



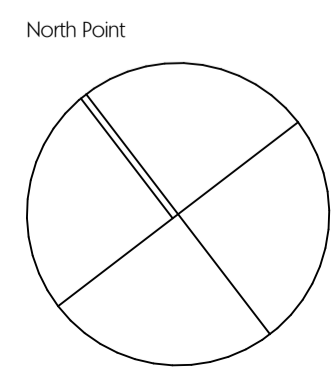
**NEIGHBOURHOOD UPLIFT CONTEXT**  
Scale 1:1000

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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P.O. Box 825, Liverpool Business Centre, NSW 1871  
t 9602 3133  
e admin@algorryzappia.com.au  
w www.algorryzappia.com.au

ABN 43 064 952 692

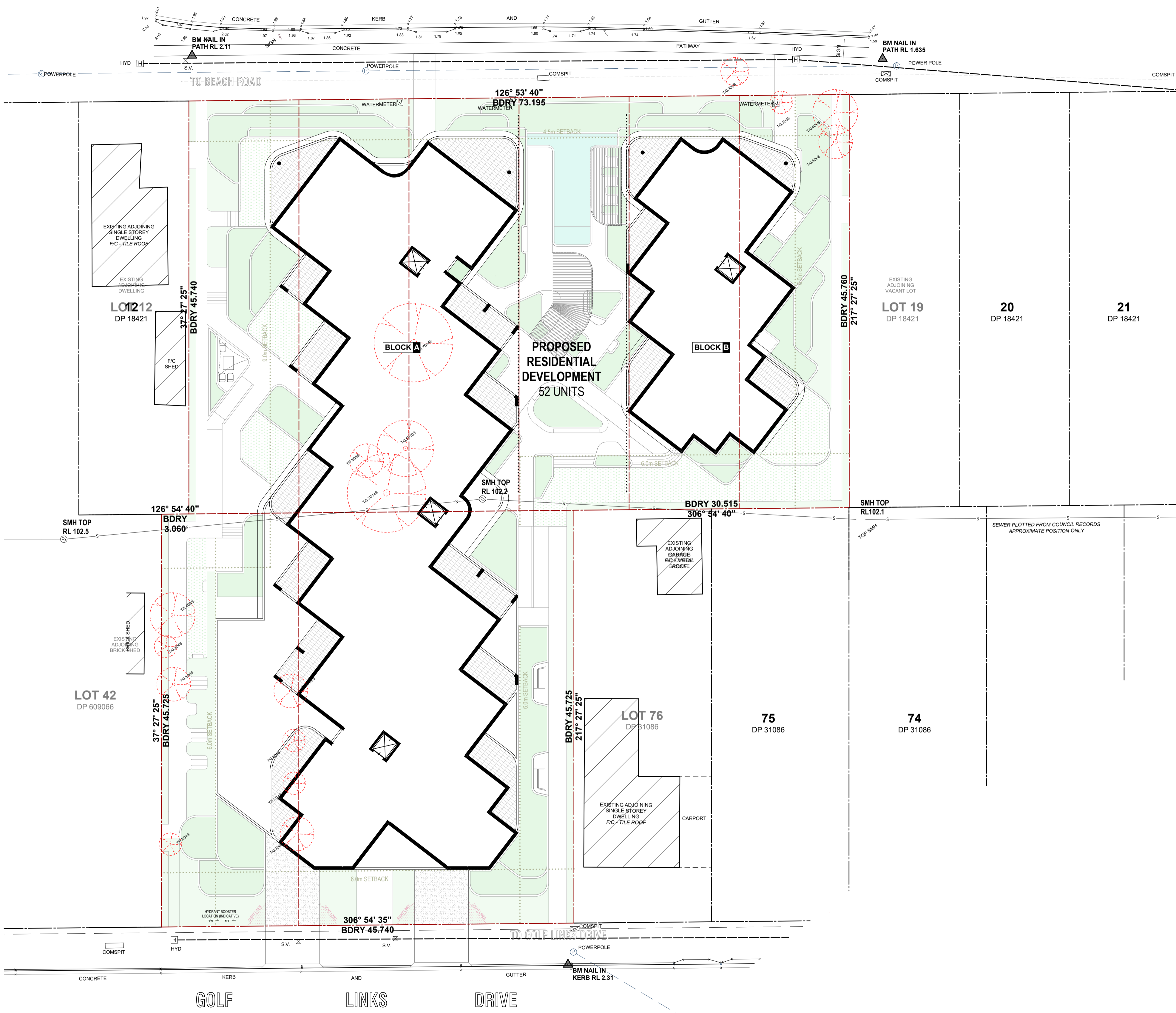
Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
78 DP31086 Golf Links Drive BATEMANS BAY



Title  
**NEIGHBOURHOOD UPLIFT CONTEXT PLAN**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A102	Issue B

BEACH ROAD



LEGEND SITE

- PROPOSED BUILDING AS SHOWN
- PROPOSED STRUCTURAL FLOOR SLAB LEVEL
- EXISTING CONTOUR LINES BY SURVEYOR
- EXISTING SPOT LEVELS BY SURVEYOR
- APPROX. LOCATION OF BOARDS SEWER
- EXISTING STREET KERB & GUTTER
- EXISTING STREET STORMWATER PIT
- PROPOSED LANDSCAPED AREA: REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED MASONRY RETAINING WALL CONSTRUCTION AS PER ENGINEERS DETAILS
- 150 HIGH R. CONCRETE KERB TO ENGINEERS DETAILS
- SEWER MANHOLE LOCATION AS SHOWN
- SELECTED PVC STORMWATER DOWNPIPES: REFER TO DRAINAGE DOCUMENTATION FOR DETAILS
- STORMWATER PIT: REFER TO STORMWATER ENGINEERS DETAILS FOR FINISHED SURFACE LEVELS
- STORMWATER GRATE: REFER TO STORMWATER ENGINEERS DETAILS FOR FINISHED SURFACE LEVELS

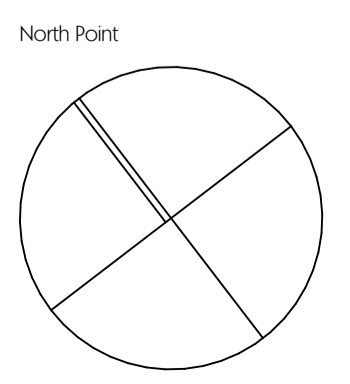
**SITE PLAN**  
Scale 1:250

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
78 DP31086 Golf Links Drive BATEMANS BAY

Client **EAGLE Homes**

Drawn MZ Checked CZ Date SEP 2023

Activity Type DA Job # 1051-20 Scale @ A1 AS SHOWN

Project # P5634 Sheet # A108 Issue B



**NORTH-EAST ELEVATION**  
Scale 1:150

**SCHEDULE OF FINISHES**

CODE	DESCRIPTION	SWATCH
①	RECKLI TEXTURED CONCRETE "RECKLI 1/45B SICILIA" Primary External Walls	[Swatch]
②	DECOVOGUE SHEET CLADDING "EARTHY OCHRE" or sim. Penthouse External Walls	[Swatch]
③	LIGHT RAW CONCRETE "CLASS-B OFF FORM FINISH" Concrete Slab & Balcony Edges	[Swatch]
④	ARTISAN EXTERIOR STONE "MESA ORGANIC" Planters & Retaining Wall Cladding	[Swatch]
⑤	DULUX DURATEC POWDERCOAT "COLORBOND JASPER" Window & Door Frames	[Swatch]
⑥	DULUX DURATEC POWDERCOAT "COLORBOND JASPER" Window Shrouds & Handrail Frames	[Swatch]
⑦	HOUSE OF BAMBOO ORGANIC "NATURED WATER REED" Feature Sun Screens & Shading	[Swatch]
⑧	DECOPOST / DECOWOOD "COASTAL SPOTTED GUM" Timber Vergola Structures	[Swatch]
⑨	DULUX DURALLOY POWDERCOAT "SHALE GREY" or sim. Roller Shutter	[Swatch]



**NORTH-WEST ELEVATION**  
Scale 1:150

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
 78 DP31086 Golf Links Drive BATEMANS BAY

Client **EAGLE Homes**

Title  
**ELEVATIONS**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A400	Issue B



**SOUTH-WEST ELEVATION**  
Scale 1:150

**SCHEDULE OF FINISHES**

CODE	DESCRIPTION	SWATCH
①	RECKLI TEXTURED CONCRETE "RECKLI 1/45B SICILIA" Primary External Walls	
②	DECOVOGUE SHEET CLADDING "EARTHY OCHRE" or sim. Penthouse External Walls	
③	LIGHT RAW CONCRETE "CLASS-B OFF FORM FINISH" Concrete Slab & Balcony Edges	
④	ARTISAN EXTERIOR STONE "MESA ORGANIC" Planters & Retaining Wall Cladding	
⑤	DULUX DURATEC POWDERCOAT "COLORBOND JASPER" Window & Door Frames	
⑥	DULUX DURATEC POWDERCOAT "COLORBOND JASPER" Window Shrouds & Handrail Frames	
⑦	HOUSE OF BAMBOO ORGANIC "NATURED WATER REED" Feature Sun Screens & Shading	
⑧	DECOPOST / DECOWOOD "COASTAL SPOTTED GUM" Timber Vergola Structures	
⑨	DULUX DURALLOY POWDERCOAT "SHALE GREY" or sim. Roller Shutter	



**SOUTH-EAST ELEVATION**  
Scale 1:150

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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ABN 43 064 952 692

Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
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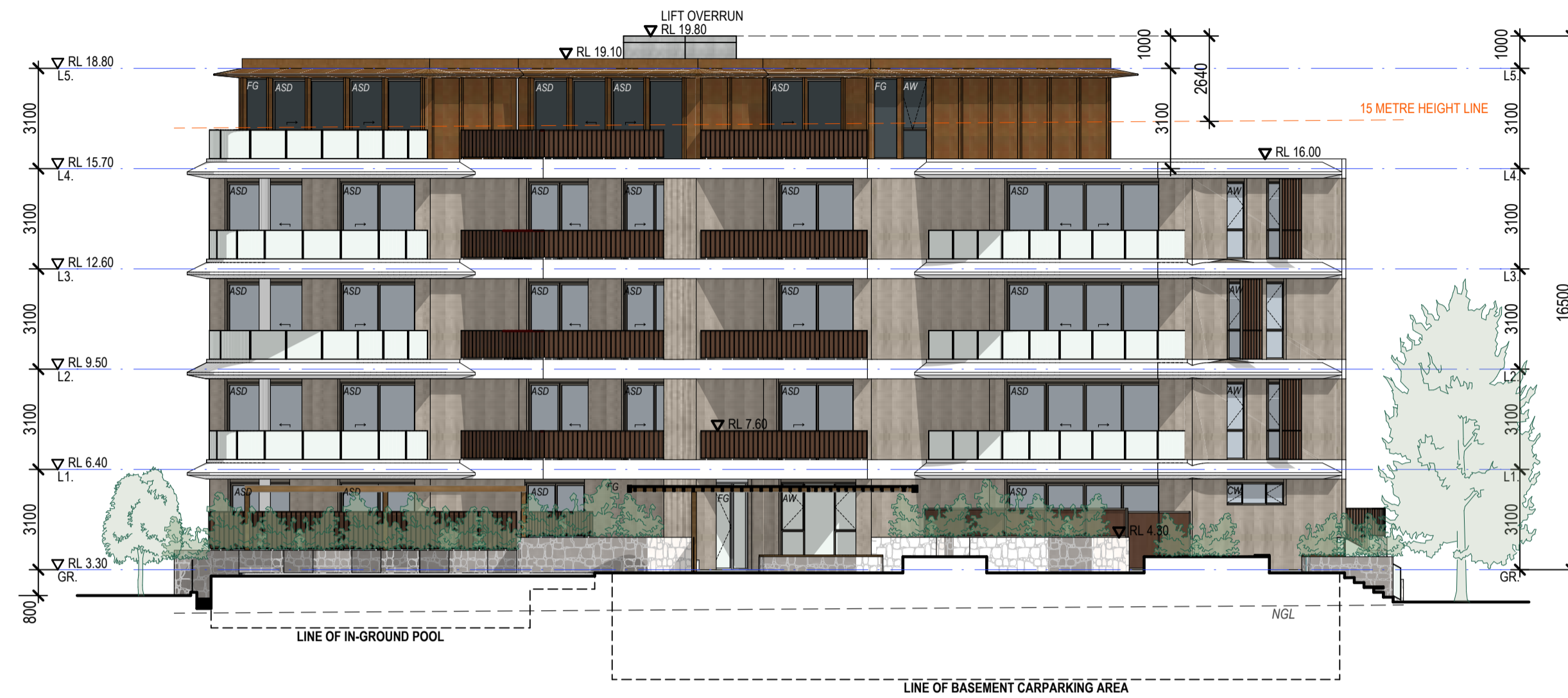
Client **EAGLE Homes**

Title  
**ELEVATIONS**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A401	Issue B

### SCHEDULE OF FINISHES

CODE	DESCRIPTION	SWATCH
①	RECKLI TEXTURED CONCRETE "RECKLI 1/45B SICILIA" Primary External Walls	
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⑥	DULUX DURATEC POWDERCOAT "COLORBOND JASPER" Window Shrouds & Handrail Frames	
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⑧	DECOPOST / DECOWOOD "COASTAL SPOTTED GUM" Timber Vergola Structures	
⑨	DULUX DURALLOY POWDERCOAT "SHALE GREY" or sim. Roller Shutter	



**BLOCK B INTERNAL ELEVATION**  
Scale 1:150



**BLOCK A INTERNAL ELEVATION**  
Scale 1:150

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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Project  
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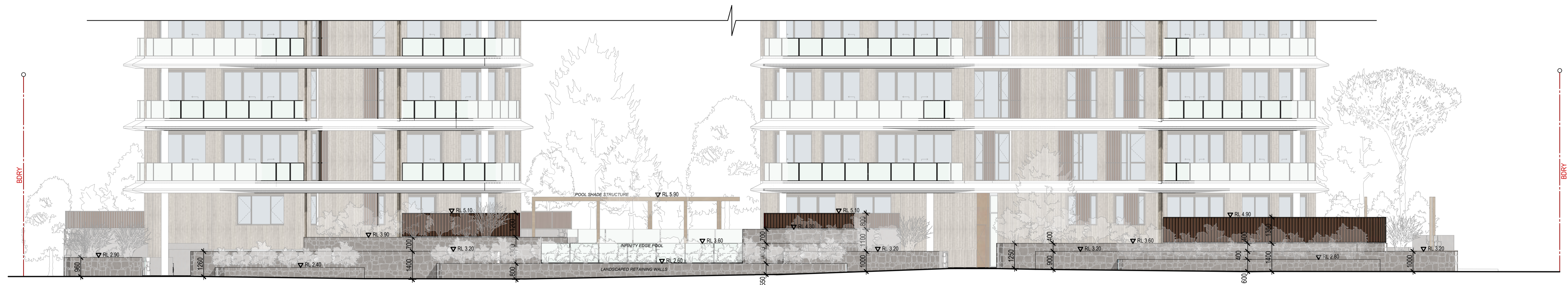


Title  
**INTERNAL ELEVATIONS**

Drawn	Checked	Date
MZ	CZ	SEP 2023
Activity Type	Job #	Scale @ A1
DA	1051-20	AS SHOWN
Project #	Sheet #	Issue
P5634	A402	B

### SCHEDULE OF FINISHES

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**BEACH ROAD FENCE ELEVATION**  
Scale 1:100

Issue	Description	Date	Drawn	Issued
A	ISSUE FOR DA	20.09.2023	MZ	NZ
B	AMENDED FOR RFI RESPONSE	22.05.2024	MZ	NZ

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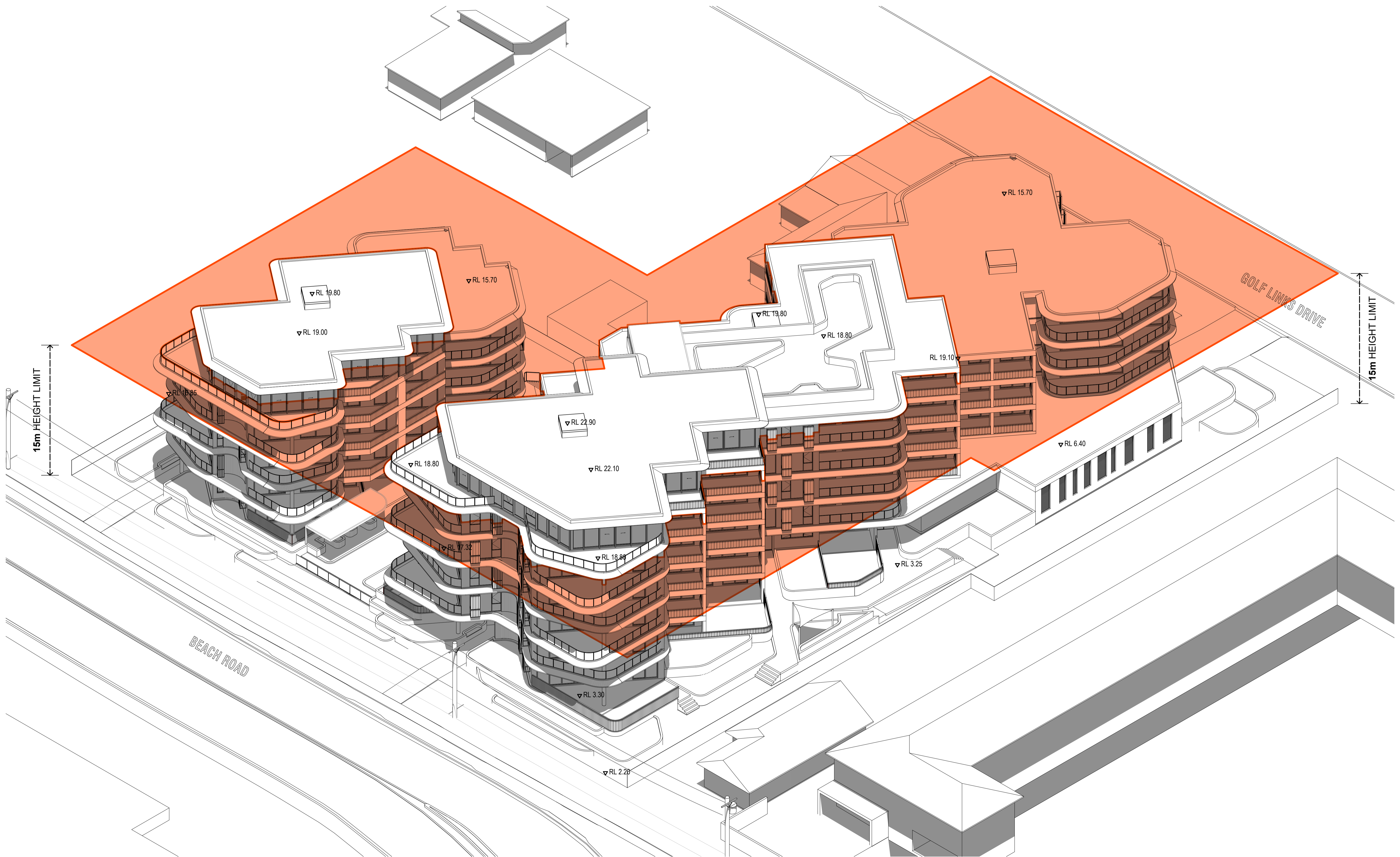
### Project PROPOSED RESIDENTIAL DEVELOPMENT

Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
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Title  
**FENCE ELEVATIONS**

Drawn	Checked	Date
MZ	CZ	SEP 2023
Activity Type	Job #	Scale @ A1
DA	1051-20	AS SHOWN
Project #	Sheet #	Issue
P5634	A403	B



**HEIGHT EXCEEDANCE**  
Scale 1:200

Issue	Description	Date	Drawn	Issued
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Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
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Title  
**HEIGHT EXCEEDANCE PERSPECTIVE**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A507	Issue B



Issue	Description	Date	Drawn	Issued
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Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Lots 13-18 DP18421 Beach Road & Lots 1 DP571500,  
 78 DP31086 Golf Links Drive BATEMANS BAY

Client 

Title  
**PERSPECTIVE**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A600	Issue B





Issue	Description	Date	Drawn	Issued
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Client 

Title  
**PERSPECTIVE**

Drawn MZ	Checked CZ	Date SEP 2023
Activity Type DA	Job # 1051-20	Scale @ A1 AS SHOWN
Project # P5634	Sheet # A601	Issue B