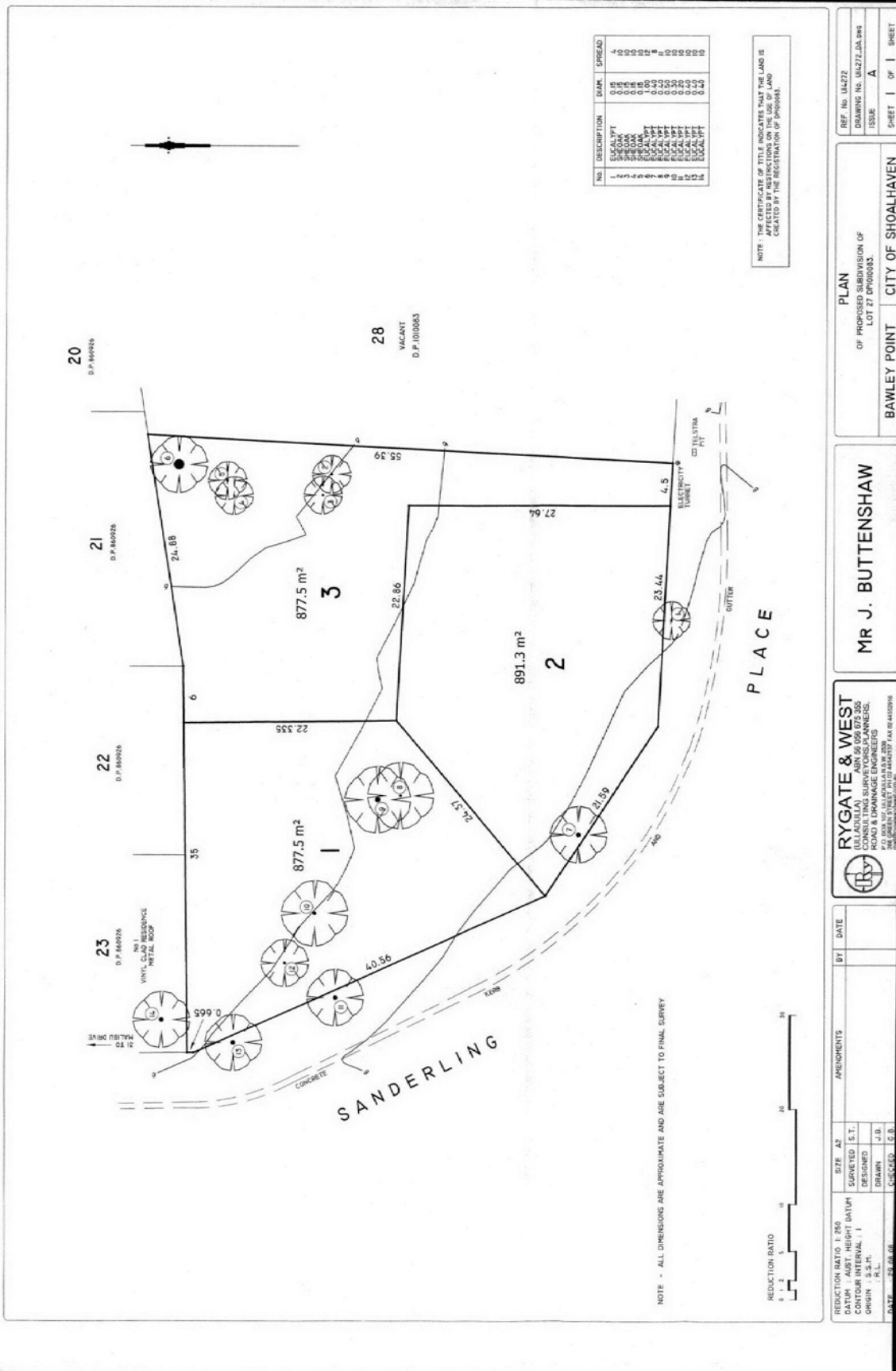


**Development Committee – Item 2
Development & Environmental Services**



REF. NO. 18422
DRAWING NO. U1272.LA.DWG
ISSUE A
SHEET 1 OF 1 SHEET

PLAN
OF PROPOSED SUBDIVISION OF
LOT 27 DP100083.
BRAWLEY POINT CITY OF SHOALHAVEN

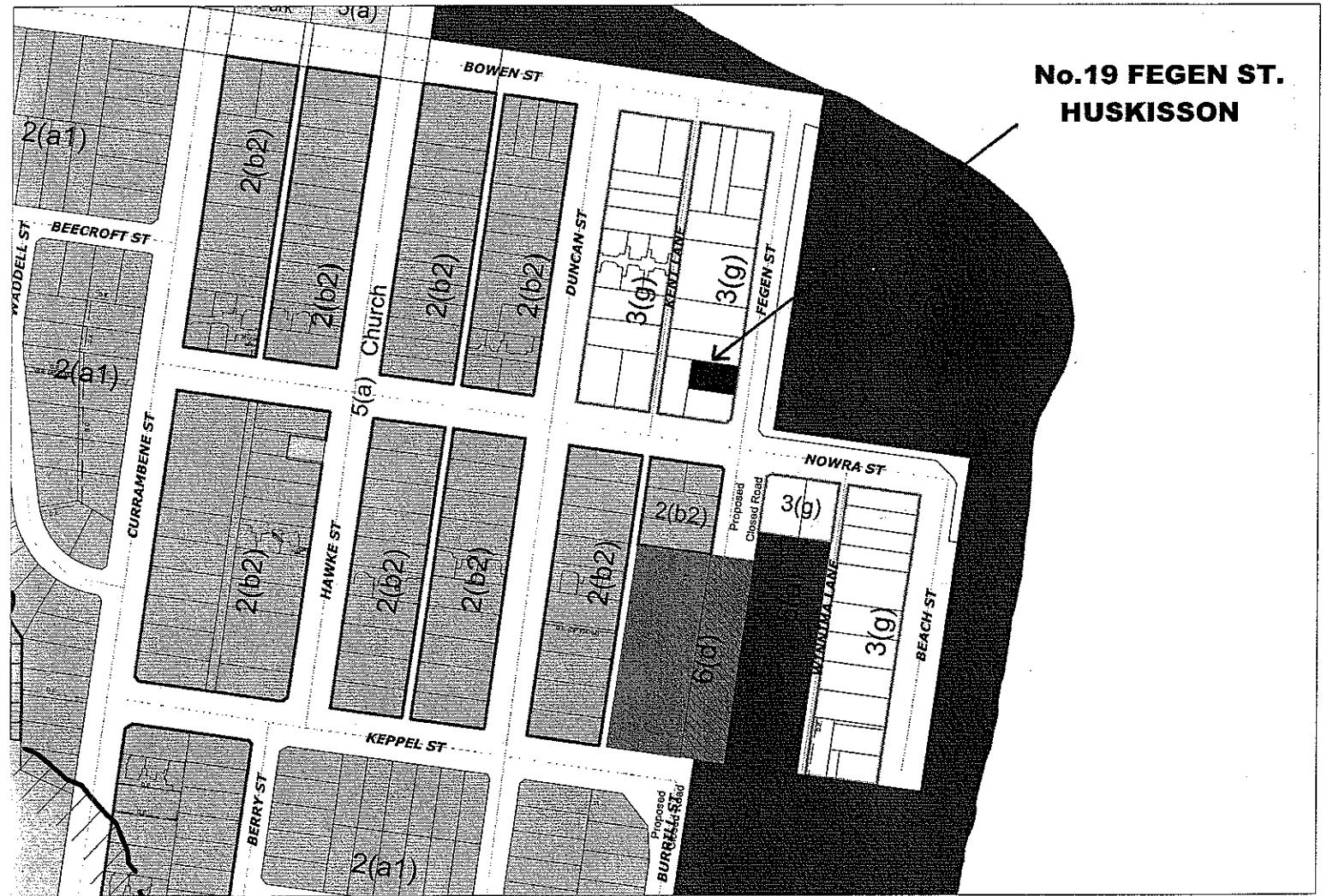
MR. J. BUTTENSCHAW

RYGATE & WEST
CONSULTANTS
SURVEYORS, ENGINEERS,
ROAD & DRAINAGE ENGINEERS
445 GERRARD STREET EAST, SUITE 207
MELBOURNE, VIC 3048
TEL: 03 9487 8888 FAX: 03 9487 8889
WWW.RYGATEANDWEST.COM.AU

LOCATION PLAN

4

**No.19 FEGEN ST.
HUSKISSON**



SCANNED

HB ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.HBARCHITECTS.COM

BEALOUSSE INVESTMENTS, P/L

PROPOSED THREE STORY RESIDENTIAL
 DEVELOPMENT AT THE CORNER OF
 WEST 10TH AVENUE AND
 WEST 11TH AVENUE, DENVER, CO 80202

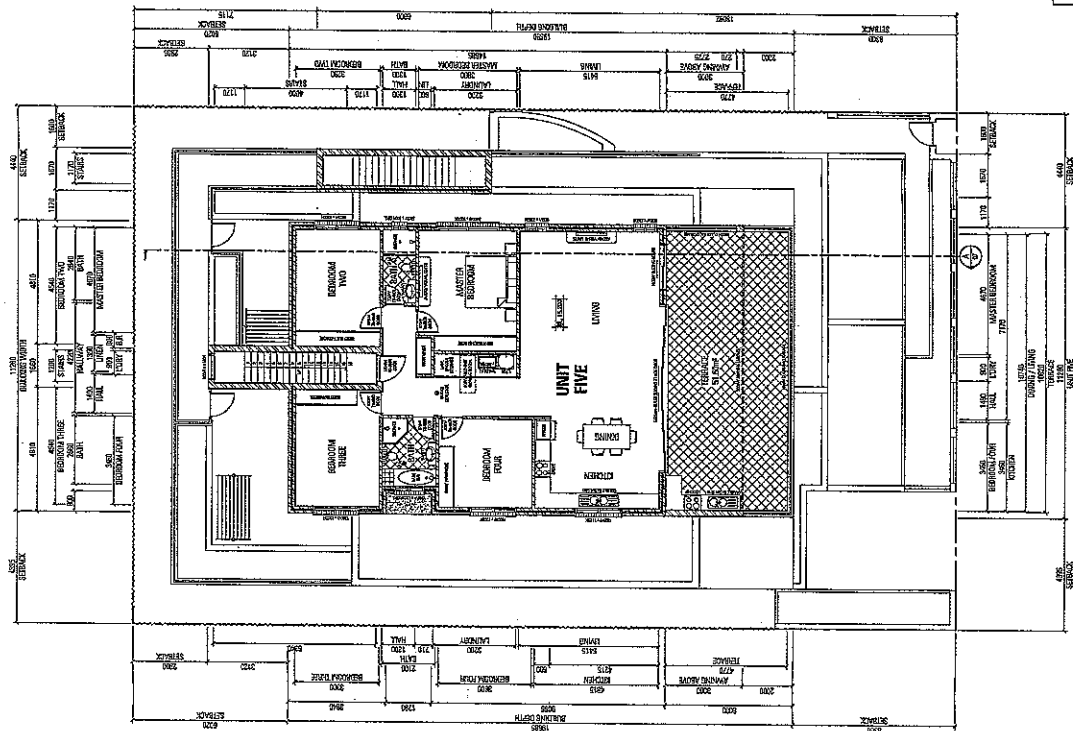
PROPOSED FIRST FLOOR PLAN &
 PROPOSED SECOND FLOOR PLAN

Project: Bealouse Investments, P/L
 Architect: HB Architects
 Date: July 2010
 Drawing No: 070524-05

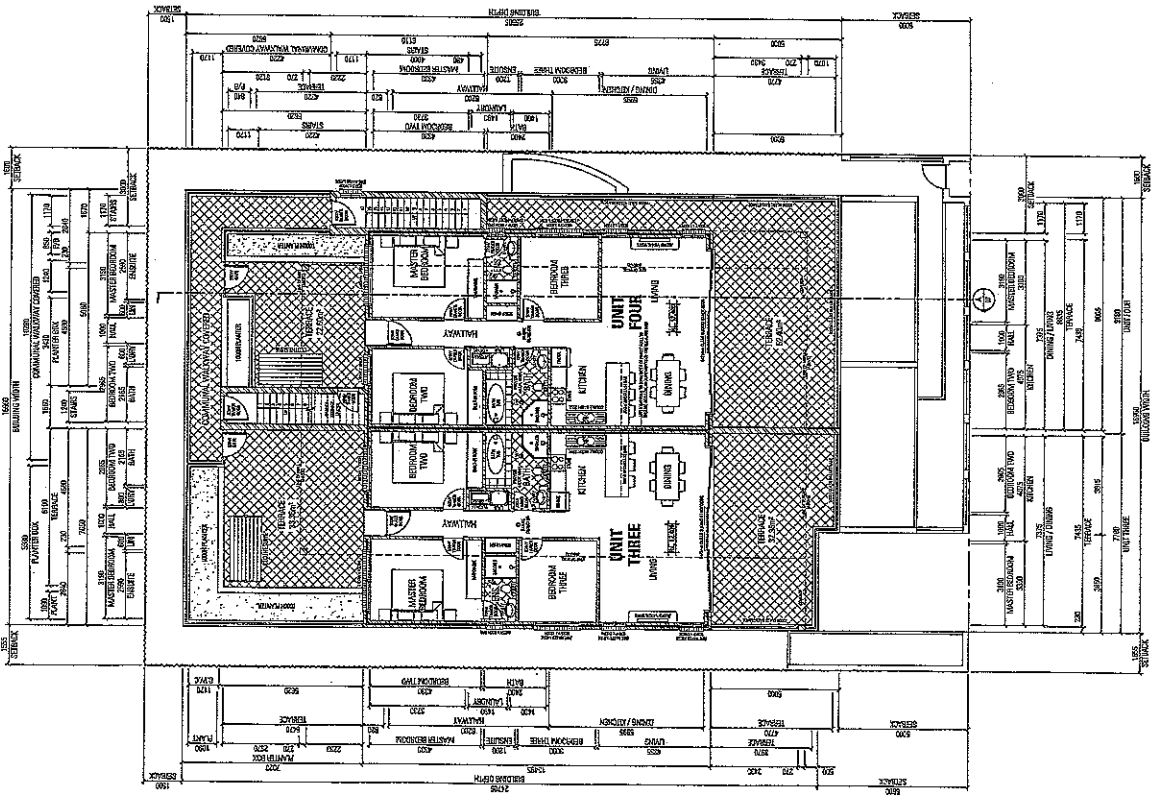
NOTES:
 1. THIS DRAWING IS A PART OF A SET OF ARCHITECTURAL DRAWINGS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER



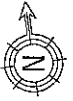
- PACKAGE INCLUDES:**
- 070524-01 PROPOSED SITE PLAN
 - 070524-02 SITE ANALYSIS PLAN
 - 070524-03 DEMOLITION & SEGMENT CONTROL PLAN
 - 070524-04 PROPOSED BASEMENT & GROUND FLOOR PLAN
 - 070524-05 PROPOSED FIRST FLOOR PLAN
 - 070524-06 PROPOSED SECOND FLOOR PLAN
 - 070524-07 PROPOSED EASTERN & NORTHERN ELEVATIONS
 - 070524-08 PROPOSED WESTERN & SOUTHERN ELEVATIONS
 - 070524-09 PROPOSED SECTION VIEW
 - 070524-10 PROPOSED ELEVATIONS PLAN
 - 070524-11 PROPOSED STRATA SUBDIVISION PLAN



PROPOSED SECOND FLOOR PLAN - UNIT 5



PROPOSED FIRST FLOOR PLAN - UNITS 3 & 4



A1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/20/2023
2	ISSUED FOR PERMIT	04/20/2023
3	ISSUED FOR PERMIT	04/20/2023
4	ISSUED FOR PERMIT	04/20/2023
5	ISSUED FOR PERMIT	04/20/2023

RB ARCHITECTS
 1005 W. BROADWAY, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.RBARCHITECTS.COM

BRAND LAURE INVESTMENTS PA

PROPOSED THREE-STORY RESIDENTIAL DEVELOPMENT WITH YARDWELL ACCOMMODATION AT 1475 EAST STREET, DENVER, COLORADO 80218

PROPOSED BASEMENT & GROUND FLOOR PLAN

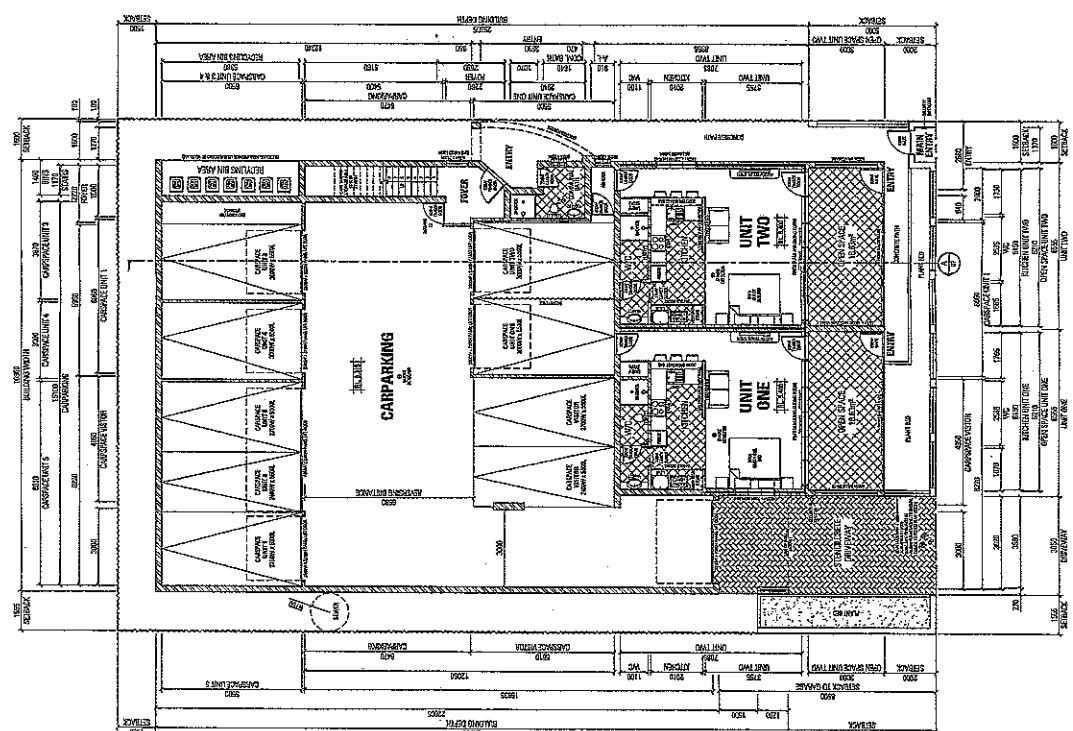
Helen Boushik
 Nicholas Hapich

Scale: 1/8" = 1'-0"
 Project: 2300-01
 Revision: C

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



- PACKAGE INCLUDES:**
- 010001 PROPOSED SITE PLAN
 - 010002 FOUNDATION PLAN
 - 010003 FOUNDATIONAL SEWAGE CONTROL PLAN
 - 010004 PROPOSED BASEMENT & GROUND FLOOR PLAN
 - 010005 PROPOSED FIRST FLOOR PLAN
 - 010006 PROPOSED SECOND FLOOR PLAN
 - 010007 PROPOSED EASTERN & NORTHERN ELEVATIONS
 - 010008 PROPOSED WESTERN & SOUTHERN ELEVATIONS
 - 010009 PROPOSED SECTION VIEW
 - 010010 FOUNDATIONAL SEWAGE CONTROL PLAN
 - 010011 PROPOSED STAIRS SUBMISSION PLAN



PROPOSED BASEMENT & GROUND FLOOR PLAN - UNITS 1 & 2

SCALE: 1/8" = 1'-0"
 PROJECT: 2300-01
 REVISION: C

SCA...
 1005 W. BROADWAY, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.SCA...COM

SCANNED

HB ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.HBARCHITECTS.COM

BEAUCLOUSE INVESTMENTS PA

PROPOSED THREE-STORY RESIDENTIAL
 DEMOLITION AND SEDIMENT CONTROL PLAN
 AT BEAUCLOUSE INVESTMENTS, 1000 WEST 10TH AVENUE, DENVER, CO 80202

DEMOLITION & SEDIMENT CONTROL PLAN

Project: High Density Residential
 Type: Single-Family
 Scale: 1/8" = 1'-0"
 Date: 02/28/2018
 Drawing No: 02050-03
 Revision: C

SEDIMENT TRAP FENCE NOTES

1. THE SEDIMENT TRAP FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION.

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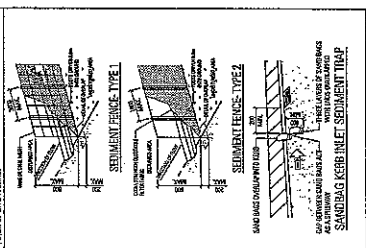
6. THE SEDIMENT TRAP FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION.

7. THE SEDIMENT TRAP FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION.

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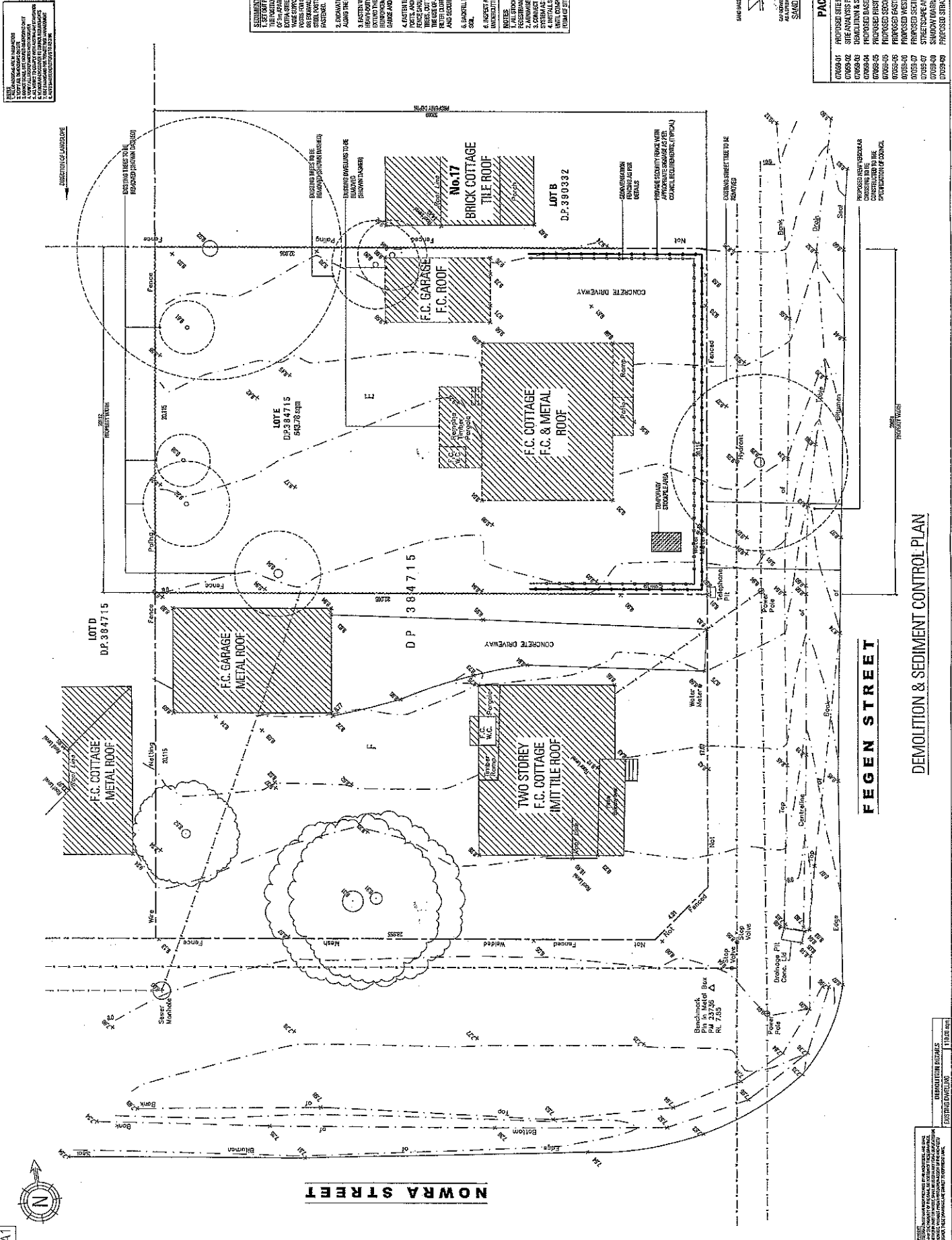
9. THE SEDIMENT TRAP FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION.

10. THE SEDIMENT TRAP FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION. THE SEDIMENT TRAP FENCE SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER OPERATION.



PACKAGE INCLUDES:

02050-01	PROPOSED SITE PLAN
02050-02	SITE ANALYSIS PLAN
02050-03	DEMOLITION & SEDIMENT CONTROL PLAN
02050-04	PROPOSED BASEMENT & GROUND FLOOR PLAN
02050-05	PROPOSED FIRST FLOOR PLAN
02050-06	PROPOSED SECOND FLOOR PLAN
02050-07	PROPOSED EXTERIOR ELEVATIONS
02050-08	PROPOSED INTERIOR ELEVATIONS
02050-09	PROPOSED SECTION DRAWINGS
02050-10	PROPOSED SHADOW DIAGRAMS
02050-11	PROPOSED SINKHOLE SUBDIVISION PLAN



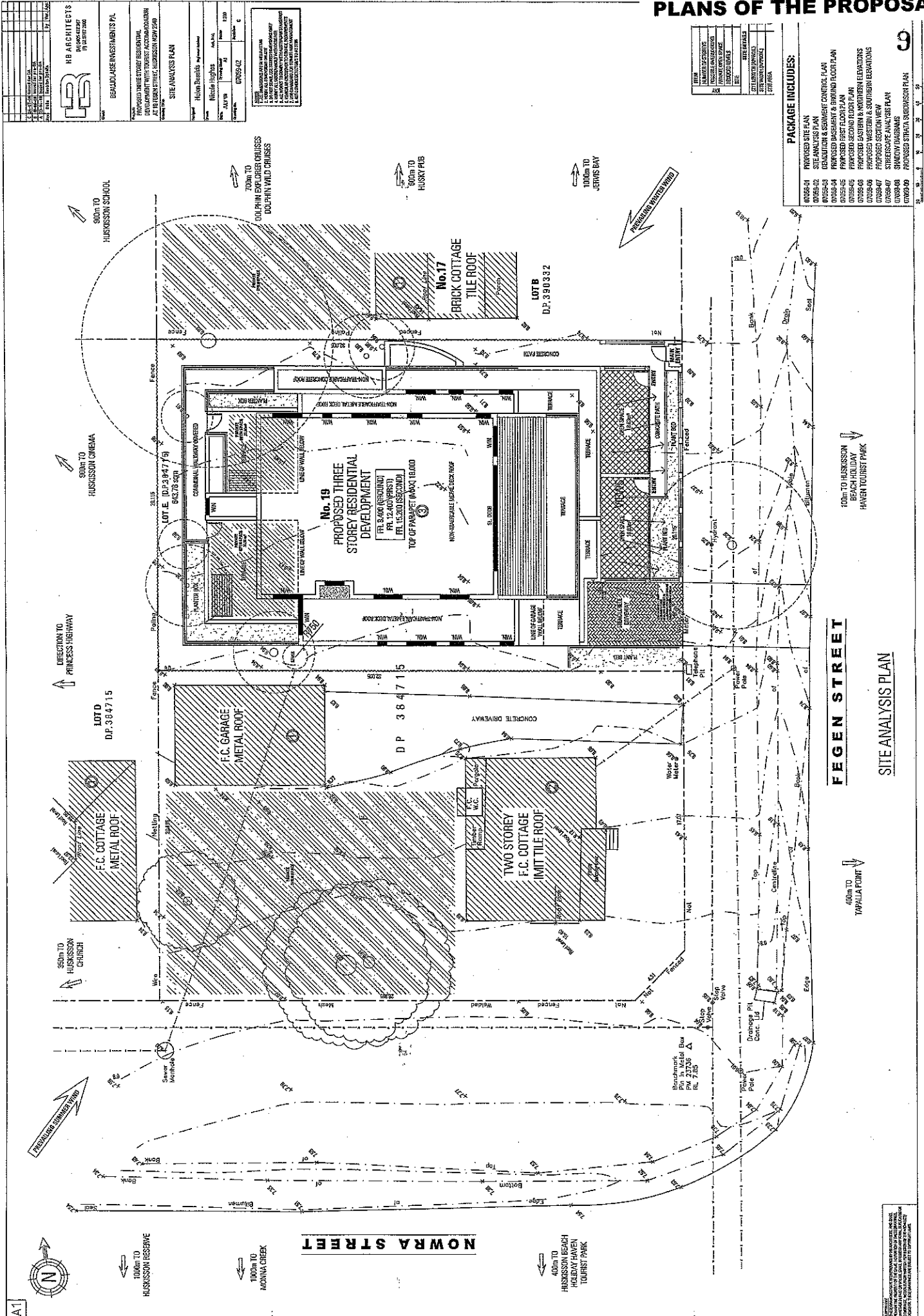
DEMOLITION & SEDIMENT CONTROL PLAN

FEGEN STREET

DEMOLITION HEADS
 1/8" = 1'-0"

DEMOLITION HEADS
 1/8" = 1'-0"

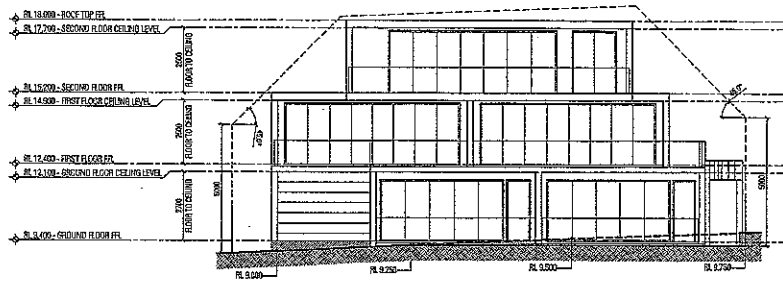
PLANS OF THE PROPOSAL



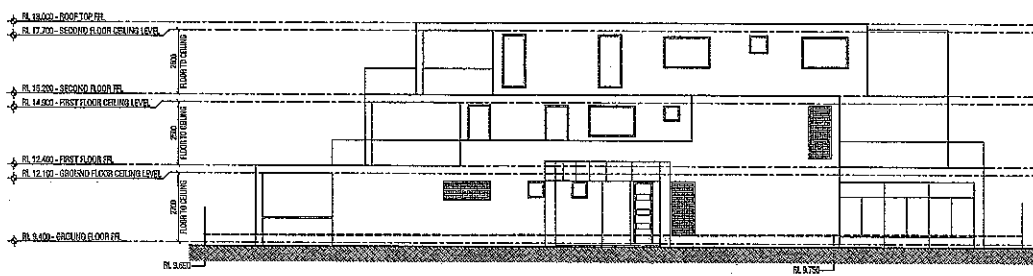
PACKAGE INCLUDES:

- 0005-01 PROPOSED SITE PLAN
- 0005-02 SITE ANALYSIS PLAN
- 0005-03 EXISTING & PROPOSED CONTROL PLAN
- 0005-04 PROPOSED BASEMENT & GROUND FLOOR PLAN
- 0005-05 PROPOSED FIRST FLOOR PLAN
- 0005-06 PROPOSED SECOND FLOOR PLAN
- 0005-07 PROPOSED EASTERN & NORTHERN ELEVATIONS
- 0005-08 PROPOSED WESTERN & SOUTHERN ELEVATIONS
- 0005-09 PROPOSED SECTIONAL VIEW PLAN
- 0005-10 SHADOW STUDY PLAN
- 0005-11 PROPOSED STRATA SUBDIVISION PLAN

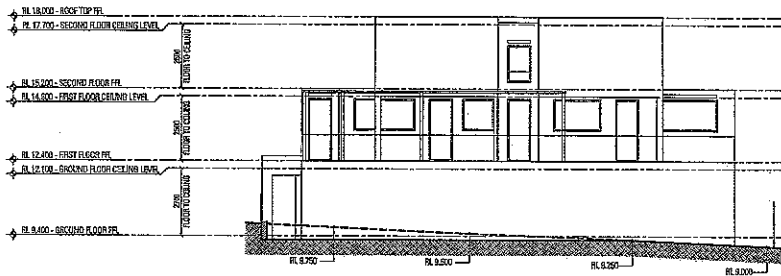
NOTES:
 1. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL.
 2. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE STATE GOVERNMENT.
 3. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE COMMONWEALTH GOVERNMENT.
 4. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE RELEVANT AGENCIES.
 5. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE RELEVANT AGENCIES.
 6. THE PROPOSAL IS SUBJECT TO THE APPROVAL OF THE RELEVANT AGENCIES.
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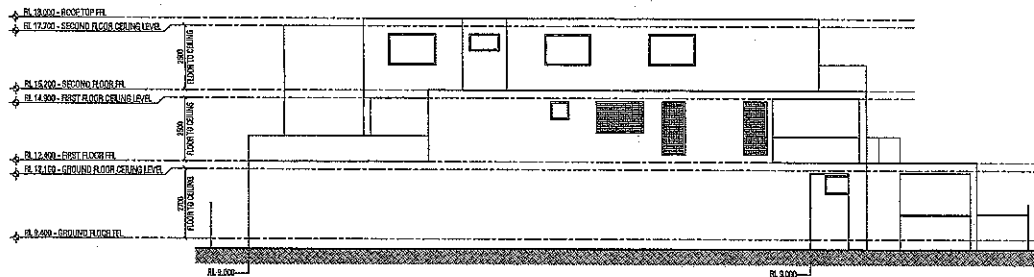
EASTERN ELEVATION
AS VIEWED FROM PEGEN STREET



NORTHERN ELEVATION



WESTERN ELEVATION



SOUTHERN ELEVATION

Client	BEAULOUAISE INVESTMENTS PT LTD
Project	PROPOSED THREE STOREY RESIDENTIAL DEVELOPMENT WITH TOURIST ACCOMMODATION AT 18 PEGEN STREET, HUBBARDSON NSW 2540
Drawing Title	PROPOSED EASTERN, NORTHERN WESTERN & SOUTHERN ELEVATIONS
Author	Helen Besicovic
Check	Nicola Hughes
Date	JULY 19
Scale	AS 1:100
Drawn By	07058-06

NOTES

1. ALL DIMENSIONS ARE IN METERS
2. VERIFY ALL DIMENSIONS ON SITE
3. ALL WORK SHALL BE TO THE REQUIREMENTS OF THE LOCAL AUTHORITY
4. VERIFY ALL DIMENSIONS AND LOCATIONS
5. ALL WORK SHALL BE TO THE REQUIREMENTS OF THE LOCAL AUTHORITY
6. VERIFY ALL DIMENSIONS AND LOCATIONS
7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED



PACKAGE INCLUDES:

07058-01	PROPOSED SITE PLAN
07058-02	SITE ANALYSIS PLAN
07058-03	DEVELOPMENT & SEDIMENT CONTROL PLAN
07058-04	PROPOSED BASEMENT & GROUND FLOOR PLAN
07058-05	PROPOSED FIRST FLOOR PLAN
07058-06	PROPOSED SECOND FLOOR PLAN
07058-07	PROPOSED EASTERN & NORTHERN ELEVATIONS
07058-08	PROPOSED WESTERN & SOUTHERN ELEVATIONS
07058-09	PROPOSED SECTION VIEW
07058-10	STREETSCAPE ANALYSIS PLAN
07058-11	SHADOW DIAGRAMS
07058-12	PROPOSED STRATA SUBDIVISION PLAN

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SCOTT PEARSON

H 8 ARCHITECTS
 61/62-63/67
 81 TRAFFIC WAY
 MOUNTAIN VIEW, NSW 1570

BEAUCOUSE INVESTMENTS PTY LTD

PROPOSED THREE STOREY RESIDENTIAL DEVELOPMENT WITH TOWER ACCOMMODATION AT FEGEN STREET, LUSCOMBE NSW 1580

SHADOW DIAGRAMS

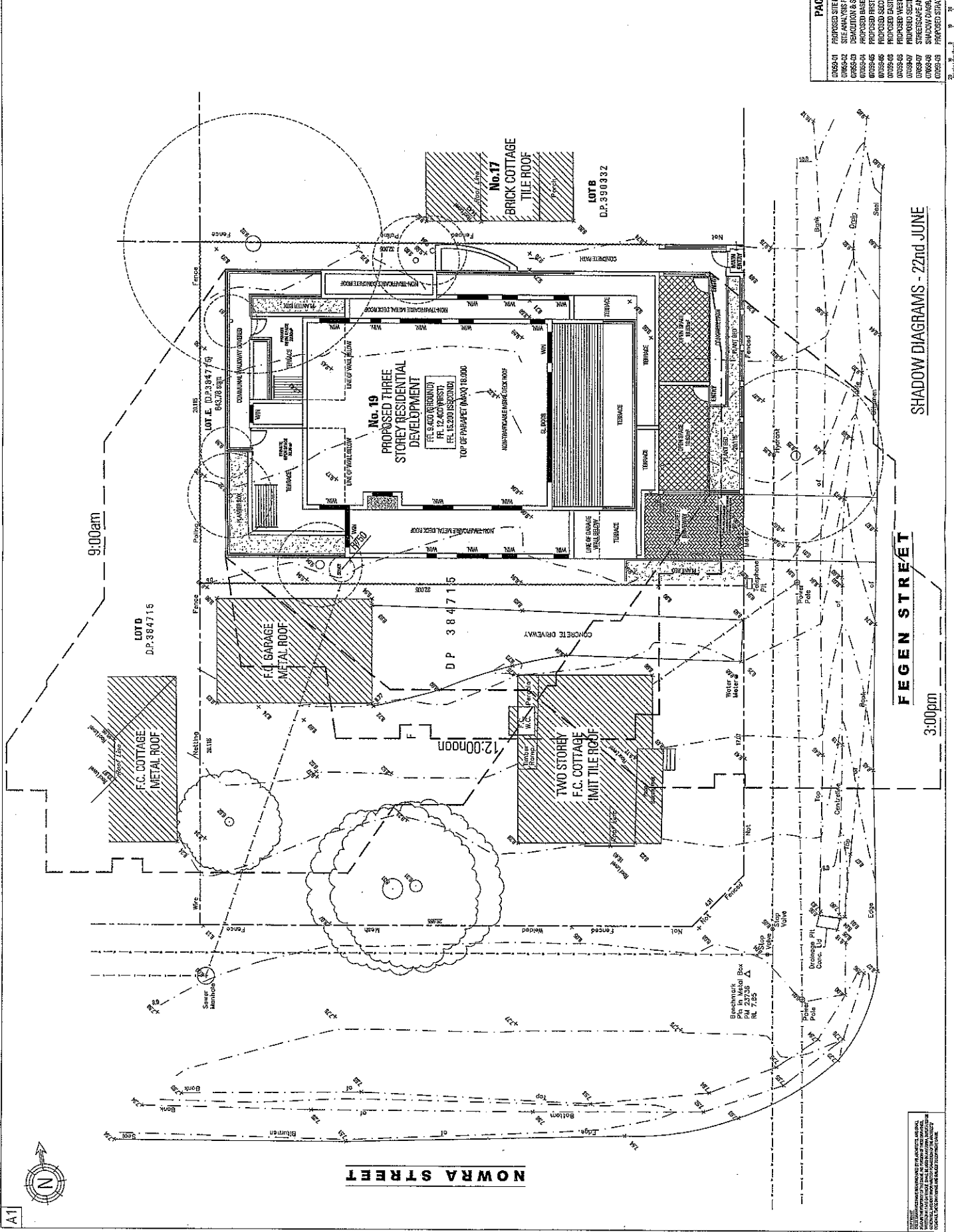
Hein Heideff
 Nicole Hughes
 07559 49
 07559 49

DATE: 22nd JUNE 2015
 DRAWN BY: NI
 CHECKED BY: NI
 SCALE: 1:100
 PROJECT NO: 07559 49

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SOURCE
 Data obtained from STONEY OBSERVATORY on 22nd JUNE, 1955 for Sydney latitude 33.52, Longitude 151.77

- PACKAGE INCLUDES:**
- 07559 41 PROPOSED SITE PLAN
 - 07559 42 SITE PLAN & SEWERAGE CONTROL PLAN
 - 07559 43 PROPOSED BASEMENT & GROUND FLOOR PLAN
 - 07559 44 PROPOSED FIRST FLOOR PLAN
 - 07559 45 PROPOSED SECOND FLOOR PLAN
 - 07559 46 PROPOSED EASTERN & NORTHERN ELEVATIONS
 - 07559 47 PROPOSED WESTERN & SOUTHERN ELEVATIONS
 - 07559 48 SHEDScape ANALYSIS PLAN
 - 07559 49 SHADOW DIAGRAMS
 - 07559 50 PROPOSED SMART SURVEYING PLAN



SHADOW DIAGRAMS - 22nd JUNE

FEGEN STREET

3:00pm

NOWRA STREET

SCANNED

ATTACHMENT 'C'

**3D PERSPECTIVE
OF
PROPOSED
DEVELOPMENT**



ATTACHMENT 'D'

**EXISTING DEVELOPMENT
AT
No.42 BOWEN ST.
HUSKISSON**

