

ARCHITECTURAL DRAWING SET  
issue date: MAY 2025

DRAWING NO - DRAWING TITLE

A000 - Cover Sheet

GENERAL INFORMATION

- A001 - Site Aerial 1
- A002 - Site Aerial 2
- A003 - Survey
- A004 - Site Photos
- A005 - Land Use Diagram
- A006 - LEP Diagram
- A007 - Site Analysis
- A008 - Streetscape Analysis
- A009 - Surrounding Character
- A010 - Principle Diagram
- A011 - Setback Diagram

FLOOR PLANS

scale 1:200@A3; 1:100@A2

- A011 - Site Plan
- A050 - Excavation Plan

scale 1:200@A3; 1:100@A2

- A100 - Basement Floor Plan
- A101 - Ground Floor Plan
- A102 - L1 Plan
- A103 - L2 Plan
- A104 - L3 Plan
- A105 - Roof Terrace Plan
- A106 - Roof Plan

ELEVATIONS

scale 1:200@A3; 1:100@A1

- A200 - Architectural Character
- A201 - Perspective
- A202 - South Elevation
- A203 - North Elevation
- A204 - East Elevation
- A205 - West Elevation

SECTIONS

scale 1:200@A3; 1:100@A1

- A300 - Site Section A-A
- A301 - Site Section B-B
- A302 - Ramp Section
- A303 - Accessible Car Space Sections
- A350 - Basement Detailed Section

ADAPTABLE/SILVER UNIT PLANS

scale 1:200@A3; 1:100@A1

- A400 - Adaptable Unit 1
- A401 - Adaptable Unit 2
- A402 - Silver Level Units

DIAGRAMS

- A500 - FSA Diagrams
- A501 - Area Schedules
- A502 - Unit Breakdown Schedules
- A503 - Affordable Units Diagram
- A600 - Site Coverage Diagram
- A601 - Landscape Calculation
- A602 - C.O.S Diagram
- A603 - Ventilation Diagram
- A604 - 3D Solar Diagram 1
- A605 - 3D Solar Diagram 2
- A606 - 3D Solar Diagram 3
- A607 - Solar Diagram
- A608 - C.O.S Solar Diagram
- A609 - Shadow Diagram 1
- A610 - Shadow Diagram 2
- A611 - On-going Waste Management Plan
- A612 - Construction Waste Management Plan
- A613 - View Analysis

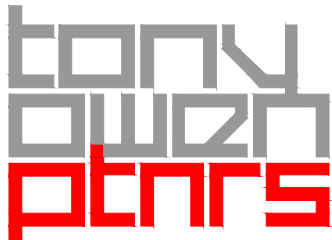
PHOTOMONTAGE

- A700 - External Finish Schedules
- A702 - Proposed Streetscape
- A703 - Height Plane Diagram



SITE AREA	943.75 m <sup>2</sup>
HEIGHT (PERMISSIBLE)	11.50 m
HEIGHT (AFFORDABLE BONUS)	14.95 m
HEIGHT (PROPOSED)	18.60 m
GFA (PERMISSIBLE)	N/A
GFA (PROPOSED)	2,174.10 m <sup>2</sup>
FSR (PERMISSIBLE)	N/A
FSR (PROPOSED)	1 : 2.30
LAND USE	E1 LOCAL CENTRE

82 PRINCES HIGHWAY , NAROOMA, NSW 2546  
D E V E L O P M E N T   A P P L I C A T I O N



Affordable	4 x 2 Bed (0.5sp /unit) = 2
Non-affordable	8 x 2 Bed (1sp /unit) = 8
	9 x 3 Bed (1.5sp/unit) = 14
24 PARKING SPACES FOR RESIDENTIAL REQUIRED	

1 car space/ 24sqm (50%)

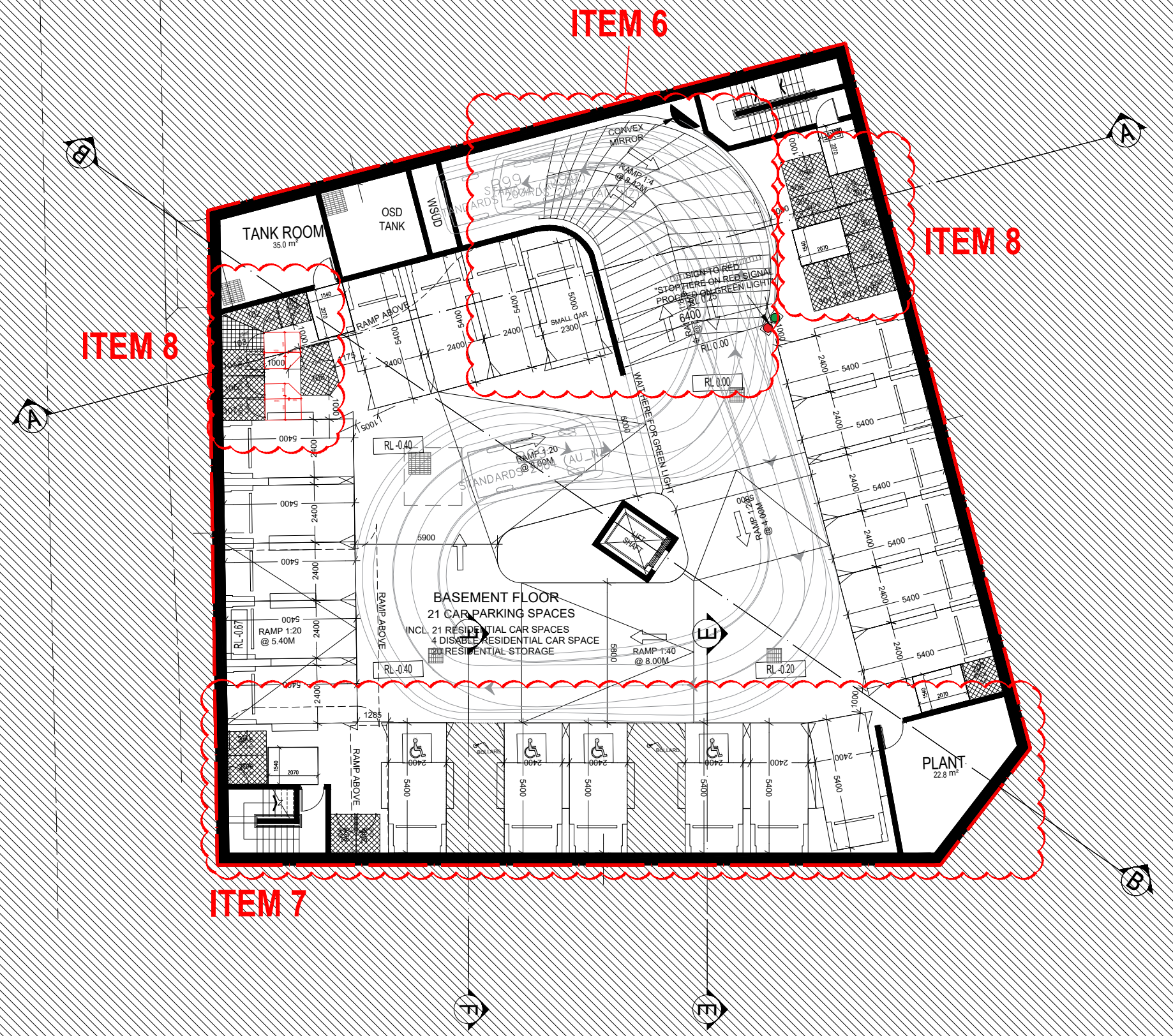
1 car space/ 30 sqm (50%)

4 PARKING SPACES FOR RETAIL REQUIRED  
PROPOSED PARKING PROVIDED:

(INCLUDING 4 ACCESSIBLE PARKING);

4 RETAIL PARKING (4 required);

29 PARKING SPACES + LOADING  
IN TOTAL PROVIDED

[illegible]













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- 1 CONCRETE MASONARY - RENDER PAINT WHITE
- 2 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES COLOUR - DULUX POWDERED ROCK GREY
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- ⑭ VERTICAL PROFILE PRECAST PANEL - PAINTED WHITE





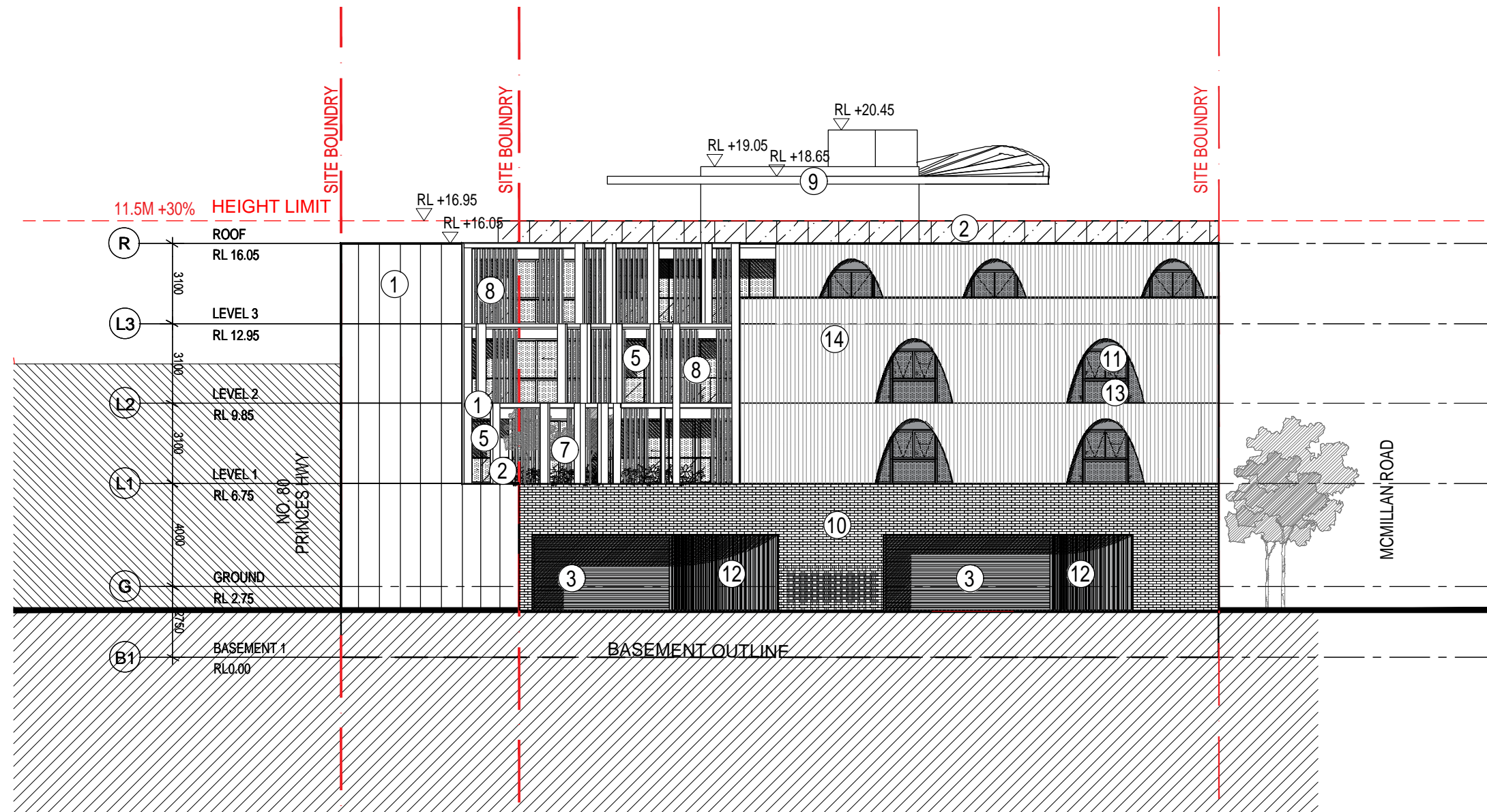
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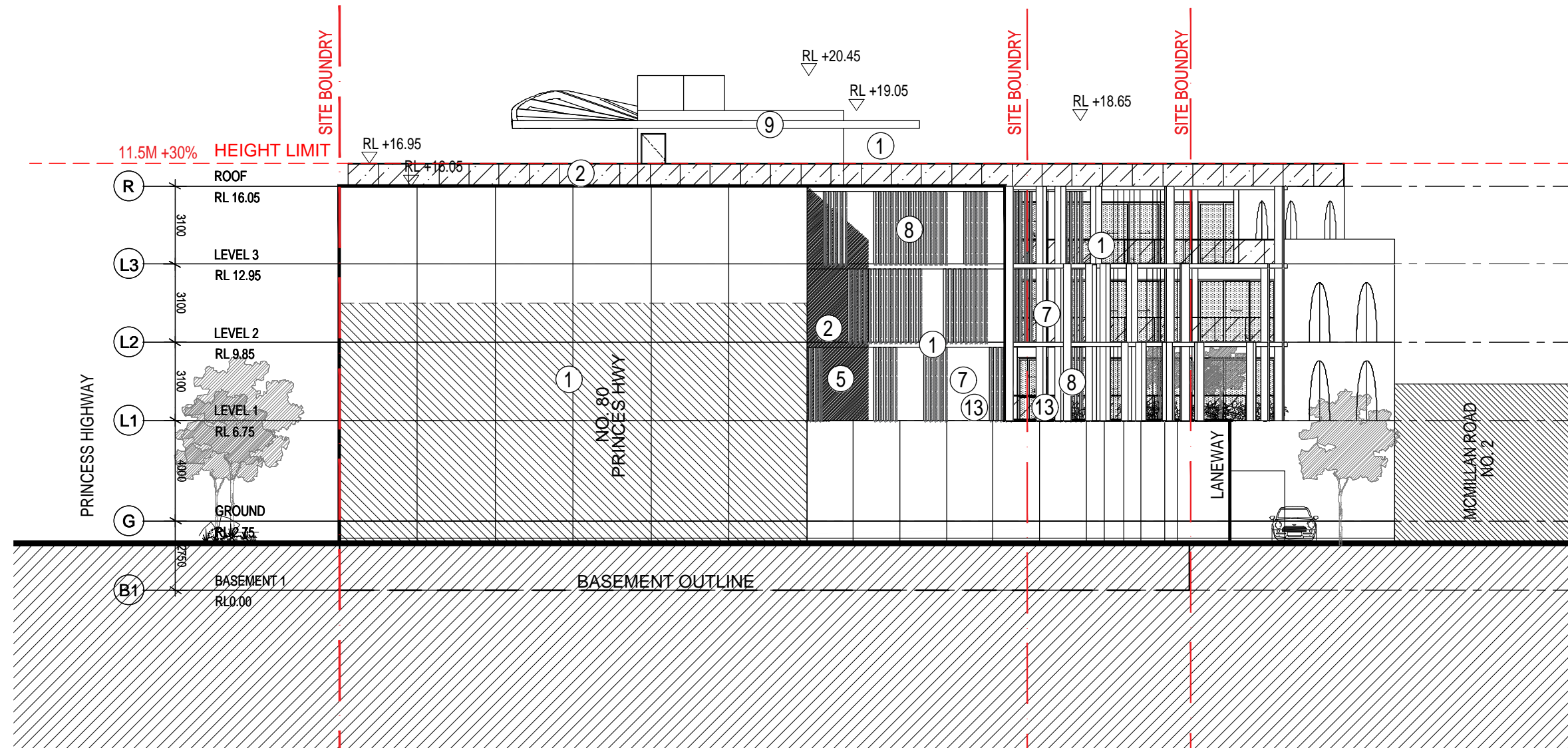


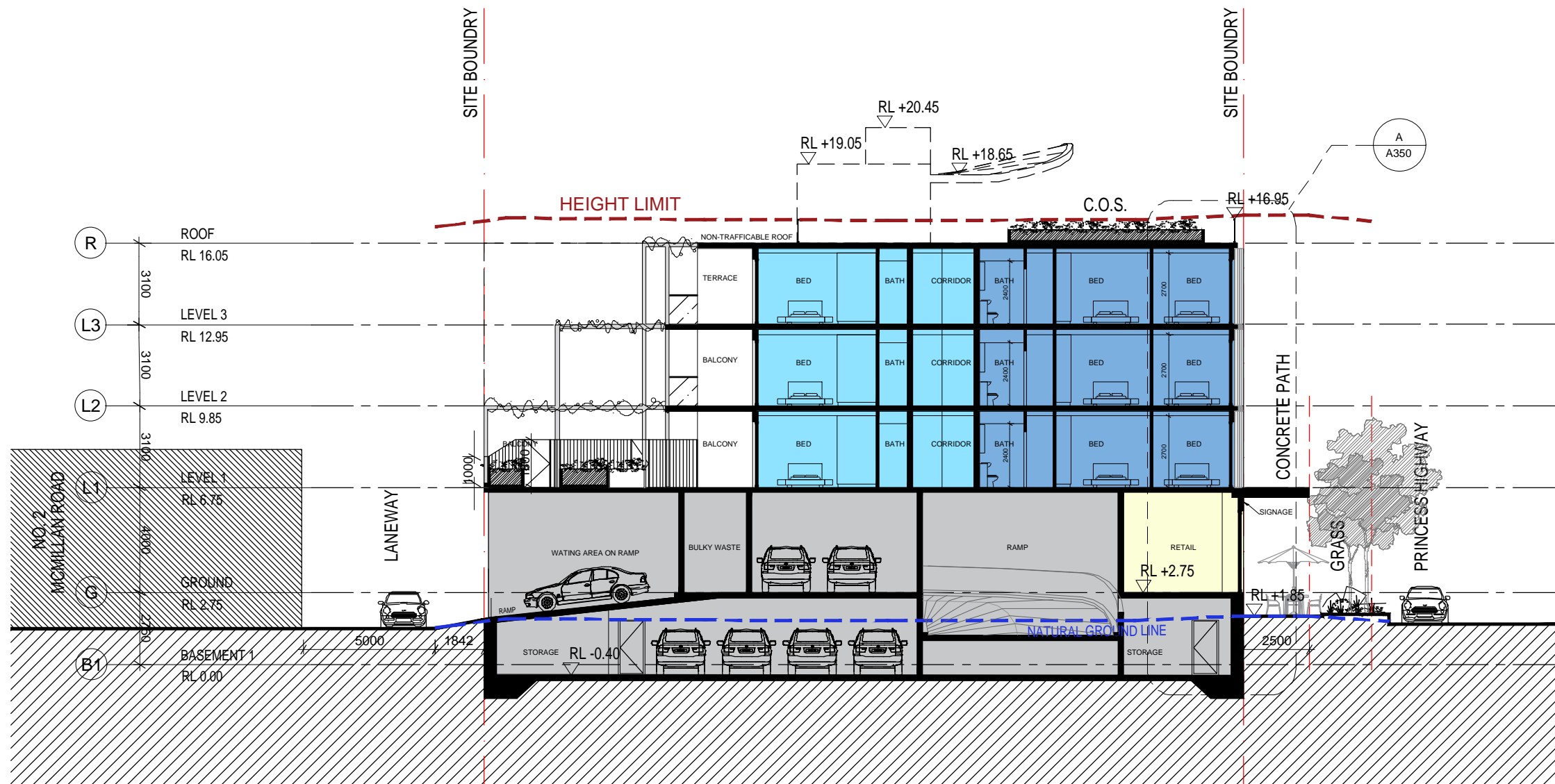
Rev.	Description	By	Date	Disclaimer	Notes	Legend
A	ISSUE TO CLIENT	ES	JUL 2024	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE DEVELOPER. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE DEVELOPER.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS WILL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	
B	SUBMISSION	HL	AUG 2024	A REPRESENTATION OF IMMOBILITY OF THE DEVELOPER OR ITS SUBSIDIARY OR AFFILIATE COMPANY IS NOT GUARANTEED BY THE DEVELOPER AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL.	
C	RESPONSE TO COUNCIL'S RFI	ZS	FEB 2025	NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE DEVELOPER.	BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FURNITURE.	
D	RESPONSE TO COUNCIL'S RFI - TRAFFIC COMMENTS	ZS	MAY 2025			
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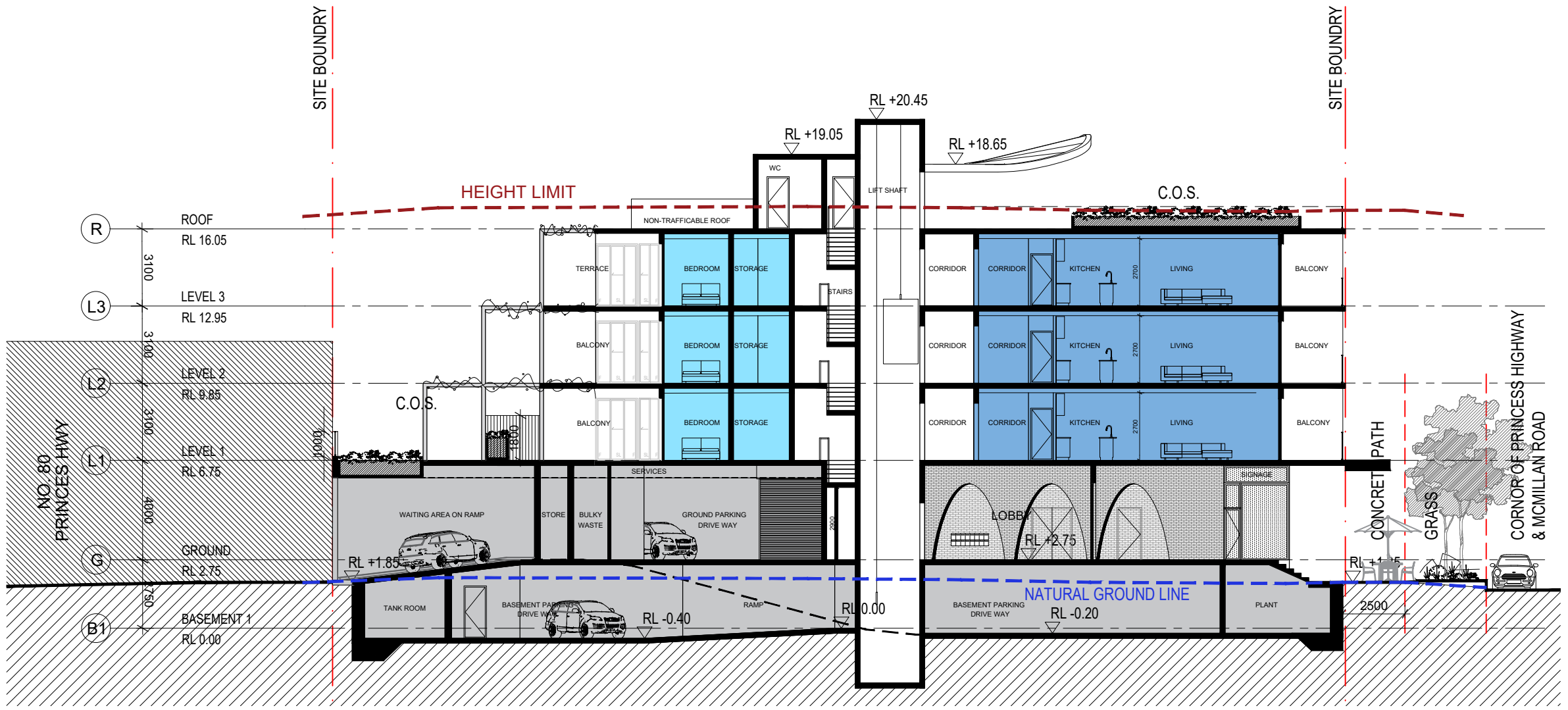
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A	ISSUE TO CLIENT	ES	JUL 2024
B	DA SUBMISSION	HL	AUG 2024
C	RESPONSE TO COUNCIL'S RFI	ZS	FEB 2025
D	RESPONSE TO COUNCIL'S RFI - TRAFFIC COMMENTS	ZS	MAY 2025

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BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

Notes  
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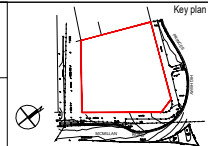
Legend
CONCRETE
GROUND
NATURAL GROUND LINE

DRAWING LABEL  
**SECTION B-B**

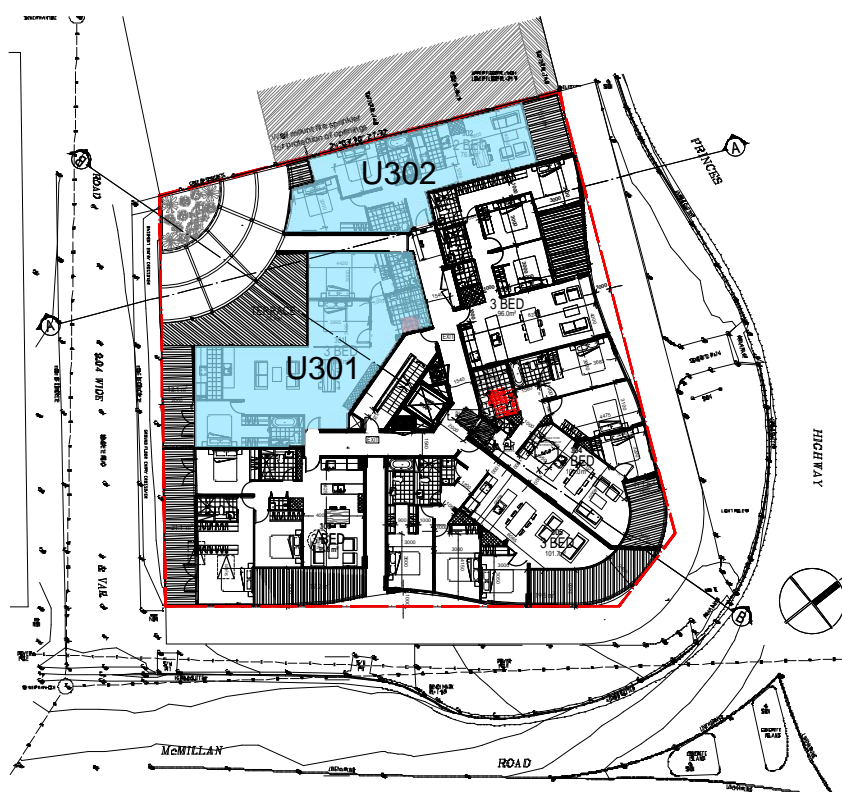
Client  
**Kaira Group**

Architects  
**tony blund**  
**ptnrs**

Project  
**NAROOMA MIXED USE APARTMENT**  
Project address  
82 PRINCES HIGHWAY,  
NAROOMA, 2546 NSW



Scale: 1:100 @ A1 1:200 @ A3 Date: MAY 2025  
Drawing title  
**SECTION B-B**  
Project no. 1087 Drawing no. A301  
Drawn  
Drawing status

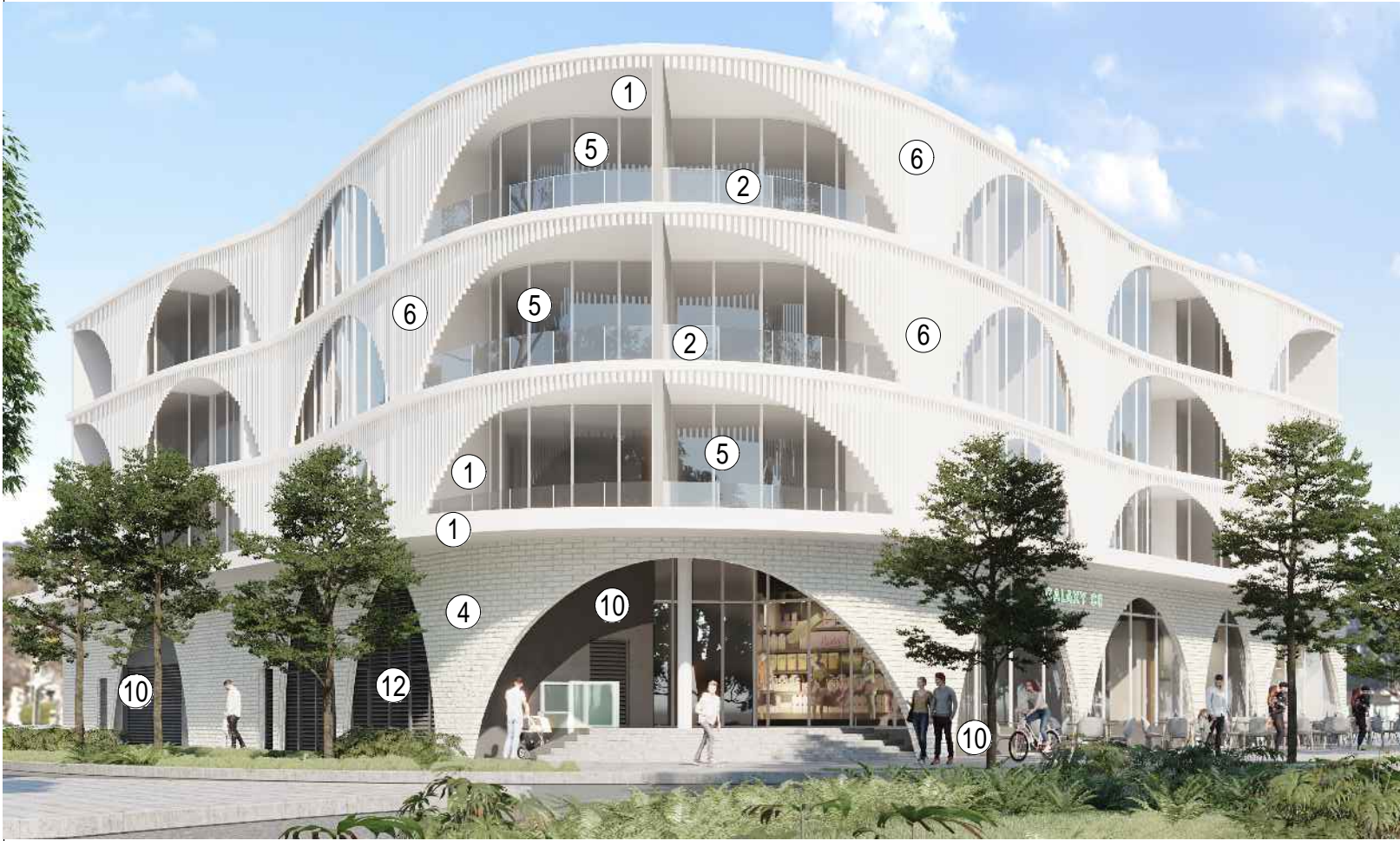


AFFORDABLE UNITS					
Level		2 BED	3 BED	UNIT NUMER	AREA (m <sup>2</sup> )
LEVEL 2		1		U201	93.97
		1		U207	77.28
LEVEL 3		1		U301	113.37
		1		U302	76.60
TOTAL		4			361.23m <sup>2</sup>

NUMBER OF AFFORDABLE UNIT = 4 UNITS

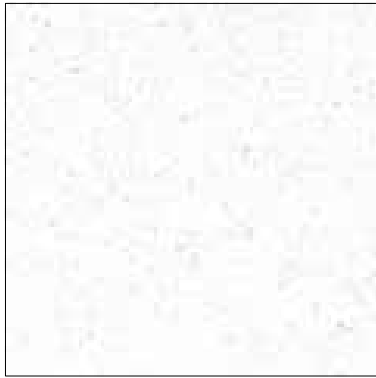
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## EXTERNAL FINISHES LEGEND

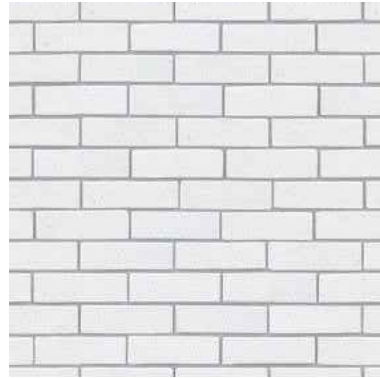
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- ⑫ POWDER COATED ALUMINIUM LOUVERS - DULUX POWDERED ROCK GREY (SUBSTATION)



① CONCRETE MASONRY -  
RENDER PAINT WHITE



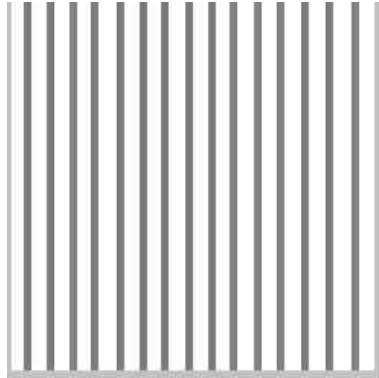
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COLOUR - DULUX POWDERED  
ROCK GREY



④ AUSTRAL BRICKS - BURLESQUE  
INDULGENT WHITE



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FRAMED GLASS SLIDING  
DOORS COLOUR - DULUX  
POWDERED ROCK GREY



⑥ TIMBER LOOK SLATTED  
ALUMINIUM PRIVACY SCREEN  
OR SIMILAR - DULUX CASPER  
WHITE QUARTER



⑩ AUSTRAL BRICKS - BURLESQUE  
INDULGENT - DULUX TRANQUIL  
RETREAT GREY



⑫ POWDER COATED ALUMINIUM  
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Legend
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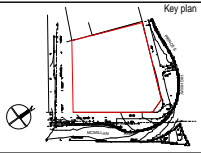
DRAWING LABEL

## EXTERNAL FINISHES SCHEDULE

Client  
**Kaira Group**

Architects  
**BOON  
ptnr's**

Project  
NAROOMA MIXED USE  
APARTMENT  
Project address  
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Scale	1:100 @ A1 1:200 @ A3	Date	MAY 2025
Drawing title	EXTERNAL FINISHES SCHEDULE		
Project no.	1087	Drawing no.	A700
Drawn			
Drawing status			