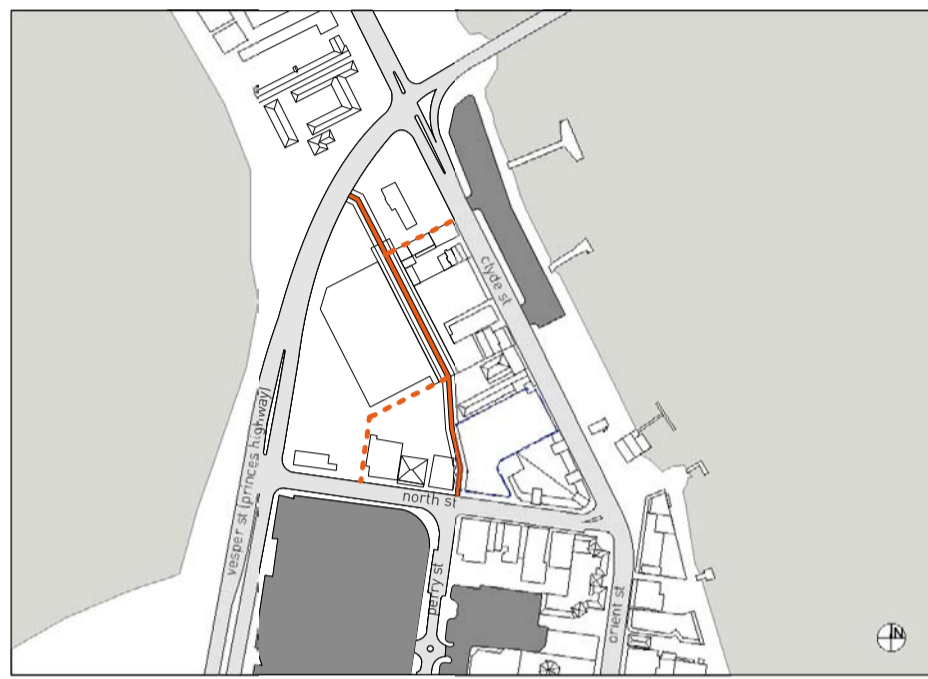
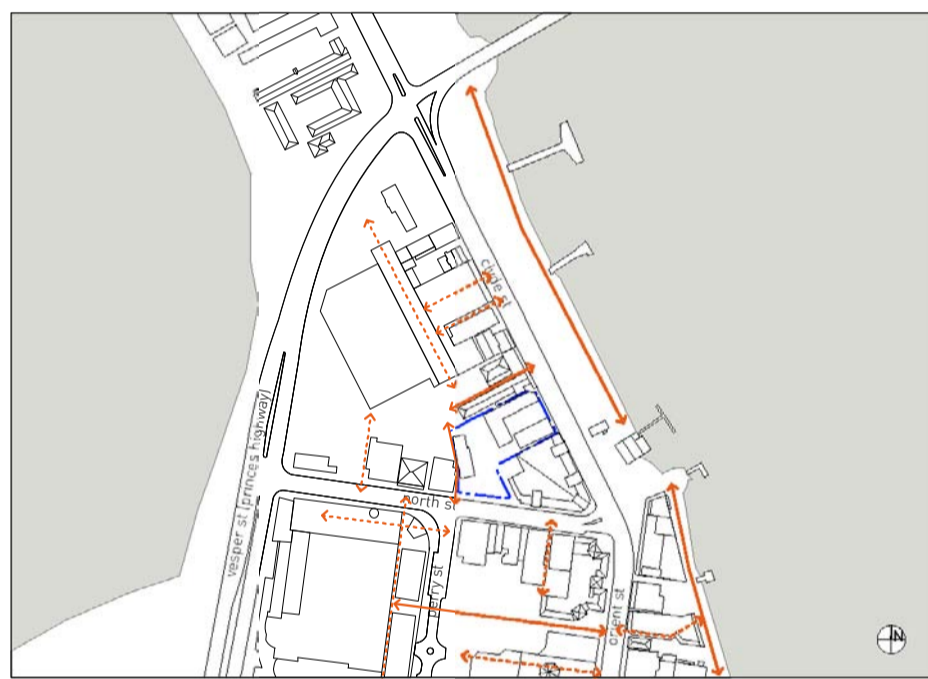


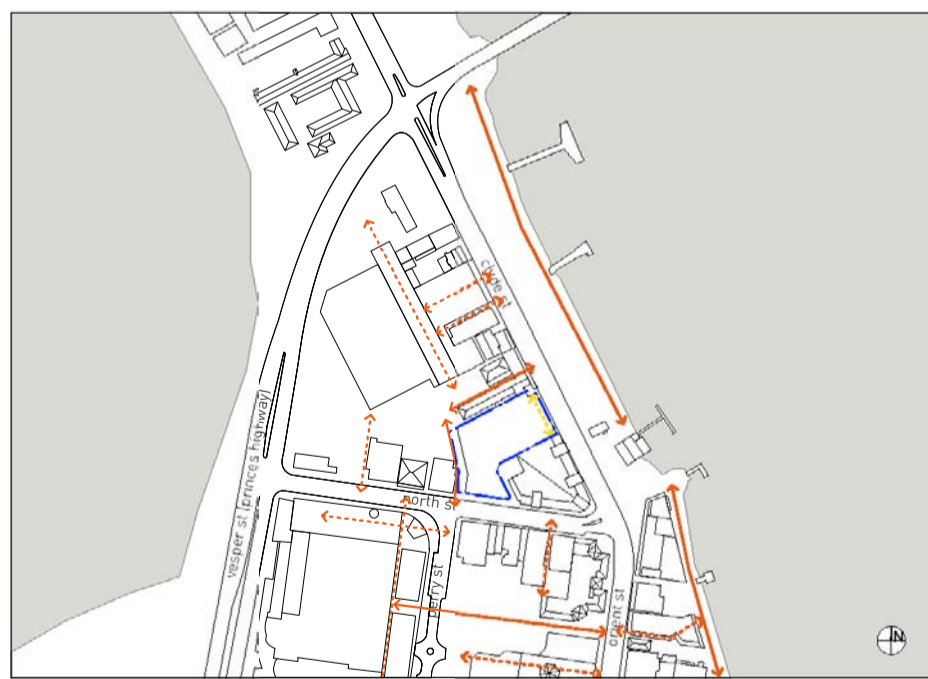
Road Network - Existing scale 1:5000



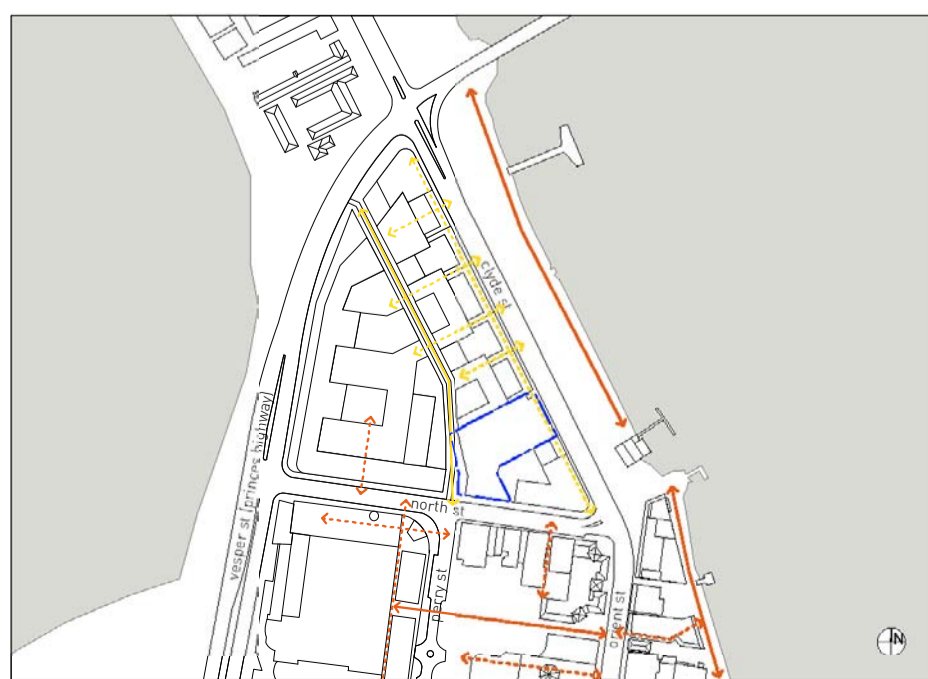
Road Network - Future scale 1:5000



Pedestrian Network - Existing scale 1:5000



Pedestrian Network - Proposed scale 1:5000



Pedestrian Network - Future scale 1:5000

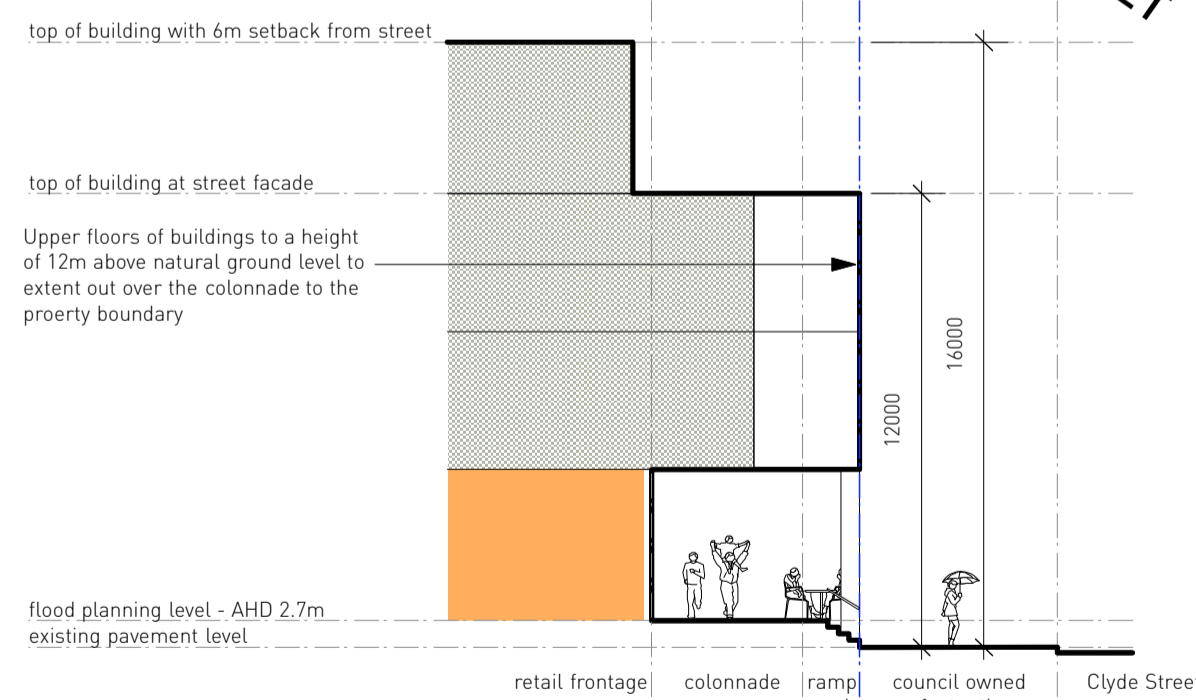
Vehicle Driveway
A driveway is proposed running along the western boundary of the site. This will provide vehicle access to the car park and pedestrian access to the rear of the building on 3 Clyde Street. Public pedestrian access through to the shopping centre car park to the north of the site remains as on adjacent council owned property.

The building setbacks have been calculated to allow the possibility of a future laneway as proposed in the Batemans Bay Town Centre Structure Plan.

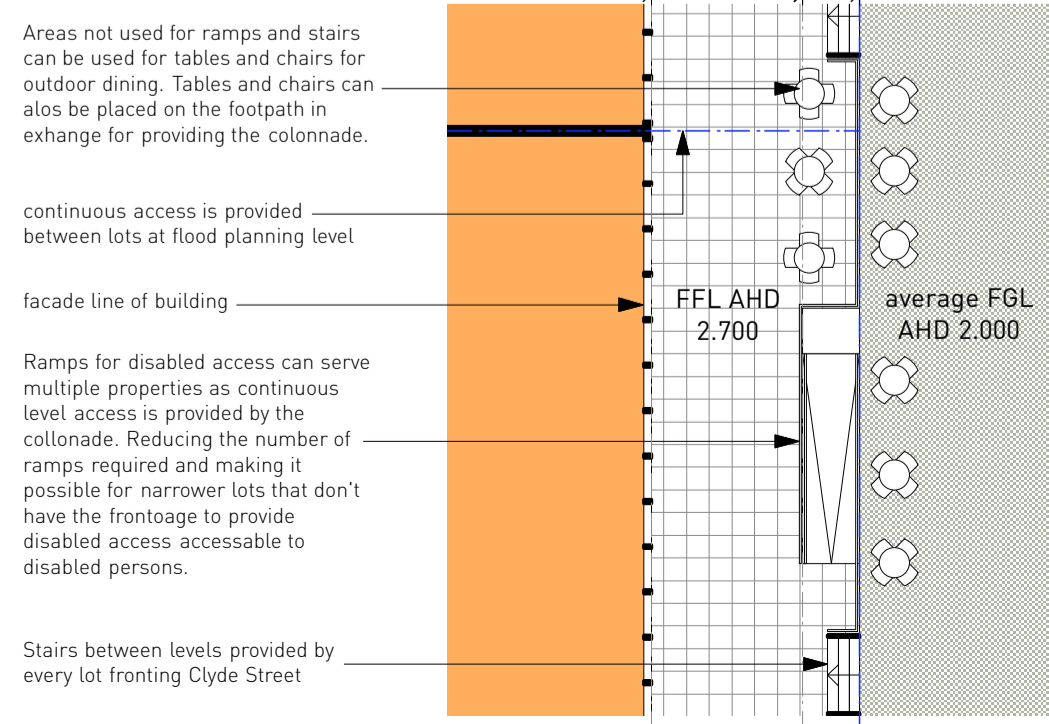
- alternative future lane
- future lane
- car parking

Pedestrian Links.
Batemans Bay Town Centre has an existing network of pedestrian linkages through private sites, either through open space, easements and car parks or in covered arcades and malls. It is considered desirable to continue that pattern in all new development. The pedestrian link on council property, along the western boundary of 3 Clyde St is to be remain as is.

- new pedestrian linkages - private land
- pedestrian linkages - public land
- pedestrian linkages - private land



Colonnade in Section scale 1:200

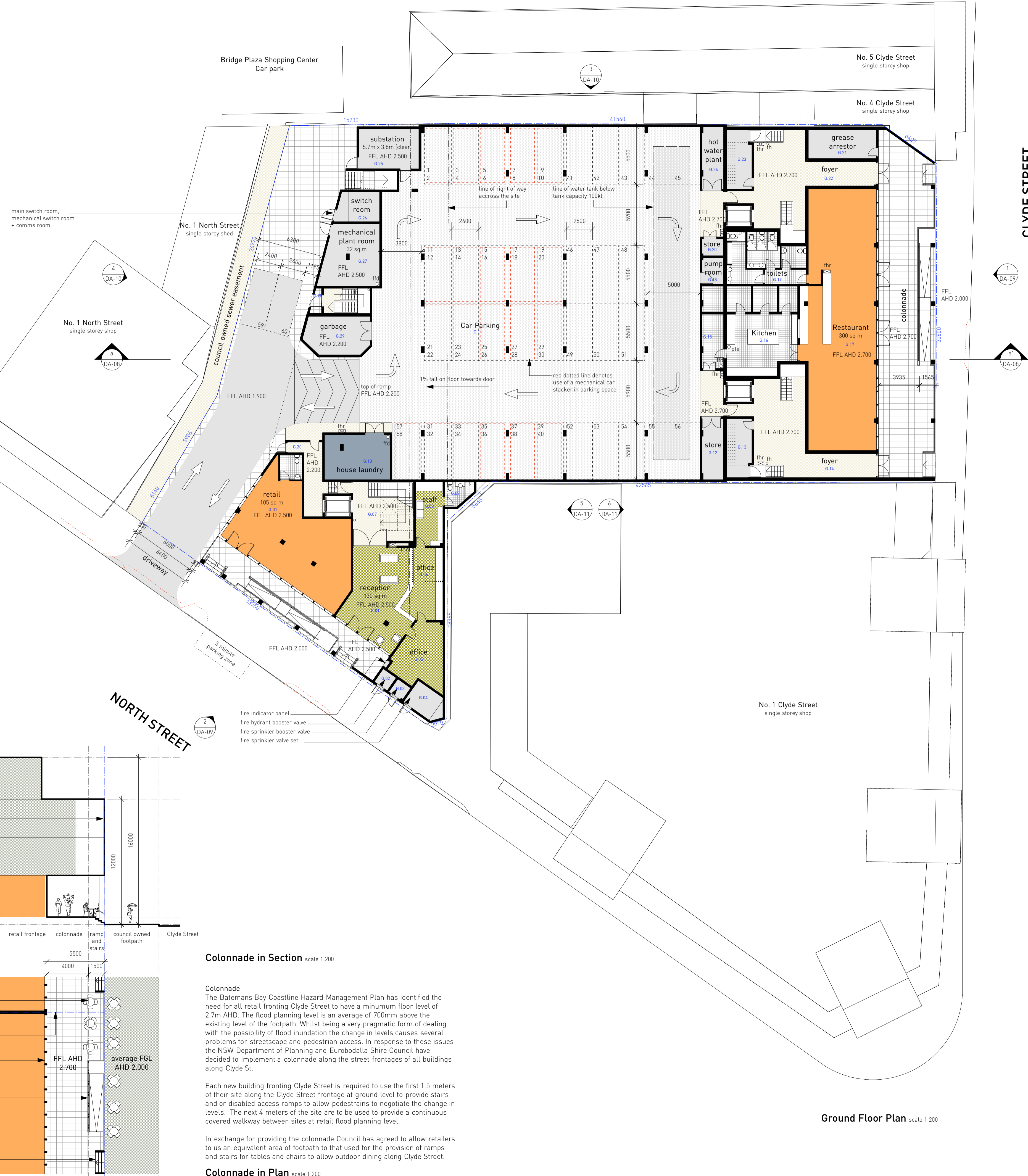


Colonnade in Plan scale 1:200

Colonnade
The Batemans Bay Coastline Hazard Management Plan has identified the need for all retail fronting Clyde Street to have a minimum floor level of 2.7m AHD. The flood planning level is an average of 700mm above the existing level of the footpath. Whilst being a very pragmatic form of dealing with the possibility of flood inundation the change in levels causes several problems for streetscape and pedestrian access. In response to these issues the NSW Department of Planning and Eurobodalla Shire Council have decided to implement a colonnade along the street frontages of all buildings along Clyde St.

Each new building fronting Clyde Street is required to use the first 1.5 meters of their site along the Clyde Street frontage at ground level to provide stairs and/or disabled access ramps to allow pedestrians to negotiate the change in levels. The next 4 meters of the site are to be used to provide a continuous covered walkway between sites at retail flood planning level.

In exchange for providing the colonnade Council has agreed to allow retailers to use an equivalent area of footpath to that used for the provision of ramps and stairs for tables and chairs to allow outdoor dining along Clyde Street.



Ground Floor Plan scale 1:200

Revisions

- 00 Issued for Development Approval 13.08.08
- 01 Issued for Development Approval 08.01.09
 - Vehicular access revised to fit wholly within the site
 - Car stacker revised
 - Car park and storage spaces revised to accommodate vehicle access and car stacker revisions
 - Turn bay for loading and temporary vehicle car standing spaces added in laneway
 - Additional 2 car parking spaces provided

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
- ffid 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 Ph: 02 9557 2299
- Structural Engineer - Simpson Design Associates Ph: 02 9810 6911
- Geotechnical Engineer - Douglas Partners Ph: 02 4271 1536
- Building Services Engineers + Consultants - GHDP Pty Ltd Ph: 02 4797 8631
- Civil and Hydraulic Engineer - Whippo-Wood Consulting Ph: 02 8923 8444
- Acoustical Consultant - Wilkinson Murray Pty Ltd Ph: 02 9437 4611
- Landscape Architect - Ayling + Drury Landscape Architecture Ph: 02 4422 9701
- Planner - SPD Town Planners Ph: 02 9212 3999
- Environmental Engineer - Peter Spurway + Associates Ph: 02 4473 8642
- BASIX Assessor - Building Sustainability Assessments Ph: 02 4762 3429
- Traffic + Transport Consultant - Masson Wilson Twiney Ph: 02 9410 4100
- Traffic Construction Management Plan - John Condon and Associates Ph: 02 4431 7755
- BCA Consultant - BCA Logic Pty Ltd Ph: 02 9411 5340
- Quantity Surveyor - BDA Pty Ltd Ph: 02 9281 7944



Workshop 1 Pty Ltd ACN 098 309 194
33 Salisbury St, Botany NSW 2019
T +61 2 9316 7715
F +61 2 9316 7725
E studio@workshop1.com.au
Nominated architect ARB No. 7547

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Project Clyde River Motor Inn Lot 4 DP 585 556

Issue Preliminary

Date Thursday, 8 January 2009 4:03:39 PM

Scale 1:200 @ A1

Drawing Ground Floor Plan

Dwg No. pDA 03 - 02/01