

NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW RUBBER FRAMING STANDARD, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CORRODED TREATMENT SYSTEM TO AS 1546.
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 IRON.
7. DRAWINGS TO BE CHECKED AND CORRECTED BY A PRACTISING 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	RPI SUBMISSION
C	14/06/19	RPI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
 SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
 CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



BHI ARCHITECTS PTY LTD
 STONEY
 3/1077 DUNNING AVE
 ROSEBURY NSW 2018
 02 9033 7800
 SYDNEY
 4/125 TERRACING STREET
 KILGARA NSW 2033
 02 4592 2128



DRAWING TITLE:
Build Form Interface 2
 DRAWN: MD
 CHECKED: MH
 DATE: 22/02/2019
 PROJECT NO.: 8700
 DRAWING NO.: A.3005
 REVISION: C

STATUS:
DA
 SCALE: Area



1

TYPICAL SENIORS ELEVATION TO SOUTHERN BOUNDARY

1:125

NOTE:		
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO suit WIND TERRAIN CATEGORY.		
2. PROVIDE CORRODED TREATMENT SYSTEM TO AS 1546.		
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NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
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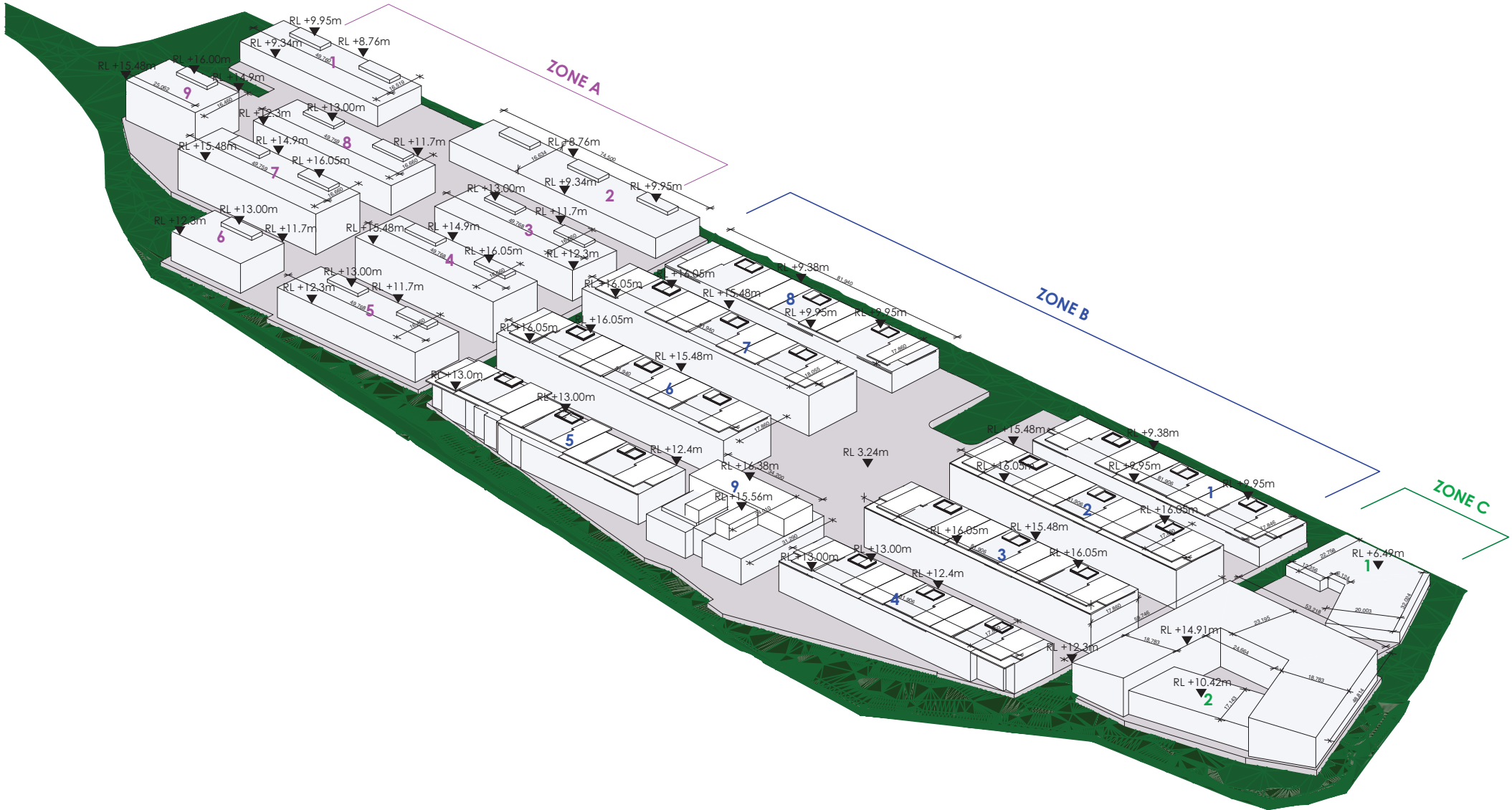
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
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02 9313 7800
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KALMA NSW 2033
02 4592 2128



DRAWING TITLE:				STATUS:
Typical Boundary Elevations				DA
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	22/02/2019	1:125@A1	
PROJECT NO.	DRAWING NO.	REVISION		
8700	A.4001	C		



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRESPONDING FRAMING SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TERRAIN CATEGORY.
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C	14/06/19	RFI SUBMISSION

PROJECT
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LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
 CLIENT:
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DRAWING TITLE:
Building Envelope Diagram
 DRAWN: MD
 CHKD: MH
 DATE: 22/02/2019
 PROJECT NO.: 8700
 DRAWING NO.: A.4002
 REVISION: C

STATUS:
DA
 SCALE: Area:
 REVISION: C



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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C	14/06/19	RFI SUBMISSION

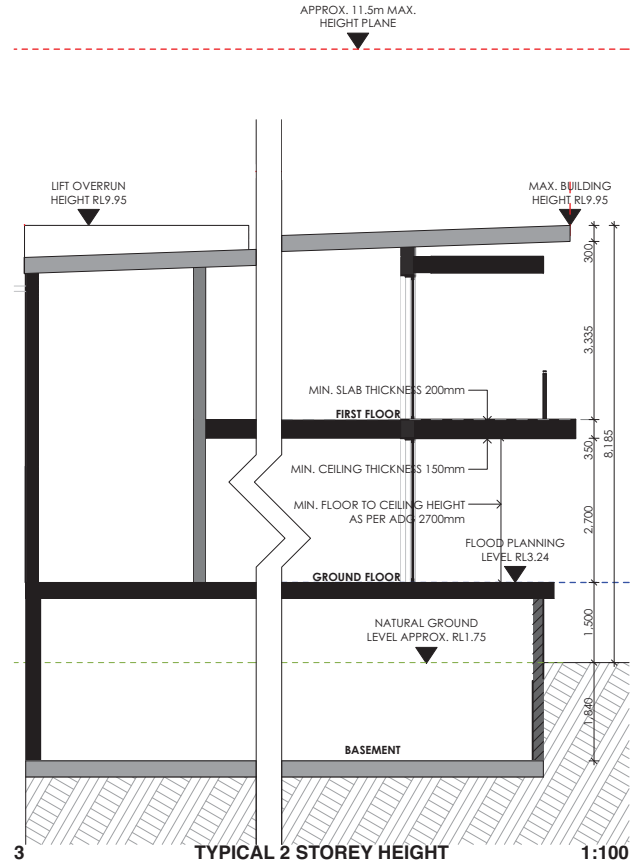
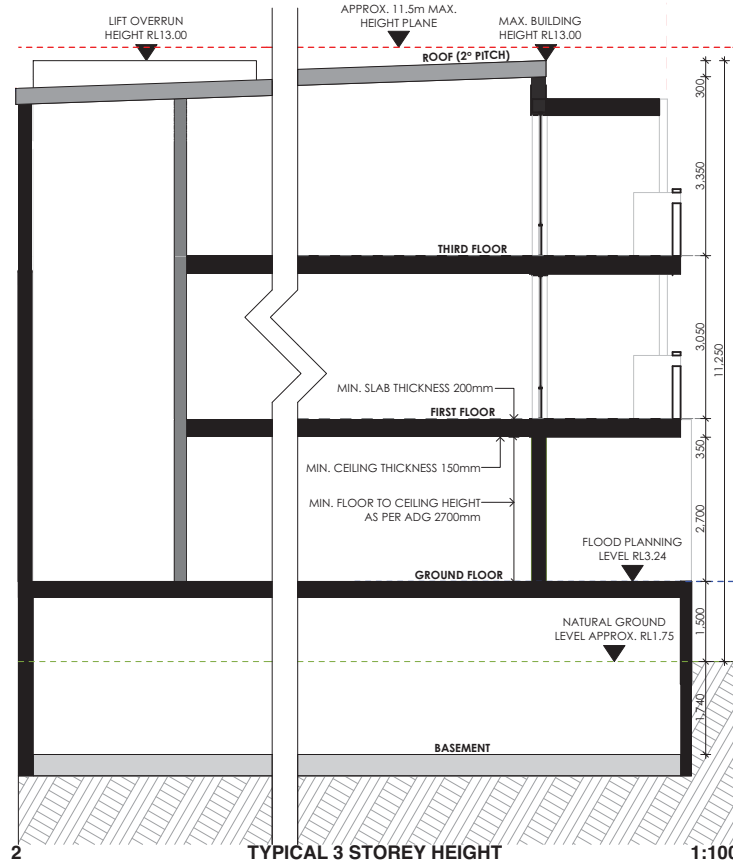
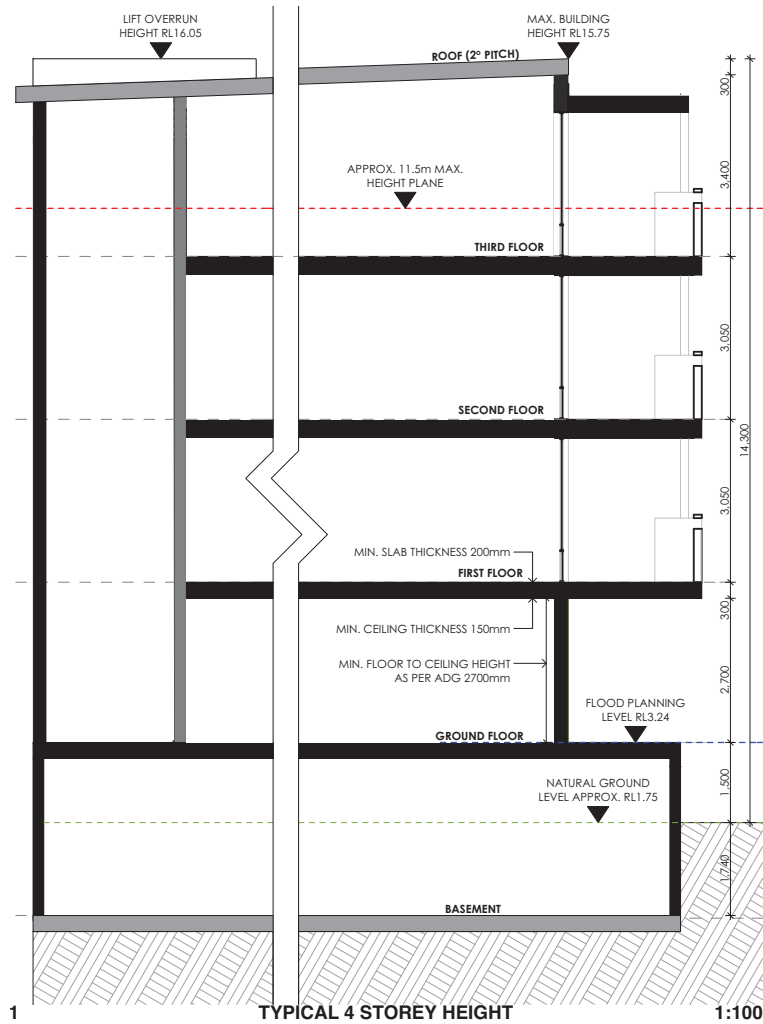
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
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DRAWING TITLE:
Height Exceedance Diagram
 DRAWN: MD
 CHKD: MH
 DATE: 22/02/2019
 PROJECT NO.: 8700
 DRAWING NO.: **A.4003**

STATUS:
DA
 SCALE: Area:
 REVISION:
C



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND URBAN CATEGORY.
2. PROVIDE CERTIFIED TIMBER NAILS TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND URBAN CATEGORY.
4. ALL SEE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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PROJECT
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BATEMANS BAY NSW 2536
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DRAWING TITLE: Height Principles Diagram		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:100@A1
PROJECT NO. 8700	DRAWING NO. A.4004	REVISION C	



1

9AM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1554 AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUB WIND TREMOR CATEGORY.
2. PROVIDE CORROSION RESISTANT SYSTEM TO AS 1554.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND TREMOR CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/04/19	RFI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
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GLOBAL LIFESTYLE COMMUNITIES



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BATEMANS BAY NSW 2536
02 4522 2125



DRAWING TITLE:		STATUS:	
Overshadowing Diagrams		DA	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	22/02/2019	1:700@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	A.5001	C	



1

12PM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBLE CATEGORY.
2. PROVIDE CORRESPONDING TRIMMER SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBLE CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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C	14/04/19	RPI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
 SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
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GLOBAL LIFESTYLE COMMUNITIES



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DRAWING TITLE: Overshadowing Diagrams			STATUS: DA
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE@Area: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.5002	REVISION C	



1

3PM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1554 AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUE WIND TREMOR CATEGORY.
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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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4/125 TERRACING STREET
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02 4502 2125



DRAWING TITLE: Overshadowing Diagrams		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.5003	REVISION C	

ZONE C - LAND AREA 8,460.07 m²

ZONE B - LAND AREA 33,186.24 m²

ZONE A - LAND AREA 20,811.40 m²



SEPP65 COMPLIANCE - MASTERPLAN

SOLAR ACCESS (OBJECTIVE 4A)

ALL UNITS ARE EITHER NORTH-FACING OR HAVE DUAL ASPECT (NORTH & SOUTH), AND CAN THEREFORE READILY ACHIEVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM MID-WINTER.

COMMUNAL OPEN SPACE (OBJECTIVE 3D)

RESIDENTIAL DEVELOPMENT (ZONE - A)

TOTAL RESIDENTIAL LAND AREA	20,811m ²
TOTAL COMMUNAL OPEN SPACE	10,053m ² (48%)
TOTAL DEEP SOIL ZONES	3,471m ² (17%)

SENIORS HOUSING (ZONE - B)

TOTAL SENIORS LAND AREA	33,186m ²
TOTAL COMMUNAL OPEN SPACE	12,831m ² (41%)
TOTAL DEEP SOIL ZONES	5,193m ² (16%)

CROSS-VENTILATION (OBJECTIVE 4B)

BUILDING DEPTHS ARE LIMITED TO <18M TO ALLOW FOR ADEQUATE CROSS VENTILATION OF ALL DUAL ASPECT UNITS.

RESIDENTIAL DEVELOPMENT (ZONE A)

NO. OF UNITS TOTAL	NO. OF DUAL ASPECT UNITS	PERCENTAGE OF CROSS-VENTILATED UNITS
128	102	79.7%

SENIORS HOUSING (ZONE B)

NO. OF UNITS TOTAL	NO. OF DUAL ASPECT UNITS	PERCENTAGE OF CROSS-VENTILATED UNITS
210	156	74.3%

NOTE:

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2. PROVIDE CORROSION RESISTANT SYSTEMS TO AS 1684.
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C	14/06/19	RPI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



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DRAWING TITLE: SEPP65 Compliance		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.6001	REVISION C	



1

Shadow Diagram - Winter Solstice 9AM

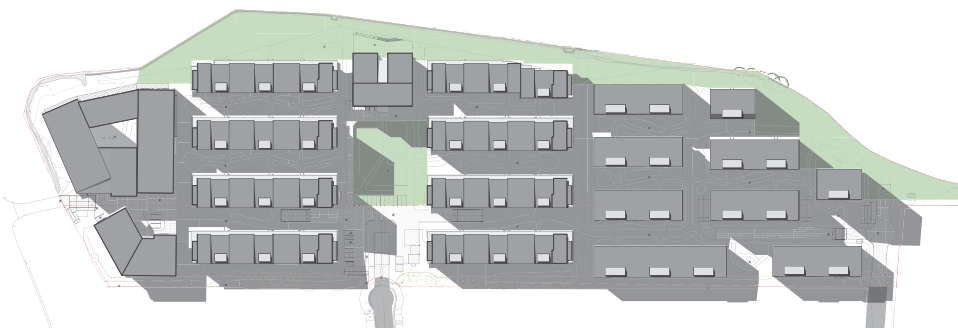
1:1500



2

Shadow Diagram - Winter Solstice 12PM

1:1500



3

Shadow Diagram - Winter Solstice 3PM

1:1500

COMMUNAL OPEN SPACE - SOLAR ACCESS

FOR THE PURPOSE OF CALCULATING RECEIVED SUNLIGHT BY PRINCIPAL USABLE PORTIONS OF COMMUNAL OPEN SPACES - PRINCIPAL USABLE SPACE IS DEFINED AS ALL COMMUNAL OPEN SPACE EXCLUDING EXCLUDES SEMI-PUBLIC SPACES BETWEEN BUILDINGS:

TOTAL AREA OF PRINCIPAL USABLE SPACES **10,952m²**

TOTAL AREA WITH AT LEAST 2 HRS SUNLIGHT **8,351m²**

PERCENTAGE OF PRINCIPAL USABLE SPACE **76.2%**
WITH AT LEAST 2 HOURS SUNLIGHT

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PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

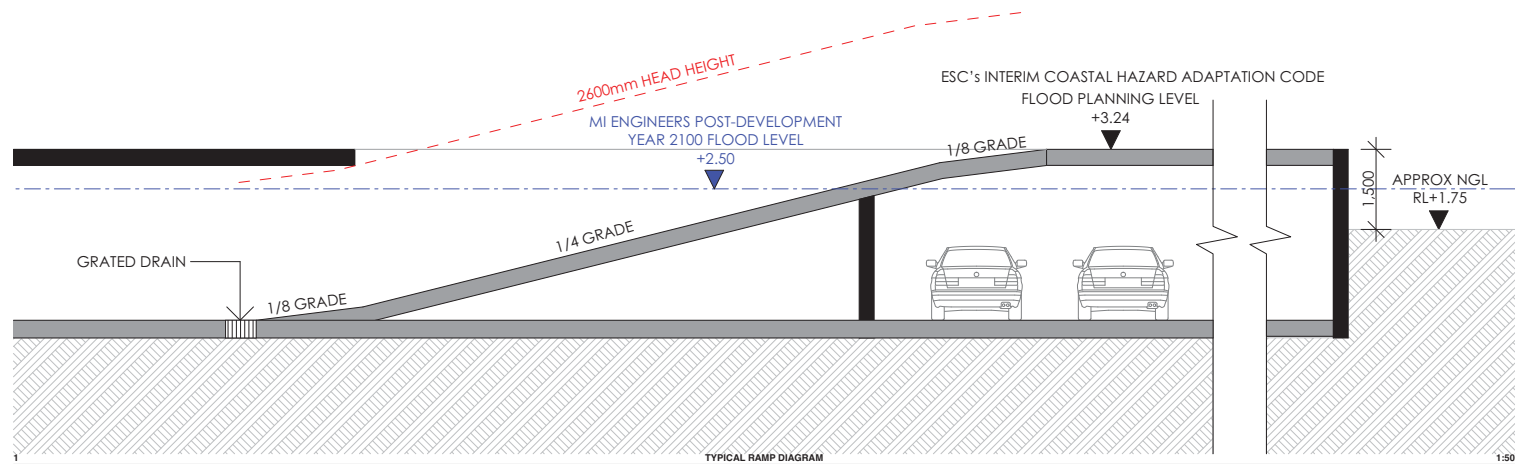


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KILGARA NSW 2033
02 4592 2128



DRAWING TITLE:
SEPP65 C.O.S. Solar Access
DRAWN: MD
CHKD: MH
DATE: 22/02/2019
PROJECT NO.: 8700
DRAWING NO.: **A.6002**

STATUS:
DA
SCALE/Area:
1:1500@A1
REVISION:
C



NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1554 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBAN CATEGORY.
2. PROVIDE CORRECTED TRAFFIC MARKING SYSTEM TO AS 1554.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBAN CATEGORY.
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DRAWING TITLE:				STATUS:	
Typical Ramp Section				DA	
DRAWN	CHKD	DATE	SCALE/Area:		
MD	MH	22/02/2019	1:50@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	A.6003	C			



NOTE		
1.	NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUE WIND TREMOR CATEGORY.	
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DRAWING TITLE:			STATUS:
Overall Perspective			DA
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	22/02/2019	
PROJECT NO.	DRAWING NO.	REVISION	
8700	A.7001	C	



1

VIEW FROM BEACH ROAD



2

BEACH ROAD ENTRY VIEW

NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1558 AND TO NEW RUBBER FRAMING STANDARD, AMENDED TO SUE WIND TERRAIN CATEGORY.
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DRAWING TITLE:		STATUS:	
Beach Road Perspectives		DA	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	22/02/2019	
PROJECT NO.	DRAWING NO.	REVISION	
8700	A.7002	C	

EXISTING STREET VIEW



MARLIN AVENUE - EXISTING



TUNA STREET - EXISTING

PROPOSED STREET VIEW



MARLIN AVENUE - PROPOSED DESIGN



TUNA STREET - PROPOSED DESIGN

NOTE:		
1.	NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1684 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.	
2.	PROVIDE CORRECT TRIMMER NUMBER SYSTEM TO AS 1684.	
3.	SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TERRAIN CATEGORY.	
4.	ALL THE 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 AND FITTING.	
7.	DRAWINGS TO BE CHECKED AND CONFIRMED BY A PRACTISING 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	RPI SUBMISSION
C	14/06/19	RPI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBERRY NSW 2018
02 9533 7800
BAHMA
4/125 TERRACING STREET
KILGARA NSW 2033
02 4552 7125



DRAWING TITLE:			STATUS:	
Street Perspectives			DA	
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	22/02/2019		
PROJECT NO.	DRAWING NO.	REVISION		
8700	A.7003	C		