

DEVELOPMENT APPLICATION - STAGE 1B

49 BEACH ROAD,
BATEMANS BAY, NSW, 2536
LOT 101 DP 850637/LOT 12 DP 124295

DRAWINGS

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1002	SITE PLAN	1:700
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7001	PERSPECTIVE	NTS

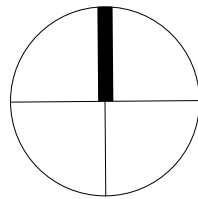


NOTE:			
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PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA

SITE:
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536

CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



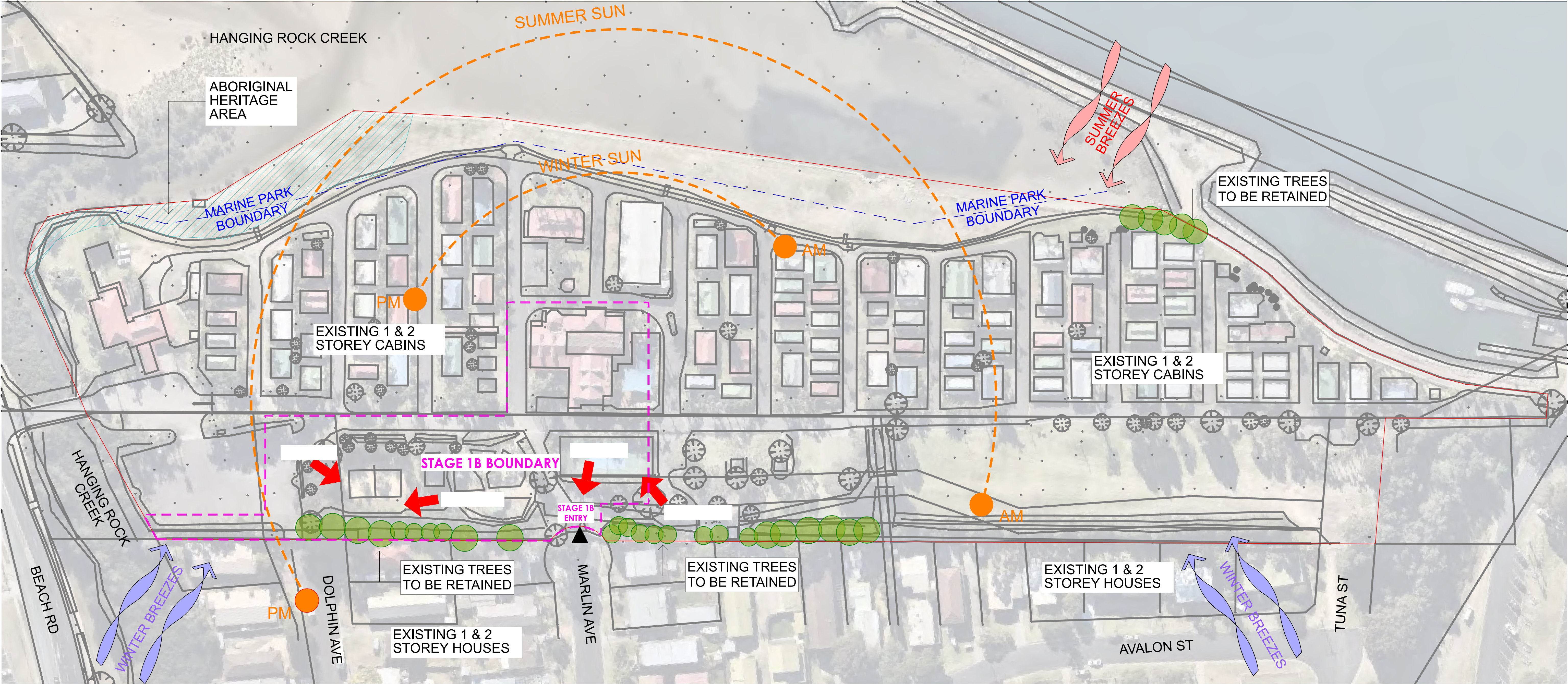
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DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	22/02/2019	
PROJECT NO.	DRAWING NO.	REVISION	
8700	0001	B	

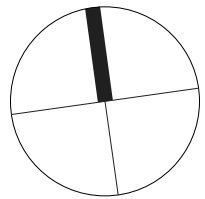


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PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA

SITE:
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BATEMANS BAY NSW 2536**

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DRAWING TITLE:			
Site Analysis			
DRAWN	CHKD	DATE	STATUS:
MD	MH	22/02/2019	DA
PROJECT NO.	DRAWING NO.	SCALE/Area:	REVISION
8700	0002	1:700@A1	B



NOTE:

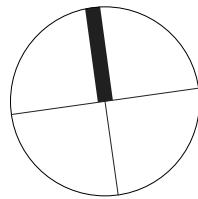
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DRAWING TITLE: Site Master Plan		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE@Area: 1:700@A1
PROJECT NO. 8700		DRAWING NO. 1001	REVISION B

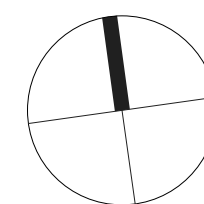
STAGE 1B :



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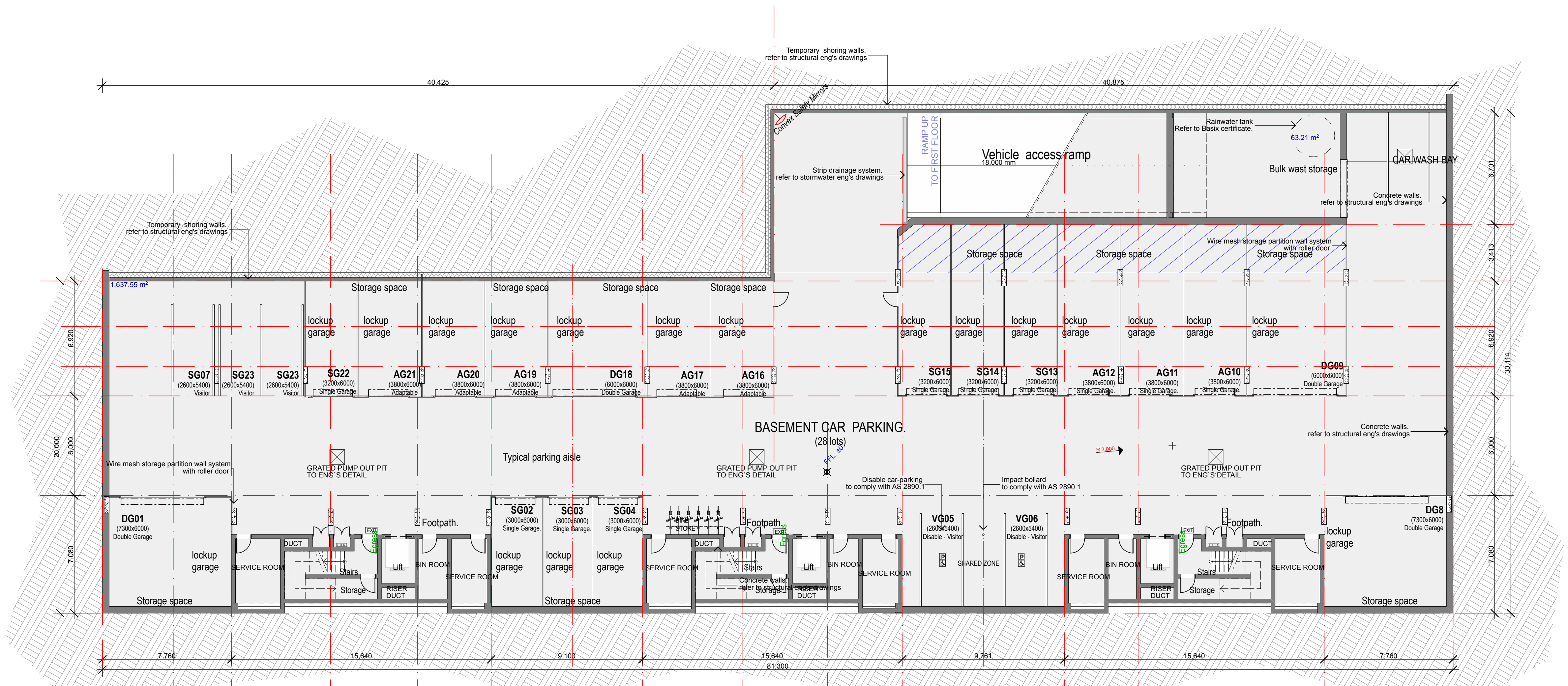


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8700

B



Basement Floor Layout.

1

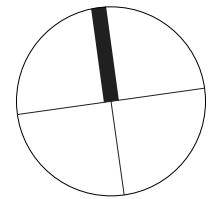
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Basement Plan			DA
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	22/02/2019	1:150@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	1201	B	

NOTE:

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PROJECT

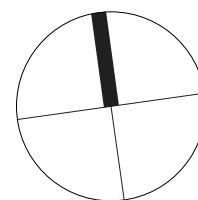
THE ESTUARY - BATEMANS BAY - STAGE 1B DA

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DRAWING TITLE:

Ground Floor Plan

DRAWN: MD, CHKD: MH, DATE: 22/02/2019

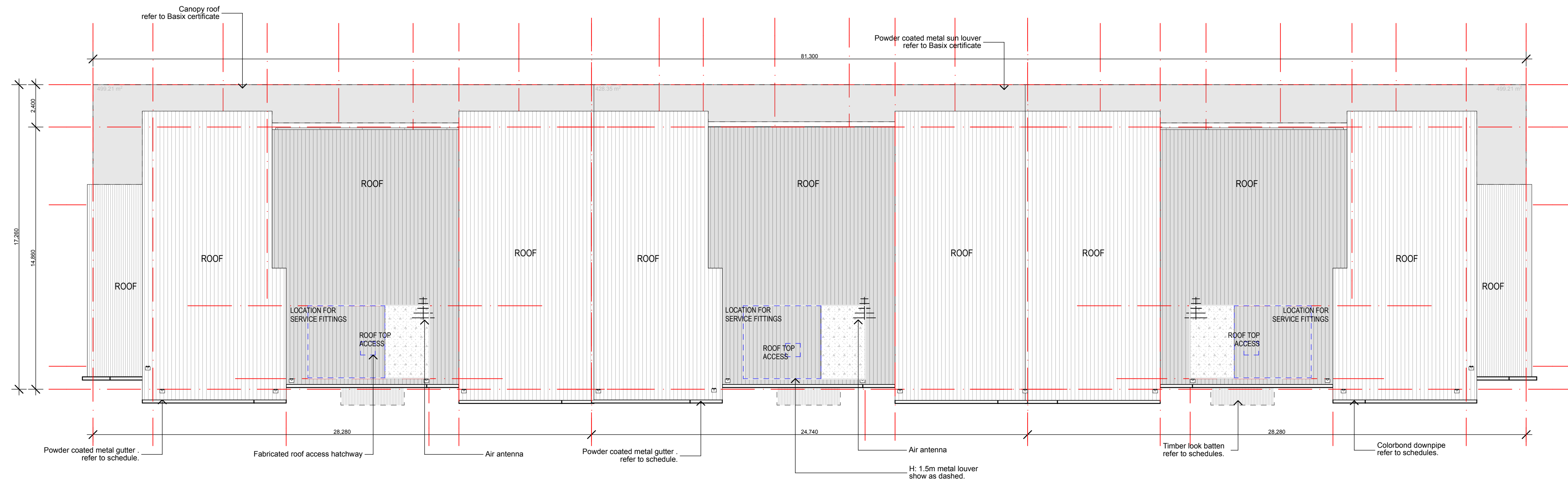
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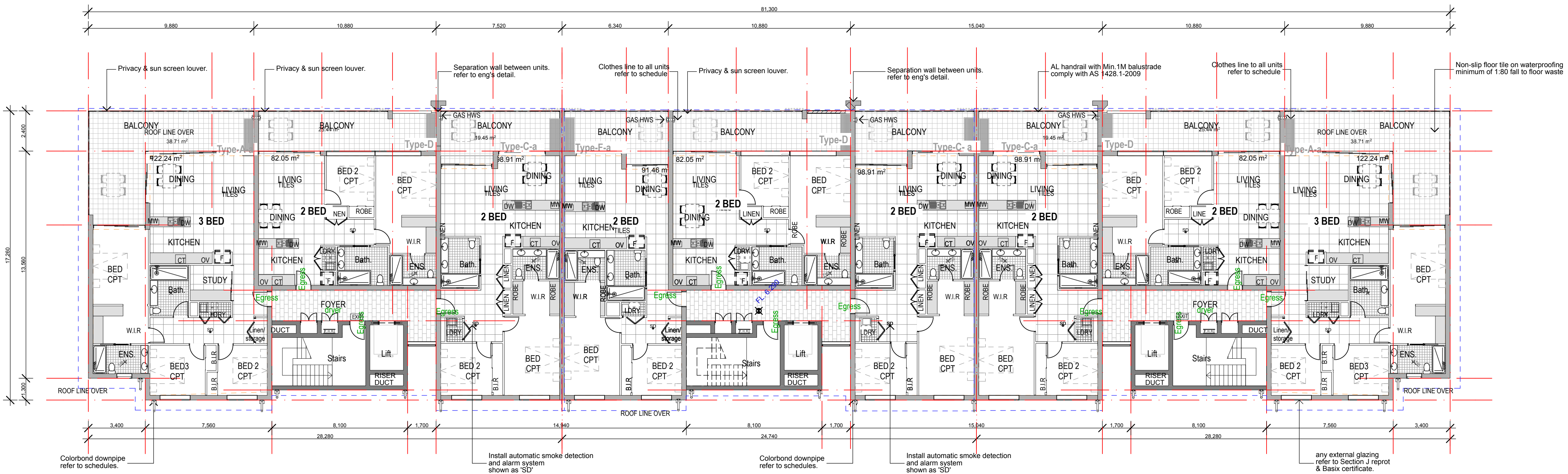
DA

SCALE@Area: 1:150@A1

REVISION: B



Roof Layout Plan.

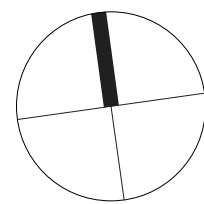


First Floor Plan

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SITE:
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

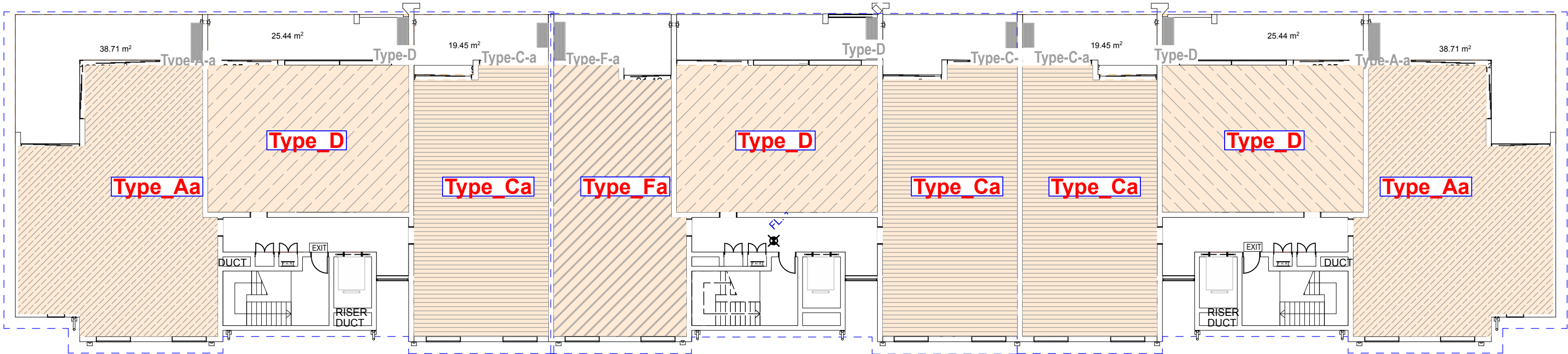


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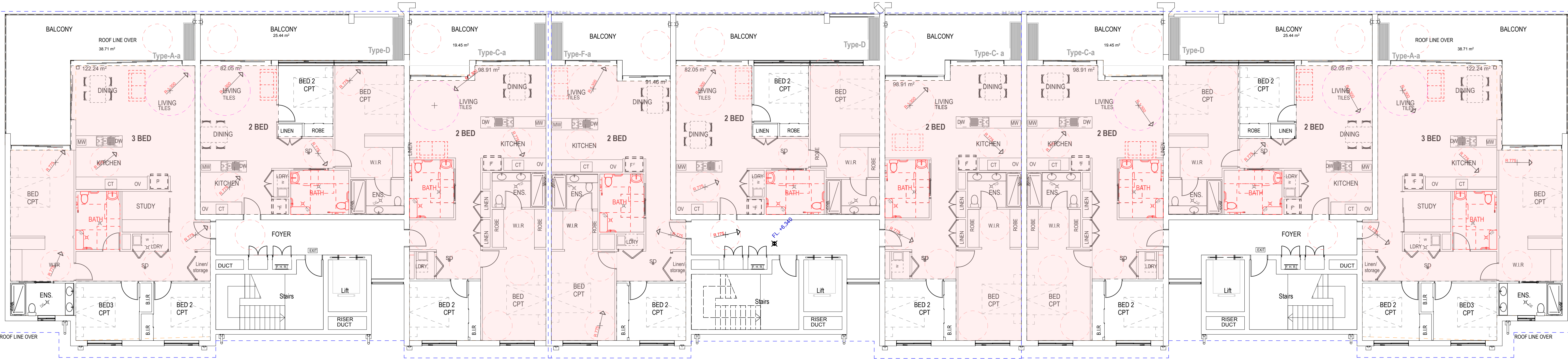
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DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:150@A1
PROJECT NO. 8700	DRAWING NO. 1203	REVISION B	



2

Unit Type Layout Schedule (Level 01)

1:200



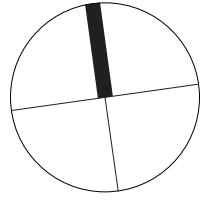
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LEVEL PLAN 01

1:100

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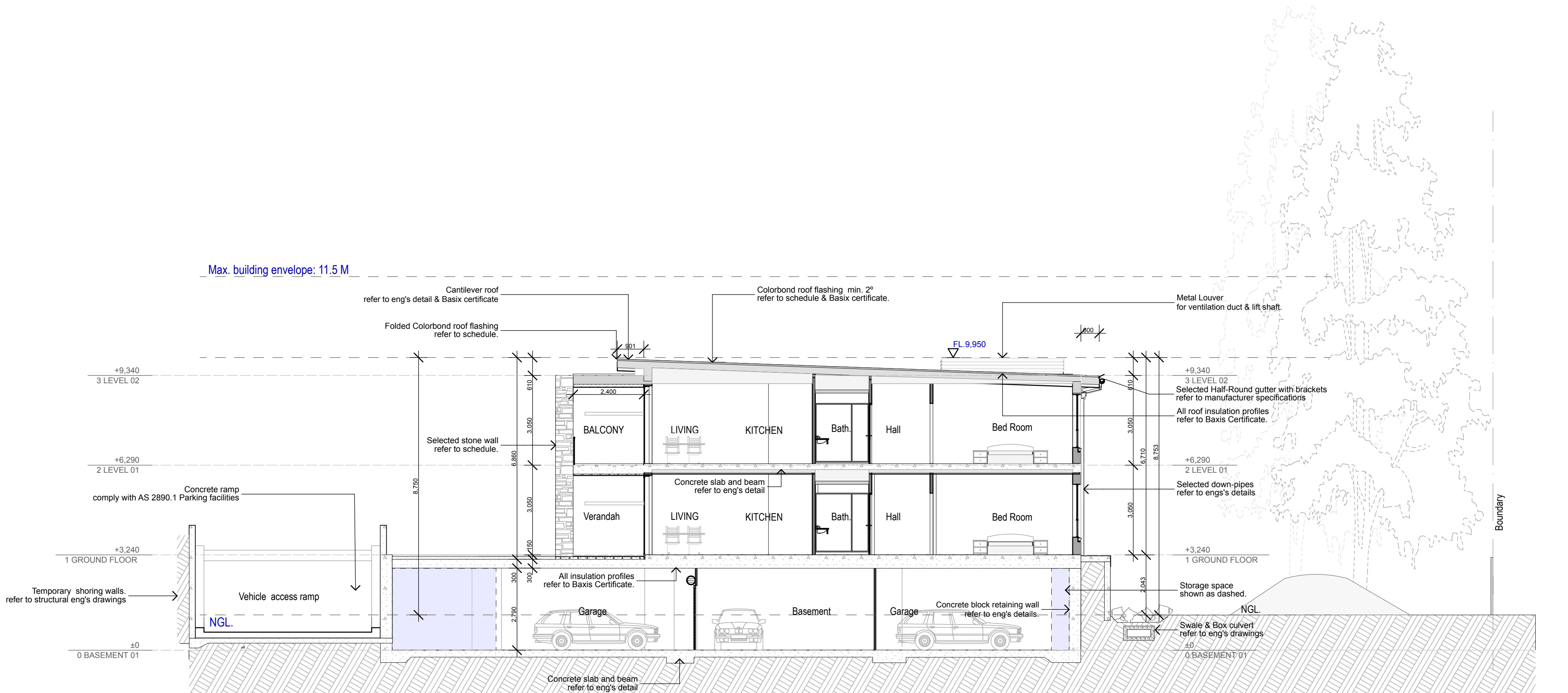
PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA
SITE:
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DRAWING TITLE:			STATUS:
Adaptable Layout Plans			DA
DRAWN	CHKD	DATE	SCALE@Area:
MD	MH	22/02/2019	1:100@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	1302	B	



TYPICAL SECTION

1:100

NOTE:		
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SITE:
LOT 101 DP 850637/LOT 12 DP 124295
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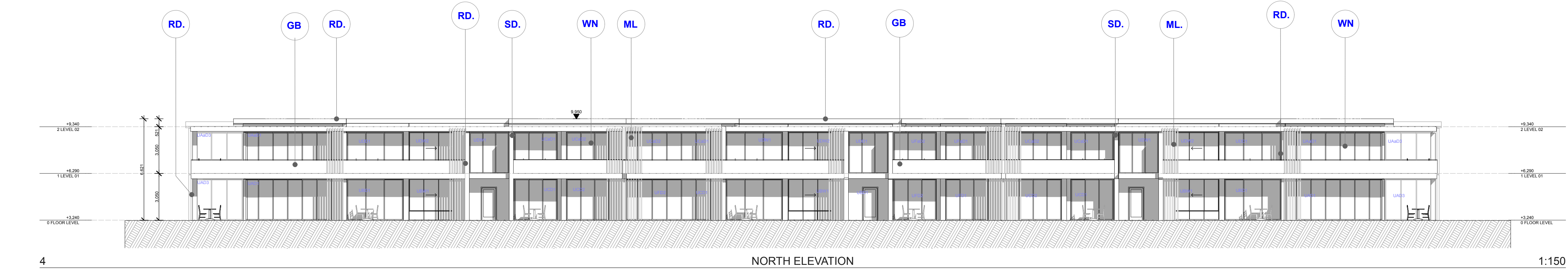
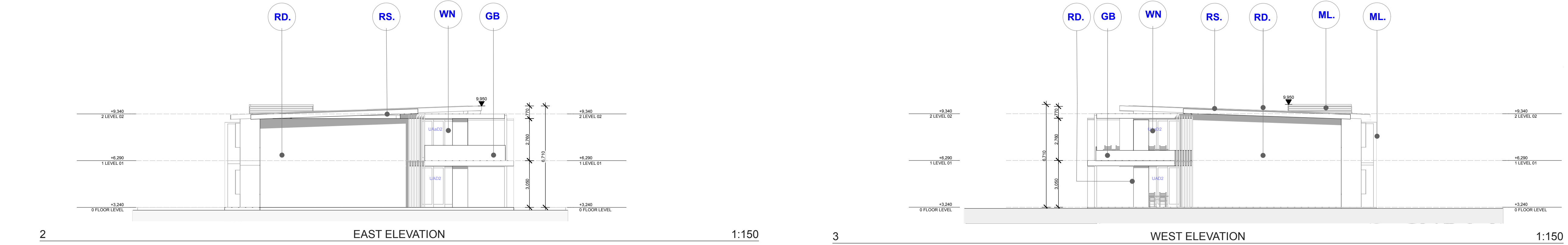
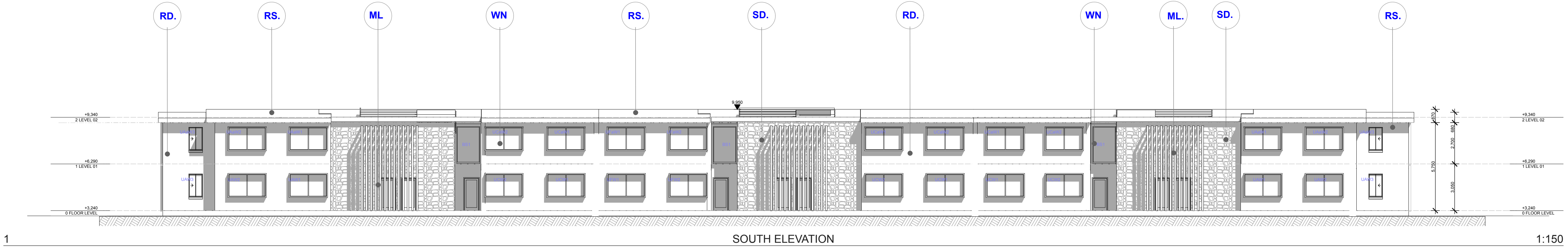
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DRAWING TITLE: Typical Section			STATUS: DA
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE@Area: 1:100@A1
PROJECT NO. 8700	DRAWING NO. 2001	REVISION B	

MATERIAL SCHEDULE

ITEM	MATERIAL	COLOUR/TEXTURE	IMAGE
RD.	Render + Paint		
SD.	Sandstone	Render or paint finish in 'Lexicon' or similar	
CO.	Concrete	Sandstone external walls	
	External tiling	Exposed concrete at the back of the building	
GB.	Glass balustrade	600x600 bluestone tiles to balconies	
WN.	Windows & Doors frame	Toughened safety glass balustrade	
DP.	Downpipes Gutters	(Aluminium) Doors paint finish in 'Lexicon' or similar	
ML.	Metal Louvers	'Lexicon' or similar Timber looks louver	
RS.	Roofing		
	(Colorbond sheeting)		
	Metal Fence	'Windspry' or similar	
		'Lexicon' or similar	



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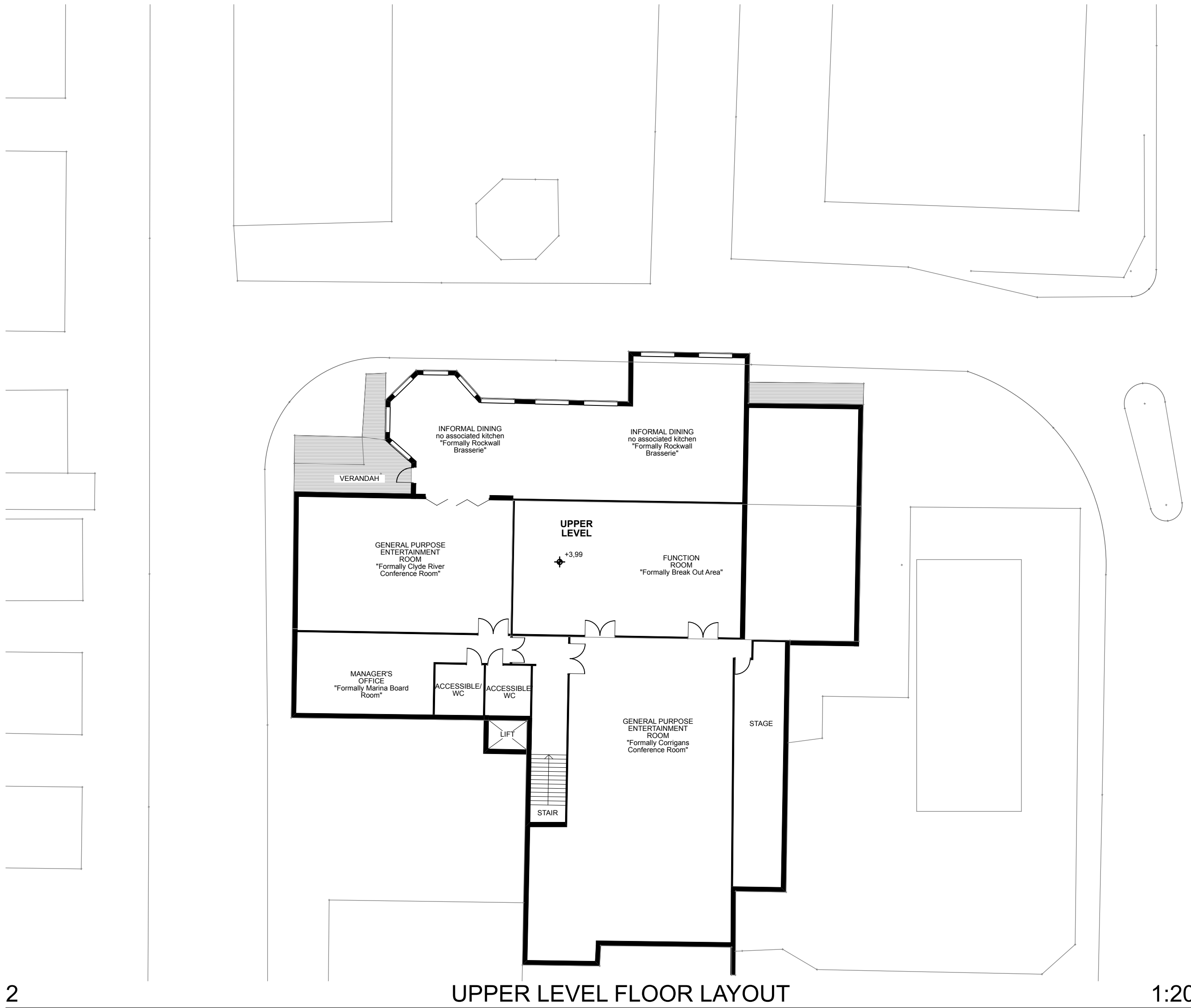
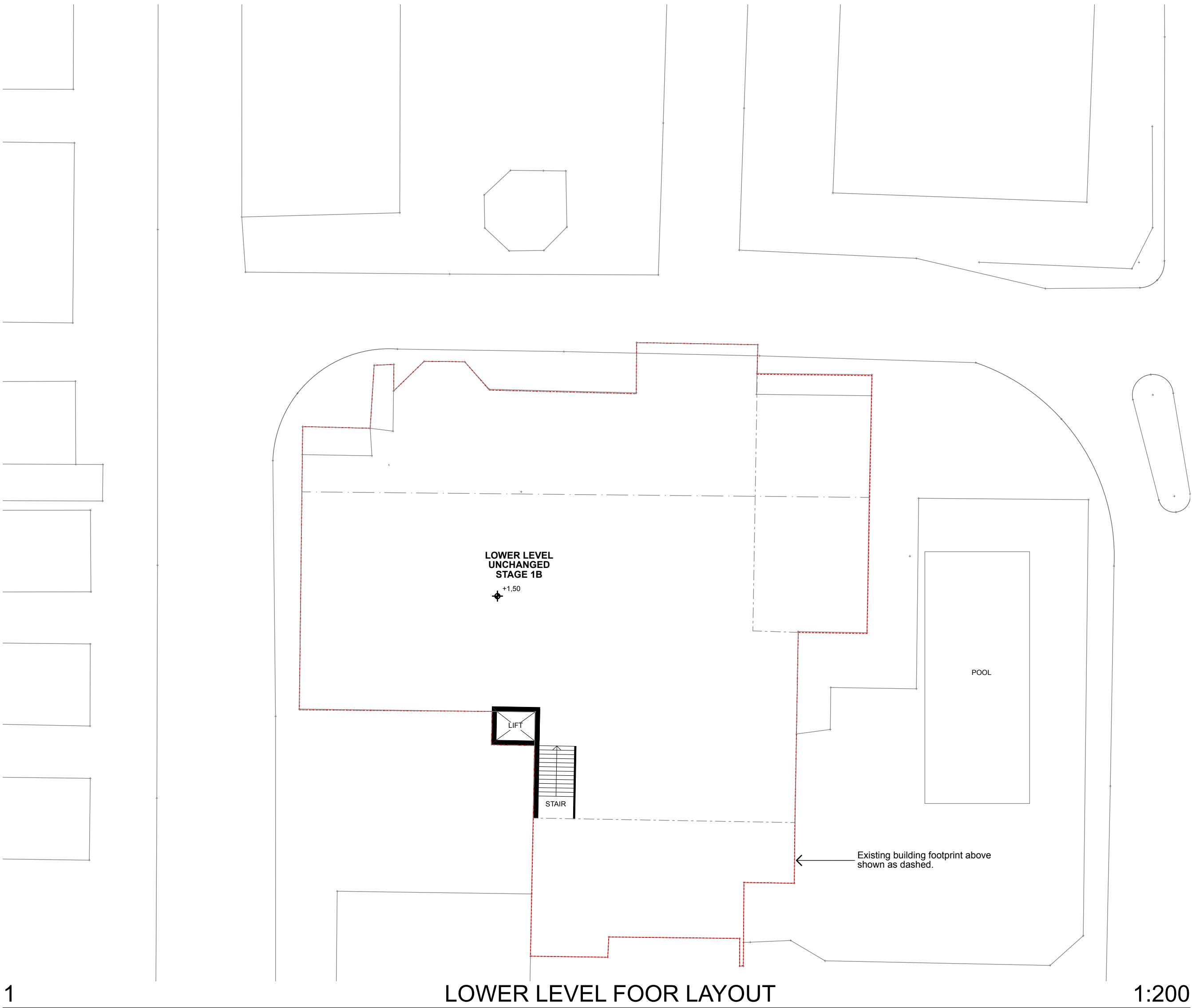
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DRAWING TITLE:			STATUS:
Elevations			DA
DRAWN	CHKD	DATE	SCALE@Area:
MD	MH	22/02/2019	1:150@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	3001	B	

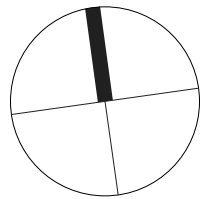


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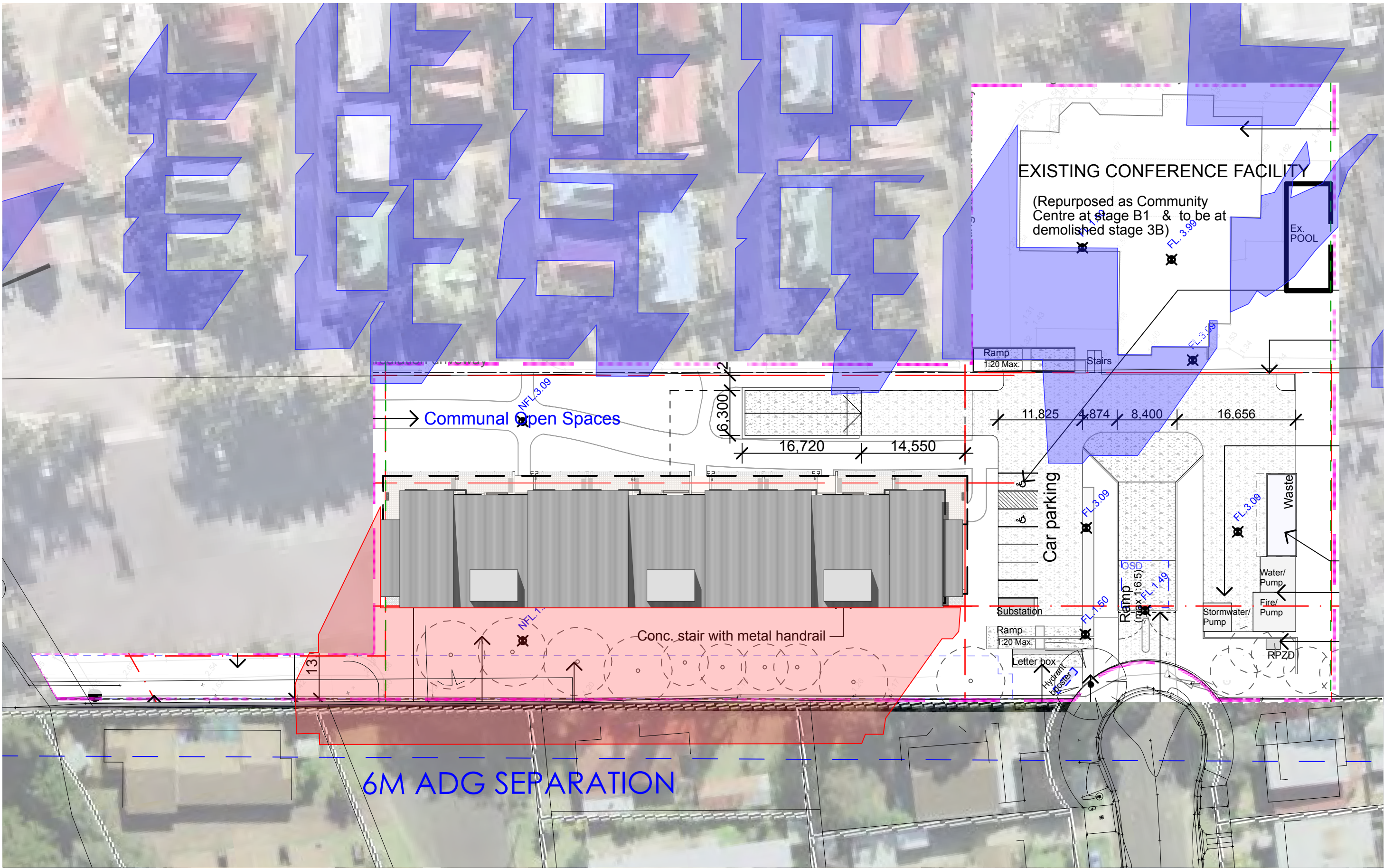
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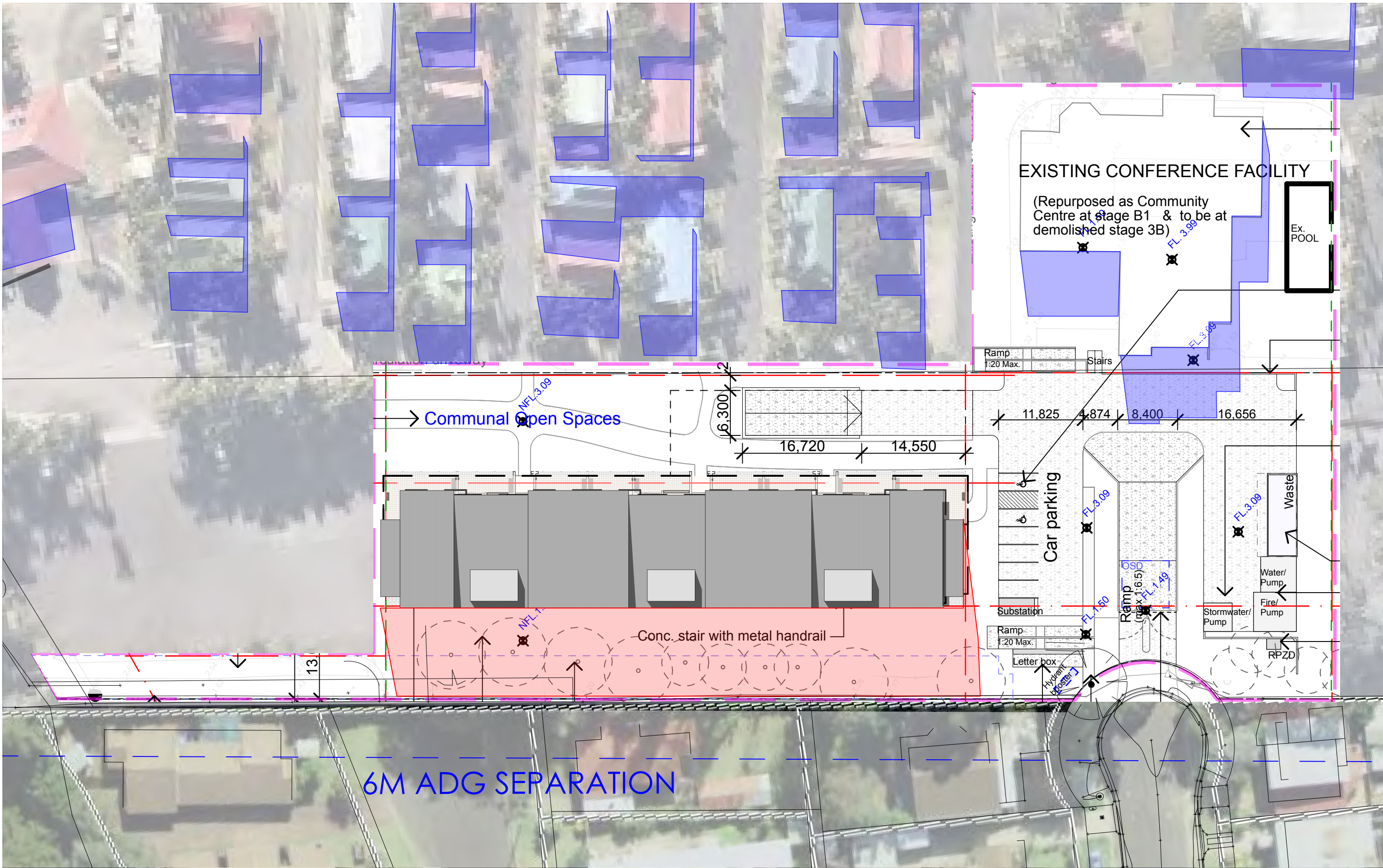
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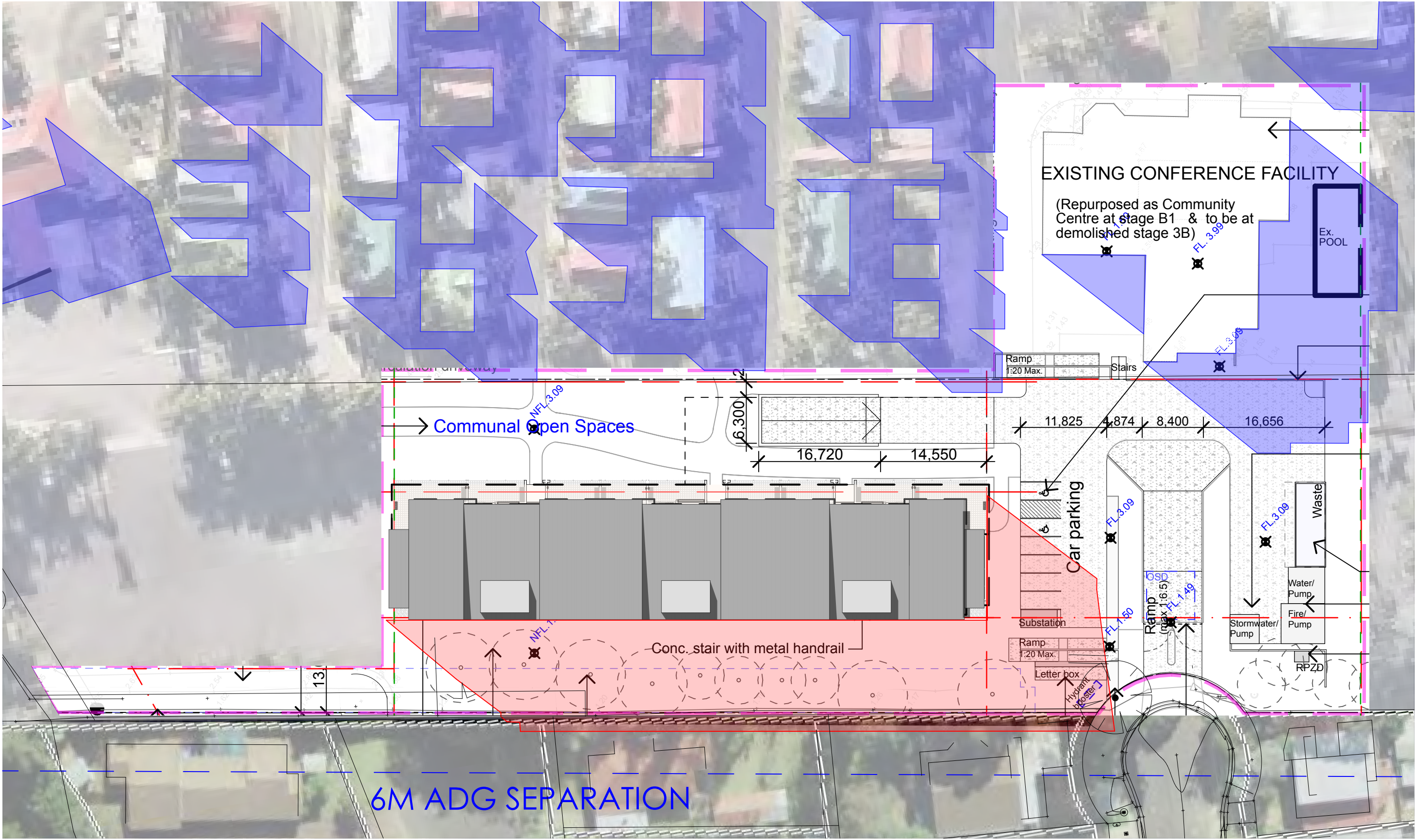
DRAWING TITLE:			STATUS:
Existing Community Centre			DA
DRAWN	CHKD	DATE	SCALE@Area:
MD	MH	22/02/2019	1:200@A1
PROJECT NO.	DRAWING NO.		REVISION
8700	4001		B



1 9AM JUNE 21 - OVERSHADOWING 1:500



2 12PM JUNE 21 - OVERSHADOWING 1:500



3 3PM JUNE 21 - OVERSHADOWING 1:500

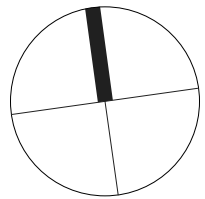
- INCREASED SHADOW IMPACT
- EXISTING OVERSHADOWING

NOTE:		
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY.		
2. PROVIDE CERTIFIED TENITE BARRIER SYSTEM TO AS 5640.		
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.		
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.		
5. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS.		
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.		
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		
NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA

SITE:
**LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536**

CLIENT:
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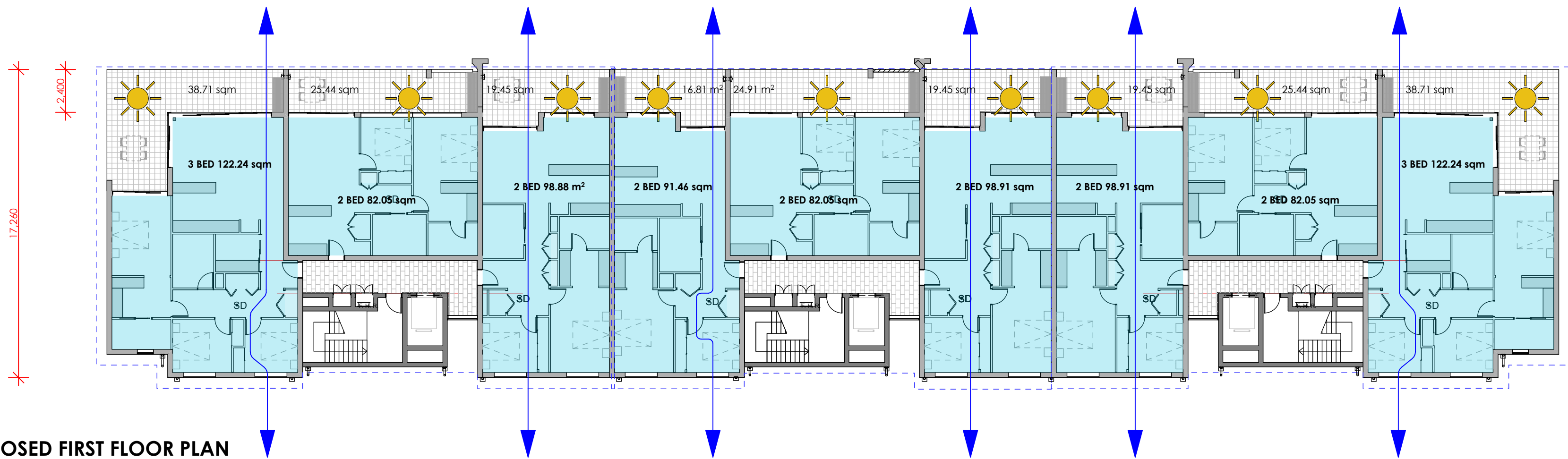
SYDNEY
3/19/77 DUNNING AVE
ROSEBERY NSW 2018
02 9313 7800

KIAMA
4/125 TERRALONG STREET
KIAMA NSW 2533
02 4232 2125

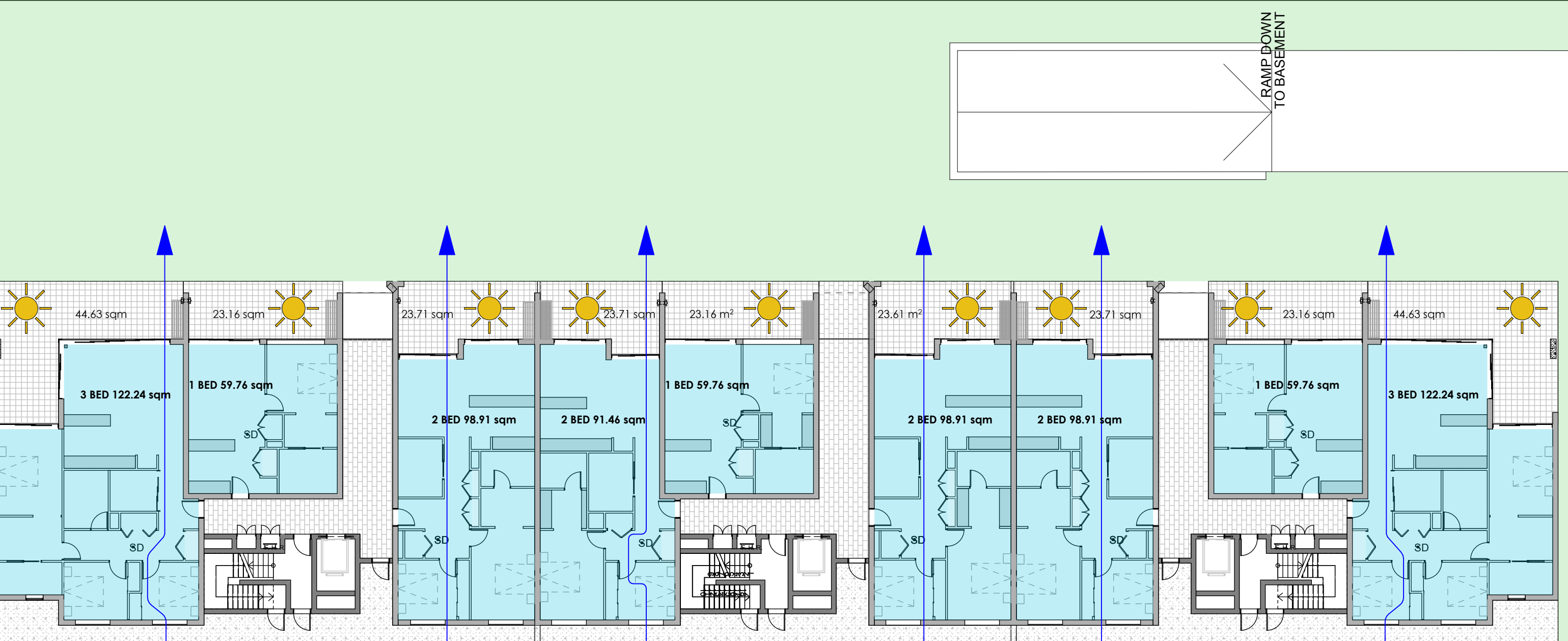


DRAWING TITLE:			STATUS:
Overshadowing Diagrams			DA
DRAWN	CHKD	DATE	SCALE@Area:
MD	MH	22/02/2019	1:500@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	5001	B	

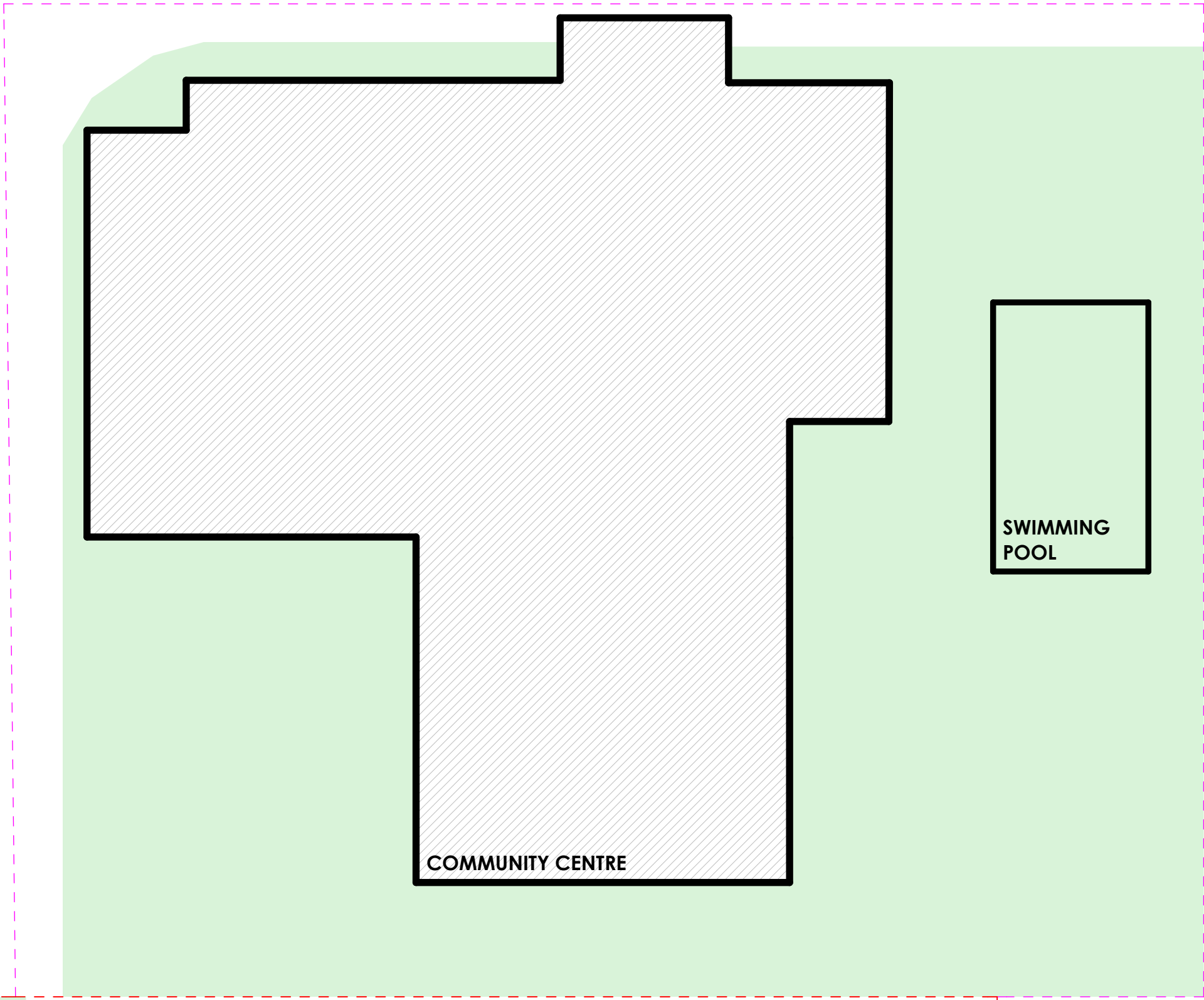
2. PROPOSED FIRST FLOOR PLAN



FUTURE TYPE B SENIORS HOUSING



1. PROPOSED GROUND FLOOR PLAN



SEPP65 COMPLIANCE - STAGE 1

SOLAR ACCESS (OBJECTIVE 4A)

ALL UNITS HAVE ACCESS TO MIN. 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM MID WINTER.

COMMUNAL OPEN SPACE (OBJECTIVE 3D)

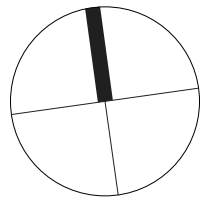
	STAGE 1 SITE AREA (INCL COMMUNITY CENTRE)	8,275m²
	COMMUNAL OPEN SPACE	2,166m² (26.2%)
	DEEP SOIL ZONES	1,154m² (13.9%)

CROSS-VENTILATION (OBJECTIVE 4B)

NO. OF UNITS TOTAL	NO. OF DUAL ASPECT UNITS	PERCENTAGE OF CROSS-VENTILATED UNITS
18	12	67.7%

NOTE:		
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NO.	DATE	AMENDMENT
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B	22/02/19	RFI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA
SITE:
LOT 101 DP 850637/LOT 12 DP 124295
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DRAWING TITLE: SEPP 65 Compliance			STATUS: DA
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE@Area: 1:200@A1
PROJECT NO. 8700	DRAWING NO. 6001	REVISION B	

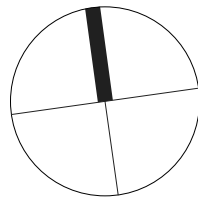


NOTE:			
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY. 2. PROVIDE CERTIFIED TERRACE BARBER SYSTEM TO AS 3640. 3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY. 4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED. AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT. 5. DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS. 6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM. 7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.			
NO.	DATE	AMENDMENT	
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B	22/02/19	RFI SUBMISSION	

PROJECT
THE ESTUARY - BATEMANS BAY - STAGE 1B DA

SITE:
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DRAWING TITLE: Perspective		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE@Area:
PROJECT NO. 8700	DRAWING NO. 7001	REVISION B	