Drawing List

Sheet Number	Sheet Name	Rev	Issue Date
01	Cover Sheet	1	03.04.2017
02	Perspective Views	1	03.04.2017
03	Perspective Views	1	03.04.2017
04	Perspective Views	1	03.04.2017
05	Perspective Views	1	03.04.2017
06	Perspective Views	1	03.04.2017
08	Design Intent	1	03.04.2017
09	Development Statistics	1	03.04.2017
10	Location Plan	1	03.04.2017
11	Site Context Diagram	1	03.04.2017
12	ESD Strategies	1	03.04.2017
13	Shadow Diagrams	1	03.04.2017
14	Sun Penetration Design Study For Sunshading	1	03.04.2017
15	Sun Penetration Design Study For Sunshading	1	03.04.2017
16	Communal Open Space Diagrams	1	03.04.2017
17	Waste Management Plan	1	03.04.2017
18	Staging Plan	1	03.04.2017
21	Site Plan	1	03.04.2017
22	Lower Basement 2 Plan	1	03.04.2017
23	Upper Basement 1 Plan	1	03.04.2017
24	Ground Floor Plan	1	03.04.2017
25	Level 1 Floor Plan	1	03.04.2017
26	Level 2 Floor Plan	1	03.04.2017

Drawing List

Sheet Number	Sheet Name	Rev	Issue Date
27	Level 3 Floor Plan	1	03.04.2017
28	Level 4 Floor Plan	1	03.04.2017
29	Level 5 Floor Plan	1	03.04.2017
30	Level 6 Floor Plan	1	03.04.2017
31	Level 7 Floor Plan	1	03.04.2017
32	Level 8 & 9 Floor Plan	1	03.04.2017
33	Level 10 Floor Plan	1	03.04.2017
34	Roof Plan	1	03.04.2017
40	Typical Unit Plans	1	03.04.2017
41	Typical Unit Plans	1	03.04.2017
42	Typical Unit Plans	1	03.04.2017
43	Typical Unit Plans	1	03.04.2017
50	Elevations	1	03.04.2017
51	Elevations	1	03.04.2017
52	Elevations	1	03.04.2017
53	Elevations	1	03.04.2017
60	Site Sections	1	03.04.2017
70	Materials & Finishes	1	03.04.2017
71	Materials & Finishes	1	03.04.2017
72	Materials & Finishes	1	03.04.2017
80	Library Zoning Plan- Ground	1	03.04.2017
81	Library Zoning Plan- Level 1	1	03.04.2017
82	Survey Plan	1	03.04.2017

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Cover Sheet

5490.01 [1]

DA Issue 03/04/17

Renders are preliminary only

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Perspective Views

5490.02 [1]

Renders are preliminary only

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Perspective Views

5490.03 [1]

Renders are preliminary only

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Perspective Views

5490.04 [1]

Renders are preliminary only

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Perspective Views

5490.05 [1]

Renders are preliminary only

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Perspective Views

5490.06 [1]

THE DESIGN PROPOSAL

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

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

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

The development is comprised of the following:

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

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

Independent Living Units (ILU's) - 143 ILU's located in three towers of between 7 & 11 stories built in 3 stages. Stage 1 Tower A accommodates 53 ILU's with a mix of 5 One Bed Units, 25 Two bed Units and 23 Three Bed Units. Stage 2 Tower B accommodates 59 ILU's with a mix of 28 Two bed Units, 29 Three Bed Units, 1 Four Bedroom & 1 Five Bedroom Penthouses. Stage 3 Tower C accommodates 31 ILU's with a mix of 19 Two bed Units, 12 Three Bed Units and 2 Three Bedroom Penthouses.

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

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

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

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

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

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

ARCHITECTURAL/URBAN DESIGN ELEMENTS

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

ENVIRONMENTAL SUSTAINABILITY

The design of a building for environmental sustainability needs to address, but is not limited to, energy, water, materials, waste and landscaping.
The sitting of the building and the landscaping considers the natural features of the site, including topography, the local climate, local flora and fauna, and natural and cultural features.

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

ECONOMIC SUSTAINABILITY

The project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals. Economic sustainability needs to address, but is not limited to, initial construction, ongoing maintenance and running, and future modification costs.

Element	Goals
Initial construction	A thorough site analysis prior to planning and design has been conducted. The project has been planning, designed and is to be constructed in a manner that achieves a balanced earthworks outcome. Planning, implementation and maintenance of effective erosion and sediment control measures will be delivered during construction.
Ongoing maintenance and running	Initiatives integrated from the initial design result in a number of cost savings during operation including: • During operation, BASIX & Section J compliance ensures a high level of thermal performance through accuracy, leakage and sealant control. Energy efficient design, green roofs and passive solar strategies reduce heating / cooling loads; • Well design appropriate units for a variety of income levels; • Rain water harvesting to offset water consumption costs; • Solar or heat pump heating to pools to reduce electricity consumption; • Materials of durable, low maintenance characteristics are proposed, resulting in low life cycle and running cost. • Off street bicycle parking and bicycle storage to encourage low energy transportation; In addition, building management initiatives are proposed to reduce body corporate costs.
Future modification	The design minimizes the need for future modifications to cater for the occupants changing mobility requirements.
Job creation / retail use	Strengthening of retail use in this locality with well considered uses is essential for the continued and improved economic prosperity of the area, including the creation of new employment opportunities.
Community Costs	The project has been designed to encourage a safe environment, with reduced crime and will encourage positive interaction between residents/employees/visitors and other local people using the area. The provision of a diverse array of retail and community facilities offers a definite economic opportunity for the local community.

SOCIAL SUSTAINABILITY

The design of a buildings for social sustainability needs to address, but is not limited to, human health and comfort, safety, security and universal design, as well as addressing issues of the broader community. Creation of a social environment to encourage interaction will be achieved through creation of a place of special meaning.

Element	Goals
Human Comfort and Health	The building provides an internal environment that is thermally comfortable while at the same time minimises the presence of toxic chemicals within the building. Improved air quality by integrated vegetation, increased use of natural ventilation taking advantage of the prevailing South-Easterly sea breezes, and reduced need for air conditioning.
Safety	The likelihood of injuries occurring in and around the building for the aged is reduced. The design minimises the possibility of accidental falls, burns and poisoning.
Security	Attention is given to transparency of facades at street level to ensure that there is passive surveillance and overlooking of publicly accessible areas as well as informal surveillance of the street. The building uses designs, fixtures and fittings to reduce crime and protect the building from malicious intruders. Urban design elements to encourage community safety; such as visual connectivity through low height vegetation where appropriate.
Universal design	*Equitable access* for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings. The building is versatile and comfortable for people with varying physical abilities and at different stages of their lives. It is easy to move around the building, and the operation of fittings and fixtures caters for people with varying abilities.
Community Building	The provision of a community facilities, new town library and additional community garden area demonstrates a genuine effort to allow improved community involvement and support services. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site. By integrating a wide mix of uses we can introduce variety to the activities, their times of use for a wider demographic. The building successfully contributes to an improved community identity. Additional features include edible gardens for community use, green scapes / trellis systems to soften the urban environment and artwork to engender community pride as well as internet/ intranet connections for increased community connectivity.

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Design Intent

5490.08 [1]

DA Issue 03/04/17

Usage & Area Schedule

Uses			Areas			GFA m²
			Council Brief		Provided	
Council		Common Building Facilities/ Community Centre	Total m²	875.6		893
		Library	Total m²	1712		1753
		Visitor Centre	Total m²	350		362
		Sub total GFA m²		**2937.6**		**3008**
Developer	Stage 1		**Number of units**		**No. Units with Ventilation Compliance** / **No. Units with 3 hrs Daylight Compliance**	
		1 Bed Units 1A.1 x 5 @ 77.4m²	5		5 / 0	387
		2 Bed Units 2A.1 x 24 @ 107m² 2F.1 x 1 @ 107.7m²	25		25 / 20	2676
		3 Bed Units 3A.1 x 12 @ 126.3m² 3A.2 x 5 @ 124.6m² 3B.1 x 6 @ 131.7m²	23		23 / 23	2929
		Total no. Stage 1 Units	**53**		**53** / **43**	
		Corridors/ Lobbies (enclosed)				549
		Ground Amenities				31
		Ground Residential Office				38
		Ground Staff Bike Enclosure & PWD Shower				49
		Ground Restaurant/ Cafés				404
		Level 1 Resident's Club (enclosed)				355
		Stage 1 Sub total GFA m²				**7418**
	Stage 2	2 Bed Units 2A.1 x 19 @ 107m² 2A.2 x 9 @ 109.8m²	28	28	24	3021
		3 Bed Units 3C.1 x 15 @ 123.7m² 3D.1 x 14 @ 125.4	29	29	29	3611
		4 Bed Penthouse Units 1 x @ 456.3m²	1	1	1	456
		5 Bed Penthouse Units 1 x @ 499.9m²	1	1	1	500
		Total no. Stage 2 Units	**59**	**59**	**55**	
		Corridors/ Lobbies (enclosed)				861
		Ground Amenities				18
		Ground Supermarket				841
		Ground Retail				89
		Ground Gym				268
		Ground Restaurants/ Cafes				306
		Level 5 Resident's Recreational Facilities (enclosed)				559
		Level 6 Resident's Amenities/ Sauna (enclosed)				53
		Stage 2 Sub total GFA m²				**10583**

Uses			Areas			GFA m²
Developer	stage 3	2 Bed Units 2A.1 x 5@ 107m² 2A.2 x 5@ 109.8m² 2A.3 x 9@ 112.6m²	19	9	2	2097
		3 Bed Units 3B.2 x 10@ 124.6m²	10	10	0	1869
		3 Bed Penthouse Units 2 x @ 318.4m²	2	2	2	437
		Total no. Stage 3 Units	**31**	**21**	**4**	
		Total no. Units (Stages1,2,3)	**143**			
		Corridors/ Lobbies (enclosed)				304
		Ground/ Level 3 / 4 Cinema				2143
		Stage 3 Sub total GFA m²				**6850**
	Stage 4	Hotel Room Type 0A.1 @ 43.2m²	68			2938
		Hotel Room Type 0B.1 @38.7m²	4			155
		Hotel Room Type 0C.1 @ 41.5m²	4			166
		Hotel Room Type 0D.1 @ 34.2m²	8			274
		1 Bed Serviced Apartment 1B.1 x 9 @ 64.5m² 1C.1x 1 @ 60.9m² 1D.1x 1 @ 59.3m² 1E.1x 1 @ 85.8m²	12			787
		2 Bed Serviced Apartment 2B.1 x 3 @ 94m² 2C.1 x 1 @ 100.4m² 2D.1 x 1 @ 87.6m² 2E.1 x 1 @ 87.5m²	6			558
		Total no. Hotel Rooms	**102**			
		Corridors (enclosed)				691
		Basement 1 Hotel Back of House				352
		Basement 1 Hotel Lobby				127
		Ground Childcare (including outdoor play)				386
		Ground Retail				193
		Ground/ Basement 1 / 2 Night Club				817
		Ground Hotel Bussiness Centre				89
		Level 1 Restaurant/ Kitchen				464
		Level 1 Amenities				59
		Level 1 Function Rooms/ Lounge				464
		Level 1 Terrace Dining /Bar				164
		Stage 4 Sub total GFA m²				**8682**
		Total GFA m²				**36541**

Site Area:	**12153.4**
Total GFA:	**36541**
Plot Ratio:	**3.007**

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Development Statistics

5490.09 [1]

Police Station and Court House

Surf Lifesaving Club

Forster High St Shopping Precinct

Tuncurry High St Shopping Precinct

Tuncurry Public School

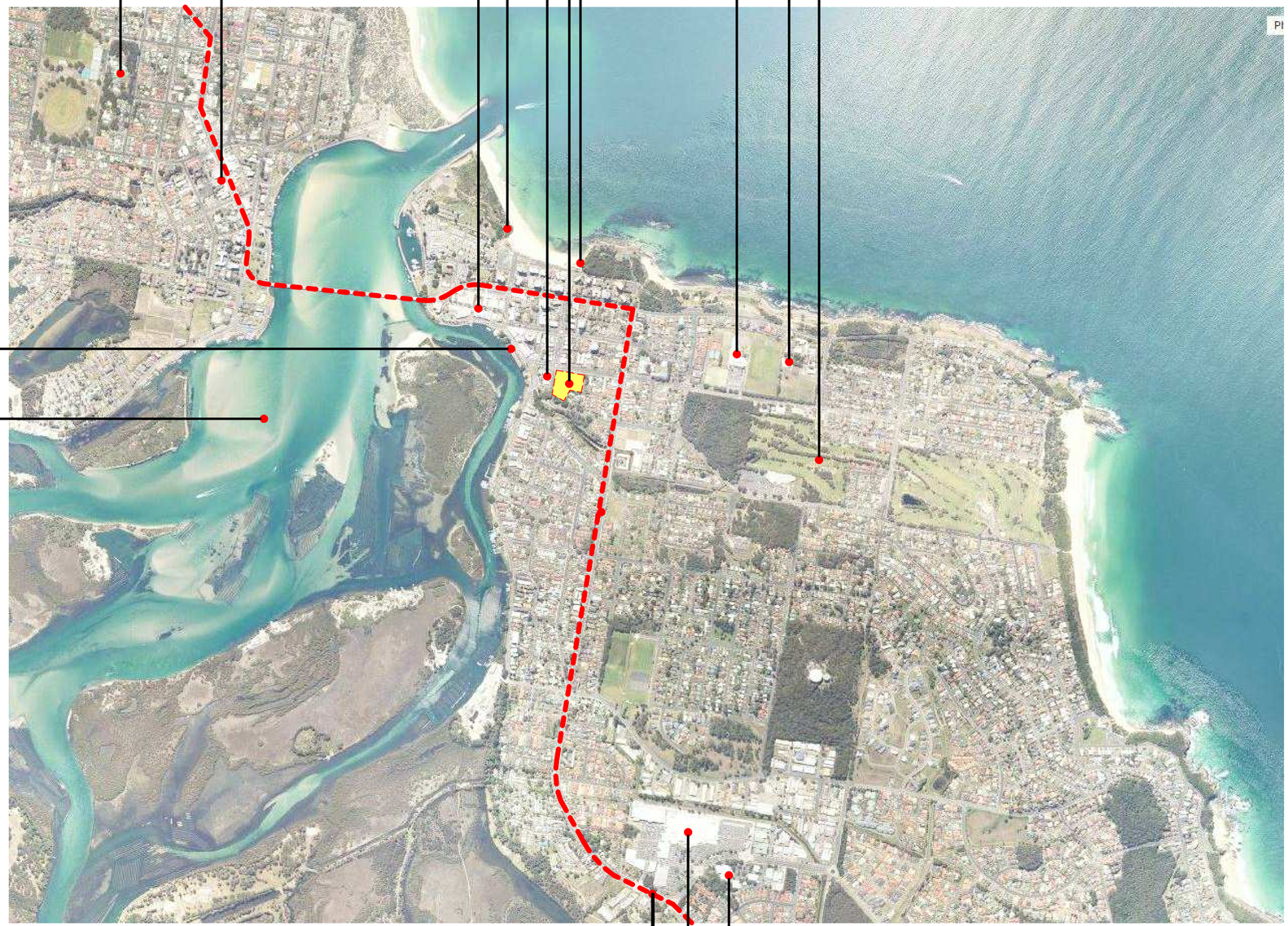
Project Site

Sea Baths

Great Lakes Aquatic & Leisure Centre

Forster Public School

Forster Golf Club



Lake Forshore Boardwalk

Wallis Lake

MacIntosh Street/Main Road
Access through Forster/Tuncurry

MidCoast Council Chambers and Library

Forster Shopping Centre

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

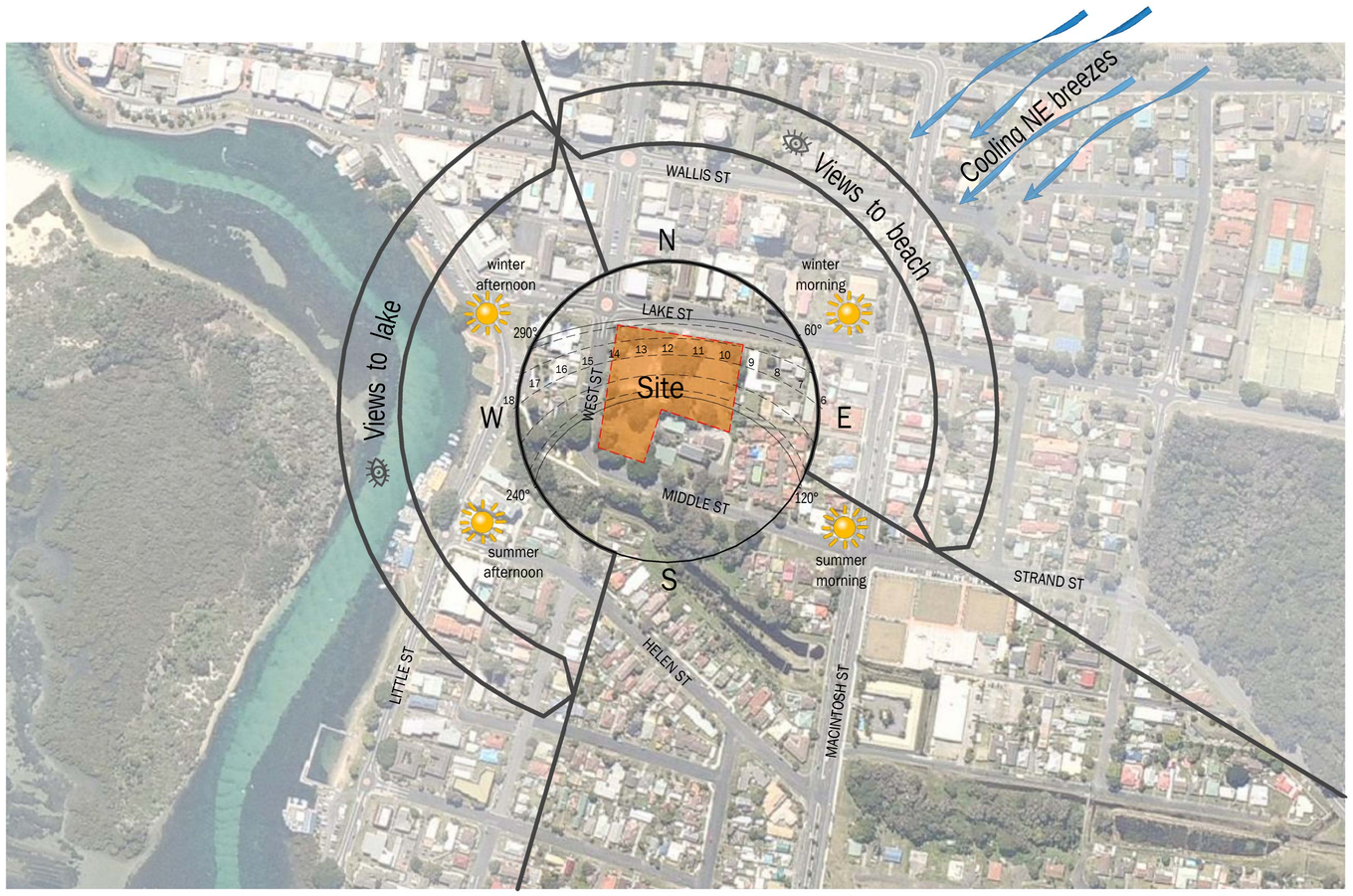
For

Enyoc Pty Ltd

Location Plan

5490.10 [1]

N



TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Site Context Diagram

5490.11 [1]

N

DA Issue 03/04/17

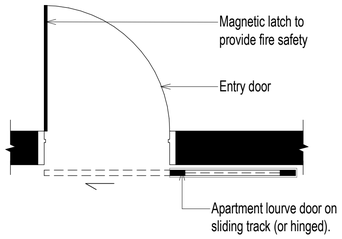
Ecologically Sustainable Design (ESD)

The building design reflects a considered and efficient use of natural resources. Low embodied energy, low maintenance and high durability materials will be used where possible. Effective cross-flow ventilation will be achieved in the apartments with the use of tested 'breezeway entry doors' (see diagram adjacent) and open central stairs/corridors. This allows natural cross ventilation without the loss of visual privacy or security.

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

The building will incorporate energy and water efficient devises appropriate to the specification of the building and awareness of needs unclear on this. Details are provided in the BASIX report.

The following ESD initiatives have been incorporated into the design:



Unit Entry Breezeway

Sliding Screens

Water

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

Materials

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

Emissions/ Transport

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

Energy

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

Indoor environment quality

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

Initiatives

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

ESD Diagram - Sectional Perspective

DA Issue 03/04/17

TVS architects

SOLARIS

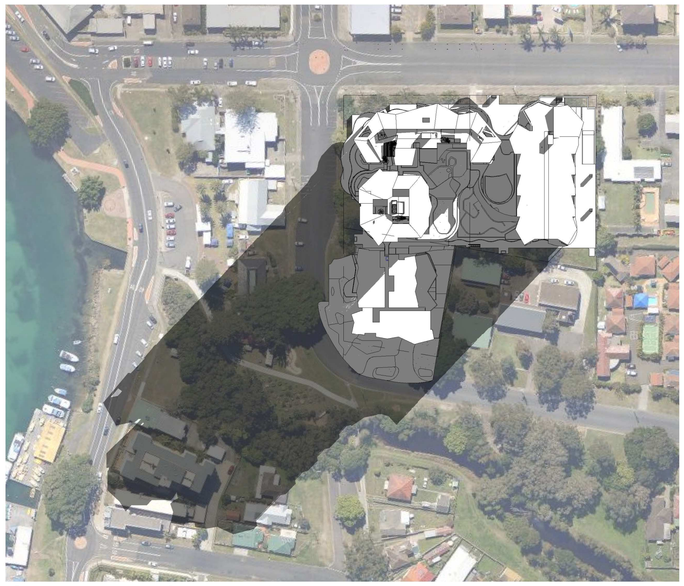
Forster Civic Precinct
Cnr Lake, West & Middle Street

For

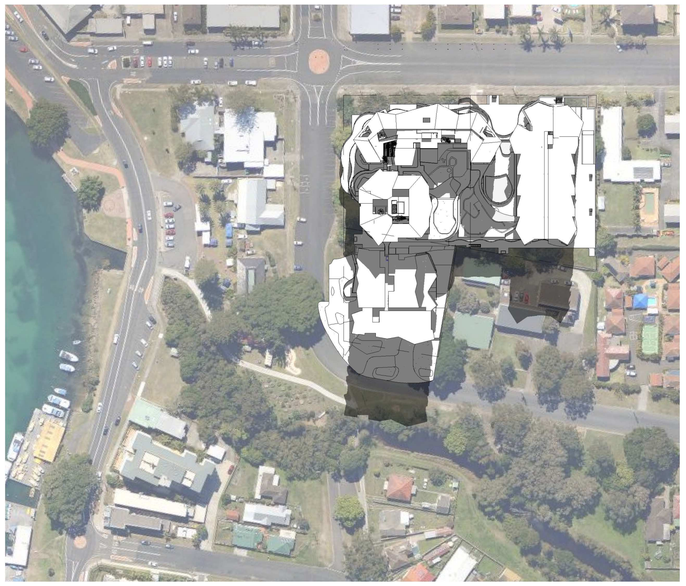
Enyoc Pty Ltd

ESD Strategies

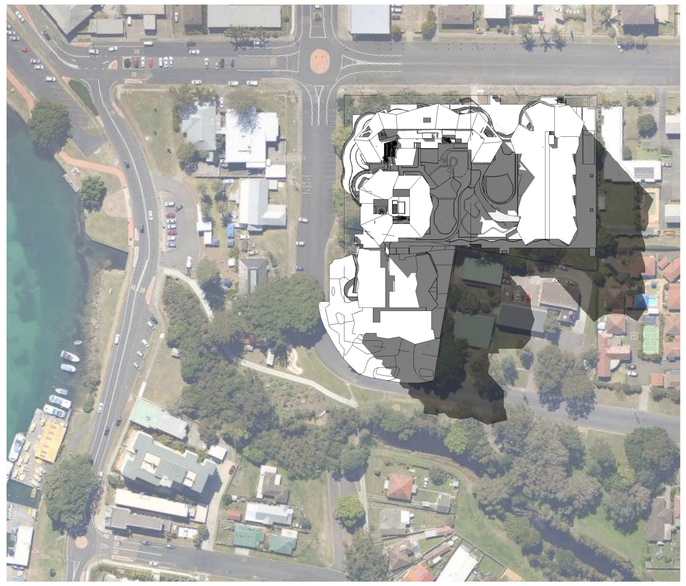
5490.12 [1]



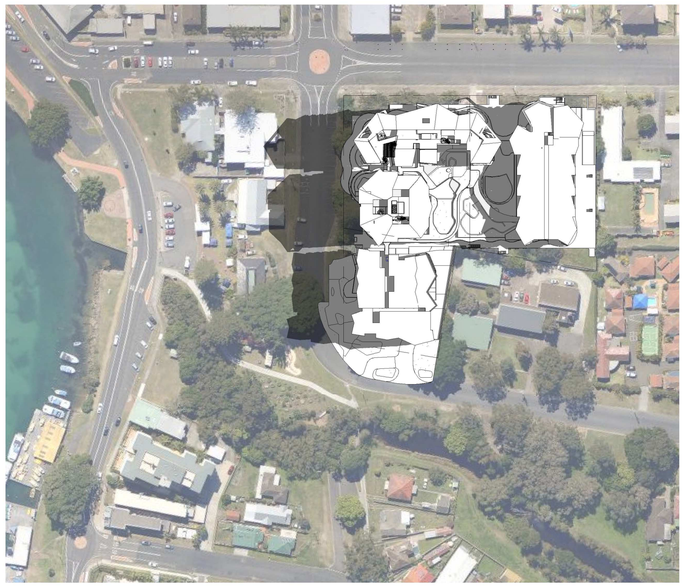
Site - Winter Solstice 9am



Site - Winter Solstice 12pm



Site - Winter Solstice 3pm



Site - Summer Solstice 9am

Site - Summer Solstice 12pm

Site - Summer Solstice 3pm

Latitude: -32.180237
Longitude: 152.511502

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Shadow Diagrams

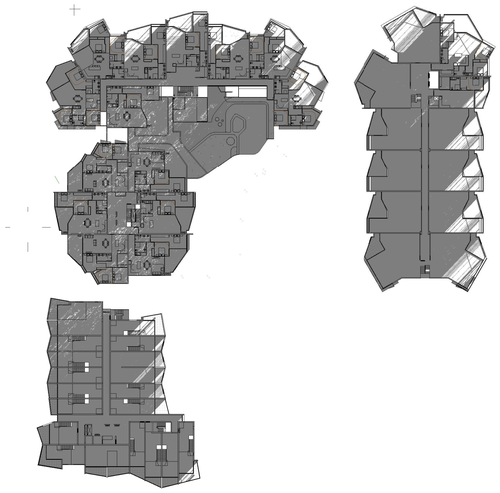
5490.13 [1]

N

0 30 60 90 120 150

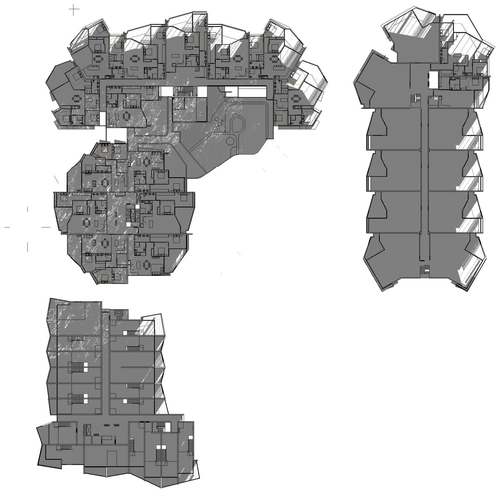
Scale (m) 1 : 1500 @A1 Scale (m) 1 : 3000 @A3

DA Issue 03/04/17



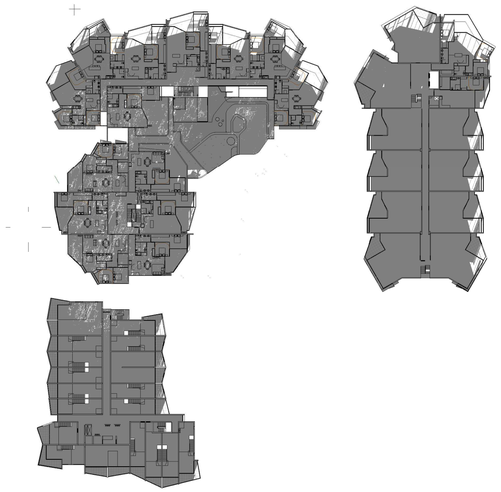
9am Winter Solstice - Level 6

Scale @ A1



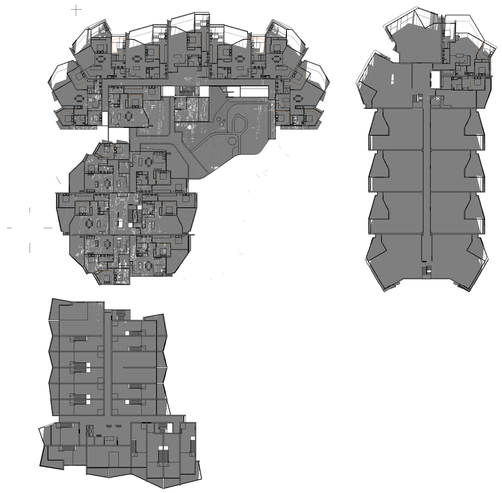
10am Winter Solstice - Level 6

Scale @ A1



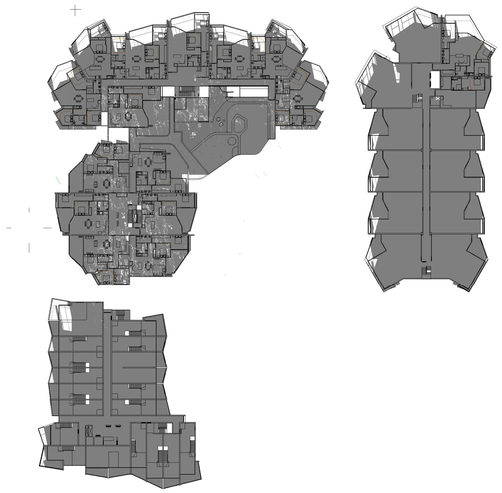
11am Winter Solstice - Level 6

Scale @ A1



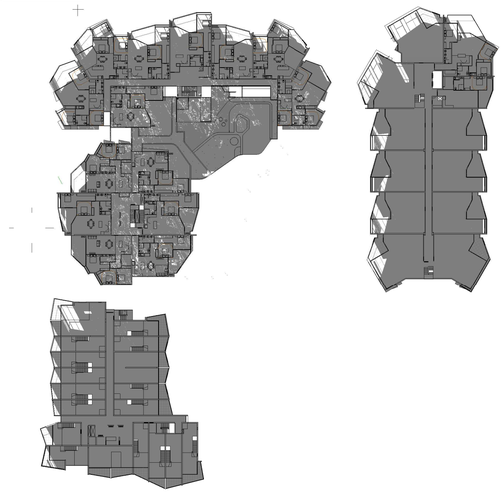
12pm Winter Solstice - Level 6

Scale @ A1



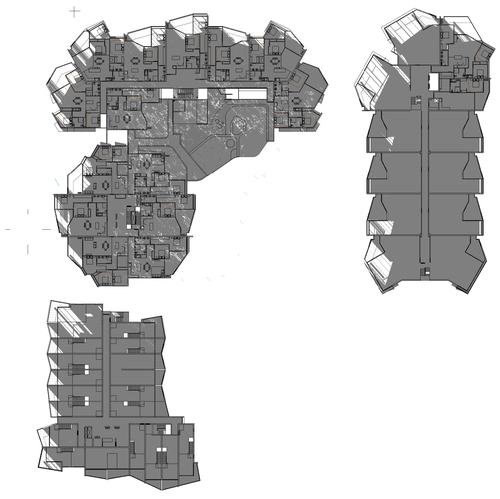
1pm Winter Solstice - Level 6

Scale @ A1



2pm Winter Solstice - Level 6

Scale @ A1



3pm Winter Solstice - Level 6

Scale @ A1

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

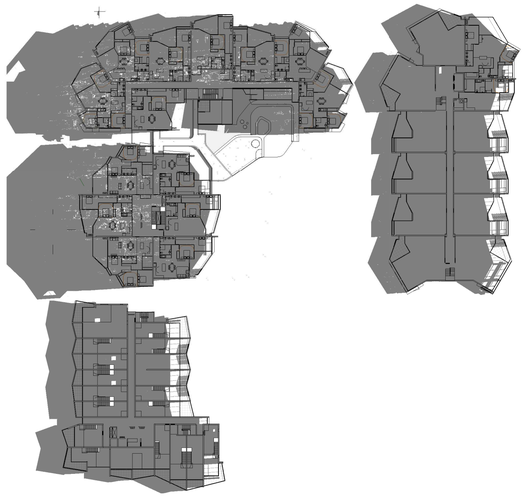
Sun Penetration Design Study For Sunshading

5490.14 [1]

N

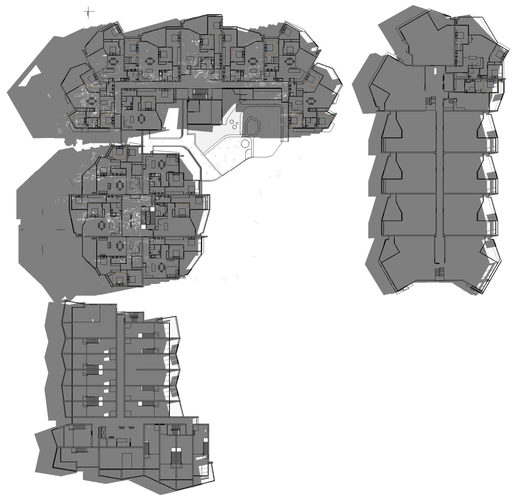
0 15 30 45 60 75

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



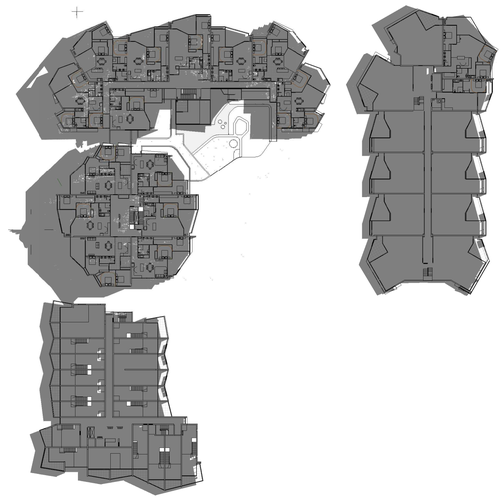
9am Summer Solstice - Level 6

Scale @ A1



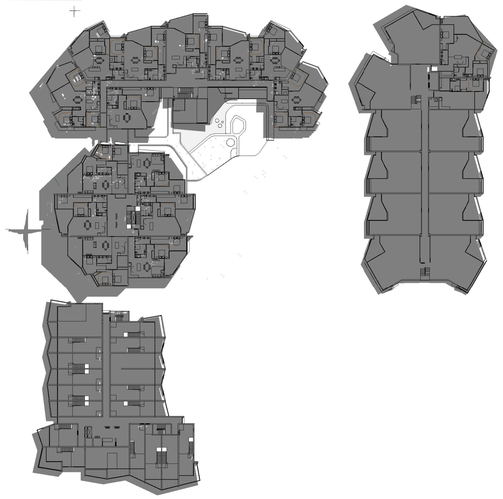
10am Summer Solstice - Level 6

Scale @ A1



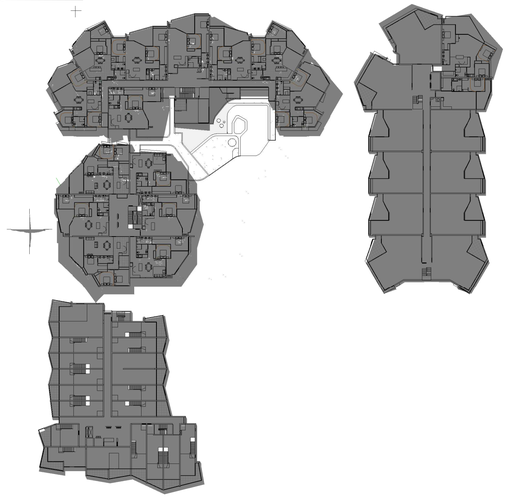
11am Summer Solstice - Level 6

Scale @ A1



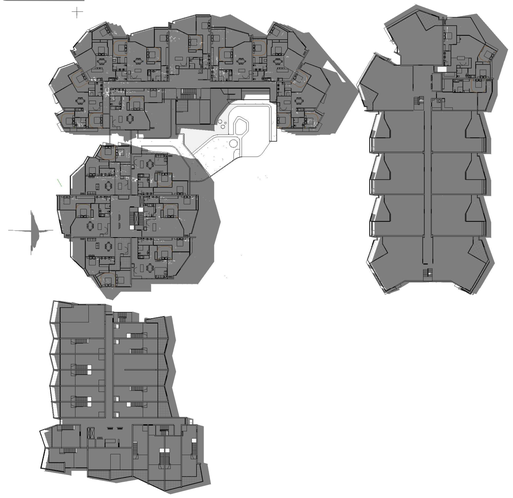
12pm Summer Solstice - Level 6

Scale @ A1



1pm Summer Solstice - Level 6

Scale @ A1



2pm Summer Solstice - Level 6

Scale @ A1

3pm Summer Solstice - Level 6

Scale @ A1

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

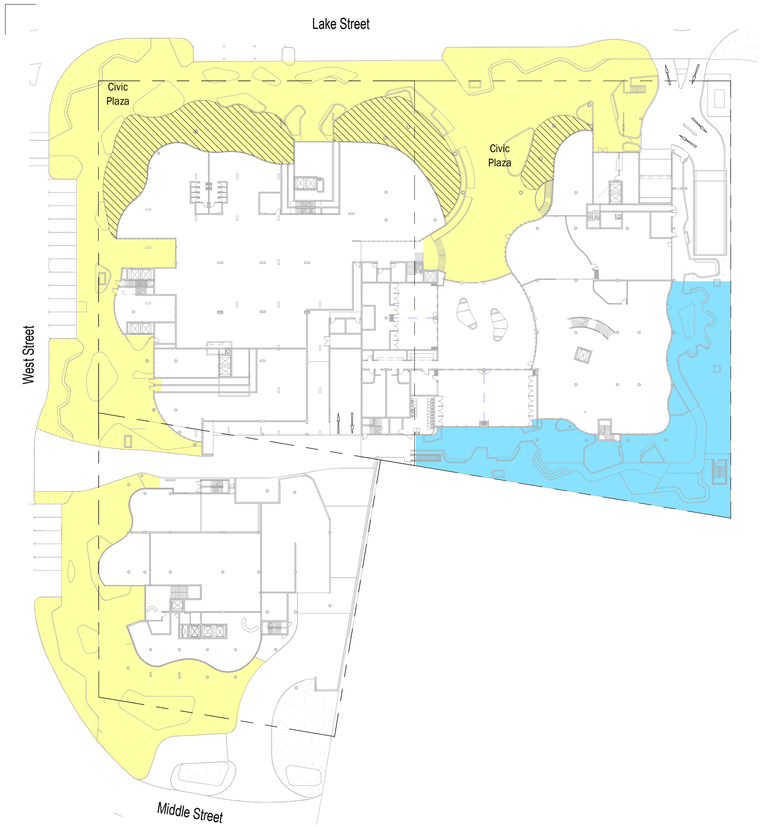
Sun Penetration Design Study For Sunshading

5490.15 [1]

N

0 15 30 45 60 75

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



Ground Floor Plan

Mezzanine/ Library/Level 1

Level 3

Level 5

Level 6

Legend

- Public domain
- Exclusive use outdoor dining
- Semi public domain - Library and Community Centre
- Resident's communal open space

Note

Residential private open space is provided via attached balconies.

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

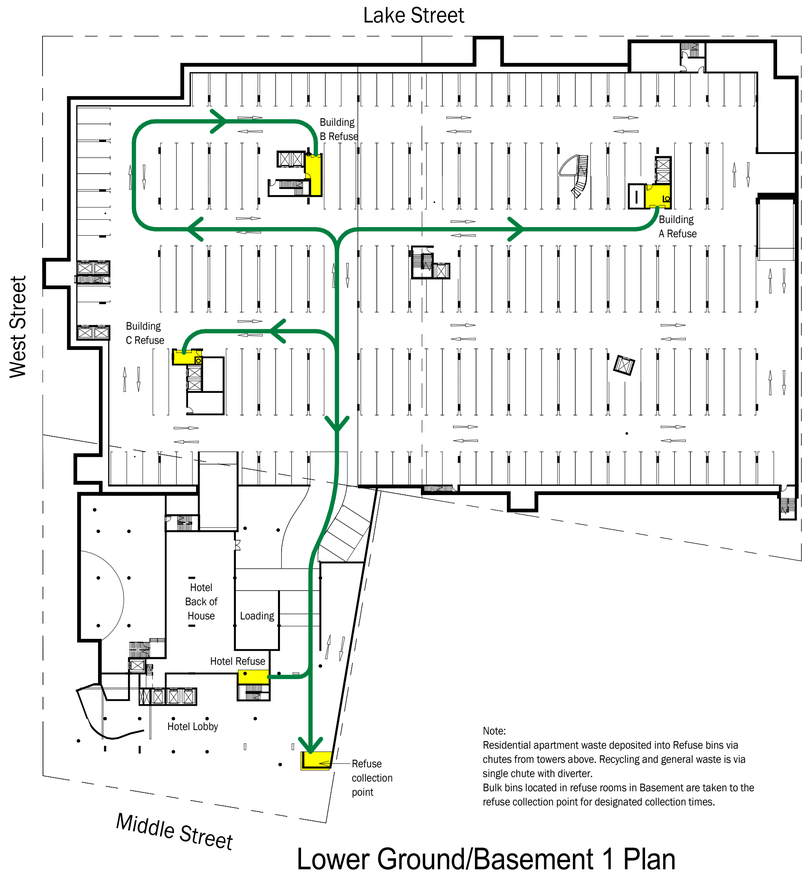
For

Enyoc Pty Ltd

Communal Open Space Diagrams

5490.16 [1]

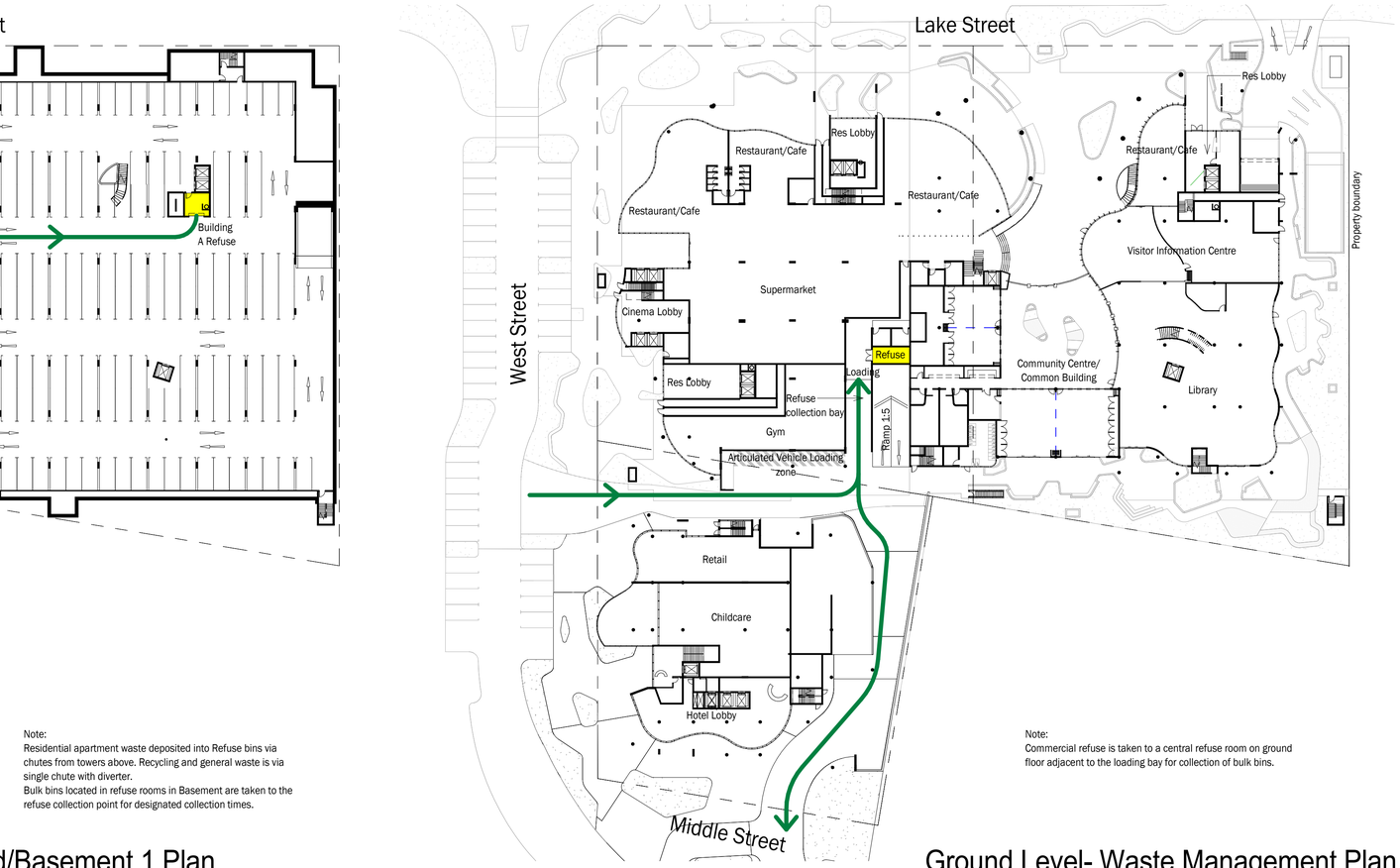
N



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

Lower Ground/Basement 1 Plan

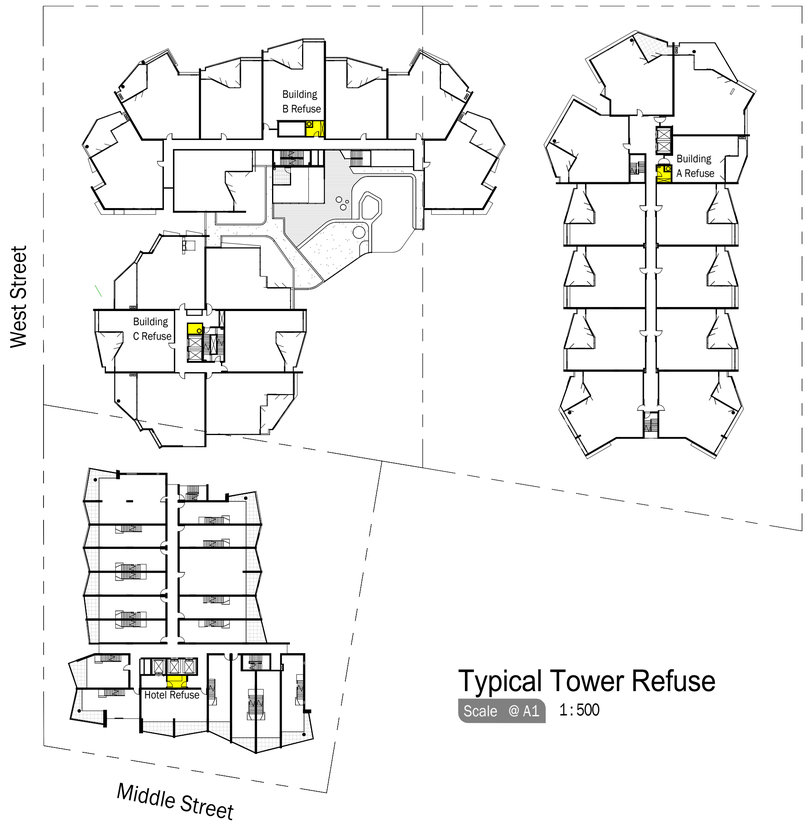
Scale @ A1 1:500



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

Ground Level- Waste Management Plan

Scale @ A1 1:500



Typical Tower Refuse

Scale @ A1 1:500

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

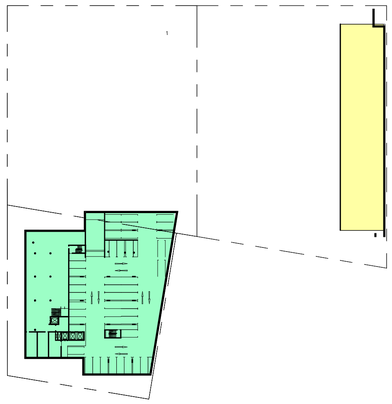
Waste Management Plan

5490.17 [1]

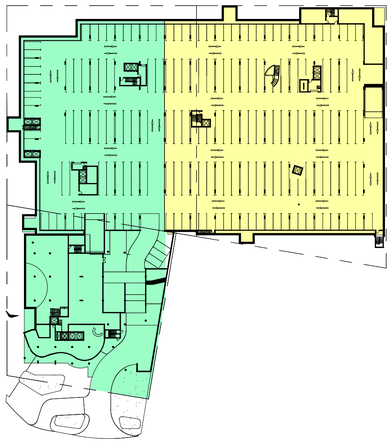
N

0 10 20 30 40 50

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

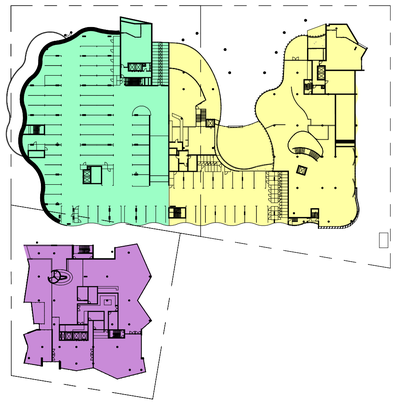


Basement 2



Basement 1 / Lower Ground Level

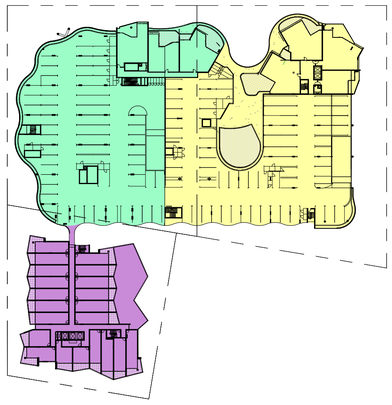
Ground Floor Plan



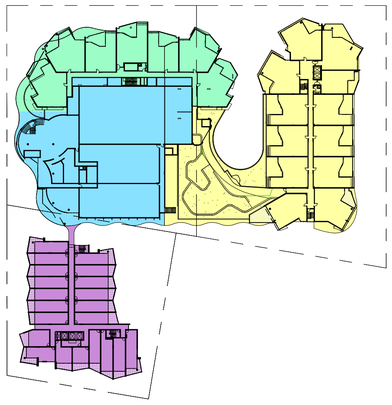
Mezzanine/ Library/Level 1

Staging Legend

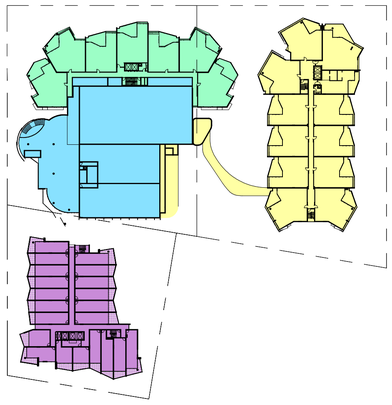
- Stage 1
- Stage 2
- Stage 3
- Stage 4



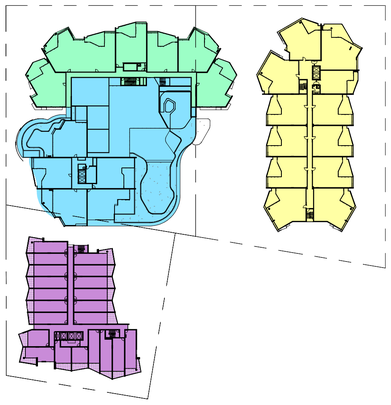
Level 2



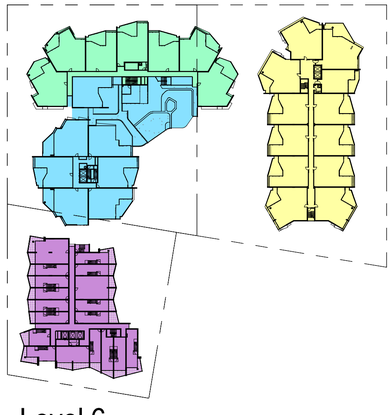
Level 3



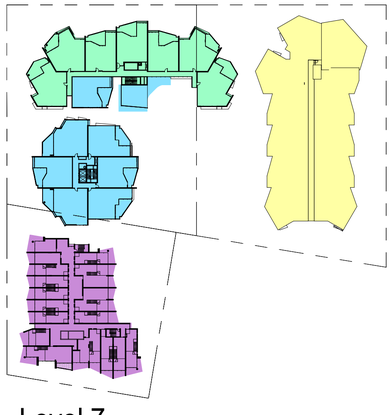
Level 4



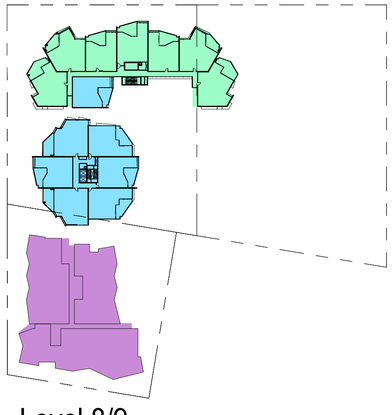
Level 5



Level 6



Level 7



Level 8/9

Level 10

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Staging Plan

5490.18 [1]

N

0 20 40 60 80 100

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

Site Plan

Scale @ A1 1 : 400

RPD

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

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

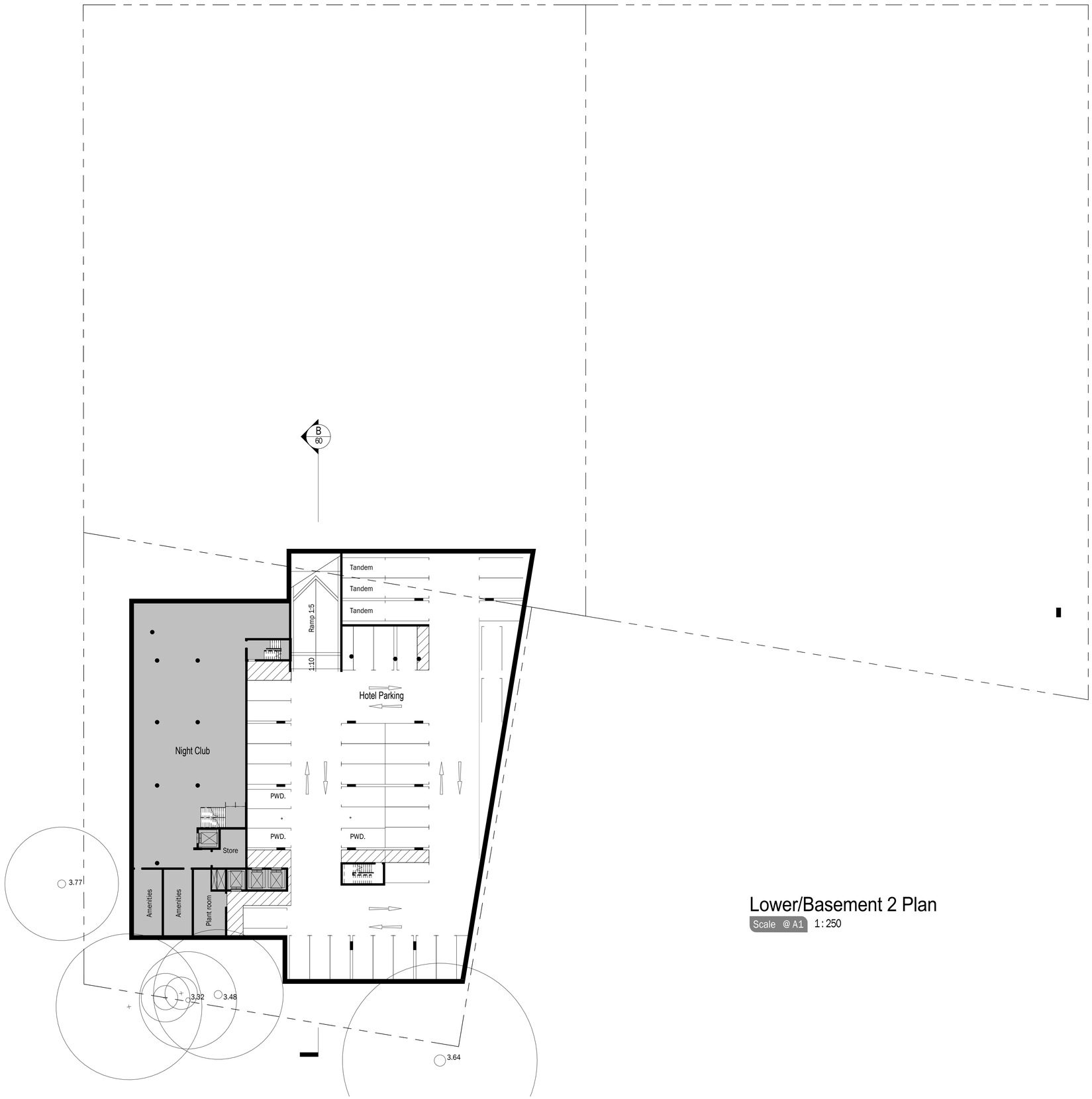
Site Plan

5490.21 [1]

N

0 8 16 24 32 40

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



Lower/Basement 2 Plan

Scale @ A1 1 : 250

Parking Schedule

Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	6
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		252
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Residential Bay	4
BLDG A - Level 2	3.2 Res. Tandem Bay	27
BLDG A - Level 2	3.2 Residential Bay	44
BLDG A - Level 2	3.8 Residential Bay	2
BLDG A - Level 2		77
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
BLDG C - Basement 2	Hotel	39
BLDG C - Basement 2	PWD Bay	3
BLDG C - Basement 2		42
Grand Total		513

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

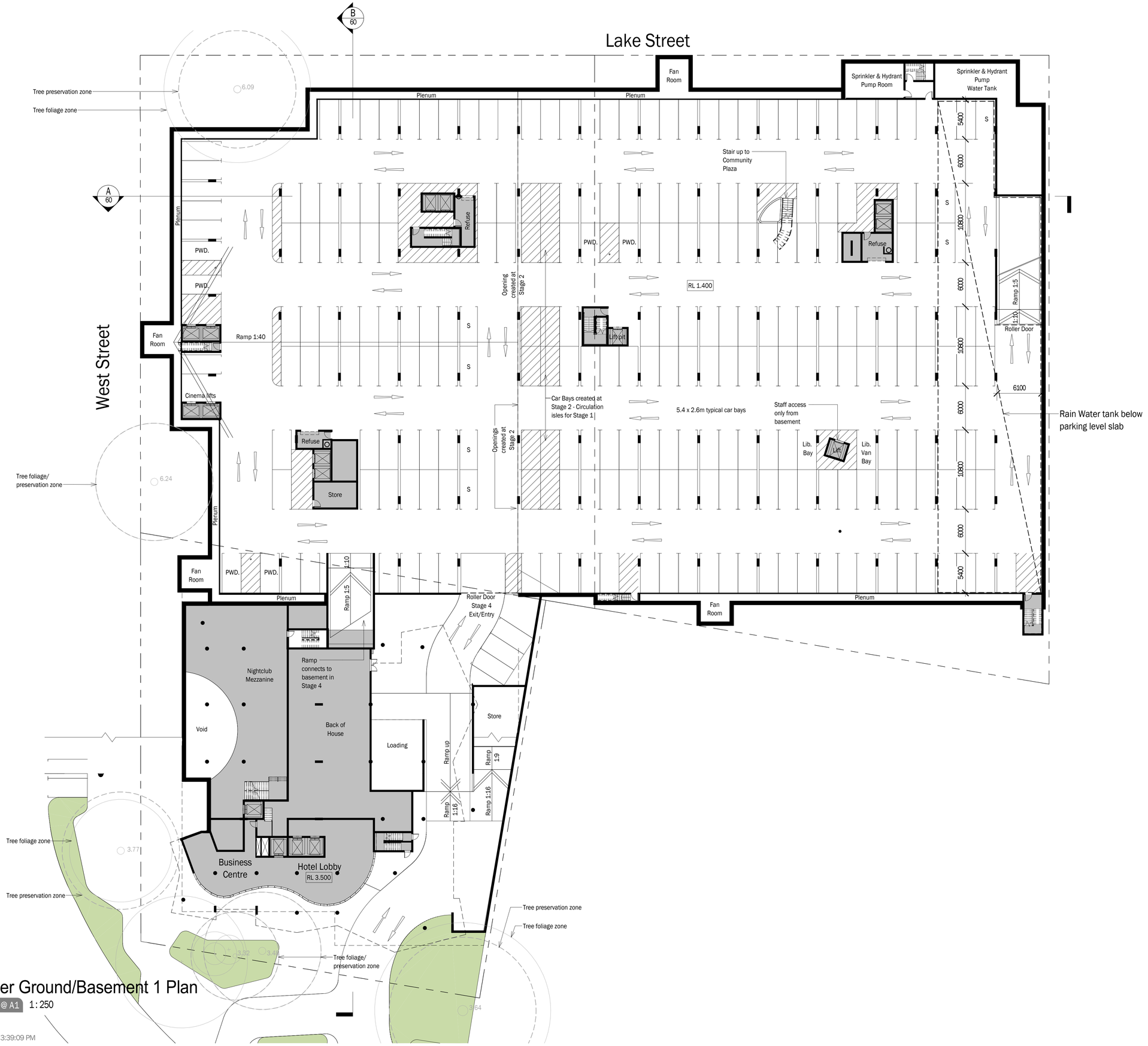
Lower Basement 2 Plan

5490.22 [1]

N

0 5 10 15 20 25

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



Lower Ground/Basement 1 Plan

Scale @ A1 1:250

Parking Schedule

Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	6
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		252
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Residential Bay	4
BLDG A - Level 2	3.2 Res. Tandem Bay	27
BLDG A - Level 2	3.2 Residential Bay	44
BLDG A - Level 2	3.8 Residential Bay	2
BLDG A - Level 2		77
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
BLDG C - Basement 2	Hotel	39
BLDG C - Basement 2	PWD Bay	3
BLDG C - Basement 2		42
Grand Total		513

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Upper Basement 1 Plan

5490.23 [1]

N

0 5 10 15 20 25

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

DA Issue 03/04/17

Ground Level

Scale @A1 1:250

Street Parking Schedule	
Description	Count
2.6 Street Parking	79
Grand Total	79

Bicycle Parking Schedule	
Description	Count
Bike Rack	18
Grand Total	18

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Ground Floor Plan

5490.24 [1]

DA Issue 03/04/17

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

Lake Street

West Street

Middle Street

B 60

A 60

7080

5810

7960

7480

9050

2500

9600

10180

5m deep

8880

6820

4380

4250

4760

3530

Planter

Awning

Tandem

Storage

2A.2
Sales Unit
B101

Lift Core

Riser

Lobby

Fire Stair

Residents
Storage

Residents
Club Deck

Line of floor over

External
Reading
Deck

Planter

Void

3B.1
Managers Unit
A101

Lift

Lobby

RL 10.300

Fire Stair

Managers
Store

Riser/
Refuse

Ramp 1:5

Residents
Club

Drop down projection
screen over

Lift

Full height wall

Skylight over

Void to Community Lounge
below

Library
RL 9.200

Balustrade

Void

Cinema
stair

Store

Cinema lifts

Store

Lift
Core

Fire
Stair

3.8

Residential Parking
RL 10.300

Ramp 1:5
1:10

Riser

Residents
Storage

Planter

Lift

Library BOH

Including Staff room & 2 x Staff toilets (1 PWD WC
+ Shower & 1 WC)

Residents
Storage

Fire Stair

Pool

Fire Stair

Restaurant

WC

Pool Terrace

Terrace
Dining/Bar
RL 9.000

Amenities

Kitchen

Smoking
Lounge

Amenities

Store

Bar

Fire Stair

Funtion Room 1

Lounge

Function Rooms 2a & 2b

Level 1 Floor Plan

Scale @ A1 1 : 250

Parking Schedule		
Level	Description	Count
BLDG A - Basement 1 / Lower Ground Level	Hotel	3
BLDG A - Basement 1 / Lower Ground Level	Library Employee	2
BLDG A - Basement 1 / Lower Ground Level	Library Loading Bay	1
BLDG A - Basement 1 / Lower Ground Level	PWD Bay	6
BLDG A - Basement 1 / Lower Ground Level	Retail Bay	233
BLDG A - Basement 1 / Lower Ground Level	Retail Bay (Small)	7
BLDG A - Basement 1 / Lower Ground Level		252
BLDG A - Level 1	3.2 Residential Bay	13
BLDG A - Level 1	3.8 Residential Bay	4
BLDG A - Level 1		17
BLDG A - Level 2	2.4 Residential Bay	4
BLDG A - Level 2	3.2 Res. Tandem Bay	27
BLDG A - Level 2	3.2 Residential Bay	44
BLDG A - Level 2	3.8 Residential Bay	2
BLDG A - Level 2		77
BLDG B - Level 1	3.2 Res. Tandem Bay	20
BLDG B - Level 1	3.2 Residential Bay	35
BLDG B - Level 1	3.8 Residential Bay	6
BLDG B - Level 1		61
BLDG B - Level 2	3.2 Res. Tandem Bay	18
BLDG B - Level 2	3.2 Residential Bay	40
BLDG B - Level 2	3.8 Residential Bay	6
BLDG B - Level 2		64
BLDG C - Basement 2	Hotel	39
BLDG C - Basement 2	PWD Bay	3
BLDG C - Basement 2		42
Grand Total		513

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 1 Floor Plan

5490.25 [1]

N

0 5 10 15 20 25

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

DA Issue 03/04/17

Lake Street

West Street

Middle Street

B 60

A 60

Planter

Tandem

Store

2A.2 B201

2A.1 B202

3C.1 B203

3A.2 A202

3B.1 A203

3A.1 A201

1A.1 A204

Lift Core

Riser

Lobby

RL 13.300

Fire Stair

Line of tower over

Line of floor over

Screening to carpark

Skylight

Lift

Cinema Stair

Cinema lifts

Ramp 1:5

1:10

Residential Carpark Stage 2/3

RL 13.300

Residential Carpark Stage 1

RL 13.300

Small

Bridge link

0A.1 D221

0A.1 D220

0A.1 D219

0A.1 D218

0A.1 D217

0A.1 D216

0A.1 D215

0A.1 D201

0A.1 D202

0A.1 D203

0A.1 D204

0A.1 D205

0A.1 D206

RL 12.800

0B.1 D214

0C.1 D213

0D.1 D212

0D.2 D211

0A.1 D210

0A.1 D209

0A.1 D208

0A.2 D207

Roof

9020

2500

5610

5460

8940

2650

4770

7960

6010

7480

10180

9050

6580

7050

6260

4400

6820

4980

6350

4470

5280

3630

8800

3.8

Level 2 Floor Plan

Scale @ A1 1:250

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

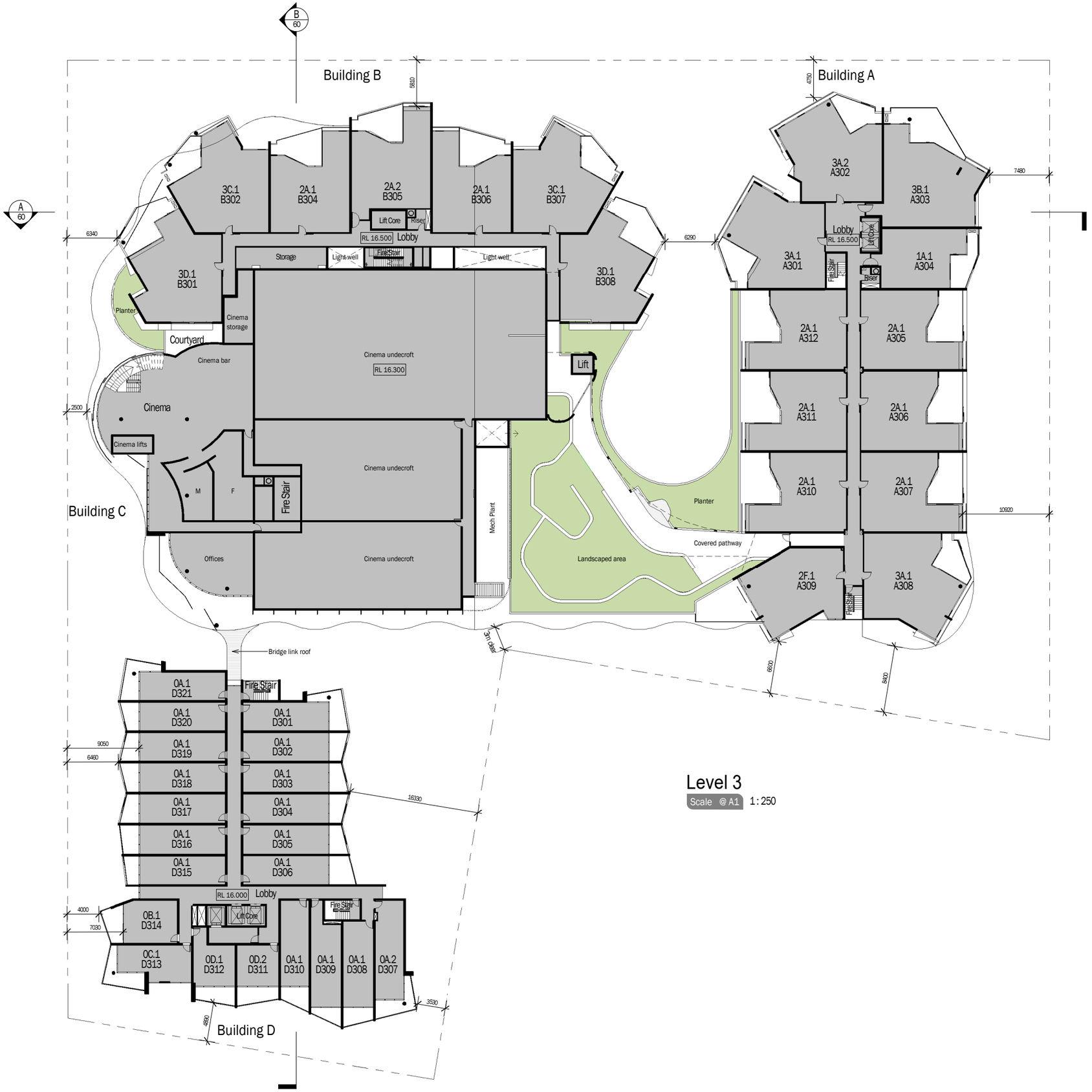
Level 2 Floor Plan

5490.26 [1]

N

0 5 10 15 20 25

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



Level 3

Scale @ A1 1:250

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

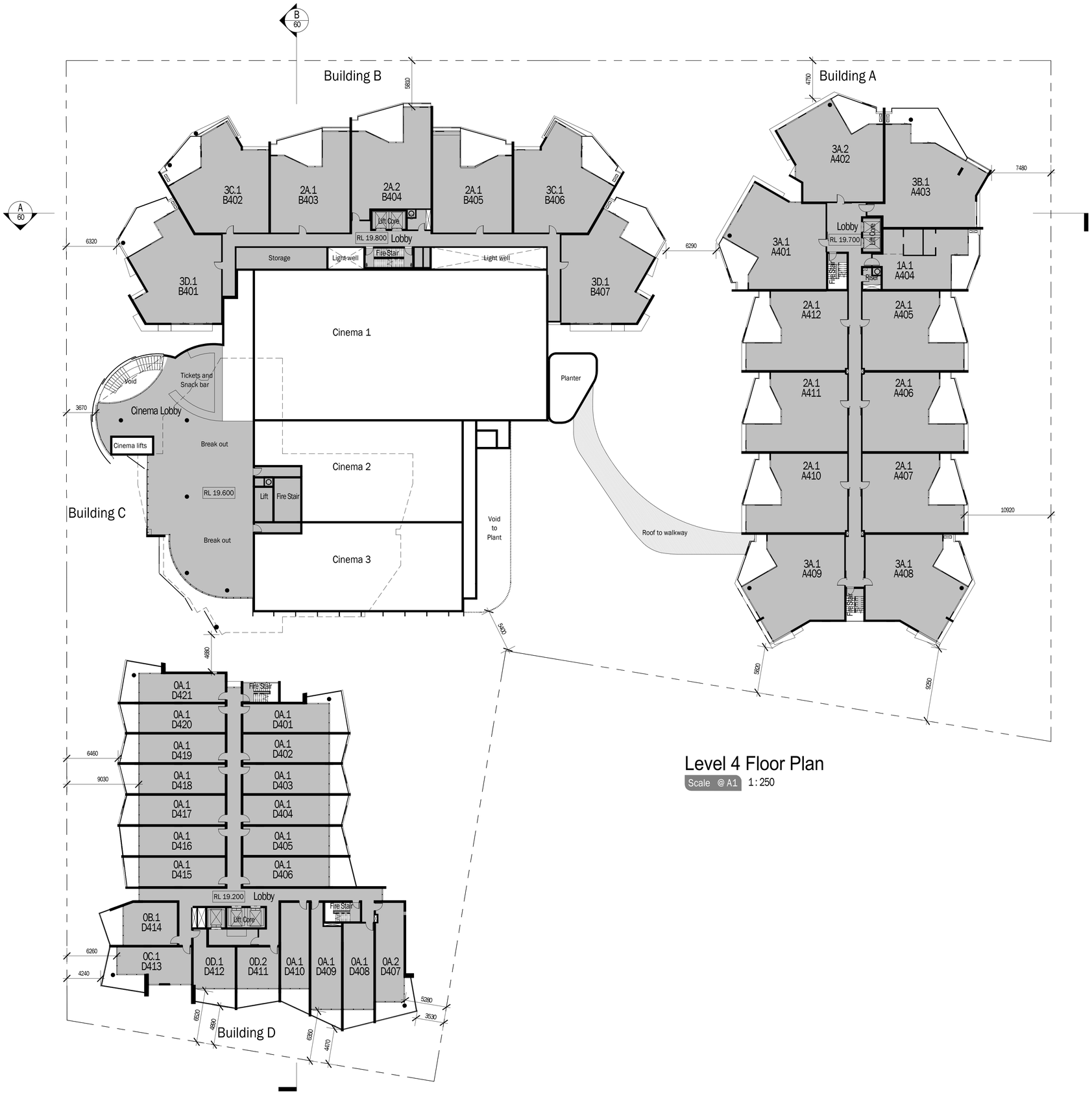
Level 3 Floor Plan

5490.27 [1]

N

0 5 10 15 20 25

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



Level 4 Floor Plan

Scale @ A1 1 : 250

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 4 Floor Plan

5490.28 [1]

N

0 5 10 15 20 25

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

DA Issue 03/04/17

Level 5 Floor Plan

Scale @ A1 1 : 250

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 5 Floor Plan

5490.29 [1]

N

0 5 10 15 20 25

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

Level 6 Floor Plan

Scale @ A1 1 : 250

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 6 Floor Plan

5490.30 [1]

N

0 5 10 15 20 25

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

DA Issue 03/04/17

Level 7 Floor Plan

Scale @ A1 1 : 250

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 7 Floor Plan

5490.31 [1]

N

0 5 10 15 20 25

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

DA Issue 03/04/17

Level 8 & 9 Floor Plan

Scale @ A1 1 : 250

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Level 8 & 9 Floor Plan

5490.32 [1]

N

0 5 10 15 20 25

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

Level 10 Floor Plan

Scale @ A1 1 : 250

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

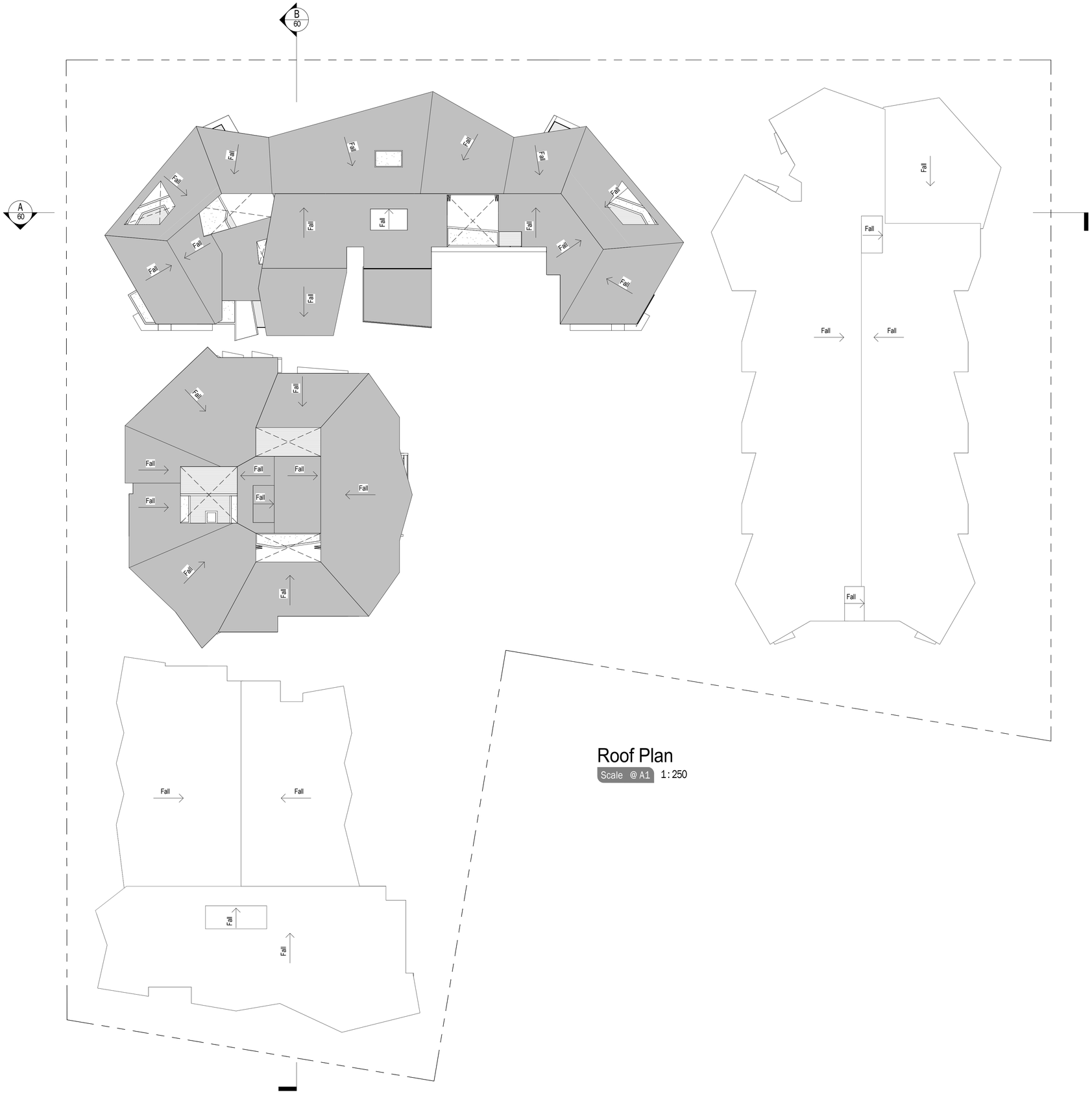
Level 10 Floor Plan

5490.33 [1]

N

0 5 10 15 20 25

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



DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

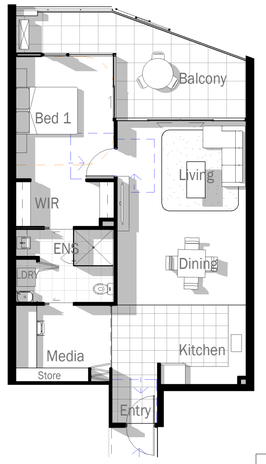
Roof Plan

5490.34 [1]

N

0 5 10 15 20 25

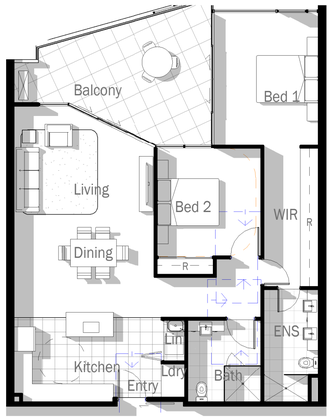
Scale (m) 1:250 @A1 Scale (m) 1:500 @A3



Typical Unit - (1A.1)

Scale @ A1 1 : 100

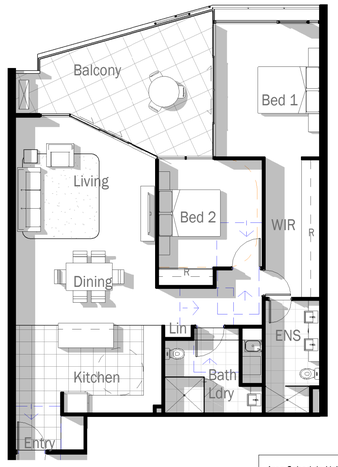
Area Schedule Unit 1A.1	
Name	Area
1A.1	77.4 m²
1A.1	16.0 m²
	93.3 m²



Typical Unit - (2A.1)

Scale @ A1 1 : 100

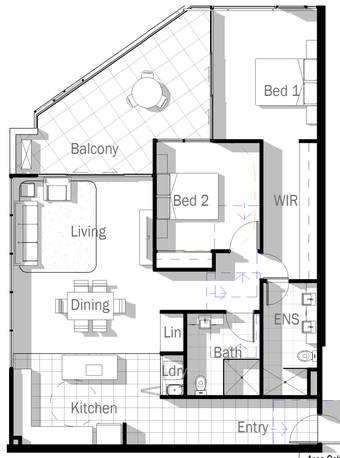
Area Schedule Unit 2A.1	
Name	Area
2A.1	107.0 m²
2A.1	20.4 m²
	127.4 m²



Typical Unit - (2A.2)

Scale @ A1 1 : 100

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



Typical Unit - (2A.3)

Scale @ A1 1 : 100

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

Typical Unit - (3A.1)

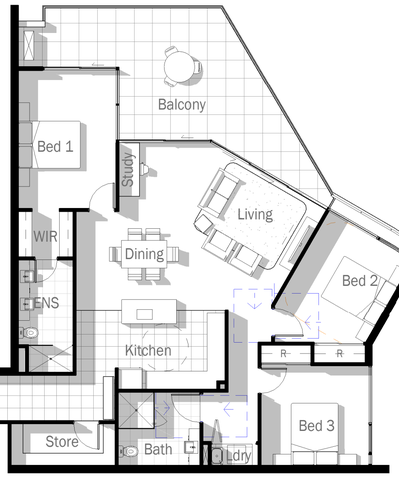
Scale @ A1 1 : 100

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

Typical Unit - (3A.2)

Scale @ A1 1 : 100

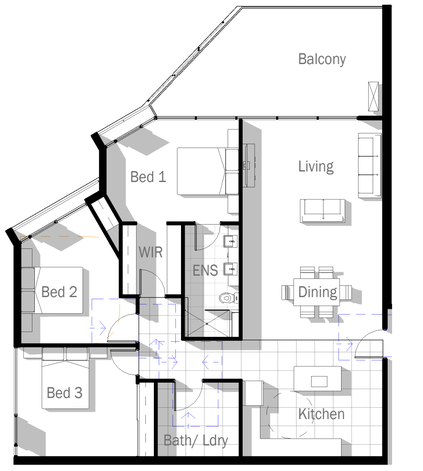
Area Schedule Unit 3A.2	
Name	Area
3A.2	124.6 m²
3A.2	16.9 m²
	141.5 m²



Typical Unit - (3B.1)

Scale @ A1 1 : 100

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



Typical Unit - (3B.2)

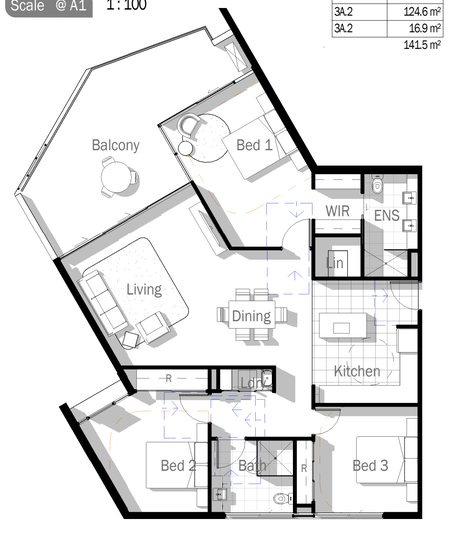
Scale @ A1 1 : 100

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

Typical Unit - (3C.1)

Scale @ A1 1 : 100

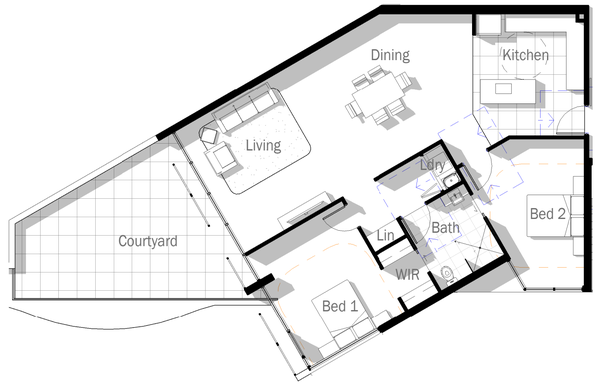
Area Schedule Unit 3C.1	
Name	Area
3C.1	123.7 m²
3C.1	17.4 m²
	141.1 m²



Typical Unit - (3D.1)

Scale @ A1 1 : 100

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



Typical Unit - (2F.1)

Scale @ A1 1 : 100

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

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

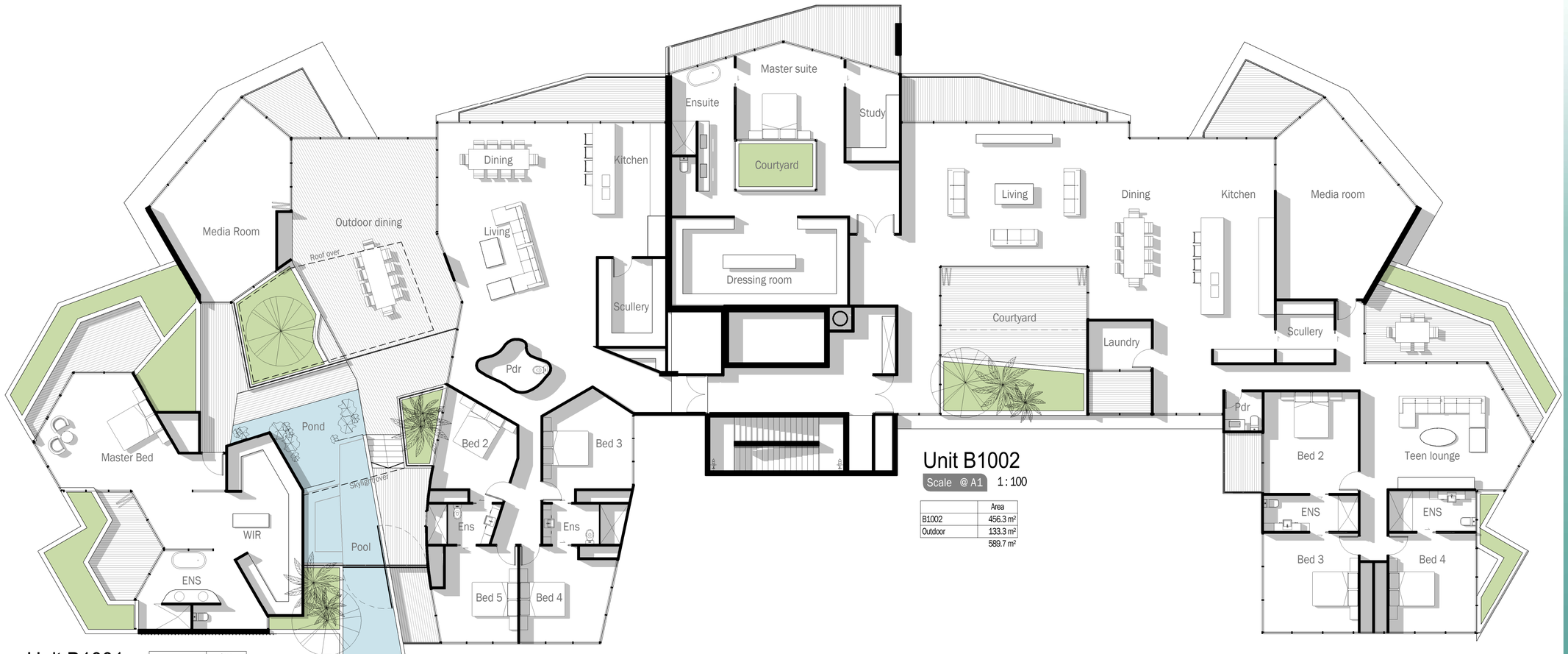
Enyoc Pty Ltd

Typical Unit Plans

5490.40 [1]

0 2 4 6 8 10

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



Unit B1001

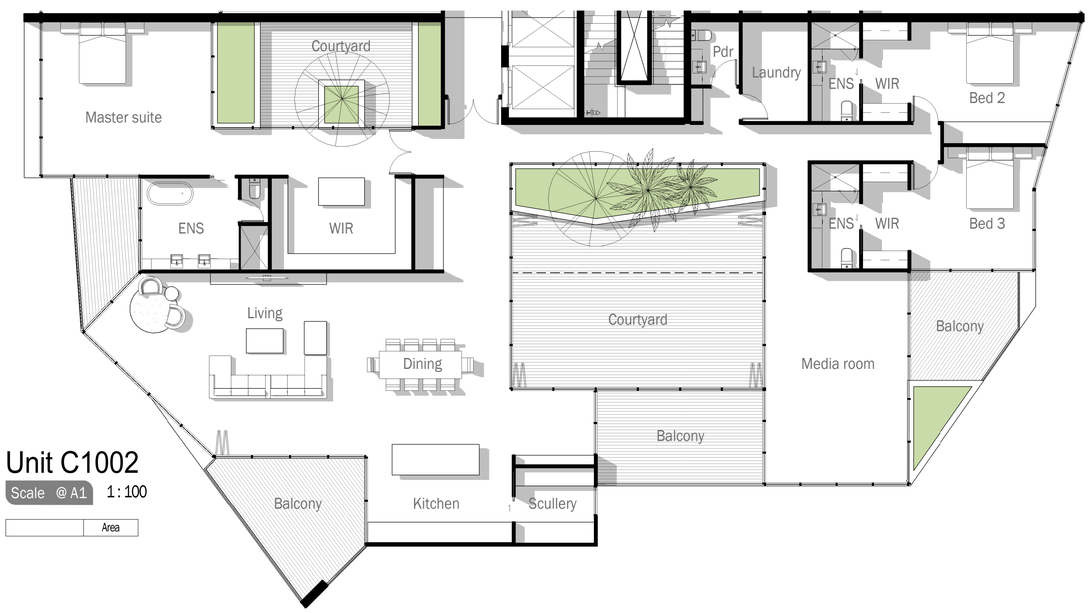
Scale @ A1 1 : 100

	Area
B1001	499.9 m²
Outdoor	103.3 m²
	603.2 m²

Unit B1002

Scale @ A1 1 : 100

	Area
B1002	456.3 m²
Outdoor	133.3 m²
	589.7 m²



Unit C1002

Scale @ A1 1 : 100

	Area

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

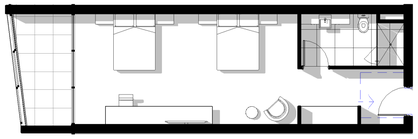
Typical Unit Plans

5490.41 [1]

N

0 2 4 6 8 10

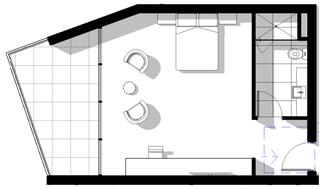
Scale (m) 1 : 100 @A1 Scale (m) 1 : 200 @A3



Hotel Typical - (0A.1)

Scale @ A1 1 : 100

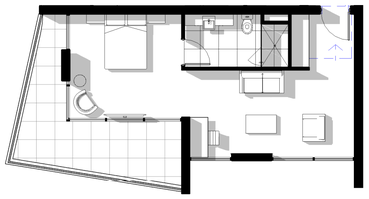
Area Schedule Unit 0A.1	
Name	Area
0A.1	43.2 m²
0A.1 Balc	6.7 m²
	49.8 m²



Hotel Typical - (0B.1)

Scale @ A1 1 : 100

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



Hotel Typical - (0C.1)

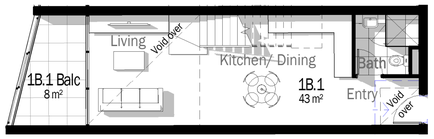
Scale @ A1 1 : 100

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

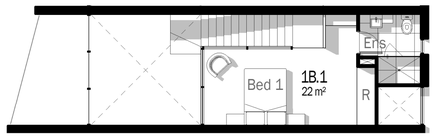
Hotel Typical - (0D.1)

Scale @ A1 1 : 100

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



Lower Level (L6)

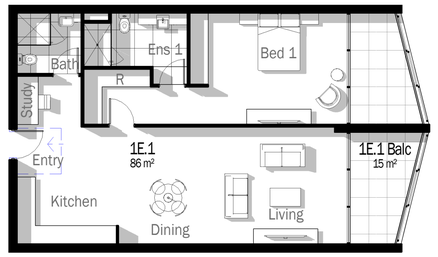


Upper Level (L7)

Serviced Apt. - (1B.1)

Scale @ A1 1 : 100

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

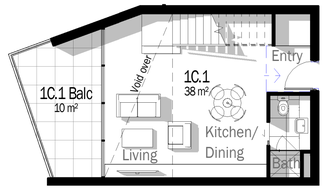


Level 6

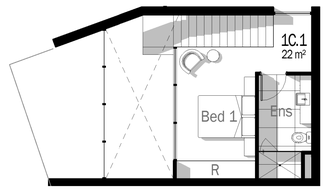
Serviced Apt. - (1E.1)

Scale @ A1 1 : 100

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



Lower Level (L6)

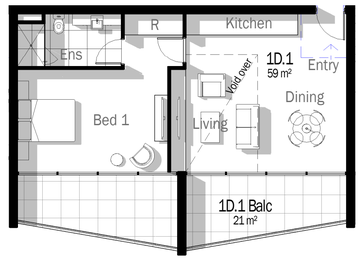


Upper Level (L7)

Serviced Apt. - (1C.1)

Scale @ A1 1 : 100

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



Level 6

Serviced Apt. - (1D.1)

Scale @ A1 1 : 100

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

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

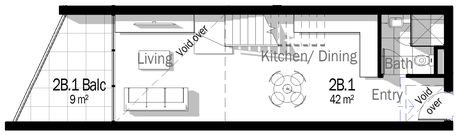
Enyoc Pty Ltd

Typical Unit Plans

5490.42 [1]

0 2 4 6 8 10

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



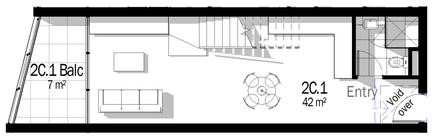
Lower Level (L6)

Upper Level (L7)

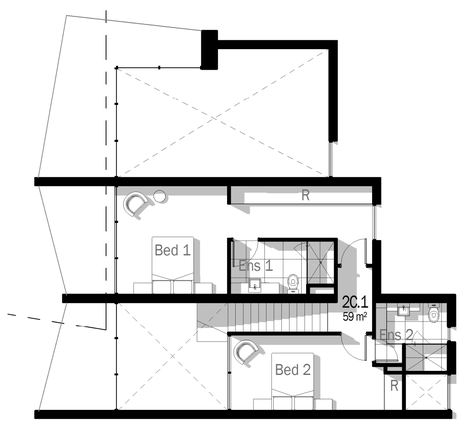
Serviced Apt. - (2B.1)

Scale @ A1 1 : 100

Area Schedule Unit 2B.1	
Name	Area
2B.1	94.0 m²
2B.1 Balc	8.8 m²
	102.8 m²



Lower Level (L6)

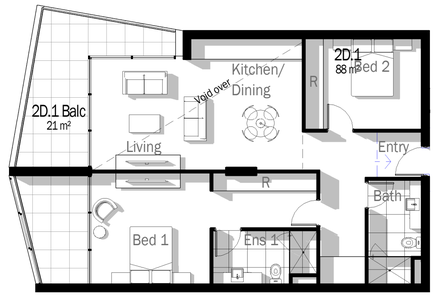


Upper Level (L7)

Serviced Apt. - (2C.1)

Scale @ A1 1 : 100

Area Schedule Unit 2C.1	
Name	Area
2C.1	100.4 m²
2C.1 Balc	7.4 m²
	107.8 m²

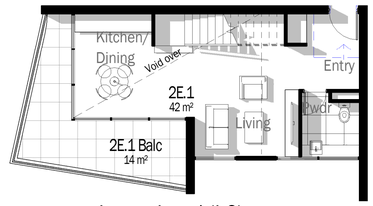


Level 6

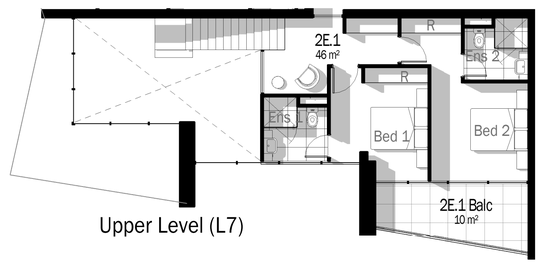
Serviced Apt. - (2D.1)

Scale @ A1 1 : 100

Area Schedule Unit 2D.1	
Name	Area
2D.1	87.6 m²
2D.1 Balc	20.7 m²
	108.3 m²



Lower Level (L6)



Upper Level (L7)

Serviced Apt. - (2E.1)

Scale @ A1 1 : 100

Area Schedule Unit 2E.1	
Name	Area
2E.1	87.5 m²
2E.1 Balc	24.1 m²
	111.6 m²

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Typical Unit Plans

5490.43 [1]

0 2 4 6 8 10

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

North Elevation - Lake Street

Scale @ A1 1 : 200

East Elevation

Scale @ A1 1 : 200

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Elevations

5490.50 [1]

DA Issue 03/04/17

0 4 8 12 16 20

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

West Elevation - West Street

Scale @ A1 1 : 200

South Elevation - Middle Street

Scale @ A1 1 : 200

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Elevations

5490.51 [1]

0 4 8 12 16 20

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

Building A - West Sectional Elevation

Scale @A1 1 : 200

Building B, C and D - East Sectional Elevation

Scale @A1 1 : 200

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

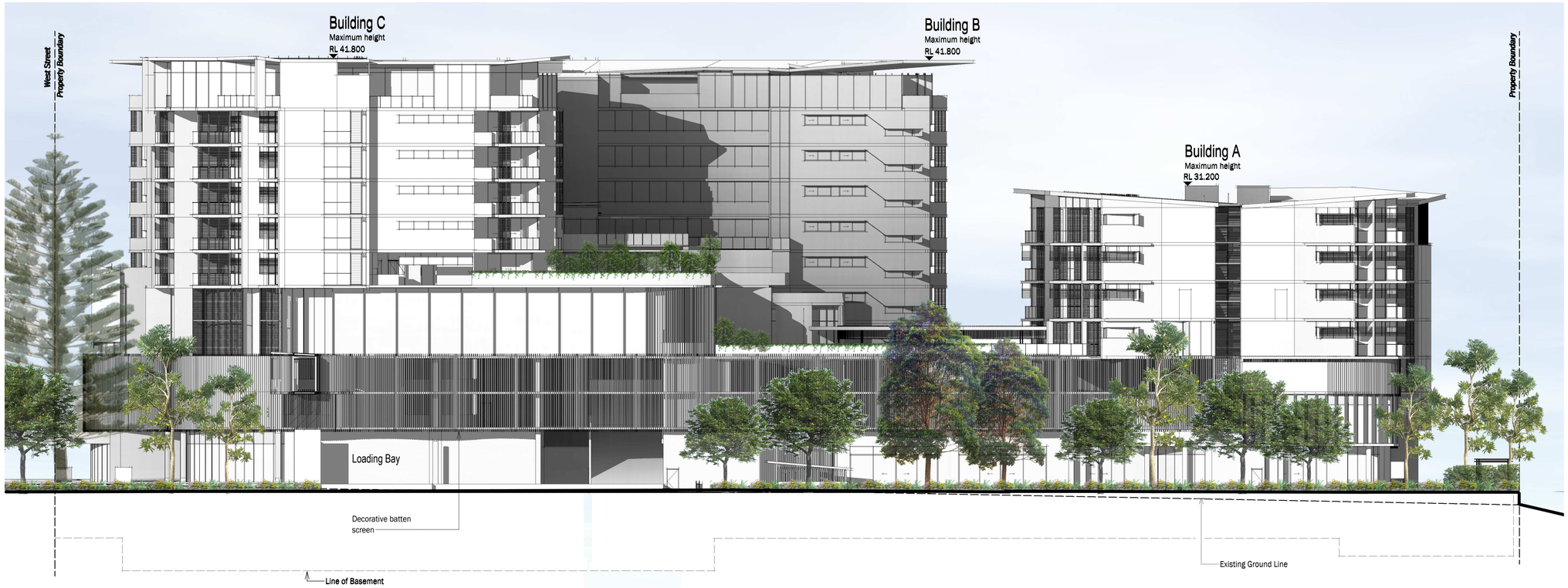
Enyoc Pty Ltd

Elevations

5490.52 [1]

0 4 8 12 16 20

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



South Sectional Elevation

Scale @ A1 1 : 200

Stage 1 - West Elevation

Scale @ A1 1 : 200

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

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

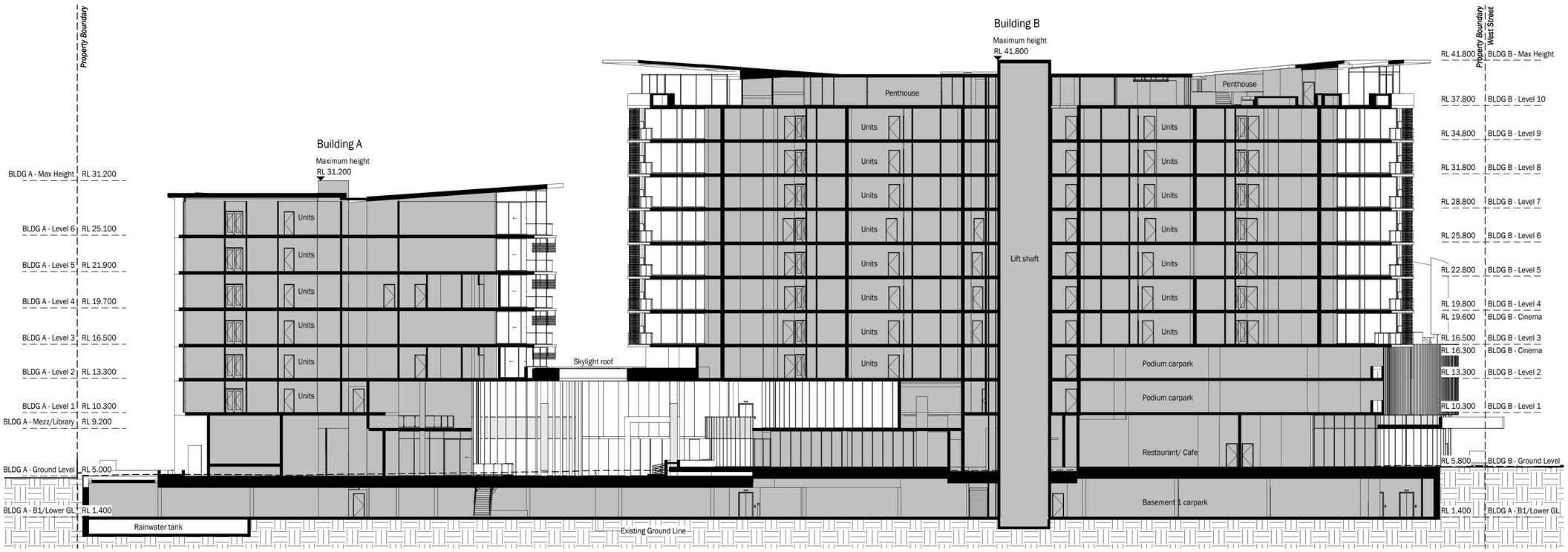
Enyoc Pty Ltd

Elevations

5490.53 [1]

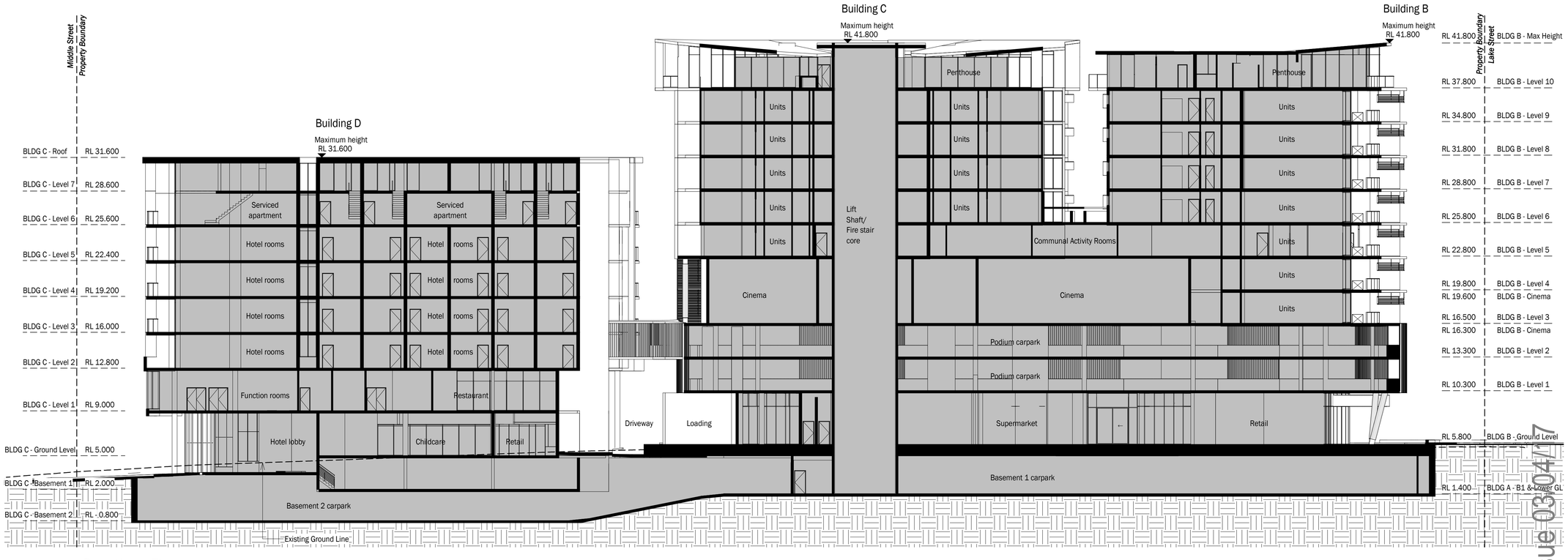
0 4 8 12 16 20

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



Section A

Scale @A1 1:200



Section B

Scale @A1 1:200

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Site Sections

5490.60 [1]

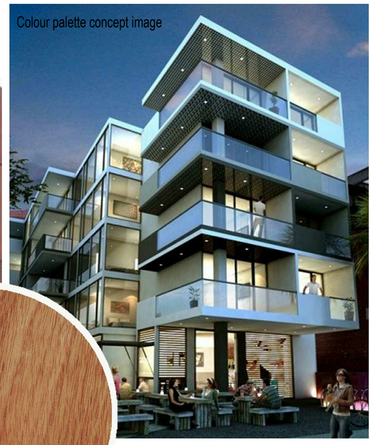
0 4 8 12 16 20

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

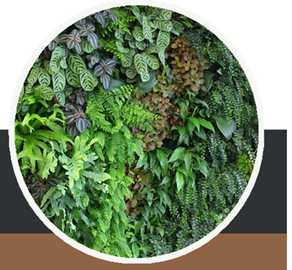
Forster Main Beach

Colour palette concept images

⑧ timber (column treatement)



Colour palette concept image



③ paint monument

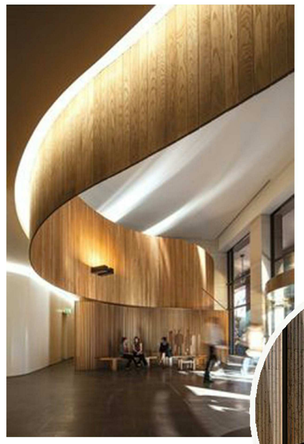
④ paint brown

① paint white

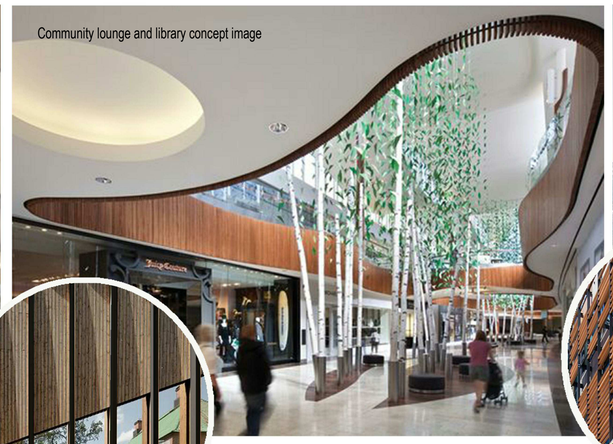
Concept image - residential balconies sliding screens - a mix of brown tones with black frames ⑪

black (window screens and glazing frames) ⑤

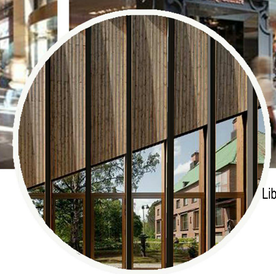
⑥ concrete natural



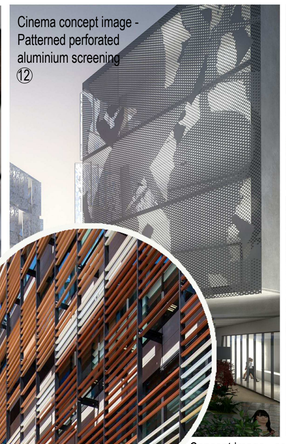
Community lounge and library concept image



Community lounge and library concept image

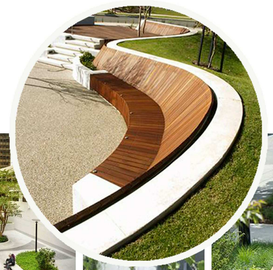


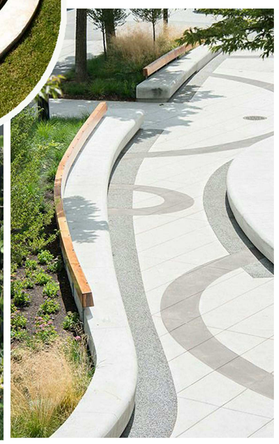
Library facade concept image



Concept image - screening ⑪

Community plaza concept images





Carpark screening concept image

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Materials & Finishes

5490.70 [1]

DA Issue 03/04/17

Materials/Colour Legend

1	paint - white
2	paint - teal
3	paint - monument
4	paint - ochre
5	paint - black
6	concrete - natural
7	concrete - ochre
8	timber - clear
9	timber - compact laminate
10	glass - green tint
11	aluminium - painted batten screen
12	aluminium - perforated screen white

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Materials & Finishes

5490.71 [1]

Materials/Colour Legend

1	paint - white
2	paint - teal
3	paint - monument
4	paint - ochre
5	paint - black
6	concrete - natural
7	concrete - ochre
8	timber - clear
9	timber - compact laminate
10	glass - green tint
11	aluminium - painted batten screen
12	aluminium - perforated screen white

DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

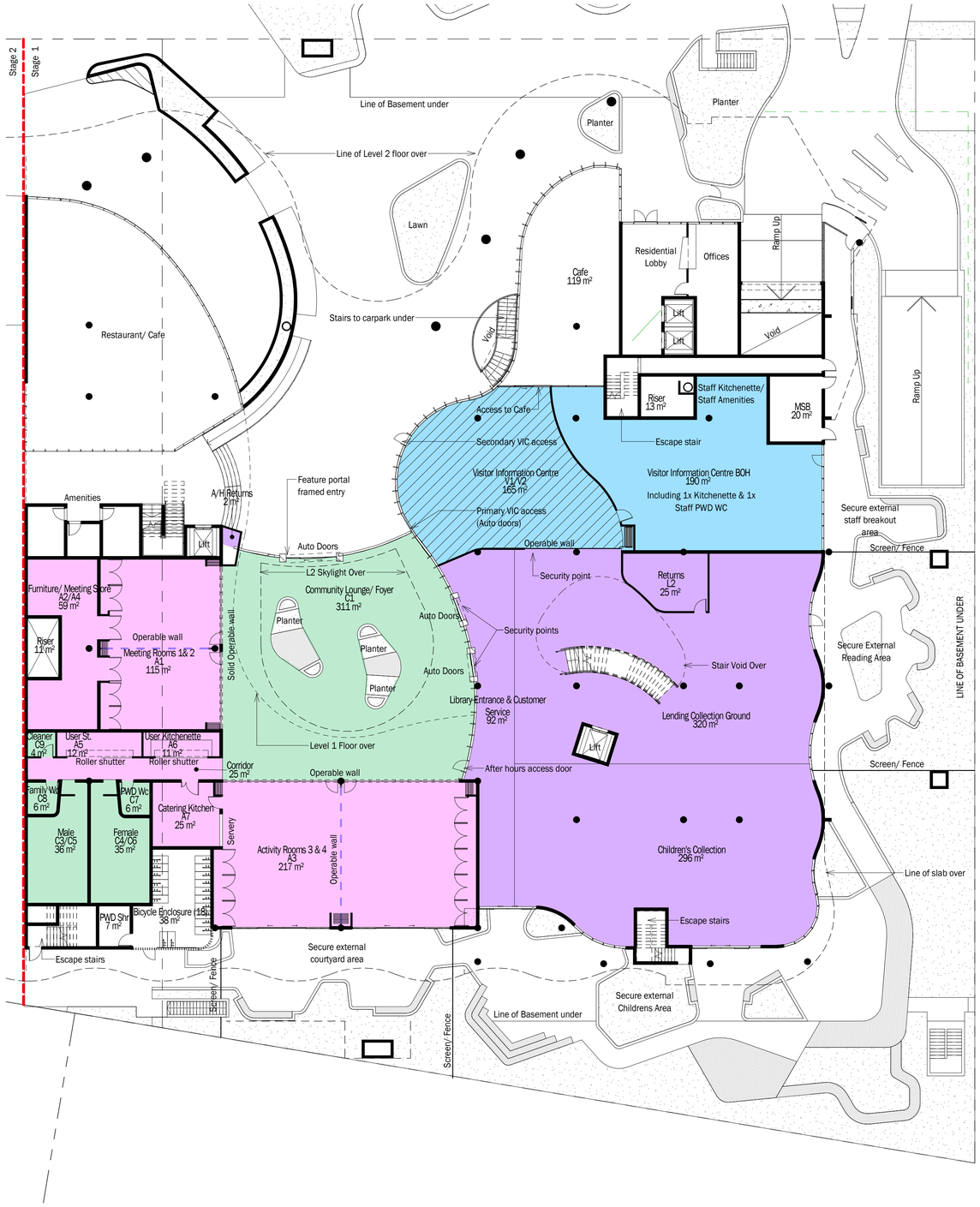
For

Enyoc Pty Ltd

Materials & Finishes

5490.72 [1]

Lake Street



Ground Level- Library Zoning Plan

Scale @A1 1 : 200

Library Zoning Legend

- Community Centre
- Common Building Areas
- Library
- Visitor Centre
- Raised access floor system

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Library Zoning Plan-
Ground

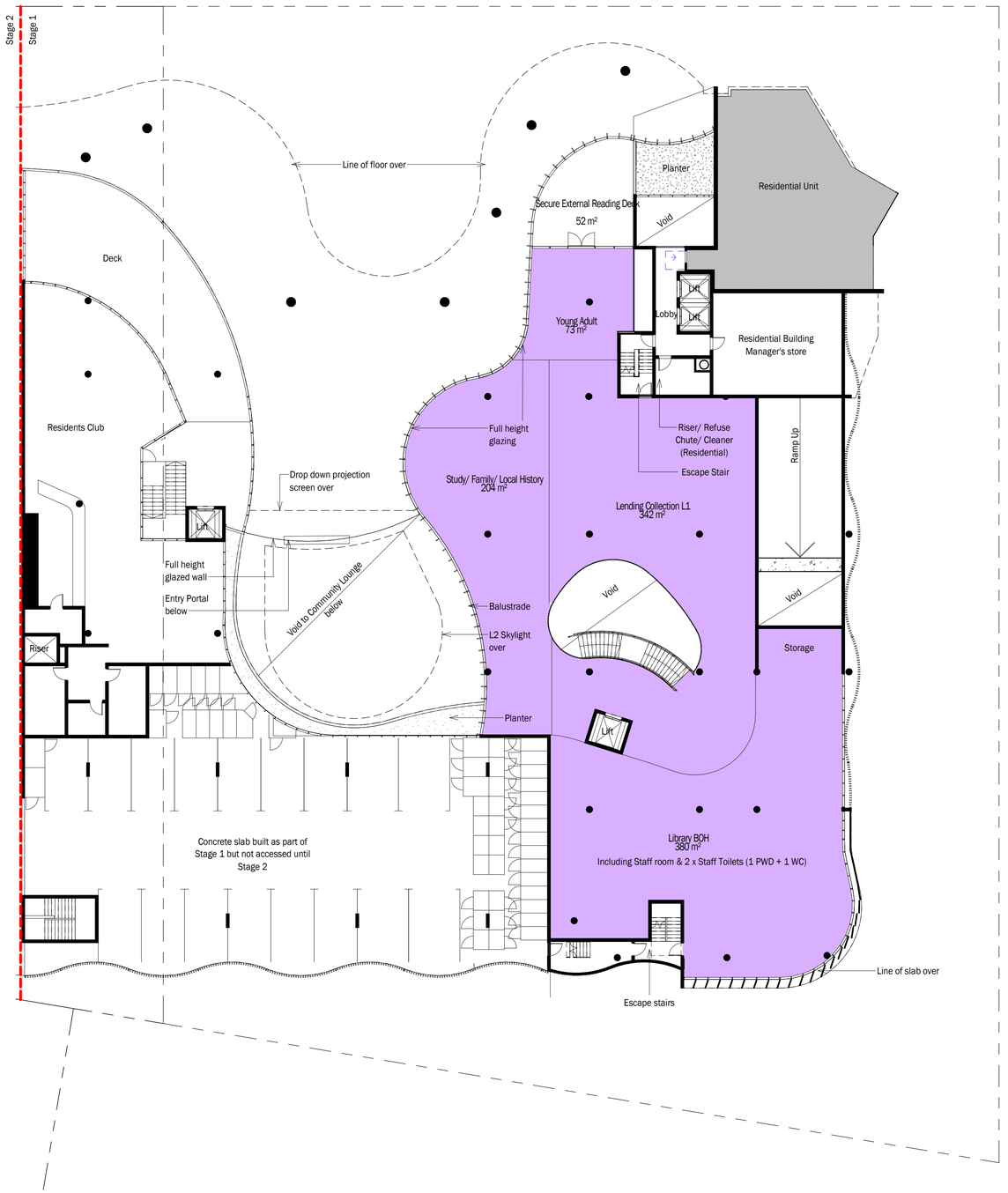
5490.80 [1]

N

0 4 8 12 16 20

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

DA Issue 03/04/17



Level 1 Library Zoning Plan

Scale @ A1 1 : 200

Library Zoning Legend

- Community Centre
- Common Building Areas
- Library
- Visitor Centre
- Raised access floor system

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Library Zoning Plan- Level 1

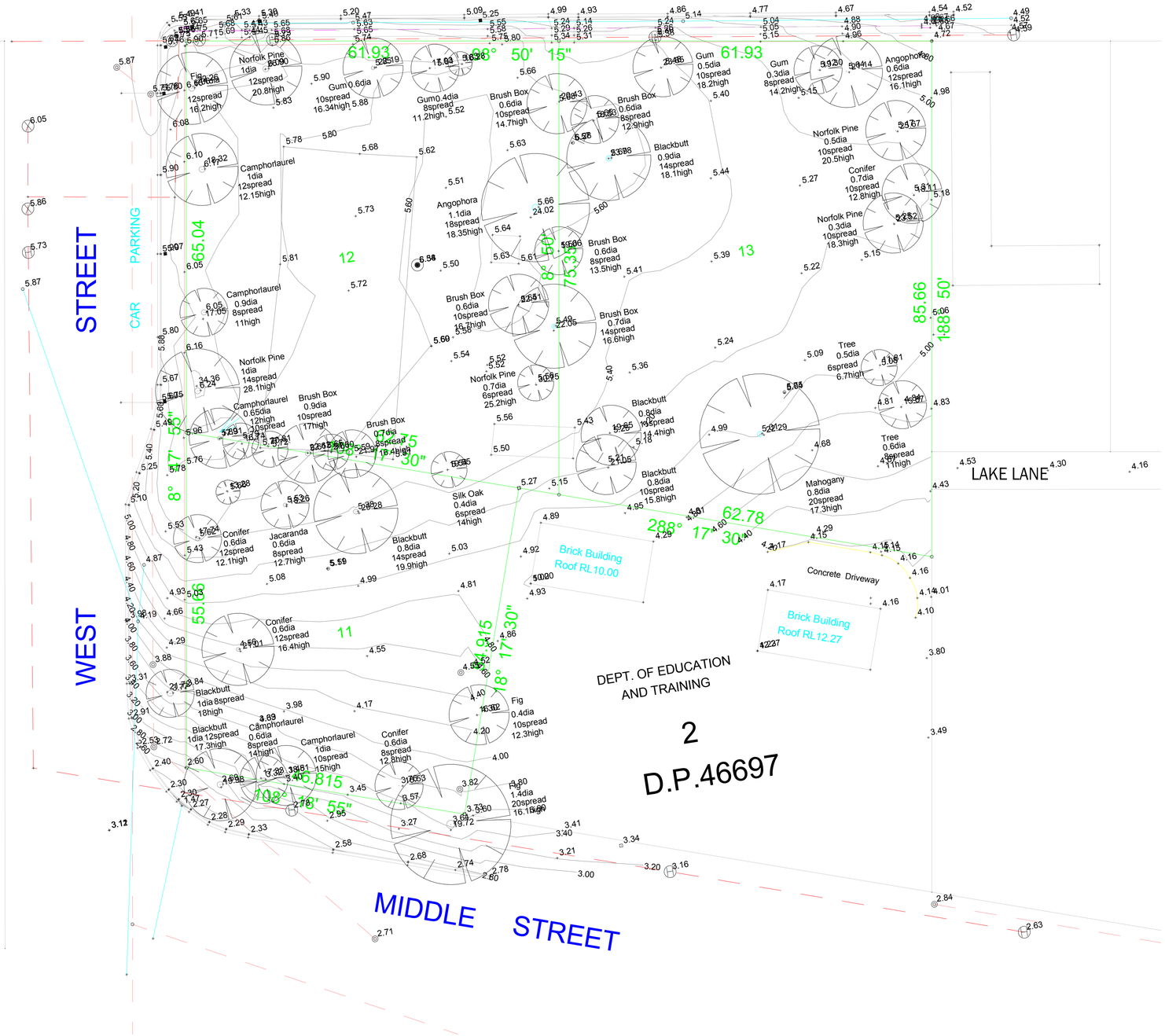
5490.81 [1]

N

0 4 8 12 16 20

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

DA Issue 03/04/17



DA Issue 03/04/17

TVS architects

SOLARIS

Forster Civic Precinct
Cnr Lake, West & Middle Street

For

Enyoc Pty Ltd

Survey Plan

5490.82 [1]

N

0 8 16 24 32 40

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