



2 STOREY BUILT FORM SIGNIFICANTLY BELOW MAXIMUM HEIGHT PLANE

EXISTING LARGE SCREENING TREES RETAINED

VARIATION IN MATERIALS AND COLOURS

ARTICULATION OF BUILT FORM

1 TYPICAL SENIORS ELEVATION TO SOUTHERN BOUNDARY 1:125

NOTE:		
1.	NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.	
2.	PROVIDE CORRODED TREATMENT SYSTEM TO ALL SAIL.	
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 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	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



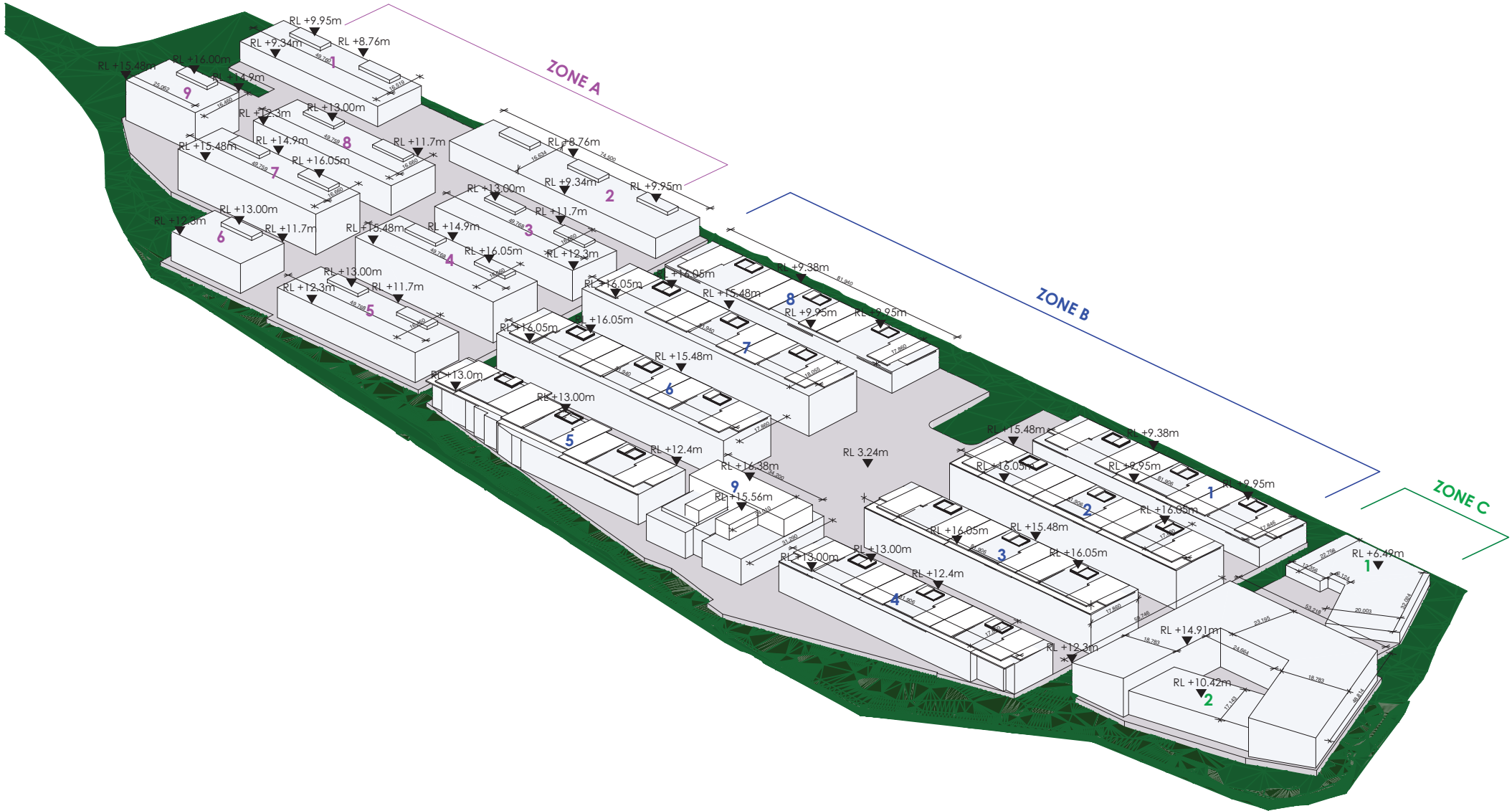
B H I ARCHITECTS PTY LTD

STONEY
3/10/17 DUNNING AVE
ROSEBURY NSW 2618
02 9313 7800

KALMA
4/125 TERRACONG STREET
KALMA NSW 2033
02 4592 2128



DRAWING TITLE:			STATUS:
Typical Boundary Elevations			DA
DRAWN	CHKD	DATE	SCALE/AREA:
MD	MH	14/06/19	1:125@A1
PROJECT NO.	DRAWING NO.	REVISION	
8700	A.4001	C	



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED TO NEW FRAMING MANUAL, AMENDED TO SUIT WIND BRIMAN CATEGORY.
2. PROVIDE CORRESPONDING FRAMING SYSTEM TO AS NAIL.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND BRIMAN 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 FIX.
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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

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 SYDNEY
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 02 9013 7800
 BAHAM
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 BAHAM NSW 2013
 02 4032 2128



DRAWING TITLE:
Building Envelope Diagram
 DRAWN: MD
 CHKD: MH
 DATE: 14/06/19
 PROJECT NO.: 8700
 DRAWING NO.: A.4002

STATUS:
DA
 SCALE: Area
 REVISION:
C



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW FRAMING MATERIAL, AMENDED TO SUE WIND RESISTANCE CATEGORY.
2. PROVIDE CORRECT TRANSFER NUMBER SYSTEM TO AS NAIL.
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 FIGURED DIMENSIONS.
6. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING AND FROM PRIOR TO CONSTRUCTION.
7. DRAWINGS TO BE CHECKED AND CORRECTED BY A PRACTISING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
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C	14/06/19	RFI SUBMISSION

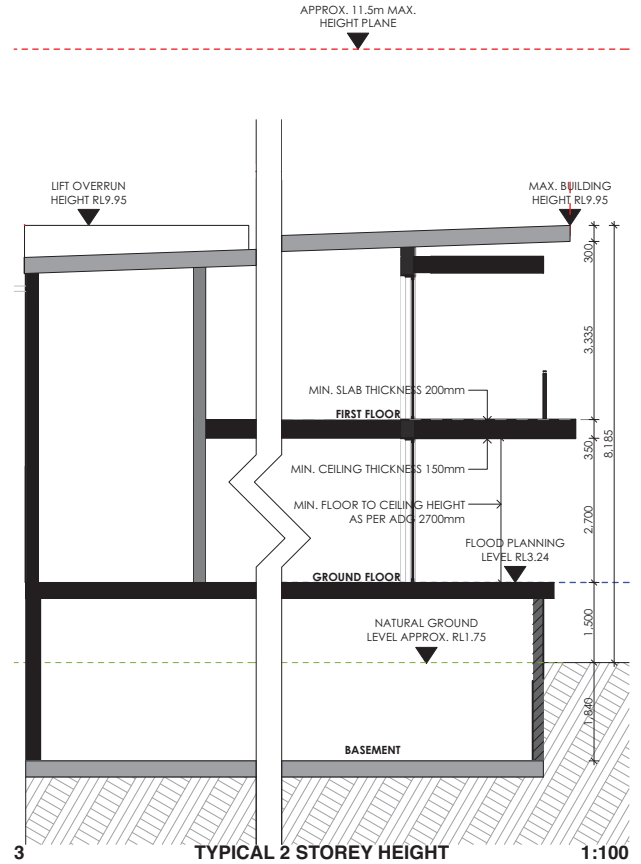
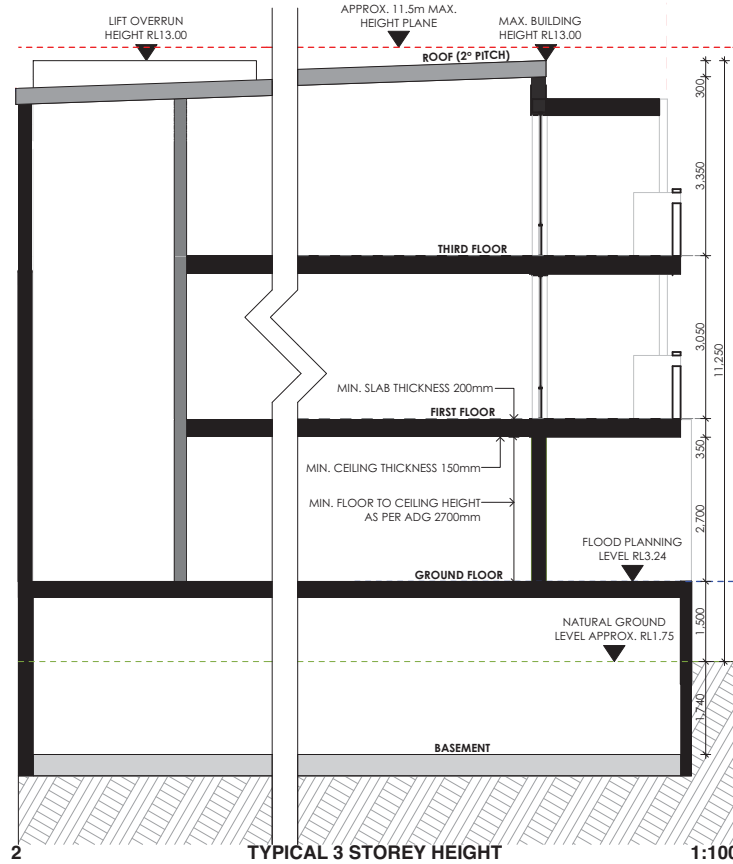
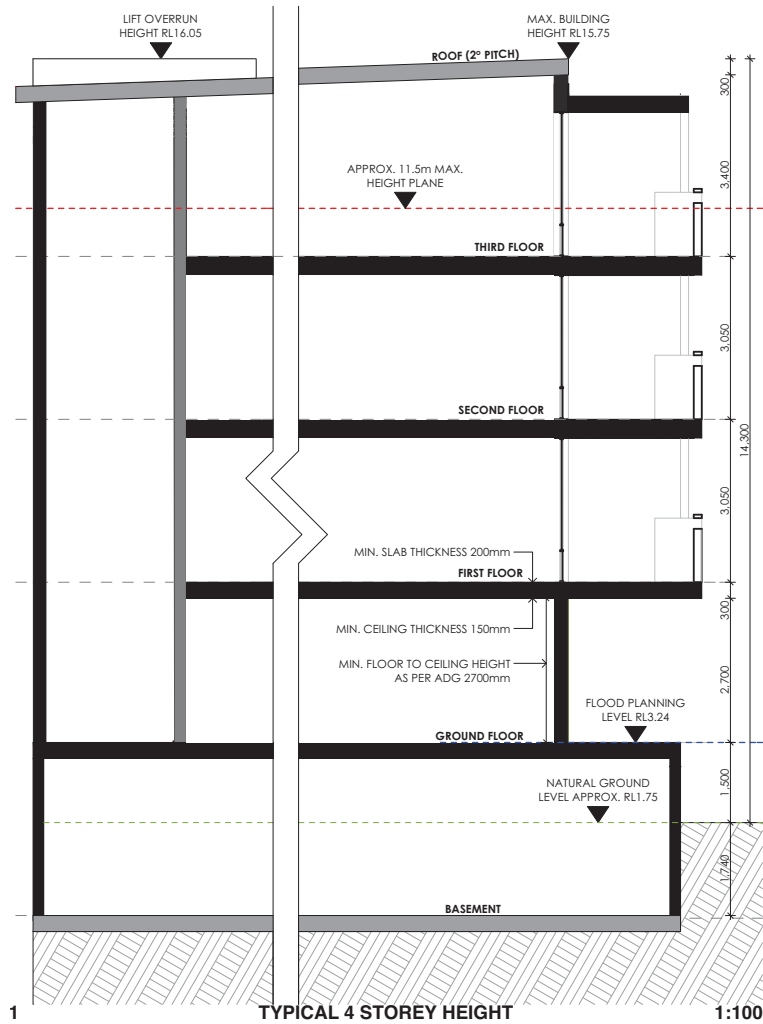
PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
 SITE
LOT 101 DP 850637/LOT 12 DP 124295
BATEMANS BAY NSW 2536
 CLIENT:
GLOBAL LIFESTYLE COMMUNITIES

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 KILARA
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 02 4532 2125



DRAWING TITLE:
Height Exceedance Diagram
 DRAWN: MD
 CHKD: MH
 DATE: 14/06/19
 PROJECT NO.: 8700
 DRAWING NO.: **A.4003**

STATUS:
DA
 SCALE: Area:
 REVISION:
C



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW FRAMING MANUAL, AMENDED TO SUIT WIND REGION CATEGORY.
2. PROVIDE CORRODED TENSILE MEMBER SYSTEM TO AS/NZS 4600.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND REGION CATEGORY.
4. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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DRAWING TITLE: Height Principles Diagram		STATUS: DA
DRAWN MD	CHECKED MH	DATE 14/06/19
PROJECT NO. 8700	DRAWING NO. A.4004	SCALE/Area: 1:100@A1
REVISION		C



1

9AM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW FRAMING MATERIALS, AMENDED TO SUE WIND TREMBLE CATEGORY.
2. PROVIDE CORRECT TRIMMER NUMBER SYSTEM TO AS NAIL.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBLE CATEGORY.
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BATEMANS BAY NSW 2536
02 4552 2125



DRAWING TITLE: Overshadowing Diagrams		STATUS: DA	
DRAWN MD	CHKD MH	DATE 14/06/19	SCALE/Area: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.5001	REVISION C	



1

12PM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE		
1.	NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW FRAMING MATERIALS, AMENDED TO SUIT WIND TERRAIN CATEGORY.	
2.	PROVIDE CORRESPONDING FRAMING SYSTEM TO ALL WALLS.	
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.	
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C	14/06/19	RPI SUBMISSION

PROJECT
THE ESTUARY - BATEMANS BAY - CONCEPT DA
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CLIENT
GLOBAL LIFESTYLE COMMUNITIES



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02 4522 2125



DRAWING TITLE:			STATUS:	
Overshadowing Diagrams			DA	
DRAWN	CHKD	DATE	SCALE/Area:	
MD	MH	14/06/19	1:700@A1	
PROJECT NO.		DRAWING NO.	REVISION	
8700		A.5002	C	



1

3PM JUNE 21 - OVERSHADOWING

SHADOW IMPACT

NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUIT WIND TERRAIN CATEGORY.
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BATEMANS BAY NSW 2536
02 4522 2125



DRAWING TITLE: Overshadowing Diagrams				STATUS: DA	
DRAWN MD	CHKD MH	DATE 14/06/19	SCALE/Area: 1:700@A1		
PROJECT NO. 8700	DRAWING NO. A.5003	REVISION C			

ZONE C - LAND AREA 8,460.07 m²

ZONE B - LAND AREA 33,186.24 m²

ZONE A - LAND AREA 20,811.40 m²



SEPP65 COMPLIANCE - MASTERPLAN

SOLAR ACCESS (OBJECTIVE 4A)

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

COMMUNAL OPEN SPACE (OBJECTIVE 3D)

RESIDENTIAL DEVELOPMENT (ZONE - A)

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

SENIORS HOUSING (ZONE - B)

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

CROSS-VENTILATION (OBJECTIVE 4B)

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

RESIDENTIAL DEVELOPMENT (ZONE A)

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

SENIORS HOUSING (ZONE B)

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

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUIT WIND REGION CATEGORY.
2. PROVIDE CORRECTED WIND SPEEDS TO AS/NZS 4600.
3. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND REGION 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.
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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
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ROSEBURY NSW 2018
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02 4552 2128



DRAWING TITLE: SEPP65 Compliance		STATUS: DA	
DRAWN MD	CHECKED MH	DATE 14/06/19	SCALE/AREA: 1:700@A1
PROJECT NO. 8700	DRAWING NO. A.6001	REVISION C	



1

Shadow Diagram - Winter Solstice 9AM

1:1500



2

Shadow Diagram - Winter Solstice 12PM

1:1500



3

Shadow Diagram - Winter Solstice 3PM

1:1500

COMMUNAL OPEN SPACE - SOLAR ACCESS

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

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

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

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

NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW FRAMING KANALAN, AMENDED TO SUE WIND TERRAIN CATEGORY.
2. PROVIDE CORRECTED TERRAIN MAPS TO ALL SUE.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TERRAIN CATEGORY.
4. ALL SUE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
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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

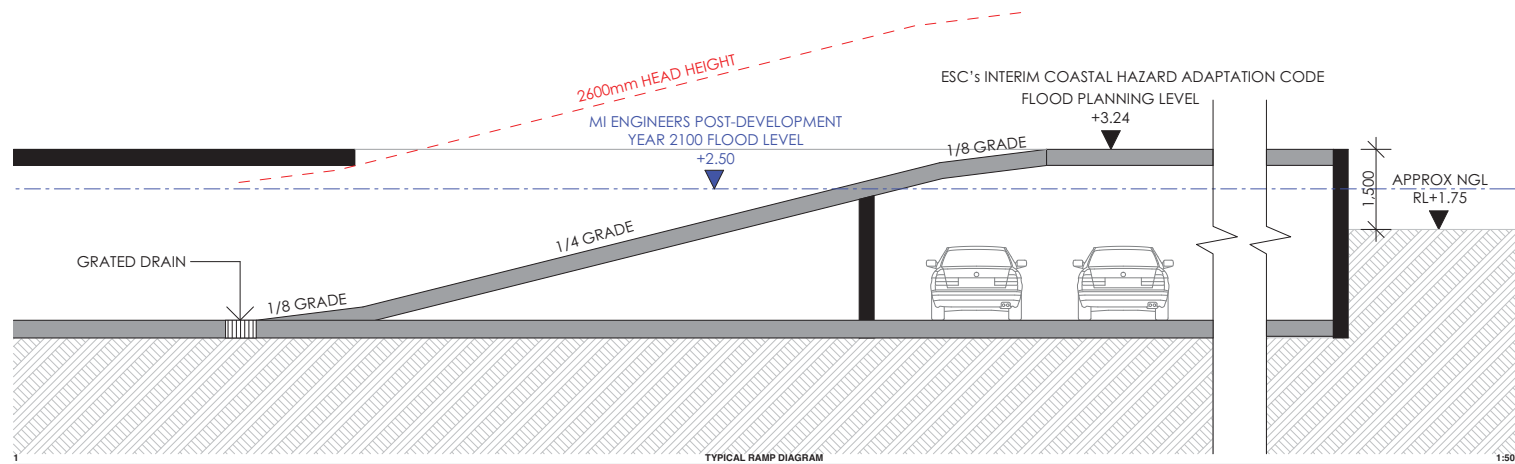


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4/125 TERRACING STREET
BATEMANS BAY NSW 2536
02 4592 2128



DRAWING TITLE:
SEPP65 C.O.S. Solar Access
DRAWN: MD
CHKD: MH
DATE: 14/06/19
PROJECT NO.: 8700
DRAWING NO.: **A.6002**

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



NOTE

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBAN CATEGORY.
2. PROVIDE CORRECT TRIMMER MARKER SYSTEM TO AS NAIL.
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TREMBAN CATEGORY.
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 KILARA
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 KILARA NSW 2033
 02 4592 7128



DRAWING TITLE:				STATUS:	
Typical Ramp Section				DA	
DRAWN	CHKD	DATE	SCALE	Area:	
MD	MH	14/06/19	1:50	@A1	
PROJECT NO.	DRAWING NO.	REVISION			
8700	A.6003	C			



NOTE:

1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUMED AND TO NEW TREMOR FRAMING MANUAL, AMENDED TO SUIT WIND TREMOR CATEGORY.
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02 4552 2125



DRAWING TITLE:			STATUS:		
Overall Perspective			DA		
DRAWN	CHKD	DATE	SCALE@Area:		
MD	MH	14/06/19			
PROJECT NO.		DRAWING NO.	REVISION		
8700		A.7001	C		



1

VIEW FROM BEACH ROAD



2

BEACH ROAD ENTRY VIEW

NOTE

- 1. RUBBER FRAMING AND WIND BRACING TO COMPLY WITH ASSUM AND TO NEW RUBBER FRAMING MANUAL, AMENDED TO SUE WIND TREMBAN CATEGORY.
- 2. PROVIDE CORRECT TRIMMER NUMBER SYSTEM TO AS NAIL.
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02 4592 2125



DRAWING TITLE: Beach Road Perspectives		STATUS: DA	
DRAWN MD	CHKD MH	DATE 14/06/19	SCALE/Area:
PROJECT NO. 8700	DRAWING NO. A.7002	REVISION C	

EXISTING STREET VIEW



MARLIN AVENUE - EXISTING



TUNA STREET - EXISTING

PROPOSED STREET VIEW



MARLIN AVENUE - PROPOSED DESIGN



TUNA STREET - PROPOSED DESIGN

NOTE:		
1. NUMBER FRAMING AND WIND BRACING TO COMPLY WITH AS/NZS 4600 AND TO NEW TIMBER FRAMING MANUAL, AMENDED TO SUE WIND TERRAIN CATEGORY.		
2. PROVIDE CORRECT TRIMMER NUMBER SYSTEM TO AS 3601.		
3. SELECTED WINDOWS AND DOORS TO SUE DESIGNATED WIND TERRAIN CATEGORY.		
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BATMAN
4/125 TERRACING STREET
BATMAN NSW 2033
02 4552 7125



DRAWING TITLE:		STATUS:	
Street Perspectives		DA	
DRAWN	CHKD	DATE	SCALE/Area:
MD	MH	14/06/19	
PROJECT NO.	DRAWING NO.	REVISION	
8700	A.7003	C	