

68-74 DEEPWATER ROAD CASTLE COVE

DEVELOPMENT APPLICATION FOR THE CASTLE COVE COUNTRY CLUB AND 17 INDEPENDENT LIVING UNITS

July 2024

CouncilWilloughby Council

Lot & DPLot 1 DP 610360

ZoningR2 - Low Density Residential

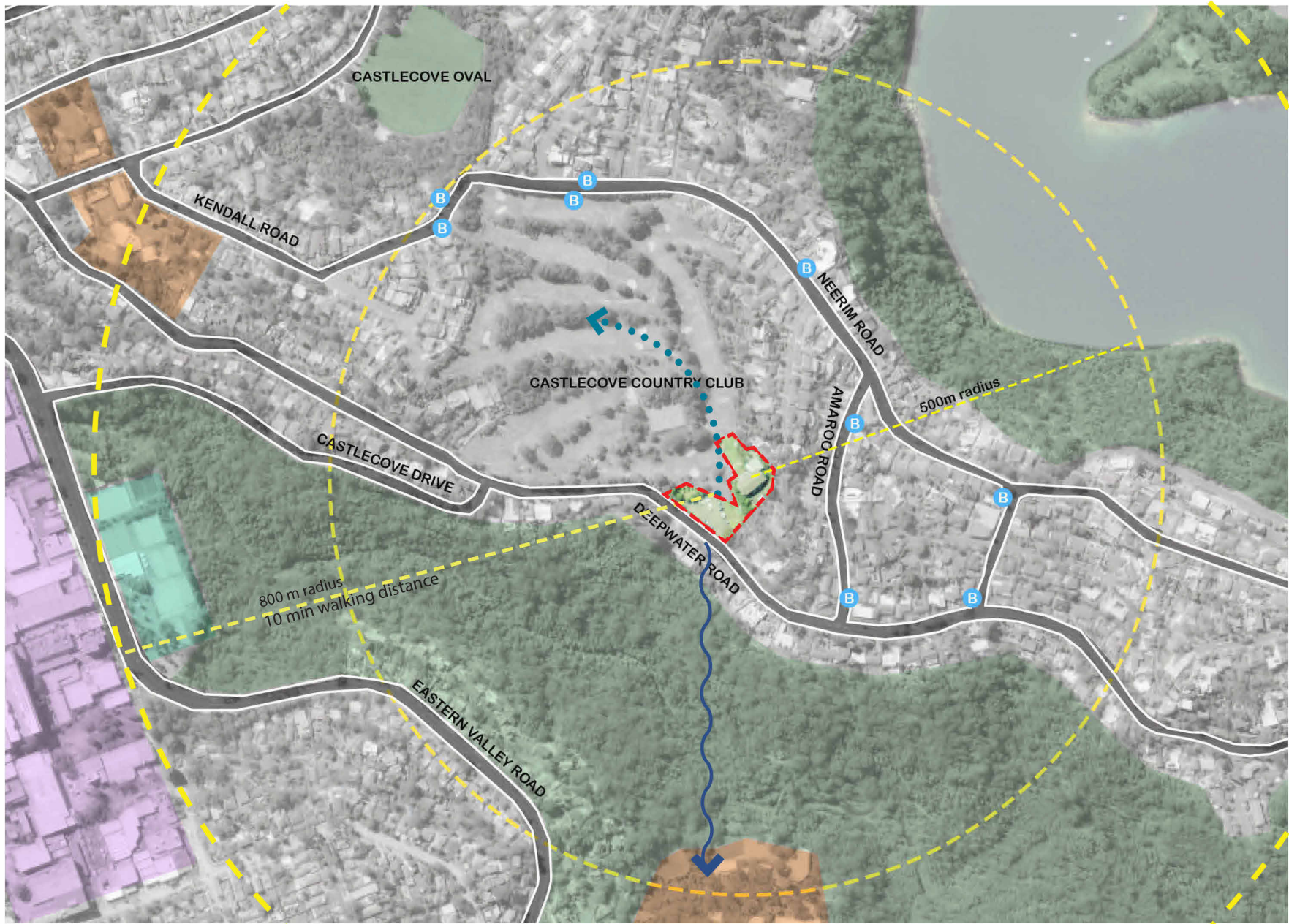
Site Area5711 m²

Drawing Schedule

Sheet Number	Sheet Name	Revision	Rev Date
DA 1.00	Cover Sheet	C	2024.11.05
DA 1.01	Site Context	A	2023.12.14
DA 1.02	Site Analysis	A	2023.12.14
DA 1.03	Site & Surroundings	A	2023.12.14
DA 1.04	Design Response	A	2023.12.14
DA 2.01	Existing/Demolition Plan	A	2023.12.14
DA 3.01	Site Plan	B	2024.11.05
DA 3.02	Club - Ground Level	C	2024.11.05
DA 3.03	Club - Top of Ground Level	B	2024.11.05
DA 3.04	Club - Level 1	C	2024.11.05
DA 3.05	Club - Roof Level	B	2024.11.05
DA 3.20	Club - Sections	B	2024.07.19
DA 4.01	Club - South & East Elevations	C	2024.11.05
DA 4.02	Club - North & West Elevations	A	2023.12.14
DA 4.51	ILU - Basement Level	B	2024.07.19
DA 4.52	ILU - Lower Ground Level	C	2024.11.05
DA 4.53	ILU - Ground Level	C	2024.11.05
DA 4.54	ILU - Level 01	C	2024.11.05
DA 4.55	ILU - Level 02	C	2024.11.05
DA 4.56	ILU - Roof Level	C	2024.11.05
DA 4.59	ILU - Bus Stop Footpath	C	2024.11.05
DA 5.01	ILU - Sections	C	2024.11.05
DA 5.03	Overall Section through Site	C	2024.11.05
DA 5.20	ILU - South & East Elevations	C	2024.11.05
DA 5.21	ILU - North & West Elevations	C	2024.11.05
DA 6.00	Project Data Schedule	C	2024.11.05
DA 6.01	Sun Eye Diagram	A	2023.12.14
DA 6.02	Shadow Diagrams Existing vs Proposed	A	2023.12.14
DA 6.03	Side Setback 45 degrees	A	2023.12.14
DA 6.04	Cross Ventilation & Solar Access Diagrams	A	2023.12.14
DA 6.05	Height Limit - Sheet 1 of 2	C	2024.11.05
DA 6.06	Height Limit - Sheet 2 of 2	A	2024.11.05
DA 6.30	GFA Club Calculations	C	2024.11.05
DA 6.31	GFA ILU Calculations	C	2024.11.05
DA 6.33	Deep Soil Calculations	C	2024.11.05
DA 7.01	Club CGI - View 1	A	2023.12.14
DA 7.02	Club CGI - View 2	A	2023.12.14
DA 7.03	Club CGI - View 3	A	2023.12.14
DA 7.04	Club CGI - View 4	A	2023.12.14
DA 7.05	Overall CGI - View 5	A	2023.12.14
Grand total: 40			

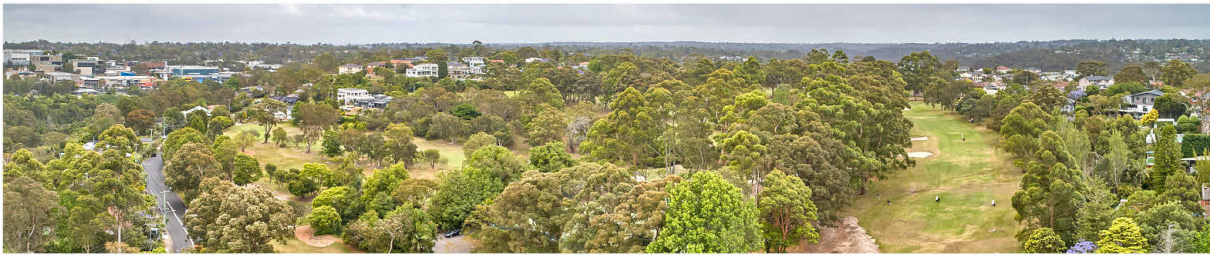


NOT FOR CONSTRUCTION



LEGEND:

- SITE BOUNDARY
- SCHOOL
- B BUS STOP
- GREEN CORRIDOR
- ROAD
- RECREATION SPACE
- SHOPS/FACILITIES
- ~> DISTRICT VIEWS
- ...> LOCAL VIEWS



VIEWS ONTO THE GOLF COURSE



VIEWS TOWARDS NORTH SYDNEY

NOT FOR CONSTRUCTION

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- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14

**ANTONIADES
ARCHITECTS**

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
General Information

DRAWING TITLE
Site Context

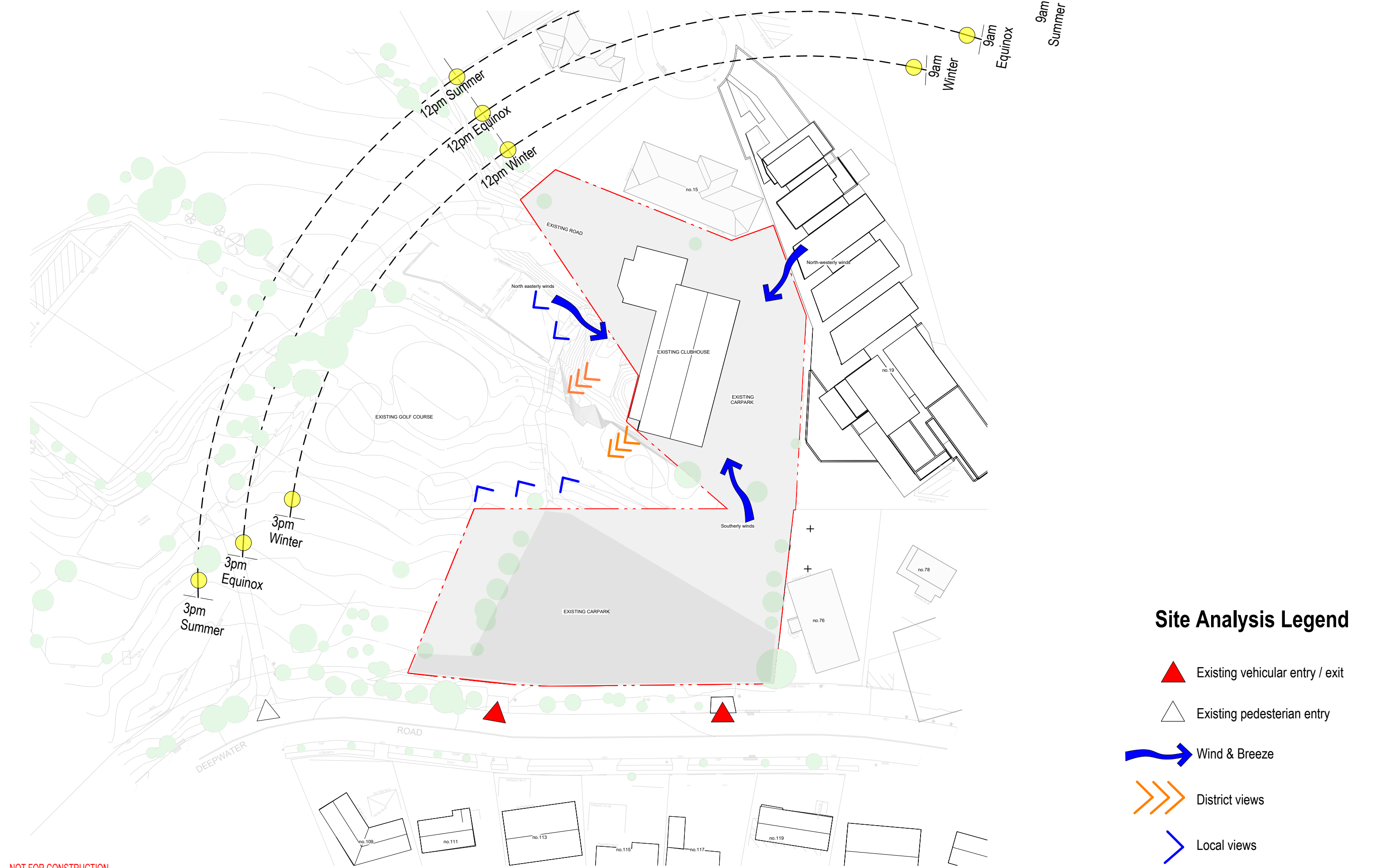
DRAWING NO.
DA 1.01
SCALE
NTS

@A3

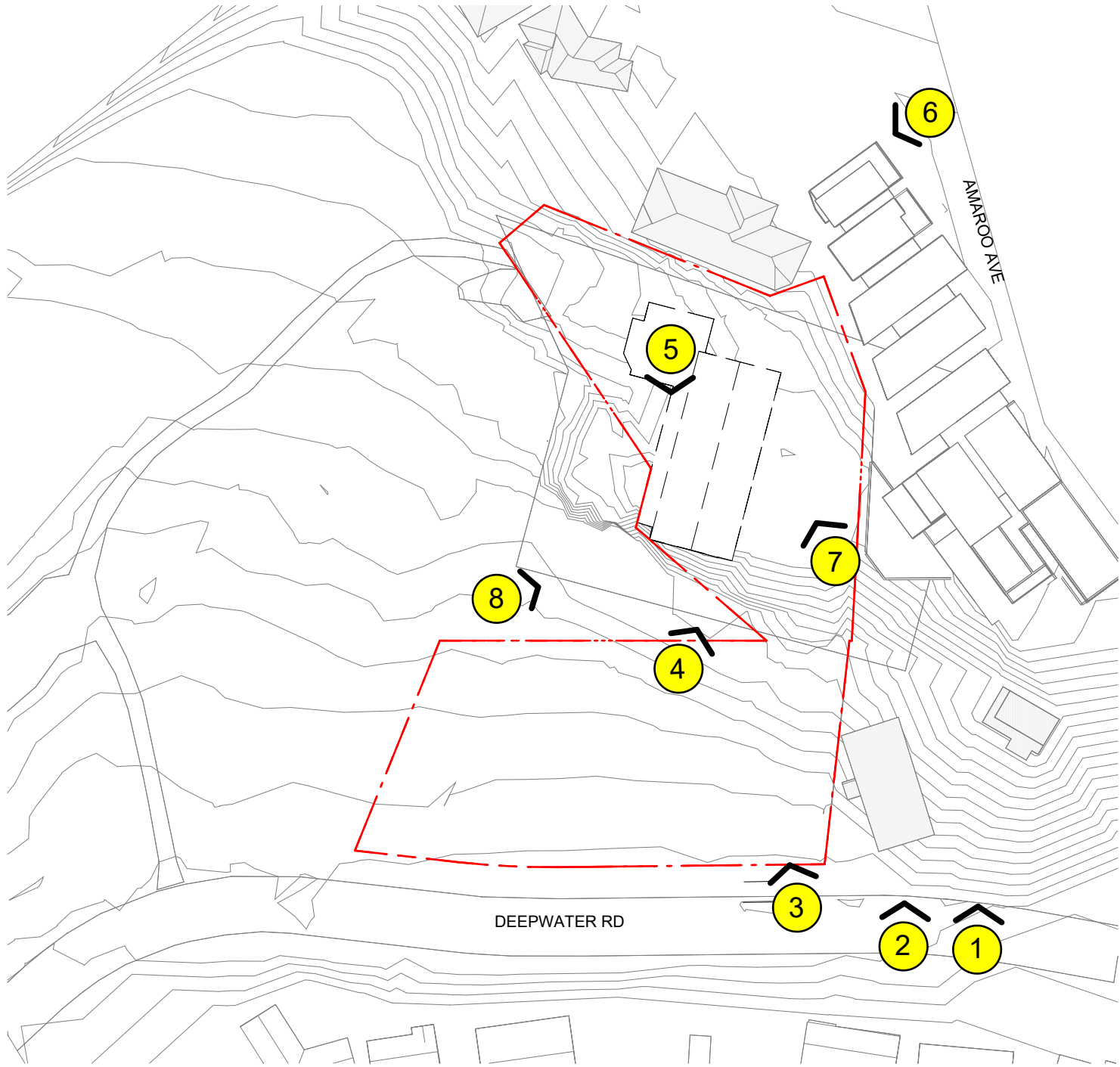
REVISION
A

DRAWN BY
WL
CHECKED BY
AA





NOT FOR CONSTRUCTION



1. VIEW OF 78 DEEPWATER RD



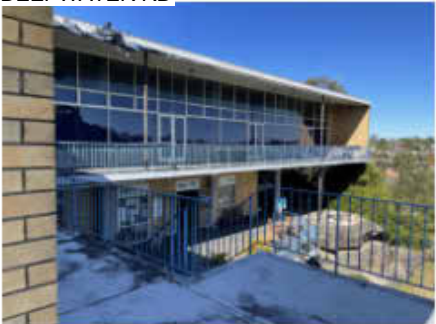
2. VIEW OF 76 DEEPWATER RD



3. VIEW OF CLUBHOUSE CARPARK FROM DEEPWATER RD



4. FACING NRTH TOWARDS CLUBHOUSE FROM CARPARK



5. FACING SOUTH-EAST ACROSS CLUBHOUSE BALCONY



6. HOUSE AT 15 AMAROO AVENUE



7. CARPARK AT THE BACK OF THE CLUBHOUSE



8. VIEW FROM THE GOLF COURSE ONTO THE CLUBHOUSE

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FOR SUBMISSION

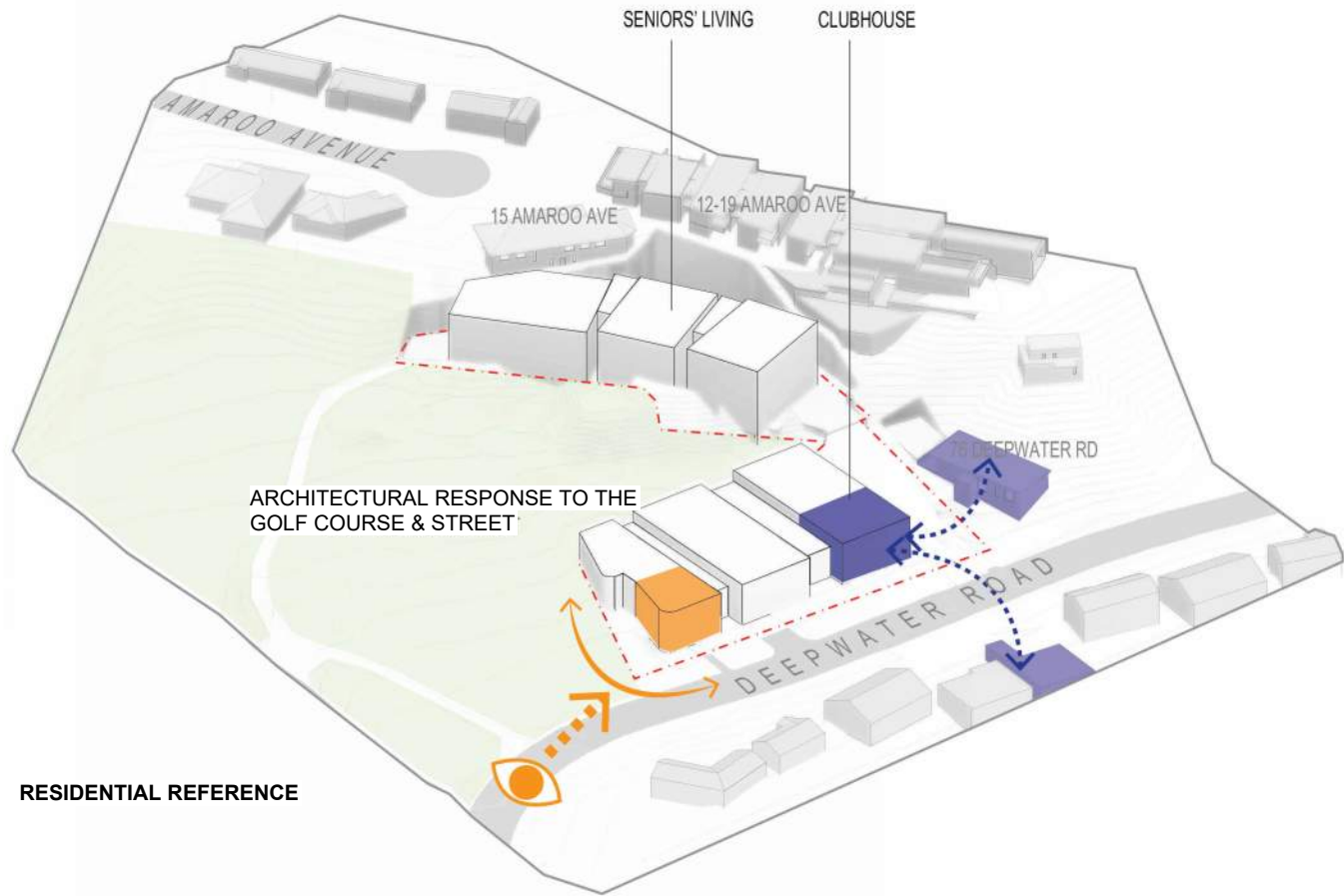
PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
General Information
DRAWING TITLE
Site & Surroundings

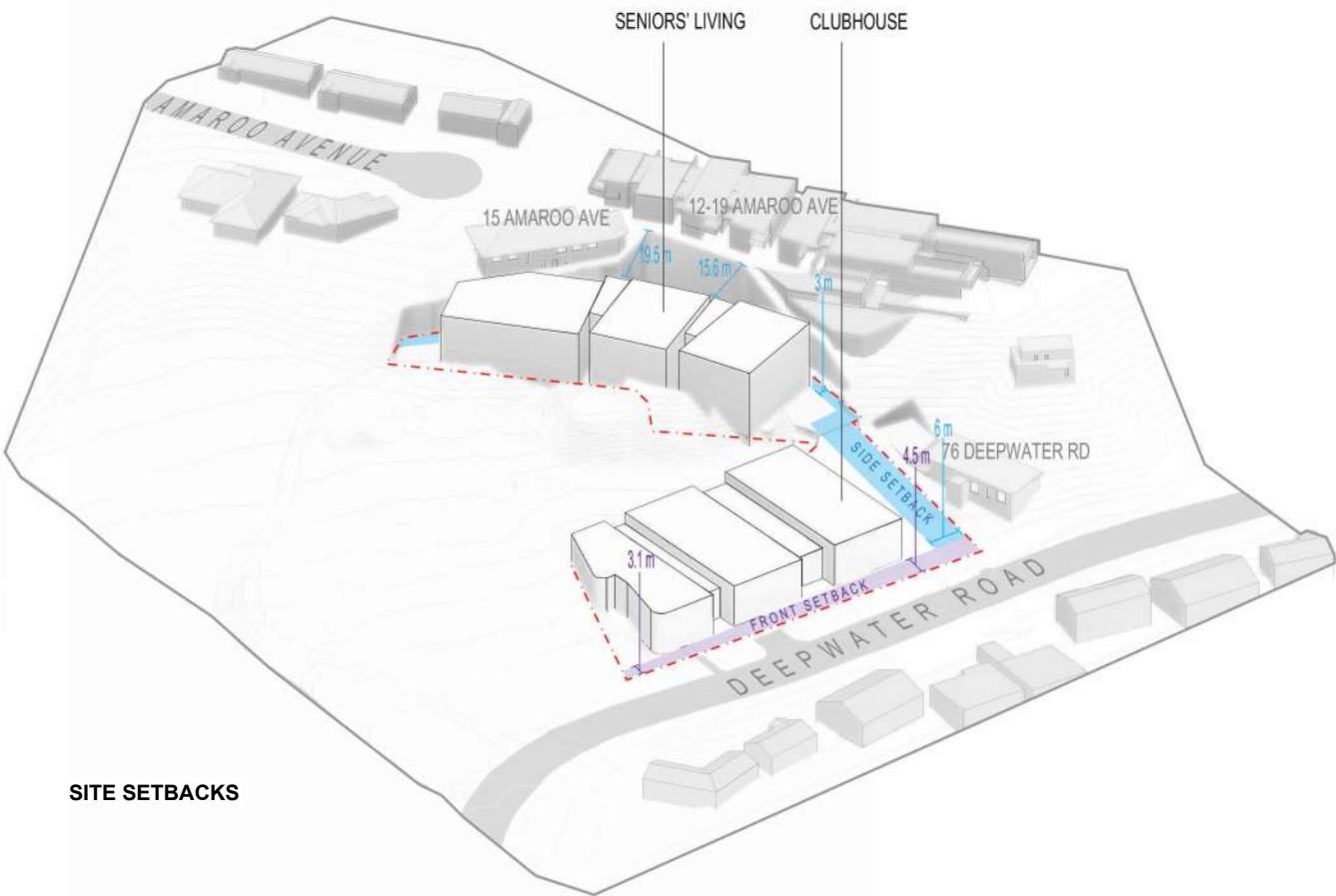
DRAWING NO.
DA 1.03
SCALE
NTS

REVISION
A
@A3

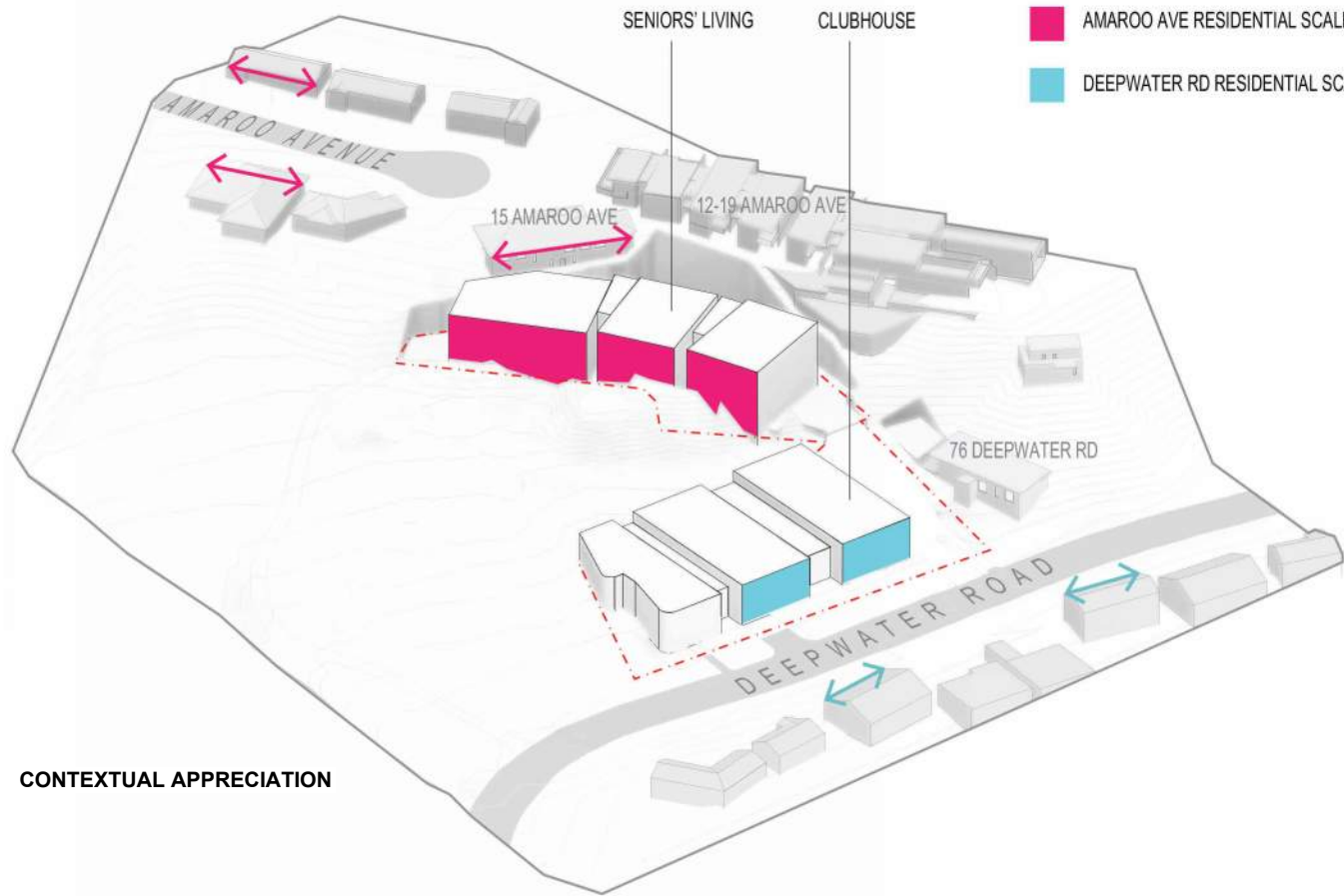
DRAWN BY
WL
CHECKED BY
AA



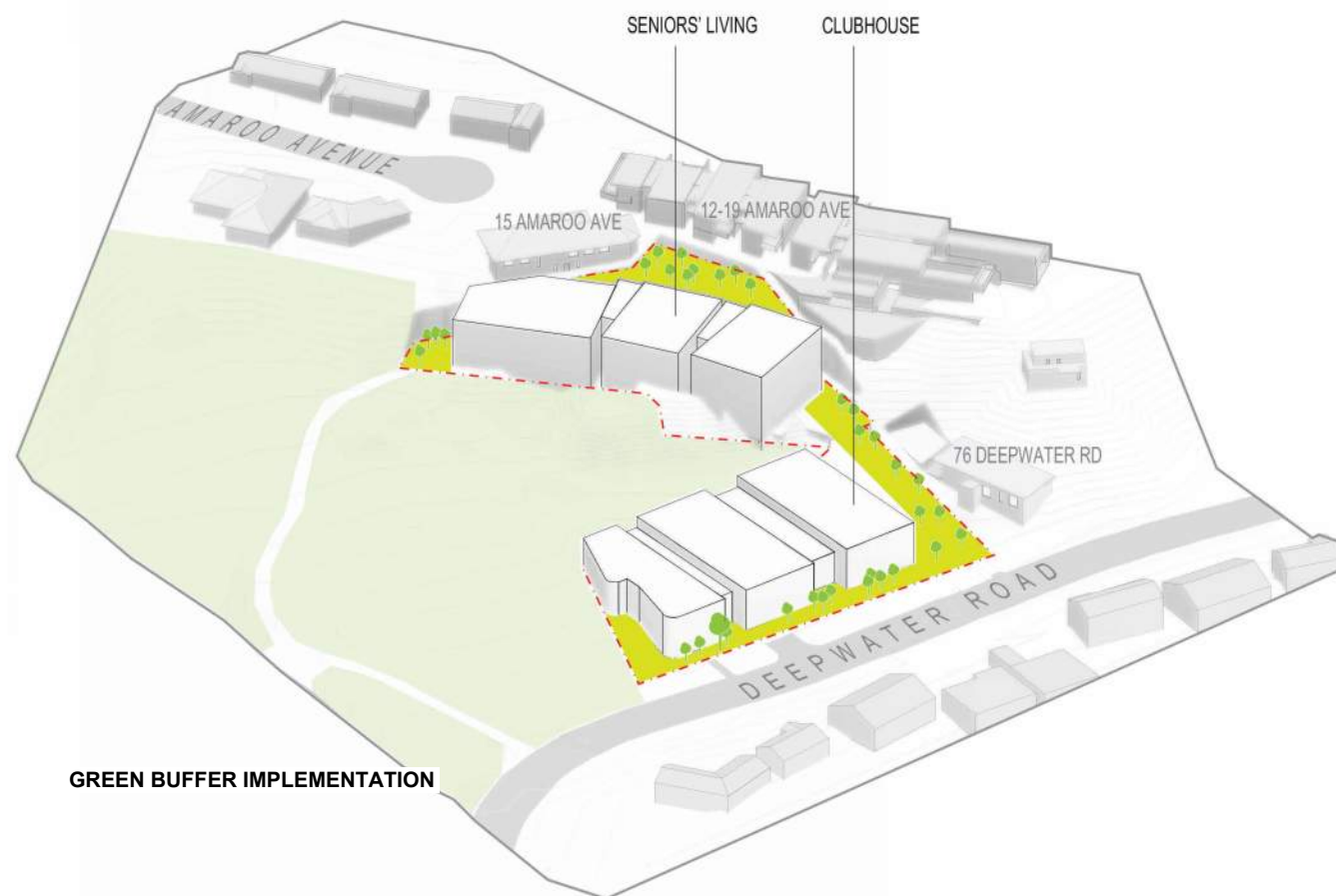
RESIDENTIAL REFERENCE



SITE SETBACKS



CONTEXTUAL APPRECIATION



GREEN BUFFER IMPLEMENTATION

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FOR SUBMISSION

PROJECT NO.
22015DA

PROJECT
CC Country Club

ADDRESS
Castle Cove Country Club

CLIENT
Taylor

DRAWING SERIES
General Information

DRAWING TITLE
Design Response

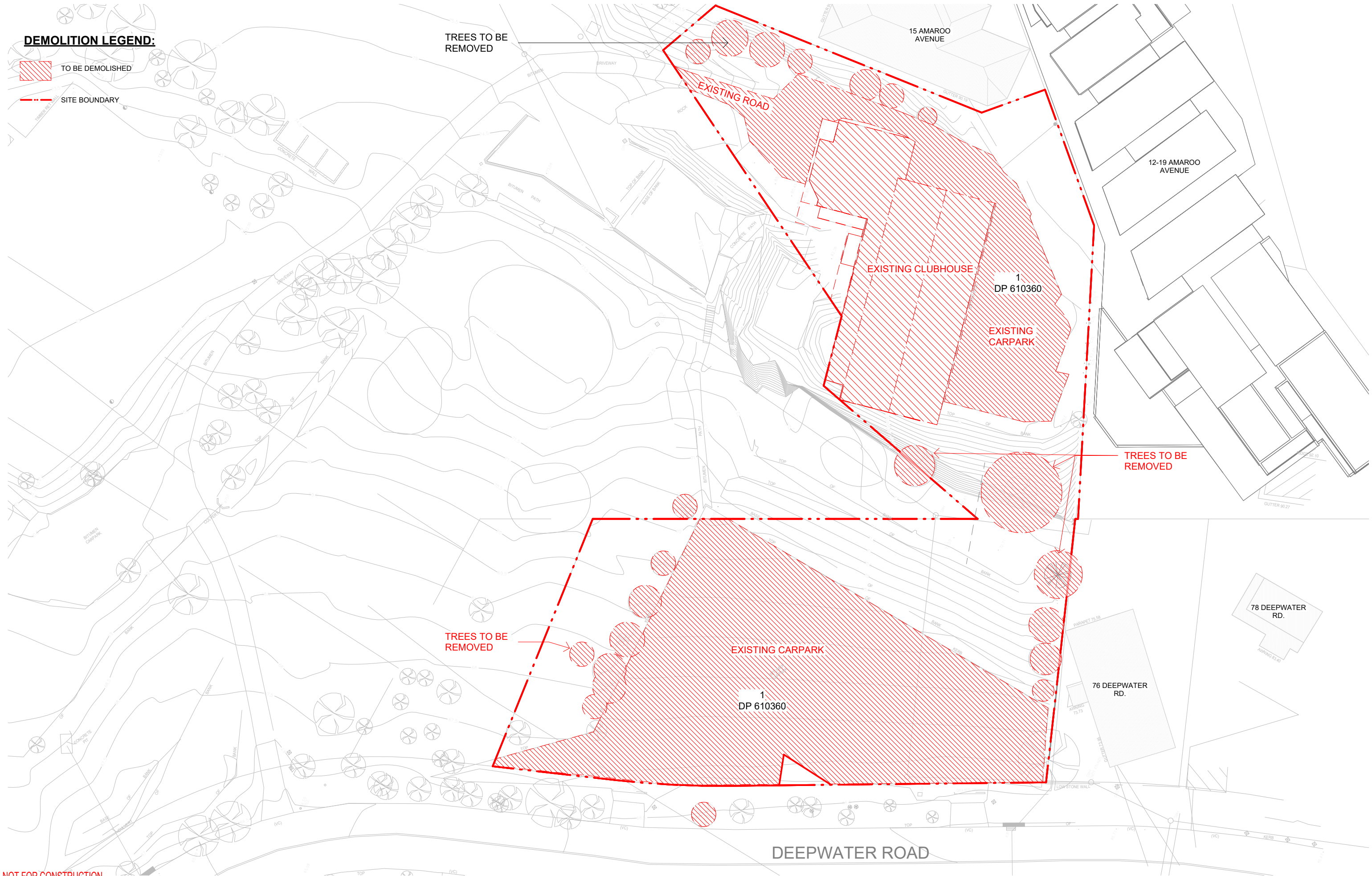
DRAWING NO.
DA 1.04

SCALE
NTS

REVISION
A

DRAWN BY
WL

CHECKED BY
AA



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PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
22015DA

PROJECT
CC Country Club

ADDRESS
Castle Cove Country Club

CLIENT
Taylor

DRAWING SERIES
Plans

DRAWING TITLE
Existing/Demolition Plan

DRAWING NO.
DA 2.01

SCALE
1 : 500

0m 4 8 10m

Scale 1:500

REVISION
A

DRAWN BY
WL

CHECKED BY
AA

NORTH

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag
See Material Board for code reference

BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheetting
TIL-XX Timber

Finishes

Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

Existing
Proposed
Demolished

Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2 :

Independent Living Units:

- Communal open and landscaped space added on the roof top level to meet compliance - project data updated
- Waste room doors width updated to min. 2.5m wide in the basement
- Updated balcony and terrace size off the living rooms, to meet SEPP Housing compliance
- Lift and stair access added to the rooftop communal open space
- GFA diagrams and calculations were updated
- Elevation updated to show new lift and stair core leading up to the communal open space
- Entry lobby elevations - open louvers
- Deep Soil diagrams were updated - basement stair re-worked to allow for more deep soil

Clubhouse:

- The footpath from Deepwater rd over council land was removed
- Pedestrian entry path to Clubhouse at Deepwater rd, was make wider
- Substation zone - doors deleted
- Landscaping was removed from triangle land in front of Clubhouse at Deepwater rd
- 'S' annotations within level 1 of Clubhouse were updated
- GFA diagrams and calculations were updated
- Car space was removed to accommodate for ILU waste holding room

General:

- A provision for an adequate street lighting note has been added around new crossings.
- Project Data sheet updated - calculations for 2 separate lots were made

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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR INFORMATION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Plans - Club

DRAWING TITLE

Site Plan

DRAWING NO.

DA 3.01

SCALE

As indicated
0m 4 8 10m
Scale 1:500

REVISION

B

DRAWN BY

MS

CHECKED BY

AA

NORTH

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall/Level
Material Tag
See Material Board for code reference
BRC-XX Brick
CSNC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PMT-XX Paint Finish
RF-XX Roof Sheet
TIL-XX Timber
Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet
Hatches
Existing
Proposed
Demolished
Existing Tree to be retained
Proposed Planting/Tree

Responses to Council's RFI #2:

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7. Entry lobby elevations - open louvers
8. Deep Soil diagrams were updated - basement stairs re-worked to allow for more deep soil

Clubhouse:

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General:

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A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19
C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - Club
DRAWING TITLE
Club - Ground Level

DRAWING NO.
DA 3.02
SCALE
As indicated
0m 2 4 5m
Scale 1:250

REVISION
C
DRAWN BY
MS
CHECKED BY
AA
NORTH

Legend:

- Property Boundary
Rear Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall/Level

Material Tag
See Material Board for code reference

- BRC-XX Brick
CCNC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MST-XX Metal
BWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheet
TL-XX Timber

- Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

- Hatches
Existing
Proposed
Derolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2:

- Independent Living Units:
1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
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- General:
1. A provision for an adequate street lighting note has been added around new crossings.
2. Project Data sheet updated - calculations for 2 separate lots were made

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PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - Club
DRAWING TITLE
Club - Top of Ground Level

DRAWING NO.
DA 3.03
SCALE
As indicated
0m 2 4 5m
Scale 1:250

REVISION
B
DRAWN BY
MS
CHECKED BY
AA
NORTH

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag

See Material Board for code reference

BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PME-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheet
TIL-XX Timber

Finishes

Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

Existing
Proposed
Demolished

Existing Tree to be retained

Existing Tree to be removed

Proposed Planting/Trees
DA 3.20

Responses to Council's RF1 #2:

- Independent Living Units:
1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
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Clubhouse:

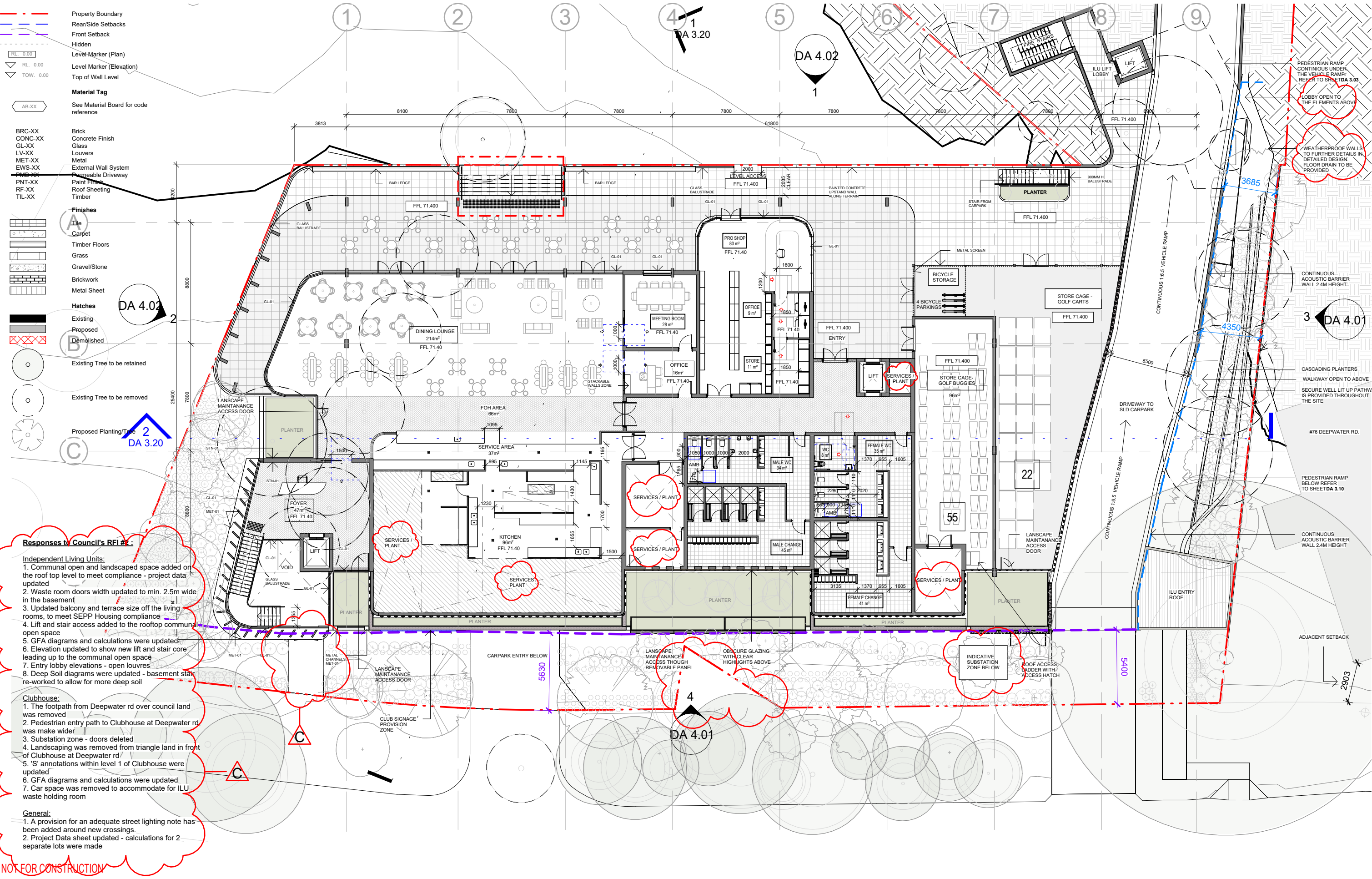
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2. Project Data sheet updated - calculations for 2 separate lots were made

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REFER TO SHEET DA04.52 FOR CONTINUATION



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NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - Club
DRAWING TITLE
Club - Level 1

DRAWING NO.
DA 3.04
SCALE
As indicated
Scale 1:250

REVISION
C
DRAWN BY
MS
CHECKED BY
AA
NORTH

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag

See Material Board for code reference

BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
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TIL-XX Timber

Finishes

Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

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Proposed
Demolished

Existing Tree to be retained
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5. 'S' annotations within level 1 of Clubhouse were updated
6. GFA diagrams and calculations were updated
7. Car space was removed to accommodate for ILU waste holding room

General:

1. A provision for an adequate street lighting note has been added around new crossings.
2. Project Data sheet updated - calculations for 2 separate lots were made

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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Plans - Club

DRAWING TITLE

Club - Roof Level

DRAWING NO.

DA 3.05

SCALE

As indicated @A3

0m 2 4 5m

Scale 1:250

REVISION

B

DRAWN BY

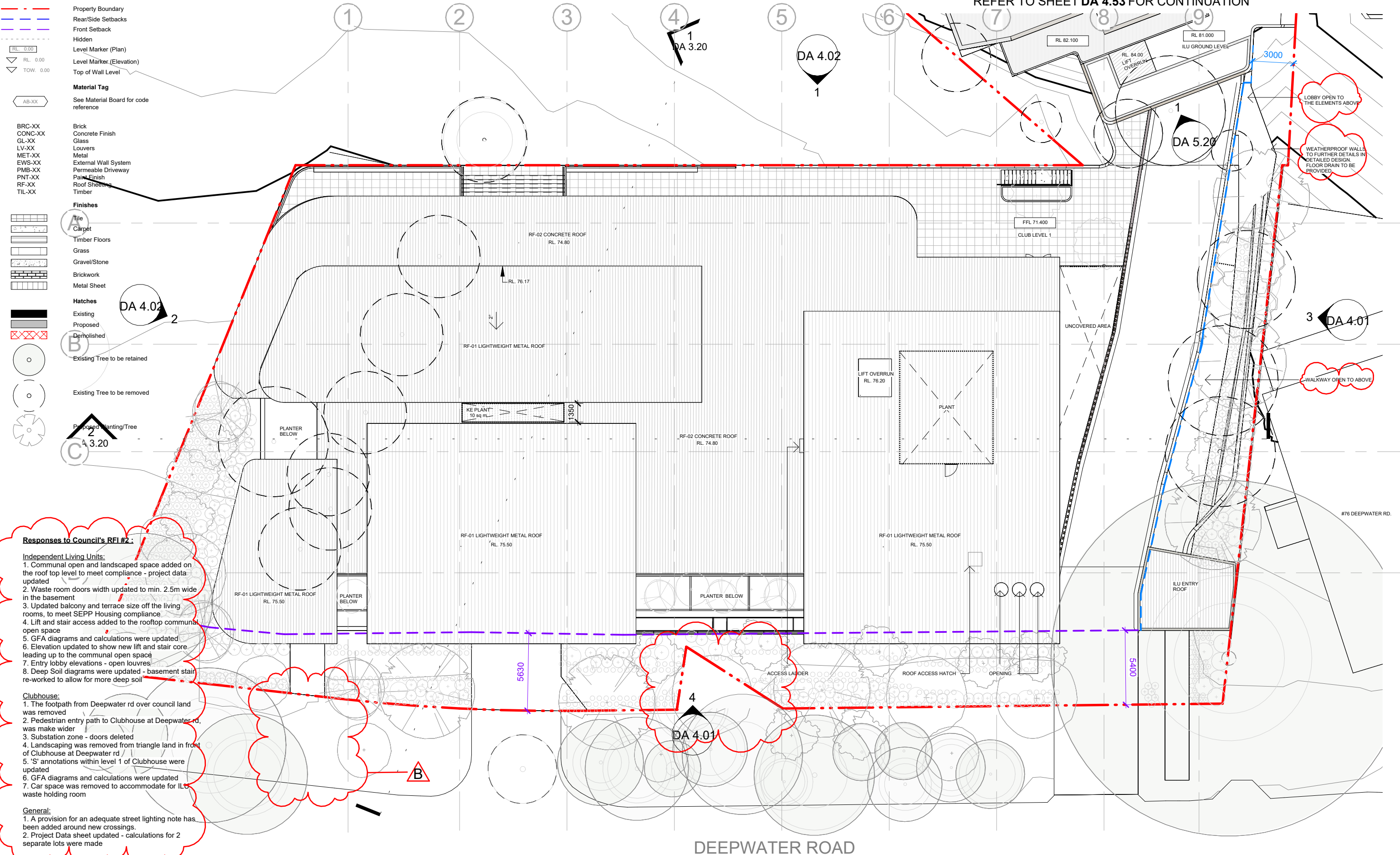
MS

CHECKED BY

AA

NORTH

REFER TO SHEET DA 4.53 FOR CONTINUATION



Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag

See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheeting
TIL-XX Timber

Finishes

- Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

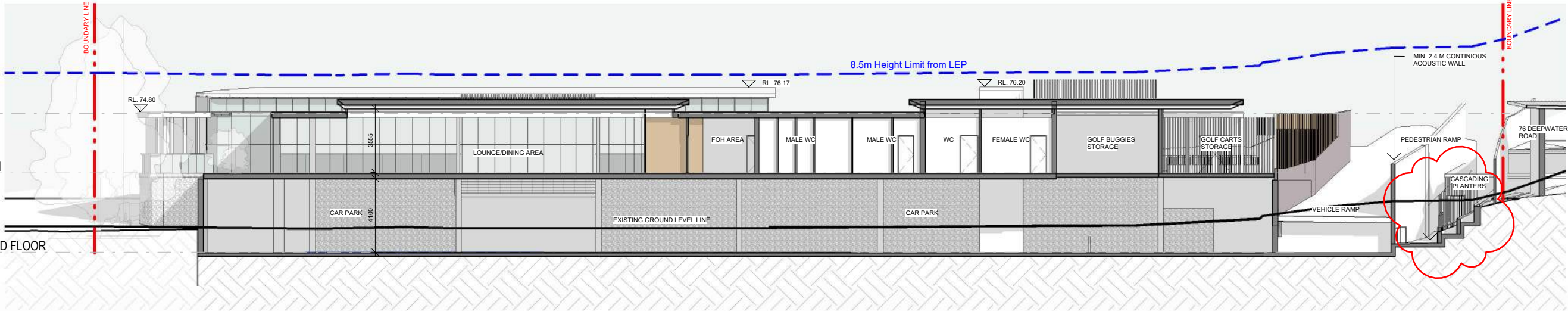
- Existing
Proposed
Demolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree



Clubhouse Section

1 : 250



Clubhouse Long Section

1 : 250

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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19

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Nominated Architect: Andreas Antoniades
NSW Registration 7954



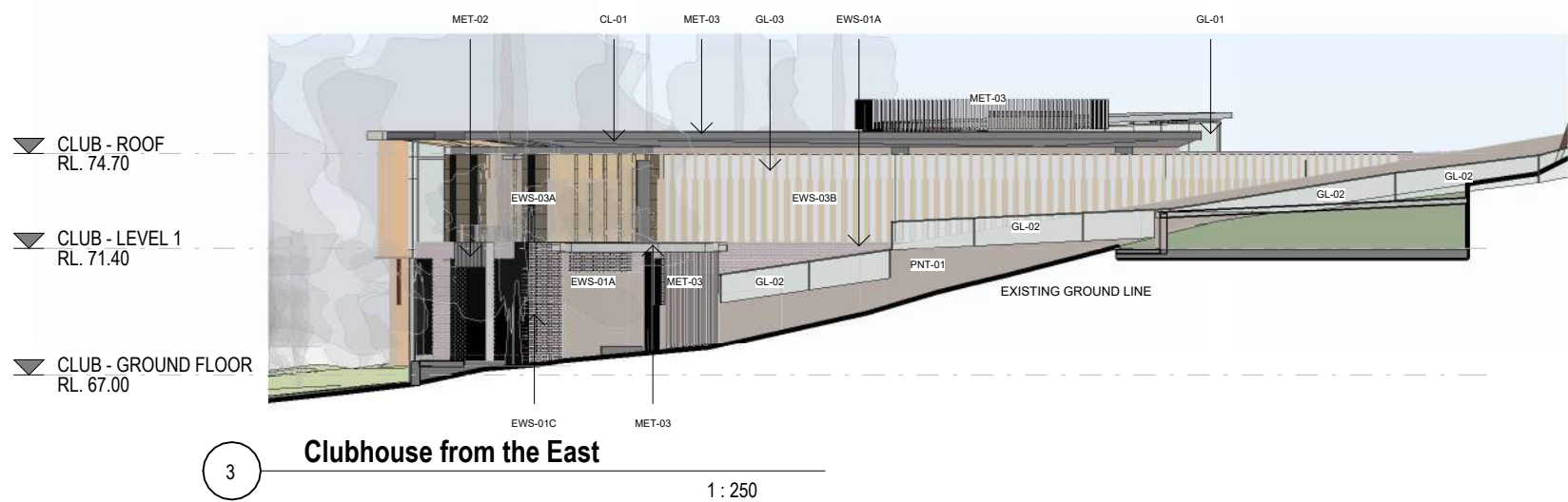
PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Sections - Club
DRAWING TITLE
Club - Sections

DRAWING NO.
DA 3.20
SCALE
As indicated
0m 2 4 5m
Scale 1:250

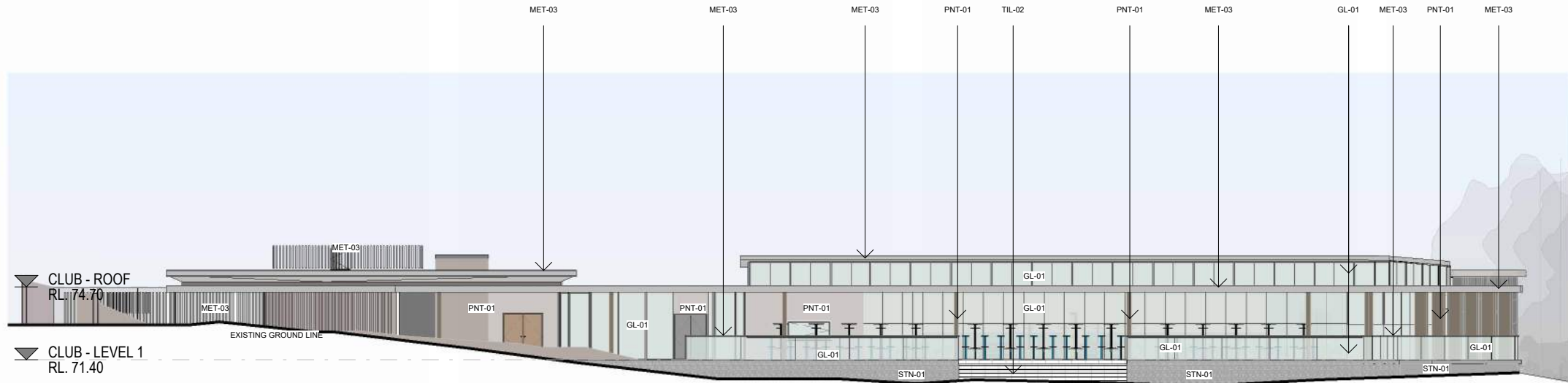
REVISION
B
DRAWN BY
PV
CHECKED BY
AA



GL-03 - LOW IRON GLAZING
"VERIDIAN LIGHT GREY" OR SIM.

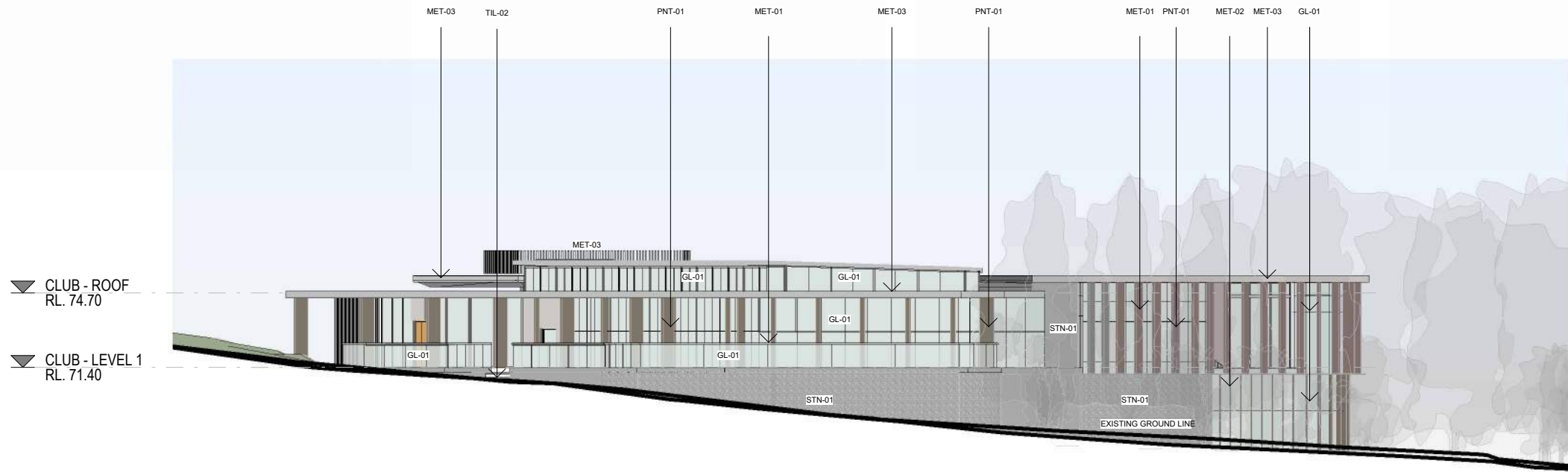


DRAWING NO.	REVISION	DRAWN BY
DA 4.01	C	MS
		CHECKED BY
		AA



1 Clubhouse North Elevation

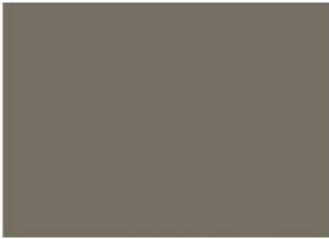
1 : 250



2 Clubhouse West Elevation

1 : 250

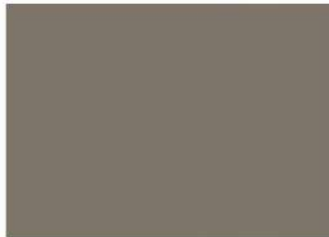
MATERIAL REFERENCE:



MET-01 - POWDERCOAT FINISH



STN-01 - DRY STACK WALL



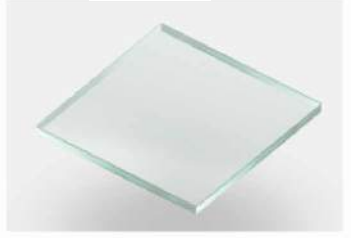
PNT-01 - PAINT FINISH



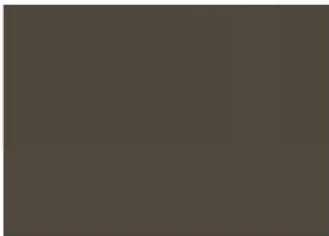
EWS-03A, EWS-03B - EXTERNAL WALL SYSTEM



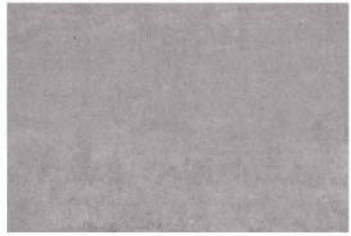
MET-02 - POWDERCOAT FINISH



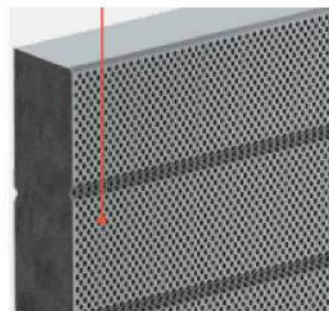
GL-01 - LOW IRON GLAZING



MET-03 - POWDERCOAT FINISH



TIL-02 - FLOOR TILE



AP-01 - SOUND ABSORBING PANEL

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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14

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ARCHITECTS

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ACN 129 731 559

Nominated Architect: Andreas Antoniadis
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Elevations
DRAWING TITLE
Club - North & West Elevations

DRAWING NO.
DA 4.02
SCALE
1 : 250
0m 2 4 5m
Scale 1:250

REVISION
A
DRAWN BY
MS
CHECKED BY
AA

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag

See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheetting
TIL-XX Timber

Finishes

- Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

- Existing
Proposed
Demolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree



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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19

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Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - ILU
DRAWING TITLE
ILU - Basement Level

DRAWING NO.
DA 4.51
SCALE
As indicated
0m 2 4 5m
@A3
Scale 1:250

REVISION

B

DRAWN BY
MS
CHECKED BY
AA



Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag
See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheeting
TIL-XX Timber

- Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

- Hatches
Existing
Proposed
Demolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2:

Independent Living Units:

1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
2. Waste room doors width updated to min. 2.5m wide in the basement
3. Updated balcony and terrace size off the living rooms, to meet SEPP Housing compliance
4. Lift and stair access added to the rooftop communal open space
5. GFA diagrams and calculations were updated
6. Elevation updated to show new lift and stair core leading up to the communal open space
7. Entry lobby elevations - open louvres
8. Deep Soil diagrams were updated - basement stair re-worked to allow for more deep soil

Clubhouse:

1. The footpath from Deepwater rd over council land was removed
2. Pedestrian entry path to Clubhouse at Deepwater rd, was make wider
3. Substation zone - doors deleted
4. Landscaping was removed from triangle land in front of Clubhouse at Deepwater rd
5. 'S' annotations within level 1 of Clubhouse were updated
6. GFA diagrams and calculations were updated
7. Car space was removed to accommodate for ILU waste holding room

General:

1. A provision for an adequate street lighting note has been added around new crossings.
2. Project Data sheet updated - calculations for 2 separate lots were made

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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19
C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - ILU
DRAWING TITLE
ILU - Lower Ground Level

DRAWING NO.
DA 4.52
SCALE
As indicated
0m 2 4 5m
Scale 1:250

REVISION
C
DRAWN BY
MS
CHECKED BY
AA



Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag

See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheeting
TIL-XX Timber

Finishes

- Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches

- Existing
Proposed
Demolished

Existing Tree to be retained

Existing Tree to be removed

Proposed Planting/Tree

Responses to Council's RFI #2:

- Independent Living Units:**
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7. Entry lobby elevations - open louvres
8. Deep Soil diagrams updated - basement carpark stair re-worked to allow for more deep soil

Clubhouse:

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2. Pedestrian entry path to Clubhouse at Deepwater rd, was made wider
3. Substation zone - doors deleted
4. Landscaping was removed from triangle land in front of Clubhouse at Deepwater rd
5. 'S' annotations within level 1 of Clubhouse were updated
6. GFA diagrams and calculations were updated
7. Car space was removed to accommodate for waste ILU holding room

General:

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2. Project Data sheet updated - calculations for 2 separate lots were made

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C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Plans - ILU

DRAWING TITLE

ILU - Ground Level

DRAWING NO.

DA 4.53

SCALE

As indicated
0m 2 4 5m
Scale 1:250

REVISION

C

DRAWN BY

MS

CHECKED BY

AA

DATE

2024.11.05

Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag
See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheetting
TIL-XX Timber

- Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

- Hatches
Existing
Proposed
Demolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2:

- Independent Living Units:
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C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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ARCHITECTS

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - ILU
DRAWING TITLE
ILU - Level 01

DRAWING NO.
DA 4.54
SCALE
As indicated
0m 2 4 5m
Scale 1:250

REVISION
C
DRAWN BY
MS
CHECKED BY
AA



Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag
See Material Board for code reference

- BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheetting
TIL-XX Timber

- Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

- Hatches
Existing
Proposed
Demolished

- Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2:

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B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19
C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

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ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Plans - ILU
DRAWING TITLE
ILU - Level 02

DRAWING NO.
DA 4.55
SCALE
As indicated
0m 2 4 5m
Scale 1:250

REVISION
C
DRAWN BY
MS
CHECKED BY
AA



Legend:

- Property Boundary
Rear/Side Setbacks
Front Setback
Hidden
Level Marker (Plan)
Level Marker (Elevation)
Top of Wall Level

Material Tag
See Material Board for code reference

BRC-XX Brick
CONC-XX Concrete Finish
GL-XX Glass
LV-XX Louvers
MET-XX Metal
EWS-XX External Wall System
PMB-XX Permeable Driveway
PNT-XX Paint Finish
RF-XX Roof Sheetting
TIL-XX Timber

Finishes
Tile
Carpet
Timber Floors
Grass
Gravel/Stone
Brickwork
Metal Sheet

Hatches
Existing
Proposed
Demolished

Existing Tree to be retained
Existing Tree to be removed
Proposed Planting/Tree

Responses to Council's RFI #2 :

Independent Living Units:

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NOT FOR CONSTRUCTION



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REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19
C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

ANTONIADES
ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Plans - ILU

DRAWING TITLE

ILU - Roof Level

DRAWING NO.

DA 4.56

SCALE

As indicated

0m 2 4 5m

Scale 1:250

REVISION

C

DRAWN BY

MS

CHECKED BY

AA

Property Boundary
 Rear/Side Setbacks
 Front Setback
 Hidden
 Level Marker (Plan)
 Level Marker (Elevation)
 Top of Wall Level

BRC-XX	Brick
CONC-XX	Concrete Finish
GL-XX	Glass
LV-XX	Louvers
MET-XX	Metal
EWS-XX	External Wall System
PMB-XX	Permeable Driveway
PNT-XX	Paint Finish
RF-XX	Roof Sheeting
TIL-XX	Timber

	Tile
	Carpet
	Timber Floor
	Grass
	Gravel/Stone
	Brickwork
	Metal Sheet

 Existing
 Proposed
 Demolished

Existing Tree to be removed

Proposed Planting/Tree

1 : 250

1 : 250

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Nominated Architect: Andreas Antoniadou
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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.

22015DA

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

DRAWING SERIES

Sections - ILU


DRAWING TITLE

ILU - Sections

DRAWING NO.

DA 5.01

SCALE
As indicated @A



0m 2 4

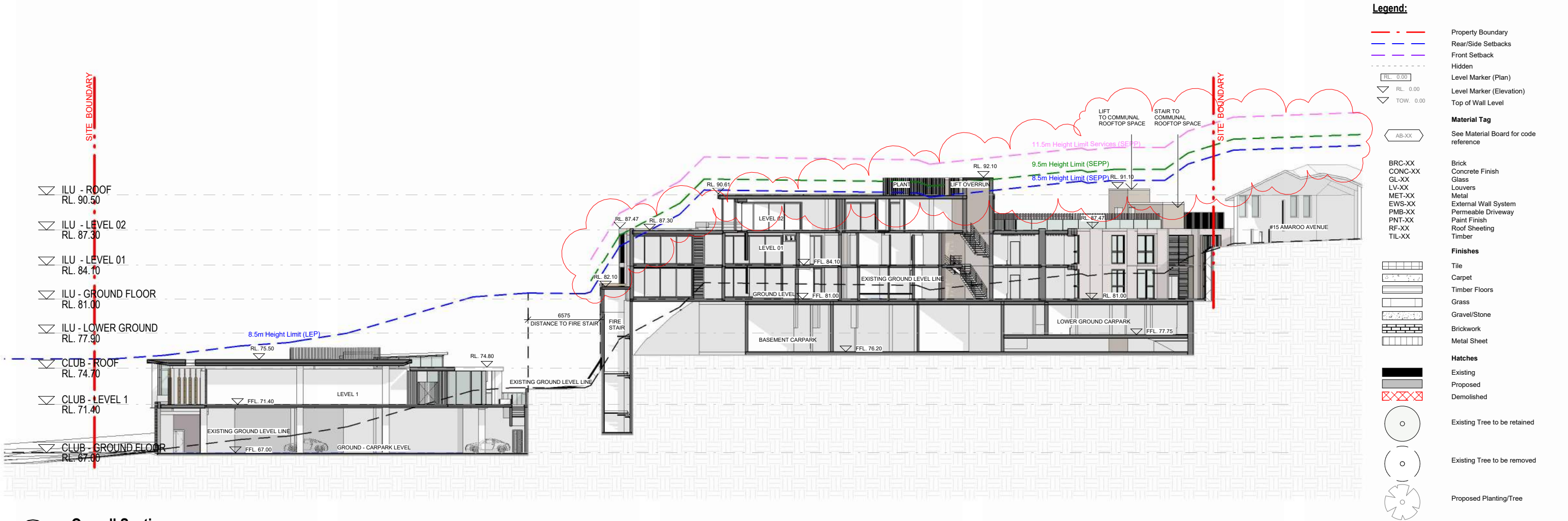
Scale 1:250

REVISION

0

DRAWN BY

PV
CHECKED BY
AA



- Responses to Council's RFI #2 :**
- Independent Living Units:**
1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
 2. Waste room doors width updated to min. 2.5m wide in the basement
 3. Updated balcony and terrace sizes off the living rooms, to meet SEPP Housing compliance
 4. Lift and stair access added to the rooftop communal open space
 5. GFA diagrams and calculations were updated
 6. Elevation updated to show new lift and stair core leading up to the communal open space
 7. Entry lobby elevations - open louvres
 8. Deep Soil diagrams updated - basement carpark stair re-worked to allow for more deep soil
- Clubhouse:**
1. The footpath from Deepwater rd over council land was removed
 2. Pedestrian entry path to Clubhouse at Deepwater rd, was make wider
 3. Substation zone - doors deleted
 4. Landscaping was removed from triangle land in front of Clubhouse at Deepwater rd
 5. 'S' annotations within level 1 of Clubhouse were updated
 6. GFA diagrams and calculations were updated
 7. Car space was removed to accommodate for waste ILU holding room
- General:**
1. A provision for an adequate street lighting note has been added around new crossings.
 2. Project Data sheet updated - calculations for 2 separate lots were made
 3. Line of 8.5m LEP height limit shown over ILU

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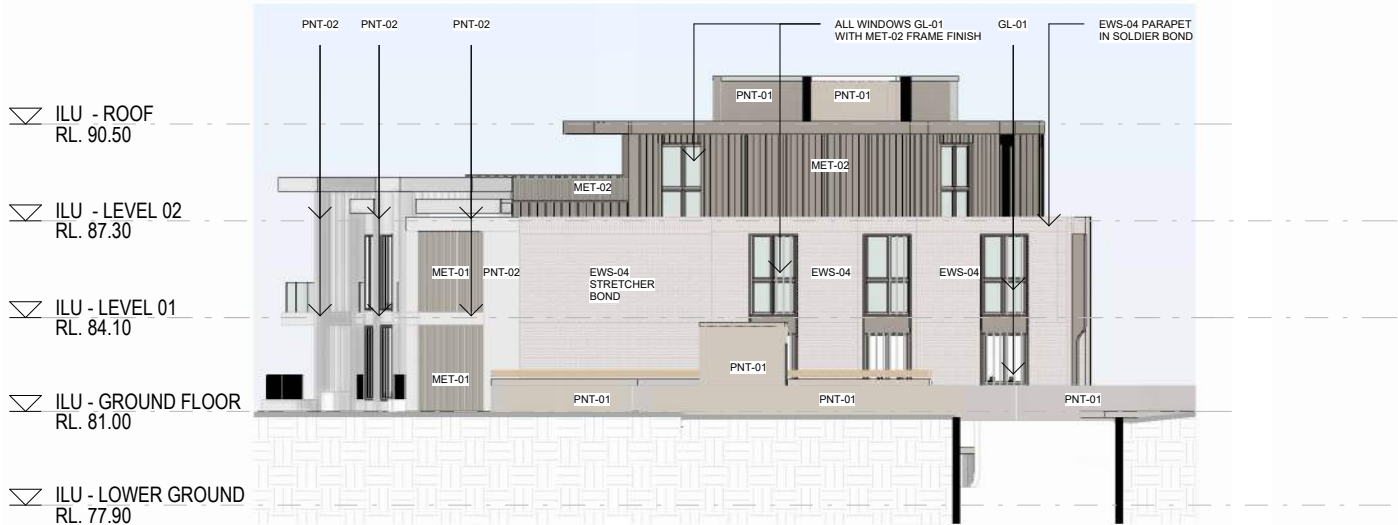
Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION
STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Sections
DRAWING TITLE
Overall Section

DRAWING NO.
DA 5.03
SCALE
As indicated
0m 2.5 5.0 7m
Scale 1:350
REVISION
C
DRAWN BY
MS
CHECKED BY
AA



1 ILU South Elevation

1 : 250

Responses to Council's RFI #2 :

Independent Living Units:

1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
2. Waste room doors width updated to min. 2.5m wide in the basement
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6. Elevation updated to show new lift and stair core leading up to the communal open space
7. Entry lobby elevations - open louvres
8. Deep Soil diagrams updated - basement carpark stair re-worked to allow for more deep soil

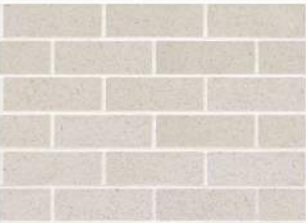
Clubhouse:

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6. GFA diagrams and calculations were updated
7. Car space was removed to accommodate for waste ILU holding room

General:

1. A provision for an adequate street lighting note has been added around new crossings.
2. Project Data sheet updated - calculations for 2 separate lots were made

MATERIAL REFERENCE:



EWS-04 - EXTERNAL WALL SYSTEM BRICK IN STRETCHER BOND + PARAPET IN SOLDIER BOND. "BOWRAL WHITE HAVEN HAMPTONS" OR SIM.



STN-01 - DRY STACK WALL "ECO-OUTDOOR ALPINE" OR SIM.



GL-01 - LOW IRON GLAZING CLEAR "VERIDIAN CLEAR" OR SIM.



PNT-02 - PAINT FINISH DULUX "MUD PACK" OR SIM.



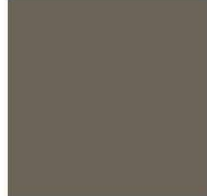
MET-02 - POWDERCOAT FINISH DULUX "BRILLIANCE" OR SIM. *APPLIED TO ALL WINDOW FRAMES



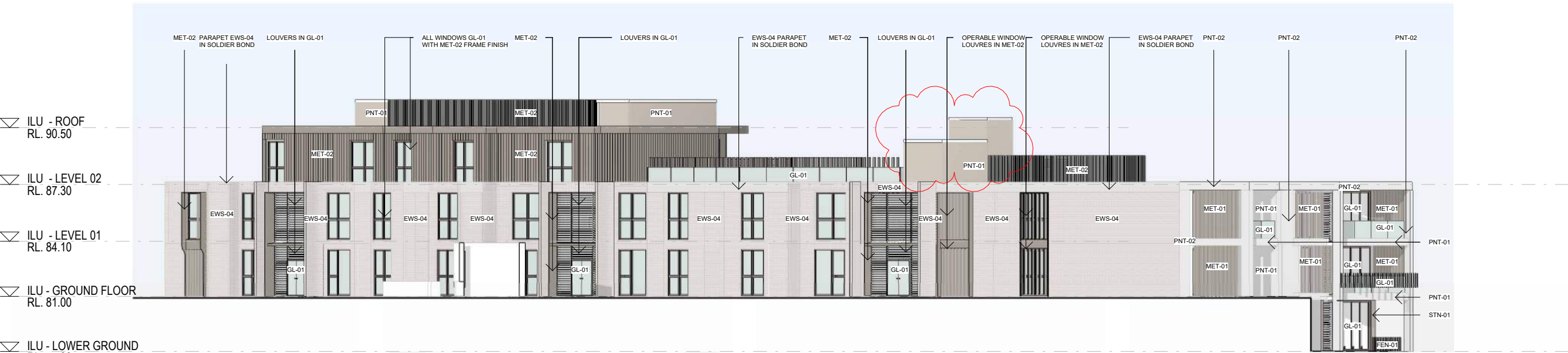
FEN-01 - METAL FENCE IN DULUX "MUD PACK" OR SIM.



MET-01 - POWDERCOAT FINISH DULUX "SCINTILLATION" OR SIM.



PNT-01 - PAINT FINISH DULUX "PLOUGHED EARTH" OR SIM.



2 ILU East Elevation

1 : 250

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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

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PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Elevations

DRAWING TITLE

ILU - South & East Elevations

DRAWING NO.

DA 5.20

SCALE

As indicated
0m 2 4 5m
Scale 1:250

REVISION

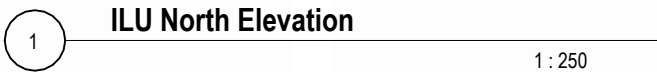
C

DRAWN BY

MS

CHECKED BY

AA



PROJECT DATA SCHEDULE

Date 05/11/2024
Revision H
Author MS

PROJECT 68-74 Deepwater Road, Castlecove
22015DA

Council Willoughby
Lot & DP Lot 1 DP 610360
Zoning R2 - Low Density Residential
Total Site Area 5711.00m²
Site Area - ILU Lot 3173.00m²
Site Area - Club Lot 2538.00m²

PLANNING (ILU)

	FSR	GFA	Height of Building (SEPP control)	Landscaping	Deep Soil (min. dimension 3m)	Private Open Space (m2)	Communal Open Space
Controls & Guidelines	0.5:1	1586.50m²	9.5m (building) 11.5m (services)	30% site area	15% site area	Ground floor 15m2 (one of which min. 3m) Other than ground 10m2 (min. 2m)	25%
Proposed	0.83:1	2622.13m²	9.5m (minor variation to 9.5m proposed) Upper 11.5m height complied with	31.48% site area (999 m2)	15.03% site area (477.8m2)	Ground > 15m2 Other than ground > 10m2	25.6% (812.03m2)

* Planning Instruments: Housing SEPP NSW 2021

PLANNING (CLUB)

	FSR	GFA	Height of Building	Landscaping	Deep Soil
Controls & Guidelines	0.4:1	1015.20m²	8.5m (LEP Control)		
Proposed	0.4:1	1009.80m²	8.5m (LEP Control), minor variation, where roof services located	21.4% site area (543 m2)	15.3% site area (388.86m2)

* Planning Instruments: Council LEP 2012, Council DCP 2023

ILU + CLUB

	FSR	GFA
Proposed Total	0.64:1	3631.9m²

**GFA Calculation here. includes ILU GFA + Clubhouse GFA

APARTMENT MIX

	2 Bed Apartment	3 Bed Apartment	Total	GFA
Lower Ground Level	0	1	1	173m²
Ground Level	1	6	7	1101m²
Level 01	1	6	7	1076m²
Level 02	1	1	0	271m²
Total	3	14	17	2622.1m²
%	18%	82%	100%	

* GFA calculated per SEPP GFA definition: Internal face of external wall excluding vertical circulation, plant rooms, garbage area, loading area, any storage at basement, ect. Refer to GFA diagrams

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AREA SCHEDULE (Gross floor area)

Level	ILU	Club	Combined
Lower Ground	173.4 m²	-	173.4 m²
Ground	1101.23 m²	39.2 m²	1140.43 m²
Level 01	1076.2 m²	970.6 m²	2046.8 m²
Middle Level	-	-	-
Level 02	271.3 m²	-	271.3 m²
Total	2622.13 m²	1009.8m²	3631.93m²
Grand Total			
Existing Clubhouse		975 m²	

CAR SPACES (ILU), per SEPP

PER 0.5 PER BEDROOM PROVIDED (17 UNITS TOTAL)			
Level	No. bedroom provided	No. parking required	No. parking provided
ILU Basement	3	1.5	24 ILU's 2 Visitor (1 accessible) 1 Bus Zone(SRV) 1 Loading/ Fire Truck(MRV)
ILU Ground Floor	20	10	
ILU Level 1	20	10	
ILU Level 2	5	2.5	
Total	48	24	

1 Residents bicycle parking + 1 Visitor have been allocated

CAR SPACES (CLUB)

Level			
Ground Level	76		76 (4 accessible)
Total	76		+ 1 Loading(SRV)

4 bicycle parking have been allocated

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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR SUBMISSION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Design Analysis

DRAWING TITLE

Project Data Schedule

DRAWING NO.

DA 6.00

SCALE

1:1
0m 0.8 1.6 2m
Scale 1:100

REVISION

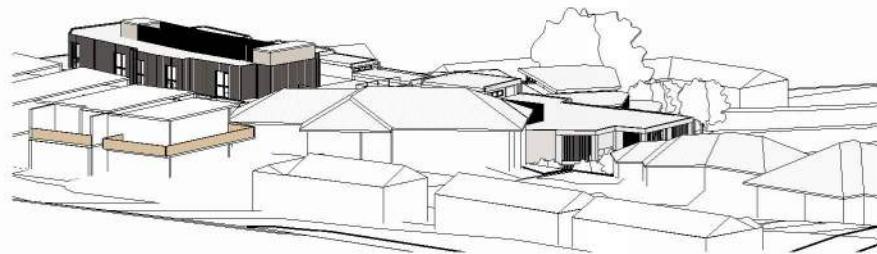
C

DRAWN BY

MS

CHECKED BY

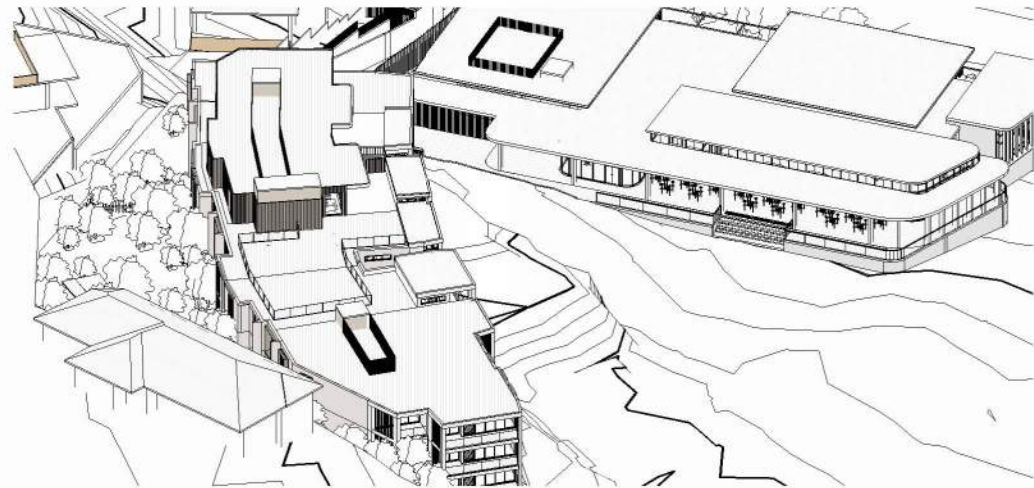
AA



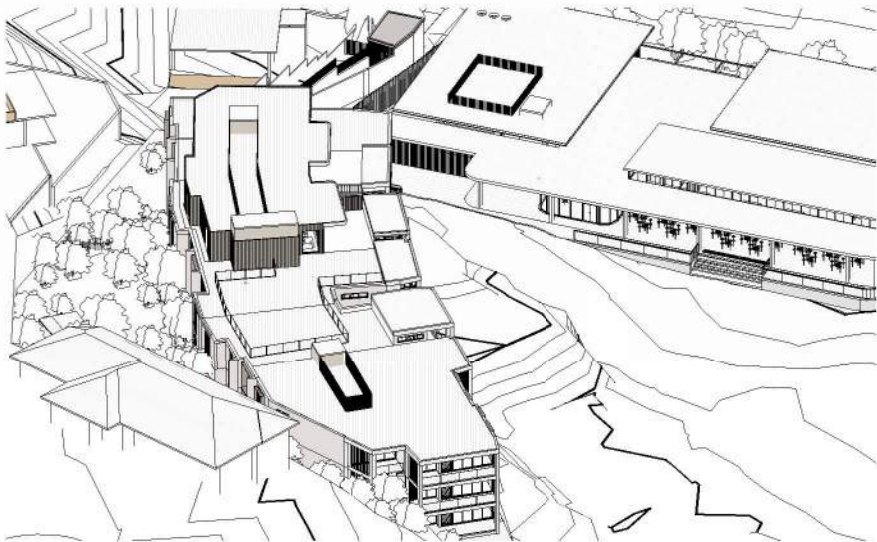
1 Sun Eye - 09am - 21 June



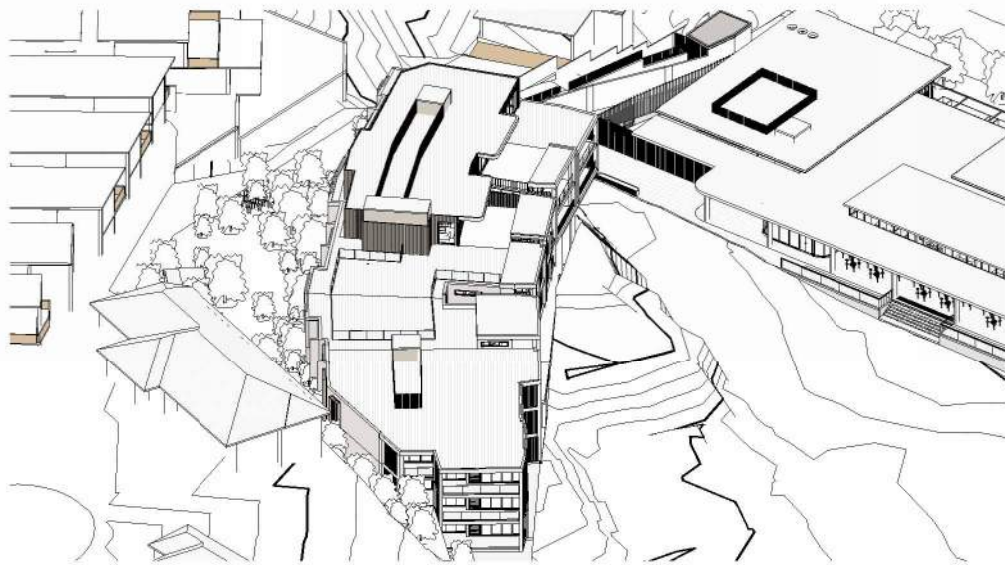
2 Sun Eye - 10am - 21 June



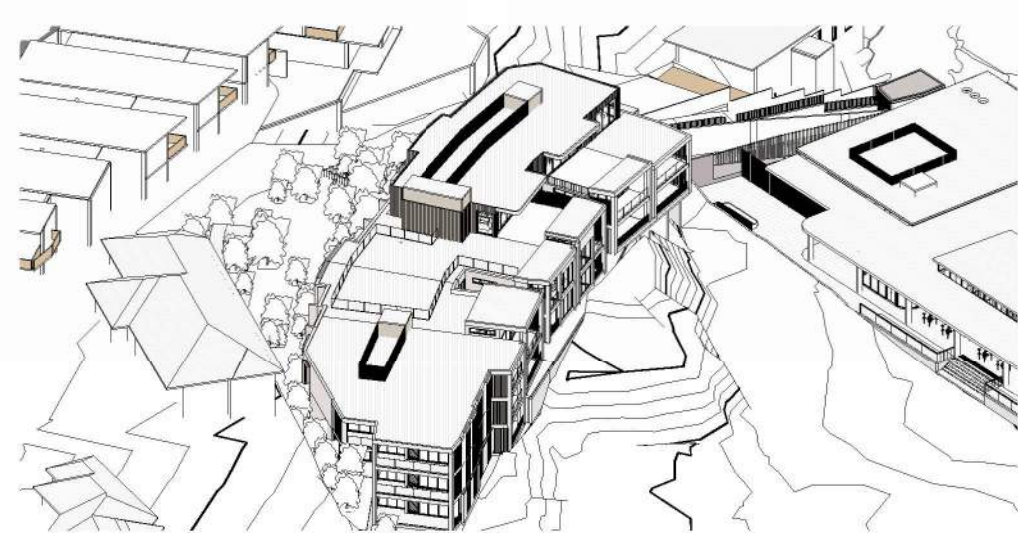
3 Sun Eye - 11am - 21 June



4 Sun Eye - 12pm - 21 June



5 Sun Eye - 1pm - 21 June



6 Sun Eye - 2pm - 21 June



7 Sun Eye - 3pm - 21 June

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STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Design Analysis

DRAWING TITLE
Sun Eye Diagrams

DRAWING NO.
DA 6.01
SCALE
NTS

REVISION
A
DRAWN BY
PV
CHECKED BY
AA

@A3

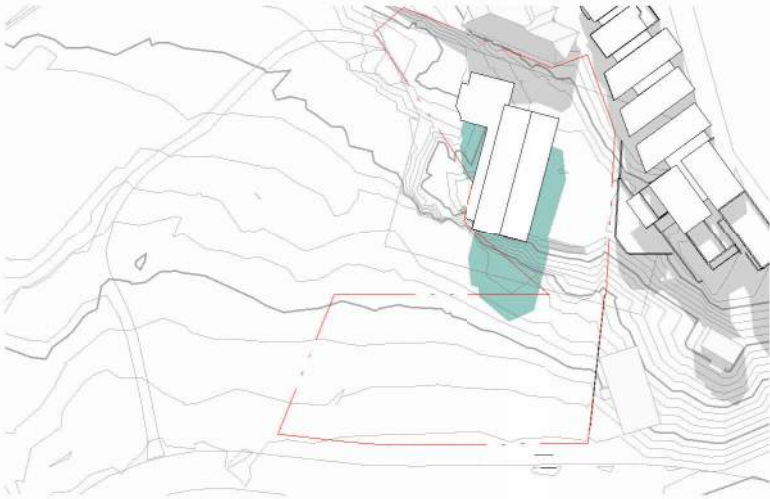
SHADOW DIAGRAM LEGEND:

- PROPOSED SHADOWS
- EXISTING SHADOWS



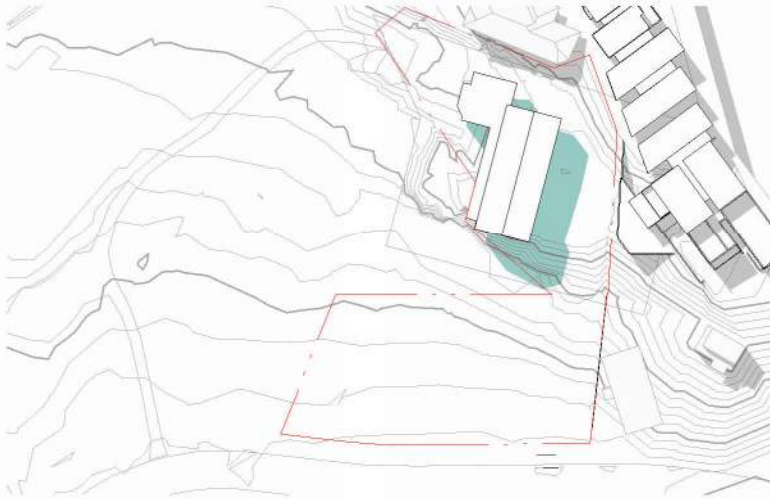
Shadow Diagrams 9am
Existing

1 : 2000



Shadow Diagrams 11am
Existing

1 : 2000



Shadow Diagrams 1pm
Existing

1 : 2000



Shadow Diagrams 3pm
Existing

1 : 2000



Shadow Diagrams 9am
Proposed

1 : 2000



Shadow Diagrams 11am
Proposed

1 : 2000



Shadow Diagrams 1pm
Proposed

1 : 2000



Shadow Diagrams 3pm
Proposed

1 : 2000

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PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Design Analysis

DRAWING TITLE

Shadow Diagrams Existing vs
Proposed

DRAWING NO.

DA 6.02

REVISION

A

DRAWN BY

WL

CHECKED BY

AA

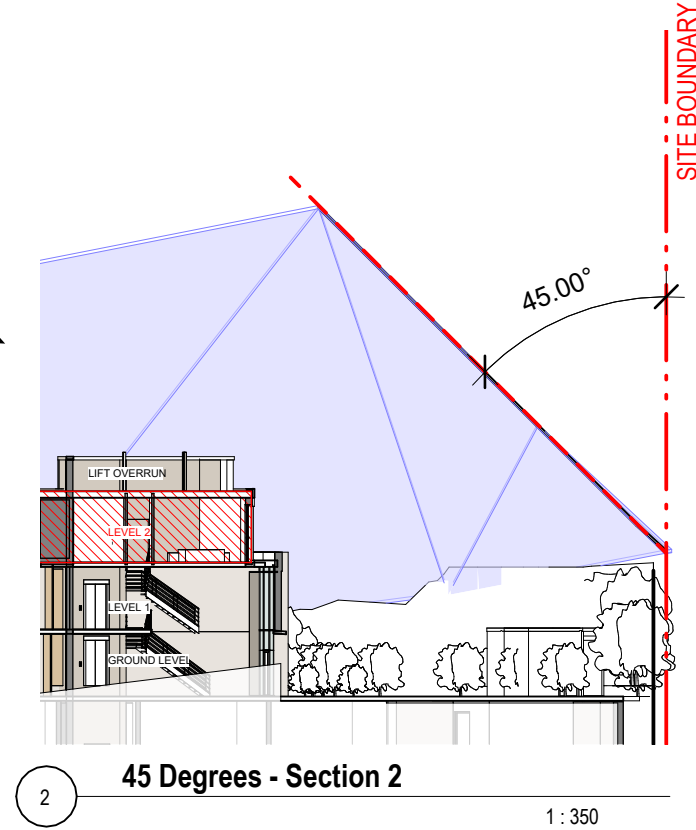
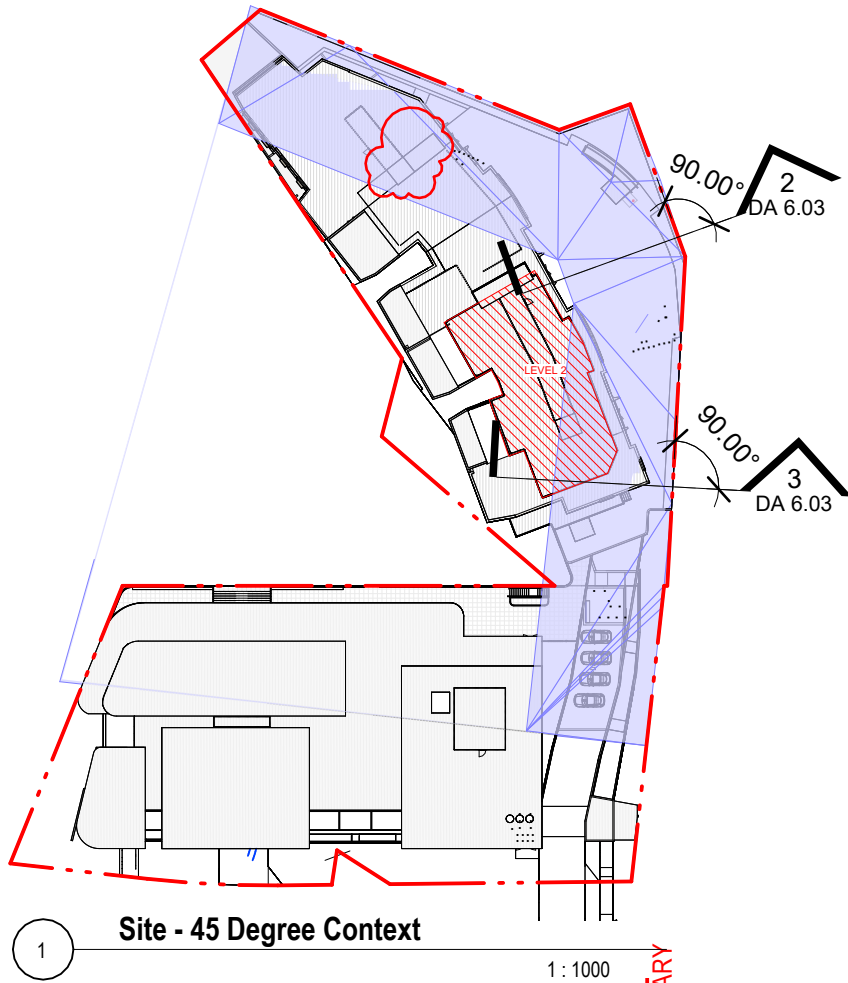
NORTH

SCALE

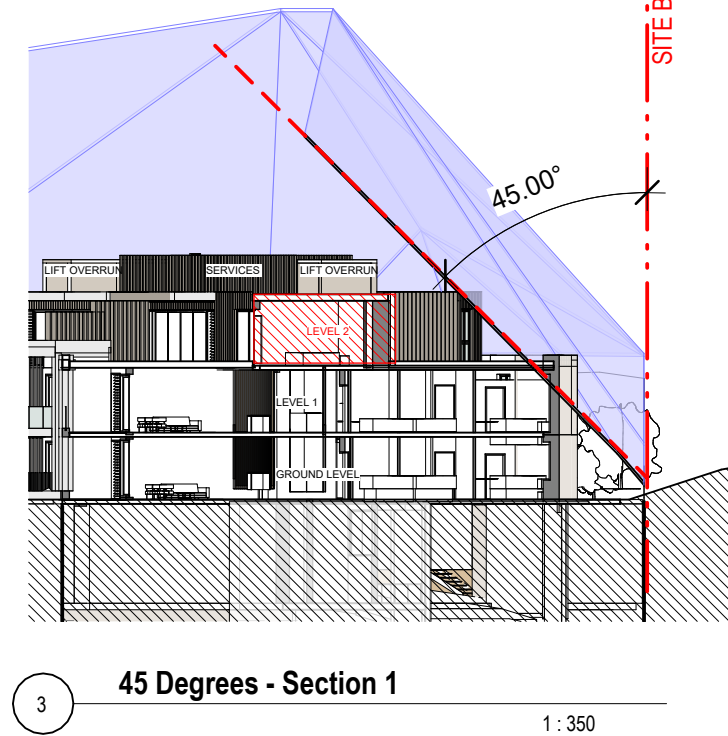
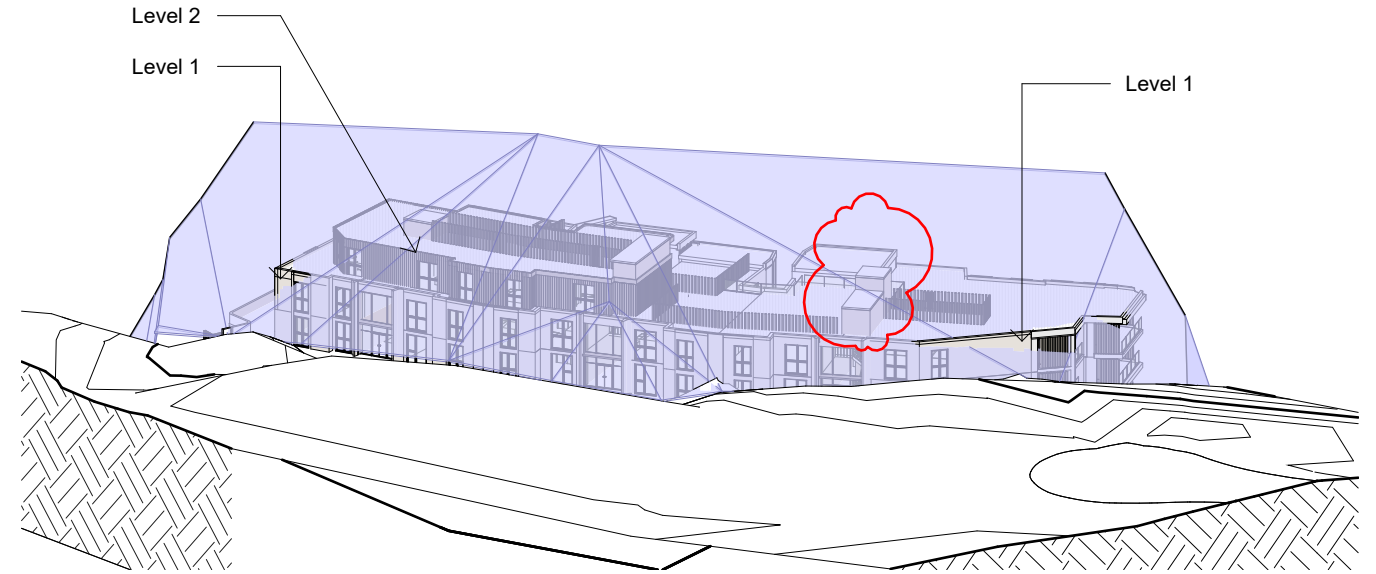
As indicated

0m 16 32 40m

Scale 1:2000



Site envelope setback of 45 degree plane is measured from the site boudnary line, for level 2 and above



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PROJECT PHASE
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STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Design Analysis
DRAWING TITLE
Side Setback 45 degrees

DRAWING NO.
DA 6.03
SCALE
As indicated
0m 2.5 5.0 7m
Scale 1:350
@A3
REVISION
B
DRAWN BY
MS
CHECKED BY
AA



1

ILU Lower Ground

1 : 500

Receives at least 2hrs of direct sun light on 21 June:		
Unit	Living Space	Private Open Space
LG01	Y	Y
G01	N	Y
G02	N	Y
G03	Y	Y
G04	Y	Y
G05	N	Y
G06	Y	Y
G07	Y	Y
101	N	Y
102	Y	Y
103	Y	Y
104	Y	Y
105	Y	Y
106	Y	Y
107	Y	Y
201	Y	Y
202	Y	Y
13 units (76.5%)		17 units (100%)

NOT FOR CONSTRUCTION

2

ILU Ground Level

1 : 500

3

ILU Level 01

1 : 500

4

ILU Level 02

1 : 500

Total Units	17
Solar Access Units (>2hrs, 9am-3pm on 21 June)	13 (76.5%)
Cross-Ventilation Units	17 (100%)
50% of Ground Floor Communal Open Space receives 2hrs of sunlight between 9am and 3pm on 21 June (mid-winter)	
Private open spaces of all 17 units receive min. 2 hrs of direct sunlight on 21 June	

LEGEND:

- ↔ CROSS-VENTILATION
- ☀ UNITS RECEIVE 2HRS OF DIRECT SOLAR ACCESS INTO LIVING SPACE, BETWEEN 9AM-3PM ON 21 JUNE

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BY	DATE
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MS	2024.07.19

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Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Design Analysis

DRAWING TITLE
Cross Ventilation & Solar Access
Diagram

DRAWING NO.
DA 6.04
SCALE
1 : 500
0m 4 8 10m
Scale 1:500

REVISION
B
DRAWN BY
WL
CHECKED BY
AA
NORTH

9.5 Max



Responses to Council's RFI #2 :

- Independent Living Units:**
- 1. Communal open and landscaped space added on the roof top level to meet compliance - project data updated
 - 2. Waste room doors width updated to min. 2.5m wide in the basement
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 - 4. Lift and stair access added to the rooftop communal open space
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 - 6. Elevation updated to show new lift and stair core leading up to the communal open space
 - 7. Entry lobby elevations - open louvres
 - 8. Deep Soil diagrams updated - basement carpark stair re-worked to allow for more deep soil

- Clubhouse:**
- 1. The footpath from Deepwater rd over council land was removed
 - 2. Pedestrian entry path to Clubhouse at Deepwater rd, was made wider
 - 3. Substation zone - doors deleted
 - 4. Landscaping was removed from triangle land in front of Clubhouse at Deepwater rd
 - 5. 'S' annotations within level 1 of Clubhouse were updated
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 - 7. Car space was removed to accommodate for waste ILU holding room

- General:**
- 1. A provision for an adequate street lighting note has been added around new crossings.
 - 2. Project Data sheet updated - calculations for 2 separate lots were made

NOT FOR CONSTRUCTION

11.5 Max



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- To be read in conjunction with all other documents.
- Report any discrepancies to Antoniades Architects Pty Ltd.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

REV	DESCRIPTION	BY	DATE
A	FOR DA SUBMISSION	MS	2023.12.14
B	UPDATES PER COUNCIL COMMENTS	MS	2024.07.19
C	UPDATES PER COUNCIL COMMENTS #2	MS	2024.11.05

ANTONIADES
ARCHITECTS

www.antoniades.com.au
ACN 129 731 559

Nominated Architect: Andreas Antoniades
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Design Analysis

DRAWING TITLE
Height Limit - Sheet 1 of 2

DRAWING NO.
DA 6.05
SCALE
NTS

@A3

REVISION
C
DRAWN BY
PV
CHECKED BY
AA

8.5 Max (LEP)



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 - 3. Line of 8.5m LEP height limit shown over ILU

NOT FOR CONSTRUCTION

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ACN 129 731 559

Nominated Architect: Andreas Antonιάdes
NSW Registration 7954

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR SUBMISSION

PROJECT NO.
22015DA
PROJECT
CC Country Club
ADDRESS
Castle Cove Country Club
CLIENT
Taylor

DRAWING SERIES
Design Analysis

DRAWING TITLE
Height Limit - Sheet 2 of 2

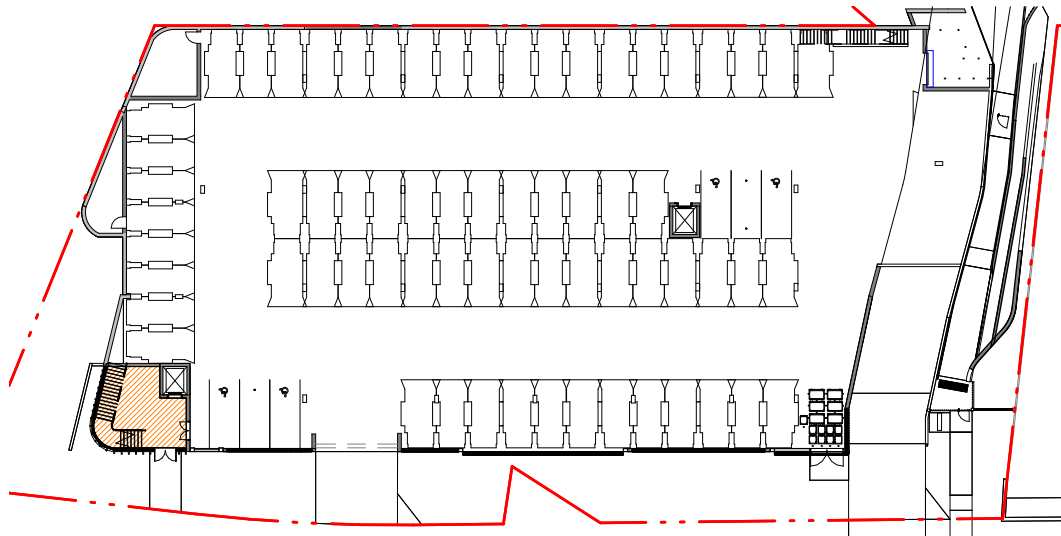
DRAWING NO.
DA 6.06
SCALE
NTS

A
@A3

REVISION
A
DRAWN BY
PV
CHECKED BY
MS

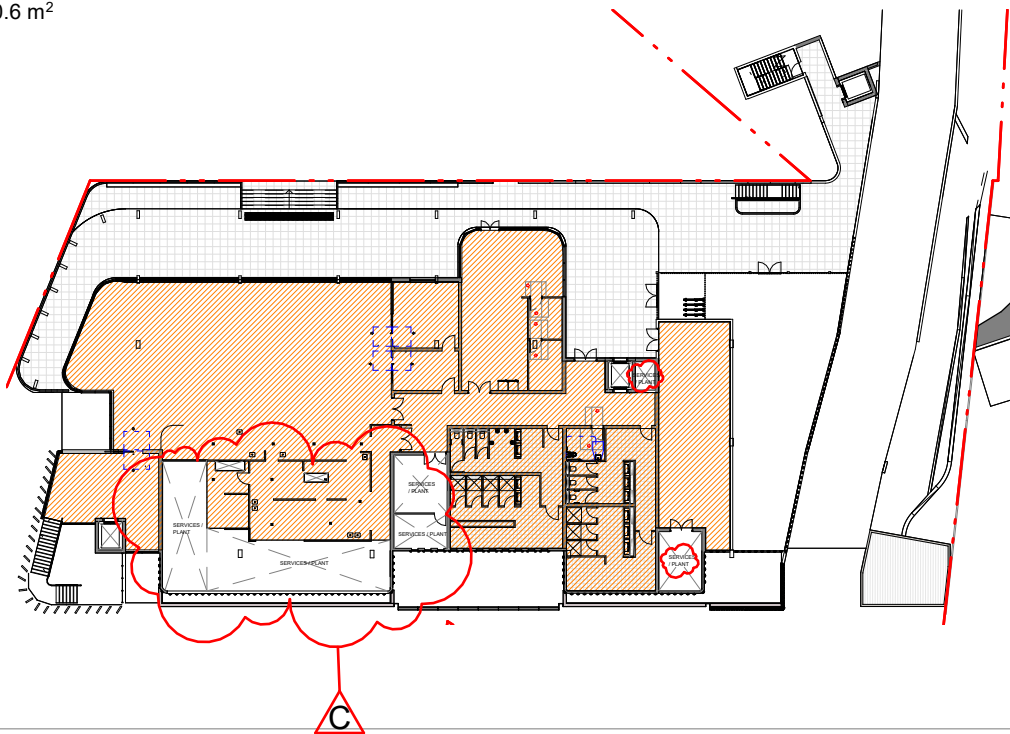
CLUB - GROUND FLOOR

GFA
39.2 m²



CLUB - LEVEL 01

GFA
970.6 m²



GFA	
	Club
Carpark Level 1	39.2 m ² 970.6 m ²
TOTAL	1009.8 m ²

NOT FOR CONSTRUCTION

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PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR INFORMATION

PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Design Analysis

DRAWING TITLE

GFA Club Calculations

DRAWING NO.

DA 6.30

SCALE

As indicated
0m 4.8 9.6 12m
Scale 1:600

REVISION

C

DRAWN BY

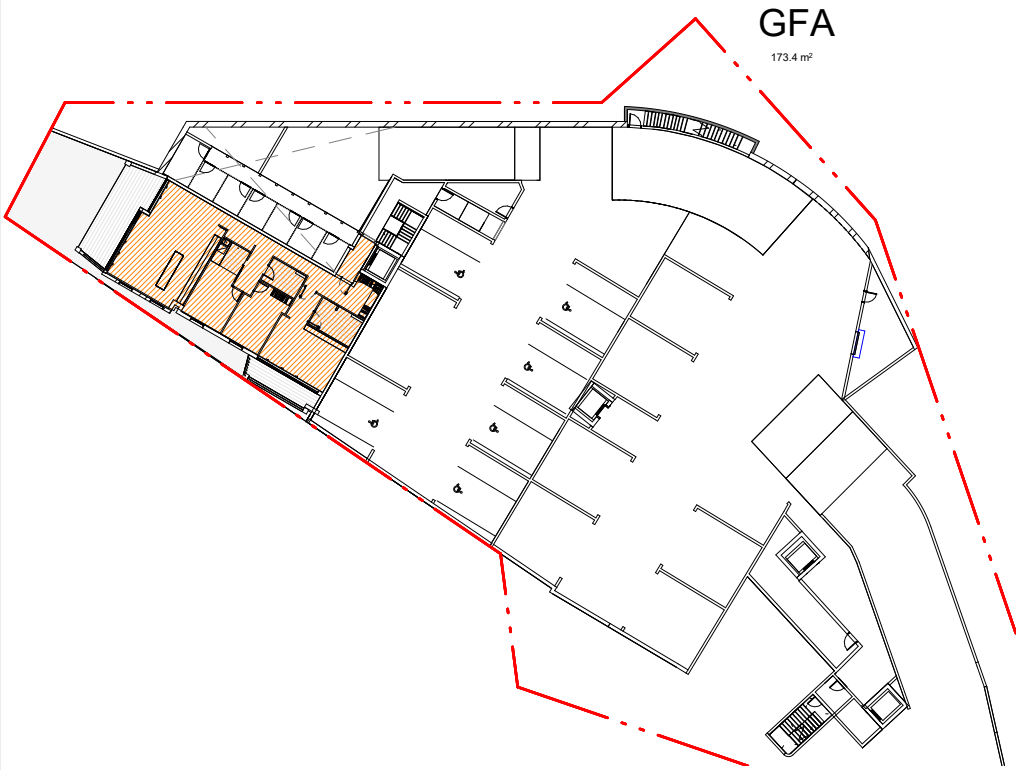
LC

CHECKED BY

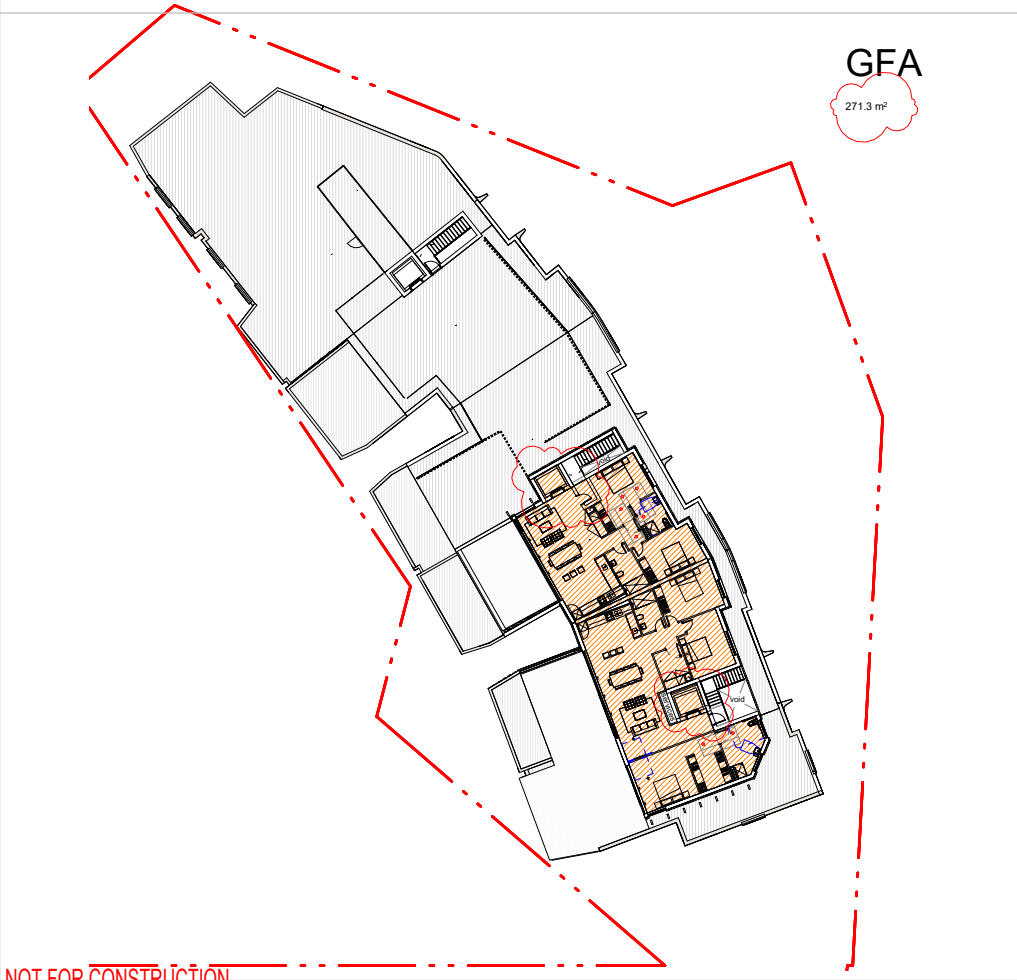
AA

NORTH

SENIOR LIVING - LOWER GROUND



SENIOR LIVING - LEVEL 2

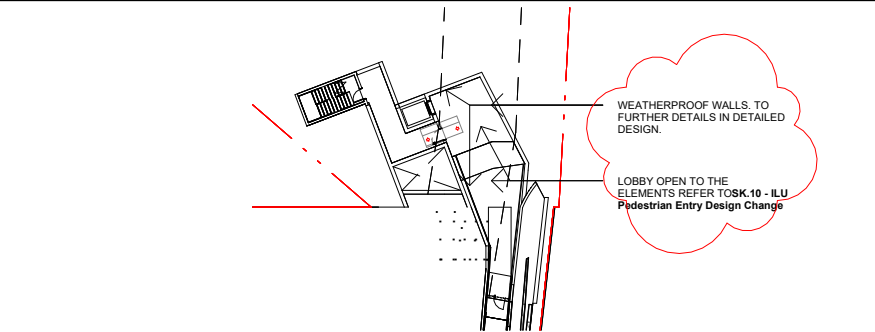


NOT FOR CONSTRUCTION

SENIOR LIVING - GROUND LEVEL



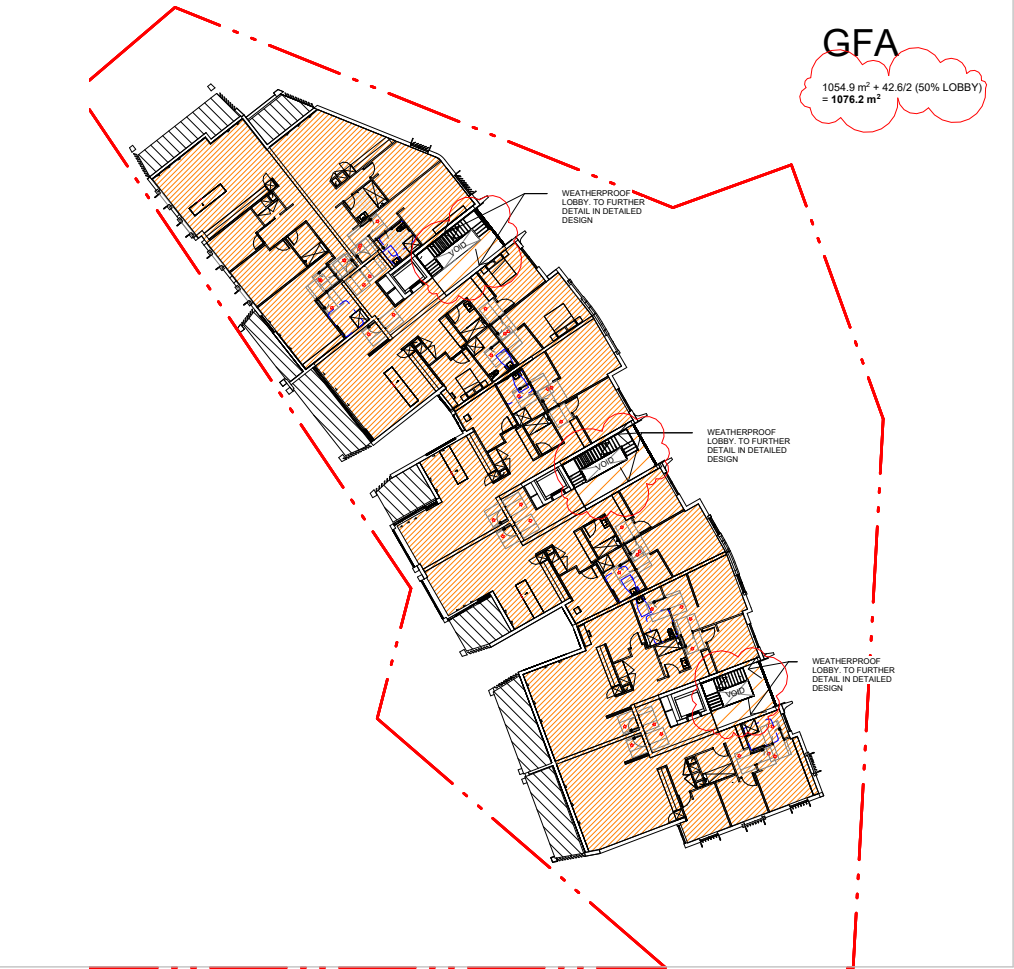
SENIOR LIVING - ENTRY PATH



GFA	ILU
Lower Ground	173.4 m ²
Ground	1101.23 m ²
Level 1	1076.2 m ²
Level 2	271.3m ²

TOTAL 2622.13 m²

SENIOR LIVING - LEVEL 1



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DEVELOPMENT APPLICATION

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PROJECT NO.

22015DA

PROJECT

CC Country Club

ADDRESS

Castle Cove Country Club

CLIENT

Taylor

DRAWING SERIES

Design Analysis

DRAWING TITLE

GFA ILU Calculations

DRAWING NO.

DA 6.31

SCALE

As indicated @A3

0m 0.8 1.6 2m

Scale 1:100

REVISION

C

DRAWN BY

LC

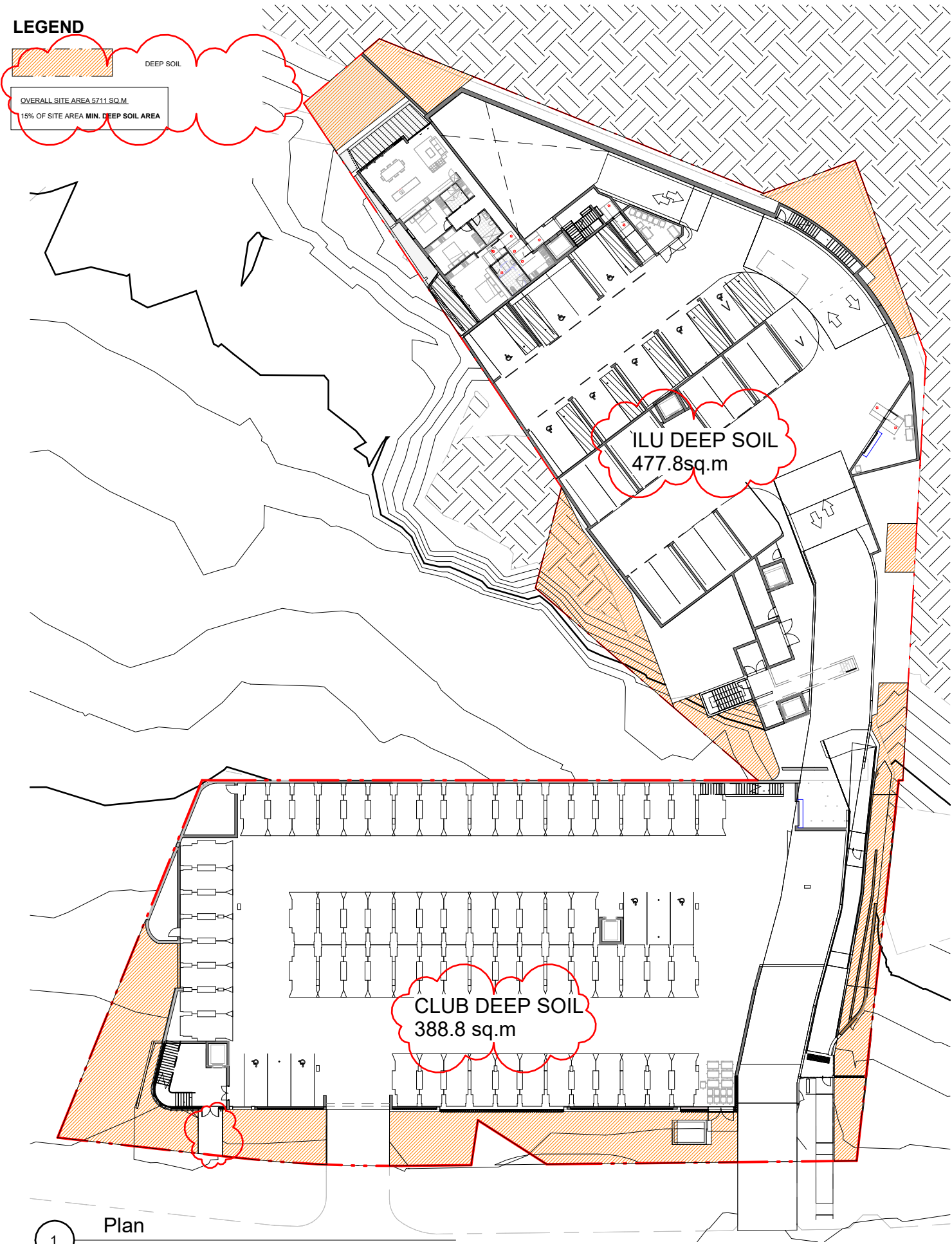
CHECKED BY

AA

LEGEND

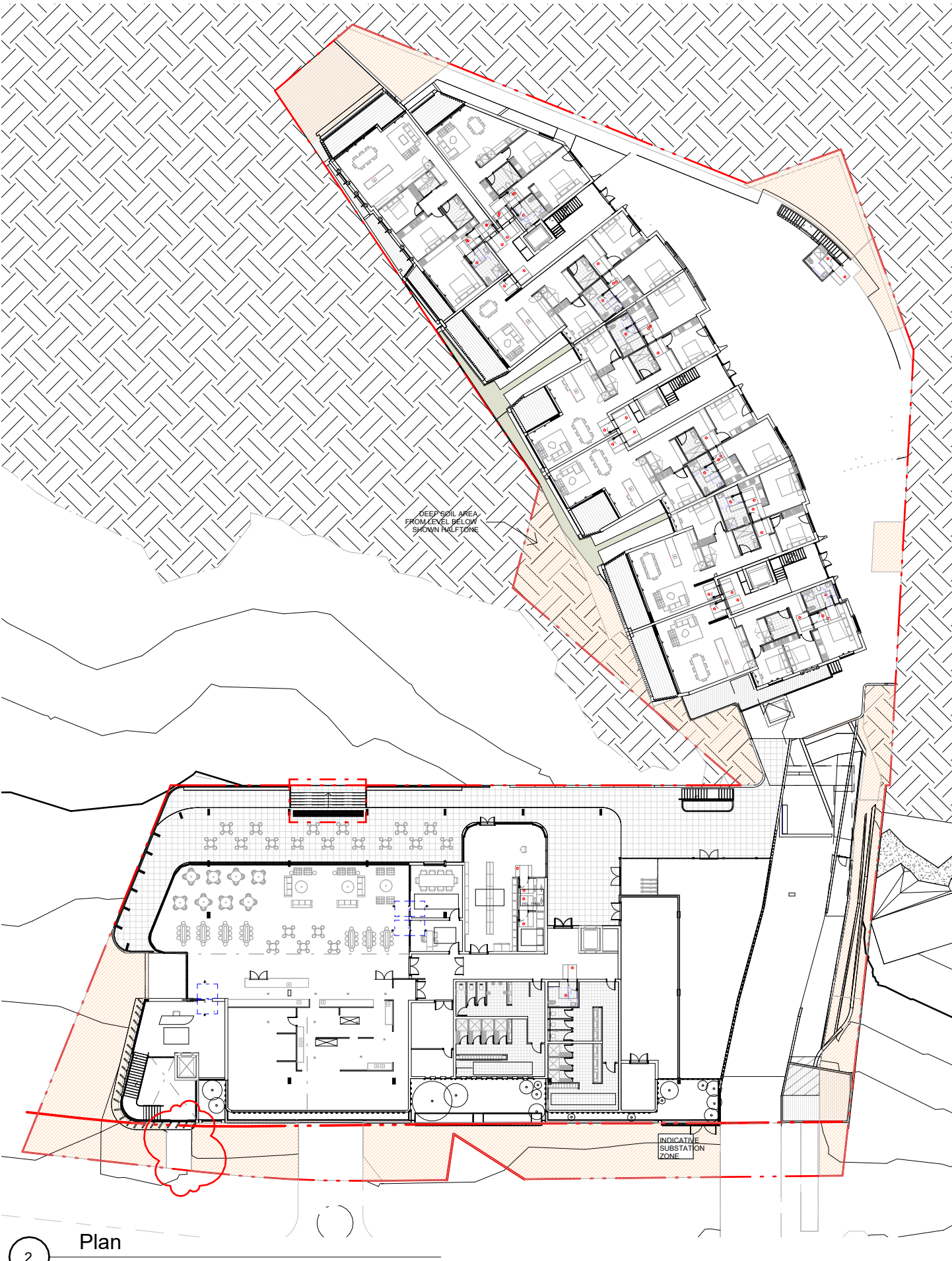
DEEP SOIL

OVERALL SITE AREA 5711 SQ.M
15% OF SITE AREA MIN. DEEP SOIL AREA



1 Plan
CARPARK LEVEL

1 : 500



2 Plan
LEVEL 1 / GROUND LEVEL

1 : 500

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FOR SUBMISSION

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22015DA

PROJECT
CC Country Club

ADDRESS
Castle Cove Country Club

CLIENT
Taylor

DRAWING SERIES
Design Analysis

DRAWING TITLE
Deep Soil Calculations

DRAWING NO.
DA 6.33

SCALE
1 : 500

0m 4 8 10m

Scale 1:500

REVISION
C

DRAWN BY
LC

CHECKED BY
AA

NORTH



VIEW FROM ACROSS DEEPWATER ROAD ONTO THE PROPOSED CLUBHOUSE

NOT FOR CONSTRUCTION



VIEW ACROSS OF 76 DEEPWATER ROAD ONTO THE PROPOSED CLUBHOUSE

NOT FOR CONSTRUCTION



VIEW FROM ONTO PROPOSED ENTRY OF CLUBHOUSE FROM DEEPWATER ROAD

NOT FOR CONSTRUCTION



VIEW FROM THE GOLF COURSE ONTO THE PROPOSED CLUBHOUSE

NOT FOR CONSTRUCTION



VIEW FROM THE GOLF COURSE ONTO THE PROPOSED CLUBHOUSE AND INDEPENDENT LIVING UNITS

NOT FOR CONSTRUCTION