

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
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 GARAGE BIN
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
MIR 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
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)
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



1

SITE PLAN 1
1:500

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

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
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
V	9/12/2025	REVISION FOR DA DETERMINATION

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

PROJECT: WANDA BEACH ESTATE

CLIENT: NEIL SLATER, STEPHEN LAMBOURNE

DRAWING: SITE PLAN 1 - PROPOSED TOWNHOUSES

SITE: 4 FLEET STREET, SALAMANDER BAY NSW 2317 (WORIMI 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 9/12/2025 1:500, 1:3.62

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

NOT FOR CONSTRUCTION

EJE architecture

AC AIR CONDITIONING - REFER TO MECHANICAL DOCUMENTATION
AD 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
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
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)
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 SITE GROUND FLOOR PLAN - TH GROUP 2
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 3369 | E mail@eje.com.au | W www.eje.com.au

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0 10mm 50mm 100mm ON ORIGINAL A3

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
D	9/12/2025	REVISION FOR DA DETERMINATION

DRN	CHKD	VRFD	PROJECT
GVC	DW	BJC	WANDA BEACH ESTATE
GVC	BJC	BJC	
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: DATE: 9/12/2025 SCALES @A3: 1:200

GVC

PROJECT No: 14076 DA PHASE: A062 DRAWING No: D REV: D

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	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
FHR	FIRE HOSE REEL - REFER TO HYDRAULIC DOCUMENTATION
FIP	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	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
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

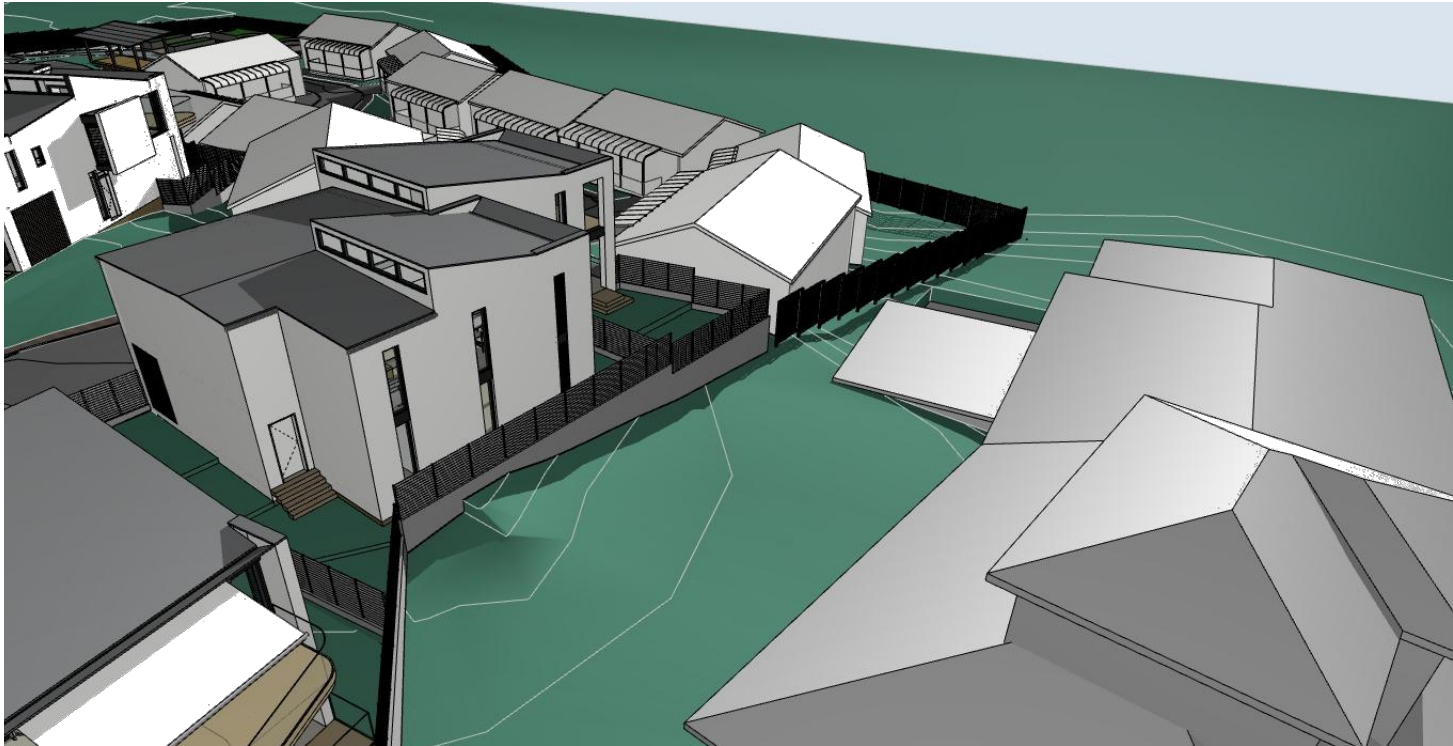
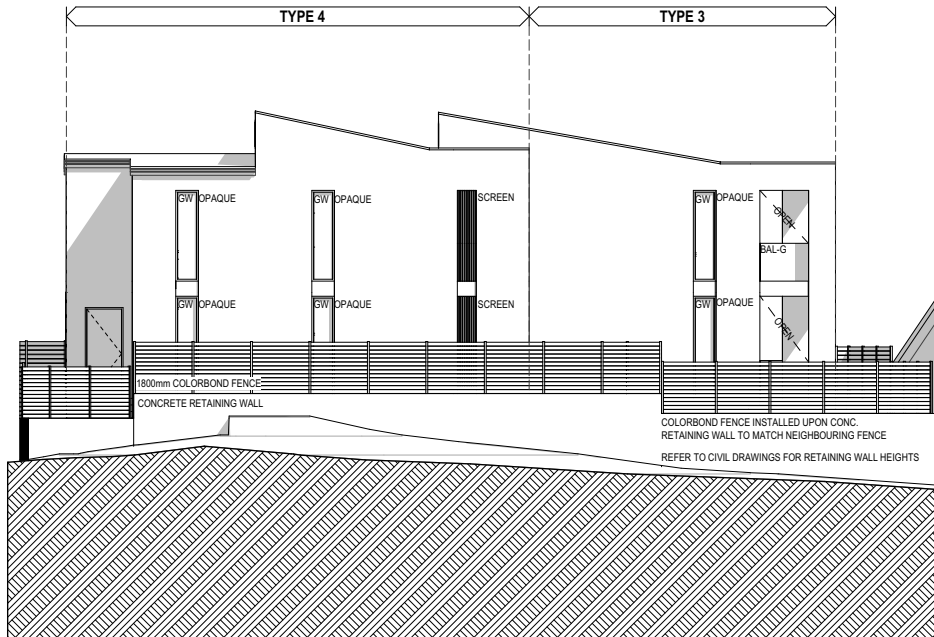
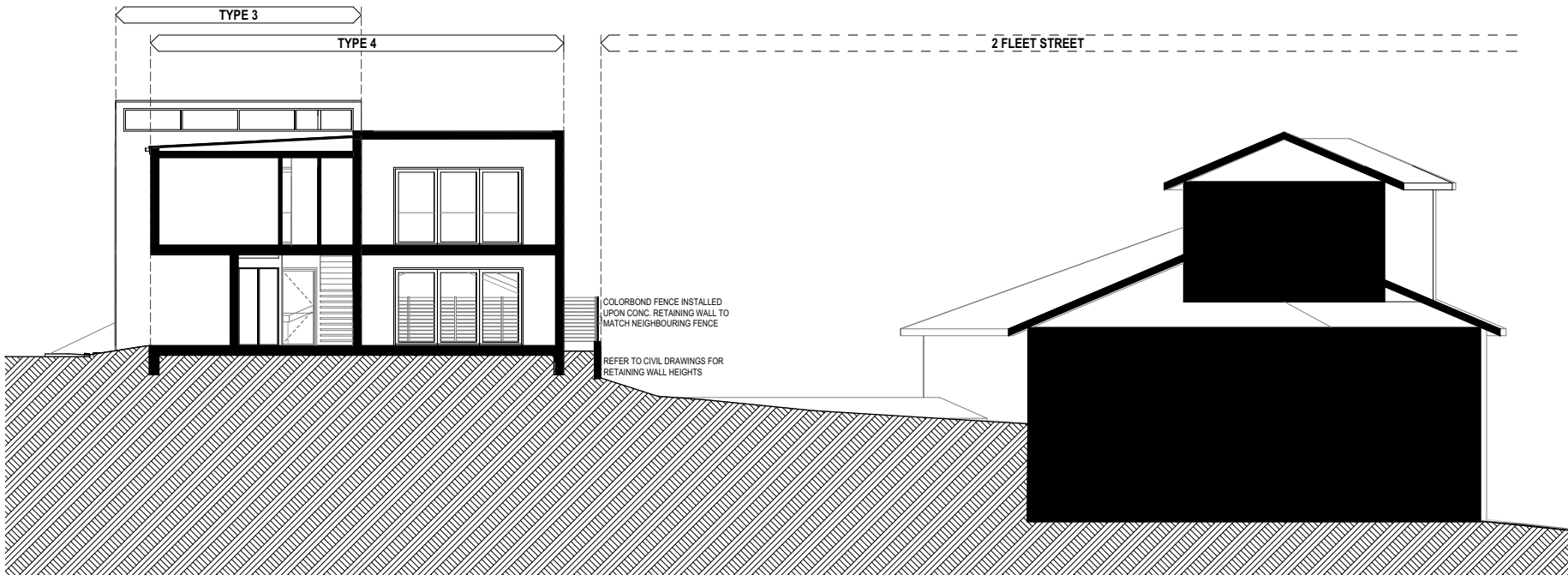
No. DENOTES TYPE AS SCHEDULED

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
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



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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REV	DATE	COMMENTS
A	9/12/2025	REVISION FOR DA DETERMINATION

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 : TOWNHOUSE G2 - ELEVATION +
SECTION 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 : DATE : SCALES @A3 :

GVC **9/12/2025 1:200, 1:250**

PROJECT No : PHASE : DRAWING No : REV :

14076 DA A062.2 A

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EJE architecture