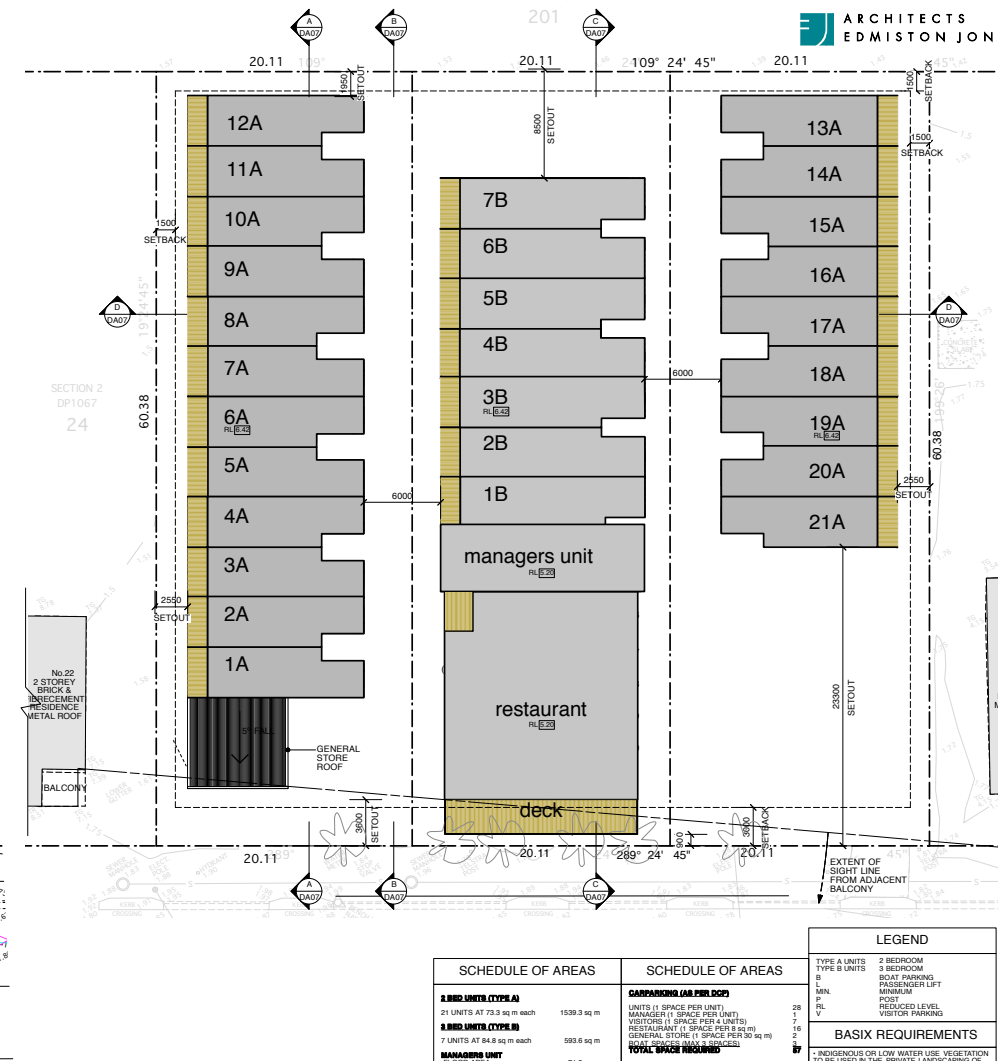




lower level site
PLAN



upper level

SCHEDULE OF AREAS		SCHEDULE OF AREAS	
1 BED UNITS (TYPE A)		CARPENTRY (AS PER DCS)	
21 UNITS AT 73.3 sq m each	1539.3 sq m	UNITS (1 SPACE PER UNIT)	28
2 BED UNITS (TYPE B)		MANAGER (1 SPACE PER UNIT)	1
1 UNITS AT 94.4 sq m each	94.4 sq m	RESTAURANT (1 SPACE PER 30 sq m)	7
MANAGER SUIT	71.9 sq m	GENERAL STORE (1 SPACE PER 30 sq m)	16
FLOOR AREA	123.8 sq m	TOTAL SPACE PROVIDED (inc. 1 disabled space)	67
OFFICE	8.8 sq m		
STORAGE/STAFF	52.8 sq m		
REAR COURT	33.9 sq m		
RESTAURANT			
• KITCHENWARE	53.1 sq m		
• RESTAURANT	123.8 sq m		
• STORE/ENTRANCES	47.8 sq m		
• BACK	33.9 sq m		
GENERAL STORE	36.8 sq m		
TOTALS			
• RESIDENTIAL	2211.4 sq m		
• COMMERCIAL	490.2 sq m		
SITE AREA	3643.5 sq m		
10% (inc. roads & parking)	0.71		

SCHEDULE OF AREAS	
TYPE A UNITS	2 BEDROOM
TYPE B UNITS	3 BEDROOM
COAT PARKING	PASSENGER LIFT
MIN. 1	MIN. 1
POST	REDUCED LEVEL
VISITOR PARKING	VISITOR PARKING

LEGEND

BASIC REQUIREMENTS

- INDICATES OR LOW WATER USE: VEGETATION TO BE USED IN THE PRIVATE LANDSCAPING OF EACH DEVELOP.
- ALTERNATIVE WATER PURIFY SYSTEMS MUST BE INSTALLED AS FOLLOWS:
 - MANAGEMENT MIN. 10% TANK TO COLLECT RUN OFF FROM 80 SQ M OF ROOF AREA & HAVE CONNECTIONS TO LANDSCAPING, TOILET & LAUNDRY
 - TYPE A UNITS: MIN. 70% TANK TO COLLECT RUN OFF FROM MIN. 47 SQ M OF ROOF AREA & HAVE CONNECTIONS TO LANDSCAPING, TOILET & LAUNDRY
 - TYPE B UNITS: MIN. 70% TANK TO COLLECT RUN OFF FROM MIN. 52 SQ M OF ROOF AREA & HAVE CONNECTIONS TO LANDSCAPING, TOILET & LAUNDRY
 - ALL UNITS AND MANAGER'S RESIDENCE TO BE SUPPLIED BY THE CITY WATER MAIN & DISPOSED TO 30 CM HOOD HOT WATER SYSTEM
 - KITCHENS IN ALL UNITS AND MANAGER'S RESIDENCE TO BE SUPPLIED BY HOT WATER

REV.	DESCRIPTION	DATE
A	Restaurant deck setback revised Palm trees to street boundary shown. Sight lines added	12/1
B	Managers carport shown. Disabled parking space added	15/2
C	Floor levels to general store &	18/2

Proposed Tourist Development
Bayview Batemans Bay Pty Ltd.
at 17-21 Wharf Rd Surfside

W www.aej.com.au
E aej@aej.com.au
 Nominated Architect
 Steven Bayer Reg. No. 5880
 Tilment Pty Ltd
 ABN 67 003 163 451

NOWRA
PO Box 1315
Nowra
NSW 2541
T 02 44 216 822
F 02 44 221 963

BATEMANS BAY
1 North Street
Batemans Bay
NSW 2536
T 02 44 727 388
F 02 44 221 963

WOLLONGONG
10 Belmore Street
Wollongong
NSW 2500
T 02 42 261 387
F 02 42 286 405

PROJECT #:	10-0014
DWG DATE:	Feb 2011
DRAWN:	AC
CHECKED:	SB
SCALE:	1:200

DA02
C