DEVELOPMENT APPLICATION SUBMISSION FOR:

102 & 106 HILLCREST AVE

SOUTH NOWRA, NSW, 2541

REFER TO PLANS IN CONJUNCTION WITH FOLLOWING DOCUMENTS:

- ACCESS REPORT - AI-CONSULTING
- ACOUSTIC REPORT - NORTHROP
- ARBORIST REPORT - ARBOR EXPRESS
- BCA COMPLIANCE REPORT - AI-CONSULTING
- BYDA DOCUMENTS
- CIVIL & STORMWATER PLANS - EPICENTRE
- CONTAMINATION REPORT - REDITUS
- ECOLOGICAL/ FLORA AND FAUNA ASSESSMENT REPORT - NARLA
- GEOTECHNICAL ASSESSMENT REPORT - TERRA INSIGHT
- LANDSCAPE DESIGN - COLA
- PLANNING REPORT (SEE) - CLARON CONSULTING
- QUANTITY SURVEYOR - WT
- SECTION J REPORT - INTEGRECO
- SURVEYOR - KEATLEY SURVEYORS
- TRAFFIC IMPACT REPORT - PTC
- WASTE MANAGEMENT PLAN - LID CONSULTING

NOTES

DEVELOPMENT TO BE IN ACCORDANCE WITH ALL SECTION J REQUIREMENTS. ALL NEW DOORS AND WINDOWS TO BE IN ACCORDANCE WITH SECTION J AND NCC FALL PREVENTION REQUIREMENTS.

DRAWING SCHEDULE

DWG #	TITLE	REV	DATE

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH

Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
South Coast | 02 4236 0434 | Sydney | 02 9360 3787 | info@papesch.com.au | **papesch.com.au**

REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

Notes
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Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
COVER PAGE

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **00.01**

LOCATION MAP 1 : 2000

PROJECT DEVELOPMENT DATA:

102 & 106 HILLCREST AVE

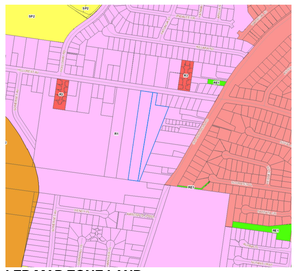
SOUTH NOWRA, NSW, 2541

SITE AREA: 2.0083ha
RIPARIAN WATERWAYS: CAT. 2 WATERWAY
ZONE: R1 GENERAL RESIDENTIAL
MIN. SUBDIVISION LOT SIZE: 500m²
MAX. BUILDING HEIGHT: 11m
HERITAGE: NA
FLOOR SPACE RATIO: 0.5:1 (SDCP CH. G12)
MIN SETBACKS*:
- **FRONT:** 7.5m
- **SIDE:** 3.5m
- **REAR:** 3m (AVERAGE)

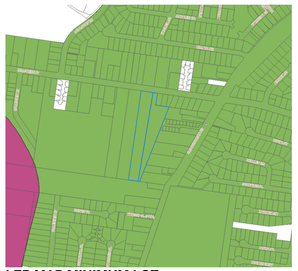
TERRESTRIAL BIODIVERSITY: NA
ACID SULPHATE SOILS: CLASS 5
BUSHFIRE PRONE: NA
FLOOD PRONE: NA

NOTE:
* SETBACKS ARE REFERENCED FROM SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014, *CHAPTER G12 TABLE 2: SETBACKS IN THE R1, R2 (< 2000m2), R3, RU5 AND SP3 ZONES*

LEP MAP RIPARIAN LAND & WATERWAYS
CATEGORY 2 WATERWAY IDENTIFIED ON SITE

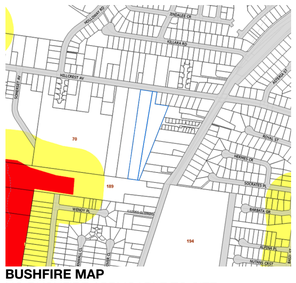


LEP MAP ZONE LAND
ZONE R1 - GENERAL RESIDENTIAL

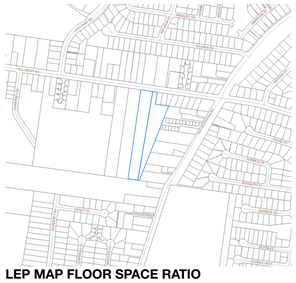


LEP MAP MINIMUM LOT SIZE
MINIMUM LOT SIZE 500m²
REQUIRED FOR SUBDIVISION

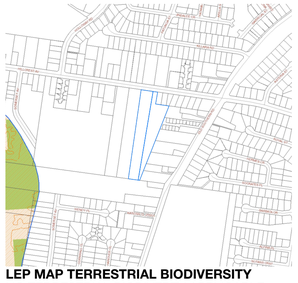
LEP MAP MAXIMUM BUILD HEIGHT
MAXIMUM BUILD HEIGHT PERMITTED = 11m
REF. SLEP 2014 CLAUSE 4.3 (2A)



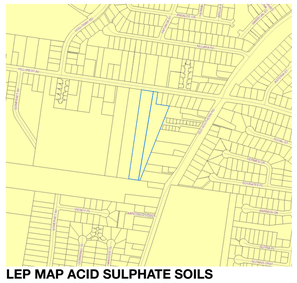
BUSHFIRE MAP
NO BUSHFIRE APPLICABLE TO SITE



LEP MAP FLOOR SPACE RATIO
NO NUMERICAL CONTROL APPLICABLE



LEP MAP TERRESTRIAL BIODIVERSITY
NO TERRESTRIAL BIODIVERTY APPLICABLE



LEP MAP ACID SULPHATE SOILS
CLASS 5 ACID SULPHATE SOIL

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

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A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

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N

SCALE BAR
A1: 0 20 40 60 80 120 160
A3: 0 40 80 120 160 240 320

SCALE @A1 - 1:2000 @A3 - 1:4000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
DCP AND LEP ANALYSIS

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **10.01**

PROJECT DEVELOPMENT DATA:

102 & 106 HILLCREST AVE

SOUTH NOWRA, NSW, 2541

- SUBJECT SITE
- PARKS AND RECREATION AREAS
- CHILDCARE
- EDUCATION FACILITIES
- MEDICAL FACILITIES
- LOCAL SHOPS
- AGED CARE
- BUS STOP - ROUTE 101

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N

SCALE BAR

A1: 0 50 100 150 200 300 400
A3: 0 100 200 300 400 600 800

SCALE @A1 - 1:5000 @A3 - 1:10000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC

Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
WIDER CONTEXT PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**

Rev: **A**

Drawing No: **10.02**

VIEW A

VIEW B

VIEW C

VIEW D

VIEW E

VIEW F

VIEW G

VIEW H

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N

SCALE BAR
A1: 0 10 20 30 40 60 80
A3: 0 20 40 60 80 120 160

SCALE @A1 - 1:1000 @A3 - 1:2000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

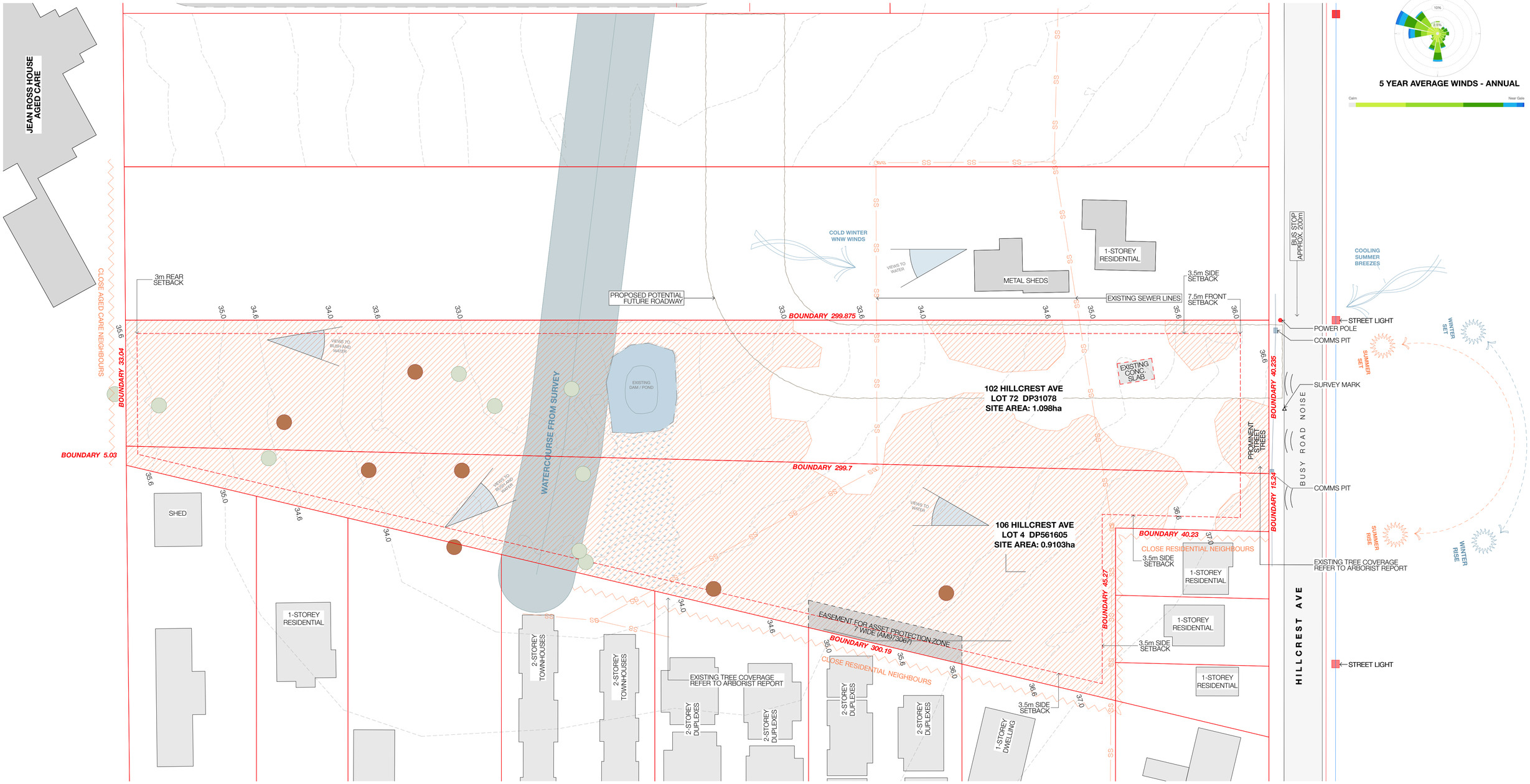
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
LOCAL CONTEXT PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **10.03**



- EXISTING BUILDING FOOTPRINT
- LOW ECOLOGICAL CONSTRAINT
- MODERATE ECOLOGICAL CONSTRAINT
- HIGH ECOLOGICAL CONSTRAINT
- SURVEYED CAT. 2 WATERCOURSE
- 10M RIPARIAN BUFFER
- HOLLOW
- NEST

REFER TO ECOLOGICAL CONSULTANT'S REPORT

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N

SCALE BAR
A1: 0 5 10 12 20 30 40
A3: 0 10 20 30 40 60 80

SCALE @A1 - 1:500 @A3 - 1:1000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

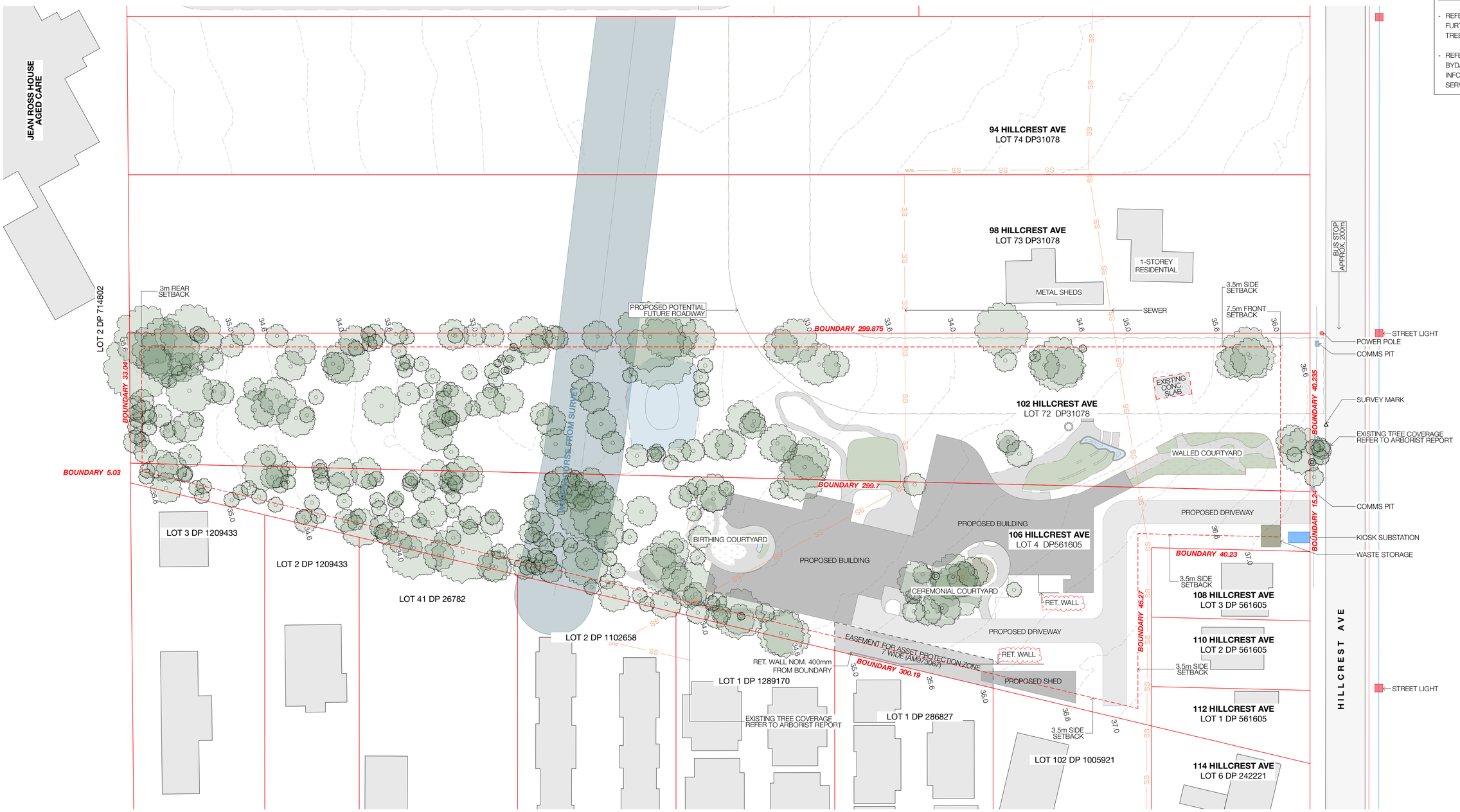
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078 & Lot 4 DP 561605

Drawing Title:
SITE ANALYSIS PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **10.04**



SITE PLAN NOTES

- REFER TO ARBORIST REPORT FOR FURTHER INFORMATION REGARDING TREE PROTECTION ZONES
- REFER TO CERTIFIED SURVEY AND BYDA DOCS FOR FURTHER INFORMATION REGARDING EXISTING SERVICES ON SITE

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SCALE BAR
A1: 0 5 10 12 20 30 40
A3: 0 10 20 30 40 60 80

SCALE @A1 - 1:500 @A3 - 1:1000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
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SOUTH NOWRA, NSW, 2541

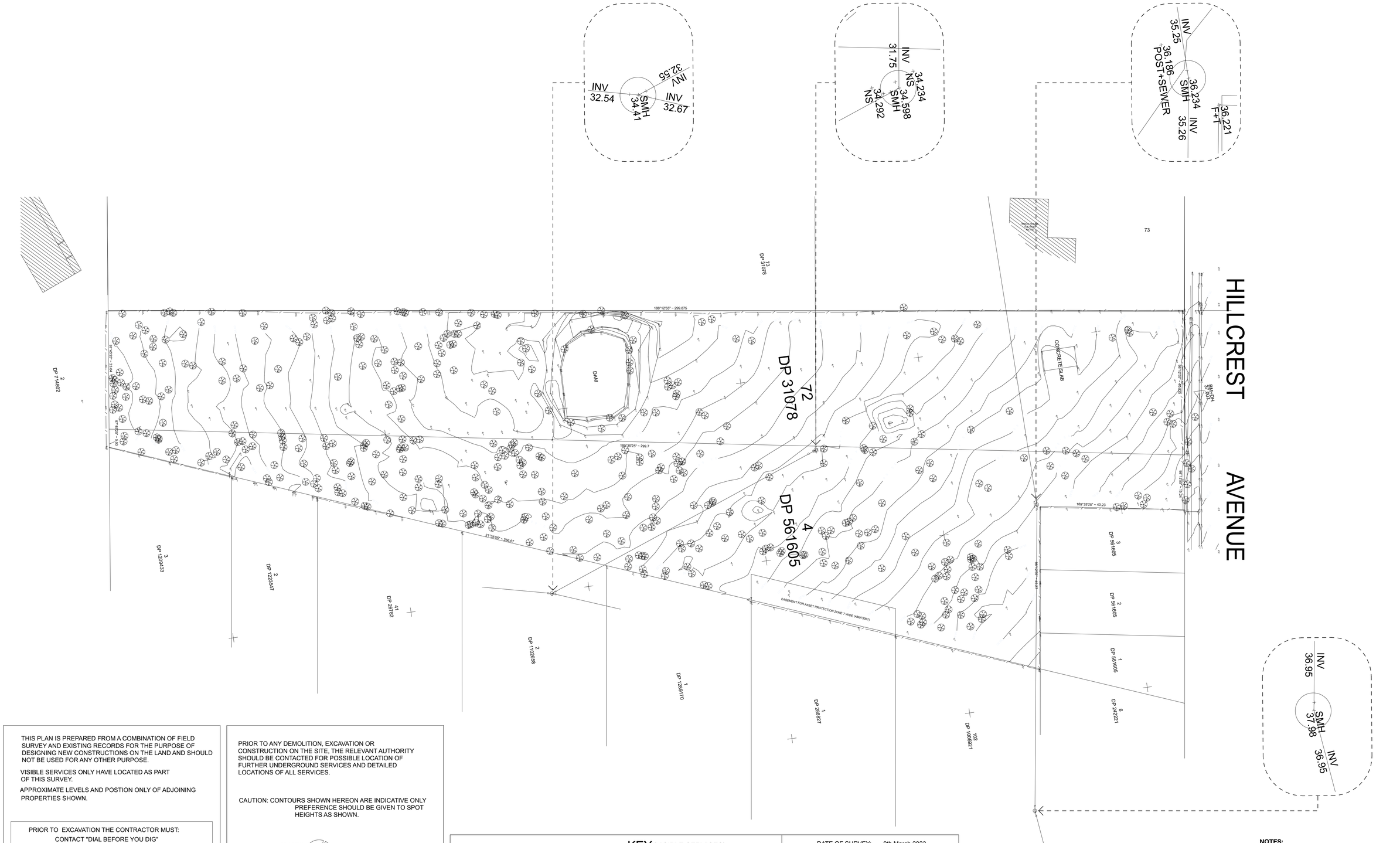
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078 & Lot 4 DP 561605

Drawing Title:
SITE PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **10.05**



THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

VISIBLE SERVICES ONLY HAVE LOCATED AS PART OF THIS SURVEY.

APPROXIMATE LEVELS AND POSTION ONLY OF ADJOINING PROPERTIES SHOWN.

PRIOR TO EXCAVATION THE CONTRACTOR MUST:
CONTACT "DIAL BEFORE YOU DIG"
PH: 1100
WEB: www.1100.com.au

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

CAUTION: CONTOURS SHOWN HEREON ARE INDICATIVE ONLY PREFERENCE SHOULD BE GIVEN TO SPOT HEIGHTS AS SHOWN.

T+1.2X12X20

TREES SHOWN ARE DIAGRAMATIC ONLY AND ARE NOT TO SCALE

TREE SIZES SHOWN ARE APPROXIMATE ONLY
T+1.2X12 DENOTES: 1.2m DIAMETER 12 SPREAD 20 HEIGHT

KEY (VISIBLE SERVICES)

ET - EDGE OF TRACK
EV - EDGE OF VEGETATION
GDN - EDGE OF GARDEN
SIP - SURFACE INLET PIT
SMH - SEWER MAN HOLE
SIG - SIGN
SIL - SEWER INSPECTION

CL+BL - CL ROAD (BROKEN LINE)
EB - EDGE OF BITMEN SURFACE
EC - EDGE OF PATHWAY
LK - LIP OF KERB
PP - POWER POLE
TEL - TELSTRA PIT
HYD - WATER HYDRANT

TB - TOP OF BANK
BB - BOTTOM BANK
NS - NATURAL SURFACE
TK - BACK OF CONCRETE KERB
INV+300 - INVERT 300mm DIA
BK - BRICK WALL
F+T - TIMBER FENCE
F+M - METAL FENCE
F+PW - POST & WIRE FENCE

APPROXIMATE LOCATION U/G SEWER
O/H POWERLINES
APPROXIMATE LOCATION U/G WATER
APPROXIMATE LOCATION U/G TELSTRA LINES

DATE OF SURVEY: 9th March 2023

SCALE(HOR) : 1:500 (A1)

ORIGIN OF COORDINATES & LEVELS
MGA ZONE 56 - GDA 2020
PM 84458 - E 282 256.427, N 6 135 406.825
ORIGIN OF LEVELS: PM 84458 (RL 38.990) SCIMS

CONTOUR INTERVAL 0.2m

L.G.A. SHOALHAVEN

REF: 3580DET Sheet 1 of 1 Sheets

NOTES:
1. OVERALL SURVEY REPRODUCED AS PROVIDED BY KEATLEY SURVEYORS.
2. REFER TO CONSULTANT DOCUMENTATION FOR FULL SCOPE OF DETAILS & INFORMATION

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

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B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

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N

SCALE BAR
A1: 0 5 10 12 20 30 40
A3: 0 10 20 30 40 60 80

SCALE @A1 - 1:500 @A3 - 1:1000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

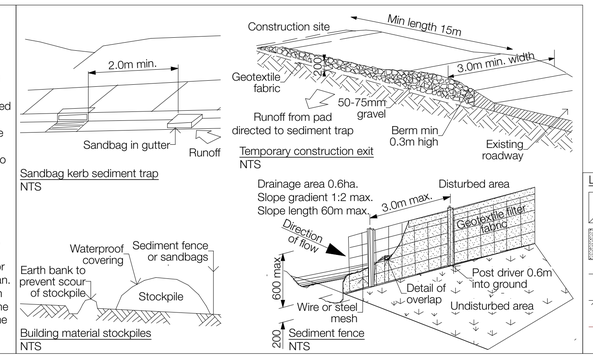
Drawing Title:
SITE SURVEY

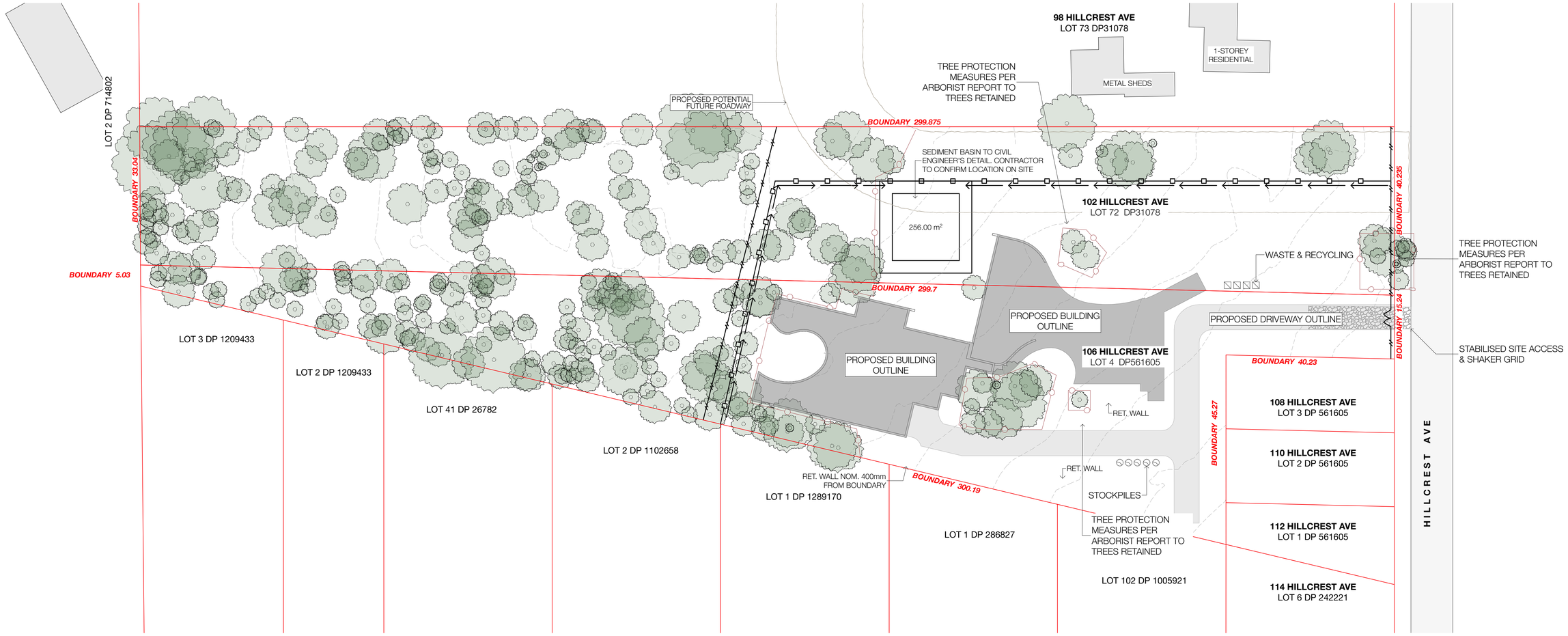
Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **11.01**

Erosion and sediment control notes

1. Builder shall provide sediment fencing material during construction to the low side boundaries. The sediment fencing material to cyclone wire security fence. Sediment control fabric shall be an approved material (eg Hume's Propex Silt Stop), standing 300mm min above ground and extending 200 below ground.
2. Existing drains located within the site shall also be isolated by sediment fencing material.
3. No parking or stockpiling of materials is permitted on the lower side of the sediment fence.
4. Grass verges shall be maintained as much as practical to provide a buffer zone to the Construction site.
5. Road drainage is to be connected to the stormwater system as soon as practical.
6. Builder shall ensure all construction traffic entering and leaving the site do so in a forward direction.
7. This drawing is to be read in conjunction with Hydraulic, landscape and other architectural drawings. For new and existing vegetations, please refer to the landscape plan. For new site levels and slopes, refer to the architectural site plan.
8. Builder to carry on required maintenance for the erosion and sediment controls detailed in this plan. Builder to outline a program for maintenance to be carried out on regular time basis to ensure that all sediment details are appropriately located and maintained as per the drawing.





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N

SCALE BAR
A1: 0 5 10 12 20 30 40
A3: 0 10 20 30 40 60 80

SCALE @A1 - 1:500 @A3 - 1:1000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

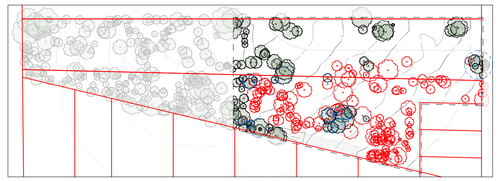
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078 & Lot 4 DP 561605

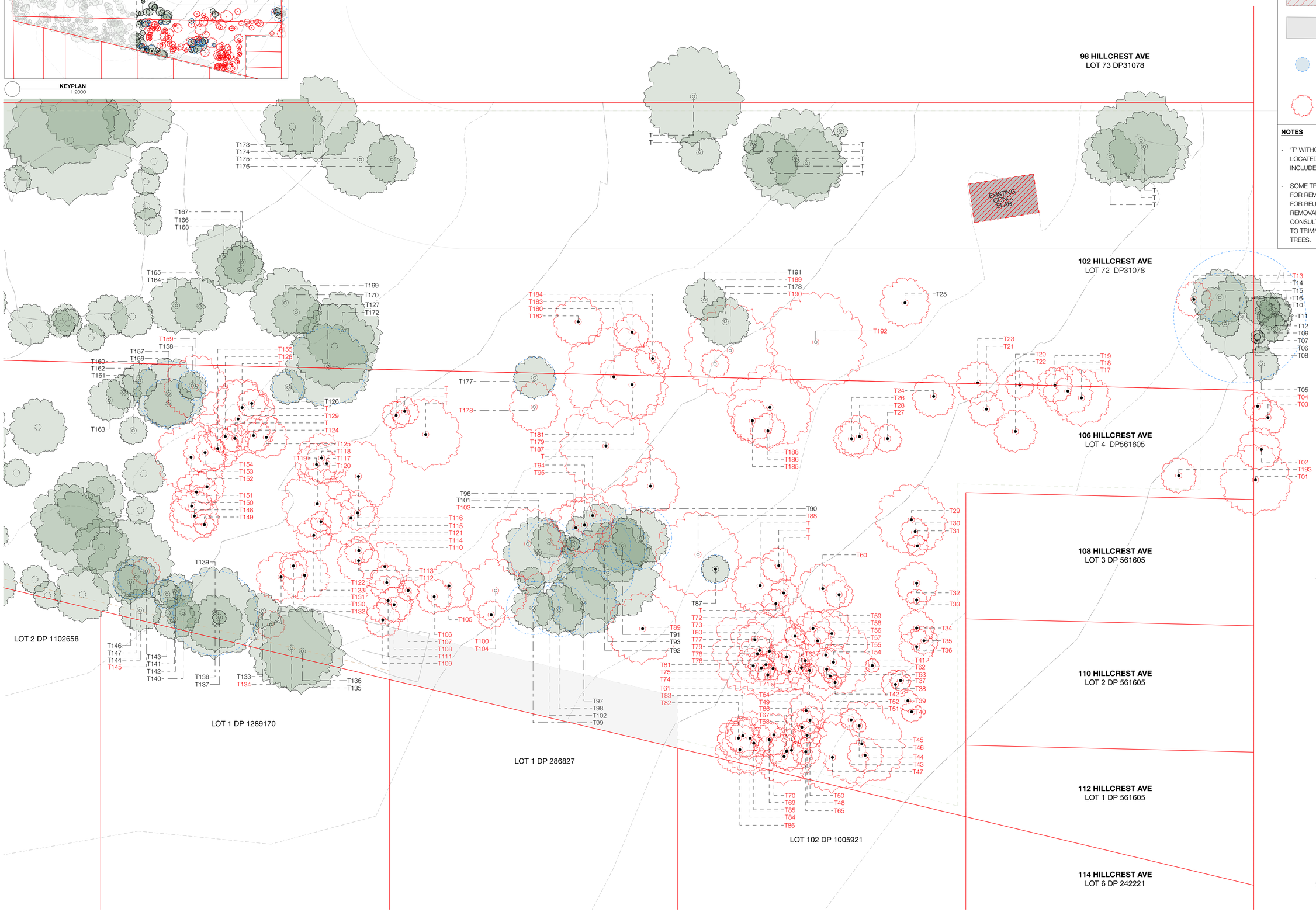
Drawing Title:
WASTE MANAGEMENT PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **11.10**



KEYPLAN
1:2000



LEGEND

- STRUCTURE TO BE REMOVED
- EXISTING RETAINED
- TREE PROTECTION ZONE
  REFER TO ARBORIST REPORT
- TREE TO BE REMOVED
  REFER TO ARBORIST REPORT

NOTES

- 'T' WITHOUT A NUMBER INDICATES A TREE LOCATED ON THE SURVEY THAT WAS NOT INCLUDED IN THE ARBORIST REPORT.
- SOME TREES (OR PARTS OF TREES) DESIGNATED FOR REMOVAL ARE TO BE RETAINED BY WAMINDA FOR REUSE. HEAD CONTRACTOR AND TREE REMOVAL SUBCONTRACTOR ARE REQUIRED TO CONSULT WITH WAMINDA REPRESENTATIVE PRIOR TO TRIMMING, CUTTING OR REMOVAL OF ANY TREES.

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N

SCALE BAR
A1: 0 2.5 5 7.5 10 15 20
A3: 0 5 10 15 20 30 40

SCALE @A1 - 1:250 @A3 - 1:500

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
DEMOLITION PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **13.01**

TREE REMOVAL SCHEDULE

Tree ID	Botanical Name (Common Name)	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)
T01	Corymbia maculata (Spotted Gum)	16	10	395 / 452	519
T02	Corymbia maculata (Spotted Gum)	15	6	229	258
T03	Corymbia maculata (Spotted Gum)	16	5	261	331
T04	Corymbia maculata (Spotted Gum)	15	4	178	229
T13	Corymbia maculata (Spotted Gum)	17	5	264	293
T17	Corymbia maculata (Spotted Gum)	17	8	166 / 427	500
T18	Corymbia maculata (Spotted Gum)	18	7	455	497
T19	Corymbia maculata (Spotted Gum)	12	5	197	232
T20	Corymbia maculata (Spotted Gum)	17	6	385	408
T21	Corymbia maculata (Spotted Gum)	15	5	185 / 134	312
T22	Corymbia maculata (Spotted Gum)	18	4	592	618
T23	Corymbia maculata (Spotted Gum)	17	6	264	293
T24	Corymbia maculata (Spotted Gum)	11	6	217	239
T25	Corymbia maculata (Spotted Gum)	8	7	230	240
T26	Corymbia maculata (Spotted Gum)	15	5	290	312
T27	Eucalyptus eugenioides (Thin-leaved stringybark)	10	4	108	134
T28	Melaleuca styphelioides (Prickly-leaved paperbark)	14	6	207 / 166 / 261	392
T29	Eucalyptus eugenioides (Thin-leaved stringybark)	17	10	360 / 312	452
T30	Corymbia maculata (Spotted Gum)	17	4	229	248
T31	Eucalyptus eugenioides (Thin-leaved stringybark)	11	3	121	134
T32	Corymbia maculata (Spotted Gum)	18	6	261	290
T33	Corymbia maculata (Spotted Gum)	12	3	143	166
T34	Corymbia maculata (Spotted Gum)	18	5	271	229
T35	Corymbia maculata (Spotted Gum)	10	4	166	185
T36	Corymbia maculata (Spotted Gum)	18	5	280	303
T37	Corymbia maculata (Spotted Gum)	12	3	121	143
T38	Corymbia maculata (Spotted Gum)	18	4	217	232
T39	Corymbia maculata (Spotted Gum)	14	3	121	134
T40	Corymbia maculata (Spotted Gum)	14	3	134	153
T41	Corymbia maculata (Spotted Gum)	15	2	121	143
T42	Corymbia maculata (Spotted Gum)	16	2	137	162
T43	Corymbia maculata (Spotted Gum)	16	3	143	166
T44	Corymbia maculata (Spotted Gum)	16	2	121	137
T45	Corymbia maculata (Spotted Gum)	18	12	420 / 166	484
T46	Corymbia maculata (Spotted Gum)	12	5	137 / 121	248
T47	Corymbia maculata (Spotted Gum)	18	10	392 / 121	427
T48	Corymbia maculata (Spotted Gum)	18	5	229	264

TREE REMOVAL SCHEDULE

Tree ID	Botanical Name (Common Name)	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)
T49	Corymbia maculata (Spotted Gum)	17	5	204	229
T50	Corymbia maculata (Spotted Gum)	16	4	153	166
T51	Corymbia maculata (Spotted Gum)	18	5	229	264
T52	Corymbia maculata (Spotted Gum)	15	2	102	121
T53	Corymbia maculata (Spotted Gum)	18	6	293	344
T54	Corymbia maculata (Spotted Gum)	18	5	264	283
T55	Corymbia maculata (Spotted Gum)	17	5	325	357
T56	Corymbia maculata (Spotted Gum)	18	4	204	229
T57	Corymbia maculata (Spotted Gum)	15	5	185	207
T58	Corymbia maculata (Spotted Gum)	16	5	197	223
T59	Corymbia maculata (Spotted Gum)	12	4	111	143
T60	Corymbia maculata (Spotted Gum)	17	7	293	322
T61	Corymbia maculata (Spotted Gum)	16	3	134	153
T62	Corymbia maculata (Spotted Gum)	15	2	140	166
T63	Corymbia maculata (Spotted Gum)	15	2	137	162
T64	Corymbia maculata (Spotted Gum)	14	2	143	169
T65	Corymbia maculata (Spotted Gum)	14	4	137	156
T66	Corymbia maculata (Spotted Gum)	18	6	312	331
T67	Corymbia maculata (Spotted Gum)	18	5	239	261
T68	Corymbia maculata (Spotted Gum)	17	8	283	312
T69	Corymbia maculata (Spotted Gum)	13	5	134	156
T70	Corymbia maculata (Spotted Gum)	18	6	239	268
T71	Corymbia maculata (Spotted Gum)	18	6	277	306
T72	Corymbia maculata (Spotted Gum)	17	5	239	268
T73	Corymbia maculata (Spotted Gum)	17	5	172	213
T74	Corymbia maculata (Spotted Gum)	14	3	134	150
T75	Corymbia maculata (Spotted Gum)	17	4	204	232
T76	Corymbia maculata (Spotted Gum)	18	5	264	229
T77	Corymbia maculata (Spotted Gum)	13	6	300	340
T78	Corymbia maculata (Spotted Gum)	15	5	280	310
T79	Corymbia maculata (Spotted Gum)	18	7	280	312
T80	Corymbia maculata (Spotted Gum)	12	5	153	178
T81	Corymbia maculata (Spotted Gum)	16	5	242	277
T82	Corymbia maculata (Spotted Gum)	17	6	271	137
T83	Corymbia maculata (Spotted Gum)	17	5	264	293
T84	Corymbia maculata (Spotted Gum)	11	6	197	134
T85	Corymbia maculata (Spotted Gum)	18	9	309	334

TREE REMOVAL SCHEDULE

Tree ID	Botanical Name (Common Name)	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)
T86	Corymbia maculata (Spotted Gum)	16	7	280	309
T88	Corymbia maculata (Spotted Gum)	20	12	516	583
T89	Corymbia maculata (Spotted Gum)	19	10	455	503
T94	Corymbia maculata (Spotted Gum)	19	8	420	446
T95	Corymbia maculata (Spotted Gum)	17	8	271	296
T100	Corymbia maculata (Spotted Gum)	18	4	232	258
T103	Corymbia maculata (Spotted Gum)	18	10	376	398
T104	Corymbia maculata (Spotted Gum)	17	9	325 / 172	484
T105	Corymbia maculata (Spotted Gum)	12	7	217	248
T106	Corymbia maculata (Spotted Gum)	14	5	213	303
T107	Corymbia maculata (Spotted Gum)	16	3	232	261
T108	Corymbia maculata (Spotted Gum)	15	5	217	245
T109	Corymbia maculata (Spotted Gum)	18	5	322	328
T110	Corymbia maculata (Spotted Gum)	19	7	306 / 344	427
T111	Corymbia maculata (Spotted Gum)	19	7	420	446
T112	Corymbia maculata (Spotted Gum)	11	5	134	162
T113	Corymbia maculata (Spotted Gum)	15	6	185	207
T114	Eucalyptus eugenioides (Thin-leaved stringybark)	10	4	134	150
T115	Corymbia maculata (Spotted Gum)	16	5	121	150
T116	Corymbia maculata (Spotted Gum)	17	10	325	328
T117	Corymbia maculata (Spotted Gum)	12	6	166 / 134	408
T118	Eucalyptus eugenioides (Thin-leaved stringybark)	13	7	300	400
T119	Corymbia maculata (Spotted Gum)	19	6	306	344
T120	Corymbia maculata (Spotted Gum)	20	10	420	462
T121	Corymbia maculata (Spotted Gum)	19	8	325 / 121	385
T122	Corymbia maculata (Spotted Gum)	17	3	178	197
T123	Corymbia maculata (Spotted Gum)	17	5	248	271
T124	Corymbia maculata (Spotted Gum)	18	5	309	338
T125	Corymbia maculata (Spotted Gum)	17	6	197 / 264	344
T128	Corymbia maculata (Spotted Gum)	17	5	178	207
T129	Corymbia maculata (Spotted Gum)	17	11	401	430
T130	Corymbia maculata (Spotted Gum)	18	4	248	312
T131	Eucalyptus eugenioides (Thin-leaved stringybark)	16	7	293	315
T132	Corymbia maculata (Spotted Gum)	19	7	261	287
T134	Corymbia maculata (Spotted Gum)	16	4	169 / 153	143
T145	Corymbia maculata (Spotted Gum)	19	4	248	271
T148	Corymbia maculata (Spotted Gum)	18	7	121	344

TREE REMOVAL SCHEDULE

Tree ID	Botanical Name (Common Name)	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)
T149	Corymbia maculata (Spotted Gum)	14	3	134	150
T150	Corymbia maculata (Spotted Gum)	19	6	293	309
T151	Corymbia maculata (Spotted Gum)	19	6	315	341
T152	Corymbia maculata (Spotted Gum)	18	5	264	293
T153	Corymbia maculata (Spotted Gum)	20	10	385	411
T154	Corymbia maculata (Spotted Gum)	19	6	283	309
T155	Corymbia maculata (Spotted Gum)	18	6	201	131
T159	Corymbia maculata (Spotted Gum)	17	9	261	277
T178	Corymbia maculata (Spotted Gum)	18	7	293	315
T179	Corymbia maculata (Spotted Gum)	18	13	497	455
T180	Corymbia maculata (Spotted Gum)	20	14	487 / 347	583
T181	Corymbia maculata (Spotted Gum)	19	10	420	446
T182	Melaleuca styphelioides (Prickly-leaved paperbark)	15	7	427	408
T183	Melaleuca styphelioides (Prickly-leaved paperbark)	16	5	293	315
T184	Melaleuca styphelioides (Prickly-leaved paperbark)	16	5	287	309
T185	Eucalyptus eugenioides (Thin-leaved stringybark)	15	6	217	143
T186	Corymbia maculata (Spotted Gum)	17	5	236	258
T187	Corymbia maculata (Spotted Gum)	13	4	178	201
T188	Corymbia maculata (Spotted Gum)	18	12	392	417
T189	Melaleuca styphelioides (Prickly-leaved paperbark)	15	6	268	293
T190	Corymbia maculata (Spotted Gum)	17	10	344	366
T192	Eucalyptus eugenioides (Thin-leaved stringybark)	16	10	328 / 166	417
T193	Corymbia maculata (Spotted Gum)	11	5	356	402

TREE SETOUT FROM FRONT (NORTH) BOUNDARY mm

T01 - 230 OUTSIDE THE BOUNDARY
T02 - 750 OUTSIDE THE BOUNDARY
T03 - 1,950 OUTSIDE THE BOUNDARY
T04 - 500 OUTSIDE THE BOUNDARY
T13 - 8,000
T17 - 24,000
T18 - 26,000
T19 - 28,000
T20 - 33,350
T21 - 37,350
T22 - 32,750
T23 - 38,550
T24 - 44,700
T25 - 56,200
T26 - 48,750
T27 - 51,150
T28 - 55,200
T29 - 7,500
T30 - 6,800
T31 - 6,600
T32 - 6,550
T33 - 6,550
T34 - 6,500
T35 - 5,500
T36 - 6,800
T37 - 8,950
T38 - 9,850
T39 - 8,100
T40 - 7,550
T41 - 13,050
T42 - 18,250
T193 - 3,050

TREE SETOUT FROM SIDE (WEST) BOUNDARY mm

T178 - 42,550
T179 - 47,950
T180 - 38,350
T181 - 39,450
T182 - 30,650
T183 - 32,100
T184 - 35,750
T185 - 44,450
T186 - 45,100
T187 - 53,600
T188 - 42,600

TREE SETOUT FROM SIDE (EAST) BOUNDARY mm

T43 - 9,200
T44 - 8,900
T45 - 6,900
T46 - 5,050
T47 - 3,600
T48 - 5,950
T49 - 6,950
T50 - 8,100
T54 - 16,700
T55 - 17,700
T56 - 18,650
T57 - 20,400
T58 - 20,650
T59 - 26,650
T60 - 26,350
T61 - 19,000
T63 - 14,800
T64 - 14,850
T65 - 3,650
T66 - 3,400
T67 - 3,100
T68 - 2,350
T69 - 4,100
T70 - 4,850
T71 - 14,050
T72 - 15,900
T73 - 13,900
T74 - 12,800
T75 - 13,600
T76 - 14,200
T77 - 16,150
T78 - 15,400
T79 - 15,950
T80 - 18,000
T81 - 13,650
T82 - 3,300
T83 - 4,000
T84 - 3,700
T85 - 3,150
T86 - 1,800
T88 - 27,000
T89 - 15,100
T105 - 14,650
T106 - 12,750
T107 - 12,700
T108 - 10,350
T109 - 7,850
T110 - 15,200
T111 - 10,700
T112 - 13,100
T113 - 15,150
T114 - 16,550
T116 - 26,600
T117 - 21,550
T119 - 27,800
T120 - 21,550
T121 - 20,700
T122 - 19,250
T124 - 17,800
T129 - 30,500
T133 - 5,200
T134 - 3,650
T145 - 6,900
T148 - 15,900
T149 - 14,850
T150 - 17,150
T151 - 19,250
T152 - 20,350
T153 - 23,800
T154 - 24,900
T155 - 25,850
T159 - 33,450

CLEARING AREA

EXTRACT FROM ECOLOGIST REPORT BY NARLA:

The proposed development will require the complete clearing of approximately 0.66ha of Zone 1: PCT 3269 (Moderate Condition) as well as 0.12ha of Exotic Dominated Grassland.

This SBDAR has been prepared as a site-based 'Streamlined assessment module – small area development that requires consent' as the proposed works do not exceed the area clearing threshold for small area developments as outlined in the BAM.

NOTES:

1. REFER TO ALL CONSULTANT DRAWINGS, SCHEDULES & REPORTS FOR ADDITIONAL INFORMATION.
2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO WORKS BEGINNING.
3. READ IN CONJUNCTION WITH 13.01 FOR TREE LOCATION ON SITE.
4. SOME TREES (OR PARTS OF TREES) DESIGNATED FOR REMOVAL ARE TO BE RETAINED BY WAMINDA FOR REUSE. HEAD CONTRACTOR AND TREE REMOVAL SUBCONTRACTOR ARE REQUIRED TO CONSULT WITH WAMINDA REPRESENTATIVE PRIOR TO TRIMMING, CUTTING OR REMOVAL OF ANY TREES.

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH
Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
South Coast | 02 4236 0434 | Sydney | 02 9360 3787 | info@papesch.com.au | **papesch.com.au**

REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

Notes
1. Check all dimensions on site. / **2.** Written dimensions take precedence over those scaled from drawings. / **3.** All works to comply with relevant Australian Standards and the National Construction Code. / **4.** This drawing is subject to copyright and remains the property of Papesch Architecture Pty Ltd.

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078 & Lot 4 DP 561605

Drawing Title:
TREE REMOVAL PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **13.02**

CONTOUR LINES

EXISTING CONTOUR
PROPOSED CONTOUR (REFER TO CIVIL DESIGN)

NOTES

- FLOOR FINISHES IN BIRTHING CENTRE TO BE IN ACCORDANCE WITH AUSTRALASIAN HEALTH FACILITIES GUIDELINES
- 66 / 5400 x 2600mm CAR PARKING SPACES, AS PER TRAFFIC REPORT
- FIREPLACES AND FLUES TO COMPLY WITH BCA VOL. 1 G2D2, AS/NZS2918, AND SHOALHAVEN COUNCIL DCP / LAP

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N

SCALE BAR

A1: 0 2 4 6 8 12 16
A3: 0 4 8 12 16 24 32

SCALE @A1 - 1:200 @A3 - 1:400

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

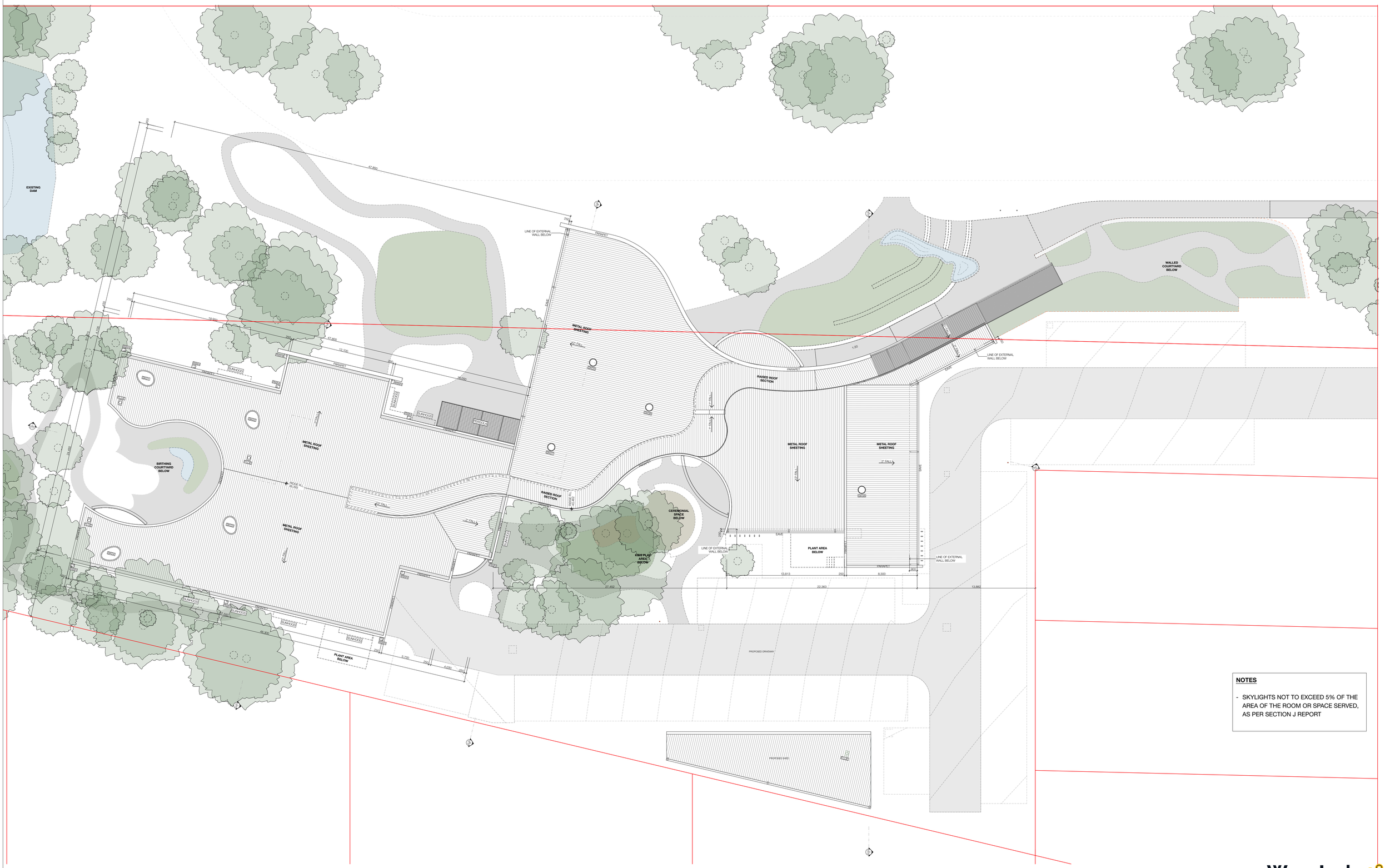
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
PROPOSED - GROUND FLOOR PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **20.01**



NOTES

- SKYLIGHTS NOT TO EXCEED 5% OF THE AREA OF THE ROOM OR SPACE SERVED, AS PER SECTION J REPORT

Waminda

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REV	DATE	DESCRIPTION	BY
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SCALE BAR

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A3: 0 4 8 12 16 24 32

SCALE @A1 - 1:200 @A3 - 1:400

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC

Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
PROPOSED - ROOF PLAN

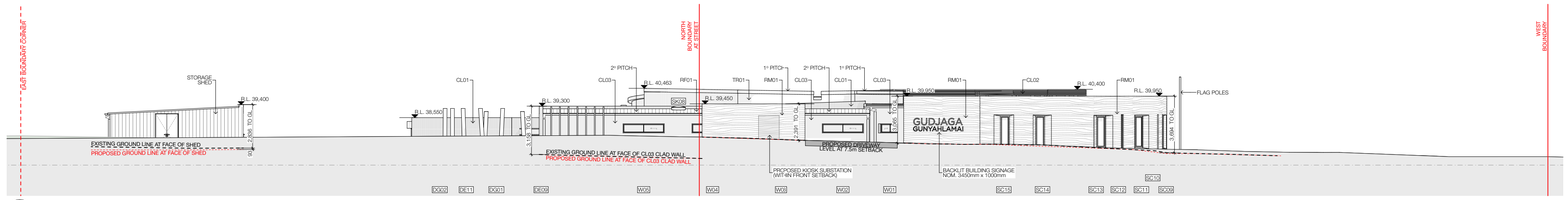
Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**

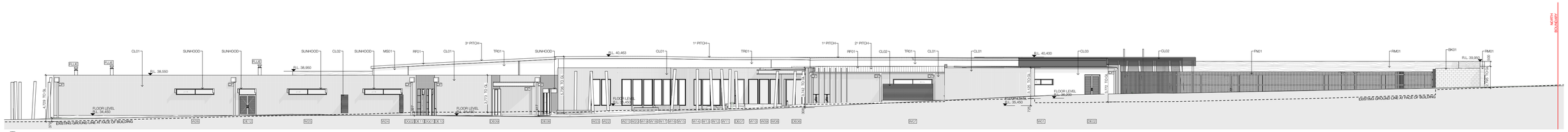
Rev: **A**

Drawing No: **20.02**

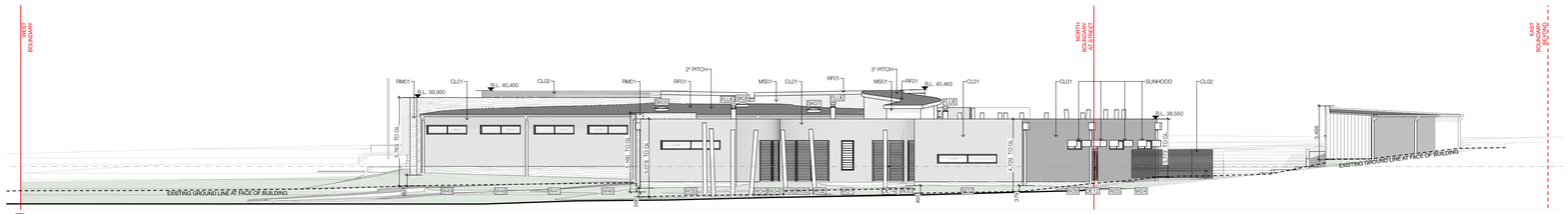
EXTERNAL FINISHES SCHEDULE	
CODE	MATERIAL / FINISH
BK01	RENDERED BLOCKWORK
CL01	HARDWOOD TIMBER CLADDING
CL02	HARDWOOD TIMBER BATTENS
CL03	TIMBER BOARD & BATTEN CLADDING
DP	DOWN PIPE, TO MATCH CB 'JASPER'
FN01	TIMBER FENCE
MS01	METAL WALL SHEETING, COLOUR TBC
PERGOLA	
RF01	METAL ROOF SHEETING, CB 'EVENING HAZE'
RM01	RAMMED EARTH WALL
SC	POWDER COATED PERFORATED SCREEN
TR01	TRANSLUCENT CLADDING PANEL
REFER TO DRAWING 80.01 - MATERIALS & FINISHES	



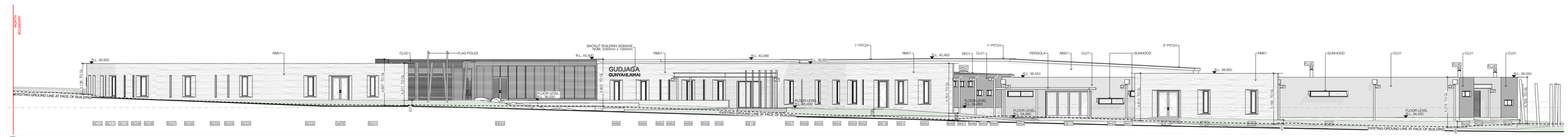
01 NORTH ELEVATION
1:200



02 EAST ELEVATION
1:200



03 SOUTH ELEVATION
1:200



04 WEST ELEVATION
1:200

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REV	DATE	DESCRIPTION	BY
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SCALE BAR
A1: 0 2 4 6 8 12 16
A3: 0 4 8 12 16 24 32
SCALE @A1 - 1:200 @A3 - 1:400

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
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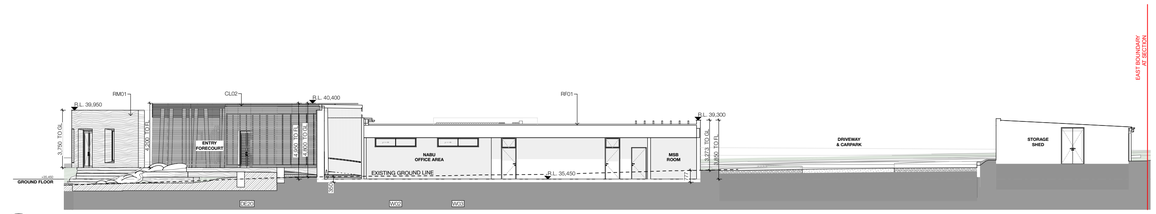
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078 & Lot 4 DP 561605

Drawing Title:
ELEVATIONS

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **30.01**



A **SECTION A**
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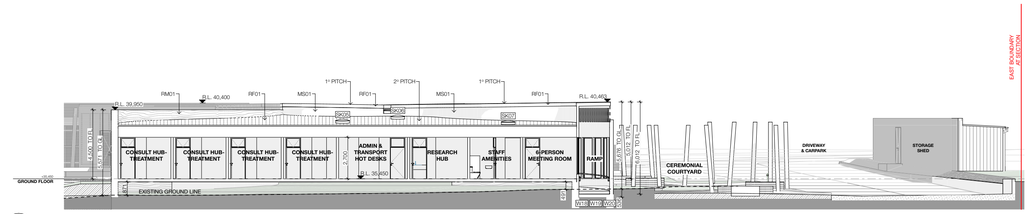

B **SECTION B**
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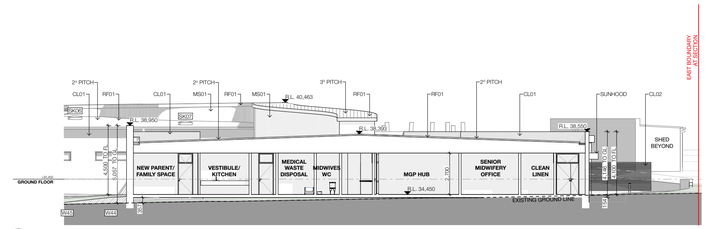
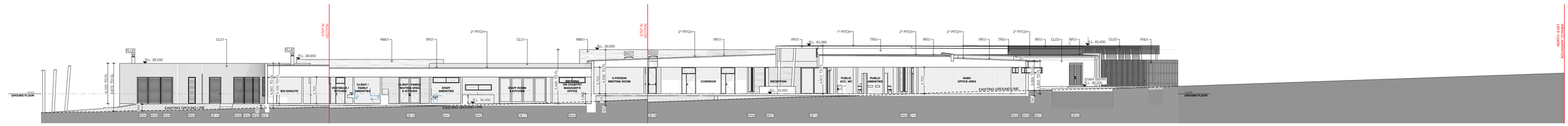


C **SECTION C**
1:200



D **SECTION D**
1:200

EXTERNAL FINISHES SCHEDULE	
CODE	MATERIAL / FINISH
BK01	RENDERED BLOCKWORK
CL01	HARDWOOD TIMBER CLADDING
CL02	HARDWOOD TIMBER BATTENS
CL03	TIMBER BOARD & BATTEN CLADDING
DP	DOWN PIPE, TO MATCH CB 'JASPER'
FN01	TIMBER FENCE
MS01	METAL WALL SHEETING, COLOUR TBC
PERGOLA	
RF01	METAL ROOF SHEETING, CB 'EVENING HAZE'
RM01	RAMMED EARTH WALL
SC	POWDER COATED PERFORATED SCREEN
TR01	TRANSLUCENT CLADDING PANEL
REFER TO DRAWING 80.01 - MATERIALS & FINISHES	

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH
Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
South Coast | 02 4236 0434 | Sydney | 02 9360 3787 | info@papesch.com.au | **papesch.com.au**

REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

Notes
1. Check all dimensions on site. / **2.** Written dimensions take precedence over those scaled from drawings. / **3.** All works to comply with relevant Australian Standards and the National Construction Code. / **4.** This drawing is subject to copyright and remains the property of Papesch Architecture Pty Ltd.

SCALE BAR
A1: 0 2 4 6 8 12 16
A3: 0 4 8 12 16 24 32
SCALE @A1 - 1:200 @A3 - 1:400

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

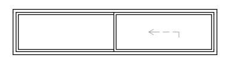
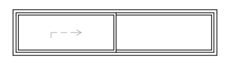
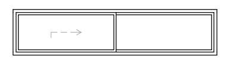
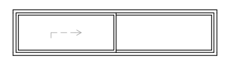
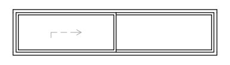
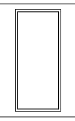
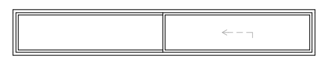
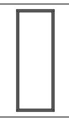
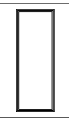
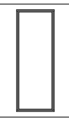
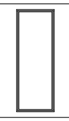
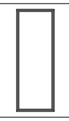
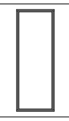
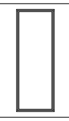
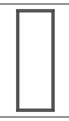
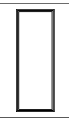
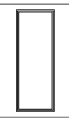
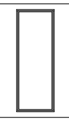
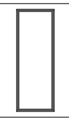
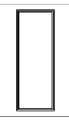
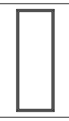
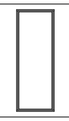
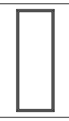
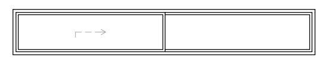
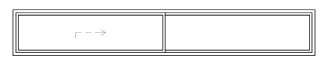
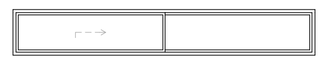
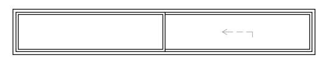
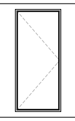
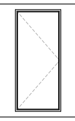
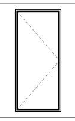
Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
SECTIONS

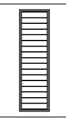
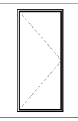
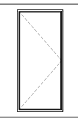
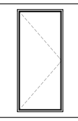
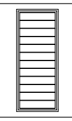
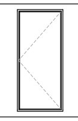
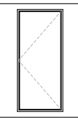
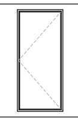
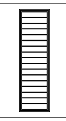
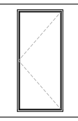
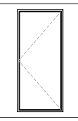
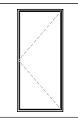
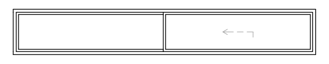
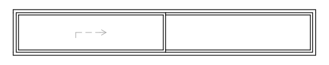
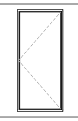
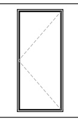
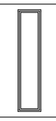
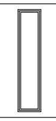
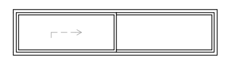
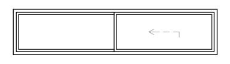
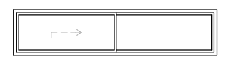
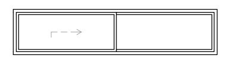
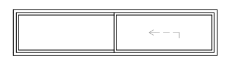
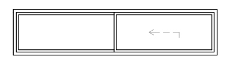
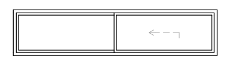
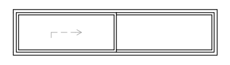
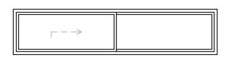
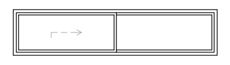
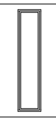
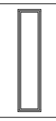
Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **31.01**

WINDOW SCHEDULE

ID	ROOM NAME	WINDOW TYPE	FRAME	NOMINAL W x H SIZE	WINDOW NOMINAL HEAD HEIGHT	WINDOW NOMINAL SILL HEIGHT	EXTERNAL ELEVATION
W01	NABU ENTRY	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W02	NABU OFFICE AREA	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W03	NABU OFFICE AREA	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W04	TEAM LEADER & INTAKE OFFICE	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W05	EXECUTIVE MANAGER'S OFFICE	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W06	NABU OFFICE AREA	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	800×1,800	2,700	900	
W07	NABU MEETING ROOM	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W08	ENTRY - EAST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	2,700	0	
W09	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	2,700	0	
W10	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	2,700	0	
W11	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W12	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W13	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W14	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W15	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W16	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W17	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W18	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W19	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W20	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W21	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W22	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W23	RAMP	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,000×2,700	3,700	1,000	
W24	NEO-NATAL RESUS. AREA	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W25	CORRIDOR	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W26	CORRIDOR	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W27	BIRTHING SPACE 04	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	1,800	1,200	
W28	BIRTHING SPACE 04	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W28	BIRTHING SPACE 04	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W28	BIRTHING SPACE 04	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	

WINDOW SCHEDULE

ID	ROOM NAME	WINDOW TYPE	FRAME	NOMINAL W x H SIZE	WINDOW NOMINAL HEAD HEIGHT	WINDOW NOMINAL SILL HEIGHT	EXTERNAL ELEVATION
W29	B04 ENSUITE	LOUVRE, 152 MM BLADE	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	800×2,700	2,700	0	
W30	BIRTHING SPACE 03 / FLEXIBLE USE	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W30	BIRTHING SPACE 03 / FLEXIBLE USE	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W30	BIRTHING SPACE 03 / FLEXIBLE USE	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W31	B02 ENSUITE	LOUVRE, 152 MM BLADE	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	800×1,950	2,700	750	
W32	BIRTHING SPACE 02	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W32	BIRTHING SPACE 02	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W32	BIRTHING SPACE 02	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W33	B01 ENSUITE	LOUVRE, 152 MM BLADE	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	800×2,700	2,700	0	
W34	BIRTHING SPACE 01	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W34	BIRTHING SPACE 01	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W34	BIRTHING SPACE 01	BANK OF 3; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W35	BIRTHING SPACE 01	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W36	CORRIDOR	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,000×600	2,700	2,100	
W37	NEW PARENT / FAMILY SPACE	BANK OF 2; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W37	NEW PARENT / FAMILY SPACE	BANK OF 2; SIDE HUNG W/ EXTERNAL HINGED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	2,700	0	
W38	NEW PARENT / FAMILY SPACE	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W39	NEW PARENT / FAMILY AMENITIES	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W40	CLIENT / FAMILY WAITING AREA & KITCHEN	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W41	OUTDOOR LANDSCAPED SPACE	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W42	OUTDOOR LANDSCAPED SPACE	SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	1,950	1,350	
W43	OUTDOOR LANDSCAPED SPACE	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W44	OUTDOOR LANDSCAPED SPACE	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	1,800	1,200	
W45	ADMIN & TRANSPORT HOT DESK	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	1,800	1,200	
W46	CONSULT HUB - NON-MEDICAL	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W47	CONSULT HUB - NON-MEDICAL	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W48	CONSULT HUB - TREATMENT	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W49	CONSULT HUB - TREATMENT	SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,700×600	2,700	2,100	
W50	CONSULT HUB - TREATMENT	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W51	CONSULT HUB - TREATMENT	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	

NOTE :

- ALL NEW DOORS AND WINDOWS TO BE IN ACCORDANCE WITH SECTION J AND NCC FALL PREVENTION REQUIREMENTS.
- SKYLIGHTS NOT TO EXCEED 5% OF THE AREA OF THE ROOM OR SPACE SERVED, AS PER SECTION J REPORT

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH
Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
South Coast | 02 4236 0434 | Sydney | 02 9360 3787 | info@papesch.com.au | **papesch.com.au**

REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

Notes
1. Check all dimensions on site. / 2. Written dimensions take precedence over those scaled from drawings. / 3. All works to comply with relevant Australian Standards and the National Construction Code. / 4. This drawing is subject to copyright and remains the property of Papesch Architecture Pty Ltd.

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD
Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
WINDOW SCHEDULE
Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **60.01**

WINDOW SCHEDULE

ID	ROOM NAME	WINDOW TYPE	FRAME	NOMINAL W x H SIZE	WINDOW NOMINAL HEAD HEIGHT	WINDOW NOMINAL SILL HEIGHT	EXTERNAL ELEVATION
W52	ABORIGINAL HEALTH PRACTITIONER'S HUB	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	150×2,550	2,850	300	
W53	ABORIGINAL HEALTH PRACTITIONER'S HUB	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W54	ABORIGINAL HEALTH PRACTITIONER'S HUB	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W55	PATIENT ARCHIVES / ADDITIONAL STATIONERY STORE	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W56	PATIENT ARCHIVES / ADDITIONAL STATIONERY STORE	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	150×2,550	2,850	300	
W57	RECEPTION	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W58	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W59	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	150×2,550	2,850	300	
W63	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	150×2,550	2,850	300	
W64	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	150×2,550	2,850	300	
W65	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W66	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
W69	ENTRY - WEST	FIXED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	500×2,250	2,700	450	
73							

PA SKYLIGHT SCHEDULE - CUSTOM

ID	SKYLIGHT TYPE	FRAME	NOMINAL SIZE	AREA (m2)	PLAN VIEW
SK01	FIXED; DOUBLE-GLAZED		CUSTOM SHAPE; REFER TO PLAN	2.50	
SK02	FIXED; DOUBLE-GLAZED		CUSTOM SHAPE; REFER TO PLAN	2.38	
SK03	FIXED; DOUBLE-GLAZED		CUSTOM SHAPE; REFER TO PLAN	2.24	
SK04	FIXED; DOUBLE-GLAZED		CUSTOM SHAPE; REFER TO PLAN	2.56	
SK05	FIXED; DOUBLE-GLAZED		900×900	0.81	
SK06	FIXED; DOUBLE-GLAZED		900×900	0.81	
SK07	FIXED; DOUBLE-GLAZED		900×900	0.81	
SK08	FIXED; DOUBLE-GLAZED		900×900	0.81	

NOTE :

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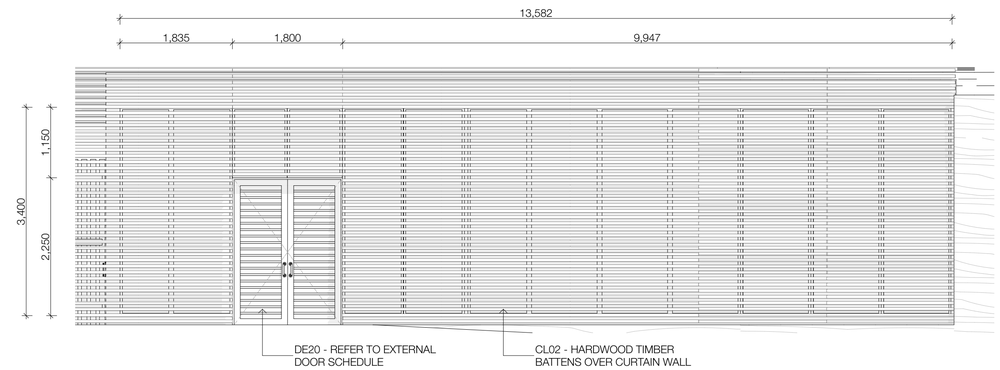
- SKYLIGHTS NOT TO EXCEED 5% OF THE AREA OF THE ROOM OR SPACE SERVED, AS PER SECTION J REPORT



CW1 **CURTAIN WALL ELEVATION**
1:50

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH
Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
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REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

Notes
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BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

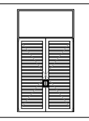
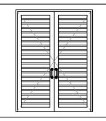
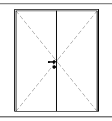
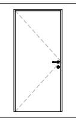
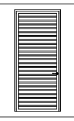
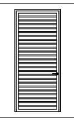
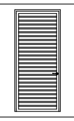
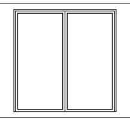
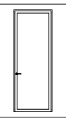
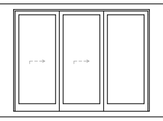
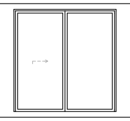
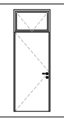
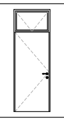
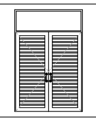
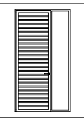
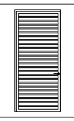
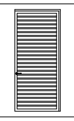
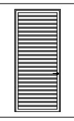
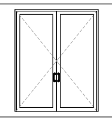
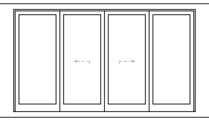
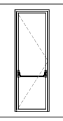
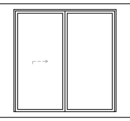
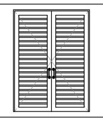
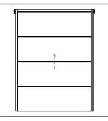
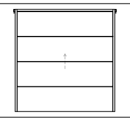
Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
WINDOW & SKYLIGHT SCHEDULE

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **60.02**

EXTERNAL DOOR SCHEDULE

ID	ROOM NAME	DOOR TYPE	FRAME	UNIT W X H SIZE	LEAF W x H SIZE	DOOR NOMINAL HEAD HEIGHT	EXTERNAL ELEVATION
DE01	STAFF ENTRY	HINGED; HIGHLIGHT WINDOW	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,796×3,250	1,740×2,340	3,250	
DE02	STAFF ENTRY	HINGED W/ INTEGRATED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,800×2,400	1,800×2,400	2,400	
DE03	MSB ROOM	2 HOUR FIRE-RATED	2-HOUR FIRE-RATED	1,696×2,068	1,640×2,040	2,068	
DE04	EXIT	SOLID CORE HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	976×2,068	920×2,040	2,068	
DE05	TRAINING ROOM	BANK OF 3; HINGED W/ INTEGRATED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	1,200×2,700	2,700	
DE05	TRAINING ROOM	BANK OF 3; HINGED W/ INTEGRATED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	1,200×2,700	2,700	
DE05	TRAINING ROOM	BANK OF 3; HINGED W/ INTEGRATED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	1,200×2,700	2,700	
DE06	ENTRY - EAST	GLAZED SLIDING; ALU. EXTERNAL FIN REVEAL	TIMBER FRAME	2,700×2,700	2,700×2,700	2,700	
DE07	RAMP	GLAZED HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,020×2,700	1,020×2,700	2,700	
DE08	MULTI-PURPOSE SPACE / BIRTHING CLASSES	GLAZED SLIDING; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	3,600×2,700	3,600×2,700	2,700	
DE09	BIRTHING ENTRY	GLAZED SLIDING; ALU. EXTERNAL FIN REVEAL	TIMBER FRAME	2,700×2,700	2,700×2,700	2,700	
DE10	DIRTY UTILITY/ SOILED AREAS	SOLID CORE; HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	956×2,700	956×2,700	2,700	
DE11	TRANSITION SPACE - AMBULANCE	SOLID CORE; HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	956×2,700	956×2,700	2,700	
DE12	CORRIDOR	HINGED; SUNHOOD OVER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,800×2,700	1,800×2,700	2,700	
DE13	03 / 04 MIDWIFE	HINGED W/ INTEGRATED SHUTTER AND SIDE LIGHT	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,465×2,700	1,465×2,700	2,700	
DE14	CORRIDOR	HINGED W/ INTEGRATED SHUTTER; DOUBLE DOOR	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,197×2,700	1,197×2,700	2,700	
DE14	CORRIDOR	HINGED W/ INTEGRATED SHUTTER; DOUBLE DOOR	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,197×2,700	1,197×2,700	2,700	
DE15	01 / 04 MIDWIFE	HINGED W/ INTEGRATED SHUTTER	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,200×2,700	1,200×2,700	2,700	
DE16	CLIENT / FAMILY WAITING AREA & KITCHEN	GLAZED HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	2,200×2,700	2,200×2,700	2,700	
DE17	OUTDOOR LANDSCAPED SPACE	GLAZED SLIDING	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	4,800×2,700	4,800×2,700	2,700	
DE18	CORRIDOR	GLAZED HINGED	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	900×2,700	900×2,700	2,700	
DE19	ENTRY - WEST	GLAZED SLIDING; ALU. EXTERNAL FIN REVEAL	TIMBER FRAME	2,700×2,700	2,700×2,700	2,700	
DE20	STAFF ENTRY	HINGED W/ INTEGRATED SHUTTERS TO MATCH CURTAIN WALL	AWS COMMERCIAL FRAME, SECTION SIZE T.B.A.	1,800×2,400	1,800×2,400	2,400	
DG01	DIRTY UTILITY/ SOILED AREAS			2,000×2,700	2,000×2,700	2,700	
DG02	TRANSITION SPACE - AMBULANCE			2,601×2,700	2,601×2,700	2,700	

NOTE :

- ALL NEW DOORS AND WINDOWS TO BE IN ACCORDANCE WITH SECTION J AND NCC FALL PREVENTION REQUIREMENTS.
- SKYLIGHTS NOT TO EXCEED 5% OF THE AREA OF THE ROOM OR SPACE SERVED, AS PER SECTION J REPORT

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH

Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
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REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

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Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

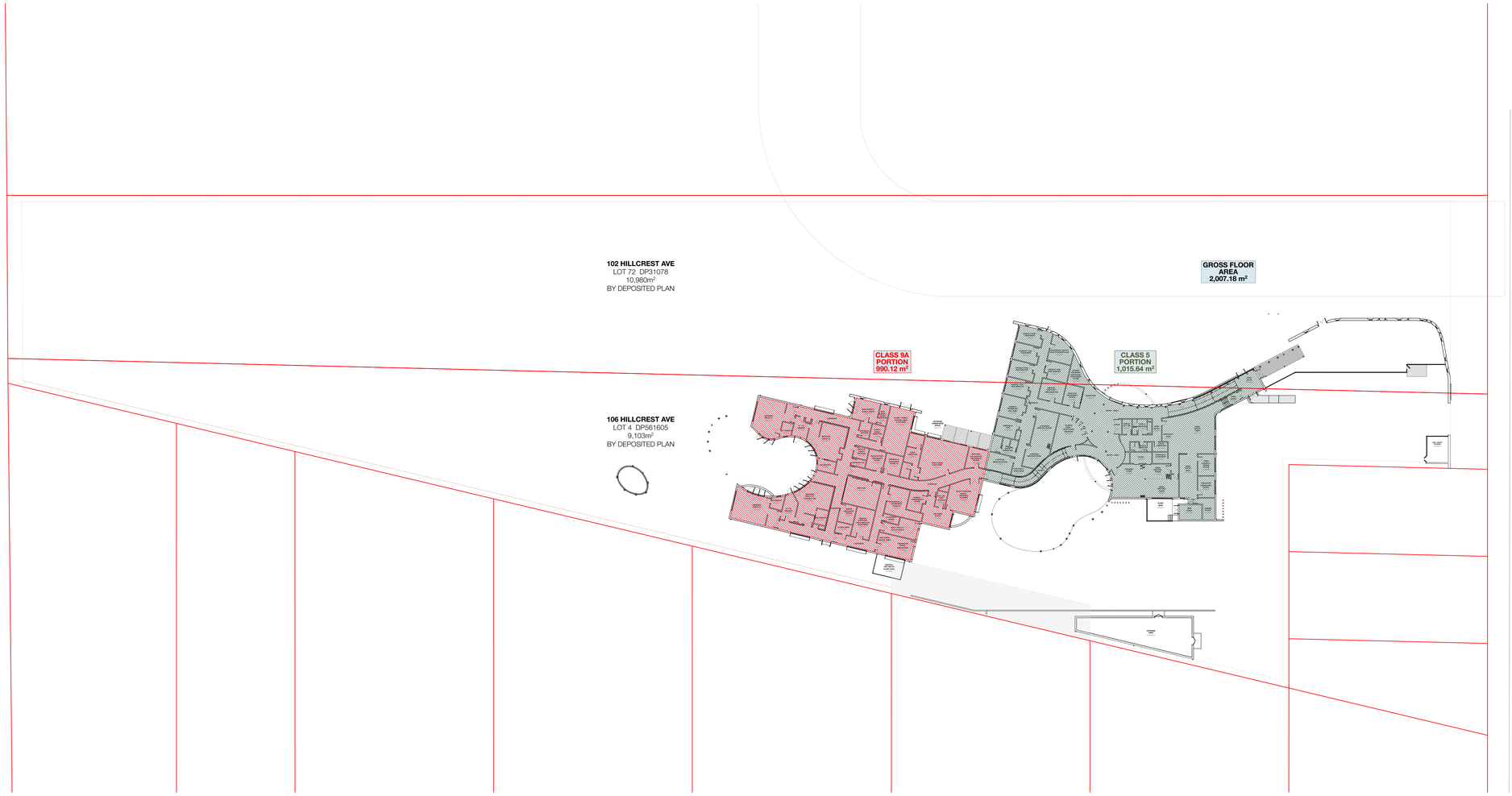
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
EXTERNAL DOOR SCHEDULE

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **61.01**



FSR SUMMARY		
NUMBER 102 SITE AREA	=	10,980m²
NUMBER 106 SITE AREA	=	9,103m²
TOTAL SITE AREA	**=**	**20,083m²**
PERMITTED FLOOR SPACE RATIO	=	0.5 : 1
PROPOSED FLOOR AREA	=	2,007.18m²
PROPOSED FLOOR SPACE RATIO	**=**	**0.1 : 1**

Waminda
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N

SCALE BAR
A1: 0 5 10 12 20 30 40
A3: 0 10 20 30 40 60 80

SCALE @A1 - 1:500 @A3 - 1:1000

Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

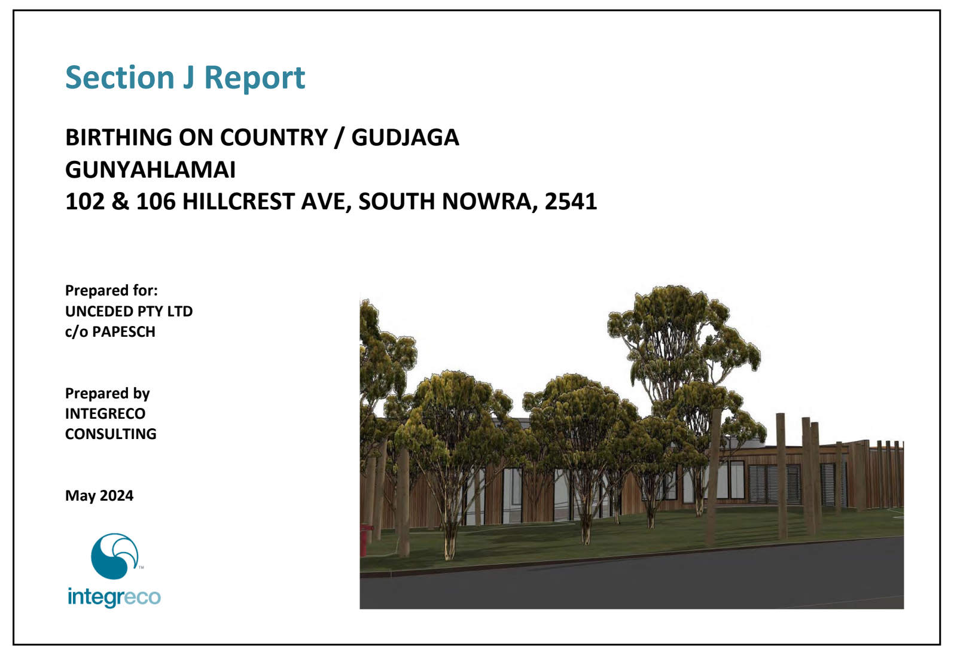
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
GROUND FLOOR FSR PLAN

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **70.01**



Section J Report

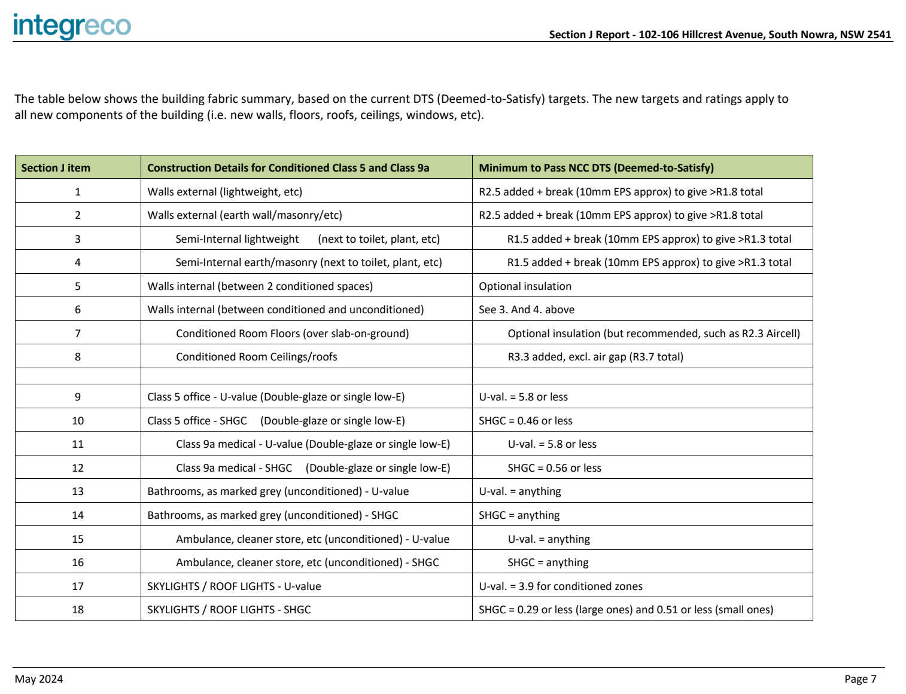
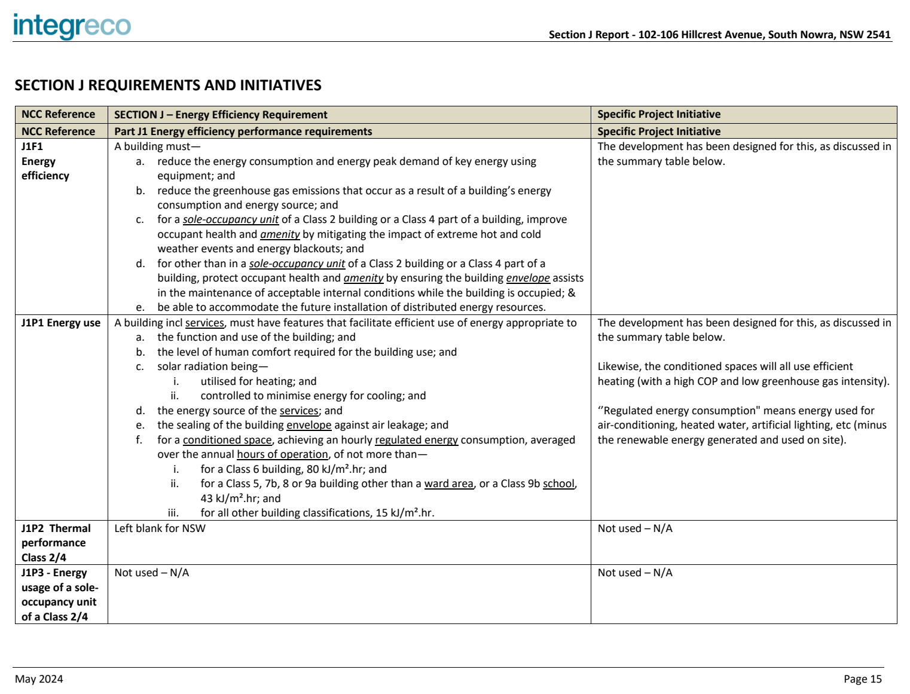
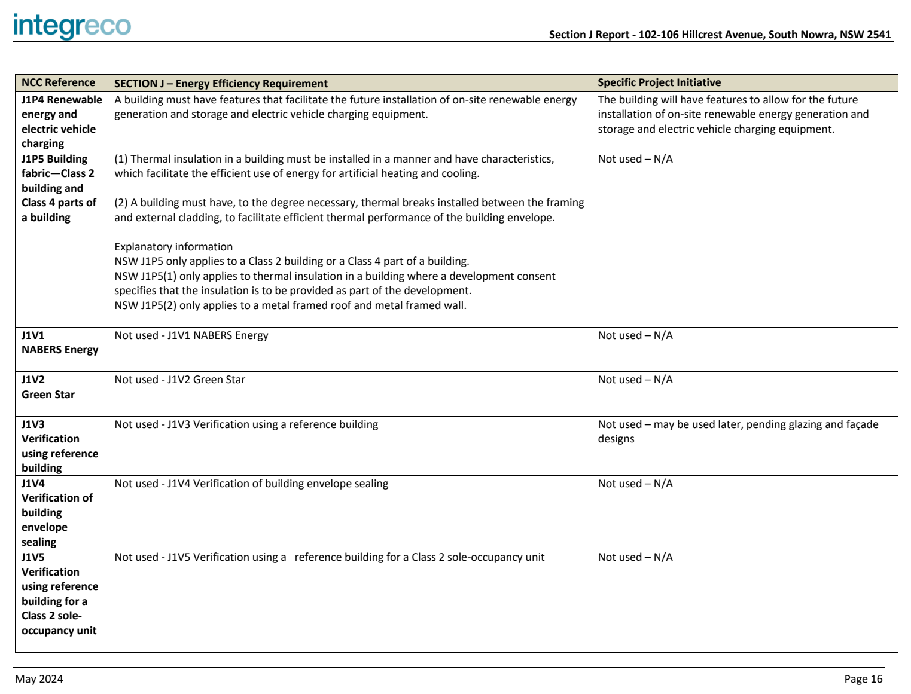
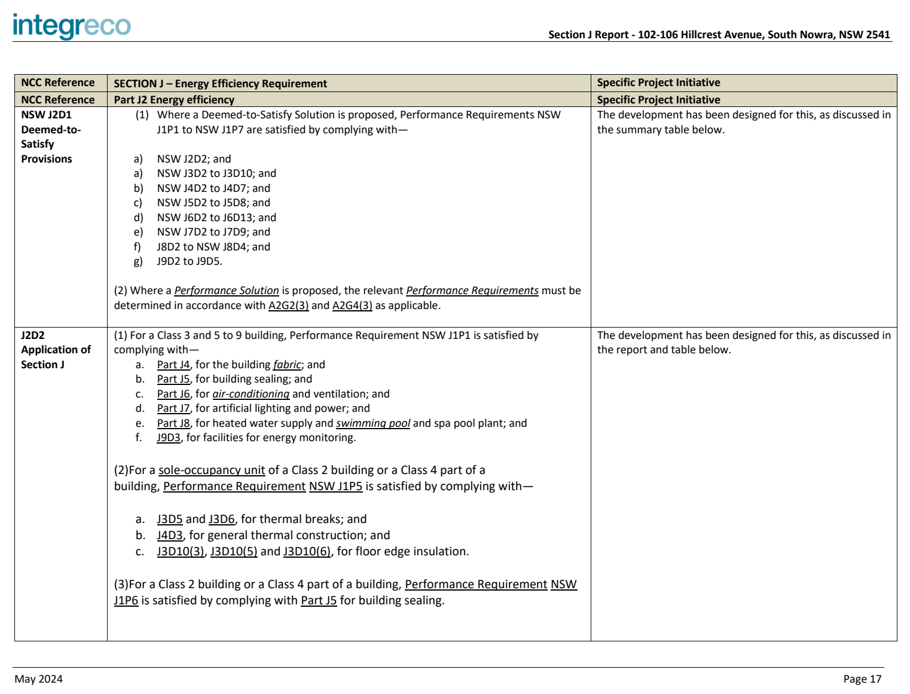
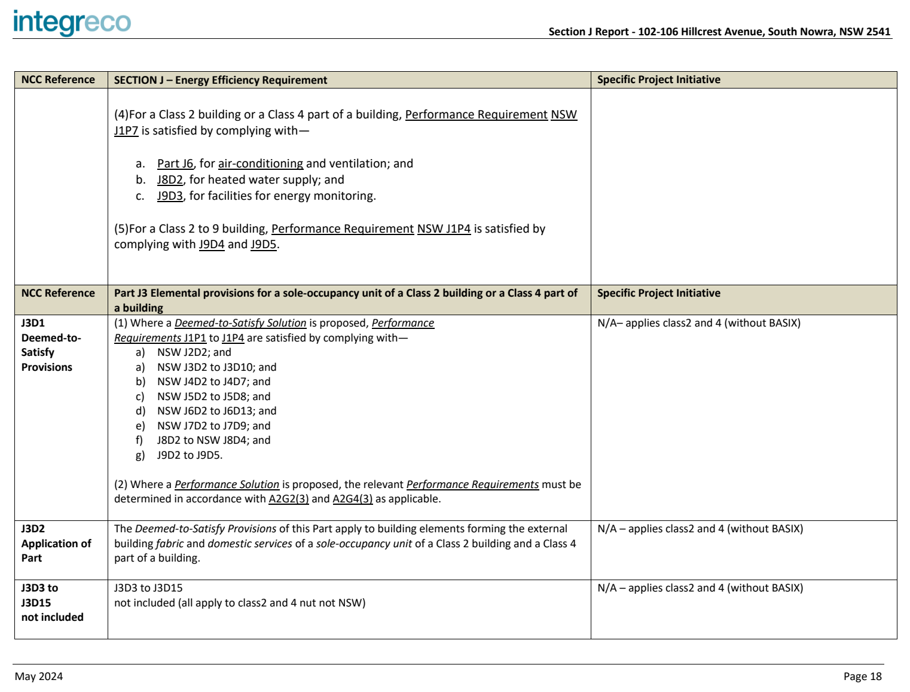
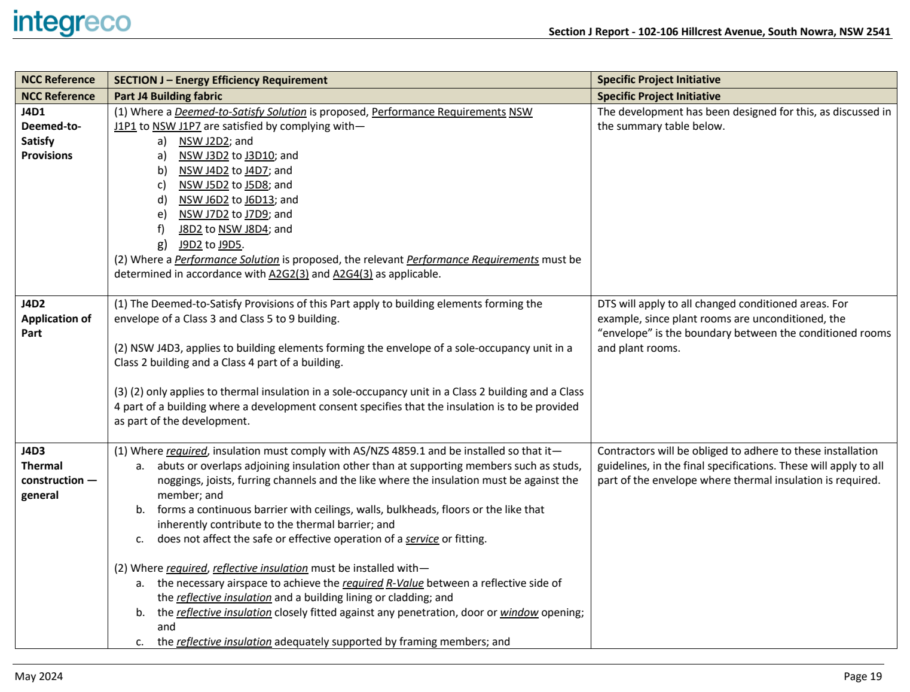
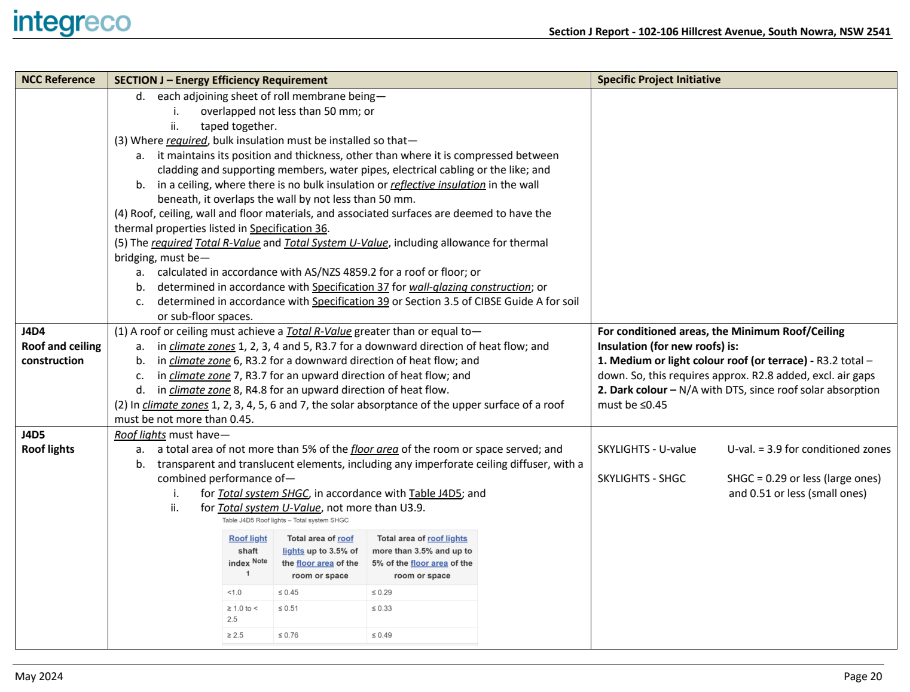
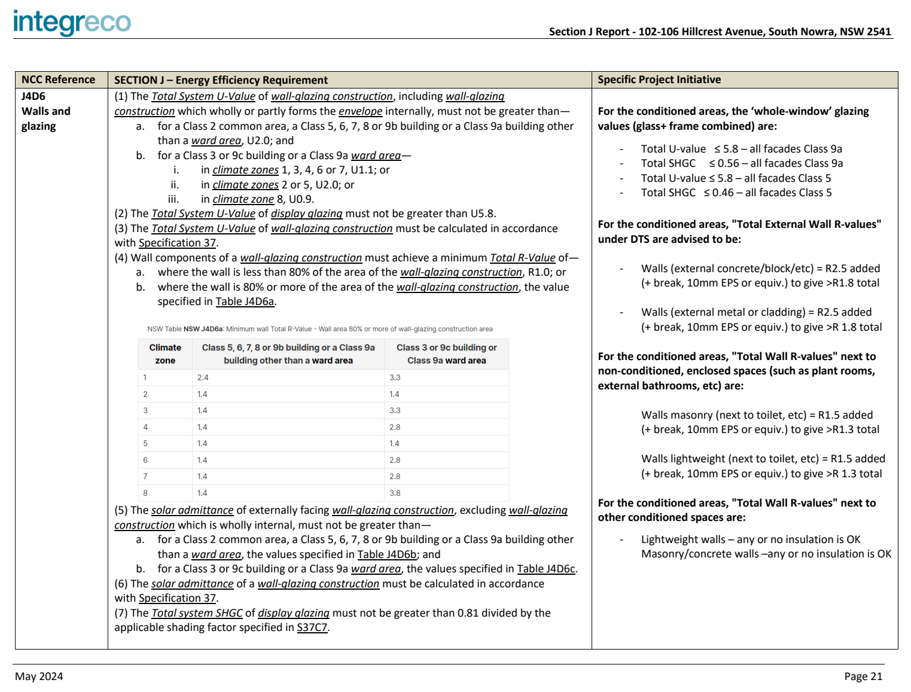
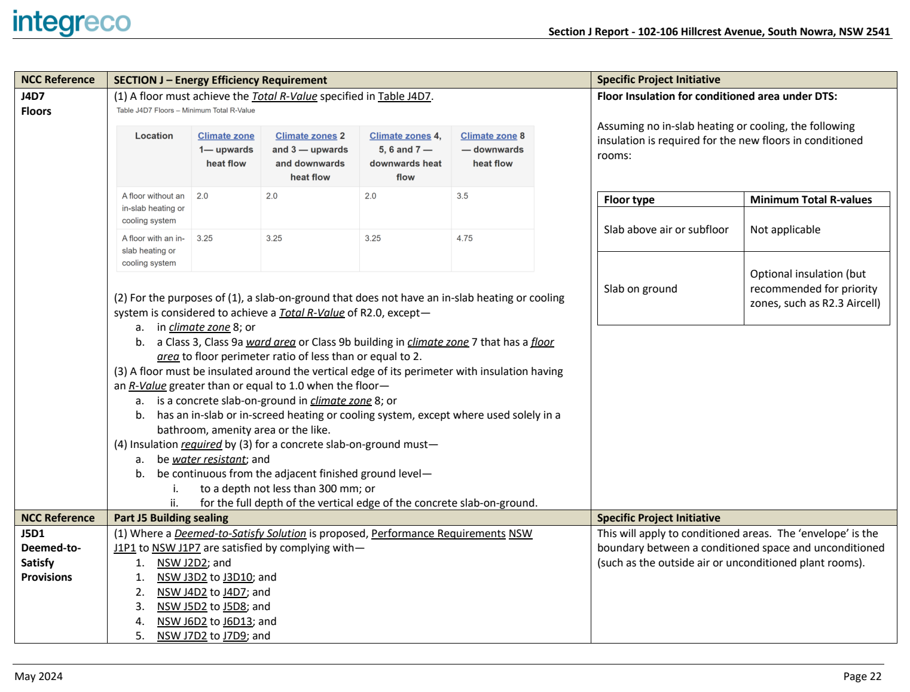
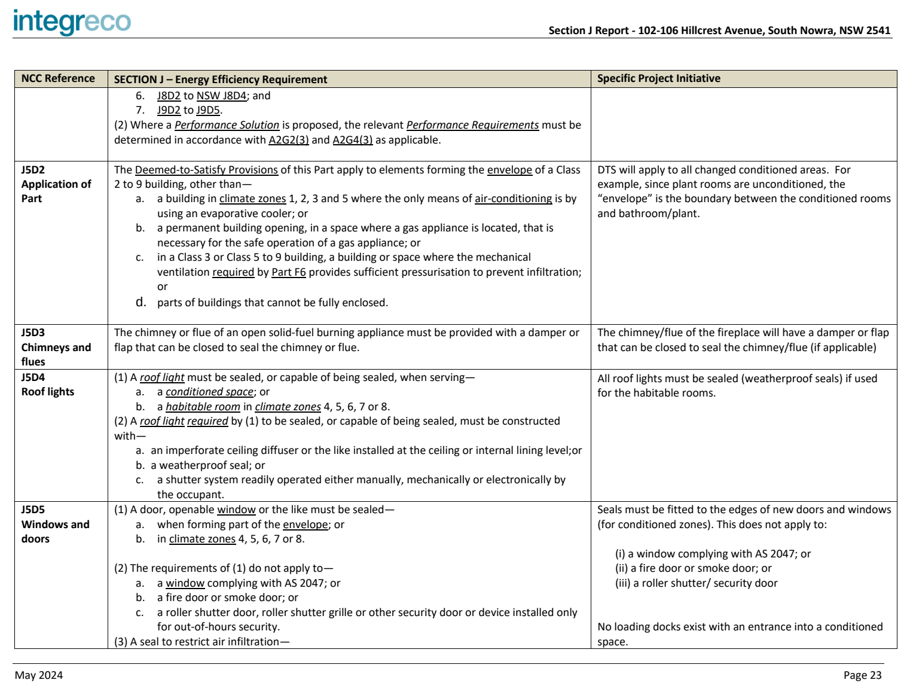
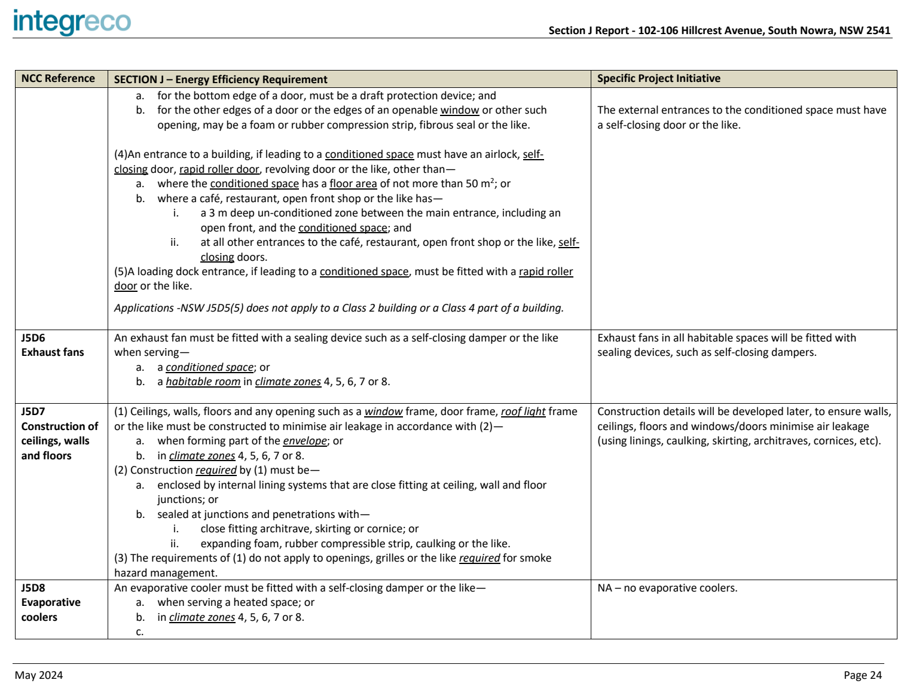
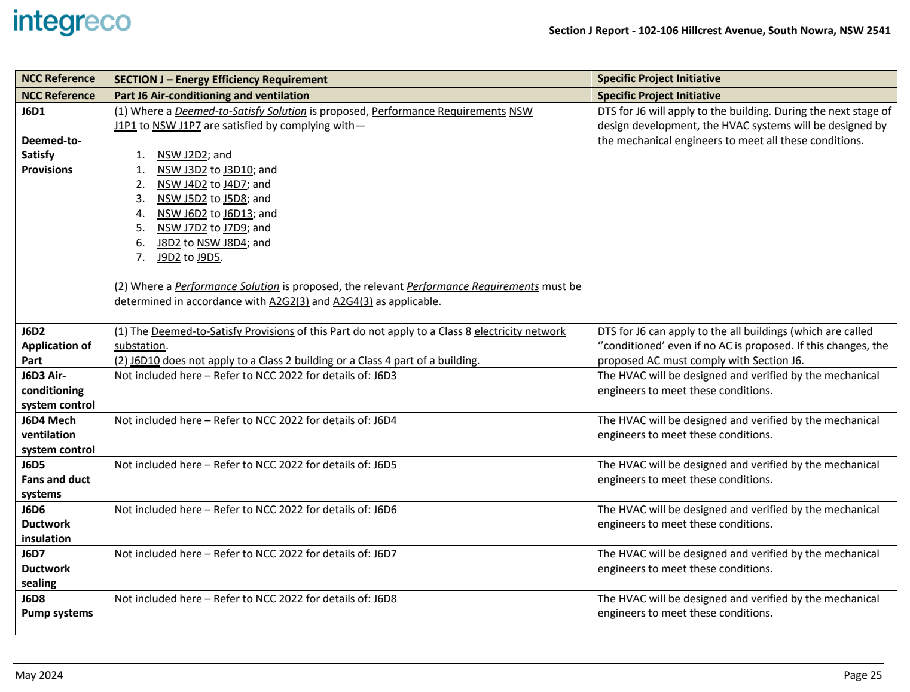
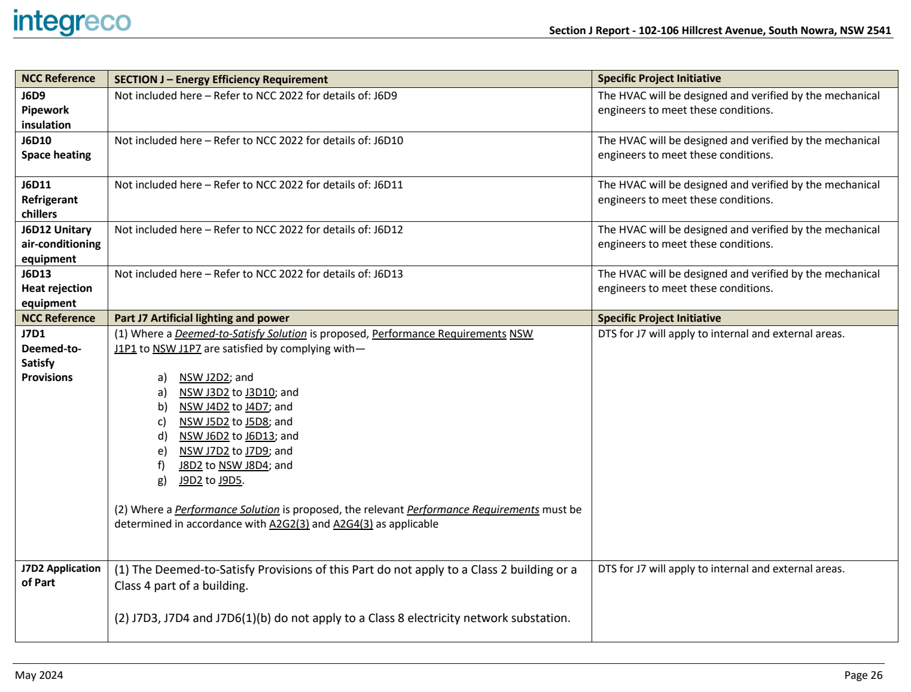
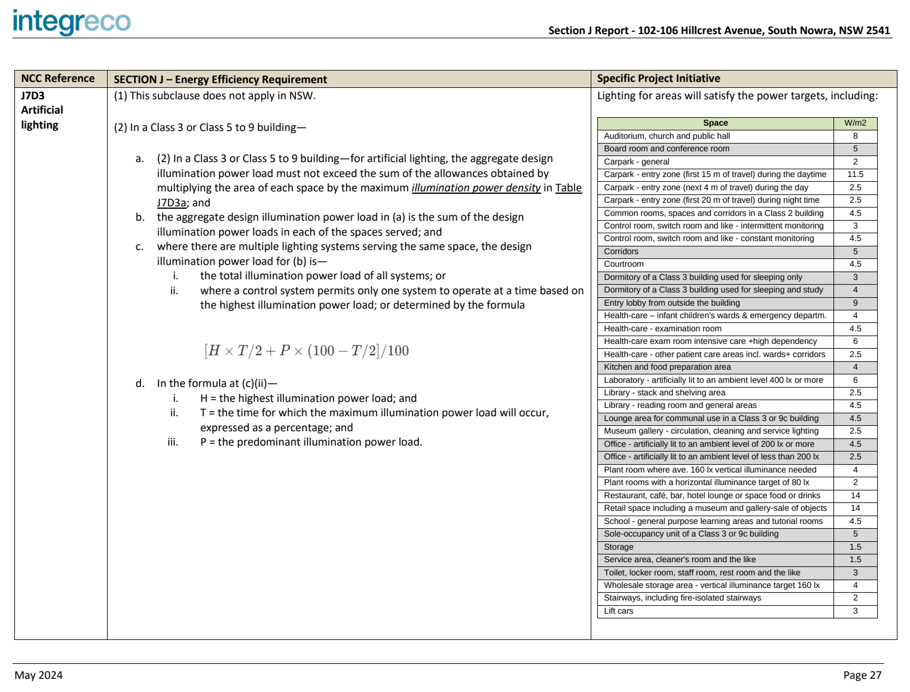
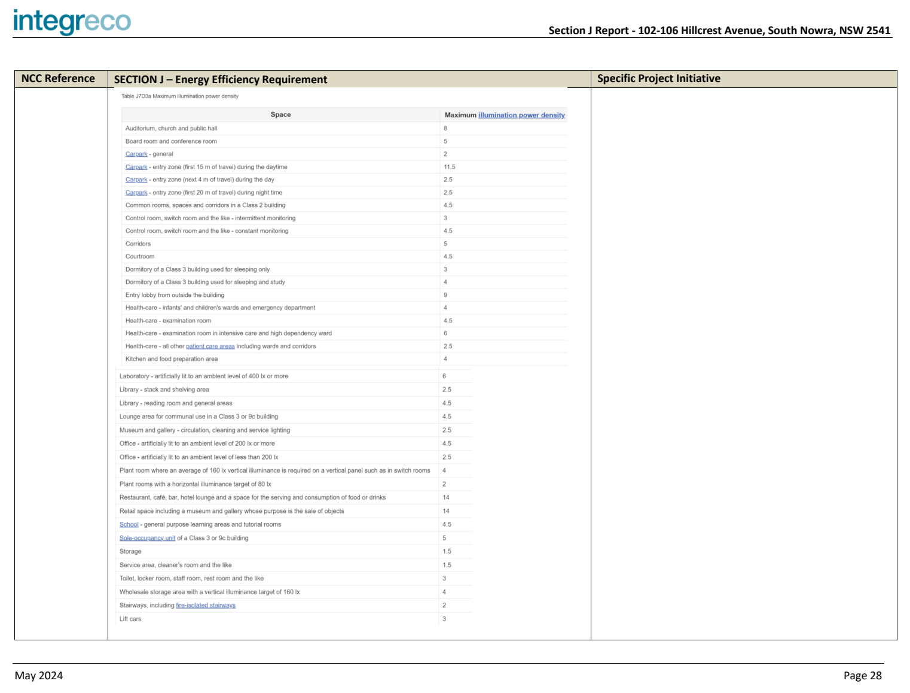
BIRTHING ON COUNTRY / GUDJAGA
GUNYAHLAMAI
102 & 106 HILLCREST AVE, SOUTH NOWRA, 2541

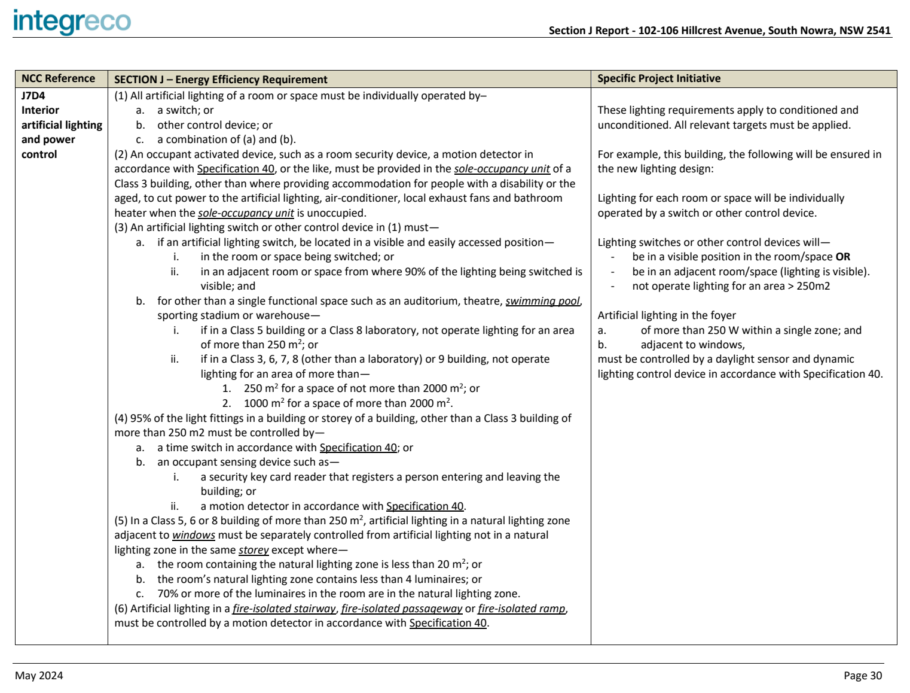
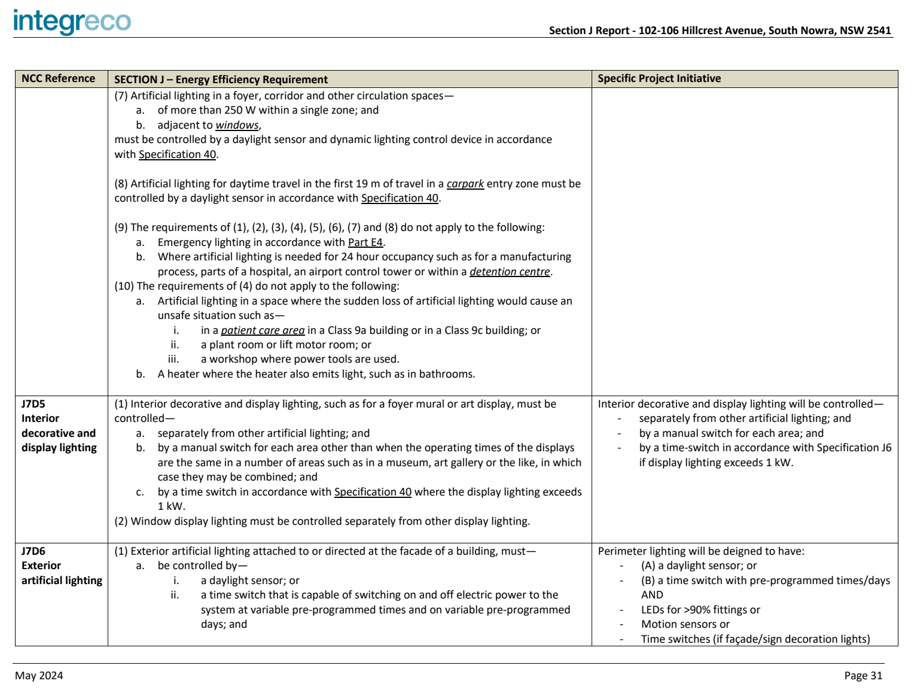
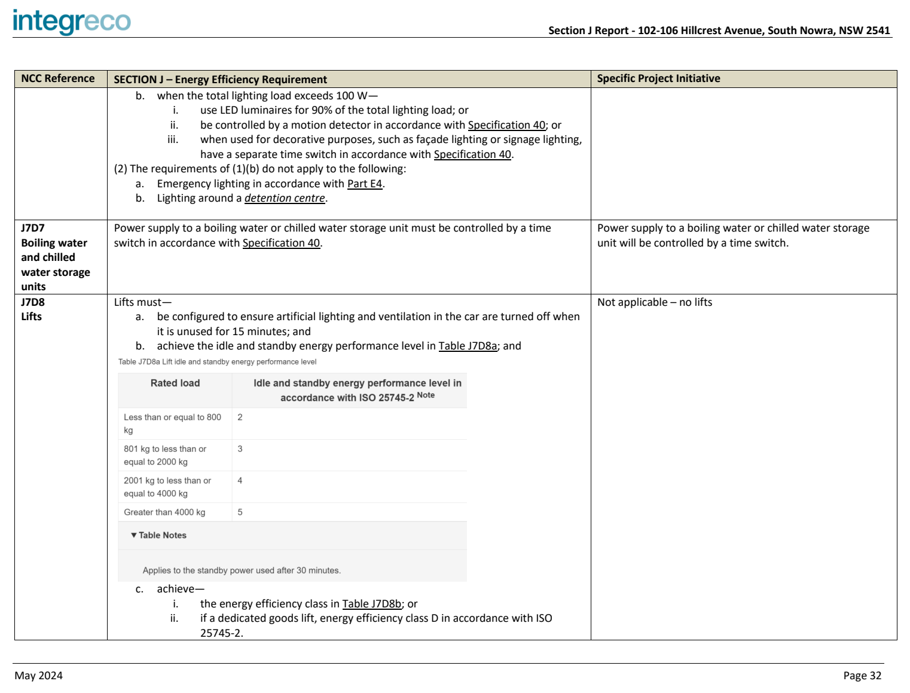
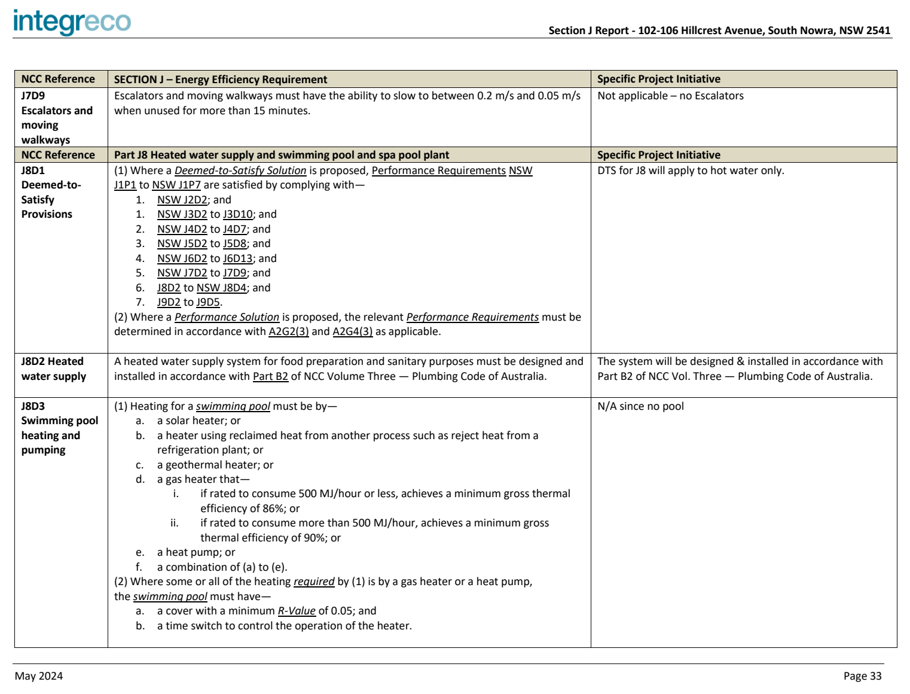
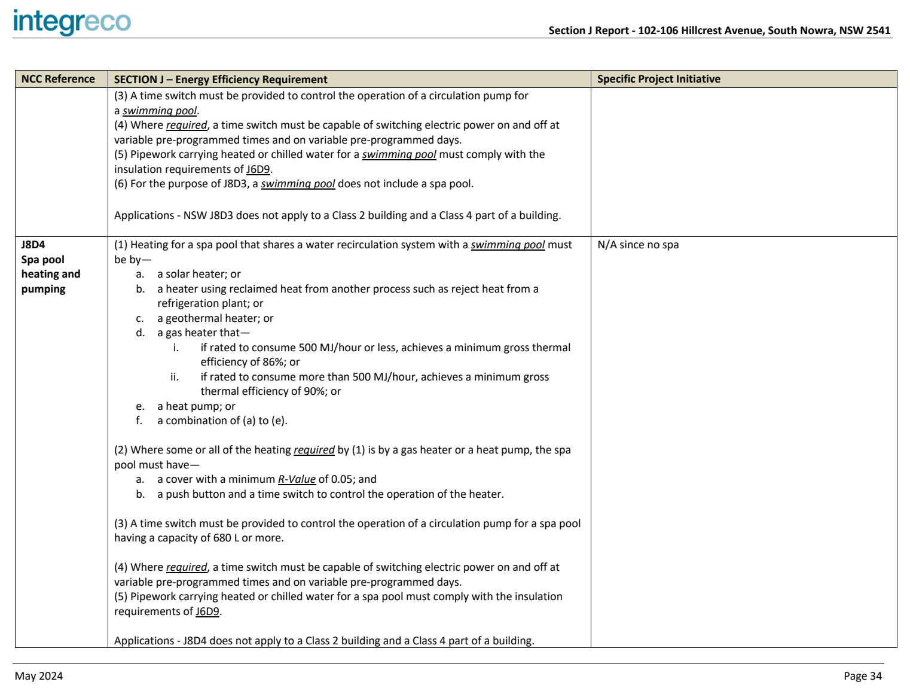
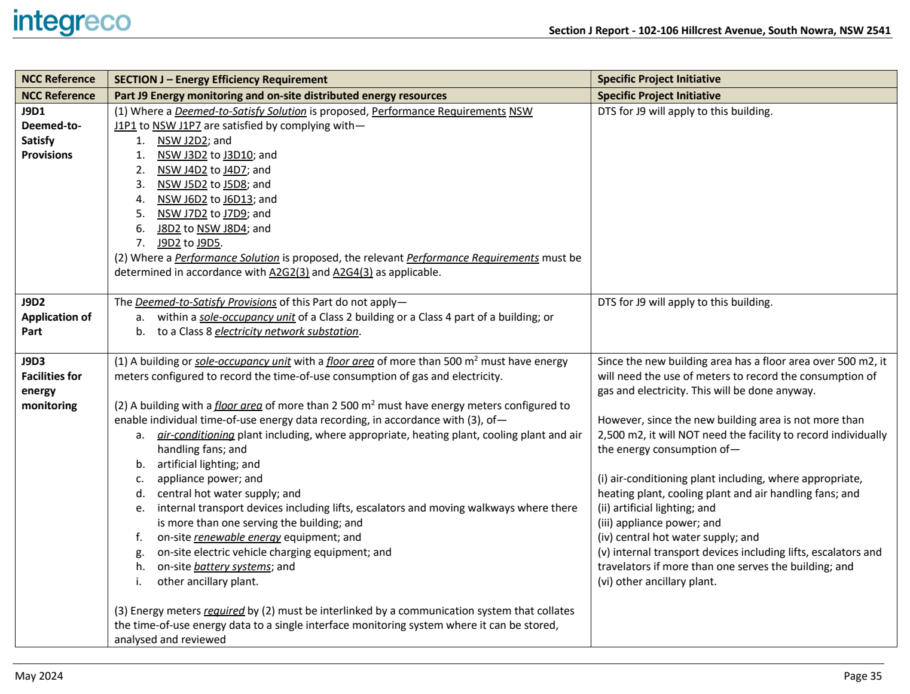
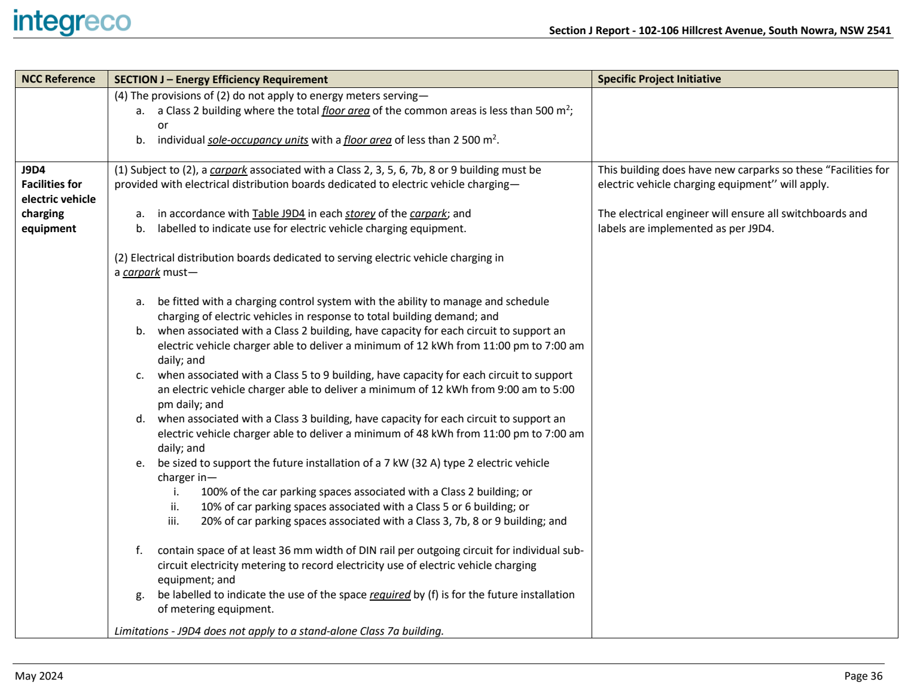
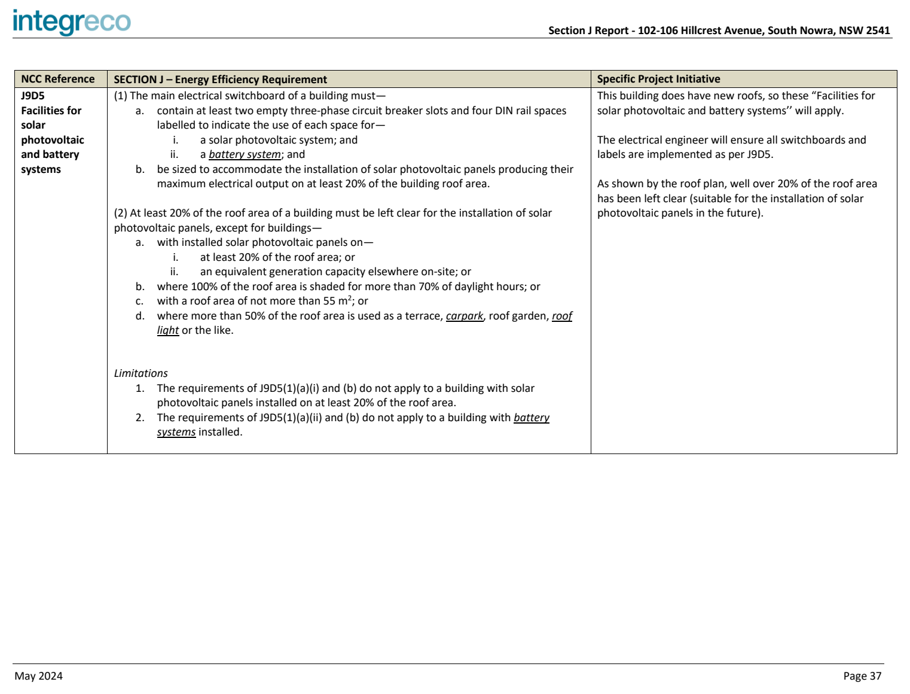
Prepared for:
UNCEDED PTY LTD
c/o PAPESCH

Prepared by
INTEGRECO
CONSULTING

May 2024

integreco

Waminda

WAMINDA - SOUTH COAST WOMEN'S HEALTH AND
WELLBEING ABORIGINAL CORPORATION

PAPESCH

Papesch Architecture Pty Ltd ABN 57 632 565 989 | Nominated Architect Lisa Papesch Reg No.7275
South Coast | 02 4236 0434 | Sydney | 02 9360 3787 | info@papesch.com.au | **papesch.com.au**

REV	DATE	DESCRIPTION	BY
A	30.05.2024	DEVELOPMENT APPLICATION	LP
B	11.06.2024	DEVELOPMENT APPLICATION REV B	LP

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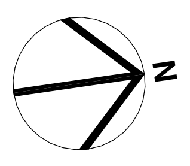


Project:
BIRTHING ON COUNTRY / GUDJAGA
GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

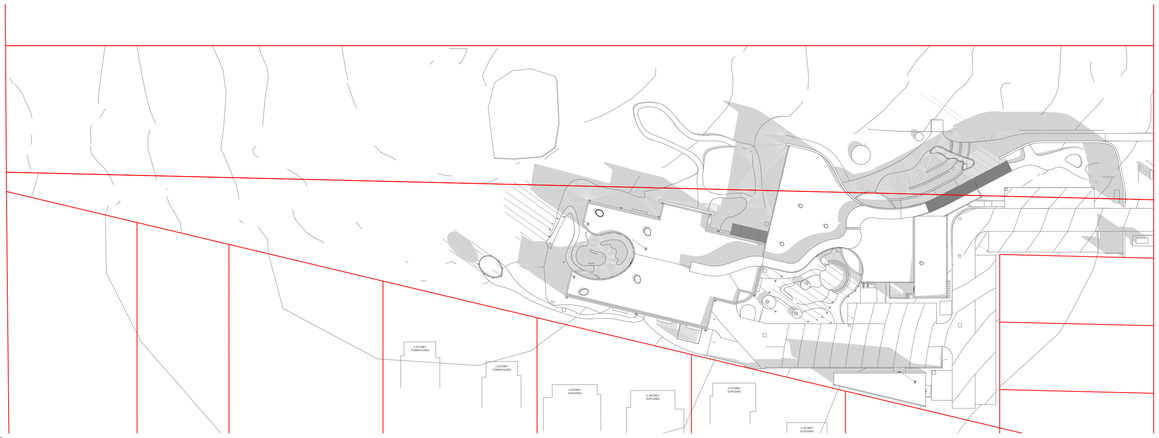
Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

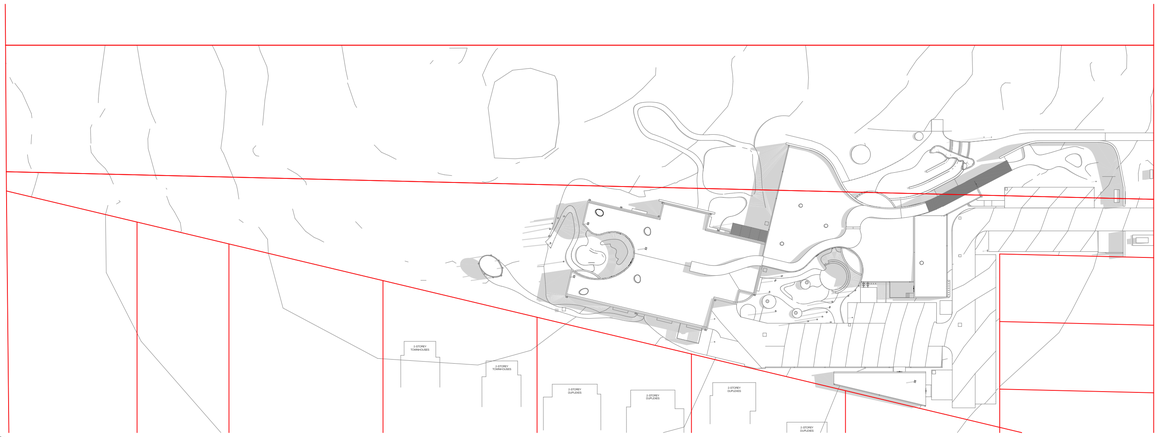
Drawing Title:
SECTION J COMMITMENTS

Status: DEVELOPMENT APPLICATION REV B

Date Printed:	**11/6/2024**
Rev:	**A**
Drawing No:	**70.10**



01 SHADOW STUDY 21 JUNE AT 0900H



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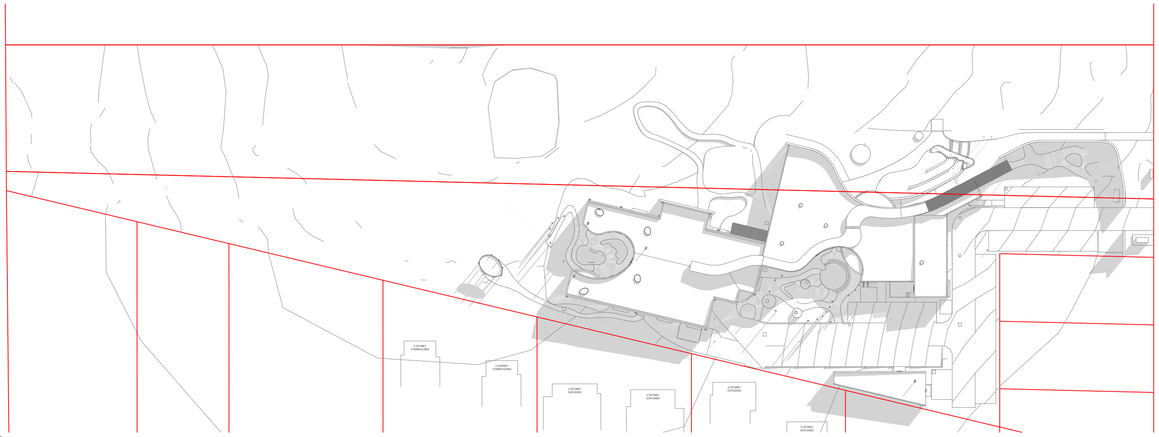
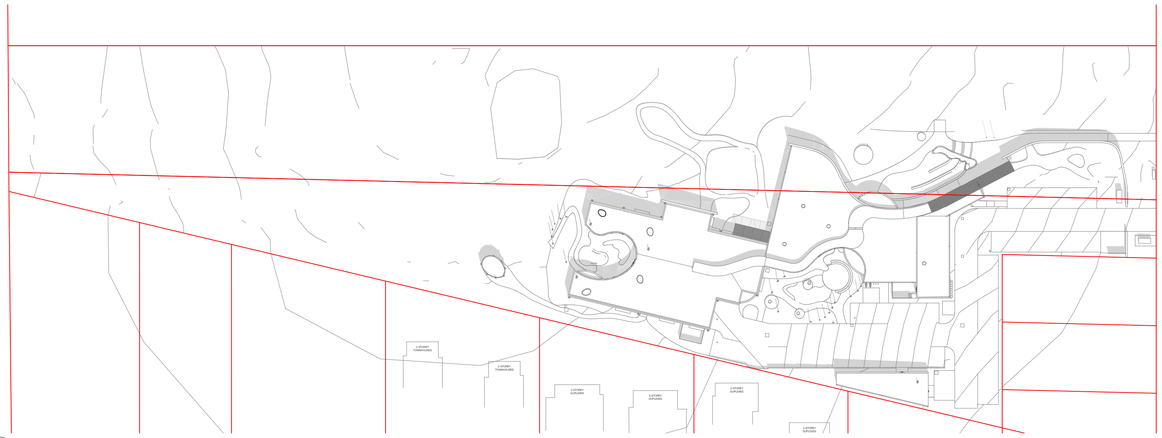
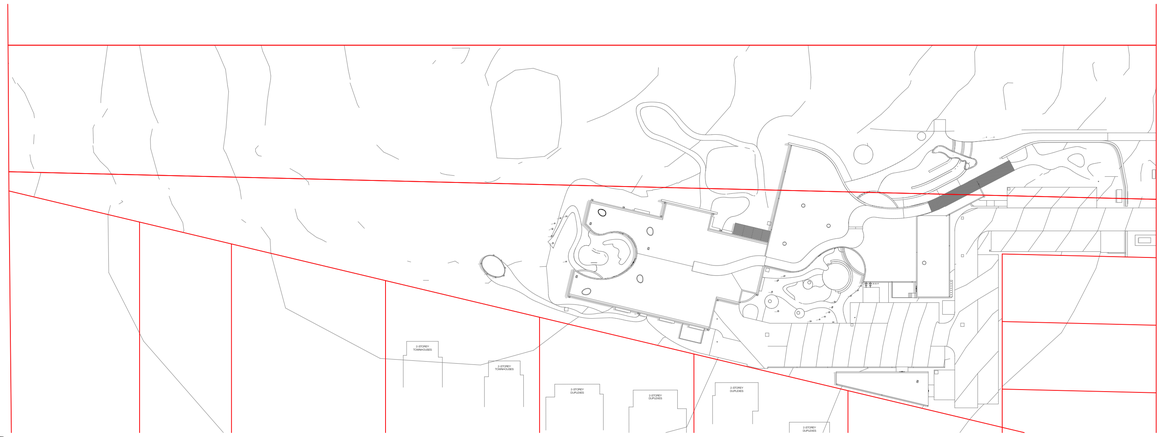


03 SHADOW STUDY 21 JUNE AT 1500H



04 SHADOW STUDY 21 DEC AT 0900H



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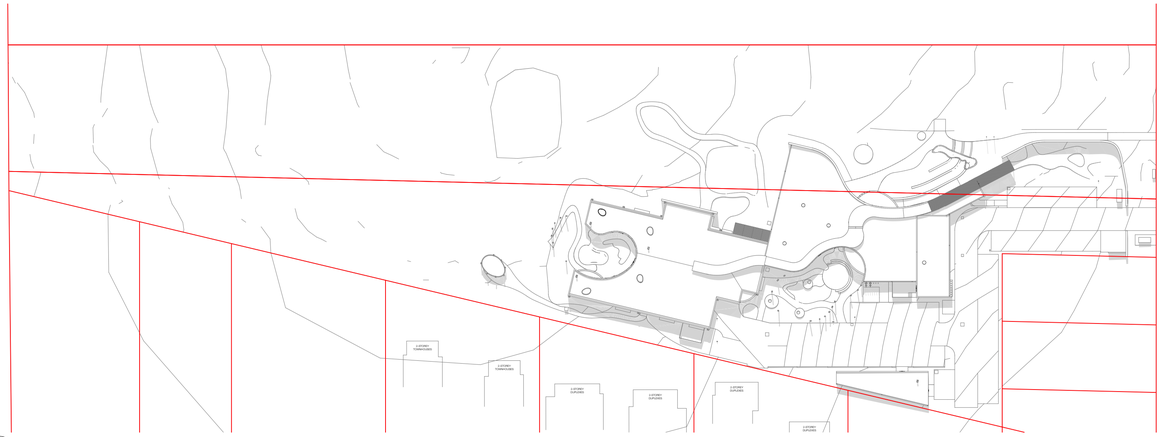

06 SHADOW STUDY 21 DEC AT 1500H

Waminda

WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH

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REV	DATE	DESCRIPTION	BY
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Project:
BIRTHING ON COUNTRY / GUDJAGA GUNYAHLAMAI
Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC

Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
SHADOW PLANS

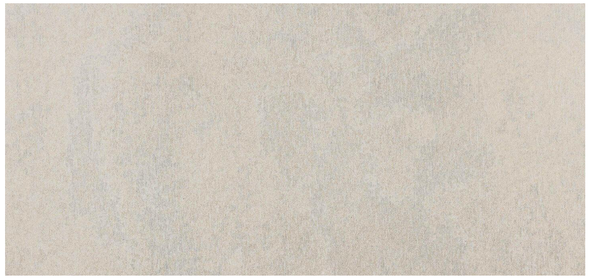
Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**

Rev: **A**

Drawing No: **70.20**

GUTTERS AND DOWNPIPES
JASPER



FIBRE CEMENT EAVES

RF01 - ROOFING
EVENING HAZE

TR01 - TRANSLUCENT PANELS

WINDOW FRAMES, HOODS, DOORS & EXT. FEATURES
INTERPON SABLE ASTEROID - POWDERCOAT

GLAZING
LOW-E OR DOUBLE GLAZED & DOUBLE GLAZED AND TINT

OUT BUILDINGS
MONUMENT

FEATURE CLADDING

RM01 - EARTH-TONED MASONRY

CL01 - TIMBER CLADDING
HARDWOOD TONGUE AND GROOVE

CL02 - TIMBER SCREENING
HARDWOOD BATTENS

CL03 - TIMBER BATTEN
HARDWOOD BATTENS

BK01 - RENDERED MASONRY
EARTH TONED TO MATCH

Waminda
WAMINDA - SOUTH COAST WOMEN'S HEALTH AND WELLBEING ABORIGINAL CORPORATION

PAPESCH
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Address:
102 & 106 HILLCREST AVE
SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
MATERIALS & FINISHES

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **80.01**

Perspective 01

Perspective 02

Perspective 03

Perspective 04

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SOUTH NOWRA, NSW, 2541

Client:
UNCEDED PTY LTD

Project No: 22-BC
Lot 72 DP 31078
& Lot 4 DP 561605

Drawing Title:
3D PERPECTIVES 01

Status: DEVELOPMENT APPLICATION REV B

Date Printed: **11/6/2024**
Rev: **A**
Drawing No: **80.02**