

PLANNING & NATURAL SYSTEMS

ATTACHMENT A

**DA 150/2016 - MIXED USE DEVELOPMENT -
7-9 BEACH ST, FORSTER**

DEVELOPMENT CONTROL MEETING

19 APRIL 2017



PROPOSED MIXED USE BUILDING

THERMAL PERFORMANCE SPECIFICATIONS:

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2015 – Volume 1.

This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS

U-value 6.57 (or less than) & SHGC 0.74 (+/-10%)

EXTERNAL WALL (Medium colour)

Concrete/Plasterboard lined – REFLECTIVE FOIL insulation

INTERNAL WALL

Cavity Panel – No Insulation

EXTERNAL FLOOR

Concrete Slab on Ground – No insulation

Suspended Concrete (Open Sub-Floor or above Basement) – R1.3 Bulk insulation

Suspended Concrete (Enclosed Sub-Floor) – No insulation

EXTERNAL CEILING (or below Balcony)

Concrete/Plasterboard – Insulbreak 80 or equiv. insulation

ROOF (Medium colour) (Non-ventilated)

Sheet Metal Roofing – No insulation

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation

SUMMARY OF NUMERIC CONTROLS

LAND ZONING: B2 LOCAL CENTRE
HEIGHT LIMIT: 18M
FSR: 3.69:1
STREET FRONTAGE: ACTIVE

COMPLIANCE - YES
COMPLIANCE - YES
COMPLIANCE - YES
COMPLIANCE - YES

PARKING PROVIDED ON SITE-

8 CARSPACES



Side and rear setback controls in Forster and Tuncurry mixed use and business zones

Building Height

Minimum Side and Rear Setback
Levels up to 3 storeys

Nil for 1 side boundary and 2.5m for 1 side boundary
Nil for commercial development
6m where no rear lane access is possible
3m where rear lane access is provided.

Levels over 3 storeys

9m where a habitable room/balcony faces a habitable room/balcony on an adjacent property

6.5m between habitable rooms/balconies and non-habitable rooms/balconies on an adjacent property

4.5m where a non-habitable room/blank wall faces a non-habitable room/blank wall on an adjacent property

Development Details

Site Area	409m ²	
Gross Floor Area (GFA)	1513m ²	
Zoning	B2 - HIGH DENSITY RESIDENTIAL	
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	3.70:1
Building Height*	18m	18m
Total Stories	5	

*LEP REQUIREMENT
^SEPP 65 REQUIREMENT
REFER SHEET DA02 FOR DETAILS

Name	Area
Ground Floor	322 m ²
Level 1	314 m ²
Level 2	292 m ²
Level 3	292 m ²
Level 4	292 m ²
Total	1513 m²

Name	Level	Number	Area
2 BED	PR - Level 2	201	143 m ²
2 BED / ACCESSIBLE	PR - Level 2	202	130 m ²
2 BED	PR - Level 3	301	143 m ²
2 BED / ACCESSIBLE	PR - Level 3	302	130 m ²
2 BED	PR - Level 4	401	143 m ²
2 BED / ACCESSIBLE	PR - Level 4	402	130 m ²
Grand total: 6			818 m²

Name	Number	Area
TENANCY 1	001	145 m ²
TENANCY 2	002	122 m ²
Total		267 m²

Name	Number	Area
OFFICE_T1	101	97 m ²
OFFICE_T2	102	79 m ²
OFFICE_T3	103	82 m ²
Total		258 m²

ISSUE	DATE	AMENDMENT
D	02/08/2016	REVISED DA SUBMISSION
E	07-11-2016	REVISED DA SUBMISSION
F	06-03-2017	REVISED DA SUBMISSION

PROJECT	CLIENT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS	ASTINA GROUP PTY LTD
ADDRESS 7-9 Beach Street, Forster, NSW	



NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Polls Point, NSW 1335

SHEET SIZE: A3
SCALE
1: 100

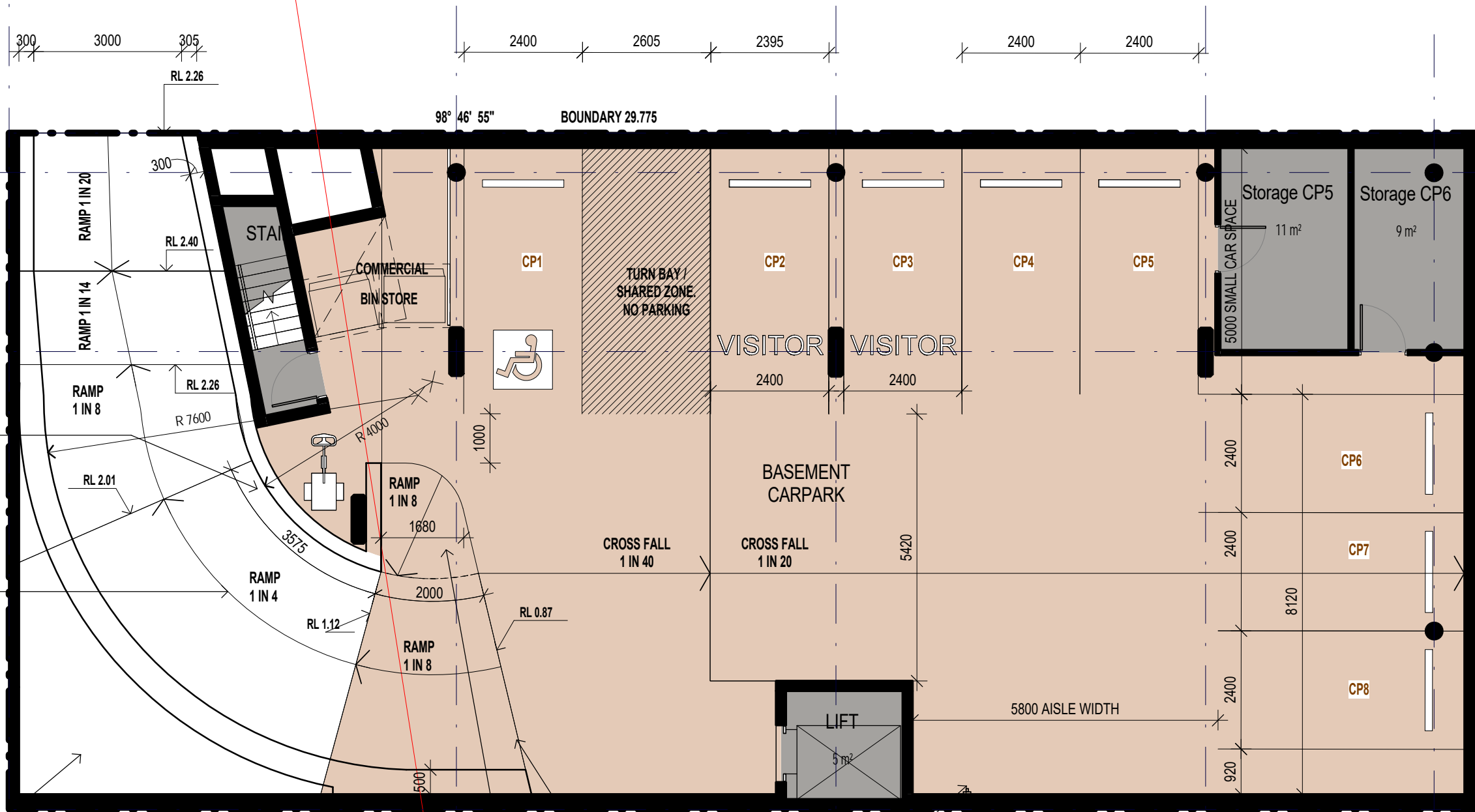


SHEET NAME
DRAWING NUMBER
LOCATION PLAN
DA01

F

ISSUE NO.

EXISTING SEWER LINE



X1

X2

X3

X4

Y1

Y2

Y3

Y4

Y5

Y6

ISSUE	DATE	AMENDMENT
K	18-08-2016	REVISED DA SUBMISSION
L	17-10-2016	REVISED DA SUBMISSION
M	07-11-2016	REVISED DA SUBMISSION

PROJECT	CLIENT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS	ASTINA GROUP PTY LTD
ADDRESS 7-9 Beach Street, Forster, NSW	

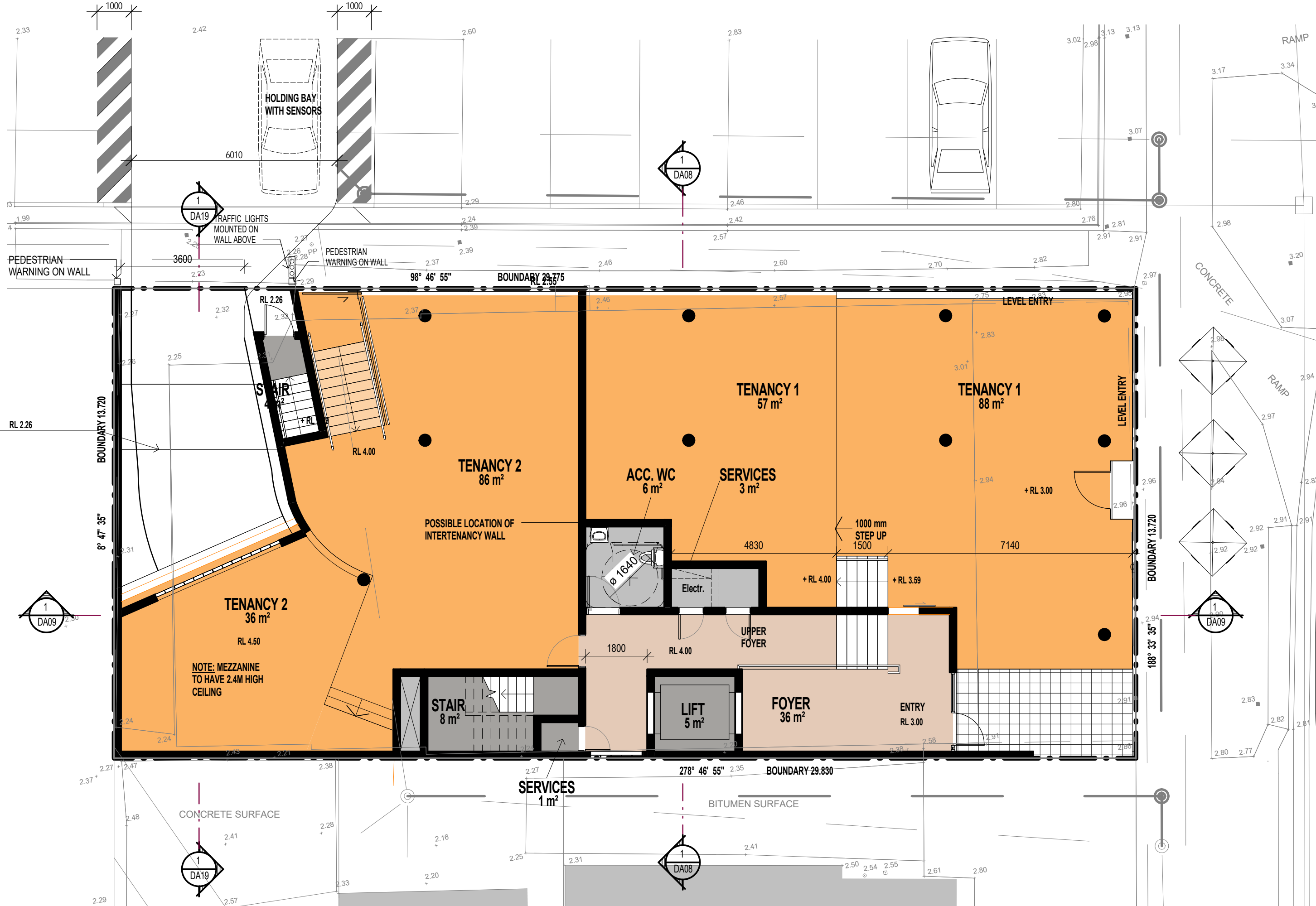
MORSON GROUP
 NOMINATED ARCHITECT - P.F. MORSON
 REGISTRATION NUMBER 8100
 ACN 159 480 056, ABN 41 159 480 056
 www.morsongroup.com
 (02) 9380 4946
 PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A3	SCALE
1:100	

NORTH

SHEET NAME: **BASMENT FLOOR PLAN**
 DRAWING NUMBER: **DA02**

M
 ISSUE NO.



ISSUE	DATE	AMENDMENT
F	17-10-2016	REVISED DA SUBMISSION
G	18-10-2016	REVISED DA SUBMISSION
H	07-11-2016	REVISED DA SUBMISSION

PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS
 ADDRESS
 7-9 Beach Street, Forster, NSW

CLIENT
 ASTINA GROUP PTY LTD

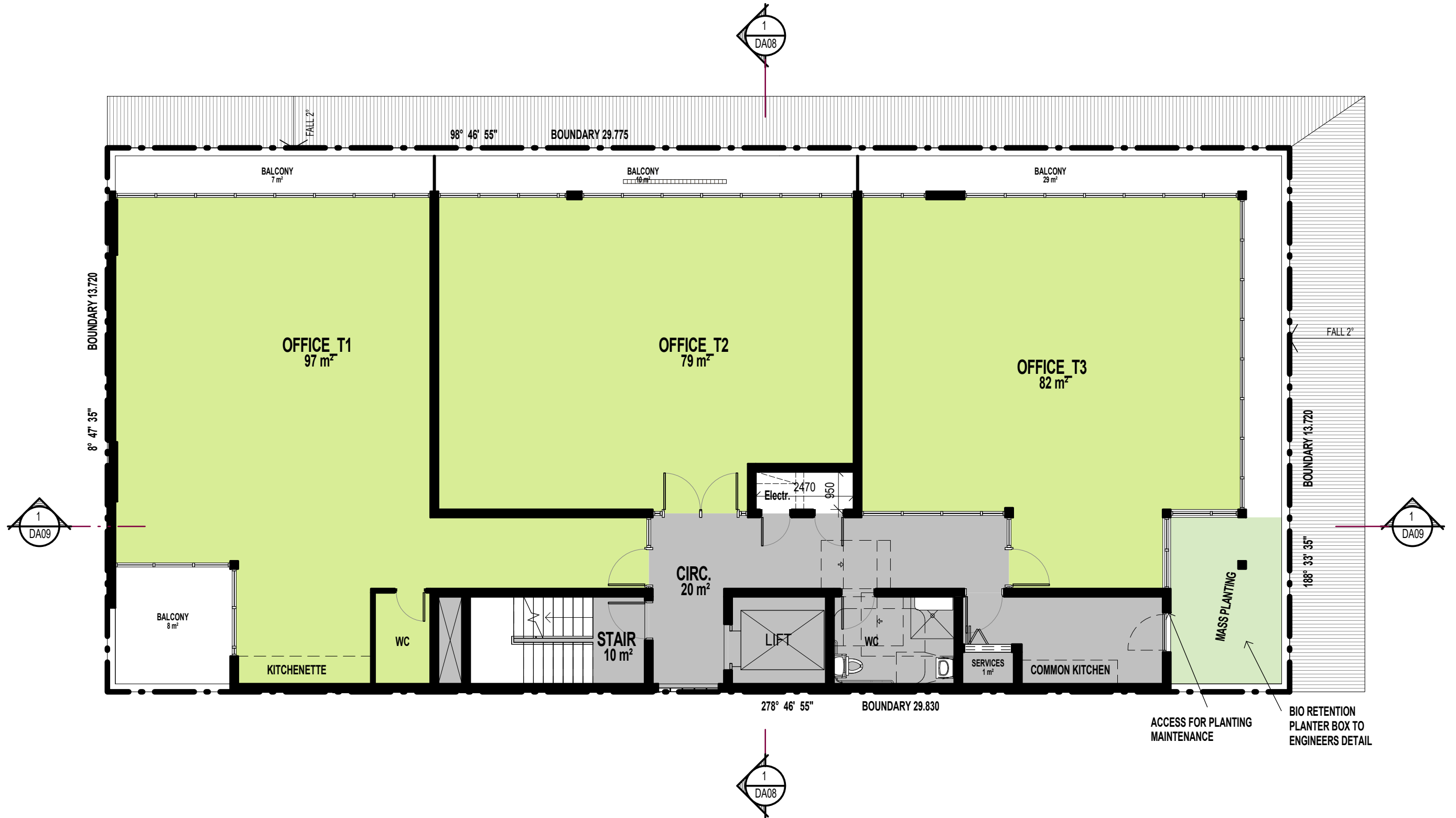
MORSON GROUP
 NOMINATED ARCHITECT - P.F. MORSON
 REGISTRATION NUMBER 8100
 ACN 159 480 056, ABN 41 159 480 056
 www.morsongroup.com
 (02) 9380 4946
 PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A3
 SCALE
 1 : 100



SHEET NAME
 GROUND FLOOR PLAN
 DRAWING NUMBER
DA03

H
 ISSUE NO.



ISSUE	DATE	AMENDMENT
C	12/04/2016	REVISED DA SUBMISSION
D	02/08/2016	REVISED DA SUBMISSION
E	07-11-2016	REVISED DA SUBMISSION

PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS
 ADDRESS
 7-9 Beach Street, Forster, NSW

CLIENT
 ASTINA GROUP PTY LTD

MORSON GROUP

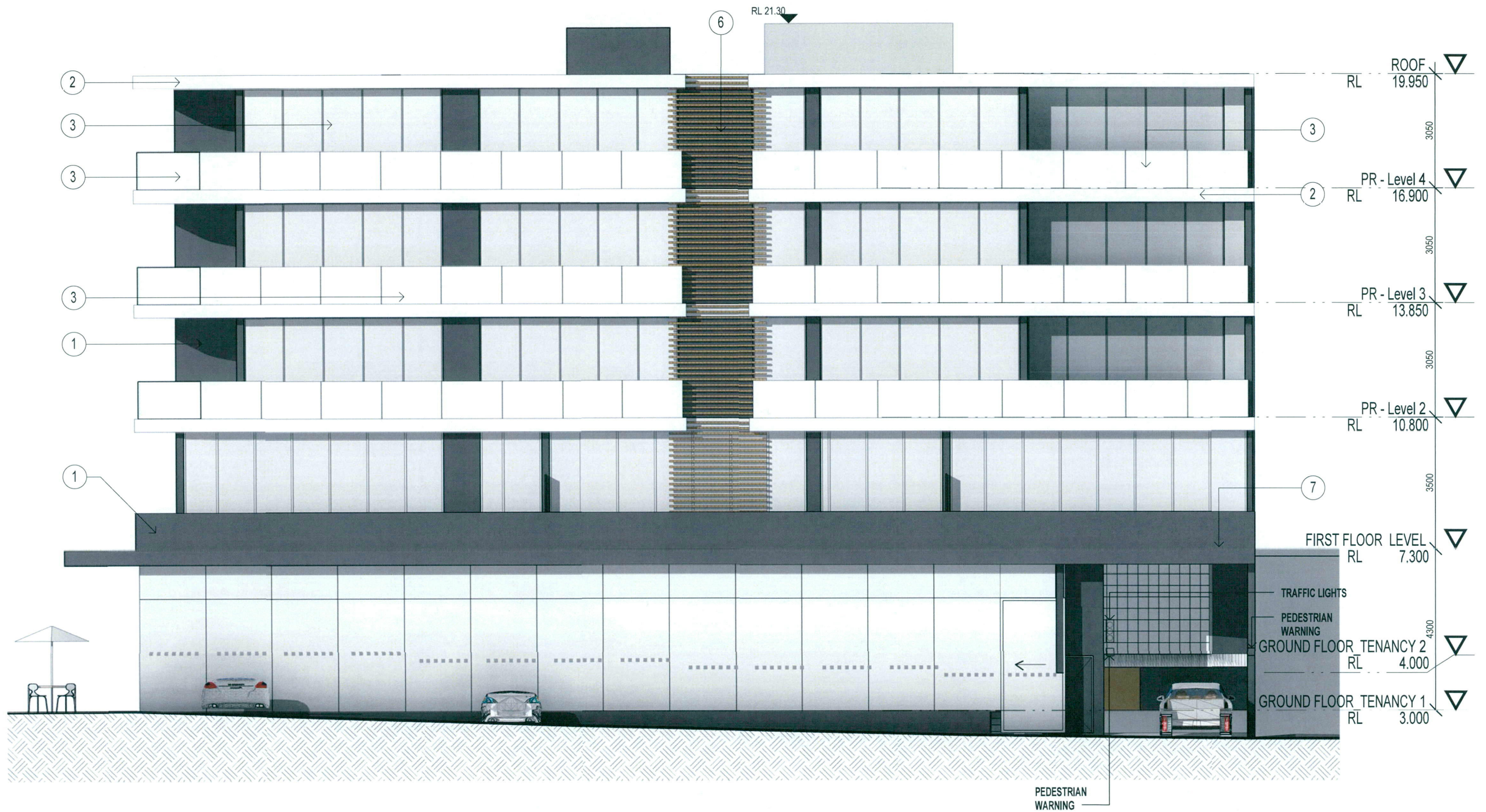
NOMINATED ARCHITECT - P.F. MORSON
 REGISTRATION NUMBER 8100
 ACN 159 480 056, ABN 41 159 480 056
 www.morsongroup.com
 (02) 9380 4946
 PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A3
 SCALE
 1 : 100

SHEET NAME
 FIRST FLOOR PLAN
 DRAWING NUMBER
DA04



E
 ISSUE NO.



EXTERNAL FINISHES

- ① Painted or Prefinished in colour Dulux Klavier

② Painted in colour Dulux White Duck Quarter
- ③ Glass

④ Powdercoated Frame - Colorbond Basalt
- ⑤ Painted in colour Dulux Jenolan Caves

⑥ Prefinished Timber Look Cladding
- ⑦ Colorbond Metal Roof Sheeting to Street Awning: Monument

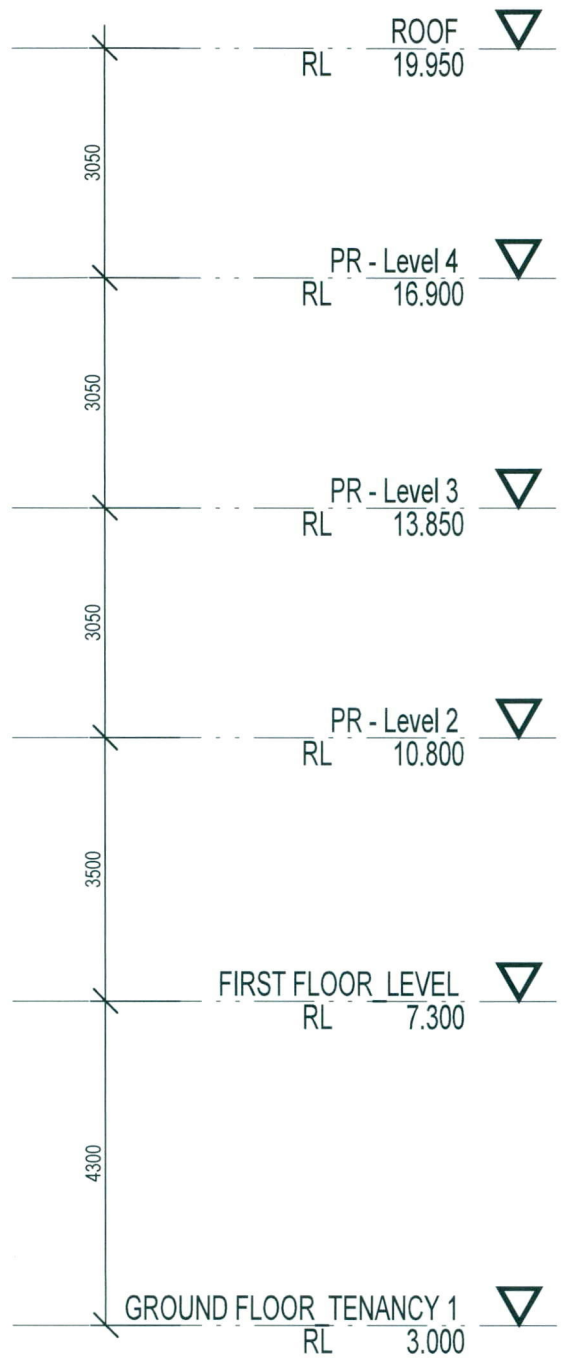
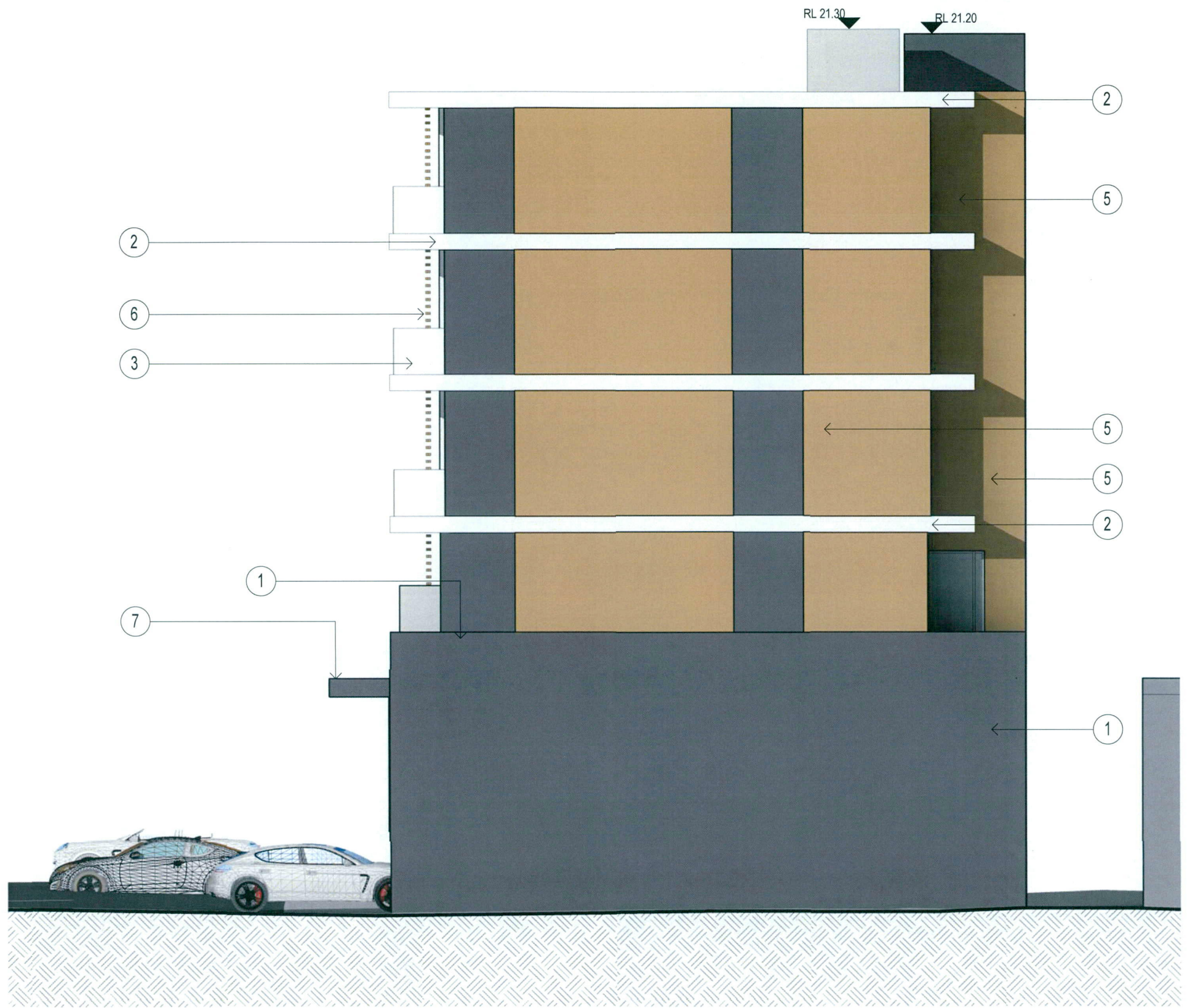
ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	SHEET SIZE: A3	SHEET NAME	DRAWING NUMBER
C	12/04/2016	REVISED DA SUBMISSION	MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS 7-9 Beach Street, Forster, NSW	ASTINA GROUP PTY LTD	SCALE	NORTH ELEVATION (BEACH STREET)	DA10
D	02/08/2016	REVISED DA SUBMISSION			1 : 100		
E	07-11-2016	REVISED DA SUBMISSION					
<p>PROJECT ADDRESS: 7-9 Beach Street, Forster, NSW</p>				<p>CLIENT: ASTINA GROUP PTY LTD</p>		<p>NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com (02) 9380 4946 PO Box 170, Potts Point, NSW 1535</p>	
							<p>E ISSUE NO.</p>



EXTERNAL FINISHES

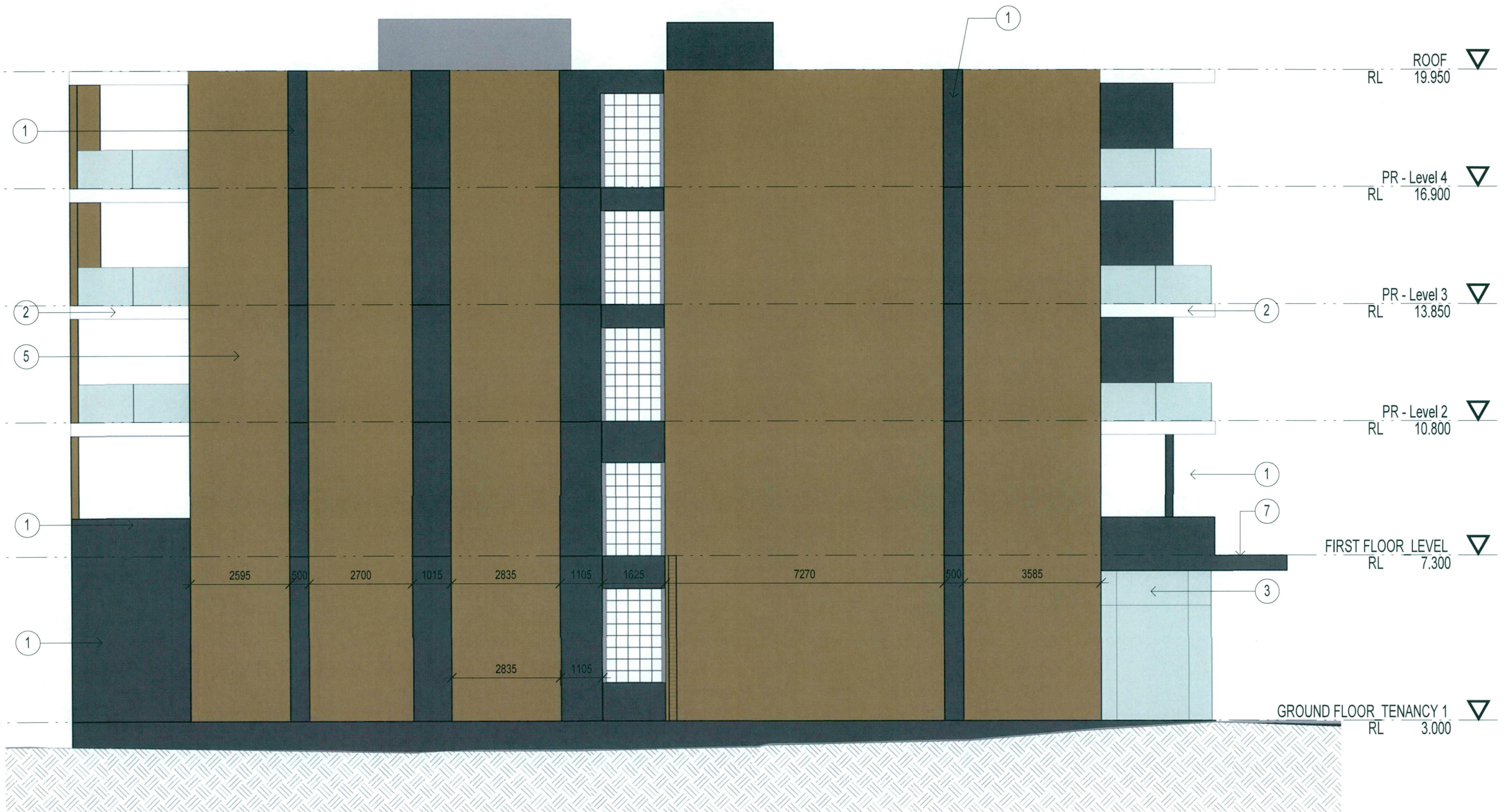
- ① Painted or Prefinished in colour Dulux Klavier
- ③ Glass
- ⑤ Painted in colour Dulux Jenolan Caves
- ⑦ Colorbond Metal Roof Sheeting to Street Awning; Monument
- ② Painted in colour Dulux White Duck Quarter
- ④ Powdercoated Frame - Colorbond Basalt
- ⑥ Prefinished Timber Look Cladding

ISSUE	DATE	AMENDMENT	PROJECT MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS	MORSON GROUP	SHEET SIZE: A3	SHEET NAME	EAST ELEVATION
C	12/04/2016	REVISED DA SUBMISSION	ADDRESS 7-9 Beach Street, Forster, NSW	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com (02) 9380 4946 PO Box 170, Potts Point, NSW 1535	SCALE	DRAWING NUMBER	DA11
D	02/08/2016	REVISED DA SUBMISSION	CLIENT ASTINA GROUP PTY LTD		1 : 100		E
E	07-11-2016	REVISED DA SUBMISSION					ISSUE NO.



EXTERNAL FINISHES

- ① Painted or Prefinished in colour Dulux Klavier
- ③ Glass
- ⑤ Painted in colour Dulux Jenolan Caves
- ⑦ Colorbond Metal Roof Sheeting to Street Awning: Monument
- ② Painted in colour Dulux White Duck Quarter
- ④ Powdercoated Frame - Colorbond Basalt
- ⑥ Prefinished Timber Look Cladding



EXTERNAL FINISHES

- | | | | |
|---|---|--|---|
| <p>① Painted or Prefinished in colour Dulux Klavier</p> <p>② Painted in colour Dulux White Duck Quarter</p> | <p>③ Glass</p> <p>④ Powdercoated Frame - Colorbond Basalt</p> | <p>⑤ Painted in colour Dulux Jenolan Caves</p> <p>⑥ Prefinished Timber Look Cladding</p> | <p>⑦ Colorbond Metal Roof Sheeting to Street Awning: Monument</p> |
|---|---|--|---|

ISSUE	DATE	AMENDMENT	PROJECT	MORSON GROUP	SHEET SIZE: A3	SHEET NAME	SOUTH ELEVATION
C	12/04/2016	REVISED DA SUBMISSION	MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS	<p>NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com (02) 9380 4946 PO Box 170, Potts Point, NSW 1535</p>	SCALE	DRAWING NUMBER	DA13
D	02/08/2016	REVISED DA SUBMISSION	ADDRESS		1 : 100		
E	07-11-2016	REVISED DA SUBMISSION	7-9 Beach Street, Forster, NSW				
			CLIENT				E
			ASTINA GROUP PTY LTD				ISSUE NO.



ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON	SHEET SIZE: A3	SHEET NAME	PERSPECTIVE	ISSUE NO.
C	12/04/2016	REVISED DA SUBMISSION	MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL & RESIDENTIAL UNITS ADDRESS 7-9 Beach Street, Forster, NSW	ASTINA GROUP PTY LTD	MORSON GROUP <small>REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com (02) 9380 8746 PO Box 170, Potts Point, NSW 1535</small>	SCALE 1 : 200	DRAWING NUMBER DA14	E	ISSUE NO.	
D	02/08/2016	REVISED DA SUBMISSION								
E	07-11-2016	REVISED DA SUBMISSION								