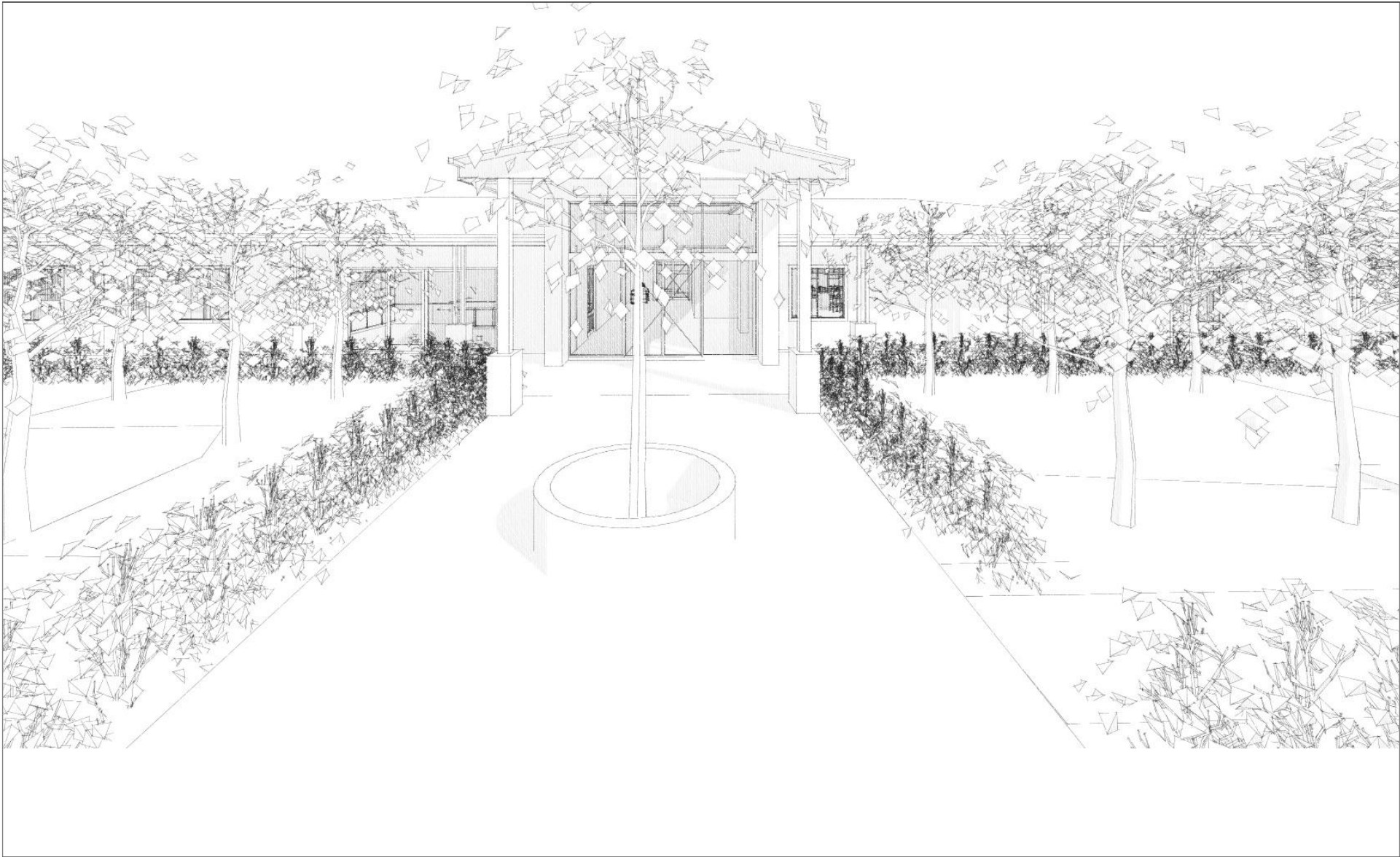


Clifton Yamba

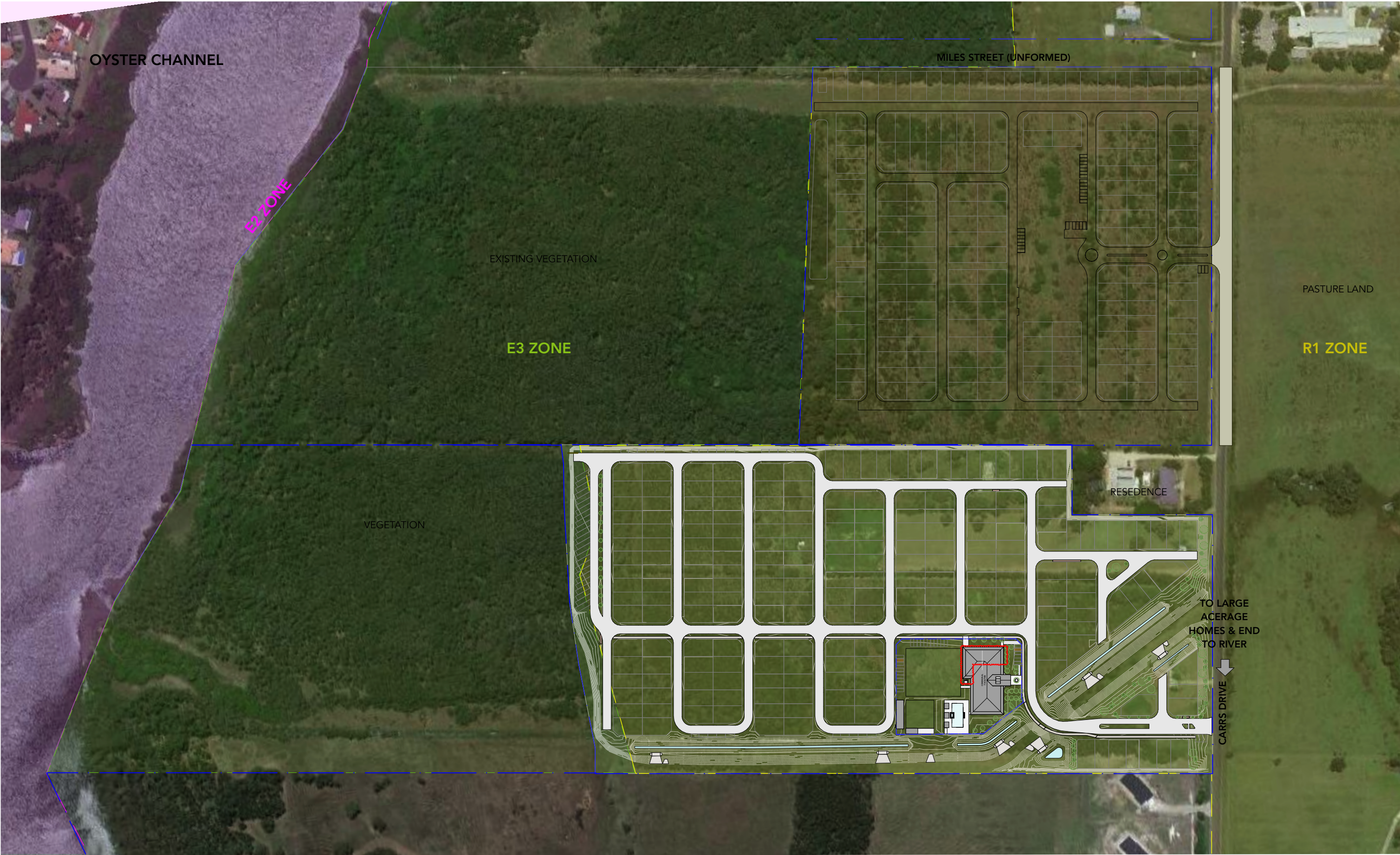
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DRAWING No	DRAWING NAME	SCALE	REV
DA0000	COVERPAGE		C
DA1000	SITE LOCATION / ANALYSIS PLAN	1:2500, ...	C
DA1001	MASTER SITE PLAN	1:2000	C
DA1002	SITE SETOUT PLAN	1:1500	C
DA1003	STAGING PLAN	1:1500	C
DA2000	SITE ROOF PLAN	1:500	C
DA2001	COMMUNAL FACILITIES FLOOR PLAN 1	1:250	C
DA2002	COMMUNAL FACILITIES FLOOR PLAN 2	1:250	C
DA2003	KITCHEN PLAN	1:25	C
DA2004	KITCHEN ELEVATIONS	1:50	C
DA2300	MAJOR SECTIONS	1:200	C
DA2400	NORTH & SOUTH ELEVATIONS	1:200	C
DA2401	EAST & WEST ELEVATIONS	1:200	C



DEVELOPMENT APPLICATION





1 SITE LOCATION PLAN  
1:2500



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C	19/2/2024	DA RFI
ISSUE	DATE	REVISION

CLIENT:  
**Clifton Yamba Land Pty Ltd as Trustee for Yamba Land Trust**  
401/407 New South Head Road,  
Double Bay 2028

PROJECT:  
**Clifton Yamba**  
Carrs Drive, Yamba NSW 2464

DRAWING:  
**SITE LOCATION / ANALYSIS PLAN**



PROJECT NO:  
**21001**  
PLOTTED: 19/2/2024  
DRAWING NO:  
**DA1000**  
REV: **C**



LOT 2 DP 733507 & Lot 32 DP 128863  
CARRS DRIVE, YAMBA, NSW

SITE INFORMATION

TOTAL SITE AREA: 176,940 m<sup>2</sup>  
NETT SITE AREA: 100,780 m<sup>2</sup>  
ROAD FRONTAGE: 183m

DWELLING LOTS: 216  
TOTAL: 216 DWELLING LOTS

SITE CONTROLS

ALL COMMON AREAS, INCLUDING CLUBHOUSE AND POOL AREAS, TO BE WHEELCHAIR ACCESSIBLE.  
REFUSE COLLECTION WITHIN SITE ONCE A WEEK BY PRIVATE CONTRACTOR.

ALLOTMENT CONTROLS

CONTROL FOR MIN. LOT SIZE: 130 m<sup>2</sup>  
PROPOSED MIN. LOT SIZE: 9.4m x 20.7m = 194.5 m<sup>2</sup><sup>1</sup>  
MAX. LOT COVERAGE: 65% OF INDIVIDUAL LOT  
MIN. LANDSCAPE AREA: 30 m<sup>2</sup> OF PRIVATE OPEN SPACE  
MAXIMUM BUILDING HEIGHT: 2 STOREY  
MIN. BUILDING SETBACK: 1000mm HABITABLE ROOM WALLS TO BOUNDARY  
NIL SETBACK FOR GARAGE / CARPORT<sup>2</sup>

<sup>1</sup> PROPOSED MINIMUM LOT SIZE, LOT CONFIGURATIONS AND AREAS MAY DIFFER

<sup>2</sup> MEASURED AS CONSTRUCTED FLOOR AREA

<sup>3</sup> NON-COMBUSTIBLE EAVES OVERHANG OF 450MM ALLOWABLE WITHIN 1000MM SIDE AND REAR SETBACK AREAS. THERE IS NO ROADSIDE BOUNDARY SETBACK REQUIREMENT.

COMMUNITY & LANDSCAPE AREAS

INDIVIDUAL LOTS (MINIMUM REQUIREMENT)

NOMINAL LOT SIZE: 9.4m x 20.7m = 194.5 m<sup>2</sup>  
MINIMUM REQUIRED AREA: 30 m<sup>2</sup> (3m x 3m MIN. IN ONE AREA)  
TOTAL LANDSCAPING: 216 ALLOTMENTS x 30m<sup>2</sup> = 6,480 m<sup>2</sup>

WHOLE SITE (MINIMUM REQUIREMENT)

TOTAL SITE AREA: 176,940 m<sup>2</sup>  
NETT USE SITE AREA: 100,780 m<sup>2</sup>

PROPOSED AREAS: COMMUNITY AMENITIES AREA: 34,070 m<sup>2</sup> (34% OF NETT)<sup>1</sup>

<sup>1</sup> THE COMMUNITY AMENITIES AREA INCLUDES ALL COMMON BUILDING STRUCTURES, ACCESS WAYS, MAIN SHED, AND SPORTING AMENITIES, VERGES, LANDSCAPE AREAS AND RIPARIAN ZONES WITHIN THE DEVELOPMENT AREA

CAR PARKING & ROADS

VISITOR PARKING (UNCOVERED)

FIRST 140 DWELLINGS: 20 REQUIRED  
OVER 140 DWELLINGS (1 PER 7): 11 REQUIRED  
= 31 REQUIRED SPACES (INC. THREE ACCESSIBLE)  
PROVIDED: 50 SPACES PROVIDED (INC. FOUR ACCESSIBLE)

NO ROAD RESERVE WIDTHS ARE TO BE LESS THAN 6M CLEAR

NOTE

REFER TO THE SITE MASTERPLAN BY MDE PTY LTD FOR FURTHER ALLOTMENT DETAILS

LOTS & SETBACKS

ROAD FRONT BOUNDARY SETBACK: 1m<sup>2</sup>  
SIDE & REAR SETBACK: CALSS 1 WALLS 1m MINIMUM  
CLASS 10 WALLS 0m MINIMUM



1 MASTER SITE PLAN  
1:2000



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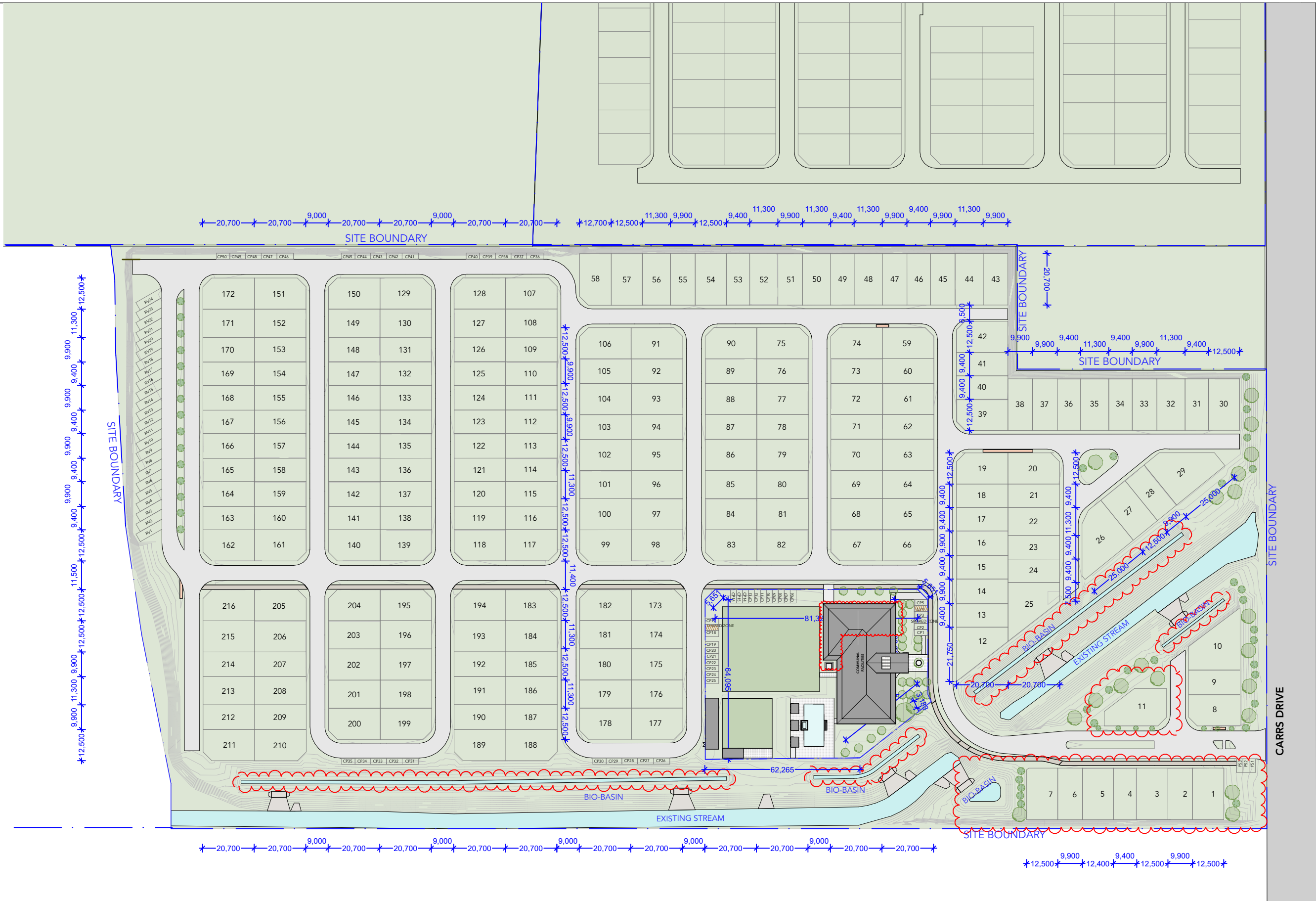
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MASTER SITE PLAN



PROJECT NO:  
21001

PLOTTED: 19/2/2024

DRAWING NO: DA1001  
REV: C



1

SITE SETOUT PLAN  
1:1500



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Double Bay 2028

PROJECT:  
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Carrs Drive, Yamba NSW 2464

DRAWING:  
SITE SETOUT PLAN

PROJECT NO:  
21001

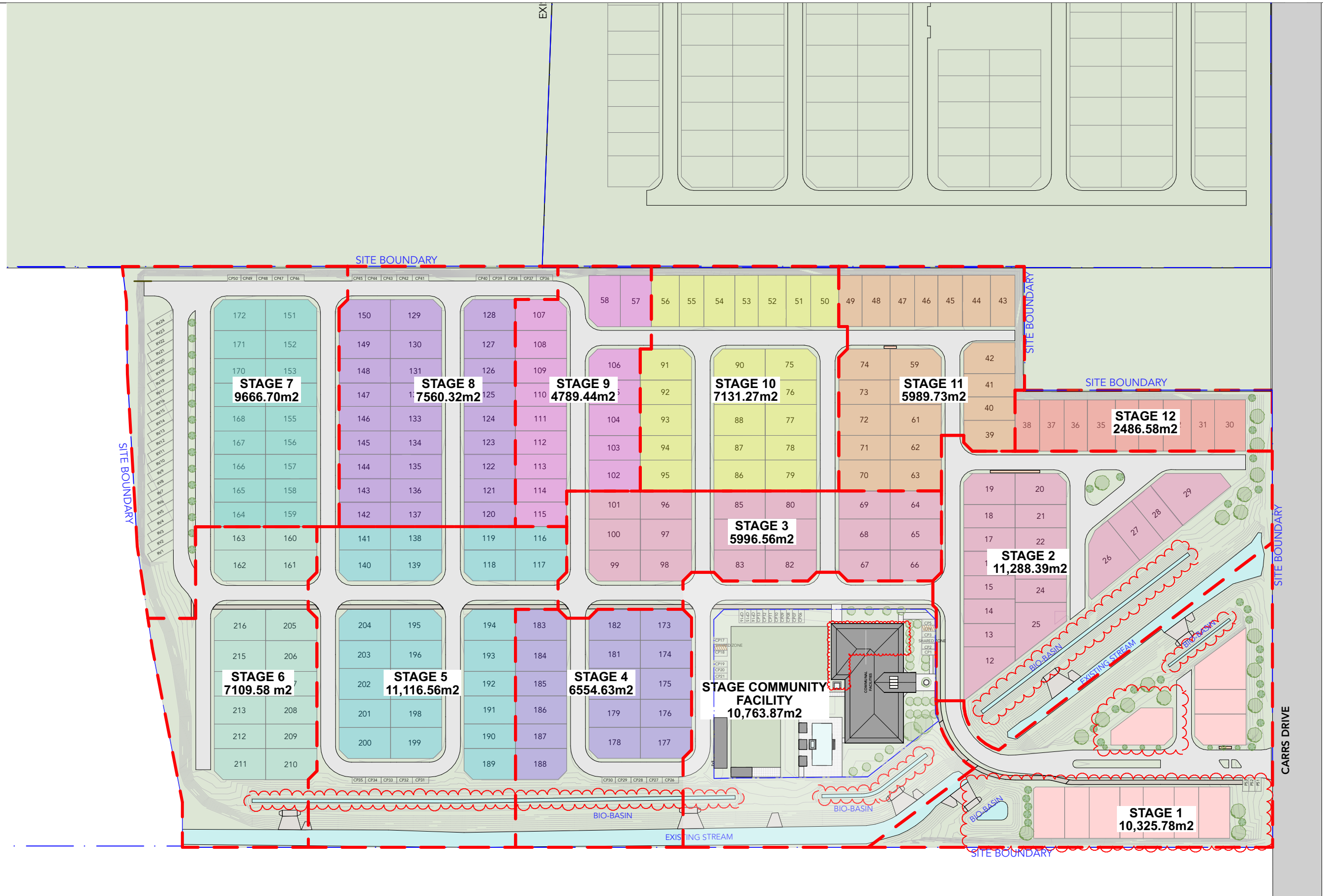
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DA1002

REV:  
C







1 STAGING PLAN  
1:1500



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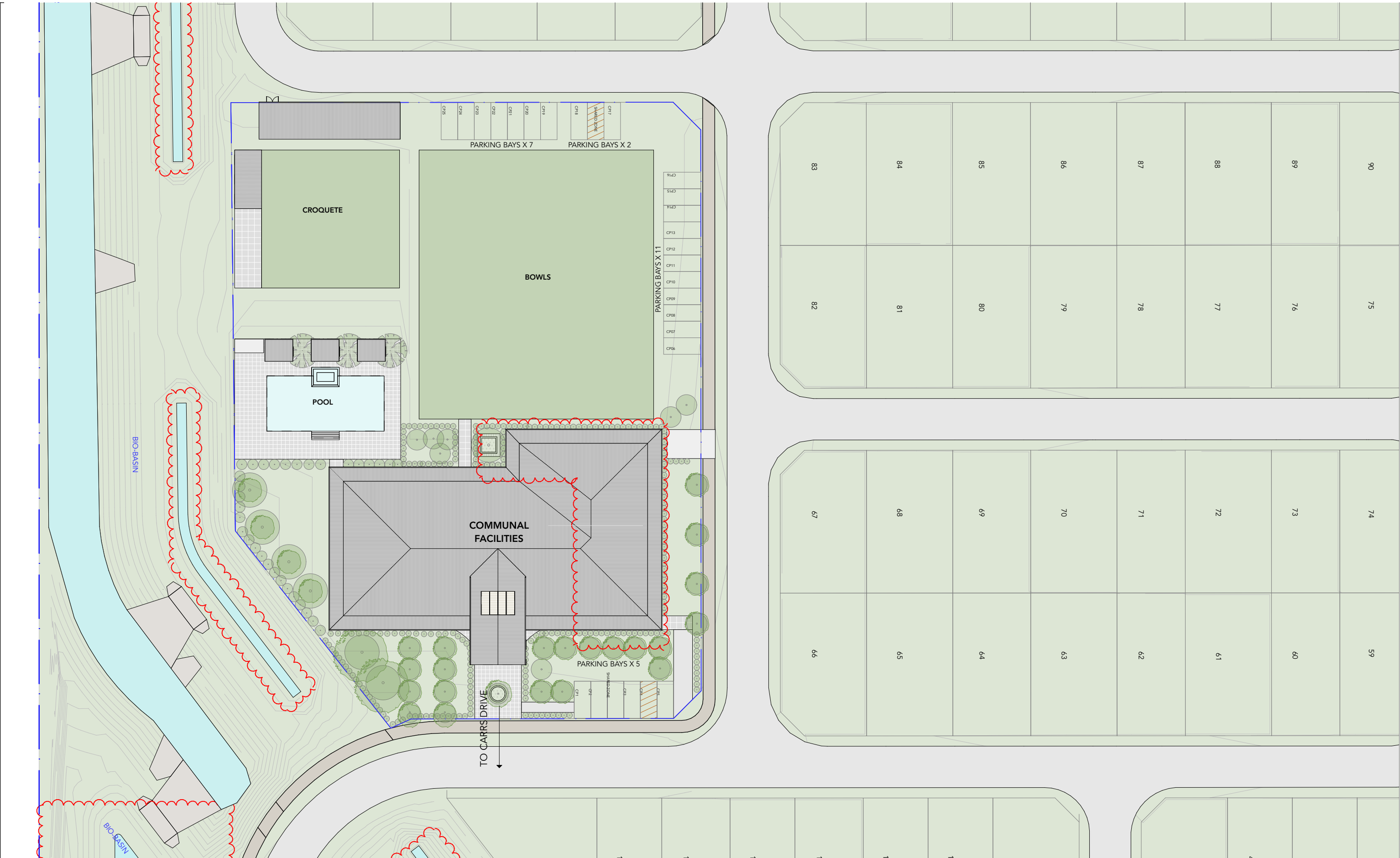
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DRAWING:  
STAGING PLAN



PROJECT NO:  
21001  
PLOTTED: 19/2/2024  
DRAWING NO:  
DA1003  
REV: C





1

SITE PLAN

1:500

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401/407 New South Head Road, Double Bay 2028

PROJECT:

Clifton Yamba

Carrs Drive, Yamba NSW 2464

DRAWING:

SITE ROOF PLAN

PROJECT NO:

21001

PLOTTED: 19/2/2024

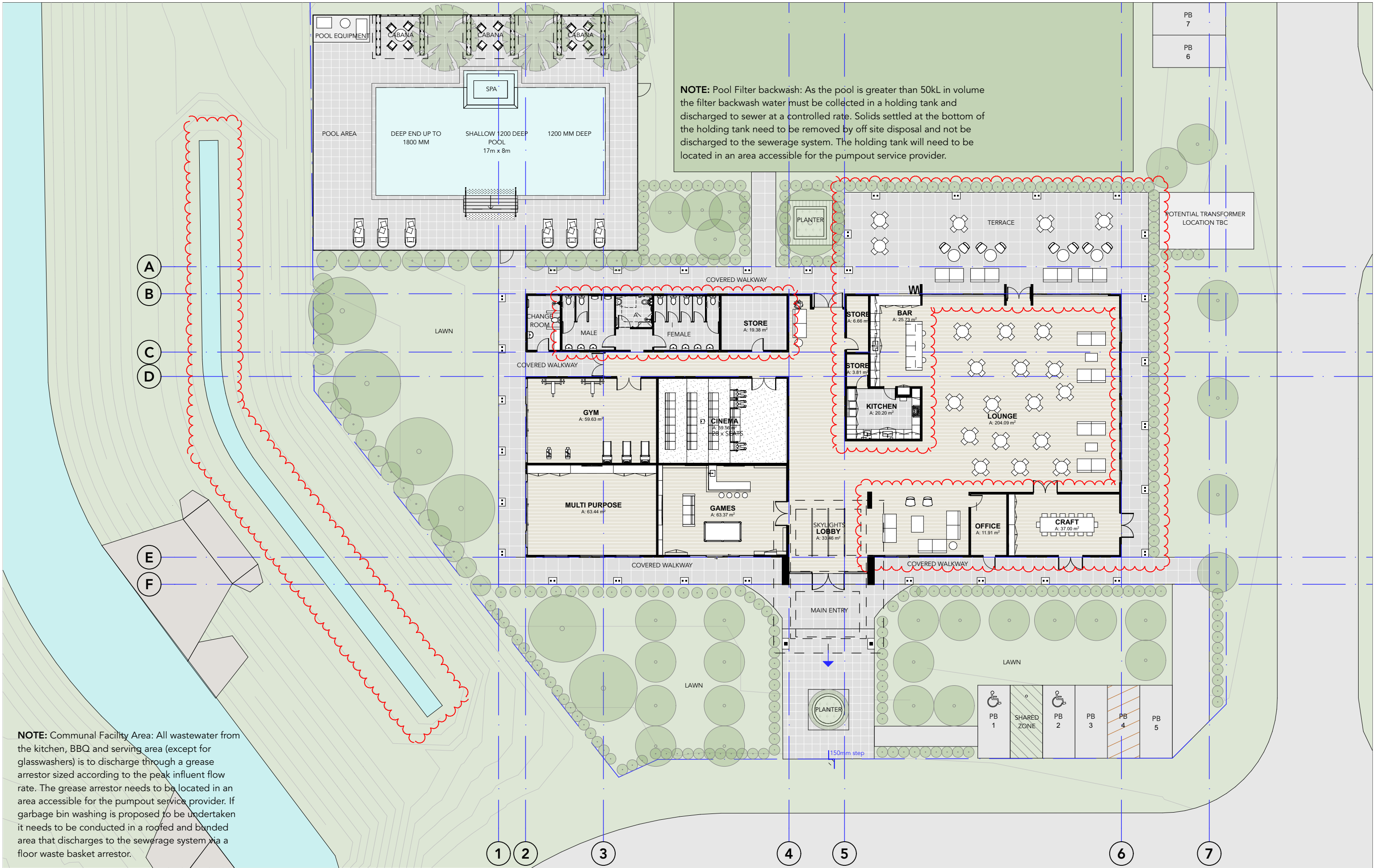
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REV: C

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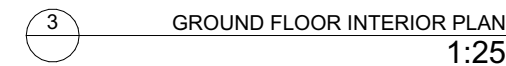












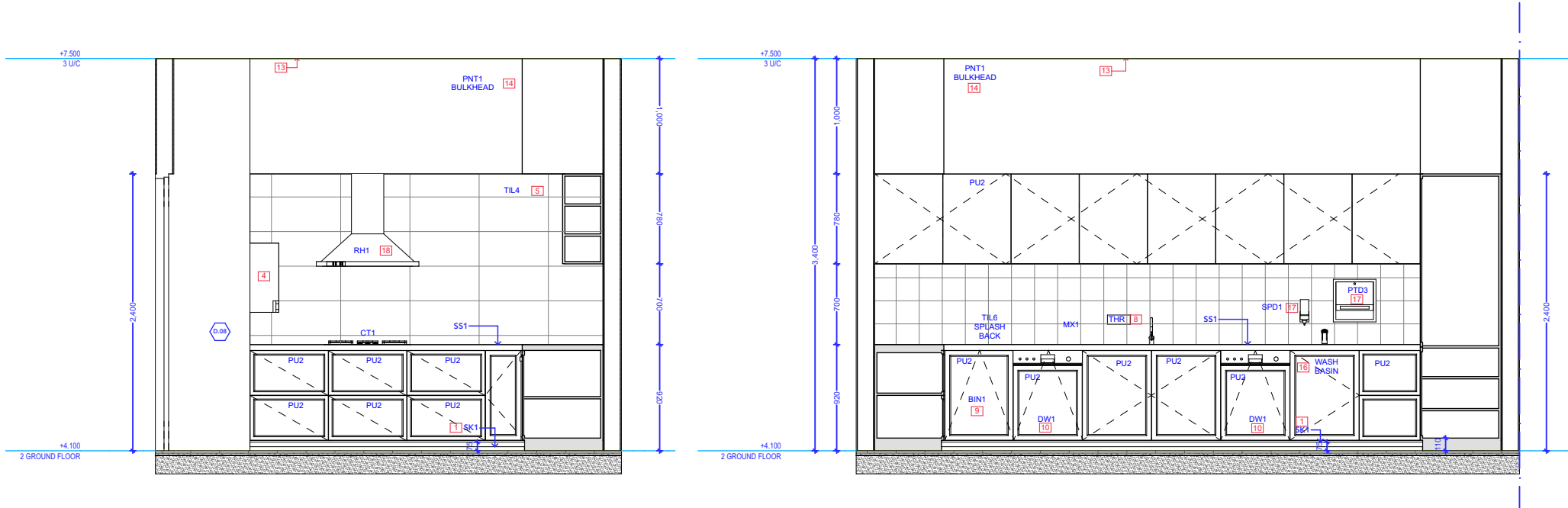
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<b>ISSUE</b>	<b>DATE</b>	<b>REVISION</b>

DRAWING NO: **DA2003** REV: **C**

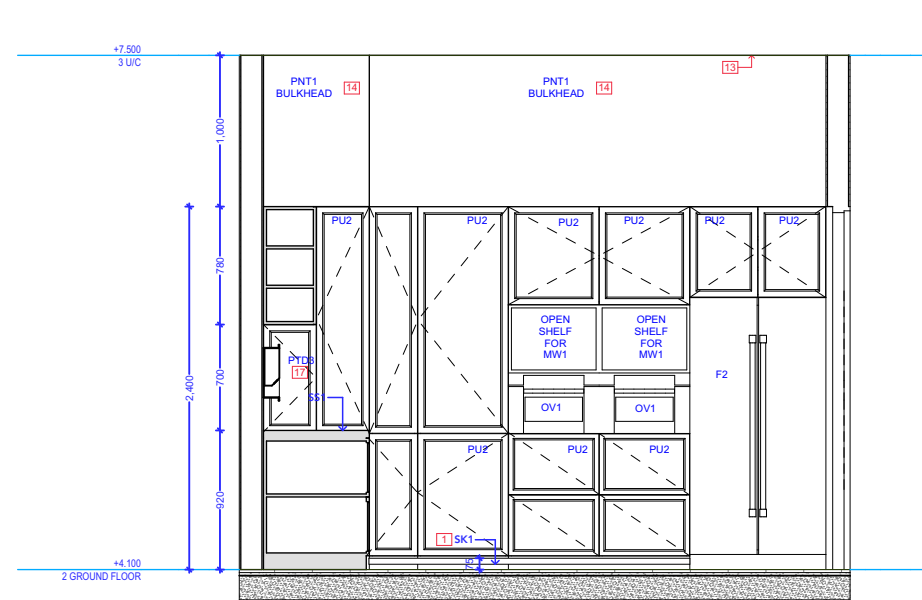
Refer to Mechanical Engineer drawings.

TYPICAL CLEARANCE DETAIL FOR SERVICE PIPES  
AND CONDUITS NTS

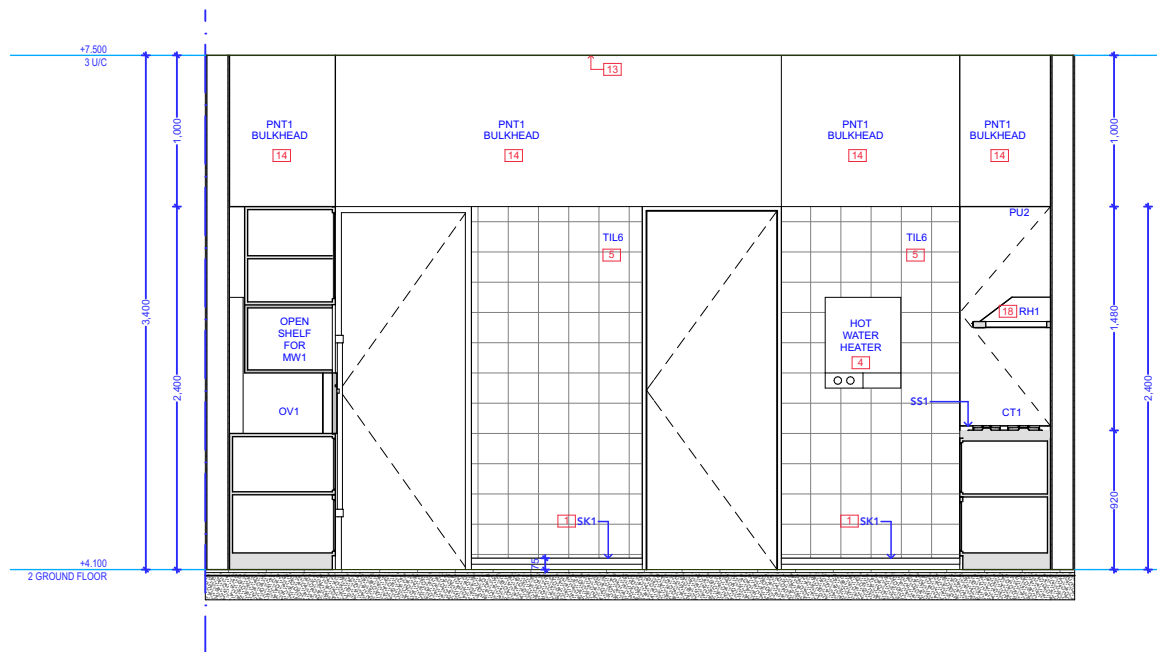


6 INTERNAL KITCHEN  
1:50

7 INTERNAL KITCHEN  
1:50



8 INTERNAL KITCHEN  
1:50



9 INTERNAL KITCHEN  
1:50

**GENERAL**  
Kitchen to comply with Australian Standard AS4674-2004.  
Refer to Internal Finishes Selection by Mark Shapiro Architects  
Refer to Food premises specification by Mark Shapiro Architects  
Refer also to Notes, Legend and Details below:

**NOTES**  
**Floor :** TIL6= Ceramic tiles with epoxy grout. The floor shall be a smooth, durable non-slip surface that is impervious and free from cracks and other defects.  
**Bench top:** SS1= Stainless Steel.  
**Splash back:** TIL6= Ceramic tiles with epoxy grout 300mm min height.  
**Window sill:** Min. 300mm above benches, splayed at 45 deg and not able to be used as shelf

**LEGEND**  
1. Floor/wall coving refer to detail  
2. Casters to under-bench storage (if applicable)  
3. Impervious floor graded and drained. Floor grading for a floor waste is to be evenly graded (at least 1:100) to ensure suitable fall.  
4. Hot water heater sealed to wall  
5. Walls tiled with ceramic tiles with epoxy grout. The walls shall be a smooth, durable non-slip surface that is impervious and free from cracks and other defects.  
6. Shelving – The surface of all shelving shall be smooth, impervious, non-absorbent, free from cracks and defects, and capable of being easily cleaned. Shelves must be 25mm clear of walls or sealed to the wall  
7. Sink unit on metal frame - Double stainless steel and to provide water temperature:  
(a) 45°C for washing operations; and  
(b) 80°C for sanitizing if hot water sanitizing takes place at the sink.  
8. Thermometer  
9. Garbage receptacle - Bins should be provided with a plastic liners maintained in a clean condition. They must also be of a size that will fully contain the amount of waste generated and keep pests out.  
10. Dishwasher with temperature indicating device to be able to comply with Australian Standard, AS 2945 requires utensils to undergo a sanitising rinse at 80°C for 2 min or 75°C for 10 min or 70°C for 15 min  
11. Legs - 150mm minimum  
12. Bottom shelf - Shelving for food storage should not be at a level lower than 250mm above the floor.  
13. Painted plasterboard ceiling with light washable full gloss paint  
14. Smooth cement rendering with light washable full gloss paint  
15. Water and drainage pipes concealed refer to detail  
16. Hand basin, hot and cold water mixing set. 11 litres min. capacity and to provide hot water temperature at no more than 40°C.  
17. Soap and towel dispenser  
18. Mechanical exhaust ventilation canopy.  
Refer to Mechanical Engineer drawings.

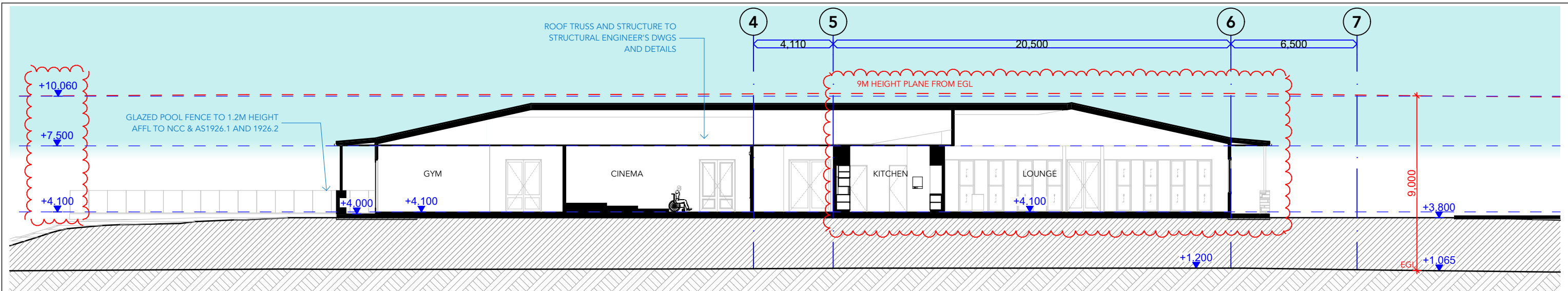
**DETAILS**  

SK1- TYPICAL COVING SECTION DETAIL 1:1

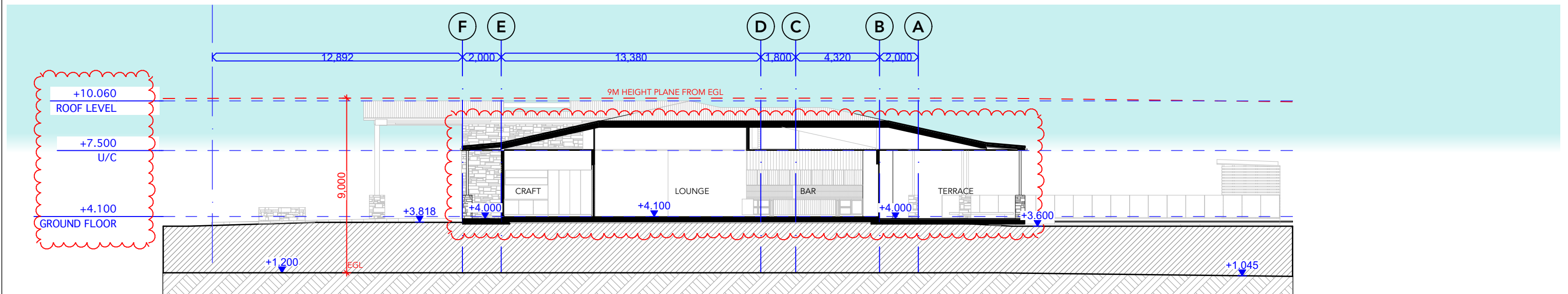
FIGURE 3.3 TYPICAL CLEARANCES FOR SERVICE PIPES AND CONDUITS

TYPICAL CLEARANCE DETAIL FOR SERVICE PIPES AND CONDUITS NTS

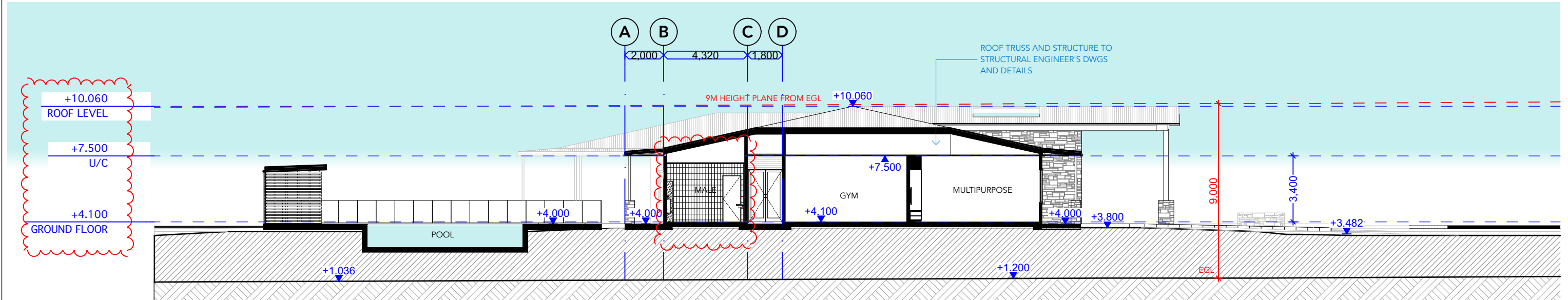




1 SECTION A  
1:200



2 SECTION B  
1:200



3 SECTION C  
1:200

