


MARKET STREET APARTMENTS

29-33 MARKET STREET, MERIMBULA
NSW 2548

DEVELOPMENT APPLICATION



LOCATION MAP

 SUBJECT SITE

SHEET LIST - DA PLANS

NUMBER	NAME	CURRENT REVISION	ISSUED
DA-001	COVER SHEET, DRAWING LIST, SITE LOCATION PLAN	A	24.02.22
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DA-701	VIEW ANALYSIS SHEET 1	A	24.02.22
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VIEW LOOKING NORTH WEST FROM SOUTH ON MARKET STREET

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STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

CLIENT

Merimbula Central Pty Ltd

squillace

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NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-001

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

24.02.22

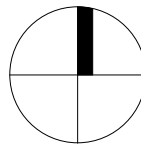
DRAWING TITLE
COVER SHEET, DRAWING LIST, SITE
LOCATION PLAN

DRAWN BY

JP/DC

CHECKED BY

AA





VIEW FROM MARKET STREET LOOKING WEST THROUGH ACTIVATED THROUGH LINK

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-002

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

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DRAWING TITLE

PHOTOMONTAGE - SHEET 1

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VIEW FROM MARKET STREET LOOKING NORTH WEST

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-003

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

24.02.22

DRAWING TITLE

PHOTOMONTAGE - SHEET 2

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VIEW FROM MARKET STREET LOOKING WEST



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DRAWING NO.

DA-004

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

24.02.22

DRAWING TITLE

PHOTOMONTAGE - SHEET 3

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VIEW FROM PALMER LANE LOOKING NORTH EAST



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PROJECT
29-33 MARKET STREET

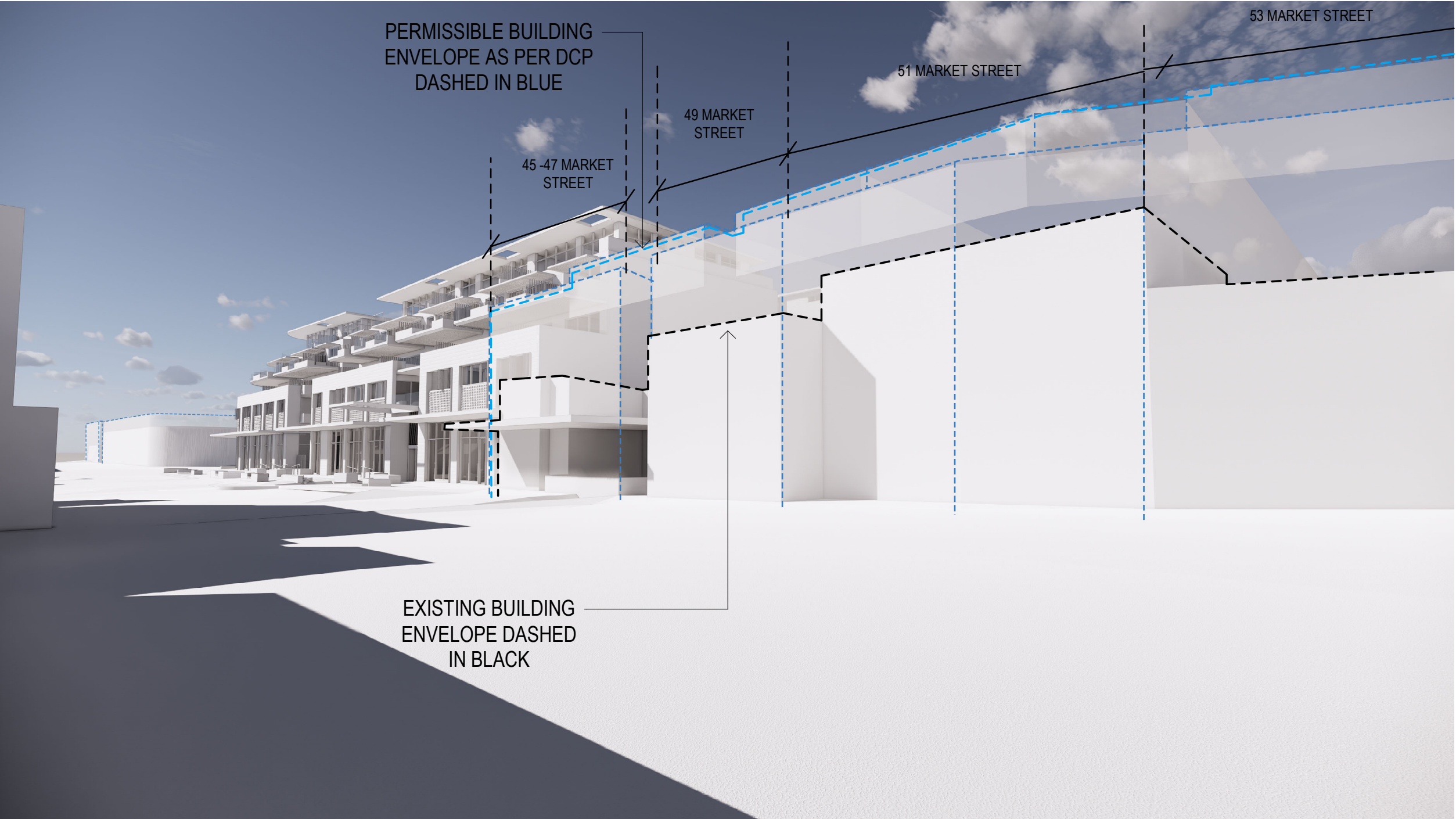
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NSW 2548

DRAWING NO.		ISSUE
DA-005		A
JOB NO.	SCALE	DATE
SPU-1912	N.T.S.	24.02.22

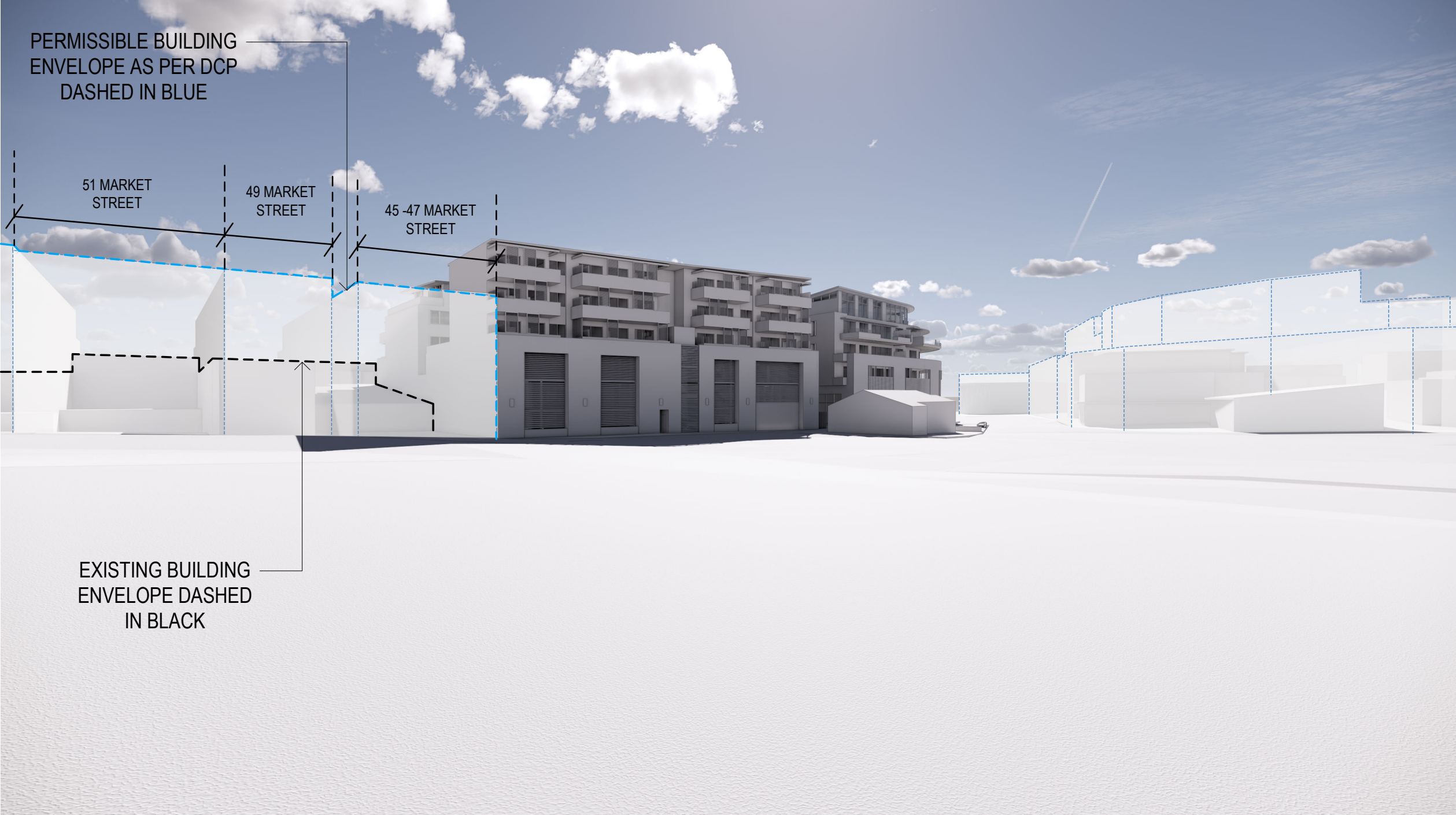
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PHOTOMONTAGE - SHEET 4

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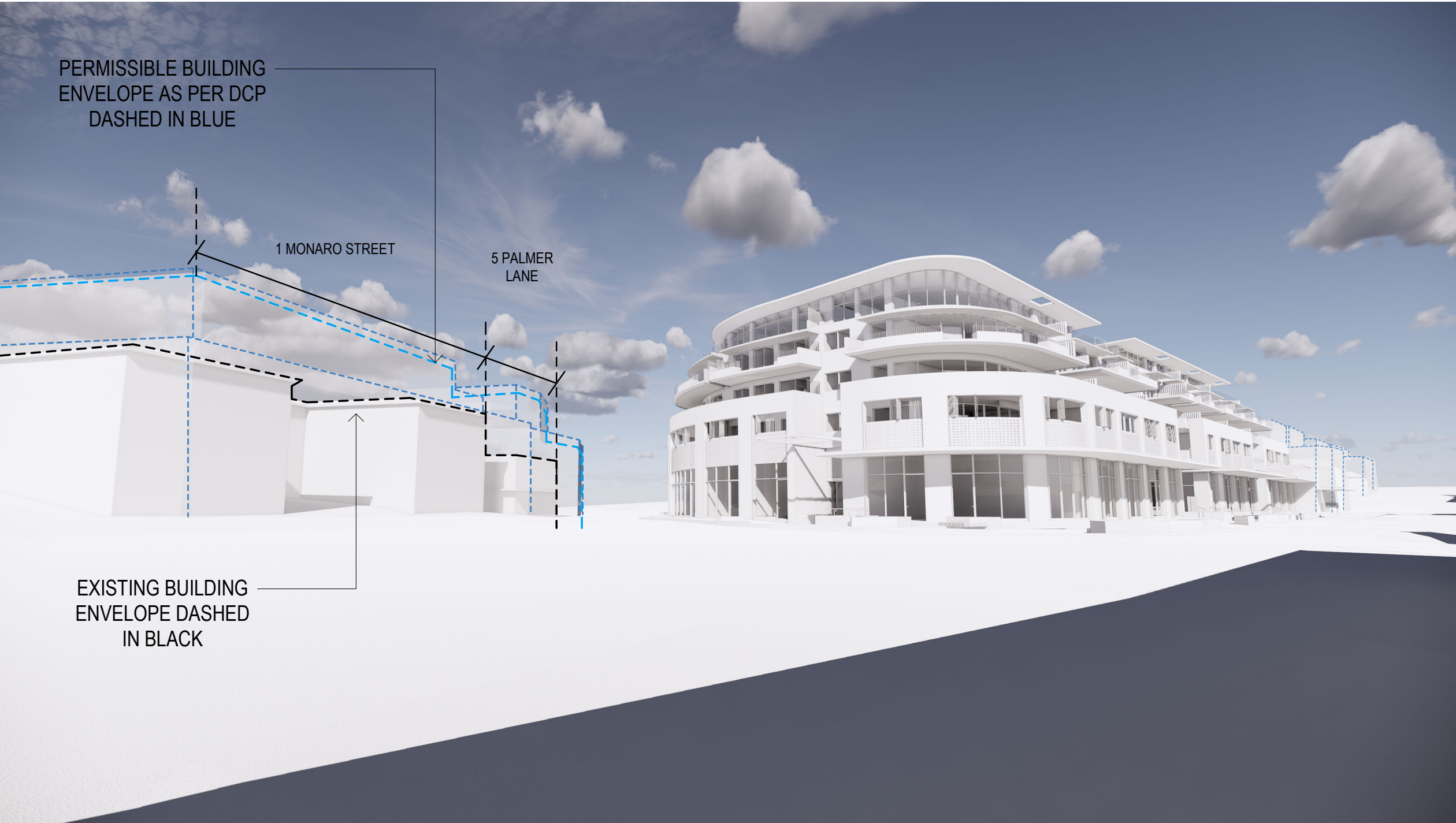
CHECKED BY
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BULK STUDY FROM MARKET STREET LOOKING NORTH



BULK STUDY FROM CARPARK LOOKING NORTH EAST



BULK STUDY FROM MARKET STREET LOOKING SOUTH



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DRAWING NOTES

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-006

JOB NO.

SPU-1912

SCALE

N.T.S.

ISSUE

A

DATE

24.02.22

DRAWING TITLE

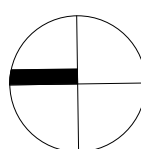
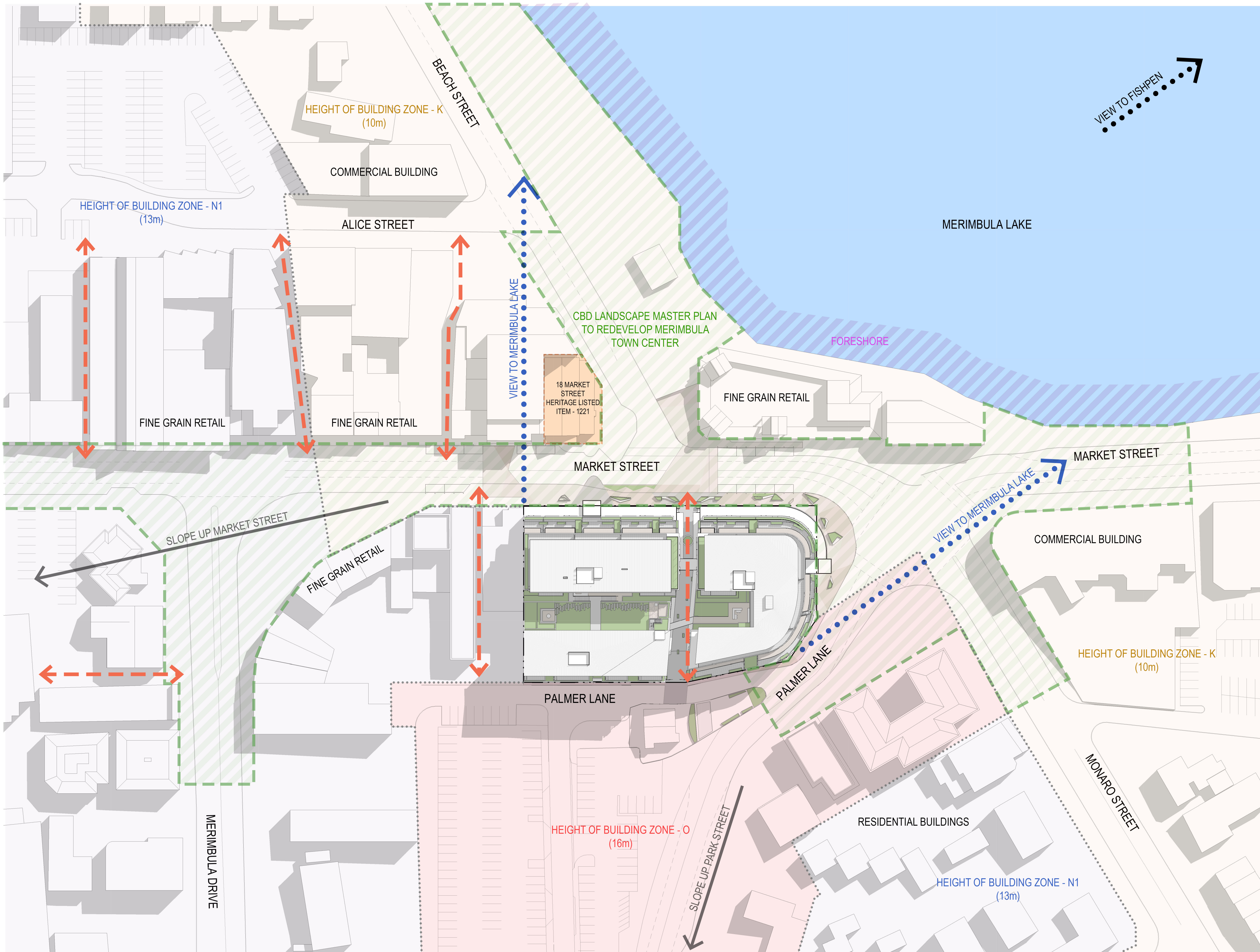
BULK STUDY

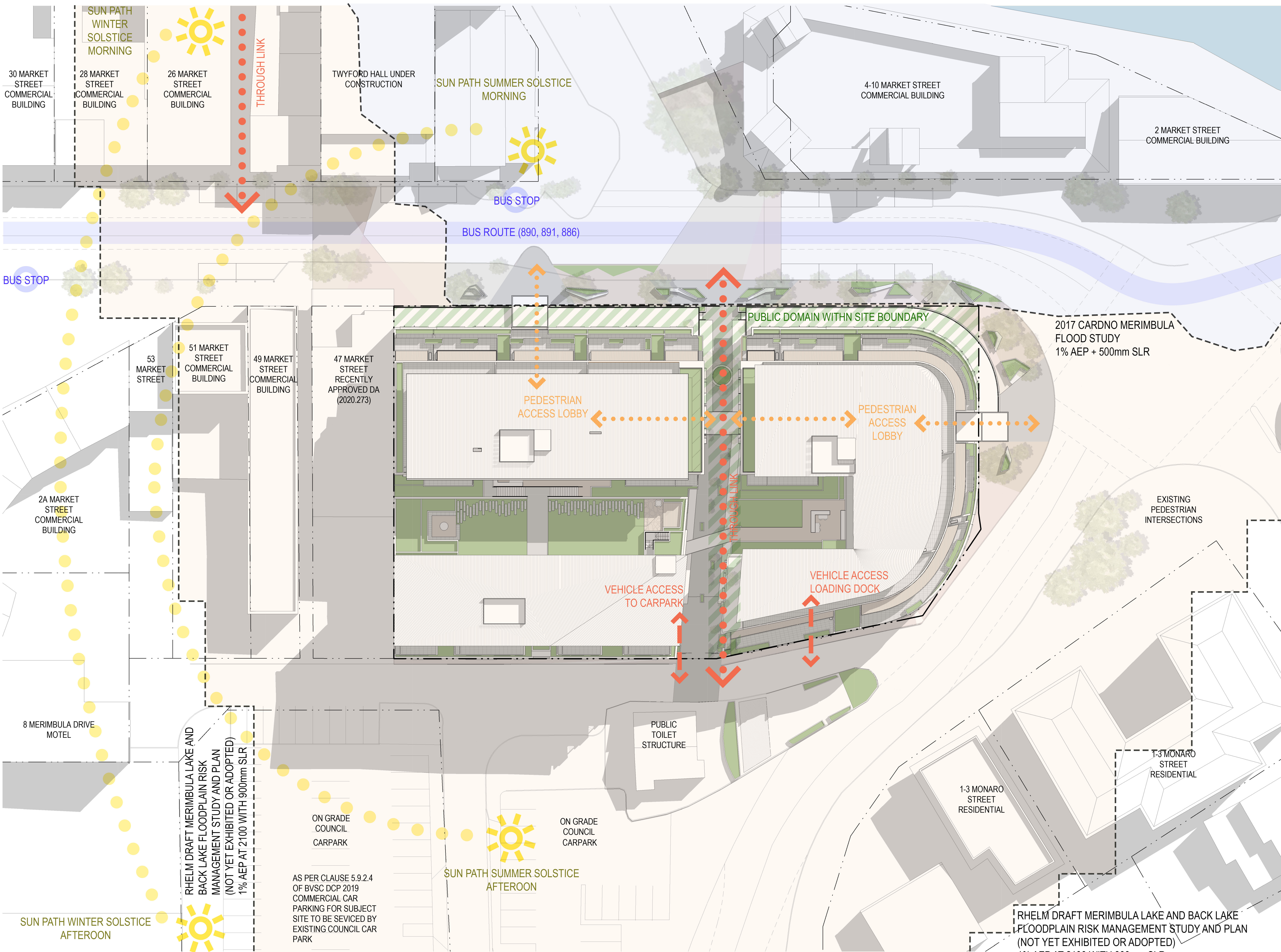
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1 SITE ANALYSIS PLAN.
1 : 250 @ A1

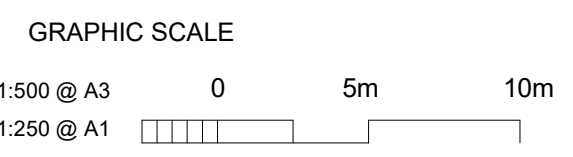
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- DRAWING NOTES
- KEY:
- PUBLIC DOMAIN WITHIN SITE BOUNDARY
 - THROUGH LINKS
 - PEDESTRIAN ACCESS TO LOBBIES
 - VEHICLE ACCESS
 - SUN PATH
 - BUS ROUTE AND STOPS
 - 2017 CARDNO MERIMBULA FLOOD STUDY
 - RHELM DRAFT MERIMBULA LAKE AND BACK LAKE FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN (NOT YET EXHIBITED OR ADOPTED)

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PROJECT
29-33 MARKET STREET

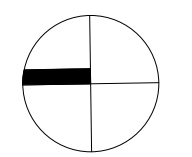
29-33 MARKET STREET, MERIMBULA
NSW 2548

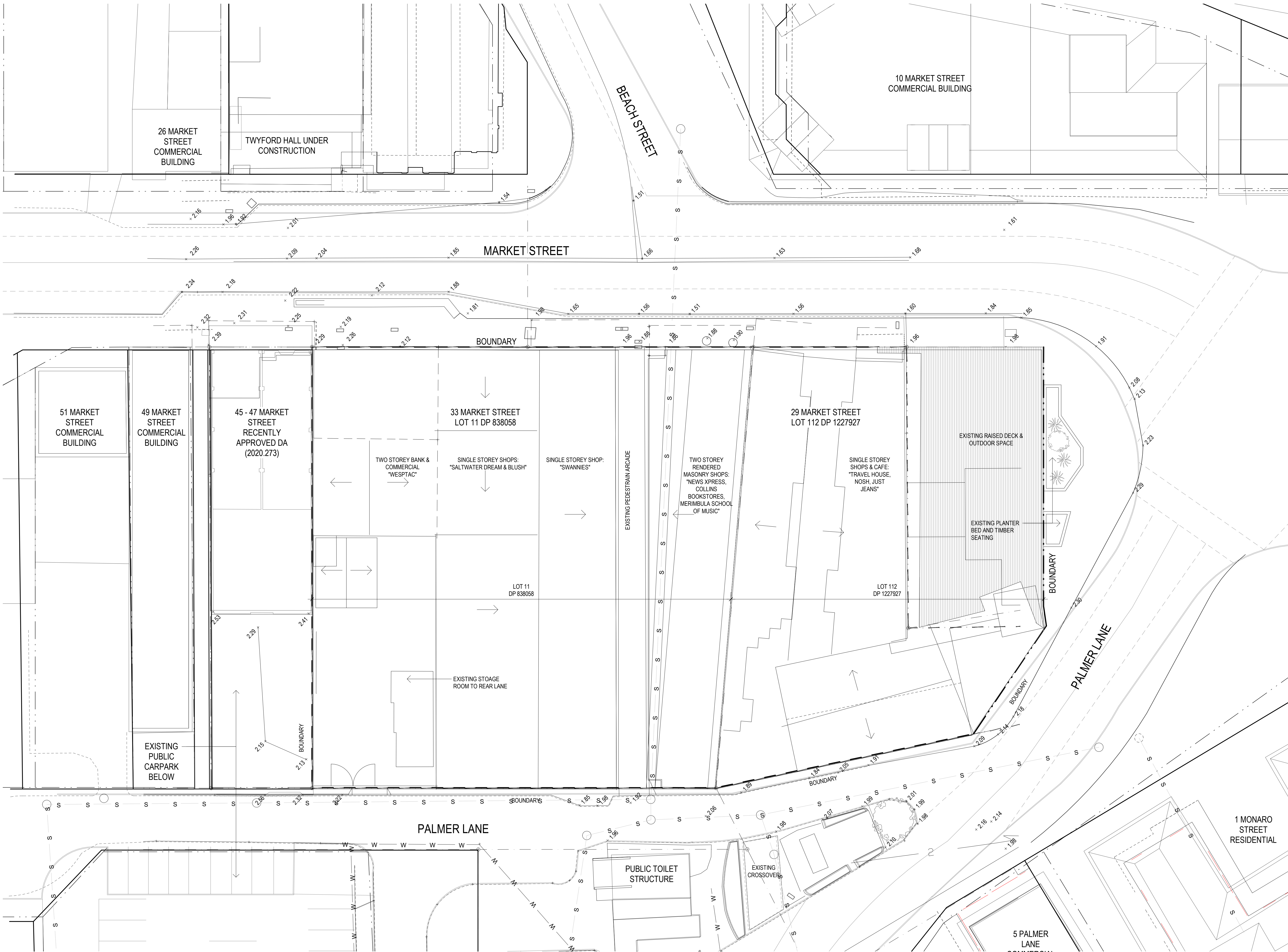
DRAWING NO. **DA-012** ISSUE **A**

JOB NO. SPU-1912 SCALE 1 : 250@ A1 DATE 24.02.22

DRAWING TITLE
SITE ANALYSIS

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1 **EXISTING SITE PLAN**
1 : 200 @ A1

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GRAPHIC SCALE



DRAWING NOTES

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ISS	DATE	PURPOSE OF ISSUE

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PROJECT
29-33 MARKET STREET

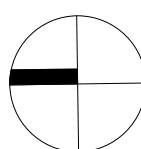
29-33 MARKET STREET, MERIMBULA NSW 2548

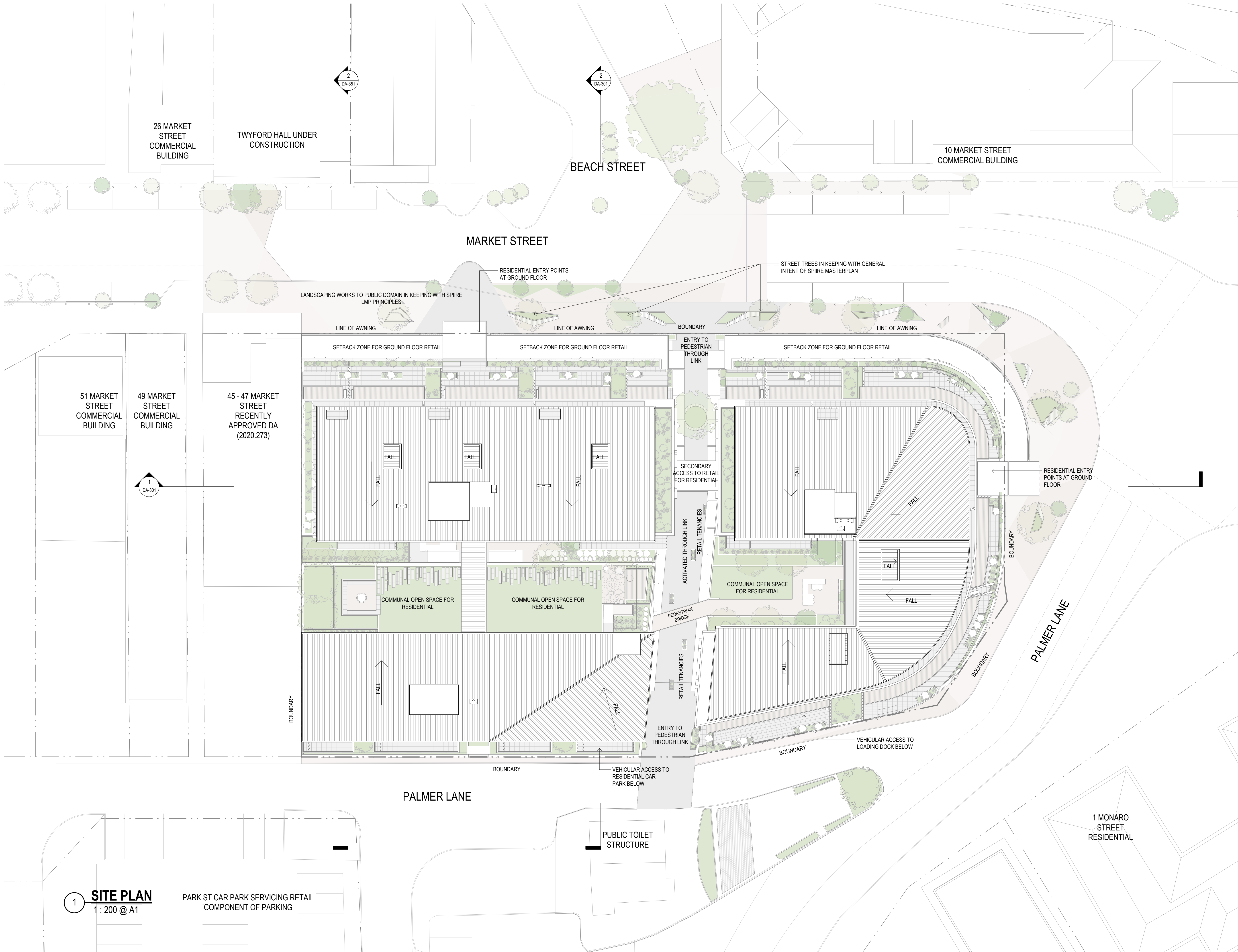
DRAWING NO. **DA-020** ISSUE **A**

JOB NO. SPU-1912 SCALE 1 : 200@ A1 DATE 24.02.22

DRAWING TITLE
EXISTING SITE PLAN

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

A	24.02.22	DEVELOPMENT APPLICATION
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29-33 MARKET STREET

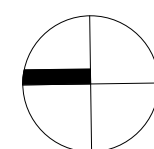
29-33 MARKET STREET, MERIMBULA
NSW 2548

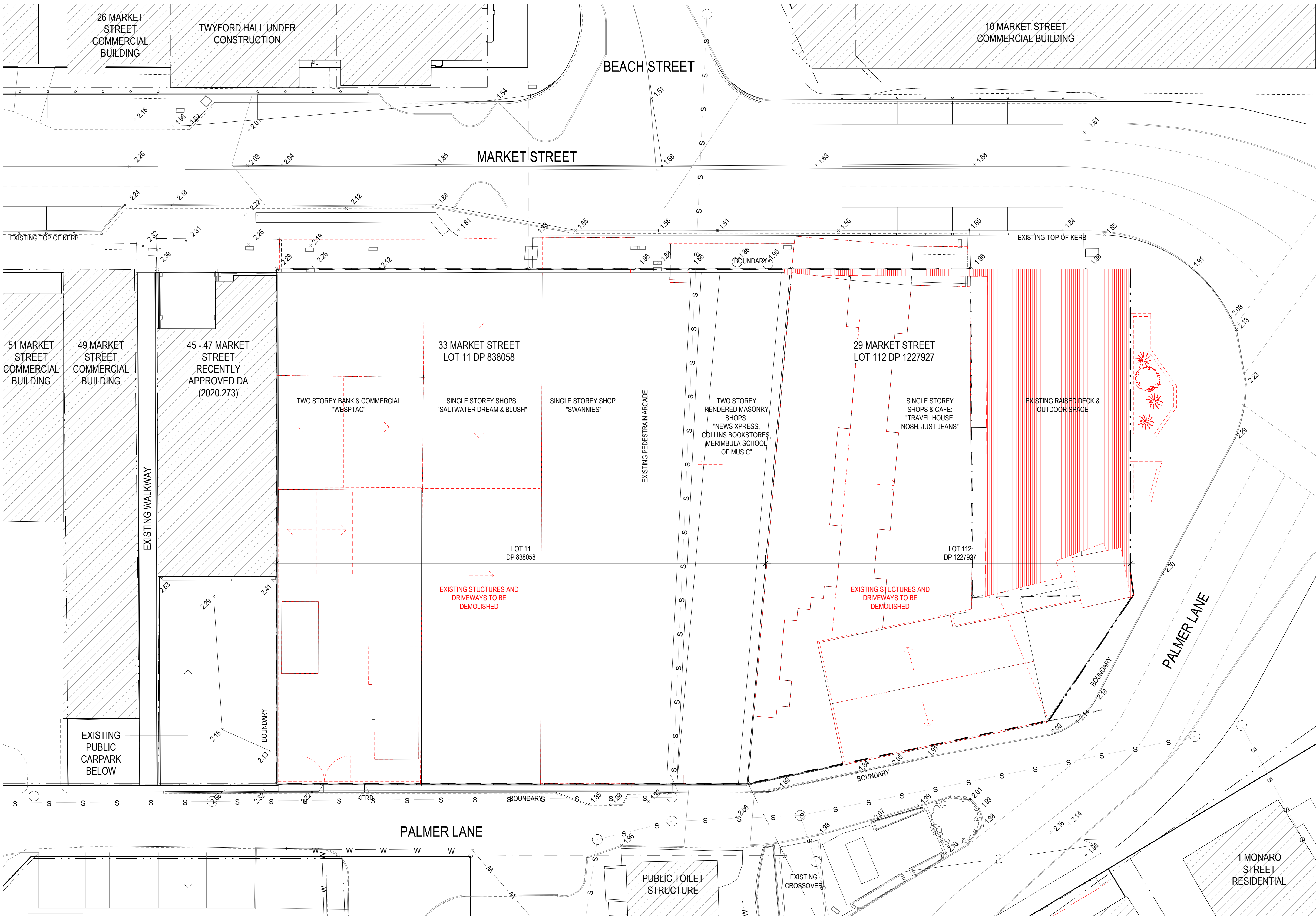
DRAWING NO.	ISSUE
DA-021	A

JOB NO.	SCALE	DATE
SPU-1912	1 : 200@ A1	24.02.22

DRAWING TITLE
SITE PLAN

DRAWN BY	CHECKED BY
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1 **DEMOLITION PLAN**
1 : 200 @ A1

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GRAPHIC SCALE



DRAWING NOTES

LEGEND

STRUCTURE TO BE DEMOLISHED

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ISS DATE PURPOSE OF ISSUE

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29-33 MARKET STREET

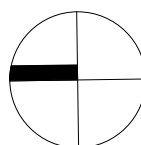
29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-030 A

JOB NO. SCALE DATE
SPU-1912 1 : 200 @ A1 24.02.22

DRAWING TITLE
DEMOLITION PLAN

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GRAPHIC SCALE

1:400 @ A3
1:200 @ A1

DRAWING NOTES

LEGEND

STRUCTURE TO BE DEMOLISHED

STAGE 1 WORKS CONSISTS OF:

- DEMOLITION & REPLACEMENT OF HANDRAILS TO EXTERNAL RAMP TO 33 MARKET STREET.
- DEMOLITION OF SOUTHERN PLANTER BEDS & TIMBER SEATING.
- DEMOLITION OF SHED TO REAR OF 33 MARKET STREET.
- REMOVAL & REPLACEMENT OF POLY CARBONATE ROOF TO ARCADE.

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29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-040

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

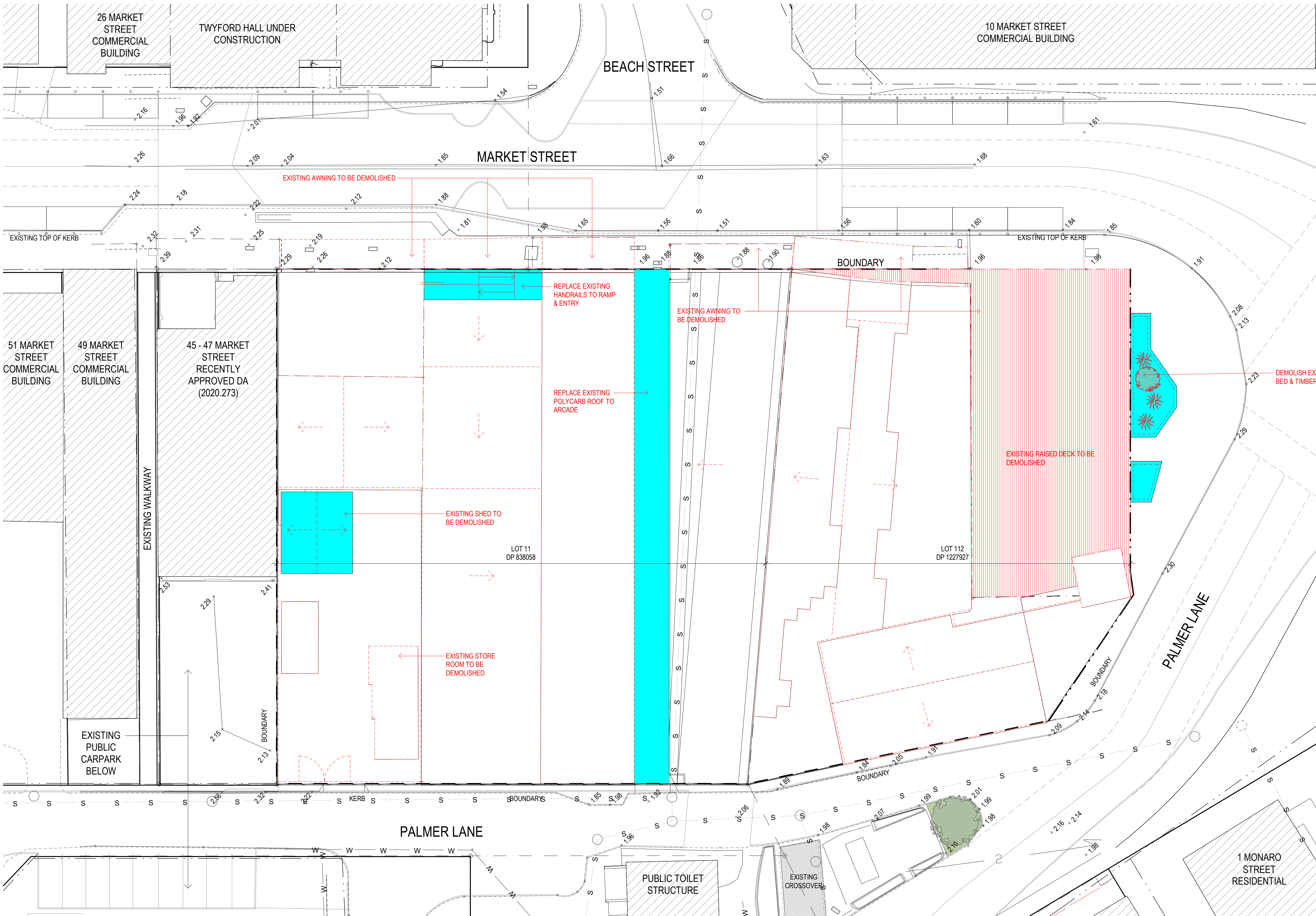
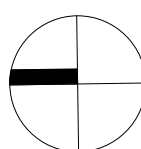
STAGE 1 PRELIMINARY WORK PLAN

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1 **STAGE 1 PRELIMINARY WORKS PLAN**
1 : 200 @ A1



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1:400 @ A3 0 5m 10m
1:200 @ A1

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-100

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

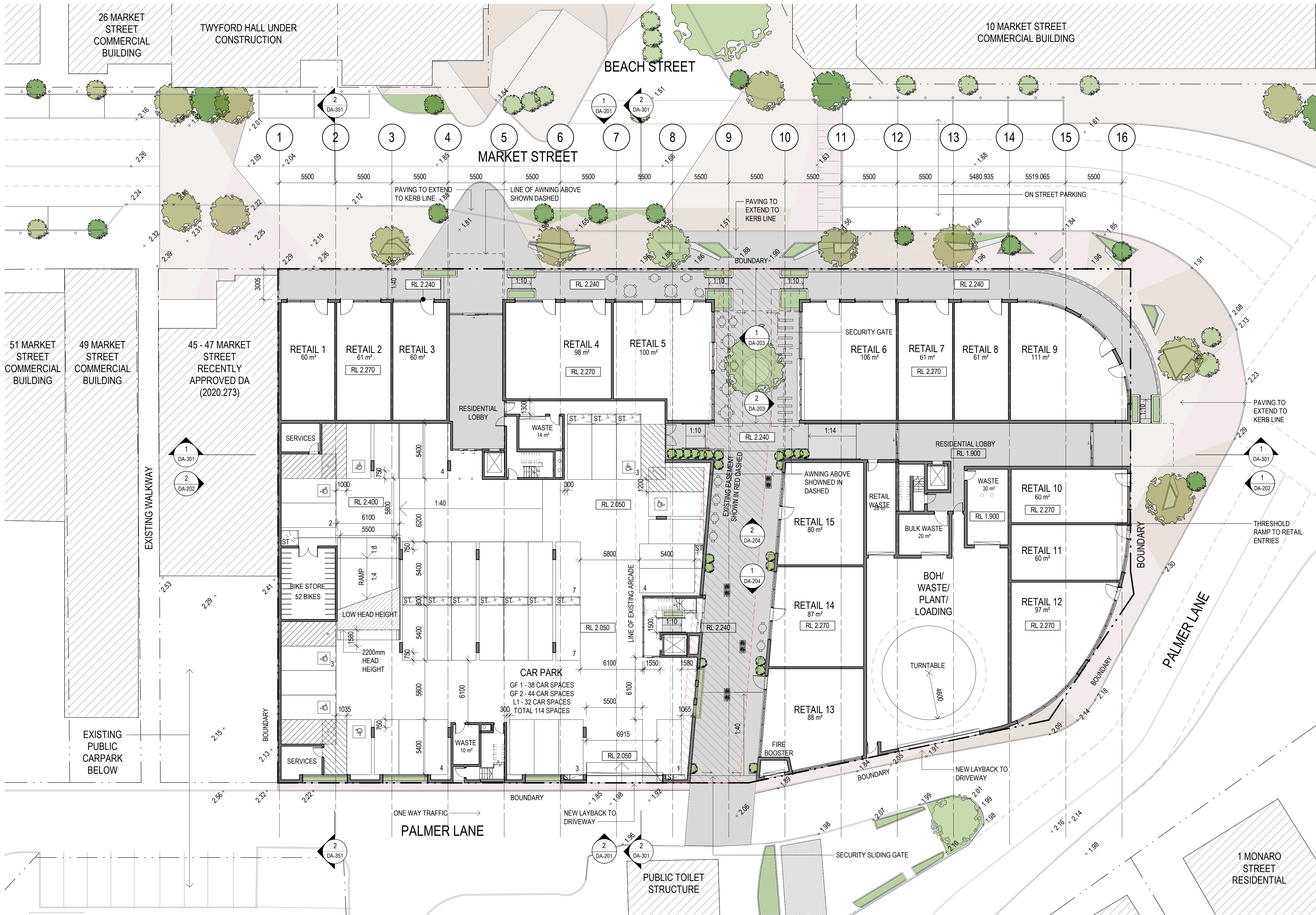
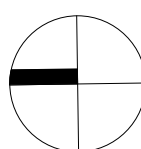
FLOOR PLAN GROUND LEVEL

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GROUND LEVEL FLOOR PLAN

1 : 200 @ A1



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DRAWING NO.

DA-101

ISSUE

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24.02.22

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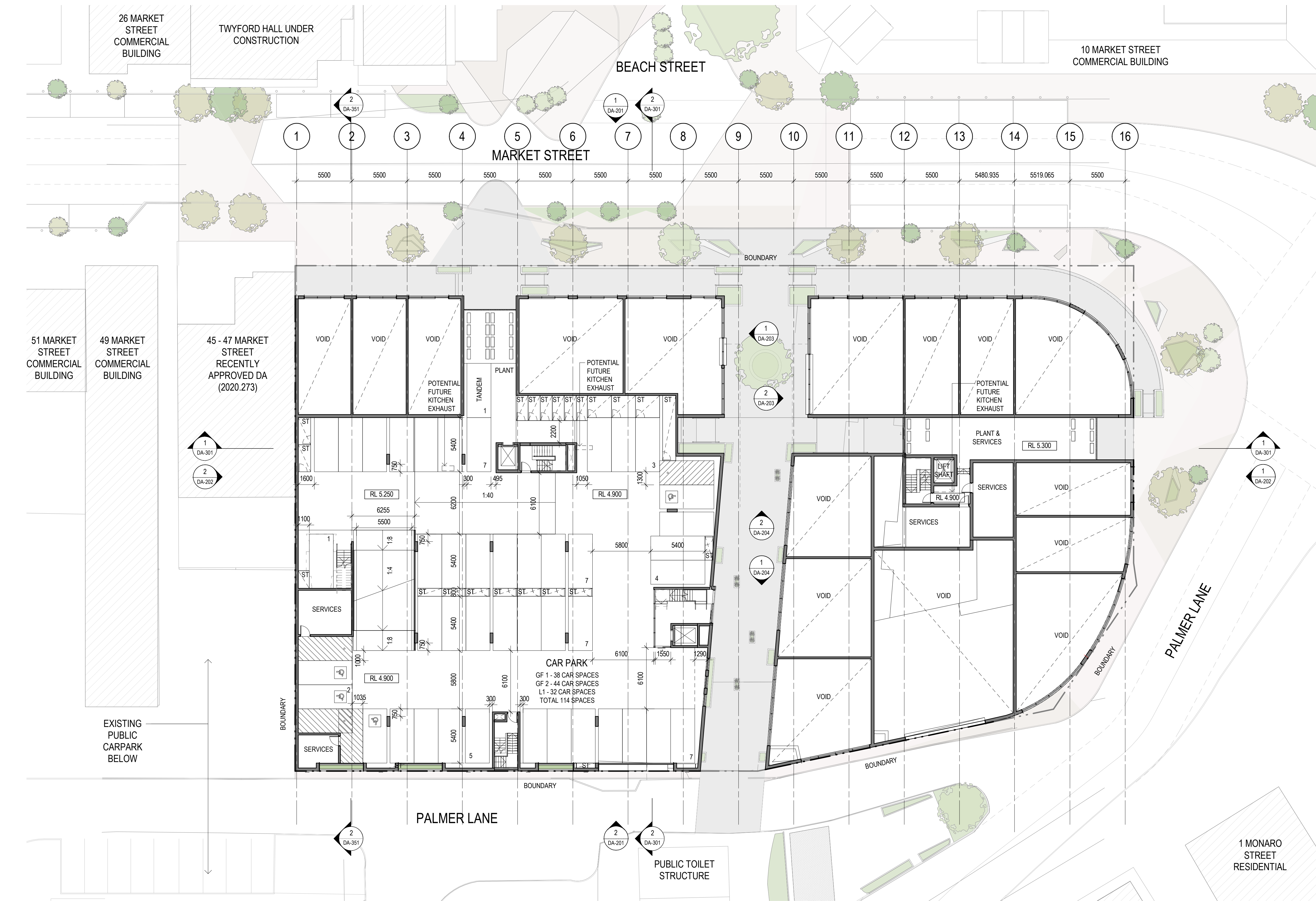
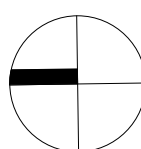
FLOOR PLAN UPPER GROUND

DRAWN BY

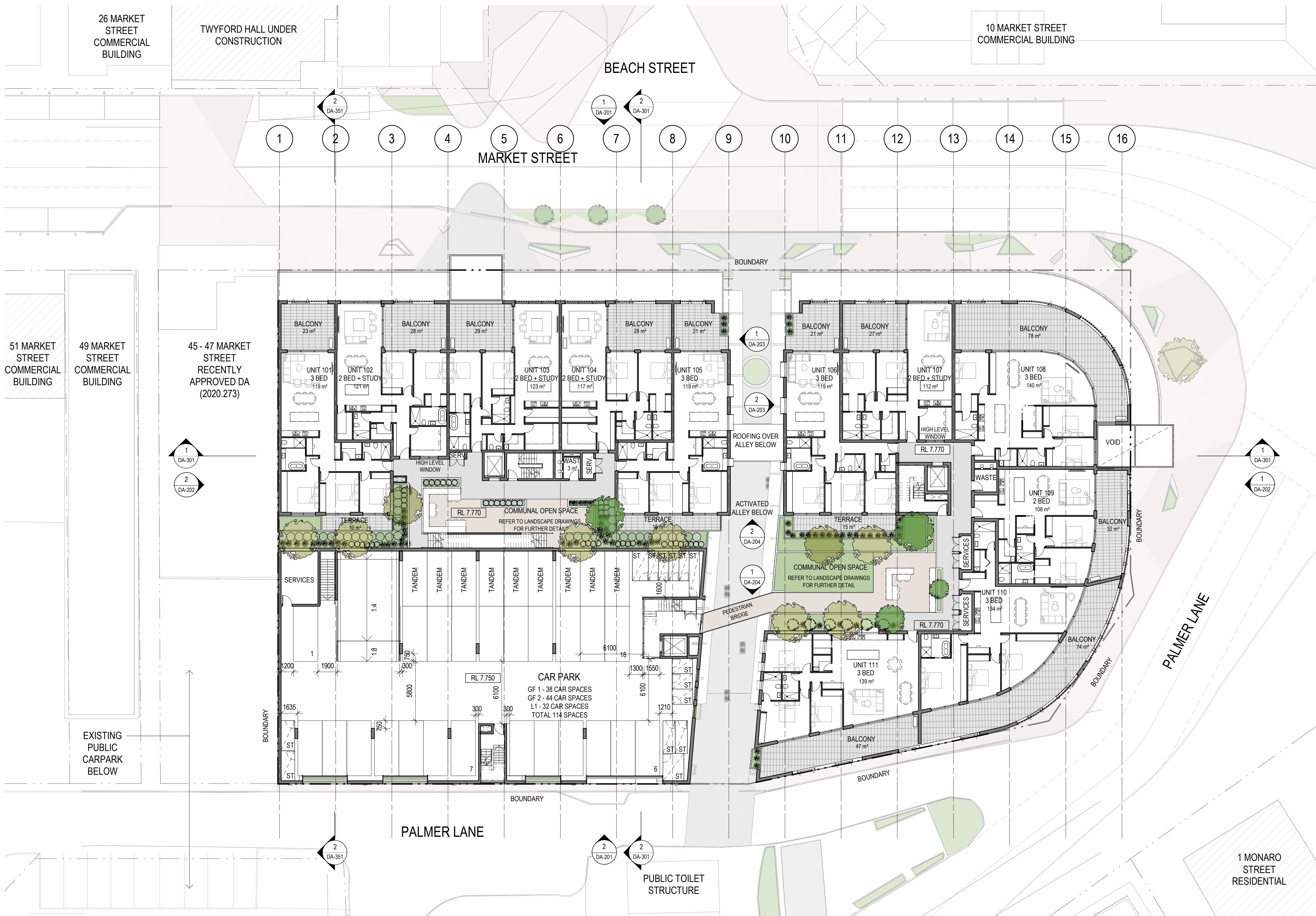
JP/DC

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2 UPPER GROUND LEVEL FLOOR PLAN
1 : 200 @ A1



1 **LEVEL 1 FLOOR PLAN**
1:200 @ A1

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
29-33 MARKET STREET

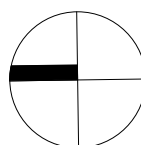
29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-102 A

JOB NO. SCALE DATE
SPU-1912 1:200 @ A1 24.02.22

DRAWING TITLE
FLOOR PLAN LEVEL 1

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-103

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

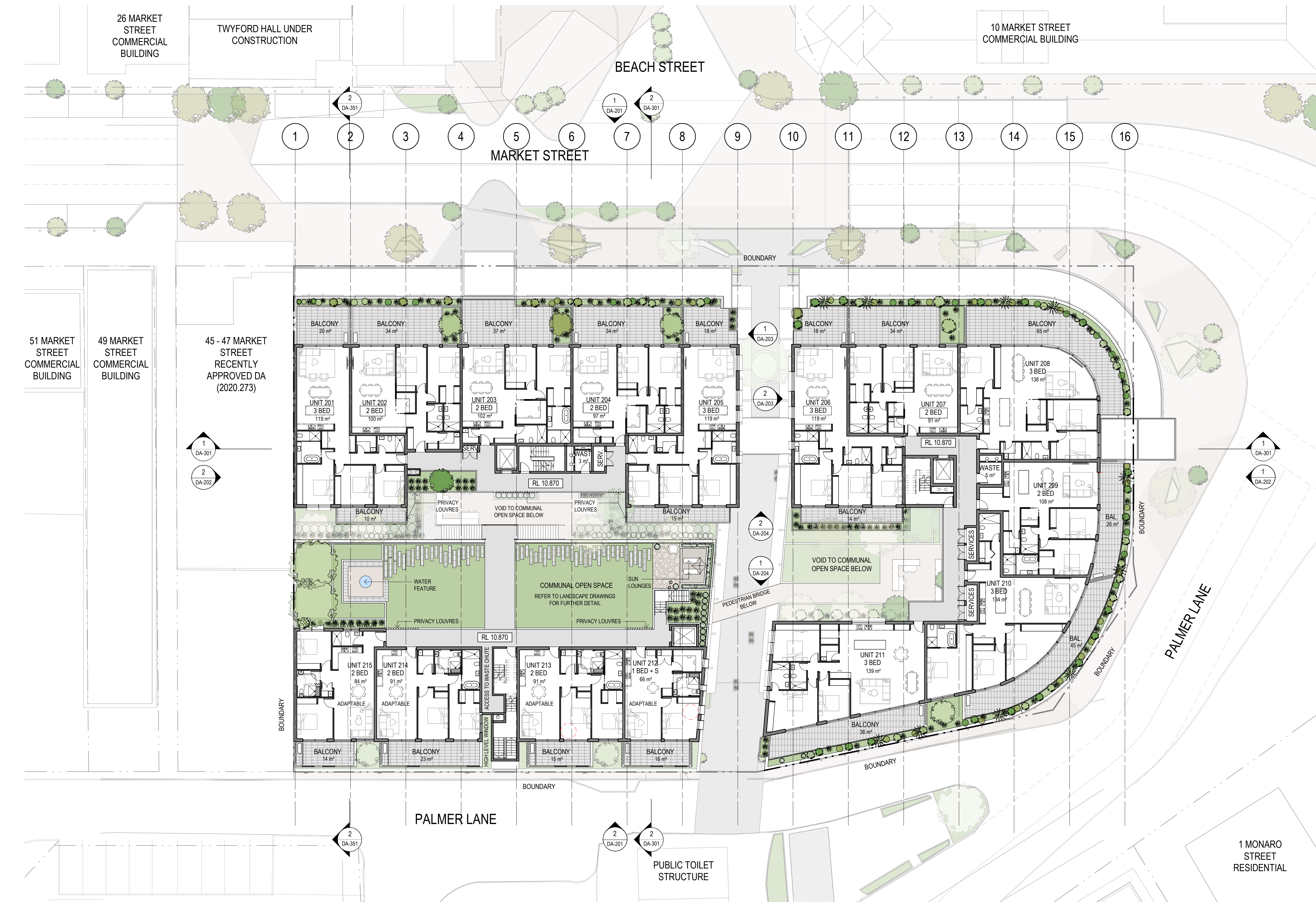
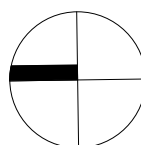
FLOOR PLAN LEVEL 2

DRAWN BY

JP/DC

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1 **LEVEL 2 FLOOR PLAN**
1 : 200 @ A1



STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

ISS	DATE	PURPOSE OF ISSUE
A	24.02.22	DEVELOPMENT APPLICATION
P6	08.02.22	CONSULTANT FEEDBACK
P5	01.02.22	PRELIMINARY ISSUE
P4	24.01.22	PRELIMINARY ISSUE
P3	16.12.21	PRELIMINARY ISSUE
P2	08.12.21	PRELIMINARY ISSUE
P1	26.03.21	ISSUE FOR CONCEPT DA

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-104

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

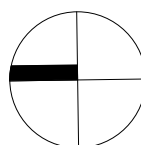
FLOOR PLAN LEVEL 3

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1 LEVEL 3 LEVEL PLAN

1 : 200 @ A1



STATUS

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-105

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

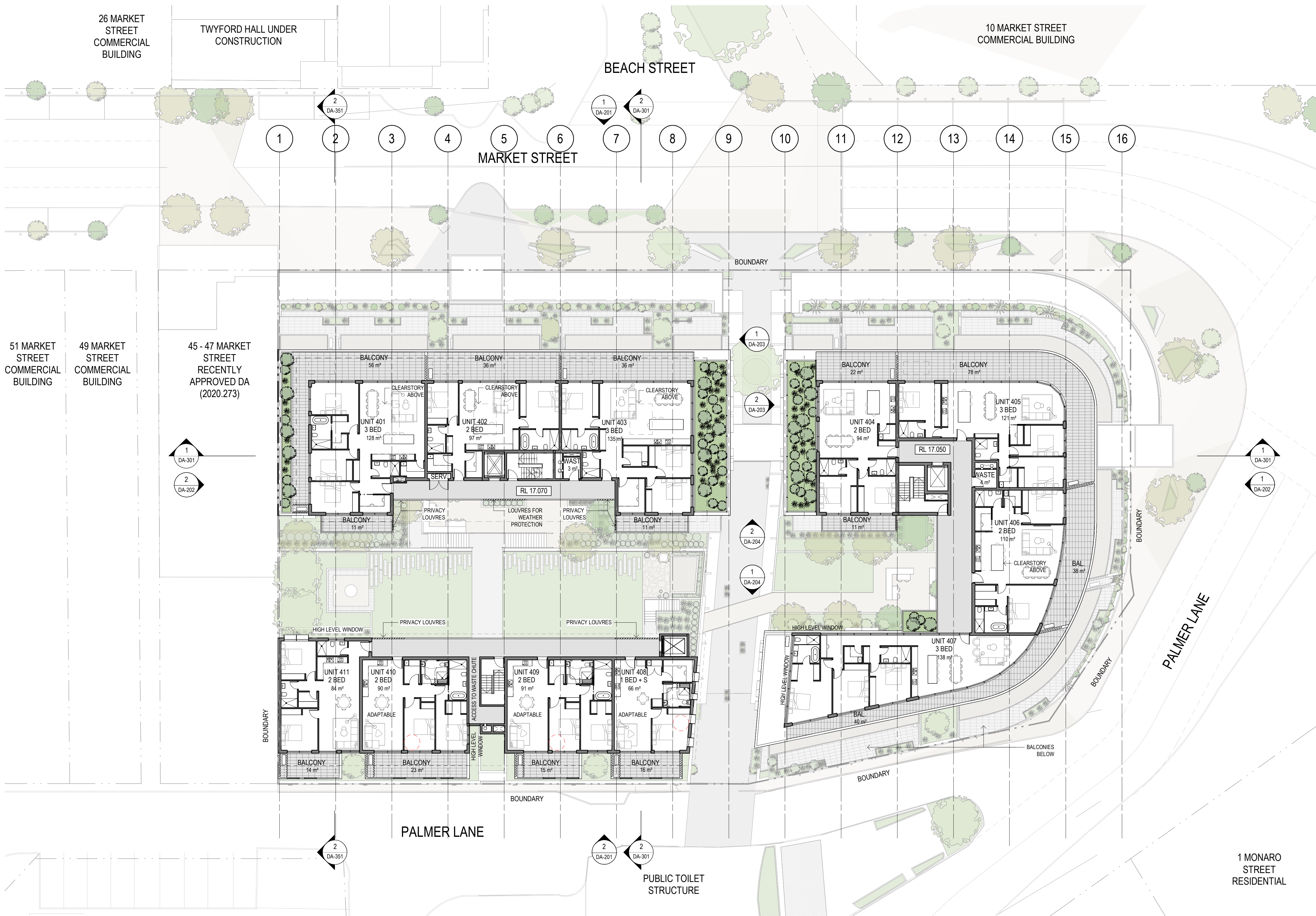
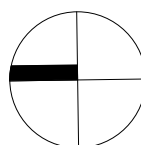
FLOOR PLAN LEVEL 4

DRAWN BY

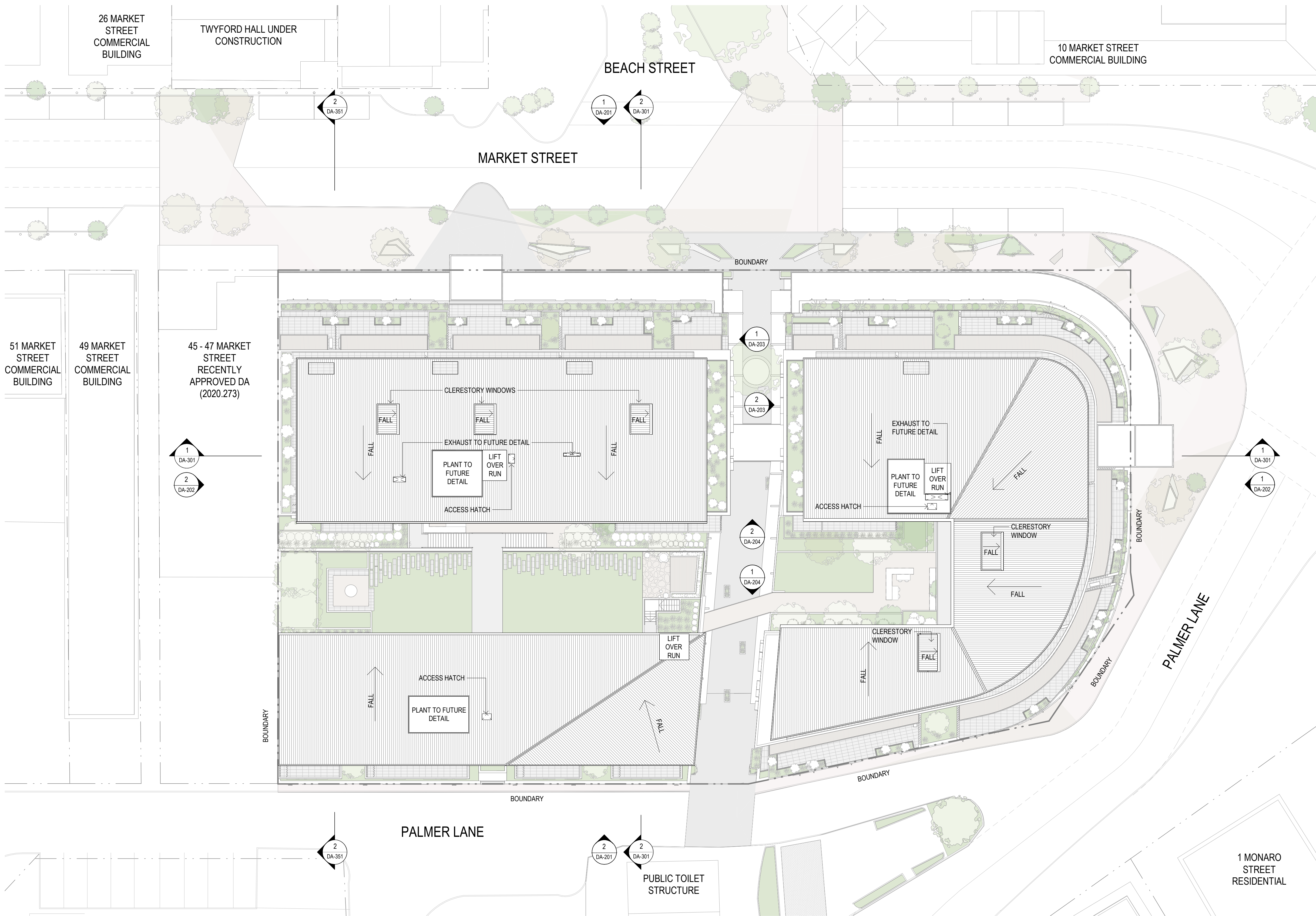
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1 LEVEL 4 LEVEL PLAN
1 : 200 @ A1



1 ROOF LEVEL
1:200 @ A1

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-106

ISSUE

A

JOB NO.

SPU-1912

SCALE

1:200 @ A1

DATE

24.02.22

DRAWING TITLE

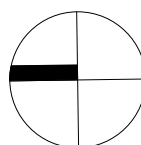
ROOF PLAN

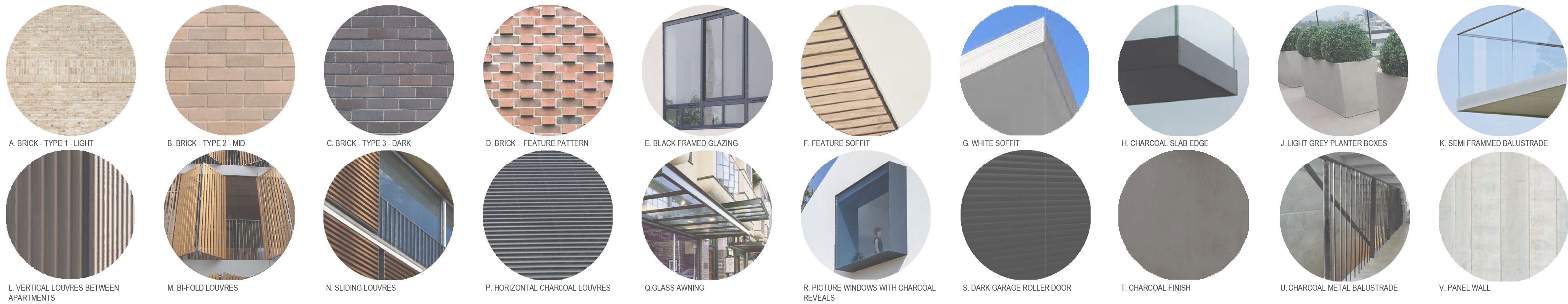
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1 EAST ELEVATION
1 : 200 @ A1



2 WEST ELEVATION
1 : 200 @ A1

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GRAPHIC SCALE



DRAWING NOTES

LEGEND

-- 19m ROOF ARTICULATION HEIGHT PLANE

-- 18m HEIGHT PLANE

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-201

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

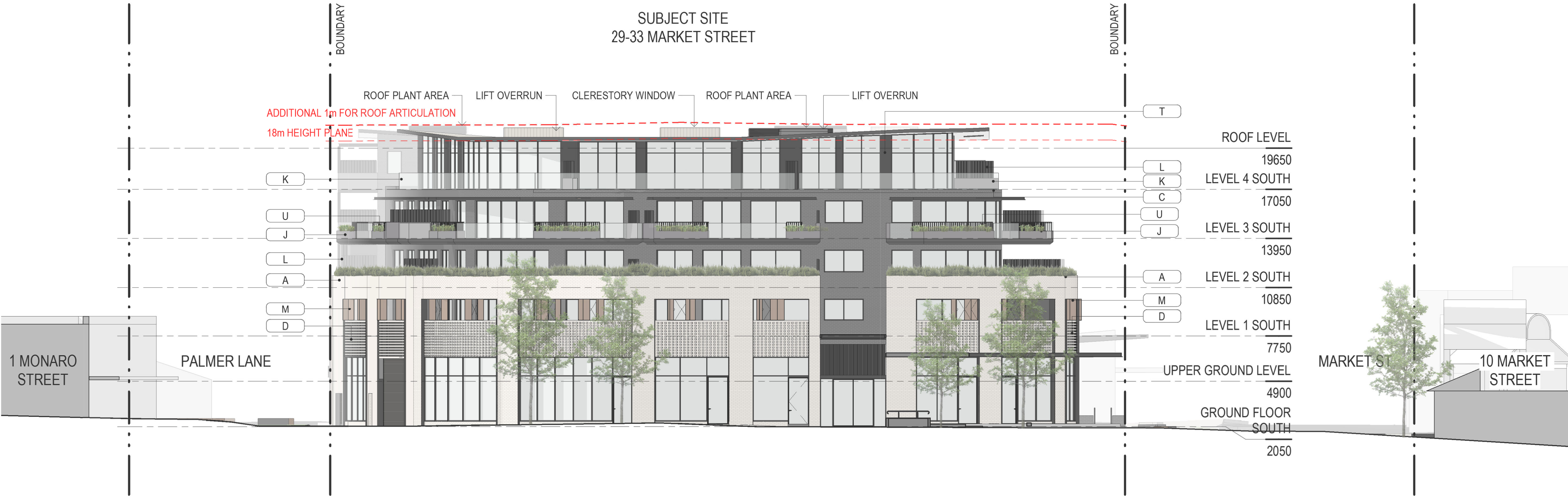
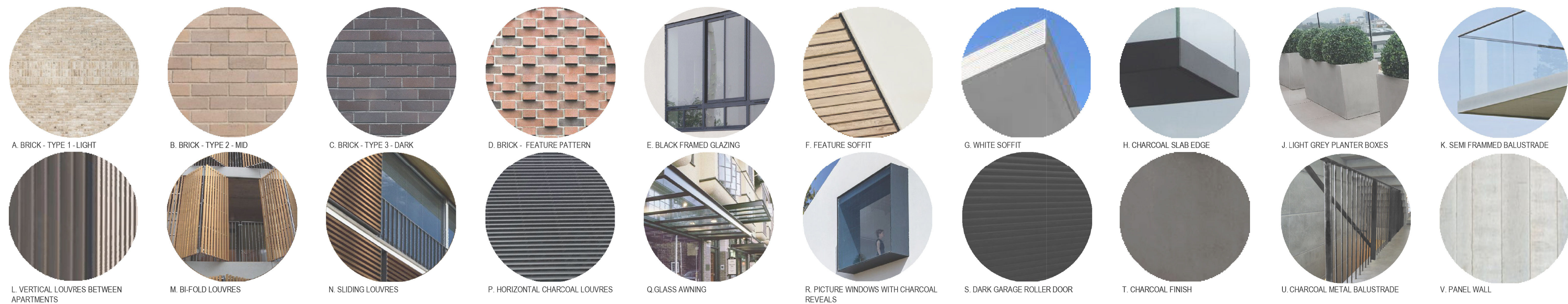
ELEVATION SHEET 1

DRAWN BY

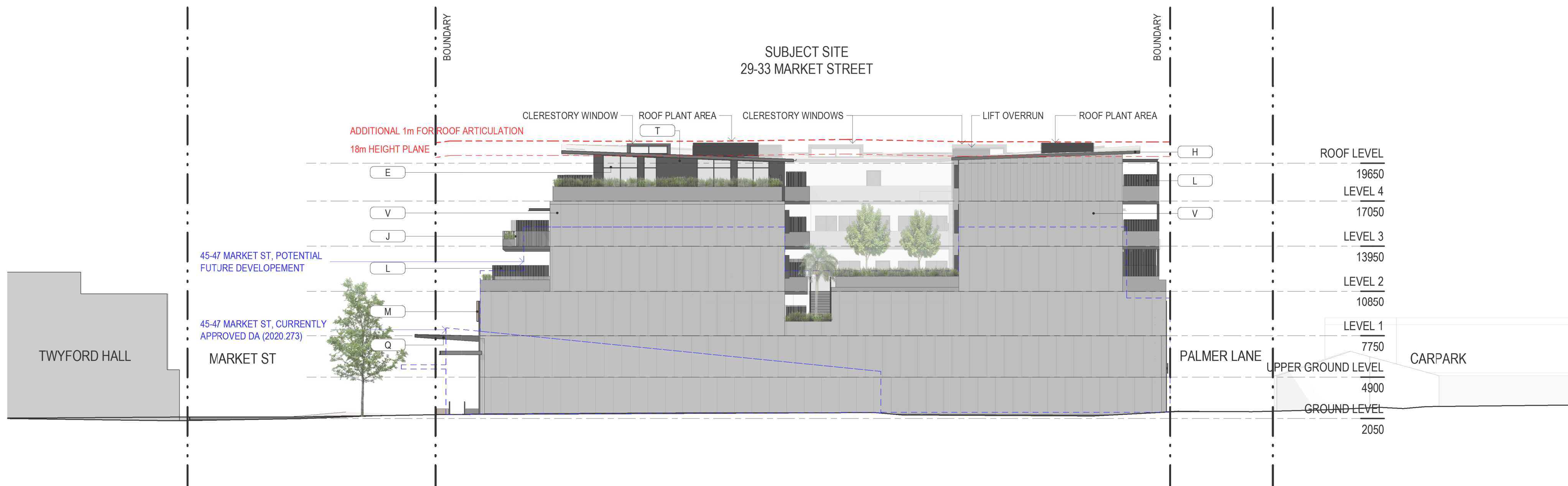
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1 **SOUTH ELEVATION**
1 : 200 @ A1



2 **NORTH ELEVATION**
1 : 200 @ A1

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GRAPHIC SCALE



DRAWING NOTES

LEGEND

-- 19m ROOF ARTICULATION HEIGHT PLANE

-- 18m HEIGHT PLANE

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-202

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

ELEVATION SHEET 2

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4 SOUTH INTERNAL ELEVATION 02
1 : 200 @ A1



3 NORTH INTERNAL ELEVATION 02
1 : 200 @ A1

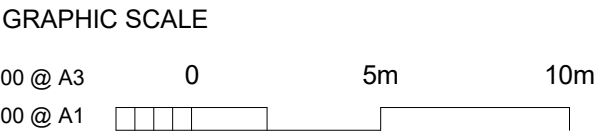
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DRAWING NOTES

LEGEND

--- 19m ROOF ARTICULATION HEIGHT PLANE

--- 18m HEIGHT PLANE

A	24.02.22	DEVELOPMENT APPLICATION
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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
29-33 MARKET STREET

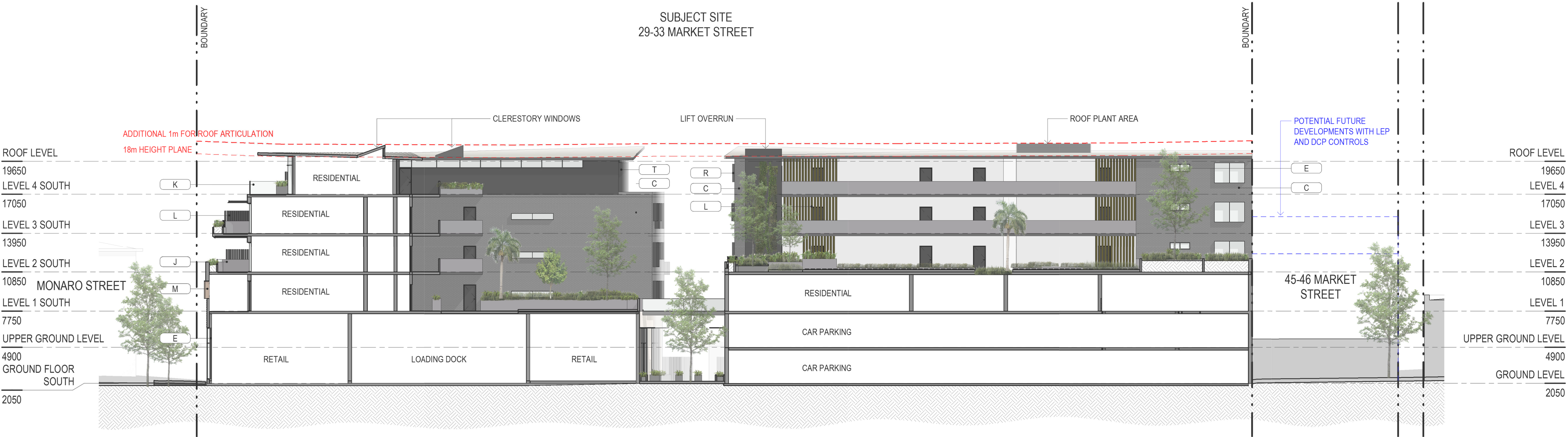
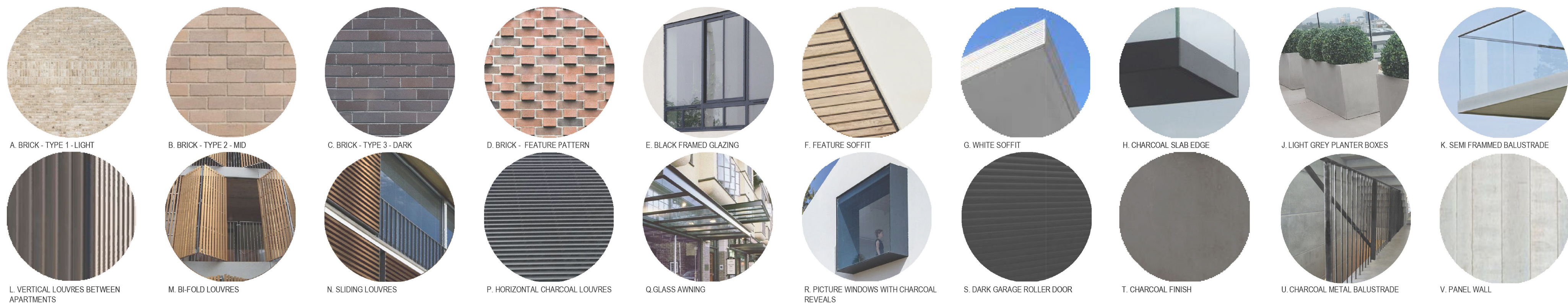
29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-203 A

JOB NO. SCALE DATE
SPU-1912 1 : 200@ A1 24.02.22

DRAWING TITLE
ELEVATION SHEET 3

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1 **EAST INTERNAL ELEVATION 02**
1 : 200 @ A1



2 **WEST INTERNAL ELEVATION 02**
1 : 200 @ A1

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GRAPHIC SCALE



DRAWING NOTES

LEGEND

- 19m ROOF ARTICULATION HEIGHT PLANE
- 18m HEIGHT PLANE

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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NSW 2548

DRAWING NO.

DA-204

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

ELEVATION SHEET 4

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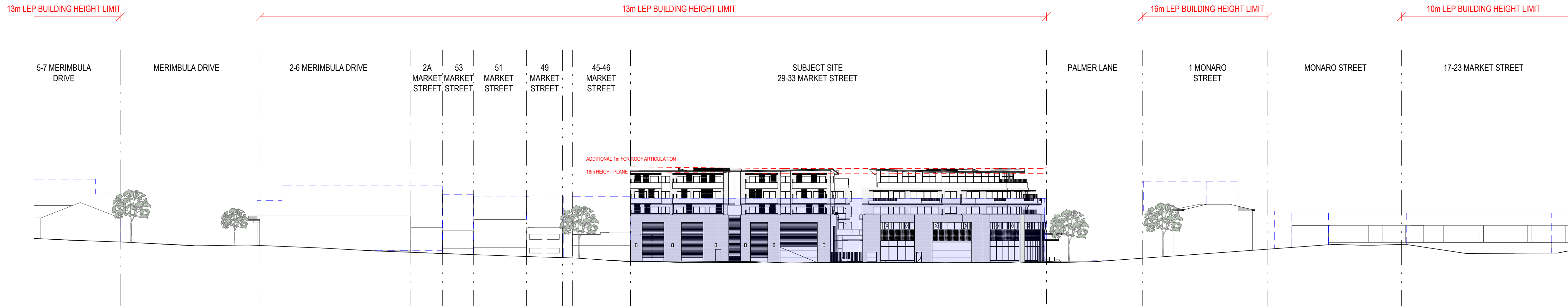
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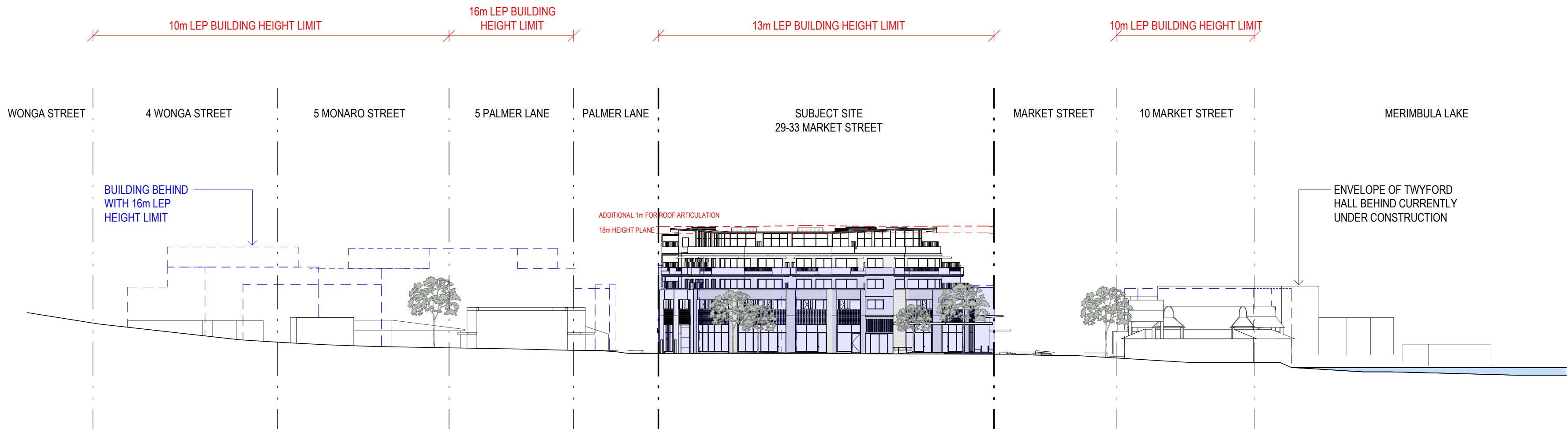
AA



1 **STREETSCAPE - MARKET STREET**
1 : 500 @ A1



2 **STREETSCAPE - PALMER LANE**
1 : 500 @ A1



3 **STREETSCAPE - MONARO STREET**
1 : 500 @ A1

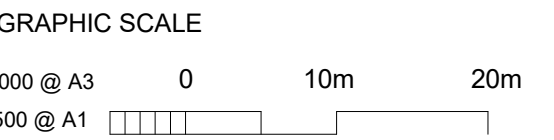
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DRAWING NOTES

LEGEND

- POTENTIAL FUTURE DEVELOPMENTS WITH LEP AND DCP CONTROLS
- POTENTIAL FUTURE DEVELOPMENT ON SUBJECT SITE WITH LEP AND DCP CONTROLS
- 19m ROOF ARTICULATION HEIGHT PLANE
- 18m HEIGHT PLANE

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
29-33 MARKET STREET

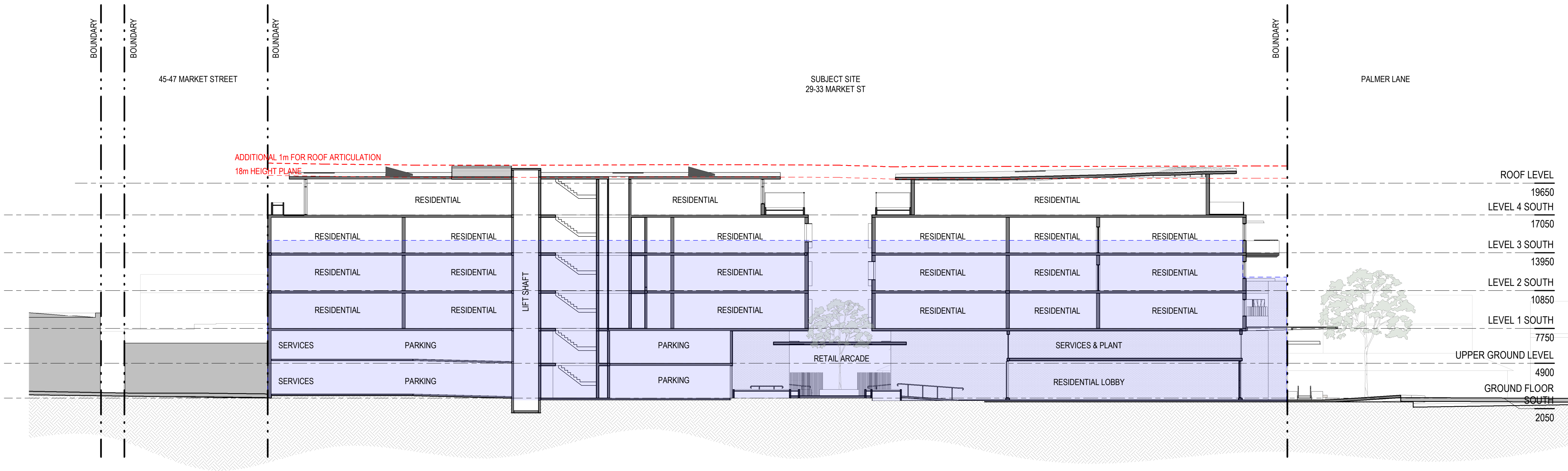
29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-251 A

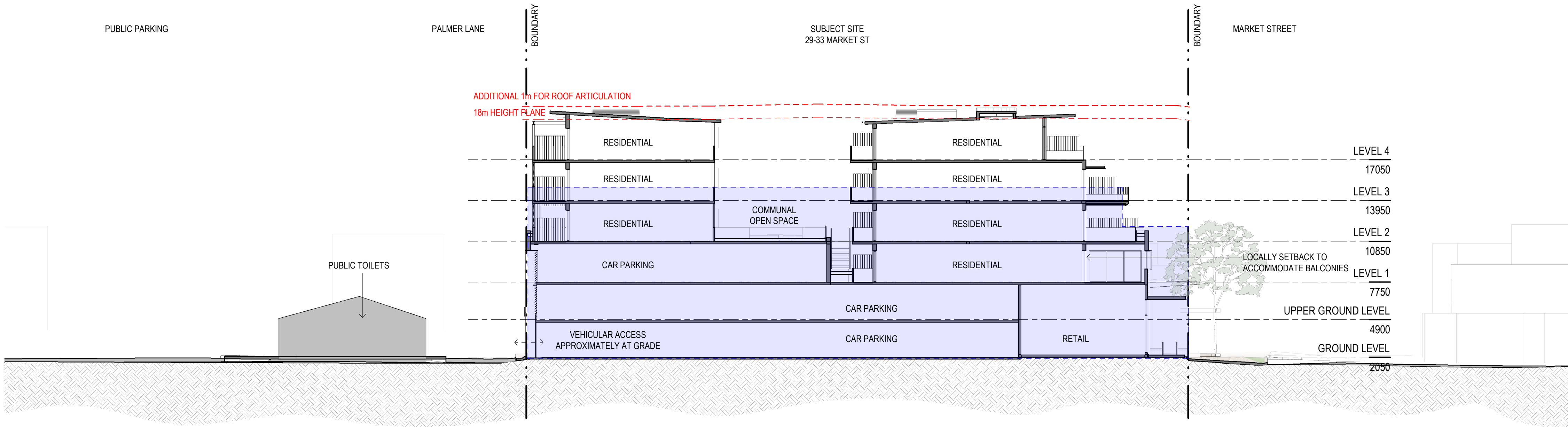
JOB NO. SCALE DATE
SPU-1912 1 : 500@ A1 24.02.22

DRAWING TITLE
STREETSCAPES

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1 **NORTH - SOUTH SECTION**
1 : 200 @ A1



2 **EAST - WEST SECTION**
1 : 200 @ A1

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GRAPHIC SCALE

1:400 @ A3 0 5m 10m
1:200 @ A1

DRAWING NOTES

LEGEND

POTENTIAL FUTURE DEVELOPMENTS WITH LEP AND DCP CONTROLS

POTENTIAL FUTURE DEVELOPMENT ON SUBJECT SITE WITH LEP AND DCP CONTROLS

19m ROOF ARTICULATION HEIGHT PLANE

18m HEIGHT PLANE

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-301

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 200@ A1

DATE

24.02.22

DRAWING TITLE

SECTIONS SHEET 1

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GRAPHIC SCALE

1:1000 @ A3 0 10m 20m
1:500 @ A1

DRAWING NOTES

LEGEND

- POTENTIAL FUTURE DEVELOPMENTS WITH LEP AND DCP CONTROLS
- POTENTIAL FUTURE DEVELOPMENT ON SUBJECT SITE WITH LEP AND DCP CONTROLS

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-351

ISSUE

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JOB NO.

SPU-1912

SCALE

As indicated@

DATE

24.02.22

DRAWING TITLE

SECTIONS SHEET 2

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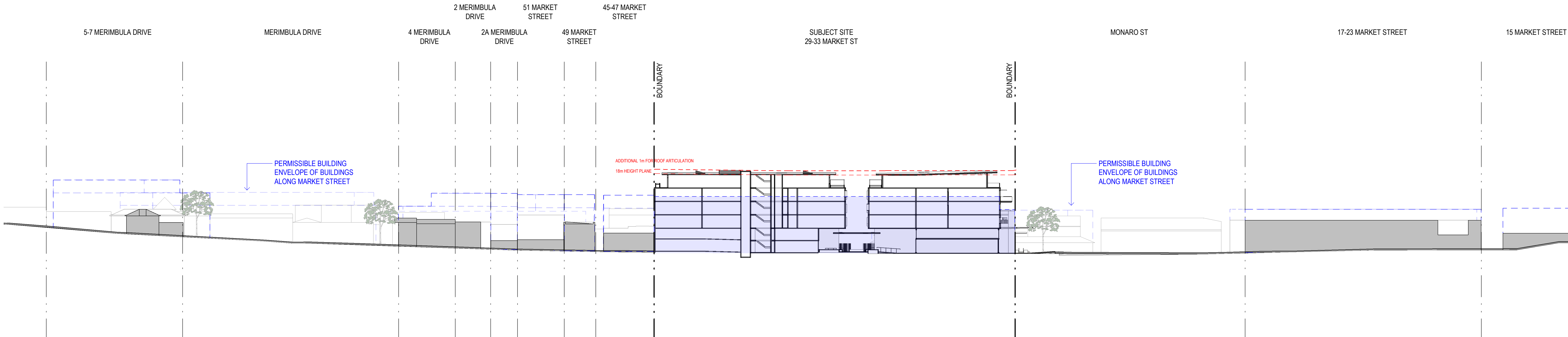
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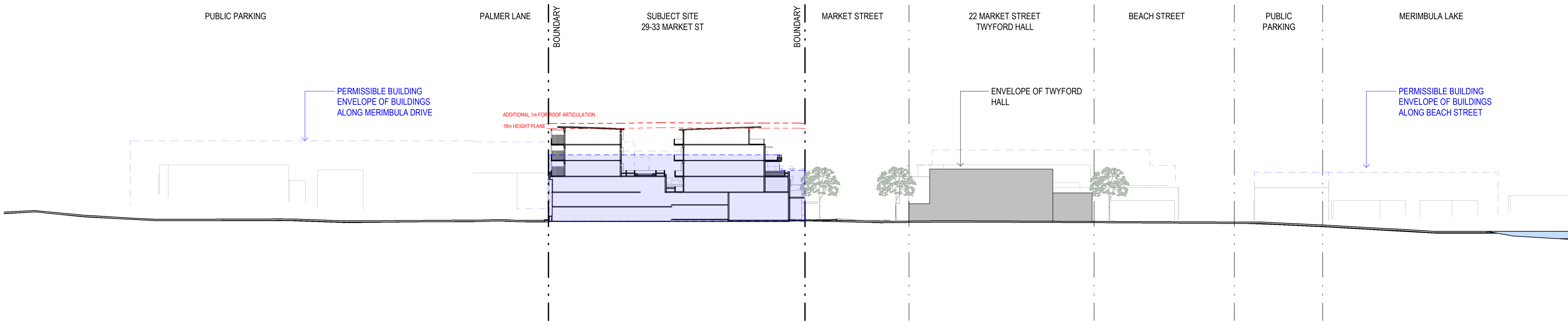
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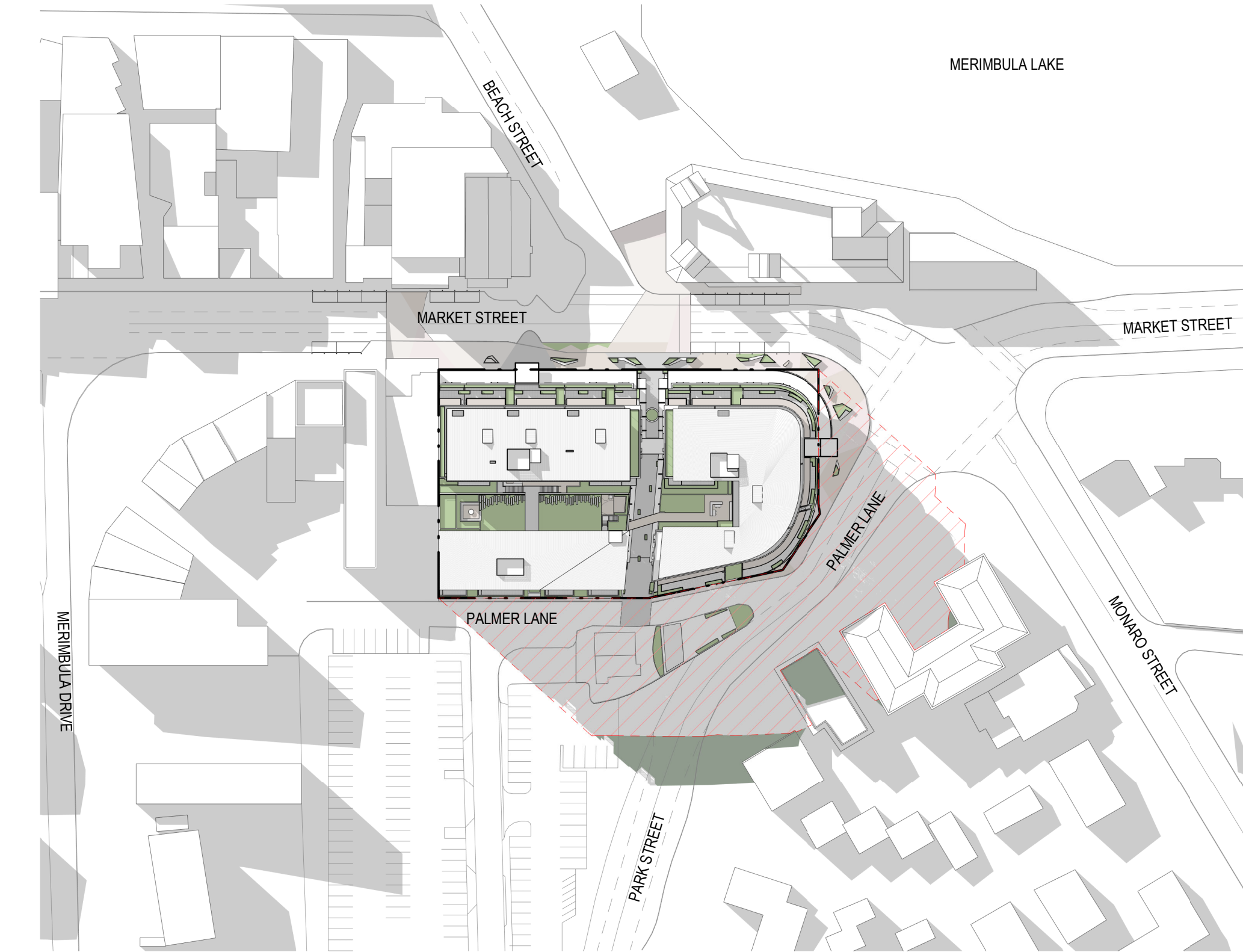
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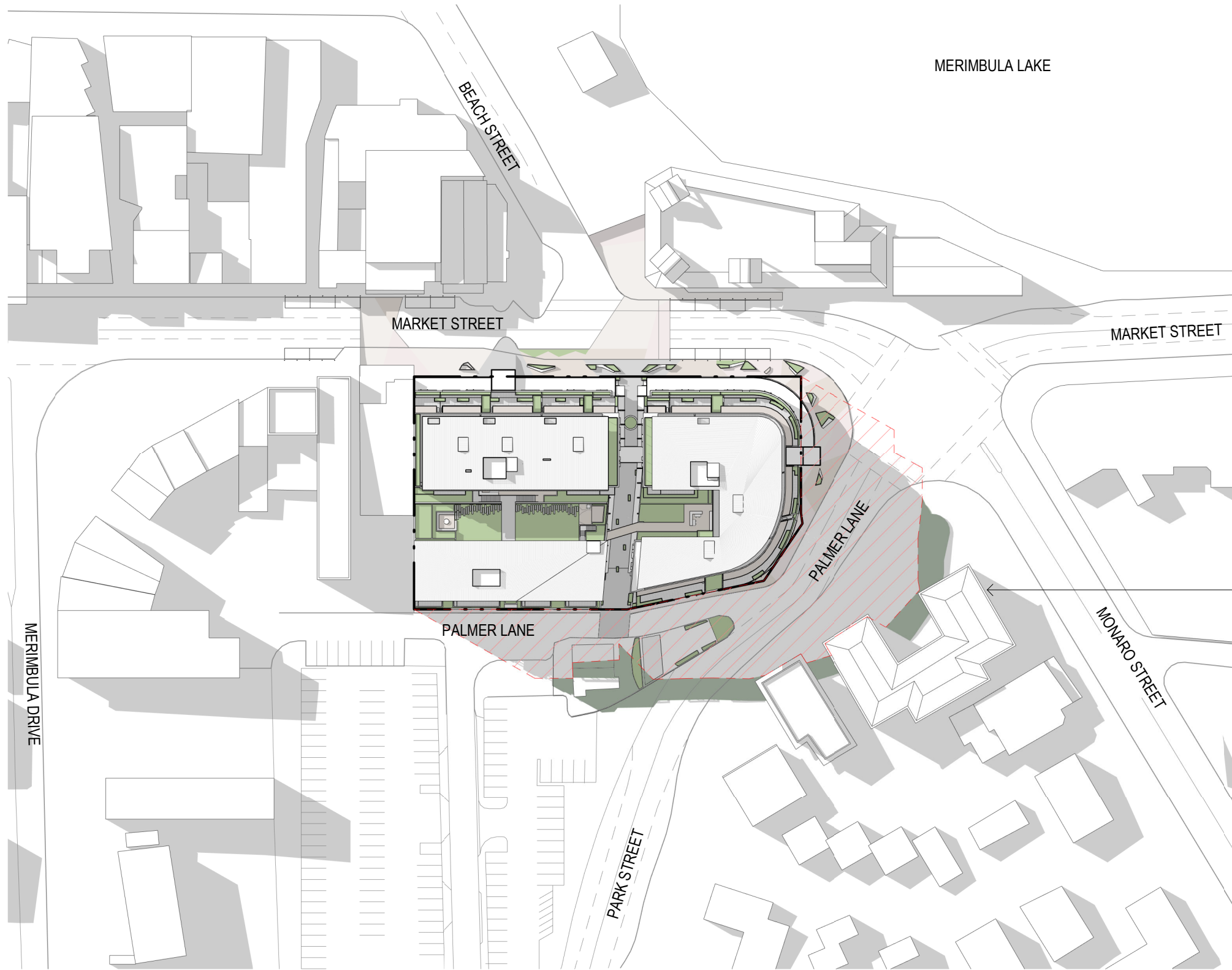
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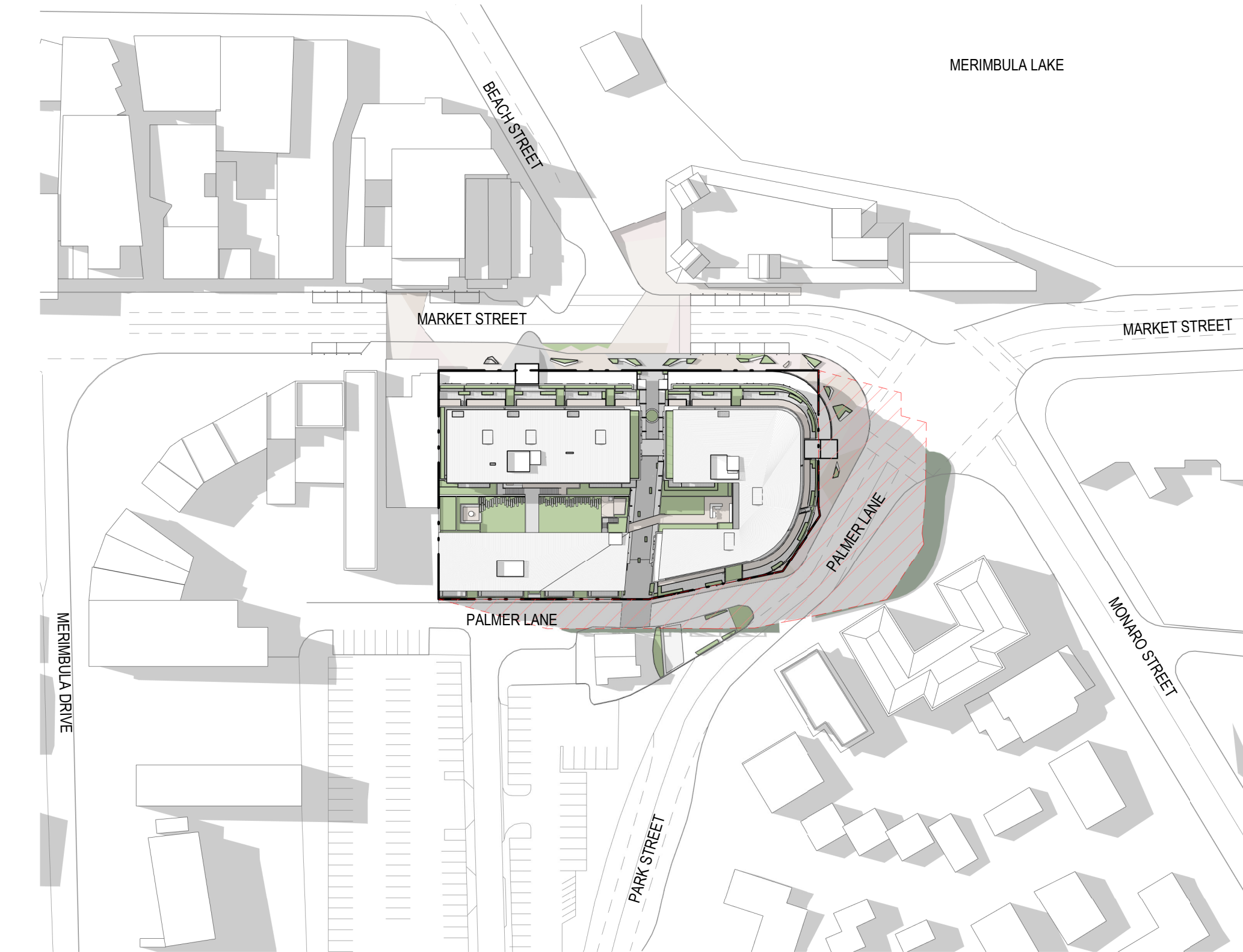


1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM - PROPOSED**
1 : 1000 @ A1

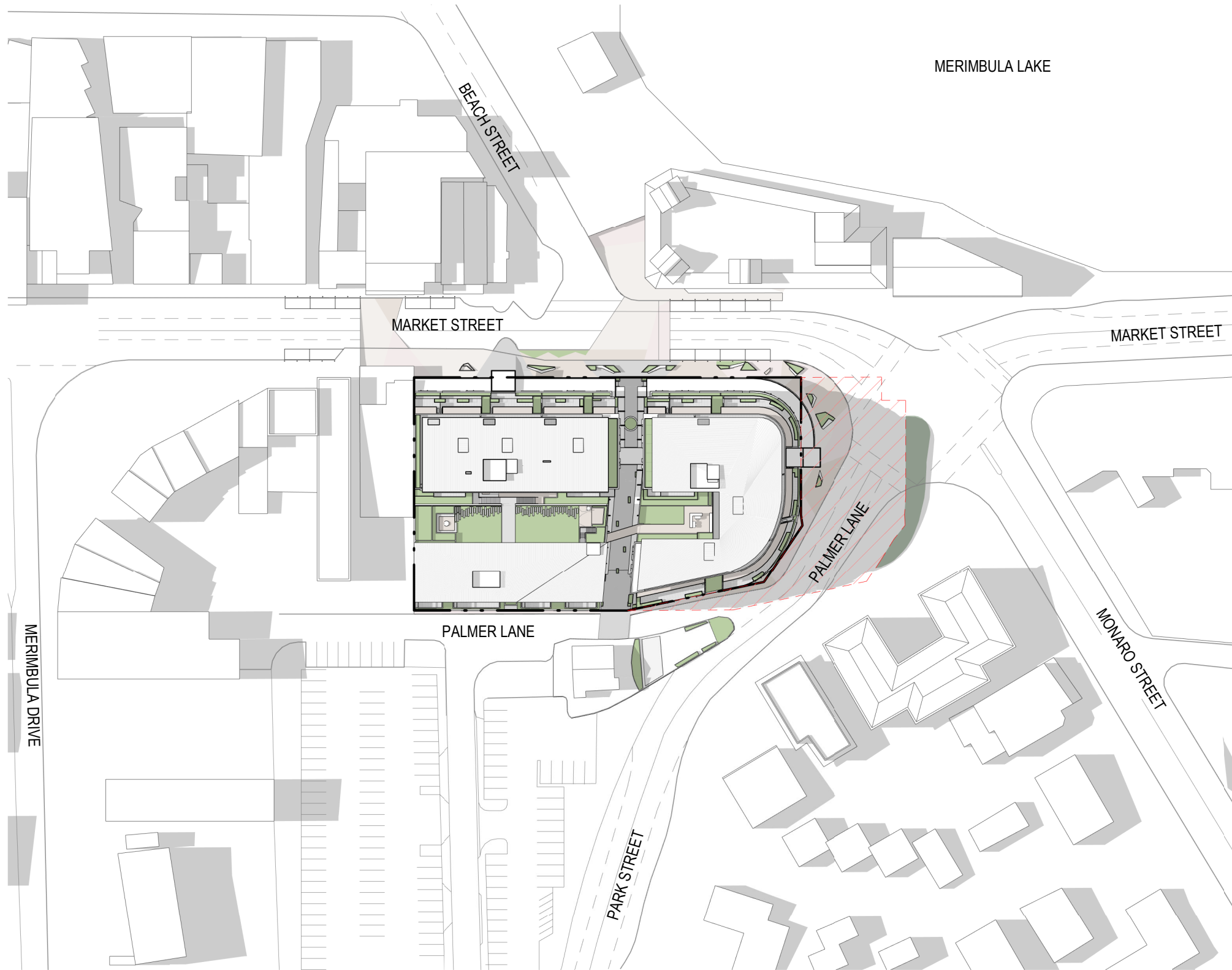


2 **SHADOW STUDY PLAN - WINTER SOLSTICE - 10AM - PROPOSED**
1 : 1000 @ A1

ALL OF 1-3 MONARO STREET UNITS
RECEIVES A MINIMUM OF 3 HOURS OF
SOLAR ACCESS TO THE NORTH
EASTERN FACADE WITH THE MAJORITY
OF OVERSHADOWING BEING ON THE
GROUND FLOOR CAR PARK. REFER TO
SUN EYE VIEWS FOR FURTHER
DETAILS.



3 **SHADOW STUDY PLAN - WINTER SOLSTICE - 11AM - PROPOSED**
1 : 1000 @ A1



4 **SHADOW STUDY PLAN - WINTER SOLSTICE - 12PM - PROPOSED**
1 : 1000 @ A1

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STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

1:2000 @ A3 0 20m 50m
1:1000 @ A1

DRAWING NOTES

LEGEND

- SHADOW FROM COMPLIMENT ENVELOPE
- ADDITIONAL SHADOWS BY PROPOSED BUILDING

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

CLIENT

Merimbula Central Pty Ltd

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ARCHITECTURE / INTERIORS

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NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-401

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 1000@
A1

DATE

24.02.22

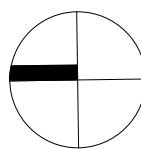
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SHADOW STUDY PLAN WINTER
SOLSTICE SHEET 1

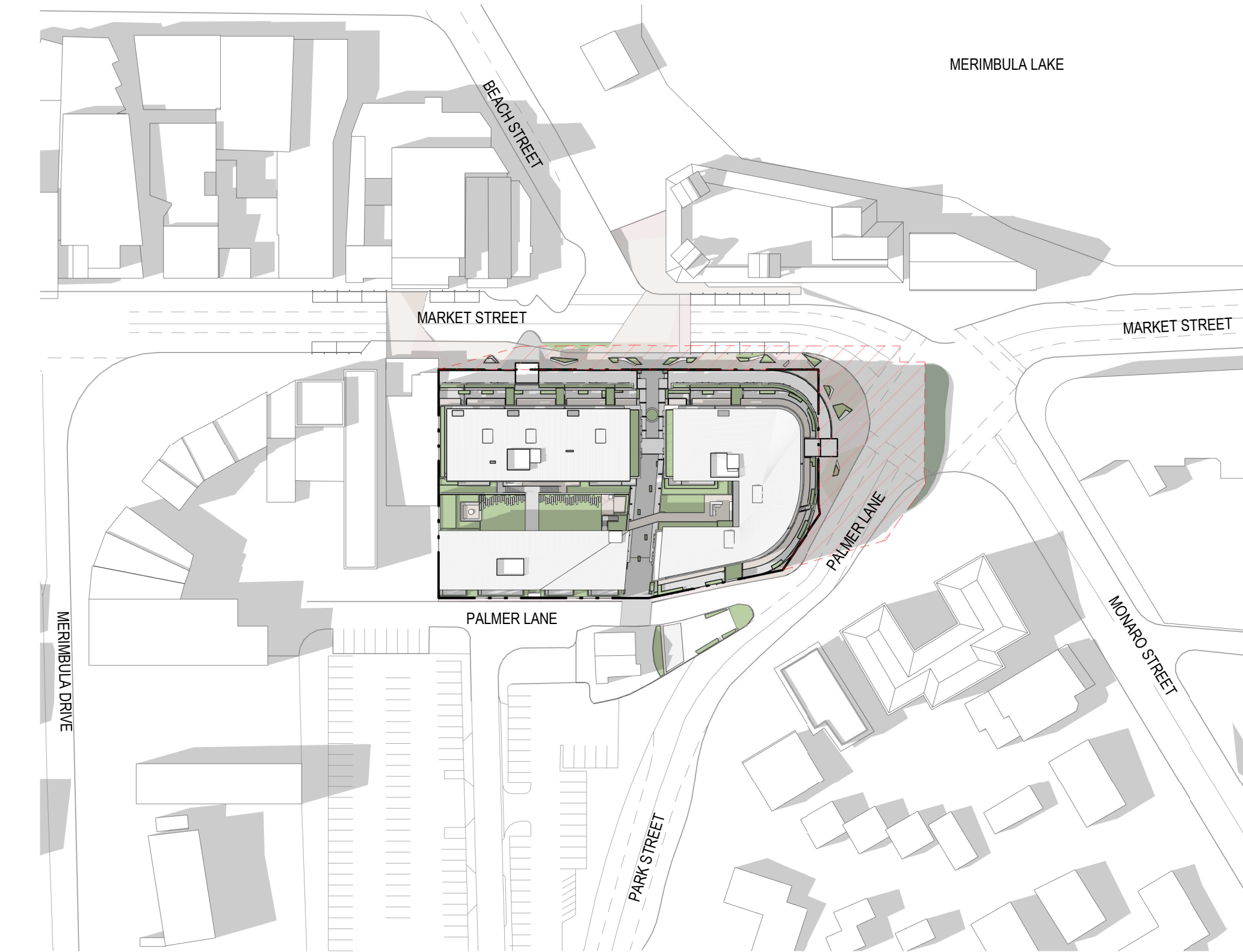
DRAWN BY

JP/DC

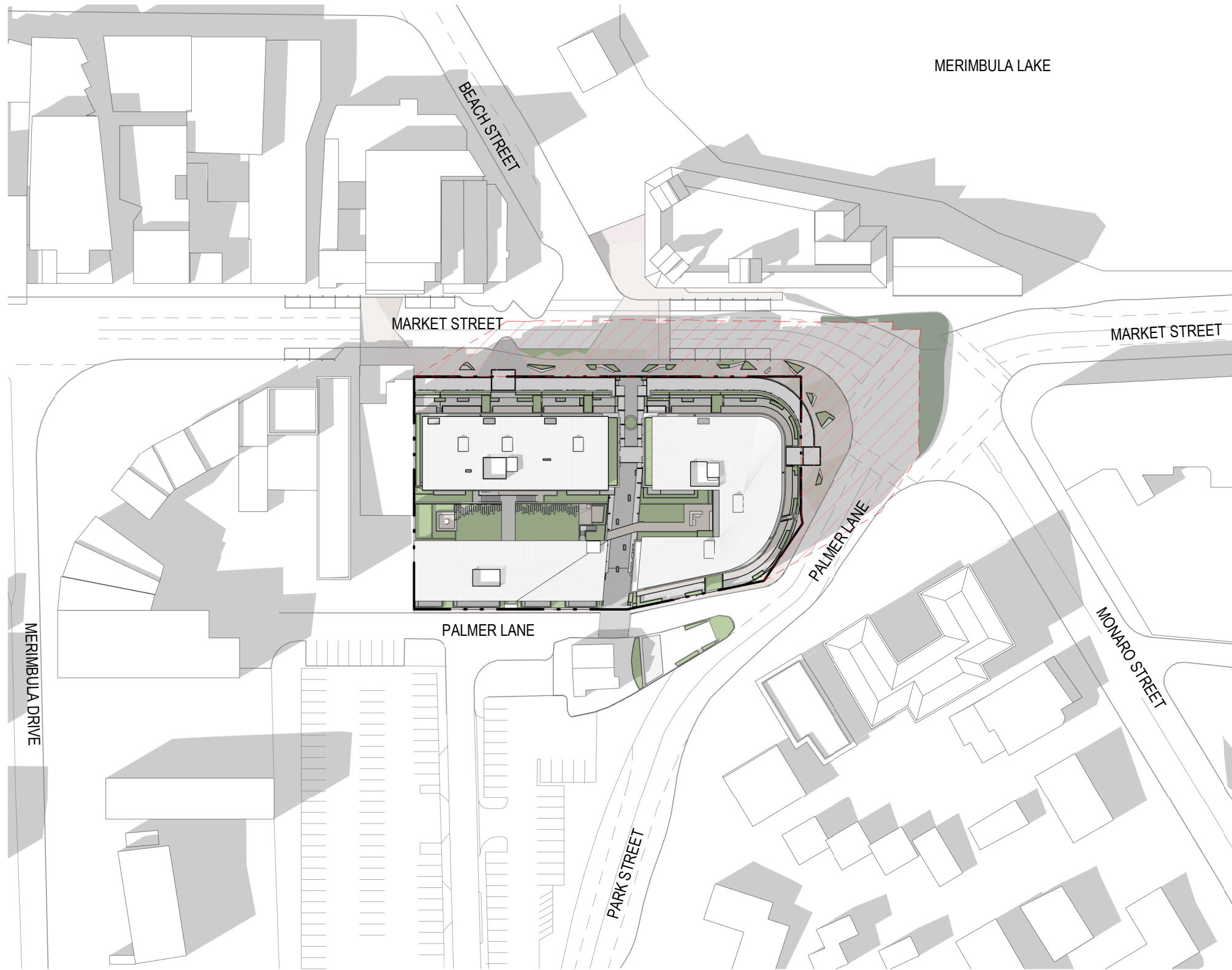
CHECKED BY

AA





1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 1PM - PROPOSED**
1 : 1000 @ A1



2 **SHADOW STUDY PLAN - WINTER SOLSTICE - 2PM - PROPOSED**
1 : 1000 @ A1



3 **SHADOW STUDY PLAN - WINTER SOLSTICE - 3PM - PROPOSED**
1 : 1000 @ A1

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GRAPHIC SCALE

1:2000 @ A3 0 20m 50m
1:1000 @ A1

DRAWING NOTES

LEGEND

- SHADOW FROM COMPLIMENT ENVELOPE
- ADDITIONAL SHADOWS BY PROPOSED BUILDING

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-402

ISSUE

A

JOB NO.

SPU-1912

SCALE

1 : 1000@
A1

DATE

24.02.22

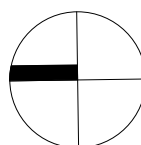
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SHADOW STUDY PLAN WINTER
SOLSTICE SHEET 2

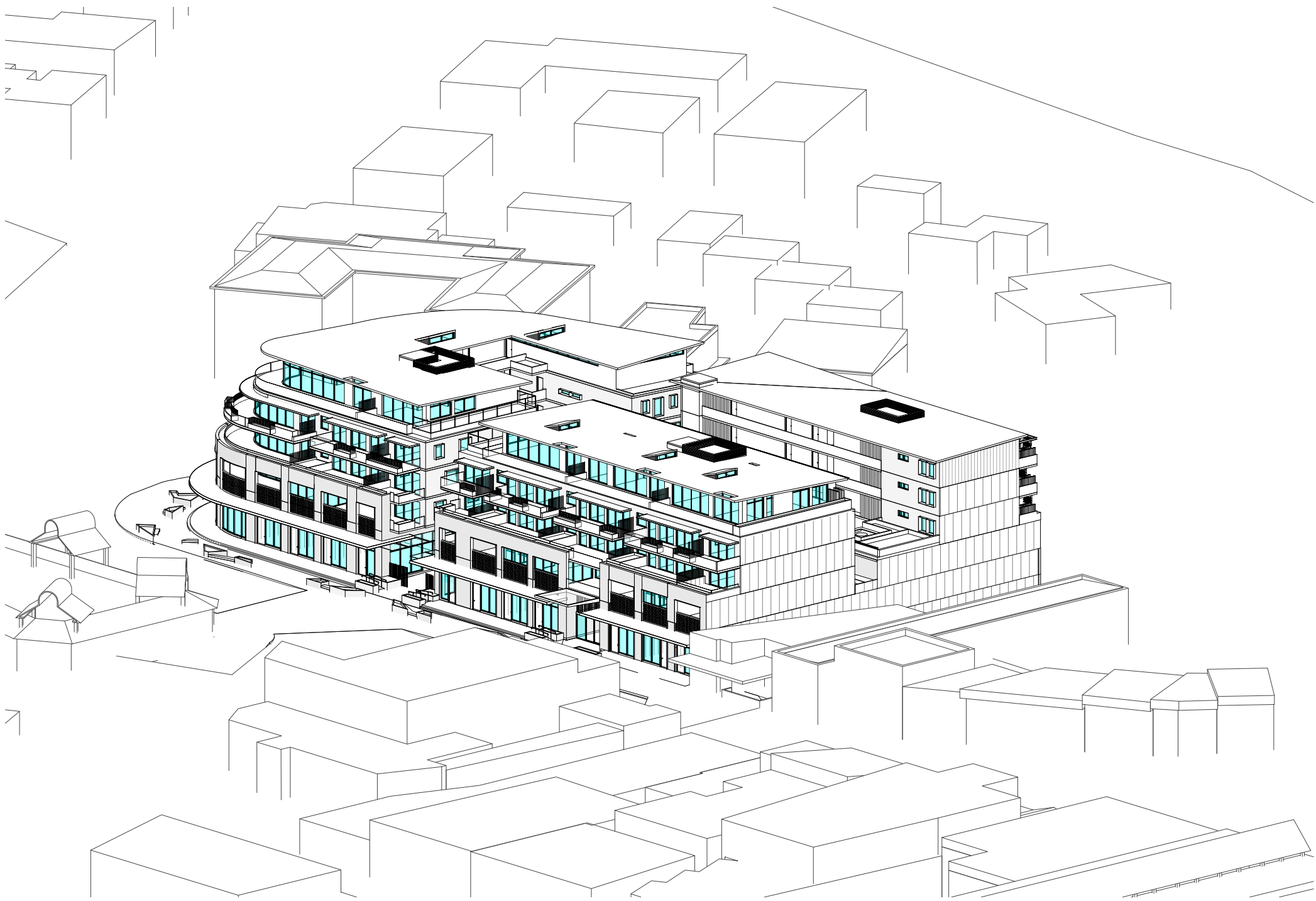
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JP/DC

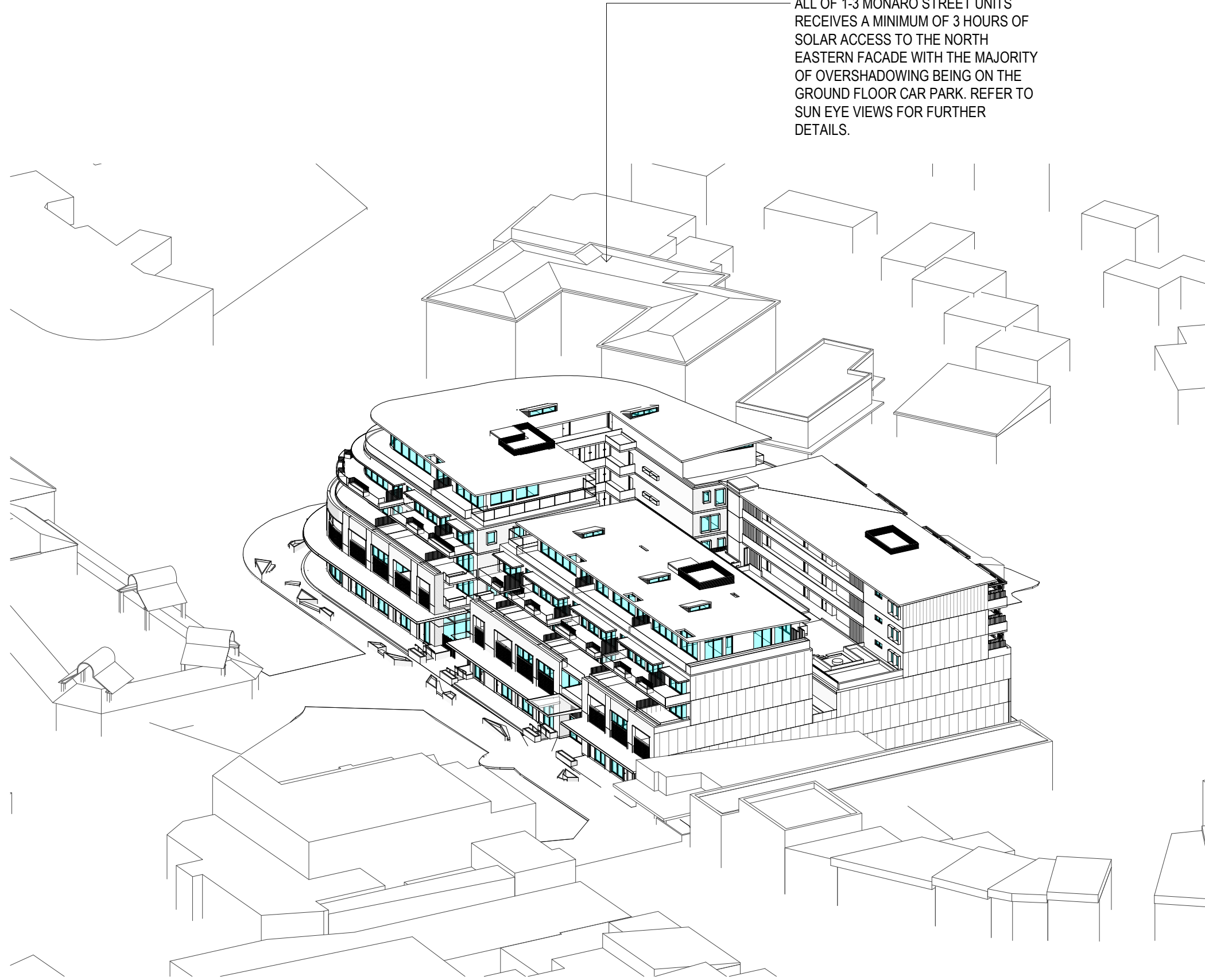
CHECKED BY

AA

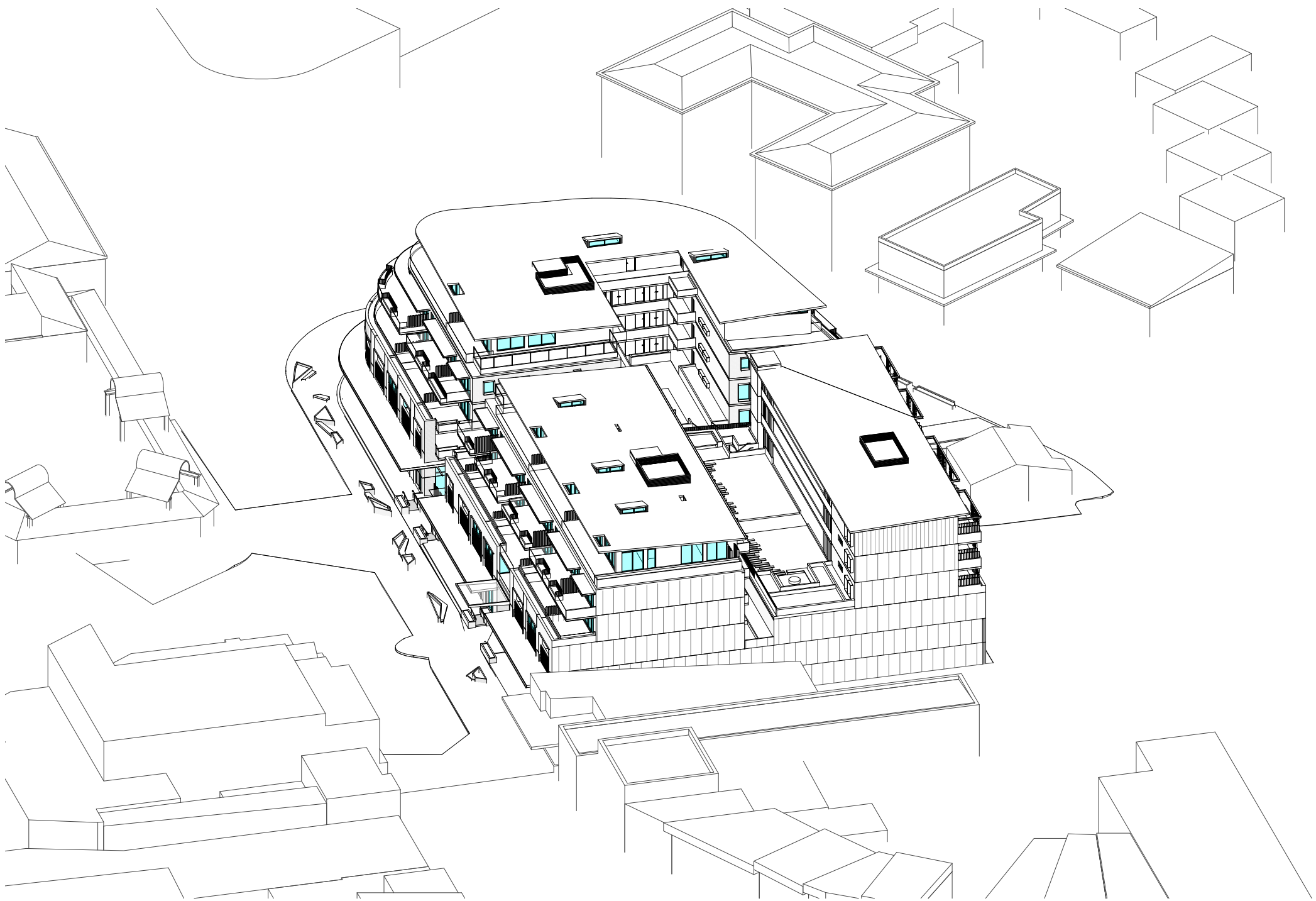




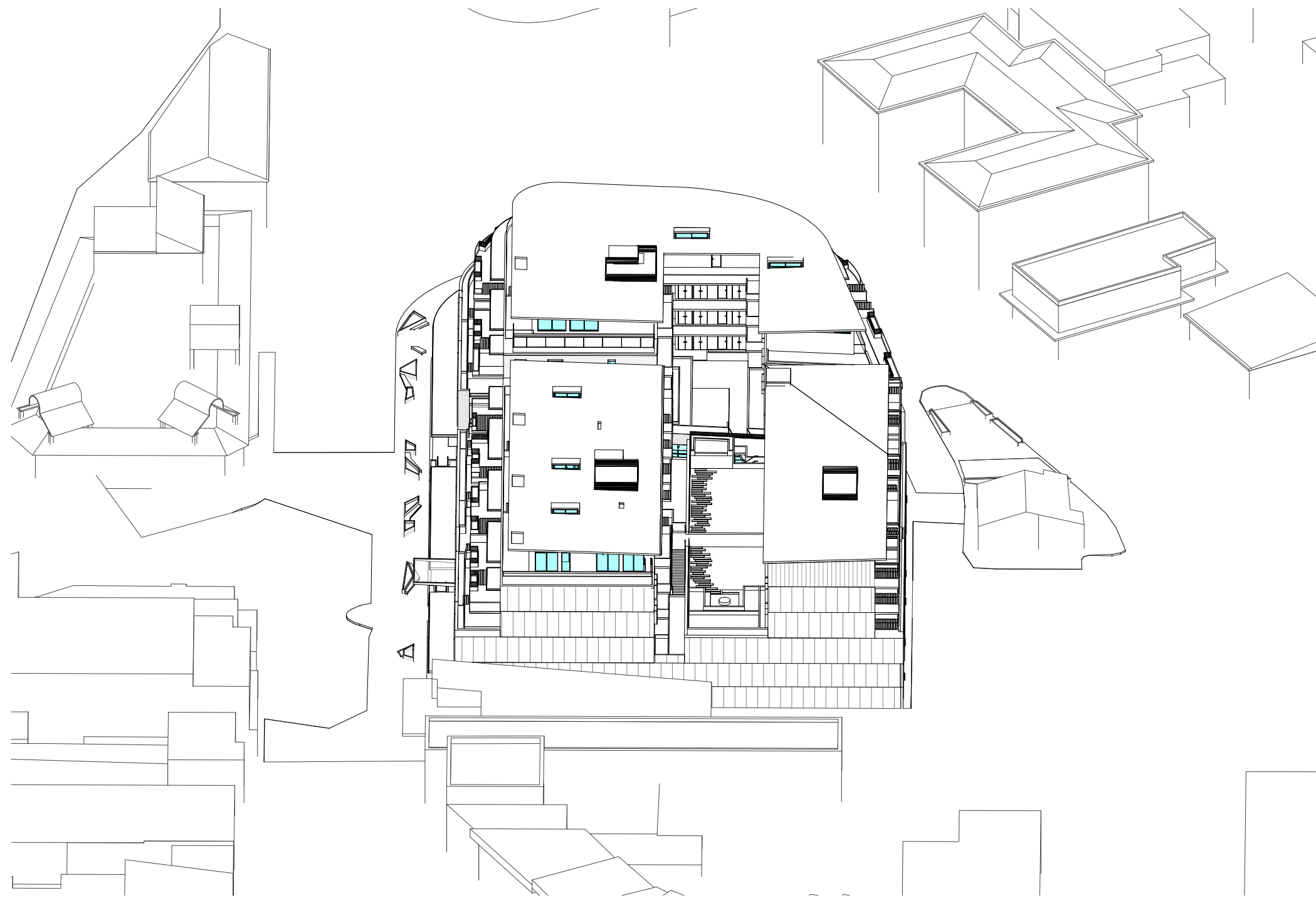
1 **SUN'S EYE VIEW - WINTER SOLSTICE - 9AM**



2 **SUN'S EYE VIEW - WINTER SOLSTICE - 10AM**



3 **SUN'S EYE VIEW - WINTER SOLSTICE - 11AM**



4 **SUN'S EYE VIEW - WINTER SOLSTICE - 12PM**

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STATUS

DEVELOPMENT APPLICATION

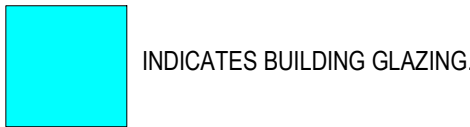
Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

SUN'S EYE VIEW LEGEND:



INDICATES BUILDING GLAZING.

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

CLIENT

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ABN: 24 132 554 753

NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-431

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

24.02.22

DRAWING TITLE

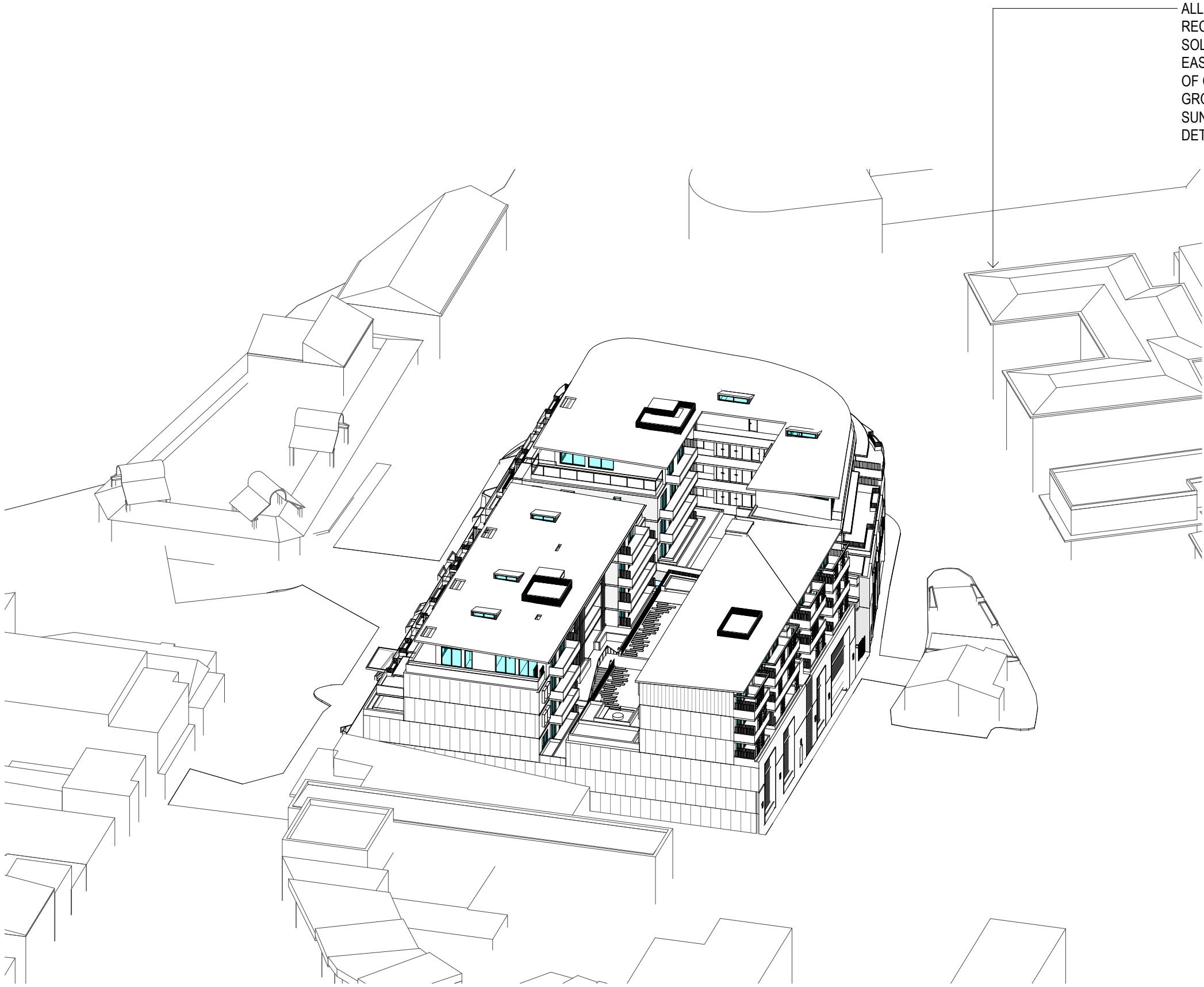
SUN'S EYE VIEW SHEET 1

DRAWN BY

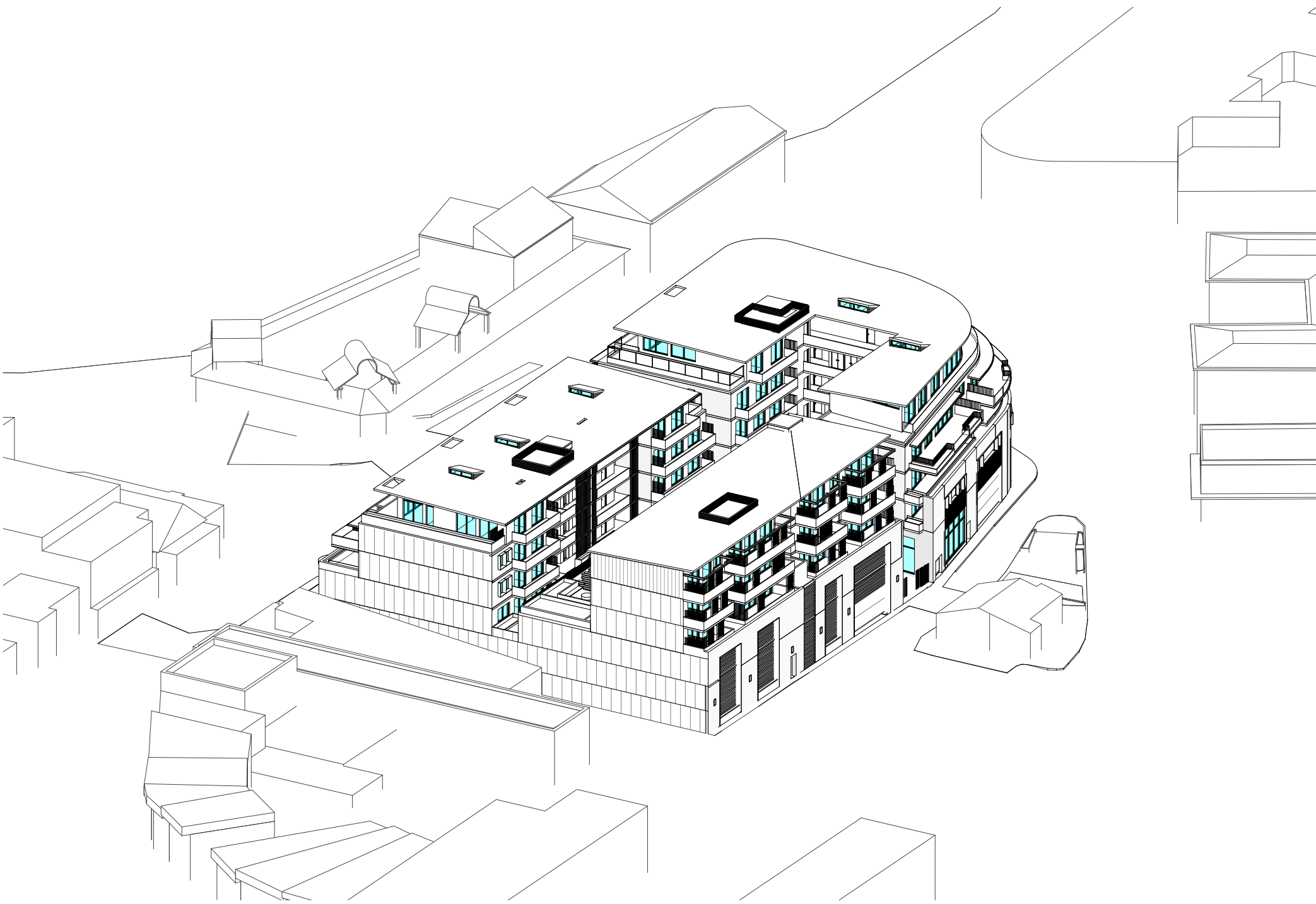
JP/DC

CHECKED BY

AA



ALL OF 1-3 MONARO STREET UNITS
RECEIVES A MINIMUM OF 3 HOURS OF
SOLAR ACCESS TO THE NORTH
EASTERN FACADE WITH THE MAJORITY
OF OVERSHADOWING BEING ON THE
GROUND FLOOR CAR PARK. REFER TO
SUN EYE VIEWS FOR FURTHER
DETAILS.



1 **SUN'S EYE VIEW - WINTER SOLSTICE - 1PM**

2 **SUN'S EYE VIEW - WINTER SOLSTICE - 2PM**



3 **SUN'S EYE VIEW - WINTER SOLSTICE - 3PM**

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GRAPHIC SCALE

NOT TO SCALE

DRAWING NOTES

SUN'S EYE VIEW LEGEND:

INDICATES BUILDING GLAZING.

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-432

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

24.02.22

DRAWING TITLE

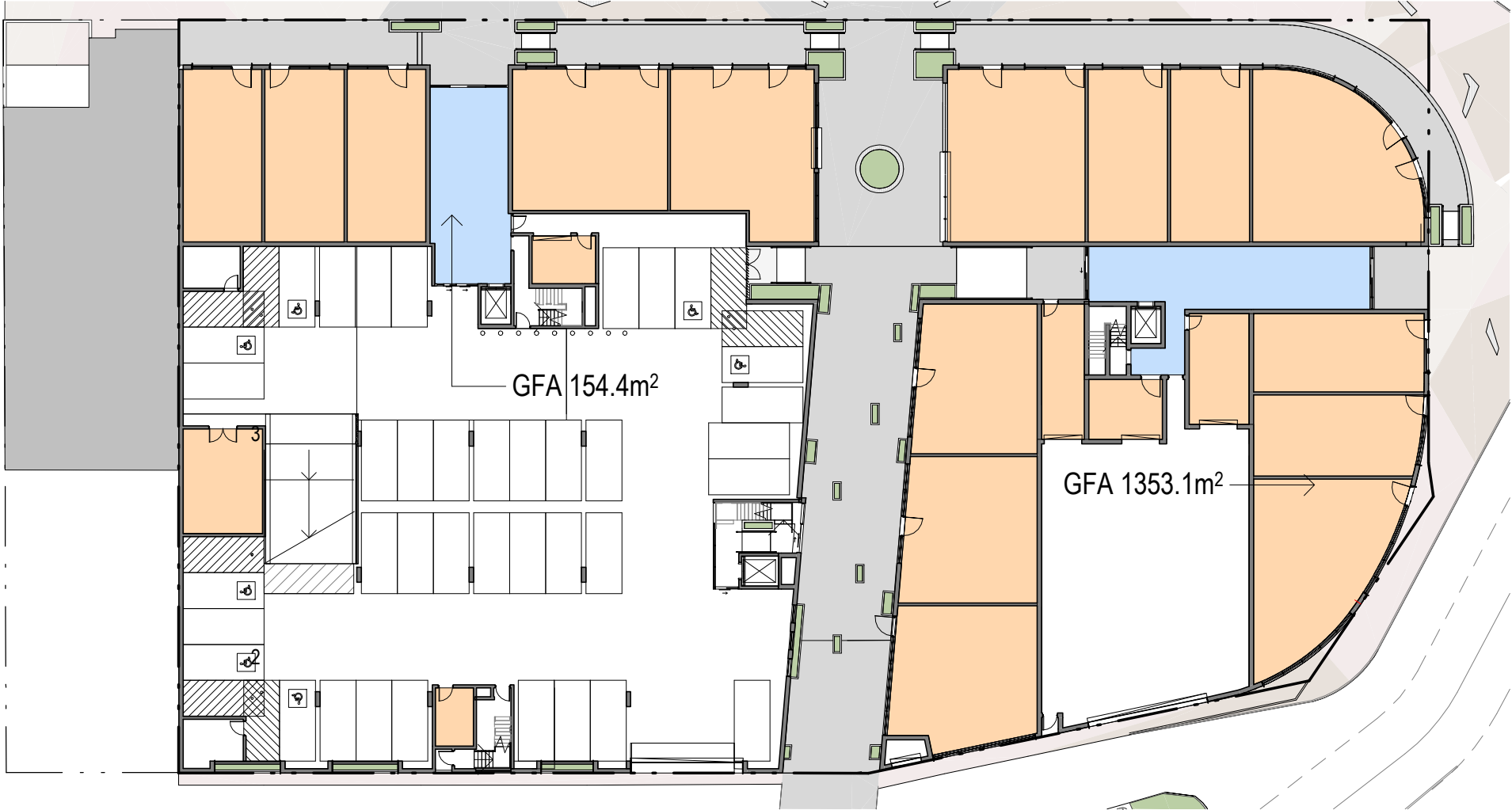
SUN'S EYE VIEW SHEET 2

DRAWN BY

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CHECKED BY

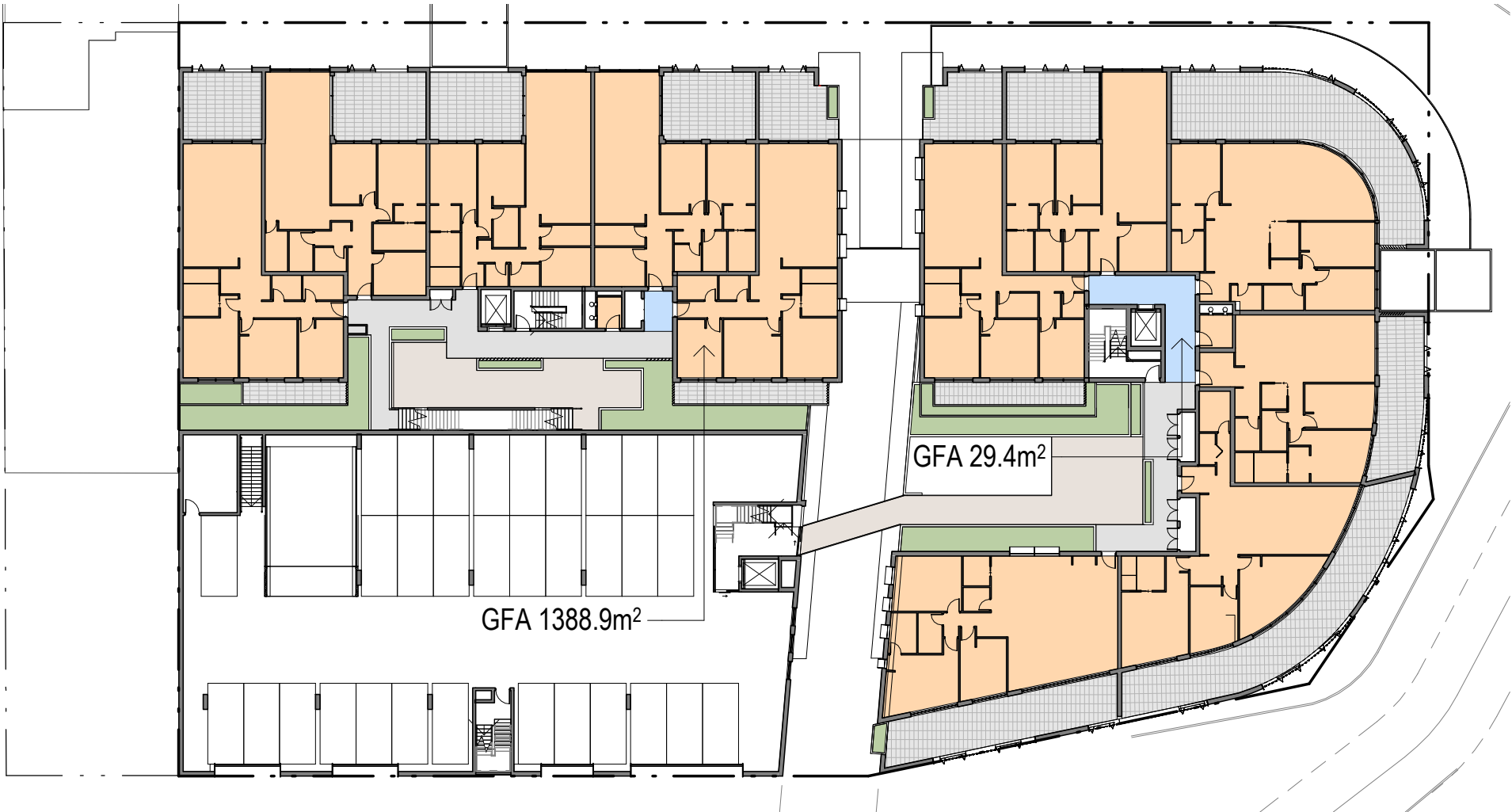
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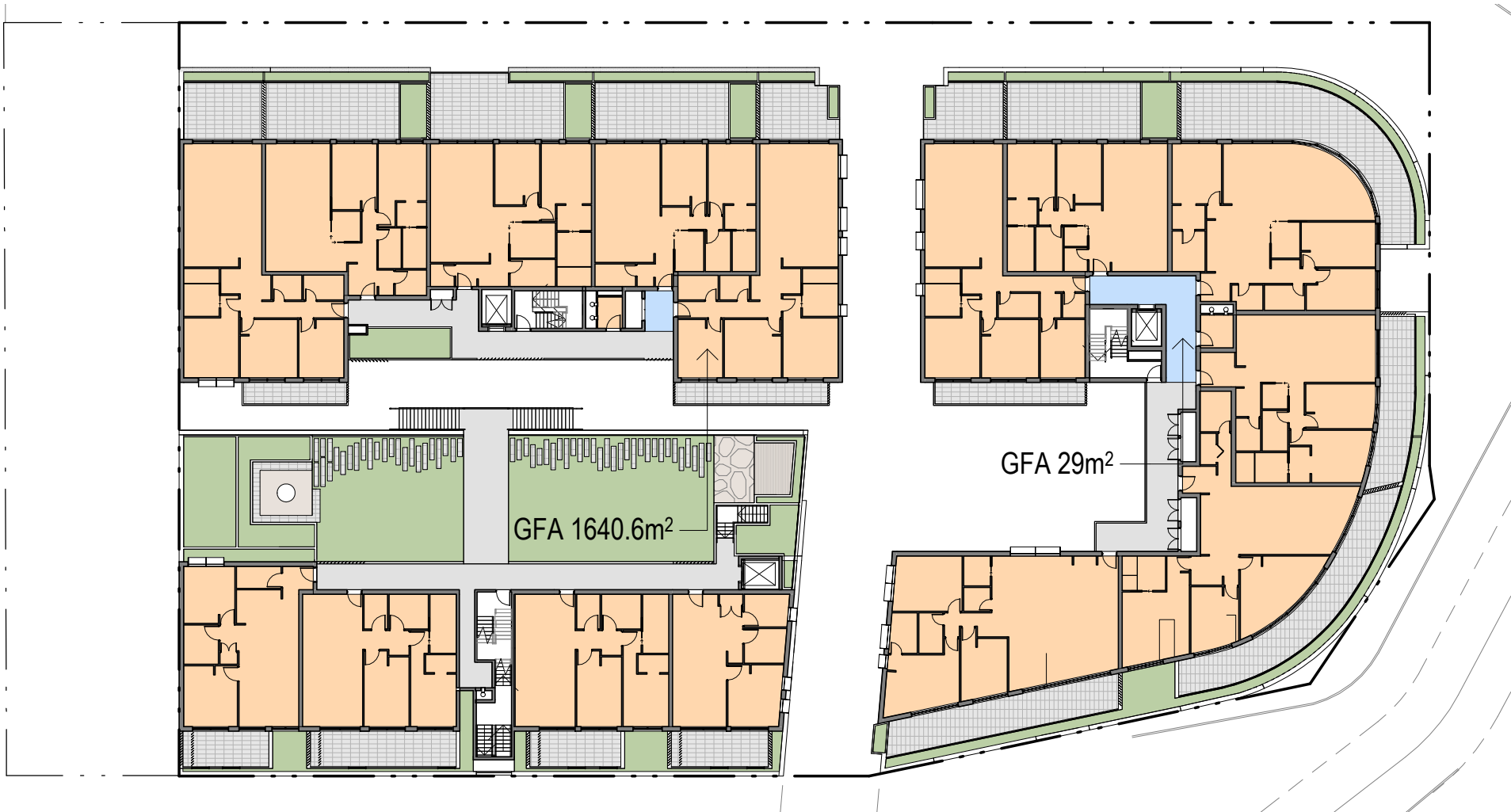
1 **GFA GROUND LEVEL**
1: 400 @ A1



2 **GFA UPPER GROUND LEVEL**
1: 400 @ A1



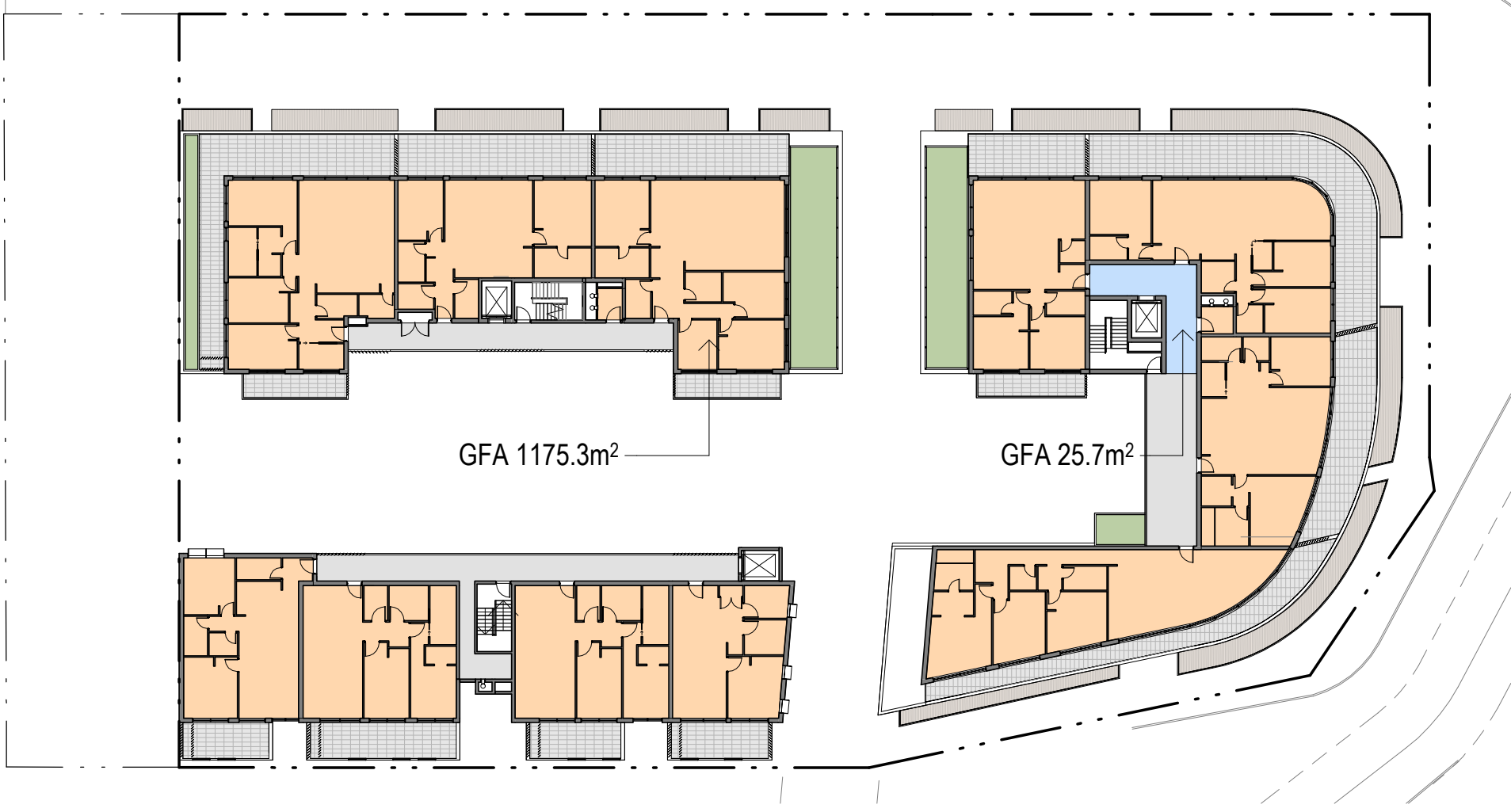
3 **GFA LEVEL 1**
1: 400 @ A1



4 **GFA LEVEL 2**
1: 400 @ A1



5 **GFA LEVEL 3**
1: 400 @ A1



6 **GFA LEVEL 4**
1: 400 @ A1

LEGEND
INTERNAL GFA
CORRIDOR GFA

GROSS FLOOR AREA SCHEDULE

LEVELS	TOTAL GFA (m ²)
GROUND LEVEL	1507.5
UPPER GROUND LEVEL	0
LEVEL 1	1418.3
LEVEL 2	1669.6
LEVEL 3	1668.7
LEVEL 4	1201
TOTAL	7465.1 (m²)

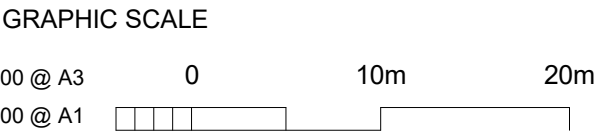
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DRAWING NOTES

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

CLIENT
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
29-33 MARKET STREET

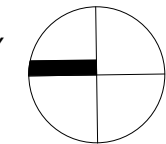
29-33 MARKET STREET, MERIMBULA
NSW 2548

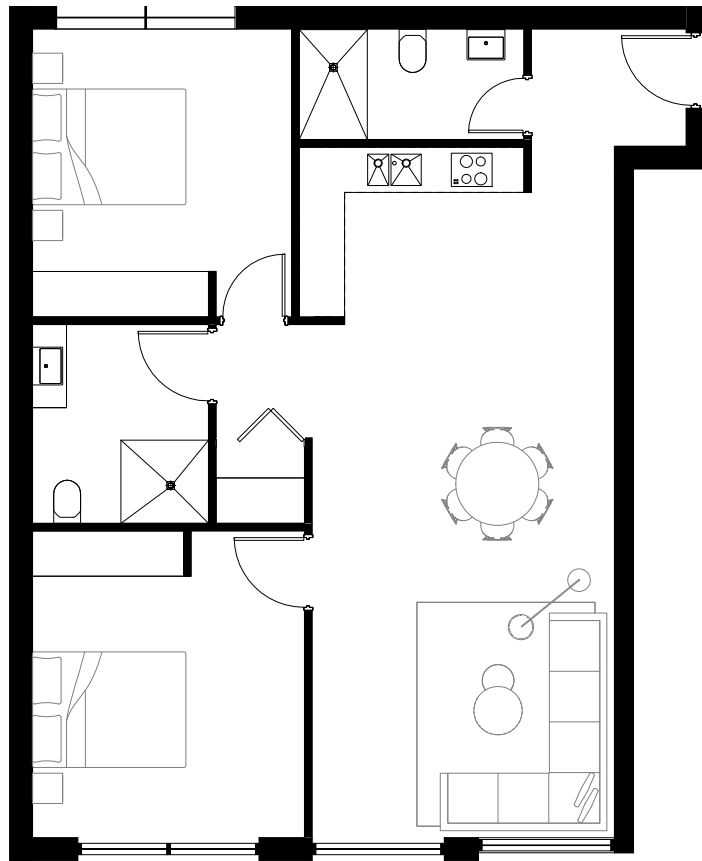
DRAWING NO. **DA-501** ISSUE **A**

JOB NO. SPU-1912 SCALE 1: 400@ A1 DATE 24.02.22

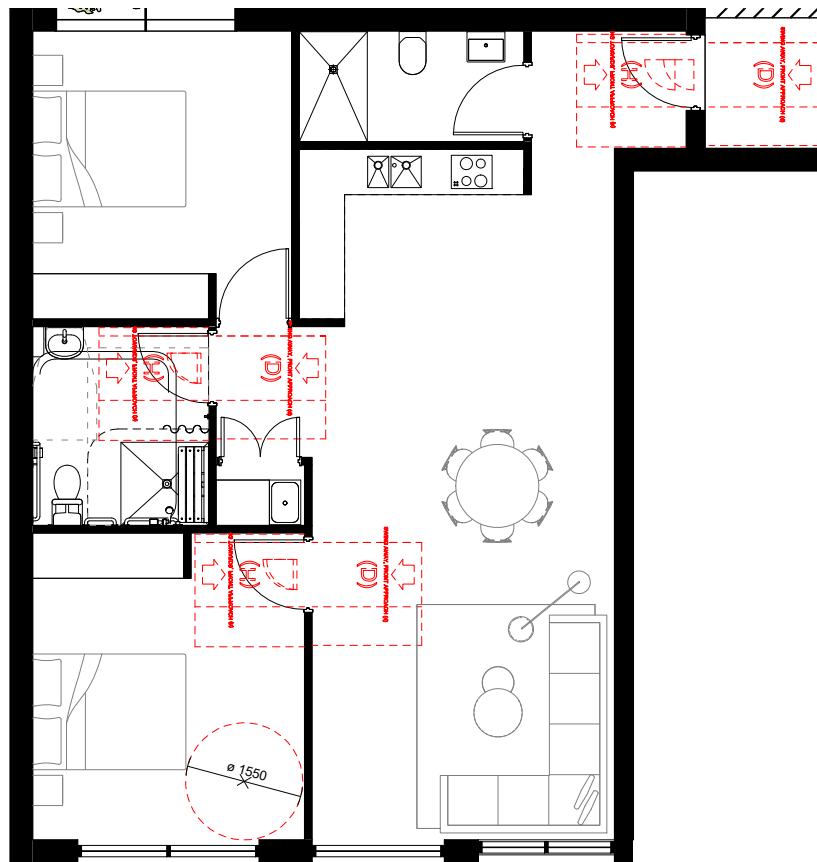
DRAWING TITLE
GROSS FLOOR AREA CALCULATIONS

DRAWN BY JP/DC CHECKED BY AA

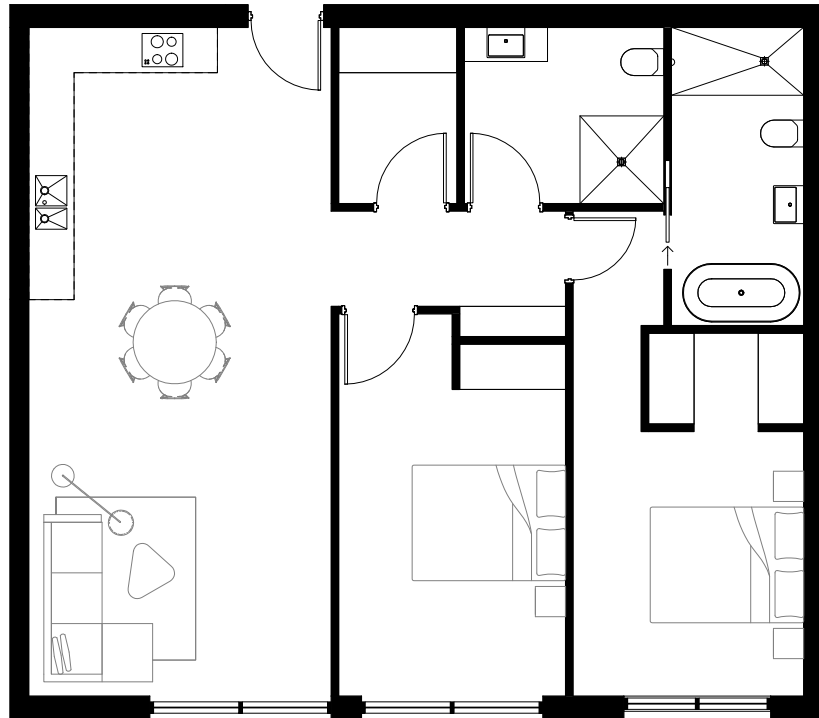




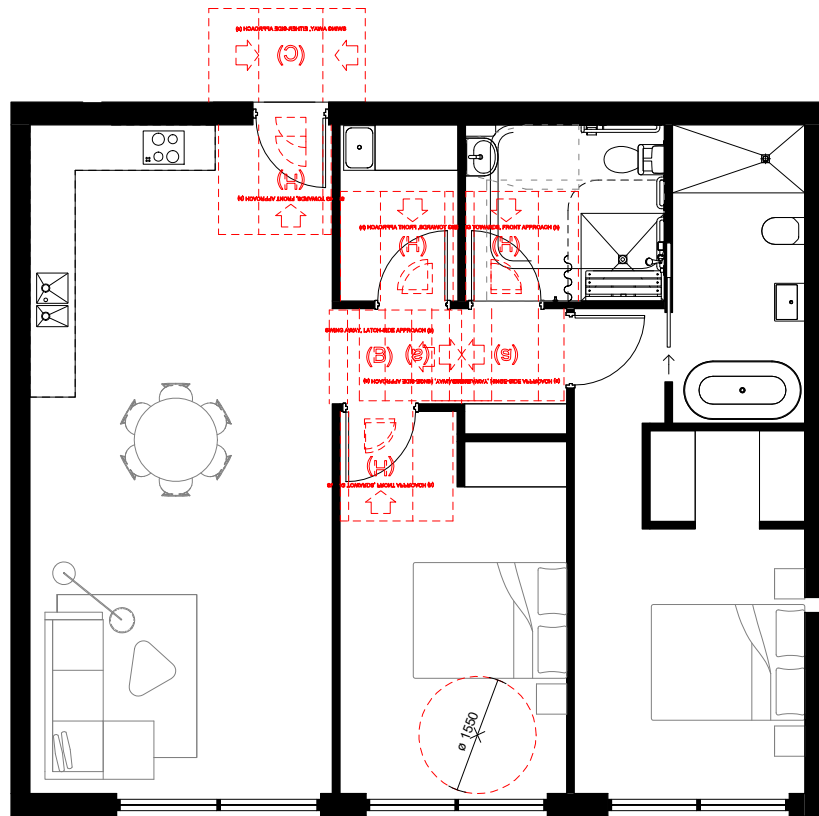
1 **PRE-ADAPTABLE UNIT LAYOUT - 3 BED**
1: 50 @ A1



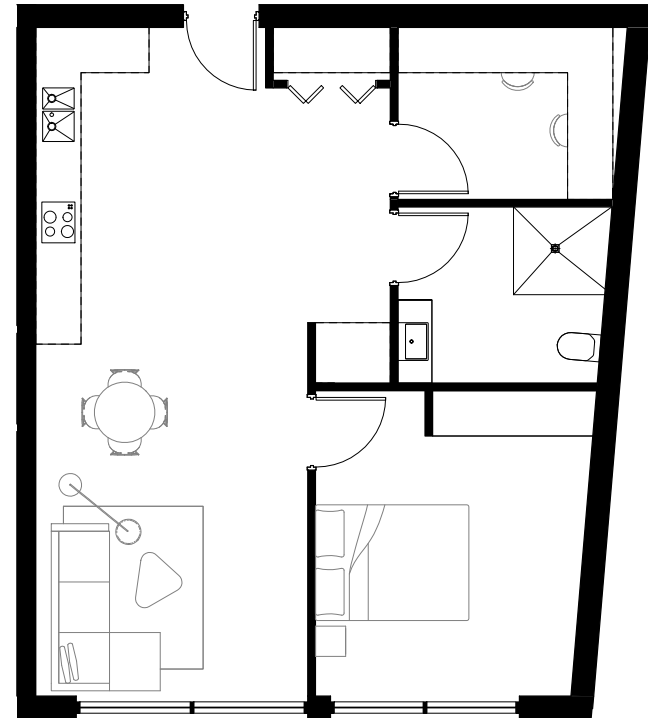
4 **POST-ADAPTED UNIT LAYOUT - 3 BED**
1: 50 @ A1



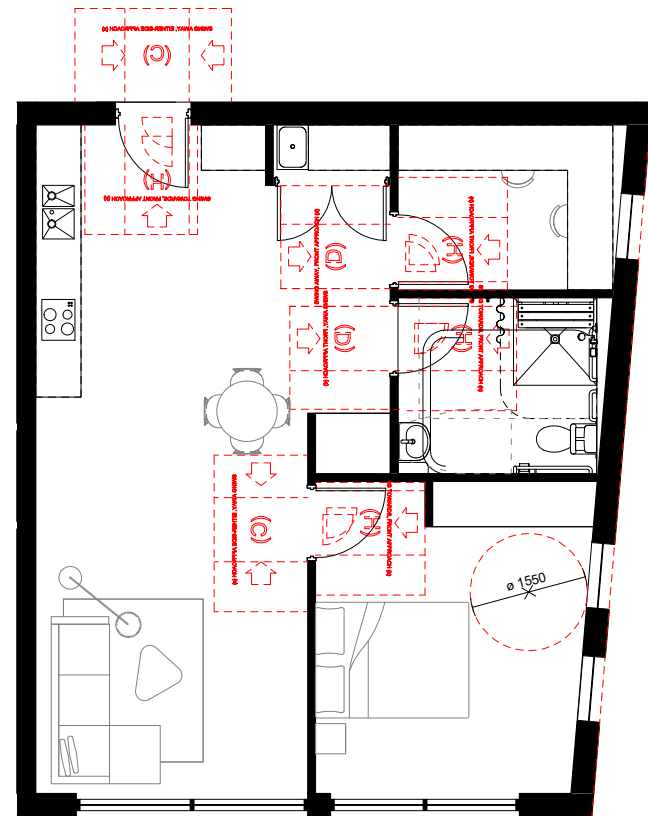
2 **PRE-ADAPTABLE UNIT LAYOUT - 2 BED**
1: 50 @ A1



5 **POST-ADAPTED UNIT LAYOUT - 2 BED**
1: 50 @ A1



3 **PRE-ADAPTABLE UNIT LAYOUT - 1 BED**
1: 50 @ A1



6 **POST-ADAPTED UNIT LAYOUT - 1 BED**
1: 50 @ A1

STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

1:100 @ A3 0 1000 2000
1:50 @ A1

DRAWING NOTES

NOTE:

ADAPTABLE UNITS TO AS 1428.1 & AS4299.

ALL PLUMBING FOR ADAPTABLE UNITS TO BE ALLOWED FOR DURING CONSTRUCTION & CAPPED OFF & SEALED FOR FUTURE USE.

TOTAL = 10 ADAPTABLE UNITS TOTAL

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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NOMINATED ARCHITECT
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PROJECT
29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-541 A

JOB NO. SCALE DATE
SPU-1912 1: 50@ A1 24.02.22

DRAWING TITLE
ADAPTABLE UNIT LAYOUT

DRAWN BY CHECKED BY
JP/DC AA



STATUS

DEVELOPMENT APPLICATION

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GRAPHIC SCALE

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DRAWING NOTES

A	24.02.22	DEVELOPMENT APPLICATION
ISS	DATE	PURPOSE OF ISSUE

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NOMINATED ARCHITECT

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17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-551

JOB NO.

SPU-1912

ISSUE

A

SCALE

N.T.S.

DATE

24.02.22

DRAWING TITLE

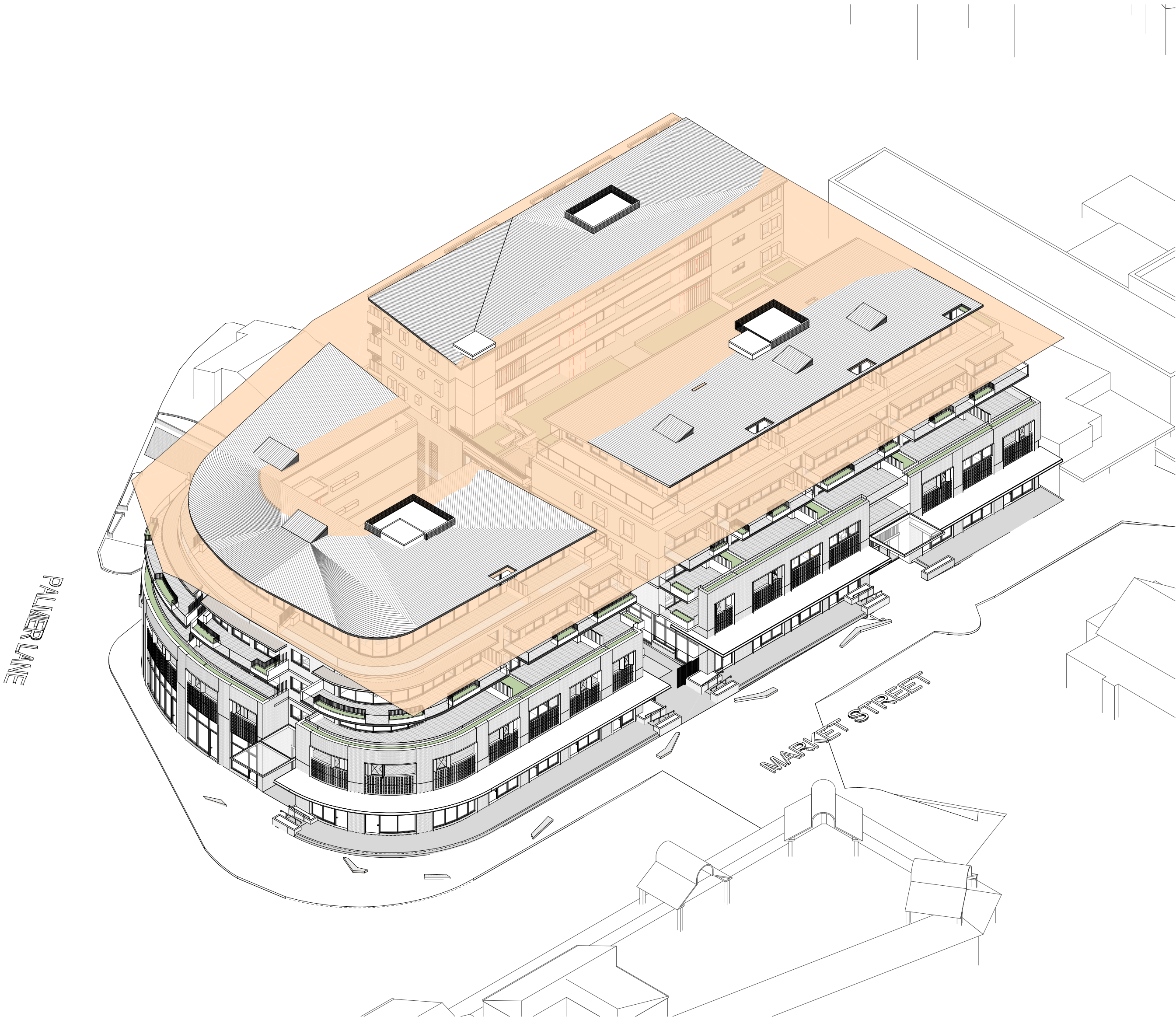
BUILDING HEIGHT PLANE DIAGRAM

DRAWN BY

JP/DC

CHECKED BY

AA

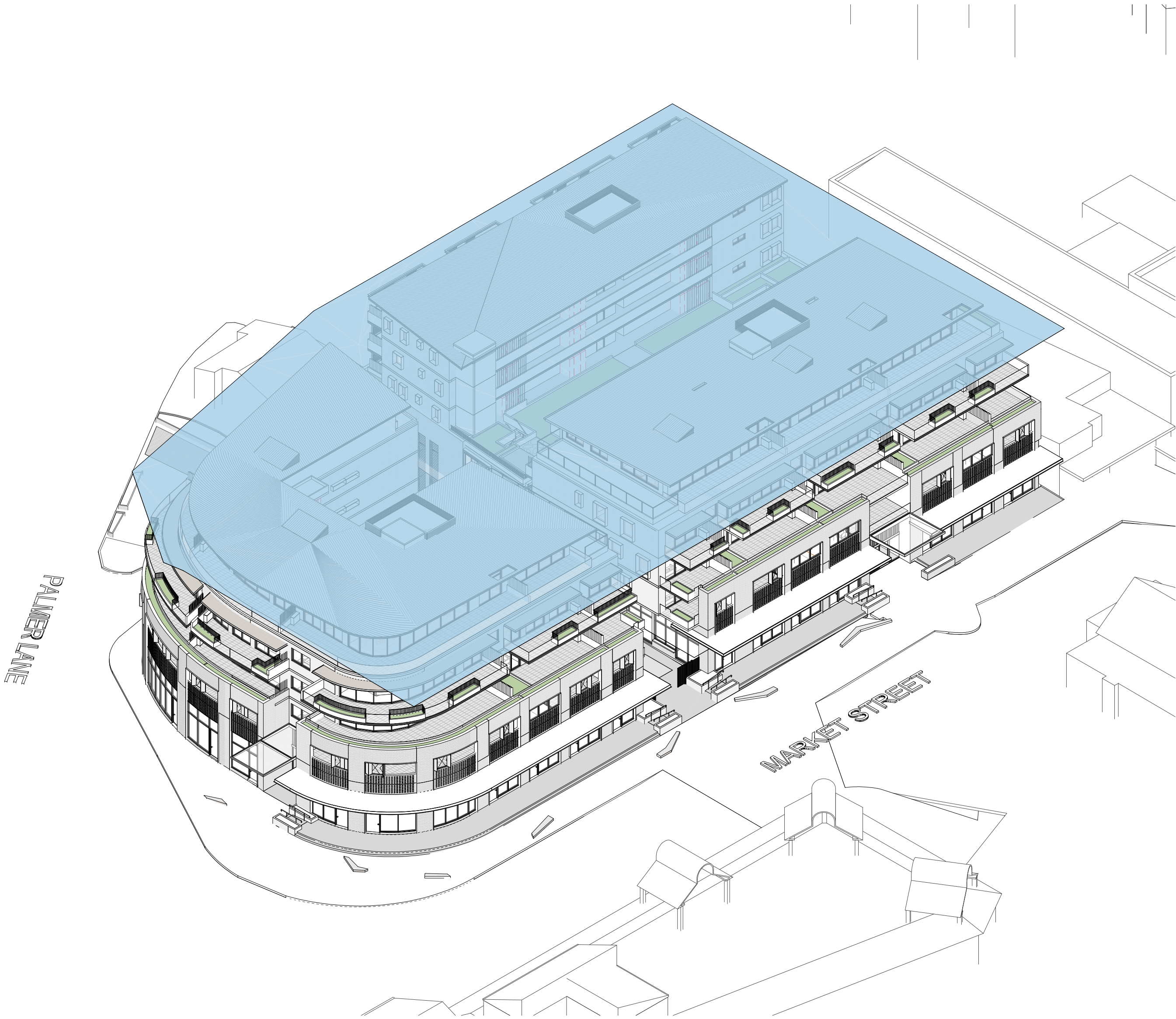


1

BUILDING HEIGHT PLANE DIAGRAM

18m HEIGHT PLANE

18m HEIGHT PLANE WITH MINOR HEIGHT PLANE BREACHES BY ROOF ARTICULATION

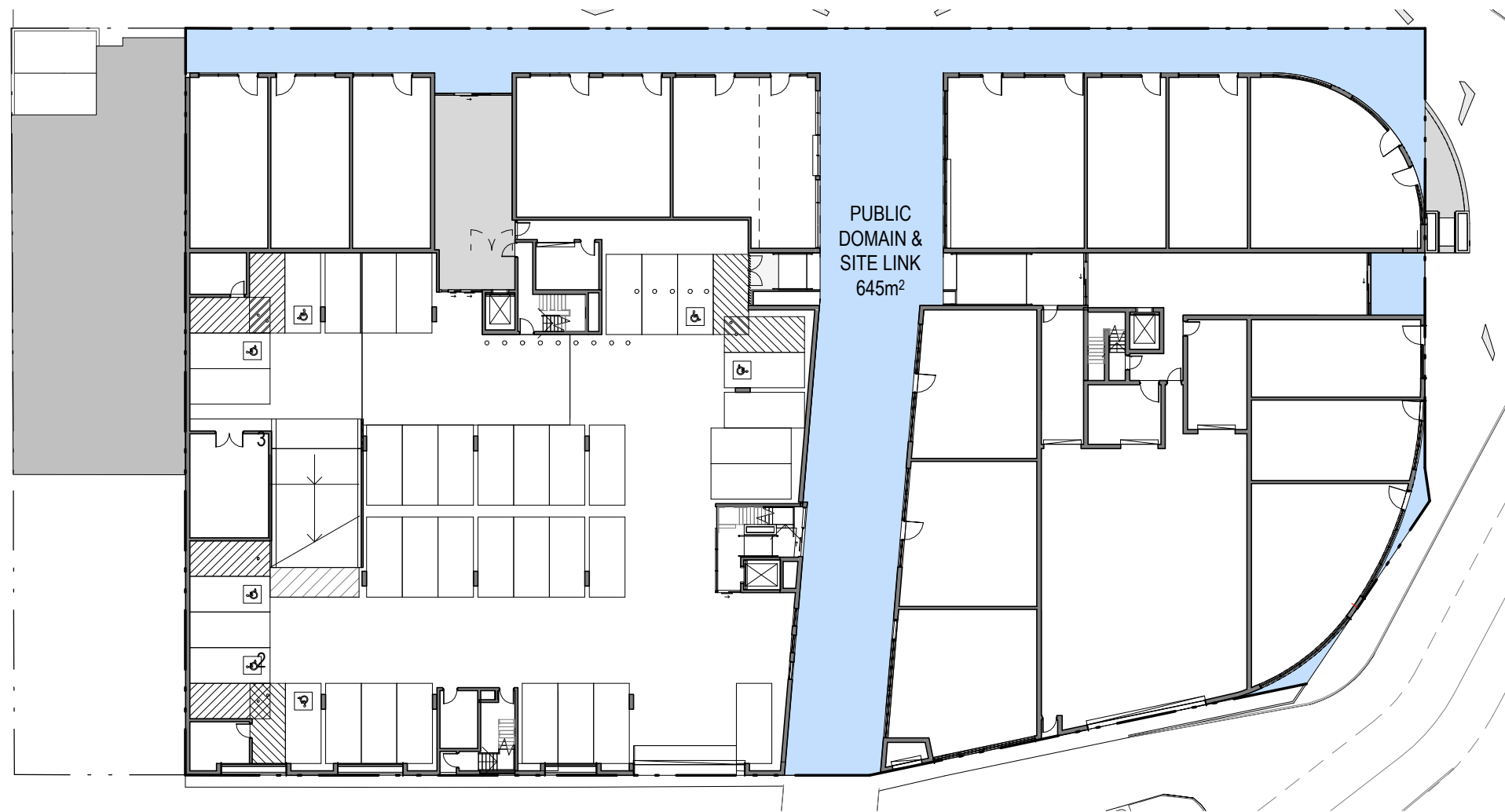


2

BUILDING HEIGHT PLANE DIAGRAM +1m

18m HEIGHT PLANE + 1m ARTICULATION ZONE AS PER 2.7.1.3 BUILDING HEIGHT OF THE BEGA VALLEY DCP 2013 (AMENDED NOVEMBER 2019)

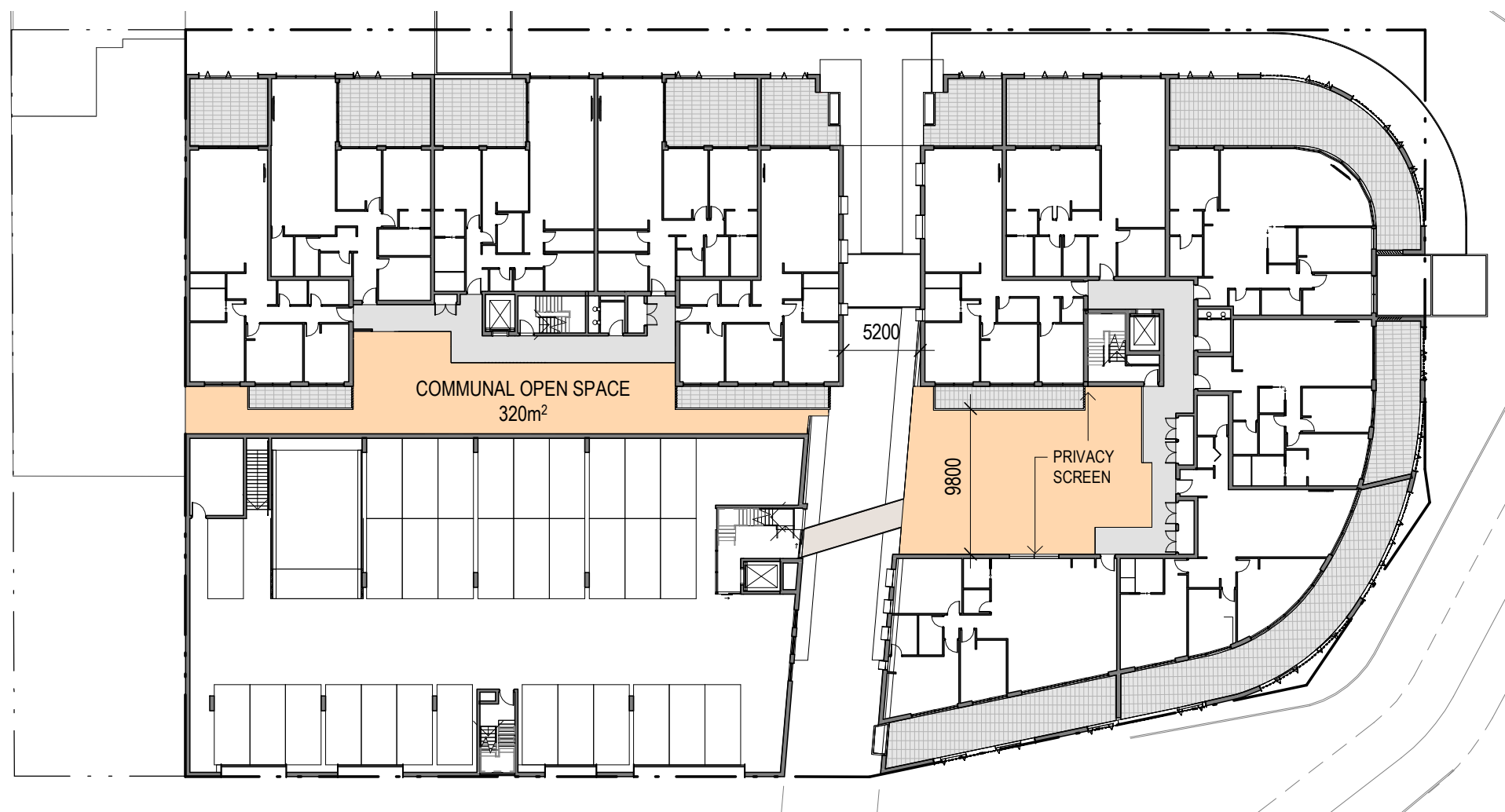
THE ROOF DOES NOT ENCROACH ABOVE THE 18m HEIGHT PLANE + 1m ARTICULATION ZONE



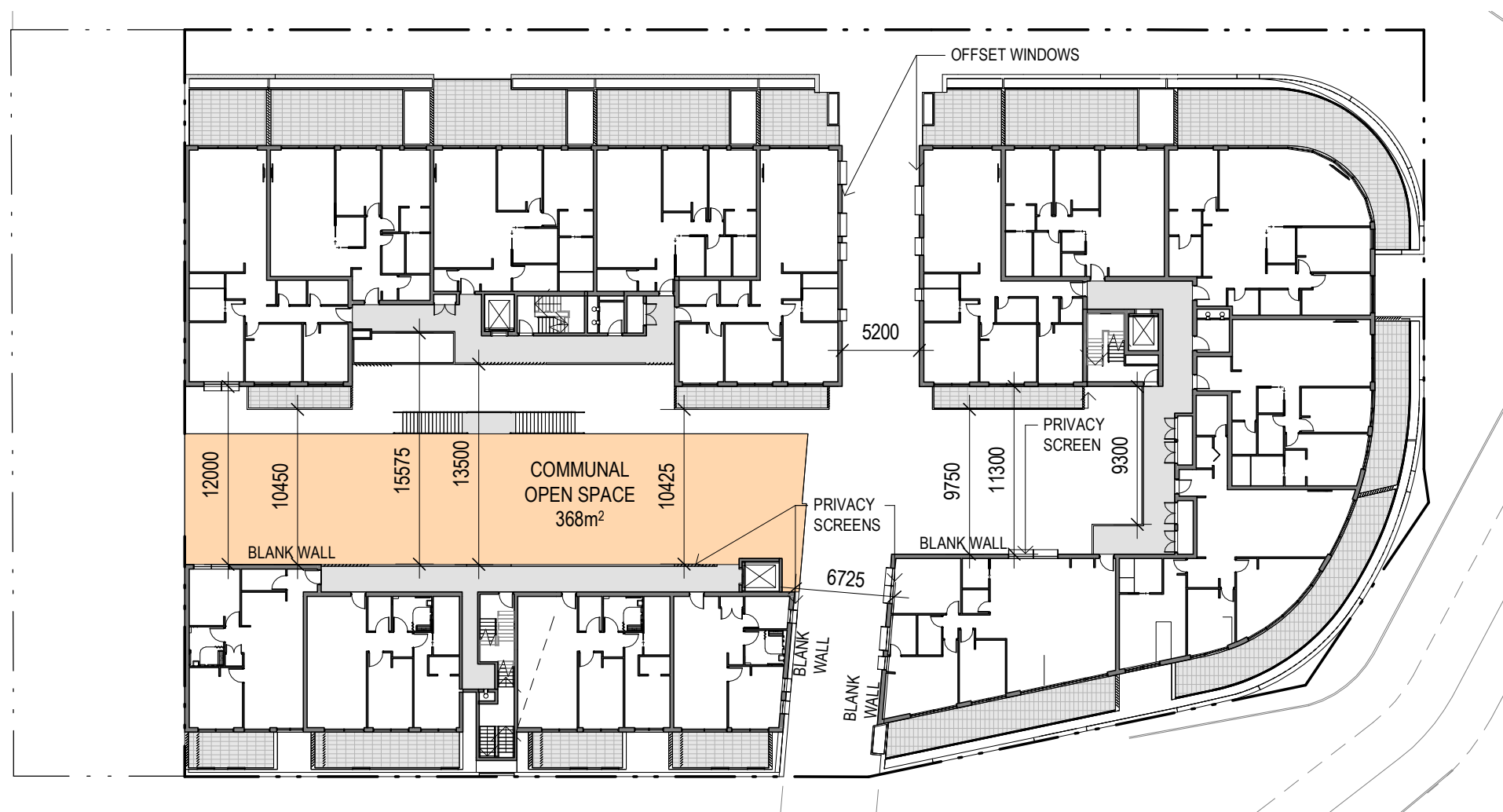
1 **BUILDING SEPERATION GROUND LEVEL**
1: 400 @ A1



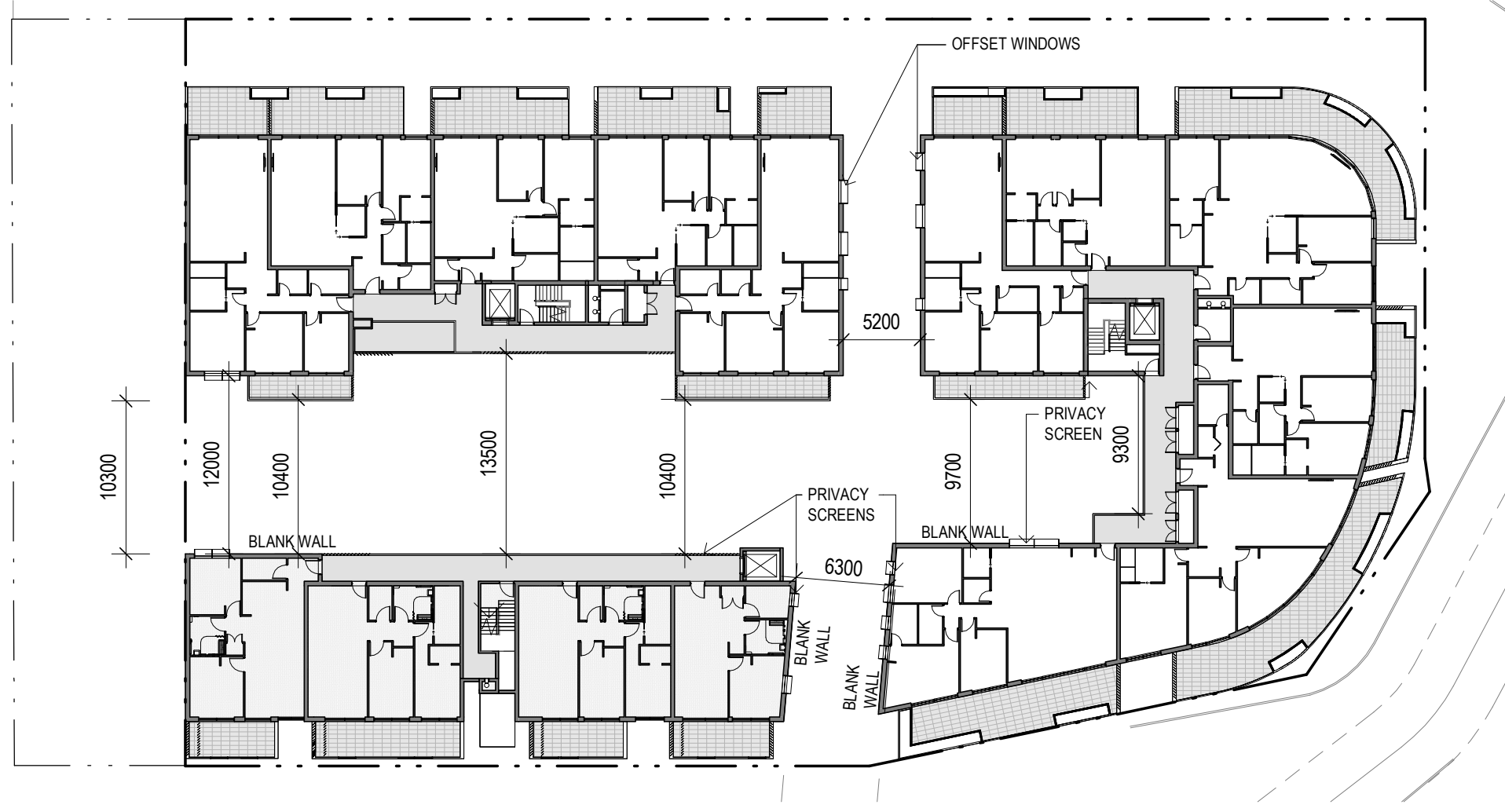
2 **BUILDING SEPERATION UPPER GROUND LEVEL**
1: 400 @ A1



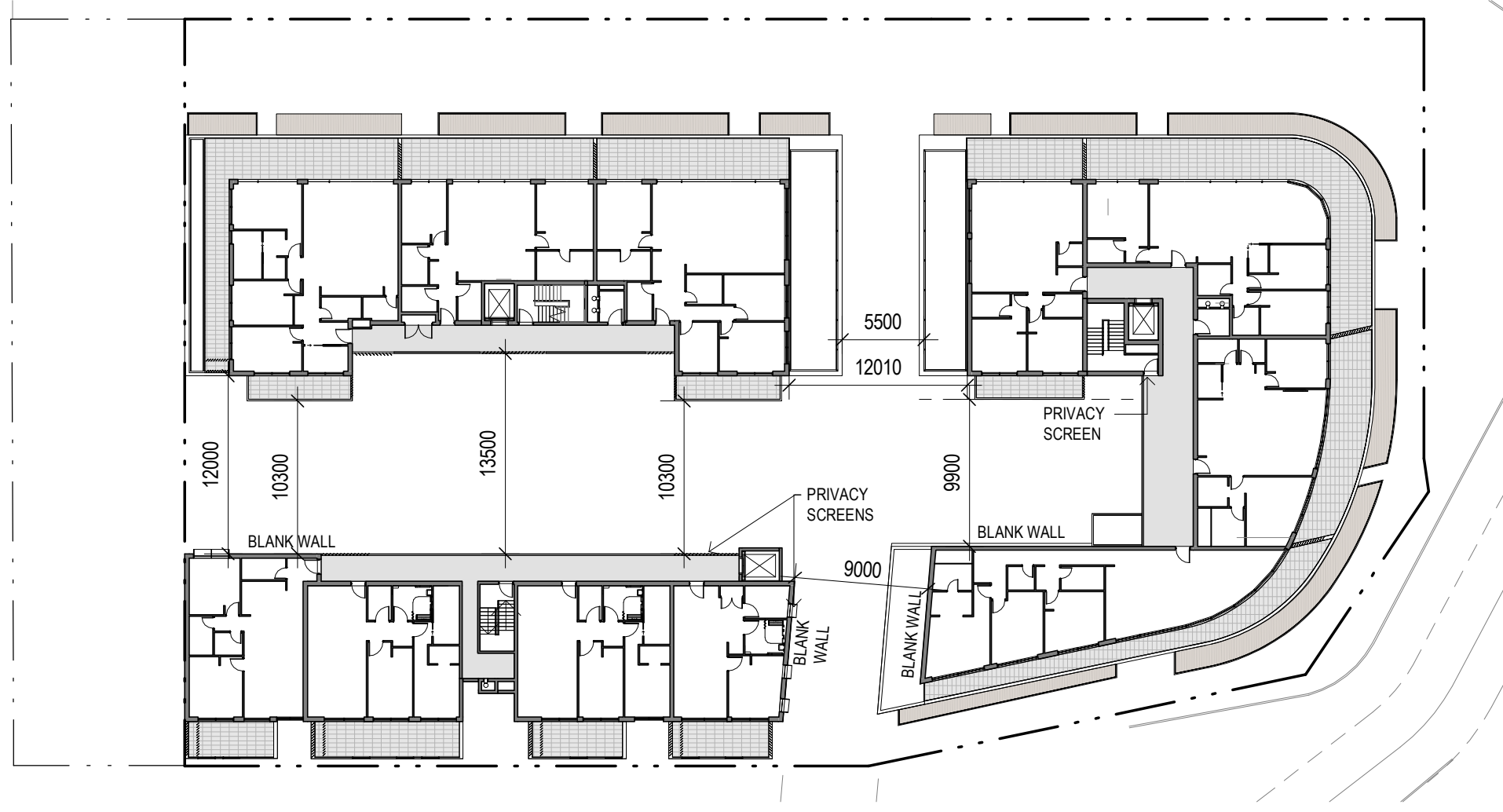
3 **BUILDING SEPERATION LEVEL 1**
1: 400 @ A1



4 **BUILDING SEPERATION LEVEL 2**
1: 400 @ A1



5 **BUILDING SEPERATION LEVEL 3**
1: 400 @ A1



6 **BUILDING SEPERATION LEVEL 4**
1: 400 @ A1

COMMUNAL OPEN SPACE SCHEDULE	
LEVELS	TOTAL AREA (m ²)
GROUND LEVEL	0
UPPER GROUND LEVEL	0
LEVEL 1	320
LEVEL 2	368
LEVEL 3	0
LEVEL 4	0
TOTAL	688 (m²)
SITE AREA	3369 (m²)
PERCENTAGE	20.4%
ADG REQUIREMENT	25%

SEPP 65 STATEMENT

APPROXIMATELY 645m² OF SITE AREA HAS BEEN PROVIDED FOR THE EXTENSION OF THE PUBLIC DOMAIN ALONG MARKET ST AND THROUGH SITE LINK (HATCHED BLUE), THEREFORE THE SITE AREA IS REDUCED FROM 4,014m² TO 3,369m²

ALTERNATIVELY THE PROVISION OF THE THROUGH LINK AND SETBACK FROM THE BOUNDARY AS NOTED ABOVE IS OF PUBLIC BENEFIT. IF THIS AREA WAS COUNTED AS COMMUNAL OPEN SPACE THE TOTAL COMMUNAL OPEN SPACE WOULD CONSTITUTE 33.2% OF THE TOTAL SITE AREA (1,333 / 4,014m²)

BALCONY AREA SCHEDULE

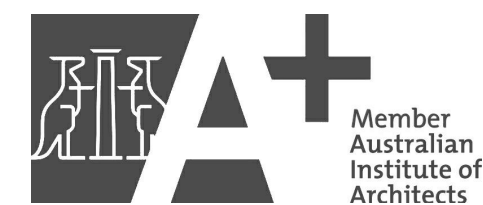
LEVELS	TOTAL AREA (m ²)	ADG REQUIRED AREA (m ²)
GROUND LEVEL	0	0
UPPER GROUND LEVEL	0	0
LEVEL 1	454	122
LEVEL 2	474	160
LEVEL 3	421	160
LEVEL 4	408	116
TOTAL	1757 (m²)	558 (m²)
ADDITION BALCONY SPACE PROVIDE COMPARED TO THE ADG REQUIREMENTS:		1199 (m²)

ADG OBJECTIVE 3D-1 STATES WHERE DEVELOPMENTS ARE UNABLE TO ACHIEVE THE REQUIRED 25% OF THE SITE AREA COMMUNAL OPEN SPACE THE DESIGN SHOULD:

- PROVIDE LARGER BALCONIES OR INCREASED PRIVATE OPEN SPACE FOR APARTMENTS.

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STATUS

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GRAPHIC SCALE

1:800 @ A3 0 10m 20m
1:400 @ A1

DRAWING NOTES

LEGEND

COMMUNAL OPEN SPACE

A	24.02.22	DEVELOPMENT APPLICATION
P1	26.03.21	ISSUE FOR CONCEPT DA
ISS	DATE	PURPOSE OF ISSUE

CLIENT

Merimbula Central Pty Ltd

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NOMINATED ARCHITECT
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PROJECT
29-33 MARKET STREET

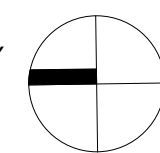
29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO. ISSUE
DA-571 A

JOB NO. SCALE DATE
SPU-1912 1: 400@ A1 24.02.22

DRAWING TITLE
BUILDING SEPERATION/COMMUNAL
OPEN SPACE

DRAWN BY CHECKED BY
JP/DC AA



SOLAR ACCESS COMPLIANCE STATEMENT

74% OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES RECEIVE MINIMUM 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM MID WINTER. GIVEN THE PREDOMINANT SITE ORIENTATION ALONG A NORTH SOUTH AXIS FRONTING MARKET STREET AND THE LOCATION OF SIGNIFICANT VIEWS TO THE EAST TO MERIMBULA LAKE, ACHIEVING 3 HOURS TO LIVING AREAS WOULD DETRACT FROM THE AMENITY OF THE APARTMENTS, GENERAL STREETScape AND BE A POOR ARCHITECTURAL OUTCOME.

SOLAR ACCESS COMPLIANCE JUSTIFICATION

COLOUR FILL INDICATES UNITS WITH MORE THAN 2 HOURS SOLAR ACCESS BETWEEN 9AM - 3PM ON JUNE 21ST.

CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - SECTION 4A, SOLAR AND DAYLIGHT ACCESS

MINIMUM NUMBER OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES RECEIVING MINIMUM 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM MID WINTER = 70%

LEVEL	NUMBER OF COMPLYING UNITS
LEVEL 1	5 UNITS
LEVEL 2	10 UNITS
LEVEL 3	12 UNITS
LEVEL 4	11 UNITS
TOTAL	38 UNITS
TOTAL NUMBER OF PROPOSED UNITS	52
PERCENTAGE OF COMPLYING UNITS	73%



1 **SOLAR ACCESS GROUND LEVEL FLOOR PLAN**
1 : 500 @ A1



2 **SOLAR ACCESS LEVEL 1 FLOOR PLAN**
1 : 500 @ A1



3 **SOLAR ACCESS LEVEL 2 LEVEL PLAN**
1 : 500 @ A1



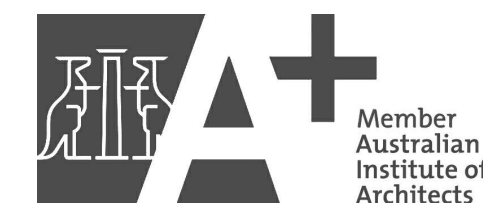
4 **SOLAR ACCESS LEVEL 3 LEVEL PLAN**
1 : 500 @ A1



5 **SOLAR ACCESS LEVEL 4 LEVEL PLAN**
1 : 500 @ A1

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STATUS

DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

GRAPHIC SCALE

1:1000 @ A3 0 10m 20m
1:500 @ A1

DRAWING NOTES

A	24.02.22	DEVELOPMENT APPLICATION
P1	26.03.21	ISSUE FOR CONCEPT DA
ISS	DATE	PURPOSE OF ISSUE

CLIENT

Merimbula Central Pty Ltd

squillace

ARCHITECTURE / INTERIORS

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD), AR1173 (NT)

PROJECT
29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

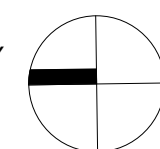
DRAWING NO. ISSUE

DA-601 A

JOB NO. SCALE DATE
SPU-1912 1 : 500@ A1 24.02.22

DRAWING TITLE
SOLAR ACCESS PLANS

DRAWN BY CHECKED BY
JP/DC AA





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GRAPHIC SCALE

1:1000 @ A3 0 10m 20m
1:500 @ A1

DRAWING NOTES

A 24.02.22 DEVELOPMENT APPLICATION
ISS DATE PURPOSE OF ISSUE

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NSW 2548

DRAWING NO.

ISSUE

DA-602 A

JOB NO.

SCALE

DATE

SPU-1912 1 : 500@ A1 24.02.22

DRAWING TITLE

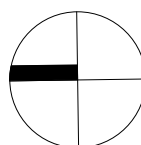
CROSS VENTILATION PLANS

DRAWN BY

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CROSS VENTILATION COMPLIANCE STATEMENT

64% OF APARTMENTS CROSS VENTILATED

CROSS VENTILATION COMPLIANCE JUSTIFICATION

COLOUR FILL INDICATES UNITS NATURALLY CROSS VENTILATED
COLOUR FILL INDICATES UNITS NATURALLY CROSS VENTILATED WITH CLERESTORY LIGHTS

CALCULATIONS

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - SECTION 4B, NATURAL VENTILATION:

MINIMUM NUMBER OF APARTMENTS CROSS VENTILATED ON FIRST 9 STORIES = 60%

LEVEL	NUMBER OF COMPLYING UNITS
-------	---------------------------

LEVEL 1	6 UNITS
LEVEL 2	9 UNITS
LEVEL 3	9 UNITS
LEVEL 4	8 UNITS

TOTAL	32 UNITS
-------	----------

TOTAL NUMBER OF PROPOSED UNITS	52
--------------------------------	----

PERCENTAGE OF COMPLYING UNITS	62%
PERCENTAGE OF COMPLYING UNITS (INCLUDING UNITS WITH CLERESTOREY LIGHTS)	65.3%



1 CROSS VENTILATION GROUND LEVEL FLOOR PLAN
1 : 500 @ A1



2 CROSS VENTILATION LEVEL 1 FLOOR PLAN
1 : 500 @ A1



3 CROSS VENTILATION LEVEL 2 LEVEL PLAN
1 : 500 @ A1



4 CROSS VENTILATION LEVEL 3 LEVEL PLAN
1 : 500 @ A1



5 CROSS VENTILATION LEVEL 4 LEVEL PLAN
1 : 500 @ A1



SUBJECT SITE



VIEW A - FROM MAIN STREET LOOKING SOUTH



VIEW B - MARKET STREET LOOKING SOUTH



VIEW C - MARKET STREET LOOKING NORTH

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GRAPHIC SCALE

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PROJECT

29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-701

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

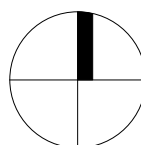
24.02.22

DRAWING TITLE

VIEW ANALYSIS SHEET 1

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JP/DC

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VIEW ANALYSIS LOCATION MAP



VIEW D - BREACH STREET LOOKING WEST



VIEW E - REID STREET LOOKING EAST



VIEW F - FISHPEN LOOKING NORTH-WEST

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GRAPHIC SCALE

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DRAWING NOTES

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29-33 MARKET STREET

29-33 MARKET STREET, MERIMBULA
NSW 2548

DRAWING NO.

DA-702

ISSUE

A

JOB NO.

SPU-1912

SCALE

N.T.S.

DATE

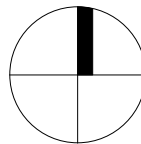
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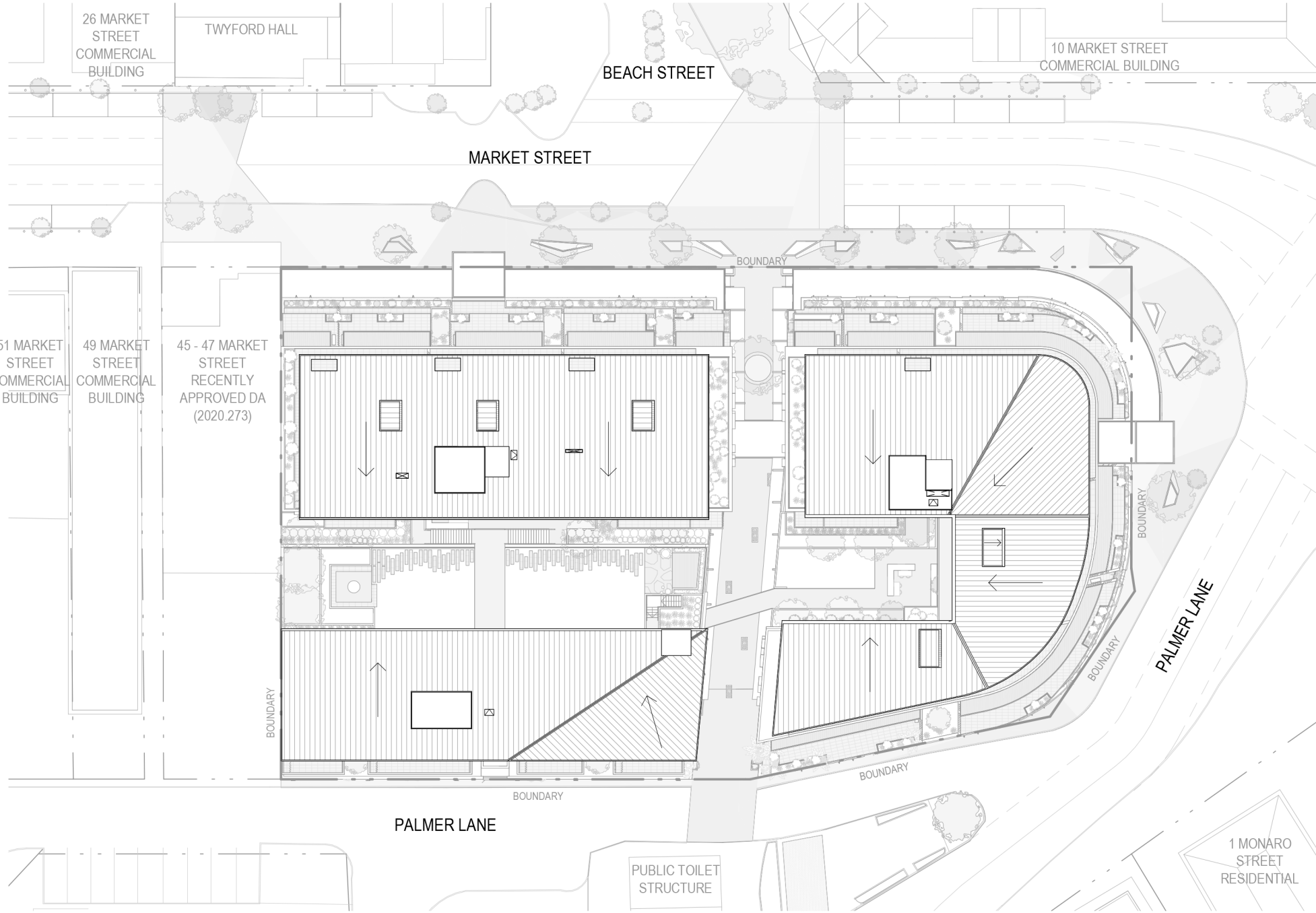
DRAWING TITLE

VIEW ANALYSIS SHEET 2

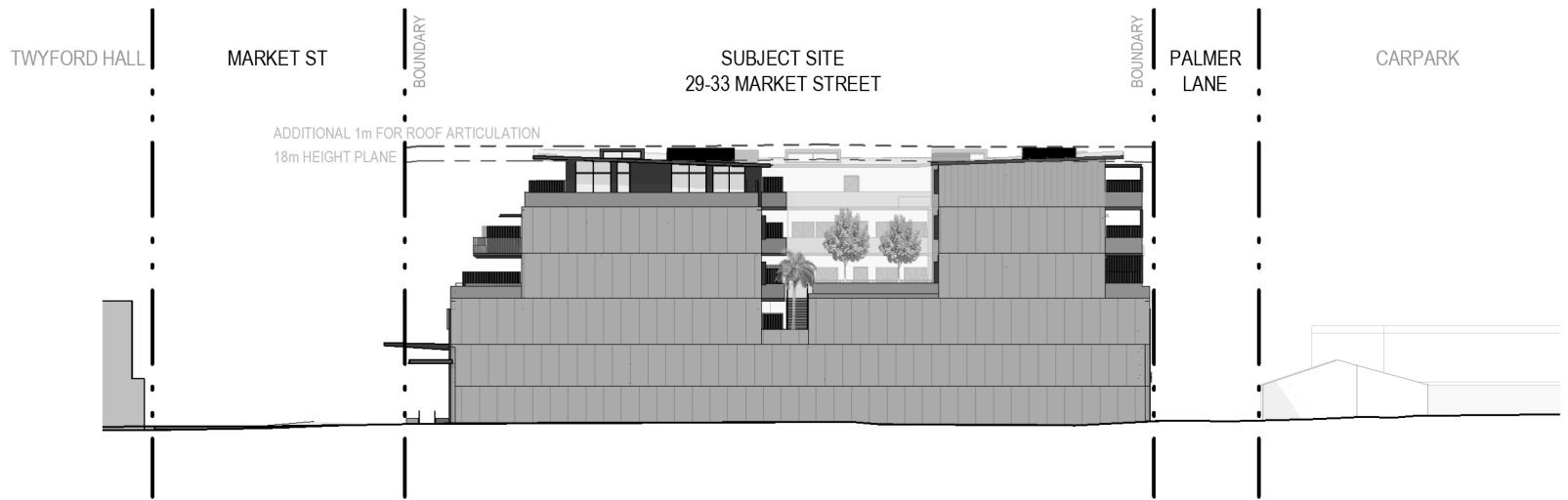
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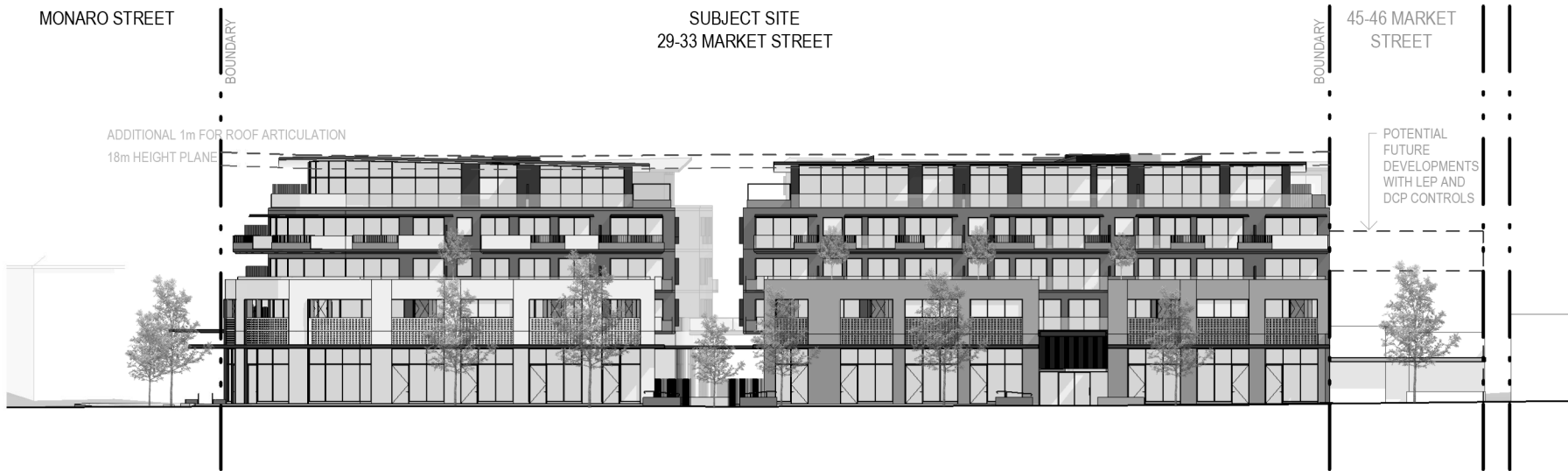




3 NOTIFICATION - SOUTH ELEVATION
1: 500 @ A2



4 NOTIFICATION - NORTH ELEVATION
1: 500 @ A2



2 NOTIFICATION - EAST ELEVATION
1: 500 @ A2



5 NOTIFICATION - WEST ELEVATION
1: 500 @ A2