



Photo of 1:200 Model North East Corner



Photo of 1:200 Model South East Corner



Photo of 1:200 Model Showing Balcony Spaces



Land Use - Existing scale 1:5000

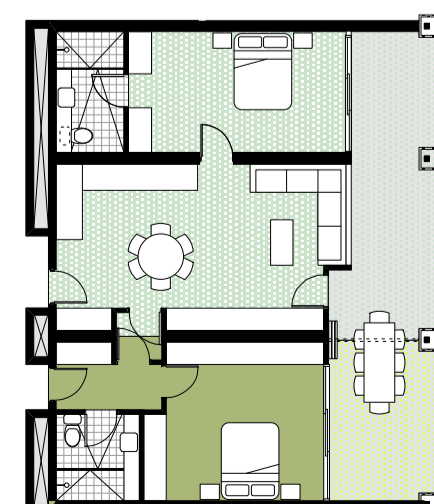
Land Use.

An analysis of the existing land uses of the Batemans Bay Town Centre shows a dominance of arcade and street front retail uses, with associated car parking. There is currently very little permanent residential or tourist accommodation in the town centre. It is considered that residential accommodation within a town centre makes a positive contribution to the liveliness and amenity of a town, supports the commercial interests of shops and restaurants and reduces the vehicular traffic. The Batemans Bay Town Centre Draft Structure Plan wishes to encourage and enable residential uses in Batemans Bay for this reason. The proposed development at 3 Clyde St increases the number of residential units in the town centre by a large proportion.



Land Use - Proposed scale 1:5000

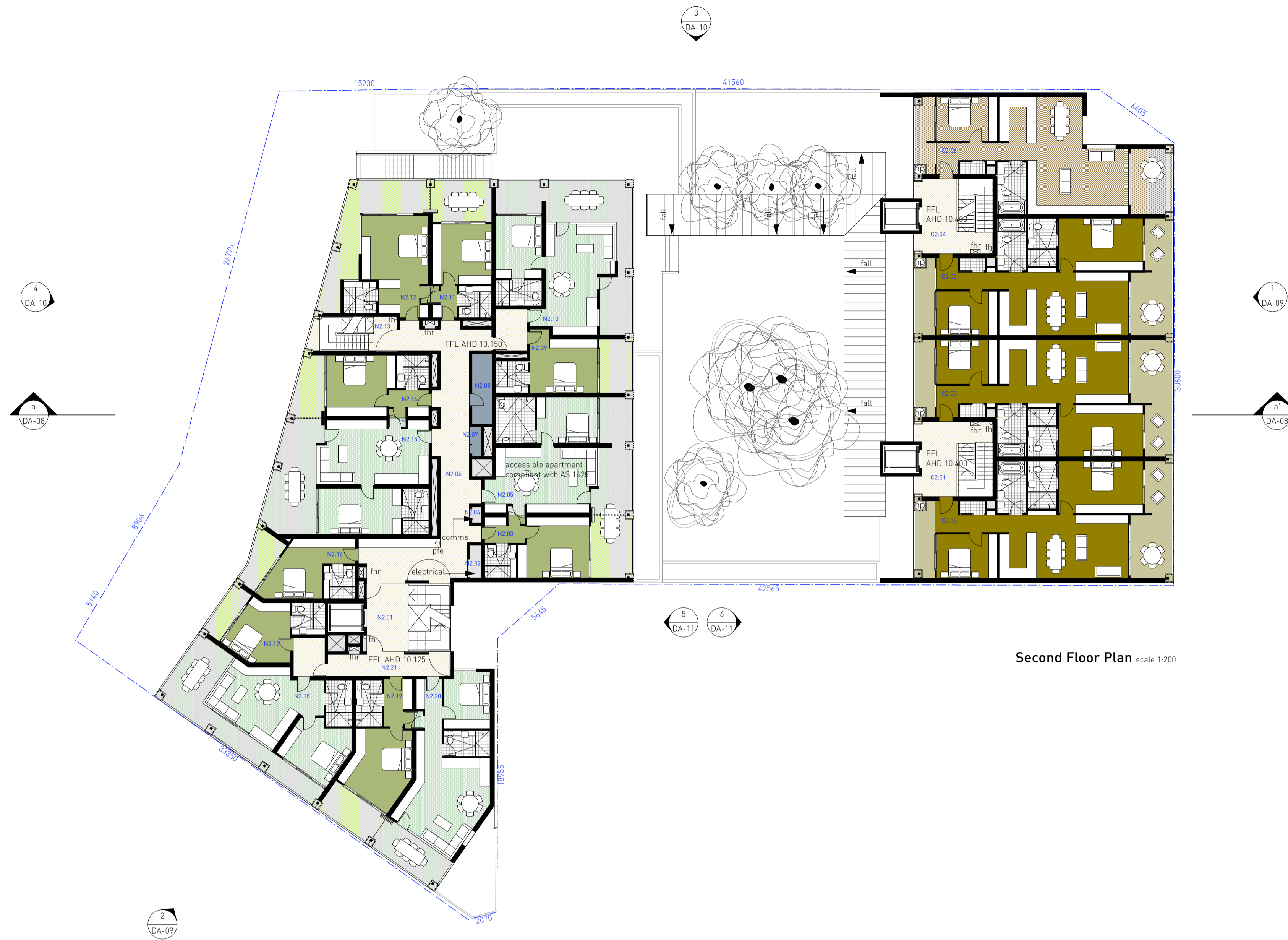
- retail arcade
- retail
- retail food related
- residential
- public open space
- public amenities
- hotel/motel
- car parking
- land for future redevelopment



Typical Serviced Apartment scale 1:200

Typical Apartment Plan.

Within the development both permanent residential and tourist accommodation exist. The permanent residential apartments have been designed to surpass the minimum standards of SEPP 65. The tourist accommodation apartments have been designed using the same tools and benchmarks though this is not required of them. The allowances for open space, natural light and ventilation have all been used in the design of the spaces. A typical apartment plan, as shown, allows a flexibility of use that means a studio apartment and a one bedroom apartment adjacent to each other can be used as one two bedroom apartment. In this format the apartment is able to meet the requirements of SEPP 65.



Second Floor Plan scale 1:200

Revisions

00	Issued for Development Approval	13.08.08
01	Issued for Development Approval - North street building amended to accommodate revised vehicle access arrangements at ground level	08.01.09



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

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Ph: 02 9810 6111
- Geotechnical Engineer - Douglas Partners
Ph: 02 4271 1838
- Building Services Engineers + Consultants - GHD Pty Ltd
Ph: 02 4279 9031
- Civil and Hydraulic Engineer - Whippo-Wood Consulting
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- Acoustical Consultant - Wilkinson Murray Pty Ltd
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Project	Clyde River Motor Inn Lot 4 DP 585 556
Issue	Preliminary
Date	Thursday, 8 January 2009 4:04:01 PM
Scale	1:200 @ A1
Drawing	Second Floor Plan
Dwg No.	pDA 03 - 04 01