

DRAWINGS

A.0001	TITLE PAGE	NTS
A.0002	SITE ANALYSIS	1:700
A.0003	VIEW ANALYSIS - CONTEXTUAL	NTS
A.0004	VIEW ANALYSIS - NEIGHBOURS	NTS
A.0005	DESIGN PRINCIPLES PLAN	1:700
A.0006	DESIGN PRINCIPLES SECTION	1:250
A.0007	ACCESS PRINCIPLES	1:700
A.1001	MASTERPLAN	1:700
A.1002	INDICATIVE STAGING PLAN	1:700
A.1003	SITE PLAN	1:700
A.1004	BASEMENT PLAN	1:700
A.1102	SIGNAGE & ELECTRICAL PLANS	1:1000
A.1201	TYPICAL RESIDENTIAL PLAN	1:200
A.1202	TYPICAL SENIORS PLAN	1:200
A.1203	RESIDENTIAL CARE FACILITY	1:500
A.1204	RCF CONSULTING CENTRE	1:500
A.1205	COMMUNITY CENTRE PLAN	1:200
A.2001	SITE SECTION	1:250
A.2002	SITE SECTION	1:250
A.3001	SITE ELEVATIONS	1:250
A.3002	SITE ELEVATIONS	1:250
A.3003	SITE ELEVATIONS	1:250
A.3004	BUILT FORM INTERFACE 1	1:125
A.3005	BUILT FORM INTERFACE 2	1:100
A.4001	TYPICAL BOUNDARY ELEVATIONS	1:125
A.4002	BUILDING ENVELOPE DIAGRAM	NTS
A.4003	HEIGHT EXCEEDANCE DIAGRAM	NTS
A.4004	HEIGHT PRINCIPLES DIAGRAM	1:100
A.5001	OVERSHADOWING DIAGRAMS	1:700
A.5002	OVERSHADOWING DIAGRAMS	1:700
A.5003	OVERSHADOWING DIAGRAMS	1:700
A.6001	SEPP 65 COMPLIANCE DIAGRAMS	1:700
A.6002	SEPP 65 C.O.S. SOLAR ACCESS	1:1500
A.6003	TYPICAL RAMP SECTION	NTS
A.7001	OVERALL PERSPECTIVE	NTS
A.7002	BEACH ROAD PERSPECTIVES	NTS
A.7003	STREET PERSPECTIVES	NTS

CONCEPT DEVELOPMENT APPLICATION

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



NOTE:	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND RESISTANCE CATEGORY. 2. PROVIDE CORRESPONDING NUMBER SYSTEM TO AS 1546. 3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND RESISTANCE CATEGORY. 4. ALL THE CONDITIONS INCLUDING LEVELS TO BE COMPLETED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT. 5. DO NOT SCALE THE DRAWING. USE PROVIDED 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.	A	16/11/18	DA SUBMISSION
	B	22/02/19	RFI SUBMISSION
	C	14/06/19	RFI 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, 10/77 DUNNING AVE
ROSEBURY NSW 2018
02 9033 7800
BATA
4/125 TERRACING STREET
KARANGA NSW 2033
02 4552 2125



DRAWING TITLE:	STATUS:
Title Page	DA
DRAWN: MD	SCALE: As Shown
CHKD: MH	DATE: 22/02/2019
PROJECT NO. 8700	DRAWING NO. A.0001
REVISION: C	



PHOTO 1



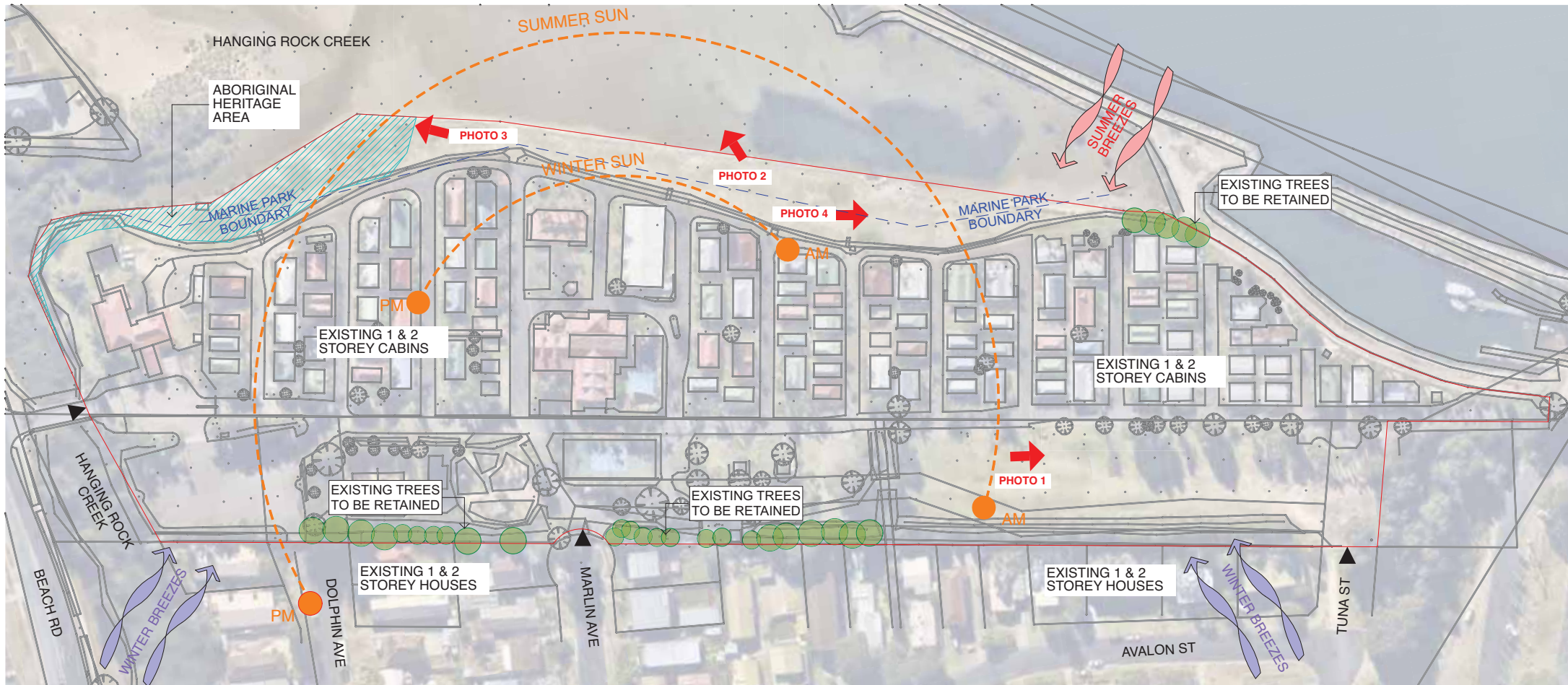
PHOTO 2



PHOTO 3



PHOTO 4



NOTE:

1. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
2. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
3. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
4. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
5. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
6. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
7. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.
8. THESE DRAWINGS ARE TO BE USED TO COMPLY WITH ALL APPlicable AND TO NEW TENDER DRAWING REQUIREMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.

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
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



BHI ARCHITECTS PTY LTD
STONEY
3/1077 DUNNING AVE
ROSEBURY NSW 2688
02 9333 7800
BHI
4/125 TERRACING STREET
KILGARA NSW 2033
02 4552 2126



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



LEGEND

- ➔ MAJORITY OF WATERFRONT VIEW CURRENTLY BLOCKED BY EXISTING VEGETATION
- ➔ EXISTING PARTIAL WATERFRONT VIEW WITH ADDITIONAL IMPACT BY DEVELOPMENT
- ➔ EXISTING WATERFRONT VIEW WITH NO ADDITIONAL IMPACT BY DEVELOPMENT
- ➔ CLEAR WATERFRONT VIEW



PHOTO 1 - From Public Reserve



PHOTO 2 - Marlin Avenue



PHOTO 3 - Avalon Street



PHOTO 4 - From Golf Club



PHOTO 5 - Beach Road



PHOTO 6 - From Beach Road, View of the Marina

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1684 AND TO NEW TREMOR FRAMING KANALAN, AMENDED TO SUB WIND TREMOR CATEGORY.
2. PROVIDE CORRECT TRIMMER SYSTEM AS AS NAIL.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND TREMOR CATEGORY.
4. ALL THE CONDITIONS INCLUDING LEVELS TO BE COMPLETED, 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	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
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES



B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9033 7800
BATA
4/125 TERRACING STREET
KARANGA NSW 2033
02 4552 2125



DRAWING TITLE: View Analysis - Contextual				STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area:		
PROJECT NO. 8700	DRAWING NO. A.0003	REVISION C			



LEGEND

-  EXISTING VIEW
ALREADY BLOCKED
BY EX VEGETATION
-  AFFECTED VIEW



Photo 1
The proposed development will have very little effect on the current views from Beach Road due to the high and dense vegetation.



Photo 2
View from coachhouse to 25 Dolphin Avenue, this photo shows how the fence and vegetation prevents any views.



Photo 3
This photo shows 26 Dolphin Avenue which has some views through the vegetation onto the Coachhouse Site from 1 window. The view is then restricted by vegetation on the northern side of the playground.



Photo 4
Moving East to in front of 19 Marlin Avenue the view is completely restricted by the vegetation.



Photos 5.1 & 5.2
12 Marlin Avenue has a glimpse of water from the balcony. To gain the glimpses they do need to look directly through the palm trees and down 5th Street of the existing resort (see second photo). Any views either side of the palm trees are restricted.



Photo 6
At the front of 1-3 Avalon Street is a unit block that faces the street and does have a glimpse of the resort. There is also a 2 storey house on the opposite side of Avalon that may also have a glimpse of the resort. These views are only of the resort and not of water.



Photo 7
5 Avalon Street is a unit block that runs down the block parallel to Marlin Street. None of these units overlook the resort and the fence line is lined with dense vegetation.



Photo 8
Abutting 13 Avalon Street again is thick vegetation with some recently being removed to create a glimpse of the water.



Photo 9
17 Avalon Street is a block of 3 units backing onto the resort. While these units are located on the second storey it seems there is very little or no view to the beach through the dense vegetation. The same is said for 19 Avalon Street. The thick vegetation restricts any view of water from this residence.



Photos 10.1 & 10.2
Number 21 Avalon Street is on the corner of Avalon and proposed Tuna Streets. It is situated at the end of the vegetation which allows it some views through the resort to the water. As seen in the second photo their view is limited. They have no other view as the view directly opposite is of thick vegetation.



It must be noted that this residence was purchased within the past 12 months and the vendor should have been aware of the potential for development on the adjoining land as it is zoned R3 Medium Density. Under this zoning 3 storey dwellings could be erected across and very close to her near boundary restricting her view completely.

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW FRAMING KANAL, AMENDED TO SUB WIND RESISTANCE CATEGORY.
2. PROVIDE CORRECT TRIMMER SYSTEM AS AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND RESISTANCE 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	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**

CLIENT
GLOBAL LIFESTYLE COMMUNITIES



B H I ARCHITECTS PTY LTD

SYDNEY
3/1077 DUNNING AVE
ROSEBURY NSW 2018
02 9033 7800

BAHMA
4/125 TERRACING STREET
KILMARA NSW 2033
02 4522 2125



DRAWING TITLE:
View Analysis - Neighbours

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

PROJECT NO.: 8700
DRAWING NO.: A.0004

STATUS:
DA

SCALE: As Shown

REVISION:
C



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUB WIND TERRAIN CATEGORY.
2. PROVIDE CERTIFIED TRIMMER SYSTEMS TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND TERRAIN CATEGORY.
4. ALL FILL 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 FROM PRIOR TO CONSTRUCTION.
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	14/04/19	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

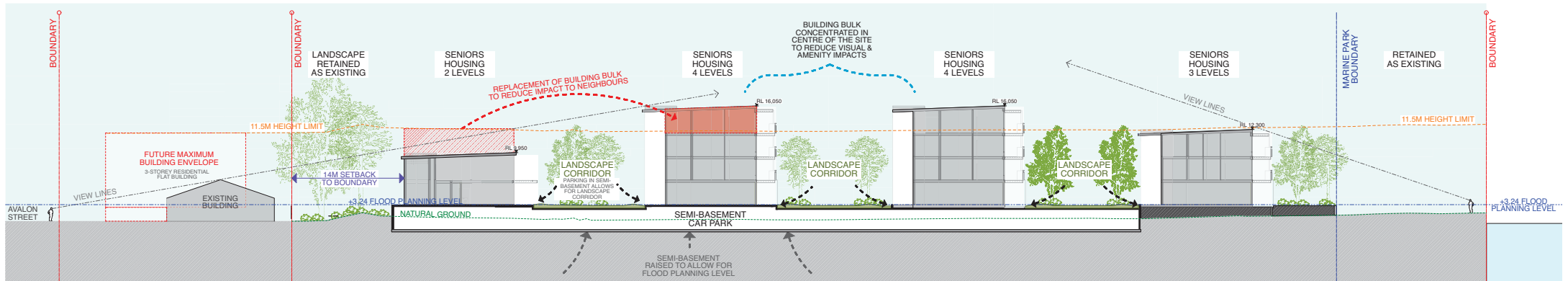
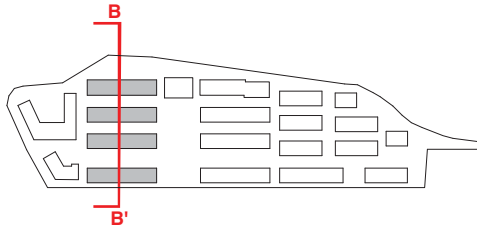


B H I ARCHITECTS PTY LTD
 STONEY
 3/10777 DUNNING AVE
 ROSEBERRY NSW 2018
 02 9033 7800
 8/125 TERRACING STREET
 KILGARRIE NSW 2533
 02 4522 2125



DRAWING TITLE:
Design Principles Plan
 DRAWN: CHKD: MD MH
 DATE: 22/02/2019
 PROJECT NO.: 8700
 DRAWING NO.: A.0005

STATUS:
DA
 SCALE/Area:
 REVISION:
 C



SITE SECTION DIAGRAM

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREKMAN CATEGORY.
2. PROVIDE CORRESPONDING WIND BRACING SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREKMAN 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 AND FITTING.
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	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
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

B H I ARCHITECTS PTY LTD
SYDNEY
3/1077 DUNNING AVE
ROSEBERRY NSW 2058
02 9033 7800
KALMA
4/125 TERRACING STREET
KALMA NSW 2533
02 4532 2125



DRAWING TITLE: Design Principles Section				STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:250@A1		
PROJECT NO. 8700	DRAWING NO. A.0006	REVISION C			



LEGEND

- Public parking
- Open to public (Daylight hours)
- Existing domestic fence
- New gate
- New fencing
- Resident connection to medical centre

ENTRY GATES

1	VEHICULAR ACCESS	-Queue within site -Daylight hours
2	RESIDENTIAL ACCESS	-Queue within site -Access control at all times
3	PEDESTRIAN ACCESS	-Daylight hours
4	MEDICAL CENTRE + AGED CARE	-Unencumbered access -Basement parking
5	EMERGENCY GATE	-Access control at all times

GROUND INK
LANDSCAPE ARCHITECTS

Suite 201, 75 Archer Street
Chatswood, NSW 2067
Ph. (02) 9411 3279 | www.groundink.com.au
© Ground Ink Pty Ltd | ABN 55 163 025 456
Registered Landscape Architect: Rob Loughman # 7813

49 Beach Road
Batemans Bay NSW
LDA-06
14-Jun-19

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
3/1077 DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALGA
4/125 TERRACING STREET
KALGA NSW 2033
02 4592 2125



DRAWING TITLE:	STATUS:
Access Principles	DA
DRAWN: MD CHKD: MH PROJECT NO. 8700 DRAWING NO. A.0007	DATE: 22/02/2019 REVISION: C



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 CORRODED TREATMENT SYSTEM TO AS 1684.
3. SELECTED WINDOWS AND DOORS TO SUE 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 AND FITTING.
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
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9033 7800
BATEMANS
4/125 TERRACONG STREET
BATEMANS BAY NSW 2536
02 4522 2125



DRAWING TITLE: Masterplan	STATUS: DA
DRAWN: MD CHKD: MH	SCALE/Area: 1:700@A1
PROJECT NO.: 8700	DATE: 22/02/2019
DRAWING NO.: A.1001	REVISION: C

RESIDENTIAL CARE FACILITY (ZONE - C)

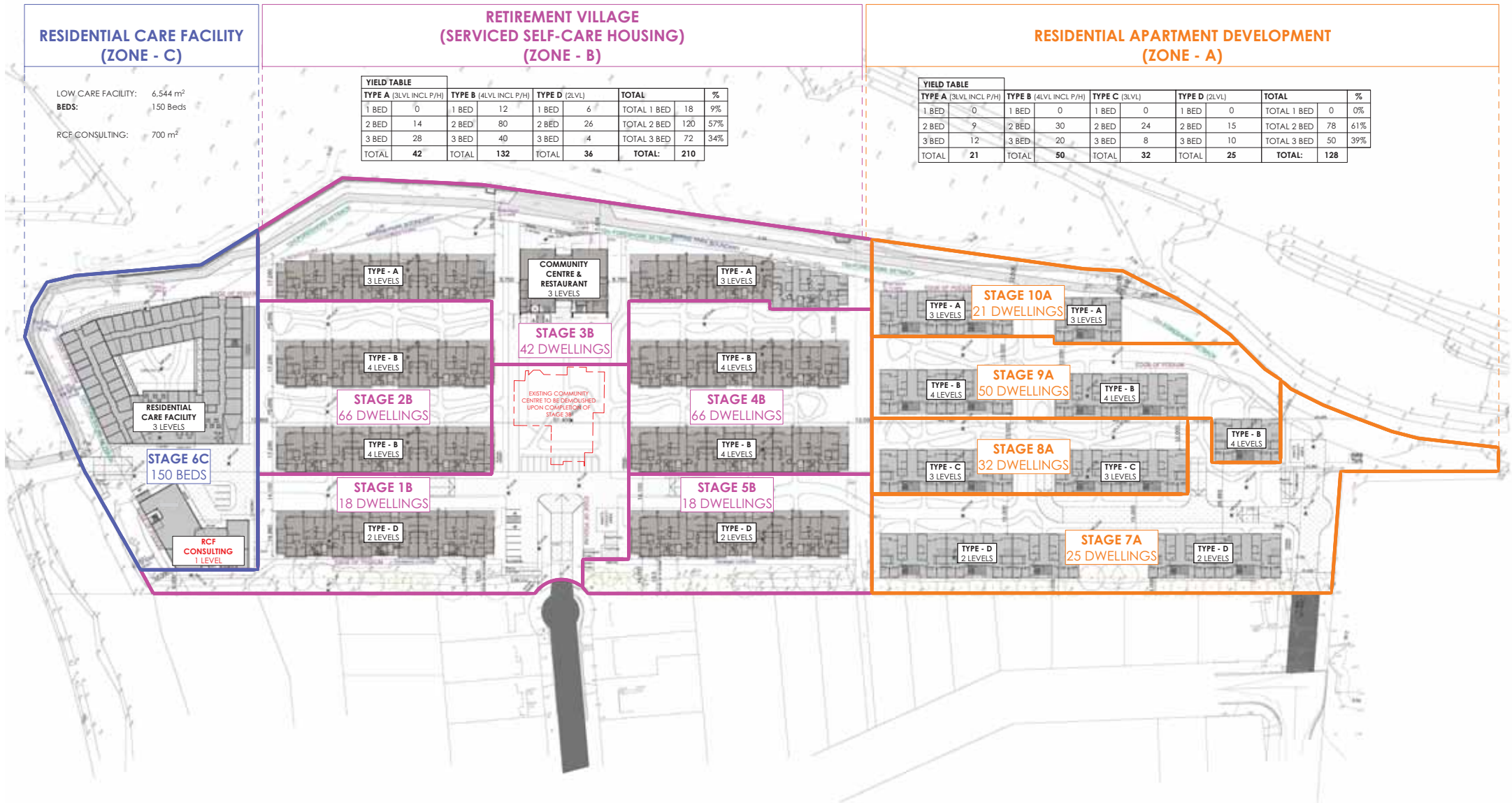
LOW CARE FACILITY: 6,544 m²
BEDS: 150 Beds
RCF CONSULTING: 700 m²

RETIREMENT VILLAGE (SERVICED SELF-CARE HOUSING) (ZONE - B)

YIELD TABLE						
TYPE A (3LVL INCL P/H)		TYPE B (4LVL INCL P/H)		TYPE D (2LVL)		TOTAL
1 BED	0	1 BED	12	1 BED	6	TOTAL 1 BED 18
2 BED	14	2 BED	80	2 BED	26	TOTAL 2 BED 120
3 BED	28	3 BED	40	3 BED	4	TOTAL 3 BED 72
TOTAL	42	TOTAL	132	TOTAL	36	TOTAL: 210

RESIDENTIAL APARTMENT DEVELOPMENT (ZONE - A)

YIELD TABLE						
TYPE A (3LVL INCL P/H)		TYPE B (4LVL INCL P/H)		TYPE C (3LVL)		TOTAL
1 BED	0	1 BED	0	1 BED	0	TOTAL 1 BED 0
2 BED	9	2 BED	30	2 BED	15	TOTAL 2 BED 78
3 BED	12	3 BED	20	3 BED	8	TOTAL 3 BED 50
TOTAL	21	TOTAL	50	TOTAL	25	TOTAL: 128



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 CORROSION RESISTANT TREATMENT TO ALL SAIL.
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 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	RFI SUBMISSION
C	14/06/19	RFI 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
STONEY
3/1077 DUNNING AVE
ROSEBERRY NSW 2018
(02) 9013 7800
KARLA
4/125 TERRACING STREET
KARLA NSW 2033
(02) 4592 2128



DRAWING TITLE:
Indicative Staging Plan
DRAWN: MD
CHKD: MH
DATE: 22/02/2019
PROJECT NO.: 8700
DRAWING NO.: A.1002

STATUS:
DA
SCALE/Area:
1:700@A1
REVISION:
C

**RESIDENTIAL CARE FACILITY
(ZONE - C)**

**RETIREMENT VILLAGE
(SERVICED SELF-CARE HOUSING)
(ZONE - B)**

**RESIDENTIAL APARTMENT DEVELOPMENT
(ZONE - A)**



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1684 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBLE CATEGORY.
2. PROVIDE CORROSION RESISTANT FASTENERS TO AS 1684.
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.
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	14/04/19	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
3/1077 DUNNING AVE
ROSEBURY NSW 2018
(02) 9513 7800
BATEMANS BAY
4/125 TERRACONG STREET
BATEMANS BAY NSW 2536
(02) 4522 2125

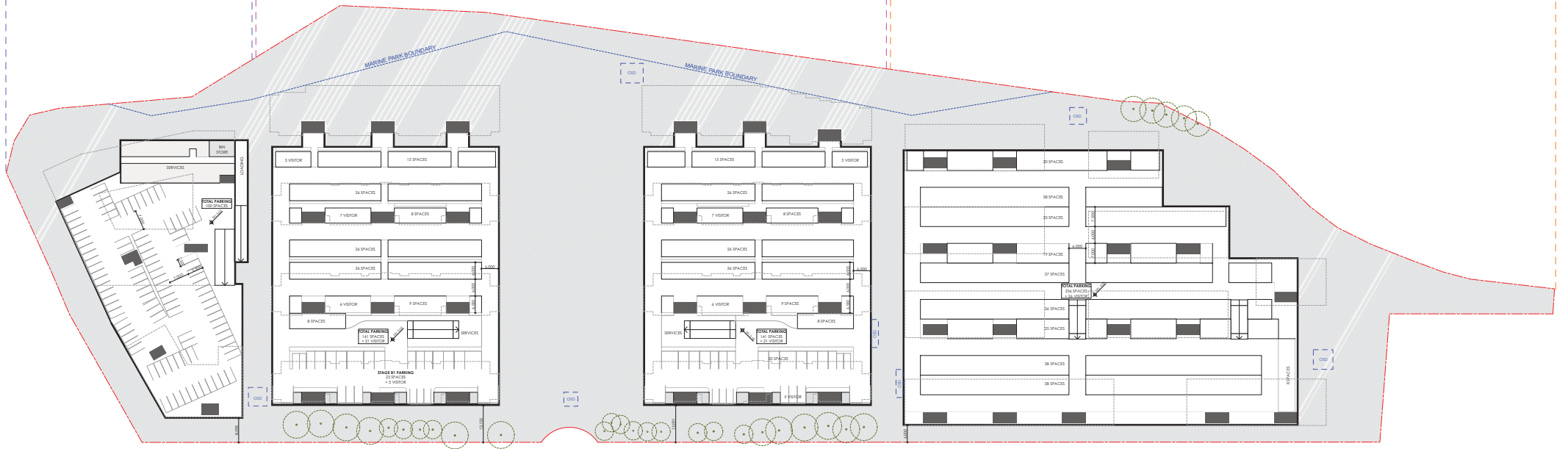


DRAWING TITLE: Site Plan		STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/Area: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.1003	REVISION C	

**RESIDENTIAL CARE FACILITY
(ZONE - C)**

**RETIREMENT VILLAGE
(SERVICED SELF-CARE HOUSING)
(ZONE - B)**

**RESIDENTIAL APARTMENT DEVELOPMENT
(ZONE - A)**



SCALE 1:700 @ A1
0 10 25 50 100m

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUE WIND TREMOR CATEGORY.
2. PROVIDE CORRODED TENSILE MEMBER SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMOR CATEGORY.
4. ALL FEE 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 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

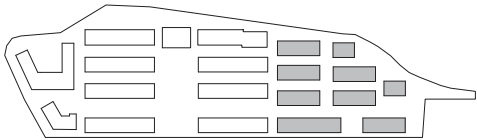


B H I ARCHITECTS PTY LTD
STONEY
3/10777 DUNNING AVE
ROSEBURY NSW 2618
02 9313 7800
SIAM
4/125 TERRACING STREET
KILGARA NSW 2033
02 4532 2125



DRAWING TITLE:				STATUS:	
Basement Plan				DA	
DRAWN	CHKD	DATE	SCALE	AREA	
MD	MH	22/02/2019	1:700@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	A.1004	C			

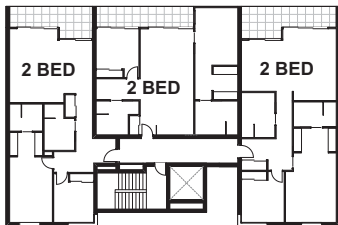
KEY PLAN



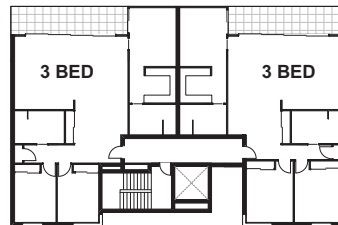
RESIDENTIAL



1 GROUND FLOOR MODULE



2 ABOVE GROUND FLOORS MODULE



3 PENTHOUSE FLOOR MODULE

MATERIAL	COLOUR/TEXTURE
Render + Paint external walls	
Timber look soffit	
Glass balustrade	
Aluminium window/door frame	
Colorbond roof	



CONCEPT RESIDENTIAL VIEW

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1554 AND TO NEW TIMBER FRAMING STANDARD, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CORROSION RESISTANT FASTENERS TO AS 1554.
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 DRAWINGS, USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING AND FITTING.
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	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

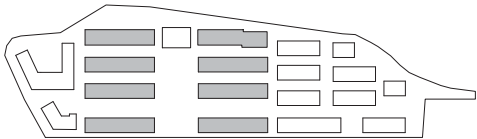
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

BHI ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9533 7800
KILMARA
4/125 TERRACONG STREET
KILMARA NSW 2033
02 4592 2125

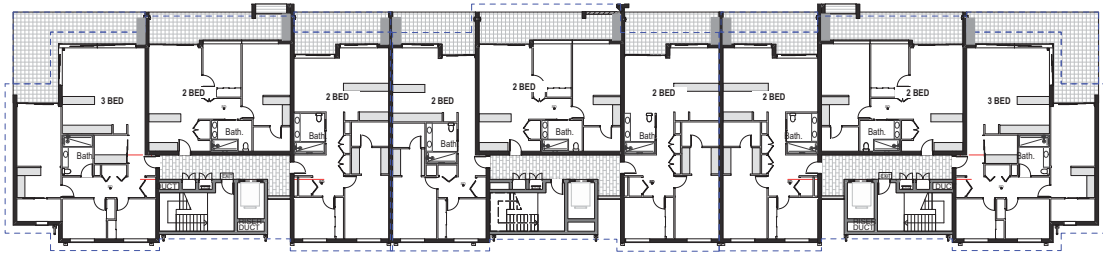


DRAWING TITLE: Typical Residential Plan				STATUS: DA	
DRAWN MD	CHKD MH	DATE 22/02/2019	SCALE/AREA: 1:200@A1		
PROJECT NO. 8700	DRAWING NO. A.1201	REVISION C			

KEY PLAN

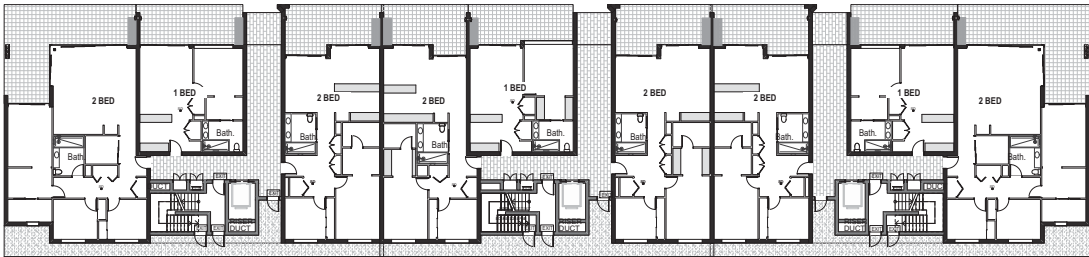


SENIORS



1

ABOVE GROUND FLOORS



2

GROUND FLOOR

MATERIAL	COLOUR/TEXTURE
Render + Paint	
Sandstone blades	
Aluminium Louvers	
Colorbond Roof	
Glass balustrade	



BOARDWALK TO BE IMPLEMENTED AS PER SITE PLAN AND SECTIONS

CONCEPT SENIORS VIEW

NOTE:		
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1554 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBLE CATEGORY.		
2. PROVIDE CORRODED TREATMENT SYSTEM TO AS 1554.		
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBLE CATEGORY.		
4. ALL SEE 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 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	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

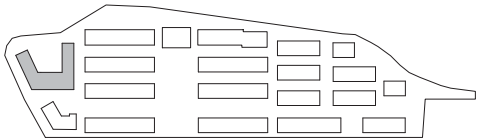
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT
GLOBAL LIFESTYLE COMMUNITIES

B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALGA
4/125 TERRACING STREET
KALGA NSW 2033
02 4592 2128

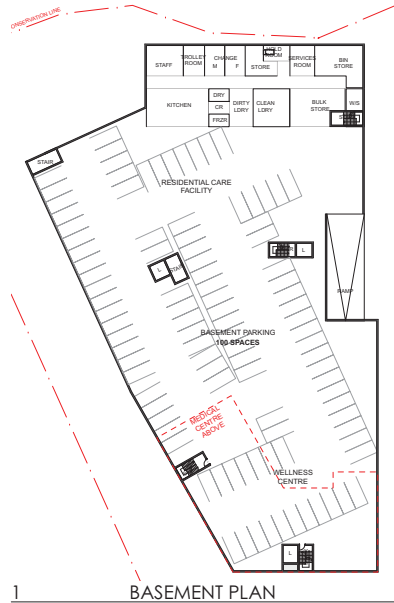


DRAWING TITLE:			STATUS:		
Typical Seniors Plan			DA		
DRAWN	CHKD	DATE	SCALE/AREA:		
MD	MH	22/02/2019	1:200@A1		
PROJECT NO.		DRAWING NO.	REVISION		
8700		A.1202	C		

KEY PLAN



RESIDENTIAL CARE FACILITY



BASEMENT PLAN



GROUND FLOOR



LEVEL 01



LEVEL 02

MATERIAL	COLOUR/TEXTURE	MATERIAL	COLOUR/TEXTURE
Brick		Colorbond	
Timber look		Aluminium	
Colorbond		Colorbond	
Render + Paint		Timber Batten Facade	



RESIDENTIAL CARE FACILITY

NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RPI SUBMISSION
C	14/06/19	RPI SUBMISSION

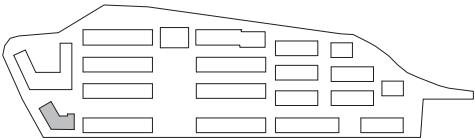
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

B H I ARCHITECTS PTY LTD
SYDNEY
3, COTTLE DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALGA
4/125 TERRACING STREET
KALGA NSW 2033
02 4552 2125

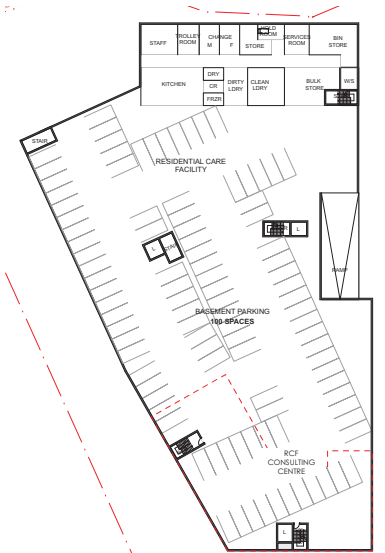


DRAWN	CHKD	DATE	STATUS
MD	MH	22/02/2019	DA
PROJECT NO.	DRAWING NO.	REVISION	SCALE/Area
8700	A.1203	C	1:500@A1

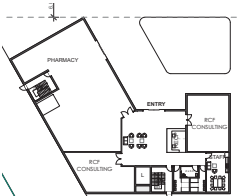
KEY PLAN



RESIDENTIAL CARE FACILITY
CONSULTING CENTRE



1 BASEMENT PLAN



2 GROUND FLOOR

MATERIAL	COLOUR/TEXTURE
Colorbond	
Alucobond Aluminium Cladding Panels	
Timber look Aluminium Cladding	
Aluminium	
Colorbond	



RCF CONSULTING CENTRE

NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

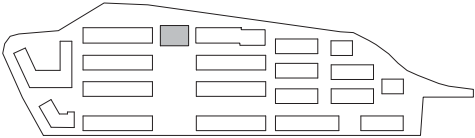
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBERRY NSW 2018
02 9533 7800
BATEMANS BAY
4/125 TERRACONG STREET
BATEMANS BAY NSW 2536
02 4592 2128

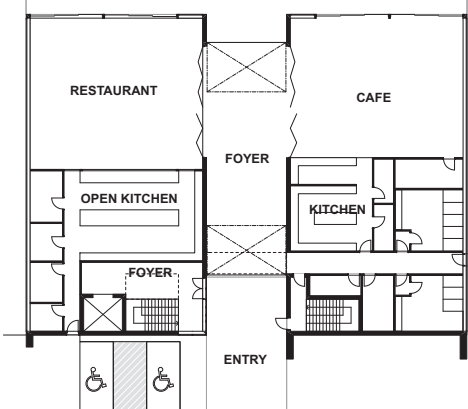


DRAWING TITLE:				STATUS:
RCF Consulting Centre				DA
DRAWN	CHKD	DATE	SCALE/AREA	
MD	MH	22/02/2019	1:500@A1	
PROJECT NO.	DRAWING NO.	REVISION		
8700	A.1204	C		

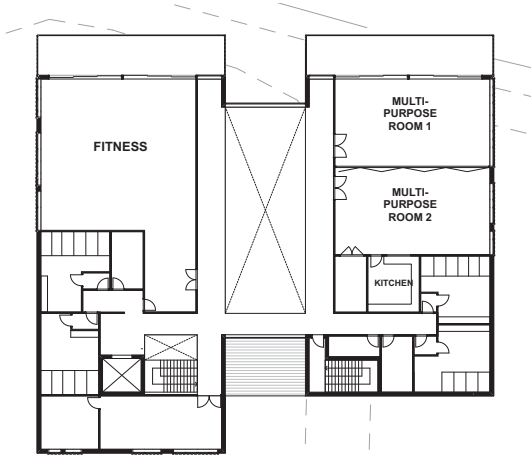
KEY PLAN



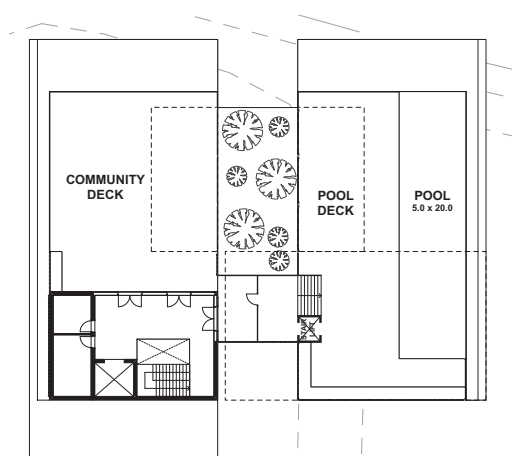
COMMUNITY CENTRE



1 GROUND FLOOR 1:200



2 LEVEL 01 1:200



3 ROOF TOP 1:200

MATERIAL	COLOUR/TEXTURE
Timber look	
Colorbond	
Aluminium	
Render + Paint	
Glass balustrade	



BOARDWALK TO BE IMPLEMENTED AS PER SITE PLAN AND SECTIONS

COMMUNITY CENTRE VIEW

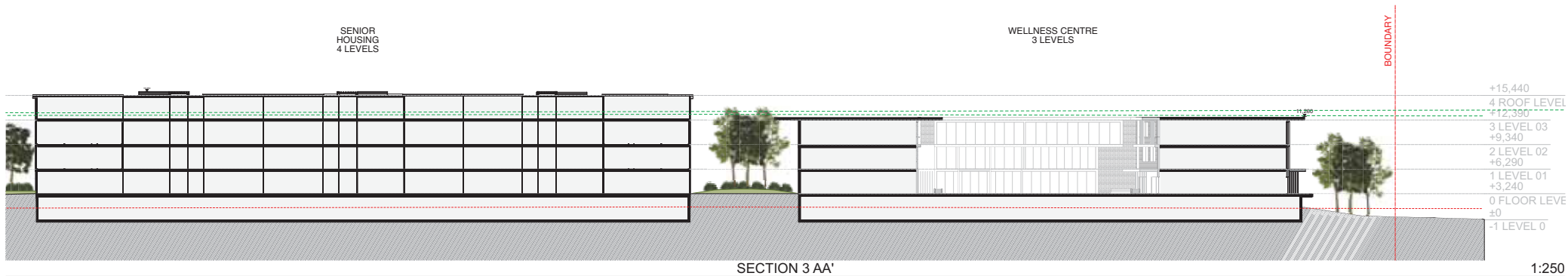
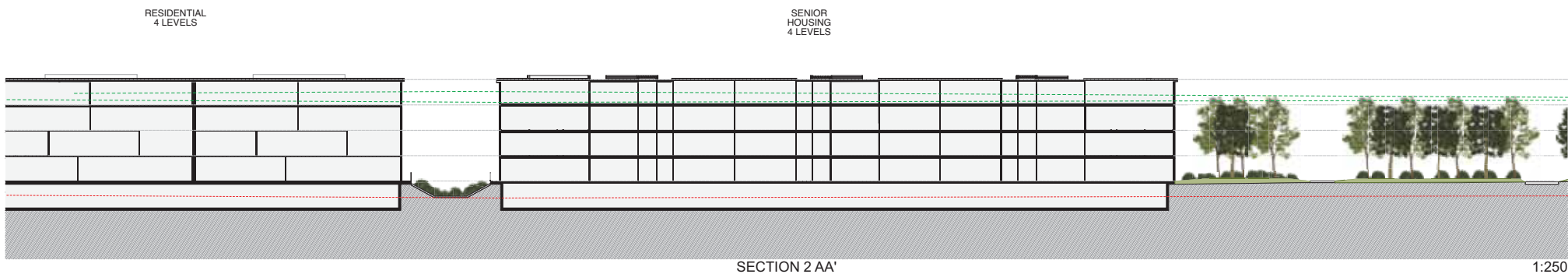
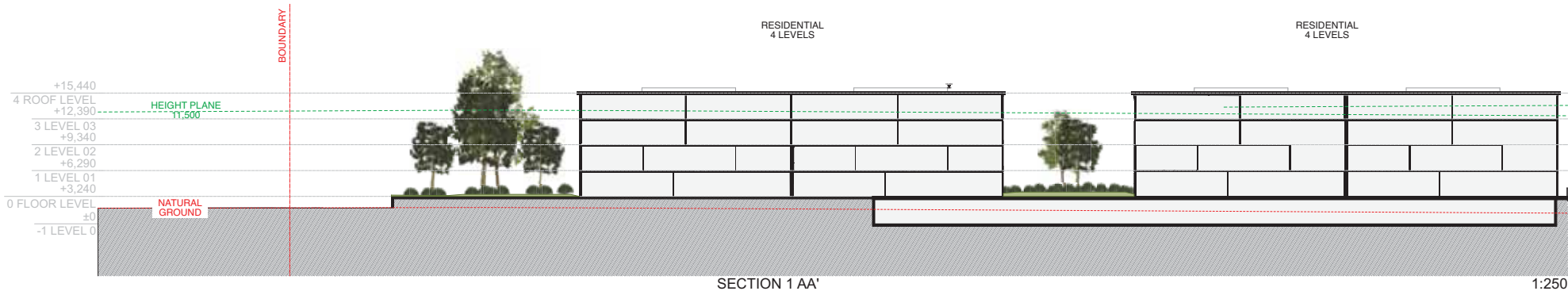
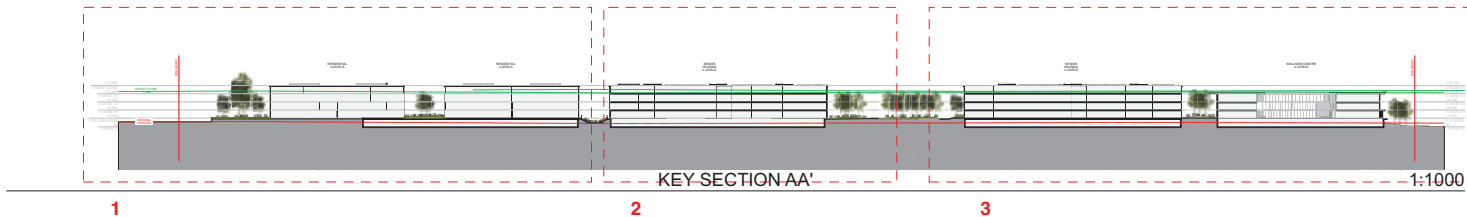
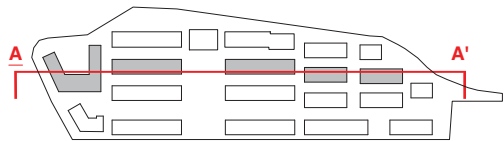
NOTE	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW TIMBER FRAMING STANDARD, AMENDED TO SUE WIND TREMBLE CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORROSION TREATMENT SYSTEM TO AS 1546.	B	22/02/19	RPI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBLE CATEGORY.	C	14/06/19	RPI SUBMISSION
4. ALL FEE 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 CORRECTED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.			
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.			

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 9033 7800
KALGA
4/125 TERRACING STREET
KALGA NSW 2033
02 4552 2125



DRAWING TITLE:		STATUS:	
Community Centre Plan		DA	
DRAWN	CHKD	DATE	SCALE@Area:
MD	MH	22/02/2019	1:200@A1
PROJECT NO.		DRAWING NO.	REVISION
8700		A.1205	C



NOTE		
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW FIBRE FRAMING MATERIAL, AMENDED TO SUE WIND RESISTANCE CATEGORY.		
2. PROVIDE CORROSION RESISTANT FASTENERS TO AS 1546.		
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND RESISTANCE 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 AND INSTALL.		
7. DRAWINGS TO BE CHECKED AND CORRECTED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.		
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		

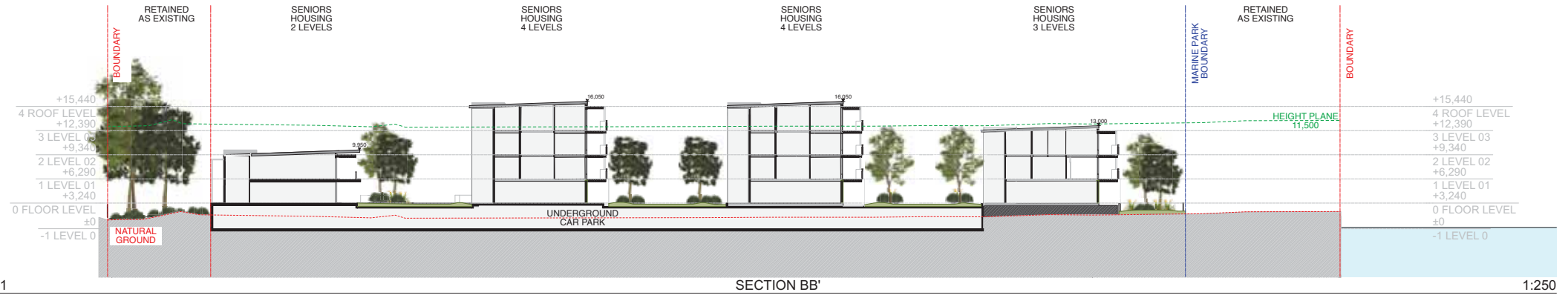
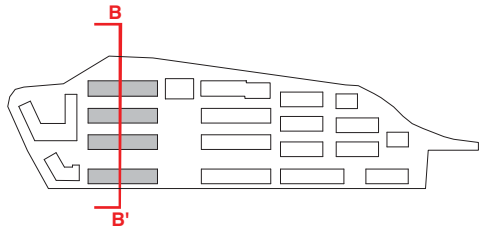
NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

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
3/1077 DUNNING AVE
ROSEBURY NSW 2018
02 9033 7800
BATEMANS BAY
4/125 TERRACING STREET
BATEMANS BAY NSW 2536
02 4552 2125



DRAWING TITLE:		DATE		STATUS:	
Site Section		22/02/2019		DA	
DRAWN	CHMD	SCALE	Area	1:250@A1	
MD	MH				
PROJECT NO.	8700	DRAWING NO.	A.2001	REVISION	C



NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1558 AND TO NEW RUBBER FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRODED TREATMENT SYSTEM TO AS 1558.
3. SELECTED WINDOWS AND DOORS TO SUE 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 DRAWINGS. USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEMS.
7. DRAWINGS TO BE CHECKED AND CORRECTED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

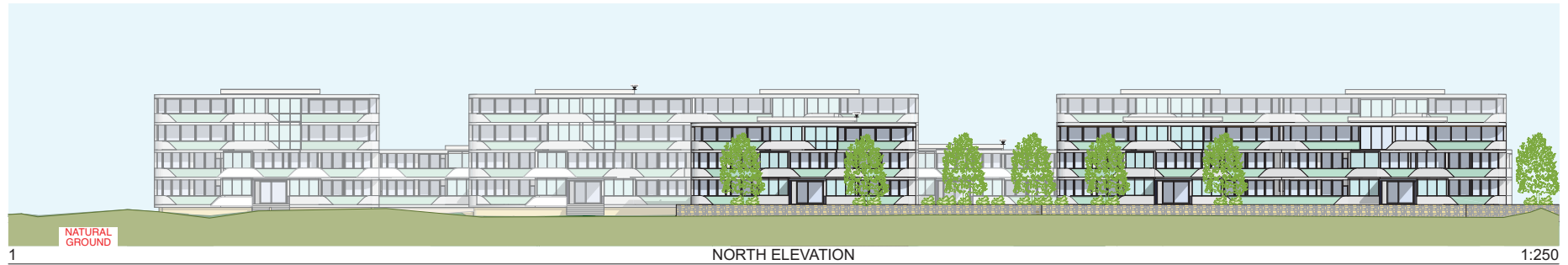
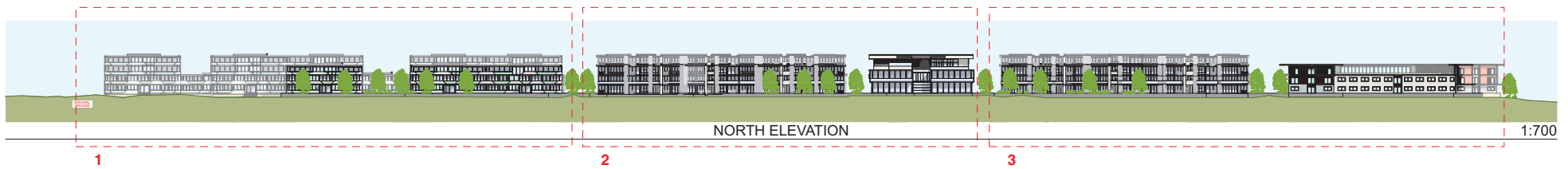
NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RPI SUBMISSION
C	14/06/19	RPI SUBMISSION

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

B H I ARCHITECTS PTY LTD
SYDNEY
3/10/17 DUNNING AVE
ROSEBERRY NSW 2018
02 9033 7800
SIAMIA
4/125 TERRACING STREET
KILGARA NSW 2033
02 4592 7128



DRAWING TITLE:			STATUS:	
Site Section			DA	
DRAWN	CHKD	DATE	SCALE@Area:	
MD	MH	22/02/2019	1:250@A1	
PROJECT NO.		DRAWING NO.	REVISION	
8700		A.2002	C	



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1546 AND TO NEW FRAMING MATERIAL, AMENDED TO SUB WIND RESISTANT CATEGORY.
2. PROVIDE CORROSION TREATMENT SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND RESISTANT 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 DRAWINGS. USE FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING AND FITTING.
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	RFI SUBMISSION
C	14/06/19	RFI 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
 SYDNEY
 3/1077 DUNNING AVE
 ROSEBURY NSW 2058
 02 9533 7800
 KALGA
 4/125 TERRACING STREET
 KALGA NSW 2033
 02 4592 2125



DRAWING TITLE:
Site Elevations
 DRAWN: MD
 CHKD: MH
 DATE: 22/02/2019
 PROJECT NO.: 8700
 DRAWING NO.: A.3001

STATUS:
DA
 SCALE: Area:
 1:250@A1
 REVISION:
 C



ZONE A - SOUTH ELEVATION

1:250

NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS 1684 AND TO NEW RUBBER FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRECT TRIMMER SYSTEM TO AS 1684.
3. SELECTED WINDOWS AND DOORS TO SUE 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	RFI SUBMISSION
C	14/06/19	RFI 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
3/10/77 DUNNING AVE
ROSEBURY NSW 2018
02 9533 7800
SIEMENS
4/125 TERRACONG STREET
KILGARA NSW 2033
02 4552 2125



DRAWING TITLE:			STATUS:	
Site Elevations			DA	
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	22/02/2019	1:250@A1	
PROJECT NO.		DRAWING NO.	REVISION	
8700		A.3002	C	



1

EAST ELEVATION

1:250



2

WEST ELEVATION

1:250

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 SYSTEM TO AS 1684.
3. SELECTED WINDOWS AND DOORS TO SUE 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 ITEMS.
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	RFI SUBMISSION
C	14/06/19	RFI 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
 3/10/77 DUNNING AVE
 ROSEBERRY NSW 2058
 02 9533 7800
 KILARA
 4/125 TERRACING STREET
 KILARA NSW 2033
 02 4592 2125



DRAWING TITLE:			STATUS:	
Site Elevations			DA	
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	22/02/2019	1:250@A1	
PROJECT NO.		DRAWING NO.	REVISION	
8700		A.3003	C	