



some of the proposed trees to be used in the courtyard



some of the proposed shrubs to be used in the courtyard



Photo of the 1:200 Model Showing the Courtyard



Building Massing Option 1 - Future scale 1:5000



Building Massing Option 2 - Future scale 1:5000

Future Building Massing in the Town Centre
Through discussion with the NSW Department of Planning and the Eurobodalla Shire Council a draft option for the future building massing of the Batemans Bay Town Centre has been developed. In principle this model would encourage 3 main points:

1. all development along Clyde Street should incorporate the agreed colonade design. The colonade provides unhampered, shared, pedestrian access to the required flood planning level whilst maintaining an active street frontage.
2. all development along Clyde Street should form a consistent and regular building edge to the street that is not interrupted by vehicular access driveways nor irregular building setbacks or heights.
3. buildings behind the clyde street frontage should be set back from the side boundaries to allow good solar access to neighbouring blocks and to break up the building mass of the CBD when viewed from the bridge.

This approach gives a continuity of shared open space between buildings allowing for central courtyards and reduction of the impacts of overshadowing of one site to the next. The proposed development of 3 Clyde St exemplifies this approach and therefore sets a benchmark for the future development of the town.

- existing lot lines
- Building Height 18m from natural grade
- Building Height 16m from natural grade
- Building Height 12m from natural grade
- First Floor Courtyards

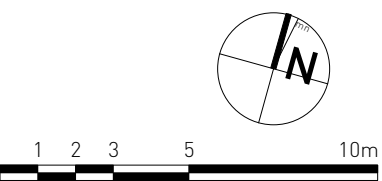


Sketch Section Through Courtyard scale 1:200

First Floor Plan scale 1:200

Clyde Street

North Street



- 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 1834
 - Building Services Engineers + Consultants - GHG Pty Ltd
Ph: 02 4979 9031
 - Civil and Hydraulic Engineer - Whippo-Wood Consulting
Ph: 02 8523 8444
 - Acoustical Consultant - Wilkinson Murray Pty Ltd
Ph: 02 9427 4611
 - Landscape Architect - Ayling + Drury Landscape Architecture
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 - Planner - SPD Town Planners
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 - Environmental Engineer - Peter Spurway + Associates
Ph: 02 4473 8667
 - BASIX Assessor - Building Sustainability Assessments
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 - Traffic + Transport Consultant - Masson Wilson Twiney
Ph: 02 9410 4100
 - Traffic Construction Management Plan - John Condon and Associates - Ph: 02 4471 7795
 - BICA Consultant - BICA Logic Pty Ltd
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Project	Clyde River Motor Inn Lot 4 DP 585 556
Issue	Development Approval
Date	Monday, 28 April 2008 9:59:30 AM
Scale	1:200 @ A1
Drawing	First Floor Plan
Dwg No.	DA 03 - 03