# 81 VICTORIA ST TOWNHOUSES

**DEVELOPMENT APPLICATION - JUNE 2019**

## 5 TOWNHOUSES BUILDING PROPOSAL

81 VICTORIA ST, COFFS HARBOUR

### PROJECT DETAILS

ADDRESS: 81 VICTORIA STREET, COFFS HARBOUR
SITE DESCRIPTION: LOT 2 DP 355394
SITE AREA: 766m$^2$
CONTROL: CHCC LEP 2013 & CHCC DCP 2015
LAND ZONING: R3 MEDIUM DENSITY RESIDENTIAL
MAXIMUM BUILDING HEIGHT: 11m
FRONT SETBACK: 6m, SIDE & REAR SETBACK: 3m, MAXIMUM FSR: N/A

### DEVELOPMENT SUMMARY

**TOTAL: 5x RESIDENCES**

5x 3 Bedroom Townhouses

| T/H NO. | BEDS | AREA (GFA) | AREA (GBA) | AREA (BALC+EX.) |
|---|---|---|---|---|
| 1 | 3 | 167m$^2$ | 201m$^2$ | 22m$^2$ + 45m$^2$ |
| 2 | 3 | 123m$^2$ | 156m$^2$ | 16m$^2$ + 27m$^2$ |
| 3 | 3 | 123m$^2$ | 156m$^2$ | 16m$^2$ + 27m$^2$ |
| 4 | 3 | 123m$^2$ | 156m$^2$ | 16m$^2$ + 27m$^2$ |
| 5 | 3 | 123m$^2$ | 156m$^2$ | 16m$^2$ + 17m$^2$ |
| SUB-TOTAL | | **659m$^2$** | **825m$^2$** | **86m$^2$ + 143m$^2$** |

**PARKING SUMMARY**

TOTAL RESIDENCES >100m$^2$: 5 = 10x CAR SPACES (IN DOUBLE GARAGE)
VISITOR SPACES REQUIRED (1 PER 5) = 1x CAR SPACE

### DRAWING LIST

| DWG NO. | TITLE | SCALE | REVISION |
|---|---|---|---|
| A0.01 | COVER PAGE | NTS | A |
| A1.01 | SITE PLAN | 1:200 | A |
| A2.01 | GROUND LEVEL PLAN | 1:200 | A |
| A2.02 | LEVEL 1 PLAN | 1:200 | A |
| A2.03 | LEVEL 2 PLAN | 1:200 | A |
| A2.04 | ROOF PLAN | 1:200 | A |
| A3.01 | ELEVATIONS | 1:200 | A |
| A3.02 | ELEVATIONS | 1:200 | A |
| A4.01 | SECTIONS | 1:200 | A |
| A5.01 | PERSPECTIVE VIEWS | NTS | A |
| A6.01 | SHADOW DIAGRAMS | NTS | A |
| A7.01 | EXTERNAL FINISHES | NTS | A |
| SP1 | DRAFT STRATA PLANS | NTS | A |

PROJECT SITE AERIAL PHOTO

ABSA Australian Building Sustainability Association
Accreditation Period 2018-2019
**TO BE UPDATED**
Assessor Signature
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow an Assessor Code of Practice

Certificate no.: 0001763760
Assessor Name: David Howard
Accreditation no.: 20039
Certificate date: 03 August 2017

6.3 Ave **TO BE UPDATED**
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Coffs Harbour, NSW 2450
www.nathers.gov.au

**THERMAL PERFORMANCE SPECIFICATIONS:** **(6786 – 65 VICTORIA)**

**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 current edition of the NCC – Vol. 2, at the time of building.
This includes New South Wales Parts 2.6 and 3.12.
Specific mention is made of the following provisions:
- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)
- Building Sealing
- Building Services

(NOTE: Ventilation requirements of Section 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

**WINDOW** ***TO BE UPDATED***
U-value 6.
U-value 4.60 (or less than) & SHGC 0.37 (+/-5%) (TH1, TH6, TH7, TH13, TH14 & TH19)

**EXTERNAL WALL (Medium colour)**
Concrete Block – No insulation (garage)
Concrete Block – R1.0 Bulk insulation (adjacent to living areas)
Cavity Panel – R2.5 – 90mm thick – Bulk insulation

**INTERNAL WALL**
Cavity Panel – No Insulation
Partition walls – No thermal insulation required

**EXTERNAL FLOOR**
Concrete Slab on Ground – No insulation
Suspended Timber (Open Sub-Floor) – R2.0 Bulk insulation
Suspended Timber (Enclosed Sub-Floor) – No insulation required

**CEILING SPACE with ROOF ABOVE**
Plasterboard – R3.0 bulk insulation

**ROOF (Light colour) (Non-ventilated)**
Sheet Metal Roofing – 55mm Foil Blanket with reflective airgap

**RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)**

PRELIMINARY - 19/06/2019

| DATE | REV | NOTES |
|---|---|---|
| | | |

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VERIFICATION
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NORTH

**PROJECT**
81 VICTORIA STREET TOWNHOUSES
81 VICTORIA STREET, COFFS HARBOUR
PROJECT NO: 18-15

**CLIENT**
TWAVE VOGLSINGER & PAUL VOGLSINGER

**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
CASA KOALA ARCHITECTURE

| DRAWING TITLE | DRAWING NO. |
|---|---|
| COVER PAGE | A0.01 |
| SCALES: 1:500@A3 | DATE: 19/06/2019 |
| PHASE: DA | REVISION: - |

Date of Publish: 19/06/2019

77 VICTORIA ST
4 LEVEL
BRICK APARTMENT BUILDING

BALCONY

BALCONY

V I C T O R I A  S T R E E T

POWER POLE

OUTLINE OF EXISTING DRIVEWAY & CROSSOVER TO BE REMOVED DASHED

NEW FOOTPATH

SITE BOUNDARY 14.515

LANDSCAPING

3M FRONT SETBACK

6M FRONT SETBACK

DRIVEWAY

SITE BOUNDARY 46.625

OUTLINE OF EXISTING WALL TO BE DEMOLISHED DASHED

OUTLINE OF EXISTING SHED TO BE DEMOLISHED DASHED

3M REAR SETBACK

**NOTE: SEWER CLEARANCE**
MINIMUM 1M CLEARANCE FROM EXISTING MANHOLE TO ADJACENT STRUCTURES AS PER COUNCIL REQ'S

EXISTING LID 18.96 IL 17.36

SMH

3M SIDE SETBACK

NEW SEWER MAIN

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

1100 STEP

1000 STEP

1000 STEP

1000 STEP

ENTRY

**T/H 1**
3 BED
168m²
RL 26.300
3 LEVEL

**T/H 2**
3 BED
145m²
RL 25.200
2 LEVEL

**T/H 3**
3 BED
145m²
RL 24.200
2 LEVEL

**T/H 4**
3 BED
145m²
RL 23.200
2 LEVEL

**T/H 5**
3 BED
145m²
RL 22.200
2 LEVEL

BIO-RETENTION

SITE BOUNDARY 24.140

U N F O R M E D  L A N E

COMMUNAL BIN STORE

VISITOR

DRIVEWAY CROSSOVER

BALCONY OVER DASHED

ENTRY

BALCONY OVER DASHED

ENTRY

BALCONY OVER DASHED

ENTRY

BALCONY OVER DASHED

ENTRY

BALCONY OVER DASHED

EXISTING BLOCK WALL TO BE RETAINED

DRIVEWAY

DRIVEWAY

DRIVEWAY

NEW SEWER MAIN

**WASTE MANAGEMENT SUMMARY**

| TYPE | SIZE | NO. |
|---|---|---|
| RED - GENERAL | 1100L | 1 |
| YELLOW - RECYCLE | 1100L | 1 |
| GREEN - ORGANICS | 240L | 4 |

NOTE: BIN STORE DRAINAGE
50H BUND TO ENTRY, TAP LOCATED WITHIN

**NOTE: POWER POLE CLEARANCE**
MINIMUM 1M CLEARANCE FROM EXISTING POWER POLE TO DRIVEWAY

POWER POLE

SITE BOUNDARY 48.095

EXISTING DRIVEWAY

EXISTING DRIVEWAY

FIBRO CARPORT

83 VICTORIA ST
2 LEVEL
FIBRO COTTAGE

**NOTE: SEWER**
PROVIDE NEW SEWER ADAPTOR
500 SETBACK TO BOUNDARY
REPLACE EXISTING SEWER MAIN THROUGH PROPERTY WITH HDPE PIPE

EXISTING BLOCK WALL TO BE RETAINED

**NOTE: STORMWATER**
ALL STORMWATER TO BE DIRECTED DOWNSTREAM THRU LANEWAY
REFER CIVIL

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TWAVE VOGLSINGER & PAUL VOGLSINGER

**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
CASA KOALA ARCHITECTURE

**DRAWING TITLE** SITE PLAN

**DRAWING NO.** A1.01

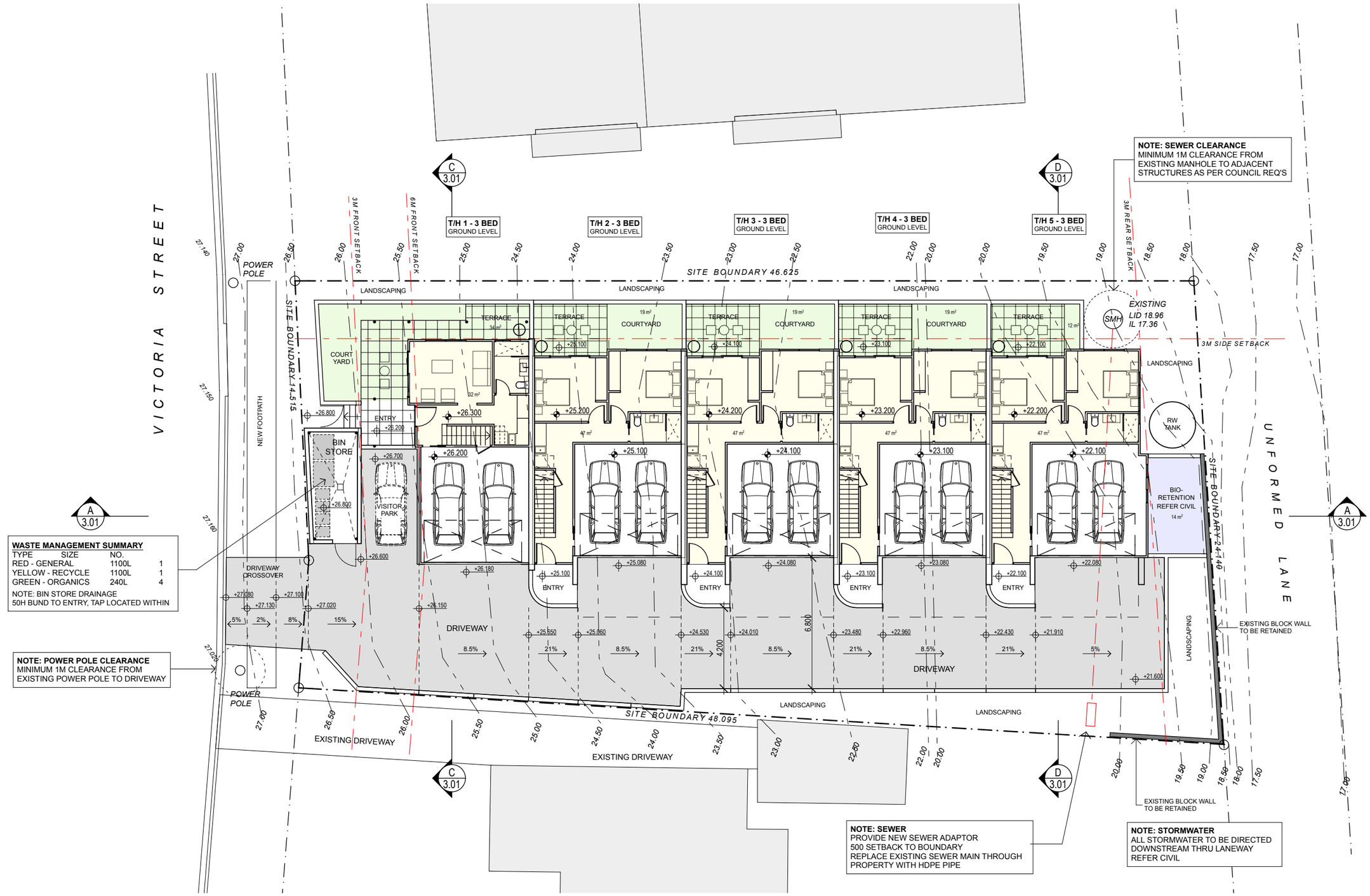
**SCALES** 1:200@A3

**DATE** 19/06/2019

**PHASE** DA

**REVISION** -

Date of Publish: 19/06/2019

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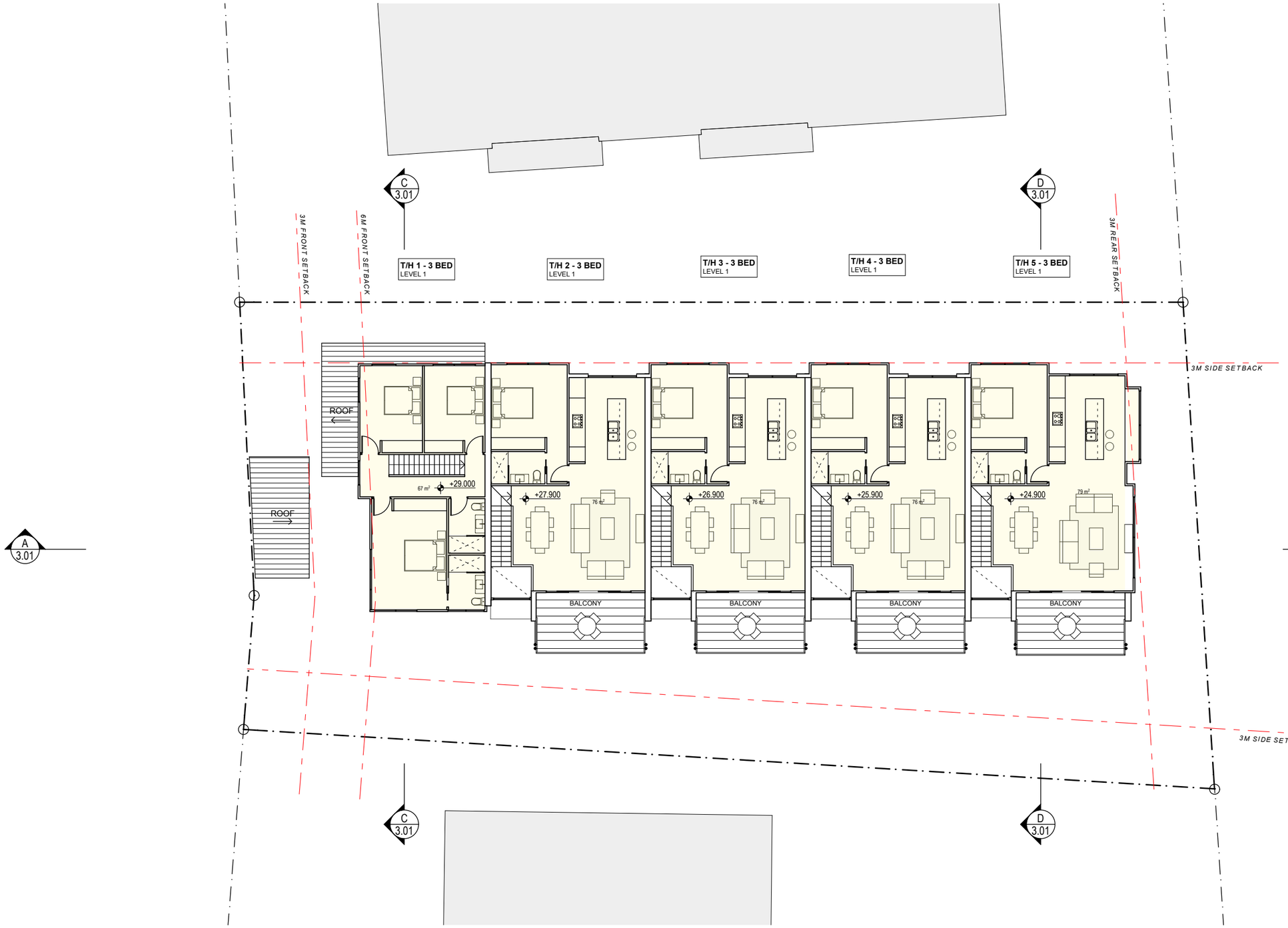
**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
CASA KOALA ARCHITECTURE

**DRAWING TITLE** GROUND LEVEL PLAN
**DRAWING NO.** A2.01
**SCALES** 1:200@A3
**DATE** 19/06/2019
**PHASE** DA
**REVISION** -

Date of Publish: 19/06/2019

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Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

**DRAWING TITLE**
LEVEL 1 PLAN

**DRAWING NO.**
A2.02

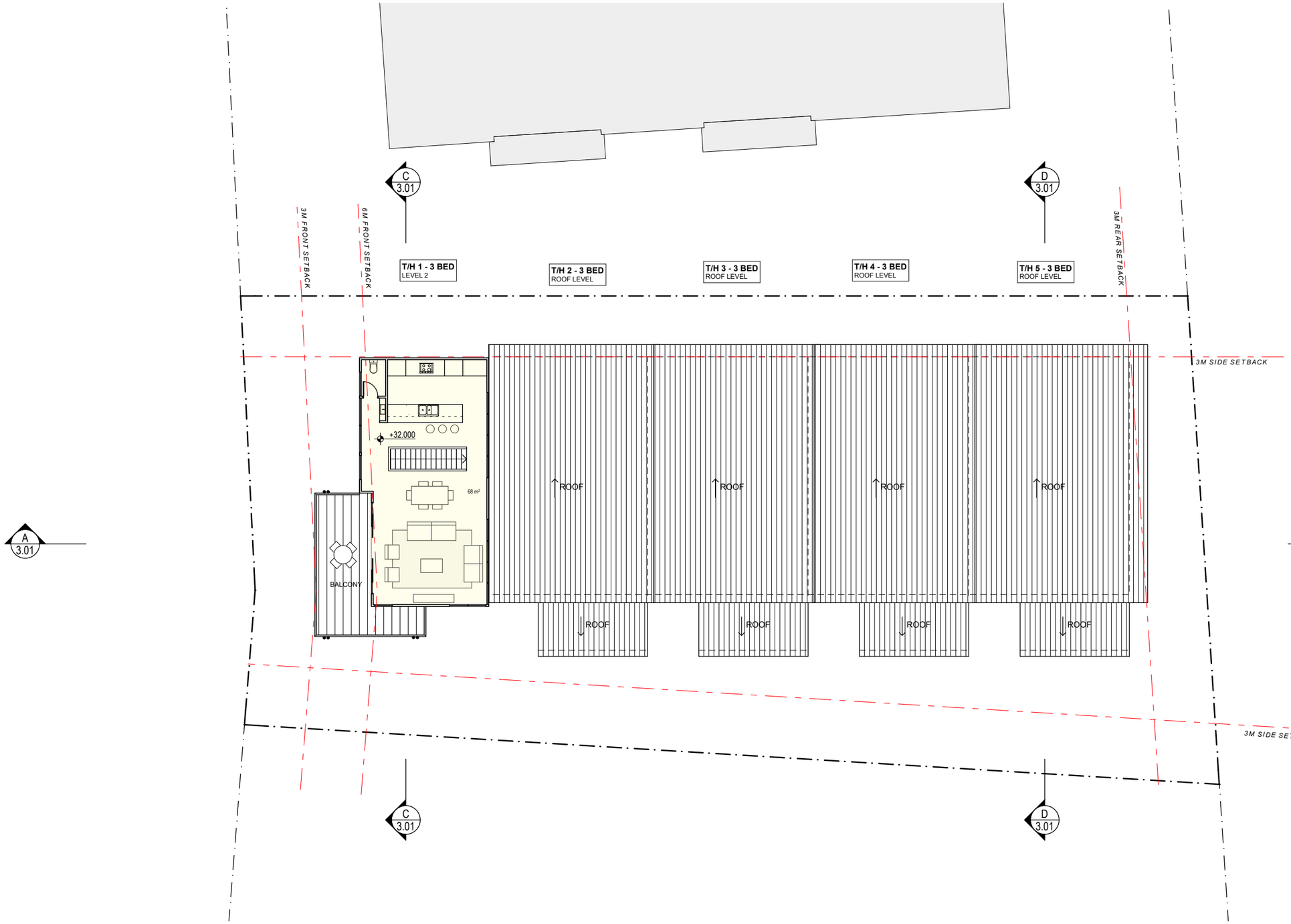
**SCALES**
1:200@A3

**DATE**
19/06/2019

**PHASE**
DA

**REVISION**
-

Date of Publish: 19/06/2019

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Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
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**DRAWING TITLE**
LEVEL 2 PLAN

**DRAWING NO.**
A2.03

**SCALES**
1:200@A3

**DATE**
19/06/2019

**PHASE**
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-

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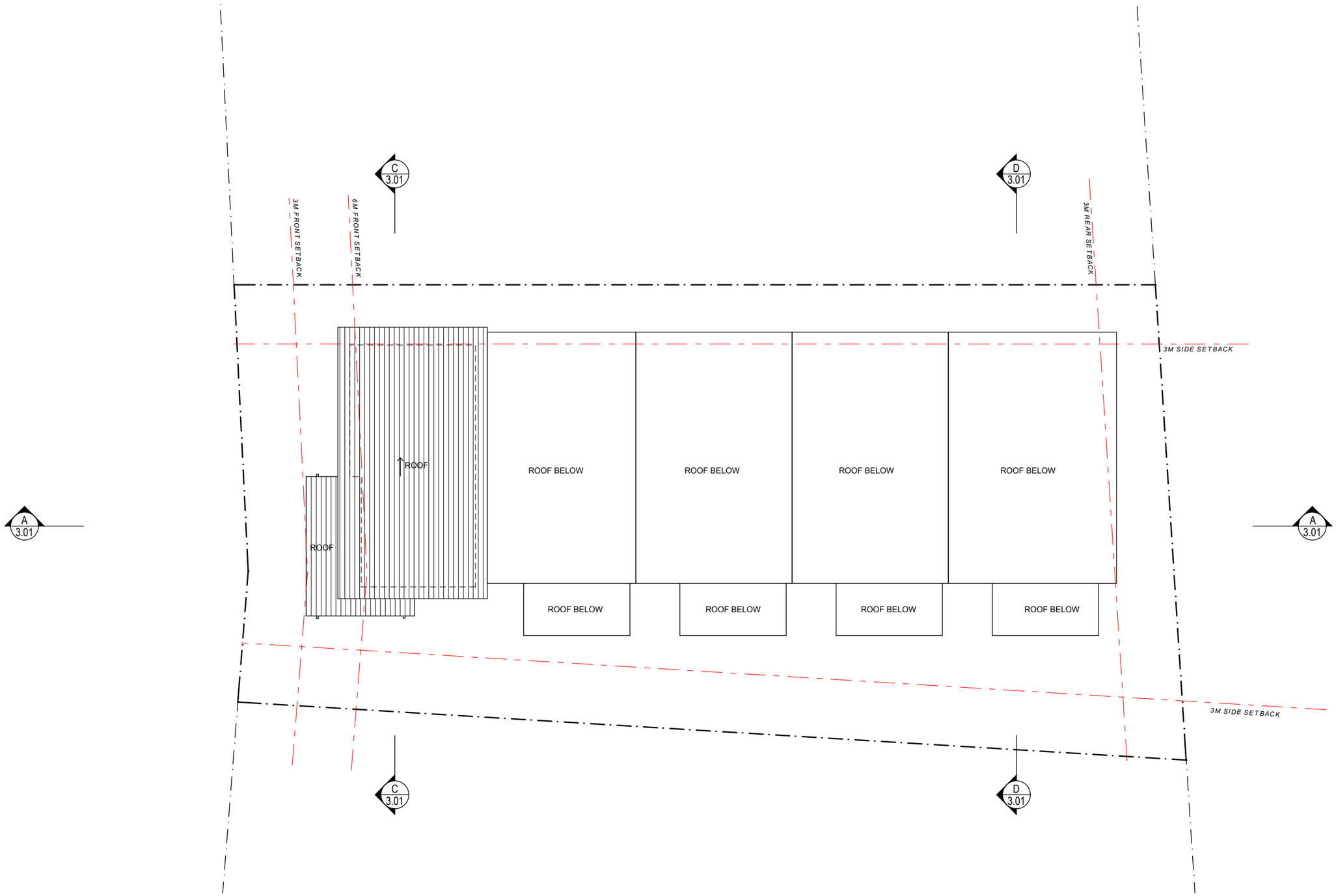


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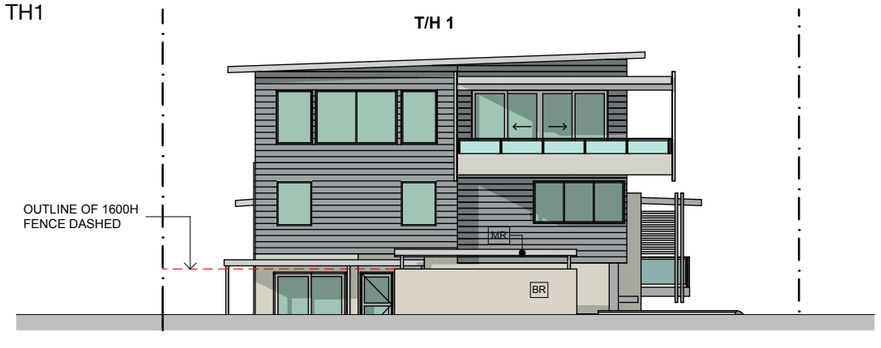
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
CASA KOALA ARCHITECTURE

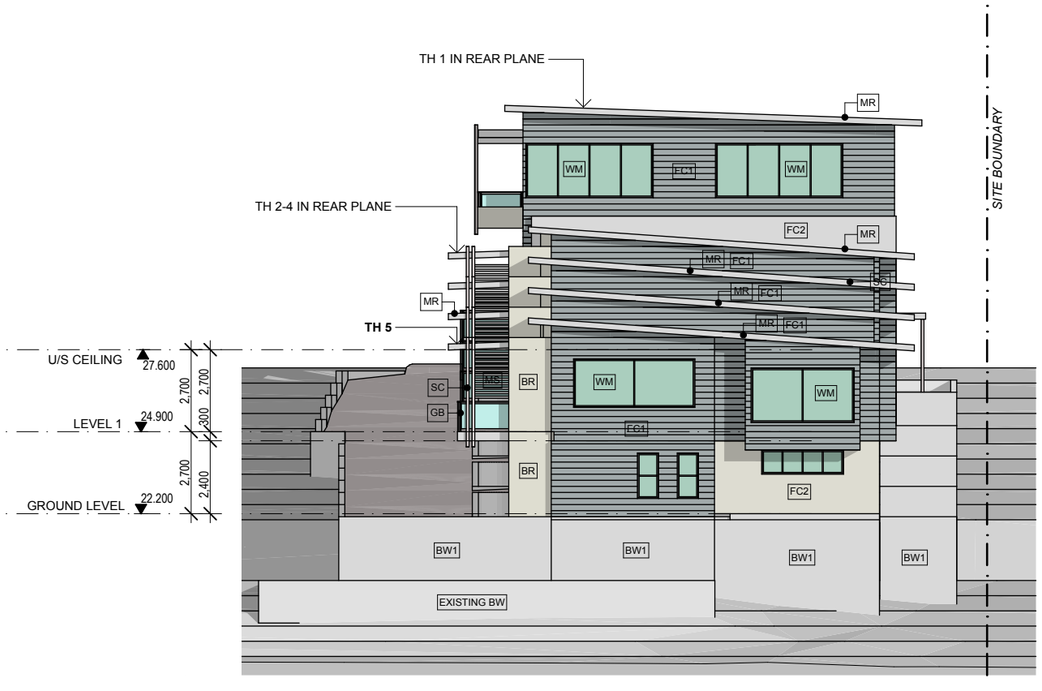
**DRAWING TITLE** ROOF PLAN
**DRAWING NO.** A2.04
**SCALES** 1:200@A3
**DATE** 19/06/2019
**PHASE** DA
**REVISION** -

Date of Publish: 19/06/2019

SOUTH ELEVATION - TH1




SOUTH ELEVATION - VICTORIA STREET




NORTH ELEVATION

| CODE | DESCRIPTION |
|---|---|
| BR | BRICK BAGGED & PAINTED |
| BW1 | BLOCKWORK BAGGED & PAINTED |
| FC1 | FC CLADDING WEATHERBOARD |
| FC2 | FC CLADDING W/- BATTENS |
| GB | GLASS BALUSTRADE |
| GD | GARAGE DOOR |
| MF | METAL FENCE |
| MR | METAL ROOFING |
| MS | METAL SCREEN |
| SC | STEEL COLUMN |
| SS | SUNSHADE |
| WM | WINDOW ALUMINIUM FRAMED |

WEST ELEVATION

PRELIMINARY - 19/06/2019

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Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

CASA KOALA ARCHITECTURE

**DRAWING TITLE**
ELEVATIONS

**DRAWING NO.**
A3.01

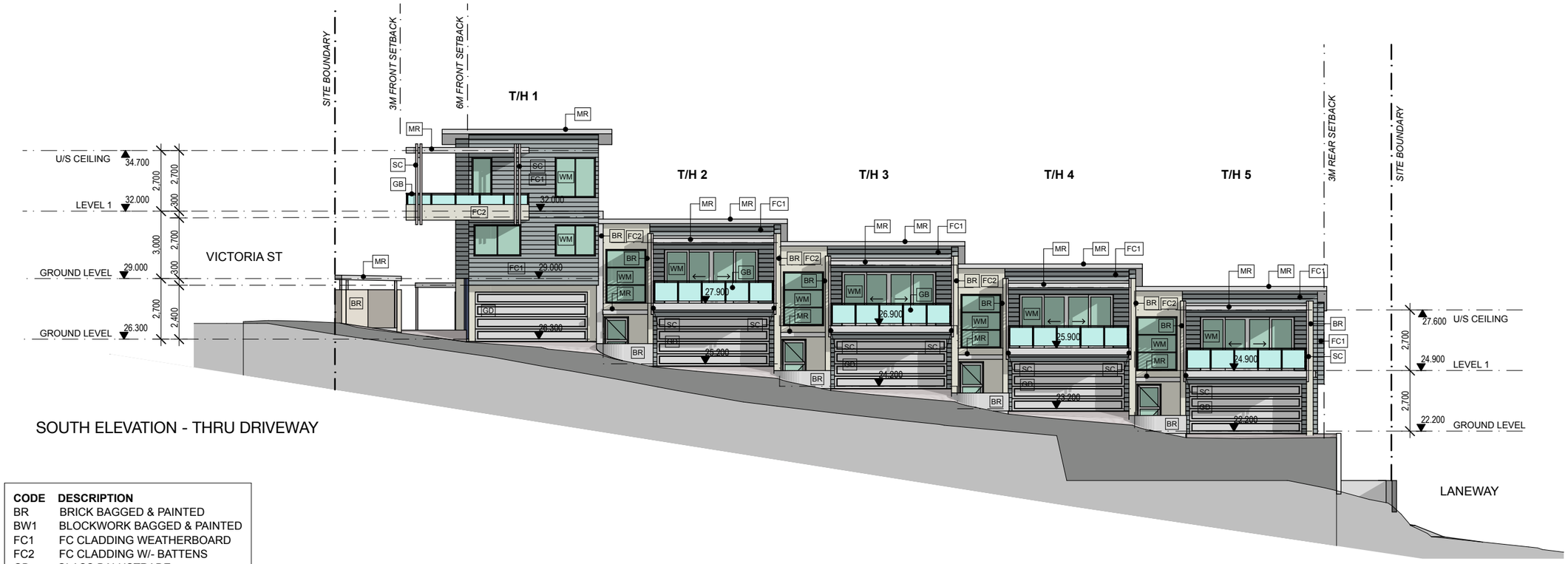
**SCALES**
1:200@A3

**DATE**
19/06/2019

**PHASE**
DA

**REVISION**
-

Date of Publish: 19/06/2019




SOUTH ELEVATION - THRU DRIVEWAY

| CODE | DESCRIPTION |
|---|---|
| BR | BRICK BAGGED & PAINTED |
| BW1 | BLOCKWORK BAGGED & PAINTED |
| FC1 | FC CLADDING WEATHERBOARD |
| FC2 | FC CLADDING W/- BATTENS |
| GB | GLASS BALUSTRADE |
| GD | GARAGE DOOR |
| MF | METAL FENCE |
| MR | METAL ROOFING |
| MS | METAL SCREEN |
| SC | STEEL COLUMN |
| SS | SUNSHADE |
| WM | WINDOW ALUMINIUM FRAMED |

SOUTH ELEVATION W/- DRIVEWAY WALL

PRELIMINARY - 19/06/2019

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|---|---|---|
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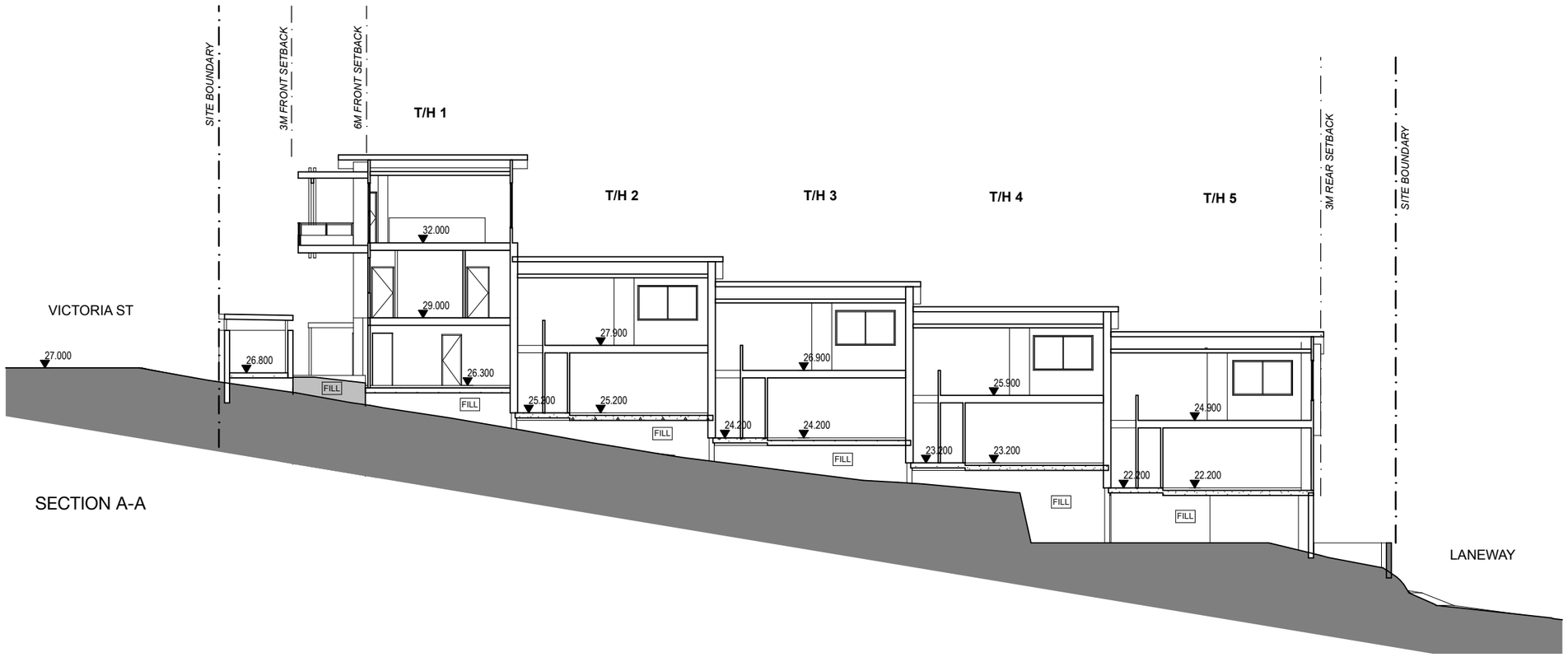
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

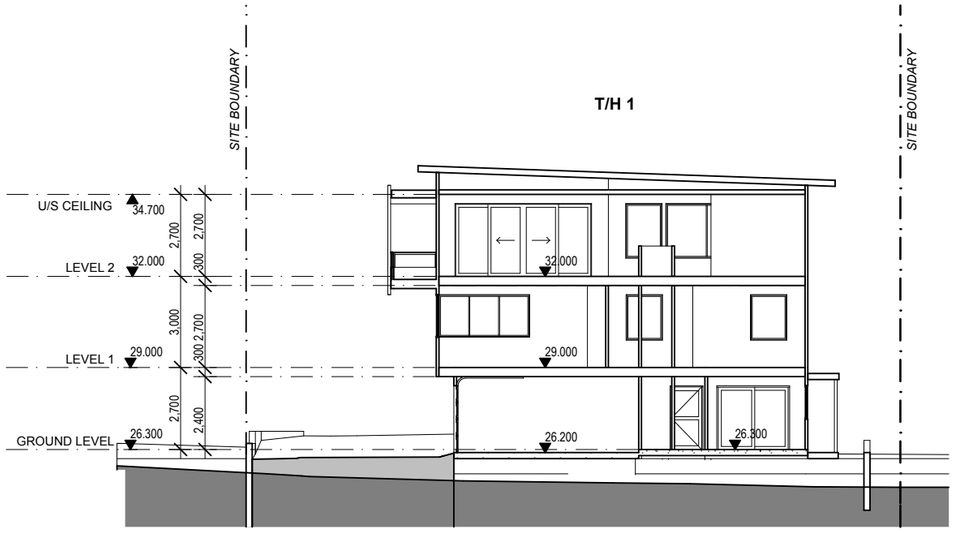
CASA KOALA ARCHITECTURE

**DRAWING TITLE** ELEVATIONS
**DRAWING NO.** A3.02
**SCALES** 1:200@A3
**DATE** 19/06/2019
**PHASE** DA
**REVISION** -

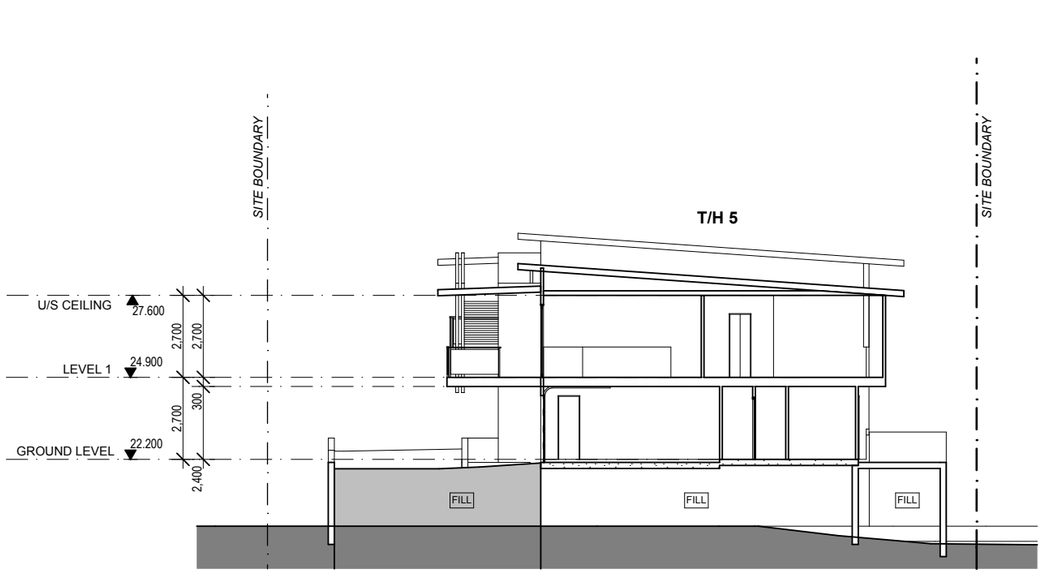
Date of Publish: 19/06/2019




SECTION A-A




SECTION C-C




SECTION D-D

PRELIMINARY - 19/06/2019

| DATE | REV | NOTES |
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**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

CASA KOALA ARCHITECTURE

**DRAWING TITLE**
SECTIONS

**DRAWING NO.**
A4.01

**SCALES**
1:500@A3

**DATE**
19/06/2019

**PHASE**
DA

**REVISION**
-

Date of Publish: 19/06/2019

EAST VIEW

NORTH WEST VIEW

PRELIMINARY - 19/06/2019

| DATE | REV | NOTES |
|---|---|---|
| | | |

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Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

CASA KOALA ARCHITECTURE

**DRAWING TITLE**
SITE MODEL

**DRAWING NO.**
A5.01

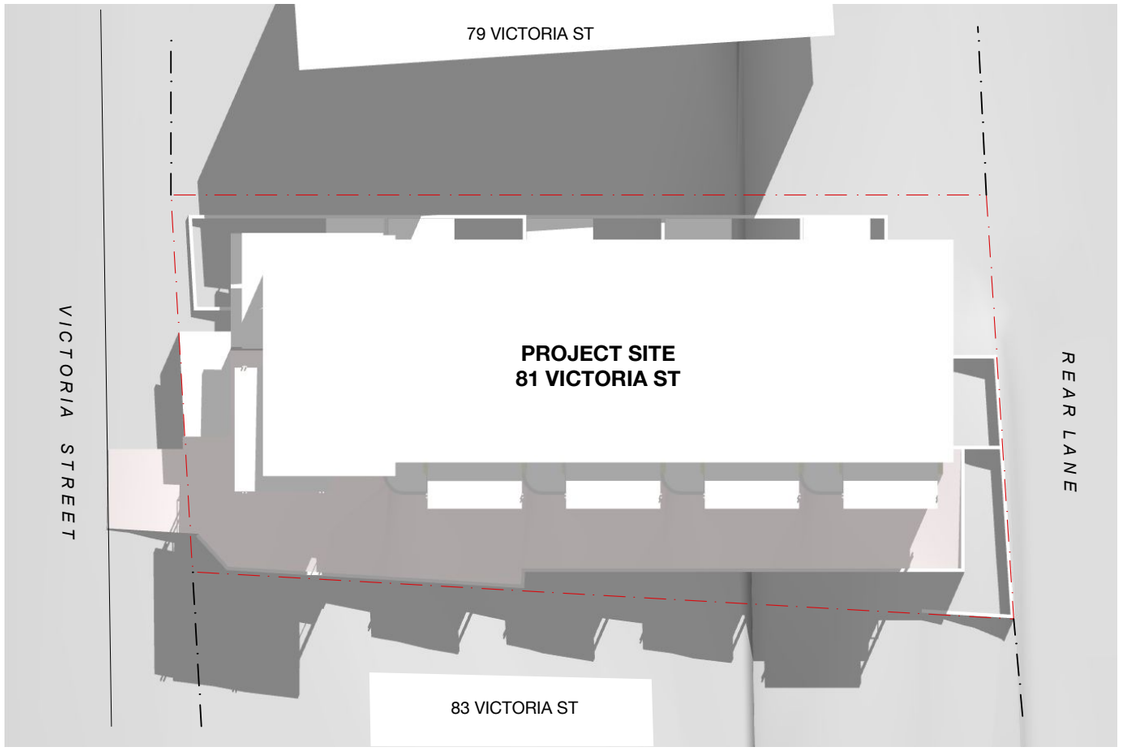
**SCALES**
NTS

**DATE**
19/06/2019

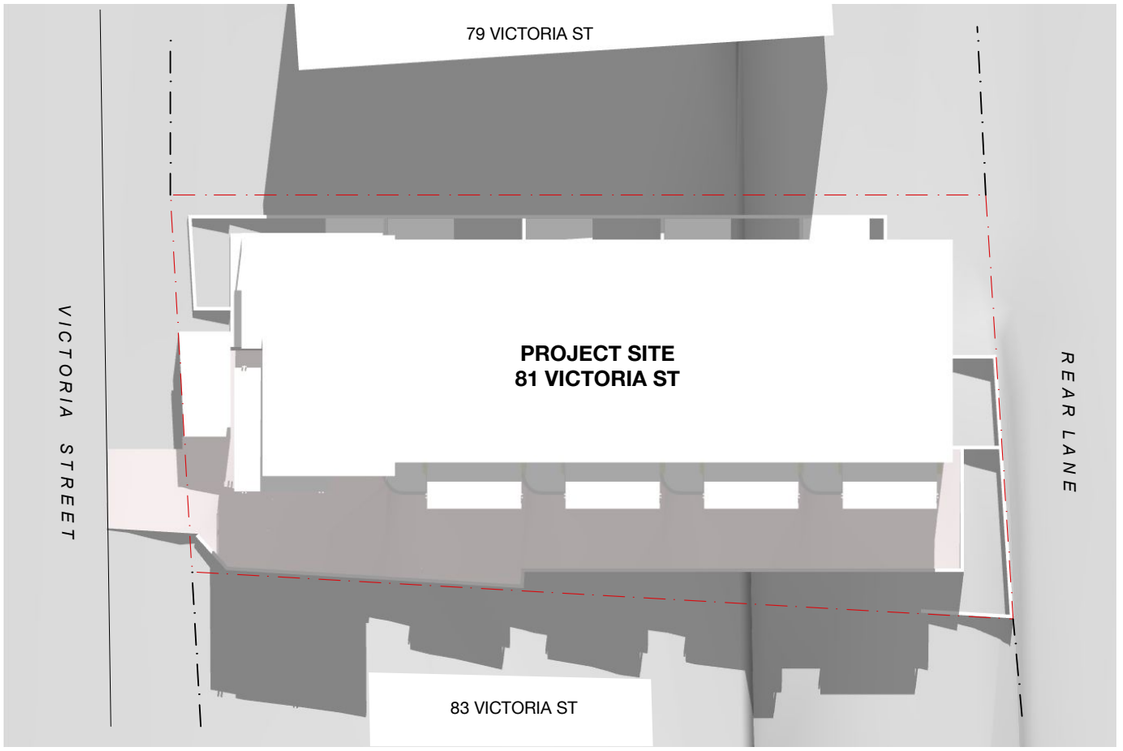
**PHASE**
DA

**REVISION**
-

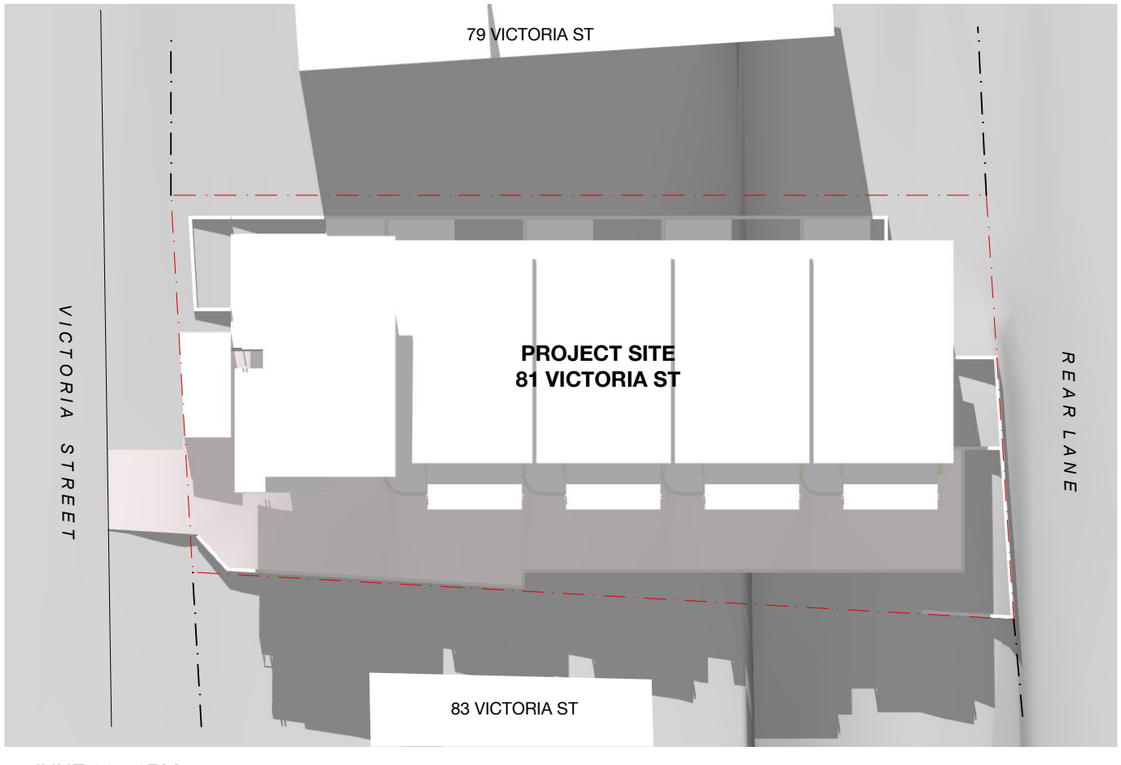
Date of Publish: 19/06/2019



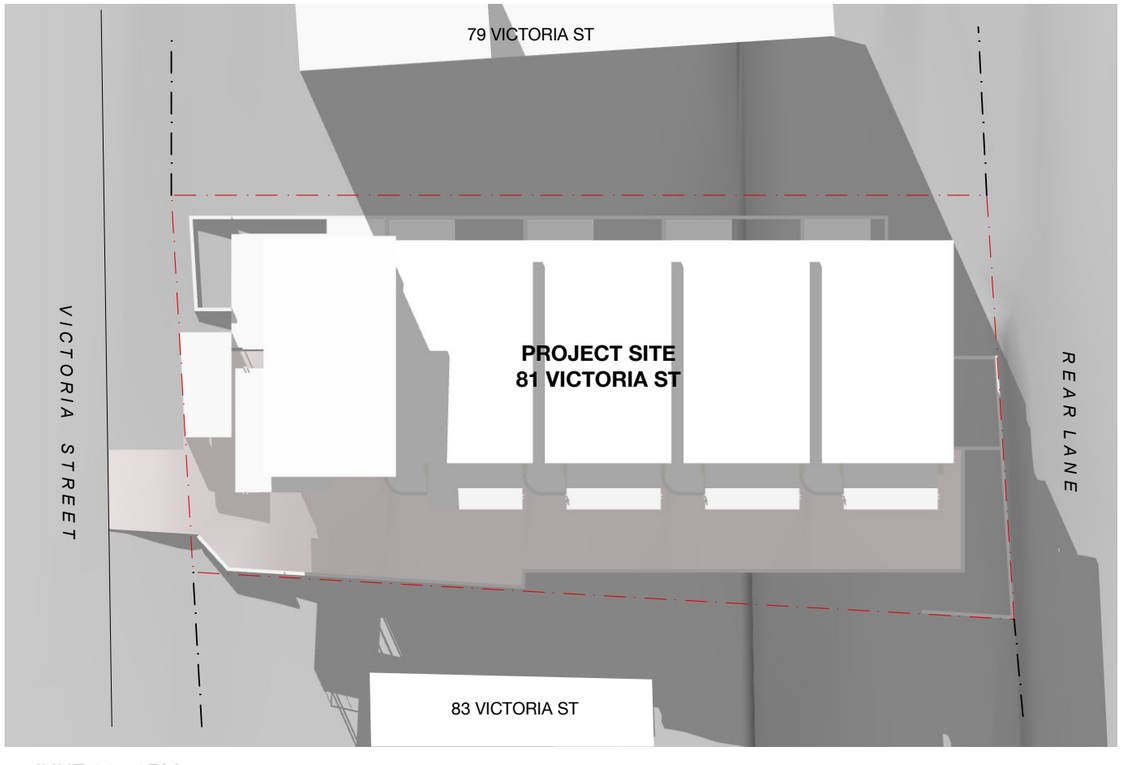

JUNE 21 - 11AM




JUNE 21 - 12PM




JUNE 21 - 1PM




JUNE 21 - 2PM

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NORTH

**PROJECT**
81 VICTORIA STREET TOWNHOUSES
81 VICTORIA STREET, COFFS HARBOUR
PROJECT NO: 18-15

**CLIENT**
TWAVE VOGLSINGER & PAUL VOGLSINGER

**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au
CASA KOALA ARCHITECTURE

**DRAWING TITLE**
SHADOW DIAGRAMS

**DRAWING NO.**
A6.01

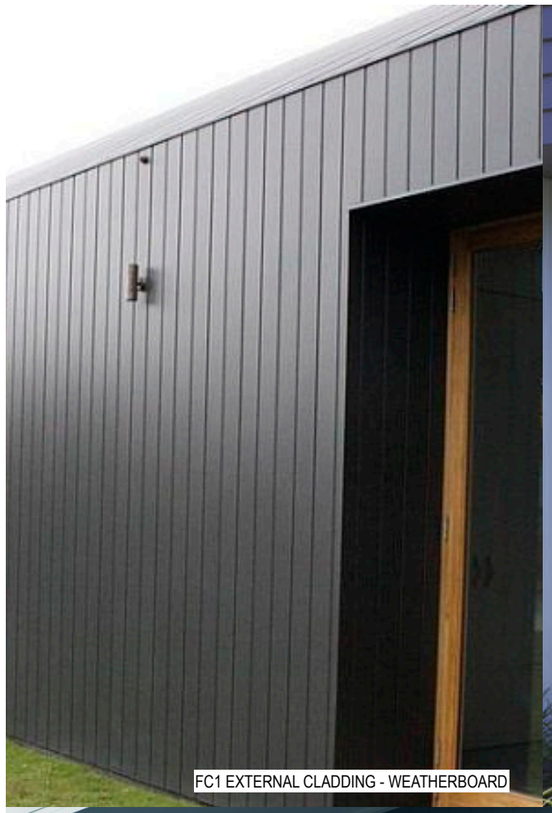
**SCALES**
NTS

**DATE**
19/06/2019

**PHASE**
DA

**REVISION**
-

Date of Publish: 19/06/2019



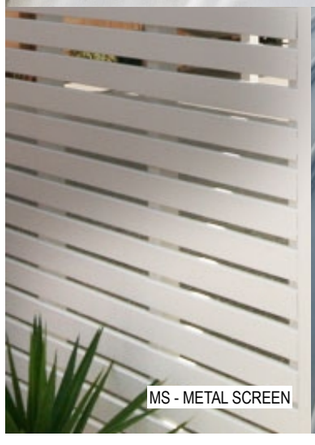
FC1 EXTERNAL CLADDING - WEATHERBOARD

FC2 - EXTERNAL CLADDING

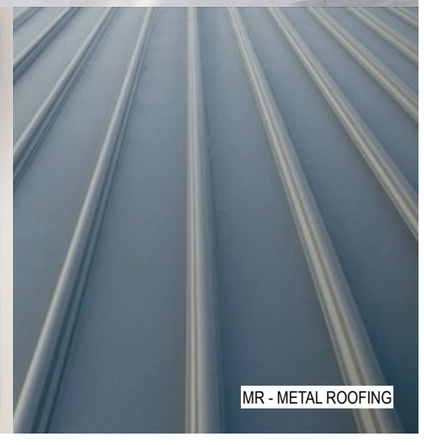
SS - METAL SUNSHADE

GD - PANEL-LIFT GARAGE DOOR

WM - WINDOW ALUMINIUM FRAMED



MS - METAL SCREEN



MR - METAL ROOFING

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NORTH

**PROJECT**
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81 VICTORIA STREET, COFFS HARBOUR
PROJECT NO: 18-15

**CLIENT**
TWAVE VOGLSINGER & PAUL VOGLSINGER

**ARCHITECT**
Jim Booth
10 Lovetts Road
Korora, NSW 2450
m 0407 902 482
e jim@casakoala.com.au

CASA KOALA ARCHITECTURE

**DRAWING TITLE**
EXTERNAL FINISHES

**DRAWING NO.**
A7.01

**SCALES**
NTS

**DATE**
19/06/2019

**PHASE**
DA

**REVISION**
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Date of Publish: 19/06/2019