1.1

1.2

Drawing List

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33	Level 10 Floor Plan	3	23.12.2020
34	Roof Plan	3	10.05.2021
40	Typical Unit Plans - Stage 2 & 3	5	10.05.2021
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1.3

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If different construction elements are applied then the Assessor Certificate is no longer valid.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	*Colour*		*Added Insulation*
Metal	Any		Foil + R1.0 blanket
Concrete	Any		none
Floor Construction		*Covering*	*Added Insulation*
Concrete		As drawn	none
Concrete (adjacent to carpark or open below)		As drawn	R0.5
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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Cover Sheet

5490.01 [4]

Renders are preliminary only

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Perspective Views

5490.02 [3]

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Perspective Views

5490.03 [3]

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Perspective Views
Stage 1 & 2 only

5490.04 [3]

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Perspective Views

5490.05 [3]

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Perspective Views

5490.06 [3]

7.1

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Perspective Views

5490.07 [2]

7.2

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Perspective Views

5490.07a [2]

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 a childcare centre, gym, nightclub and cinema. It is envisaged that these complimentary uses shall draw a trade from within the development and from the wider Foster 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) - 149 ILU's located in three towers of between 7 & 11 stories built in 3 stages. Stage 1 Tower A accommodates 53 ILU's with a mix of 5 One Bed Units, 25 Two bed Units and 23 Three Bed Units. Stage 2 Tower B accommodates 59 ILU's with a mix of 28 Two bed Units, 29 Three Bed Units, 1 Four Bedroom & 1 Five Bedroom Penthouses. Stage 3 Tower C accommodates 37 ILU's with a mix of 23 Two bed Units, 12 Three Bed Units and 2 Three Bedroom Penthouses.

Hotel Accommodation – A luxury hotel is proposed in stage 4 a tower on podium with 86 Hotel Rooms plus 12 One Bedroom & 6 Two Bedroom Serviced Apartments. The Hotel Podium houses the Lobby, Hotel Services, Restaurant, Function rooms, Night Club, Retail and Childcare Centre.

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 sitting 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.

DA Issue 03/04/17

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Design Intent

5490.08 [1]

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**
		Number of units	**No. Units with Ventilation Compliance**	**No. Units with 3 hrs Daylight Compliance**	
Stage 1	1 Bed Units 1A.1 x 5 @ 77.4m²	5	5	0	387
	2 Bed Units 2A.1 x 24 @ 107m²	25	25	20	2676
	3 Bed Units 3A.1 x 12 @ 126.3m² 3A.2 x 5 @ 124.6m² 3B.1 x 6 @ 131.7m²	23	23	23	2929
	3 Bed Penthouse Units 1 x @ 367.3m² 1 x @ 368.8m²	2	2	2	736
	4 Bed Penthouse Units 1 x @ 440m²	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 m²				**8735**
Developer Stage 2	2 Bed Units 2A.1 x 19 @ 107m² 2A.2 x 9 @ 109.8m²	28	28	24	3021
	3 Bed Units 3C.1 x 15 @ 123.7m² 3D.1 x 14 @ 125.4	29	29	29	3611
	4 Bed Penthouse Units 1 x @ 456.3m²	1	1	1	456
	5 Bed Penthouse Units 1 x @ 459.9m²	1	1	1	500
	Total no. Stage 2 Units	**59**	**59**	**55**	
	Corridors/ Lobbies (enclosed)				861
	Ground Amenities				18
	Ground Supermarket				841
	Ground Retail				89
	Ground Gym				268
	Ground Restaurants/ Cafes				306
	Level 5 Resident's Recreational Facilities (enclosed)				559
	Level 6 Resident's Amenities/ Sauna (enclosed)				53
	Stage 2 Sub total GFA m²				**10583**
Stage 3	2 Bed Units 2A.1 x 5@ 107m² 2A.2 x 5@ 109.8m² 2A.3 x 9@ 112.6m²	19	9	2	2097
	3 Bed Units 3B.2 x 10@ 124.6m²	10	10	0	1869
	3 Bed Penthouse Units 2 x @ 318.4m²	2	2	2	437
	Total no. Stage 3 Units	**31**	**21**	**4**	
	Total no. Units (Stages1,2,3)	**146**			
	Corridors/ Lobbies (enclosed)				304
	Ground/ Level 3 / 4 Cinema not approved				1809
	Stage 3 Sub total GFA m²				**6516**

Stage 4	Hotel Room Type 0A.1 @ 43.2m²	68		2938
	Hotel Room Type 0B.1 @38.7m²	4		155
	Hotel Room Type 0C.1 @ 41.5m²	4		166
	Hotel Room Type 0D.1 @ 34.2m²	8		274
	1 Bed Serviced Apartment 1B.1 x 9 @ 64.5m² 1C.1x 1 @ 60.9m² 1D.1x 1 @ 59.3m² 1E.1x 1 @ 85.8m²	12		787
	2 Bed Serviced Apartment 2B.1 x 3 @ 94m² 2C.1 x 1 @ 100.4m² 2D.1 x 1 @ 87.6m² 2E.1 x 1 @ 87.5m²	6		558
	Total no. Hotel Rooms	**102**		
	Corridors (enclosed)			691
	Basement 1 Hotel Back of House			352
	Basement 1 Hotel Lobby			127
	Ground Childcare (including outdoor play) 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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For

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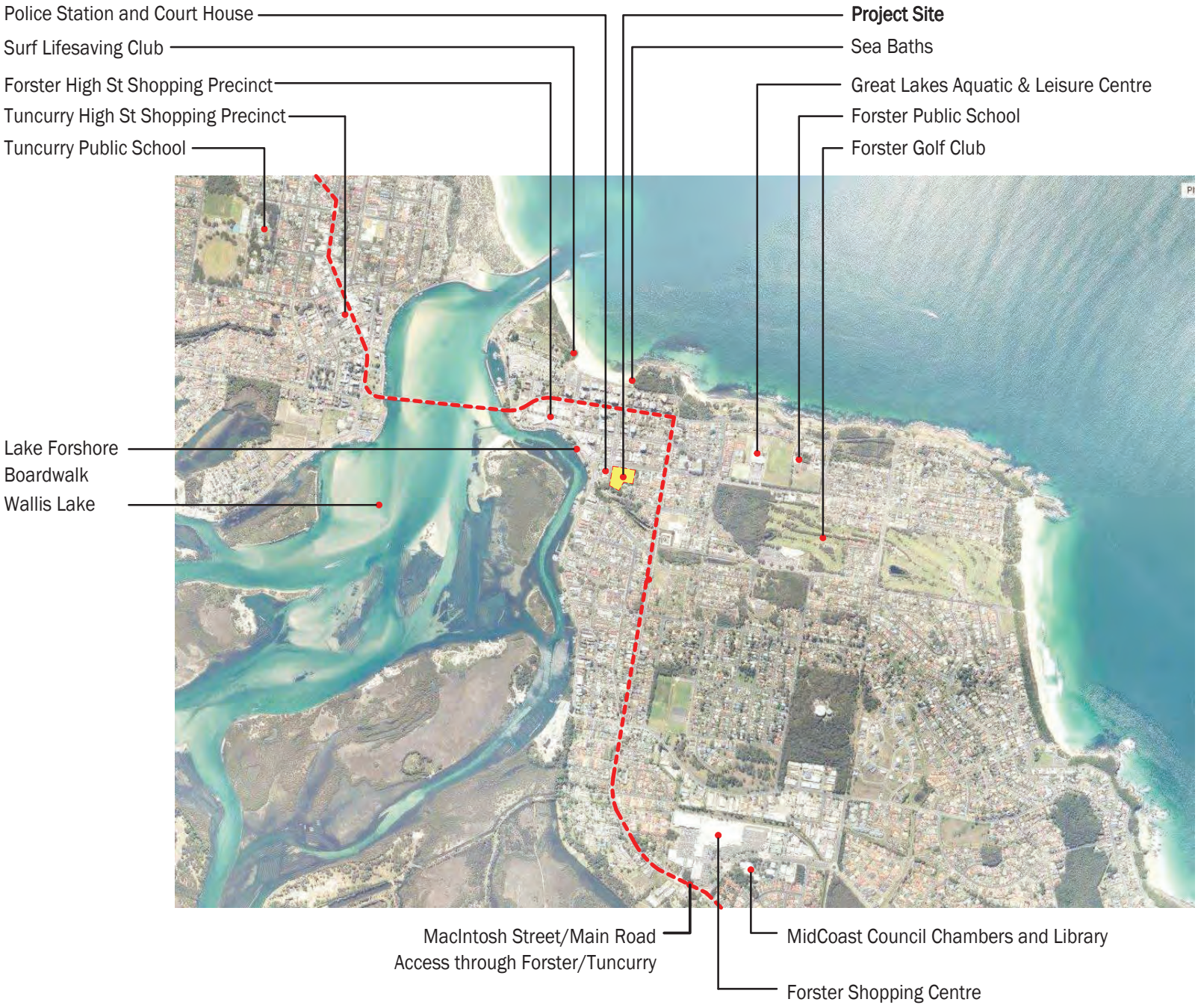
Development Statistics

5490.09 [5]

DA Issue11/05/21



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Location Plan

5490.10 [1]

N

DA Issue 03/04/17

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Site Context Diagram

5490.11 [1]

N

DA Issue 03/04/17

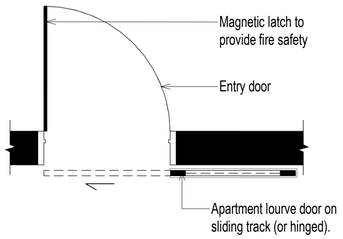
Ecologically Sustainable Design (ESD)

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.

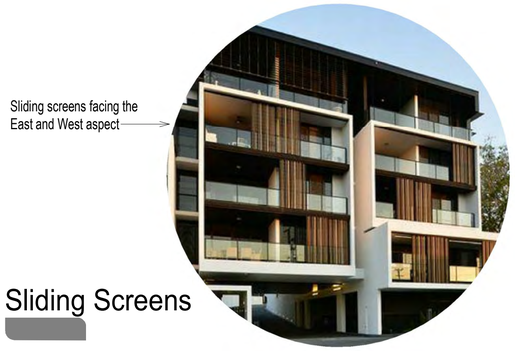
Sun studies have informed the positioning of external sunscreens to allow shading to protect glazing form direct sunlight.

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

Water

- ① Rainwater harvesting and re-use in units and landscape
- ② Swimming pool/ spa water efficiency achieved by efficient filtrations system, and backwash treatment & re-use
- ③ Reduced potable occupant amenity water consumption by efficient fixtures and fittings
- ④ Vegetation uses native drought tolerant species where appropriate

Materials

- ⑥ The use of recycled timber to promote conservation values
- ⑦ Locally sourced materials to reduce emissions (low embodied energy materials)
- ⑧ Selection of high durability materials
- ⑨ VOC emissions will be reduced through the use of natural fibre carpets and low VOC paints for occupied spaces

Emissions/ Transport

- ⑩ Pedestrian links to bus stations, ocean boulevard and lake boardwalk
- ⑪ Cycling paths linked to urban surrounds
- ⑫ Secure bicycle parking and end of trip facility to encourage active travel options
- ⑬ Naturally ventilated podium carpark & trellis wall

Energy

- ⑭ Passive solar design (screening, building orientation)
- ⑮ Apartments have been designed so living areas are open to daylight and take advantage of winter sun
- ⑯ Thermal comfort will be achieved by inclusion of ceiling fans within apartments
- ⑰ Energy efficient appliances

Indoor environment quality

- ⑱ Dwelling ceiling fans promote ventilation
- ⑲ Louvers to bedrooms increase cross ventilation
- ⑳ Breezeway entry doors and natural ventilation to lobby corridors
- ㉑ Dwelling design inclusive of private external spaces with appropriate solar access and shade to improve health and wellbeing
- ㉒ Large translucent skylights with sunshades to public plaza to maximise natural light whilst reducing directsolar heat gain

Initiatives

- ㉓ Waste management plan
- ㉔ Domestic sub-metering for water, electricity and gas
- ㉕ Open landscaped areas for active recreation and exercise
- ㉖ Shaded seating areas activates outdoor usage for pedestrians
- ㉘ Residential swimming pool
- ㉙ Open yoga lawn terrace for informal seating and gathering
- ㉚ Roof top planters to reduce solar heat gain
- ㉛ Roof top gardens for residential use to promote an active community
- ㉜ Street shade trees & median planting to soften pedestrian walkways
- ㉝ Co-location of community services, supermarket, restaurants in an integrated mixed use development

ESD Diagram - Sectional Perspective

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ESD Strategies

5490.12 [3]

Shadow Increase

Shadow Addition

Area of additional Shadow: 156m²

Site - Summer Solstice 9am

Latitude: -32.180237
Longitude: 152.511502

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Shadow Diagrams

5490.13 [3]

N

0 30 60 90 120 150

Scale (m) 1 : 1500 @A1 Scale (m) 1 : 3000 @A3

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Site - Summer Solstice 12pm

Scale @ A1 1 : 750

Shadow Increase

Shadow Addition

Area of additional Shadow: 0m²

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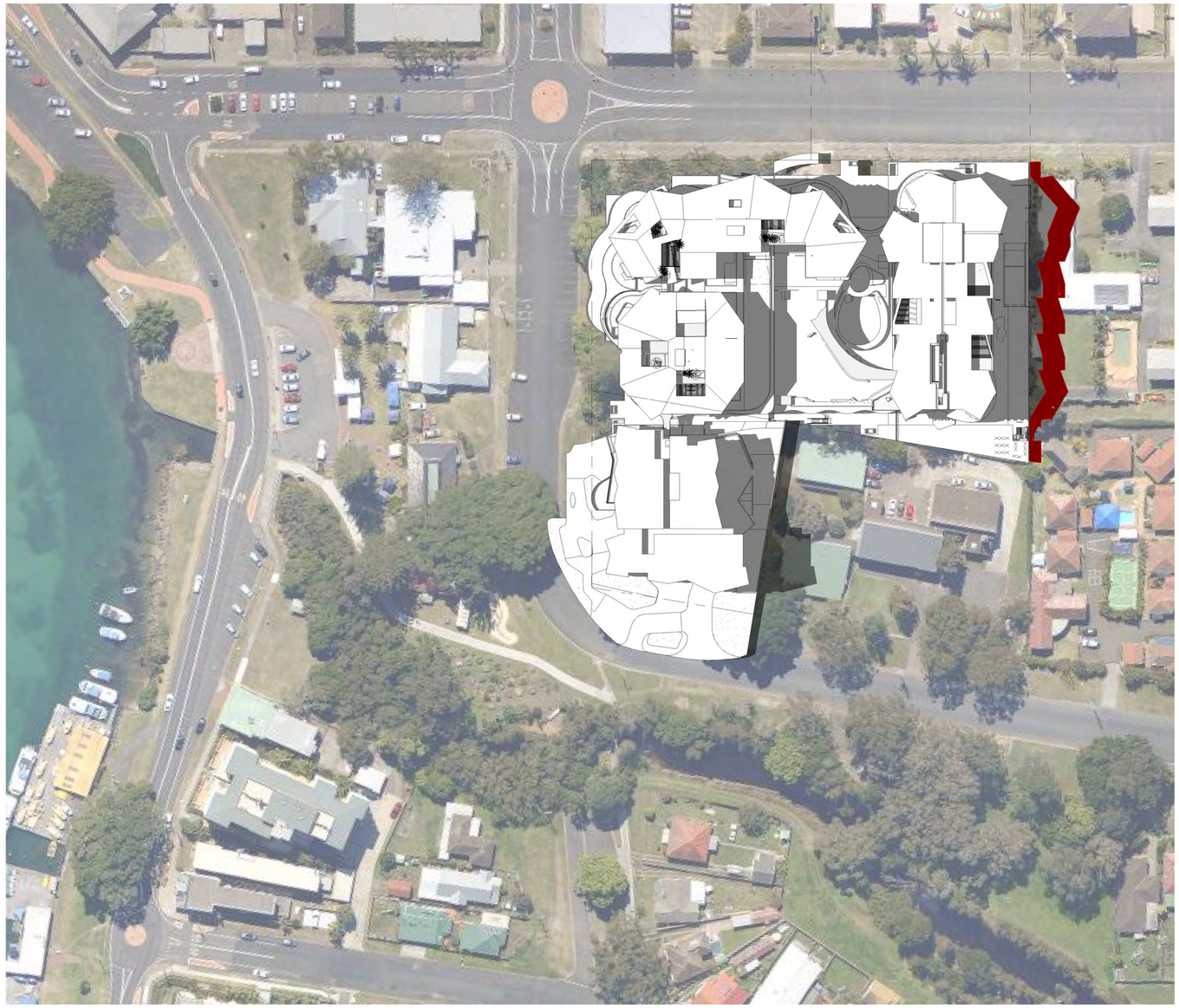
Shadow Diagrams

5490.13a

N

0 2 4 6 8 10

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



Shadow Increase

Shadow Addition

Area of additional Shadow: 473m²

Site - Summer Solstice 3pm

Scale @A1 1 : 750

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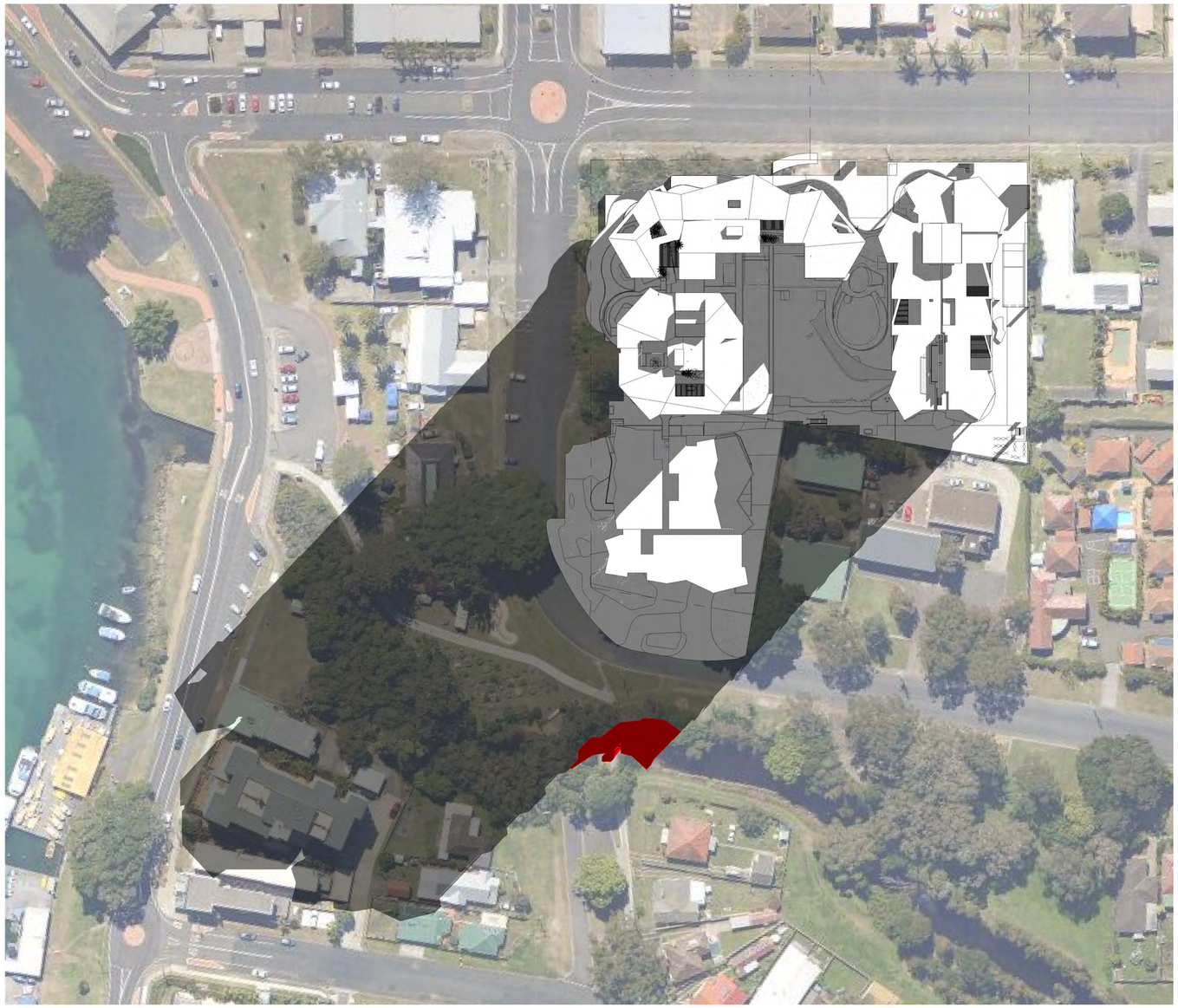
Shadow Diagrams

5490.13b

N

0 2 4 6 8 10

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



Shadow Increase

Shadow Addition

Area of additional Shadow: 235m²

Site - Winter Solstice 9am

Scale @A1 1 : 750

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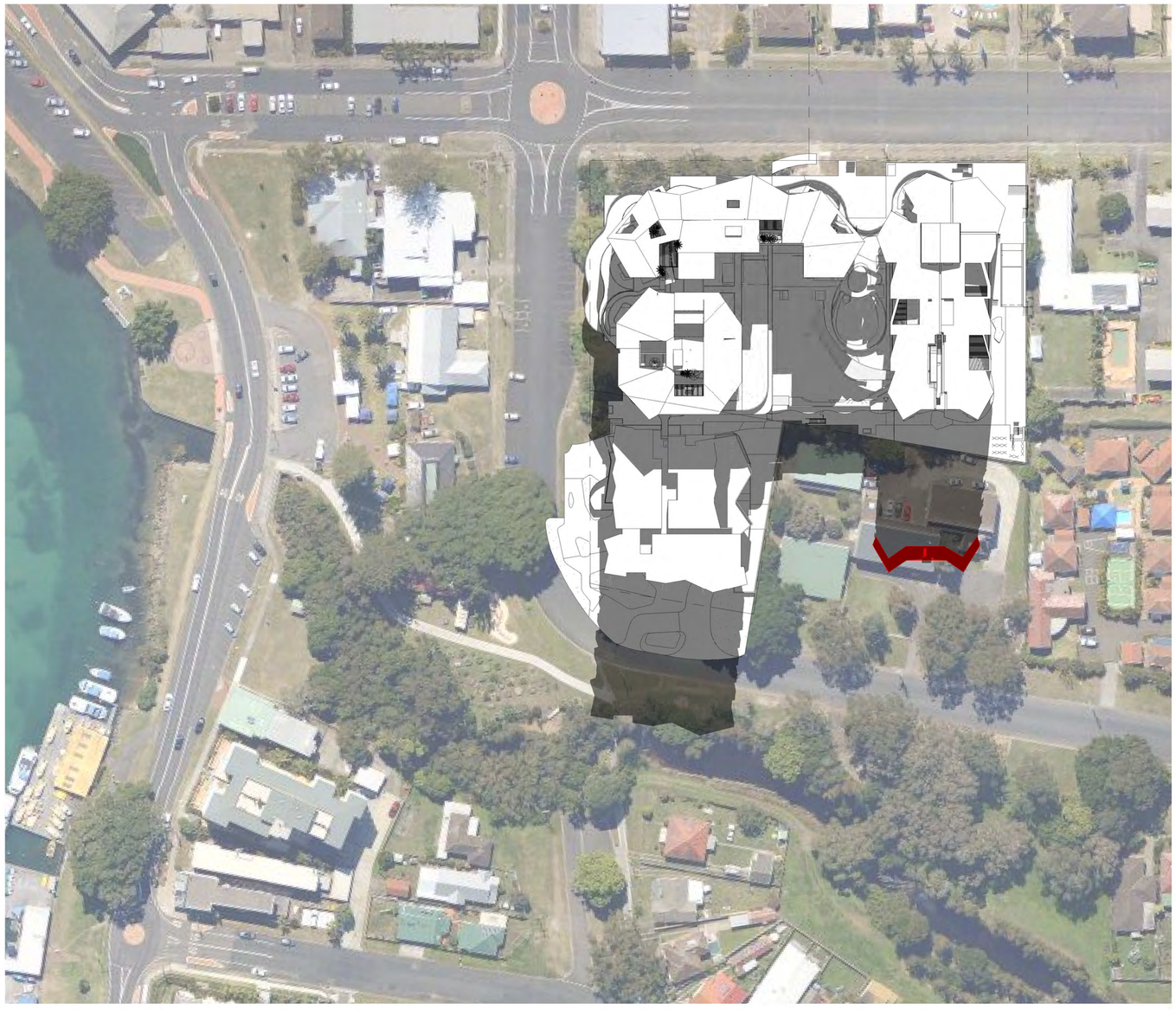
Shadow Diagrams

5490.13c

N

0 2 4 6 8 10

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



Site - Winter Solstice 12pm

Scale @ A1 1 : 750

Shadow Increase

Shadow Addition

Area of additional Shadow: 120m²

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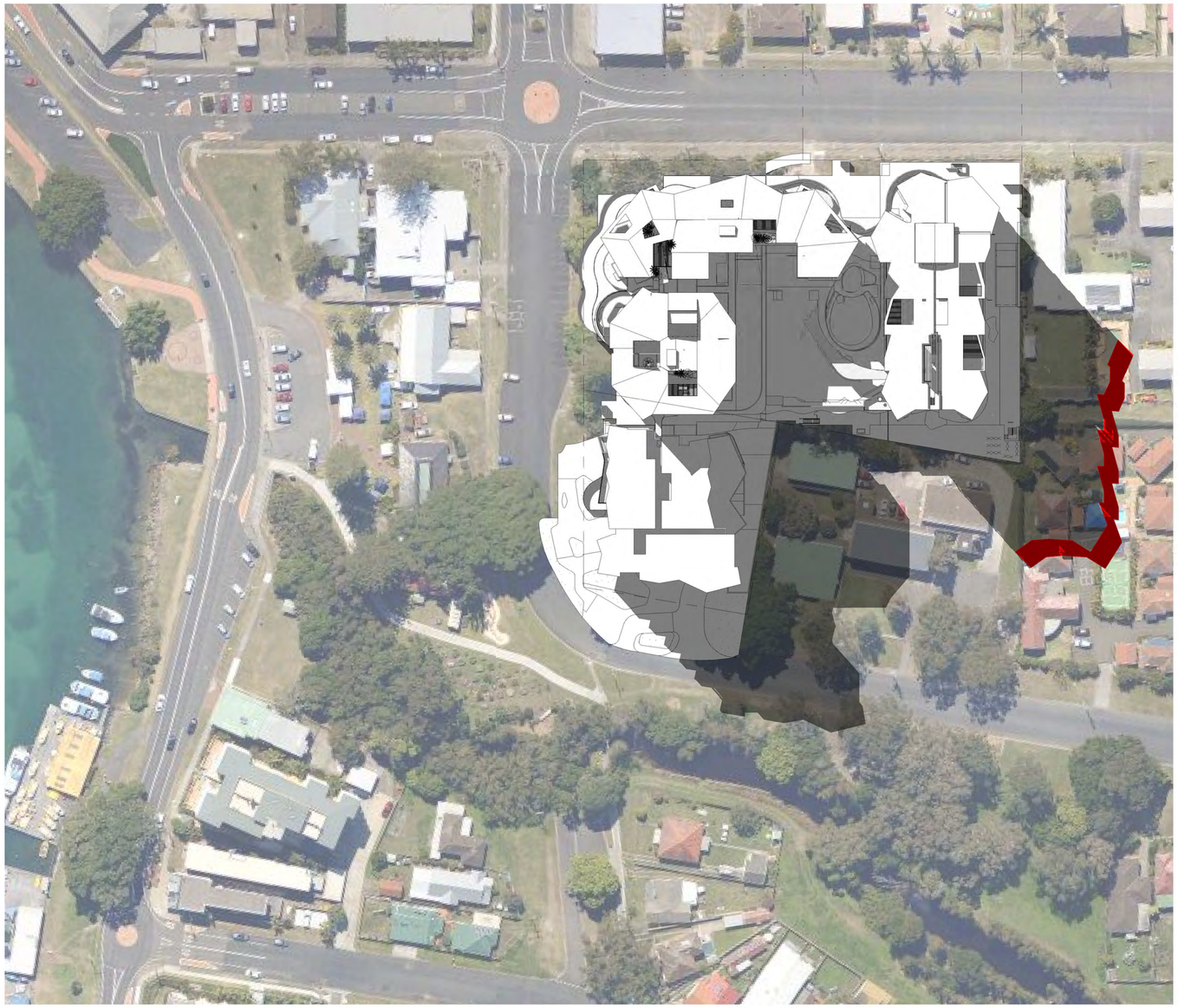
Shadow Diagrams

5490.13d

N

0 2 4 6 8 10

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



Shadow Increase

Shadow Addition

Area of additional Shadow: 385m²

Site - Winter Solstice 3pm

Scale @A1 1 : 750

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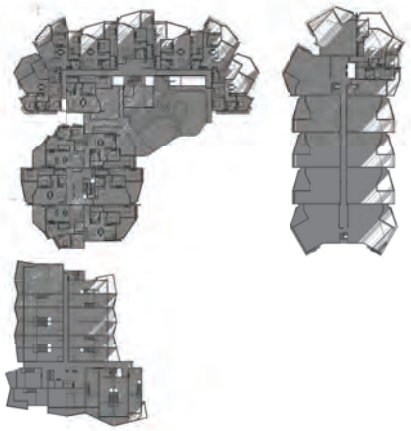
Shadow Diagrams

5490.13e

N

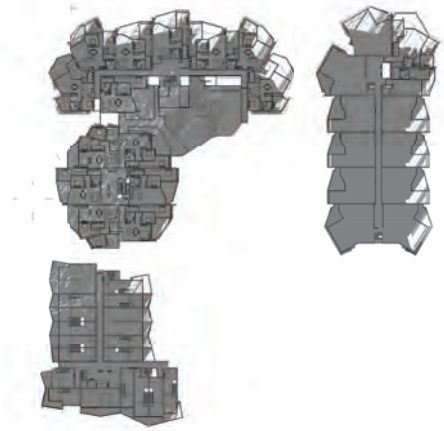
0 2 4 6 8 10

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



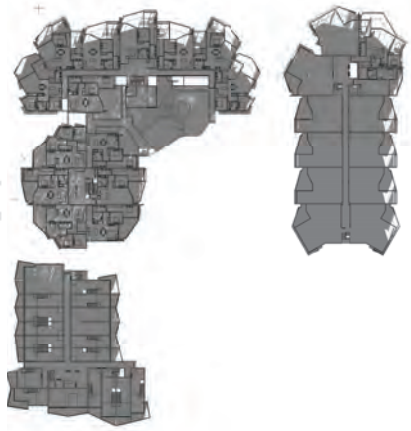
9am Winter Solstice - Level 6

Scale @ A1



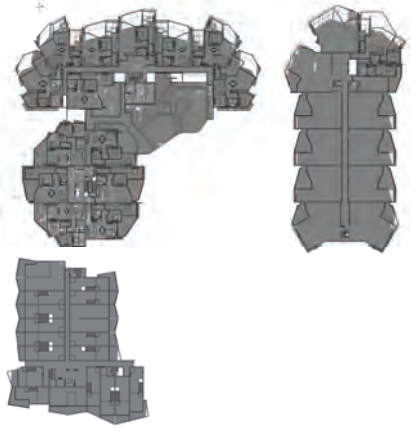
10am Winter Solstice - Level 6

Scale @ A1



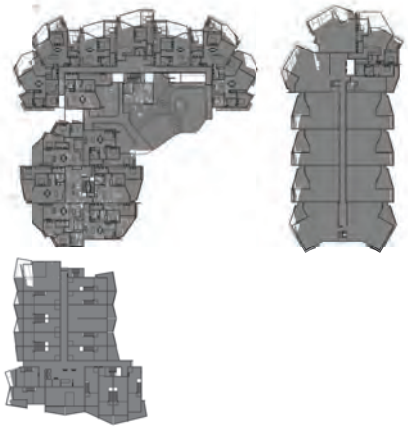
11am Winter Solstice - Level 6

Scale @ A1



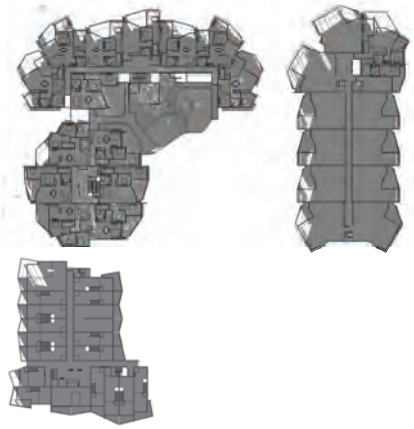
12pm Winter Solstice - Level 6

Scale @ A1



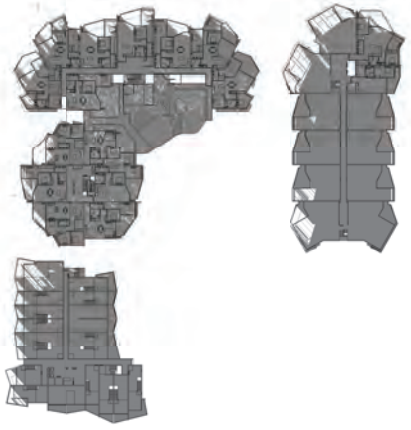
1pm Winter Solstice - Level 6

Scale @ A1



2pm Winter Solstice - Level 6

Scale @ A1



3pm Winter Solstice - Level 6

Scale @ A1

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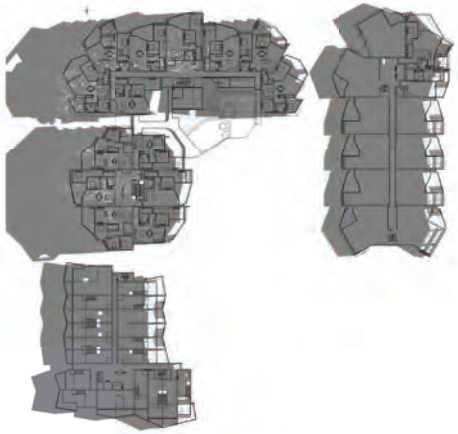
Sun Penetration Design Study For Sunshading

5490.14 [1]

N

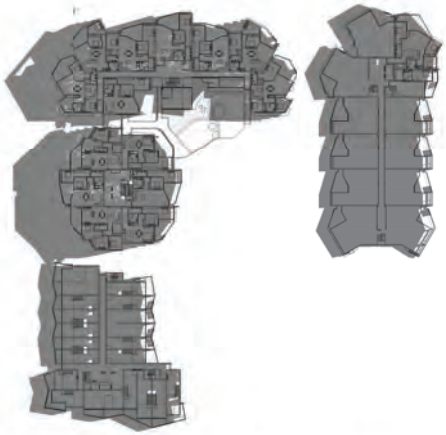
0 15 30 45 60 75

Scale (m) 1 : 750 @A1 Scale (m) 1 : 1500 @A3



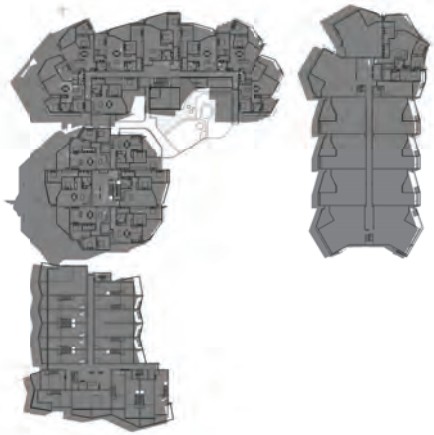
9am Summer Solstice - Level 6

Scale @ A1



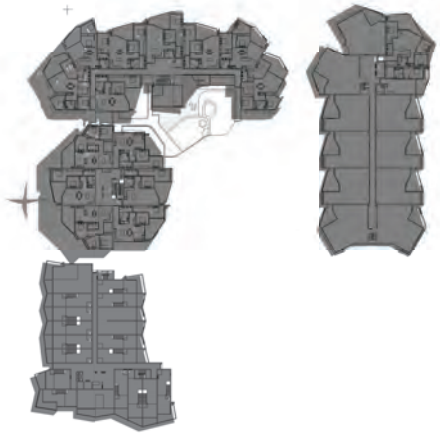
10am Summer Solstice - Level 6

Scale @ A1



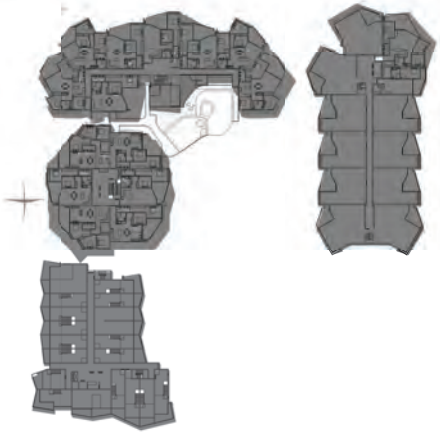
11am Summer Solstice - Level 6

Scale @ A1



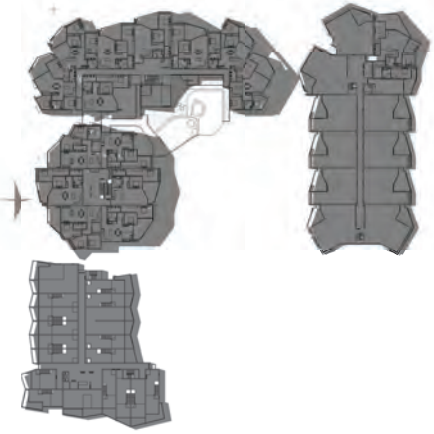
12pm Summer Solstice - Level 6

Scale @ A1



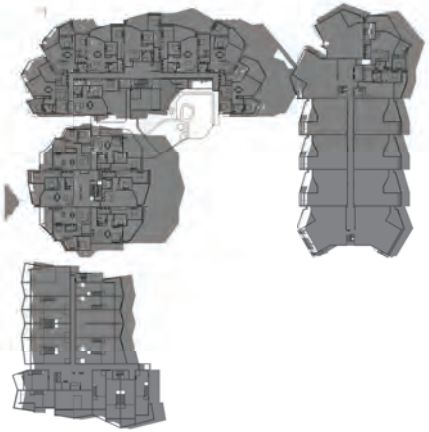
1pm Summer Solstice - Level 6

Scale @ A1



2pm Summer Solstice - Level 6

Scale @ A1



3pm Summer Solstice - Level 6

Scale @ A1

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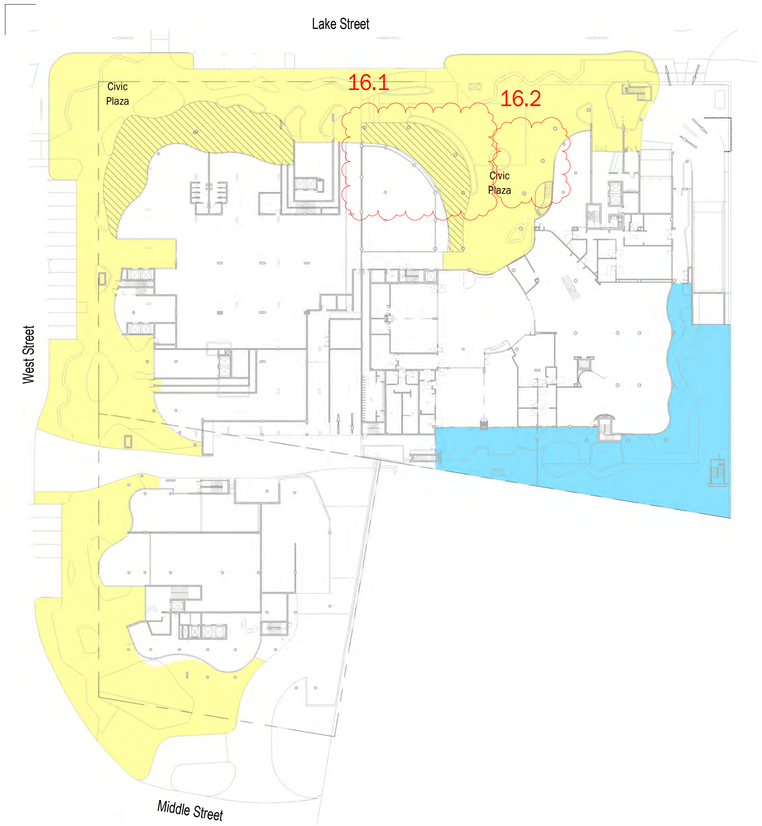
Sun Penetration Design Study For Sunshading

5490.15 [1]

N

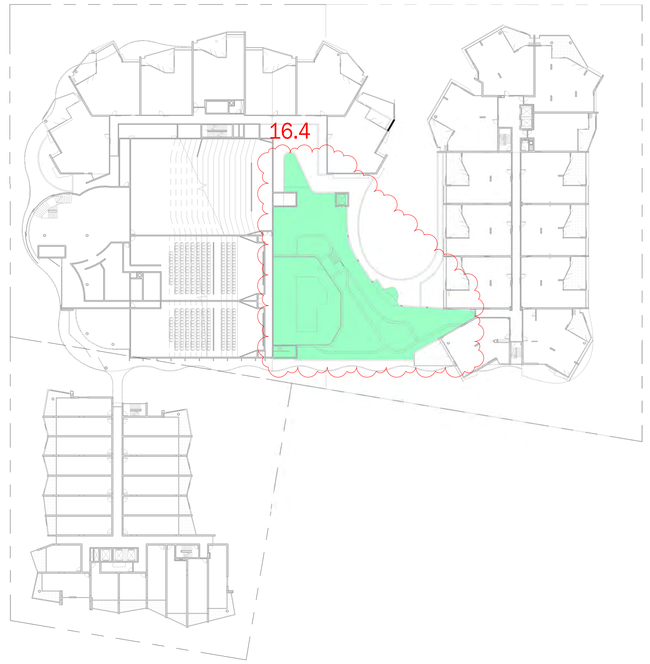
0 15 30 45 60 75

Scale (m) 1 : 750 @A1 Scale (m) 1 : 1500 @A3



Ground Floor Plan

Mezzanine/ Library/Level 1



Level 3

Level 5

Level 6

Legend

- Public domain
- Exclussive 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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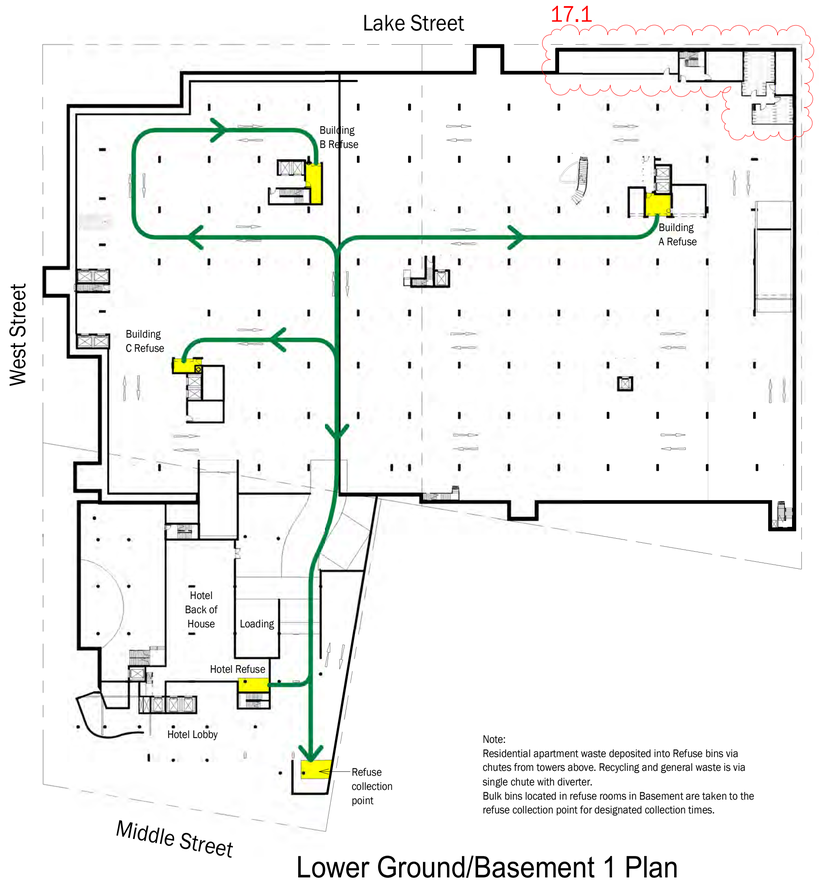
Communal Open Space Diagrams

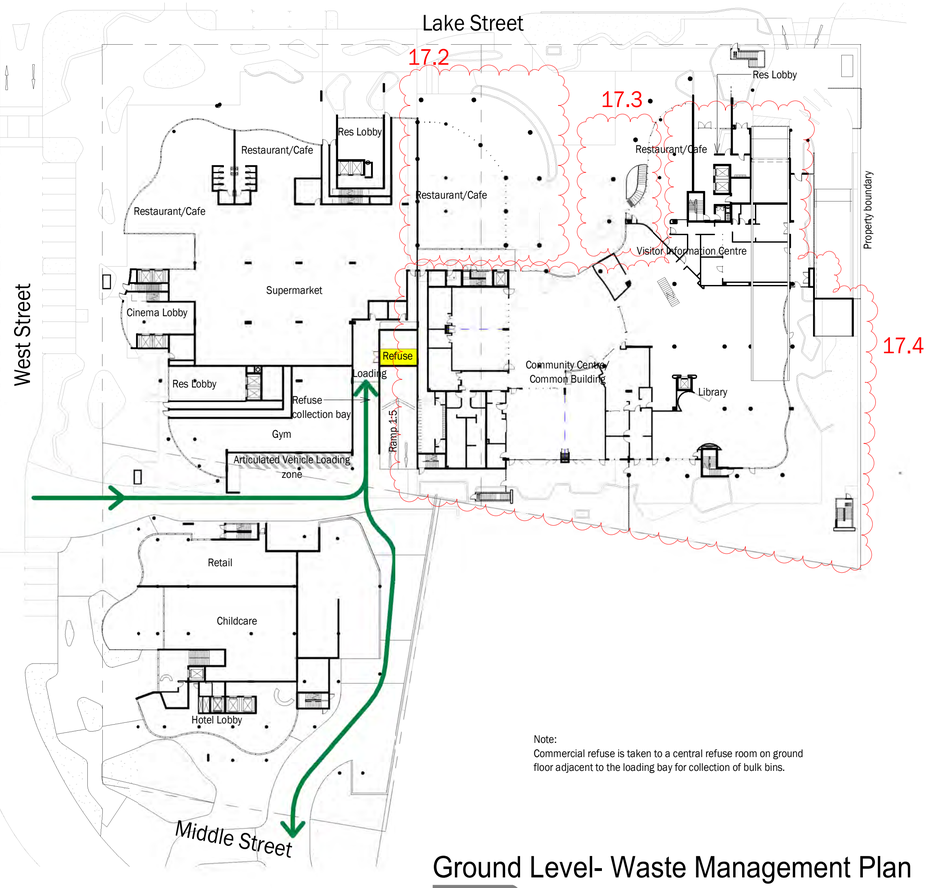
5490.16 [3]



Note:
Residential apartment waste deposited into Refuse bins via chutes from towers above. Recycling and general waste is via single chute with diverter.
Bulk bins located in refuse rooms in Basement are taken to the refuse collection point for designated collection times.

Lower Ground/Basement 1 Plan

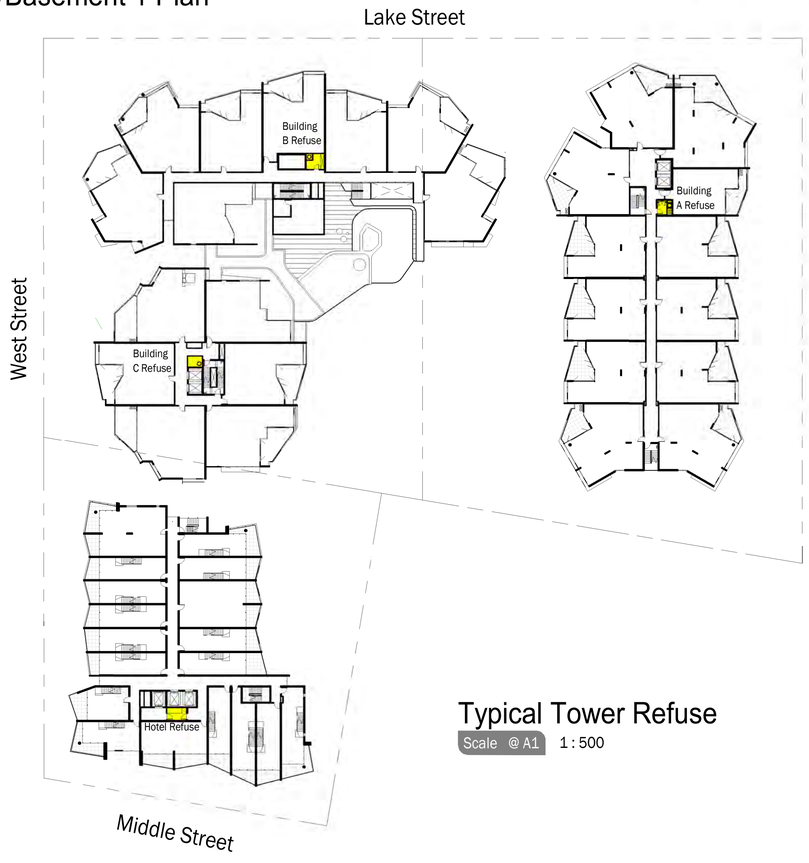
Scale @ A1 1 : 500



Note:
Commercial refuse is taken to a central refuse room on ground floor adjacent to the loading bay for collection of bulk bins.

Ground Level- Waste Management Plan

Scale @ A1 1 : 500



Typical Tower Refuse

Scale @ A1 1 : 500

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Waste Management Plan

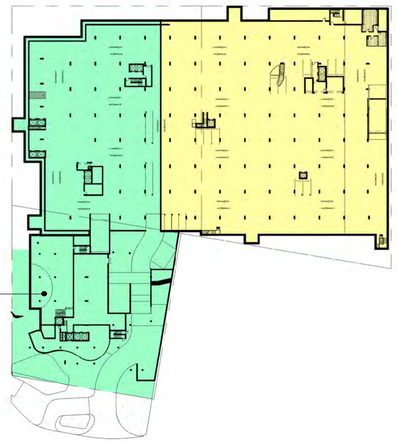
5490.17 [3]

N

0 10 20 30 40 50

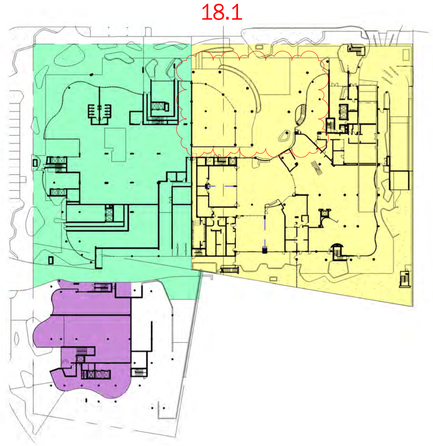
Scale (m) 1 : 500 @A1 Scale (m) 1 : 1000 @A3

Basement 2



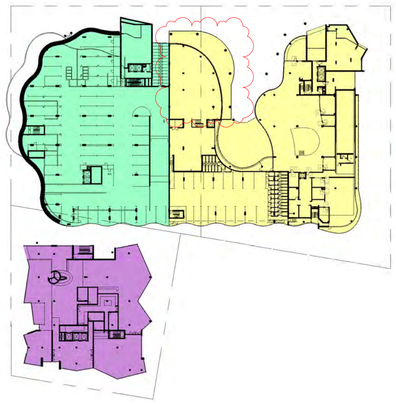
Basement 1 / Lower Ground Level

18.1



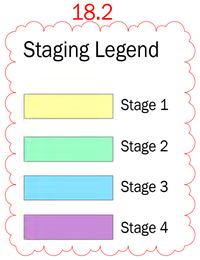
Ground Floor Plan

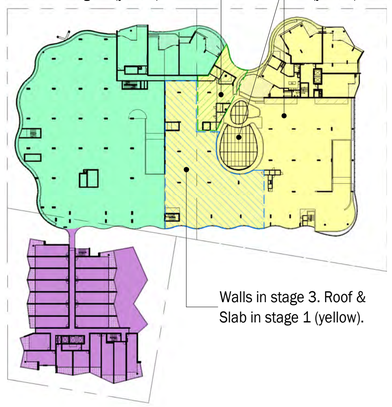
18.1



Mezzanine/ Library/Level 1

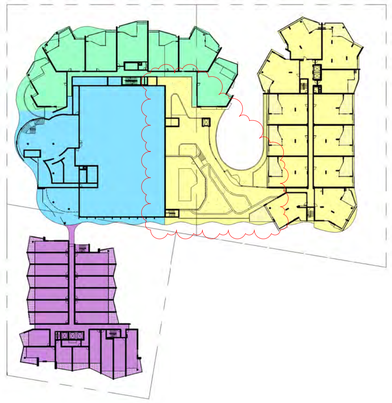
18.2





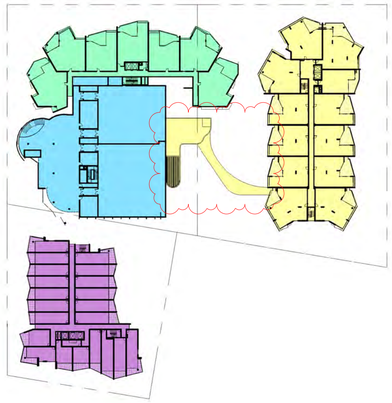
Level 2

18.1

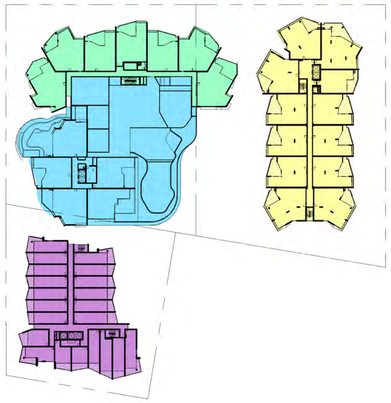


Level 3

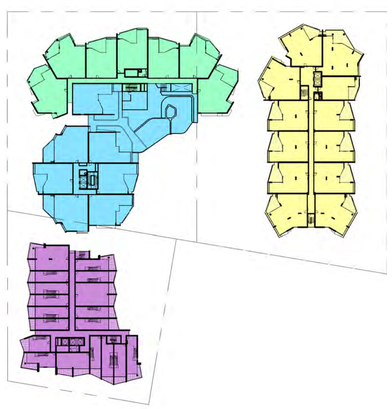
18.1



Level 4

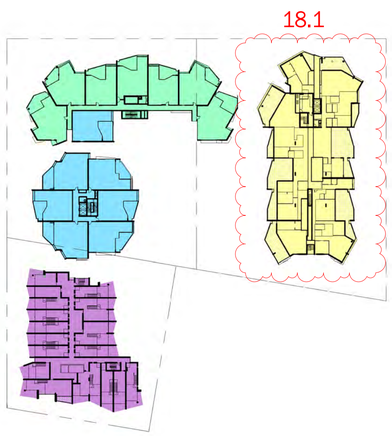


Level 5



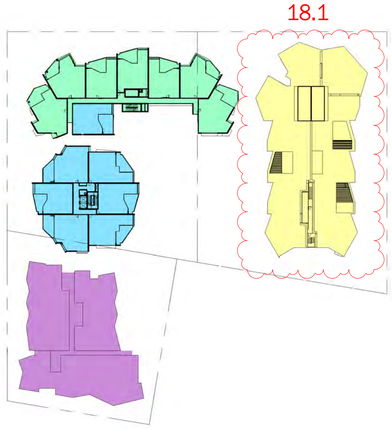
Level 6

18.1



Level 7

18.1



Level 8/9

Level 10

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Staging Plan

5490.18 [4]

0 20 40 60 80 100

Scale (m) 1 : 1000 @A1 Scale (m) 1 : 2000 @A3

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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Site Plan

5490.21 [3]

N

0 8 16 24 32 40

Scale (m) 1 : 400 @A1 Scale (m) 1 : 800 @A3

Lower/Basement 2 Plan

Scale @ A1 1 : 250

22.4

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	Residental 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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Lower Basement 2 Plan

5490.22 [4]

N

0 5 10 15 20 25

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

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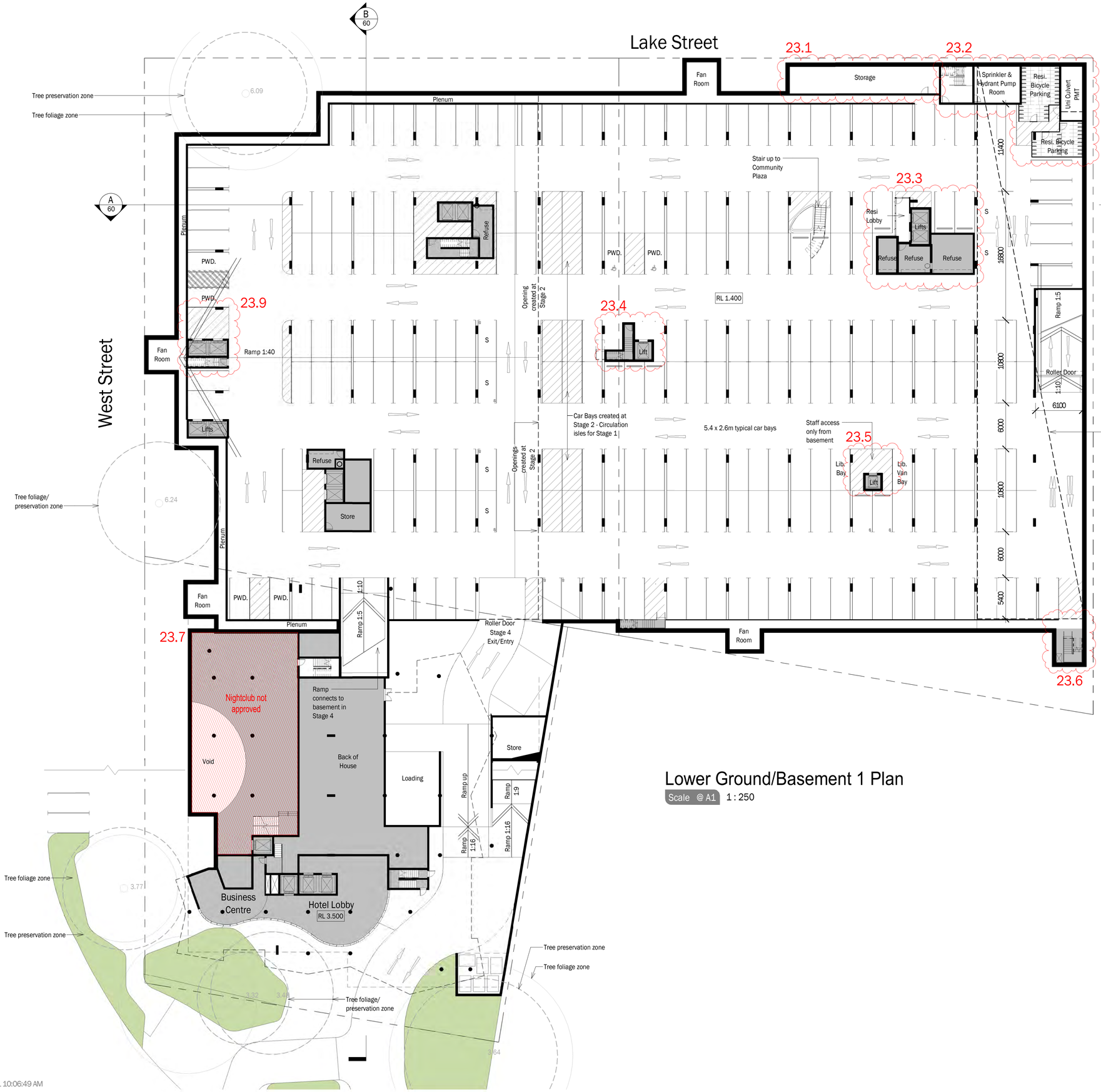

Lower Ground/Basement 1 Plan

Scale @A1 1 : 250

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	Residental 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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Upper Basement 1 Plan

5490.23 [4]

N

0 5 10 15 20 25

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

DA Issue11/05/21

Ground Level

Scale @A1 1 : 250

Street Parking Schedule	
Description	Count
	80
Grand Total	80

Bicycle Parking Schedule	
Description	Count

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Ground Floor Plan

5490.24 [5]

N

0 5 10 15 20 25

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

DA Issue11/05/21

Level 1 Floor Plan

Scale @ A1 1 : 250

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	Residental 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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Level 1 Floor Plan

5490.25 [4]

N

0 5 10 15 20 25

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

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Level 2 Floor Plan

Scale @ A1 1 : 250

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Level 2 Floor Plan

5490.26 [3]

N

0 5 10 15 20 25

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

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Level 3

Scale @ A1 1 : 250

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Level 3 Floor Plan

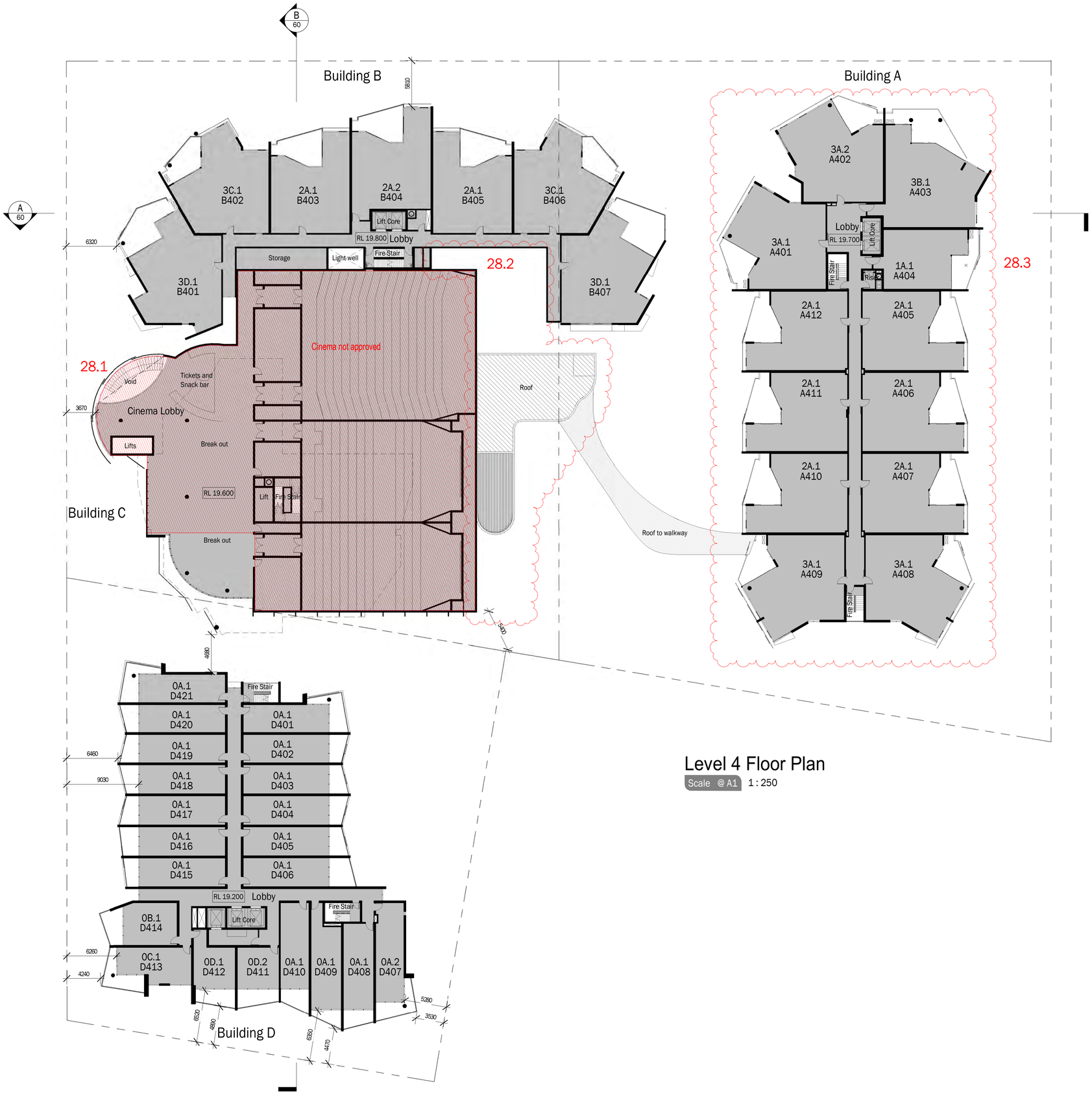
5490.27 [7]

N

0 5 10 15 20 25

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

DA Issue11/05/21



Level 4 Floor Plan

Scale @ A1 1 : 250

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Level 4 Floor Plan

5490.28 [7]

N

0 5 10 15 20 25

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

Level 5 Floor Plan

Scale @A1 1 : 250

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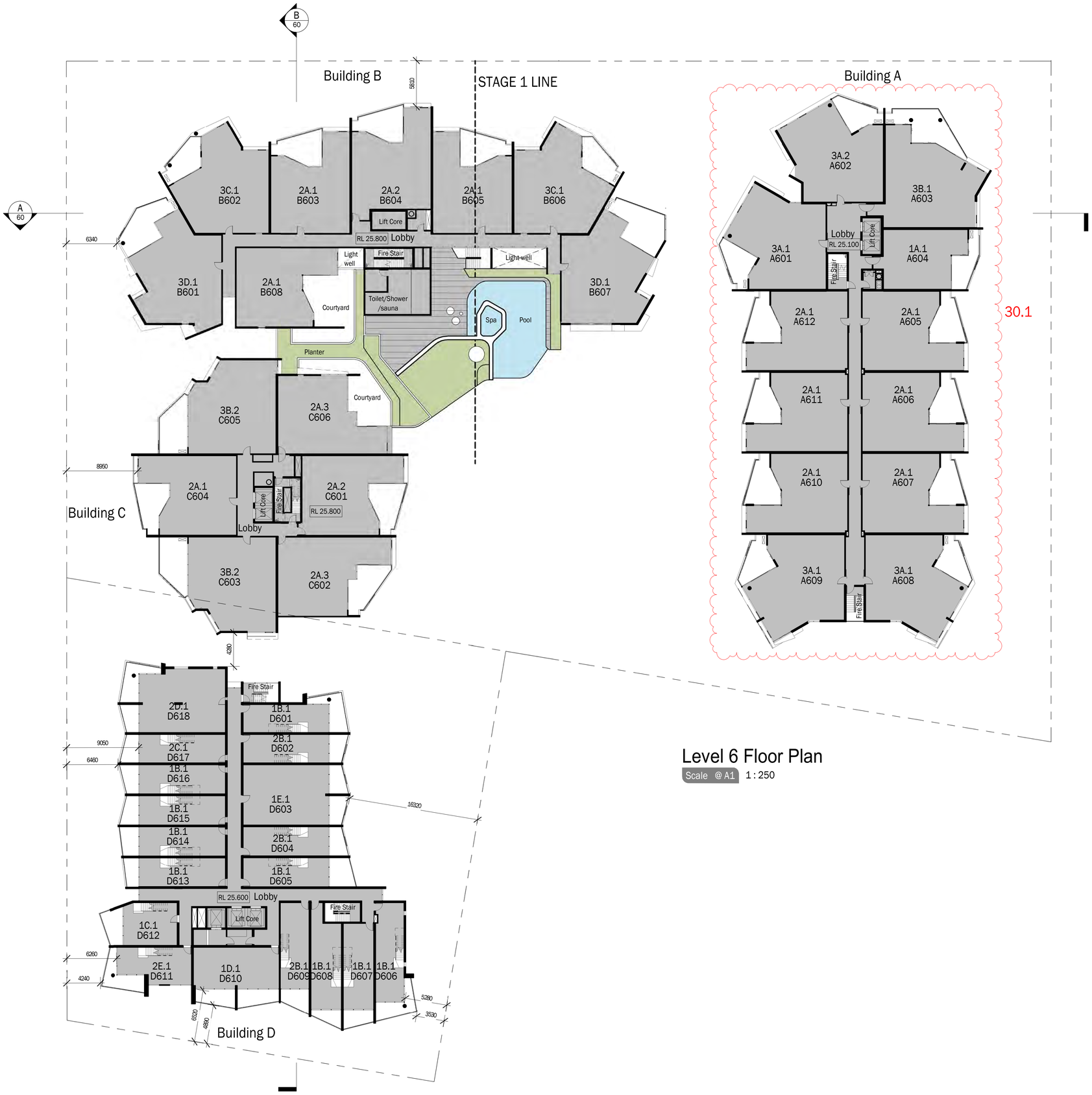
Level 5 Floor Plan

5490.29 [6]

N

0 5 10 15 20 25

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



Level 6 Floor Plan

Scale @ A1 1 : 250

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Level 6 Floor Plan

5490.30 [6]

0 5 10 15 20 25

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

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Level 7 Floor Plan

Scale @ A1 1 : 250

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Level 7 Floor Plan

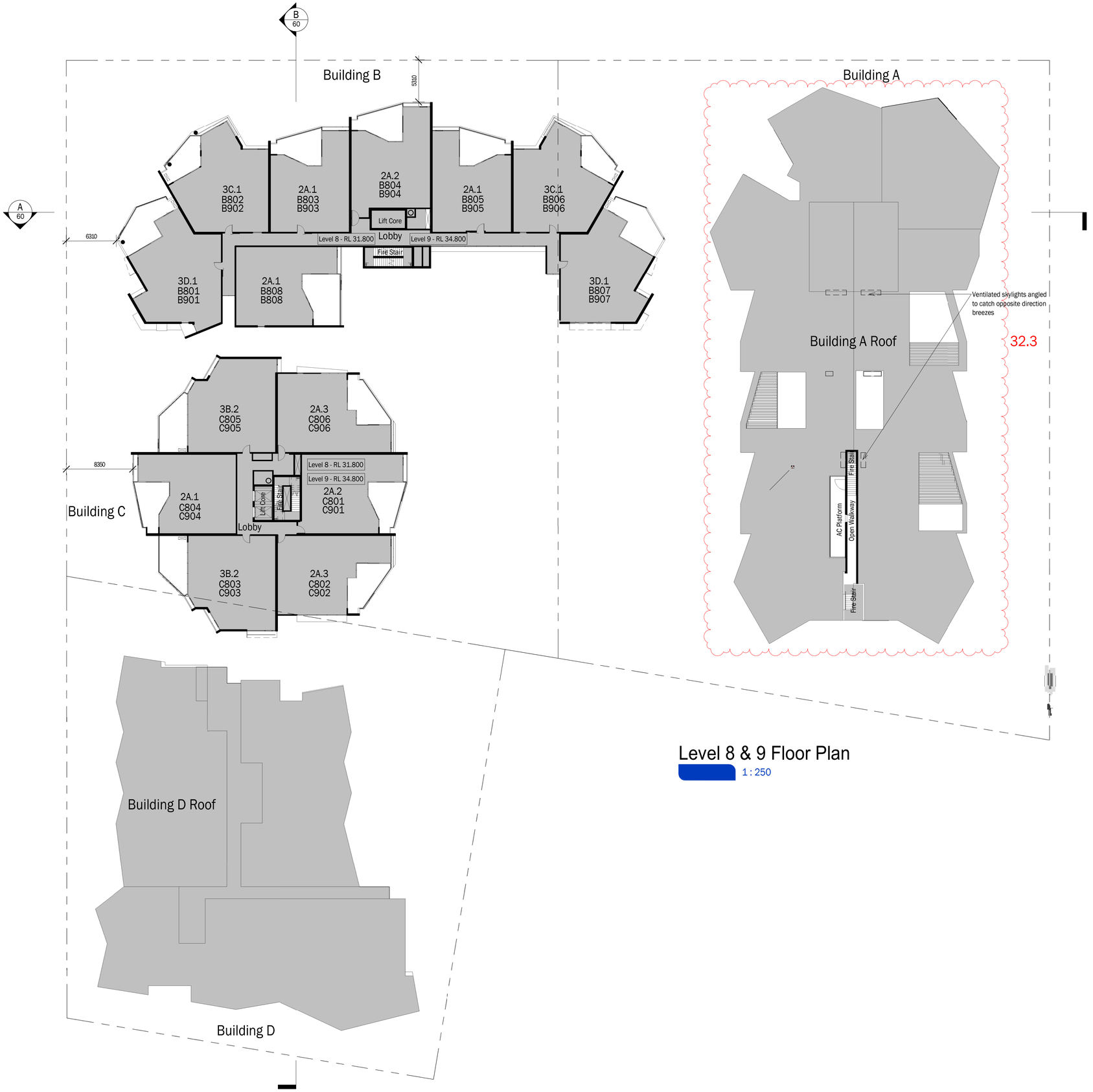
5490.31 [6]

N

0 5 10 15 20 25

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

DA Issue11/05/21



Level 8 & 9 Floor Plan

1 : 250

DA Issue11/05/21

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Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 8 & 9 Floor Plan

5490.32 [6]

N

0 5 10 15 20 25

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

Level 10 Floor Plan

Scale @ A1 1 : 250

DA Issue 03/04/17

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Level 10 Floor Plan

5490.33 [2]

N

0 5 10 15 20 25

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

Roof Plan

Scale @ A1 1 : 250

DA Issue11/05/21

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Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

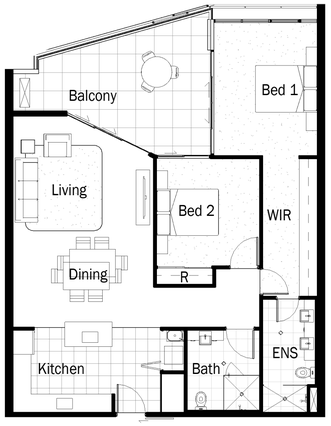
Roof Plan

5490.34 [3]

N

0 5 10 15 20 25

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

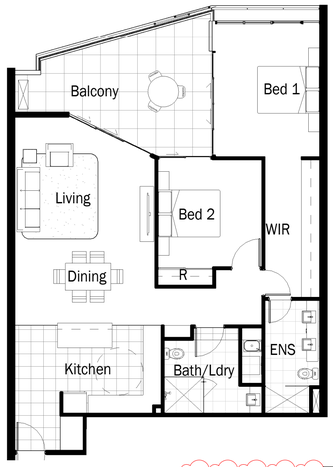


Typical Unit - (2A.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 2A.1

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

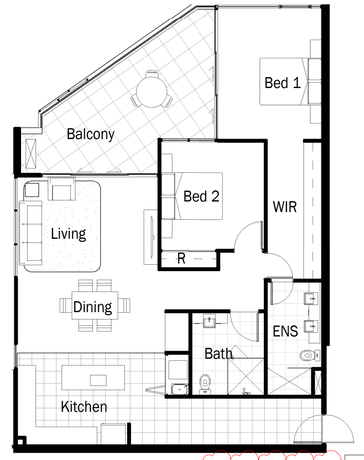


Typical Unit - (2A.2) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 2A.2

Name	Area
2A.2	109.8 m²
2A.2	20.4 m²
	130.2 m²



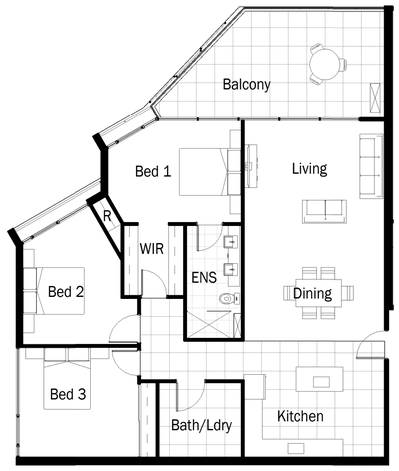
Typical Unit - (2A.3) Stage 2&3

Scale @ A1 1 : 100

40.1

Area Schedule Unit 2A.3

Name	Area
2A.3	112.6 m²
2A.3	20.9 m²
	133.5 m²

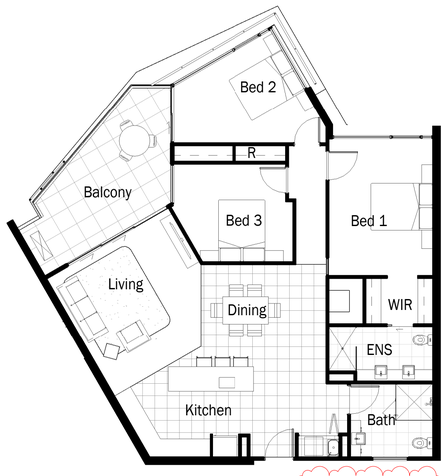


Typical Unit - (3B.2) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3B.2

Name	Area
3B.2	124.6 m²
3B.2	22.7 m²
	147.3 m²



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

Scale @ A1 1 : 100

Area Schedule Unit 3C.1

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

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

Scale @ A1 1 : 100

Area Schedule Unit 3D.1

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

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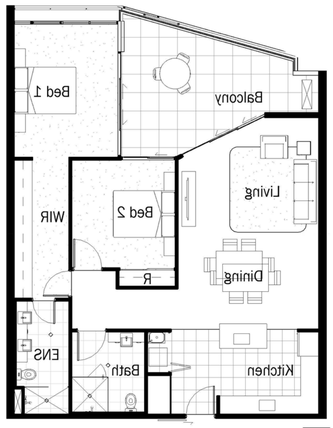
Typical Unit Plans - Stage 2 & 3

5490.40 [5]

0 2 4 6 8 10

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

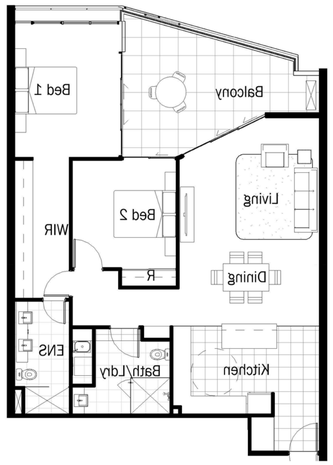


Typical Unit - (2A.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 2A.1

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

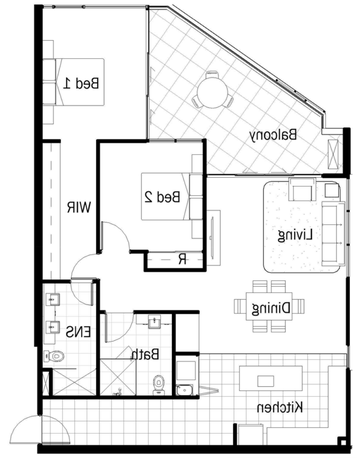


Typical Unit - (2A.2) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 2A.2

Name	Area
2A.2	109.8 m²
2A.2	20.4 m²
	130.2 m²



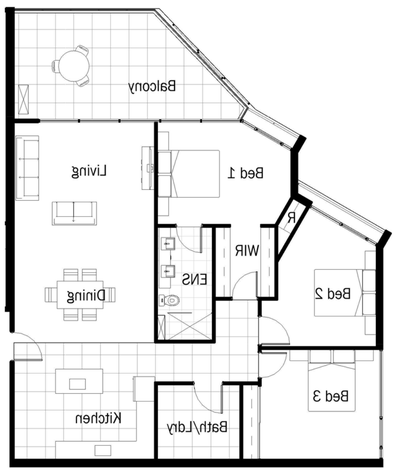
Typical Unit - (2A.3) Stage 2&3

Scale @ A1 1 : 100

41.1

Area Schedule Unit 2A.3

Name	Area
2A.3	112.6 m²
2A.3	20.9 m²
	133.5 m²

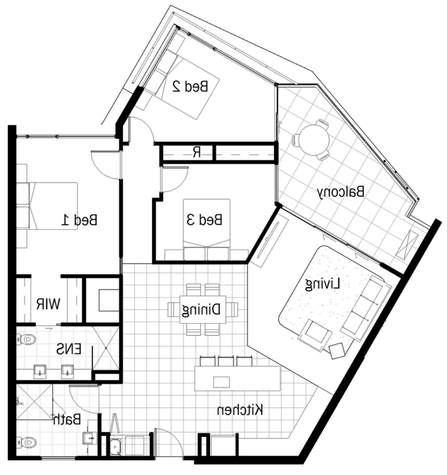


Typical Unit - (3B.2) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3B.2

Name	Area
3B.2	124.6 m²
3B.2	22.7 m²
	147.3 m²

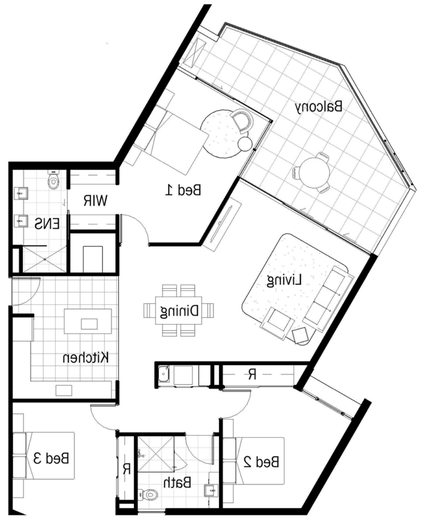


Typical Unit - (3C.1) Stage 2&3

Scale @ A1 1 : 100

Area Schedule Unit 3C.1

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



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

Scale @ A1 1 : 100

Area Schedule Unit 3D.1

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

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Cnr Lake, West & Middle Street

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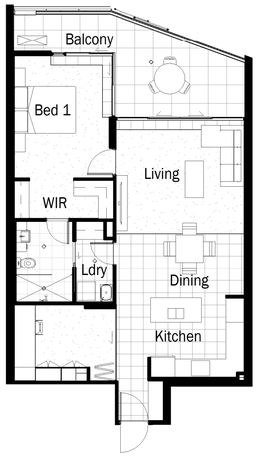
Typical Unit Plans -
Stage 2 & 3 Mirrored

5490.40a [2]

0 2 4 6 8 10

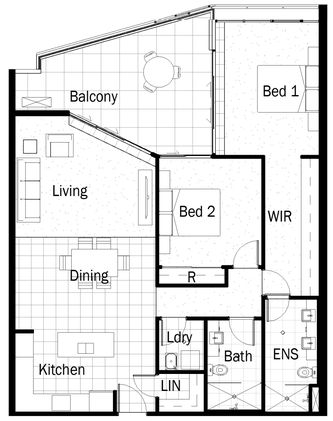
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Typical Unit - (1A.1) Stage 1

Scale @ A1 1 : 100

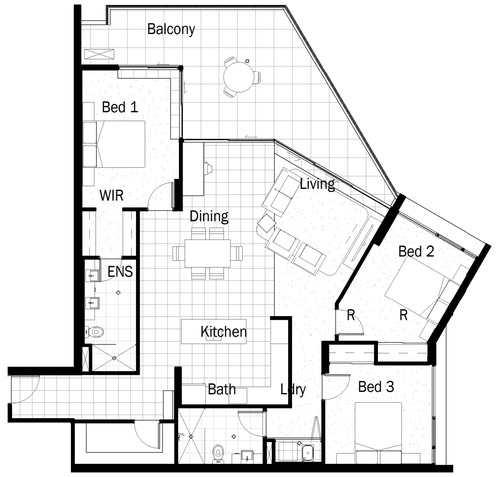
Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m²
1A.1	16.0 m²
	93.3 m²



Typical Unit - (2A.1) Stage 1

Scale @ A1 1 : 100

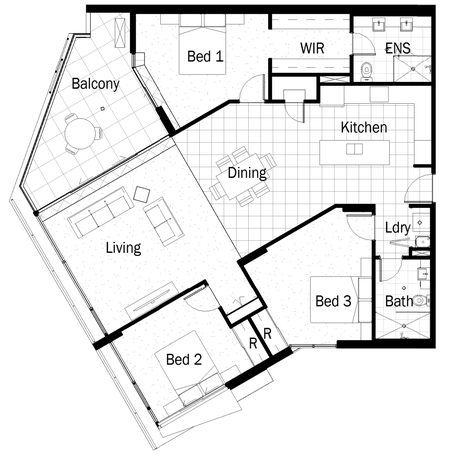
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m²
2A.1	20.4 m²
	127.4 m²



Typical Unit - (3B.1) Stage 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) Stage 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.3) Stage 1

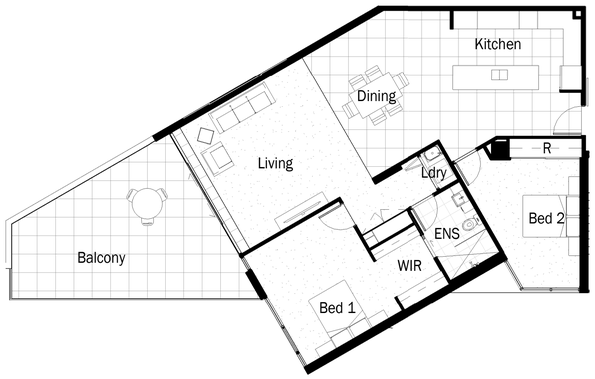
Scale @ A1 1 : 100

Area Schedule Unit 3A.3	
Name	Area
3A.3	127.2 m²
3A.3	16.9 m²
Grand total	144.1 m²

Typical Unit - (3A.2) Stage 1

Scale @ A1 1 : 100

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



Typical Unit - (2F.1) Stage 1

Scale @ A1 1 : 100

Area Schedule Unit 2F.1	
Name	Area
2F.1	107.7 m²
2F.1	29.6 m²
	137.2 m²

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Cnr Lake, West & Middle Street

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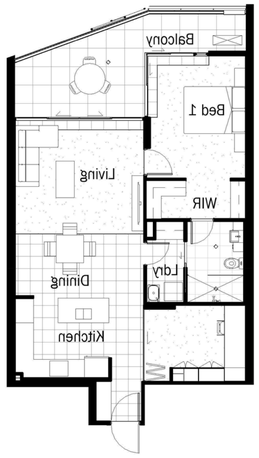
Typical Unit Plans - Stage 1 Only

5490.40b [1]

0 2 4 6 8 10

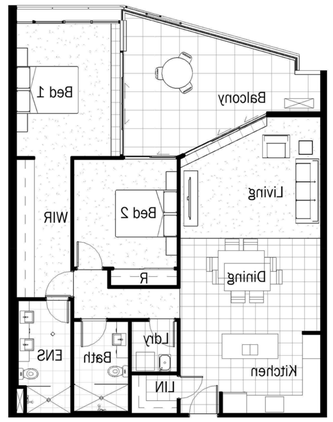
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



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)

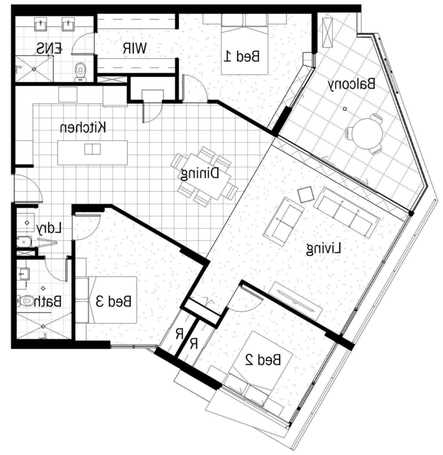
Scale @ A1 1 : 100

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.3)

Scale @ A1 1 : 100

Area Schedule Unit 3A.3	
Name	Area
3A.3	127.2 m²
3A.3	16.9 m²
Grand total	144.1 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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Cnr Lake, West & Middle Street

For

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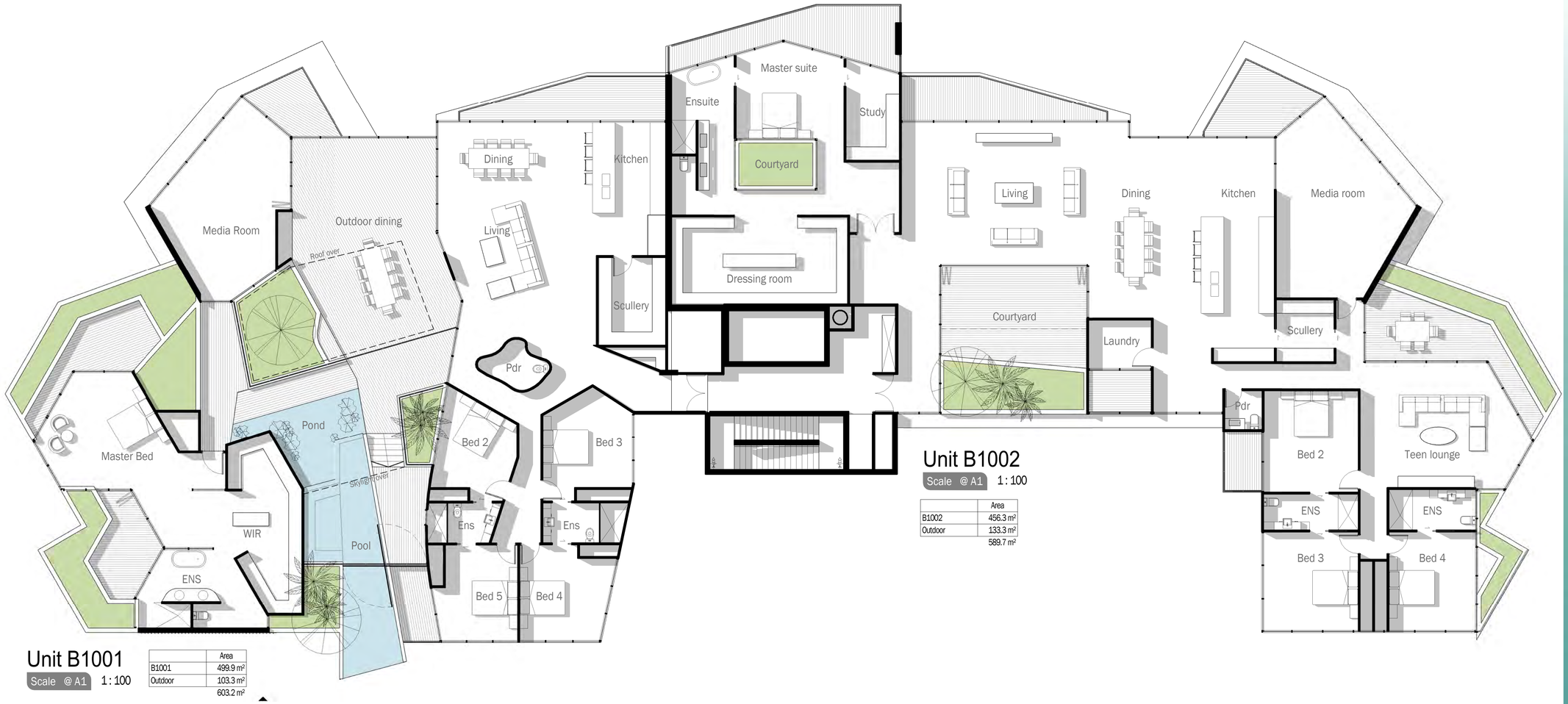
Typical Unit Plans -
Stage 1 Only, Mirrored

5490.40c [1]

0 2 4 6 8 10

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



Unit B1001

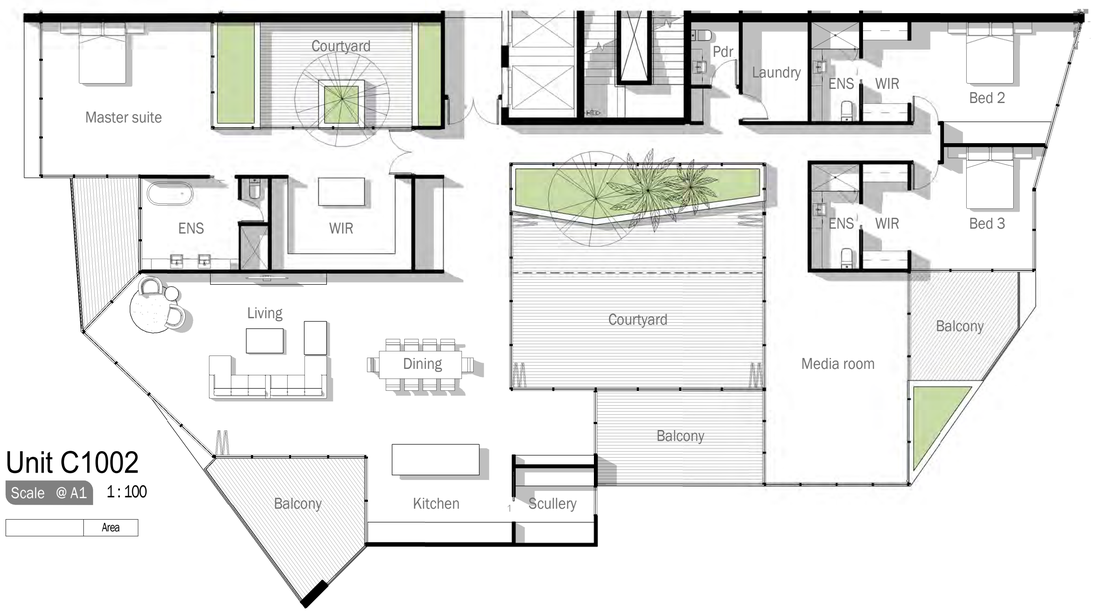
Scale @ A1 1 : 100

	Area
B1001	499.9 m²
Outdoor	103.3 m²
	603.2 m²

Unit B1002

Scale @ A1 1 : 100

	Area
B1002	456.3 m²
Outdoor	133.3 m²
	589.7 m²



Unit C1002

Scale @ A1 1 : 100

	Area

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Typical Unit Plans

5490.41 [1]

N

0 2 4 6 8 10

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

Unit C1002

Scale @ A1 1:100

Area

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Cnr Lake, West & Middle Street

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Typical Unit Plans

5490.41 [1]
MIRRORED

N

0 2 4 6 8 10

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

Hotel Typical - (0A.1)

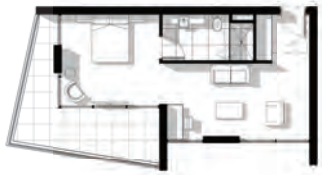
Scale @ A1 1 : 100

Area Schedule Unit 0A.1	
Name	Area
0A.1	43.2 m²
0A.1 Balc	6.7 m²
	49.8 m²

Hotel Typical - (0B.1)

Scale @ A1 1 : 100

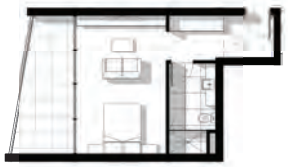
Area Schedule Unit 0B.1	
Name	Area
0B.1	38.7 m²
0B.1 Balc	10.4 m²
	49.1 m²



Hotel Typical - (0C.1)

Scale @ A1 1 : 100

Area Schedule Unit 0C.1	
Name	Area
0C.1	41.5 m²
0C.1 Balc	14.9 m²
	56.4 m²



Hotel Typical - (0D.1)

Scale @ A1 1 : 100

Area Schedule Unit 0D.1	
Name	Area
0D.1	34.2 m²
0D.1 Balc	10.9 m²
	45.1 m²

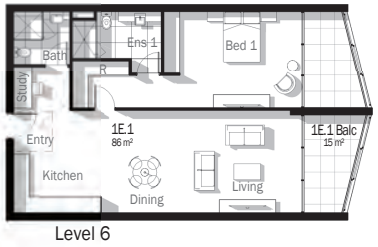
Lower Level (L6)

Upper Level (L7)

Serviced Apt. - (1B.1)

Scale @ A1 1 : 100

Area Schedule Unit 1B.1	
Name	Area
1B.1	64.5 m²
1B.1 Balc	7.6 m²
	72.1 m²

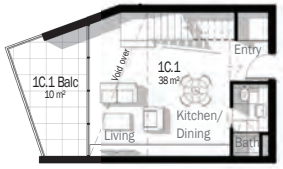


Level 6

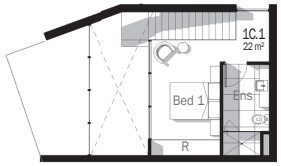
Serviced Apt. - (1E.1)

Scale @ A1 1 : 100

Area Schedule Unit 1E.1	
Name	Area
1E.1	85.8 m²
1E.1 Balc	15.2 m²
	101.0 m²



Lower Level (L6)

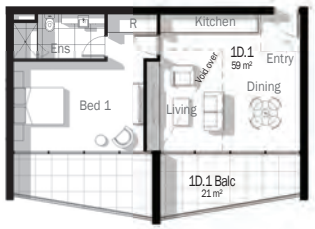


Upper Level (L7)

Serviced Apt. - (1C.1)

Scale @ A1 1 : 100

Area Schedule Unit 1C.1	
Name	Area
1C.1	60.9 m²
1C.1 Balc	10.4 m²
	71.3 m²



Level 6

Serviced Apt. - (1D.1)

Scale @ A1 1 : 100

Area Schedule Unit 1D.1	
Name	Area
1D.1	59.3 m²
1D.1 Balc	21.2 m²
	80.5 m²

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Typical Unit Plans

5490.42 [1]

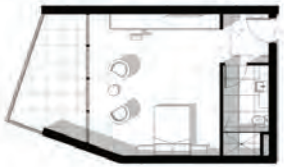
0 2 4 6 8 10

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

Hotel Typical - (0A.1)

Scale @ A1 1:100

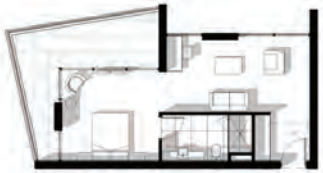
Area Schedule Unit 0A.1	
Name	Area
0A.1	43.2 m²
0A.1 Balc	6.7 m²
	49.8 m²



Hotel Typical - (0B.1)

Scale @ A1 1:100

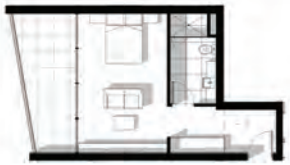
Area Schedule Unit 0B.1	
Name	Area
0B.1	38.7 m²
0B.1 Balc	10.4 m²
	49.1 m²



Hotel Typical - (0C.1)

Scale @ A1 1:100

Area Schedule Unit 0C.1	
Name	Area
0C.1	41.5 m²
0C.1 Balc	14.9 m²
	56.4 m²



Hotel Typical - (0D.1)

Scale @ A1 1:100

Area Schedule Unit 0D.1	
Name	Area
0D.1	34.2 m²
0D.1 Balc	10.9 m²
	45.1 m²

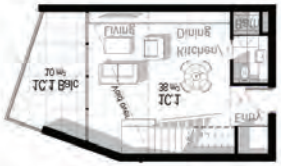
Lower Level (L6)

Upper Level (L7)

Serviced Apt. - (1B.1)

Scale @ A1 1:100

Area Schedule Unit 1B.1	
Name	Area
1B.1	64.5 m²
1B.1 Balc	7.6 m²
	72.1 m²



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 m²
1C.1 Balc	10.4 m²
	71.3 m²

Level 6

Serviced Apt. - (1D.1)

Scale @ A1 1:100

Area Schedule Unit 1D.1	
Name	Area
1D.1	59.3 m²
1D.1 Balc	21.2 m²
	80.5 m²

Level 6

Serviced Apt. - (1E.1)

Scale @ A1 1:100

Area Schedule Unit 1E.1	
Name	Area
1E.1	85.8 m²
1E.1 Balc	15.2 m²
	101.0 m²

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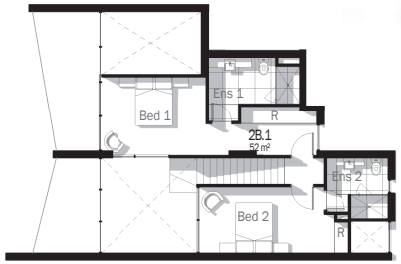
Typical Unit Plans

5490.42 [1]
MIRRORED

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

Lower Level (L6)



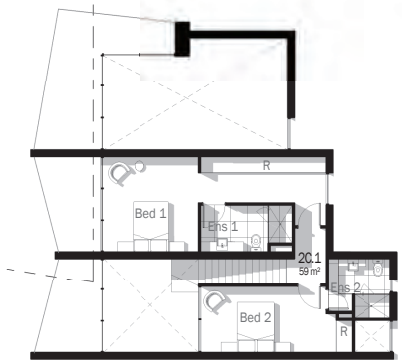
Upper Level (L7)

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)

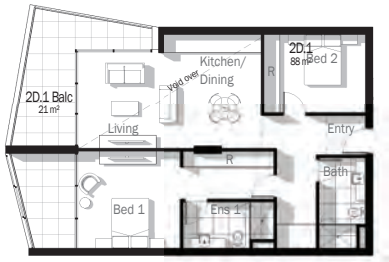


Upper Level (L7)

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

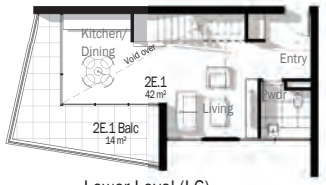


Level 6

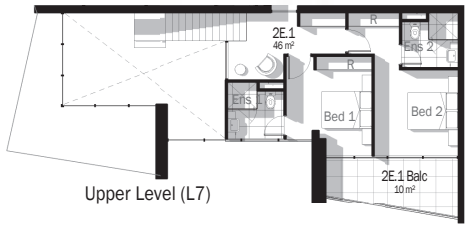
Serviced Apt. - (2D.1)

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



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

Lower Level (L6)

Upper Level (L7)

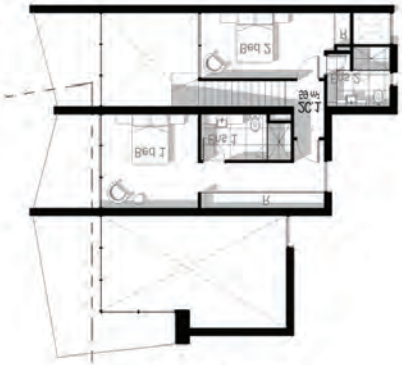
Serviced Apt. - (2B.1)

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

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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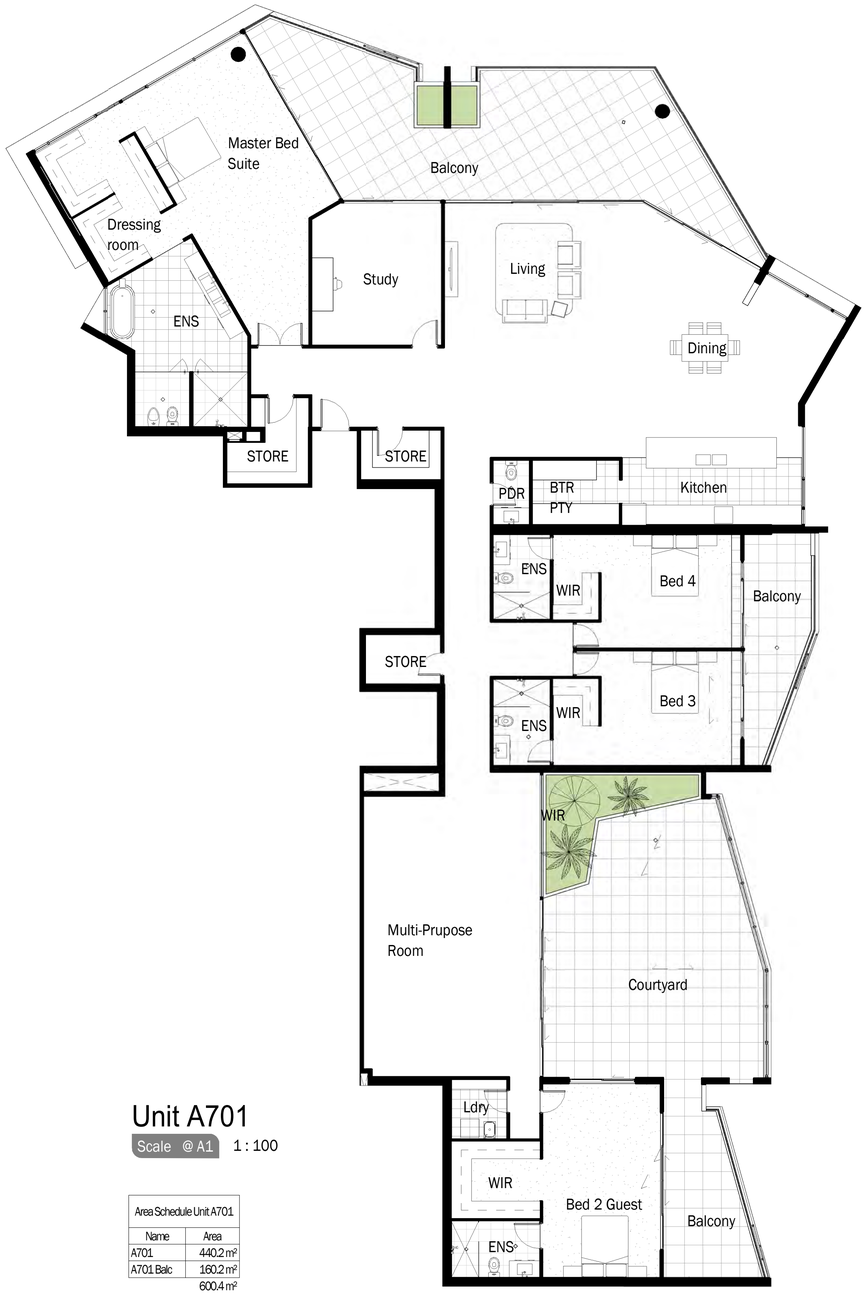

Unit A701

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	366.8 m²
A702 Balc	120.5 m²
	487.3 m²

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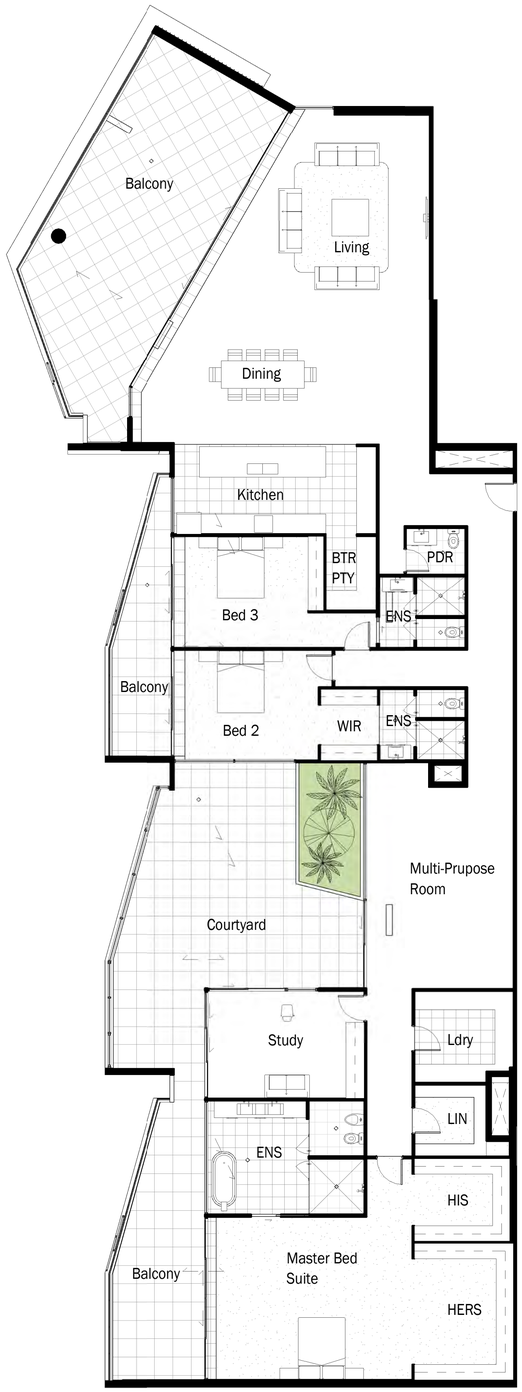
Penthouse Unit Plans - Stage 1

5490.44 [1]

0 2 4 6 8 10

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



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]

0 2 4 6 8 10

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

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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Elevations

5490.51 [4]

0 4 8 12 16 20

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

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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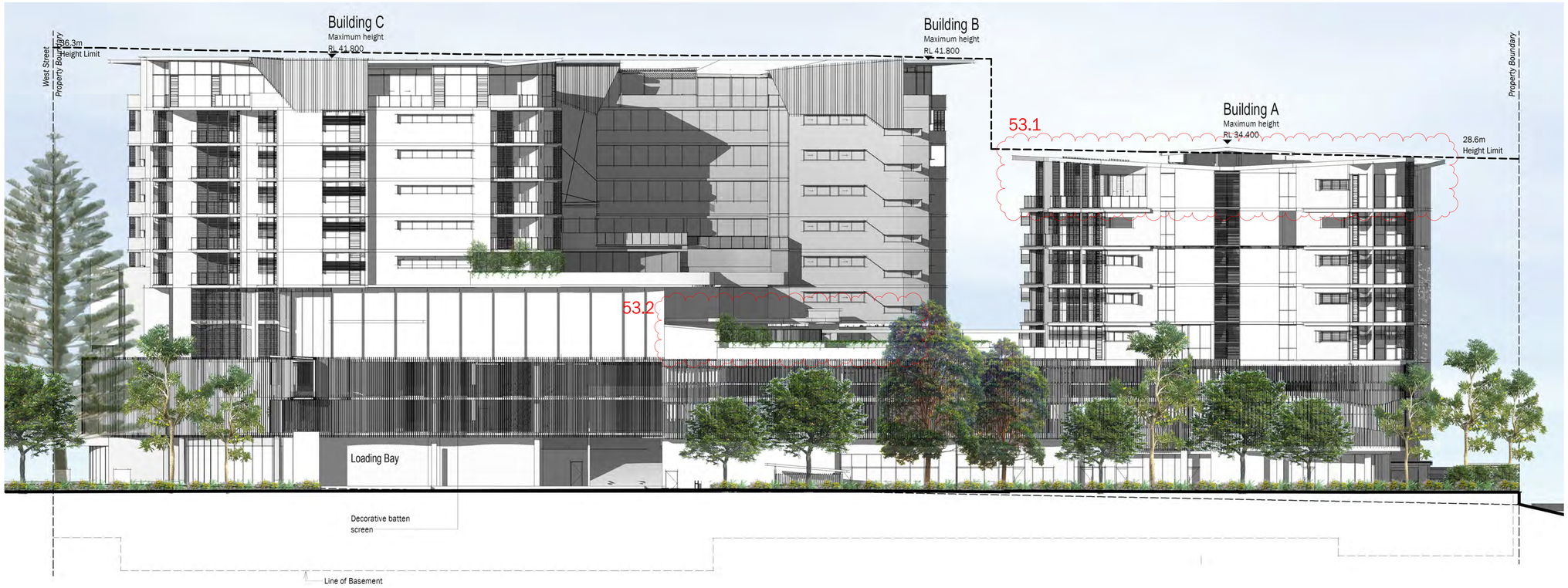
Elevations

5490.52 [5]

0 4 8 12 16 20

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



South Sectional Elevation

Scale @ A1 1 : 200

Stage 1 - West Elevation

Scale @ A1 1 : 200

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

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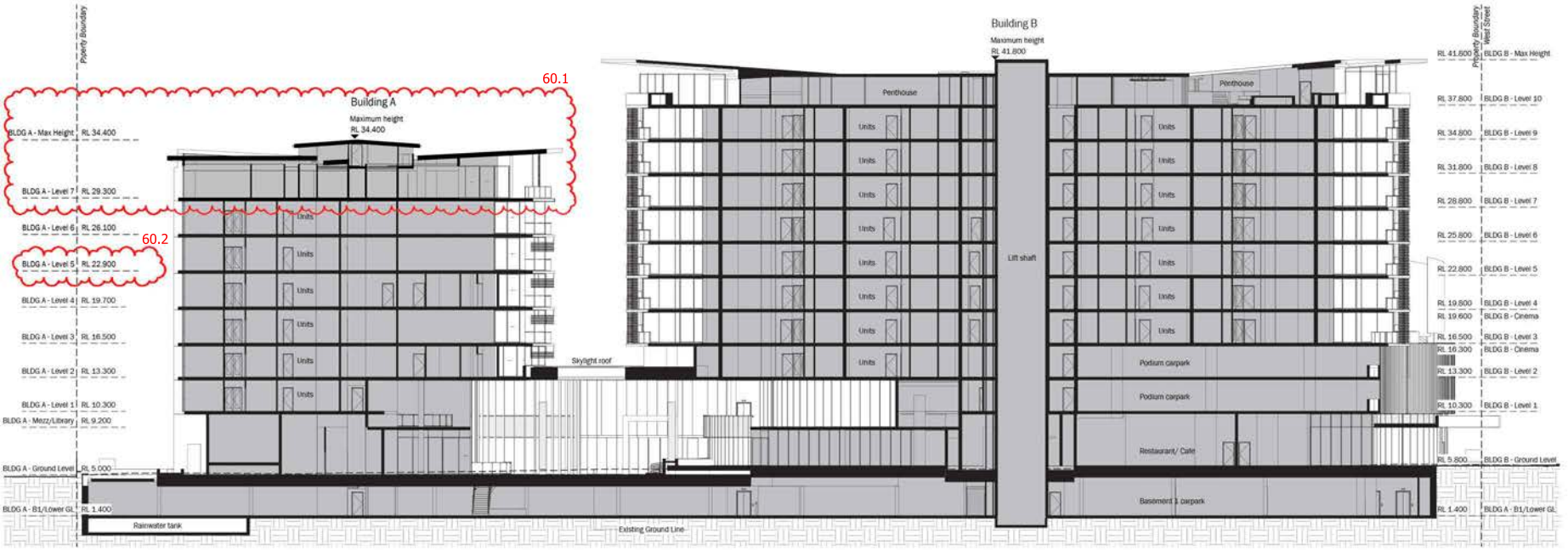
Elevations

5490.53 [4]

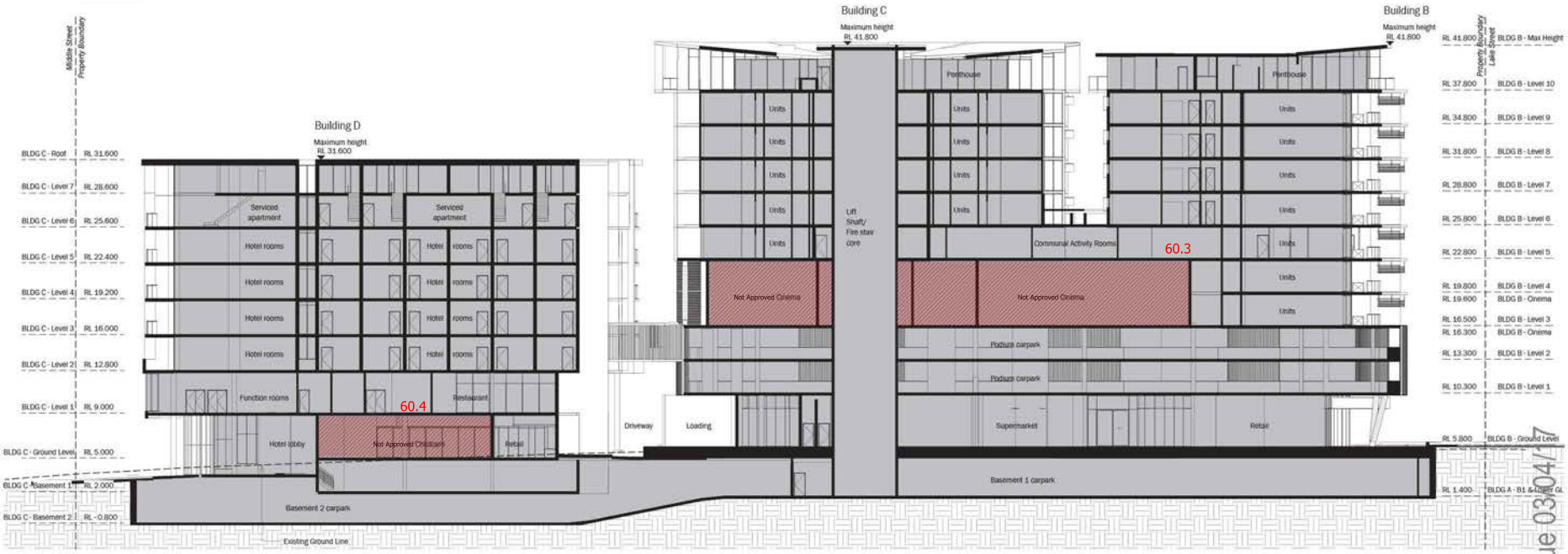
0 4 8 12 16 20

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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Site Sections

5490.60 [1]

0 4 8 12 16 20

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

Colour palette concept images

Community lounge and library concept image

Library facade concept image

Concept image - screening ⑪

Carpark screening concept image

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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]

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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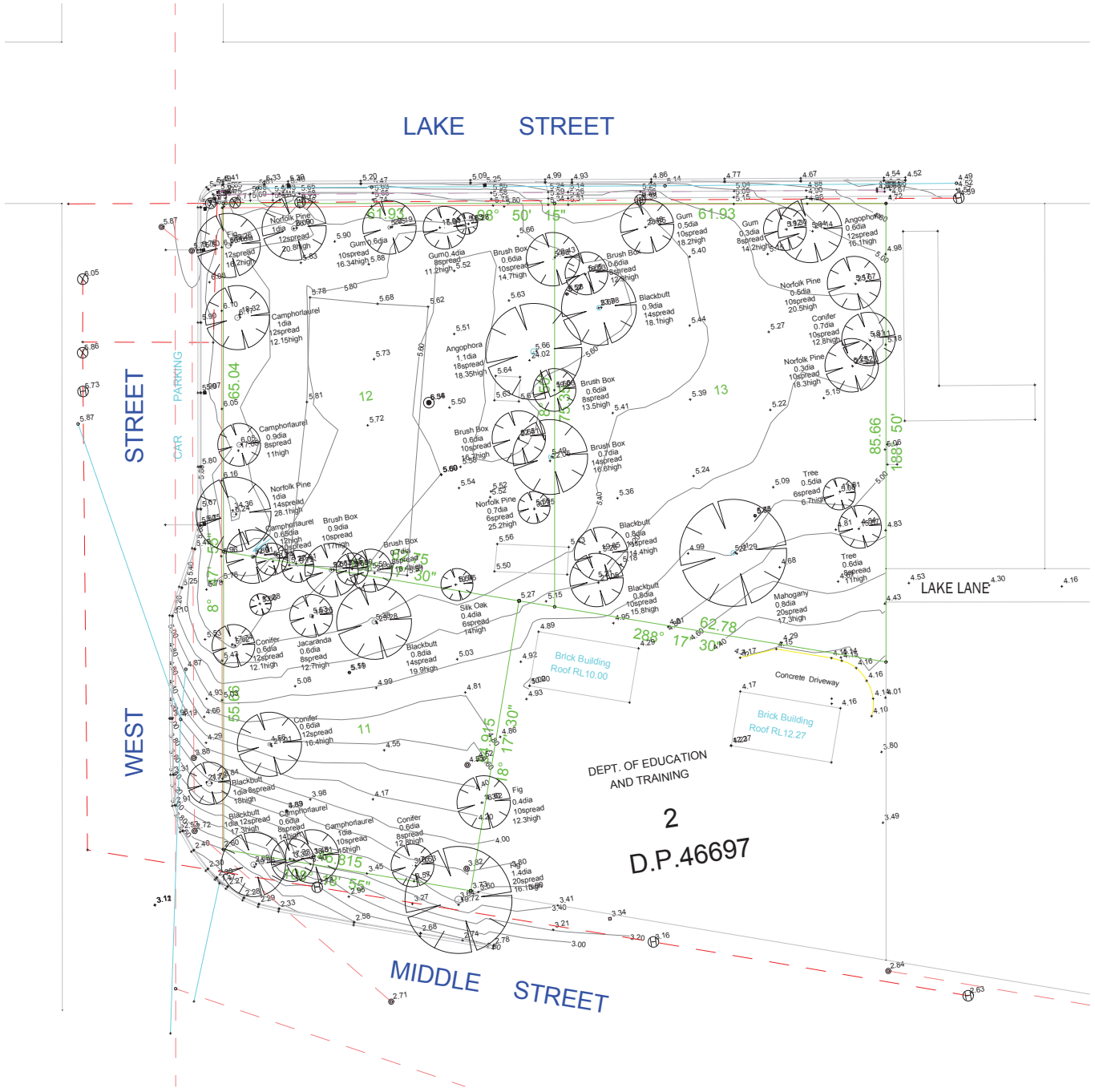
Materials & Finishes

5490.72 [3]



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Survey Plan

5490.82 [1]

N

0 8 16 24 32 40

Scale (m) 1 : 400 @A1 Scale (m) 1 : 800 @A3

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