

PROPOSED MULTI-DWELLING HOUSING DEVELOPMENT



FOR STANWELL CONSULTING PTY. LTD.
AT NO. 19 GREENVIEW CL. PIPER'S BAY
LOT 8, DP 806667

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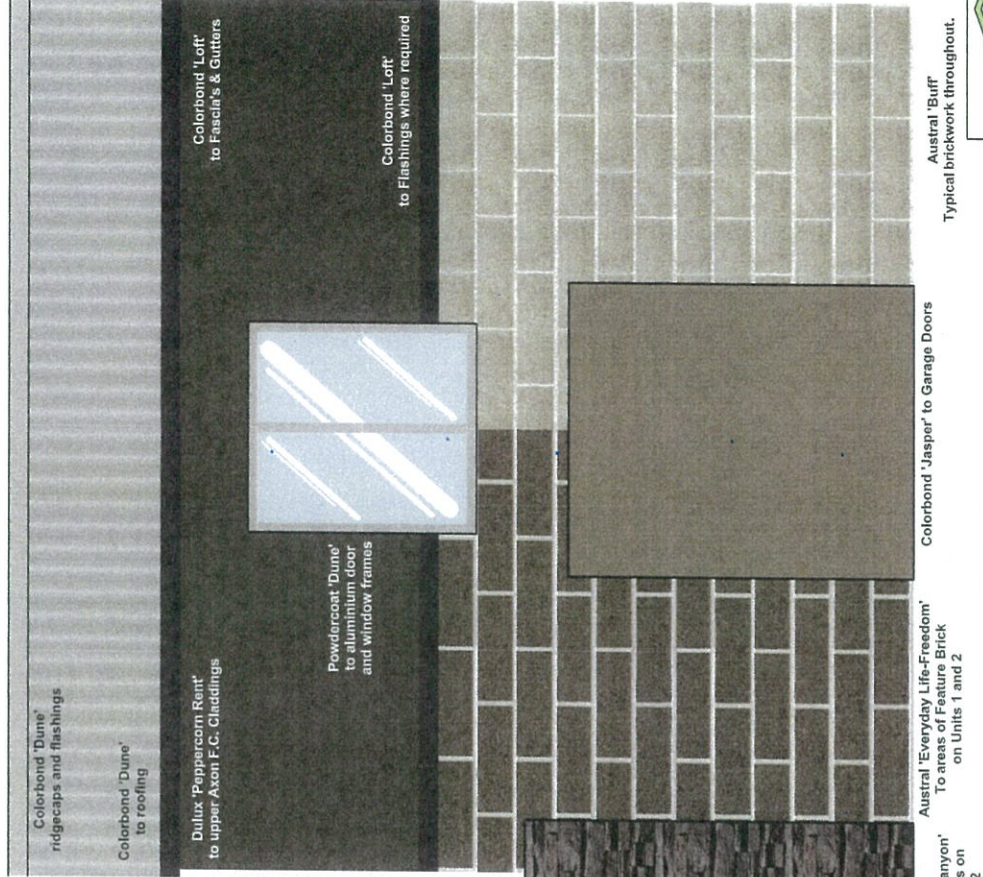
ABSA Assessor # 20374	August 2016	CDA Reference: 2447
conceptdesigns@tbg.com.au	Concept Designs Australia	

Important Note for Development Applicants:
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Concept Designs Australia.

This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.

Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer	Vapour permeable antigrare foil + R1.5	Medium/Dark	Except Garages
Brick Veneer	Vapour permeable antigrare foil	Medium/Dark	Garages only
Double Brick	None	Medium/Dark	
Hardies Avon FC cladding	Vapour permeable antigrare foil + R1.5	Medium/Dark	
Internal Wall Construction	Insulation		Detail
Plasterboard on studs	None		
Plasterboard on studs	R1.5		Walls between Garages and Dwellings for Dwellings 3, 4 and 5 only
Party Wall	2 x R2.7		Walls between dwellings
Ceiling Construction	Insulation		Detail
Plasterboard	R2.5		All ceilings adjacent to roof space and ceiling to balconies above (except Garages)
Plasterboard	R2.5		Garage ceilings to floor above Dwellings 3, 4 and 5
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Colorbond	Air-cell sarking	Light	
Balcony	Air-cell sarking	None specified	
Floor Construction	Insulation		Covering
Concrete	None		None. Carpet and Tile
Timber	None		None. Carpet and Tile
Windows	Glass and frame type	U Value	SHGC
Single clear	Aluminium	6.70	0.70
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.			
As per details on plans			
Fixed shading - Eaves	Width	Includes gutters, offset	is distance above windows
As drawn	Offset	As drawn	Nominal only, refer to plan for detail
Fixed shading - Other	Width	Includes gutters, offset	is distance above windows
As drawn	Offset	As drawn	Nominal only, refer to plan for detail
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:			
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1			
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)			
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)			
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)			
- Building sealing in accordance with Section J1.3 or Part 3.12.3.1 to 3.12.3.6			
- All LED downlights to be sealed			
- External doors to be weather stripped and windows to comply with AS 2047.			



TYPICAL SCHEDULE OF FINISHES
NOT TO SCALE

MIDCOAST COUNCIL
These are the plans approved
by N.O.D. DA 29/2016 dated 3/5/2017
for Director Planning & Natural Systems





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Job Title: MULTI-DWELLING HOUSING DEVELOPMENT FOR STANWELL CONSULTING PTY LTD
Lot 8, DP 806667
No. 19 Greenview Cl. Piper's Bay
Revision: A-01
Date of Issue: 1/05/2017



www.nathans.gov.au

BASIX WATER COMMITMENTS

- ALL SHOWER HEADS
- min. 3 star (>6 <=7.5 L/min)
- ALL TOILET FLUSHING SYSTEMS
- min. 4 star
- min. 5 star
- ALL KITCHEN SINKS
- min. 5 star
- ALL BATHROOM TAPS
- min. 5 star
- HOT WATER RECIRCULATION
- No.
- WATER TANK SIZE
- min. 1500L
- Unit 1 to collect run-off from min. 99.69m² roof area
- Unit 2 to collect run-off from min. 58.25m² roof area
- Unit 3 to collect run-off from min. 58.97m² roof area
- Unit 4 to collect run-off from min. 50.55m² roof area
- Unit 5 to collect run-off from min. 120.5m² roof area
- connect to 1 tap in landscaped area for each dwelling
- connect to toilets
- connect to laundry

BASIX ENERGY COMMITMENTS

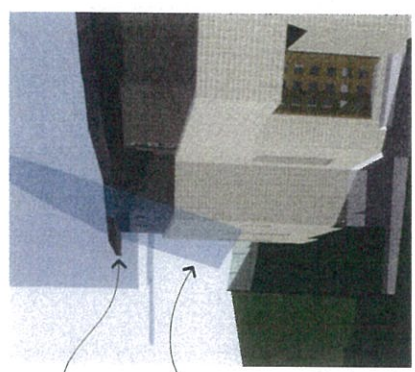
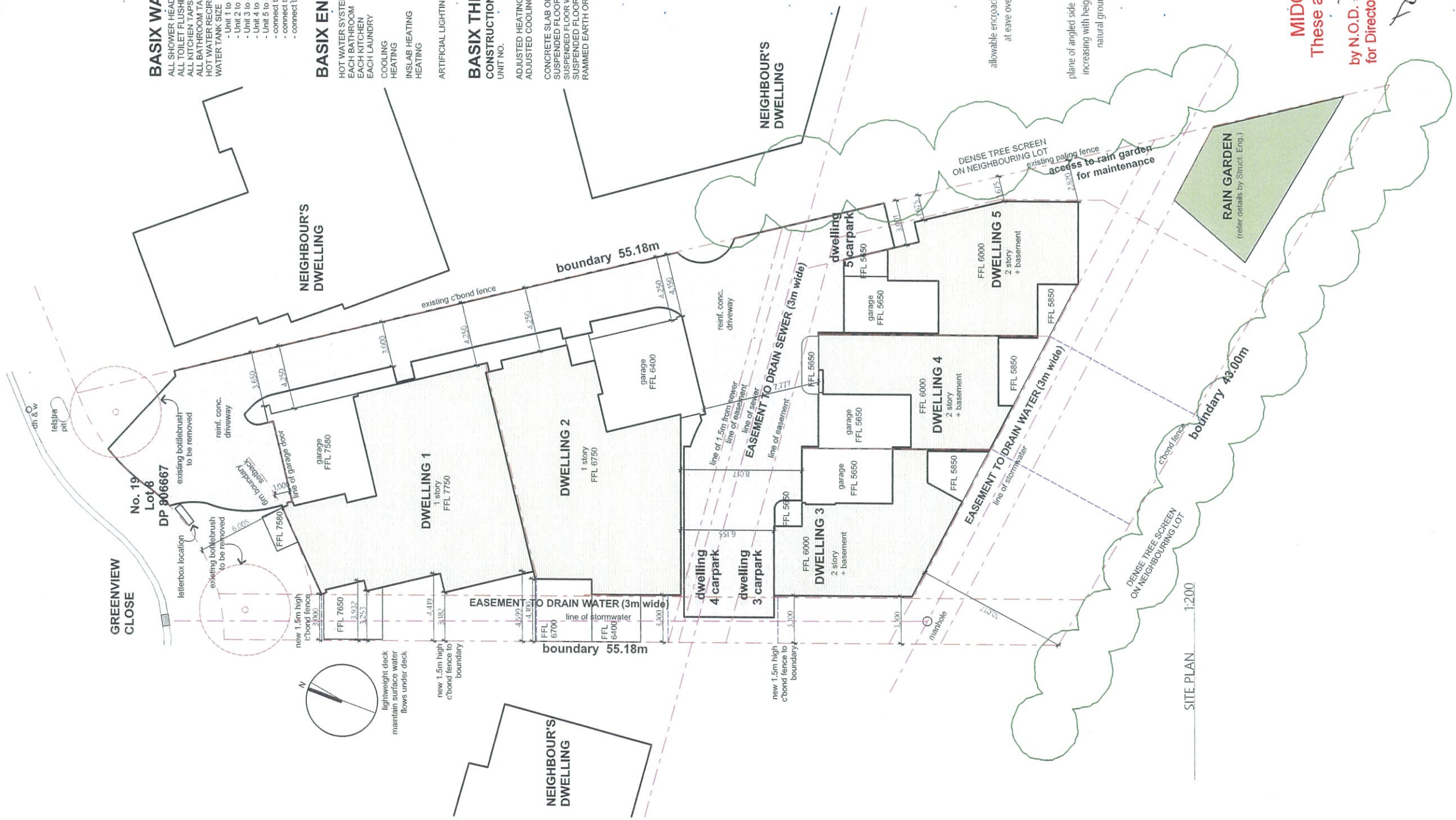
- HOT WATER SYSTEMS
- Solar (electric boost), min. 31-35 RECs
- Individual fan ducted to facade or roof interlocked to light
EACH BATHROOM
- Individual fan ducted to facade or roof interlocked to light
EACH KITCHEN
- Individual fan ducted to facade or roof interlocked to light
EACH LAUNDRY
- ceiling fans to living areas only
- no heating systems
- none
- no heating systems
- COOLING
HEATING
INSLAB HEATING
HEATING

ARTIFICIAL LIGHTING
primary type of lighting must be fluorescent or LED throughout

BASIX THERMAL COMMITMENTS

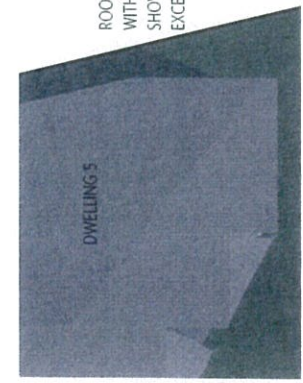
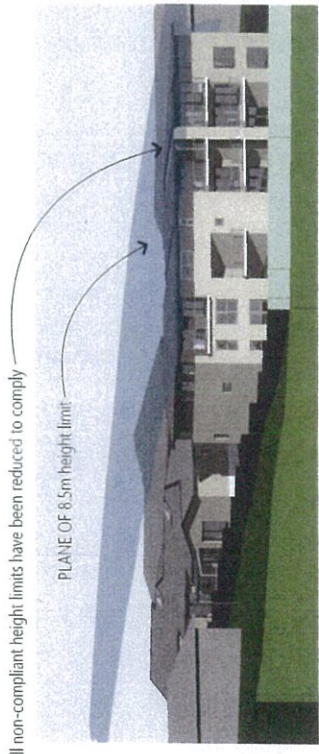
CONSTRUCTION OF FLOORS AND WALLS (m²)

UNIT NO.	1	2	3	4	5
ADJUSTED HEATING LOAD	50	65	95	84	78
ADJUSTED COOLING LOAD	22	16	33	24	35
CONCRETE SLAB ON GROUND	141	134	42	39	64
SUSPENDED FLOOR WITH OPEN SUBFLOOR	0	0	13	1	4
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR	0	0	21	21	8
SUSPENDED FLOOR ABOVE A GARAGE	0	0	17	20	21
RAMMED EARTH OR MUDBRICK WALLS	0	0	0	0	0

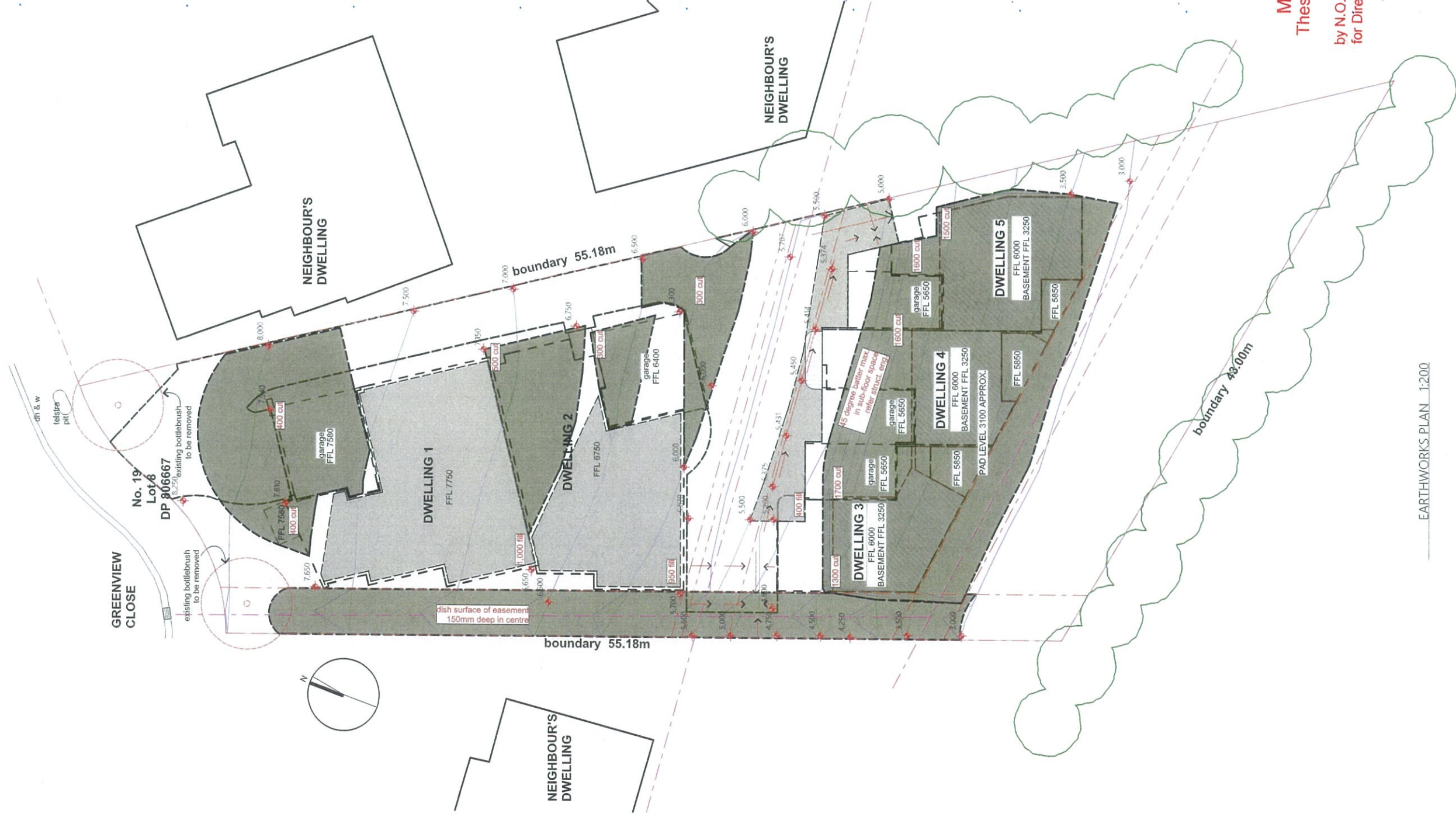


EASTERN SIDE SETBACK

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ROOF PLAN OF DWELLING 5
WITH HEIGHT LIMIT PLANE
SHOWING NO ROOF PROTRUSIONS
EXCEEDING 8.5m



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EARTHWORKS PLAN 1:200

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Job Title	MULTI-DWELLING HOUSING DEVELOPMENT FOR STANWELL CONSULTING PTY LTD Lot 8, DP 806667 No. 19 Greenview Ct, Piper's Bay
Layout ID	A-04
Revision	A
Date of Issue	1/05/2017

REV A 10/2/16: Easement plan extending into easement removed
EARTHWORKS PLAN
Dustin Leaney, Homes & Architecture, Copyright, 2014

TOTAL SITE AREA = 1807m²
 30% OF SITE AREA = 601.33m²
 (min. landscaped area requirement)
 50% OF LANDSCAPED AREA REQUIRED = 300.66m²
 (min. deep bed landscaping requirement)

TOTAL LANDSCAPED AREA PROVIDED = 634.07m²
TOTAL DEEP BED LANDSCAPE AREA PROVIDED = 331.11m²



LANDSCAPE AREAS PLAN 1:200

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Job Title	MULTI-DWELLING HOUSING DEVELOPMENT FOR STANWELL CONSULTING PTY LTD Lot 8, DP-806667
Layout ID	No. 19 Greenview Ct. Piper's Bay
Revision	A
A-06	
Date of Issue	10/5/2017



STRATA CONCEPT PLAN 1:200

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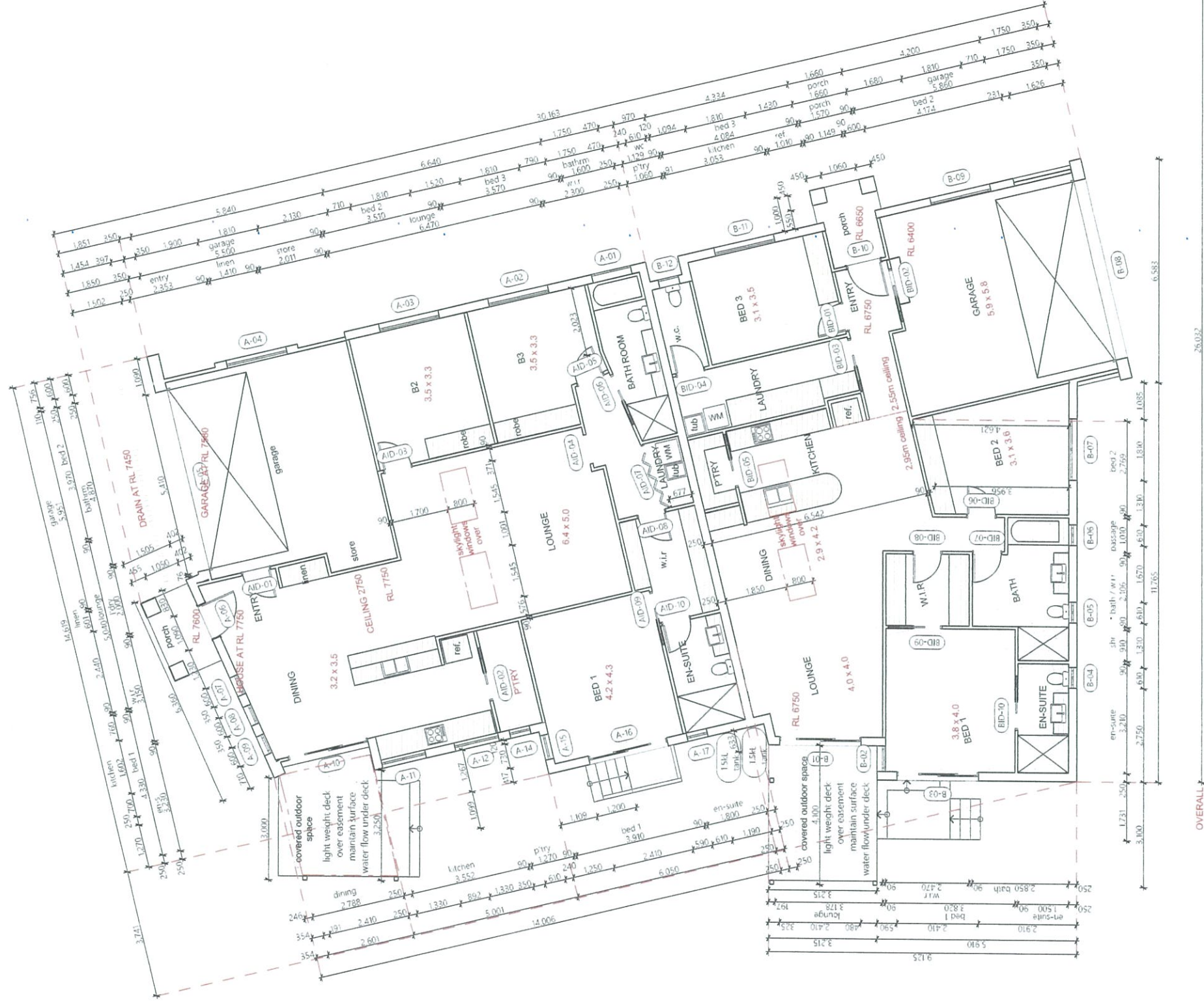
STANWELL CONSULTING PTY LTD
Lot 8, DP 806667
No. 19 Greenview Ct, Piper's Bay
Job Title: MULTI-DWELLING HOUSING DEVELOPMENT FOR LOT 8, DP 806667
Revision: B
Layout ID: A-08
Date of Issue: 1/05/2017

[Signature]
REV A 10/12/16 Right of Way to water garden for maintenance rotation and shading changed for clarity
REV B 04/17 Legend added for clarity
STRATA CONCEPT PLAN
Dustin Leaney, Homes & Architecture, Copyright, 2014

Certificate no.: 0000569530
Assessor Name: Stephen Collins
Accreditation no.: 20374
Certificate date: 01 August 2016



Average star rating
4.6
NATIONWIDE
HOUSE
FORSTER, NSW
2428
www.nathans.gov.au



GROUND FLOOR - DWELLINGS 1 & 2 1:100

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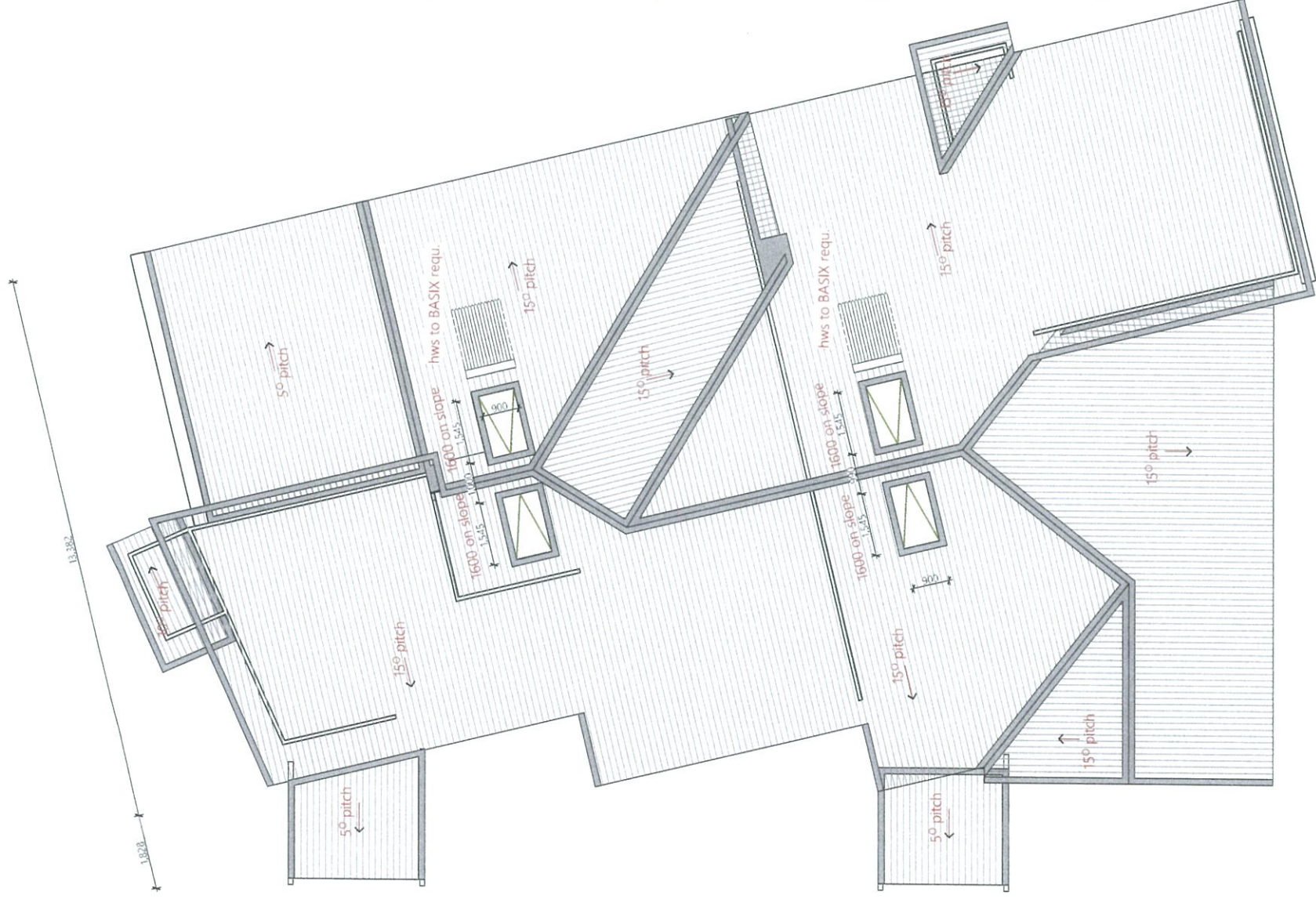
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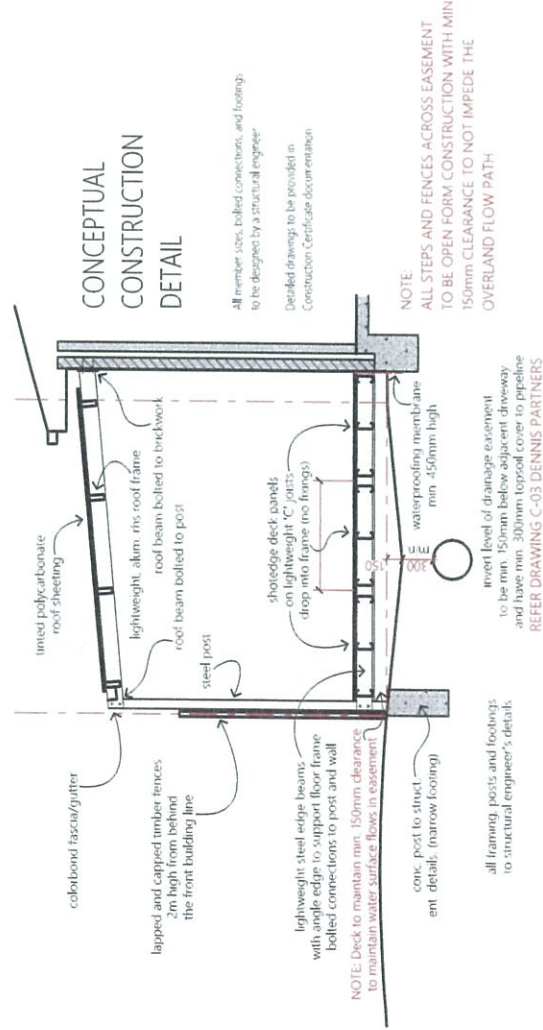
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Job Title: MULTI-DWELLING HOUSING DEVELOPMENT FOR STANWELL CONSULTING PTY LTD
Lot 8, DP 806667
No. 19 Greenview Ct, Piper's Bay

Layout ID: **A-10**
Revision: **A**
Date of Issue: 1/05/2017

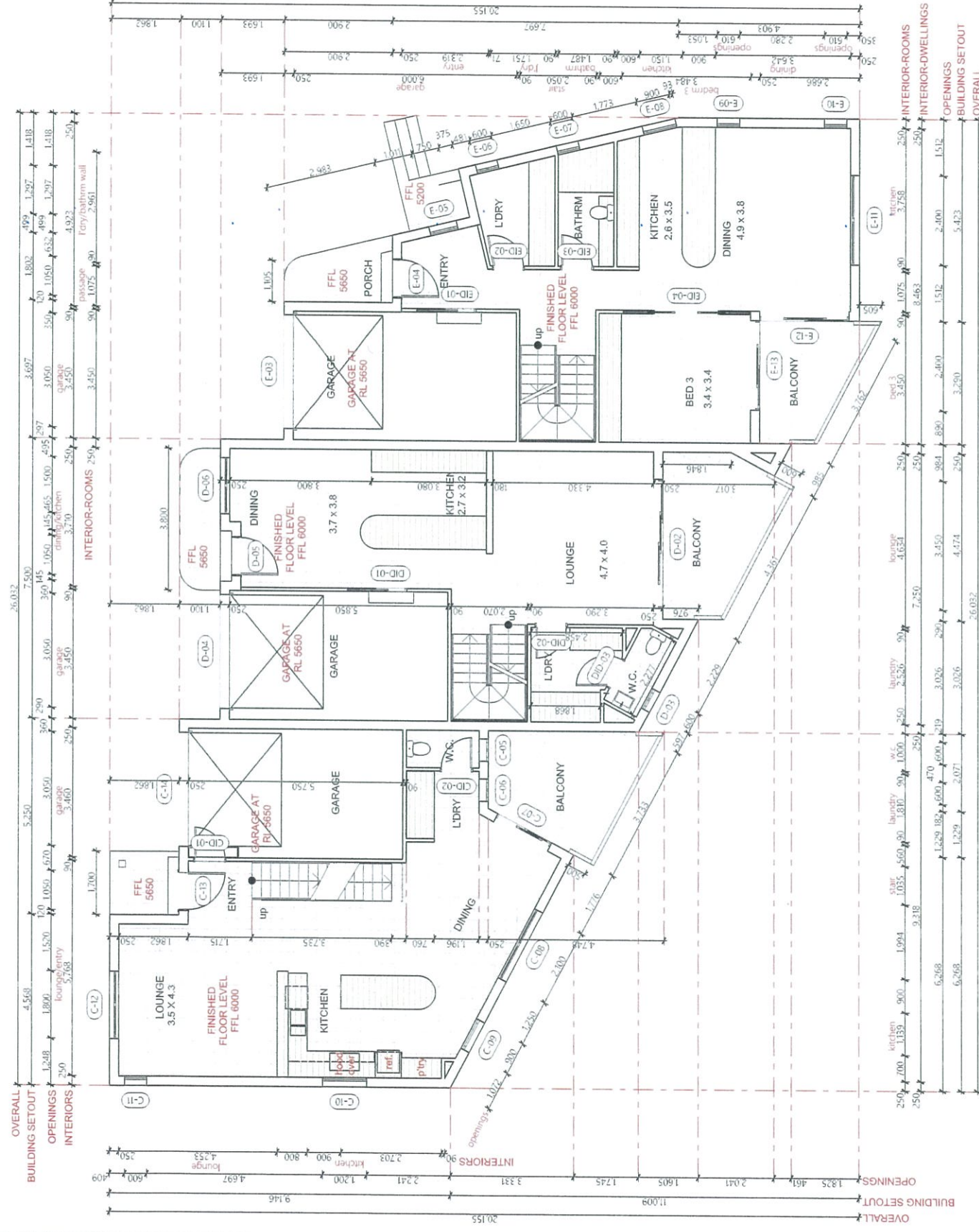


ROOF PLAN - DWELLINGS 1 & 2 1:100



EASEMENT DECK SECTION 1:50

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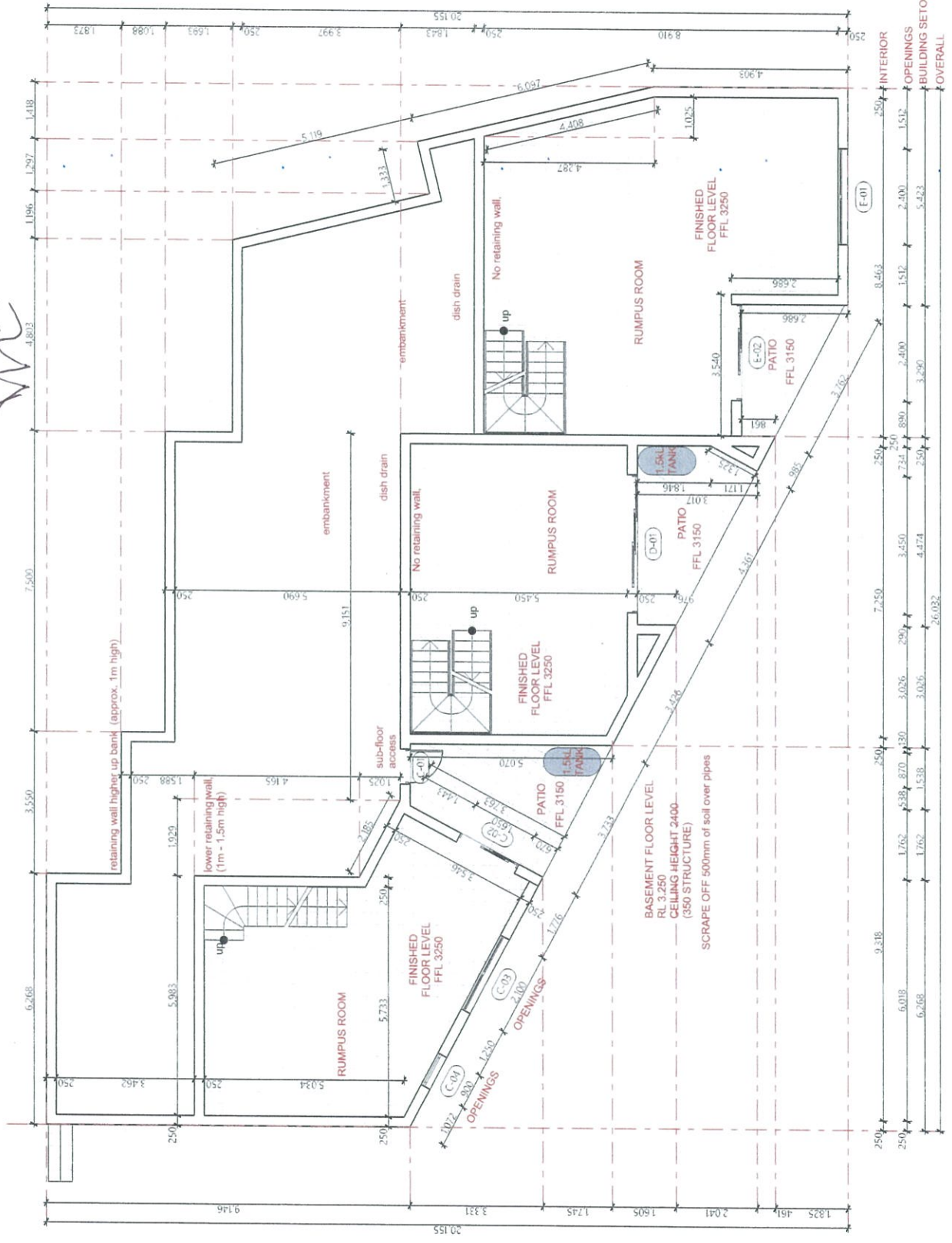
GROUND FLOOR PLAN - DWELLINGS 3, 4, & 5 1:100

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Certificate no.: 000569530
Assessor Name: Stephen Collins
Accreditation no.: 20374
Certificate date: 01 August 2016
Dwelling Address: 19 Greenview Close FORSTER, NSW 2426
www.nuthers.gov.au

NATIONWIDE HOUSE
ENERGY RATING SCHEME
Average star rating: 4.6

ABSAR Class 1 Buildings Multi-Dwelling
19 Greenview Close Forster NSW 2426
Phone: 08 9375 0009
Mobile: 08 9375 0010
Email: info@absar.com.au
www.absar.com.au



BASEMENT PLAN - DWELLINGS 3, 4 & 5 1:100

DWELLINGS 3,4,5 BASEMENT & GROUND
Dustin Leaway, Homes & Architecture, Copyright, 2014

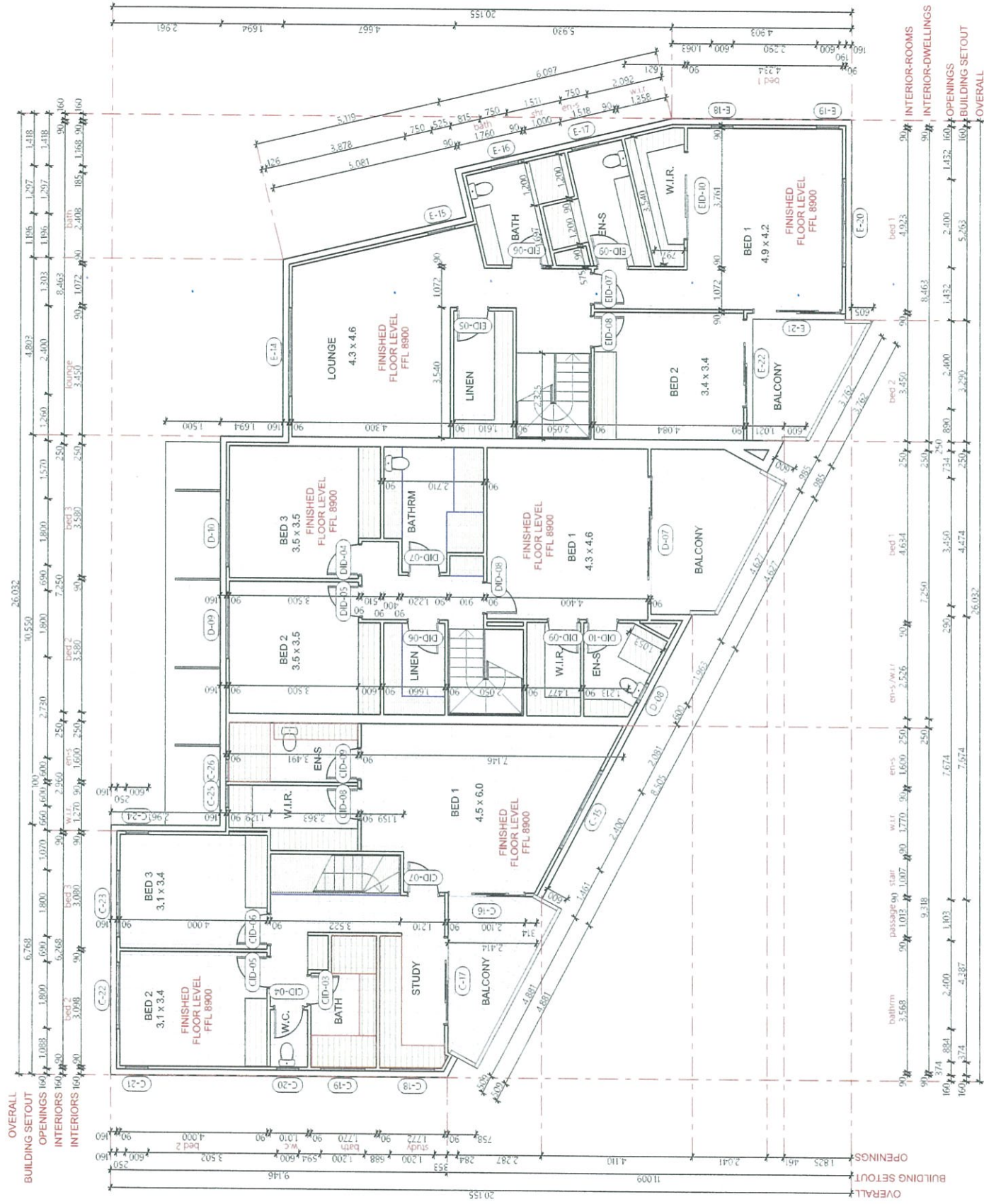
REV B 18/12/16 Basement patio extending over easement removed
Water tank location shown

REV A 18/8/16 Finished floor levels added to plans for clarity

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Lot 8, DP 806667
No. 19 Greenview Cl, Forster NSW

Layout ID: A-13
Revision: B
Date of Issue: 1/05/2017

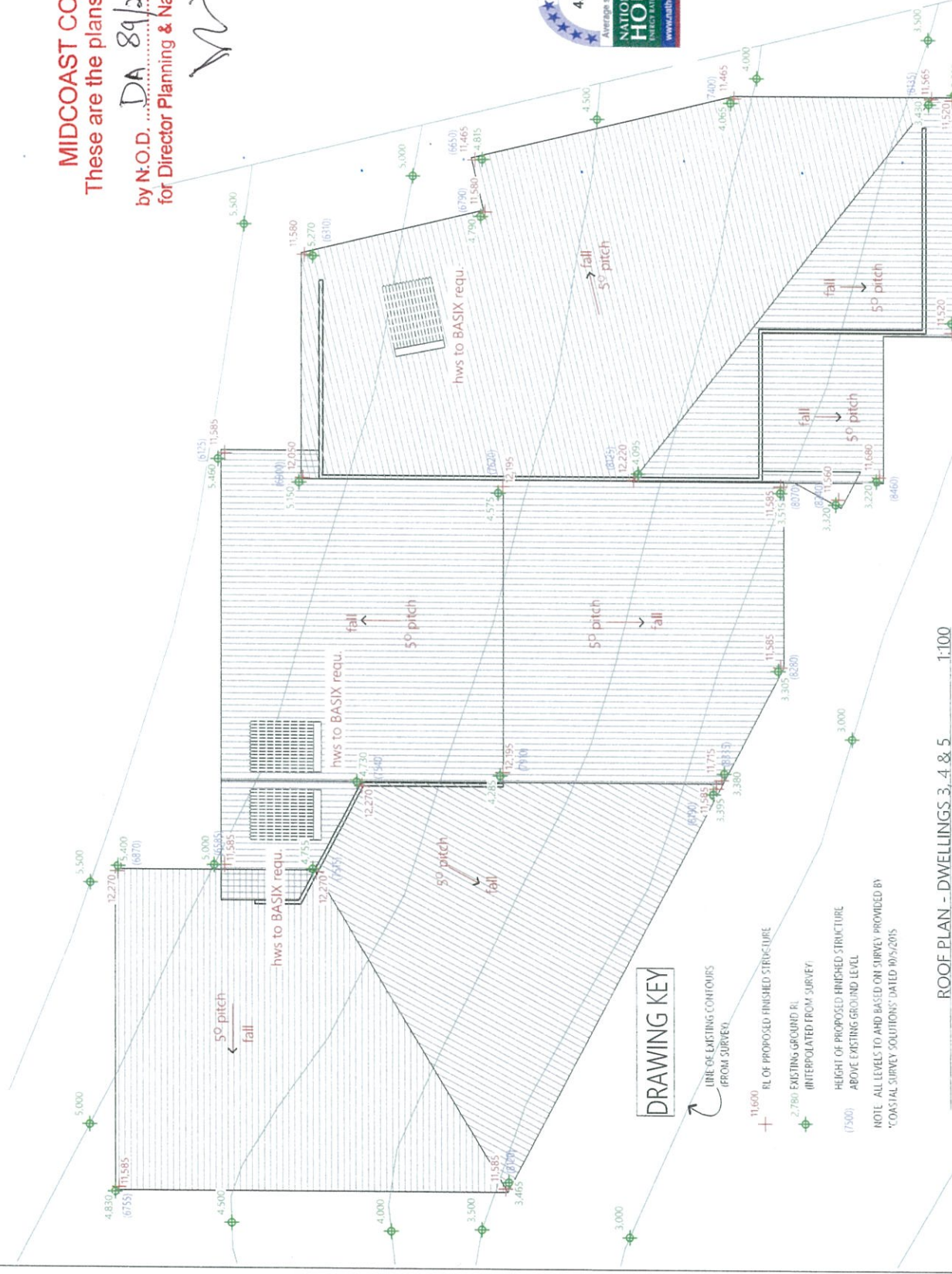


FIRST FLOOR PLAN - DWELLINGS 3, 4 & 5 1:100

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These are the plans approved

by N.O.D. ... **DA 89/2016** ... dated **3/5/2017**
for Director Planning & Natural Systems

W

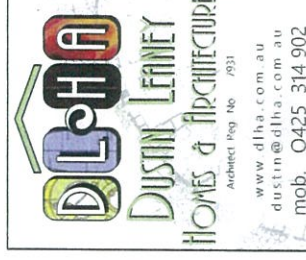


ROOF PLAN - DWELLINGS 3, 4 & 5 1:100

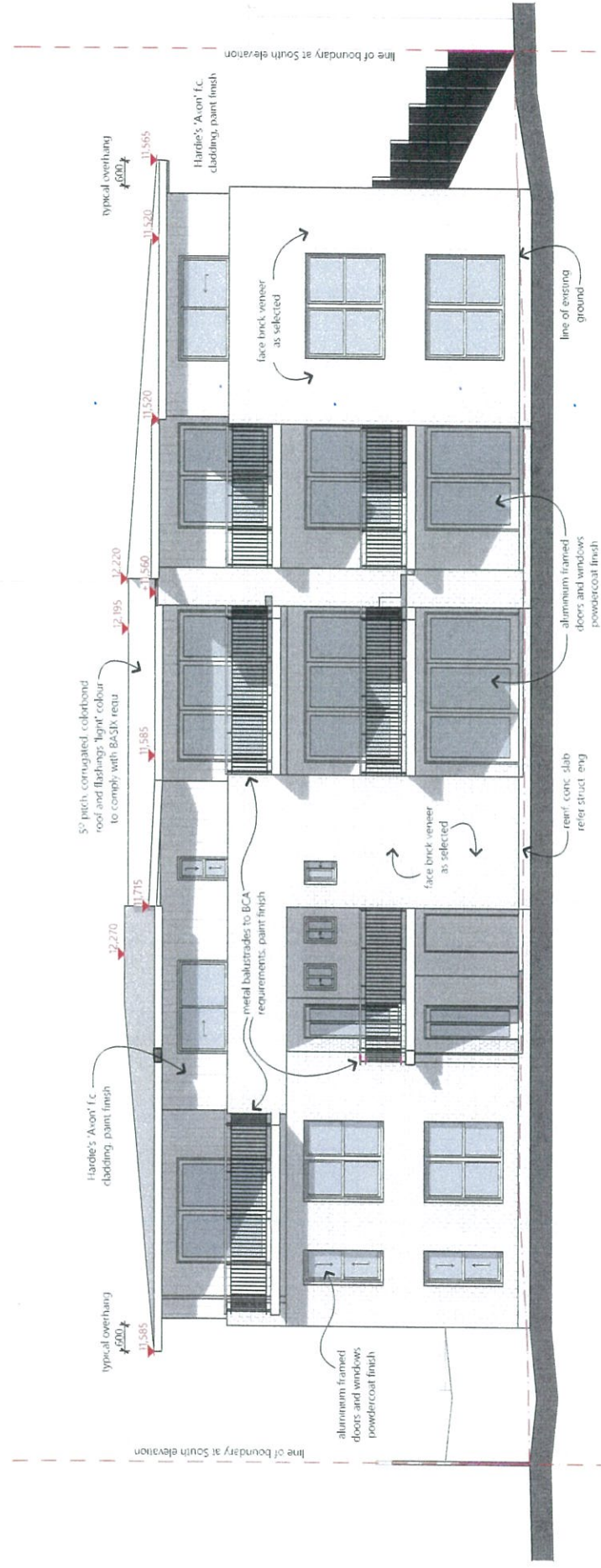
REV A 18/07/16 dwelling 5 roof revised to comply with 8.5m height limit
Roof RL's and corresponding existing ground RL's added to drawings.
Finished floor levels added to plans for clarity
REV B 22/07/16 proposed structure levels changed to red at Council's request
REV C 9/3/17 solar hws panels indicated on roof plan



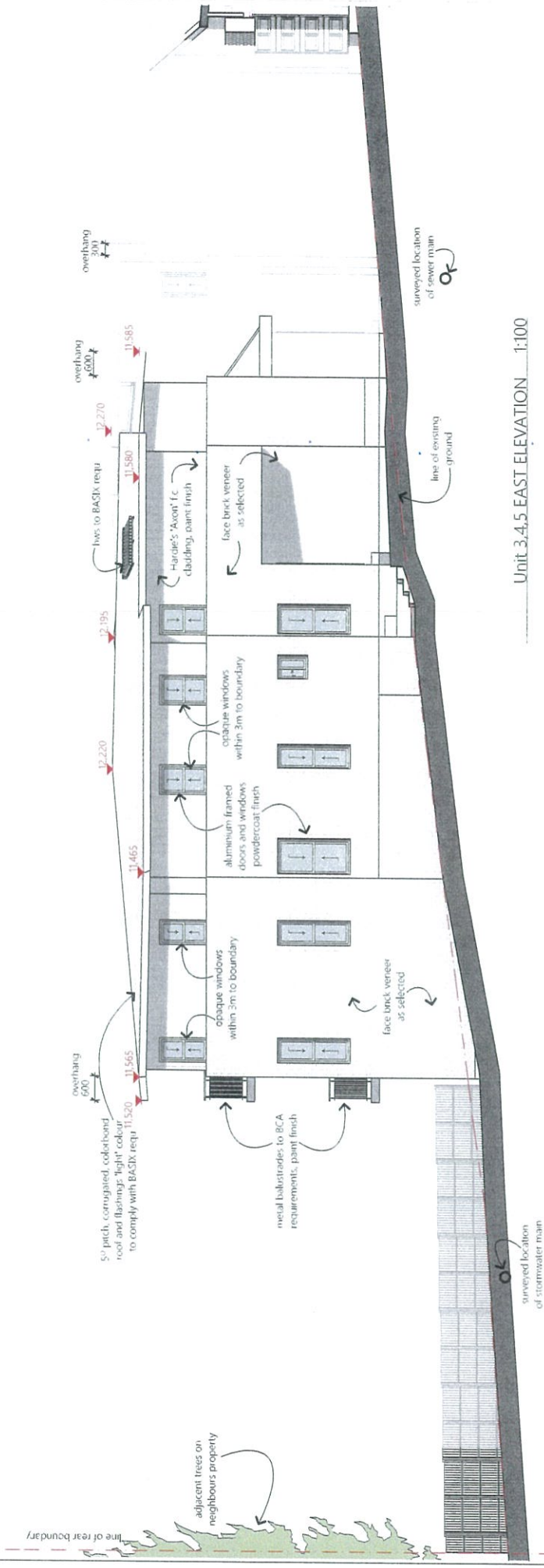
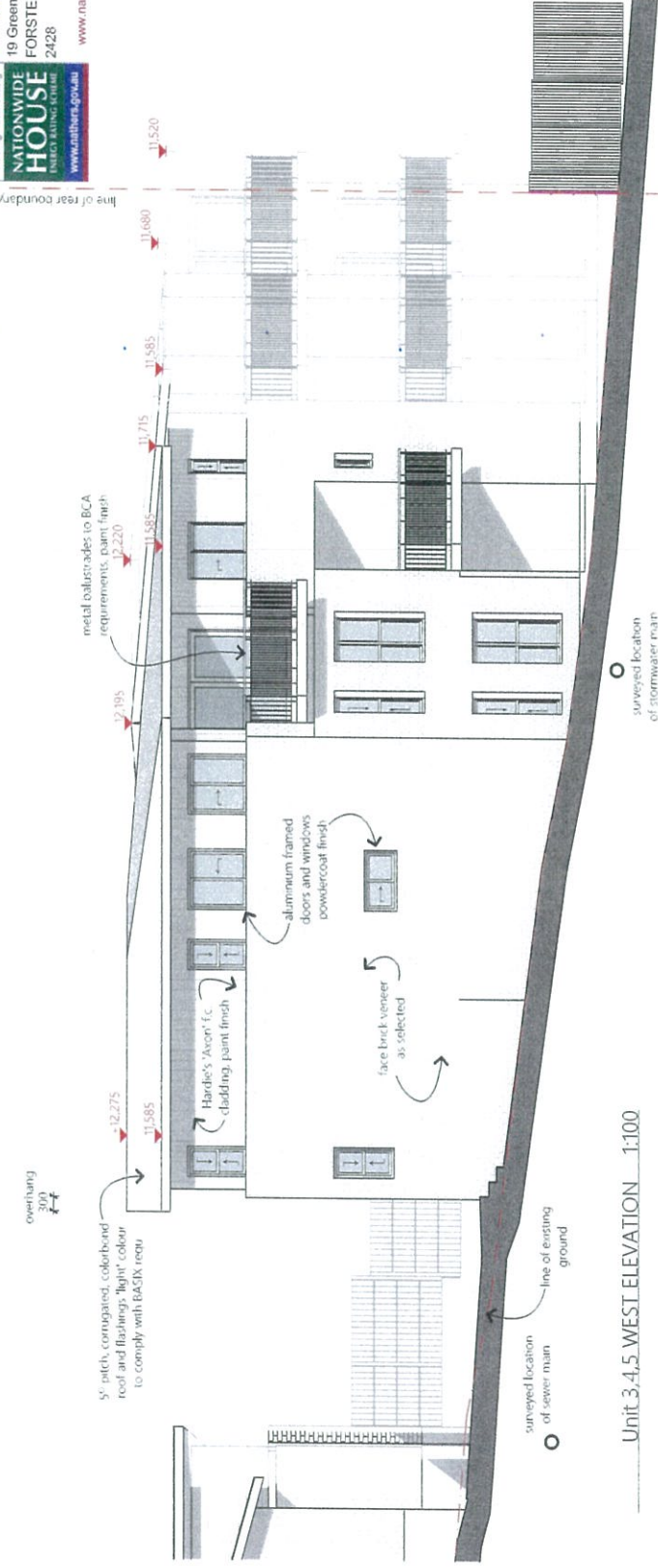
Certificate no. 0000569530
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Accreditation no. 20374
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Dwelling Address: 19 Greenview Close FORSTER, NSW 2428
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Job Title: MULTI-DWELLING HOUSING DEVELOPMENT FOR STANWELL CONSULTING pty ltd Lot 8, DP 806667 No. 19 Greenview Cl. Forster, NSW
Revision: C
Layout ID: A-14
Date of Issue: 1/05/2017



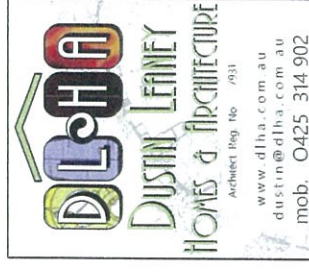
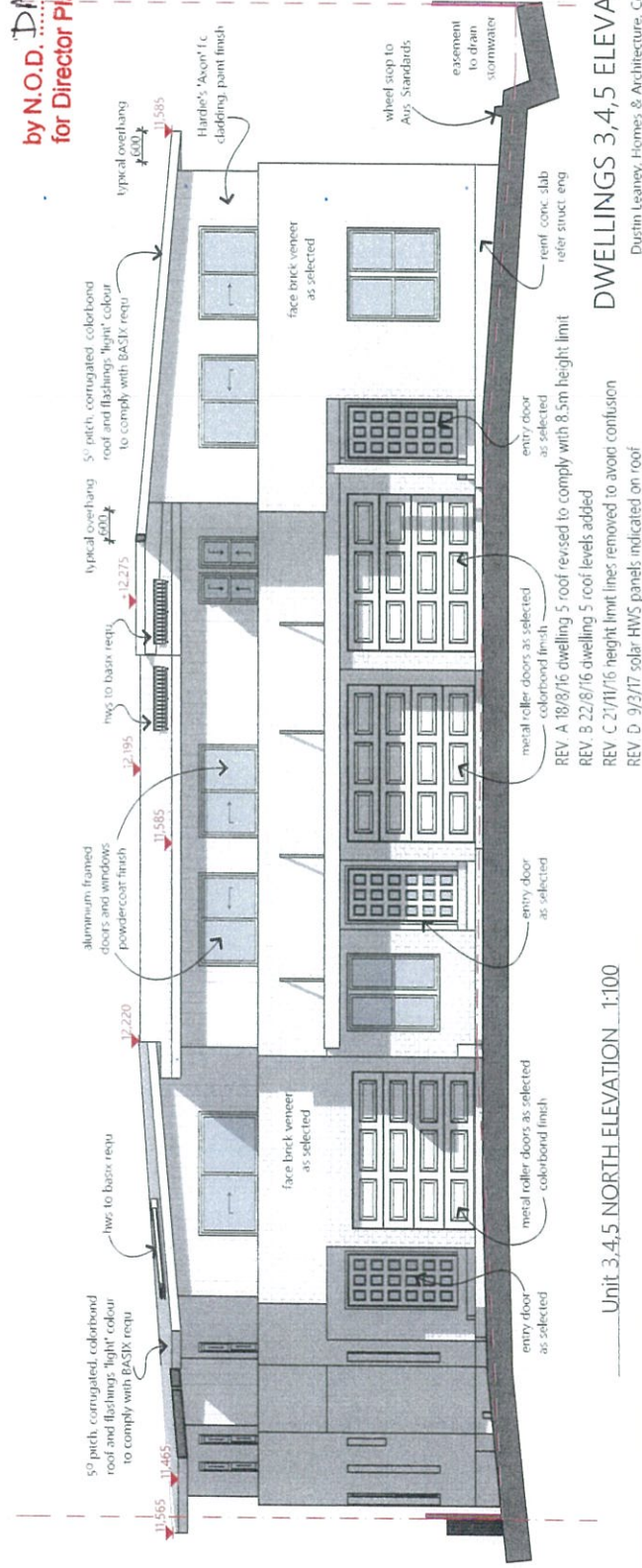
Certificate no.: 0000589530
Assessor Name: Stephen Collins
Accreditation no.: 20374
Certificate date: 01 August 2016



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by N.O.D.dated 3/5/2017
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NOTE: ALL LEVELS TO AHD, BASED ON SURVEY PROVIDED BY 'COASTAL SURVEY SOLUTIONS' DATED 10/5/2015



Job Title	MULTI-DWELLING HOUSING DEVELOPMENT FOR
	STANWELL CONSULTING pty ltd
	Lot 8, DP 806667
	No. 19 Greenview Cl. Piper's Bay
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DWELLINGS 3,4,5 ELEVATIONS
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REV C 21/11/16 height limit lines removed to avoid confusion
REV D 9/3/17 solar HWS panels indicated on roof

SECTION
CONTINUED
BELOW

8.5m height limit

EASEMENT
TO DRAIN
SEWER

DWELLING 2

DWELLING 1

GREENVIEW
CLOSE

surveved
sewer
location

EASEMENT
TO DRAIN
STORMWATER

DWELLINGS 3,4,5

8.5m height limit

EASEMENT
TO DRAIN
SEWER

SECTION
CONTINUED
ABOVE

surveved
stormwater
location (depth approx)

existing ground line

surveved
sewer
location

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Layout ID: A-16
Revision: 1/05/2017

SECTION THROUGH SITE

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