

# APPENDIX 1

## DESIGN PACKAGE



AGED CARE FACILITY  
(ZONE - C)

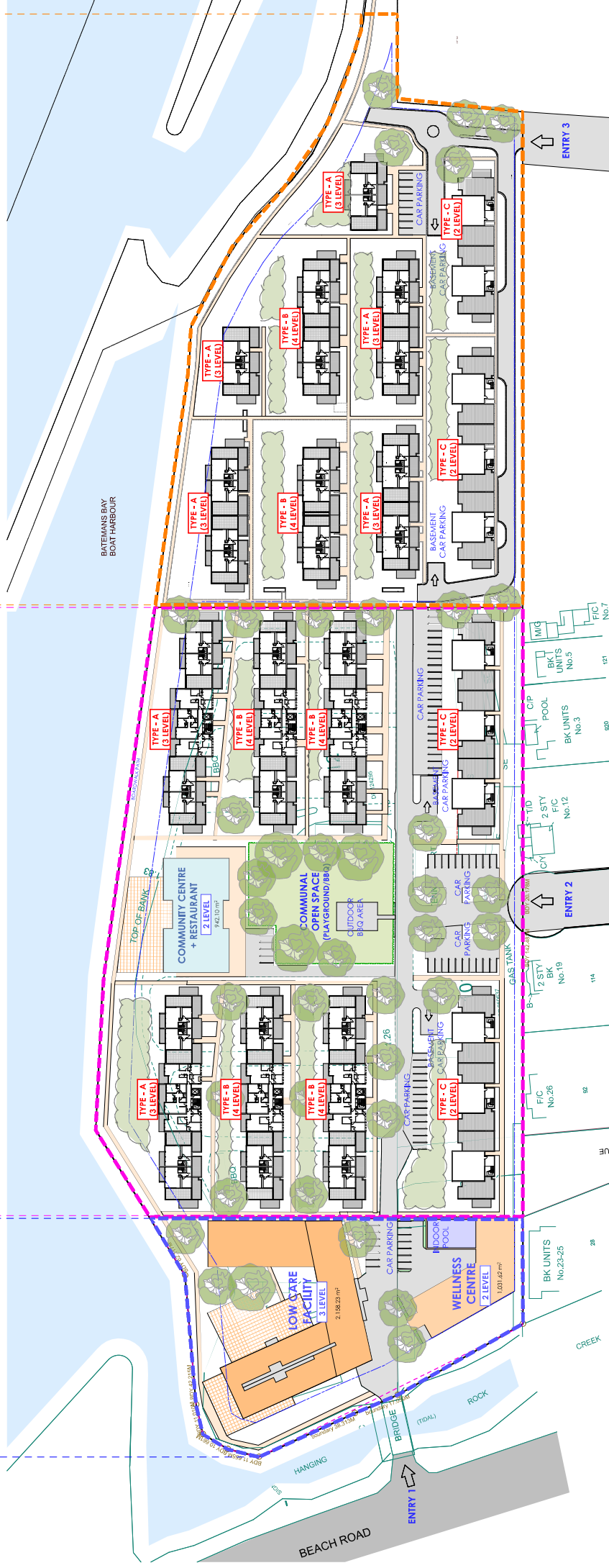
SUITES: 150 units  
TOTAL: 150 units  
LOW CARE FACILITY: 6,300 m<sup>2</sup>  
WELLNESS CENTRE: 1,800 m<sup>2</sup>

SENIORS HOUSING  
(ZONE - B)

TYPE A : 46 units  
TYPE B : 192 units  
TYPE C : 36 units  
TOTAL: 274 units  
COMMUNITY CENTRE: 1900 m<sup>2</sup>

RESIDENTIAL DEVELOPMENT  
(ZONE - A)

TYPE A : 72 units  
TYPE B : 48 units  
TYPE C : 30 units  
TOTAL: 150 units



DEVELOPMENT TOTAL: 574 UNITS



NOTE:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.  
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6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

NO DATE AMENDMENT  
A 08/12/17 CLIENT ISSUE  
B 11/12/17 AUTHORITIES ISSUE

NO DATE AMENDMENT

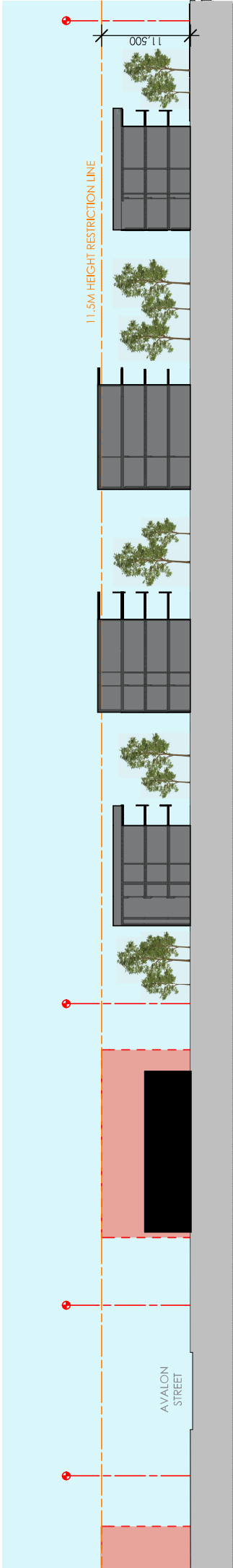
PROJECT: SENIORS LIVING DEVELOPMENT - COACH HOUSE  
SITE: LOT 101 DP 850437/LOT 12 DP 124295  
BATEMANS BAY NSW 2536  
CLIENT:



PRELIMINARY



DRAWING TITLE: MASTER PLAN  
DRAWN: CHD DATE: 8/01/2018  
JK MH. 1:700  
PROJECT NO. DRAWING NO. 7248 A.0101  
STATUS: Draft  
SCALE: B/A1  
REVISION: B



- LEGEND
- EXISTING BUILDING
  - PROPOSED BUILDING ENVELOPE
  - FUTURE MAXIMUM BUILDING ENVELOPE

NOTE:					
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.					
NO	DATE	AMENDMENT	NO	DATE	AMENDMENT
A	08/12/17	CLIENT ISSUE			
B	11/12/17	AUTHORITIES ISSUE			



## **The Estuary, Batemans Bay – Site Suitability**

**Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.**

### **Land Uses in the Vicinity of the Development**

The subject site shares a Southern boundary with land zoned R3 – Medium Density Residential, which currently houses a mix of single dwellings, multi dwelling housing and residential flat buildings of 1-2 storeys in height.

To the West of the subject site is similarly zoned, having mainly single storey single dwellings on the opposite side of Beach Road.

To the East of the site is land zoned RE1 Public Recreation, with a small boundary shared with the subject site.

### **Existing Uses and Future Uses**

According to the local Eurobodalla DCP, the *“Residential South precinct has provided some of the accommodation stock that supported the early development of the town. “The allotments in this area are relatively large for single residential use. Reuse and redevelopment for higher density residential use has already commenced.”*

Given the R3 – Medium Density Residential zoning of the adjoining residential sites, it is likely that the area will see an increased demand for higher density residential dwellings, including residential flat buildings and multi dwelling housing.

The combination of zoning for higher density uses, an 11.5m maximum building height and an identified trend for redevelopment, it is likely that land in the vicinity of the subject site will be redeveloped to accommodate higher density residential buildings. It is anticipated that the future built form in the vicinity of the site will have similar built form characteristics to the proposed development.

### **Proposed Bulk, Scale, Built Form and Architectural Character**

The proposal development will consist of 17 residential flat buildings, which comprise a mixture of 3 and 4 storey free-standing buildings, as well as a low care facility (3 levels), wellness centre (2 levels), and community centre and restaurant (2 levels).



The proposed buildings directly adjacent to the residential area to the south are 3 storeys in height, which step down from the centre of the site, where 4 storey building height is proposed.

The built form character of the development will be articulated with recesses and modulation of the facades, with a mixture of materials including stone feature walls, timber battens, and neutrally rendered walls.

### **Impact of the Development on Adjacent Land**

The attached section through the site provides an indication of the relationship between the proposed development and the existing built form character of the residential zone to the South, as well as the maximum permissible built form on these sites. The maximum built form on adjoining sites is conceived in reference to the LEP maximum building height and land use, as well as reference to the built form and building separation principles contained within the Apartment Design Guide.

The site section demonstrates that the proposed built form adjacent to the residential area to the South is 3 storeys in height, with a 10 metre setback to the existing adjoining single residential dwelling, the setback being proposed for communal open space and deep soil landscaping. This built form interface is consistent in scale and building separation with the identified future maximum building envelope.

Given the appropriate building height and building separation which is greater than that referenced in the Apartment Design Guide, the proposed built form and character is also compatible with and sensitive to the existing 1-2 storey residential uses in this location.

In order to present a sympathetic scale to the surrounding context, the built form within the site is stepped down from the centre of the site. This reduces the visual impact of the built form of the development as perceived from the harbour and side and rear interfaces with residential buildings. The perception of the proposed 4 storey built form towards the centre of the site will subsequently be minimised.

The proposed architectural treatments, including articulation of the built form, adequate building separation and mixture of external materials will break up the built form of the development to reduce the perceived bulk and scale of individual buildings. Building separation principles in compliance with the Apartment Design Guide will serve to allow views and sunlight between the proposed buildings and avoid the development reading as a singular mass, and allow sunlight access to adjoining sites.

Deep soil landscaping to the boundary and within the site will provide amenity as well as a visual buffer between the proposal and adjoining lots.

## APPENDIX 2

### COUNCIL CONSULTATION



Our Reference: 81.2002.D

9 February 2018

City Plan Services  
Suite 2, 14 Watt Street  
NEWCASTLE NSW 2300

Attention: Mr Garry Fielding

Dear Garry

**Seniors Living Development Proposal – Coach House Resort – Beach Road Batemans Bay**

Thank you for attending Council's Administration Building in Moruya on the 30 January 2018.

This letter is to confirm that a presentation was made to Eurobodalla Shire Councillors on the 30 January 2018 regarding a proposed seniors living development.

The presentation included some conceptual sketches by architectural firm BHI (architect Matt Hitchcock) and discussion by your client (Global Living Communities) and City Plan Services (Garry Fielding).

Council looks forward to further discussions with the project team regarding the development proposal.

Should you require any further clarification, please do not hesitate to contact me on 4474 1087.

Yours Sincerely



Gary Bruce  
**Divisional Manager Development Services**

## APPENDIX 3

### ELECTRICITY





## Mark Dillon

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**To:** Planning STH  
**Cc:** Mark Hitchcock; 'Brian Brown'; 'garryf@cityplan.com.au'; Andrew McVeigh  
**Subject:** RE: 7248 - Coachhouse Batemans Bay - Electrical Infrastructure

**From:** Planning STH [mailto:planning.sth@essentialenergy.com.au]

**Sent:** Tuesday, 12 December 2017 2:11 PM

**To:** Mark Dillon <Mark.Dillon@bhia.com.au>

**Cc:** Mark Hitchcock <Mark@bhia.com.au>; 'Brian Brown' <brian@globallifestyledevelopments.com.au>; 'garryf@cityplan.com.au' <garryf@cityplan.com.au>; Andrew McVeigh <AMcVeigh@remara.com.au>

**Subject:** RE: 7248 - Coachhouse Batemans Bay - Electrical Infrastructure

Hi Mark,

Thank you for the information supplied. I would expect that the total site electrical demand would be in the vicinity of 750kVA to 1500kVA. To get an accurate maximum demand you will need to employ an Electrical Engineer or Electrical Contractor to calculate the expected maximum demand as per AS/NZS 3000:2007. Existing substation 31-649 that supplies the site is a 3 phase 250kVA unit. The existing high voltage feed to the site is a radial supply.

Given the information supplied above information the existing substation will need to be upgraded anywhere between a 750kVA to 1500kVA unit. In addition the high voltage supply to the site will need to be made into a ring main feed. This allows redundancy in the high voltage supply when maintenance or repairs are made to the network. Given that it is an aged care facility and seniors housing it is very important to cater for supply reliability.

Essential Energy no longer constructs new network/assets. We are now solely the asset owner. This work has been opened up to authorised contractors called Accredited Service Providers. This work is contestable and as such you will need to employ a level 3 and 1 Accredited Service Provider that are licenced to Design and Construct Essential Energy's network. I would encourage you to obtain at least three quotes to do the work to ensure that a competitive quote is obtained. This work is at the proponents cost. Some companies can do both Level 3 and 1 work and or subcontract it out. To give a brief description on what each level ASP does...

Level 3 ASP- They design the required network extension/modification.

Level 1 ASP- They construct the network extension/modification as per the completed/certified design.

Level 2 ASP- These are normally electricians that are licenced to install services and metering off Essential Energy's network. They can be found in the yellow pages.

The ASP works with Essential Energy through the Contestable Works process to get the outcome required for the developer/proponent and Essential Energy.

Below is a link to the NSW Government Website for Contestable Works. It provides a guide as to what the contestable works process is and a full list of accredited service providers.

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

To assist here are a few Accredited Service Providers that service the area. There may be more.

Level 3 ASP Designers

Powerline Design 02 4872 1220

Hill Power Design 02 6241 3188

AHK Design 02 4422 8004

Neil Rendell L3 Design 02 6161 8571

Level 1 ASP Constructors  
South East Powerlines 0427 765 175  
NJ Constructions 0419 033 972  
Great Southern Electrical 02 6931 7699  
Core Electrical 0428 327 937  
Complete Power 02 4822 7477  
Southpower 0427 765 175  
Gasniers Electrical 0412 002 858

In addition please see the link below for Essential Energy's website explaining the contestable works process.

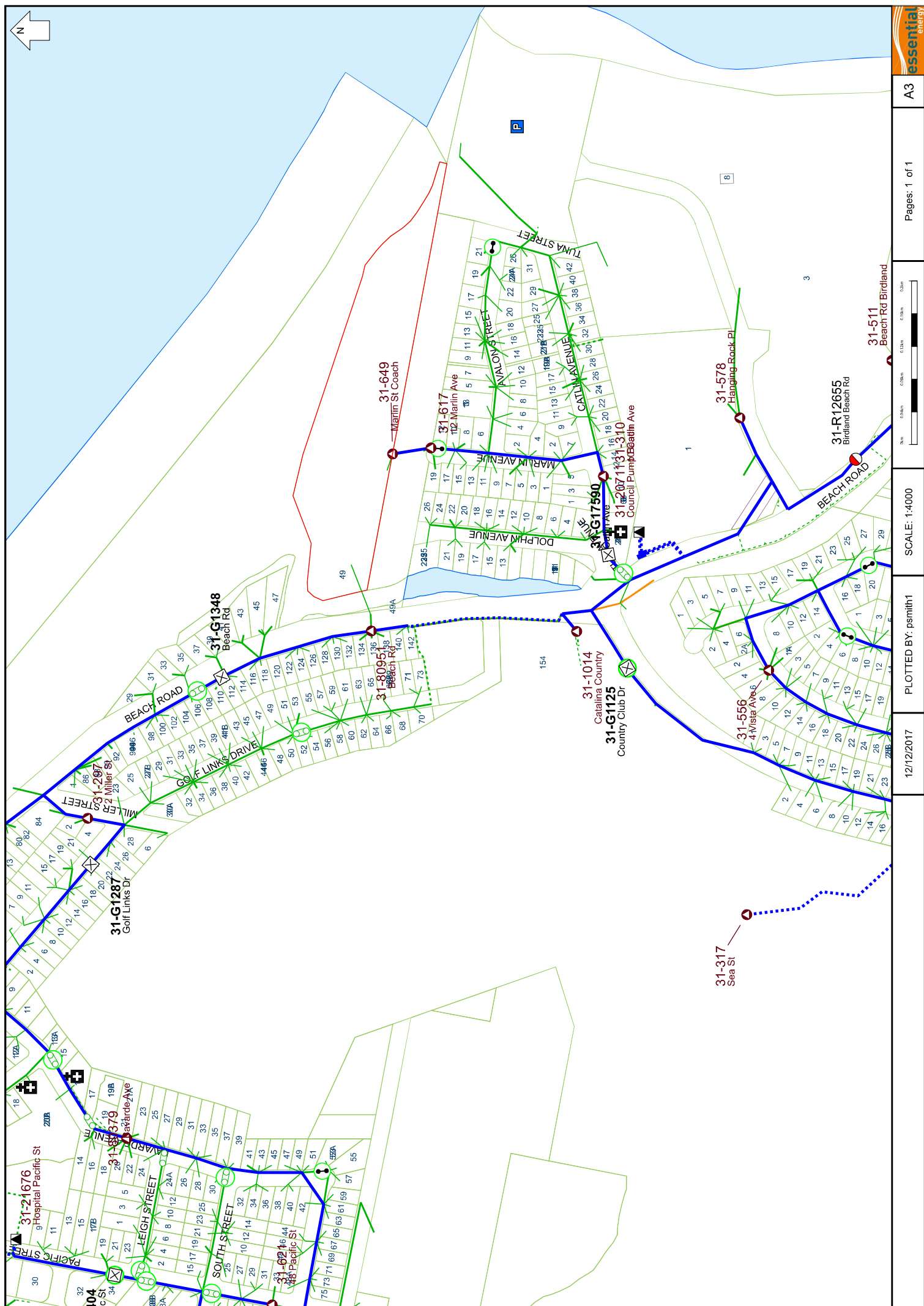
<http://www.essentialenergy.com.au/content/contestable>  
<http://www.essentialenergy.com.au/content/connecting-to-the-network1>

I have for information purposes supplied a GIS map of the electrical network in place. Please give me a call if you have any questions.

Phillip Smith  
Senior Engineering Officer Distribution Planning



T: 02 6492 9214  
M: 0428 485 346  
E: [phillip.smith@essentialenergy.com.au](mailto:phillip.smith@essentialenergy.com.au)  
PO Box 5730 Port Macquarie NSW 2444  
General Enquiries: 13 23 91  
Power Outages (24hrs): 13 20 80  
[www.essentialenergy.com.au](http://www.essentialenergy.com.au)



## APPENDIX 4

### STORMWATER



## Mark Dillon

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**From:** Michael Mcilveen <Michael.Mcilveen@esc.nsw.gov.au>  
**Sent:** Tuesday, 19 December 2017 1:50 PM  
**To:** Mark Dillon  
**Cc:** Joshua Rendell; Brett Corven; Harvey Lane; Paula Walker; Lindsay Usher  
**Subject:** RE: 7248 - Coachhouse Batemans Bay - Water + Sewer Infrastructure  
**Attachments:** coach house drainage.JPG; 19122017095024-0001.pdf

Morning Mark,

I have included the ET 's for the Community Centre Restaurant to add to your calculation.

Water ..18.8ET

Sewer...9.42 ET's

Council will outsource this model run to Public Works Dept and I will advise in the new year when these results will be available. The engineer that will load the model will be back on the 8<sup>th</sup> Jan 2018

I have also enclosed a storm water line that traverses the property and there is an overland flow path that will have to be considered for this layout.

It is situated on the border of the zone A and zone B precincts and will have an effect on the setbacks both for the overland flow and the zone of influence for the pipe work.

Additionally there is an easement for support currently on lot 101 DP850637 that will require agreement for extinguishment for the boundary adjustment DA currently before Council.

Council advises that the **1%AEP with 2100 sea level rise is 2.93mAHD**((Eurobodalla Coastal Hazard Assessment June 2017 UNSW Water Research Laboratory) and that the newly created land form is to achieve this level.

Council has not received any work as executed details for the filling and the retaining wall wall location so the blue hatched line indicating the top of bank could be any where.

Regards

Mike

## Michael McIlveen

Development Engineering Coordinator

t 02 4474 1015 | m 0407 955 943 | f 02 4474 1234

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**From:** Mark Dillon [mailto:Mark.Dillon@bhia.com.au]  
**Sent:** Monday, 18 December 2017 1:46 PM  
**To:** Michael Mcilveen  
**Cc:** Joshua Rendell; Brett Corven; Harvey Lane  
**Subject:** RE: 7248 - Coachhouse Batemans Bay - Water + Sewer Infrastructure

Hi Michael,

As per the attached concept master plan for the site, the following ET demands apply:

- Residential Development (Zone A) – 150 x 2 bed units = 90 ET (Water) + 112.5 ET (Sewer)
- Seniors Housing (Zone B) – 234 x 2 bed units = 140.4 ET (Water) + 175.5 ET (Sewer)
- Aged Care Facility (Zone C) – 150 x Nursing Home (per bed) = 60 ET (Water) + 75 ET (Sewer)

Please let me know if you require any further information, thanks.

Kind Regards,  
Mark Dillon



### AGED CARE FACILITY (ZONE - C)

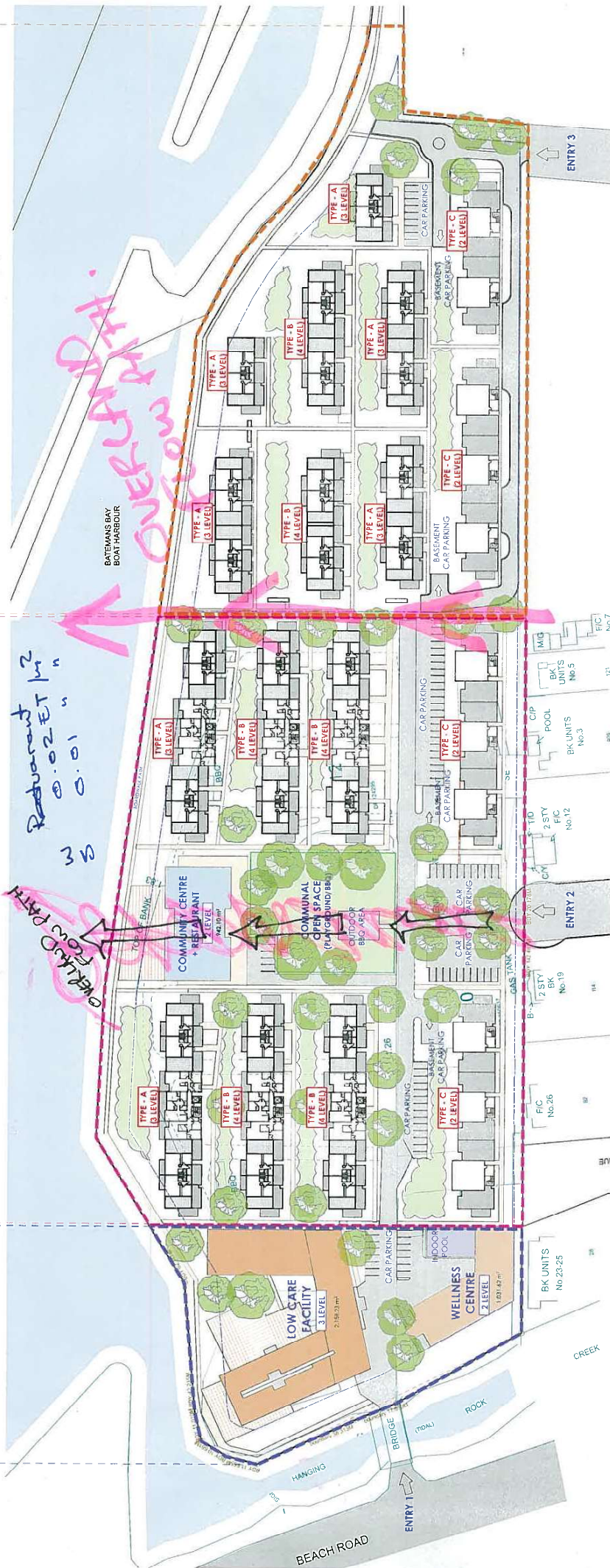
SUITES: 150 units  
**TOTAL: 150 units**  
 LOW CARE FACILITY: 6,300 m<sup>2</sup>  
 WELLNESS CENTRE: 1,800 m<sup>2</sup>

### SENIORS HOUSING (ZONE - B)

TYPE A: 54 units  
 TYPE B: 144 units  
 TYPE C: 36 units  
**TOTAL: 234 units**  
 COMMUNITY CENTRE: 1900 m<sup>2</sup>

### RESIDENTIAL DEVELOPMENT (ZONE - A)

TYPE A: 72 units  
 TYPE B: 48 units  
 TYPE C: 30 units  
**TOTAL: 150 units**



DEVELOPMENT TOTAL: 534 UNITS

SCALE 1:700 @ A1  
 0 10 25 50 100m

DATE	ISSUE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT	DRAWING TITLE	SCALE	DATE	DRAWN	CHK	DATE	PROJECT NO.	DRAWING NO.	REVISION	B
A	06/12/17	CLIENT ISSUE				SENIORS LIVING DEVELOPMENT - COACH HOUSE	MASTER PLAN	1:700	18/12/2017	JK	JK	18/12/2017	7248	A.0101		
B	11/12/17	AUTHORISED ISSUE				LOT 101 DP B50637/LOT 12 DP 124295	MASTER PLAN	1:700	18/12/2017	JK	JK	18/12/2017	7248	A.0101		
						BATEMANS BAY NSW 2536	MASTER PLAN	1:700	18/12/2017	JK	JK	18/12/2017	7248	A.0101		

PRELIMINARY

bhi

PRELIMINARY

SENIORS LIVING DEVELOPMENT - COACH HOUSE

LOT 101 DP B50637/LOT 12 DP 124295

BATEMANS BAY NSW 2536

7248 A.0101 B