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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 FRAMING AND WIND BRACING TO COMPLY WITH AS/AS/AS AND TO NEW TOWER FRAMING KANAL, AMENDED TO SUE WIND TOWER CATEGORY. 2. PROVIDE CORRESPONDING TOWER NUMBER SYSTEM TO AS/AS/AS. 3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TOWER 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 REQUIRED DIMENSIONS. 6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING AND PERFORM. 7. DRAWINGS TO BE CHECKED AND CORRECTED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	A	16/11/18	DA SUBMISSION
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	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 9033 7800
BATEMANS
4/125 TERRACING STREET
KARANGA NSW 2033
02 4552 2125



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



PHOTO 1



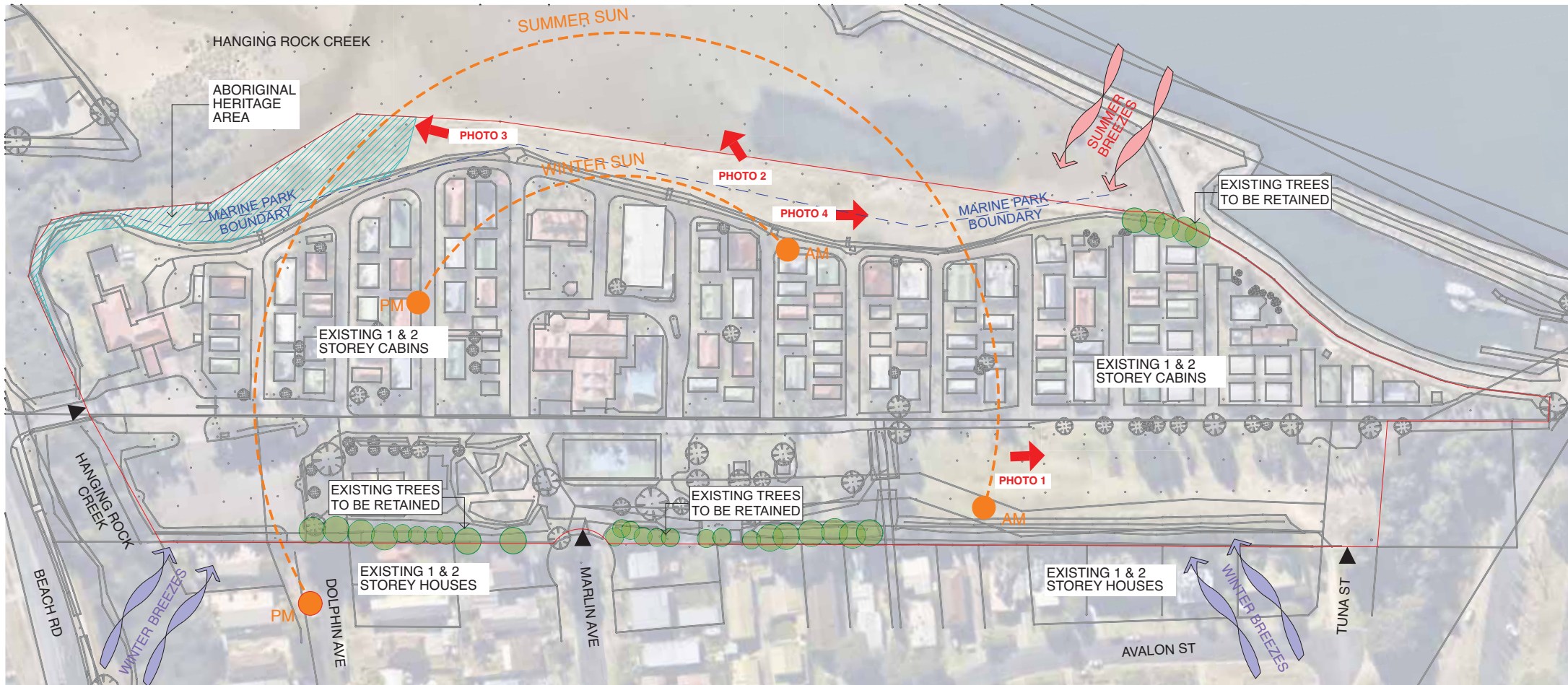
PHOTO 2



PHOTO 3



PHOTO 4



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW FRAMING KANALAI, AMENDED TO SUE WIND THERMAL CATEGORY.
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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



B H I ARCHITECTS PTY LTD
STONEY
3, KUTTY DUNNING AVE
ROSEBURY NSW 2688
02 9333 7800
BATEMANS BAY
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BATEMANS BAY NSW 2536
02 4552 2128



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



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:

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2. PROVIDE CORRECT TRIMMER NUMBER SYSTEM AS AS/ANZ.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMOR CATEGORY.
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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



B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALMA
4/125 TERRACING STREET
KALMA NSW 2033
02 4552 2125



DRAWING TITLE:
View Analysis - Contextual
DRAWN: MD
CHKD: MH
DATE: 14/06/19
PROJECT NO.: 8700
DRAWING NO.: A.0003

STATUS:
DA
SCALE: Area
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 rear boundary restricting her view completely.

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2. PROVIDE CORRECT TRIMMER MARKING SYSTEM TO AS/NZS 4600.
3. SELECTED WINDOWS AND DOORS TO SUB DESIGNATED WIND RESISTANCE CATEGORY.
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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



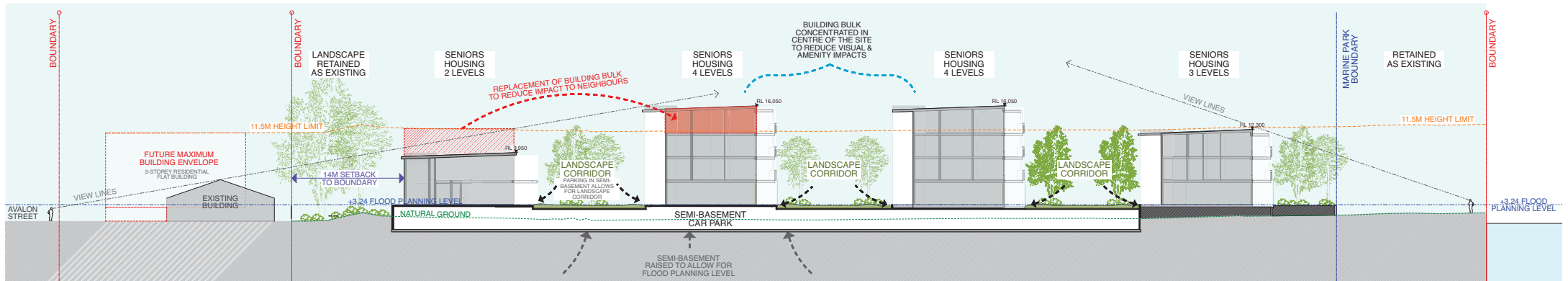
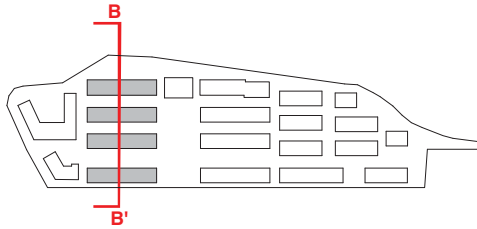
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SIAMIA
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KILMARA NSW 2033
02 4522 2125



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



SITE SECTION DIAGRAM

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4576 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBLE CATEGORY.
2. PROVIDE CORRESPONDING WIND BRACING SYSTEM TO AS/NZS 4576.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBLE CATEGORY.
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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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02 4532 2125



DRAWING TITLE: Design Principles Section				STATUS: DA	
DRAWN MD	CHKD MH	DATE 14/06/19	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



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02 4592 2126



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



NOTE:

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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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BATEMANS
4/125 TERRACING STREET
BATEMANS BAY NSW 2536
02 4522 2125



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

RESIDENTIAL CARE FACILITY (ZONE - C)

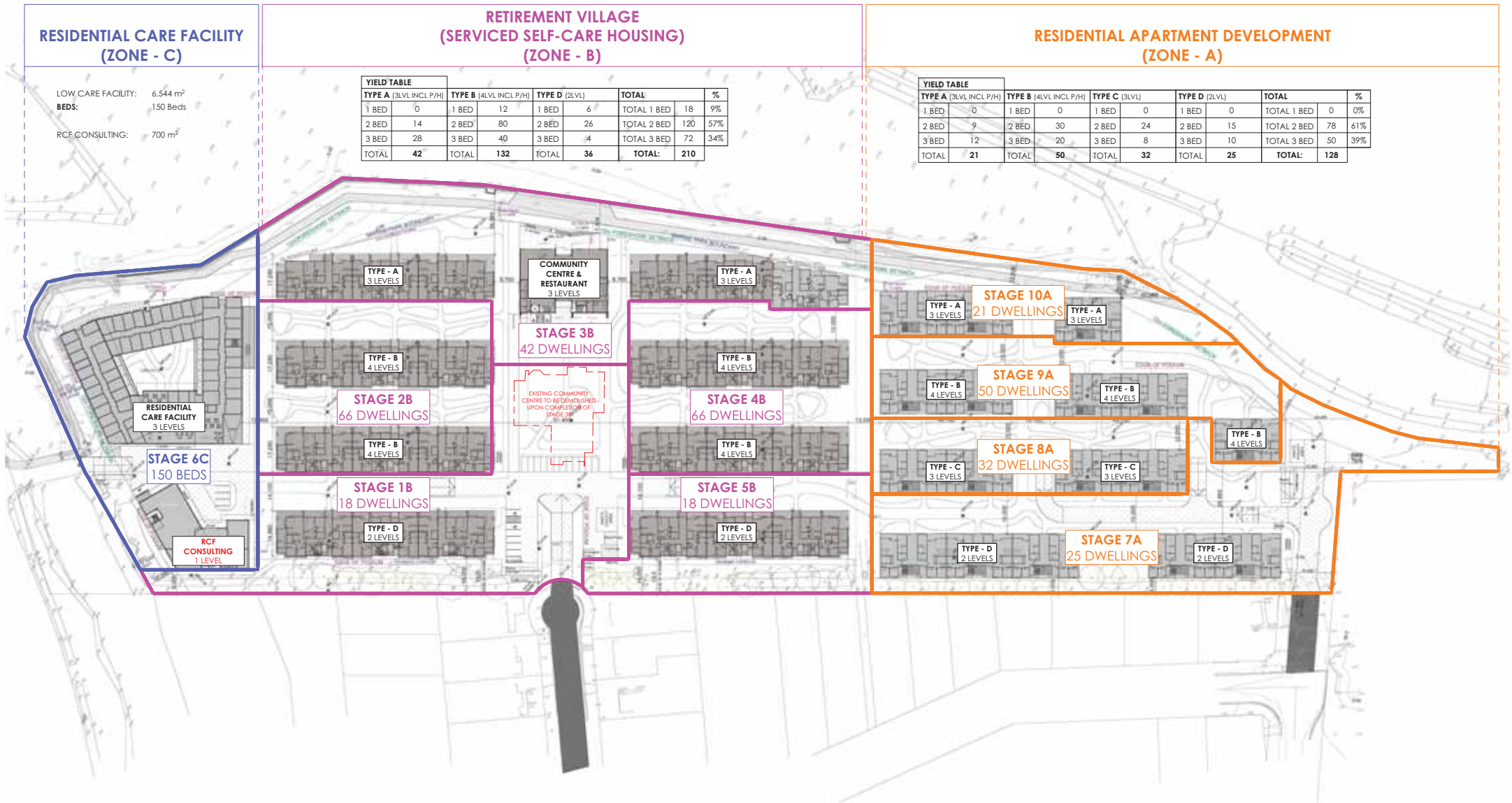
LOW CARE FACILITY: 6,544 m²
BEDS: 150 Beds
RCF CONSULTING: 700 m²

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:

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2. PROVIDE CORRESPONDING FRAMING SYSTEM TO AS NAIL.
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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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STONEY
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(02) 9033 7800
KARLA
4/125 TERRACING STREET
KARLA NSW 2053
(02) 4032 2128



DRAWING TITLE:
Indicative Staging Plan
DRAWN: MD
CHKD: MH
DATE: 14/06/19
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)



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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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ROSEBURY NSW 2018
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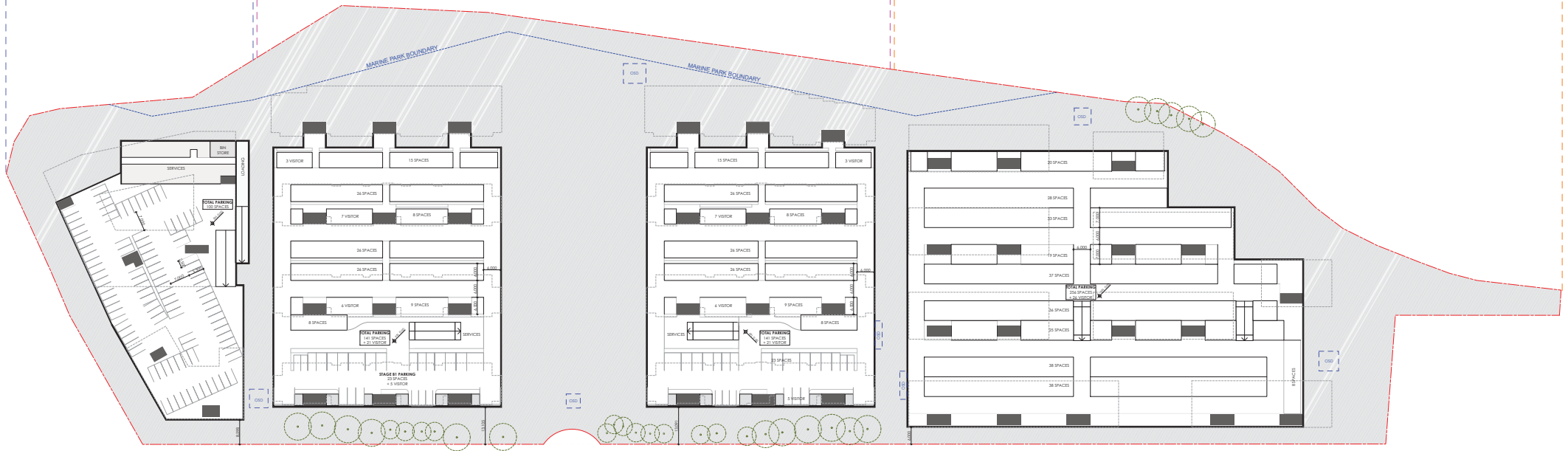


DRAWING TITLE:			STATUS:	
Site Plan			DA	
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	14/06/19	1:700@A1	
PROJECT NO.		DRAWING NO.	REVISION	
8700		A.1003	C	

RESIDENTIAL CARE FACILITY
(ZONE - C)

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

RESIDENTIAL APARTMENT DEVELOPMENT
(ZONE - A)



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



NOTE:

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BATEMANS BAY NSW 2536
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GLOBAL LIFESTYLE COMMUNITIES

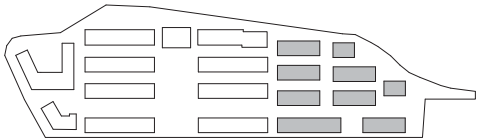


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 02 9033 7800
 BATA
 4/125 TERRACING STREET
 KILGARA NSW 2033
 02 4592 2125



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

KEY PLAN



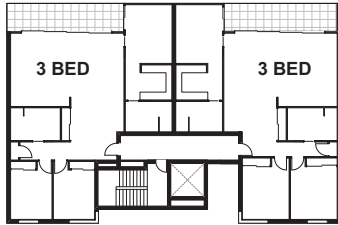
RESIDENTIAL



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

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

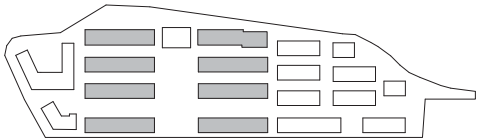
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

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

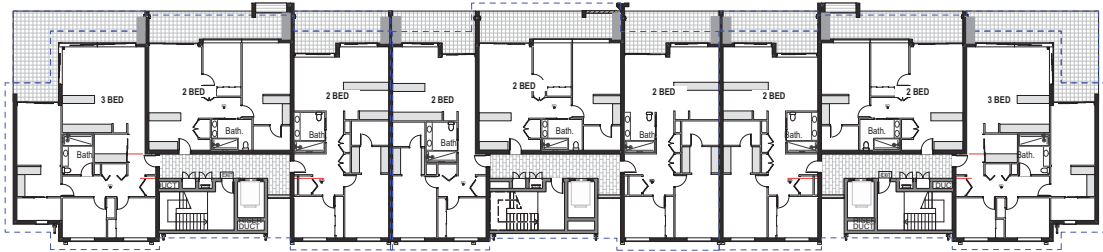


DRAWING TITLE:				STATUS:	
Typical Residential Plan				DA	
DRAWN	CHKD	DATE	SCALE/AREA:		
MD	MH	14/06/19	1:200@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	A.1201	C			

KEY PLAN

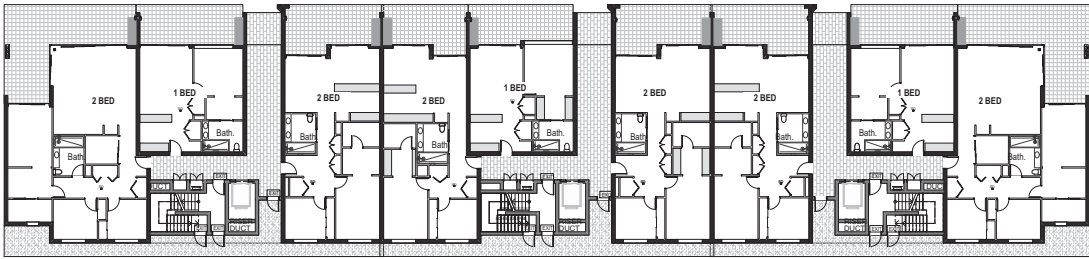


SENIORS



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

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

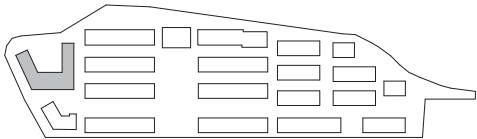
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT
GLOBAL LIFESTYLE COMMUNITIES

B H I ARCHITECTS PTY LTD
SYDNEY
3/10777 DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALMA
4/125 TERRACING STREET
KALMA NSW 2033
02 4552 2128

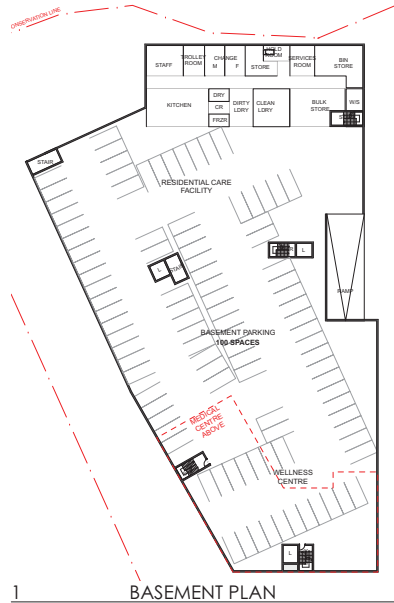


DRAWING TITLE:	STATUS:
Typical Seniors Plan	DA
DRAWN: MD	CHKD: MH
DATE: 14/06/19	SCALE: Area: 1:200@A1
PROJECT NO. 8700	DRAWING NO. A.1202
REVISION	REVISION
	C

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

NOTE	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4576 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND ZONING CATEGORY.	A	16/11/18	DA SUBMISSION
2. PROVIDE CORRECTED TRIMMER SYSTEM TO AS NAIL.	B	22/02/19	RPI SUBMISSION
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND ZONING CATEGORY.	C	14/06/19	RPI 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 PROVIDED 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.			

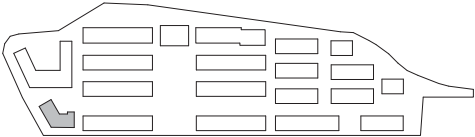
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

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

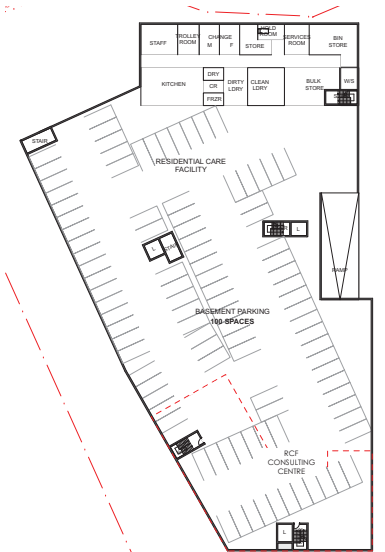


DRAWING TITLE:	STATUS:
Residential Care Facility	DA
DRAWN: MD	CHKD: MH
DATE: 14/06/19	SCALE: Area: 1:500@A1
PROJECT NO. 8700	DRAWING NO. A.1203
REVISION: C	

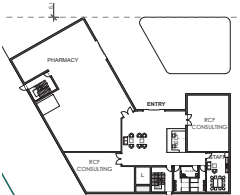
KEY PLAN



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:	NO.	DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUM AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMAN CATEGORY. 2. PROVIDE CORRESPONDING NUMBER SYSTEM TO AS NAIL. 3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMAN 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 FIX. 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

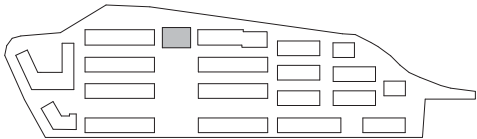
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

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

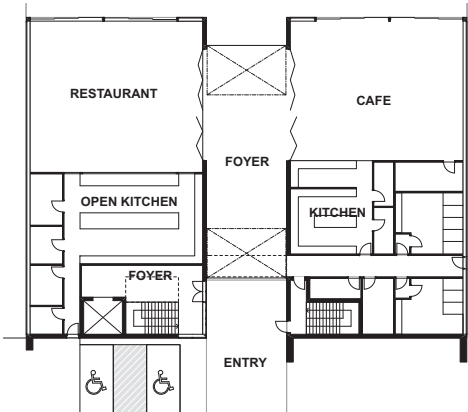


DRAWING TITLE:	RCF Consulting Centre			STATUS:	DA
DRAWN	CHKD	DATE	SCALE/AREA		
MD	MH	14/06/19	1:500@A1		
PROJECT NO.	DRAWING NO.	REVISION			
8700	A.1204	C			

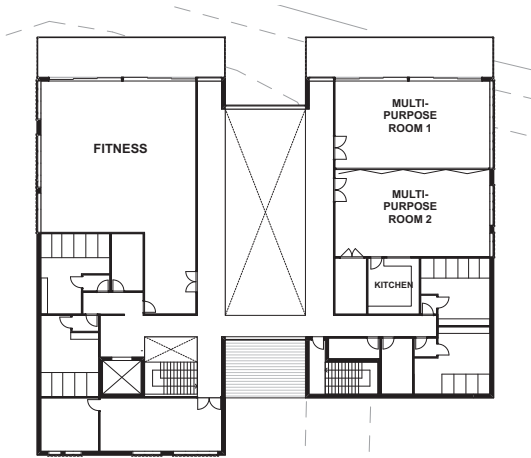
KEY PLAN



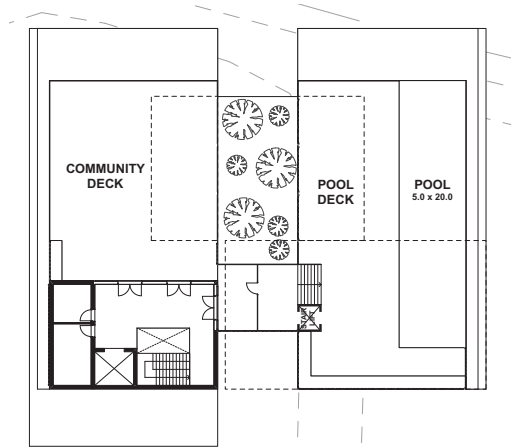
COMMUNITY CENTRE



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

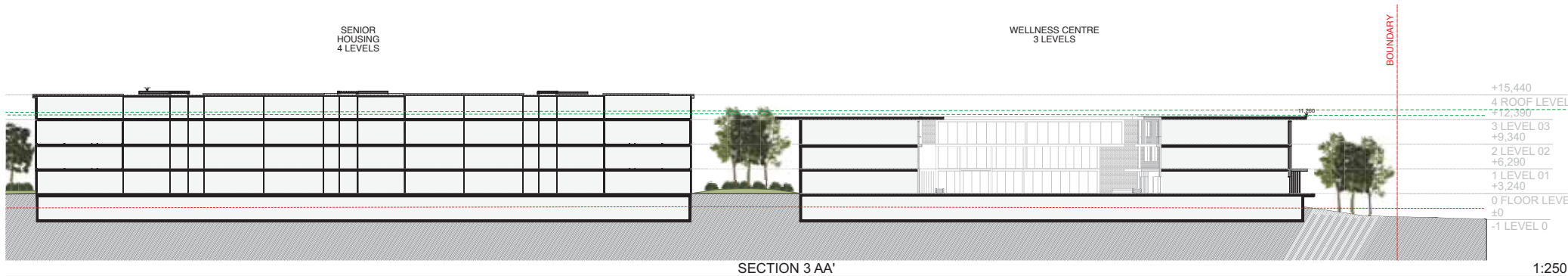
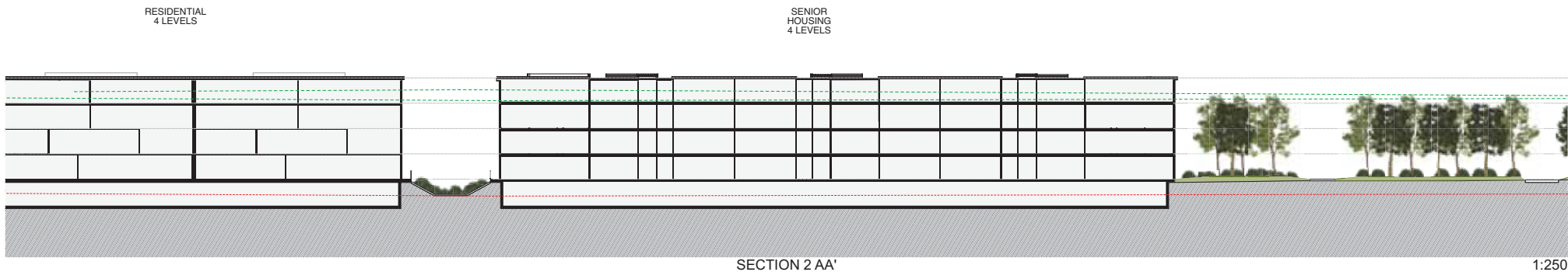
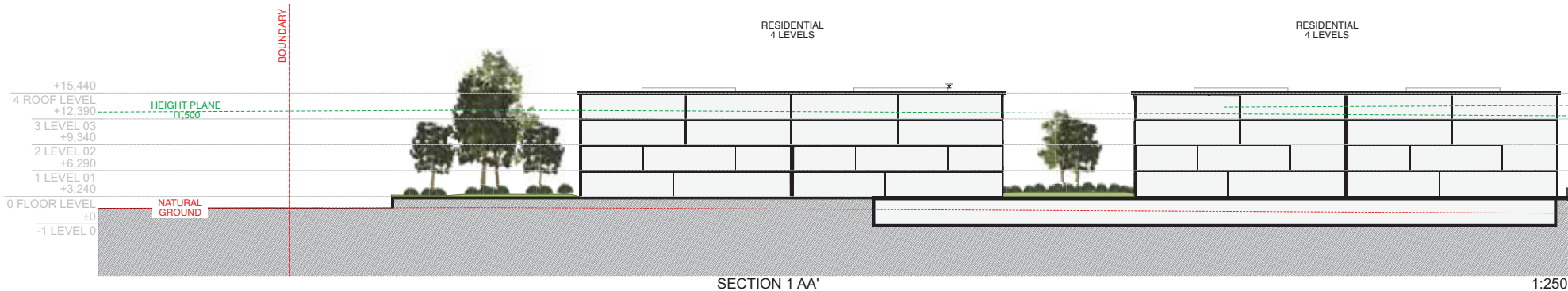
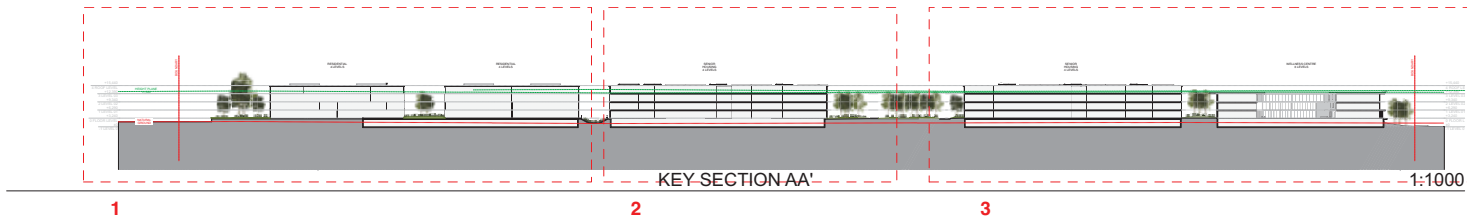
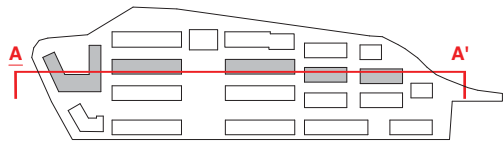
NO.	DATE	AMENDMENT
A	16/11/18	DA SUBMISSION
B	22/02/19	RFI SUBMISSION
C	14/06/19	RFI SUBMISSION

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
ROSEBERRY NSW 2018
02 9033 7800
KALMA
4/125 TERRACING STREET
KALMA NSW 2033
02 4552 2125



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



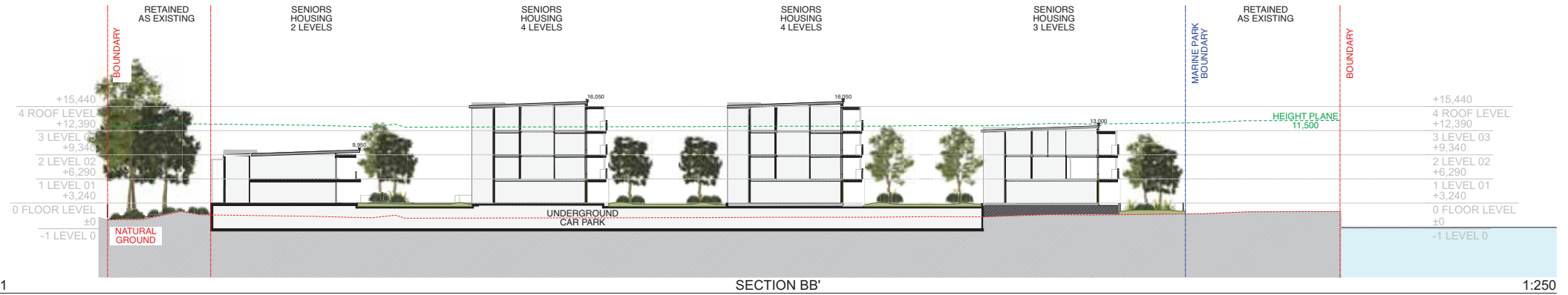
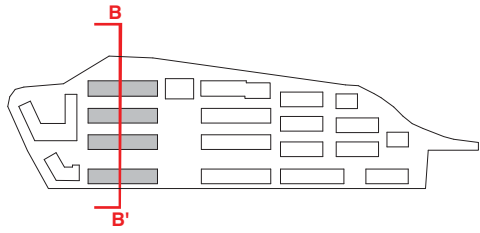
NOTE			NO.		DATE	AMENDMENT
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW FIBRE FRAMING MANUAL, AMENDED TO SUIT WIND BRIEFING CATEGORY.			A	16/11/18	DA SUBMISSION	
2. PROVIDE CORRECT TYPED NUMBER SYSTEM TO ALL TAGS.			B	22/02/19	RFI SUBMISSION	
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND BRIEFING 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 DRAWING. USE FIGURED DIMENSIONS.						
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY PILES.						
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
3/1077 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		14/06/19		DA	
DRAWN	CHKD	SCALE/Area:		1:250@A1	
MD	MH	REVISION		C	
PROJECT NO.	DRAWING NO.	A.2001			
8700					



NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW RUBBER FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRECT TRIMMER NUMBER TO AS NAIL.
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 FIX.
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

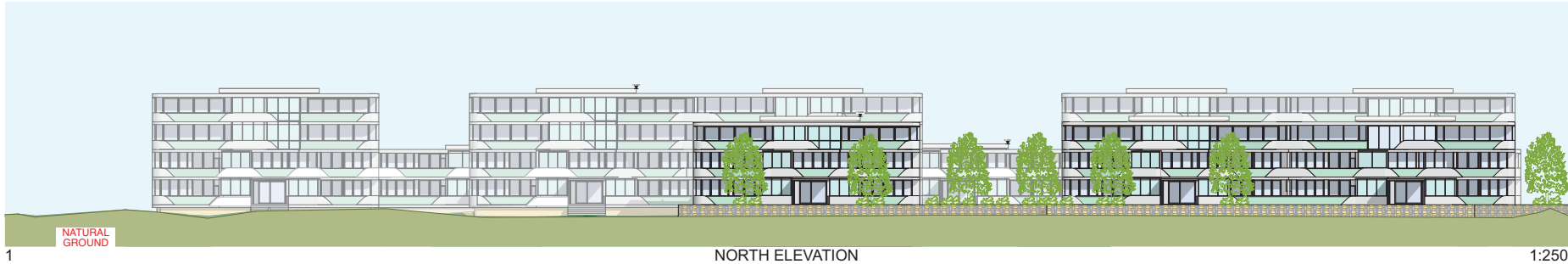
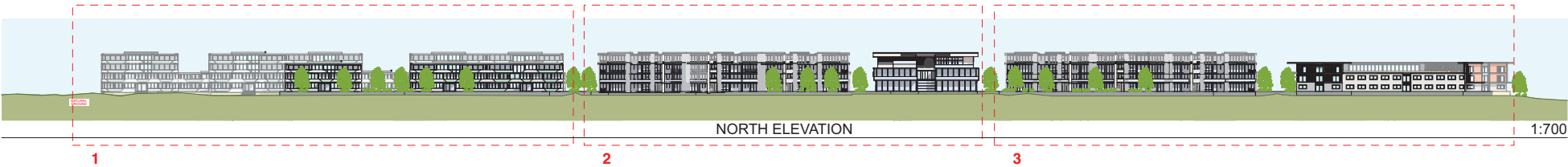
B H I ARCHITECTS PTY LTD

SYDNEY
3/10/17 DUNNING AVE
ROSEBERRY NSW 2018
02 9033 7800

WAGGA
4/125 TERRACONG STREET
WAGGA NSW 2653
02 4502 2128



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



NOTE:		
1.	NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW FRAMING MATERIAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.	
2.	PROVIDE CORRECTED TRAFFIC NUMBER SYSTEM TO AS NAIL.	
3.	SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.	
4.	ALL TREE 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
3/1077 DUNNING AVE
ROSEBURY NSW 2018
02 9513 7800
KALGA
4/125 TERRACING STREET
KALGA NSW 2033
02 4592 2128



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



ZONE A - SOUTH ELEVATION

1:250

NOTE:

1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED TO NEW RUBBER FRAMING MATERIAL, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRECT TRIMMER SYSTEM TO AS NAIL.
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	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
3/10/77 DUNNING AVE
ROSEBURY NSW 2018
02 9533 7800
SIEMENS
4/125 TERRACON STREET
KILGARA NSW 2033
02 4552 2125



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



1

EAST ELEVATION

1:250



2

WEST ELEVATION

1:250

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. PROVIDE CORRECT TRANSFER NUMBER SYSTEM TO AS NAIL.
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 FIXING.
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
SYDNEY
3/10/77 DUNNING AVE
ROSEBERRY NSW 2058
02 9533 7800
KALMA
4/125 TERRACING STREET
KALMA NSW 2533
02 4592 2125



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