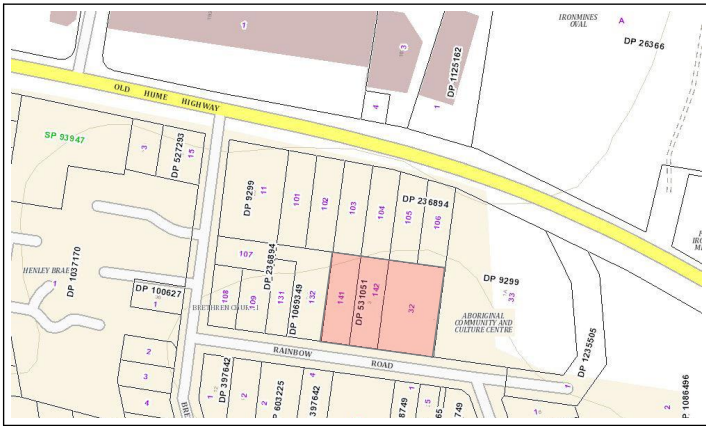




SITE LOCATION PLAN



LOCATION MAP



COURTYARD WEST



AERIAL VIEW

LIST OF DOCUMENTS

Status	No.	Layout Name	Issue
DA	01	SITE PLAN & SITE ANALYSIS	P
DA	02	SITE/GROUND FLOOR PLAN	P
DA	03	BASEMENT FLOOR PLAN	P
DA	04	GROUND FLOOR PLAN	P
DA	05	FIRST FLOOR PLAN	P
DA	06	SECOND FLOOR PLAN	P
DA	07	ROOF PLAN	P
DA	08	ELEVATIONS	P
DA	09	ELEVATIONS 02 & COLOUR SCHEDULE	P
DA	10	SECTIONS	P
DA	11	SECTION & SCHEDULES	P
DA	12	STREET ELEVATION & 3D VIEWS	P
DA	13	ADAPTABLE UNIT TYPES A & B	P
DA	14	ADAPTABLE UNIT TYPES C	P
DA	15	ADAPTABLE UNIT TYPES E & F	P
DA	16	ADAPTABLE UNIT TYPES A2 & E2	P
DA	17	ADAPTABLE UNIT TYPES Q & R	P
DA	18	TYPICAL UNIT TYPES G1, G2, H, J & K	P
DA	19	TYPICAL UNIT TYPES L, M & S1 & S2	P
DA	20	TYPICAL UNIT TYPES N, O	P
DA	21	SITE MANAGEMENT PLAN	P
DA	22	ENERGY REQUIREMENTS	P
DA	23	SHADOW DIAGRAMS - JUNE 21ST & 12M HEIGHT LIMIT INDICATION	P
DA	24	SHADOW DIAGRAMS - AXONOMETRIC JUNE 21ST	P
DA	25	DIRECT SUNLIGHT/ DAYLIGHT ACCESS INDICATION PLANS	P
DA	26	SHADOW MODEL - SOUTHERN BUILDING	P
DA	27	SHADOW DIAGRAMS - CENTRAL COURTYARD	P
DA	28	NATURAL VENTILATION DIAGRAMS	P
DA	29	DRAFT STRATA PLANS	P
DA	30	REFUSE ROOM DETAIL	P
DA	31	COMMUNAL OPEN SPACE & DEEP SOIL ZONES	P
DA	32	DEEP SOIL ZONES	P

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 300
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE



SITE PLAN & SITE ANALYSIS
Scale 1:400

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE
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AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA - Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
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N	DA Amend - Council submission	12.10.23	AJC
O	DA Amend - Client/Consultant Issue	22.11.23	AJC
P	DA Amend - Consultant Issue	15.12.23	AJC

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PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

PROJECT :

**PROPOSED NEW
AFFORDABLE HOUSING
PROJECT**

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

**Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd**

DRAWING :

SITE PLAN & SITE ANALYSIS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **1 of 32**

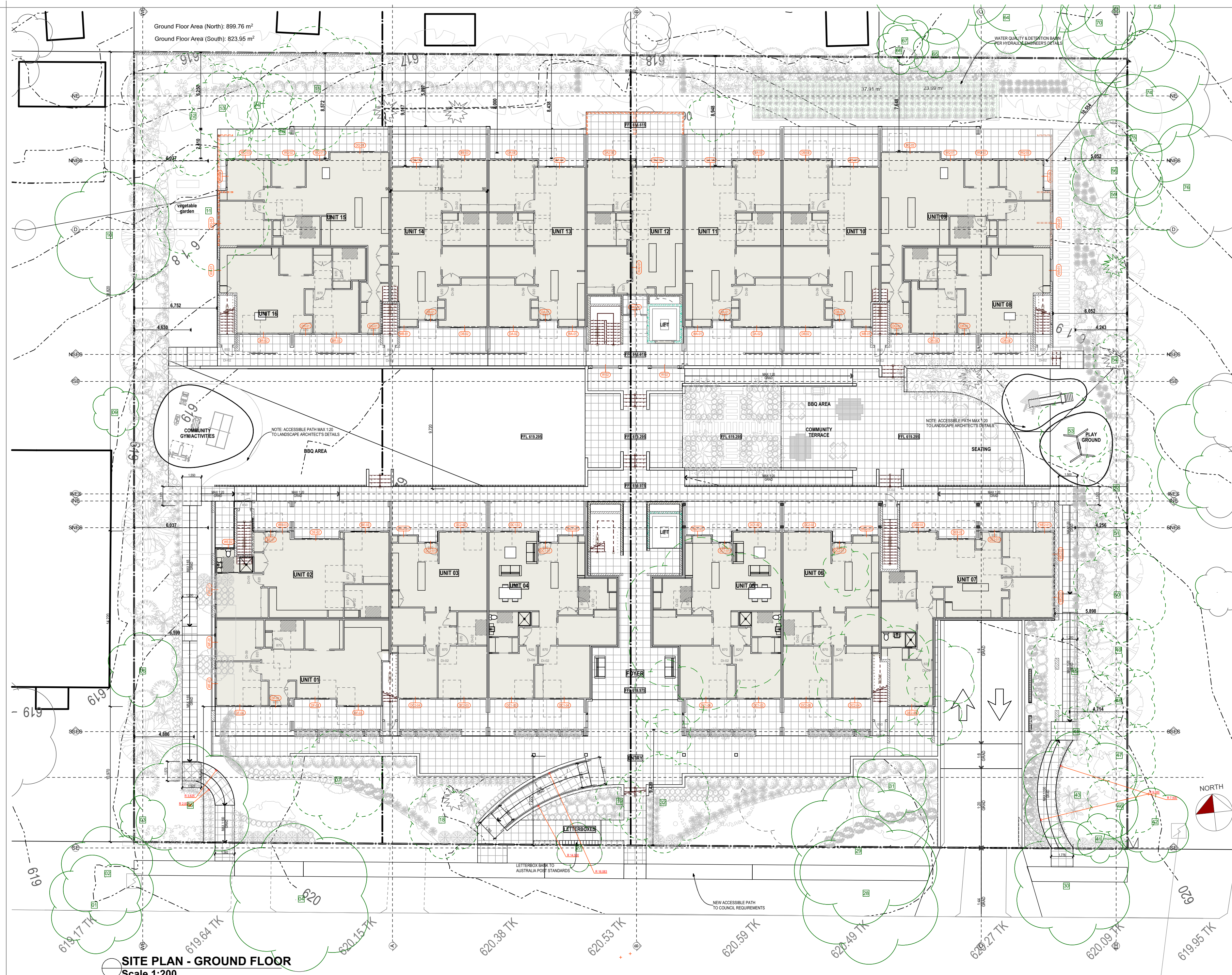
DATE **15.12.23** SHEET NUMBER

DRAWN BY **AJC** **DA-01P**

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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
SITE/GROUND FLOOR PLAN

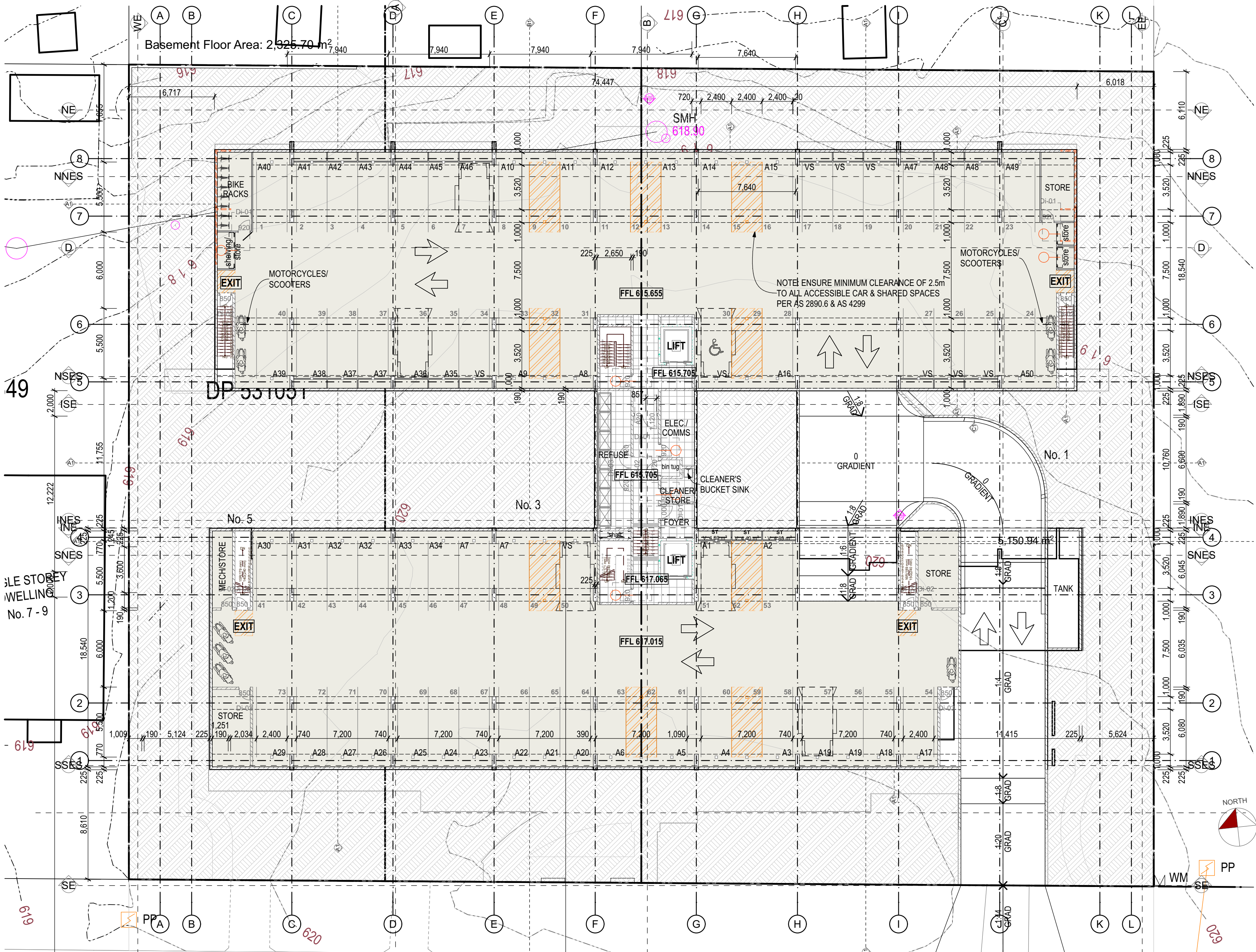
NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

SCALES as shown	No. IN SET 2 of 32
DATE 12.01.24	SHEET NUMBER DA-02P
DRAWN BY AJC	

SCALE 1:100 @ A2
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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CLIENT :
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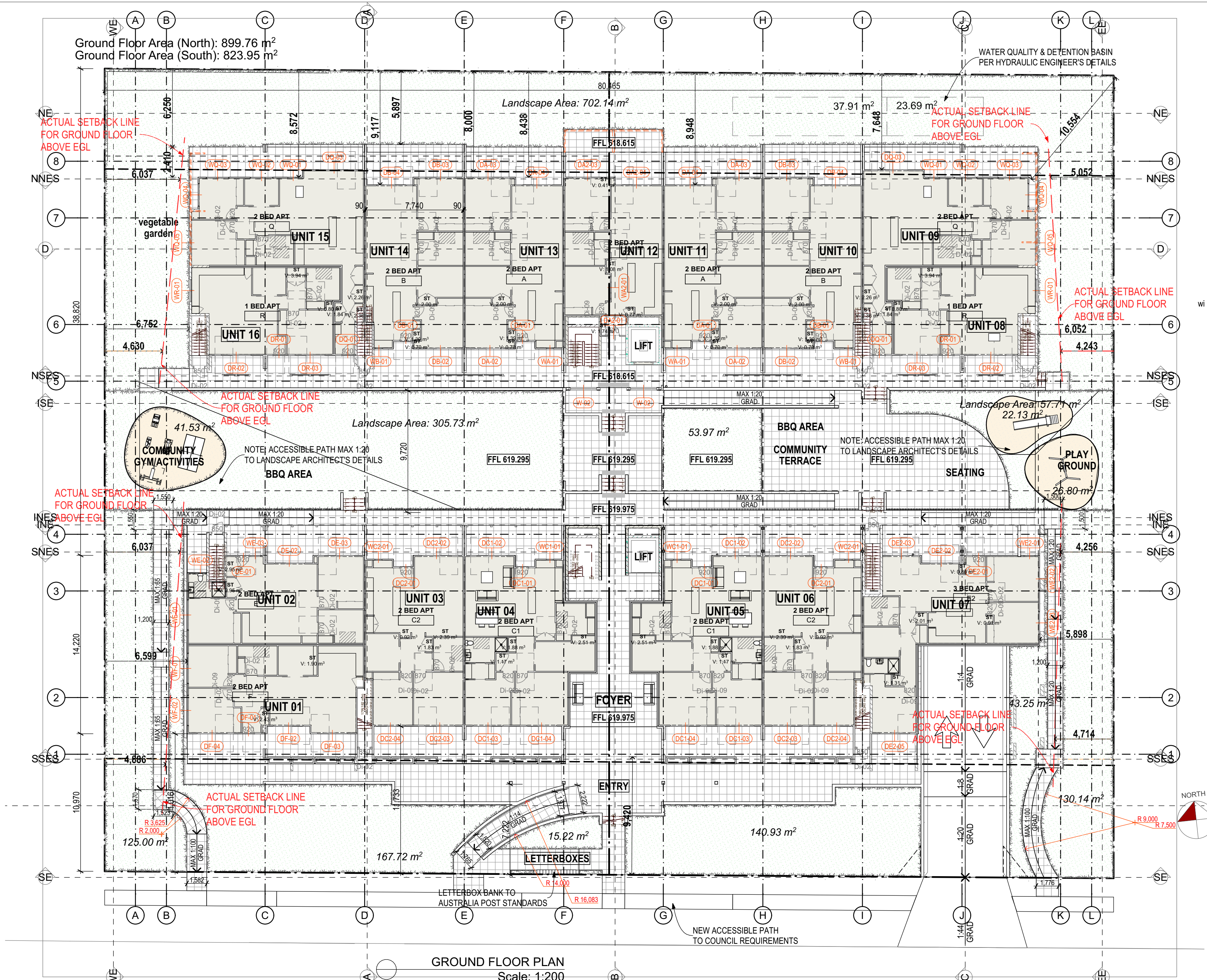
DRAWING :
BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown	No. IN SET 3 of 32
DATE 15.12.23	SHEET NUMBER
DRAWN BY AJC	DA-03P

SCALE 1:100 @ A2
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DEVELOPMENT APPLICATION
Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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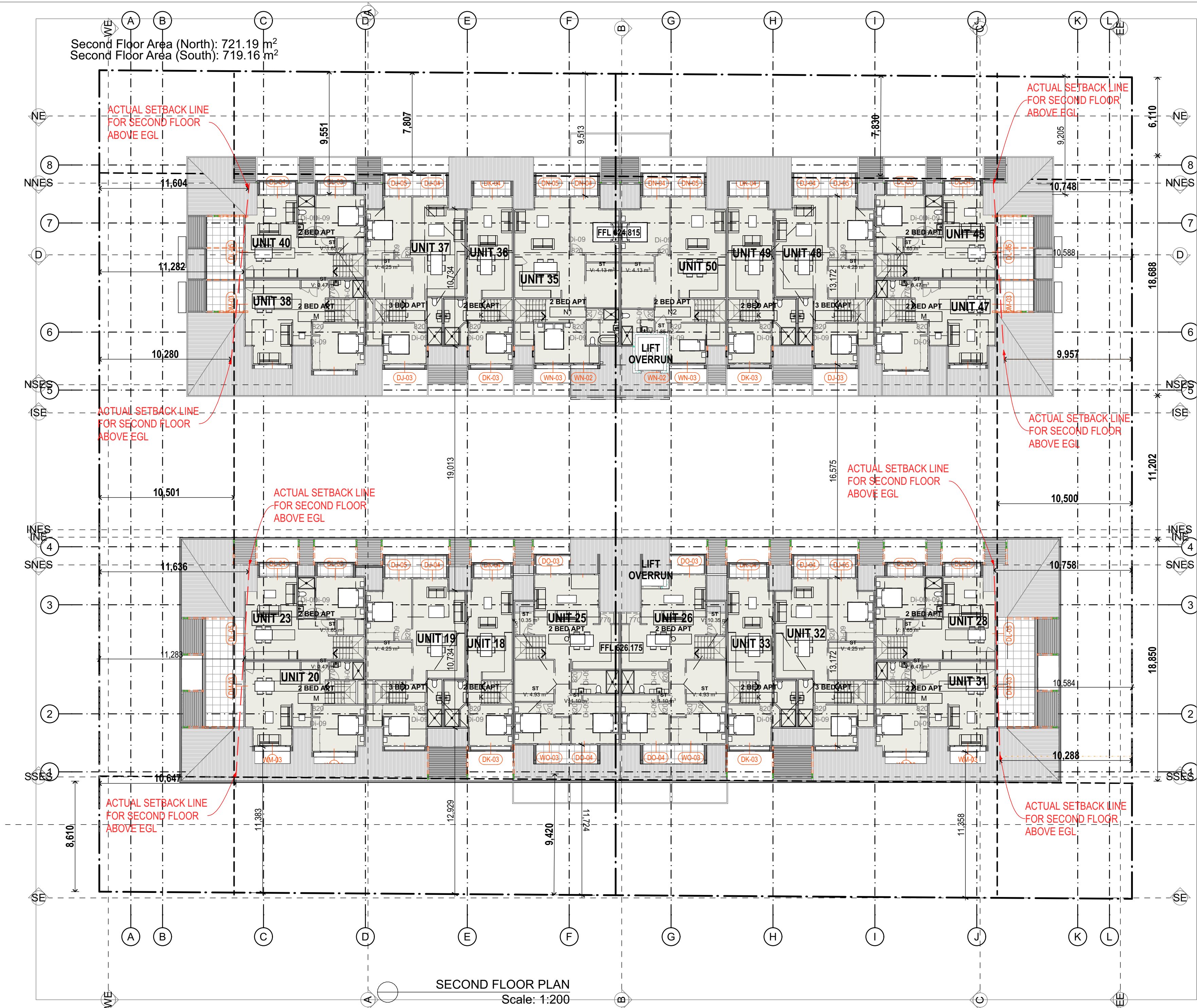
CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
GROUND FLOOR PLAN

NOT FOR CONSTRUCTION
CSA JOB NO. : **610-21-561**

SCALES as shown **No. IN SET** 4 of 32
DATE 12.01.24 **SHEET NUMBER**
DRAWN BY **AJC** **DA-04P**

SCALE 1:100 @ A2
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Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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REV	AMENDMENT	DATE	BY
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PROJECT :
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at 1-5 Rainbow Road
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Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

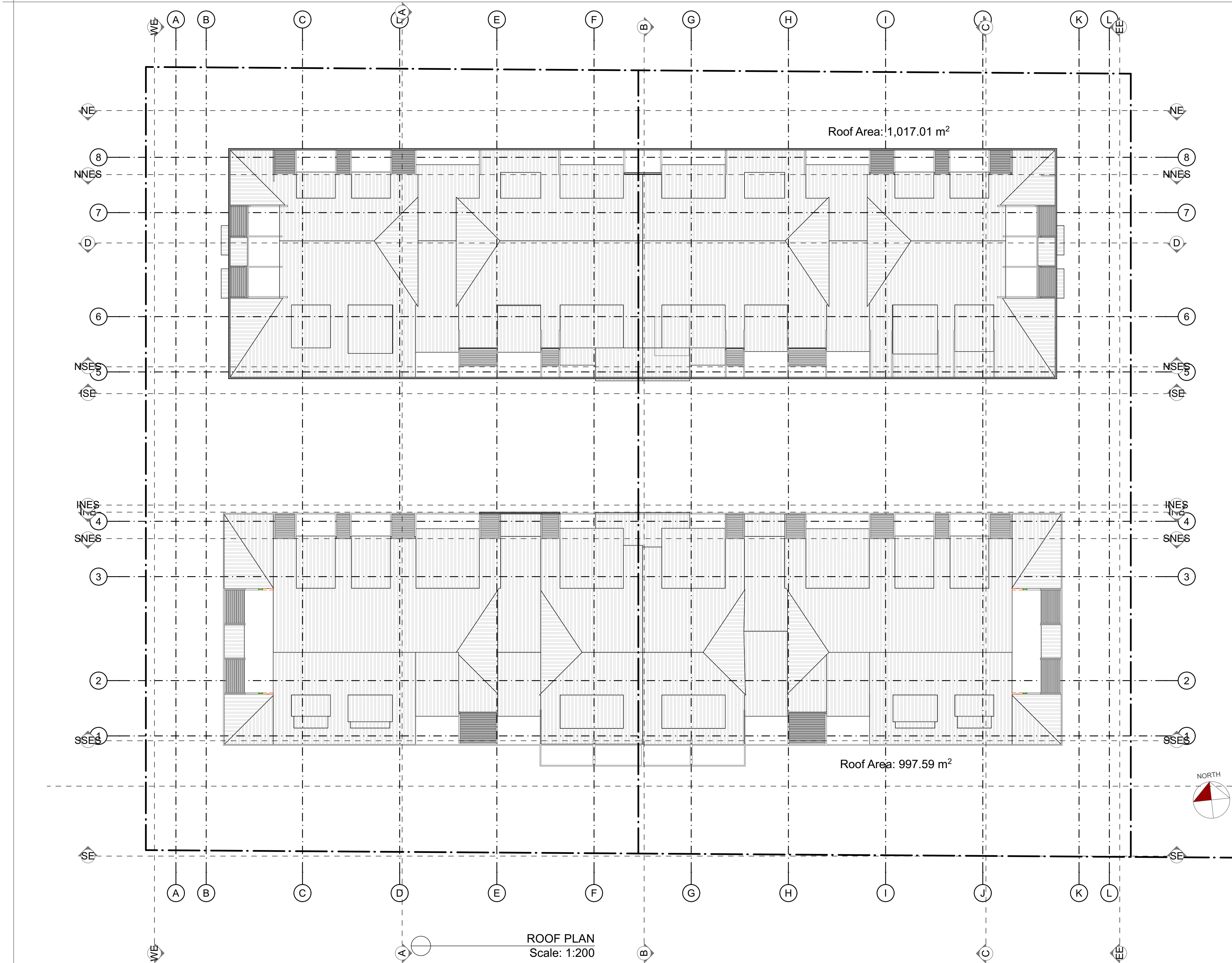
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as shown	6 of 32

DATE	15.12.23	SHEET NUMBER
DRAWN BY	AJC	DA-06P

SCALE 1:100 @ A2
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
ROOF PLAN

NOT FOR CONSTRUCTION

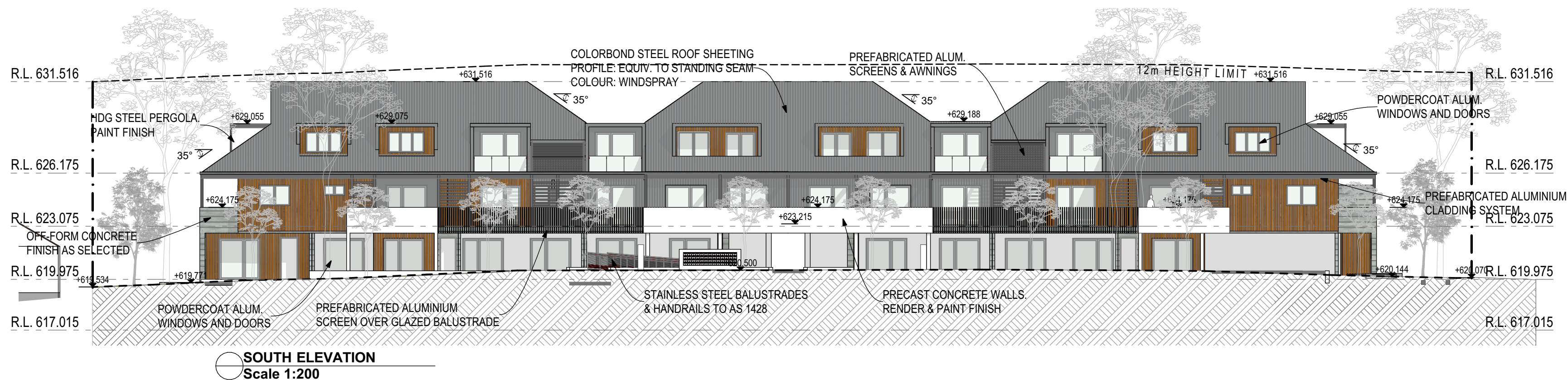
CSA JOB NO. : **610-21-561**

SCALES as shown	No. IN SET 7 of 32
DATE 15.12.23	SHEET NUMBER
DRAWN BY AJC	DA-07P

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 18/01/2024



LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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DRAWING :

ELEVATIONS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **8 of 32**

DATE **15.12.23** SHEET NUMBER

DRAWN BY **AJC** **DA-08P**

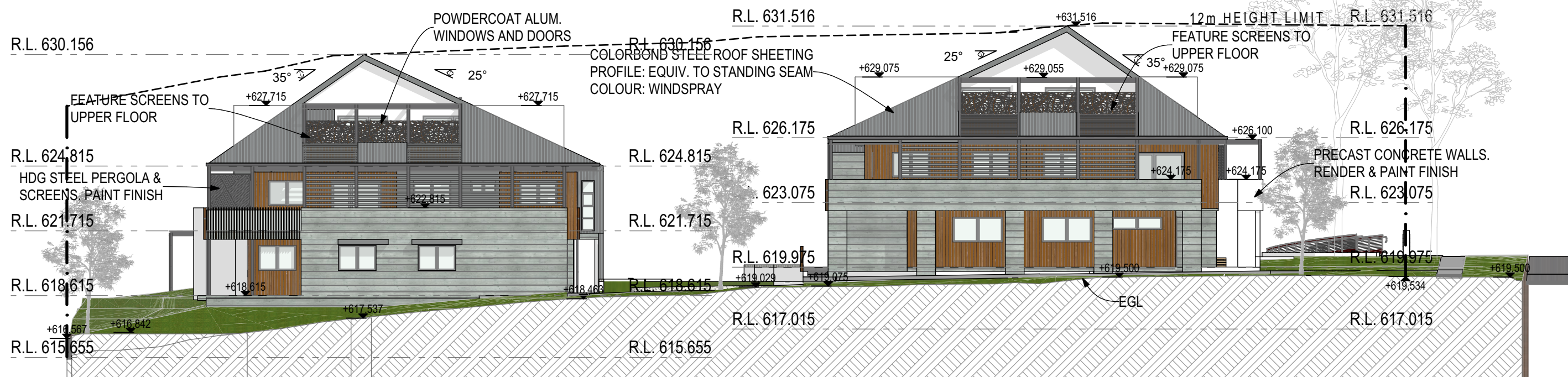
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DEVELOPMENT APPLICATION

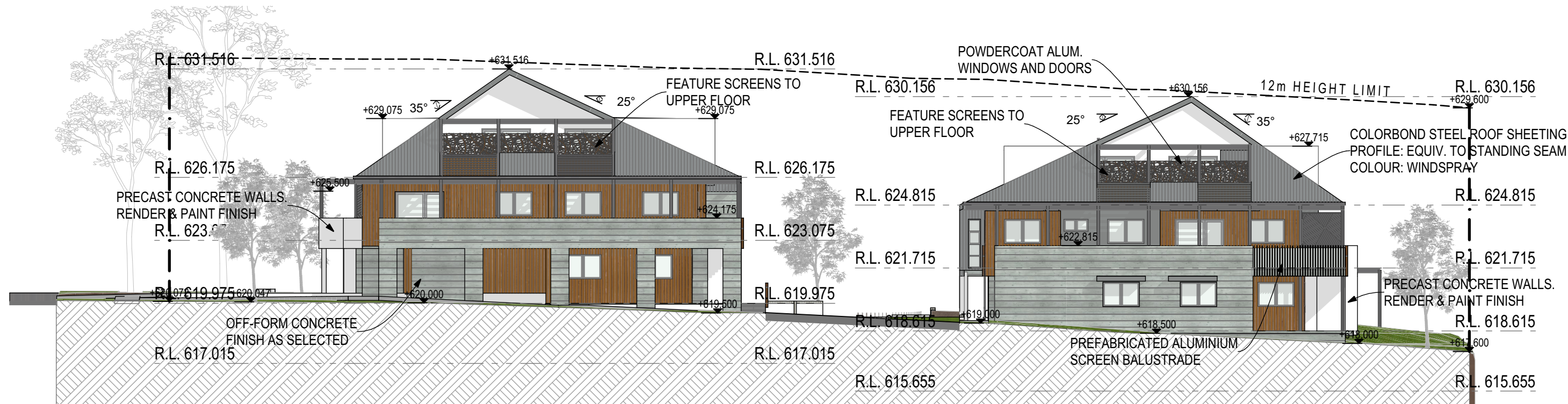
Print date 18/01/2024



INTERNAL SOUTH ELEVATION
Scale 1:200

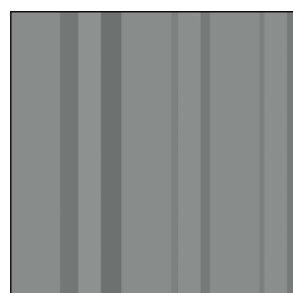


WEST ELEVATION
Scale 1:200

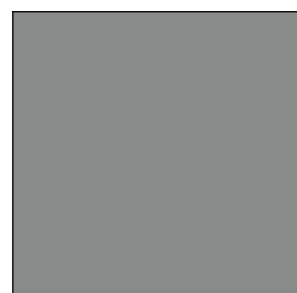


EAST ELEVATION
Scale 1:200

COLOUR SCHEDULE



Roof & Wall Sheeting
Colorbond 'Windspray'



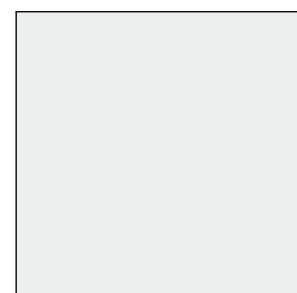
Fascia; Barge; Gutters
Colorbond 'Windspray'



Steel Pergolas; screens
Colorbond 'Basalt'



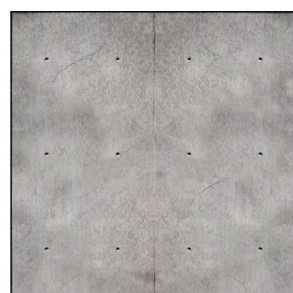
Window/Door Frames
Colorbond 'Basalt'



Rendered Walls
Dulux 'Lexicon Hal'



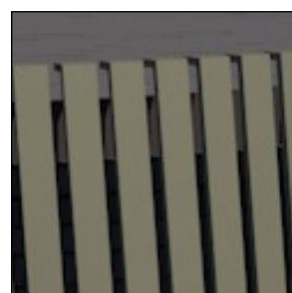
Aluminium Cladding
Supawood or equal



External walls
Off-form concrete



Feature balustrade
Corten Steel



Feature Cladding
Powdercoat Aluminium



Face Brickwork
Austral - 'San Selmo'



Non-slip Paving
Selected grey granite

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

ELEVATIONS 02 & COLOUR SCHEDULE

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **9 of 32**

DATE **15.12.23** SHEET NUMBER

DRAWN BY **AJC** **DA-09P**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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DEVELOPMENT APPLICATION

Print date 18/01/2024

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA - Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC
N	DA Amend - Consultants Issue	24.09.23	AJC
DA	Amend - Council submission	12.10.23	AJC
O	DA Amend - Client/Consultant Issue	22.11.23	AJC
P	DA Amend - Consultant Issue	15.12.23	AJC

coblestephens

a r c h i t e c t s

1 EAST STREET ■ MOSS VALE ■ NSW 2577
PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

**PROPOSED NEW
AFFORDABLE HOUSING
PROJECT**

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

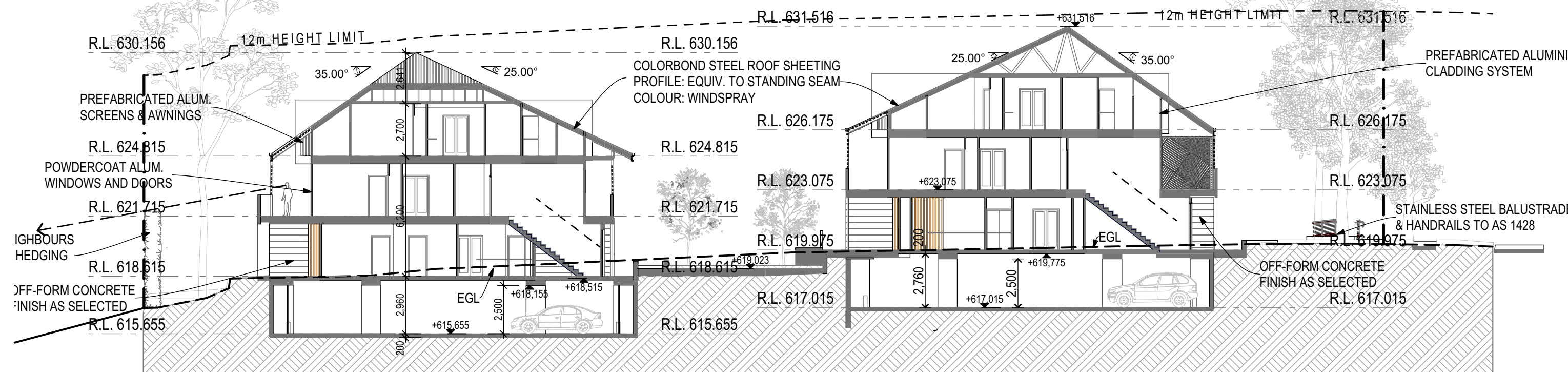
CLIENT :

**Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd**

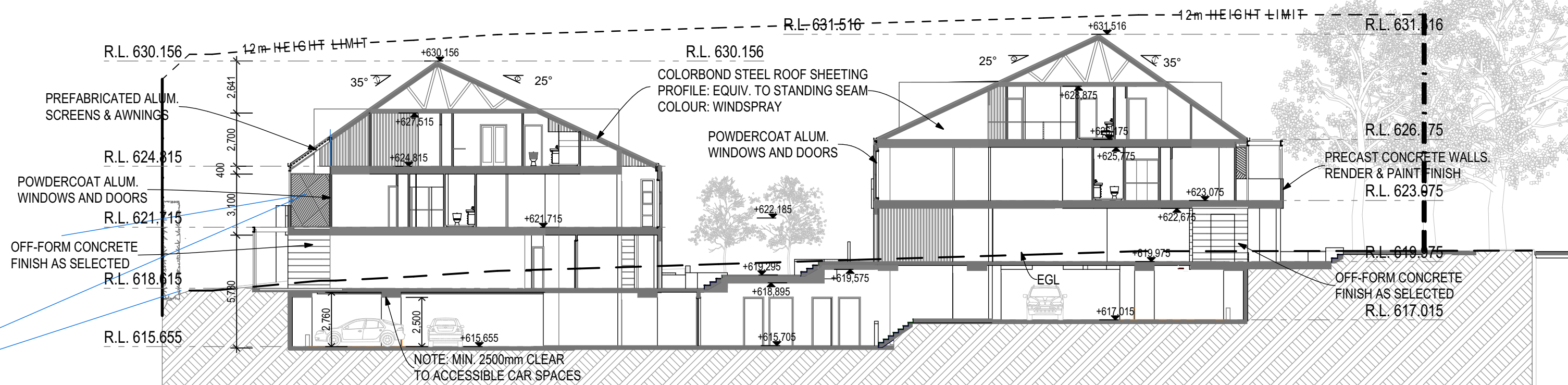
DRAWING :

SECTIONS**NOT FOR CONSTRUCTION**CSA JOB NO. : **610-21-561**SCALES as shown No. IN SET **10 of 32**DATE **15.12.23** SHEET NUMBERDRAWN BY **AJC** **DA-10P**SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

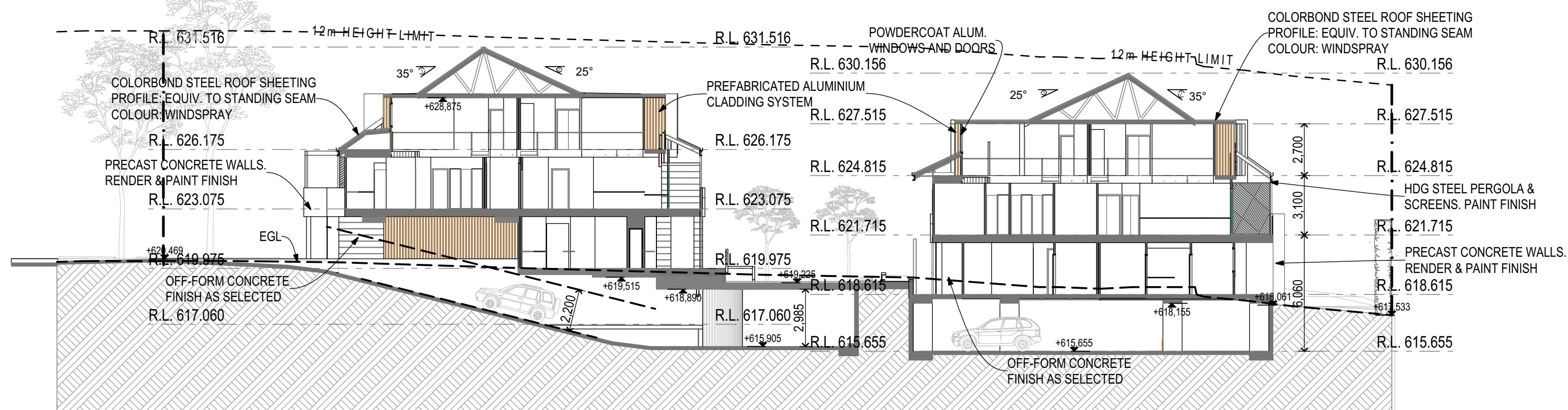
Print date 18/01/2024



SECTION A-A
Scale: 1:200



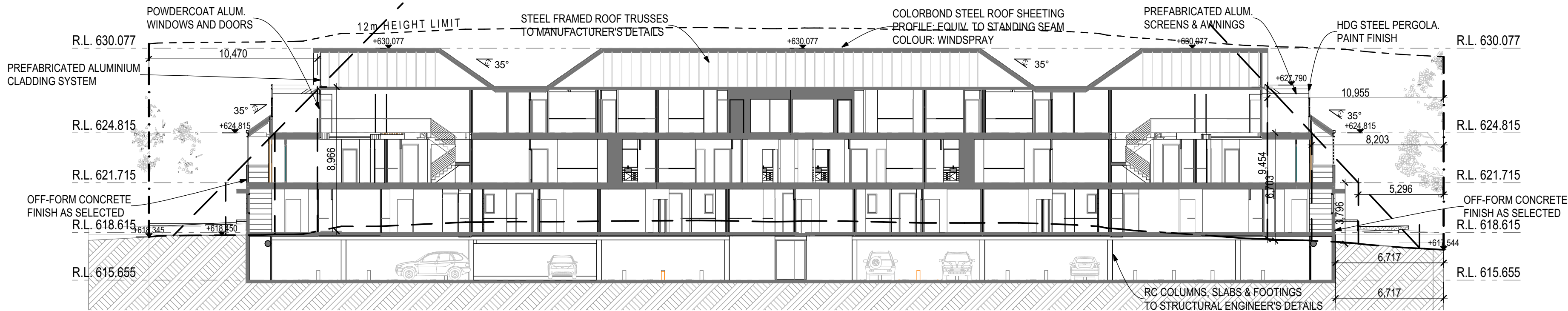
SECTION B-B
Scale: 1:200



SECTION C-C
Scale: 1:200

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



SECTION D-D
Scale 1:200

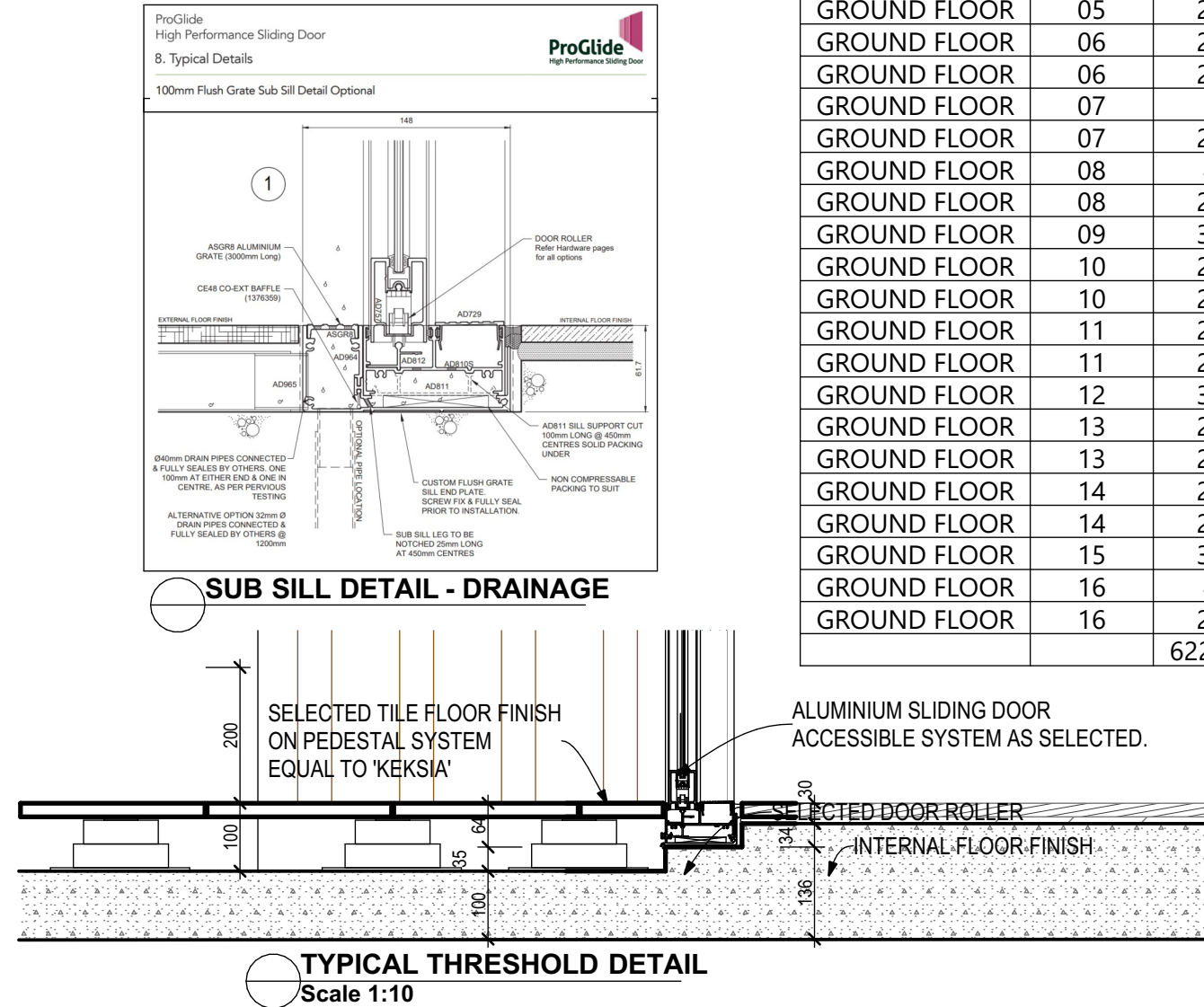
APARTMENT BREAKDOWN										APARTMENT BALCONIES				
Apt No.	Apt Type	Story	Area	Beds	Car sp req'd	Car sp prov'd	Adaptable	Livable	Affordable	Main Balcony Area	Secondary Balcony Area	Depth	Length	Orientation
Apt 01	F	GROUND FLOOR	92.07	2 + media	0.5	1 + shared	Yes	Yes	Yes	34.21		3.80	10.22	SW
Apt 02	E	GROUND FLOOR	88.83	2	0.5	1 + shared	Yes	Yes	Yes	28.63		3.01	10.96	NW
Apt 03	C2	GROUND FLOOR	99.31	2 + media	0.5	1 + shared	Yes	Yes	Yes	20.45	21.15	3.00	7.74	N/S
Apt 04	C1	GROUND FLOOR	116.20	2 + media	0.5	1 + shared	Yes	Yes	Yes	20.45	22.92	3.00	7.74	N/S
Apt 05	C1	GROUND FLOOR	116.20	2 + media	0.5	1 + shared	Yes	Yes (Rev 04)	Yes	20.45	22.92	3.00	7.74	N/S
Apt 06	C2	GROUND FLOOR	99.31	2 + media	0.5	1 + shared	Yes	Yes (Rev 03)	Yes	20.45	21.15	3.00	7.74	N/S
Apt 07	E2	GROUND FLOOR	117.16	3 + media	0.5	1 + shared	Yes		Yes	28.21	9.29	3.01	10.96	NE/S
Apt 08	R	GROUND FLOOR	74.71	1 + media	0.4	1 + shared	Yes		Yes	27.27		2.7	7.64	SE
Apt 09	Q	GROUND FLOOR	108.55	2 + media	0.5	1 + shared	Yes		Yes	35.35		2.7	7.64	NE
Apt 10	B	GROUND FLOOR	99.35	2 + media	0.5	1 + shared	Yes		Yes	22.08	25.59	3.20	7.64	N/S
Apt 11	A	GROUND FLOOR	100.63	2 + media	0.5	1 + shared	Yes	Yes	Yes	20.55	26.56	3.00	7.64	N/S
Apt 12	A2	GROUND FLOOR	85.12	2	0.5	1 + shared	Yes		Yes	31.25		4.40	7.64	N
Apt 13	A	GROUND FLOOR	100.63	2 + media	0.5	1 + shared	Yes	Yes (Rev 11)	Yes	20.55	26.57	3.00	7.64	N/S
Apt 14	B	GROUND FLOOR	99.35	2 + media	0.5	1 + shared	Yes		Yes	22.08	24.23	3.20	7.64	N/S
Apt 15	Q	GROUND FLOOR	108.55	2 + media	0.5	1 + shared	Yes		Yes	33.63		3.20	7.64	NW
Apt 16	R	GROUND FLOOR	74.71	1 + media	0.4	1 + shared	Yes		Yes	27.27		2.7	7.64	SW
Apt 17	G2	FIRST FLOOR	56.55	1	0.4	1		Yes	Yes	18.76		2.26	8.20	S
Apt 18	K	FIRST FLOOR	24.18	2	0.5	1			Yes	13.35		2.69	4.96	S
Apt 18	K	SECOND FLOOR	45.95							3.37		1.17	2.87	N
Apt 19	J	FIRST FLOOR	27.38	3 + media	1	2			No	18.49		2.69	6.85	S
Apt 19	J	SECOND FLOOR	78.62							8.61		1.80	4.78	N
Apt 20	M	FIRST FLOOR	27.16	2	0.5	1			Yes	14.67		3.15	7.05	S
Apt 20	M	SECOND FLOOR	53.23							16.21		3.19	5.08	SW
Apt 21	S1	FIRST FLOOR	50.03	1	0.4	1			Yes	18.26		2	8	SW/NW
Apt 22	S2	FIRST FLOOR	50.29	1	0.4	1				32.54		2	8	SW/NW
Apt 23	L	FIRST FLOOR	34.45	2	0.5	1			Yes	10.89		2.14	5.09	N
Apt 23	L	SECOND FLOOR	54.76							16.82	6.08	3.19	5.27	NW
Apt 24	H	FIRST FLOOR	80.89	2 + media	0.5	1			Yes	22.99		2.00	11.42	N
Apt 25	O	FIRST FLOOR	35.35	2 + media	0.5	1			No	11.72		2.68	6.64	N
Apt 25	O	SECOND FLOOR	93.14							4.13		1.53	3.28	N/S
Apt 26	O	FIRST FLOOR	35.35	2 + media	0.5	1			No	11.72		2.68	6.64	N
Apt 26	O	SECOND FLOOR	93.14							4.13		1.53	3.28	N/S
Apt 27	H	FIRST FLOOR	80.89	2 + media	0.5	1			Yes	22.99		2.00	11.42	N
Apt 28	L	FIRST FLOOR	36.22	2	0.5	1			Yes	10.89		2.14	5.09	N
Apt 28	L	SECOND FLOOR	54.76							16.82	6.08	3.19	5.27	NE/N
Apt 29	S2	FIRST FLOOR	50.03	1	0.4	1			Yes	32.54	20.94	2	8	SE/NE
Apt 30	S1	FIRST FLOOR	50.29	1	0.4	1			Yes	18.26	20.94	2	8	SE/NE
Apt 31	M	FIRST FLOOR	27.16	2	0.5	1			Yes	14.67		3.15	7.05	S
Apt 31	M	SECOND FLOOR	53.23							16.21		3.19	5.08	SE
Apt 32	J	FIRST FLOOR	27.38	3 + media	1	2			No	18.99		2.69	6.85	S
Apt 32	J	SECOND FLOOR	78.62							8.61		1.80	4.78	N
Apt 33	K	FIRST FLOOR	24.18	2	0.5	1			Yes	13.35		2.69	4	S
Apt 33	K	SECOND FLOOR	45.95							3.37		1.17	2.87	N
Apt 34	G2	FIRST FLOOR	56.55	1	0.4	1			Yes	18.76		2.26	8	S
Apt 35	N	FIRST FLOOR	26.45	2 + media	0.5	1			No	6.31		1.45	6.72	S
Apt 35	N	SECOND FLOOR	93.51							8.60		1.80	4.78	N
Apt 36	K	FIRST FLOOR	24.18	2	0.5	1			Yes	7.31		1.45	5.04	S
Apt 36	K	SECOND FLOOR	45.95							3.37		1.17	2.87	N
Apt 37	J	FIRST FLOOR	27.38	3 + media	1	1			No	10.06		1.45	6.92	S
Apt 37	J	SECOND FLOOR	78.62							8.60		1.80	4.78	N
Apt 38	M	FIRST FLOOR	27.16	2	0.5	1			Yes	5.87		1.45	4.94	S
Apt 38	M	SECOND FLOOR	53.23							16.21		3.19	5.08	SW
Apt 39	P	FIRST FLOOR	95.59	2	0.5	1			No	47.85		2.4	16	N/W/S
Apt 40	L	FIRST FLOOR	36.22	2	0.5	1			Yes	13.26		2.60	5.10	N
Apt 40	L	SECOND FLOOR	54.76							16.82	6.08	3.19	5.27	NW/N
Apt 41	H	FIRST FLOOR	80.89	2 + media	0.5	1			Yes	27.58		2.60	11.46	N
Apt 42	G1	FIRST FLOOR	57.52	1	0.4	1		Yes	Yes	16.49		2.00	8.24	N
Apt 43	G1	FIRST FLOOR	57.52	1	0.4	1		Yes (Rev 42)	Yes	16.49		2.00	8	N
Apt 44	H	FIRST FLOOR	80.89	2 + media	0.5	1			Yes	27.58		2.60	11.46	N
Apt 45	L	FIRST FLOOR	36.22	2	0.5	1			Yes	13.26		2.60	5.10	N
Apt 45	L	SECOND FLOOR	54.76						Yes	16.82	6.08	3.19	5.27	NE/N
Apt 46	P	FIRST FLOOR	95.59	2	0.5	1			No	47.85		2.4	16	N/E/S
Apt 47	M	FIRST FLOOR	27.16	2	0.5	1			Yes	5.87		1.45	4.94	S
Apt 47	M	SECOND FLOOR	53.23							16.21		3.19	5.08	SE
Apt 48	J	FIRST FLOOR	27.38	3 + media	1	2			No	10.06		1.45	6.92	S
Apt 48	J	SECOND FLOOR	78.62							8.60		1.80	4.78	N
Apt 49	K	FIRST FLOOR	24.18	2	0.5	1			Yes	7.31		1.45	5.04	S
Apt 49	K	SECOND FLOOR	45.95							3.37		1.17	2.87	N
Apt 50	N	FIRST FLOOR	26.45	2 + media	0.5	1			No	6.31		1.45	6.72	S
Apt 50	N	SECOND FLOOR	87.55							8.60		1.80	4.78	N
			4,403.37 m ²	95 beds	26 car spaces	53 car spaces	16 (32%)	10 (20%)	40 (80%)					
			+9 shared spaces +8 visitor spaces											

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

AREAS - SOFT LANDSCAPING		
Story	Location	Area
GROUND FLOOR	Courtyard Central	53.97
GROUND FLOOR	Courtyard East	57.71
GROUND FLOOR	Courtyard West	305.73
GROUND FLOOR	Entry Garden	0.60
GROUND FLOOR	Entry Garden	0.67
GROUND FLOOR	Front Yard Central	15.22
GROUND FLOOR	Front Yard East	43.25
GROUND FLOOR	Front Yard South East	140.93
GROUND FLOOR	Front Yard South West	167.72
GROUND FLOOR	Gym/Activity Area	41.53
GROUND FLOOR	Playground	22.13
GROUND FLOOR	Playground	26.80
GROUND FLOOR	Rear + Sides (2)	702.14
GROUND FLOOR	Side (East)	130.14
GROUND FLOOR	Side (West)	125.00
		1,833.54 m ²

AREAS - HARD LANDSCAPING/PATHS		
Story	Location	Area
GROUND FLOOR	Central Community Terrace	259.12
GROUND FLOOR	Eastern pathway	39.10
GROUND FLOOR	NE path landing	3.61
GROUND FLOOR	North Building Entry	20.47
GROUND FLOOR	NW path landing	6.79
GROUND FLOOR	Southern Entry Terrace	177.97
GROUND FLOOR	Sth Building North terrace	77.94
GROUND FLOOR	Western pathway	43.26
		628.26 m ²



Scale 1:10

300mm ON ORIGINAL

AREA - SITE	
SITE	Area
Site Area	5,150.94
5,150.94 m ²	

AREAS - FLOOR SPACE		
Story	Location	Area
GROUND FLOOR	Nthn Building	899.76
GROUND FLOOR	Sthn Building	823.95
FIRST FLOOR	Nthn Building	899.35
FIRST FLOOR	Sthn Building	940.29
SECOND FLOOR	Nthn Building	721.19
SECOND FLOOR	Sthn Building	719.16
		5,003.70 m ²

FLOOR SPACE RATIO: 0.971:1
TOTAL OPEN SPACE AREA : 3,091.13m²
(INCL. SOFT & HARD LANDSCAPING + GROUND FLOOR TERRACES)
OPEN SPACE RATIO: 0.60:1

AREAS - APARTMENT TERRACES		
Story	Apt No.	Area
GROUND FLOOR	01	34.21
GROUND FLOOR	02	28.63
GROUND FLOOR	03	20.45
GROUND FLOOR	03	21.15
GROUND FLOOR	04	20.45
GROUND FLOOR	04	22.92
GROUND FLOOR	05	20.45
GROUND FLOOR	05	22.92
GROUND FLOOR	06	20.45
GROUND FLOOR	06	21.15
GROUND FLOOR	07	9.29
GROUND FLOOR	07	28.21
GROUND FLOOR	08	4.34
GROUND FLOOR	08	27.27
GROUND FLOOR	09	35.35
GROUND FLOOR	10	22.08
GROUND FLOOR	10	25.59
GROUND FLOOR	11	20.55
GROUND FLOOR	11	26.56
GROUND FLOOR	12	31.75
GROUND FLOOR	13	20.55
GROUND FLOOR	13	26.57
GROUND FLOOR	14	22.08
GROUND FLOOR	14	24.23
GROUND FLOOR	15	33.63
GROUND FLOOR	16	4.89
GROUND FLOOR	16	27.27
		622.99 m ²

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES. PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT NEW WORK AND TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARD REQUIREMENTS.

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J	Design Development - Consultant Issue	07.04.22	AJC
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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT



STREET ELEVATION



STREET VIEW



ISOMETRIC VIEW



NORTH EAST VIEW



CIRCULATION CORE EAST



PHOTO MONTAGE

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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PROJECT :
PROPOSED NEW AFFORDABLE HOUSING PROJECT
at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :
Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :
STREET ELEVATION & 3D VIEWS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **12 of 32**

DATE **15.12.23** SHEET NUMBER

DRAWN BY **A J C** **DA-12P**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

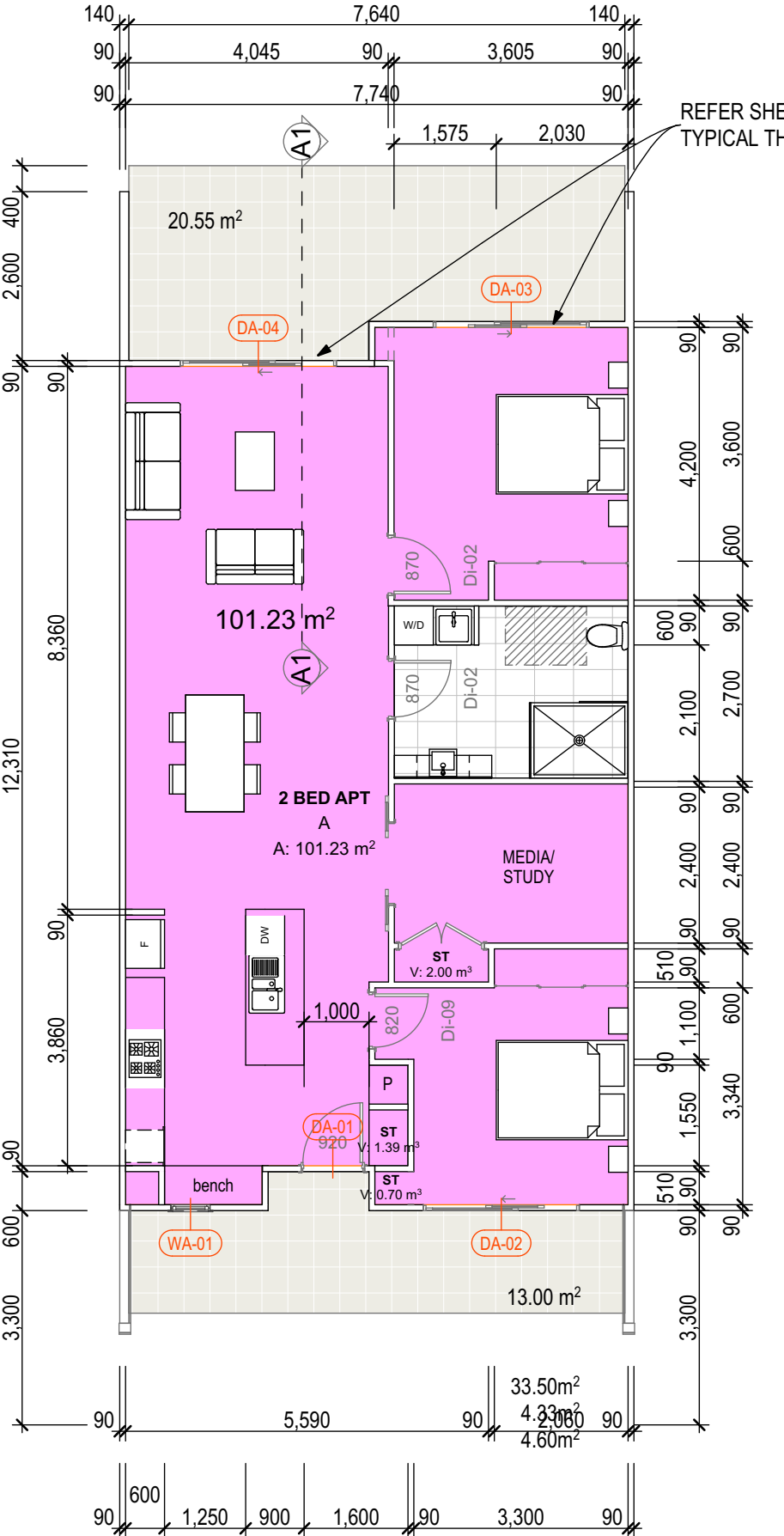
Print date 18/01/2024

DOOR SCHEDULE - A (Apts 11, 13)				
Door No.	DA-01	DA-02	DA-03	DA-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

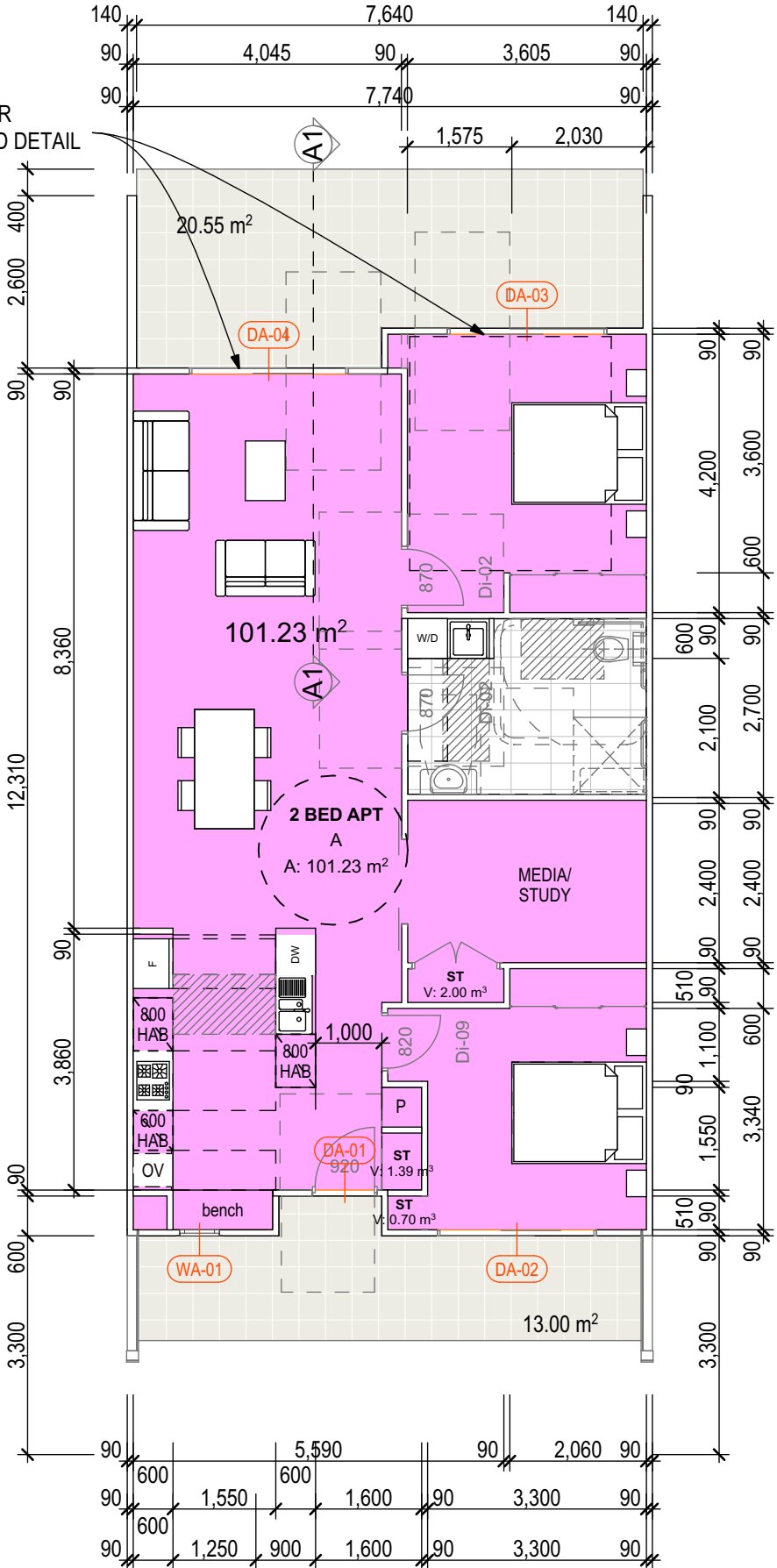
WINDOW SCHEDULE - A (Apts 11, 13)	
Window No.	WA-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - B (Apts 10, 14)				
Door No.	DB-01	DB-02	DB-03	DB-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

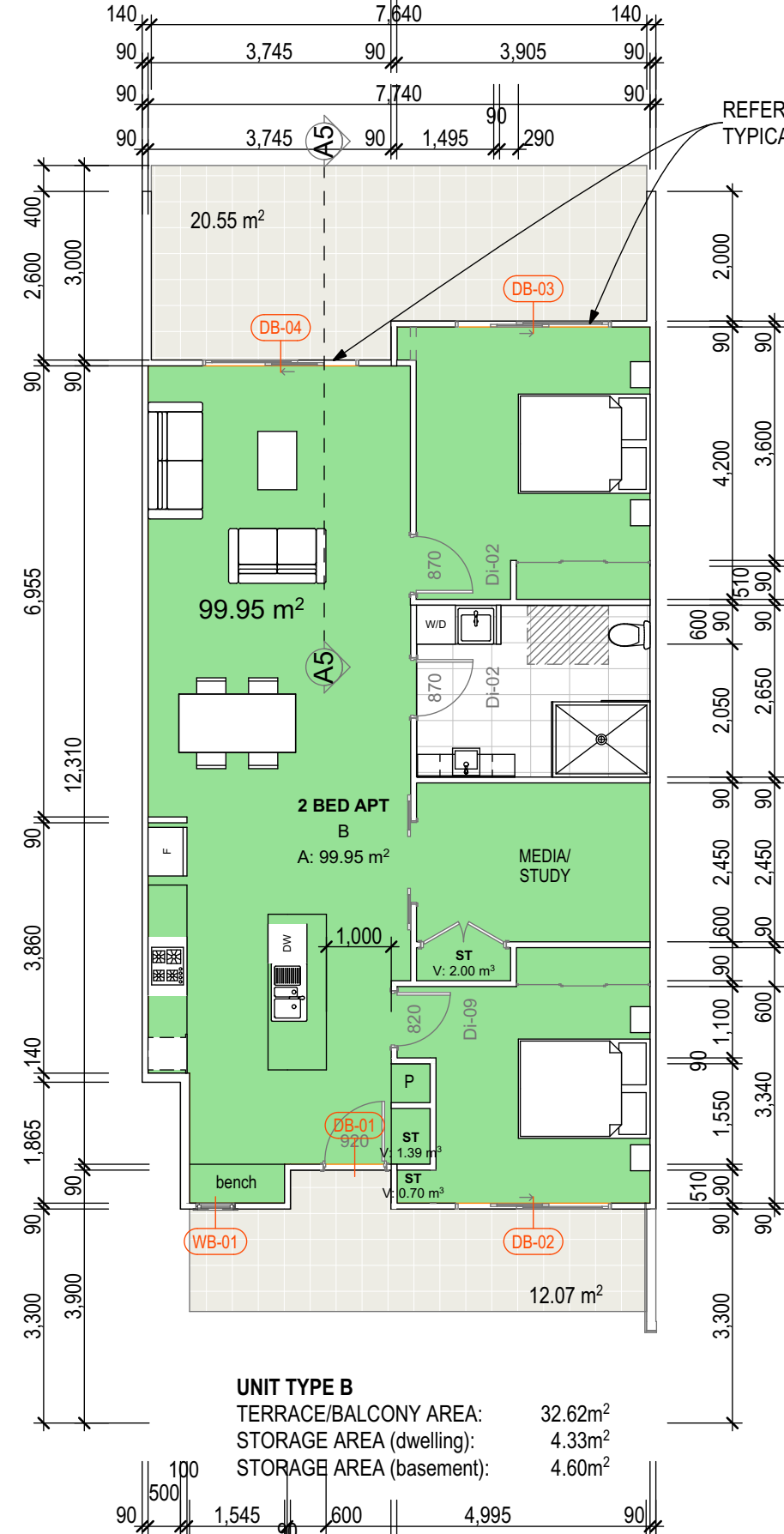
WINDOW SCHEDULE - B (Apts 10, 14)	
Window No.	WB-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	



UNIT TYPE A - PRE-ADAPTABLE
Scale 1:100
TERRACE/BALCONY AREA:
STORAGE AREA (dwelling):
STORAGE AREA (basement):

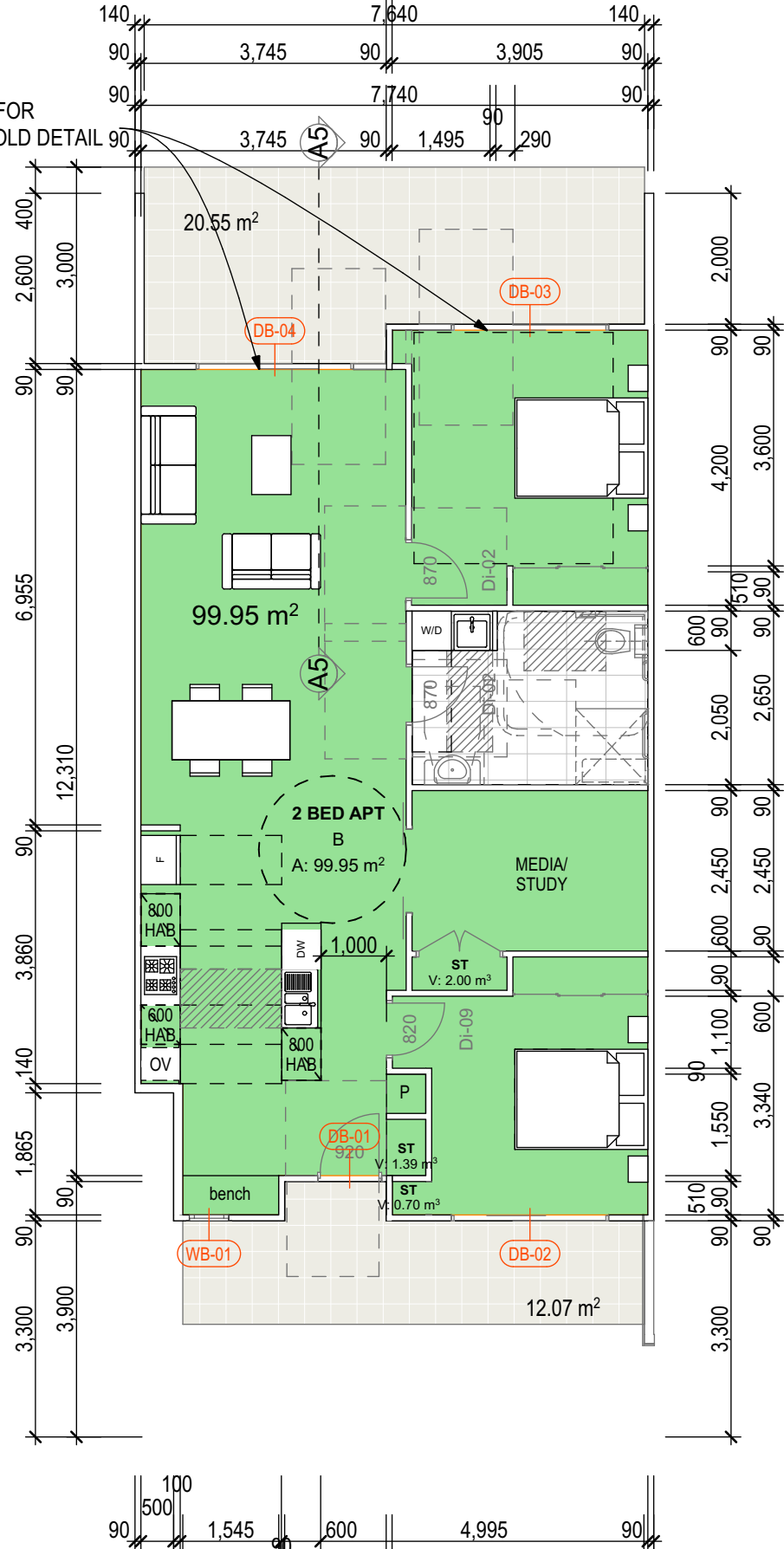


UNIT TYPE A - POST ADAPTABLE
Scale 1:100



UNIT TYPE B - PRE-ADAPTABLE
TERRACE/BALCONY AREA: 32.62m²
STORAGE AREA (dwelling): 4.33m²
STORAGE AREA (basement): 4.60m²

UNIT TYPE B - PRE-ADAPTABLE
Scale 1:100



UNIT TYPE B - POST ADAPTABLE
Scale 1:100

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

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PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES A & B

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 13 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-13P

Print Date: 18/01/2024

coble stephens architects

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PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - C1 (Apts 04, 05)				
Door No.	DC1-01	DC1-02	DC1-03	DC1-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - C1 (Apts 04, 05)	
Window No.	WC1-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

DOOR SCHEDULE - C2 (Apts 03, 06)				
Door No.	DC2-01	DC2-02	DC2-03	DC2-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - C2 (Apts 03, 06)	
Window No.	WC2-01
Dimensions	600×1,200
Surface Area	0.72
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

UNIT TYPE C1
TERRACE/BALCONY AREA: 43.37m²
STORAGE AREA (dwelling): 6.98m²
STORAGE AREA (basement): 4.60m²

UNIT TYPE C2
TERRACE/BALCONY AREA: 41.60m²
STORAGE AREA (dwelling): 4.72m²
STORAGE AREA (basement): 4.60m²

REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL

REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL

REFER SHEET 11 FOR
TYPICAL THRESHOLD DETAIL

UNIT TYPE C2 - POST ADAPTABLE
Scale 1:100

UNIT TYPE C1 - PRE-ADAPTABLE
Scale 1:100

UNIT TYPE C1 - POST ADAPTABLE
Scale 1:100

UNIT TYPE C2 - PRE-ADAPTABLE
Scale 1:100

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL
TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN
BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED
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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC
N	DA Amend - Consultants Issue	24.09.23	AJC
N	DA Amend - Council Submission	12.10.23	AJC
O	DA Amend - Client/Consultant Issue	28.11.23	AJC
P	DA Amend - Consultant Issue	15.12.23	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES C

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 14 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-14P

Print Date: 18/01/2024

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a r c h i t e c t s

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SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

200 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - E			
Door No.	DE-01	DE-02	DE-03
Dimensions	920×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - E			
Window No.	WE-01	WE-02	WE-03
Dimensions	2,400×1,200	900×1,200	900×2,400
Surface Area	2.88	1.08	2.16
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

DOOR SCHEDULE - F				
Door No.	DF-01	DF-02	DF-03	DF-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

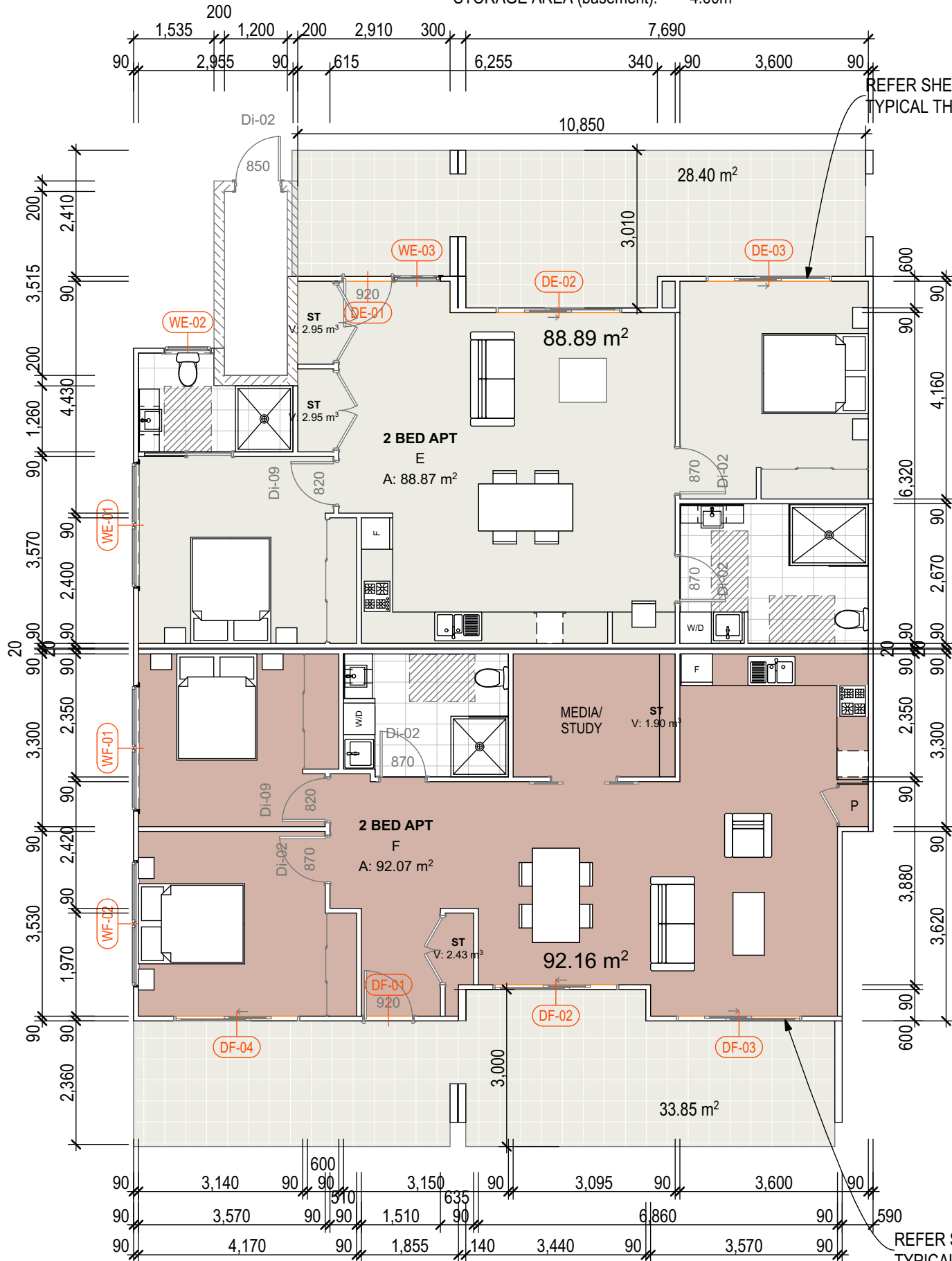
WINDOW SCHEDULE - F		
Window No.	WF-01	WF-02
Dimensions	2,400×1,200	2,400×600
Surface Area	2.88	1.44
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

UNIT TYPE E

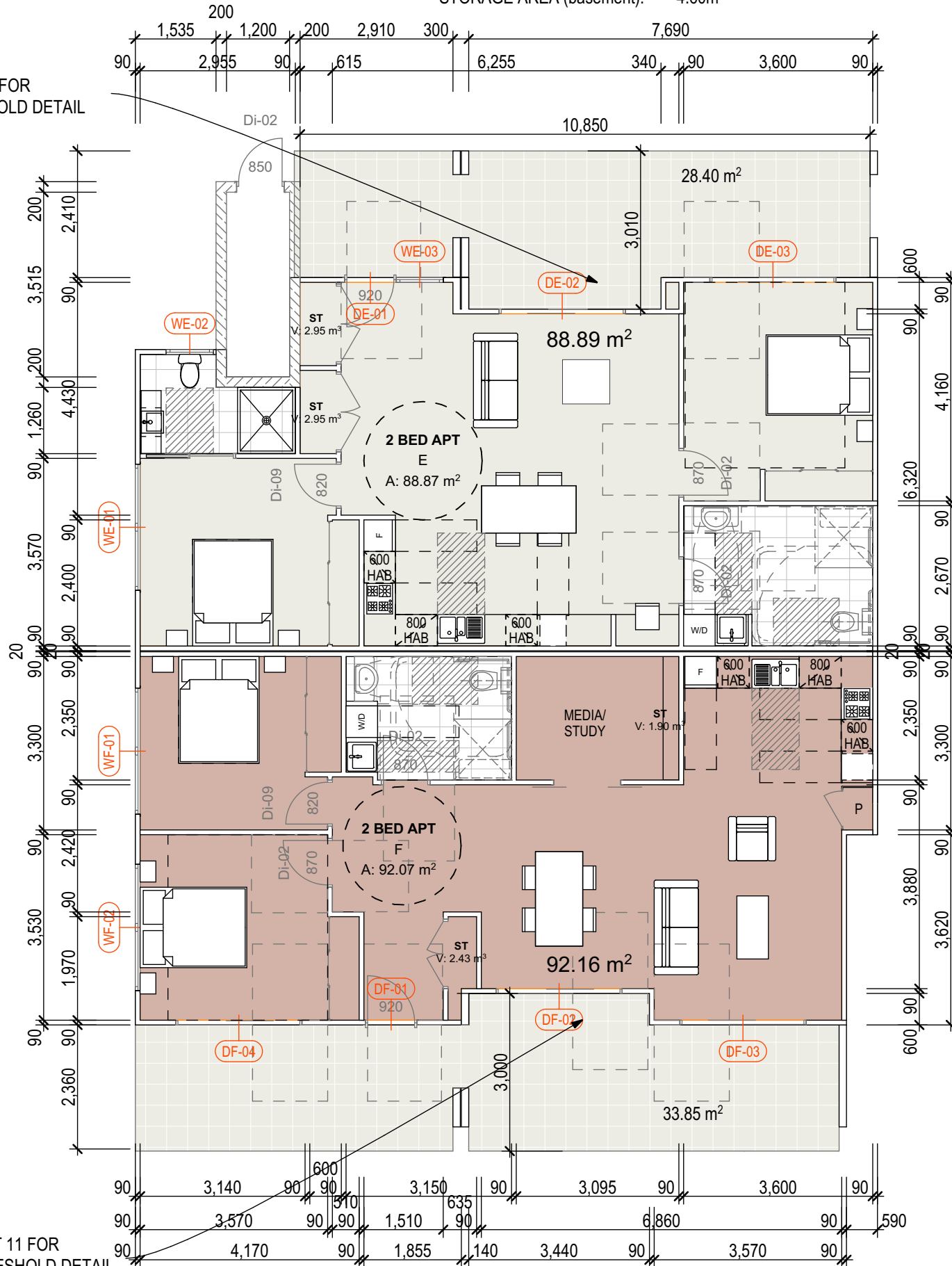
TERRACE/BALCONY AREA: 28.40m²
STORAGE AREA (dwelling): 5.32m²
STORAGE AREA (basement): 4.60m²

UNIT TYPE F

TERRACE/BALCONY AREA: 27.45m²
STORAGE AREA (dwelling): 4.01m²
STORAGE AREA (basement): 4.60m²



UNIT TYPE E & F - PRE ADAPTABLE
Scale 1:100



UNIT TYPE E & F - POST ADAPTABLE
Scale 1:100

NOTES

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LEGEND :

EGL Existing Ground Line
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FB Painted Face Brickwork
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WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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P	DA Amend - Consultant Issue	15.12.23	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES E & F

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 15 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-15P

Print Date: 18/01/2024

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SCALE 0 1.0 2.0 3.0 4.0 5.0
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - A2			
Door No.	DA2-01	DA2-03	DA2-04
Dimensions	920×2,400	2,400×2,400	2,400×2,400
Surface Area	2.37	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

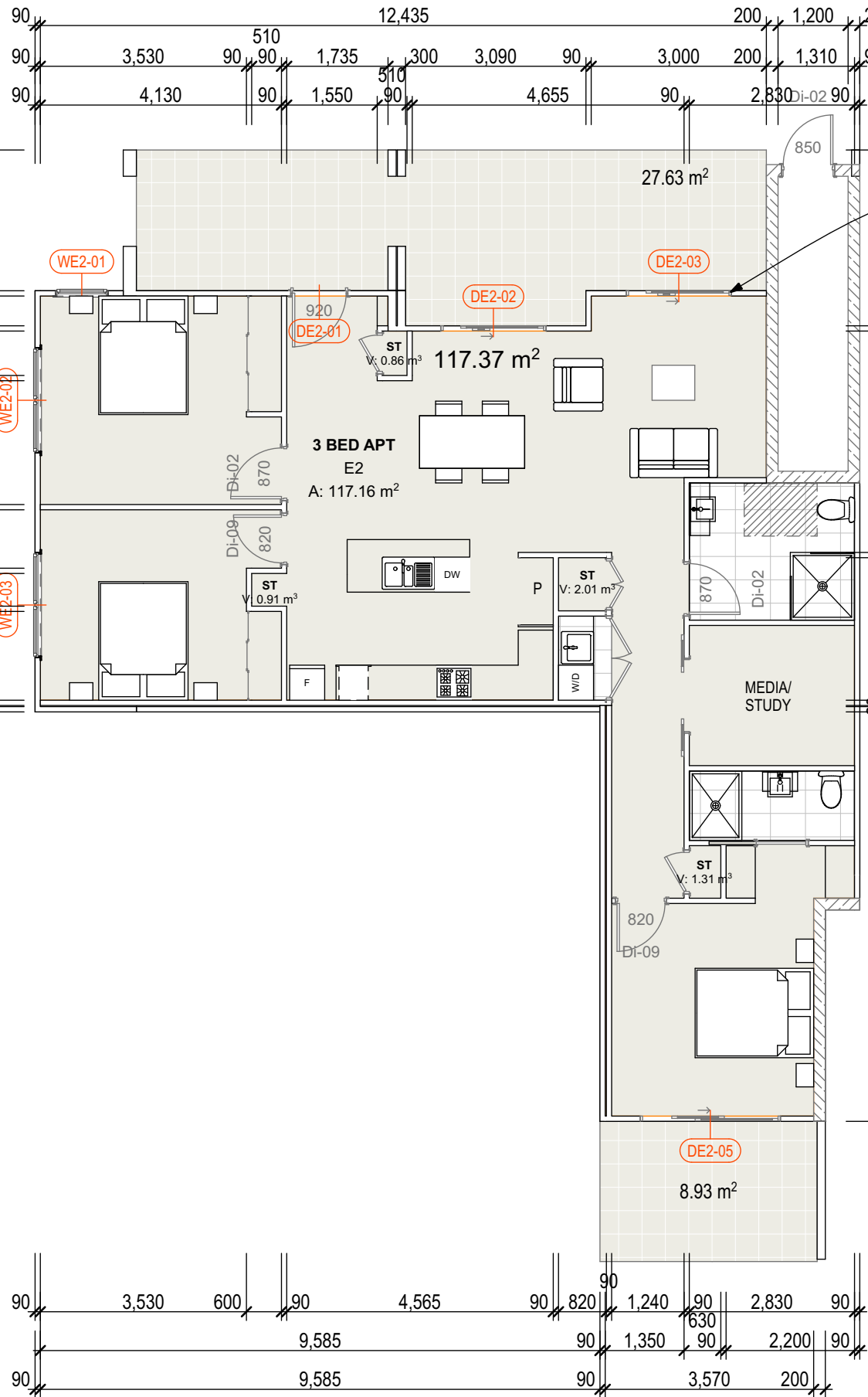
DOOR SCHEDULE - E2				
Door No.	DE2-01	DE2-02	DE2-03	DE2-05
Dimensions	920×2,400	1,800×2,400	1,800×2,400	2,400×2,400
Surface Area	2.37	4.32	4.32	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - E2			
Window No.	WE2-01	WE2-02	WE2-03
Dimensions	900×1,200	1,800×1,200	1,800×1,200
Surface Area	1.08	2.16	2.16
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

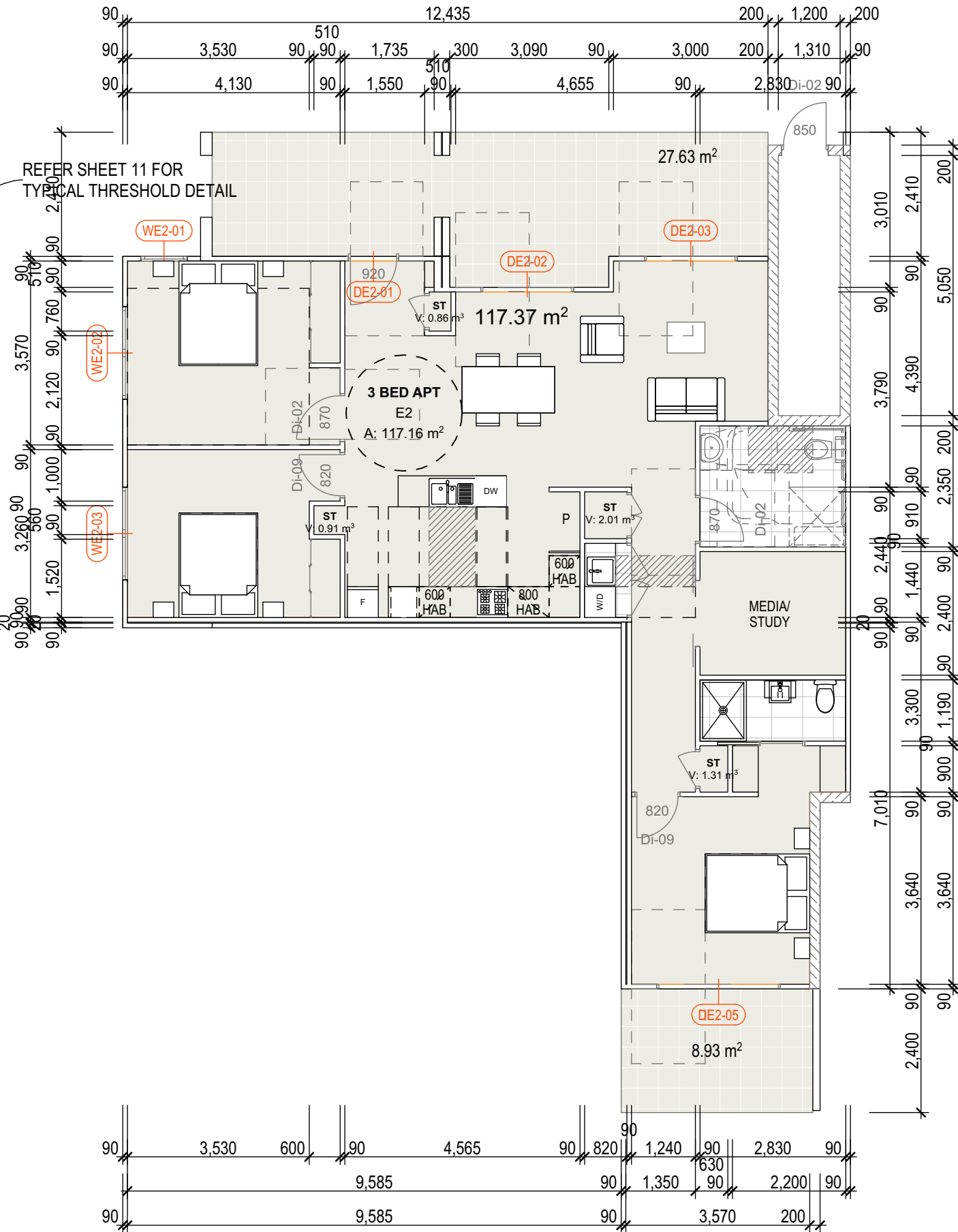
UNIT TYPE E2
TERRACE/BALCONY AREA: 28.40m²
STORAGE AREA (dwelling): 5.09m²
STORAGE AREA (basement): 4.60m²



UNIT TYPE A
TERRACE/BALCONY AREA: 33.50m²
STORAGE AREA (dwelling): 4.28m²
STORAGE AREA (basement): 4.60m²



UNIT TYPE E2 - PRE ADAPTABLE
Scale 1:100



UNIT TYPE E2 - POST ADAPTABLE
Scale 1:100

NOTES

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WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES A2 & E2

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 16 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-16P

Print Date: 18/01/2024

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SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - Q		
Door No.	DQ-01	DQ-03
Dimensions	920x2,400	2,400x2,400
Surface Area	2.37	5.76
Front View		
Door Type		
Glazing Type		
Frame Type		

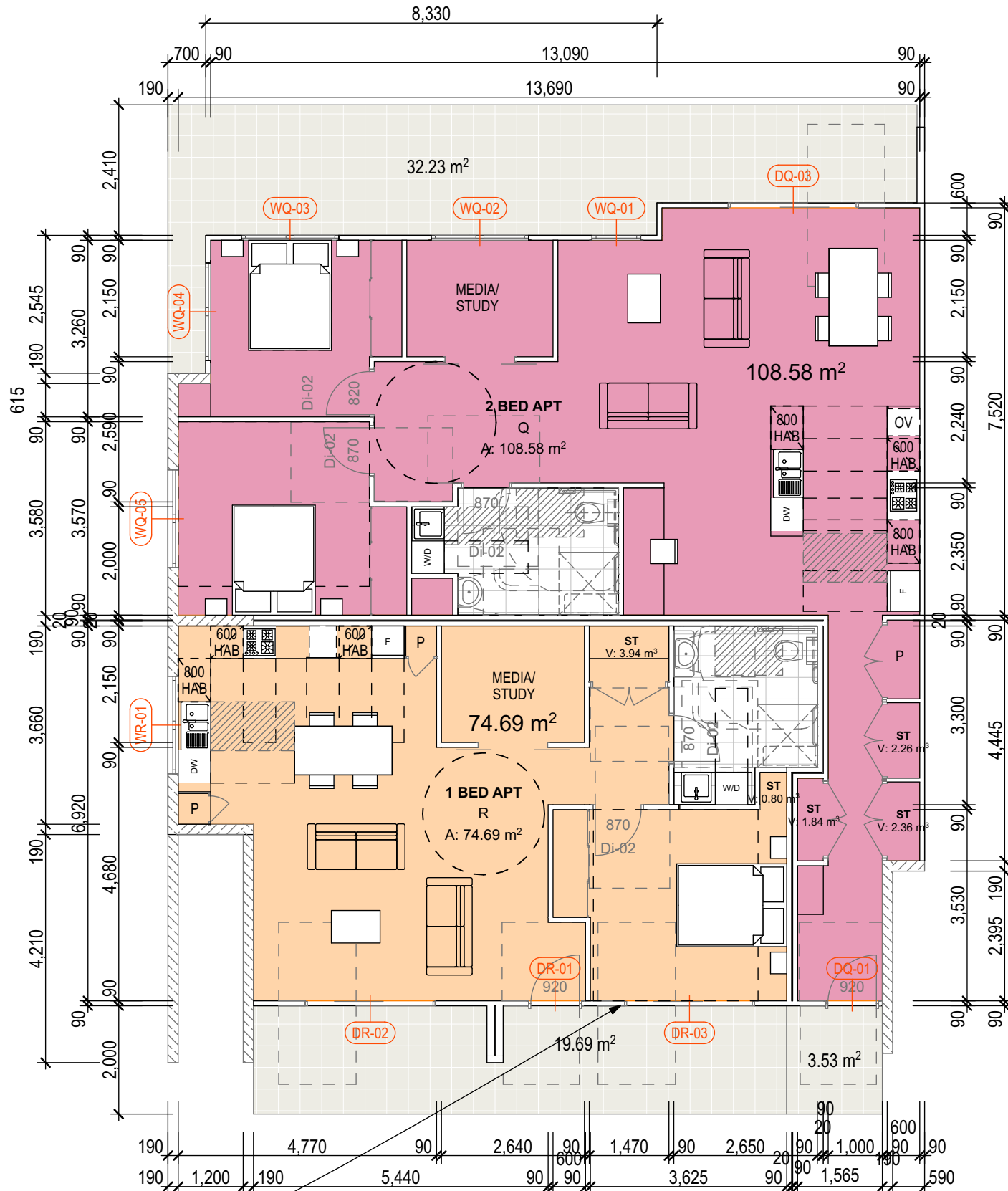
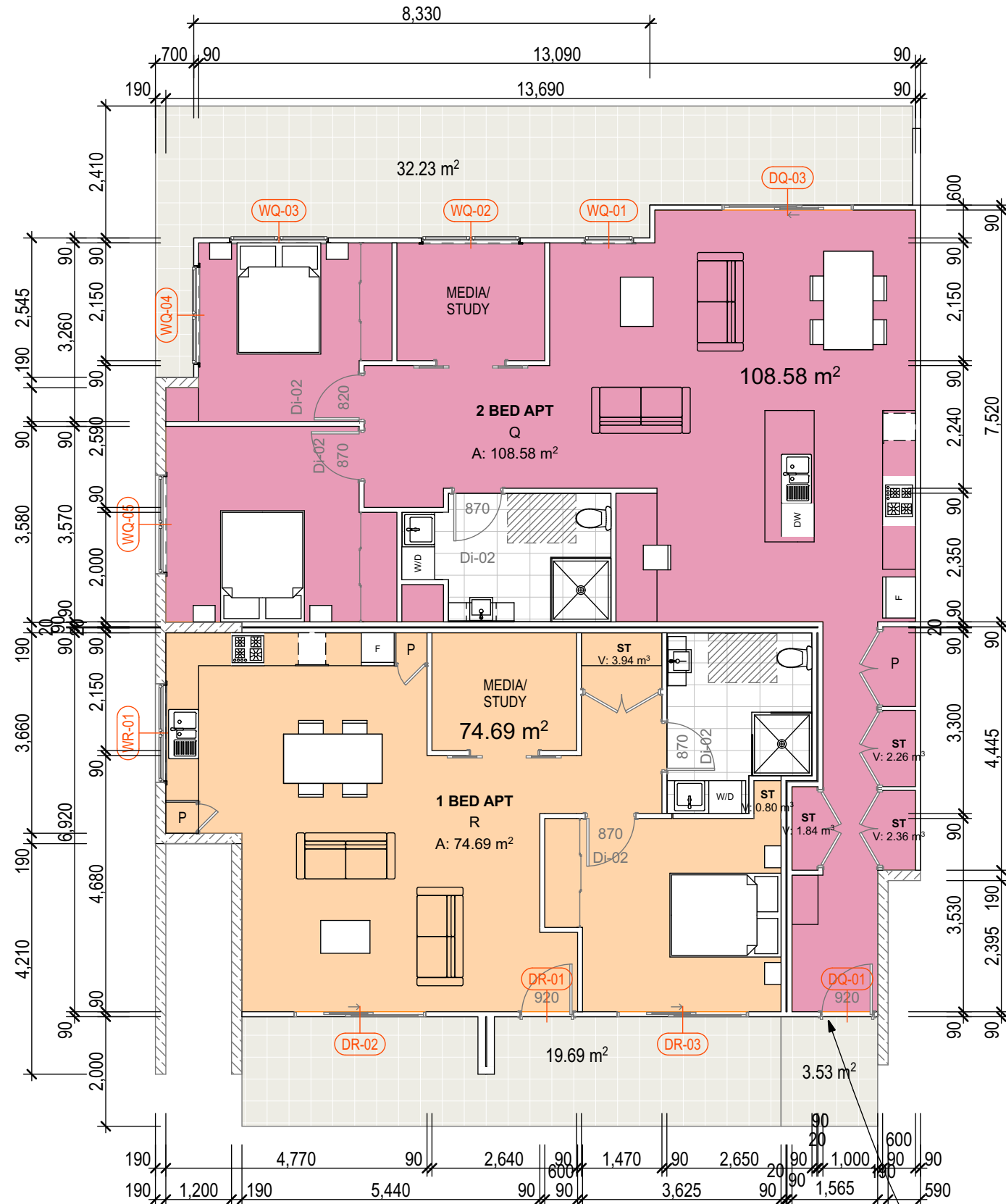
WINDOW SCHEDULE - Q					
Window No.	WQ-01	WQ-02	WQ-03	WQ-04	WQ-05
Dimensions	900x2,400	1,800x1,200	1,800x1,200	1,800x1,200	1,800x1,200
Surface Area	2.16	2.16	2.16	2.16	2.16
Sill Height					
Front View					
Window Type					
Glazing Type					
Frame Type					

DOOR SCHEDULE - R			
Door No.	DR-01	DR-02	DR-03
Dimensions	920x2,400	2,400x2,400	2,400x2,400
Surface Area	2.37	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - R	
Window No.	WR-01
Dimensions	1,800x1,200
Surface Area	2.16
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

UNIT TYPE Q
TERRACE/BALCONY AREA: 28.40m²
STORAGE AREA (dwelling): 6.57m²
STORAGE AREA (basement): 4.60m²

UNIT TYPE R
TERRACE/BALCONY AREA: 27.45m²
STORAGE AREA (dwelling): 4.15m²
STORAGE AREA (basement): 4.60m²



UNIT TYPE Q & R - PRE ADAPTABLE
Scale 1:100

UNIT TYPE Q & R - POST ADAPTABLE
Scale 1:100

NOTES

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TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

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P	DA Amend - Consultant Issue	15.12.23	AJC

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at
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CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

ADAPTABLE UNIT TYPES Q & R

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 17 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-17P

Print Date: 18/01/2024

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SCALE 0 1.0 2.0 3.0 4.0 5.0
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

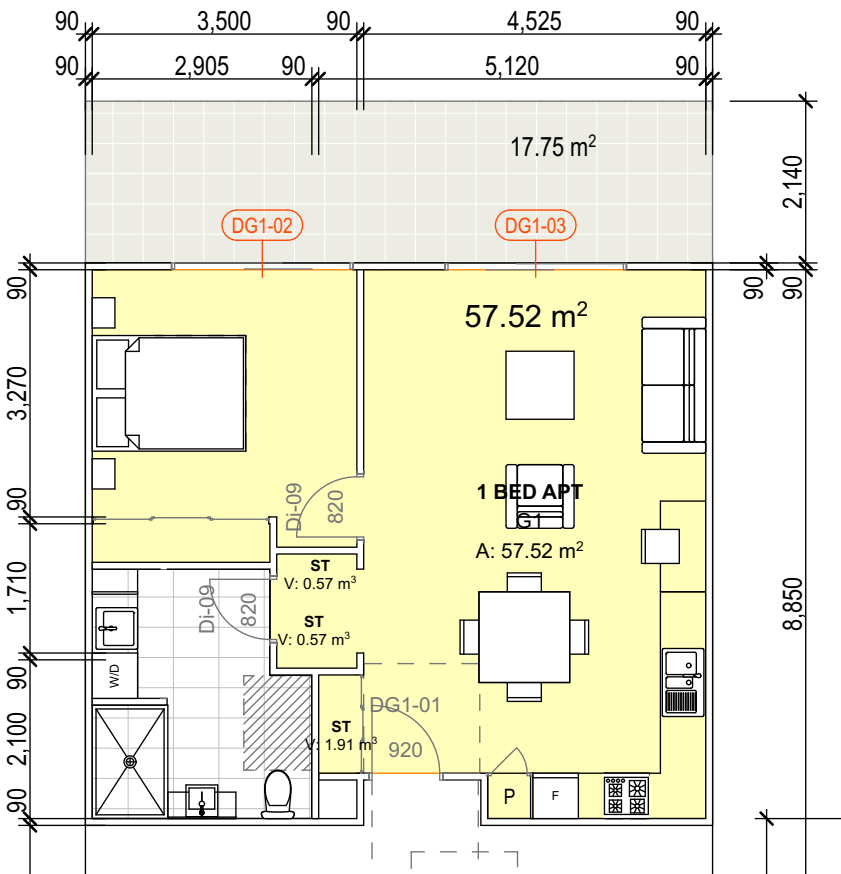
ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - G1			
Door No.	DG1-01	DG1-02	DG1-03
Dimensions	920×2,040	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

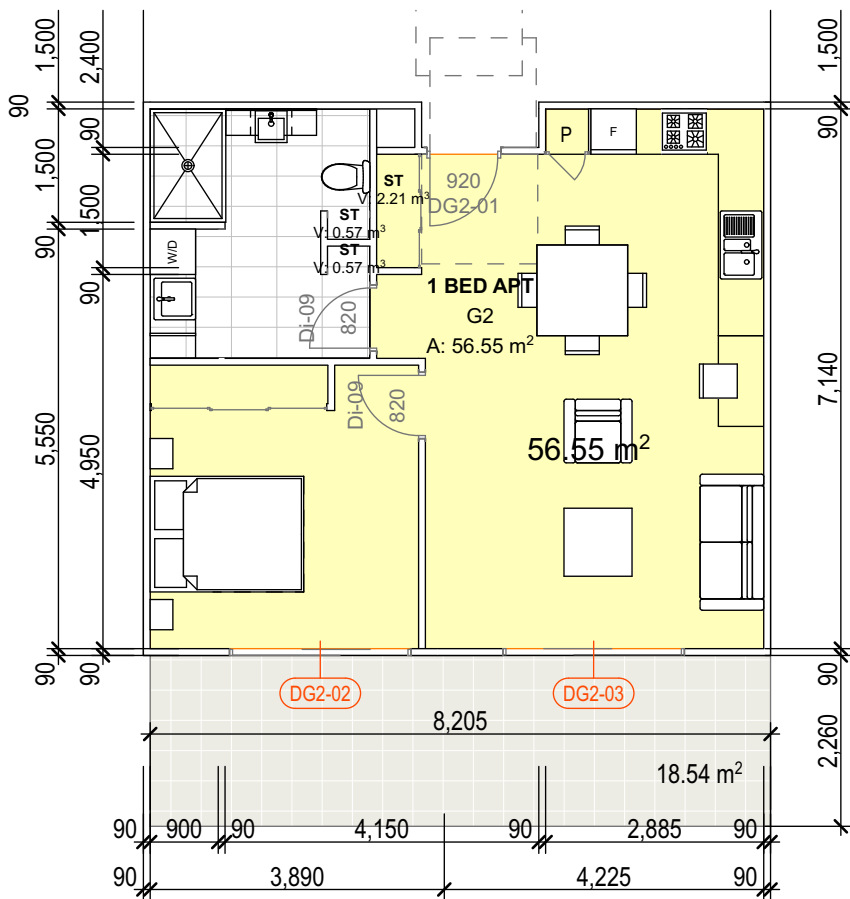
DOOR SCHEDULE - G2			
Door No.	DG2-01	DG2-02	DG2-03
Dimensions	920×2,040	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

DOOR SCHEDULE - J					
Door No.	DJ-01	DJ-02	DJ-03	DJ-04	DJ-05
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32	4.32
Front View					
Door Type					
Glazing Type					
Frame Type					



UNIT TYPE G1
Scale 1:100

NOTE: APT 42 IS REVERSE OF
APT 43



UNIT TYPE G2
Scale 1:100

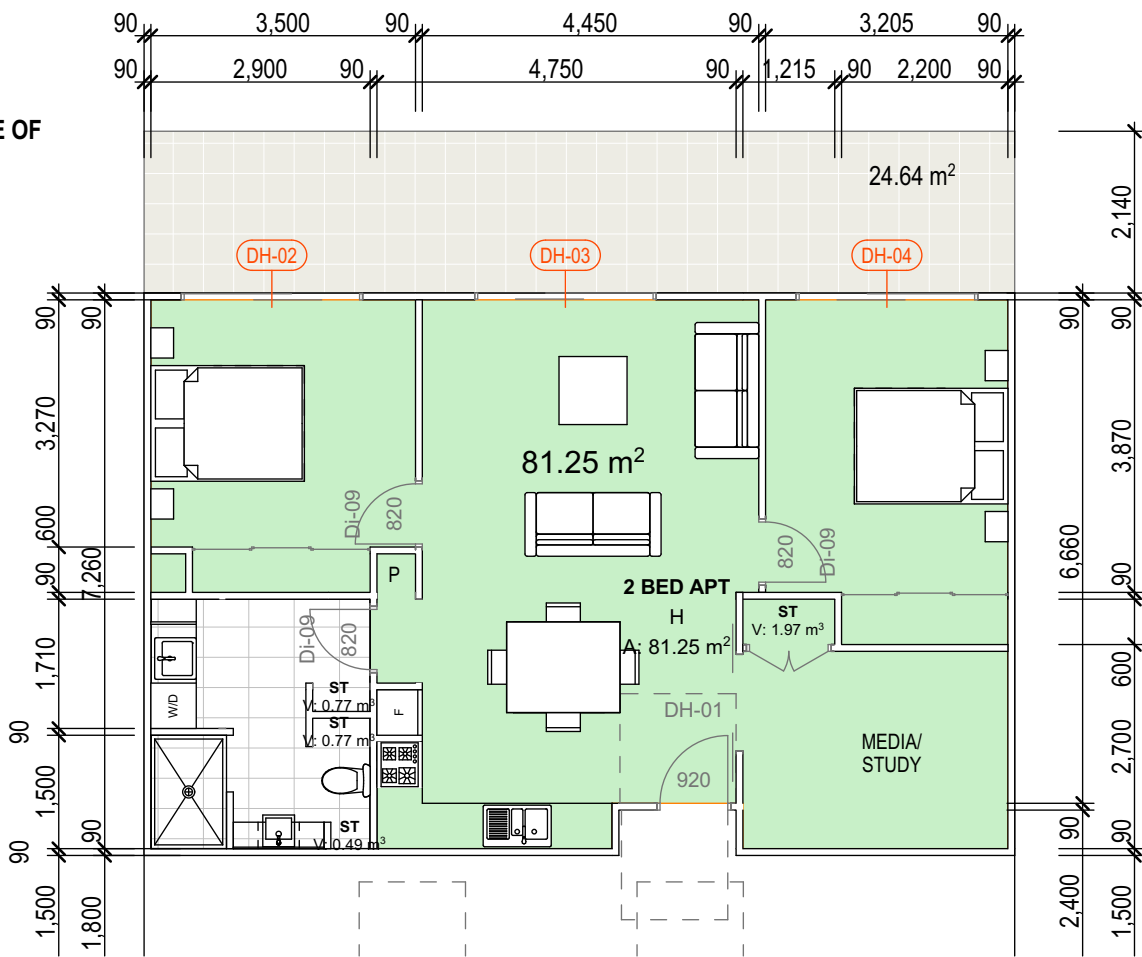
NOTE: APT 17 IS REVERSE OF
APT 34

UNIT TYPE G1
TERRACE/BALCONY AREA: 17.75m²
STORAGE AREA (dwelling): 3.11m²
STORAGE AREA (basement):min. 4.60m²

UNIT TYPE G2
TERRACE/BALCONY AREA: 18.54m²
STORAGE AREA (dwelling): 3.11m²
STORAGE AREA (basement):min. 4.60m²

DOOR SCHEDULE - H				
Door No.	DH-01	DH-02	DH-03	DH-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	2,400×2,400
Surface Area	2.02	5.76	5.76	5.76
Front View				
Door Type				
Glazing Type				
Frame Type				

UNIT TYPE H
TERRACE/BALCONY AREA: 24.64m²
STORAGE AREA (dwelling): 4.00m²
STORAGE AREA (basement):min. 4.60m²



UNIT TYPE H
Scale 1:100

NOTE: APT 24,41 IS REVERSE OF
APT 27,44

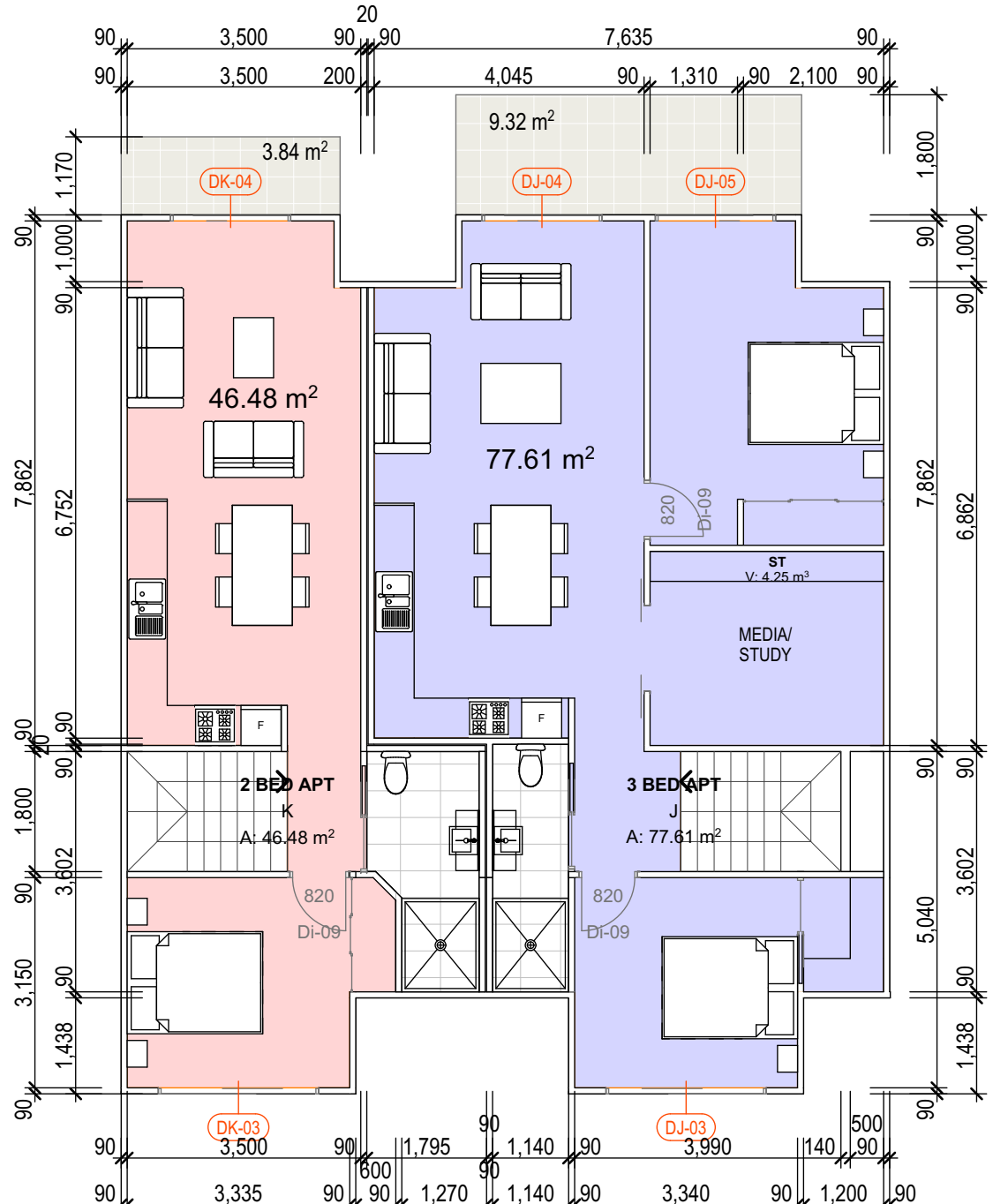
DOOR SCHEDULE - K				
Door No.	DK-01	DK-02	DK-03	DK-04
Dimensions	920×2,040	2,400×2,400	2,400×2,400	1,800×2,400
Surface Area	2.02	5.76	5.76	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

UNIT TYPE J
TERRACE/BALCONY AREA: 26.33m²
STORAGE AREA (dwelling): 5.16m²
STORAGE AREA (basement): min. 9.2m²

WINDOW SCHEDULE - J	
Window No.	WJ-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

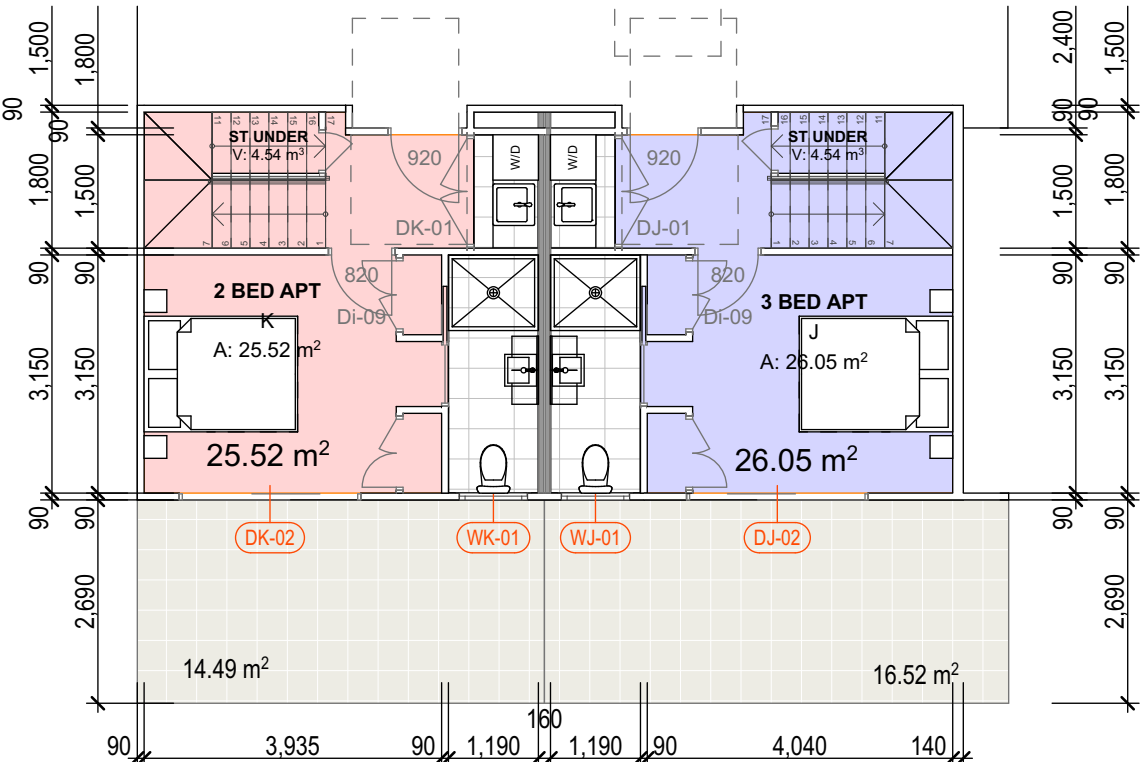
WINDOW SCHEDULE - K	
Window No.	WK-01
Dimensions	900×1,200
Surface Area	1.08
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

UNIT TYPE K
TERRACE/BALCONY AREA: 17.59m²
STORAGE AREA (dwelling): 6.16m²
STORAGE AREA (basement): min. 4.6m²



UNIT TYPE J & K UPPER FLOOR
Scale 1:100

NOTE: APT 19,37 IS REVERSE OF
APT 32,48 (TYPE J)



UNIT TYPE J & K LOWER FLOOR
Scale 1:100

NOTE: APT 18,36 IS REVERSE OF
APT 33,49 (TYPE K)

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL
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clarification before proceeding with any work.

LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
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P	DA Amend - Consultant Issue	15.12.23	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES G1,
G2, H, J & K

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 18 of 32

DATE 29.01.24 SHEET NUMBER

DRAWN BY A J C DA-18P

Print Date: 31/01/2024

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Ph 02 4869 5395 ■ Fax 02 4869 5495 ■ cs.arch@bigpond.net.au
Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6678

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

DOOR SCHEDULE - L					
Door No.	DL-01	DL-02	DL-03	DL-04	DL-05
Dimensions	920x2,340	2,400x2,400	1,800x2,400	1,800x2,400	2,400x2,400
Surface Area	2.31	5.76	4.32	4.32	5.76
Front View					
Door Type					
Glazing Type					
Frame Type					

WINDOW SCHEDULE - L	
Window No.	WL-01
Dimensions	900x2,400
Surface Area	2.16
Sill Height	
Front View	
Window Type	
Glazing Type	
Frame Type	

UNIT TYPE P
TERRACE/BALCONY AREA: min. 43.57m²
STORAGE AREA (dwelling): 4.24m²
STORAGE AREA (basement): min. 4.6m²

DOOR SCHEDULE - P			
Door No.	DP-01	DP-02	DP-03
Dimensions	920x2,340	2,400x2,400	2,400x2,400
Surface Area	2.31	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

DOOR SCHEDULE - S1		
Door No.	DS1-01	DS1-02
Dimensions	920x2,340	2,400x2,400
Surface Area	2.31	5.76
Front View		
Door Type		
Glazing Type		
Frame Type		

WINDOW SCHEDULE - S1			
Window No.	WS1-01	WS1-03	WS1-04
Dimensions	1,200x600	1,800x1,200	1,800x1,200
Surface Area	0.72	2.16	2.16
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

DOOR SCHEDULE - M			
Door No.	DM-01	DM-02	DM-03
Dimensions	920x2,340	2,400x2,400	2,400x2,400
Surface Area	2.31	5.76	5.76
Front View			
Door Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - M			
Window No.	WM-01	WM-02	WM-03
Dimensions	1,200x600	2,100x1,200	2,100x1,200
Surface Area	0.72	2.52	2.52
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

WINDOW SCHEDULE - P							
Window No.	WP-01	WP-02	WP-04	WP-05	WP-06	WP-07	WP-08
Dimensions	1,800x1,200	1,800x1,200	1,800x1,200	1,200x600	1,800x1,200	600x1,200	600x1,200
Surface Area	2.16	2.16	2.16	0.72	2.16	0.72	0.72
Sill Height							
Front View							
Window Type							
Glazing Type							
Frame Type							

DOOR SCHEDULE - S2		
Door No.	DS2-01	DS2-02
Dimensions	920x2,340	2,400x2,400
Surface Area	2.31	5.76
Front View		
Door Type		
Glazing Type		
Frame Type		

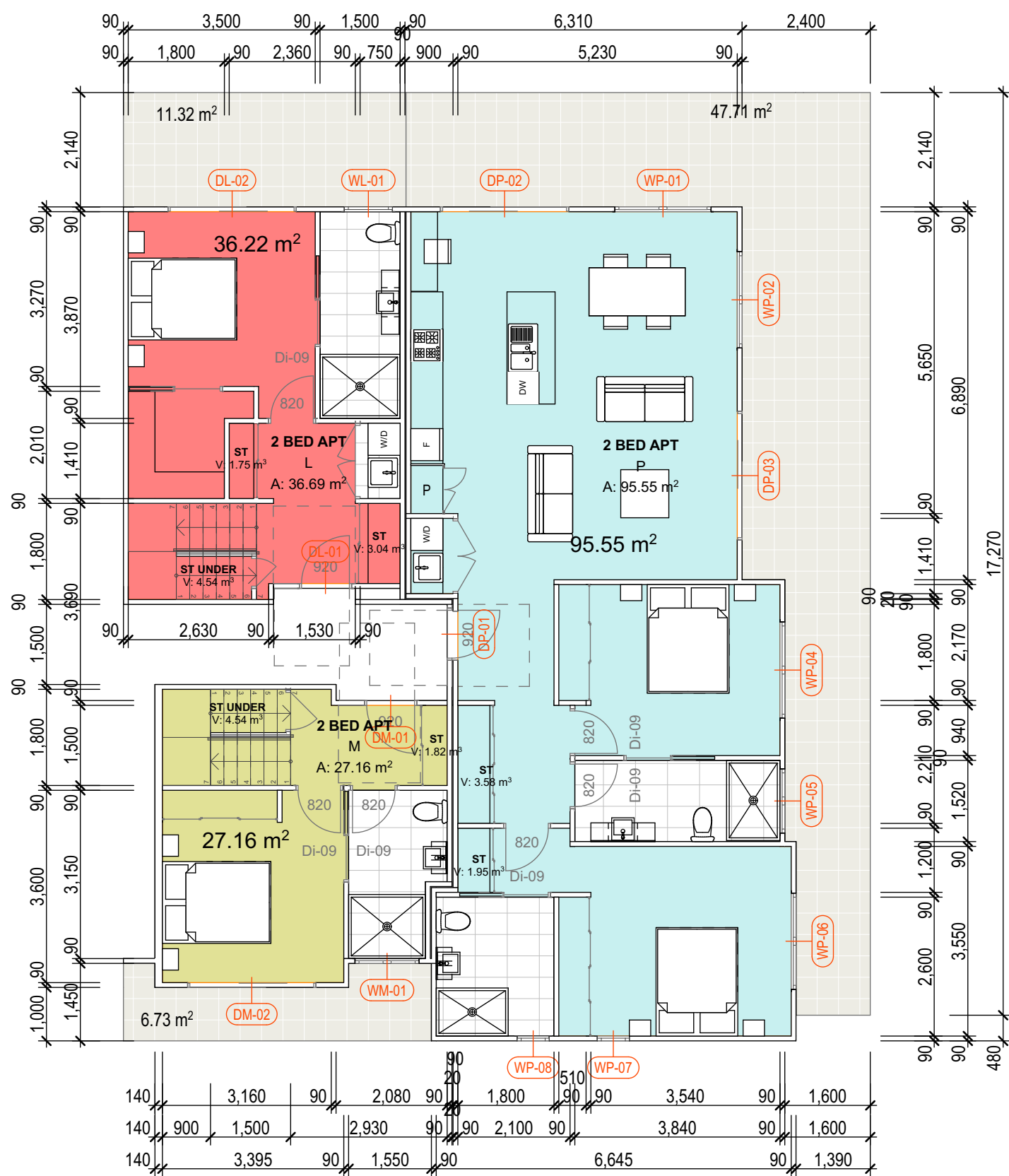
WINDOW SCHEDULE - S2			
Window No.	WS2-01	WS2-02	WS2-03
Dimensions	1,800x1,200	1,800x1,200	1,800x1,200
Surface Area	2.16	2.16	2.16
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

UNIT TYPE L
TERRACE/BALCONY AREA: 35.43m²
STORAGE AREA (dwelling): 9.23m²
STORAGE AREA (basement): min. 4.60m²

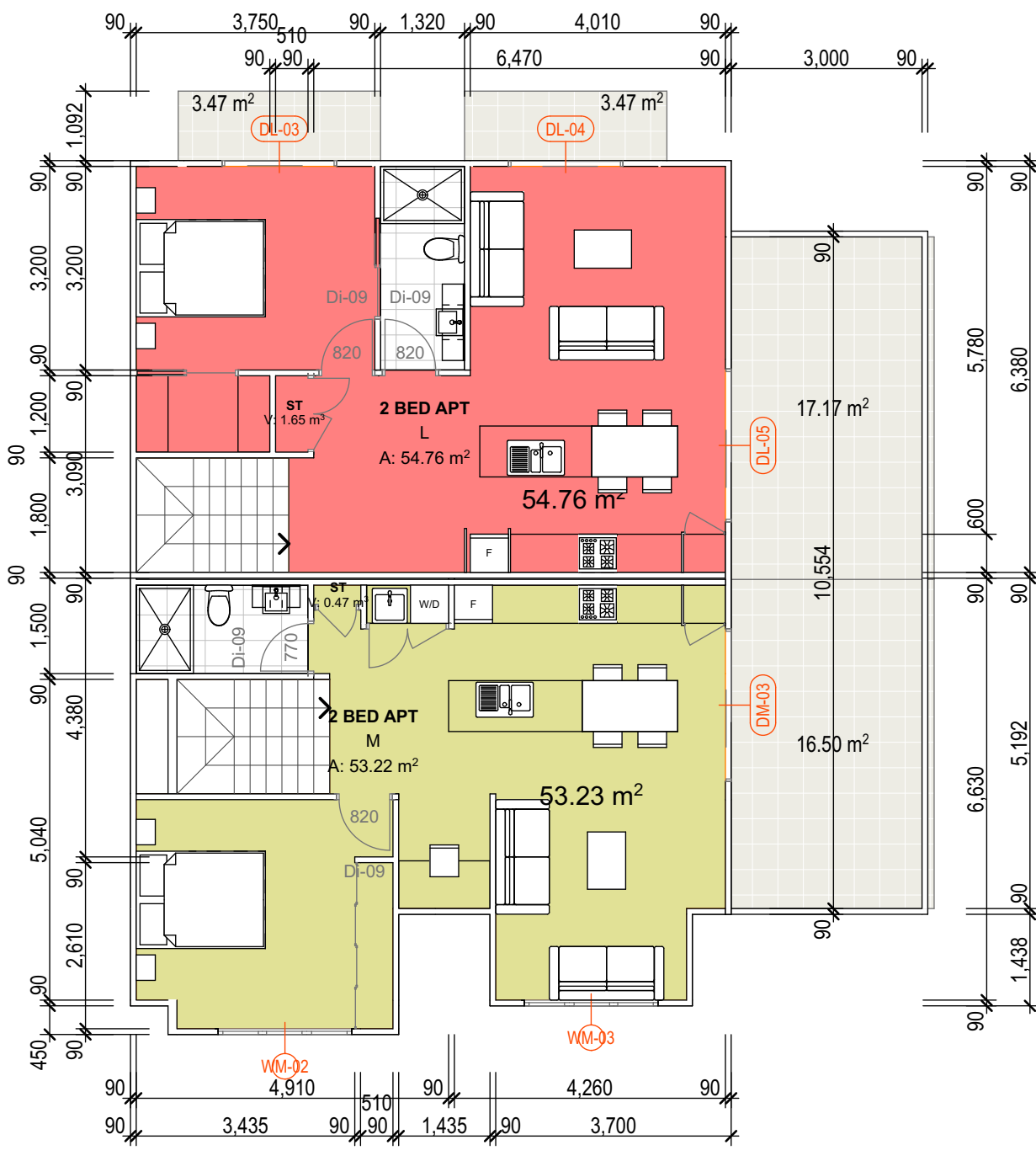
UNIT TYPE M
TERRACE/BALCONY AREA: 30.38m²
STORAGE AREA (dwelling): 6.83m²
STORAGE AREA (basement): min. 4.60m²

UNIT TYPE S1
TERRACE/BALCONY AREA: 17.97m²
STORAGE AREA (dwelling): 4.23m²
STORAGE AREA (basement): min. 4.60m²

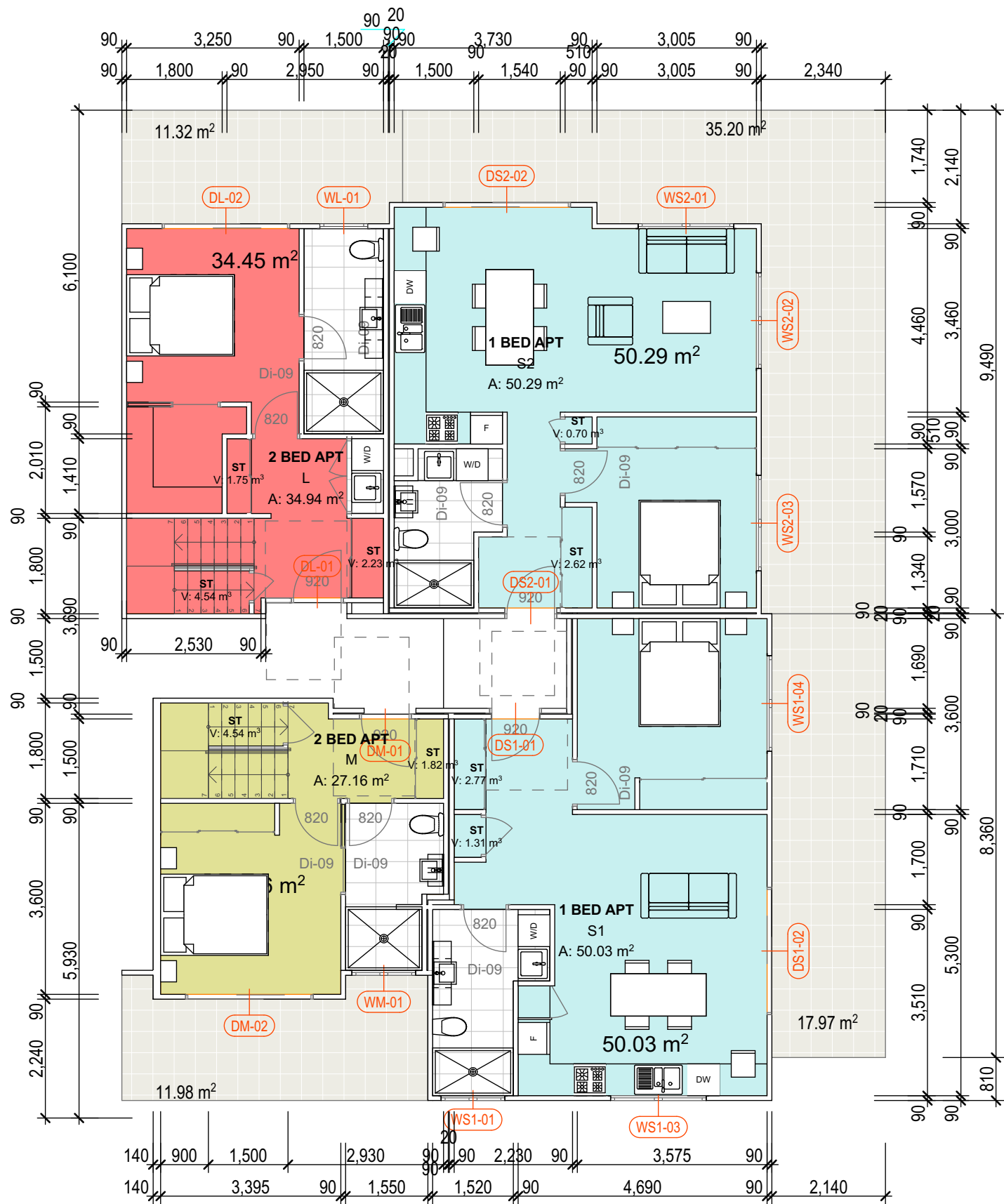
UNIT TYPE S2
TERRACE/BALCONY AREA: 35.20m²
STORAGE AREA (dwelling): 3.32m²
STORAGE AREA (basement): min. 4.60m²



UNIT TYPE L & M & P LOWER FLOOR
Scale 1:100



UNIT TYPE L & M UPPER FLOOR
Scale 1:100



UNIT TYPE S1 & S2
Scale 1:100

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED THROUGHOUT NEW WORK AND TO COMPLY WITH NCC AND RELEVANT AUSTRALIAN STANDARD REQUIREMENTS.
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AS	Aluminium Framed Windows
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SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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PROJECT :

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at
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MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES L, M & S1 & S2

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 19 of 32

DATE 15.12.23 SHEET NUMBER
DRAWN BY A J C DA-19P

Print Date: 18/01/2024

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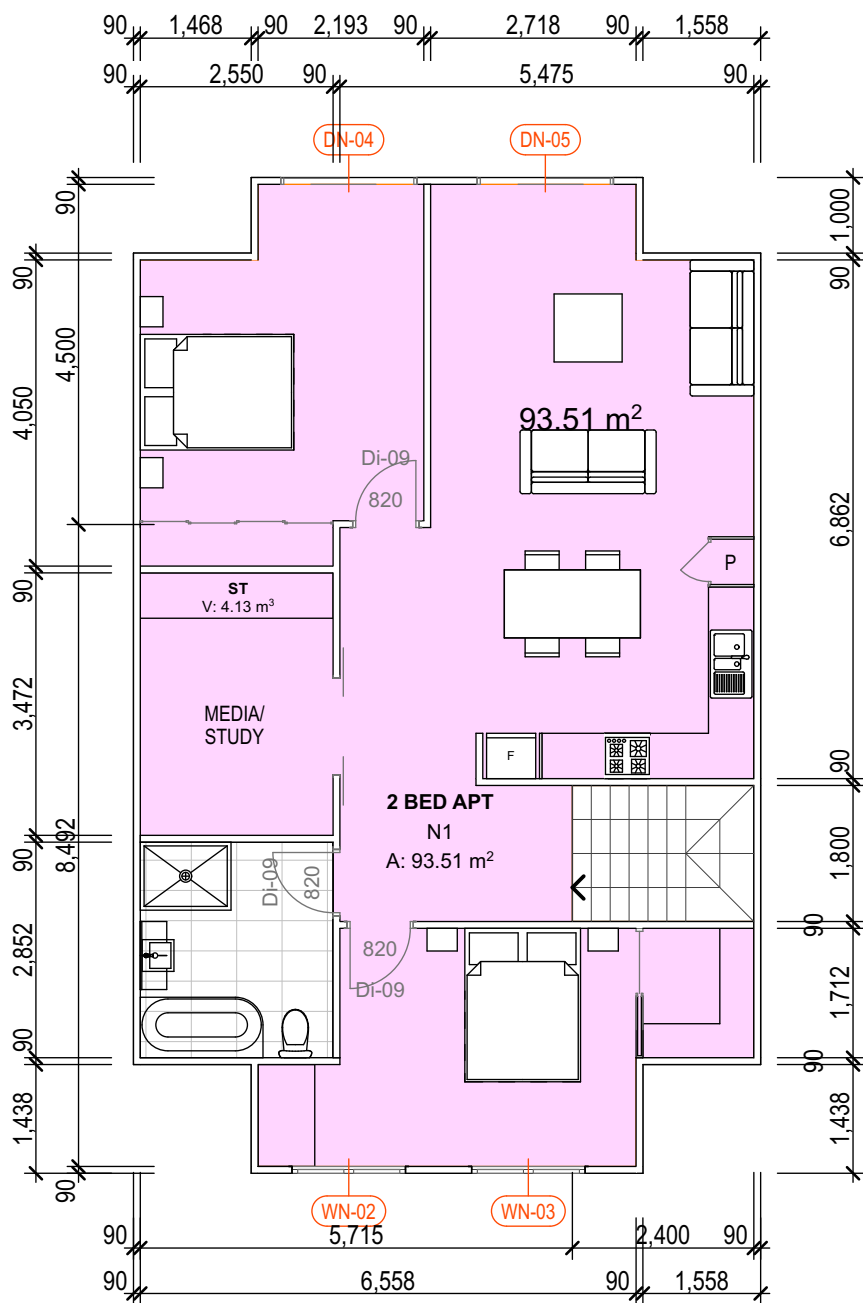
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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0
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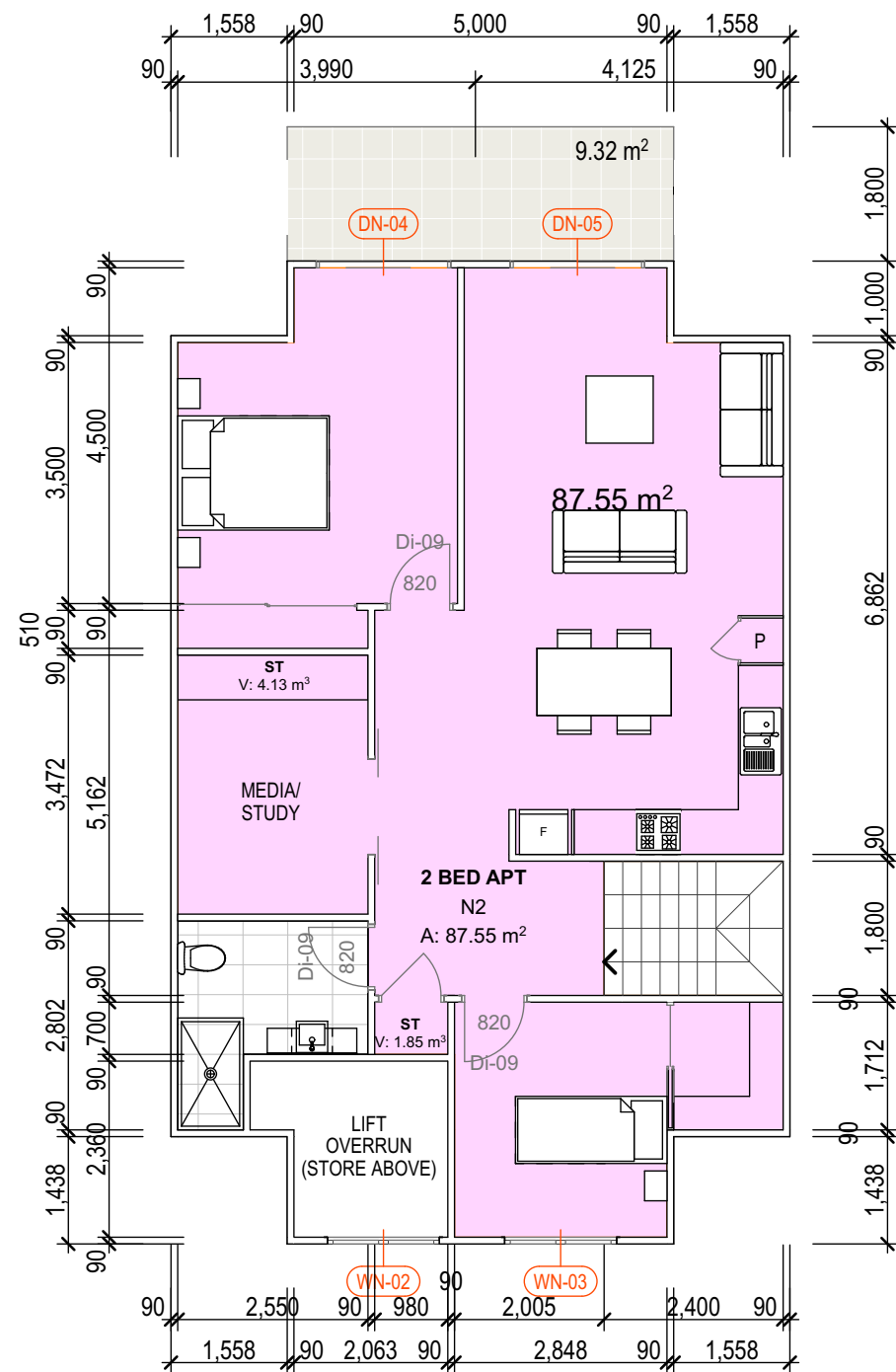
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

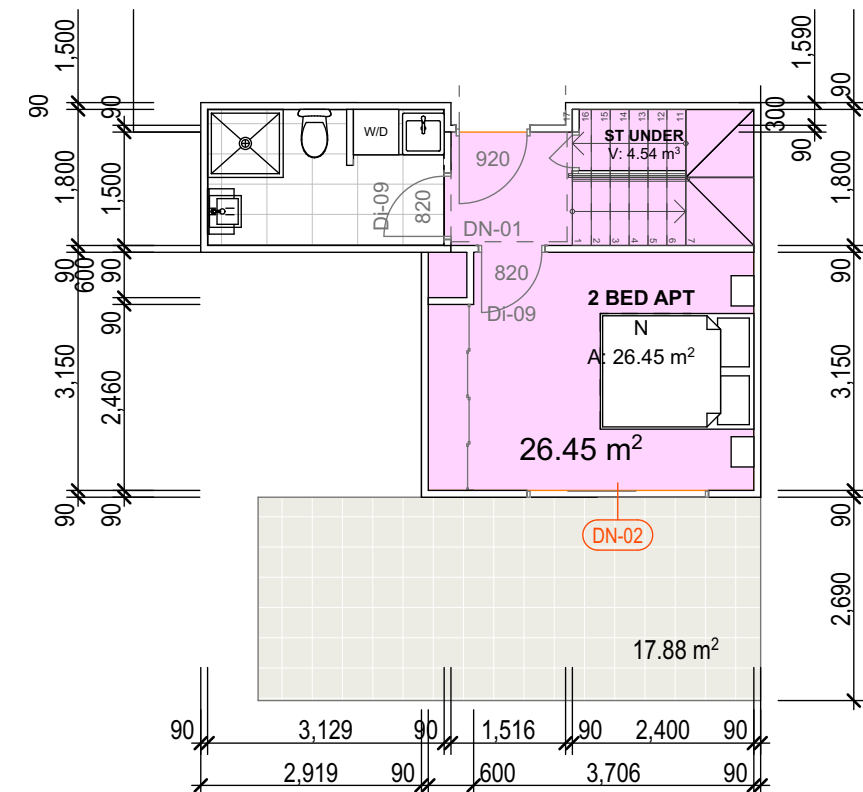
300mm ON ORIGINAL



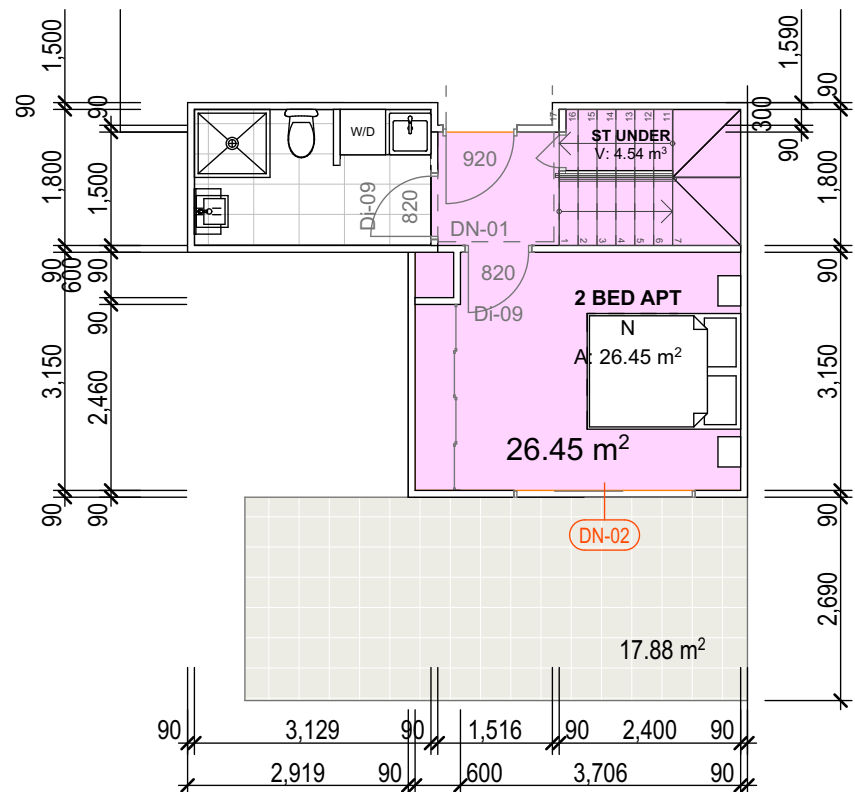
UNIT TYPE N1 UPPER FLOOR
Scale 1:100



UNIT TYPE N2 UPPER FLOOR
Scale 1:100



UNIT TYPE N1 LOWER FLOOR
Scale 1:100



UNIT TYPE N2 LOWER FLOOR
Scale 1:100

DOOR SCHEDULE - N				
Door No.	DN-01	DN-02	DN-04	DN-05
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - N		
Window No.	WN-02	WN-03
Dimensions	1,500x1,200	1,500x1,200
Surface Area	1.80	1.80
Sill Height		
Front View		
Window Type		
Glazing Type		
Frame Type		

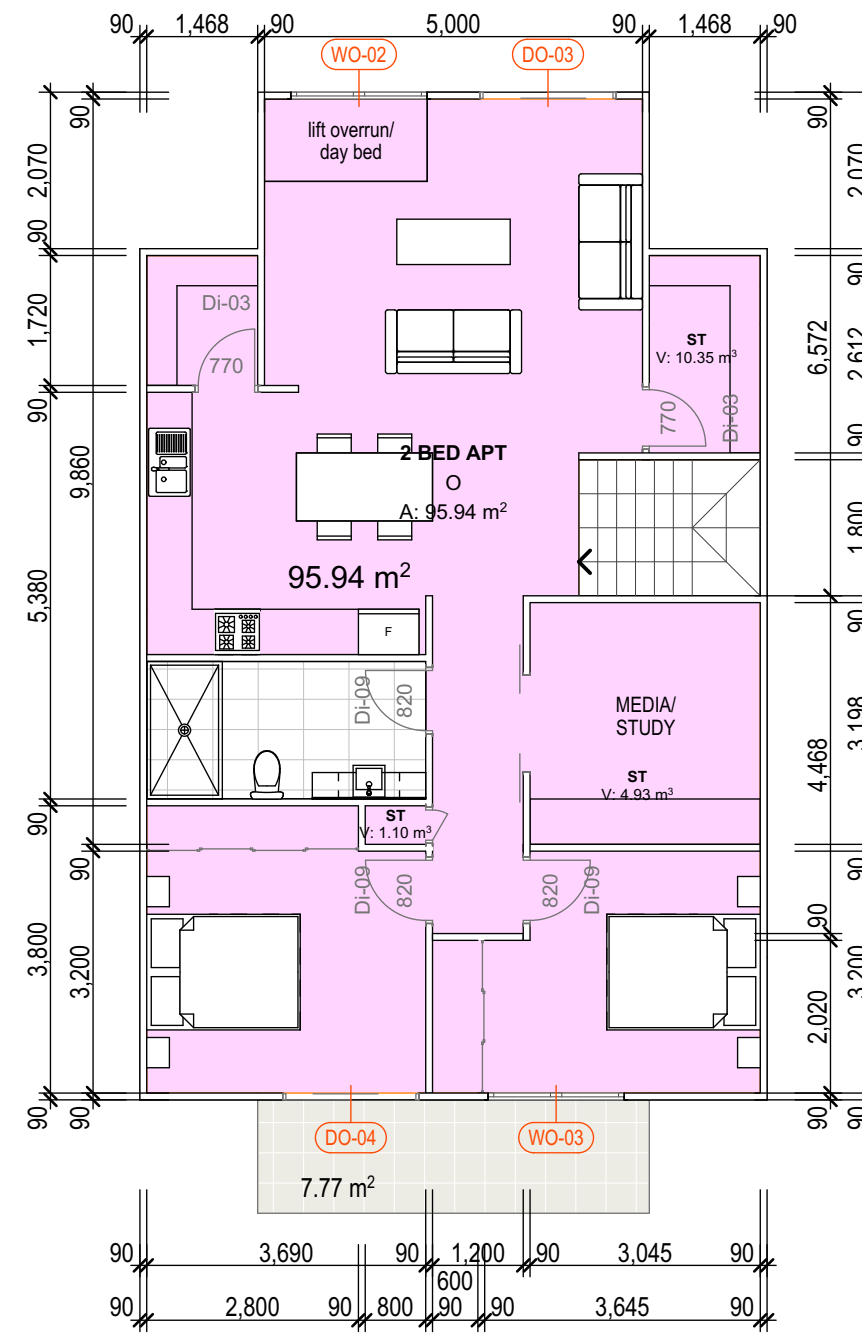
DOOR SCHEDULE - O				
Door No.	DO-01	DO-02	DO-03	DO-04
Dimensions	920x2,040	2,400x2,400	1,800x2,400	1,800x2,400
Surface Area	2.02	5.76	4.32	4.32
Front View				
Door Type				
Glazing Type				
Frame Type				

WINDOW SCHEDULE - O			
Window No.	WO-01	WO-02	WO-03
Dimensions	900x1,200	1,800x1,200	1,800x2,400
Surface Area	1.08	2.16	4.32
Sill Height			
Front View			
Window Type			
Glazing Type			
Frame Type			

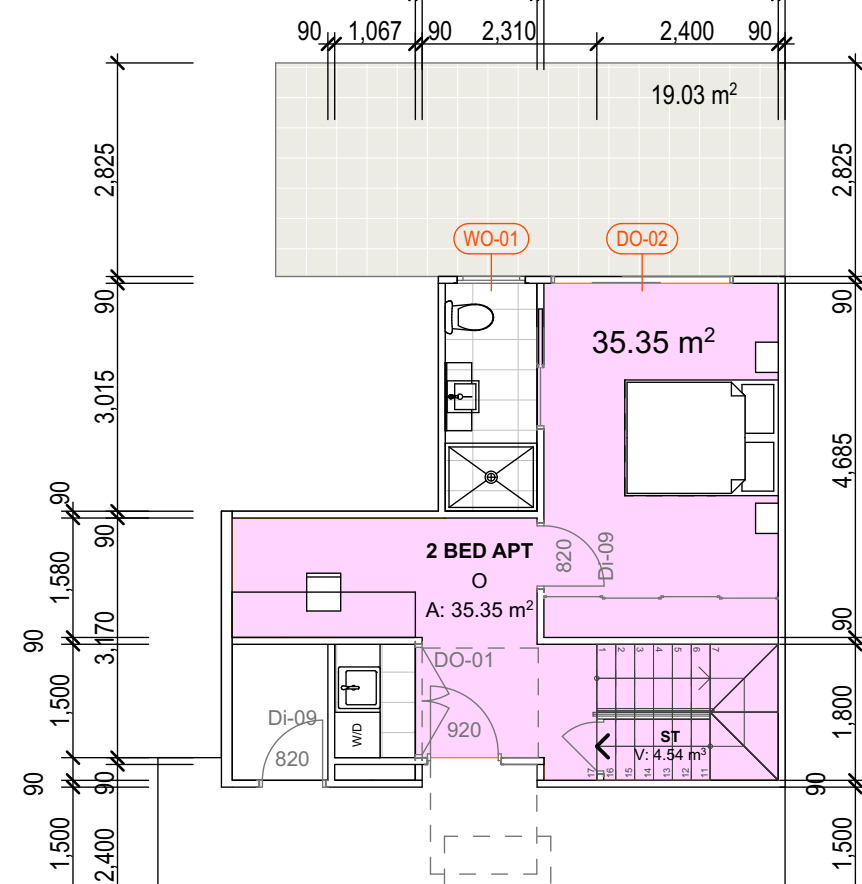
UNIT TYPE N1
TERRACE/BALCONY AREA: 27.20m²
STORAGE AREA (dwelling): 8.67m²
STORAGE AREA (basement): min. 4.60m²

UNIT TYPE N2
TERRACE/BALCONY AREA: 27.20m²
STORAGE AREA (dwelling): 10.52m²
STORAGE AREA (basement): min. 4.60m²

UNIT TYPE O
TERRACE/BALCONY AREA: 26.80m²
STORAGE AREA (dwelling): 10.57m²
STORAGE AREA (basement): min. 4.60m²



UNIT TYPE O UPPER FLOOR
Scale 1:100



UNIT TYPE O LOWER FLOOR
Scale 1:100

NOTES

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SKL Fixed Skylight
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EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panefold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
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P	DA Amend - Consultant Issue	15.12.23	AJC

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

TYPICAL UNIT TYPES N, O

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 20 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-20P

Print Date: 18/01/2024

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Andrew Coble Architects Registration 6922 Allison Stephens Architects Registration 6978

SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL

BASIX Project Commitments		BASIX Number: 1334291M	
Proposed:	Class 2 Apartment Units		
Address:	1-5 Rainbow Road Mittagong 2575		
Lot No / DP:	32/9299		
Water			
Fixtures	Specification		
Shower head rating	4 star (> 4.5 but <= 6 L/min)		
Toilet rating	4 star		
Kitchen taps rating	4 star		
Bathroom taps rating	4 star		
All Clotheswashers	4 star		
All Dishwashers	4 star		
Alternative water details			
Rainwater tank size	None		
Connected to:	Garden and lawn areas	No	
	All toilets	No	
	Laundry	No	
Thermal Comfort		Accreditation Number:	HERA 10056
			NatHERS Number: 0008145300
External walls		Requirements	
Metal clad		Medium colour	R2.5
Fibro cavity panel direct fix		Medium colour	R2.5
Metal clad		Dark colour	R4.6
			Bulk + Anti-glare foil
			Bulk + Anti-glare foil
			Bulk + Reflective side down, Anitglare above
Internal walls			
Cavity wall, direct fix plasterboard		No insulation	
Partition walls			
Double stud with plasterboard		Bulk insulation in the centre R1	
Ceiling			
External ceiling - Plasterboard		R3.5 Bulk insulation	
Internal ceiling - Plasterboard		No insulation	
Roof			
Corrugated iron		Dark Colour (solar absorptance >0.70)	
		R1.8 Bulk + Reflective side down, Anitglare above	
Floors			
Concrete slab on ground		No insulation	
Suspended concrete slab		Above Car Park	R1.0 Bulk insulation
Windows			
Aluminium frame ALM-001-01	all other units	Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-01	all other units	Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-003-01	unit 1	Double air-fill clear glazing with U-value 4.8 and SHGC 0.51 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-004-01	unit 1	Double air-fill clear glazing with U-value 4.8 and SHGC 0.59 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-004-03	unit 18, 21, 33, 37, 39	Double air-fill low-e glazing with U-value 4.3 and SHGC 0.53 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-003-03	unit 21, 37, 39	Double air-fill low-e glazing with U-value 4.3 and SHGC 0.47 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Downlights			
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification		Dwelling is rated without downlight	
Overshadowing details		Adjoining units calculated into model calculations	
Site			
Orientation of nominal north elevation		As shown on plans	
Energy			
Hot water		Specification	Rating
Central system		Gas instantaneous	
Ventilation			
Bathroom exhaust		Individual fan, not ducted	
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, not ducted	
Control switch		Manual switch on/off	
Laundry		Individual fan, not ducted	
Control switch		Manual switch on/off	
Cooling			
Individual systems - living areas		Ceiling fans + 1-phase airconditioning	EER 3.5 - 4.0
Individual systems - bedroom areas		Ceiling fans + 1-phase airconditioning	EER 3.5 - 4.0
Heating			
Individual systems - living areas		1-phase airconditioning	EER 3.5 - 4.0
Individual systems - bedroom areas		1-phase airconditioning	EER 3.5 - 4.0
Lighting			
Carpark		Light-emitting diode	Daylight sensor and motion sensor
Switch rooms		Light-emitting diode	Motion sensors
Garbage room		Light-emitting diode	Motion sensors
Plant/Service room		Light-emitting diode	Motion sensors
Hallway/Lobby		Light-emitting diode	Daylight sensor and motion sensor
Appliances			
Cooktop/oven		Electric cooktop & electric oven	
Ventilated fridge space		No	
Private outdoor clothes drying line		No	
Private indoor or sheltered clothes drying line		No	
Zoned Air-conditioning		No	
Alternative Energy			
Photovoltaic System		50 kW	

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

**at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051**

CLIENT :

**Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd**

DRAWING

ENERGY REQUIREMENTS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

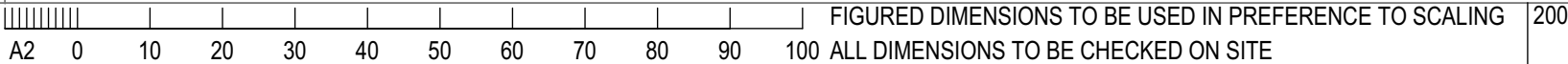
SCALES as shown	No. IN SET 22 of 32
DATE 15.12.23	SHEET NUMBER
DRAWN BY A J C	DA-22P

SCALE 1:100 @ A2

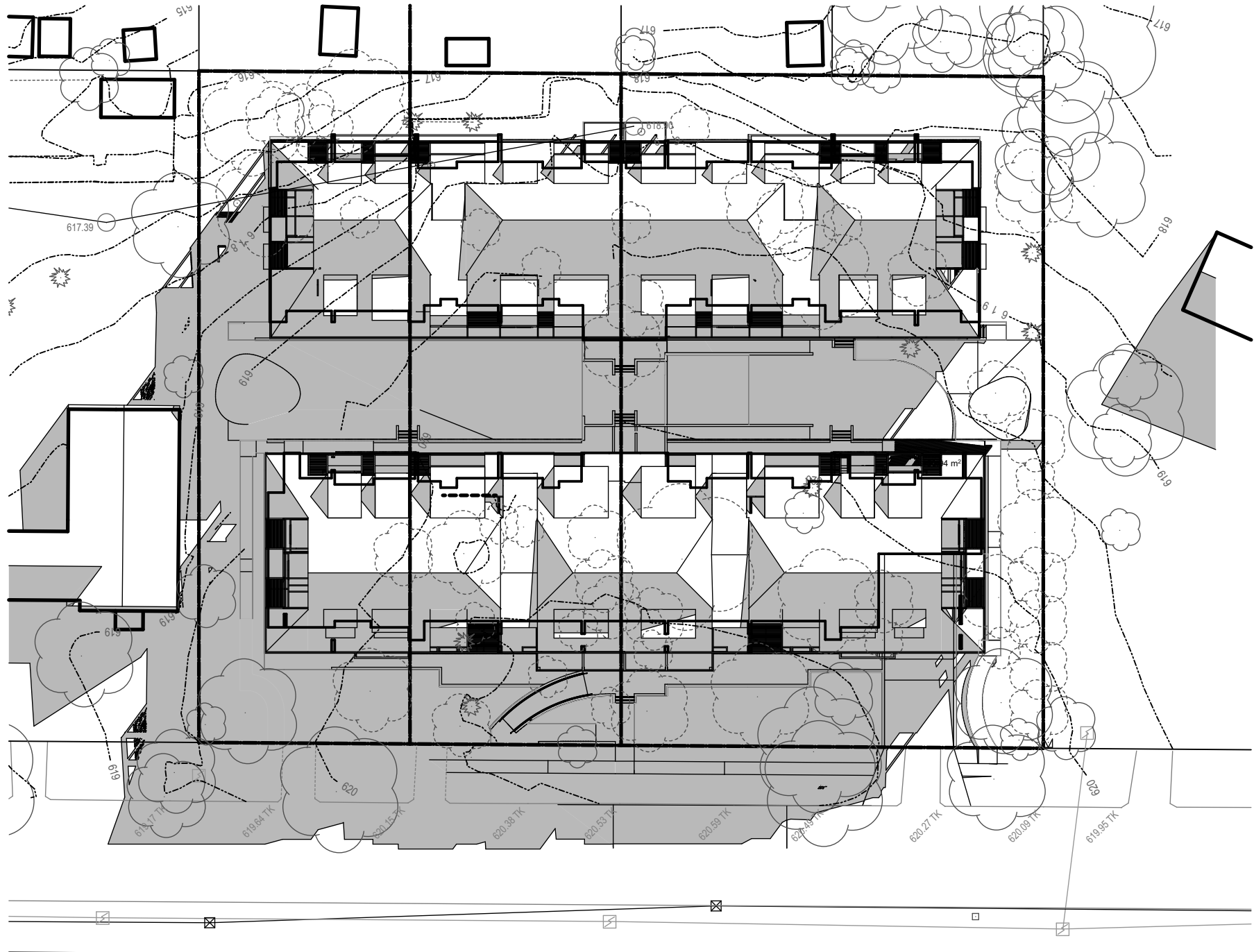
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

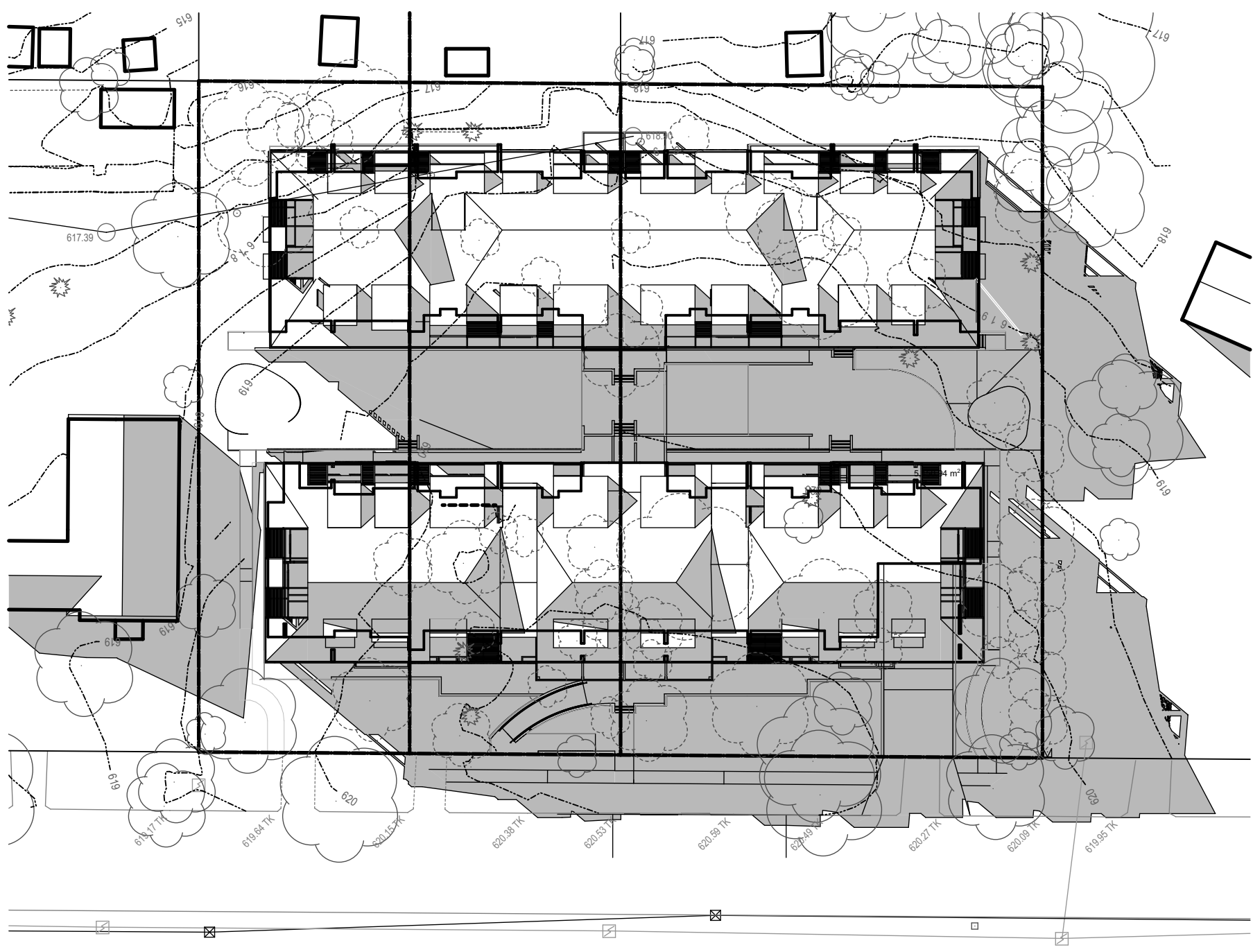
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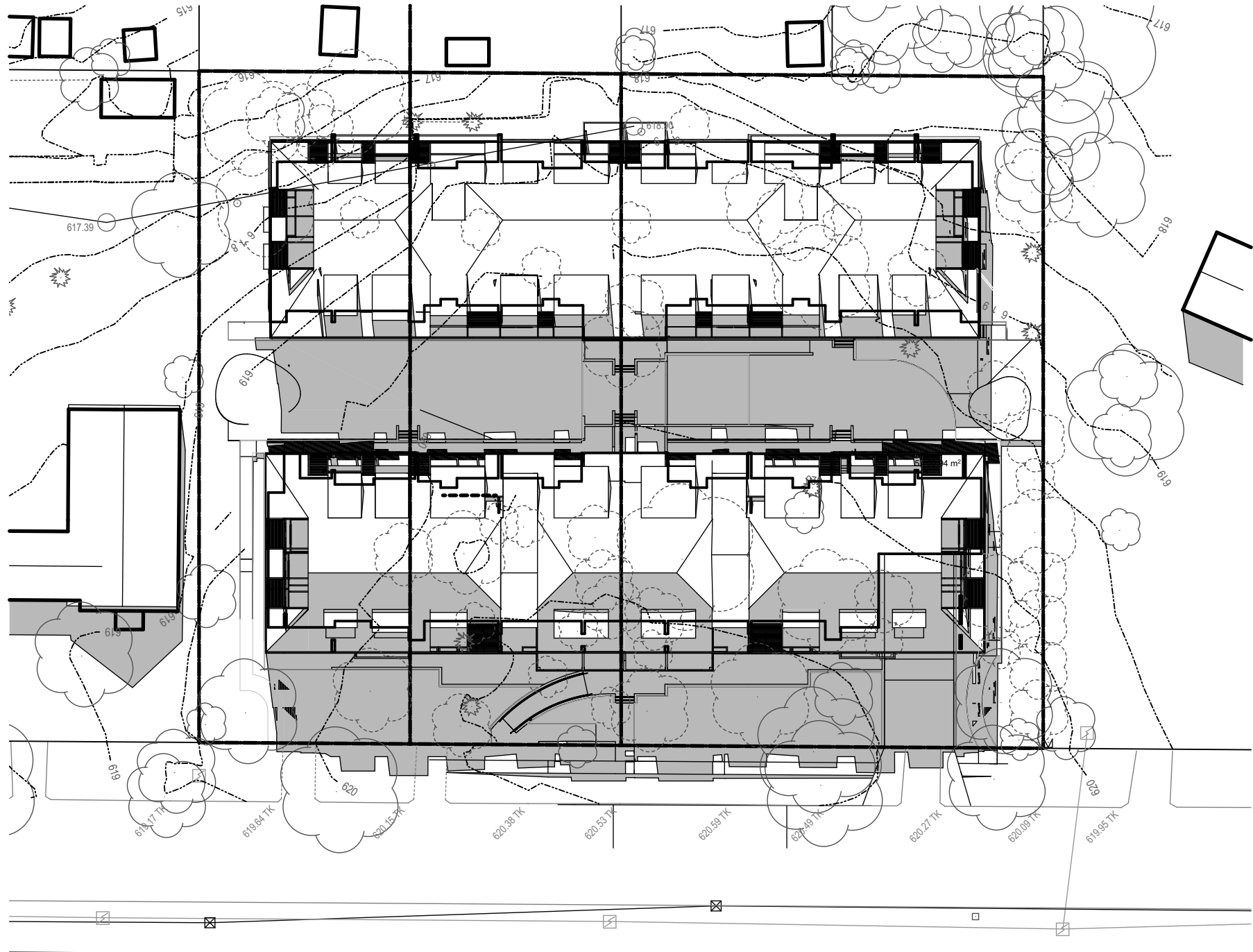
300mm ON ORIGINAL



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 12PM
Scale 1:500



SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:500



12M HEIGHT LINE

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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1 EAST STREET ■ MOSS VALE ■ NSW 2577
PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :
**Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd**

DRAWING :
**SHADOW DIAGRAMS - JUNE
21ST & 12M HEIGHT LIMIT
INDICATION**

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **23 of 32**

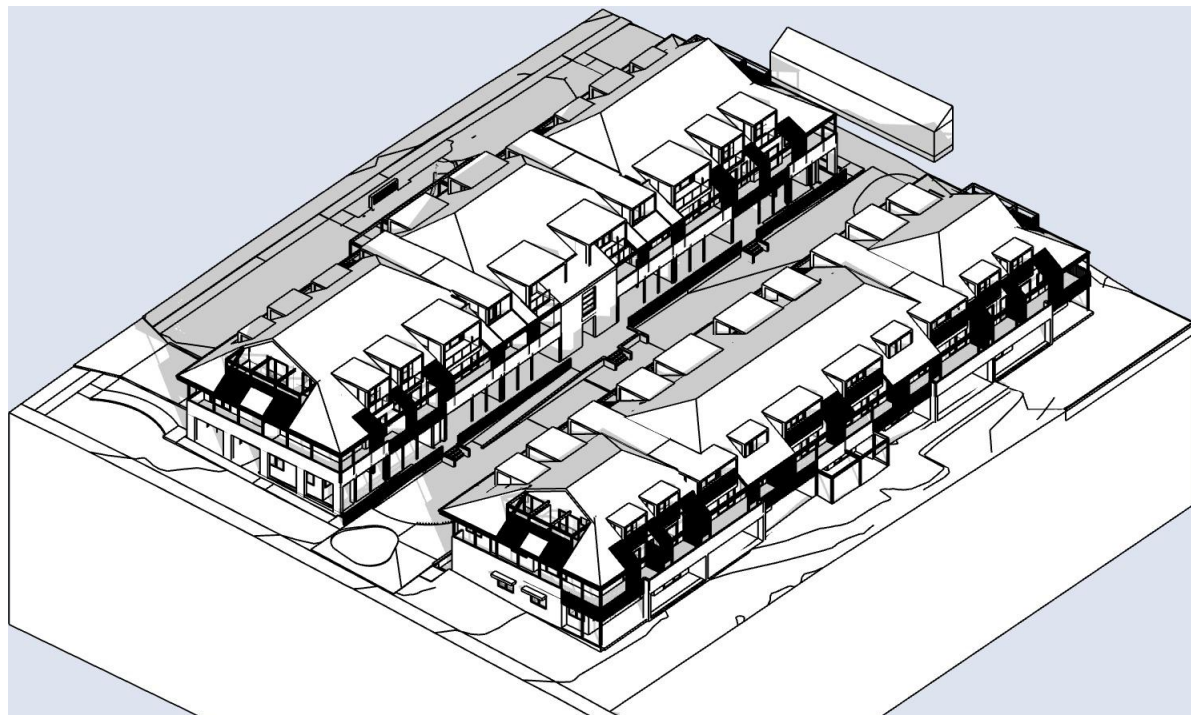
DATE **15.12.23** SHEET NUMBER

DRAWN BY **A J C** **DA-23P**

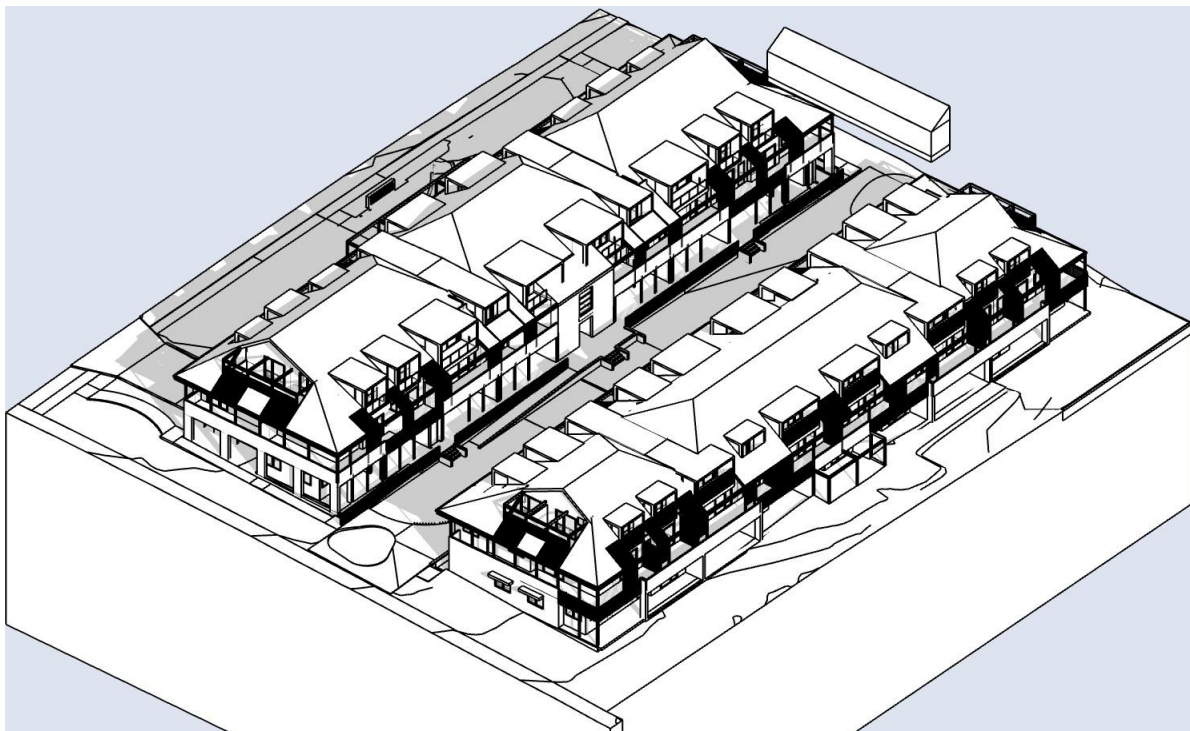
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION

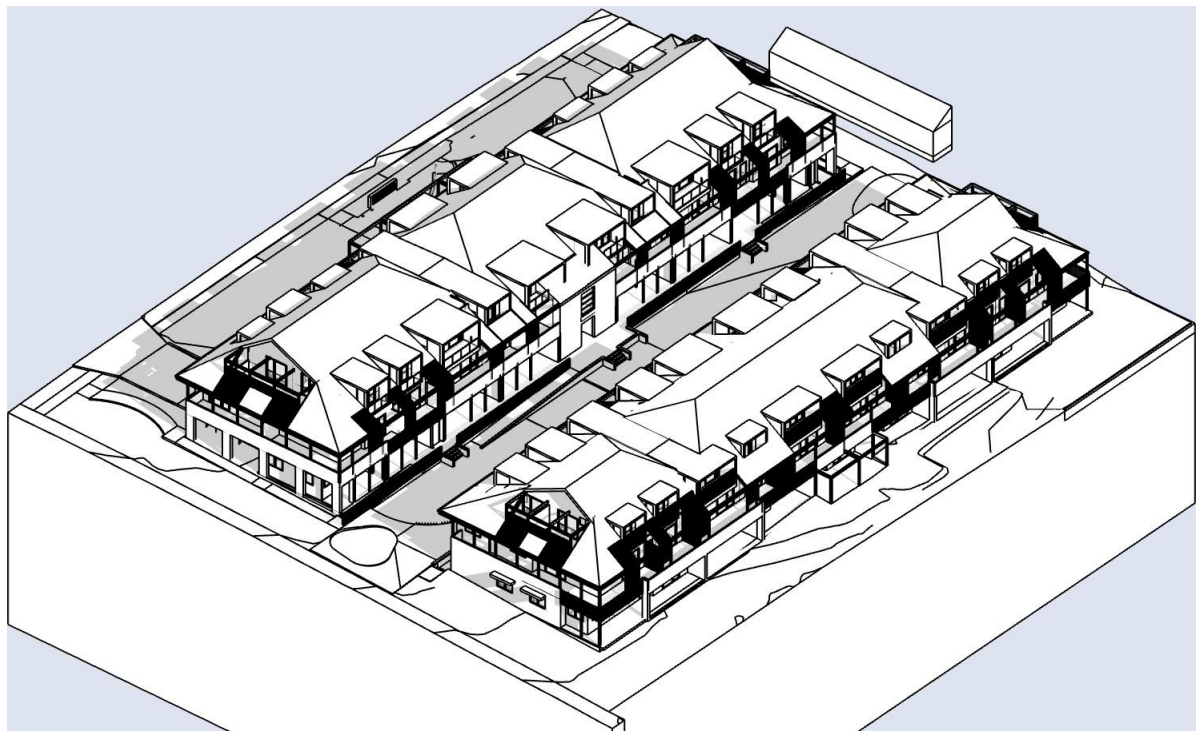
Print date 18/01/2024



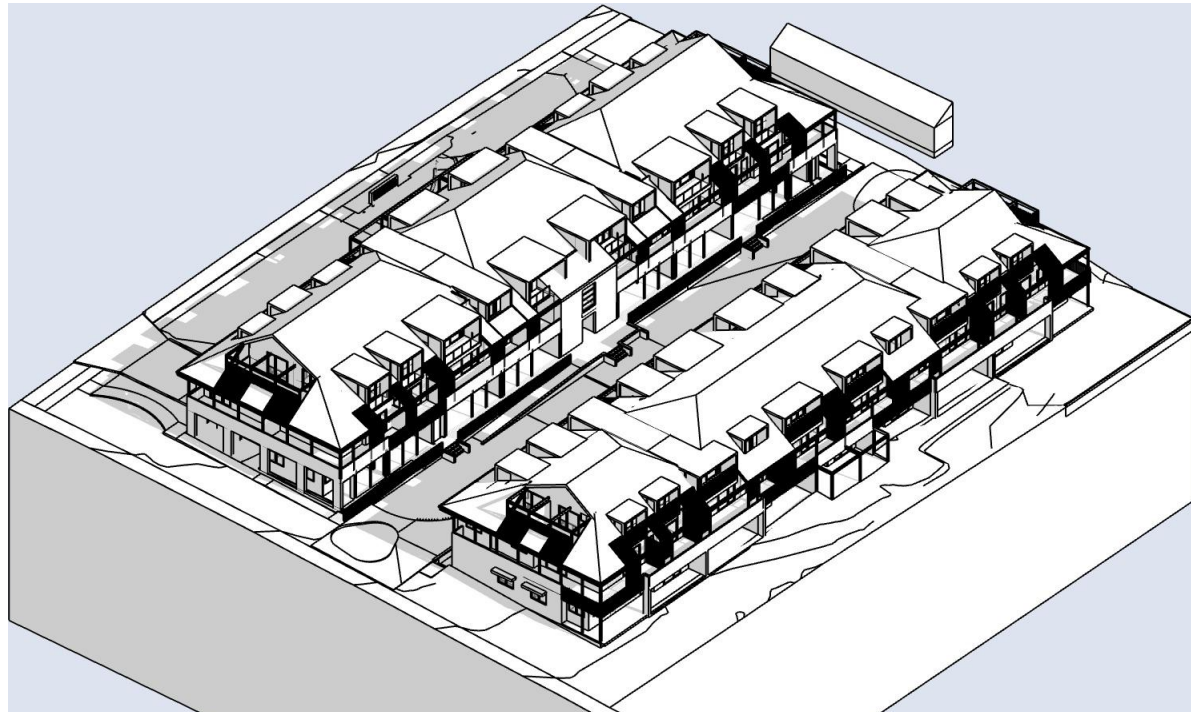
AXONOMETRIC - JUNE 21ST 9AM



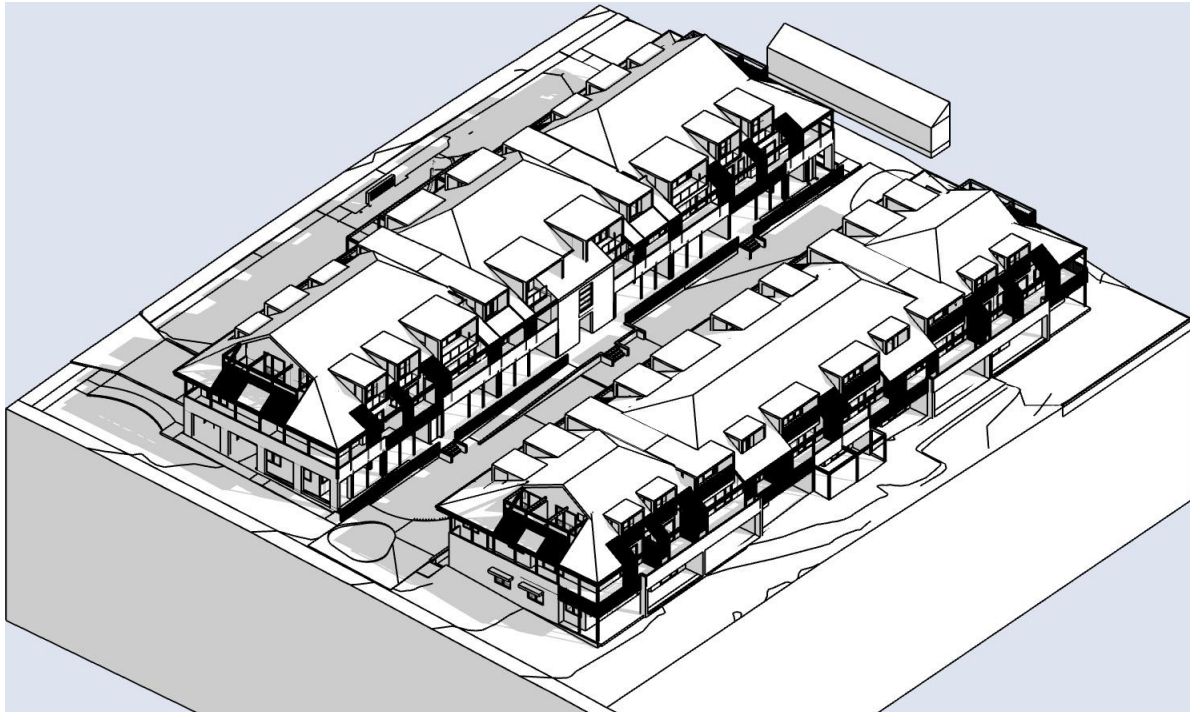
AXONOMETRIC - JUNE 21ST 10AM



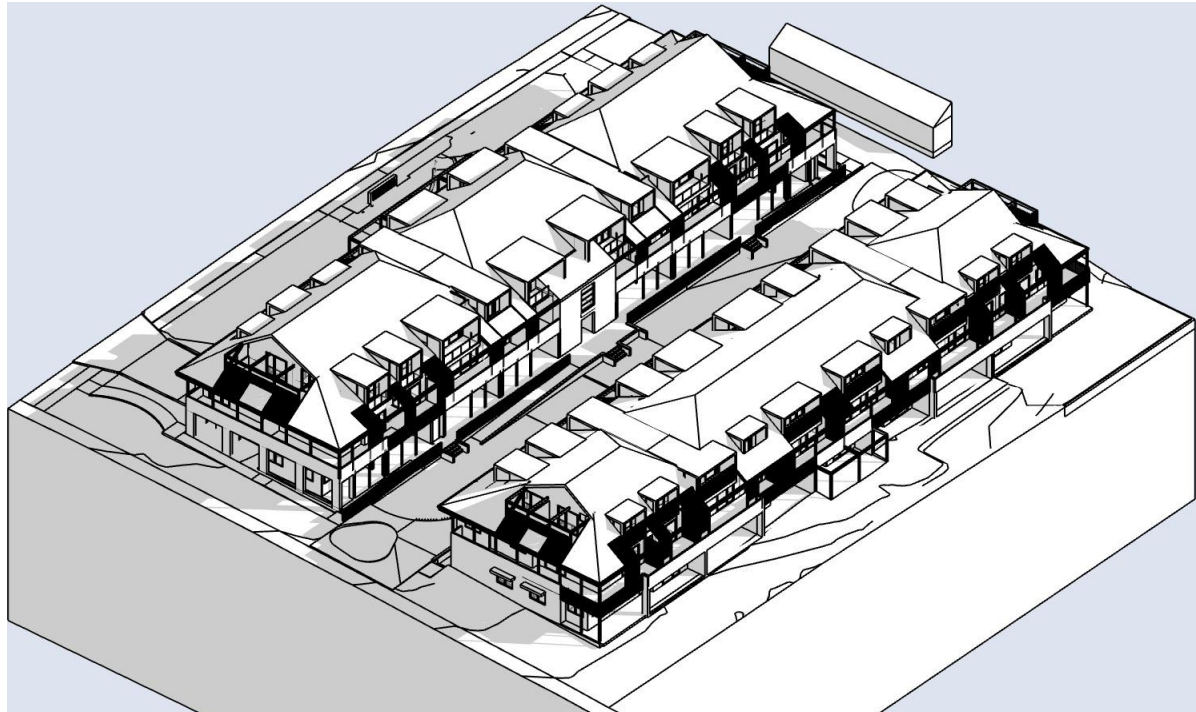
AXONOMETRIC - JUNE 21ST 11AM



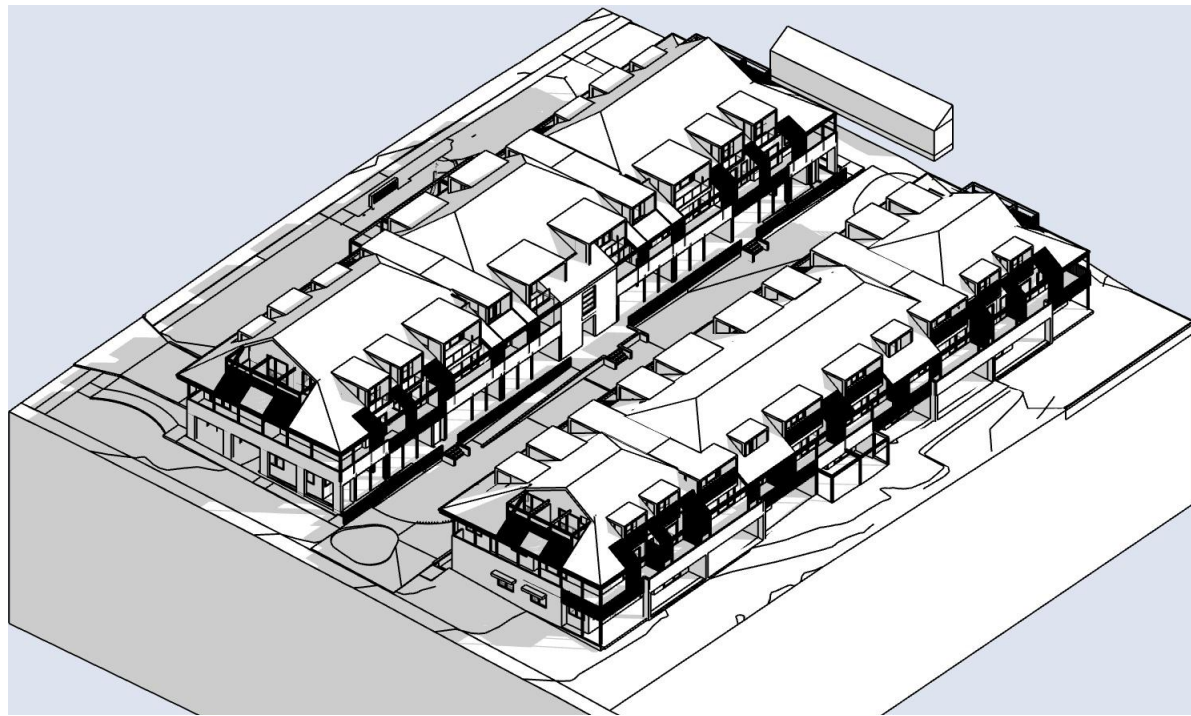
AXONOMETRIC - JUNE 21ST 12PM



AXONOMETRIC - JUNE 21ST 1PM



AXONOMETRIC - JUNE 21ST 2PM



AXONOMETRIC - JUNE 21ST 3PM

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684 NATIONAL
TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN
BUILDING.
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PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE INSTALLED
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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Painted Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA- Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
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at
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CLIENT :

Robsea Nominees Pty Ltd &
Bilgola Beach Pty Ltd

DRAWING :

SHADOW DIAGRAMS -
AXONOMETRIC JUNE
21ST

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 24 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-24P

Print Date: 18/01/2024

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Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

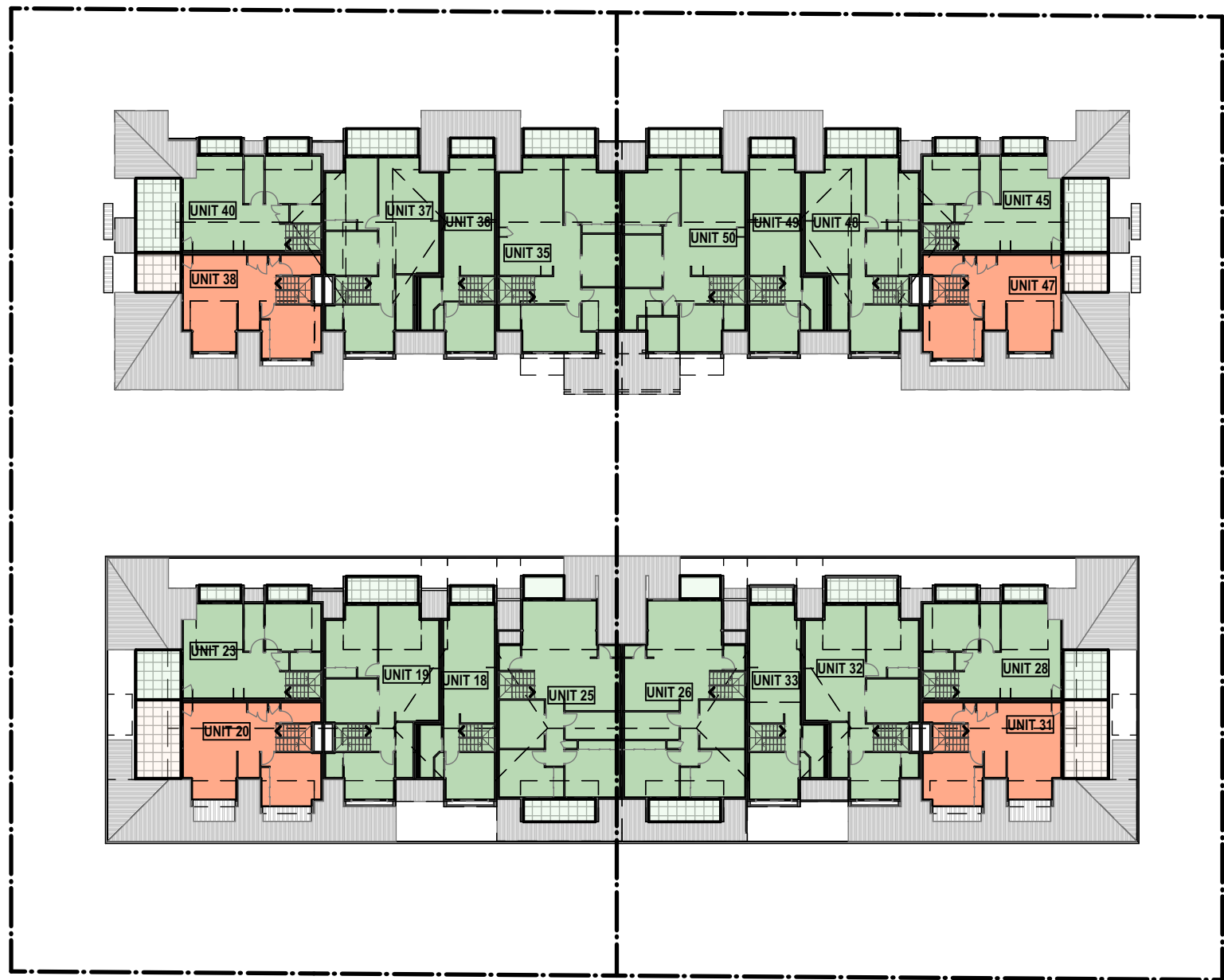
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THESE DRAWINGS HAVE BEEN PREPARED FOR
DEVELOPMENT APPLICATION



GROUND FLOOR PLAN
Scale 1:400



FIRST FLOOR PLAN
Scale 1:400



LOFT FLOOR PLAN
Scale 1:400

LEGEND

UNIT TERRACE	DIRECT SUNLIGHT - 9AM-3PM JUNE 21st	APARTMENT NUMBERS	TOTAL	PERCENTAGE	COMPLIANCE
UNITS WHICH RECEIVE MIN. 3 HOURS DIRECT SUNLIGHT ON JUNE 21st	02, 03, 04, 05, 06, 07, 09, 10, 11, 12, 13, 14, 15, 18, 19, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50	02, 03, 04, 05, 06, 07, 09, 10, 11, 12, 13, 14, 15, 18, 19, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50	39	78%	Min. 70% - YES
UNITS WHICH RECEIVE BETWEEN 1-2 HOURS DIRECT SUNLIGHT ON JUNE 21st	01, 08, 16, 20, 21, 30, 31, 38, 47	01, 08, 16, 20, 21, 30, 31, 38, 47	9	18%	
UNITS WHICH RECEIVE NO DIRECT SUNLIGHT ON JUNE 21st	17, 34	17, 34	2	4%	Max. 15% - YES
			50	100%	

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES. PROVIDE TERMITE BARRIER IN ACCORDANCE WITH AS 3660.1.
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at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
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CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

DIRECT SUNLIGHT/
DAYLIGHT ACCESS
INDICATION PLANS

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES as shown No. IN SET 25 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-25P

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

Print date 18/01/2024





SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 9AM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 11AM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 1PM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 3PM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 10AM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 12PM



SHADOW MODEL - SOUTHERN BUILDING JUNE 21ST 2PM

NOTE: SHADOW MODEL INDICATES OVERSHADOWING OF SOUTHERN BUILDING FROM NORTHERN BUILDING ON JUNE 21ST BETWEEN 9AM AND 3PM.

THE DIAGRAMS INDICATE THAT PRIVATE OPEN SPACE AREAS AND LIVING AREAS OF GROUND FLOOR APARTMENTS ON THE NORTHERN FACADE OF THE SOUTHERN BUILDING ARE NOT IMPACTED BY OVERSHADOWING FROM THE NORTHERN BUILDING BETWEEN 11AM AND 2PM FOR A MINIMUM OF FOUR (4) HOURS IN MID-WINTER.

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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P	DA Amend - Consultant Issue	15.12.23	AJC

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Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

SHADOW MODEL -
SOUTHERN BUILDING

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **26 of 32**

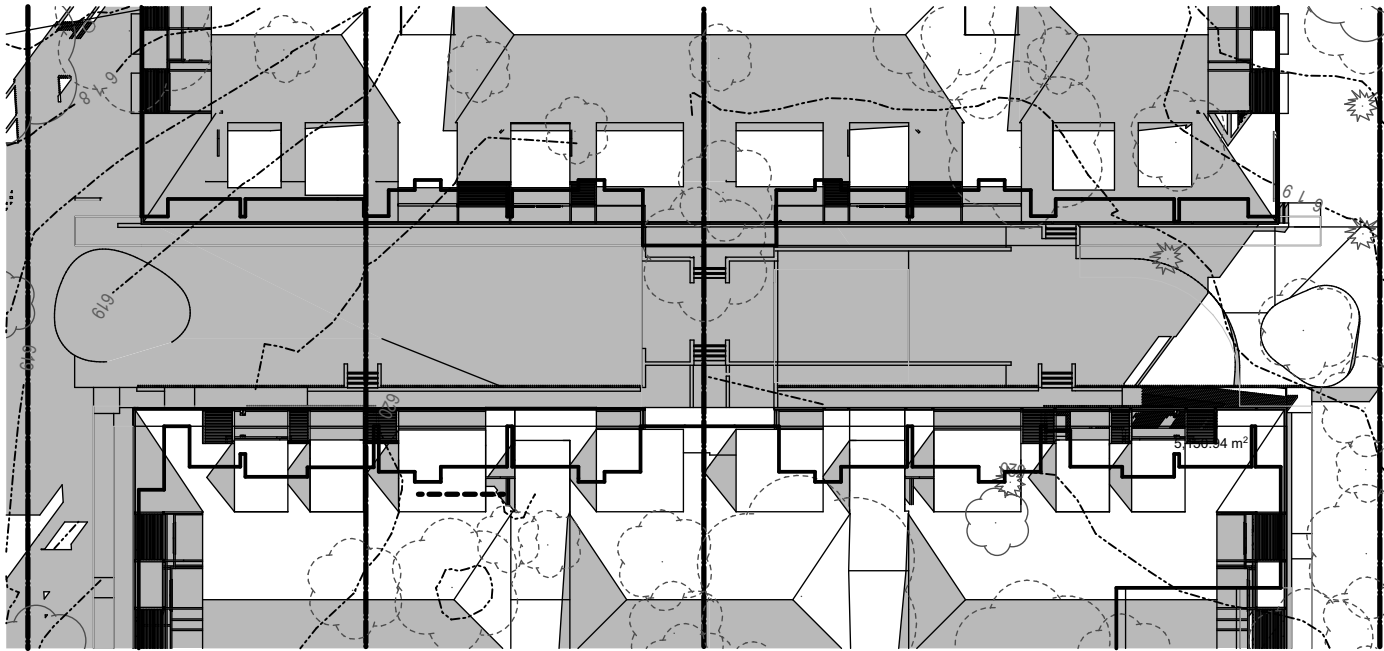
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DRAWN BY **A J C** **DA-26P**

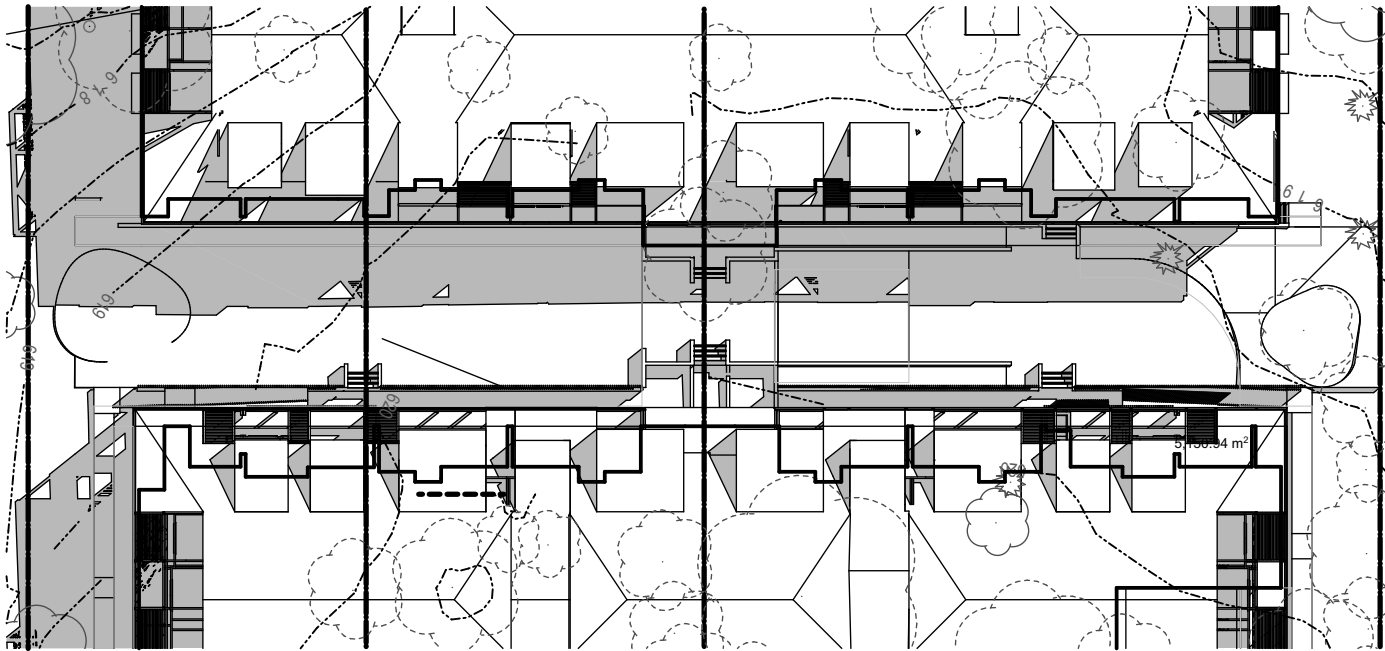
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THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

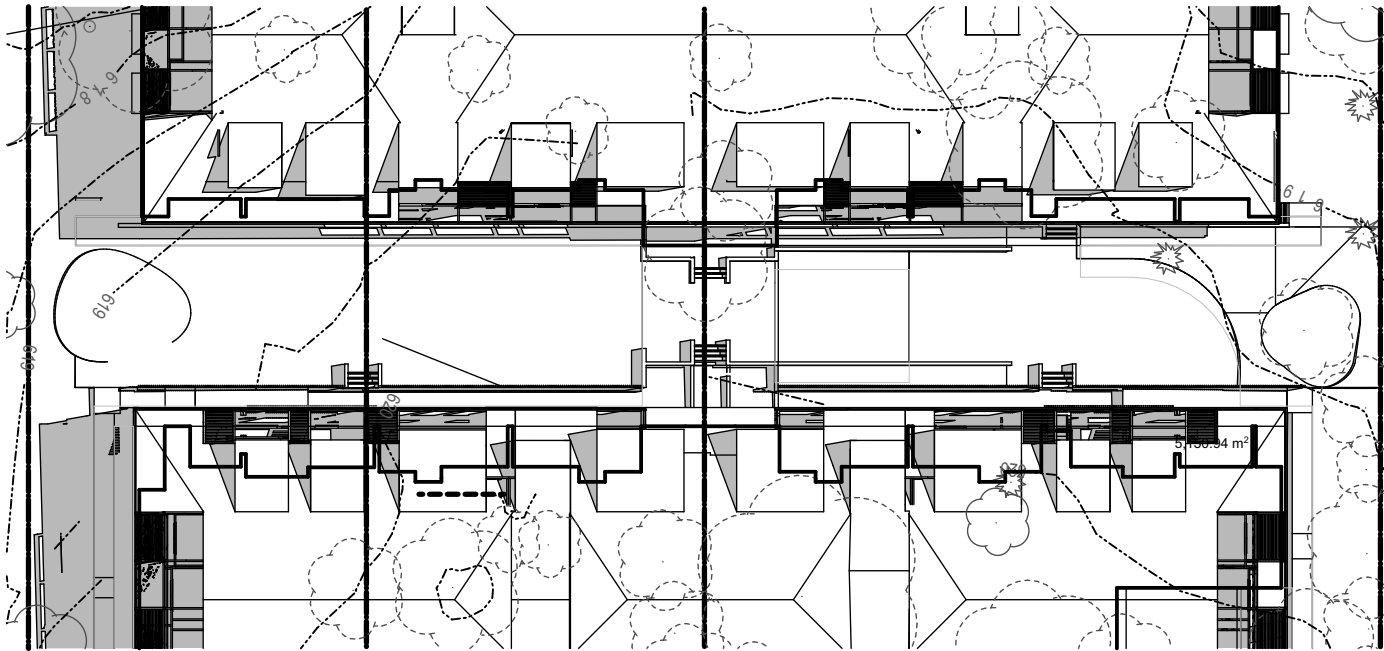
Print date 18/01/2024



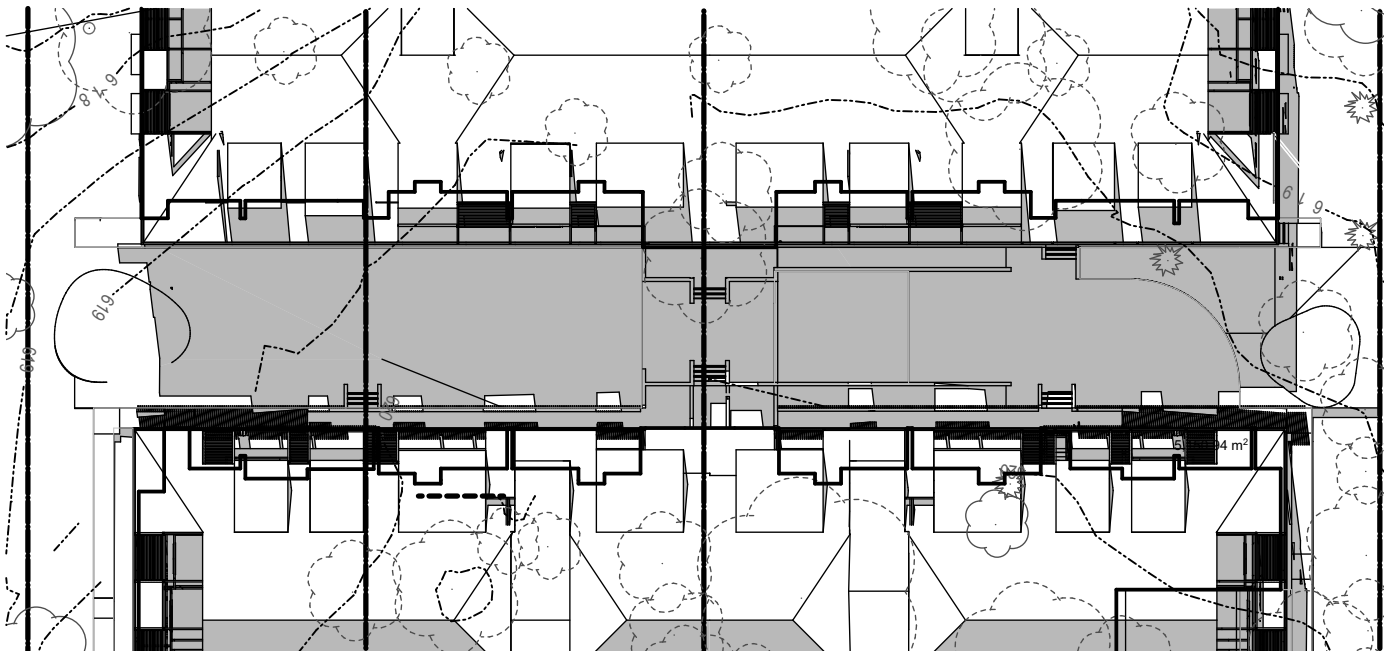
SHADOW DIAGRAM - JUNE 21ST 9AM
Scale 1:450



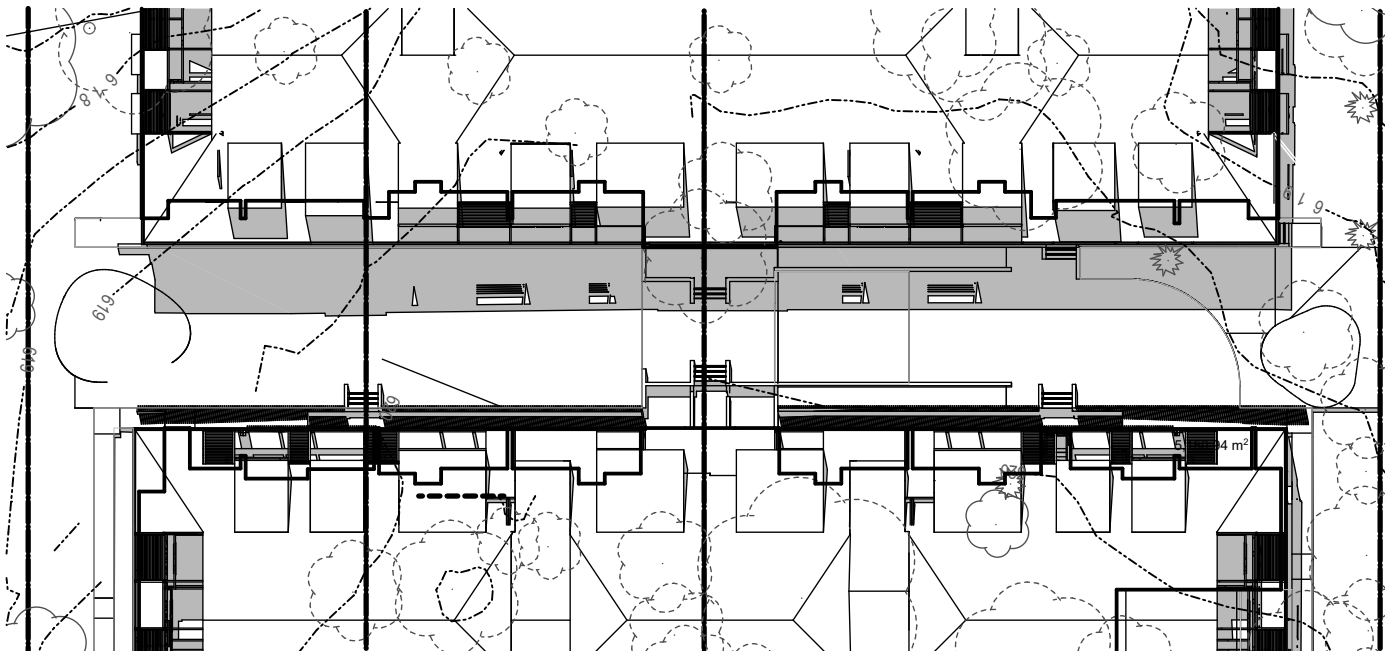
SHADOW DIAGRAM - MAR/SEP 21ST 9AM
Scale 1:450



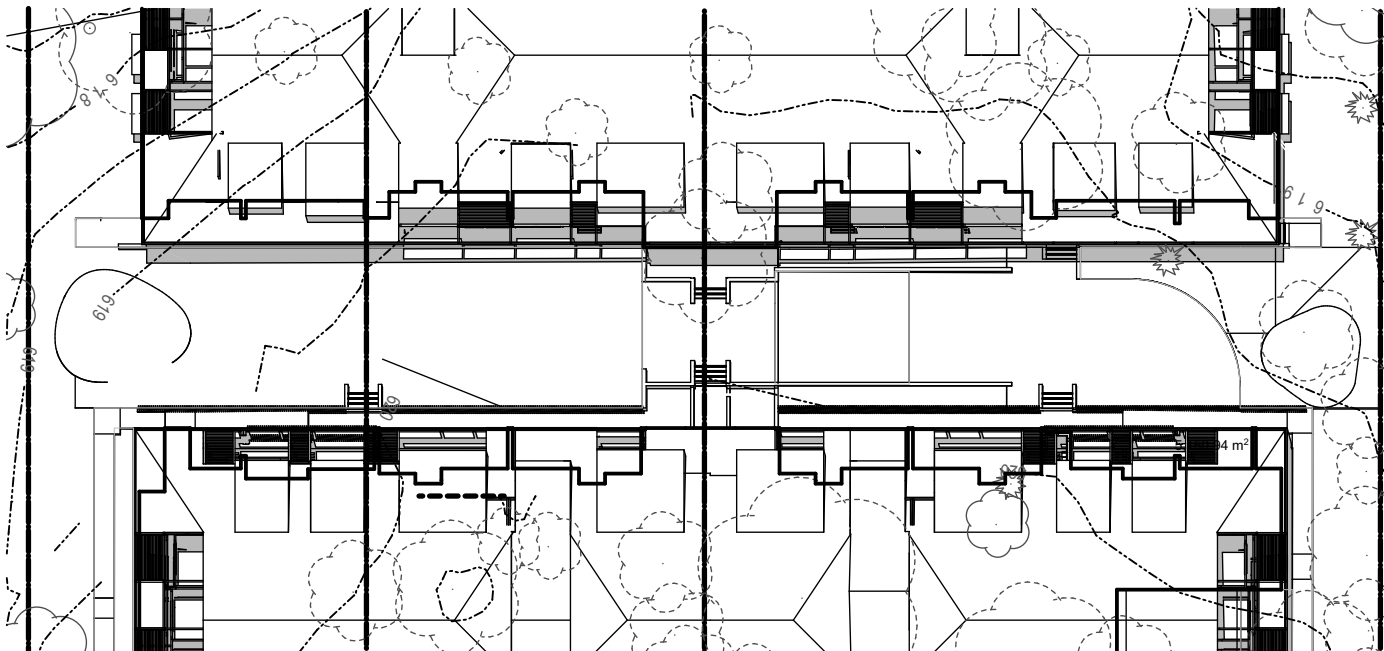
SHADOW DIAGRAM - DEC 21ST 9AM
Scale 1:450



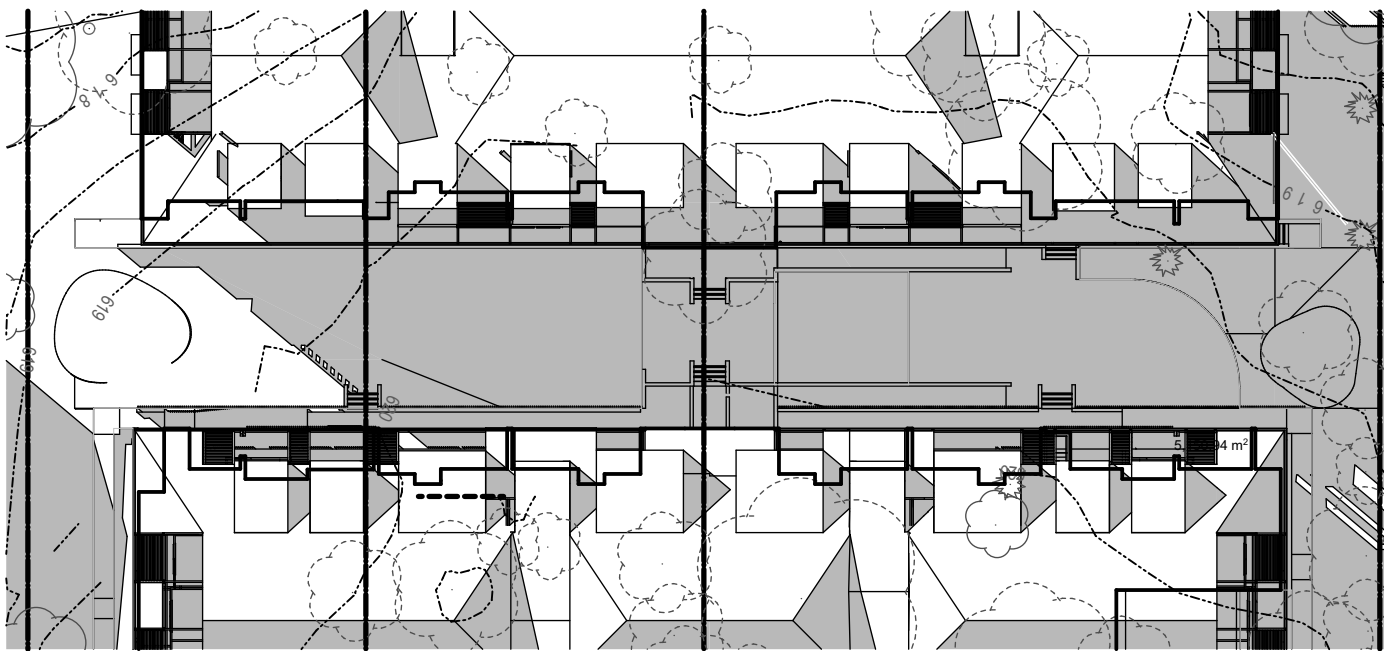
SHADOW DIAGRAM - JUNE 21ST 12PM
Scale 1:450



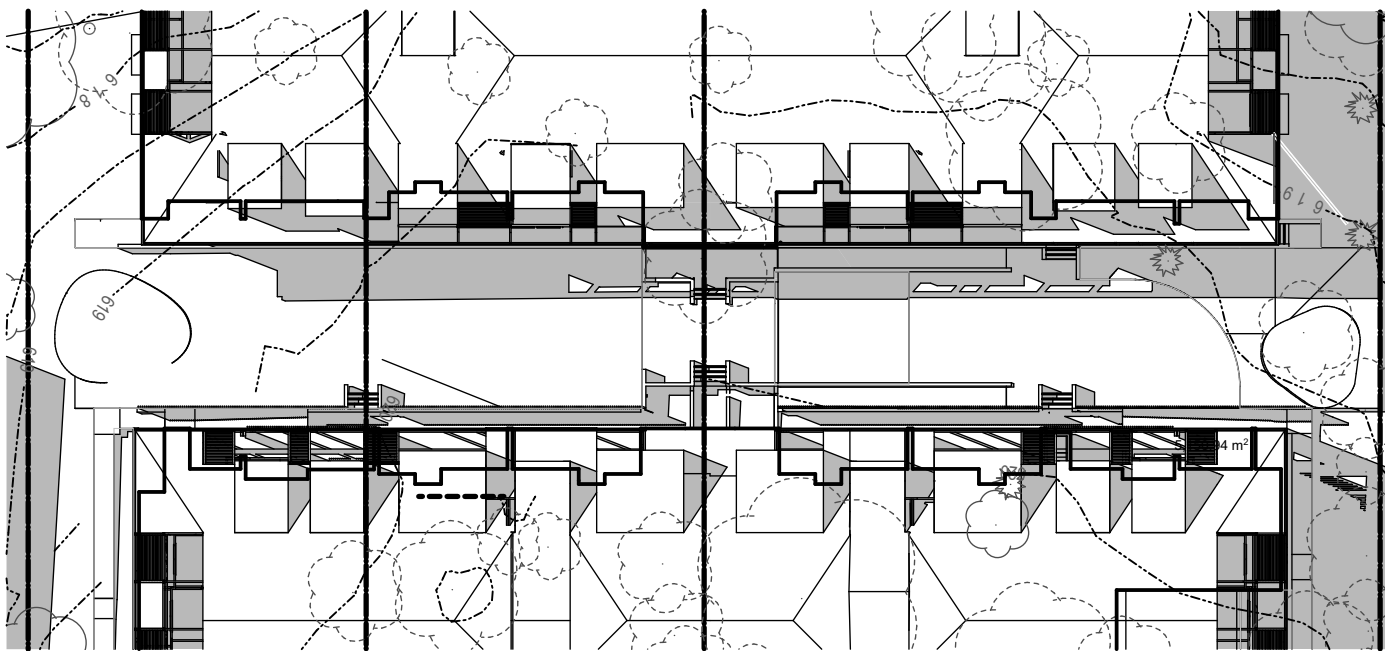
SHADOW DIAGRAM - MAR/SEP 21ST 12PM
Scale 1:450



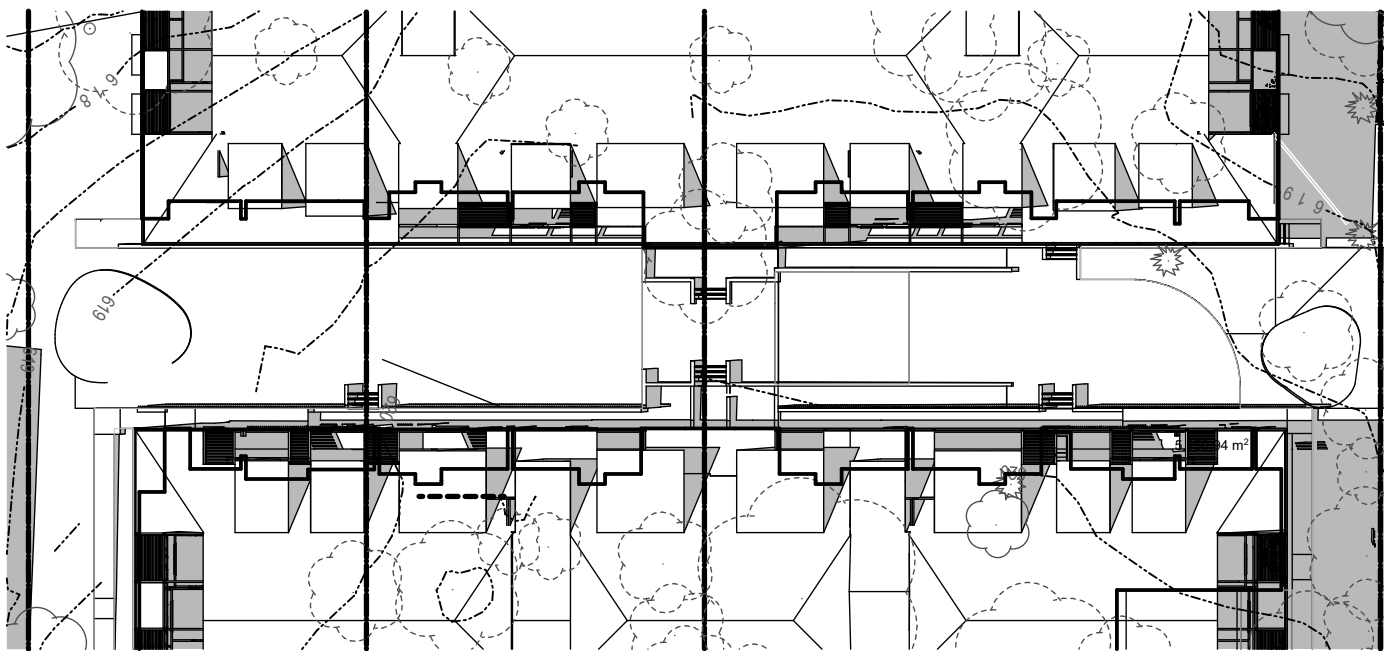
SHADOW DIAGRAM - DEC 21ST 12PM
Scale 1:450



SHADOW DIAGRAM - JUNE 21ST 3PM
Scale 1:450



SHADOW DIAGRAM - MAR/SEP 21ST 3PM
Scale 1:450



SHADOW DIAGRAM - DEC 21ST 3PM
Scale 1:450

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

AMENDMENTS

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PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at
1-5 Rainbow Road
MITTAGONG Lot 32, DP 9299 & Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

SHADOW DIAGRAMS - CENTRAL COURTYARD

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 27 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-27P

Print Date: 18/01/2024

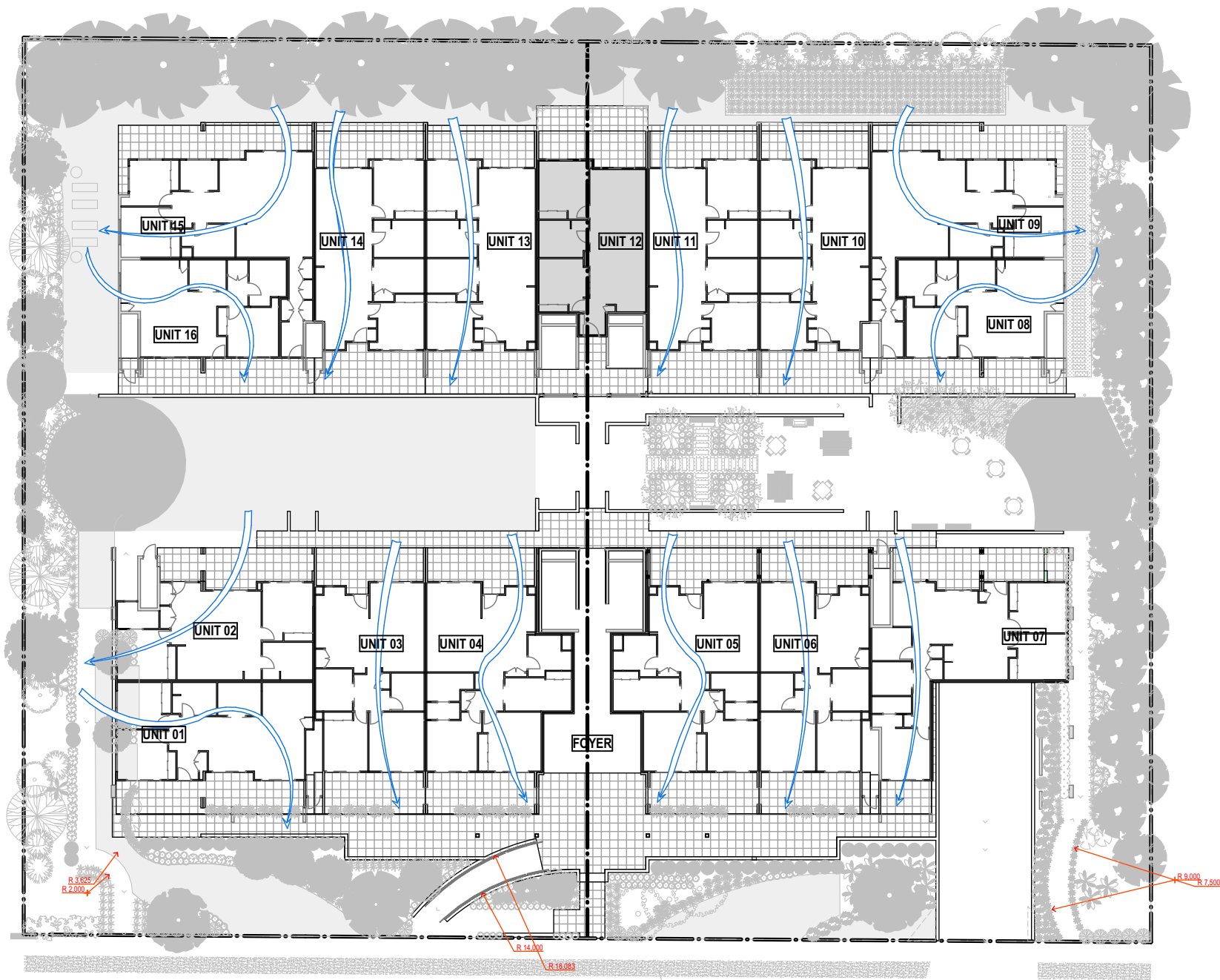
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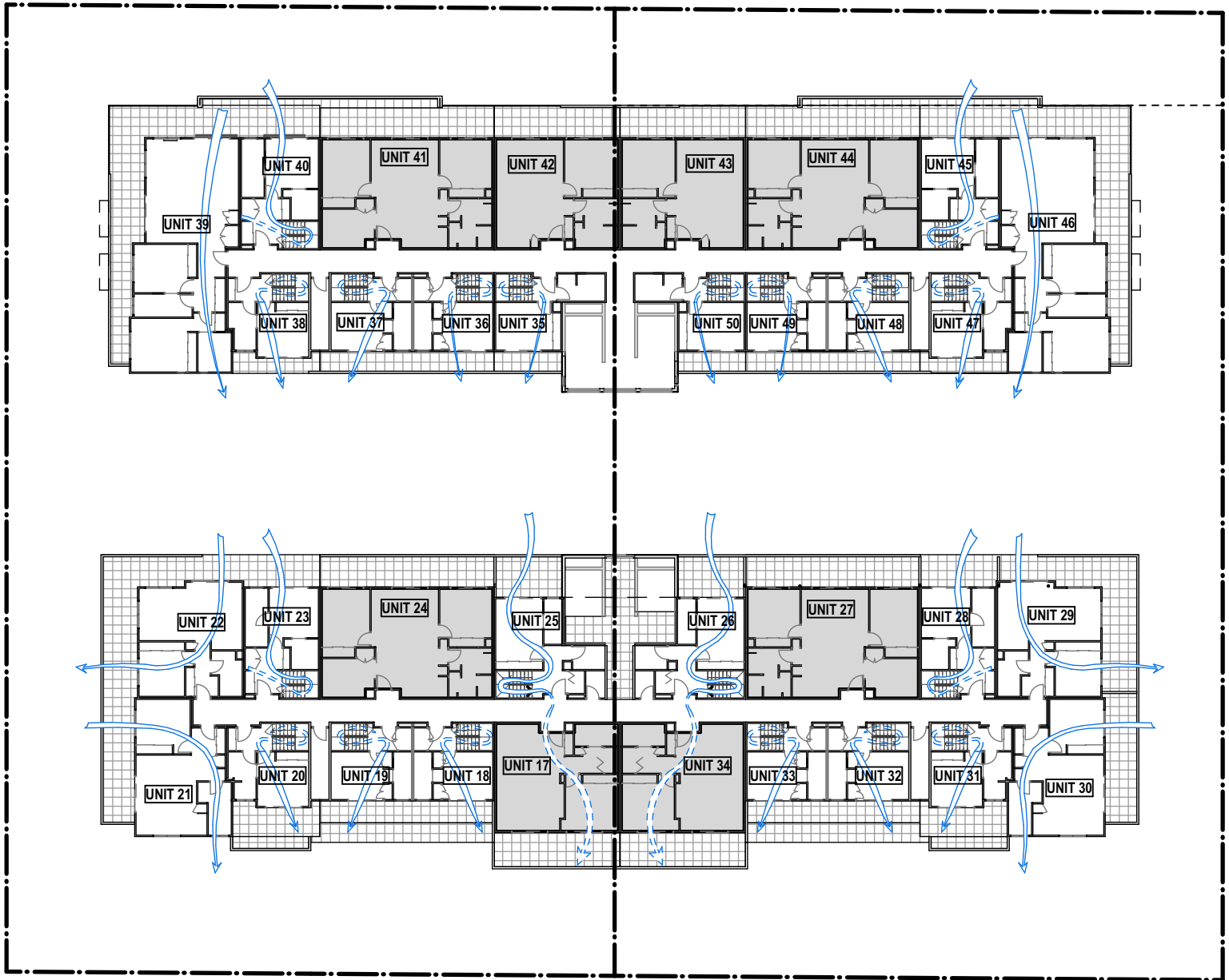
SCALE 0 1.0 2.0 3.0 4.0 5.0
THESE DRAWINGS HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
A2 0 10 20 30 40 50 60 70 80 90 100 ALL DIMENSIONS TO BE CHECKED ON SITE

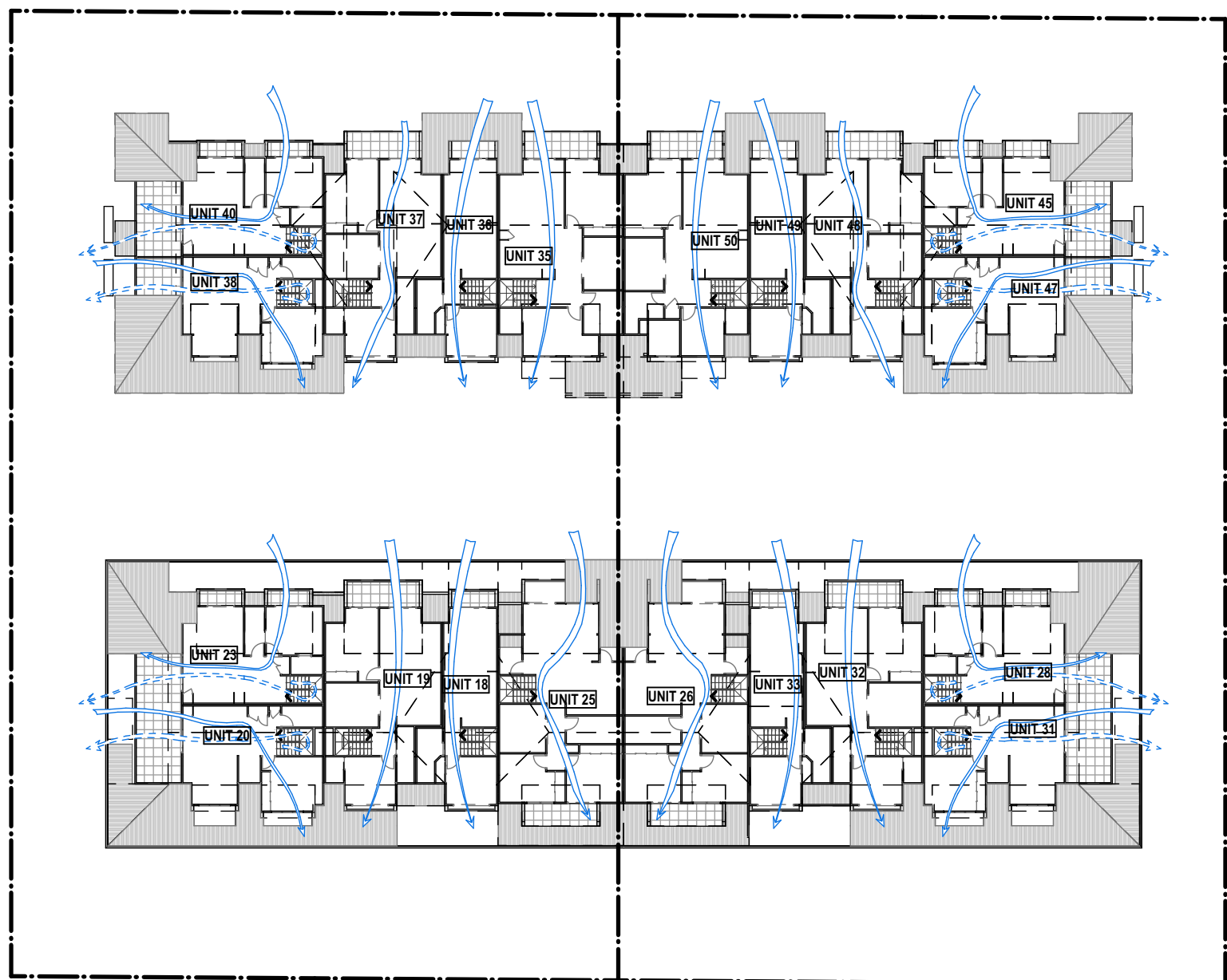
300mm ON ORIGINAL



GROUND FLOOR PLAN - NATURAL VENTILATION
Scale 1:400



FIRST FLOOR PLAN - NATURAL VENTILATION
Scale 1:400



LOFT FLOOR PLAN - NATURAL VENTILATION
Scale 1:400

LEGEND			
NATURAL CROSS VENTILATION			
APARTMENT NUMBERS			
TOTAL PERCENTAGE COMPLIANCE			
UNITS WHICH RECEIVE NATURAL CROSS OR CROSS-OVER VENTILATION			
UNITS WHICH RECEIVE NO NATURAL CROSS VENTILATION			
01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25, 26, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 45, 46, 47, 48, 49, 50			
12, 17, 24, 27, 34, 41, 42, 43, 44			
41			
9			
50			
82%			
18%			
100%			
Min. 60% - YES			
Max. 40% - YES			

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

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DRAWING :

NATURAL VENTILATION DIAGRAMS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **28 of 32**

DATE **15.12.23** SHEET NUMBER

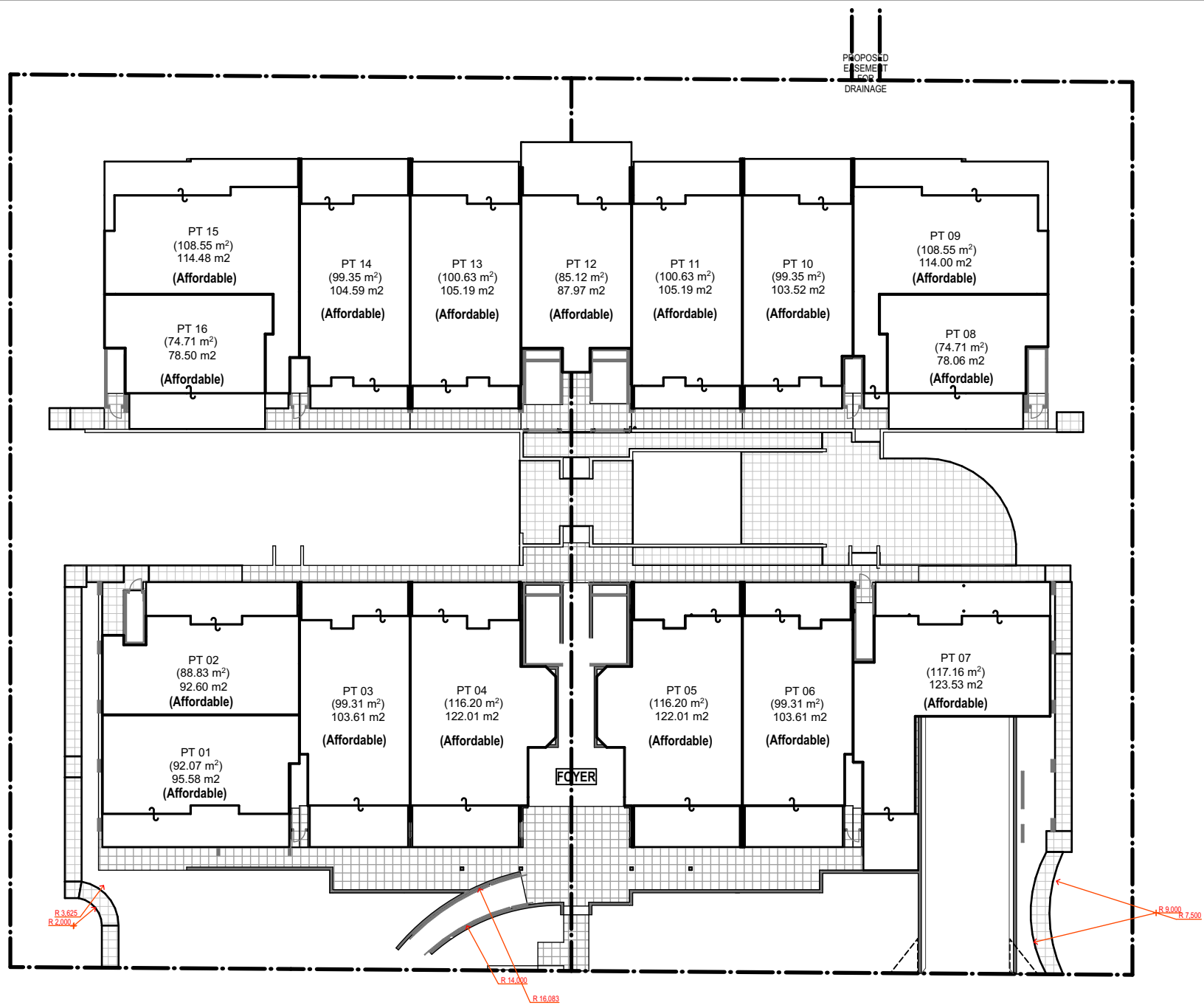
DRAWN BY **A J C** **DA-28P**

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0 1.0 2.0 3.0 4.0 5.0

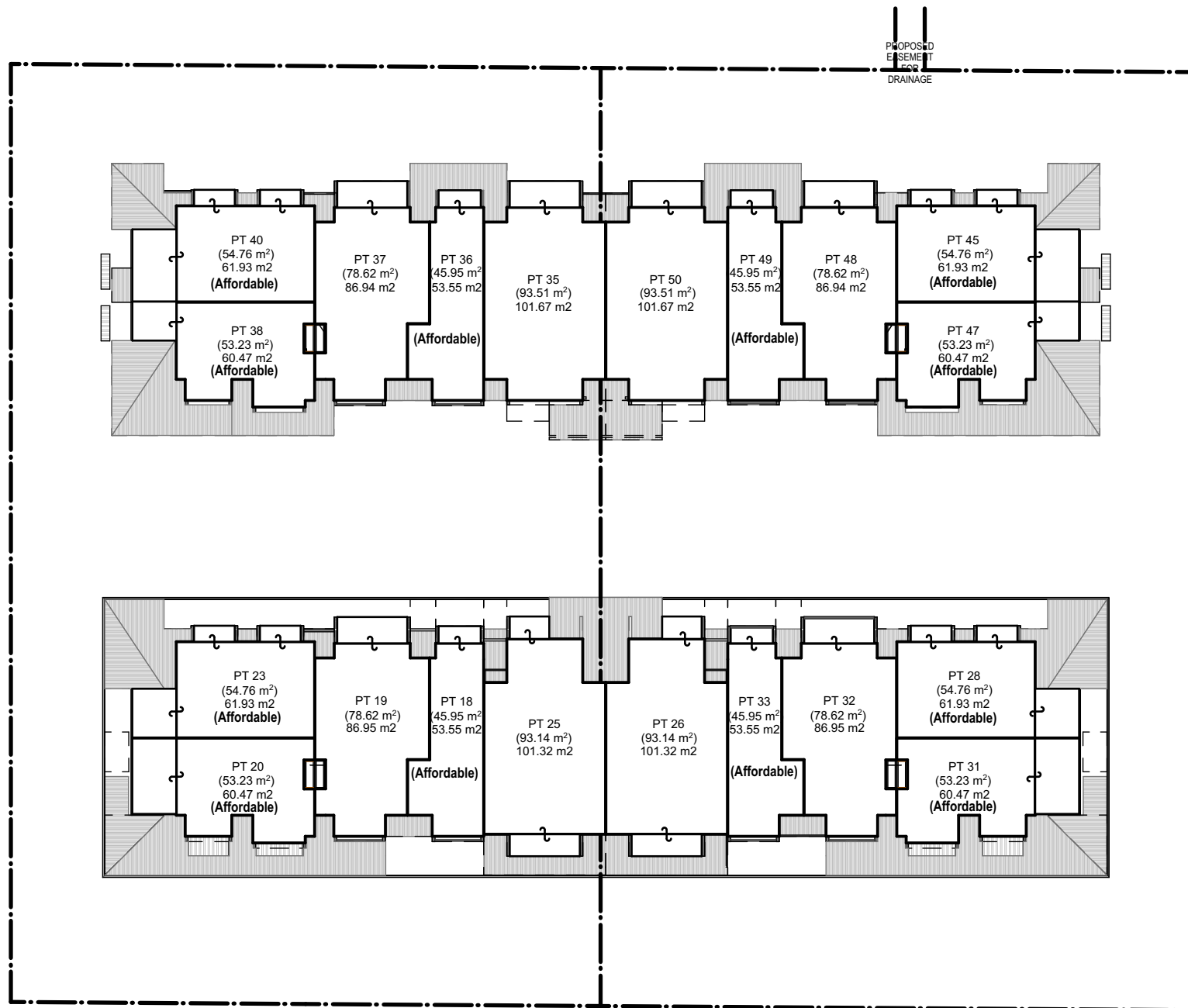
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Print date 18/01/2024

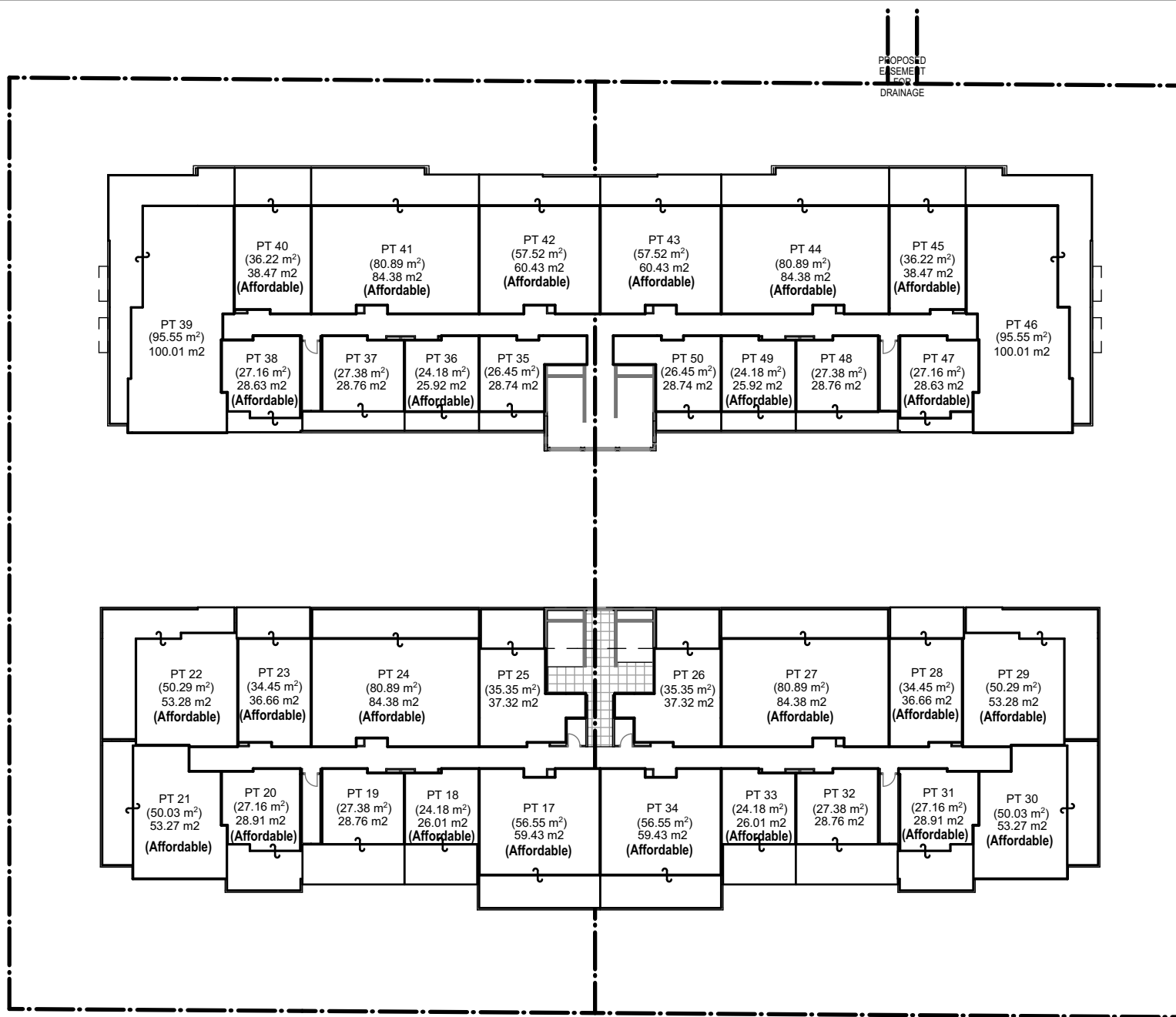




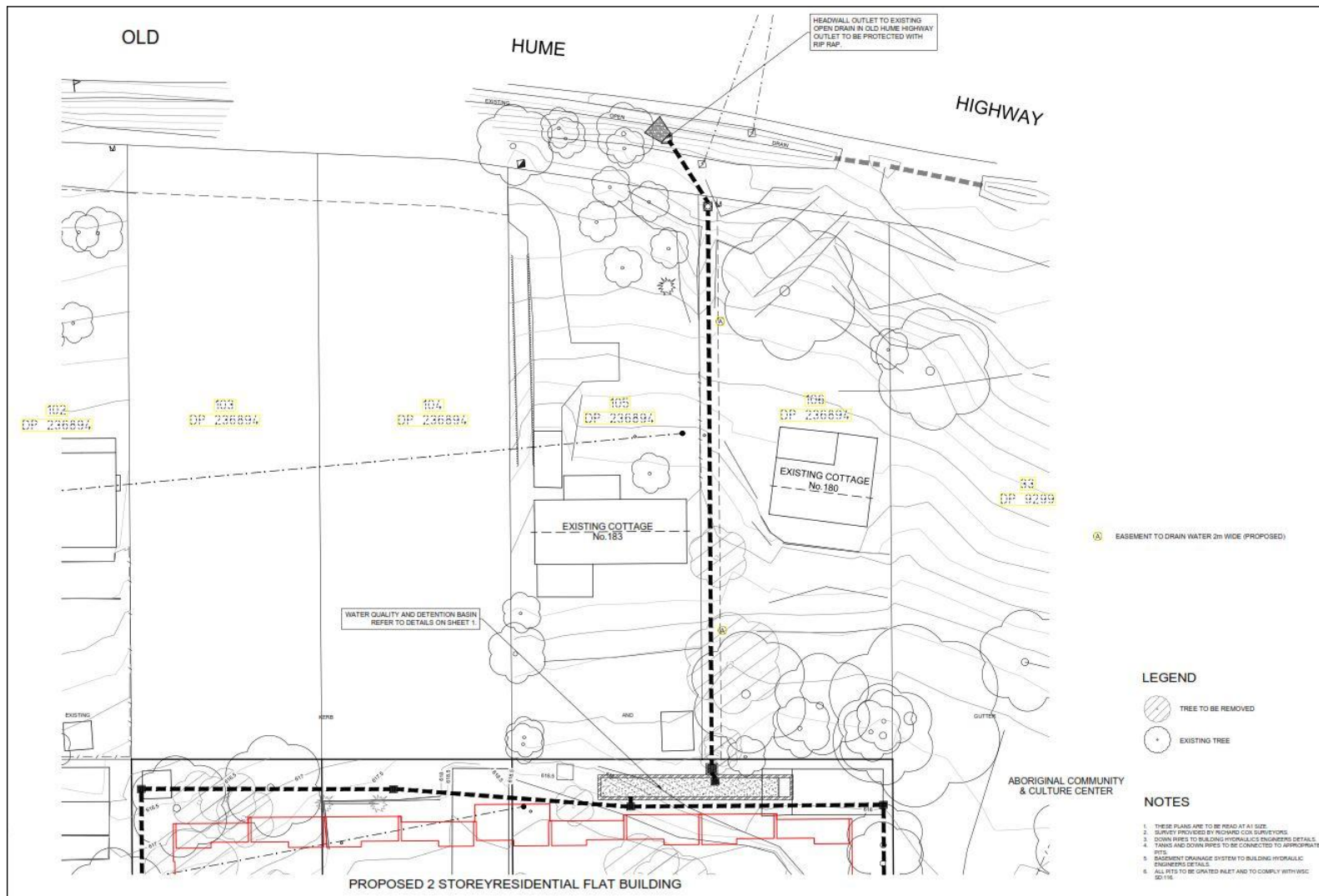
DRAFT STRATA PLAN - GROUND FLOOR
Scale 1:400



DRAFT STRATA PLAN - SECOND FLOOR
Scale 1:400



DRAFT STRATA PLAN - FIRST FLOOR
Scale 1:400



EASEMENT FOR DRAINAGE

NOTE: COPY OF EASEMENT FOR DRAINAGE AS PREPARED BY CIVIL DEVELOPMENT SOLUTIONS

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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PO BOX 2072 ■ BOWRAL ■ NSW 2576
Ph 02 4869 5395 ■ architects@coblestephens.com
Andrew Coble Architects Registration 6922 Alison Stephens Architects Registration 6678

PROJECT :

PROPOSED NEW AFFORDABLE HOUSING PROJECT

at 1-5 Rainbow Road
MITTAGONG NSW
Lot 32, DP 9299 &
Lots 141-142, DP 531051

CLIENT :

Robsea Nominees Pty Ltd
& Bilgola Beach Pty Ltd

DRAWING :

DRAFT STRATA PLANS

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **29 of 32**

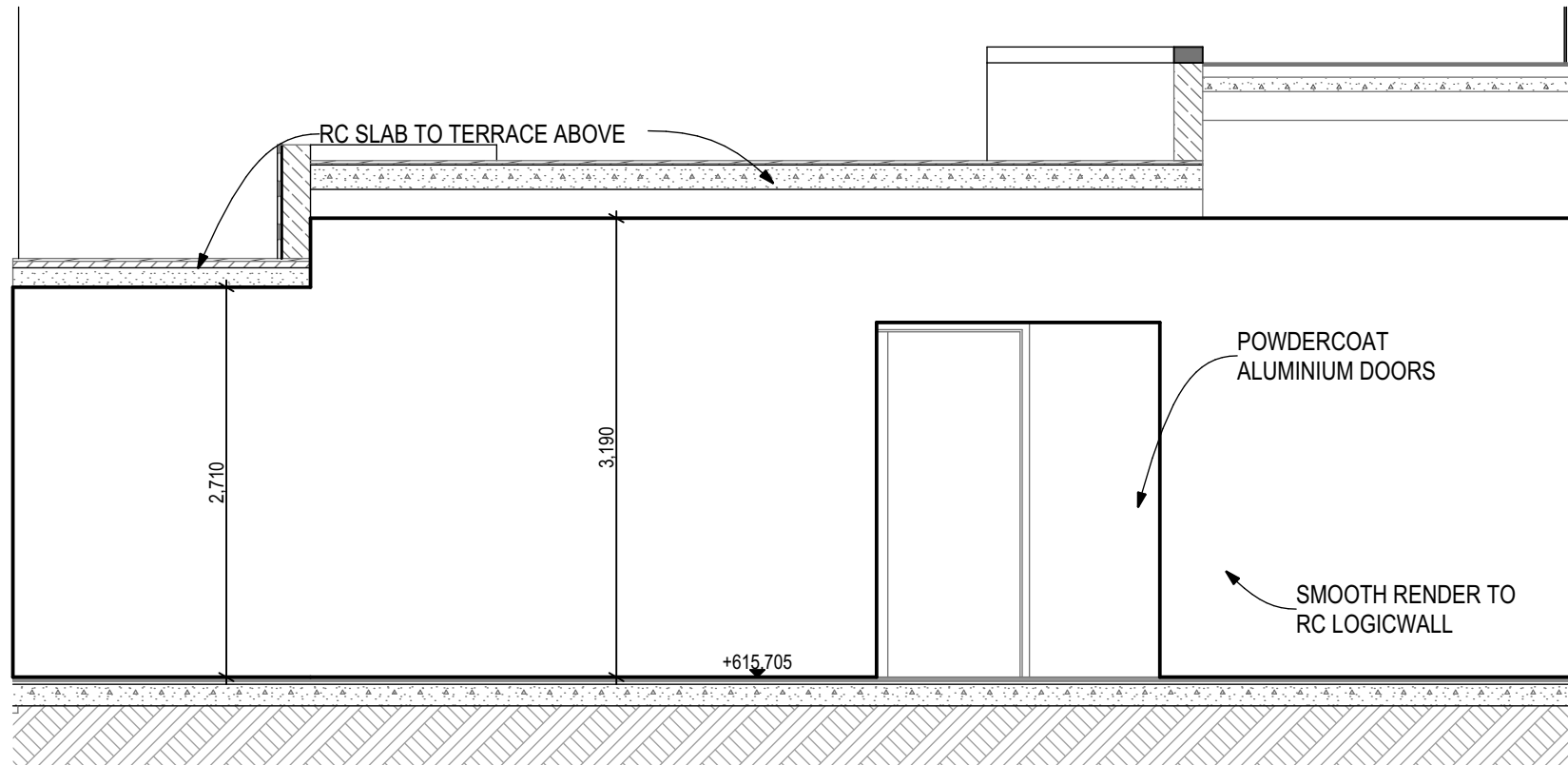
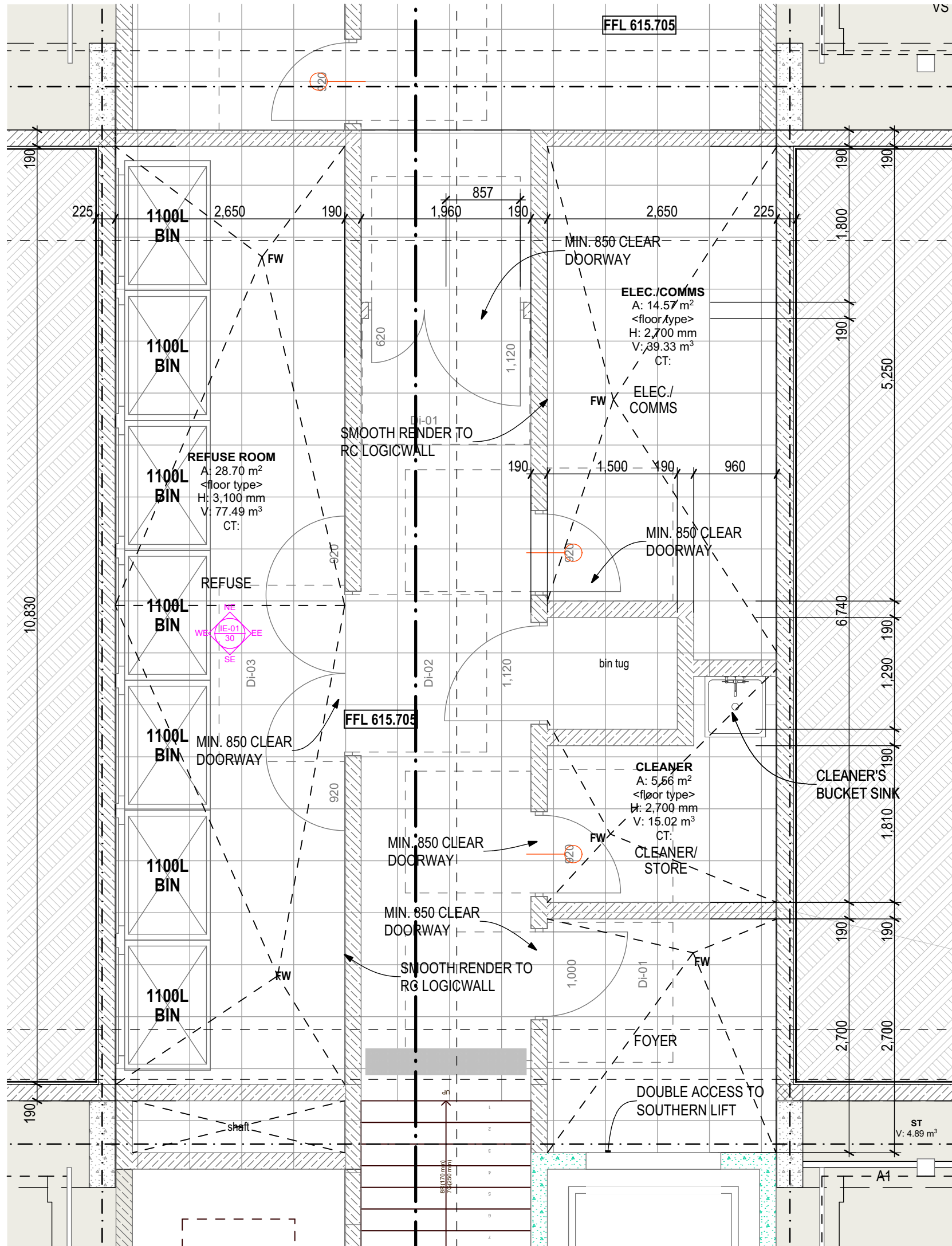
DATE **15.12.23** SHEET NUMBER

DRAWN BY **AJC** **DA-29P**

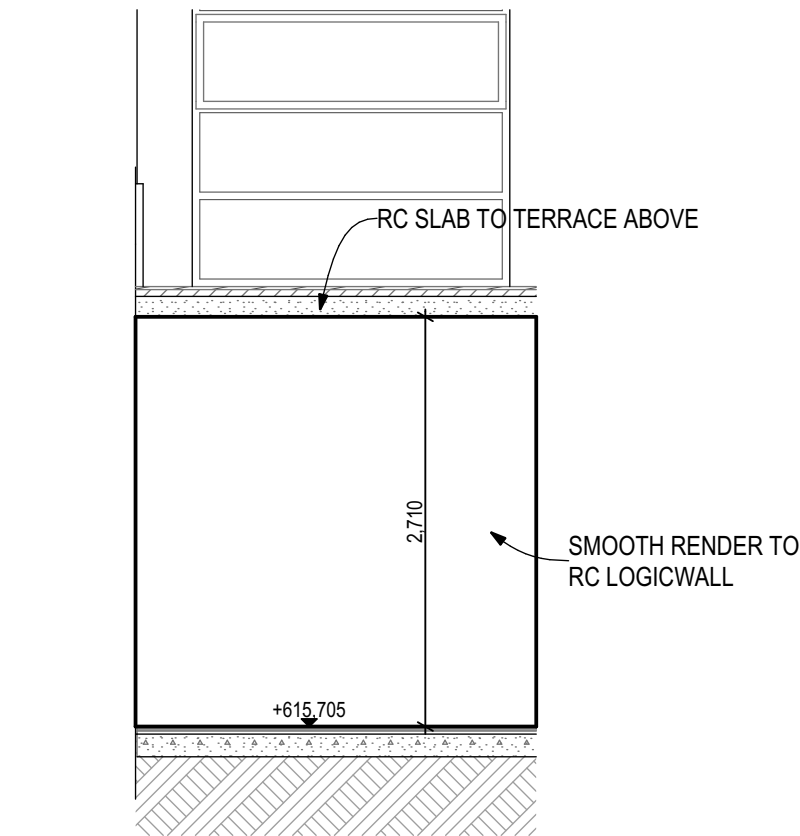
SCALE 1:100 @ A2
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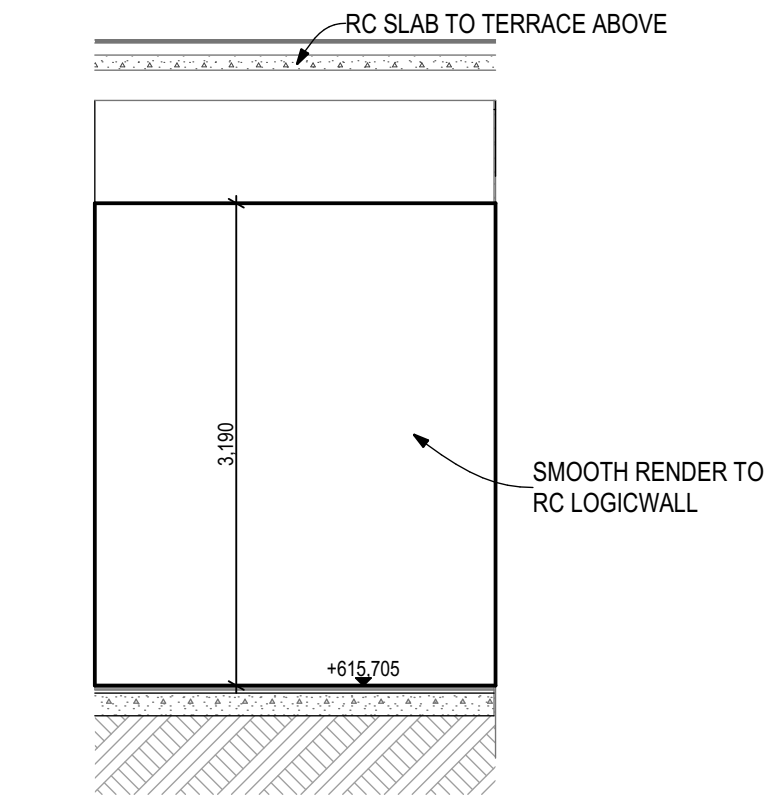
Print date 18/01/2024



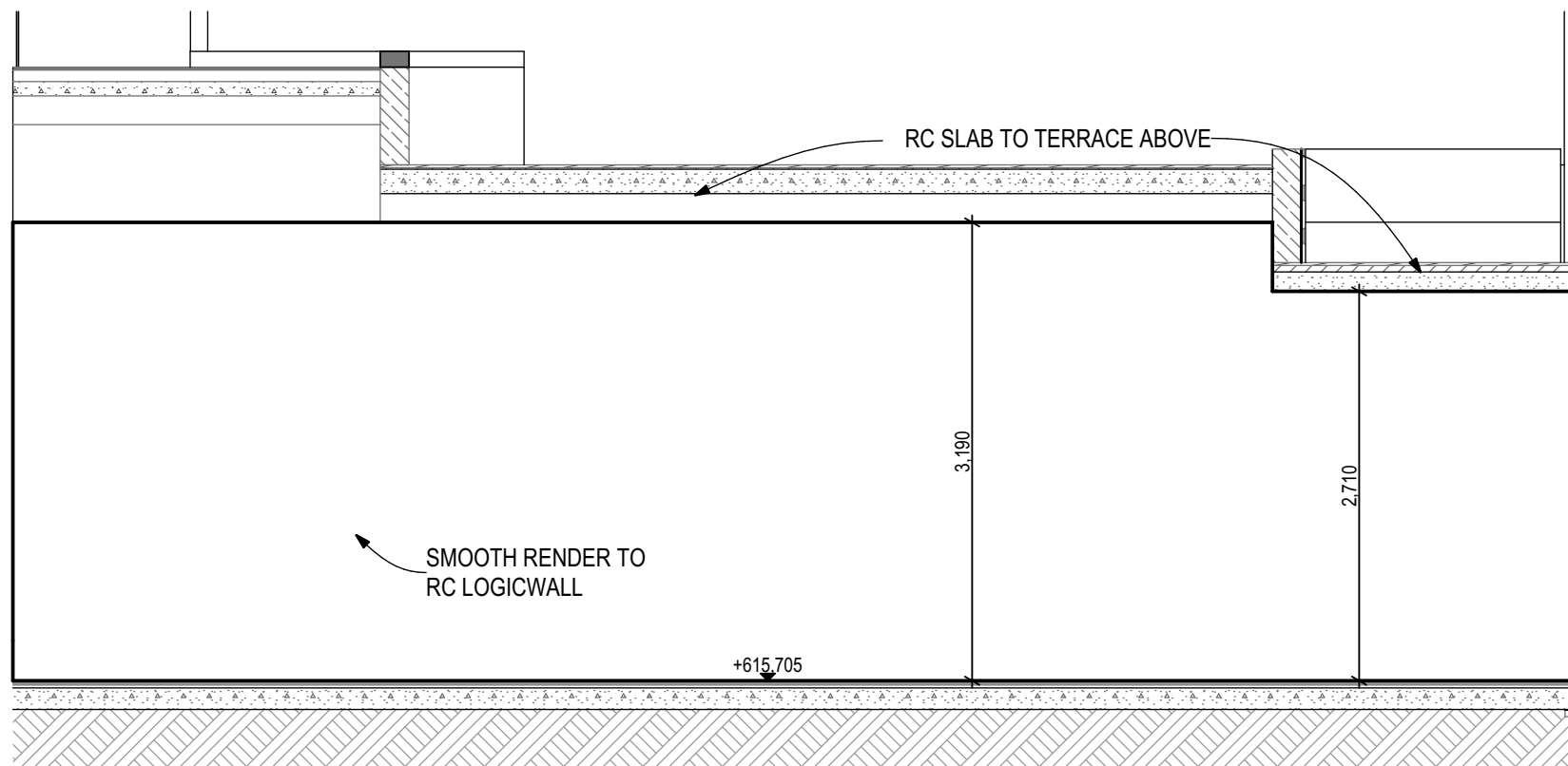
REFUSE ROOM - EAST ELEVATION
Scale 1:50



REFUSE ROOM - NORTH ELEVATION
Scale 1:50



REFUSE ROOM - SOUTH ELEVATION
Scale 1:50



REFUSE ROOM - WEST ELEVATION
Scale 1:50

LEGEND

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
ALL TIMBER WORKS TO COMPLY WITH AS 1684
NATIONAL TIMBER FRAMING CODE.
ALL BRICKWORK TO COMPLY WITH AS 3700
MASONRY IN BUILDING.
TERMITE RESISTANT TIMBER FRAMES AND TRUSSES.
PROVIDE TERMITE BARRIER IN ACCORDANCE
WITH AS 3660.1.
HARD WIRED SMOKE ALARMS ARE TO BE
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AMENDMENTS

REV	AMENDMENT	DATE	BY
J	Design Development - Consultant Issue	07.04.22	AJC
L	DD - Consultant Issue - Car Parking	06.07.22	AJC
M	Pre DA - Consultant Issue - Floor levels dropped. Circulation core amended	02.09.22	AJC
M	Development Application	30.09.22	AJC
N	DA Amend - Consultants Issue	24.09.23	AJC
O	DA Amend - Council submission	12.10.23	AJC
P	DA Amend - Client/Consultant Issue	22.11.23	AJC
P	DA Amend - Consultant Issue	15.12.23	AJC

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CLIENT :

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DRAWING :

REFUSE ROOM DETAIL

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-21-561**

SCALES as shown No. IN SET **30 of 32**

DATE **15.12.23** SHEET NUMBER

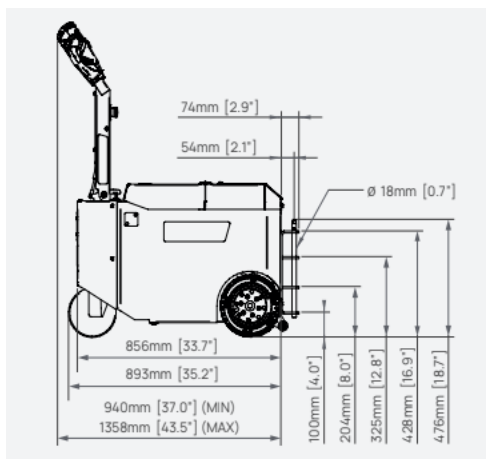
DRAWN BY **AJC** **DA-30P**

SCALE 1:100 @ A2
0 1.0 2.0 3.0 4.0 5.0

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DEVELOPMENT APPLICATION

Print date 18/01/2024

REFUSE ROOM - DETAIL
Scale 1:50



TYPICAL BIN TUG



1100L BINS SHOWN ABOVE

Size	Width	Depth	Height	Footprint
120L	485mm	560mm	940mm	0.27m²
240L	580mm	735mm	1080mm	0.43m²
1100L	1370mm	1245mm	1470mm	1.71m²

Standard bin colours (refer AS4123.7)

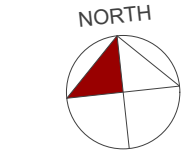
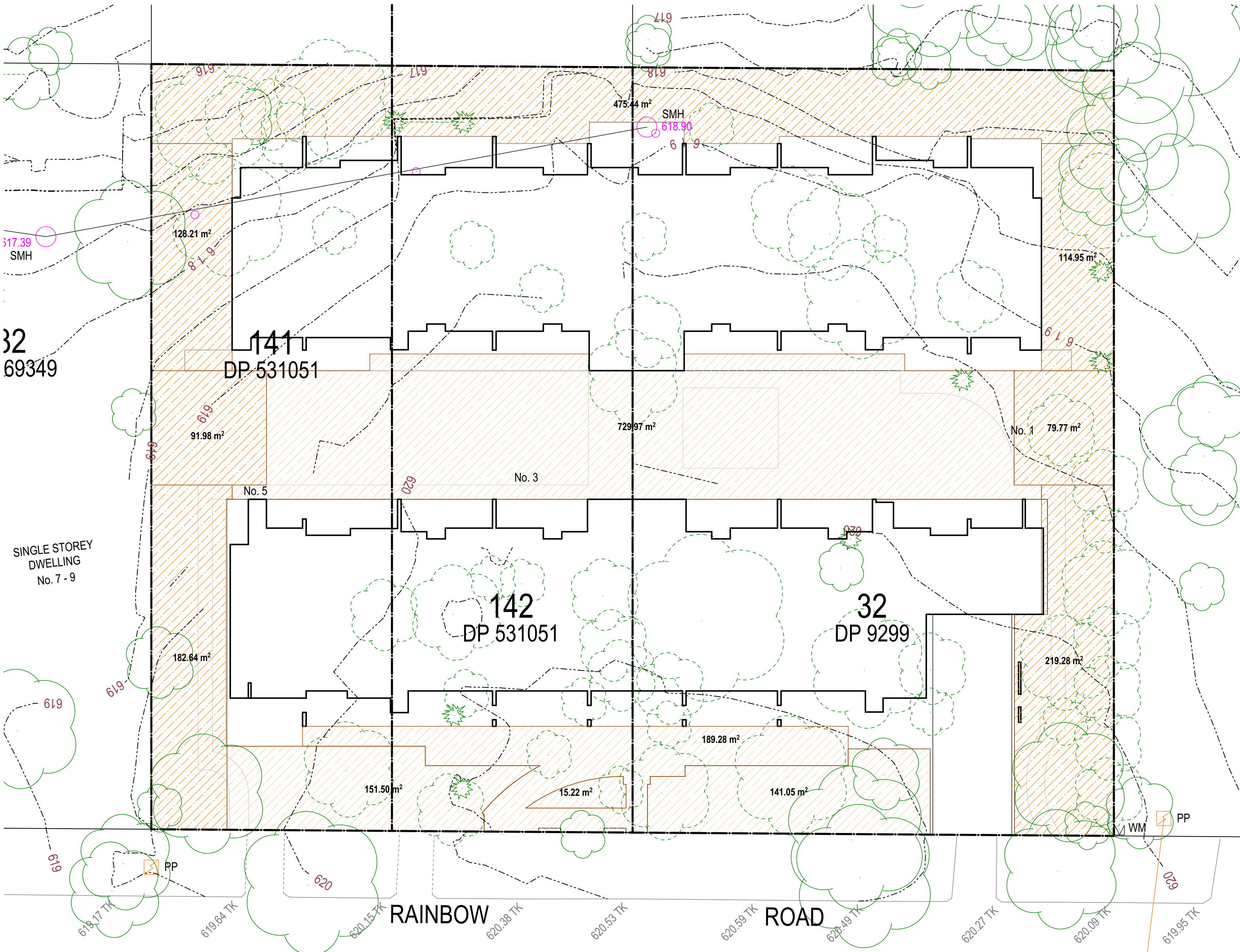
Garbage (landfill)	Red
Co-mingled recycling	Yellow
Green organics	Light Green
Battery	Purple
Soft Plastic	Light Blue
E-waste	Light Grey

* NOTE: size may vary between Councils and contract suppliers

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



- Communal space areas to receive min. 2 hours direct sunlight on June 21st (Mid Winter)
- Communal space areas to not receive min. 2 hours direct sunlight on June 21st (Mid Winter)

AREAS - COMMUNAL OPEN SPACE		
Location	Area	Min. 2 Hours Direct Sunlight
Central Communal Courtyard	729.97	No
Communal Activities/Gym (W)	91.98	Yes
Communal Playground (E)	79.77	Yes
Entry garden	15.22	No
Front Garden (S)	151.50	No
Rear Garden (N)	475.44	Yes
Side Garden (NE)	114.95	Yes
Side Garden (NW)	128.21	Yes
Side Garden (SE)	219.28	Yes
Side Garden (SW)	182.64	Yes
Southern Entry/Terrace	189.28	No
Southern street garden	141.05	No
	2,519.29 m ²	Yes - 1,292.27 m ²

Total Communal Space area to receive minimum direct sunlight of 2 hours on 21st June is 1,292.27m² (50.65%)

COMMUNAL OPEN SPACE AREAS
Scale 1:250

NOTES

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LEGEND :

EGL Existing Ground Line
RB Rendered Brickwork
FB Selected Face Brickwork
PFC Painted Fibre Cement
WRC Western Red Cedar Panelling
TB Finished Timber
PER Painted Timber Pergola
SKL Fixed Skylight
DP Colorbond Downpipe
EG Colorbond Eaves Gutter
RWT min. 3000L Rain Water Tank
PFD Selected Panelfold Garage Door
AS Aluminium Framed Windows
PAR Selected Colorbond Paraline

SMOKE ALARM - LOCATION PER BCA CL 3.7.5.3

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CLIENT :

Robsea Nominees Pty Ltd & Bilgola Beach Pty Ltd

DRAWING :

COMMUNAL OPEN SPACE & DEEP SOIL ZONES

NOT FOR CONSTRUCTION

CSA JOB NO. : 610-21-561

SCALES AS SHOWN No. IN SET 31 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-31P

Print Date: 18/01/2024

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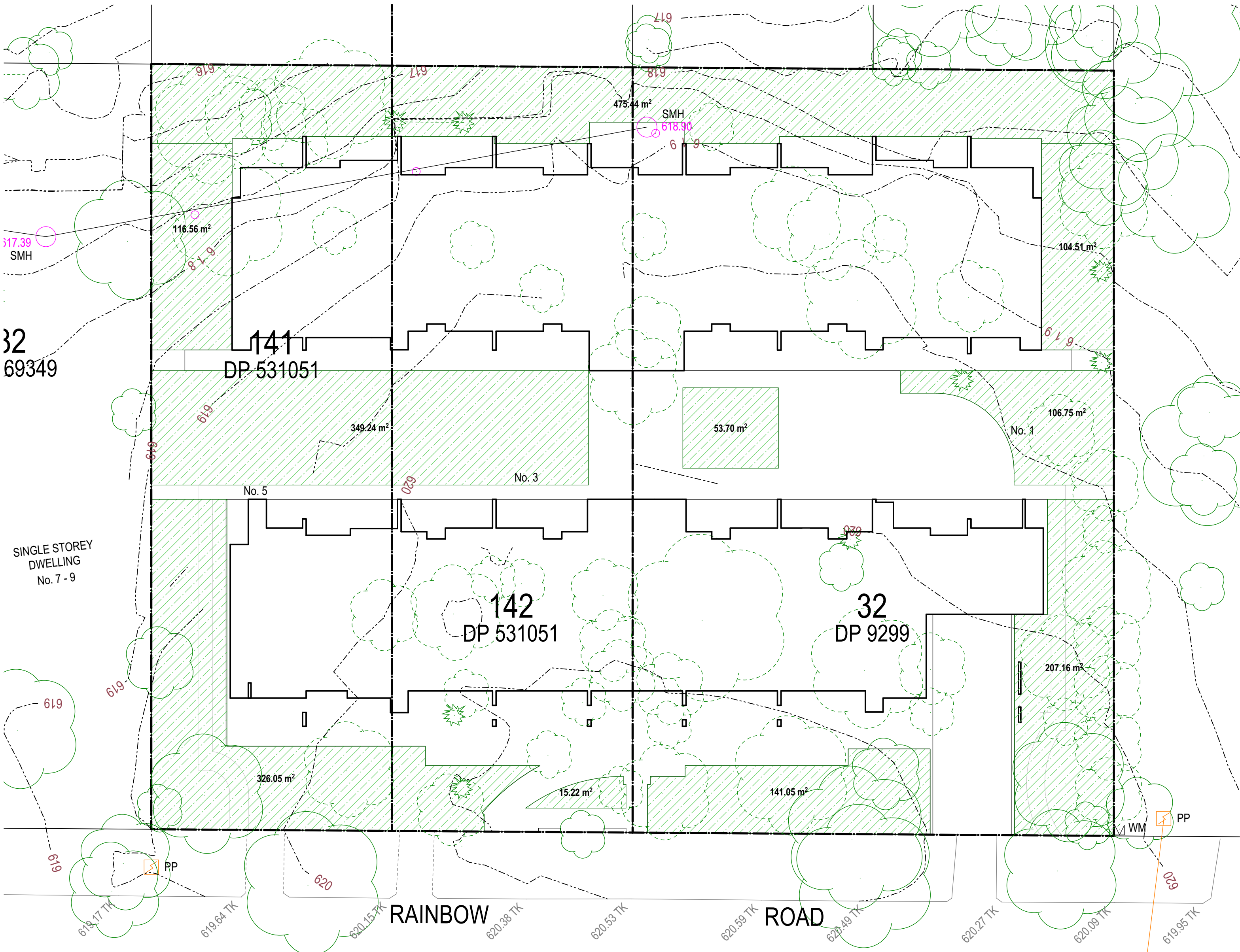
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SCALE 0 1.0 2.0 3.0 4.0 5.0
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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL DIMENSIONS TO BE CHECKED ON SITE

300mm ON ORIGINAL



AREAS - DEEP SOIL		
Location	Area	Min. 6 m width
Central Courtyard	53.70	Yes
Central West Courtyard	349.24	Yes
Communal Playground (E)	106.75	Yes
Entry garden	15.22	No
Front + Side (SW) garden	326.05	Yes
Rear (Northern) Garden	475.44	Yes
Side Garden (NE)	104.51	Yes
Side Garden (NW)	116.56	Yes
Side Garden (SE)	207.16	Yes
Southern street garden	141.05	Yes
	1,895.68 m ²	

Total Deep Soil Zone with minimum
6 metres width is 1,880.46 m²

DEEP SOIL ZONES
Scale 1:250

NOTES

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DRAWING :

DEEP SOIL ZONES

NOT FOR CONSTRUCTION

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SCALES AS SHOWN No. IN SET 32 of 32

DATE 15.12.23 SHEET NUMBER

DRAWN BY A J C DA-32P

Print Date: 18/01/2024

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300mm ON ORIGINAL