PROPOSED RESIDENTIAL DEVELOPMENT

20 HERALDALE PARADE, BATEMANS BAY

SHEET	SHEET NAME	REV	DATE
DA-0001	COVER SHEET	F	18/12/2024
DA-0002	COMPLIANCE TABLE	D	18/12/2024
DA-0003	SITE LOCATION	C	03/09/2024
DA-0004	EXISTING SITE ANALYSIS	C	03/09/2024
DA-0100	DEMOLITION PLAN - SURVEY OVERLAY	C	03/09/2024
DA-2000	SITE PLAN	E	18/12/2024
DA-2001	GA - BASEMENT SURVEY UNDERLAY	E	18/12/2024
DA-2002	GA - BASEMENT FLOOR PLAN	E	18/12/2024
DA-2003	GA - GROUND SURVEY UNDERLAY	E	18/12/2024
DA-2004	GA - GROUND FLOOR PLAN	E	18/12/2024
DA-3000	GA - LEVEL 01 PLAN	D	18/12/2024
DA-3001	GA - LEVEL 02 PLAN	D	18/12/2024
DA-3002	GA - LEVEL 03 PLAN	D	18/12/2024
DA-3003	GA - ROOF PLAN	E	18/12/2024

SHEET	SHEET NAME	REV	DATE
DA-3004	GA - ROOF SURVEY UNDERLAY	D	18/12/2024
DA-4000	SECTIONS	D	03/09/2024
DA-4001	DRIVEWAY RAMP SECTION	C	03/09/2024
DA-4002	CULVERT SECTION	C	03/09/2024
DA-5000	SOUTH & EAST ELEVATIONS	C	03/09/2024
DA-5001	BUILDING A ELEVATIONS	C	03/09/2024
DA-5002	BUILDING B - ELEVATIONS	C	03/09/2024
DA-5003	BUILDING C - ELEVATIONS	C	03/09/2024
DA-7000	GROSS FLOOR AREA DIAGRAMS	D	18/12/2024
DA-7010	DEEP SOIL CALCULATION	C	03/09/2024
DA-7020	COMMUNAL OPEN SPACE COMPLIANCE	C	03/09/2024
DA-7030	CROSS-VENTILATION DIAGRAM	C	03/09/2024
DA-7040	SOLAR ACCESS	C	03/09/2024
DA-7050	SITE COVERAGE DIAGRAM	D	18/12/2024

SHEET	SHEET NAME	REV	DATE
DA-7060	HEIGHT PLANE	D	18/12/2024
DA-7070	ADAPTABLE UNITS	D	18/12/2024
DA-7071	ADAPTABLE UNITS	C	03/09/2024
DA-8000	SHADOW DIAGRAM - 9AM -3PM	D	18/12/2024
DA-8090	JUNE SOLAR VIEWS - 0900	D	18/12/2024
DA-8100	JUNE SOLAR VIEWS - 1000	D	18/12/2024
DA-8110	JUNE SOLAR VIEWS - 1100	D	18/12/2024
DA-8120	JUNE SOLAR VIEWS - 1200	D	18/12/2024
DA-8130	JUNE SOLAR VIEWS - 1300	D	18/12/2024
DA-8140	JUNE SOLAR VIEWS - 1400	D	18/12/2024
DA-8150	JUNE SOLAR VIEWS - 1500	D	18/12/2024
DA-8160	SOLAR MATRIX	B	03/09/2024
DA-9100	UNIT & WINDOW SCHEDULE	C	03/09/2024
DA-9200	MATERIALS SCHEDULE	C	03/09/2024

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	02/06/2023	DA RFI Response	SK
C	05/06/2023	DA RFI Response	SK
D	24/11/2023	DA RFI Response	JA
E	03/09/2024	DA Submission	BA
F	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
COVER SHEET

SHEET NUMBER: **DA-0001**
REV: **F**
DATE: 18/12/2024

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LEP / DCP COMPLIANCE

EUROBADALLA LOCAL ENVIRONMENT PLAN 2012

ZONING: R3 - MEDIUM DENSITY RESIDENTIAL

PURPOSE: RESIDENTIAL FLAT BUILDING
PERMITTED WITH CONSENT

HEIGHT PLANE: 11.5-12.5m

ACID SULFATE SOILS: EAST PORTION OF SITE IS CLASS 3 ACID SULFATE SOILS (BETWEEN 1M AND 3M BELOW THE SURFACE)

REFER CONDITION OF CONSENT

EUROBADALLA DCP 2012

PRECINCT: BATEMANS BAY REGIONAL CENTRE - R3 MEDIUM DENSITY RESIDENTIAL ZONE

SETBACK CONTROLS:

FRONT BOUNDARY:

- **5.5m** (50% OF THE FRONT FACADE MAY BE SET BACK 4.5m FROM BOUNDARY)
- GARAGES AND CARPORTS FACING THE STREET TO BE SET BACK 5.5m

COMPLIES

SIDE BOUNDARY:

- GROUND FLOOR - 900mm FROM BOUNDARY (MINIMUM 600mm TO EAVES AND GUTTERS)

COMPLIES

- 4.5m~7.5m ABOVE GROUND - MUST BE SET BACK 1.5m FROM BOUNDARY (MINIMUM 1.2m TO EAVES AND GUTTERS)

COMPLIES

- ABOVE 7.5m - MUST BE SET BACK 1.5m FROM BOUNDARY (MINIMUM 1.2m TO EAVES AND GUTTERS) WHERE ADJOINING PROPERTY IS R3 OR BUSINESS ZONE; OR
MUST BE SETS BACK 2m (MIIMUM OF 1.7m TO EAVES AND GUTTERS) ELSEWHERE.

COMPLIES

SECONDARY STREET FRONTAGE: 3m FROM BOUNDARY

COMPLIES

FSR CONTROLS: N/A

SITE COVERAGE: N/A

LANDSCAPE: NATIVE VEGETATION

APARTMENT DESIGN GUIDE COMPLIANCE

ADG DESIGN CRITERIA	%	DESCRIPTION		TARGET	PROPOSED	COMPLY
Overall sunlight access to living Rooms and Private Open Space	70%	70% min, 3 hours direct sunlight between 9am and 3pm in mid winter		45 of 60	45 of 60 (75%)	YES
	15%	Max 15% no direct sunlight between 9am and 3pm at mid-winter		9 of 60	9 of 60 (15%)	YES
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated		40 of 60	40 of 60 (67%)	YES
		Units at 10 storeys and above with balcony which allows adequate natural ventilation	deemed to be adequately cross ventilated			
		cross-over & cross through units	Max 18m depth			
Adaptable Apartments	25%	Min 25% of units require adaptable layouts for accessibility		18 of 60	18 of 60 (30%)	YES
Livable Apartments	100%	100% of units require incorporating the liveable housing guidelines silver level design features		60 of 60	60 of 60 (100%)	YES
Minimum Apartment Sizes	100%		35m²	To Comply	nil provided	YES
		1 Bed	50m²		nil provided	
		2 Bed	70m² + 5m² per extra bath		nil provided	
		3 Bed	90m² + 5m² per extra bath		3-Bed - 100+m²	
Habitable Apartment room depths	-	maximum 2.5 x the ceiling height			nil exceed 8m	YES
		open plan layouts: 8m from a window				
Living room internal width	100%	Studio and 1 Bed units	3.6m	To Comply	1-Bed - 3.6m living	YES
		2 and 3 Bed units	4.0m		2-3-Bed - 4m Living	
		cross-over & cross through units	4.0m		4m Living	
Bedroom Dimension Area (excluding Wardrobe)	100%	Min Dimension	3.0m		3m min provided	YES
		Master Bedroom Area	10m²		min 10.0m² provided	
		Other Bed(s) minimum area	9.0m²		9m² min provided	
Minimum Ceiling Heights	100%	Habitable Rooms	2.7m	min 2.7m	min 2.7 provided to habitable rooms thoughout	YES
		Non-habitable Rooms	2.4m	min 2.4m		
		mixed-use ground floor	3.3m	min 3.3m	N/A	
Primary Balcony Private Open Space and Minimum area and dimension	100%	Studio	4.0m²	All balconies and P.O.S to comply with minimum dimensions.	N/A	YES
		1 Bed	8.0m² (2m min dimension)		N/A	
		2 Bed	10.0m² (2m min dimension)		N/A	
		3+ Bed	12.0m² (2.4m min dimension)		min. 26.90 m2	
		Private Open Space on ground floor or podium	15.0m² (3m min dimension)			
		Minimum balcony depth contributing to the balcony area	1.0m		min 1.0m balconies (counted)	
Minimum Storage requirements	-	Studio	4.0m³	Storage to comply with at least 50% of the required storage located in each dwelling	N/A	YES
		1 Bed	6.0m³		N/A	
		2 Bed	8.0m³		N/A	
		3 Bed	10.0m³		10.0m³	
Common Circulation	-	Maximum units off a circulation core on a single level	8 units/core preferred. 12 units max	8-12 Units	1 Lifts & 1 Stairs service 5 units on each building.	YES
		Min Units sharing a single lift for building 10 storeys and over	40 units per lift	40 Units	20 Units for 1 Lifts	
Building Depth	-	Max. 18m Building Depth Glass line to Glass line			each stack <10m deep	YES
Building Separation	-	Up to 4 storeys (approx. 12m):	12m habitable and habitable (6m to side and rear boundaries) 12m habitable and non-habitable 6m non-habitable rooms (3m to side and rear boundaries)		4.0m sidesetback, 4.0m from arterial road	YES
	-	5-8 Storeys (approx. 25m)	18m habitable . and habitable (9m to side and rear boundary) 12m habitable and non-habitable 9m non-habitable (4.5m to side and rear boundaries)		N/A	
	-	9 storeys and above (over 25m)	24m habitable and habitable . (12m to side and rear boundaries) 18m habitable and non habitable 12m non-habitable (6m to side and rear boundaries)		N/A	
	-	Lower density at next door	additional 3m setback from the next door boundary		N/A	
Deep soil Zone	15%	7% of total site area		min 1,262m2	3990m² of Deep soil with min. dimension 6m	YES
		minimum dimension	site area 650m² -1500m² = 3m			
			site area >1500m² = 6m			
Communal Open Space	25%	25% of site area		min 2,103m2	4802m² C.O.S	YES
		50% of C.O.S should receive sunlight access for 3 hour a day between 9am and 3pm at mid-winter			3848m² receives min 3 hours sun	YES
Carparking rates are applied for development on sites	-	DCP		2 each for 3+Bed 1 car wash for 20 units	88 Parking bays + 3 Car wash bays	YES

UNIT MIX

TYPE	AREA (m²)	COUNT
1 BED	133.6 m²	2
2 BED	608.6 m²	5
2 BED - ADA	739.1 m²	7
3 BED	4194.4 m²	32
3 BED - ADA	1349.6 m²	10
4 BED	727.4 m²	4
60	7752.7 m²	60

SOLAR ACCESS

UNITS SOLAR ACCESS	COUNT	PERCENTAGE
3 HOURS	45	75%
NO SOLAR	9	15%
PARTIAL SOLAR	6	10%
	60	

CROSS VENTILATION

UNITS CROSS VENTILATED	COUNT	PERCENTAGE
No	20	33%
Yes	40	67%
	60	

PARKING SCHEDULE

TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	16
Residential Car Space (5400 x 2400)	72
Residential Car Wash Bay	3
	91

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NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
COMPLIANCE TABLE

SHEET NUMBER: **DA-0002**
REV: **D**
DATE: 18/12/2024

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REV	DATE	DESCRIPTION	APP
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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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N
0 40m
1:1000
SCALE: 1 : 1000 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SITE LOCATION

SHEET NUMBER: **DA-0003**
REV: **C**
DATE: 03/09/2024

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12 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

7 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

9 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

14 HERADALE PARADE
2-STOREY CORRUGATED STEEL
HOUSE

16 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

11 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

HERADALE PARADE

12A BAVARDE AVENUE
SINGLE STOREY
WEATHERBOARD AND
SHINGLE HOUSE

8 HERADALE PARADE
SINGLE STOREY BRICK
HOUSE

CARPORT
/ GARAGE

12PM
3PM
9AM

WINTER SUNSET
21 JUNE
4:54PM

WINTER SUNRISE
21 JUNE
7:00AM

EQUINOX

12PM
3PM
9AM

EQUINOX

AFTERNOON
BREEZE

80°
70°
60°
50°
40°
30°
20°
10°

SUMMER SUNSET
21 DECEMBER
8:06PM

SUMMER SUNRISE
21 DECEMBER
5:41AM

13 BAVARDE AVENUE

BAVARDE AVENUE

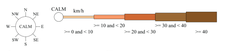
15A BAVARDE AVENUE

CALM
MORNING
BREEZE

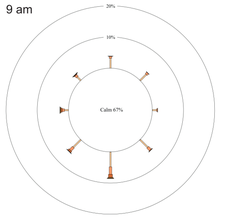
2-STOREY PAINTED
BLOCKWORK HOUSE

ANNUAL WIND ROSES

RESULTS TAKEN FROM CATALINA BAY COUNTRY CLUB



9 am



3pm

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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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N

SCALE: 1 : 300 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
EXISTING SITE ANALYSIS

SHEET NUMBER: **DA-0004**
REV: **C**
DATE: 03/09/2024

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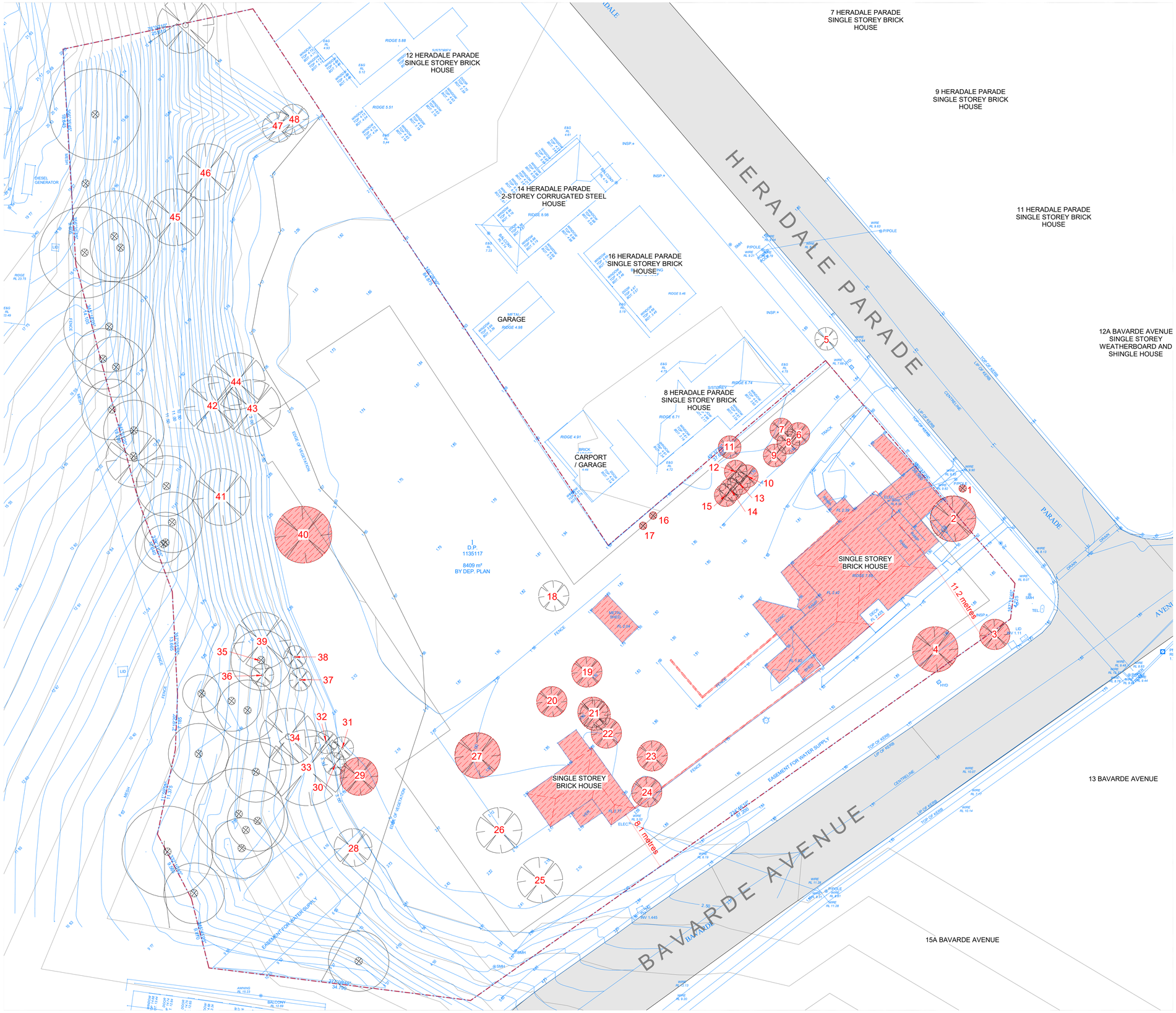

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REV	DATE	DESCRIPTION	APP
A	05/06/2023	DA RFI Response	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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N

SCALE: As indicated @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
DEMOLITION PLAN - SURVEY OVERLAY

SHEET NUMBER: **DA-0100**
REV: **C**
DATE: 03/09/2024

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C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA

UNIT MIX

TYPE	NO.	AREA (m²)
3 BED	A-101	126.4 m²
3 BED	A-102	141.9 m²
3 BED - ADA	A-103	134.1 m²
2 BED - ADA	A-104	105.5 m²
4 BED	A-105	177.7 m²
3 BED	A-201	126.4 m²
3 BED	A-202	141.9 m²
3 BED - ADA	A-203	134.1 m²
2 BED - ADA	A-204	105.5 m²
4 BED	A-205	177.7 m²
3 BED	A-301	126.4 m²
3 BED	A-302	141.9 m²
3 BED - ADA	A-303	134.2 m²
2 BED - ADA	A-304	105.5 m²
4 BED	A-305	177.7 m²
1 BED	A-G01	62.2 m²
1 BED	A-G02	71.4 m²
3 BED - ADA	A-G03	134.1 m²
3 BED	A-G04	135.1 m²
3 BED	A-G05	121.5 m²
3 BED	B-101	138.3 m²
2 BED - ADA	B-102	105.5 m²
3 BED - ADA	B-103	134.1 m²
3 BED	B-104	109.3 m²
3 BED	B-105	115.1 m²
3 BED	B-106	126.4 m²
3 BED	B-201	138.3 m²
2 BED - ADA	B-202	105.5 m²
3 BED - ADA	B-203	134.1 m²
3 BED	B-204	109.3 m²
3 BED	B-205	115.1 m²
3 BED	B-206	126.4 m²
3 BED	B-301	138.3 m²
2 BED - ADA	B-302	105.5 m²
2 BED - ADA	B-303	106.0 m²
2 BED	B-304	131.3 m²
4 BED	B-305	194.3 m²
3 BED	B-G01	96.2 m²
3 BED	B-G02	135.1 m²
3 BED	B-G03	120.4 m²
3 BED	B-G04	132.4 m²
3 BED	C-101	137.0 m²
3 BED	C-102	141.1 m²
2 BED	C-103	109.9 m²
3 BED - ADA	C-104	136.3 m²
3 BED - ADA	C-105	136.1 m²
3 BED	C-106	130.7 m²
3 BED	C-201	137.5 m²
3 BED	C-202	134.0 m²
3 BED - ADA	C-203	136.3 m²
3 BED - ADA	C-204	136.1 m²
3 BED	C-205	130.7 m²
3 BED	C-301	137.5 m²
3 BED	C-302	130.7 m²
2 BED	C-G01	114.2 m²
3 BED	C-G02	158.0 m²
2 BED	C-G03	130.3 m²
3 BED	C-G04	164.2 m²
2 BED	C-G05	122.8 m²
3 BED	C-G06	130.7 m²
60		

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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N

SCALE: 1 : 250 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SITE PLAN

SHEET NUMBER: **DA-2000**
REV: **E**
DATE: 18/12/2024

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PARKING SCHEDULE

TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	16
Residential Car Space (5400 x 2400)	72
Residential Car Wash Bay	3
	91

REFER CONDITIONS OF CONSENT - TREE RETENTION AND SITE PLAN - TREES TO BE RETAINED IN VICINTY OF BUILDING WORKS

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NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	02/06/2023	DA RFI Response	SK
C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA

ARCHITECT:
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N
0 4m
1:100
SCALE: 1 : 250 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - BASEMENT SURVEY UNDERLAY

SHEET NUMBER: **DA-2001**
REV: **E**
DATE: 18/12/2024

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12/18/2024 2:15:30 PM

LEGEND

- 1 BED
- 2 BED
- 2 BED - ADA
- 3 BED
- 3 BED - ADA
- 4 BED
- BALCONY
- COMMUNAL
- SERVICE ROOM

PARKING SCHEDULE

TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	16
Residential Car Space (5400 x 2400)	72
Residential Car Wash Bay	3
	91

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
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C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA

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DEVELOPMENT APPLICATION

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N
0 4m
1:100
SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - BASEMENT FLOOR PLAN

SHEET NUMBER: **DA-2002**
REV: **E**
DATE: 18/12/2024

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	02/06/2023	DA RFI Response	SK
C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	19/12/2024	SEWER AMENDMENTS	BA

ARCHITECT:
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N

SCALE: 1 : 250 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - GROUND SURVEY UNDERLAY

SHEET NUMBER: **DA-2003**
REV: **E**
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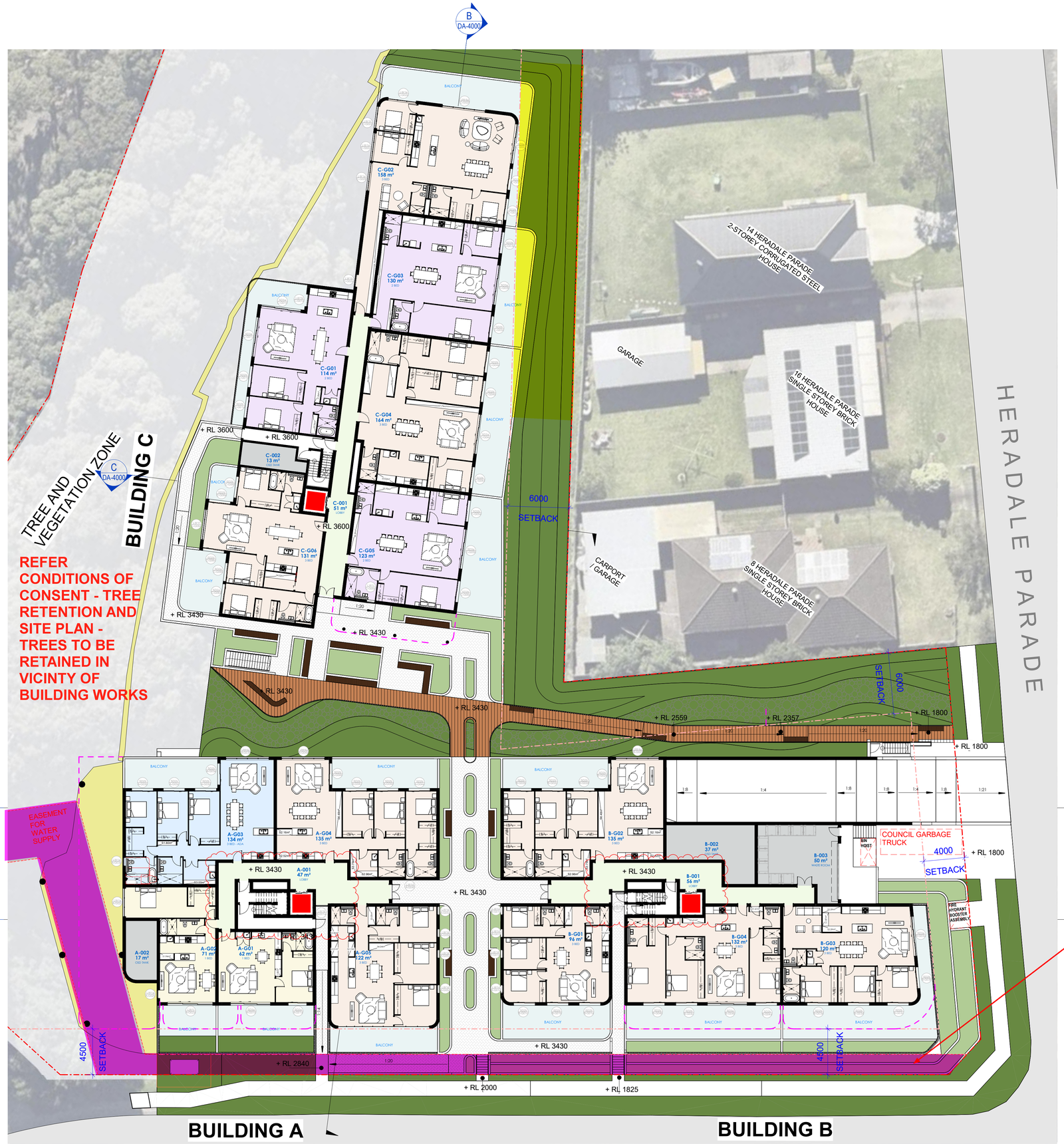

REFER CONDITIONS OF CONSENT - NO PERMANENT STRUCTURES PERMITTED IN EASEMENT

LEGEND

- 1 BED
- 2 BED
- 2 BED - ADA
- 3 BED
- 3 BED - ADA
- 4 BED
- BALCONY
- COMMUNAL
- SERVICE ROOM

Document Notes
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C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA

PRELIMINARY
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DEVELOPMENT APPLICATION

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SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - GROUND FLOOR PLAN

SHEET NUMBER: **DA-2004**
REV: **E**
DATE: 18/12/2024

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LEGEND

- 1 BED
- 2 BED
- 2 BED - ADA
- 3 BED
- 3 BED - ADA
- 4 BED
- BALCONY
- COMMUNAL
- SERVICE ROOM

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - LEVEL 01 PLAN

SHEET NUMBER: **DA-3000**
REV: **D**
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LEGEND

- 1 BED
- 2 BED
- 2 BED - ADA
- 3 BED
- 3 BED - ADA
- 4 BED
- BALCONY
- COMMUNAL
- SERVICE ROOM

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - LEVEL 02 PLAN

SHEET NUMBER: **DA-3001**
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12/18/2024 2:17:03 PM

LEGEND

- 1 BED
- 2 BED
- 2 BED - ADA
- 3 BED
- 3 BED - ADA
- 4 BED
- BALCONY
- COMMUNAL
- SERVICE ROOM

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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1:100
SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - LEVEL 03 PLAN

SHEET NUMBER: **DA-3002**
REV: **D**
DATE: 18/12/2024

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A	21/03/2023	DA SUBMISSION	SK
B	02/06/2023	DA RFI Response	SK
C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA

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N
0 4m
1:100
SCALE: 1 : 200 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - ROOF PLAN

SHEET NUMBER: **DA-3003**
REV: **E**
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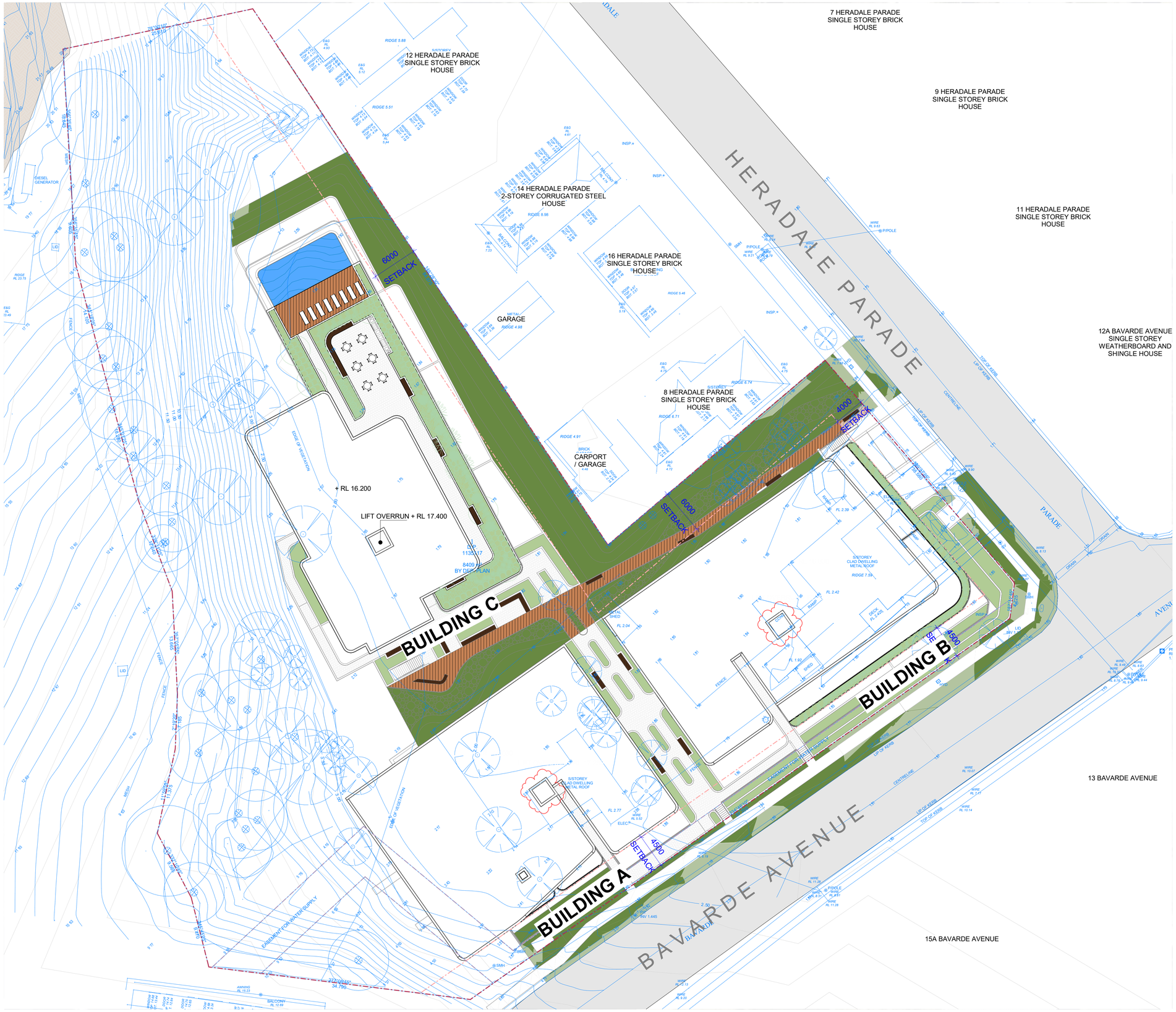

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DEVELOPMENT APPLICATION

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REV	DATE	DESCRIPTION	APP
A	05/06/2023	DA RFI Response	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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N
0 4m
1:100
SCALE: 1 : 250 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GA - ROOF SURVEY UNDERLAY

SHEET NUMBER: **DA-3004**
REV: **D**
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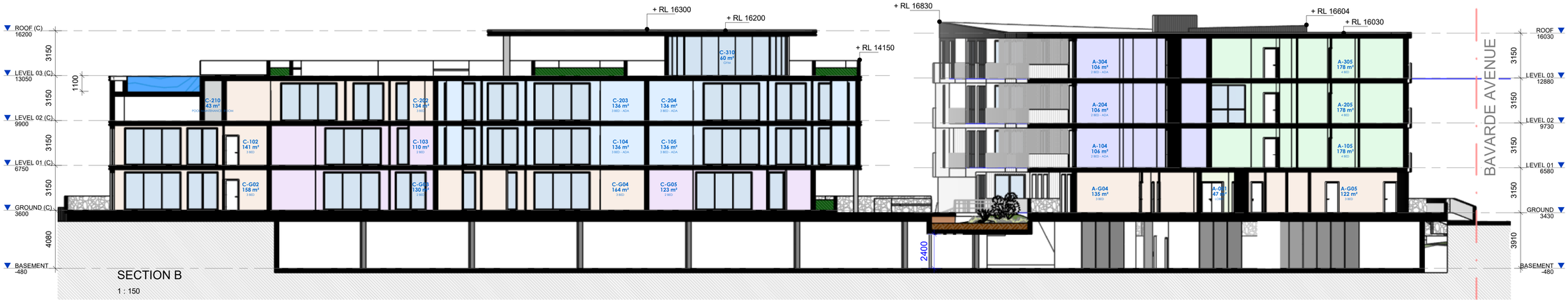

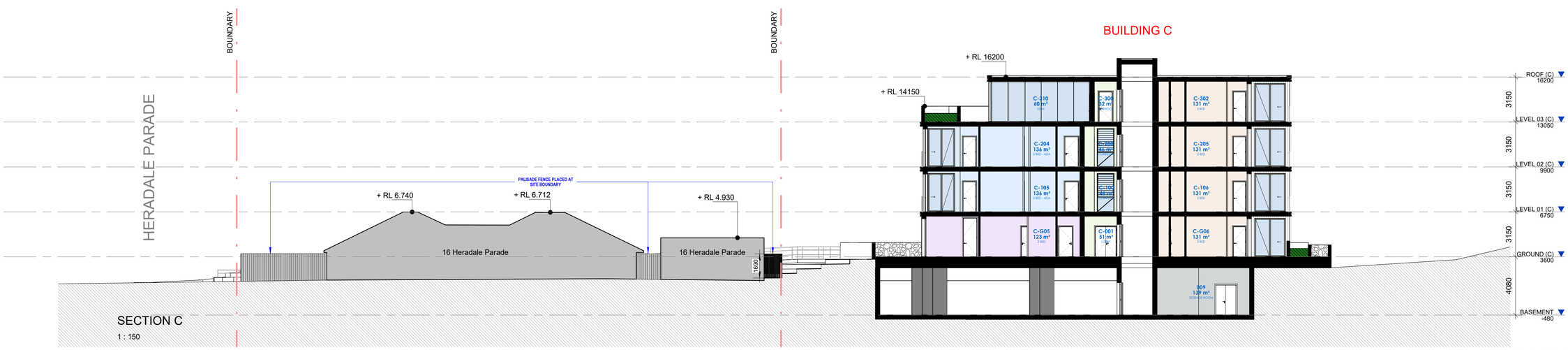

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	22/03/2024	Council RFI Response	BA
D	03/09/2024	DA Submission	BA

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SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SECTIONS

SHEET NUMBER: **DA-4000**
REV: **D**
DATE: 03/09/2024

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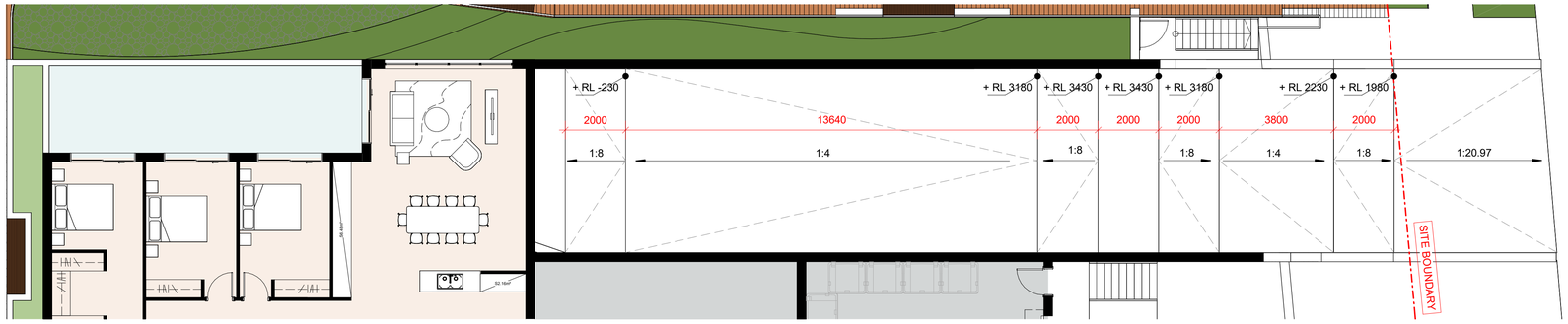

BASEMENT RAMP_GROUND FLOOR

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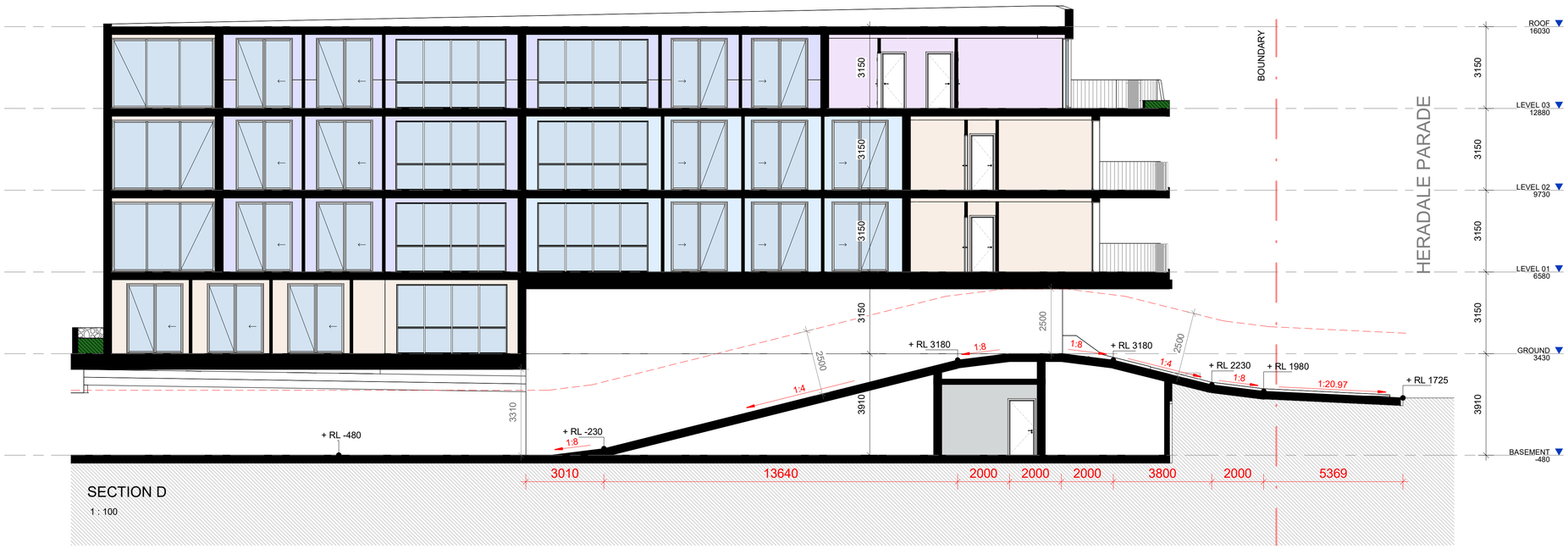

SECTION D

1 : 100

PRELIMINARY

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Document Notes

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:

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SCALE: 1 : 100 @ A1

PROJECT:

#2021029

HERADALE BATEMANS BAY

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

DRIVEWAY RAMP SECTION

SHEET NUMBER: **DA-4001**

REV: **C**

DATE: 03/09/2024

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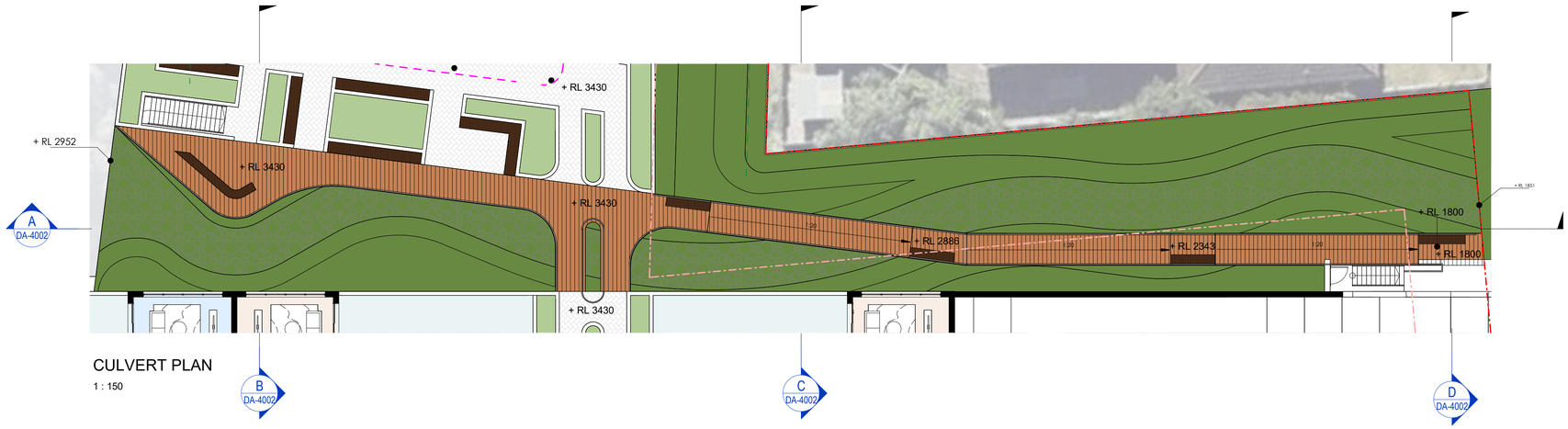
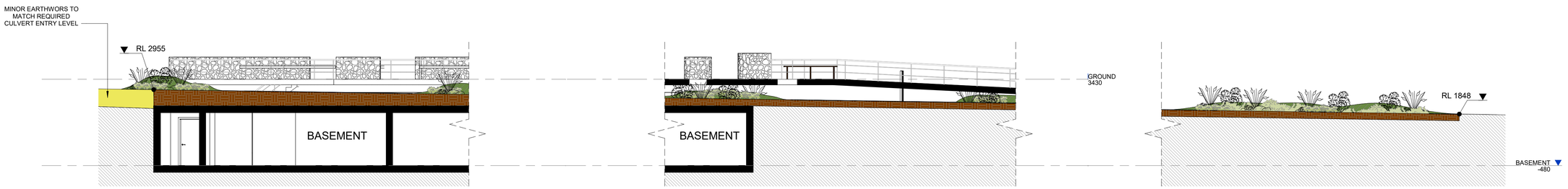


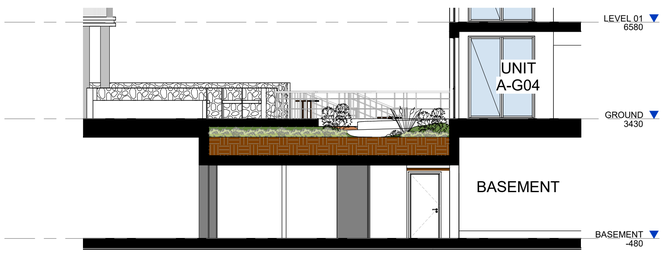
CULVERT PLAN

1 : 150



CULVERT SECTION A

1 : 100



CULVERT SECTION B

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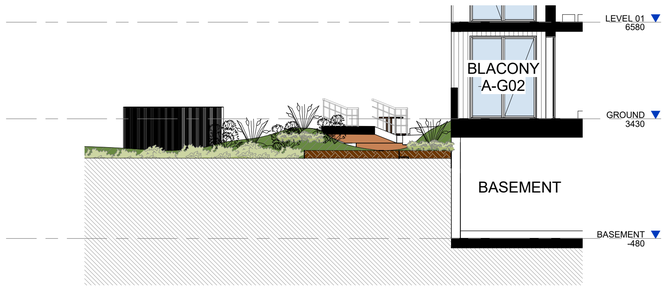
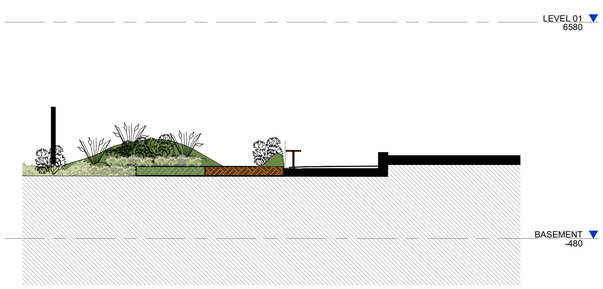


CULVERT SECTION C

1 : 100



CULVERT SECTION D

1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:
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SCALE: As indicated @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
CULVERT SECTION

SHEET NUMBER: **DA-4002**
REV: **C**
DATE: 03/09/2024

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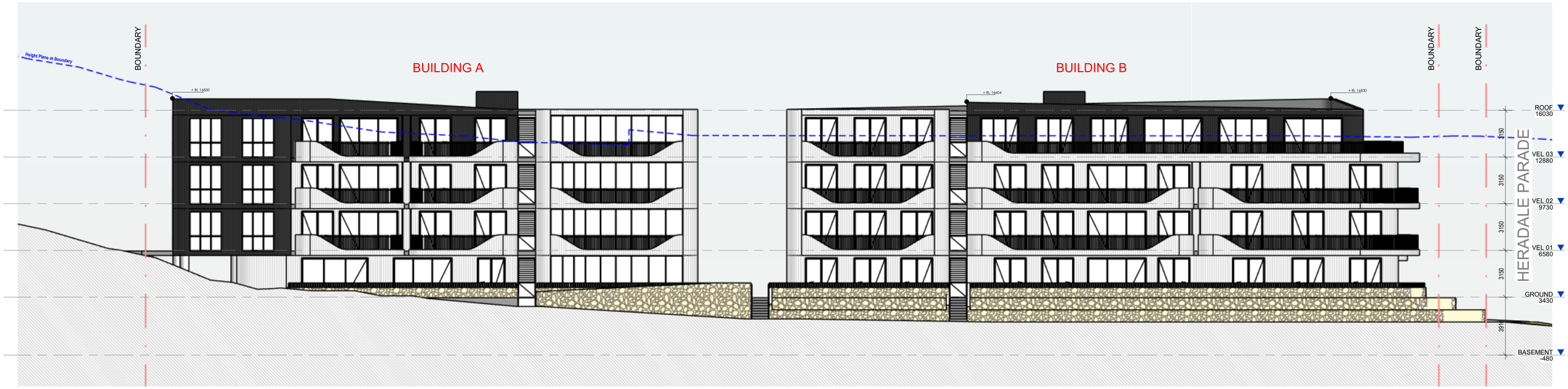
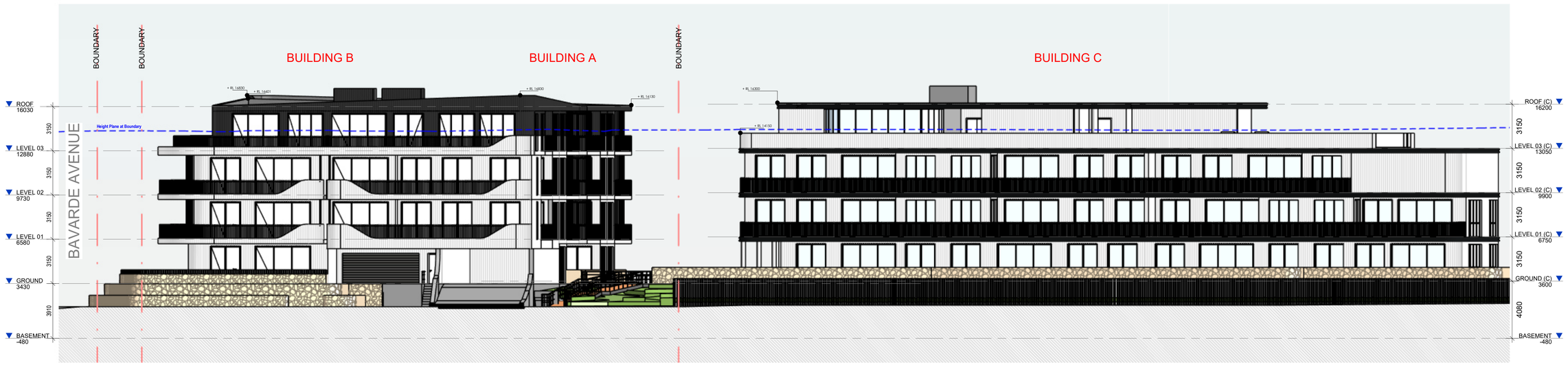


SOUTH ELEVATION - BAVARD AVENUE

1 : 150



EAST ELEVATION - HERADALE PARADE

1 : 150

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:
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SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SOUTH & EAST ELEVATIONS

SHEET NUMBER: **DA-5000**
REV: **C**
DATE: 03/09/2024

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12/18/2024 2:18:24 PM

BUILDING A - SOUTH ELEVATION

1 : 150

BUILDING A - EAST ELEVATION

1 : 150

BUILDING A - NORTH ELEVATION

1 : 150

BUILDING A - WEST ELEVATION

1 : 150

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
BUILDING A ELEVATIONS

SHEET NUMBER: **DA-5001**
REV: **C**
DATE: 03/09/2024

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12/18/2024 2:18:35 PM

BUILDING B - SOUTH ELEVATION

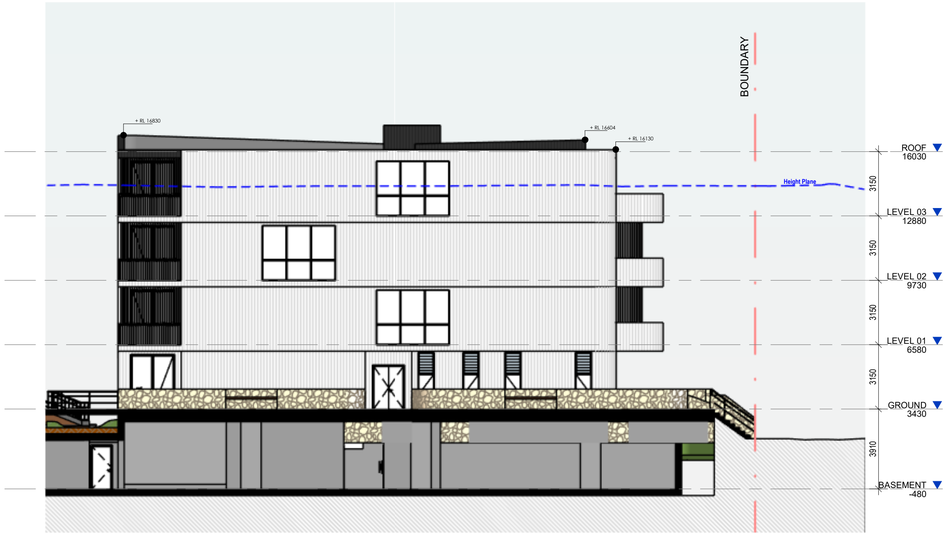
1 : 150

BUILDING B - EAST ELEVATION

1 : 150

BUILDING B - NORTH ELEVATION

1 : 150



BUILDING B - WEST ELEVATION

1 : 150

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au

SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
BUILDING B - ELEVATIONS

SHEET NUMBER: **DA-5002**
REV: **C**
DATE: 03/09/2024

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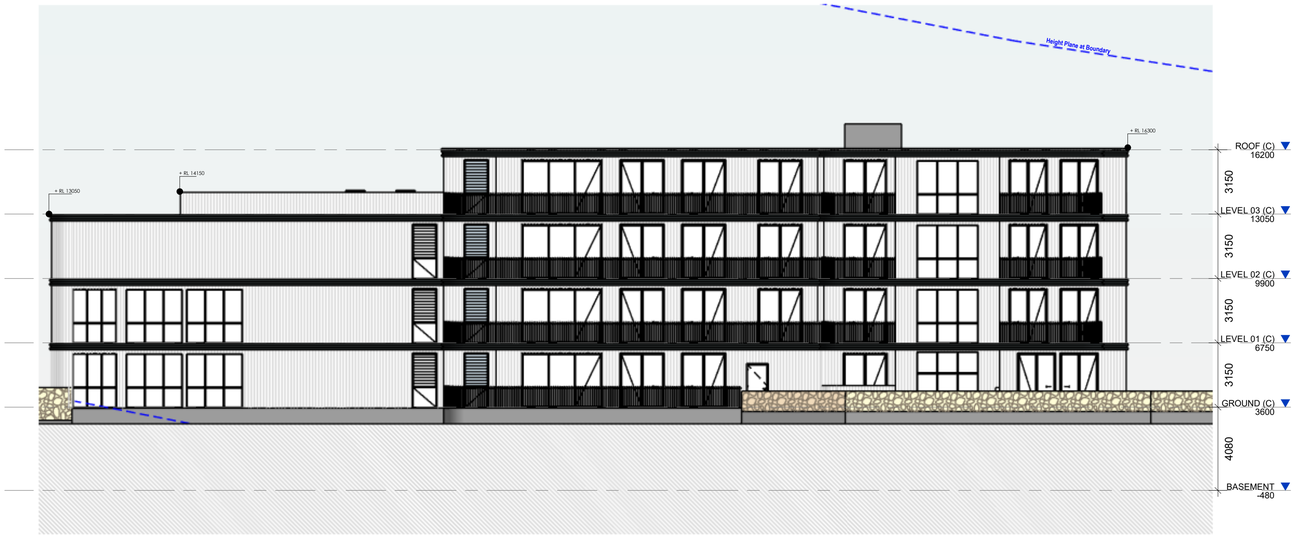
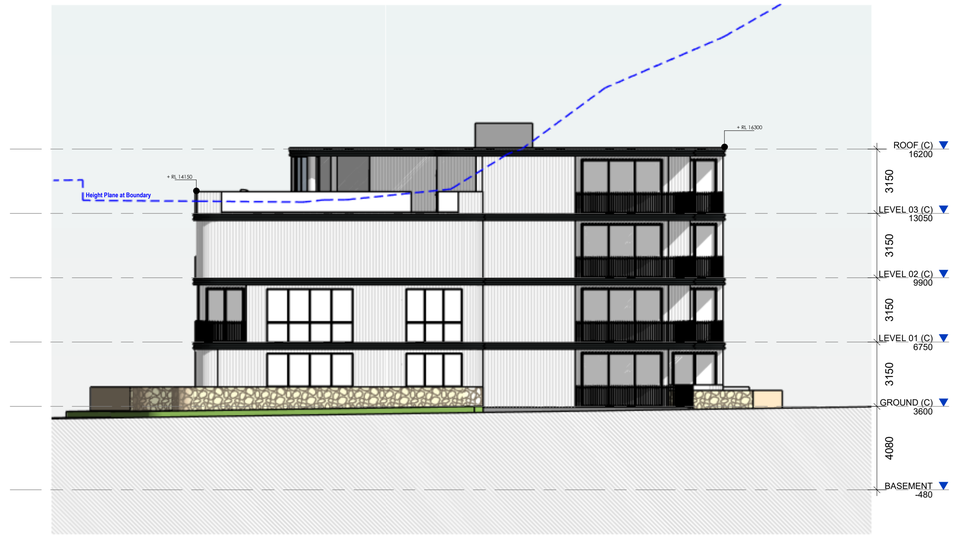


BUILDING C - WEST ELEVATION

1 : 150

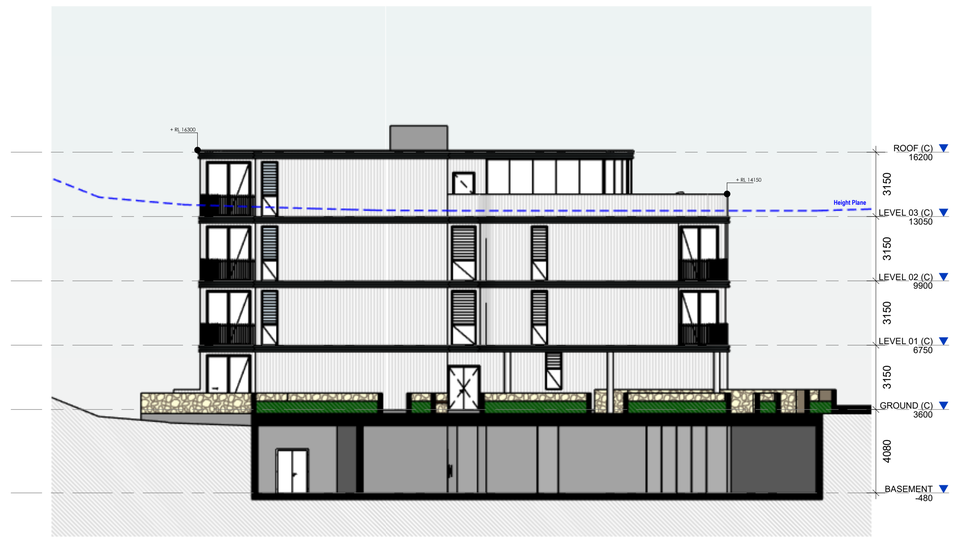


BUILDING C - NORTH ELEVATION

1 : 150

BUILDING C - EAST ELEVATION

1 : 150



BUILDING C - SOUTH ELEVATION

1 : 150

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:
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SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
BUILDING C - ELEVATIONS

SHEET NUMBER: **DA-5003**
REV: **C**
DATE: 03/09/2024

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12/18/2024 2:18:59 PM

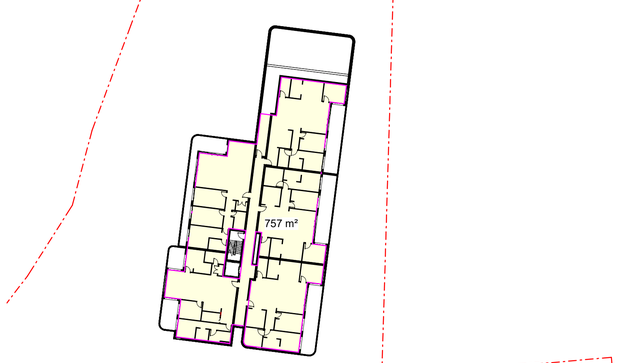
GROUND

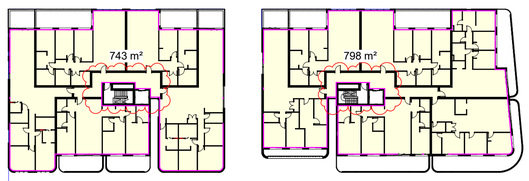
1 : 500

LEVEL 01

1 : 500

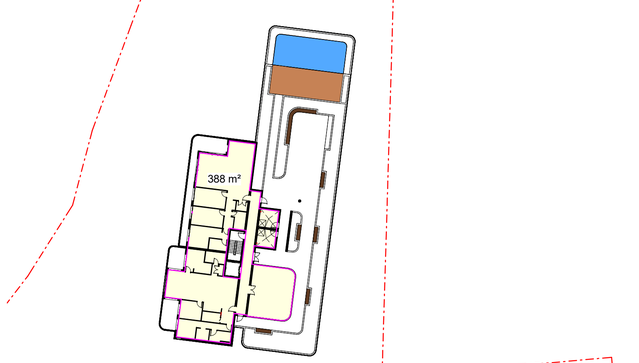
GFA	
Level	**Area**
GROUND	**901 m²**
GROUND	**591 m²**
GROUND	**604 m²**
LEVEL 01	**867 m²**
LEVEL 01	**743 m²**
LEVEL 01	**798 m²**
LEVEL 02	**757 m²**
LEVEL 02	**743 m²**
LEVEL 02	**798 m²**
LEVEL 03	**388 m²**
LEVEL 03	**743 m²**
LEVEL 03	**738 m²**
	8670 m²

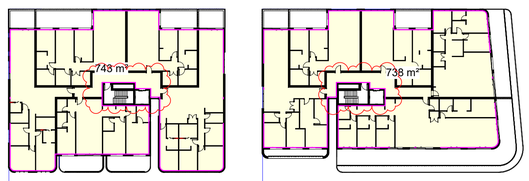




LEVEL 02

1 : 500





LEVEL 03

1 : 500

SITE AREA:	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²
MAX FSR:	**NA**	**DEEP SOIL REQD:**	**15.00%**	**C.O.S REQD:**	**25% =** 2,102.50 m²
MAX GFA:	NA	**DEEP SOIL REQD:**	1,261.50 m²	**C.O.S ON SITE:**	**57% =** 4,789.00 m²
PROPOSED GFA:	8670.00 m²	**DEEP SOIL ON SITE:**	3933.00 m²	> 3Hrs Sun	**80% =** 3845.00 m²
PROPOSED FSR:	**1.03: 1**		**46.76%**	< 3Hrs Sun	**20% =** 944.00 m²

SITE AREA:	8,410.00 m²	
LANDSCAPE REQD:	**50.00%**	
LANDSCAPE REQD:	4205.00 m²	
LANDSCAPE ON SITE:	4440.00 m²	
	52.80%	

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

ARCHITECT:
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N

SCALE: 1 : 500 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
GROSS FLOOR AREA DIAGRAMS

SHEET NUMBER: **DA-7000** REV: **D**

DATE: 18/12/2024

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12/18/2024 2:19:13 PM

Deep Soil	
Name	**Area**
DEEP SOIL	**3933 m²**

Deep Soil

DEEP SOIL

SITE AREA:	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²
MAX FSR:	**NA**	**DEEP SOIL REQD:**	**15.00%**	**C.O.S REQD:**	**25% =** 2,102.50 m²	**LANDSCAPE REQD:**	**50.00%**
MAX GFA:	NA	**DEEP SOIL REQD:**	1,261.50 m²			**LANDSCAPE REQD:**	4205.00 m²
PROPOSED GFA:	8670.00 m²	**DEEP SOIL ON SITE:**	3933.00 m²	**C.O.S ON SITE:**	**57% =** 4,789.00 m²	**LANDSCAPE ON SITE:**	4440.00 m²
PROPOSED FSR:	**1.03: 1**		**46.76%**	> 3Hrs Sun	**80% =** 3845.00 m²		**52.80%**
				< 3Hrs Sun	**20% =** 944.00 m²		

NOT FOR CONSTRUCTION

CONSTRUCTION CERTIFICATE

Document Notes

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

KEY PLAN:

CLIENT:

PLACE STUDIO

ARCHITECT:

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0 4m

1:100

PROJECT:

#2021029

HERADALE BATEMANS BAY

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

DEEP SOIL CALCULATION

SHEET NUMBER: **DA-7010**

REV: **C**

DATE: 03/09/2024

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12/18/2024 2:19:19 PM

GROUND FLOOR COS

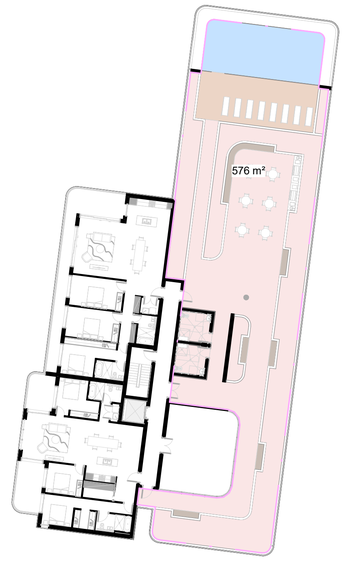
1 : 300

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE <3 Hrs

COMMUNAL OPEN SPACE >3 Hrs

Communal Open Space	
Name	**Area**
COMMUNAL OPEN SPACE <3 Hrs	**421 m²**
COMMUNAL OPEN SPACE <3 Hrs	**244 m²**
COMMUNAL OPEN SPACE <3 Hrs	**279 m²**
	944 m²
COMMUNAL OPEN SPACE >3 Hrs	**3269 m²**
COMMUNAL OPEN SPACE >3 Hrs	**576 m²**
	3845 m²
	4789 m²



LEVEL 03 COS

1 : 300

SITE AREA:	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²
MAX FSR:	**NA**	**DEEP SOIL REQD:**	**15.00%**			**LANDSCAPE REQD:**	**50.00%**
MAX GFA:	NA	**DEEP SOIL REQD:**	1,261.50 m²	**C.O.S REQD:**	**25% =** 2,102.50 m²	**LANDSCAPE REQD:**	4205.00 m²
PROPOSED GFA:	8670.00 m²	**DEEP SOIL ON SITE:**	3933.00 m²	**C.O.S ON SITE:**	**57% =** 4,789.00 m²	**LANDSCAPE ON SITE:**	4440.00 m²
PROPOSED FSR:	**1.03: 1**		**46.76%**	> 3Hrs Sun	**80% =** 3845.00 m²		**52.80%**
				< 3Hrs Sun	**20% =** 944.00 m²		

PRELIMINARY

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Document Notes

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:

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SCALE: 1 : 300 @ A1

PROJECT:

#2021029

HERADALE BATEMANS BAY

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

COMMUNAL OPEN SPACE COMPLIANCE

SHEET NUMBER: **DA-7020**

REV: **C**

DATE: 03/09/2024

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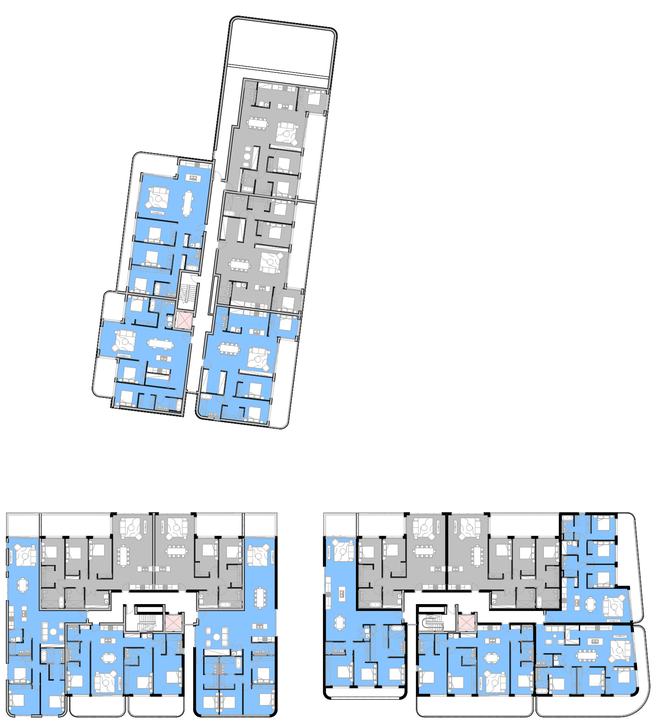
12/18/2024 2:19:34 PM

CROSSED VENT DIAGRAM - GROUND

1 : 400

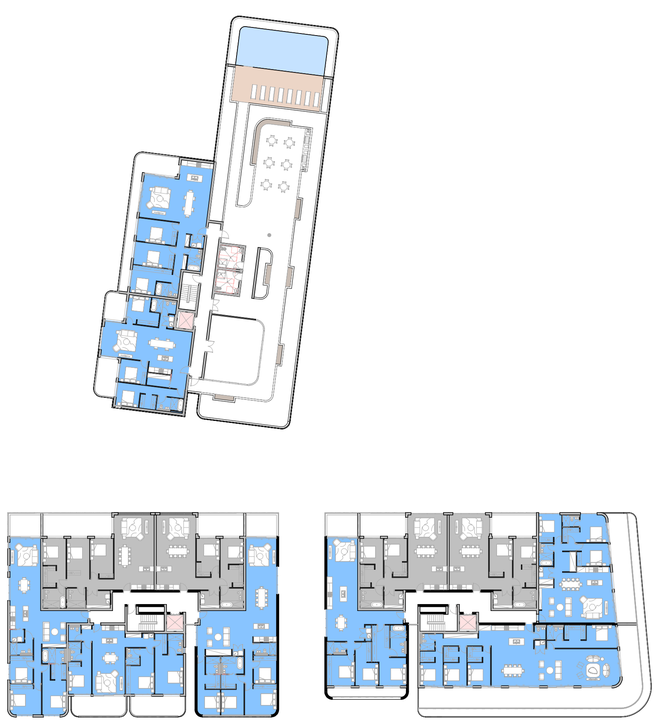
CROSSED VENT DIAGRAM - LEVEL 01

1 : 400



CROSSED VENT DIAGRAM - LEVEL 02

1 : 400



CROSSED VENT DIAGRAM - LEVEL 03

1 : 400

CROSS VENTILATION

UNITS CROSS VENTILATED	COUNT	PERCENTAGE
No	20	33%
Yes	40	67%
	60	

Cross Vent

No

Yes

PRELIMINARY

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Document Notes

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A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

ARCHITECT:

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N

SCALE: 1 : 400 @ A1

PROJECT:

#2021029

HERADALE BATEMANS BAY

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

CROSS-VENTILATION DIAGRAM

SHEET NUMBER: **DA-7030**

REV: **C**

DATE: 03/09/2024

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12/18/2024 2:20:02 PM

SOLAR ACCESS DIAGRAM - GROUND

1 : 400

SOLAR ACCESS DIAGRAM - LEVEL 01

1 : 400

SOLAR ACCESS DIAGRAM - LEVEL 02

1 : 400

SOLAR ACCESS DIAGRAM - LEVEL 03

1 : 400

SOLAR ACCESS

UNITS SOLAR ACCESS	COUNT	PERCENTAGE
3 HOURS	45	75%
NO SOLAR	9	15%
PARTIAL SOLAR	6	10%
	60	

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

SOLAR ACCESS

3 HOURS

NO SOLAR

PARTIAL SOLAR

ARCHITECT:
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PLACE STUDIO AU PTY LTD |
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N

SCALE: 1 : 400 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SOLAR ACCESS

SHEET NUMBER: **DA-7040**
REV: **C**
DATE: 03/09/2024

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12/18/2024 2:20:20 PM

SITE AREA
8410 m²
LANDSCAPED AREA
4440 m²

SITE AREA:	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²	**SITE AREA:**	8,410.00 m²
MAX FSR:	**NA**	**DEEP SOIL REQD:**	**15.00%**	**C.O.S REQD:**	**25% =** 2,102.50 m²	**LANDSCAPE REQD:**	**50.00%**
MAX GFA:	NA	**DEEP SOIL REQD:**	1,261.50 m²			**LANDSCAPE REQD:**	4205.00 m²
PROPOSED GFA:	8670.00 m²	**DEEP SOIL ON SITE:**	3933.00 m²	**C.O.S ON SITE:**	**57% =** 4,789.00 m²	**LANDSCAPE ON SITE:**	4440.00 m²
PROPOSED FSR:	**1.03: 1**		**46.76%**	> 3Hrs Sun	**80% =** 3845.00 m²		**52.80%**
				< 3Hrs Sun	**20% =** 944.00 m²		

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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N

SCALE: 1 : 350 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SITE COVERAGE DIAGRAM

SHEET NUMBER: **DA-7050**
REV: **D**
DATE: 18/12/2024

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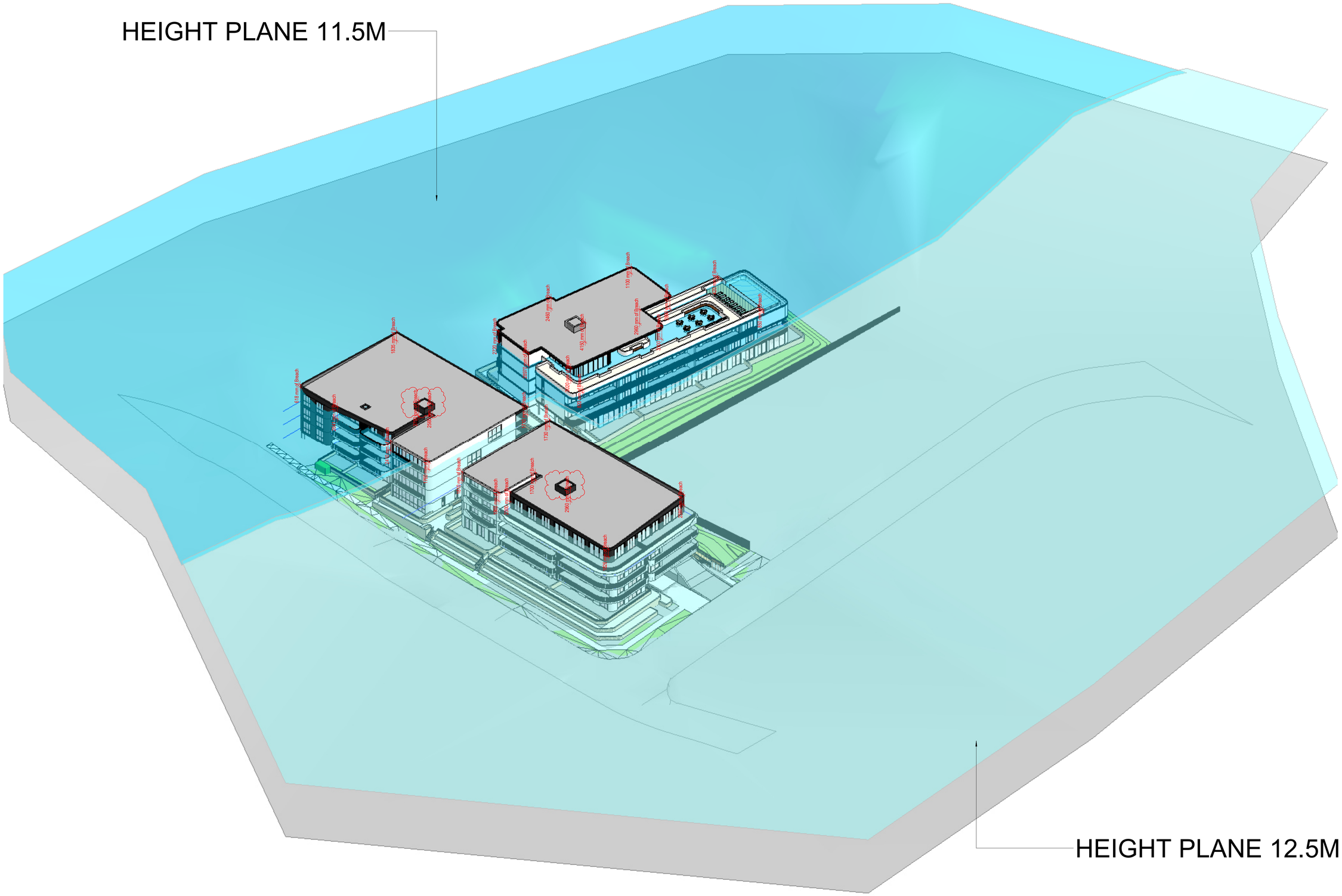
12/18/2024 2:20:31 PM

HEIGHT PLANE 11.5M



HEIGHT PLANE 12.5M

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DEVELOPMENT APPLICATION

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PROJECT:
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HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
HEIGHT PLANE

SHEET NUMBER: **DA-7060**
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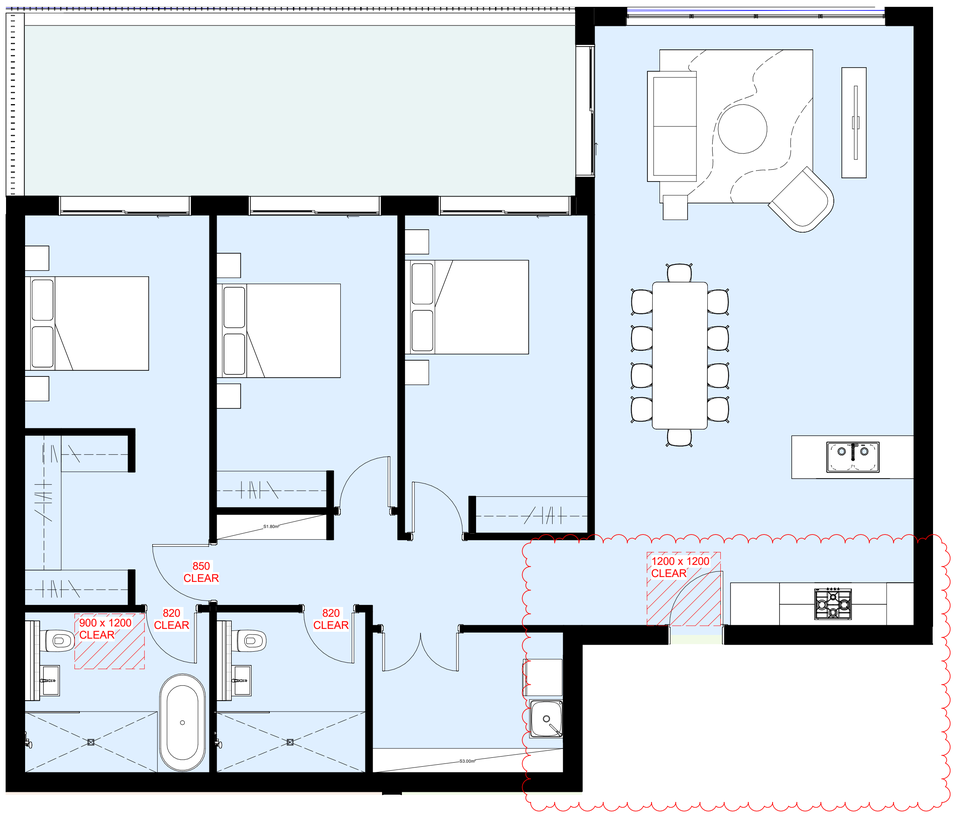

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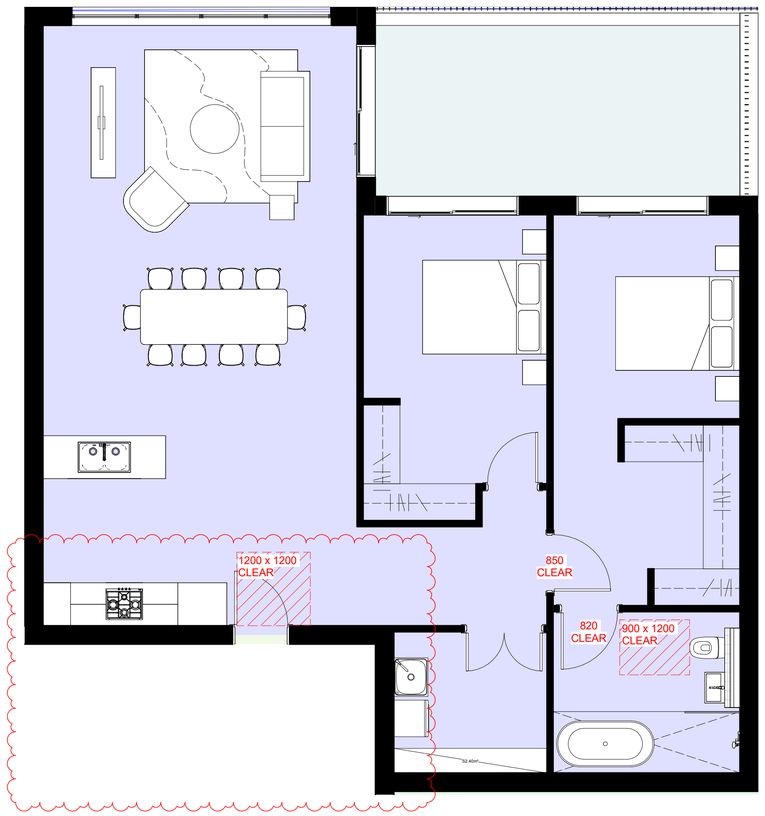
1 : 50



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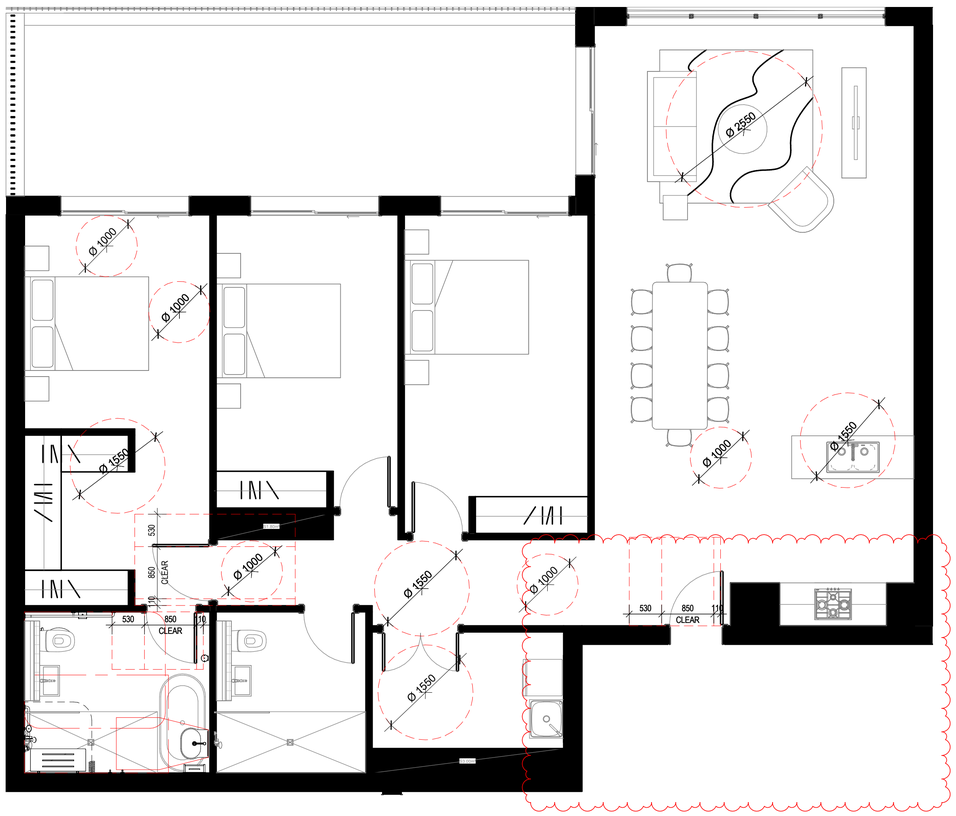

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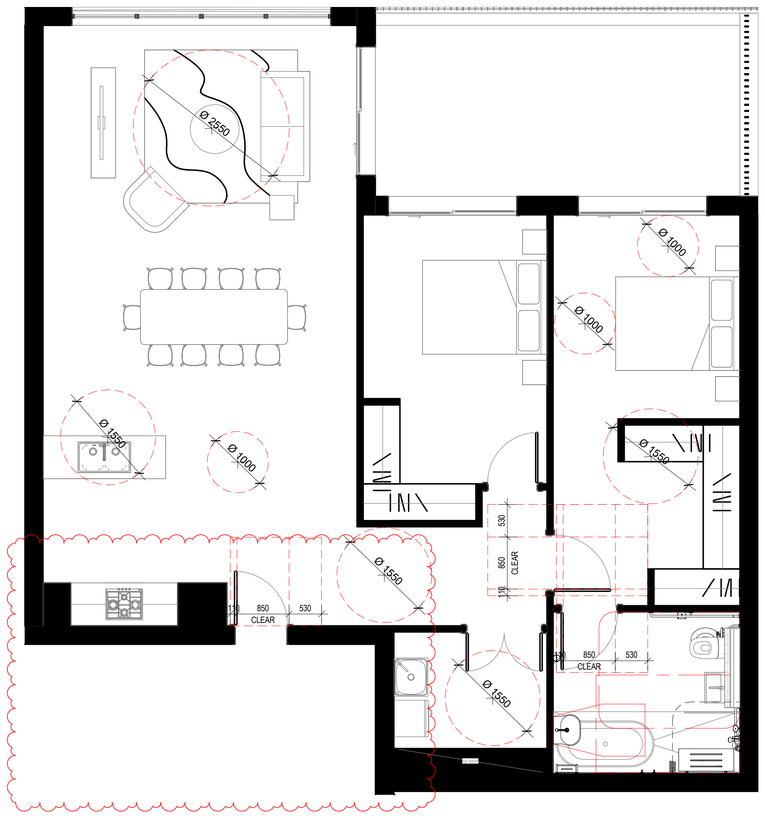

POST-ADAPTABLE_TYPE 2(2 BED)

1 : 50

UNIT MIX

TYPE	AREA (m²)	COUNT
1 BED	134.3 m²	2
2 BED	608.6 m²	5
2 BED - ADA	739.1 m²	7
3 BED	4194.4 m²	32
3 BED - ADA	1349.6 m²	10
4 BED	727.4 m²	4
60	7753.4 m²	60

ADAPTABLE UNITS

NO.	TYPE
A-G03	3 BED - ADA
A-103	3 BED - ADA
A-104	2 BED - ADA
B-102	2 BED - ADA
B-103	3 BED - ADA
C-104	3 BED - ADA
C-105	3 BED - ADA
A-203	3 BED - ADA
A-204	2 BED - ADA
B-202	2 BED - ADA
B-203	3 BED - ADA
C-203	3 BED - ADA
C-204	3 BED - ADA
A-303	3 BED - ADA
A-304	2 BED - ADA
B-302	2 BED - ADA
B-303	2 BED - ADA
17	

EXTRA CAPPED OFF SERVICES (PLUMBING SUPPLY AND WASTE) WITH SUITABLE SET - OUTS AND CLEARANCES TO ALLOW FOR REALOCATION OF BASIN AT POST ADAPATION, TO COMPLY WITH AS1428.1 THE CAPPED OFF PLUMBING SERVICES WILL NEED TO PROTUDE ANY WATER PROOFING

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DEVELOPMENT APPLICATION

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B	24/11/2023	DA RFI Response	JA
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D	18/12/2024	SEWER AMENDMENTS	BA

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ARCHITECT:
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SCALE: 1 : 50 @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
ADAPTABLE UNITS

SHEET NUMBER: **DA-7070**
REV: **D**
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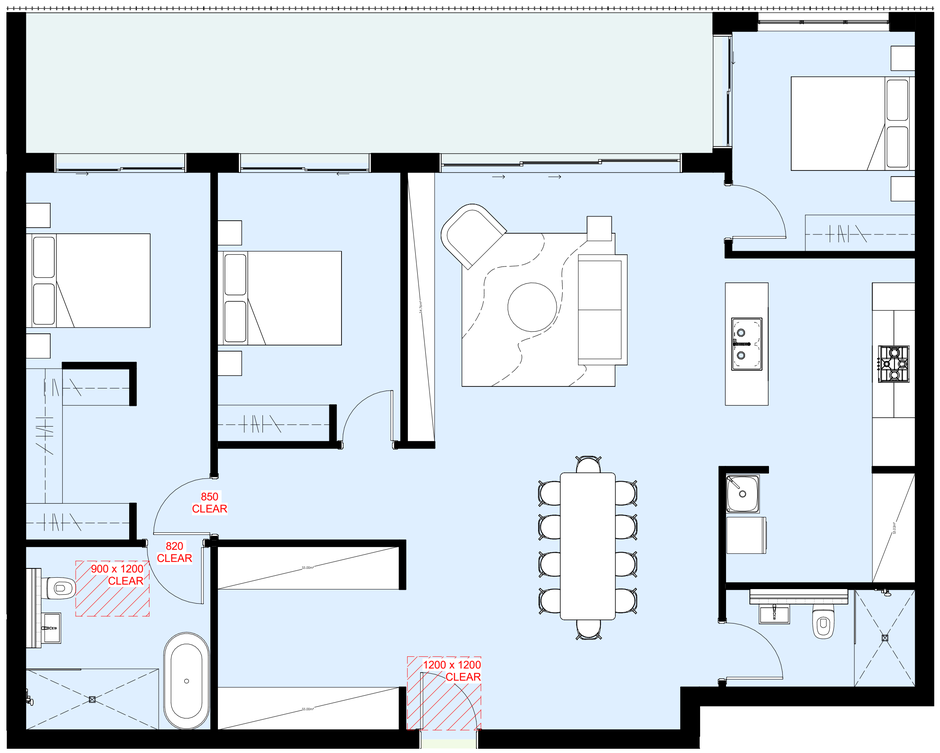

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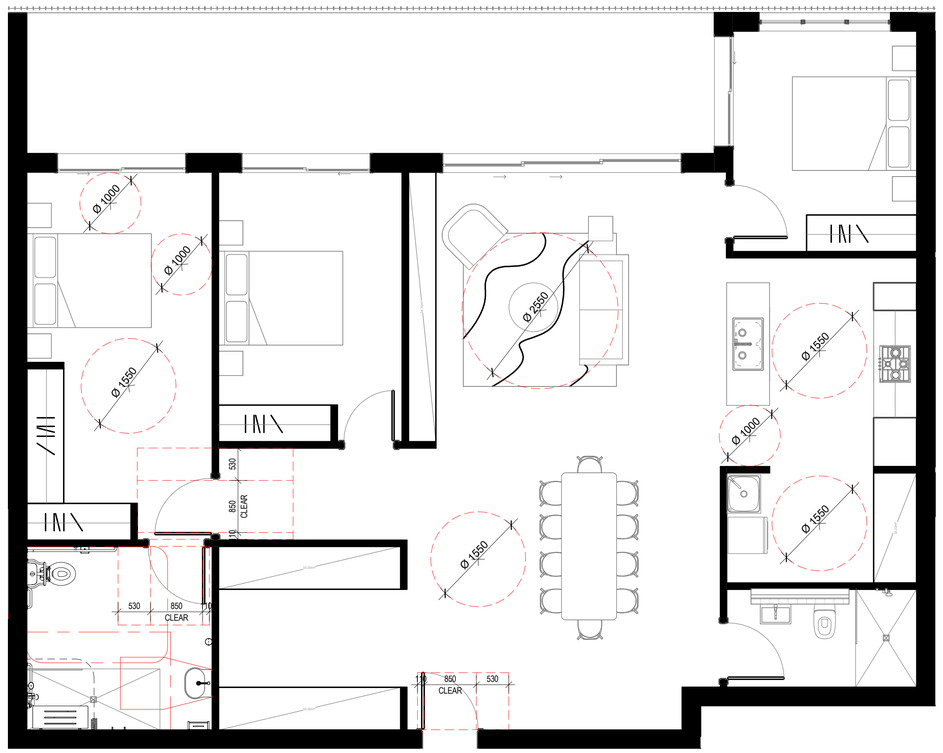
1 : 50



POST-ADAPTABLE_TYPE 3(2 BED)

1 : 50

UNIT MIX

TYPE	AREA (m²)	COUNT
1 BED	133.6 m²	2
2 BED	608.6 m²	5
2 BED - ADA	739.1 m²	7
3 BED	4194.4 m²	32
3 BED - ADA	1349.6 m²	10
4 BED	727.4 m²	4
60	7752.7 m²	60

ADAPTABLE UNITS

NO.	TYPE
A-G03	3 BED - ADA
A-103	3 BED - ADA
A-104	2 BED - ADA
B-102	2 BED - ADA
B-103	3 BED - ADA
C-104	3 BED - ADA
C-105	3 BED - ADA
A-203	3 BED - ADA
A-204	2 BED - ADA
B-202	2 BED - ADA
B-203	3 BED - ADA
C-203	3 BED - ADA
A-303	3 BED - ADA
A-304	2 BED - ADA
B-302	2 BED - ADA
B-303	2 BED - ADA
17	

EXTRA CAPPED OFF SERVICES (PLUMBING SUPPLY AND WASTE) WITH SUITABLE SET - OUTS AND CLEARANCES TO ALLOW FOR REALOCATION OF BASIN AT POST ADAPATION, TO COMPLY WITH AS1428.1 THE CAPPED OFF PLUMBING SERVICES WILL NEED TO PROTUDE ANY WATER PROOFING

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A	21/03/2023	DA SUBMISSION	SK
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0 4m
1:100
SCALE: 1 : 50 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
ADAPTABLE UNITS

SHEET NUMBER: **DA-7071**
REV: **C**
DATE: 03/09/2024

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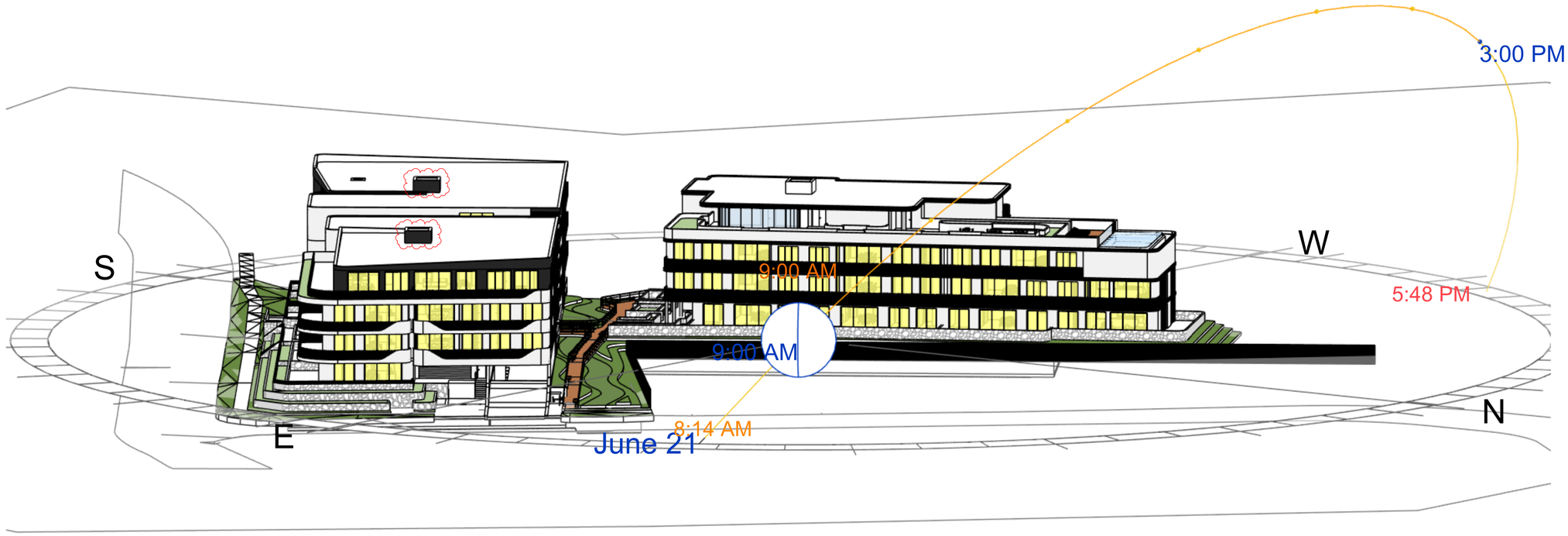

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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 0900

SHEET NUMBER: **DA-8090**
REV: **D**
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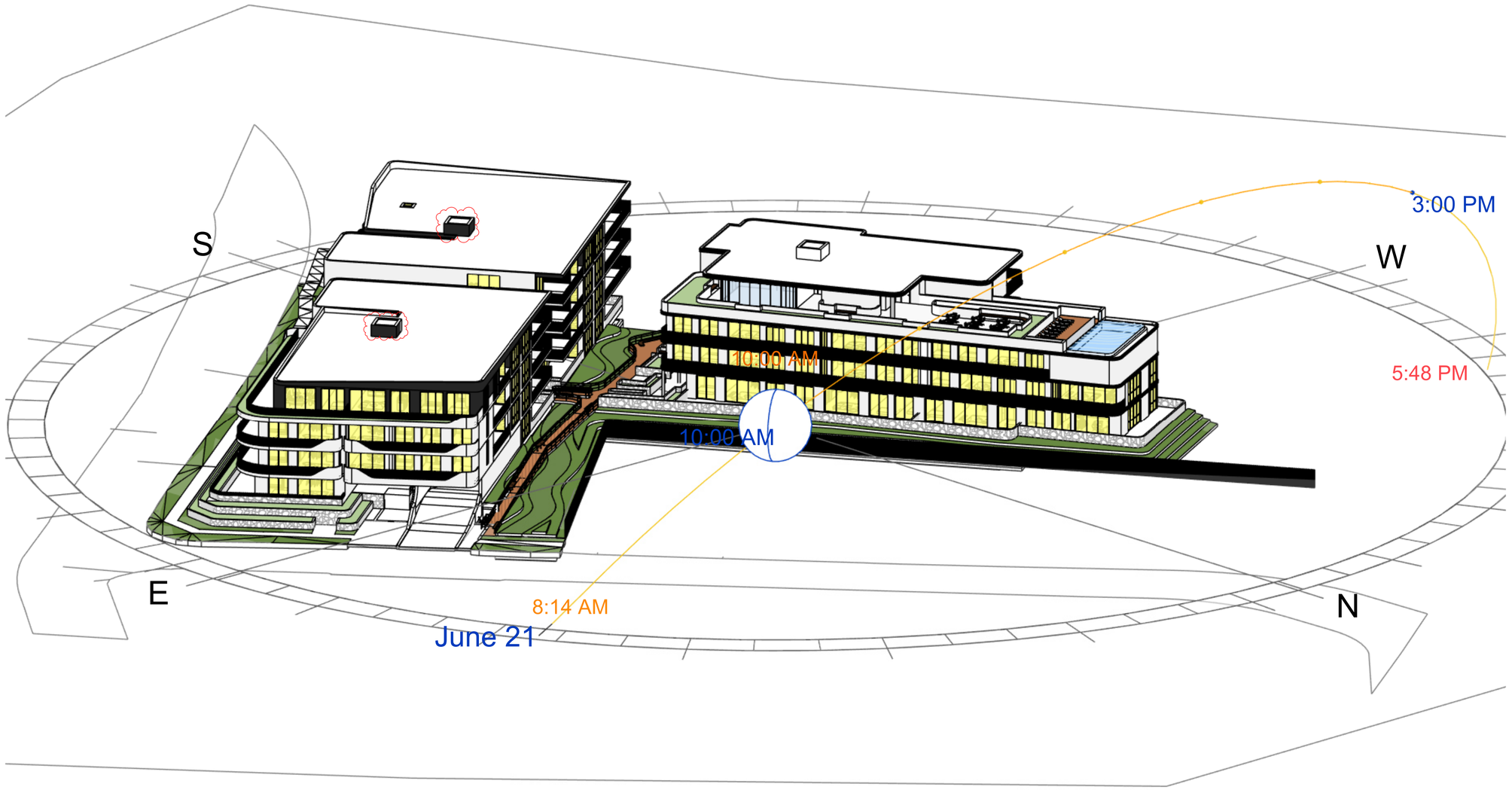

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A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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N
0 4m
1:100
SCALE: @ A1

PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 1000

SHEET NUMBER: **DA-8100**
REV: **D**
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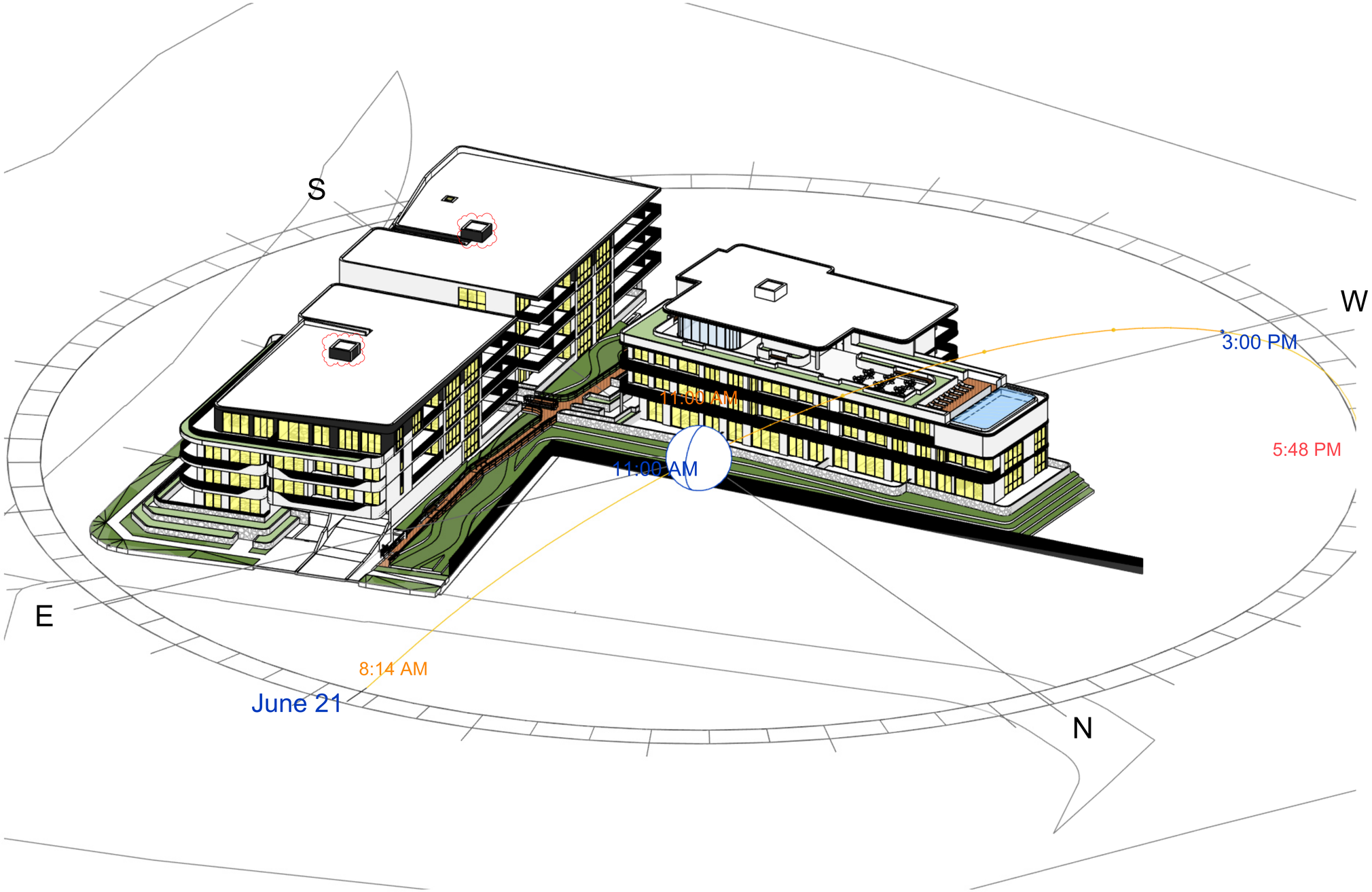

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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 1100

SHEET NUMBER: **DA-8110**
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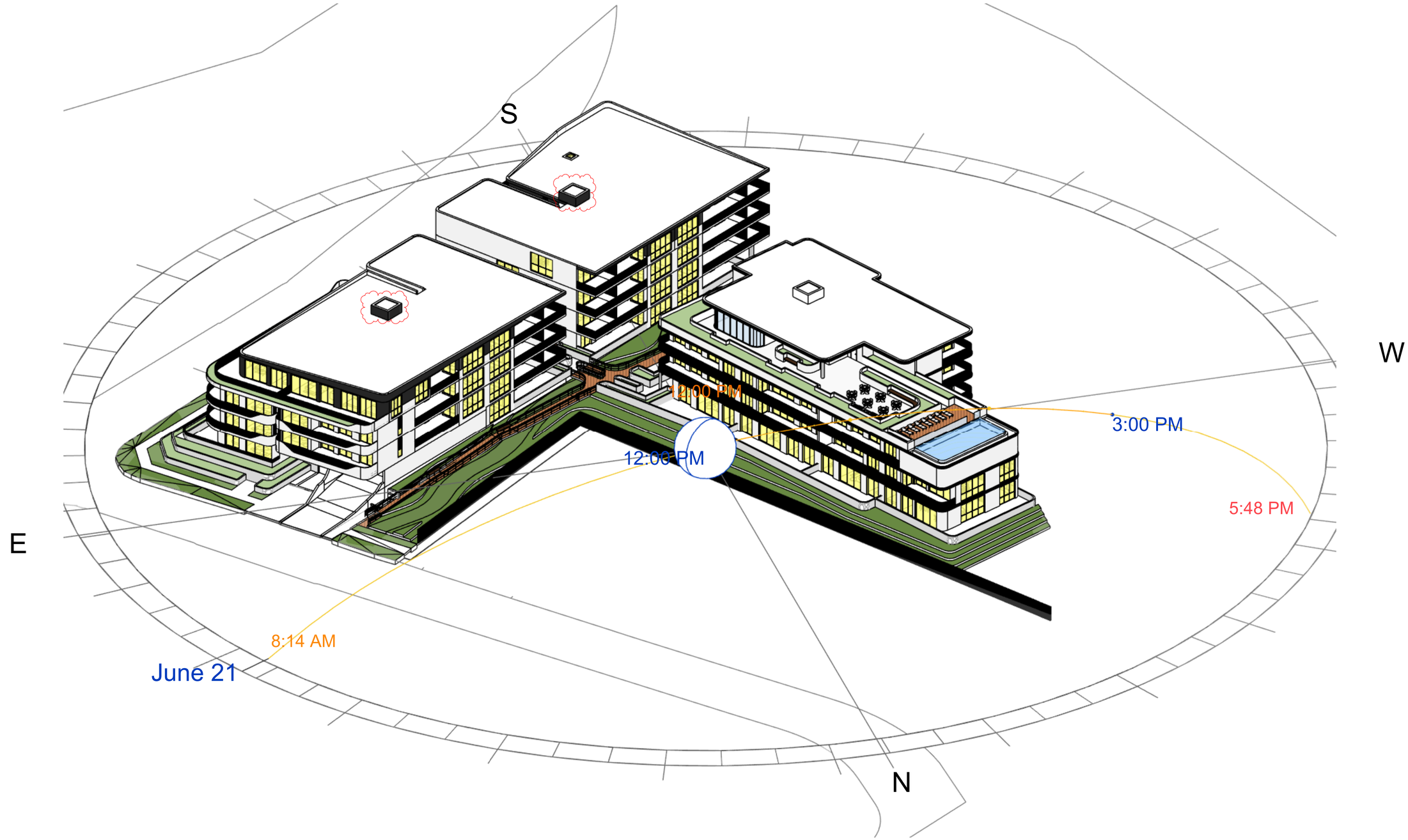

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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
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HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 1200

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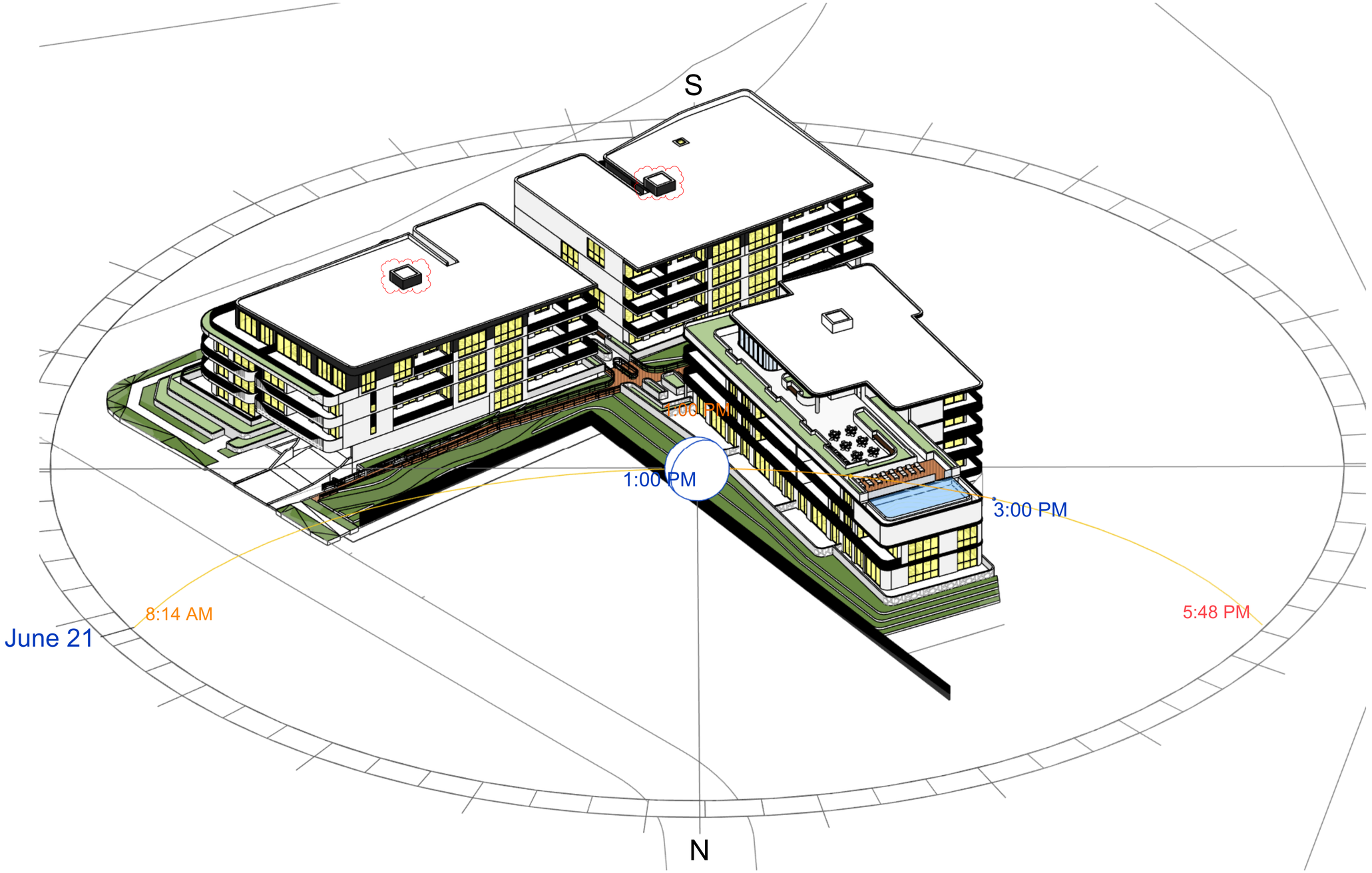

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DEVELOPMENT APPLICATION

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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
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HERADALE BATEMANS BAY
20 HERADALE PARADE
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DRAWING TITLE:
JUNE SOLAR VIEWS - 1300

SHEET NUMBER: **DA-8130**
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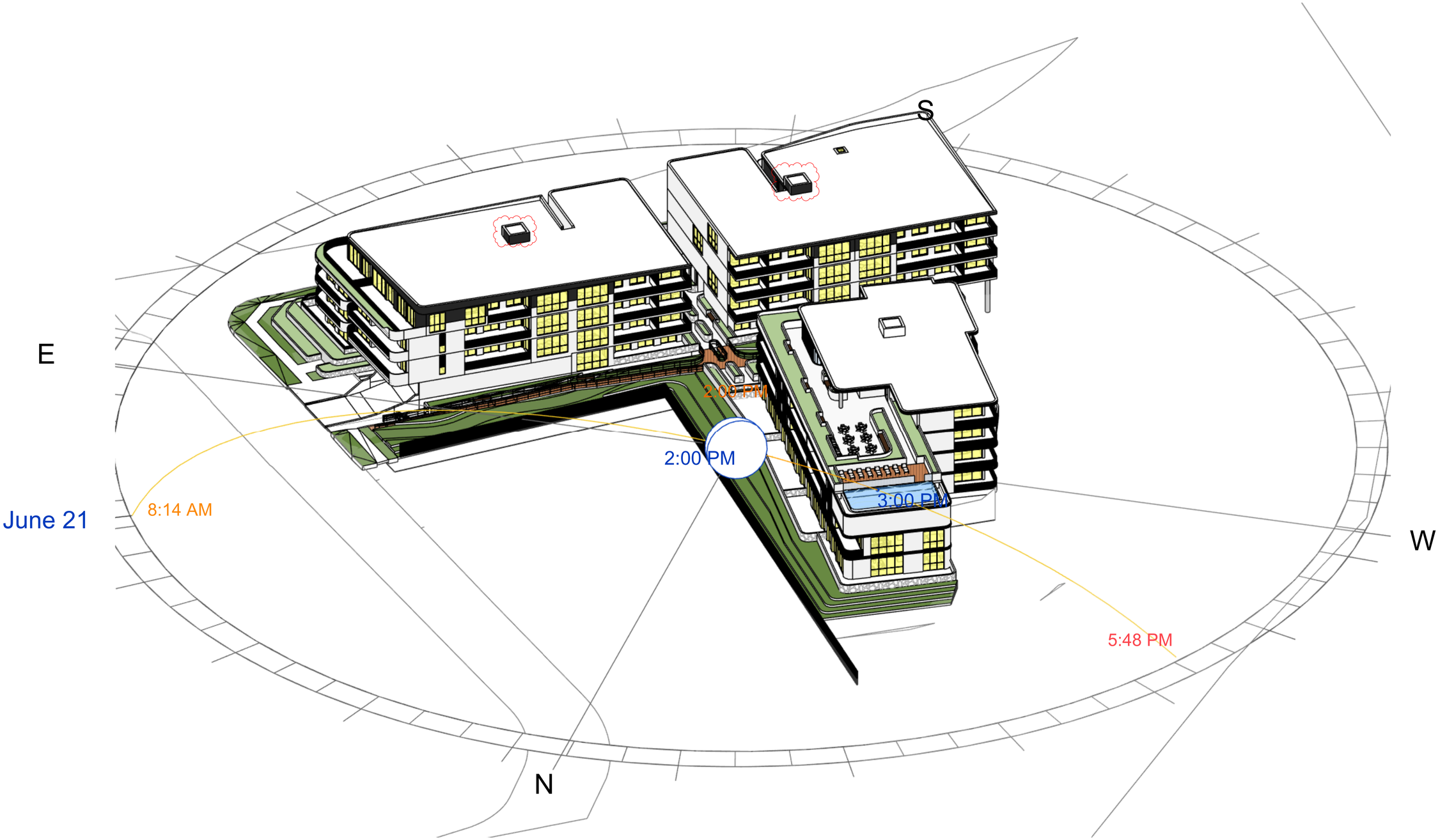

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D	18/12/2024	SEWER AMENDMENTS	BA

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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 1400

SHEET NUMBER: **DA-8140**
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PRELIMINARY
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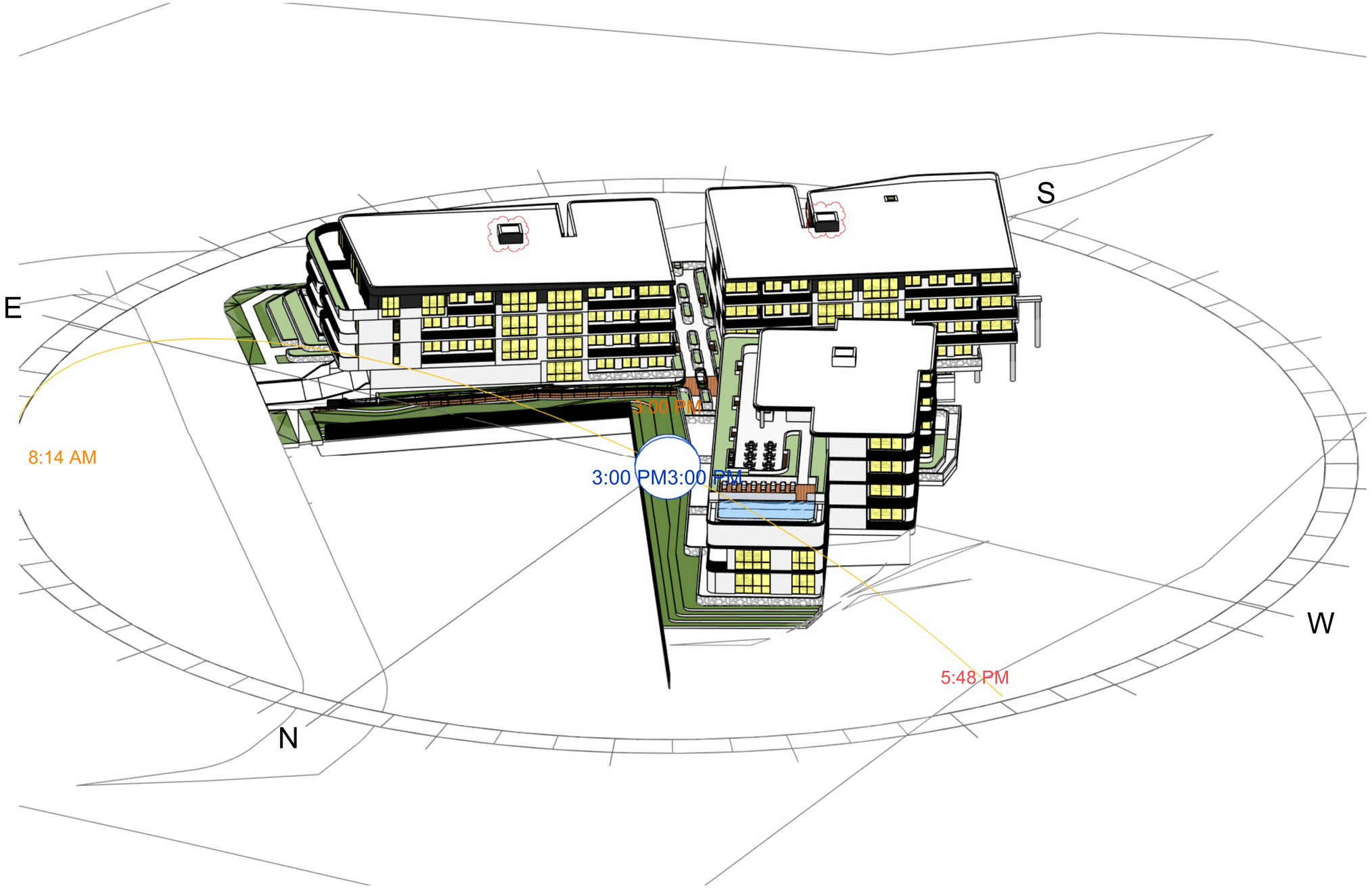
DEVELOPMENT APPLICATION



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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

ARCHITECT:
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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS - 1500

SHEET NUMBER: **DA-8150**
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12/18/2024 2:23:02 PM

		9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	COMPLIANCE
A-G01	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
A-G02	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
A-G03	LIVING ROOM	N	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	N	Y	
A-G04	LIVING ROOM	N	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	N	
A-G05	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
A-101	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
A-102	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-103	LIVING ROOM	N	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	N	
A-104	LIVING ROOM	N	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-105	LIVING ROOM	N	N	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	N	
A-201	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
A-202	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-203	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-204	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-205	LIVING ROOM	N	N	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-301	LIVING ROOM	N	N	N	N	N	Y	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	N	Y	Y	
A-302	LIVING ROOM	Y	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
A-303	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-304	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
A-305	LIVING ROOM	N	N	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-G01	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
B-G02	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-G03	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-G04	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
B-101	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-102	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-103	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-104	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-105	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-106	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	

		9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	COMPLIANCE
B-201	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-202	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-203	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-204	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-205	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-206	LIVING ROOM	N	N	N	N	N	N	N	None
	PRIVATE OPEN SPACE	N	N	N	N	N	N	N	
B-301	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-302	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-303	LIVING ROOM	N	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	Y	Y	Y	Y	Y	Y	
B-304	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
B-305	LIVING ROOM	Y	Y	Y	Y	Y	Y	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-G01	LIVING ROOM	N	N	N	N	Y	Y	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	Y	Y	Y	
C-G02	LIVING ROOM	Y	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-G03	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-G04	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-G05	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-G06	LIVING ROOM	N	N	N	N	N	N	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	N	N	Y	
C-101	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	N	N	Y	Y	Y	Y	
C-102	LIVING ROOM	Y	Y	Y	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-103	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-104	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-105	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-106	LIVING ROOM	N	N	N	N	N	N	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	N	N	Y	
C-201	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	N	N	Y	Y	Y	Y	
C-202	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-203	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-204	LIVING ROOM	Y	Y	Y	Y	Y	N	N	Full
	PRIVATE OPEN SPACE	Y	Y	Y	Y	Y	Y	Y	
C-205	LIVING ROOM	N	N	N	N	N	N	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	N	N	Y	
C-301	LIVING ROOM	N	N	N	Y	Y	Y	Y	Full
	PRIVATE OPEN SPACE	N	N	N	Y	Y	Y	Y	
C-302	LIVING ROOM	N	N	N	N	N	N	Y	Partial
	PRIVATE OPEN SPACE	N	N	N	N	N	N	Y	

SOLAR ACCESS

UNITS SOLAR ACCESS	COUNT	PERCENTAGE
3 HOURS	45	75%
NO SOLAR	9	15%
PARTIAL SOLAR	6	10%
	60	

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	24/11/2023	DA RFI Response	JA
B	03/09/2024	DA Submission	BA

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N

SCALE: 1 : 1 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
SOLAR MATRIX

SHEET NUMBER: **DA-8160**
REV: **B**
DATE: 03/09/2024

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UNIT SCHEDULE

NO.	TYPE	Area
GROUND		
A-G01	1 BED	62 m²
A-G02	1 BED	71 m²
A-G03	3 BED - ADA	134 m²
A-G04	3 BED	135 m²
A-G05	3 BED	122 m²
B-G01	3 BED	96 m²
B-G02	3 BED	135 m²
B-G03	3 BED	120 m²
B-G04	3 BED	132 m²
9		1009 m²
GROUND (C)		
C-G01	2 BED	114 m²
C-G02	3 BED	158 m²
C-G03	2 BED	130 m²
C-G04	3 BED	164 m²
C-G05	2 BED	123 m²
C-G06	3 BED	131 m²
6		820 m²
LEVEL 01		
A-101	3 BED	126 m²
A-102	3 BED	142 m²
A-103	3 BED - ADA	134 m²
A-104	2 BED - ADA	106 m²
A-105	4 BED	178 m²
B-101	3 BED	138 m²
B-102	2 BED - ADA	106 m²
B-103	3 BED - ADA	134 m²
B-104	3 BED	109 m²
B-105	3 BED	115 m²
B-106	3 BED	126 m²
11		1415 m²
LEVEL 01 (C)		
C-101	3 BED	137 m²
C-102	3 BED	141 m²
C-103	2 BED	110 m²
C-104	3 BED - ADA	136 m²
C-105	3 BED - ADA	136 m²
C-106	3 BED	131 m²
6		791 m²
LEVEL 02		
A-201	3 BED	126 m²
A-202	3 BED	142 m²
A-203	3 BED - ADA	134 m²
A-204	2 BED - ADA	106 m²
A-205	4 BED	178 m²
B-201	3 BED	138 m²
B-202	2 BED - ADA	106 m²
B-203	3 BED - ADA	134 m²
B-204	3 BED	109 m²
B-205	3 BED	115 m²
B-206	3 BED	126 m²
11		1415 m²
LEVEL 02 (C)		
C-201	3 BED	137 m²
C-202	3 BED	134 m²
C-203	3 BED - ADA	136 m²
C-204	3 BED - ADA	136 m²
C-205	3 BED	131 m²
5		675 m²
LEVEL 03		
A-301	3 BED	126 m²
A-302	3 BED	142 m²
A-303	3 BED - ADA	134 m²
A-304	2 BED - ADA	106 m²
A-305	4 BED	178 m²
B-301	3 BED	138 m²
B-302	2 BED - ADA	106 m²
B-303	2 BED - ADA	106 m²
B-304	2 BED	131 m²
B-305	4 BED	194 m²
10		1361 m²
LEVEL 03 (C)		
C-301	3 BED	137 m²
C-302	3 BED	131 m²
2		268 m²
TOTAL NUMBER OF UNITS: 60		7753 m²

BALCONY AREA

NO.	TYPE	AREA
GROUND		
A-G01	BALCONY	43 m²
A-G02	BALCONY	26 m²
A-G03	BALCONY	26 m²
A-G04	BALCONY	30 m²
A-G05	BALCONY	27 m²
B-G01	BALCONY	35 m²
B-G02	BALCONY	30 m²
B-G03	BALCONY	63 m²
B-G04	BALCONY	50 m²
		329 m²
GROUND (C)		
C-G01	BALCONY	27 m²
C-G02	BALCONY	56 m²
C-G03	BALCONY	34 m²
C-G04	BALCONY	44 m²
C-G05	BALCONY	43 m²
C-G06	BALCONY	32 m²
		236 m²
LEVEL 01		
A-101	BALCONY	36 m²
A-102	BALCONY	13 m²
A-103	BALCONY	27 m²
A-104	BALCONY	18 m²
A-105	BALCONY	13 m²
B-101	BALCONY	26 m²
B-102	BALCONY	18 m²
B-103	BALCONY	28 m²
B-104	BALCONY	31 m²
B-105	BALCONY	48 m²
B-106	BALCONY	39 m²
		297 m²
LEVEL 01 (C)		
C-101	BALCONY	31 m²
C-102	BALCONY	17 m²
C-103	BALCONY	19 m²
C-104	BALCONY	26 m²
C-105	BALCONY	26 m²
C-106	BALCONY	22 m²
		140 m²
LEVEL 02		
A-201	BALCONY	36 m²
A-202	BALCONY	13 m²
A-203	BALCONY	27 m²
A-204	BALCONY	18 m²
A-205	BALCONY	13 m²
B-201	BALCONY	26 m²
B-202	BALCONY	18 m²
B-203	BALCONY	28 m²
B-204	BALCONY	31 m²
B-205	BALCONY	48 m²
B-206	BALCONY	39 m²
		297 m²
LEVEL 02 (C)		
C-201	BALCONY	31 m²
C-202	BALCONY	26 m²
C-203	BALCONY	26 m²
C-204	BALCONY	26 m²
C-205	BALCONY	22 m²
		130 m²
LEVEL 03		
A-301	BALCONY	36 m²
A-302	BALCONY	13 m²
A-303	BALCONY	27 m²
A-304	BALCONY	18 m²
A-305	BALCONY	13 m²
B-301	BALCONY	25 m²
B-302	BALCONY	18 m²
B-303	BALCONY	17 m²
B-304	BALCONY	36 m²
B-305	BALCONY	96 m²
		300 m²
LEVEL 03 (C)		
C-301	BALCONY	31 m²
C-302	BALCONY	22 m²
		53 m²
		1782 m²

GLAZING SCHEDULE

TYPE	UNIT	MARK	DESCRIPTION	WIDTH	HEIGHT	OPERABILITY
GROUND						
LW1d		B-G01e	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d		A-G05b	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d		A-G05a	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
UW4a		A-G04a	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
LW1d		A-G04f	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d		B-G01d	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1a		A-G03a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1a		B-001a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1b		A-001a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1b		B-300b	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD3a	A-G01	A-G01b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2a	A-G01	A-G01a	2 PANEL SLIDING DOOR	1876	2700	SLIDING
LW1j	A-G02	A-G02a	3 PANEL SIDE SLIDING DOOR	4500	2700	SLIDING
LW1a	A-G02	A-G02b	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1e	A-G02	A-G02c	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
UW4a	A-G03	A-G03f	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	A-G03	A-G03e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G03	A-G03b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G03	A-G03c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G03	A-G03d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G04	A-G04b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G04	A-G04e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G04	A-G04d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-G04	A-G04c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1d	A-G05	A-G05c	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d	A-G05	A-G05d	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d	B-G01	B-G01f	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
LW1d	B-G01	B-G01g	LOUVRE + FIXED WINDOW	800	2100	LOUVRE + FIXED
SD2b	B-G01	B-G01c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G01	B-G01b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G01	B-G01a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
UW4a	B-G02	B-G02f	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	B-G02	B-G02b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G02	B-G02c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G02	B-G02d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G02	B-G02e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G03	B-G03d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G03	B-G03c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G03	B-G03b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G03	B-G03e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	B-G03	B-G03a	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD3a	B-G04	B-G04b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	B-G04	B-G04b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G04	B-G04c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-G04	B-G04a	2 PANEL SLIDING DOOR	2176	2700	SLIDING

GROUND: 45

GROUND (C)						
LW1e		C-G02c	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
LW1e		C-G02b	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
LW1h		C-G02d	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1b		C-G02a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1i		C-G05d	LOUVRE + FIXED WINDOW	800	1850	LOUVRE + FIXED
SD2b	C-G01	C-G01a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G01	C-G01b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-G01	C-G01c	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD3a	C-G01	C-G01d	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1b	C-G01	C-G01e	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
UW4a	C-G02	C-G02f	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	C-G02	C-G02i	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-G02	C-G02g	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-G02	C-G02h	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1e	C-G02	C-G02e	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
SD2b	C-G03	C-G03a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-G03	C-G03b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-G03	C-G03c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G04	C-G04d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-G04	C-G04c	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-G04	C-G04b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G04	C-G04a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G05	C-G05a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G05	C-G05c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-G05	C-G05b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1f	C-G06	C-G06d	HUNG + FIXED MULTI PANEL WINDOW	3050	2100	DOUBLE HUNG + FIXED
SD2b	C-G06	C-G06e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-G06	C-G06c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2a	C-G06	C-G06a	2 PANEL SLIDING DOOR	1876	2700	SLIDING
SD2b	C-G06	C-G06f	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2a	C-G06	C-G06b	2 PANEL SLIDING DOOR	1876	2700	SLIDING

GROUND (C): 31

GLAZING SCHEDULE

TYPE	UNIT	MARK	DESCRIPTION	WIDTH	HEIGHT	OPERABILITY
LEVEL 01						
UW3b		B-101d	HUNG + FIXED MULTI PANEL WINDOW	3650	2750	DOUBLE HUNG + FIXED
LW1e		A-105c	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
UW4a		A-104a	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
LW1h		A-102b	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
UW4a		B-103a	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
UW3b		A-105b	HUNG + FIXED MULTI PANEL WINDOW	3650	2750	DOUBLE HUNG + FIXED
UW3a		A-102d	HUNG + FIXED MULTI PANEL WINDOW	3050	2700	DOUBLE HUNG + FIXED
LW1a		A-102f	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1b		C-102a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1b		A-100a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1b		B-100a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD3a	A-101	A-101d	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	A-101	A-101c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-101	A-101e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-101	A-101b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1a	A-101	A-101a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1h	A-102	A-102a	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1h	A-102	A-102c	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1a	A-102	A-102e	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD3a	A-102	A-102g	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
UW4a	A-103	A-103e	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	A-103	A-103d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-103	A-103a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-103	A-103b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-103	A-103c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-104	A-104b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-104	A-104d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-104	A-104c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	A-105	A-105a	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD3a	B-101	B-101e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	B-101	B-101c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-101	B-101b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-101	B-101a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
UW4a	B-102	B-102d	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	B-102	B-102c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-102	B-102a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-102	B-102b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-103	B-103b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-103	B-103e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-103	B-103d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-103	B-103c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-104	B-104d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-104	B-104c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-104	B-104b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	B-104	B-104e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1a	B-104	B-104a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD2b	B-105	B-105d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-105	B-105c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-105	B-105b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-105	B-105e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	B-105	B-105a	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1a	B-106	B-106e	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD3a	B-106	B-106b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	B-106	B-106d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-106	B-106c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-106	B-106a	2 PANEL SLIDING DOOR	2176	2700	SLIDING

LEVEL 01: 56

LEVEL 01 (C)						
LW1e		C-102e	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
UW4a		C-102f	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
LW1e		C-102c	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
LW1h		C-103a	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1h		C-104e	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1h		C-102j	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1e		C-102b	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
LW1h		C-102d	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1b		C-100a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD2b	C-101	C-101a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-101	C-101e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-101	C-101b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-101	C-101c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-101	C-101d	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1b	C-101	C-101f	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD3a	C-102	C-102g	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-102	C-102h	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2a	C-102	C-102i	2 PANEL SLIDING DOOR	1876	2700	SLIDING
SD3a	C-103	C-103c	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-103	C-103d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2a	C-103	C-103b	2 PANEL SLIDING DOOR	1876	2700	SLIDING
SD3a	C-104	C-104c	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-104	C-104a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-104	C-104b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2a	C-104	C-104d	2 PANEL SLIDING DOOR	1876	2700	SLIDING
SD3a	C-105	C-105c	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-105	C-105e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-105	C-105d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1h	C-105	C-105a	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
SD2a	C-105	C-105b	2 PANEL SLIDING DOOR	1876	2700	SLIDING
LW1a	C-105	C-105f	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD2a	C-106	C-106c	2 PANEL SLIDING DOOR	1876	2700	SLIDING
UW3a	C-106	C-106e	HUNG + FIXED MULTI PANEL WINDOW	3050	2700	DOUBLE HUNG + FIXED
SD2a	C-106	C-106b	2 PANEL SLIDING DOOR	1876	2700	SLIDING
SD2b	C-106	C-106g	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-106	C-106f	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-106	C-106d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1a	C-106	C-106a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED

LEVEL 01 (C): 38

LEVEL 02

GLAZING SCHEDULE

TYPE	UNIT	MARK	DESCRIPTION	WIDTH	HEIGHT	OPERABILITY
UW3b		B-201d	HUNG + FIXED MULTI PANEL WINDOW	3650	2750	DOUBLE HUNG + FIXED
LW1e		A-205c	HUNG + FIXED MULTI PANEL WINDOW	2800	2700	DOUBLE HUNG + FIXED
LW1h		A-202b	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
UW4a		B-203a	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
UW3b		A-205b	HUNG + FIXED MULTI PANEL WINDOW	3650	2750	DOUBLE HUNG + FIXED
UW3a		A-202d	HUNG + FIXED MULTI PANEL WINDOW	3050	2700	DOUBLE HUNG + FIXED
UW4a		A-204a	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
LW1a		B-301f	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1b		B-200a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1b		A-200a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD3a	A-201	A-201d	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	A-201	A-201c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-201	A-201e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-201	A-201b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
LW1a	A-201	A-201a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
LW1h	A-202	A-202a	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1h	A-202	A-202c	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1a	A-202	A-202e	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD3a	A-202	A-202g	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
UW4a	A-203	A-203e	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	A-203	A-203d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-203	A-203a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-203	A-203b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-203	A-203c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-204	A-204b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-204	A-204d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	A-204	A-204c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	A-205	A-205a	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD3a	B-201	B-201e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	B-201	B-201c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-201	B-201b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-201	B-201a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
UW4a	B-202	B-202d	HUNG + FIXED MULTI PANEL WINDOW	4275	2700	DOUBLE HUNG + FIXED
SD2b	B-202	B-202c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-202	B-202a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-202	B-202b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-203	B-203b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-203	B-203e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-203	B-203d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-203	B-203c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-204	B-204d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-204	B-204c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-204	B-204b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	B-204	B-204e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1a	B-204	B-204a	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD2b	B-205	B-205d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-205	B-205c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-205	B-205b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-205	B-205e	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	B-205	B-205a	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1a	B-206	B-206e	LOUVRE + FIXED WINDOW	800	2700	LOUVRE + FIXED
SD3a	B-206	B-206b	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	B-206	B-206d	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-206	B-206c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	B-206	B-206a	2 PANEL SLIDING DOOR	2176	2700	SLIDING

LEVEL 02: 55

LEVEL 02 (C)						
LW1b		C-210a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
LW1h		C-203e	HUNG + FIXED MULTI PANEL WINDOW	2200	2700	DOUBLE HUNG + FIXED
LW1b		C-200a	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD2b	C-201	C-201a	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-201	C-201e	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
SD2b	C-201	C-201b	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD2b	C-201	C-201c	2 PANEL SLIDING DOOR	2176	2700	SLIDING
SD3a	C-201	C-201d	3 PANEL SIDE SLIDING DOOR	3980	2700	SLIDING
LW1b	C-201	C-201f	LOUVRE + FIXED WINDOW	1200	2700	LOUVRE + FIXED
SD3a	C-202	C-202c

EXTERNAL MATERIALS & FINISHES

CL-001 - "CEMINTEL"
STREET STYLE
EDGE CLADDING OXFORD
COLOUR : RIDGE WHITE

CL-002 - "JAMES HARDIE"
AXON CLADDING
SYSTEM
COLOUR : DULUX
DOMINO

ST-001 - "RMS TRADERS
STONE WALL CLADDING
TYPE:AMMOS

AL-001 - ALUMINUM
SLAB EDGE PROFILE
COLOUR : DULUX
MONUMENT SATIN

BA-001 - POWDER
COAT BALUSTRATE
COLOUR : DULUX
WHITE MATT

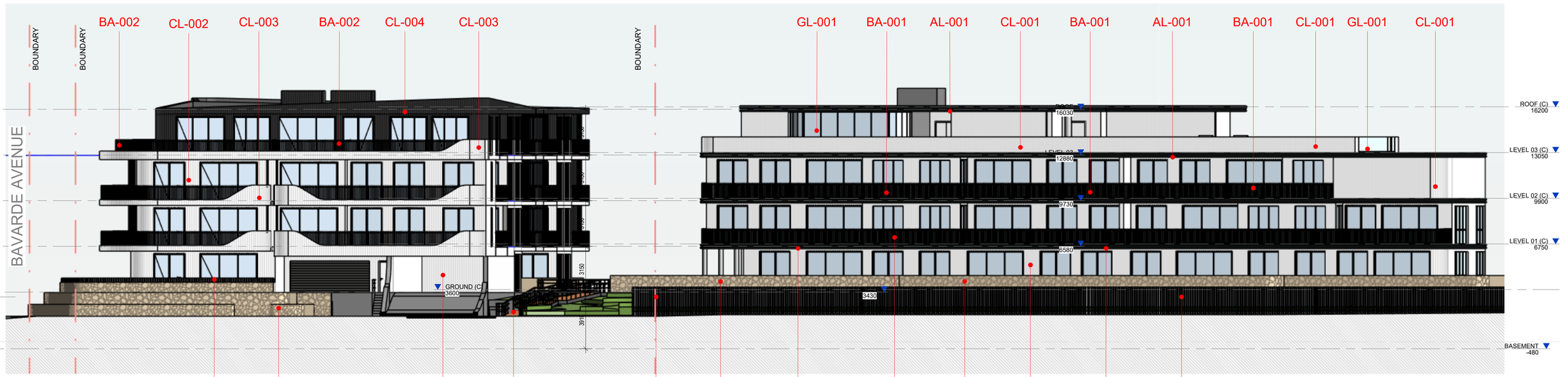
WD-001 - NATIONWIDE
TIMBER DECKING
COLOUR :
TALLOWWODD
DECKING

GL-001 - FRAMLESS
GLASS BALSUTRADE

SOUTH ELEVATION - FINISHES

1 : 150

CL-001 BA-001 CL-001 ST-001 BA-001 GL-001 CL-001 CL-001 ST-001 BA-001 BA-001 ST-001 CL-002 CL-001



EAST ELEVATION - FINISHES

1 : 150

BA-001 ST-001 CL-001 WD-001 BA-001 ST-001 AL-001 BA-002 ST-001 CL-001 AL-001 BA-001

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio shall not be held responsible for any variations to specifications or drawings due to any discrepancies without consultation. Use figured dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works take precedence over drawings made to smaller scales or for general purposes. All work is to conform to relevant Australian Standards and Codes together with all Authorities' requirements and Regulations.

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA

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PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
MATERIALS SCHEDULE

SHEET NUMBER: **DA-9200**
REV: **C**
DATE: 03/09/2024

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VIEW FROM BAVARDE AVENUE

VIEW FROM HAREDALE PARADE

PRELIMINARY
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DEVELOPMENT APPLICATION

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	03/09/2024	DA Submission	BA

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20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
PERSPECTIVE VIEWS

SHEET NUMBER: **DA-9300**
REV: **B**
DATE: 03/09/2024

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