

# 17 McDonald Place Evans Head



Drawing List			
Sheet Number	Sheet Name	Drawn By	Current Revision
A000	TITLE SHEET	HS	A
A001	LOCATION & OVERALL SITE PLAN	FA	A
A002	LOCAL CONTEXT PLAN	FA	A
A003	STREETSCAPE-SECTION & VIEWS	FA	A
A004	SITE ANALYSIS PLAN	HS	A
A005	SHADOW DIAGRAMS	LB	A
A006	SOLAR ACCESS NE UNITS 1,2,3,6,7,8	HS	A
A007	SOLAR ACCESS NW UNITS 4,5,9 & 10	HS	A
A008	NATURAL VENTILATION	HS	A
A100	PROPOSED SITE PLAN	LB	A
A200	GROUND FLOOR	HS	A
A201	LEVEL ONE	HS	A
A202	LEVEL TWO	LB	A
A400	ROOF	HS	A
A500	ELEVATIONS NE	HS	A
A501	ELEVATION SW	LB	A
A600	SECTIONS	HS	A
A601	SECTIONS	HS	A
A900	WINDOW SCHEDULE	HS	A
A901	DOOR SCHEDULE	HS	A

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: TITLE SHEET		Drawing No: A000	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**TITLE SHEET**

2205 | Multi Use Development

17 The Evans Trust

17 McDonald Place Evans Head- NSW

sheet no. A000

scale @A2:

date: Jan 24

drawn: HS

revision A

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**NO. 660  
BUS ROUTE  
( BALLINA - EVANS HEAD)**

**SITE**  
17 MC DONALD PLACE  
EVANS HEAD - NSW - 2473  
LOT 8 - DP 14089



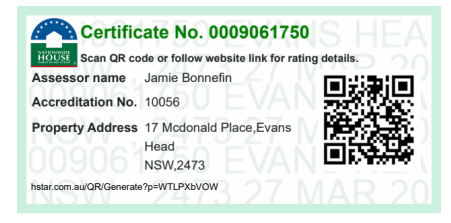
SOURCE: BASE MAP FROM GOOGLE MAPS  
SCALE 1:2000

BLOCK PLAN SHOWING BUILDING PATTERN / TYPOLOGY

- NEW TEMPORARY HOUSING VILLAGE
- CYCLE PATH
- FOR STREETSCAPE ELEVATION & VIEWS, SEE DRAWING A003
- NEW BUILDING UNDER CONSTRUCTION

**KEY**

- A & B : MAIN ACCESS ROADS FROM M1- PACIFIC MOTORWAY
- C : HERITAGE AVIATION MUSEUM
- D : K12 SCHOOL
- E : FIRE & RESCUE NSW FIRE STATION
- F : IGA - GROCERY STORE
- G : TOWN CENTRE ( GROCERY STORE / NEWS AGENT/ CHEMIST/ RESTAURANTS, HOTEL)
- H : EVANS HEAD HEALTHONE ( MEDICAL CENTRE)
- I : PUBLIC LIBRARY
- K : CLUB EVANS RSL
- L : MEDICAL CENTRE



Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: LOCATION & OVERALL SITE PLAN Drawing No: A001			
No.	Date	Description	DP Full Name   Reg No.
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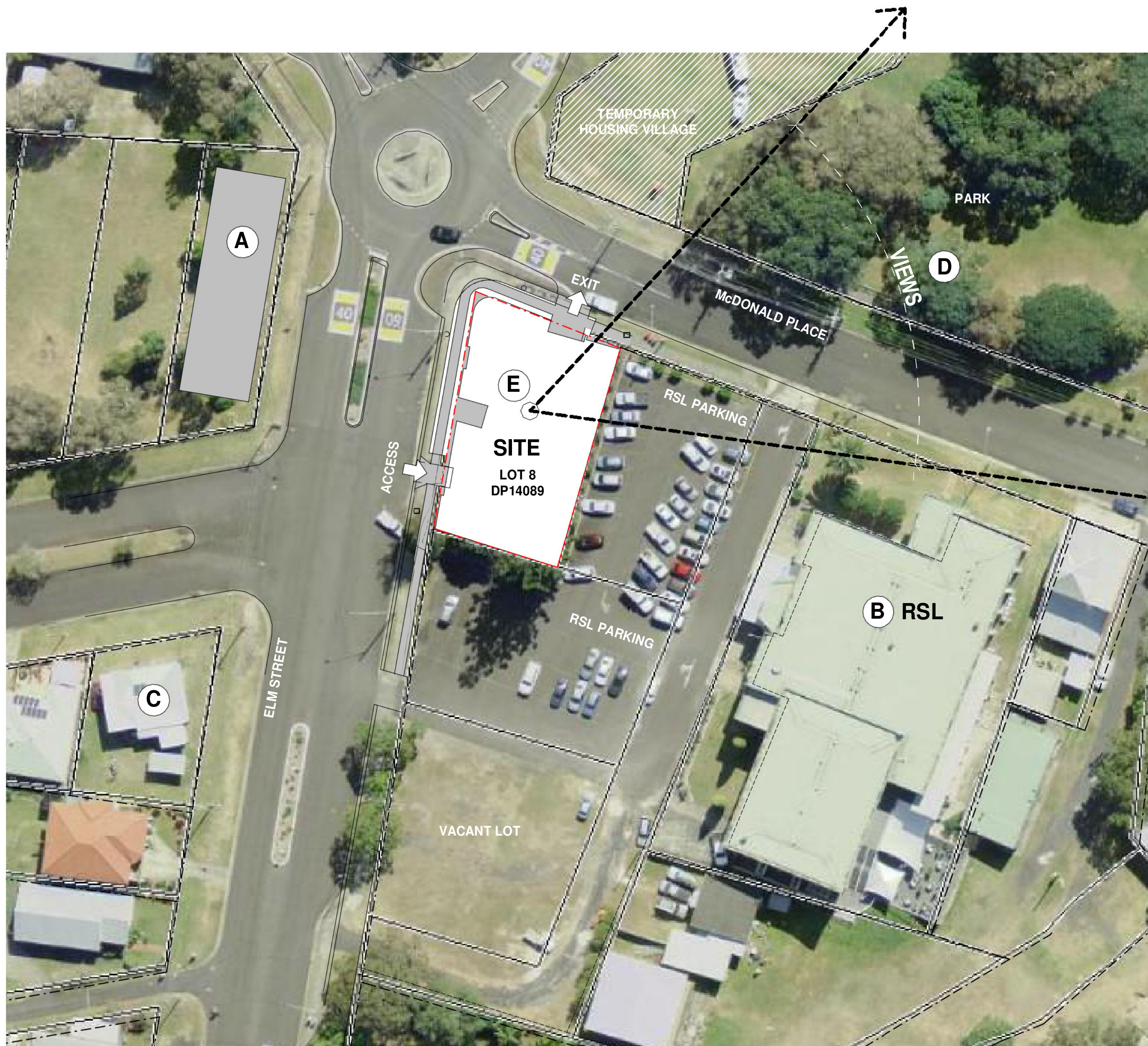
**LOCATION & OVERALL SITE PLAN**  
2205 Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A001  
scale @A2: 1 : 2000  
date: Jan 24  
drawn: FA  
revision: A

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**A : NEW , TWO LEVEL RESIDENTIAL BUILDING**



**B : RSL CLUB, TWO LEVEL BRICK BUILDING**



**C : TYPICAL TIMBER FRAMED 1 & 2 LEVEL RESIDENTIAL DWELLINGS**



**D : VIEWS TO EVANS RIVER**



**E : THE SITE IS GENERALLY FLAT WITH AN AVERAGE DATUM OF RL 5.00 AHD. MCDONALD PLACE SLOPES TOWARDS EVANS RIVER**

**F : THERE ARE NO SIGNIFICANT NOISE SOURCES AFFECTING THE SITE - REFER ACOUSTIC REPORT FROM INGEN CONSULTING FOR DETAILS**

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: LOCAL CONTEXT PLAN		Drawing No: A002	
No.	Date	Description	DP Full Name   Reg No.
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**LOCAL CONTEXT PLAN**  
2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

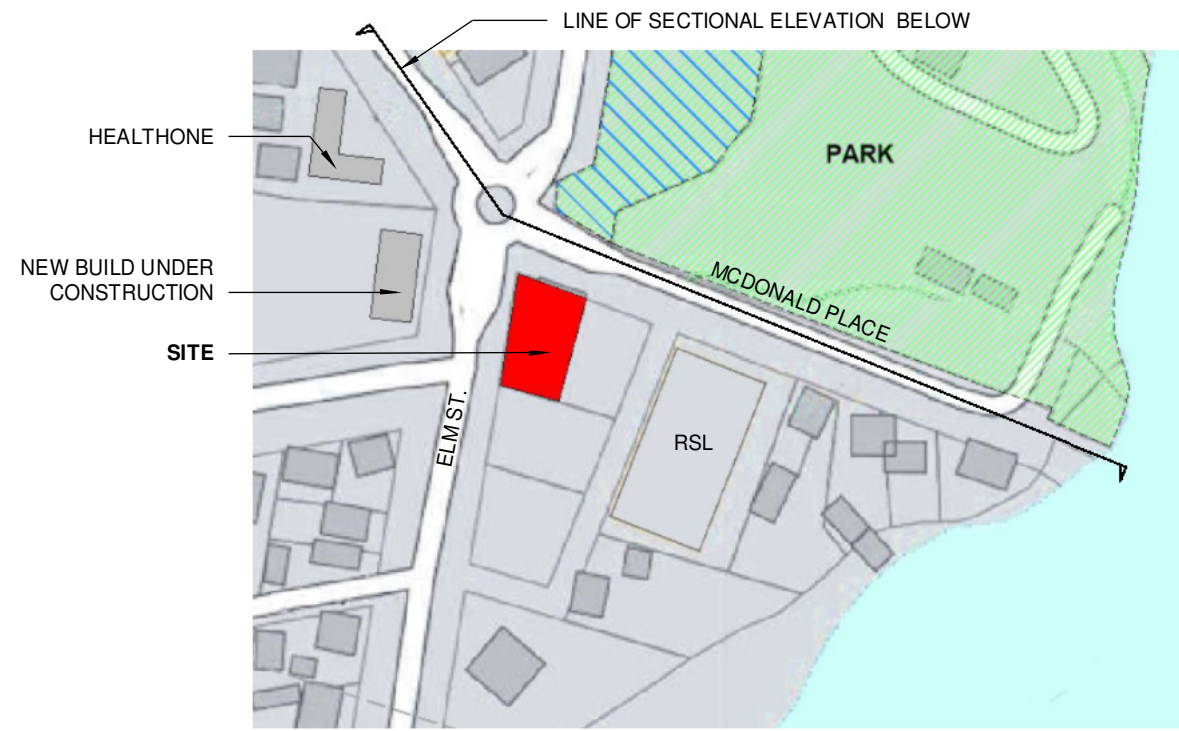
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scale @A2: 1 : 500  
date: Jan 24  
drawn: FA  
revision: A

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Certificate No. 0009061750  
Assessor name: Jamie Bornerfin  
Accreditation No. 10056  
Property Address: 17 McDonald Place, Evans Head, NSW, 2473  
Issue Date: 27 MAR 2024





PLAN : NTS

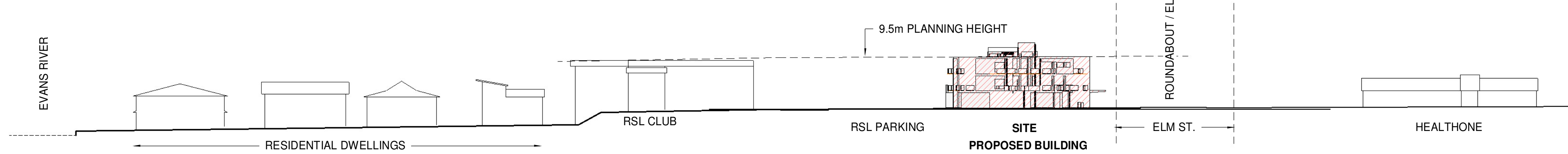


VIEW DOWN MCDONALD PLACE SHOWING THE EXISTING BUILDING ON SITE AND THE RSL CLUB IN THE BACKGROUND

MCDONALD PLACE



ELM ST.



MC DONALD PLACE / WOODBURN ST. - SOUTH SIDE- LINE SECTIONAL ELEVATION  
STREETSCAPE- OVERALL HEIGHTS

1: 500



NE PERSPECTIVE FROM MCDONALD PLACE



SW PERSPECTIVE FROM ELM STREET



N PERSPECTIVE FROM MCDONALD PLACE



Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: STREETScape- STREETScape- SECTION & VIEWS		Drawing No: A003	
No.	Date	Description	DP Full Name   Reg No.
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**STREETSCAPE-  
STREETSCAPE- SECTION  
& VIEWSSECTION &  
VIEWS**

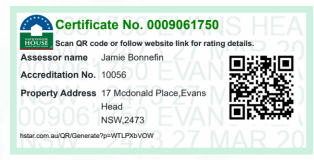
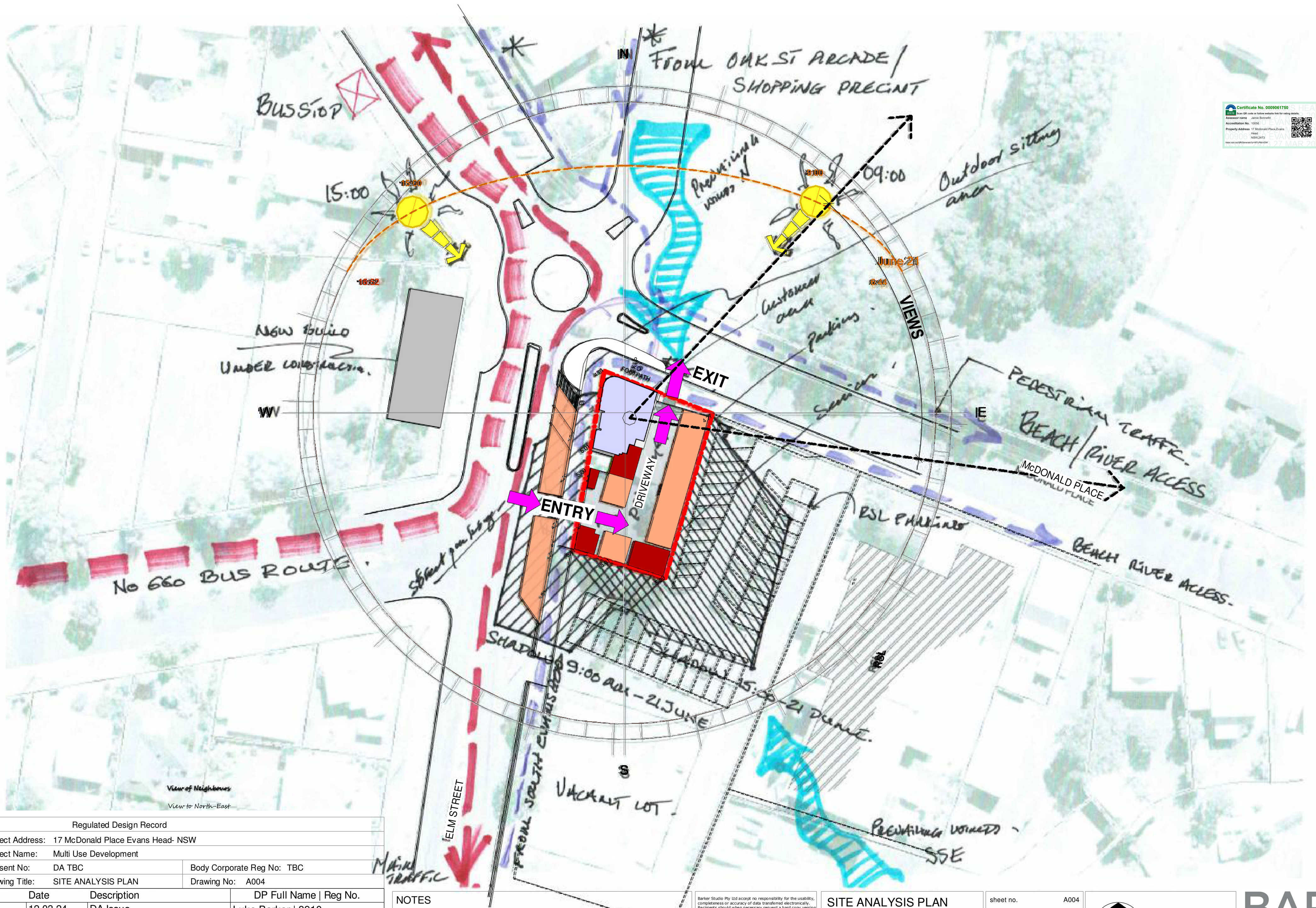
2205 Multi Use Development  
Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A003  
scale @A2: 1 : 500  
date: Jan 24  
drawn: FA  
revision A

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Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC	Body Corporate Reg No: TBC		
Drawing Title: SITE ANALYSIS PLAN	Drawing No: A004		
No.	Date	Description	DP Full Name   Reg No.
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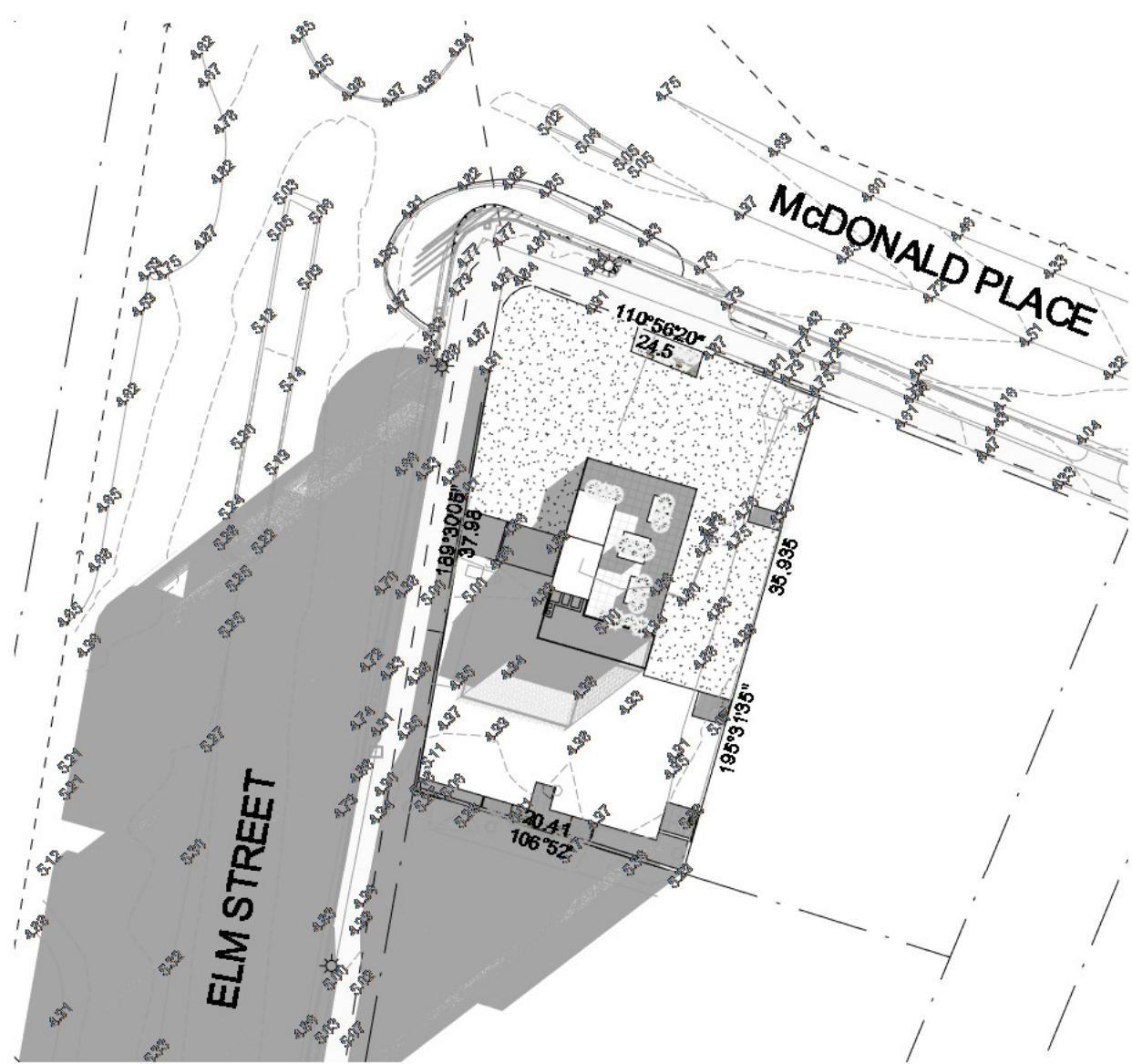
**SITE ANALYSIS PLAN**  
 2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

sheet no. A004  
 scale @A2: As indicated  
 date: Jan 24  
 drawn: HS  
 revision: A

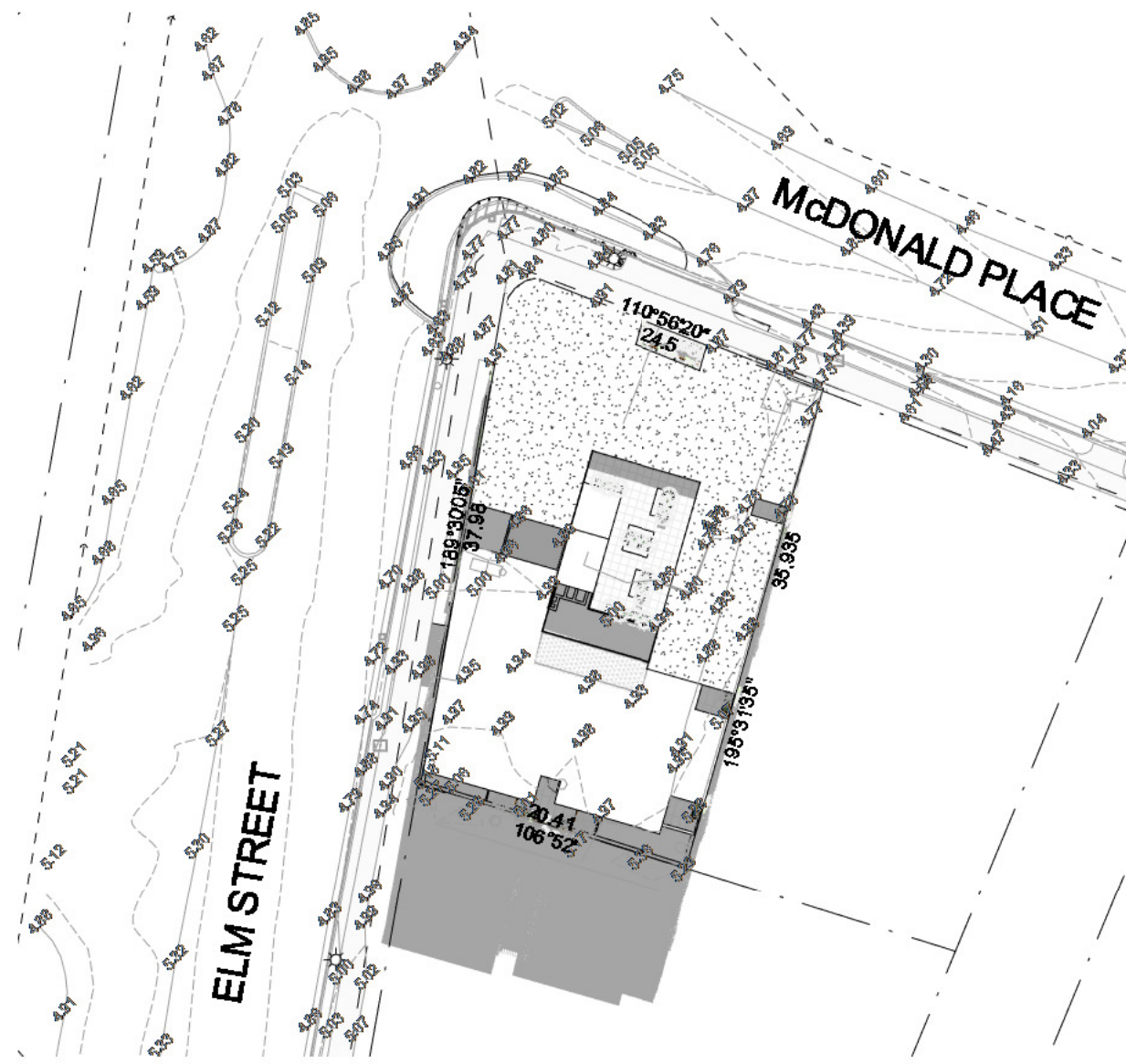
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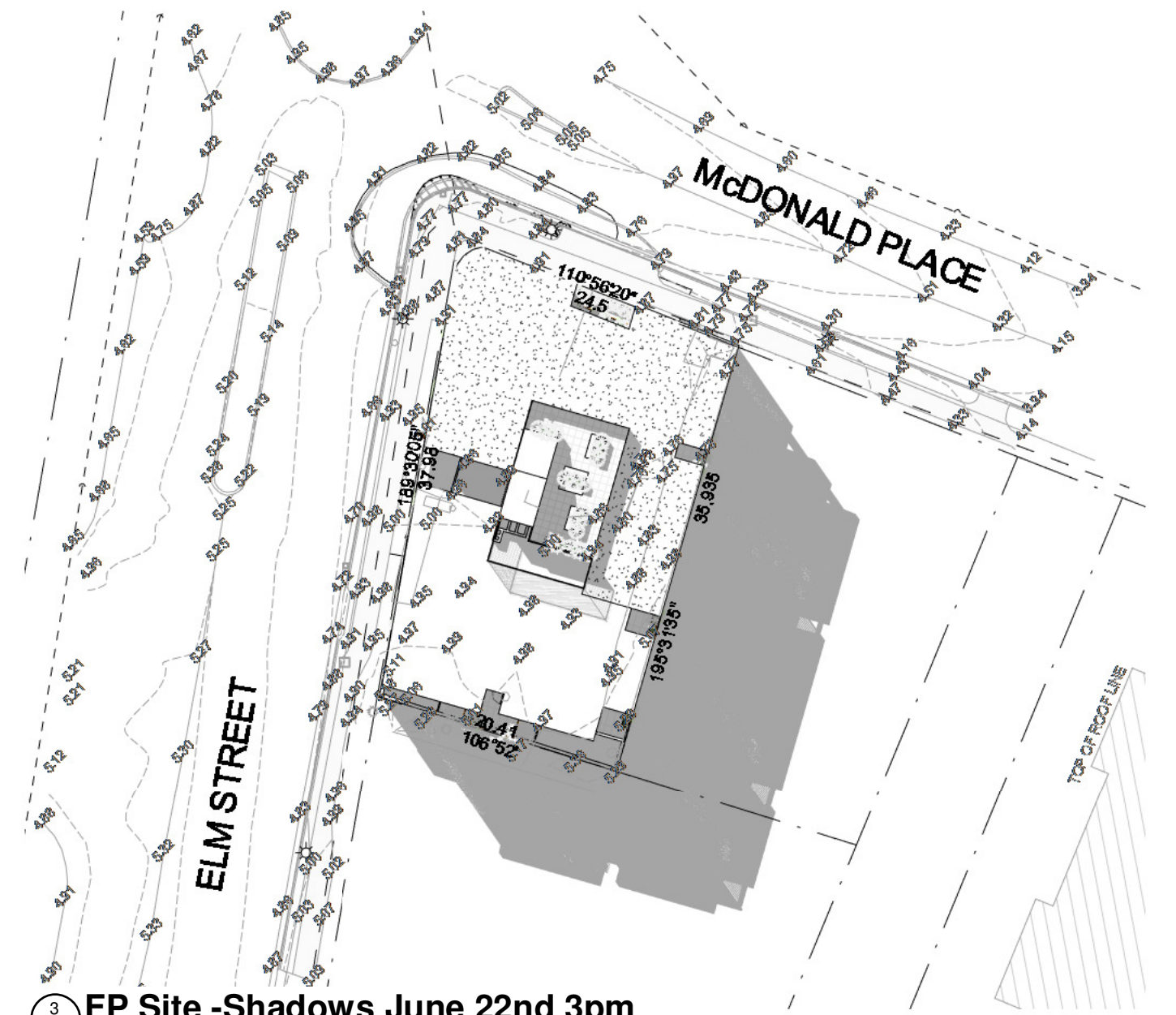




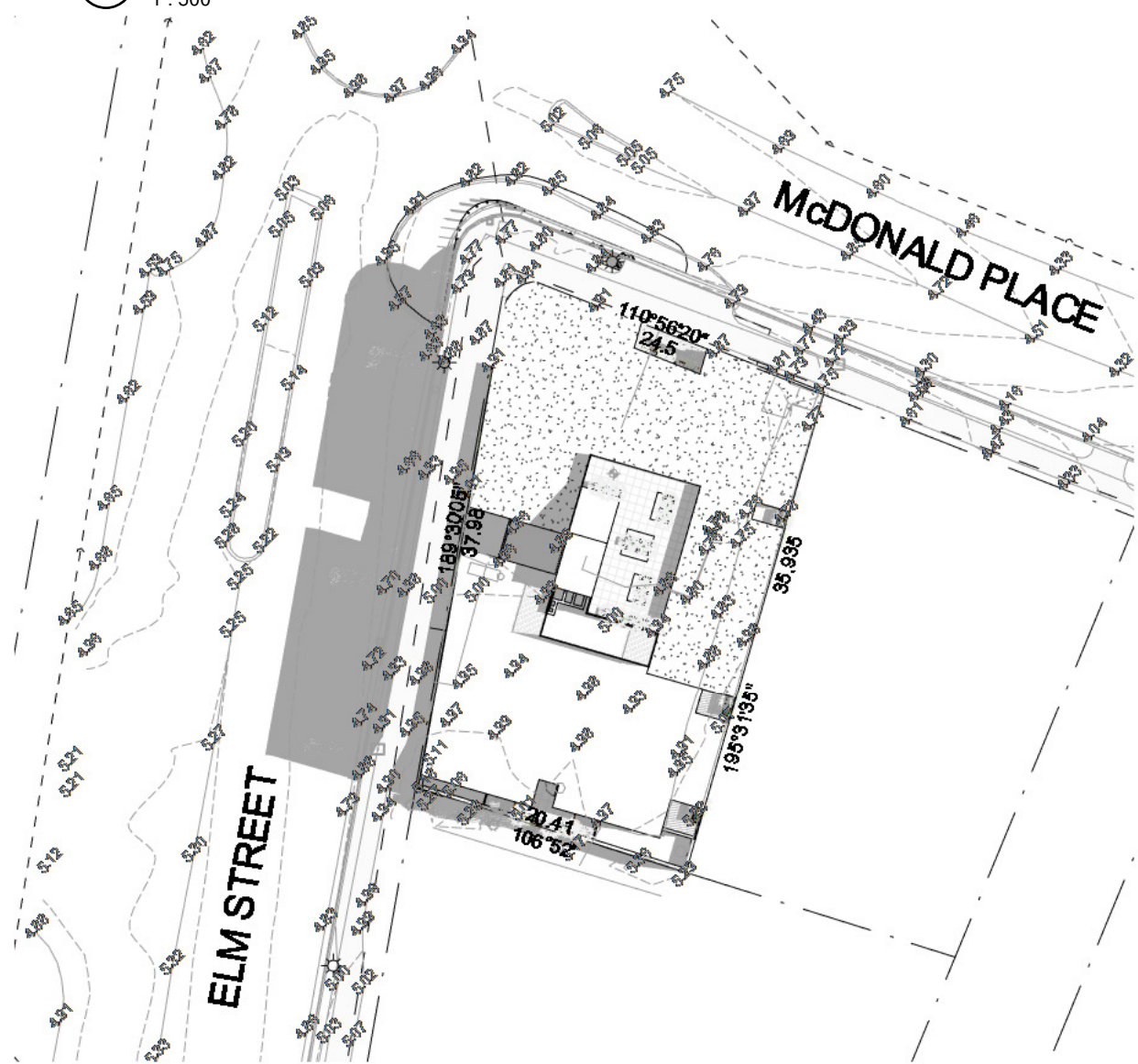
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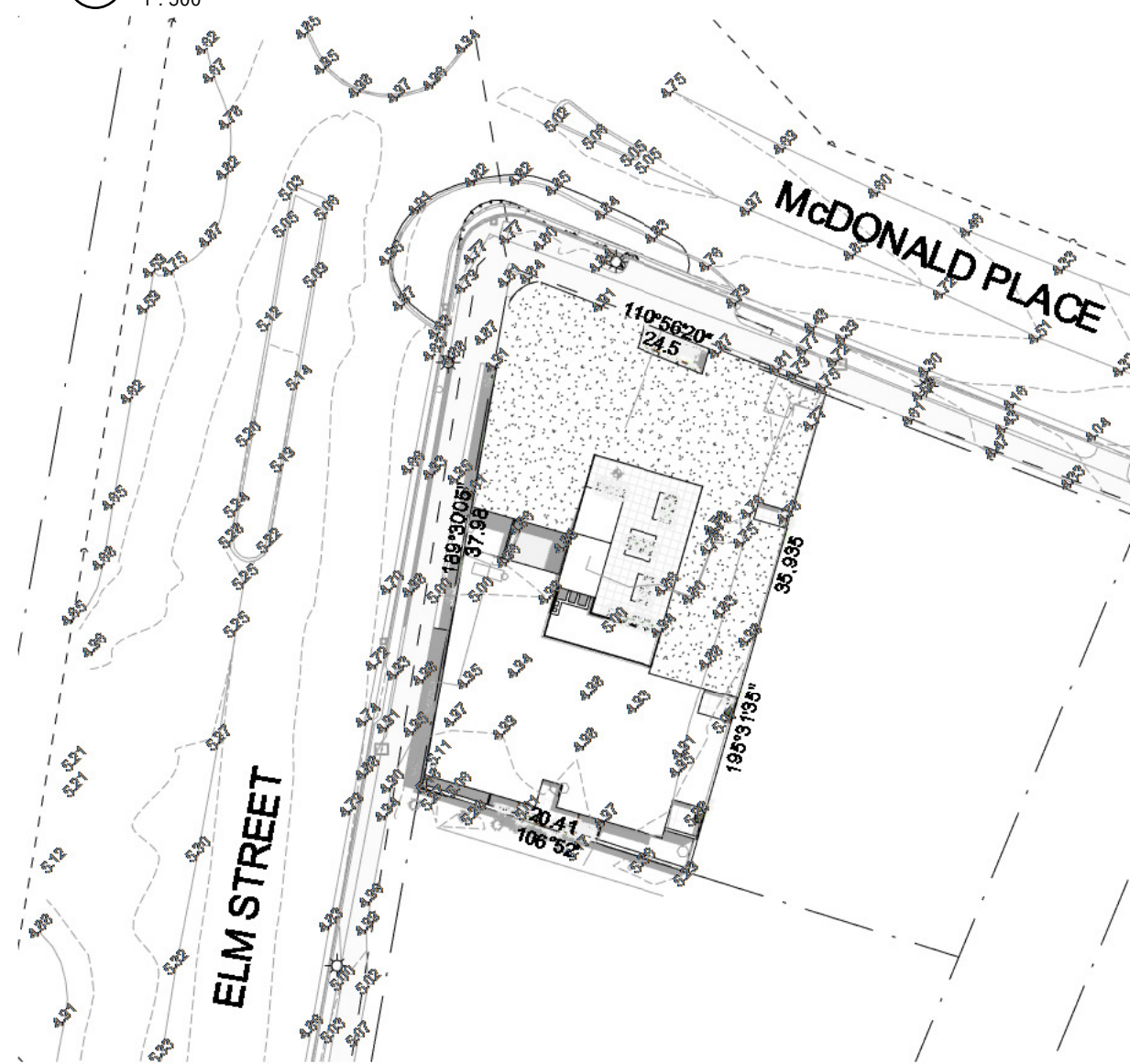
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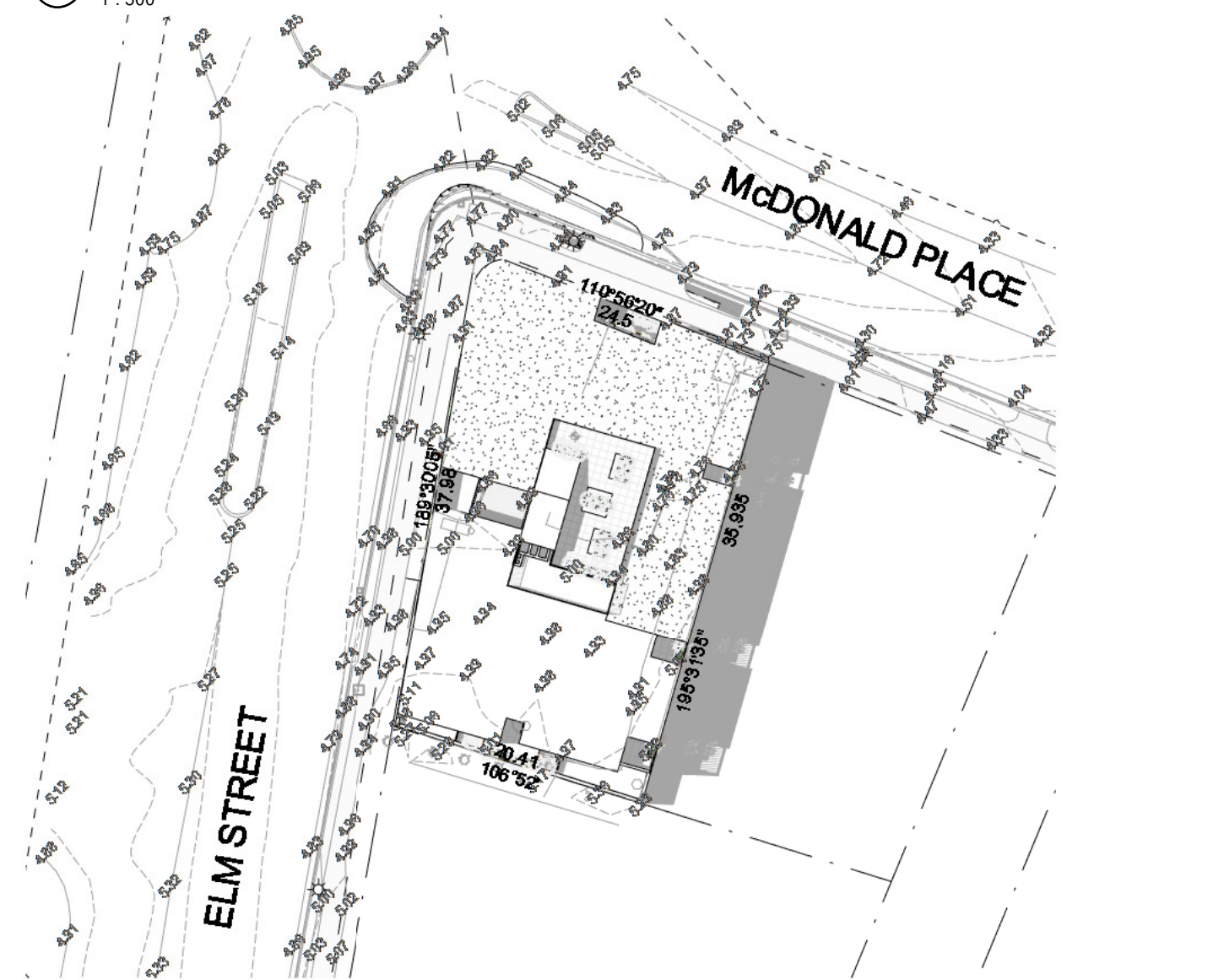
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A500 1:500



4 FP Site -Shadows Dec 22nd 9am  
A500 1:500



5 FP Site -Shadows Dec 22nd NOON  
A500 1:500



6 FP Site -Shadows Dec 22nd 3pm  
A500 1:500

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: SHADOW DIAGRAMS		Drawing No: A005	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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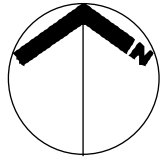
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**SHADOW DIAGRAMS**  
2205 | Multi Use Development  
17 The Evans Trust  
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sheet no. A005  
scale @A2: 1:500  
date: Jan 24  
drawn: LB  
revision: A



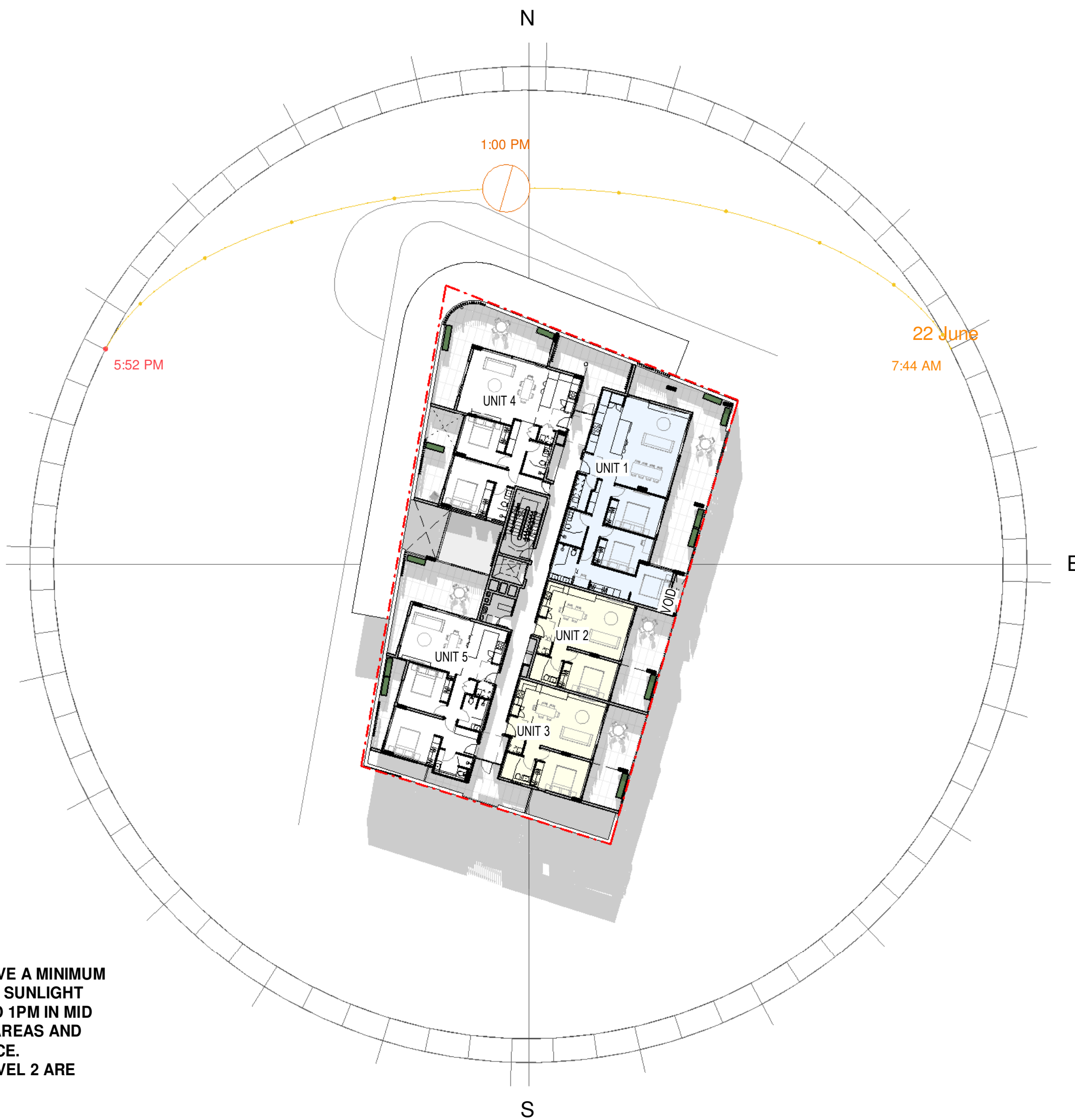
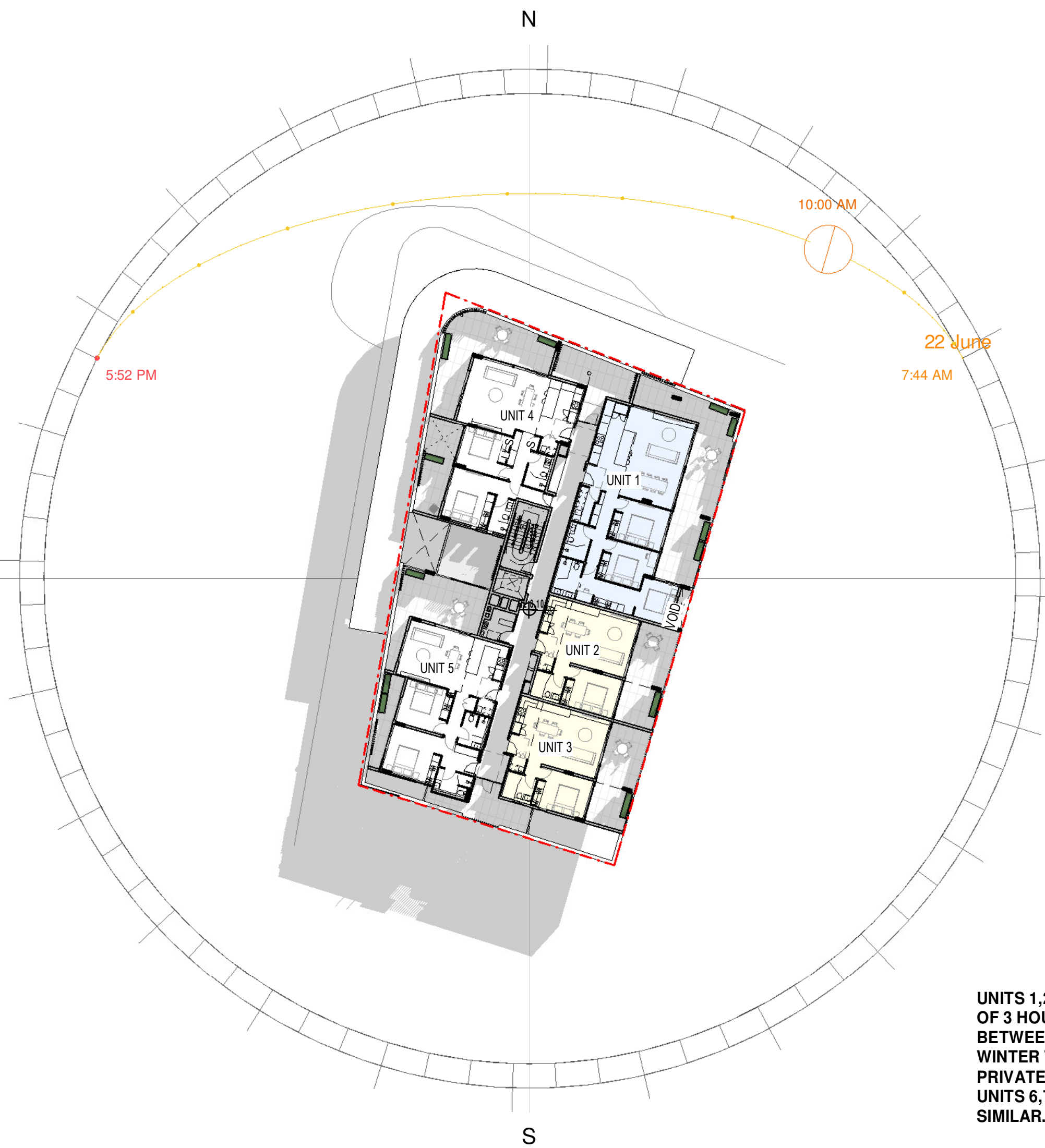
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Assessor name: Jamie Bonnell  
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Property Address: 17 McDonald Place, Evans Head  
NSW, 2473  
www.evanshead.com.au  
27 MAR 20







**UNITS 1, 2 & 3 RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 10AM AND 1PM IN MID WINTER TO LIVING AREAS AND PRIVATE OPEN SPACE. UNITS 6, 7 & 8 ON LEVEL 2 ARE SIMILAR.**

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: SOLAR ACCESS NE UNITS 1,2,3,6,7,8 Drawing No: A006			
No.	Date	Description	DP Full Name   Reg No.
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**SOLAR ACCESS NE UNITS**  
1, 2, 3, 6, 7, 8  
Multi Use Development

17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A006  
scale @A2: 1 : 300  
date: Jan 24  
drawn: HS  
revision A

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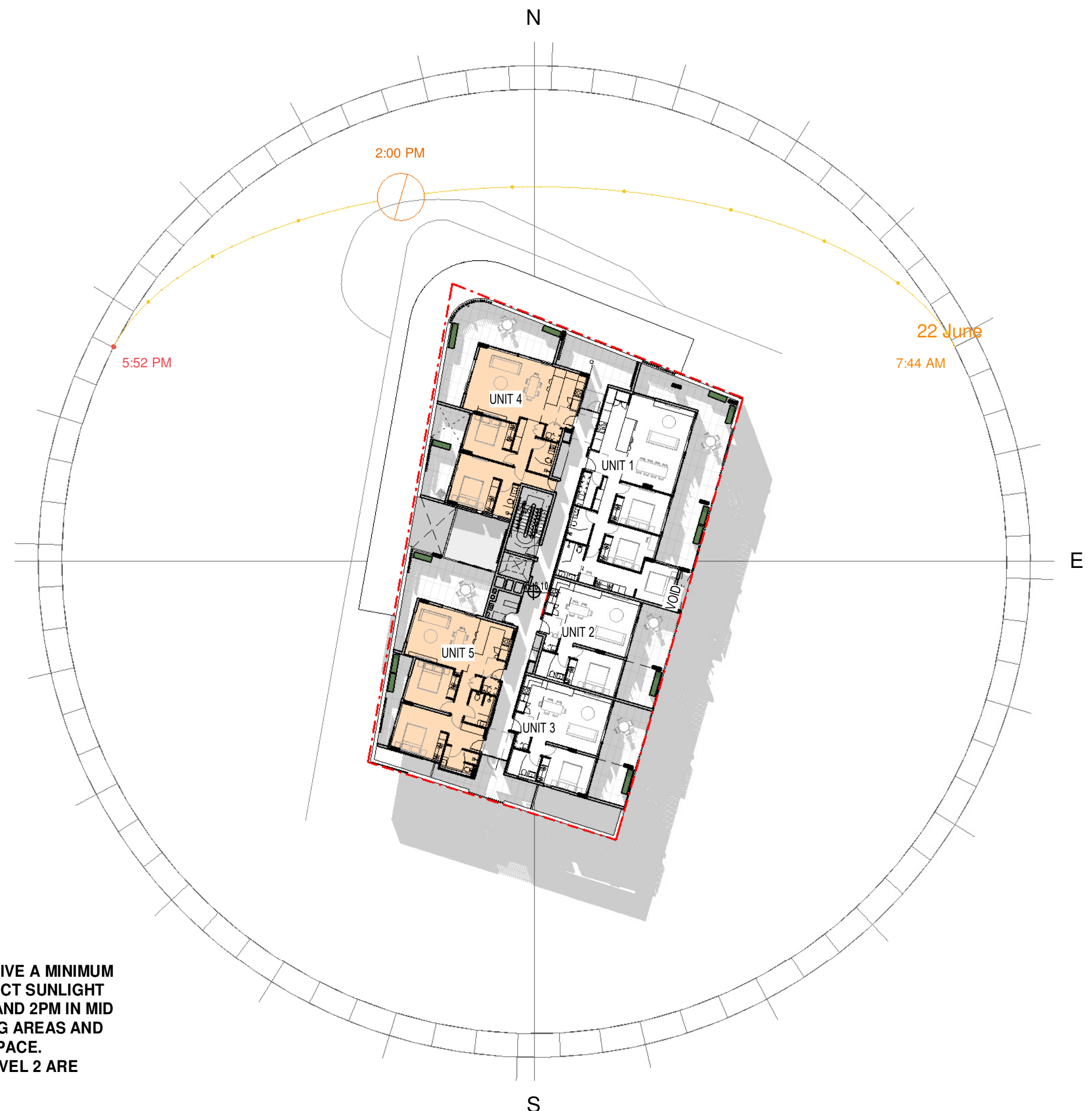
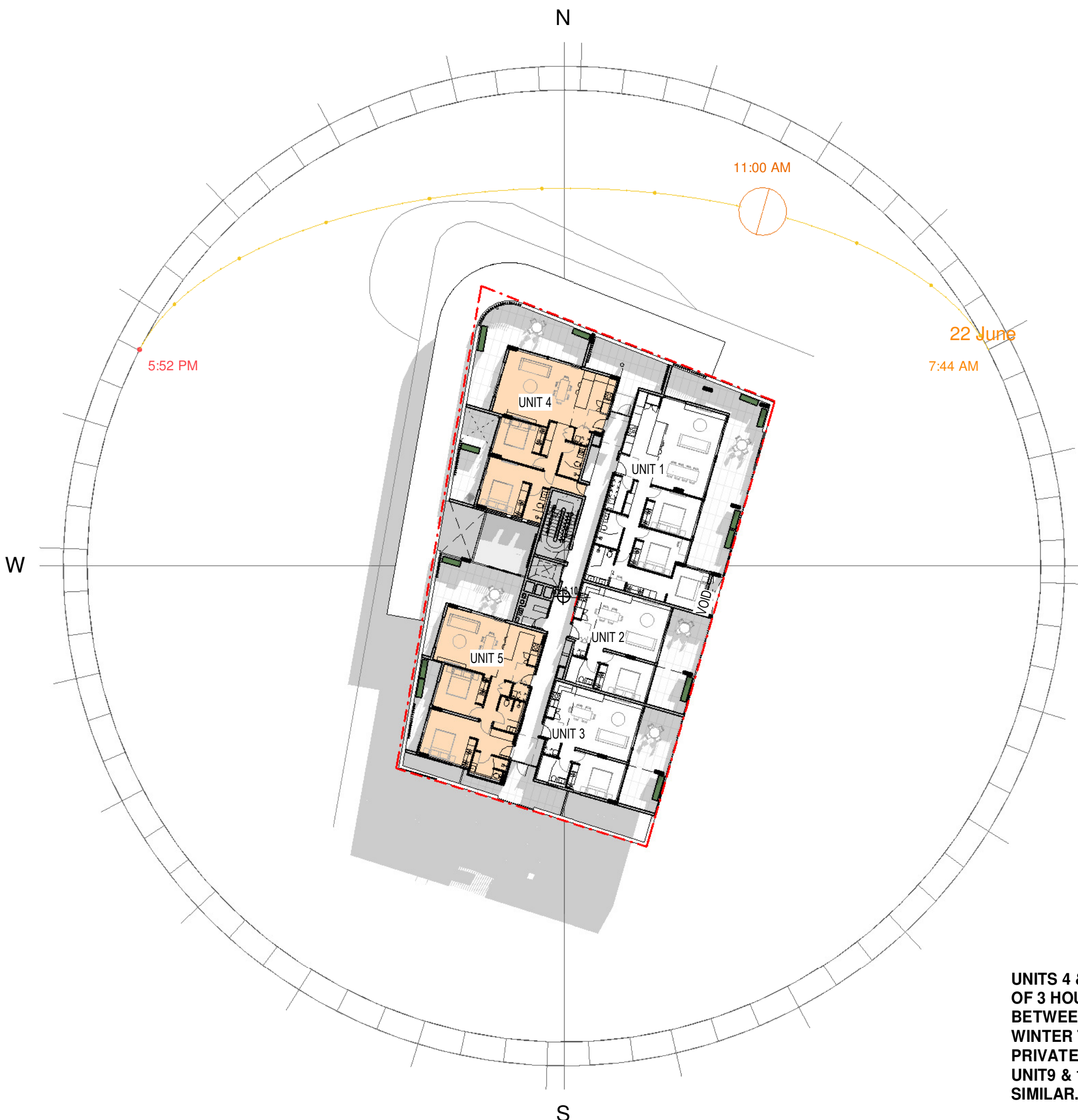


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Accreditation No: 10056  
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009061750 EVANS HEAD NSW 2473  
27 MAR 20





**UNITS 4 & 5 RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 11AM AND 2PM IN MID WINTER TO LIVING AREAS AND PRIVATE OPEN SPACE. UNIT 9 & 10 ON LEVEL 2 ARE SIMILAR.**

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: SOLAR ACCESS NW UNITS 4,5,9 & 10 Drawing No: A007			
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**SOLAR ACCESS NW**  
**UNITS 4,5,9 & 10**  
2205 Multi Use Development

17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A007  
scale @A2: 1 : 300  
date: Jan 24  
drawn: HS  
revision A

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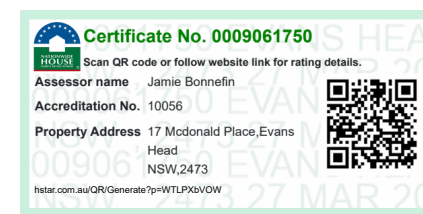
NSW 27 MAR 20





**UNITS 1, 4 & 5 ARE CROSS VENTILATED/ UNIT 2 & 3 HAVE NATURAL VENTILATION VIA OPERABLE WINDOWS AND DOORS ON LEVEL 1. LEVEL 2 IS SIMILAR. 60% OF UNITS ARE CROSS VENTILATED.**

- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT



Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: NATURAL VENTILATION		Drawing No: A008	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**NATURAL VENTILATION**  
 2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

sheet no. A008  
 scale @A2: As indicated  
 date: Jan 24  
 drawn: HS  
 revision: A

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**SITE**  
**17 McDonald Place, EVANS HEAD - NSW**  
**LOT 8 / DP 14089**

**EXISTING BUILDING TO BE DEMOLISHED**  
**( RED HATCH )**  
 REFER TO DEMOLITION WORK PLAN BY  
 HMC ENVIRONMENTAL CONSULTING  
 DATED OCTOBER 2023

**PROPOSED BUILDING**

**EXISTING TREES TO BE REMOVED**  
 REFER TO ARBORIST REPORT BY MODERN  
 TREE CONSULTANT DATED JUNE 2023

**PARKING TO RVC DCP PART 14**  
 TABLE 14.1 MINIMUM ON-SITE CAR PARKING REQUIREMENTS FOR DEVELOPMENT:  
 SHOP TOP HOUSING: 1 PER DWELLING + 1 VISITOR PARK = 11  
 RESTAURANT/CAFE: 1 PER 30m<sup>2</sup> GFA = 5  
 TOTAL = 16  
 ACCESS PARKING AS PER DCP A-9 1 PER 5 UNITS = 2



FOR DETAILS, REFER TO SURVEY DRAWING BY  
 NEWTON DENNY CHAPPELLE  
 DRAWING NO. 220269-01-SU-DS-01

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: PROPOSED SITE PLAN		Drawing No: A100	
No.	Date	Description	DP Full Name   Reg No.
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**PROPOSED SITE PLAN**  
 2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

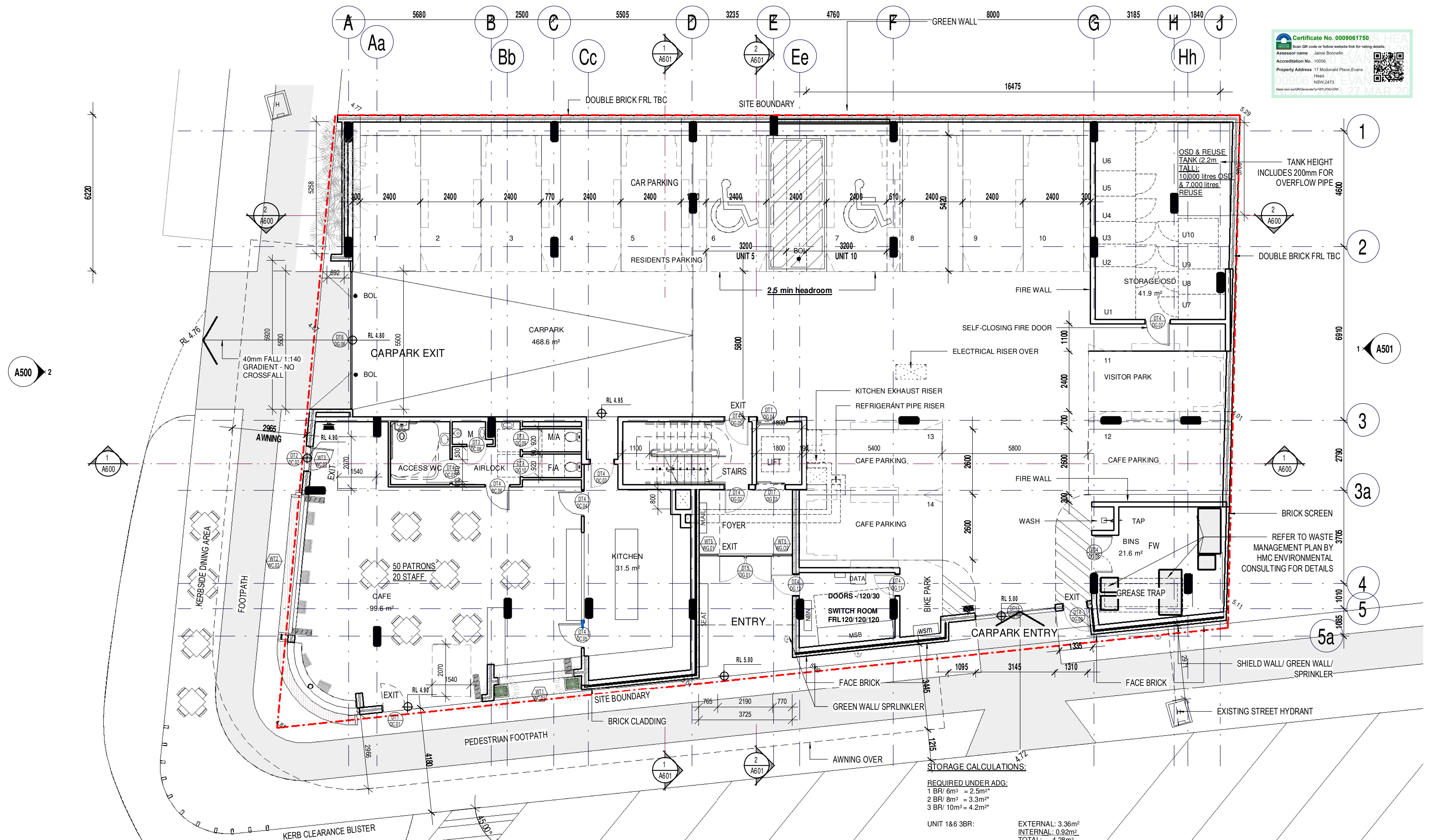
sheet no. A100  
 scale @A2: 1 : 500  
 date: Jan 24  
 drawn: LB  
 revision: A

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 Assessor name: Jamie Botnefin  
 Accreditation No. 10056  
 Property Address: 17 McDonald Place, Evans Head, NSW 2413  
 Head: EVANS HEAD  
 27 MAR 20





**STORAGE CALCULATIONS:**

**REQUIRED UNDER ADG:**  
 1 BR/ 6m³ = 2.5m²  
 2 BR/ 8m³ = 3.3m²  
 3 BR/ 10m³ = 4.2m²

UNIT 1&6 3BR:	EXTERNAL: 3.36m² INTERNAL: 0.92m² TOTAL: 4.28m²
UNIT 2, 3, 7&8 1BR:	EXTERNAL: 1.35m² INTERNAL: 1.32m² TOTAL: 2.67m²
UNIT 4, 5, 9&10 2BR:	EXTERNAL: 1.60m² INTERNAL: 1.90m² TOTAL: 3.50m²

\* @ 2.4m HEIGHT  
 EXTERNAL STORAGE IS PROVIDED ON CARPARK LEVEL IN A SEPARATE ROOM.

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: GROUND FLOOR		Drawing No: A200	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**GROUND FLOOR**

2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

sheet no.	A200
scale @A2:	As indicated
date:	Jan 24
drawn:	HS
revision	A

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PROVIDE MIN 25mm NOGGINS/12mm SHEETING IN WALLS TO SECTION 6 OF LIVEABLE HOUSING DESIGN GUIDE

- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW		8680 BALCONY	
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: LEVEL ONE		Drawing No: A201	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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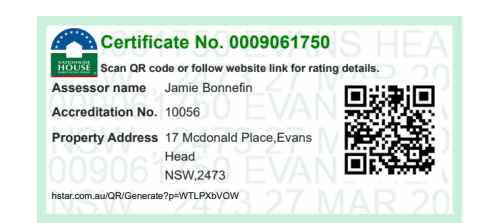
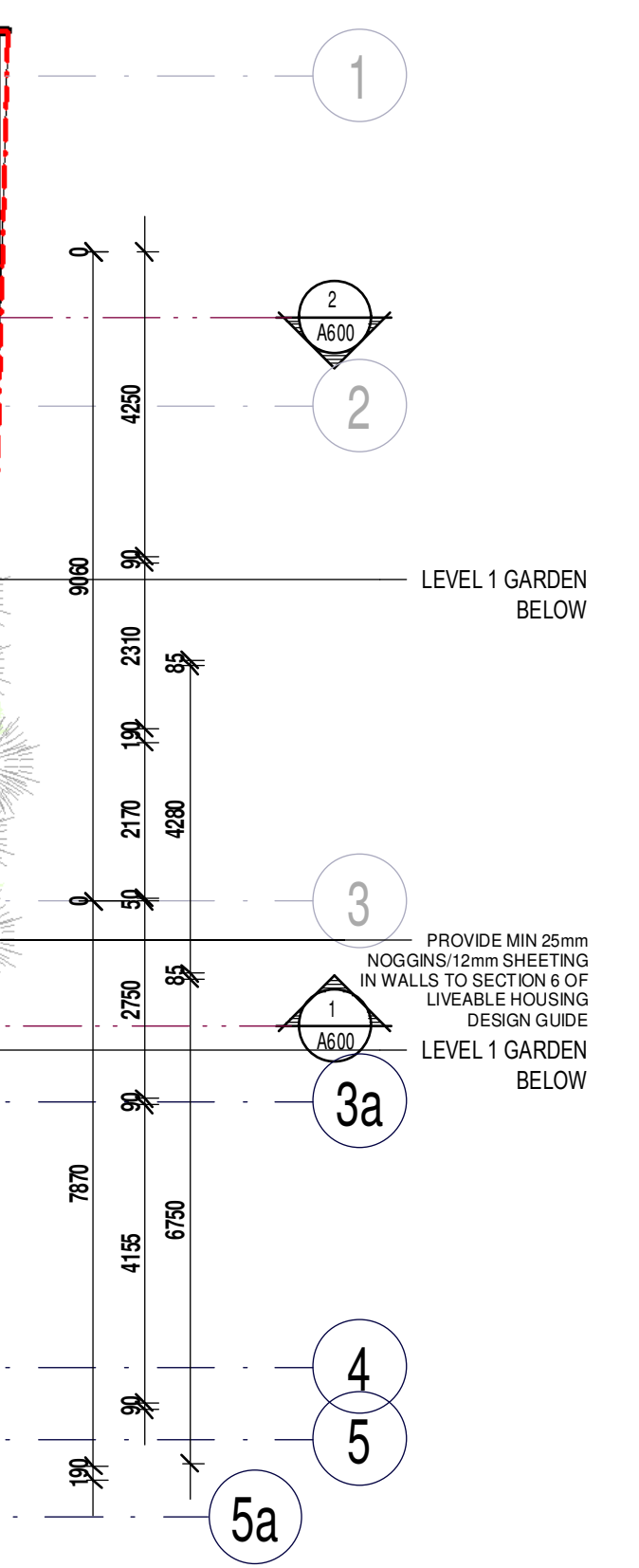
**LEVEL ONE**  
 2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

sheet no. A201  
 scale @A2: As indicated  
 date: Jan 24  
 drawn: HS  
 revision: A

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- 1 BR APARTMENT
- 2 BR APARTMENT
- 3 BR APARTMENT

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: LEVEL TWO		Drawing No: A202	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**LEVEL TWO**

2205 | Multi Use Development

17 The Evans Trust

17 McDonald Place Evans Head- NSW

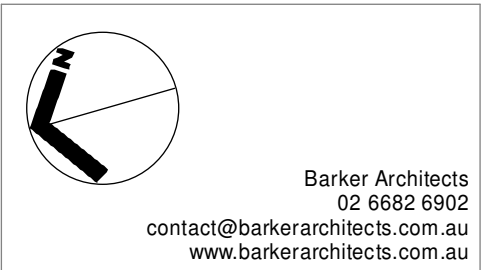
sheet no. A202

scale @A2: As indicated

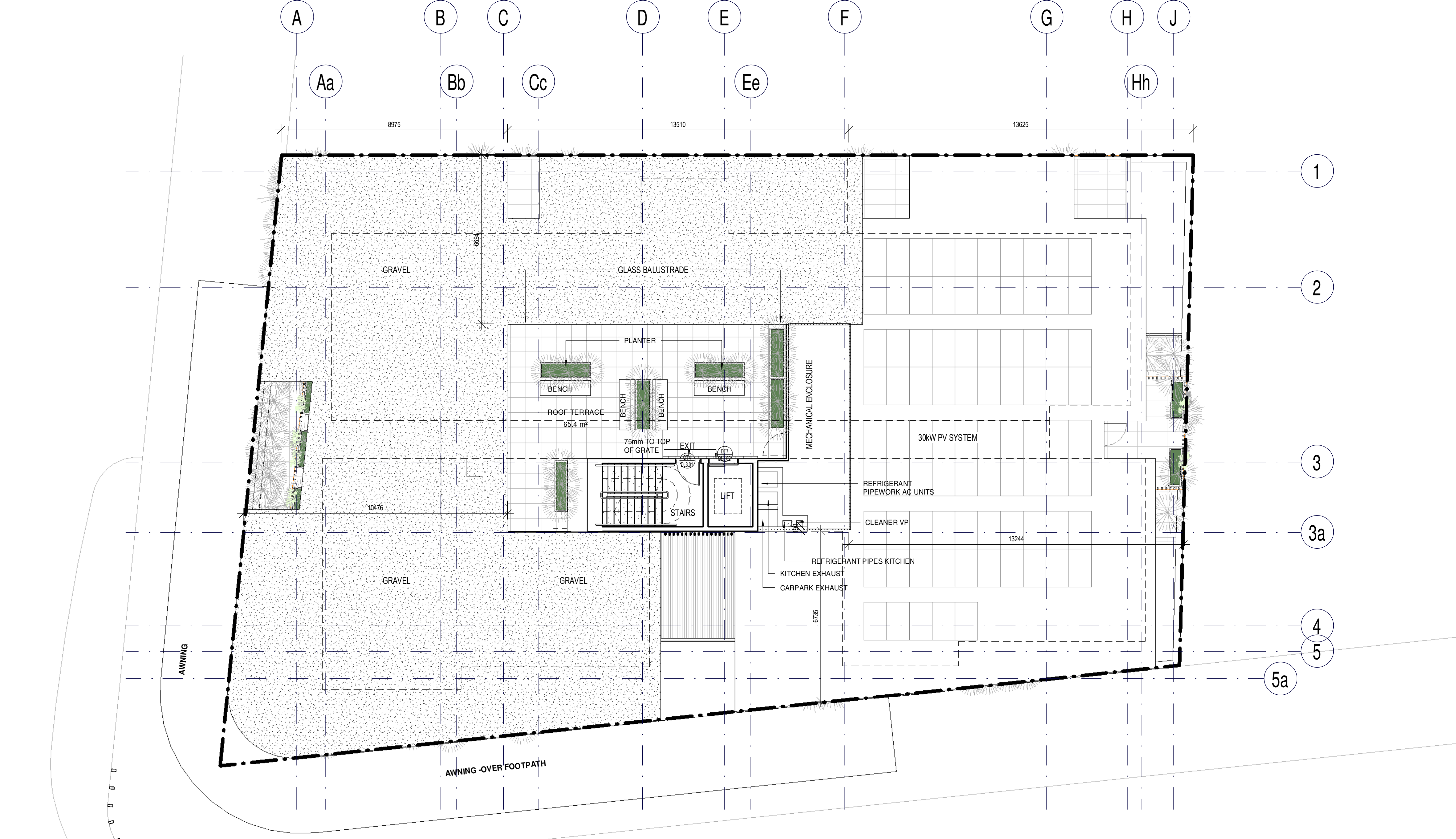
date: Jan 24

drawn: LB

revision: A







Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC	Body Corporate Reg No: TBC		
Drawing Title: ROOF	Drawing No: A400		
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**ROOF**  
 2205 | Multi Use Development  
 17 The Evans Trust  
 17 McDonald Place Evans Head- NSW

sheet no. A400  
 scale @A2: 1 : 100  
 date: Jan 24  
 drawn: HS  
 revision: A

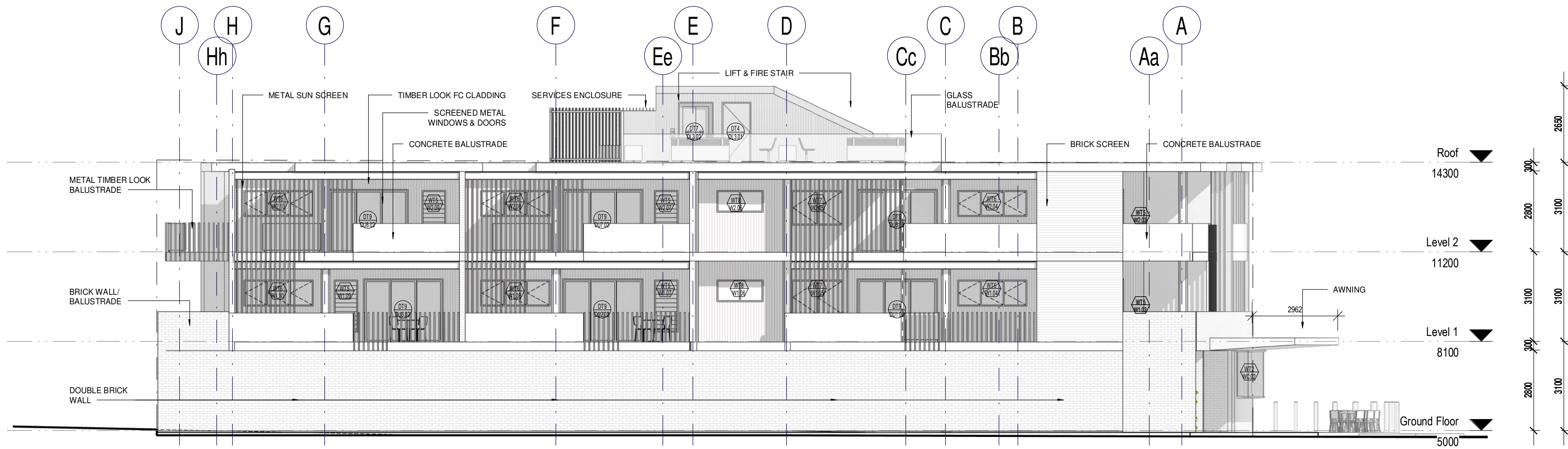
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 date: Jan 24  
 drawn: HS  
 revision: A

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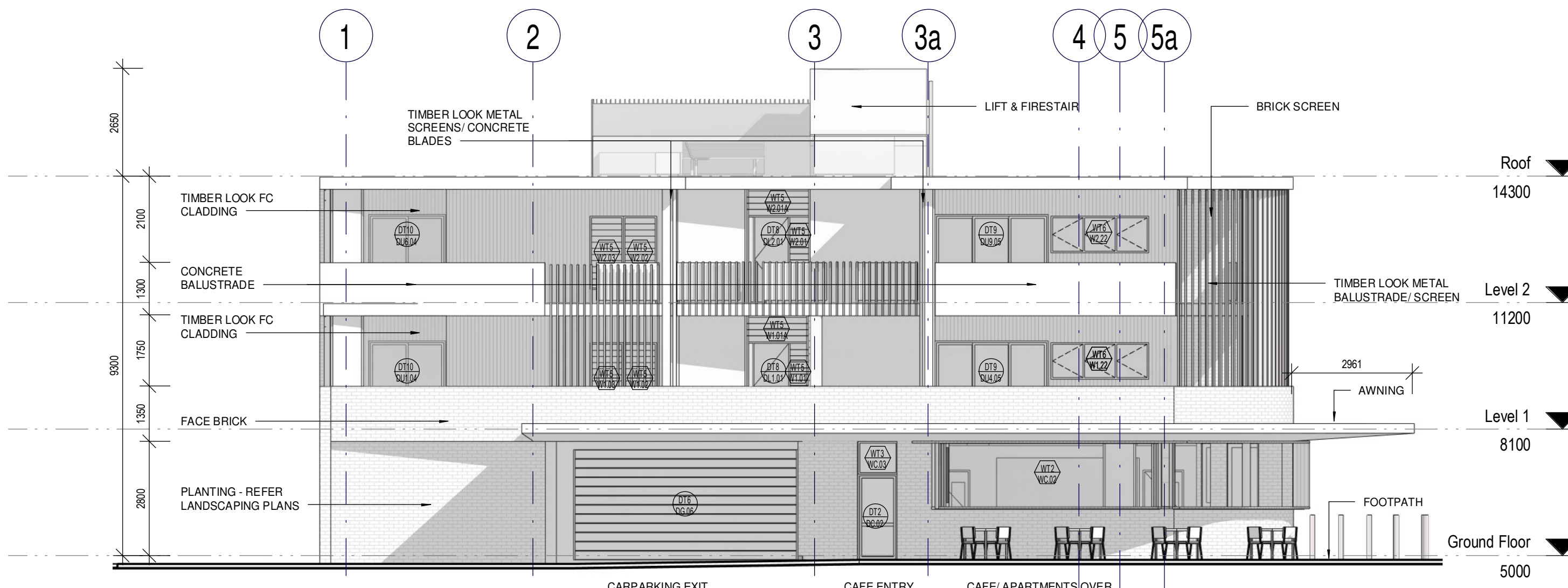


Certificate No. 0009061750  
 Scan QR code or follow website link for rating details.  
 Assessor name: Jamie Bonnellin  
 Accreditation No. 10056  
 Property Address: 17 McDonald Place, Evans Head NSW 2433  
 Head: Luke Barker  
 Issue Date: 27 MAR 20





1 EAST ELEVATION  
A201 1:100



2 NORTH ELEVATION  
A201 1:100

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC	Body Corporate Reg No: TBC		
Drawing Title: ELEVATIONS NE	Drawing No: A500		
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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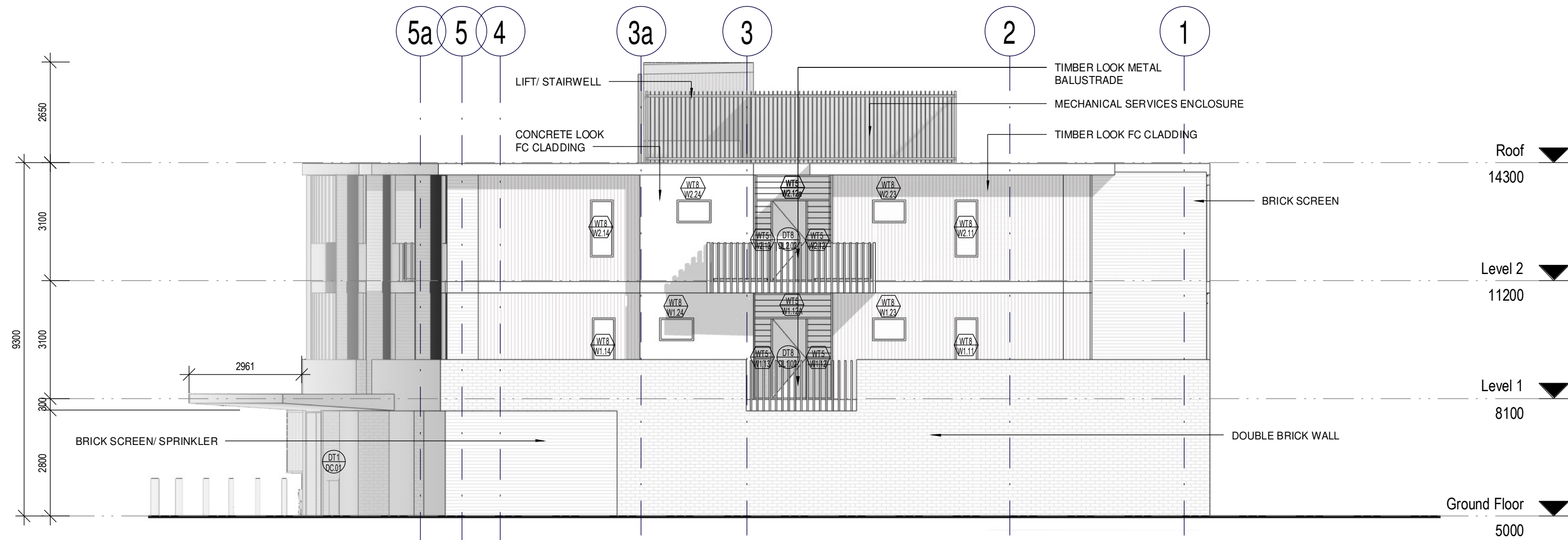
**ELEVATIONS NE**  
2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A500  
scale @A2: 1:100  
date: Jan 24  
drawn: HS  
revision: A

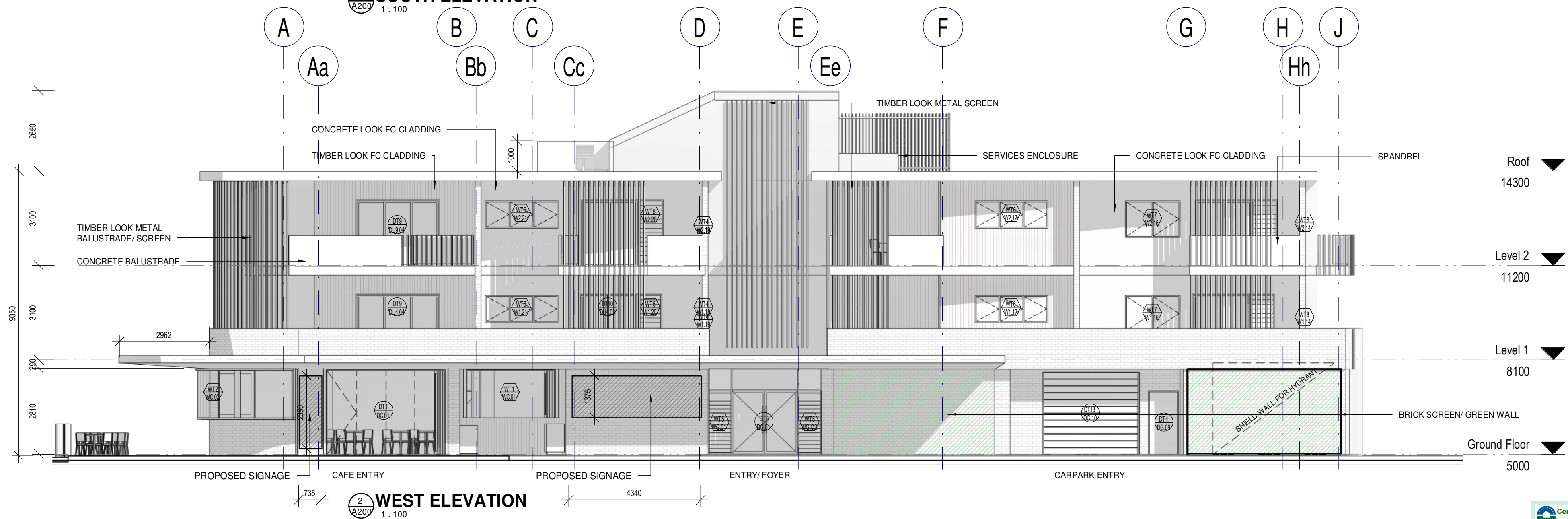
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1 SOUTH ELEVATION  
A200 1:100



2 WEST ELEVATION  
A200 1:100

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: ELEVATION SW		Drawing No: A501	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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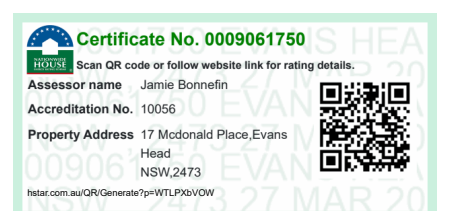
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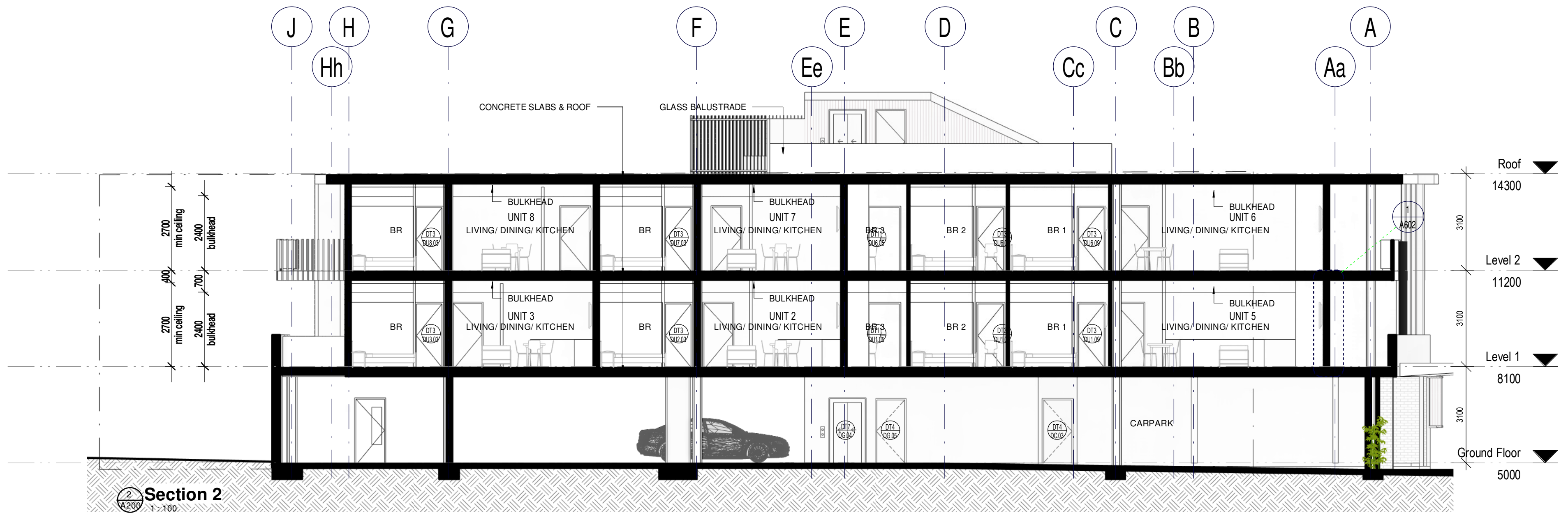
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2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A501  
scale @A2: 1:100  
date: Jan 24  
drawn: LB  
revision: A

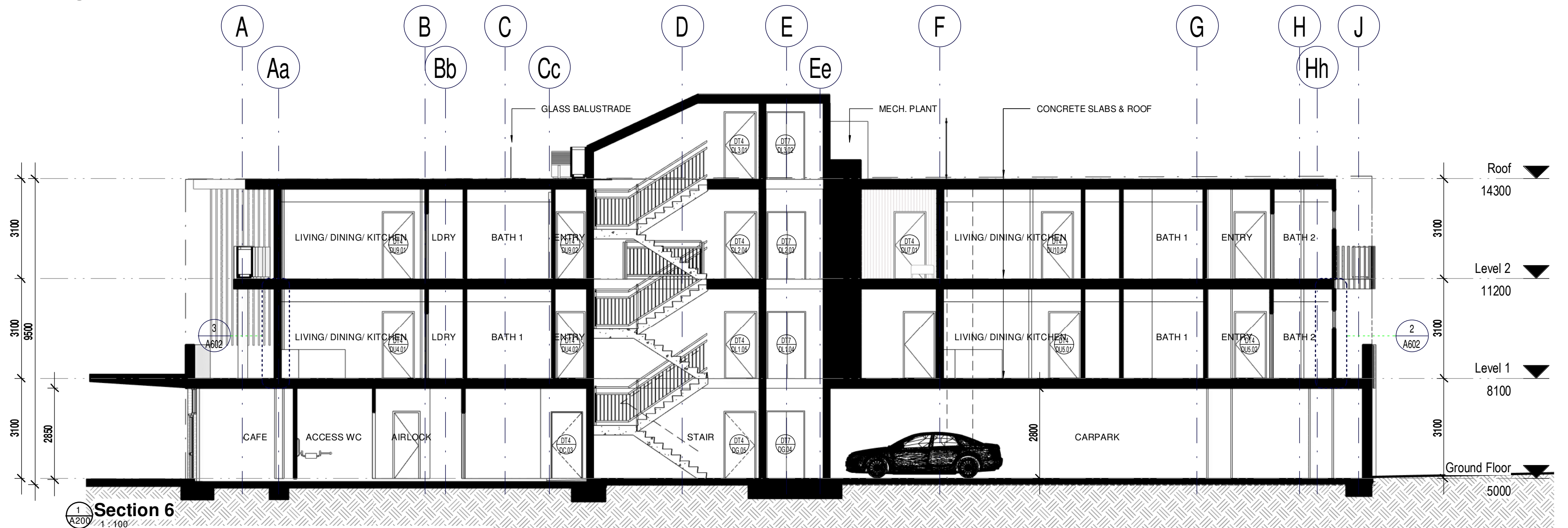
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Section 2  
1:100



Section 6  
1:100

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: SECTIONS		Drawing No: A600	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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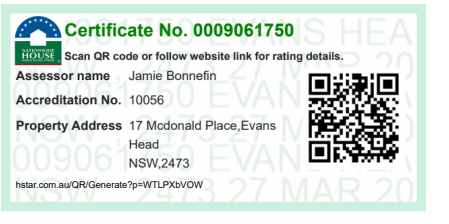
**NOMINATED ARCHITECT:**  
Luke Barker 8910

SECTIONS

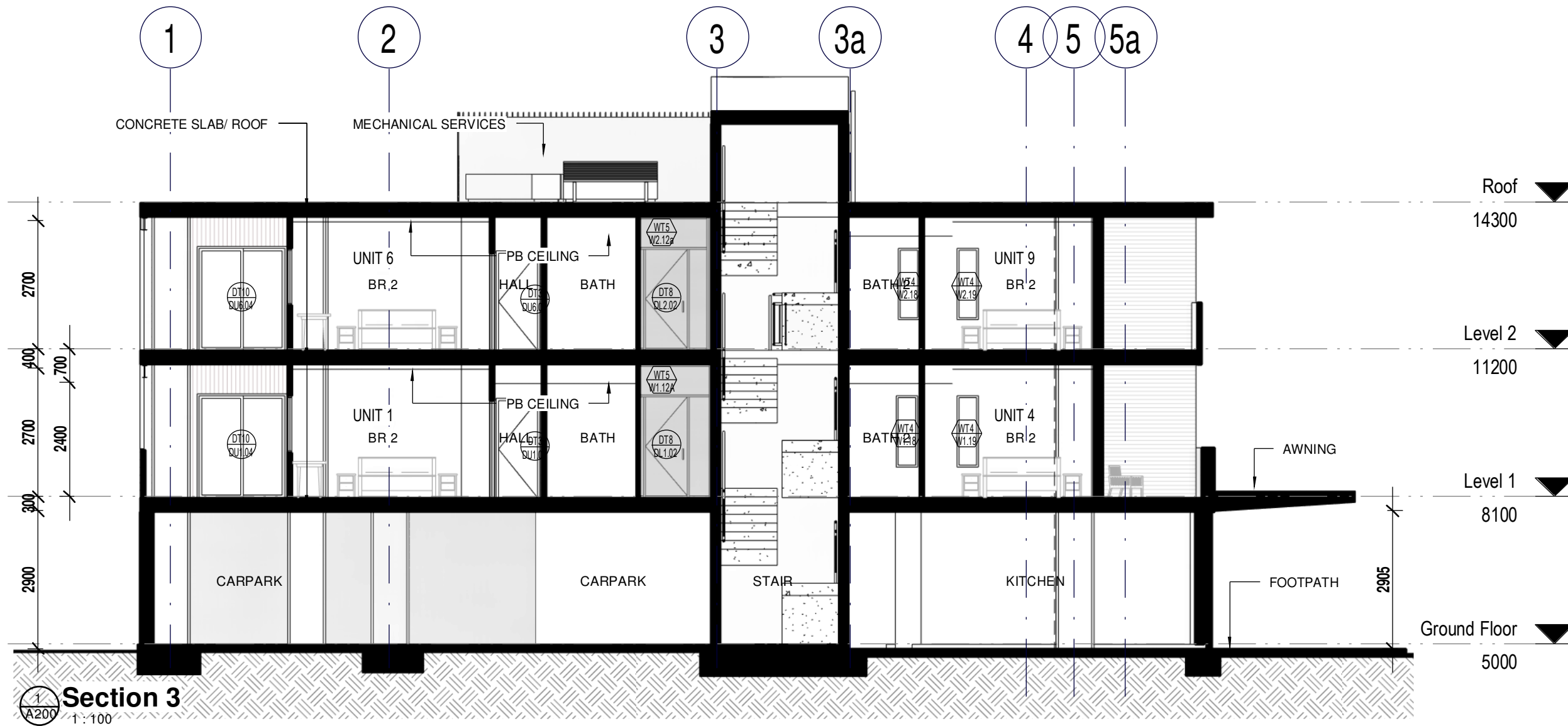
2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A600  
scale @A2: 1 : 100  
date: Jan 24  
drawn: HS  
revision: A

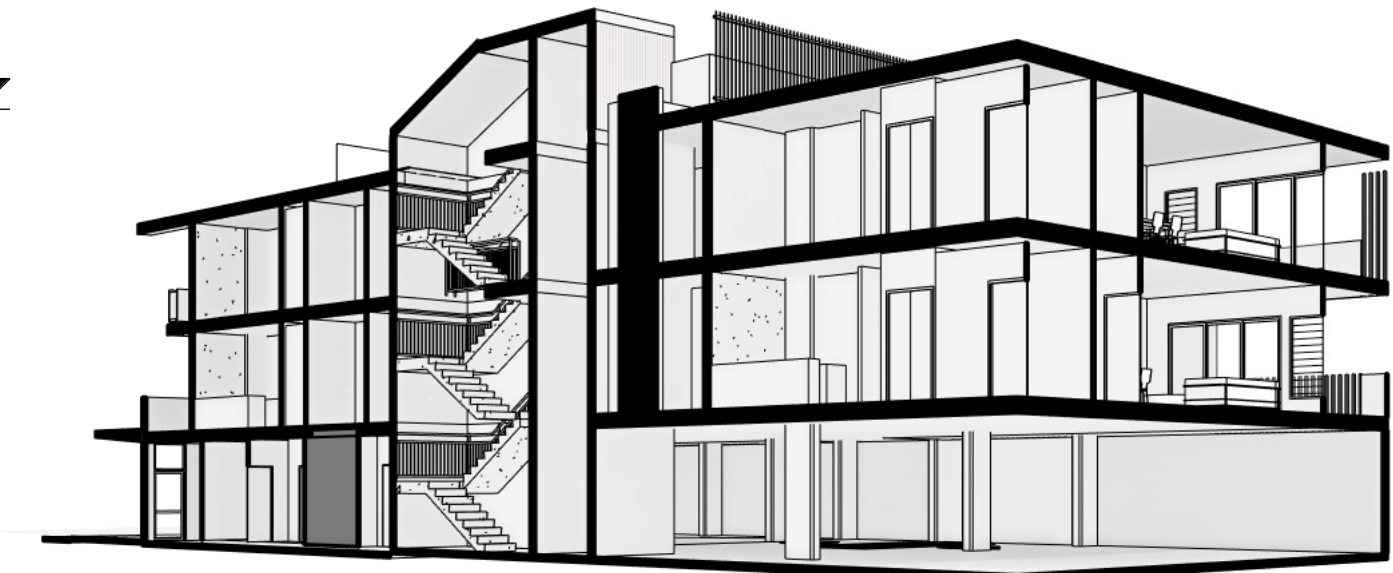
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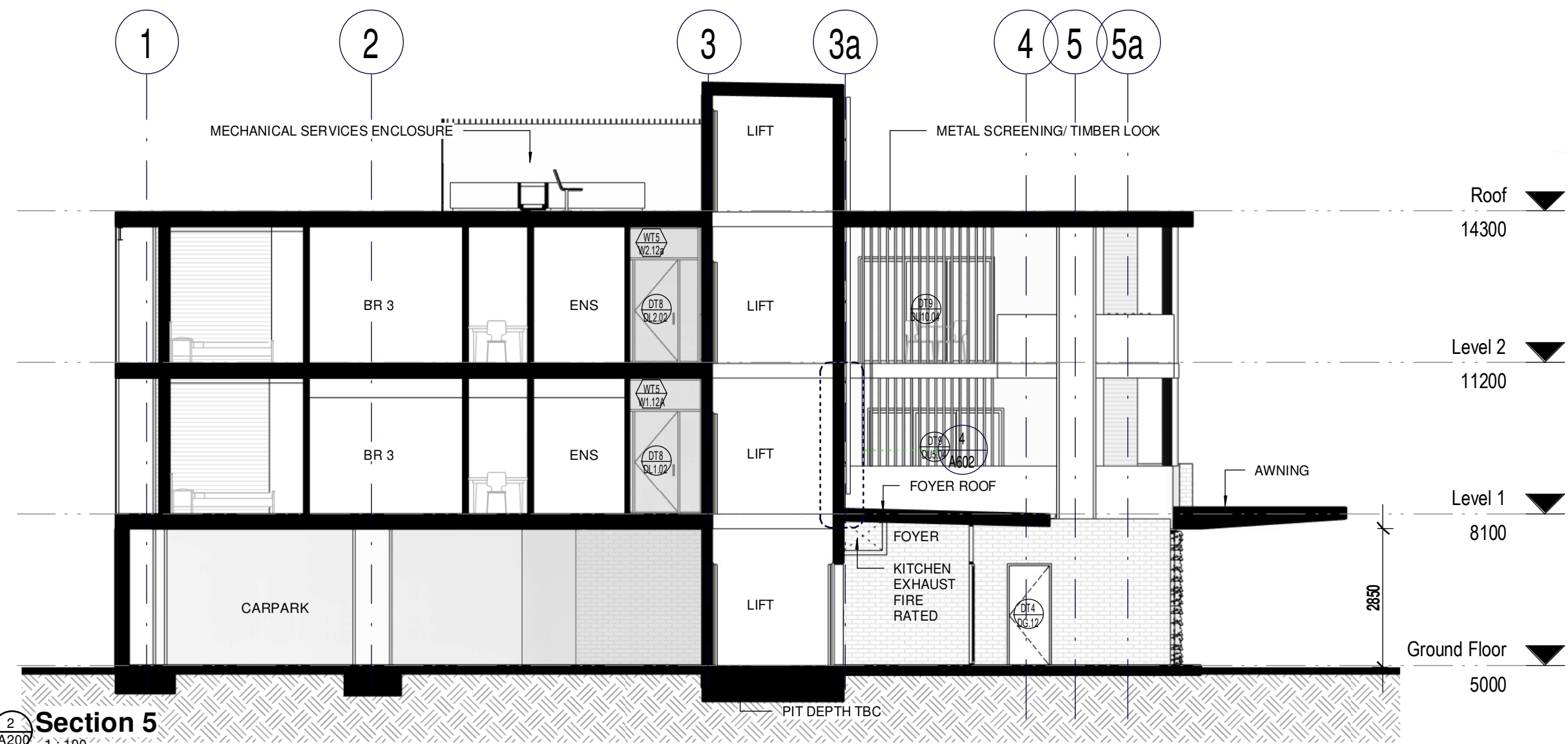




**Section 3**  
A201  
1:100



**3D View South-West Copy 1**



**Section 5**  
A201  
1:100

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC	Body Corporate Reg No: TBC		
Drawing Title: SECTIONS	Drawing No: A601		
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910

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**SECTIONS**

2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no.	A601
scale @A2:	1 : 100
date:	Jan 24
drawn:	HS
revision	A

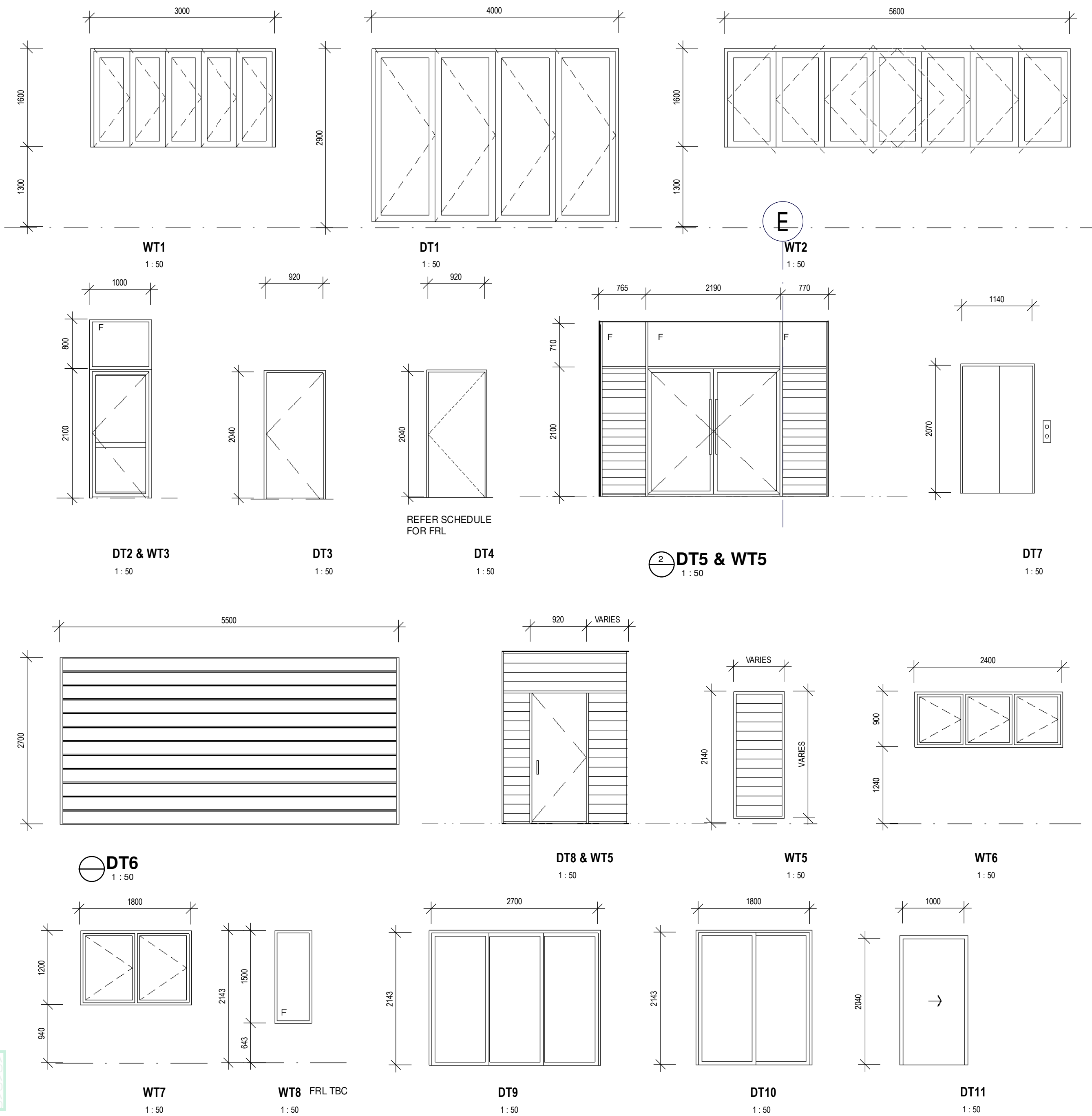


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Window Schedule							
Mark	Location	Description	Width	Height	Material	Glazing	Comments
W1.01	Level 1 Corridor	WT 5 Louvre	400	2080	Aluminium	Refer BASIX	
W1.01A	Level 1 Corridor	WT 5 Louvre	1420	600	Aluminium		
W1.02	Unit 1 Living	WT 5 Louvre	820	1800	Aluminium		
W1.03	Unit 1 Living	WT 5 Louvre	820	1800	Aluminium		
W1.04	Unit 1 Dining	WT 6 Casement	2400	900	Aluminium		
W1.05	Unit 1 BR 2	WT 7 Casement	1800	1200	Aluminium		
W1.06	Unit 1 BR 3	WT 8 Fixed	1600	750	Aluminium		FRL
W1.07	Unit 2 Living	WT 5 Louvre	820	1800	Aluminium		
W1.08	Unit 2 BR	WT 6 Casement	2400	900	Aluminium		
W1.09	Unit 3 Living	WT 5 Louvre	820	1800	Aluminium		
W1.10	Unit 3 BR	WT 6 Casement	2400	900	Aluminium		
W1.11	Unit 3 BR	WT 8 Fixed	600	1500	Aluminium		
W1.12	Level 1 Corridor	WT 5 Louvre	615	2080	Aluminium		
W1.12A	Level 1 Corridor	WT 5 Louvre	1995	600	Aluminium		
W1.13	Level 1 Corridor	WT 5 Louvre	420	2080	Aluminium		
W1.14	Unit 5 BR 2	WT 8 Fixed	600	1500	Aluminium		
W1.15	Unit 5 BR 2	WT 5 Louvre	820	2057	Aluminium		
W1.16	Unit 5 BR 1	WT 7 Casement	1800	1200	Aluminium		
W1.17	Unit 5 Living	WT 6 Casement	2400	900	Aluminium		
W1.18	Unit 4 Ensuite	WT 5 Louvre	450	1500	Aluminium		Frosted Glass
W1.19	Unit 4 BR 2	WT 5 Louvre	450	1500	Aluminium		
W1.20	Unit 4 BR 2	WT 5 Louvre	820	2057	Aluminium		
W1.21	Unit 4 BR 1	WT 6 Casement	2400	900	Aluminium		
W1.22	Unit 4 Living	WT 6 Casement	2400	900	Aluminium		
W1.23	Unit 3 Bath		900	600	Aluminium		
W1.24	Unit 5 Bath		900	600	Aluminium		
W2.01	Level 2 Corridor	WT 5 Louvre	460	2080	Aluminium		
W2.01A	Level 2 Corridor	WT 5 Louvre	1470	600	Aluminium		
W2.02	Unit 6 Living	WT 5 Louvre	820	1800	Aluminium		
W2.03	Unit 6 Living	WT 5 Louvre	820	1800	Aluminium		
W2.04	Unit 6 Dining	WT 6 Casement	2400	900	Aluminium		
W2.05	Unit 6 bedroom 2	WT 7 Casement	1800	1200	Aluminium		
W2.06	Unit 6 Bedroom 3	WT 8 Fixed	1600	750	Aluminium		FRL
W2.07	Unit 7 Living	WT 5 Louvre	820	1800	Aluminium		
W2.08	Unit 7 Bedroom	WT 6 Casement	2400	900	Aluminium		
W2.09	Unit 8 Living	WT 5 Louvre	820	1800	Aluminium		
W2.10	Unit 8 Bedroom	WT 6 Casement	2400	900	Aluminium		
W2.11	Unit 8 Bedroom	WT 8 Fixed	600	1500	Aluminium		
W2.12	Level 2 Corridor	WT 5 Louvre	570	2080	Aluminium		
W2.12a	Level 2 Corridor	WT 5 Louvre	1900	600	Aluminium		
W2.13	Level 2 Corridor	WT 5 Louvre	370	2080	Aluminium		
W2.14	Unit 10 Bedroom 2	WT 8 Fixed	600	1500	Aluminium		
W2.15	Unit 10 Bedroom 2	WT 5 Louvre	820	2057	Aluminium		
W2.16	Unit 10 Bedroom 1	WT 7 Casement	1800	1200	Aluminium		
W2.17	Unit 10 Living	WT 6 Casement	2400	900	Aluminium		
W2.18	Unit 9 Bath 2	WT 5 Louvre	450	1500	Aluminium		Frosted Glass
W2.19	Unit 9 bedroom 2	WT 5 Louvre	450	1500	Aluminium		
W2.20	Unit 9 bedroom 2	WT 5 Louvre	820	2057	Timber/ Aluminium		
W2.21	Unit 9 Bedroom 1	WT 6 Casement	2400	900	Aluminium		
W2.22	Unit 9 Living	WT 6 Casement	2400	900	Aluminium		
W2.23	Unit 8 Bath		900	600	Aluminium		
W2.24	Unit 10 Bath		900	600	Aluminium		
WC.01	Cafe	WT 1 Stacking	3000	1600	Timber/ Aluminium		
WC.02	Cafe	WT 2 Stacking	5600	1600	Timber/ Aluminium		
WC.03	Cafe	WT 3 Highlight	1000	800	Timber/ Aluminium		
WG.01	Foyer	WT 5 Louvre	705	2040	Aluminium		
WG.02	Foyer	WT 5 Louvre	710	2040	Aluminium		
Grand total: 57							



No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910



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**WINDOW SCHEDULE**  
2205 | Multi Use Development  
17 The Evans Trust  
17 McDonald Place Evans Head- NSW

sheet no. A900  
scale @A2: 1 : 50  
date: Jan 24  
drawn: HS  
revision: A

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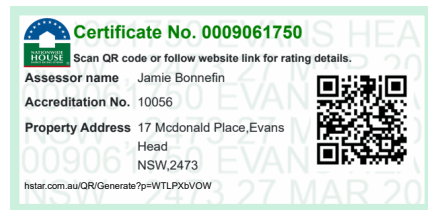




No.	Location	Type	Height	Width	Door Material / Finish	Frame Material	Fire Rated	Seals	Comments
DC.01	Cafe Entry	DT1/Bi-Fold Glazed	2800	4000					
DC.02	Cafe Entry	DT2/Hinged	2040	920	Glass	Aluminium	NO	Weather	PC or anodised
DC.03	Kitchen Entry	DT3/Hinged	2040	920	Steel/TBC	Steel	FRL TBC		Self Closing
DC.04	Kitchen/Cafe	DT4/Hinged	2040	920	Hollow Core	Timber	NO		Paint finish/ Vision Panel
DC.05	Kitchen/Cafe	DT4/Hinged	2040	920	Hollow Core	Timber	NO		Paint finish/ Vision Panel
DC.06	Airlock	DT4/Hinged	2040	920	Hollow Core	Timber	NO		Paint finish
DC.07	Access WC	DT3/Hinged	2040	920					
DC.08	Male WC	DT3/Hinged	2040	750					
DC.09	Male Ambulant WC	DT3/Hinged	2040	750	Hollow Core	Timber	NO		Paint finish
DC.10	Female Ambulant WC	DT3/Hinged	2040	750	Hollow Core	Timber	NO		Paint finish
DG.01	Foyer	DT5/Hinged Double	2040	2150	Glass	Aluminium	NO		
DG.02	Ground Floor Stairs	DT3/Hinged	2040	920	Steel/TBC	Steel	-/60/30		Self Closing
DG.03	Ground Floor Lift	DT7/ Lift Door	2100	900			-/60/-		By Lift Supplier
DG.04	Ground Floor Lift	DT7/ Lift Door	2100	900			-/60/-		By Lift Supplier
DG.05	Ground Floor Stairs	DT3/Hinged	2040	920	Steel/TBC		-/60/30		Self Closing
DG.06	Driveway	DT6/Panel lift	2700	5500					
DG.07	Ground Floor Store	DT4/Hinged	2040	920			FRL TBC		
DG.08	Ground Floor Store	DT4/Hinged	2040	1440					
DG.09	Carpark Exit	DT3/Hinged	2040	920					
DG.10	Carpark Entry	DT6/Panel lift	2700	3200					
DG.11	Switchroom	DT4/Hinged	2040	820	Steel/TBC		-/120/30		Self Closing
DG.12	Carpark Exit	DT4/Hinged	2040	820	Steel/TBC		-/60/30		Self Closing
DL1.01	Level 1 Garden	DT8/ Hinged	2080	850	Glass	Aluminium			
DL1.02	Level 1 Garden	DT8/ Hinged	2080	880	Glass	Aluminium			
DL1.03	Level 1 Cleaner	DT4/Hinged	2040	920	Hollow Core	Timber	-/60/30		Self Closing
DL1.04	Level 1 Lift	DT7/ Lift Door	2100	900			-/60/-		By Lift Supplier
DL1.05	Level 1 Stair	DT4/Hinged	2040	920	Steel/TBC		-/60/30		Self Closing
DL2.01	Level 2 Garden	DT8/ Hinged	2080	820					
DL2.02	Level 2 Garden	DT8/ Hinged	2080	880					By Lift Supplier
DL2.03	Level 2 Lift	DT7/ Lift Door	2100	900			-/60/-		Self Closing
DL2.04	Level 2 Stair	DT4/Hinged	2040	920			-/60/30		Self Closing
DL3.01	Roof Stairs	DT4/Hinged	2040	920			-/60/30		Self Closing
DL3.02	Roof Lift	DT7/ Lift Door	2100	900			-/60/-		By Lift Supplier
DU1.01	Unit 1 Entry	DT4/Hinged	2040	920		Aluminium	-/60/30		Self Closing
DU1.02	Unit 1 Living	DT9/ Sliding	2143	2700					
DU1.03	Unit 1 BR1	DT9/ Sliding	2143	2700					
DU1.04	Unit 1 BR 3	DT10/Sliding	2143	1800					
DU1.05	Unit1 Ensuite	DT12/ Cupbd	2040	1000		SOLID CORE / PAINTED			INTERNAL- CAVITY SLIDER
DU1.06	Unit1 Corridor	DT3/Hinged	2040	820					
DU1.07	Unit 1 BR 2	DT3/Hinged	2040	820					
DU1.08	Unit 1 Bathroom	DT3/Hinged	2040	820					
DU1.09	Unit 1 BR1	DT3/Hinged	2040	820					
DU1.10	Unit 1 Laundry	DT3/Hinged	2040	820					
DU2.01	Unit 2 entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU2.02	Unit 2 Living	DT9/ Sliding	2143	2700					
DU2.03	Unit 2 BR	DT3/Hinged	2040	820					
DU2.04	Unit 2 Bath	DT3/Hinged	2040	820					
DU2.05	Unit 2 Laundry	DT12/ Cupbd	2040	1000					
DU3.01	Unit 3 entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU3.02	Unit 3 Living	DT9/ Sliding	2143	2700					
DU3.03	Unit 3 BR	DT3/Hinged	2040	820					
DU3.04	Unit 3 Bath	DT3/Hinged	2040	820					
DU3.05	Unit 3 Laundry	DT12/ Cupbd	2040	1000					
Grand total: 53									

No.	Location	Type	Height	Width	Door Material / Finish	Frame Material	Fire Rated	Seals	Comments
DU4.01	Unit 4 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU4.02	Unit 4 Entry	DT3/Hinged	2040	820					
DU4.03	Unit 4 BR 2	DT10/Sliding	2143	1800					
DU4.04	Unit 4 Living	DT9/ Sliding	2143	2700					
DU4.05	Unit 4 Living	DT9/ Sliding	2143	2700					
DU4.06	Unit 4 Laundry	DT12/ Cupbd	2040	1000					
DU4.07	Unit 4 Store	DT12/ Cupbd	2040	1000					
DU4.08	Unit 4 Bath	DT3/Hinged	2040	820					
DU4.09	Unit 4 BR 1	DT3/Hinged	2040	820					
DU4.10	Unit 4 hall	DT3/Hinged	2040	820					
DU4.11	Unit 4 Bath	DT3/Hinged	2040	820					
DU5.01	Unit 5 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU5.02	Unit 5 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU5.03	Unit 5 BR 2	DT10/Sliding	2143	1800					
DU5.04	Unit 5 Living	DT9/ Sliding	2143	2700					
DU5.05	Unit 5 laundry	DT12/ Cupbd	2040	1000	Timber				Paint finish
DU5.06	Unit 5 Store	DT12/ Cupbd	2040	1000					
DU5.07	Unit 5 Bath	DT3/Hinged	2040	820					
DU5.08	Unit 5 BR 1	DT3/Hinged	2040	820					
DU5.09	Unit 5 Hall	DT3/Hinged	2040	820					
DU5.10	Unit 5 Bath2	DT3/Hinged	2040	820					
DU6.01	Unit 6 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU6.02	Unit 6 Living	DT9/ Sliding	2143	2700					
DU6.03	Unit 6 BR1	DT9/ Sliding	2143	2700					
DU6.04	Unit 6 BR3	DT10/Sliding	2143	1800					
DU6.05	Unit 6 Ensuite	DT12/ Cupbd	2040	1000	Timber				Paint finish
DU6.06	Unit 6 BR 3	DT3/Hinged	2040	820					
DU6.07	Unit 6 BR 2	DT3/Hinged	2040	820					
DU6.08	Unit 6 Bath	DT3/Hinged	2040	820					
DU6.09	Unit 6 BR1	DT3/Hinged	2040	820					
DU6.10	Unit 6 Laundry	DT3/Hinged	2040	820					
DU7.01	Unit 7 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU7.02	Unit 7 Living	DT9/ Sliding	2143	2700					
DU7.03	Unit 7 BR	DT3/Hinged	2040	820					
DU7.04	Unit 7 Bath	DT3/Hinged	2040	820					
DU7.05	Unit 7 laundry	DT12/ Cupbd	2040	1000					
DU8.01	Unit 8 Entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU8.02	Unit 8 Living	DT9/ Sliding	2143	2700					
DU8.03	Unit 8 BR	DT3/Hinged	2040	820					
DU8.04	Unit 8 Bath	DT3/Hinged	2040	820					
DU8.05	Unit 8 Laundry	DT12/ Cupbd	2040	1000					
DU9.01	Unit 9 entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU9.02	Unit 9 entry	DT3/Hinged	2040	820					
DU9.03	Unit 9 BR2	DT10/Sliding	2143	1800					
DU9.04	Unit 9 Living	DT9/ Sliding	2143	2700					
DU9.05	Unit 9 Living	DT9/ Sliding	2143	2700					
DU9.06	Unit 9 Laundry	DT12/ Cupbd	2040	1000					
DU9.07	Unit 9 Store	DT12/ Cupbd	2040	1000					
DU9.08	Unit 9 Bath1	DT3/Hinged	2040	820					
DU9.09	Unit 9 BR1	DT3/Hinged	2040	820					
DU9.10	Unit 9 Hallway	DT3/Hinged	2040	820					
DU9.11	Unit 9 Bath2	DT3/Hinged	2040	820					
DU10.01	Unit 10 entry	DT4/Hinged	2040	920			-/60/30		Self Closing
DU10.02	Unit 10 entry	DT4/Hinged	2040	920					
DU10.03	Unit 10 BR2	DT10/Sliding	2143	1800					
DU10.04	Unit 10 Living	DT9/ Sliding	2143	2700					
DU10.05	Unit 10 Laundry	DT12/ Cupbd	2040	1000					
DU10.06	Unit 10 Store	DT12/ Cupbd	2040	1000					
DU10.07	Unit 10 Bath1	DT3/Hinged	2040	820					
DU10.08	Unit 10 BR1	DT3/Hinged	2040	820					
DU10.09	Unit 10 hallway	DT3/Hinged	2040	820					
DU10.10	Unit 10 Bath2	DT3/Hinged	2040	820					
Grand total: 62									

Regulated Design Record			
Project Address: 17 McDonald Place Evans Head- NSW			
Project Name: Multi Use Development			
Consent No: DA TBC		Body Corporate Reg No: TBC	
Drawing Title: DOOR SCHEDULE		Drawing No: A901	
No.	Date	Description	DP Full Name   Reg No.
A	12.03.24	DA Issue	Luke Barker   8910



**NOTES**

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Trading as: Barker Architects ©

**NOMINATED ARCHITECT:**  
Luke Barker 8910

**DOOR SCHEDULE**

2205 | Multi Use Development

17 The Evans Trust

17 McDonald Place Evans Head- NSW

sheet no. A901

scale @A2:

date: Jan 24

drawn: HS

revision: A

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BASIX Project Commitments		BASIX Number: 1732625M	
Proposed:	Multi Dwelling		
Address:	17 Mcdonald Place Evans Head		
Lot No / DP:	7/14089		

Water		Specification	
Fixtures			
Shower head rating		3 star (> 7.5 but <= 9 L/min)	
Toilet rating		4 star	
Kitchen taps rating		4 star	
Bathroom taps rating		4 star	

Alternative water details			
Rainwater tank size	Central	5000L	
Connected to:	Garden and lawn areas	Yes	
	All toilets	Yes	
	Laundry	No	

Thermal Comfort	Accreditation Number:	HERA 10056	NatHERS Number: 0009061750
External walls		Requirements	
Concrete block, lined		Medium colour R2.7	Bulk + Anti-glare foil
Fibro cavity panel direct fix		Medium colour R2.7	Bulk + Anti-glare foil
Tilt up concrete, lined		Medium colour R2.7	Bulk + Anti-glare foil
Cavity brick		Medium colour R1.1	Bulk + Reflective both sides

Internal walls		Specification	
Steel Stud Frame, Direct Fix Plasterboard		No insulation	

Partition walls		Specification	
Concrete panel/blocks filled, plasterboard		No insulation	
Stud, plasterboard		R1.8 Bulk Insulation	

Ceiling		Specification	
External ceiling - Concrete, plasterboard		R3.5 Bulk insulation	
Internal ceiling - Concrete, plasterboard		No insulation	

Roof		Specification	
Waterproofing membrane		Light Colour (solar absorptance <0.475)	
		No insulation	

Floors		Specification	
Suspended concrete slab	Unit below	No insulation	
Suspended concrete slab	Units with cark park below	R1.5 Bulk insulation	

Windows			
Aluminium frame ALM-001-01	All Units	Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-01	All Units	Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-004-01	Some windows/doors in Unit 2, 3, 4, 7, 8, & 9 as mentioned in NatHers for each unit	Double air-fill clear glazing with U-value 4.8 and SHGC 0.59 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	

Ceiling Penetrations		Specification	
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification		Dwelling is rated without downlight	
Ceiling fans		No ceiling fans need to be installed	

Overshadowing details		Specification	
		Adjoining units calculated into model calculations	

Site		Specification	
Orientation of nominal north elevation		As shown on plans	

Energy			
Hot water		Specification	Rating
Individual system		Electric instantaneous	N/A

Ventilation			
Bathroom exhaust		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Laundry		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	

Cooling			
Individual systems - living areas		1-phase airconditioning	5 star
Individual systems - bedroom areas		1-phase airconditioning	5 star

Heating			
Individual systems - living areas		1-phase airconditioning	5 star
Individual systems - bedroom areas		1-phase airconditioning	5 star

Lighting			
Carpark		Compact fluorescent	None
Switch rooms		Compact fluorescent	Manual on/manual off
Garbage room		Compact fluorescent	Manual on/manual off
Plant/Service room		Compact fluorescent	Manual on/manual off
Hallway/Lobby		Compact fluorescent	Manual on/manual off

Appliances		Specification	
Cooktop/oven		Electric cooktop & electric oven	
Ventilated fridge space		Yes	
Private outdoor clothes drying line		Yes	
Private Indoor or sheltered clothes drying line		No	
Zoned Air-conditioning		No	

Alternative Energy		Specification	
Photovoltaic System		30 kW	

