



PROPOSED RESIDENTIAL DEVELOPMENT

20 HERADALE PARADE,
BATEMANS BAY

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
G	24/10/2025	MODIFICATION	SB
H	05/01/2026	COUNCIL RFI	SB

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PROJECT:
#2021029
**HERADALE
BATEMANS BAY**
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
COVER SHEET

SHEET NUMBER:
DA-0001
DATE: 05/01/2026
REV: **H**
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SHEET	SHEET NAME	REV	DATE	SHEET	SHEET NAME	REV	DATE	SHEET	SHEET NAME	REV	DATE
DA-0001	COVER SHEET	H	05/01/2026	DA-4001	DRIVEWAY RAMP SECTION	E	05/01/2026	DA-7072	ADAPTABLE UNITS - SHEET 3	B	05/01/2026
DA-0002	COMPLIANCE TABLE	F	05/01/2026	DA-4002	CULVERT SECTION	E	05/01/2026	DA-7073	ADAPTABLE UNITS - SHEET 4	B	05/01/2026
DA-0003	SITE LOCATION	C	03/09/2024	DA-5000	SOUTH & EAST ELEVATIONS	F	17/03/2026	DA-7074	ADAPTABLE UNITS - SHEET 5	B	05/01/2026
DA-0004	EXISTING SITE ANALYSIS	C	03/09/2024	DA-5001	BUILDING A - ELEVATIONS	E	05/01/2026	DA-7075	ADAPTABLE UNITS - SHEET 6	B	05/01/2026
DA-0100	DEMOLITION PLAN - SURVEY OVERLAY	E	05/01/2026	DA-5002	BUILDING B - ELEVATIONS	E	05/01/2026	DA-8000	SHADOW DIAGRAM - 9AM - 3PM	G	05/01/2026
DA-2000	SITE PLAN	G	05/01/2026	DA-5003	BUILDING C - ELEVATIONS	E	05/01/2026	DA-8000	JUNE SOLAR VIEWS - 0900	F	05/01/2026
DA-2001	GA - BASEMENT SURVEY UNDERLAY	G	05/01/2026	DA-7000	GROSS FLOOR AREA DIAGRAMS	F	05/01/2026	DA-8100	JUNE SOLAR VIEWS - 1000	F	05/01/2026
DA-2002	GA - BASEMENT FLOOR PLAN	H	17/03/2026	DA-7010	DEEP SOIL CALCULATION	E	05/01/2026	DA-8110	JUNE SOLAR VIEWS - 1100	F	05/01/2026
DA-2003	GA - GROUND SURVEY UNDERLAY	G	05/01/2026	DA-7020	COMMUNAL OPEN SPACE COMPLIANCE	E	05/01/2026	DA-8120	JUNE SOLAR VIEWS - 1200	F	05/01/2026
DA-2004	GA - GROUND FLOOR PLAN	H	17/03/2026	DA-7030	CROSS-VENTILATION DIAGRAM	E	05/01/2026	DA-8130	JUNE SOLAR VIEWS - 1300	F	05/01/2026
DA-3000	GA - LEVEL 01 PLAN	F	05/01/2026	DA-7040	SOLAR ACCESS	F	17/03/2026	DA-8140	JUNE SOLAR VIEWS - 1400	F	05/01/2026
DA-3001	GA - LEVEL 02 PLAN	F	05/01/2026	DA-7050	SITE COVERAGE DIAGRAM	F	05/01/2026	DA-8150	JUNE SOLAR VIEWS - 1500	F	05/01/2026
DA-3002	GA - LEVEL 03 PLAN	F	05/01/2026	DA-7060	HEIGHT PLANE	F	05/01/2026	DA-8160	SOLAR MATRIX	E	17/03/2026
DA-3003	GA - ROOF PLAN	F	05/01/2026	DA-7070	ADAPTABLE UNITS - SHEET 1	F	05/01/2026	DA-9100	UNIT & WINDOW SCHEDULE	E	05/01/2026
DA-3004	GA - ROOF SURVEY UNDERLAY	F	05/01/2026	DA-7071	ADAPTABLE UNITS - SHEET 2	E	05/01/2026	DA-9200	MATERIALS SCHEDULE	E	05/01/2026
DA-4000	SECTIONS	F	05/01/2026								

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

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)

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		
Liveable Apartments	25%	25% of units require incorporating the liveable housing guidelines silver level design features	60 of 60	60 of 60 (100%)	YES		
Minimum Apartment Sizes	100%	35m ²	To Comply	nil provided	YES		
		1 Bed		50m ²		nil provided	
		2 Bed		70m ² + 5m ² per extra bath		nil provided	
		3 Bed		90m ² + 5m ² per extra bath		3-Bed - 100+m ²	
Habitable Apartment room depths	-	maximum 2.5 x the ceiling height	To Comply	nil exceed 8m	YES		
		open plan layouts: 8m from a window					
Living room internal width	100%	Studio and 1 Bed units	To Comply	1-Bed - 3.6m living	YES		
		2 and 3 Bed units		2-3-Bed - 4m Living			
		cross-over & cross through units		4m Living			
Bedroom Dimension Area (excluding Wardrobe)	100%	Min Dimension	To Comply	min 10.0m ² provided	YES		
		Master Bedroom Area		10m ²			
		Other Bed(s) minimum area		9.0m ²			
Minimum Ceiling Heights	100%	Habitable Rooms	To Comply	min 2.7m	YES		
		Non-habitable Rooms		min 2.4m			
		mixed-use ground floor		min 3.3m			
		Studio		4.0m ²			
Primary Balcony Private Open Space and Minimum area and dimension	100%	1 Bed	All balconies and P.O.S to comply with minimum dimensions.	min 2.7 provided to habitable rooms throughout	YES		
		2 Bed		8.0m ² (2m min dimension)			
		3+ Bed		12.0m ² (2.4m min dimension)			
		Private Open Space on ground floor or podium		15.0m ² (3m min dimension)			
		Minimum balcony depth contributing to the balcony area		1.0m			
		min 1.0m balconies (counted)					
Minimum Storage requirements	-	Studio	Storage to comply with at least 50% of the required storage located in each dwelling	N/A	YES		
		1 Bed		6.0m ³			
		2 Bed		8.0m ³			
		3 Bed		10.0m ³			
Common Circulation	-	Maximum units off a circulation core on a single level	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	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)	YES		
		12m habitable and non-habitable					
		6m non-habitable rooms (3m to side and rear boundaries)					
		5-8 Storeys (approx. 25m)		18m habitable and habitable (9m to side and rear boundary)		N/A	
		12m habitable and non-habitable					
9 storeys and above (over 25m)	24m habitable and habitable (12m to side and rear boundaries)	N/A					
18m habitable and non habitable							
12m non-habitable (6m to side and rear boundaries)							
-	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	1,262m ²	3927m ² of Deep soil with min. dimension 6m	YES	
		minimum dimension					site area 650m ² - 1500m ² = 3m
		site area >1500m ² = 6m					
Communal Open Space	25%	25% of site area	min	2,103m ²	4871m ² 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			3697m ² 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	107 Parking bays + 3 Car wash bays	YES	

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

E
1x ADDITIONAL 2 BED UNIT.
1x ADDITIONAL 4 BED UNIT.
2x 1 BEDROOM UNITS
REMOVED. NO CHANGE IN TOTAL No. OF BEDS
ADAPTABLE UNITS AMENDED TO COUNCIL 25% REQUIREMENT

SOLAR ACCESS

UNITS SOLAR ACCESS	COUNT	PERCENTAGE
3 HOURS	44	73%
NO SOLAR	8	13%
PARTIAL SOLAR	8	13%
	60	

NO CHANGE

CROSS VENTILATION

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

NO CHANGE

PARKING SCHEDULE

TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	17
Residential Car Space (5400 x 2400)	90
Residential Car Wash Bay	3
	110

E
TOTAL PARKING NUMBERS INCREASED

E
ADAPTABLE UNITS AMENDED TO COUNCIL 25% REQUIREMENT

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F	05/01/2026	COUNCIL RFI	SB

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PROJECT:
**#2021029
HERADALE
BATEMANS BAY**
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
COMPLIANCE TABLE

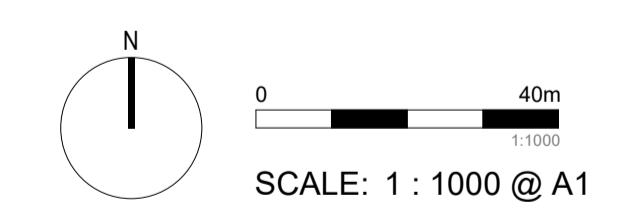
SHEET NUMBER: **DA-0002** REV: **F**
DATE: 05/01/2026

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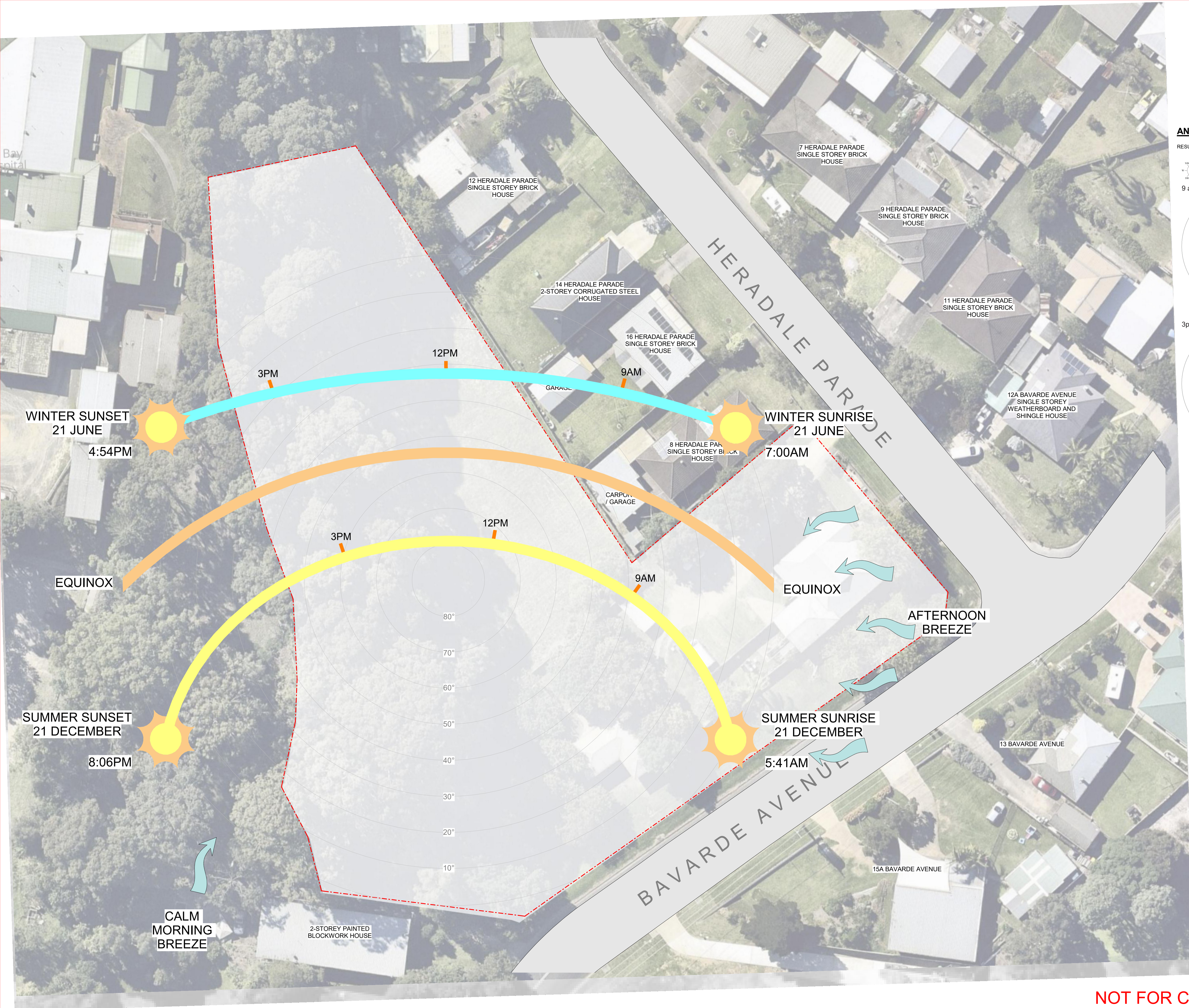
PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
SITE LOCATION

SHEET NUMBER:
DA-0003
DATE: 03/09/2024

REV:
C

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DEVELOPMENT APPLICATION

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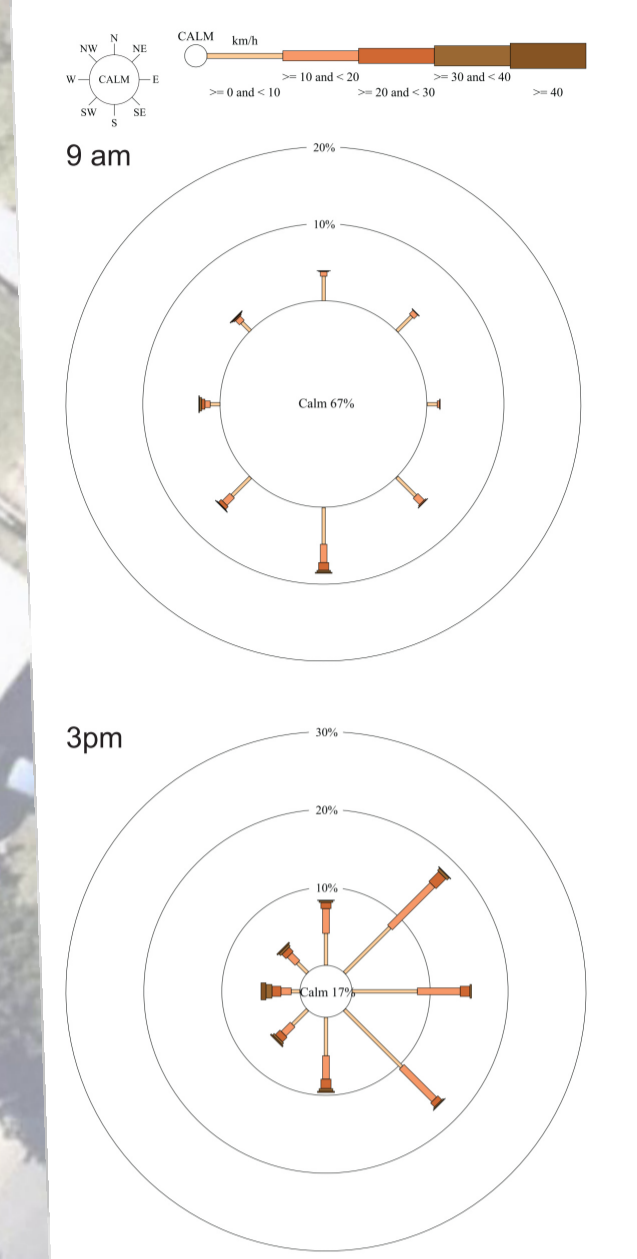


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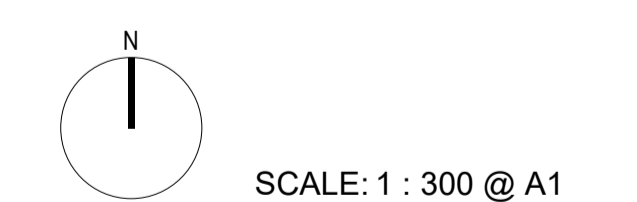
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ANNUAL WIND ROSES

RESULTS TAKEN FROM CATALINA BAY COUNTRY CLUB



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PROJECT:
#2021029
HERADALE BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
EXISTING SITE ANALYSIS

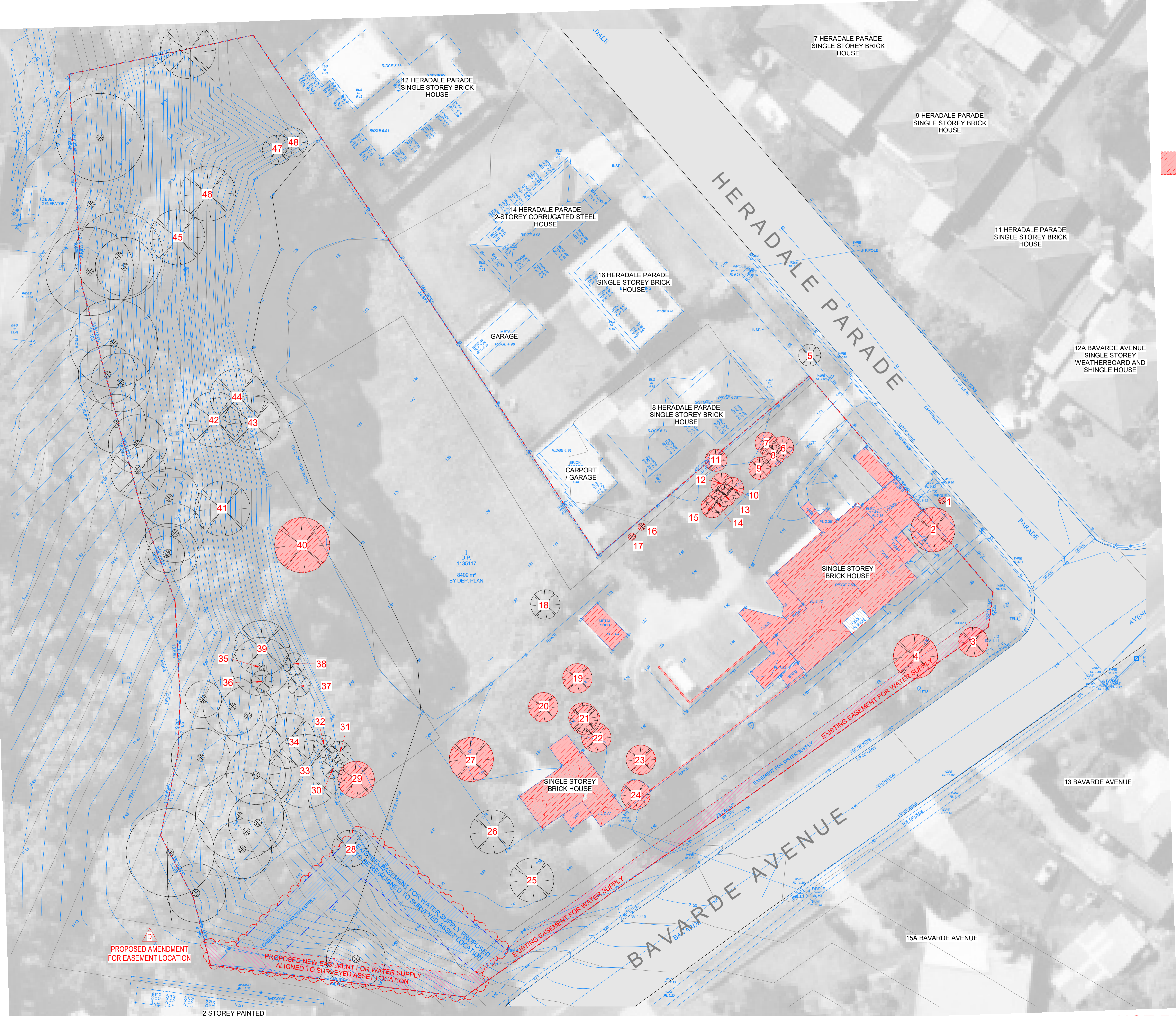
SHEET NUMBER:
DA-0004

DATE: 03/09/2024
REV: **C**

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TO BE DEMOLISHED

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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: **E**
DATE: 05/01/2025

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DEVELOPMENT APPLICATION

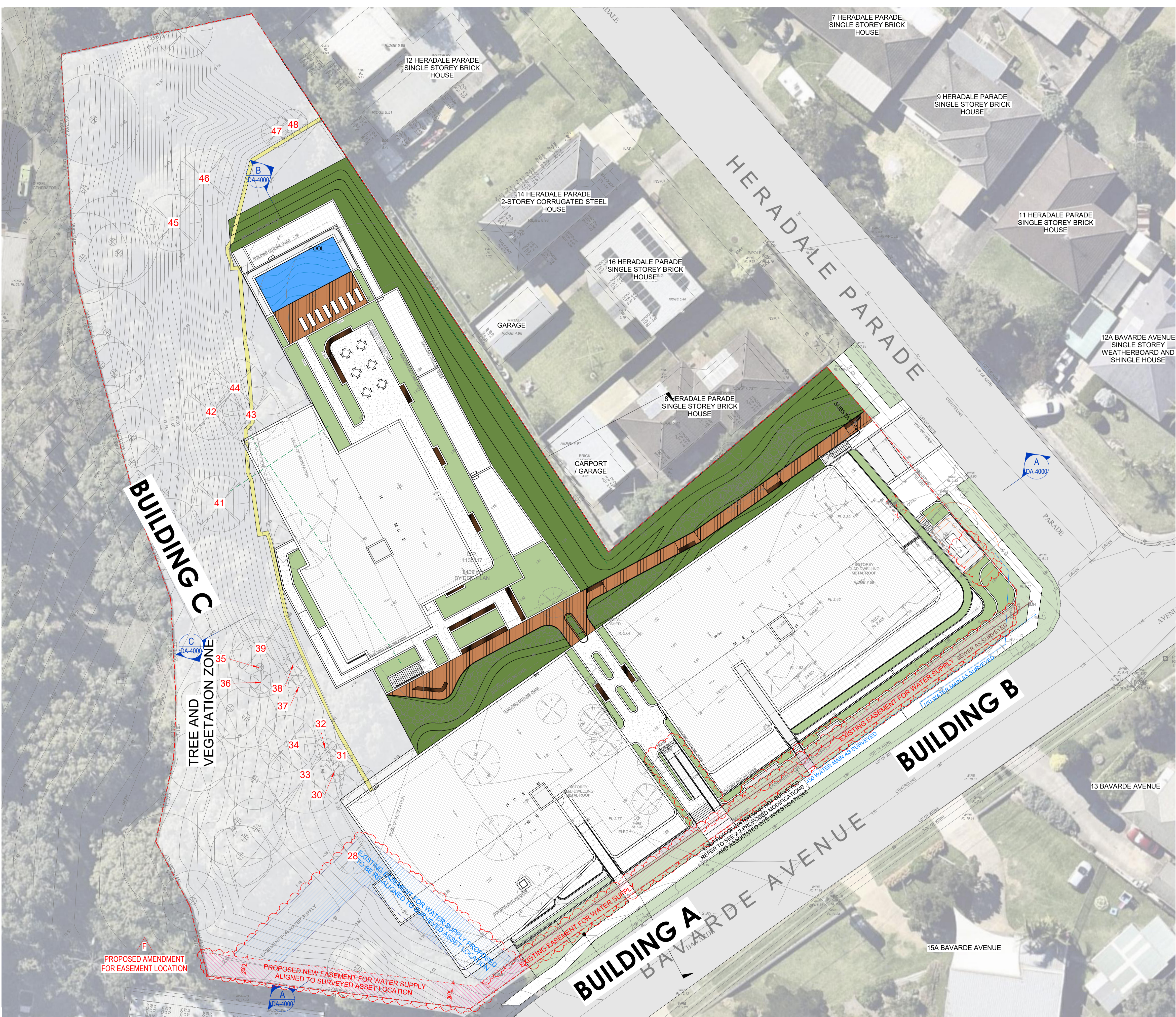
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F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB

UNIT MIX

TYPE	NO.	AREA (m ²)
3 BED	A-101	132.4 m ²
3 BED	A-102	153.9 m ²
3 BED - ADA	A-103	131.5 m ²
2 BED	A-104	103.0 m ²
4 BED	A-105	176.7 m ²
3 BED	A-201	132.4 m ²
3 BED	A-202	153.9 m ²
2 BED	A-203	131.5 m ²
2 BED	A-204	103.0 m ²
4 BED	A-205	176.7 m ²
3 BED	A-301	133.9 m ²
3 BED	A-302	155.3 m ²
3 BED	A-303	132.0 m ²
2 BED	A-304	103.9 m ²
4 BED	A-305	178.9 m ²
3 BED	A-G01	122.1 m ²
3 BED	A-G02	153.9 m ²
3 BED - ADA	A-G03	131.5 m ²
4 BED	A-G04	146.1 m ²
3 BED	A-G05	109.4 m ²
3 BED	B-101	146.3 m ²
2 BED	B-102	103.0 m ²
3 BED	B-103	134.5 m ²
3 BED	B-104	114.1 m ²
3 BED	B-105	118.0 m ²
3 BED	B-106	132.2 m ²
3 BED	B-201	146.3 m ²
2 BED	B-202	103.0 m ²
3 BED	B-203	134.5 m ²
3 BED	B-204	114.1 m ²
3 BED	B-205	118.0 m ²
3 BED	B-206	132.2 m ²
3 BED	B-301	149.3 m ²
2 BED	B-302	103.9 m ²
2 BED	B-303	102.3 m ²
2 BED	B-304	142.9 m ²
4 BED	B-305	204.8 m ²
2 BED	B-G01	82.6 m ²
3 BED	B-G02	142.2 m ²
3 BED	B-G03	118.0 m ²
3 BED	B-G04	132.2 m ²
3 BED	C-101	138.4 m ²
3 BED	C-102	137.6 m ²
2 BED - ADA	C-103	112.7 m ²
3 BED - ADA	C-104	138.8 m ²
3 BED - ADA	C-105	139.5 m ²
3 BED - ADA	C-106	132.6 m ²
3 BED	C-201	138.2 m ²
3 BED - ADA	C-202	140.8 m ²
3 BED - ADA	C-203	138.7 m ²
3 BED - ADA	C-204	139.6 m ²
3 BED - ADA	C-205	132.6 m ²
3 BED	C-301	141.1 m ²
3 BED - ADA	C-302	135.0 m ²
2 BED	C-G01	115.0 m ²
3 BED	C-G02	128.9 m ²
2 BED - ADA	C-G03	112.7 m ²
3 BED - ADA	C-G04	138.8 m ²
2 BED - ADA	C-G05	110.8 m ²
3 BED - ADA	C-G06	132.6 m ²
60		



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PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
SITE PLAN

SHEET NUMBER:
DA-2000
DATE: 05/01/2026
REV:
G

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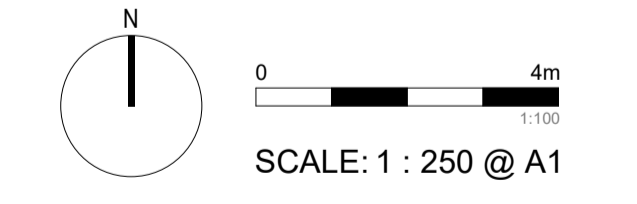
PARKING SCHEDULE

TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	17
Residential Car Space (5400 x 2400)	90
Residential Car Wash Bay	3
TOTAL	110

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 D 03/09/2024 DA SUBMISSION BA
 E 18/12/2024 SEWER AMENDMENTS BA
 F 24/10/2025 MODIFICATION SB
 G 05/01/2026 COUNCIL RFI SB

ARCHITECT:
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
DRAWING TITLE:
GA - BASEMENT
SURVEY UNDERLAY

SHEET NUMBER: DA-2001 **REV:** G
DATE: 05/01/2026

PRELIMINARY
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DEVELOPMENT APPLICATION

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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
F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB
H	17/03/2026	COUNCIL RFI	SB

PARKING SCHEDULE	
TYPE	QTY
Residential Adaptable Car Space (5400 x 2400)	17
Residential Car Space (5400 x 2400)	90
Residential Car Wash Bay	3
TOTAL	110

TOTAL PARKING NUMBERS INCREASED

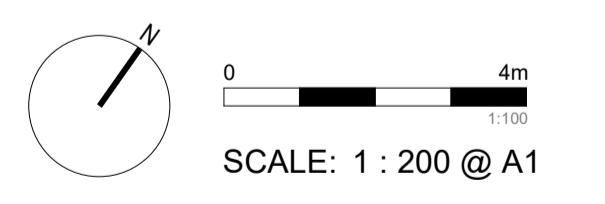
LEGEND

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



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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
GA - BASEMENT
FLOOR PLAN
 SHEET NUMBER: **DA-2002** REV: **H**
 DATE: 17/03/2026

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PROPOSED RESIDENTIAL DEVELOPMENT

20 HERADALE PARADE,
BATEMANS BAY

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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
G	24/10/2025	MODIFICATION	SB
H	05/01/2026	COUNCIL RFI	SB

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PROJECT:
#2021029
**HERADALE
BATEMANS BAY**
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
COVER SHEET

SHEET NUMBER:
DA-0001
DATE: 05/01/2026
REV: **H**
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SHEET	SHEET NAME	REV	DATE	SHEET	SHEET NAME	REV	DATE	SHEET	SHEET NAME	REV	DATE
DA-0001	COVER SHEET	H	05/01/2026	DA-4001	DRIVEWAY RAMP SECTION	E	05/01/2026	DA-7072	ADAPTABLE UNITS - SHEET 3	B	05/01/2026
DA-0002	COMPLIANCE TABLE	F	05/01/2026	DA-4002	CULVERT SECTION	E	05/01/2026	DA-7073	ADAPTABLE UNITS - SHEET 4	B	05/01/2026
DA-0003	SITE LOCATION	C	03/09/2024	DA-5000	SOUTH & EAST ELEVATIONS	F	17/03/2026	DA-7074	ADAPTABLE UNITS - SHEET 5	B	05/01/2026
DA-0004	EXISTING SITE ANALYSIS	C	03/09/2024	DA-5001	BUILDING A - ELEVATIONS	E	05/01/2026	DA-7075	ADAPTABLE UNITS - SHEET 6	B	05/01/2026
DA-0100	DEMOLITION PLAN - SURVEY OVERLAY	E	05/01/2026	DA-5002	BUILDING B - ELEVATIONS	E	05/01/2026	DA-8000	SHADOW DIAGRAM - 9AM - 3PM	G	05/01/2026
DA-2000	SITE PLAN	G	05/01/2026	DA-5003	BUILDING C - ELEVATIONS	E	05/01/2026	DA-8000	JUNE SOLAR VIEWS - 0900	F	05/01/2026
DA-2001	GA - BASEMENT SURVEY UNDERLAY	G	05/01/2026	DA-7000	GROSS FLOOR AREA DIAGRAMS	F	05/01/2026	DA-8100	JUNE SOLAR VIEWS - 1000	F	05/01/2026
DA-2002	GA - BASEMENT FLOOR PLAN	H	17/03/2026	DA-7010	DEEP SOIL CALCULATION	E	05/01/2026	DA-8110	JUNE SOLAR VIEWS - 1100	F	05/01/2026
DA-2003	GA - GROUND SURVEY UNDERLAY	G	05/01/2026	DA-7020	COMMUNAL OPEN SPACE COMPLIANCE	E	05/01/2026	DA-8120	JUNE SOLAR VIEWS - 1200	F	05/01/2026
DA-2004	GA - GROUND FLOOR PLAN	H	17/03/2026	DA-7030	CROSS-VENTILATION DIAGRAM	E	05/01/2026	DA-8130	JUNE SOLAR VIEWS - 1300	F	05/01/2026
DA-3000	GA - LEVEL 01 PLAN	F	05/01/2026	DA-7040	SOLAR ACCESS	F	17/03/2026	DA-8140	JUNE SOLAR VIEWS - 1400	F	05/01/2026
DA-3001	GA - LEVEL 02 PLAN	F	05/01/2026	DA-7050	SITE COVERAGE DIAGRAM	F	05/01/2026	DA-8150	JUNE SOLAR VIEWS - 1500	F	05/01/2026
DA-3002	GA - LEVEL 03 PLAN	F	05/01/2026	DA-7060	HEIGHT PLANE	F	05/01/2026	DA-8160	SOLAR MATRIX	E	17/03/2026
DA-3003	GA - ROOF PLAN	F	05/01/2026	DA-7070	ADAPTABLE UNITS - SHEET 1	F	05/01/2026	DA-9100	UNIT & WINDOW SCHEDULE	E	05/01/2026
DA-3004	GA - ROOF SURVEY UNDERLAY	F	05/01/2026	DA-7071	ADAPTABLE UNITS - SHEET 2	E	05/01/2026	DA-9200	MATERIALS SCHEDULE	E	05/01/2026
DA-4000	SECTIONS	F	05/01/2026								

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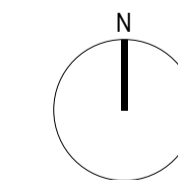
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C	24/11/2023	DA RFI Response	JA
D	03/09/2024	DA Submission	BA
E	18/12/2024	SEWER AMENDMENTS	BA
F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB

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SCALE: 1 : 250 @ A1

PROJECT:

#2021029

**HERADALE
BATEMANS BAY**

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

**GA - GROUND SURVEY
UNDERLAY**

SHEET NUMBER:

DA-2003

DATE: 05/01/2026

REV:

G

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D	03/09/2024	DA SUBMISSION	BA
E	18/12/2024	SEWER AMENDMENTS	BA
F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB
H	17/03/2026	COUNCIL RFI	SB

UNIT MIX		
TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

1x ADDITIONAL 2 BED UNIT.
 1x ADDITIONAL 4 BED UNIT.
 2x 1 BEDROOM UNITS
 REMOVED. NO CHANGE IN
 TOTAL No. OF BEDS.
 ADAPTABLE UNITS AMENDED
 TO COUNCIL 25%
 REQUIREMENT

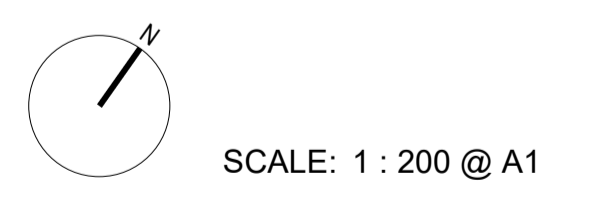
LEGEND

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



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PROJECT:
**#2021029
 HERADALE
 BATEMANS BAY**
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
**GA - GROUND FLOOR
 PLAN**

SHEET NUMBER:
DA-2004
 DATE: 17/03/2026

REV:
H

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LEGEND

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

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

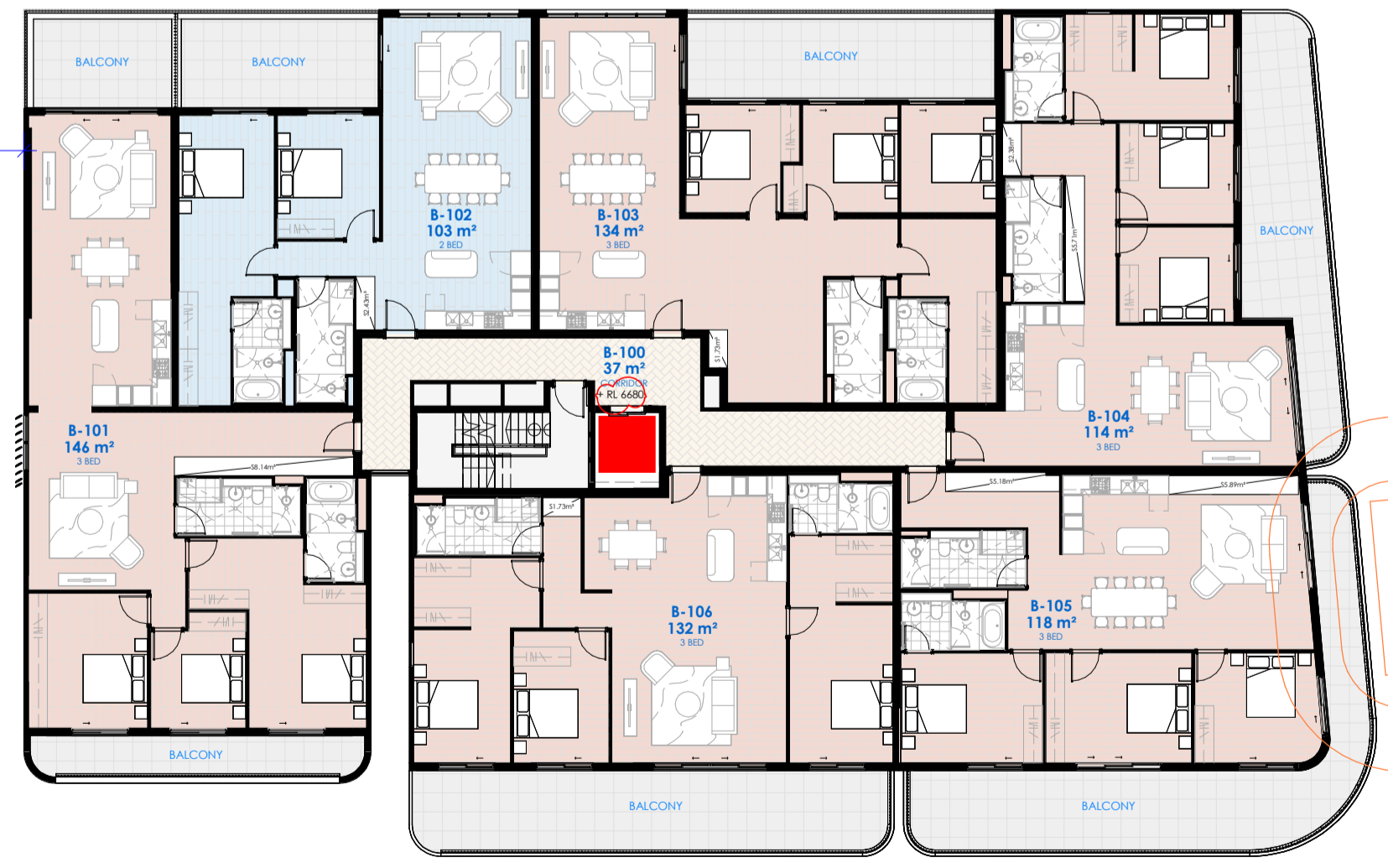
E
 1x ADDITIONAL 2 BED UNIT.
 1x ADDITIONAL 4 BED UNIT.
 2x 1 BEDROOM UNITS
 REMOVED. NO CHANGE IN
 TOTAL No. OF BEDS.
 ADAPTABLE UNITS AMENDED
 TO COUNCIL 25%
 REQUIREMENT



BUILDING C



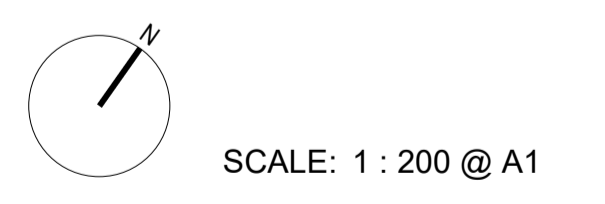
BUILDING A



BUILDING B

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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
GA - LEVEL 01 PLAN

SHEET NUMBER: **DA-3000** REV: **F**
 DATE: 05/01/2026

REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB

LEGEND

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

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

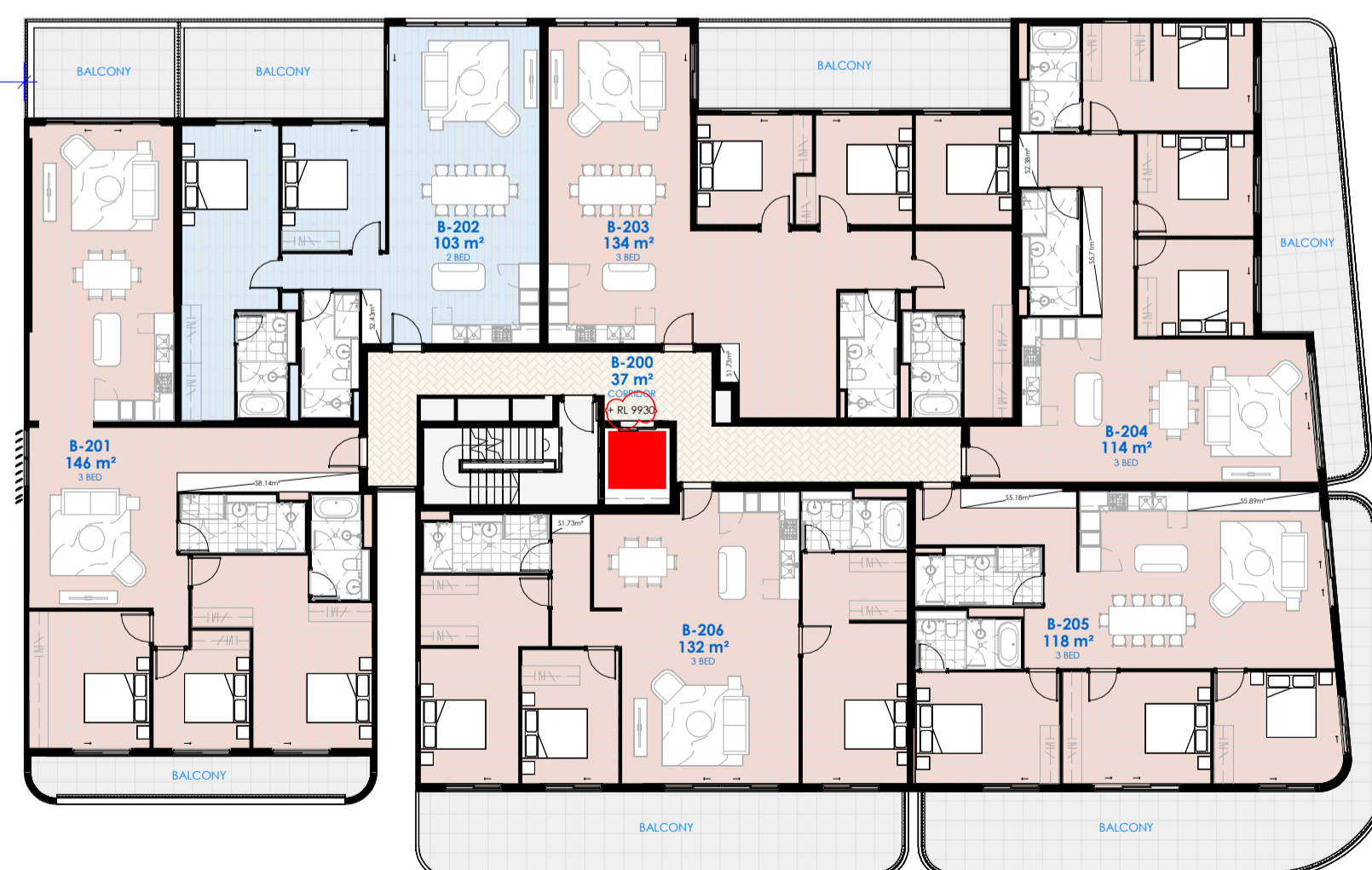
▲
 1x ADDITIONAL 2 BED UNIT.
 1x ADDITIONAL 4 BED UNIT.
 2x 1 BEDROOM UNITS
 REMOVED. NO CHANGE IN
 TOTAL No. OF BEDS.
 ADAPTABLE UNITS AMENDED
 TO COUNCIL 25%
 REQUIREMENT



BUILDING C



BUILDING A



BUILDING B

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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
GA - LEVEL 02 PLAN

SHEET NUMBER: **DA-3001** REV: **F**
 DATE: 05/01/2026

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A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	19/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB

LEGEND

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

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

1x ADDITIONAL 2 BED UNIT.
 1x ADDITIONAL 4 BED UNIT.
 2x 1 BEDROOM UNITS
 REMOVED. NO CHANGE IN
 TOTAL No. OF BEDS.
 ADAPTABLE UNITS AMENDED
 TO COUNCIL 25%
 REQUIREMENT



BUILDING C



BUILDING A



BUILDING B

6000

**PRELIMINARY
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 DEVELOPMENT APPLICATION**

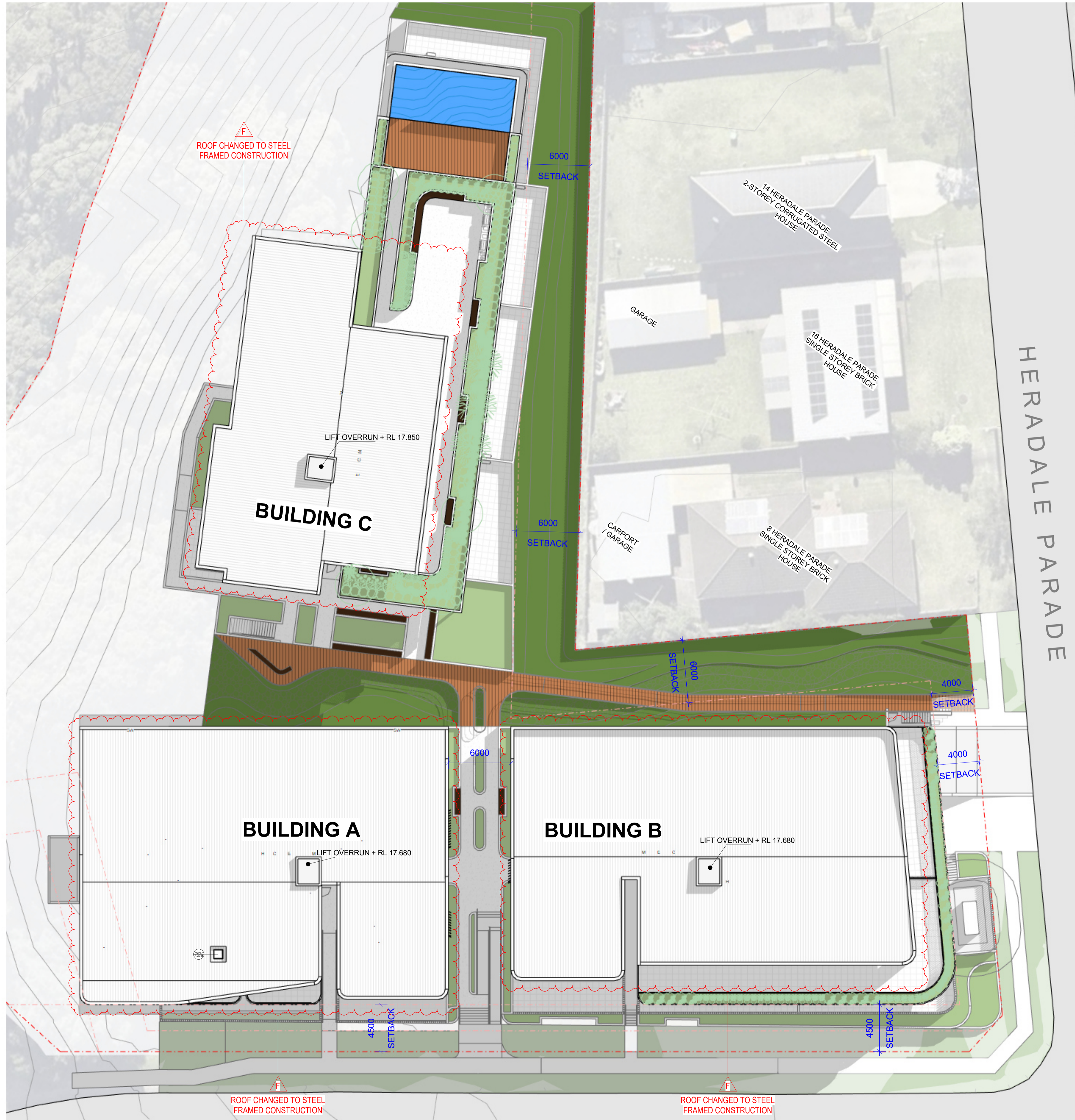
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
GA - LEVEL 03 PLAN

SHEET NUMBER: **DA-3002** REV: **F**
 DATE: 05/01/2026

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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
F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB

ARCHITECT:

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PROJECT:

#2021029

**HERADALE
BATEMANS BAY**

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

GA - ROOF PLAN

SHEET NUMBER:

DA-3003

DATE: 05/01/2026

REV:

G

**PRELIMINARY
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DEVELOPMENT APPLICATION**

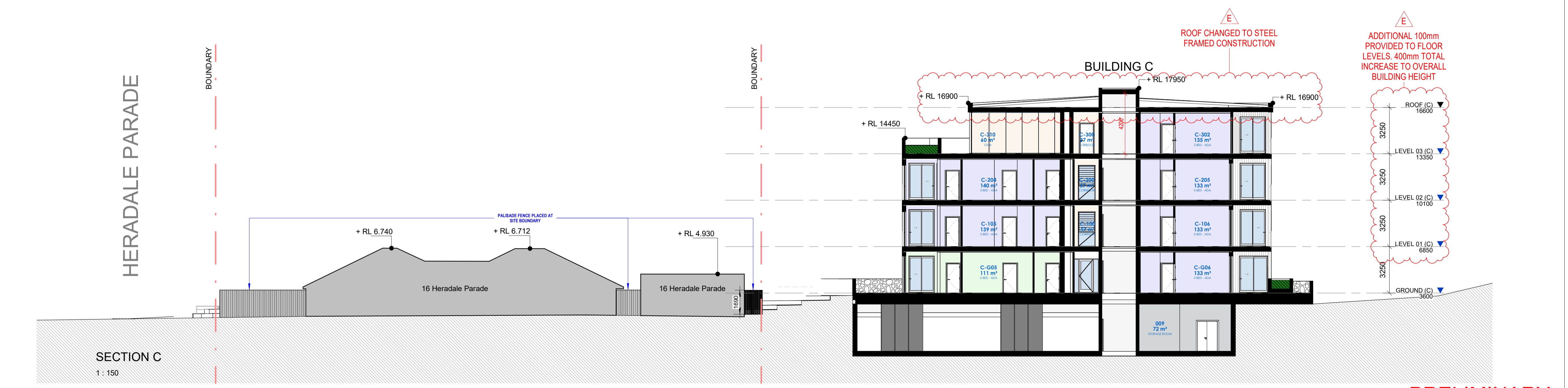
BAVARDE AVENUE

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
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C	22/03/2024	Council RFI Response	BA
D	03/09/2024	DA Submission	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

ARCHITECT:
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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
DATE: 05/01/2026

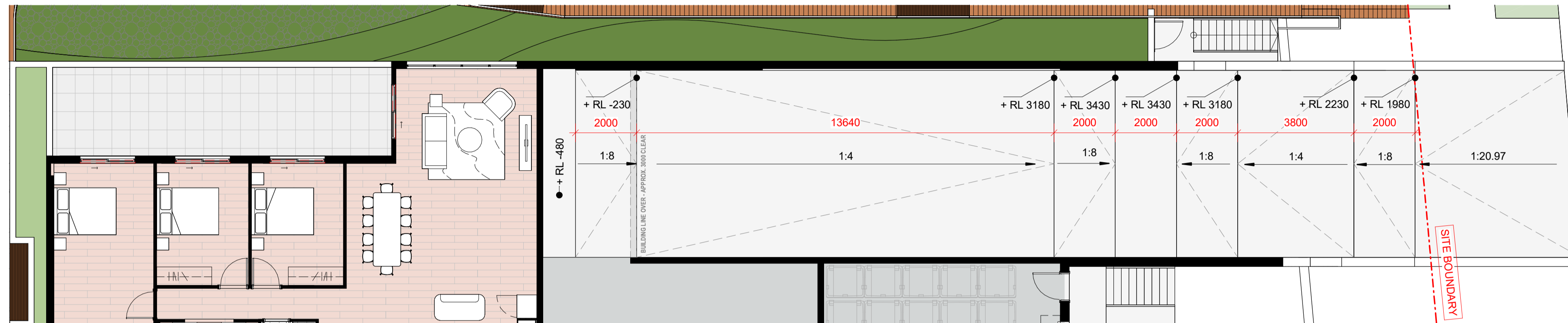
REV:
F

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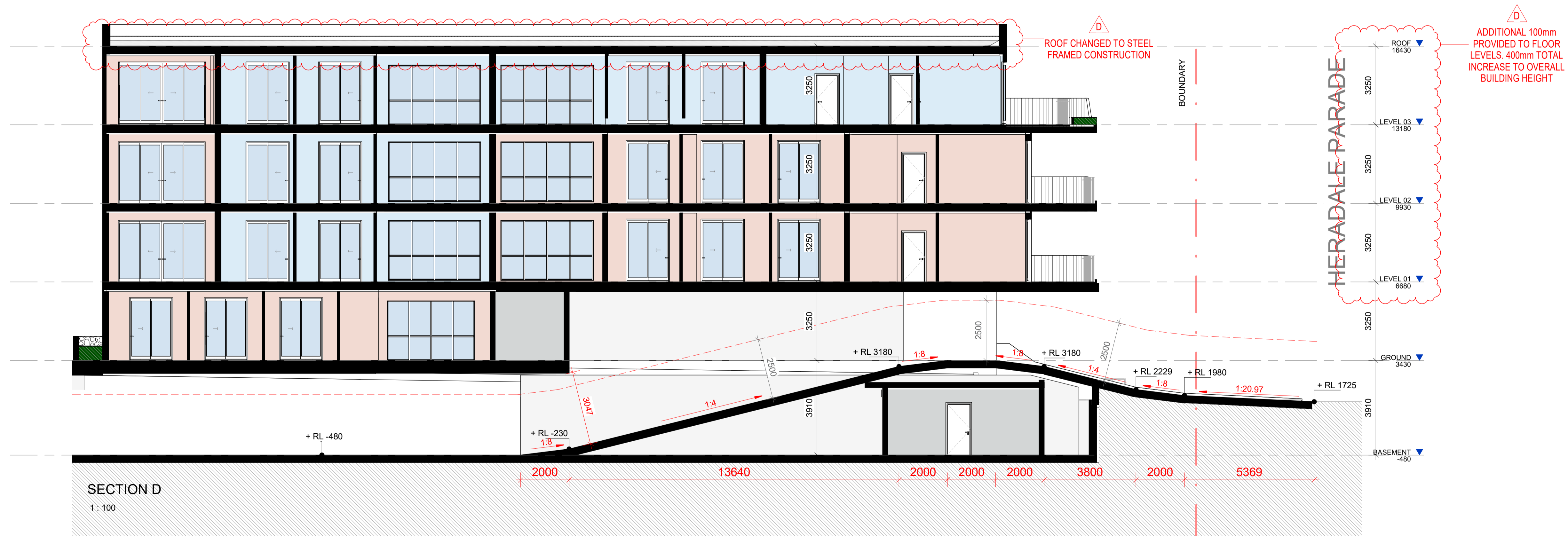
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C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RPI	SB



BASEMENT RAMP_GROUND FLOOR

1 : 100



SECTION D

1 : 100

ARCHITECT:
PLACE
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SCALE: 1 : 100 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
DRIVEWAY RAMP
SECTION

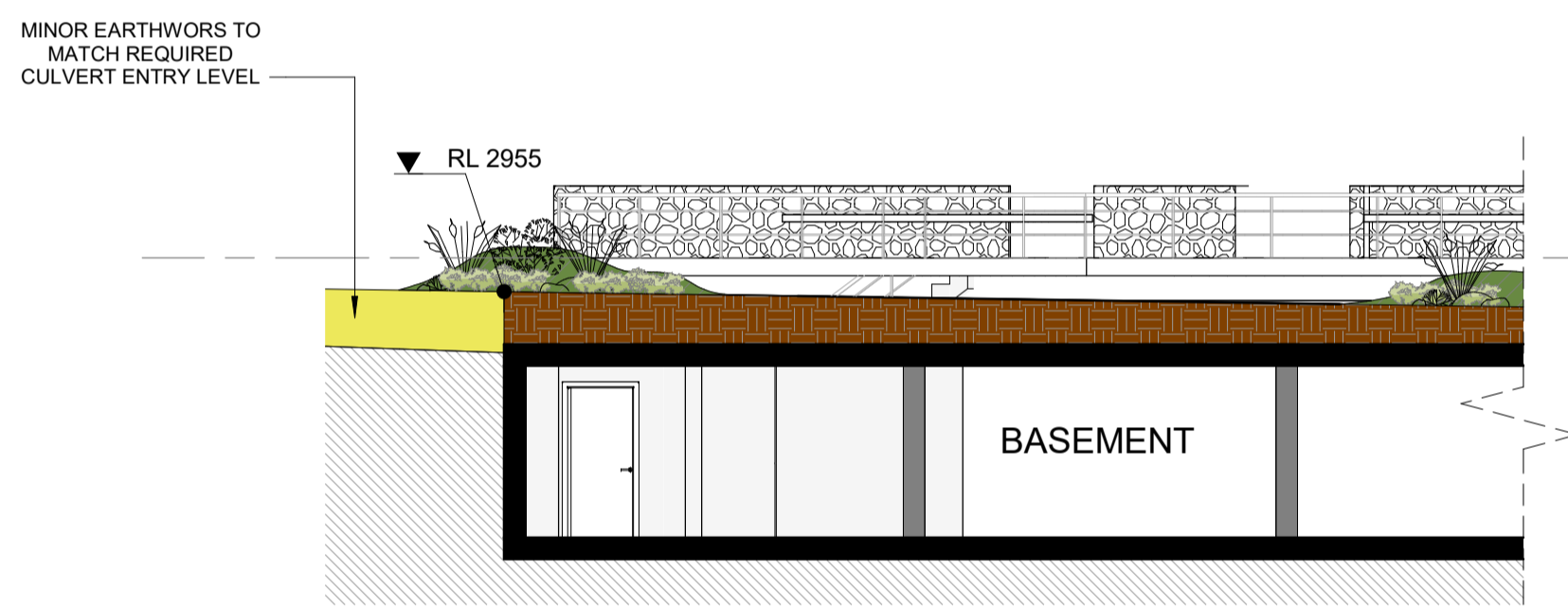
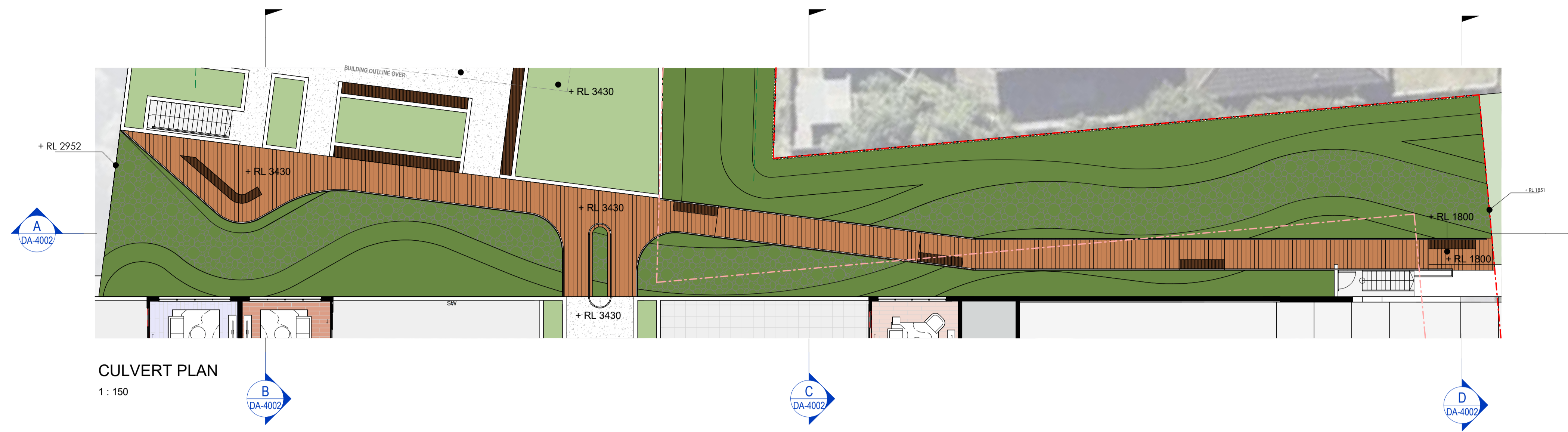
SHEET NUMBER: **DA-4001** REV: **E**
 DATE: 05/01/2026

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DEVELOPMENT APPLICATION

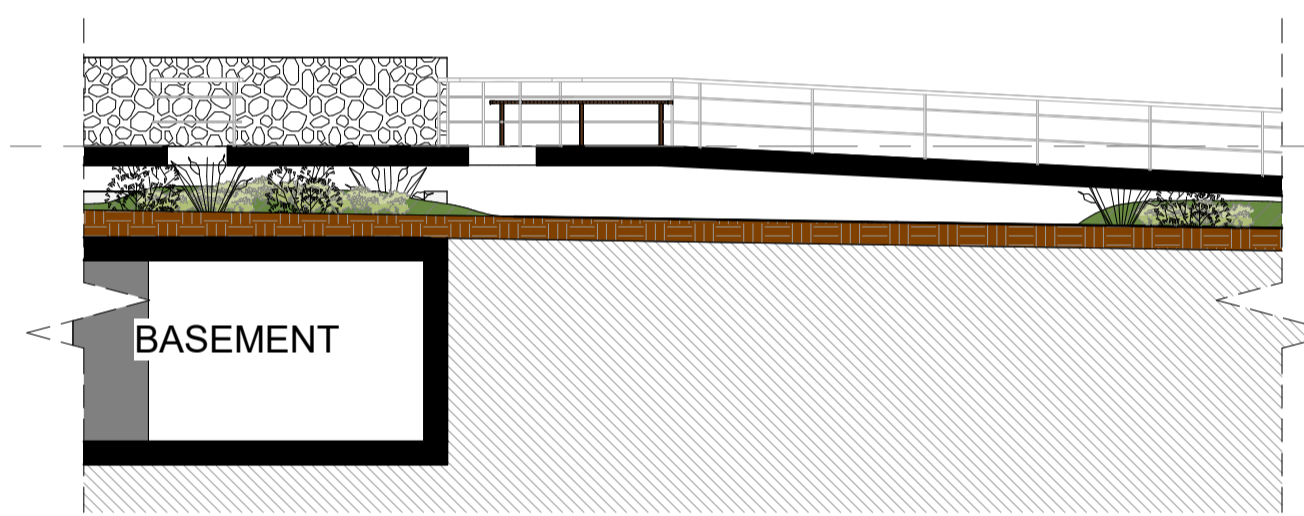
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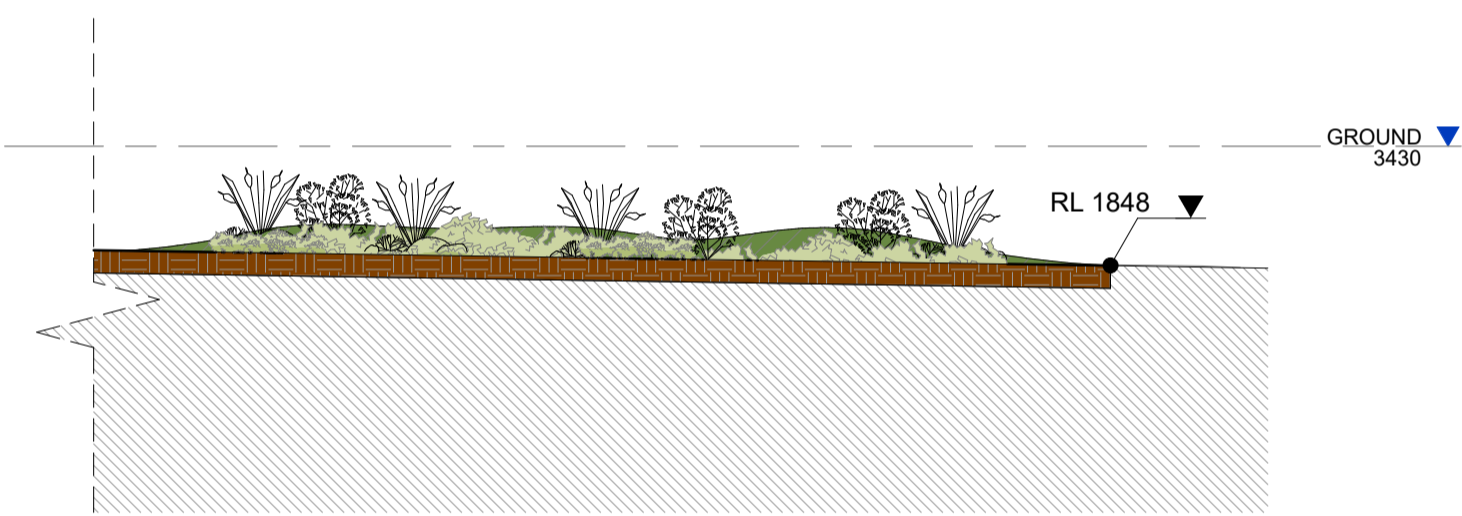
REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB



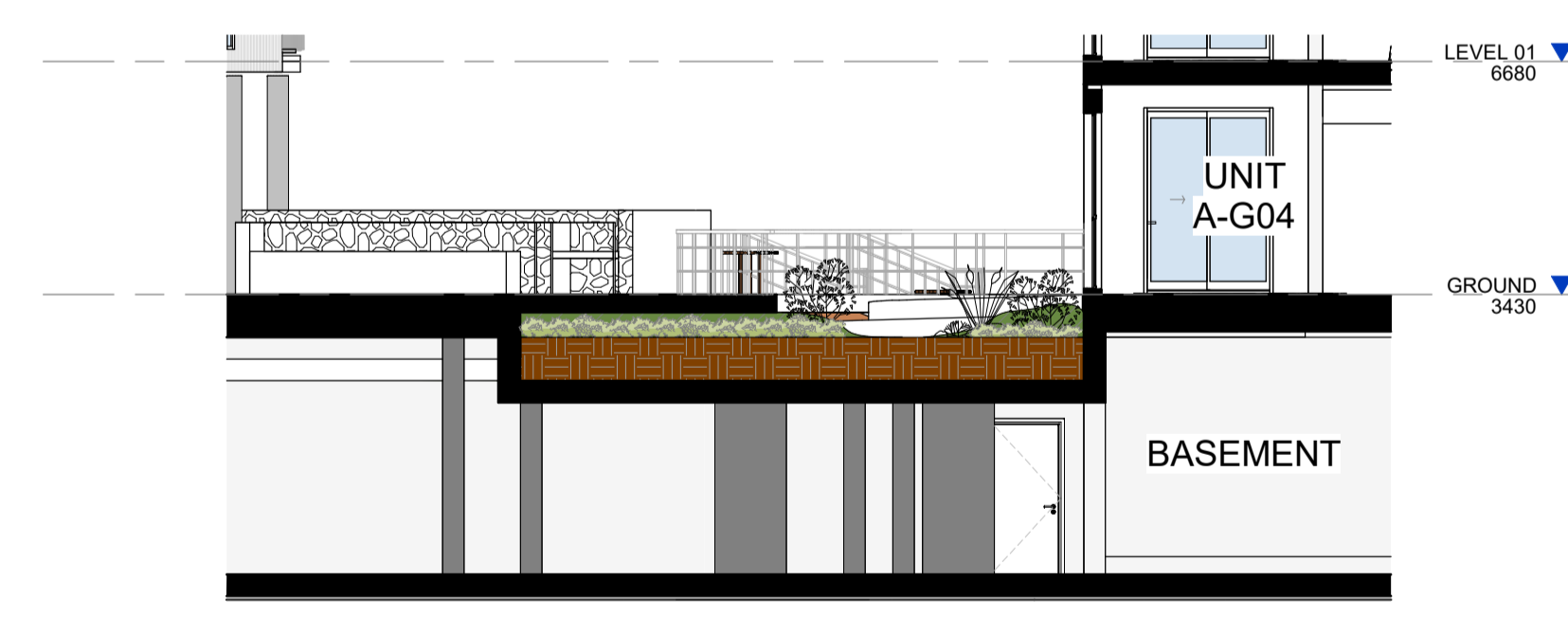
CULVERT SECTION A
1:100



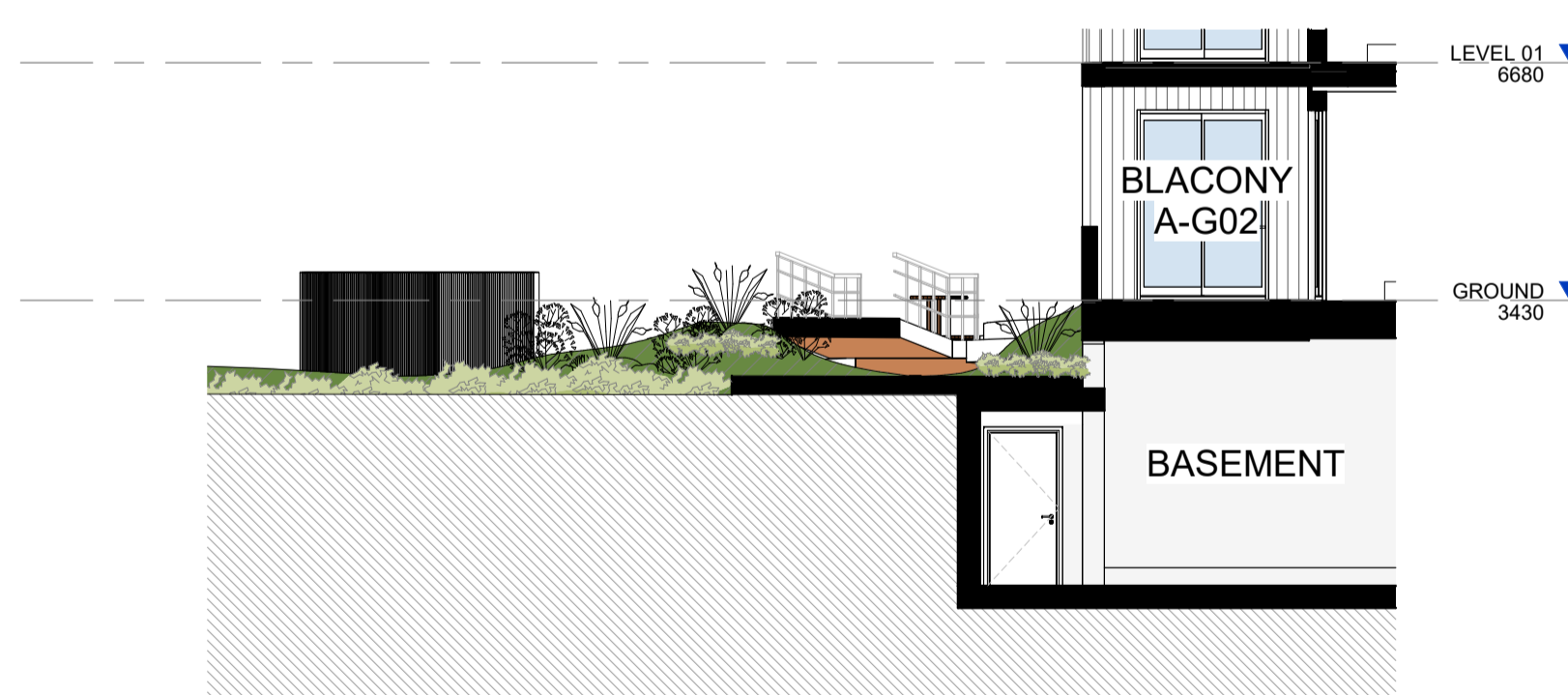
CULVERT SECTION C
1:100



CULVERT SECTION D
1:100



CULVERT SECTION B
1:100



ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD |
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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
DATE: 05/01/2026

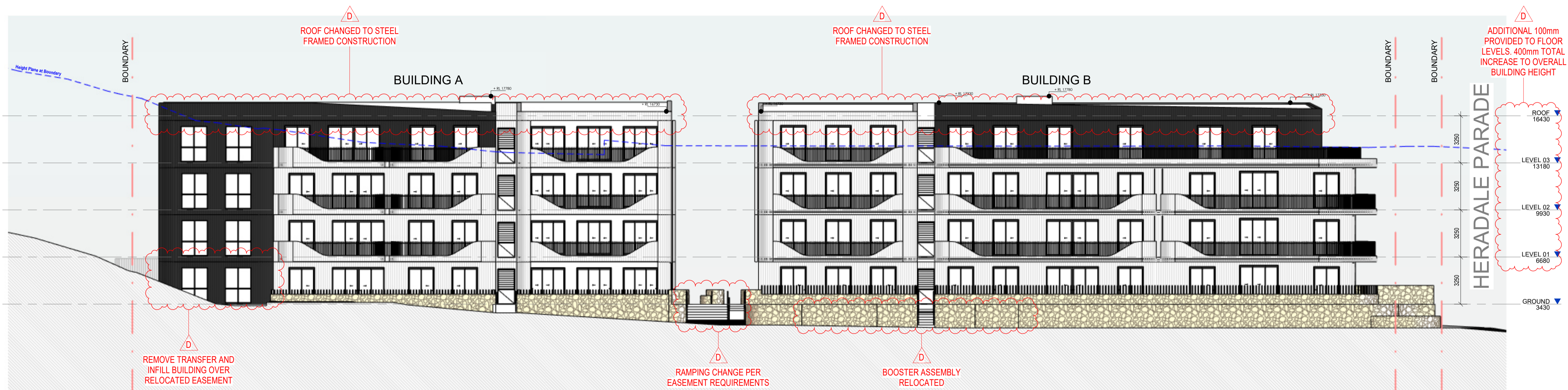
REV:
E

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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	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB
F	17/03/2026	COUNCIL RFI	SB



SOUTH ELEVATION - BAVARD AVENUE

1 : 150



EAST ELEVATION - HERADALE PARADE

1 : 150

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: **F**
DATE: 17/03/2026

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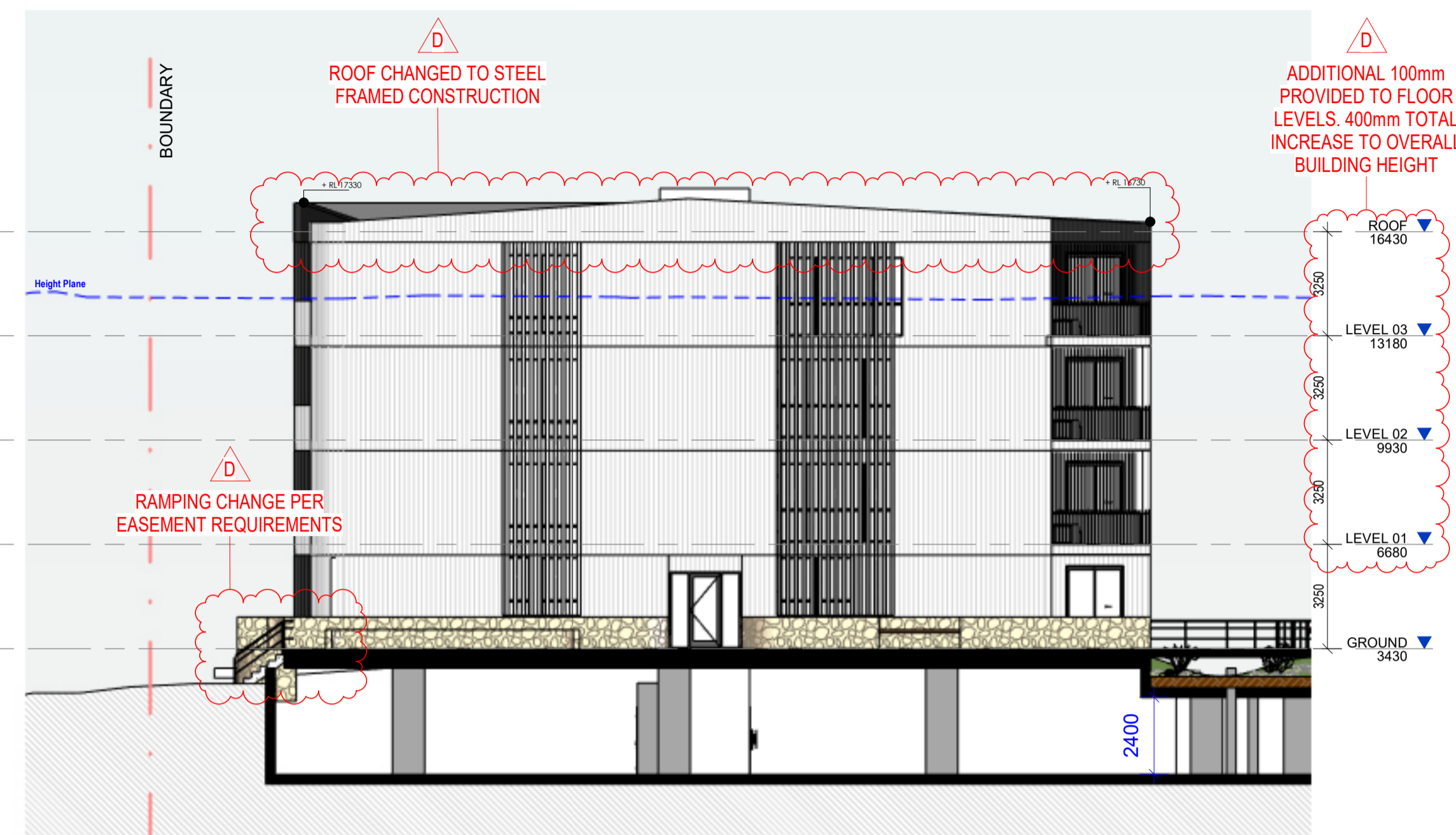
Document Notes
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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB



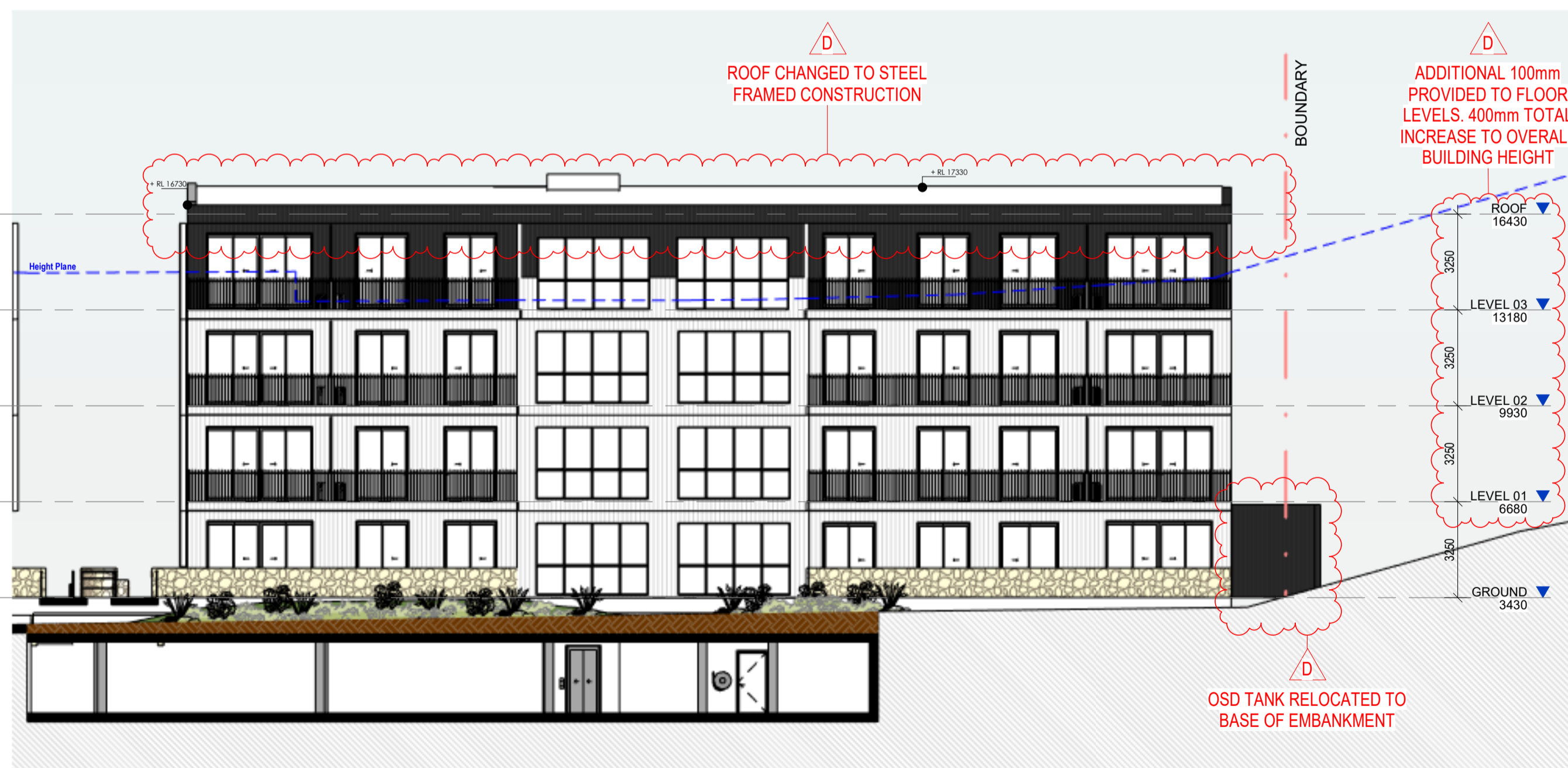
BUILDING A - SOUTH ELEVATION

1 : 150



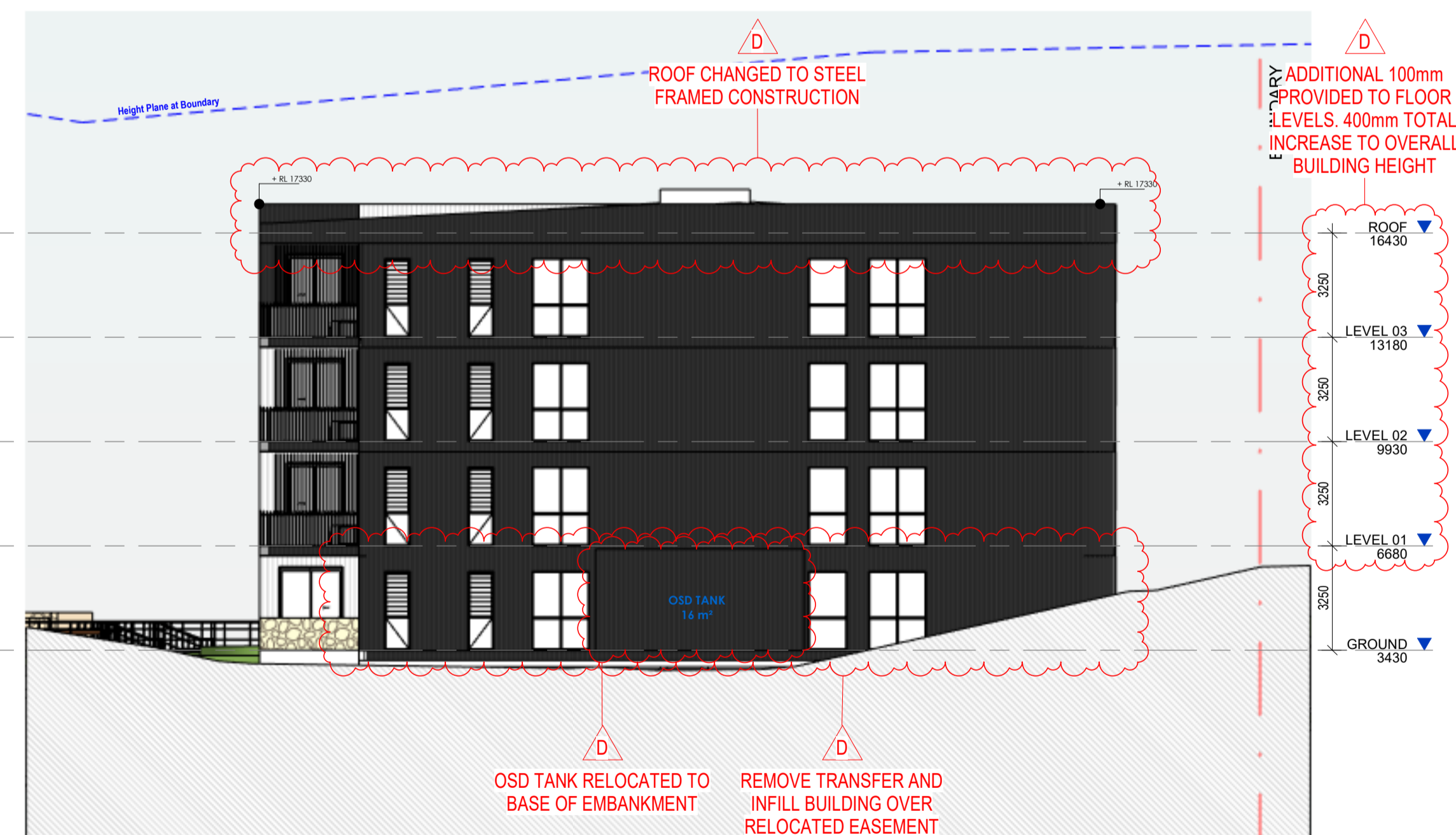
BUILDING A - EAST ELEVATION

1 : 150



BUILDING A - NORTH ELEVATION

1 : 150



BUILDING A - WEST ELEVATION

1 : 150

**PRELIMINARY
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DEVELOPMENT APPLICATION**

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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: **E**
DATE: 05/01/2026

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B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB



BUILDING B - SOUTH ELEVATION

1 : 150



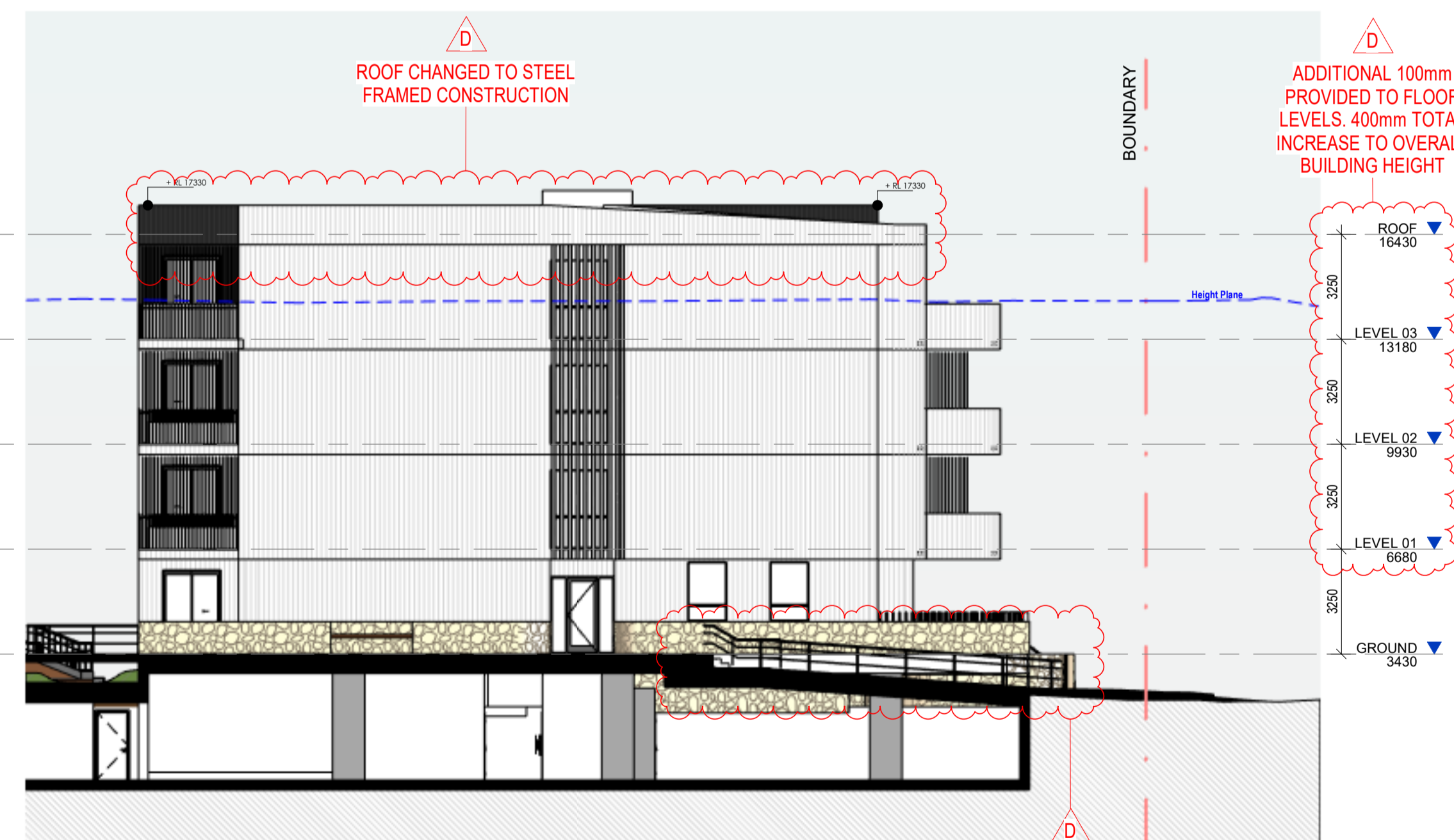
BUILDING B - EAST ELEVATION

1 : 150



BUILDING B - NORTH ELEVATION

1 : 150



BUILDING B - WEST ELEVATION

1 : 150

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SCALE: 1 : 150 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
BUILDING B -
ELEVATIONS
SHEET NUMBER: **DA-5002** REV: **E**
DATE: 05/01/2026

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DEVELOPMENT APPLICATION

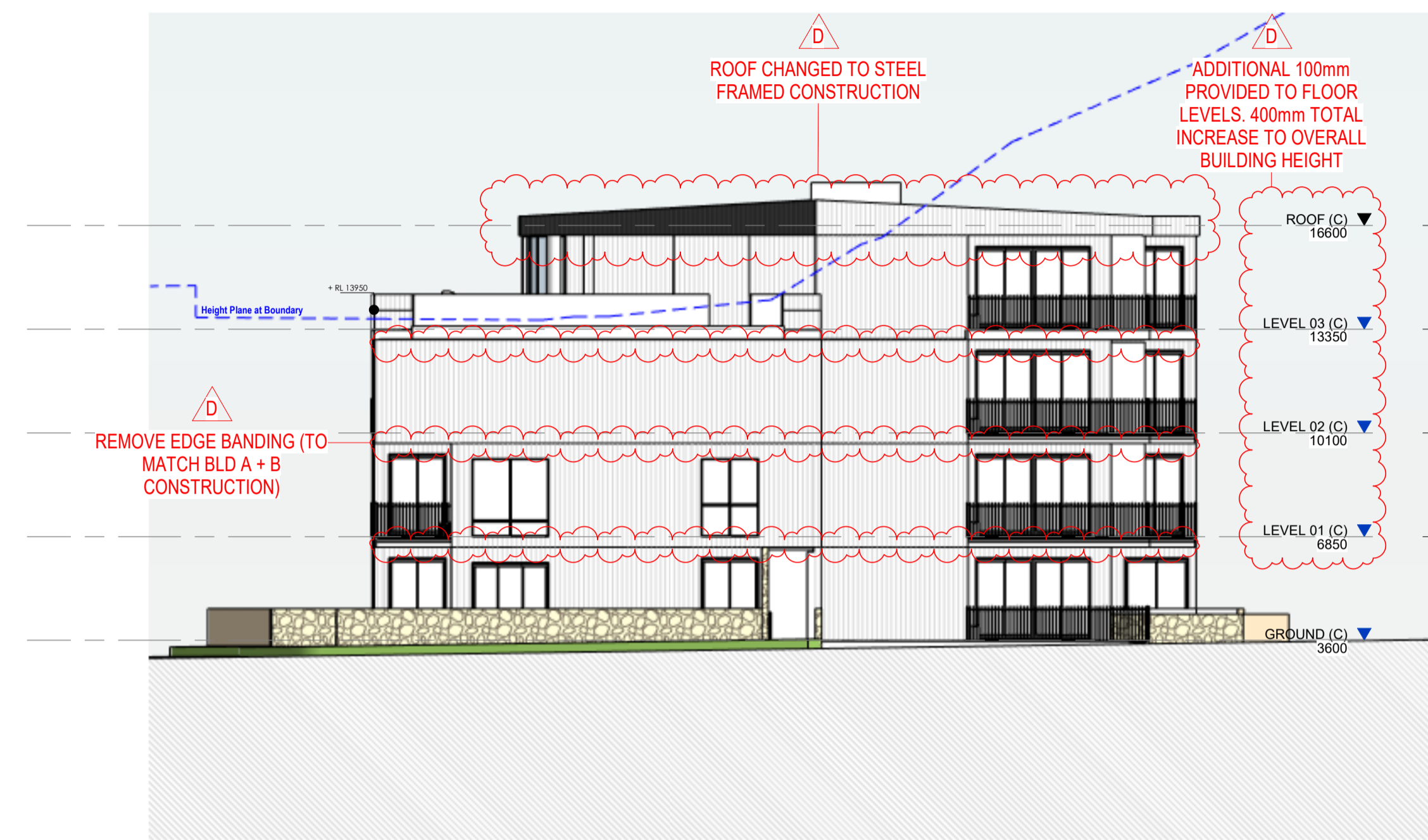
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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB



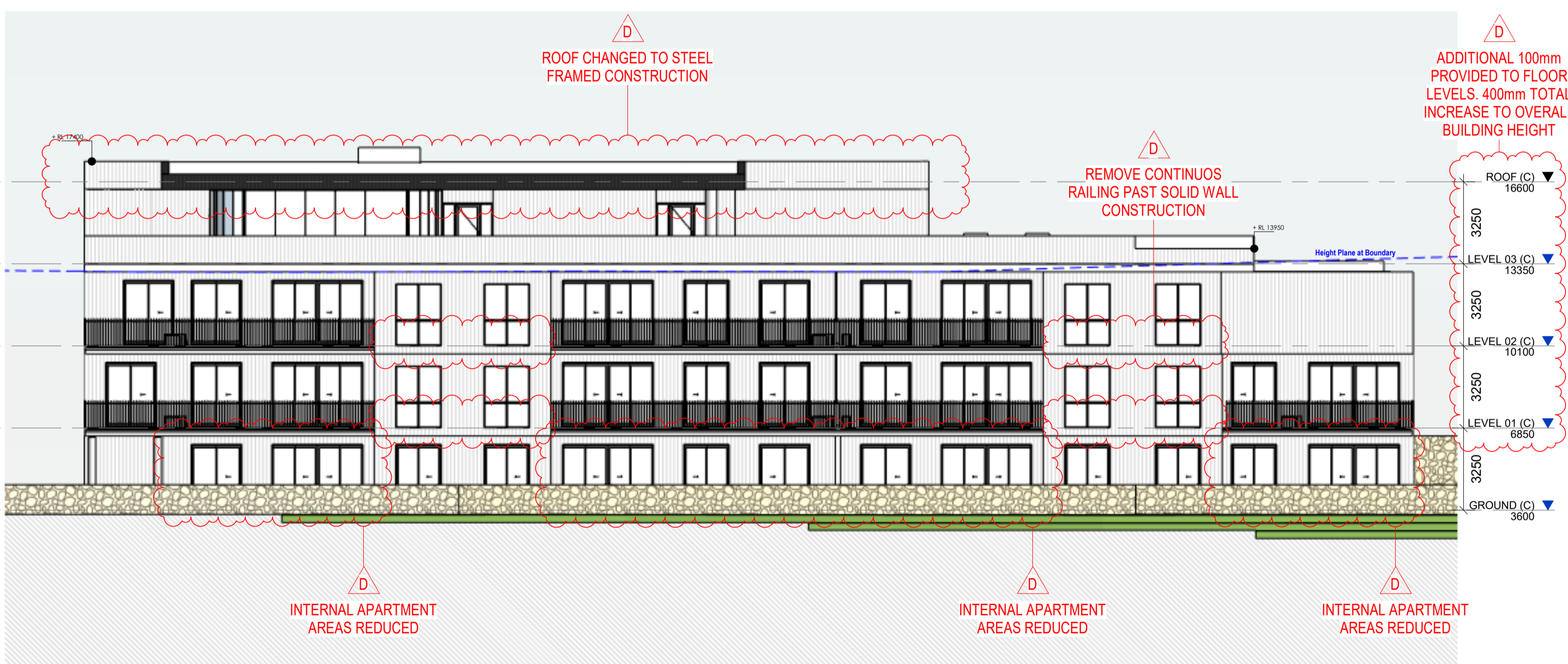
BUILDING C - WEST ELEVATION

1 : 150



BUILDING C - NORTH ELEVATION

1 : 150



BUILDING C - EAST ELEVATION

1 : 150



BUILDING C - SOUTH ELEVATION

1 : 150

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: **E**
DATE: 05/01/2026

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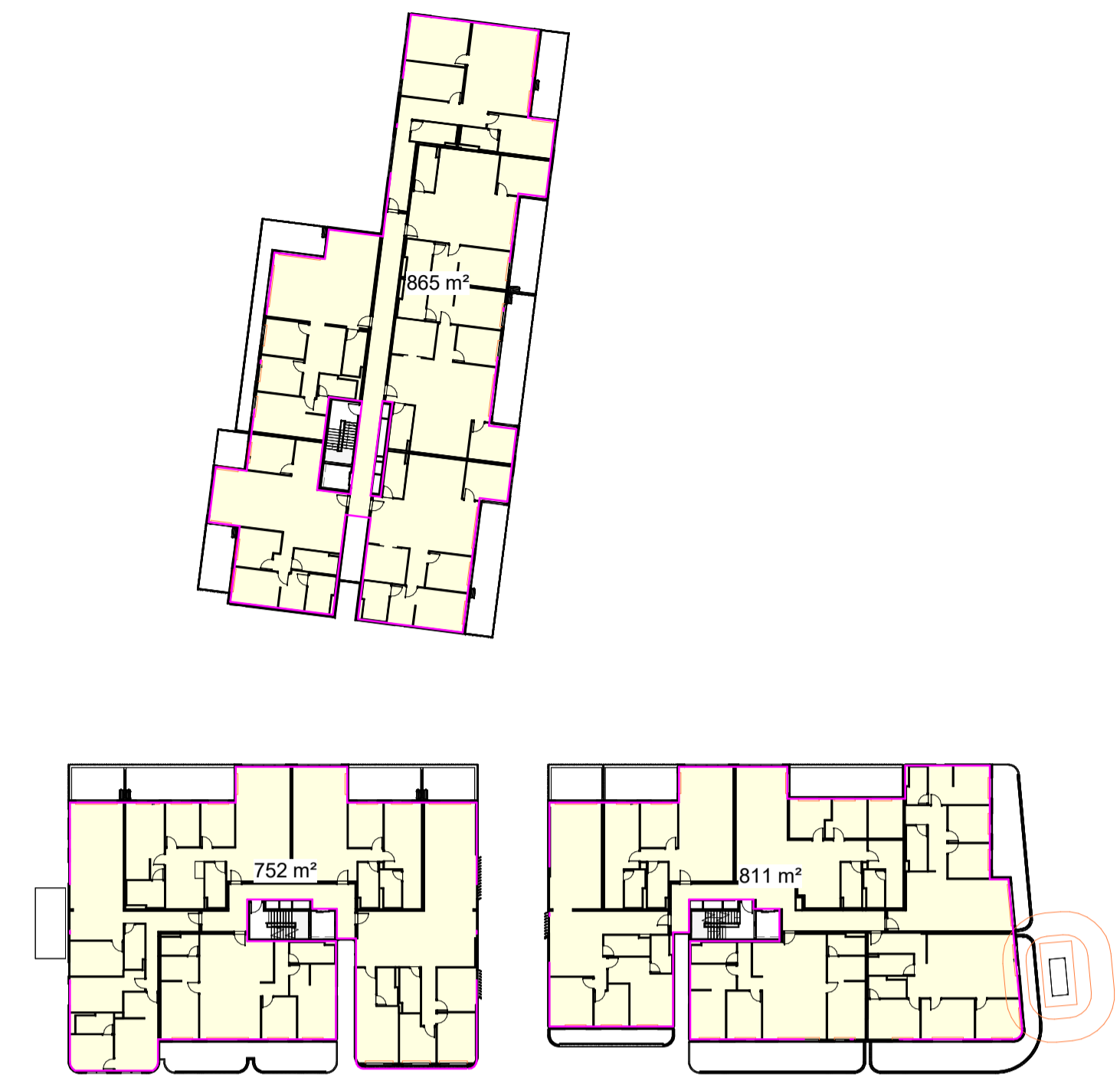
Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	19/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB

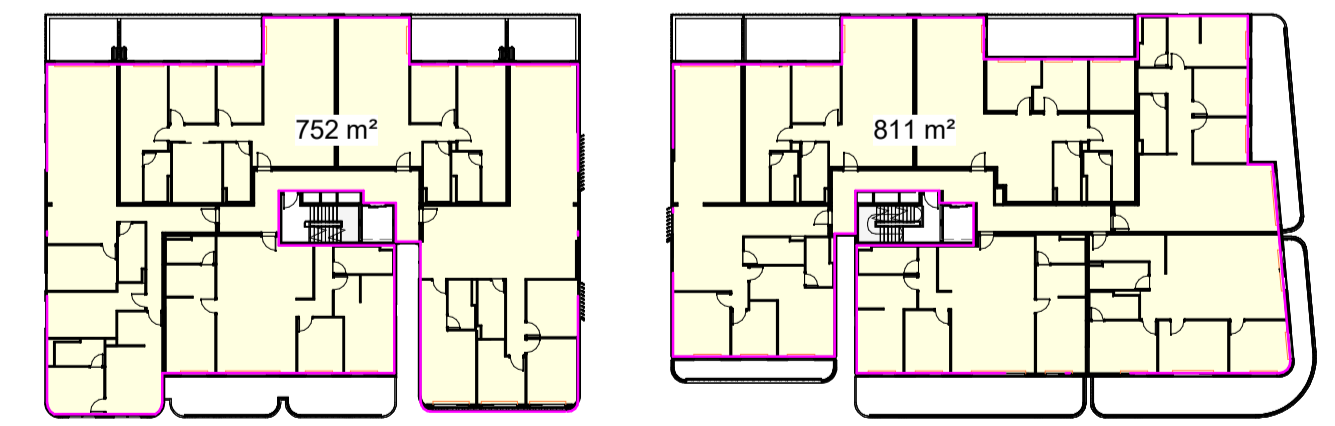
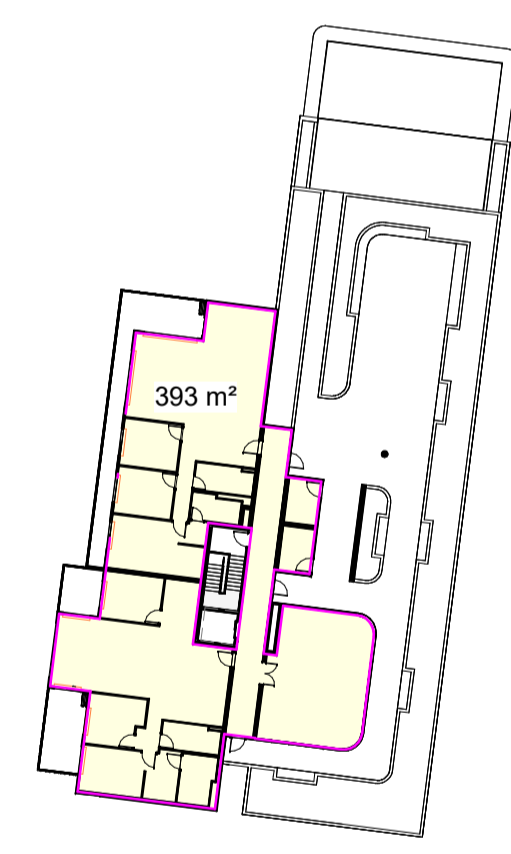
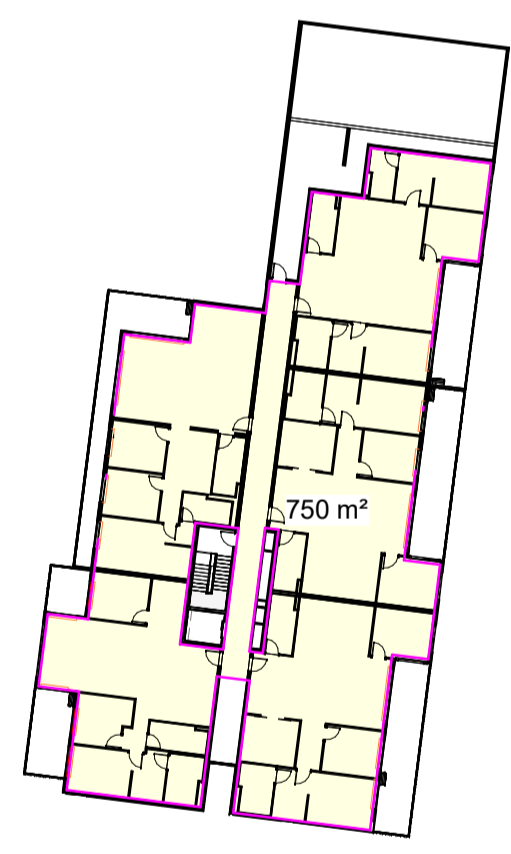
GFA	
Level	Area
GROUND	825 m ²
GROUND	728 m ²
GROUND	586 m ²
LEVEL 01	865 m ²
LEVEL 01	752 m ²
LEVEL 01	811 m ²
LEVEL 02	750 m ²
LEVEL 02	752 m ²
LEVEL 02	811 m ²
LEVEL 03	393 m ²
LEVEL 03	752 m ²
LEVEL 03	756 m ²
8783 m²	



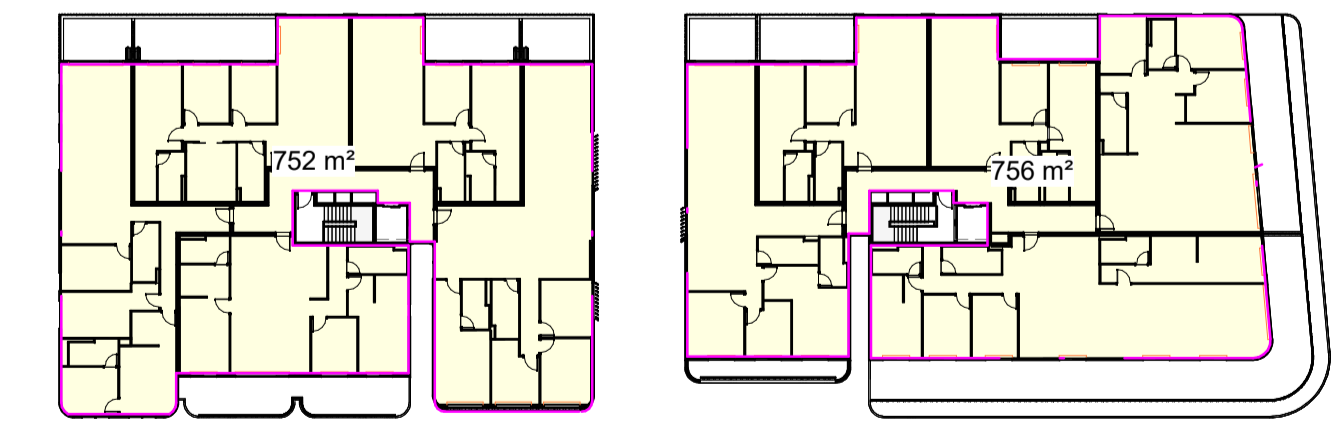
GROUND
1: 500



LEVEL 01
1: 500



LEVEL 02
1: 500



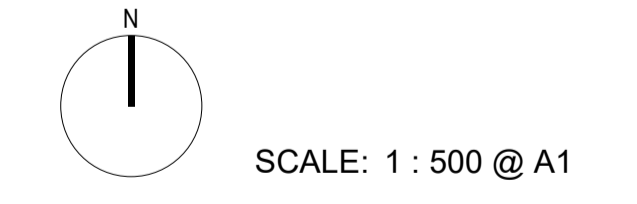
LEVEL 03
1: 500

SITE AREA:	8,410.00 m ²	SITE AREA:	8,410.00 m ²
MAX FSR:	NA	DEEP SOIL REQD:	15%
MAX GFA:	NA	DEEP SOIL REQD:	1,261.50 m ²
PROPOSED GFA:	8783.00 m ²	DEEP SOIL ON SITE:	3927.00 m ²
PROPOSED FSR:	1.04: 1		47%

SITE AREA:	8,410.00 m ²	SITE AREA:	8,410.00 m ²
C.O.S REQD:	25% = 2,102.50 m ²	LANDSCAPE REQD:	50.00%
C.O.S ON SITE:	57% = 4871.00 m ²	LANDSCAPE REQD:	4205.00 m ²
> 3Hrs Sun	76% = 3697.00 m ²	LANDSCAPE ON SITE:	4465.00 m ²
< 3Hrs Sun	24% = 1174.00 m ²		53.00%

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

ARCHITECT:
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
GROSS FLOOR AREA
DIAGRAMS
 SHEET NUMBER: **DA-7000** REV: **F**
 DATE: 05/01/2026



Deep Soil	
Name	Area
DEEP SOIL	3927 m ²

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B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB

SITE AREA: 8,410.00 m²
MAX FSR: NA
MAX GFA: NA
PROPOSED GFA: 8783.00 m²
PROPOSED FSR: 1.04: 1

SITE AREA: 8,410.00 m²
DEEP SOIL REQD: 15%
DEEP SOIL REQD: 1,261.50 m²
DEEP SOIL ON SITE: 3927.00 m²
47%

SITE AREA: 8,410.00 m²
C.O.S REQD: 25% = 2,102.50 m²
C.O.S ON SITE: 57% = 4871.00 m²
 > 3Hrs Sun 76% = 3697.00 m²
 < 3Hrs Sun 24% = 1174.00 m²

SITE AREA: 8,410.00 m²
LANDSCAPE REQD: 50.00%
LANDSCAPE REQD: 4205.00 m²
LANDSCAPE ON SITE: 4465.00 m²
53.00%

**NOT FOR CONSTRUCTION
 CONSTRUCTION CERTIFICATE**

KEY PLAN:

CLIENT:
 PLACE STUDIO

ARCHITECT:
PLACE
 STUDIO
 PLACE STUDIO AU PTY LTD |
 74 KING ST, NEWTOWN, NSW 2042
 T | 61 431 688 534 | J.ALEXANDER-HATZPLIS NSW ARB #10535
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
DEEP SOIL
CALCULATION

SHEET NUMBER:
DA-7010
 DATE: 05/01/2026
 REV: **E**

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COMMUNAL OPEN SPACE

- COMMUNAL OPEN SPACE <3 Hrs
- COMMUNAL OPEN SPACE >3 Hrs

Communal Open Space	
Name	Area

COMMUNAL OPEN SPACE <3 Hrs	1049 m ²
COMMUNAL OPEN SPACE <3 Hrs	34 m ²
COMMUNAL OPEN SPACE <3 Hrs	91 m ²
	1174 m ²
COMMUNAL OPEN SPACE >3 Hrs	557 m ²
COMMUNAL OPEN SPACE >3 Hrs	3139 m ²
	3697 m ²
	4871 m ²



LEVEL 03 COS
1 : 300

GROUND COS
1 : 300

SITE AREA:	8,410.00 m ²	SITE AREA:	8,410.00 m ²	SITE AREA:	8,410.00 m ²	SITE AREA:	8,410.00 m ²
MAX FSR:	NA	DEEP SOIL REQD:	15%	C.O.S REQD:	25% = 2,102.50 m ²	LANDSCAPE REQD:	50.00%
MAX GFA:	NA	DEEP SOIL REQD:	1,261.50 m ²	C.O.S ON SITE:	57% = 4871.00 m ²	LANDSCAPE REQD:	4205.00 m ²
PROPOSED GFA:	8783.00 m ²	DEEP SOIL ON SITE:	3927.00 m ²	> 3Hrs Sun	76% = 3697.00 m ²	LANDSCAPE ON SITE:	4465.00 m ²
PROPOSED FSR:	1.04 : 1	< 3Hrs Sun	47%	< 3Hrs Sun	24% = 1174.00 m ²	LANDSCAPE ON SITE:	53.00%

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DEVELOPMENT APPLICATION**

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C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB

ARCHITECT:
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N
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: **E**
DATE: 05/01/2026
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CROSS VENTILATION

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

Cross Vent

- No
- Yes

NO CHANGES TO CROSS-VENT APARTMENTS

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C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB



CROSSED VENT DIAGRAM - GROUND
1 : 400



CROSSED VENT DIAGRAM - LEVEL 01
1 : 400

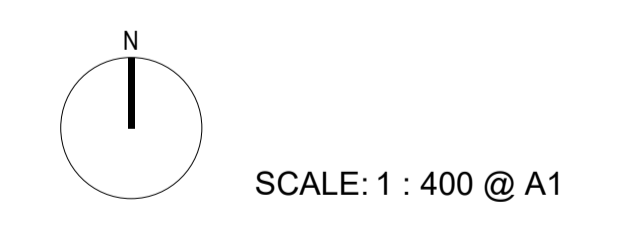


CROSSED VENT DIAGRAM - LEVEL 02
1 : 400



CROSSED VENT DIAGRAM - LEVEL 03
1 : 400

ARCHITECT:
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
CROSS-VENTILATION
DIAGRAM
SHEET NUMBER: **DA-7030** REV: **E**
DATE: 05/01/2026

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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	44	73%
NO SOLAR	8	13%
PARTIAL SOLAR	8	13%
	60	

F
APARTMENT LAYOUT
UPDATED TO SUIT
SUBSTATION. 1x LESS SOLAR

Document Notes
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFP Response	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB
F	17/03/2026	COUNCIL RFI	SB

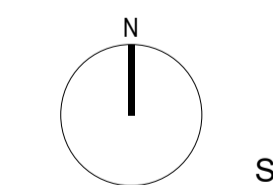
SOLAR ACCESS

- 3 HOURS
- NO SOLAR
- PARTIAL SOLAR

ARCHITECT:

PLACE
STUDIO

PLACE STUDIO AU PTY LTD |
74 KING ST, NEWYORK, NSW 2042
T | 61 431 688 534 | J ALEXANDER-HATZPLIS NSW ARB #10535
W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au



SCALE: 1 : 400 @ A1

PROJECT:

#2021029

**HERADALE
BATEMANS BAY**

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:

SOLAR ACCESS

SHEET NUMBER:

DA-7040

DATE: 17/03/2026

REV:

F

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DEVELOPMENT APPLICATION**

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3/17/2026 9:28:46 AM

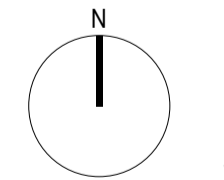
Document Notes
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A	21/03/2023	DA SUBMISSION	SK
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D	18/12/2024	SEWER AMENDMENTS	BA
E	24/10/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



SITE AREA
 8410 m²
LANDSCAPED AREA
 4465 m²

ARCHITECT:
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SCALE: 1 : 350 @ A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
SITE COVERAGE
DIAGRAM
 SHEET NUMBER: **DA-7050** REV: **F**
 DATE: 05/01/2026

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DEVELOPMENT APPLICATION

SITE AREA: 8,410.00 m²
MAX FSR: NA
MAX GFA: NA
PROPOSED GFA: 8783.00 m²
PROPOSED FSR: 1.04: 1

SITE AREA: 8,410.00 m²
DEEP SOIL REQD: 15%
DEEP SOIL REQD: 1,261.50 m²
DEEP SOIL ON SITE: 3927.00 m²
47%

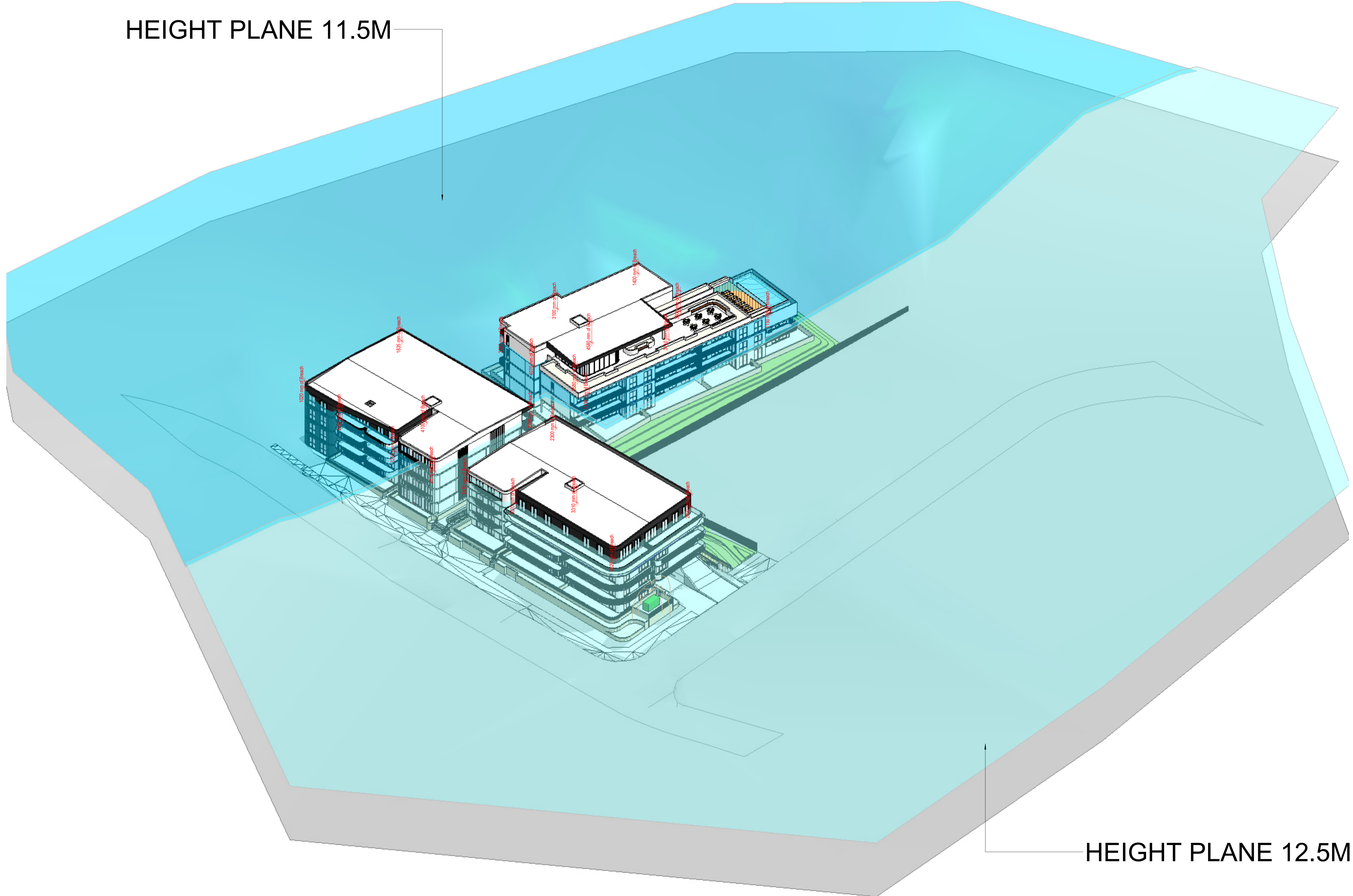
SITE AREA: 8,410.00 m²
C.O.S REQD: 25% = 2,102.50 m²
C.O.S ON SITE: 57% = 4871.00 m²
 > 3Hrs Sun 76% = 3697.00 m²
 < 3Hrs Sun 24% = 1174.00 m²

SITE AREA: 8,410.00 m²
LANDSCAPE REQD: 50.00%
LANDSCAPE REQD: 4205.00 m²
LANDSCAPE ON SITE: 4465.00 m²
53.00%

Document Notes
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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB

HEIGHT PLANE 11.5M



HEIGHT PLANE 12.5M

PRELIMINARY
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DEVELOPMENT APPLICATION

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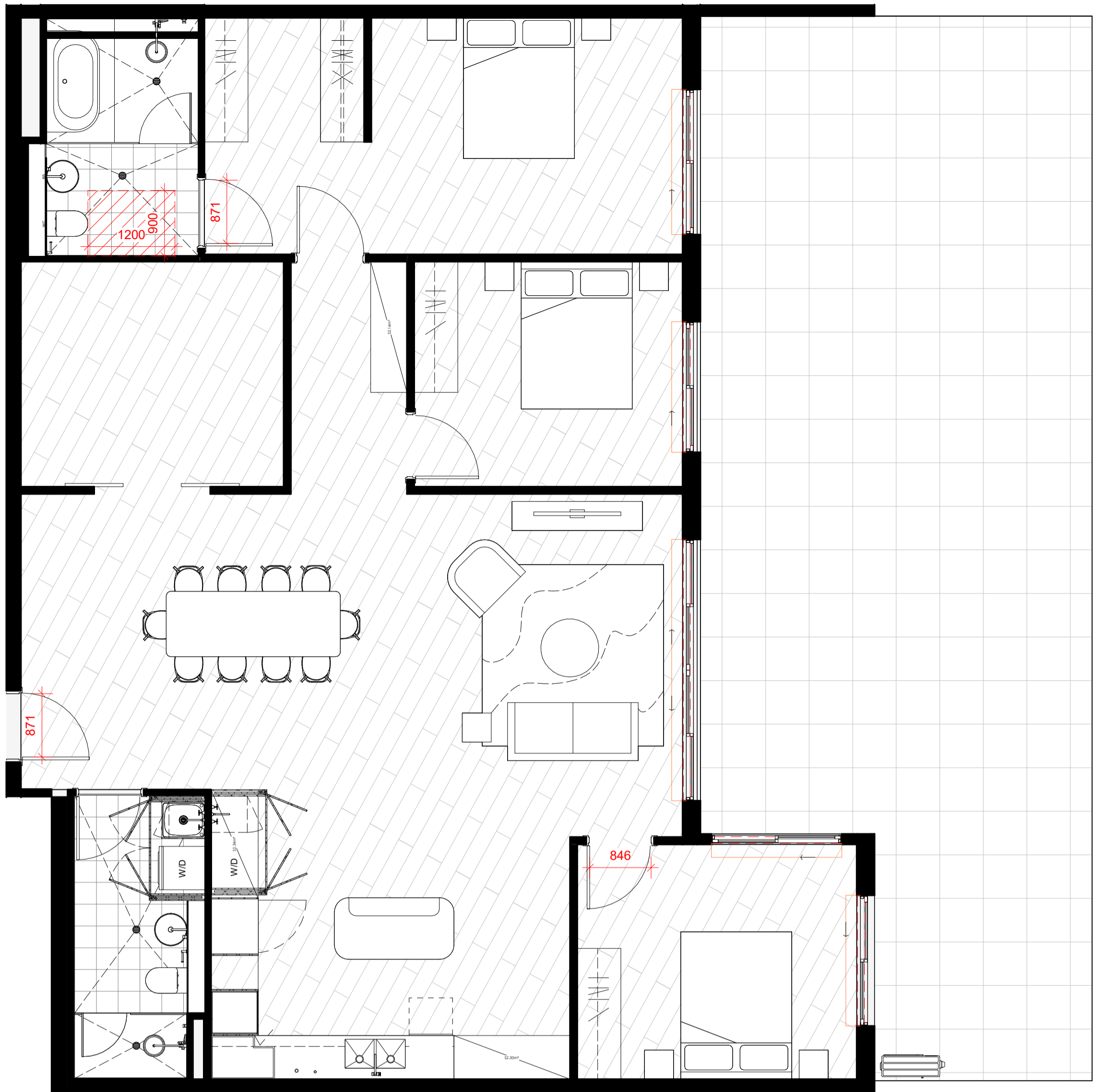
ARCHITECT:
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
HEIGHT PLANE

SHEET NUMBER:
DA-7060
 DATE: 05/01/2026

REV:
F

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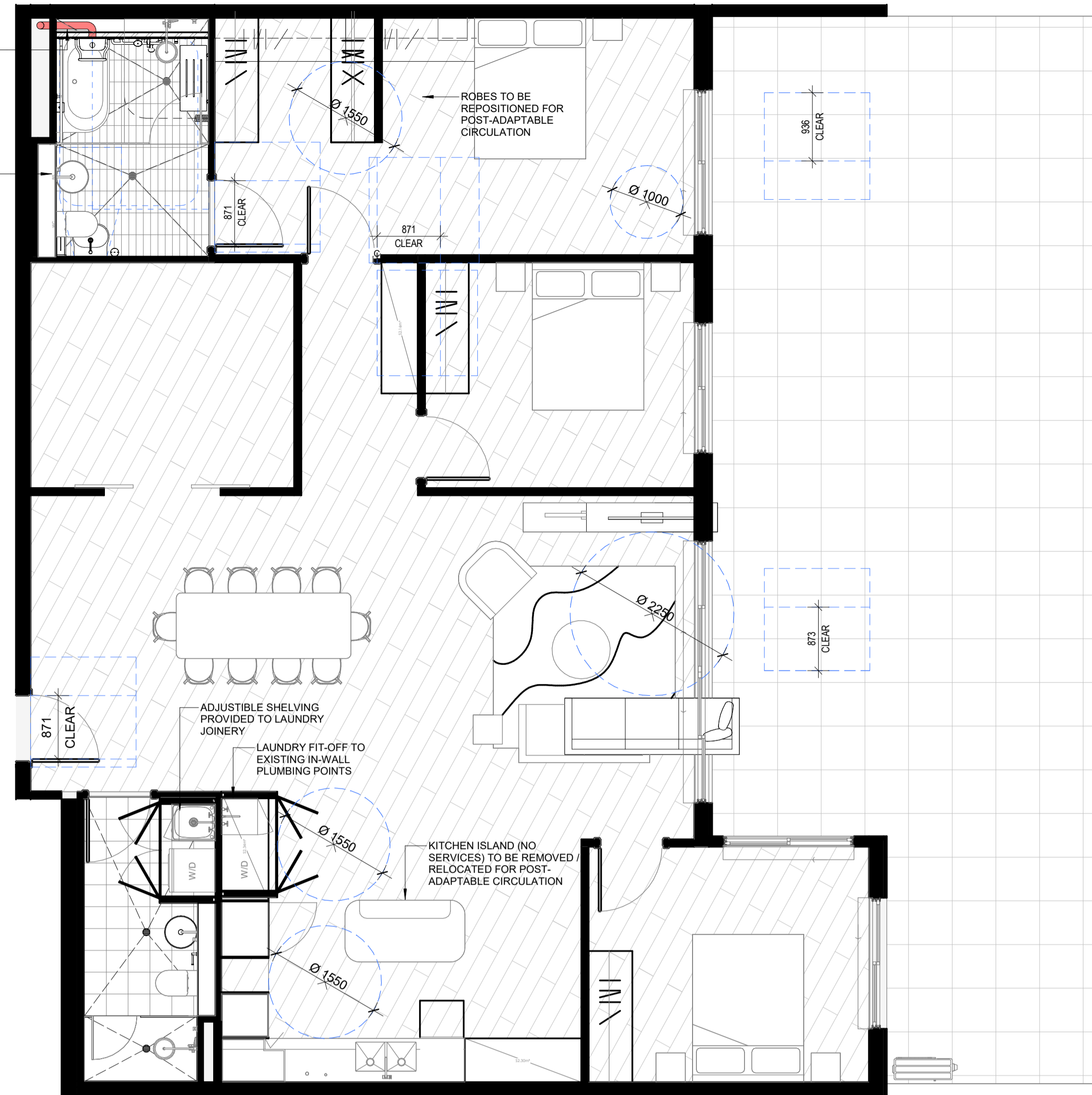


PRE-ADAPTABLE / LIVEABLE_TYPE 3 (3 BED)

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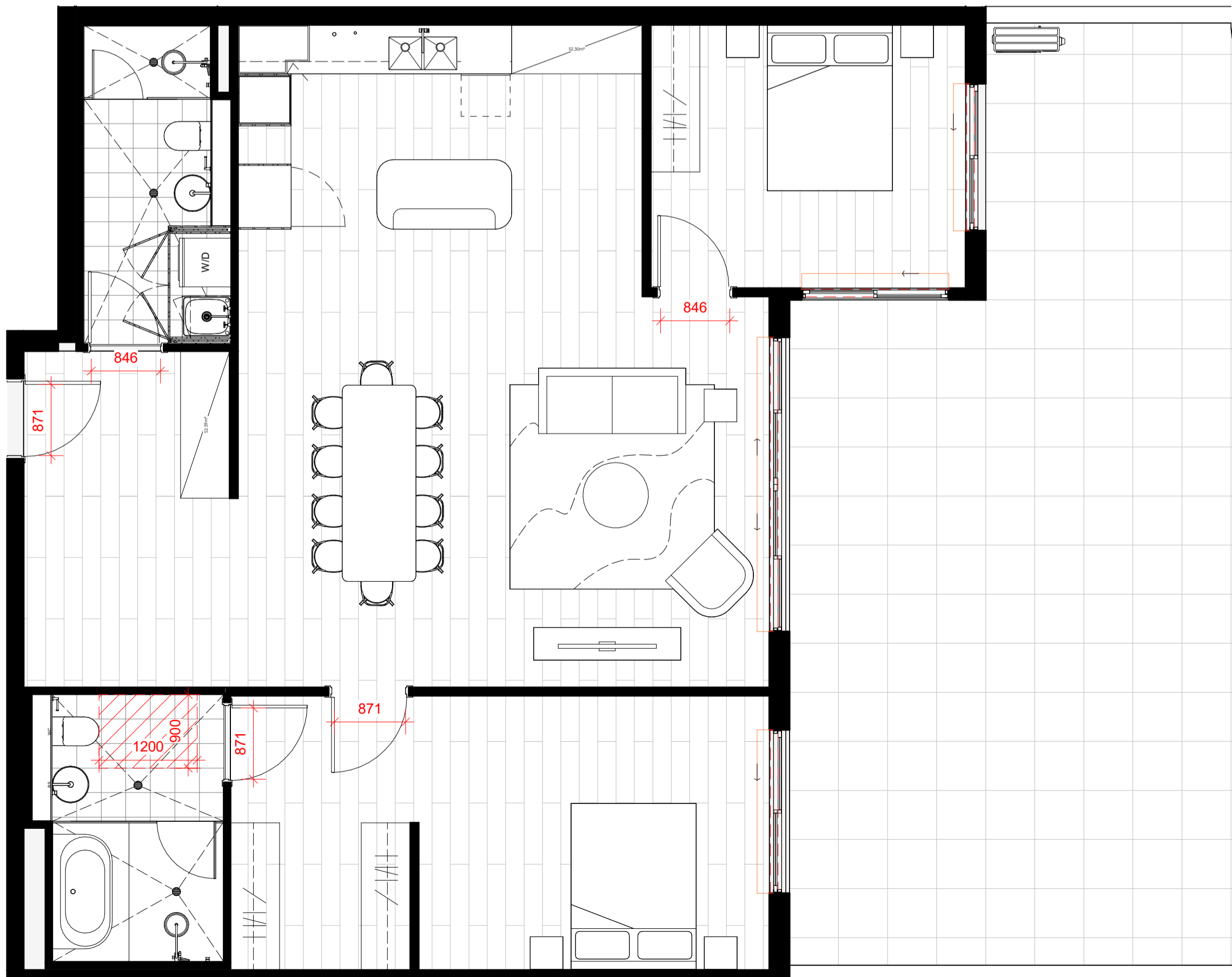
P-TRAP PLUMBING CONNECTIONS TO RETICULATE WITHIN WALL CAVITIES TO PLUMBING STACKS

NEW RE-ENFORCED WALLS



POST-ADAPTABLE / LIVEABLE_TYPE 3 (3 BED)

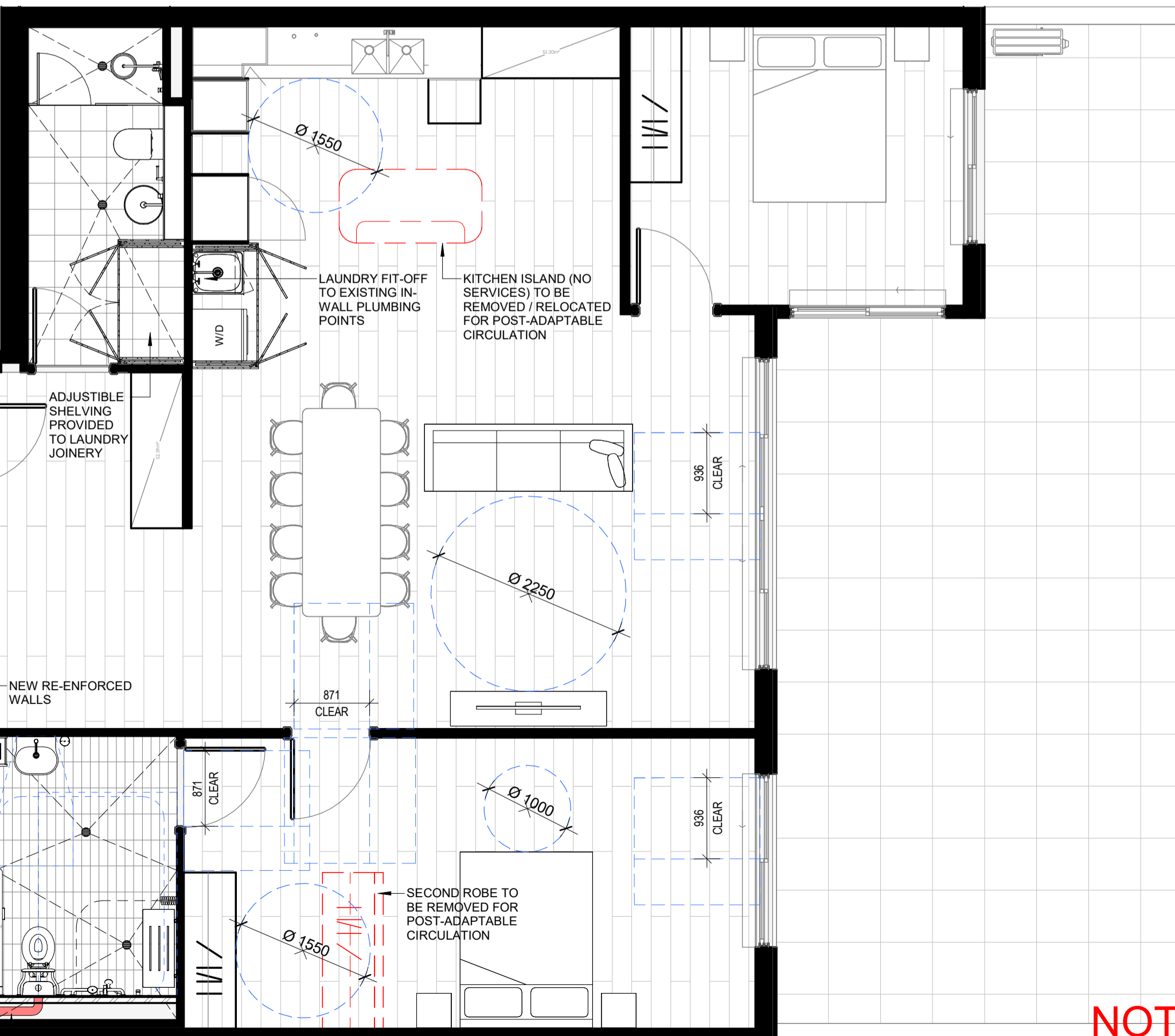
1 : 50



PRE-ADAPTABLE / LIVEABLE_TYPE 4 (2 BED)

1 : 50

P-TRAP PLUMBING CONNECTIONS TO RETICULATE WITHIN WALL CAVITIES TO PLUMBING STACKS



POST-ADAPTABLE / LIVEABLE_TYPE 4 (2 BED)

1 : 50

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

ADAPTABLE UNITS

NO.	TYPE
A-G03	3 BED - ADA
C-G03	2 BED - ADA
C-G04	3 BED - ADA
C-G05	2 BED - ADA
C-G06	3 BED - ADA
A-103	3 BED - ADA
C-103	2 BED - ADA
C-104	3 BED - ADA
C-105	3 BED - ADA
C-106	3 BED - ADA
C-202	3 BED - ADA
C-203	3 BED - ADA
C-204	3 BED - ADA
C-205	3 BED - ADA
C-302	3 BED - ADA

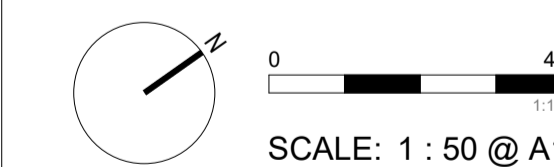
EXTRA CAPPED OFF SERVICES (PLUMBING SUPPLY AND WASTE) WITH SUITABLE SET-OUTS AND CLEARANCES TO ALLOW FOR REALLOCATION OF BASIN AT POST ADAPATION. TO COMPLY WITH AS1428.1 THE CAPPED OFF PLUMBING SERVICES WILL NEED TO PRODUCE ANY WATER PROOFING

Document Notes
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C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RPT	SB

CLIENT:
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ARCHITECT:
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
ADAPTABLE UNITS - SHEET 2

SHEET NUMBER:
DA-7071

REV:
E

DATE: 05/01/2026

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31/7/2025 9:29:15 AM

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

ADAPTABLE UNITS

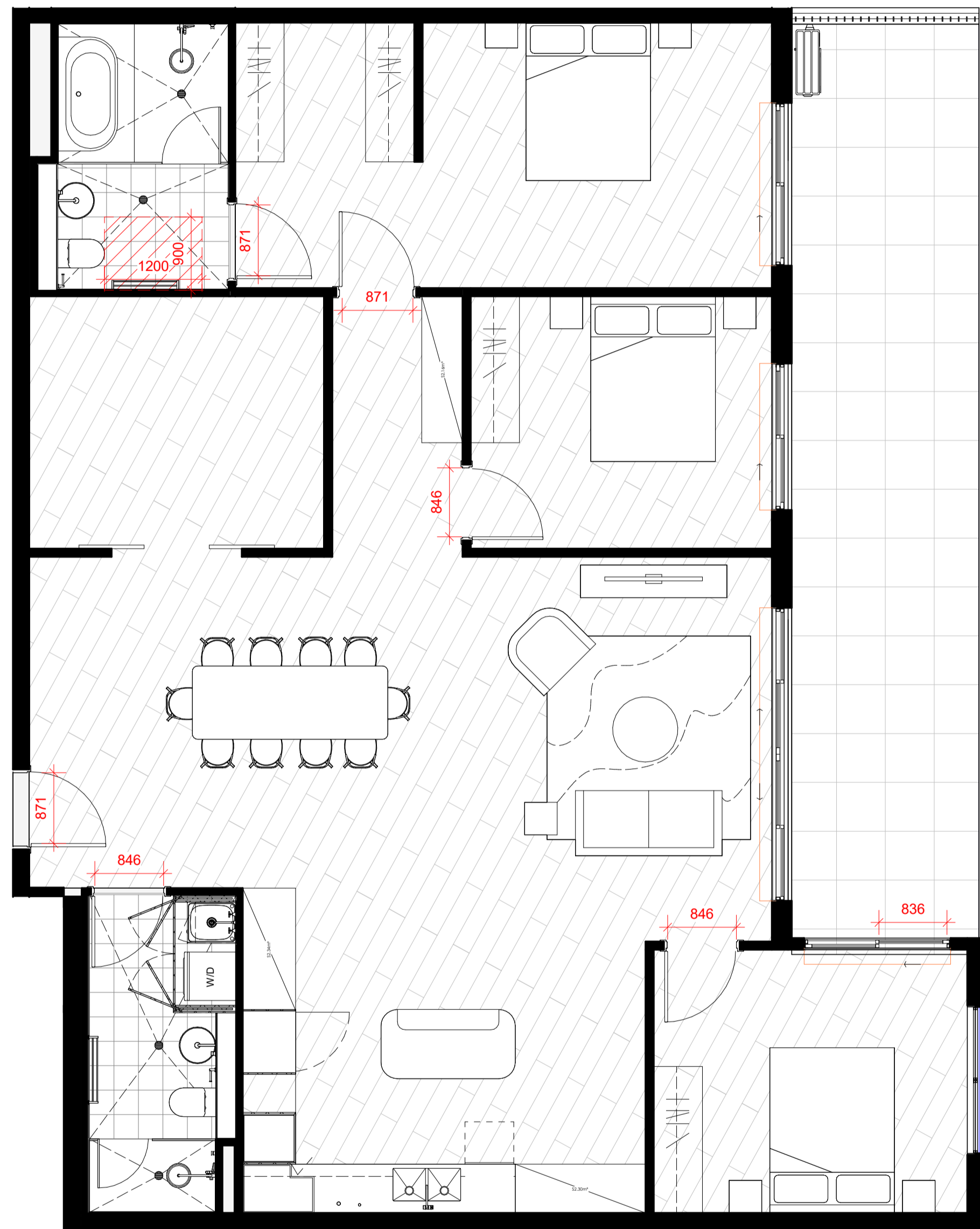
NO.	TYPE
A-G03	3 BED - ADA
C-G03	2 BED - ADA
C-G04	3 BED - ADA
C-G05	2 BED - ADA
C-G06	3 BED - ADA
A-103	3 BED - ADA
C-103	2 BED - ADA
C-104	3 BED - ADA
C-105	3 BED - ADA
C-106	3 BED - ADA
C-202	3 BED - ADA
C-203	3 BED - ADA
C-204	3 BED - ADA
C-205	3 BED - ADA
C-302	3 BED - ADA

15

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

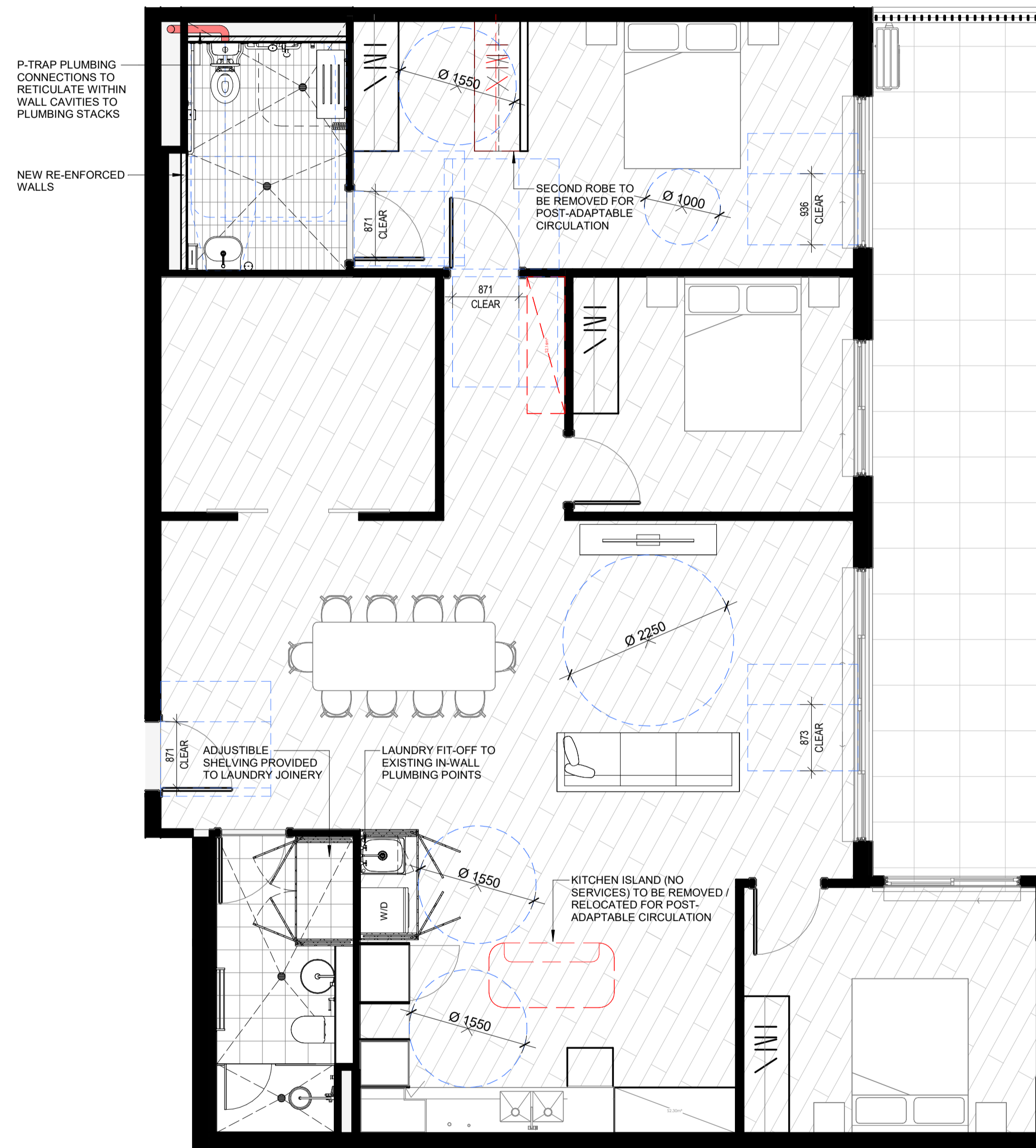
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REV	DATE	DESCRIPTION	APP
A	24/10/2025	MODIFICATION	SB
B	05/01/2026	COUNCIL RPI	SB



PRE-ADAPTABLE / LIVEABLE_TYPE 7 (3 BED)

1 : 50



POST-ADAPTABLE / LIVEABLE_TYPE 7 (3 BED)

1 : 50

CLIENT:
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ARCHITECT:
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STUDIO
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PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
ADAPTABLE UNITS -
SHEET 4

SHEET NUMBER: **DA-7073** REV: **B**
DATE: 05/01/2026

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3/17/2025 9:29:26 AM

UNIT MIX

TYPE	AREA (m ²)	COUNT
2 BED	1062.6 m ²	10
2 BED - ADA	336.1 m ²	3
3 BED	4026.6 m ²	30
3 BED - ADA	1631.9 m ²	12
4 BED	883.3 m ²	5
60	7940.6 m ²	60

ADAPTABLE UNITS

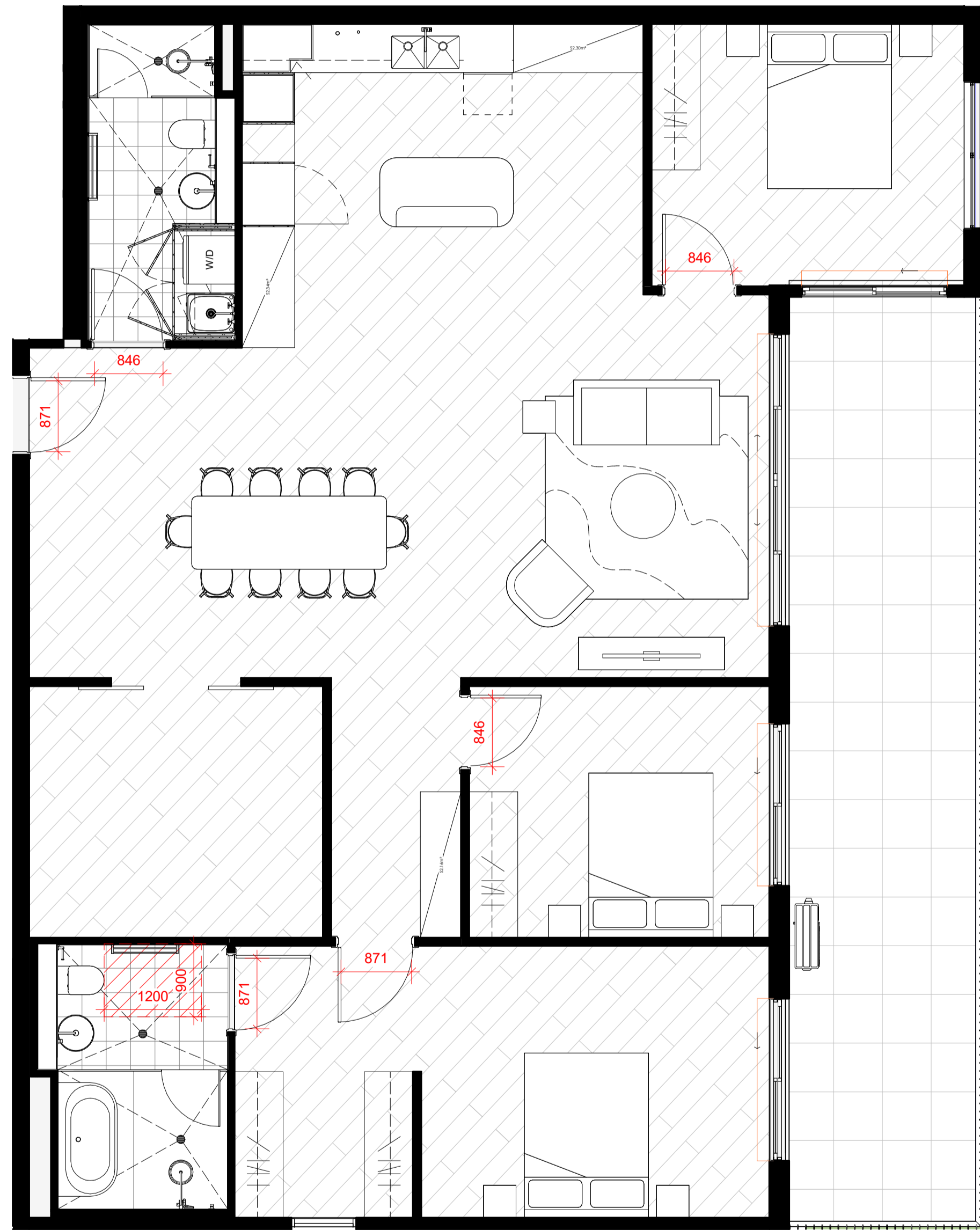
NO.	TYPE
A-G03	3 BED - ADA
C-G03	2 BED - ADA
C-G04	3 BED - ADA
C-G05	2 BED - ADA
C-G06	3 BED - ADA
A-103	3 BED - ADA
C-103	2 BED - ADA
C-104	3 BED - ADA
C-105	3 BED - ADA
C-106	3 BED - ADA
C-202	3 BED - ADA
C-203	3 BED - ADA
C-204	3 BED - ADA
C-205	3 BED - ADA
C-302	3 BED - ADA

15

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

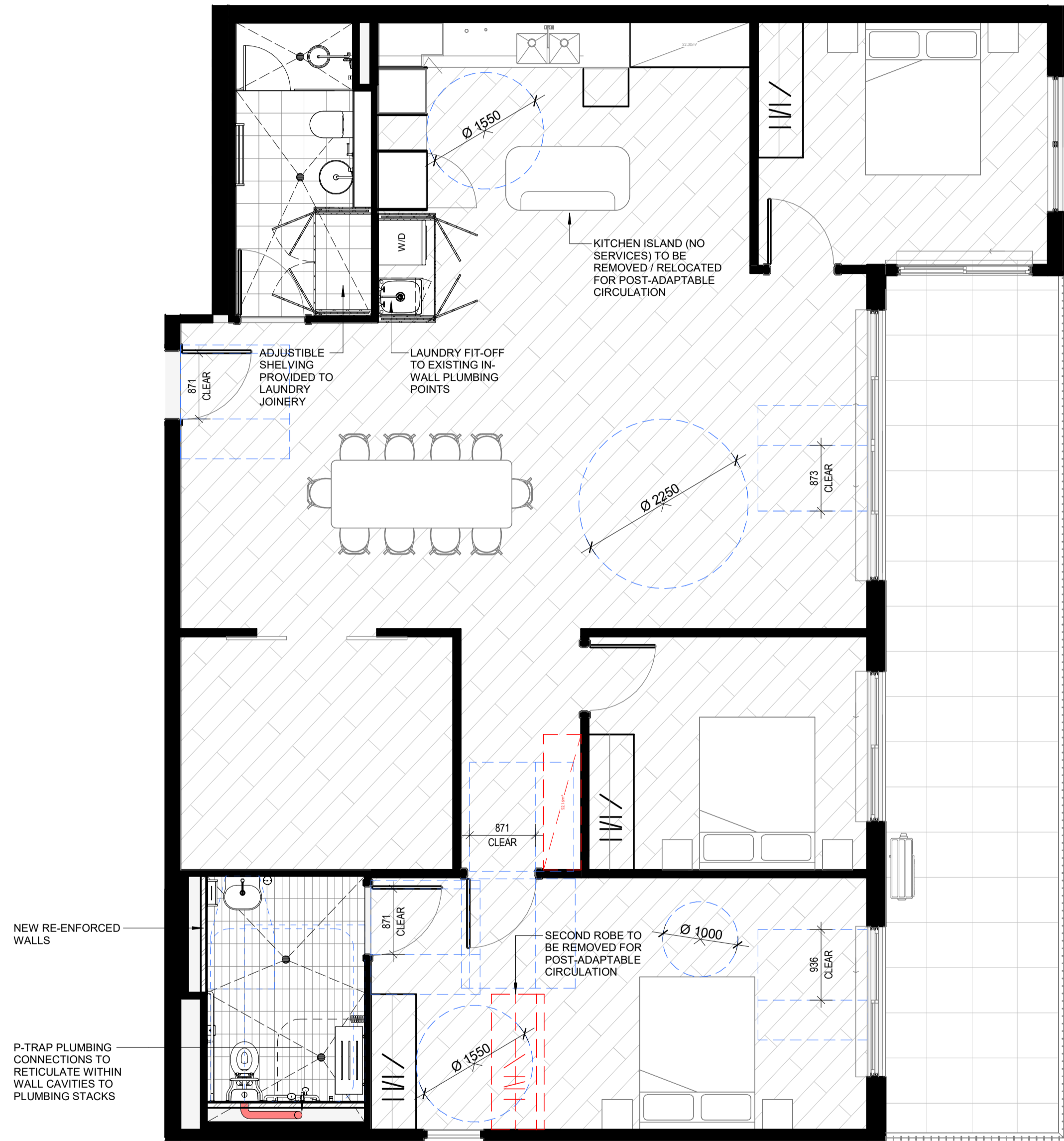
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REV	DATE	DESCRIPTION	APP
A	24/10/2025	MODIFICATION	SB
B	05/01/2026	COUNCIL RPI	SB



PRE-ADAPTABLE / LIVEABLE_TYPE 8 (3 BED)

1 : 50



POST-ADAPTABLE / LIVEABLE_TYPE 8 (3 BED)

1 : 50

CLIENT:
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ARCHITECT:
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STUDIO
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PROJECT:
#2021029
HERADALE
BATEMANS BAY

20 HERADALE PARADE
BATEMANS BAY

DRAWING TITLE:
ADAPTABLE UNITS - SHEET 5

SHEET NUMBER: **DA-7074** REV: **B**
DATE: 05/01/2026

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DEVELOPMENT APPLICATION

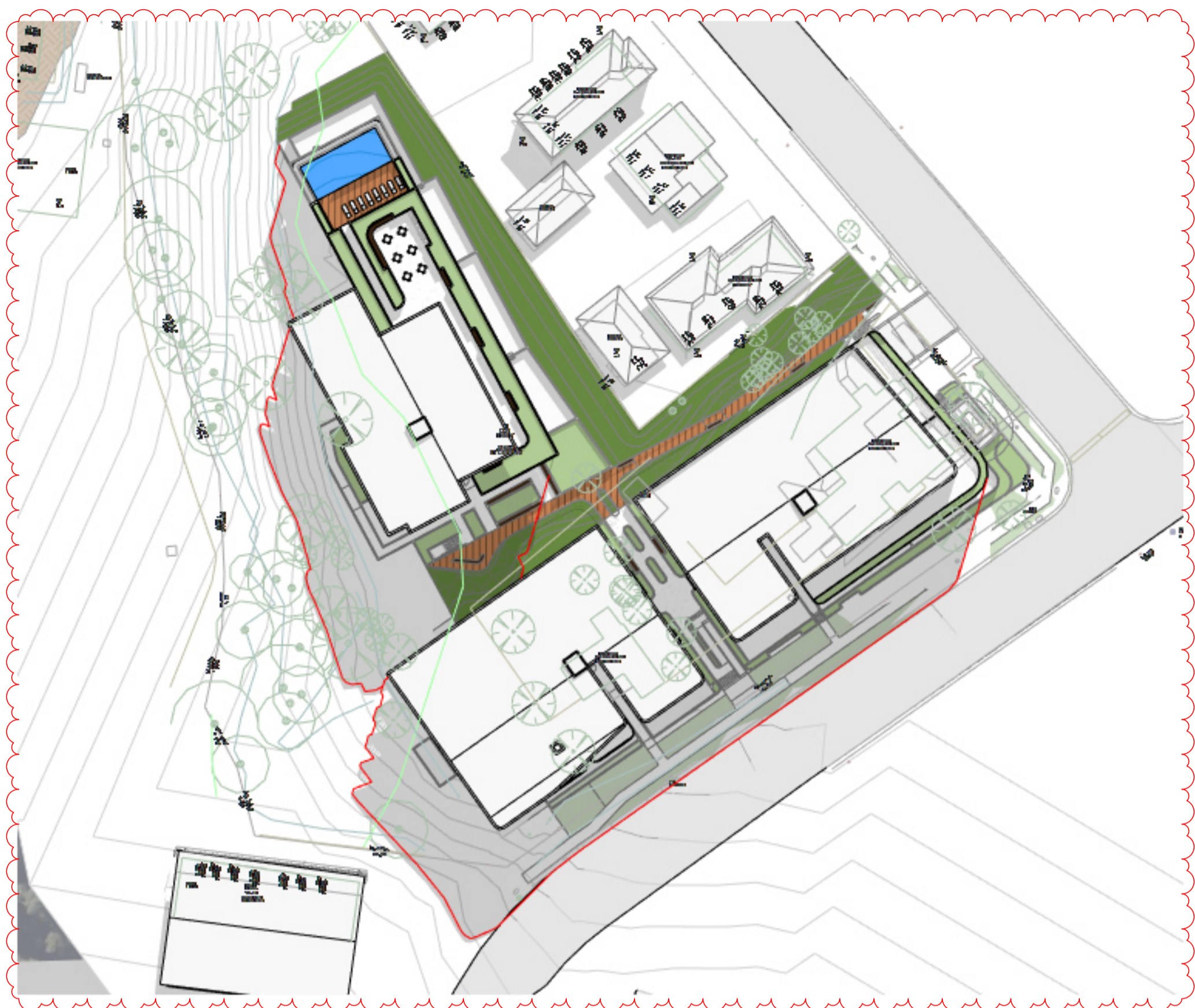
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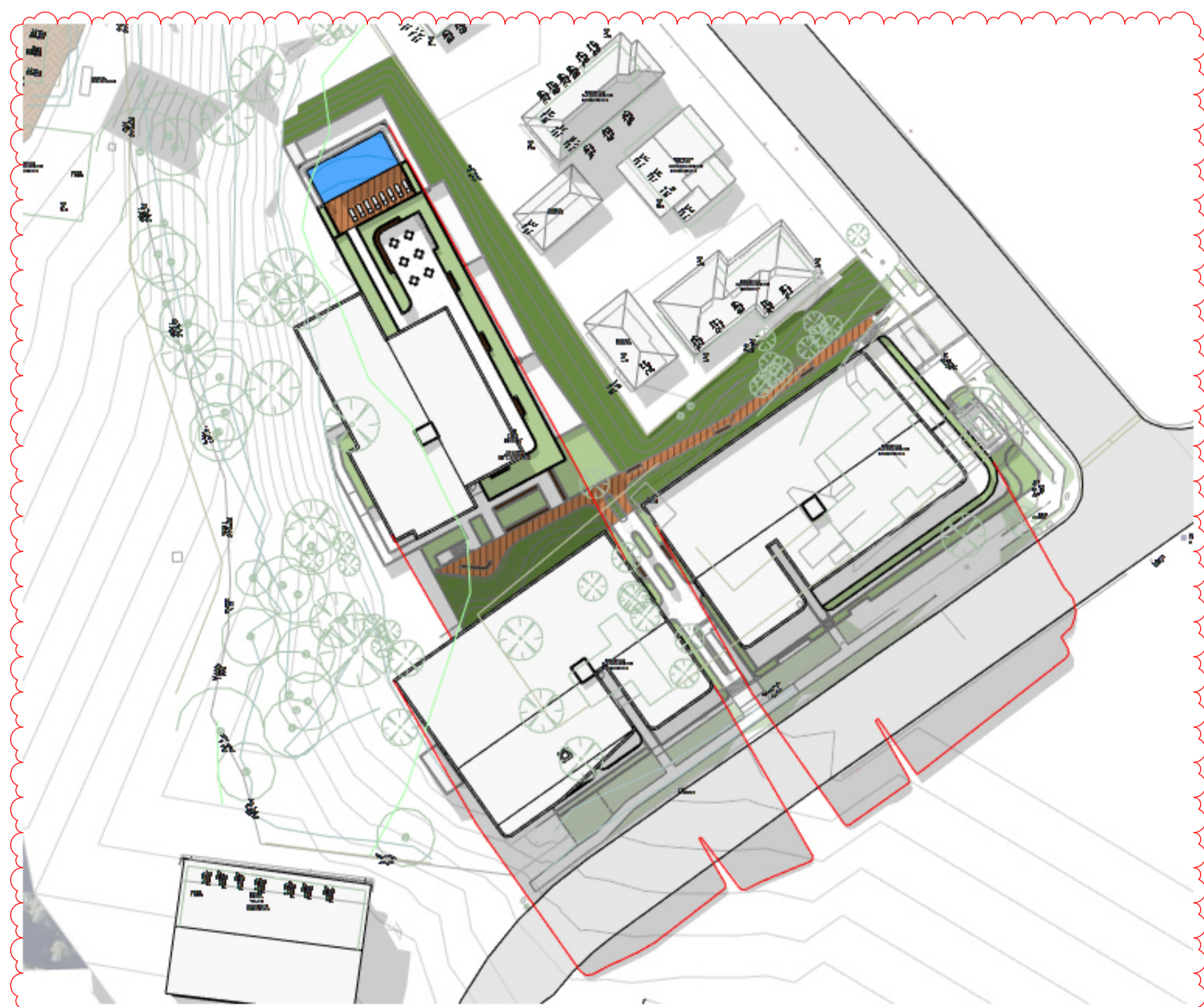
SHADOW STUDY - PROPOSED - 21 JUNE 9AM

1 : 600



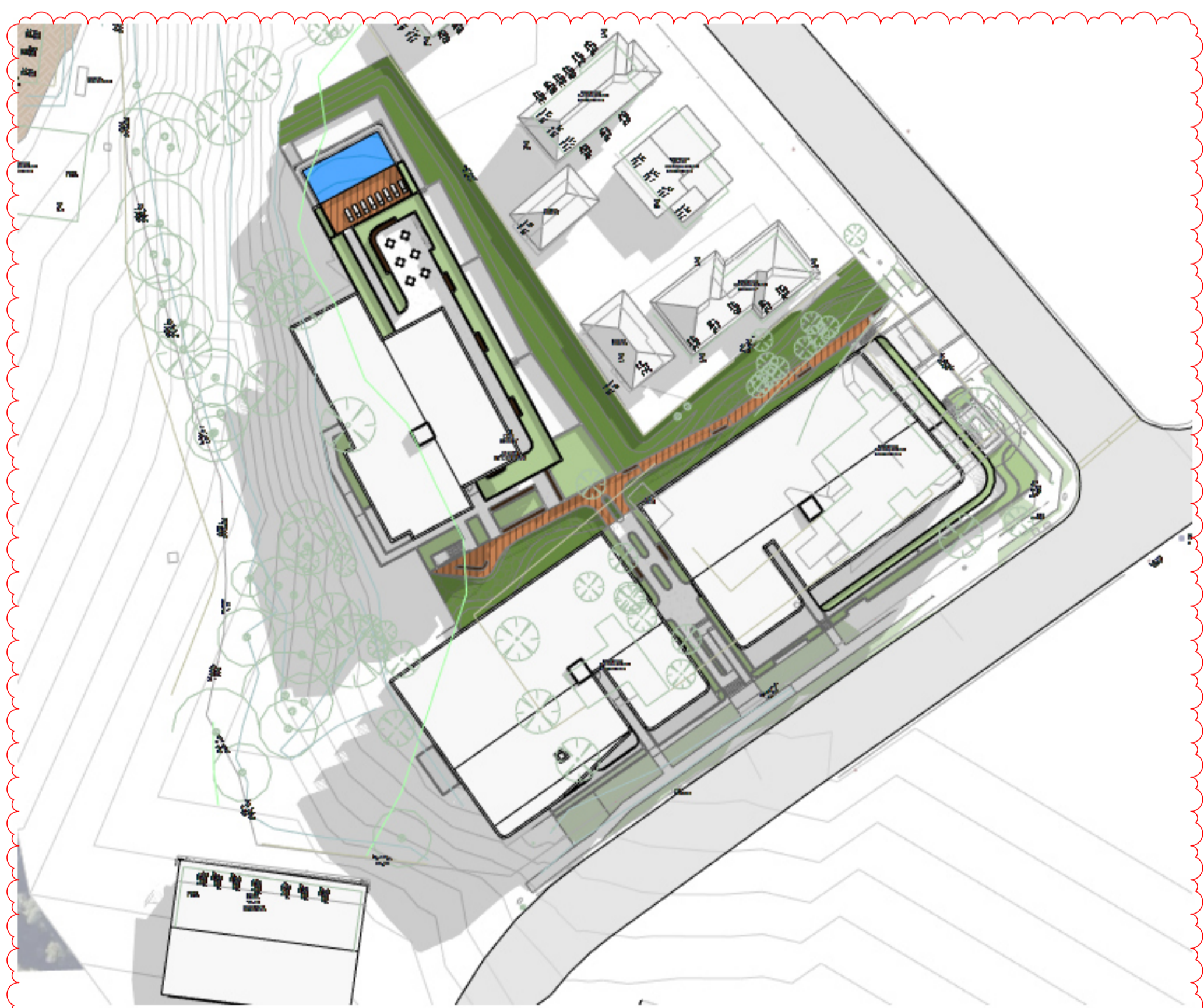
SHADOW STUDY - PROPOSED - 21 JUNE 12PM

1 : 600



SHADOW STUDY - PROPOSED - 21 JUNE 3PM

1 : 600



SHADOW STUDY - PROPOSED - 21 JUNE 1030AM

1 : 600

SHADOW STUDY DISPLAYING OVERSHADOWING OF NEIGHBOURING BUILDING HAS CEASED BY 1030am

LEGEND :

EXTENT OF APPROVED BUILDING SHADOW



VIEW FROM SUN - 21 JUNE 9AM_TO NEIGHBOURING DWELLING

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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
E	15/01/2025	RFI AMENDMENT	AA
F	24/10/2025	MODIFICATION	SB
G	05/01/2026	COUNCIL RFI	SB

ARCHITECT:
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T | 61 431 688 534 | J | ALEXANDER-HATZPLIS NSW ARB #10535
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N
SCALE: As indicated @
A1

PROJECT:
#2021029
HERADALE
BATEMANS BAY
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
SHADOW DIAGRAM -
9AM -3PM

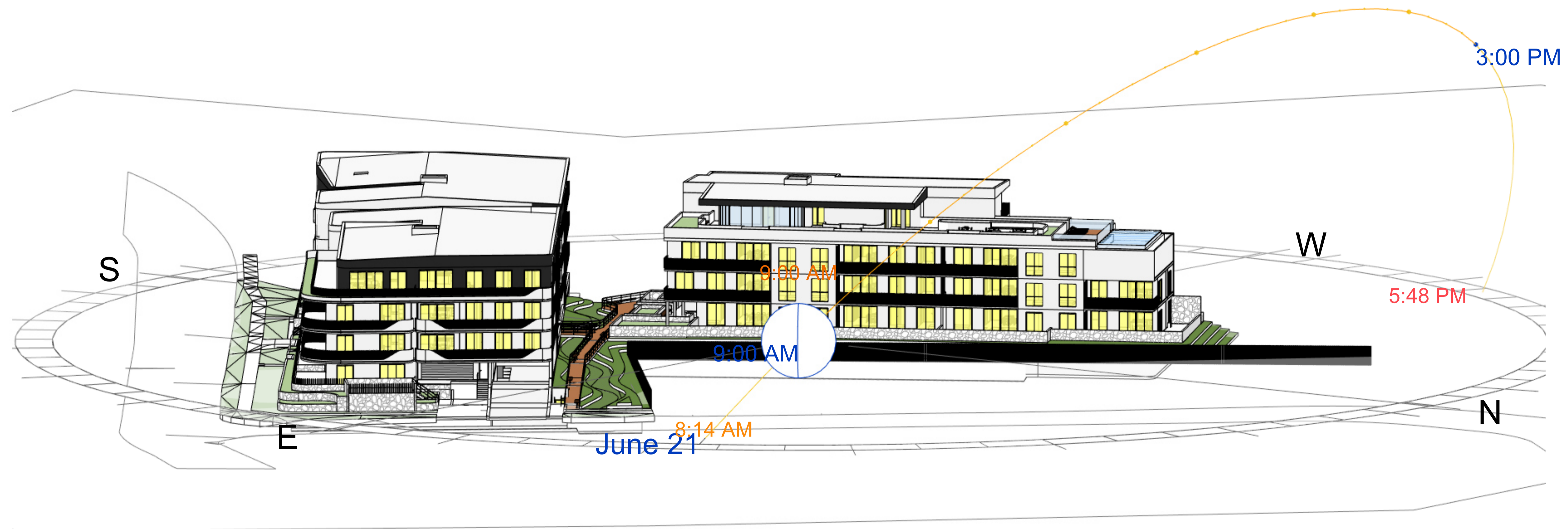
SHEET NUMBER: **DA-8000** REV: **G**
DATE: 05/01/2026

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B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	19/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



ARCHITECT:

PLACE
 STUDIO

PLACE STUDIO AU PTY LTD |
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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:
F

DATE: 05/01/2026

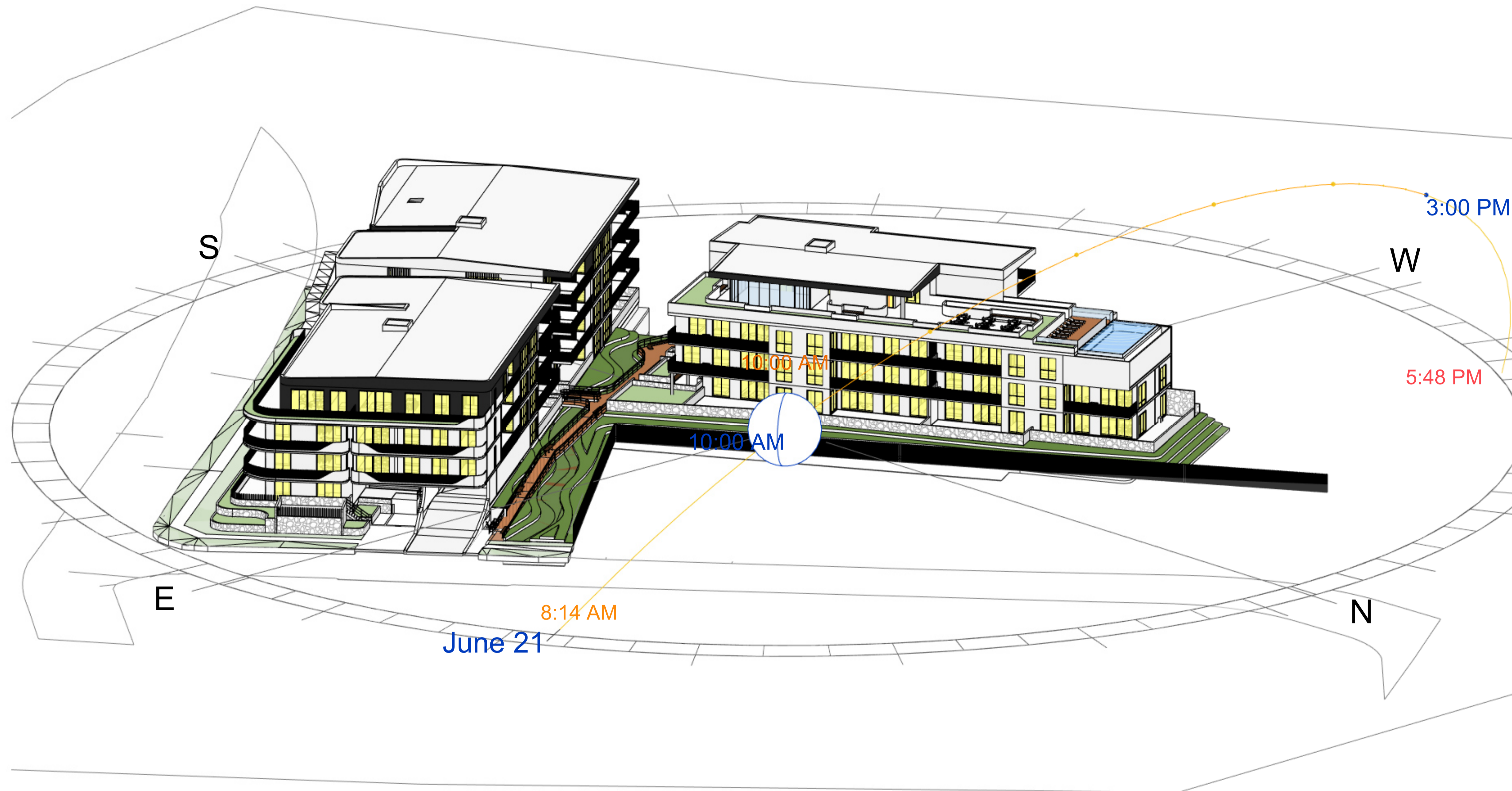
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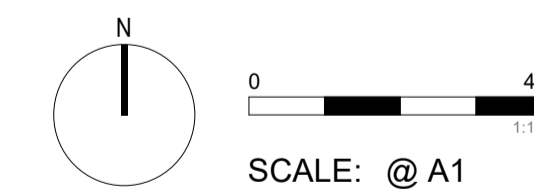
REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
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E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



ARCHITECT:

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



PROJECT:

#2021029

**HERADALE
 BATEMANS BAY**

20 HERADALE PARADE
 BATEMANS BAY

DRAWING TITLE:
**JUNE SOLAR VIEWS -
 1000**

SHEET NUMBER:

DA-8100

DATE: 05/01/2026

REV:

F

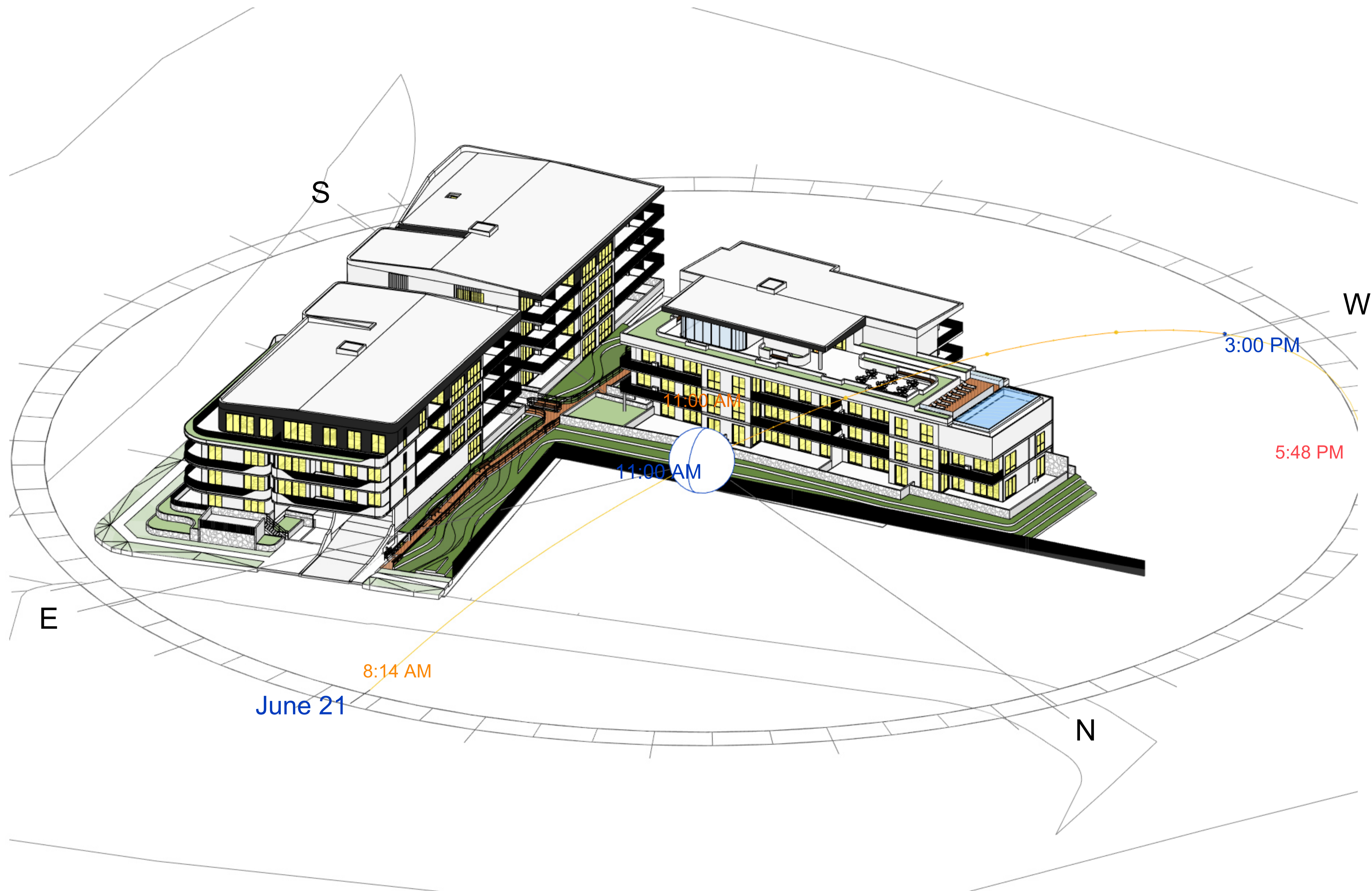
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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



ARCHITECT:
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 74 KING ST, NEWTOWN, NSW 2042
 T | 61 431 688 534 | J.ALEXANDER-HATZPLIS NSW ARB #10535
 W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au

PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
JUNE SOLAR VIEWS -
1100

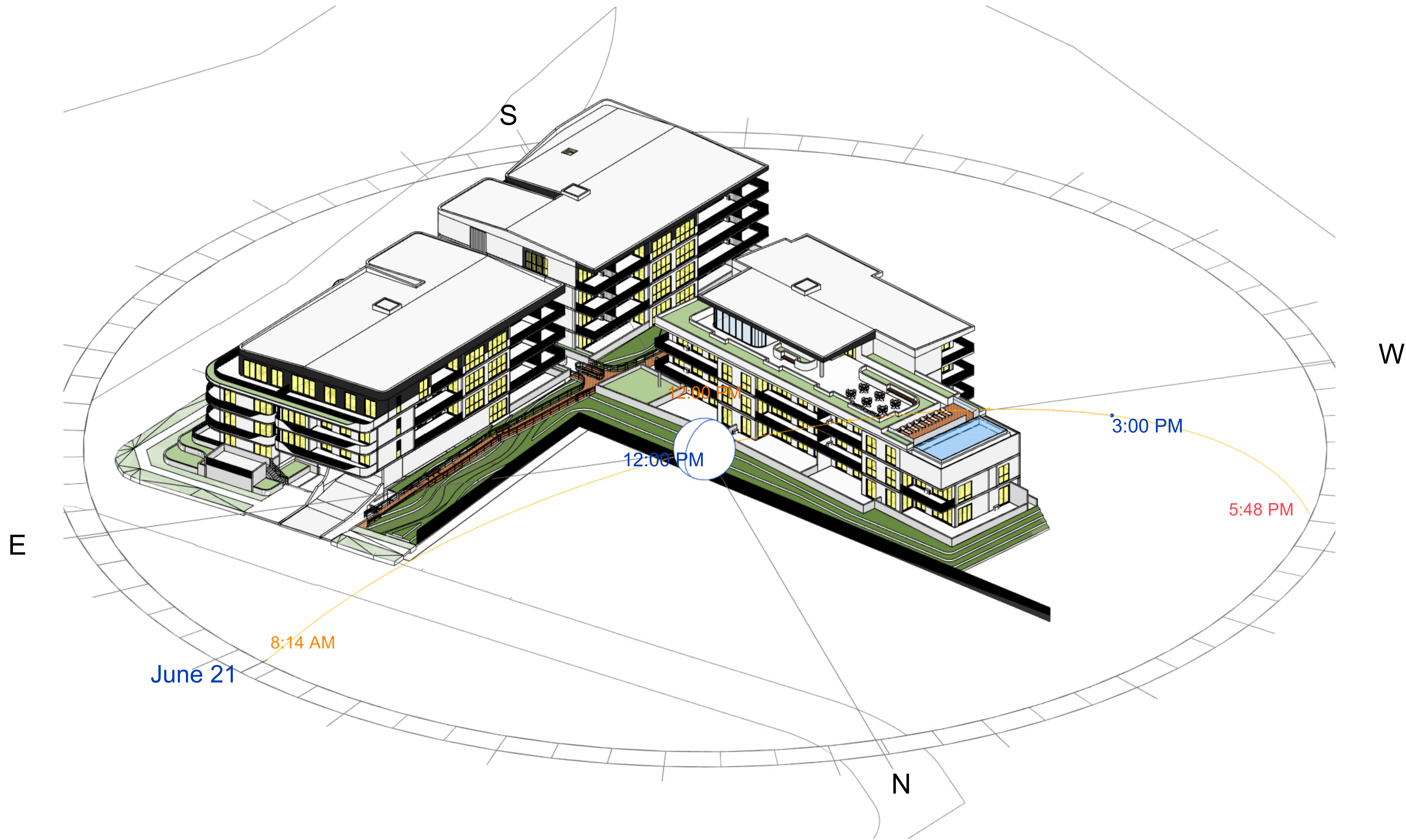
SHEET NUMBER: **DA-8110** REV: **F**
 DATE: 05/01/2026

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DEVELOPMENT APPLICATION

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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
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



ARCHITECT:

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PROJECT:

#2021029
HERADALE
BATEMANS BAY

20 HERADALE PARADE
 BATEMANS BAY

DRAWING TITLE:
JUNE SOLAR VIEWS -
1200

SHEET NUMBER: **DA-8120** REV: **F**
 DATE: 05/01/2026

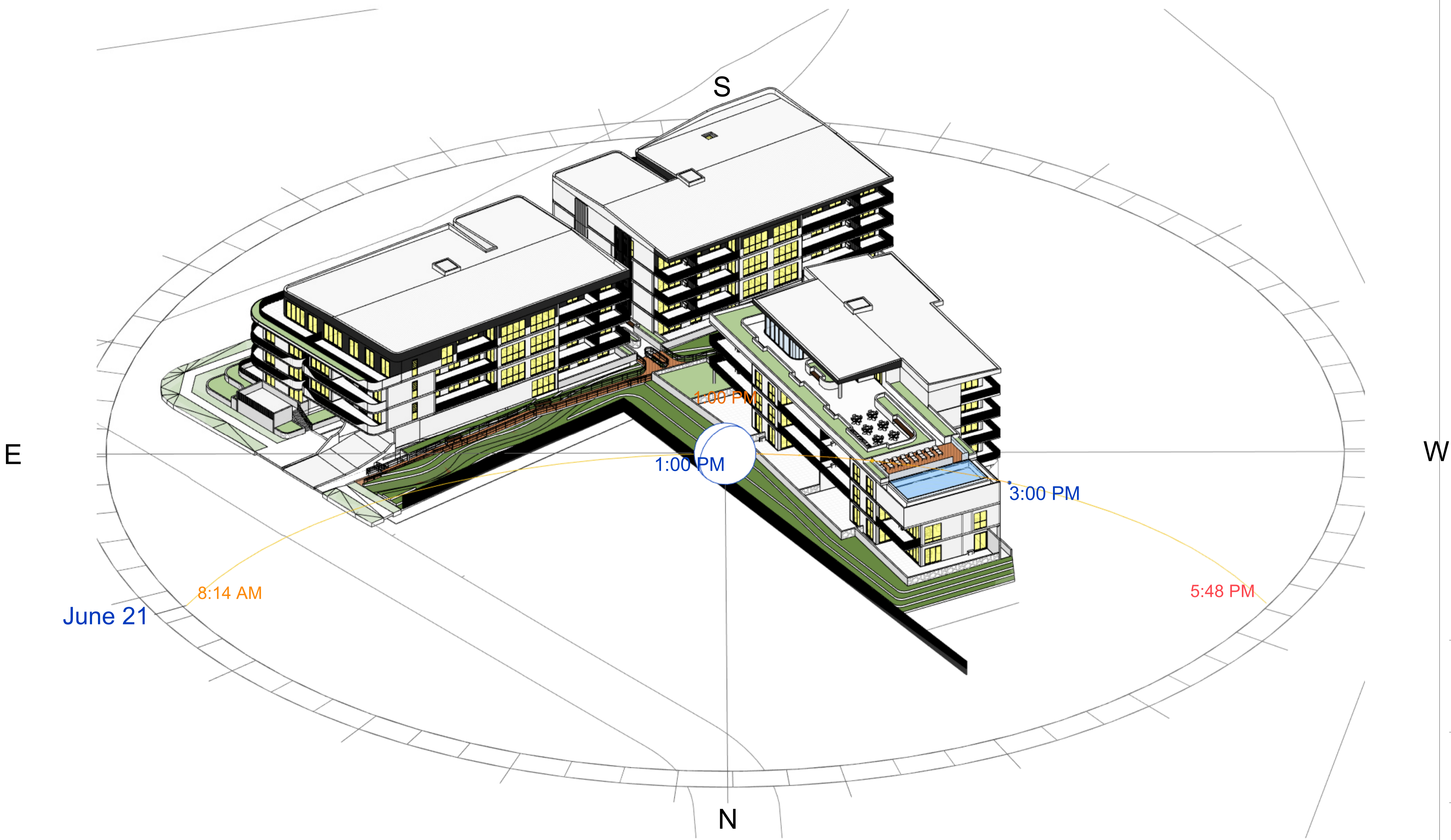
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



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PROJECT:

#2021029

**HERADALE
 BATEMANS BAY**

20 HERADALE PARADE
 BATEMANS BAY

DRAWING TITLE:

**JUNE SOLAR VIEWS -
 1300**

SHEET NUMBER:

DA-8130

DATE: 05/01/2026

REV:

F

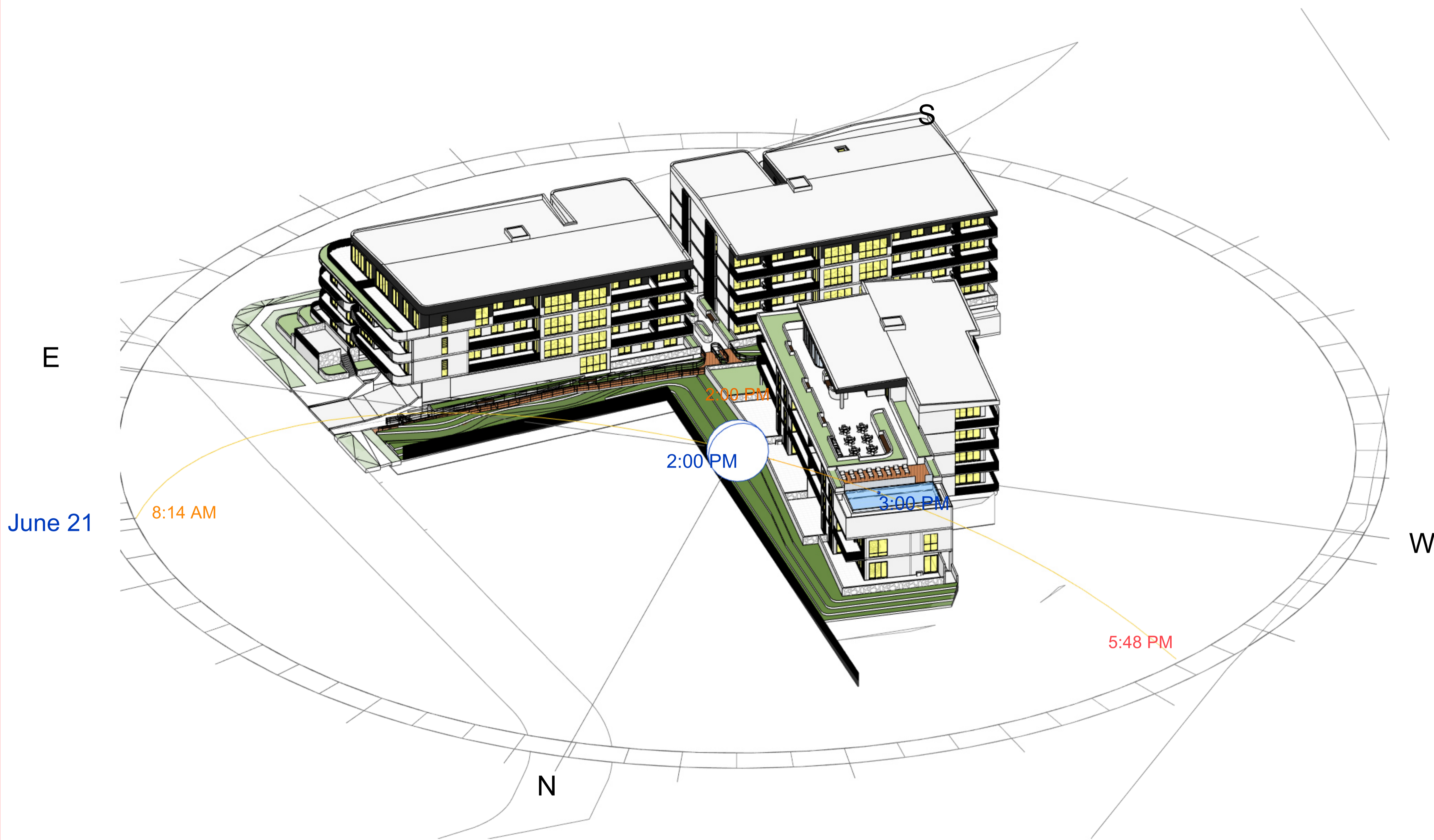
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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFI Responses	JA
C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/02/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



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PROJECT:

#2021029

**HERADALE
 BATEMANS BAY**

20 HERADALE PARADE
 BATEMANS BAY

DRAWING TITLE:

**JUNE SOLAR VIEWS -
 1400**

SHEET NUMBER:

DA-8140

DATE: 05/01/2026

REV:

F

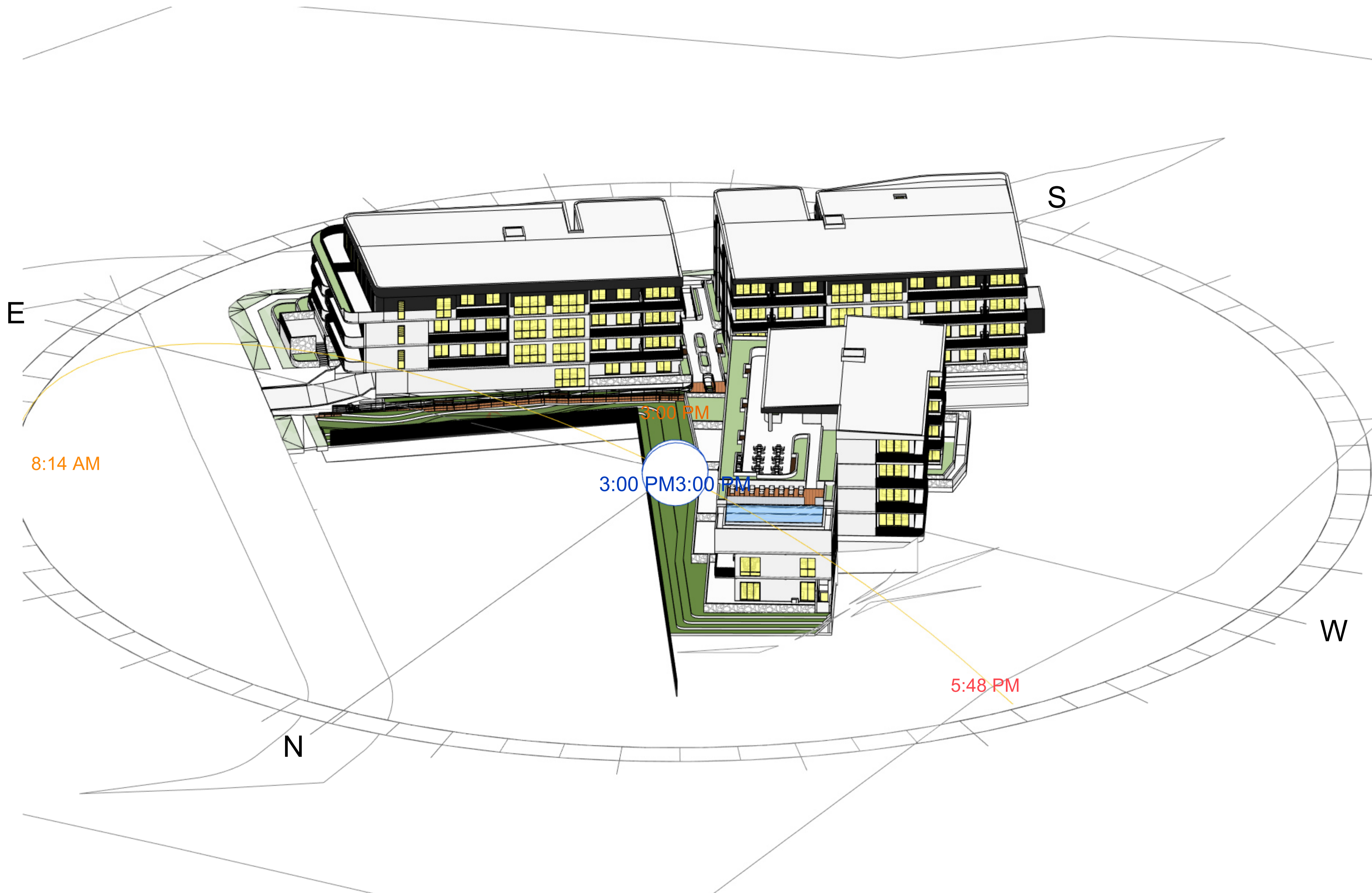
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A	21/03/2023	DA SUBMISSION	SK
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C	03/09/2024	DA Submission	BA
D	18/12/2024	SEWER AMENDMENTS	BA
E	24/10/2025	MODIFICATION	SB
F	05/01/2026	COUNCIL RFI	SB



June 21

8:14 AM

3:00 PM

3:00 PM

5:48 PM

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PROJECT:

#2021029

**HERADALE
 BATEMANS BAY**

20 HERADALE PARADE
 BATEMANS BAY

DRAWING TITLE:

**JUNE SOLAR VIEWS -
 1500**

SHEET NUMBER:

DA-8150

DATE: 05/01/2026

REV:

F

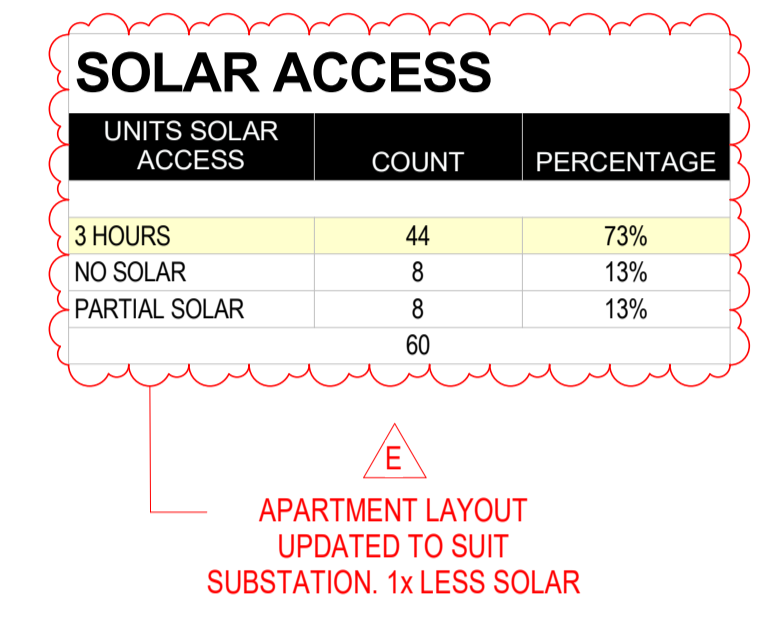
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3/17/2026 9:31:19 AM

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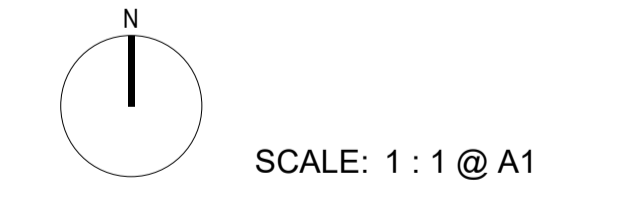
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 DEVELOPMENT APPLICATION

ARCHITECT:

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PROJECT:
#2021029
HERADALE
BATEMANS BAY
 20 HERADALE PARADE
 BATEMANS BAY
 DRAWING TITLE:
SOLAR MATRIX

SHEET NUMBER: **DA-8160** REV: **E**
 DATE: 17/03/2026

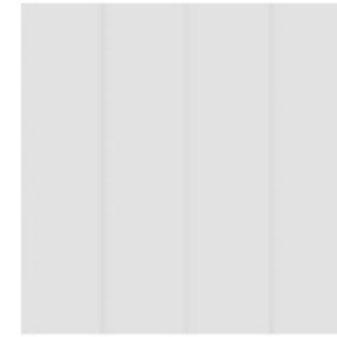
UNIT SCHEDULE BALCONY AREA

NO.	TYPE	Area	TYPE	AREA
GROUND				
A-G01	3 BED	122 m²	BALCONY	50 m²
A-G02	3 BED	154 m²	BALCONY	13 m²
A-G03	3 BED - ADA	131 m²	BALCONY	27 m²
A-G04	4 BED	146 m²	BALCONY	32 m²
A-G05	3 BED	109 m²	BALCONY	23 m²
B-G01	2 BED	83 m²	BALCONY	47 m²
B-G02	3 BED	142 m²	BALCONY	32 m²
B-G03	3 BED	118 m²	BALCONY	61 m²
B-G04	3 BED	132 m²	BALCONY	52 m²
9		1138 m²		337 m²
GROUND (C)				
C-G01	2 BED	115 m²	BALCONY	27 m²
C-G02	3 BED	129 m²	BALCONY	69 m²
C-G03	2 BED - ADA	113 m²	BALCONY	54 m²
C-G04	3 BED - ADA	139 m²	BALCONY	71 m²
C-G05	2 BED - ADA	111 m²	BALCONY	62 m²
C-G06	3 BED - ADA	133 m²	BALCONY	33 m²
6		739 m²		316 m²
LEVEL 01				
A-101	3 BED	132 m²	BALCONY	38 m²
A-102	3 BED	154 m²	BALCONY	15 m²
A-103	3 BED - ADA	131 m²	BALCONY	29 m²
A-104	2 BED	103 m²	BALCONY	19 m²
A-105	4 BED	177 m²	BALCONY	15 m²
B-101	3 BED	146 m²	BALCONY	28 m²
B-102	2 BED	103 m²	BALCONY	19 m²
B-103	3 BED	134 m²	BALCONY	28 m²
B-104	3 BED	114 m²	BALCONY	31 m²
B-105	3 BED	118 m²	BALCONY	48 m²
B-106	3 BED	132 m²	BALCONY	39 m²
11		1446 m²		308 m²
LEVEL 01 (C)				
C-101	3 BED	138 m²	BALCONY	31 m²
C-102	3 BED	138 m²	BALCONY	17 m²
C-103	2 BED - ADA	113 m²	BALCONY	19 m²
C-104	3 BED - ADA	139 m²	BALCONY	26 m²
C-105	3 BED - ADA	139 m²	BALCONY	26 m²
C-106	3 BED - ADA	133 m²	BALCONY	23 m²
6		800 m²		142 m²
LEVEL 02				
A-201	3 BED	132 m²	BALCONY	38 m²
A-202	3 BED	154 m²	BALCONY	15 m²
A-203	3 BED	131 m²	BALCONY	29 m²
A-204	2 BED	103 m²	BALCONY	19 m²
A-205	4 BED	177 m²	BALCONY	15 m²
B-201	3 BED	146 m²	BALCONY	28 m²
B-202	2 BED	103 m²	BALCONY	19 m²
B-203	3 BED	134 m²	BALCONY	28 m²
B-204	3 BED	114 m²	BALCONY	31 m²
B-205	3 BED	118 m²	BALCONY	48 m²
B-206	3 BED	132 m²	BALCONY	39 m²
11		1446 m²		308 m²
LEVEL 02 (C)				
C-201	3 BED	138 m²	BALCONY	31 m²
C-202	3 BED - ADA	141 m²	BALCONY	19 m²
C-203	3 BED - ADA	139 m²	BALCONY	26 m²
C-204	3 BED - ADA	140 m²	BALCONY	26 m²
C-205	3 BED - ADA	133 m²	BALCONY	23 m²
5		690 m²		125 m²
LEVEL 03				
A-301	3 BED	134 m²	BALCONY	38 m²
A-302	3 BED	155 m²	BALCONY	15 m²
A-303	3 BED	132 m²	BALCONY	29 m²
A-304	2 BED	104 m²	BALCONY	19 m²
A-305	4 BED	179 m²	BALCONY	15 m²
B-301	3 BED	149 m²	BALCONY	28 m²
B-302	2 BED	104 m²	BALCONY	19 m²
B-303	2 BED	102 m²	BALCONY	20 m²
B-304	2 BED	143 m²	BALCONY	36 m²
B-305	4 BED	205 m²	BALCONY	96 m²
10		1407 m²		314 m²
LEVEL 03 (C)				
C-301	3 BED	141 m²	BALCONY	31 m²
C-302	3 BED - ADA	135 m²	BALCONY	22 m²
2		276 m²		53 m²
TOTAL NUMBER OF UNITS: 60				
		7941 m²		

GLAZING SCHEDULE

TYPE	MARK	DESCRIPTION	WIDTH	HEIGHT
GROUND				
LW1.2	A-001a	LOUVRE + FIXED WINDOW	1200	2450
HD1.1	A-001b	HINGED DOOR + SIDE LITES		
SD2.1	A-G01a	2 PANEL SLIDING DOOR	1800	2600
SD2.1	A-G01b	2 PANEL SLIDING DOOR	1800	2600
SD4.1	A-G01c	4 PANEL SLIDING DOOR	3600	2600
SD2.1	A-G01d	2 PANEL SLIDING DOOR	1800	2600
LW1aa	A-G02a	AWNING + FIXED MULTI PANEL WINDOW	1850	2500
LW1aa	A-G02b	AWNING + FIXED MULTI PANEL WINDOW	1850	2500
LW1aa	A-G02c	AWNING + FIXED MULTI PANEL WINDOW	1850	2500
AW1.2	A-G02d	AWNING + FIXED MULTI PANEL WINDOW	1250	2500
LW1aa	A-G02e	AWNING + FIXED MULTI PANEL WINDOW	1850	2500
LW1.2	A-G02f	LOUVRE + FIXED WINDOW	800	2450
LW1.2	A-G02g	LOUVRE + FIXED WINDOW	800	2450
SD4.1	A-G02h	4 PANEL SLIDING DOOR	3600	2600
SD2.2	A-G03a	2 PANEL SLIDING DOOR	2000	2600
SD2.1	A-G03b	2 PANEL SLIDING DOOR	1800	2600
SD2.1	A-G03c	2 PANEL SLIDING DOOR	1800	2600
SD2.2	A-G03d	2 PANEL SLIDING DOOR	2000	2600
UW4a	A-G03e	AWNING + FIXED MULTI PANEL WINDOW	3850	2500
LW4a	A-G04a	AWNING + FIXED MULTI PANEL WINDOW	3850	2500
SD2.1	A-G04b	2 PANEL SLIDING DOOR	1800	2600
SD2.1	A-G04c	2 PANEL SLIDING DOOR	1800	2600
SD2.1	A-G04d	2 PANEL SLIDING DOOR	1800	2600
SD4.1	A-G04e	4 PANEL SLIDING DOOR	3600	2600
LW1y	A-G04f	AWNING + FIXED MULTI PANEL WINDOW	2450	1900
LW1z	A-G05a	HUNG + FIXED MULTI PANEL WINDOW	1250	1900
SD2.3	A-G05b	HUNG + FIXED MULTI PANEL WINDOW	850	1900
SD3.1	A-G05c	3 PANEL SLIDING DOOR	2400	2450
SD3.1	A-G05d	3 PANEL SLIDING DOOR	2400	2450
SD3.1	A-G05e	3 PANEL SLIDING DOOR	2400	2450
HD1.1	B-001a	HINGED DOOR + SIDE LITES		
LW1.2	B-001b	LOUVRE + FIXED WINDOW	1200	2450
SD2.1	B-G01a	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G01b	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G01c	2 PANEL SLIDING DOOR	1800	2600
LW1z	B-G01d	HUNG + FIXED MULTI PANEL WINDOW	1250	1900
LW1z	B-G01e	HUNG + FIXED MULTI PANEL WINDOW	1250	1900
SD2.1	B-G02a	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G02b	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G02c	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G02d	2 PANEL SLIDING DOOR	1800	2600
UW3b	B-G02e	AWNING + FIXED MULTI PANEL WINDOW	3650	2500
LW1ee	B-G03a	3 PANEL CENTRE SLIDING DOOR + HIGH LITE	2700	2700
SD2.1	B-G03b	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G03c	2 PANEL SLIDING DOOR	1800	2600
LW1ee	B-G03d	3 PANEL CENTRE SLIDING DOOR + HIGH LITE	2700	2700
SD2.1	B-G03e	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G04a	2 PANEL SLIDING DOOR	1800	2600
SD4.1	B-G04b	4 PANEL SLIDING DOOR	3600	2600
SD2.1	B-G04c	2 PANEL SLIDING DOOR	1800	2600
SD2.1	B-G04d	2 PANEL SLIDING DOOR	1800	2600
GROUND (C)				
LW1gg	C-001a	HINGED DOOR + SIDE LITES		
LW1.2	C-001b	LOUVRE + FIXED WINDOW	1200	2450
SD2.1	C-G01a	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G01b	2 PANEL SLIDING DOOR	1800	2600
SD4.1	C-G01c	4 PANEL SLIDING DOOR	3600	2600
SD4.1	C-G01d	4 PANEL SLIDING DOOR	3600	2600
LW1.2	C-G01e	LOUVRE + FIXED WINDOW	1200	2450
UW3b	C-G02a	AWNING + FIXED MULTI PANEL WINDOW	3650	2500
LW1aa	C-G02b	AWNING + FIXED MULTI PANEL WINDOW	1850	2500
SD2.1	C-G02c	2 PANEL SLIDING DOOR	1800	2600
SD3.1	C-G02d	3 PANEL SLIDING DOOR	2400	2450
SD4.1	C-G02f	4 PANEL SLIDING DOOR	3600	2600
SD2.1	C-G02g	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02h	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02i	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02j	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02k	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02l	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02m	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02n	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02o	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02p	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02q	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02r	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02s	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02t	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02u	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02v	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02w	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02x	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02y	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02z	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02aa	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ab	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ac	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ad	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ae	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02af	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ag	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ah	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ai	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02aj	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ak	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02al	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02am	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02an	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ao	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ap	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02aq	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ar	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02as	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02at	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02au	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02av	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02aw	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ax	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ay	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02az	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ba	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bb	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bc	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bd	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02be	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bf	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bg	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bh	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bi	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bj	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bk	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bl	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bm	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bn	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bo	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bp	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bq	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02br	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bs	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bt	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bu	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bv	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bw	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bx	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02by	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02bz	2 PANEL SLIDING DOOR	1800	2600
SD2.1	C-G02ca	2 PANEL SLIDING DOOR	1800	2600

EXTERNAL MATERIALS & FINISHES



CL-001 - PAINTED 200mm EXPRESSED VERTICAL LINE CLADDING SYSTEM
COLOUR : RIDGE WHITE



CL-002 - PAINTED 200mm EXPRESSED VERTICAL LINE CLADDING SYSTEM
COLOUR : DULUX DOMINO



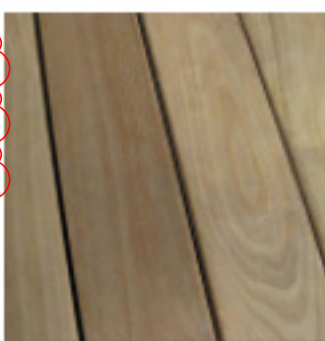
ST-001 - "RMS TRADERS STONE WALL CLADDING
TYPE:AMMOS



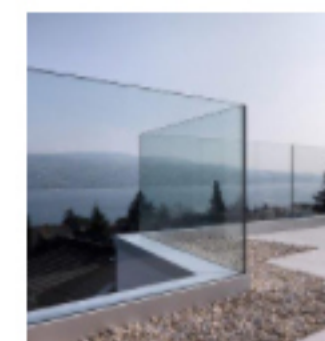
AL-001 - ALUMINUM WINDOW FRAMES
COLOUR : DULUX MONUMENT SATIN



BA-001 - PROPRIETARY ALUMINUM BALUSTRADE
COLOUR : WHITE



WD-001 - MODWOOD COMPOSITE DECKING
COLOUR: BLACK BEAN



GL-001 - FRAMLESS GLASS BALUSTRADE



SOUTH ELEVATION - FINISHES

1 : 150



EAST ELEVATION - FINISHES

1 : 150

**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	24/11/2023	DA RFI Response	JA
C	03/09/2024	DA Submission	BA
D	24/10/2025	MODIFICATION	SB
E	05/01/2026	COUNCIL RFI	SB

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PROJECT:
**#2021029
HERADALE
BATEMANS BAY**
20 HERADALE PARADE
BATEMANS BAY
DRAWING TITLE:
**MATERIALS
SCHEDULE**

SHEET NUMBER:
DA-9200
DATE: 05/01/2026
REV: **E**

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REV	DATE	DESCRIPTION	APP
A	21/03/2023	DA SUBMISSION	SK
B	24/11/2023	DA RFP 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:
NOTIFICATION PLAN

SHEET NUMBER:
DA-9999
 DATE: 18/12/2024

REV:
D

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

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