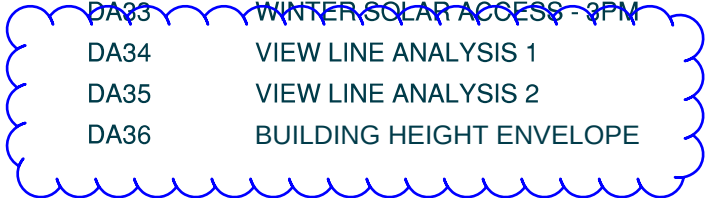


DRAWING SCHEDULE

DEVELOPMENT APPLICATION
ARCHITECTURAL DRAWINGS 18-0040.1

DA01 A	SITE CONTEXT	DA19	PLANTING SCHEDULE & DETAILS
DA01 B	SITE CONTEXT	DA20	PLANTING PLAN - LOWER GROUND FLOOR
DA01 C	SITE CONTEXT/ SUSCEPTIBILITY TO CHANGE	DA21	PLANTING PLAN - FIRST FLOOR
DA02 A	SITE ANALYSIS	DA22	PLANTING PLAN - THIRD FLOOR
DA02 B	PROJECT STORY BOARD	DA23	AREA PLAN - GROUND FLOOR
DA03	SITE PLAN	DA24	AREA PLAN - FIRST FLOOR
DA04	LOWER GROUND LANDSCAPE PLAN	DA25	AREA PLAN - SECOND FLOOR
DA05	GROUND FLOOR	DA26	AREA PLAN - THIRD FLOOR
DA06	FIRST FLOOR	DA27	WINTER SOLAR ACCESS - 9AM
DA07	SECOND FLOOR	DA28	WINTER SOLAR ACCESS - 10AM
DA08	THIRD FLOOR	DA29	WINTER SOLAR ACCESS - 11AM
DA09	ROOF	DA30	WINTER SOLAR ACCESS - 12PM
DA10	ELEVATIONS 1	DA31	WINTER SOLAR ACCESS - 1PM
DA11	ELEVATIONS 2	DA32	WINTER SOLAR ACCESS - 2PM
DA12	SECTIONS	DA33	WINTER SOLAR ACCESS - 3PM
DA13	SHADOW DIAGRAM	DA34	VIEW LINE ANALYSIS 1
DA14	WINTER SOLAR ACCESS - VENTILATION DIAGRAM 1	DA35	VIEW LINE ANALYSIS 2
DA15	WINTER SOLAR ACCESS - VENTILATION DIAGRAM 2	DA36	BUILDING HEIGHT ENVELOPE
DA16	WINTER SOLAR ACCESS - VENTILATION DIAGRAM 3		
DA17	3D VIEW 1		
DA18	LANDSCAPE SECTIONS		



SURVEY U17870
1 CONTOUR AND DETAIL SURVEY

STORMWATER
1-4 STORMWATER MANAGEMENT CONCEPT PLAN

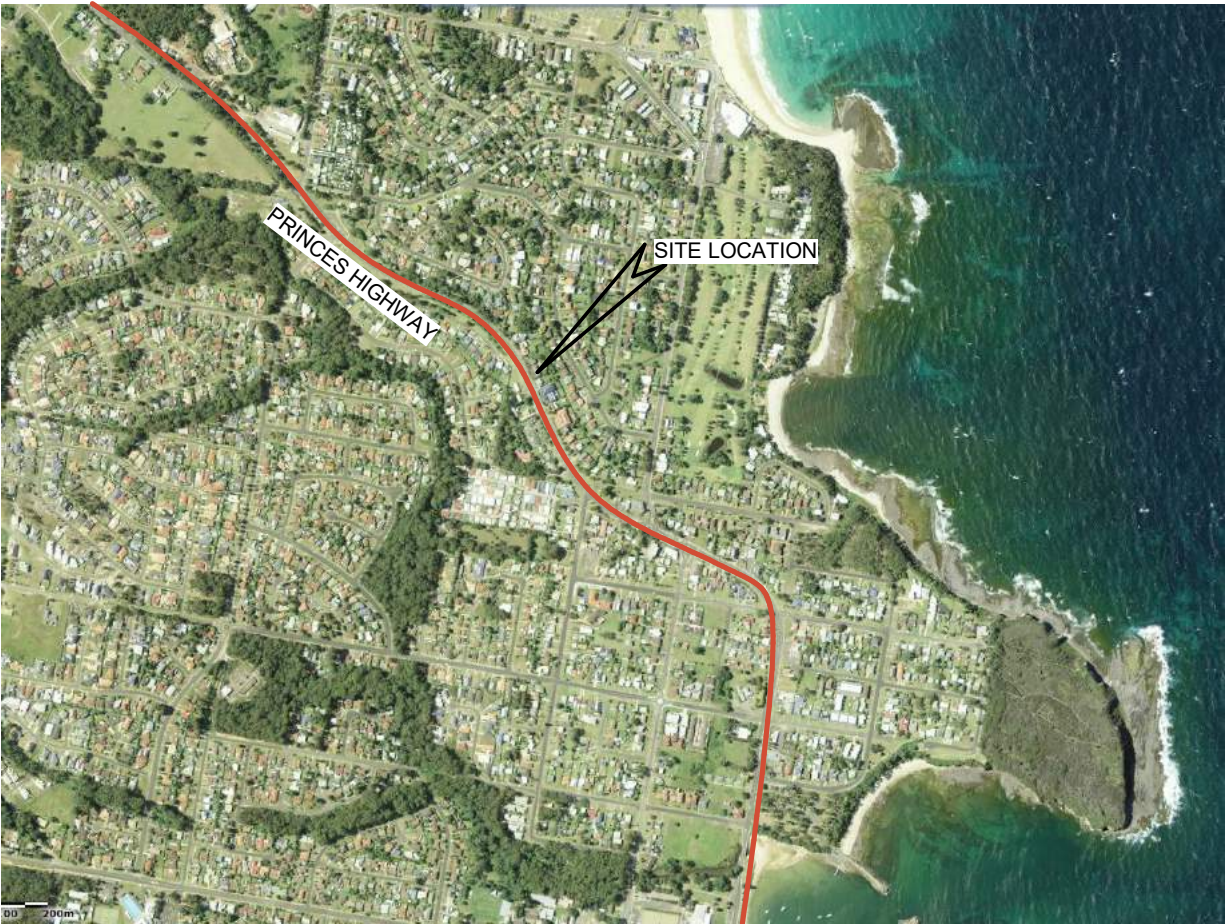


Image obtained from google earth. Not to scale



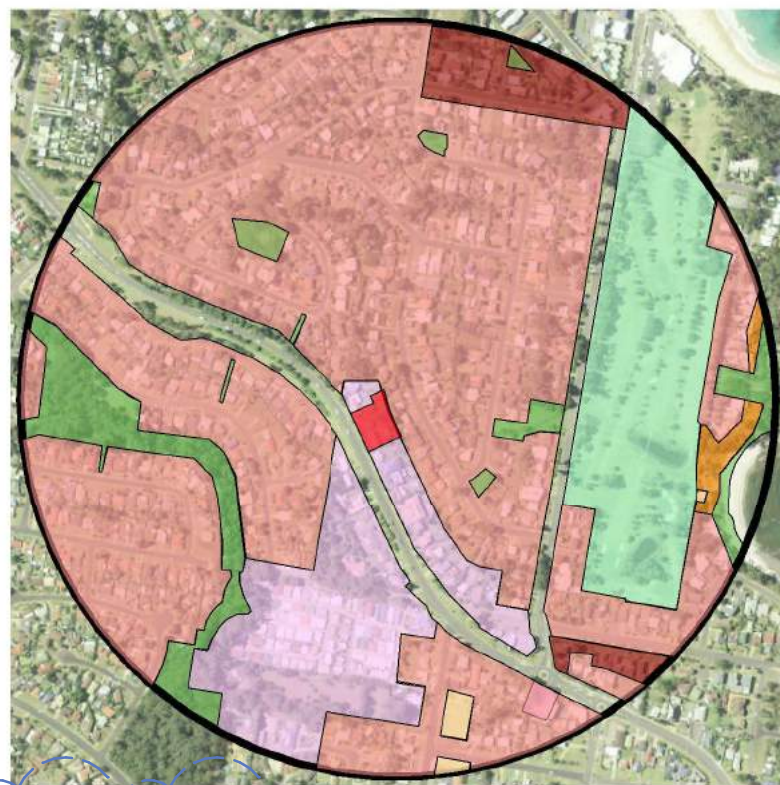
Proposed Residential
Development

For R&G Creations

At 8-12 Princes Highway,
Mollymook NSW 2539

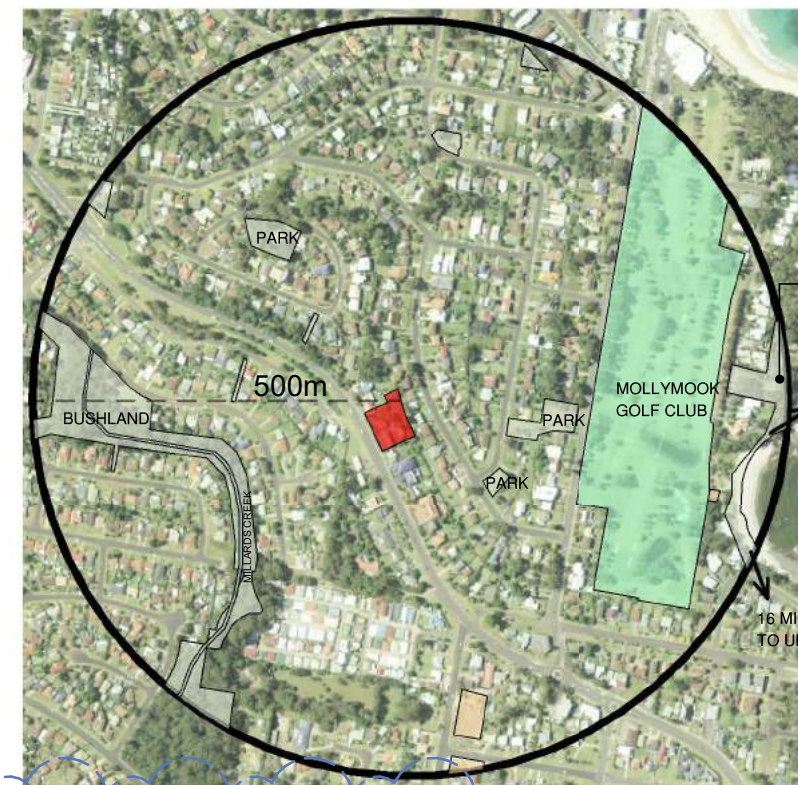


Wollongong Level 1,147 Crown Street, Wollongong NSW 2500 T: 02 4226 1387	Nowra 92 North Street Nowra, NSW 2541 T: 02 4421 6822 W: www.aej.com.au E: aej@aej.com.au	Batemans Bay 1 North Street Batemans Bay NSW 2536 T: 02 4472 7388
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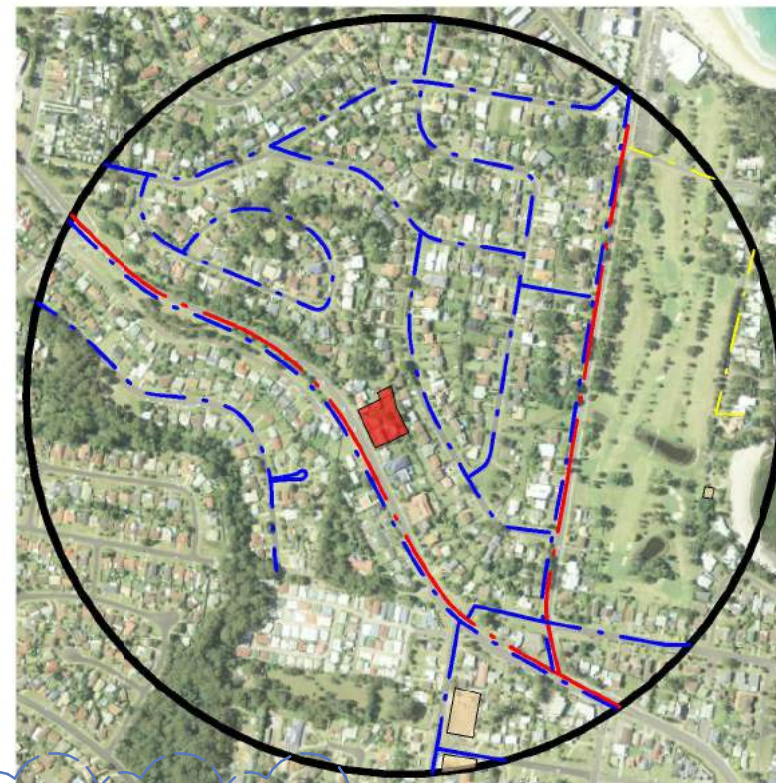
- R1 - General Residential
- R2 - Low Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- C2 - Environmental Conservation
- SP2 - Infrastructure
- SITE (R1)

ZONE



- Parks and Bushland
- Golf Course
- SITE

OPEN SPACES



- Main Road
- Pedestrian
- Access Road to Beach
- SITE

MOVEMENT

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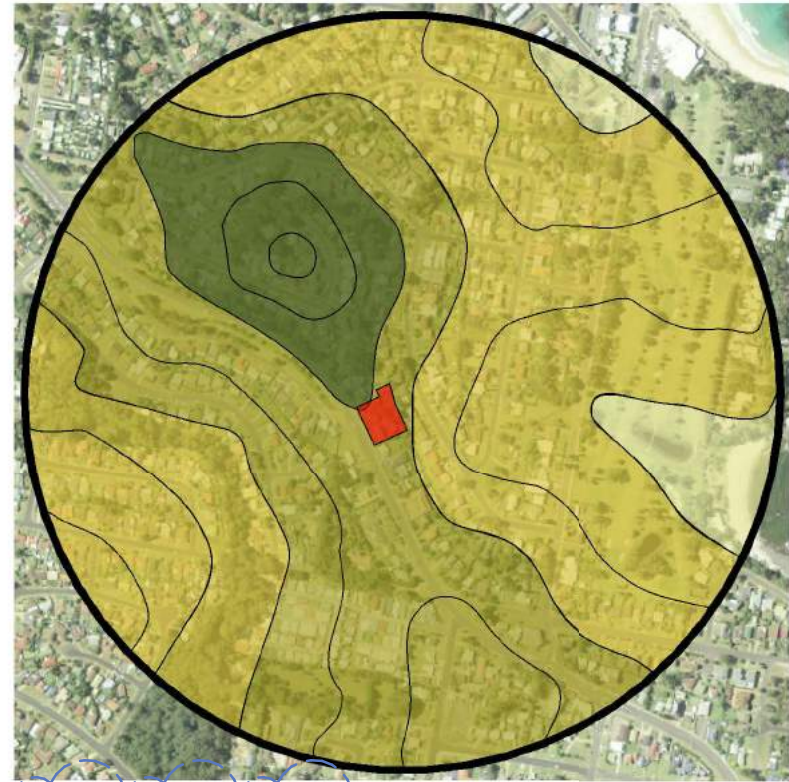


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REV.	DESCRIPTION	DATE	DRAWING TITLE		PROJECT #:	
P1	ISSUED TO REVIEW	31/05/22	SITE CONTEXT		18-0040.1	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			SCALE: 1 : 10000 @ A3	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DATE: 28/07/22	
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					DRAWING NO.	REVISION
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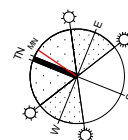
HEIGHT



CONTOUR



KEY SITES



REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
SITE CONTEXT	

PROJECT #: 18-0040.1	
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Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539



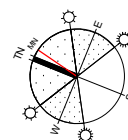
TYPICAL MEDIUM DENSITY NEARBY THE AREA



TYPICAL MEDIUM DENSITY GREATER MOLLYMOOK



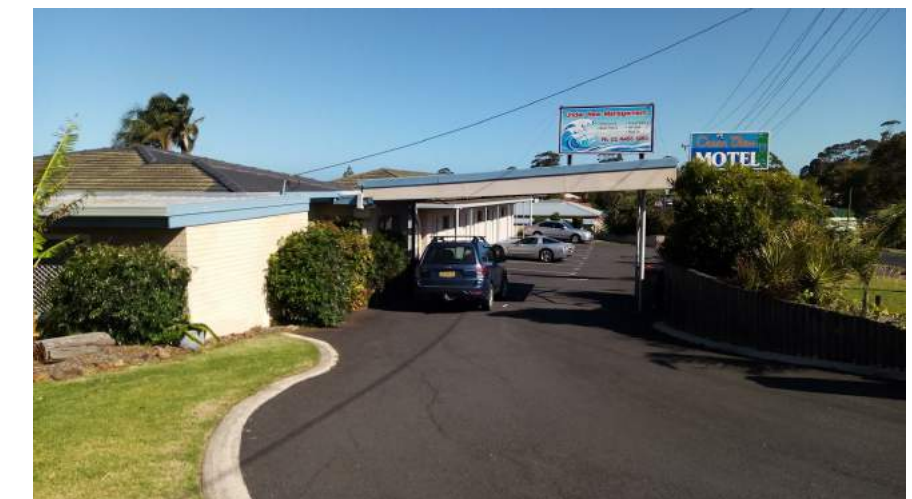
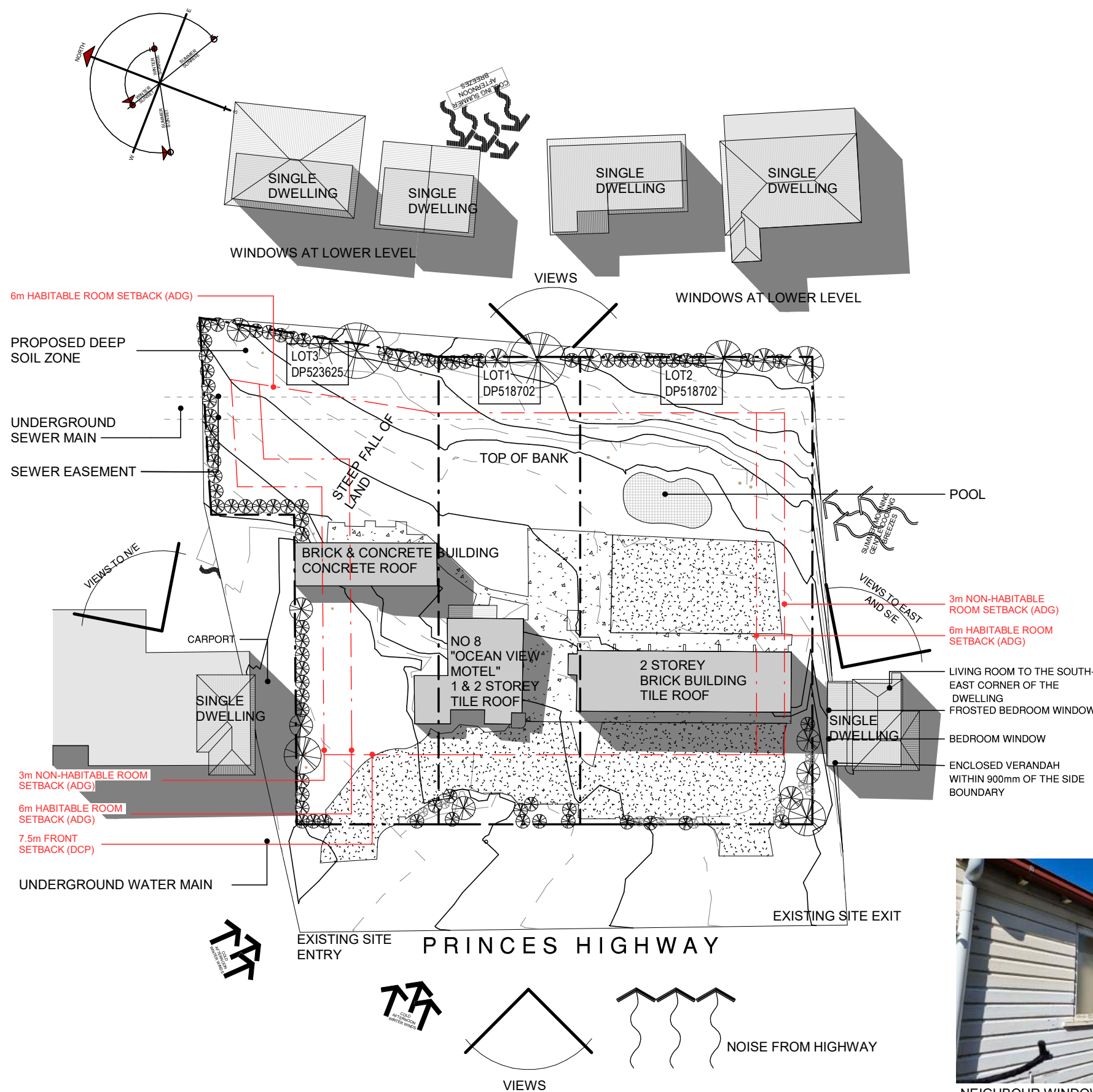
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REV.	DESCRIPTION	DATE
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P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

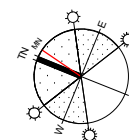
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		CHECKED:	GR
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Proposed Residential Development For R&G Creations

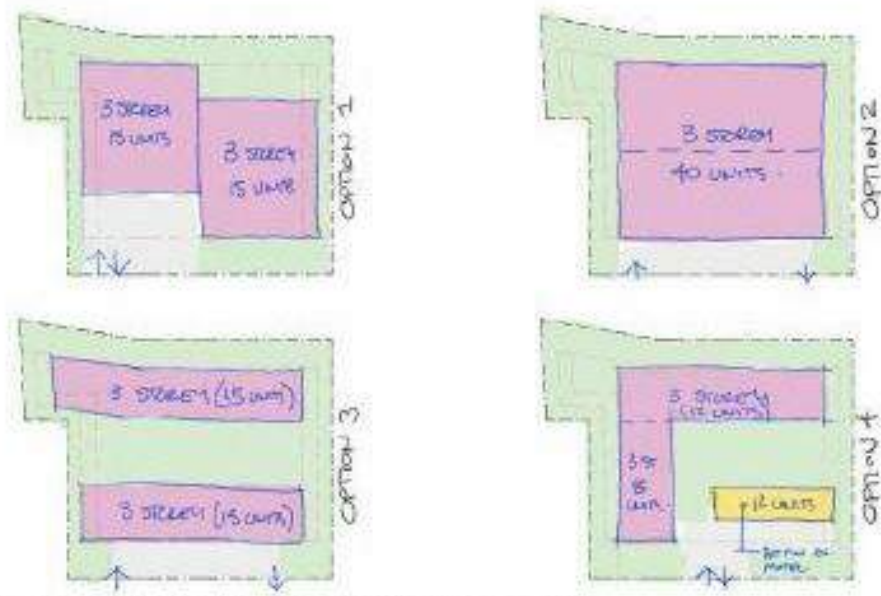
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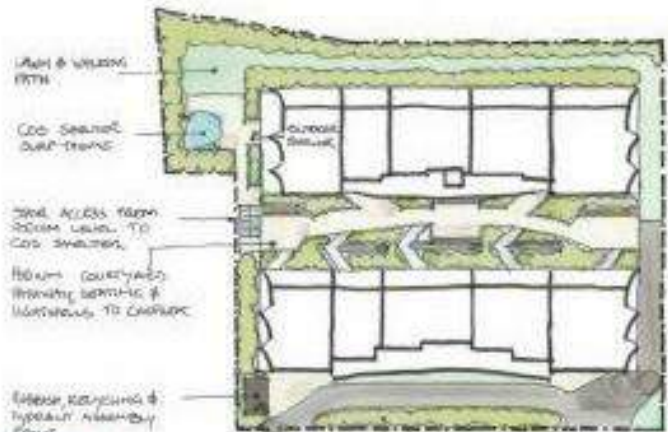
1. FOOTPRINT ANALYSIS AS AN INITIAL RESPONSE TO SITE AND BRIEF



indicative podium character
mood board images



indicative podium character



indicative podium character

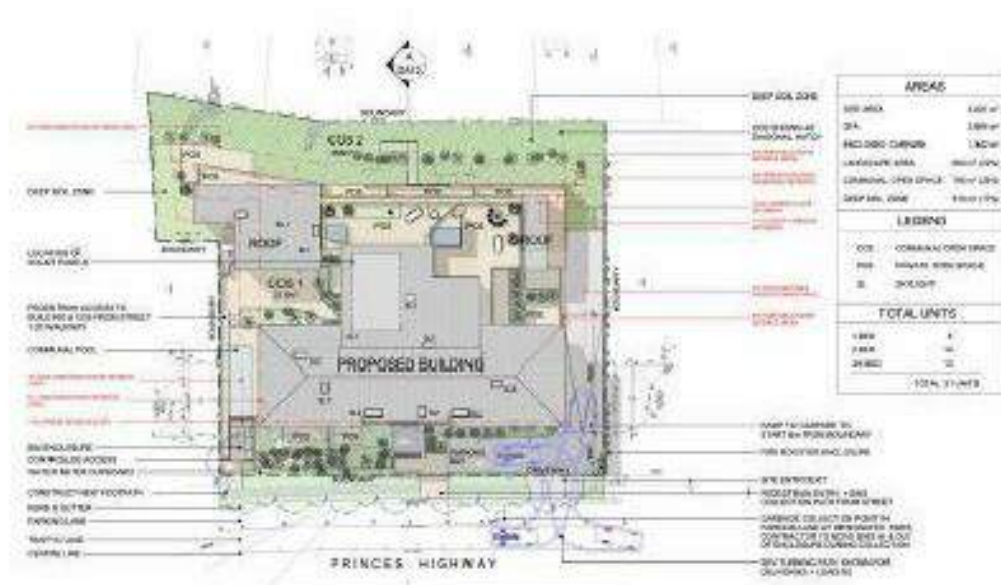
2. INITIAL CONCEPT PROPOSAL AS PRESENTED TO A PRE DA MEETING WITH COUNCIL



3. DA SUBMITTED PROPOSAL WITH SUBSEQUENT CHANGES AS A RESPONSE TO NEIGHBOURS AND COUNCIL REQUESTS



ORIGINAL SITE PLAN SUBMITTED FOR DA

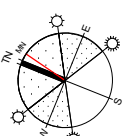


FINAL SITE PLAN REFUSED UNDER DA

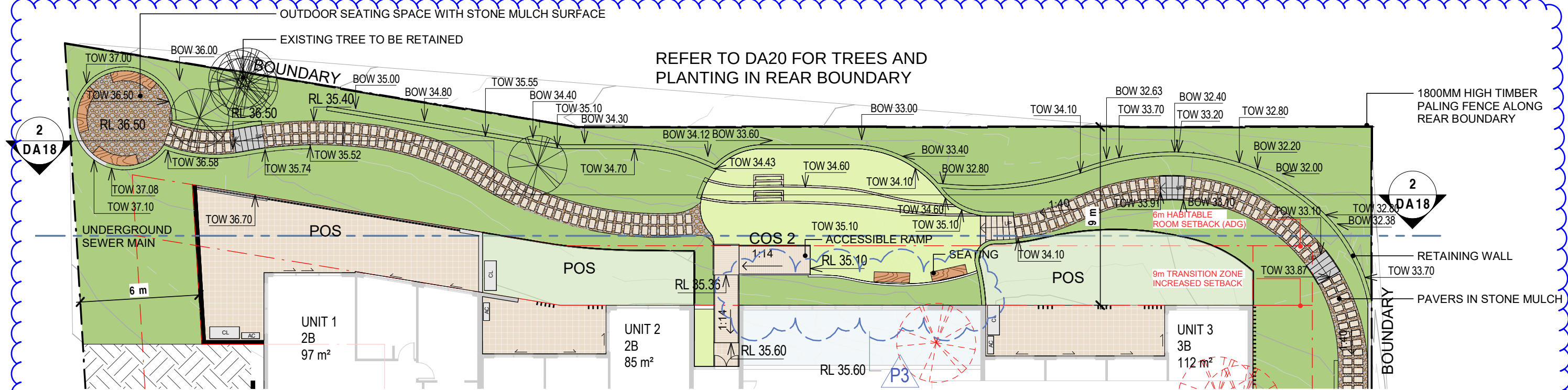


STREET MONTAGE OF REFUSED DA

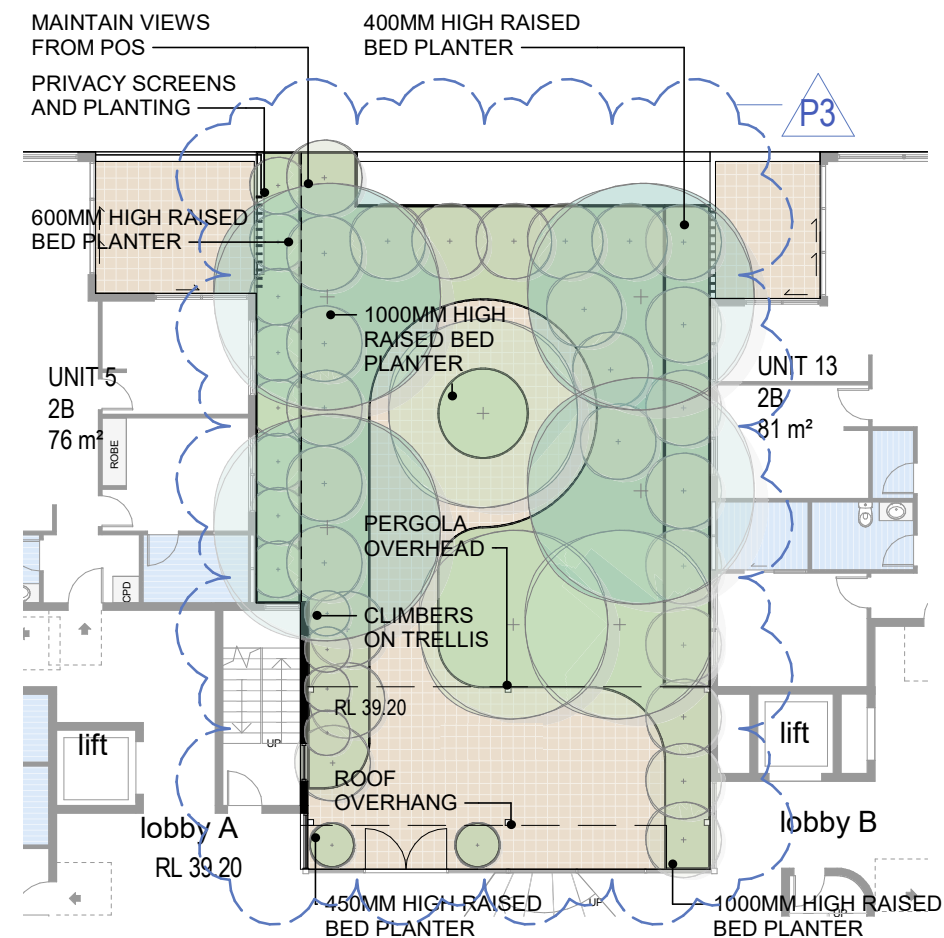
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For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539



REV.	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #
P1	ISSUED TO REVIEW	31/05/22	PROJECT STORY BOARD	18-0040.1
P2	ALTERNATE DESIGN SUBMISSION	11/07/22		SCALE: 1 : 100 @ A3
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22		DATE: 28/07/22
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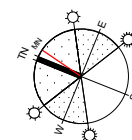
GROUND FLOOR LANDSCAPE



FIRST FLOOR

LANDSCAPE LEGEND	
	FORMED CONCRETE RETAINING WALLS
	MEDIUM SIZED TREES
	SMALL TREES & SHRUBS
	GRASSES
	PAVED AREA
	MULCHED PLANTING AREA
	LAWN AREA
	SYNTHETIC TURF
	STORMWATER PIT
	STORMWATER STRUCTURE
	SEATING
	STONE MULCH
	1000MM HIGH PICKET FENCE

Proposed Residential Development
For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539



REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
LOWER GROUND LANDSCAPE PLAN	

PROJECT #: 18-0040.1	SCALE: 1 : 200 @ A3
DATE: 28/07/22	DRAWN: HW CHECKED: SS
DRAWING NO. DA04	REVISION P3
28/07/2022 7:29:41 PM	



LEGEND	
ADP	ADAPTABLE
B	BEDROOM
BA	BATHROOM
COS	COMMUNAL OPEN SPACE
CPD	CUPBOARD
D	DINING
EN	ENSUITE
FP	FIREPLACE
K	KITCHEN
L	LIVING
L'DY	LAUNDRY
MB	MOTORBIKE
POS	PRIVATE OPEN SPACE
RD	ROLLER DOOR
PTY	PANTRY
SL	SKYLIGHT
ST	STORAGE
HW	HIGH LEVEL WINDOW
SEPP 65 STORAGE	
AC	AIRCON CONDENSER
CL	CLOTHES LINE

CAR PARKING	
1 SPACE / 1BED UNIT	5
1.5 SPACES / 2BED UNIT	10.5
2 SPACES / 3BED UNIT	32
CARPARKING REQUIRED	47.5
CARPARKING PROVIDED	48
(INC. SILVER LEVEL SPACES)	(6)

UNIT SCHEDULE	
1 BED UNIT	5
2 BED UNIT	7
3 + BED UNIT	16
TOTAL	28 (INC. SILVER)

LANDSCAPE LEGEND	
	FORMED CONCRETE RETAINING WALLS
	MEDIUM SIZED TREES
	SMALL TREES & SHRUBS
	GRASSES
	PAVED AREA
	MULCHED PLANTING AREA
	LAWN AREA
	SYNTHETIC TURF
	STORMWATER PIT
	STORMWATER STRUCTURE
	SEATING
	STONE MULCH

Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539

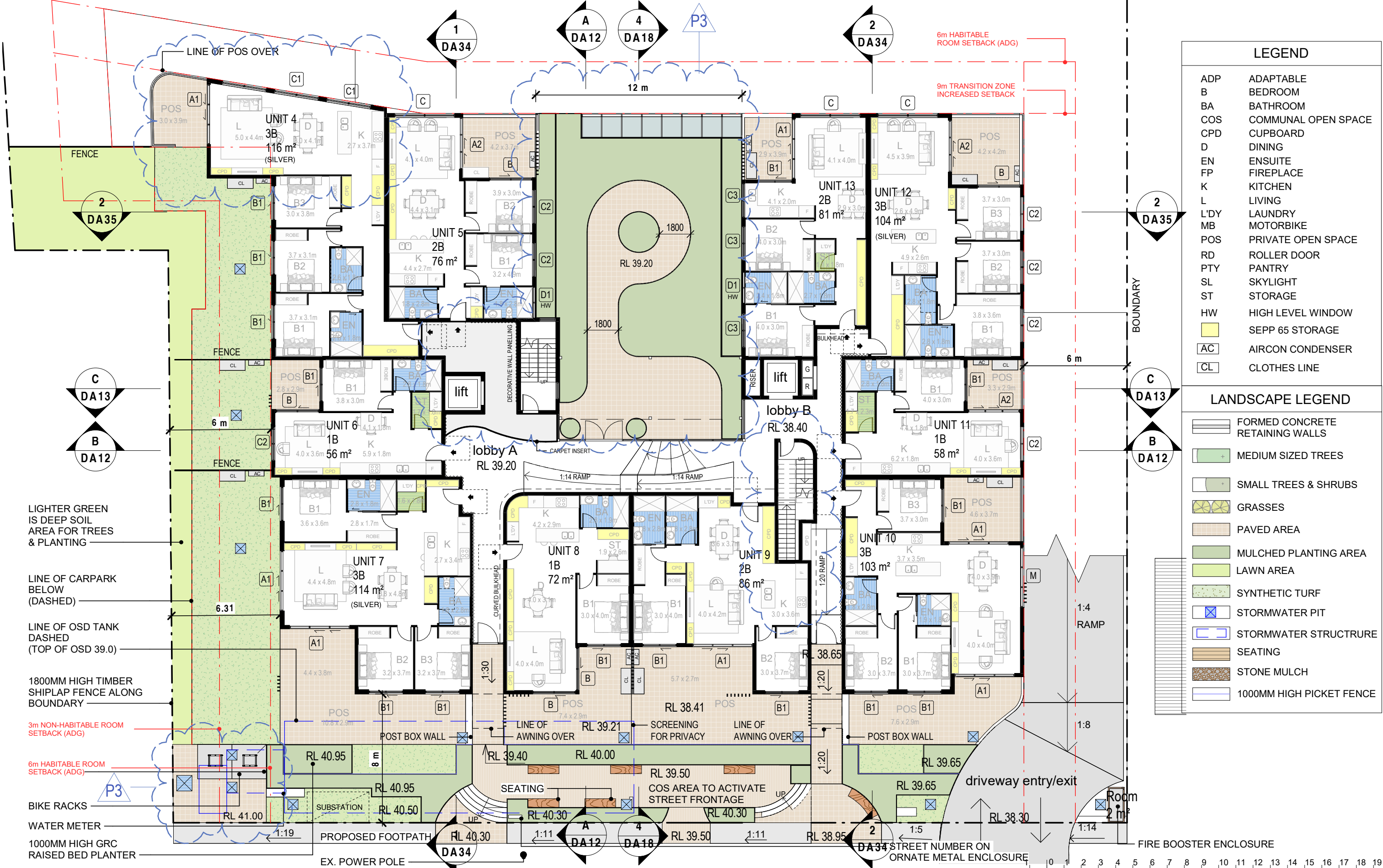
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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
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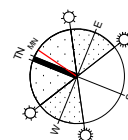
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GROUND FLOOR	

PROJECT #:	18-0040.1
SCALE:	1 : 200 @ A3
DATE:	28/07/22
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CHECKED:	GR
DRAWING NO.	DA05
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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

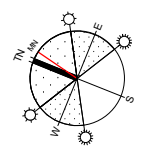
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	DATE: 28/07/22
	DRAWN: LM/HW CHECKED: GR
	DRAWING NO. DA06
	REVISION P3
	28/07/2022 7:29:55 PM



LEGEND	
ADP	ADAPTABLE
B	BEDROOM
BA	BATHROOM
COS	COMMUNAL OPEN SPACE
CPD	CUPBOARD
D	DINING
EN	ENSUITE
FP	FIREPLACE
K	KITCHEN
L	LIVING
L'DY	LAUNDRY
MB	MOTORBIKE
POS	PRIVATE OPEN SPACE
RD	ROLLER DOOR
PTY	PANTRY
SL	SKYLIGHT
ST	STORAGE
HW	HIGH LEVEL WINDOW
	SEPP 65 STORAGE
AC	AIRCON CONDENSER
CL	CLOTHES LINE

Proposed Residential Development
For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539

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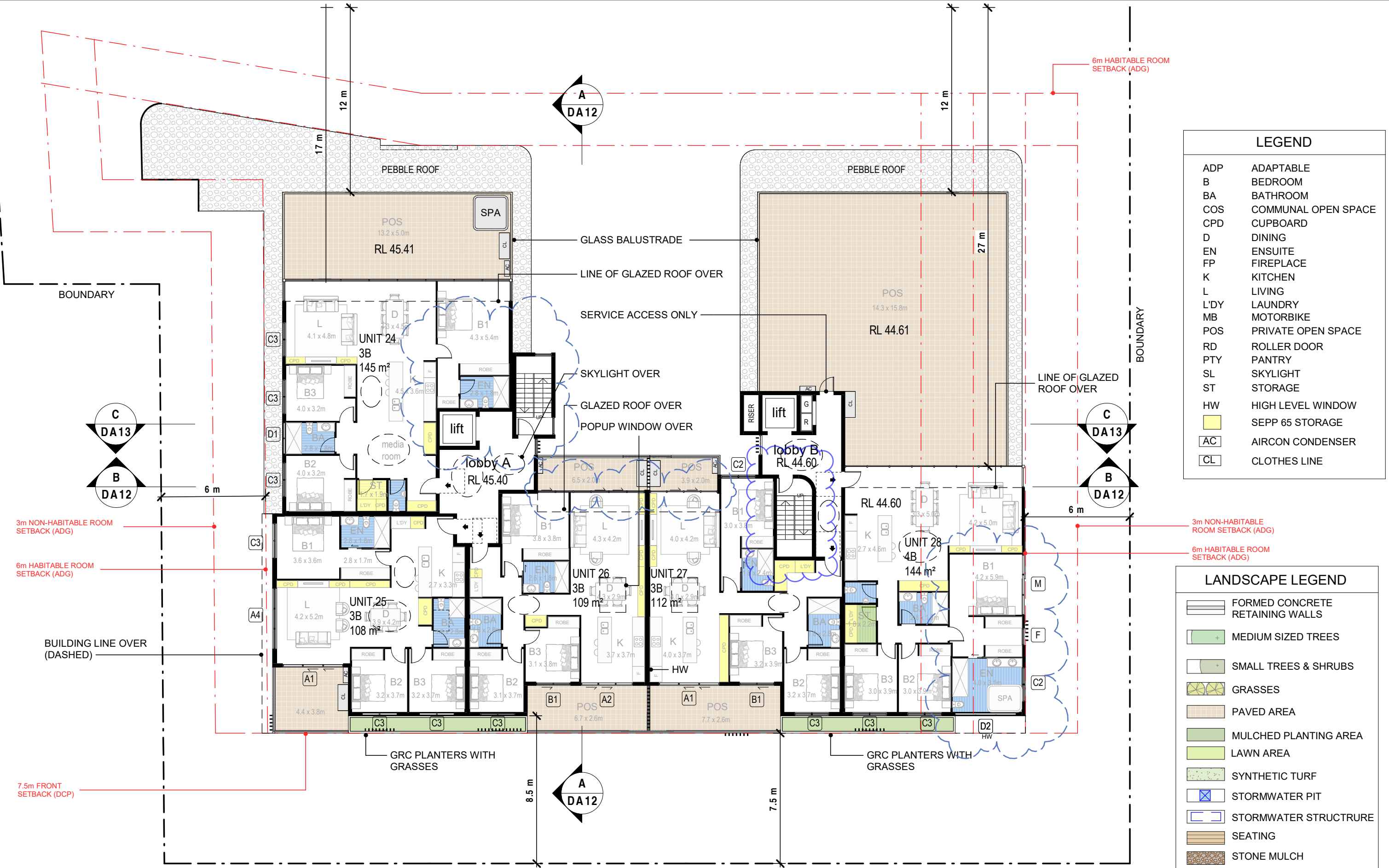


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REV.	DESCRIPTION	DATE
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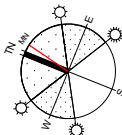
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SECOND FLOOR	

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DRAWING NO.	REVISION
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Proposed Residential Development
For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539

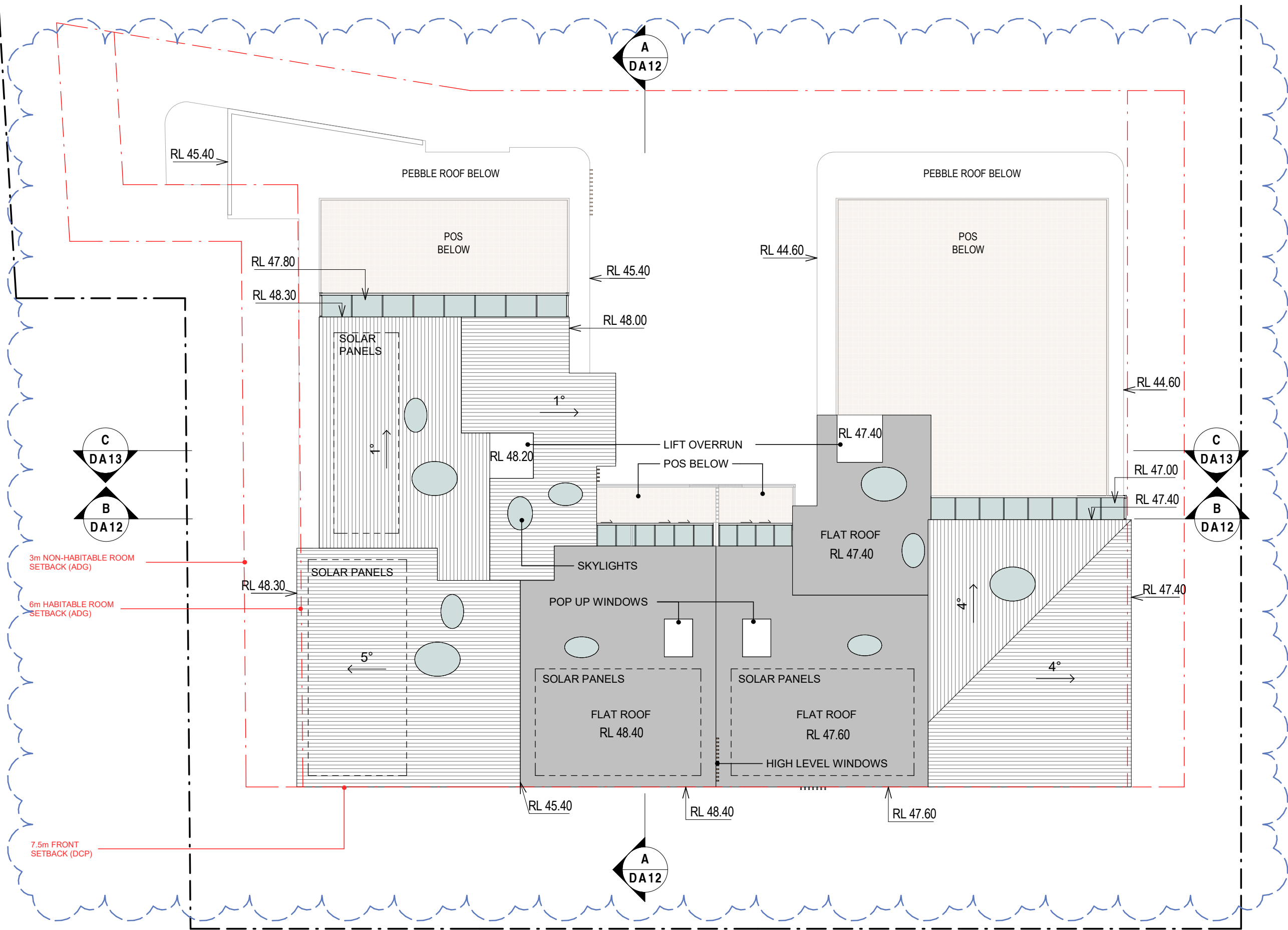
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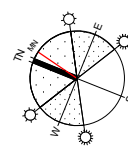
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THIRD FLOOR	
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DATE:	28/07/22
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CHECKED:	GR
DRAWING NO.	DA08
REVISION	P3
28/07/2022 7:30:09 PM	



LEGEND	
COS	COMMUNAL OPEN SPACE
POS	PRIVATE OPEN SPACE
SL	SKYLIGHT

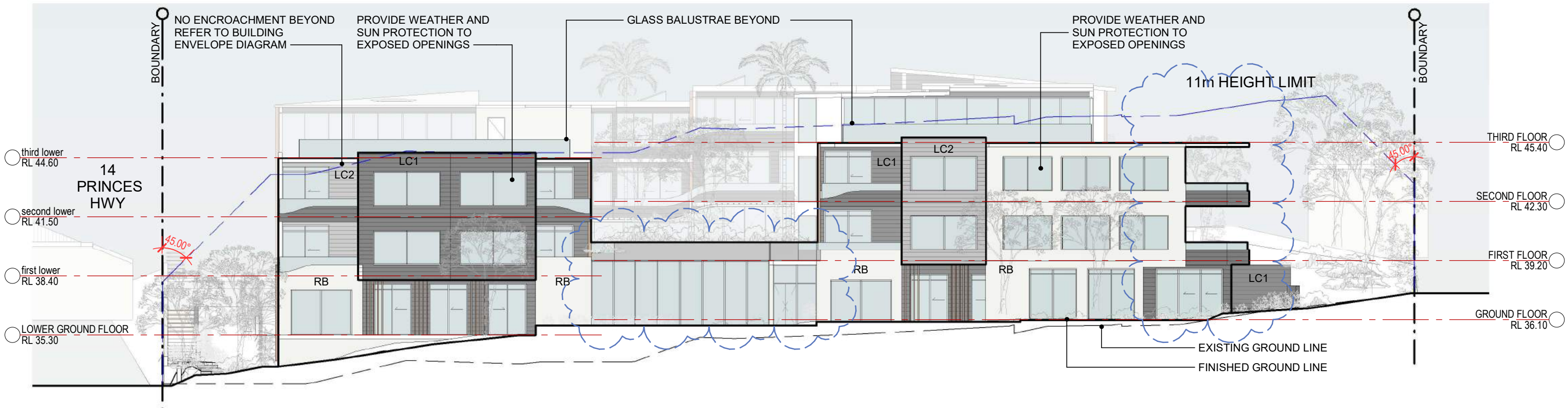
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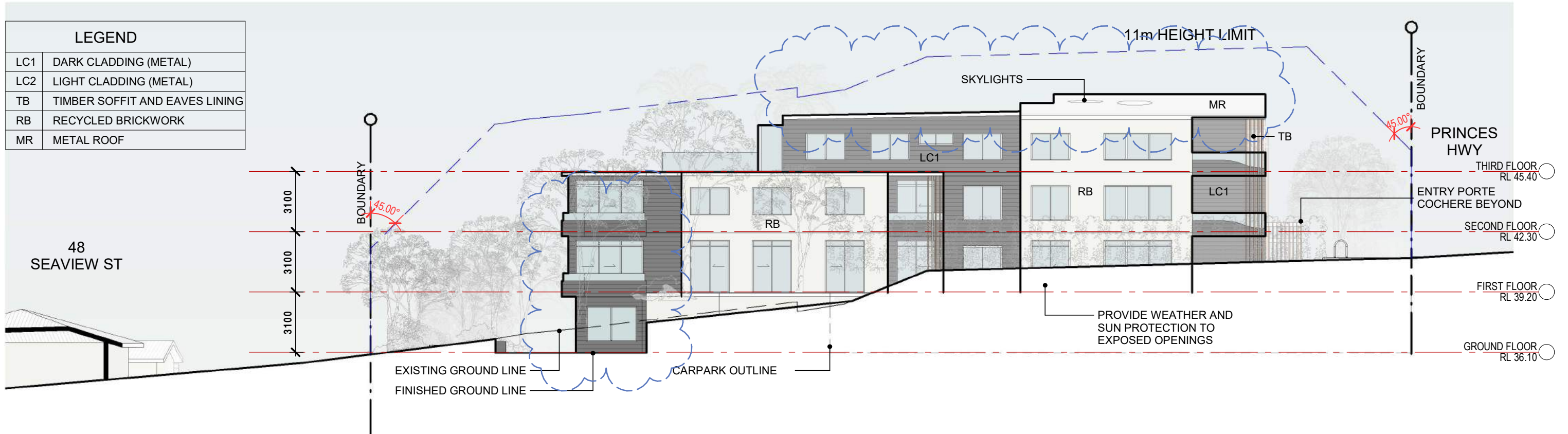


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P1	ISSUED TO REVIEW	31/05/22
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P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
ROOF	
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DATE:	28/07/22
DRAWN:	LM
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North/East Elevation



North/West Elevation

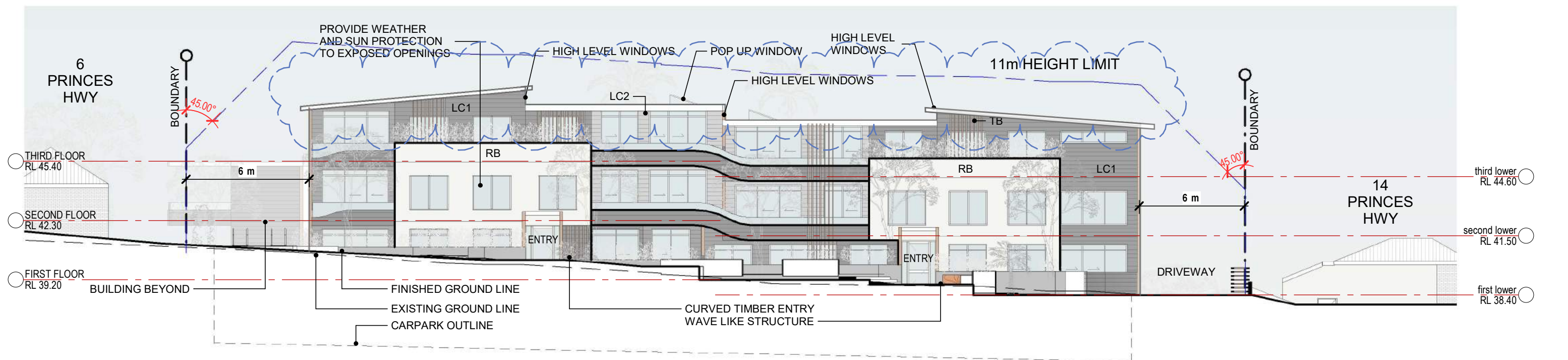
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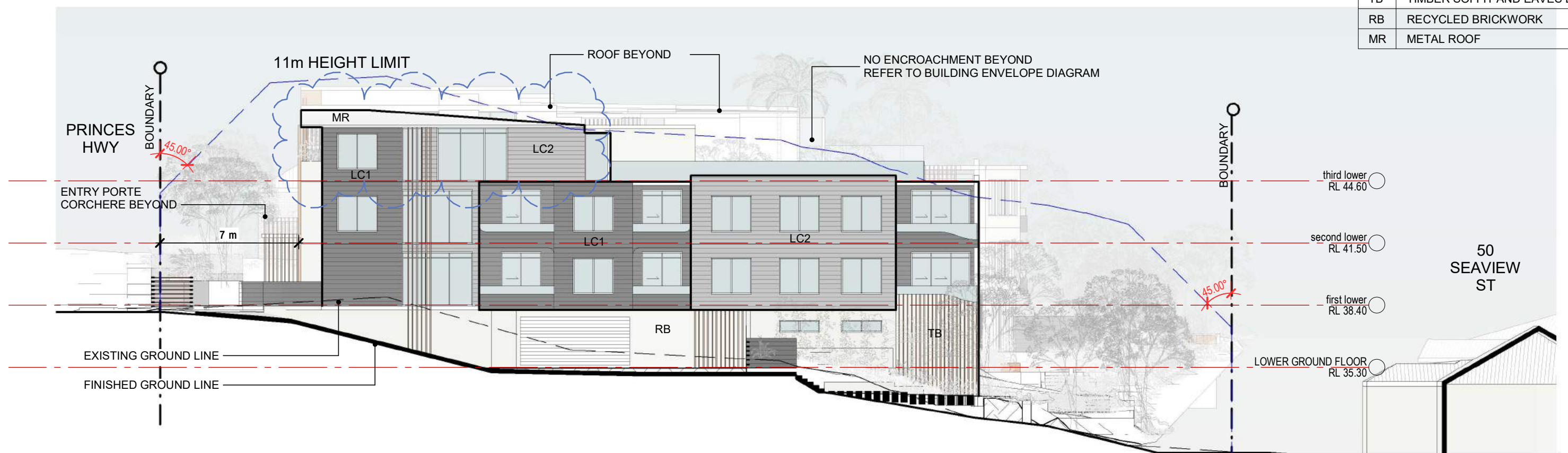
REV.	DESCRIPTION	DATE
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P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
ELEVATIONS 1	
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SCALE:	1 : 200 @ A3
DATE:	28/07/22
DRAWN:	LM
CHECKED:	GR
DRAWING NO.	DA10
REVISION	P3
28/07/2022 7:30:19 PM	



South/West Elevation

LEGEND	
LC1	DARK CLADDING (METAL)
LC2	LIGHT CLADDING (METAL)
TB	TIMBER SOFFIT AND EAVES LINING
RB	RECYCLED BRICKWORK
MR	METAL ROOF



South/East Elevation

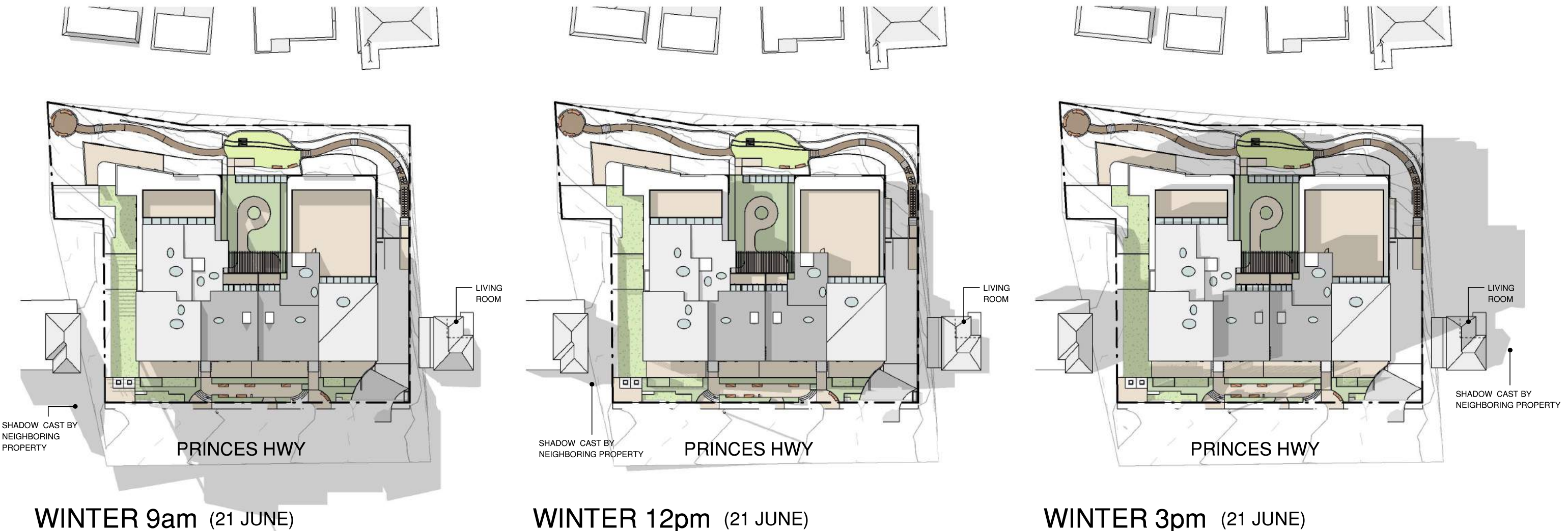
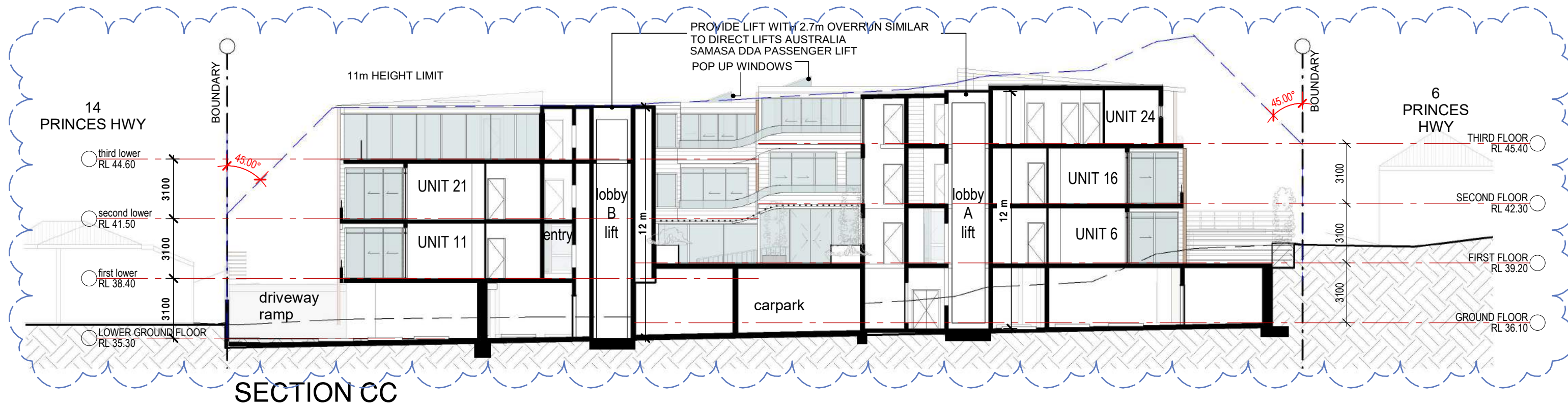
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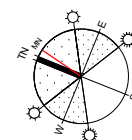


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REV.	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #:	SCALE:
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P2	ALTERNATE DESIGN SUBMISSION	11/07/22		DATE:	28/07/22
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Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539



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P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
SHADOW DIAGRAM	

PROJECT #: 18-0040.1	
SCALE: As indicated @ A3	
DATE: 28/07/22	
DRAWN: LM	CHECKED: GR
DRAWING NO.	REVISION
DA13	P3
28/07/2022 7:30:37 PM	



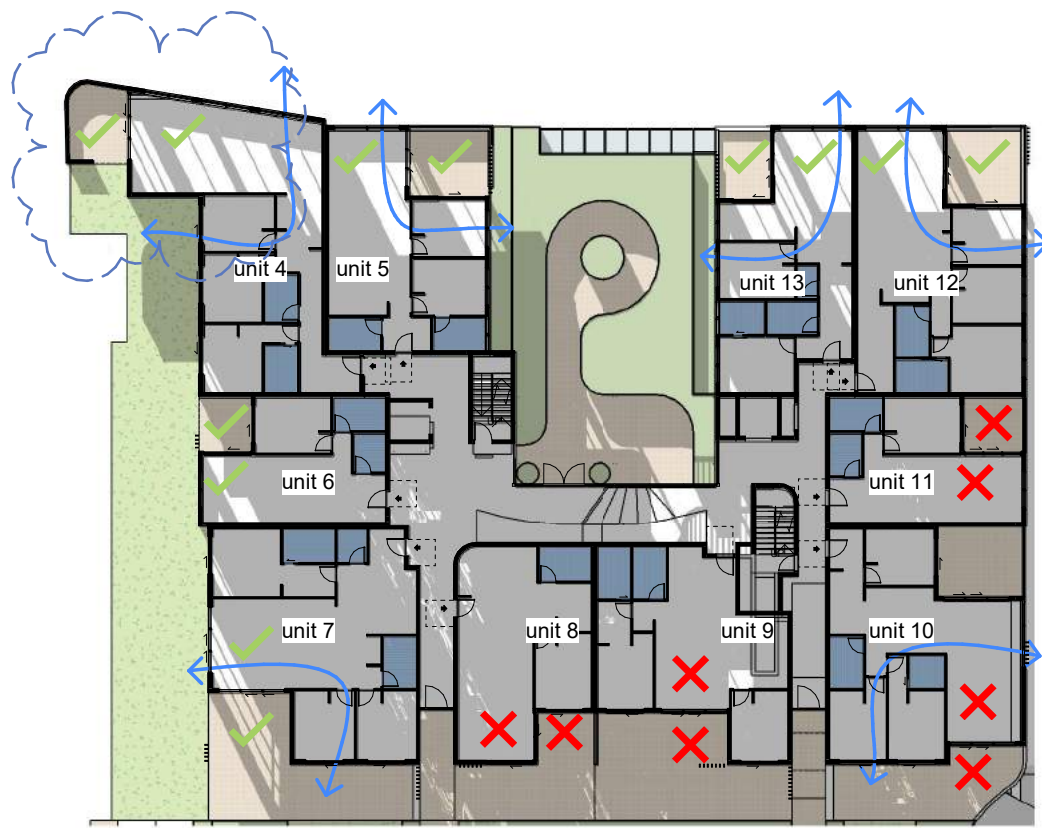
LEGEND	
	UNIT ACHIEVES MIN 1m ² OF DIRECT SUNLIGHT DURING THIS TIME
	UNIT DOES NOT ACHIEVE SOLAR ACCESS DURING THIS TIME
	UNIT ACHIEVES CROSS-FLOW VENTILATION

Proposed Residential Development For R&G Creations

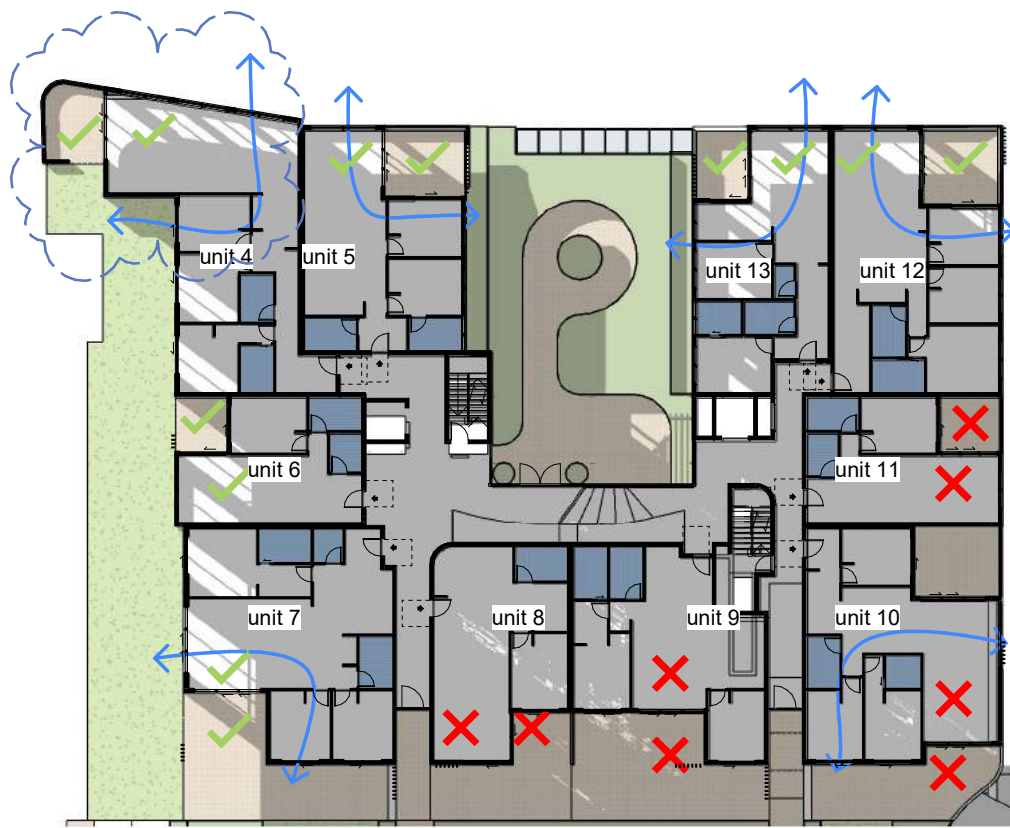
At 8-12 Princes Highway, Mollymook NSW 2539



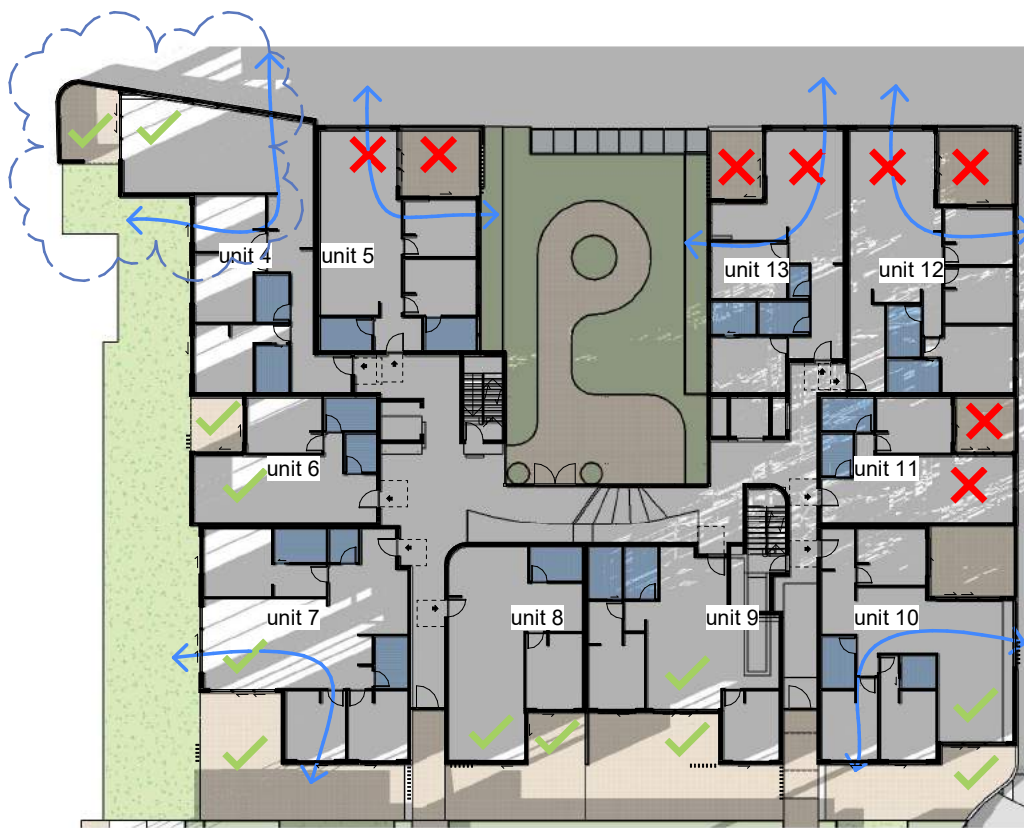
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P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - VENTILATION DIAGRAM 1	DRAWING NO. REVISION
P2	ALTERNATE DESIGN SUBMISSION	11/07/22		DA14 P3
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22		28/07/2022 7:30:41 PM



First Floor - 9am



First Floor - 12pm



First Floor - 3pm



Second Floor - 9am



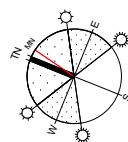
Second Floor - 12pm



Second Floor - 3pm

Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539

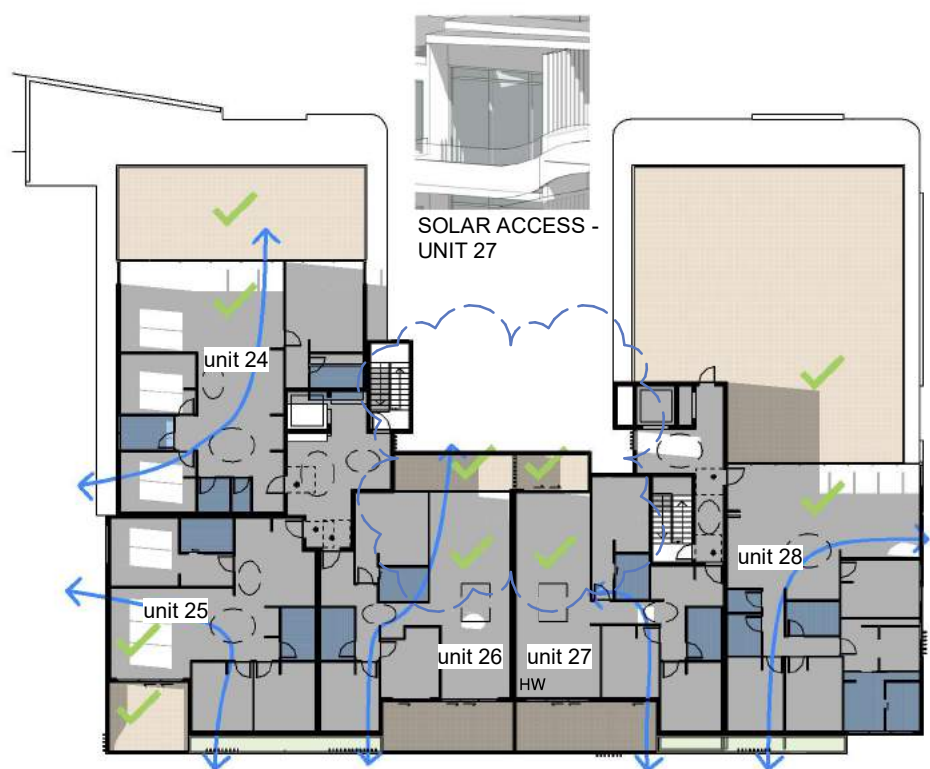
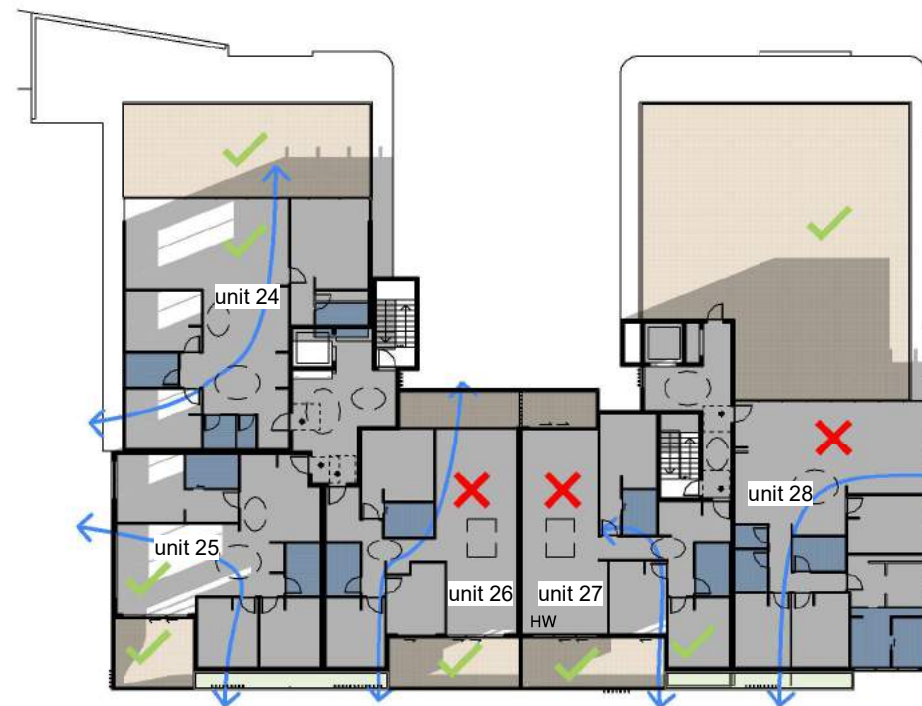
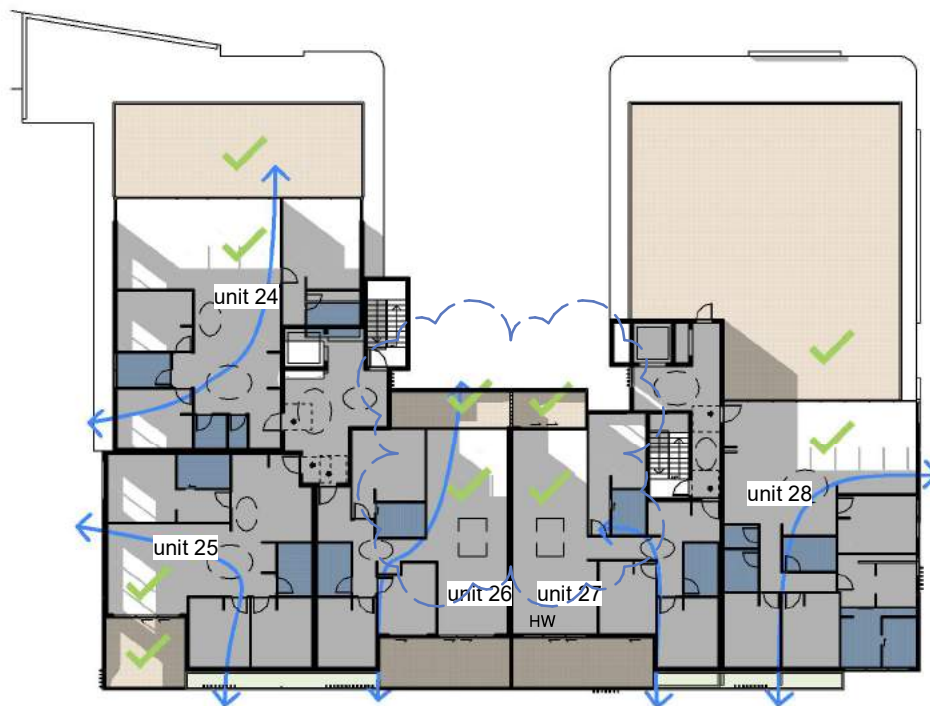
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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE
WINTER SOLAR ACCESS - VENTILATION DIAGRAM 2

PROJECT #: 18-0040.1	SCALE: NTS d @ A3
DATE: 28/07/22	DRAWN: LM CHECKED: GR
DRAWING NO. DA15	REVISION P3
28/07/2022 7:30:49 PM	



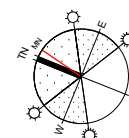
	SOLAR ACCESS				CROSS-FLOW VENTILATION
	9am	12pm	3pm	COMPLIES	
UNIT 17	✓	✓	✓	✓	
UNIT 18	✓	✗	✗	✗	
UNIT 19	✓	✓	✗	✓	
UNIT 20	✗	✗	✗	✗✗✗	
UNIT 21	✗	✗	✗	✗✗✗	
UNIT 22	✓	✓	✗	✓	
UNIT 23	✓	✓	✓	✓	
UNIT 24	✓	✓	✓	✓	
UNIT 25	✓	✓	✓	✓	
UNIT 26	✓	✓	✗	✓	
UNIT 27	✓	✓	✗	✓	 HW & SKYLIGHT
UNIT 28	✓	✓	✗	✓	
TOTAL				21 units (75%)	21 units (75%)

* UNITS 11, 20 AND 21 RECEIVE NO DIRECT SUNLIGHT IN WINTER (10%)

LEGEND	
	UNIT ACHIEVES MIN 1m ² OF DIRECT SUNLIGHT DURING THIS TIME
	UNIT DOES NOT ACHIEVE SOLAR ACCESS DURING THIS TIME
	UNIT ACHIEVES CROSS-FLOW VENTILATION

Proposed Residential Development For R&G Creations

At 8-12 Princes Highway, Mollymook NSW 2539



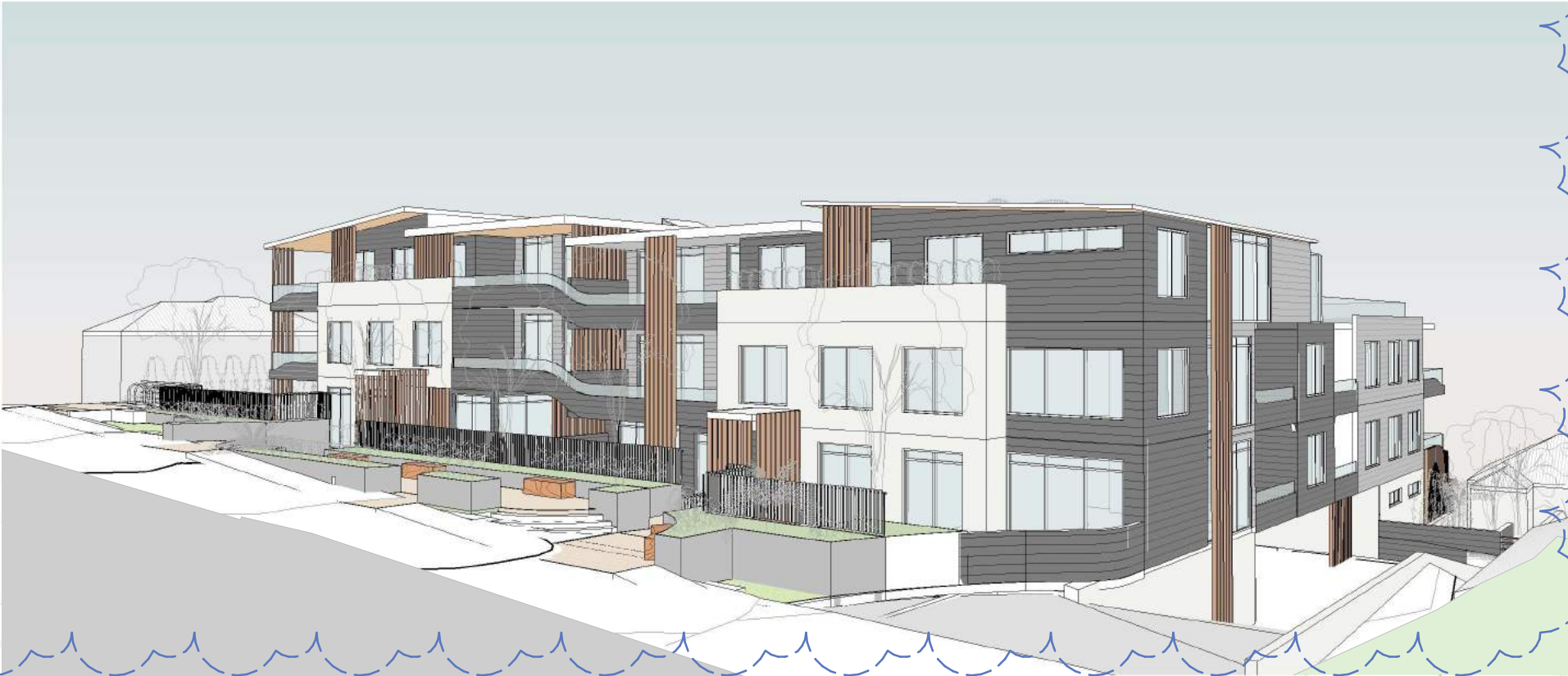
REV.	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #: 18-0040.1 SCALE: NTS @ A3 DATE: 28/07/22 DRAWN: LM CHECKED: GR
P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - VENTILATION DIAGRAM 3	DRAWING NO. DA16
P2	ALTERNATE DESIGN SUBMISSION	11/07/22		REVISION P3
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22		
			28/07/2022 7:35:07 PM	



VIEW FROM EAST (OCEAN VIEWS SIDE)

MATERIALS SCHEDULE		
LC .1	DARK CLADDING - MONUMENT OR SIMILAR (including window frames)	
LC .2	LIGHT CLADDING - EQUITONE NATURA FINISH OR SIMILAR	
RB	PGH BRICK SANSELMO RECLAIMED LIME WASH OR SIMILAR	
MR	COLORBOND - WALLABY OR SIMILAR (including gutters, fascias and downpipes)	
TB	TIMBER BATTENS - SIMILAR TO ASHWOOD	
TS	TIMBER SOFIT AND EAVES LINING - SIMILAR TO ASHWOOD	

VIEW FROM SOUTH(DRIVE WAY)



Proposed Residential Development
For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539

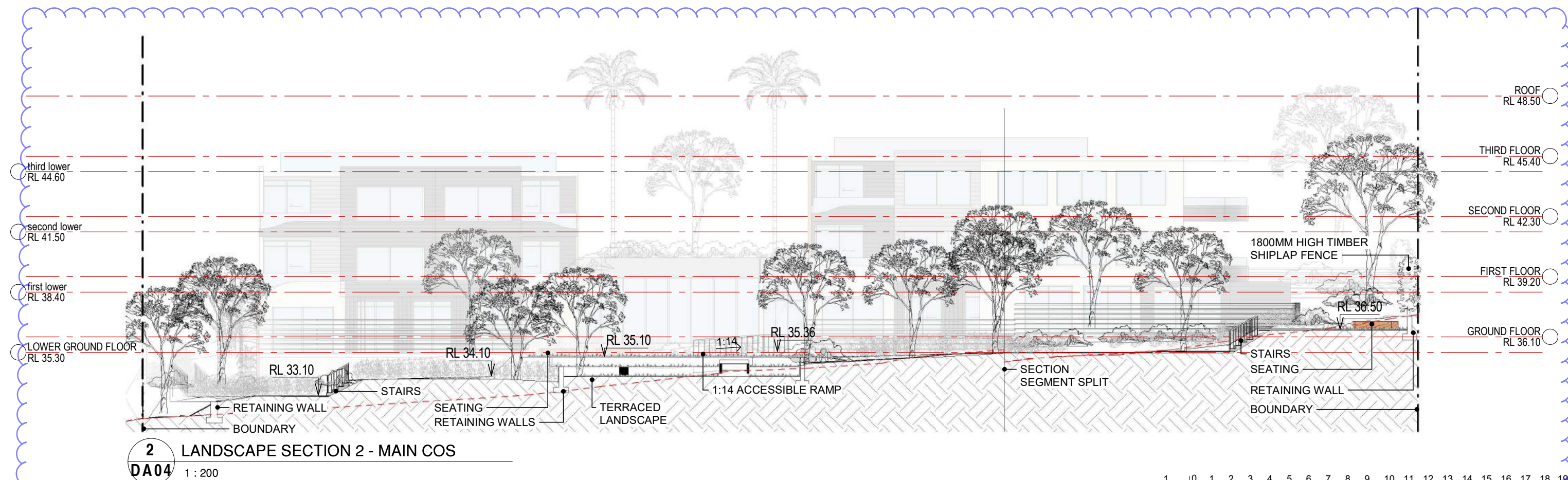
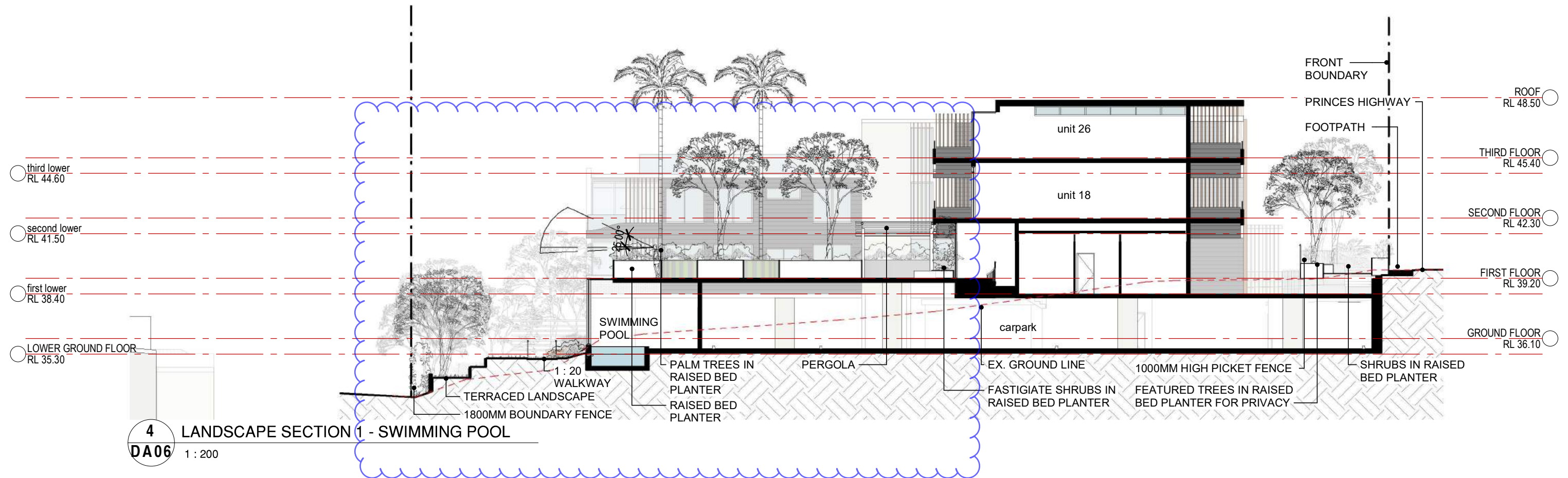
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REV.	DESCRIPTION	DATE
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P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
3D VIEW 1	

PROJECT #: 18-0040.1	
SCALE: 1/12 @ A3	
DATE: 28/07/22	
DRAWN: LM CHECKED: GR	
DRAWING NO.	REVISION
DA17	P3
28/07/2022 7:31:00 PM	



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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
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P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE
**LANDSCAPE
SECTIONS**

PROJECT #:	18-0040.1
SCALE:	1 : 200 @ A3
DATE:	28/07/22
DRAWN:	HW
CHECKED:	SS
DRAWING NO.	DA18
REVISION	P3
28/07/2022 7:31:05 PM	

PLANTING SCHEDULE - TREES						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
AS	<i>Acmena smithii</i> Cherry Surprise	Cherry Surprise	3 x 1.5 m	200 mm	23	
BM	<i>Banksia marginata</i>	Silver Banksia	6 x 4 m	45 L	16	
NF	<i>Hymenosporum flavum</i>	Native Frangipani	8 x 5 m	300 mm	2	
JM	<i>Jacaranda mimosifolia</i> *	Jacaranda	10 x 8 m	300 mm	5	
PA	<i>Plumeria acutifolia</i> *	Frangipani	7 x 6 m	300 mm	3	MATURE TREES

PLANTING SCHEDULE - SHRUBS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
BS	<i>Banksia spinulosa</i>	Hairpin Banksia	3 x 2 m	200 mm	2	
CJ	<i>Camellia japonica</i> 'Wildfire'	Camellia	2 x 1.5 m	200 mm	13	
CA	<i>Correa alba</i>	White Correa	1.5 x 1 m	200 mm	76	
CP	<i>Crinum pedunculatum</i>	Swamp Lily	2 x 1.5 m	200 mm	5	
DO	<i>Daphne odora</i> *	Daphne	2 x 1.5 m	200 mm	14	
DE	<i>Doryanthes excelsa</i>	Gymea Lily	4 x 1.5 m	200 mm	3	
MO	<i>Monstera deliciosa</i> *	Swiss Cheese Plant	3 x 3 m	200 mm	16	
RF	<i>Rhododendron</i> 'Fragrantissimum'	Fragrantissimum Rhododendron	1.5 x 1.5 m	200 mm	6	
SR	<i>Strelitzia reginae</i> *	Bird of Paradise	1.2 x 1.2 m	200 mm	12	
WF	<i>Westringia fruticosa</i>	Coastal Rosemary	1.2 x 4 m	200 mm	1	

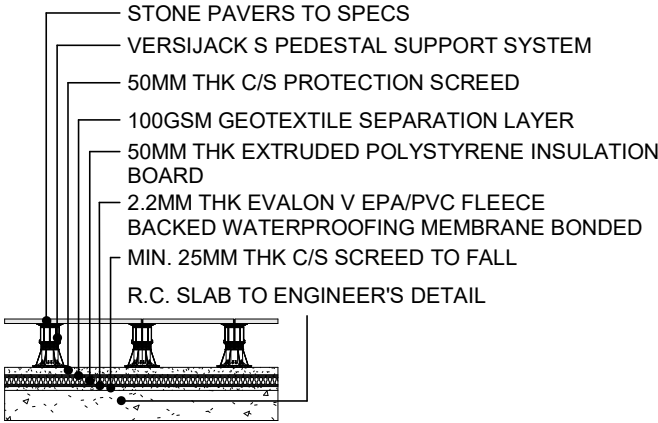
PLANTING SCHEDULE - PALMS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
AC	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20 x 6 m	45 L	4	
CS	<i>Cordyline stricta</i>	Narrow Leafed Palm Lily	4 x 2 m	200 mm	29	
CR	<i>Cycas revoluta</i> *	Sago Palm	3 x 3 m	200 mm	2	

PLANTING SCHEDULE - CLIMBERS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
TJ	<i>Trachelospermum jasminoides</i> *	Star Jasmine	7 x 2.5 m	200 mm	26	

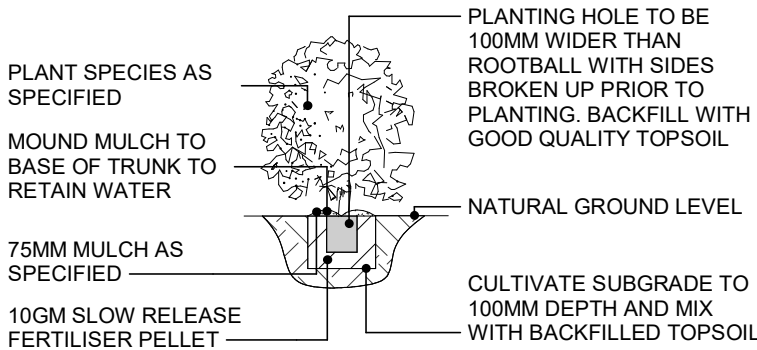
PLANTING SCHEDULE - FERNS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
BC	<i>Blechnum cartilagineum</i>	Gristle Fern	1.5 x 1.5 m	200 mm	8	
CC	<i>Cyathea cooperi</i>	Rough Tree Fern	12 x 1.5 m	200 mm	2	
DS	<i>Davallia solida</i> 'Pyxidata'	Hare's Foot Fern	0.5 x 1 m	200 mm	3	
DP	<i>Doodia aspera</i>	Rasp Fern	0.4 x 0.6 m	200 mm	5	

PLANTING SCHEDULE - GRASSES						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	POT SIZE	QTY	COMMENTS
AF	<i>Anigozanthos flavidus</i>	Tall Kangaroo Paw	2.5 x 1.5 m	200 mm	83	
DC	<i>Dianella caerulea</i>	Blue Flax Lily	0.5 x 0.4 m	200 mm	18	
LT	<i>Lomandra 'Tanika'</i>	Tanika	0.6 x 0.5 m	200 mm	69	
PT	<i>Phormium tenax</i> 'Purpurea'	New Zealand Flax	1.5 x 1.5 m	200 mm	61	

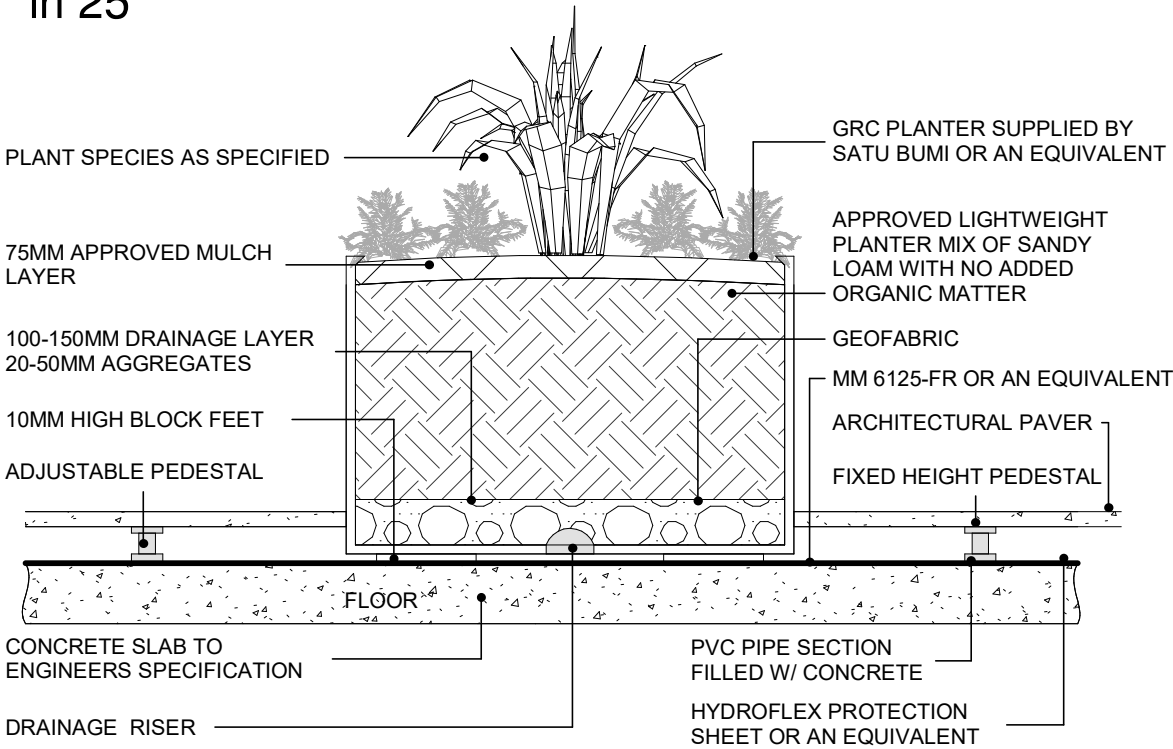
PLANTING SCHEDULE - GROUND-COVERS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE H X W	Area	QTY	SPACING
AB	<i>Acacia baileyana</i> 'Prostrate'	Cootamundra Wattle	0.5 x 2 m	22 m²	6	0.25 per m2
CG	<i>Carpobrotus glaucescens</i>	Pigface	0.3 x 1 m	100 m²	100	1.00 per m2
CGC	<i>Casuarina gluca</i> 'Cousin It'	Cousin It	0.15 x 1 m	5 m²	5	1.00 per m2
DA	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	0.3 x 1 m	26 m²	25	1.00 per m2
GG	<i>Grevillea gaudichaudii</i>	Prostrate Grevillea	0.25 x 2 m	15 m²	5	0.25 per m2
KR	<i>Kennedia rubicunda</i>	Dusky Coral Pea	0.2 x 1.5 m	35 m²	18	0.50 per m2
TP	<i>Tradescantia pallida</i> 'Purpurea'	Purple Heart	0.4 x 0.5 m	14 m²	55	4.00 per m2



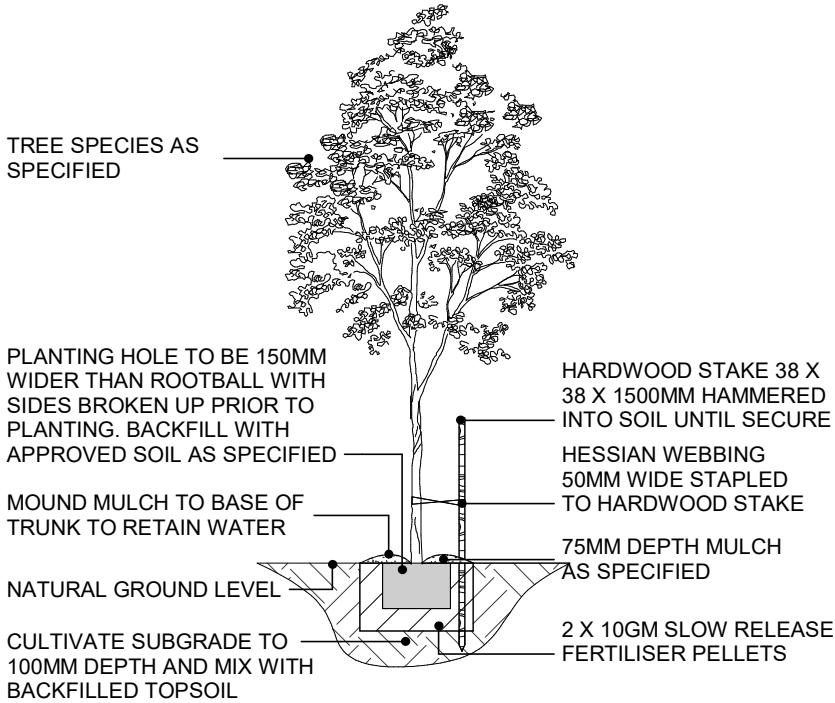
typical raised podium paving
detail 1 in 50



typical shrub planting detail 1
in 25



typical raised planter on slab detail 1 in 25



typical tree planting detail 1 in 25

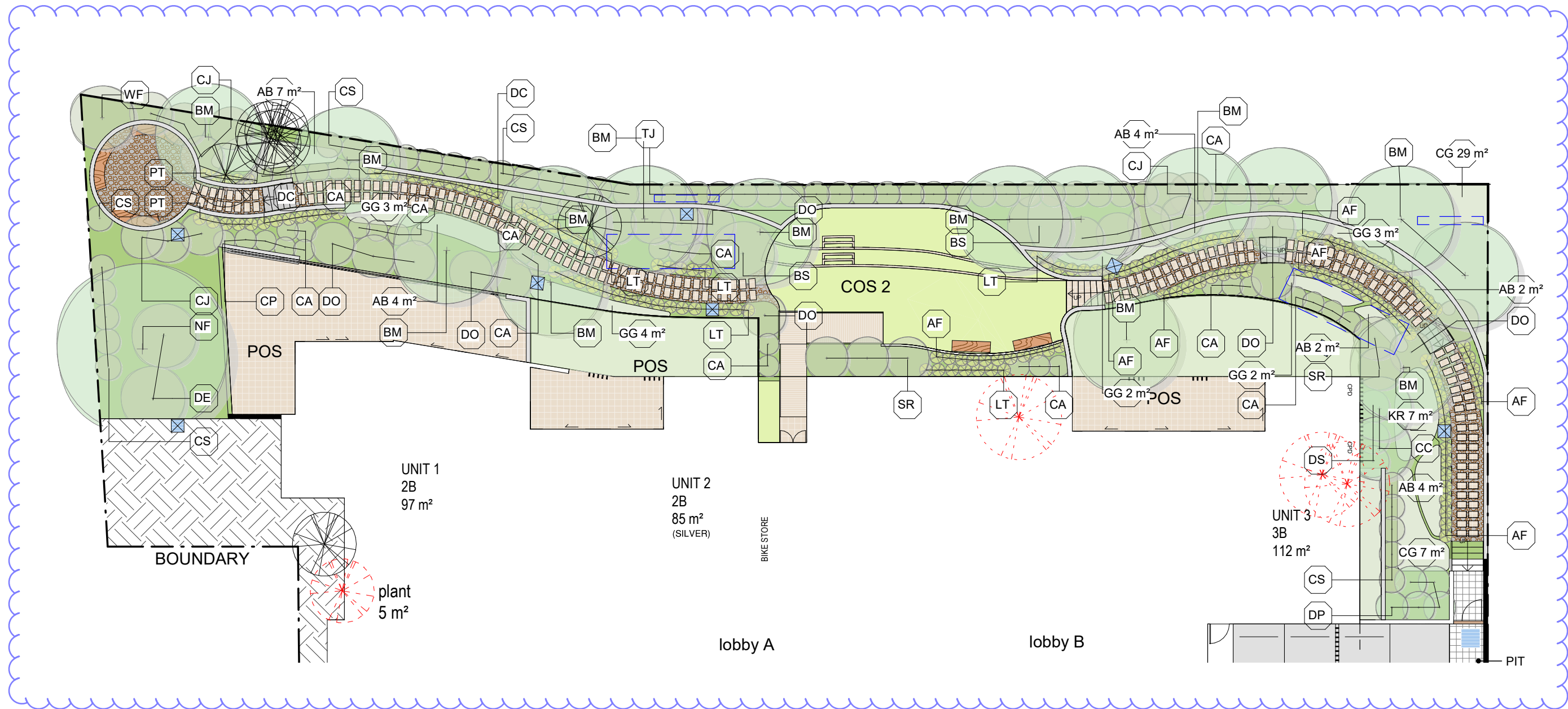
KEY PRINCIPLES:

- WATER PROOFING TO UNIT WALL WITH 10 YEAR WARRANTY.
- AIR GAP (MIN 30MM) FROM UNIT WALL TO PLANTER WALL.
- DRAINS FOR THIS GAP
- FLASH TOP OR GAP
- WATER PROOFING TO INTERNAL PLANTER BED WITH 10 YEAR WARRANTY.

Proposed Residential Development
For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539

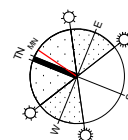


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P1	ISSUED TO REVIEW	31/05/22	PLANTING SCHEDULE & DETAILS		18-0040.1	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			SCALE: As indicated @ A3	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DATE: 28/07/22	
					DRAWN: HW CHECKED: SS	
					DRAWING NO.	REVISION
					DA19	P3
					28/07/2022 7:31:11 PM	



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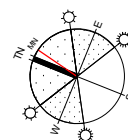
REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE
PLANTING PLAN - LOWER GROUND FLOOR

PROJECT #: 18-0040.1	REVISION
SCALE: 1 : 200 @ A3	
DATE: 28/07/22	
DRAWN: HW	CHECKED: SS
DRAWING NO. DA20	P3
28/07/2022 7:31:29 PM	



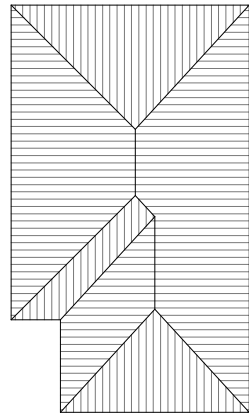
Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539



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P1	ISSUED TO REVIEW	31/05/22
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P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

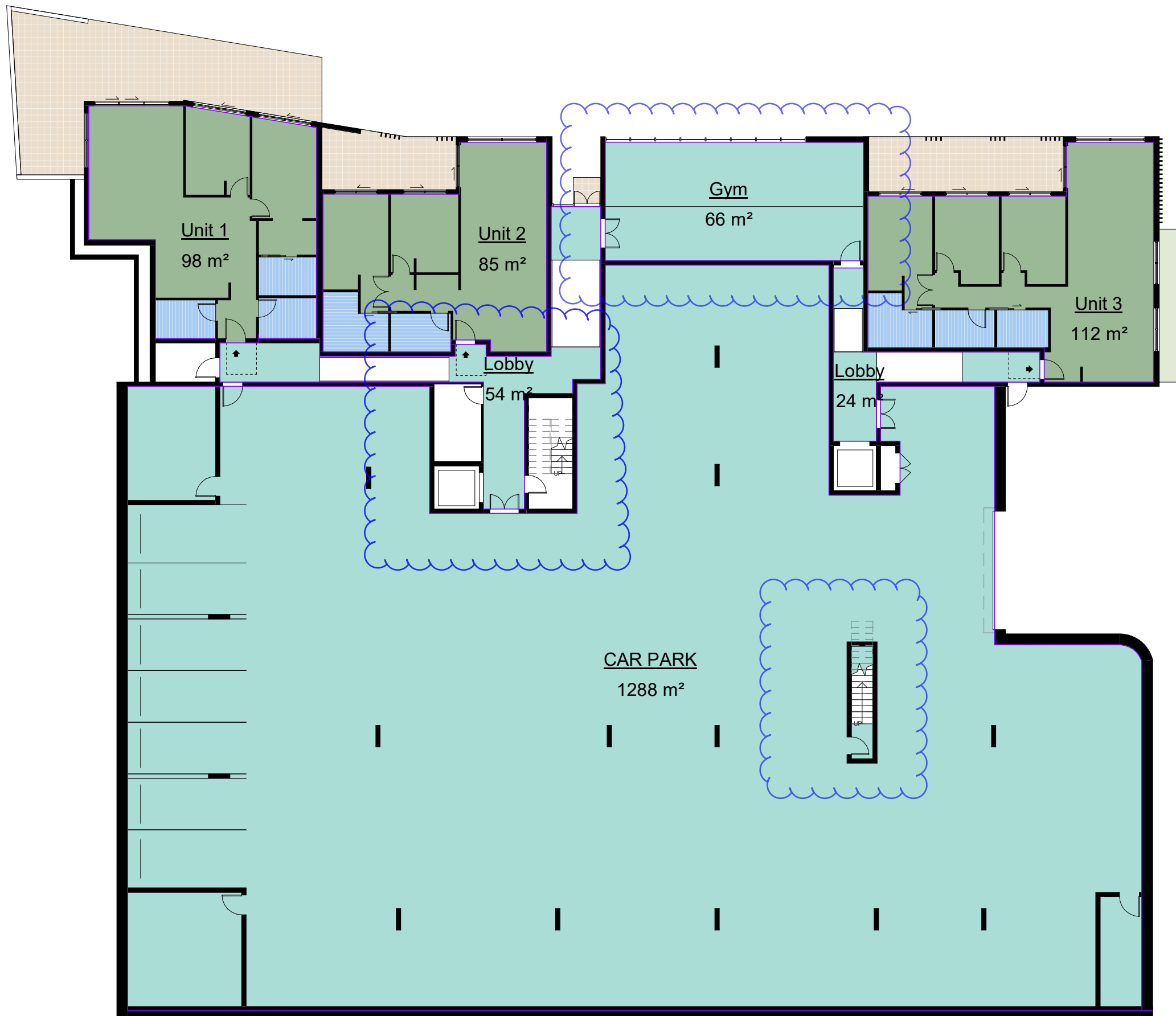
DRAWING TITLE	
PLANTING PLAN - FIRST FLOOR	
PROJECT #: 18-0040.1	SCALE: 1 : 200 @ A3
DATE: 28/07/22	DRAWN: HW CHECKED: SS
DRAWING NO. DA21	REVISION P3
28/07/2022 7:31:41 PM	



PLANTING PLAN - THIRD FLOOR

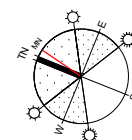
DA22 P3

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- Building Common Area
- Floor Area

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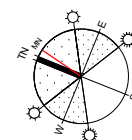
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AREA PLAN - GROUND FLOOR	
PROJECT #: 18-0040.1	SCALE: 1 : 200 @ A3
DATE: 28/07/22	DRAWN: LM/AC CHECKED: GR
DRAWING NO. DA23	REVISION P3
28/07/2022 7:31:48 PM	



Building Common Area

Floor Area

Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539



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P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

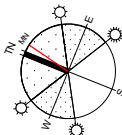
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AREA PLAN - FIRST FLOOR	

PROJECT #: 18-0040.1	REVISION
SCALE: 1 : 200 @ A3	
DATE: 28/07/22	
DRAWN: LM/AC	CHECKED: GR
DRAWING NO. DA24	P3
28/07/2022 7:31:50 PM	



Building Common Area
Floor Area

Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539



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P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

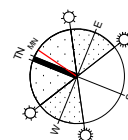
DRAWING TITLE	
AREA PLAN - SECOND FLOOR	

PROJECT #: 18-0040.1	
SCALE: 1 : 200 @ A3	
DATE: 28/07/22	
DRAWN: LM/AC CHECKED: GR	
DRAWING NO.	REVISION
DA25	P3
28/07/2022 7:31:53 PM	



Building Common Area
Floor Area

Proposed Residential Development For R&G Creations At 8-12 Princes Highway, Mollymook NSW 2539

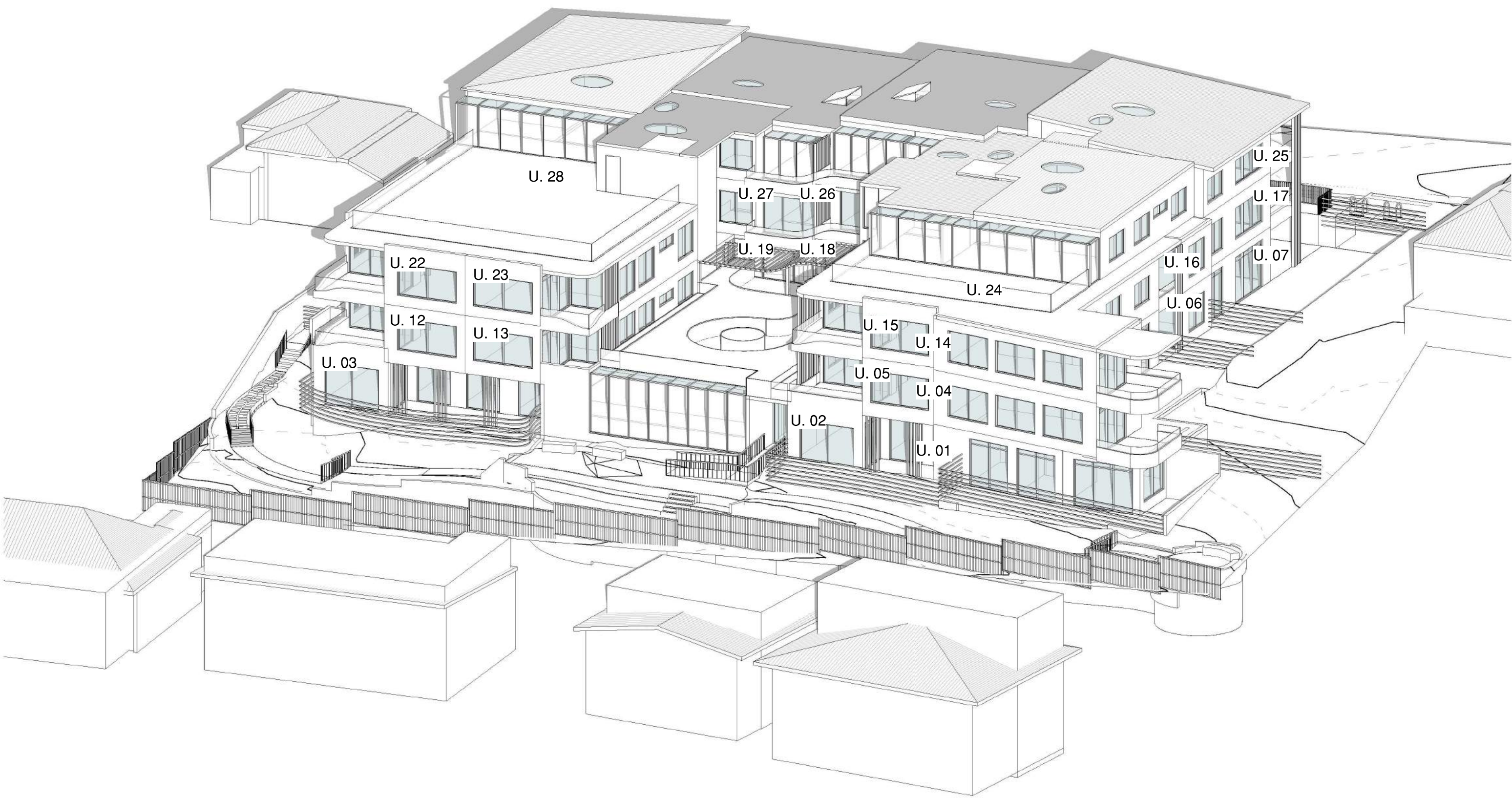


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P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
AREA PLAN - THIRD FLOOR	

PROJECT #: 18-0040.1	
SCALE: 1 : 200 @ A3	
DATE: 28/07/22	
DRAWN: LM/AC CHECKED: GR	
DRAWING NO.	REVISION
DA26	P3
28/07/2022 7:31:55 PM	



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For R&G Creations
At 8-12 Princes Highway, Mollymook NSW 2539

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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
WINTER SOLAR ACCESS - 9AM FROM SUN ANGLE VIEWS	

PROJECT #: 18-0040.1	
SCALE: @ A3	
DATE: 28/07/22	
DRAWN: AC	CHECKED: GR
DRAWING NO.	REVISION
DA27	P3
28/07/2022 7:31:58 PM	



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REV.	DESCRIPTION	DATE	DRAWING TITLE		PROJECT # 18-0040.1	
P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - 10AM FROM SUN ANGLE VIEWS		SCALE: @ A3	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			DATE: 28/07/22	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DRAWN: AC CHECKED: GR	
					DRAWING NO.	REVISION
					DA28	P3
					28/07/2022 7:32:01 PM	



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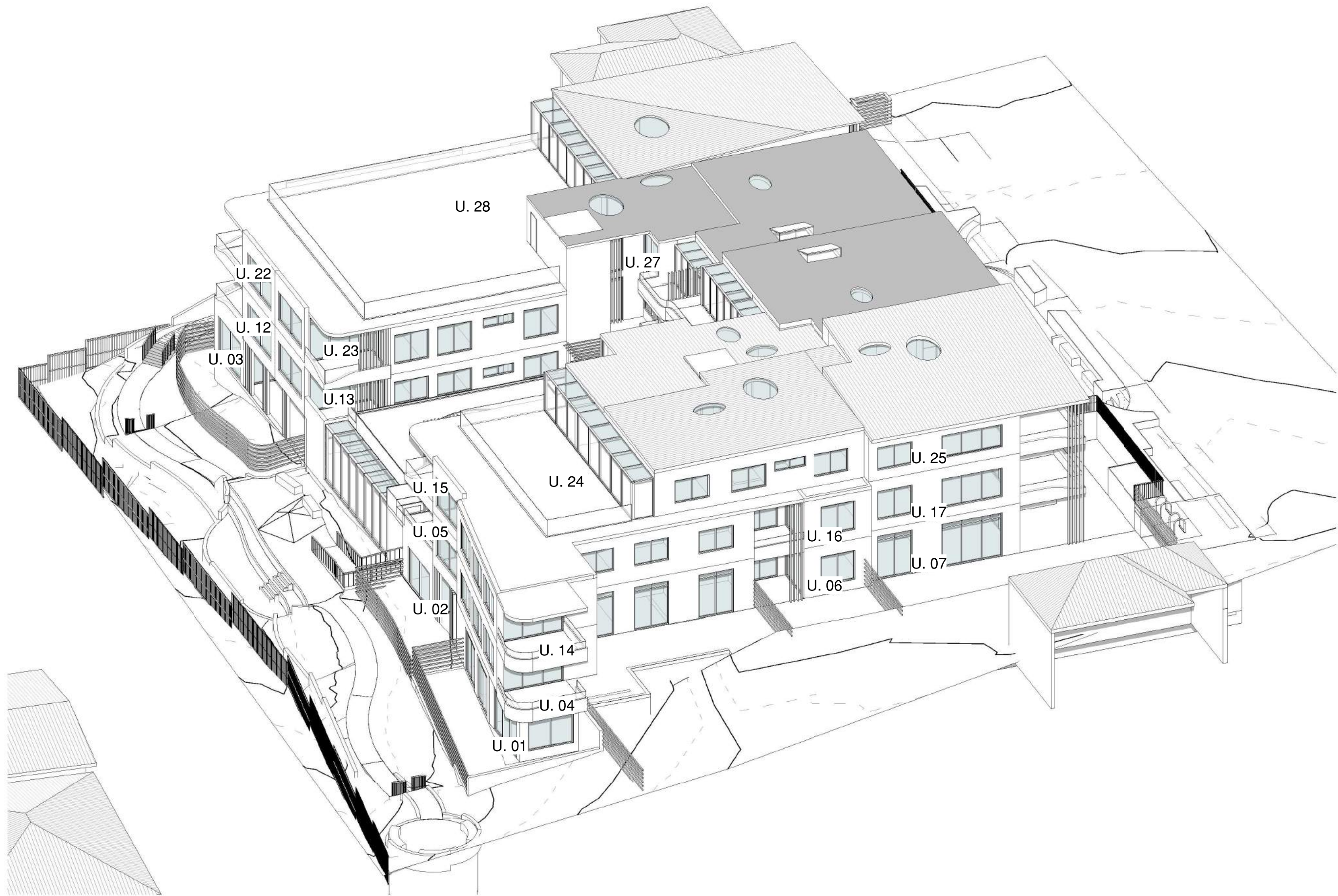


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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE
WINTER SOLAR ACCESS - 11AM FROM SUN ANGLE VIEWS

PROJECT #: 18-0040.1	SCALE: @ A3
DATE: 28/07/22	DRAWN: AC CHECKED: GR
DRAWING NO. DA29	REVISION P3
28/07/2022 7:32:06 PM	



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REV.	DESCRIPTION	DATE	DRAWING TITLE		PROJECT # 18-0040.1	
P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - 12PM FROM SUN ANGLE VIEWS		SCALE: @ A3	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			DATE: 28/07/22	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DRAWN: AC CHECKED: GR	
					DRAWING NO.	REVISION
					DA30	P3
					28/07/2022 7:32:10 PM	



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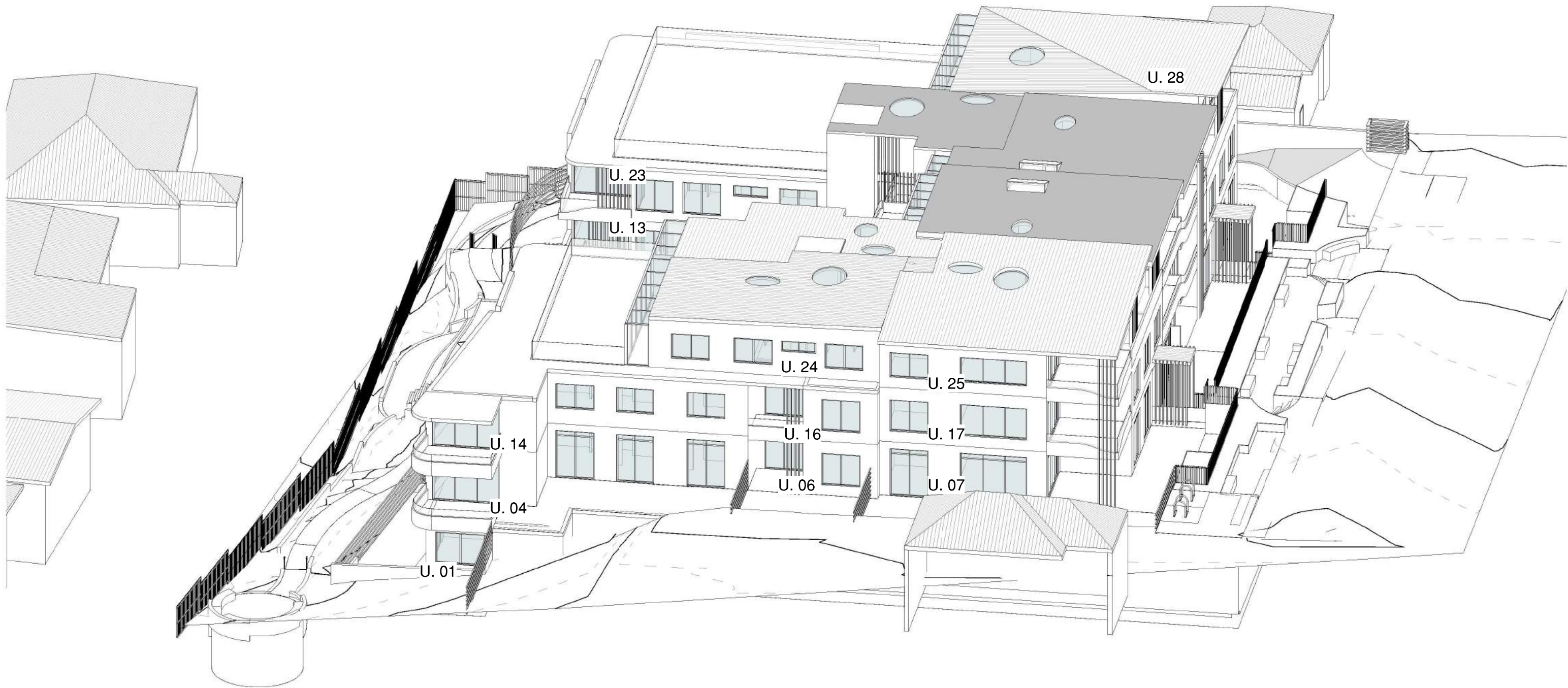


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REV.	DESCRIPTION	DATE
P1	ISSUED TO REVIEW	31/05/22
P2	ALTERNATE DESIGN SUBMISSION	11/07/22
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE
WINTER SOLAR ACCESS - 1PM FROM SUN ANGLE VIEWS

PROJECT #: 18-0040.1	SCALE: @ A3
DATE: 28/07/22	DRAWN: AC CHECKED: GR
DRAWING NO. DA31	REVISION P3
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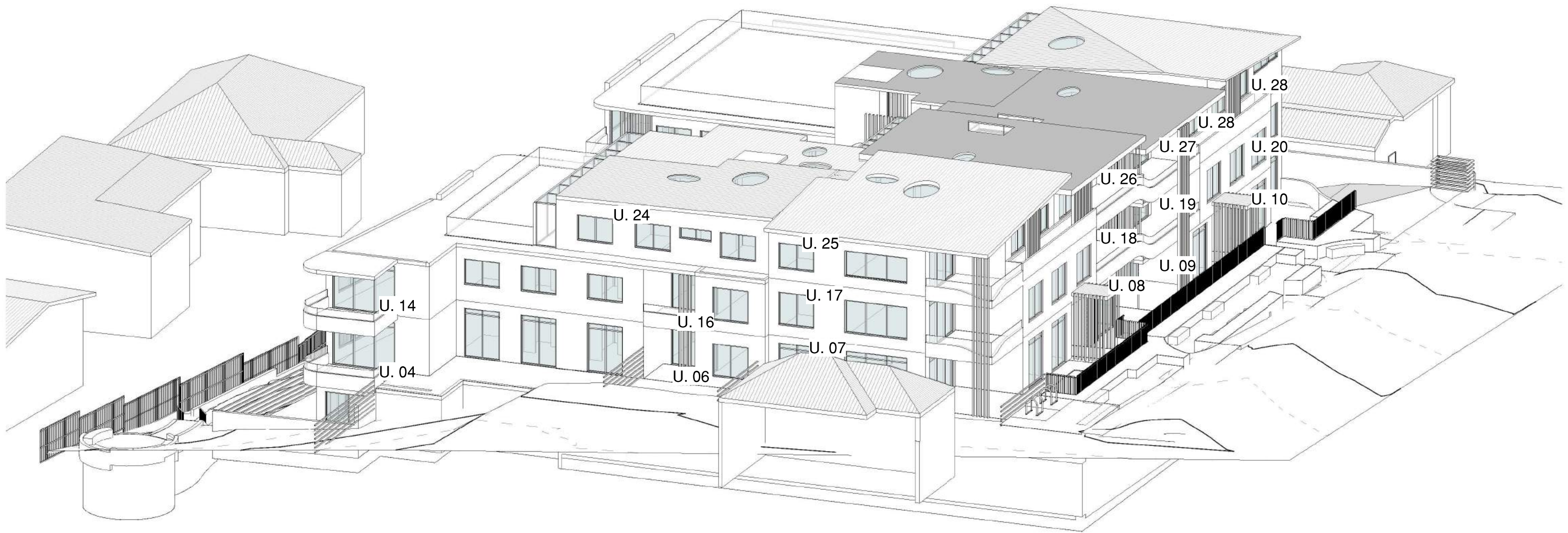
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REV.	DESCRIPTION	DATE	DRAWING TITLE		PROJECT #:	
P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - 2PM FROM SUN ANGLE VIEWS		18-0040.1	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			@ A3	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DATE: 28/07/22	
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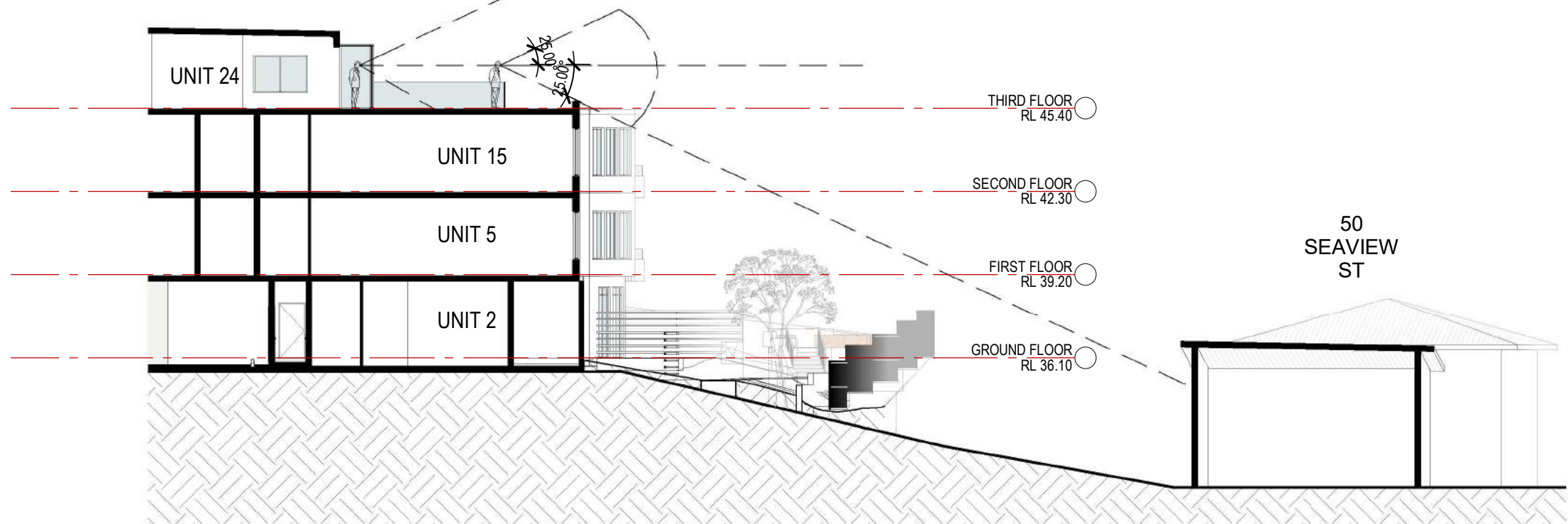
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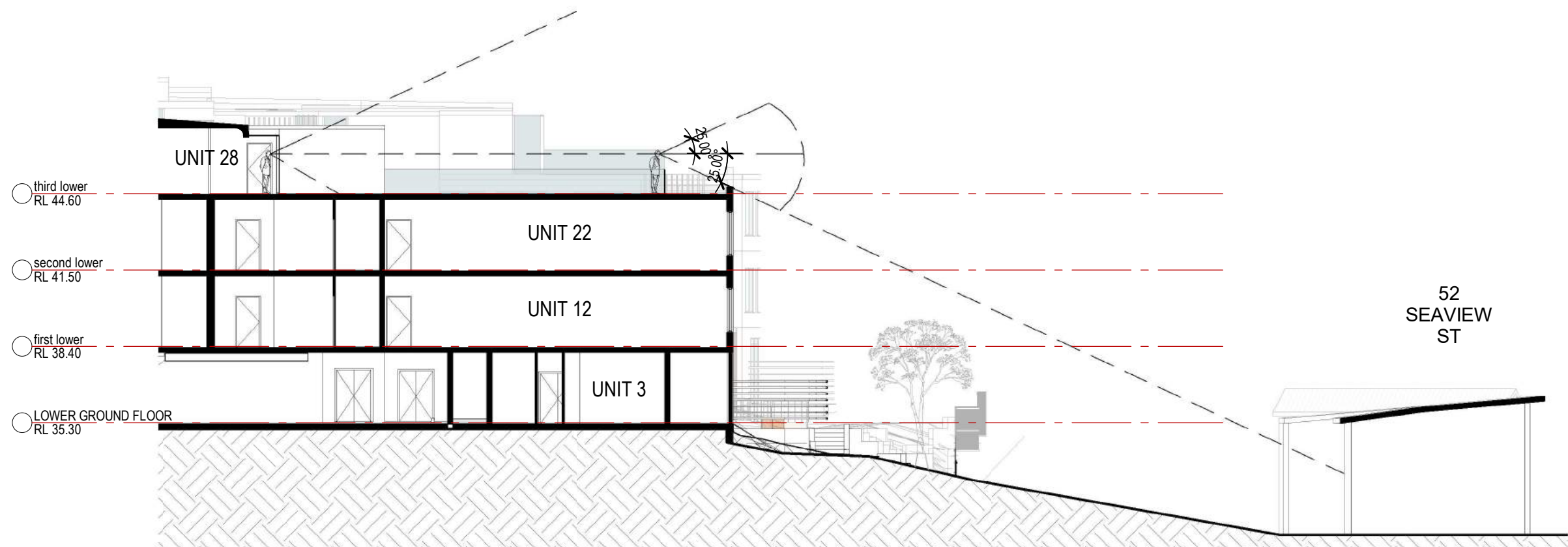


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REV.	DESCRIPTION	DATE	DRAWING TITLE		PROJECT # 18-0040.1	
P1	ISSUED TO REVIEW	31/05/22	WINTER SOLAR ACCESS - 3PM FROM SUN ANGLE VIEWS		SCALE: @ A3	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22			DATE: 28/07/22	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22			DRAWN: AC CHECKED: GR	
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UNIT 24



UNIT 28

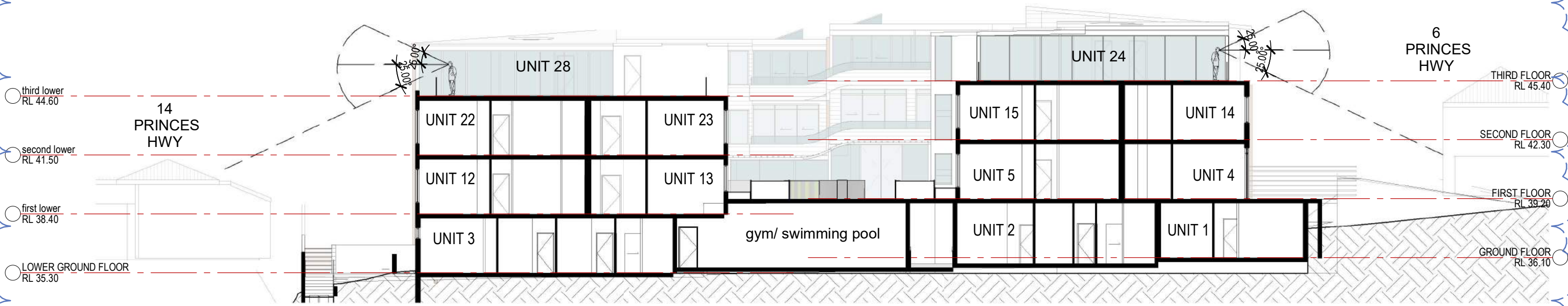
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REV.	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #:	18-0040.1
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22	VIEW LINE ANALYSIS	SCALE:	1 : 200 @ A3
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				DRAWING NO.	REVISION
				DA34	P3
				29/07/2022 9:57:53 AM	



UNIT 24 & 28

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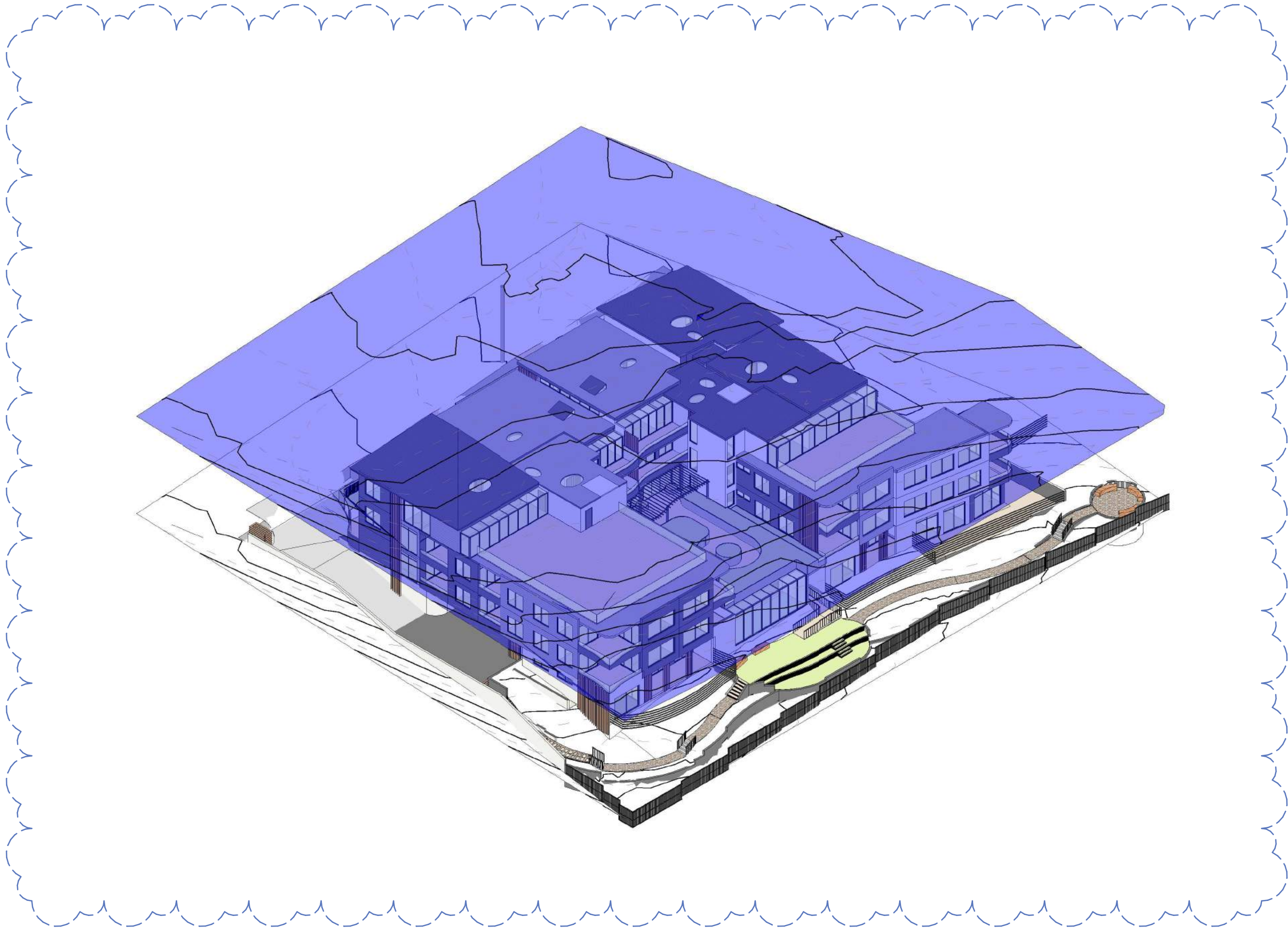


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REV.	DESCRIPTION	DATE
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22

DRAWING TITLE	
VIEW LINE ANALYSIS	
2	

PROJECT #: 18-0040.1	
SCALE: 1 : 200 @ A3	
DATE: 28/07/22	
DRAWN: LM	CHECKED: GR
DRAWING NO.	REVISION
DA35	P3
28/07/2022 7:32:26 PM	



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REV.	DESCRIPTION	DATE	DRAWING TITLE BUILDING HEIGHT ENVELOPE	PROJECT #: 18-0040.1	
P1	ISSUED TO REVIEW	31/05/22		SCALE: @ A3	
P2	ALTERNATE DESIGN SUBMISSION	11/07/22		DATE: 28/07/22	
P3	REVISIONS FOLLOWING COUNCIL COMMENTS	28/07/22		DRAWN: LM	CHECKED: GR
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