

DA01	SITE ANALYSIS
DA02	SITE CONTEXT
DA03	SITE CONTEXT
DA04	BULK AND SCALE STUDIES
DA05	SITE PLAN
DA06	GROUND FLOOR SITE PLAN & HARDSTAND WORKS
DA07	SITE SECTIONS
DA08	BOUNDARY ELEVATIONS
DA09	BOARDING HOUSES - PLANS & ELEVATIONS
DA10	TOWNHOUSE - BLOCK B & C - -PLANS & ELEVATIONS
DA11	TOWNHOUSE - BLOCK D & E - PLANS & ELEVATIONS
DA12	RESIDENTIAL FLAT BUILDING - PLANS
DA13	RESIDENTIAL FLAT BUILDING - ELEVATIONS
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DA16	SOLAR AND VENTILATION DIAGRAMS - FROM SUN ANGLE VIEWS
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DA18	PHOTOMONTAGE
DA19	LANDSCAPE CONCEPT PLAN
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DA21	PLANTING SCHEDULE, PLANTING DETAIL, PLANTING AND MATERIALS PALETTE
DA22	LANDSCAPE SECTIONS & ELEVATIONS
DA23	DEMOLITION PLAN & RETAINED AND REMOVED TREES
DA24	LANDSCAPE LIGHTING PLAN
DA25	Unnamed
DA26	Unnamed



Proposed AFFORDABLE HOUSING
DEVELOPMENT

For SOUTHERN CROSS
COMMUNITY HOUSING

At 108-114 Rawlinson Street Bega



Wollongong

Level 1,147 Crown
Street, Wollongong
NSW 2500
T: 02 4226 1387

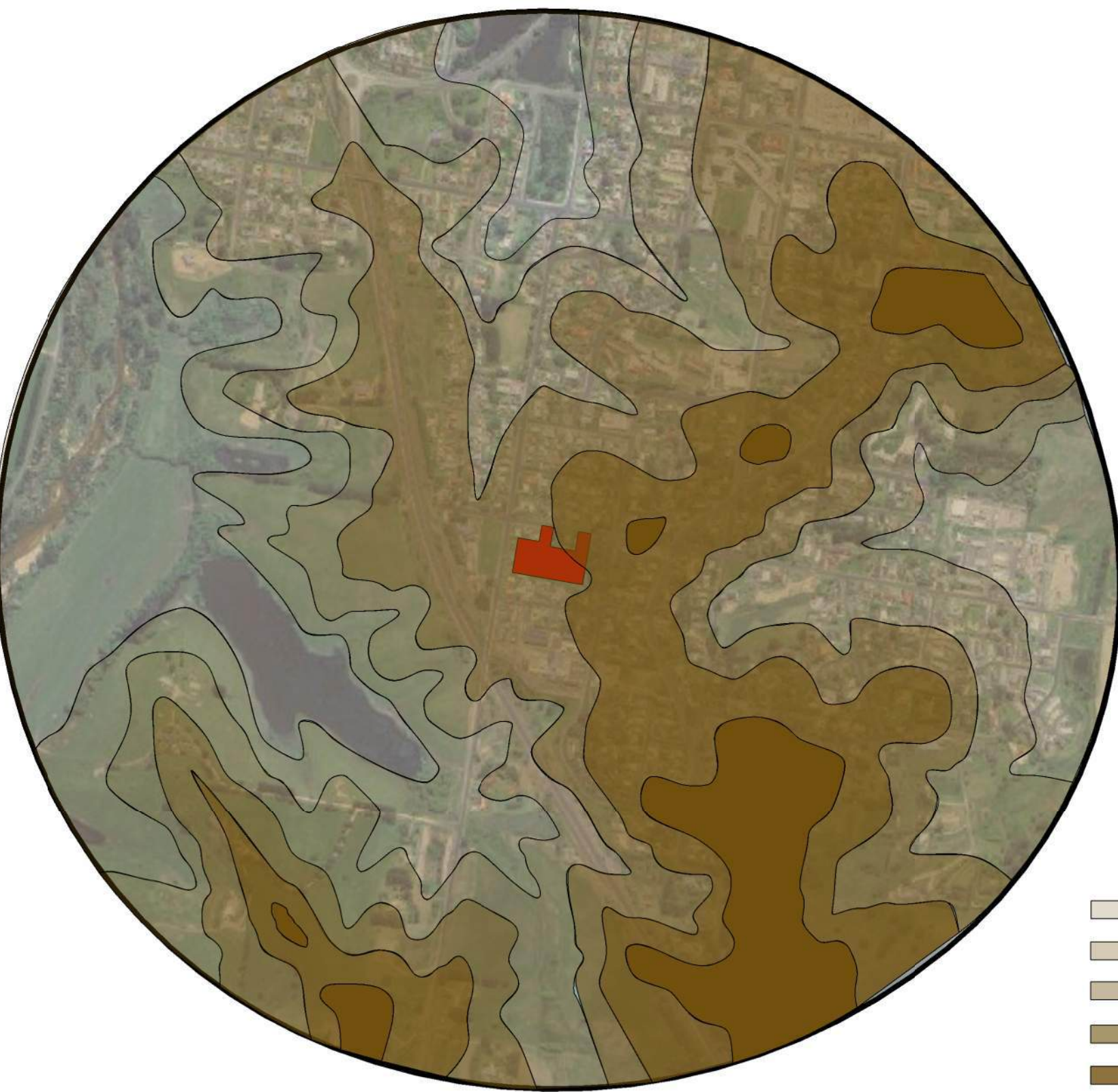
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92 North Street
Nowra, NSW 2541
T: 02 4421 6822

W: www.aej.com.au
E: aej@aej.com.au

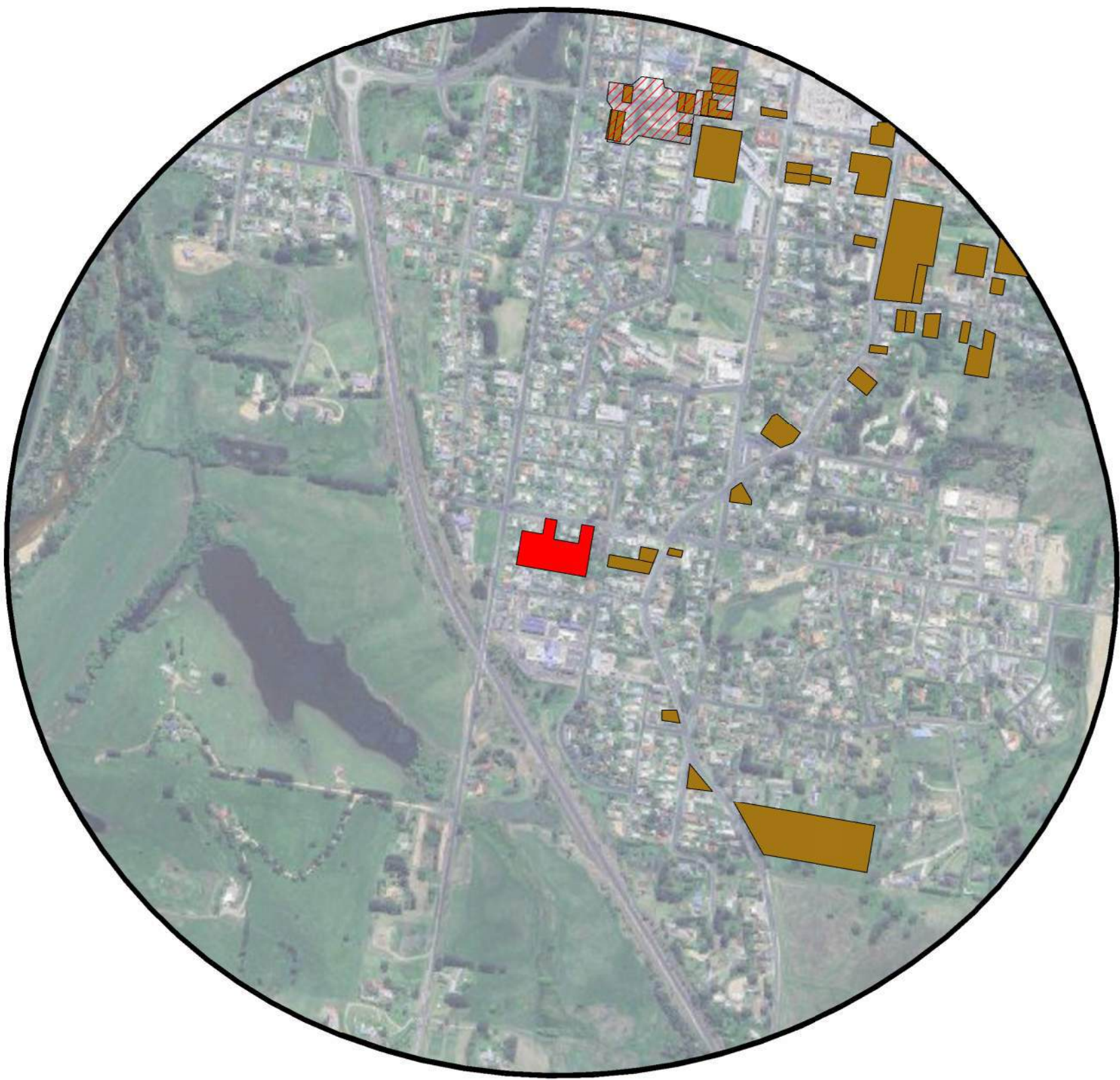
Batemans Bay

Unit 6, 9-11
Orient Street,
Batemans Bay
NSW 2536
T: 02 4472 7388



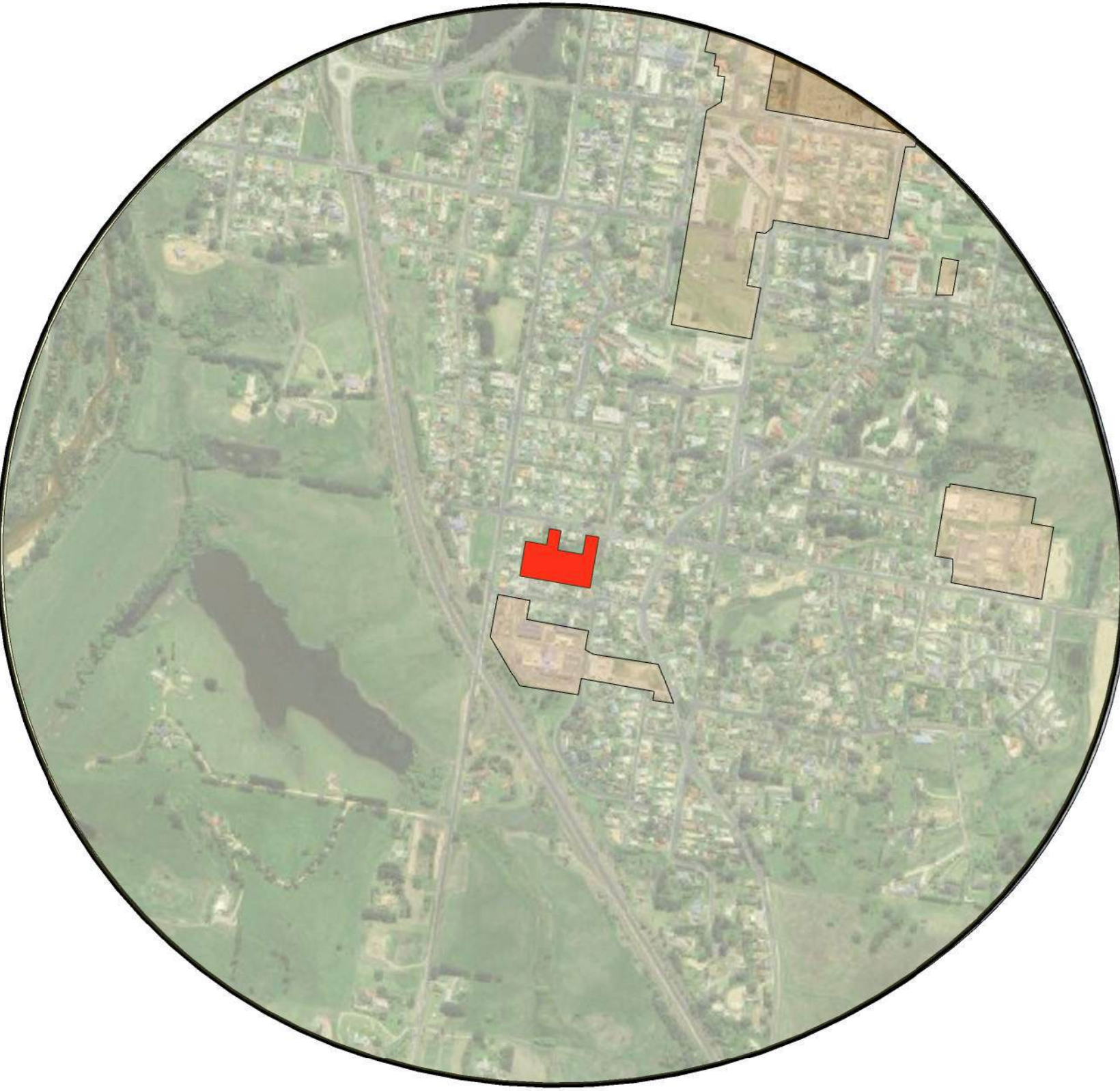
CONTOURS

- 0 -10 AHD
- 10 - 20 AHD
- 20 - 30 AHD
- 30 - 40 AHD
- 40 - 50 AHD
- 50 - 60 AHD
- SITE (30 - 40 AHD)



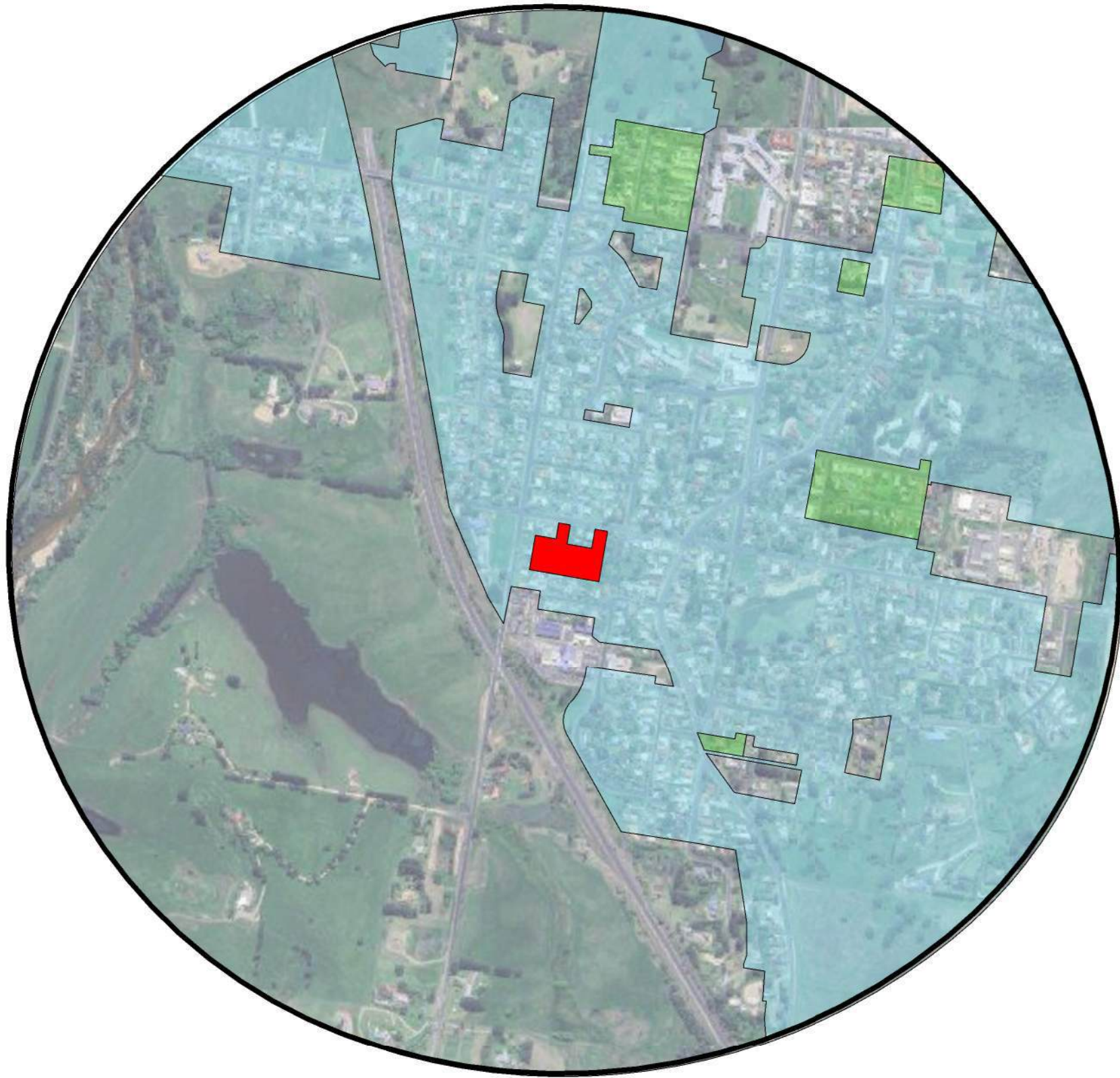
HERITAGE

- ITEM - GENERAL
- CONSERVATION AREA
- SITE



HEIGHT LIMIT

- 10m
- 14m
- 16m
- SITE (10m)



FLOOR SPACE RATIO

- 0.5:1
- 0.6:1
- SITE (0.5:1)

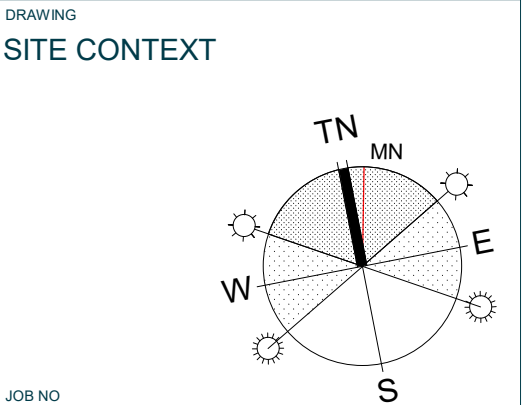
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REV	DESCRIPTION	DATE
DA ISSUE		25.10.23

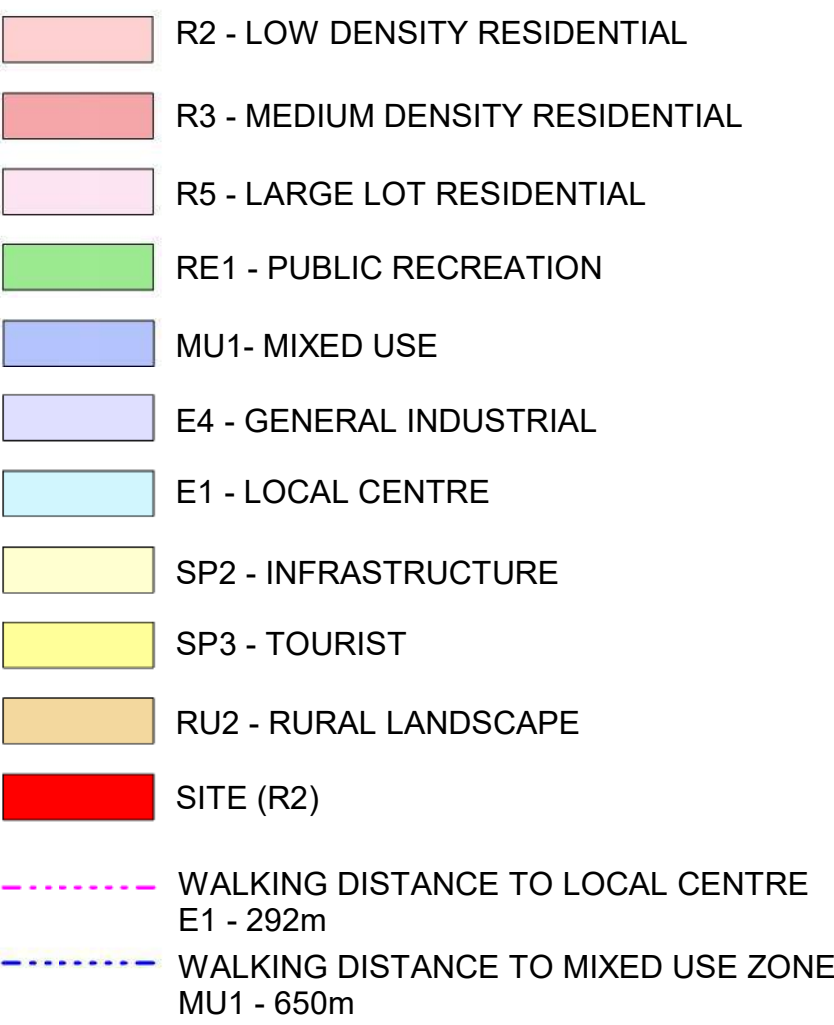
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DEVELOPMENT
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For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
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JOB NO 23-0044	SCALES 1 : 10000 @ A1	DRAWING NO DA02	REV.
DATE 25.10.23	DRAWN AC	CHECKED GR	No. IN SET



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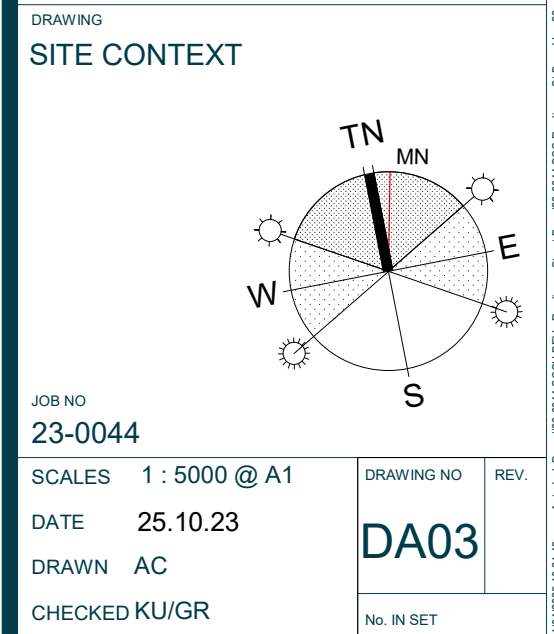
E aej@aej.com.au

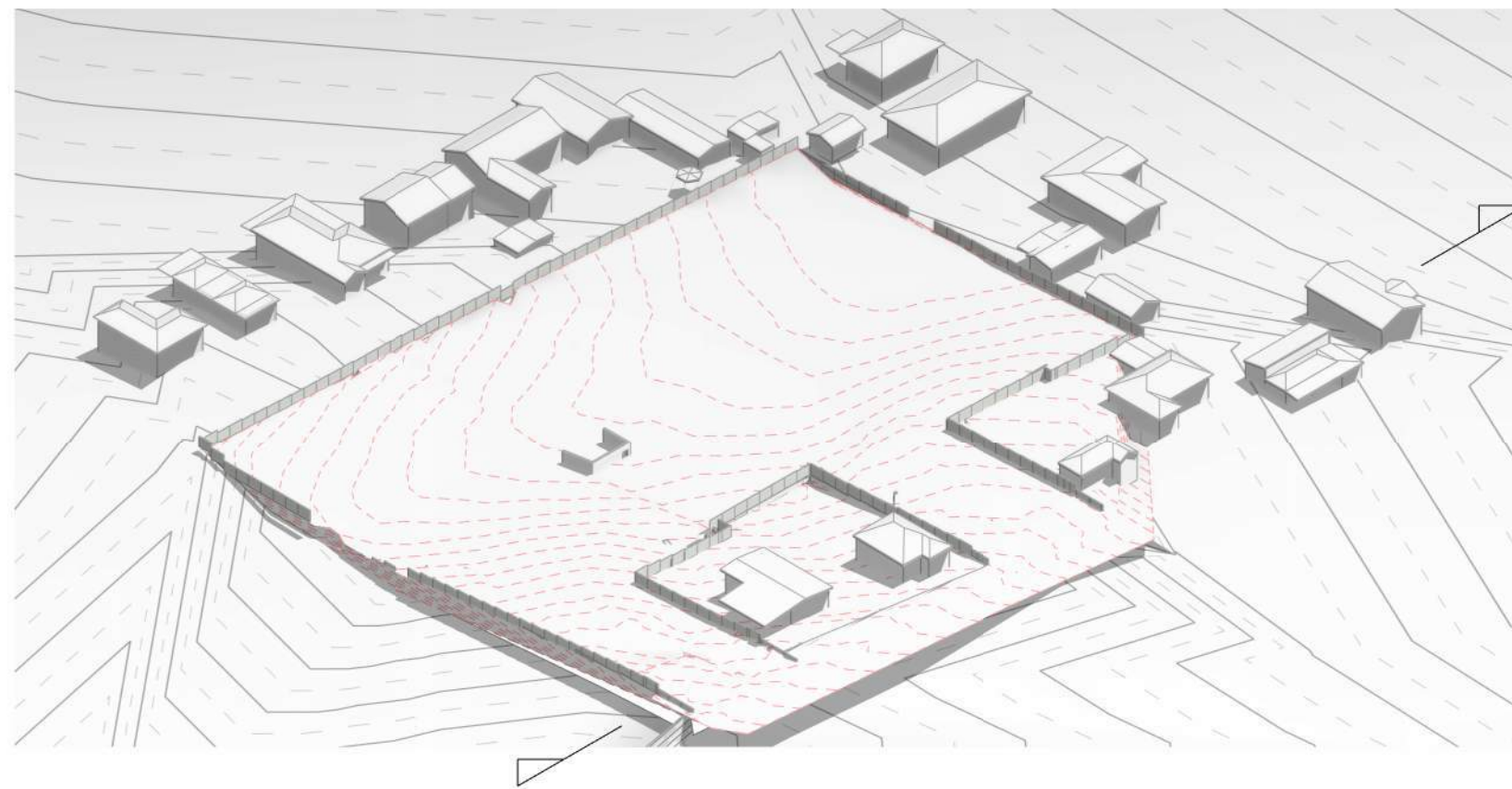


PROJECT
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DEVELOPMENT

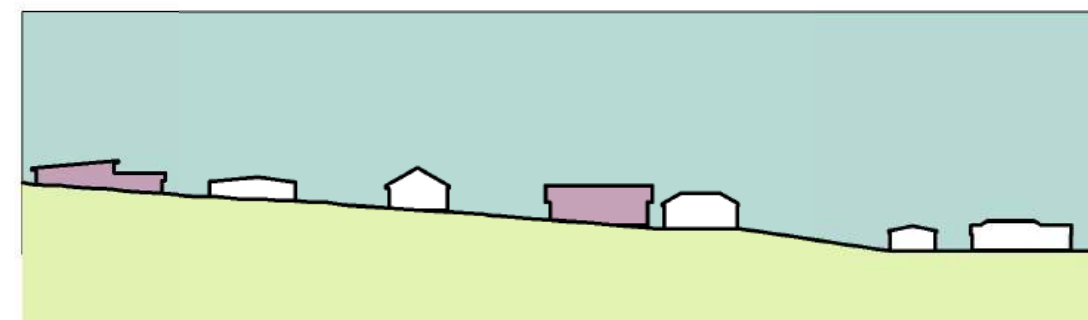
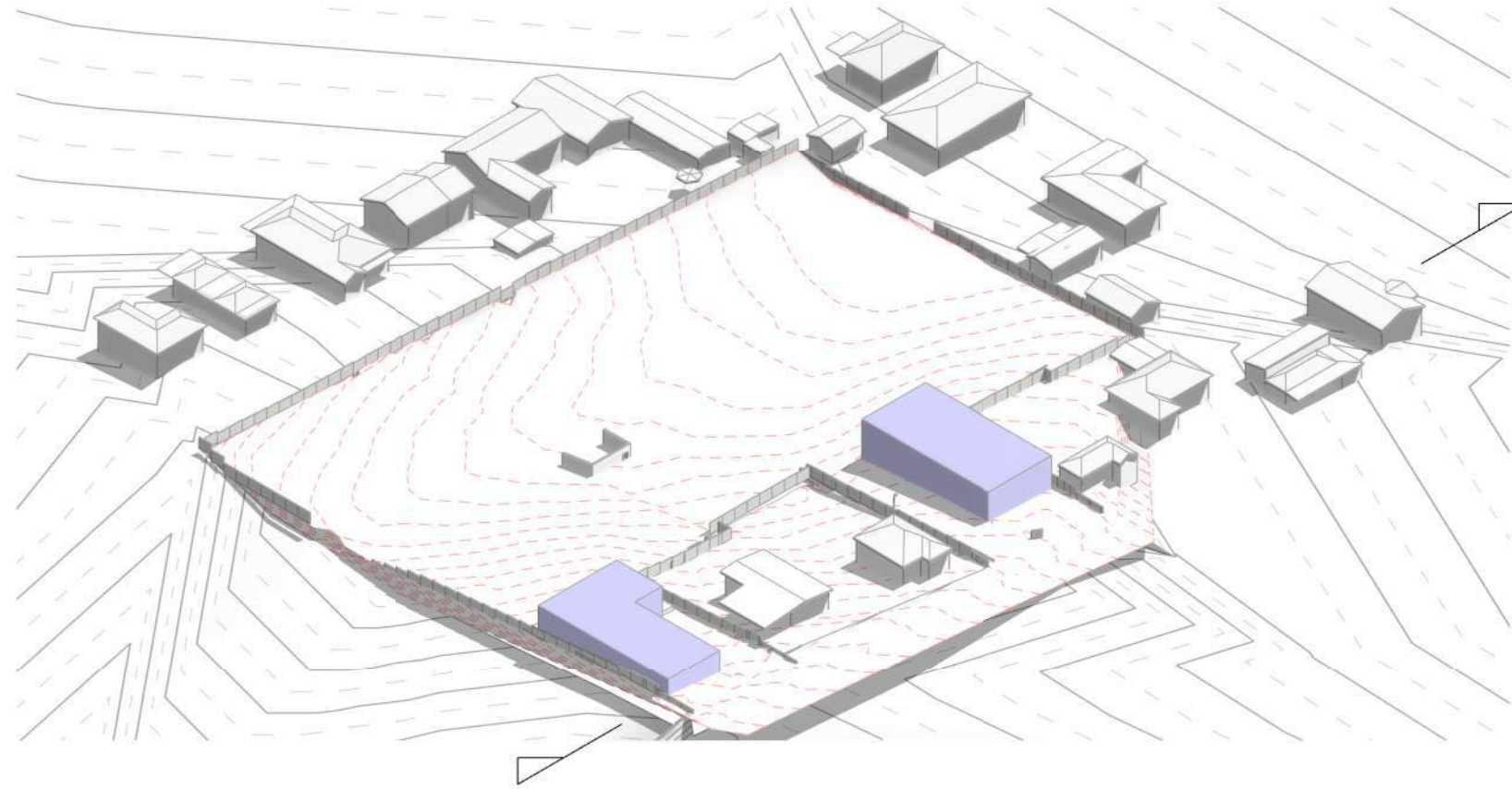
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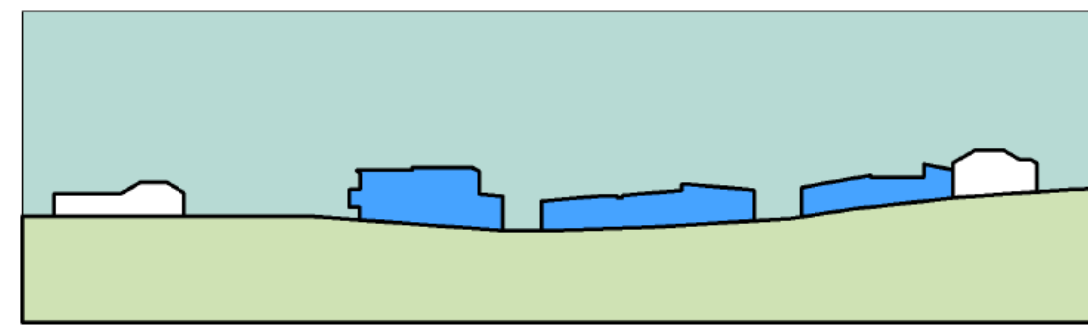
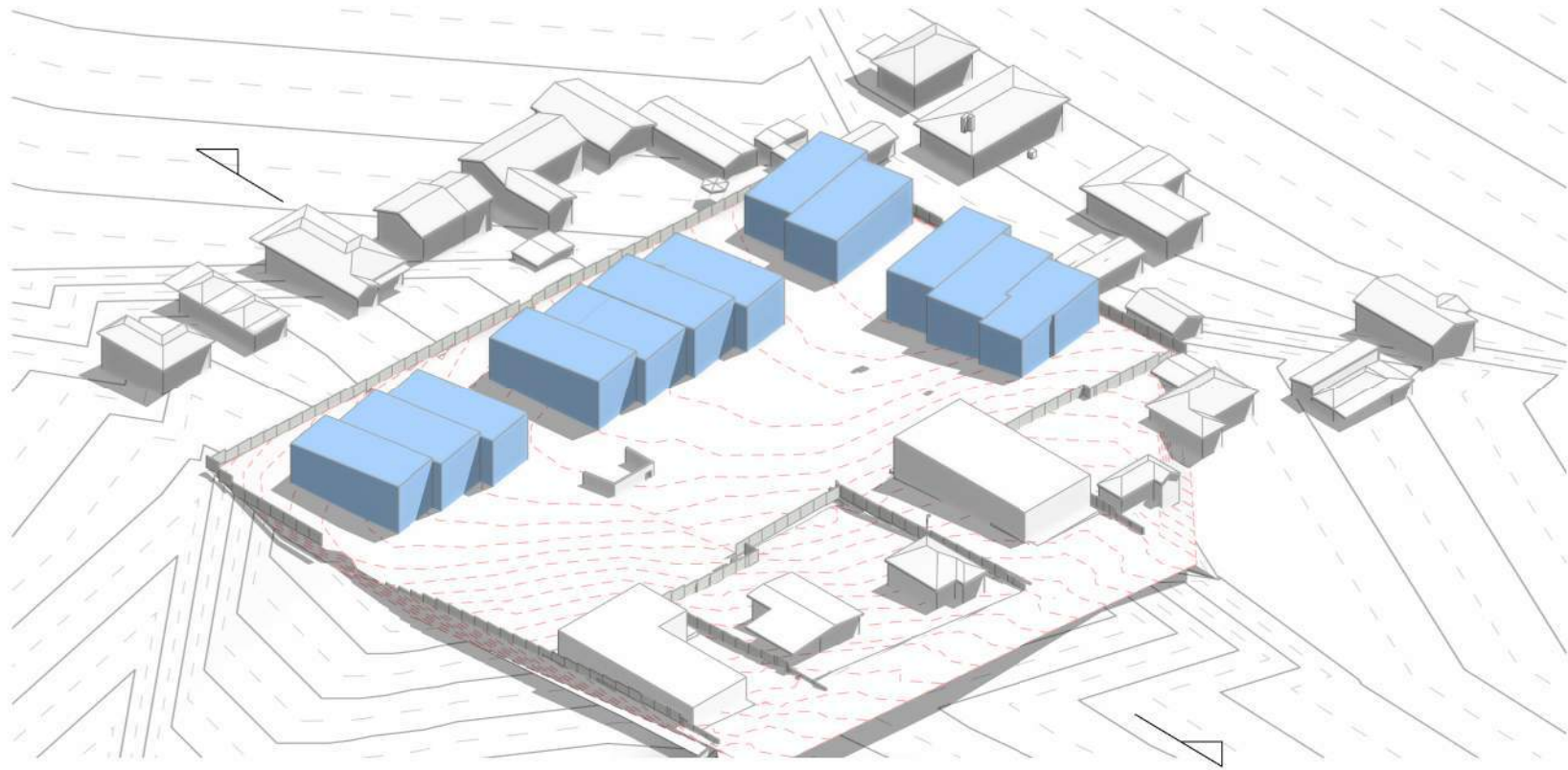




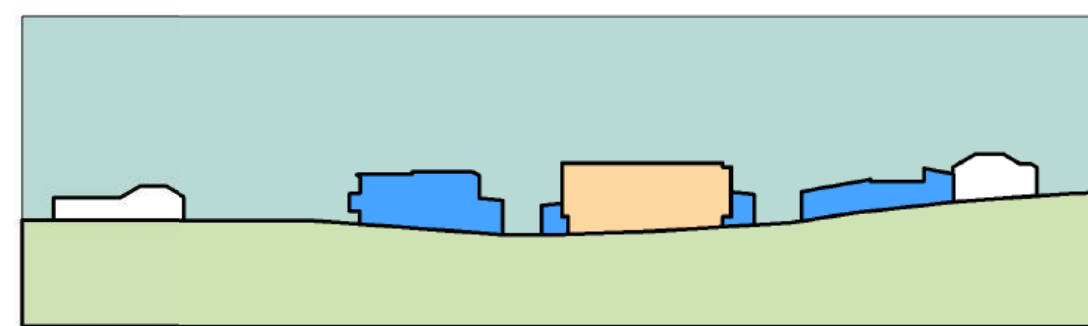
EXISTING SITE



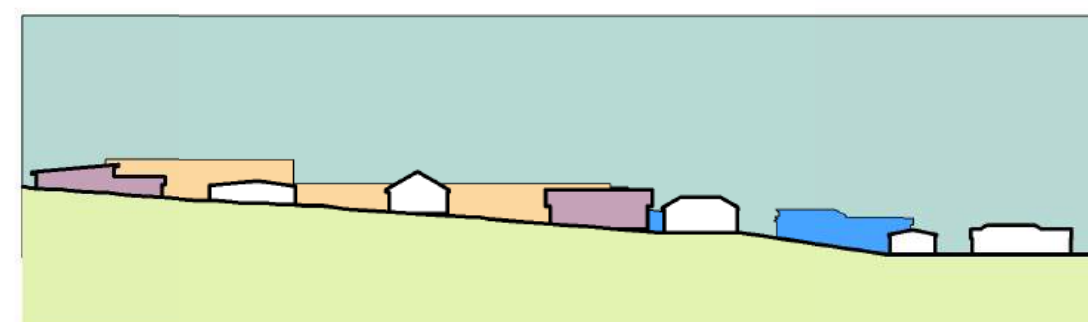
SINGLE STOREY TO CONTINUE
STREET FRONTAGE AS SINGLE
DWELLINGS IN FORM



TWO STOREY RESIDENTIAL FLAT
BUILDINGS PERIMETER OF SITE TO
PRESENT LOW DENSITY TO ADJOINING
LOW DENSITY



**TWO / THREE STOREY RESIDENTAL
FLAT BUILDING CENTRALLY LOCATED &
SCREENED FROM SURROUNDING
STREETS & PROPERTIES**



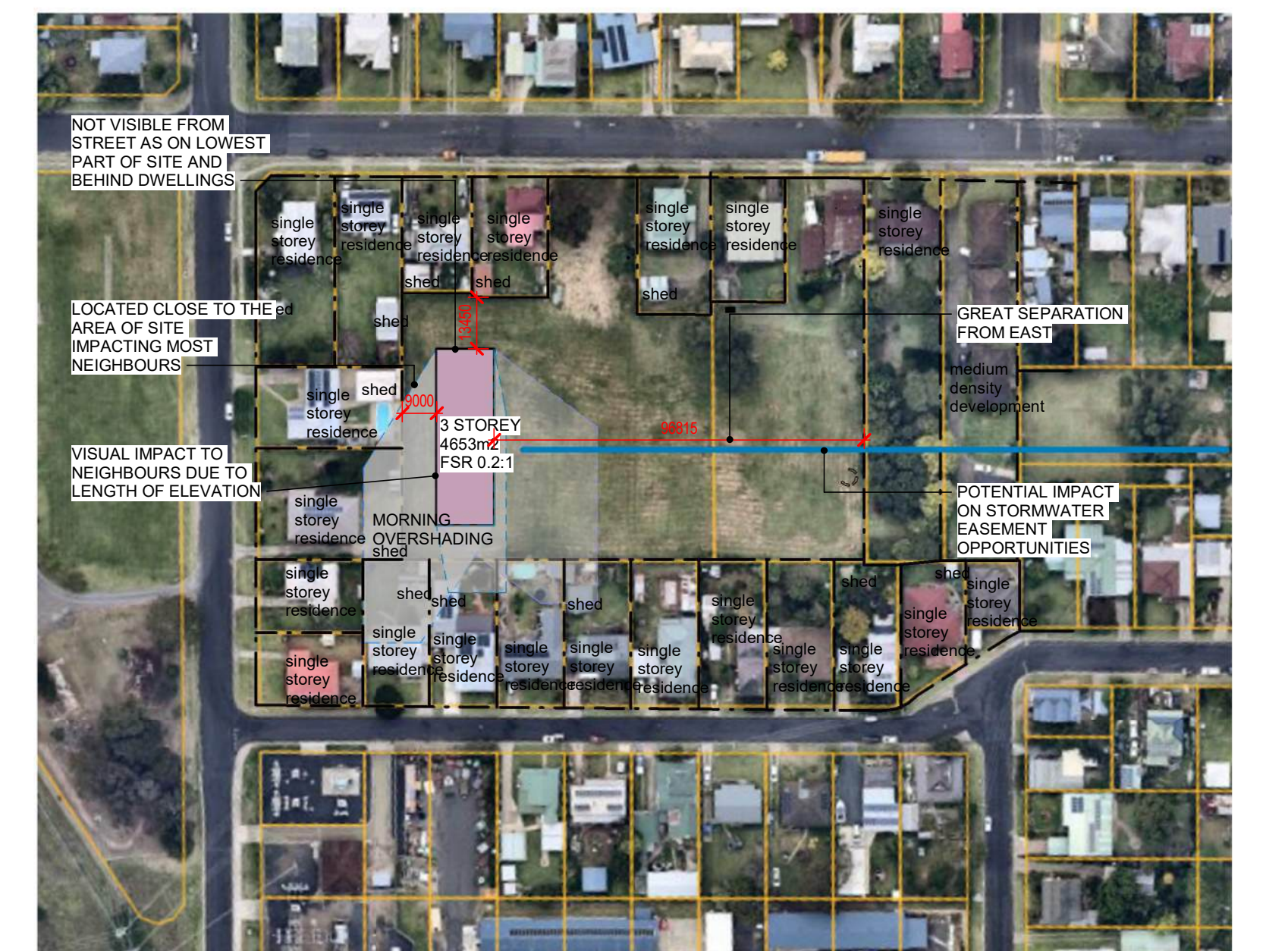
SITE MASSING AS A RESULT OF CONTEXT STUDIES. BUILDINGS TO BE BROKEN UP & ARTICULATED TO REDUCE BULK & SCALE.



OPTION 1 - RESIDENTIAL FLAT BUILDING PLACED TO THE EAST OF SITE PERPENDICULAR TO THE FRONT BOUNDARY



OPTION 2 - RESIDENTIAL FLAT BUILDING PLACED TO THE NORTH OF THE SITE PARALLEL TO THE FRONT BOUNDARY



OPTION 3 - RESIDENTIAL FLAT BUILDING PLACED TO THE WEST OF SITE PERPENDICULAR TO THE FRONT BOUNDARY

LEGEND

- - - - - 9AM SHADOW LINE
 - - - - - 12PM SHADOW LINE
 - - - - - 3PM SHADOW LINE

[illegible]

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PROJECT

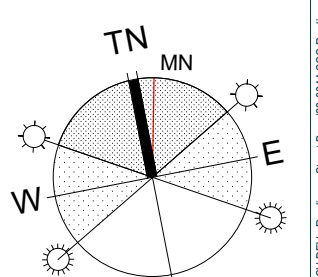
Proposed AFFORDABLE HOUSING DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING

BULK AND SCALE STUDIES



JOB NO
23-0044

SCALES	As indicated @ A1	D
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DATE 25.10.23

DRAWN AC

CHECKED GR

DRAWING NO	REV.
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3424

DA04



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LEGEND

COS	COMMON OPEN SPACE
POS	PRIVATE OPEN SPACE
SCHEDULE OF AREAS	
SITE AREA	9585m ²
BOARDING HOUSE 1	255m ²
BOARDING HOUSE 2	275m ²
RESIDENTIAL FLAT BUILDING	1977m ²
BLOCK B	375m ²
BLOCK C	252m ²
BLOCK D	685m ²
BLOCK E	492m ²
PROPOSED GFA	4311m ²
PROPOSED FSR	0.45:1
COMMUNAL OPEN SPACE	
COMMUNAL OPEN SPACE 1	902m ²
COMMUNAL OPEN SPACE 2	510m ²
COMMUNAL OPEN SPACE 3	1186.7m ²
COMMUNAL OPEN SPACE 4	191.7m ²
COMMUNAL OPEN SPACE 5	74.6m ²
TOTAL COS AREA	2865m ²
TOTAL COS PERCENTAGE	30%

UNIT SCHEDULE

BOARDING ROOMS	12
BLOCK A	31
BLOCK B	5
BLOCK C	3
BLOCK D	8
BLOCK E	5
TOTAL UNITS	64

- REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR FURTHER DETAILS.

SCHEDULE OF PARKING

	BED	RATE	REQD	PROV.
BOARDING HOUSES		0.2 parking space/ room	2.4	4
BLOCK A	ST		10	10
	1	1 parking space/ 1- 2 bed	14	14
	2		4	4
Visitor (applies to all)		1 parking space/ 5 dwellings	6	6
BLOCK B	1	1 parking space/ 1- 2 bed	2	2
	2		1	1
	3	1.5 parking space/ 3 beds	1.5	2
	4	2 parking space/ 4+ beds	2	2
Visitor		1 parking space/ 5 dwellings	1	1
BLOCK C	1	1 parking space/ 1- 2 bed	1	4
	3	1.5 parking space/ 3 beds	1.5	5
	4	2 parking space/ 4+ beds	1.5	
Visitor		1 parking space/ 5 dwellings	1	1
BLOCK D	1	1 parking space/ 1- 2 bed	3	3
	2		2	2
	3	1.5 parking space/ 3 beds	3	4
Visitor		1 parking space/ 5 dwellings	2	2
BLOCK E	1	1 parking space/ 1- 2 bed	2	2
	2		1	1
	3	1.5 parking space/ 3 beds	1.5	2
	4	2 parking space/ 4+ beds	2	2
Visitor		1 parking space/ 5 dwellings	1	1
TOTAL			70.4	75

- REFER TO TRAFFIC ENGINEERS REPORT FOR FURTHER DETAIL.

NOTES

- REFER TO STORMWATER PLANS FOR DRAINAGE DETAILS.
- REFER CIVIL DRAWINGS FOR ROAD AND DRIVEWAY DESIGN.
- REFER CIVIL DRAWINGS FOR WATER AND SEWER CONNECTIONS.

REV.	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION REQUESTED	27.11.20
B	ADDITIONAL INFORMATION	20.01.24
C	ADDITIONAL INFORMATION	31.01.24
D	ADDITIONAL INFORMATION	27.08.24
D	ADDITIONAL INFORMATION	09.10.24

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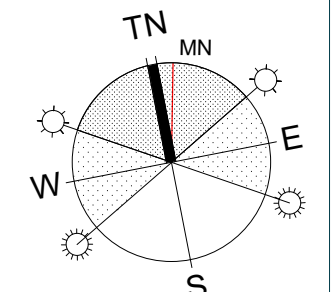
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Proposed AFFORDABLE HOUSING DEVELOPMENT

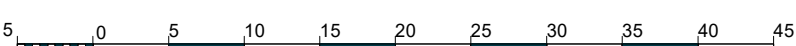
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For SOUTHERN CROSS COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

SITE PLAN



JOB NO 23-0044	SCALES 1 : 500 @ A1	DATE 09.10.24	DRAWN AC/LQ	CHECKED KU/GR	DRAWING NO DA05	REV. D
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LEGEND

- EX. TREES TO BE RETAINED
- PROPOSED LANDSCAPE
- DEEP SOIL LANDSCAPE
- PROPOSED DRIVEWAY
- PROPOSED PAVING
- SOLAR PANEL LOCATION

TOTAL DEEP SOIL AREA 1837m²
TOTAL LANDSCAPE AREA 4063m²
TOTAL LANDSCAPE PERCENTAGE 42%
FOR MORE LANDSCAPE INFORMATION
REFER TO DA19

REV	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION REQUESTED	27.11.20
B	ADDITIONAL INFORMATION	20.01.24
C	ADDITIONAL INFORMATION	27.08.24
	ADDITIONAL INFORMATION	09.10.24

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DEVELOPMENT

CLIENT

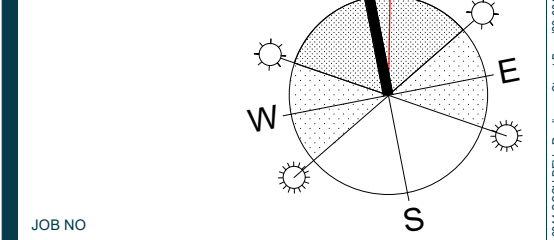
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COMMUNITY HOUSING

SITE

At 108-114 Rawlinson Street Bega

DRAWING

GROUND FLOOR SITE PLAN &
HARDSTAND WORKS



JOB NO
23-0044

SCALES 1 : 200 @ A1

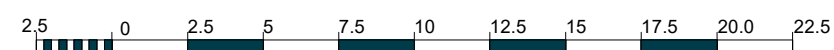
DATE 09.10.24

DRAWN KU / LQ/ AC

CHECKED GR

DRAWING NO
DA06
REV
C
NO. IN SET

AS2890.1 :2004 2.5.2 Design of
circulation roadway and ramp
AS2890.1 :2004 5.4 Design of
enclosed garages



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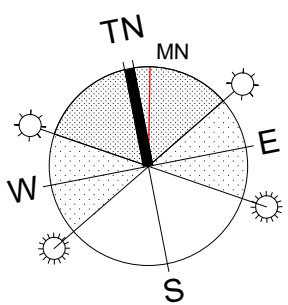
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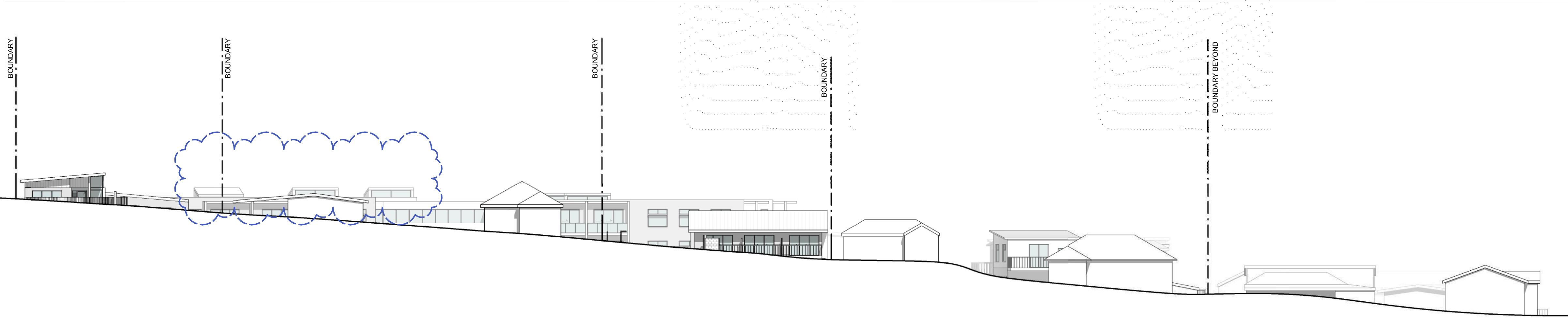
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COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING
SITE SECTIONS

JOB NO 23-0044		S	
SCALES	As indicated @ A1	DRAWING NO	REV.
DATE	25.10.23	DA07	A
DRAWN	AC	No. IN SET	
CHECKED	GR		



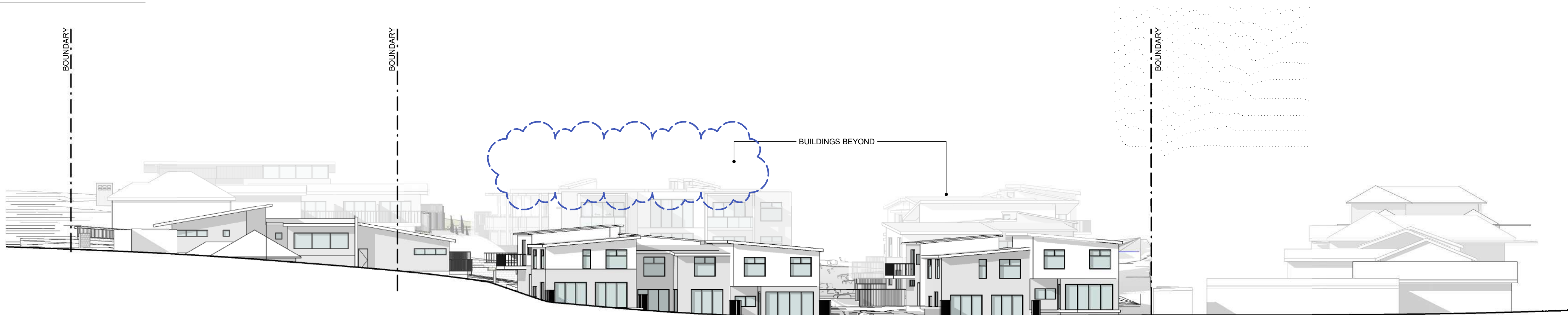
1 BOUNDARY - NORTH
CS/03 1: 250



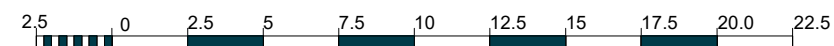
2 BOUNDARY - SOUTH
SA06 1: 250



3 BOUNDARY - EAST
SA06 1: 250



4 BOUNDARY - WEST
SA06 1: 250



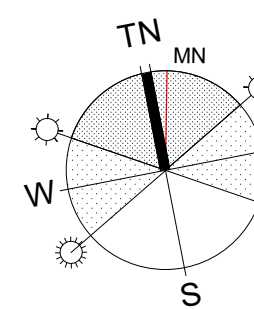
LEGEND

REV	DESCRIPTION	DATE
1	ISSUE	25.10.23
A	ADDITIONAL INFORMATION	09.12.23

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DRAWING
BOUNDARY ELEVATIONS



JOB NO 23-0044	REV
SCALES 1: 250 @ A1	DRAWING NO DA08
DATE 05.10.23	REV A
DRAWN AC	No. IN SET
CHECKED KU/GR	



1 BOARDING HOUSE 1
DA05 1:200

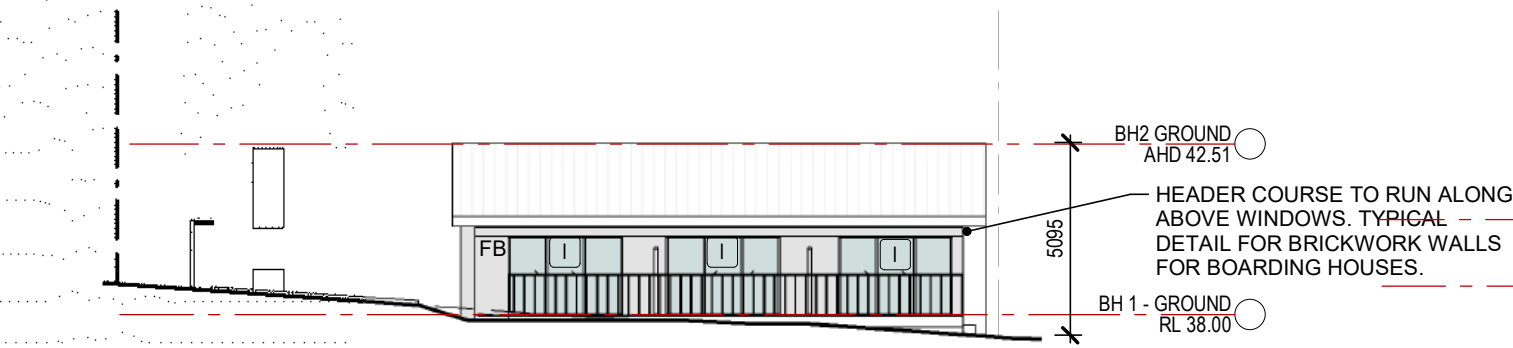
3 BOARDING HOUSE 1 - NORTH
SA06 1:200

4 BOARDING HOUSE 1 - SOUTH
SA06 1:200

5 BOARDING HOUSE 1 - WEST
SA06 1:200

6 BOARDING HOUSE 1 - EAST
SA06 1:200

D SECTION DD'
DA09 1:200



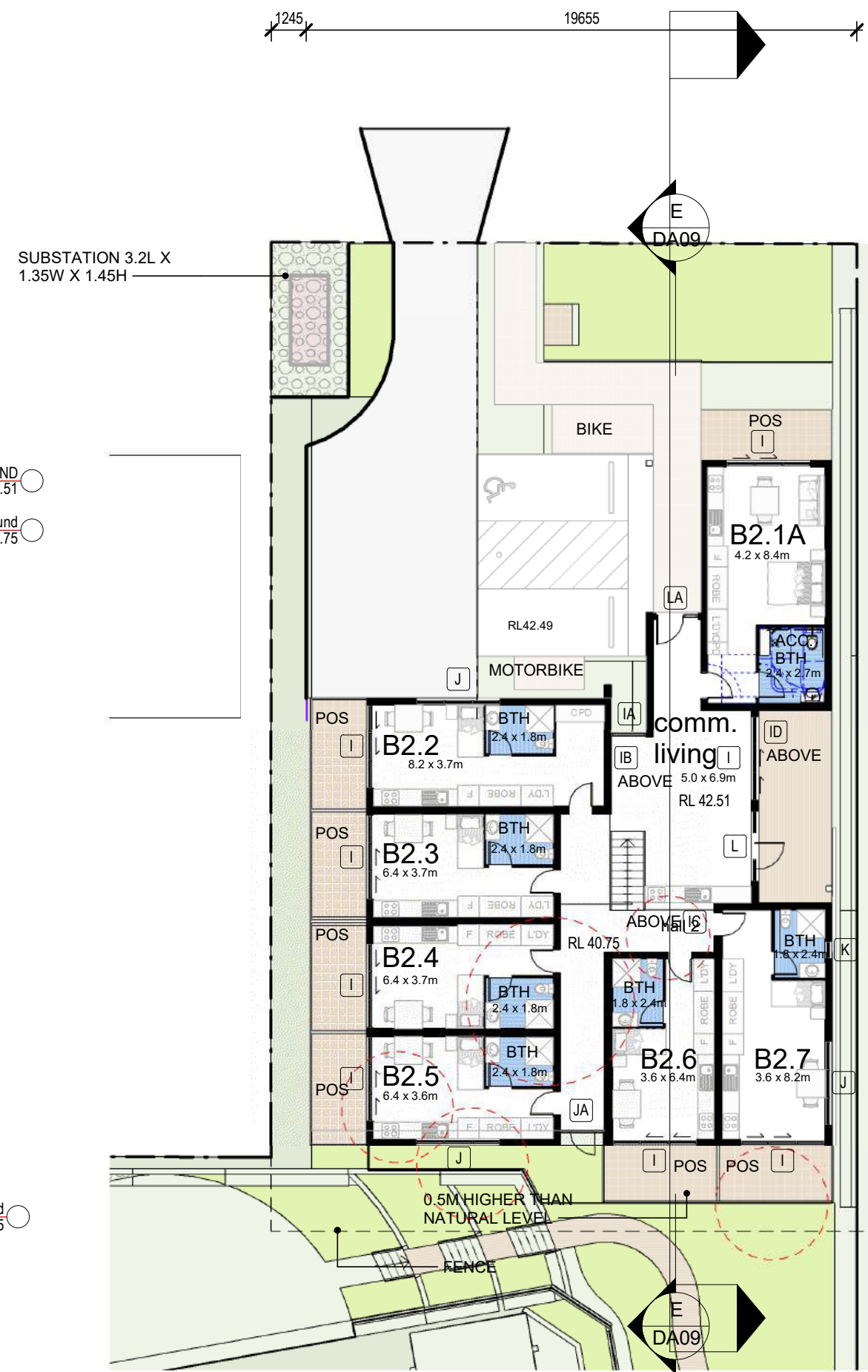
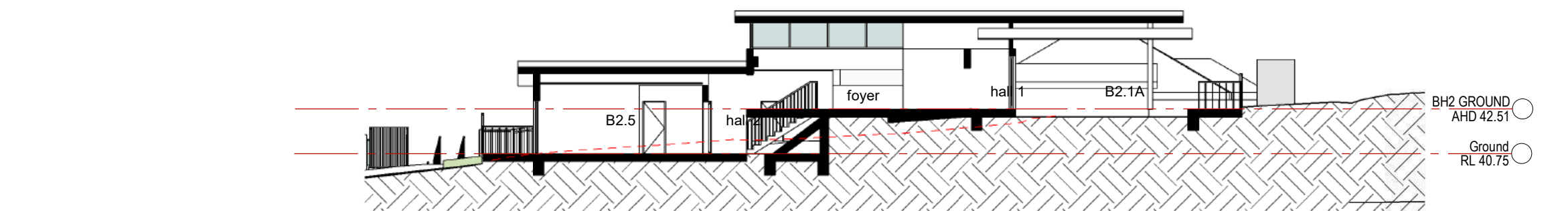
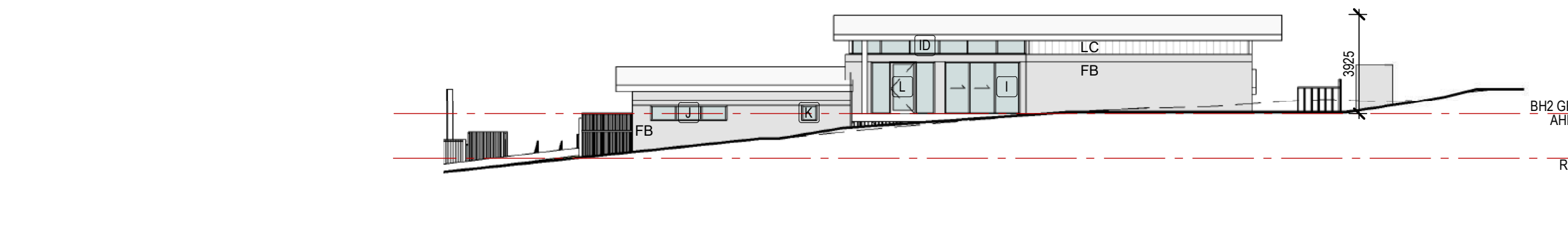
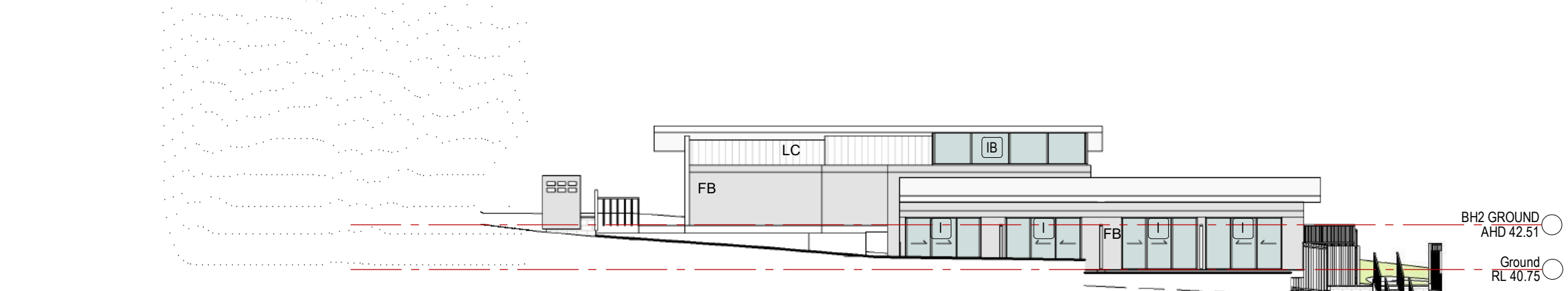
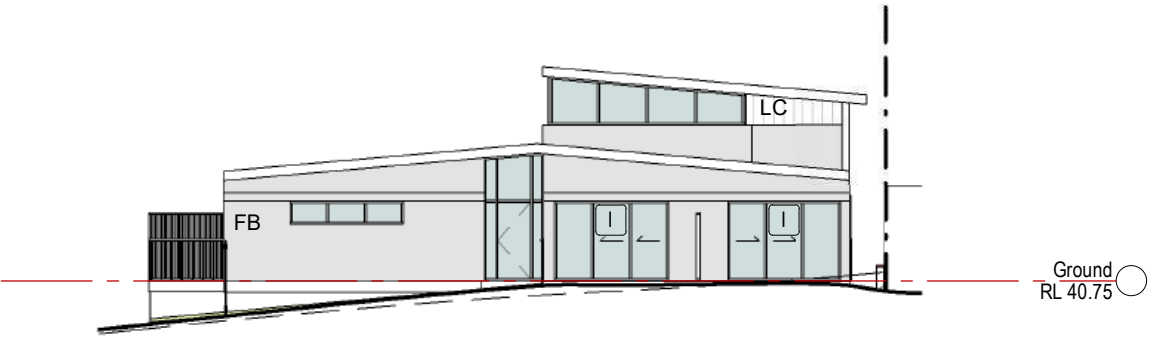
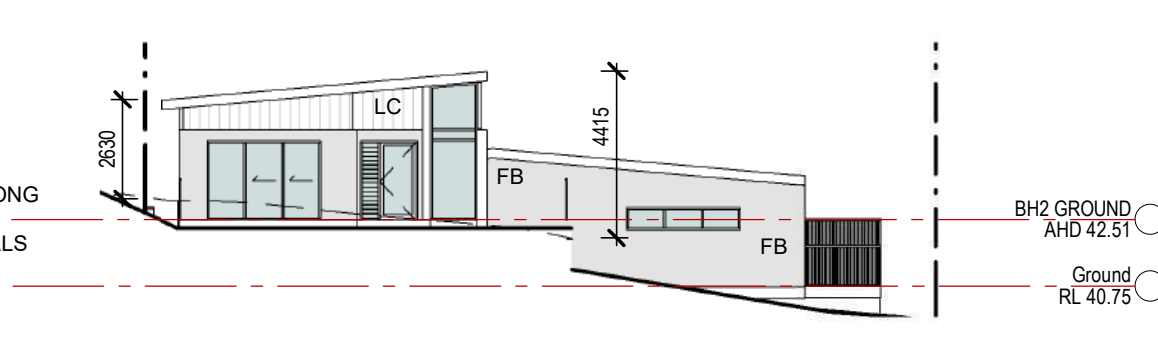
7 BOARDING HOUSE 2 - NORTH
SA06 1:200

8 BOARDING HOUSE 2 - SOUTH
SA06 1:200

9 BOARDING HOUSE 2 - WEST
SA06 1:200

10 BOARDING HOUSE 2 - EAST
SA06 1:200

E SECTION EE'
DA09 1:200



2 BOARDING HOUSE 2
DA05 1:200

LEGEND

ACC	ACCESSIBLE
COMM LIVING	COMMUNAL LIVING
F	REFRIGERATOR
L'DY	LAUNDRY
ROBE	WARDROBE
CPD	CUPBOARD
POS	PERSONAL OPEN SPACE
LC	LINEAR CLADDING
FB	FACE BRICKWORK
---	EXISTING GROUND LINE
---	FINISHED GROUND LINE
---	BOUNDARY

AREA SCHEDULE

BOARDING HOUSE 1			
	LHG LEVEL	AREA	POS
B1.1		23m²	7m²
B1.2		23m²	7m²
B1.3A	ACCESSIBLE	29m²	6.5m²
B1.4		36m²	7m²
B1.5		23m²	7m²
B1.6		23m²	6.5m²
COMM LIV		36m²	-
CIRCULATION		43m²	-
TOTAL		207m²	41m²

BOARDING HOUSE 2			
	LHG LEVEL	AREA	POS
B2.1A	ACCESSIBLE	30m²	9m²
B2.2A		38m²	8m²
B2.3		23m²	8m²
B2.4		23m²	8m²
B2.5		23m²	8m²
B2.6		23m²	8m²
COMM LIV		33m²	-
CIRCULATION		46m²	-
TOTAL		239m²	49m²

NOTES

WINDOW SCHEDULE

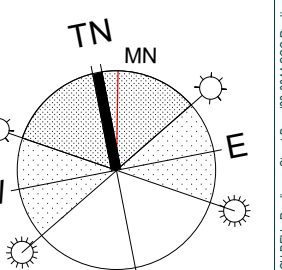
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I	3000mm x 2100mm
J	3000mm x 600mm
K	600mm x 600mm
L	2500mm x 2100mm
M	920mm x 2100mm
N	920mm x 2100mm

REV	DESCRIPTION	DATE
DA ISSUE		25.10.23
A	ADDITIONAL INFORMATION REQUESTED	27.11.23
A	ADDITIONAL INFORMATION	22.01.24
B	ADDITIONAL INFORMATION	31.01.24
C	ADDITIONAL INFORMATION	27.08.24

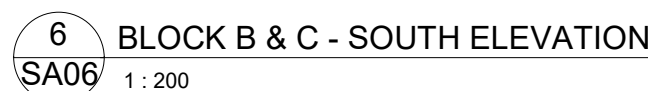
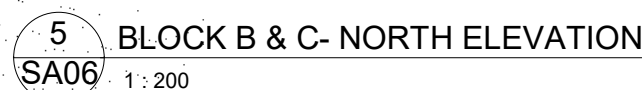
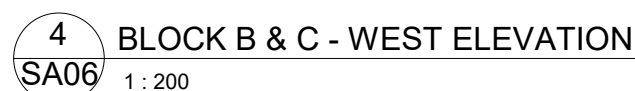
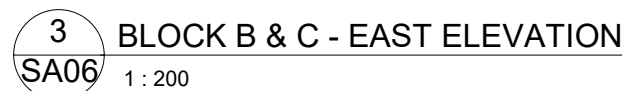
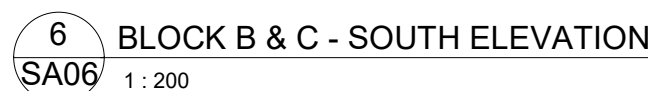
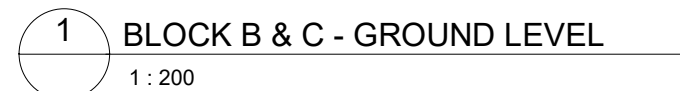
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DRAWING
BOARDING HOUSES - PLANS &
ELEVATIONS



JOB NO
23-0044
SCALES 1:200 @ A1
DATE 27.08.24
DRAWN AC/LQ
CHECKED UNCHECKED
DRAWING NO
DA09
REV
C
NO. IN SET

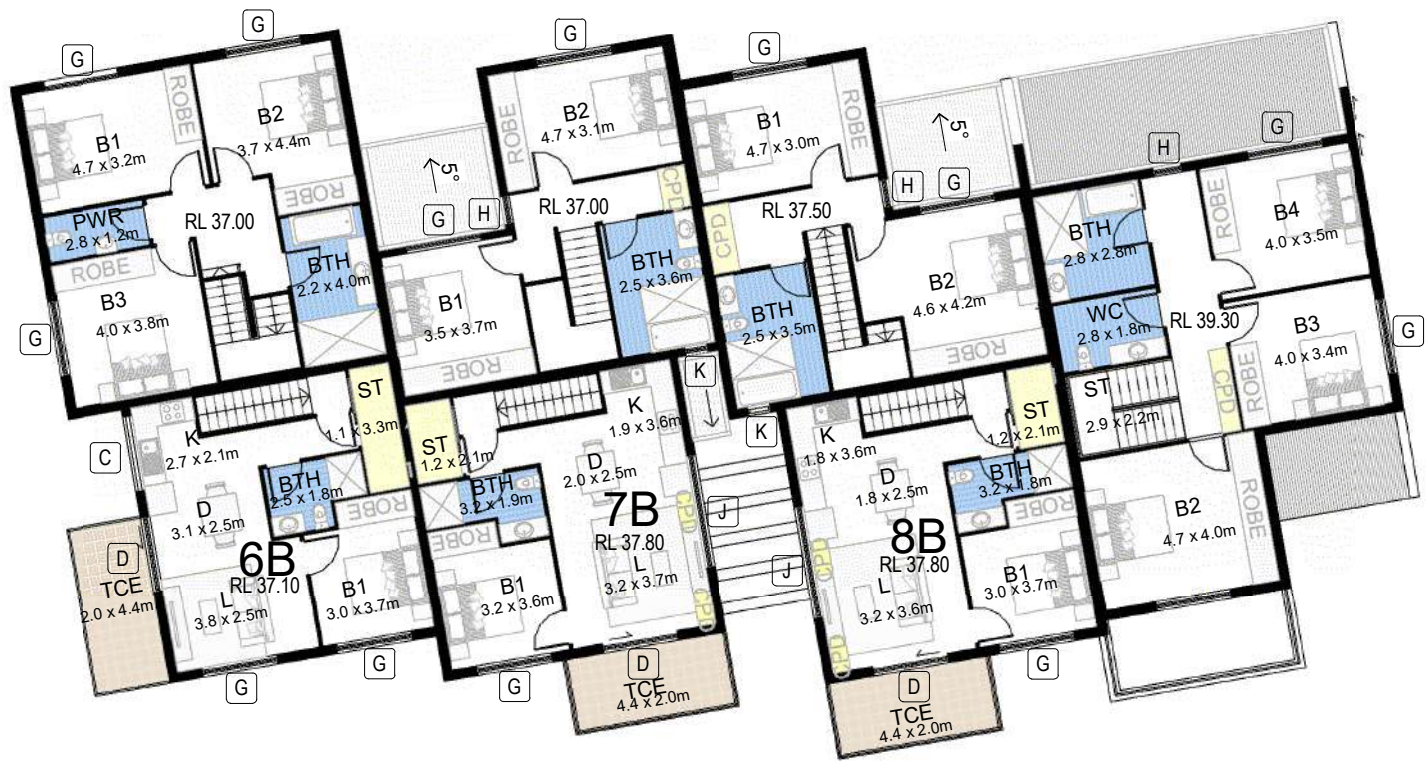


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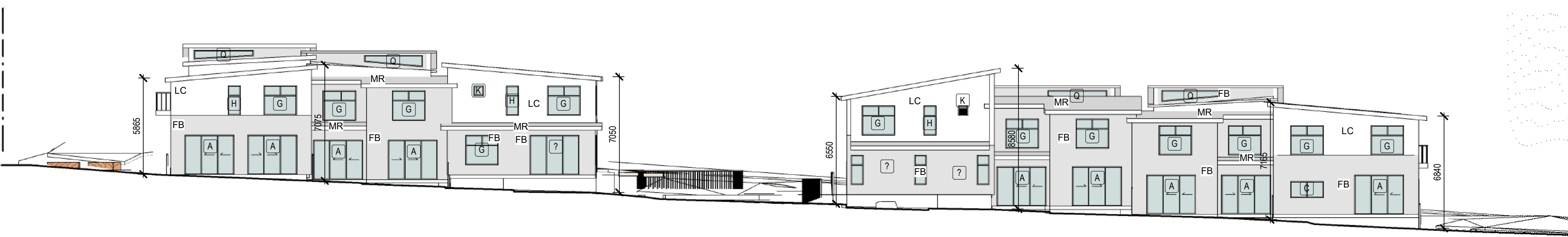




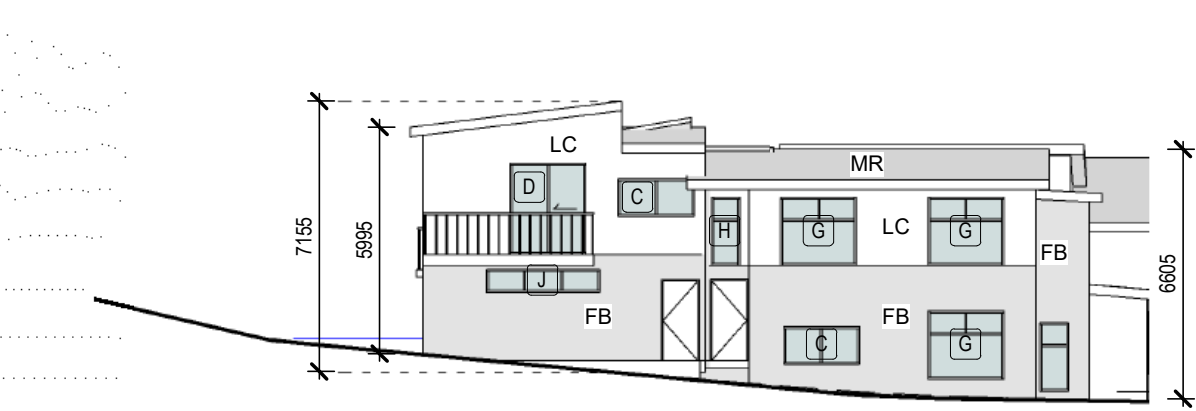
1 BLOCK D & E - GROUND LEVEL
1 : 200



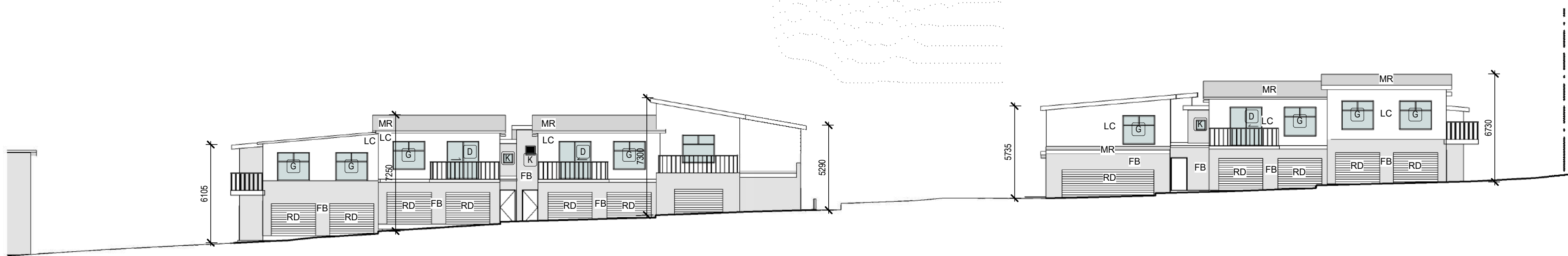
2 BLOCK D & E - LEVEL 1
1 : 200



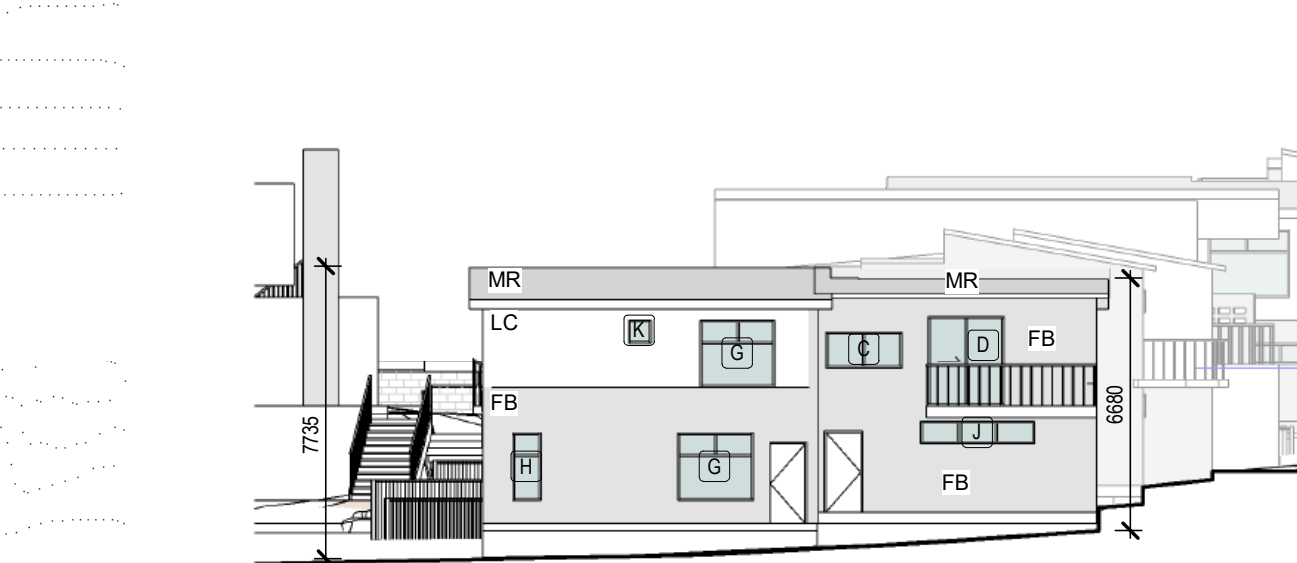
3 BLOCK D & E - NORTH ELEVATION
SA06 1 : 200



5 BLOCK D & E - EAST ELEVATION
SA06 1 : 200



4 BLOCK D & E - SOUTH ELEVATION
SA06 1 : 200



6 BLOCK D & E - WEST ELEVATION
SA06 1 : 200

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LEGEND	
L	LIVING
D	DINING
K	KITCHEN
B	BEDROOM
BTH	BATHROOM
PWR	POWDER ROOM
CPD	CUPBOARD
ROBE	WARDROBE
L'DY	LAUNDRY
F	REFRIGERATOR
TCE	TERRACE/BALCONY

SCHEDULE OF AREAS			
UNIT	BEDROOMS	AREA	POS
6A	3	135m ²	45m ²
7A	2	110m ²	40m ²
8A	2	110m ²	40m ²
9A (ACC)	3	164m ²	71m ²
10A (ACC)	4	153m ²	40m ²
11A	2	110m ²	40m ²
12A	3	118m ²	45m ²
6B	1	49m ²	9m ²
7B	1	46m ²	8m ²
8B	1	45m ²	8m ²
11B	1	45m ²	8m ²
12B	1	45m ²	9m ²

WINDOW SCHEDULE	
TAG	DIMESNSION (L X H)
A	3000mm x 2400mm
C	2000mm x 1000mm
D	2000mm x 2400mm
G	2000mm X 1800mm
H	750mm x 1800mm
J	3000mm x 600mm
K	600mm X 600mm
Q	3850mm x 650mm

ABBREVIATION LEGEND	
Keynote Text	
FB	FACE BRICKWORK
LC	LINEAR CLADDING
MR	METAL ROOFING
RD	ROLLER DOOR

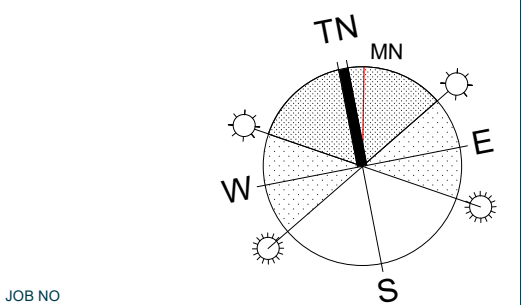
REV	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION	22.01.24
B	ADDITIONAL INFORMATION	31.07.24
C	ADDITIONAL INFORMATION	27.08.24

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T 02 4472 7388

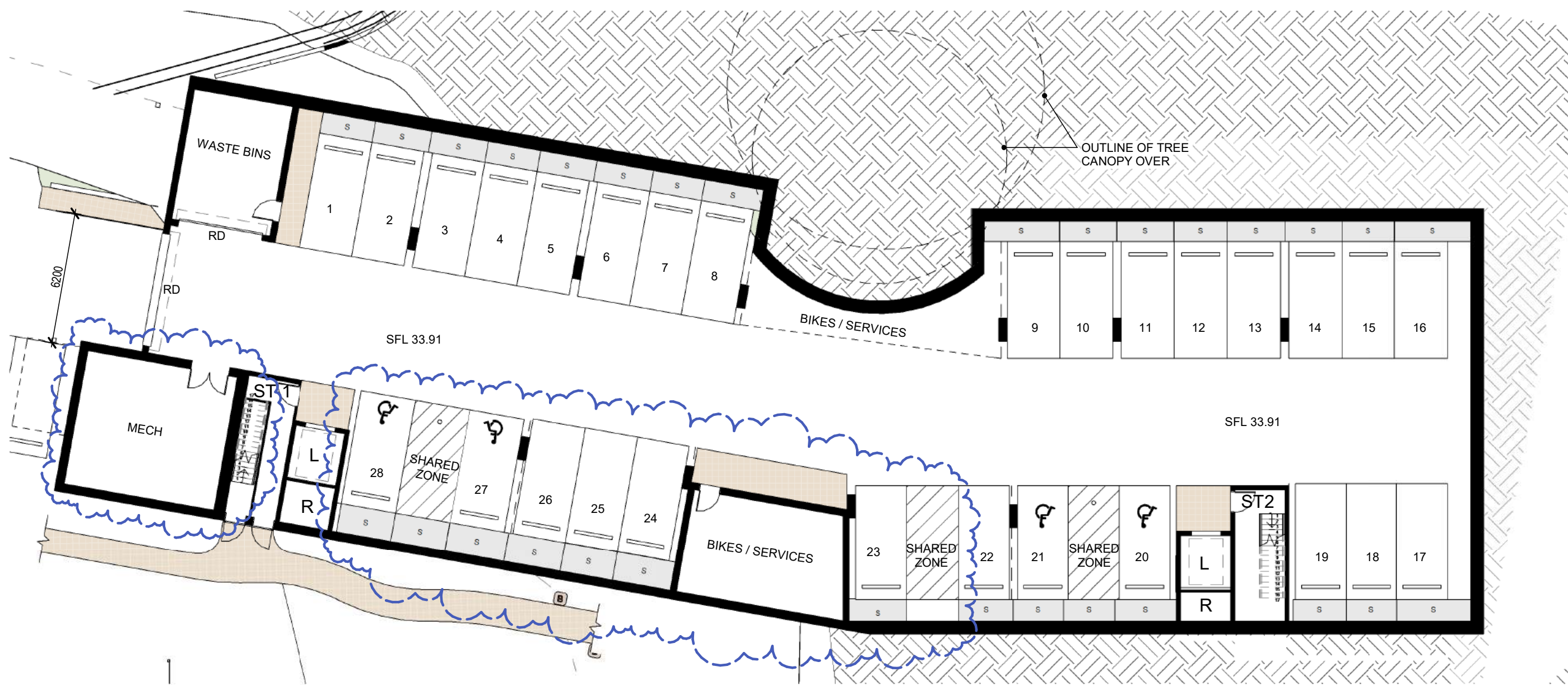
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PROJECT
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DEVELOPMENT
CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
TOWNHOUSE - BLOCK D & E -
PLANS & ELEVATIONS



JOB NO 23-0044	SCALES 1 : 200 @ A1	DRAWING NO DA11	REV C
DATE 25/10/23	DRAWN AC/LQ	CHECKED GR	No. IN SET



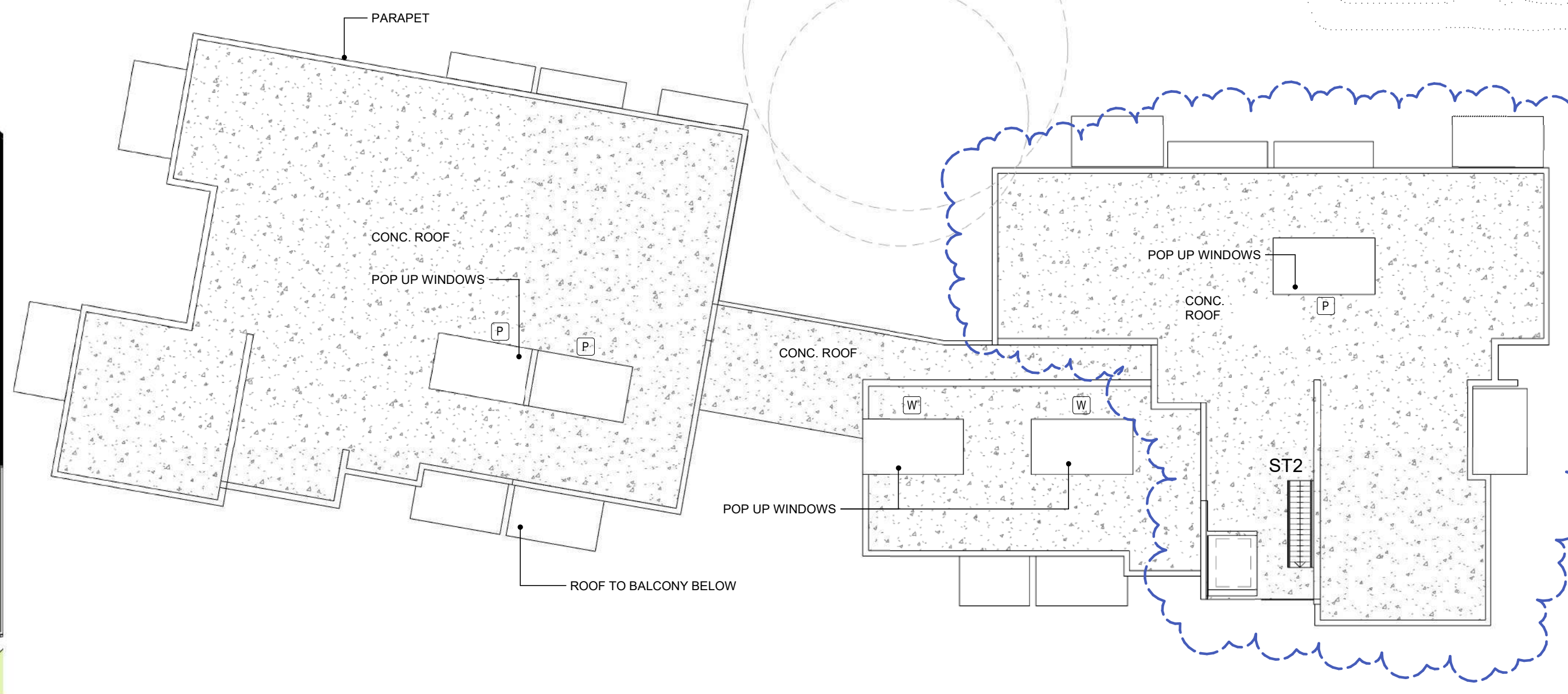
1 RFB BASEMENT
DA13 1:200



2 RFB GROUND LVL
DA13 1:200



3 RFB LEVEL 1
DA13 1:200



4 RFB LEVEL 2
DA13 1:200

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LEGEND	
ACC	ACCESSIBLE
BED	BEDROOM
BTH	BATHROOM
D	DINING
F	FRIDGE
K	KITCHEN
L	LIVING
L'DY	LAUNDRY
ROBE	WARDROBE
CONC	CONCRETE
CPD	CUPBOARD
POS	PERSONAL OPEN SPACE
RD	ROLLER DOOR
S	STORAGE CAGE
ST	STAIR
SFL	STRUCTURAL FLOOR LEVEL

SCHEDULE					
UNIT	BED	GFA	POS	CROSS FLOW	ADAPT
101	1	37m2	4.5m2		
102	1	37m2	4.5m2		
103	1	37m2	4.5m2		
104	2	79m2	10.2m2	YES	
105	1	58m2	9.5m2	YES	
106 A	1	58m2	16m2		YES
107	1	58m2	16m2	YES	
108	1	58m2	14m2	YES	
109A	1	58m2	15m2		YES
110A	2	79m2	10.2m2	YES	YES
111	1	58m2	9.5m2	YES	
112	1	37m2	4.5m2		
113	1	37m2	4.5m2		
114	1	58m2	9.5m2		
201	1	37m2	4.5m2	YES	
202	1	37m2	4.5m2		
203	1	37m2	4.5m2		
204	2	79m2	10.2m2	YES	
205	1	58m2	9.5m2	YES	
206 A	1	58m2	9.5m2	YES	YES
207	1	58m2	9.5m2	YES	
208	1	58m2	18m2	YES	
209	1	58m2	9.5m2	YES	YES
210 A	2	79m2	10.2m2	YES	YES
211	1	58m2	9.5m2	YES	
212	1	37m2	4.5m2	YES	
213	1	37m2	4.5m2		
214	1	58m2	9.5m2	YES	

CROSS VENTILATION 17 OF 28 UNITS = 60.71%
ACCESSIBLE UNITS 6 OF 28 = 21.43%

REV	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION	22.01.24
B	ADDITIONAL INFORMATION	31.07.24
C	ADDITIONAL INFORMATION	27.08.24
D	ADDITIONAL INFORMATION	09.10.24

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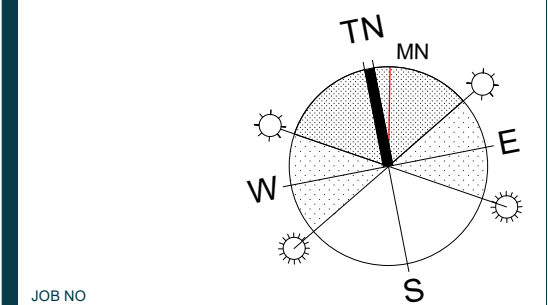
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CLIENT
FOR SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING
RESIDENTIAL FLAT BUILDING -
PLANS



JOB NO
23-0044

SCALES 1:200 @ A1

DATE 09.10.24

DRAWN AC/LQ

CHECKED UNCHECKED

DRAWING NO
DA12

REV
D

No. IN SET

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

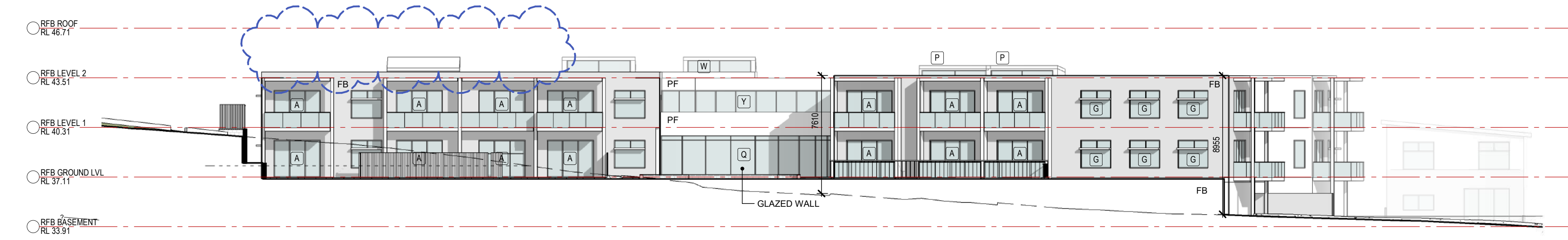
LEGEND

LC	LINEAR CLADDING
FB	FACE BRICKWORK
PF	PAINT FINISH
RD	ROLLER DOOR
CONC	CONCRETE
SFL	STRUCTURAL FLOOR LEVEL

WINDOW SCHEDULE

TAG	DIMESNSION (L X H)
A	3000mm x 2400mm
G	2000mm X 1800mm
H	750mm x 1800mm
O	6300mm x 2400mm
P	4000mm x 400mm
Q	14400mm x 2700mm
R	1100mm x 2400mm
S	4000mm x 2700mm
T	2400mm x 8500mm
U	2400mm x 6000mm
V	900mm x 600mm
W	4000mm x 1000mm
X	2400mm x 1800mm
Y	12000mm x 2400mm

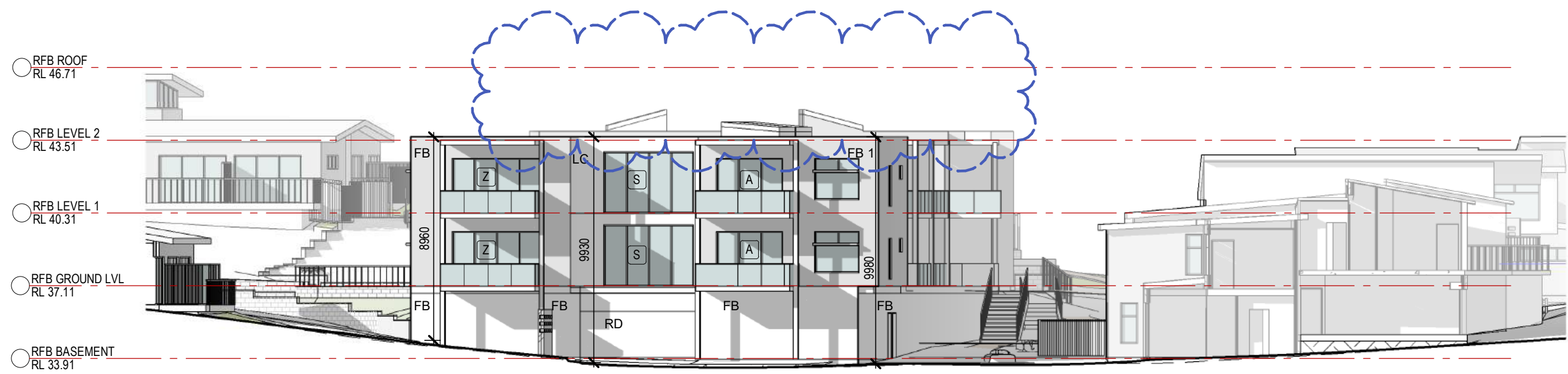
1 NORTH ELEVATION
CS/03 1 : 200



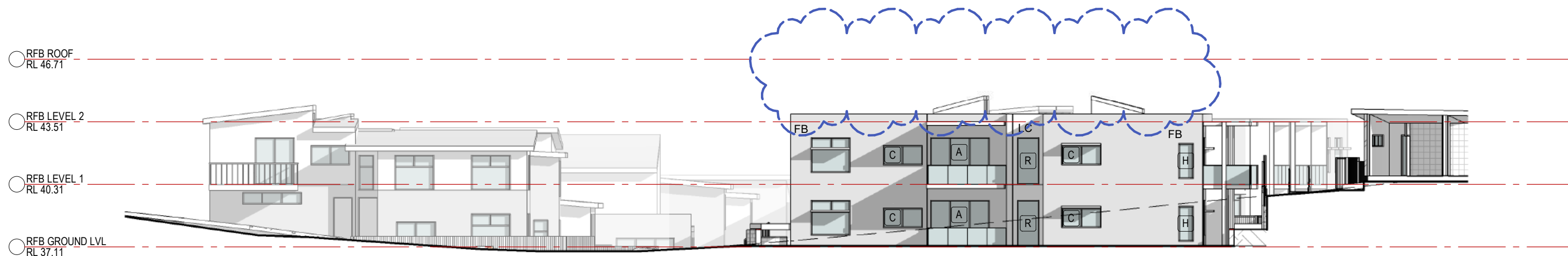
2 SOUTH ELEVATION
SA06 1 : 200



3 WEST ELEVATION
DA09 1 : 200



4 EAST ELEVATION
CS/03 1 : 200



REV	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION	22.01.24
B	ADDITIONAL INFORMATION	31.07.24
C	ADDITIONAL INFORMATION	09.10.24

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DRAWING
RESIDENTIAL FLAT BUILDING -
ELEVATIONS

JOB NO 23-0044	SCALES 1 : 200 @ A1	DATE 05.10.23	DRAWING NO DA13	REV. C
CHECKED GR				

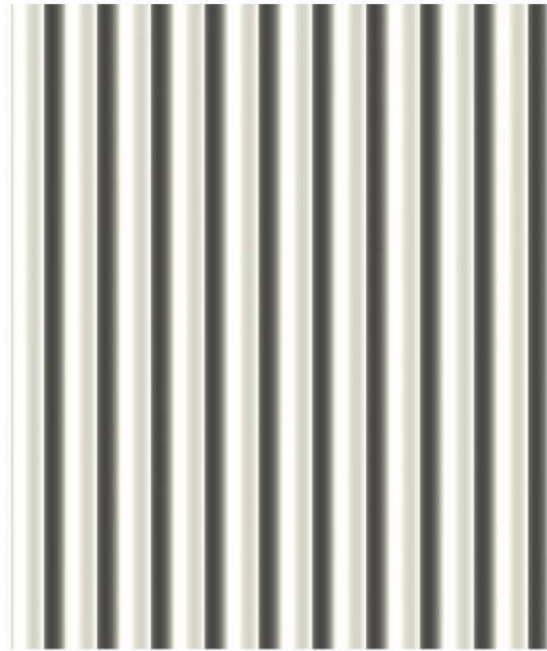
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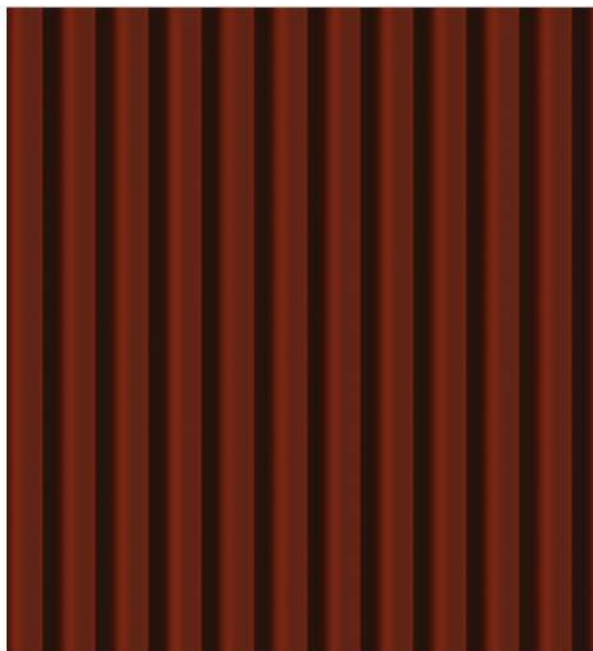
AUSTRAL MORNING MIST FACEBRICK



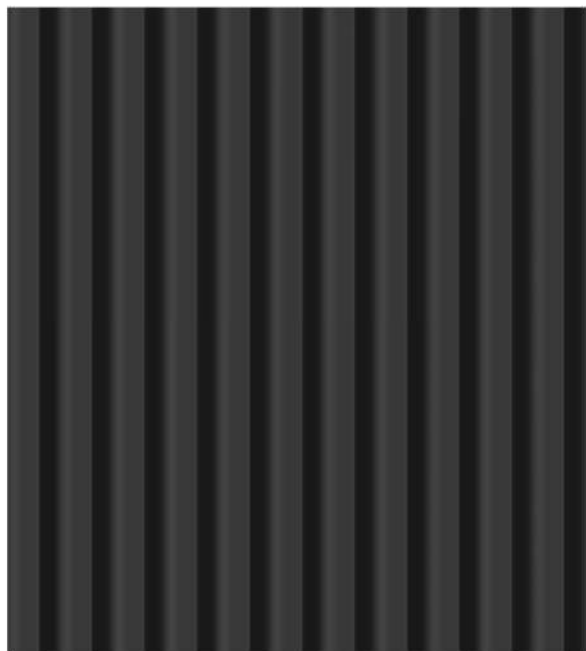
AUSTRAL ACCESS ASH FACEBRICK



COLORBOND CUSTOM ORB
SURFMIST



COLORBOND CUSTOM ORB MANOR
RED



COLORBOND CUSTOM ORB
MONUMENT



DULUX BRIGHT DELIGHT

LEGEND



VIEW FOR COMMUNAL VEGGI GARDEN



MAIN ENTRY TO RESIDENTIAL FLAT BUILDING

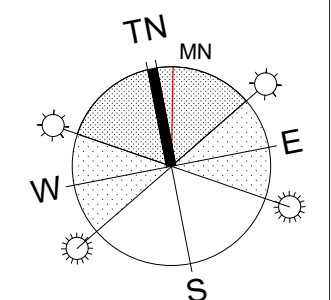
REV	DESCRIPTION	DATE
1	ADDITIONAL INFORMATION REQUESTED	27.11.20
A	ADDITIONAL INFORMATION	09.10.24

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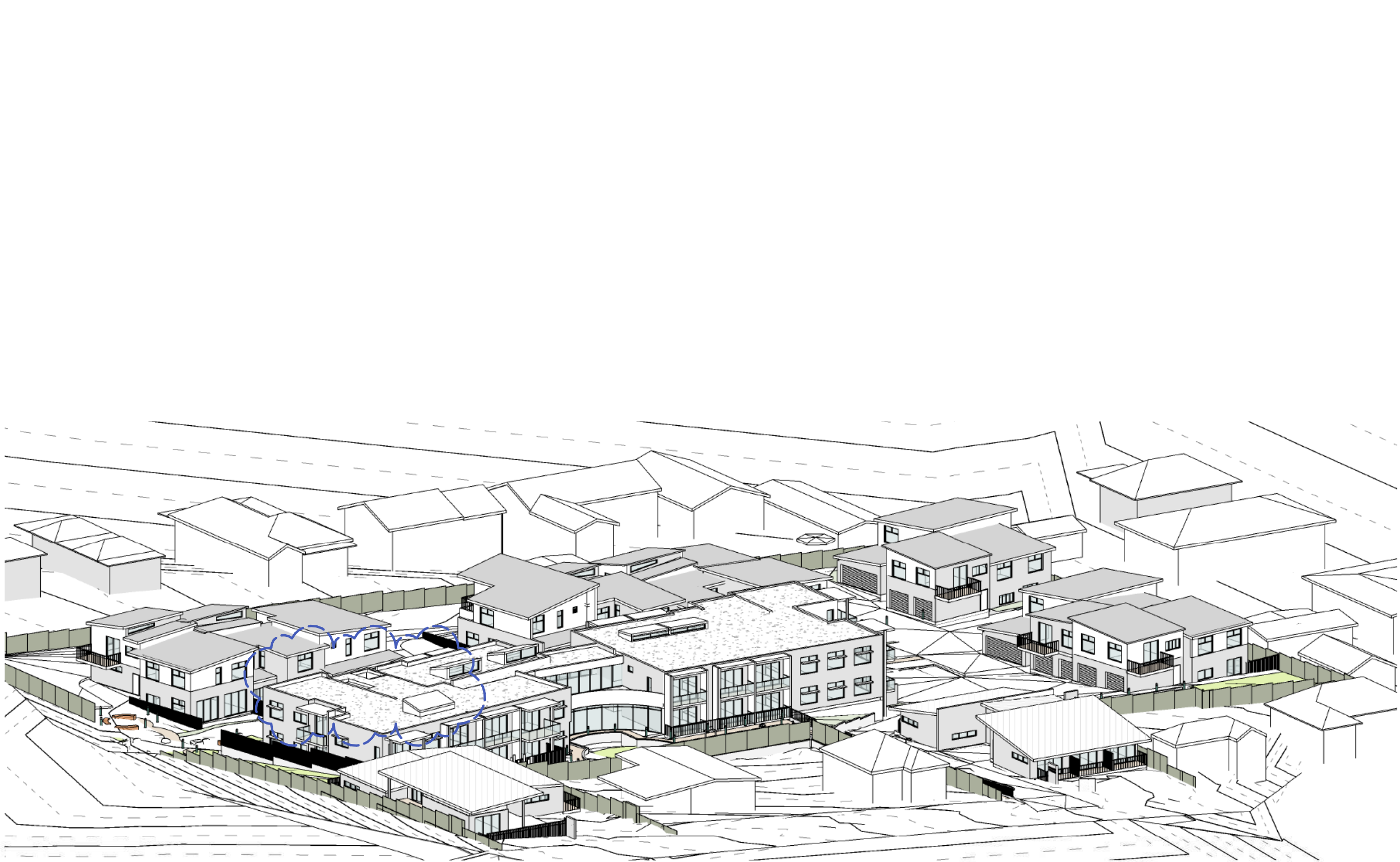


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For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
EXTERNAL MATERIALS



JOB NO 23-0044	SCALES @ A1	DATE 09.10.24	DRAWN AC/LQ	CHECKED GR
DRAWING NO DA14				REV A



1 Solar Access 9am



2 Solar Access 10am



3 Solar Access 11am



4 Solar Access 12pm

LEGEND

REV	DESCRIPTION	DATE
1	ISSUE	25.10.23
A	ADDITIONAL INFORMATION	09.12.24

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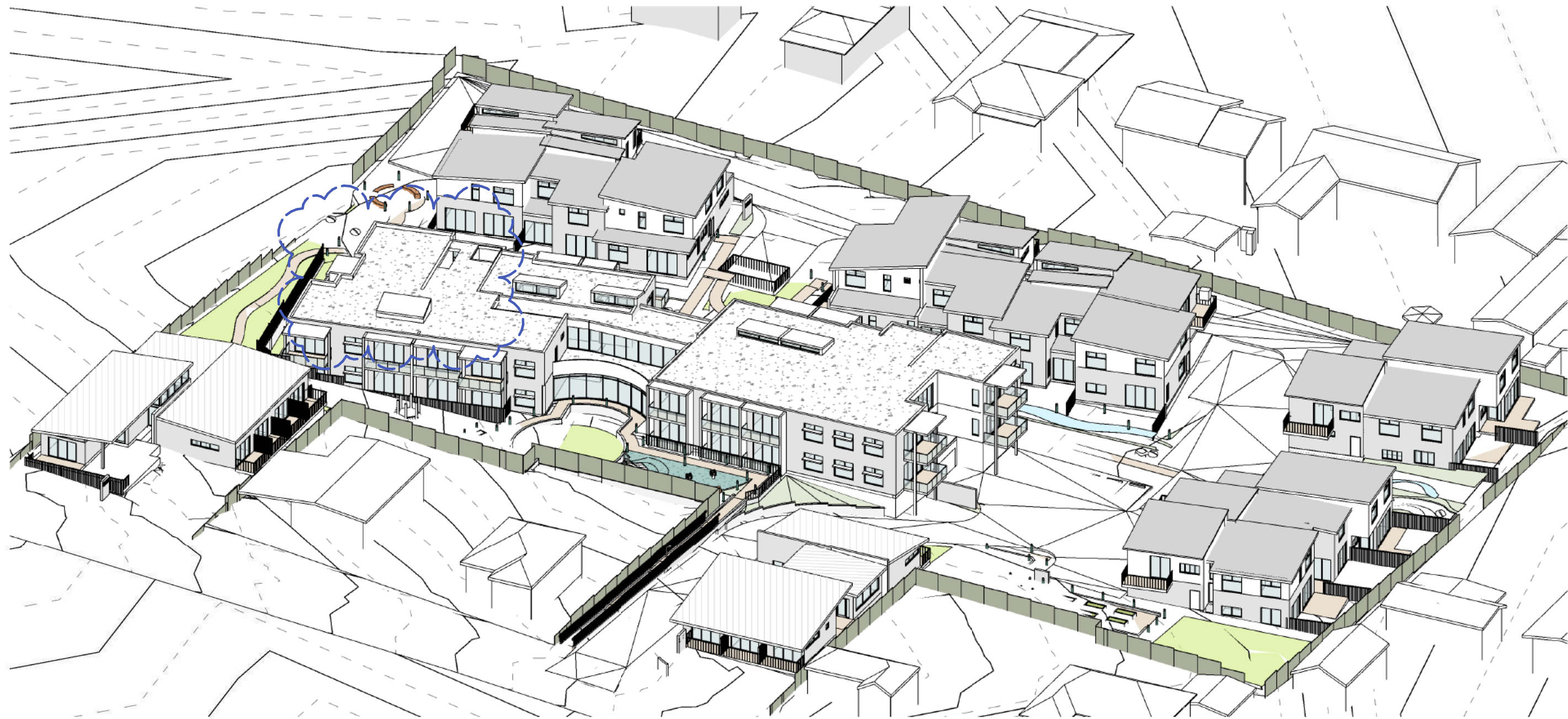


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For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

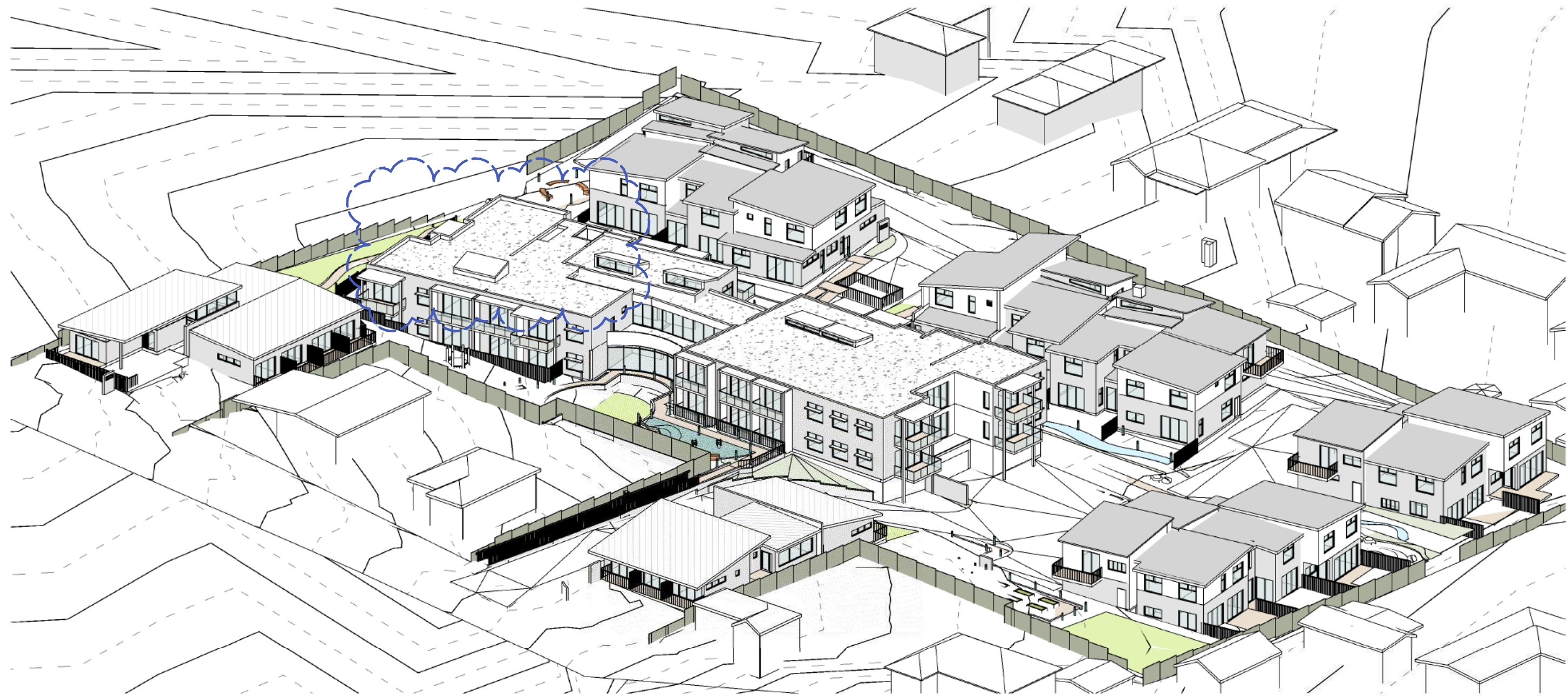
DRAWING
SOLAR AND VENTILATION
DIAGRAMS - FROM SUN ANGLE
VIEWS

JOB NO 23-0044	SCALES @ A1	DRAWING NO DA15	REV A
DATE 25.10.23	DRAWN AC	CHECKED GR	No. IN SET

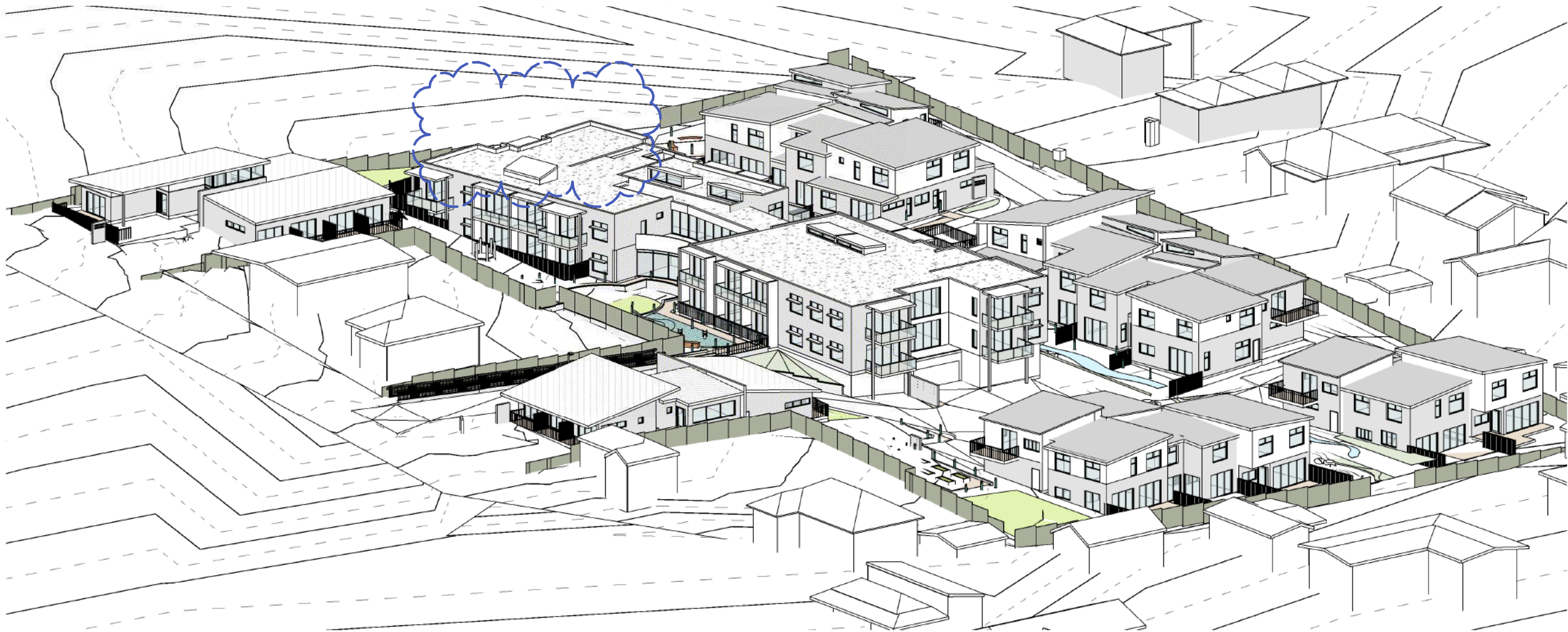
LEGEND



1 Solar Access 1pm



2 Solar Access 2pm



3 Solar Access 3pm

SOLAR ACCESS										
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	LIVING COMP ¹	POS COM	CROSS-FLOW
101	✓	✓	✓	✓	✓	✓	✓	✓	●	
102	✓	✓	✓	✓	✓	✓	✓	✓	●	
103	✓	✓	✓	✓	✓	✓	✓	✓	●	
104	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
105	✗	✗	✗	✓	✓	✓	✓	✓	●	
106	✗	✗	✗	✗	✗	✗	✗	✗		↔
107	✗	✗	✗	✗	✗	✗	✗	✗		↔
108	✗	✗	✗	✗	✗	✗	✗	✗		↔
109	✗	✗	✗	✗	✗	✗	✗	✗		↔
110	✓	✗	✗	✗	✗	✗	✗	✗		↔
111	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
112	✗	✗	✓	✓	✓	✓	✓	✓	●	
113	✓	✓	✓	✓	✓	✓	✓	✓	●	
114	✓	✓	✓	✓	✓	✓	✓	✓	●	
201	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
202	✓	✓	✓	✓	✓	✓	✓	✓	●	
203	✓	✓	✓	✓	✓	✓	✓	✓	●	
204	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
205	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
206	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
207	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
208	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
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211	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
212	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
213	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
214	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
1A	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
1B	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
2A	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
2B	✗	✗	✗	✗	✗	✗	✗	✗	●	↔
3A	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
4A	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
4B	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
5A	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
6A	✗	✗	✗	✗	✓	✓	✓	✓	●	↔
6B	✗	✗	✗	✗	✗	✗	✗	✗	●	↔
7A	✗	✗	✗	✓	✓	✓	✓	✓	●	↔
7B	✗	✗	✗	✓	✓	✓	✓	✓		↔
8A	✗	✗	✗	✗	✓	✓	✓	✗		↔
8B	✓	✓	✓	✓	✓	✓	✓	✓		↔
9A	✗	✓	✓	✗	✗	✗	✗	✗	●	↔
9B	✓	✓	✓	✗	✗	✗	✗	✗		↔
10A	✗	✗	✓	✓	✓	✓	✓	✓	●	↔
11A	✗	✗	✓	✓	✓	✓	✓	✓	●	↔
11B	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
12A	✓	✓	✓	✗	✓	✓	✓	✗	●	↔
12B	✓	✓	✓	✓	✓	✓	✓	✓	●	↔
SUMMARY										
TOTAL 3 HOURS SOLAR ACCESS TO LIVING AREAS								3952 (79%)		
TOTAL 3 HOURS SOLAR ACCESS TO POS								3952 (79%)		
TOTAL VENTILATION								4052 (76%)		
LEGEND										
✓	UNIT ACHIEVES DIRECT SUNLIGHT DURING THIS TIME									
✗	UNIT DOES NOT ACHIEVE SOLAR ACCESS DURING THIS TIME									
●	POS RECEIVES SOLAR ACCESS FOR 3 CONSECUTIVE HOURS BETWEEN 9AM - 3PM									
↔	UNIT ACHIEVES CROSS FLOR VENTILATION									

REV	DESCRIPTION	DATE
1	ISSUE	25.10.23
A	ADDITIONAL INFORMATION	09.10.24

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DEVELOPMENT
CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
SOLAR AND VENTILATION
DIAGRAMS - FROM SUN ANGLE
VIEWS

JOB NO 23-0044	SCALES 1 : 2 @ A1	DRAWING NO DA16	REV A
DATE 25.10.23	DRAWN AC	CHECKED GR	No. IN SET

[illegible]

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PROJECT

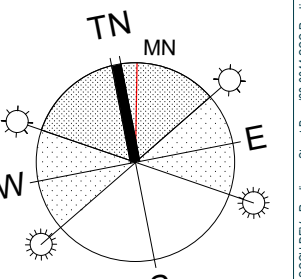
Proposed AFFORDABLE HOUSING DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

At 108-114 Rawlinson Street Bega

DRAWING

PHOTOMONTAGE



JOB NO
23-0044

SCALES @ A1

DATE

DRAWN LQ/AC

CHECKED GR

DRAWING NO	REV.
DA18	

No. IN SET



LANDSCAPE AREA SCHEDULE				
	REQUIRED		PROVIDED	COMPLIANT
	ADG	DCP		
OVERALL SITE AREA			9585m ²	
LANDSCAPE AREA		35% (3355m ²)	42% (4063m ²)	Y
DEEP SOIL ZONE (DSZ)	15% (1479m ²)		19% (1837m ²)	Y
COMMUNAL OPEN SPACE (COS)	25% (2396m ²)		30% (2865m ²)	Y

NOTE: LANDSCAPE AREA INCLUDES POS AREA (GROUND FLOOR), COS AREA EXCLUDES POS AREA

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LEGEND

- EX. EXISTING
- EX. TREES TO BE RETAINED
- BOUNDARY
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GRASSES
- PROPOSED LAWN
- PROPOSED GROUND-COVERS
- PROPOSED DRIVEWAY
- PROPOSED PAVING
- PROPOSED STORMWATER PIT
- PROPOSED STORMWATER EASEMENT
- PROPOSED GRAVEL
- PROPOSED MULCH
- BENCH SEAT
- NATURAL STONE BOULDER
- DRY CREEK BED
- PLAYGROUND SOFT FALL (WETPOUR RUBBER)
- SHADE SAIL
- COLORBOND FENCE 1200MM HIGH
- COLORBOND FENCE 600MM HIGH
- PALING FENCE 1800MM HIGH
- BALUSTRADE 1000MM HIGH

LANDSCAPE LEGEND

- ENTRY SIGN
- MAIL BOXES (4 SETS)
- LAWN
- PLAYGROUND (5-15 YEARS)
- KIDS PLAYGROUND (0-5 YEARS)
- ACCESSIBLE VEGG GARDEN
- BBQ AREA
- COMMUNAL VEGG GARDEN
- POCKET PARK AND RECREATION AREA
- WASTE BIN ENCLOSURE
- RAIN GARDEN
- COS BOARDING-HOUSE AREA
- PODIUM COS AREA

Existing Contours shown for reference purposed as obtained from the site survey prepared by Murphy & Co surveying."

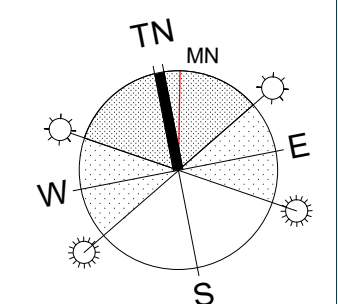
REV	DESCRIPTION	DATE
1	ISSUE	25.10.23
A	ADDITIONAL INFORMATION	05.07.24

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For SOUTHERN CROSS COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
LANDSCAPE CONCEPT PLAN



JOB NO
23-0044
SCALES 1:200 @ A1
DATE 05.07.24
DRAWN SL
CHECKED SS

DRAWING NO
DA19
REV
A

No. IN SET

LEGEND

- EX. EXISTING
- EX. TREES TO BE RETAINED
- EX. TREES TO BE REMOVED
- BOUNDARY
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GRASSES
- PROPOSED LAWN
- PROPOSED GROUND-COVERS
- PROPOSED STORMWATER PIT
- PROPOSED DRIVEWAY

REV.	DESCRIPTION	DATE
1	ISSUE	25.10.23
2	ADDITIONAL INFORMATION	05.07.24

WOLLONGONG
T 02 4226 3600
NOWRA
T 02 4421 6822
BATEMANS BAY
T 02 4472 7388

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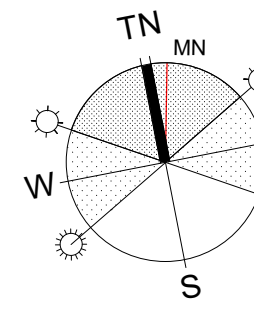
PROJECT
Proposed AFFORDABLE HOUSING
DEVELOPMENT
CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING
SITE
At 108-114 Rawlinson Street Bega

DRAWING
PLANTING PLAN

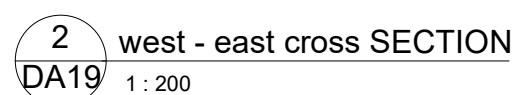
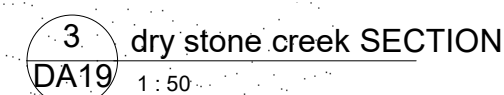
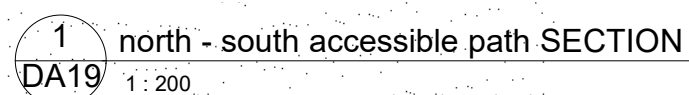
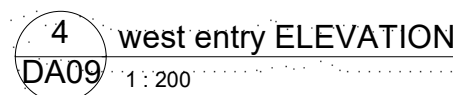
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SCALES 1:200 @ A1
DATE 05/07/23
DRAWN HW
CHECKED SS

DRAWING NO
DA20
REV
A

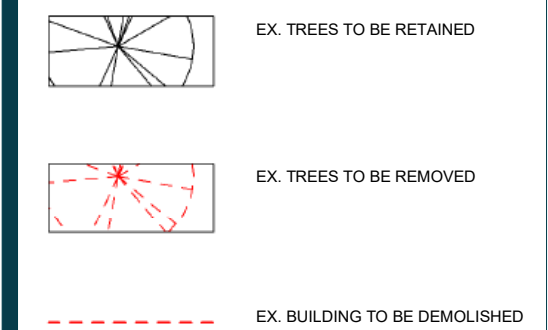
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WOLLONGONG T. 02 4428 3600					
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PROJECT Proposed AFFORDABLE HOUSING DEVELOPMENT					
CLIENT For SOUTHERN CROSS COMMUNITY HOUSING					
SITE At 108-114 Rawlinson Street Bega					
DRAWING LANDSCAPE SECTIONS & ELEVATIONS					
JOB NO. 23-0044					
SCALES As indicated @ A1					
DATE 25/10/23					
DRAWN Author					
CHECKED Checker					
			DRAWING NO.	REV.	
			DA22	A	
			No. IN SET		



LEGEND



SITE AREA	9585m ²
AREA OF REMOVED TREES	285.51m ²

REV	DESCRIPTION	DATE
1	ISSUE	25.10.23

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BATEMANS BAY
T 02 4472 7388

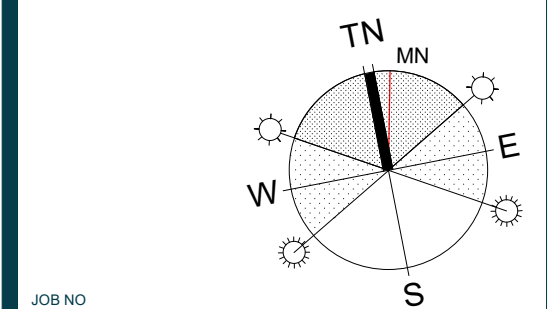
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PROJECT
Proposed AFFORDABLE HOUSING
DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

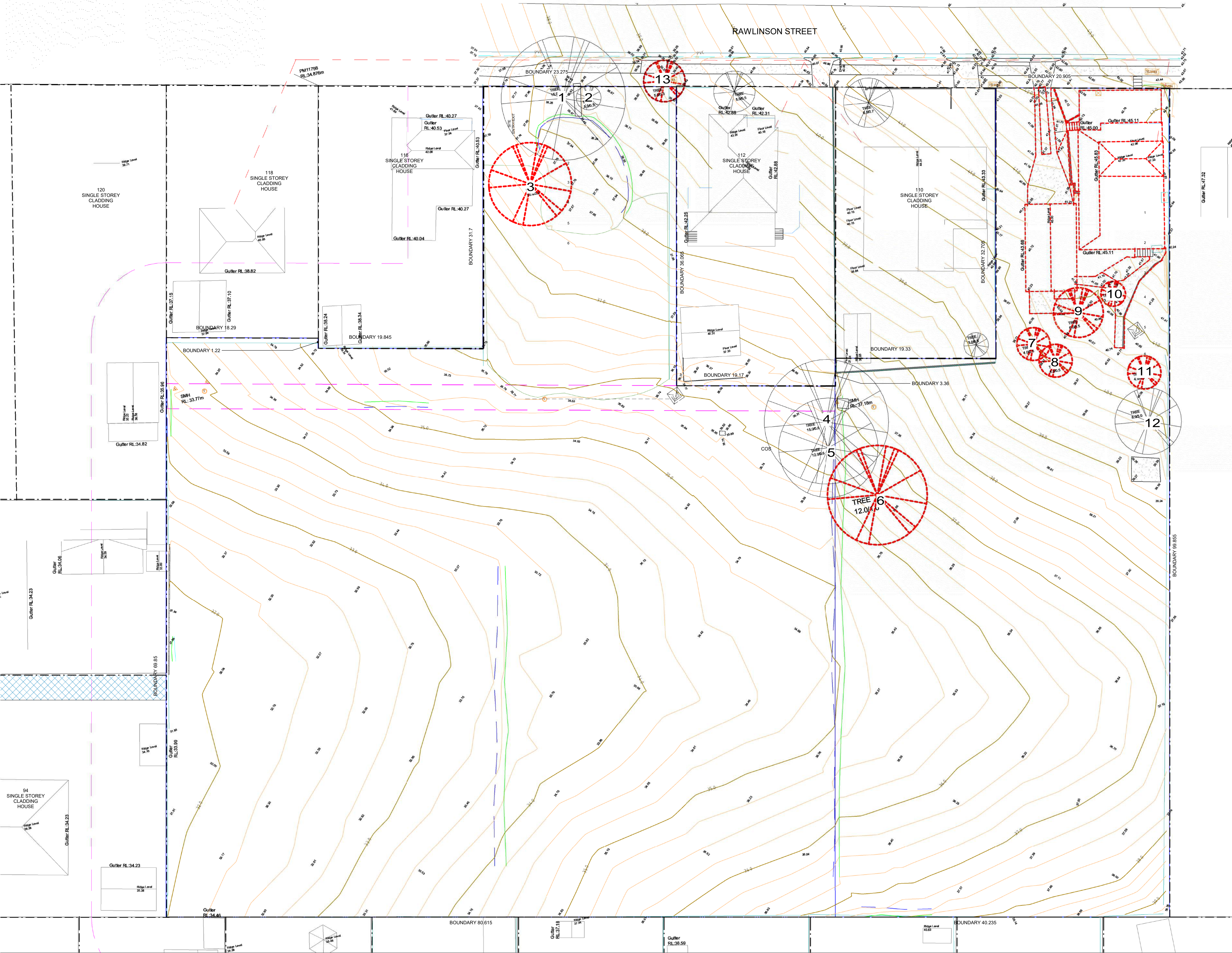
DRAWING
DEMOLITION PLAN & RETAINED
AND REMOVED TREES



JOB NO
23-0044
SCALES 1 : 200 @ A1
DATE 25.10.23
DRAWN AC
CHECKED GR

DRAWING NO
DA23
REV
No. IN SET

10/02/23 12:13:38 am - Addendum 02 (DA23) (DA23) - Demolition Plan & Retained and Removed Trees - Bega - 22/4



LEGEND

- LED LIGHTING ON UNDERSIDE OF BOTH HANDRAILS
- SMALL SCALE STREET LIGHT
- BOLLARD LIGHT

REV	DESCRIPTION	DATE
A	ADDITIONAL INFORMATION	05.07.24

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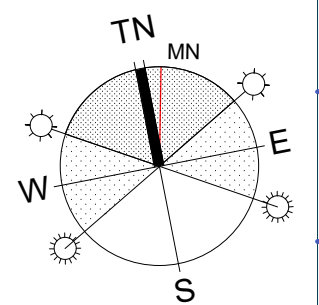
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PROJECT
Proposed AFFORDABLE HOUSING
DEVELOPMENT

CLIENT
For SOUTHERN CROSS
COMMUNITY HOUSING

SITE
At 108-114 Rawlinson Street Bega

DRAWING
LANDSCAPE LIGHTING PLAN



JOB NO
23-0044
SCALES 1 : 200 @ A1
DATE 05.07.24
DRAWN Author
CHECKED Checker

DRAWING NO
DA24
REV
A

No. IN SET

LEGEND

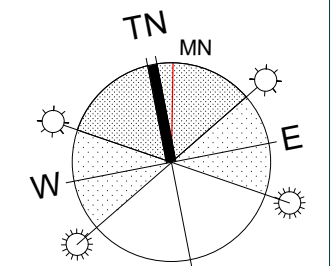
REV	DESCRIPTION	DATE

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DRAWING
Unnamed



JOB NO 23-0044	SCALES @ A1	DRAWING NO DA25	REV.
DATE	DRAWN Author	NO. IN SET	
CHECKED Checker			



LEGEND

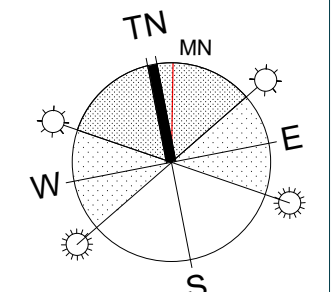
REV	DESCRIPTION	DATE

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DRAWING
Unnamed



JOB NO 23-0044	SCALES @ A1	DRAWING NO DA26	REV.
DATE	DRAWN Author	CHECKED Checker	No. IN SET