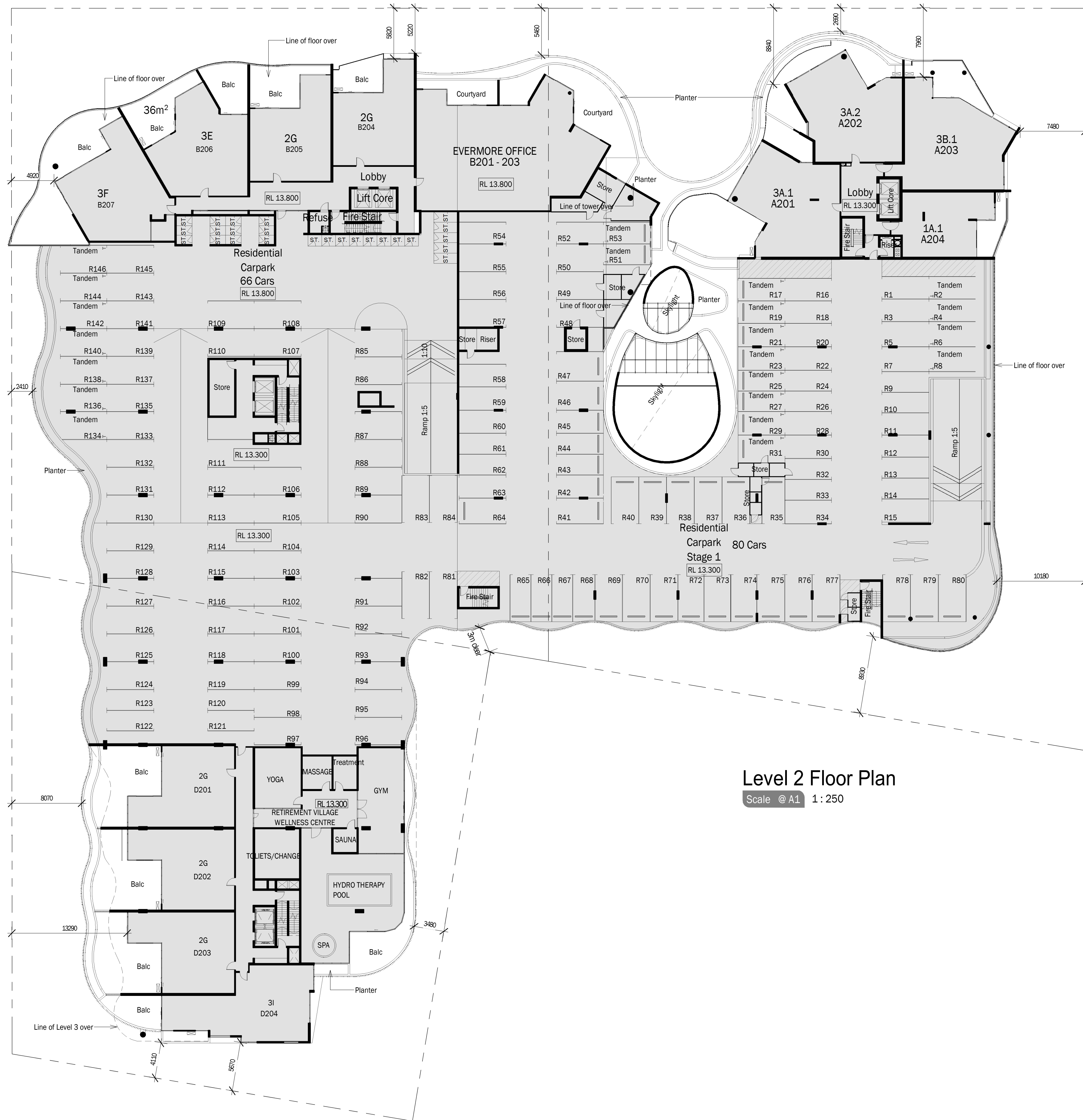
Forster Civic Precinct
Cnr Lake, West & Middle Street

For
Enyoc Pty Ltd

Level 1 Floor Plan



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Level 2 Floor Plan

Scale @ A1 1:250

West Street

Middle Street

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Cnr Lake, West & Middle Street

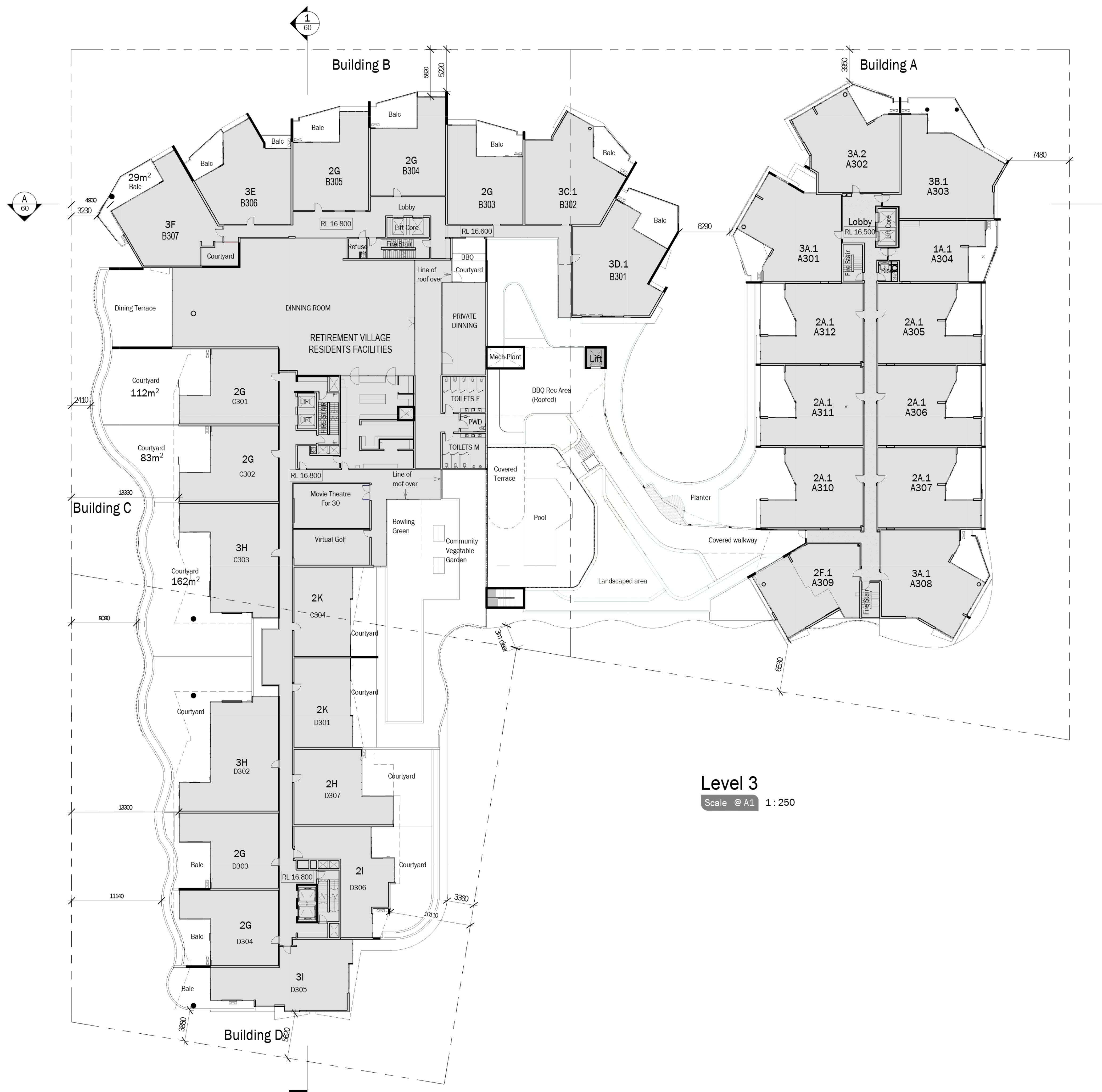
For
Enyoc Pty Ltd

Level 2 Floor Plan

5490.26 [6]



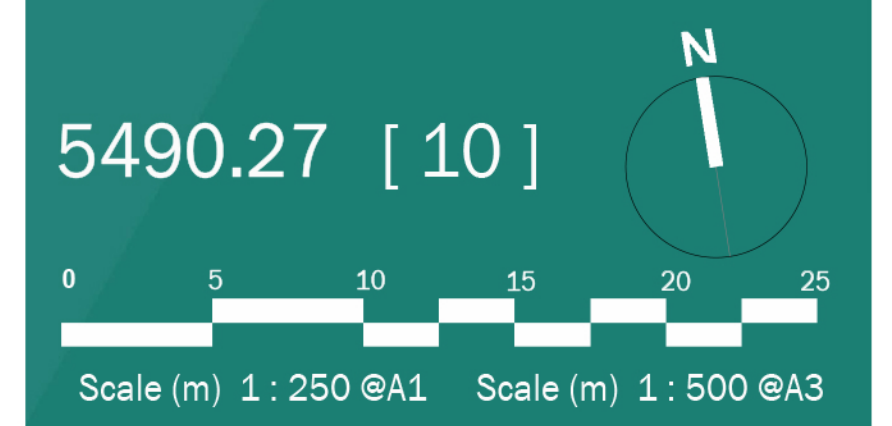
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Level 3
Scale @ A1 1 : 250

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Cnr Lake, West & Middle Street
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Level 3 Floor Plan



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Level 4 Floor Plan

Scale @ A1 1 : 250

TVSarchitects

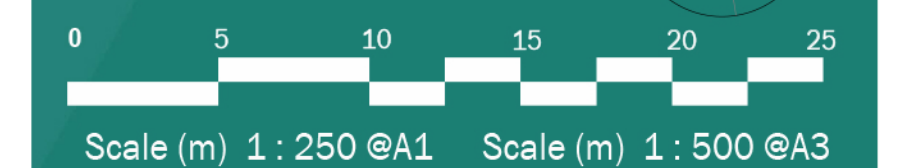
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For
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Level 4 Floor Plan

5490.28 [10]



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Level 5 Floor Plan

Scale @ A1 1 : 250

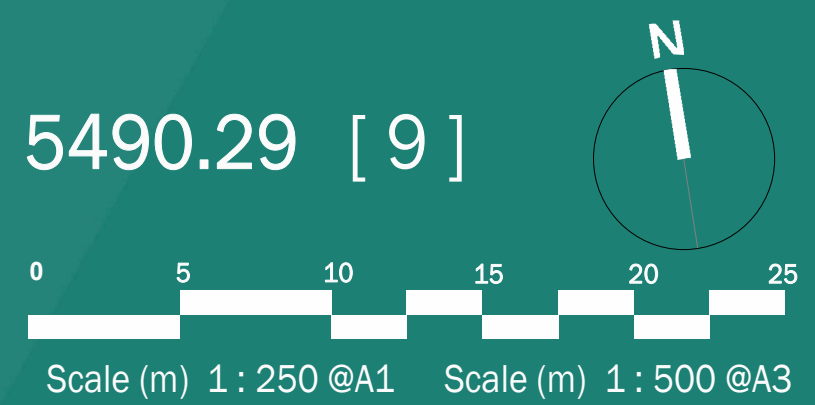
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Level 5 Floor Plan



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5490.29 [9]



Level 6 Floor Plan

Scale @ A1 1:250

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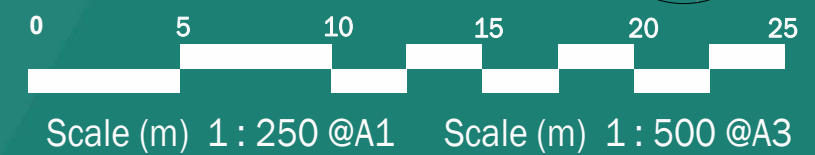
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Level 6 Floor Plan

5490.30 [9]



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Level 7 Floor Plan

Scale @ A1 1 : 250

Stage 1 Approved
Minor Change

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For

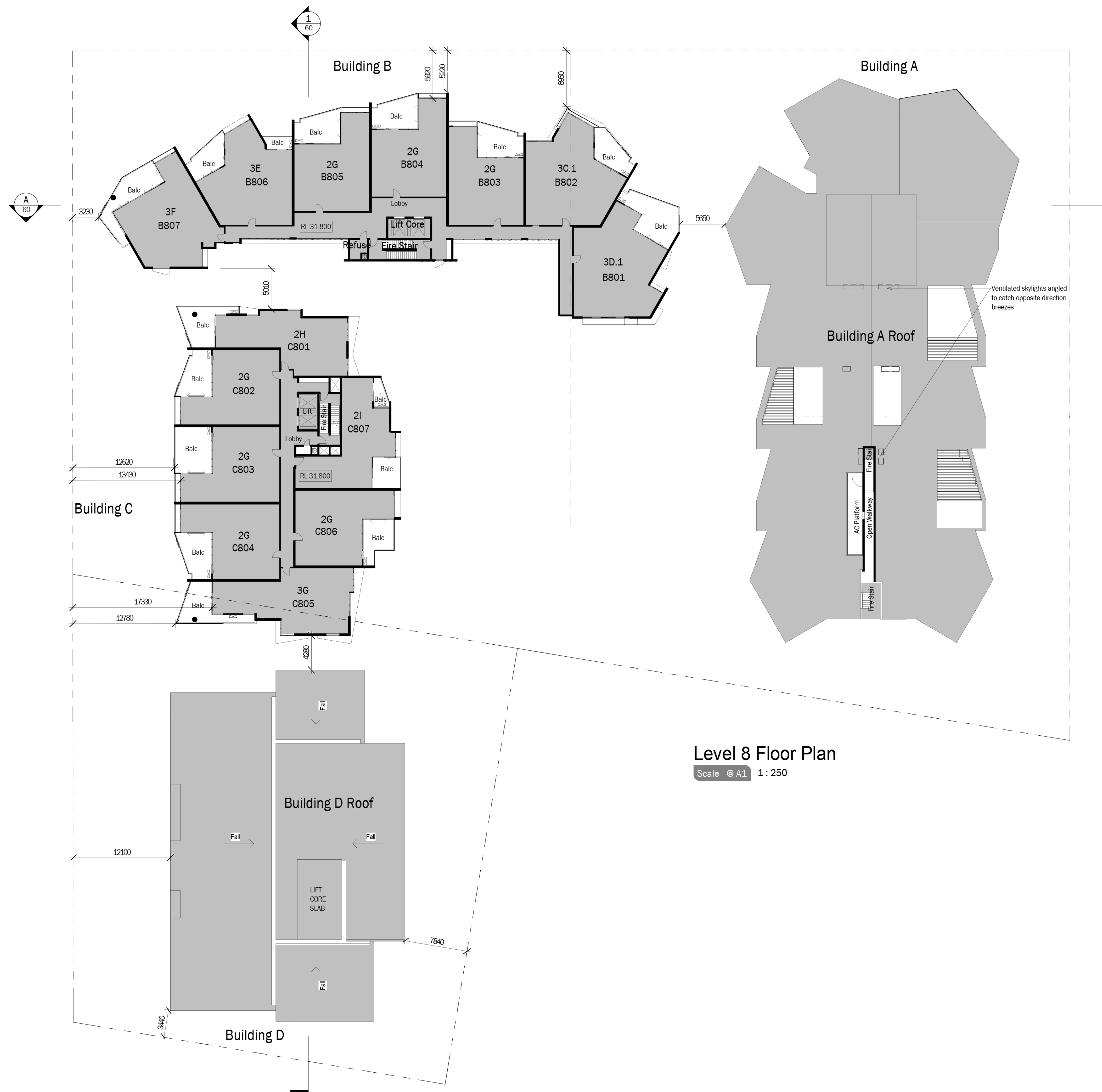
Enyoc Pty Ltd

Level 7 Floor Plan

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5490.31 [9]

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



Level 8 Floor Plan
Scale @ A1 1 : 250

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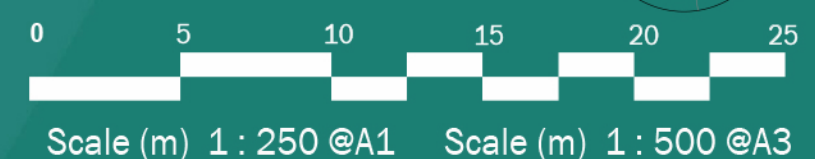
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

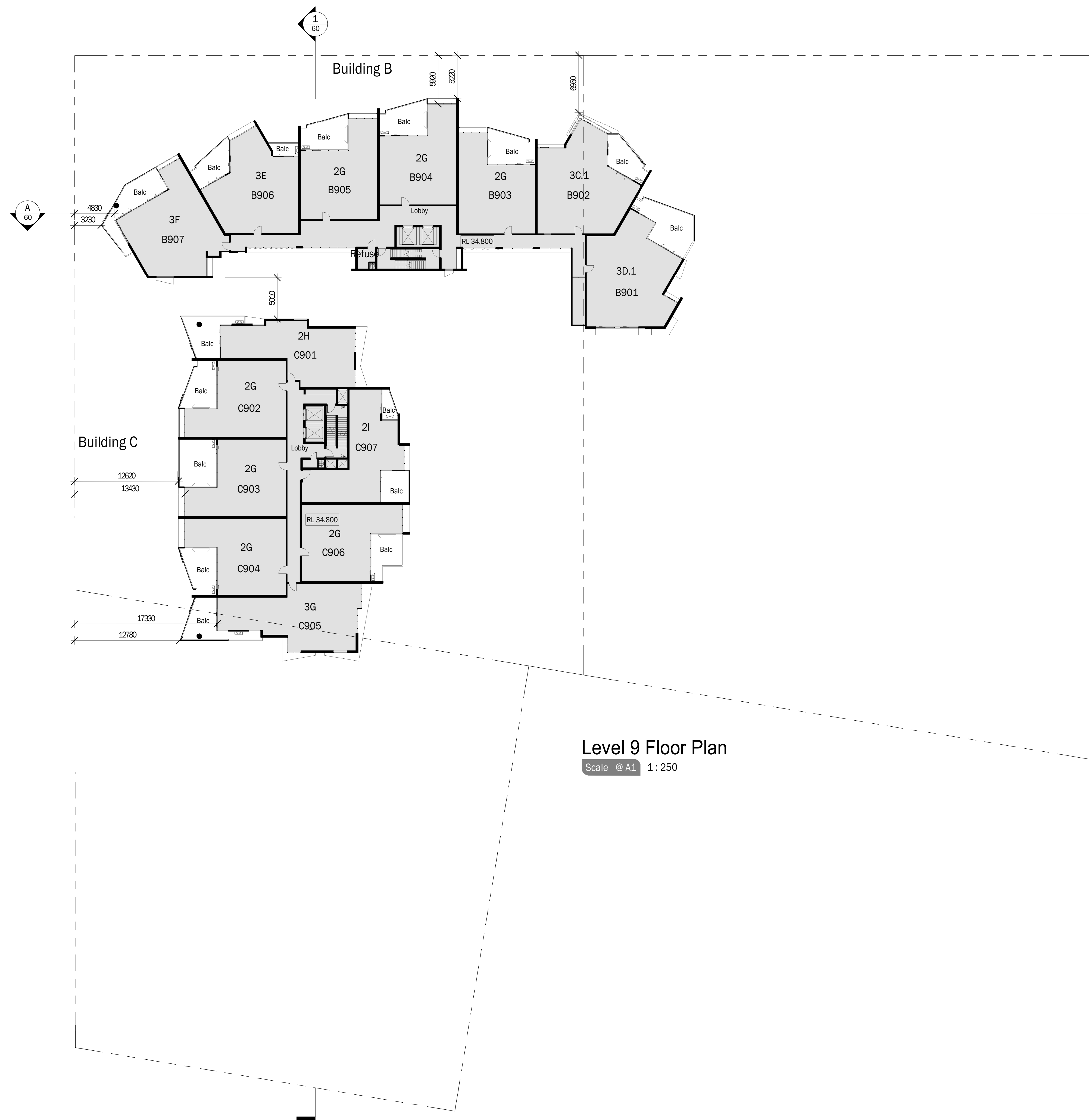
For
Enyoc Pty Ltd

Level 8 Floor Plan

5490.32 [9]



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Level 9 Floor Plan

Scale @ A1 1 : 250

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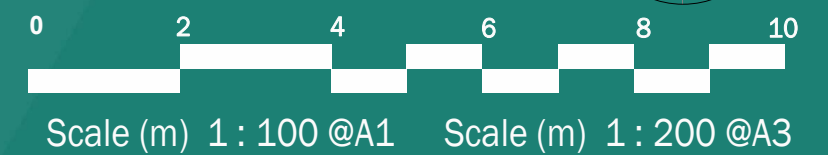
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

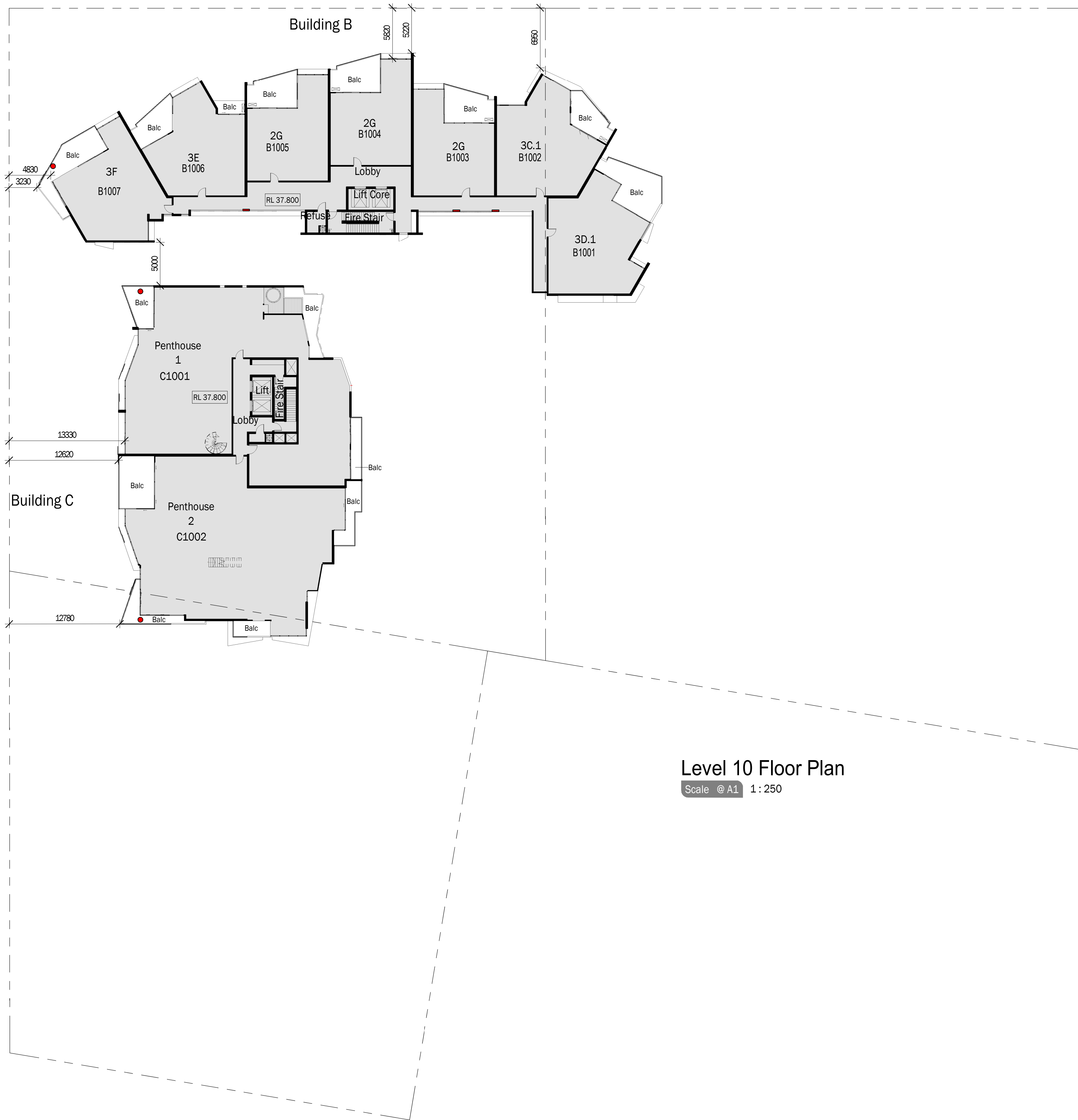
For
Enyoc Pty Ltd

Level 9 Floor Plan

5490.32a [3]



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Level 10 Floor Plan

Scale @ A1 1 : 250

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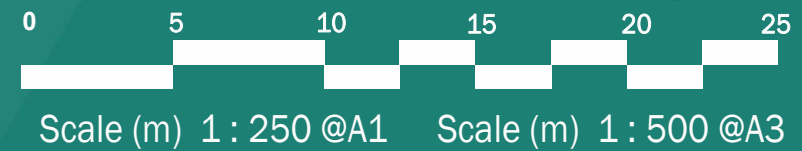
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Enyoc Pty Ltd

Level 10 Floor Plan

5490.33 [6]



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Roof Plan
Scale @ A1 1 : 250

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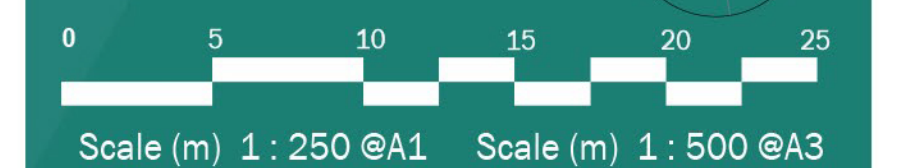
SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

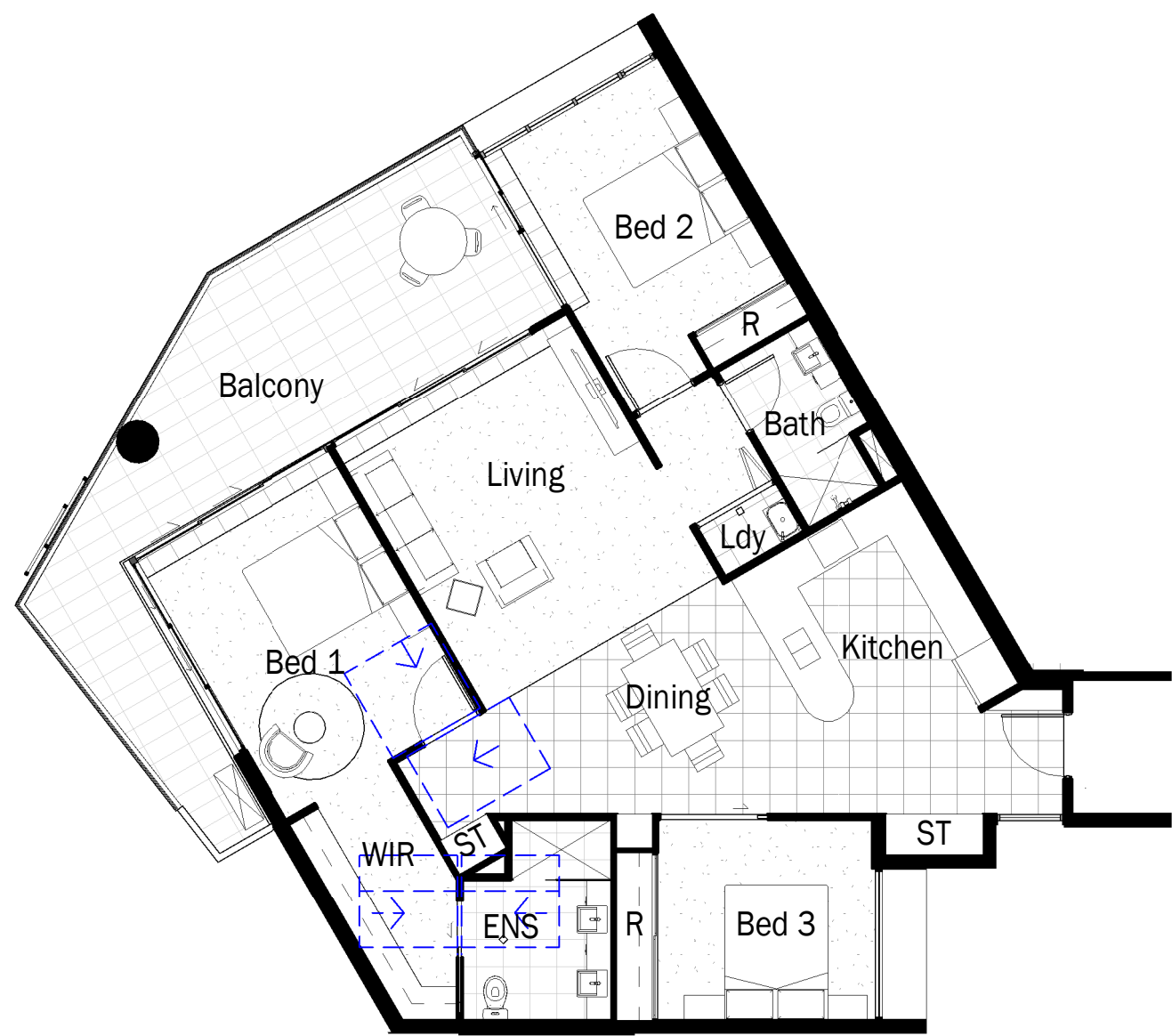
For
Enyoc Pty Ltd

Roof Plan

5490.34 [5]



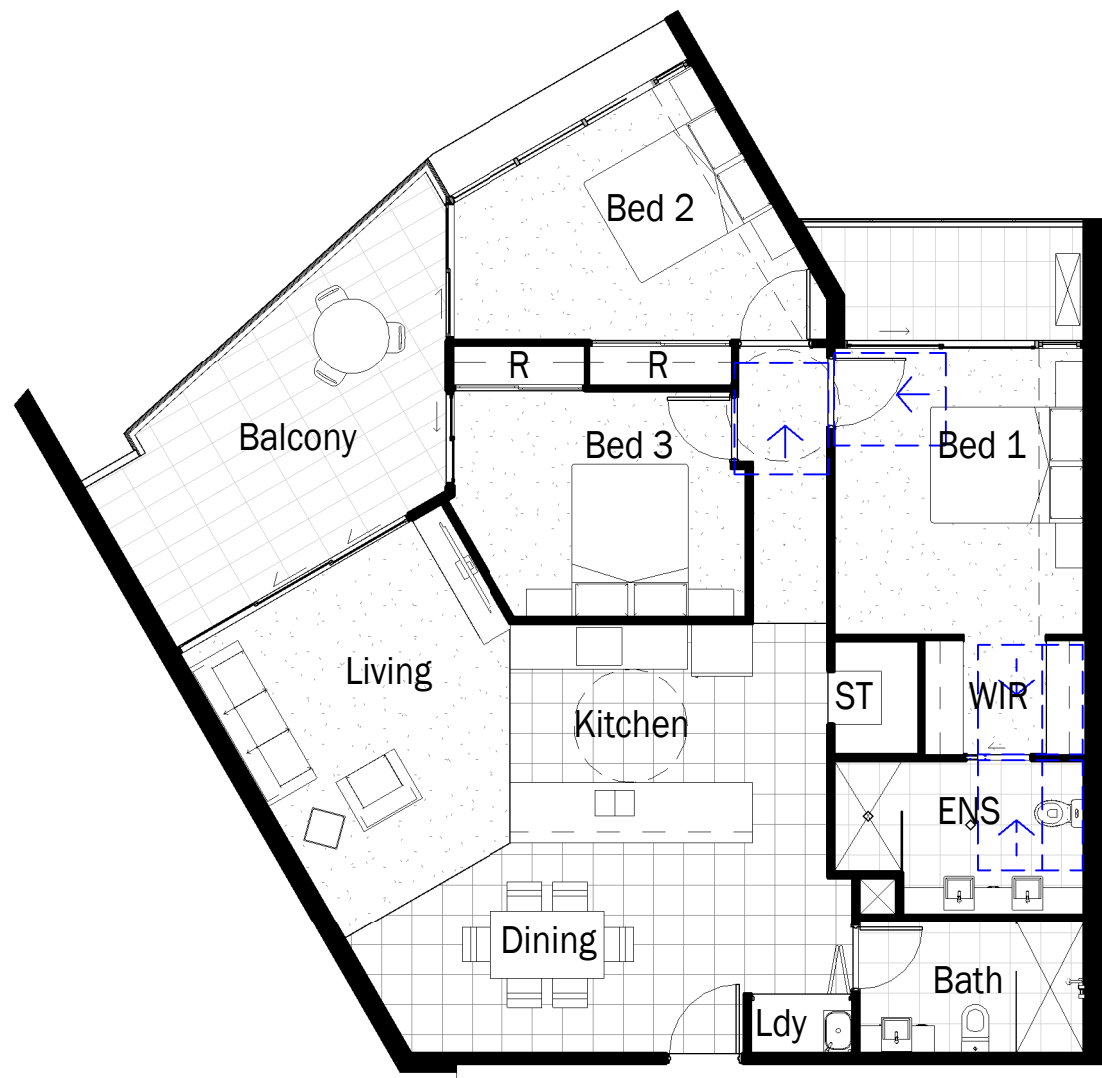
DA Issue 16/03/23



Typical Unit - (3F) Stage 2

Scale @ A1 1 : 100

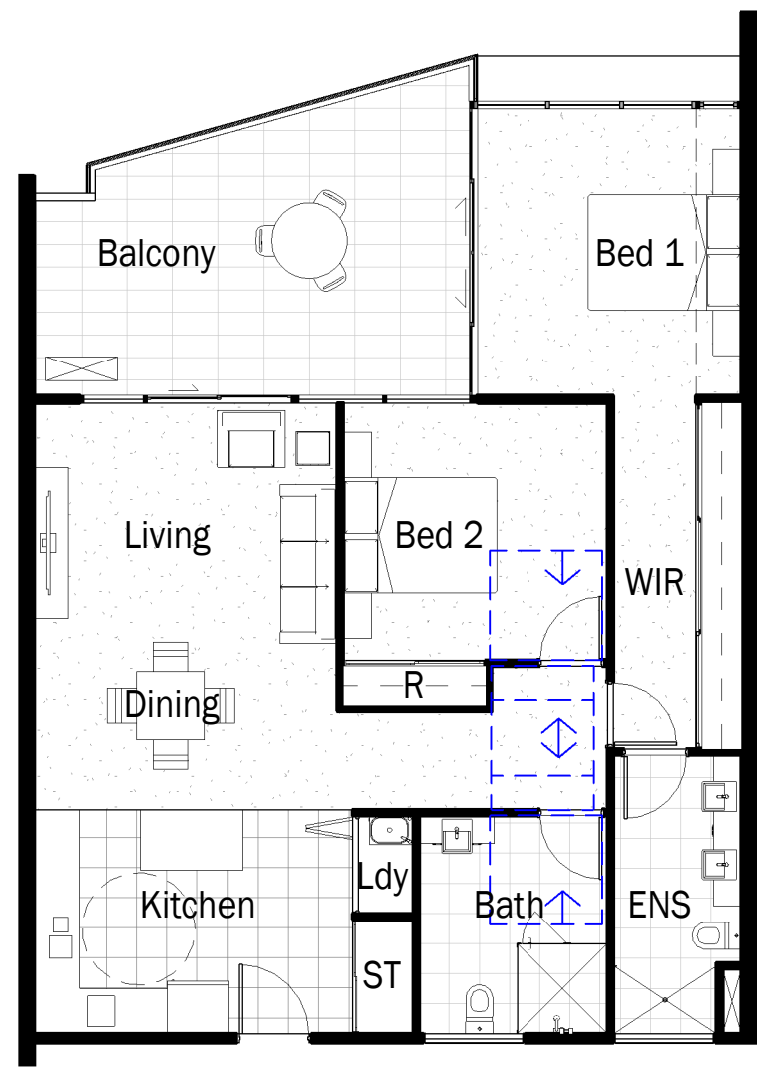
Area Schedule Unit 3F	
Name	Area
Unit	114.5 m ²
Balcony	28.0 m ²
	142.5 m ²



Typical Unit - (3E) Stage 2

Scale @ A1 1 : 100

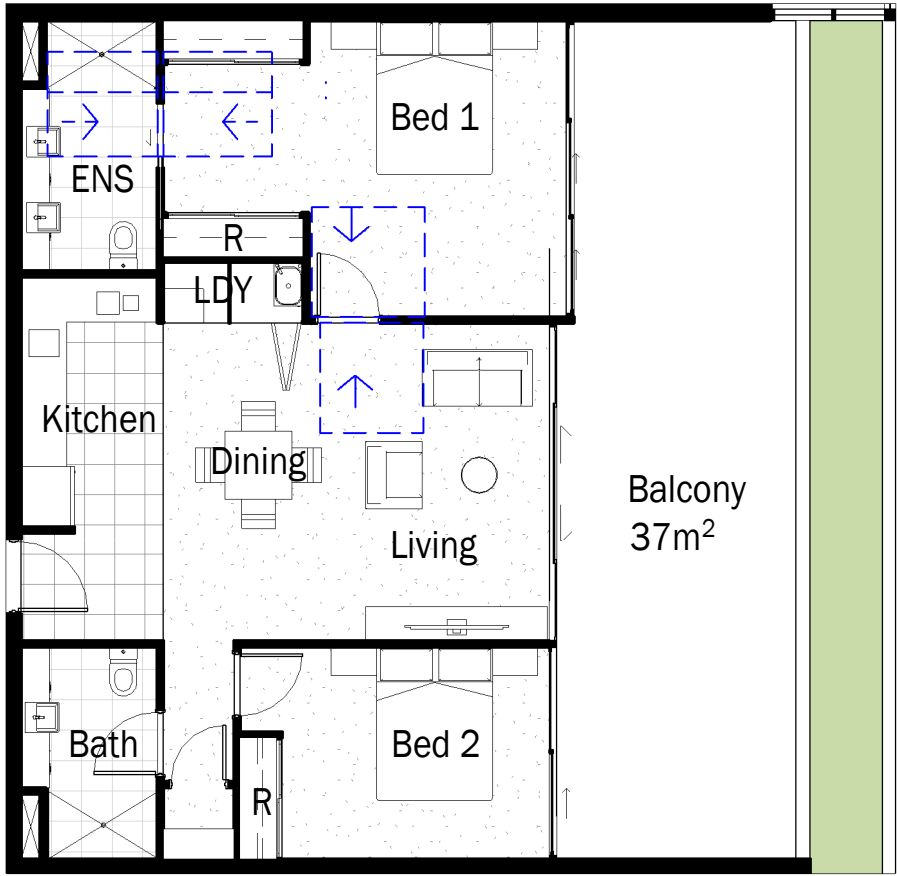
Area Schedule Unit 3E	
Name	Area
Unit	109.7 m ²
Balcony	16.5 m ²
	126.2 m ²



Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

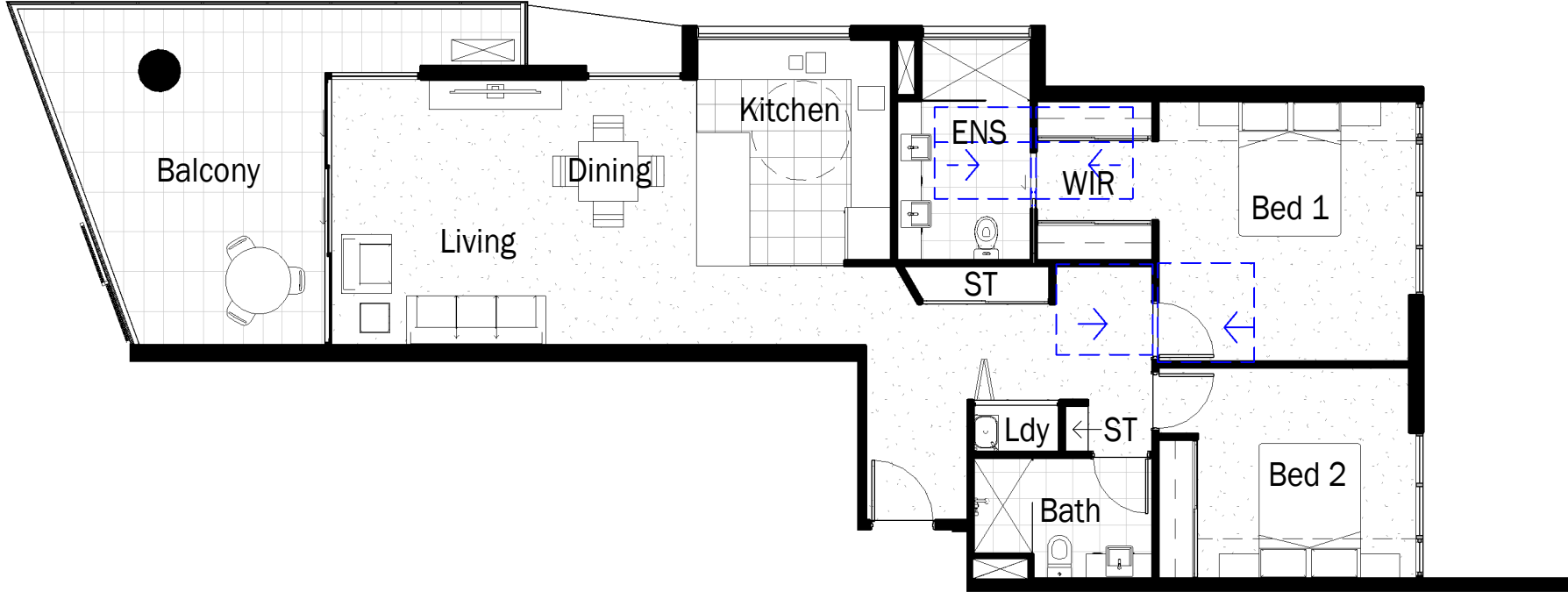
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2K) Stage 3&4

Scale @ A1 1 : 100

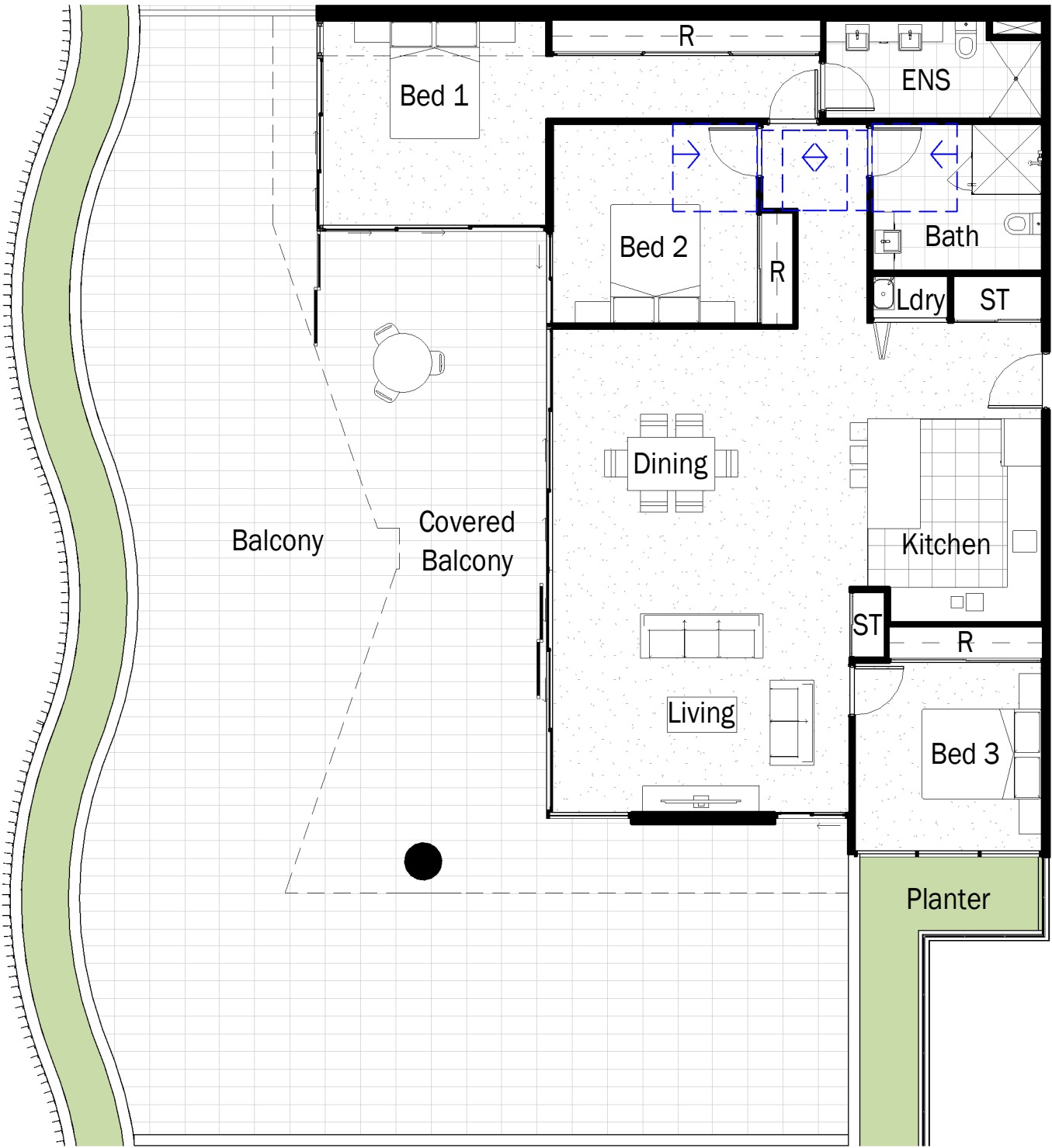
Area Schedule Unit 2K	
Area Usage	Area
Unit	81.4 m ²
Courtyard	36.3 m ²
	117.7 m ²



Typical Unit - (2H) Stage 3

Scale @ A1 1 : 100

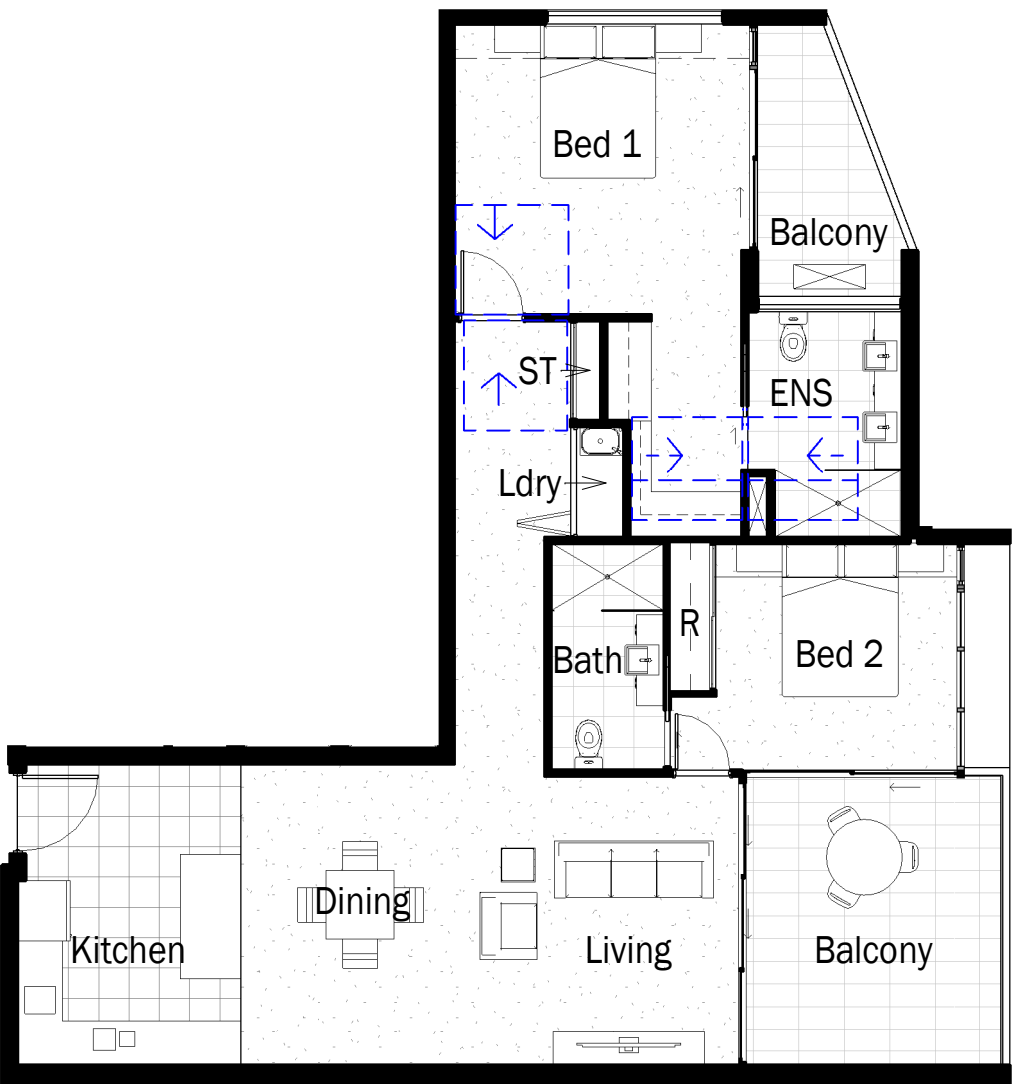
Area Schedule Unit 2H	
Name	Area
Unit	98.1 m ²
Balcony	23.3 m ²
	121.4 m ²



Typical Unit - (3H) Stage 3&4

Scale @ A1 1 : 100

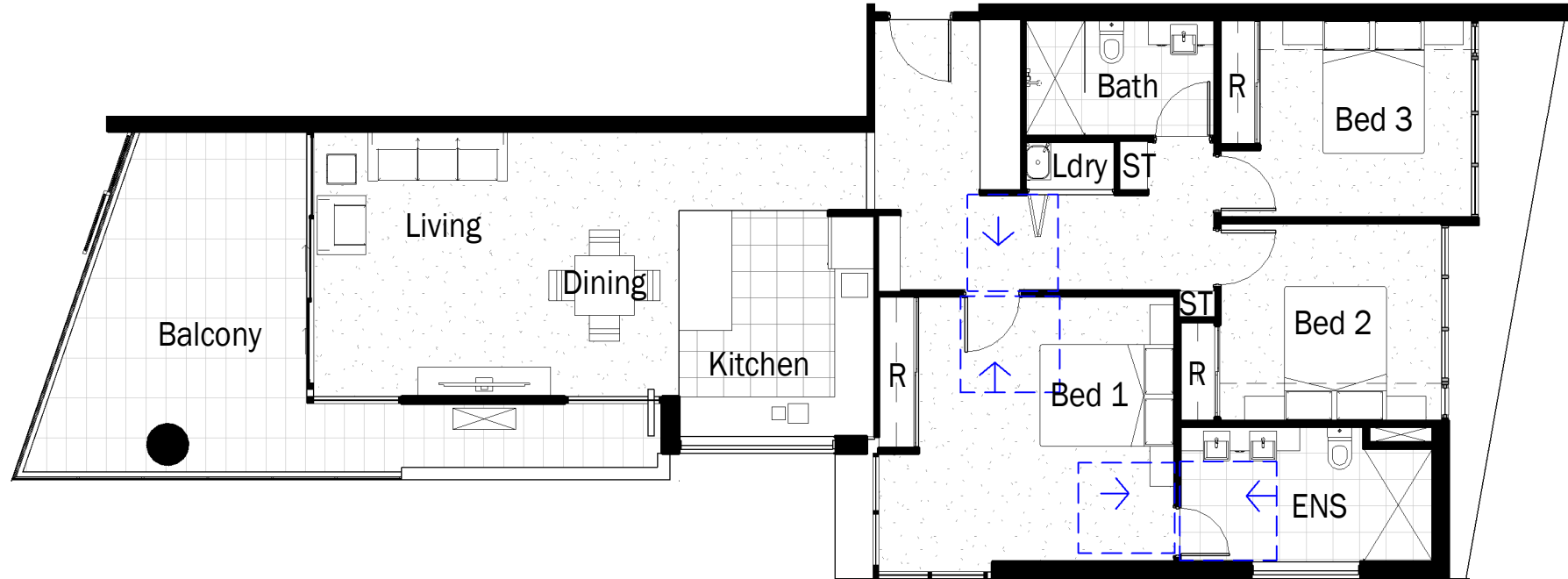
Area Schedule Unit 3H	
Area Usage	Area
Courtyard	152.2 m ²
Unit	132.3 m ²
	284.6 m ²



Typical Unit - (2I) Stage 3&4

Scale @ A1 1 : 100

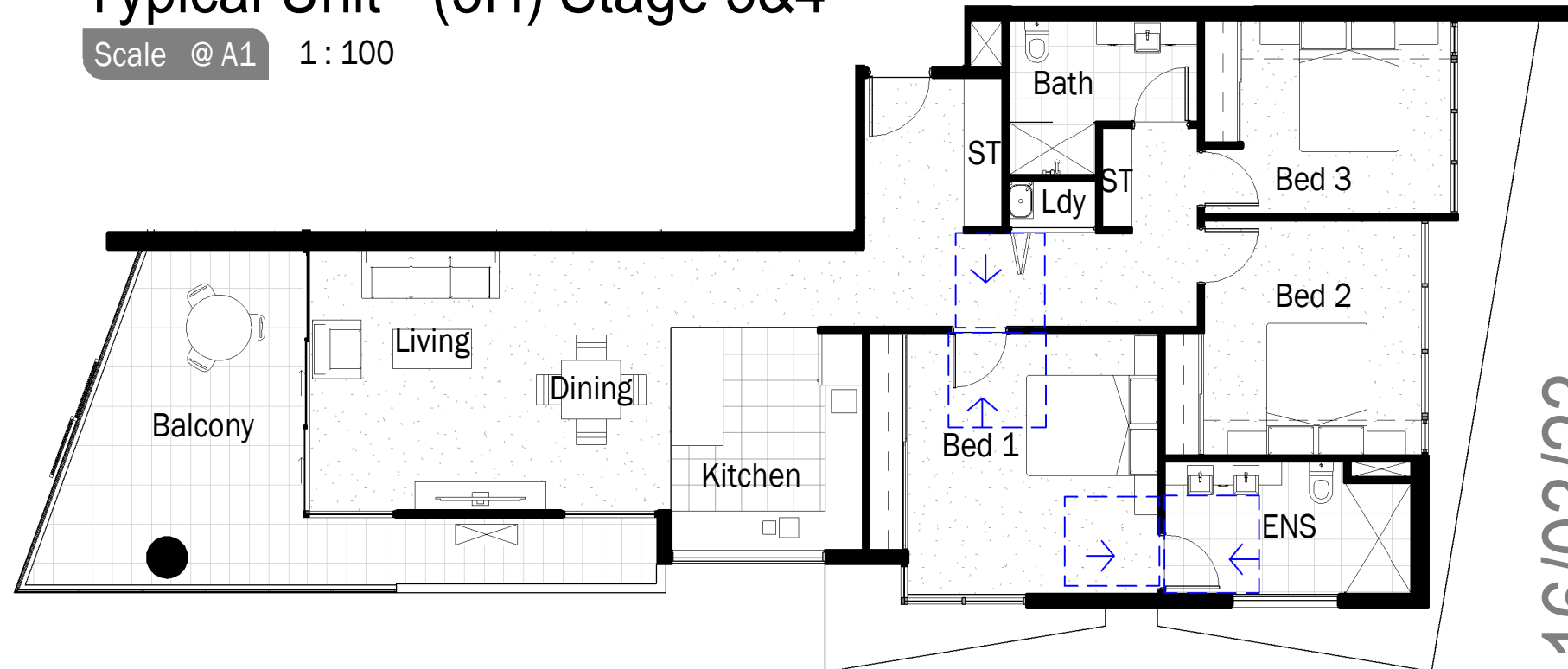
Area Schedule Unit 2I	
Area Usage	Area
Unit	95.7 m ²
Balcony	13.6 m ²
Balcony	5.9 m ²
	115.2 m ²



Typical Unit - (3G) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3G	
Name	Area
Unit	110.8 m ²
Balcony	24.5 m ²
	135.3 m ²



Typical Unit - (3I) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3I	
Name	Area
Unit	114.4 m ²
Balcony	24.6 m ²
	139.0 m ²

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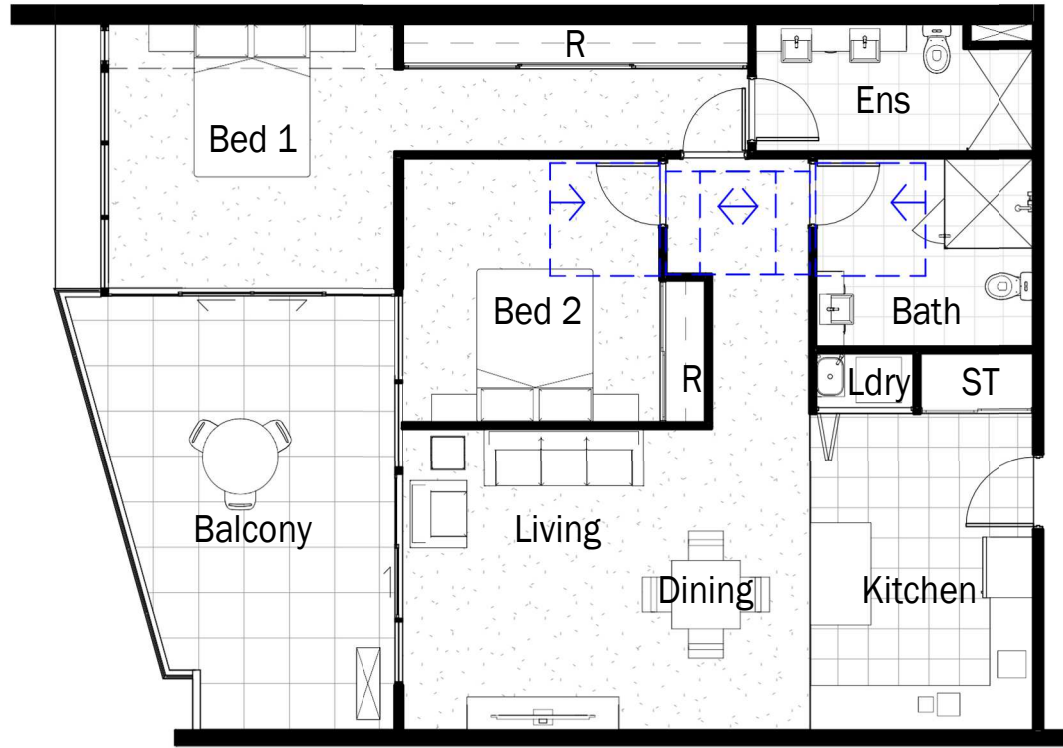
For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2, 3 & 4

5490.40 [7]

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

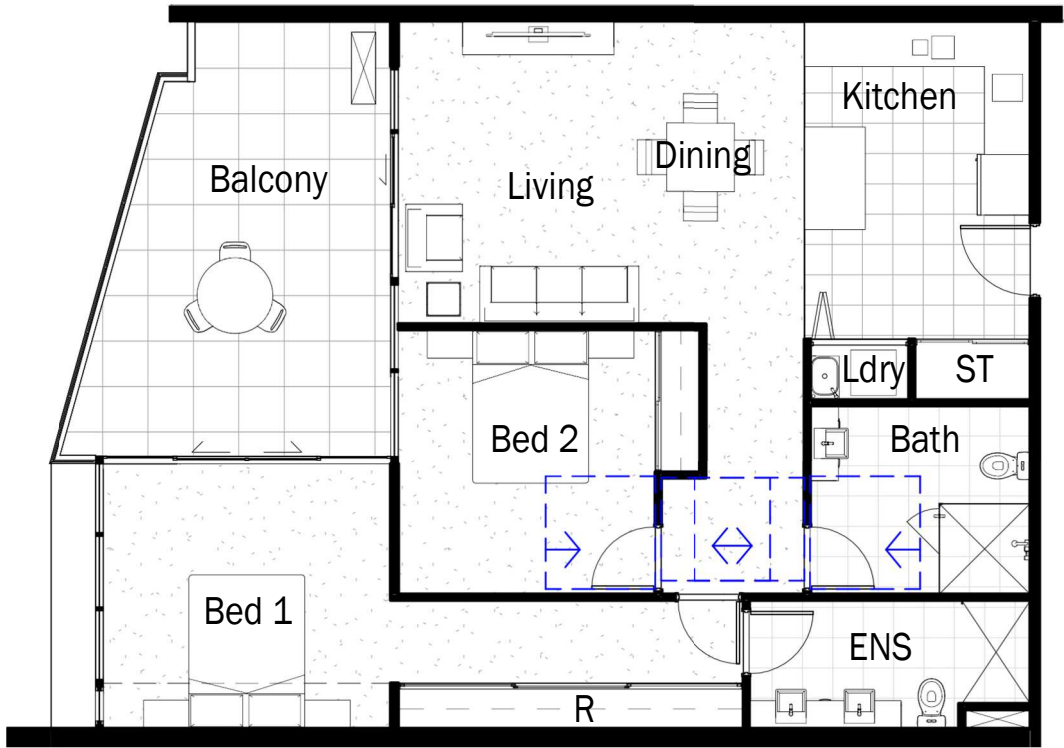
DA Issue 16/03/23



Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

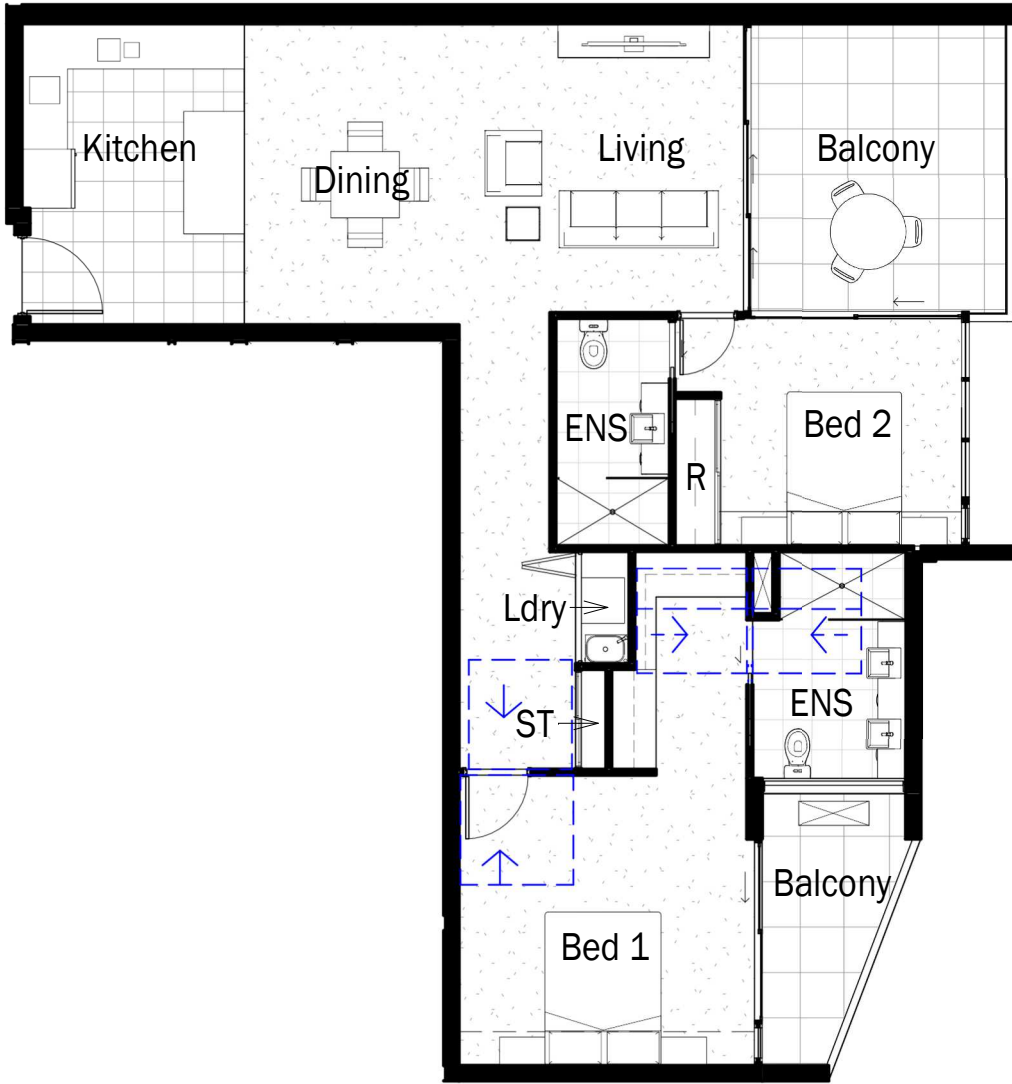
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2G) Stage 2,3&4

Scale @ A1 1 : 100

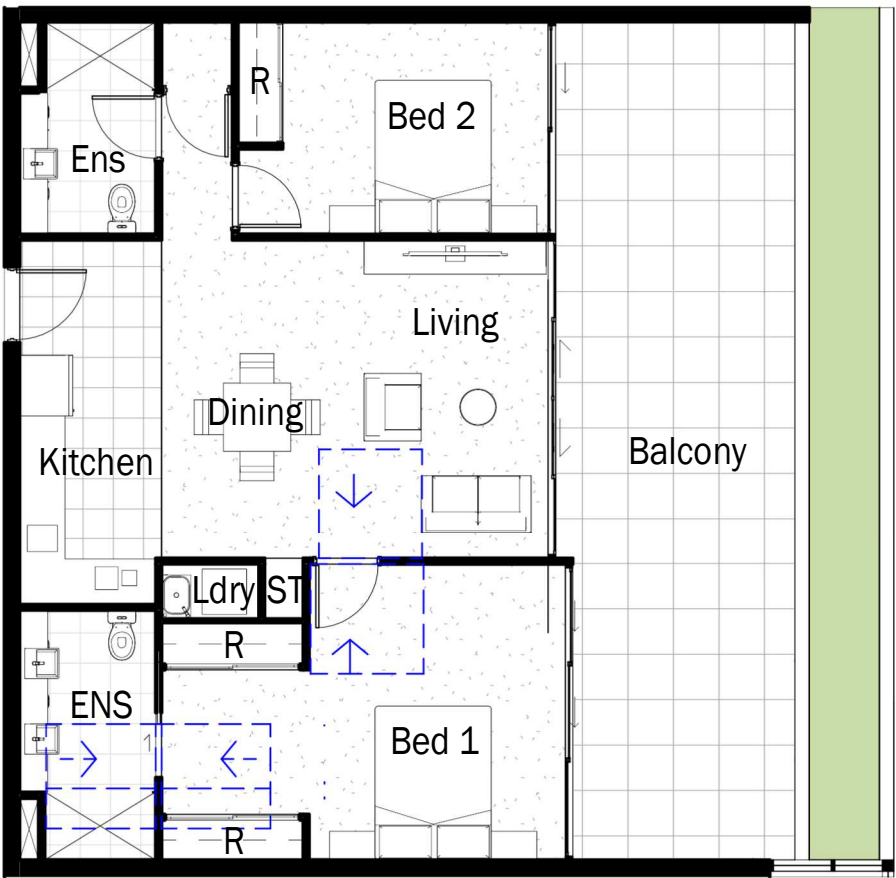
Area Schedule Unit 2G	
Name	Area
2G	95.8 m ²
2G	21.4 m ²
	117.2 m ²



Typical Unit - (2I) Stage 3&4

Scale @ A1 1 : 100

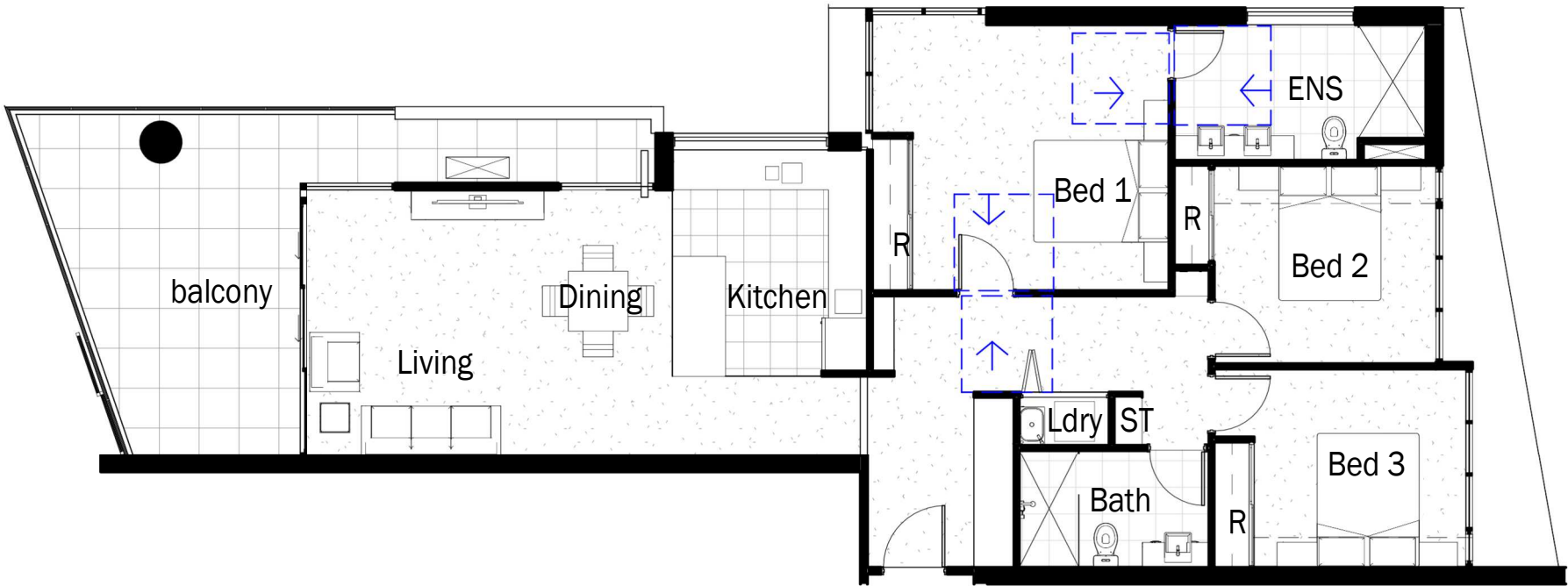
Area Schedule Unit 2I	
Area Usage	Area
Unit	95.7 m ²
Balcony	13.6 m ²
Balcony	5.9 m ²



Typical Unit - (2K) Stage 3&4

Scale @ A1 1 : 100

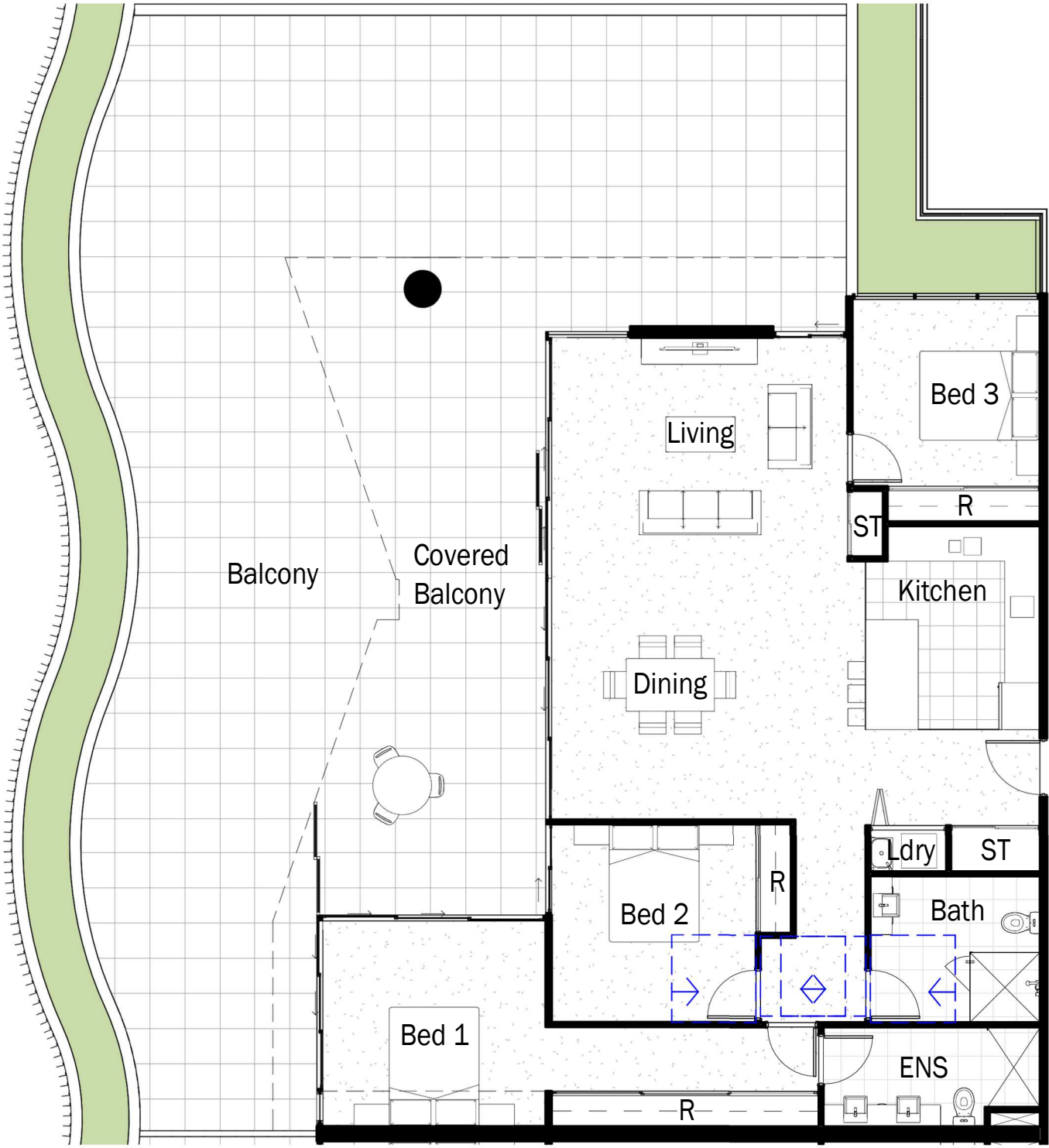
Area Schedule Unit 2K	
Area Usage	Area
Unit	81.4 m ²
Courtyard	36.3 m ²
	117.7 m ²



Typical Unit - (3G) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3G	
Name	Area
Unit	110.8 m ²
Balcony	24.5 m ²
	135.3 m ²



Typical Unit - (3H) Stage 3&4

Scale @ A1 1 : 100

Area Schedule Unit 3H	
Area Usage	Area
Courtyard	152.2 m ²
Unit	132.3 m ²
	284.6 m ²

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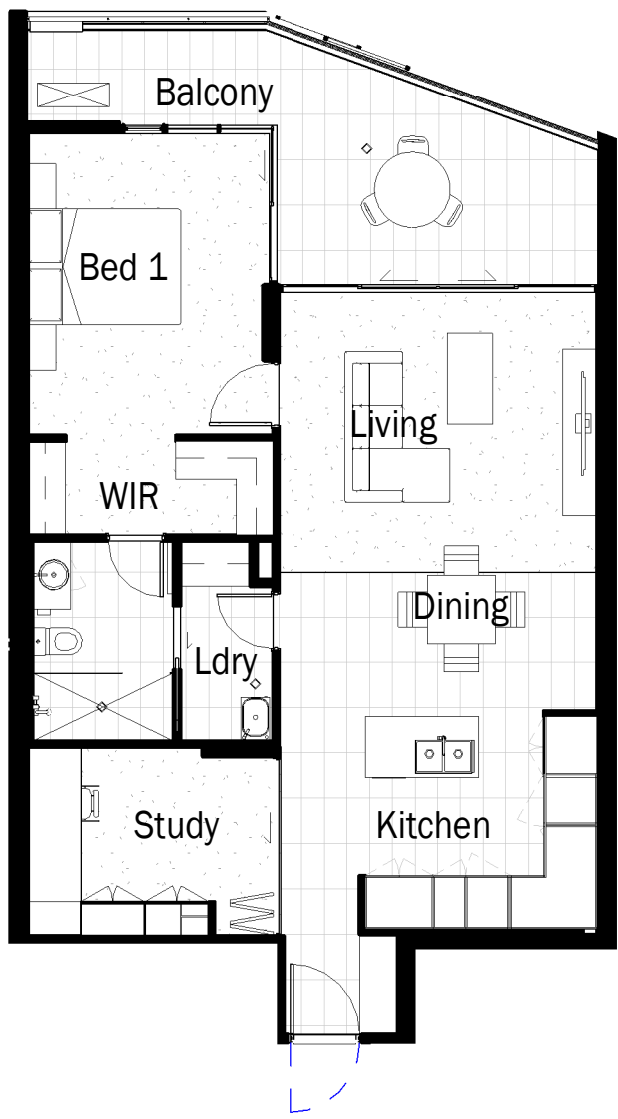
For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2 & 3 Mirrored

5490.40a [3]

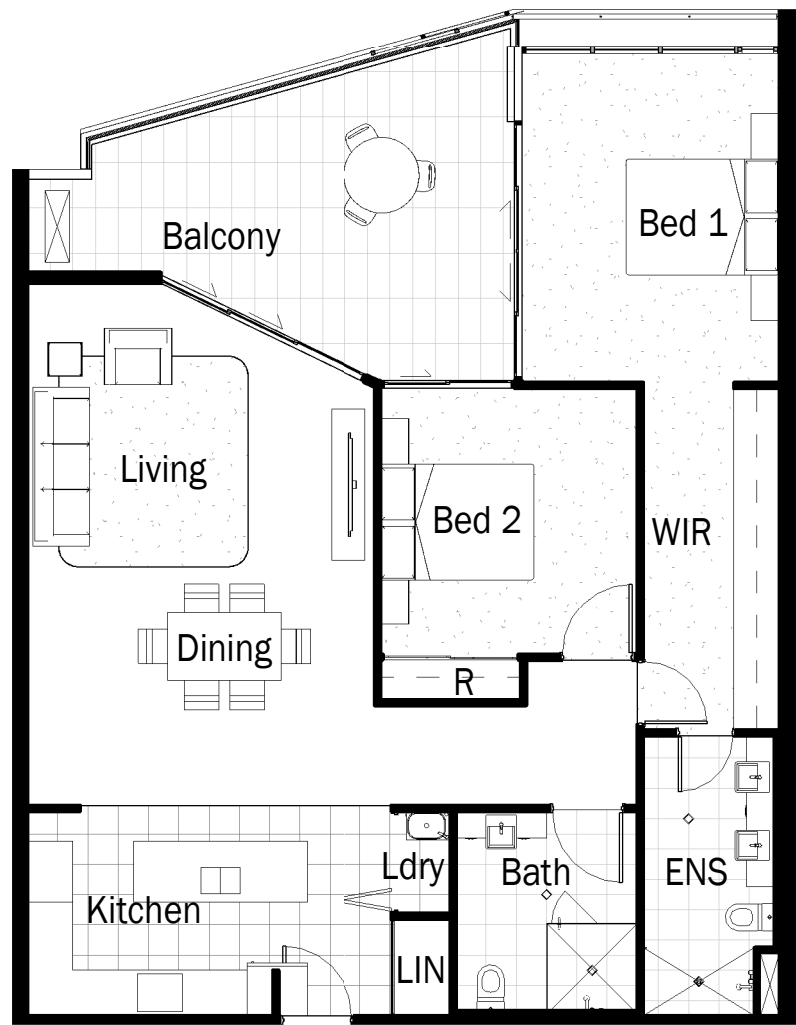
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Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3

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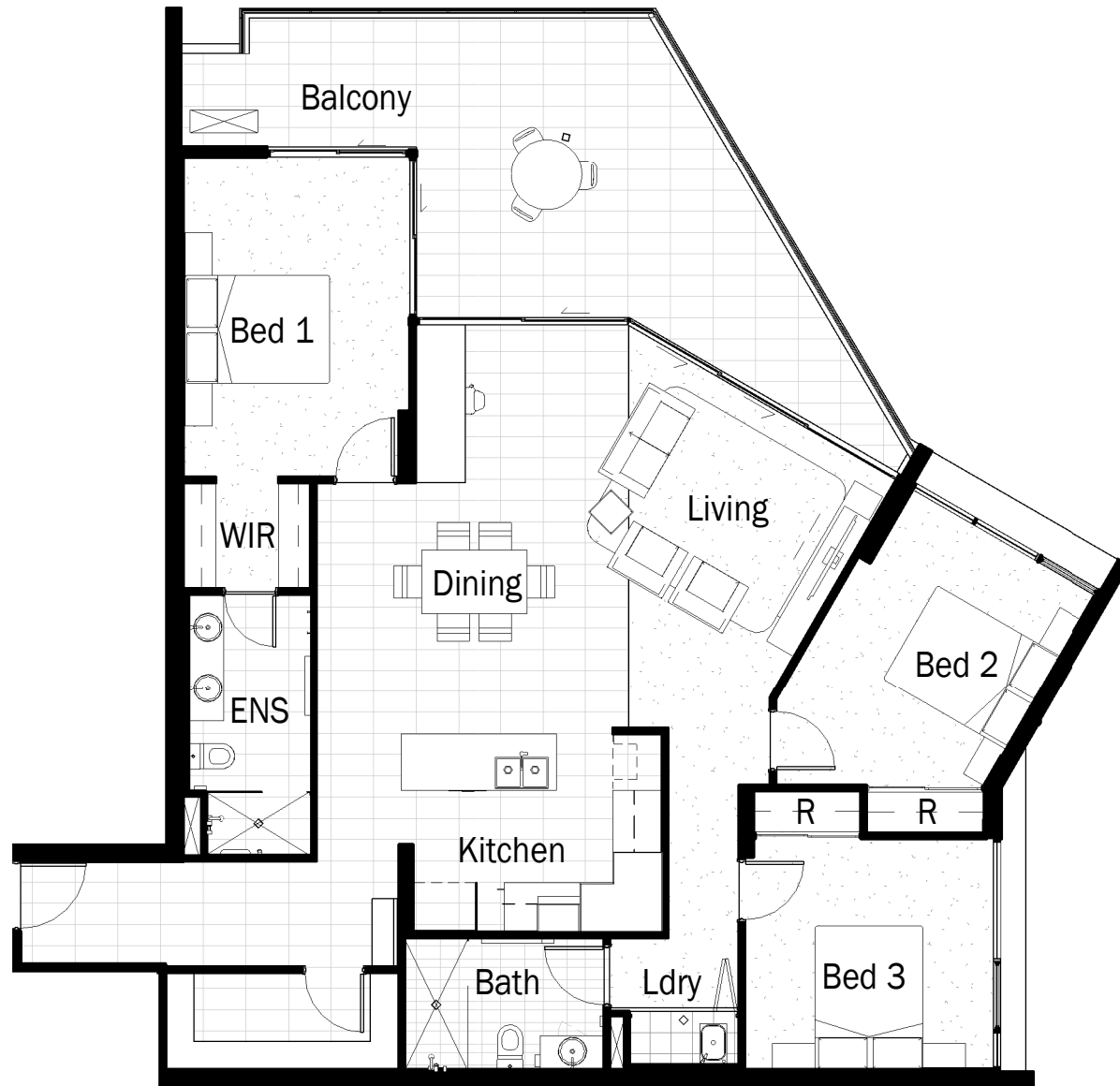
Typical Unit - (1A.1) Stage 1
Scale @ A1 1 : 100

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



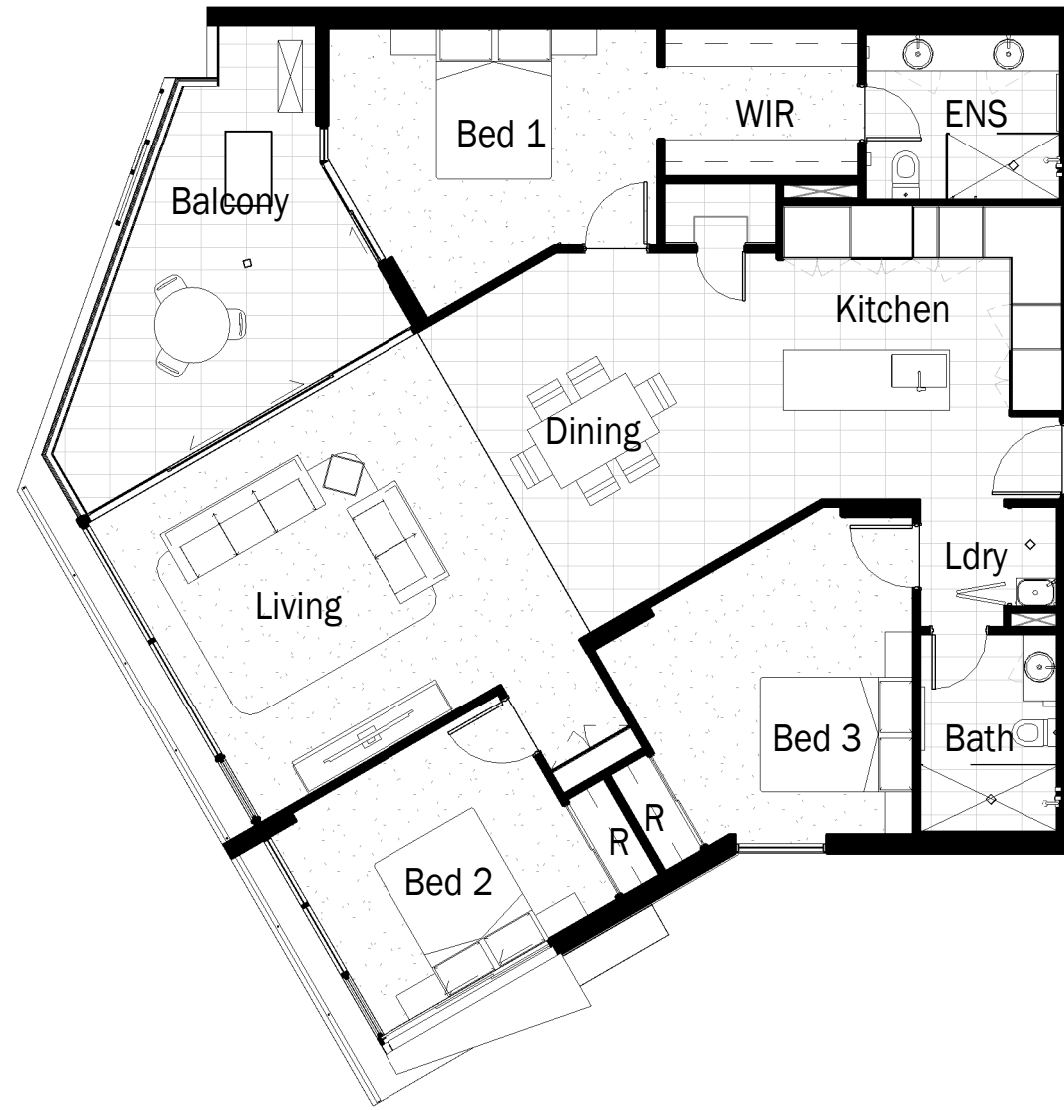
Typical Unit - (2A.1) Stage 1
Scale @ A1 1 : 100

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



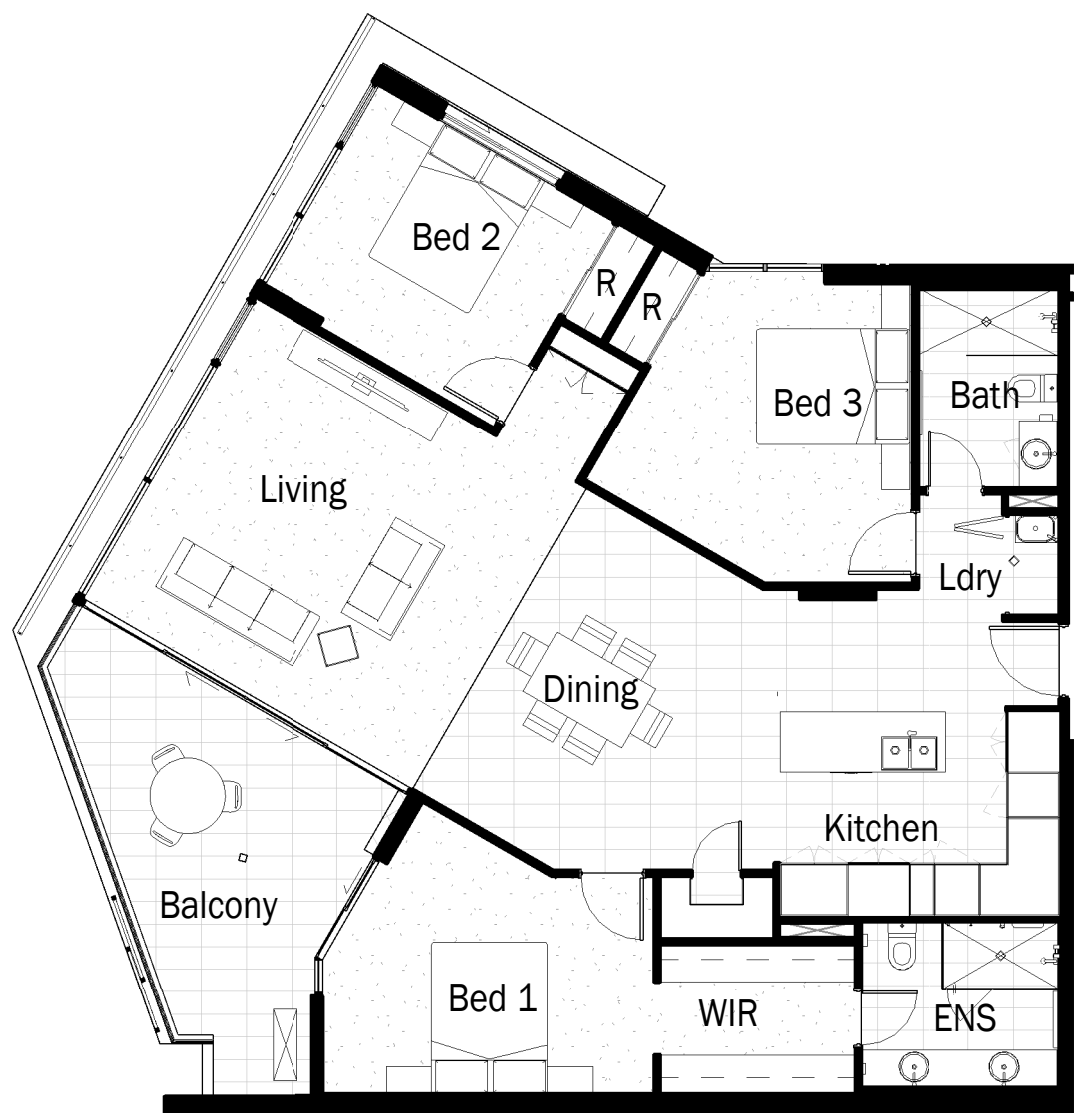
Typical Unit - (3B.1) Stage 1
Scale @ A1 1 : 100

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



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

Area Schedule Unit 2F.1	
Name	Area
2F.1	108.5 m ²
2F.1	29.6 m ²
138.0 m ²	

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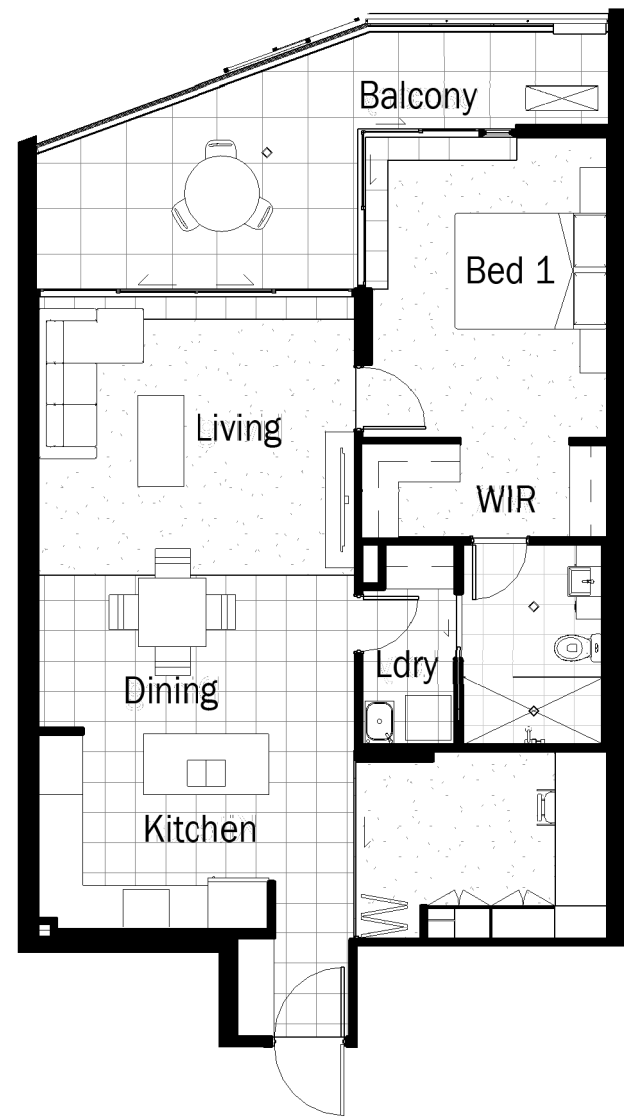
Forster Civic Precinct
Cnr Lake, West & Middle Street

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Typical Unit Plans -
Stage 1 Only

5490.40b [1]

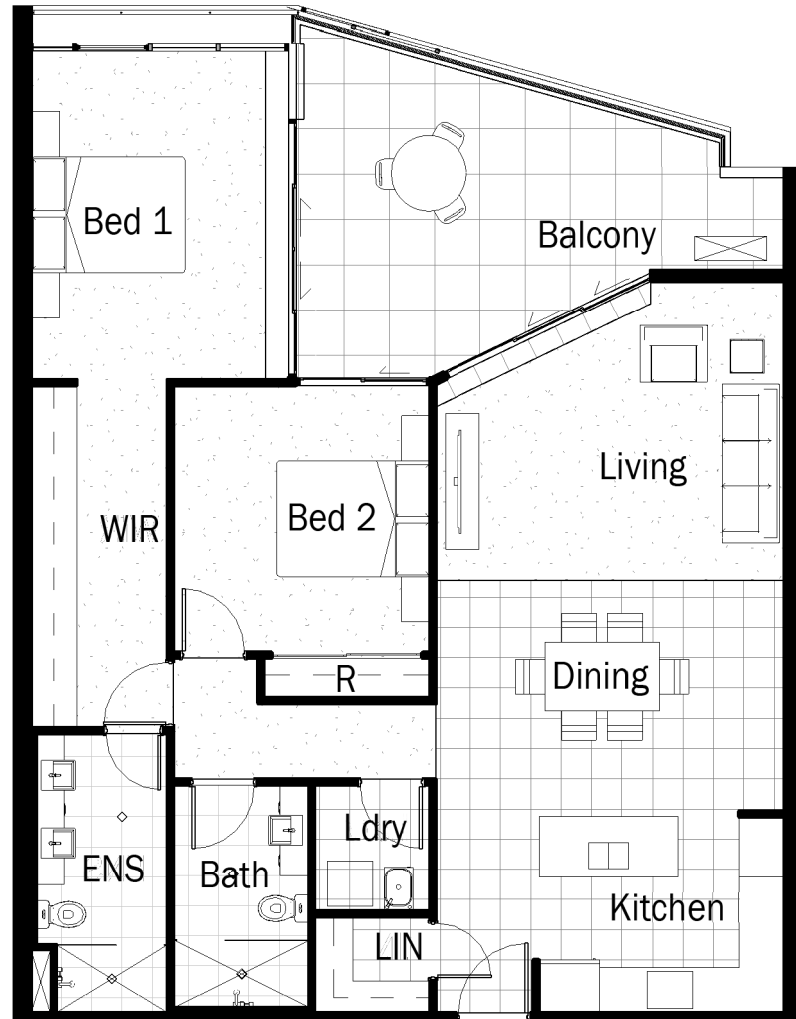
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Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (1A.1)

Scale @ A1 1 : 100

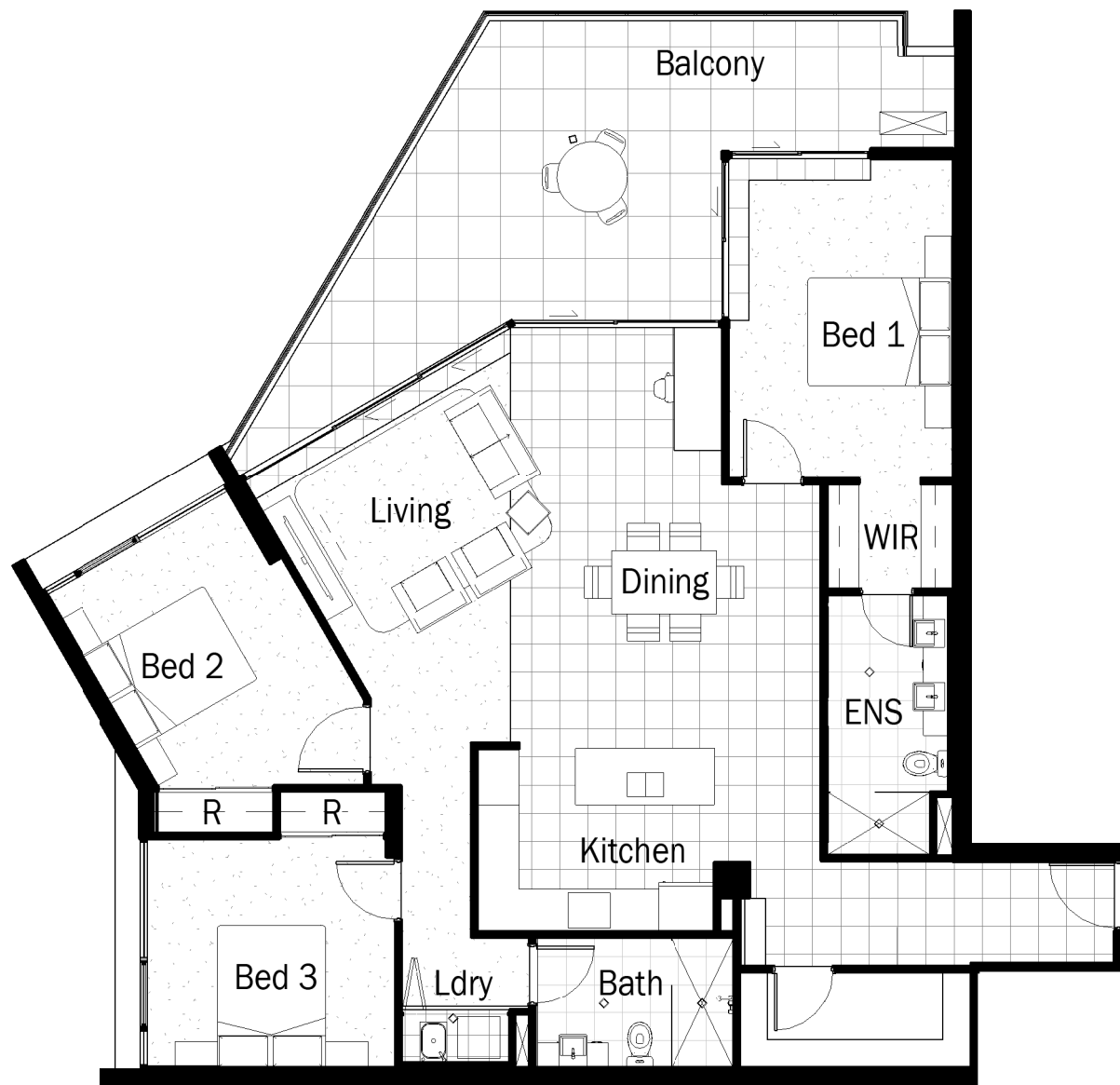
Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m²
1A.1	16.0 m²
	93.3 m²



Typical Unit - (2A.1)

Scale @ A1 1 : 100

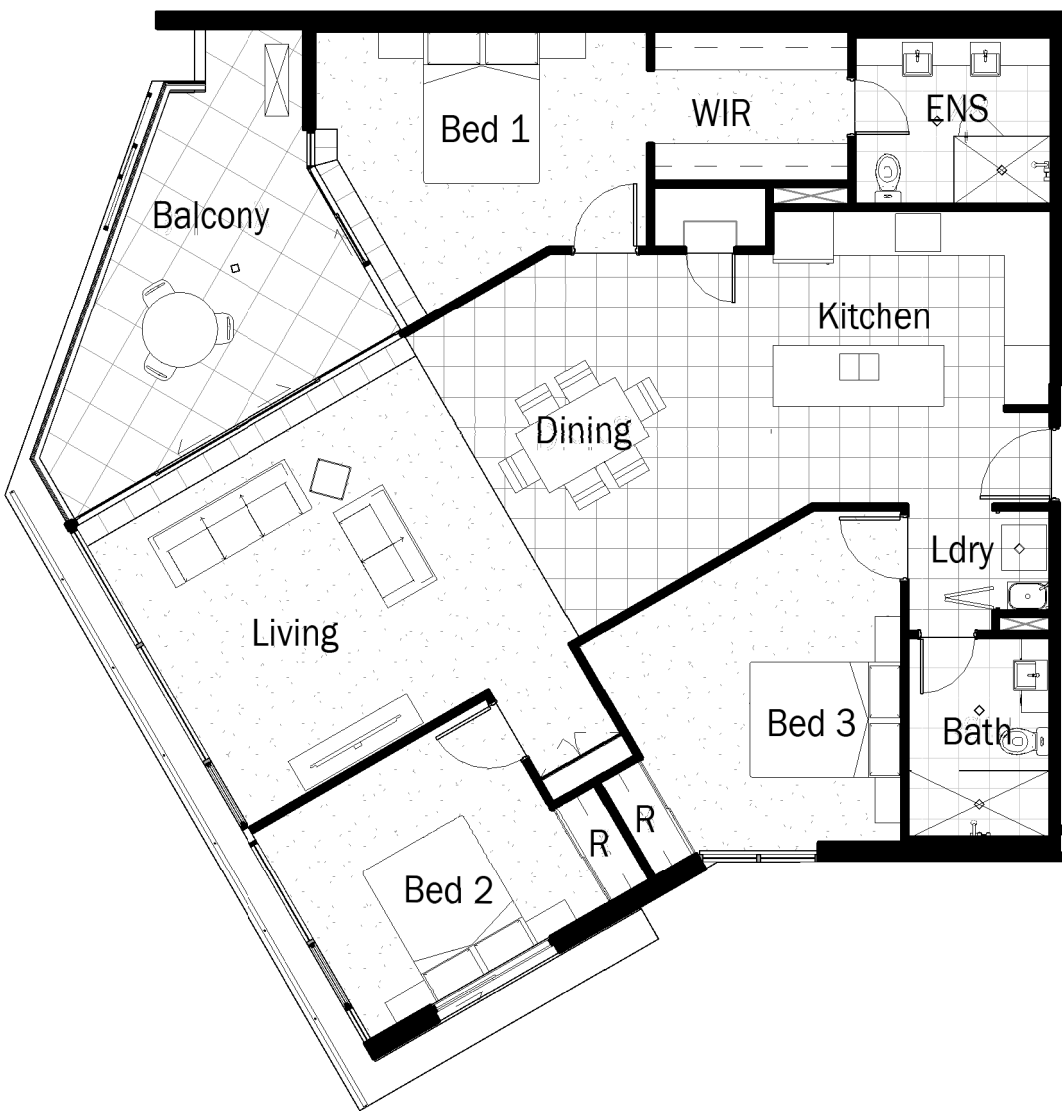
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m²
2A.1	20.4 m²
	127.4 m²



Typical Unit - (3B.1)

Scale @ A1 1 : 100

Area Schedule Unit 3B.1	
Name	Area
3B.1	131.7 m²
3B.1	30.0 m²
	161.7 m²



Typical Unit - (3A.1)

Scale @ A1 1 : 100

Area Schedule Unit 3A.1	
Name	Area
3A.1	126.3 m²
3A.1	16.7 m²
Grand total	142.9 m²



Typical Unit - (3A.2)

Scale @ A1 1 : 100

Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m²
3A.2	16.9 m²
	141.5 m²

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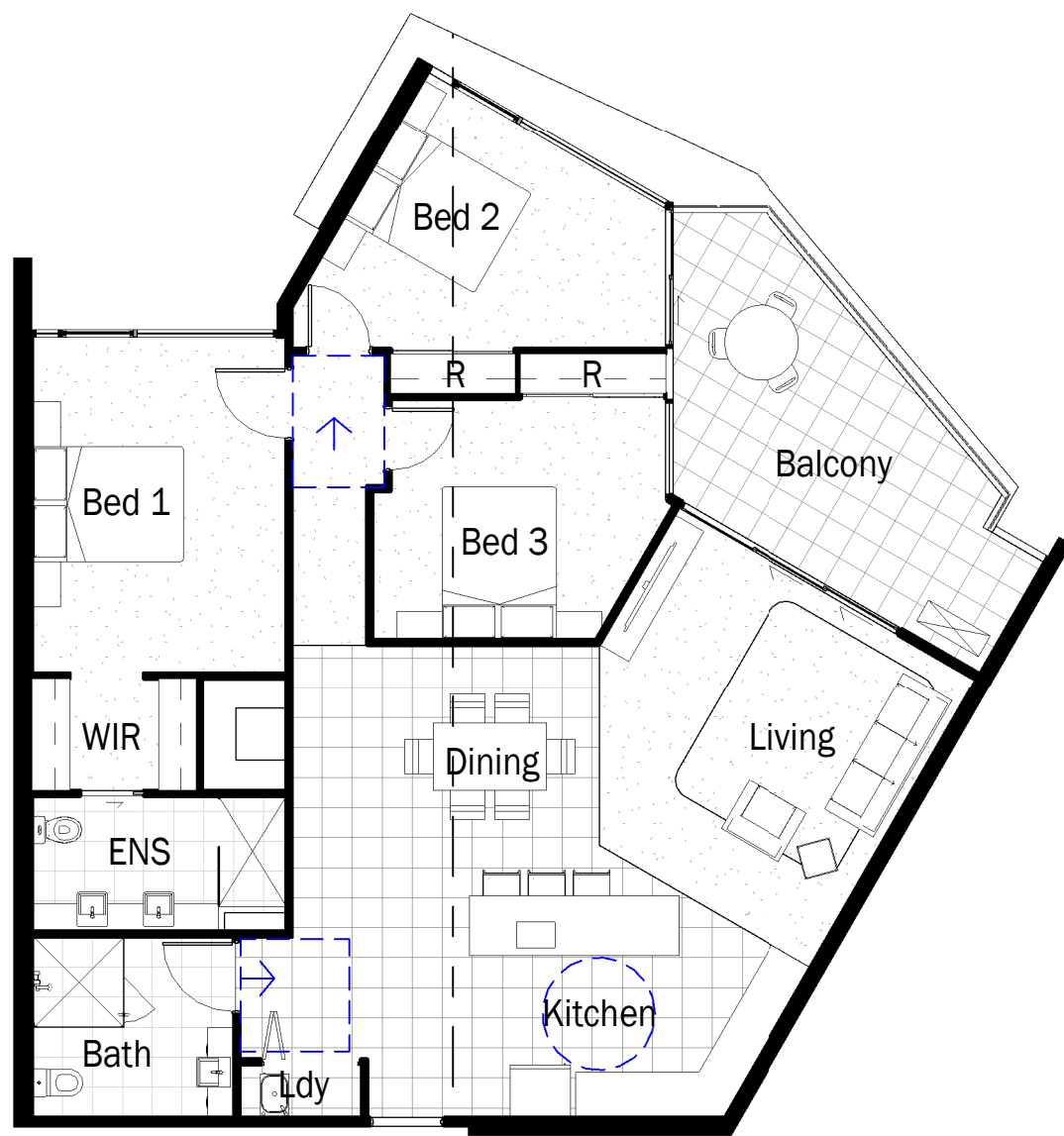
For
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Typical Unit Plans -
Stage 1 Only, Mirrored

5490.40c [1]

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

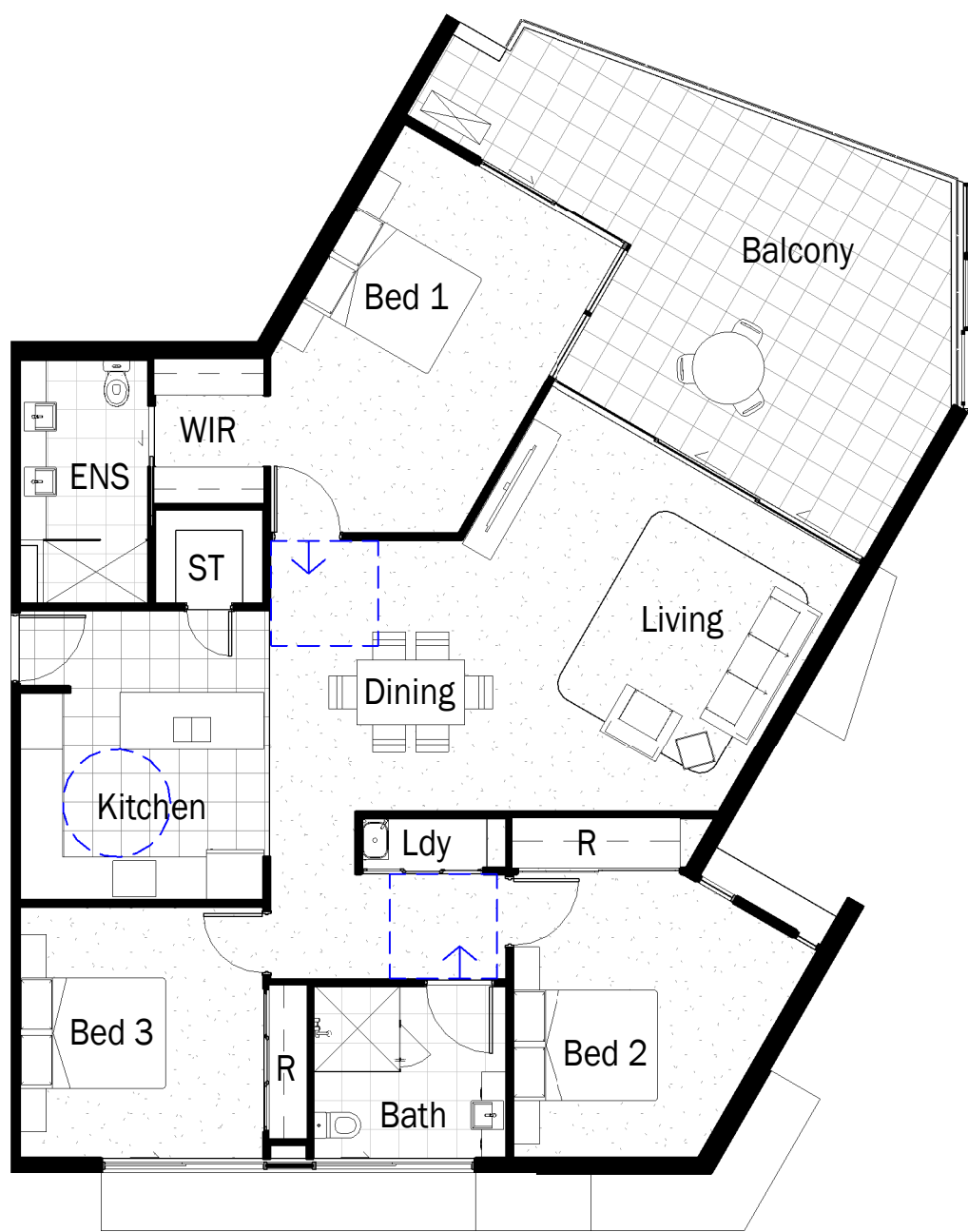
DA Issue 16/03/23



Typical Unit - (3C) Stage 2

Scale @ A1 1 : 100

Area Schedule Unit 3C	
Name	Area
3C.1	123.7 m²
3C.1	17.4 m²
141.1 m²	



Typical Unit - (3D) Stage 2

Scale @ A1 1 : 100

Area Schedule Unit 3D	
Name	Area
3D.1	125.4 m²
3D.1	26.7 m²
152.2 m²	

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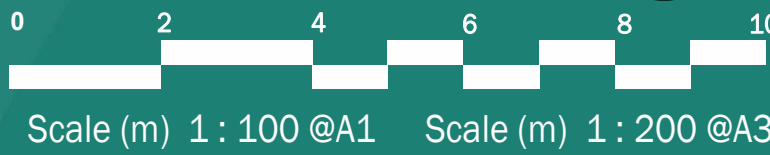
SOLARIS

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Cnr Lake, West & Middle Street

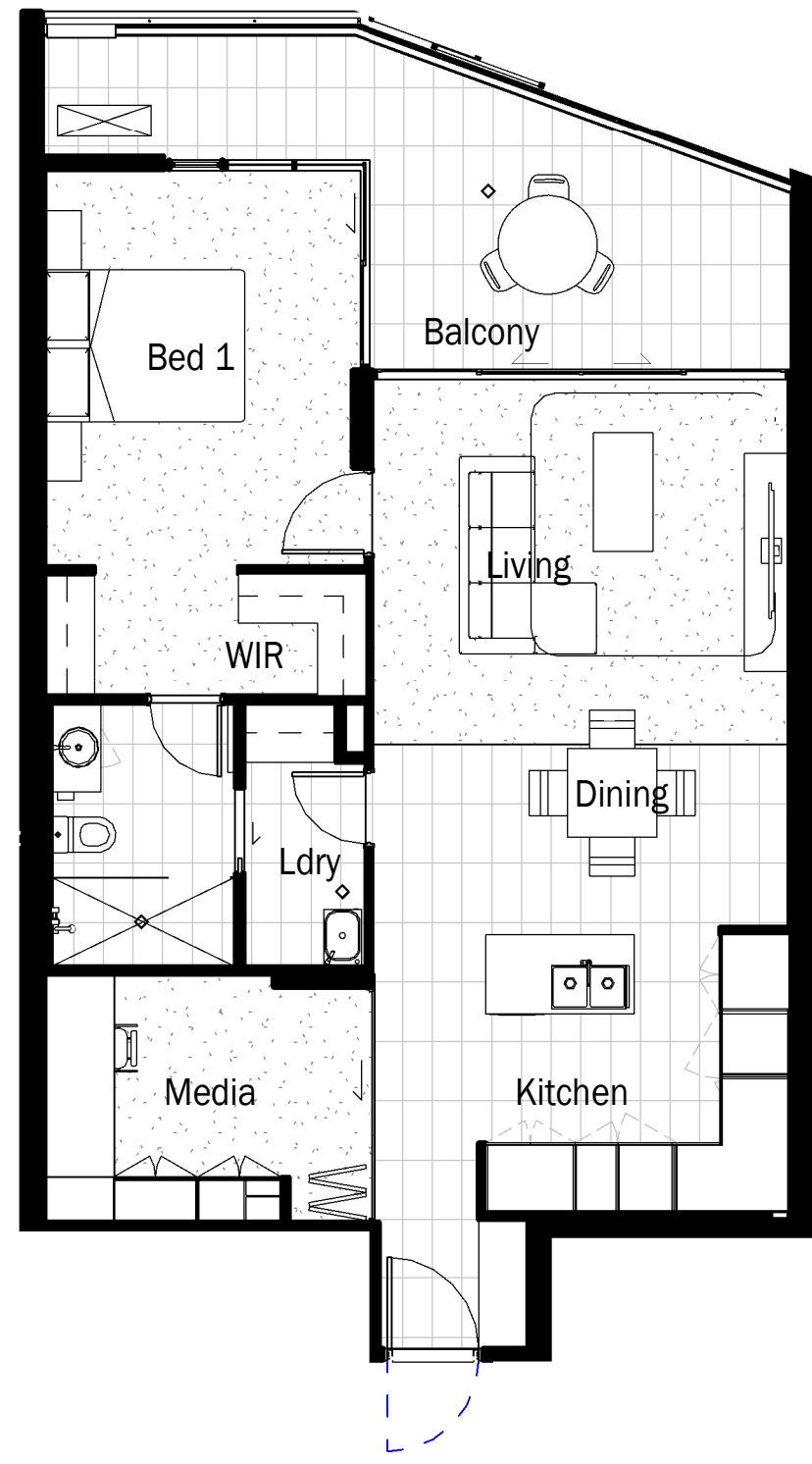
For
Enyoc Pty Ltd

Typical Unit Plans -
Stage 2

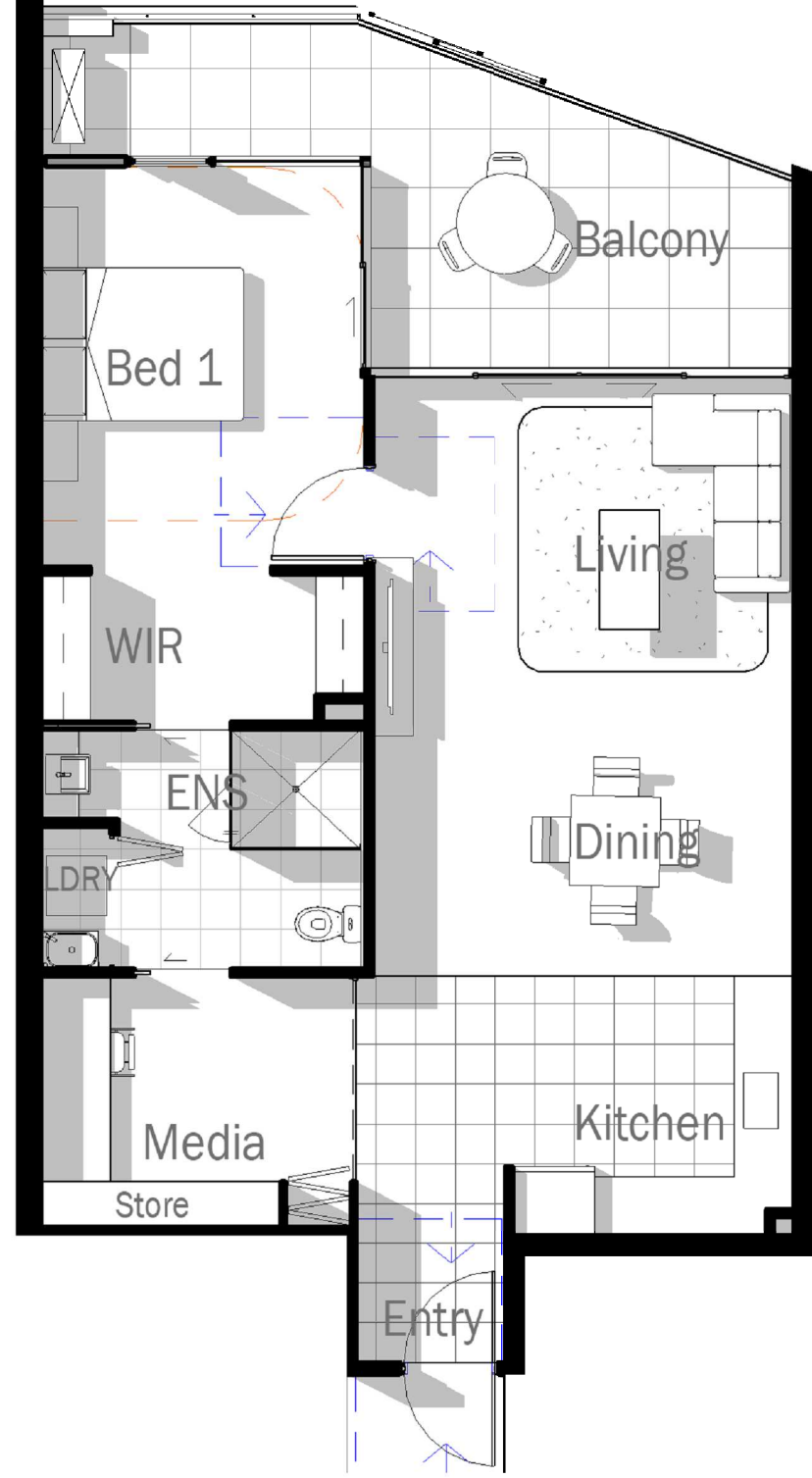
5490.40d [1]



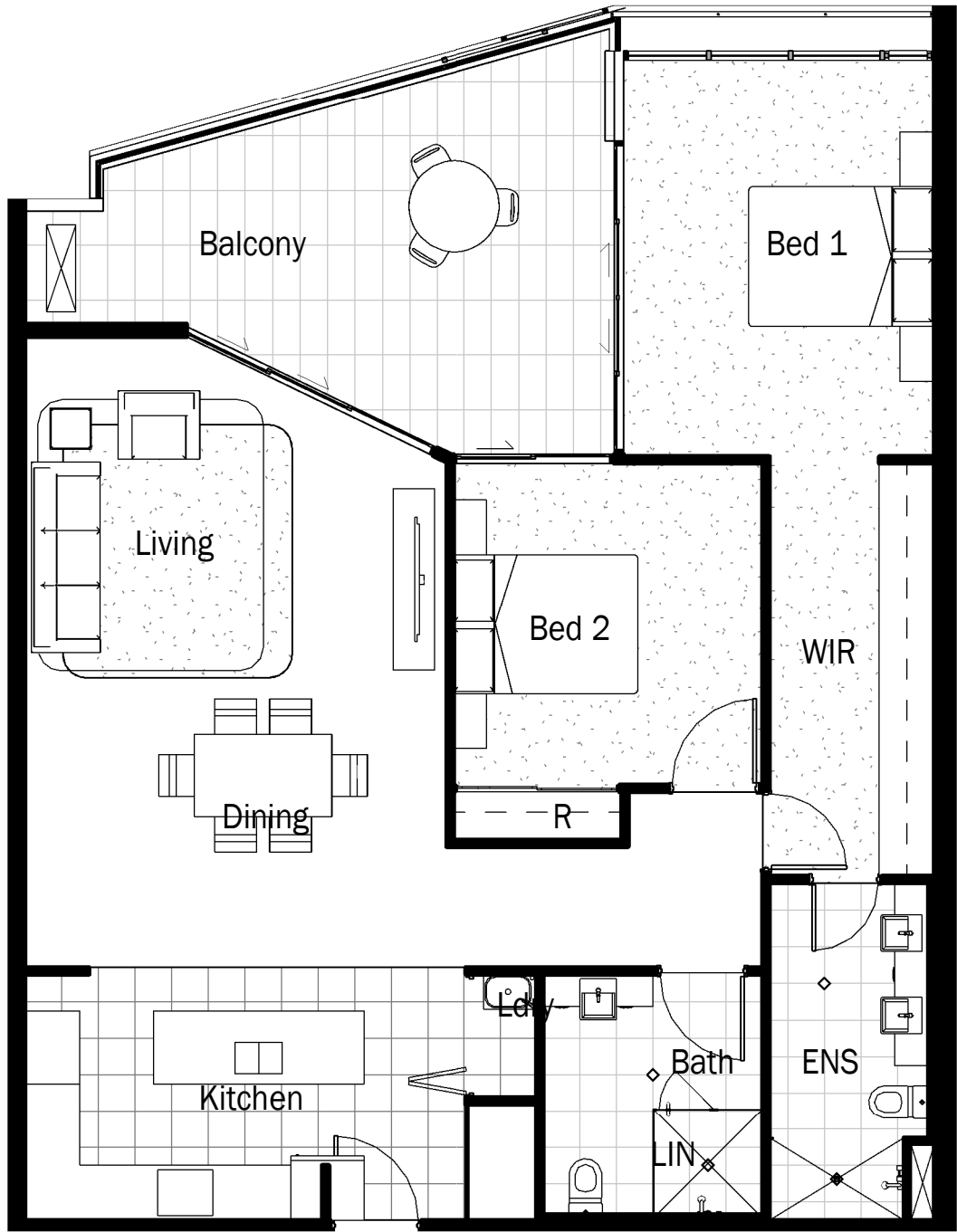
DA Issue 16/03/23



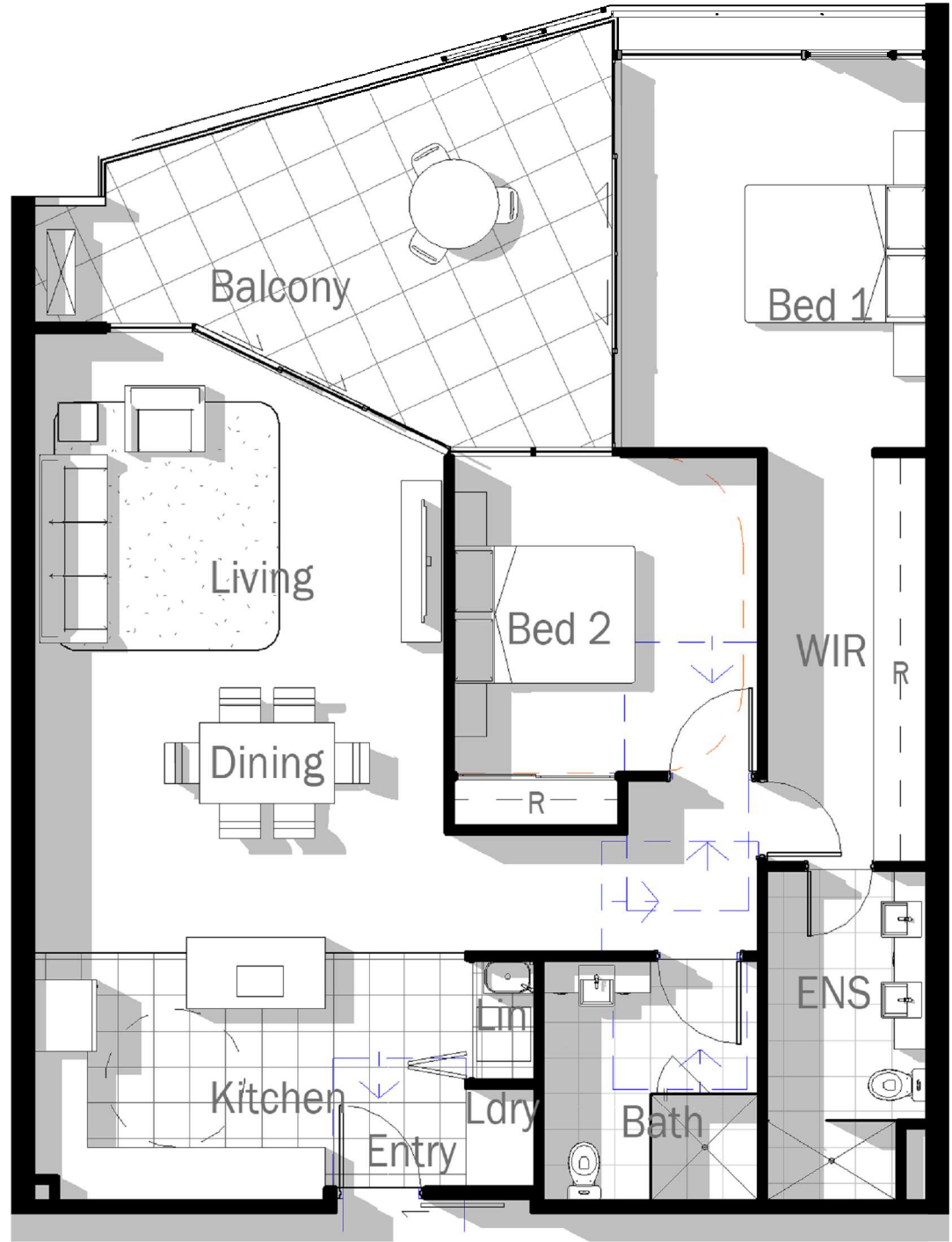
Typical Unit - (1A.1) Stage 1
Scale @ A1 1:75



Typical Unit - (1A.1) layout for future compliance with AS4299
Scale @ A1 1:75



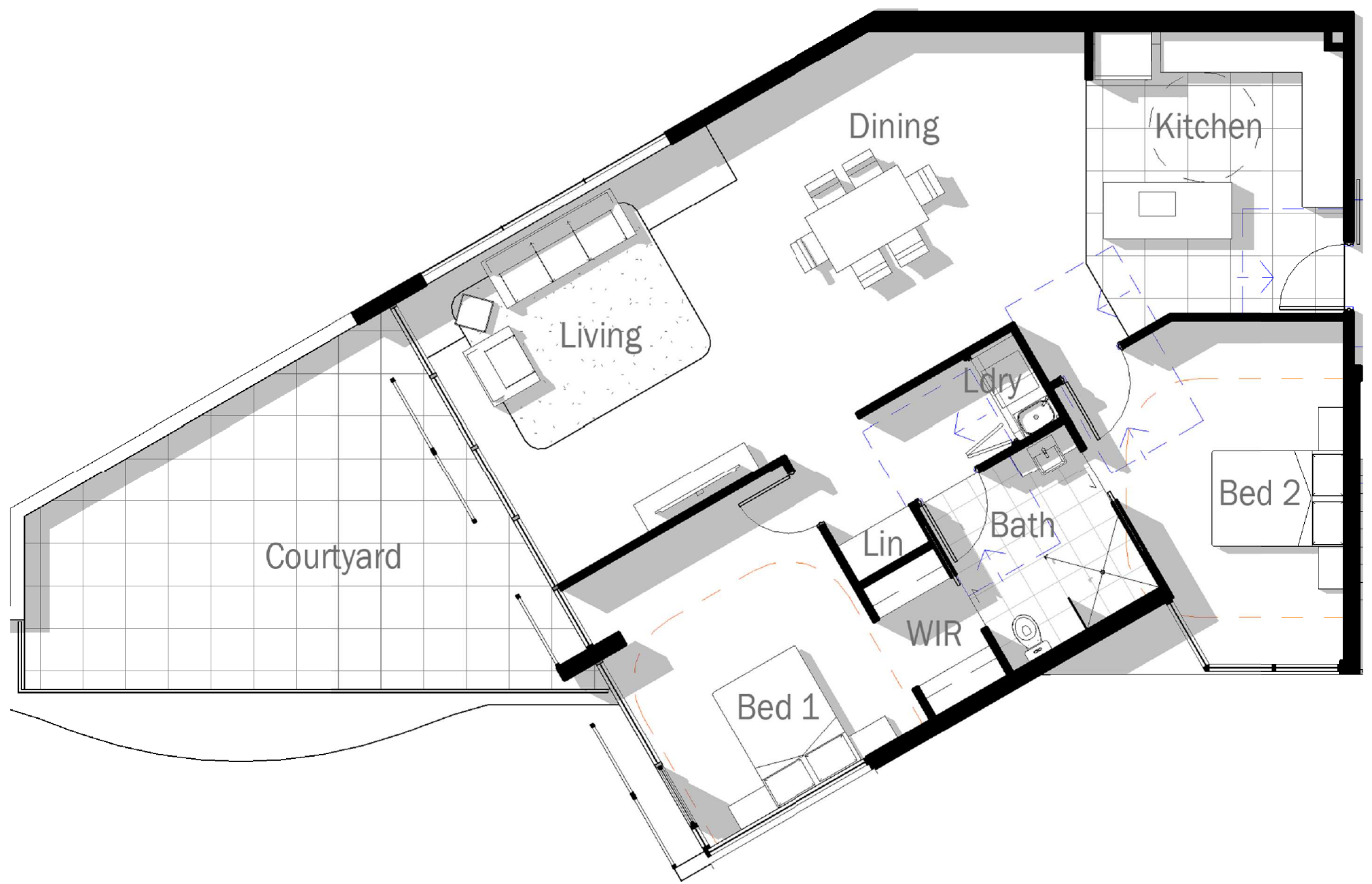
Typical Unit - (2A.1) Stage 1
Scale @ A1 1:75



Typical Unit - (2A.1) layout for future compliance with AS4299
Scale @ A1 1:75



Typical Unit - (2F.1) Stage 1
Scale @ A1 1:75



Typical Unit - (2F.1) layout for future compliance with AS4299
Scale @ A1 1:75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

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Cnr Lake, West & Middle Street
For
Enyoc Pty Ltd
Adaptable Unit Layouts

5490.40e [1]
Scale (m) 1:100 @A1 Scale (m) 1:200 @A3

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Typical Unit - (3A.1) Stage 1

Scale @ A1 1 : 75



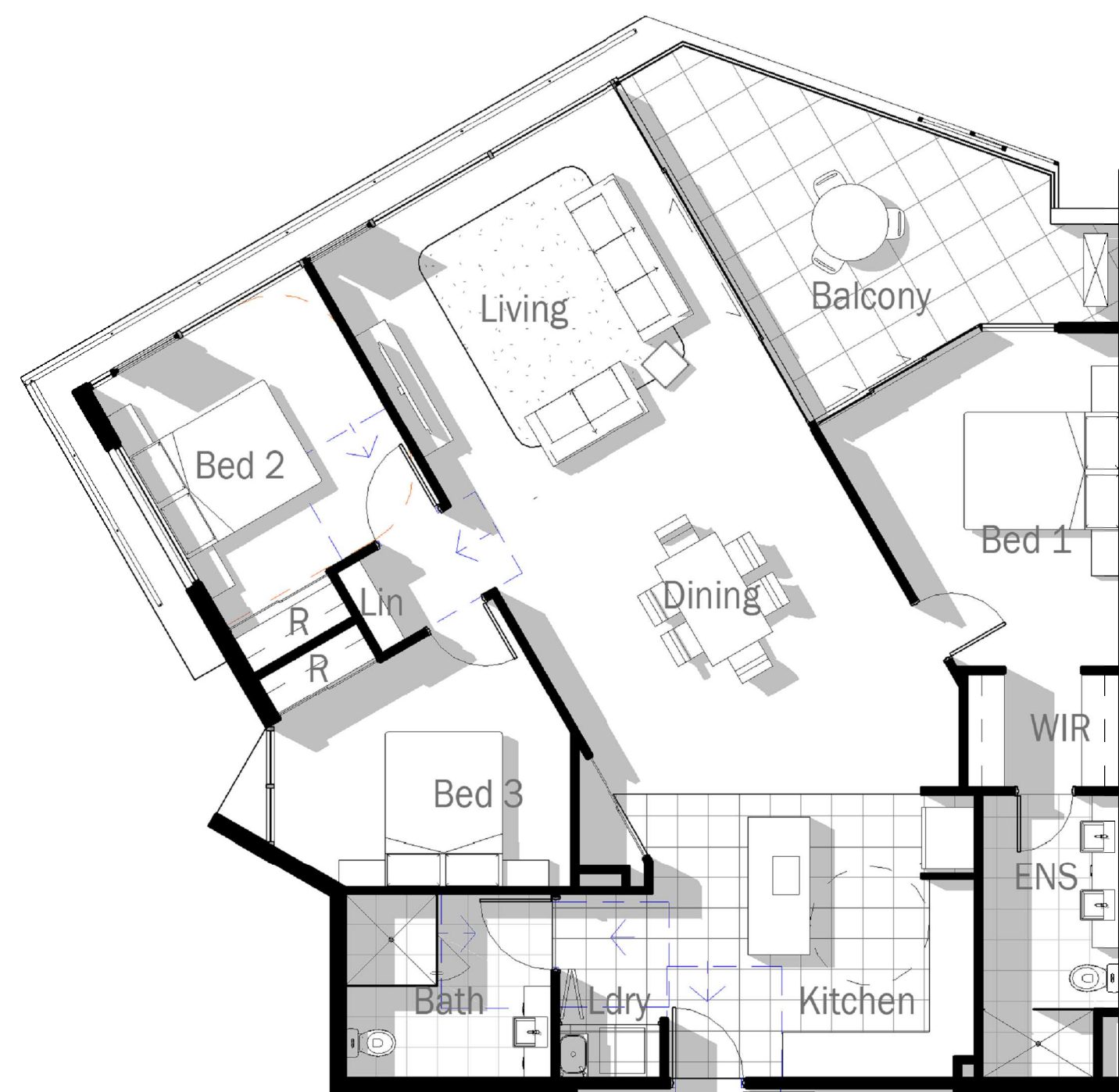
Typical Unit - (3A.1) layout for future compliance with AS4299

Scale @ A1 1 : 75



Typical Unit - (3A.2) Stage 1

Scale @ A1 1 : 75



Typical Unit - (3A.2) layout for future compliance with AS4299

Scale @ A1 1 : 75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

TVSarchitects
SOLARIS

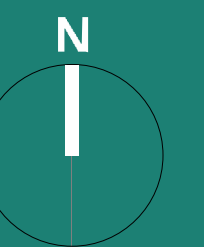
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Cnr Lake, West & Middle Street

For
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Adaptable Unit Layouts

5490.40f [1]

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



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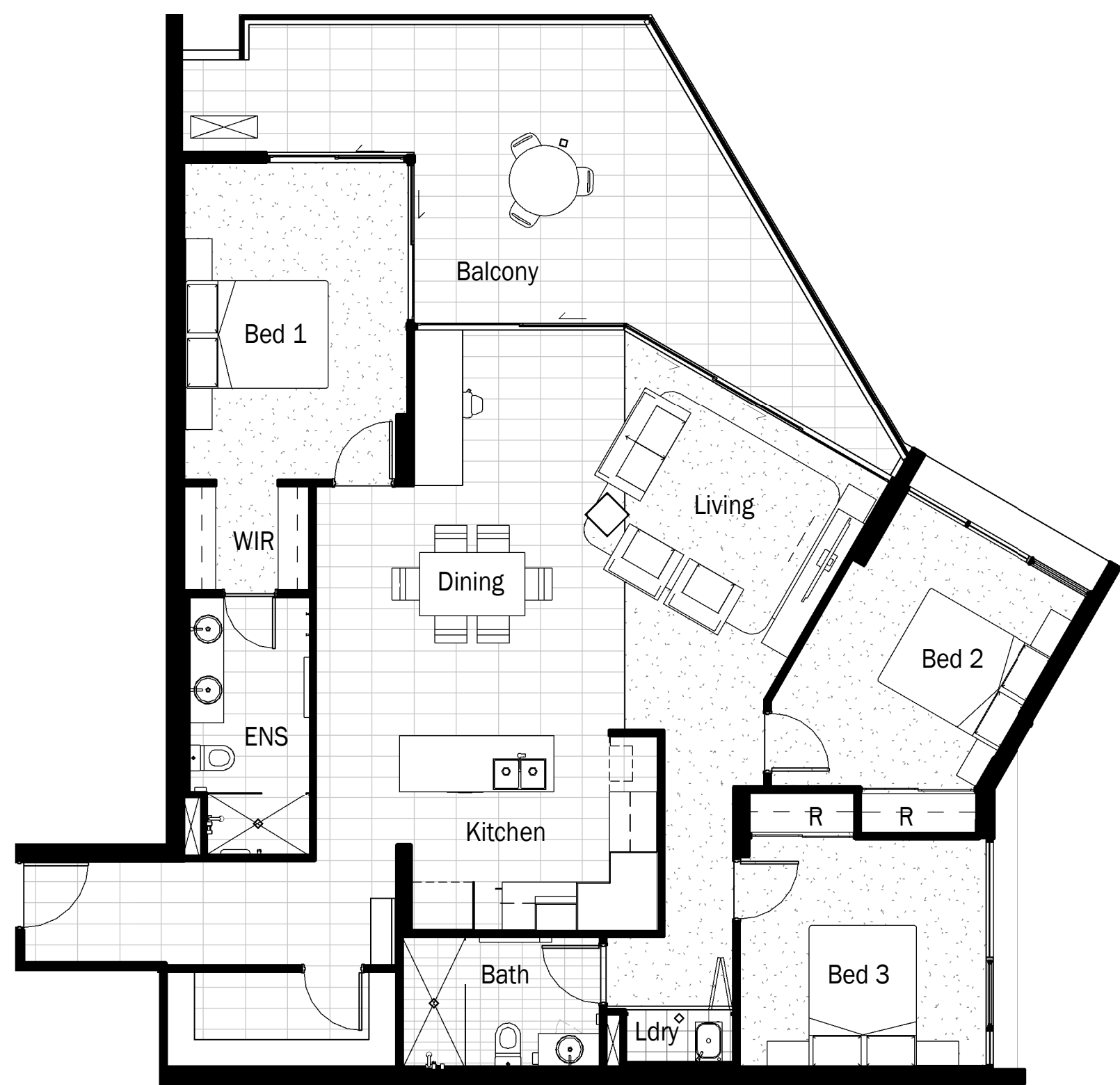
Typical Unit - (3A.3) Stage 1

Scale @ A1 1:75



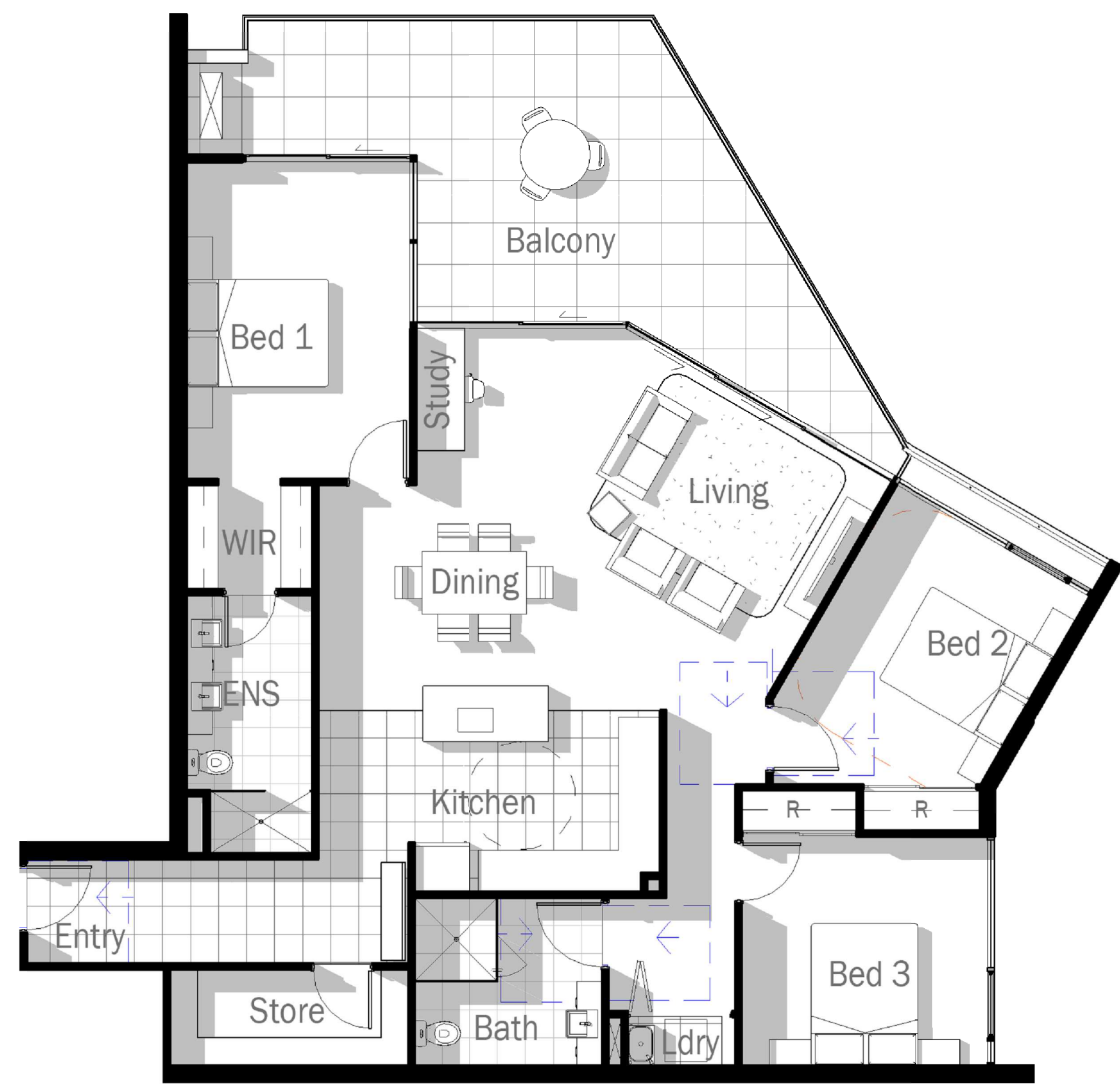
Typical Unit - (3A.3) layout for future compliance with AS4299

Scale @ A1 1:75



Typical Unit - (3B.1) Stage 1

Scale @ A1 1:75



Typical Unit - (3B.1) layout for future compliance with AS4299

Scale @ A1 1:75

Note:
Unit layouts are adaptable
with minor building works for
AS4299 compliance

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Adaptable Unit Layouts

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Unit A701
Scale @ A1 1 : 100

Area Schedule Unit A701	
Name	Area
A701	440.2 m²
A701 Balc	160.2 m²
	600.4 m²



Unit A702
Scale @ A1 1 : 100

Area Schedule Unit A702	
Name	Area
A702	367.5 m²
A702 Balc	119.8 m²
	487.3 m²

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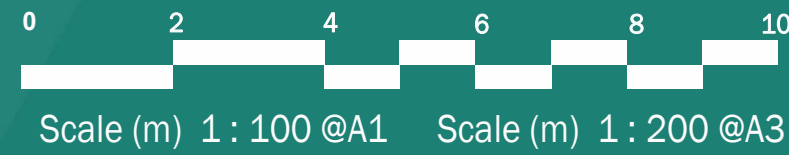
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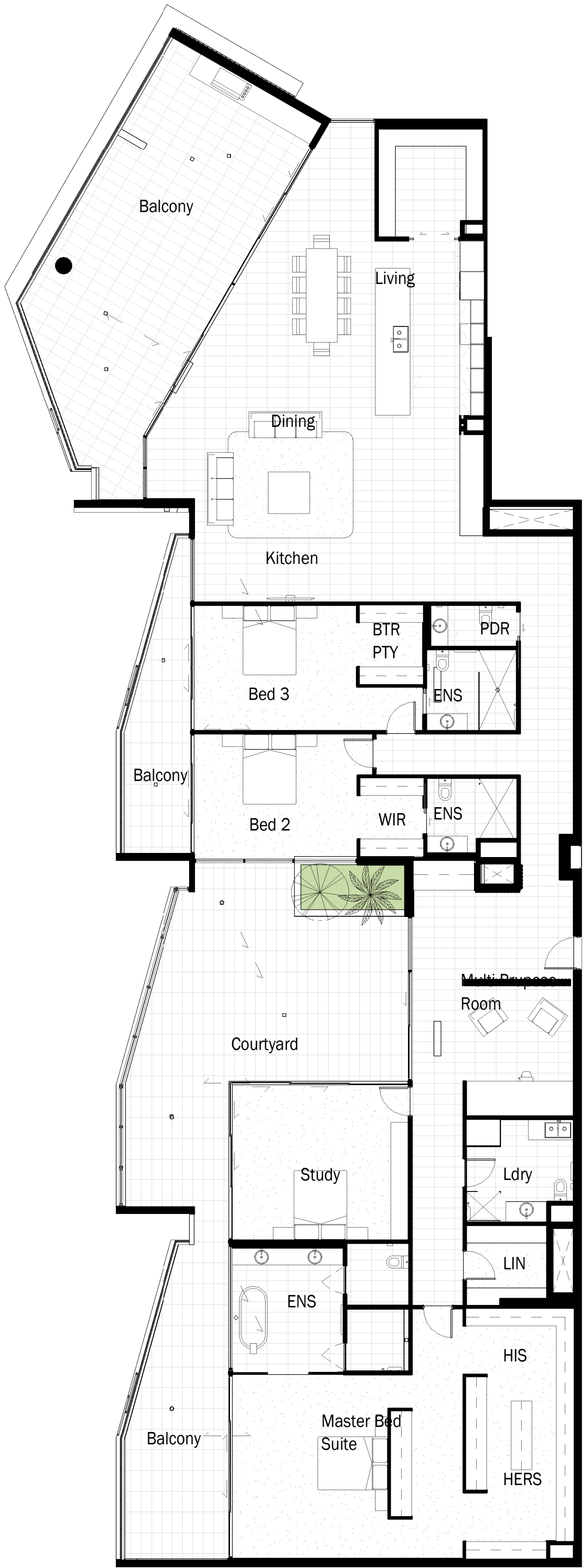
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Penthouse Unit Plans -
Stage 1

5490.44 [1]



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Unit A703

Scale @ A1 1 : 100

Area Schedule Unit A703	
Name	Area
A703	378.38 m²
A703 Balc	156.77 m²
	535.15 m²

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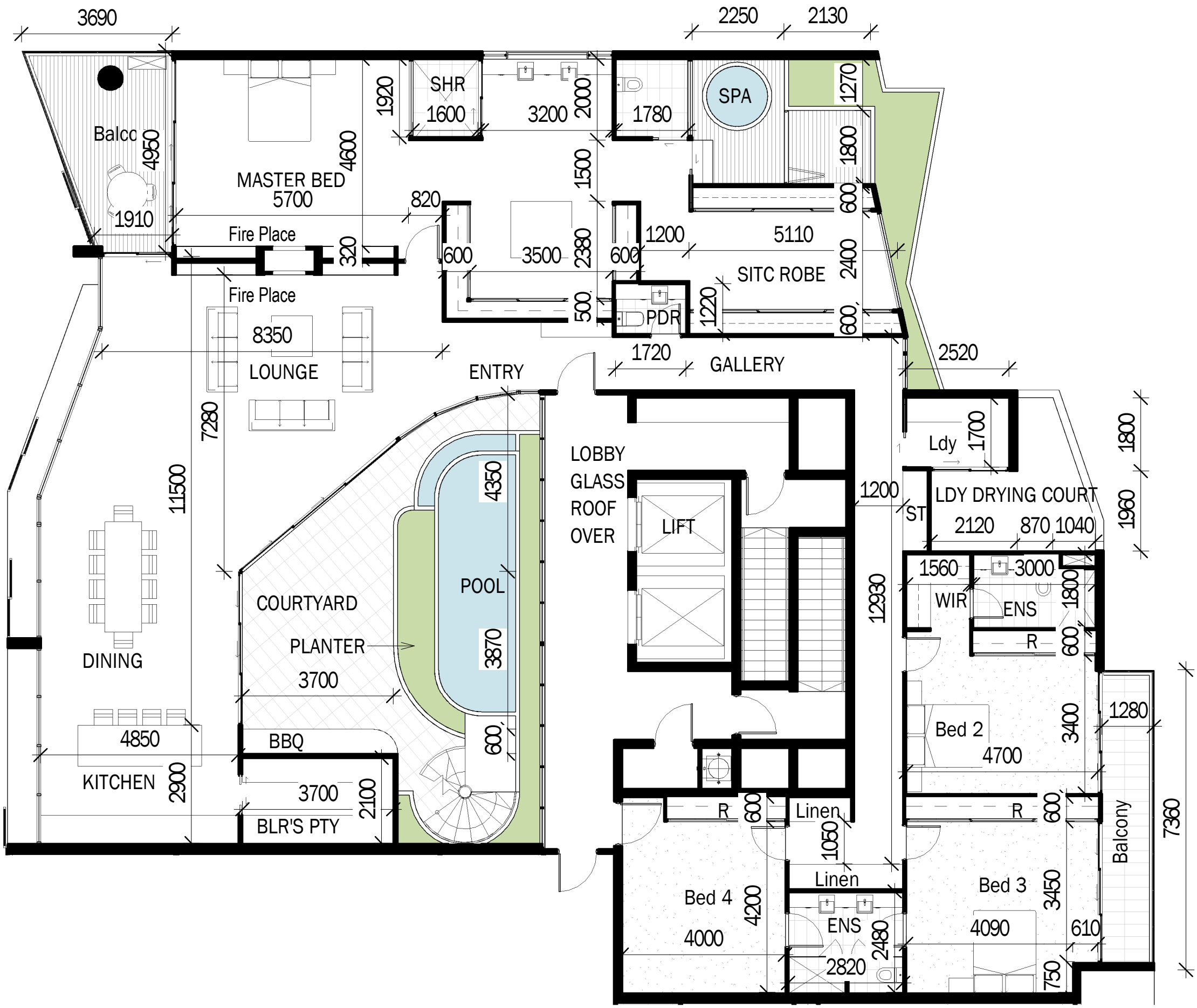
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Penthouse Unit Plans -
Stage 1

5490.45 [1]



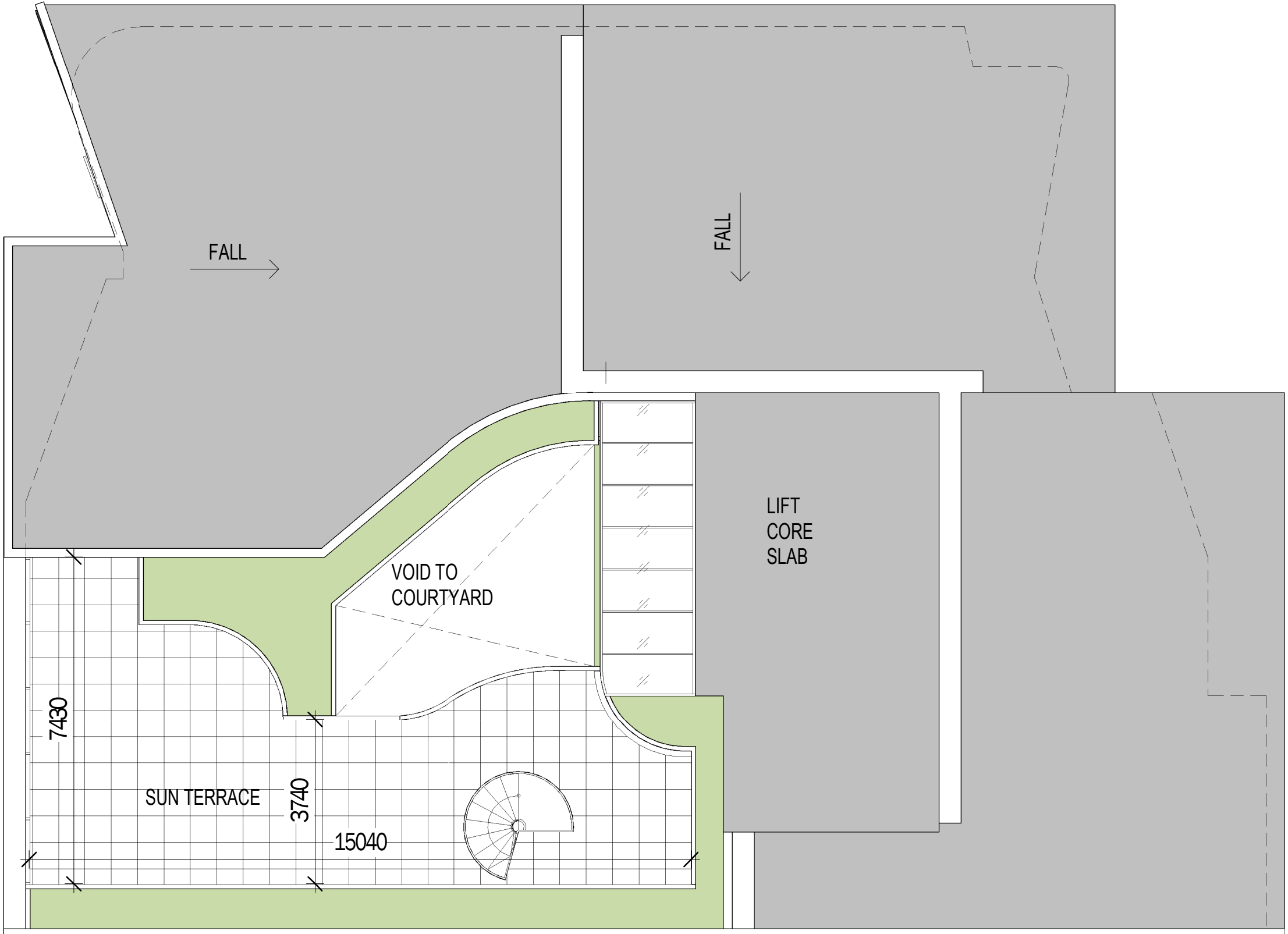
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Unit C1001

Scale @ A1 1:100

Area Schedule Penthouse C1001	
Name	Area
C1001	340.48 m²
C1001 Balc	32.36 m²
C1001 Coun	62.35 m²
C1001 Terrace	125.02 m²
	560.22 m²



Unit C1001 - Roof Plan

Scale @ A1 1:100

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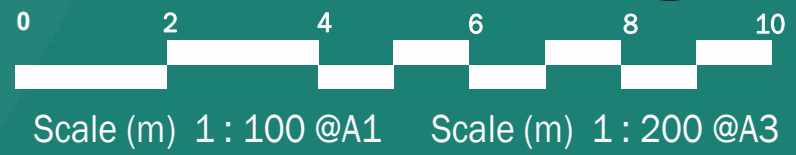
SOLARIS

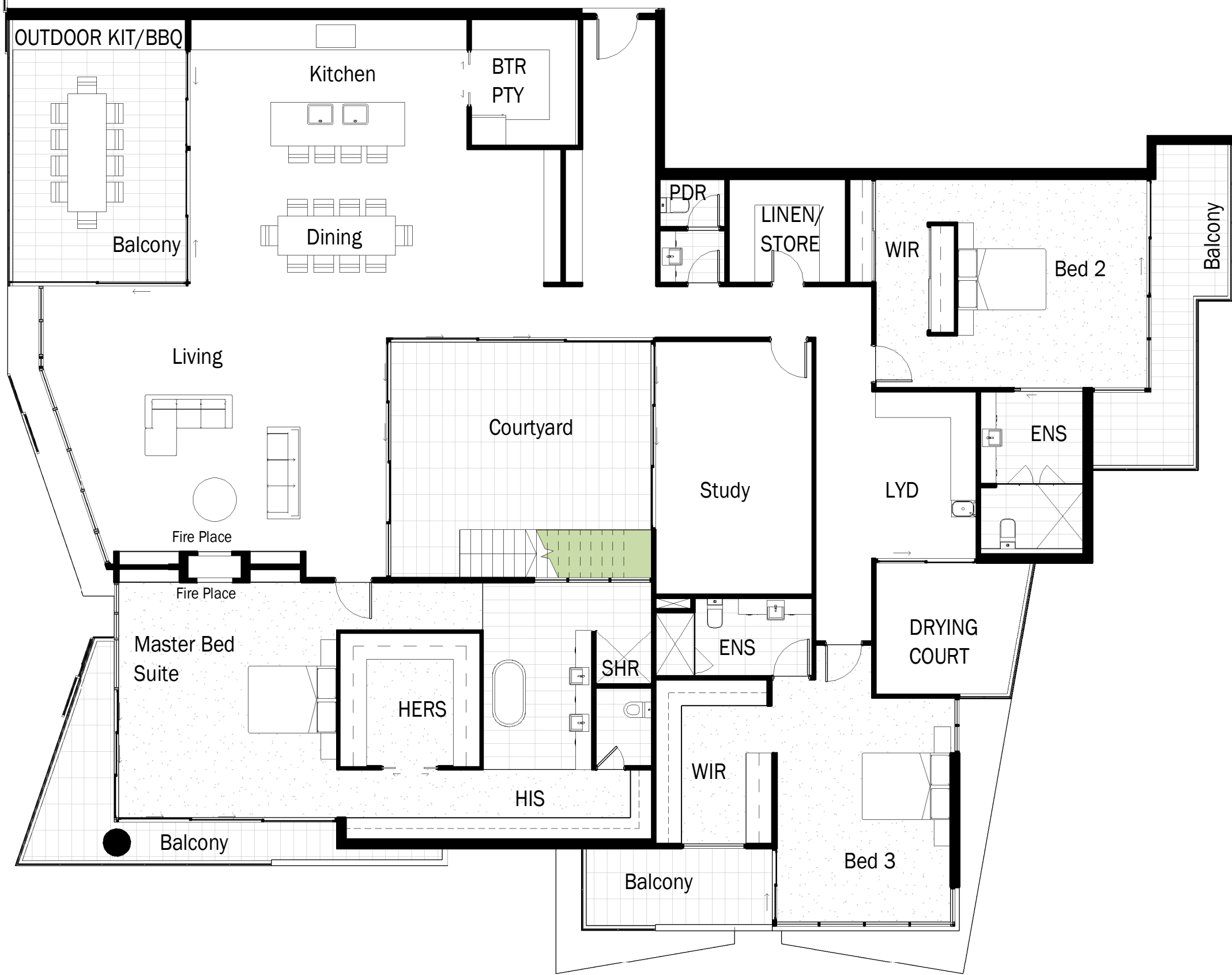
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Penthouse Unit Plan -
C1001

5490.46 [1]

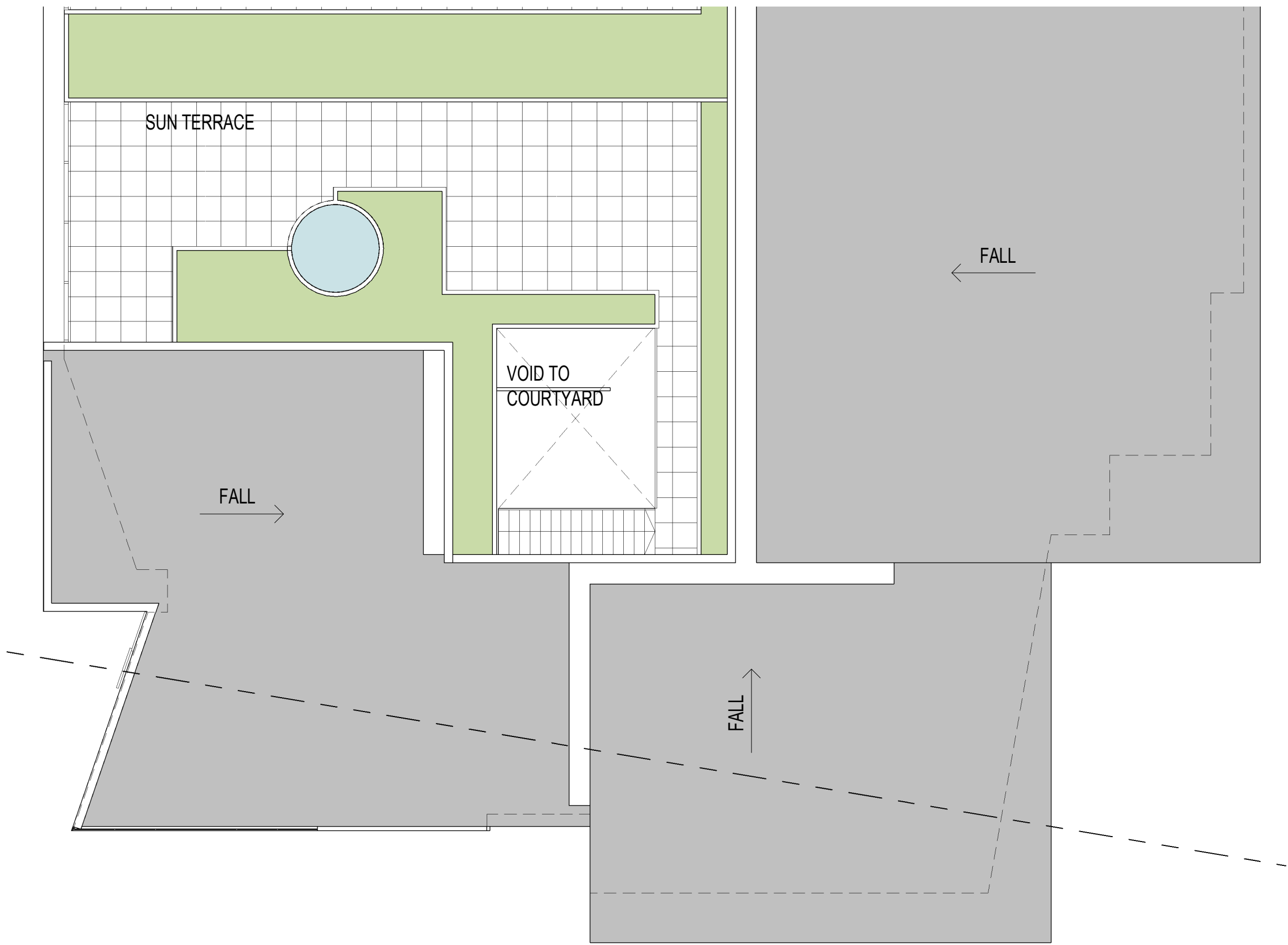




Unit C1002

Scale @ A1 1 : 100

Area Schedule Penthouse C1002	
Name	Area
C1002	348.6 m²
C1002 Balc	60.8 m²
C1002 Coun	33.4 m²
C1002 Terrace	157.7 m²
	600.5 m²



Unit C1002 - Roof Plan

Scale @ A1 1 : 100

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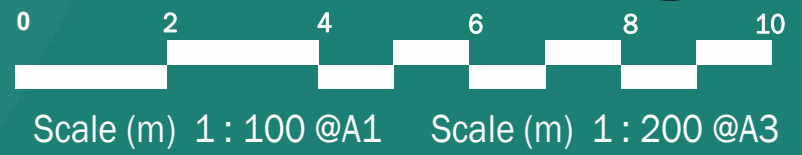
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Penthouse Unit Plan -
C1002

5490.47 [1]





North Elevation - Lake Street

Scale @ A1 1 : 200



East Elevation

Scale @ A1 1 : 200

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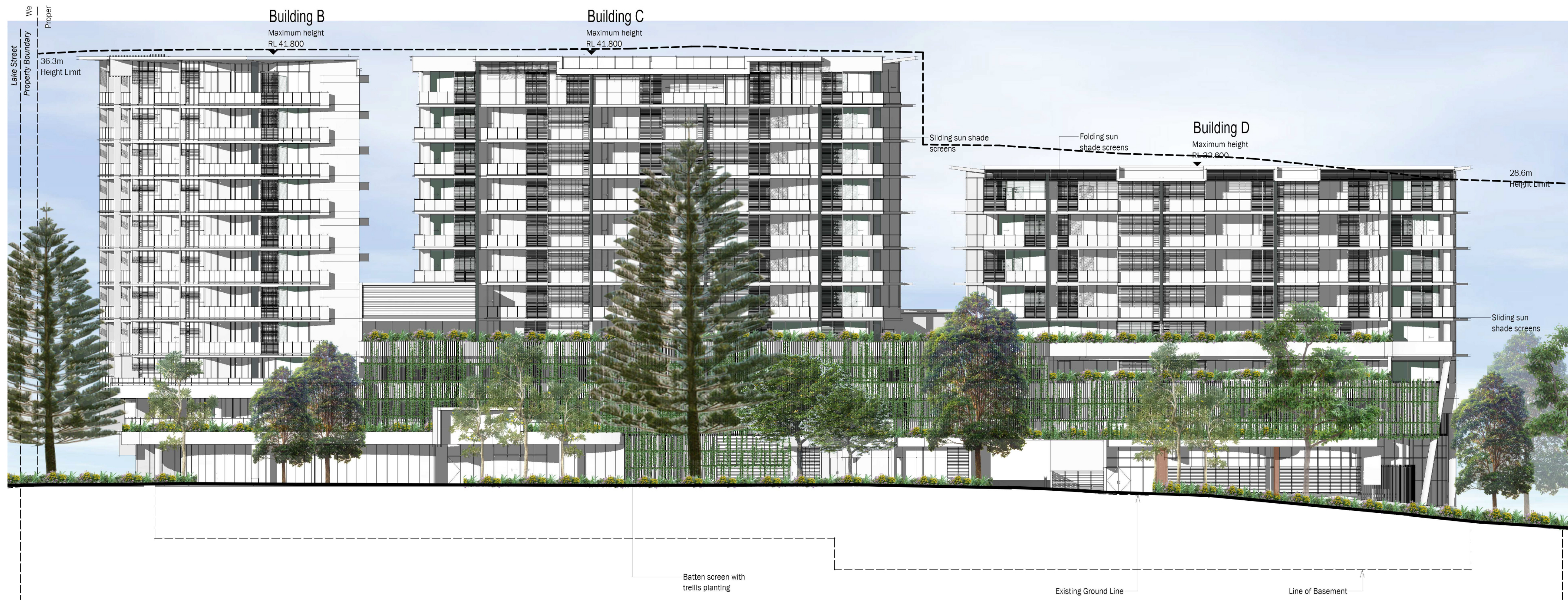
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Elevations

5490.50 [7]



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West Elevation - West Street

Scale @ A1 1 : 200



South Elevation - Middle Street

1 : 200

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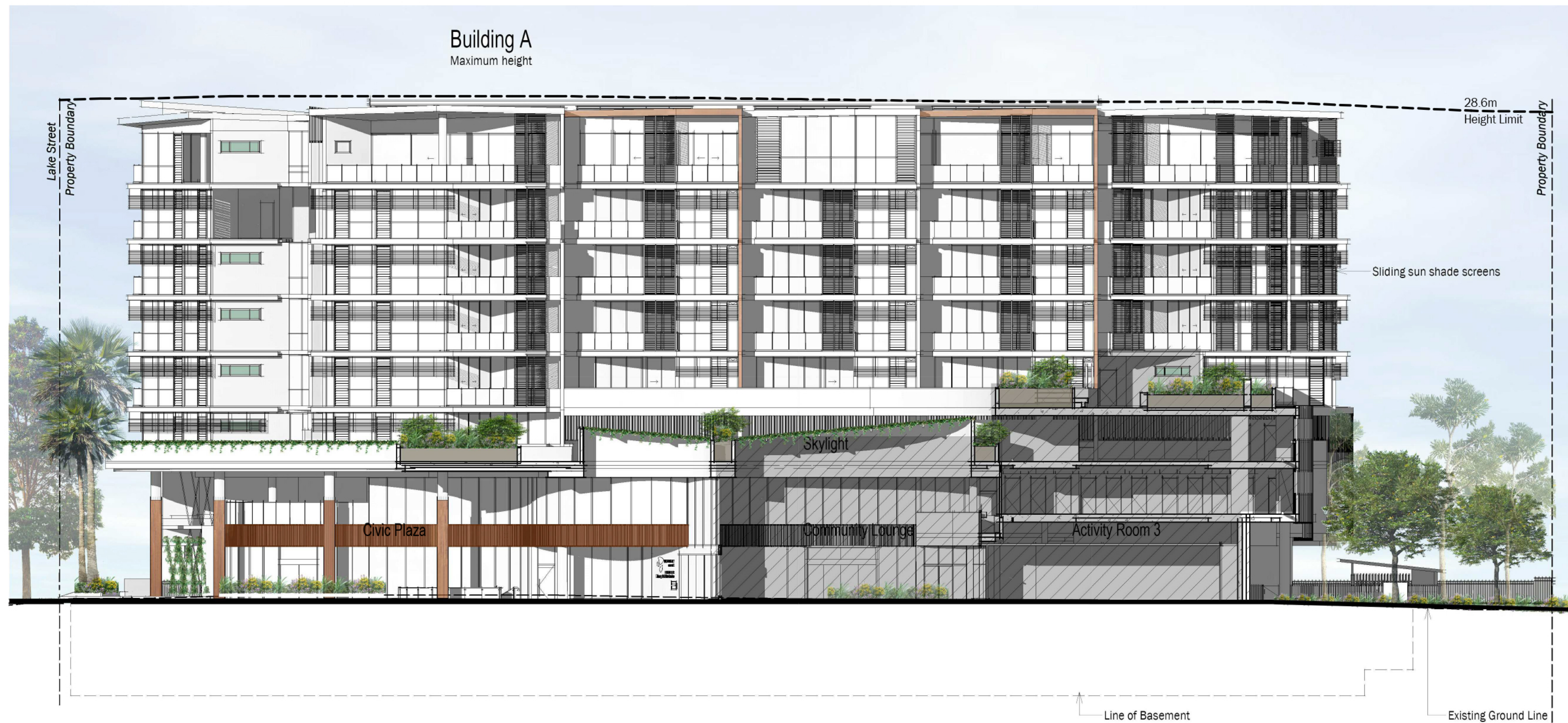
For
Enyoc Pty Ltd

Elevations

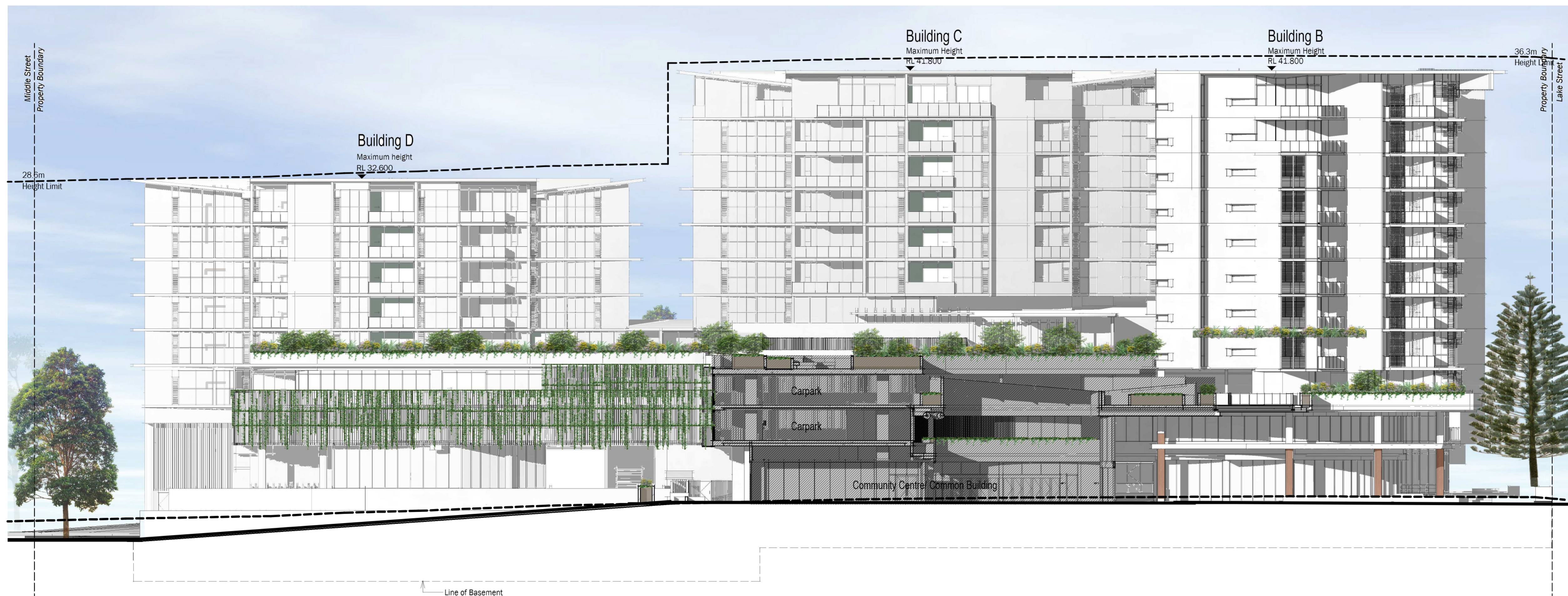
5490.51 [6]

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

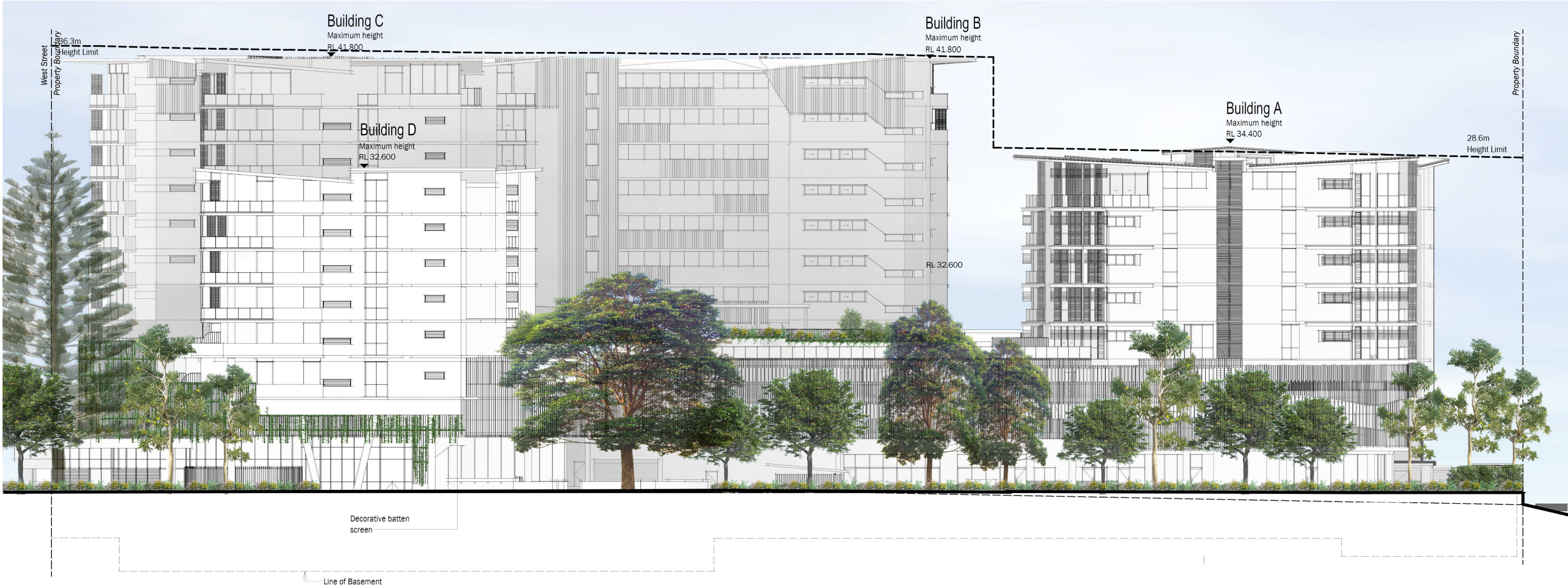
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For
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Elevations

5490.52 [7]

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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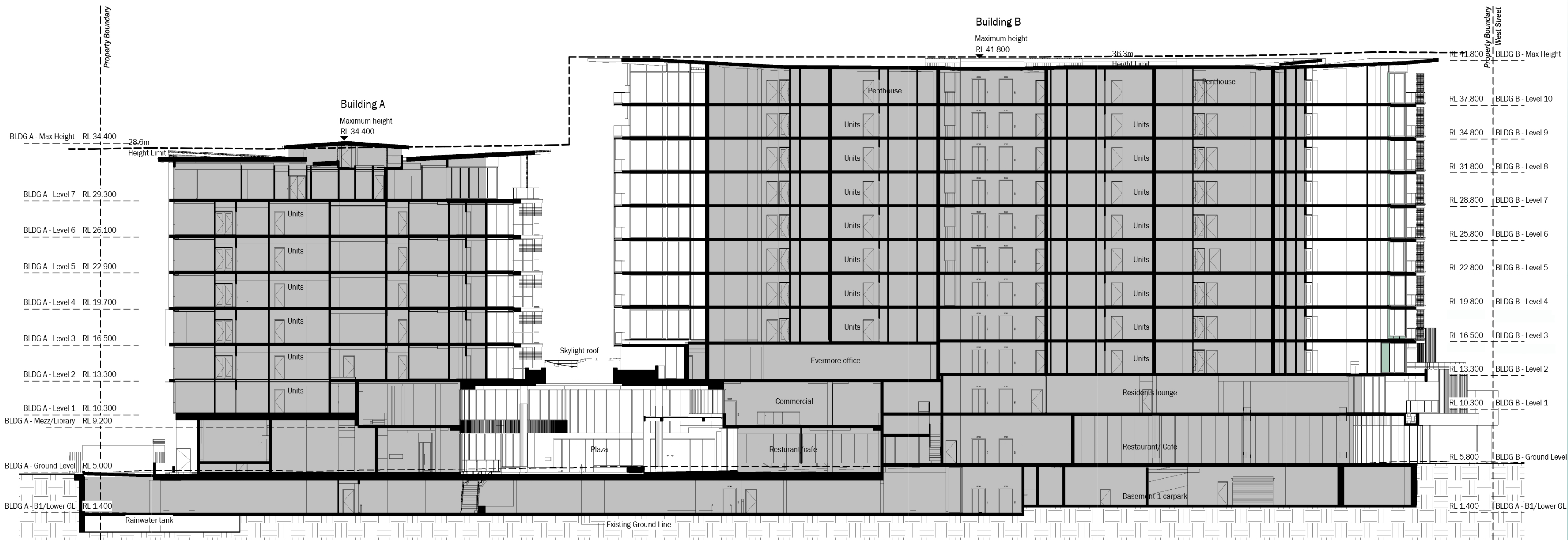
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Elevations

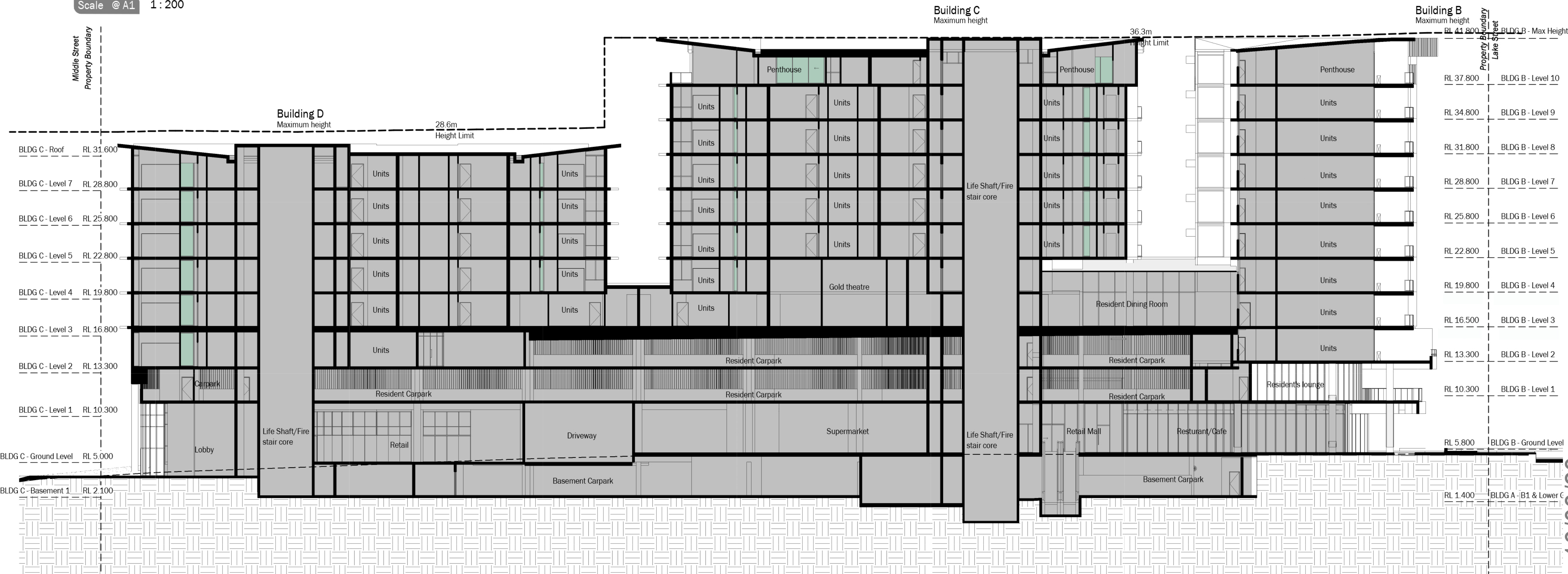
5490.53 [6]

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



Section A

Scale @ A1 1 : 200



Section B

Scale @ A1 1 : 200

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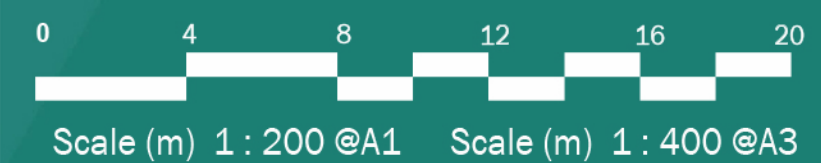
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Site Sections

5490.60 [5]

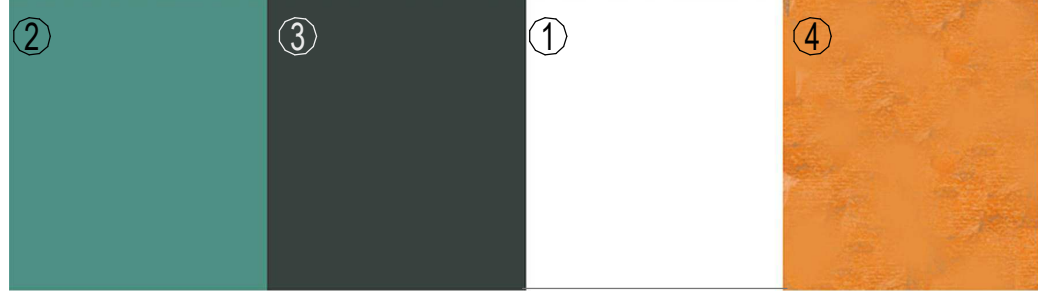


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Forster Main Beach



Colour palette concept images



⑧ timber (column treatment)

⑦ coloured precast concrete - ochre

⑨ compact laminate cladding - timber look finish or natural timber

Colour palette concept image



③ paint monument

④ paint brown

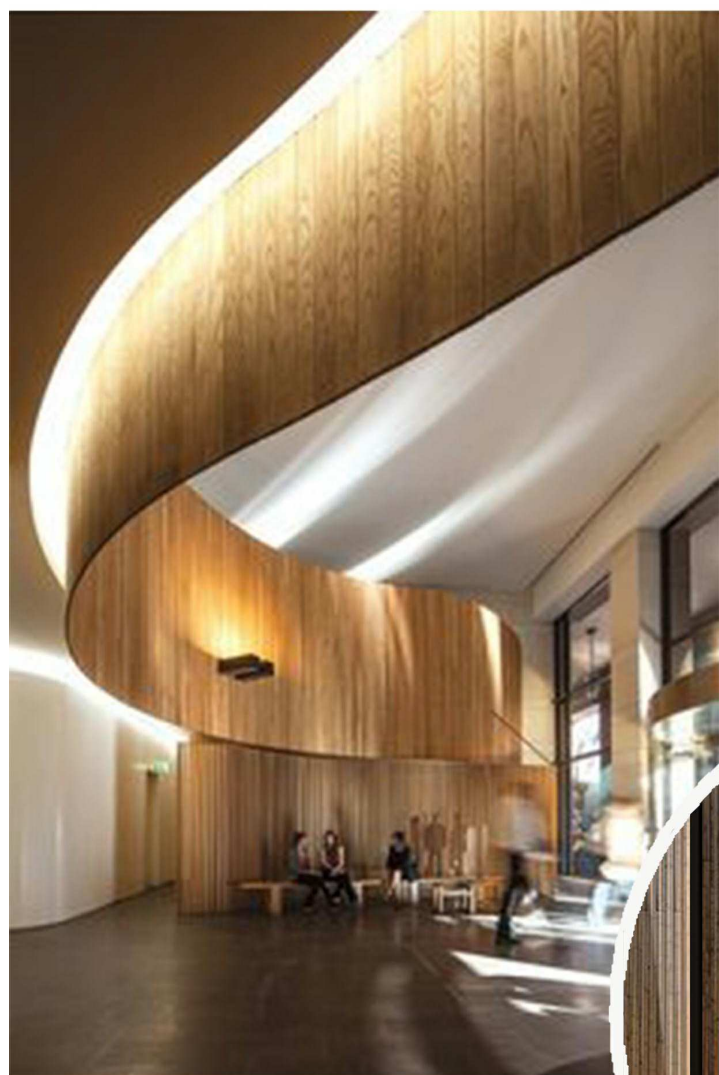
① paint white



Concept image - residential balconies sliding screens - a mix of brown tones with black frames ⑪

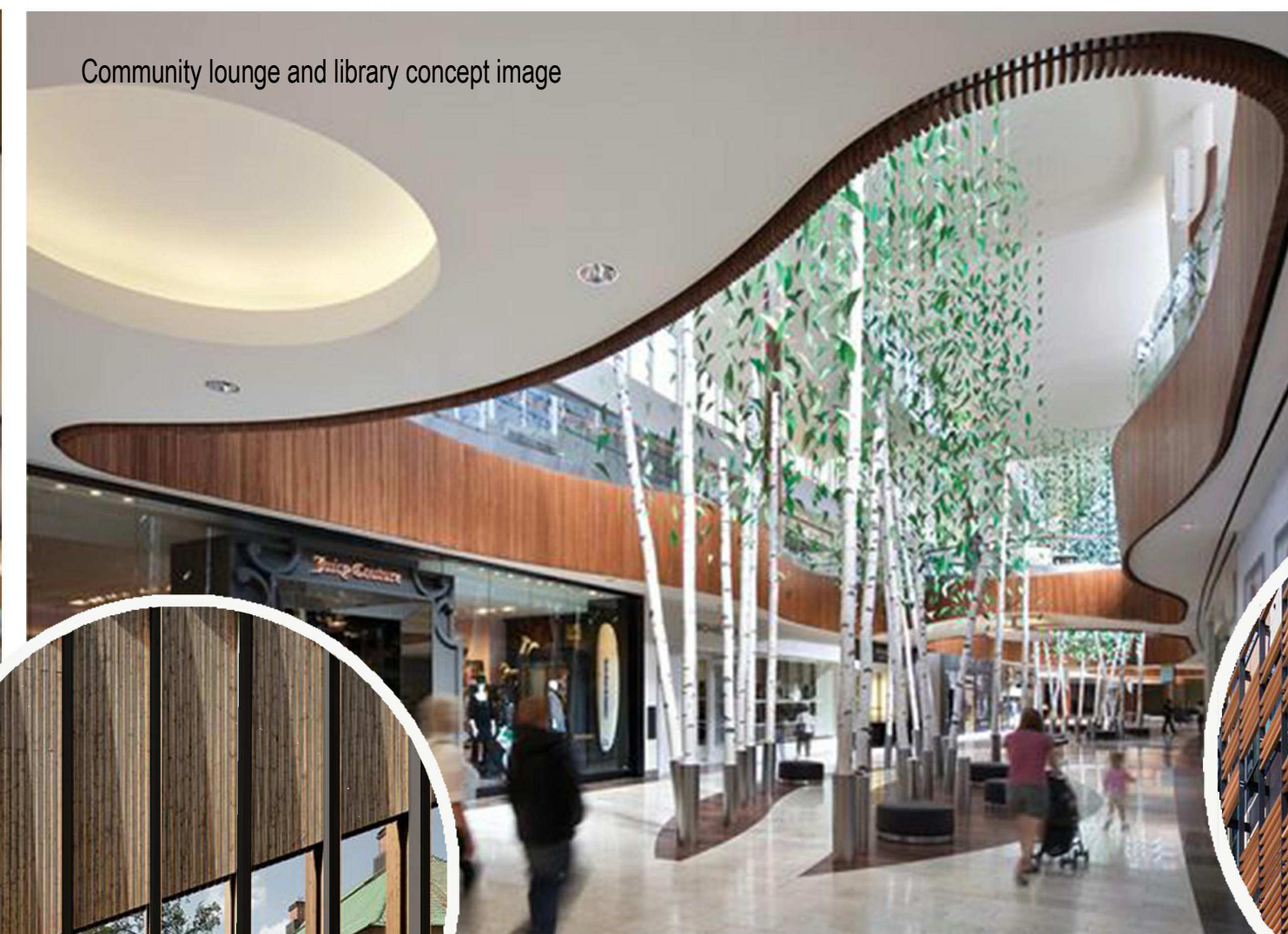
black (window screens and glazing frames) ⑤

⑥ concrete natural



Community lounge and library concept image

Community lounge and library concept image



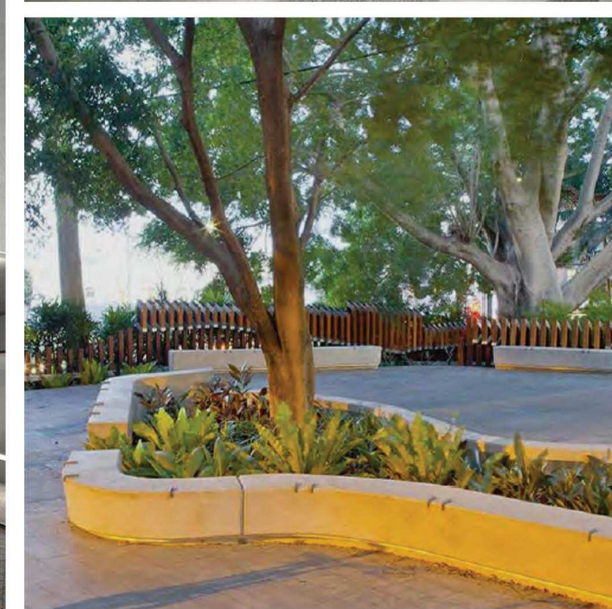
Library facade concept image

Patterned perforated aluminium screening ⑫



Concept image - screening ⑪

Community plaza concept images



Carpark screening concept image



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Materials & Finishes

5490.70 [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 longline colorbond cladding - monument

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Materials & Finishes

5490.71 [4]

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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 longline colorbond cladding - monument

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Materials & Finishes

5490.72 [4]

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