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DEVELOPMENT APPLICATION

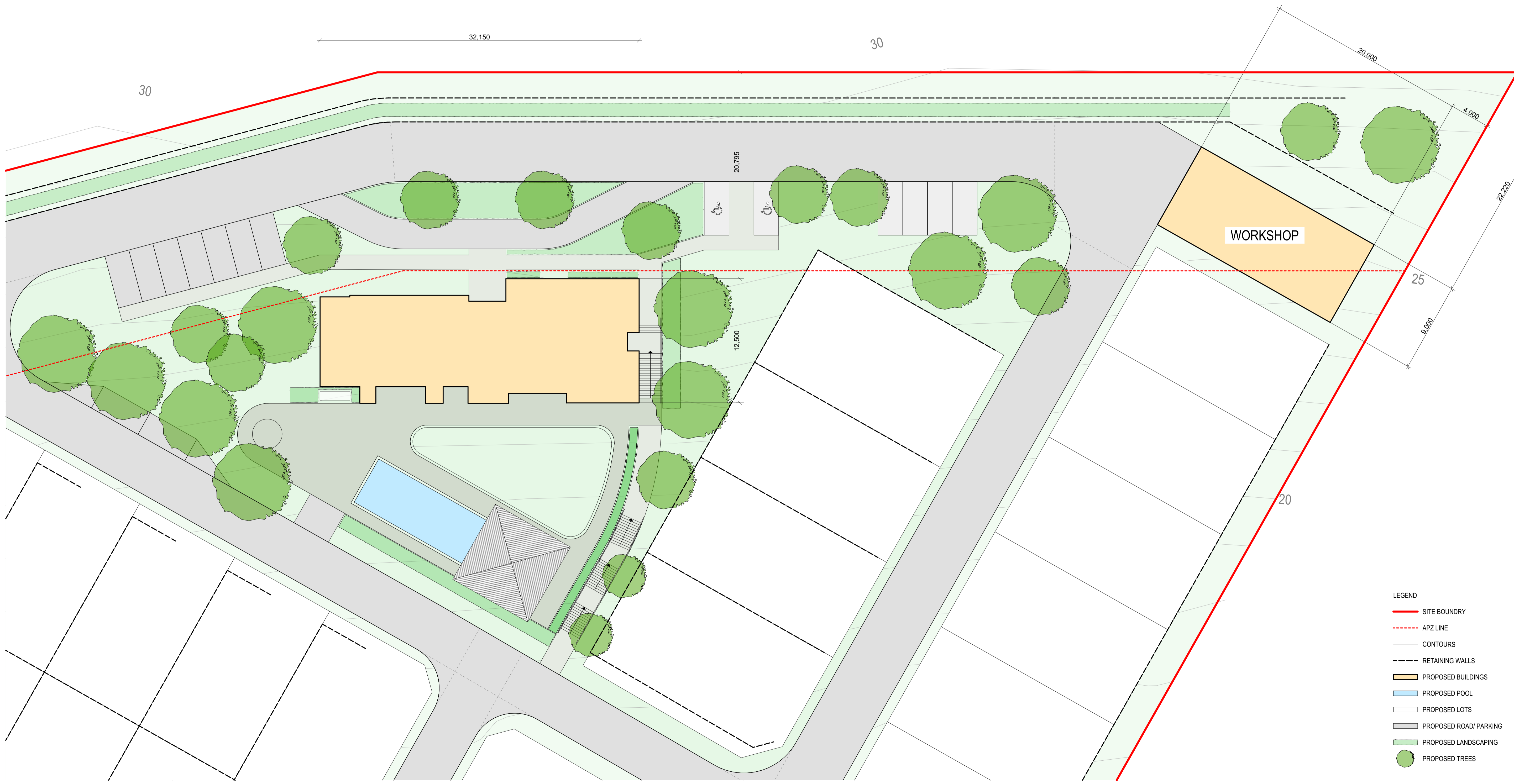
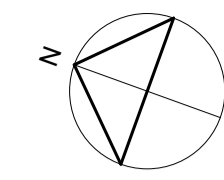
BROADLANDS SWR CLUBHOUSE

Project # 7247

LOT 3 DP 801467 SOUTH WEST ROCKS NSW

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Layout	Layout Name	Rev.
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SK1.1	SITE PLAN	D - WIP
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SK1.3	GROUND FLOOR PLAN	D - WIP
SK1.4	FIRST FLOOR PLAN	D - WIP
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- LEGEND
- SITE BOUNDARY
 - - - APZ LINE
 - CONTOURS
 - - - RETAINING WALLS
 - PROPOSED BUILDINGS
 - PROPOSED POOL
 - PROPOSED LOTS
 - PROPOSED ROAD/ PARKING
 - PROPOSED LANDSCAPING
 - PROPOSED TREES

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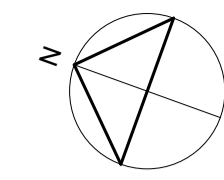
REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	LB
C	25/02/2025	REVISED DA SUBMISSION	JR
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	SITE PLAN	PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	DRAWING NO:	7247_SK1.1	REVISION:	D - WIP
CLIENT:	CORIO PROJECTS						

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GENERAL NOTES:

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SUB-FLOOR VENTILATION TO COMPLY WITH H2D5 VOL 2 AND PART 6.2 OF THE HOUSING PROVISIONS OF THE BCA 2022

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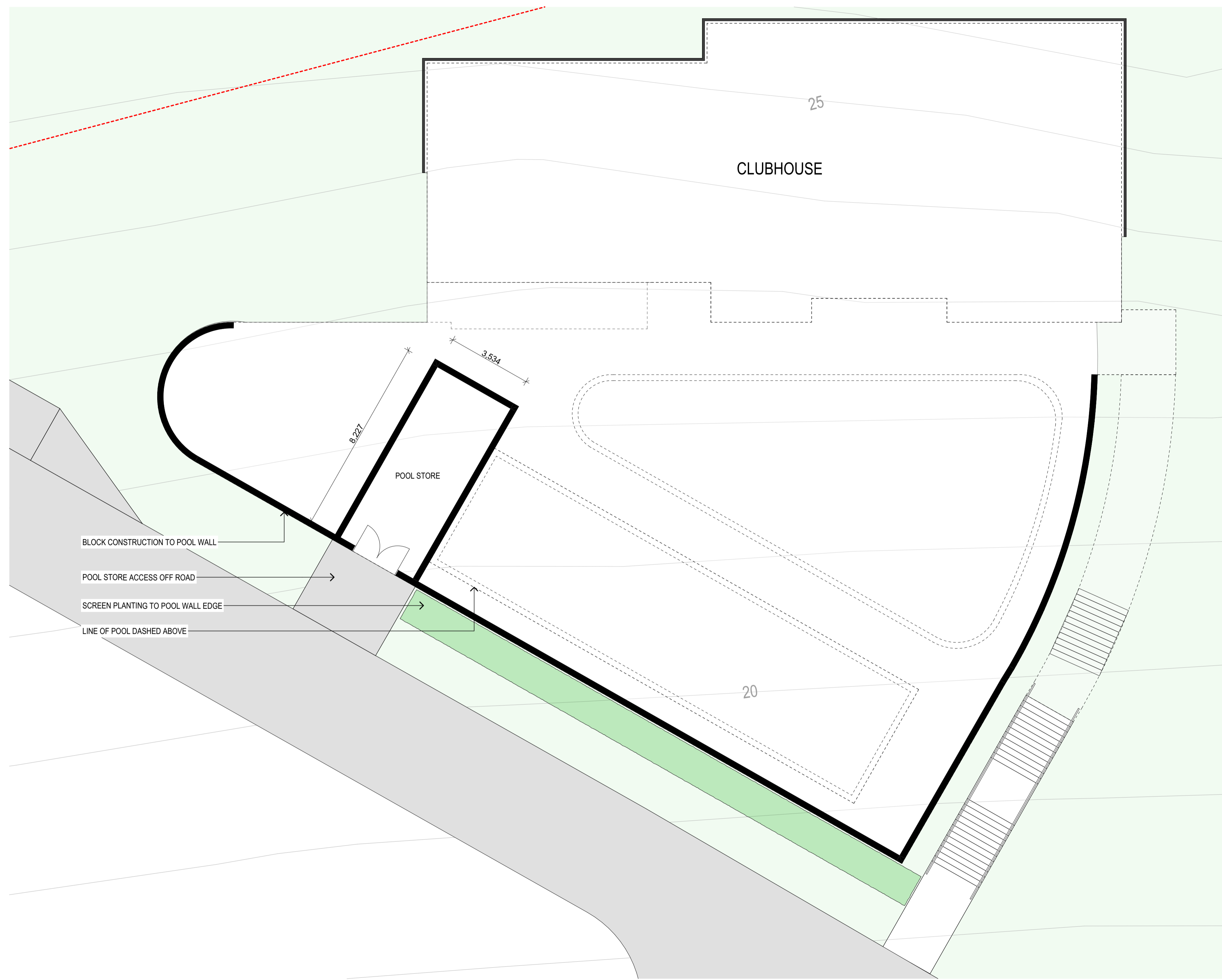
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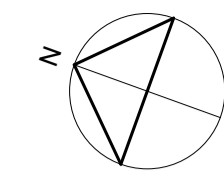
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	POOL STORE FLOOR PLAN	DRAWING NO: 7247_SK1.2	REVISION: D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		
CLIENT:	CORIO PROJECTS		



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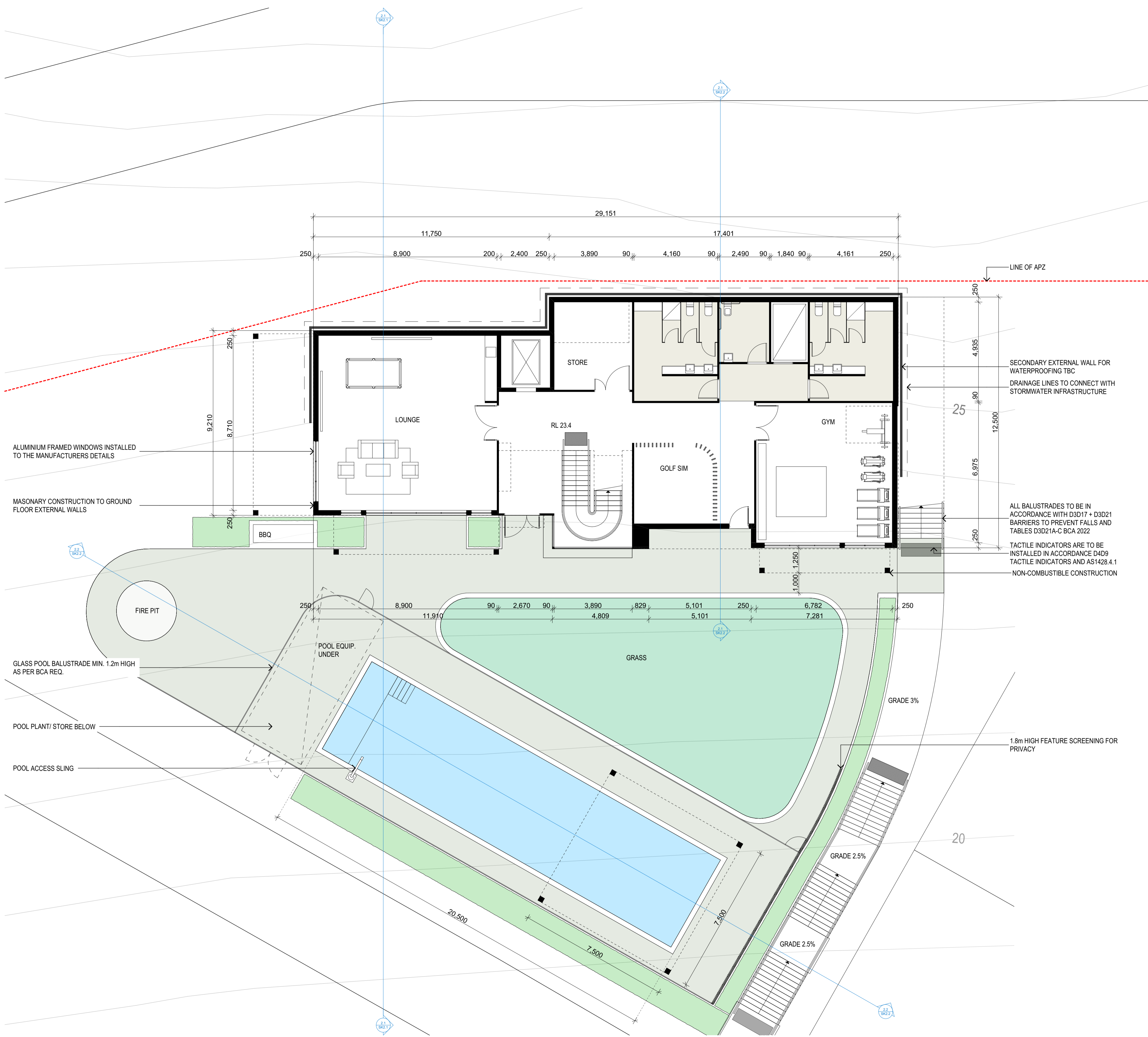
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ALUMINIUM FRAMED WINDOWS INSTALLED TO THE MANUFACTURERS DETAILS

MASONRY CONSTRUCTION TO GROUND FLOOR EXTERNAL WALLS

GLASS POOL BALUSTRADE MIN. 1.2m HIGH AS PER BCA REQ.

POOL PLANT/ STORE BELOW

POOL ACCESS SLING

SECONDARY EXTERNAL WALL FOR WATERPROOFING TBC
DRAINAGE LINES TO CONNECT WITH STORMWATER INFRASTRUCTURE

ALL BALUSTRADES TO BE IN ACCORDANCE WITH D3D17 + D3D21 BARRIERS TO PREVENT FALLS AND TABLES D3D21A-C BCA 2022

TACTILE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE D4D9 TACTILE INDICATORS AND AS1428.4.1 NON-COMBUSTIBLE CONSTRUCTION

1.8m HIGH FEATURE SCREENING FOR PRIVACY

0:7247_Comp_MHE_BWP15_Architectural CAD7247 Clubhouse 033.rvt

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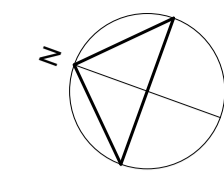
DRAWING TITLE:	GROUND FLOOR PLAN
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW
CLIENT:	CORIO PROJECTS

DRAWING NO:	7247_SK1.3	REVISION:	D - WIP
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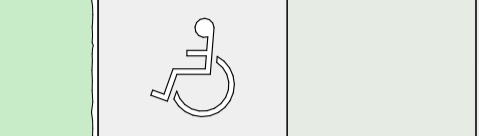
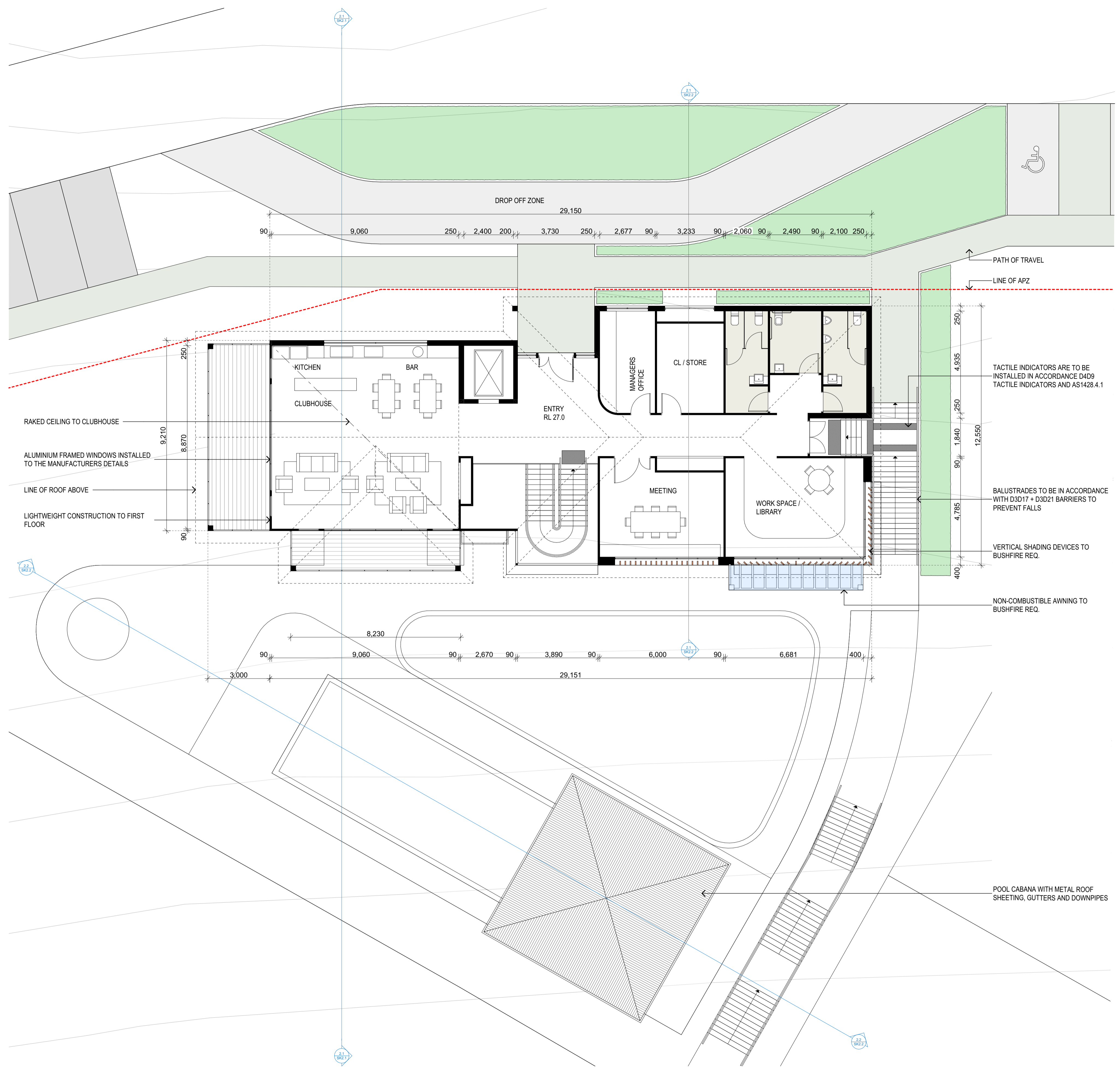
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PATH OF TRAVEL
LINE OF APZ

TACTILE INDICATORS ARE TO BE INSTALLED IN ACCORDANCE D4D9 TACTILE INDICATORS AND AS1428.4.1

BALUSTRADES TO BE IN ACCORDANCE WITH D3D17 + D3D21 BARRIERS TO PREVENT FALLS

VERTICAL SHADING DEVICES TO BUSHFIRE REQ.

NON-COMBUSTIBLE AWNING TO BUSHFIRE REQ.

POOL CABANA WITH METAL ROOF SHEETING, GUTTERS AND DOWNSPIPES

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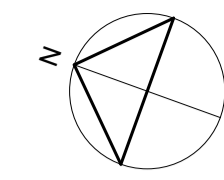
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	FIRST FLOOR PLAN
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW
CLIENT:	CORIO PROJECTS

DRAWING NO:	7247_SK1.4	REVISION:	D - WIP
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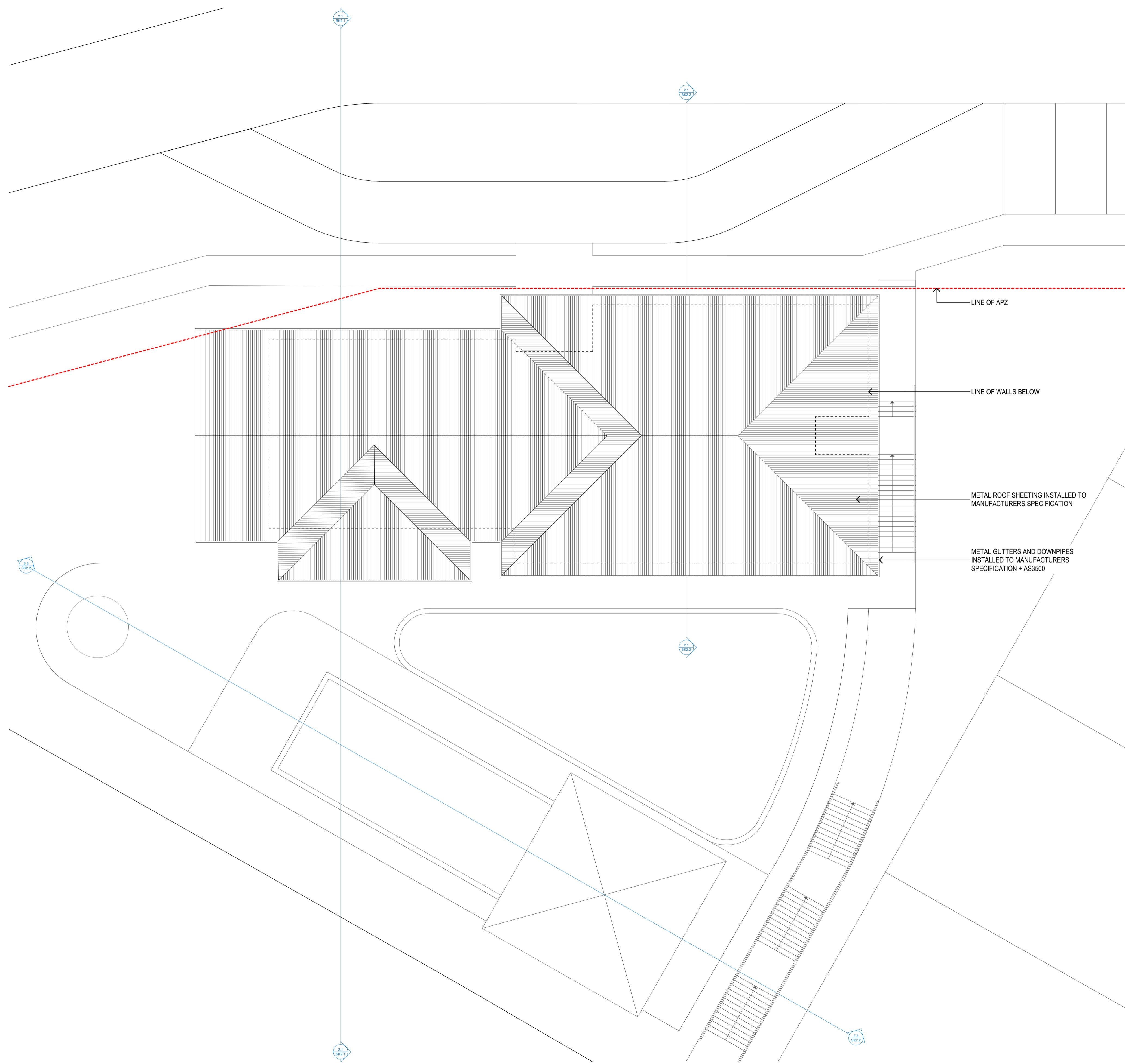
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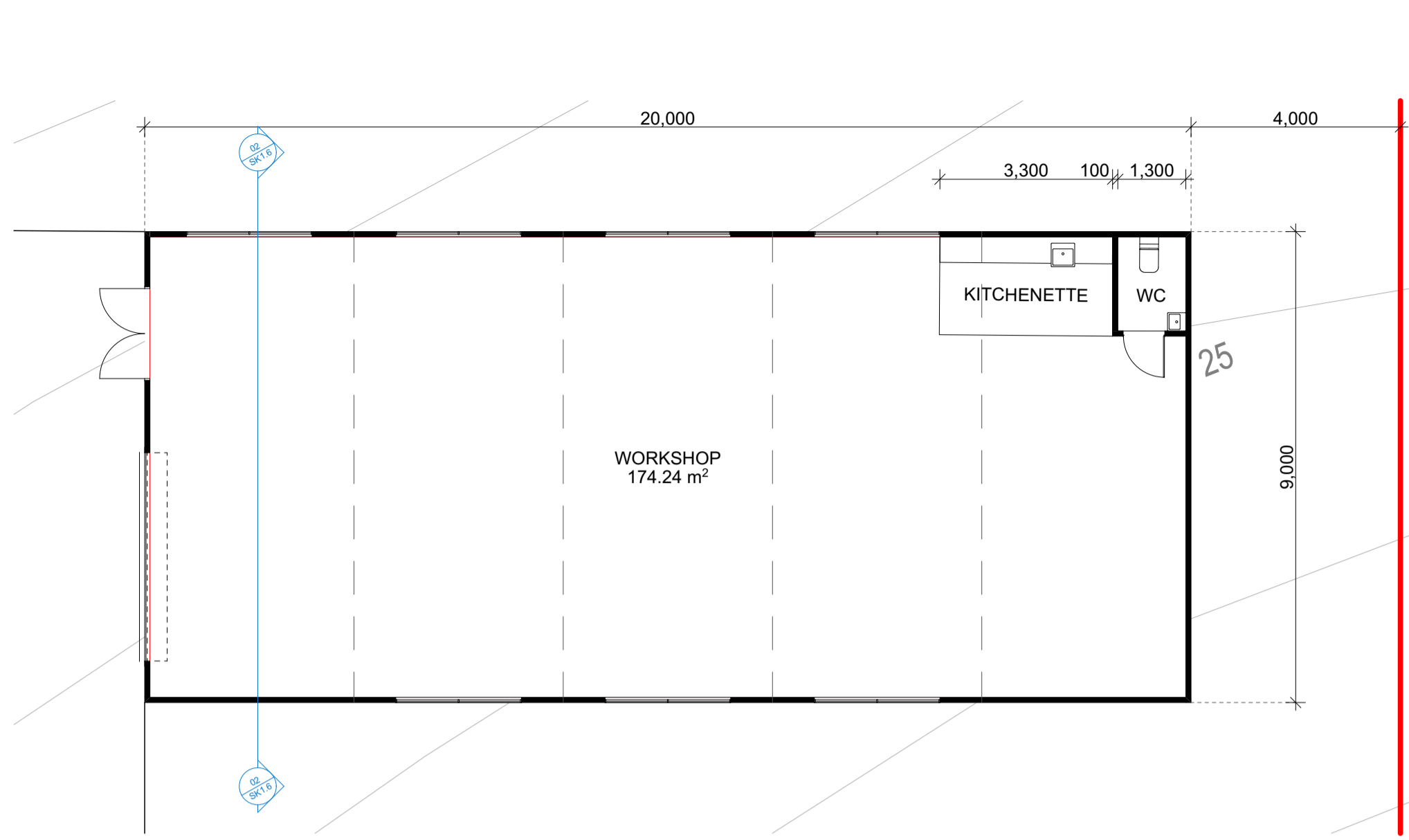
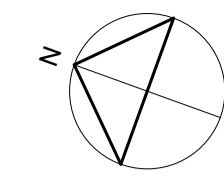
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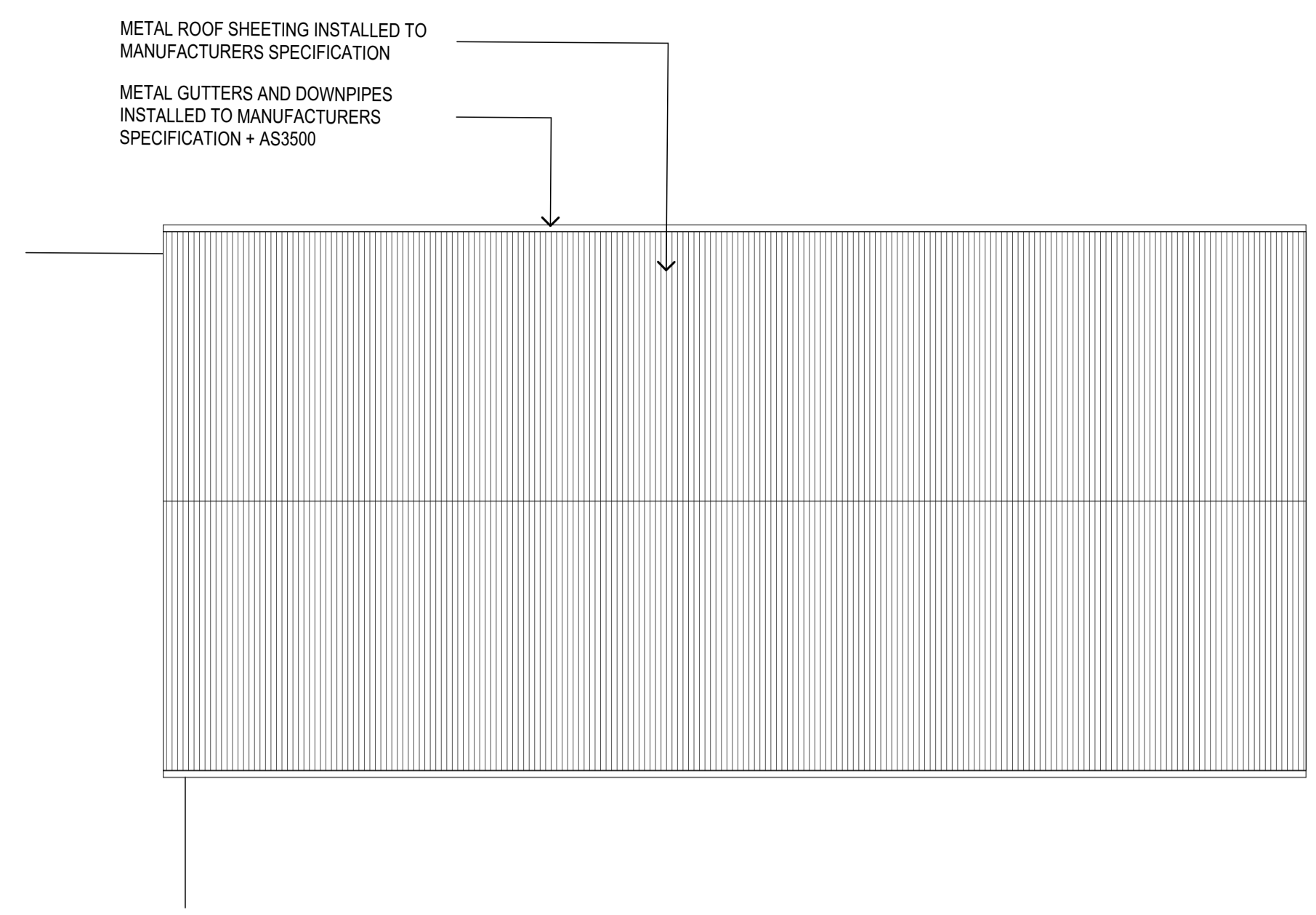
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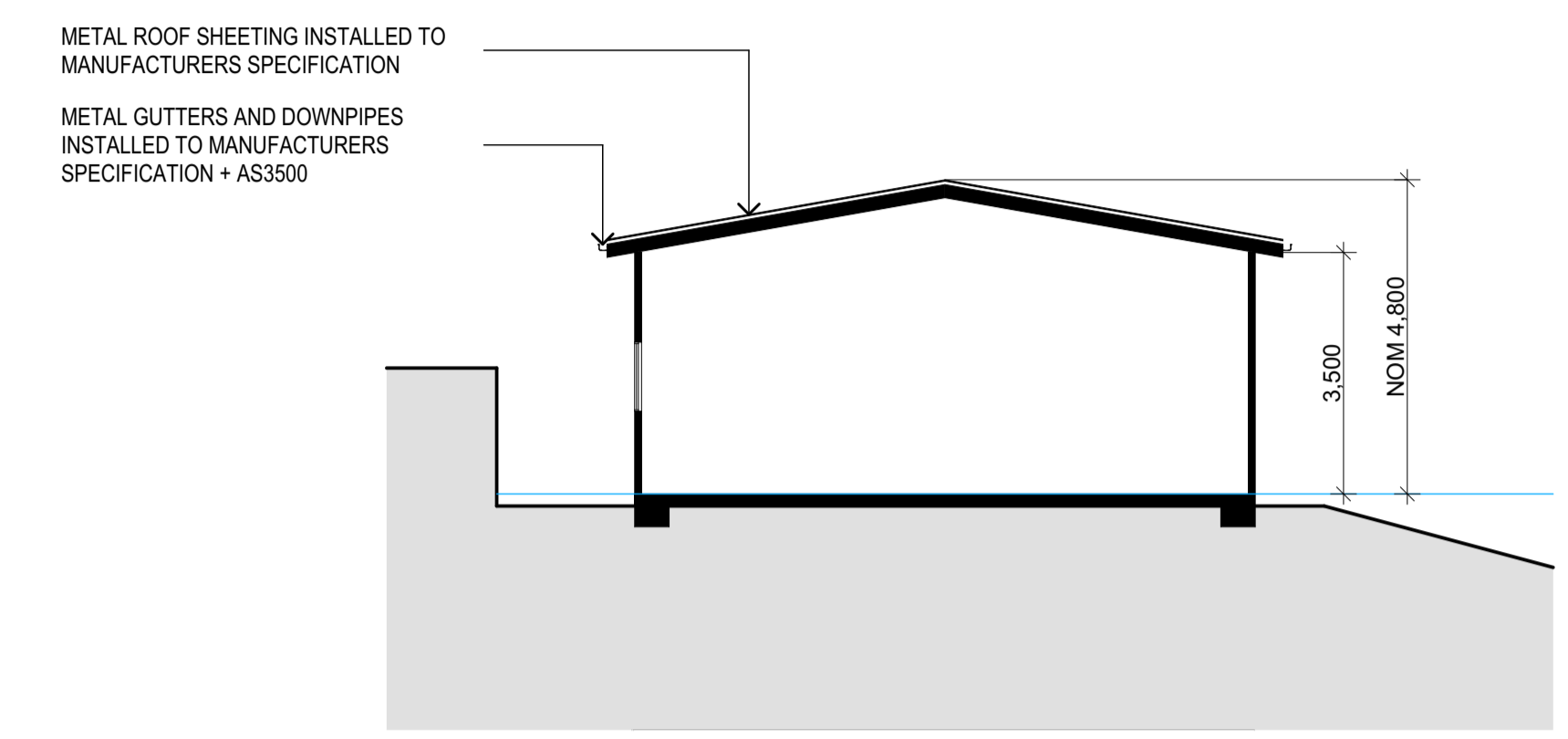
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PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		
CLIENT:	CORIO PROJECTS		



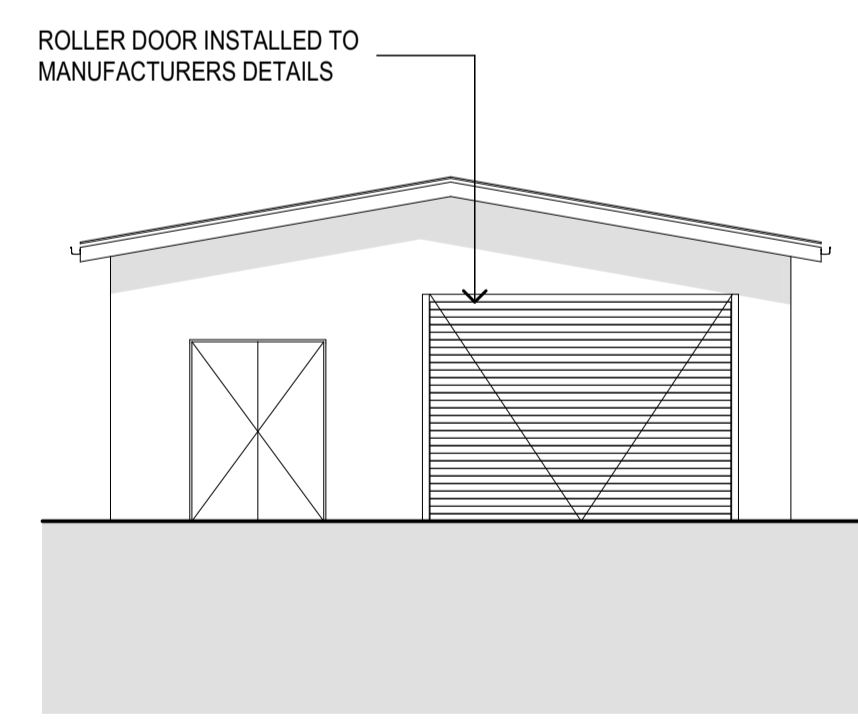
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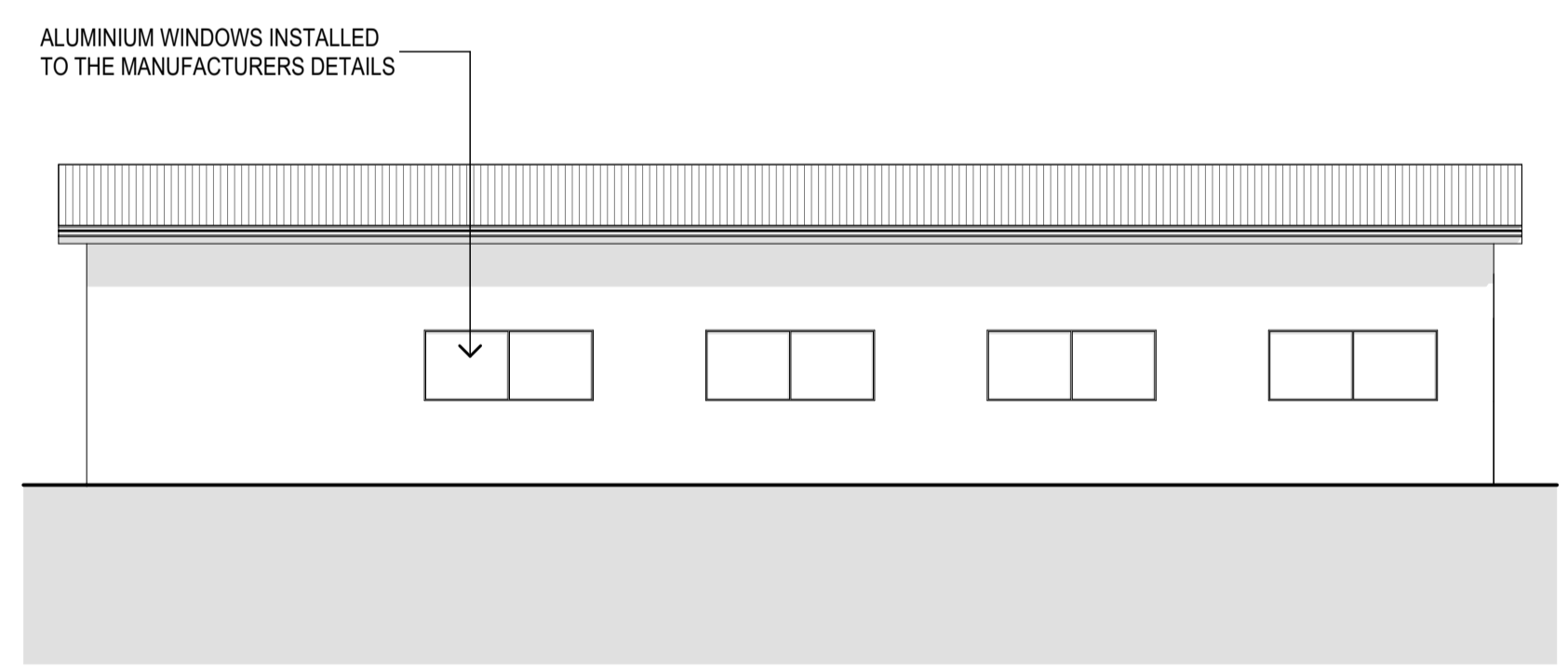
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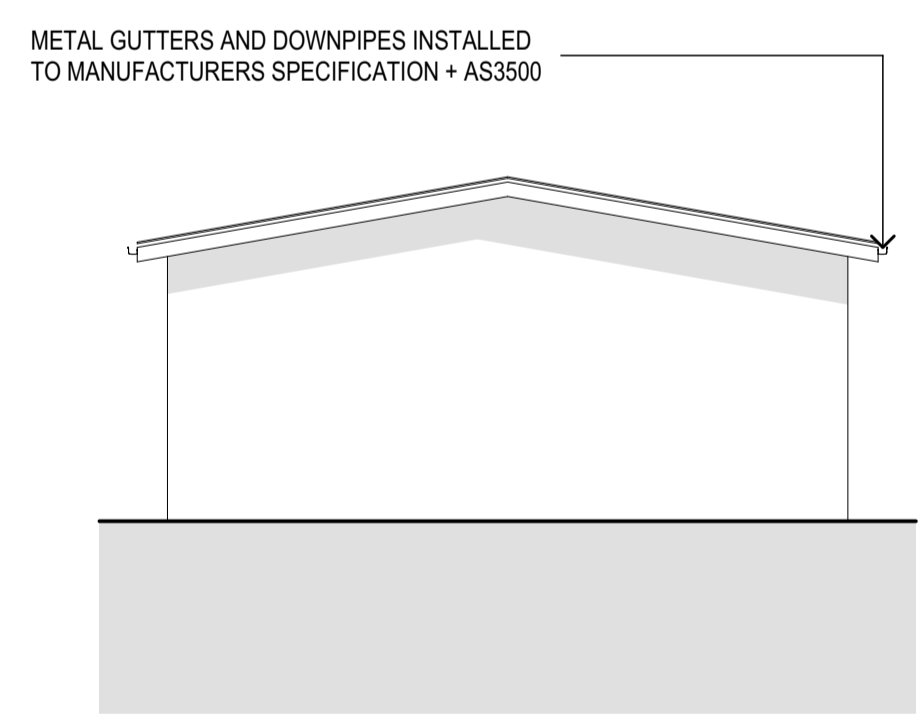
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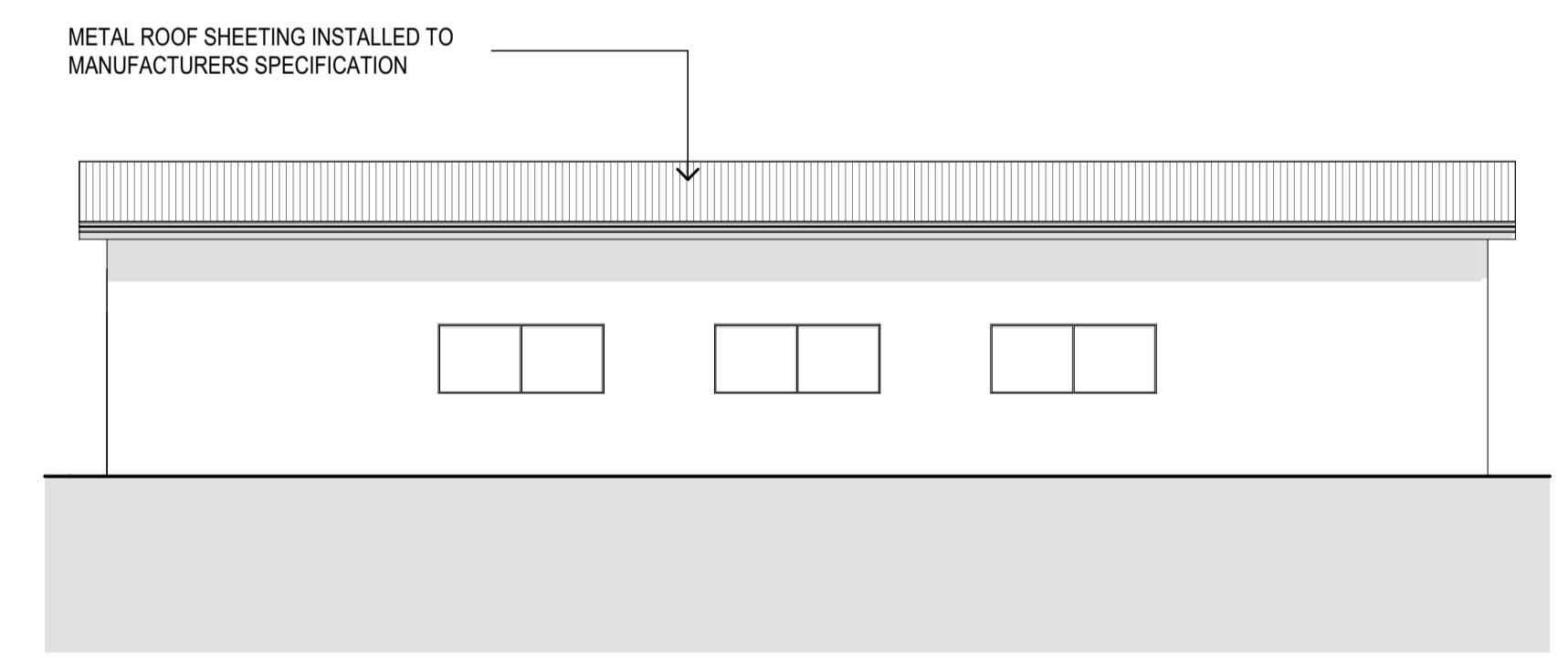
WORKSHOP NORTH ELEVATION



WORKSHOP EAST ELEVATION



WORKSHOP SOUTH ELEVATION



WORKSHOP EAST ELEVATION

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REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	JR
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

DATUM: AHD
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SCALE: 1:100 @ A1
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	WORKSHOP SHED	DRAWING NO: 7247_SK1.6	REVISION: D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		
CLIENT:	CORIO PROJECTS		

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TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 - 2014 AND AMENDMENTS

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2018 AND AMENDMENTS

MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 2018

DAMP-PROOF COURSES & FLASHINGS TO BE IN ACCORDANCE WITH AS/NZS 2904 1995 AND AMENDMENTS

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ALL STAIR SURFACES TO COMPLY WITH AS4586 2013 AND AMENDMENTS

SKYLIGHTS TO BE INSTALLED IN ACCORDANCE WITH AS4285 2019

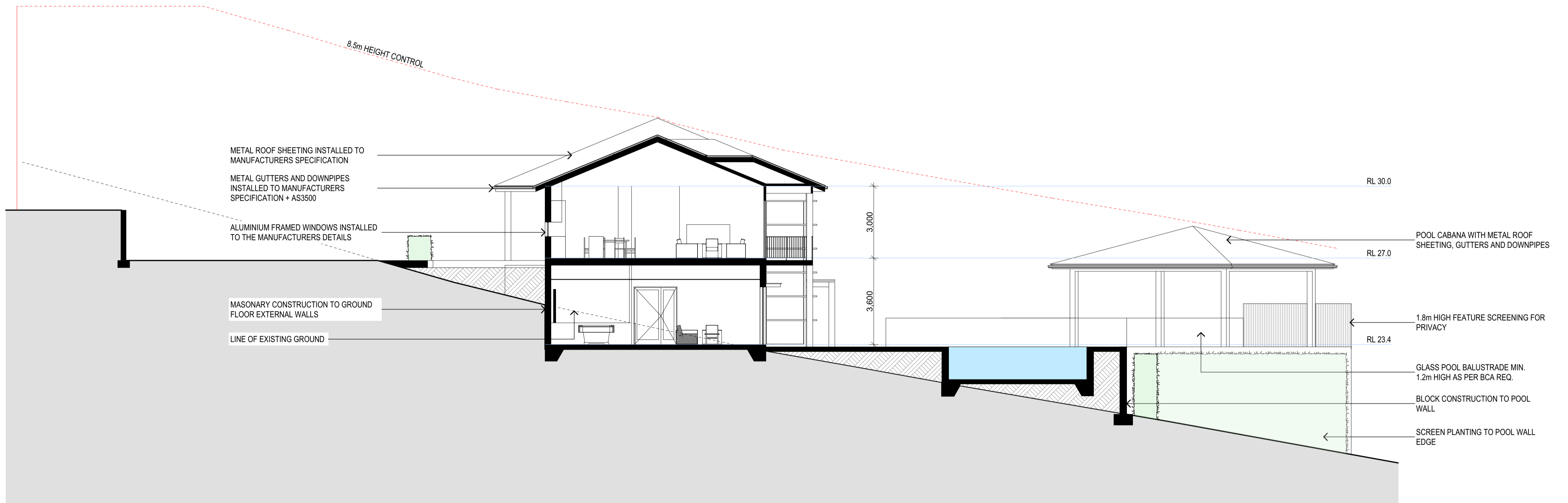
BUILDING CONSTRUCTION WITHIN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959 2018 AND AMENDMENTS

GLASS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH AS1288 2021, AS 2047 2014 AND AMENDMENTS

WATERPROOFING OF WET AREAS TO COMPLY WITH AS3740 2021.

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ALL ASBESTOS TO BE TESTED BY QUALIFIED CONSULTANT TO AS4984 2004 & REMOVED & DISPOSED OF BY SUITABLY QUALIFIED PERSONNEL TO SAFE WORK AUSTRALIA CODE OF PRACTICE REQUIREMENTS.



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REV.	DATE	DESCRIPTION	BY
D - WIP		Work in Progress	JR
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

DATUM: AHD SCALE: 1:100@A1 (XX@A3)

SCALE: 1:100 @ A1

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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	SECTION A
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW
CLIENT:	CORIO PROJECTS
DRAWING NO:	7247_SK2.1
REVISION:	D - WIP

GENERAL NOTES:

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TERMITE MANAGEMENT SYSTEMS TO COMPLY WITH AS3660 - 2014 AND AMENDMENTS

CONCRETE CONSTRUCTION TO BE IN ACCORDANCE WITH AS3600 2018 AND AMENDMENTS

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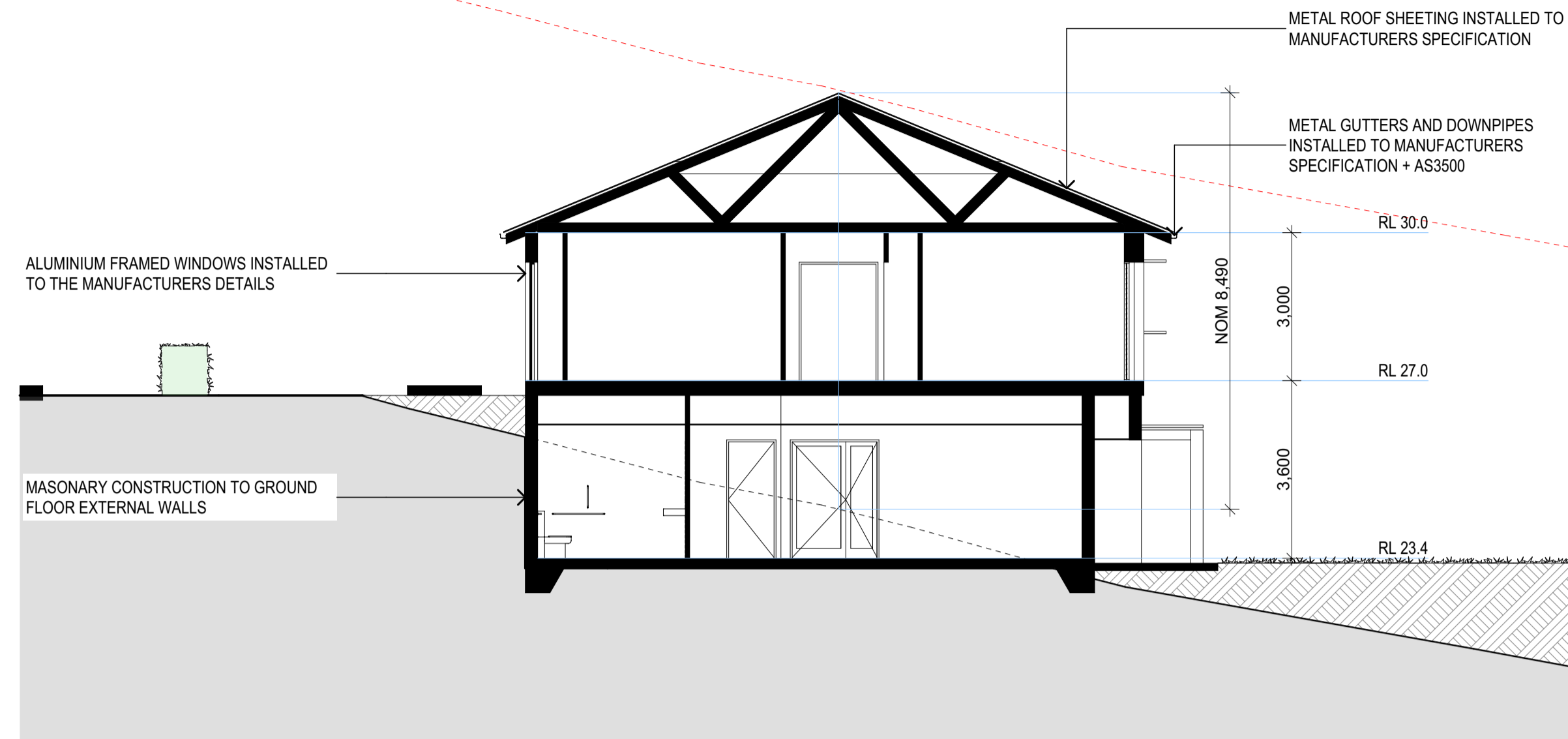
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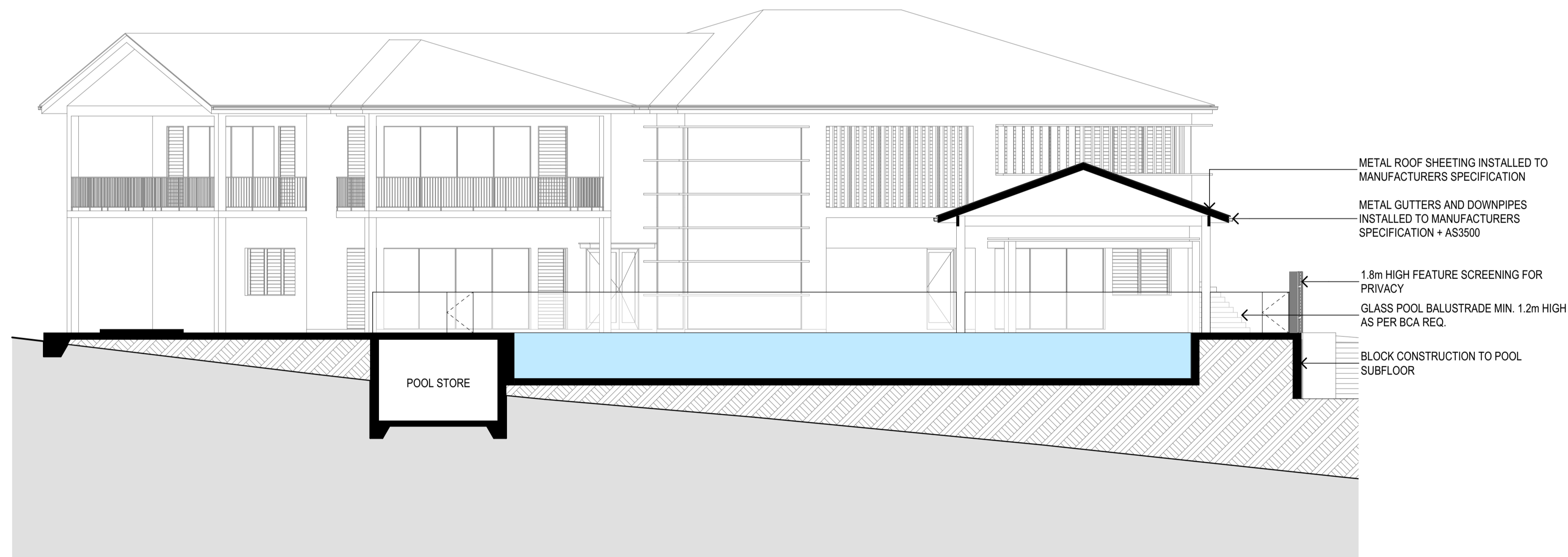
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SECTION B



SECTION C

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REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	JR
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

DATUM: AHD
SCALE: 1:100@A1 (XX@A3)
SCALE: 1:100 @ A1
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	SECTION B + C	A1
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	
CLIENT:	CORIO PROJECTS	
DRAWING NO:	7247_SK2.2	REVISION:
		D - WIP

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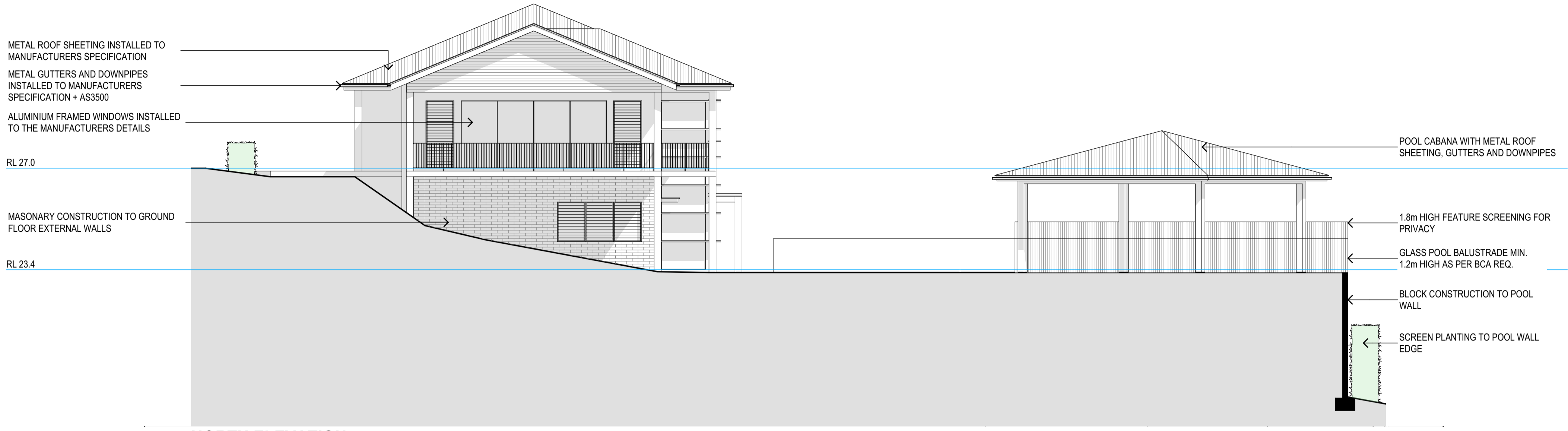
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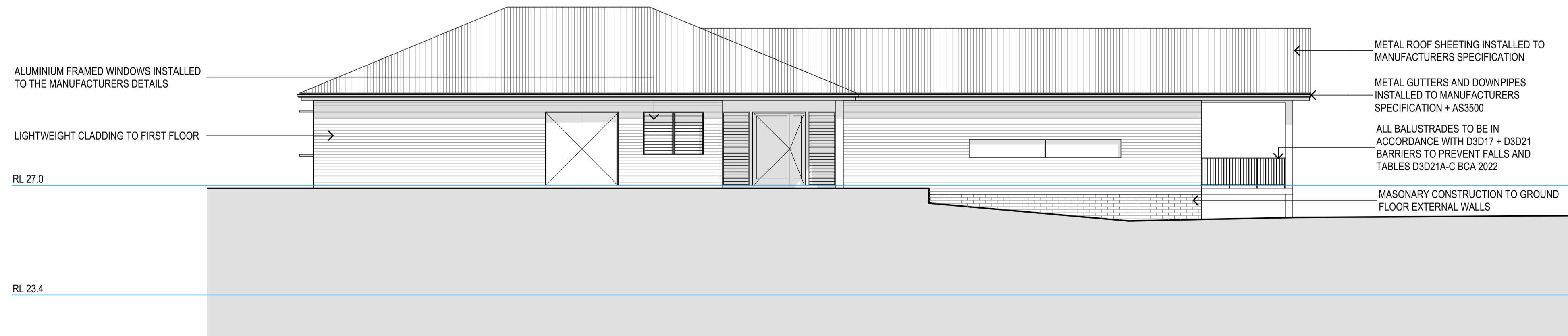
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NORTH ELEVATION



EAST ELEVATION

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REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	JR
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

DATUM: AHD
SCALE: 1:100@A1 (X,X@A3)
SCALE: 1:100 @ A1
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	ELEVATIONS SHEET 1	PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	CLIENT:	CORIO PROJECTS	DRAWING NO:	7247_SK3.1	REVISION:	D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		CLIENT:		CORIO PROJECTS	DRAWING NO:	7247_SK3.1	REVISION:	D - WIP

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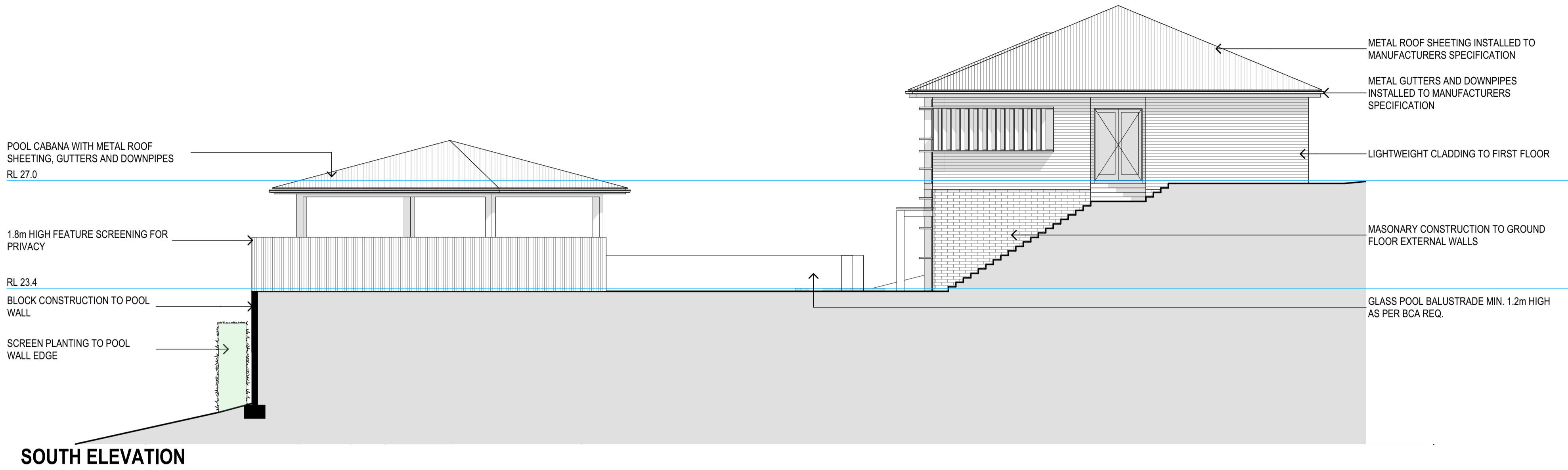
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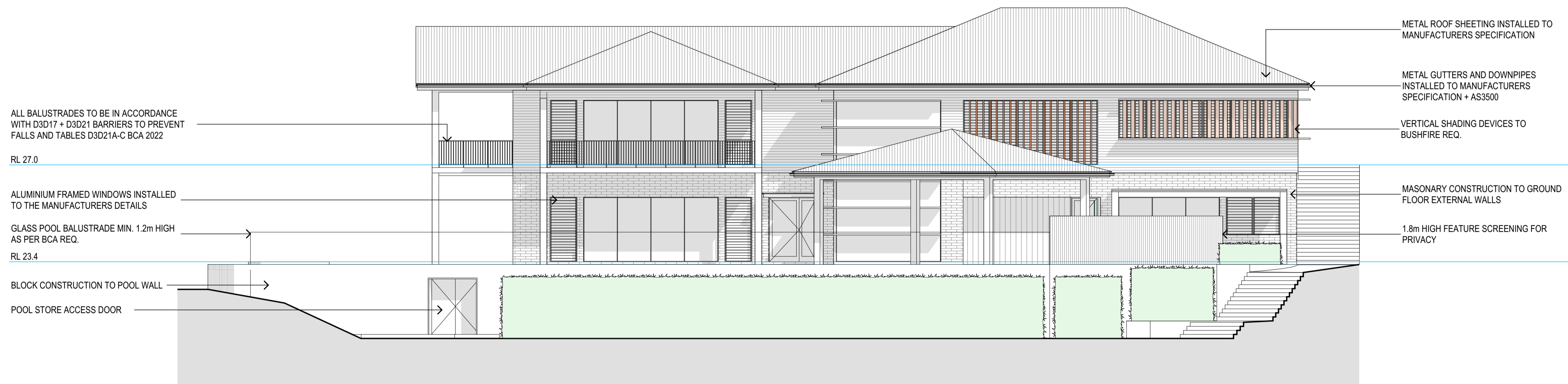
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SOUTH ELEVATION



WEST ELEVATION

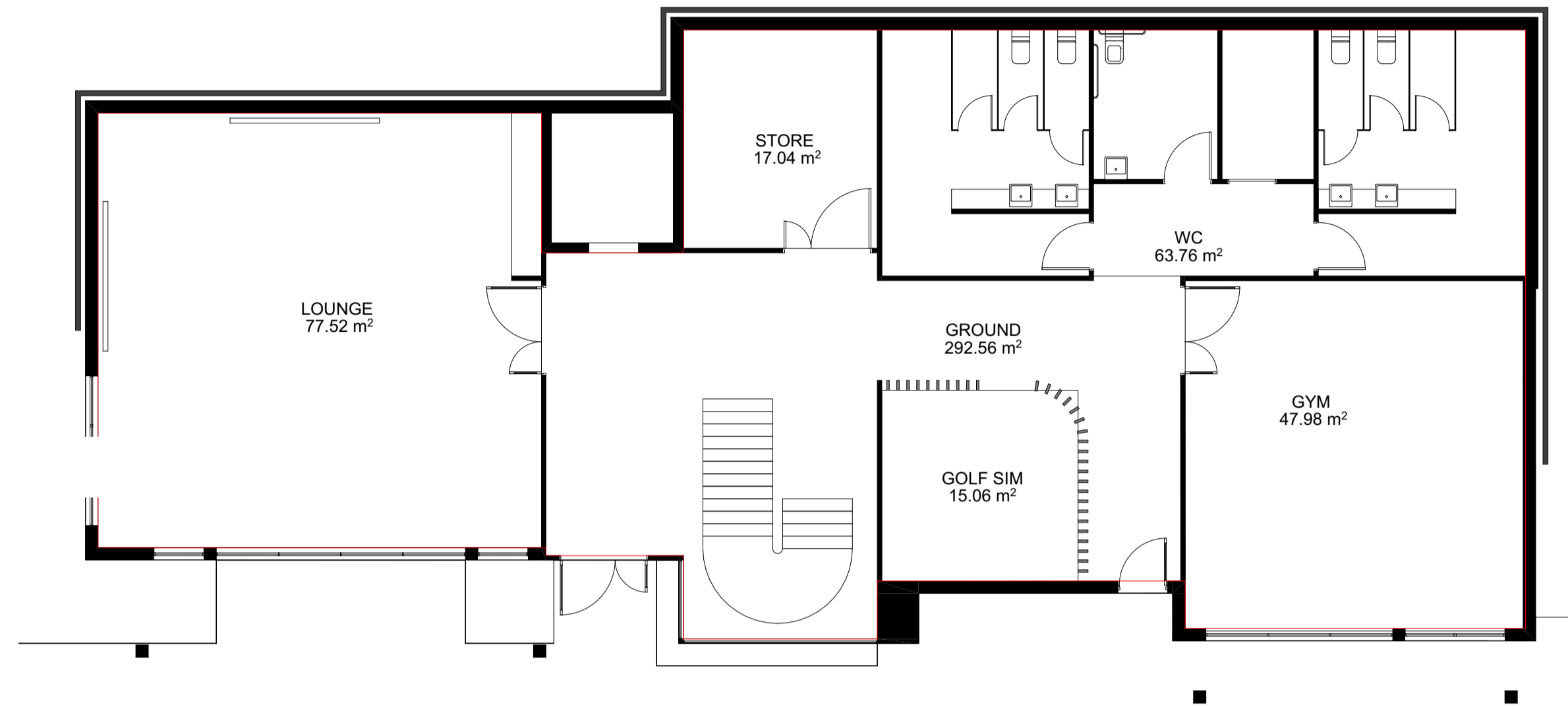
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REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	JR
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

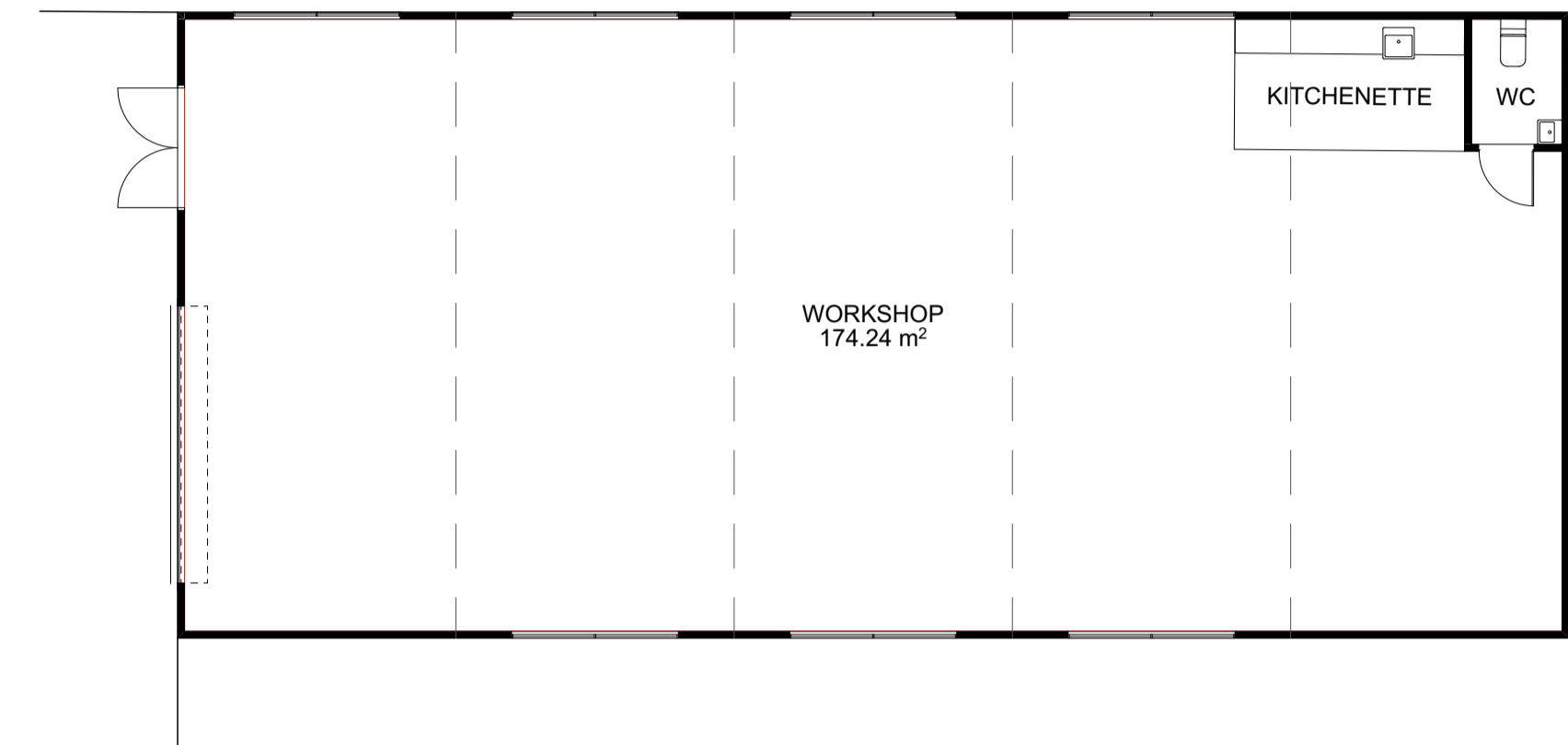
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

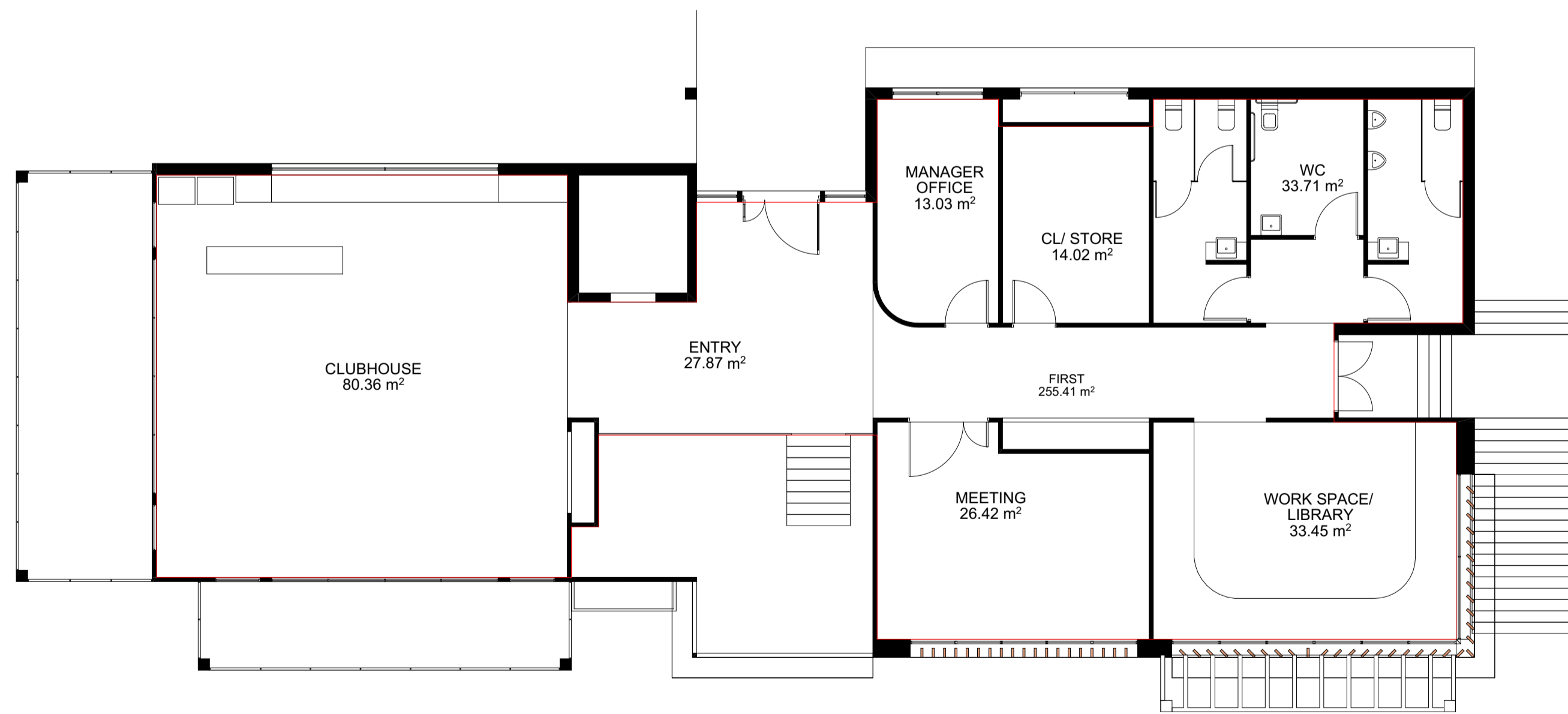
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PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		CLIENT:		CORIO PROJECTS	DRAWING NO:	7247_SK3.2	REVISION:	D - WIP



GROUND FLOOR AREAS



WORKSHOP SHED AREAS



FIRST FLOOR AREAS

O:\7247_Corp_MHE_SVRIS_Architect\CAD\7247 Clubhouse.dwg

REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
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DATUM: AHD
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PROJECT NO:	7247	DRAWING TITLE:	AREA SCHEDULE
DA NO.:	-	PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW
DESIGNED BY:	NS	CLIENT:	CORIO PROJECTS
DRAWN BY:	NS	DRAWING NO.:	7247_SK5.1
CHECKED BY:	NS	REVISION:	D - WIP
DATE CREATED:	01.10.24		



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KING + CAMPBELL

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 T: 02 6586 2555
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 E: info@KingCampbell.com.au

REV.	DATE	DESCRIPTION	BY
D-WIP	Work in Progress	REVISED DA SUBMISSION	LB
C	25/02/2025	REVISED DA SUBMISSION	JR
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

DATUM: AHD
 SCALE: 1:1@A1 (X,X@A3)
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	PERSPECTIVE 1	DRAWING NO:	7247_SK7.1	REVISION:	D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	CLIENT:	CORIO PROJECTS		

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0:7247_Corpio_MHE_SWR15_Architectural CAD:7247 Clubhouse 003.rvt

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REV.	DATE	DESCRIPTION	BY
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C	25/02/2025	REVISED DA SUBMISSION	JR
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	

DATUM: AHD
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	PERSPECTIVE 2	REVISION:	
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	DRAWING NO:	7247_SK7.2
CLIENT:	CORIO PROJECTS	REVISION:	D - WIP

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REV.	DATE	DESCRIPTION	BY
D-WIP		Work in Progress	
C	25/02/2025	REVISED DA SUBMISSION	LB
B	11/12/2024	DA SUBMISSION	JR
A	3/12/2024	PRELIMINARY DA	JR

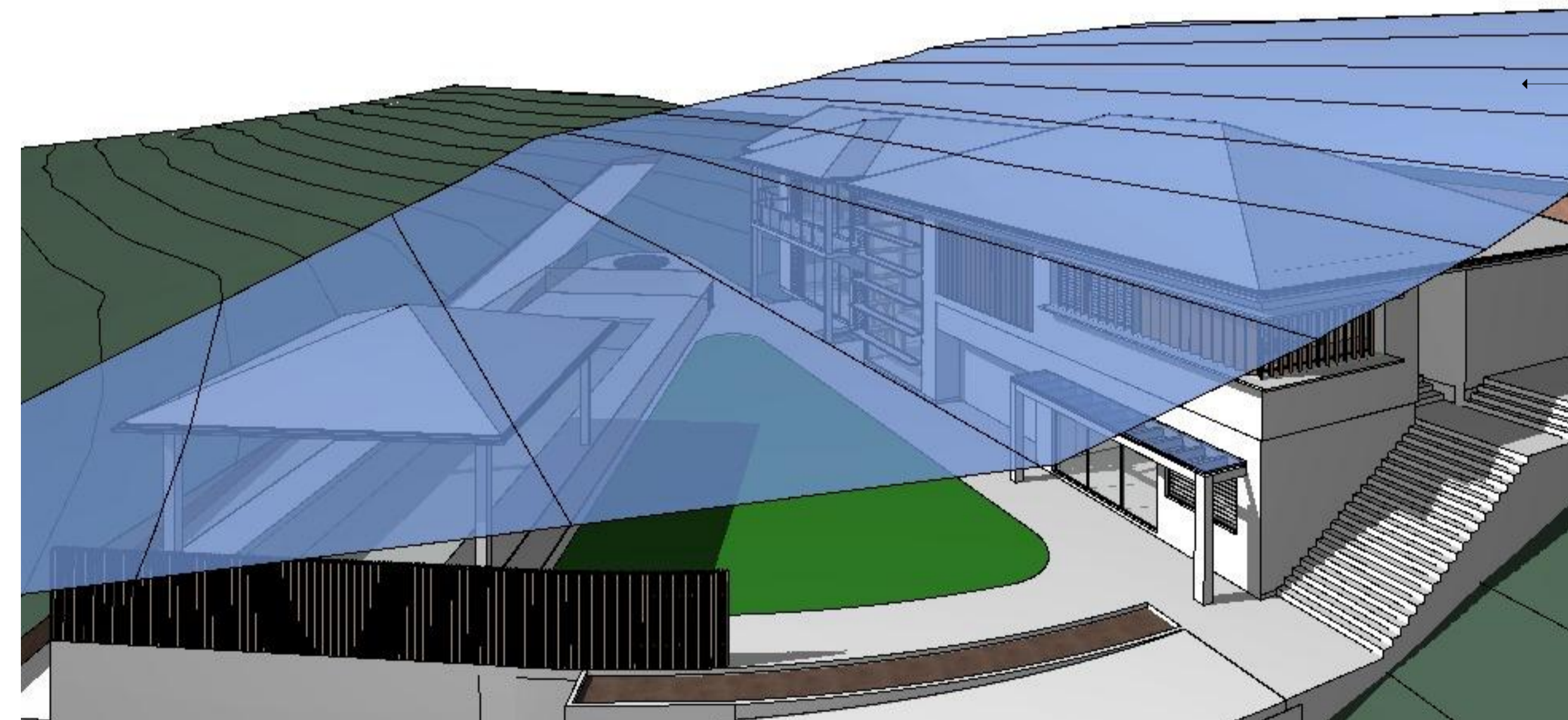
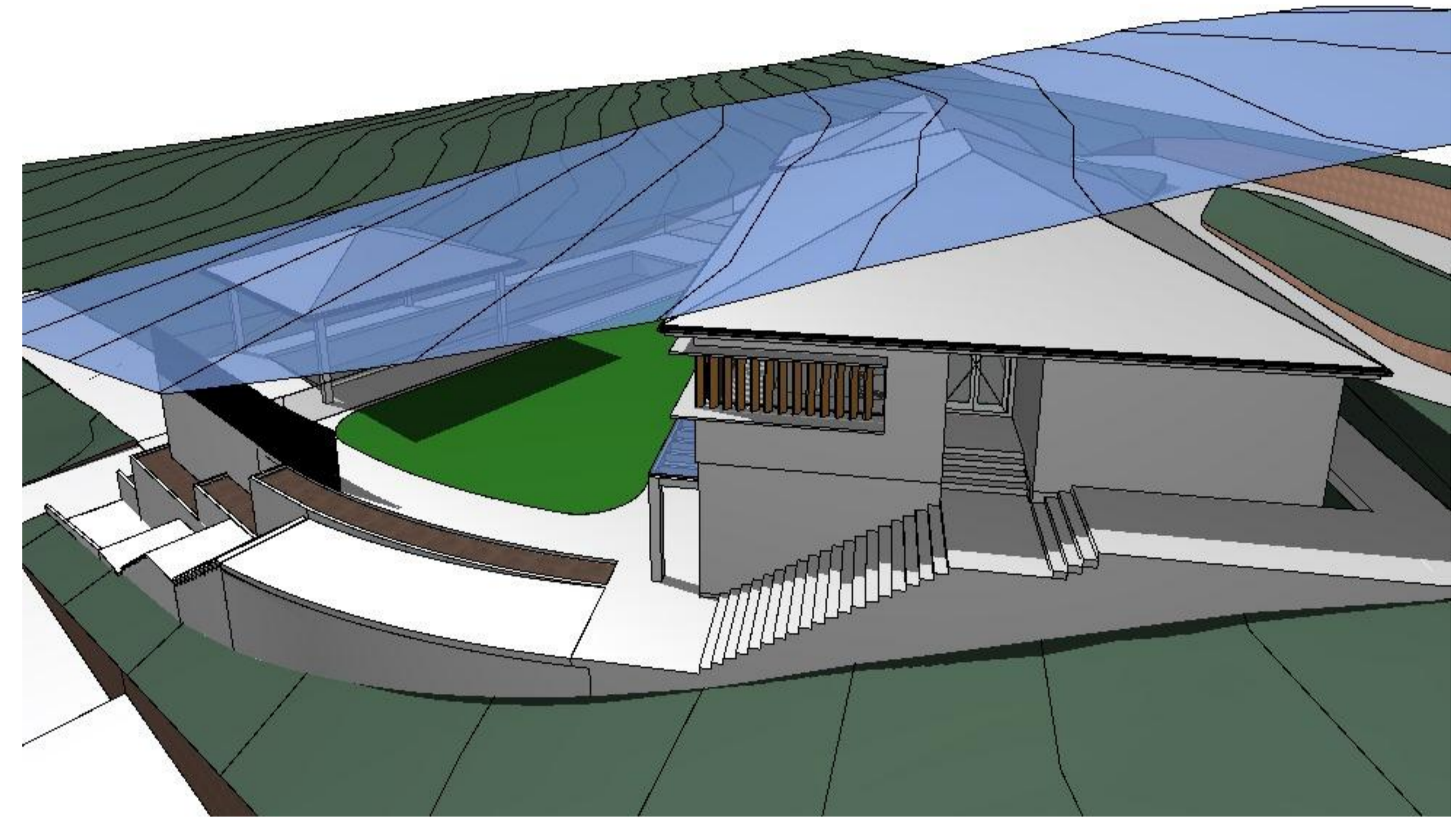
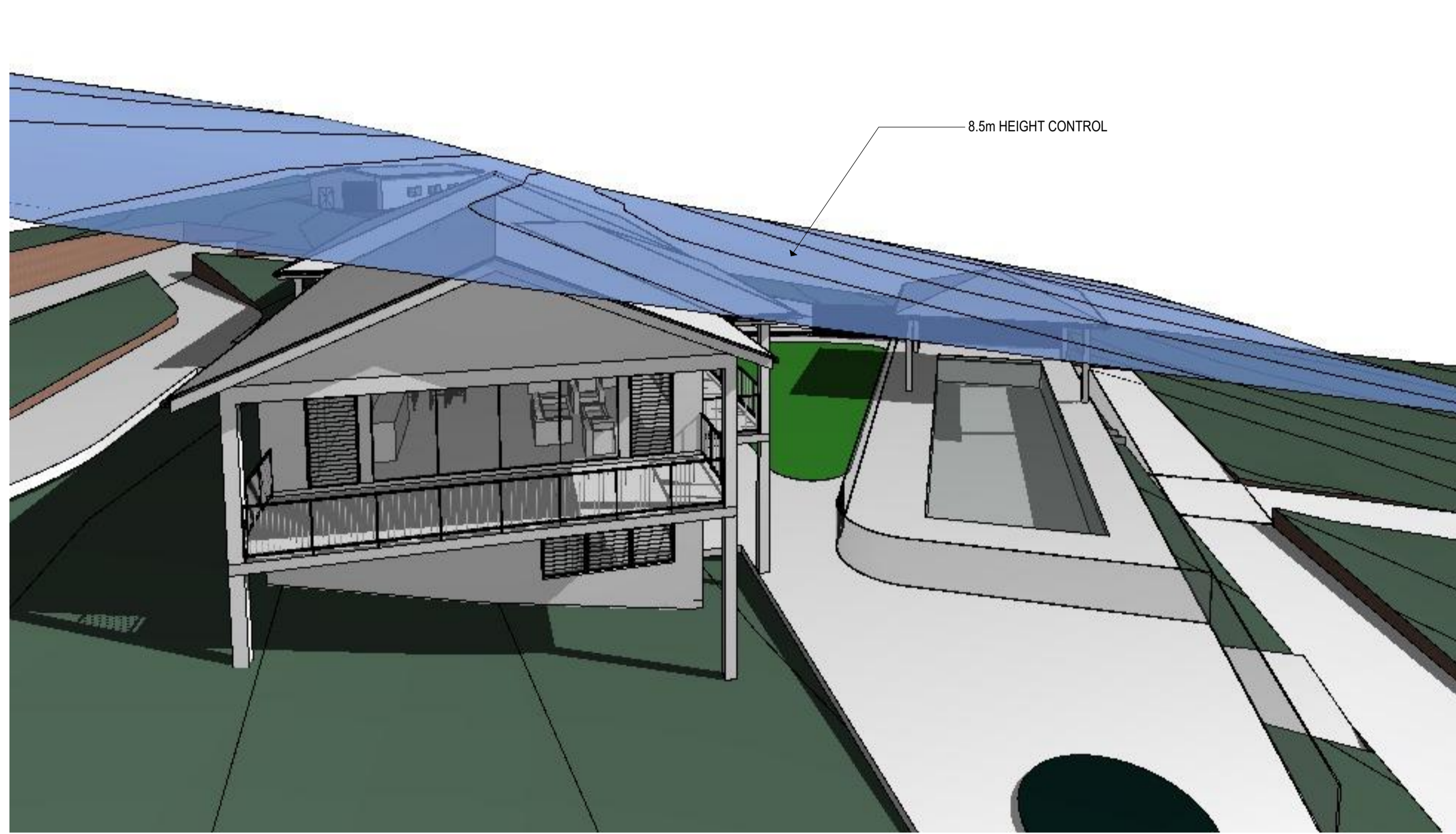
DATUM: AHD
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DA NO.:	-
DESIGNED BY:	NS
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DATE CREATED:	01.10.24

DRAWING TITLE:	PERSPECTIVE 3	DRAWING NO: 7247_SK7.3	REVISION: D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW		
CLIENT:	CORIO PROJECTS		

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REV.	DATE	DESCRIPTION	BY
D - WIP	Work in Progress	REVISED DA SUBMISSION	LB
C	25/02/2025	REVISED DA SUBMISSION	JR
B	11/12/2024	DA SUBMISSION	

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 SCALE: 1:100@A1 (X/X@A3)
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PROJECT NO:	7247
DA NO.:	-
DESIGNED BY:	NS
DRAWN BY:	NS
CHECKED BY:	NS
DATE CREATED:	01.10.24

DRAWING TITLE:	HEIGHT CONTROL	DRAWING NO:	7247_SK7.4	REVISION:	D - WIP
PROJECT:	BROADLANDS SWR CLUBHOUSE LOT 3 DP 801467 SOUTH WEST ROCKS NSW	CLIENT:	CORIO PROJECTS		