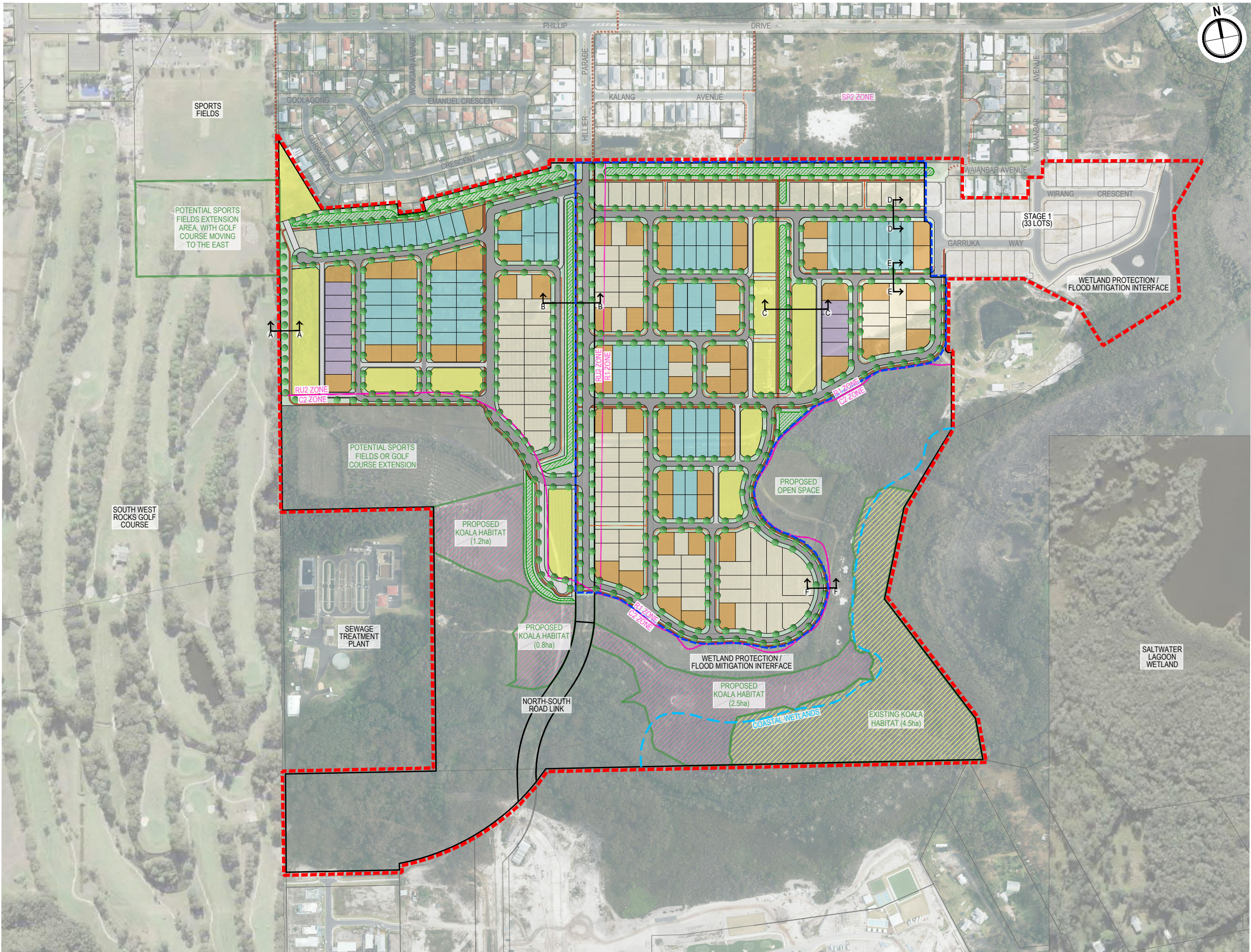


**DRAWING INDEX**

SHEET 1	CONCEPT MASTERPLAN
SHEET 2	TYPICAL SECTIONS
SHEET 3	TYPICAL SECTIONS
SHEET 4	TYPICAL SECTIONS
SHEET 5	HOUSING TYPOLOGY
SHEET 6	HOUSING TYPOLOGY
SHEET 7	HOUSING TYPOLOGY





**LEGEND**

- SEABREEZE DEVELOPMENT EXTENT
- CONCEPT APPROVED DEVELOPMENT AREA (T6-17-446)
- SUBJECT LOTS (11, 16, 17 DP 1277594)
- POTENTIAL SUBDIVISION BOUNDARY
- COASTAL WETLANDS (SEPP RESILIENCE & HAZARDS) 2021
- LAND ZONE BOUNDARY (KEMPSEY SHIRE COUNCIL LEP)
- CYCLEWAY 2.5m WIDE
- FOOTPATH 1.2m WIDE
- ROAD
- LANEWAY
- OPEN SPACE
- STORMWATER MANAGEMENT
- PROPOSED KOALA HABITAT
- EXISTING KOALA HABITAT
- STREET TREES
- SECTION

**POTENTIAL DEVELOPMENT YIELD**

CONCEPT APPROVED DEVELOPMENT AREA (T6-17-446) (EXCL. STAGE 1)	
HOUSING TYPE	LOT/ DWELLING YIELD
500 TO 600 m²	50
> 600 m²	82
DUAL ACCESS	4
DUAL OCCUPANCY	48 (96 DWELLINGS)
MEDIUM DENSITY	6 (37 DWELLINGS @ 26/ha)
TOTAL LOTS	190
TOTAL DWELLINGS	269

RU2 TO R1 PLANNING PROPOSAL DEVELOPMENT AREA	
HOUSING TYPE	LOT/ DWELLING YIELD
500 TO 600 m²	41
> 600 m²	22
DUAL ACCESS	7
DUAL OCCUPANCY	15 (30 DWELLINGS)
MEDIUM DENSITY	5 (44 DWELLINGS @ 26/ha)
TOTAL LOTS	90
TOTAL DWELLINGS	144

**DISCLAIMER**

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REV.	DATE	DESCRIPTION	BY
A	27.10.2023	ISSUED FOR INFORMATION	SMN
B	29.11.2023	ISSUED FOR INFORMATION	SMN
C	04.12.2023	ISSUED FOR INFORMATION	SMN

DATUM: AHD

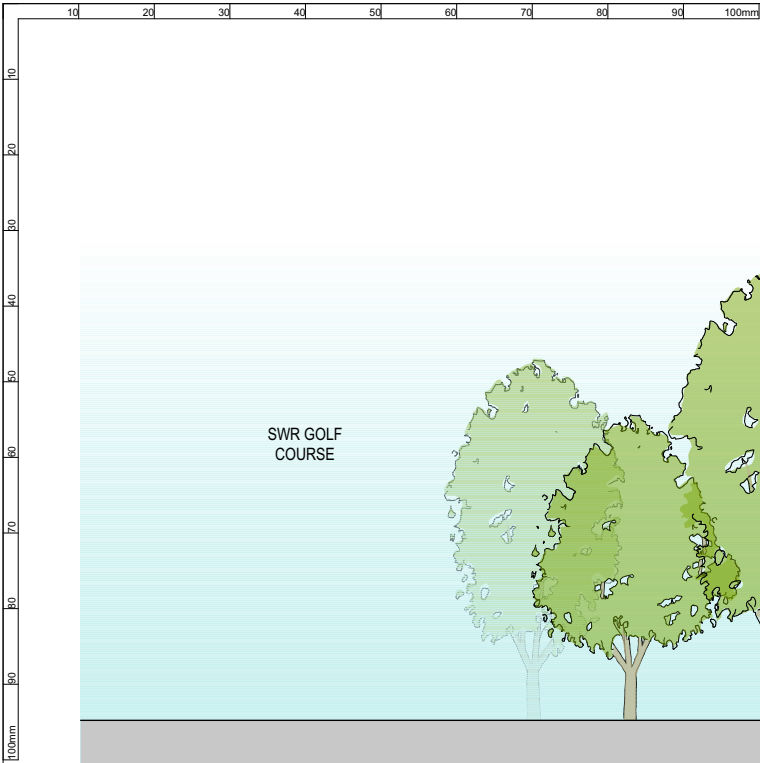
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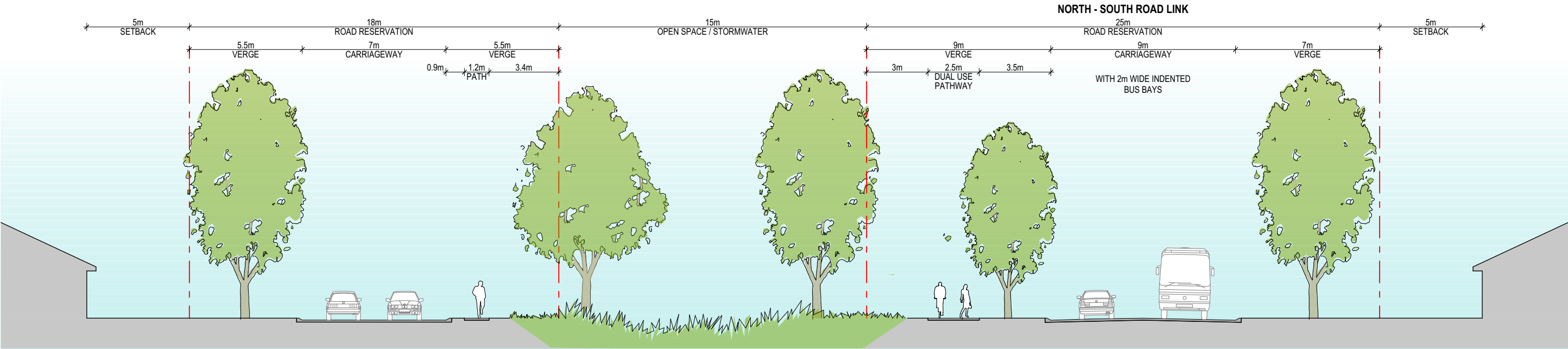
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PROJECT NO:	6444	DRAWING TITLE:	CONCEPT MASTERPLAN
CONCEPT NO.:	T6-17-446	PROJECT:	SEABREEZE ESTATE, SOUTH WEST ROCKS, NSW LOTS 11, 16, 17 DP1277594
DESIGNED BY:	DAT	CLIENT:	SW ROCKS DEVELOPMENT PTY LTD
DRAWN BY:	SMN	DRAWING NO:	6444E_Stage 2 DA
CHECKED BY:	DAT/CJC	SHEET:	01
DATE CREATED:	OCT 2023	REVISION:	C





TYPICAL SECTION A



TYPICAL SECTION B

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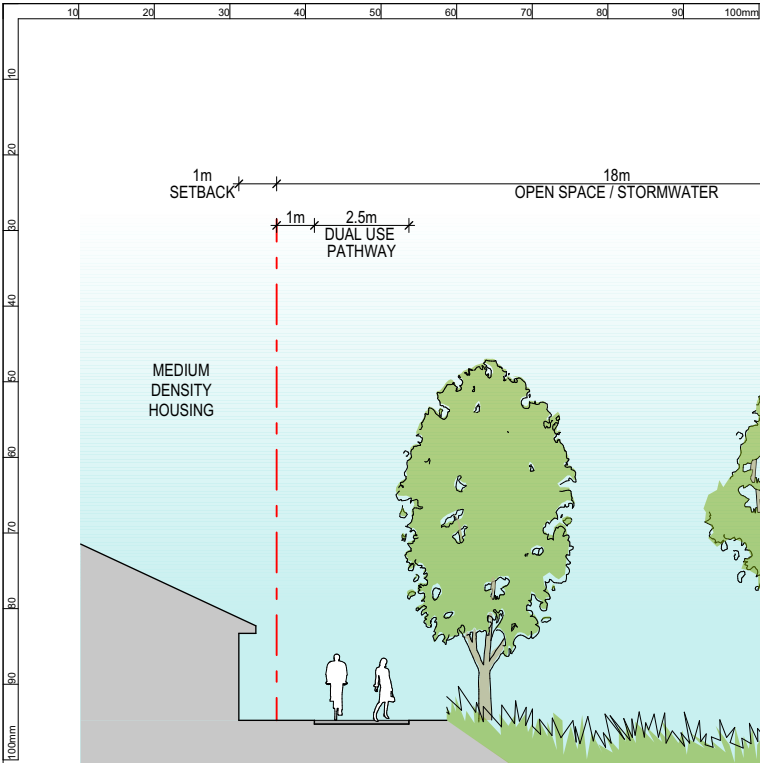
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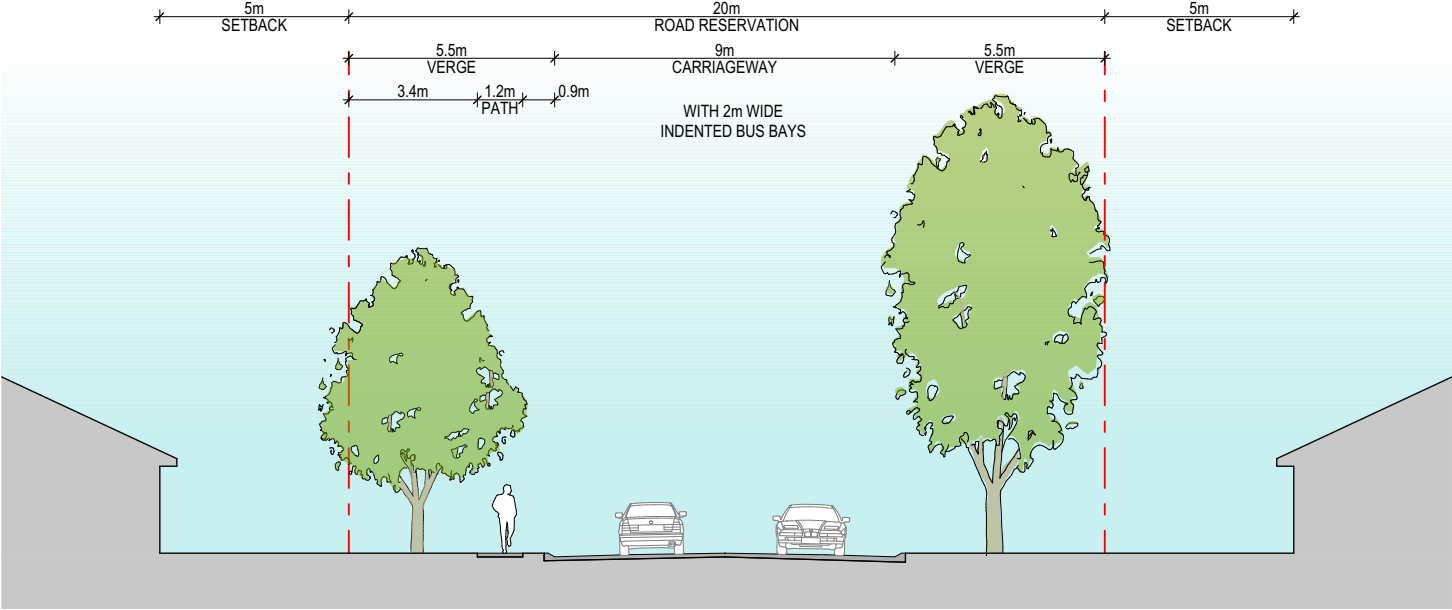
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PROJECT NO:	6444	DRAWING TITLE:	TYPICAL SECTIONS				A3		
DA NO.:	-								
DESIGNED BY:	DAT	PROJECT:	LOT 11, 16, 17 DP 1277594 SEABREEZE RESIDENTIAL SUBDIVISION WAIANBAR AVENUE, SOUTH WEST ROCKS, NSW						
DRAWN BY:	DH								
CHECKED BY:	DAT/CJC	CLIENT:	SW ROCKS DEVELOPMENT PTY LTD	DRAWING NO:		SHEET:		REVISION:	
DATE CREATED:	05.2020			6444 _SK1.2		2		C	

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TYPICAL SECTION C



TYPICAL SECTION D

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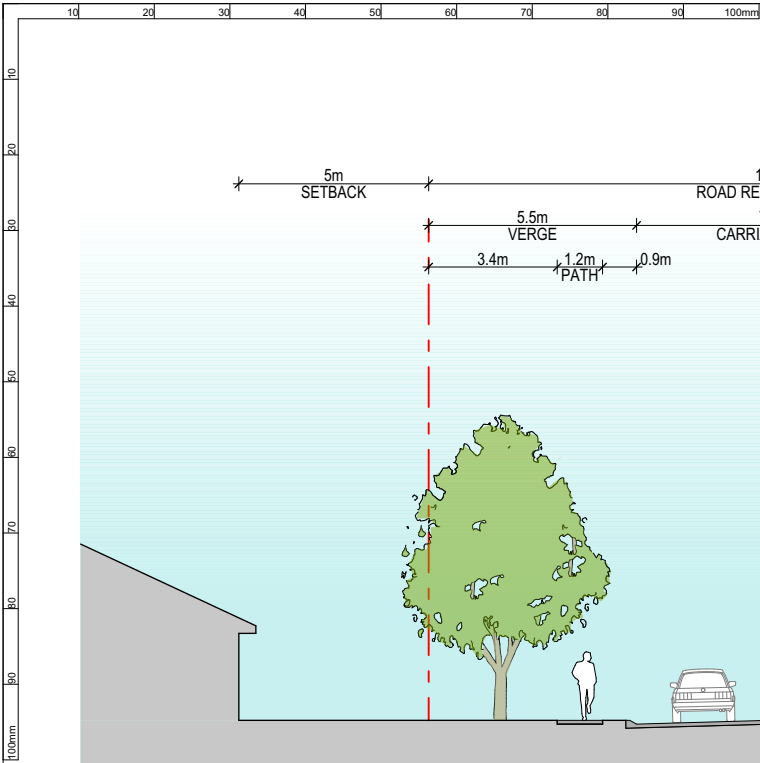
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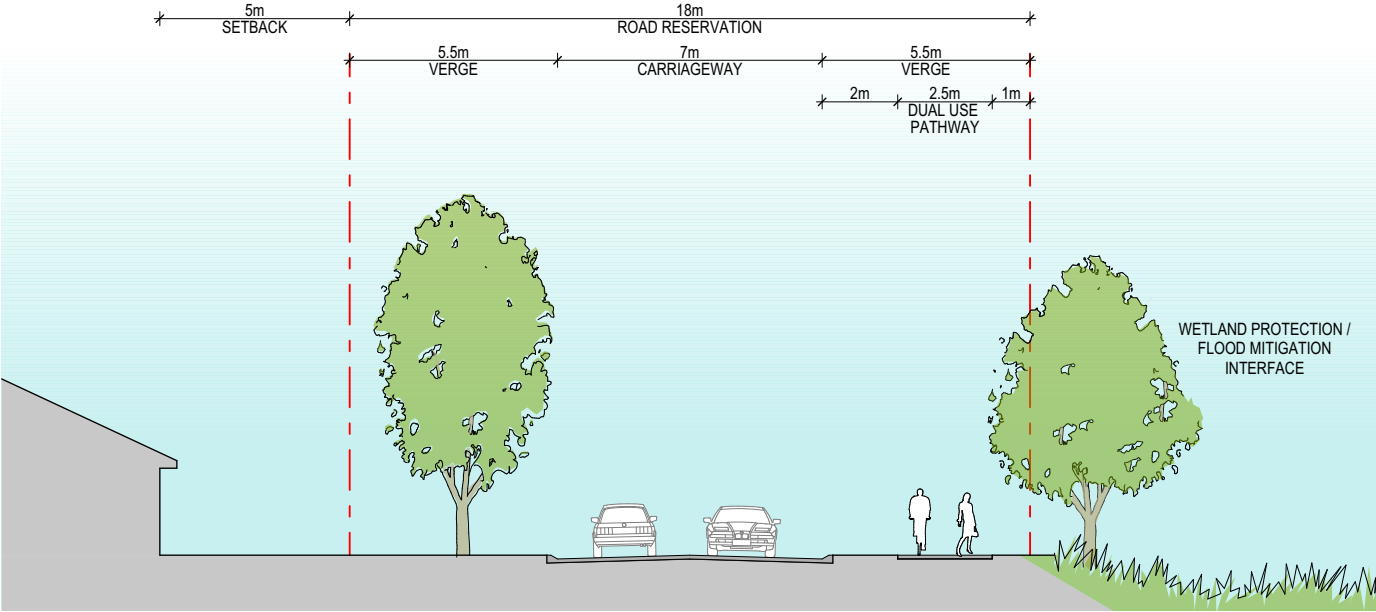
NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 OLD ARB No 3957

PROJECT NO:	6444	DRAWING TITLE:	TYPICAL SECTIONS				A3
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DRAWN BY:	DH						
CHECKED BY:	DAT/CJC	CLIENT:	SW ROCKS DEVELOPMENT PTY LTD		DRAWING NO:	SHEET:	REVISION:
DATE CREATED:	05.2020				6444 _SK1.3	3	C





TYPICAL SECTION E



TYPICAL SECTION F

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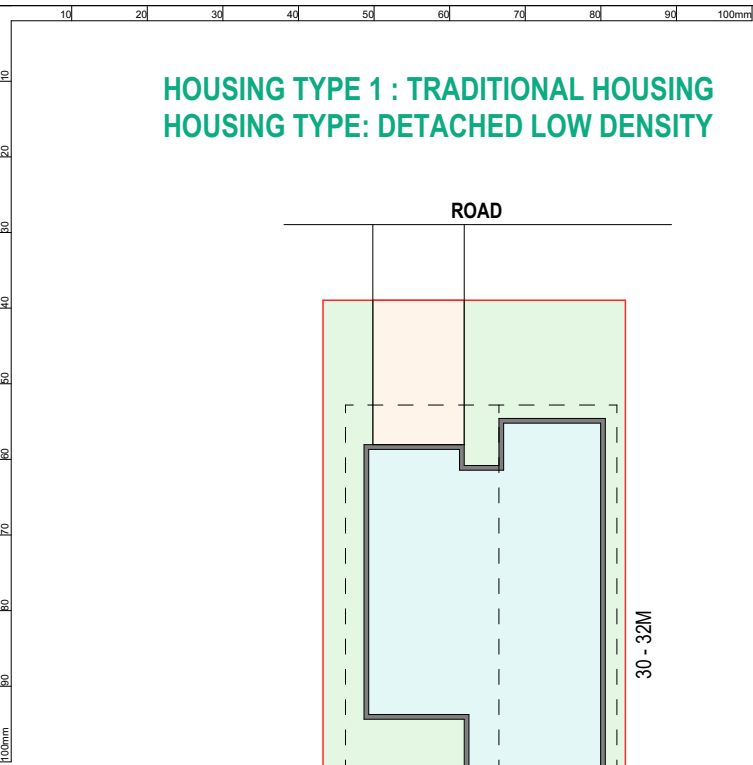
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DESIGNED BY:	DAT	PROJECT:	LOT 11, 16, 17 DP 1277594 SEABREEZE RESIDENTIAL SUBDIVISION WAIANBAR AVENUE, SOUTH WEST ROCKS, NSW			
DRAWN BY:	DH					
CHECKED BY:	DAT/CJC	CLIENT:	SW ROCKS DEVELOPMENT PTY LTD	DRAWING NO:	SHEET:	REVISION:
DATE CREATED:	05.2020			6444 _SK1.4	4	C





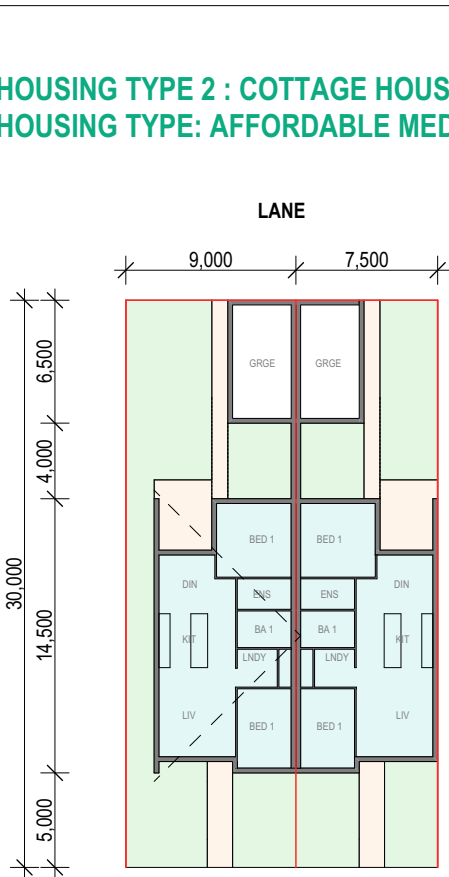
HOUSING TYPE 1 : TRADITIONAL HOUSING  
HOUSING TYPE: DETACHED LOW DENSITY

TRADITIONAL LOT

500 - 650m<sup>2</sup>  
AVERAGE LOT SIZE - 600m<sup>2</sup>  
  
APPROXIMATE DWELLING DENSITY  
(not including streets): 15 DWELLING / Ha



DETACHED TRADITIONAL HOUSING EXAMPLE



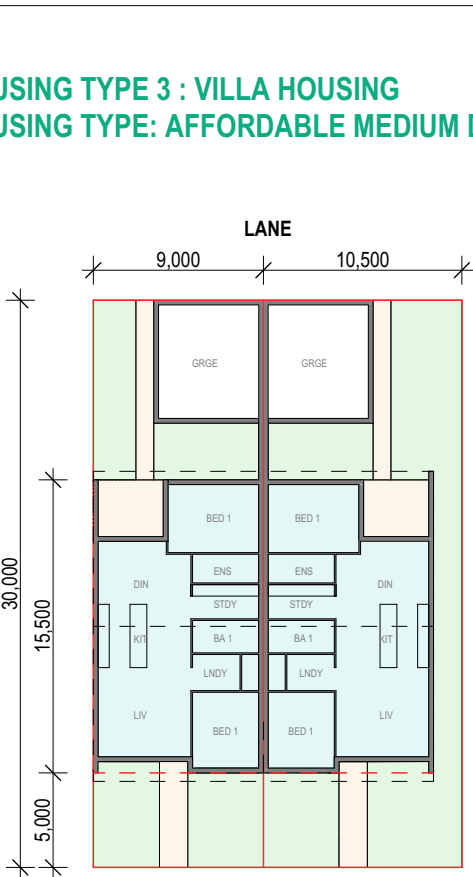
HOUSING TYPE 2 : COTTAGE HOUSING  
HOUSING TYPE: AFFORDABLE MEDIUM DENSITY

COTTAGE HOUSE

DESCRIPTION: 2 BED, SINGLE GARAGE  
AREA: 87m<sup>2</sup> (not including garage)  
  
MAXIMUM SITE AREA: 270m<sup>2</sup>  
  
APPROXIMATE DWELLING DENSITY (not including streets  
& open space): 34 DWELLING / Ha  
  
NOTE: This housing can only be located adjacent to open  
space areas with rear lane access to garages



COTTAGE EXAMPLE



HOUSING TYPE 3 : VILLA HOUSING  
HOUSING TYPE: AFFORDABLE MEDIUM DENSITY

VILLA HOUSE

DESCRIPTION: 2 BED & STUDY, DOUBLE GARAGE  
AREA: 113m<sup>2</sup> (not including garage)  
  
MAXIMUM SITE AREA: 315m<sup>2</sup>  
  
APPROXIMATE DWELLING DENSITY (not including streets  
or open space): 29 DWELLING / Ha  
  
NOTE: This housing can only be located adjacent to open  
space areas with rear lane access to garages



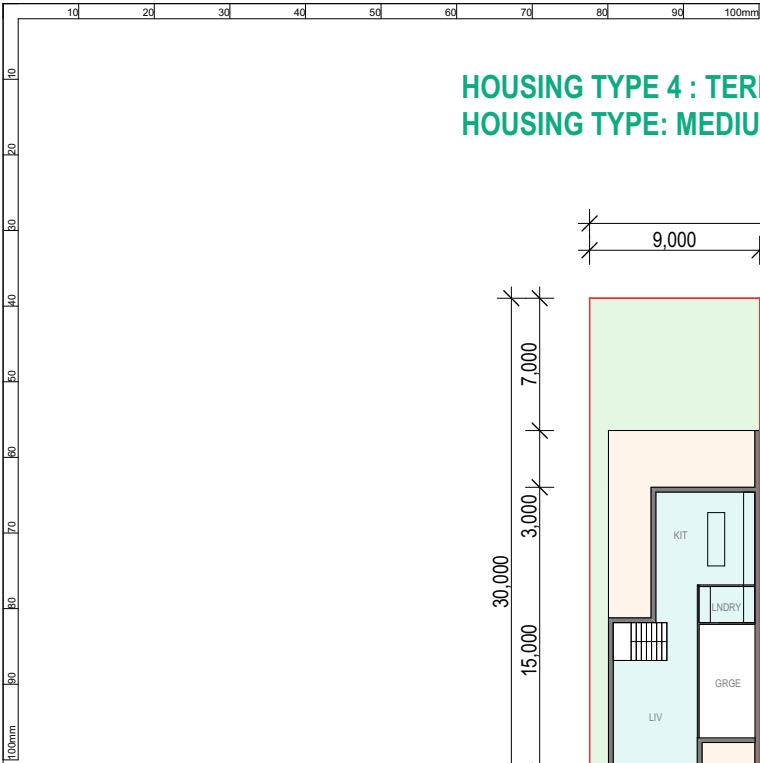
VILLA EXAMPLE

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PROJECT NO:	6444	DRAWING TITLE:	HOUSING TYPOLOGY				A3
DA NO.:	-						
DESIGNED BY:	DAT	PROJECT:	LOT 11, 16, 17 DP 1277594 SEABREEZE RESIDENTIAL SUBDIVISION WAIANBAR AVENUE, SOUTH WEST ROCKS, NSW				
DRAWN BY:	DH						
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DATE CREATED:	05.2020				6444 _SK1.5	5	C





HOUSING TYPE 4 : TERRACE HOUSING - STREET ACCESS  
HOUSING TYPE: MEDIUM DENSITY

TERRACE HOUSING - STREET ACCESS

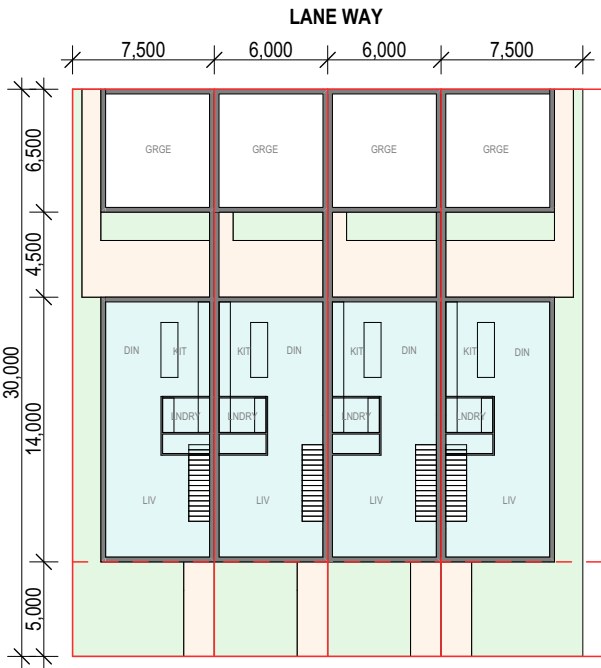
DESCRIPTION: 2 STOREY, 3 BED & SINGLE GARAGE  
AREA: 125m<sup>2</sup> (not including garage)

MAXIMUM SITE AREA: 270m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not inclduing streets  
or open space): 34 DWELLING / Ha



TERRACE HOUSING - STREET ACCESS EXAMPLE



HOUSING TYPE 5 : TERRACE HOUSING - LANE ACCESS  
HOUSING TYPE: MEDIUM DENSITY

TERRACE HOUSING - LANE ACCESS

DESCRIPTION: 2 STOREY, 2 BED & SINGLE GARAGE  
AREA: 130m<sup>2</sup> (not including garage)

MAXIMUM SITE AREA: 225m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not including streets  
or open space): 42 DWELLING / Ha

NOTE: This housing can only be located adjacent to open  
space areas with rear lane access to garages



TERRACE HOUSING - LANE ACCESS EXAMPLE

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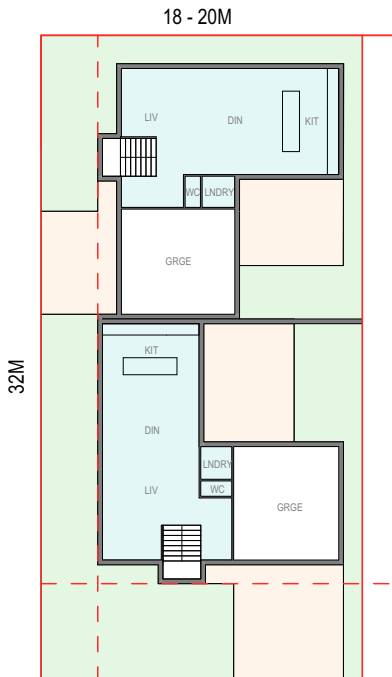
NOMINATED ARCHITECT: NIGEL SWIFT - NSW ARB No 7025 OLD ARB No 3957

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DESIGNED BY:	DAT	PROJECT:	LOT 11, 16, 17 DP 1277594 SEABREEZE RESIDENTIAL SUBDIVISION WAIANBAR AVENUE, SOUTH WEST ROCKS, NSW				
DRAWN BY:	DH						
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HOUSING TYPE 6 : DUPLEX HOUSING - FOR CORNER LOTS  
HOUSING TYPE: MEDIUM DENSITY

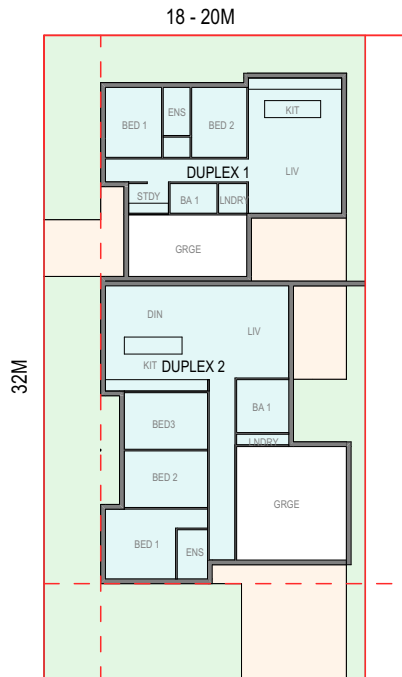


DUPLEX - 2 STOREY  
DESCRIPTION: 3 BED, BATH, ENSUITE & DOUBLE GARAGE  
AREA: 134m<sup>2</sup> (not including garage)



DUPLEX - 2 STOREY EXAMPLE

HOUSING TYPE 6 : DUPLEX HOUSING - FOR CORNER LOTS  
HOUSING TYPE: MEDIUM DENSITY



DUPLEX 1 CORNER SITE - 1 STOREY  
DESCRIPTION: 2 BED, STUDY & SINGLE GARAGE  
AREA: 83.75m<sup>2</sup> (not including garage)

DUPLEX 2 CORNER SITE - 1 STOREY  
DESCRIPTION: 3 BED & DOUBLE GARAGE  
AREA: 126m<sup>2</sup> (not including garage)



DUPLEX - 1 STOREY EXAMPLE

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