

MIXED USE DEVELOPMENT 10 BONG BONG STREET KIAMA



BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1054236M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 17 February 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	DTA007_02	
Street address	10 Bong Bong Street KIAMA 2533	
Local Government Area	Kiama Municipal Council	
Plan type and plan number	deposited 615423	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	17	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 30	Target 30

Certificate Prepared by	
Name / Company Name:	Thermal Performance
ABN (if applicable):	64 137 428 767

Description of project

Project address	
Project name	DTA007_02
Street address	10 Bong Bong Street KIAMA 2533
Local Government Area	Kiama Municipal Council
Plan type and plan number	deposited 615423
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	17
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2592
Roof area (m²)	1309
Non-residential floor area (m²)	1360.0
Residential car spaces	33
Non-residential car spaces	19

Common area landscape		
Common area lawn (m²)	197.0	
Common area garden (m²)	182.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	20731	
Certificate number	0004601360	
Climate zone	18	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 30	Target 30

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Issue	Issue Name	Date	Dwn	Chk
F	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
G	ISSUE FOR REVIEW	18/10/2019	OM	DD
H	REVISED DA SUBMISSION	28/10/2019	OM	DD
I	LEVEL 3 DELETED	10/02/2020	OM	DD
J	COURT REVISION	17/02/2020	OM	DD
K	RL ADJUSTMENT	27/02/2020	OM	DD

Project North:

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88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Client:

Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust

Project: **MIXED USE DEVELOPMENT**
Address: **#Site Description**
10 BONG BONG ST KIAMA NSW

Dwg Name: **COVER PAGE**

Job No.		Drawing No.	
18028		DA100.1	
Scale:		Date:	
OCT 19		DD	
No. of sheets		Amend't	
1 of 64		K	

Nominated Architect
DANIEL DONAH
NSWARB 9068 | ARBV 19868

Member
Australian Institute of Architects

DRAWING SCHEDULE

DA100 GENERAL ARRANGEMENT

DA100.1	COVER PAGE
DA100.2	DEVELOPMENT DATA
DA100.3	PLAN - DEMOLITION
DA100.4	PLAN - SITE BASEMENT
DA100.5	PLAN - SITE GROUND
DA100.6	PLAN - BASEMENT
DA100.7	PLAN - GROUND
DA100.8	PLAN - LEVEL 01
DA100.9	PLAN - LEVEL 02
DA100.10	PLAN - ROOF
DA100.11	PLAN - ADAPTABLE
DA100.12	NORTH & SOUTH ELEVATION
DA100.13	EAST & WEST ELEVATION
DA100.14	STREETSCAPE ELEVATION & SIGHT LINES
DA100.15	SECTIONS
DA100.16	FINISH BOARD

DA200 DETAILS

DA200.1	DRIVEWAY PLAN & SECTION
DA200.2	DETAILS - FACADE
DA200.3	DETAILS - FACADE

DA300 SITE ANALYSIS

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DA300.2	PLAN - SITE ANALYSIS
DA300.3	PLAN - SITE ANALYSIS
DA300.4	PLAN - SITE ANALYSIS
DA300.5	PLAN - SETBACK & BUILDING SEPARATION

DA400 AREA CALCULATIONS

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DA400.2	PLAN - AREA LANDSCAPE & DEEP SOIL
DA400.3	PLAN - COMMUNAL OPEN SPACE

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DA500.4	SOLAR ACCESS (VIEW FROM THE SUN - 21 JUNE)
DA500.5	SOLAR ACCESS (VIEW FROM THE SUN - 21 JUNE)
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DA500.7	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 9AM
DA500.8	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 10AM
DA500.9	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 11AM
DA500.10	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 12 PM
DA500.11	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 1 PM
DA500.12	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 2 PM
DA500.13	SHADOW DIAGRAM PROPOSED - 21ST JUNE - 3PM
DA500.14	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE - 9AM
DA500.15	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE - 10AM
DA500.16	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE - 11AM
DA500.17	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE - 12 PM
DA500.18	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE -1 PM
DA500.19	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE -2 PM
DA500.20	SHADOW DIAGRAM EXISTING MOTEL - 21ST JUNE -3 PM
DA500.21	SHADOW DIAGRAM COMPYLING BUILDING ENVELOPE - 21ST JUNE -9 AM

DRAWING SCHEDULE

DA500.22	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -10 AM
DA500.23	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -11 AM
DA500.24	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -12 PM
DA500.25	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -1 PM
DA500.26	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -2 PM
DA500.27	SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE - 21ST JUNE -3 PM
DA500.28	CONTEXTUAL SHADOW IMPACT DIAGRAM - 21 JUNE
DA500.29	CONTEXTUAL SHADOW IMPACT DIAGRAM - 21 JUNE
DA500.30	SHADOW IMPACT DIAGRAM - 21ST JUNE
DA500.31	SHADOW IMPACT DIAGRAM - 21ST JUNE

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DA600.1	PERSPECTIVE
DA600.2	PERSPECTIVE
DA600.3	PERSPECTIVE

DA700 BUILDING ENVELOPE

DA700.1	BUILDING ENVELOPE -HEIGHT PLANE
DA700.2	BUILDING ENVELOPE -HEIGHT PLANE
DA700.3	BUILDING ENVELOPE -HEIGHT PLANE

DEVELOPMENT DATA

SITE AREA	2592m ²				
GROSS FLOOR AREA (measured to the inner face of the external walls)					
PROVIDED					
Basement(Serviced Apartments)		161m ²			
Ground floor (Serviced Apartments)		425m ²			
Ground (commercial)	398m ² (GLFA)	448m ² (GFA)			
Level 1		984m ²			
Level 2		984m ²			
TOTAL GFA		3002m ²			
Floor Space Ratio (FSR) 3002m ² / 2592m ² = 1.16:1					
UNIT YIELD	1 BED	2 BED	3 BED	4 BED	TOTAL
Basement (B) <small>Serviced Apartments</small>	-	2	-	-	2
Ground (G) <small>Serviced Apartments</small>	1	2	-	-	3
Level 1 (L1)	-	-	6	-	6
Level 2 (L2)	-	-	6	-	6
	-	-			
TOTAL	1	4	12	-	17
CAR PARKING (DCP)	CONTROL		REQUIRED	PROVIDED	
Serviced Apartments	1 per one or two bedroom units 5 units x 1 = 5		5	5	
Residential Apartments	2 per three bedroom units 12 units x 2 = 24		24	24	
Commercial	1 space / 35m ² GLFA 398 m ² /35m ² = 11.4		12	13	
Residential Visitor	1/2 per units 12 units / 2 = 6		6	6	
TOTAL (car park)			47	48	
Loading bay			1	1	
LANDSCAPING	REQUIRED		PROVIDED		
LANDSCAPE					
DEEPSOIL (ADG)	7 %		7.6 %		
STORAGE (control -ADG)			REQUIRED	PROVIDED	
1 Bedroom apartment =6m ³ 1x6m ³ = 6 m ³ 2 Bedroom apartment = 8m ³ 4x8m ³ =32m ³ 3 Bedroom apartment = 10m ³ 10x14=140m ³	BASEMENT		109.14m ³		
	GROUND				
	LEVEL 1				
	LEVEL 2				
	TOTAL		178m ³		290.10m ³

BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kLs in volumn

E	RL ADJUSTMENT	27/02/2020	OM	DD
D	COURT REVISION	17/02/2020	OM	DD
C	LEVEL 3 DELETED	10/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	22/10/2019	OM	DD
Issue	Issue Name	Date	Dwn	Chk

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**Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust**

Project:

MIXED USE DEVELOPMENT

Address

10 BONG BONG ST KIAMA NSW

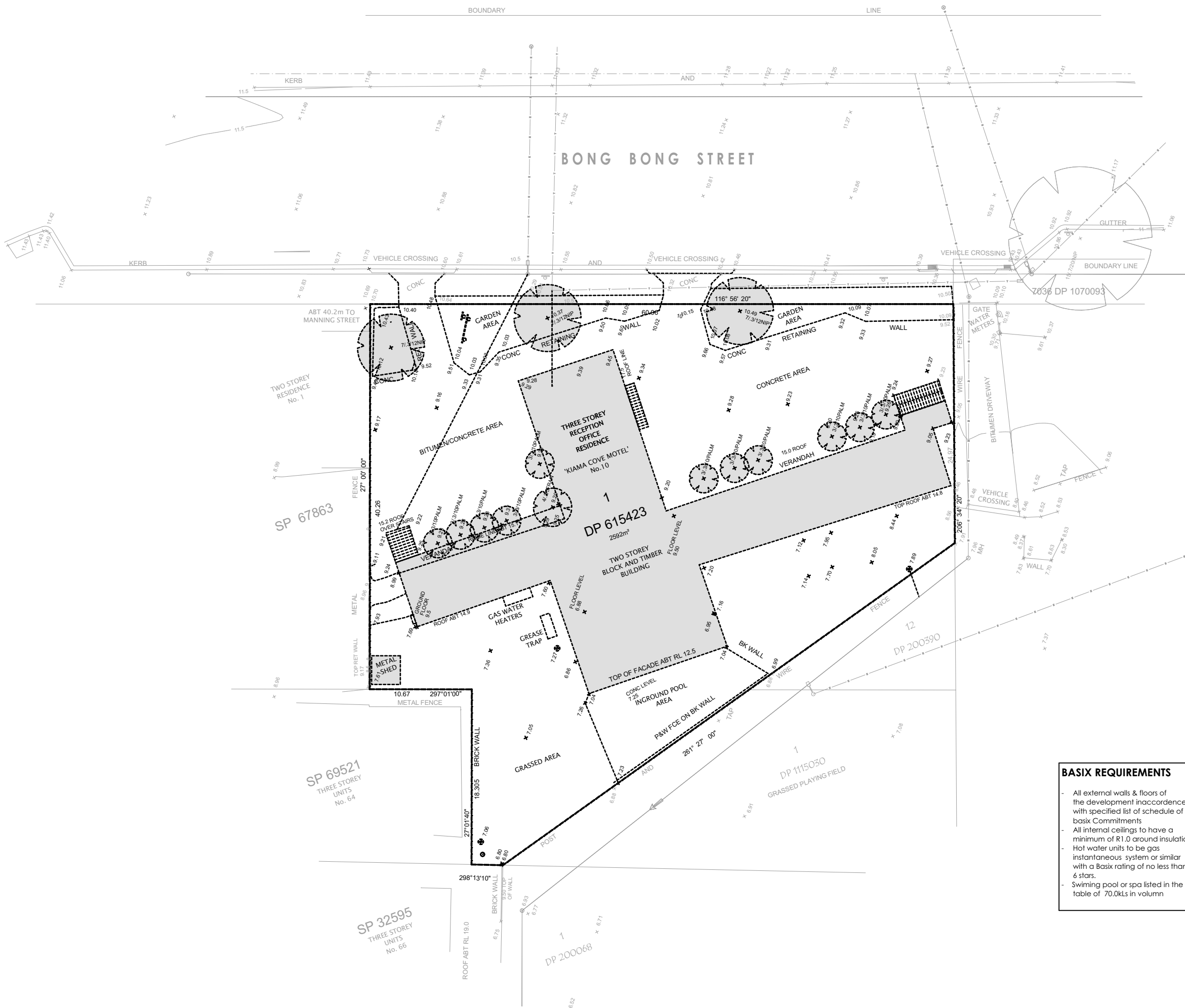
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w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donai
NSWARB 9068 | ARBV 19868

Dwg Name:
DEVELOPMENT DATA

CAD File: BIMcloud: STEPHEN-PC - BIMcloud Basic for ARCHICAD 22/18028 Kiama Cove Development - Revised LEC - 3Storey Development

Project North	Job No. 18028	Drawing No. DA100.2	
	No. of sheets 2 of 64	Amend't E	
	Scale As shown 1:1 @ A3	Date: OCT 19	Drawn: DD



LEGEND - DEMOLITION

- EXTENT OF SITE BOUNDARY
- [] EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED
- () EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.
- () EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.
- + 58.03 EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

NB: CARE MUST BE TAKEN WHILE CARRING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

H	RL ADJUSTMENT	27/02/2020	OM	DD
G	COURT REVISION	17/02/2020	OM	DD
F	LEVEL 3 DELETED	10/02/2020	OM	DD
E	REVISED DA SUBMISSION	28/10/2019	OM	DD
D	ISSUE FOR REVIEW	18/10/2019	OM	DD
C	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	DEVELOPMENT APPLICATION	12/12/2018	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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& Rogan Kiama Property Trust**

Project:

MIXED USE DEVELOPMENT

Address

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Nominated Architect
Daniel Donai
NSWARB 3058 | ARBV 19868

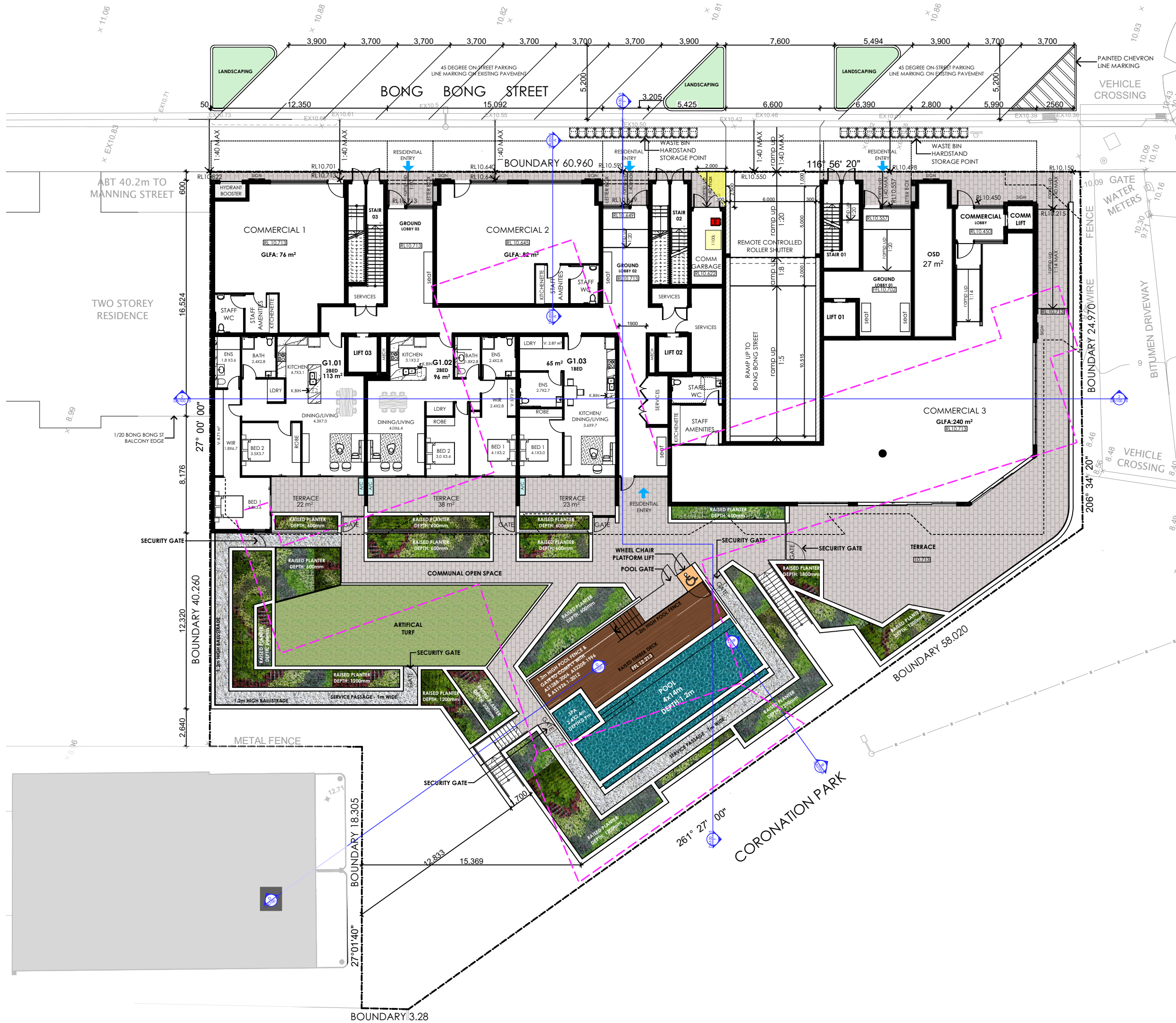
Dwg Name:
PLAN - DEMOLITION

CAD File: B:\B00001-STEPHEN-PC - B000001-Base for ARCHICAD 22\B00028 Kiama Cove Development_Rev001.dwg - 30/09/2020

Project North	Job No. 18028	Drawing No. DA100.3
	No. of sheets 3 of 64	Amend't H
Scale As shown 1:400 @ A3	Date: OCT 19	Drawn: DD

BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kLs in volumn



BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kls in volume

B	RLADJUSTMENT	27/02/2020	DD	DD
A	COURT REVISION	17/02/2020	DD	DD
Issue	Issue Name	Date	Dwn	Chk
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Project:

MIXED USE DEVELOPMENT

Address

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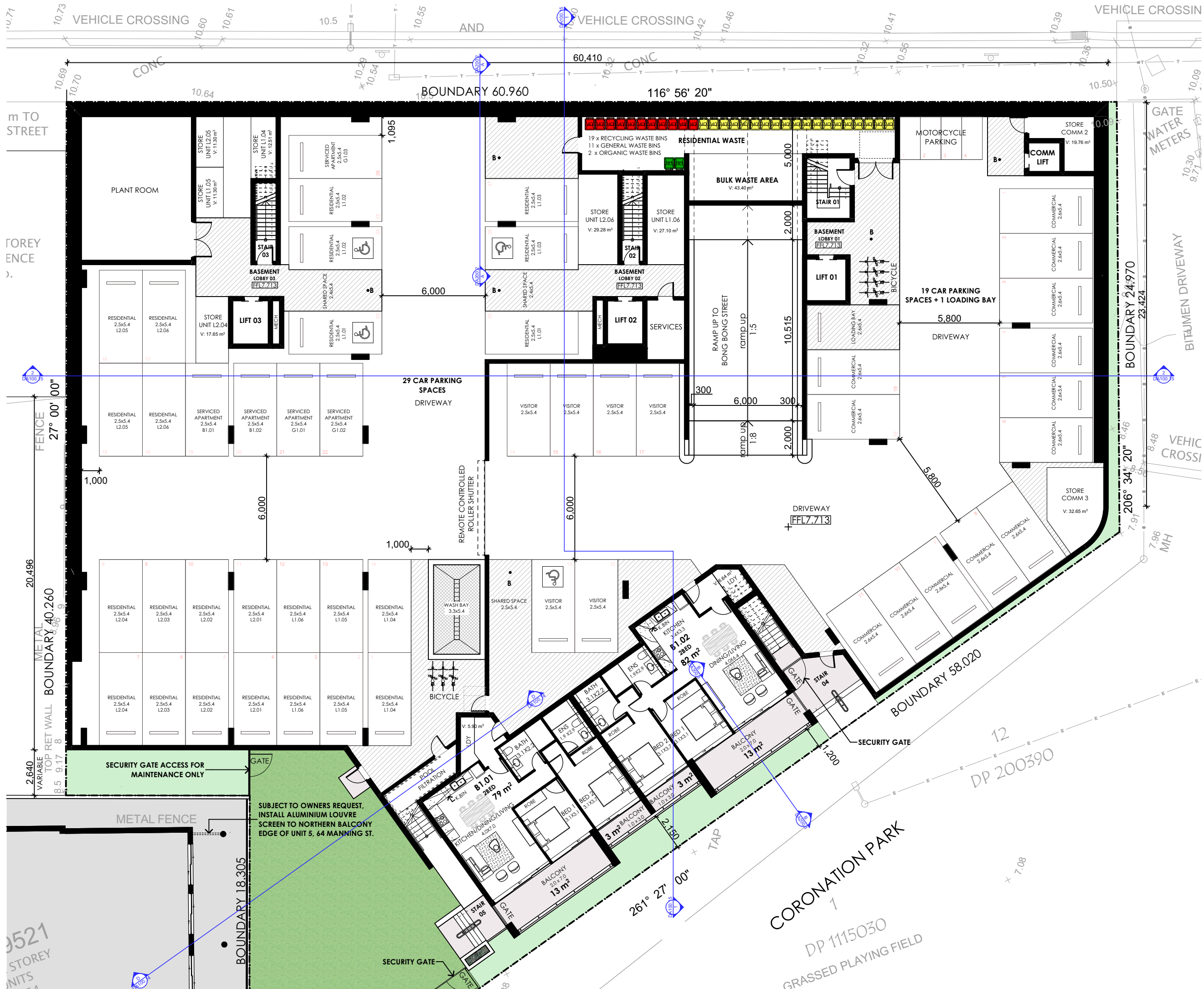
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Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - SITE GROUND

Project North	Job No. 18028	Drawing No. DA100.5
No. of sheets 5 of 64	Amend't B	
Scale As shown 1:250 @ A3	Date OCT 19	Drawn: DD



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S	RL ADJUSTMENT	27/02/2020	DD	DD
R	CHANGES TO WASTE ROOM	21/02/2020	DD	DD
Q	COURT REVISION	17/02/2020	DD	DD
P	LEVEL 3 DELETED	10/02/2020	DD	DD
O	BASEMENT LOUVRES VENT DELETED	3/02/2020	DD	DD
N	REVISED DA SUBMISSION	12/06/2019	DD	DD
M	ISSUE FOR REVIEW	24/05/2019	DD	DD
L	ISSUE FOR COORDINATION	16/10/2019	DD	DD
K	ISSUE FOR REVIEW	11/10/2019	DD	DD

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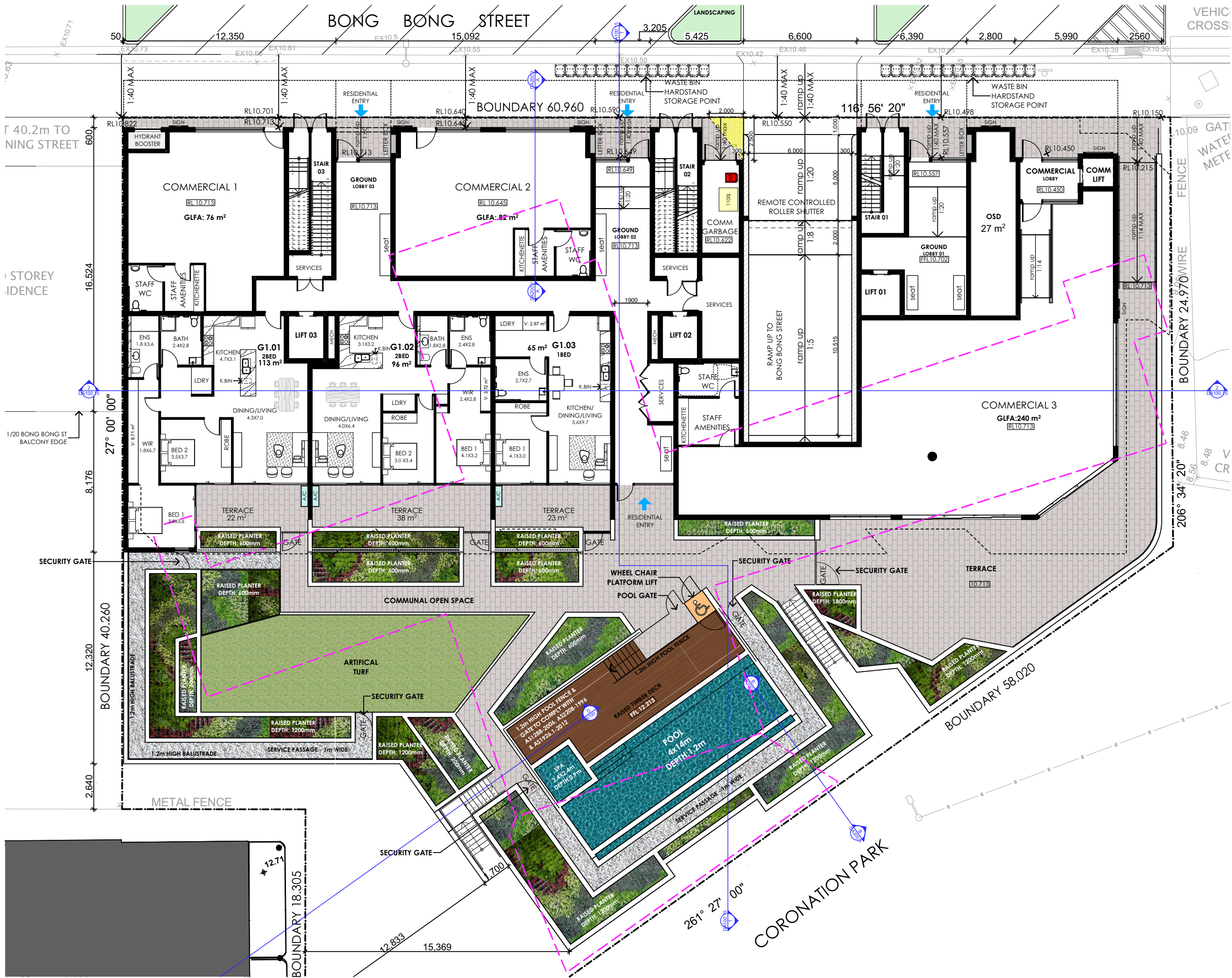
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w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - BASEMENT

CAD File: B:\Model - STEPHEN-PC - B:\Model Basic for ARCHICAD 22\18028 Kiama Core Development - Revised L EOC - 38 Storey Development

Project North	Job No. 18028	Drawing No. DA100.6
No. of sheets 6 of 64	Amend't S	
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD



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Issue	Issue Name	Date	Dwn	Chk
Q	RL ADJUSTMENT	27/02/2020	DD	DD
P	COURT REVISION	17/02/2020	DD	DD
O	LEVEL 3 DELETED	10/02/2020	DD	DD
N	REVISED DA SUBMISSION	28/10/2019	DD	DD
M	ISSUE FOR REVIEW	18/10/2019	DD	DD
L	ISSUE FOR COORDINATION	16/10/2019	DD	DD
K	ISSUE FOR REVIEW	11/10/2019	DD	DD
J	ISSUE FOR CONCILIATION MEETING	12/06/2019	DD	DD
I	ISSUE FOR REVIEW	9/09/2019	DD	DD
H	ISSUE FOR COORDINATION	4/09/2019	DD	DD

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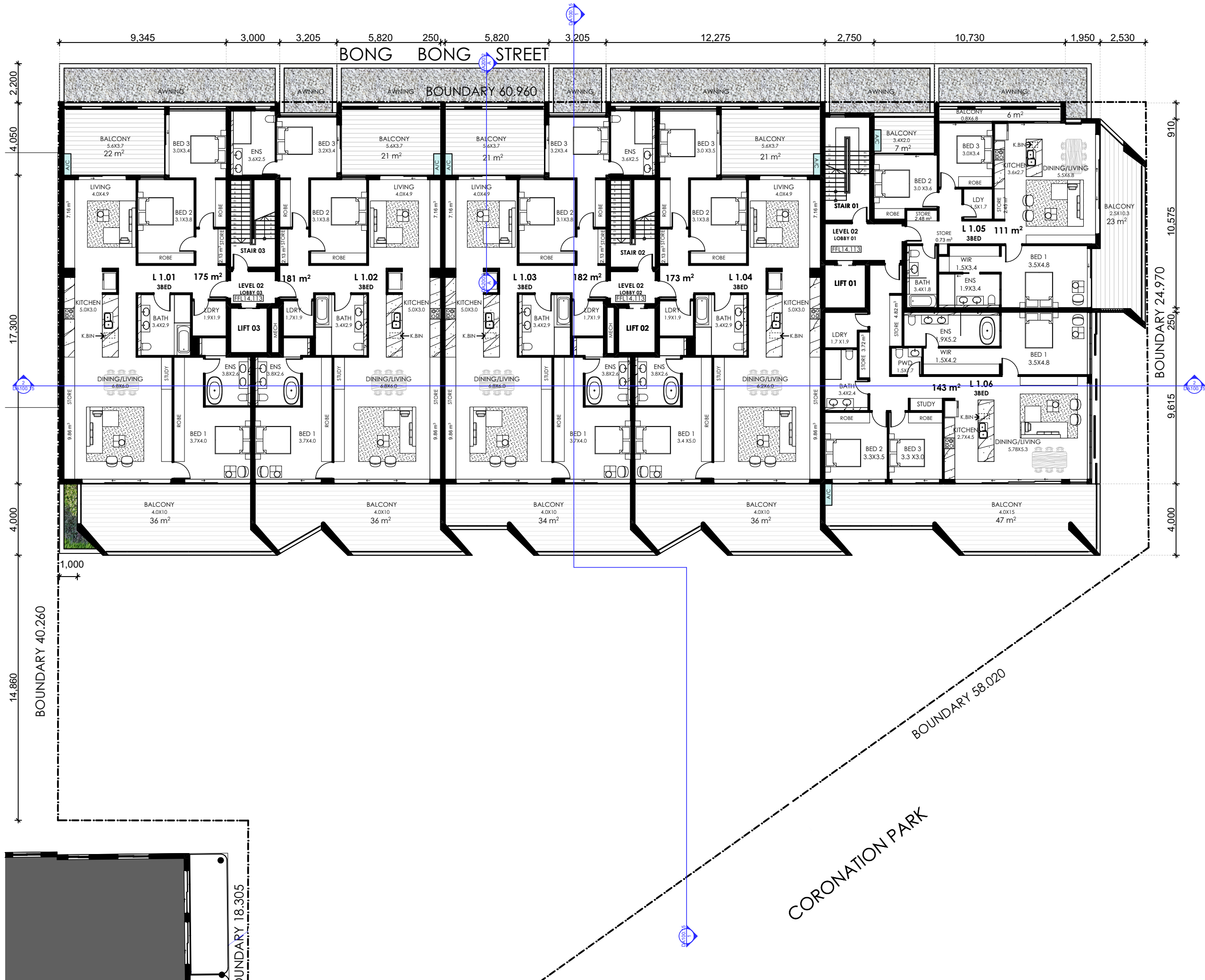
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - GROUND

CAD File: B:\Model - STEPHEN-PC - B\Modell Basic for ARCHICAD 22\18028 Kiama Core Development_Revisead L&C - 380x500 Development

Project North	Job No.	Drawing No.
	18028	DA100.7
No. of sheets	Amend't	Q
7 of 64		
Scale	Date:	Drawn:
As shown 1:200 @ A3	OCT 19	DD



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L	ISSUE FOR REVIEW	18/10/2019	DD	DD
K	ISSUE FOR COORDINATION	16/10/2019	DD	DD
J	ISSUE FOR REVIEW	11/10/2019	DD	
I	ISSUE FOR CONCILIATION MEETING	12/06/2019 24/05/2019	DD	
H	ISSUE FOR REVIEW	9/09/2019	DD	
G	ISSUE FOR COORDINATION	4/09/2019	DD	

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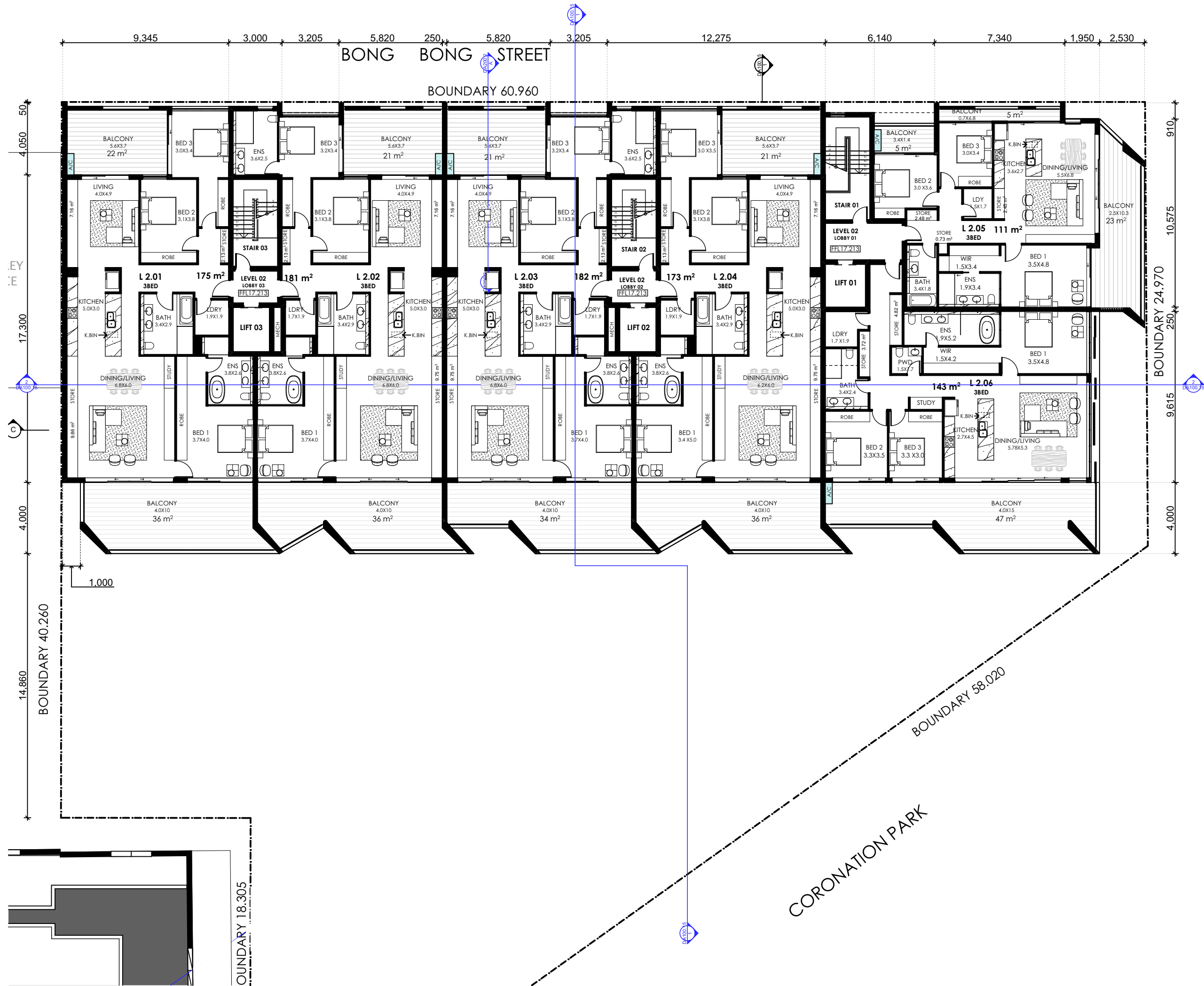
88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - LEVEL 01

CAD File: B:\Model - STEPHEN-PC - B\Model Basic for ARCHICAD 22\18028 Kiama Core Development - Revised L.E.D - 38storey Development

Project North	Job No. 18028	Drawing No. DA100.8
No. of sheets 8 of 64	Amend't P	
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD



BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kL in volume

P	RLADJUSTMENT	27/02/2020	DD	DD
O	COURT REVISION	17/02/2020	DD	DD
N	LEVEL 3 DELETED	10/02/2020	DD	DD
M	REVISED DA SUBMISSION	28/10/2019	DD	DD
L	ISSUE FOR REVIEW	18/10/2019	DD	DD
K	ISSUE FOR COORDINATION	16/10/2019	DD	DD
J	ISSUE FOR REVIEW	11/10/2019	DD	
I	ISSUE FOR CONCILIATION MEETING	12/06/2019 24/05/2019	DD	
H	ISSUE FOR REVIEW	9/09/2019	DD	
G	ISSUE FOR COORDINATION	4/09/2019	DD	

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& Rogan Kiama Property Trust**

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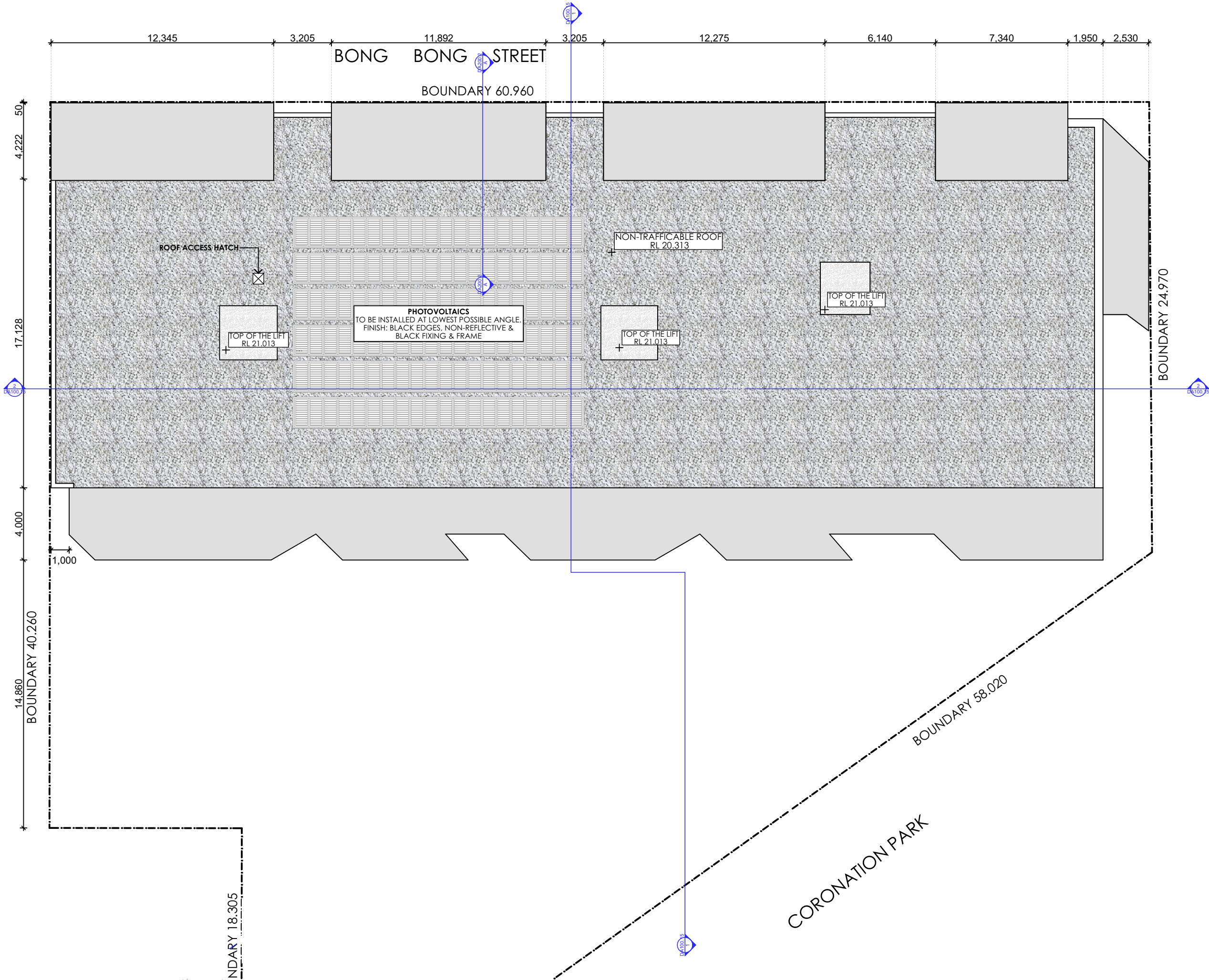
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w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868



Dwg Name:
PLAN - LEVEL 02

Project North	Job No. 18028	Drawing No. DA100.9
No. of sheets 9 of 64	Amend't P	
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD



BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kLs in volumn

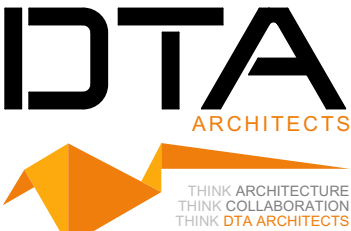
P	RL ADJUSTMENT	27/02/2020	DD	DD
O	COURT REVISION	17/02/2020	DD	DD
N	LEVEL 3 DELETED	10/02/2020	DD	DD
M	REVISED DA SUBMISSION	28/10/2019	DD	DD
L	ISSUE FOR REVIEW	18/10/2019	DD	DD
K	ISSUE FOR COORDINATION	16/10/2019	DD	DD
J	ISSUE FOR REVIEW	11/10/2019	DD	
I	ISSUE FOR CONCILIATION MEETING	12/06/2019 24/05/2019	DD	
H	ISSUE FOR REVIEW	9/09/2019	DD	
G	ISSUE FOR COORDINATION	4/09/2019	DD	

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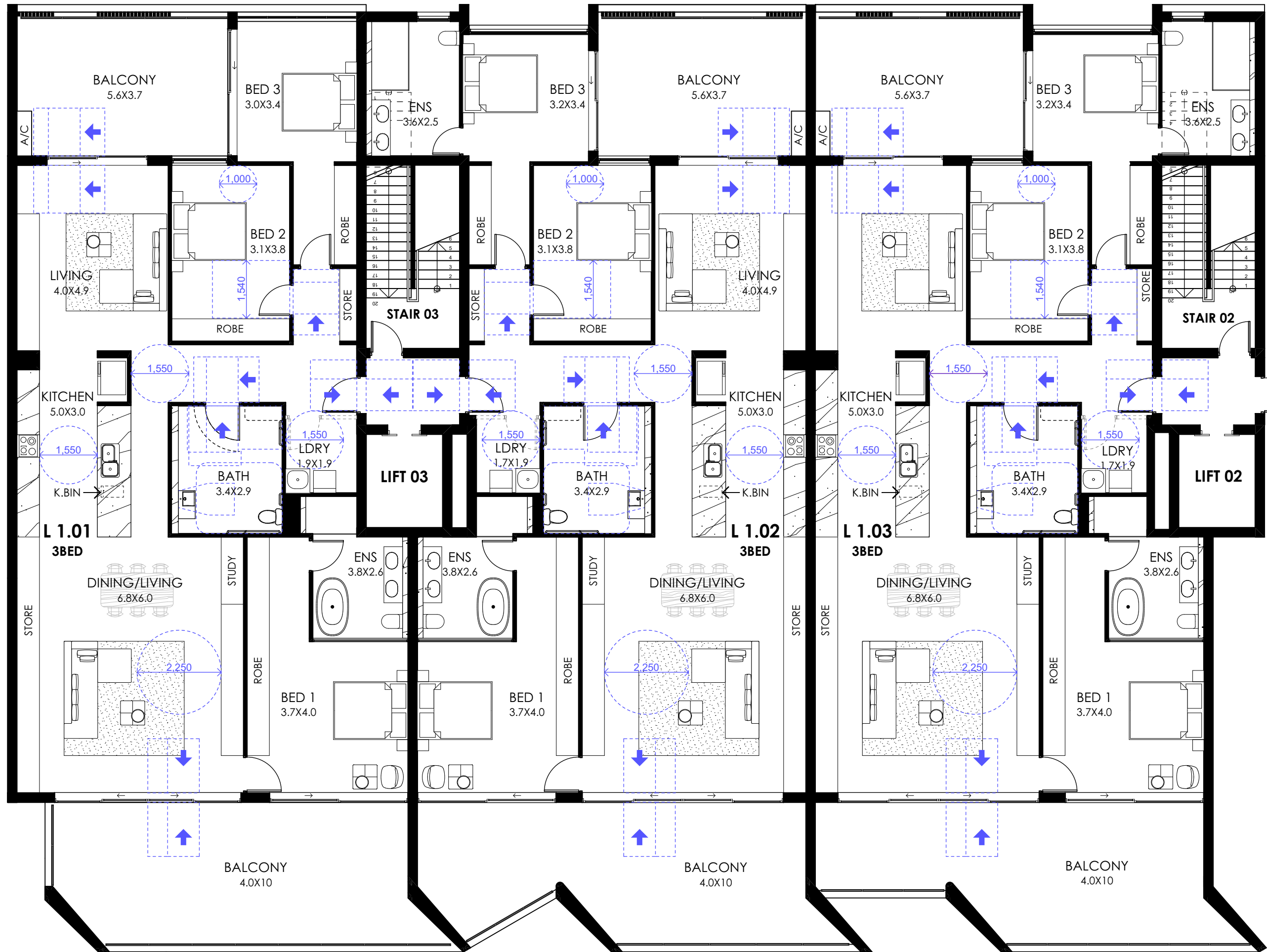
Address
10 BONG BONG ST KIAMA NSW



Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - ROOF

Project North	Job No. 18028	Drawing No. DA100.10
No. of sheets 10 of 64	Amend't P	
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD



BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kL in column

I	RLADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	LEVEL 3 DELETED	10/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
E	ISSUE FOR REVIEW	18/10/2019	OM	DD
D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 30058 | ARBV 19868

Dwg Name:
PLAN - ADAPTABLE

CAD File: BMD001-STEPHEN-PC - BMD001-STEPHEN-PC for ARCHICAD 22/18028 Kiama Core Development_Revit L1.01 - 3800000000

Project North	Job No. 18028	Drawing No. DA100.11
No. of sheets 11 of 64	Amend't I	
Scale As shown 1:100 @ A3	Date: OCT 19	Drawn: DD



- BASIX REQUIREMENTS**
- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
 - All internal ceilings to have a minimum of R1.0 around insulation
 - Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
 - Swimming pool or spa listed in the table of 70.0kLs in column

- LEGEND**
- BL1 Clear safety glass balustrade
 - BL2 Clear safety frameless glass balustrade
 - BL3 Obsure safety glass balustrade
 - PF1 Paint finish color 1.
 - PF2 Paint finish color 2.
 - TS Aluminium screen , timber finish.
 - PS2 Fixed aluminium screen, timber finish.
 - ST Stone finish.
 - CB1 Colorbond Basalt Matt Finish
 - CT Corten signage.
 - TF Timber finish.
 - SL Timber look Sofit lining.

1

NORTH ELEVATION
1:200

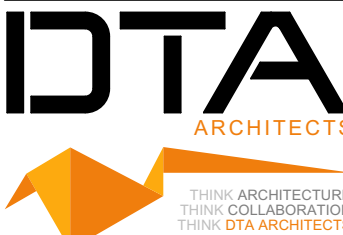
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N	COURT REVISION	17/02/2020	OM	DD
M	LEVEL 3 DELETED	10/02/2020	OM	DD
L	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
K	BASEMENT LOUVRES VENT DELETED	3/02/2020 12/06/2019	OM	DD
J	REVISED DA SUBMISSION	24/05/2019	OM	DD
I	ISSUE FOR REVIEW	18/10/2019	OM	DD
H	ISSUE FOR COORDINATION	16/10/2019	OM	DD

- Issue** **Issue Name** **Date** **Dwn** **Chk**
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
NORTH & SOUTH ELEVATION

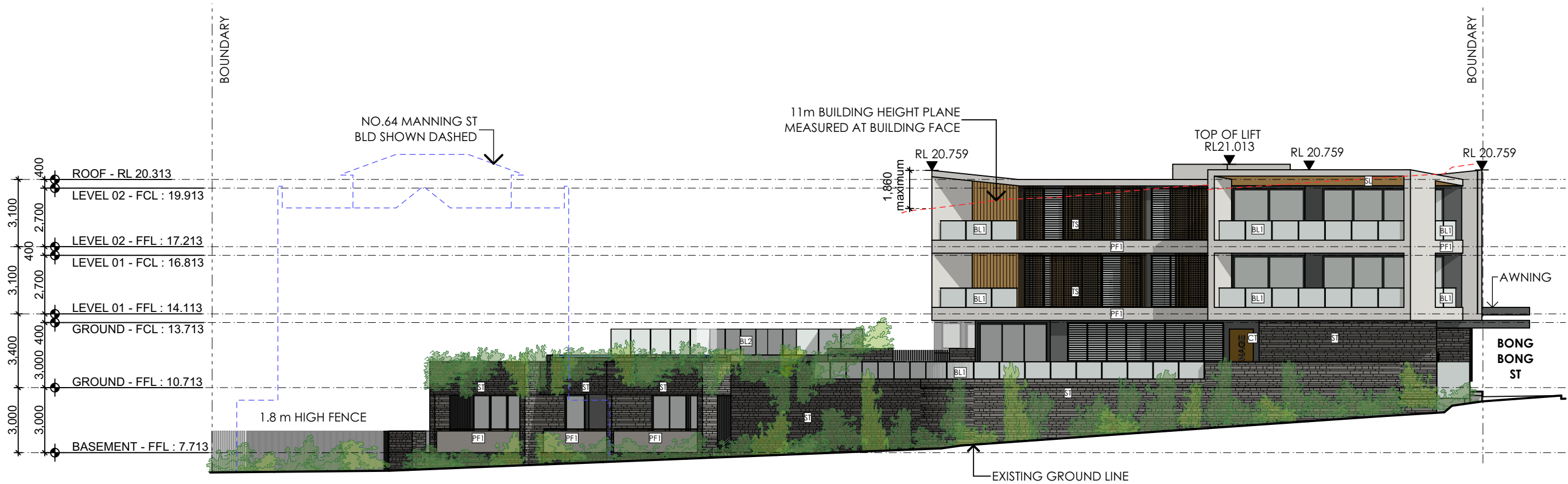
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Project North	Job No. 18028	Drawing No. DA100.12
No. of sheets 12 of 64	Amend't O	
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD

2

SOUTH ELEVATION
1:200





- BASIX REQUIREMENTS**
- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
 - All internal ceilings to have a minimum of R1.0 around insulation
 - Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
 - Swimming pool or spa listed in the table of 70.0kLs in column

- LEGEND**
- BL1 Clear safety glass balustrade
 - BL2 Clear safety frameless glass balustrade
 - BL3 Obscure safety glass balustrade
 - PF1 Paint finish color 1.
 - PF2 Paint finish color 2.
 - TS Aluminium screen, timber finish.
 - PS2 Fixed aluminium screen, timber finish.
 - ST Stone finish.
 - CB1 Colorbond Basalt Matt Finish
 - CT Corten signage.
 - TF Timber finish.
 - SL Timber look Soffit lining.

1

EAST ELEVATION
1:200

O	RL ADJUSTMENT	25/02/2020	OM	DD
N	COURT REVISION	17/02/2020	OM	DD
M	LEVEL 3 DELETED	10/02/2020	OM	DD
L	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
K	BASEMENT LOUVRES VENT DELETED	3/02/2020 12/06/2019	OM	DD
J	REVISED DA SUBMISSION	24/05/2019	OM	DD
I	ISSUE FOR REVIEW	18/10/2019	OM	DD
H	ISSUE FOR COORDINATION	16/10/2019	OM	DD

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Project:
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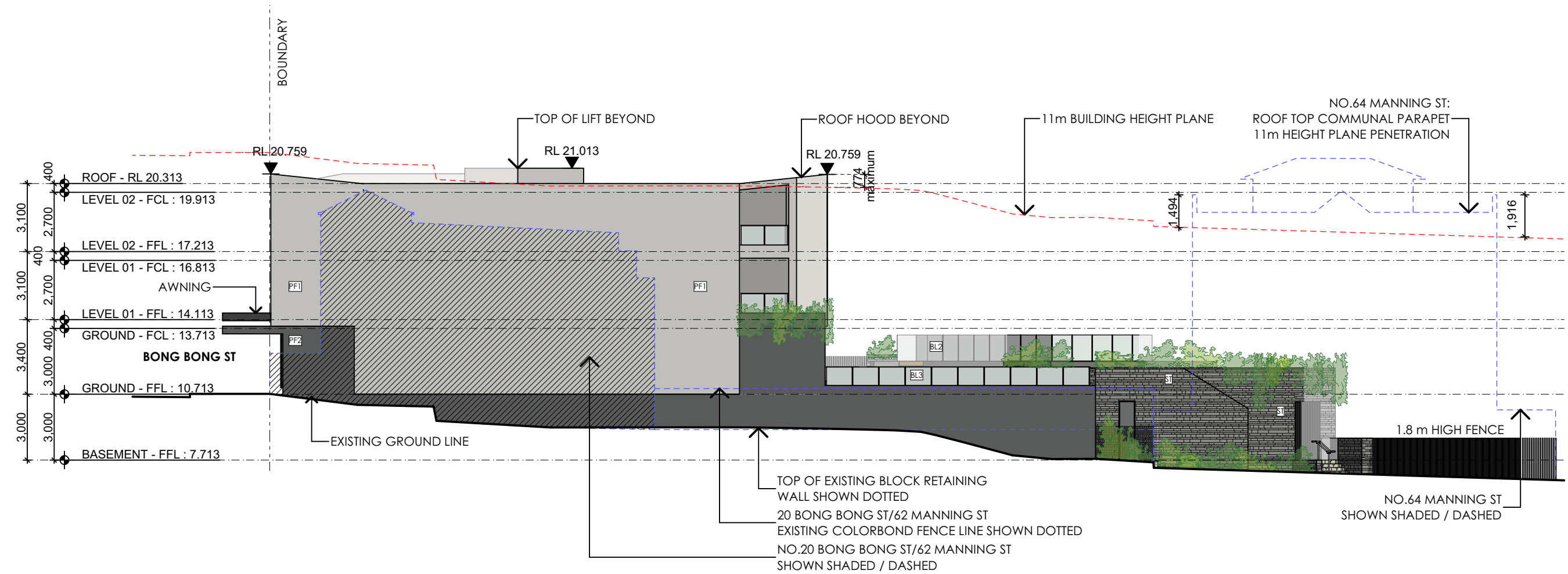
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w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
EAST & WEST ELEVATION

CAD File: B:\Model - STEPHEN-PC - B:\Model Basic for ARCHICAD 22\18028 Kiama Core Development_Revitad L E.C - 380x500 Development

Project North	Job No. 18028	Drawing No. DA100.13
No. of sheets 13 of 64	Amend't O	
Scale As shown 1:200 @ A3	Date OCT 19	Drawn: DD



2

WEST ELEVATION
1:200

BASIX REQUIREMENTS

- All external walls & floors of the development in accordance with specified list of schedule of basix Commitments
- All internal ceilings to have a minimum of R1.0 around insulation
- Hot water units to be gas instantaneous system or similar with a Basix rating of no less than 6 stars.
- Swimming pool or spa listed in the table of 70.0kLs in volumn



1
-

STREETSCAPE ELEVATION
1:250

L	RL ADJUSTMENT	27/02/2020	OM	DD
K	COURT REVISION	17/02/2020	OM	DD
J	LEVEL 3 DELETED	10/02/2020	OM	DD
I	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
H	REVISED DA SUBMISSION	28/10/2019 12/06/2019	OM	DD
G	ISSUE FOR REVIEW	10/10/2019	OM	DD
F	ISSUE FOR CONCILIATION MEETING	24/05/2019	OM	DD
E	ISSUE FOR REVIEW	9/09/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
1.	DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.			
2.	BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.			
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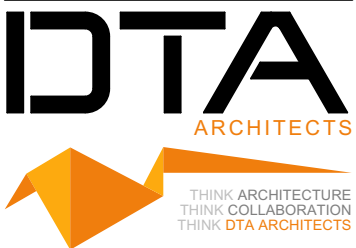
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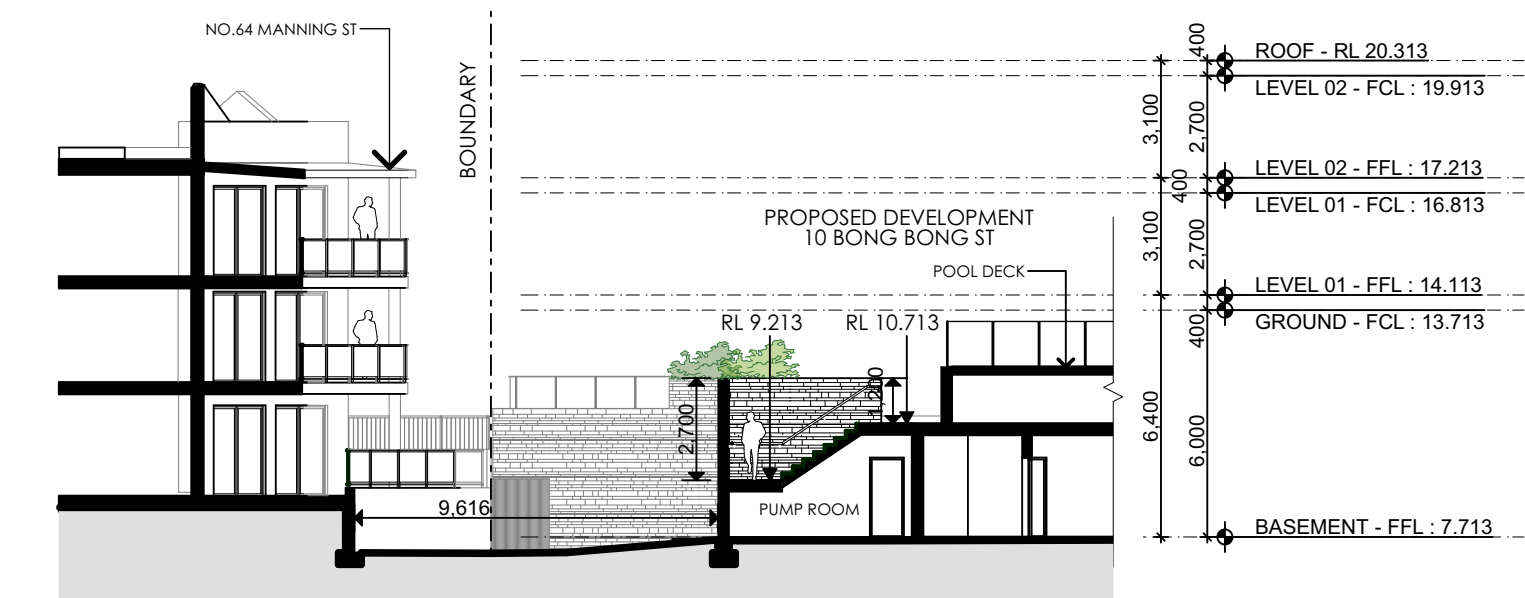


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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

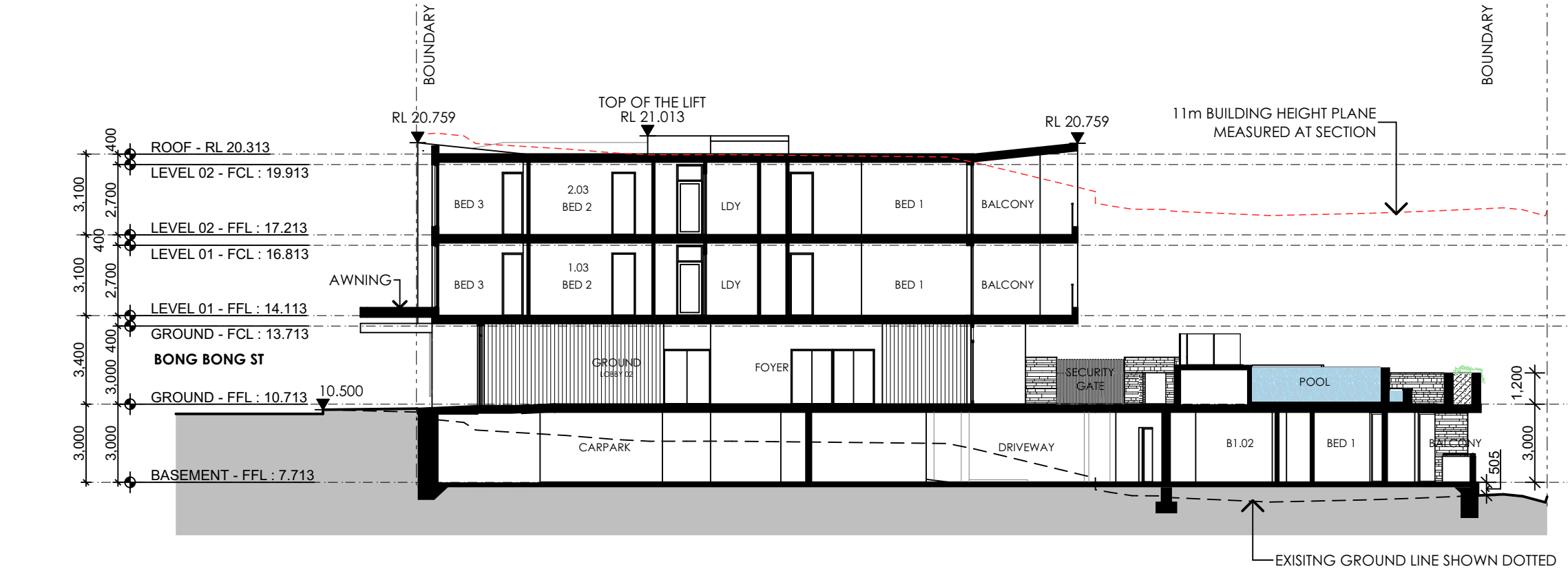
Dwg Name:
STREETSCAPE ELEVATION & SIGHT LINES

Project North	Job No. 18028	Drawing No. DA100.14
	No. of sheets 14 of 64	Amend't L
	Scale As shown @ A3	Date: OCT 19
		Drawn: DD



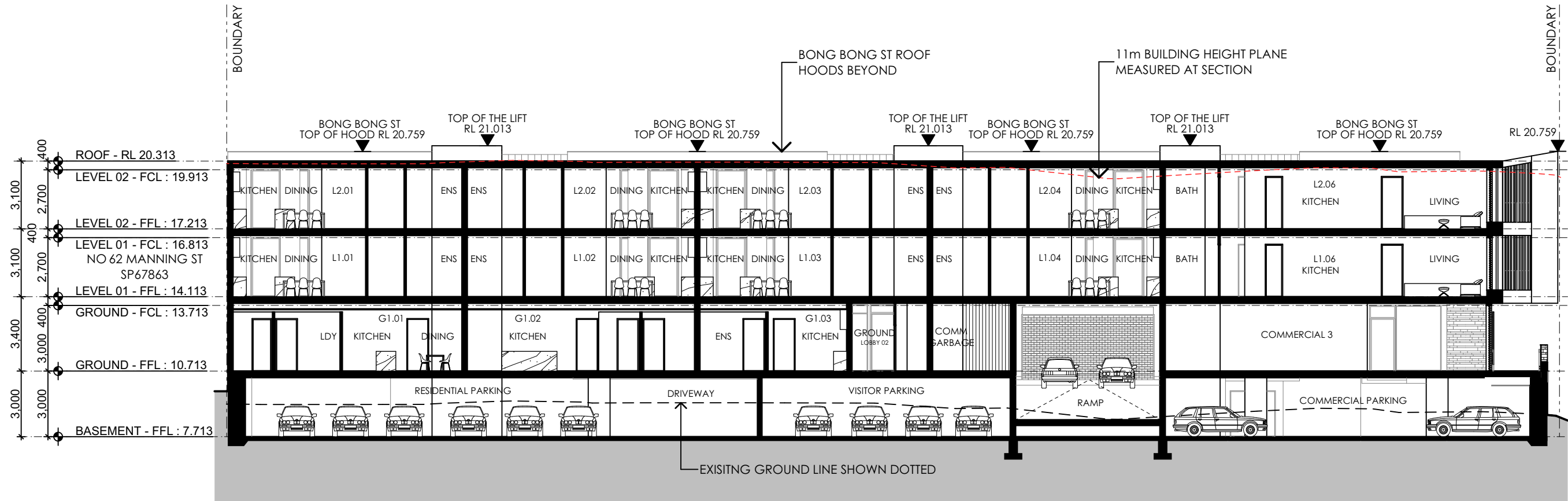
2
-

SECTION -SIGHT LINE D-D
1:200



1
-

SECTION
1:200



2
-

SECTION
1:200

BASIX REQUIREMENTS

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- Swimming pool or spa listed in the table of 70.0kLs in volum

K	RL ADJUSTMENT	25/02/2020	OM	DD
J	COURT REVISION	17/02/2020	OM	DD
I	LEVEL 3 DELETED	10/02/2020	OM	DD
H	REVISED DA SUBMISSION	28/10/2019	OM	DD
G	ISSUE FOR REVIEW	18/10/2019	OM	DD
F	ISSUE FOR CONCILIATION MEETING	12/06/2019	OM	DD
E	ISSUE FOR REVIEW	24/05/2019	OM	DD
D	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
SECTIONS

CAD File: B:\Model: STEPHEN-PC - BIMModel Basic for ARCHICAD 22\18028 Kiama Core Development_Revitad L.EC - 380x90 Development

Project North	Job No. 18028	Drawing No. DA100.15
	No. of sheets 15 of 64	Amend't K
Scale As shown 1:200 @ A3	Date: OCT 19	Drawn: DD



SLCL

SOFFIT LINING,
WALL CLADDING

DECO WOOD
DecoClad,
Natural Spotted Gum
(or similar)



PT1

ALUMINIUM WINDOW
& DOOR FRAMES

DULUX POWDERCOAT
Monument

PF2

PRECAST CONCRETE,

DULUX
Monument



TS

ALUMINIUM SCREEN
BATTENS, TIMBER LOOK

DECO WOOD
DecoBatten,
Natural Spotted Gum
(or similar)



CT


CORTEN SIGNAGE
PANEL



ST

STONE CLADDING

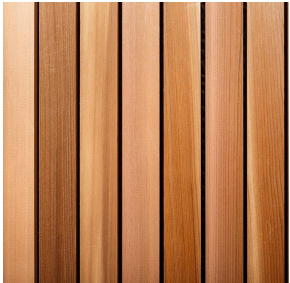
Basalt/ Bluestone
Cladding



CB1

WALL CLADDING
LONGLINE PROFILE


COLORBOND
Basalt, Matt Finish



TF

ALUMINIUM PANELS
TIMBER LOOK

DECO WOOD DecoBatten,
Natural Spotted Gum
(or similar)



PF1

PAINTED CONCRETE,

DULUX
Casper White

I	RLADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	LEVEL 3 DELETED	10/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
E	ISSUE FOR REVIEW	18/10/2019	OM	DD
D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD

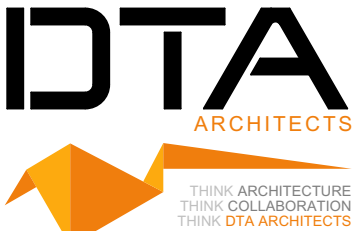
Issue	Issue Name	Date	Dwn	Chk
1.	DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.			
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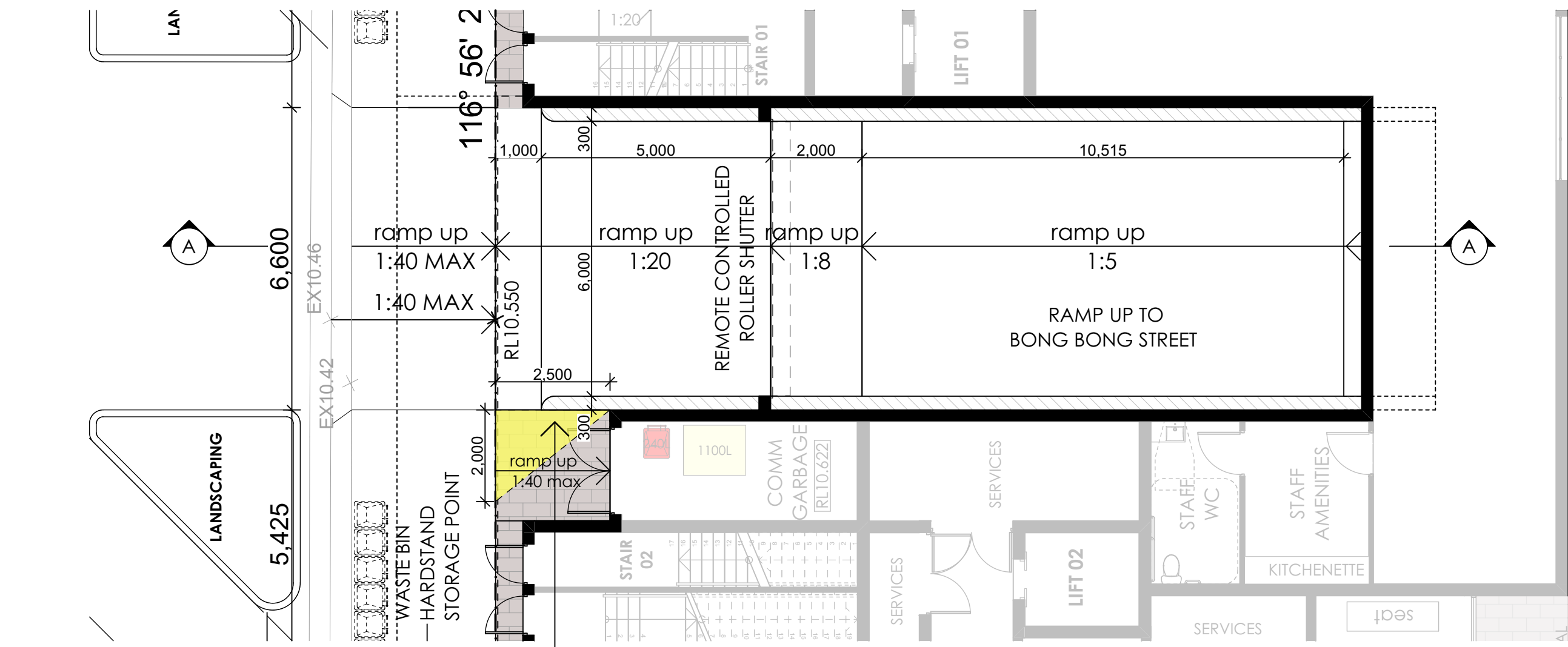
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
FINISH BOARD

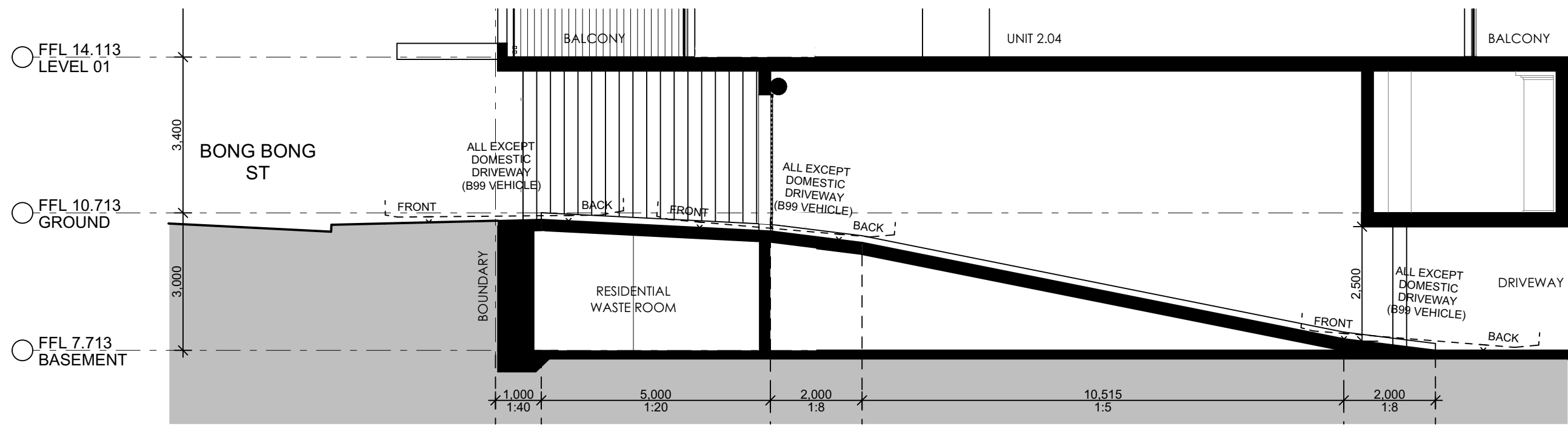
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Project North	Job No.	Drawing No.
	18028	DA100.16
	No. of sheets	Amend't
	16 of 64	I
Scale	Date:	Drawn:
As shown @ A3	OCT 19	DD



RAMP PLAN
1:100

PEDESTRIAN SAFETY
SIGHTLINE REQUIREMENTS
AS PER AS/NZ2890.1



RAMP SECTION A-A
1:100

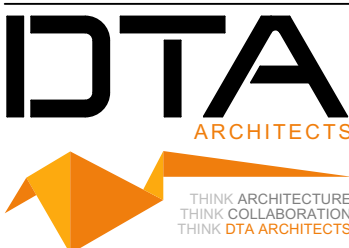
J	RL ADJUSTMENT	27/02/2020	OM	DD
I	CHANGES TO WASTE ROOM	21/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
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C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/05/2019	OM	DD

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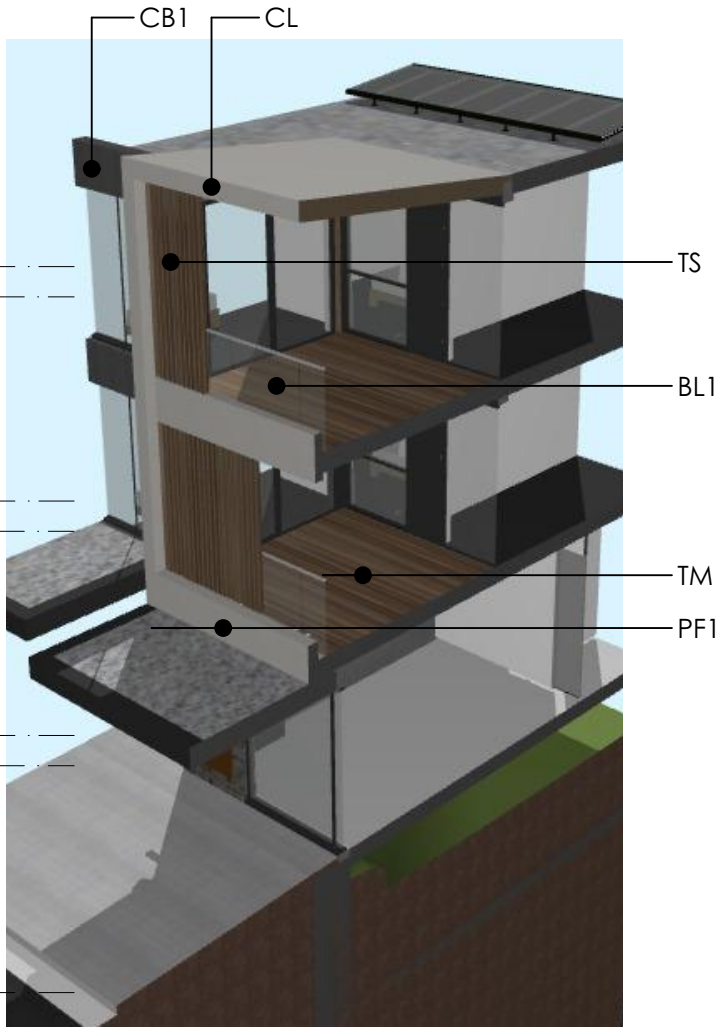
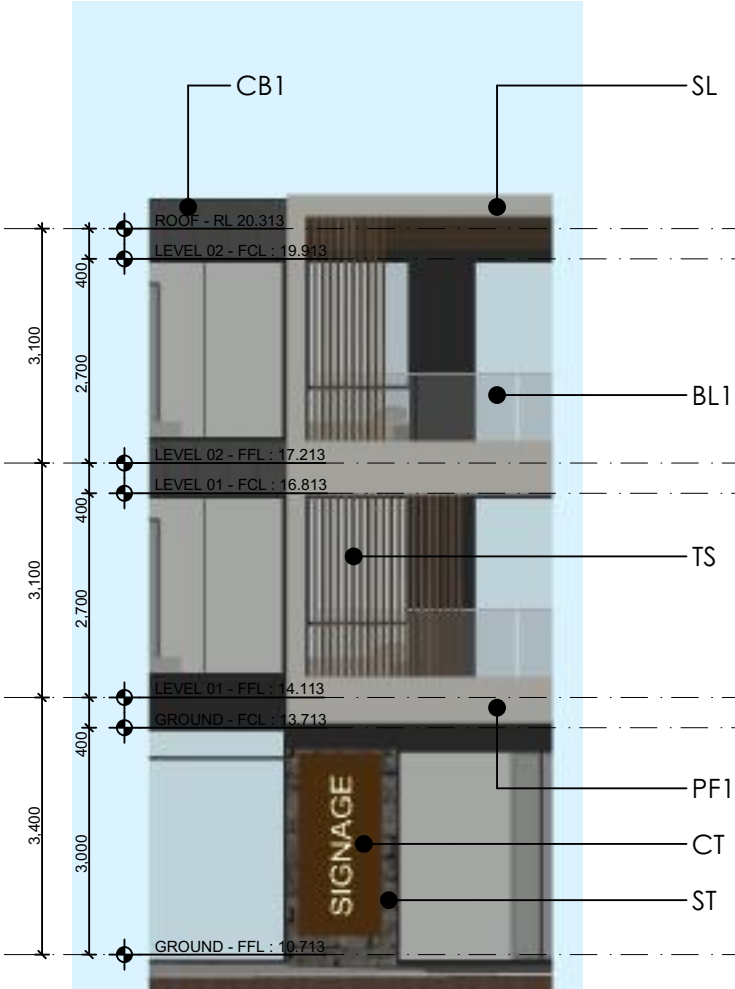
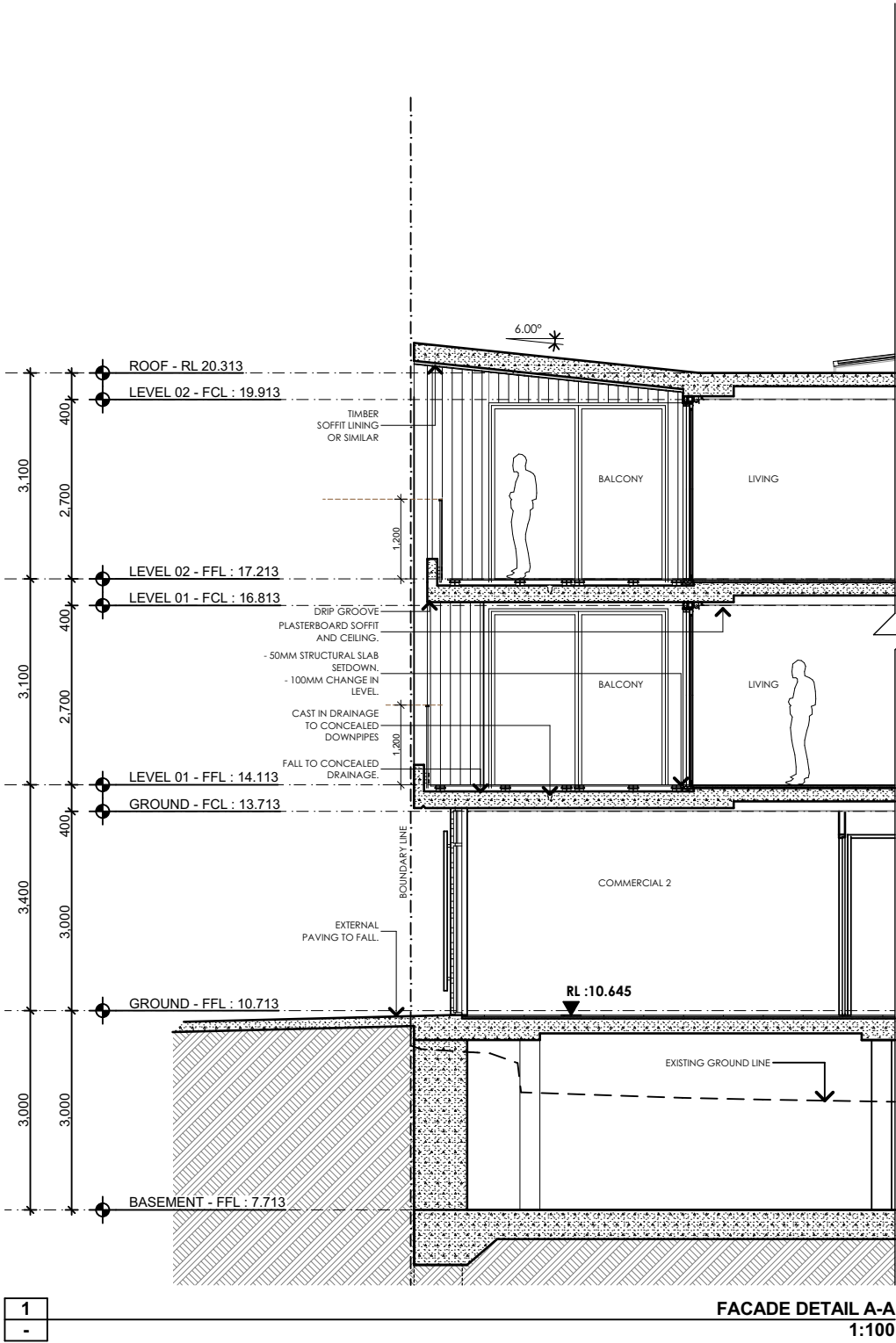


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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
DRIVEWAY PLAN & SECTION

Project North	Job No. 18028	Drawing No. DA200.1
No. of sheets 17 of 64	Amend't J	
Scale As shown 1:100 @ A3	Date: OCT 19	Drawn: DD



J	RL ADJUSTMENT	27/02/2020	OM	DD
I	COURT REVISION	17/02/2020	OM	DD
H	REVISED DA SUBMISSION	28/10/2019	OM	DD
G	ISSUE FOR REVIEW	18/10/2019	OM	DD
F	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
E	ISSUE FOR REVIEW	01/09/2019 12/06/2019	OM	DD
D	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
C	AS PER SCHEDULE OF CHANGES	24/05/2019 13/06/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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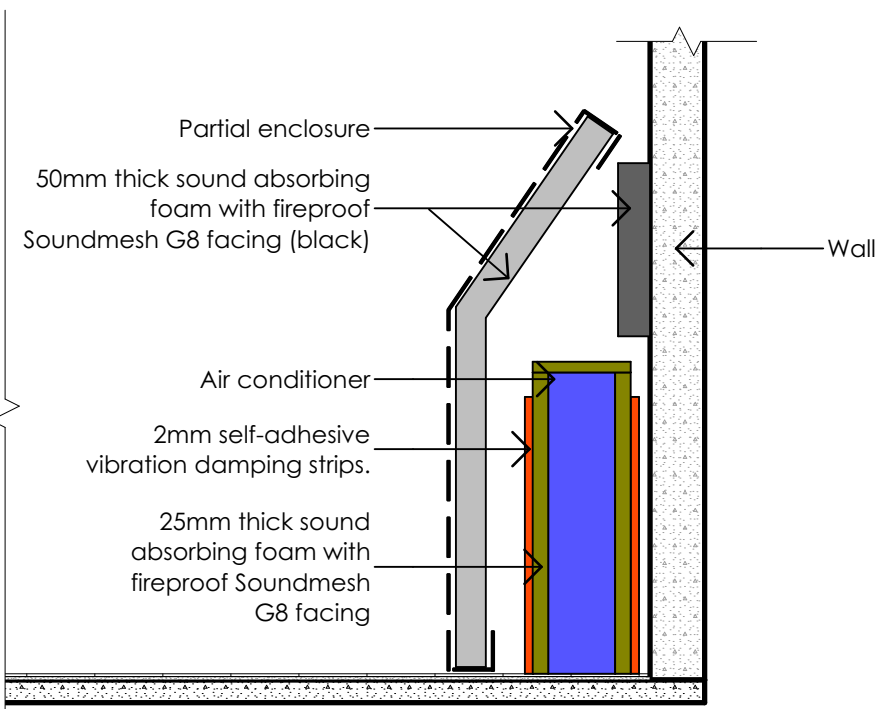
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
DETAILS - FACADE

CAD File: B:\Model - STEPHEN-PC - BIMModel Basic for ARCHICAD 22\18028 Kiama Core Development_Revit.dwg L EOC - 38 Honey Development

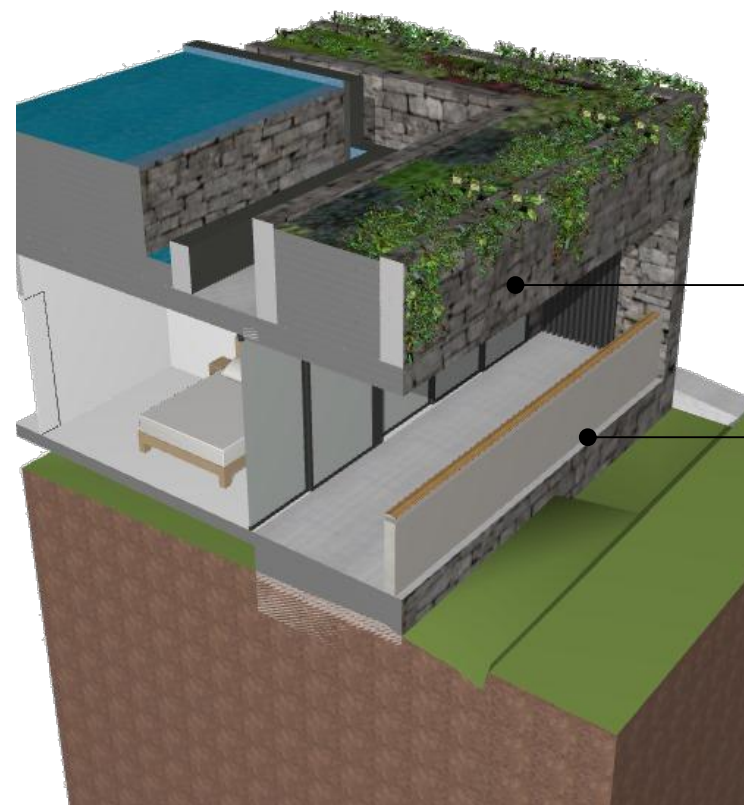
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	No. of sheets 18 of 64	Amend't J
	Scale As shown 1:100 @ A3	Date: OCT 19 Drawn: DD



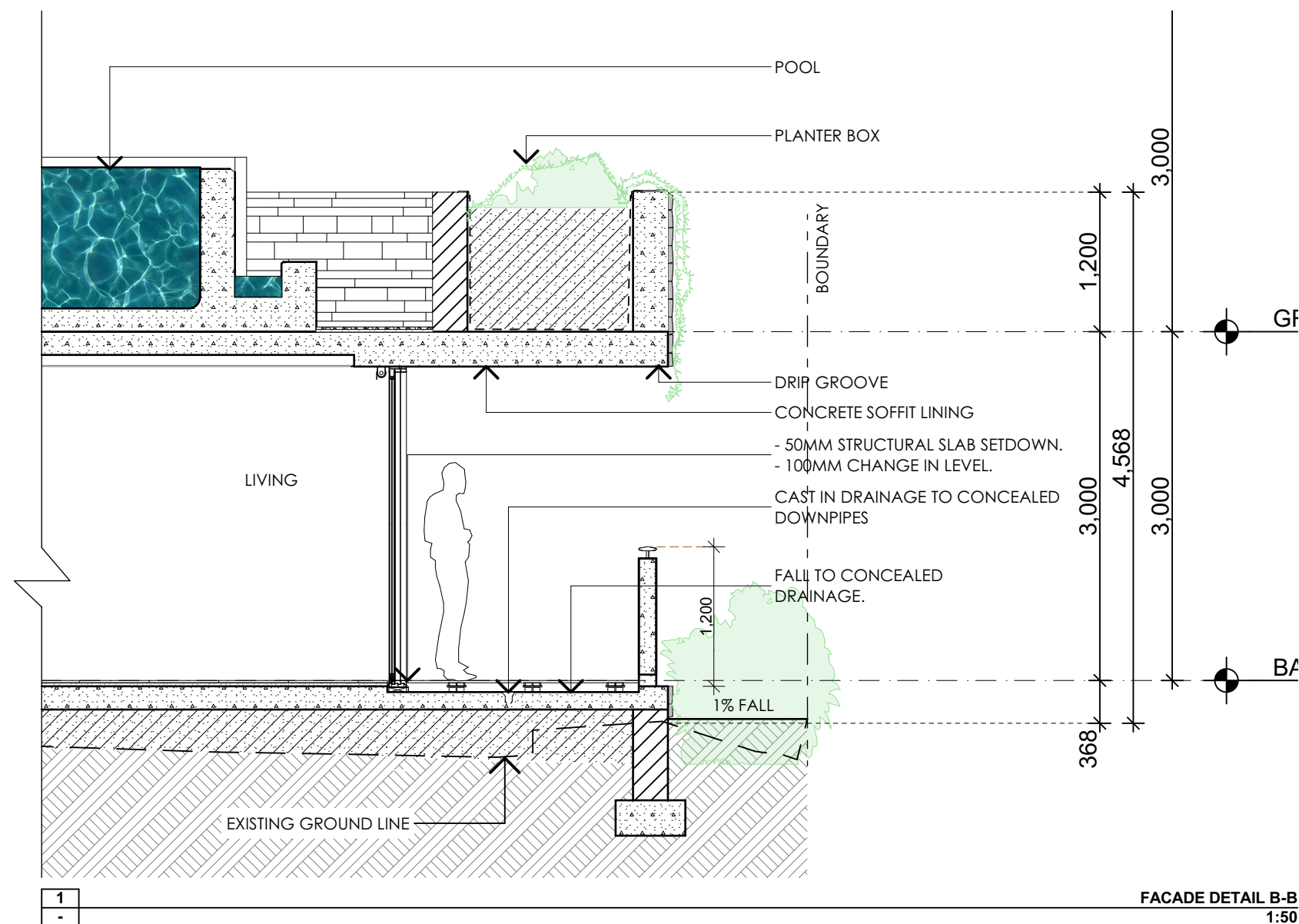
SCREENING / ACOUSTIC ATTENUATION TO AIR CONDITION CONDENSER -NTS.



KITCHEN BIN



3D - BALCONY /WINDOW SURROUND



E	RL ADJUSTMENT	27/02/2020	OM	DD
D	COURT REVISION	17/02/2020	OM	DD
C	REVISED DA SUBMISSION	28/10/2019	OM	DD
B	ISSUE FOR REVIEW	18/10/2019	OM	DD
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Issue	Issue Name	Date	Dwn	Chk
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NSWARB 9068 | ARBV 19868

Dwg Name:
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CAD File: BIMcloud: STEPHEN-PC - BIMcloud Basic for ARCHICAD 22/18028 Kiama Cove Development Revised LEC - 3Storey Development

Development_Revised L.E.C - History Development			
Project North	Job No.	Drawing No.	
	18028	DA200.3	
	No. of sheets	Amend't	
	19 of 64	E	
Scale	Date:	Drawn:	
As shown 1:50 @ A3	OCT 19	DD	



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G	COURT REVISION	17/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
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D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	DEVELOPMENT APPLICATION	12/12/2018	OM	DD

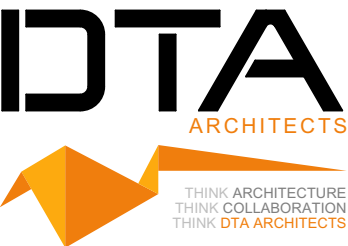
Issue	Issue Name	Date	Dwn	Chk
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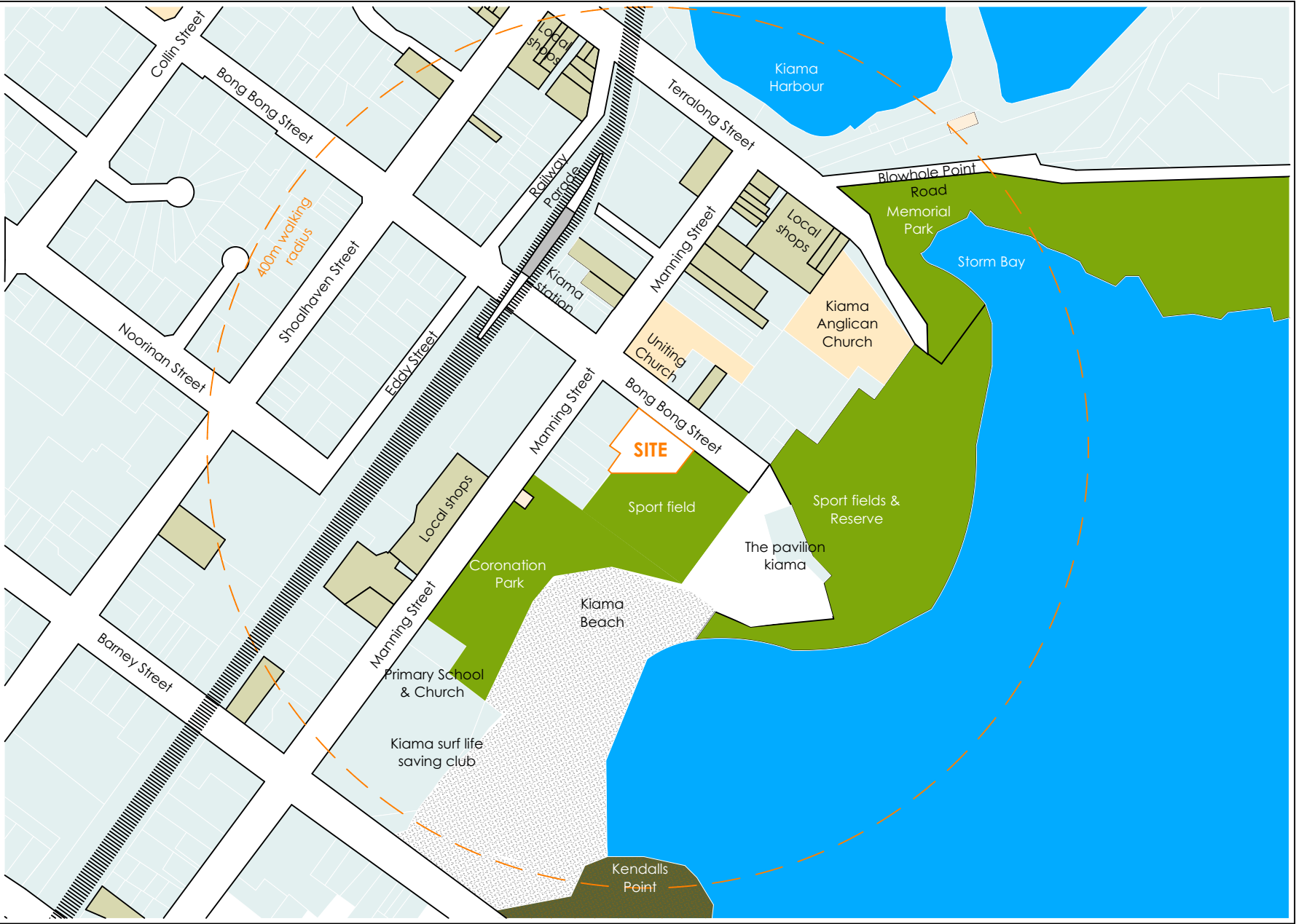
Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868




Dwg Name:
PLAN - LOCATION

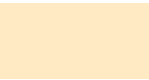
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Project North	Job No. 18028	Drawing No. DA300.1
	No. of sheets 20 of 64	Amend't H
	Scale As shown @ A3	Date: OCT 19 Drawn: DD




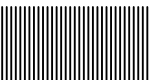
1
-
WIDER CONTEXT PLAN
1:5000

- 

Proposed development site
- 

Education & Church facility
- 

Public open space
- 

Local shops
- 

Railway line

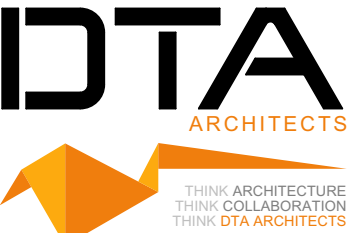
I	RL ADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
B	AS PER SCHEDULE OF CHANGES	12/06/2019 19/06/2019 24/05/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
PLAN - SITE ANALYSIS

CAD File: B:\Model - STEPHEN-PC - BIMModel Basic for ARCHICAD 22\18028 Kiama Core Development_Revitad L.EC - 380x50 Development

Project North	Job No. 18028	Drawing No. DA300.2
	No. of sheets 21 of 64	Amend't I
	Scale As shown 1:5000 @ A3	Date: OCT 19 Drawn: DD



- Proposed development site
- Education & Church facility
- Public open space
- Local shops
- Railway line
- Existing Apartments
- Deep soil
- Vehicle access
- Pedestrain access

	RL ADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
B	AS PER SCHEDULE OF CHANGES	24/05/2019	OM	DD

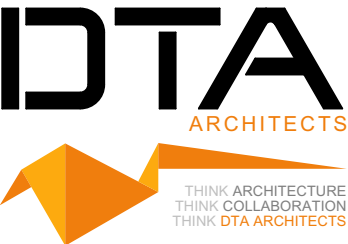
Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

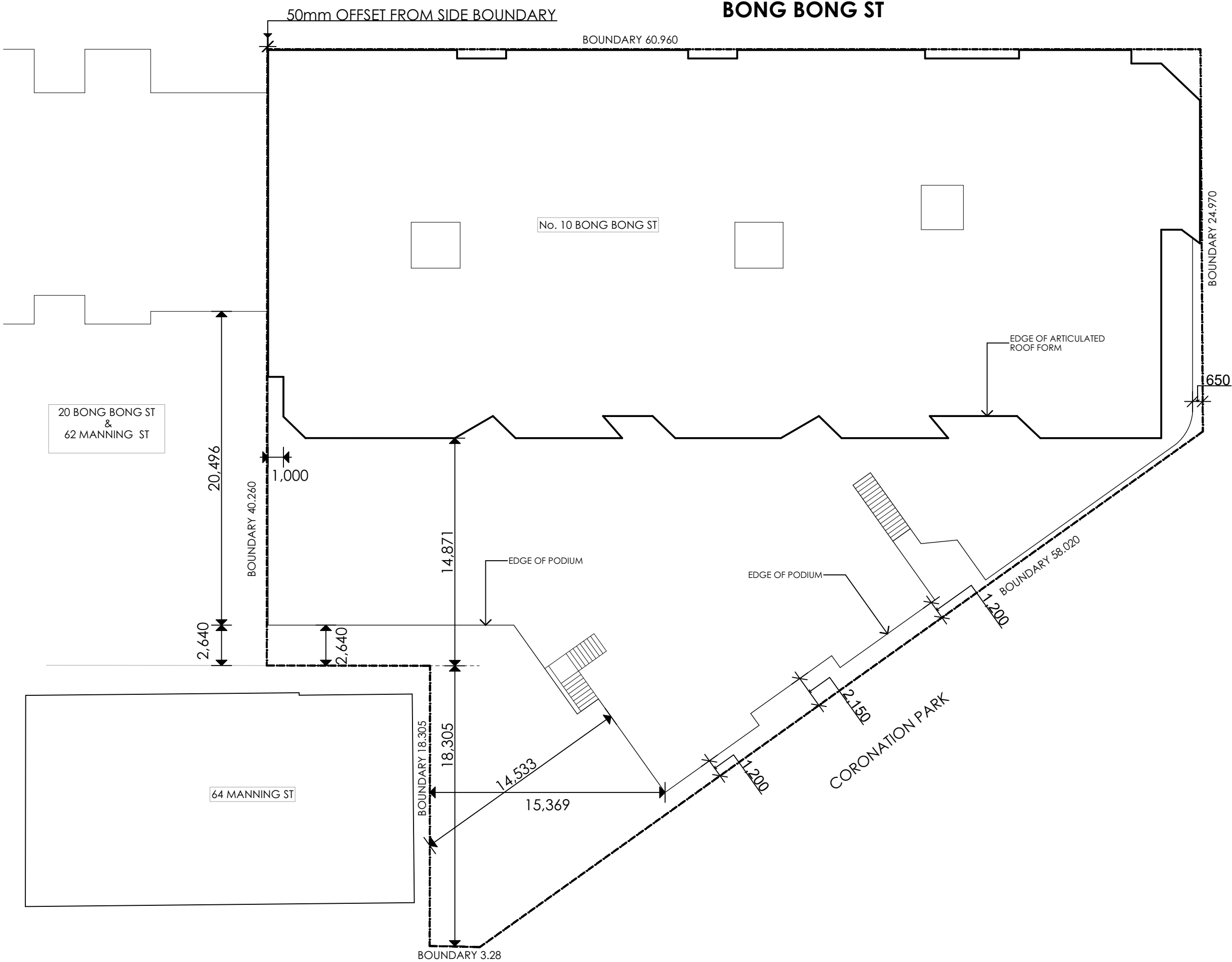
Dwg Name:
PLAN - SITE ANALYSIS

CAD File: B:\Model - STEPHEN-PC - B\Model Basic for ARCHICAD 22\18028 Kiama Core Development_Revitad L E0 - 3Storey Development

Project North	Job No. 18028	Drawing No. DA300.3
	No. of sheets 22 of 64	Amend't I
	Scale As shown 1:2000 @ A3	Date: Drawn: OCT 19 DD



Project North	Job No.	Drawing No.	
	18028	DA300.4	
	No. of sheets	Amend't	
	23 of 64	J	
	Scale	Date:	Drawn:
	As shown:1:500 @ A3	OCT 19	DD



I	RL ADJUSTMENT	27/02/2020	OM	DD
A	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
B	AS PER SCHEDULE OF CHANGES	13/06/2019	OM	DD

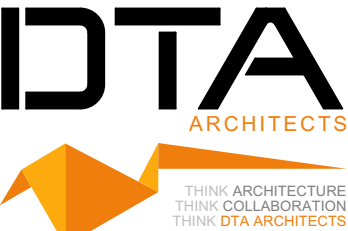
Issue	Issue Name	Date	Dwn	Chk
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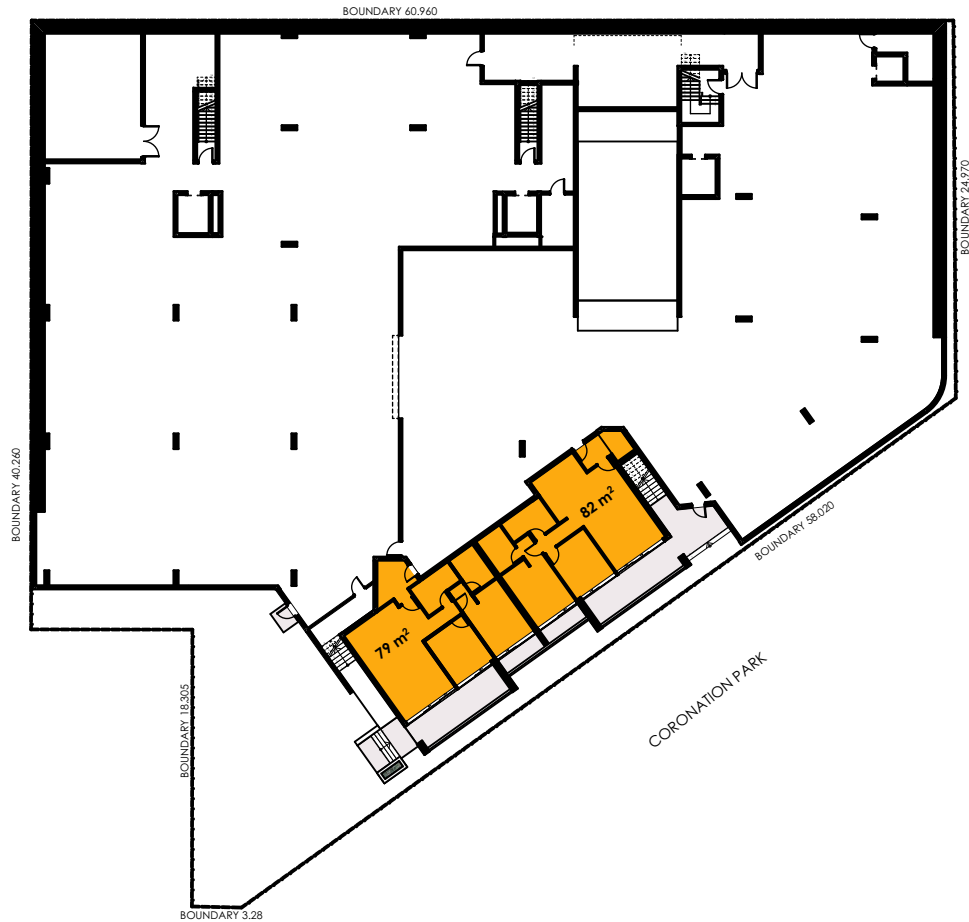
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

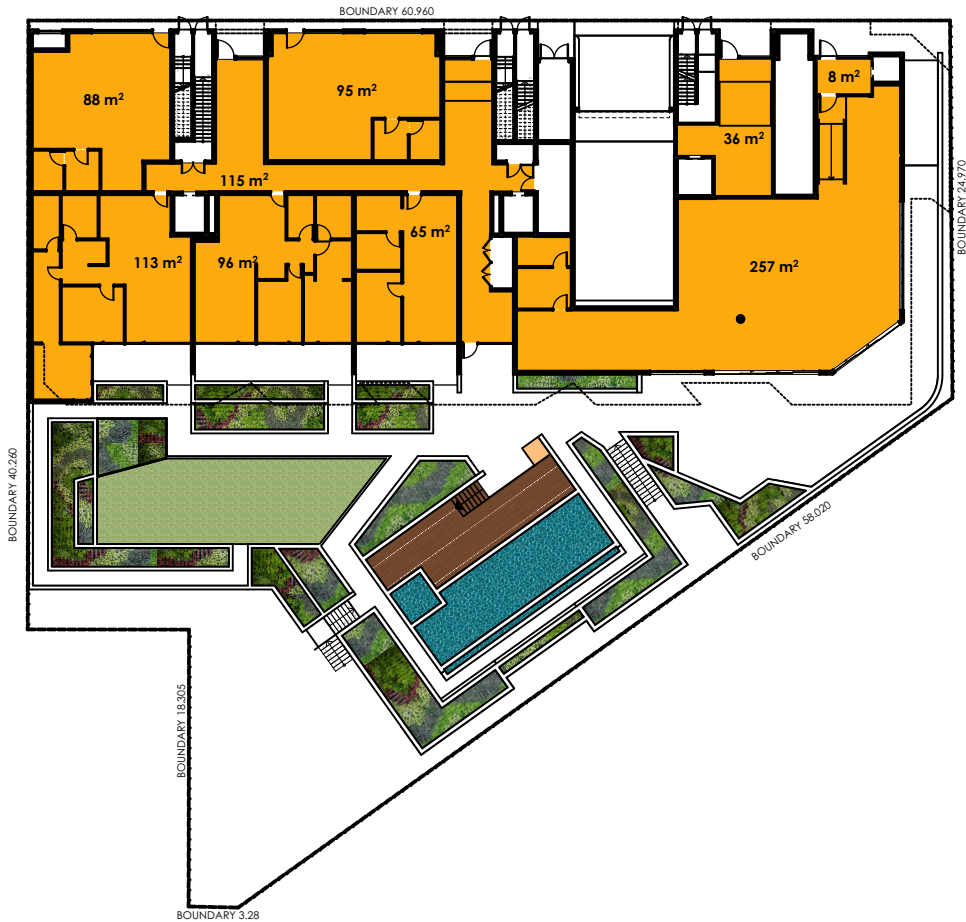


Dwg Name:
PLAN - SETBACK & BUILDING SEPARATION
LAND 181 BONGBONG ST EPPEN-PC - BldModul Basic for ARCHICAD 22/18028 Kiama Core Development Revised L EOC - 380mwy Development

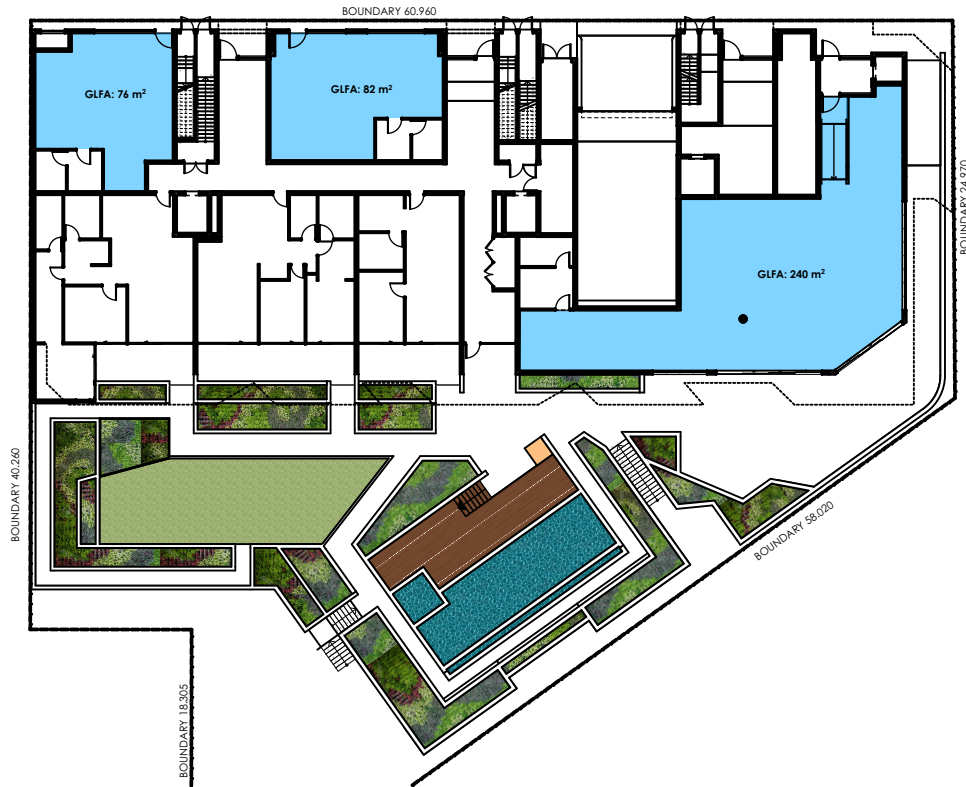
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	No. of sheets 24 of 64	Amend't I	
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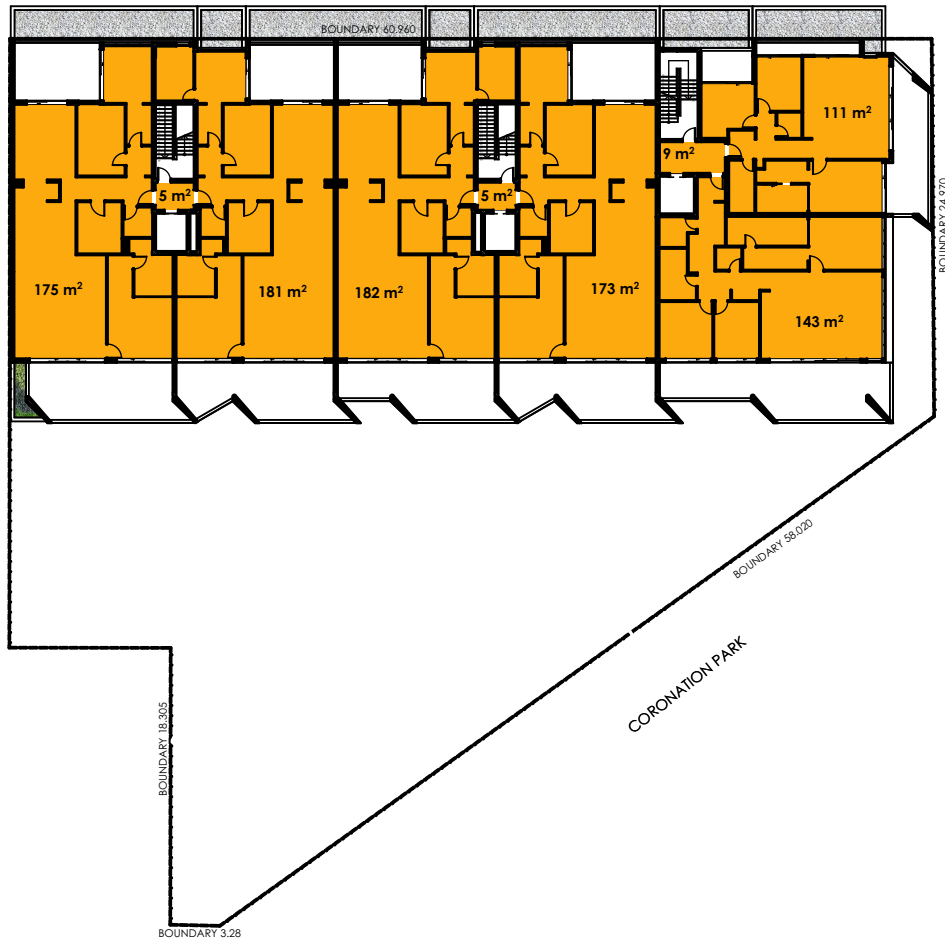
1
-
BASEMENT/GROUND -1 GFA
1:500



2
-
GROUND GFA
1:500



3
-
GROUND GLFA
1:500



4
-
LEVEL 01 - LEVEL 02 GFA
1:500

GFA AREA SUMMARY

SITE AREA: 2592m²

AREAS
Levels GLFA GFA FSR

BASEMENT 161m²
GROUND 873m²
LEVEL 1 984m²
LEVEL 2 984m²

TOTAL 3002m²
LEP 3888m² 1.16:1
1.50:1

■ GROSS LEASABLE FLOOR AREA
COMMERCIAL
■ GROSS FLOOR AREA

L	RL ADJUSTMENT	27/02/2020	OM	DD
K	COURT REVISION	17/02/2020	OM	DD
J	LEVEL 3 DELETED	10/02/2020	OM	DD
I	REVISED DA SUBMISSION	28/10/2019	OM	DD
H	ISSUE FOR REVIEW	18/10/2019	OM	DD
G	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
F	ISSUE FOR REVIEW	12/06/2019	OM	DD
E	ISSUE FOR REVIEW	24/05/2019	OM	DD
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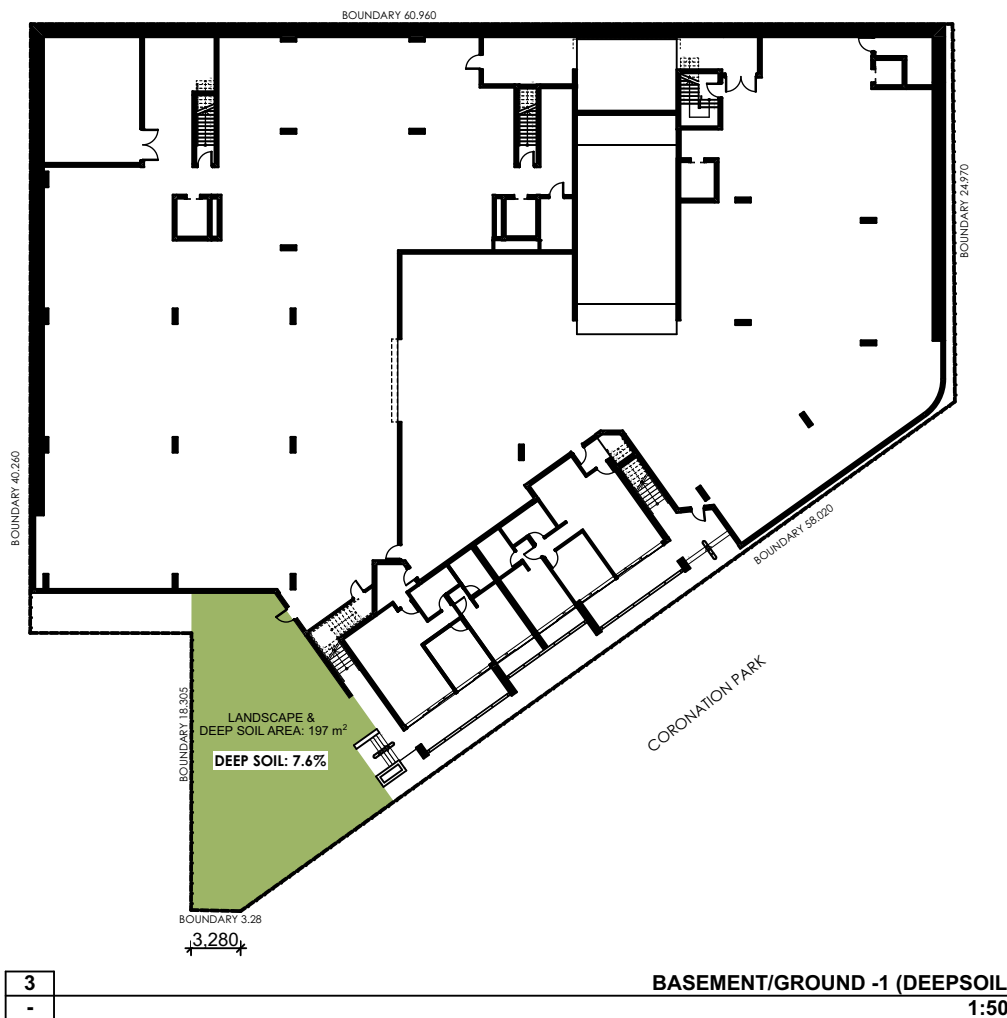
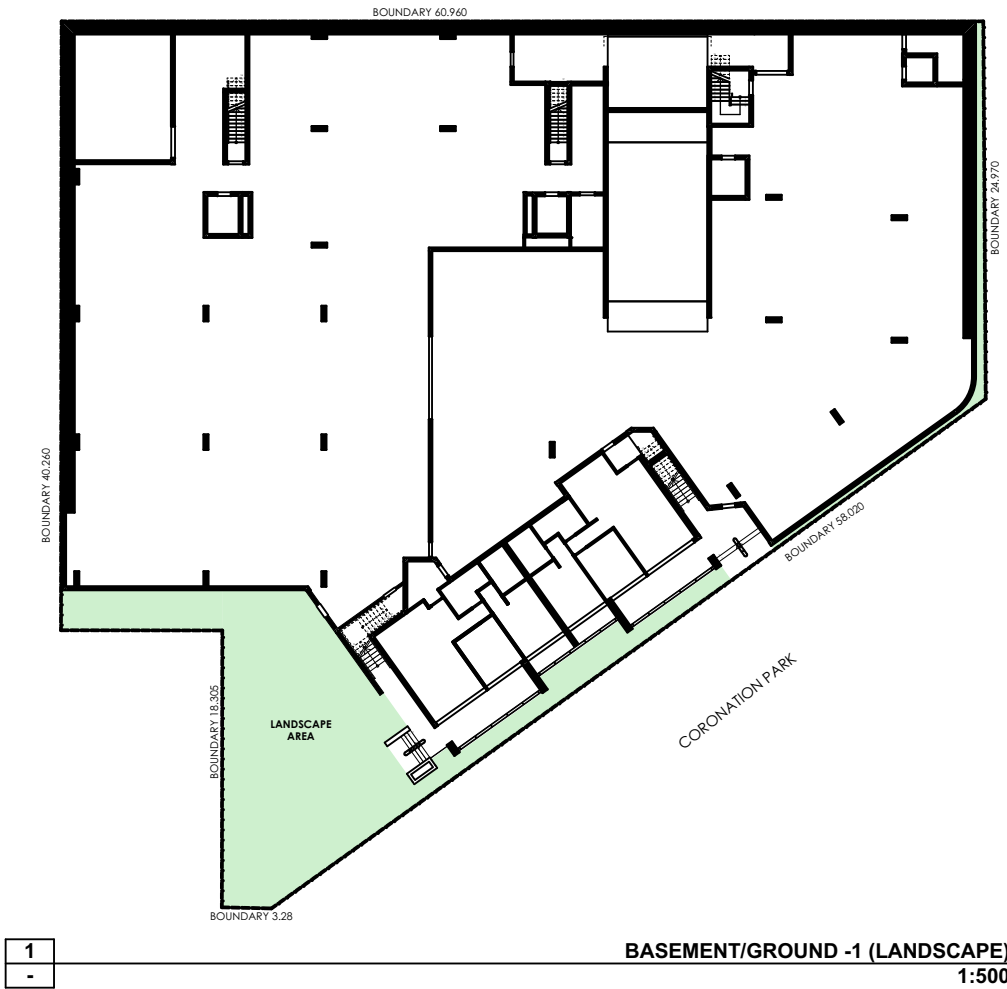
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - AREA GFA

CAD File: B:\Model\STEPHEN-PC - BIMModel Basic for ARCHICAD 22\18028 Kiama Core Development_Revit.dwg L EOC - 3888m² Development

Project North	Job No. 18028	Drawing No. DA400.1
No. of sheets 25 of 64	Amend't L	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



LANDSCAPE & DEEP SOIL AREA SUMMARY

SITE AREA: 2592m²

AREAS	REQUIRED	PROPOSED
LANDSCAPE AREA		
LANDSCAPE DEEP SOIL	ADG: 7% = 181m ²	7.6% / 197m ²

J	RL ADJUSTMENT	27/02/2020	OM	DD
I	COURT REVISION	17/02/2020	OM	DD
H	REVISED DA SUBMISSION	28/10/2019	OM	DD
G	ISSUE FOR REVIEW	18/10/2019	OM	DD
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D	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
C	AS PER SCHEDULE OF CHANGES	24/05/2019 13/06/2019	OM	DD

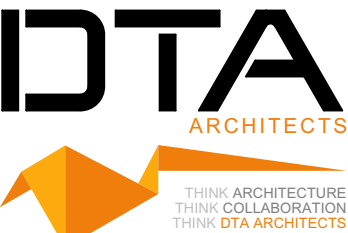
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - AREA LANDSCAPE & DEEP SOIL

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Project North	Job No. 18028	Drawing No. DA400.2
No. of sheets 26 of 64	Amend't J	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD

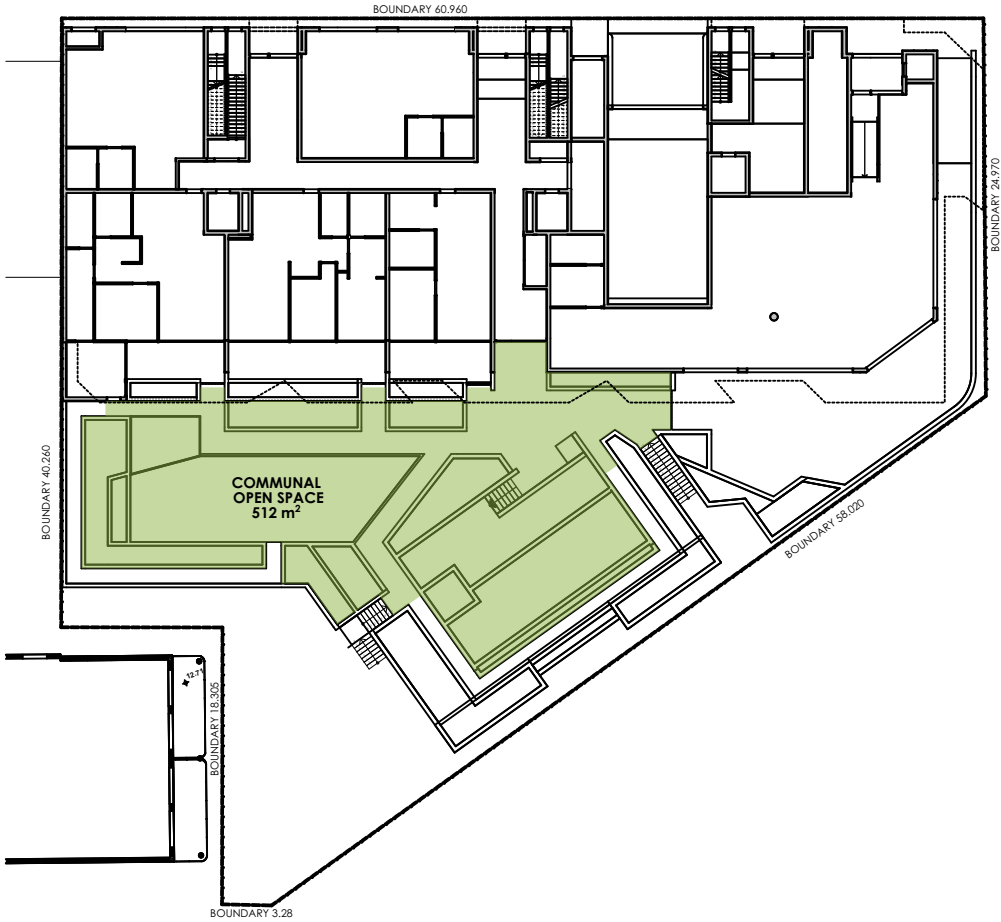


1

-

BASEMENT/GROUND -1 (COMMUNAL AREA)

1:500



2

-

GROUND (COMMUNAL AREA)

1:500

COMMUNAL AREA SUMMARY -12UNITS

SITE AREA: 2592m²

AREA COMMUNAL		REQUIRED	PROPOSED
Levels			
BASEMENT	178m²	5m² per dwelling (DCP)	690m² /26.62%
GROUND	512m²	14 X 5 =70m²	
		25% of the site (ADG)=	
		648m²	

I	RL ADJUSTMENT	27/02/2020	OM	DD
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		12/06/2019		
B	AS PER SCHEDULE OF CHANGES	24/05/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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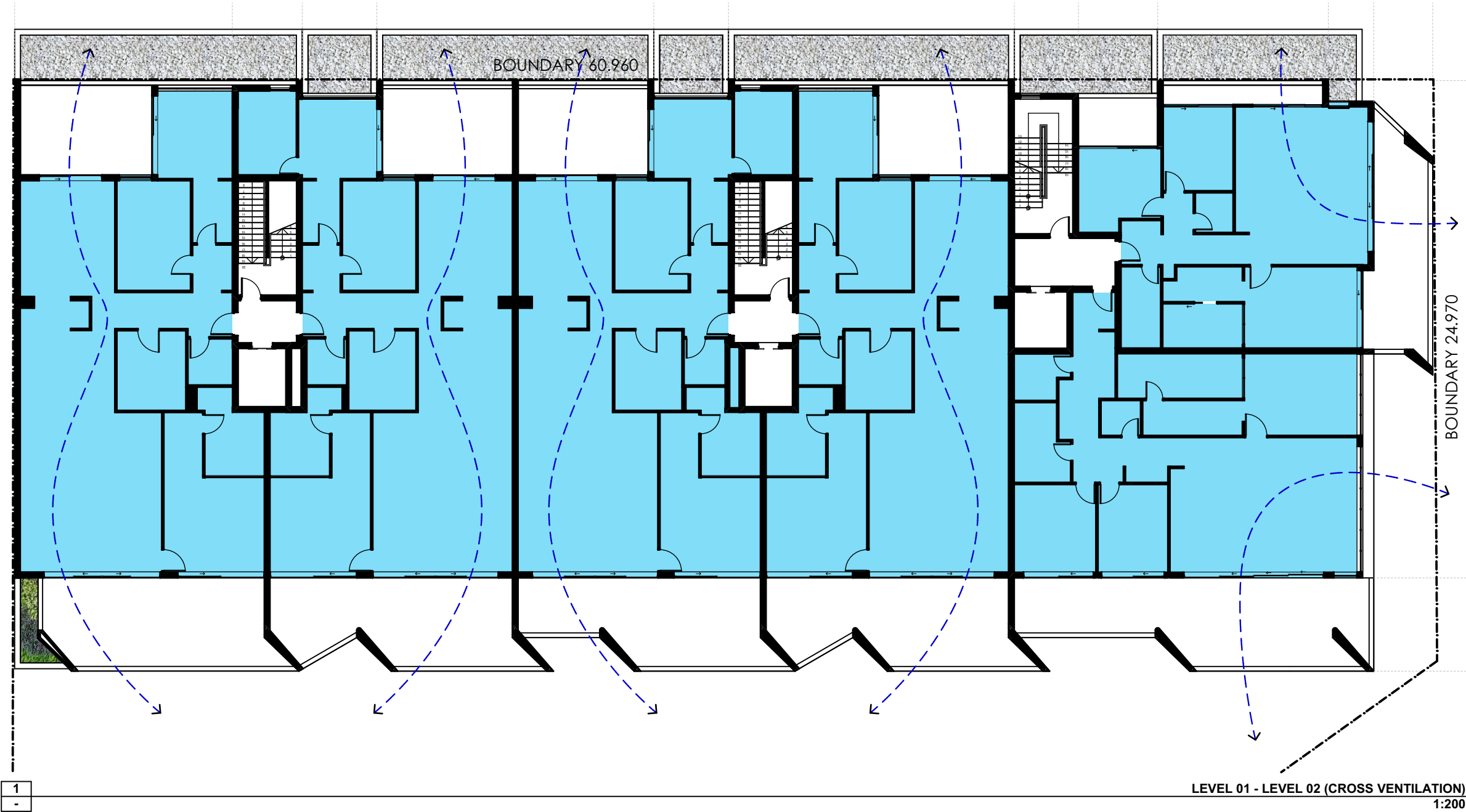
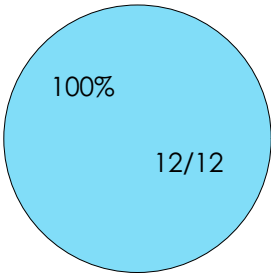
Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868



Dwg Name:
PLAN - COMMUNAL OPEN SPACE

CAD File: B:\Model: STEPHEN-PC - BIMModel Basic for ARCHICAD 22\B028 Kiama Core Development_Revisead L EOC - 38Honey Development

Project North	Job No. 18028	Drawing No. DA400.3
No. of sheets 27 of 64	Amend't I	
Scale As shown @ A3	Date: OCT 19	Drawn: DD



REQUIRED (ADG)	PROPOSED
60% of residential apartments	100% of residential apartments

I	RL ADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
B	AS PER SCHEDULE OF CHANGES	24/05/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Project:
MIXED USE DEVELOPMENT

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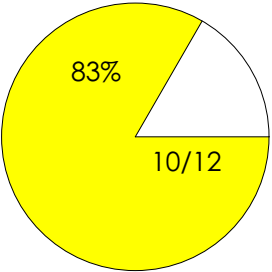
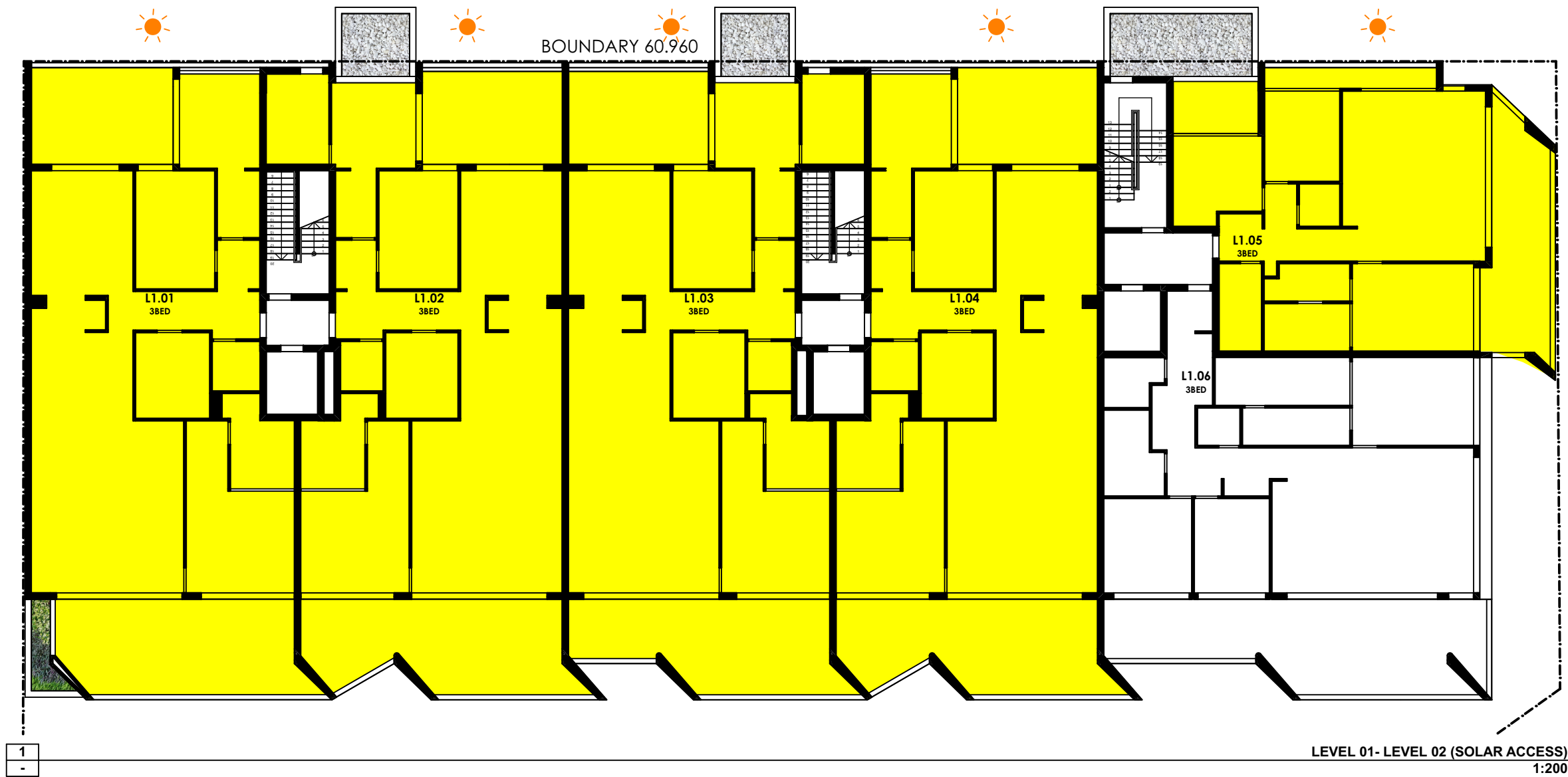
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - CROSS VENTILATION

CAD File: B:\Work\STEPHEN-PC - B\Modell Basic for ARCHICAD 22\18028 Kiama Core Development_Revitad L.EC - 38 Honey Development

Project North	Job No. 18028	Drawing No. DA500.1
	No. of sheets 28 of 64	Amend't I
	Scale As shown 1:200 @ A3	Date: OCT 19 Drawn: DD



I	RL ADJUSTMENT	27/02/2020	OM	DD
H	COURT REVISION	17/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
B	AS PER SCHEDULE OF CHANGES	24/05/2019	OM	DD

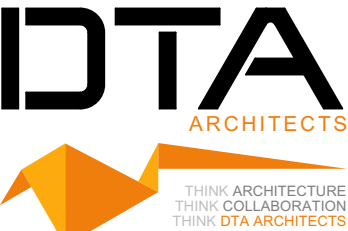
Issue	Issue Name	Date	Dwn	Chk
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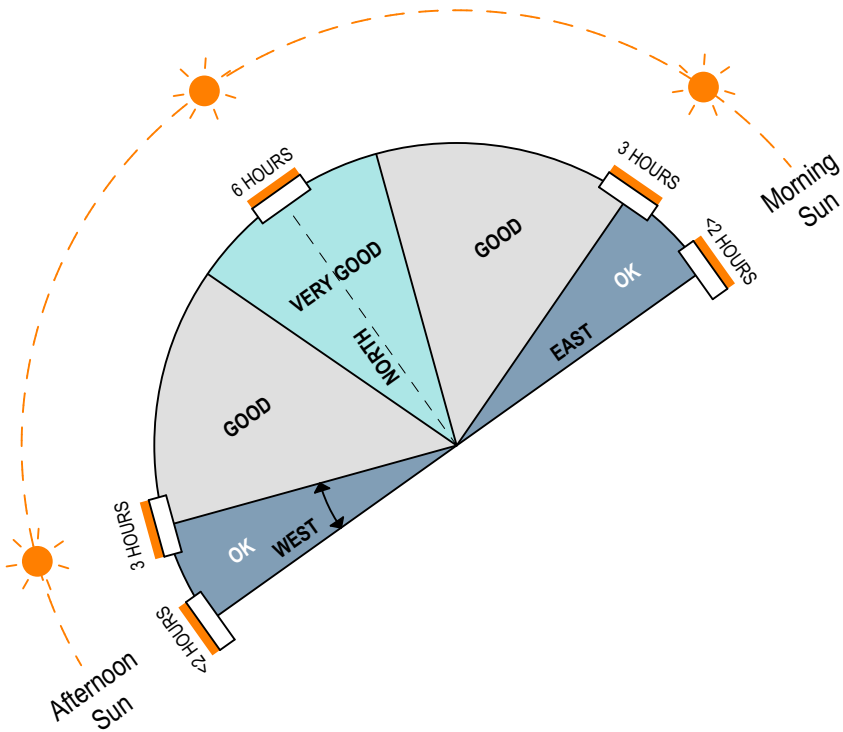
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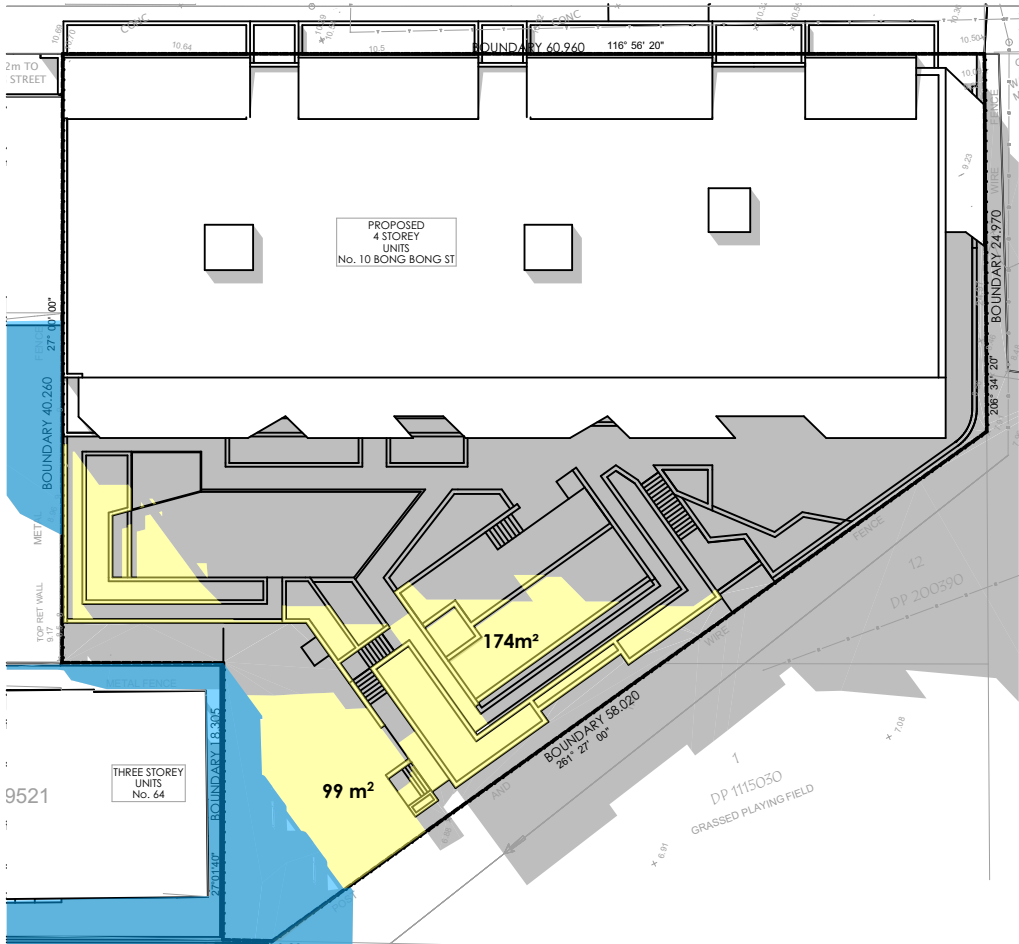
Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - SOLAR ACCESS

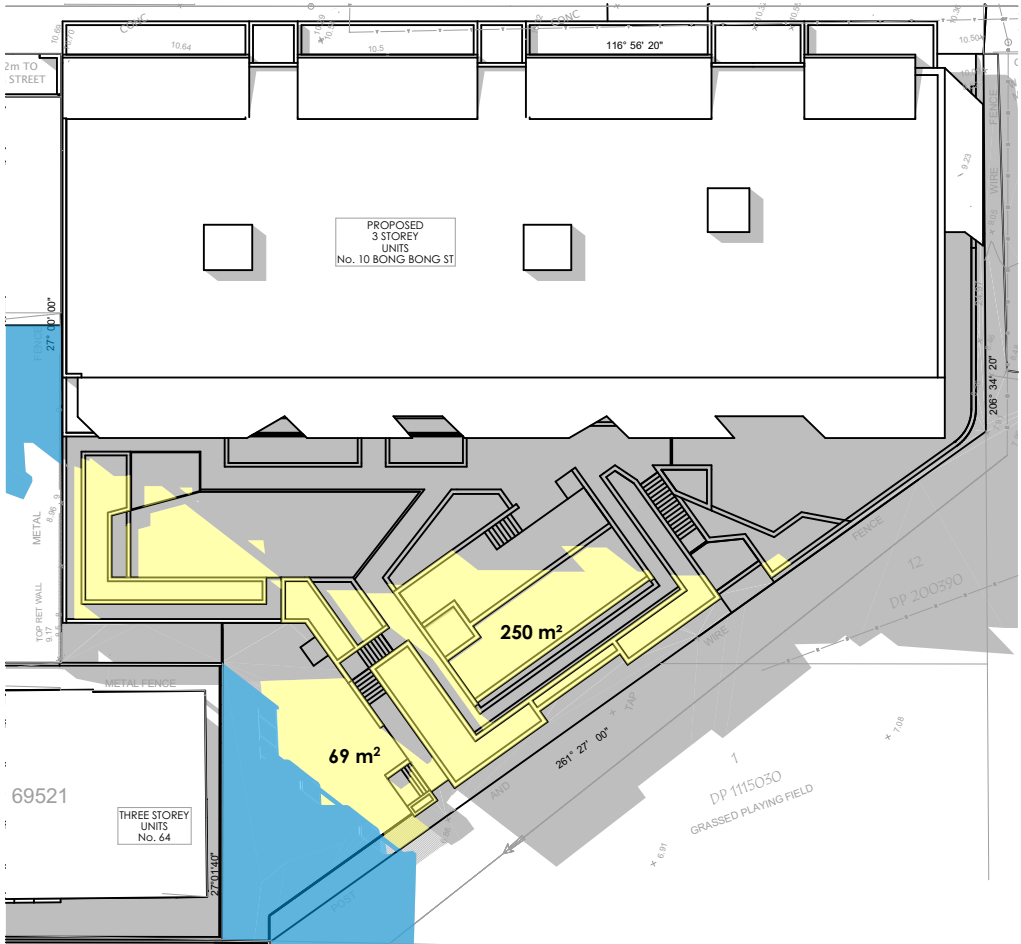
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Project North	Job No. 18028	Drawing No. DA500.2
No. of sheets 29 of 64	Amend't I	
Scale As shown 1:200 @ A3	Date OCT 19	Drawn: DD

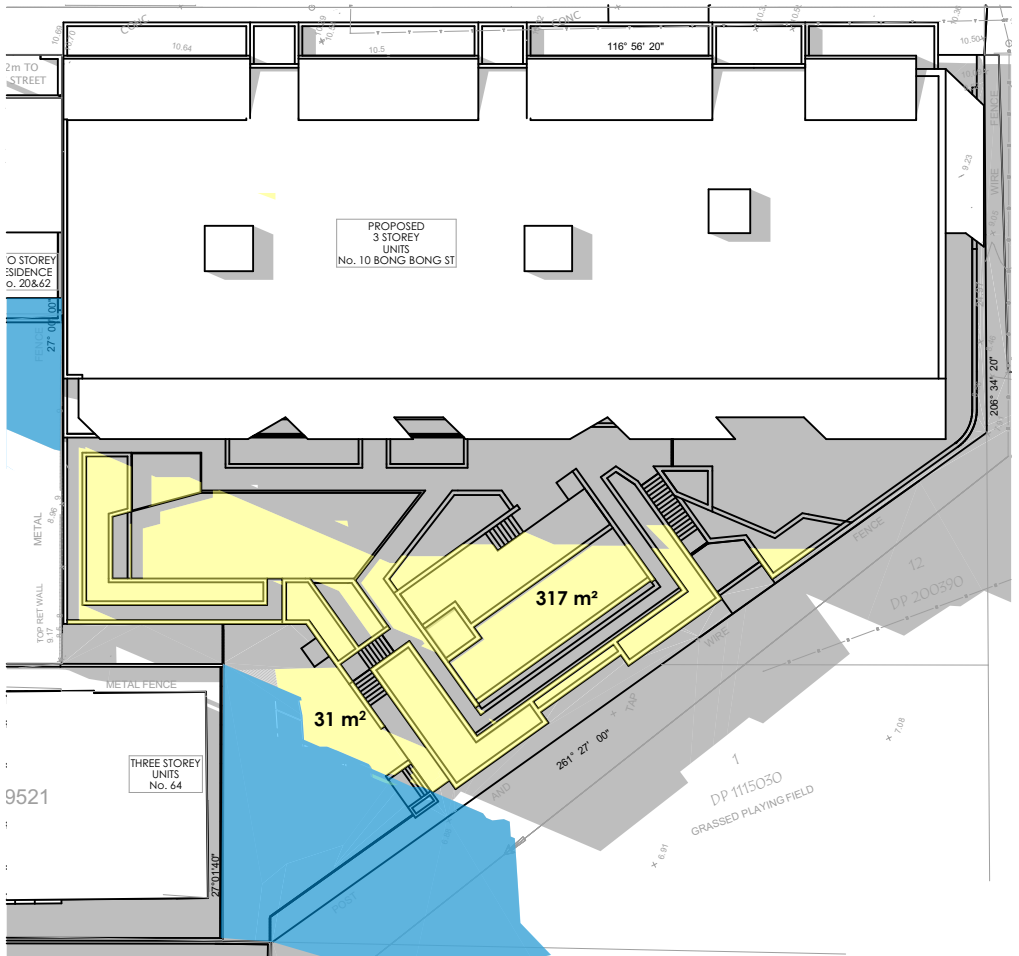




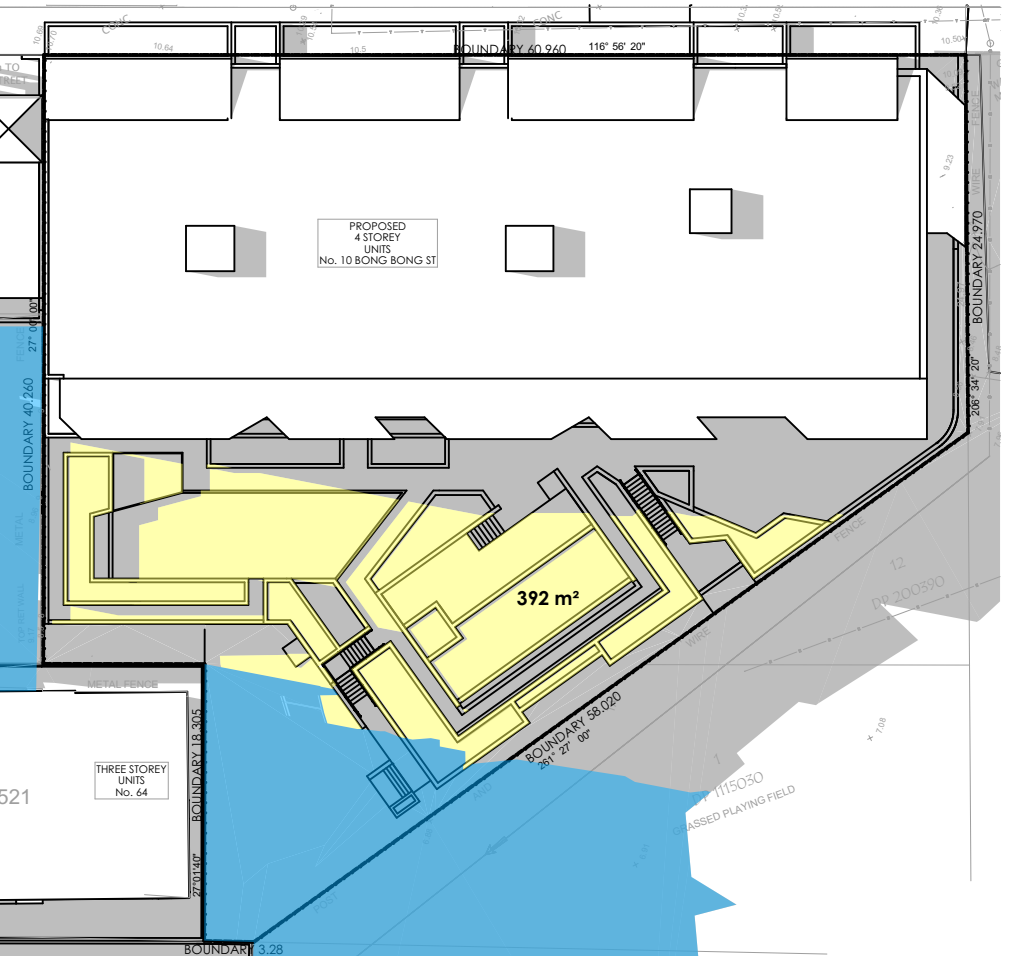
1 SHADOW DIAGRAM - 21ST JUNE - 12 PM (COMMUNAL AREA) 1:500



2 SHADOW DIAGRAM - 21ST JUNE - 1PM (COMMUNAL AREA) 1:500



3 SHADOW DIAGRAM - 21ST JUNE 2PM (COMMUNAL AREA) 1:500



4 SHADOW DIAGRAM - 21ST JUNE - 3PM (COMMUNAL AREA) 1:500

COMMUNAL AREA SOLAR ACCESS
AT 3PM

Communal Open Space
receiving solar access

Shadow casting from 20 Bong Bong St/62 Manning St
& 64 Manning St

REQUIRED (DCP)

50% direct
sunlight of
principal
usable area=690m²

690m² X 50%=345m²

PROPOSED

392 m² / 56.81%

H	RL ADJUSTMENT	27/02/2020	OM	DD
G	COURT REVISION	17/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
E	ISSUE FOR REVIEW	18/10/2019	OM	DD
D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	AS PER SCHEDULE OF CHANGES	13/06/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PLAN - COMMUNAL SOLAR ACCESS

CAD File: B:\Model - STEPHEN-PC - B:\Model Basic for ARCHICAD 22\18028 Kiama Core Development - Revised L EOC - 3Storey Development

Project North	Job No. 18028	Drawing No. DA500.3
No. of sheets 30 of 64	Amend't H	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



1

-

VIEW FROM THE SUN 9.00AM -21 JUNE



2

-

VIEW FROM THE SUN 9.30AM -21 JUNE



3

-

VIEW FROM THE SUN 10.00AM -21 JUNE



4

-

VIEW FROM THE SUN 10.30AM -21 JUNE



5

-

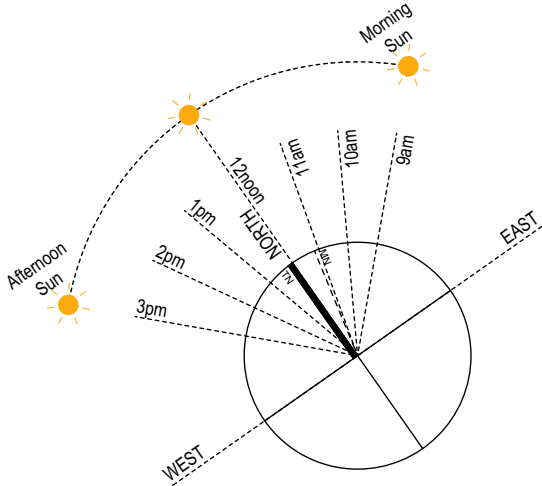
VIEW FROM THE SUN 11.00AM -21 JUNE



6

-

VIEW FROM THE SUN 11.30AM -21 JUNE



J	RL ADJUSTMENT	27/02/2020	OM	DD
I	COURT REVISION	17/02/2020	OM	DD
H	REVISED DA SUBMISSION	28/10/2019	OM	DD
G	ISSUE FOR REVIEW	18/10/2019	OM	DD
F	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
E	ISSUE FOR REVIEW	01/09/2019 12/06/2019	OM	DD
D	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
C	AS PER SCHEDULE OF CHANGES	24/05/2019 13/06/2019	OM	DD

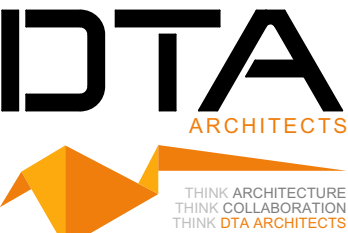
Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868



Dwg Name:
SOLAR ACCESS (VIEW FROM THE SUN - 21 JUNE)
LAND 10 BONG BONG ST KIAMA NSW - 1880m2 Block for ARCHICAD 22/18028 Kiama Core Development - Revised L.E.D - 30storey Development

Project North	Job No. 18028	Drawing No. DA500.4
	No. of sheets 31 of 64	Amend't J
Scale As shown 1:1 @ A3	Date OCT 19	Drawn DD



1

-

VIEW FROM THE SUN 12.00PM -21 JUNE



2

-

VIEW FROM THE SUN 12.30PM -21 JUNE



3

-

VIEW FROM THE SUN 1.00PM -21 JUNE



4

-

VIEW FROM THE SUN 1.30PM -21 JUNE



5

-

VIEW FROM THE SUN 2.00PAM -21 JUNE



6

-

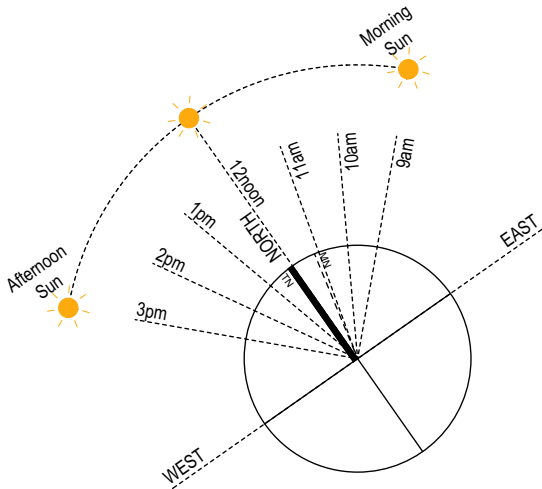
VIEW FROM THE SUN 2.30PM -21 JUNE



7

-

VIEW FROM THE SUN 3.00PM -21 JUNE



D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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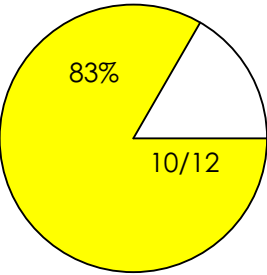
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SOLAR ACCESS (VIEW FROM THE
SUN - 21 JUNE)**

Project North	Job No. 18028	Drawing No. DA500.5
	No. of sheets 32 of 64	Amend't D
	Scale As shown 1:1 @ A3	Date: OCT 19 Drawn: DD



Color shows solar access to the units

SOLAR ACCESS CALCULATION

SOLAR ACCESS														
	09:00AM	09:30AM	10:00PM	10:30AM	11:00AM	11:30AM	12:00PM	12:30PM	01:00PM	01:30PM	02:00PM	02:30PM	03:00PM	TOTAL HOURS
B1.01	—	—	—	—	—	—	—	—	—	—	—	—	—	Commercial Serviced Apartments not included in solar access
B1.02	—	—	—	—	—	—	—	—	—	—	—	—	—	
B1.03	—	—	—	—	—	—	—	—	—	—	—	—	—	
G 1.01	—	—	—	—	—	—	—	—	—	—	—	—	—	
G 1.02	—	—	—	—	—	—	—	—	—	—	—	—	—	
G 1.03	—	—	—	—	—	—	—	—	—	—	—	—	—	
L 1.01	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	4.50 HOURS
L 1.02	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	4.50 HOURS
L 1.03	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	4.00 HOURS
L 1.04	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	3.50 HOURS
L 1.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	5.00 HOURS
L 1.06	—	—	—	—	—	—	—	—	—	—	—	—	—	Commercial Serviced Apartments not included in solar access
L 2.01	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	
L 2.02	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	
L 2.03	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	
L 2.04	✓	✓	✓	✓	✓	✓	✓	✓	—	—	—	—	—	
L 2.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	—	
L 2.06	—	—	—	—	—	—	—	—	—	—	—	—	—	

REQUIRED

70% of apartments in the building receive 3 hours direct sunlight between 9 am -3pm

PROPOSED

83% of apartments in the building receive 3.50 to 5 hours direct sunlight between 9 am -3pm

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD
Issue	Issue Name	Date	Dwn	Chk

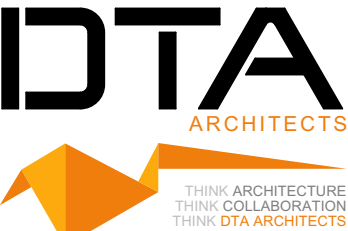
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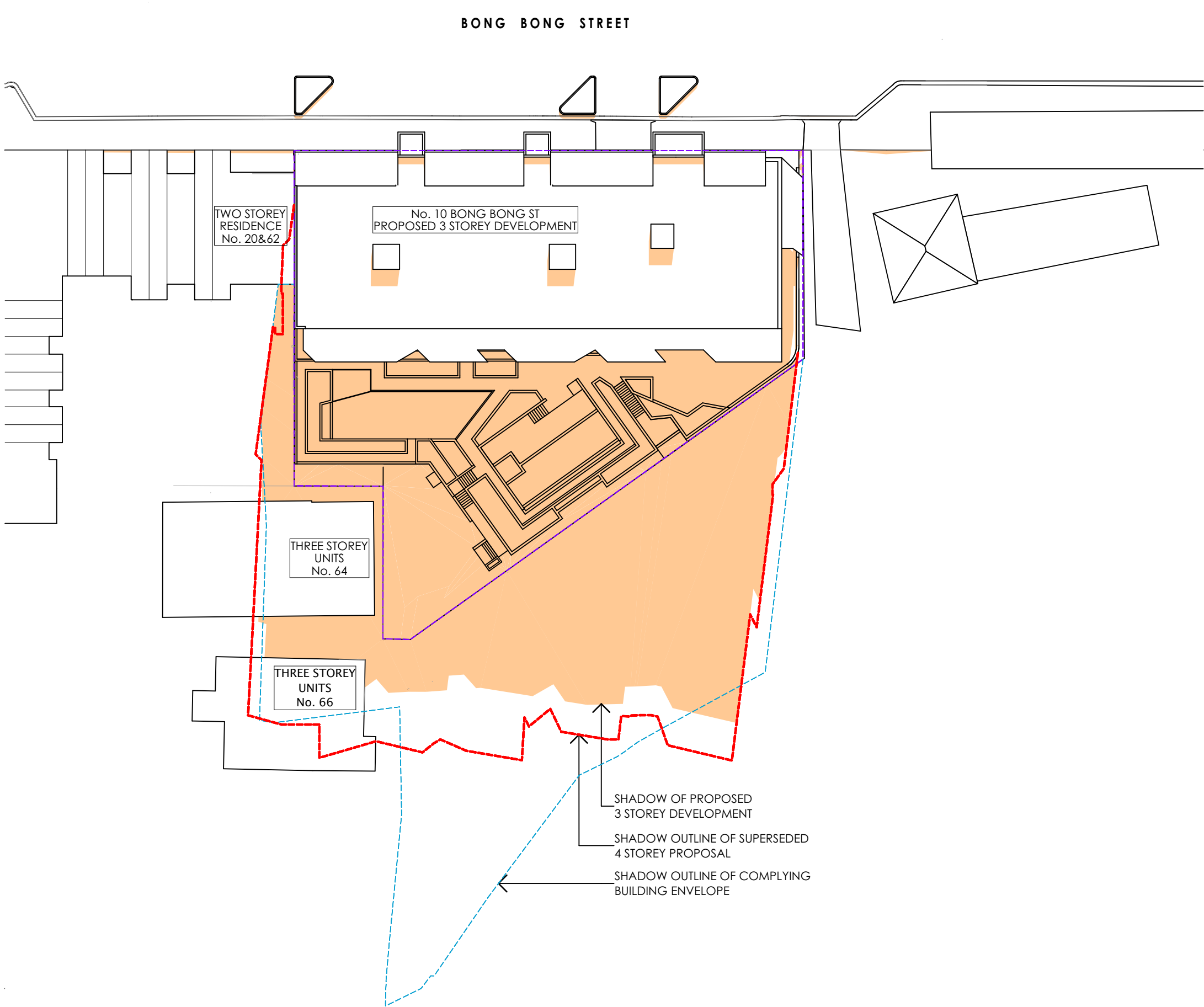


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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
SOLAR ACCESS (VIEW FROM THE SUN - 21 JUNE)
LAND 118 BONGBONG ST KIAMA NSW - 1880sqm Basic for ARCHICAD 22/18028 Kiama Core Development_ Revised L EDC - 38storey Development

Project North	Job No.	Drawing No.		
	18028	DA500.6		
	No. of sheets	Amend't		
	33 of 64	D		
Scale:		Date:	Drawn:	
As shown @ A3		OCT 19	DD	



SHADOW CAST BY
PROPOSED DEVELOPMENT

H	RL ADJUSTMENT	27/02/2020	OM	DD
G	COURT REVISION	17/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
E	ISSUE FOR REVIEW	18/10/2019	OM	DD
D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	DEVELOPMENT APPLICATION	12/12/2018	OM	DD

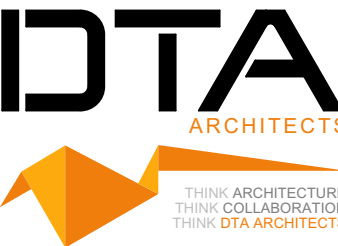
Issue	Issue Name	Date	Dwn	Chk
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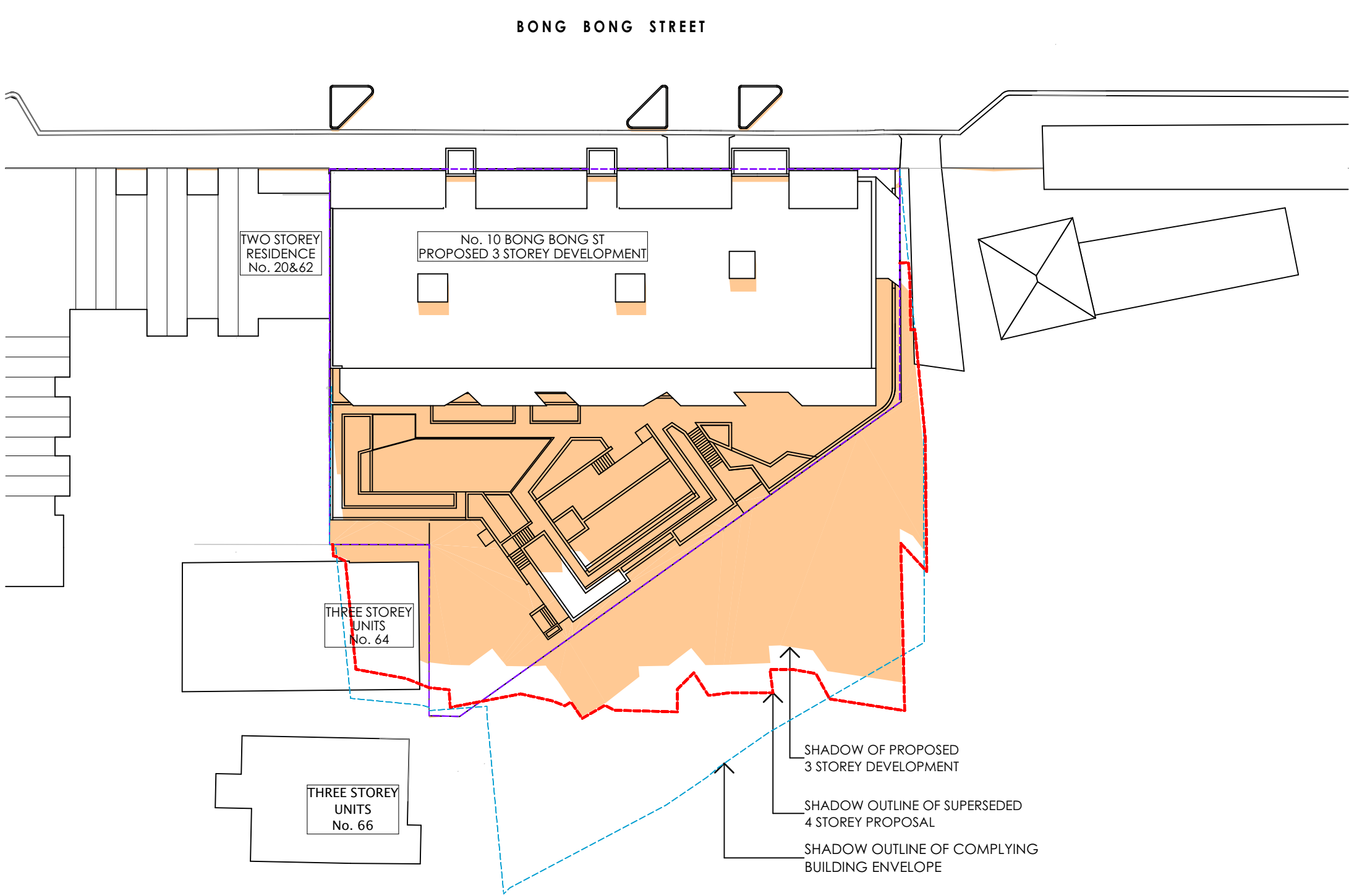


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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 9AM**
1001 PHE 180228: 31 EPPEN-PC - 180228 Basic for ARCHICAD 22/18028 Kiama Core Development_Revitaid L EOC - 38Storey Development

Project North	Job No. 18028	Drawing No. DA500.7
No. of sheets 34 of 64	Amend't H	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD
Issue	Issue Name	Date	Dwn	Chk

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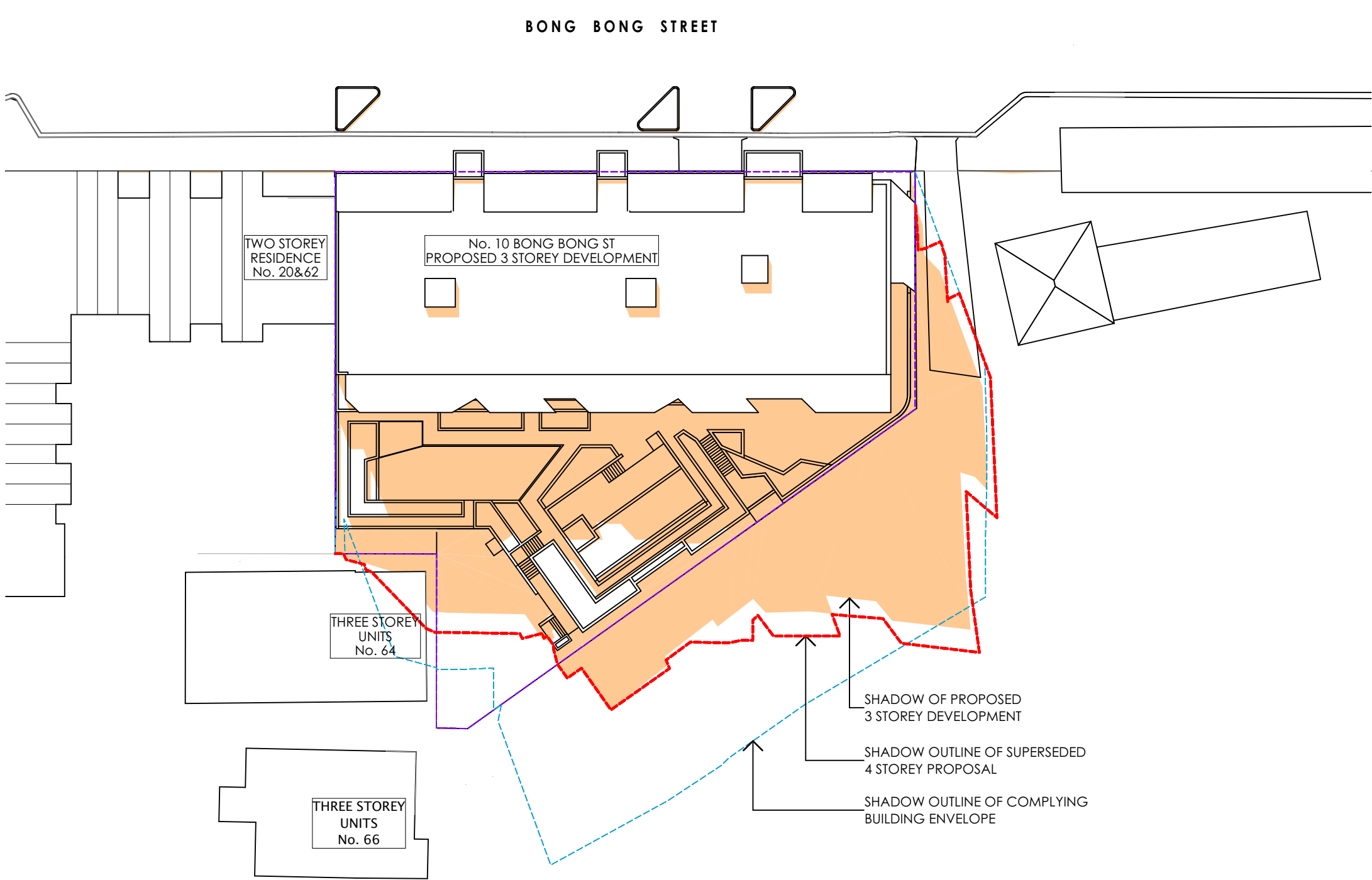
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 10AM**

Project North	Job No. 18028	Drawing No. DA500.8
	No. of sheets 35 of 64	Amend't D
	Scale As shown 1:500 @ A3	Date: OCT 19 Drawn: DD



SHADOW CAST BY PROPOSED DEVELOPMENT

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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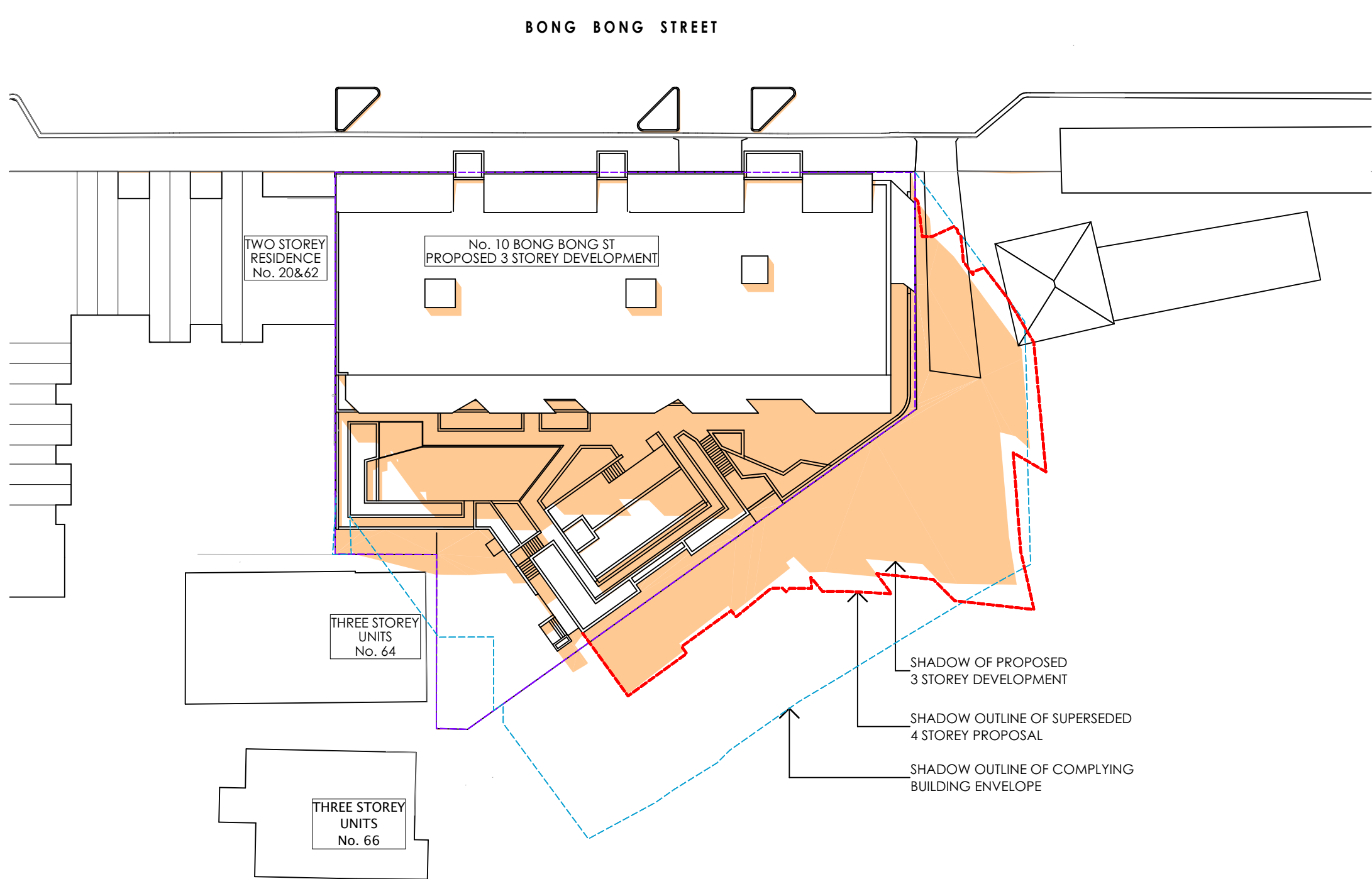
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 11AM**

Project North	Job No. 18028	Drawing No. DA500.9
	No. of sheets 36 of 64	Amend't D
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



SHADOW CAST BY
PROPOSED DEVELOPMENT

H	RL ADJUSTMENT	27/02/2020	OM	DD
G	COURT REVISION	17/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
E	ISSUE FOR REVIEW	18/10/2019	OM	DD
D	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	ISSUE FOR REVIEW	9/09/2019	OM	DD
B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	DEVELOPMENT APPLICATION	12/12/2018	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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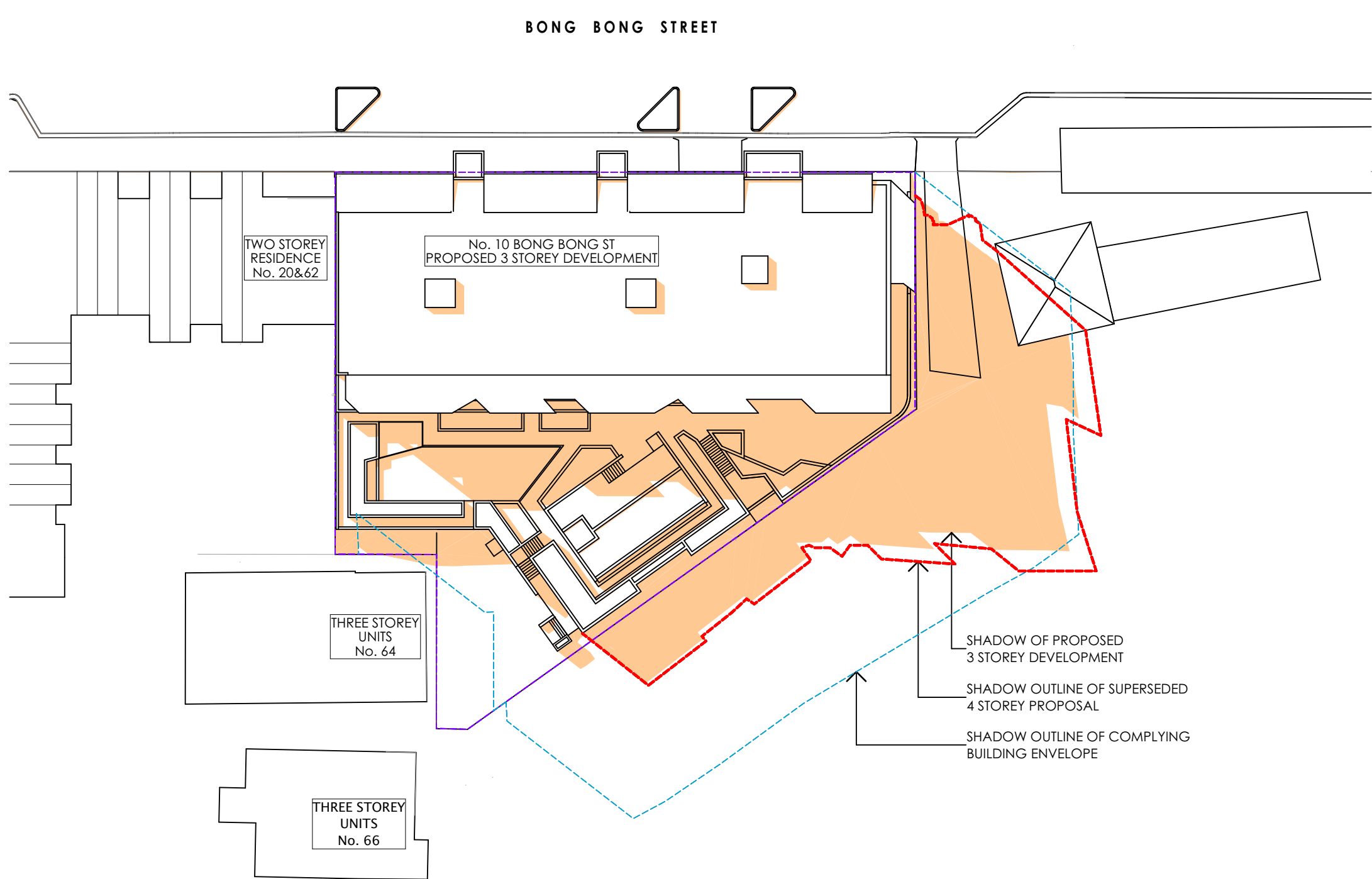
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 12 PM**

Project North	Job No. 18028	Drawing No. DA500.10
	No. of sheets 37 of 64	Amend't H
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



SHADOW CAST BY
PROPOSED DEVELOPMENT

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 1 PM**

Project North	Job No. 18028	Drawing No. DA500.11
No. of sheets 38 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD

Architectural site plan showing building footprints, shadows, and labels for various units and developments.

Labels and descriptions:

- TWO STOREY RESIDENCE No. 20&62
- No. 10 BONG BONG ST PROPOSED 3 STOREY DEVELOPMENT
- THREE STOREY UNITS No. 64
- THREE STOREY UNITS No. 66
- SHADOW OF PROPOSED 3 STOREY DEVELOPMENT
- SHADOW OUTLINE OF SUPERSEDED 4 STOREY PROPOSAL
- SHADOW OUTLINE OF COMPLYING BUILDING ENVELOPE



Issue	Issue Name	Date	Dwn	Chk
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Figure 6

NSWARB 9068 | ARBV 19868 Member
Australian Institute of Architects

SHADOW DIAGRAM PROPOSED -
21ST JUNE 3 PM

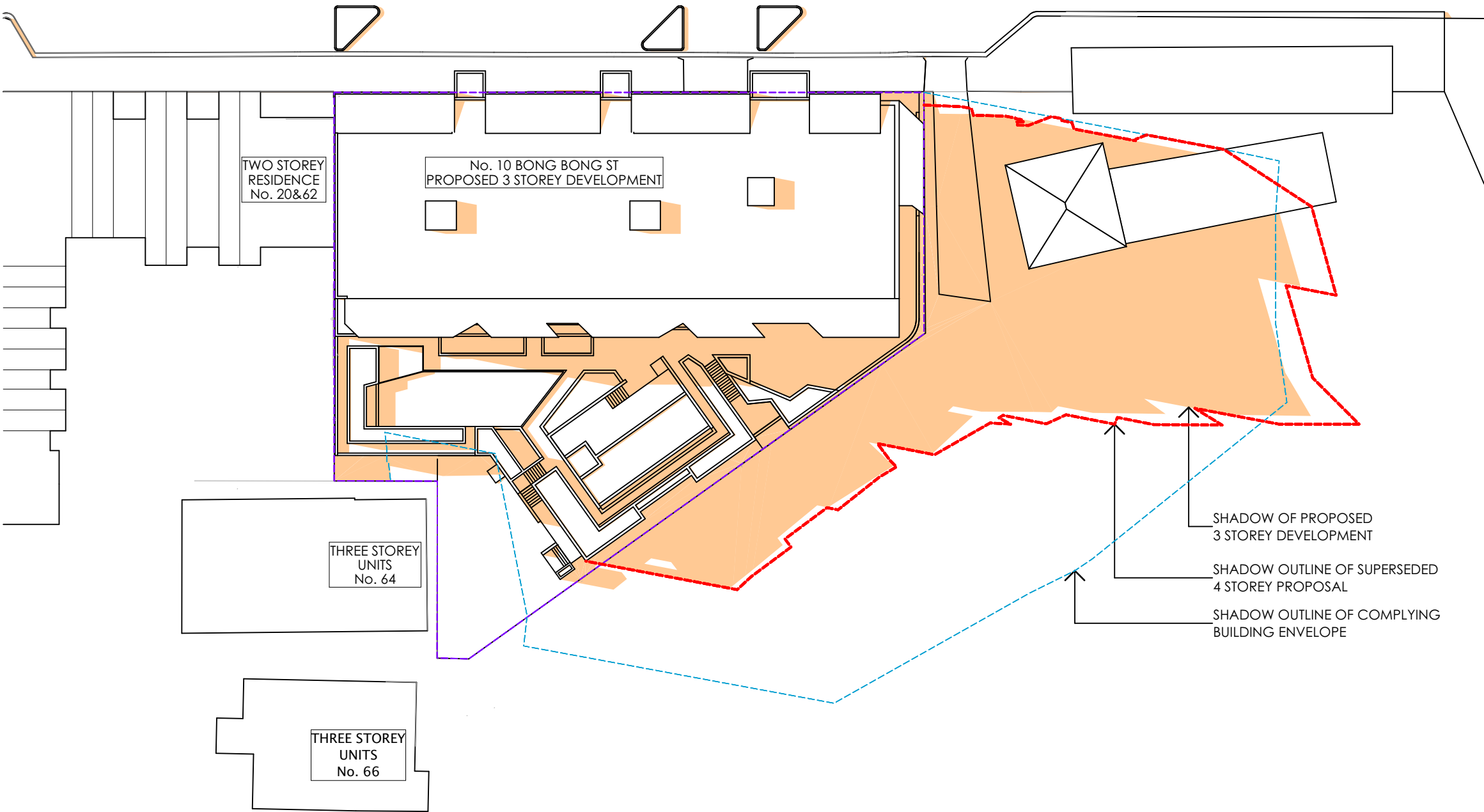
Project North	Job No.	Drawing No.
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No. of sheets	Amend't
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	Scale	Date:	Drawn:

BONG BONG STREET

SHADOW CAST BY
PROPOSED DEVELOPMENT



H	RL ADJUSTMENT	27/02/2020	OM	DD
G	COURT REVISION	17/02/2020	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
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B	ISSUE FOR WITHOUT PREJUDICE MEETING	24/06/2019	OM	DD
A	DEVELOPMENT APPLICATION	12/12/2018	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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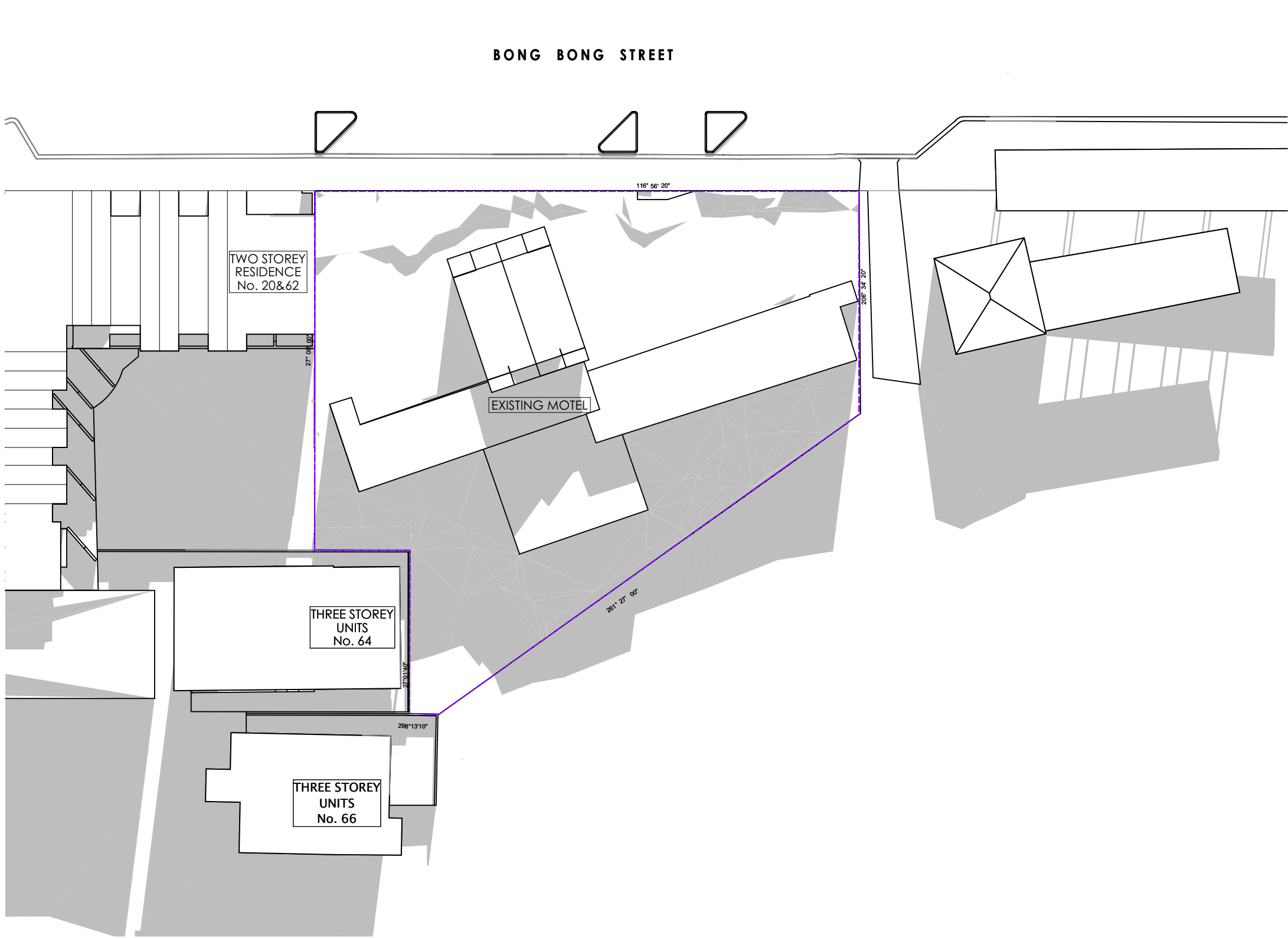
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM PROPOSED -
21ST JUNE - 3PM**

Project North	Job No. 18028	Drawing No. DA500.13
No. of sheets 40 of 64	Amend't H	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



1
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SHADOW DIAGRAM EXISTING MOTEL -21 JUNE -9AM

SHADOW CAST BY EXISTING
MOTEL & NEIGHBOURING
BUILDING

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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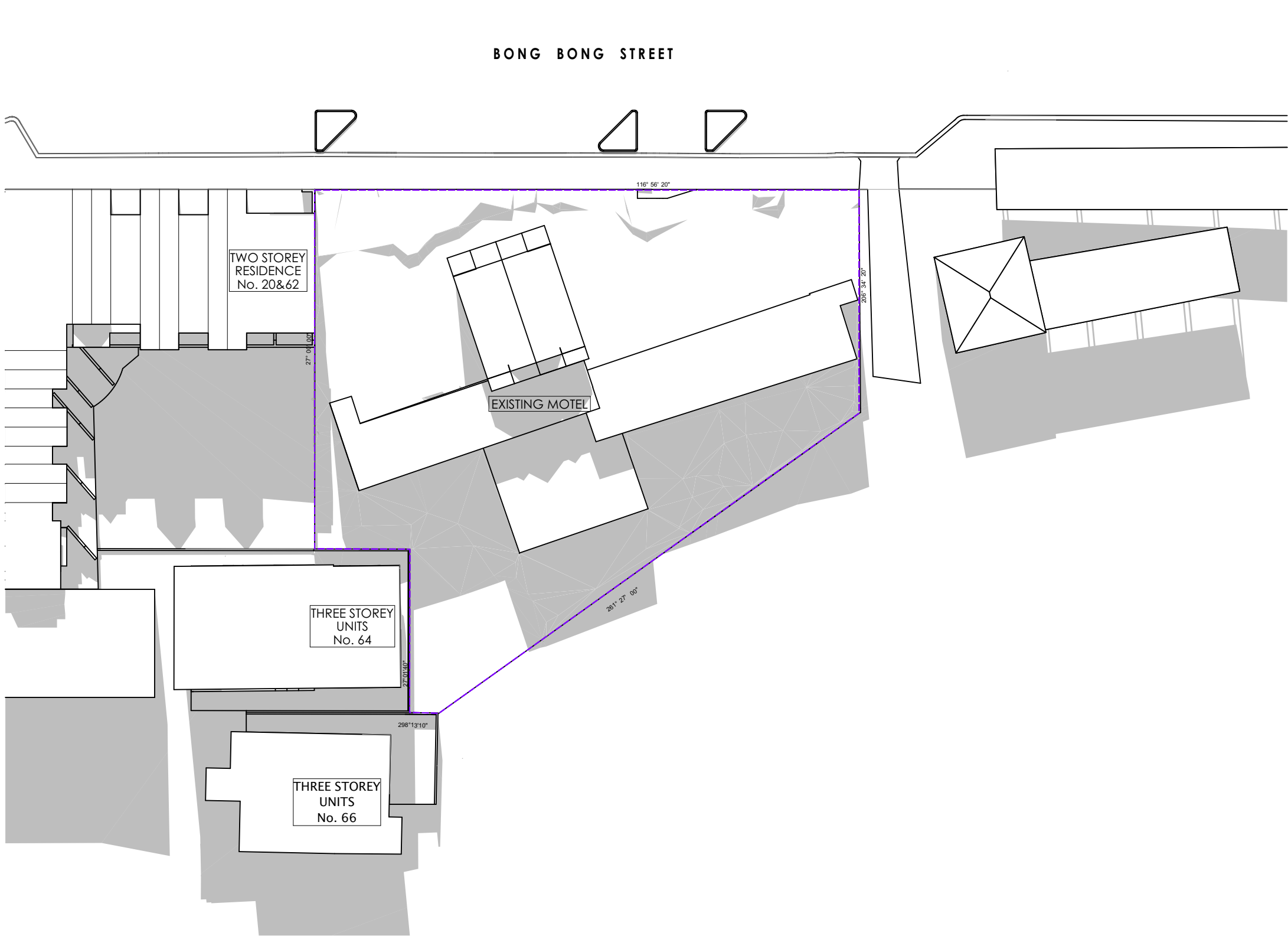
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE - 9AM**

Project North	Job No. 18028	Drawing No. DA500.14
No. of sheets 41 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



1
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SHADOW DIAGRAM EXISTING MOTEL -21 JUNE -10AM

SHADOW CAST BY EXISTING
MOTEL & NEIGHBOURING
BUILDING

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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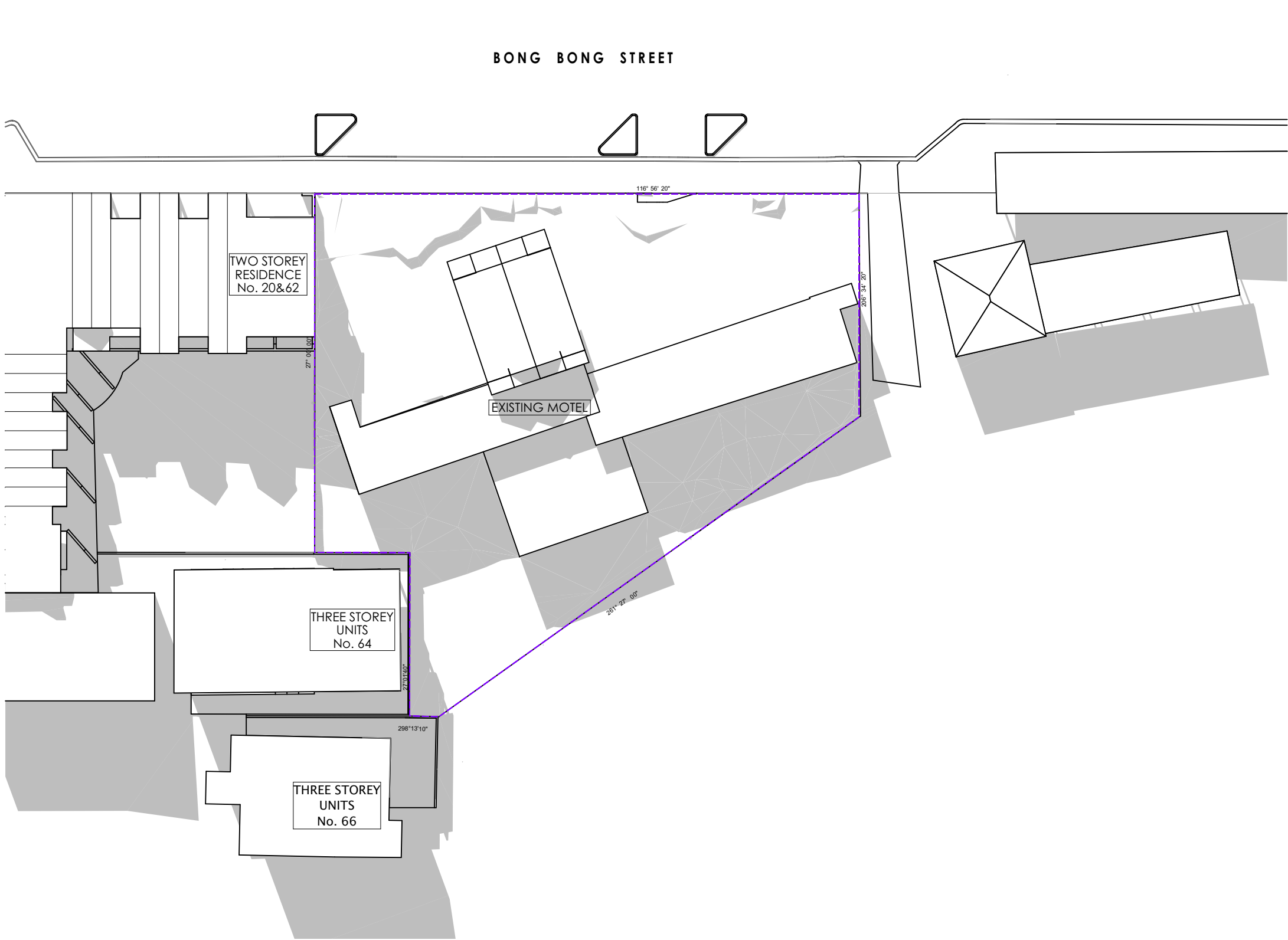
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE - 10AM**

Project North	Job No. 18028	Drawing No. DA500.15
No. of sheets 42 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



2
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SHADOW DIAGRAM EXISTING MOTEL -21 JUNE -11AM

SHADOW CAST BY EXISTING
MOTEL & NEIGHBOURING
BUILDING

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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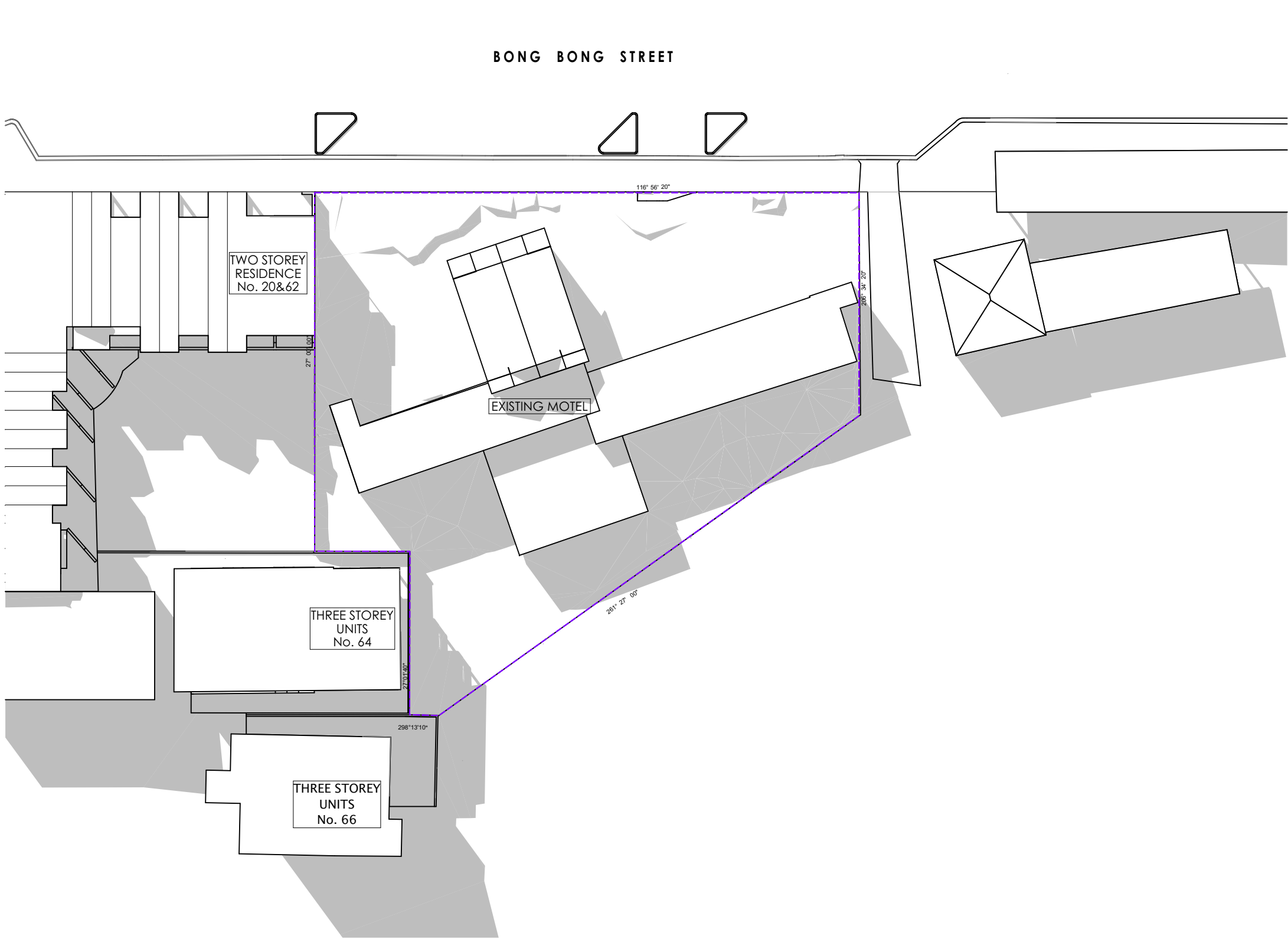
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE - 11AM**

Project North	Job No. 18028	Drawing No. DA500.16
No. of sheets 43 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD



SHADOW CAST BY EXISTING
MOTEL & NEIGHBOURING
BUILDING

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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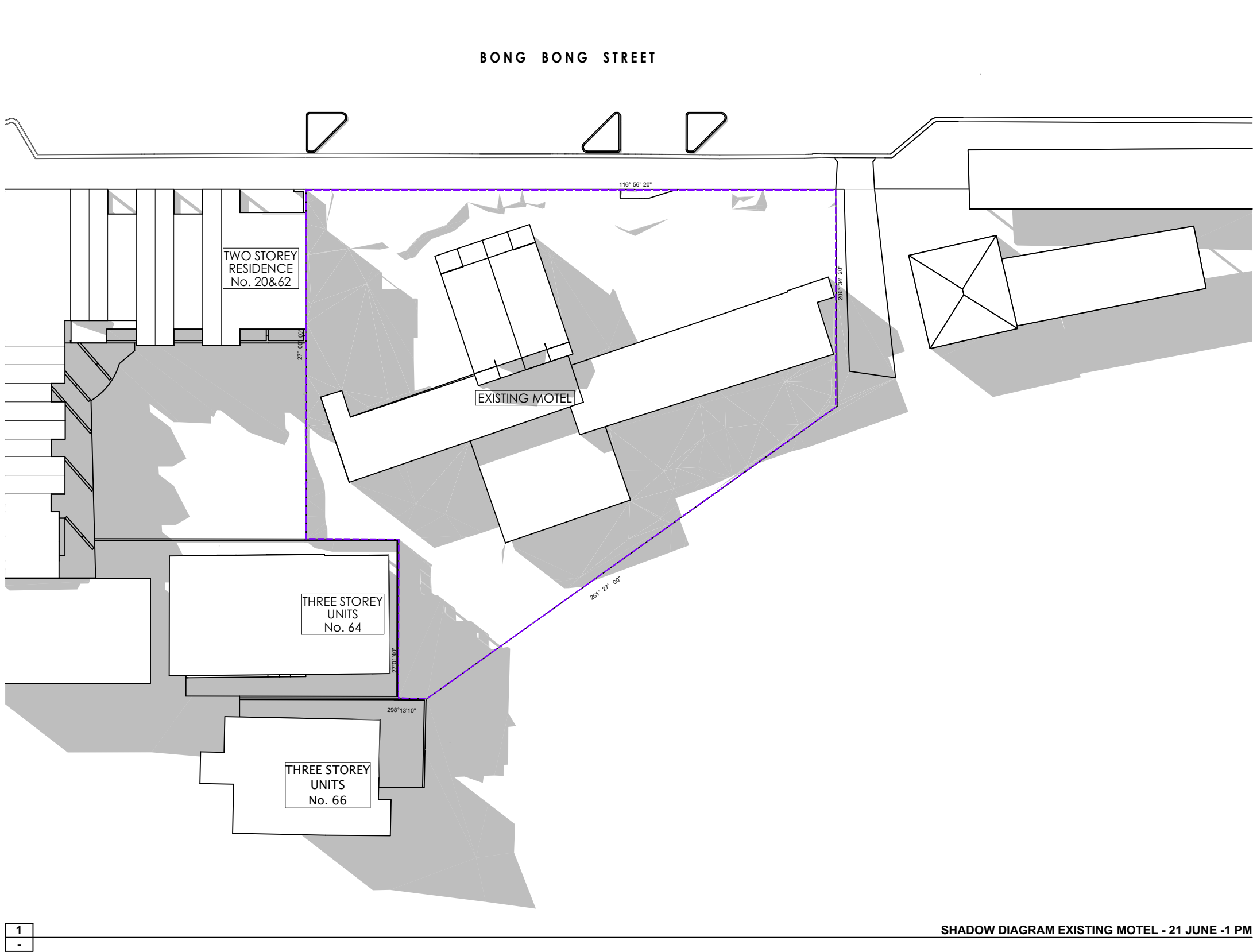
Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE - 12 PM**

Project North	Job No. 18028	Drawing No. DA500.17
No. of sheets 44 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD

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SHADOW DIAGRAM EXISTING MOTEL - 21 JUNE -12 PM



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C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

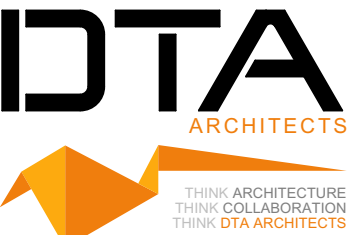
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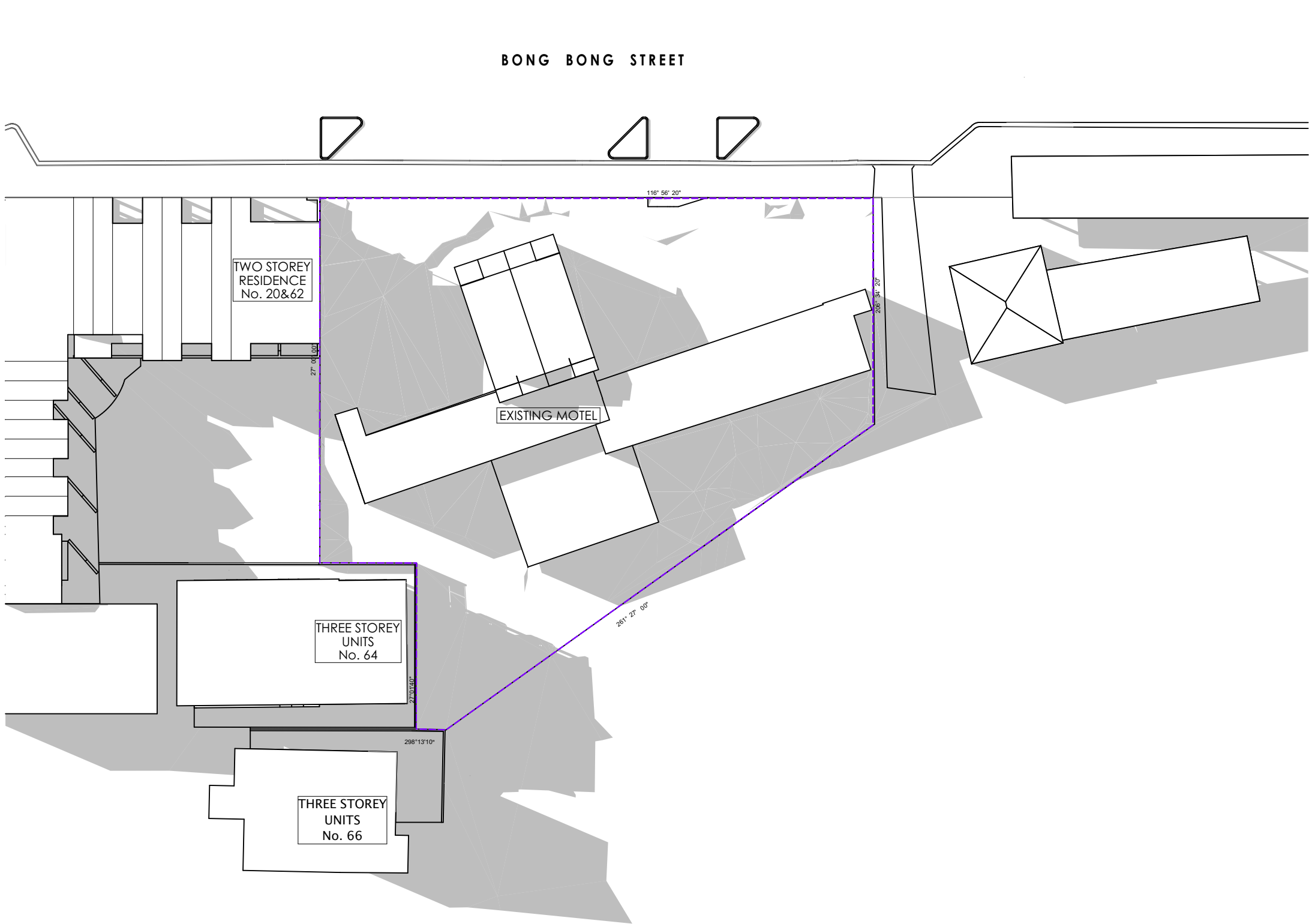


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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE -1 PM**
CAD FILE: B:\Bongong - 31 EPPEN-PC - 180202 Basic for ARCHICAD 22\18028 Kiama Core Development_Revitaid L EOC - 38Storey Development

Project North	Job No. 18028	Drawing No. DA500.18
	No. of sheets 45 of 64	Amend't D
	Scale As shown 1:500 @ A3	Date: OCT 19 Drawn: DD



SHADOW CAST BY EXISTING
MOTEL & NEIGHBOURING
BUILDING

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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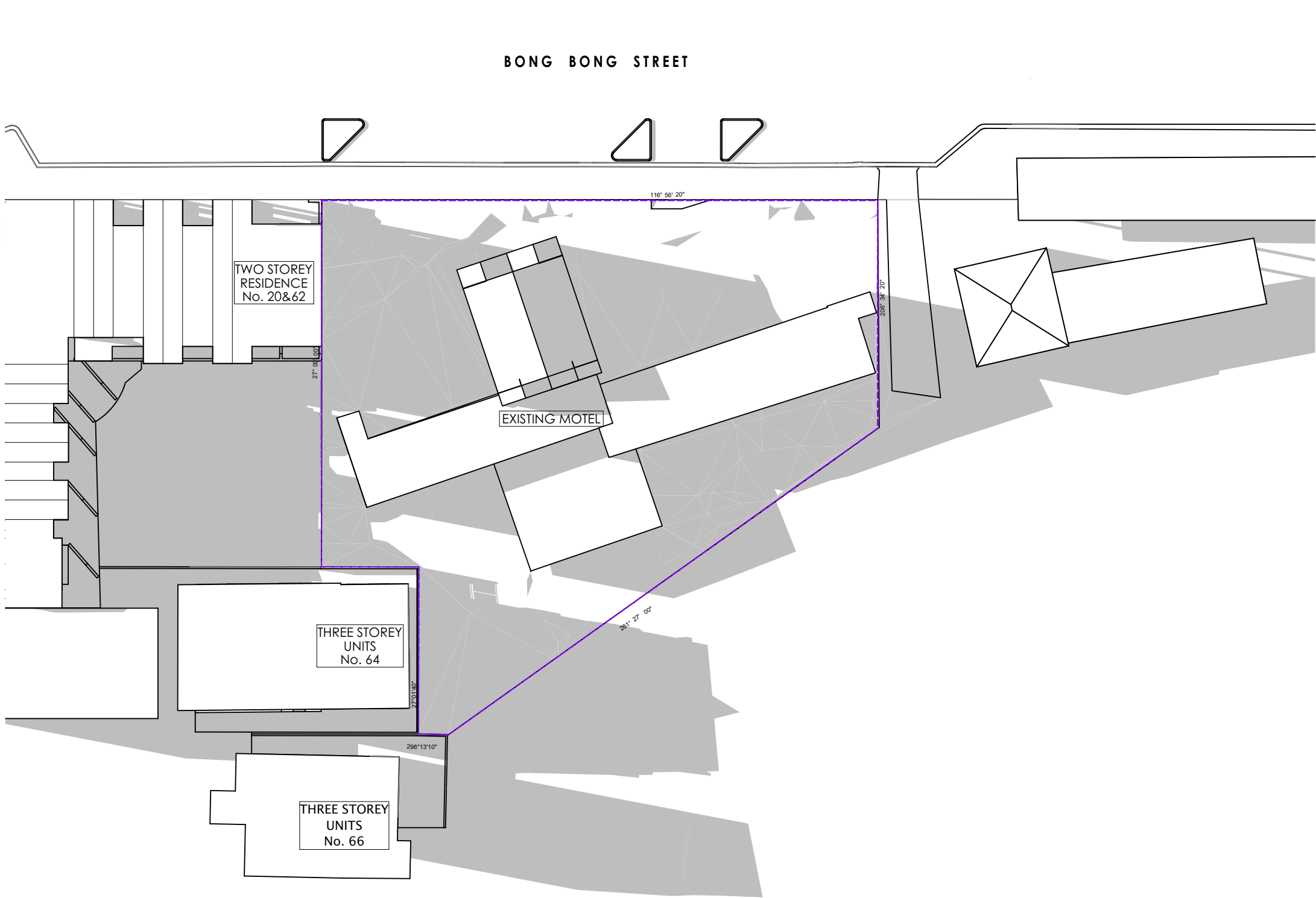
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Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE -2 PM**

Project North	Job No. 18028	Drawing No. DA500.19
	No. of sheets 46 of 64	Amend't D
	Scale As shown 1:500 @ A3	Date: OCT 19 Drawn: DD

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SHADOW DIAGRAM EXISTING MOTEL - 21 JUNE - 2 PM



1
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SHADOW DIAGRAM EXISTING MOTEL -21 JUNE - 3 PM

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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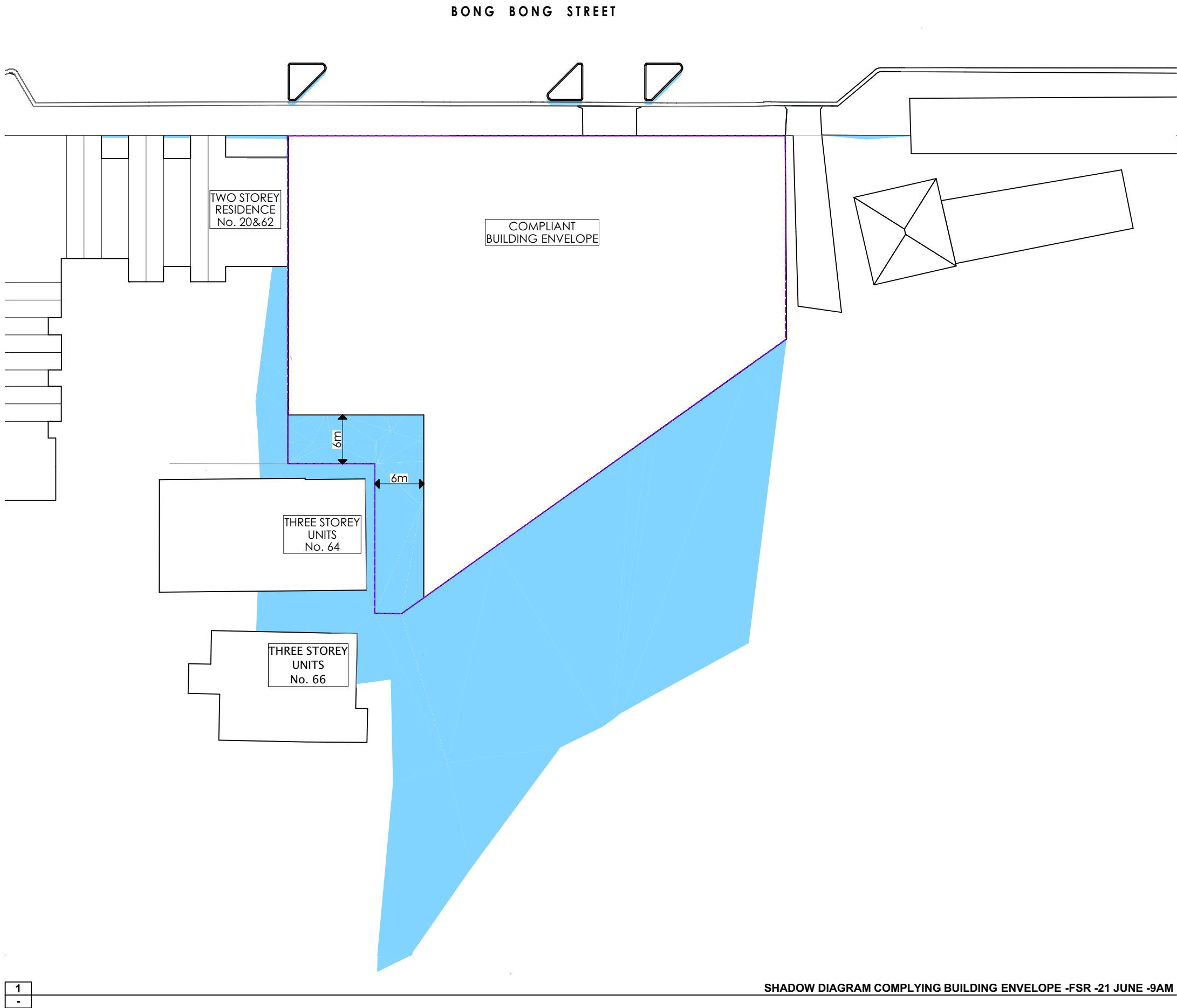
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM EXISTING MOTEL
- 21ST JUNE - 3 PM**

Project North	Job No. 18028	Drawing No. DA500.20
No. of sheets 47 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
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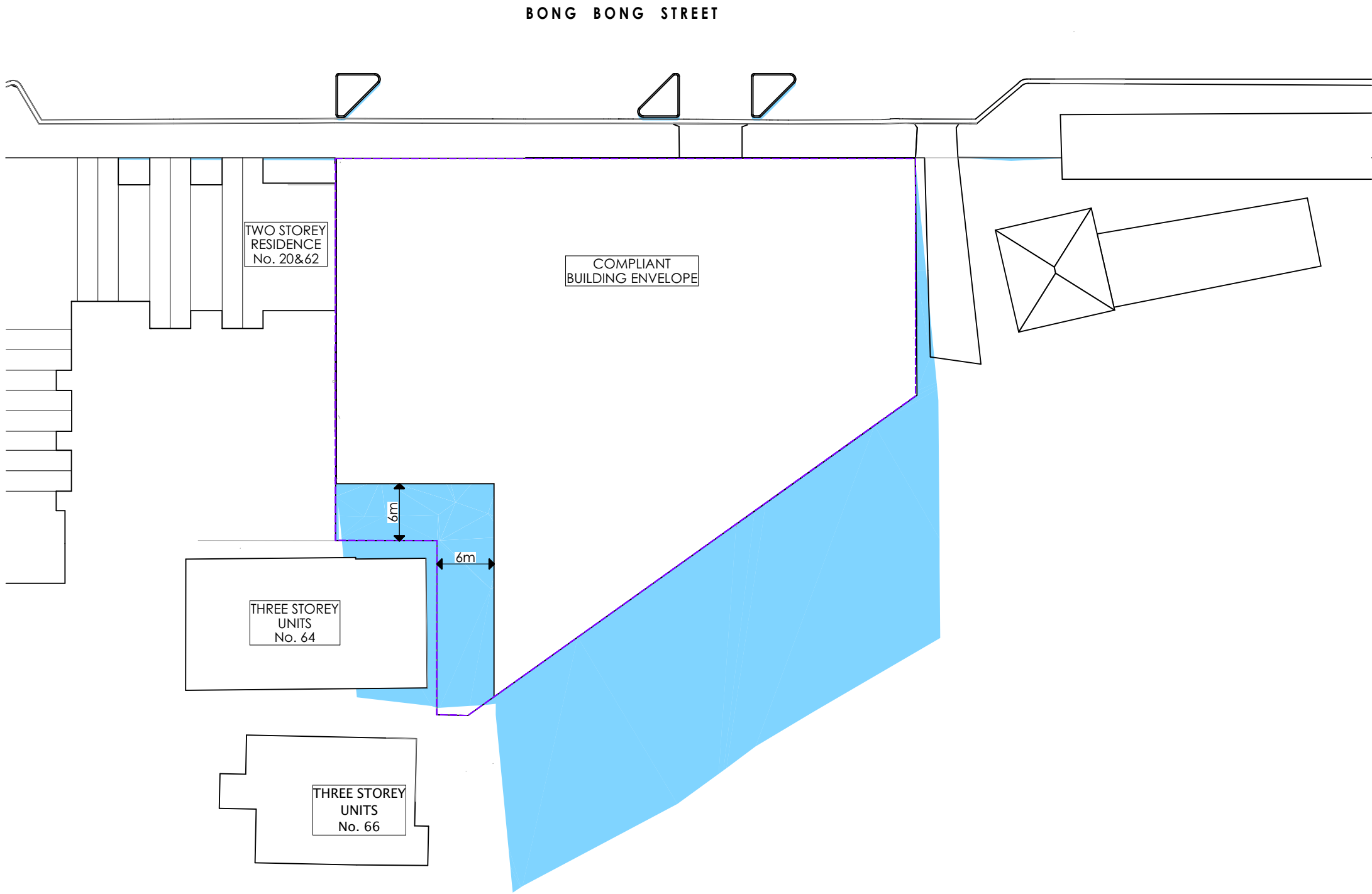
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Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -9**

Project North	Job No. 18028	Drawing No. DA500.21
No. of sheets 48 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
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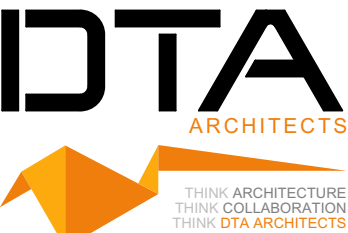
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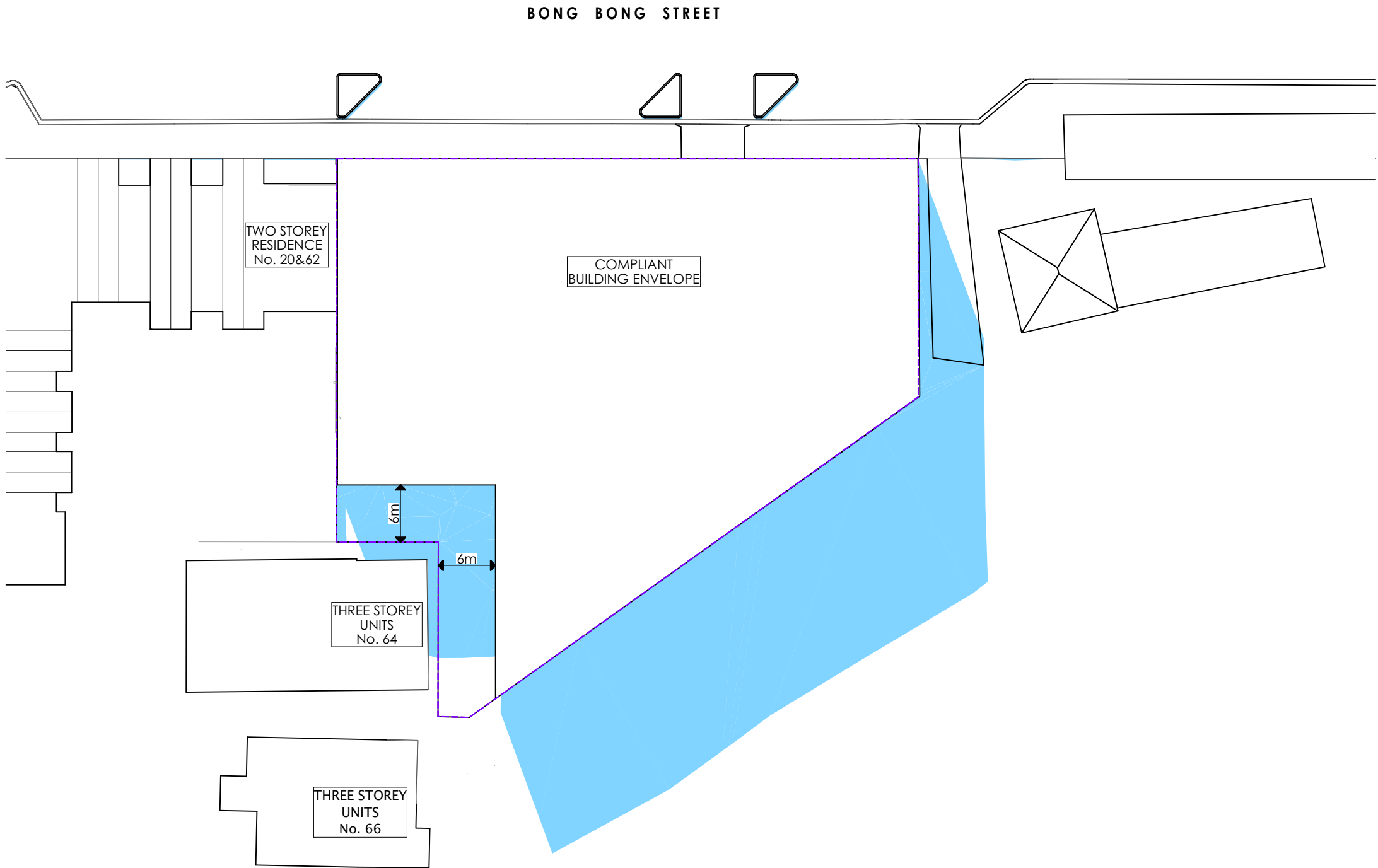
Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -10**

Project North	Job No. 18028	Drawing No. DA500.22
No. of sheets 49 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD

1
-

SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE -FSR -21 JUNE -10AM



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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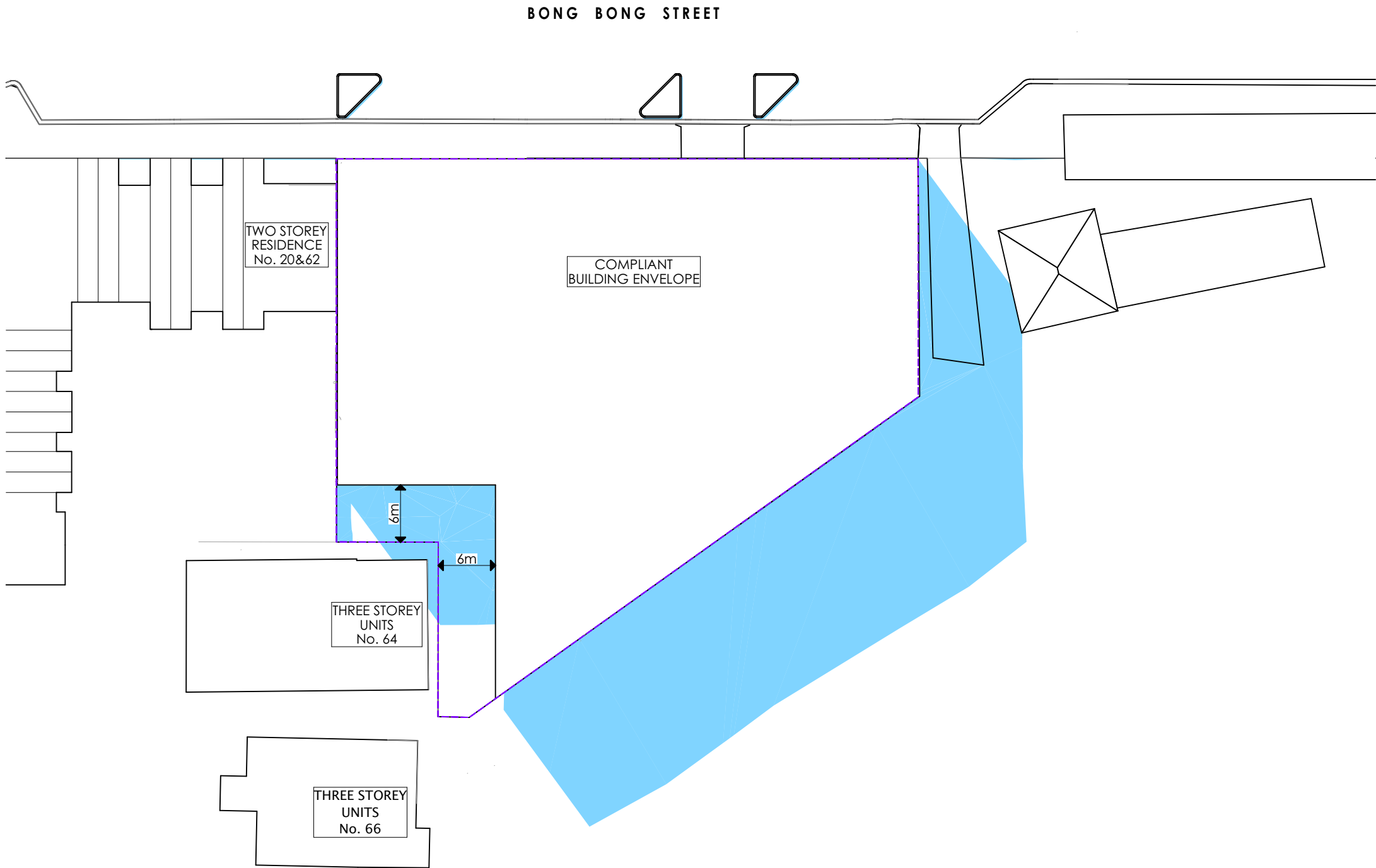
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Nominated Architect
Daniel Donal
NSWARS 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -11**

Project North	Job No. 18028	Drawing No. DA500.23
No. of sheets 50 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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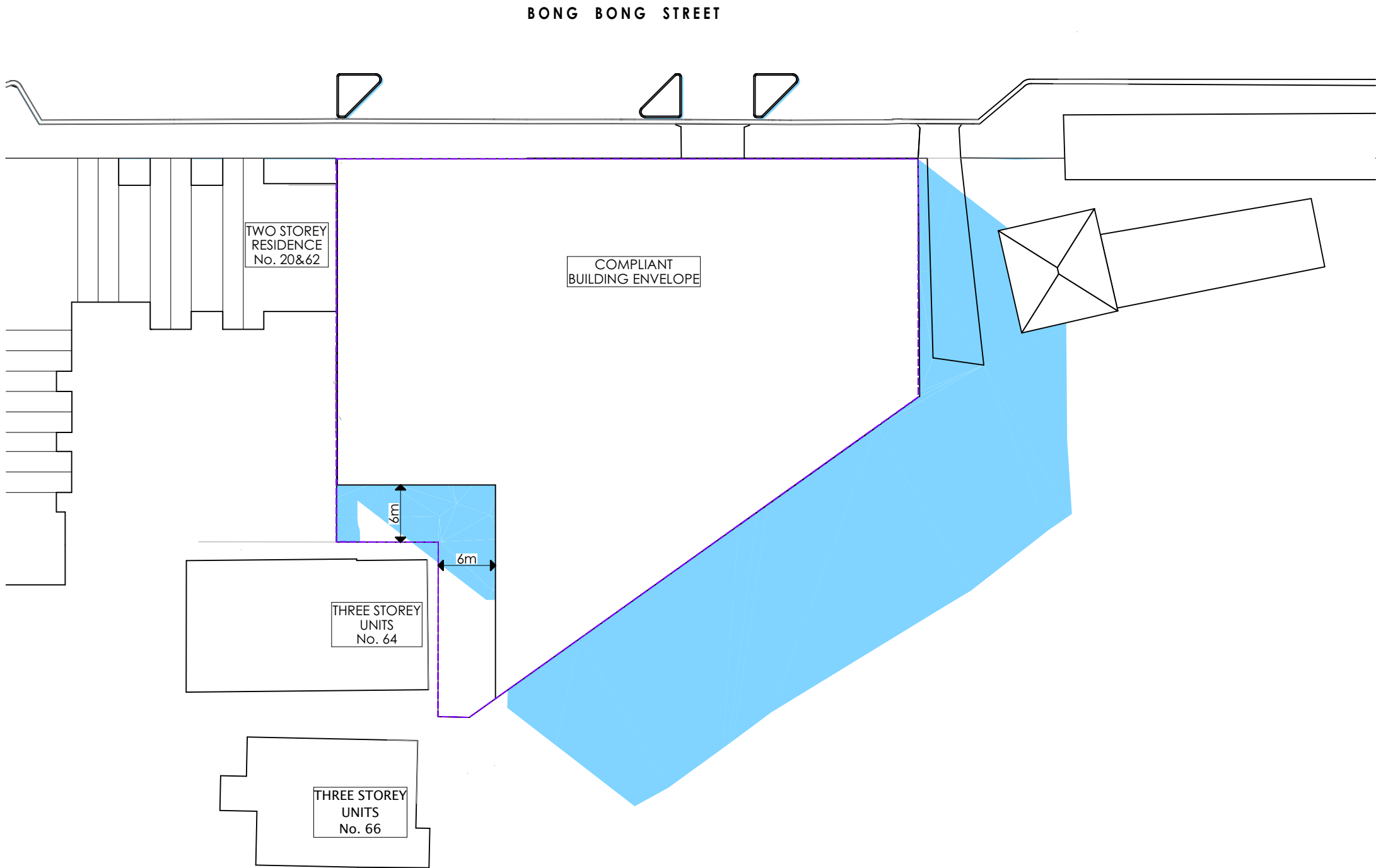
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -12
PM**

Project North	Job No. 18028	Drawing No. DA500.24
No. of sheets 51 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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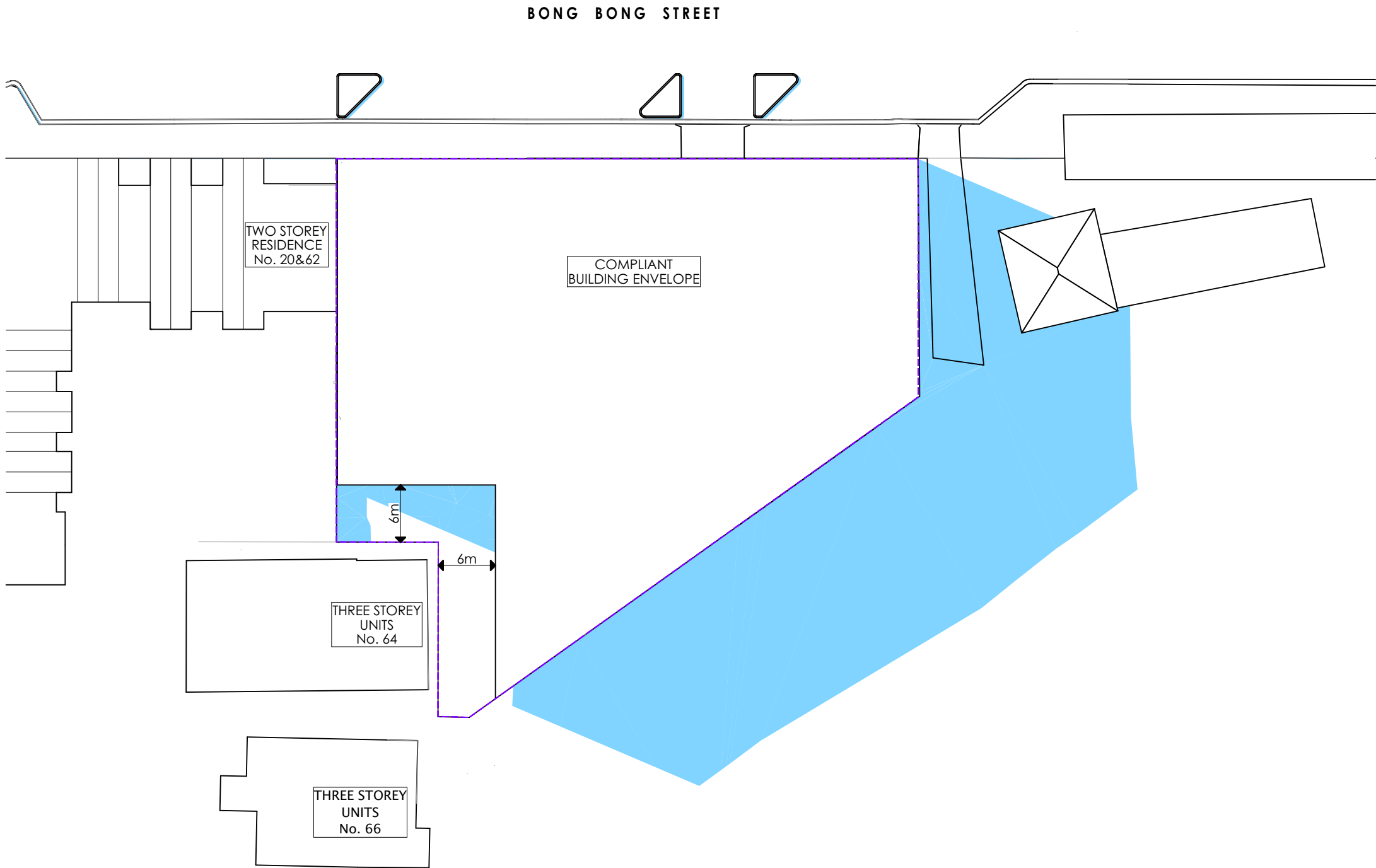
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -1
PM**

Project North	Job No. 18028	Drawing No. DA500.25
No. of sheets 52 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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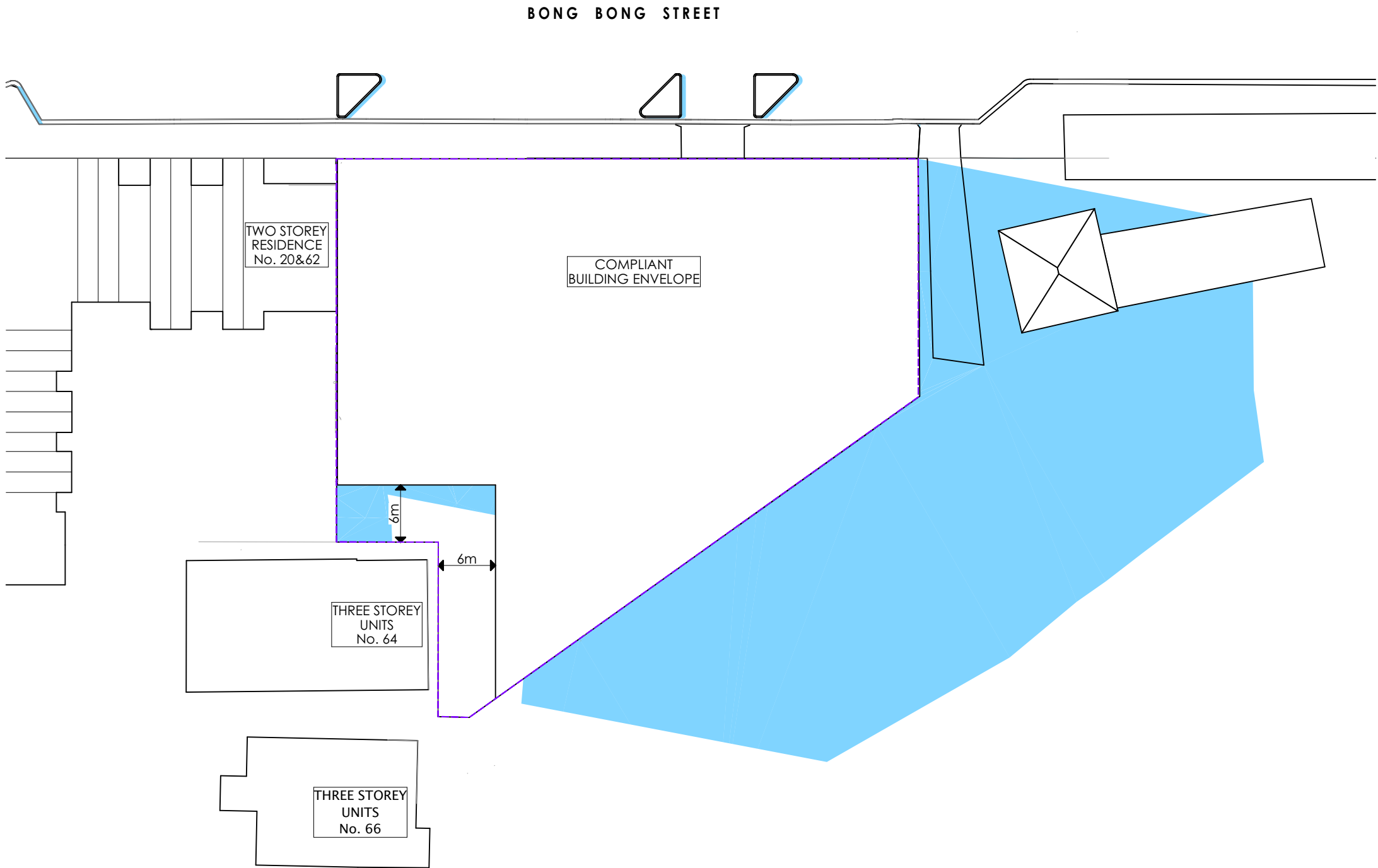
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -2
PM**

Project North	Job No. 18028	Drawing No. DA500.26
No. of sheets 53 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date OCT 19	Drawn: DD



SHADOW CAST BY
COMPLIANT LEP 11m
HEIGHT CONTROL BUILDING
ENVELOPE

D	RL ADJUSTMENT	27/02/2020	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
A	ISSUE FOR REVIEW	18/10/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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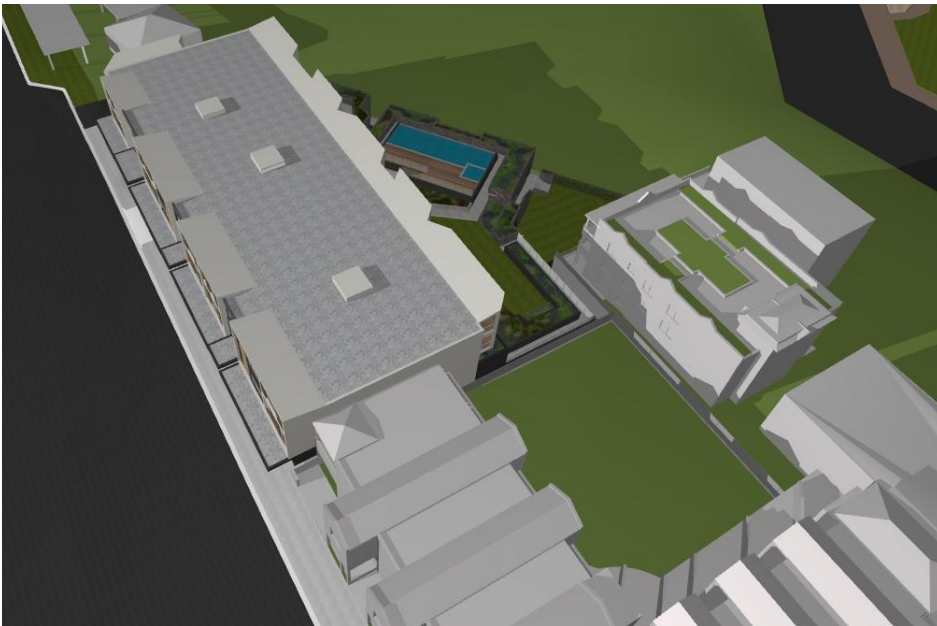
Nominated Architect
Daniel Donal
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW DIAGRAM COMPLYING
BUILDING ENVELOPE - 21ST JUNE -3
PM**

Project North	Job No. 18028	Drawing No. DA500.27
No. of sheets 54 of 64	Amend't D	
Scale As shown 1:500 @ A3	Date: OCT 19	Drawn: DD

2
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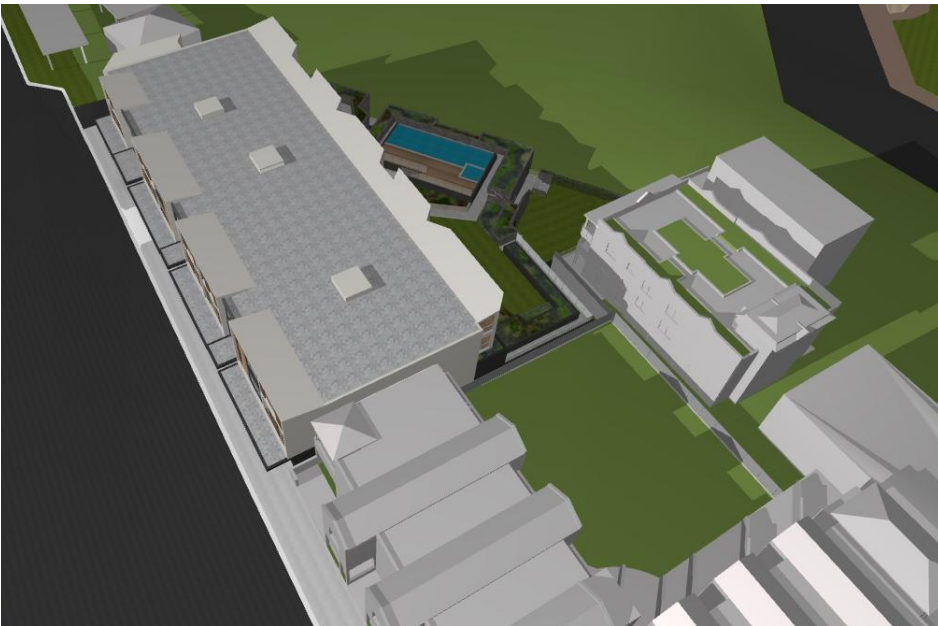
SHADOW DIAGRAM COMPLYING BUILDING ENVELOPE -FSR -21 JUNE - 3 PM



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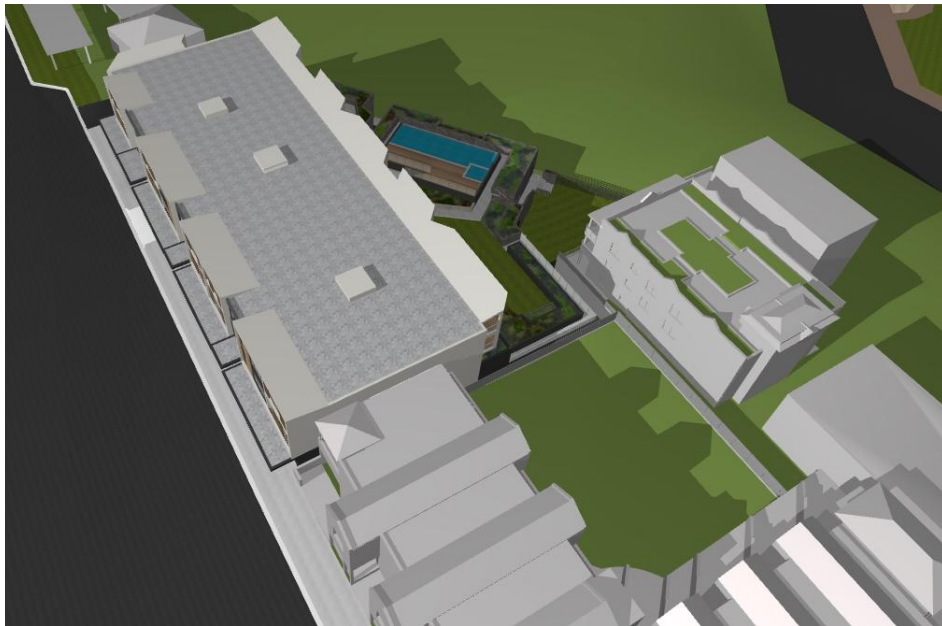
SHADOW IMPACT DIAGRAM 9AM



2

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SHADOW IMPACT DIAGRAM 9.30AM



3

-

SHADOW IMPACT DIAGRAM 10AM



4

-

SHADOW IMPACT DIAGRAM 10.30AM



5

-

SHADOW IMPACT DIAGRAM 11AM



6

-

SHADOW IMPACT DIAGRAM 11.30AM

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Issue	Issue Name	Date	Dwn	Chk
A	ISSUE FOR REVIEW	18/10/2019	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
D	RL ADJUSTMENT	27/02/2020	OM	DD

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Client:

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Project: **MIXED USE DEVELOPMENT**

Address: **#Site Description
10 BONG BONG ST KIAMA NSW**

Dwg Name: **CONTEXTUAL SHADOW IMPACT DIAGRAM - 21 JUNE**

Job No.	Drawing No.
18028	DA500.28
CAD File: BIMdsud_STEPHEN.PC - BIMdsud Basis for ARCHICAD 22/18028 Kiama Cove Development Revised LEC - 30storey Development	
Nominated Architect	Scale:
DANIEL DONAI	Date:
NSWARB 9068 ARBV 19868	As shown @ A3
Drawn:	No. of sheets
DD	55 of 64
Amend't	D



1

-

SHADOW IMPACT DIAGRAM 12PM



2

-

SHADOW IMPACT DIAGRAM 12.30PM



3

-

SHADOW IMPACT DIAGRAM 1PM



4

-

SHADOW IMPACT DIAGRAM 1.30PM



5

-

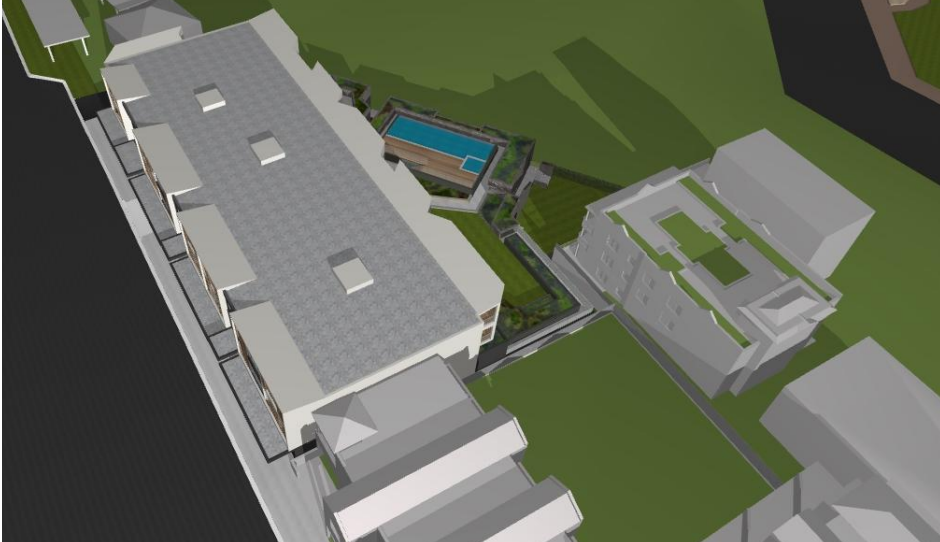
SHADOW IMPACT DIAGRAM 2PM



6

-

SHADOW IMPACT DIAGRAM 2.30PM



7

-

SHADOW IMPACT DIAGRAM 3PM

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Issue	Issue Name	Date	Dwn	Chk
A	ISSUE FOR REVIEW	18/10/2019	OM	DD
B	REVISED DA SUBMISSION	28/10/2019	OM	DD
C	COURT REVISION	17/02/2020	OM	DD
D	RL ADJUSTMENT	27/02/2020	OM	DD

Project North:

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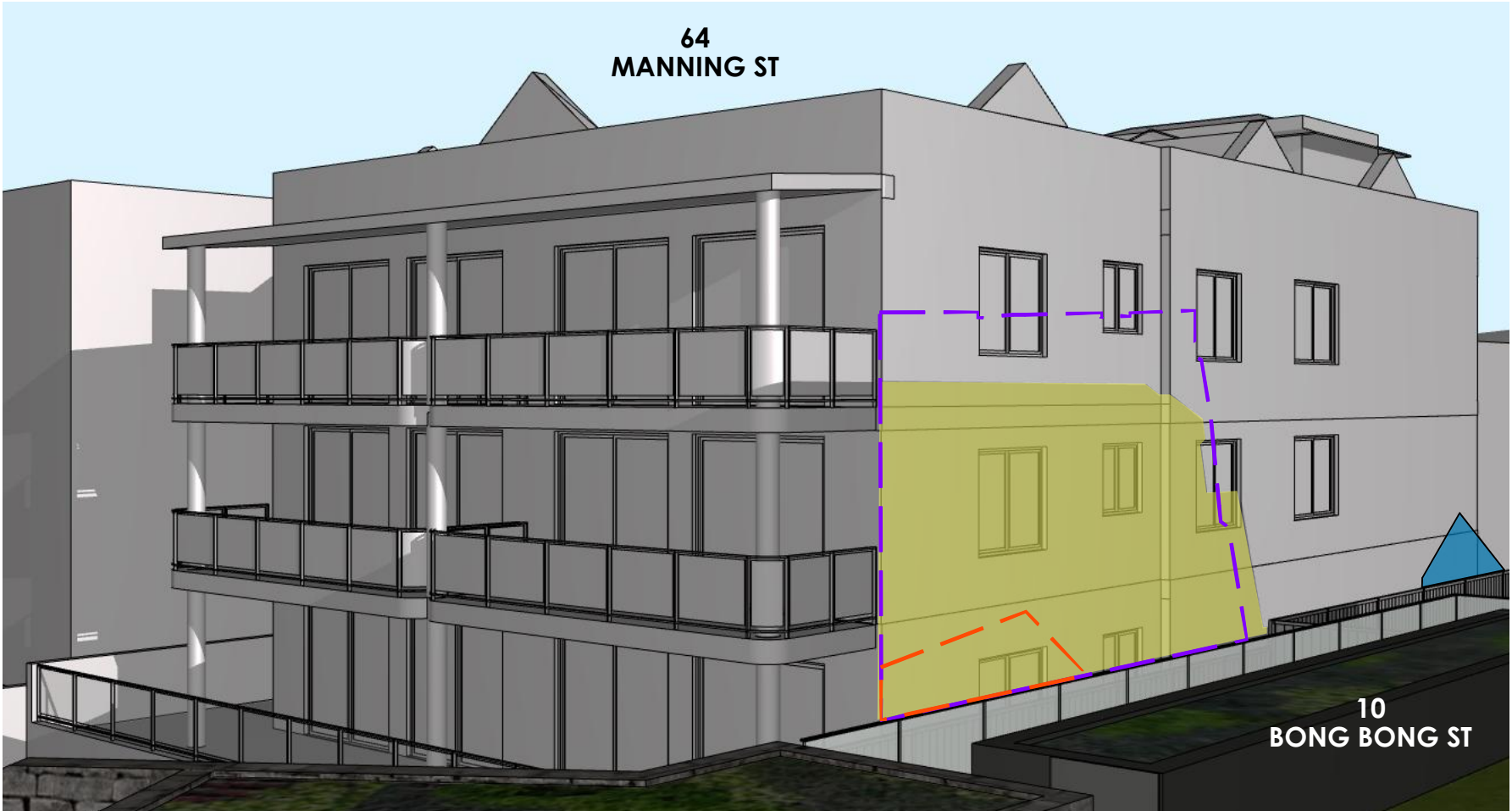
Project: **MIXED USE DEVELOPMENT**

Address: **#Site Description
10 BONG BONG ST KIAMA NSW**

Dwg Name: **CONTEXTUAL SHADOW IMPACT DIAGRAM - 21 JUNE**

Job No. **18028** Drawing No. **DA500.29**

Nominated Architect DANIEL DONAH NSWARB 9068 ARBV 19868	Scale: As shown @ A3	Date: OCT 19	Drawn: DD	No. of sheets 56 of 64	Amend't D
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1
-

21 JUNE 9 AM SHADOW IMPACT AT 64 MANNING ST



2
-

21 JUNE 10.30 AM SHADOW IMPACT AT 64 MANNING ST

SHADOW CAST BY
PROPOSED DEVELOPMENT

OUTLINE OF SHADOW CAST
BY EXISTING MOTEL

OUTLINE OF SHADOW CAST
BY COMPLIANT LEP 11m
HEIGHT CONTROL

SHADOW CAST BY
ADJOINING NEIGHBOURING
BUILDINGS

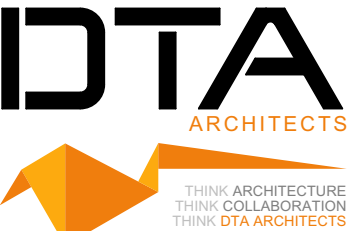
F	RL ADJUSTMENT	27/02/2020	OM	DD
E	COURT REVISION	17/02/2020	OM	DD
D	BASEMENT LOUVRES VENT DELETED	3/02/2020	OM	DD
C	REVISED DA SUBMISSION	28/10/2019	OM	DD
B	ISSUE FOR REVIEW	18/10/2019	OM	DD
A	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD

Issue	Issue Name	Date	Dwn	Chk
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW IMPACT DIAGRAM - 21ST
JUNE**

Project North	Job No. 18028	Drawing No. DA500.30
No. of sheets 57 of 64	Amend't F	
Scale As shown 1:2 @ A3	Date: OCT 19	Drawn: DD



1
-

21 JUNE 12 PM SHADOW IMPACT AT 64 MANNING ST



2
-

21 JUNE 3 PM SHADOW IMPACT AT 64 MANNING ST

SHADOW CAST BY
PROPOSED DEVELOPMENT

SHADOW CAST BY
ADJOINING NEIGHBOURING
BUILDINGS

J	RL ADJUSTMENT	27/02/2020	OM	DD
I	COURT REVISION	17/02/2020	OM	DD
H	BASEMENT LOUVRES VENT DELETED	3/02/2020	OM	DD
G	REVISED DA SUBMISSION	28/10/2019	OM	DD
F	ISSUE FOR REVIEW	18/10/2019	OM	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
D	ISSUE FOR REVIEW	9/09/2019 12/06/2019	OM	DD
C	ISSUE FOR WITHOUT PREJUDICE MEETING	24/05/2019	OM	DD

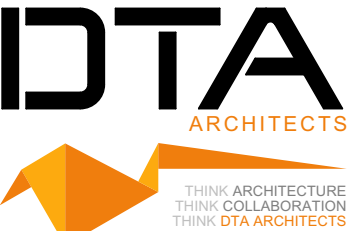
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
**SHADOW IMPACT DIAGRAM - 21ST
JUNE**

Project North	Job No. 18028	Drawing No. DA500.31
No. of sheets 58 of 64	Amend't J	
Scale As shown 1:2 @ A3	Date: OCT 19	Drawn: DD



1
-

PERSPECTIVE VIEW



2
-

PERSPECTIVE VIEW

F	RLADJUSTMENT	27/02/2020	OM/ RT	DD
E	COURT REVISION	17/02/2020	OM/ RT	DD
D	REVISED DA SUBMISSION	28/10/2019	OM/ RT	DD
C	ISSUE FOR REVIEW	18/10/2019	OM/ RT	DD
B	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM/ RT	DD

Issue	Issue Name	Date	Dwn	Chk
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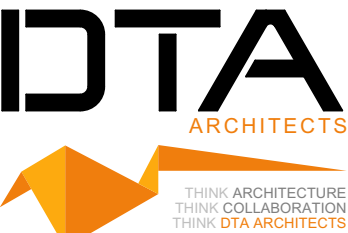
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868



Dwg Name:
PERSPECTIVE

CAD File: BIMcloud: STEPHEN-PC - BIMcloud Basic for ARCHICAD 22/18028 Kiama Cove Development_Revitad L EOC - 38Storey Development

Project North	Job No.	Drawing No.
	18028	DA600.1
	No. of sheets	Amend't
	59 of 64	F
Scale:	Date:	Drawn:
As shown @ A3	OCT 19	DD



1
-

PERSPECTIVE VIEW



2
-

PERSPECTIVE VIEW

K	RL ADJUSTMENT	27/02/2020	OM/RT
J	COURT REVISION	17/02/2020	OM/RT
I	BASEMENT LOUVRES VENT DELETED	3/02/2020 12/06/2019	OM/RT
H	REVISED DA SUBMISSION	28/10/2019 24/05/2019	OM/RT
G	ISSUE FOR REVIEW	18/10/2019	OM/RT

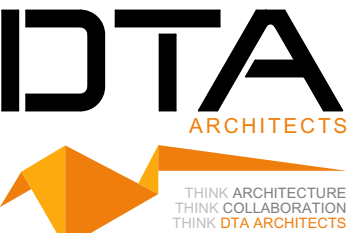
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Nominated Architect
Daniel Donai
NSWARB 9058 | ARBV 19868

Dwg Name:
PERSPECTIVE

CAD File: BIMModel - STEPHEN-PC - BIMModel Basic for ARCHICAD 22/18028 Kiama Core Development_Revitand L EOC - 30kney Development

Project North	Job No. 18028	Drawing No. DA600.2
	No. of sheets 60 of 64	Amend't K
Scale As shown @ A3	Date: OCT 19	Drawn: DD



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PERSPECTIVE VIEW

I	RL ADJUSTMENT	27/02/2020	OM/ RT	DD
H	COURT REVISION	17/02/2020	OM/ RT	DD
G	REVISED DA SUBMISSION	28/10/2019 12/06/2019	OM/ RT	DD
F	ISSUE FOR REVIEW	18/10/2019 24/05/2019	OM/ RT	DD
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM/ RT	DD

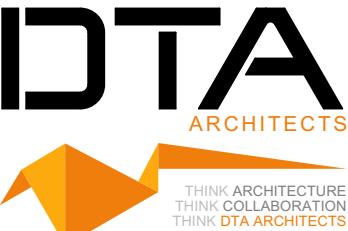
Issue	Issue Name	Date	Dwn	Chk
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.				
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.				
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.				
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS				

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Client:
**Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust**

Project:
MIXED USE DEVELOPMENT

Address
10 BONG BONG ST KIAMA NSW



88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Nominated Architect
Daniel Donai
NSWARS 9058 | ARBV 19868



Dwg Name:
PERSPECTIVE

CAD File: B:\Model: STEPHEN-PC - BIMModel: Basic for ARCHICAD 22\18028 Kiama Cove Development_Revisead L.E.D - 3DScene Development

Project North	Job No.	Drawing No.
	18028	DA600.3
	No. of sheets	Amend't
	61 of 64	I
Scale	Date:	Drawn:
As shown @ A3	OCT 19	DD



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PERSPECTIVE VIEWS OF 11m HEIGHT LIMIT



2
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PERSPECTIVE VIEWS OF 11m HEIGHT LIMIT

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Issue	Issue Name	Date	Dwn	Chk
E	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
F	REVISED DA SUBMISSION	28/10/2019	OM	DD
G	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
H	LEVEL 3 DELETED	10/02/2020	OM	DD
I	COURT REVISION	17/02/2020	OM	DD
J	RL ADJUSTMENT	27/02/2020	OM	DD

Project North:

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88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Client:

Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust

Project: **MIXED USE DEVELOPMENT**
Address: **#Site Description**
10 BONG BONG ST KIAMA NSW

Dwg Name: **BUILDING ENVELOPE -HEIGHT PLANE**

CAD File: BIMModel - STEPHEN.PC - BIMModel Basis for ARCHICAD 22/18028 Kiama Cove Development - Revised L.E.C - 30storey Development	Scale:	Date:	Drawn:	No. of sheets	Amend't
Nominated Architect DANIEL DONAH NSWARB 9068 ARBV 19868	As shown @ A3	OCT 19	DD	62 of 64	J



1
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PERSPECTIVE VIEWS OF 11m HEIGHT LIMIT



2
-

PERSPECTIVE VIEWS OF 11m HEIGHT LIMIT

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
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Issue	Issue Name	Date	Dwn	Chk
B	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	REVISED DA SUBMISSION	28/10/2019	OM	DD
D	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
E	LEVEL 3 DELETED	10/02/2020	OM	DD
F	COURT REVISION	17/02/2020	OM	DD
G	RL ADJUSTMENT	27/02/2020	OM	DD

Project North:

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88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Client:

Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust

Project: **MIXED USE DEVELOPMENT**
Address: **#Site Description**
10 BONG BONG ST KIAMA NSW

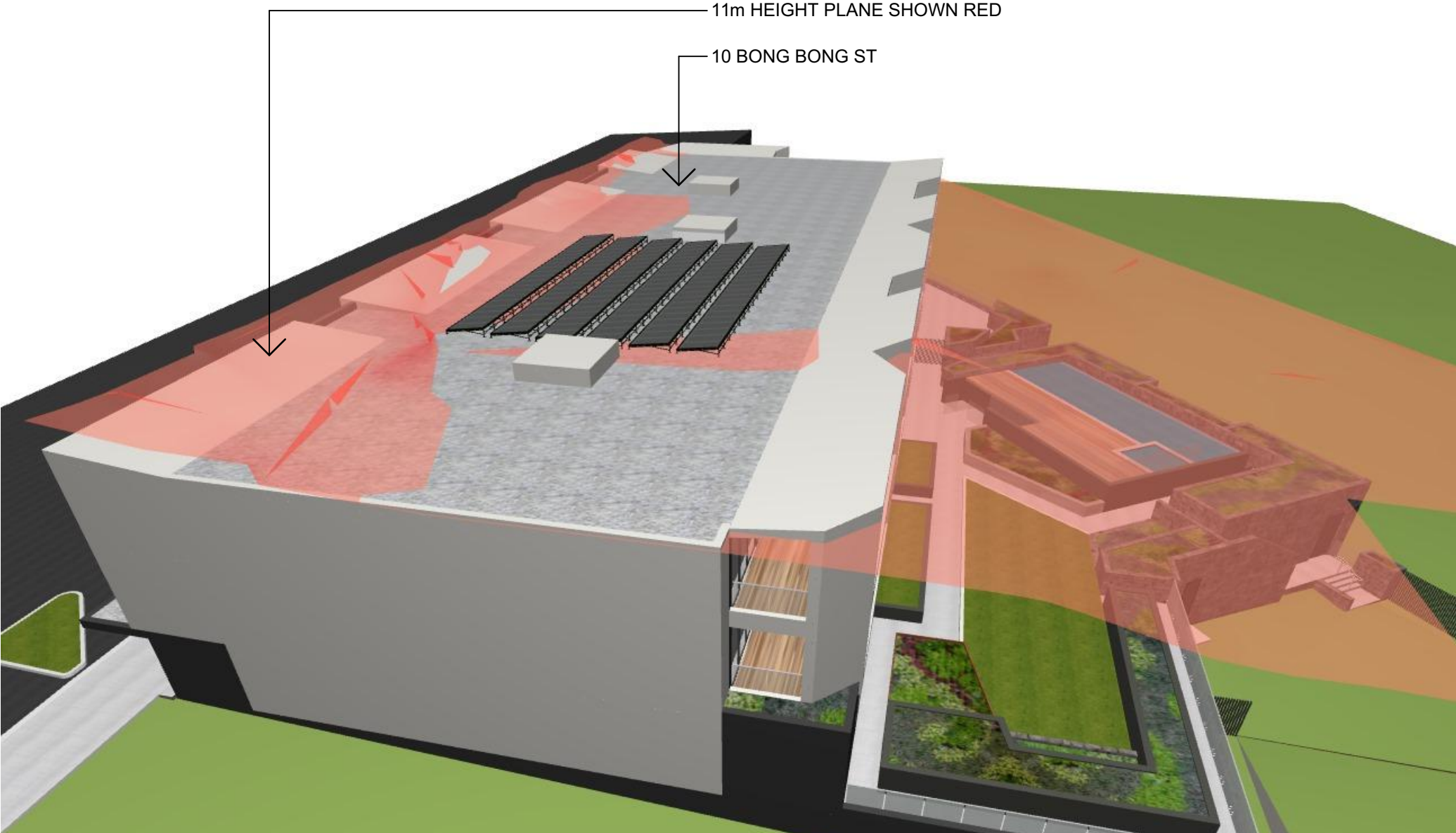
Dwg Name: **BUILDING ENVELOPE -HEIGHT PLANE**

Job No.	Drawing No.
18028	DA700.2
No. of sheets	Amend't
63 of 64	G

CAD File: BIMModel - STEPHEN.PC - BIMModel Basis for ARCHICAD 22/18028 Kiama Cove Development - Revised L.E.C. - 35storey Development
Nominated Architect
DANIEL DONAH
NSWARB 9068 | ARBV 19868

Member
Australian Institute of Architects

Scale: As shown @ A3
Date: OCT 19
Drawn: DD



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PERSPECTIVE VIEWS OF 11m HEIGHT LIMIT

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Issue	Issue Name	Date	Dwn	Chk
B	ISSUE FOR CONCILIATION MEETING	20/09/2019	OM	DD
C	REVISED DA SUBMISSION	28/10/2019	OM	DD
D	BUILDING HEIGHT ADJUSTMENT	5/02/2020	OM	DD
E	LEVEL 3 DELETED	10/02/2020	OM	DD
F	COURT REVISION	17/02/2020	OM	DD
G	RL ADJUSTMENT	27/02/2020	OM	DD

Project North:

DTA
ARCHITECTS



88 bathurst street liverpool nsw 2170 | po box 68 liverpool bc nsw 1871
w: www.dta.net.au | e: admin@dta.net.au | t: +612 9601 1011

Client:

Dartanyon Developments Pty Ltd
& Rogan Kiama Property Trust

Project: MIXED USE DEVELOPMENT
Address: #Site Description
10 BONG BONG ST KIAMA NSW

Dwg Name: BUILDING ENVELOPE -HEIGHT PLANE

Dwg Name: STEPHEN ENVELOPE -HEIGHT PLANE					Job No.	Drawing No.
					18028	DA700.3
CAD File: BIMdsud - STEPHEN.PC - BIMcloud Basic for ARCHICAD 22/18028 Kiama Cove Development - Revised L.E.C - 35storey Development						
Nominated Architect						
DANIEL DONAI						
NSWARB 9068 ARBV 19868						
 Member of the National Society of Architects					Scale:	Date:
					As shown @ A3	OCT 19
					DD	
					No. of sheets	Amend't
					64 of 64	G