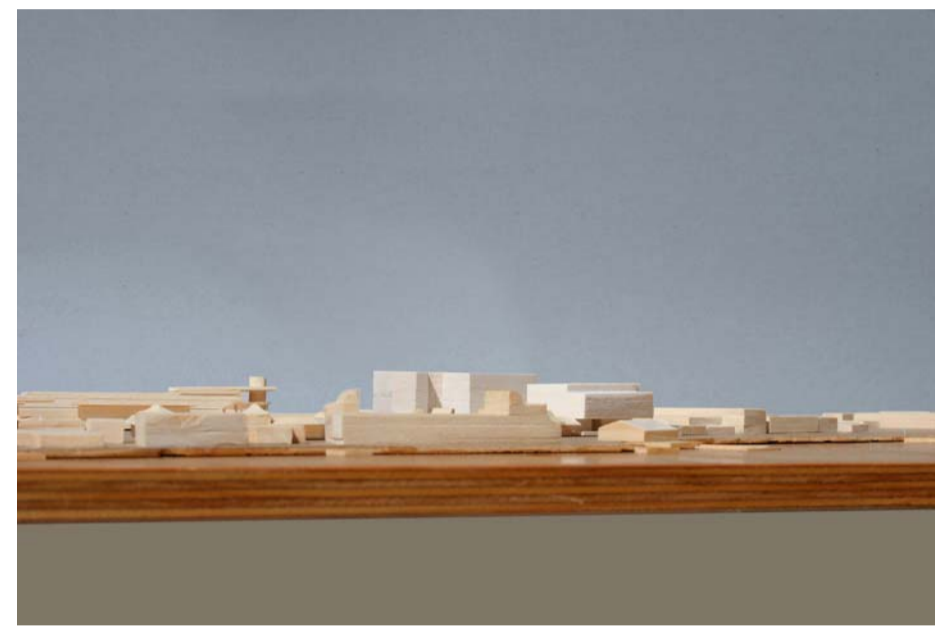




The Building as Viewed Looking From Bridge



The Building as Viewed from the Bay

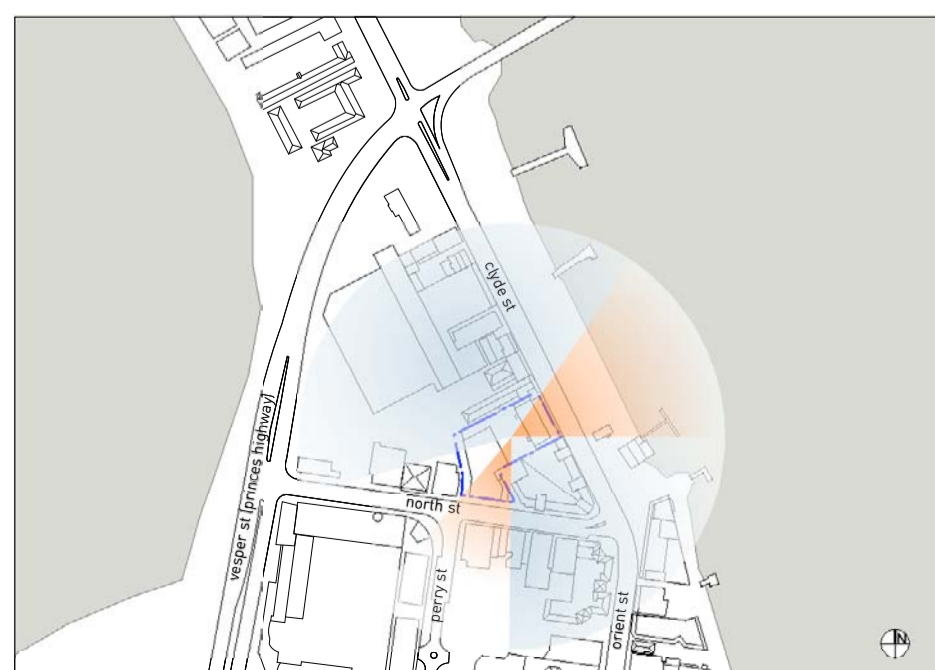


The Building as Viewed from the Escarpment



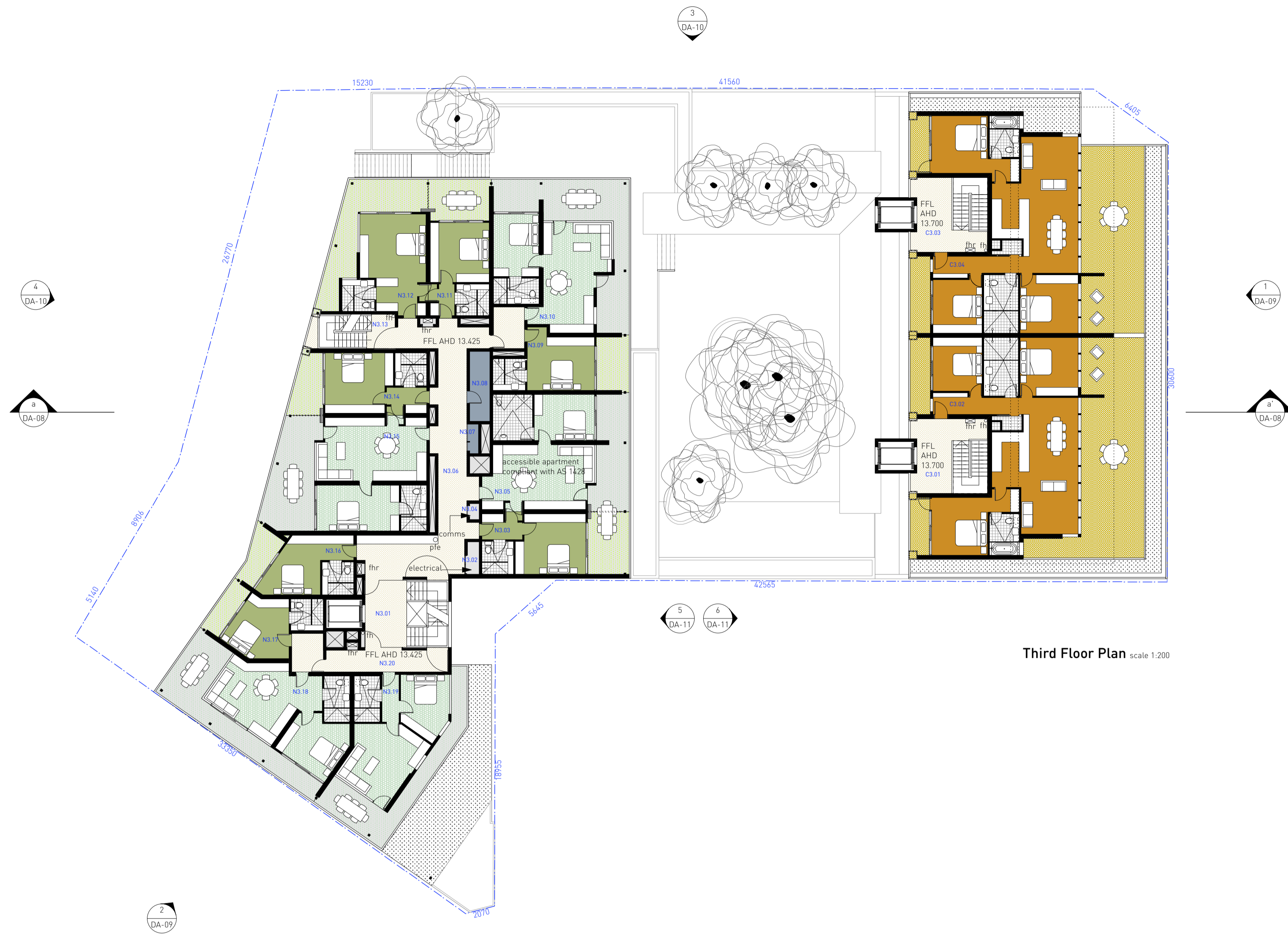
Impact on Views from Other Properties scale 1:5000

**Impact upon views from other properties**  
 The proposed development will have a positive impact on the views from other properties in the Batemans Bay Town Centre area. The development will not reduce the existing views of the river, ocean, estuary or mountains from any site to a significant degree.  
 The built form and massing of the development will set the benchmark for the future development of the town, particularly as seen from the approach to the town over the Clyde River bridge. Diagrams on page DA03-03 and DA03-10 show the potential results of all future development following a similar model. Photographs of the model on page DA03-06 show how the development breaks it's mass into two distinct forms reducing the impact of the development, particularly while the neighbouring sites remain at their current scale.



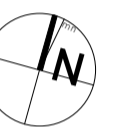
Views from Site scale 1:5000

- existing views impacted upon between AHD 7.89m and AHD20.02m
- existing views
- permanent views
- views that may in time be blocked by future surrounding development



**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**

- Surveyor - The Lawrence Group  
Ph: 02 9527 2299
- Structural Engineer - Simpson Design Associates  
Ph: 02 9810 6911
- Geotechnical Engineer - Douglas Partners  
Ph: 02 4271 1836
- Building Services Engineers + Consultants - GHD Pty Ltd  
Ph: 02 4579 9021
- Civil and Hydraulic Engineer - Whips-Wood Consulting  
Ph: 02 8923 8444
- Acoustical Consultant - Wilkinson Murray Pty Ltd  
Ph: 02 9437 4411
- Landscape Architect - Ayling + Drury Landscape Architecture  
Ph: 02 4422 9901
- Planner - SPQ Town Planners  
Ph: 02 9212 5999
- Environmental Engineer - Peter Sparrow + Associates  
Ph: 02 4473 8667
- BA50X 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  
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**Project** Clyde River Motor Inn Lot 4 DP 585 556

**Issue** Preliminary

**Date** Thursday, 8 January 2009 4:07:20 PM

**Scale** 1:200 @ A1

**Drawing** Third Floor Plan

**Dwg No.** pDA 03 - 05 01