



ARCHITECTURAL DRAWING SCHEDULE

A000	COVER SHEET	A043	TYPE 2D - ROOF PLAN	A084	CABIN TYPE C2 - ELEVATIONS	<u>PROPOSED DEVELOPMENT MIX</u>		
A001	MASTERPLAN	A044	TYPE 2D - ELEVATIONS	A085	CABIN TYPE C2 - SECTIONS			
A002	SITE ANALYSIS PLAN	A045	TYPE 2D - SECTIONS	A086	CABIN TYPE C3 - FLOOR PLANS			
A002.5	DEVELOPMENT PLAN	A046	TYPE 2E - FLOOR PLANS	A087	CABIN TYPE C3 - FLOOR PLANS	1A	TOWN HOUSE (2 STOREY)	x9
A003	SITE PLAN 1 - PROPOSED TOWNHOUSES	A047	TYPE 2E - ROOF PLAN	A088	CABIN TYPE C3 - ROOF PLAN	1B	TOWN HOUSE (2 STOREY)	x1
A004	SITE PLAN 2 - PROPOSED CABINS/GARAGES	A048	TYPE 2E - ELEVATIONS	A089	CABIN TYPE C3 - ELEVATIONS	1C	TOWN HOUSE (2 STOREY)	x9
A005	SITE PLAN - FFL'S	A049	TYPE 2E - SECTIONS	A090	CABIN TYPE C3 - ELEVATIONS 2	1D	TOWN HOUSE (2 STOREY)	x3
A006	SITE PLAN - EXISTING FIRE TRAIL	A050	TYPE 2F - FLOOR PLANS	A091	CABIN TYPE C3 - SECTIONS	1E	TOWN HOUSE (2 STOREY)	x1
A007	SITE PHOTOS - FIRE TRAIL ANALYSIS	A051	TYPE 2F - ROOF PLAN	A092	CABIN TYPE C4 - FLOOR PLANS	1F	TOWN HOUSE (2 STOREY)	x1
A008	SITE ELEVATIONS	A052	TYPE 2F - ELEVATIONS	A093	CABIN TYPE C4 - FLOOR PLANS	2 A/B	TOWN HOUSE (3 STOREY)	x1
A008.1	SITE CROSS SECTIONS 1	A053	TYPE 2F - SECTIONS	A094	CABIN TYPE C4 - ELEVATIONS	2 C/D	TOWN HOUSE (3 STOREY)	x2
A008.2	SITE CROSS SECTIONS 2	A054	TYPE 3/4 - GROUND FLOOR PLAN	A095	CABIN TYPE C4 - SECTIONS	2 E/F	TOWN HOUSE (3 STOREY)	x1
A010	DEMOLITION SITE PLAN	A055	TYPE 3/4 - LEVEL 1 FLOOR PLAN	A100	SHADOW DIAGRAMS 9AM	3	TOWN HOUSE (2 STOREY)	x1
A011	TYPE 1A - FLOOR & ROOF PLANS	A056	TYPE 3/4 - ROOF PLAN	A101	SHADOW DIAGRAMS 12PM	4	TOWN HOUSE (2 STOREY)	x1
A012	TYPE 1A - ELEVATIONS	A057	TYPE 3/4 - ELEVATIONS	A102	SHADOW DIAGRAMS 3PM	G1	GARAGE (2 PARKING SPACES)	x2
A013	TYPE 1A - SECTIONS	A058	TYPE 3/4 - SECTIONS	A102.1	SOLAR ANALYSIS	G3	GARAGE (4 PARKING SPACES)	x3
A014	TYPE 1B - FLOOR PLANS	A060	TOWNHOUSE - GROUP PLAN	A102.2	SOLAR ANALYSIS CALCULATIONS	C1	CABIN TYPE C1	x6
A015	TYPE 1B - FLOOR + ROOF PLANS	A061	TOWNHOUSE GROUP 1 - GROUND FLOOR	A103	HEIGHT RESTRICTION ANALYSIS 1	C2	CABIN TYPE C2	x3
A016	TYPE 1B - ELEVATIONS	A061.1	TOWNHOUSE G1 - ELEVATION + SECTION	A106	DOOR & WINDOW SCHEDULES 1	C3	CABIN TYPE C3	x1
A017	TYPE 1B - SECTIONS	A062	TOWNHOUSE GROUP 2 - GROUND FLOOR	A106	DOOR & WINDOW SCHEDULES 2	C4	CABIN TYPE C4	x1
A018	TYPE 1C - FLOOR + ROOF PLANS	A062.1	TOWNHOUSE G2 - ELEVATION + SECTION	A107	DOOR & WINDOW SCHEDULES 3	EX.	EXISTING CABINS (NO WORKS)	x25
A019	TYPE 1C - ELEVATIONS	A063	TOWNHOUSE GROUP 3 - GROUND FLOOR	A110	3D PERSPECTIVE 01	TOTAL: 30 PROPOSED NEW TOWN HOUSES		
A020	TYPE 1C - SECTIONS	A063.1	TOWNHOUSE G3 - ELEVATION + SECTION	A111	3D PERSPECTIVE 02	TOTAL: 11 RENOVATED EXISTING CABINS		
A021	TYPE 1D - FLOOR + ROOF PLANS	A064	TOWNHOUSE GROUP 4 - GROUND FLOOR	A112	3D PERSPECTIVE 03	PLUS: 25 EXISTING CABINS (NO WORKS)_		
A022	TYPE 1D - ELEVATIONS	A064.1	TOWNHOUSE G4 - ELEVATION + SECTION	A113	3D PERSPECTIVE 04	= 67 DWELLINGS ON SITE		
A023	TYPE 1D - SECTIONS	A065	TOWNHOUSE GROUP 5 - GROUND FLOOR	A114	3D PERSPECTIVE 05	PLUS: 5 PROPOSED NEW FREESTANDING GARAGE BUILDINGS		
A024	TYPE 1E - FLOOR + ROOF PLANS	A065.1	TOWNHOUSE G5 - ELEVATION + SECTION	A115	3D PERSPECTIVE 06	COMMUNITY GARDENS / BBQ AREA & VISITOR PARKING		
A025	TYPE 1E - ELEVATIONS	A066	TOWNHOUSE GROUP 6 - GROUND FLOOR	A116	3D PERSPECTIVE 07	<u>PLANNING CONTROLS</u>		
A026	TYPE 1E - SECTIONS	A066.1	TOWNHOUSE G6 - ELEVATION + SECTION	A117	3D PERSPECTIVE 08	SITE AREA: 23.75 HA / 23,750m ²		
A027	TYPE 1F - FLOOR + ROOF PLANS	A067	TOWNHOUSE GROUP 7 - GROUND FLOOR	A118	3D PERSPECTIVE 09	LAND ZONING: R2 LOW DENSITY RESIDENTIAL		
A028	TYPE 1F - ELEVATIONS	A067.1	TOWNHOUSE G7 - ELEVATION + SECTION	A119	3D PERSPECTIVE 10			
A029	TYPE 1F - SECTIONS	A068	TOWNHOUSE GROUP 8 - GROUND FLOOR	A120	PHOTO MONTAGE - FLEET STREET			
A030	TYPE 2A - FLOOR PLANS	A068.1	TOWNHOUSE G8 - ELEVATION + SECTION	A121	SCHEDULE OF MATERIALS			
A031	TYPE 2A - ROOF PLAN	A069	TOWNHOUSE GROUP 9 - GROUND FLOOR	A122	3D PERSPECTIVE - SITE CONTEXT 1			
A032	TYPE 2A - ELEVATIONS	A069.1	TOWNHOUSE G9 - ELEVATION + SECTION	A123	3D PERSPECTIVE - SITE CONTEXT 2			
A033	TYPE 2A - SECTIONS	A070	GARAGE TYPE G1 - FLOOR & ROOF PLANS	A124	3D PERSPECTIVE - SITE CONTEXT 3			
A034	TYPE 2B - FLOOR PLANS	A071	GARAGE TYPE G1 - ELEVATIONS + SECTION	A125	3D PERSPECTIVE - LANDSCAPE 01			
A035	TYPE 2B - ROOF PLAN	A075	GARAGE TYPE G3 - FLOOR & ROOF PLAN	A126	3D PERSPECTIVE - LANDSCAPE 02			
A036	TYPE 2B - ELEVATIONS	A076	GARAGE TYPE G3 - ELEVATIONS + SECTION	A127	3D PERSPECTIVE - LANDSCAPE 03			
A037	TYPE 2B - SECTIONS	A077	GARAGES - SITE GROUND FLOOR PLAN	A128	3D PERSPECTIVE - LANDSCAPE 04			
A038	TYPE 2C - FLOOR PLANS	A078	GARAGES - SITE ELEVATION 1	A129	3D PERSPECTIVE - LANDSCAPE 04			
A039	TYPE 2C - ROOF PLAN	A079	GARAGES - SITE SECTIONS 1	A130	NOTIFICATION PLAN - SITE			
A040	TYPE 2C - ELEVATIONS	A080	CABIN TYPE C1 - FLOOR PLANS	A131	NOTIFICATION PLAN - TOWNHOUSES			
A041	TYPE 2C - SECTIONS	A081	CABIN TYPE C1 - ELEVATIONS	A132	NOTIFICATION PLAN - CABINS			
A042	TYPE 2D - FLOOR PLANS	A082	CABIN TYPE C1 - SECTIONS	A133	NOTIFICATION PLAN - GARAGES			
		A083	CABIN TYPE C2 - FLOOR PLANS	A140	DEVELOPMENT SUMMARY			



ABBREVIATIONS		AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AC	AHD	AUSTRALIAN HEIGHT DATUM
AP	AS	AUSTRALIAN STANDARD
BAL	BS	BALUSTRADE
BF	BD	BALFORD DOOR
BG	BO	BOX GUTTER
BN	BLK	CONCRETE BLOCKWORK
BRK	BRK	BRICKWORK
CFC	CF	COMPRESSED FIBRE CEMENT
CLD	CLD	CLADDING
CLS	CLS	CLOTHESLINE
COL	COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONC	CONCRETE
CPT	CPT	CARPET
CR	CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GRAB RAIL
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SLS	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SUB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TI	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1

MASTERPLAN
1:1000

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27/09/2024

ISSUE FOR DA

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3/10/2024

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23/10/2024

REVISION FOR DA

R

10/02/2025

DRAFT MASTERPLAN FOR INFORMATION

S

4/04/2025

ISSUE FOR DA

T

6/08/2025

REQUEST FOR INFORMATION

U

22/09/2025

REQUEST FOR INFORMATION

V

14/10/2025

DA REQUEST FOR INFORMATION

DRN

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GVC

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GVC

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BJC

GVC

BJC

BJC

GVC

DW

BJC

GVC

BJC

BJC

GVC

BJC

BJC

GVC

BJC

BJC

PROJECT

WANDA BEACH ESTATE

SITE

4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

CLIENT

NEIL SLATER,
STEPHEN LAMBOURNE

DRAWING

MASTERPLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC

13/11/2025

1:1000

PROJECT No:

14076

PHASE:

DA

DRAWING No:

A001

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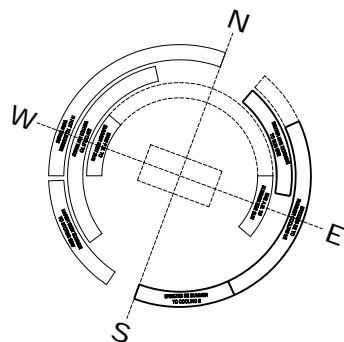
EJE

architecture

AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION	DO	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	G	GLASS
AD	AUSTRALIAN HEIGHT DATUM	DR	DRAIN	GD	GRADED DRAIN
AP	ACCESS PANEL	EN	ENSURE	GL	GLASS LOUVRES
AS	AUSTRALIAN STANDARD	FB	FACE BRICK	GR	GRAB RAIL
BAL	BALUSTRADE	FC	FIBRE CEMENT SHEETING	GRD	GRASSY DRAIN
BF	BI-FOLD DOOR	FE	FIRE EXTINGUISHER	GRV	GRAVEL
BO	BOXY GUTTER	FFL	FINISHED FLOOR LEVEL	GP	GRAPE PIT - REFER TO HYDRAULIC DOCUMENTATION
BN	GARBAGE BIN	FG	FIBRE GLASS	GT	GUTTER TRANSOM
BLK	CONCRETE BLOCKWORK	FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION	GW	GLASS WINDOW
BRK	BRICKWORK	FR	FIRE ROSE REEL - REFER TO HYDRAULIC DOCUMENTATION	HB	HAND BASIN
C	COMPRESSED FIBRE CEMENT	FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS	HD	HINGED DOOR
CLD	CLOTHING	FL	FLASHING	HO	HOSE TAP
CFC	CLOTHESLINE	FLM	VINYL FLM	HWS	HOT WATER SYSTEM
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	FR	FIRE RESISTANCE	HYD	HYDRAULIC
CONC	CONCRETE	FRB	FIRE-RESISTANT	J	JONKEY
OPT	CARPET	FT	FLOOR TILES	LTD	LAUNDRY
CP	CEMENT RENDER	DW	DRAIN WASTE	LD	LIGHT BOX - REFER TO ELECTRICAL DOCUMENTATION

The diagram illustrates three types of window treatments and their effects on energy efficiency:

- DESIREABLE:** A window with a solid black frame and a solid black interior, representing a window that is both shaded and insulated. Text to the right: "LIMIT SUMMER SUN ENTRY", "PROMOTE WINTER SUN ENTRY", "PROMOTE SUMMER WINDSHEED ENTRY".
- UNDESIREABLE:** A window with a solid black frame and a white interior, representing a window that is shaded but not insulated. Text to the right: "SCREEN SUMMER EAST SUN ENTRY", "SCREEN SUMMER WEST SUN ENTRY", "SCREEN WINTER WINDSHEED ENTRY".
- CONTROLLED:** A window with a dashed black frame and a white interior, representing a window that is not shaded but is insulated. Text to the right: "LIMIT SUMMER SUN ENTRY", "PROMOTE WINTER SUN ENTRY".

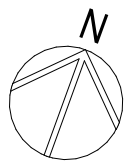


CROWN LAND



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O	6/08/2025	REQUEST FOR INFORMATION
P	22/09/2025	REQUEST FOR INFORMATION
Q	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT :
GVC	DW	DW	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
DW	DW	BJC	
GVC	DW	BJC	CLIENT : NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	

DRAWING : SITE ANALYSIS PLAN

PROJECT No: PHASE : DRAWING No: REV :



EVE architecture

ABBREVIATIONS		AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AC	AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL	
AS	AUSTRALIAN STANDARD	
BAL	BALUSTRADE	
BF	BULFOLD DOOR	
BG	BOX GUTTER	
BN	BRICKWORK	
BLK	CONCRETE BLOCKWORK	
BRK	BRICKWORK	
CFC	COMPRESSED FIBRE CEMENT	
CLS	CLOSING	
CLS	CLOTHESLINE	
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	
CONC	CONCRETE	
CPT	CARPET	
CR	CEMENT RENDER	

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	GARAGE BIN
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FLOOR TILES
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LP	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RCS	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SCL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMD	DOWN WATER SUMP

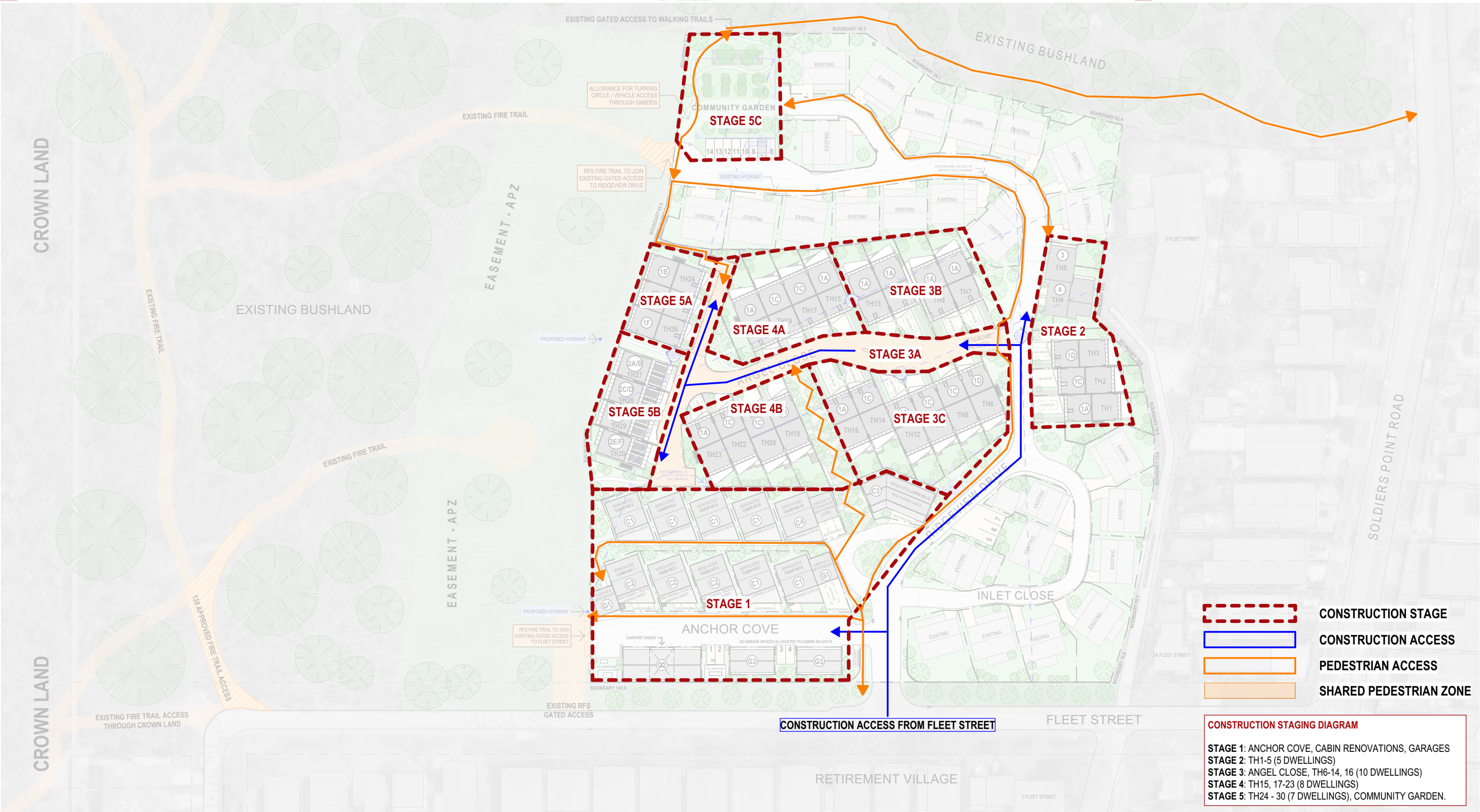
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1P	PROPOSED TOWNHOUSE (2 STOREY)
2P	PROPOSED TOWNHOUSE (3 STOREY)
3P	PROPOSED TOWNHOUSE (2 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATION)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

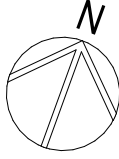
D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 DEVELOPMENT PLAN 1:1000

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C	22/09/2025	REQUEST FOR INFORMATION
D	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	

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SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: DEVELOPMENT PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:1000

PROJECT No: 14076 DA PHASE: A002.5 DRAWING No: D REV: 1

NOT FOR CONSTRUCTION



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FBS FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MIS METAL WALL SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTM PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



1

SITE PLAN 1
1:500

EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bennett Collins
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A 412 KING STREET, NEWCASTLE, NSW 2300
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REV	DATE	COMMENTS
M	24/09/2024	ISSUE FOR DA
N	26/09/2024	ISSUE FOR DA
O	27/09/2024	ISSUE FOR DA
P	3/10/2024	ISSUE FOR DA
Q	23/10/2024	REVISION FOR DA
R	4/04/2025	ISSUE FOR DA
S	6/08/2025	REQUEST FOR INFORMATION
T	22/09/2025	REQUEST FOR INFORMATION
U	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
DW	DW	BJC
GVC	DW	BJC
GVC	BJC	BJC
GVC	BJC	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: SITE PLAN 1 - PROPOSED TOWNHOUSES

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

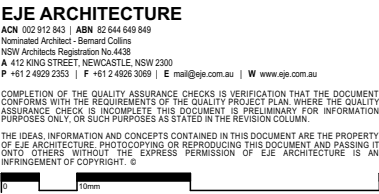
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GVC **13/11/2025** **1:500**

PROJECT No: 14076 DA PHASE: DA DRAWING No: A003 REV: U

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EJE architecture



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D	24/09/2024	ISSUE FOR DA
E	26/09/2024	ISSUE FOR DA
F	27/09/2024	ISSUE FOR DA
G	31/10/24	ISSUE FOR DA
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I	22/09/2025	REQUEST FOR INFORMATION
J	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BJC
GVC	BJC	BJC
GVC	BJC	BJC

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

DRAWING: SITE PLAN - FFL'S

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS. THE COMPLETION OF WORKSHOP DRAWINGS: IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No: PHASE: DRAWING No: REV:

14076 DA A005 J

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EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BN	BRICKWORK
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPipe - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FL	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FPM	FLASHING
FR	VINYL FILM
FRP	FIRE RESISTANCE
FT	FIREPLACE
FW	FLOOR TILES

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GRAB RAIL
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RCS	REINFORCED CONCRETE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	SEWER VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

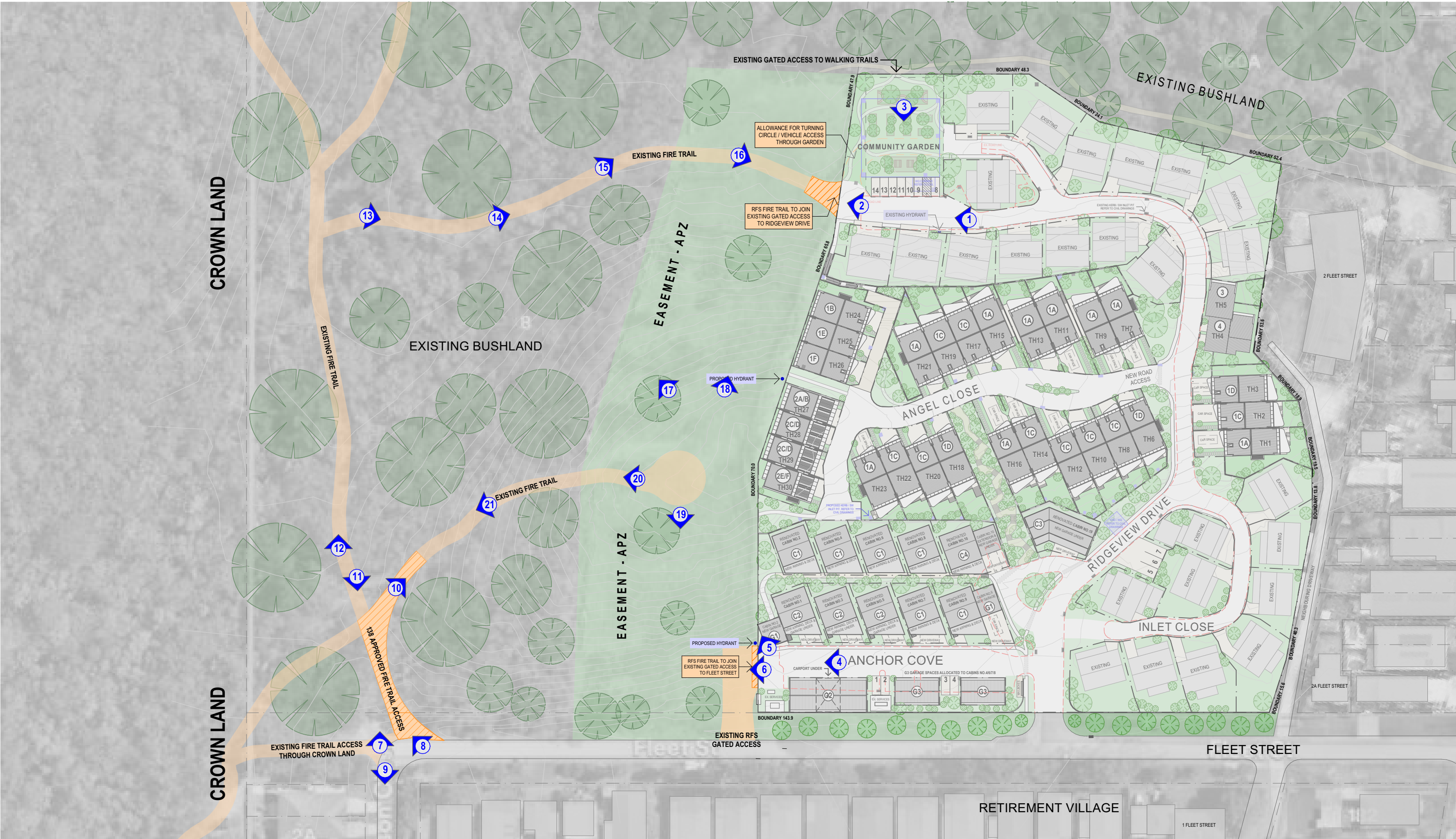
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



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ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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E	26/09/2024	ISSUE FOR DA
F	27/09/2024	ISSUE FOR DA
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DRN	CHKD	VRFD	PROJECT
GVC	DW	BUC	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BUC	
GVC	DW	BUC	
GVC	BUC	BUC	
GVC	BUC	BUC	

CLIENT	DRAWING
NEIL SLATER, STEPHEN LAMBOURNE	SITE PLAN - EXISTING FIRE TRAIL

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORMI COUNTRY)

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC **13/11/2025** **1:1000**

PROJECT No: **14076** PHASE: **DA** DRAWING No: **A006** REV: **K**

EJE architecture



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REV	DATE	COMMENTS
A	6/08/2024	ISSUE FOR INFORMATION
B	21/08/2024	ISSUE FOR INFORMATION
C	20/09/2024	ISSUE FOR DA
D	24/09/2024	ISSUE FOR DA
E	26/09/2024	ISSUE FOR DA
F	27/09/2024	ISSUE FOR DA
G	31/10/2024	ISSUE FOR DA
H	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	PHB	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: SITE PHOTOS - FIRE TRAIL ANALYSIS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC **13/11/2025** **NTS**

PROJECT No: PHASE: DRAWING No: REV:
14076 DA A007 H

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FIR FIRE RESISTANCE
FPP FIRE PLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOIST
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
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TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

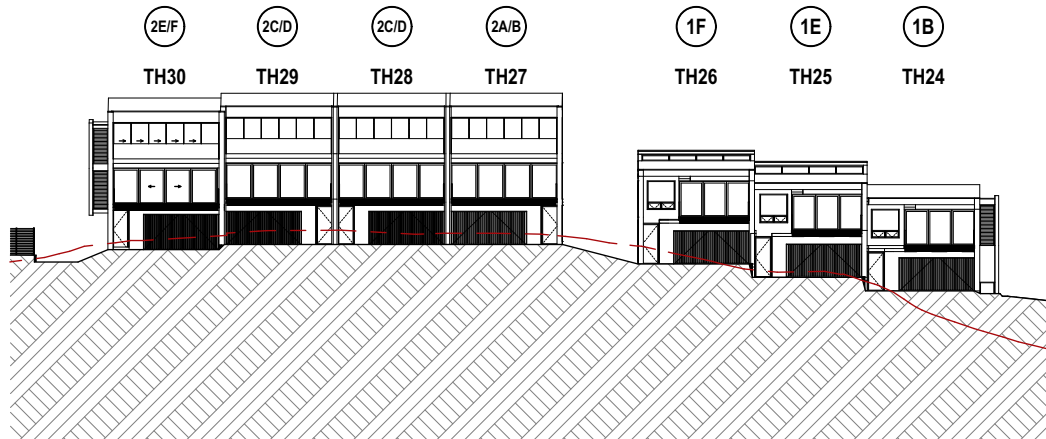
LEGEND

PROPOSED BUILDINGS
1B PROPOSED TOWNHOUSE (2 STOREY)
2B PROPOSED TOWNHOUSE (3 STOREY)
3B PROPOSED TOWNHOUSE (2 STOREY)
4B PROPOSED TOWNHOUSE (2 STOREY)
5B EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6B PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

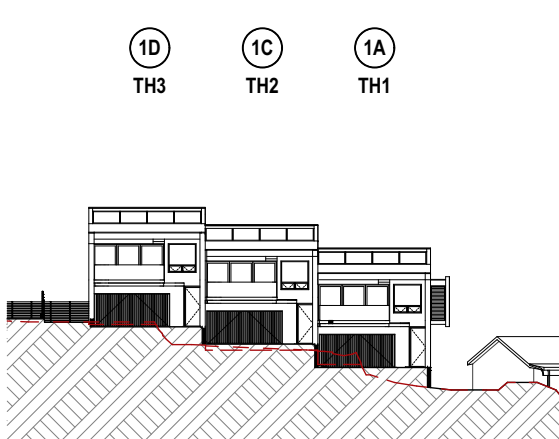
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



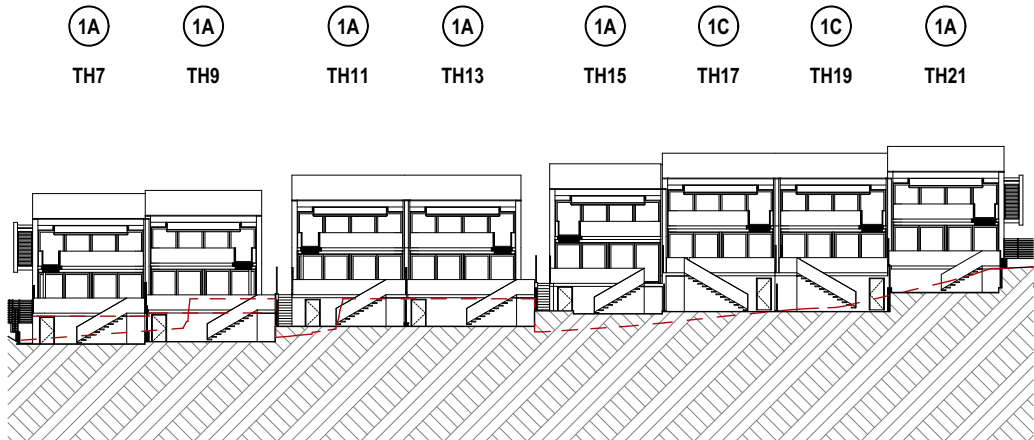
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1:500



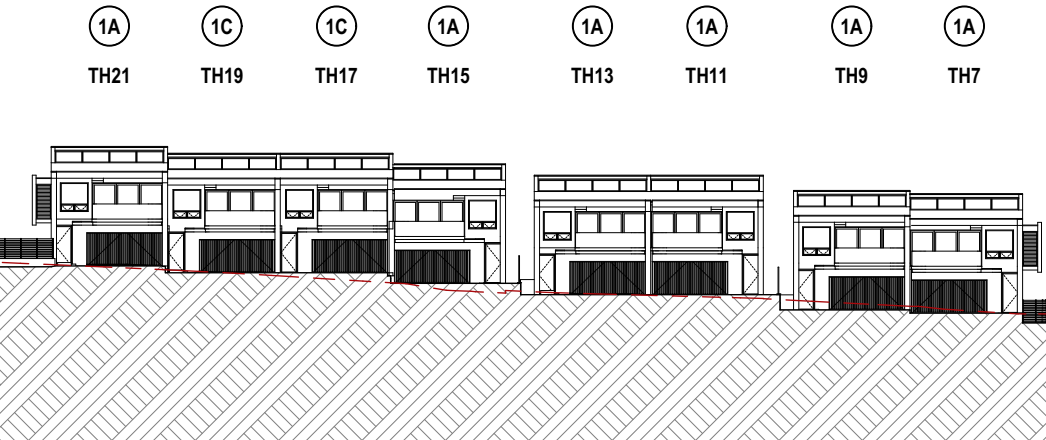
2 SITE ELEVATION - NORTH-WEST 2
1:500



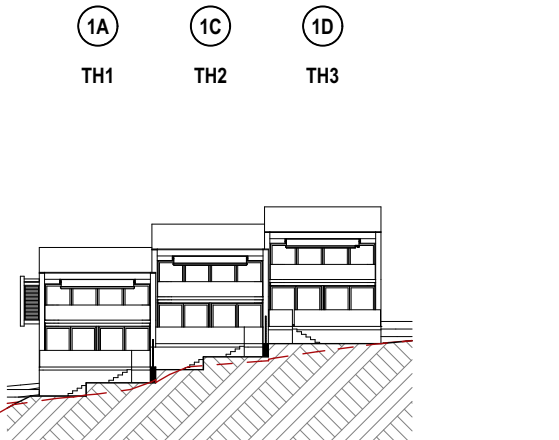
7 SITE ELEVATION - RIDGEVIEW DRIVE WEST
1:500



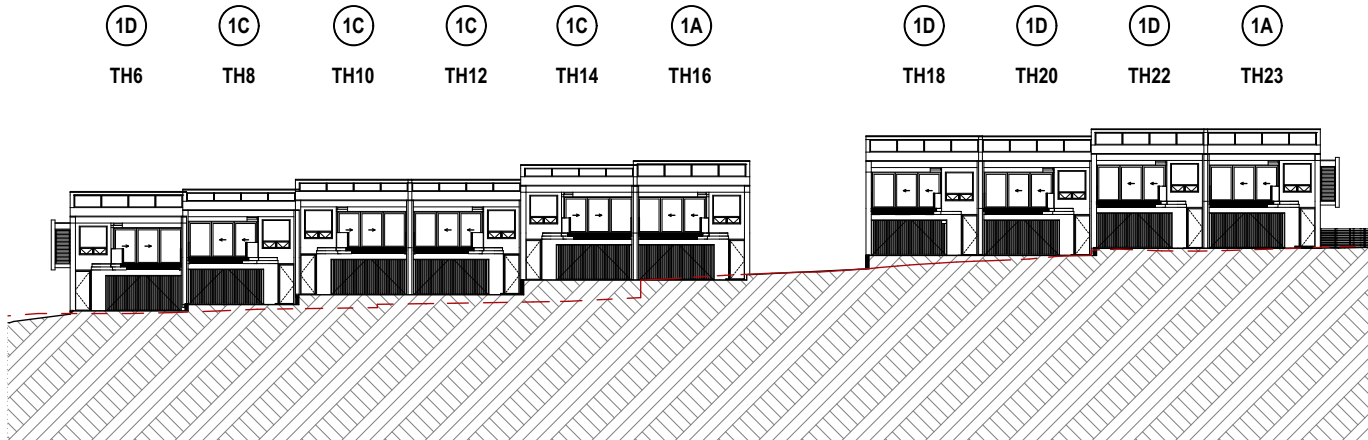
3 SITE ELEVATION - NORTH
1:500



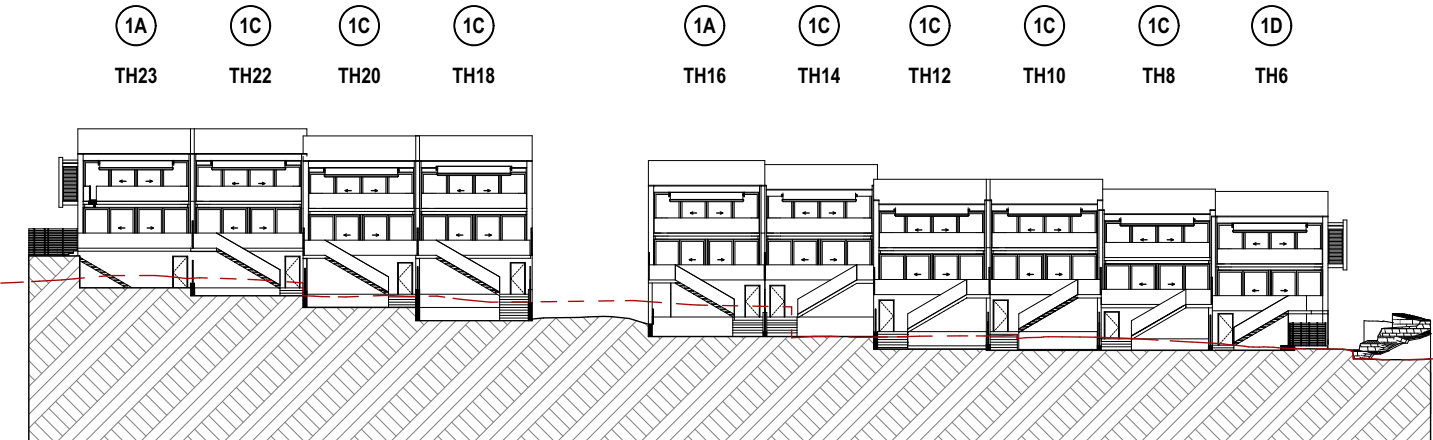
4 SITE ELEVATION - ANGEL CLOSE NORTH
1:500



8 SITE ELEVATION - EAST
1:500



5 SITE ELEVATION - ANGEL CLOSE SOUTH
1:500



6 SITE ELEVATION - SOUTH
1:500

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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0 10mm 50mm 100mm ON ORIGINAL

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I	24/09/2024	ISSUE FOR DA
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K	27/09/2024	ISSUE FOR DA
L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: SITE ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:500

PROJECT No: 14076 DA PHASE: A008 DRAWING No: M REV: M

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JUNCTION
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

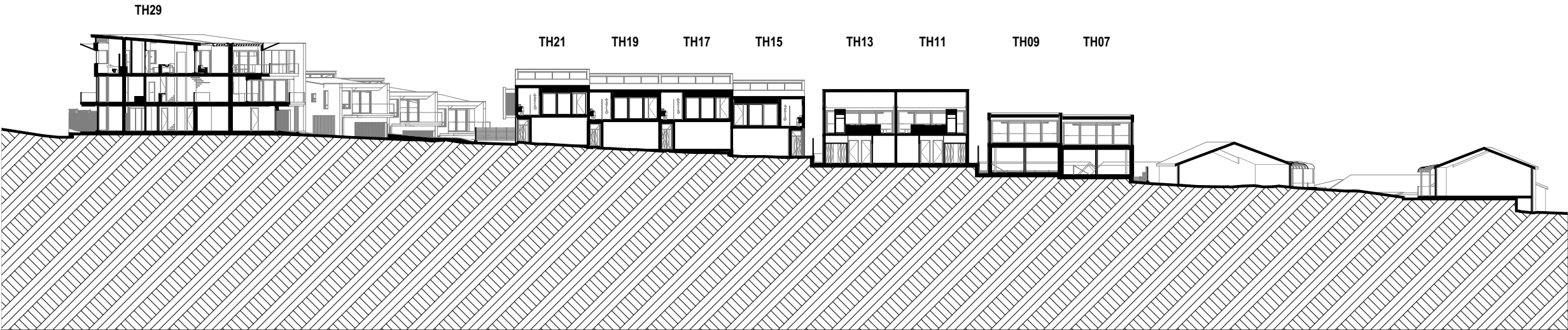
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

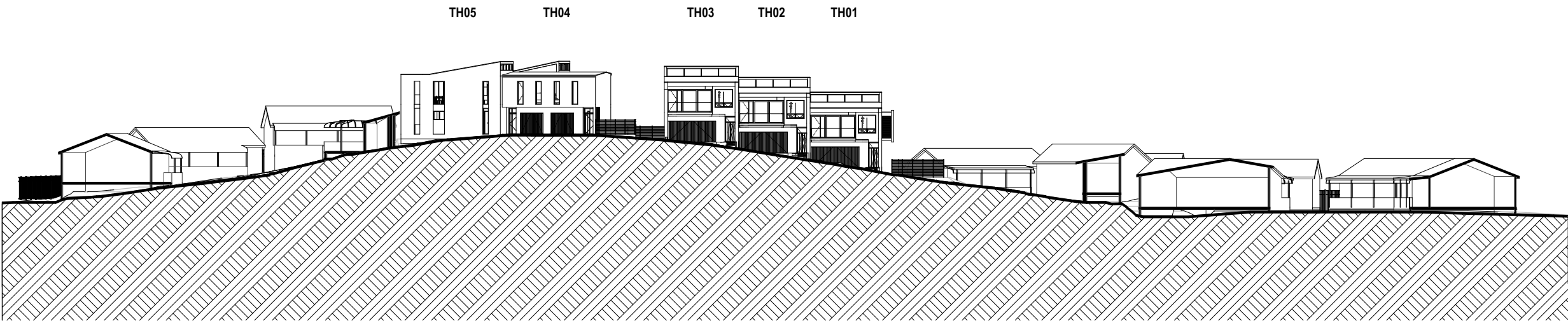
LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

(D1.05)	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
(W1.05)	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
(0.00)	PROPOSED RL



1 SITE SECTION 01
1:500



2 SITE SECTION 02
1:500

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: SITE CROSS SECTIONS 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:500

PROJECT No: 14076 DA PHASE: A008.1 REV: A

NOT FOR CONSTRUCTION

EJE architecture



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

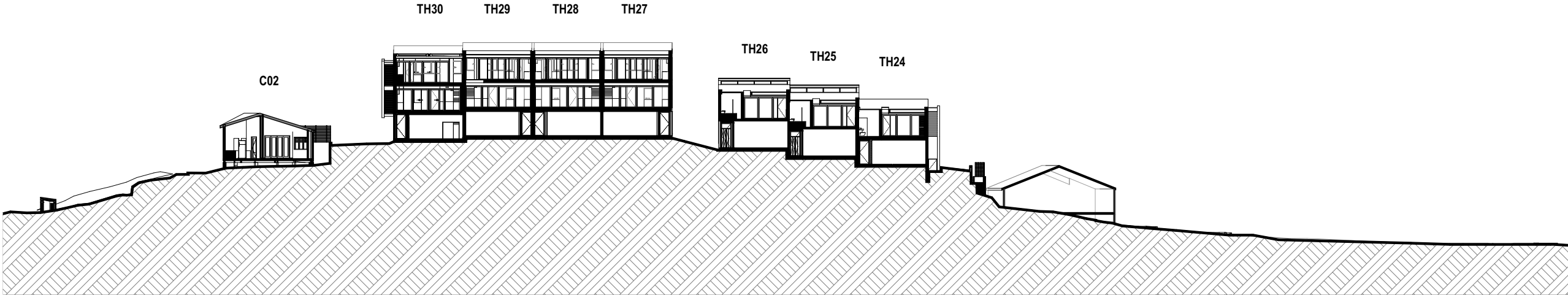
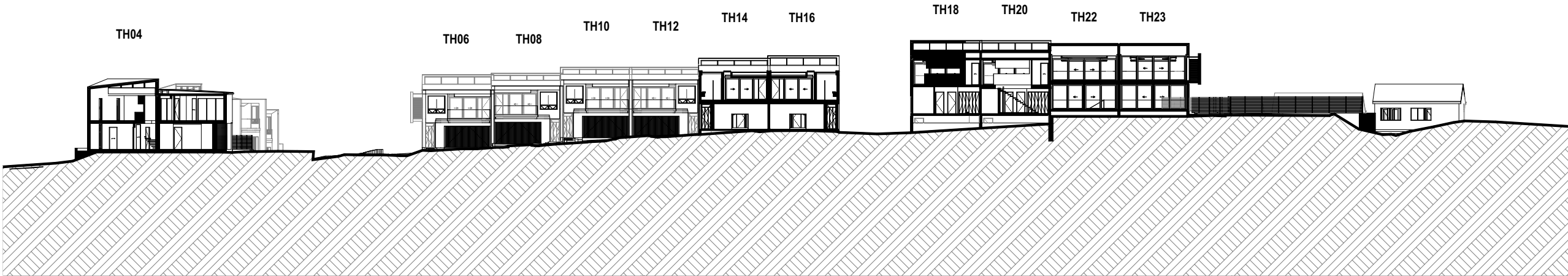
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: SITE CROSS SECTIONS 2

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:500

PROJECT No: 14076 DA A008.2 REV: A

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNSPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
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FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
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FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINEY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
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OG	OPAQUE GLASS
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PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PDO	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

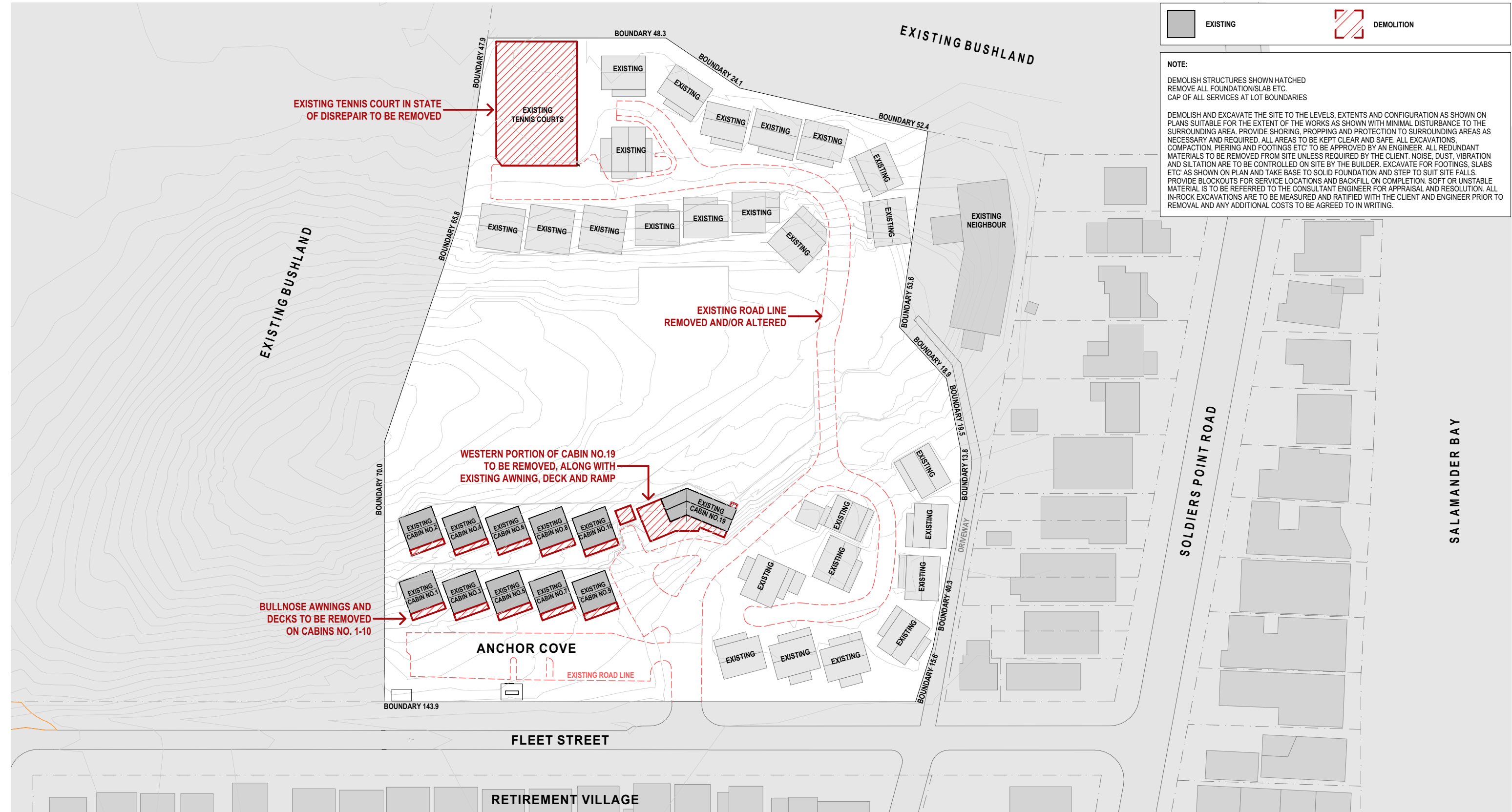
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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TF	TIMBER FLOORING
TL	TILE
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TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#	No. DENOTES TYPE AS SCHEDULED

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

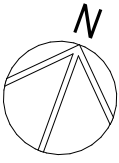


1 DEMOLITION PLAN 1:1000

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4929 2353 | F +61 2 4929 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
E	22/04/2024	ISSUE FOR DA
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: DEMOLITION SITE PLAN

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:1000

PROJECT No: 14076 DA A010 REV: M

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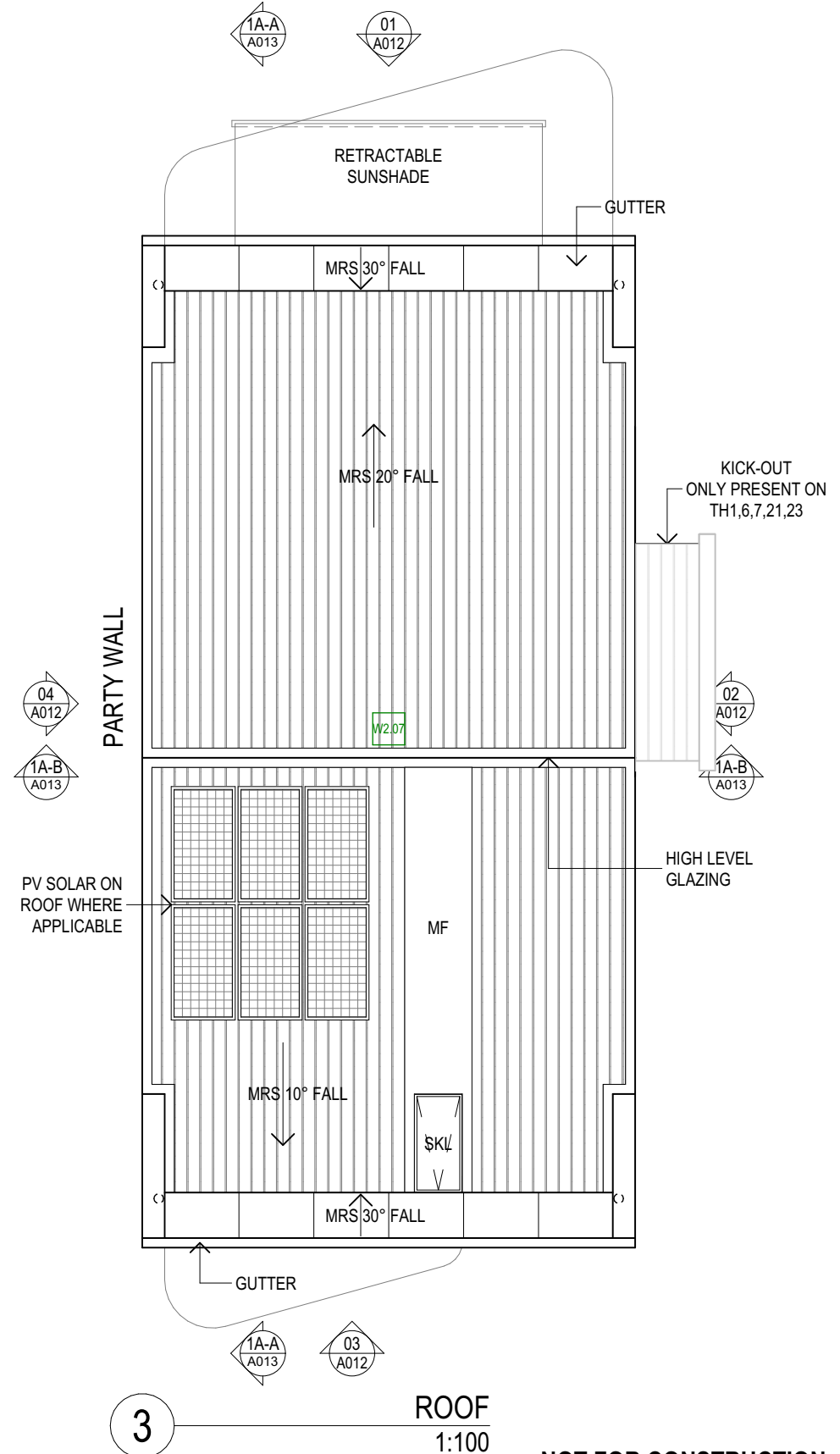
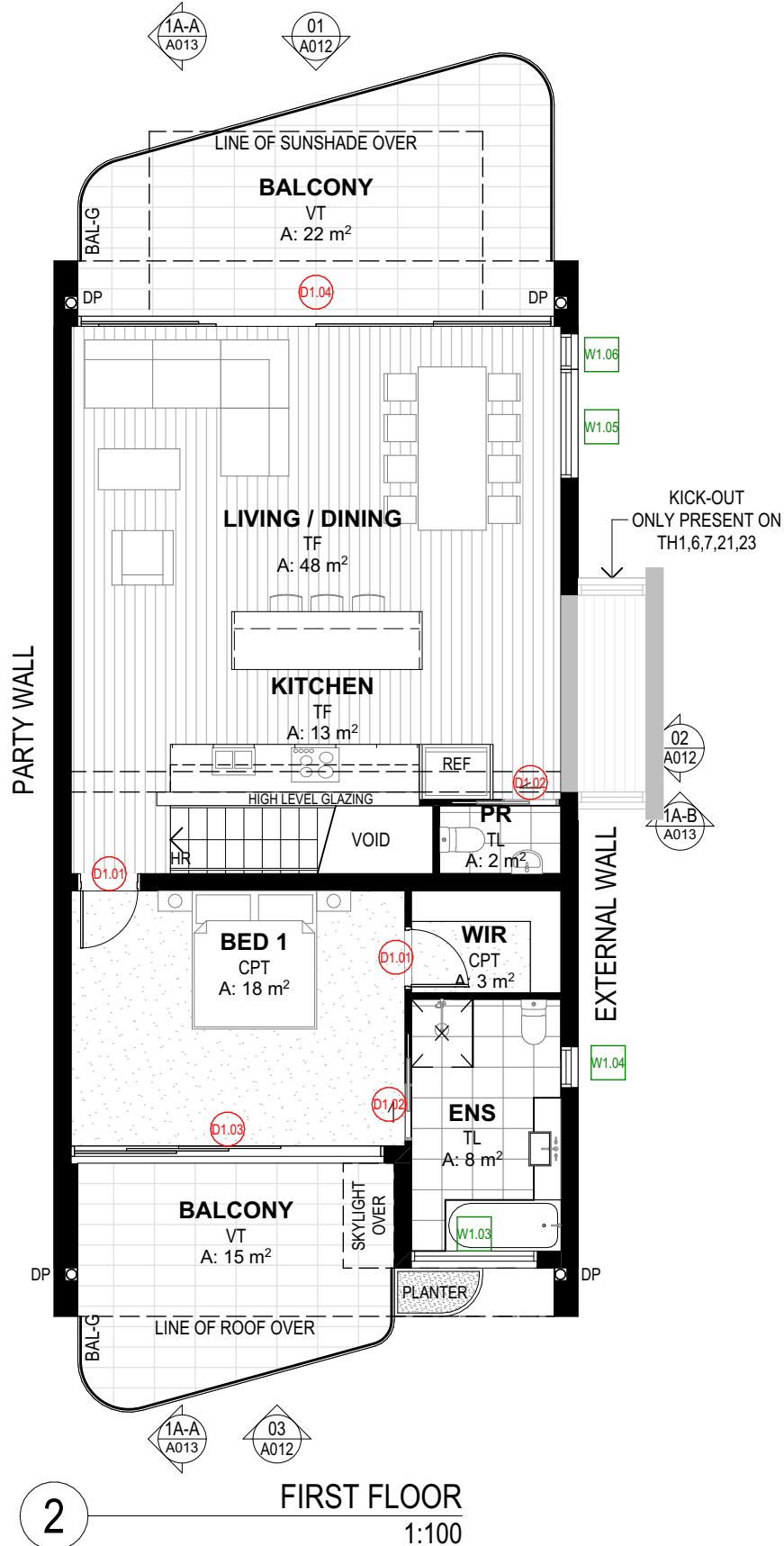
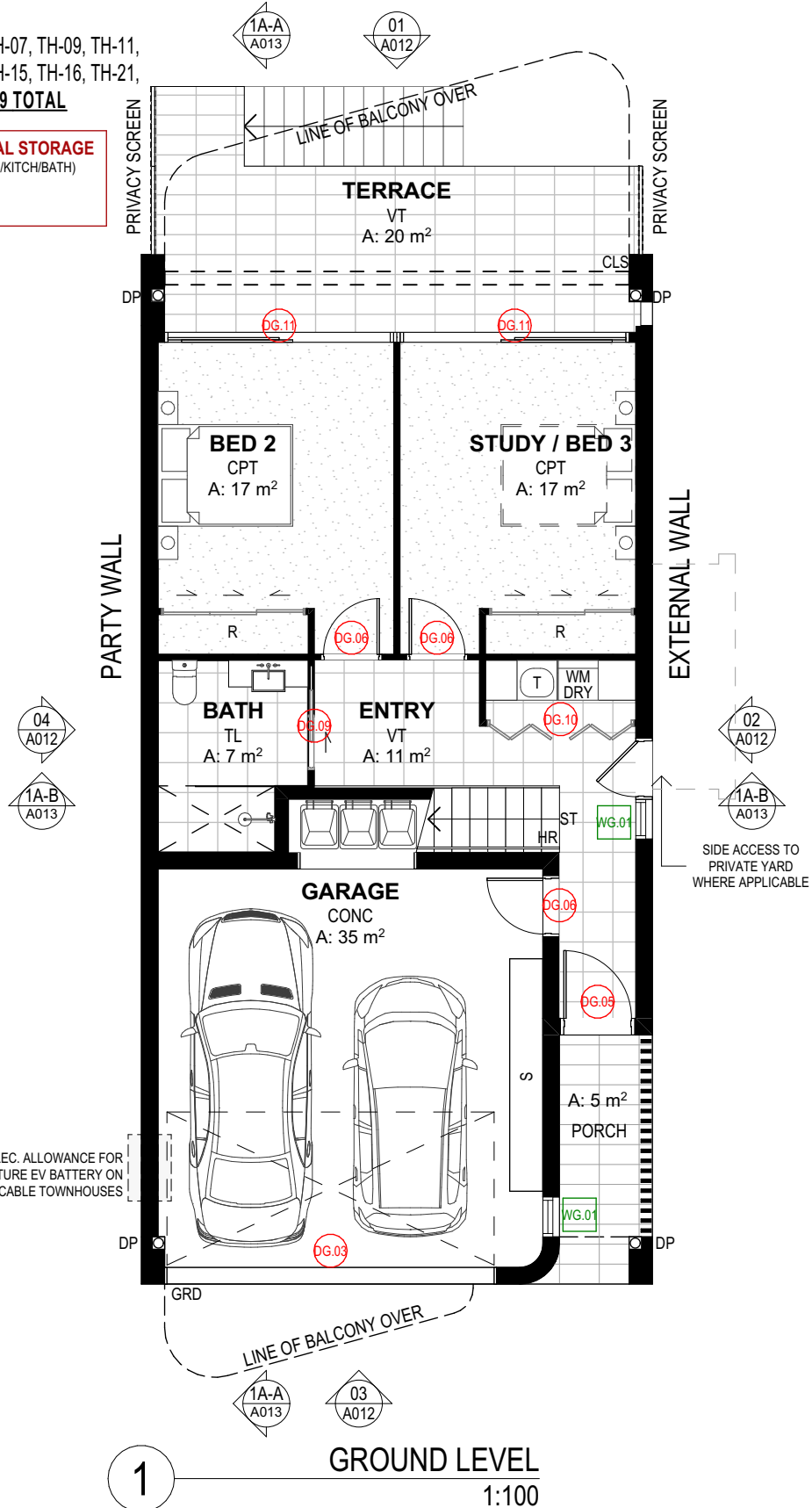
EJE architecture

1A (2 STOREY TOWN HOUSE)

TH-01, TH-07, TH-09, TH-11,
TH-13, TH-15, TH-16, TH-21,
TH-23 - **X9 TOTAL** Σ

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No.4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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REV	DATE	COMMENTS
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION
O	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKO	VRFD	PROJECT:	WANDA BEACH ESTATE
GVC	PB	BJC		
GVC	DW	DW		
GVC	DW	DW		
GVC	DW	DW		
GVC	DW	DW	CLIENT:	NEIL SLATER, STEPHEN LAMBOURNE
GC	DW	DW		
GVC	DW	BJC		
GVC	BJC	BJC		
GVC	BJC	BJC		

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1A - FLOOR & ROOF PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse 220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:100

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A011 O

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
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CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
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FG	FIXED GLASS
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FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
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FLM	VINYL FILM
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GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
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GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PDO	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
30	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	PROPOSED TOWNHOUSE (2 STOREY)
60	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
70	PROPOSED GARAGE BUILDING
80	#No. DENOTES TYPE AS SCHEDULED

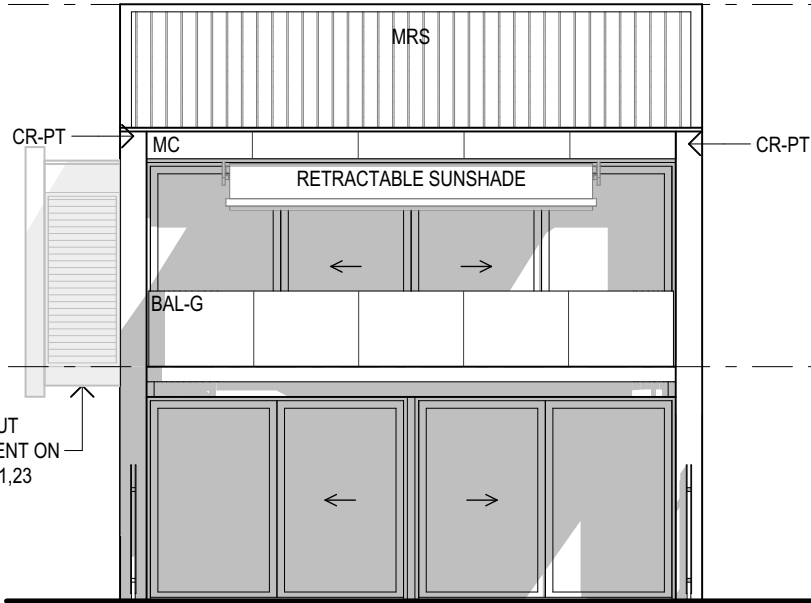
01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.000

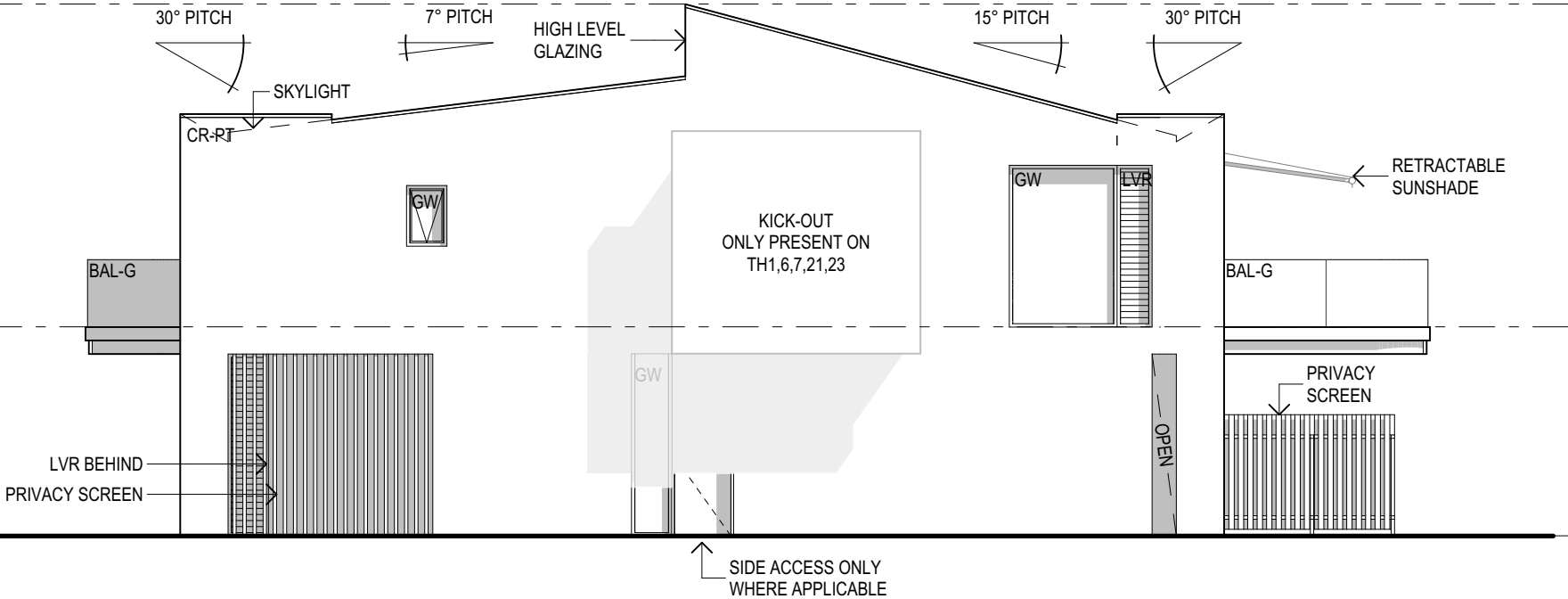
TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



1 TYPICAL ELEVATION 1
1:100



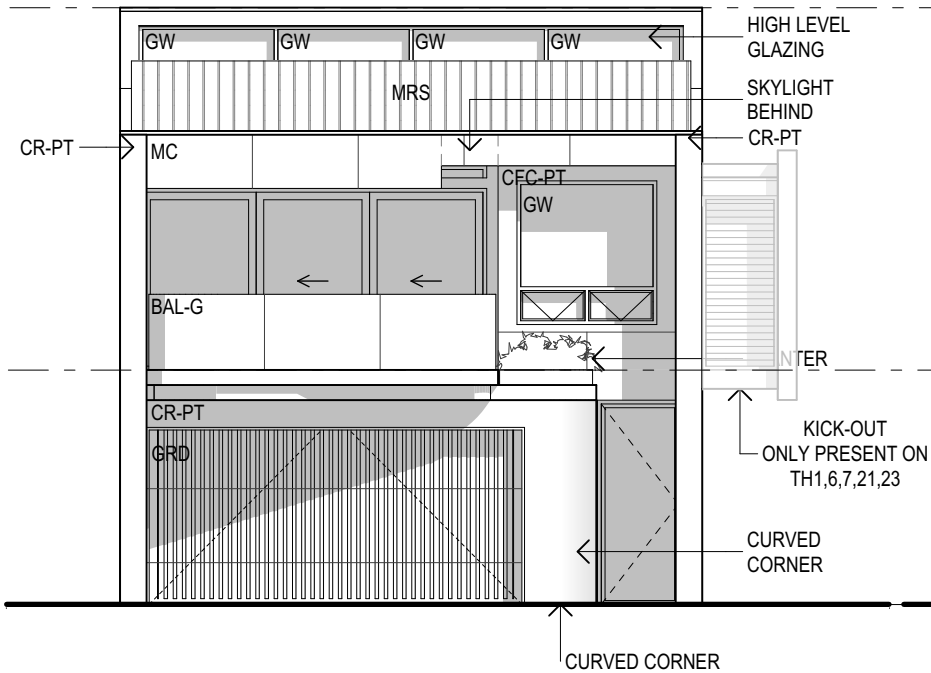
2 TYPICAL ELEVATION 2
1:100

9.000

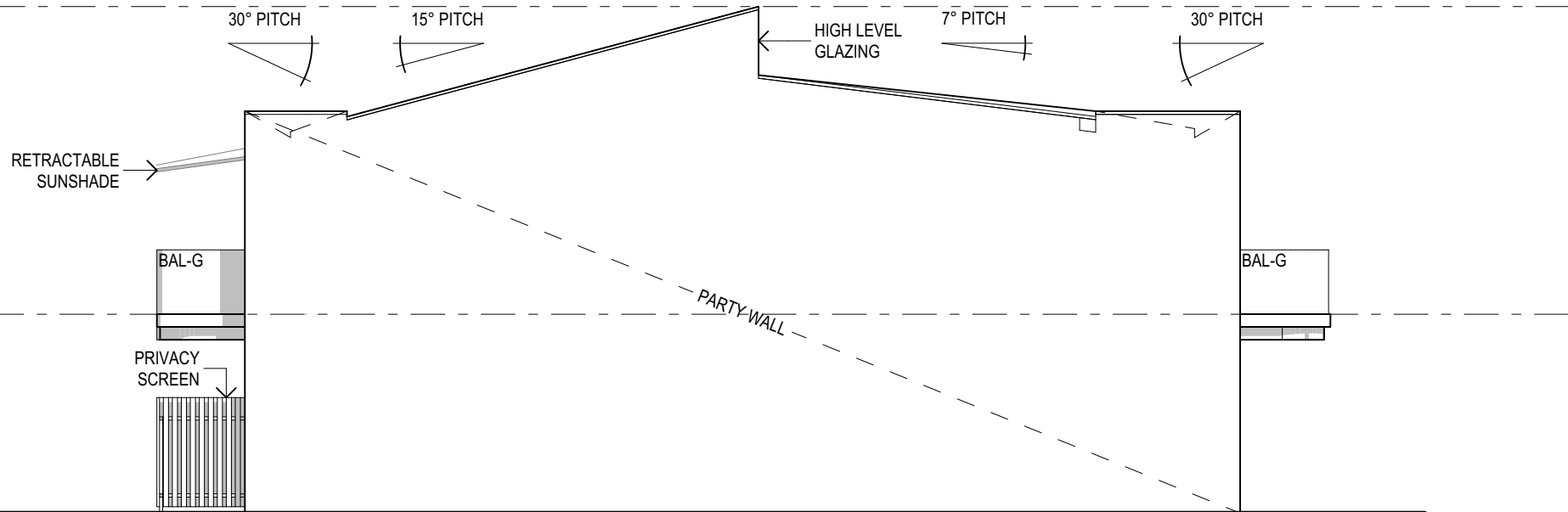
TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



3 TYPICAL ELEVATION 3
1:100



4 TYPICAL ELEVATION 4
1:100

NOTE: RL'S VARY AMONG TOWN HOUSE TYPE

NOT FOR CONSTRUCTION

REV	DATE	COMMENTS
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	

SITE :	4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)
DRAWING :	TYPE 1A - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.	FILENAME : 14076-SK-Townhouse_220913 V25-DA
DRAWN :	DATE :
GVC	13/11/2025
PROJECT No :	PHASE :
14076 DA	A012
DRAWING No :	REV :
A012	N

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMD SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TV TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
11 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
26 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
46 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
48 PROPOSED GARAGE BUILDING
49 #No. DENOTES TYPE AS SCHEDULED

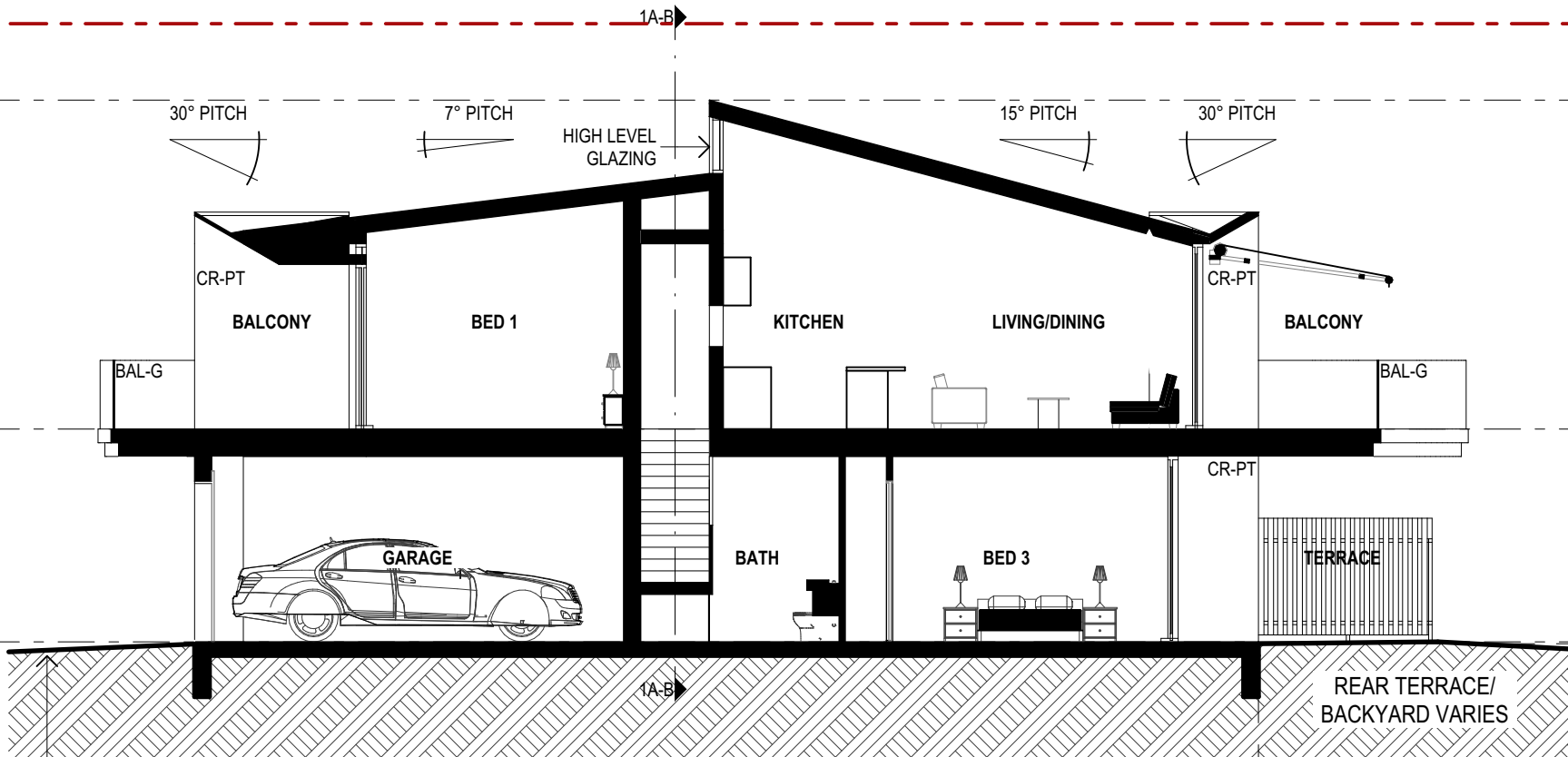
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

9.000

TOP OF PROPOSED ROOF
7.900

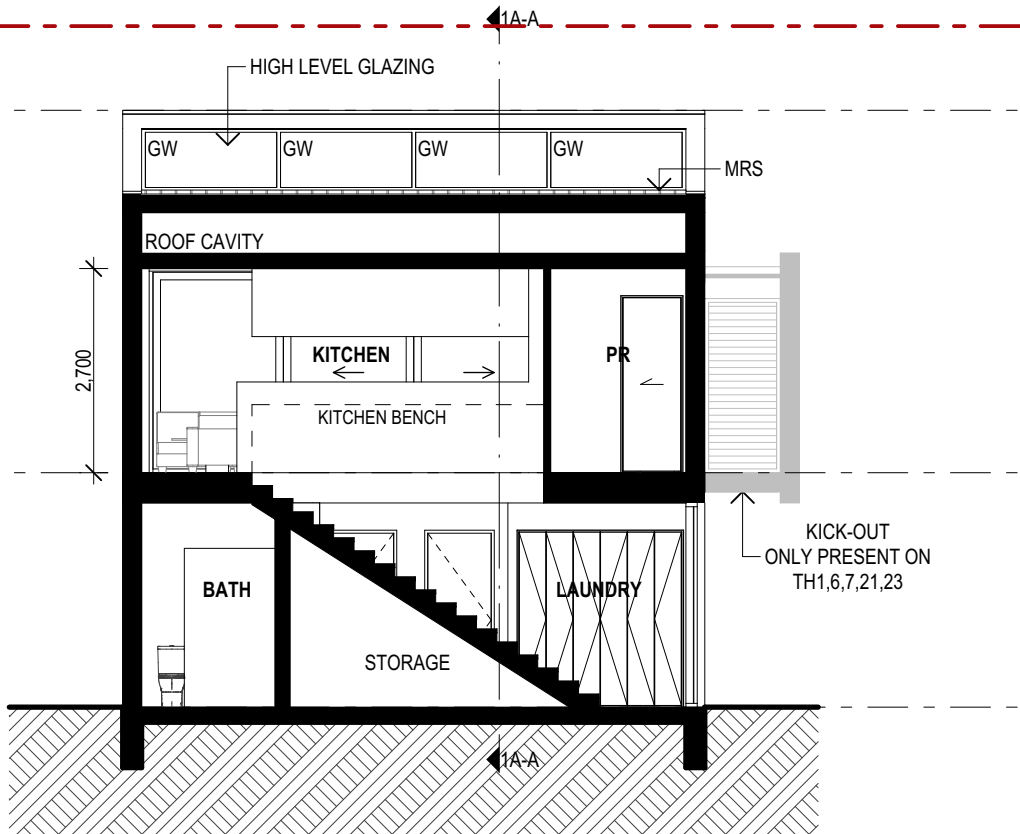
FIRST FLOOR
3.100

GROUND FLOOR
0.000



1 SECTION 1A-A
1:100

GRADIENT FROM
ROAD TO GARAGE
VARIES



2 SECTION 1A-B
1:100

KICK-OUT
ONLY PRESENT ON
TH1,6,7,21,23

NOTE: RL'S VARY AMONG TOWN HOUSE TYPE

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.

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REV	DATE	COMMENTS
F	23/04/2024	ISSUE FOR DA
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K	27/09/2024	ISSUE FOR DA
L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1A - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE :
GVC 13/11/2025

SCALES @A3 :
1:100

PROJECT No :
14076 DA A013

REV :
N

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

1B (2 STOREY TOWN HOUSE)

TH-24 - x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

105.6 M³

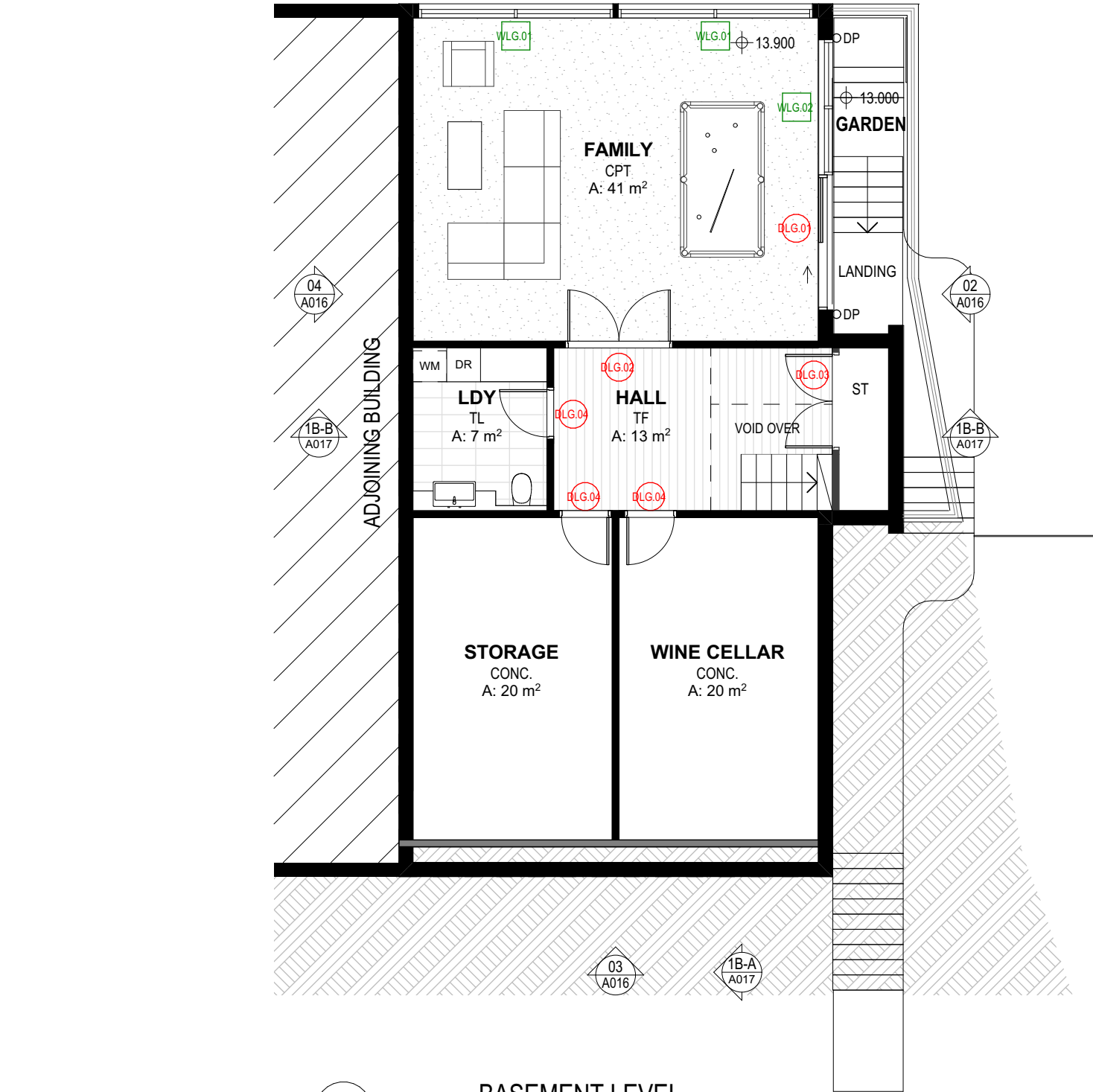
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	G	GLASS	LTB	LETTERBOX
DR	DOOR	GD	GRADED DRAIN	LVR	LOUVRE
ENS	ENSLUTE	GL	GLASS LOUVRES	MC	METAL CLADDING
FB	FACE BRICK	GR	GRAB RAIL	M	MIRROR
FC	FIBRE CEMENT SHEETING	GRD	GARAGE DOOR	MRS	METAL ROOF SHEETING
FE	FIRE EXTINGUISHER	GRV	GRAVEL	MWS	METAL WALL SHEETING
FFL	FINISHED FLOOR LEVEL	GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION	NGL	NATURAL GROUND LEVEL
FG	FIXED GLASS	GT	GUTTER TRANSOM	OF	OVERFLOW
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION	GW	GLASS WINDOW	OG	OPAQUE GLASS
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION	HB	HAND BASIN	OPW	OPERABLE WALL
FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS	HD	HINGED DOOR	EPV	EXTERNAL PAVING
FL	FLASHING	HT	HOSE TAP	PS	PLASTERBOARD
FLM	VINYL FILM	HWS	HOT WATER SYSTEM	PC	POLYCARBONATE SHEETING
FR	FIRE RESISTANCE	HYD	HYDRAULIC	PCT	POWDERBOARD
FSP	FIREPLACE	J	JUNCTION	PD	PIVOT DOOR
FT	FLOOR TILES	LDY	LAUNDRY	PIN	PINBOARD
FW	FLOOR WASTE	LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION	PL	PLASTIC LAMINATE

PS	POST - TIMBER	SS	STAINLESS STEEL	VF	VINYL FLOORING
PT	PAINT FINISH	SSD	STAINLESS STEEL STRIP DRAIN	VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
PTN	PARTITION	SSL	STRUCTURAL SLAB LEVEL	VS	VINYL SHEETING
RC	REINFORCED CONCRETE	SV	SEWER VENT - REFER TO HYDRAULIC DOCUMENTATION	WB	WEATHERBOARDS
RCS	RECONSTITUTED STONE	SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION	WC	WATER CLOSET
RL	REDUCED LEVEL	T	TUBS (LAUNDRY)	WR	WALK IN ROBE
RS	ROLLER SHUTTER	TB	TIMBER BEAM		
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION	TBR	TIMBER	#	No. DENOTES TYPE AS SCHEDULED
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION	TC	TIMBER CLADDING		
RWT	RAINWATER TANK	TD	TIMBER DECKING		
S	SINK	TF	TIMBER FLOORING		
SC	STONE CLADDING	TL	TILE		
SD	SLIDING DOOR	TP	TAPWARE		
SH	SHELF	TS	TIMBER SOFFIT		
SHL	SPLIT LIGHT	TSC	TIMBER SCREEN		
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION	TV	TIMBER VENEER		
SMP	RAIN WATER SUMP				

VF	VINYL FLOORING		
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION		
VS	VINYL SHEETING		
WB	WEATHERBOARDS		
WC	WATER CLOSET		
WR	WALK IN ROBE		

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
30	PROPOSED TOWNHOUSE (3 STOREY)
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60	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
70	PROPOSED GARAGE BUILDING
80	#No. DENOTES TYPE AS SCHEDULED

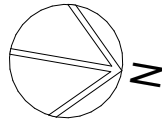
01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
01.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



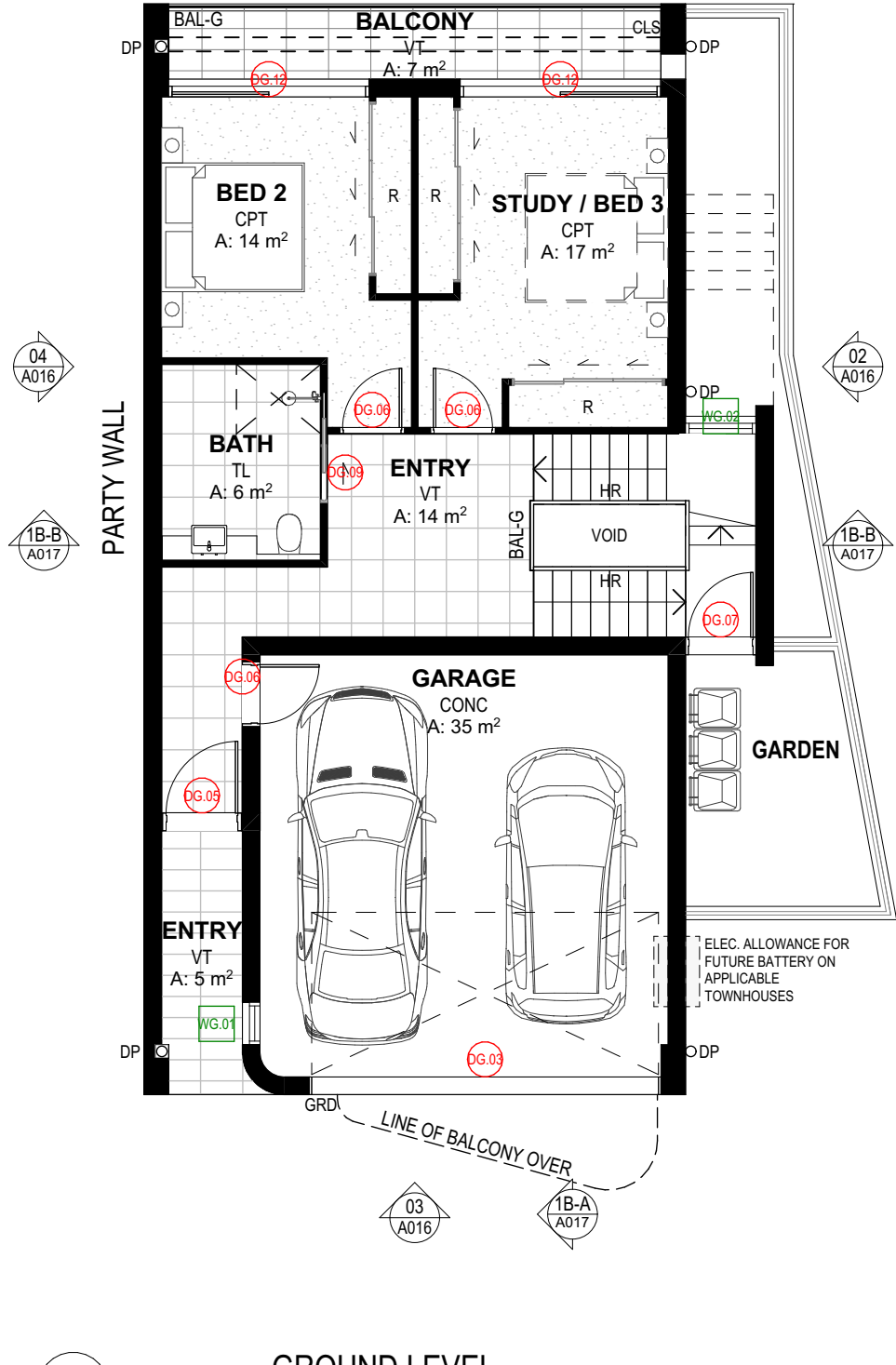
EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3069 | E mail@eje.com.au | W www.eje.com.au

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L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	22/09/2025	REQUEST FOR INFORMATION



WANDA BEACH ESTATE

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1B - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:100

PROJECT No: PHASE: DRAWING No: REV:

14076 DA A014 N

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JUNCTION
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
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MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
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RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	SEWER VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
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TC	TIMBER CLADDING
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TP	TAPWARE
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TSC	TIMBER SCREEN
TV	TIMBER VENEER
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WB	WEATHERBOARDS
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WR	WALK IN ROBE

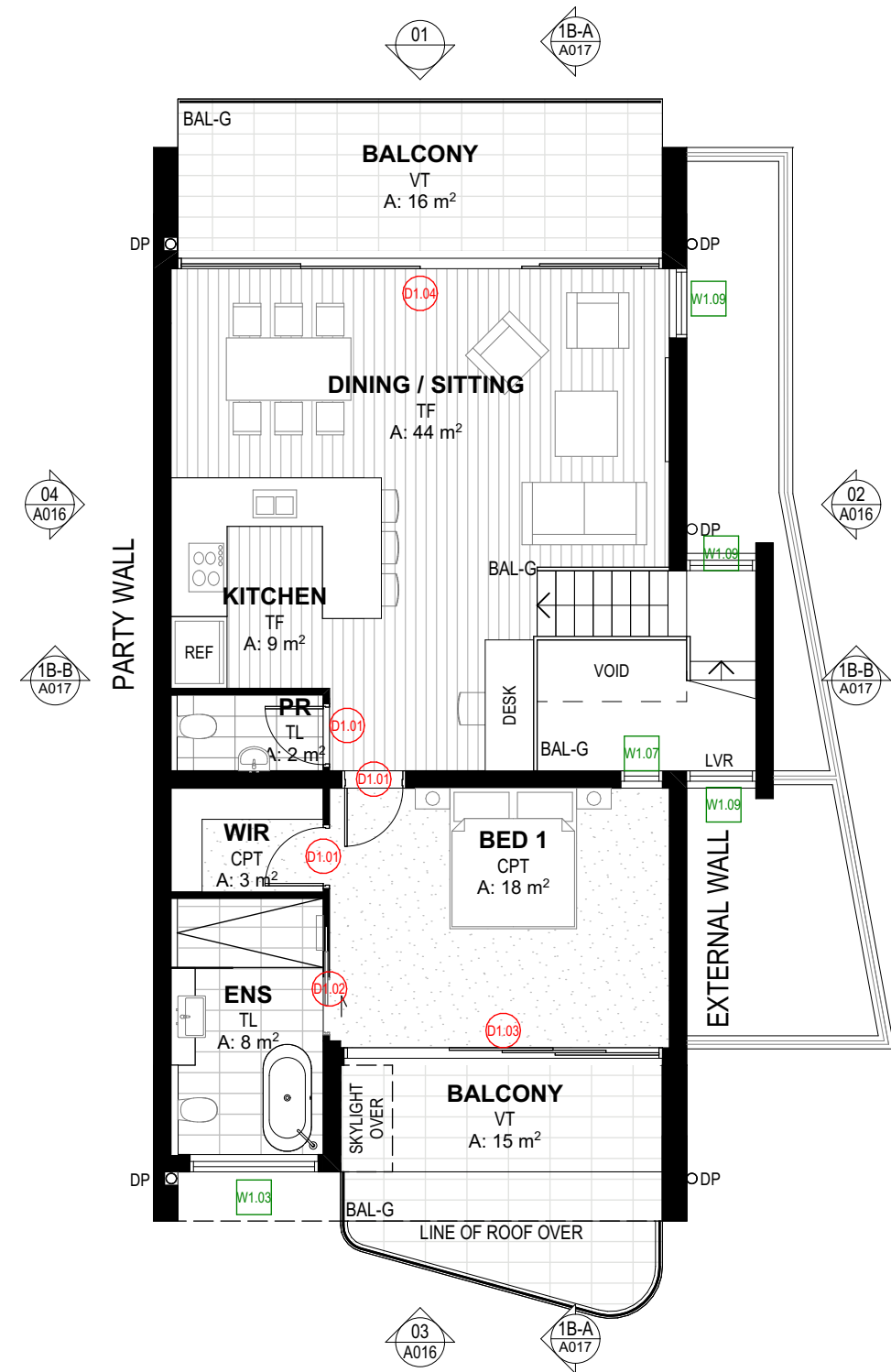
No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
30	PROPOSED TOWNHOUSE (3 STOREY)
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50	PROPOSED TOWNHOUSE (2 STOREY)
60	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
70	PROPOSED GARAGE BUILDING
80	#No. DENOTES TYPE AS SCHEDULED

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

1B (2 STOREY TOWN HOUSE)

TH-24 - x1 TOTAL

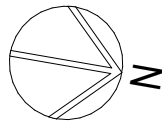


1 FIRST FLOOR
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominees Architects - Bernard Collins
NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1B - FLOOR + ROOF PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:100

PROJECT No: 14076
PHASE: DA
DRAWING No: A015
REV: N

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS		AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AC	AHJ	ACCESS PANEL
AS	AUSTRALIAN STANDARD	
BAL	BALUSTRADE	
BF	BULFOLD DOOR	
BG	BOX GUTTER	
BLK	CONCRETE BLOCKWORK	
BRK	BRICKWORK	
CFC	COMPRESSED FIBRE CEMENT	
CLO	CLOTHING	
CLS	CLOTHESLINE	
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	
CONC	CONCRETE	
CPT	CARPET	
CR	CEMENT RENDER	

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
GB	GARAGE BIN
GH	GUTTER TRANSOM
GI	GLASS INSULATION
GR	GRAB RAIL
GRV	GRAVEL
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
IO	INDICATOR
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
IO	INDICATOR
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TVC	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

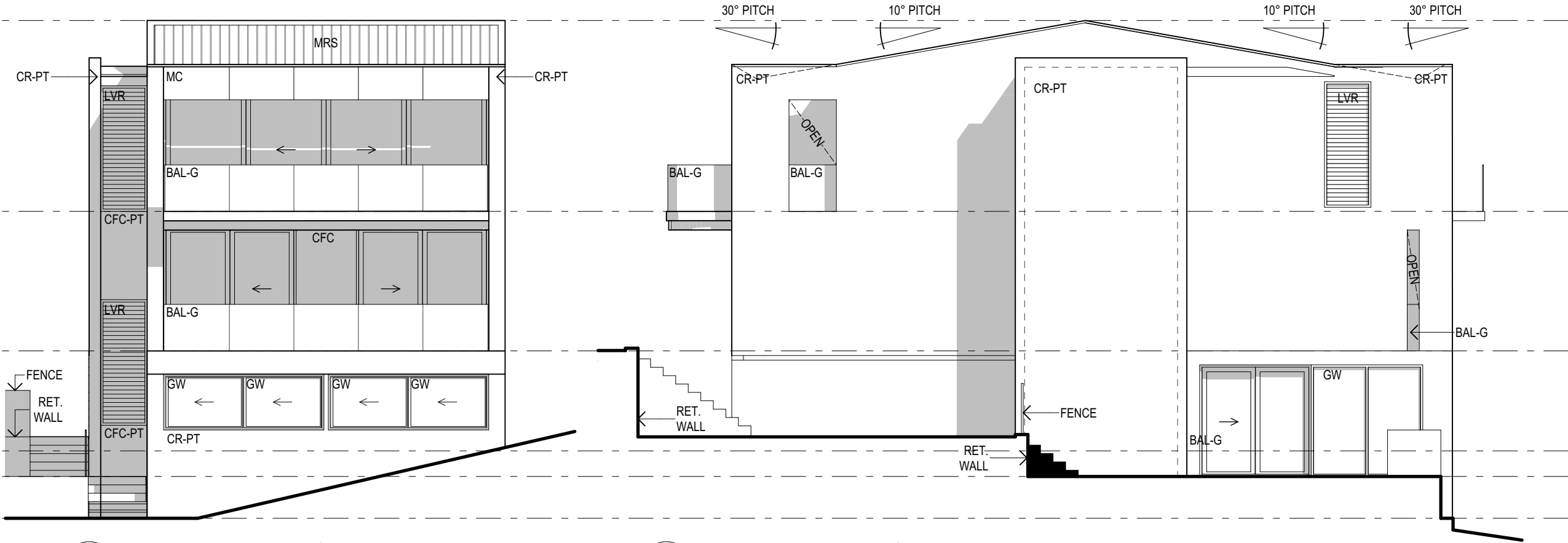
TOP OF PROPOSED ROOF
23.700

FIRST FLOOR
19.600

GROUND FLOOR / UPPER GARDEN
16.600

UPPER GARDEN
14.750
BASEMENT
13.900

LOWER GARDEN LEVEL
13.000



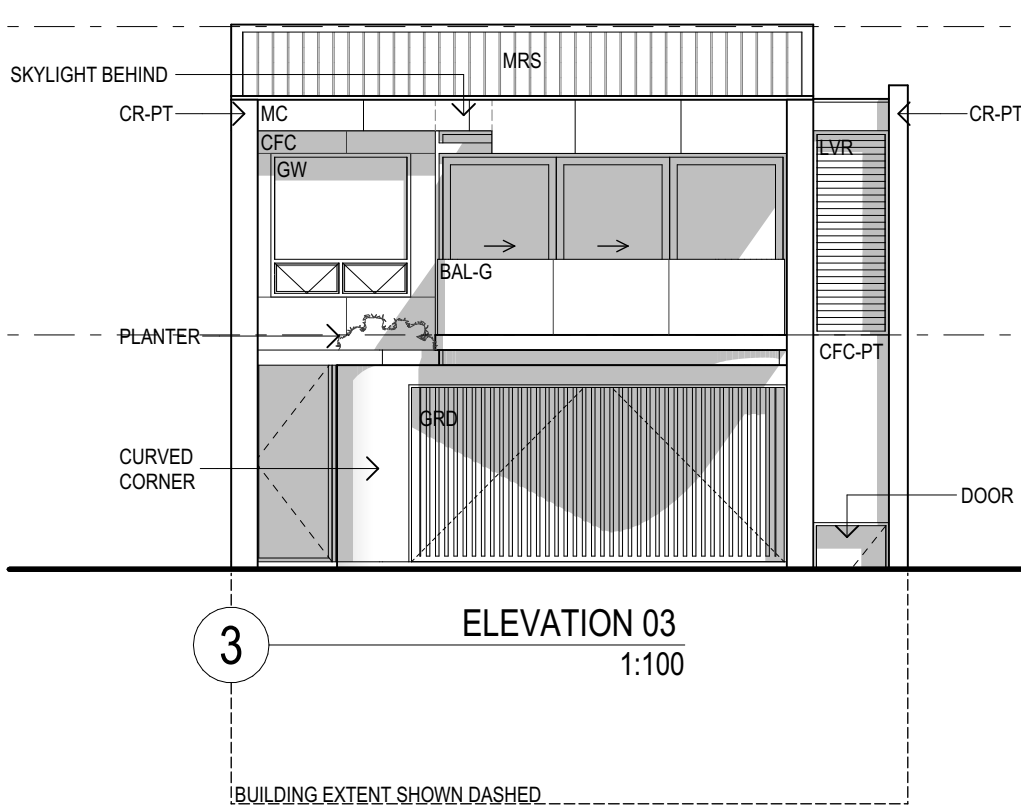
1 ELEVATION 01
1:100

2 ELEVATION 02
1:100

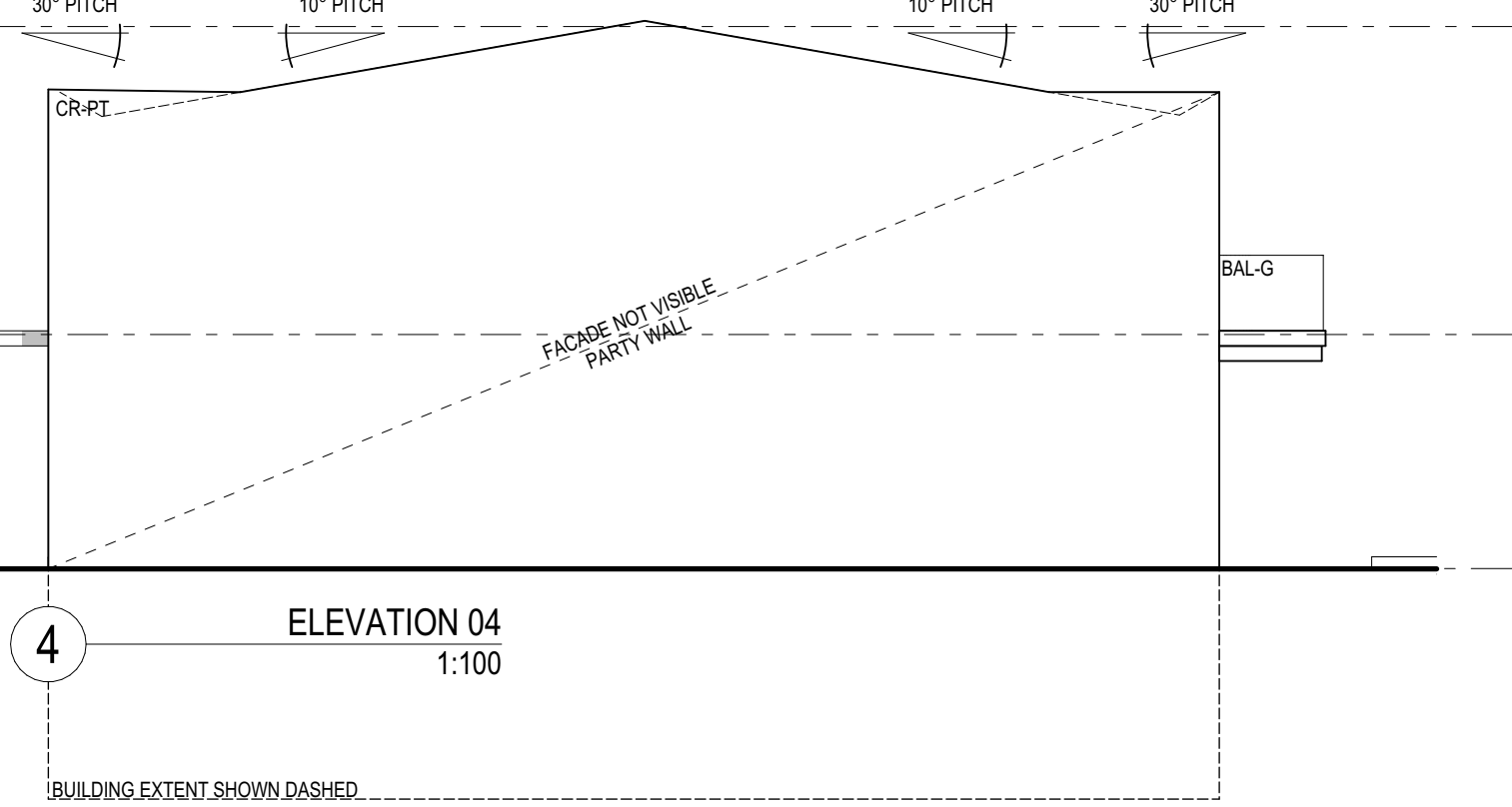
TOP OF PROPOSED ROOF
23.700

FIRST FLOOR
19.600

GROUND FLOOR / UPPER GARDEN
16.600



3 ELEVATION 03
1:100



4 ELEVATION 04
1:100

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REV	DATE	COMMENTS
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H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
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L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE
CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1B - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALE: @A3: 1:100

PROJECT No: 14076 DA
PHASE: DA
DRAWING No: A016
REV: M

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BN	BRICK
BK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

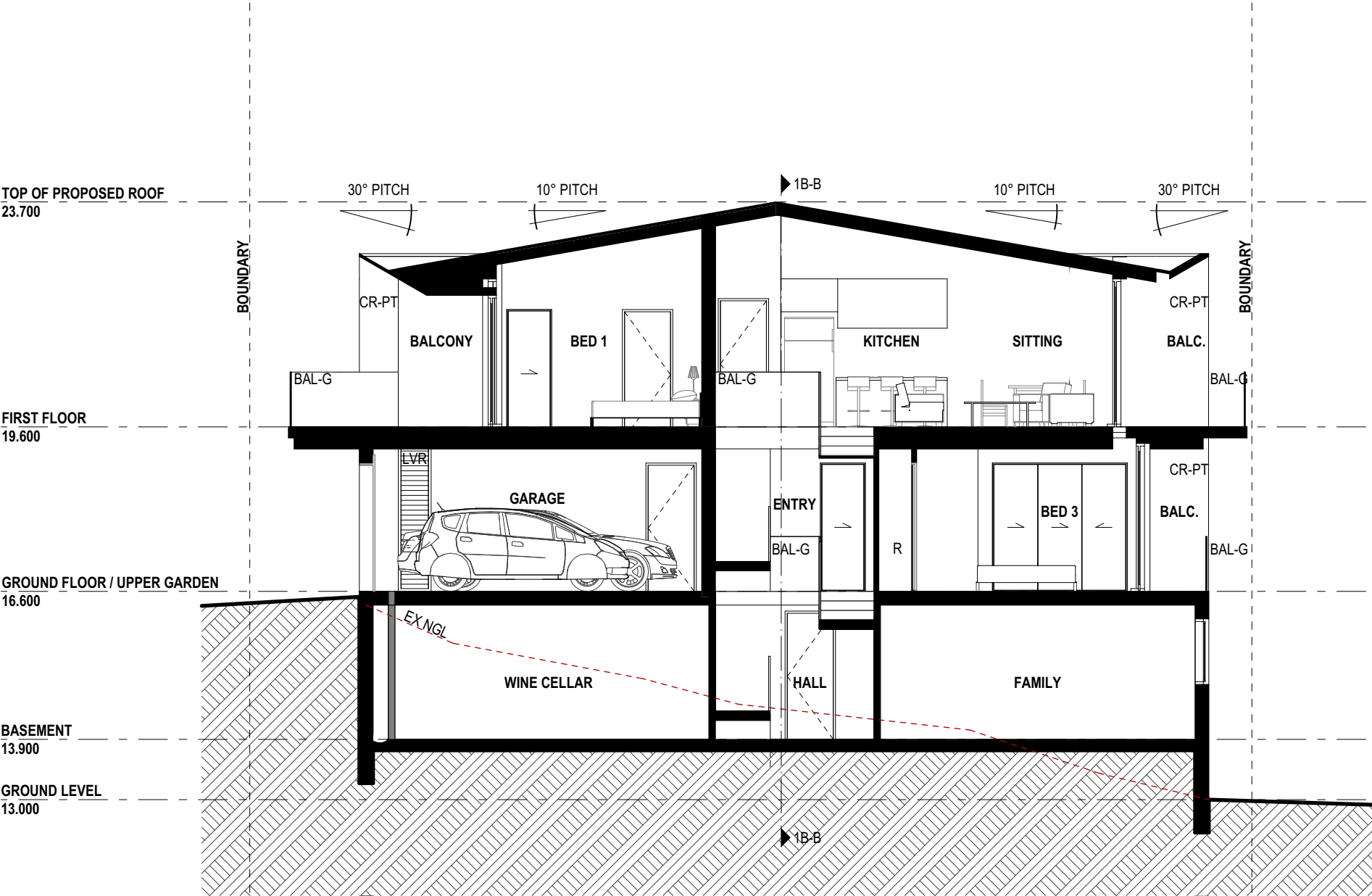
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

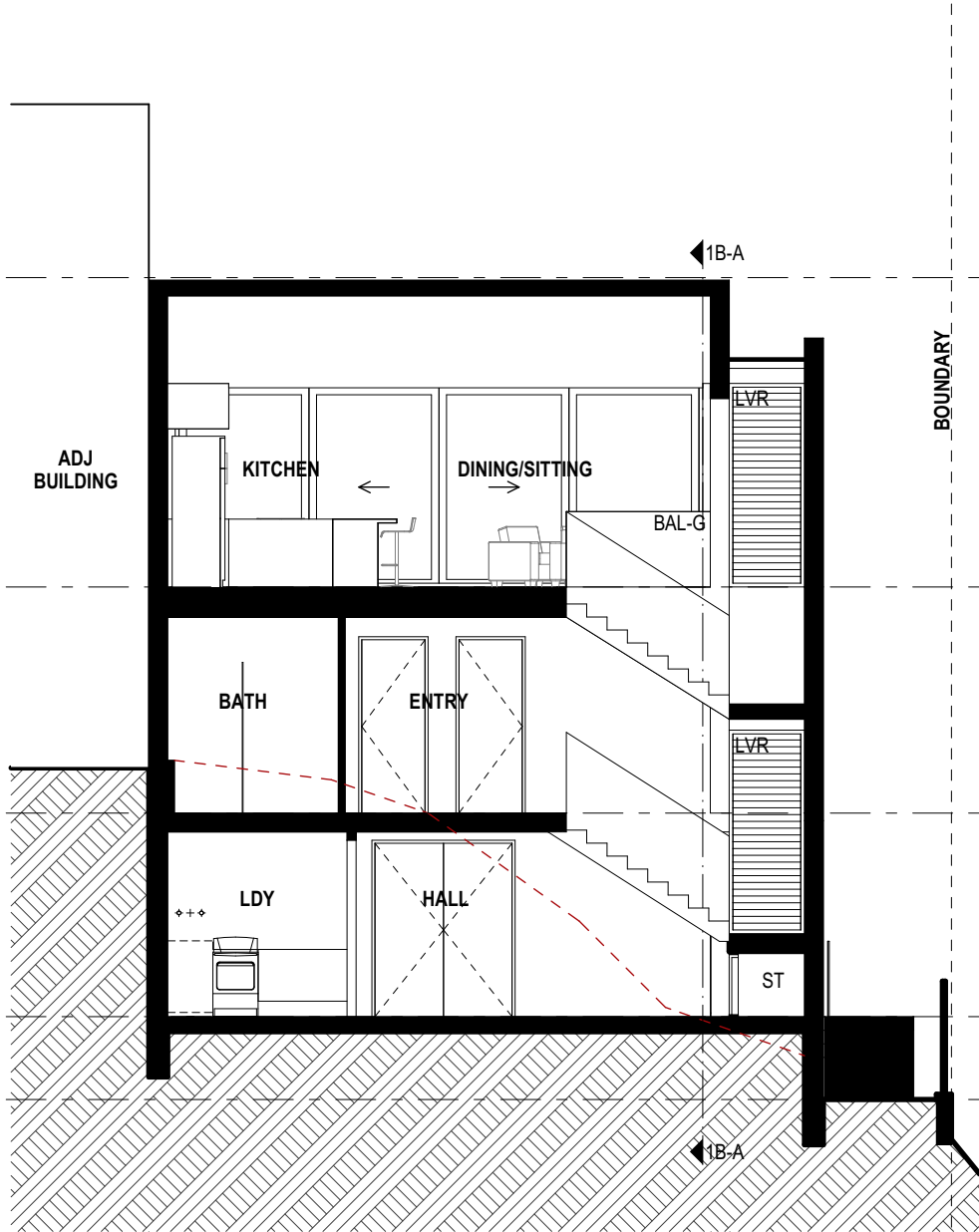
LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
5#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 SECTION 1B-A
1:100



2 SECTION 1B-B
1:100

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L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1B - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: 13/11/2025
GVC

SCALES @A3: 1:100

PROJECT No: 14076 DA
PHASE: DA
DRAWING No: A017
REV: M

NOT FOR CONSTRUCTION

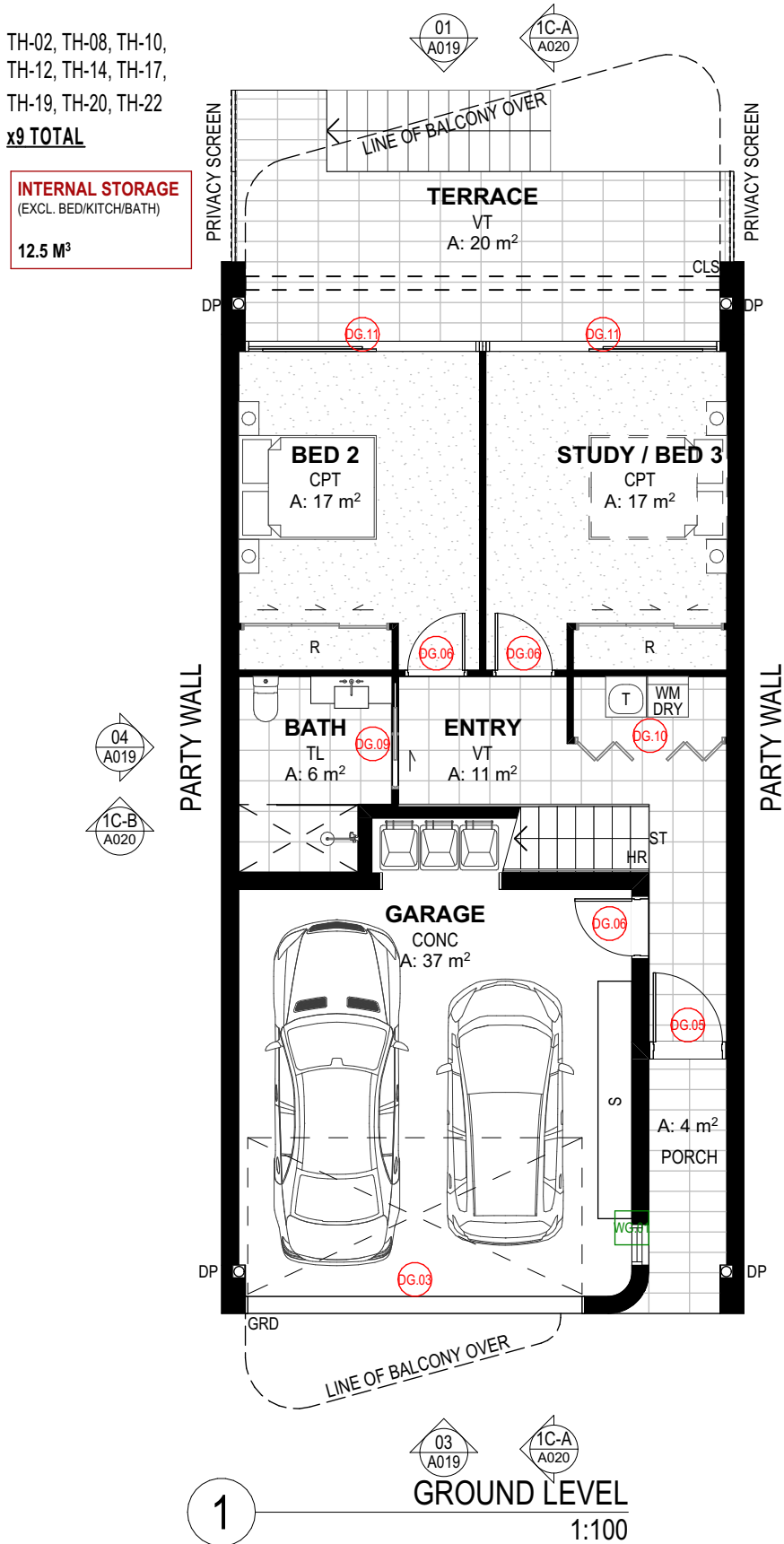
EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BALFOLD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



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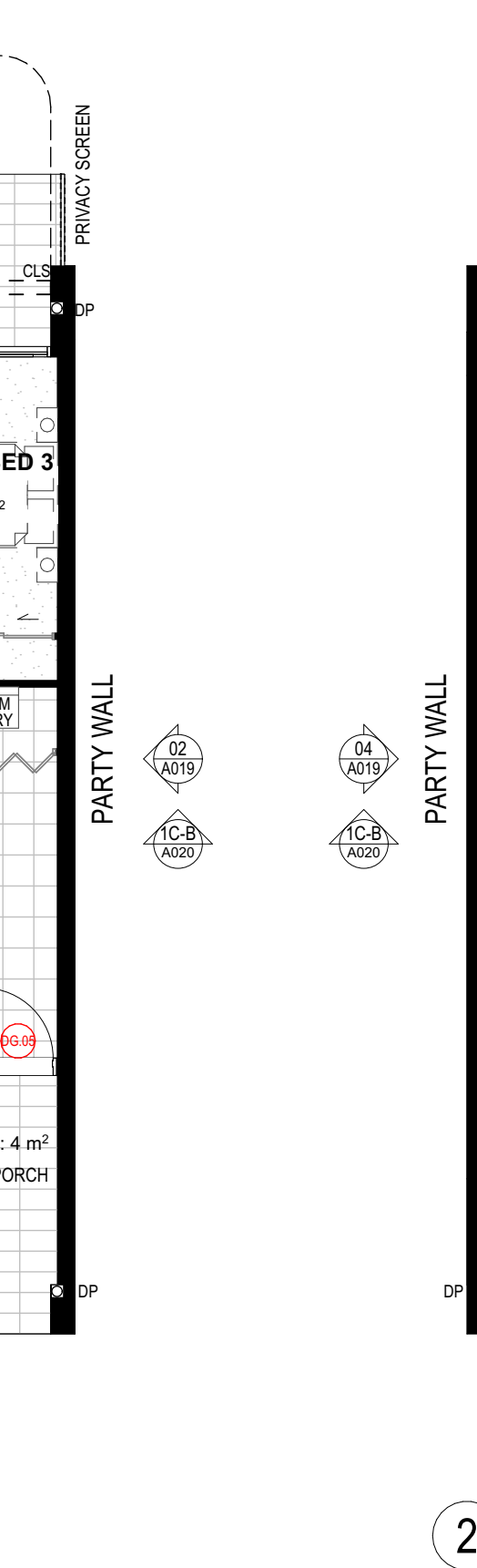
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



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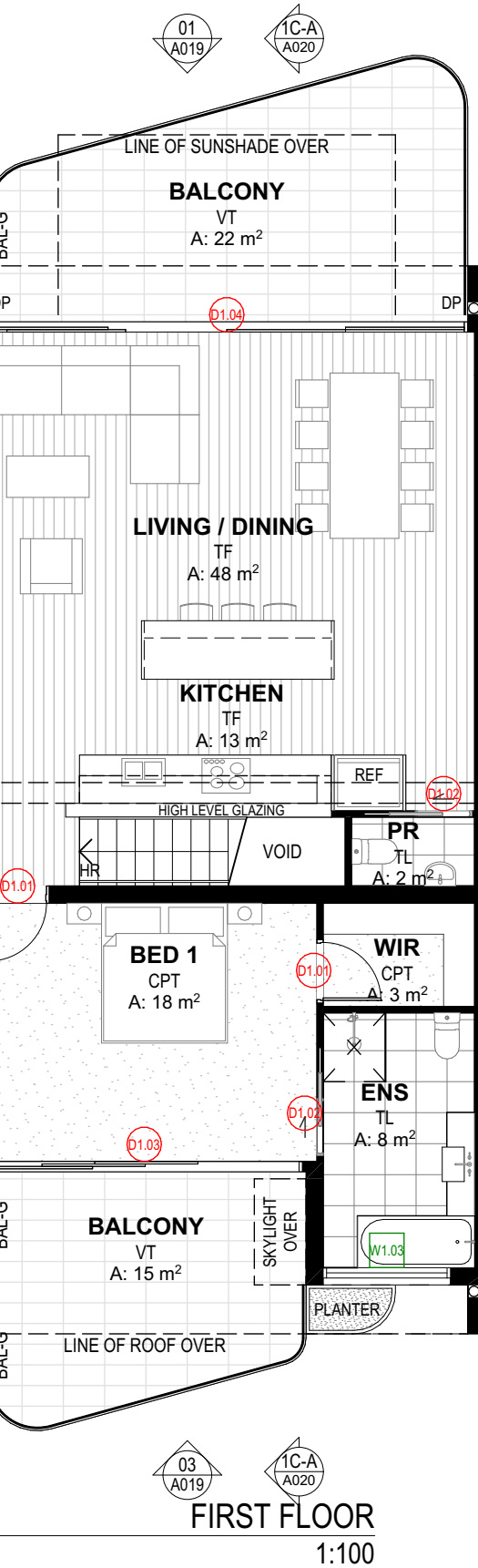
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



EJE ARCHITECTURE
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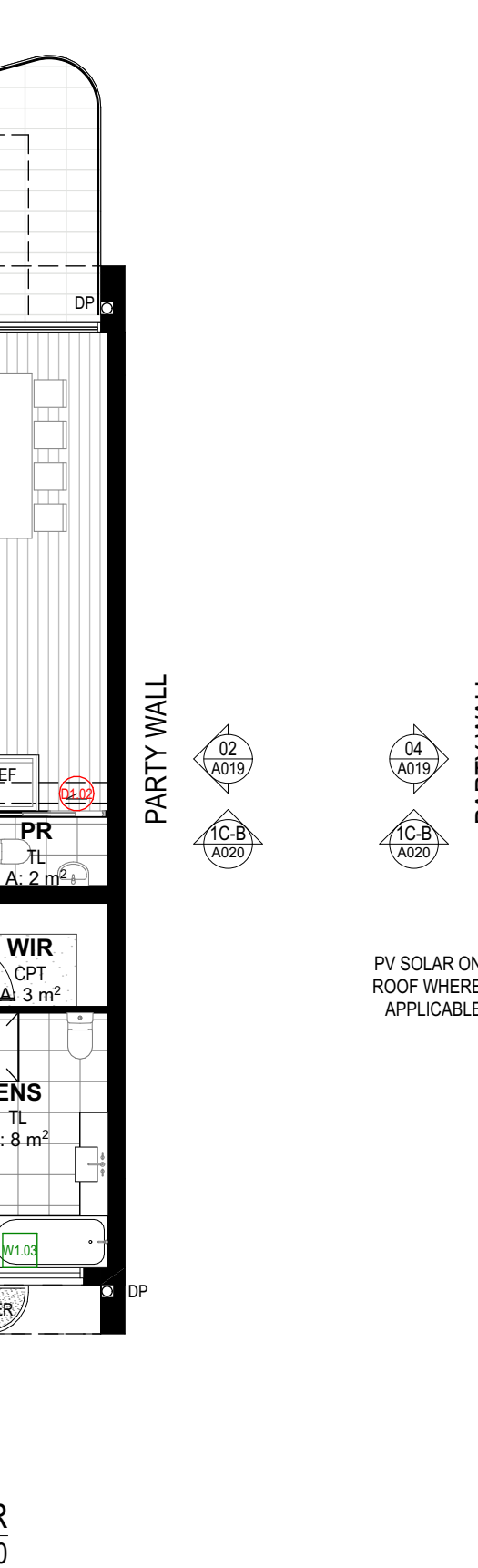
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
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FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
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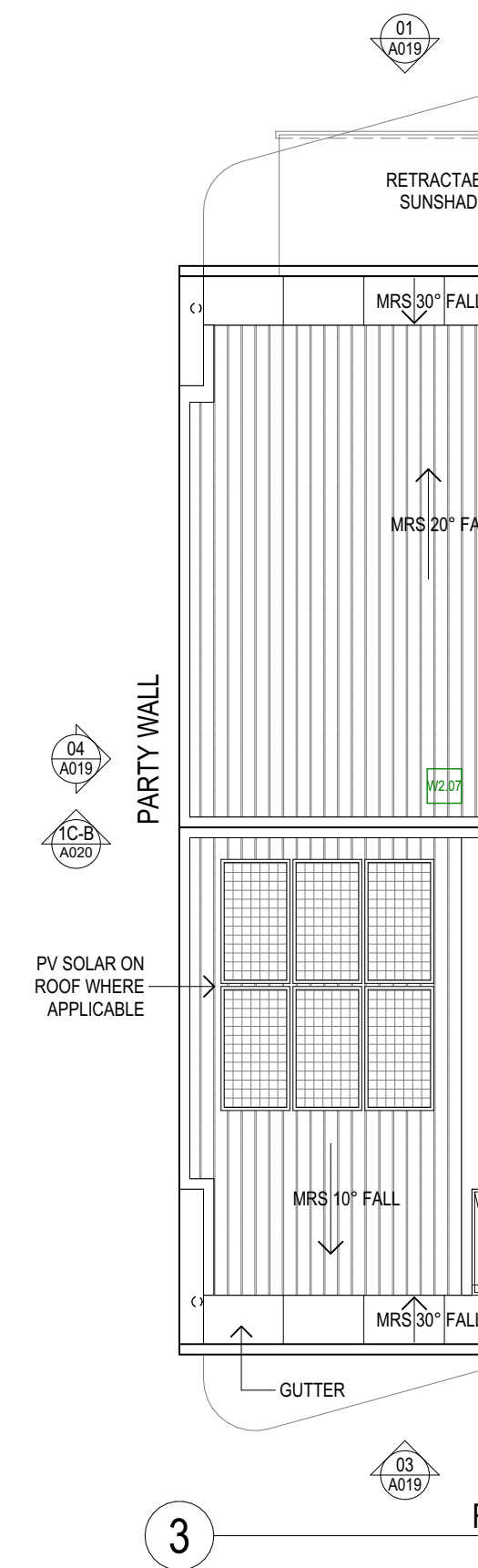
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
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1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



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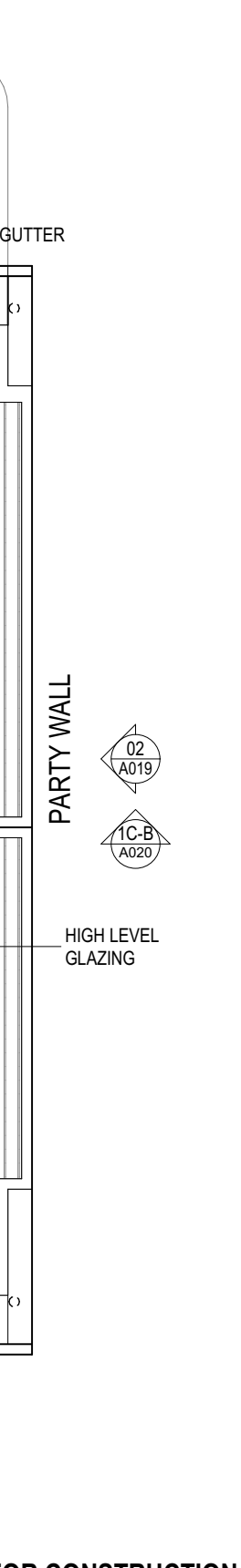
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DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
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FE FIRE EXTINGUISHER
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FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

1C (2 STOREY TOWN HOUSE)

TH-02, TH-08, TH-10,
TH-12, TH-14, TH-17,
TH-19, TH-20, TH-22
x9 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



EJE ARCHITECTURE
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0 10mm 50mm 100mm ON ORIGINAL

LEGEND

PROPOSED BUILDINGS
10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#NO DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

NOT FOR CONSTRUCTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA
DRAWN : DATE :
GVC 13/11/2025 1:100
PROJECT No : PHASE : DRAWING No : REV :
14076 DA A018 J

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FRIDGE PLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

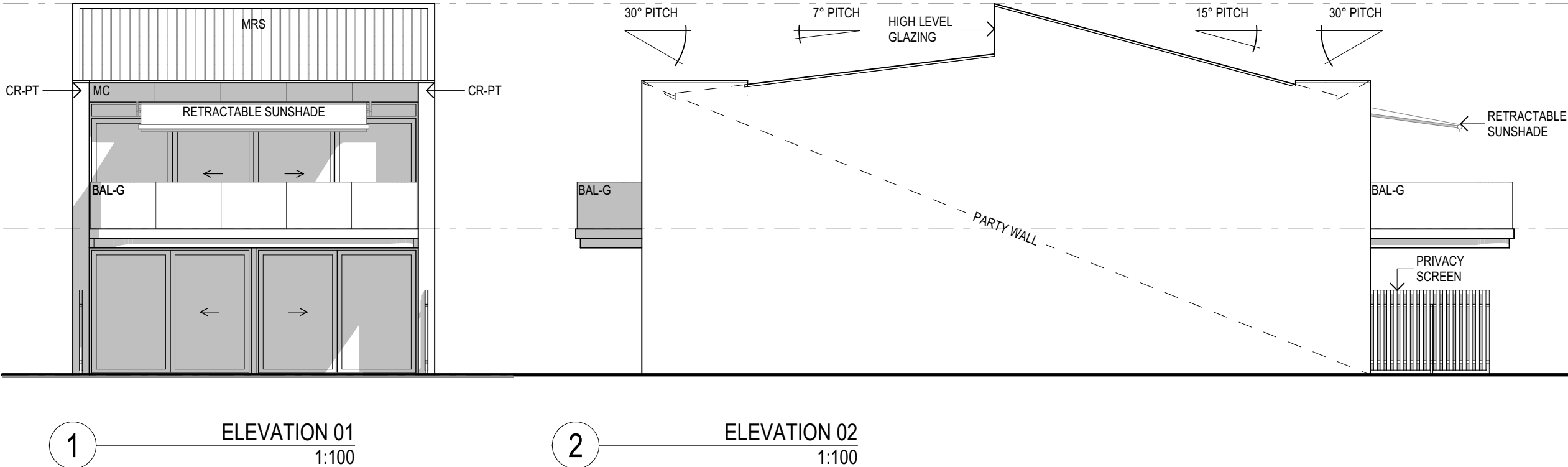
PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
C0	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G0	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000

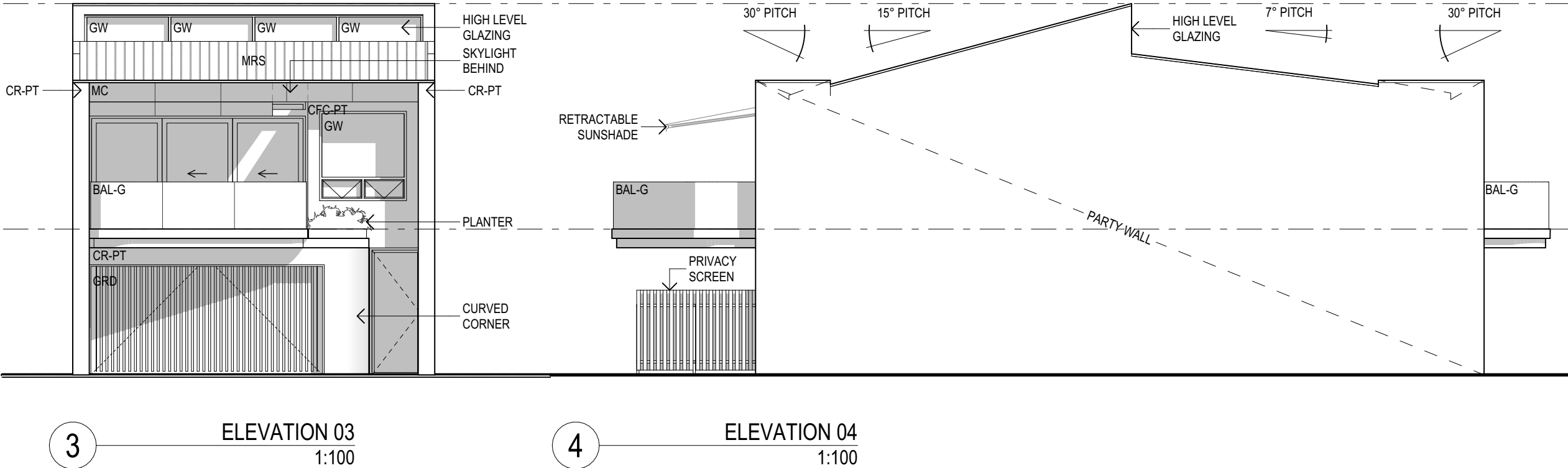


9.000

TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
A	22/04/2024	ISSUE FOR DA
B	23/04/2024	ISSUE FOR DA
C	21/08/2024	ISSUE FOR INFORMATION
D	20/09/2024	ISSUE FOR DA
E	24/09/2024	ISSUE FOR DA
F	26/09/2024	ISSUE FOR DA
G	27/09/2024	ISSUE FOR DA
H	31/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1C - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A019 I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
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OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
70	#No. DENOTES TYPE AS SCHEDULED

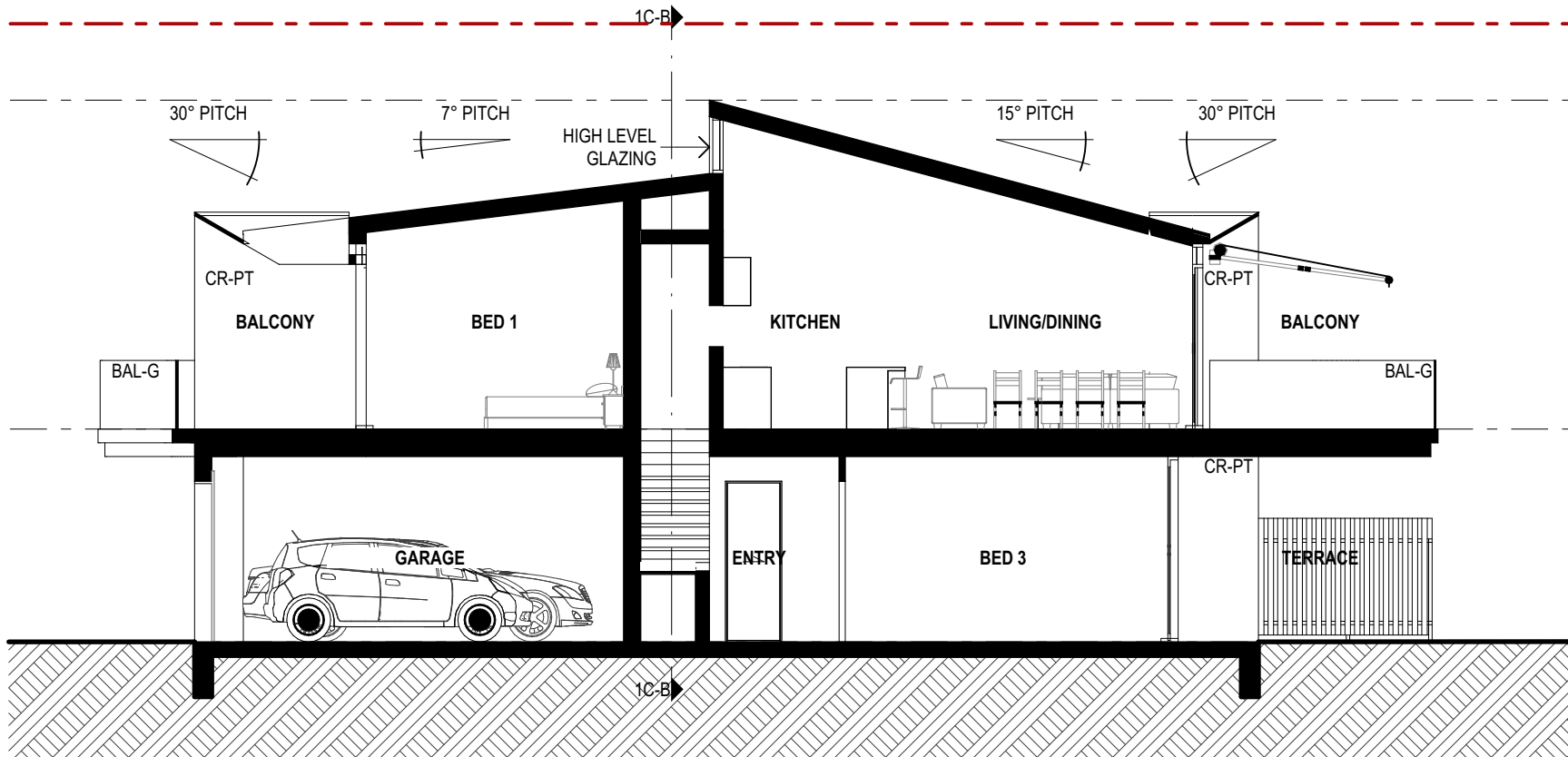
11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.000

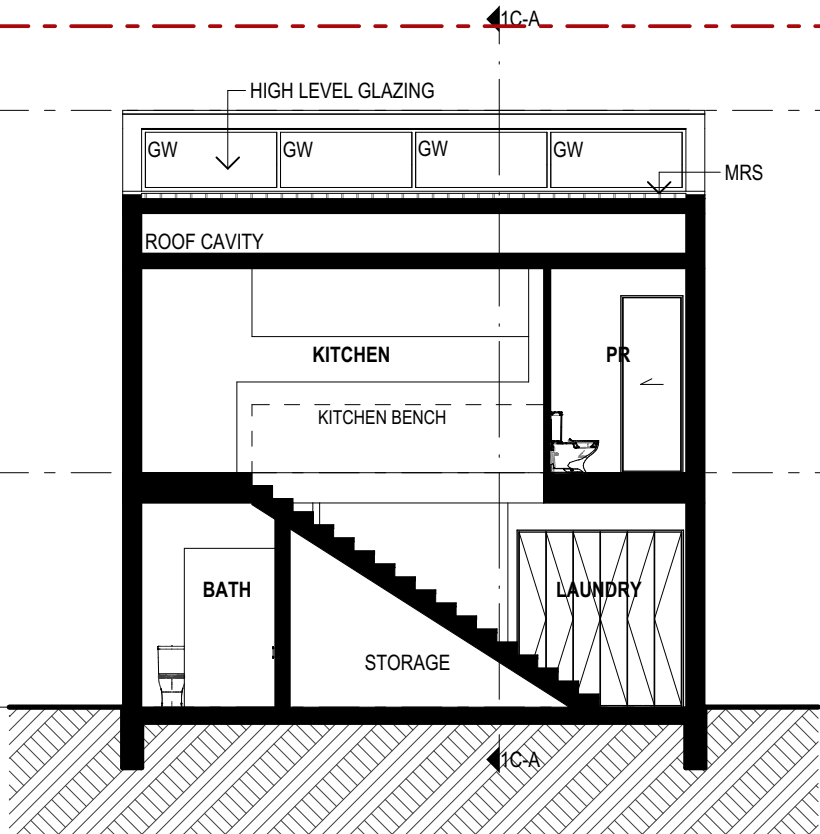
TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



1 SECTION 1C-A
1:100



2 SECTION 1C-B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
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REV	DATE	COMMENTS
A	22/04/2024	ISSUE FOR DA
B	23/04/2024	ISSUE FOR DA
C	21/08/2024	ISSUE FOR INFORMATION
D	20/09/2024	ISSUE FOR DA
E	24/09/2024	ISSUE FOR DA
F	26/09/2024	ISSUE FOR DA
G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1C - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : 13/11/2025
GVC
13/11/2025
1:100

PROJECT No : 14076 DA A020
PHASE :
DRAWING No :
REV : I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BALFOOD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLS CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GLASS DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GRAVEL
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOIST
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

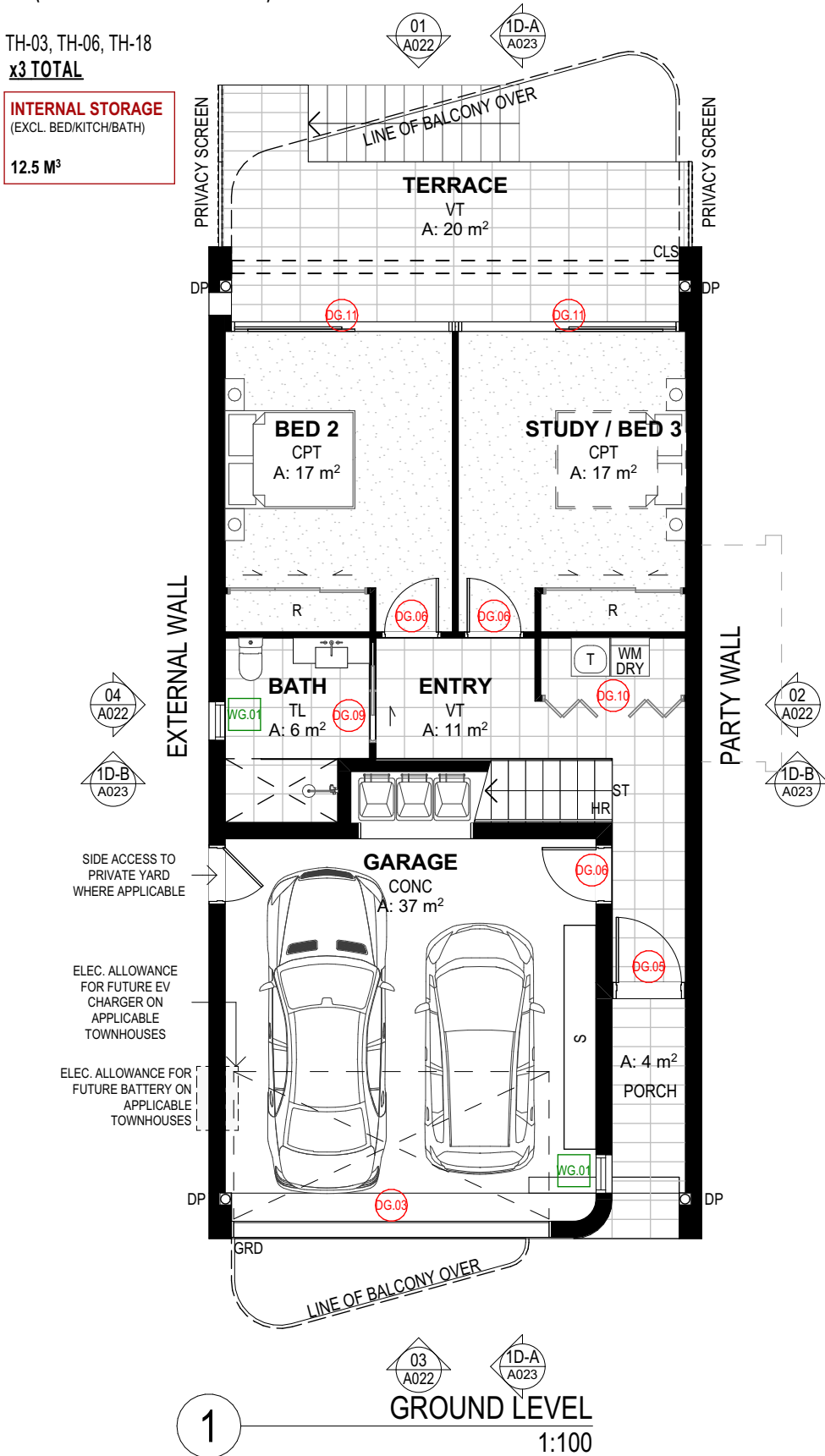
PROPOSED BUILDINGS
10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

1D (2 STOREY TOWN HOUSE)

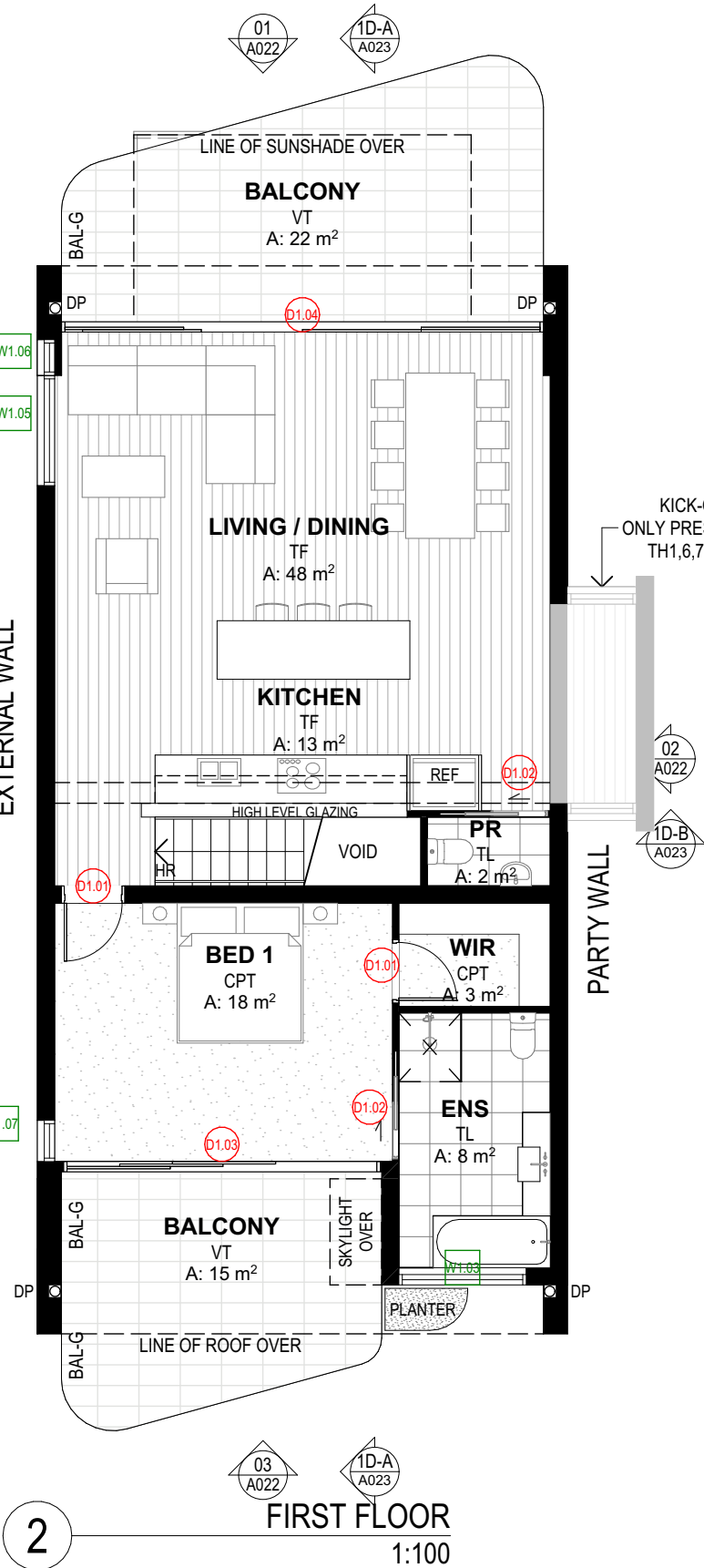
TH-03, TH-06, TH-18
x3 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au
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REV	DATE	COMMENTS
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H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	6/08/2025	REQUEST FOR INFORMATION
K	22/09/2025	REQUEST FOR INFORMATION



DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)
DRAWING: TYPE 1D - FLOOR + ROOF PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES AT A3:
GVC 13/11/2025 1:100
PROJECT No: PHASE: DRAWING No: REV:
14076 DA A021 K

NOT FOR CONSTRUCTION

EJE architecture

AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AS	ACCESS PANEL
AP	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BIFOLD DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENT
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FRP	FRIDGE PLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOLNERY
LDI	LAUNDRY
LPI	LIGHTPOY - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
MI	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PB	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
RC	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINFALL TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENT
SMP	SANITARY WATER RAMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WIR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED


LEGEND


	PROPOSED BUILDINGS
(1B)	PROPOSED TOWNHOUSE (2 STOREY)
(2B)	PROPOSED TOWNHOUSE (3 STOREY)
(3B)	PROPOSED TOWNHOUSE (2 STOREY)
(4B)	PROPOSED TOWNHOUSE (2 STOREY)
(C-B)	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
(G-B)	PROPOSED GARAGE BUILDING

#No DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00
 EXISTING RL

 **0.00** PROPOSED RL

TOP OF PROPOSED ROOF
7.900



TOP OF PROPOSED ROOF
7.900



REV	DATE	COMMENTS
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J	6/08/2025	REQUEST FOR INFORMATION

IRN	CHKD	VRFD	PROJECT:	WANDA BEACH ESTATE
GVC	BJC	BJC		
GVC	PB	BJC		
GVC	DW	BJC		
GVC	DW	DW		
GVC	DW	DW		
GVC	DW	DW	CLIENT:	NEIL SLATER, STEPHEN LAMBOURNE
GC	DW	DW		
GVC	DW	BJC		
GVC	BJC	BJC		

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1D - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

GVC 13/11/2025 1:100

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A022 J

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
40	PROPOSED GARAGE BUILDING
40	#No. DENOTES TYPE AS SCHEDULED

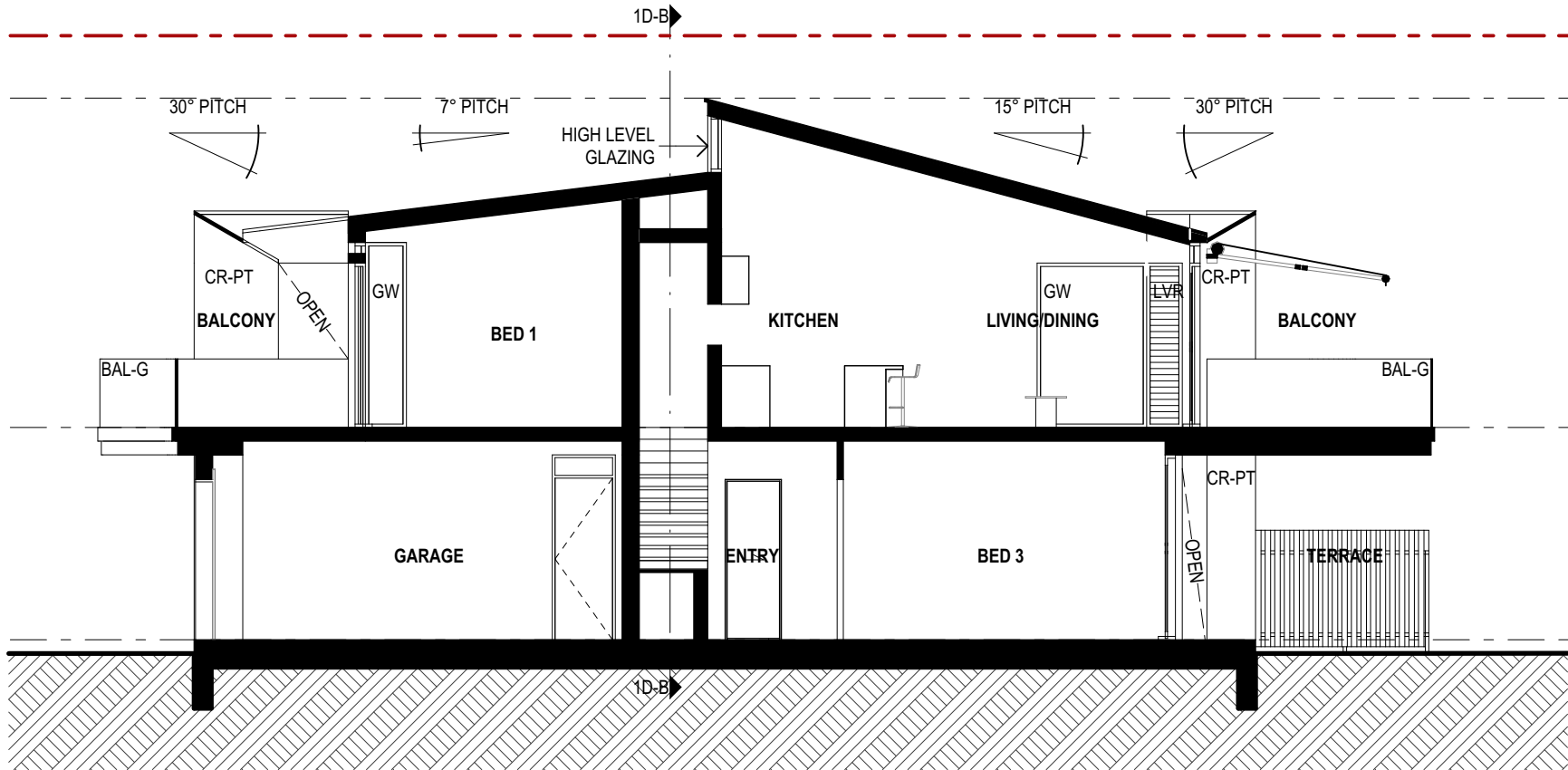
10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.000

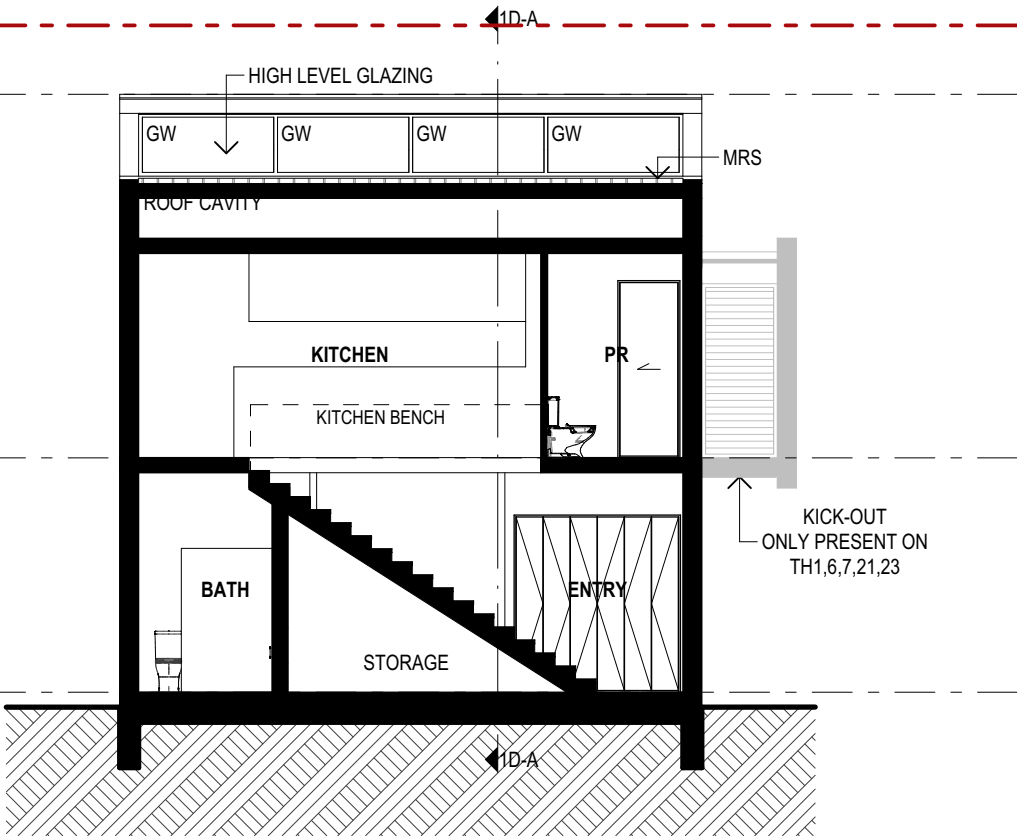
TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



1 SECTION 1D-A
1:100



2 SECTION 1D-B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2355 | F +61 2 4928 3595 | E mail@eje.com.au | W www.eje.com.au

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J	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 1D - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN :
GVC
DATE :
13/11/2025
SCALES @A3 :
1:100

PROJECT No :
14076 DA
PHASE :
A023
DRAWING No :
J
REV :
J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GLASS DOOR
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PO POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SLU SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

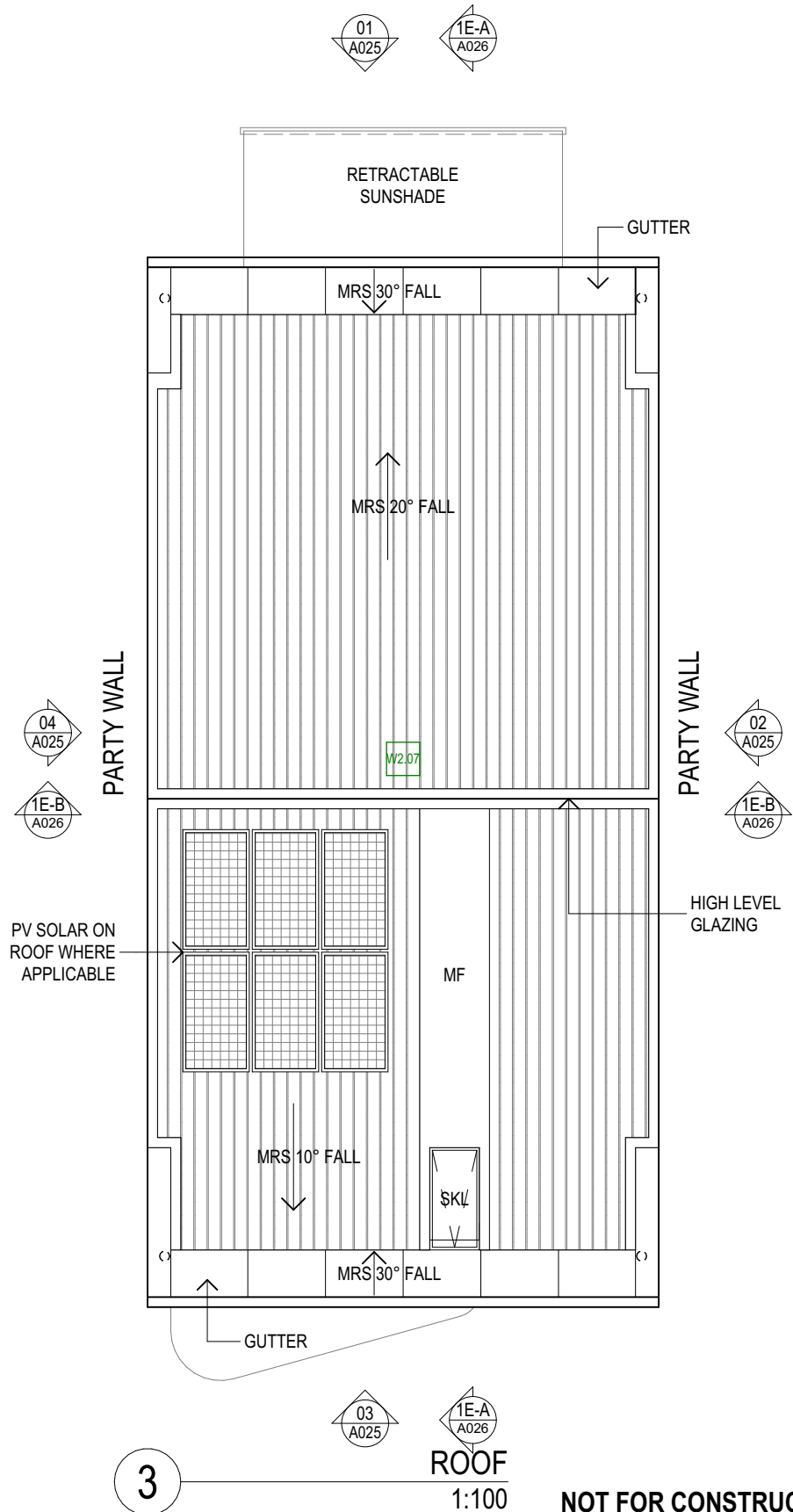
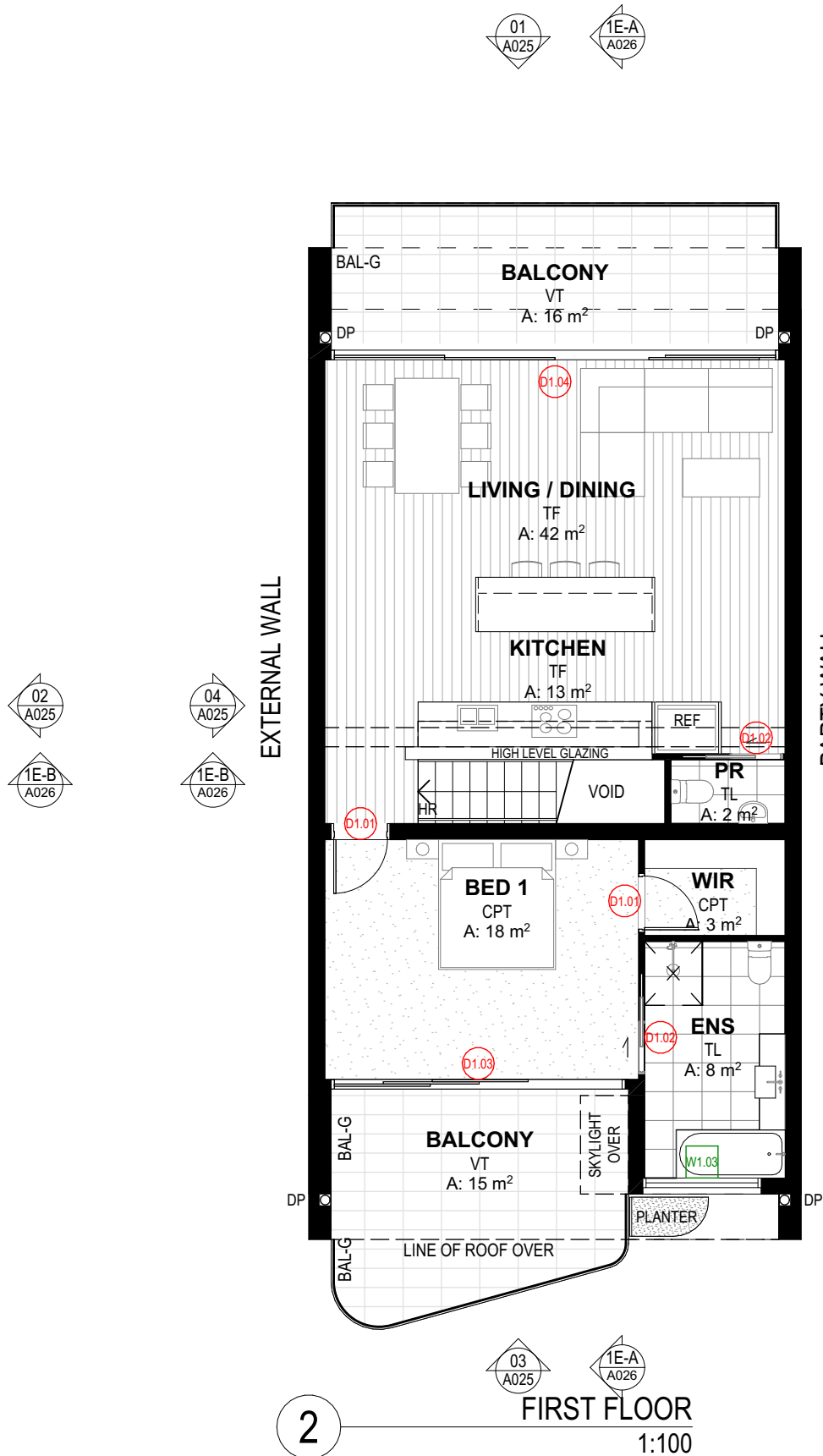
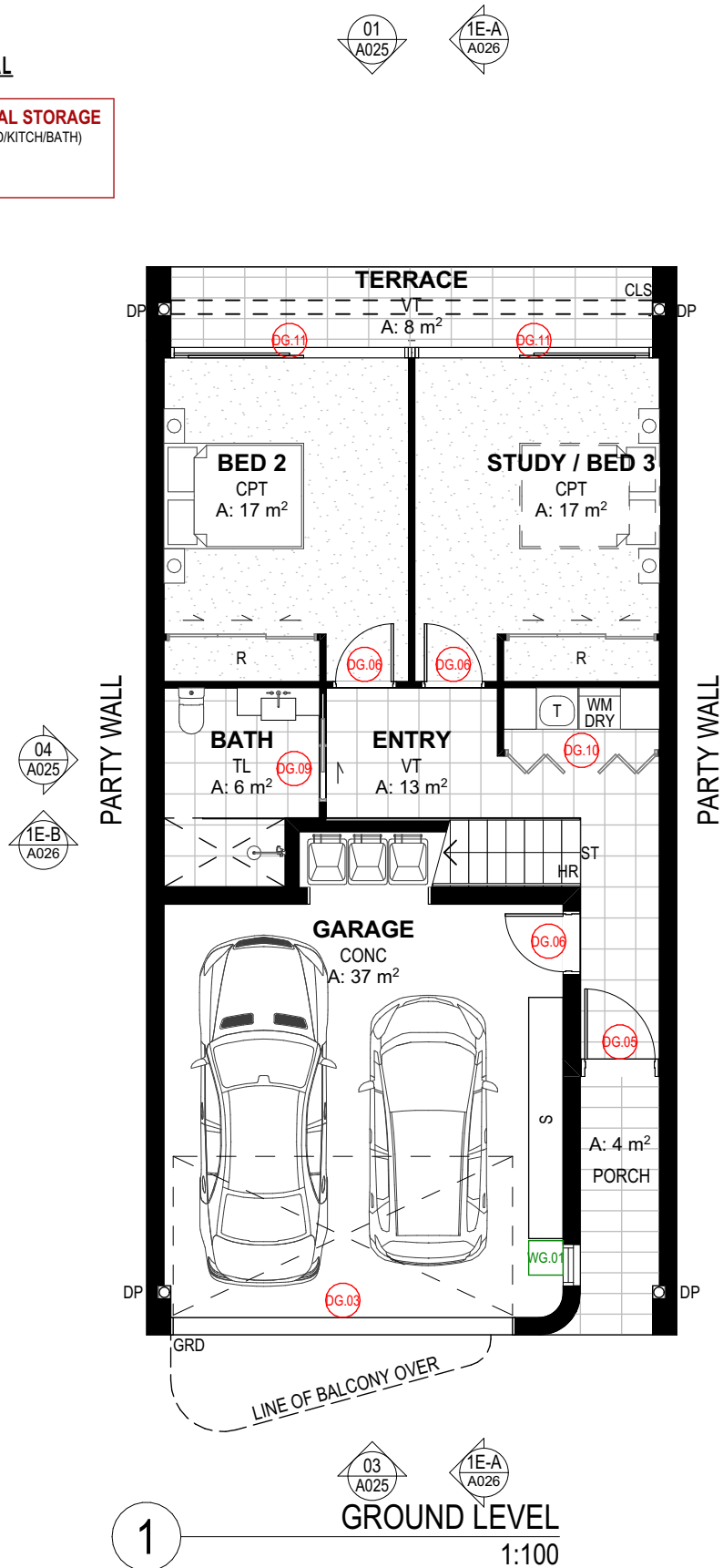
0.00 EXISTING RL
0.000 PROPOSED RL

1E (2 STOREY TOWN HOUSE)

TH-25
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Benetton Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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H	31/10/2024	ISSUE FOR DA
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1E - FLOOR + ROOF PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:100
PROJECT No: PHASE: DRAWING No: REV:
14076 DA A024 J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
40	PROPOSED GARAGE BUILDING
40	#No. DENOTES TYPE AS SCHEDULED

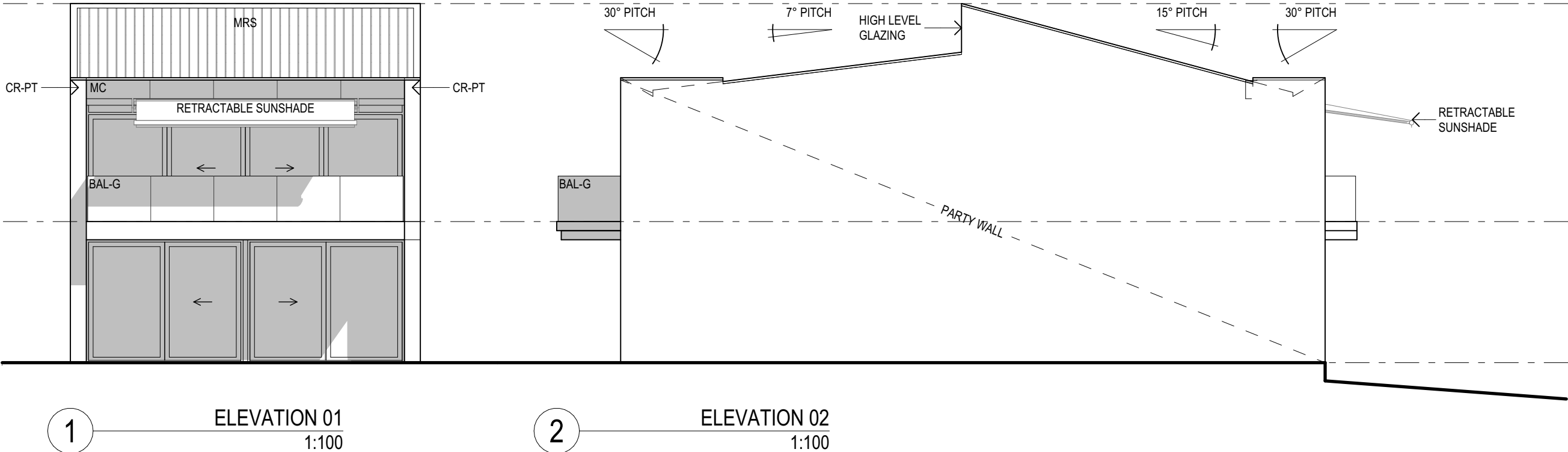
01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.000

TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000

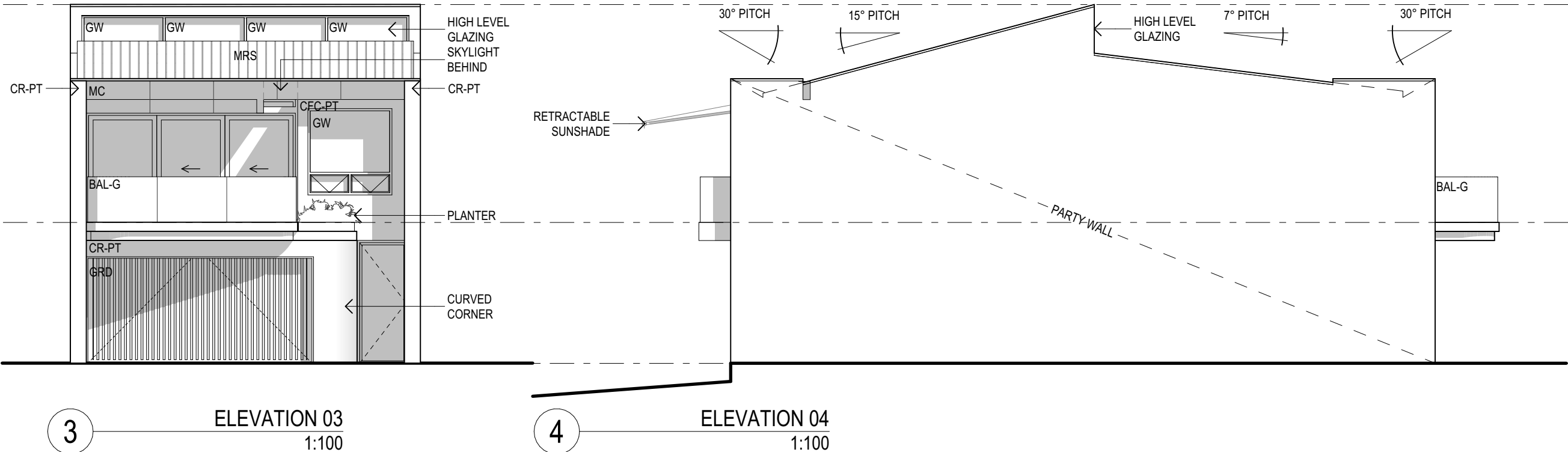


9.000

TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

GROUND FLOOR
0.000



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849

Nominated Architect - Bernard Collins

NSW Architects Registration No. 4438

A 412 KING STREET, NEWCASTLE, NSW 2300

P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
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H	31/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1E - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025

REV: 1

PROJECT No: 14076 DA PHASE: A025 DRAWING No: A025

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
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PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

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PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

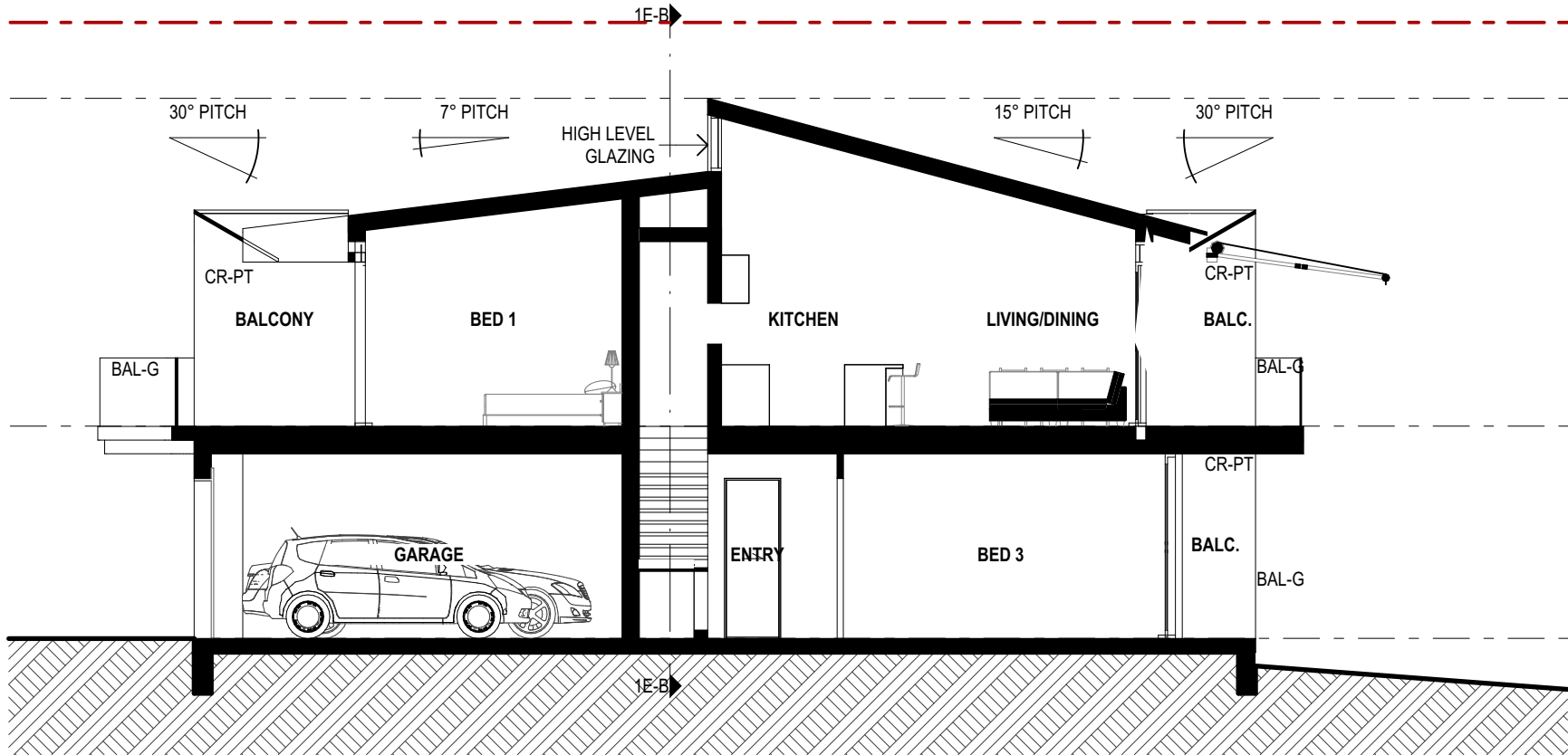
01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.000

TOP OF PROPOSED ROOF
7.900

FIRST FLOOR
3.100

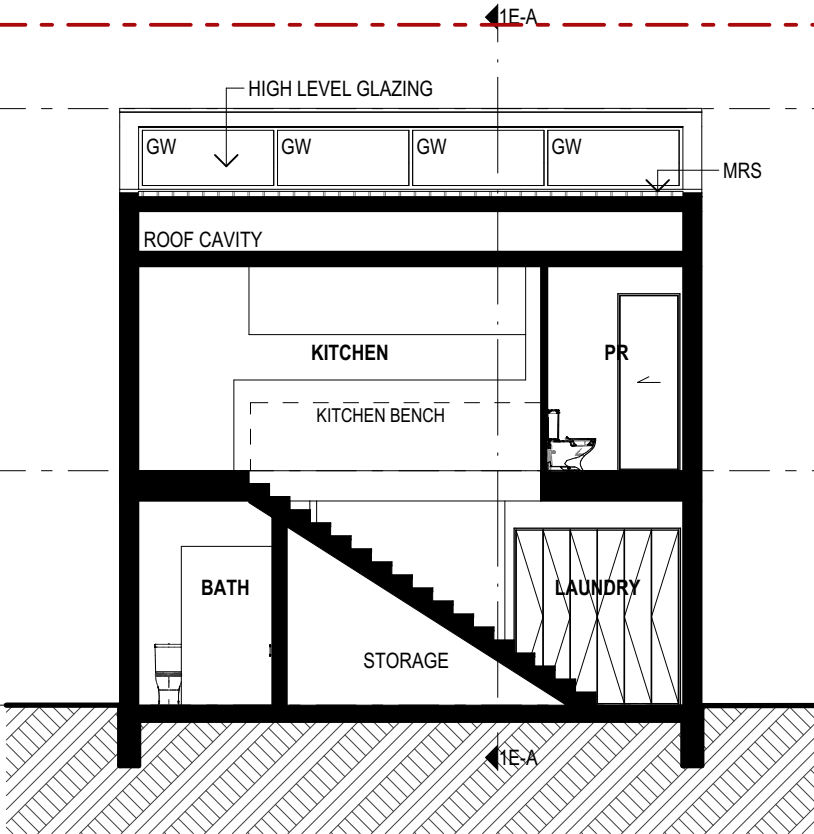
GROUND FLOOR
0.000



1

SECTION 1E-A
1:100

1E-A



2

SECTION 1E-B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2355 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1E - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:100

PROJECT No: 14076 DA
PHASE: DA
DRAWING No: A026
REV: I

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINT
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (2 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

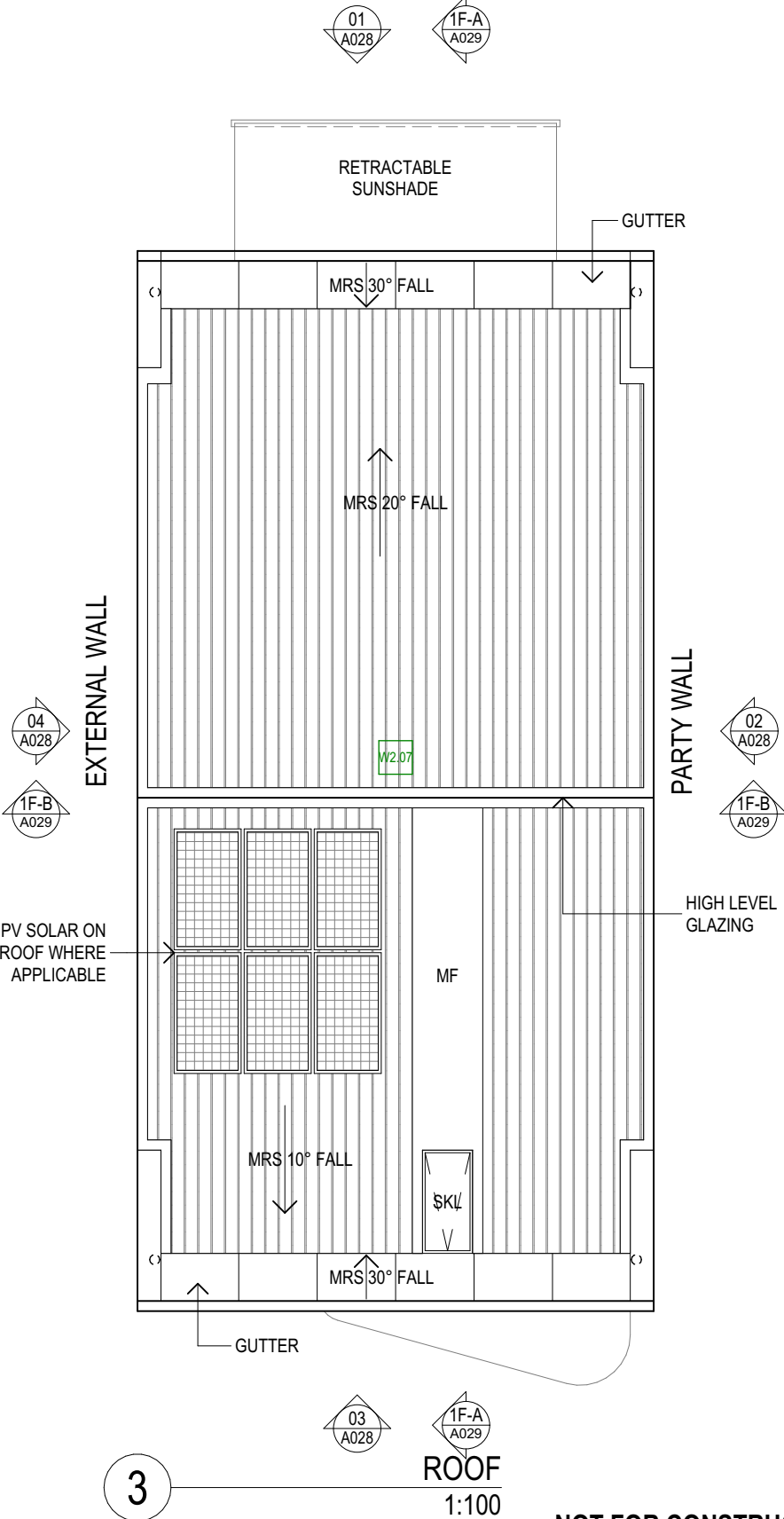
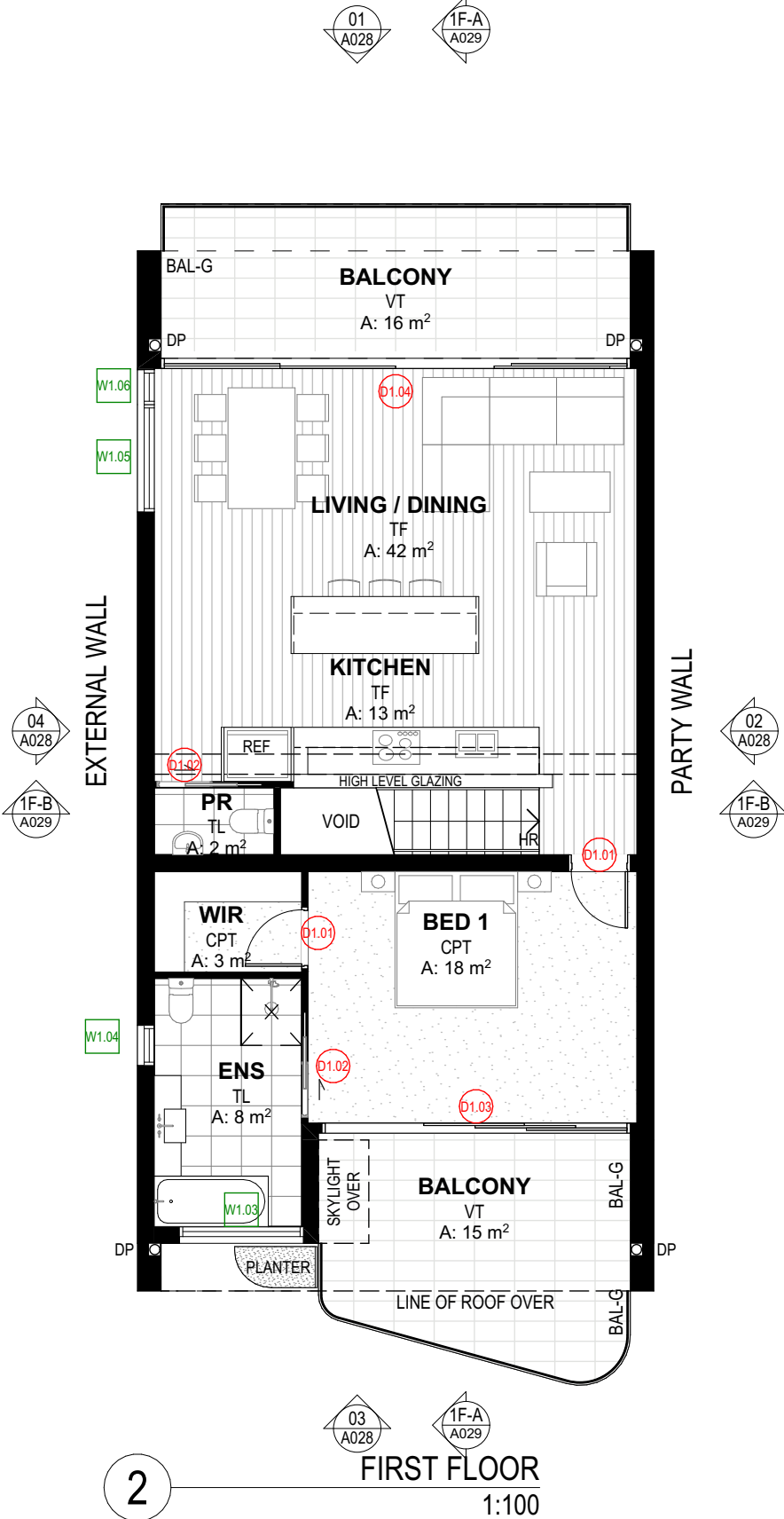
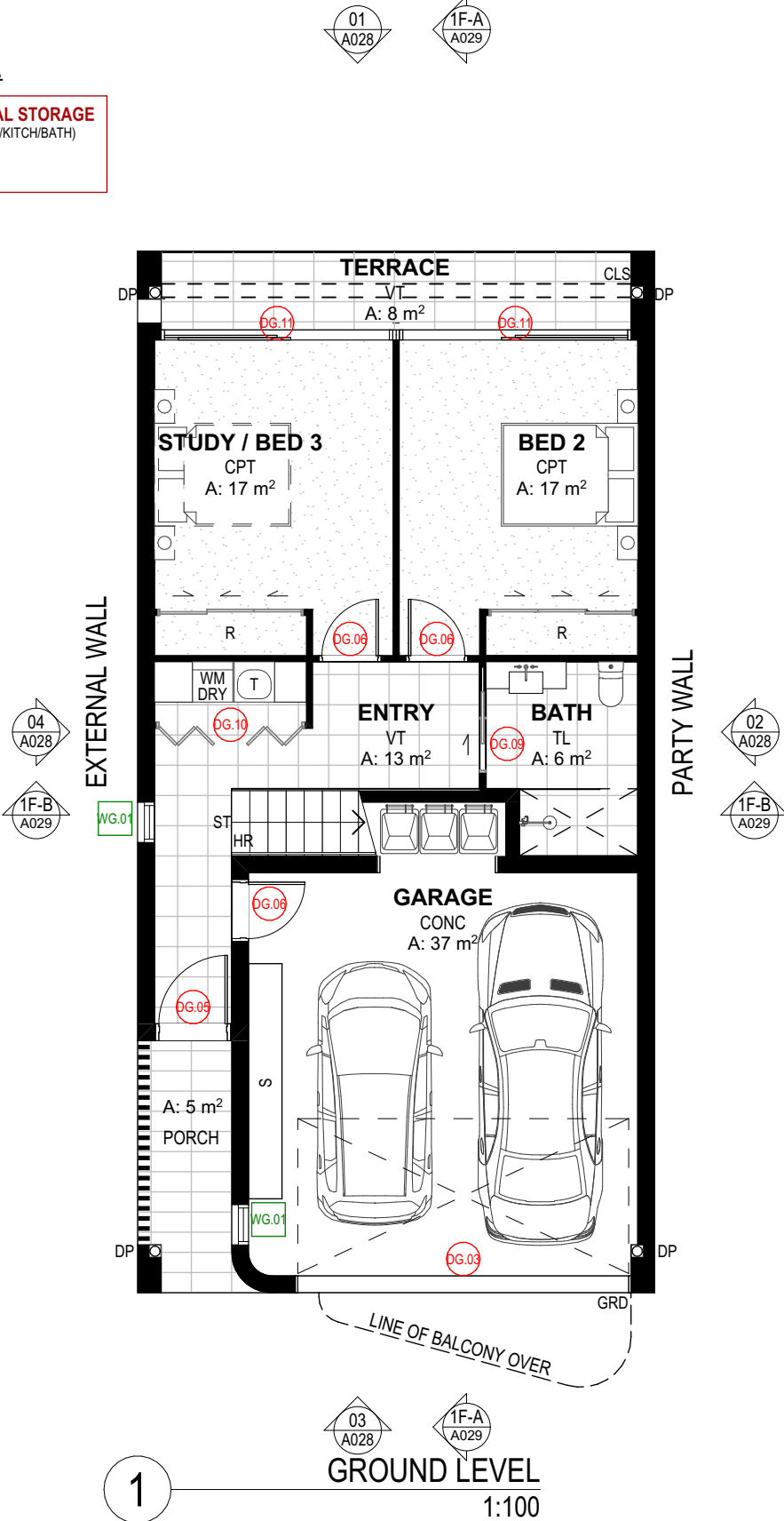
D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

1F (2 STOREY TOWN HOUSE)

TH-26
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

12.5 M³



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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G	27/09/2024	ISSUE FOR DA
H	31/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1F - FLOOR + ROOF PLANS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:100

PROJECT No: 14076 DA A027 J
PHASE: DA
DRAWING No: A027
REV: J

NOT FOR CONSTRUCTION

EJE architecture

AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AS	ACCESS PLANT
AP	AUSTRALIAN STANDARD
BAL	BALLASTRADE
BF	BI-FOLD DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BWK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DOOR
ENCLUSEITE
FACE BRICK
FIBRE CEMENT SHEETING
FIRE EXTINGUISHER
FINISHED FLOOR LEVEL
FIXED GLASS
FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FLASHING
WINDY FILM
FIRE RESISTANCE
FIREPLACE
FLOOR TILES
FLOOR WASTE

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWIS	HOT WATER SYSTEM
HY	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
MI	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
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PD	PIVOT DOOR
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PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTRUCTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAT - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
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SC	STONE CLADDING
SD	SLIDING DOOR
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SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENT
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TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
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VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WIR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED


PROPOSED BUILDINGS


1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING

N# DENOTES TYPE AS SCHEDULED

 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

 0.00
EXISTING RL

 0.00
PROPOSED RL



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERDUST
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SLL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

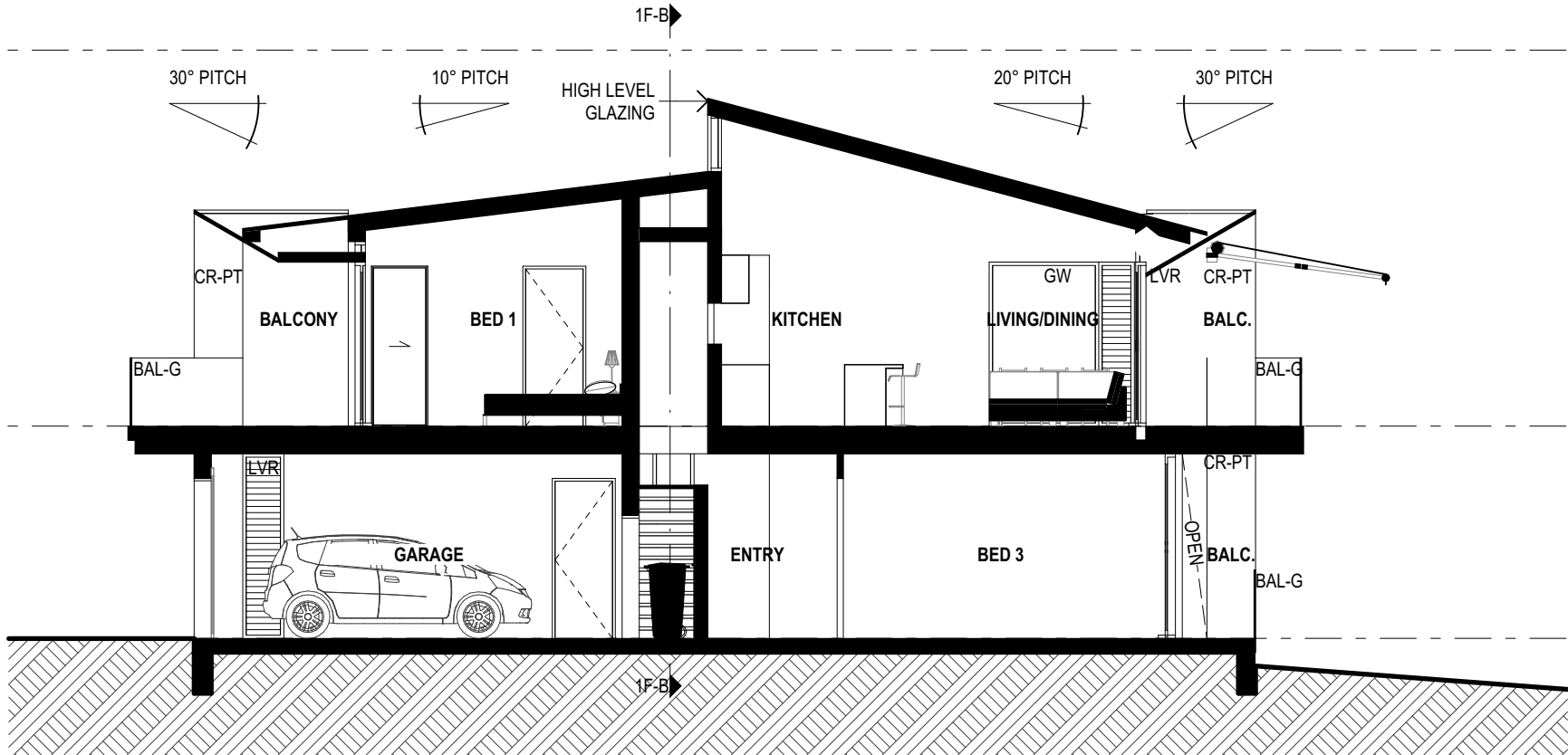
PROPOSED BUILDINGS	
1F	PROPOSED TOWNHOUSE (2 STOREY)
2F	PROPOSED TOWNHOUSE (3 STOREY)
3F	PROPOSED TOWNHOUSE (2 STOREY)
4F	PROPOSED TOWNHOUSE (2 STOREY)
5F	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6F	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

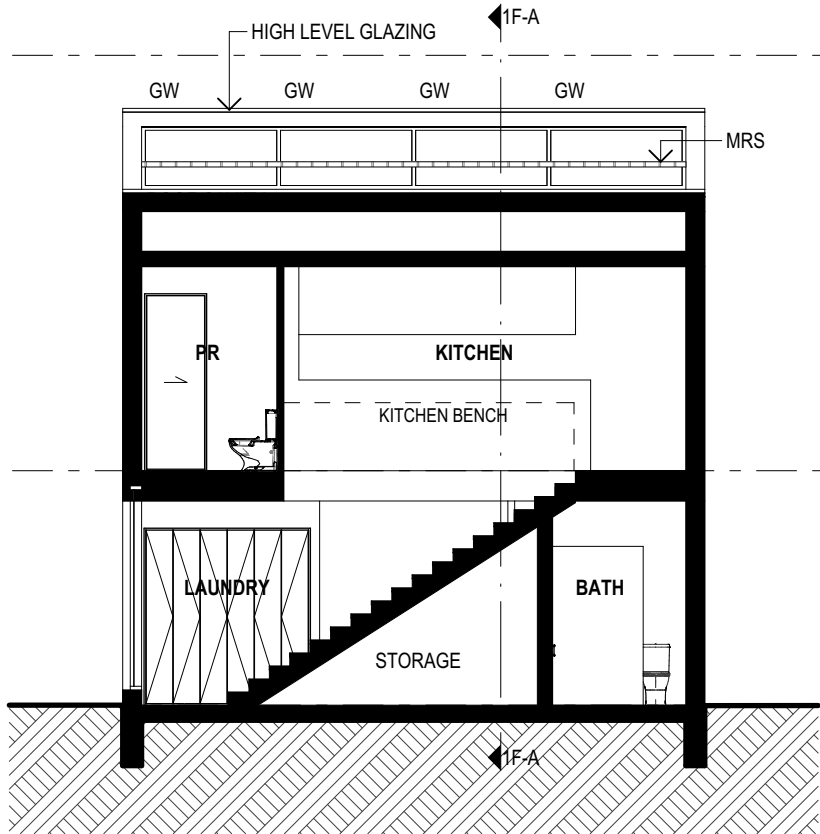
TOP OF PROPOSED ROOF
8.600

FIRST FLOOR
3.100

GROUND FLOOR
0.000



1 SECTION 1F-A
1:100



2 SECTION 1F-B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
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P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
A	22/04/2024	ISSUE FOR DA
B	23/04/2024	ISSUE FOR DA
C	21/08/2024	ISSUE FOR INFORMATION
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G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 1F - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:100

PROJECT No: 14076
PHASE: DA
DRAWING No: A029
REV: I

NOT FOR CONSTRUCTION

EJE architecture

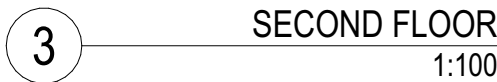
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	G	GLASS
DR	DOOR	GD	GRADED DRAIN
ENS	ENSURE	GL	GLASS LOUVER
FB	FACE BRICK	GR	GRAB RAIL
FC	FIBRE CEMENT SHEETING	GRD	GARAGE DOOR
FE	FIRE EXTINGUISHER	GRV	GRAVEL
FFL	FURNISHED LEVEL	GT	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
FG	FIXED GLASS	GT	GUTTER TRANSOM
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION	GW	GLASS WINDOW
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION	HB	HAND BASIN
FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS	HD	HINGED DOOR
FL	FLASHING	HT	HOSE TAP
FLM	VINYL FILM	HWS	HOT WATER SYSTEM
FR	FIRE RESISTANCE	HY	HYDRAULIC
FRP	FLOOR PLATE	J	JOINERY
FT	FLOOR TILES	LDY	LAUNDRY
FW	FLOOR WASTE	LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

SS	STAINLESS STEEL	VF	VINYL FLOORING
SSD	STAINLESS STEEL STRIP DRAIN	VF	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
SSD	STRUCTURAL SUB-ELEMENT	VS	VINYL SHEETING
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION	WB	WEATHERBOARDS
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION	WC	WATER CLOSET
T	TUBS (LAUNDRY)	WIR	WALK IN ROBE
TB	TIMBER BEAM		
TBR	TIMBER		
TC	TIMBER CLADDING	#	NO. DENOTES TYPE AS SCHEDULED
TD	TIMBER DECKING		
TF	TIMBER FLOORING		
TL	TILE		
TP	TAPWARE		
TS	TIMBER SOFFIT		
TSC	TIMBER SCREEN		
TV	TIMBER VENEER		
TYP	TYPICAL		

1# PROPOSED TOWN HOUSE (2 STOREY)
2# PROPOSED TOWN HOUSE (3 STOREY)
3# PROPOSED TOWN HOUSE (2 STOREY)
4# PROPOSED TOWN HOUSE (2 STOREY)
C# EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G# PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

11.5 M³



REV : **EVE** architecture



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

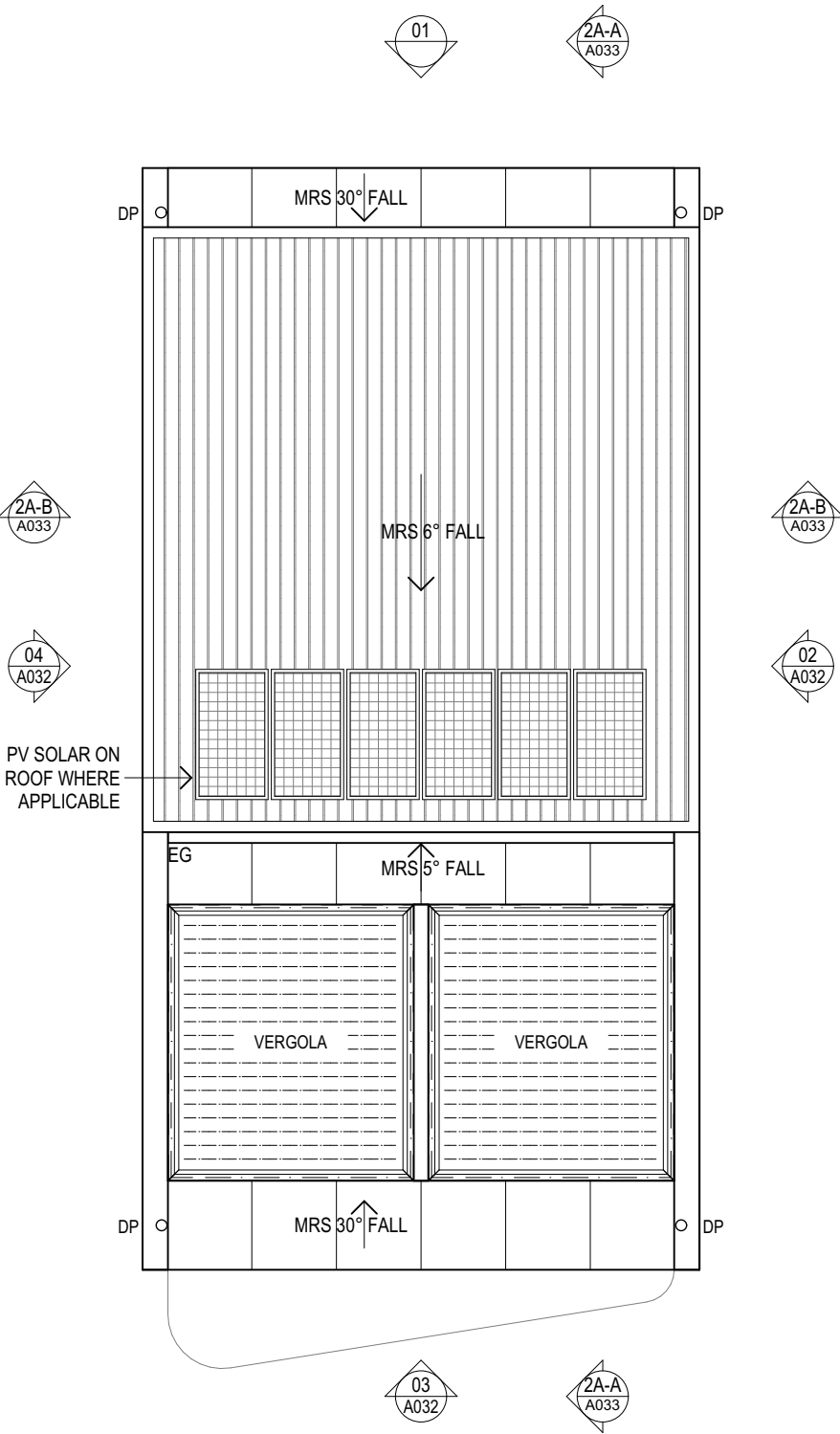
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
	#No. DENOTES TYPE AS SCHEDULED

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL



1 ROOF
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2A - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A031 N

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
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RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
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RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
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SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

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VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.0

1 TYPICAL ELEVATION 1
1:100

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000

3 TYPICAL ELEVATION 3
1:100

30° PITCH

5° PITCH

6° PITCH

30° PITCH

2 TYPICAL ELEVATION 2
1:100

30° PITCH

6° PITCH

5° PITCH

30° PITCH

4 TYPICAL ELEVATION 4
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

DRAWING: TYPE 2A - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No.: 14076 DA PHASE: DA DRAWING No.: A032 REV: M

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
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BLK	CONCRETE BLOCKWORK
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CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
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HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
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FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

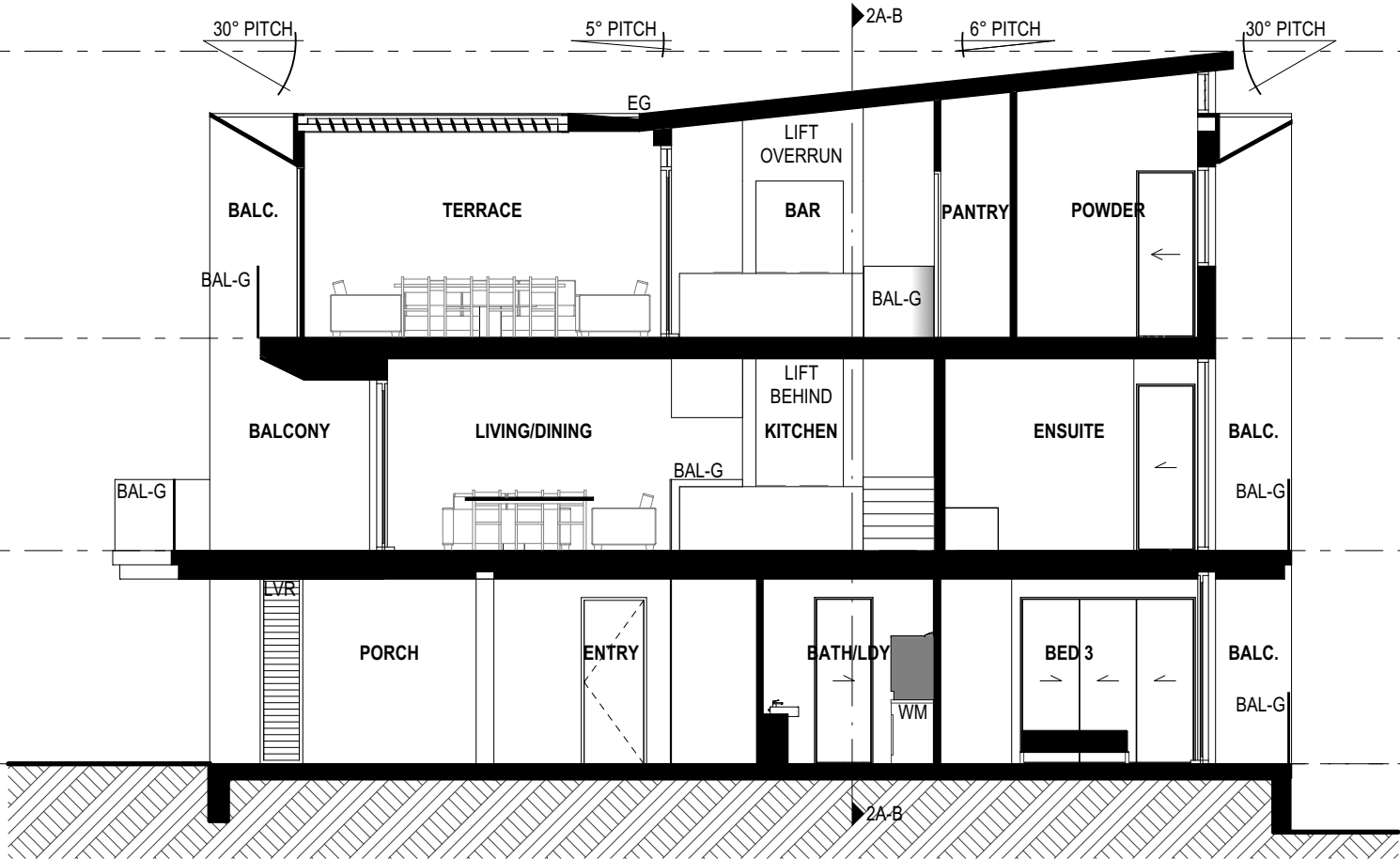
11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000



1 SECTION 2A-A
1:100



2 SECTION 2A-B
1:100

NOTE: RL'S VARY AMONG TOWN HOUSE TYPE

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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NSW Architects Registration No. 4438
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K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2A - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A033 REV: M

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLS CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOIST
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MWS METAL WALL SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OG OVERLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

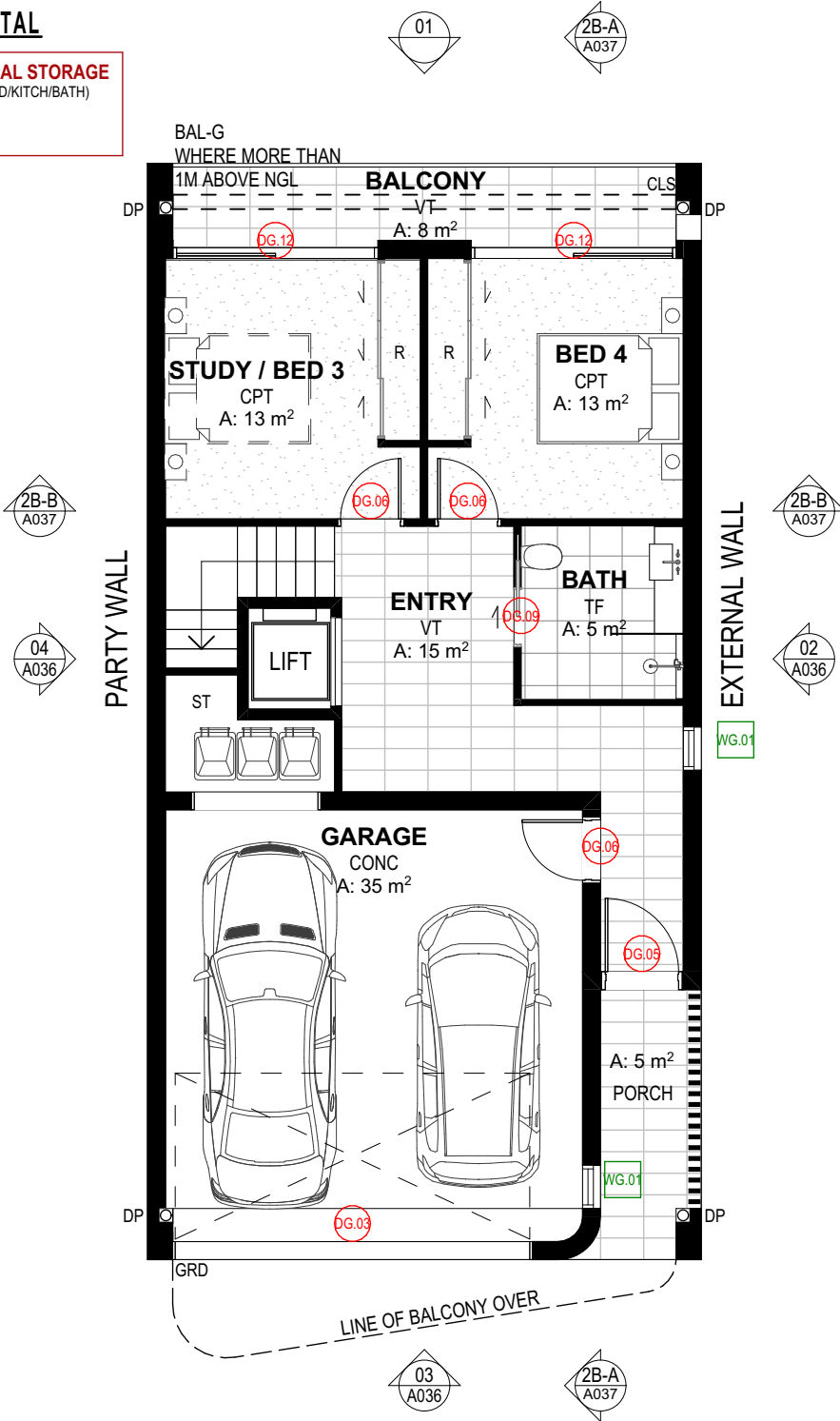
2A/B (3 STOREY TOWN HOUSE)

TH-27

x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

11.5 M³



1

GROUND LEVEL
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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NSW Architects Registration No. 4438
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I	4/04/2025	ISSUE FOR DA
J	22/09/2025	REQUEST FOR INFORMATION

2

FIRST FLOOR
1:100

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2B - FLOOR PLANS

3

SECOND FLOOR
1:100 NOT FOR CONSTRUCTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:100
PROJECT No: PHASE: DRAWING No: REV:
14076 DA A034 J

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

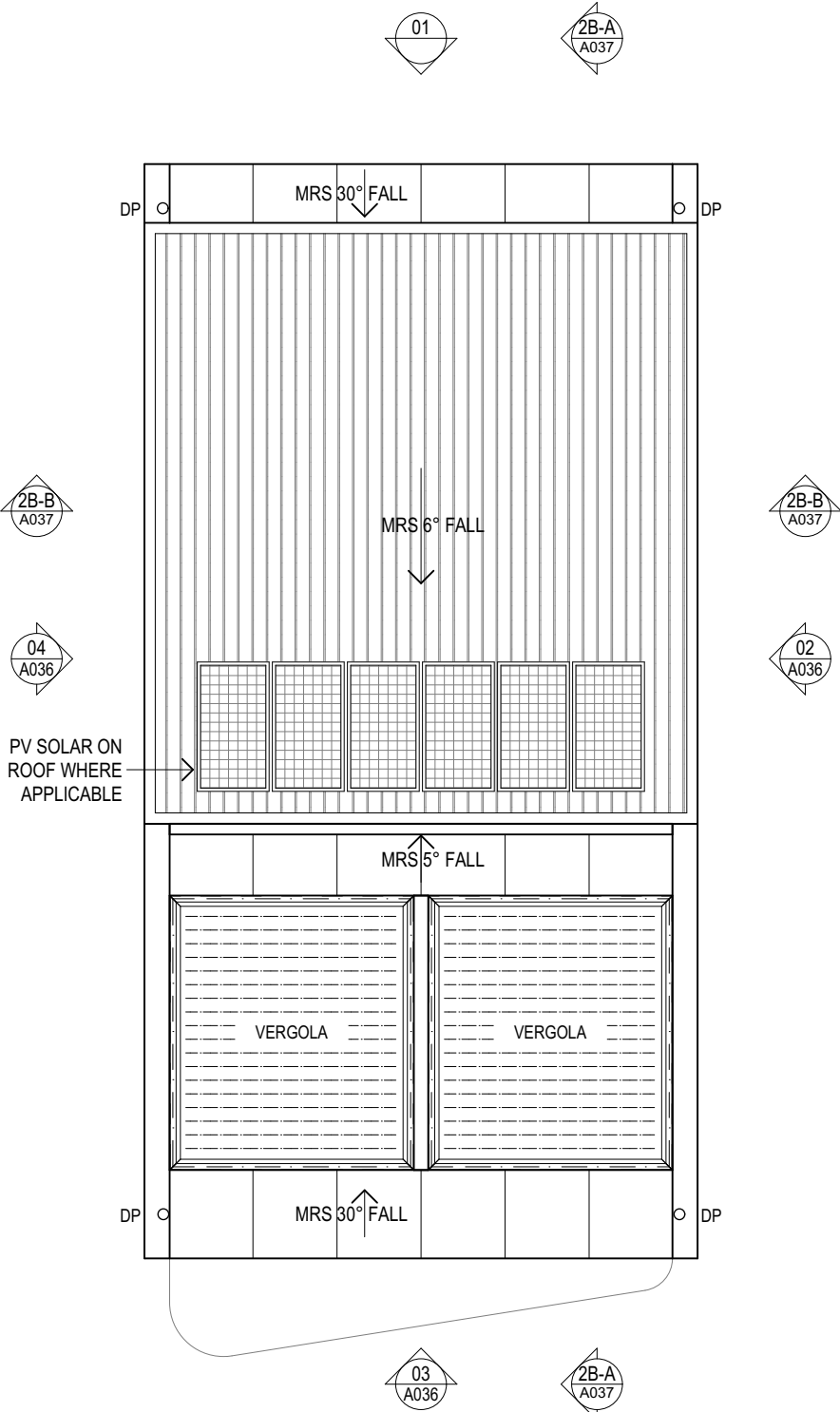
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SRL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
1P	PROPOSED BUILDINGS
2P	PROPOSED TOWNHOUSE (2 STOREY)
3P	PROPOSED TOWNHOUSE (3 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
5P	PROPOSED TOWNHOUSE (2 STOREY)
6P	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
7P	PROPOSED GARAGE BUILDING
8P	#No DENOTES TYPE AS SCHEDULED

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



ROOF
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
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A 412 KING STREET, NEWCASTLE, NSW 2300
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I	4/04/2025	ISSUE FOR DA
J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2B - ROOF PLAN

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FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A035 J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
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HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
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RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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T	TUBS (LAUNDRY)
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TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.0

1

ELEVATION 01
1:100

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000

3

ELEVATION 03
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
A	22/04/2024	ISSUE FOR DA
B	23/04/2024	ISSUE FOR DA
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H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2B - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A036 REV: I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	BRICK
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLOTHING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FLOOR PLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

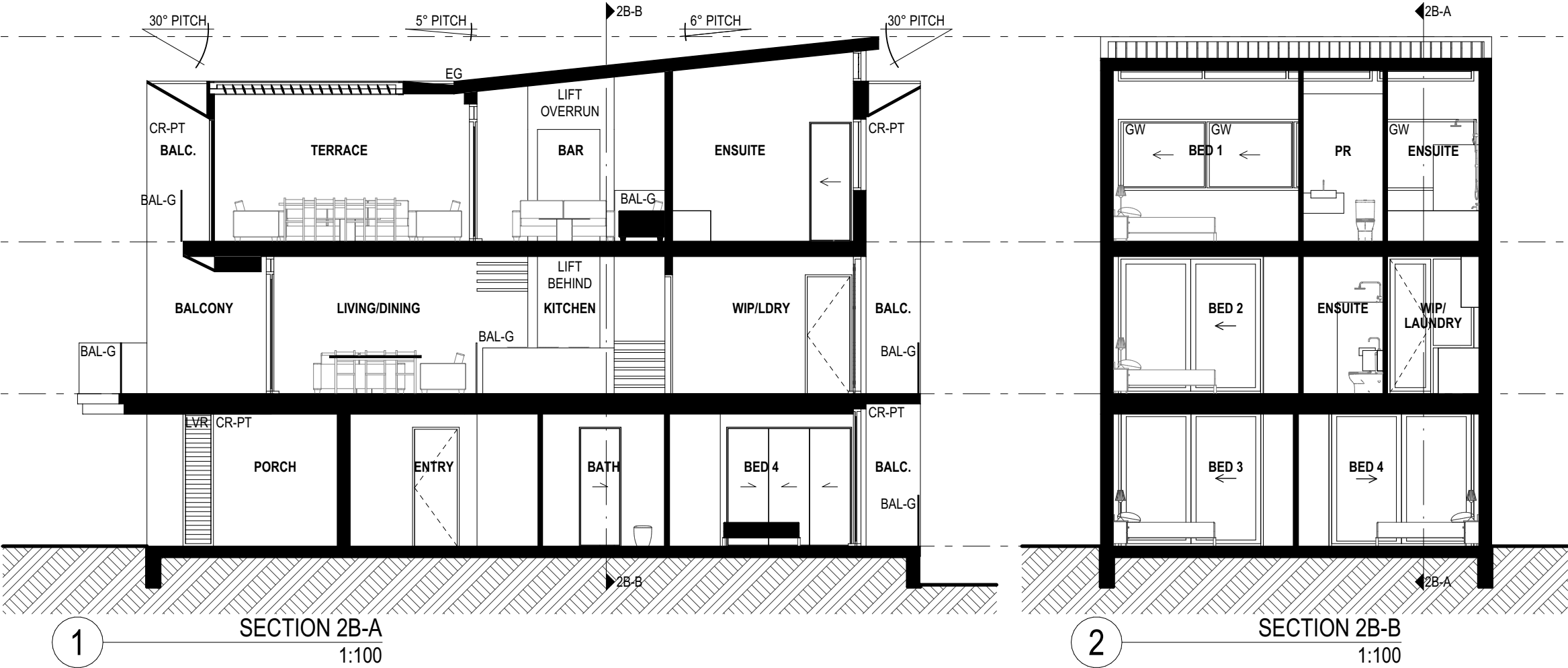
11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2B - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN :
GVC
DATE :
13/11/2025
SCALES @A3 :
1:100

PROJECT No :
14076 DA
PHASE :
DA
DRAWING No :
A037
REV :
I

NOT FOR CONSTRUCTION



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BUILT-UP DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLS CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOIST
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL WALL SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

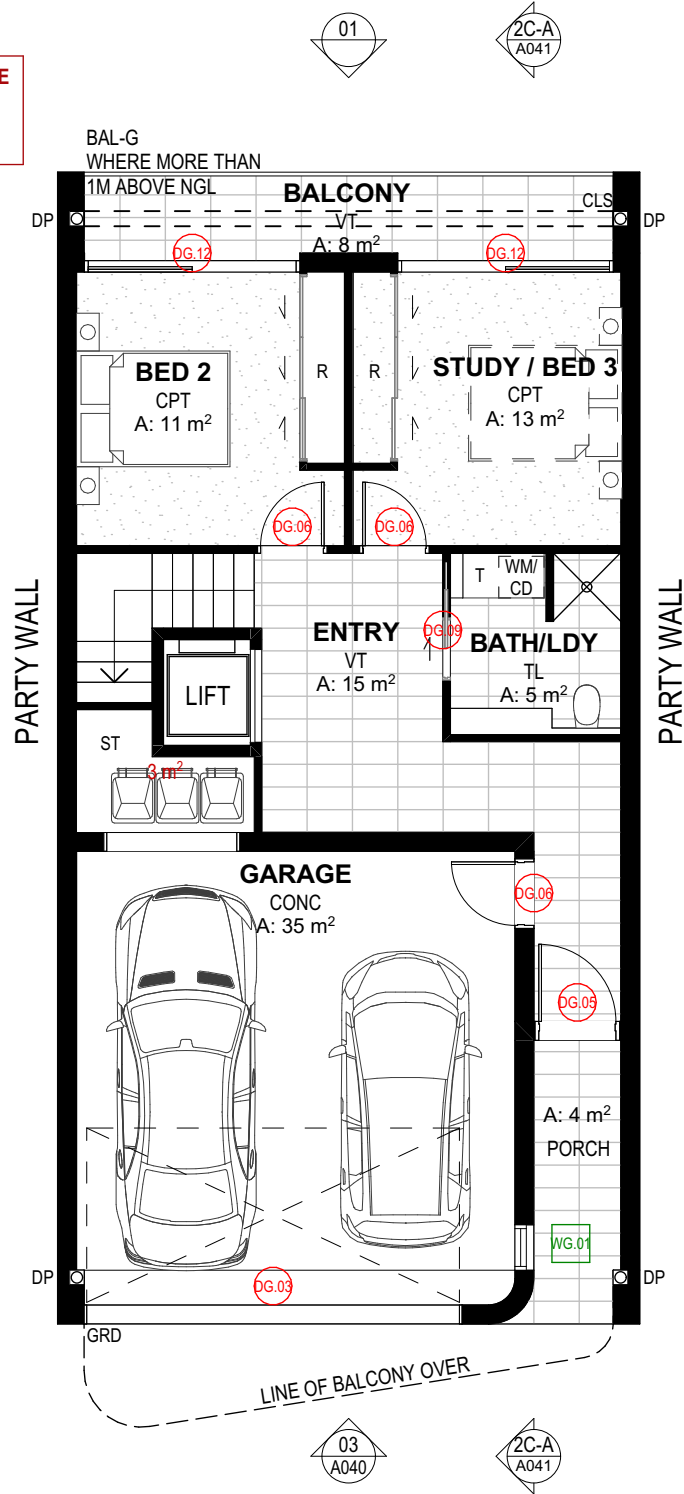
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.000 PROPOSED RL

2C/D (3 STOREY TOWN HOUSE)

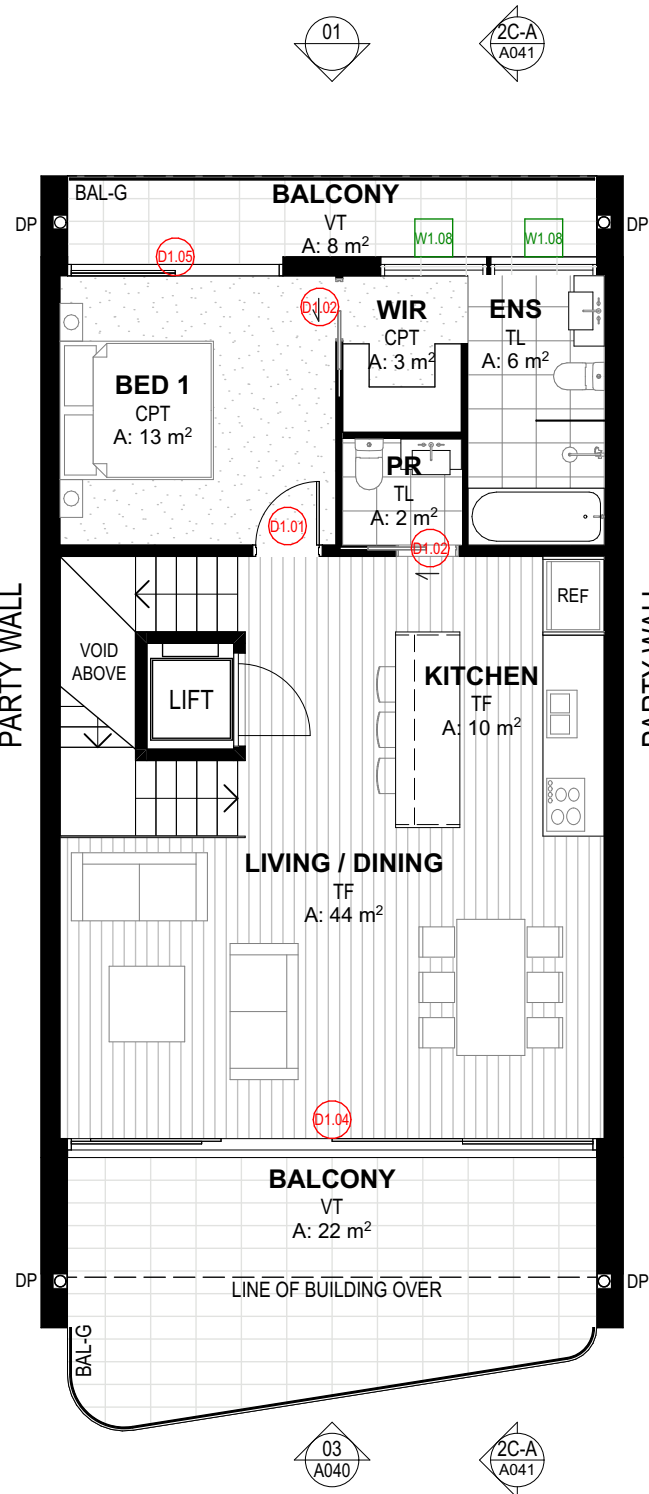
TH-28, TH-29
x2 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

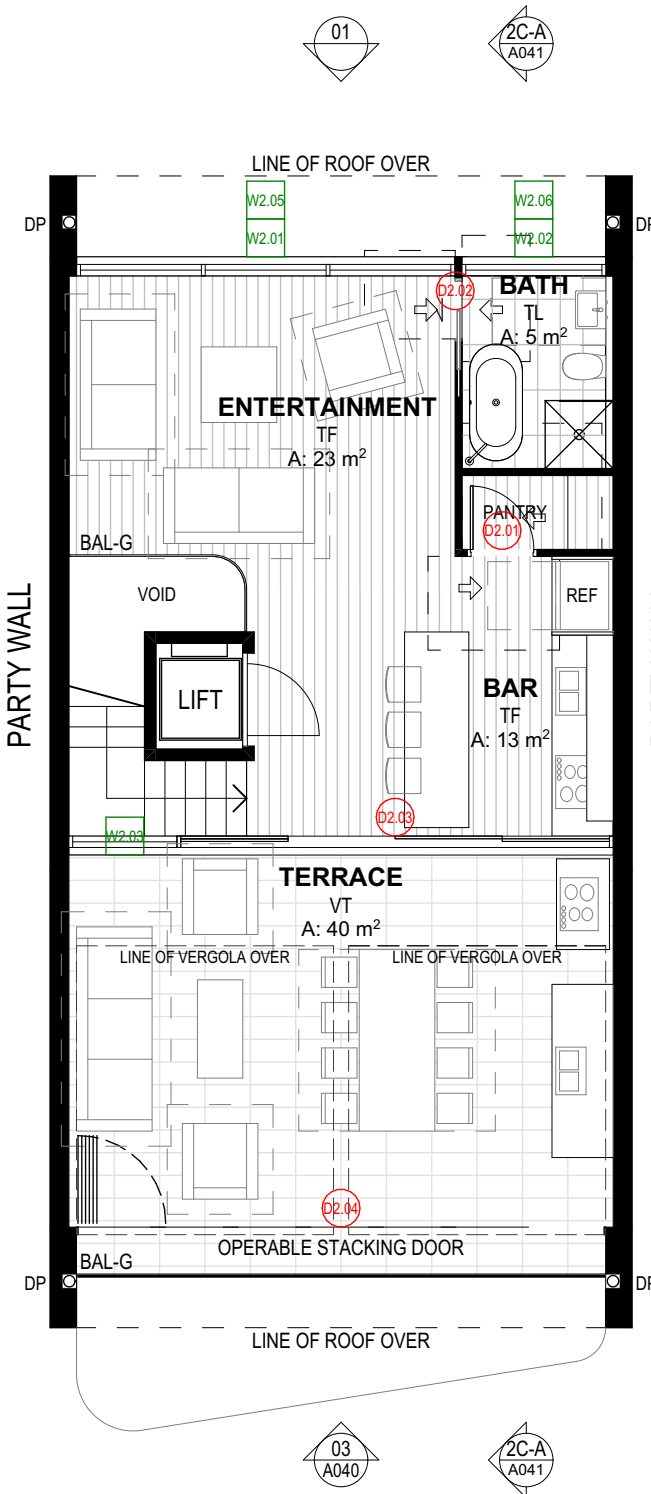
11.5 M³



1 GROUND LEVEL
1:100



2 FIRST FLOOR
1:100



3 SECOND FLOOR
1:100

NOT FOR CONSTRUCTION

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominees Architects - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au
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G	27/09/2024	ISSUE FOR DA
H	31/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	
GVC	BJC	BJC	

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)
DRAWING: TYPE 2C - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:100
PROJECT No: PHASE: DRAWING No: REV:
14076 DA A038 J



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
GBN	GARAGE BIN
GH	GUTTER TRANSOM
FI	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

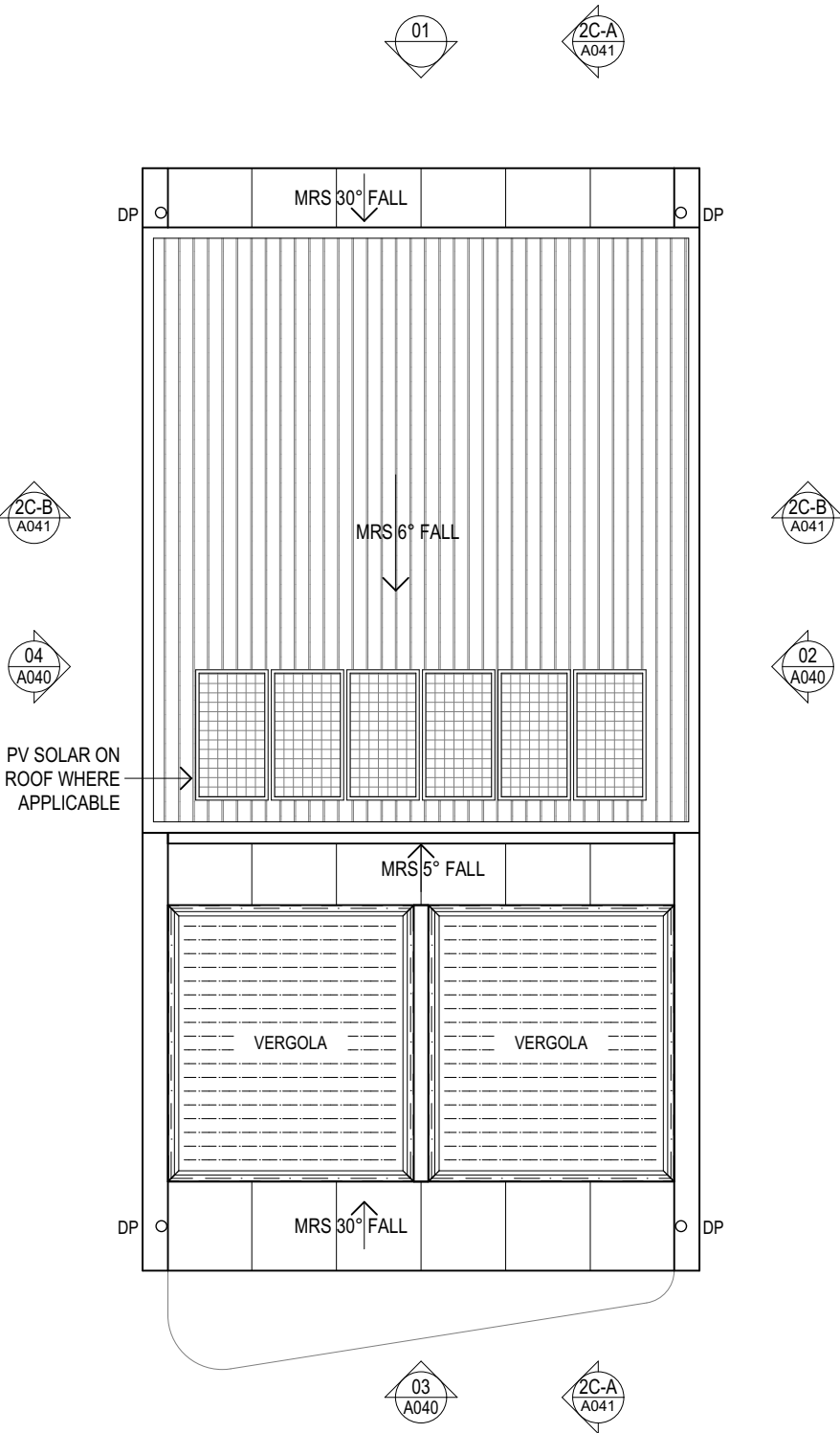
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
40	PROPOSED GARAGE BUILDING
40	#No DENOTES TYPE AS SCHEDULED

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 ROOF
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2C - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC **13/11/2025** **1:100**

PROJECT No: PHASE: DRAWING No: REV:

14076 DA A039 J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
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CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
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FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
JOINERY	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
25	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
45	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
65	#No. DENOTES TYPE AS SCHEDULED

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.0

1

ELEVATION 01
1:100

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000

3

ELEVATION 03
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2C - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A040 REV: I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRAVEL
GRV GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

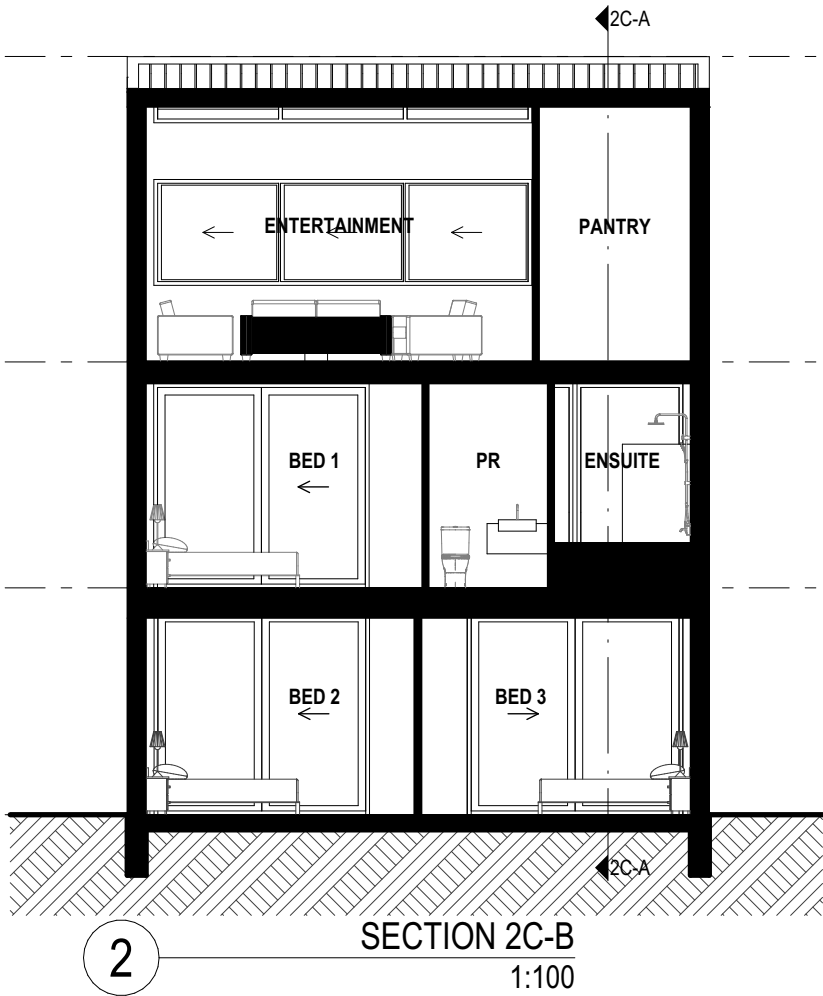
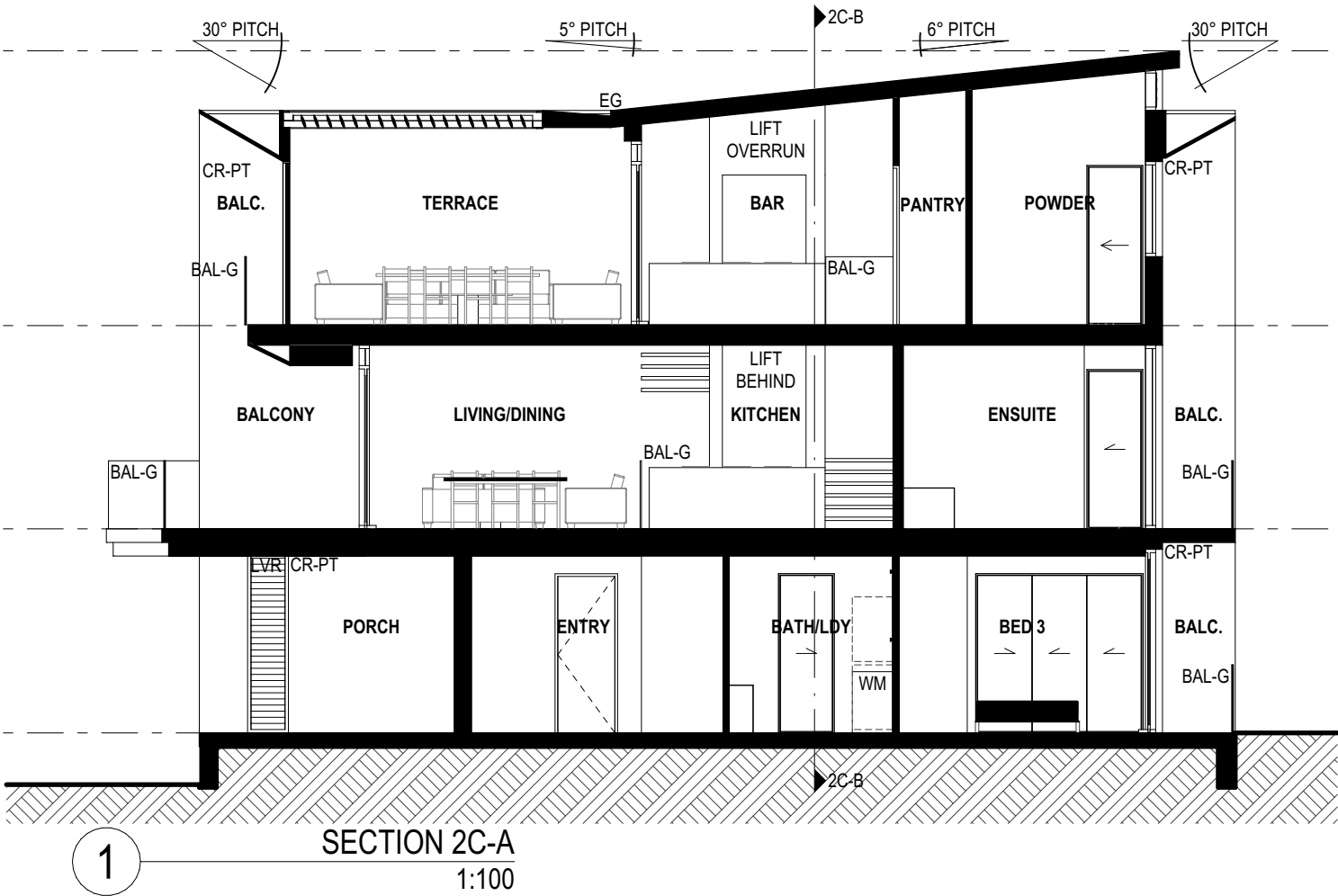
0.00 EXISTING RL
0.00 PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000



EJE ARCHITECTURE

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DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2C - SECTIONS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALE: @A3: 1:100

PROJECT No.: 14076 DA
PHASE: DA
DRAWING No.: A041
REV: I

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BWK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOIST
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SUB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

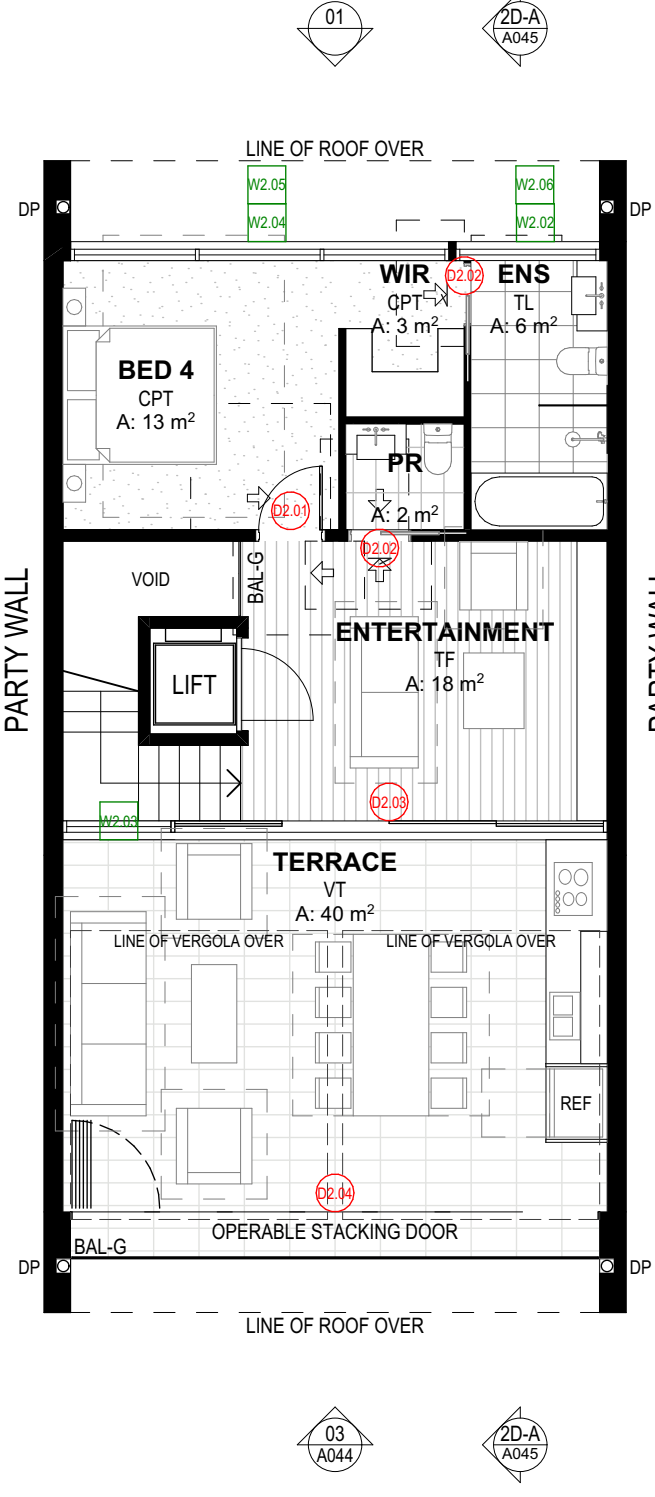
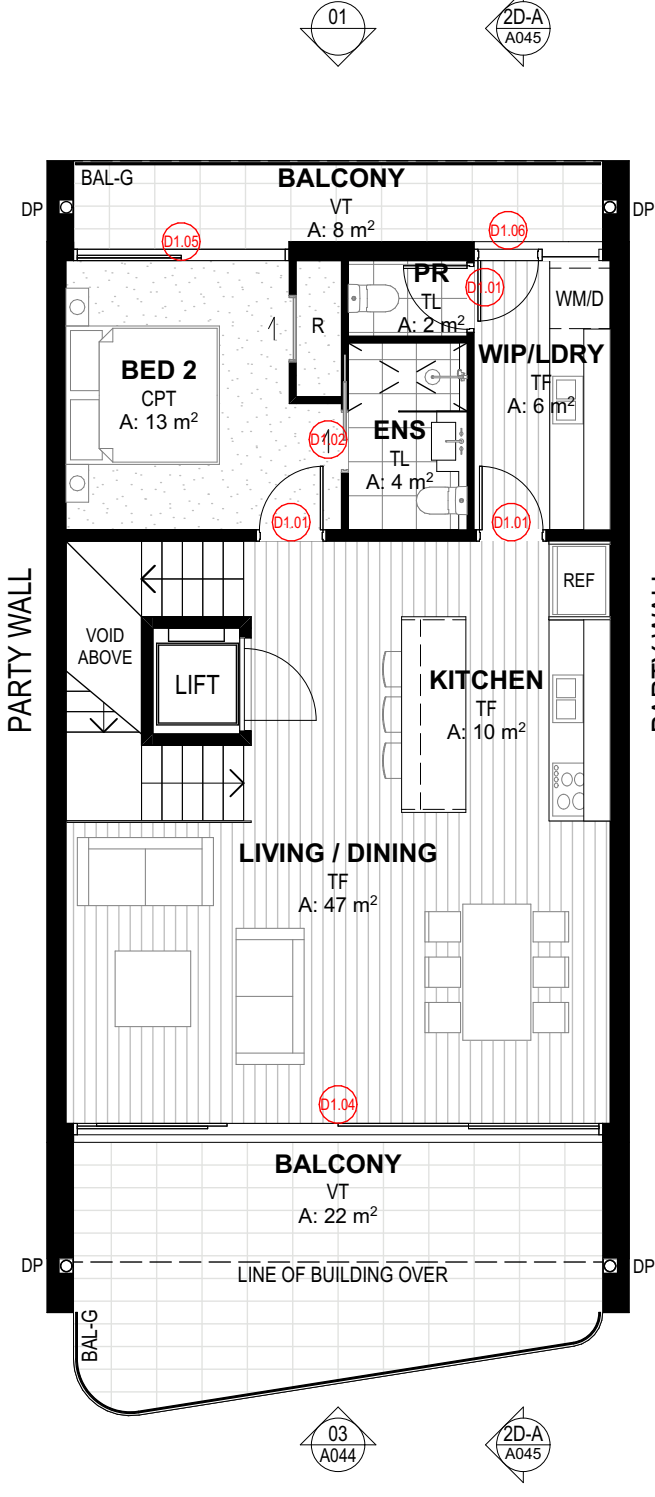
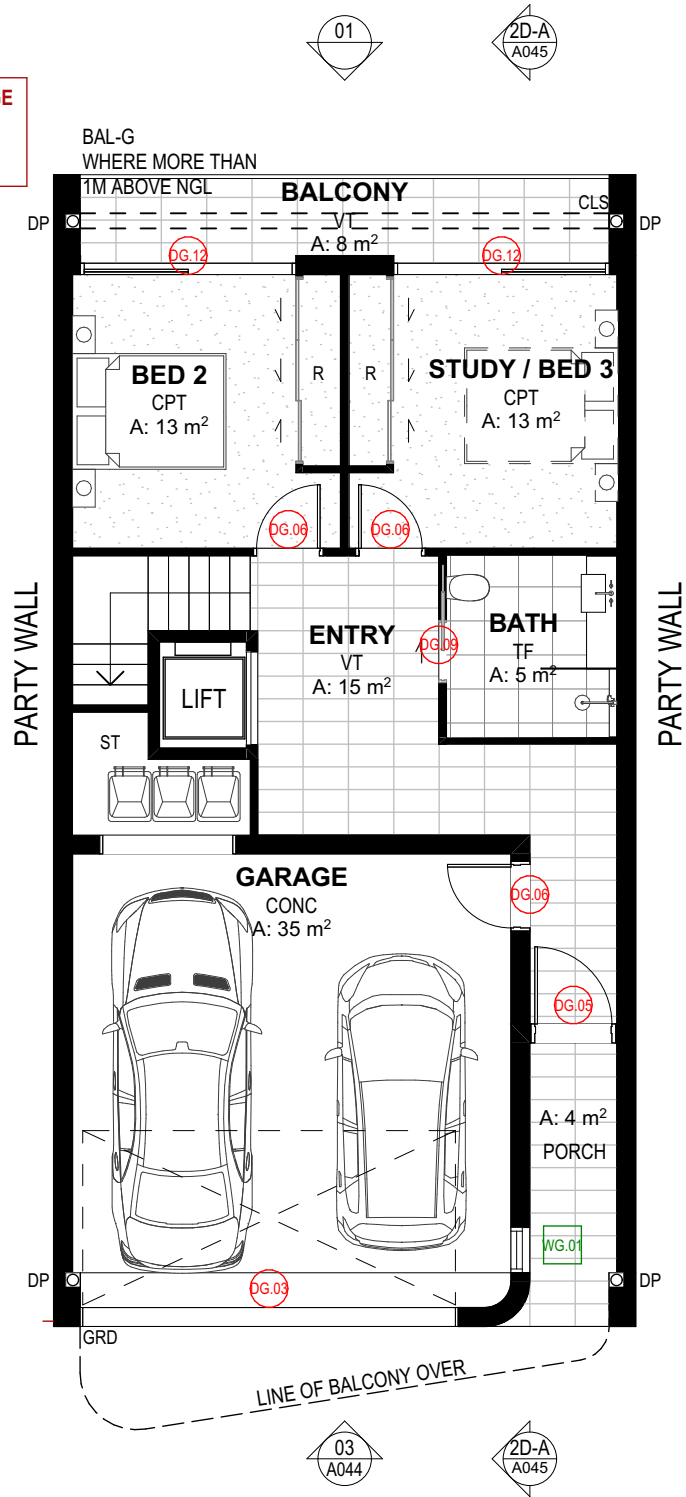
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

2C/D (3 STOREY TOWN HOUSE)

TH-28, TH-29
x2 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
11.5 M³



1 GROUND LEVEL
1:100

2 FIRST FLOOR
1:100

3 SECOND FLOOR
1:100

NOT FOR CONSTRUCTION

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominees Architects - Bernard Collins
NSW Architects Registration No. 4438
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H	31/10/2024	ISSUE FOR DA
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J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2D - FLOOR PLANS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALE: @A3: 1:100

PROJECT No: 14076
PHASE: DA
DRAWING No: A042
REV: J

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
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RWT	RAINWATER TANK
S	SINK
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SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
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SS	STAINLESS STEEL
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SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

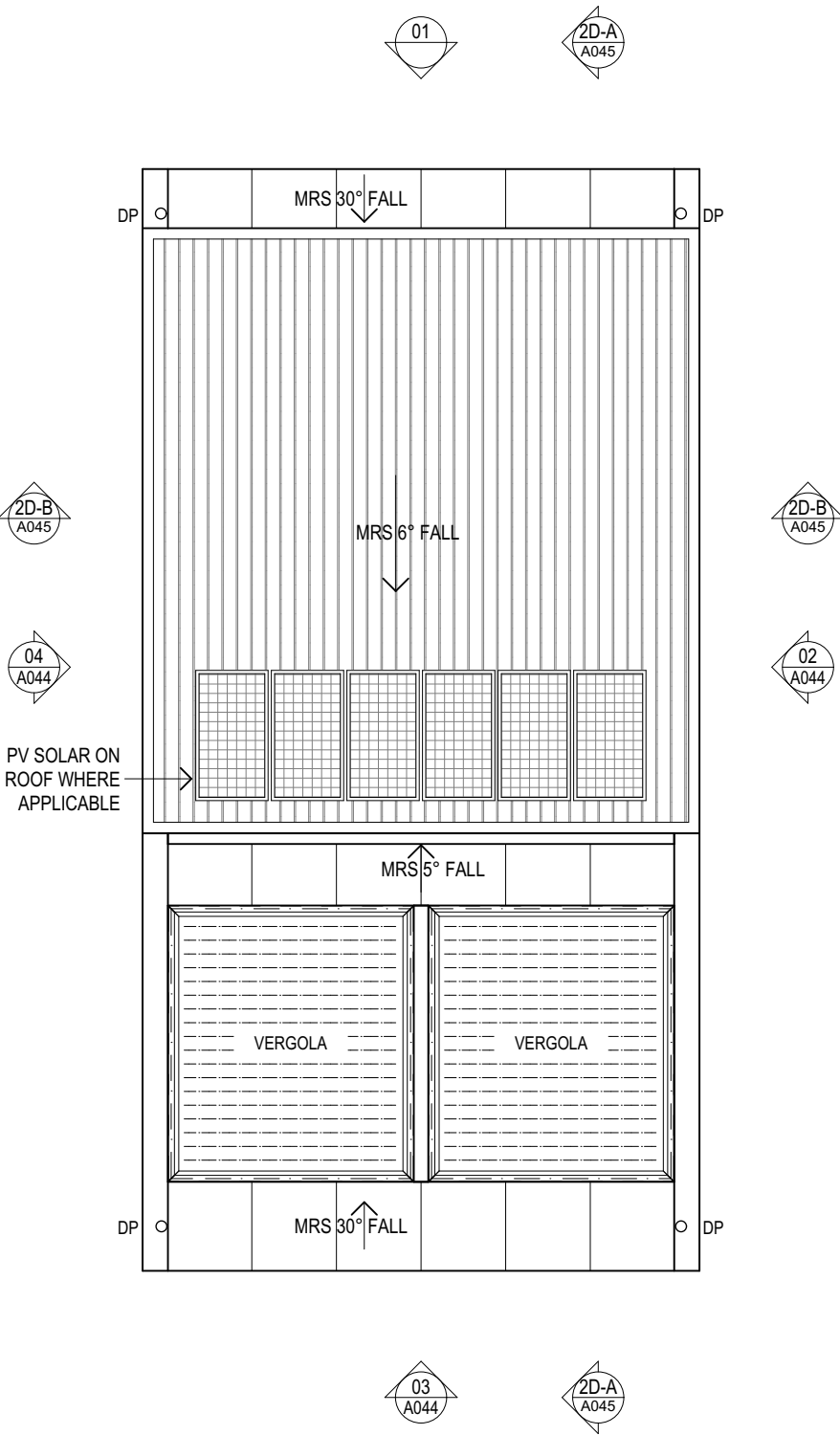
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL



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H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	
CLIENT			NEIL SLATER, STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2D - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A043 J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
L	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWEROBAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
60	#No. DENOTES TYPE AS SCHEDULED

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.0

1

ELEVATION 01
1:100

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000

3

ELEVATION 03
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.

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REV	DATE	COMMENTS
A	22/04/2024	ISSUE FOR DA
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER, STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2D - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : 13/11/2025

GVC 13/11/2025 1:100

PROJECT No : 14076 DA PHASE : DA DRAWING No : A044 REV : I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	BRICK
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLOTHING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
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PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
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FLM	VINYL FILM
FR	FIRE RESISTANCE
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GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
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PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
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RWT	RAINWATER TANK
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SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
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TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

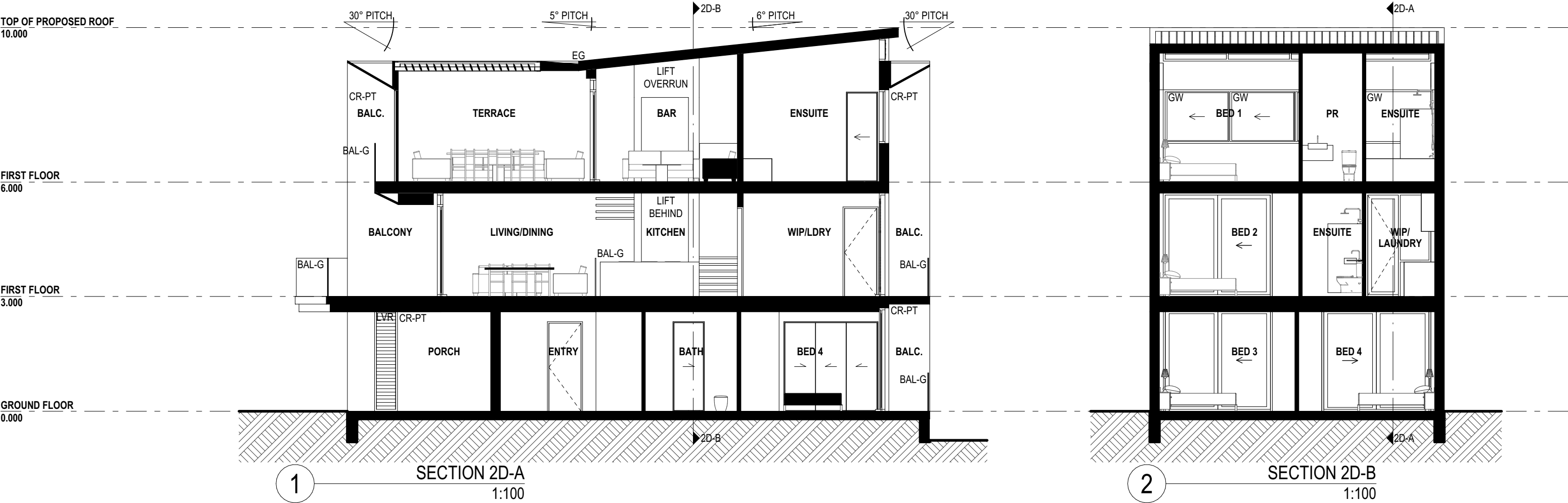
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
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B	23/04/2024	ISSUE FOR DA
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I	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2D - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No.: 14076 DA PHASE: DA DRAWING No.: A045 REV: I

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FH FIXED GLASS
FI FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FIR FIRE RESISTANCE
FSP FIRE PLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
POW POWDEROAT
PCT PIVOT DOOR
PD PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

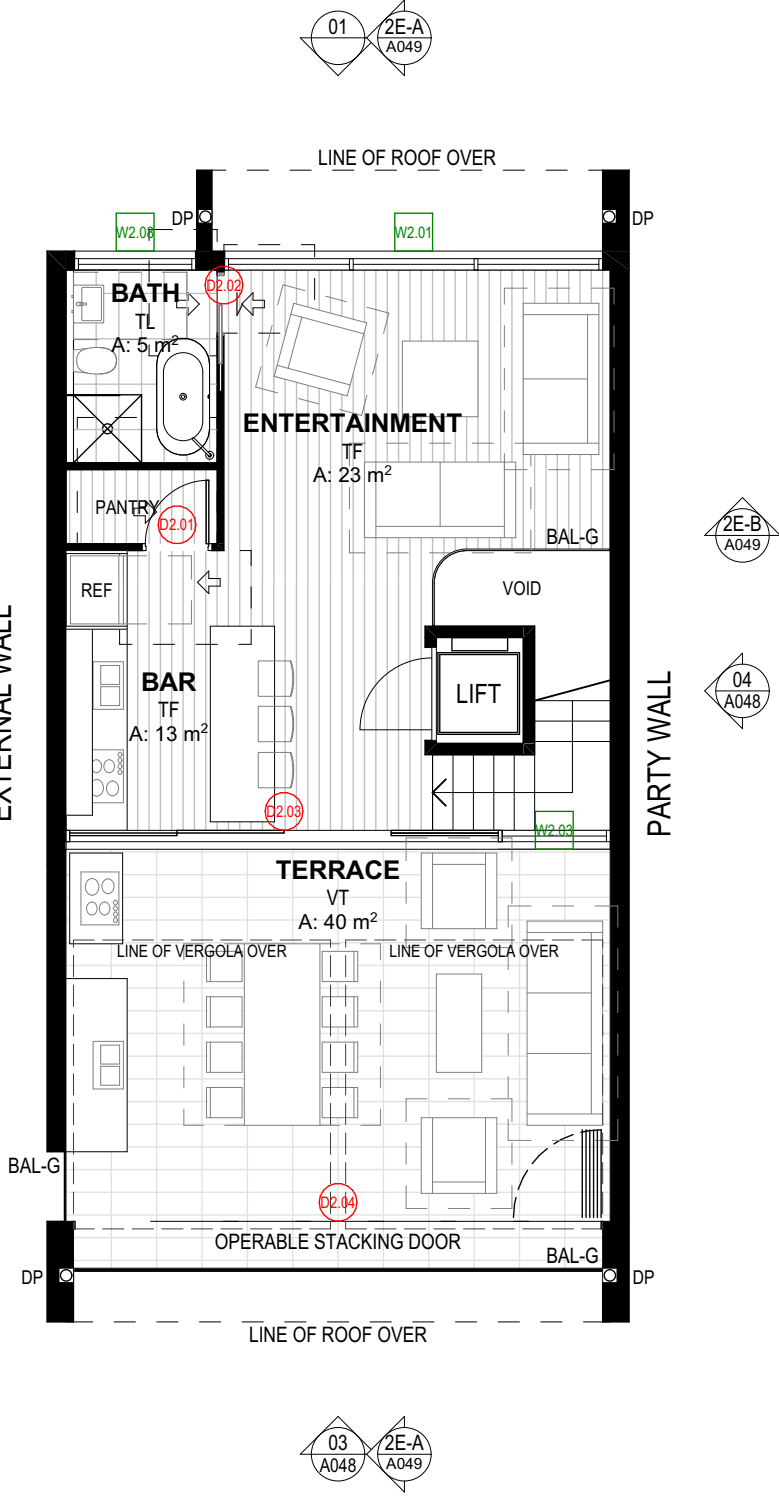
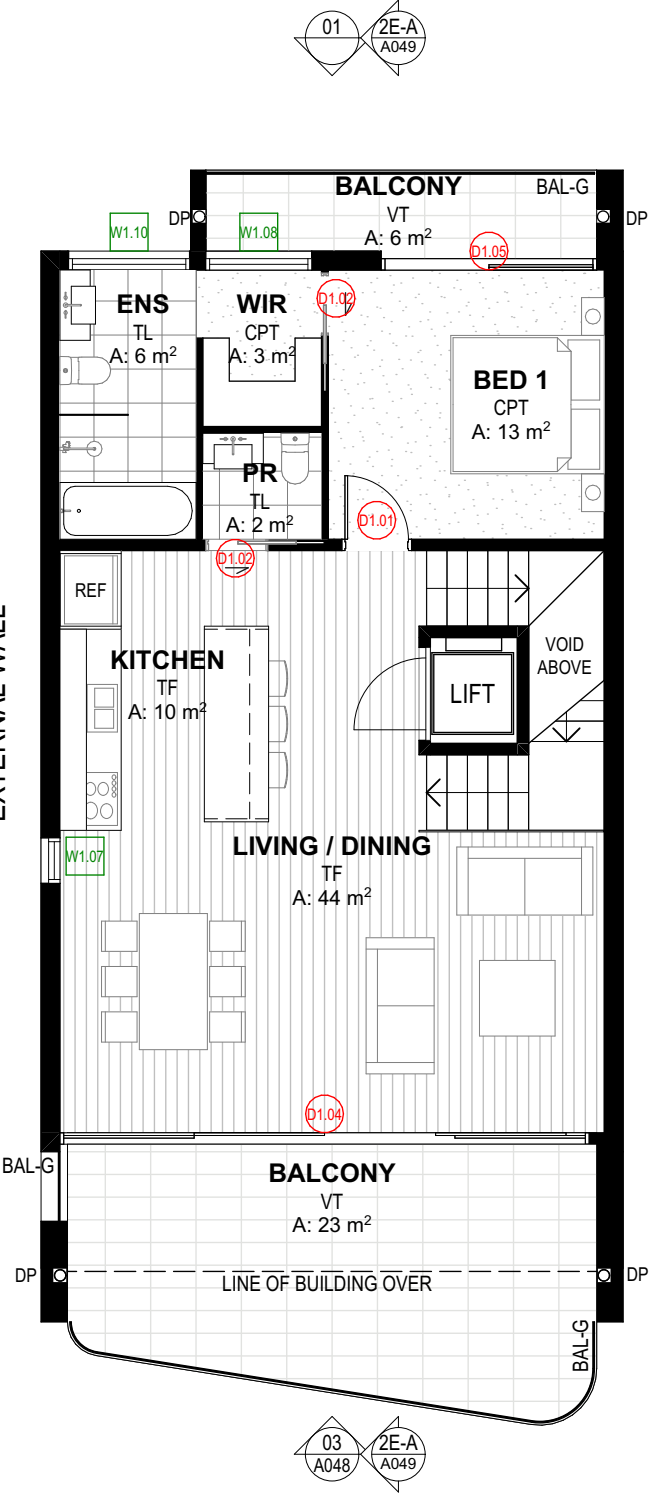
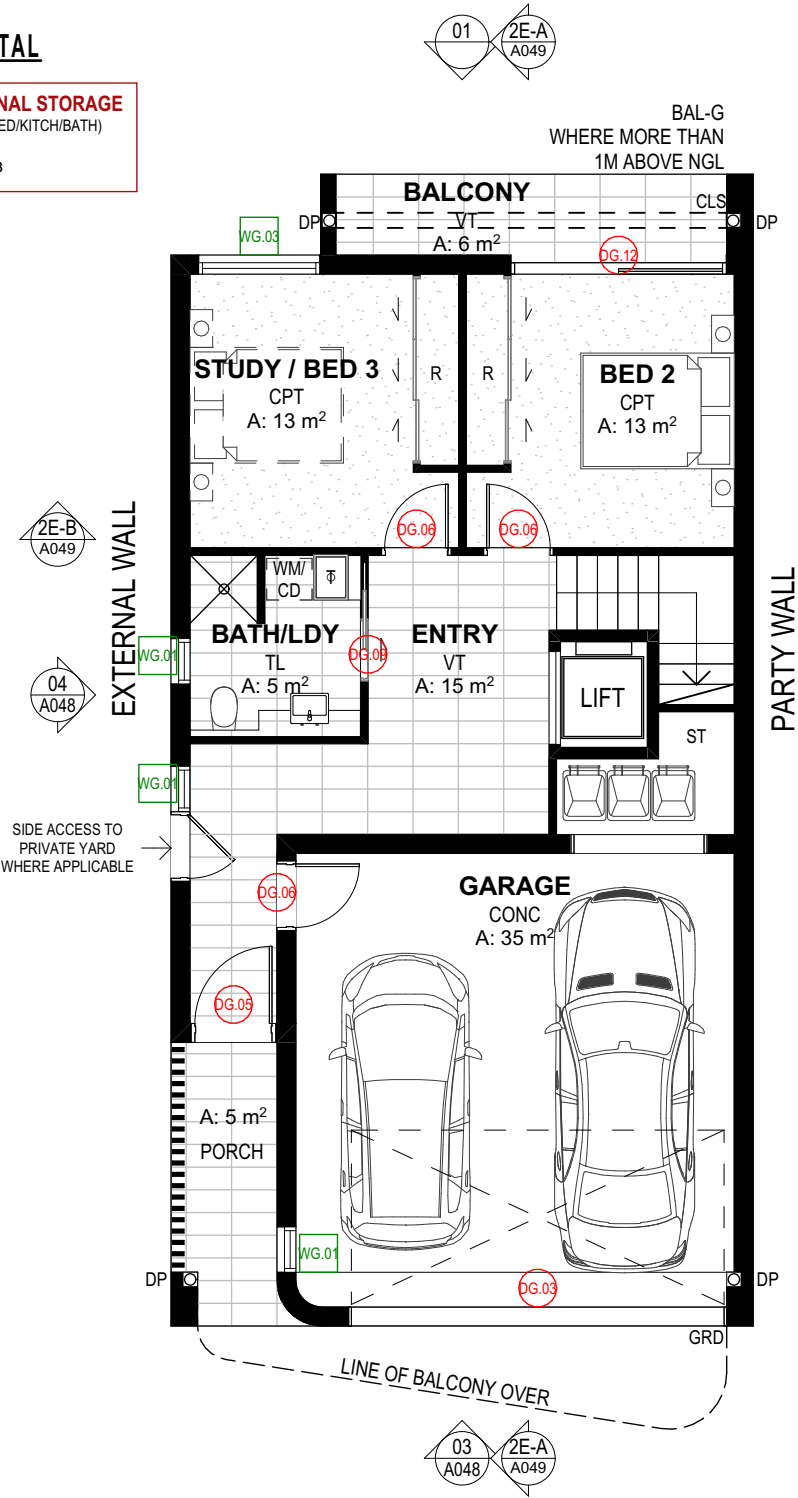
PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

2E/F (3 STOREY TOWN HOUSE)

TH-30
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
11.5 M³



1 GROUND LEVEL
1:100

2 FIRST FLOOR
1:100

3 SECOND FLOOR
1:100

NOT FOR CONSTRUCTION

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Benetton Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	6/08/2025	REQUEST FOR INFORMATION
K	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2E - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:100

PROJECT No: 14076 DA A046 REV: K

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
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G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
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NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
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SXL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

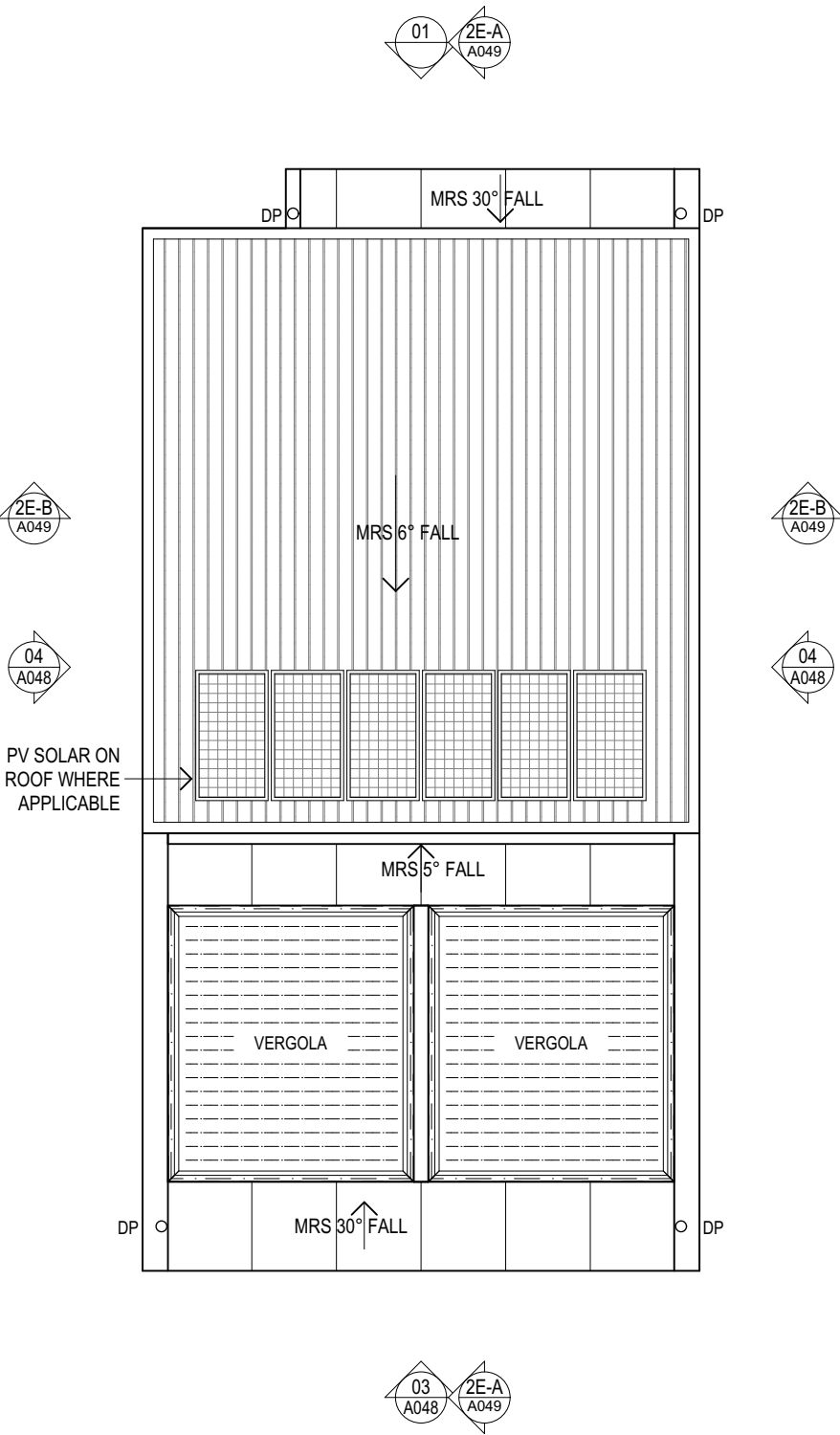
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL



1 ROOF
1:100

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	CLIENT:
GVC	DW	BJC	NEIL SLATER,
GVC	BJC	BJC	STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2E - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK
DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF
MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN
DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A047 K

NOT FOR CONSTRUCTION

EJE architecture

EJE ARCHITECTURE

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E	24/09/2024	ISSUE FOR DA
F	26/09/2024	ISSUE FOR DA
G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	6/08/2025	REQUEST FOR INFORMATION
K	22/09/2025	REQUEST FOR INFORMATION

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AH AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL SKYLIGHT
SMD SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.0

1

ELEVATION 01
1:100

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000

3

ELEVATION 03
1:100

EJE ARCHITECTURE

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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2E - ELEVATIONS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No.: 14076 DA PHASE: DA DRAWING No.: A048 REV: J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL - REFER TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
CONC	CONCRETE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SIL	SIDELIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

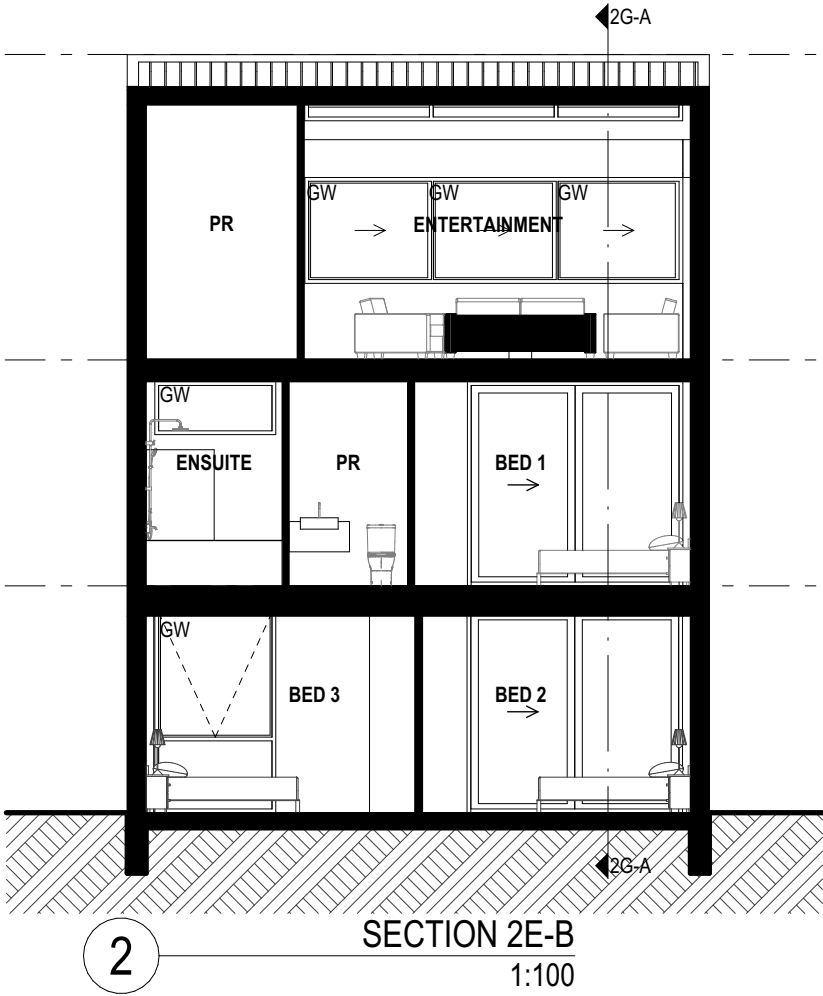
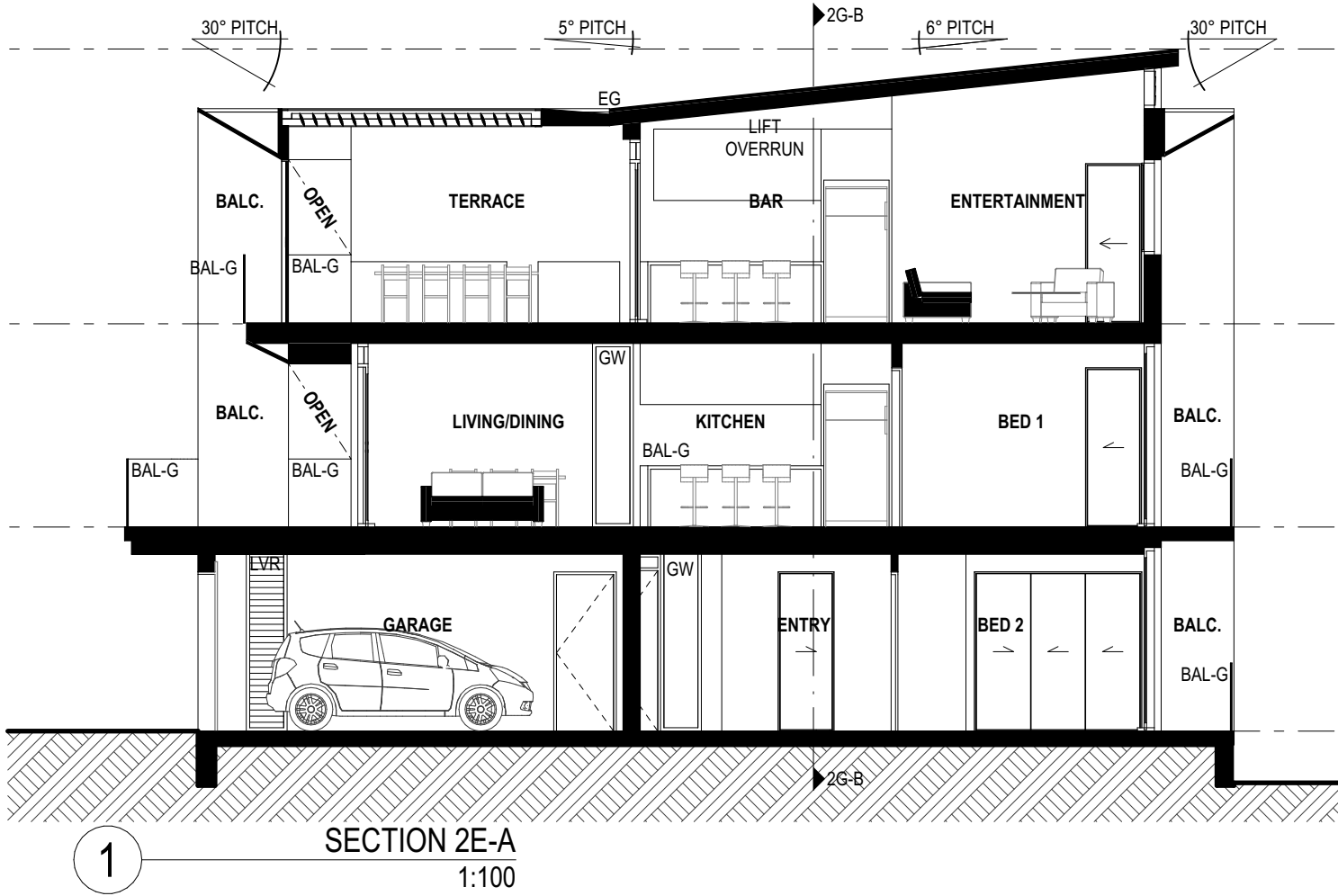
11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2E - SECTIONS

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DRAWN: DATE: 13/11/2025
GVC
13/11/2025
1:100

PROJECT No.: 14076 DA
PHASE: DA
DRAWING No.: A049
REV: J

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BALFOID DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FH FIXED GLASS
FI FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL - REFER TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MWS METAL WALL SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OG OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
EPW EXTERNAL PAVING
PAV PAVEMENT
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SUB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

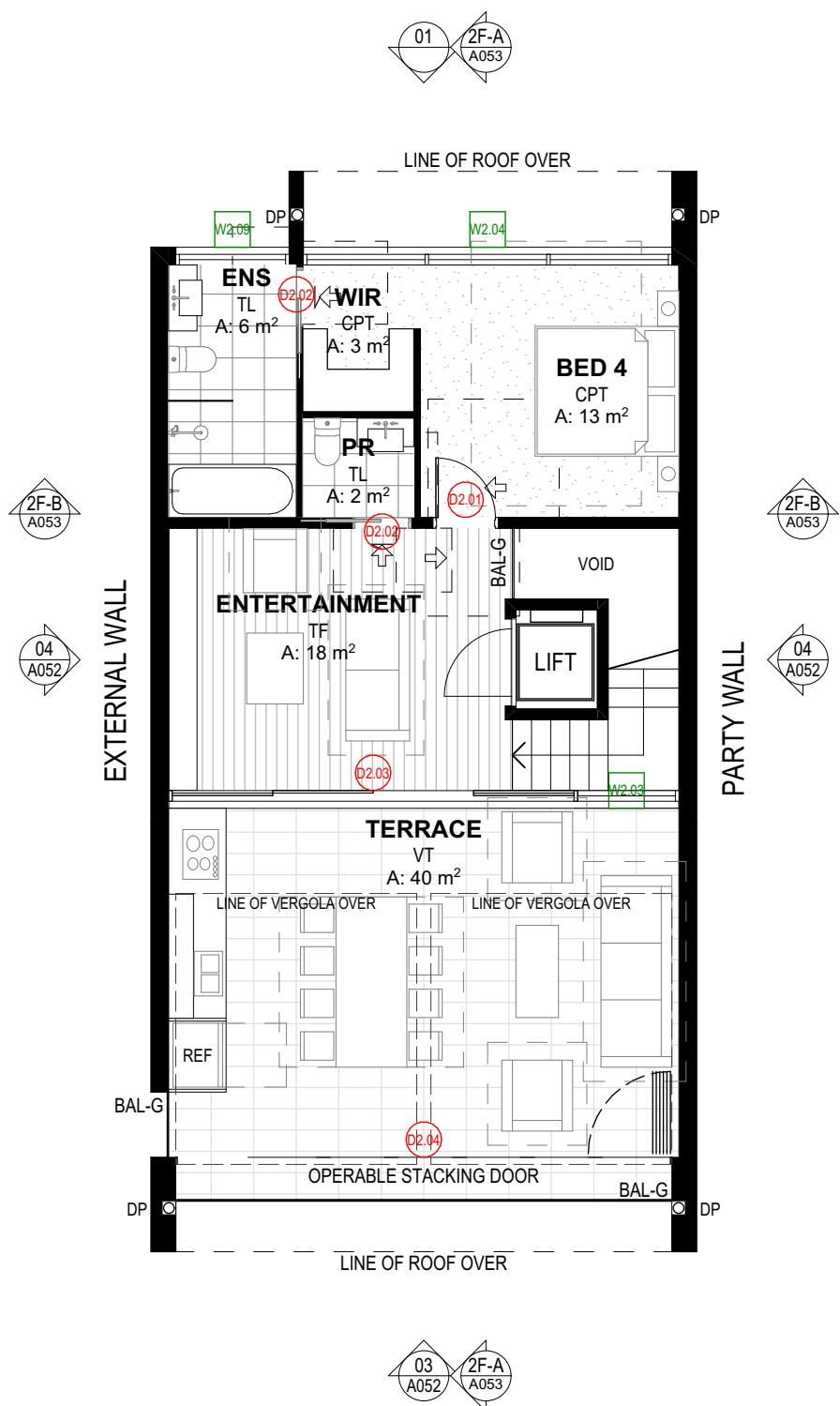
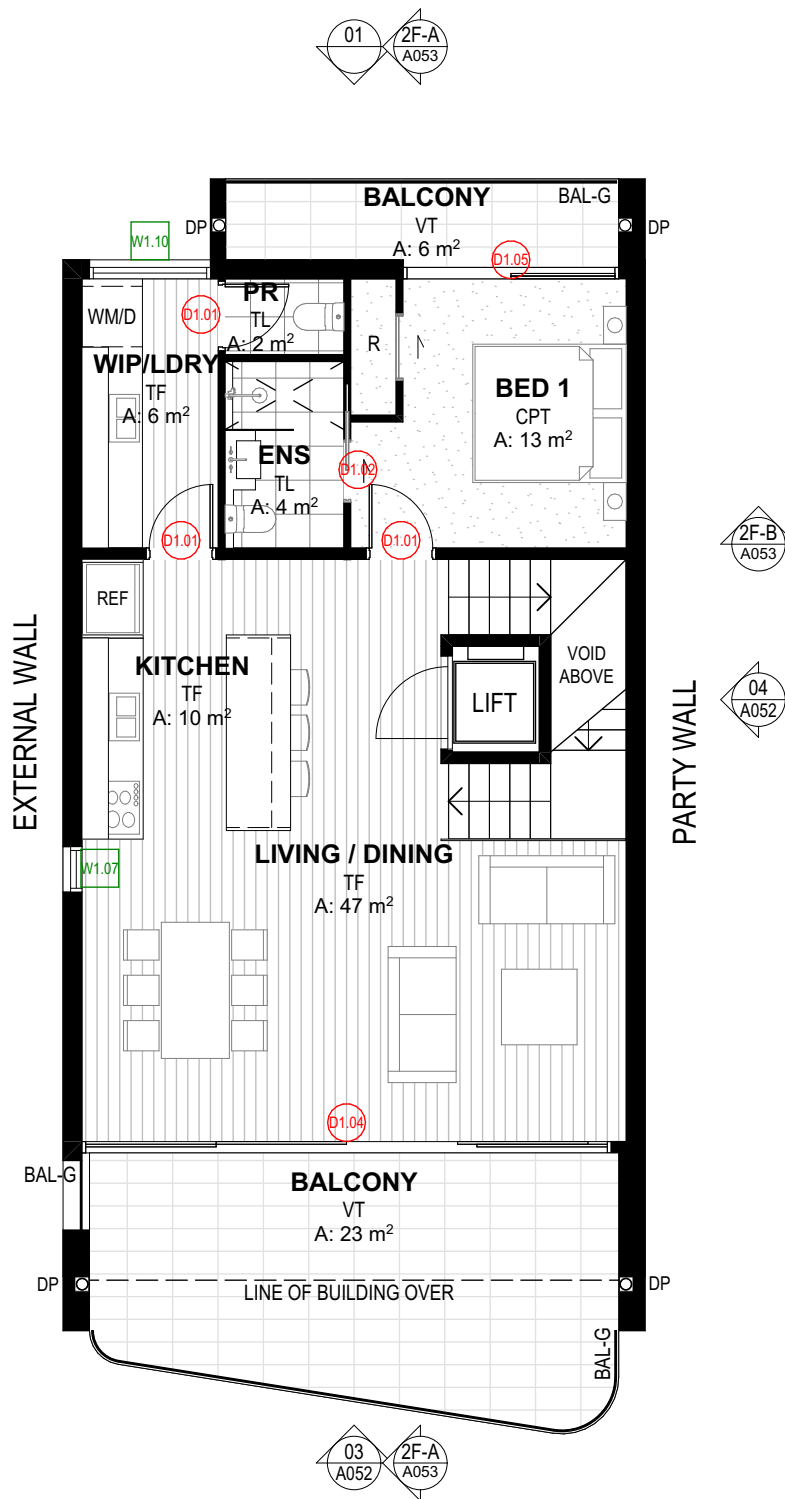
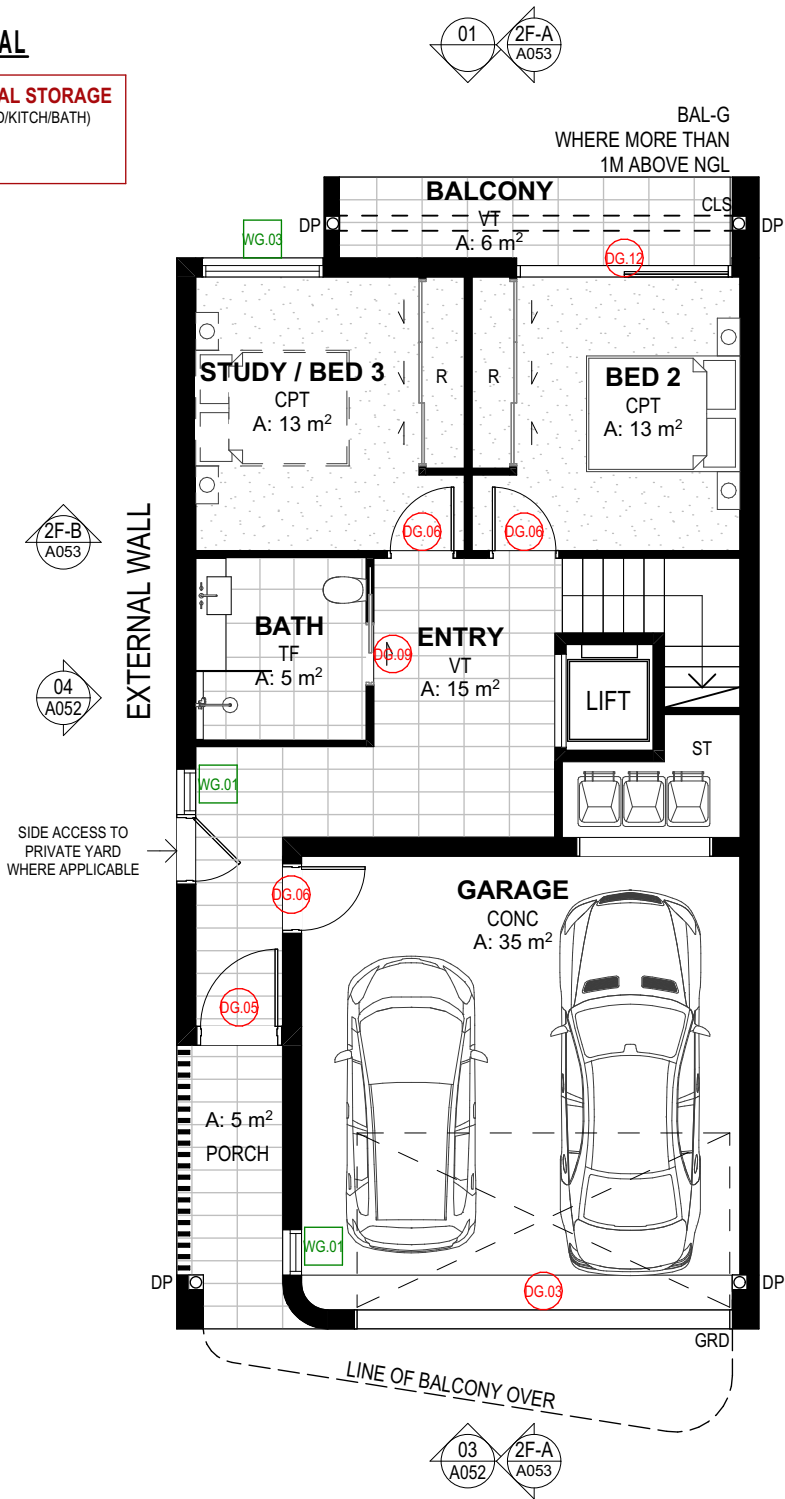
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.000 PROPOSED RL

2E/F (3 STOREY TOWN HOUSE)

TH-30
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

11.5 M³



1 GROUND LEVEL
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Benelux Office
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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J	6/08/2025	REQUEST FOR INFORMATION
K	22/09/2025	REQUEST FOR INFORMATION

2 FIRST FLOOR
1:100

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2F - FLOOR PLANS

3 SECOND FLOOR
1:100 NOT FOR CONSTRUCTION

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GVC
REV: 1:100

PROJECT No: 14076 DA A050
PHASE: DA
DRAWING No: A050
REV: K

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TYPICAL

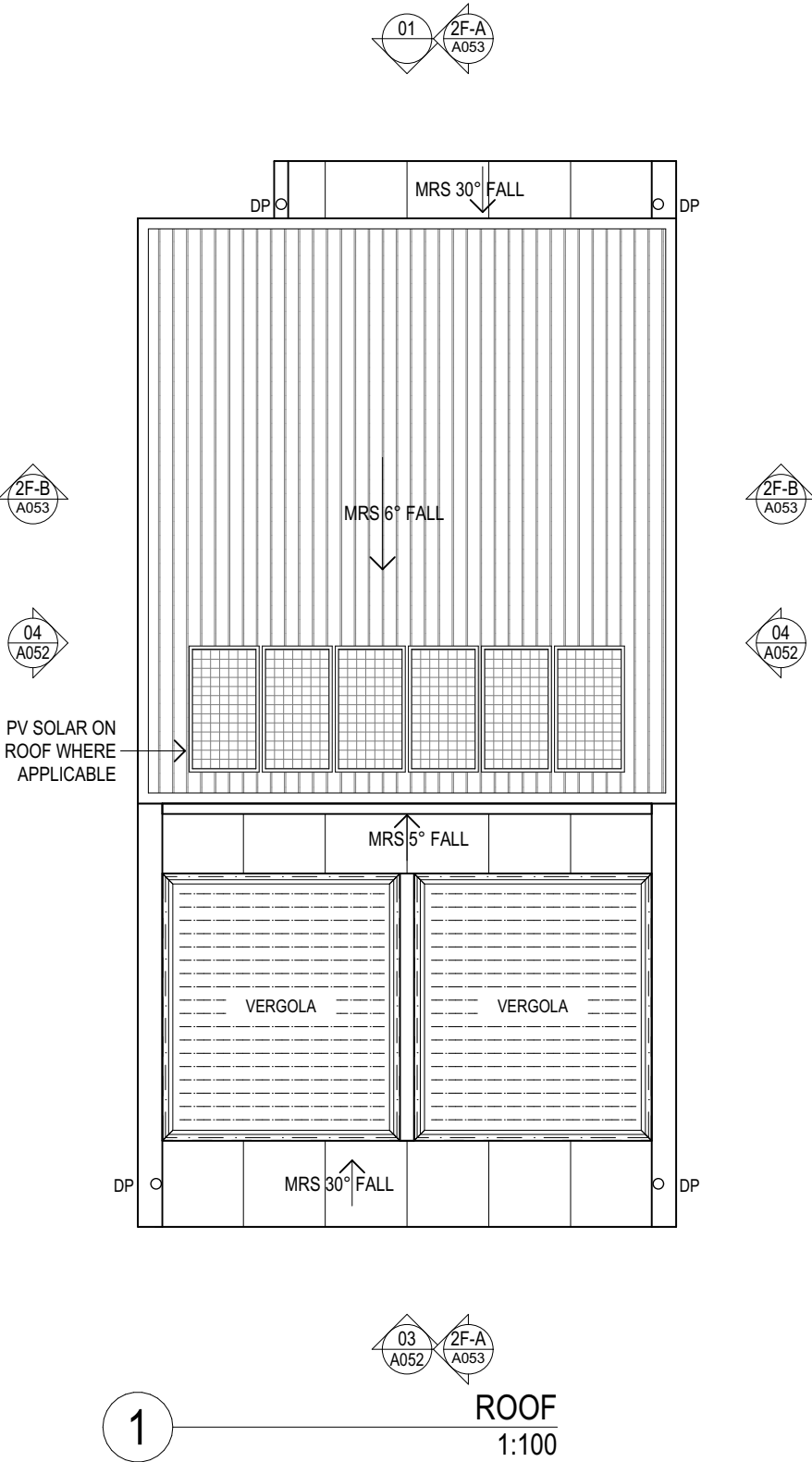
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1P	PROPOSED TOWNHOUSE (2 STOREY)
2P	PROPOSED TOWNHOUSE (3 STOREY)
3P	PROPOSED TOWNHOUSE (2 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
5P	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN. WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.

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0 10mm 50mm 100mm ON ORIGINAL A3

REV	DATE	COMMENTS
C	21/08/2024	ISSUE FOR INFORMATION
D	20/09/2024	ISSUE FOR DA
E	24/09/2024	ISSUE FOR DA
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G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	6/08/2025	REQUEST FOR INFORMATION
K	22/09/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	CLIENT:
GVC	DW	BJC	NEIL SLATER,
GVC	BJC	BJC	STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TYPE 2F - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A051 K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OG OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

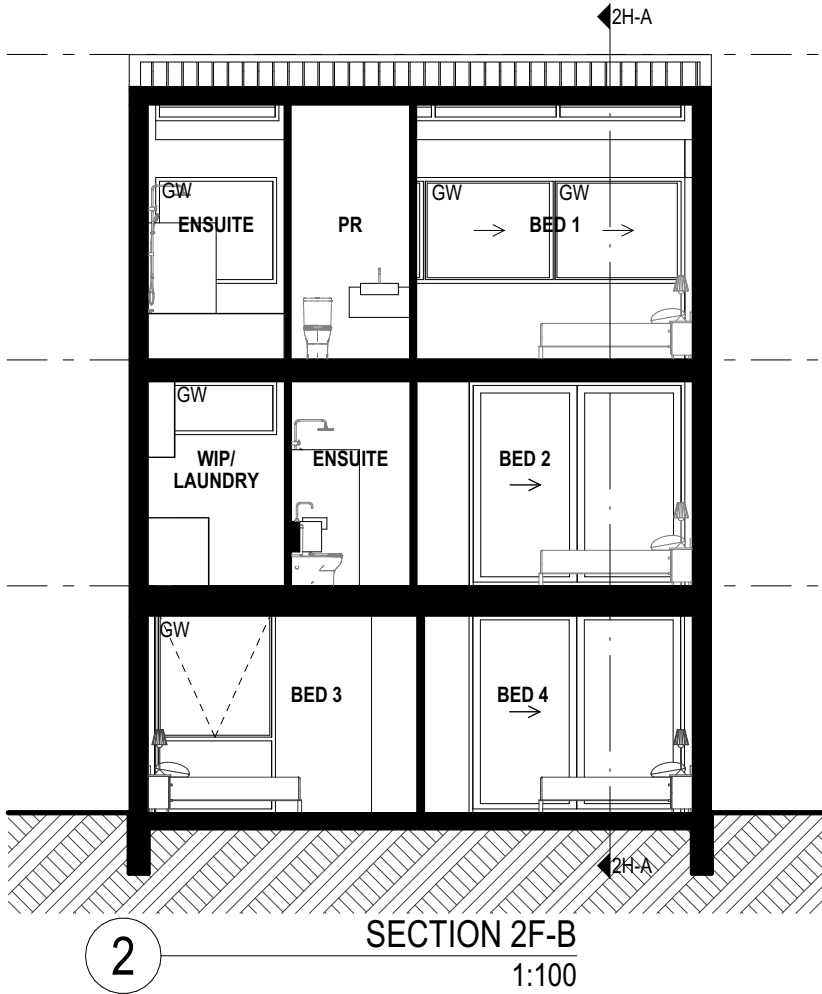
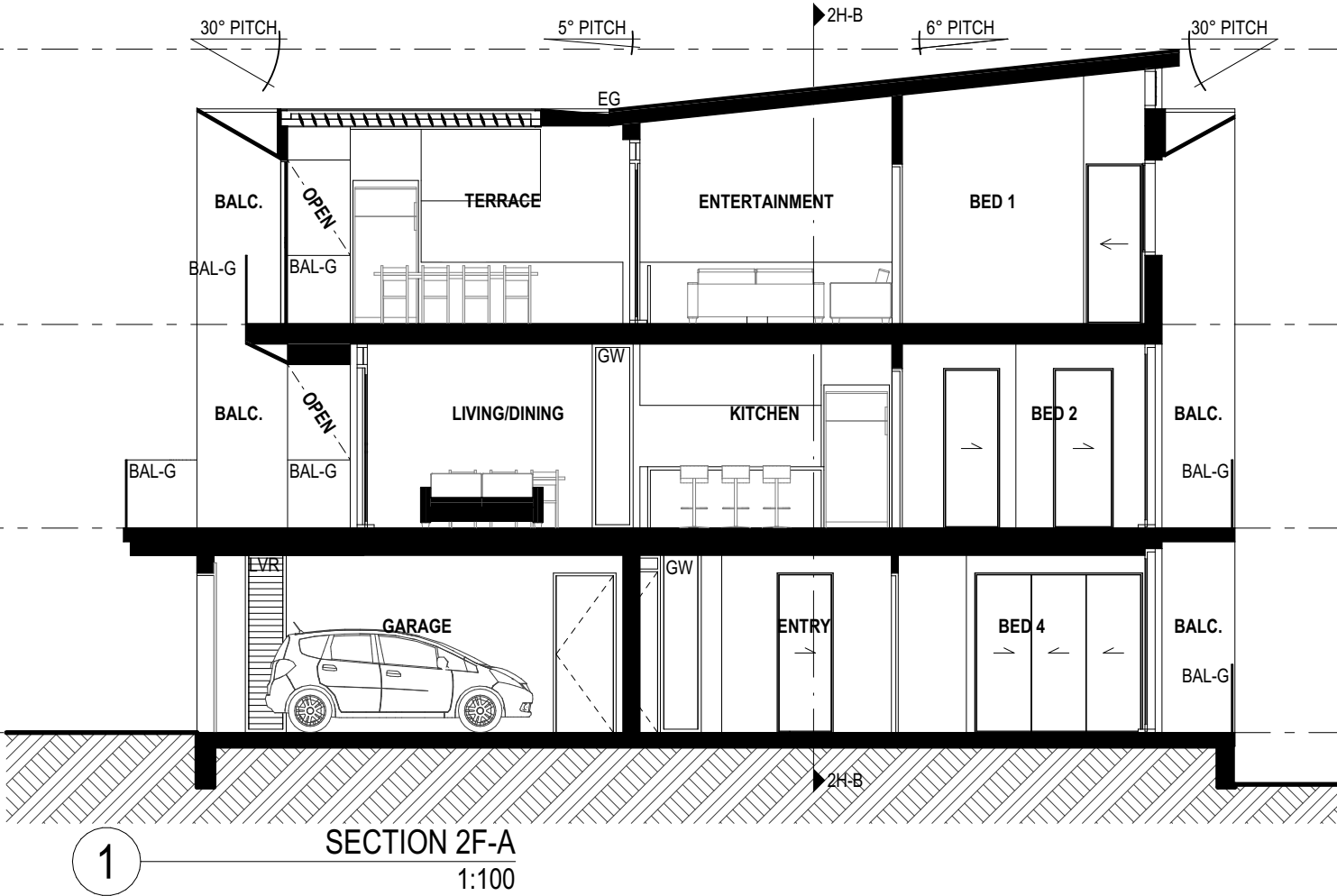
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

TOP OF PROPOSED ROOF
10.000

FIRST FLOOR
6.000

FIRST FLOOR
3.000

GROUND FLOOR
0.000



EJE ARCHITECTURE

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H	31/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 2F - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:100

PROJECT No.: 14076
PHASE: DA
DRAWING No.: A053
REV: J

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BLK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

3+4 (2 STOREY TOWN HOUSE)

(TH-05 + TH-06)
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

TYPE 3 - 11.4 M³
TYPE 4 - 9.5 M³

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



1 GROUND LEVEL
1:100

EJE ARCHITECTURE
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Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 3/4 - GROUND FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A054 REV: M

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
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FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FPP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
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HB HAND BASIN
HD HINGED DOOR
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HWS HOT WATER SYSTEM
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J JOINERY
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LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

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LVR LOUVRE
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PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
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PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

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VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

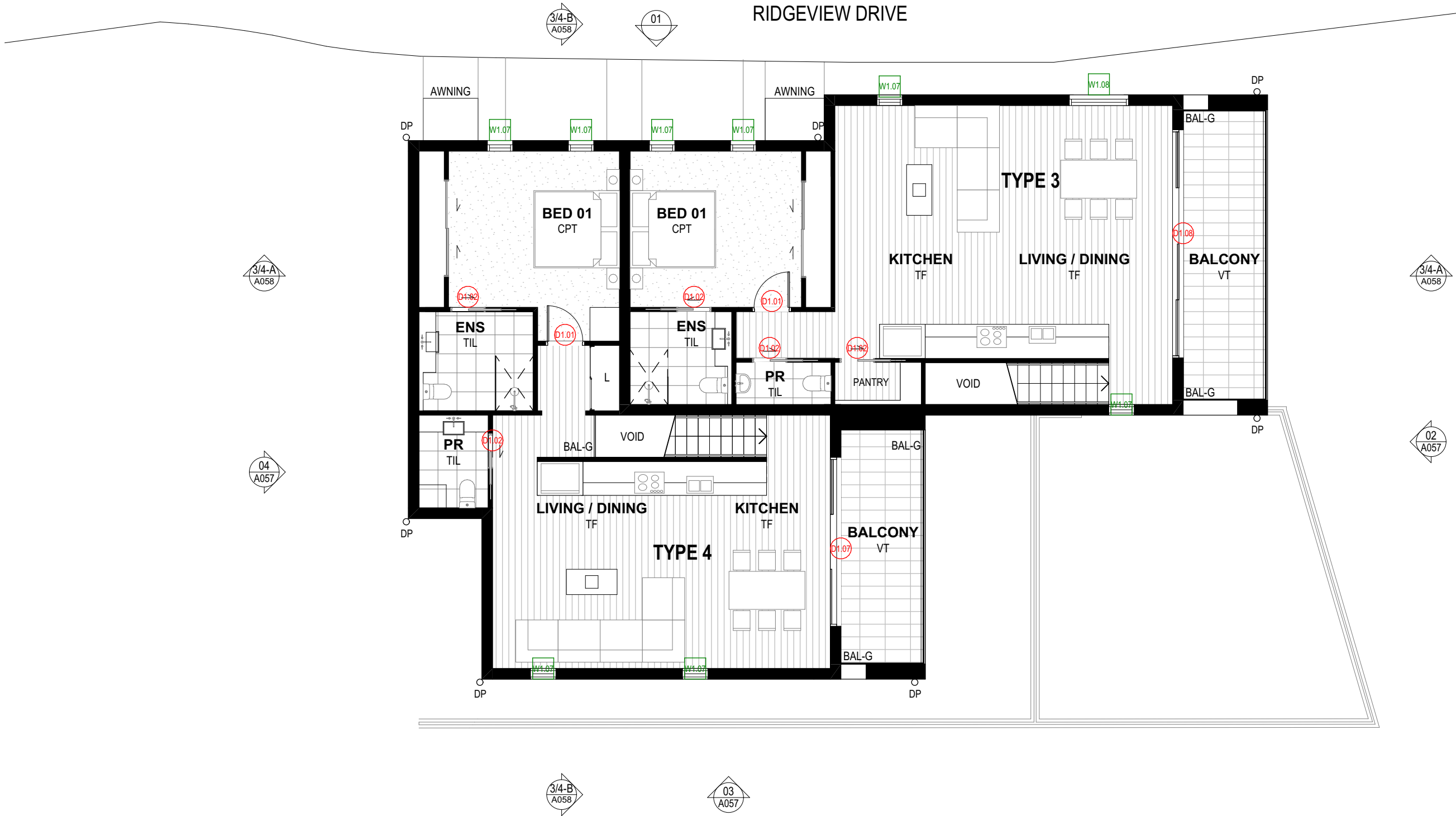
PROPOSED BUILDINGS

10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

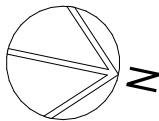


1 FIRST FLOOR
1:100

EJE ARCHITECTURE
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A 412 KING STREET, NEWCASTLE, NSW 2300
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0 10mm 50mm 100mm ON ORIGINAL A3

REV	DATE	COMMENTS
E	22/04/2024	ISSUE FOR DA
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 3/4 - LEVEL 1 FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 PHASE: DA DRAWING No: A055 REV: M

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

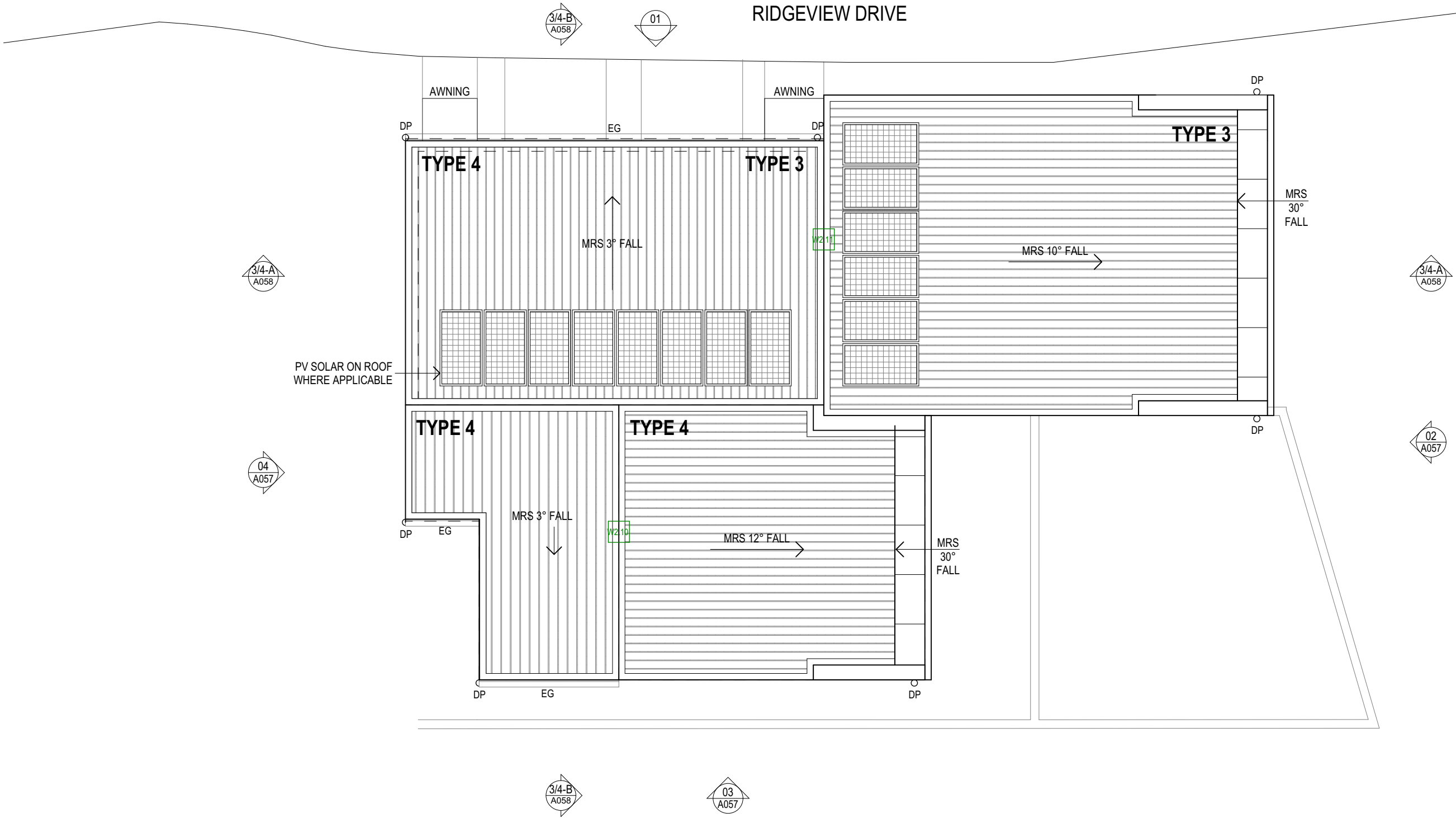
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1P	PROPOSED TOWNHOUSE (2 STOREY)
2P	PROPOSED TOWNHOUSE (3 STOREY)
3P	PROPOSED TOWNHOUSE (2 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
5P	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1

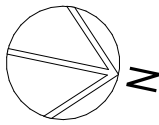
ROOF PLAN
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Shared Office
NSW Architects Registration No. 4438
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M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 3/4 - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A056 REV: M

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVER
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SUBLEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
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TD	TIMBER DECKING
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TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
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TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

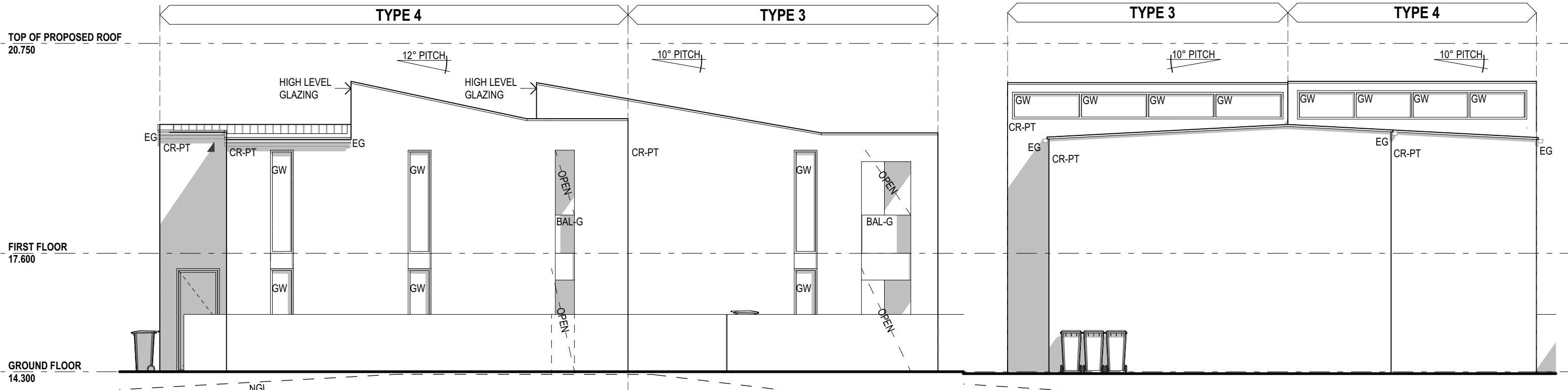
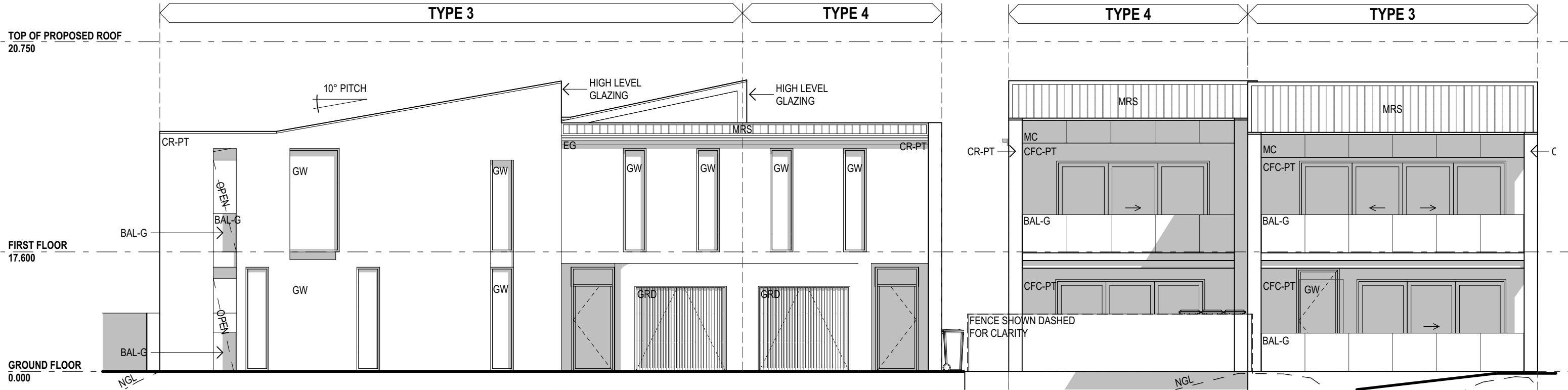
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (2 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
70	#No. DENOTES TYPE AS SCHEDULED

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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M	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 3/4 - ELEVATIONS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALE: @A3: 1:100

PROJECT No: 14076
PHASE: DA
DRAWING No: A057
REV: M

NOTE: RL'S VARY AMONG TOWN HOUSE TYPE

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FPP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

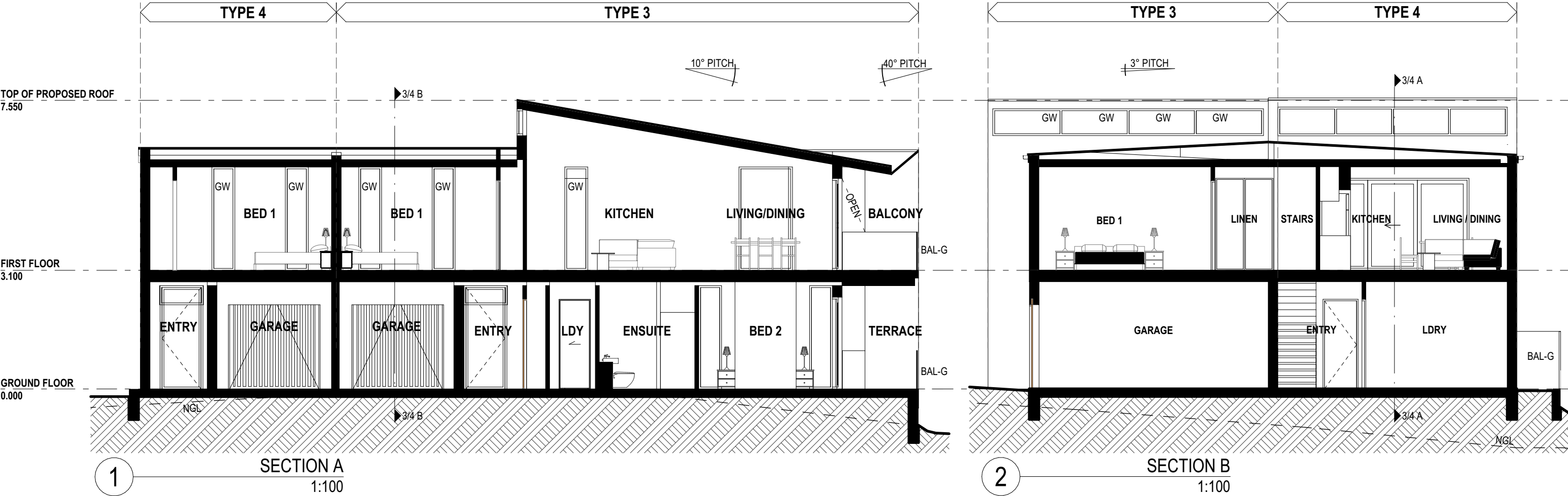
PROPOSED BUILDINGS

1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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DRN	CHKD	VRFD	PROJECT
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GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TYPE 3/4 - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:100

PROJECT No: 14076 DA PHASE: A058 DRAWING No: M REV: M

NOTE: RL'S VARY AMONG TOWN HOUSE TYPE

NOT FOR CONSTRUCTION

EJE architecture



1:500

0 10mm 50mm 100mm ON ORIGINAL A3



EVE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BALFOID DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG GARAGE BIN
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL - REFER TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINT
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SUB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.000 PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 1
1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	14/10/2025	DA REQUEST FOR INFORMATION
C	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 1 - GROUND
FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:200

PROJECT No: 14076 DA PHASE: DA DRAWING No: A061 REV: C

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

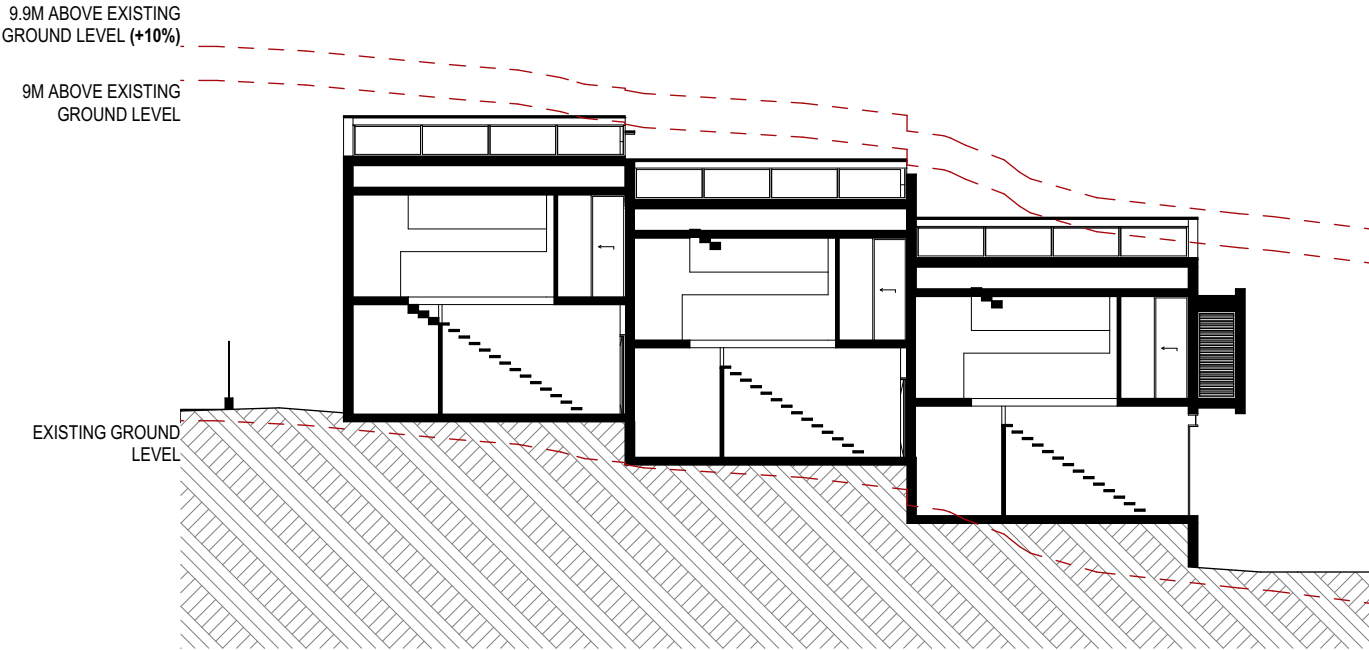
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
6#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 TH GROUP 1 - SECTION A
1:200



2 TH GROUP 1 - ELEVATION 01
1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
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B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G1 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:200

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A061.1 B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
GBN	GARAGE BIN
GH	GUTTER TRANSOM
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL - REFER TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

GLASS	
G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LETTERBOX	
LVB	LETTERBOX
LVR	LOUVER
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPaque GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

POST - TIMBER	
PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

STAINLESS STEEL	
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VINYL FLOORING	
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 2 1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	14/10/2025	DA REQUEST FOR INFORMATION
C	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 2 - GROUND FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:200

PROJECT No: 14076 DA PHASE: DA DRAWING No: A062 REV: C

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

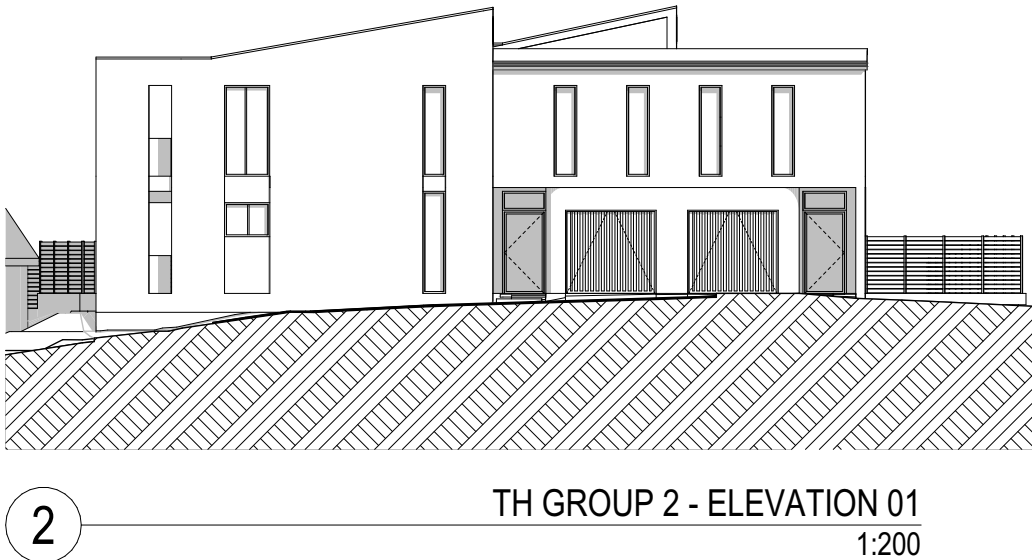
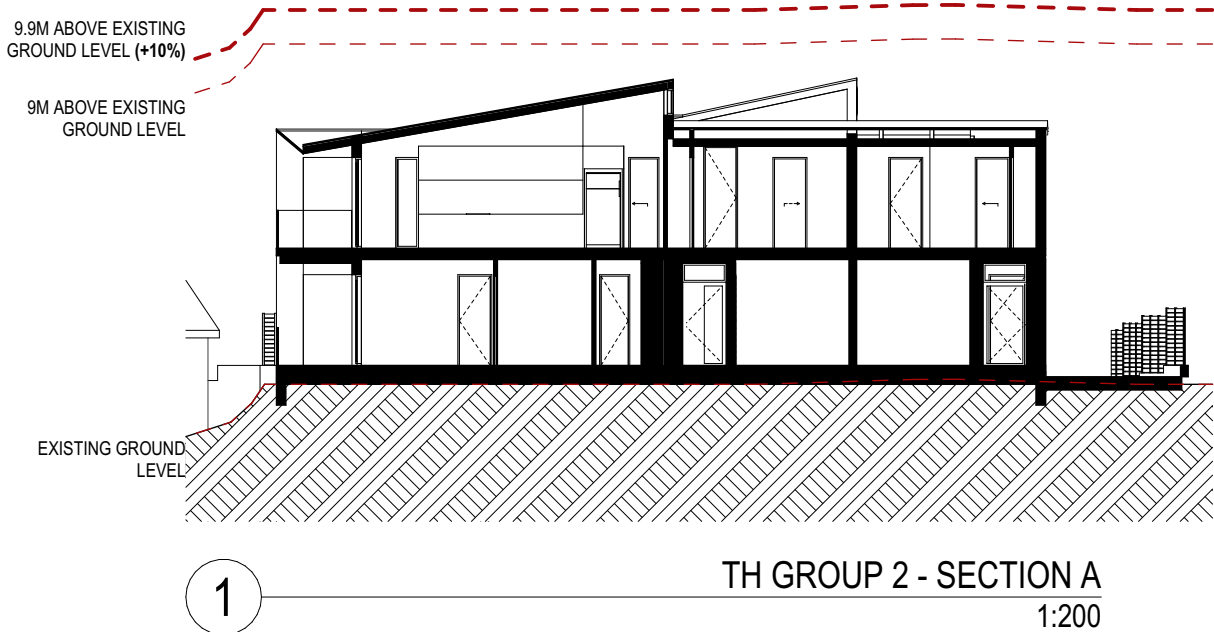
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G2 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:200

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A062.1 B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BALCONY DOOR
BG BOX GUTTER
BIN CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENG ENGINE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FLL FINISHED FLOOR LEVEL
FG GARAGE BIN
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MIS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.000 PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 3
1:200

EJE ARCHITECTURE

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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	14/10/2025	DA REQUEST FOR INFORMATION
C	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 3 - GROUND
FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: 13/11/2025
GVC 13/11/2025 1:200

PROJECT No: 14076 DA A063
PHASE: DA
DRAWING No: A063
REV: C

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.9M ABOVE EXISTING
GROUND LEVEL (+10%)

9M ABOVE EXISTING
GROUND LEVEL

EXISTING GROUND
LEVEL

1

TH GROUP 3 - SECTION A
1:200

2

TH GROUP 3 - ELEVATION 01
1:200

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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G3 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:200

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A063.1 B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS		AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AC	AHD	AUSTRALIAN STANDARD
AP	BAL	BALUSTRADE
AS	BF	BUFFED DOOR
BK	BG	BOX GUTTER
BN	BLK	CONCRETE BLOCKWORK
CFC	CFC	COMPRESSED FIBRE CEMENT
CLD	CLS	CLOTHESLINE
COL	COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CNC	CPT	CARPET
CR		CEMENT RENDER

DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

GLASS	
GD	GRADED GLASS
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GRAB RAIL
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
L	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LETTERBOX	
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

POST - TIMBER	
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SL	SKYLIGHT
SMB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

STAINLESS STEEL	
SS	STAINLESS STEEL STRIP DRAIN
SSD	STAINLESS STEEL SUB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SV	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
SWR	TUBS (LAUNDRY)
T	TIMBER BEAM
TB	TIMBER
TBR	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VINYL FLOORING	
VF	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VP	VINYL SHEETING
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 4
1:200

EJE ARCHITECTURE
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REV	DATE	COMMENTS
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DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 4 - GROUND
FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:200

PROJECT No: 14076 DA PHASE: A064 DRAWING No: C REV: C

NOT FOR CONSTRUCTION

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

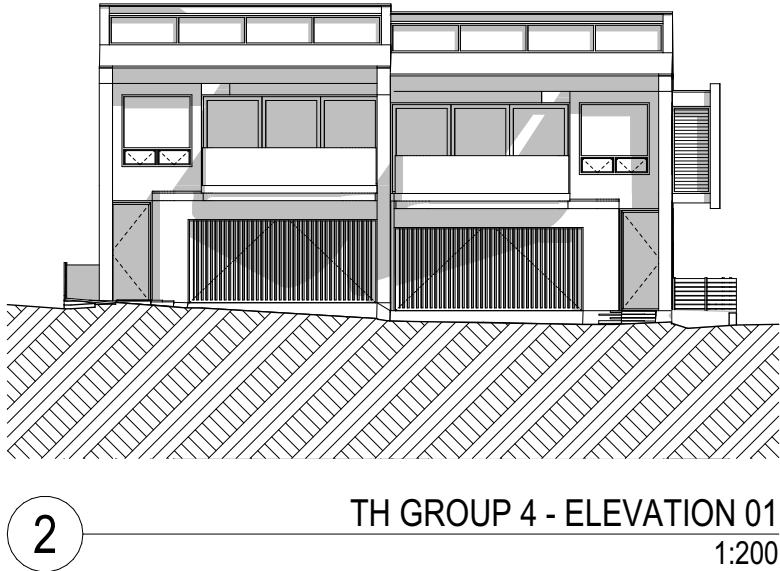
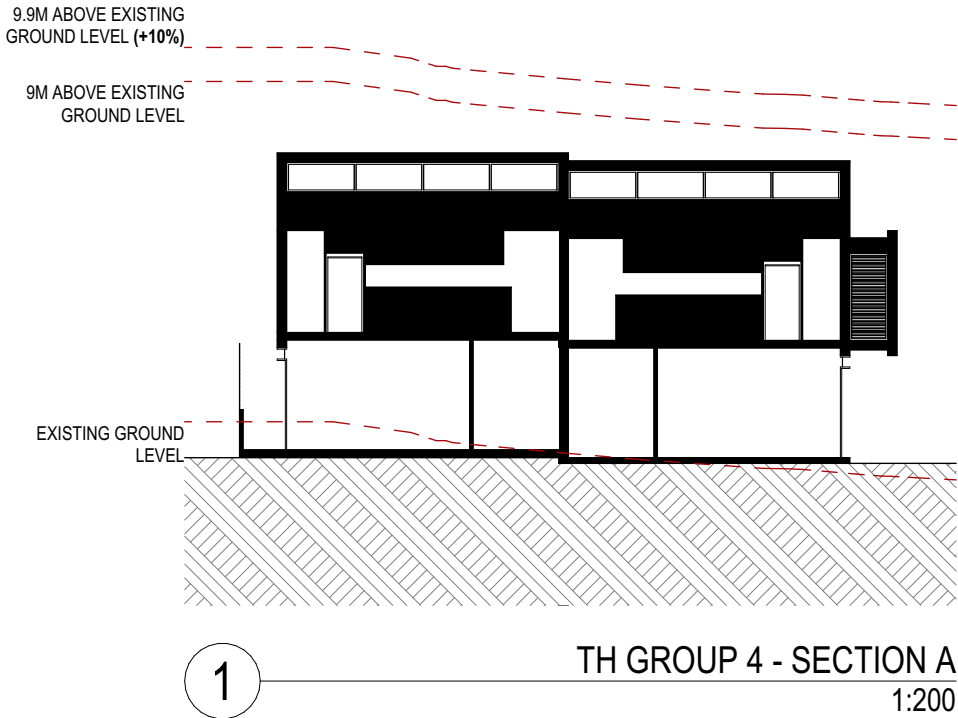
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



EJE ARCHITECTURE

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0 10mm 50mm 100mm ON ORIGINAL A3

REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G4 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:200**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A064.1 B

NOT FOR CONSTRUCTION

EJE architecture



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
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BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
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PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

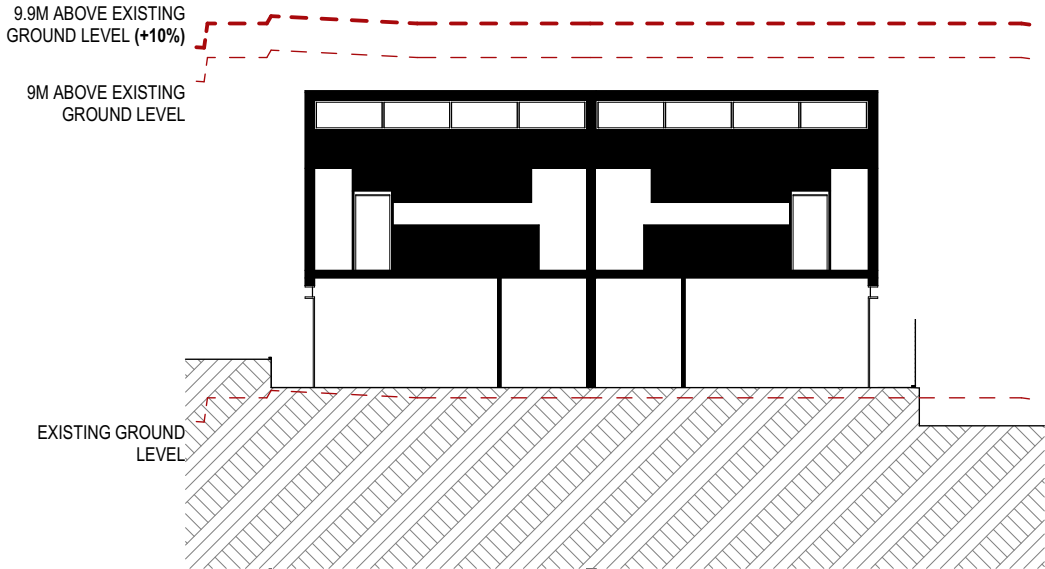
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
40	PROPOSED GARAGE BUILDING
#No	DENOTES TYPE AS SCHEDULED

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 TH GROUP 5 - SECTION A
1:200



2 TH GROUP 5 - ELEVATION 01
1:200

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
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0 10mm 50mm 100mm ON ORIGINAL A3

REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G5 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:200

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A065.1 B

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFORD DOOR
BG BOX GUTTER
BIN BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLOTHING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FF FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTM PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SLU SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 6
1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
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DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 6 - GROUND
FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:200

PROJECT No.: 14076 DA PHASE: A066 DRAWING No.: C REV: C

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND

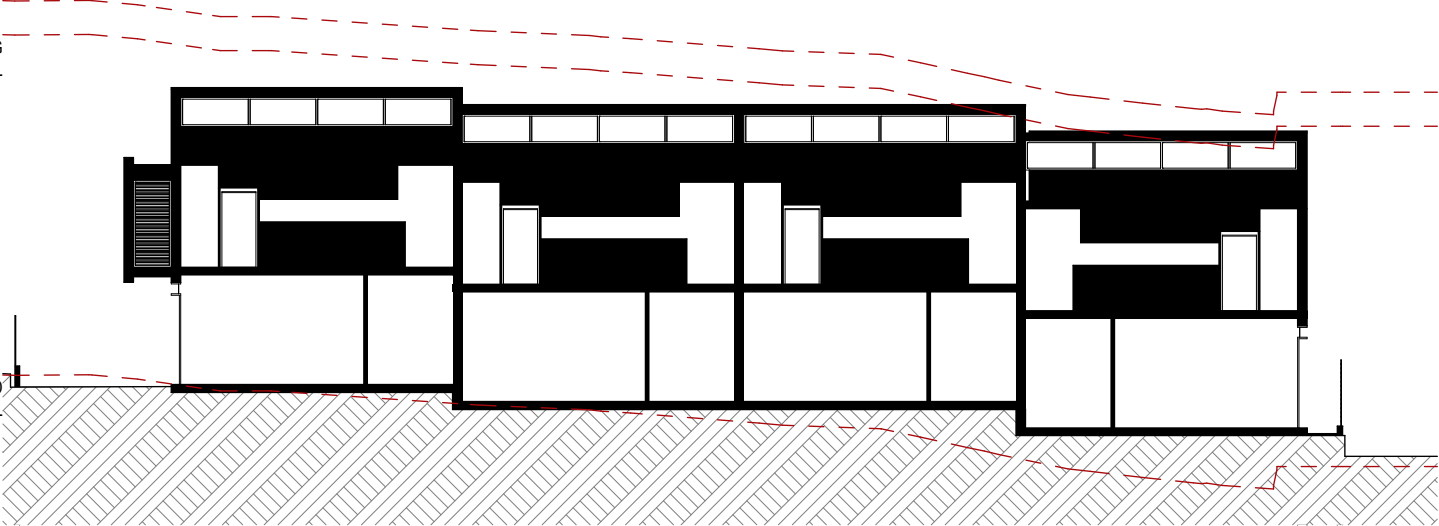
PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
5#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.9M ABOVE EXISTING
GROUND LEVEL (+10%)

9M ABOVE EXISTING
GROUND LEVEL

EXISTING GROUND
LEVEL



1 TH GROUP 6 - SECTION A
1:200



2 TH GROUP 6 - ELEVATION 01
1:200

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE G6 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:
GVC 13/11/2025 1:200

PROJECT No: PHASE: DRAWING No: REV:
14076 DA A066.1 B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS		AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION	DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM	DR	DOOR
AP	ACCESS PANEL	ENS	ENSLITE
AS	AUSTRALIAN STANDARD	FB	FACE BRICK
BAL	BALUSTRADE	FC	FIBRE CEMENT SHEETING
BF	BUFFED DOOR	FE	FIRE EXTINGUISHER
BG	BOX GUTTER	FFL	FINISHED FLOOR LEVEL
BLK	CONCRETE BLOCKWORK	FG	FIXED GLASS
BN	GARAGE BIN	FIH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
BRK	BRICKWORK	FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
CFC	COMPRESSED FIBRE CEMENT	FIP	FIRE INDICATOR PANEL - REFER TO CONSULTANTS REQUIREMENTS
CLO	CLADDING	FL	FLASHING
CLS	CLOTHESLINE	FLM	VINYL FILM
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	FR	FIRE RESISTANCE
CONC	CONCRETE	FPP	FIREPLACE
CPT	CARPET	FT	FLOOR TILES
CR	CEMENT RENDER	FW	FLOOR WASTE

DOOR	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
ENSLITE	DOOR
FACE BRICK	ENSLITE
FIBRE CEMENT SHEETING	FACE BRICK
FIRE EXTINGUISHER	FIBRE CEMENT SHEETING
FINISHED FLOOR LEVEL	FIRE EXTINGUISHER
FIXED GLASS	FINISHED FLOOR LEVEL
FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION	FIXED GLASS
FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FIRE INDICATOR PANEL - REFER TO CONSULTANTS REQUIREMENTS	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
VINYL FILM	FIRE INDICATOR PANEL - REFER TO CONSULTANTS REQUIREMENTS
FIRE RESISTANCE	VINYL FILM
FIREPLACE	FIRE RESISTANCE
FLOOR TILES	FIREPLACE
FLOOR WASTE	FLOOR TILES

GLASS	GLASS
GRADED DRAIN	GRADED DRAIN
GLASS LOUVRES	GRADED DRAIN
GRAB RAIL	GLASS LOUVRES
GARAGE DOOR	GRAB RAIL
GRAVEL	GARAGE DOOR
GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION	GRAVEL
GUTTER TRANSOM	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GLASS WINDOW	GUTTER TRANSOM
HAND BASIN	GLASS WINDOW
HINGED DOOR	HAND BASIN
HOSE TAP	HINGED DOOR
HOT WATER SYSTEM	HOSE TAP
HYDRAULIC JOINERY	HOT WATER SYSTEM
LAUNDRY	HYDRAULIC JOINERY
LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION	LAUNDRY

LETTERBOX	LETTERBOX
LOUVER	LETTERBOX
METAL CLADDING	LOUVER
MIRROR	METAL CLADDING
METAL ROOF SHEETING	MIRROR
METAL WALL SHEETING	METAL ROOF SHEETING
NATURAL GROUND LEVEL	METAL WALL SHEETING
OPaque GLASS	NATURAL GROUND LEVEL
OPERABLE WALL	OPaque GLASS
EXTERNAL PAINTING	OPERABLE WALL
PLASTERBOARD	EXTERNAL PAINTING
POLYCARBONATE SHEETING	PLASTERBOARD
POWDERCOAT	POLYCARBONATE SHEETING
PIVOT DOOR	POWDERCOAT
PINBOARD	PIVOT DOOR
PLASTIC LAMINATE	PINBOARD

POST - TIMBER	POST - TIMBER
PAINT FINISH	POST - TIMBER
PARTITION	PAINT FINISH
REINFORCED CONCRETE	PARTITION
RECONSTITUTED STONE	REINFORCED CONCRETE
REDUCED LEVEL	RECONSTITUTED STONE
ROLLER SHUTTER	REDUCED LEVEL
RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION	ROLLER SHUTTER
RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RAINWATER TANK	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
SINK	RAINWATER TANK
STONE CLADDING	SINK
SLIDING DOOR	STONE CLADDING
SHELF	SLIDING DOOR
SKYLIGHT	SHELF
SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION	SKYLIGHT
RAIN WATER SUMP	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION

STAINLESS STEEL	STAINLESS STEEL
STAINLESS STEEL STRIP DRAIN	STAINLESS STEEL
STRUCTURAL SUBLEVEL	STAINLESS STEEL STRIP DRAIN
STACK VENT - REFER TO HYDRAULIC DOCUMENTATION	STRUCTURAL SUBLEVEL
SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
TUBS (LAUNDRY)	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
TIMBER BEAM	TUBS (LAUNDRY)
TIMBER	TIMBER BEAM
TIMBER CLADDING	TIMBER
TIMBER DECKING	TIMBER CLADDING
TIMBER FLOORING	TIMBER DECKING
TILE	TIMBER FLOORING
TAPWARE	TILE
TIMBER SOFFIT	TAPWARE
TIMBER SCREEN	TIMBER SOFFIT
TIMBER VENEER	TIMBER SCREEN
TYPICAL	TIMBER VENEER

VINYL FLOORING	VINYL FLOORING
VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION	VINYL FLOORING
VINYL SHEETING	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
WEATHERBOARDS	VINYL SHEETING
WATER CLOSET	WEATHERBOARDS
WALK IN ROBE	WATER CLOSET

LEGEND

PROPOSED BUILDINGS	PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)	PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)	PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)	PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)	PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING	PROPOSED GARAGE BUILDING
# NO DENOTES TYPE AS SCHEDULED	# NO DENOTES TYPE AS SCHEDULED

DOOR MARKER	DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05	eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER	WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05	eg. WINDOW / LEVEL 1 / WINDOW N° 05



1 SITE GROUND FLOOR PLAN - TH GROUP 7 1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Shared Office
NSW Architects Registration No. 4438
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DRN	CHKD	VRFD
GVC	DW	BJC
GVC	BJC	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 7 - GROUND FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: 14076 PHASE: DA DRAWING No: A067 REV: C

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

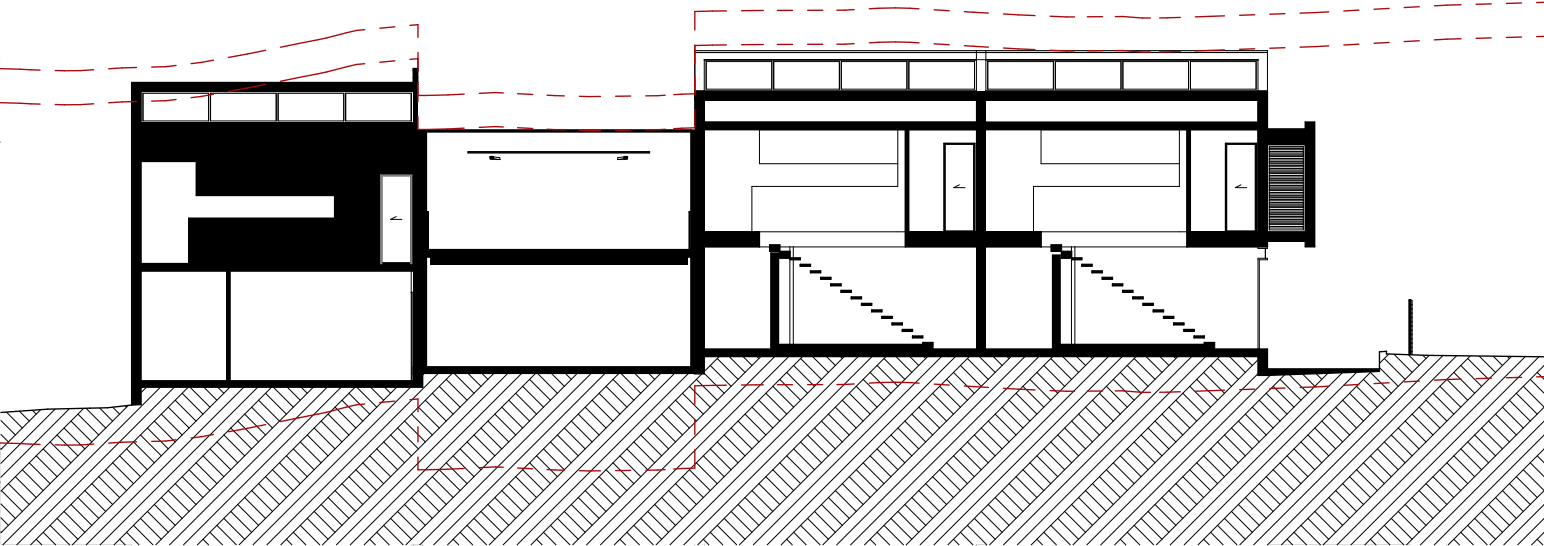
PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

9.9M ABOVE EXISTING
GROUND LEVEL (+10%)

9M ABOVE EXISTING
GROUND LEVEL

EXISTING GROUND
LEVEL



1 TH GROUP 7 - SECTION A
1:200



2 TH GROUP 7 - ELEVATION 01
1:200

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD
GVC	DW	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE G7 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: 14076 DA PHASE: A067.1 DRAWING No: REV: B

NOT FOR CONSTRUCTION

EJE architecture

0 10mm 50mm 100mm ON ORIGINAL A3

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FI	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1B	PROPOSED TOWNHOUSE (2 STOREY)
2B	PROPOSED TOWNHOUSE (3 STOREY)
3B	PROPOSED TOWNHOUSE (2 STOREY)
4B	PROPOSED TOWNHOUSE (2 STOREY)
5B	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6B	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 SITE GROUND FLOOR PLAN - TH GROUP 8
1:200

EJE ARCHITECTURE
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DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE GROUP 8 - GROUND
FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: 13/11/2025
GVC
13/11/2025
1:200

PROJECT No: 14076 DA A068
PHASE: DA
DRAWING No: A068
REV: C

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND	
PROPOSED BUILDINGS	
PROPOSED TOWNHOUSE (2 STOREY)	
PROPOSED TOWNHOUSE (3 STOREY)	
PROPOSED TOWNHOUSE (2 STOREY)	
PROPOSED TOWNHOUSE (2 STOREY)	
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)	
PROPOSED GARAGE BUILDING	
#No DENOTES TYPE AS SCHEDULED	

DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05	
WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05	
EXISTING RL	0.00
PROPOSED RL	0.00

9.9M ABOVE EXISTING
GROUND LEVEL (+10%)

9M ABOVE EXISTING
GROUND LEVEL

EXISTING GROUND
LEVEL

1 TH GROUP 8 - SECTION A
1:200

2 TH GROUP 8 - ELEVATION 01
1:200

EJE ARCHITECTURE

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GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: TOWNHOUSE G8 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: PHASE: DRAWING No: REV:

14076 DA A068.1 B

NOT FOR CONSTRUCTION

EJE architecture

AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALLUSTRADE
BF	BI-FOLD DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CARBONIC BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPipe - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENCASE
FB	FIRE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FR	FIRE REEL - REFER TO HYDRAULIC DOCUMENTATION
FP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENT
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FRP	FIRE RESISTANCE
FT	FLOOR TILES
FW	FLOOR WASTF

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LEI	LIGHT, POI F. - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
MI	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PB	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
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RL	REDUCED LEVEL
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RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMCB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENT
SW	SANITARY WATER SUPPLY

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
S/S	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
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TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYRICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WIR	WALK IN ROBE
#	NO. DENOTES TYPE AS SCHEDULED


PROPOSED BUILDINGS


1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING

#No DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00
 EXISTING RL

 **0.00** PROPOSED RL



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GVC	DW	BJC
GVC	BJC	BJC
GVC	BJC	BJC

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

DRAWING : TOWNHOUSE GROUP 9 - GROUND FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : **GVC** DATE : **13/11/2025**

PROJECT No : PHASE : DRAWING No :
14076 DA A069

SCALES @A3

1:200

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNSPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRATED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

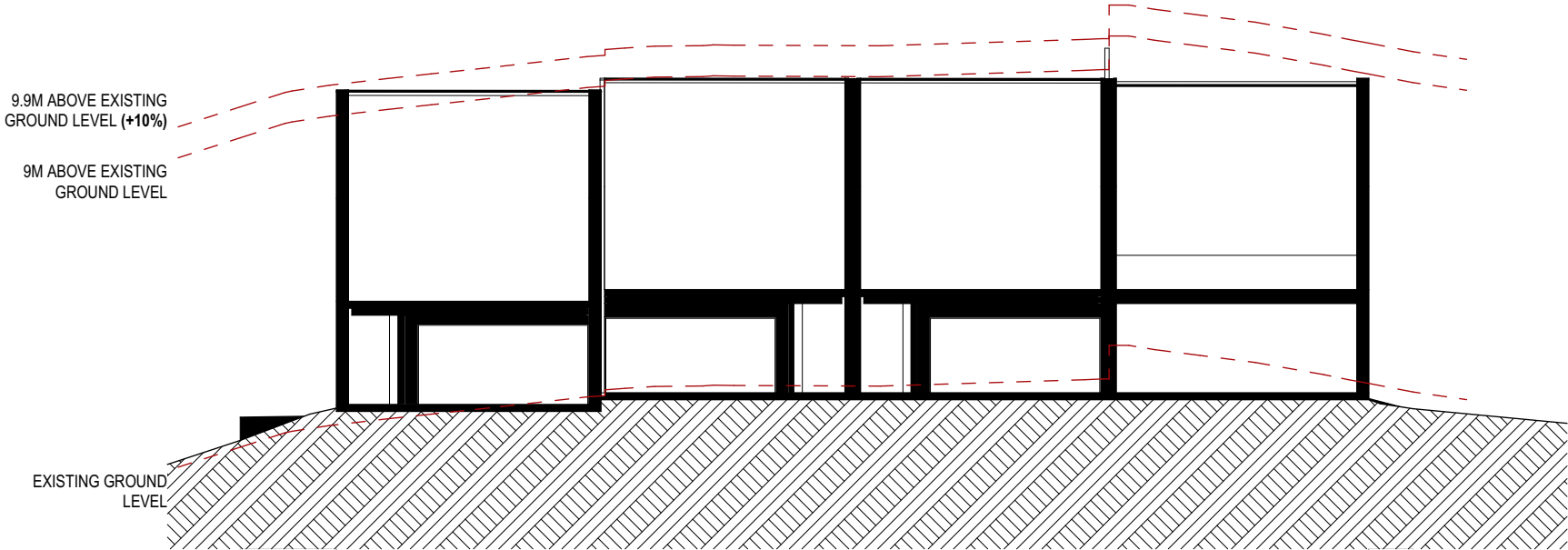
PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

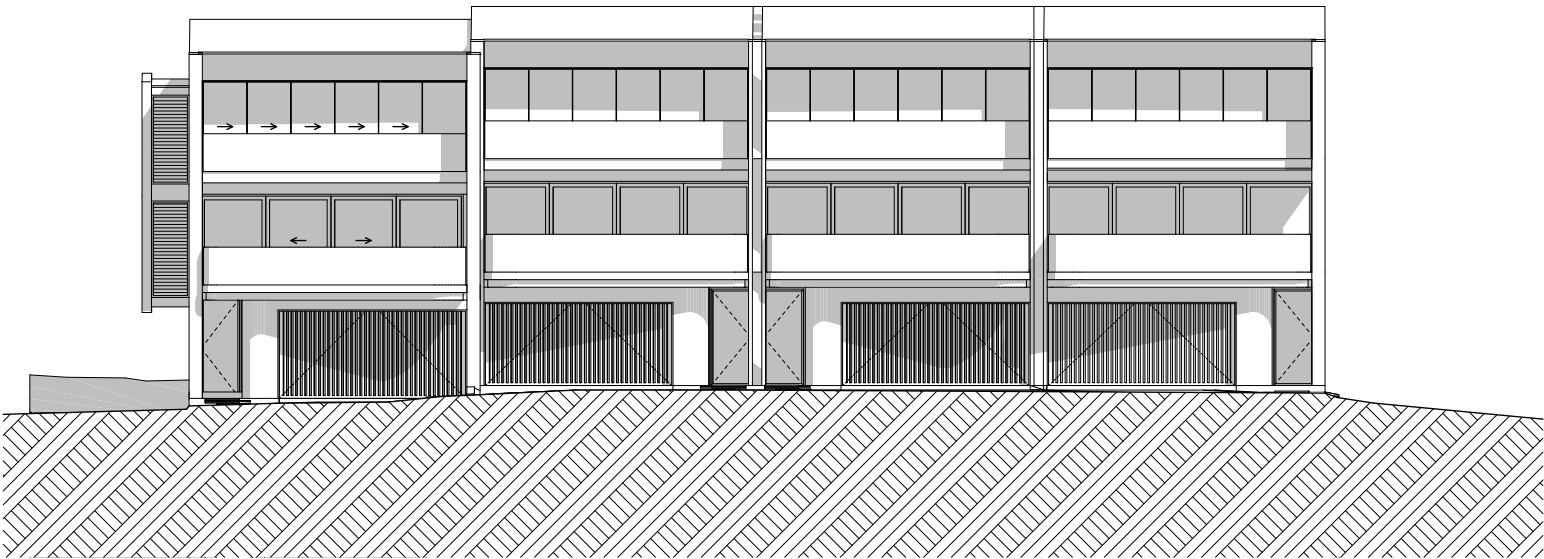
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED

LEGEND	
1P	PROPOSED BUILDINGS
2P	PROPOSED TOWNHOUSE (2 STOREY)
2P	PROPOSED TOWNHOUSE (3 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
4P	PROPOSED TOWNHOUSE (2 STOREY)
CB	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
GB	PROPOSED GARAGE BUILDING
#No	DENOTES TYPE AS SCHEDULED

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 TH GROUP 9 - SECTION A
1:200



2 TH GROUP 9 - ELEVATION 01
1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : TOWNHOUSE G9 - ELEVATION +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:200

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A069.1 B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
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BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
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CLO	CLADDING
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CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
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HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
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PCT	POWDERCOAT
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PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
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RC	REINFORCED CONCRETE
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RL	REDUCED LEVEL
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RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

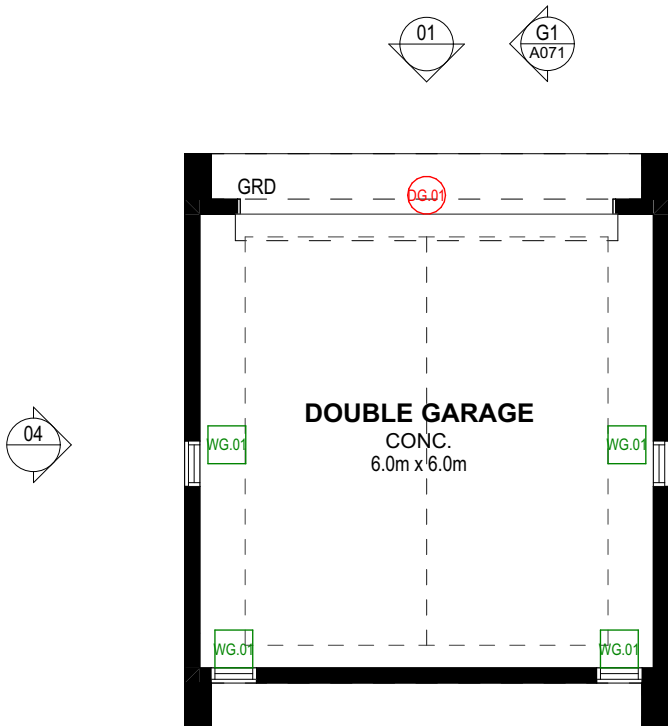
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
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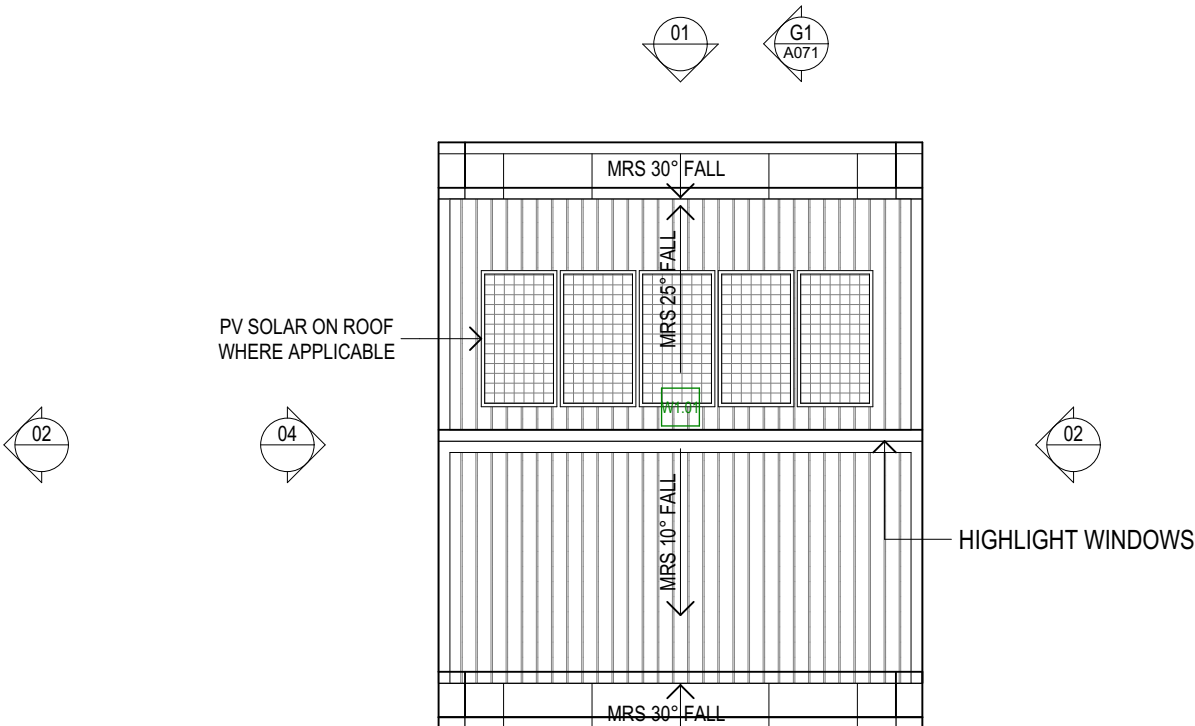
No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL



1 TYPE G1 - PLAN 1:100



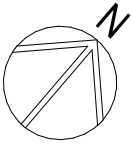
2 TYPE G1 - ROOF 1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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L	3/10/2024	ISSUE FOR DA
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER, STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING : GARAGE TYPE G1- FLOOR & ROOF PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:100

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A070 M

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
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GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
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NGL	NATURAL GROUND LEVEL
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PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
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RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SLU	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

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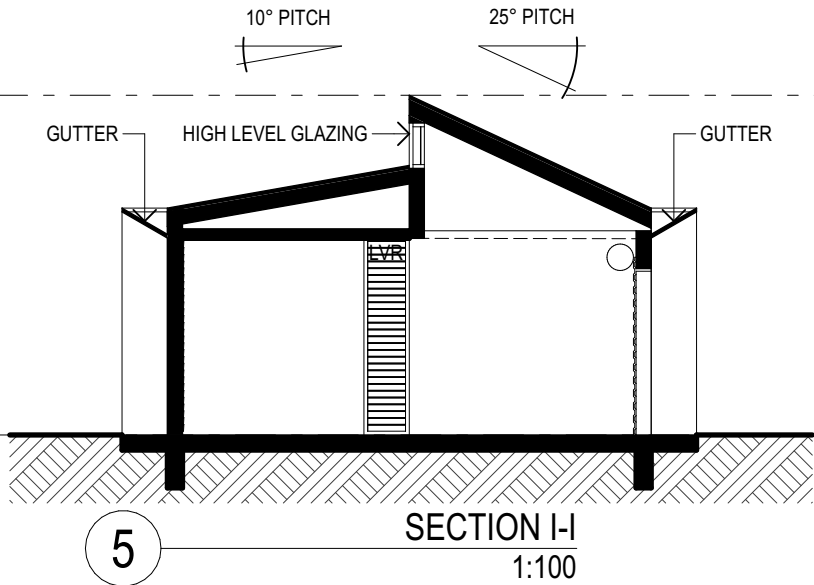
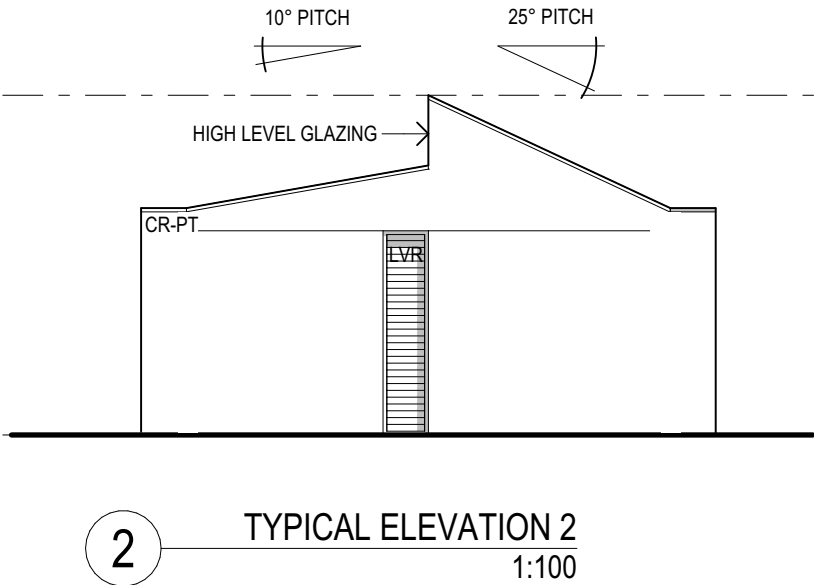
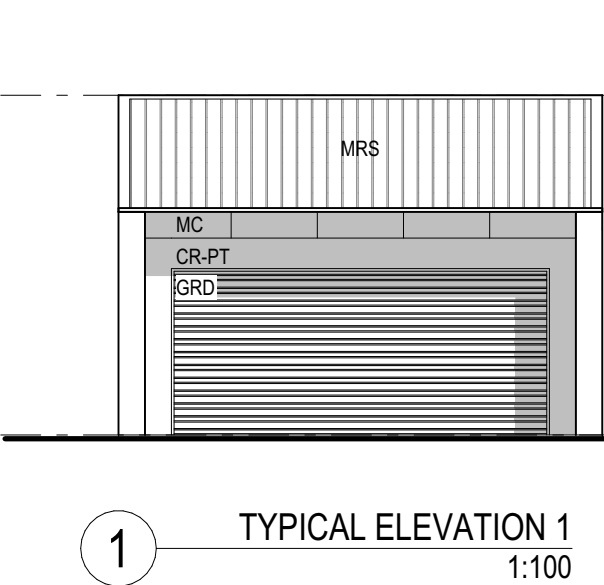
No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
25	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
70	#No. DENOTES TYPE AS SCHEDULED

10.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
10.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

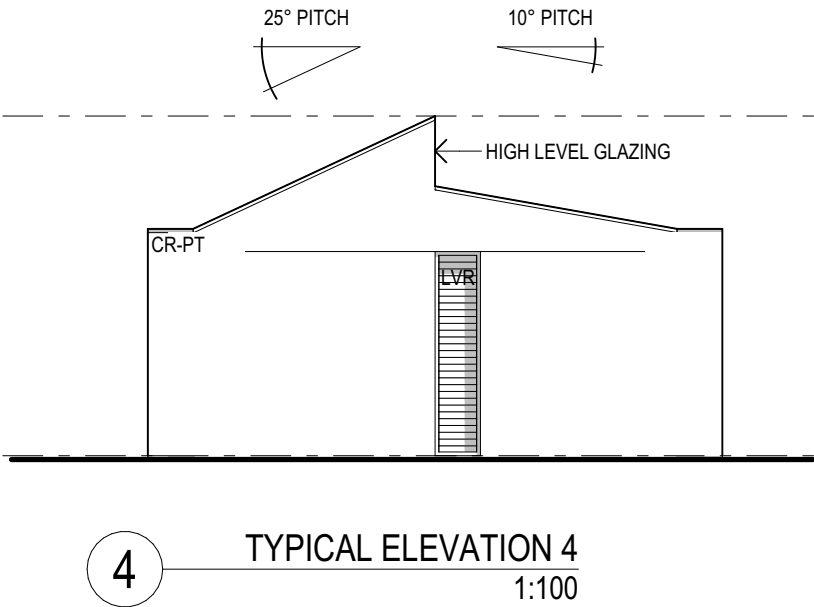
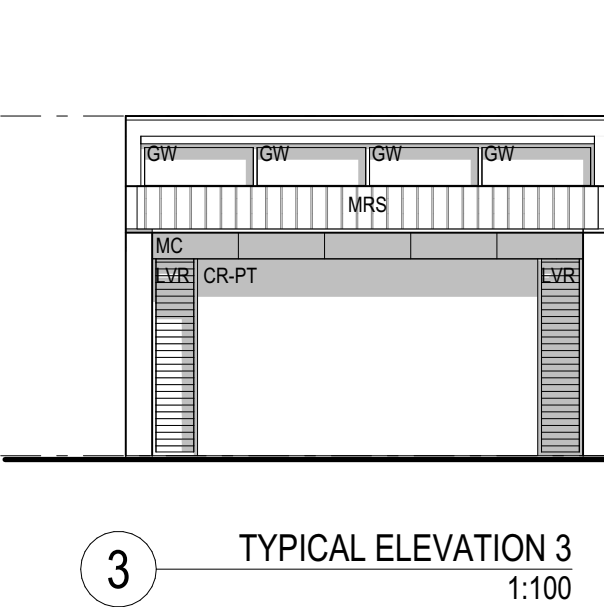
TOP OF PROPOSED ROOF
4.500

GROUND FLOOR
0.000



TOP OF PROPOSED ROOF
4.500

GROUND FLOOR
0.000



EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
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GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: GARAGE TYPE G1 - ELEVATIONS + SECTION

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC **13/11/2025** **1:100**

PROJECT No: **14076** PHASE: **DA** DRAWING No: **A071** REV: **M**

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
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AP	ACCESS PANEL
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G3 GARAGE

x2 TOTAL

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RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SXL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

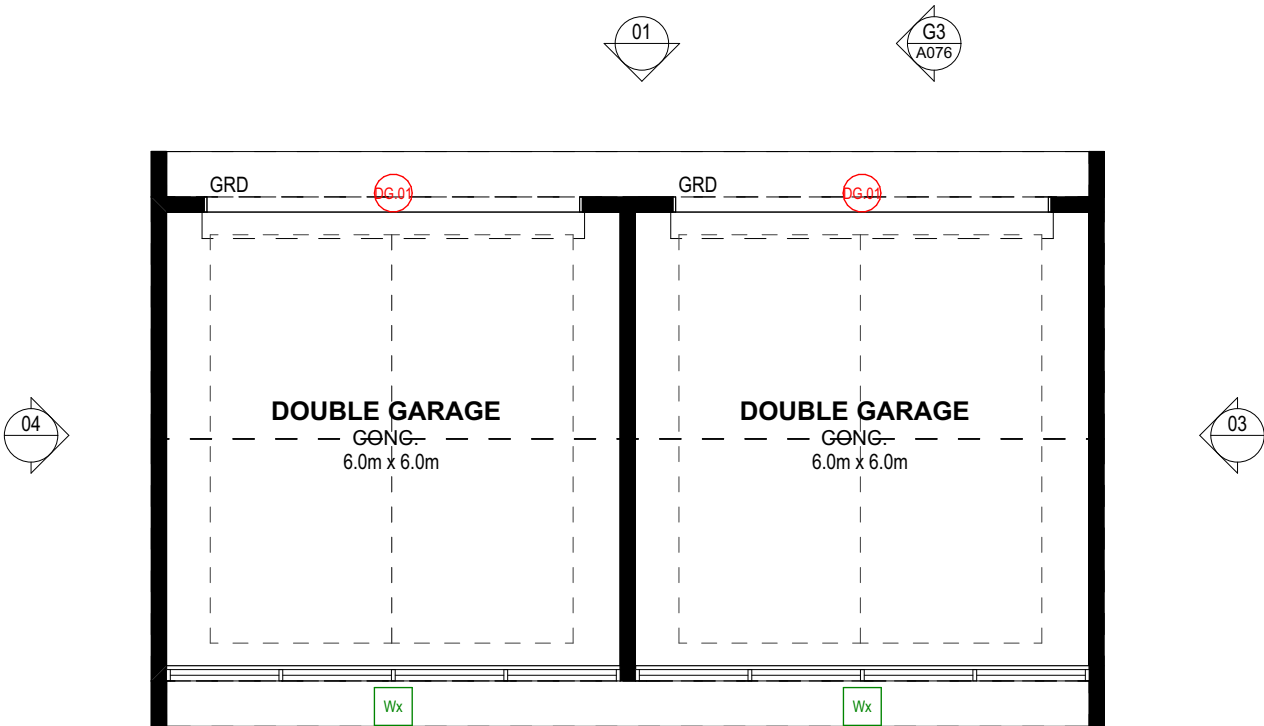
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

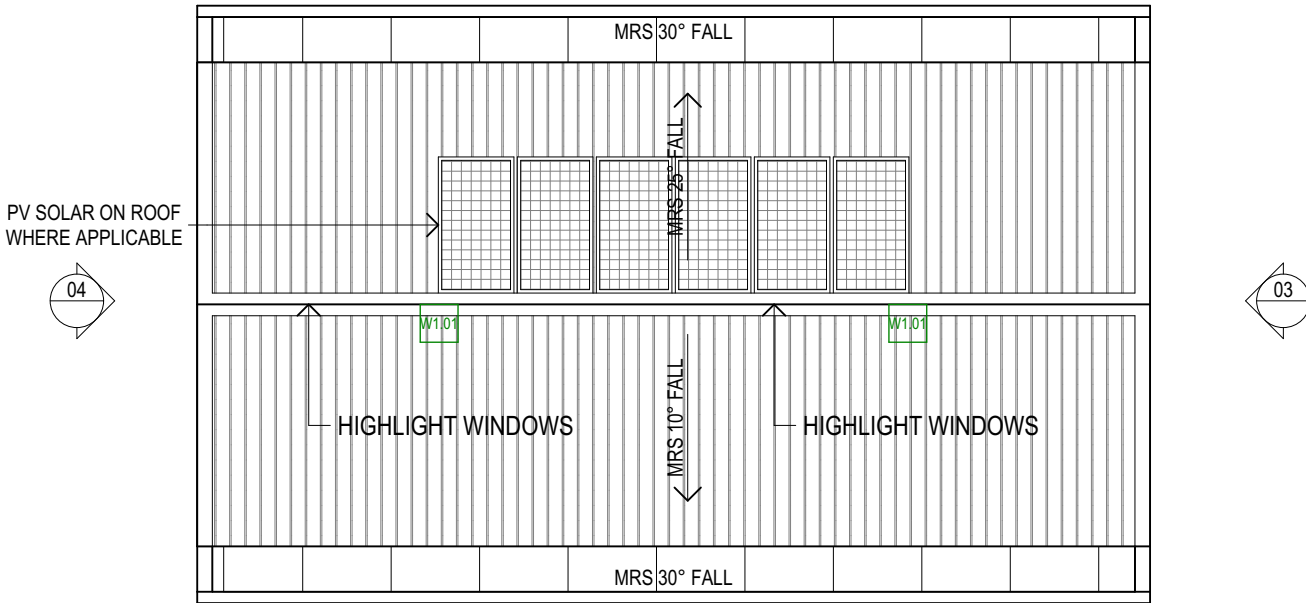
LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL



1 TYPE G3 - PLAN
1:100



2 TYPE G3 - ROOF PLAN
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
C	22/04/2024	ISSUE FOR DA
D	23/04/2024	ISSUE FOR DA
E	21/08/2024	ISSUE FOR INFORMATION
F	20/09/2024	ISSUE FOR DA
G	24/09/2024	ISSUE FOR DA
H	26/09/2024	ISSUE FOR DA
I	27/09/2024	ISSUE FOR DA
J	3/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : GARAGE TYPE G3 - FLOOR & ROOF
PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC **13/11/2025** **1:100**

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A075 K

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BD	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
10	PROPOSED TOWNHOUSE (2 STOREY)
20	PROPOSED TOWNHOUSE (3 STOREY)
30	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
50	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
60	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
4.500

GROUND FLOOR
0.000

1 TYPICAL ELEVATION 1
1:100

TOP OF PROPOSED ROOF
4.500

GROUND FLOOR
0.000

2 TYPICAL ELEVATION 2
1:100

TOP OF PROPOSED ROOF
4.500

GROUND FLOOR
0.000

3 TYPICAL ELEVATION 3
1:100

4 TYPICAL ELEVATION 4
1:100

5 G3 SECTION
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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P +61 2 4928 2355 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : GARAGE TYPE G3 - ELEVATIONS +
SECTION

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : 13/11/2025

GVC 13/11/2025 1:100

PROJECT No : 14076 DA A076 REV : K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BACKFILL DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPaque GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTM PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

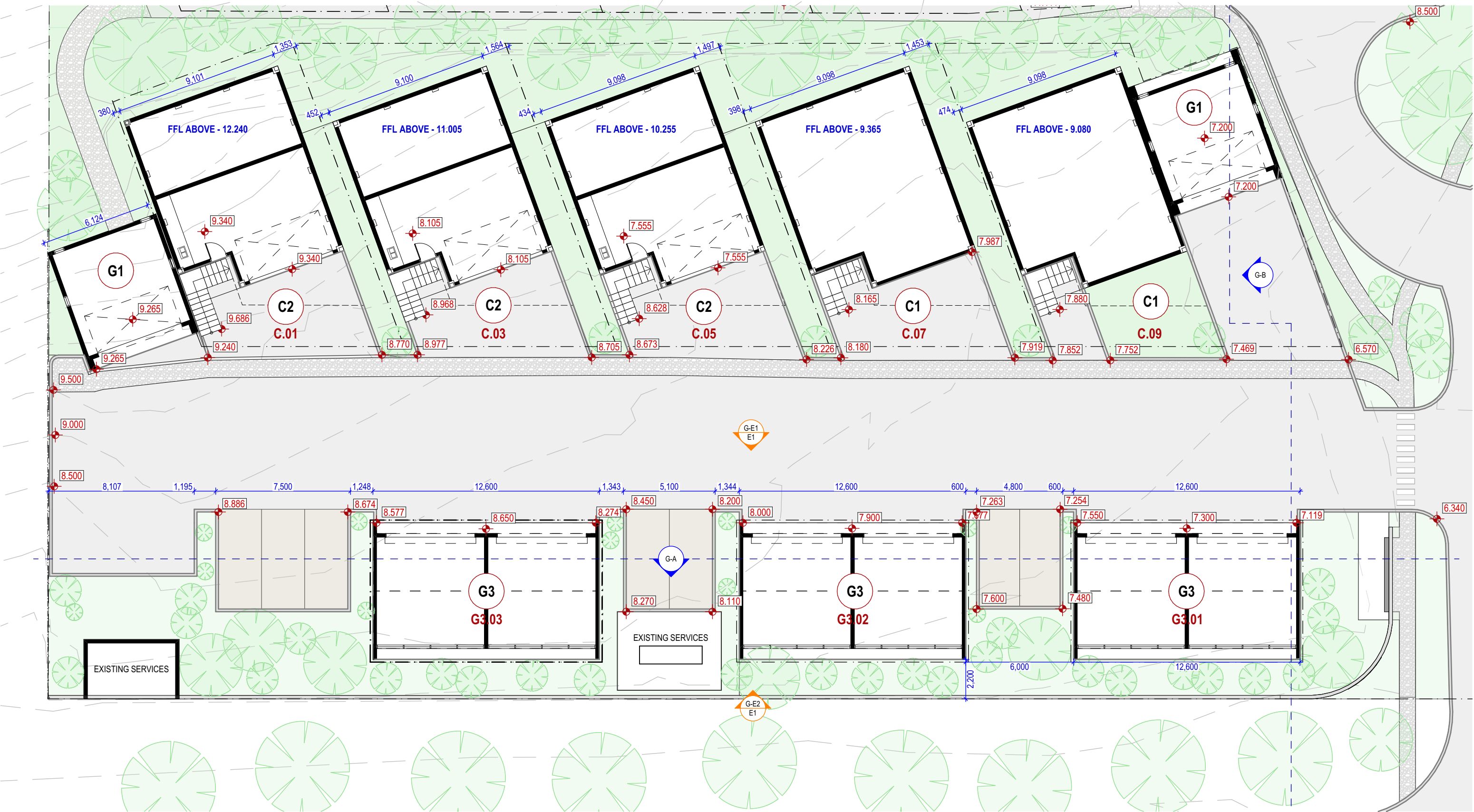
PROPOSED BUILDINGS

- 10 PROPOSED TOWNHOUSE (2 STOREY)
- 20 PROPOSED TOWNHOUSE (3 STOREY)
- 30 PROPOSED TOWNHOUSE (2 STOREY)
- 40 PROPOSED TOWNHOUSE (2 STOREY)
- 50 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
- 60 PROPOSED GARAGE BUILDING
- #No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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REV | DATE | COMMENTS

A 4/04/2025 ISSUE FOR DA

B 14/10/2025 DA REQUEST FOR INFORMATION

DRN | CHKD | VRFD | PROJECT: WANDA BEACH ESTATE

GVC DW BJC

GVC BJC BJC

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: GARAGES - SITE GROUND FLOOR PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: 14076 DA A077 REV: B

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
CONC	CONCRETE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
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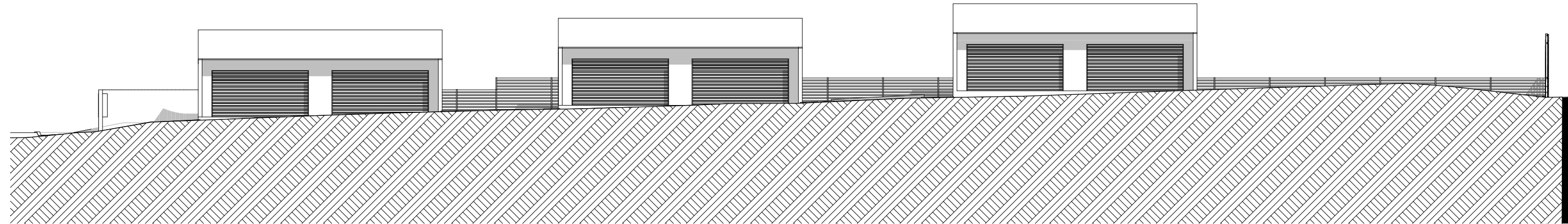
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
(10)	PROPOSED TOWNHOUSE (2 STOREY)
(20)	PROPOSED TOWNHOUSE (3 STOREY)
(30)	PROPOSED TOWNHOUSE (2 STOREY)
(40)	PROPOSED TOWNHOUSE (2 STOREY)
(C0)	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
(G0)	PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED	

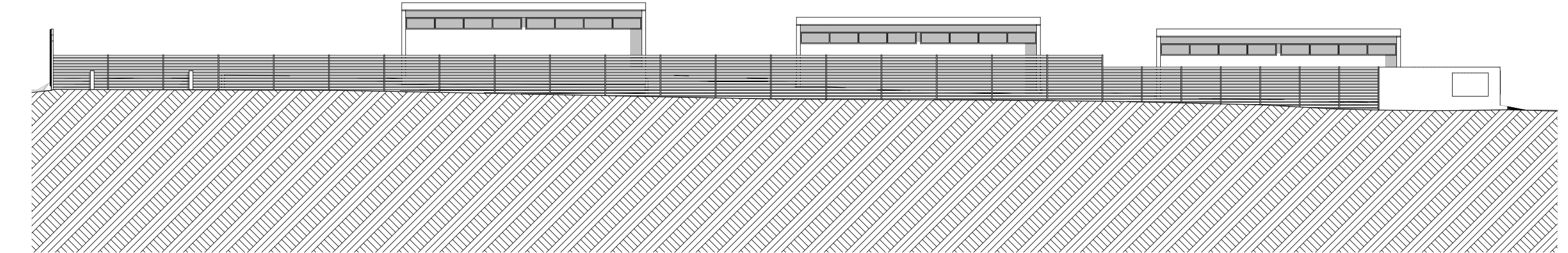
(D1.05)	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
(W1.05)	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
(0.00)	PROPOSED RL



GARAGE ELEVATION 01

1:200

1



GARAGE ELEVATION 02

1:200

2

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC		

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: GARAGES - SITE ELEVATION 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:200

PROJECT No: 14076
PHASE: DA
DRAWING No: A078
REV: B

NOT FOR CONSTRUCTION



ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

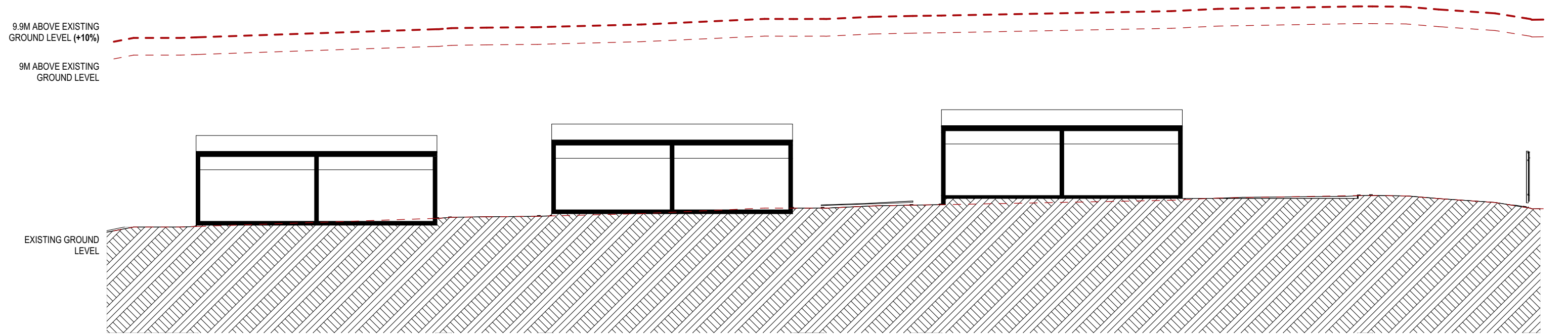
SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

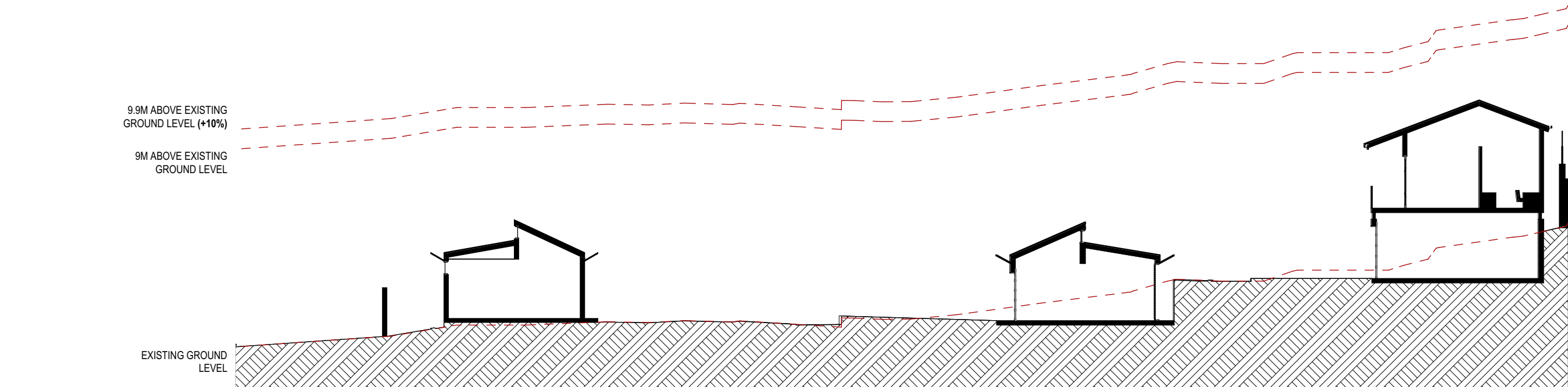
No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
	#No. DENOTES TYPE AS SCHEDULED

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL



1 GARAGE SECTION A
1:200



2 GARAGE SECTION B
1:200

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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P +61 2 4928 2353 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA
B	14/10/2025	DA REQUEST FOR INFORMATION
C	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: GARAGES - SITE SECTIONS 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:200

PROJECT No: 14076 DA A079 REV: C

NOT FOR CONSTRUCTION

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINT
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL SKYLIGHT
SMD SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

11 PROPOSED TOWNHOUSE (2 STOREY)
26 PROPOSED TOWNHOUSE (3 STOREY)
46 PROPOSED TOWNHOUSE (2 STOREY)
48 PROPOSED TOWNHOUSE (2 STOREY)
C6 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
C8 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

D1.05 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

W1.05 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

PROPOSED

EXISTING

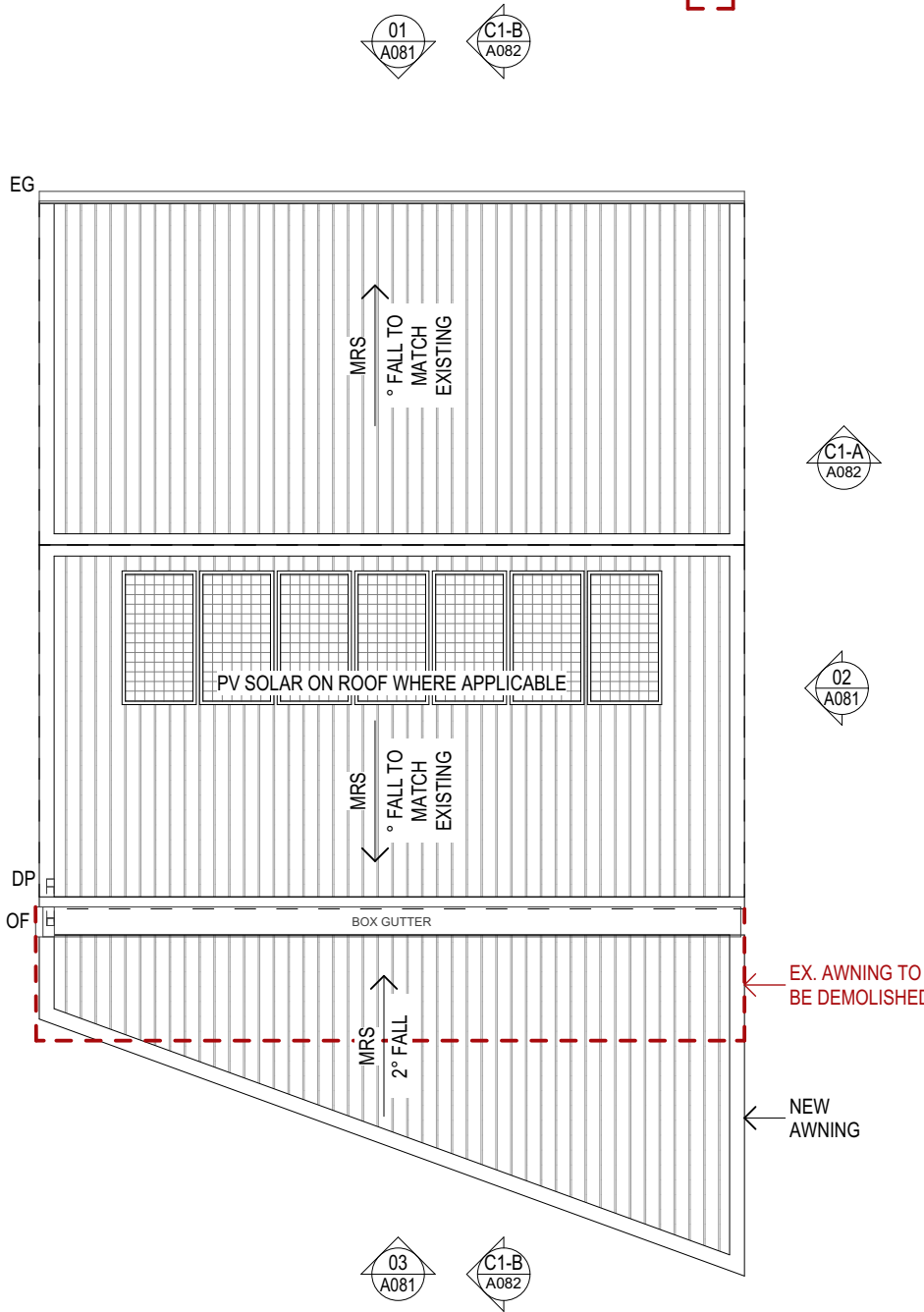
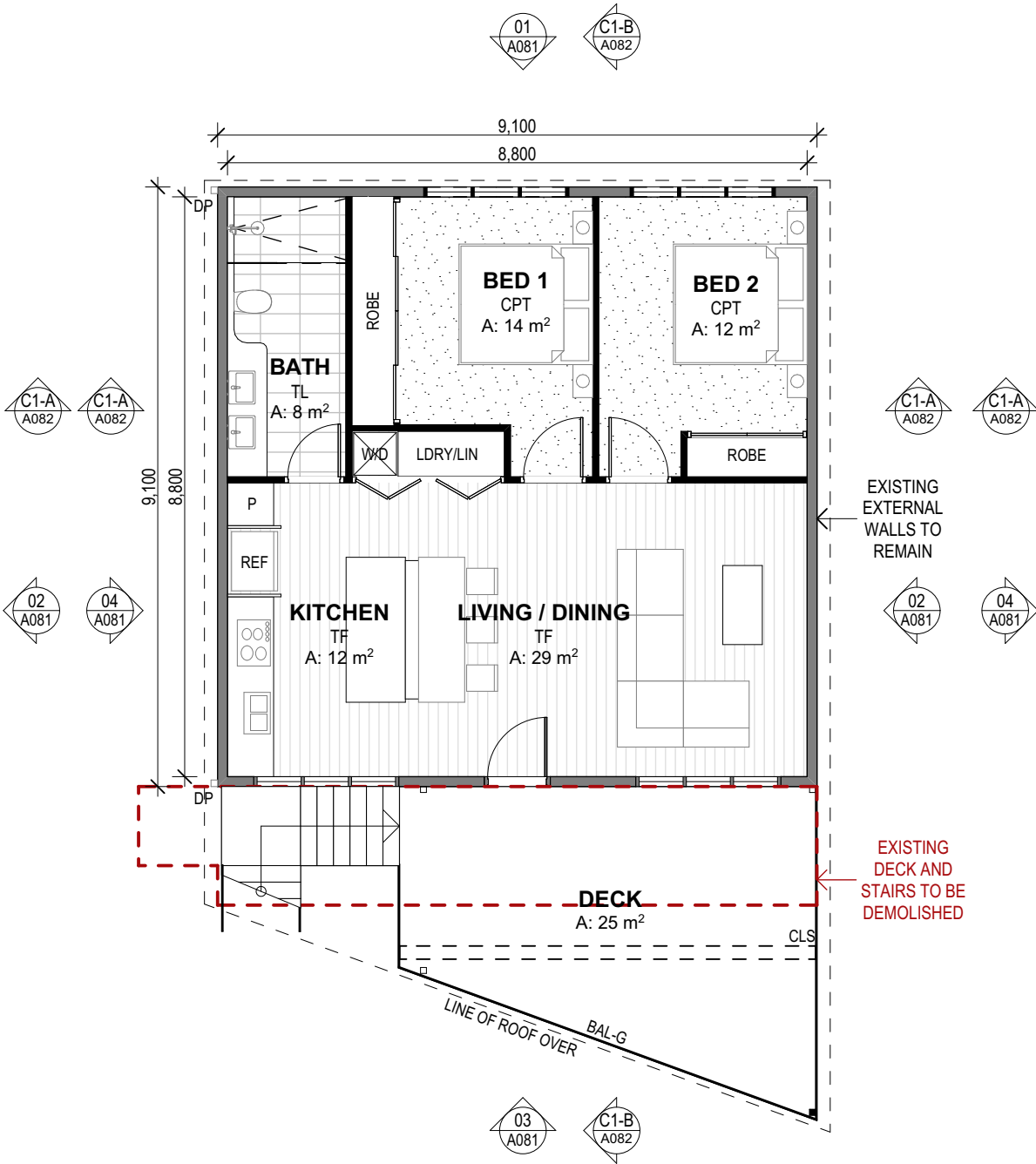
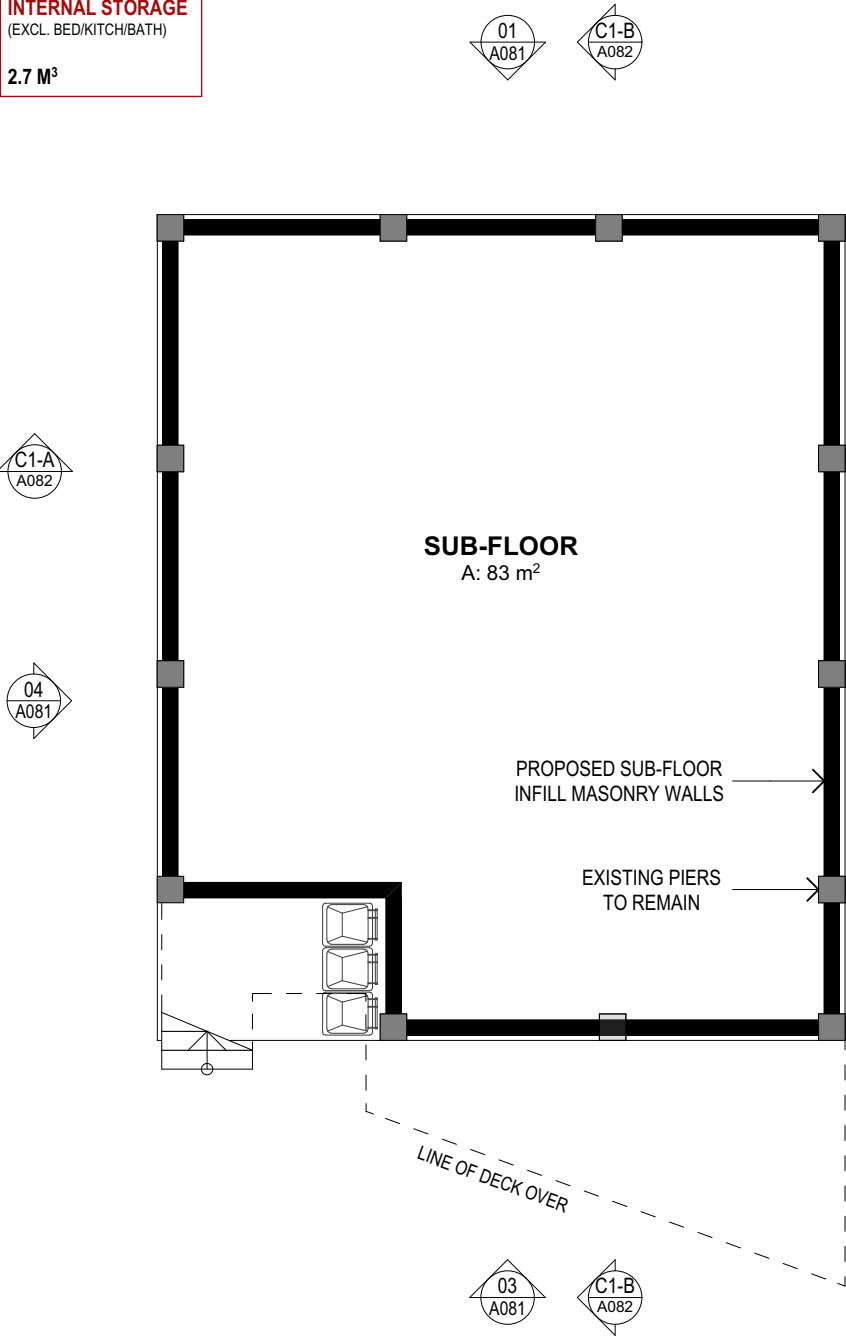
DEMOLISHED

C1 (RENOVATED CABIN)

CABINS No. 2,4,6,7,8,9
x6 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

2.7 M³



1 GROUND FLOOR
1:100

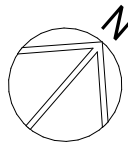
2 FIRST FLOOR
1:100

3 ROOF
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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REV	DATE	COMMENTS
C	22/04/2024	ISSUE FOR DA
D	23/04/2024	ISSUE FOR DA
E	21/08/2024	ISSUE FOR INFORMATION
F	20/09/2024	ISSUE FOR DA
G	24/09/2024	ISSUE FOR DA
H	26/09/2024	ISSUE FOR DA
I	27/09/2024	ISSUE FOR DA
J	3/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C1 - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALE: 1:100

PROJECT No: 14076
PHASE: DA
DRAWING No: A080
REV: K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FPP	FIRE PLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PB	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

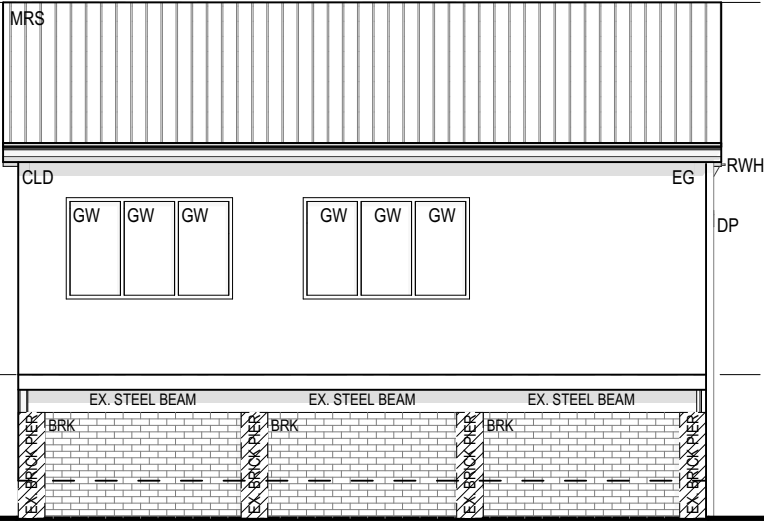
LEGEND	
PROPOSED BUILDINGS	
PROPOSED TOWNHOUSE (2 STOREY)	
PROPOSED TOWNHOUSE (3 STOREY)	
PROPOSED TOWNHOUSE (2 STOREY)	
PROPOSED TOWNHOUSE (2 STOREY)	
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)	
PROPOSED GARAGE BUILDING	
#No. DENOTES TYPE AS SCHEDULED	

DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05	
WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05	
EXISTING RL	0.00
PROPOSED RL	0.00

TOP OF PROPOSED ROOF
TO MATCH EXISTING

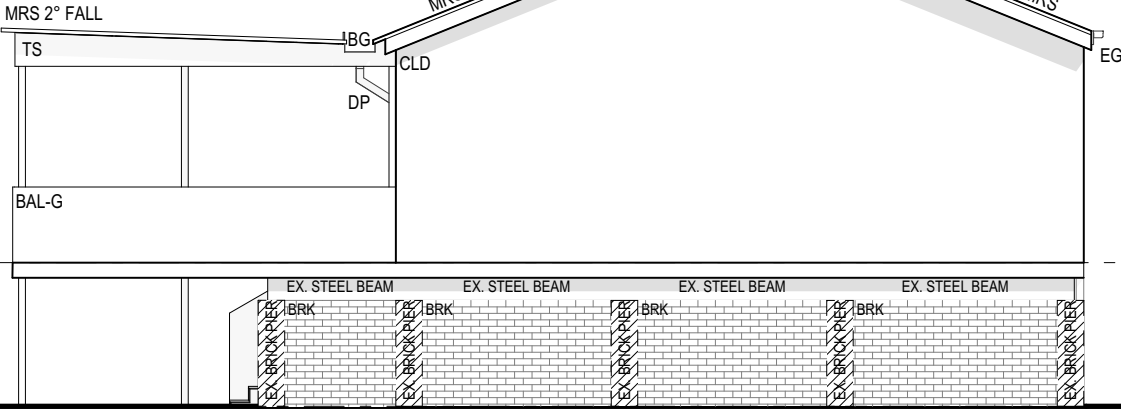
LEVEL 1 FFL
1.900

GROUND FLOOR
0.000



1 TYPICAL ELEVATION 1
1:100

° PITCH TO MATCH EX.

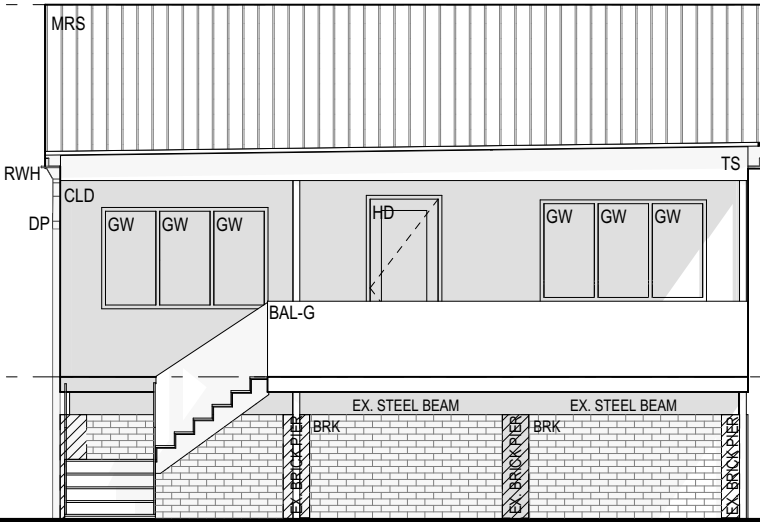


2 TYPICAL ELEVATION 2
1:100

TOP OF PROPOSED ROOF
TO MATCH EXISTING

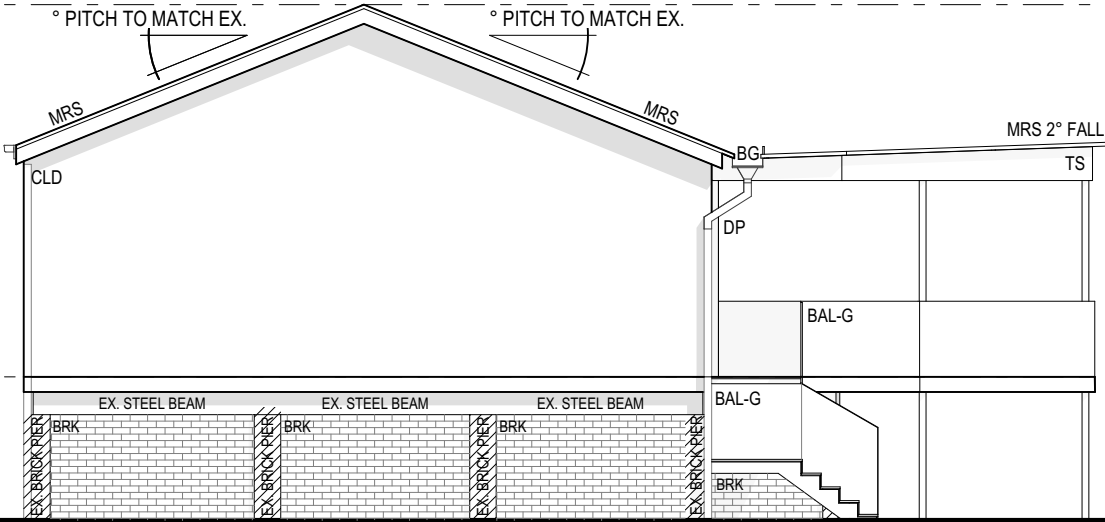
LEVEL 1 FFL
1.900

GROUND FLOOR
0.000



3 TYPICAL ELEVATION 3
1:100

° PITCH TO MATCH EX.



4 TYPICAL ELEVATION 4
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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0 10mm 50mm 100mm ON ORIGINAL A3

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K	4/04/2025	ISSUE FOR DA

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GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C1 - ELEVATIONS

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FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC
DATE: 13/11/2025
SCALES @A3: 1:100

PROJECT No: 14076 DA
PHASE: A081
DRAWING No: K
REV: K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
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FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
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LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

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SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL skylight
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
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TB TIMBER BEAM
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TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
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TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

11 PROPOSED TOWNHOUSE (2 STOREY)
26 PROPOSED TOWNHOUSE (3 STOREY)
34 PROPOSED TOWNHOUSE (2 STOREY)
44 PROPOSED TOWNHOUSE (2 STOREY)
C4 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G4 PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

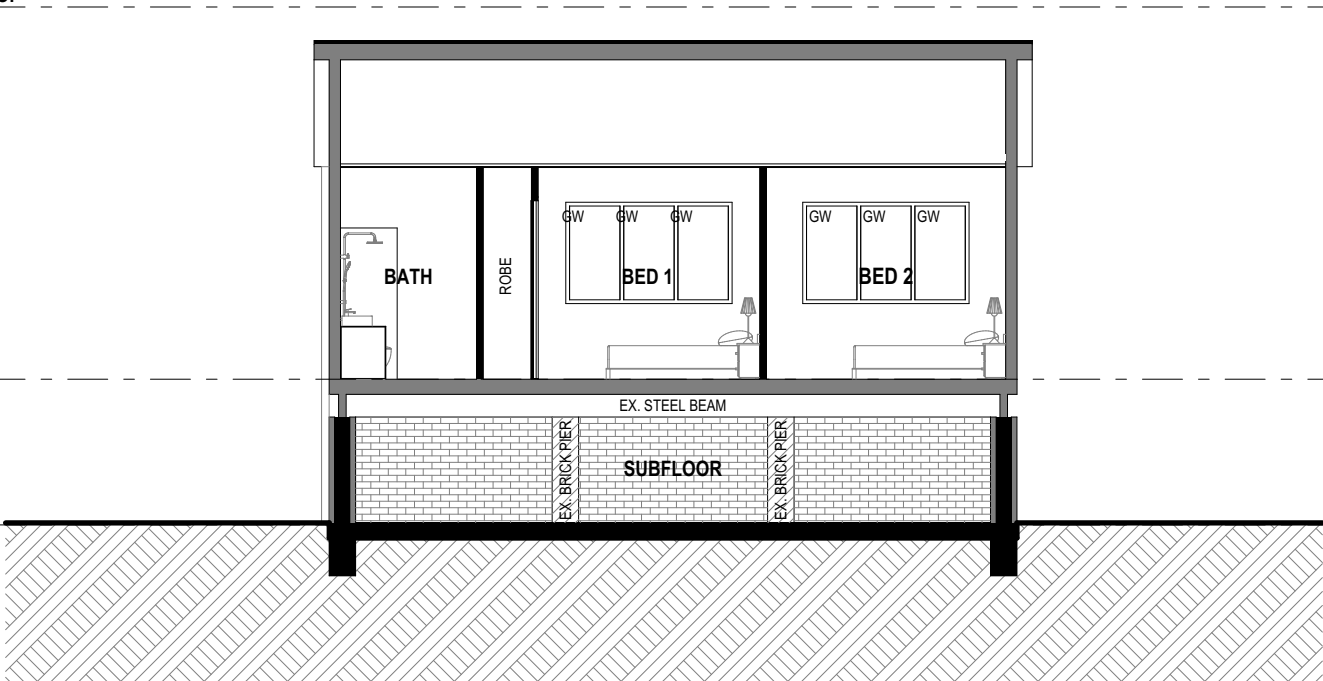
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

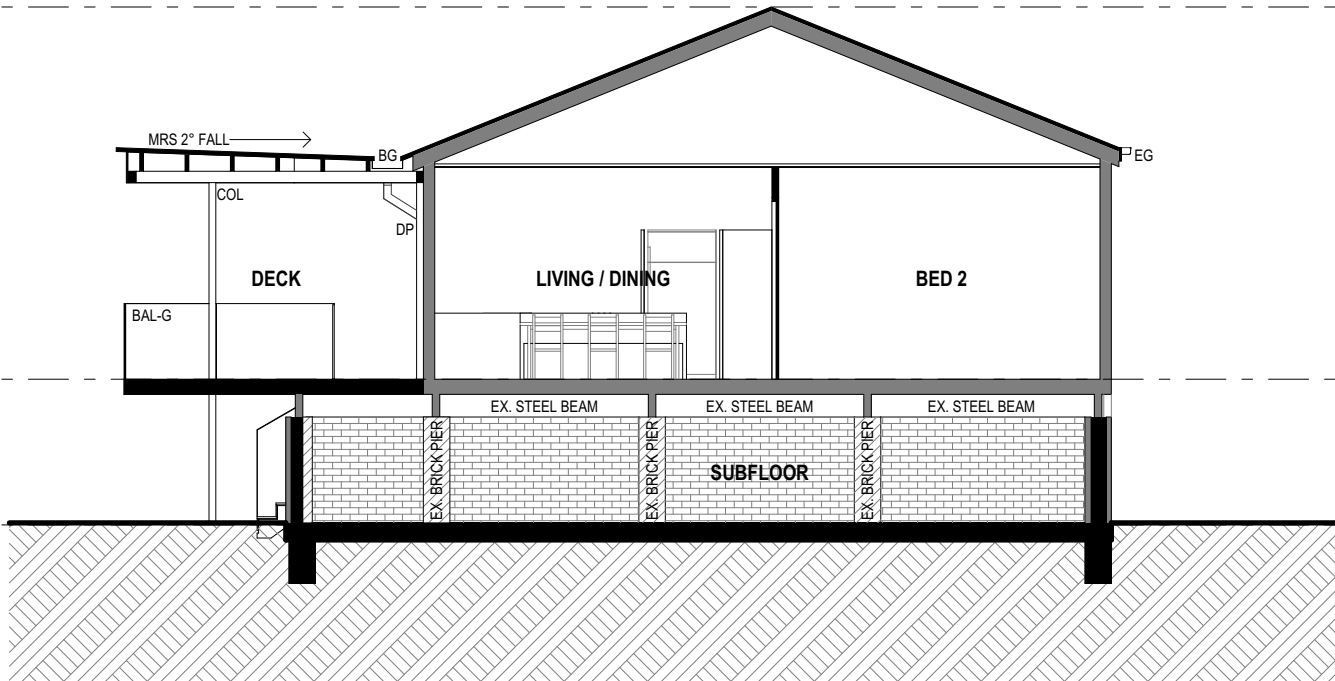
TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
1.900

GROUND FLOOR
0.000



1 SECTION A
1:100



2 SECTION B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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J	3/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C1 - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No.: 14076 DA PHASE: A082 DRAWING No.: K REV: K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
	AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL	
AS	AUSTRALIAN STANDARD	
BAL	BALUSTRADE	
BF	BULFOLD DOOR	
BG	BOX GUTTER	
BLK	CONCRETE BLOCKWORK	
BRK	BRICKWORK	
CFC	COMPRESSED FIBRE CEMENT	
CLS	CLADDING	
CLS	CLOTHESLINE	
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION	
CONC	CONCRETE	
CPT	CARPET	
CR	CEMENT RENDER	

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIRE PLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOIST
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERDUST
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	PROPOSED BUILDINGS
	#No. DENOTES TYPE AS SCHEDULED

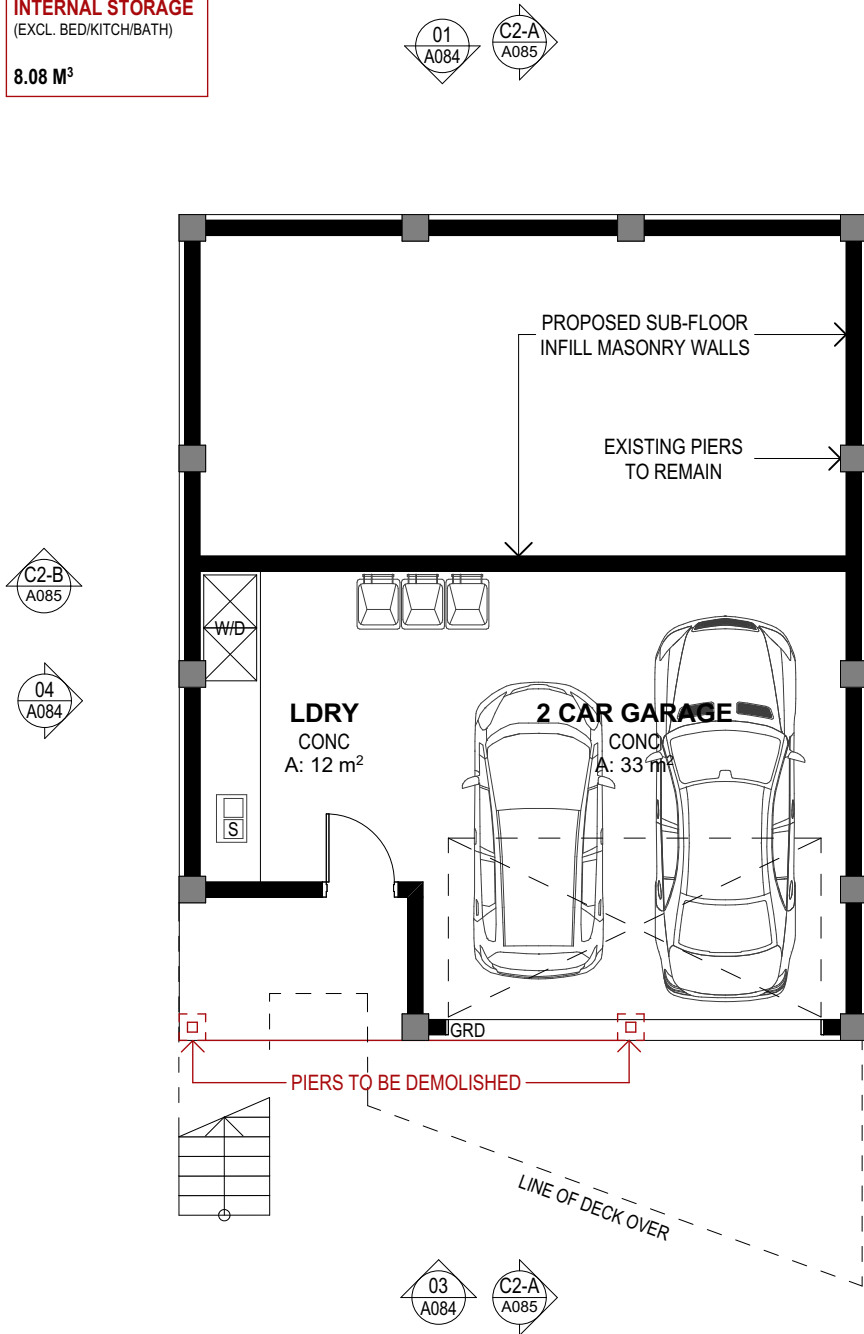
D1.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

PROPOSED
EXISTING
DEMOLISHED

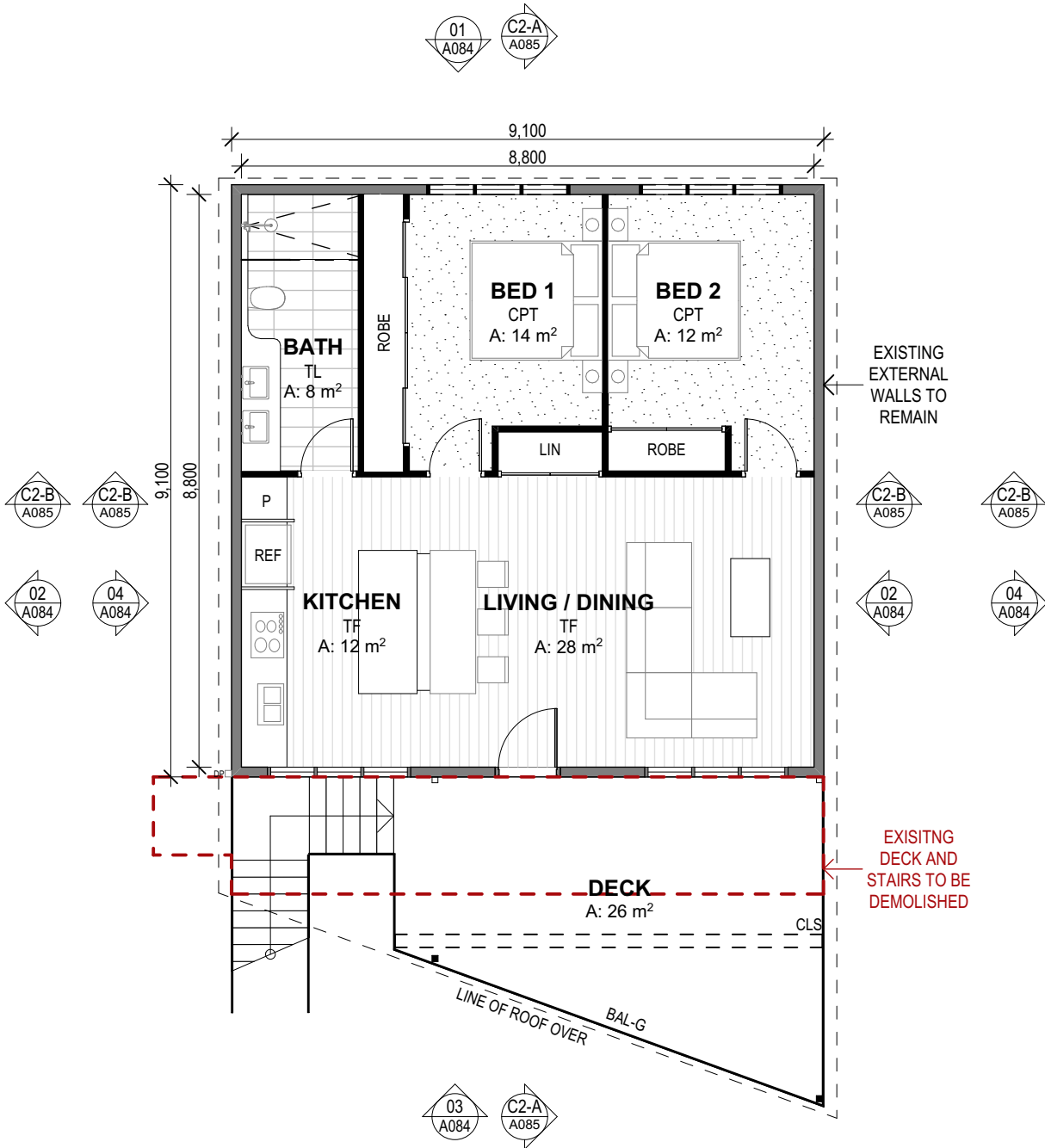
C2 (RENOVATED CABIN)

CABINS No. 1,3,5
x3 TOTAL

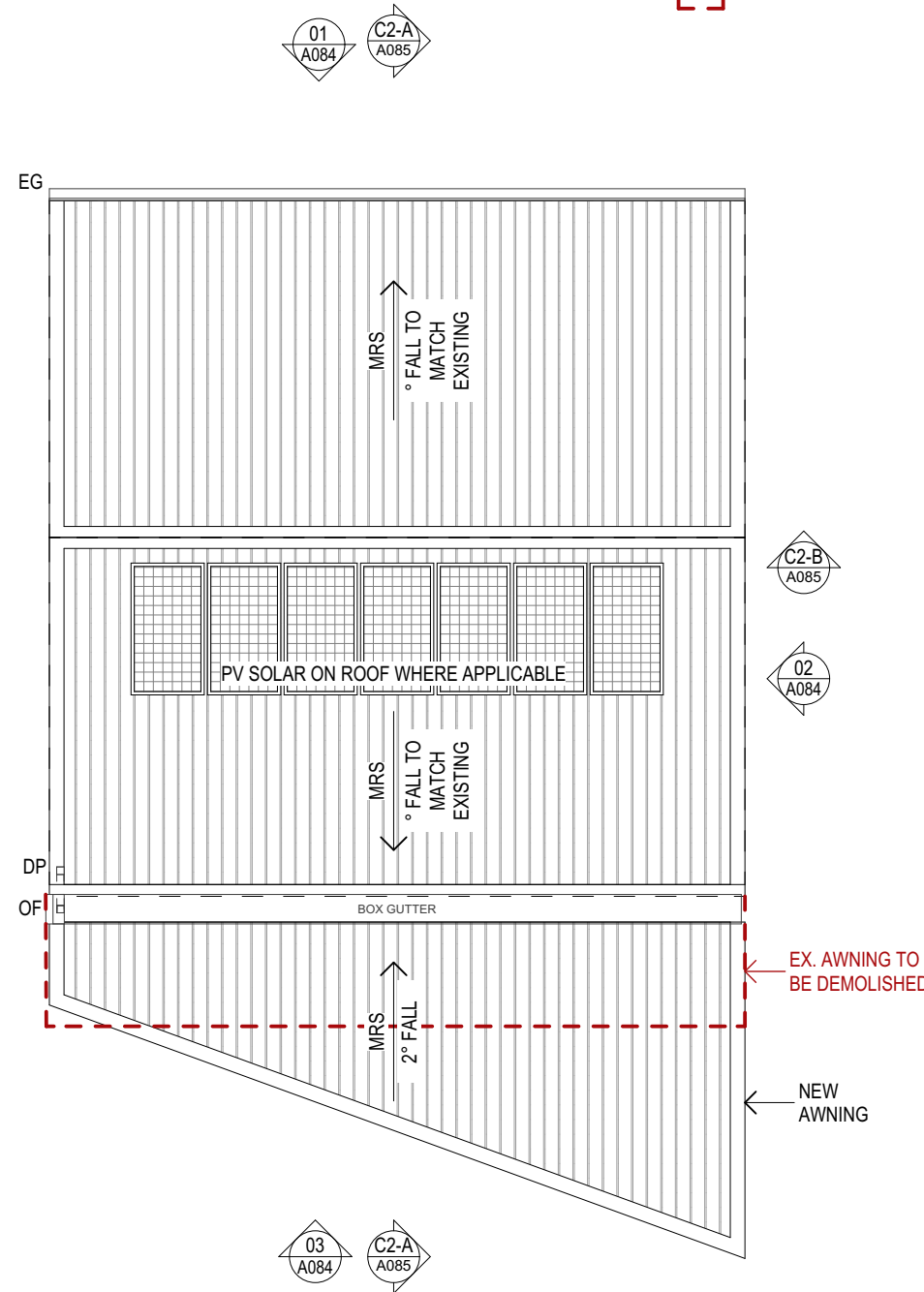
INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)
8.08 M³



1 GROUND FLOOR
1:100



2 FIRST FLOOR
1:100

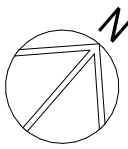


3 ROOF
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C2 - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:100

PROJECT No.: 14076 DA A083 REV: K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FPP FIRE PLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

10 PROPOSED TOWNHOUSE (2 STOREY)
20 PROPOSED TOWNHOUSE (3 STOREY)
30 PROPOSED TOWNHOUSE (2 STOREY)
40 PROPOSED TOWNHOUSE (2 STOREY)
C0 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G0 PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
2.900

GROUND FLOOR
0.000

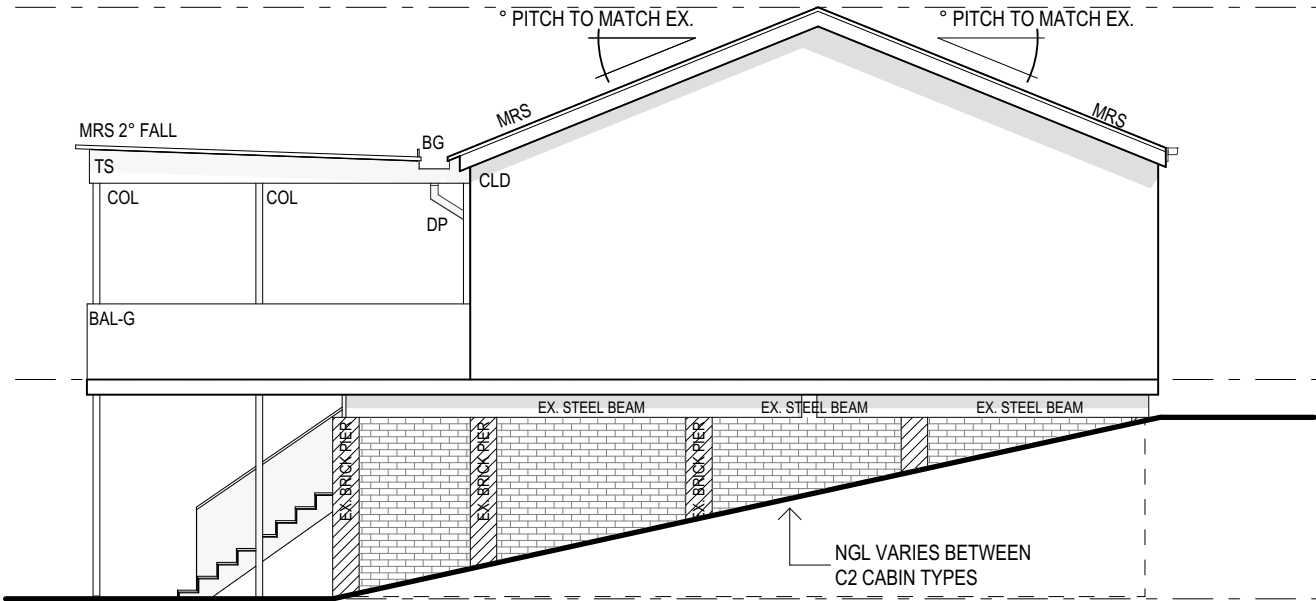
1 TYPICAL ELEVATION 1
1:100

TOP OF PROPOSED ROOF
TO MATCH EXISTING

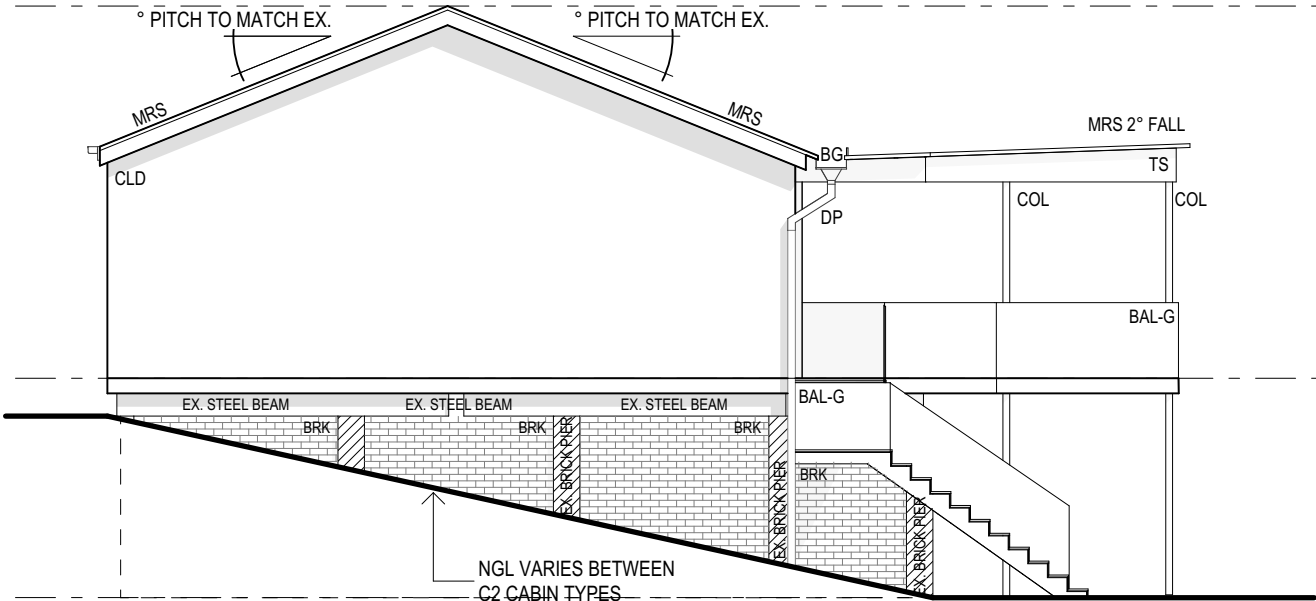
LEVEL 1 FFL
2.900

GROUND FLOOR
0.000

3 TYPICAL ELEVATION 3
1:100



2 TYPICAL ELEVATION 2
1:100



4 TYPICAL ELEVATION 4
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2355 | F +61 2 4928 3589 | E mail@eje.com.au | W www.eje.com.au

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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C2 - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES AT A3:
GVC 13/11/2025 1:100

PROJECT No: 14076 DA A084 K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
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PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
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GRV	GRAVEL
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GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
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PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMDB	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TVP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
	#No. DENOTES TYPE AS SCHEDULED

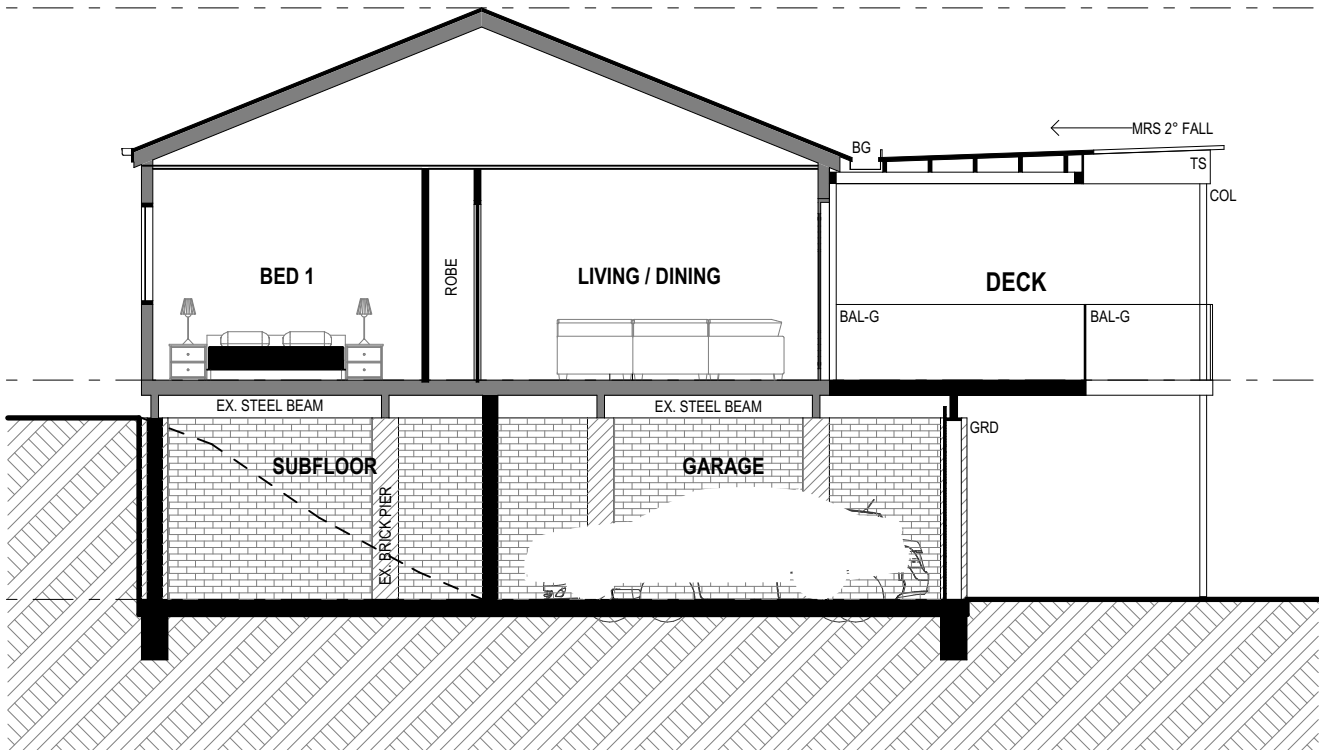
	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL

	PROPOSED
	EXISTING
	DEMOLISHED

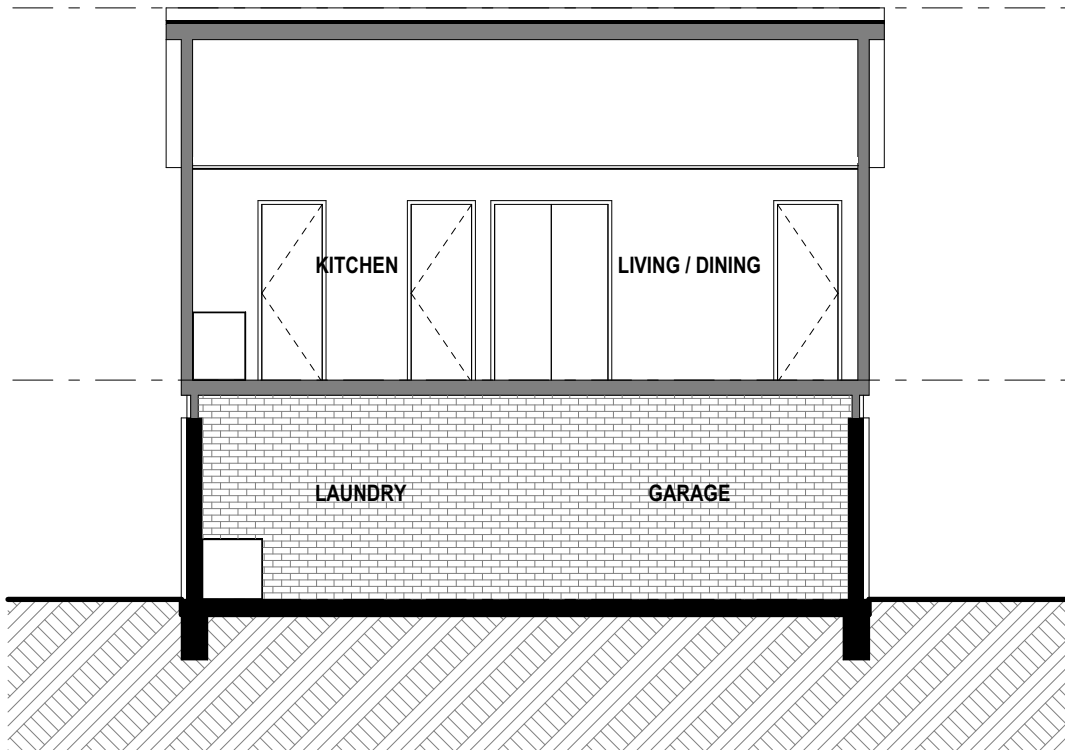
TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
2.900

GROUND FLOOR
0.000



1 SECTION A
1:100



2 SECTION B
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : CABIN TYPE C2 - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN :
GVC
DATE :
13/11/2025
SCALES @A3 :
1:100

PROJECT No :
14076 DA A085
PHASE :
DA
DRAWING No :
A085
REV :
K

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

C3 (RENOVATED CABIN)

CABIN No. 19
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

31.57 M³

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

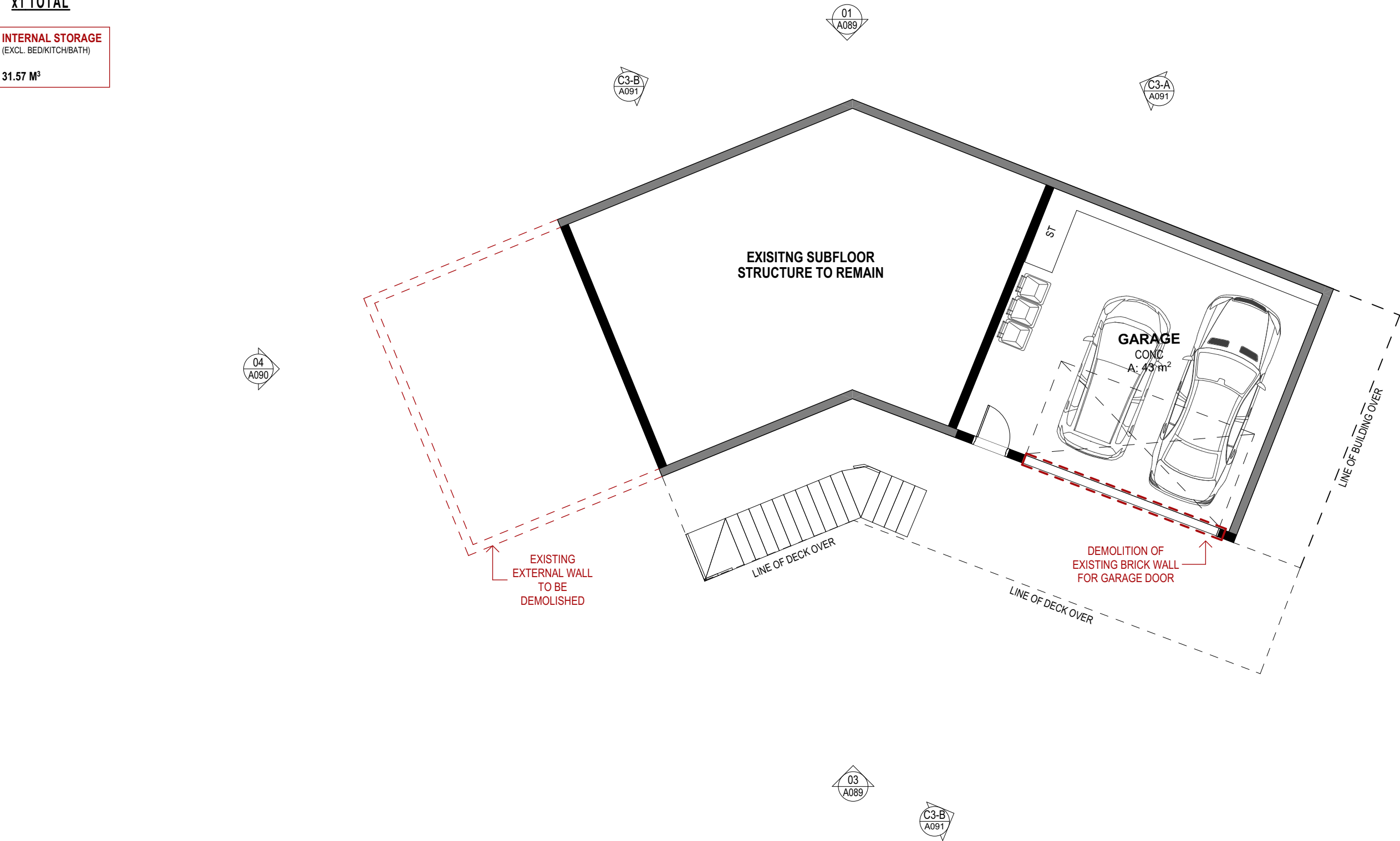
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
19	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
21	PROPOSED TOWNHOUSE (3 STOREY)
22	PROPOSED TOWNHOUSE (2 STOREY)
23	PROPOSED TOWNHOUSE (2 STOREY)
24	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
25	PROPOSED GARAGE BUILDING
26	#No. DENOTES TYPE AS SCHEDULED

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

PROPOSED
EXISTING
DEMOLISHED

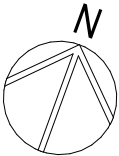


1 GROUND FLOOR 1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN. WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.

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REV	DATE	COMMENTS
D	23/04/2024	ISSUE FOR DA
E	21/08/2024	ISSUE FOR INFORMATION
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G	24/09/2024	ISSUE FOR DA
H	26/09/2024	ISSUE FOR DA
I	27/09/2024	ISSUE FOR DA
J	31/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA
L	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C3 - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA DRAWING No: A086 REV: L

NOT FOR CONSTRUCTION

EJE architecture

AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BI-FOLD DOOR
BG	BOX GUTTER
BIN	GARBAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
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CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
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FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
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FG	FIXED GLASS
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FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENT
FL	FLASHING
FILM	VINYL FILM
FR	FIRE RESISTANCE
FRP	FIREPLACE
FT	FLOOR TILES
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S	STONE CLADDING
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TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
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VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WIR	WALK IN ROBE
#	No. DENOTES TYPE AS SCHEDULED


PROPOSED BUILDINGS


1#	PROPOSED TOWN HOUSE (2 STOREY)
2#	PROPOSED TOWN HOUSE (3 STOREY)
3#	PROPOSED TOWN HOUSE (2 STOREY)
4#	PROPOSED TOWN HOUSE (2 STOREY)
C#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G#	PROPOSED GARAGE BUILDING




#No DENOTES TYPE AS SCHEDULED

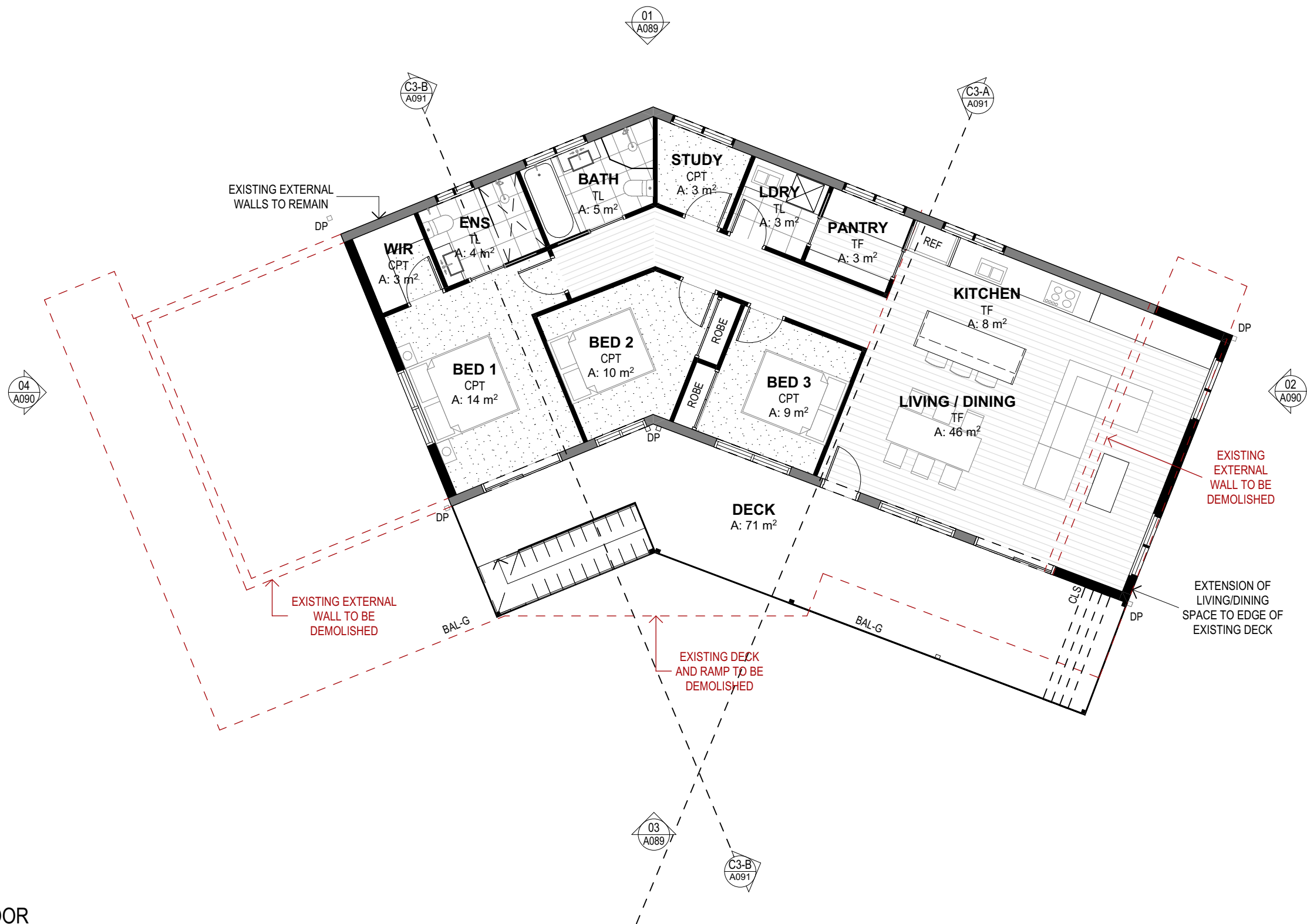
 DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

 WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

 0.00
EXISTING RL

 0.00
PROPOSED RL

 PROPOSED
 EXISTING
 DEMOLISHED



1 FIRST FLOOR 1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No.4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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GVC	PB	BJC	
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GVC	DW	DW	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
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SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C3 - FLOOR PLANS

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FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3
GVC 13/11/2025 1:100

PROJECT No : **14076** PHASE : **DA** DRAWING No : **A087** REV : **L**

NOT FOR CONSTRUCTION



eve architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
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GT	GUTTER TRANSOM
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HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC JOINERY
J	JOINT
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
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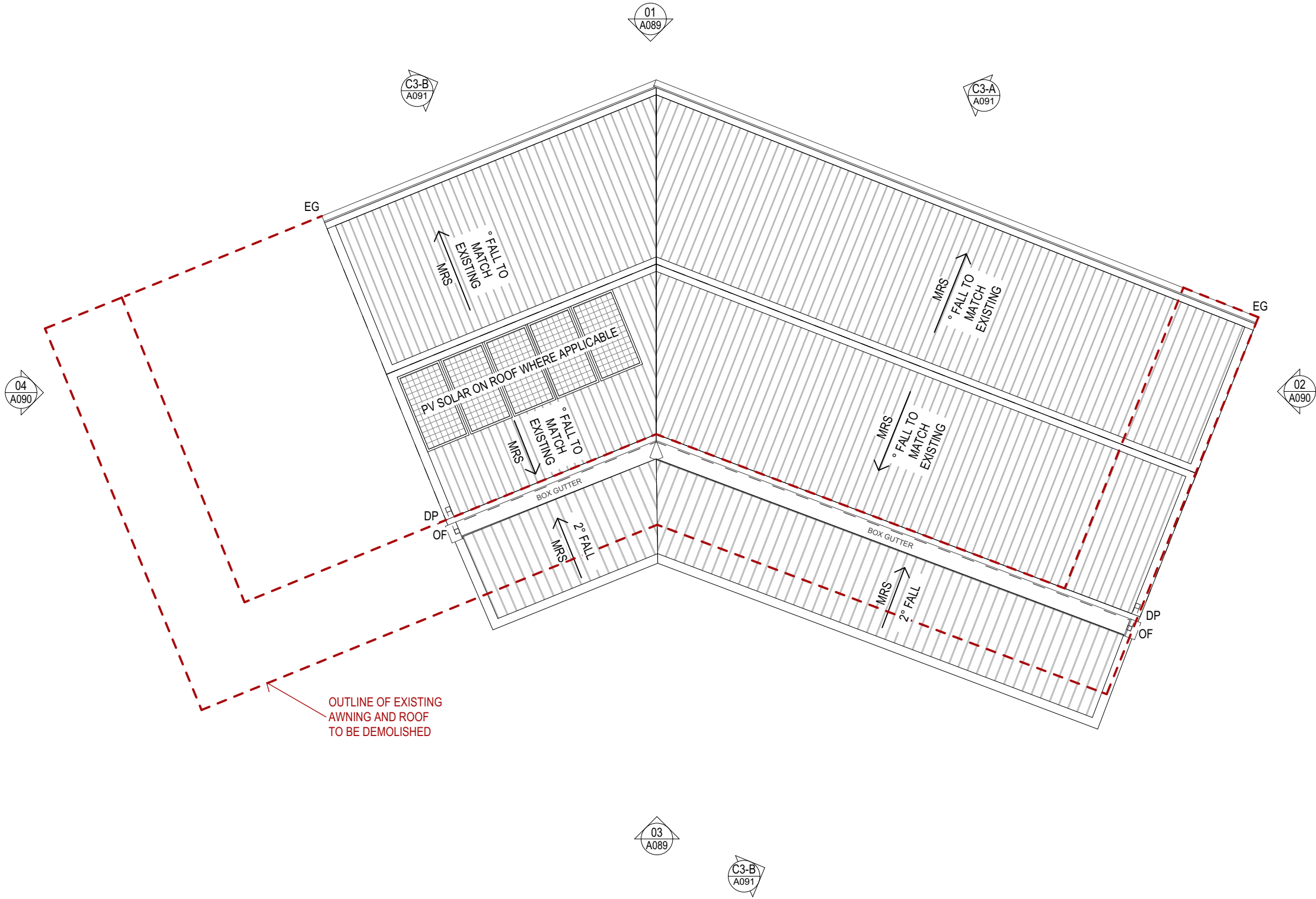
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WB	WEATHERBOARDS
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No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
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	PROPOSED TOWNHOUSE (2 STOREY)
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	#No. DENOTES TYPE AS SCHEDULED

	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL

	PROPOSED
	EXISTING
	DEMOLISHED



1 ROOF
1:100



EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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0 10mm 50mm 100mm ON ORIGINAL A3

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GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C3 - ROOF PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A088 REV: L

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
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BIN GARBAGE BIN
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G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
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LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
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PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
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PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
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RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

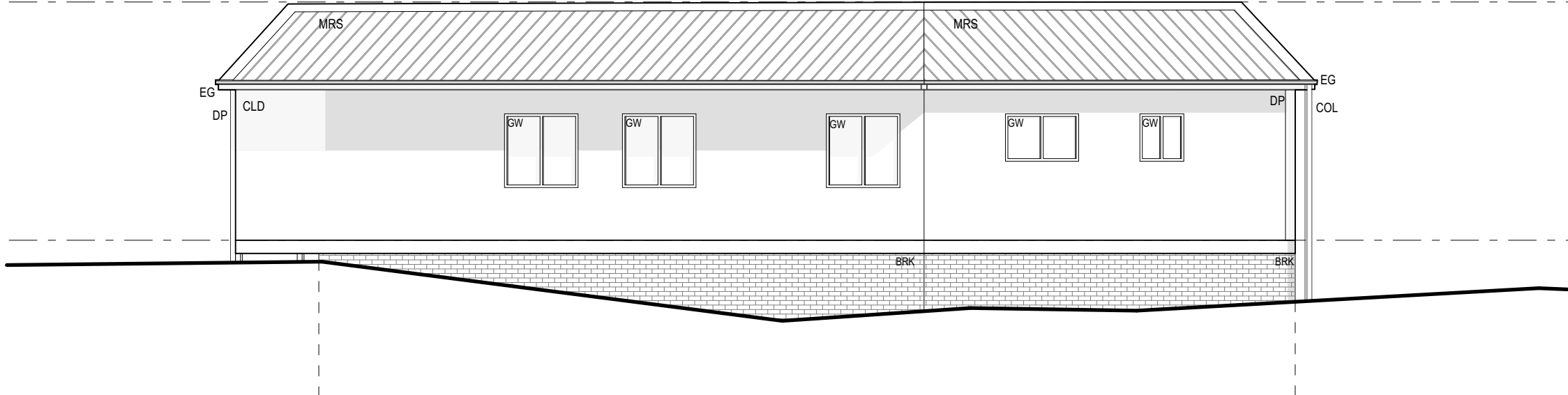
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
C# EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
GB# PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

TOP OF PROPOSED ROOF
7.470

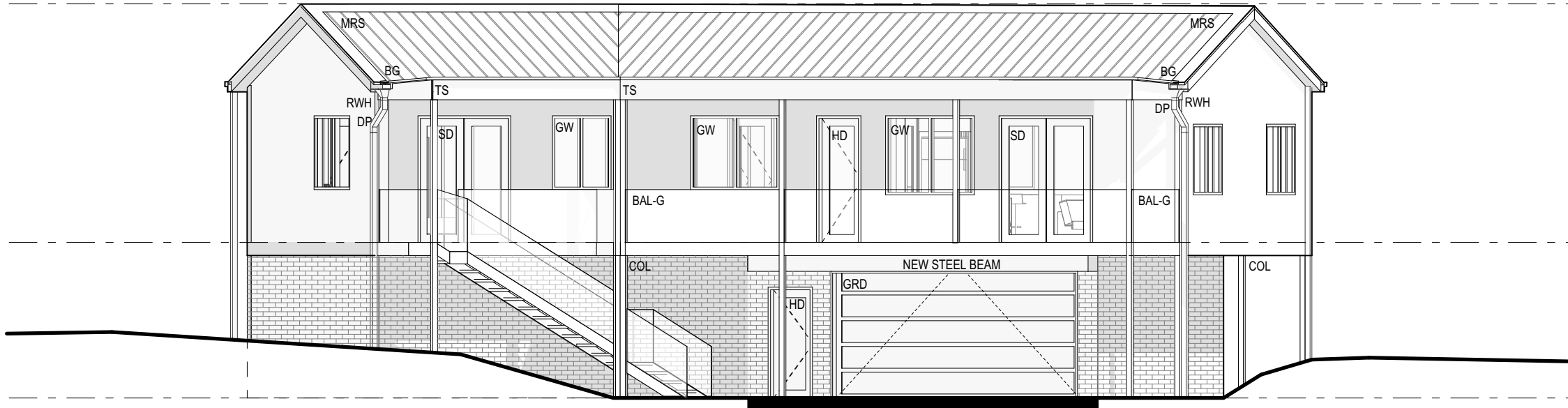


LEVEL 1 FFL
2.950

GROUND FLOOR
0.000

1 TYPICAL ELEVATION 1
1:100

TOP OF PROPOSED ROOF
7.470



LEVEL 1 FFL
2.950

GROUND FLOOR
0.000

2 TYPICAL ELEVATION 3
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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L	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : CABIN TYPE C3 - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:100

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A089 L

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BN	GARAGE BIN
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLD	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENROUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
HR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
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PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
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SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
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TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

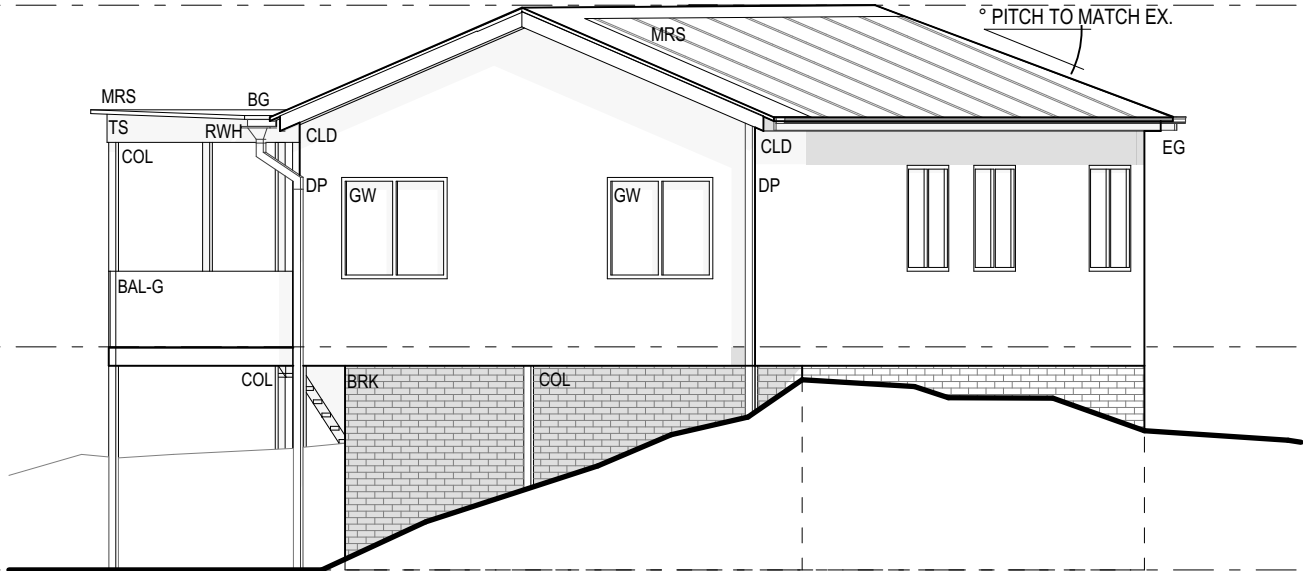
PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
6#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
7.470

LEVEL 1 FFL
2.950

GROUND FLOOR
0.000

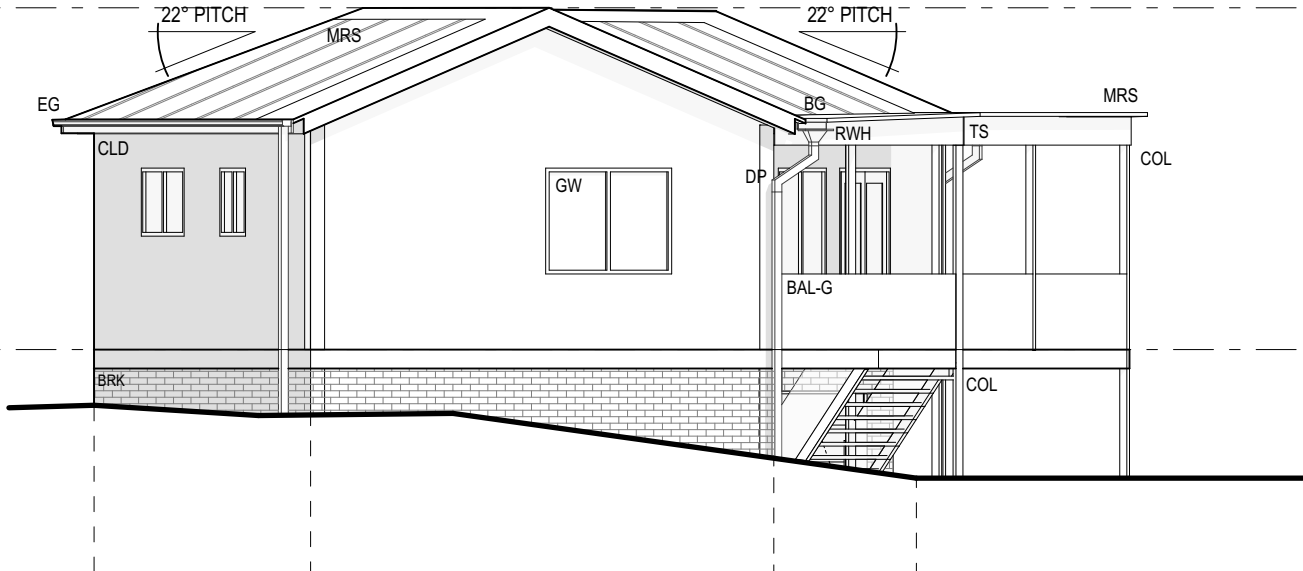


1 TYPICAL ELEVATION 2
1:100

TOP OF PROPOSED ROOF
7.470

LEVEL 1 FFL
2.950

GROUND FLOOR
0.000



2 TYPICAL ELEVATION 4
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - General Practice
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C3 - ELEVATIONS 2

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025

SCALES @A3:

1:100

PROJECT No: 14076 DA DRAWING No: A090 REV: L

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FPP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMDB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TVP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS

1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
CB EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
GB PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

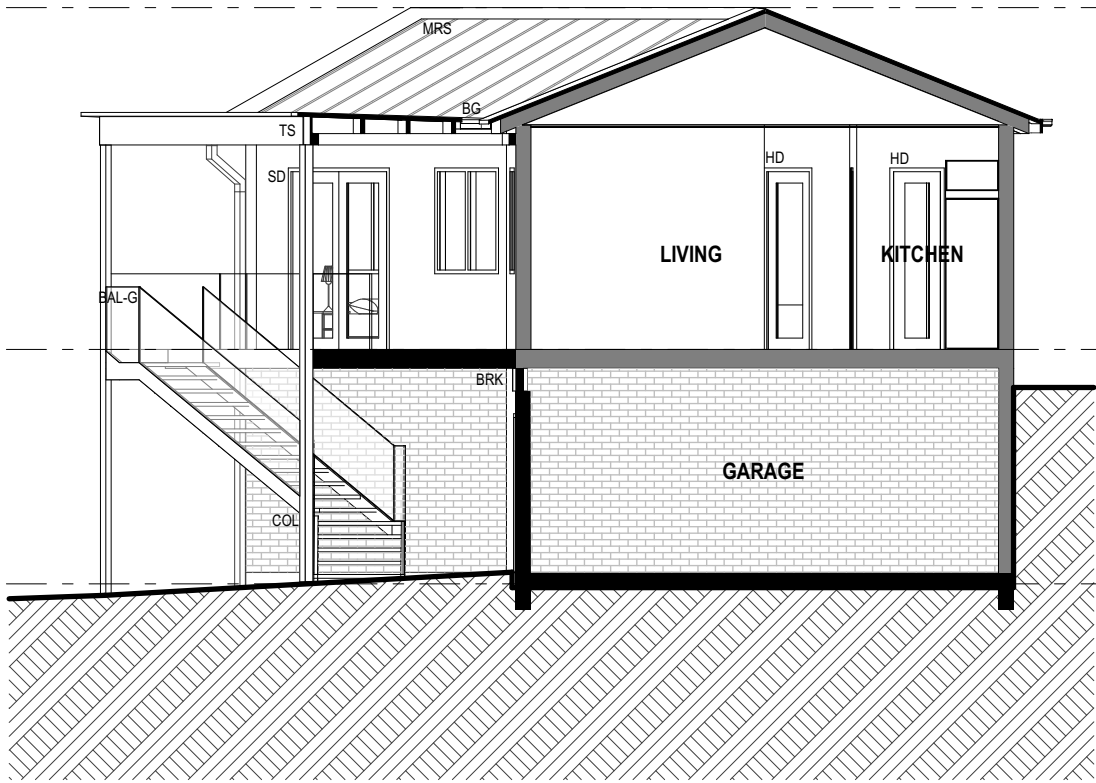
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

0.00 EXISTING RL
0.00 PROPOSED RL

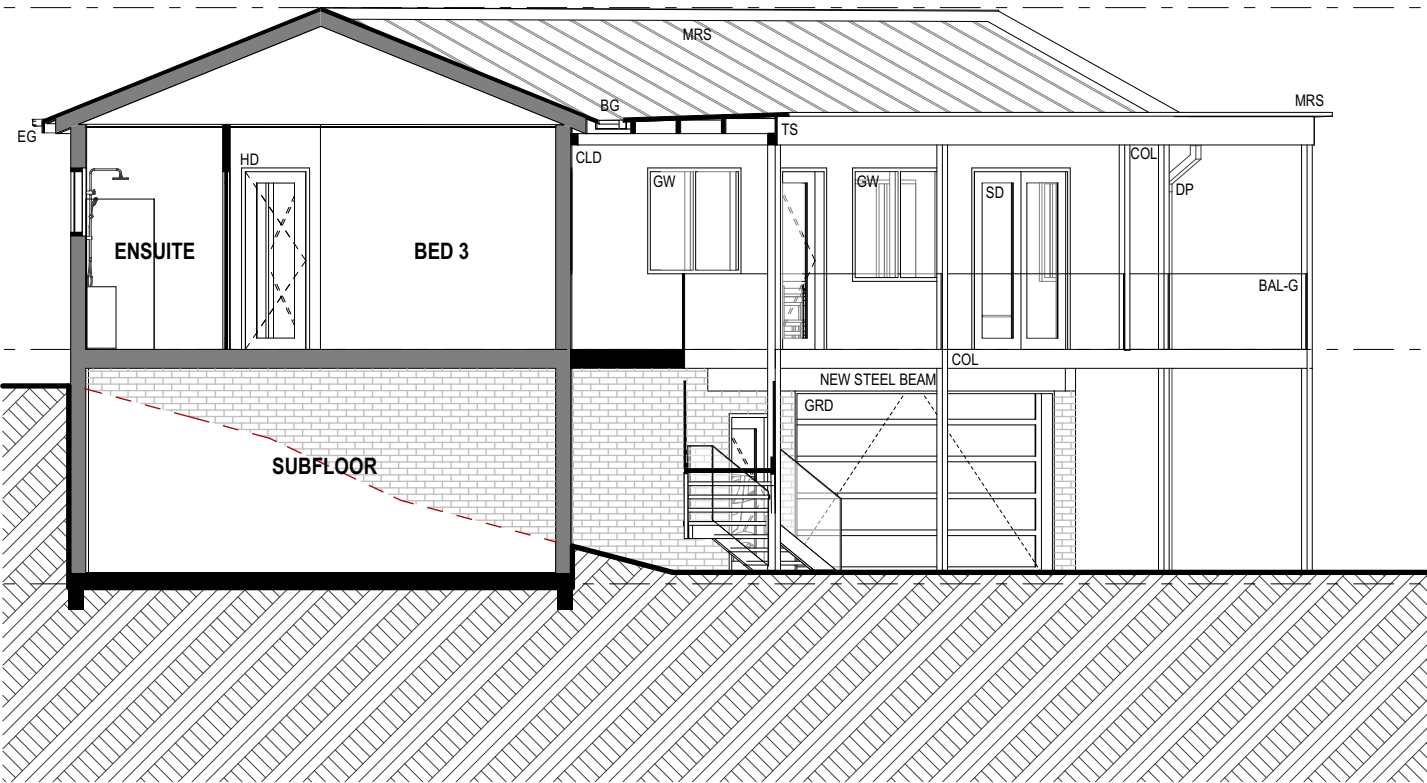
TOP OF PROPOSED ROOF
7.470

LEVEL 1 FFL
2.950

GROUND FLOOR
0.000



1 SECTION A
1:100



2 SECTION B
1:100

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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0 10mm 50mm 100mm ON ORIGINAL A3

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L	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C3 - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: DA DRAWING No: A091 REV: L

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BUFFED DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
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FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

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GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINTERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
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WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
	PROPOSED BUILDINGS
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (3 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	PROPOSED TOWNHOUSE (2 STOREY)
	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
	PROPOSED GARAGE BUILDING
	#No. DENOTES TYPE AS SCHEDULED

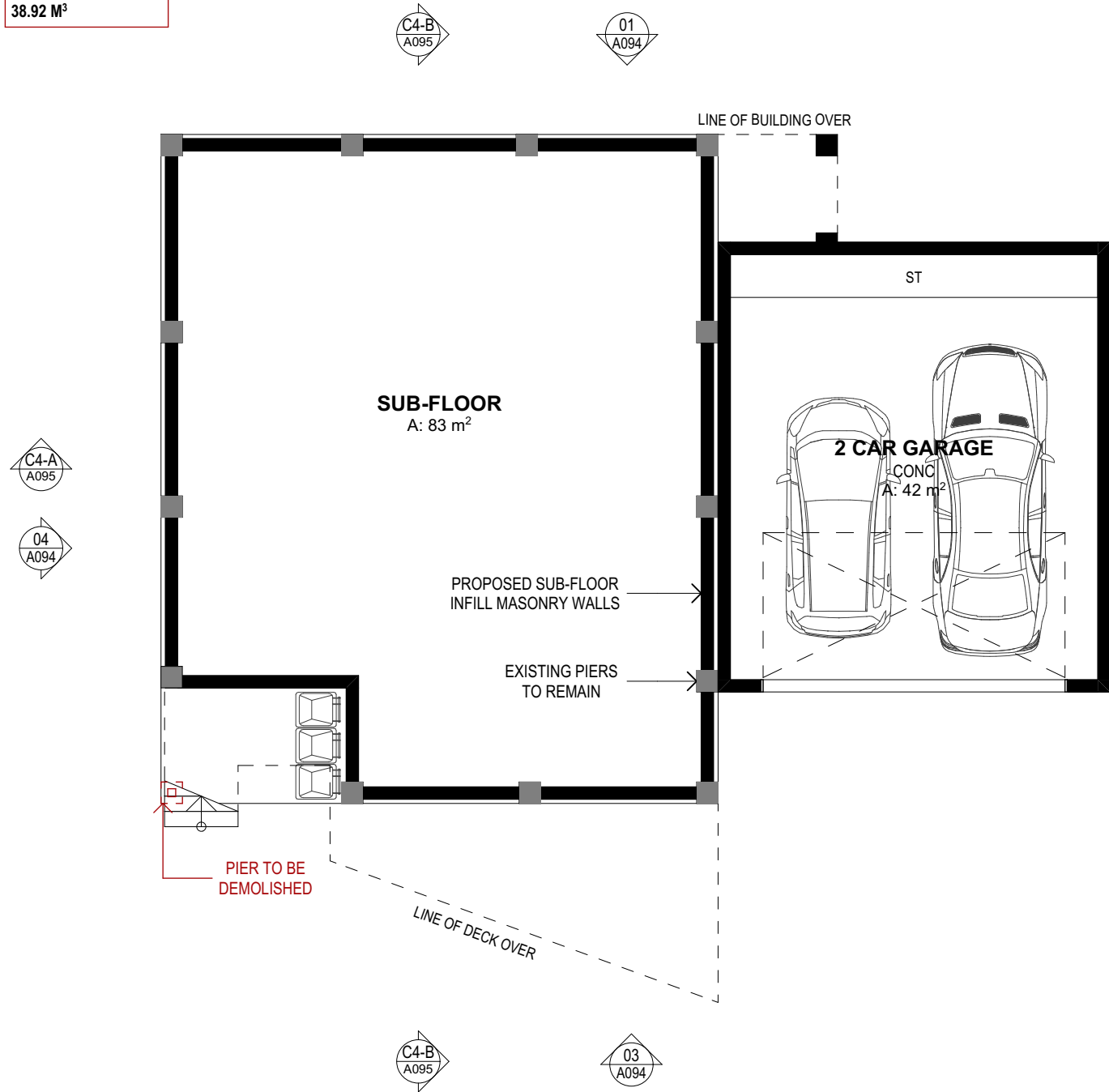
	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
	0.00 EXISTING RL
	0.00 PROPOSED RL

C4 (RENOVATED CABIN)

CABIN No. 10
x1 TOTAL

INTERNAL STORAGE
(EXCL. BED/KITCH/BATH)

38.92 M³

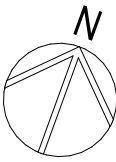


1 GROUND FLOOR
1:100

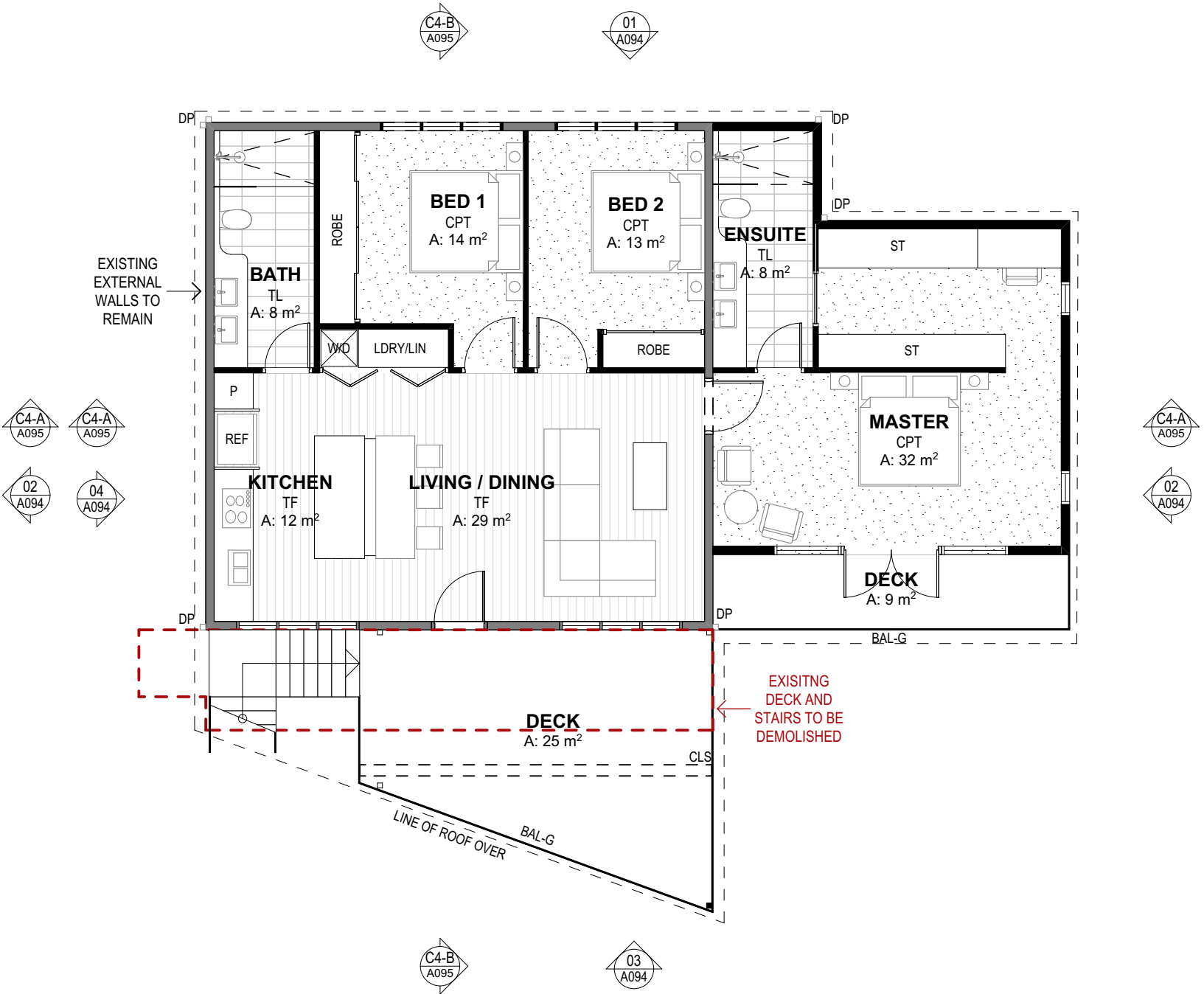
EJE ARCHITECTURE
ACN 002 912 843 | ABN 82 644 649 849
Nominated Architect - General Practice
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
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D	21/08/2024	ISSUE FOR INFORMATION
E	20/09/2024	ISSUE FOR DA
F	24/09/2024	ISSUE FOR DA
G	26/09/2024	ISSUE FOR DA
H	27/09/2024	ISSUE FOR DA
I	3/10/2024	ISSUE FOR DA
J	4/04/2025	ISSUE FOR DA



2 FIRST FLOOR
1:100

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C4 - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA A092 REV: J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSLUTE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
PH	FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL	FLASHING
FLM	VINYL FILM
FR	FIRE RESISTANCE
FSP	FIREPLACE
FT	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRADED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINERY
LDY	LAUNDRY
LPL	LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERDUST
PD	PIVOT DOOR
PIN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

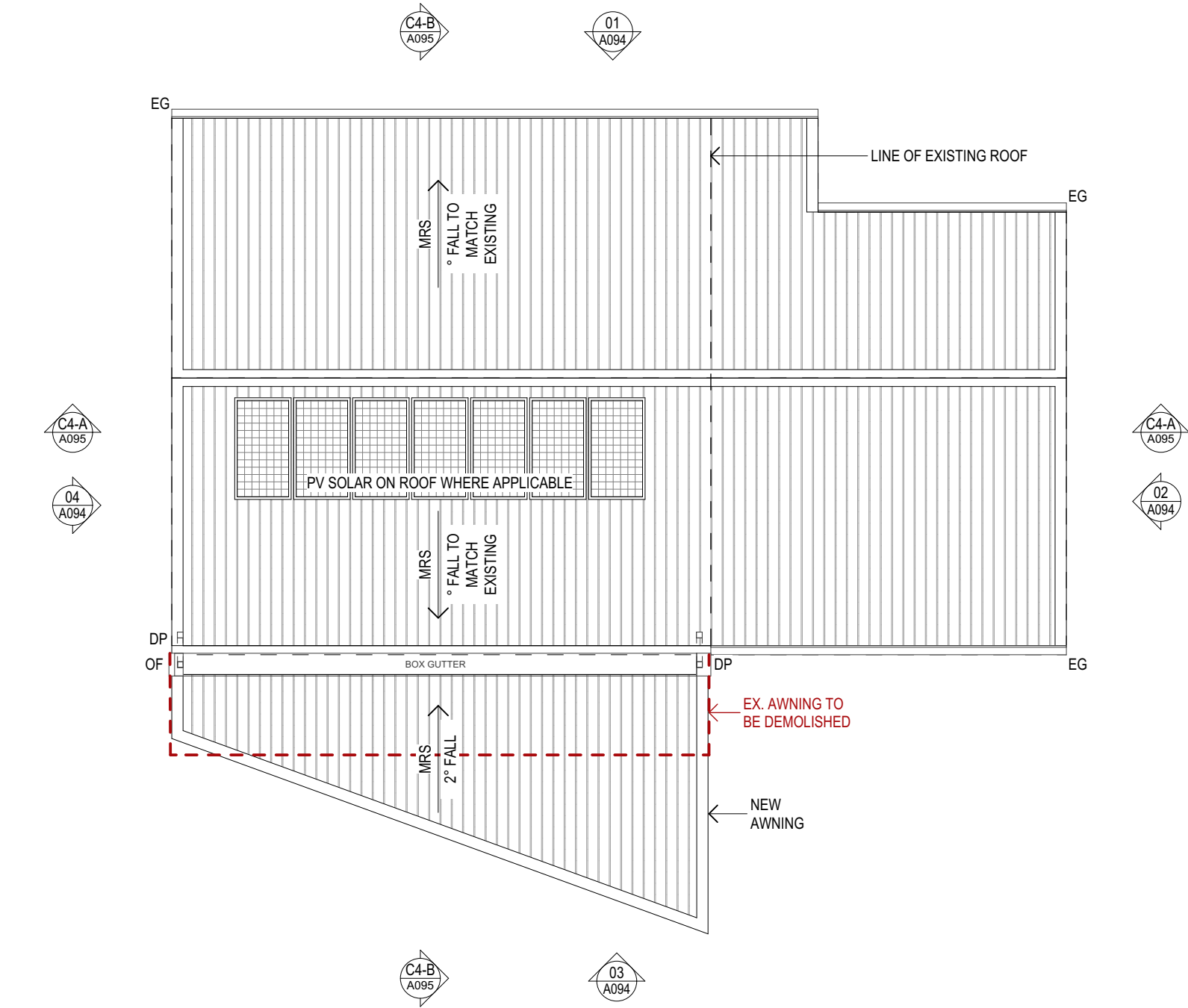
VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND	
10	PROPOSED BUILDINGS
20	PROPOSED TOWNHOUSE (2 STOREY)
30	PROPOSED TOWNHOUSE (3 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	PROPOSED TOWNHOUSE (2 STOREY)
40	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
40	PROPOSED GARAGE BUILDING
#No	DENOTES TYPE AS SCHEDULED

01.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
W1.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

PROPOSED	EXISTING	DEMOLISHED
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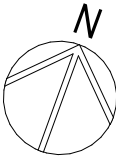


EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C4 - FLOOR PLANS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC **13/11/2025** **1:100**

PROJECT No: PHASE: DRAWING No: REV:

14076 DA A093 J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BALFOLD DOOR
BG BOX GUTTER
BIN BRICK
BKN CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
PIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FRP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

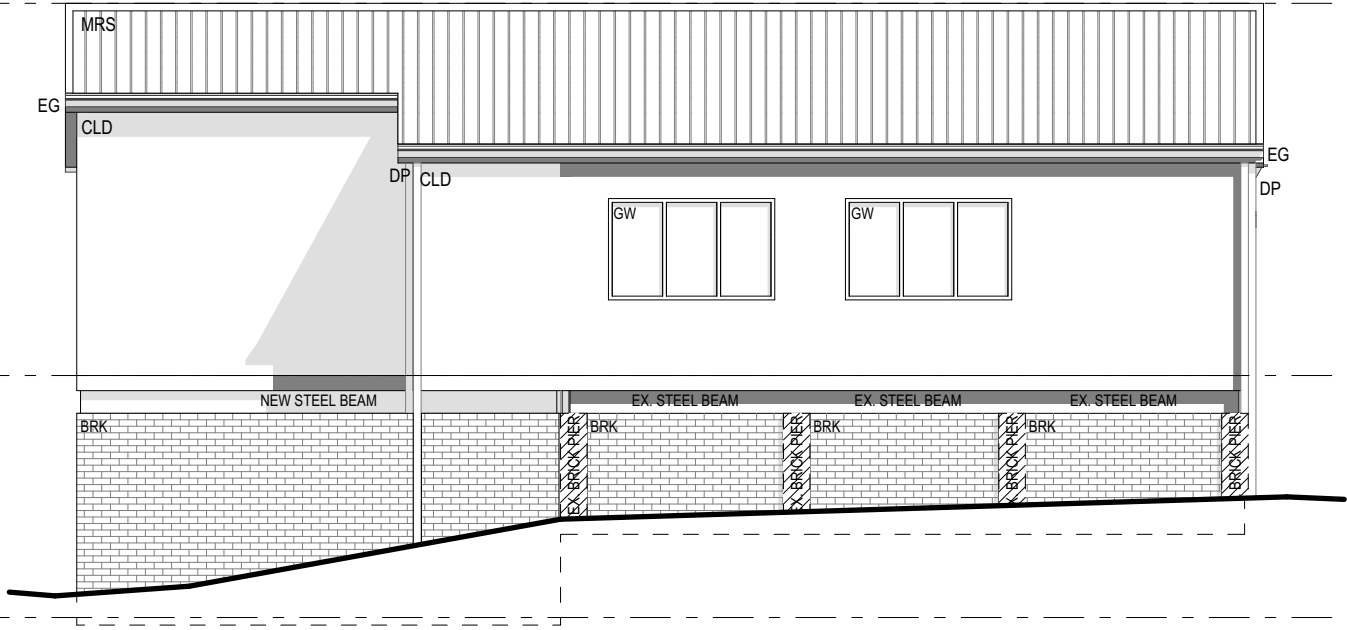
PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL

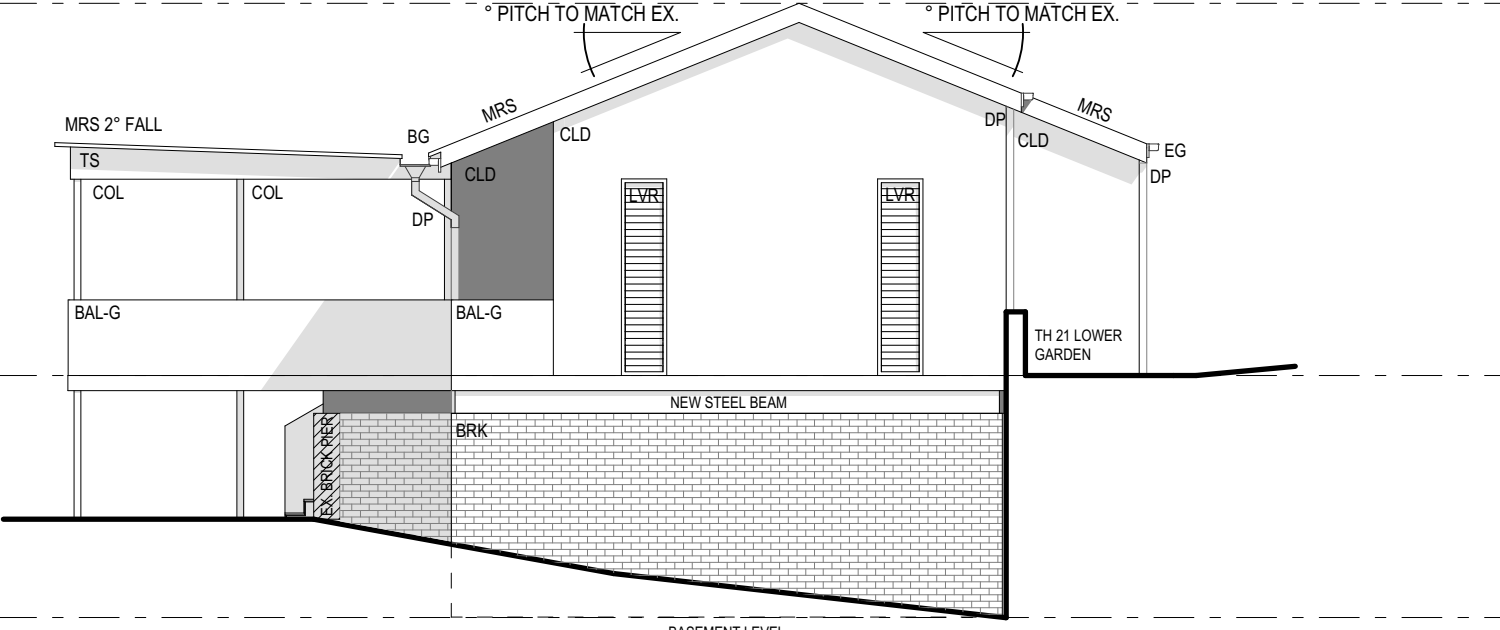
TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
3.200

GROUND FLOOR
0.000



1 TYPICAL ELEVATION 1
1:100

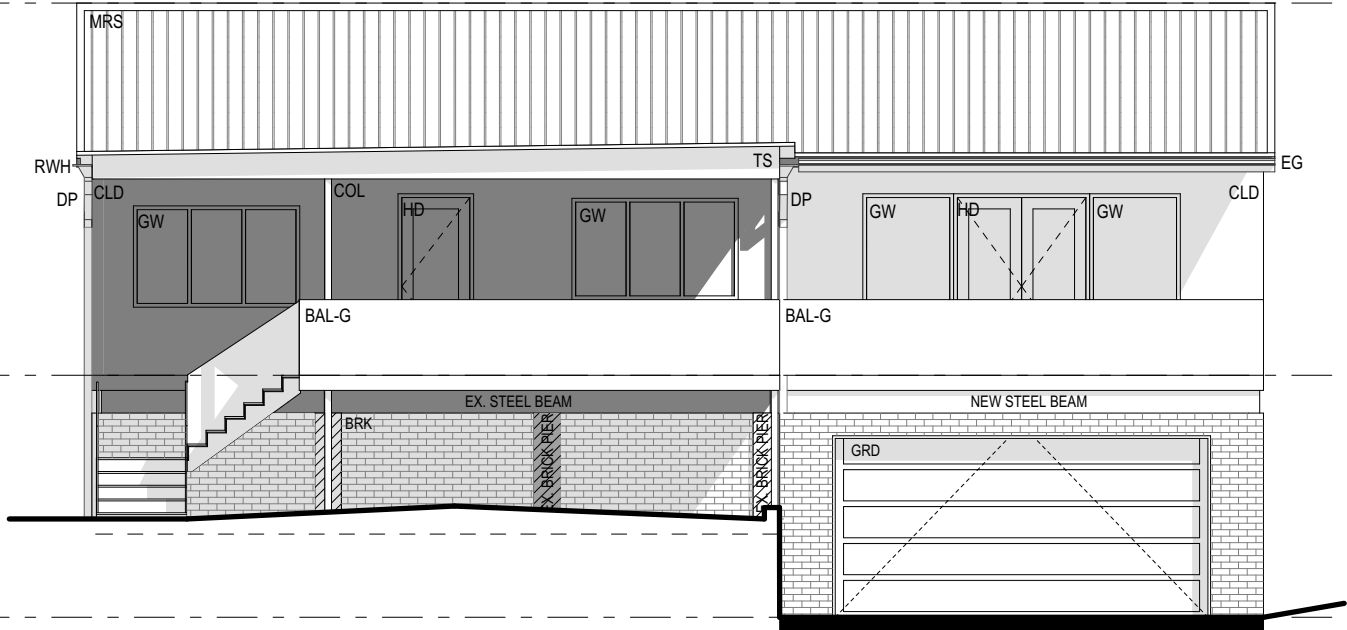


2 TYPICAL ELEVATION 2
1:100

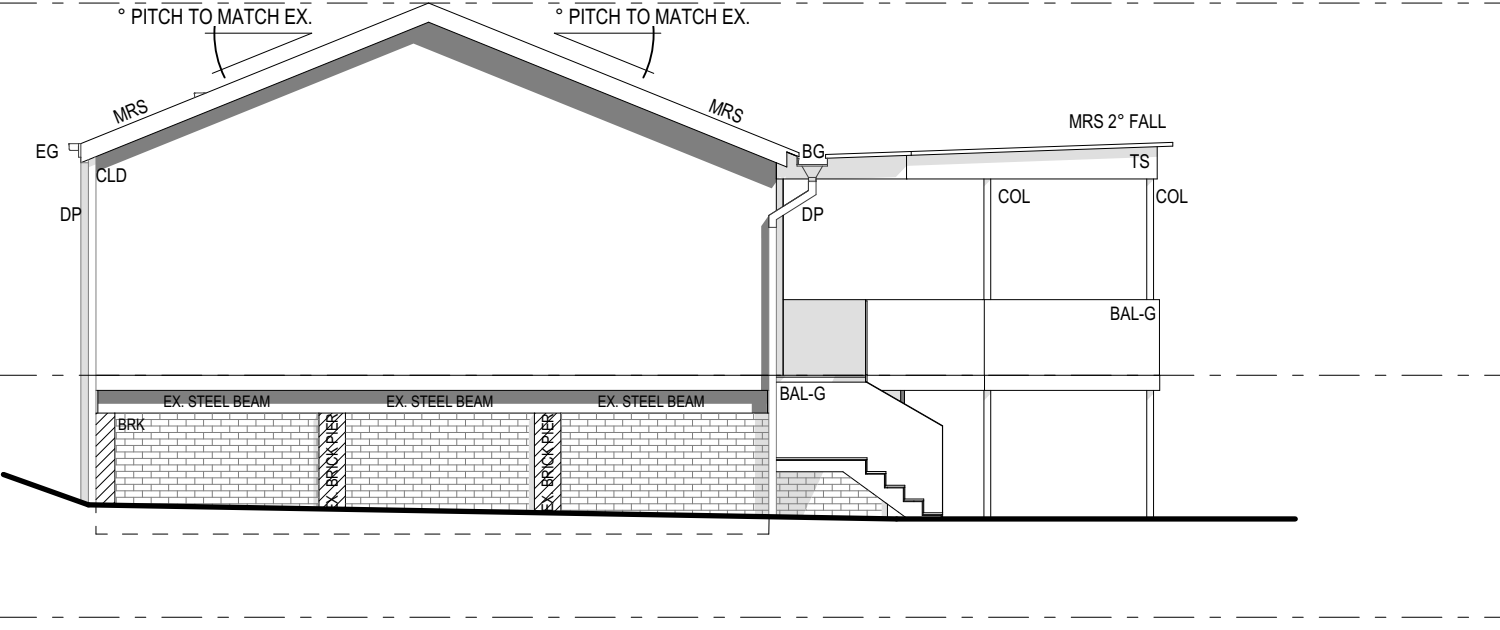
TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
3.200

GROUND FLOOR
0.000



3 TYPICAL ELEVATION 3
1:100



4 TYPICAL ELEVATION 4
1:100

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: CABIN TYPE C4 - ELEVATIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:100

PROJECT No: 14076 DA PHASE: A094 DRAWING No: J REV: J

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS	
AC	AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL	BALUSTRADE
BF	BULFOLD DOOR
BG	BOX GUTTER
BLK	CONCRETE BLOCKWORK
BRK	BRICKWORK
CFC	COMPRESSED FIBRE CEMENT
CLO	CLADDING
CLS	CLOTHESLINE
COL	COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC	CONCRETE
CPT	CARPET
CR	CEMENT RENDER

DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR	DOOR
ENS	ENSUITE
FB	FACE BRICK
FC	FIBRE CEMENT SHEETING
FE	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
GB	GARAGE BIN
GH	GUTTER TRANSOM
GI	FIXED GLASS
GR	GRAVEL
GRV	GRAVEL
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LFL	FLOOR TILES
FW	FLOOR WASTE

G	GLASS
GD	GRADED DRAIN
GL	GLASS LOUVRES
GR	GRAB RAIL
GRD	GARAGE DOOR
GRV	GRAVEL
GP	GRAVEL PIT - REFER TO HYDRAULIC DOCUMENTATION
GT	GUTTER TRANSOM
GW	GLASS WINDOW
HB	HAND BASIN
HD	HINGED DOOR
HT	HOSE TAP
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
J	JOINT
LDY	LAUNDRY
LFL	FLOOR TILES
FW	FLOOR WASTE

LTB	LETTERBOX
LVR	LOUVRE
MC	METAL CLADDING
M	MIRROR
MRS	METAL ROOF SHEETING
MWS	METAL WALL SHEETING
NGL	NATURAL GROUND LEVEL
OF	OVERFLOW
OG	OPAQUE GLASS
OPW	OPERABLE WALL
PAV	EXTERNAL PAVING
PS	PLASTERBOARD
PC	POLYCARBONATE SHEETING
PCT	POWDERCOAT
PD	PIVOT DOOR
PN	PINBOARD
PL	PLASTIC LAMINATE

PS	POST - TIMBER
PT	PAINT FINISH
PTN	PARTITION
RC	REINFORCED CONCRETE
RCS	RECONSTITUTED STONE
RL	REDUCED LEVEL
RS	ROLLER SHUTTER
RWH	RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD	RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT	RAINWATER TANK
S	SINK
SC	STONE CLADDING
SD	SLIDING DOOR
SH	SHELF
SKL	SKYLIGHT
SMD	SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP	RAIN WATER SUMP

SS	STAINLESS STEEL
SSD	STAINLESS STEEL STRIP DRAIN
SSL	STRUCTURAL SLAB LEVEL
SV	STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR	SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T	TUBS (LAUNDRY)
TB	TIMBER BEAM
TBR	TIMBER
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORING
TL	TILE
TP	TAPWARE
TS	TIMBER SOFFIT
TSC	TIMBER SCREEN
TV	TIMBER VENEER
TYP	TYPICAL

VF	VINYL FLOORING
VP	VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS	VINYL SHEETING
WB	WEATHERBOARDS
WC	WATER CLOSET
WR	WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS	
1#	PROPOSED TOWNHOUSE (2 STOREY)
2#	PROPOSED TOWNHOUSE (3 STOREY)
3#	PROPOSED TOWNHOUSE (2 STOREY)
4#	PROPOSED TOWNHOUSE (2 STOREY)
5#	EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6#	PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED	

11.05	DOOR MARKER eg. DOOR / LEVEL 1 / DOOR N° 05
11.05	WINDOW MARKER eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00	EXISTING RL
0.00	PROPOSED RL

TOP OF PROPOSED ROOF
TO MATCH EXISTING

LEVEL 1 FFL
3.200

GROUND FLOOR
0.000

MRS

KITCHEN

LIVING / DINING

MASTER

EX. STEEL BEAM

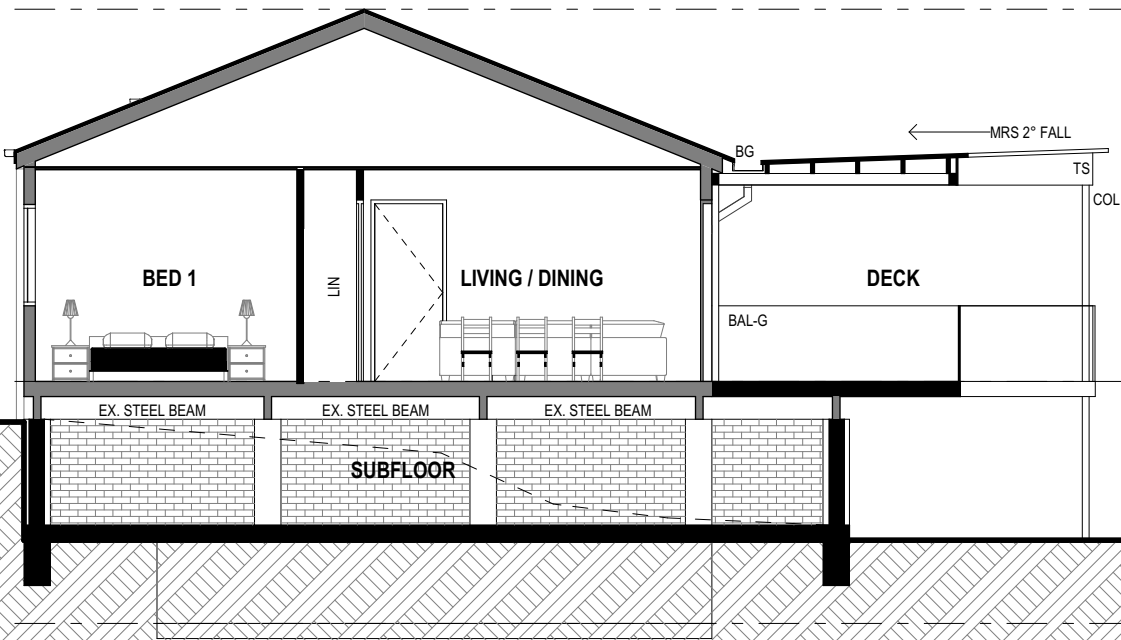
SUBFLOOR

GARAGE

SECTION A

1:100

1



SECTION B

1:100

2

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
A 412 KING STREET, NEWCASTLE, NSW 2300
P +61 2 4928 2353 | F +61 2 4928 3069 | E mail@eje.com.au | W www.eje.com.au

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J	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	BJC	

CLIENT : NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : CABIN TYPE C4 - SECTIONS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:100

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A095 J

NOT FOR CONSTRUCTION

EJE architecture



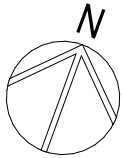
1

JUNE 22 - 9AM
1:750

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Notional Architect - Shared Office
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A 412 KING STREET, NEWCASTLE, NSW 2300
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J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE
CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)
DRAWING: SHADOW DIAGRAMS 9AM

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: 1:750

PROJECT No: 14076 PHASE: DA DRAWING No: A100 REV: N

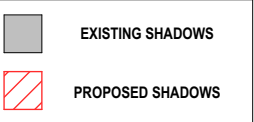
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EJE architecture



1

JUNE 22 - 12PM
1:750



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Nominated Architect - Bernard Collins
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REV	DATE	COMMENTS
F	23/04/2024	ISSUE FOR DA
G	21/08/2024	ISSUE FOR INFORMATION
H	20/09/2024	ISSUE FOR DA
I	24/09/2024	ISSUE FOR DA
J	26/09/2024	ISSUE FOR DA
K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	BJC	BJC
GVC	PB	BJC
GVC	DW	BJC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BJC
GVC	BJC	BJC

PROJECT: WANDA BEACH ESTATE
CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)
DRAWING: SHADOW DIAGRAMS 12PM

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:

GVC **13/11/2025** **1:750**

PROJECT No: **14076** PHASE: **DA** DRAWING No: **A101** REV: **N**

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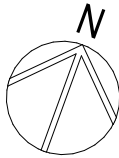
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JUNE 22 - 3PM
1:750

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K	27/09/2024	ISSUE FOR DA
L	3/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: SHADOW DIAGRAMS 3PM

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

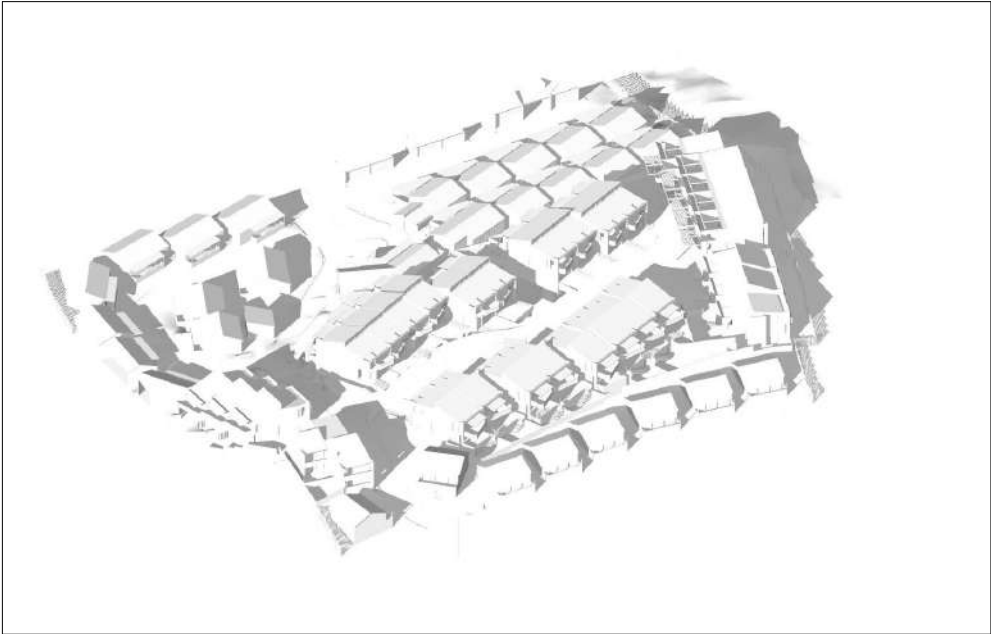
DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:750

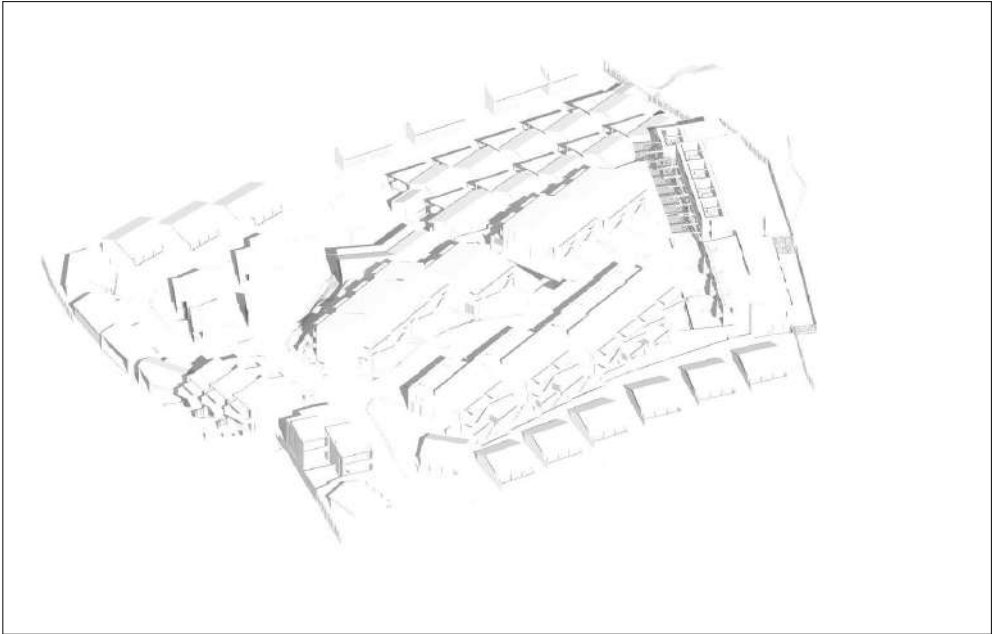
PROJECT No: 14076 PHASE: DA DRAWING No: A102 REV: N

NOT FOR CONSTRUCTION

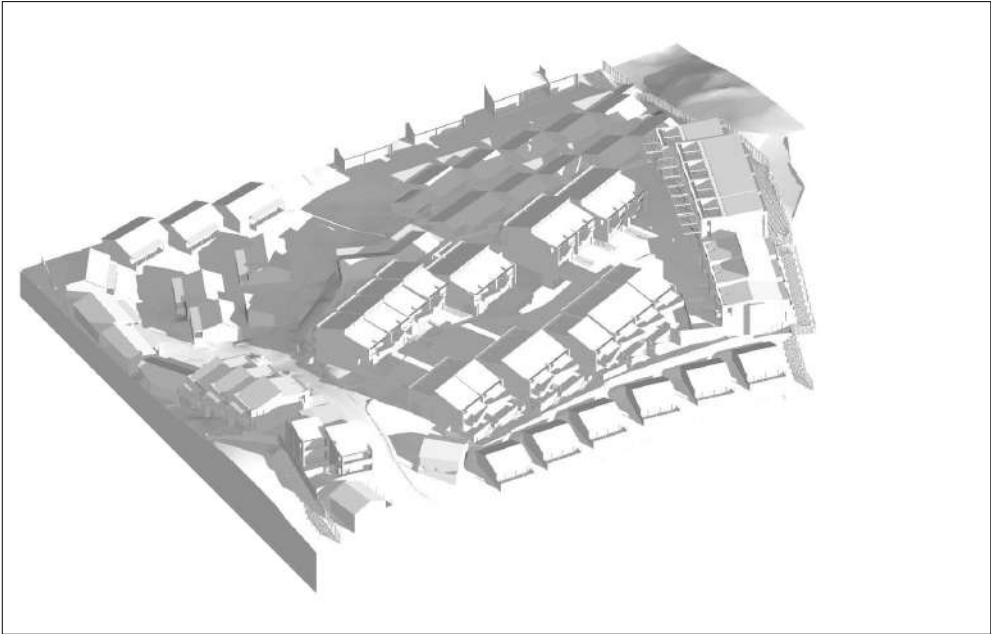
EJE architecture



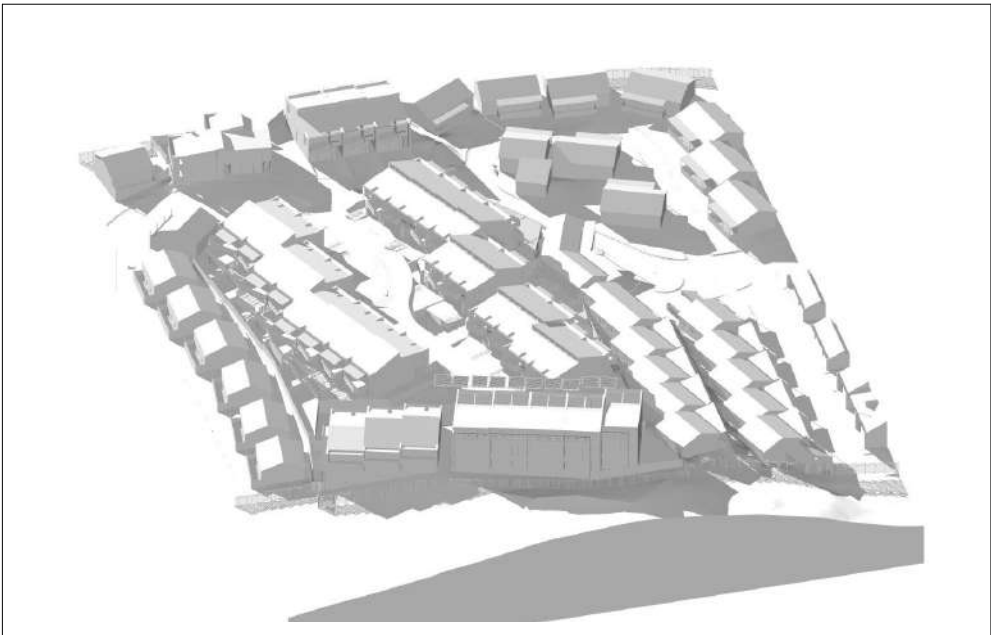
A1 Axonometric 1 - 9am



A1 Axonometric 1 - 12pm



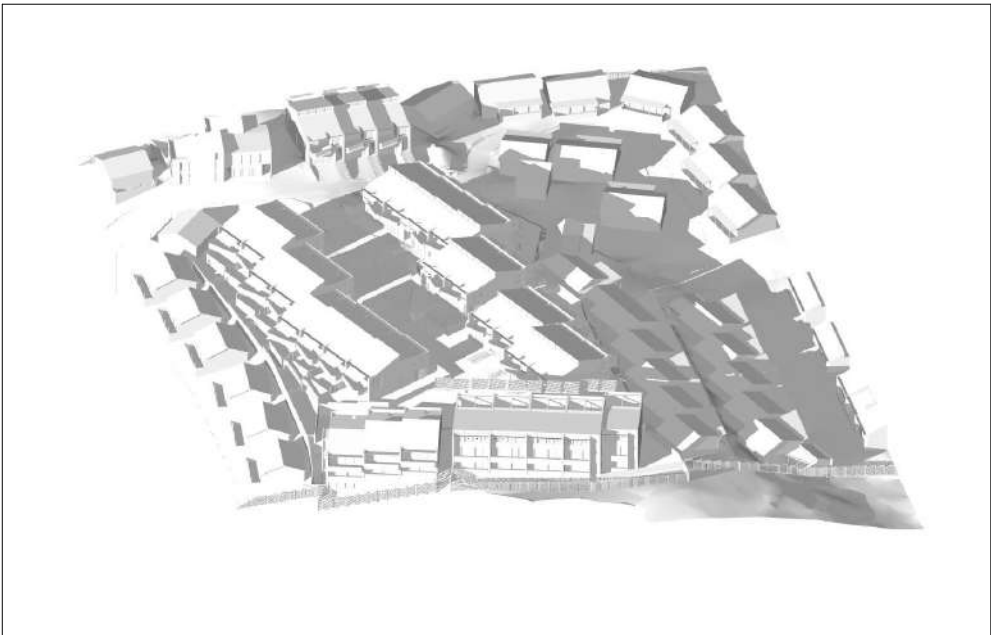
A1 Axonometric 1 - 3pm



A2 Axonometric 2 - 9am



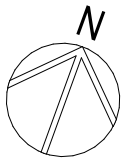
A2 Axonometric 2 - 12pm



A2 Axonometric 2 - 3pm

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REV	DATE	COMMENTS
A	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: SOLAR ANALYSIS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:377.36

PROJECT No: 14076 PHASE: DA DRAWING No: A102.1 REV: A

NOT FOR CONSTRUCTION



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BUILDING DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG GUTTER TRANSOM
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FPP FIRE PLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINT
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE

No. DENOTES TYPE AS SCHEDULED

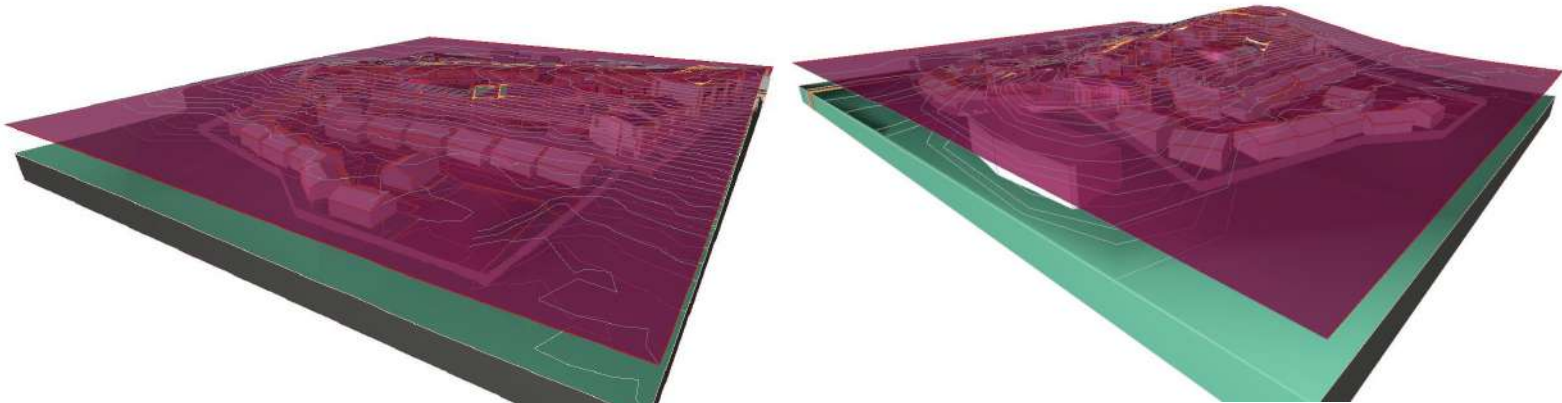
LEGEND

9m HEIGHT PLAN ABOVE NGL AS SURVEYED

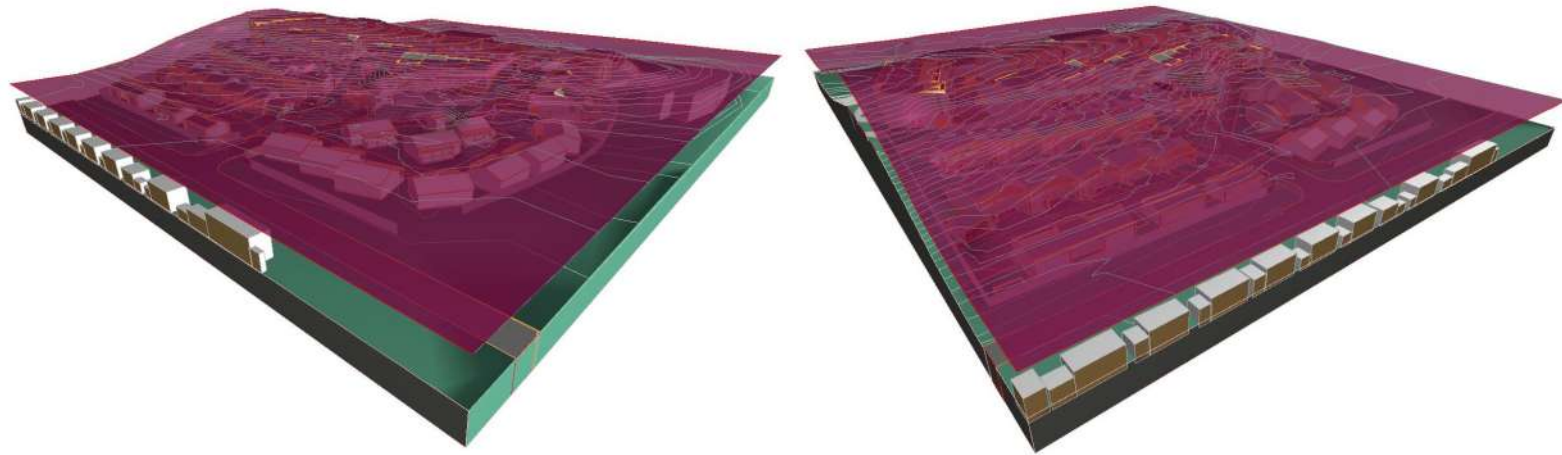
PROPOSED BUILDING PENETRATIONS THROUGH HEIGHT PLANE



1 9m HEIGHT PLANE - BIRDSEYE VIEW
1:1000



2 9m HEIGHT PLANE - VIEW FROM NORTH-WEST
3 9m HEIGHT PLANE - VIEW FROM NORTH-EAST



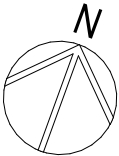
4 9m HEIGHT PLANE - VIEW FROM SOUTH-EAST
5 9m HEIGHT PLANE - VIEW FROM SOUTH-WEST

UNIT NUMBER	COMPLIANCE TO 9M LIMIT	UNIT NUMBER	COMPLIANCE TO 9M LIMIT	UNIT NUMBER	COMPLIANCE TO 9M LIMIT
TH1	MAX 0.69m OVER	TH11	COMPLIES	TH21	COMPLIES
TH2	COMPLIES	TH12	MAX 0.31m OVER	TH22	COMPLIES
TH3	MAX 0.21m OVER	TH13	COMPLIES	TH23	MAX 0.04m OVER
TH4	COMPLIES	TH14	MAX 0.04m OVER	TH24	COMPLIES
TH5	COMPLIES	TH15	MAX 0.43m OVER	TH25	COMPLIES
TH6	MAX 0.11m OVER	TH16	MAX 0.22m OVER	TH26	COMPLIES
TH7	COMPLIES	TH17	MAX 0.57m OVER	TH27	MAX 0.44m OVER
TH8	MAX 0.23m OVER	TH18	MAX 0.52m OVER	TH28	COMPLIES
TH9	COMPLIES	TH19	COMPLIES	TH29	MAX 0.09m OVER
TH10	MAX 0.43m OVER	TH20	MAX 0.02m OVER	TH30	MAX 0.44m OVER

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REV	DATE	COMMENTS
F	21/08/2024	ISSUE FOR INFORMATION
G	20/09/2024	ISSUE FOR DA
H	24/09/2024	ISSUE FOR DA
I	26/09/2024	ISSUE FOR DA
J	27/09/2024	ISSUE FOR DA
K	3/10/2024	ISSUE FOR DA
L	4/04/2025	ISSUE FOR DA
M	24/07/2025	HEIGHT PLANE AMENDMENT
N	13/11/2025	ISSUE FOR DA RFI

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
CVN	DW	DW	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: HEIGHT RESTRICTION ANALYSIS 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: 13/11/2025

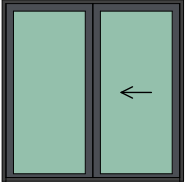
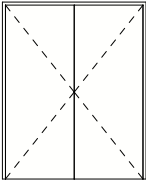
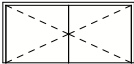
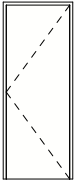

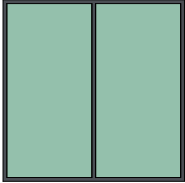
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PROJECT No: 14076 DA PHASE: A103 DRAWING No: N

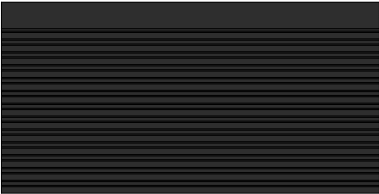

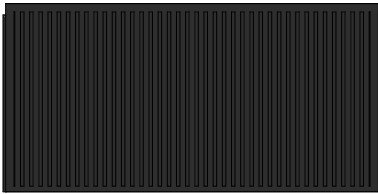
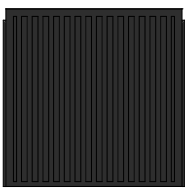
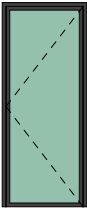
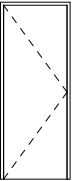
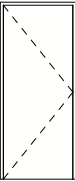
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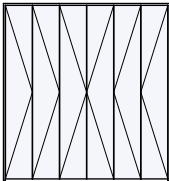
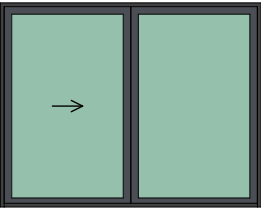
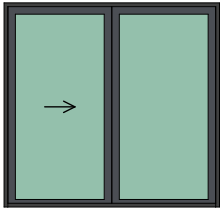
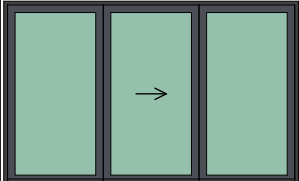


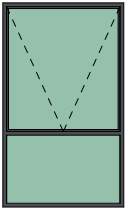

LOWER GROUND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)

EXTERIOR VIEW						
DOOR / WINDOW NUMBER	DLG.01	DLG.02	DLG.03	DLG.04	WLG.01	WLG.02
TYPE	FIXED / SLIDER	HINGED	HINGED	HINGED	FIXED / SLIDER	FIXED
NOM. DIMS. W x H	2,400×2,400	1,900×2,340	1,740×800	920×2,340	3,450×1,200	2,400×2,400
LEAF TYPE	FRAMED / GLAZED	SOLID CORE	SOLID CORE	SOLID CORE	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	CLEAR	N/A	N/A	N/A	CLEAR	CLEAR
FRAME TYPE	ALUMINIUM	STEEL	STEEL	STEEL	ALUMINIUM	ALUMINIUM
QUANTITY	1	1	1	3	2	1

GROUND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)

EXTERIOR VIEW							
DOOR / WINDOW NUMBER	DG.01	DG.02	DG.03	DG.04	DG.05	DG.06	DG.07
TYPE	ROLLER	ROLLER	PANEL LIFT	PANEL LIFT	HINGED	HINGED	HINGED
NOM. DIMS. W x H	5,000×2,200	6,350×3,500	5,000×2,340	2,400×2,200	1,120×2,700	920×2,340	1,000×2,340
LEAF TYPE	STEEL	STEEL	STEEL	STEEL	FRAMED / GLAZED	SOLID CORE	SOLID CORE
GLASS TYPE	N/A	N/A	N/A	N/A	CLEAR	N/A	N/A
FRAME TYPE	STEEL	STEEL	STEEL	STEEL	ALUMINIUM	STEEL	STEEL
QUANTITY	5	2	28	2	32	89	1

GROUND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)

EXTERIOR VIEW										
DOOR / WINDOW NUMBER	DG.08	DG.09	DG.10	DG.11	DG.12	DG.13	WG.01	WG.02	WG.03	WG.04
TYPE	HINGED	SLIDER	BI-FOLD	FIXED / SLIDER	FIXED / SLIDER	FIXED / SLIDER	FIXED	LOUVRE	FIXED / AWNING	FIXED
NOM. DIMS. W x H	800×2,340	820×2,340	2,200×2,340	3,450×2,700	2,850×2,700	3,900×2,400	600×2,700	1,000×2,700	1,600×2,700	1,150×500
LEAF TYPE	SOLID CORE	SOLID CORE	SOLID CORE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	N/A	N/A	N/A	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	STEEL	STEEL	STEEL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	1	32	17	36	15	2	58	1	5	2

FIRST FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)

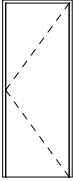

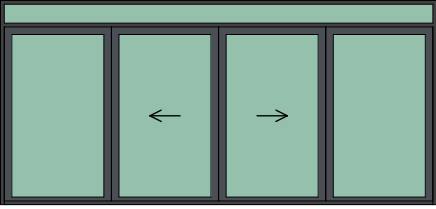
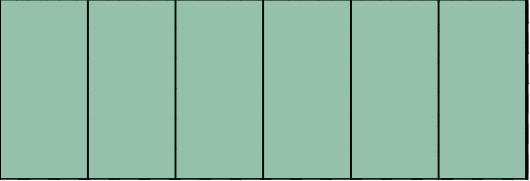
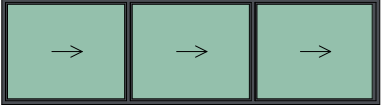
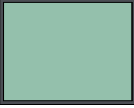
EXTERIOR VIEW								
DOOR / WINDOW NUMBER	D1.01	D1.02	D1.03	D1.04	D1.05	D1.06	D1.07	D1.08
TYPE	HINGED	SLIDER	FIXED / SLIDER	FIXED / SLIDER	FIXED / SLIDER	FIXED / HINGED	FIXED / SLIDER	FIXED / SLIDER
NOM. DIMS. W x H	920×2,340	820×2,340	4,600×2,700	7,000×2,700	2,850×2,700	1,700×2,700	4,000×2,400	5,400×2,400
LEAF TYPE	SOLID CORE	SOLID CORE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	N/A	N/A	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	STEEL	STEEL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	58	56	19	28	9	2	1	1

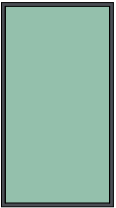

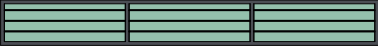
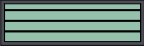

FIRST FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)





EXTERIOR VIEW								
DOOR / WINDOW NUMBER	W1.01	W1.02	W1.03	W1.04	W1.05	W1.06	W1.07	W1.08
TYPE	FIXED / LOUVRE	FIXED / LOUVRE	FIXED / AWNING	FIXED / AWNING	FIXED	LOUVRE	FIXED	FIXED
NOM. DIMS. W x H	6,000×600	7,000×850	1,850×1,900	600×900	1,600×2,400	520×2,400	600×2,700	1,400×2,700
LEAF TYPE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	5	5	19	7	10	11	17	8

FIRST FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)

EXTERIOR VIEW		
DOOR / WINDOW NUMBER	W1.09	W1.10
TYPE	LOUVRE	FIXED
NOM. DIMS. W x H	1,000×2,700	1,600×700
LEAF TYPE	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	CLEAR	CLEAR
FRAME TYPE	ALUMINIUM	ALUMINIUM
QUANTITY	3	5

SECOND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)						
EXTERIOR VIEW						
DOOR / WINDOW NUMBER	D2.01	D2.02	D2.03	D2.04	W2.01	W2.02
TYPE	HINGED	SLIDER	FIXED / SLIDER	OPERABLE STACKING DOOR	FIXED / SLIDER	FIXED
NOM. DIMS. W x H	920×2,340	820×2,340	5,770×2,700	7,000×2,395	5,000×1,400	1,800×1,400
LEAF TYPE	SOLID CORE	SOLID CORE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	N/A	N/A	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	STEEL	STEEL	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	9	13	9	9	5	4

SECOND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)					
EXTERIOR VIEW					
DOOR / WINDOW NUMBER	W2.03	W2.04	W2.05	W2.06	W2.07
TYPE	FIXED	FIXED / SLIDER	LOUVRE	LOUVRE	FIXED
NOM. DIMS. W x H	1,480×2,700	5,200×1,400	5,000×600	1,900×600	7,200×830
LEAF TYPE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	9	4	2	2	18

SECOND FLOOR DOOR & WINDOW SCHEDULE (NEW BUILDINGS)				
EXTERIOR VIEW				
DOOR / WINDOW NUMBER	W2.08	W2.09	W2.10	W2.11
TYPE	FIXED	FIXED	FIXED	FIXED
NOM. DIMS. W x H	1,600×700	1,600×1,400	6,000×750	7,080×700
LEAF TYPE	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED	FRAMED / GLAZED
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QUANTITY	3	2	2	1

REV	DATE	COMMENTS
A	20/09/2024	ISSUE FOR DA
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C	26/09/2024	ISSUE FOR DA
D	27/09/2024	ISSUE FOR DA
E	3/10/2024	ISSUE FOR DA
F	4/04/2025	ISSUE FOR DA

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE :	4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)
DRAWING :	DOOR & WINDOW SCHEDULES 3

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.			
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GVC		13/11/2025	
		1:200	
PROJECT No :	14076	PHASE :	DA
		DRAWING No :	A107
		REV :	F

LEGEND

NOTE:

1. ALL WINDOWS AS VIEWED FROM OUTSIDE
2. DIMENSIONS REFER TO OPENING SIZES AND ARE NOMINAL ONLY
3. ALL WINDOW FRAMES FOR SELECT POWDERCOAT FINISH
4. ALL GLASS TO RELEVANT AUSTRALIAN STANDARDS
5. SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLANS
6. MILLIONS / TRANSOMS TO BE DIVIDED EQUALLY, UNO
7. ALL GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE
8. ALL WINDOWS TO BE SITE MEASURED PRIOR TO FABRICATION

W1.05

WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05

D1.05

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05

NOT FOR CONSTRUCTION



3D PERSPECTIVE:

VIEW OF WANDA BEACH ESTATE FROM FLEET STREET ENTRANCE

DEPICTING CABINS TYPE C1, C2, C3, C4, + GARAGE TYPE 1, 2, + TOWN HOUSES BEHIND

EJE ARCHITECTURE		REV	DATE	COMMENTS
ACN 002 912 843 ABN 82 544 549 849 Nominated Architect - Diamond Colles NSW Architects Registration No.4438 A 412 KING STREET, NEWCASTLE, NSW 2300 P +61 2 4602 2553 F +61 2 4602 3699 E mail@eje.com.au W www.eje.com.au		F	23/04/2024	ISSUE FOR DA
		G	21/08/2024	ISSUE FOR INFORMATION
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		K	27/09/2024	ISSUE FOR DA
		L	31/10/2024	ISSUE FOR DA
		M	4/04/2025	ISSUE FOR DA
		N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT :	WANDA BEACH ESTATE
GVC	BJC	BJC		
GVC	PB	BJC		
GVC	DW	BJC		
GVC	DW	DW		
GVC	DW	DW		
GVC	DW	DW	CLIENT :	NEIL SLATER, STEPHEN LAMBOURNE
GC	DW	DW		
GVC	DW	BJC		
GVC	BJC	BJC		

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : 3D PERSPECTIVE 01

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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GVC **13/11/2025** **NTS**

PROJECT No: **14076** PHASE: **DA** DRAWING No: **A110** REV: **N**

NOT FOR CONSTRUCTION





3D PERSPECTIVE:
TOWNHOUSE 22 (TYPE A)
VIEW FROM WEST END OF ANGEL CLOSE DEPICTING TOWNHOUSE TYPES 1A + 1C

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
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P: +61 2 4928 2325 | F: +61 2 4928 3869 | E: mail@eje.com.au | W: www.eje.com.au

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M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE 02

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: GVC DATE: 13/11/2025 SCALES @A3: NTS

PROJECT No: 14076 PHASE: DA DRAWING No: A111 REV: N

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EJE architecture



3D PERSPECTIVE:
TOWNHOUSE 30 (TYPE 2C) BALCONY VIEW DOWN EAST OF ANGEL CLOSE
DEPICTING TOWN HOUSE TYPES 1A, 1C AND 1D

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE 03

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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3D PERSPECTIVE:
ALTERATIONS AND ADDITIONS TO EXISTING CABINS ON ANCHOR COVE
VIEW OF CABIN NO.5 (TYPE C2), GARAGE TYPE G3 TO THE FAR RIGHT, EXISTING DEVELOPMENT BEYOND, PROPOSED TOWNHOUSES IN BACKGROUND

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bernard Collins
NSW Architects Registration No. 4438
A: 412 KING STREET, NEWCASTLE, NSW 2300
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L	31/10/2024	ISSUE FOR DA
M	4/04/2025	ISSUE FOR DA
N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

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3D PERSPECTIVE:
TOWNHOUSE 26 (TYPE 1B)
VIEW FROM FAR END OF ANGEL CLOSE DEPICTING TYPES 1B, 1E AND 1F IN FOREGROUND, TYPE 2'S BEHIND



3D PERSPECTIVE:
TOWNHOUSE 29 (TYPE 2A/B)
VIEW FROM ANGEL CLOSE T-INTERSECTION DEPICTING TOWNHOUSE TYPES 2A/B, 2C/D, 2E/F AND 2G/H

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N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE:	4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)
DRAWING:	3D PERSPECTIVE 06

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14076	DA	A115	N

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3D PERSPECTIVE:
TOWNHOUSE 5 AND 6 (TYPE 3 AND 4)
VIEW FROM ANGEL CLOSE AND RIDGEVIEW DRIVE INTERSECTION

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect - Bennett Collins
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N	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : 3D PERSPECTIVE 07

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

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14076 DA A116 N

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The logo for EJE architecture, featuring the letters 'EJE' in a stylized, bold font, followed by the word 'architecture' in a smaller, lowercase sans-serif font.



3D PERSPECTIVE:
OVERALL VIEW FROM SOUTH WESTERN CORNER OF SITE
DEPICTING ALTERATIONS AND ADDITIONS TO CABINS ON ANCHOR COVE, PROPOSED GARAGES IN FOREGROUND, PROPOSED TOWNHOUSES IN BACKGROUND AND EXISTING CABINS TO THE FAR RIGHT

REV	DATE	COMMENTS
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B	24/09/2024	ISSUE FOR DA
C	26/09/2024	ISSUE FOR DA
D	27/09/2024	ISSUE FOR DA
E	3/10/2024	ISSUE FOR DA
F	4/04/2025	ISSUE FOR DA
G	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : 3D PERSPECTIVE 08

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 NTS

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A117 G



3D PERSPECTIVES:
ORTHOGRAPHIC VIEW OF SITE FROM SOUTH EASTERN CORNER

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
Nominated Architect – Regional Offices
NSW Architects Registration No. 4438
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REV	DATE	COMMENTS
A	20/09/2024	ISSUE FOR DA
B	24/09/2024	ISSUE FOR DA
C	26/09/2024	ISSUE FOR DA
D	27/09/2024	ISSUE FOR DA
E	3/10/2024	ISSUE FOR DA
F	4/04/2025	ISSUE FOR DA
G	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE 09

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA
DRAWN: DATE: SCALES @A3:
GVC **13/11/2025** **NTS**

PROJECT No: PHASE: DRAWING No: REV:
14076 DA A118 G

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The logo for EJE architecture, featuring the letters 'EJE' in a stylized, bold font, followed by the word 'architecture' in a smaller, lowercase sans-serif font.



3D PERSPECTIVE:
OVERALL EVENING VIEW OF SITE FROM NORTHERN CORNER
TOWNHOUSE 4/5 (TYPE 3 AND 4) DEPICTED IN FOREGROUND

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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G	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : 3D PERSPECTIVE 10

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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GVC 13/11/2025 NTS

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14076 DA A119 G

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1

PHOTO MONTAGE - FLEET STREET

EJE ARCHITECTURE

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DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
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GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	CLIENT: NEIL SLATER, STEPHEN LAMBOURNE
GVC	BJC	BJC	

SITE : 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : PHOTO MONTAGE - FLEET STREET

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GVC **13/11/2025** **NTS**

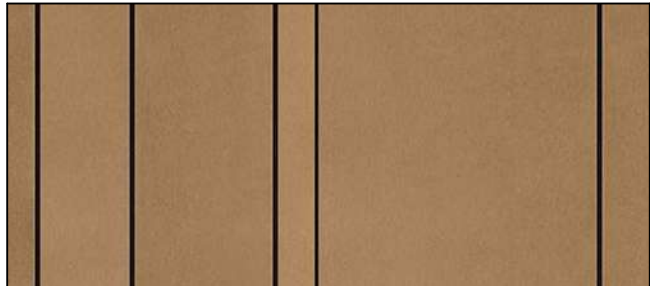
PROJECT No : **14076** PHASE : **DA** DRAWING No : **A120** REV : **G**

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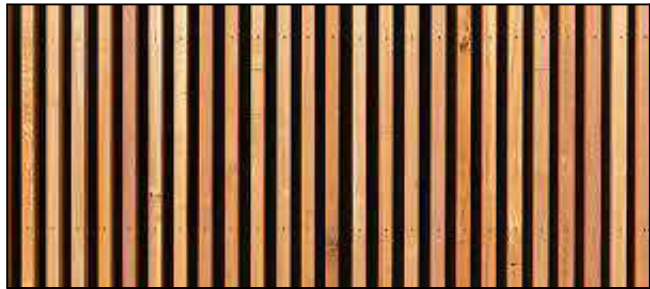
EJE architecture



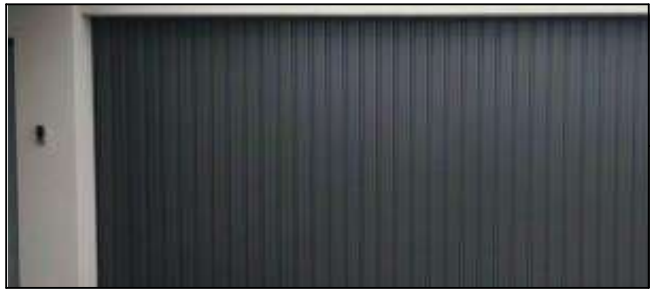
CEMENT RENDER - WHITE PAINT FINISH



COMPRESSED FIBRE CEMENT CLADDING - COLOURED



TIMBER BATTEN SCREEN



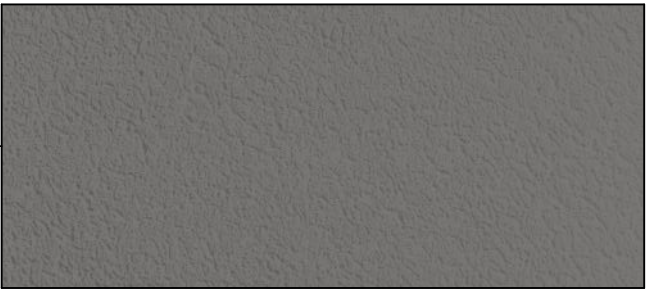
GARAGE DOOR - DARK GREY



METAL ROOF SHEETING / METAL SOFFIT CLADDING



GLASS BALUSTRADE



CEMENT RENDER - DARK GREY PAINT FINISH



RETRACTABLE SUN SHADING - WHITE



EJE ARCHITECTURE

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REV	DATE	COMMENTS
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DRN	CHKD	VRFD
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE - SITE CONTEXT 1

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

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DRAWN: DATE: SCALES @A3:

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PROJECT No: 14076 PHASE: DA DRAWING No: A123 REV: A

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DRN	CHKD	VRFD
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE - SITE CONTEXT 2

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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PROJECT No: PHASE: DRAWING No: REV:
14076 DA A124 A

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REV	DATE	COMMENTS
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DRN	CHKD	VRFD
GVC	DW	BJC

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE - SITE CONTEXT 3

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PROJECT No: 14076 PHASE: DA DRAWING No: A125 REV: A

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3D PERSPECTIVE:
VIEW TOWARDS RAINFOREST WALKWAY AND LANDSCAPING FROM CABIN NO.9



3D PERSPECTIVE:
VIEW OF RAINFOREST WALKWAY, LANDSCAPING AND
CABINS NO.10 & 19 FROM RIDGEVIEW DRIVE

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
AA	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE

CLIENT :
NEIL SLATER,
STEPHEN LAMBOURNE

SITE :
4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING : 3D PERSPECTIVE - LANDSCAPE 02

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DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A127 AA

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3D PERSPECTIVE:
VIEW FROM TOWNHOUSE 21 OF RAINFOREST
WALKWAY ACCESS TO ANGEL CLOSE.

EJE ARCHITECTURE
ACN 002 912 843 | ABN 62 644 649 849
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REV	DATE	COMMENTS
AA	6/08/2025	REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

DRAWING: 3D PERSPECTIVE - LANDSCAPE 03

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

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DRAWN: DATE: SCALES @A3:

GVC 13/11/2025

PROJECT No: 14076 PHASE: DA DRAWING No: A128 REV: AA

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EJE architecture



3D PERSPECTIVE:
OVERALL VIEW OF COMMUNITY GARDEN



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BALFOOD DOOR
BG BOX GUTTER
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
POD POWDERDUST
PCT PIVOT DOOR
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWD RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

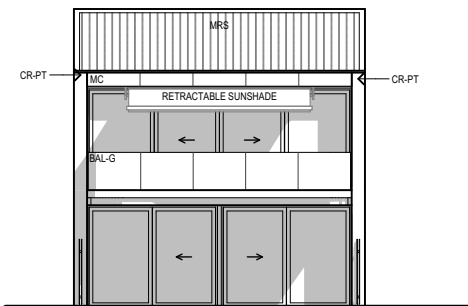
SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

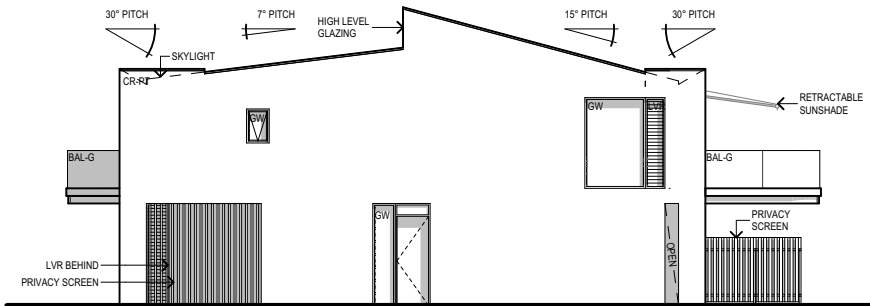
LEGEND

PROPOSED BUILDINGS
11 PROPOSED TOWNHOUSE (2 STOREY)
22 PROPOSED TOWNHOUSE (2 STOREY)
33 PROPOSED TOWNHOUSE (2 STOREY)
44 PROPOSED TOWNHOUSE (2 STOREY)
55 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
66 PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

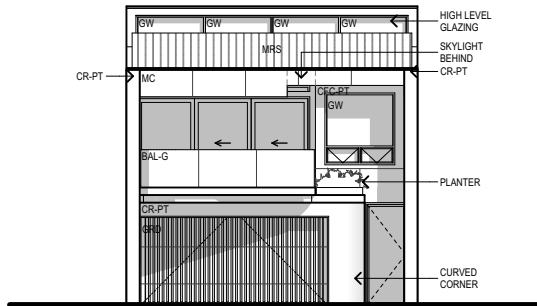
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



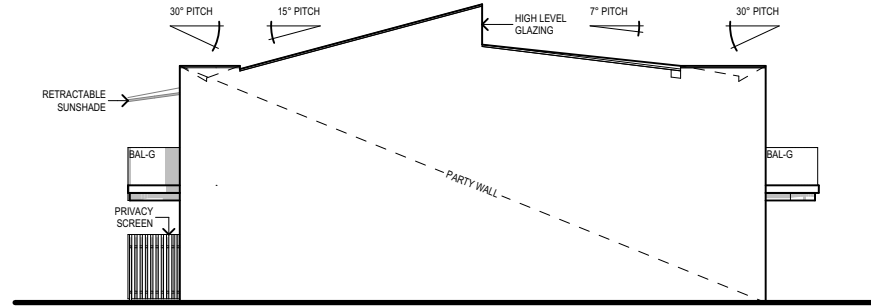
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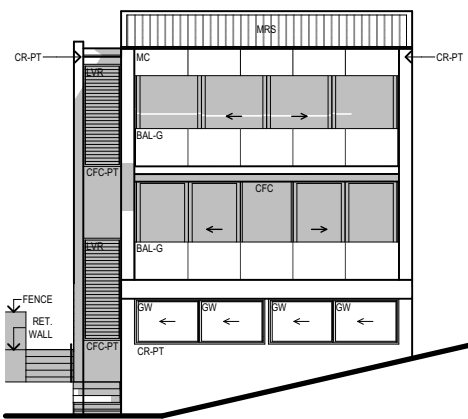
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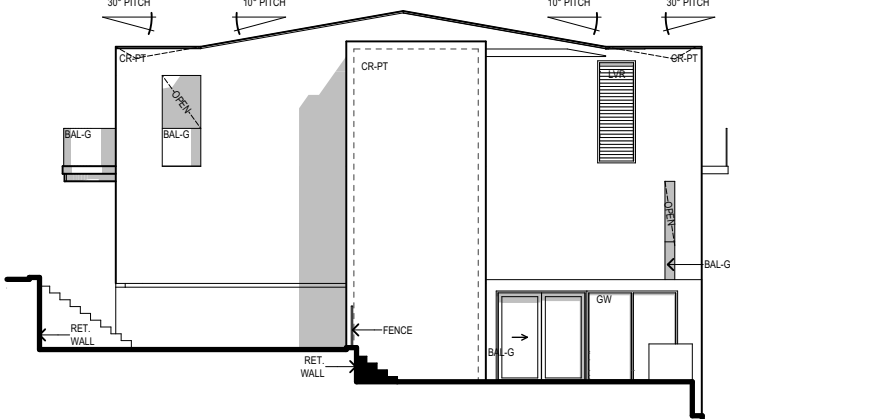
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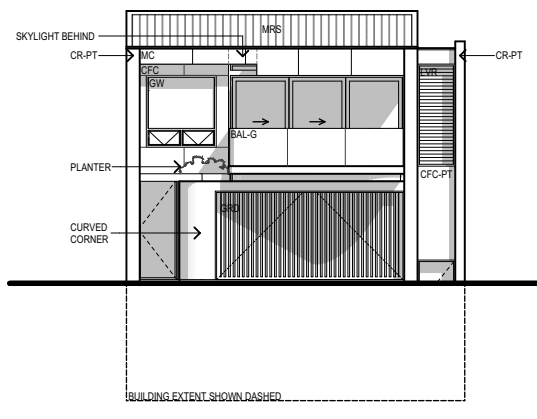
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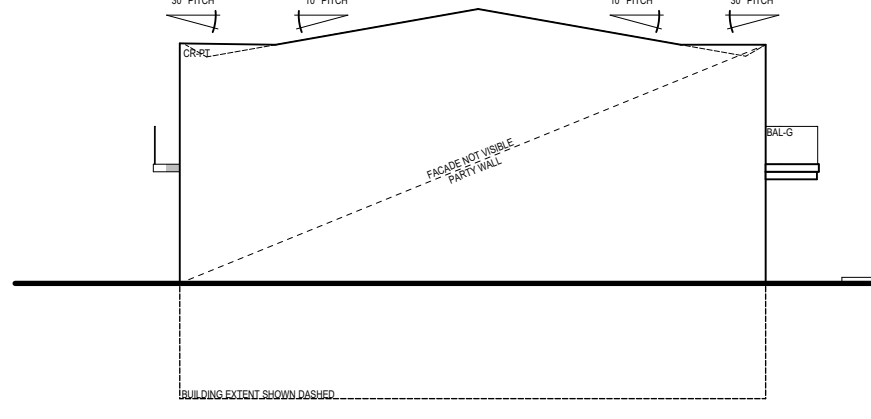
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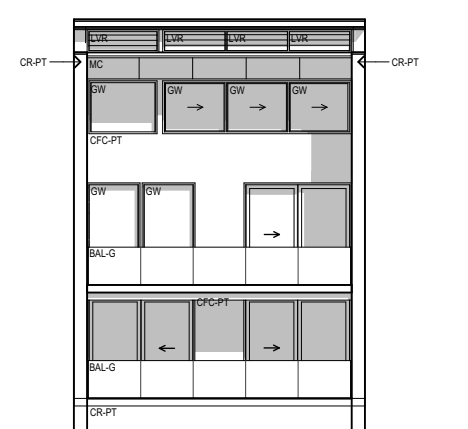
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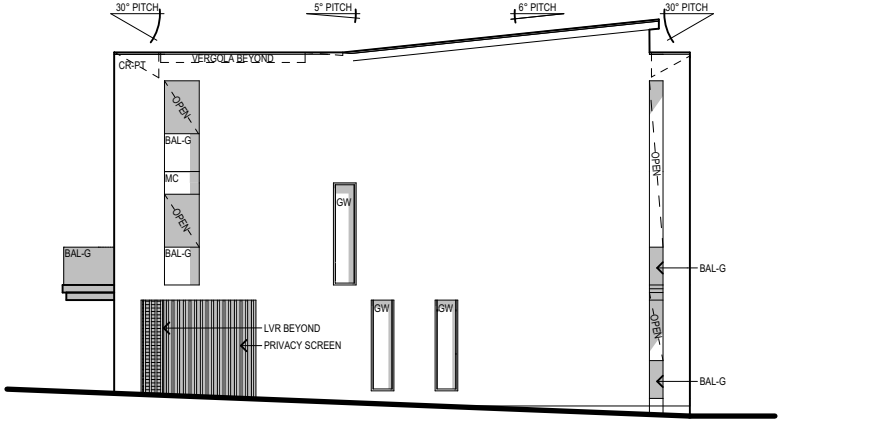
TYPE 1B - ELEVATION 3



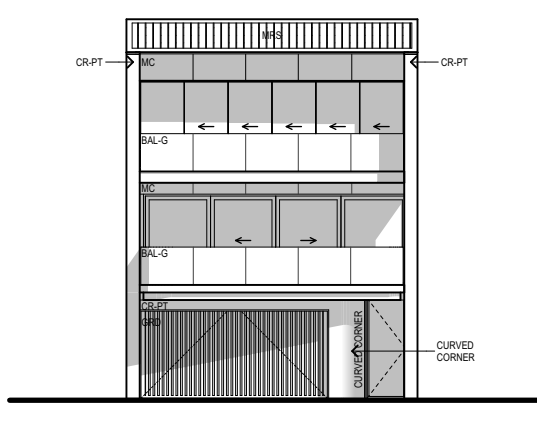
TYPE 1B - ELEVATION 4



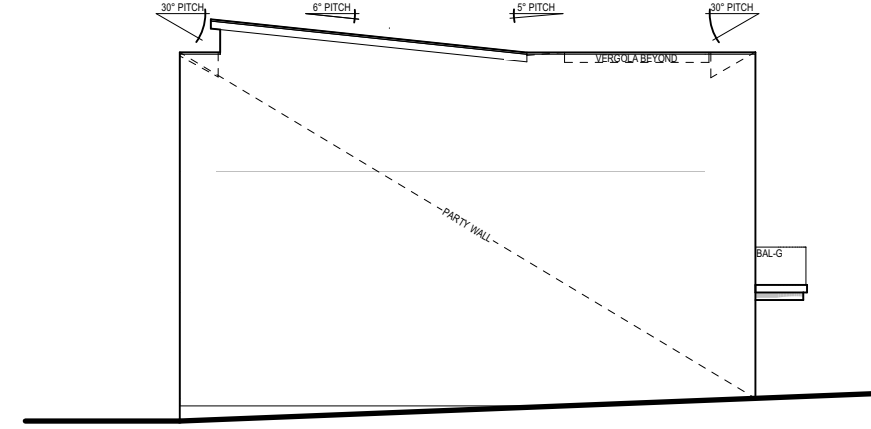
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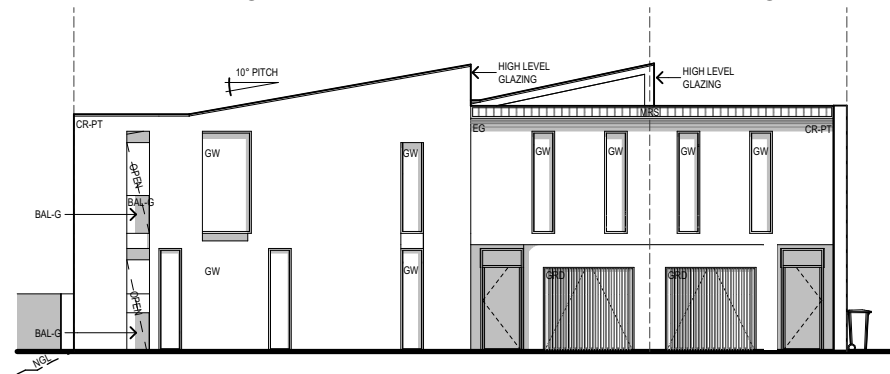
TYPE 2 - ELEVATION 2



TYPE 2 - ELEVATION 3



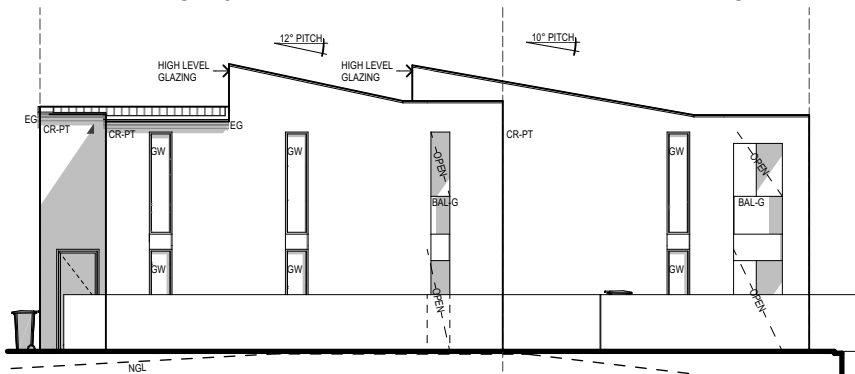
TYPE 2 - ELEVATION 4



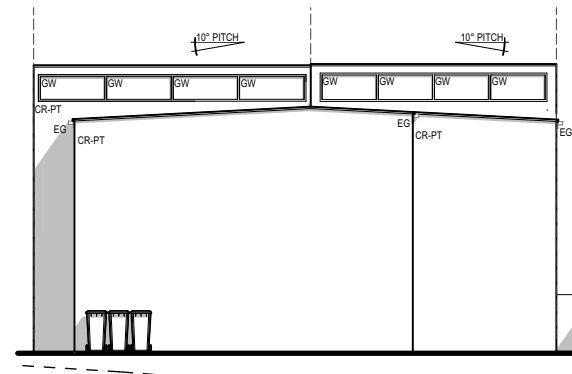
TYPE 3&4 - ELEVATION 1



TYPE 3&4 - ELEVATION 2



TYPE 3&4 - ELEVATION 3



TYPE 3&4 - ELEVATION 4

NOT FOR CONSTRUCTION

EJE ARCHITECTURE
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REV	DATE	COMMENTS
E	23/04/2024	ISSUE FOR DA
F	21/08/2024	ISSUE FOR INFORMATION
G	20/09/2024	ISSUE FOR DA
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J	27/09/2024	ISSUE FOR DA
K	3/10/2024	ISSUE FOR DA
L	4/04/2025	ISSUE FOR DA
M	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD
GVC	BUC	BUC
GVC	PB	BUC
GVC	DW	BUC
GVC	DW	DW
GVC	DW	DW
GVC	DW	DW
GC	DW	DW
GVC	DW	BUC
GVC	BUC	BUC

PROJECT: WANDA BEACH ESTATE

SITE: 4 FLEET STREET, SALAMANDER BAY
NSW 2317 (WORIMI COUNTRY)

CLIENT: NEIL SLATER,
STEPHEN LAMBOURNE

DRAWING: NOTIFICATION PLAN - TOWNHOUSES

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: PHASE: DRAWING No: REV:

14076 DA A131 M

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BALFOOD DOOR
BG BOX GUTTER
BIN BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG GUTTER TRANSOM
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FI FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SKL SKYLIGHT
SMD SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

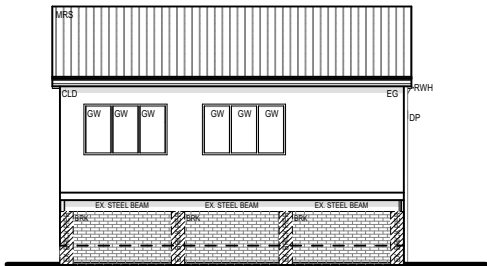
SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

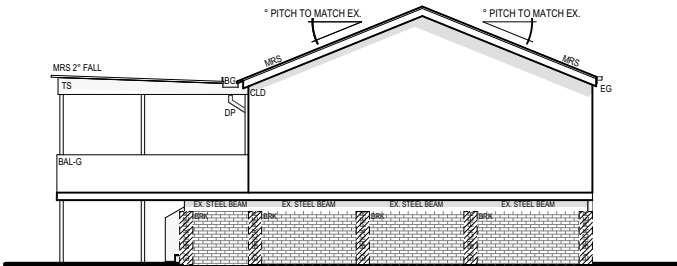
LEGEND

PROPOSED BUILDINGS
1P PROPOSED TOWNHOUSE (2 STOREY)
2P PROPOSED TOWNHOUSE (3 STOREY)
3P PROPOSED TOWNHOUSE (2 STOREY)
4P PROPOSED TOWNHOUSE (2 STOREY)
5P EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
6P PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

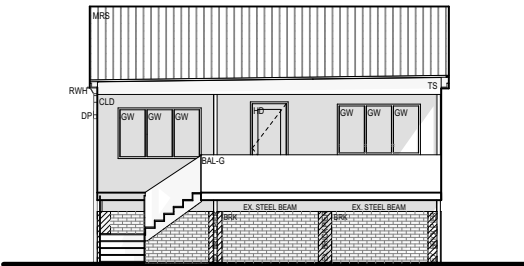
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



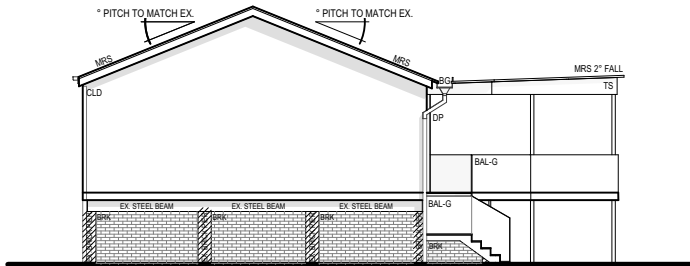
TYPE C1 - ELEVATION 1



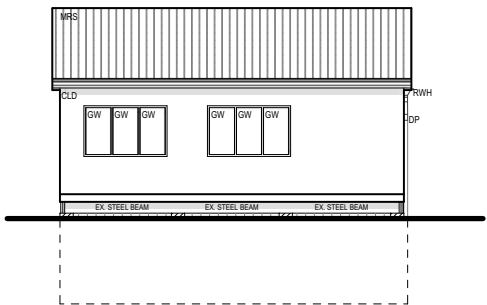
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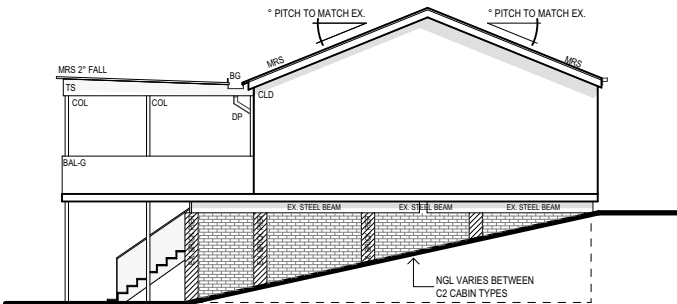
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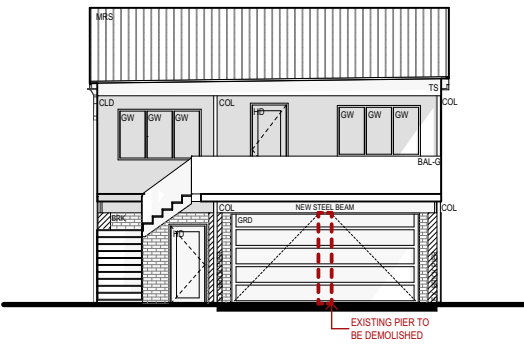
TYPE C1 - ELEVATION 4



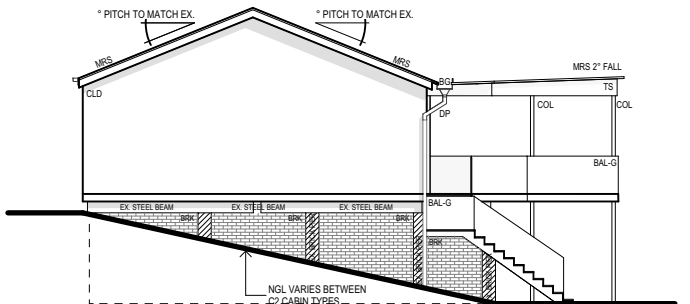
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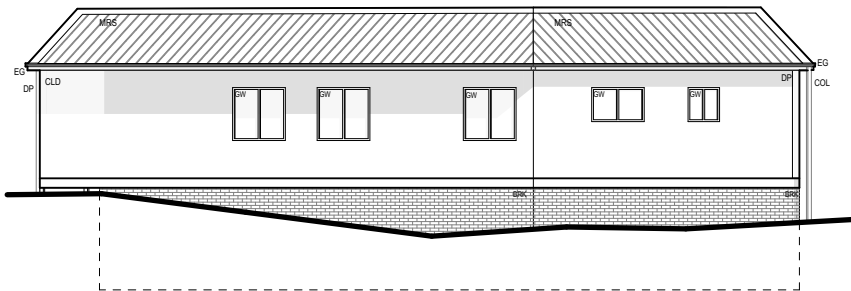
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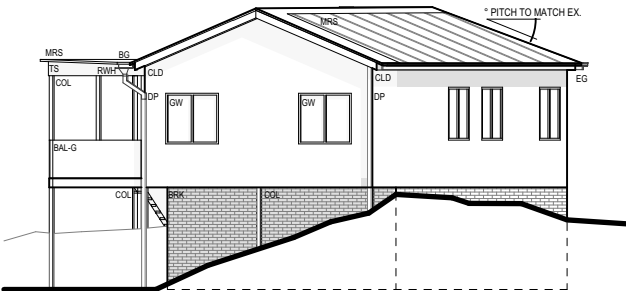
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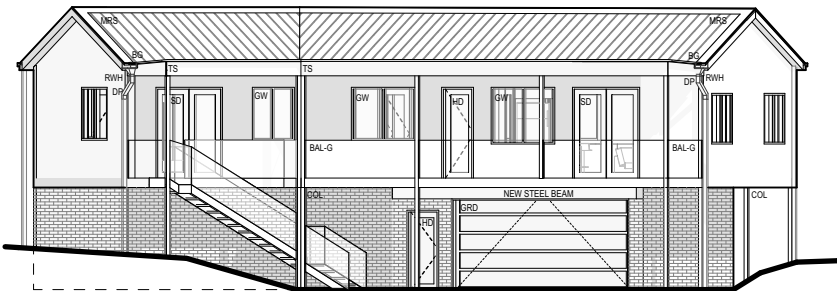
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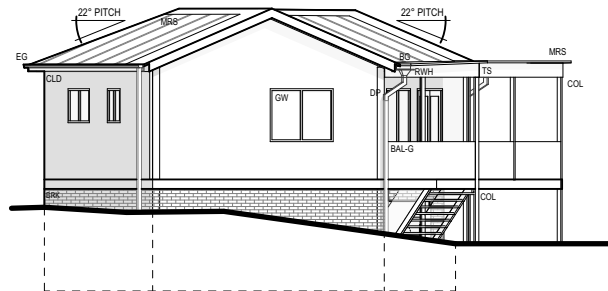
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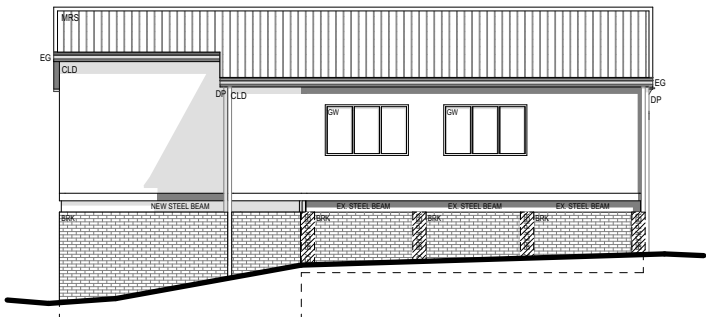
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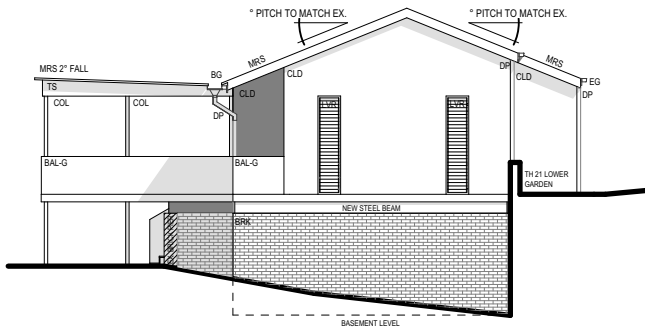
TYPE C3 - ELEVATION 3



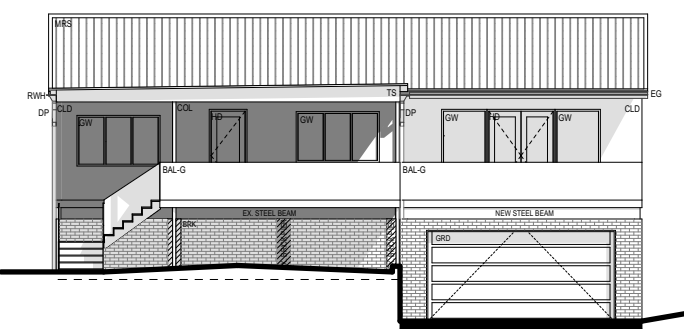
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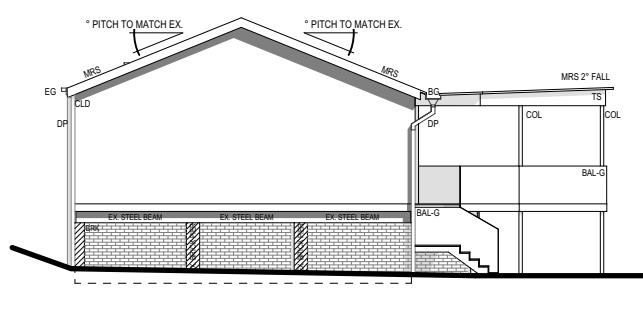
TYPE C4 - ELEVATION 1



TYPE C4 - ELEVATION 2



TYPE C4 - ELEVATION 3



TYPE C4 - ELEVATION 4

EJE ARCHITECTURE

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Nominated Architect - Bennett Collins
NSW Architects Registration No. 4438
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P +61 2 4928 2355 | F +61 2 4928 3369 | E mail@eje.com.au | W www.eje.com.au

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J	3/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA
L	6/08/2025	REQUEST FOR INFORMATION
M	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	PB	BJC	WANDA BEACH ESTATE
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	
GVC	BJC	BJC	

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING: NOTIFICATION PLAN - CABINS

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 14076-SK-Townhouse_220913 V25-DA

DRAWN: DATE: SCALES @A3:

GVC 13/11/2025 1:200

PROJECT No: 14076 DA PHASE: A132 DRAWING No: M REV: M

NOT FOR CONSTRUCTION



ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AHD AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BF BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLO CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CONC CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GARAGE DOOR
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC JOINERY
J JOINT
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
POD POWERDOOR
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SL skylight
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SMP RAIN WATER SUMP

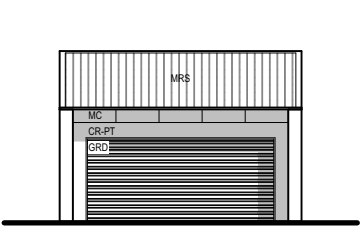
SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TV TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

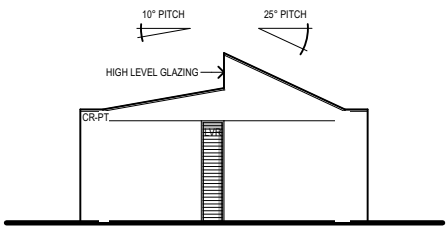
LEGEND

PROPOSED BUILDINGS
11 PROPOSED TOWNHOUSE (2 STOREY)
21 PROPOSED TOWNHOUSE (3 STOREY)
31 PROPOSED TOWNHOUSE (2 STOREY)
41 PROPOSED TOWNHOUSE (2 STOREY)
C1 EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
G1 PROPOSED GARAGE BUILDING
#No DENOTES TYPE AS SCHEDULED

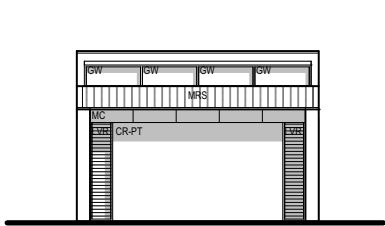
DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



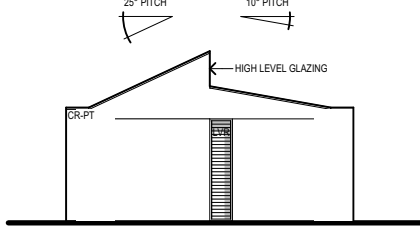
TYPE G1 - ELEVATION 1



TYPE G1 - ELEVATION 2



TYPE G1 - ELEVATION 3



TYPE G1 - ELEVATION 4



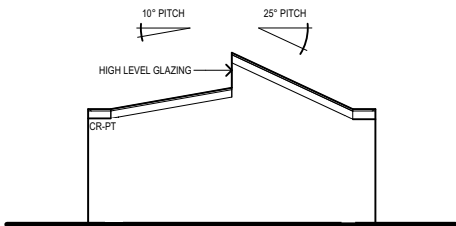
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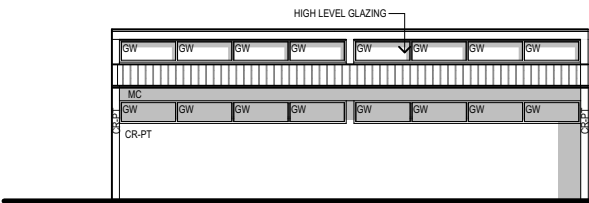
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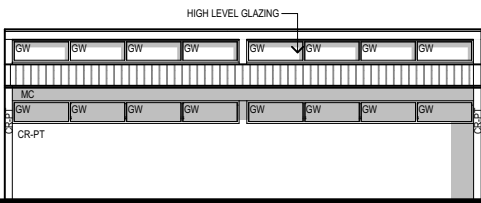
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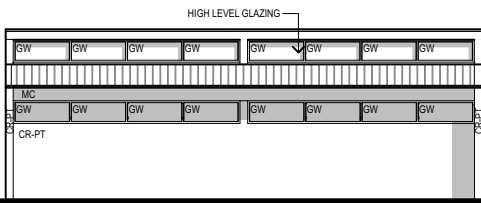
TYPE G3 - ELEVATION 4



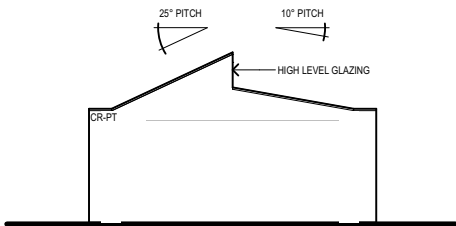
TYPE G3 - ELEVATION 1



TYPE G3 - ELEVATION 2



TYPE G3 - ELEVATION 3



TYPE G3 - ELEVATION 4

EJE ARCHITECTURE

ACN 002 912 843 | ABN 62 644 649 849
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0 10mm 50mm 100mm QN ORIGINAL A3

REV	DATE	COMMENTS
D	23/04/2024	ISSUE FOR DA
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I	27/09/2024	ISSUE FOR DA
J	3/10/2024	ISSUE FOR DA
K	4/04/2025	ISSUE FOR DA
L	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BJC	BJC	WANDA BEACH ESTATE
GVC	PB	BJC	
GVC	DW	BJC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GC	DW	DW	
GVC	DW	BJC	
GVC	BJC	BJC	

CLIENT : NEIL SLATER, STEPHEN LAMBOURNE

SITE : 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)

DRAWING : NOTIFICATION PLAN - GARAGES

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA

DRAWN : DATE : SCALES @A3 :

GVC 13/11/2025 1:200

PROJECT No : 14076 DA PHASE : A133 REV : L

NOT FOR CONSTRUCTION

EJE architecture

ABBREVIATIONS

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AH AUSTRALIAN HEIGHT DATUM
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL BALUSTRADE
BD BULFOLD DOOR
BG BOX GUTTER
BIN GARBAGE BIN
BLK CONCRETE BLOCKWORK
BRK BRICKWORK
CFC COMPRESSED FIBRE CEMENT
CLD CLADDING
CLS CLOTHESLINE
COL COLUMN - REFER TO STRUCTURAL DOCUMENTATION
CON CONCRETE
CPT CARPET
CR CEMENT RENDER

DP DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION
DR DOOR
ENS ENSUITE
FB FACE BRICK
FC FIBRE CEMENT SHEETING
FE FIRE EXTINGUISHER
FLL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - REFER TO HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING
FLM VINYL FILM
FRR FIRE RESISTANCE
FSP FIREPLACE
FT FLOOR TILES
FW FLOOR WASTE

G GLASS
GD GRATED DRAIN
GL GLASS LOUVRES
GR GRAB RAIL
GRD GRAVEL
GRV GRAVEL
GP GRATED PIT - REFER TO HYDRAULIC DOCUMENTATION
GT GUTTER TRANSOM
GW GLASS WINDOW
HB HAND BASIN
HD HINGED DOOR
HT HOSE TAP
HWS HOT WATER SYSTEM
HYD HYDRAULIC
J JOINERY
LDY LAUNDRY
LPL LIGHT POLE - REFER TO ELECTRICAL DOCUMENTATION

LTB LETTERBOX
LVR LOUVRE
MC METAL CLADDING
M MIRROR
MRS METAL ROOF SHEETING
MWS METAL WALL SHEETING
NGL NATURAL GROUND LEVEL
OF OVERFLOW
OG OPAQUE GLASS
OPW OPERABLE WALL
PAV EXTERNAL PAVING
PB PLASTERBOARD
PC POLYCARBONATE SHEETING
PCT POWDERCOAT
PD PIVOT DOOR
PIN PINBOARD
PL PLASTIC LAMINATE

PS POST - TIMBER
PT PAINT FINISH
PTN PARTITION
RC REINFORCED CONCRETE
RCS RECONSTITUTED STONE
RL REDUCED LEVEL
RS ROLLER SHUTTER
RWH RAIN WATER HEAD - ALSO REFER HYDRAULIC DOCUMENTATION
RWO RAIN WATER OUTLET - ALSO REFER HYDRAULIC DOCUMENTATION
RWT RAINWATER TANK
S SINK
SC STONE CLADDING
SD SLIDING DOOR
SH SHELF
SLU SKYLIGHT
SMB SUB MAIN DISTRIBUTION BOARD - REFER TO ELECTRICAL DOCUMENTATION
SWP RAIN WATER SUMP

SS STAINLESS STEEL
SSD STAINLESS STEEL STRIP DRAIN
SSL STRUCTURAL SLAB LEVEL
SV STACK VENT - REFER TO HYDRAULIC DOCUMENTATION
SWR SEWER PIPE - REFER TO HYDRAULIC DOCUMENTATION
T TUBS (LAUNDRY)
TB TIMBER BEAM
TBR TIMBER
TC TIMBER CLADDING
TD TIMBER DECKING
TF TIMBER FLOORING
TL TILE
TP TAPWARE
TS TIMBER SOFFIT
TSC TIMBER SCREEN
TV TIMBER VENEER
TYP TYPICAL

VF VINYL FLOORING
VP VENT PIPE - REFER TO HYDRAULIC DOCUMENTATION
VS VINYL SHEETING
WB WEATHERBOARDS
WC WATER CLOSET
WR WALK IN ROBE
No. DENOTES TYPE AS SCHEDULED

LEGEND

PROPOSED BUILDINGS
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (3 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
PROPOSED TOWNHOUSE (2 STOREY)
EXISTING CABIN BUILDING (PROPOSED RENOVATIONS)
PROPOSED GARAGE BUILDING
#No. DENOTES TYPE AS SCHEDULED

DOOR MARKER
eg. DOOR / LEVEL 1 / DOOR N° 05
WINDOW MARKER
eg. WINDOW / LEVEL 1 / WINDOW N° 05
0.00 EXISTING RL
0.00 PROPOSED RL



MASTERPLAN
1:1500

SITE AREA		
<u>PROPOSED DEVELOPMENT - 30 TOWNHOUSES, 11 CABINS, 5 GARAGES</u>		
PROPOSED TH / CABIN PRIVATE LANDSCAPE	2,275 m ²	
EXISTING RESIDENCE PRIVATE LANDSCAPE	2,656 m ²	
COMMUNAL / PUBLIC LANDSCAPING	3,194 m ²	
TOTAL LANDSCAPE	8,125 m ²	
PROPOSED HARDSCAPE / ROAD	1,054 m ²	
EXISTING HARDSCAPE / ROAD	3,599 m ²	
TOTAL HARDSCAPE	4,653 m ²	
PROPOSED DEVELOPMENT LOTS	9,078 m ²	
EXISTING RESIDENCE LOTS	6,887 m ²	
TOTAL DEVELOPMENT AREA	19,519 m ²	
TOTAL SITE AREA	23,729 m ²	
TOTAL LANDSCAPE	8,125 m ² / 34%	

NOTE: APPROXIMATE AREA VALUES ARE BASED OFF SITE PLANS AND SUBJECT TO CHANGE

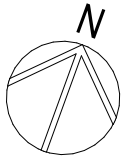
FSR CALCULATIONS		
DWELLING TYPE	GFA	QTY
1A	144 m ²	x 9
1B	210 m ²	x 1
1C	144 m ²	x 9
1D	144 m ²	x 3
1E	144 m ²	x 1
1F	144 m ²	x 1
2A/B	177 m ²	x 1
2C/D	177 m ²	x 2
2E/F	177 m ²	x 1
3	127 m ²	x 1
4	135m ²	x 1
C1	77 m ²	x 6
C2	89 m ²	x 3
C3	146 m ²	x 1
C4	117 m ²	x 1
SITE DEVELOPMENT AREA		14,063 m ²
TOTAL DWELLING GROSS FLOOR AREA		5,418 m ²
TOTAL DWELLING FLOOR SPACE RATIO		1 : 2.6

PROPOSED CAR PARKING		
DEVELOPMENT TYPE	QTY	CAR PARKS
2-BED TOWNHOUSE	x2	x4
3-BED TOWNHOUSE	x28	x56
CABIN - RENOVATED	x11	x22
GARAGE G1	x2	x4
GARAGE G2	-	-
GARAGE G3	x3	x12
TH DRIVEWAY PARKS	x10	x10
CABIN DRIVEWAY PARKS	x6	x6
GARAGE VISITOR PARKING	-	x6
VISITOR PARKING BAY	x4	x14
TOTAL PROPOSED PRIVATE CARPARKS		x80
DWELLINGS WITH DRIVEWAY PARKING		x16
TOTAL PROPOSED VISITOR PARKING		x23
= 119 PARKING SPACES / 41 DWELLINGS		

EJE ARCHITECTURE
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REV	DATE	COMMENTS
B	23/04/2024	ISSUE FOR DA
C	21/08/2024	ISSUE FOR INFORMATION
D	20/09/2024	ISSUE FOR DA
E	24/09/2024	ISSUE FOR DA
F	26/09/2024	ISSUE FOR DA
G	27/09/2024	ISSUE FOR DA
H	3/10/2024	ISSUE FOR DA
I	4/04/2025	ISSUE FOR DA
J	14/10/2025	DA REQUEST FOR INFORMATION

DRN	CHKD	VRFD	PROJECT
GVC	BUC	BUC	WANDA BEACH ESTATE
GVC	PB	BUC	
GVC	DW	BUC	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	DW	DW	
GVC	BUC	BUC	

SITE :	4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI COUNTRY)
CLIENT :	NEIL SLATER, STEPHEN LAMBOURNE
DRAWING :	DEVELOPMENT SUMMARY

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK, REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 14076-SK-Townhouse_220913 V25-DA
DRAWN : DATE : SCALES @A3 :
GVC 13/11/2025 1:1500

PROJECT No : PHASE : DRAWING No : REV :
14076 DA A140 J

