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**CONCEPT DEVELOPMENT APPLICATION**

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



NOTE	NO.	DATE	AMENDMENT
1. NUMBER DRAWINGS AND SHEETS BEARING TO COMPLY WITH AS/NZS AND TO NSW NUMBER DRAWING SCHEDULES, AMENDMENTS TO LISTED DRAWING CATEGORIES.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECTED NUMBER DRAWING SYSTEM TO AS/NZS.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO BE DESIGNATED WINDOW CATEGORY.	C	14/06/19	RFI SUBMISSION
4. ALL SITE CONDITIONS INCLUDING TO BE CONSIDERED 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 FIX.			
7. DRAWINGS TO BE CHECKED AND CERTIFIED 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**



**BHI ARCHITECTS PTY LTD**  
STONEY  
3, 3077 DUNNING AVE  
ROSEBERRY NSW 2018  
02 9313 7800  
SIAMIA  
4/125 TERRACING STREET  
KILMARA NSW 2533  
02 4552 2125



DRAWING TITLE:		STATUS:	
<b>Title Page</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area
MD	MH	14/06/19	
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.0001</b>	C	



PHOTO 1



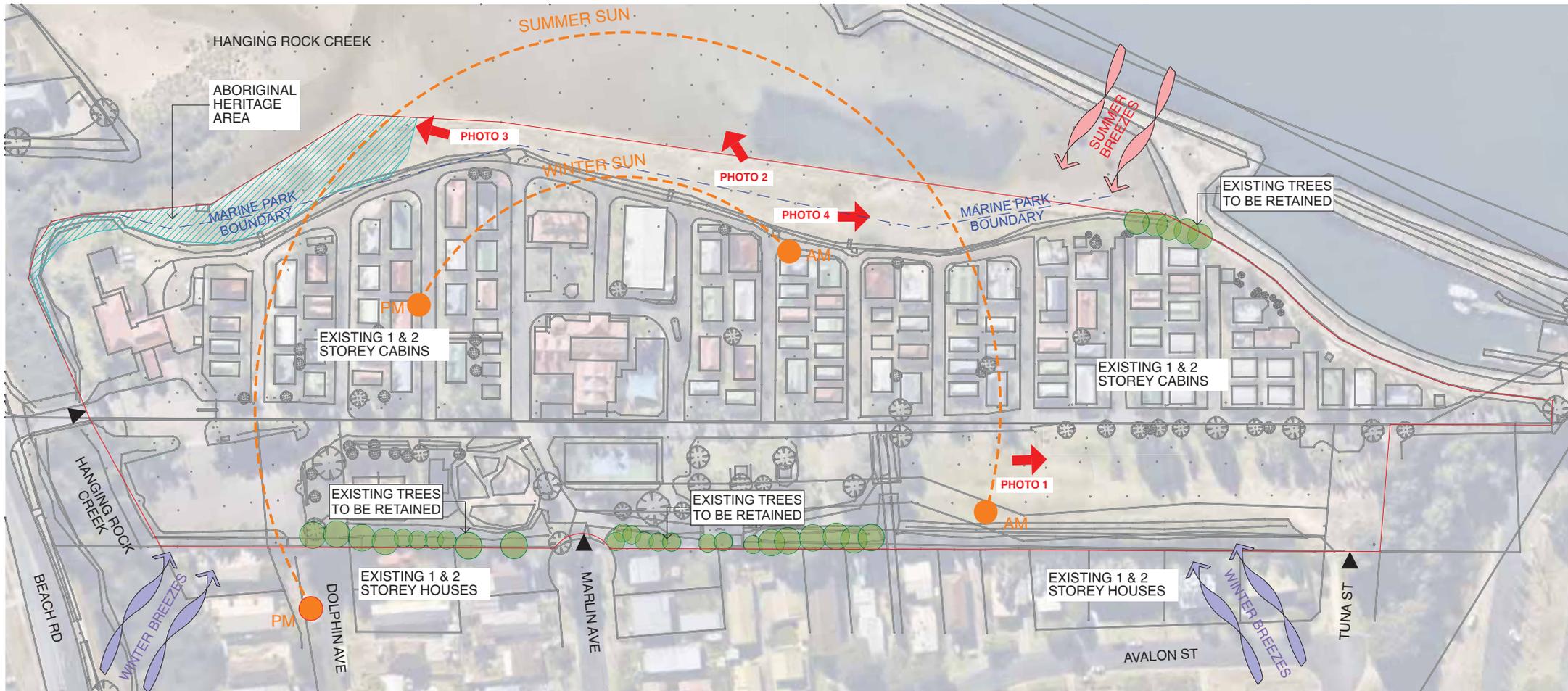
PHOTO 2



PHOTO 3



PHOTO 4



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

NOTE:  
 1. THESE DRAWINGS AND ANY BIDDING TO COMPLY WITH ASSUM AND TO NSW (MMP)  
 2. THESE DRAWINGS ARE INTENDED TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 3. SELECTED WINDOWS AND DOORS TO BE DESIGNATED WIND RESISTANT CATEGORY.  
 4. ALL THE CONDITIONS INCLUDING TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.  
 5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.  
 6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.  
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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**



**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 CUNNING AVE  
 ROSEBURY NSW 2518  
 02 9313 7800  
 8/AMA  
 4/125 TERRACING STREET  
 KULMA NSW 2533  
 02 4522 2125



DRAWING TITLE:		STATUS:	
<b>Site Analysis</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	1:700@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.0002</b>	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

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

**NOTE**

1. NUMBER FRAMING AND WINDOW BRACING TO COMPLY WITH AS1546 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SET WIND RESISTANCE CATEGORY.
2. PROVIDE CORRECT TYPED NUMBER SYSTEM TO AS 1546.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND RESISTANCE CATEGORY.
4. ALL SET 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.
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PROJECT  
**THE ESTUARY - BATEAMS BAY - CONCEPT DA**  
 SITE  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEAMS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**



**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 SYDNEY NSW 2033  
 02 4552 2126



DRAWING TITLE:				STATUS:	
<b>View Analysis - Contextual</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19			
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.0003</b>	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 completed 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	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIRE BRACING TO COMPLY WITH AS/NZS 4600 AND TO NSW NUMBER FRAMING STANDARD. AMENDED TO SET WIND RESISTANCE CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECT TREATMENT SYSTEM TO AS 4600.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND RESISTANCE CATEGORY.	C	14/06/19	RFI SUBMISSION
4. ALL SITE CONDITIONS INCLUDING TOILETS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.			
5. DO NOT SCALE THE DRAWINGS, USE FIGURED DIMENSIONS.			
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PROJECT  
**THE ESTUARY - BATEAMS BAY - CONCEPT DA**

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

CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**



**BHI ARCHITECTS PTY LTD**

STONEY  
3/1077 CUNNINGHAM AVE  
ROSEBERRY NSW 2018  
02 9333 7800

SIAMIA  
4/125 TERRACING STREET  
KULMAH NSW 2033  
02 4522 2122



DRAWING TITLE:				SCALE:	DATE:	REVISION:
<b>View Analysis - Neighbours</b>				DA	14/06/19	C
DRAWN:	CHKD:	DATE:	SCALE:	DATE:	REVISION:	
MD	MH	14/06/19				
PROJECT NO.	DRAWING NO.	REVISION				
8700	A.0004	C				

STATUS:

DA

SCALE: As Per

REVISION

C



- VIEWS & ACCESS TO WATERFRONT
- LANDSCAPE CORRIDOR
- 4 STOREY BUILDINGS
- 3 STOREY BUILDINGS
- 2 STOREY BUILDINGS
- LANDSCAPE RETAINED AS EXISTING
- MARINE PARK BOUNDARY

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4576 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO LIST WIND TERRAN CATEGORY.
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO LIST DESIGNATED WIND TERRAN 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.
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NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

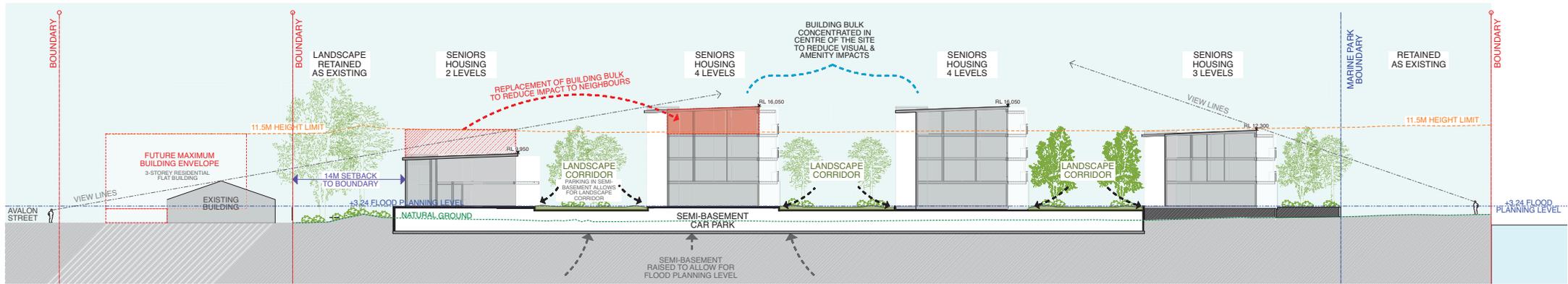
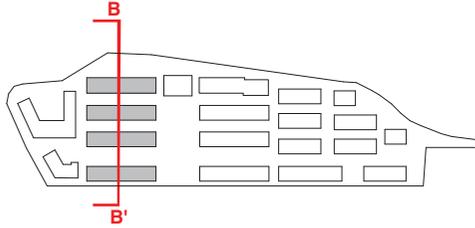
PROJECT  
**THE ESTUARY - BATEMANS BAY - CONCEPT DA**  
 SITE  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEMANS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**



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 3/1077 DUNNING AVE  
 ROSEBURY NSW 2018  
 02 9313 7800  
 SIAMA  
 4/125 TERRACING STREET  
 SYDNEY NSW 2033  
 02 4592 2126



DRAWING TITLE:		STATUS:	
<b>Design Principles Plan</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.0005</b>	C	



SITE SECTION DIAGRAM

NOTE	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1546 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO LIST WIND TERRAN CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN CATEGORY.	C	14/06/19	RFI 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:  
**GLOBAL LIFESTYLE COMMUNITIES**

**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
 SYDNEY  
 41/25 TERRACING STREET  
 SYDNEY NSW 2033  
 02 4592 2126



DRAWING TITLE:				STATUS:	
<b>Design Principles Section</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	AREA	
MD	MH	14/06/19	1:250@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.0006</b>	<b>C</b>			



## 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](http://www.groundink.com.au)  
© Ground Ink Pty Ltd | ABN 55 143 025 456  
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	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**  
STONEY  
3/1077 DUNNING AVE  
ROSEBERRY NSW 2018  
02 9313 7800  
SIEMMA  
4/125 TERRACING STREET  
SILINA NSW 2033  
02 4552 2126



DRAWING TITLE:		STATUS:	
<b>Access Principles</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/AREA
MD	MH	14/06/19	
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.0007</b>	C	

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/UM AND TO NSW NUMBER FRAMING MANUAL, AMENDED TO SET WIND TERRAN CATEGORY.  
2. PROVIDE CORRECT TREATMENT SYSTEM TO AS 3600.  
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN CATEGORY.  
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NOTE

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW RUBBER FRAMING MANUAL, AMENDED TO SET WIND TERRAIN CATEGORY.
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.
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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**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBURY NSW 2618  
 02 9333 7800  
 BAHAM  
 4/125 TERRACING STREET  
 BAHAM NSW 2633  
 02 4592 2126



DRAWING TITLE:		STATUS:	
<b>Masterplan</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	1:700@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.1001</b>	C	

### RESIDENTIAL CARE FACILITY (ZONE - C)

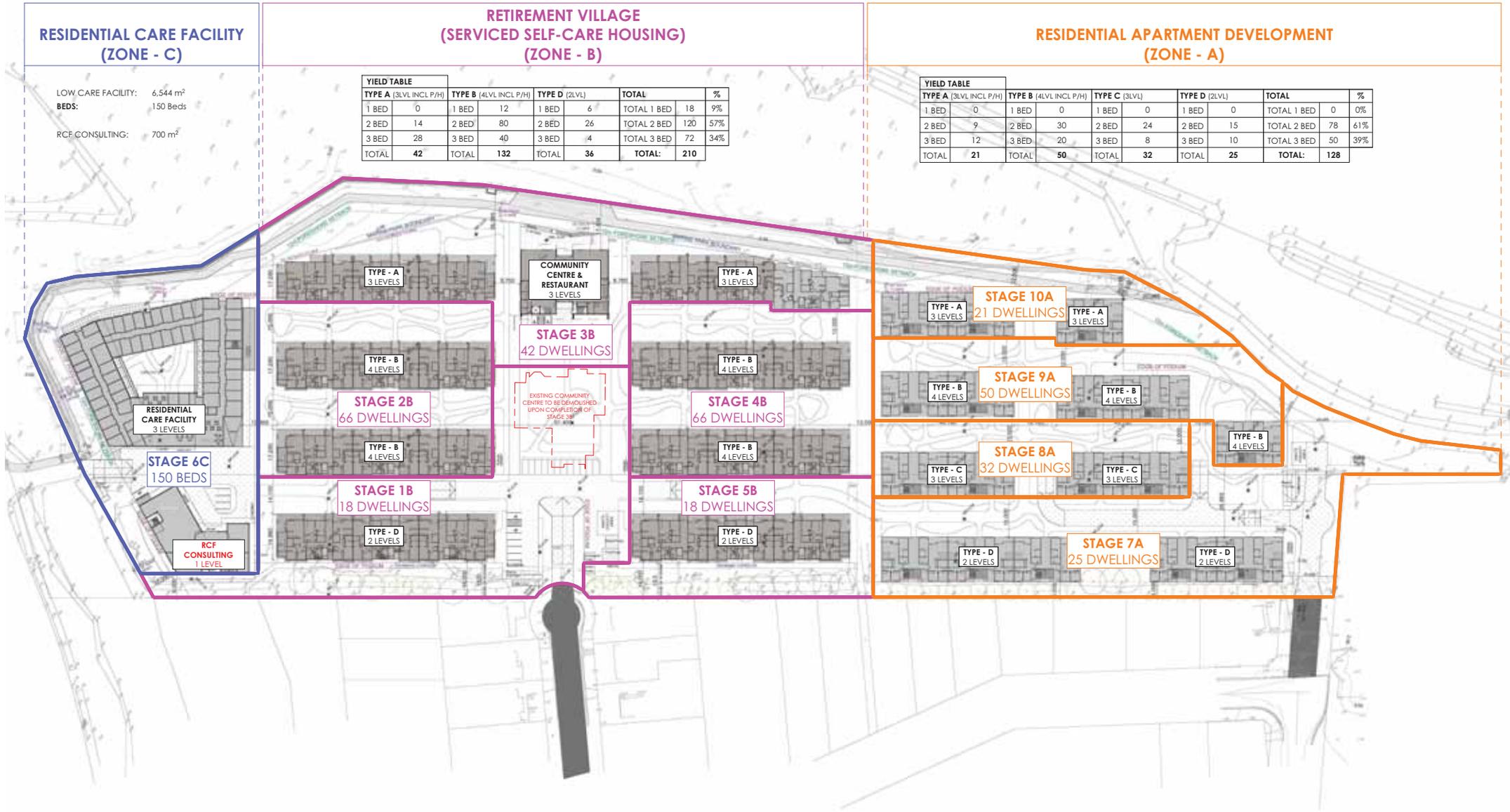
LOW CARE FACILITY: 6,544 m<sup>2</sup>  
**BEDS:** 150 Beds  
 RCF CONSULTING: 700 m<sup>2</sup>

### 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 9%
2 BED	14	2 BED	80	2 BED	26	TOTAL 2 BED	120 57%
3 BED	28	3 BED	40	3 BED	4	TOTAL 3 BED	72 34%
<b>TOTAL</b>	<b>42</b>	<b>TOTAL</b>	<b>132</b>	<b>TOTAL</b>	<b>36</b>	<b>TOTAL:</b>	<b>210</b>

### RESIDENTIAL APARTMENT DEVELOPMENT (ZONE - A)

YIELD TABLE									
TYPE A (3LVL INCL P/H)		TYPE B (4LVL INCL P/H)		TYPE C (3LVL)		TYPE D (2LVL)		TOTAL	%
1 BED	0	1 BED	0	1 BED	0	1 BED	0	TOTAL 1 BED	0 0%
2 BED	9	2 BED	30	2 BED	24	2 BED	15	TOTAL 2 BED	78 61%
3 BED	12	3 BED	20	3 BED	8	3 BED	10	TOTAL 3 BED	50 39%
<b>TOTAL</b>	<b>21</b>	<b>TOTAL</b>	<b>50</b>	<b>TOTAL</b>	<b>32</b>	<b>TOTAL</b>	<b>25</b>	<b>TOTAL:</b>	<b>128</b>



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**  
 STONEY  
 3/1077 GUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
 KIAMA  
 4/125 TERRACING STREET  
 KIAMA NSW 2533  
 02 4522 2126



DRAWING TITLE:				STATUS:	
<b>Indicative Staging Plan</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	AREA	
MD	MH	14/06/19	1:700@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1002</b>	C			

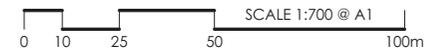
NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW NUMBER FRAMING KANALAI, AMENDED TO SET WIND TIERIAN CATEGORY.
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TIERIAN CATEGORY.
4. ALL FEE CONDITIONS INCLUDING LEVELS TO BE CONFORMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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**RESIDENTIAL CARE FACILITY  
(ZONE - C)**

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

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



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

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SET WIND TERRAN CATEGORY.
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN 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 CERTIFIED 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**



**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
 BAMA  
 4/125 TERRACING STREET  
 BAMA NSW 2033  
 02 4552 2126

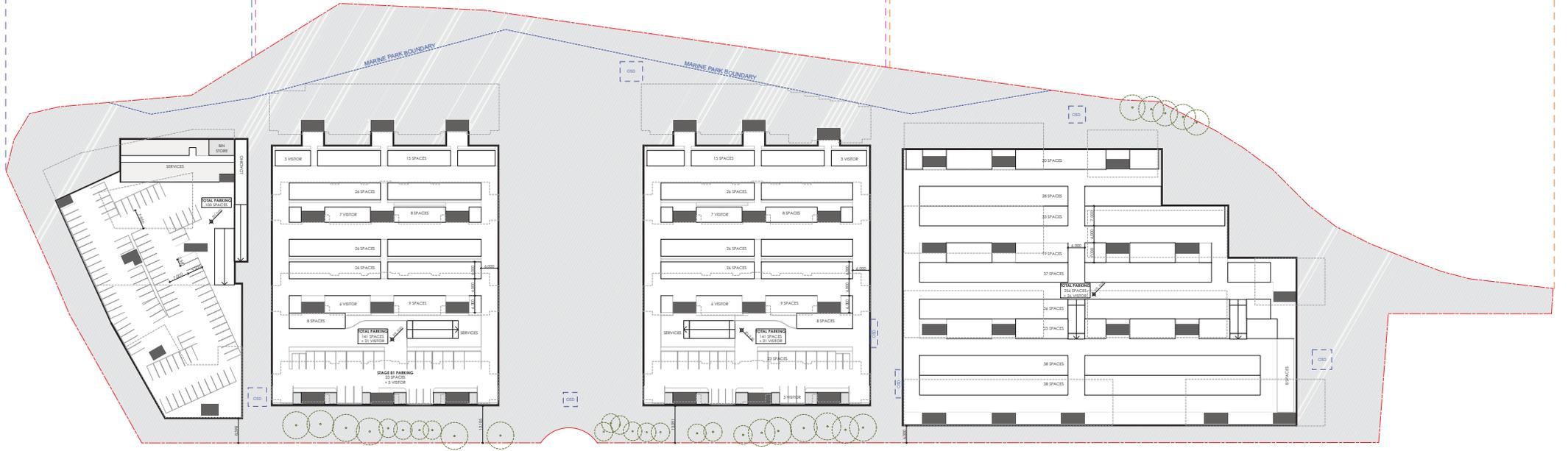


DRAWING TITLE:		STATUS:	
<b>Site Plan</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	1:700@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.1003</b>	C	

**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/ASUM AND TO NSW NUMBER FRAMING MANUAL, AMENDED TO SET WIND TERRAN CATEGORY.
2. PROVIDE CORRECT TREATMENT SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN 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 CERTIFIED 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**  
**STONEY**  
 3/1077 CUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
**SIAMA**  
 4/125 TERRACING STREET  
 EDHILL NSW 2033  
 02 4592 2126



DRAWING TITLE:				STATUS:	
<b>Basement Plan</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	APPROV	SCALE
MD	MH	14/06/19	1:700@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1004</b>	C			





NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/UM AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SFT WIND REGION CATEGORY.
2. PROVIDE CORRECT TREATMENT SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO SFT DESIGNATED WIND REGION CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY IRM.
6. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. 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**

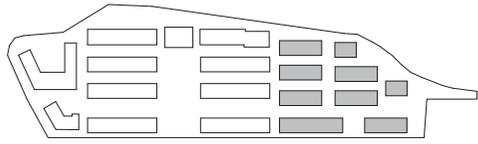


**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/3077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 BATEMANS BAY NSW 2533  
 02 4552 2126



DRAWING TITLE:				STATUS:	
<b>Signage &amp; Electrical Plan</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:1000	A1	
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1102</b>	C			

**KEY PLAN**



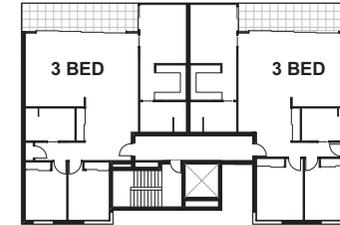
**RESIDENTIAL**



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	



**BOARDWALK TO BE IMPLEMENTED AS PER SITE PLAN AND SECTIONS**

CONCEPT RESIDENTIAL VIEW

NOTE	NO.	DATE	AMENDMENT
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SET WIND TIERAN CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECT TREAT WATER SYSTEM TO AS 3600.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TIERAN CATEGORY.	C	14/06/19	RFI SUBMISSION
4. ALL SEE CONDITIONS INCLUDING DOUBTS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.			
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY FRM.			
6. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.			
7. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.			

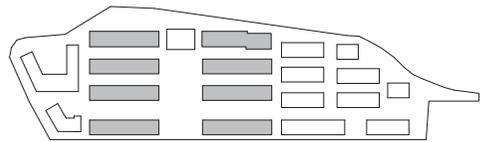
PROJECT  
**THE ESTUARY - BATEMANS BAY - CONCEPT DA**  
 SITE:  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEMANS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**

**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
**SIAMA**  
 4/125 TERRACING STREET  
 SIAMA NSW 2033  
 02 4592 2126

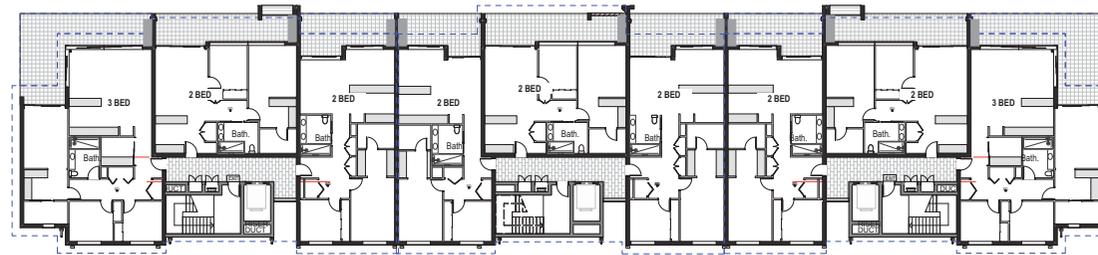


DRAWING TITLE:				STATUS:	
<b>Typical Residential Plan</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:200@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1201</b>	C			

KEY PLAN

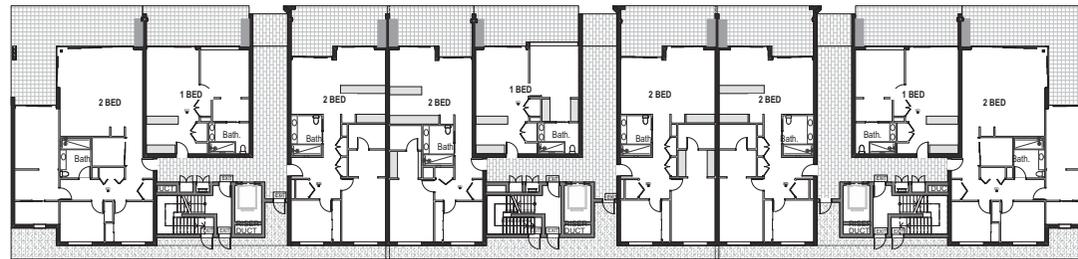


SENIORS



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	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUM AND TO NSW TIMBER FRAMING KANUKA AMENDED TO S112 WIND TERRAN CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CERTIFIED TREATMENT SYSTEM TO A3 S112.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO S112 DESIGNATED WIND TERRAN CATEGORY.	C	14/06/19	RFI SUBMISSION
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 ONLINE BEFORE FABRICATING ANY IRM.			
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.			
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.			

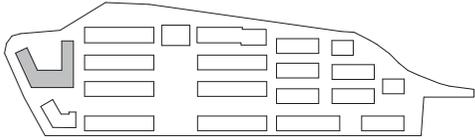
PROJECT  
**THE ESTUARY - BATEMANS BAY - CONCEPT DA**  
 SITE  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEMANS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**

**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
**SIAMA**  
 4/125 TERRACING STREET  
 KILGARA NSW 2033  
 02 4592 2126

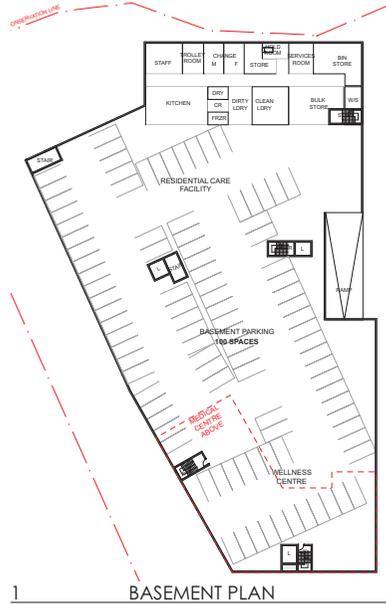


DRAWING TITLE:				STATUS:	
<b>Typical Seniors Plan</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:200@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1202</b>	C			

**KEY PLAN**



**RESIDENTIAL CARE FACILITY**



RESIDENTIAL CARE FACILITY

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

NOTE	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIRE BRACING TO COMPLY WITH AS/ASUM AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO LIST WIND TRESAN CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECT TREATMENT SYSTEM TO AS 3602.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO LIST DESIGNATED WIND TRESAN CATEGORY.	C	14/06/19	RFI SUBMISSION
4. ALL SITE CONDITIONS INCLUDING TOOLS 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 FRM.			
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.			
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.			

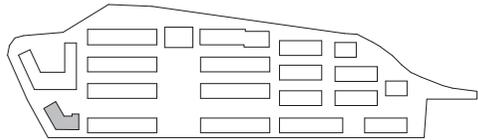
PROJECT  
**THE ESTUARY - BATEMANS BAY - CONCEPT DA**  
 SITE  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEMANS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**

**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/107Y DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
**SIAMA**  
 4/125 TERRACING STREET  
 KILMARA NSW 2533  
 02 4922 2126

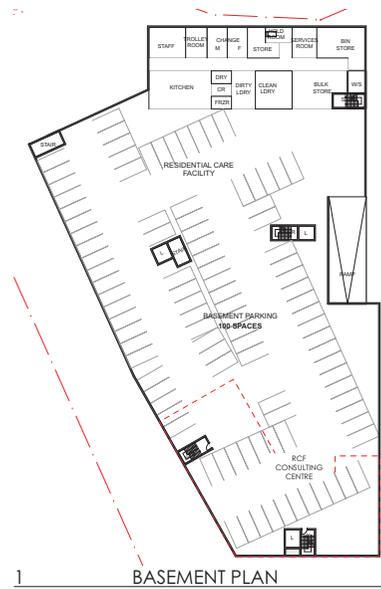


DRAWING TITLE:		STATUS:	
<b>Residential Care Facility</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/APPX
MD	MH	14/06/19	1:500@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.1203</b>	C	

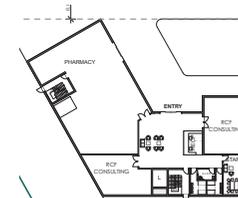
**KEY PLAN**



**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

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1546 AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SET WIND TERRAN CATEGORY.
2. PROVIDE CERTIFIED TREATMENT SYSTEMS TO AS 1602.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN CATEGORY.
4. ALL SITE CONDITIONS INCLUDING TOILES TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY FRM.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY FRM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED 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

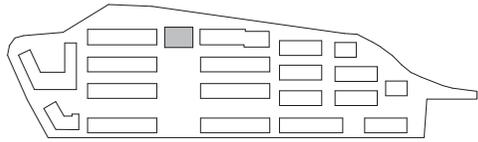
PROJECT  
**THE ESTUARY - BATEMANS BAY - CONCEPT DA**  
 SITE  
**LOT 101 DP 850637/LOT 12 DP 124295**  
**BATEMANS BAY NSW 2536**  
 CLIENT:  
**GLOBAL LIFESTYLE COMMUNITIES**

**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 CUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9313 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 SYDNEY NSW 2033  
 02 4592 2126

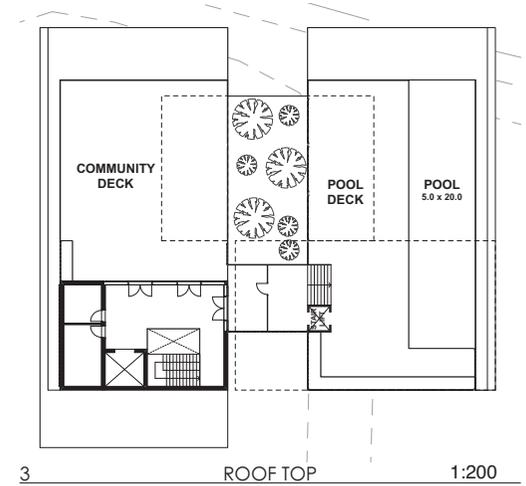
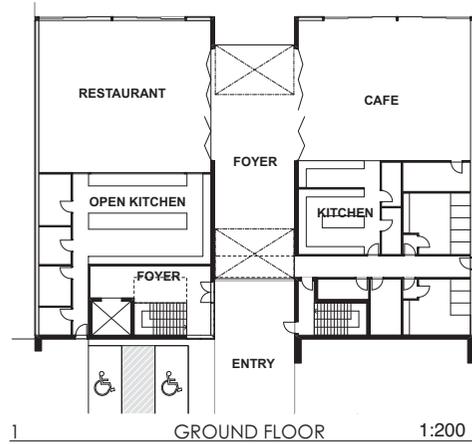


DRAWING TITLE:				STATUS:	
<b>RCF Consulting Centre</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:500@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.1204</b>	C			

KEY PLAN



COMMUNITY CENTRE



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



BOARDWALK TO BE IMPLEMENTED AS PER SITE PLAN AND SECTIONS

COMMUNITY CENTRE VIEW

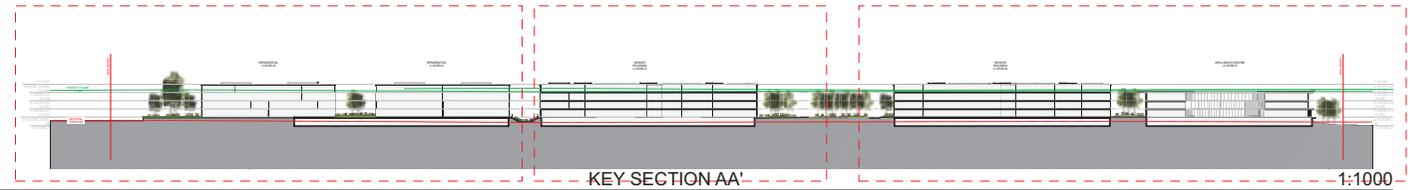
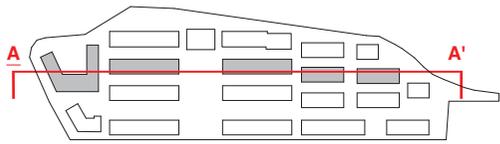
NOTE	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW TIMBER FRAMING MANUAL, AMENDED TO SET WIND TERRAN CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CERTIFIED TREATMENT SYSTEM TO AS 3602.	B	22/02/19	RFI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN CATEGORY.	C	14/06/19	RFI SUBMISSION
4. ALL SITE CONDITIONS INCLUDING TIDES TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.			
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING AND FIX.			
6. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.			
7. DRAWINGS TO BE CHECKED AND CERTIFIED 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**

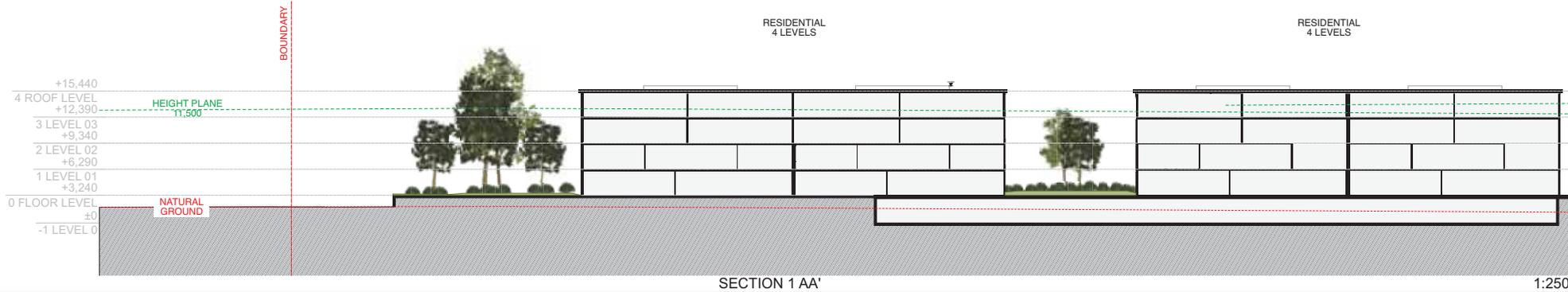
**BHI ARCHITECTS PTY LTD**  
 STONEY  
 310/77 DUNNING AVE  
 ROSEBURY NSW 2618  
 02 9313 7800  
**SIAMA**  
 4/125 TERRACING STREET  
 KULMAH NSW 2533  
 02 4532 2126



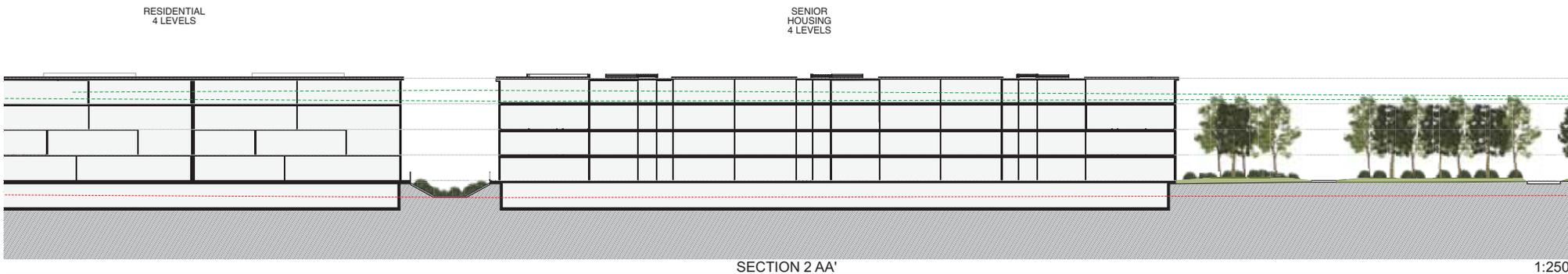
DRAWING TITLE:		STATUS:	
<b>Community Centre Plan</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/AREA
MD	MH	14/06/19	1:200@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.1205</b>	C	



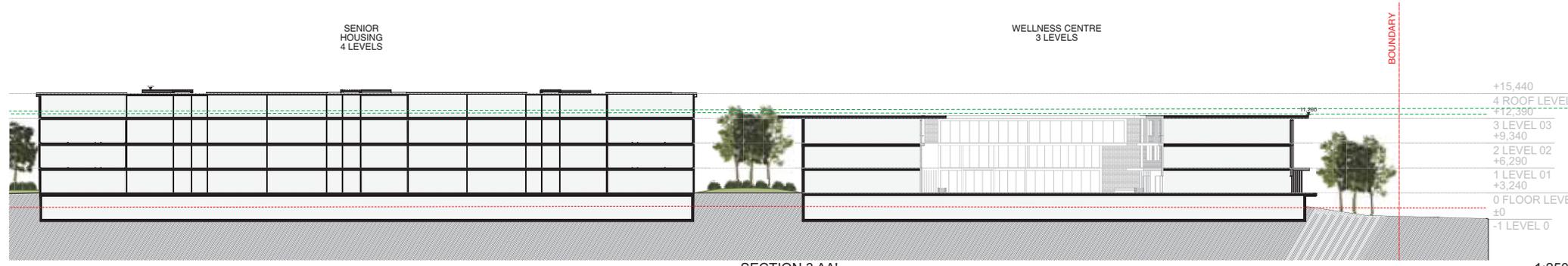
1 2 3 1:1000



SECTION 1 AA' 1:250



SECTION 2 AA' 1:250



SECTION 3 AA' 1:250

NOTE

1. REFER FRAMING AND WIND BRACING TO COMPLY WITH AS/ISO AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SET WIND TERRAN CATEGORY.
2. REFER CERTIFIED TREATMENT SYSTEM TO AS 3602.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN 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 FIT.
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

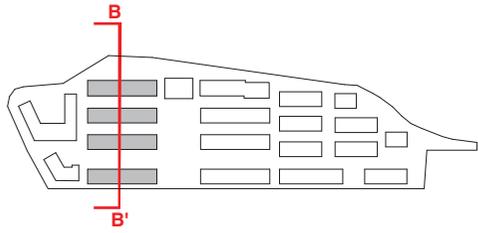
NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

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**  
 STONEY  
 31 GIFFY CUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 KILMARA NSW 2033  
 02 4592 2126



DRAWING TITLE:		STATUS:	
<b>Site Section</b>		<b>DA</b>	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	1:250@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	<b>A.2001</b>	C	



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**

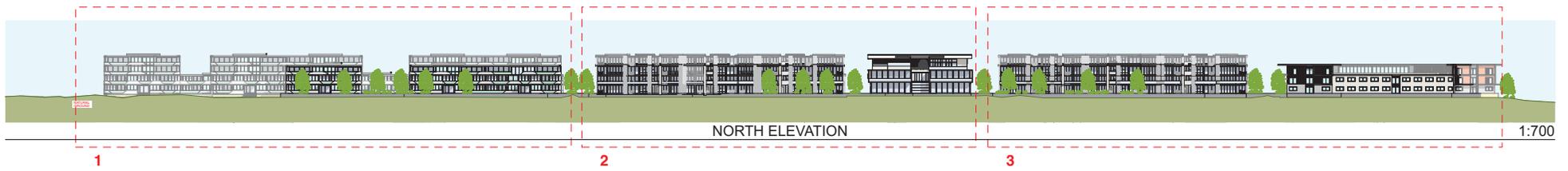
**BHI ARCHITECTS PTY LTD**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 GLEBE NSW 2033  
 02 4632 2126



DRAWING TITLE:				STATUS:	
<b>Site Section</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	AREA	REVISION
MD	MH	14/06/19	1:250@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.2002</b>	<b>C</b>			

NOTE

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SET WIND TERRAN CATEGORY.
2. PROVIDE CERTIFIED TREATMENT SYSTEM TO AS 3602.
3. SELECTED WINDOWS AND DOORS TO SET DESIGNATED WIND TERRAN 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 ONLINE BEFORE FABRICATING ANY ITEM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.



NOTE

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**  
 STONEY  
 31 GIFFY CUNNING AVE  
 ROSEBURY NSW 2518  
 02 9333 7800  
 KIAMA  
 4/125 TERRACING STREET  
 KIAMA NSW 2533  
 02 4532 2126



DRAWING TITLE:				STATUS:	
<b>Site Elevations</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:250@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.3001</b>	C			



ZONE A - SOUTH ELEVATION

1:250

NOTE

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/UM AND TO NSW TIMBER FRAMING MANUAL AMENDED TO LIST WIND TERRAN CATEGORY.
2. PROVIDE CRIPPER TREATMENT SYSTEM TO AS 3602.
3. SELECTED WINDOWS AND DOORS TO LIST DESIGNATED WIND TERRAN CATEGORY.
4. ALL SEE CONDITIONS INCLUDING LEVELS TO BE COVERED, 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 IRM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED 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**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
 SYDNEY  
 4/125 TERRACING STREET  
 SYDNEY NSW 2033  
 02 4592 2122



DRAWING TITLE:				STATUS:	
<b>Site Elevations</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	AREA	
MD	MH	14/06/19	1:250	A1	
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.3002</b>	C			



EAST ELEVATION

1:250



WEST ELEVATION

1:250

NOTE

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH AS/UM AND TO NSW RUBBER FRAMING MANUAL, AMENDED TO S117 WIND TERRAN CATEGORY.
2. PROVIDE CERTIFIED TREATMENT SYSTEM TO AS 3600.
3. SELECTED WINDOWS AND DOORS TO S117 DESIGNATED WIND TERRAN 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 IRM.
7. DRAWINGS TO BE CHECKED AND CERTIFIED 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**  
 STONEY  
 3/1077 DUNNING AVE  
 ROSEBERRY NSW 2018  
 02 9333 7800  
 SYDNEY  
 4/125 TERRACONG STREET  
 SYDNEY NSW 2033  
 02 4592 2126



DRAWING TITLE:				STATUS:	
<b>Site Elevations</b>				<b>DA</b>	
DRAWN	CHKD	DATE	SCALE	AREA	
MD	MH	14/06/19	1:250@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	<b>A.3003</b>	C			