



Aerial photo of the Batemans Bay Town Centre scale 1:5000

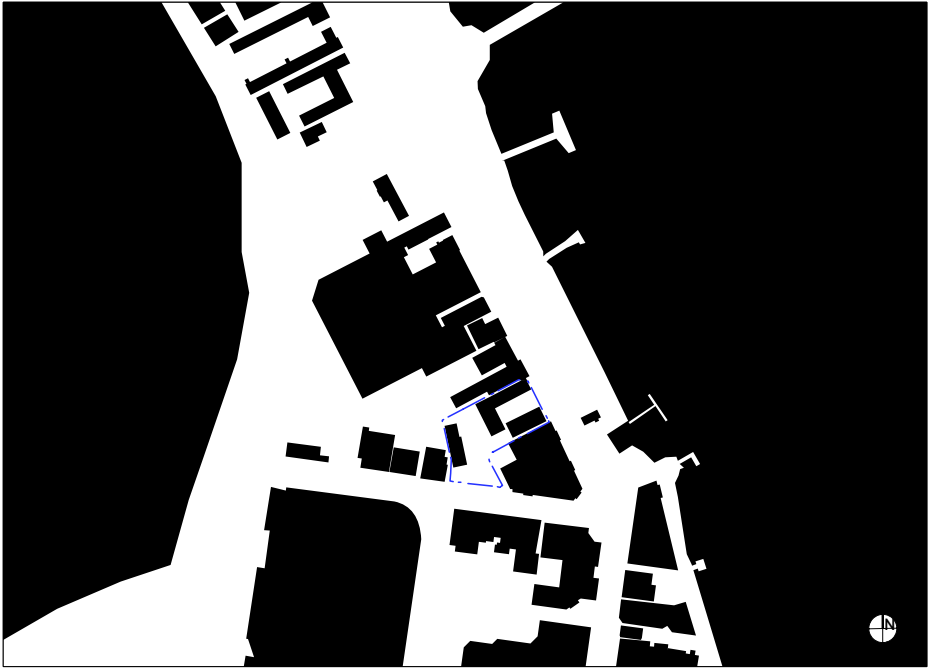


Figure Ground Plan - Existing scale 1:5000

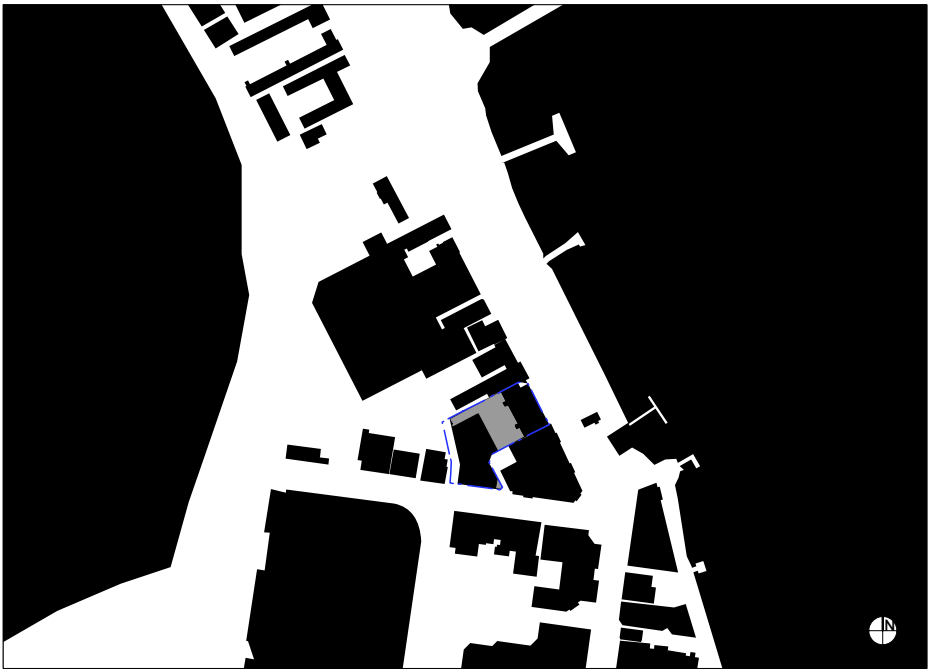


Figure Ground Plan - Proposed scale 1:5000



Inverse Figure Ground Plan - Existing scale 1:5000



Inverse Figure Ground Plan - Proposed scale 1:5000



Site Plan scale 1:1000

**Urban Form**  
Existing figure ground studies show a strong pattern of built form across the extent of the Clyde St boundary, facing the river, on all sites. On North St a gap in the solid built form of the streetscape is shown at the boundary of our site.  
Open space is generally found to the rear of sites (consisting mostly of carparking and service entry spaces). The street frontage to Vesper St (Princes Hwy) is not addressed by the built form except for a small section on the corner of North St and Vesper St. Throughout the remainder of the town centre new development tends to occupy all the site (with covered car parking underneath) while older developments follow the pattern of solid frontages to the street and open car parking to the rear. The figure ground study showing the proposed development at 3 Clyde St will fill in the site at ground level moving open space to a podium level above the car park and locating it in the centre of the site away from vehicle traffic. This creates continuity of the streetscape at ground level of North St and sets a pattern for better amenity of open space.

10

20

30

50m

key

studio apartment

1 bed apartment

1 bed terrace apartment

2 bed terrace apartment

3 bed terrace apartment

reception + conferencing

back of house

retail

circulation

plant and storage zones

fh fire hydrant

fhr fire hose reel

pfe portable fire extinguisher

ffd first flush diverter

dp down pipe

hp heat pump hot water service

AHD australian height datum

FFL finished floor level

FRL finished roof level

FGL finished ground level

- Consultants
- Surveyor - The Lawrence Group  
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Structural Engineer - Simpson Design Associates  
Ph: 02 9810 6911

Geotechnical Engineer - Douglas Partners  
Ph: 02 4271 1836

Building Services Engineers + Consultants - GHD Pty Ltd  
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Civil and Hydraulic Engineer - Whippo-Wood Consulting  
Ph: 02 8723 8444

Acoustical Consultant - Wilkinson Murray Pty Ltd  
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Landscape Architect - Aylly + Drury Landscape Architecture - Ph: 02 4422 9101

Planner - SPD Town Planners  
Ph: 02 9212 5999

Environmental Engineer - Peter Spurway + Associates  
Ph: 02 4473 8662

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Traffic + Transport Consultant - Masson Wilson Twiney  
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Traffic Construction Management Plan - John Condon and Associates - Ph: 02 4471 7755

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Nominated architect ARB No. 7547

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|---------|-------------------------------------------|
| Project | Clyde River Motor Inn<br>Lot 4 DP 585 556 |
| Issue   | Development Approval                      |
| Date    | Monday, 28 April 2008<br>9:56:24 AM       |
| Scale   | 1:1000 @ A1                               |
| Drawing | Site Plan                                 |
| Dwg No. | DA 03 - 01                                |