



ATTACHMENTS TO REPORTS

ORDINARY COUNCIL MEETING

Wednesday 13 May 2020

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Distribution:

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Attachments to Reports

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ATTACHMENTS TO REPORT

Item 9.1

Development Application 19/1042 - Multi Dwelling Housing containing 7 units - 25 Oxley Drive, Bowral

Attachment 2

Site Location

Attachment 3

Zoning

Attachment 4

Site Plan

Attachment 5

Elevation plans as presented to Council meeting 26 February 2020 (now superseded)

Attachment 6

Overshadowing plans as presented to Council meeting 26 February 2020 (now superseded)

Attachment 7

Objector's consultant's shadow diagrams based on superseded plans

Attachment 8

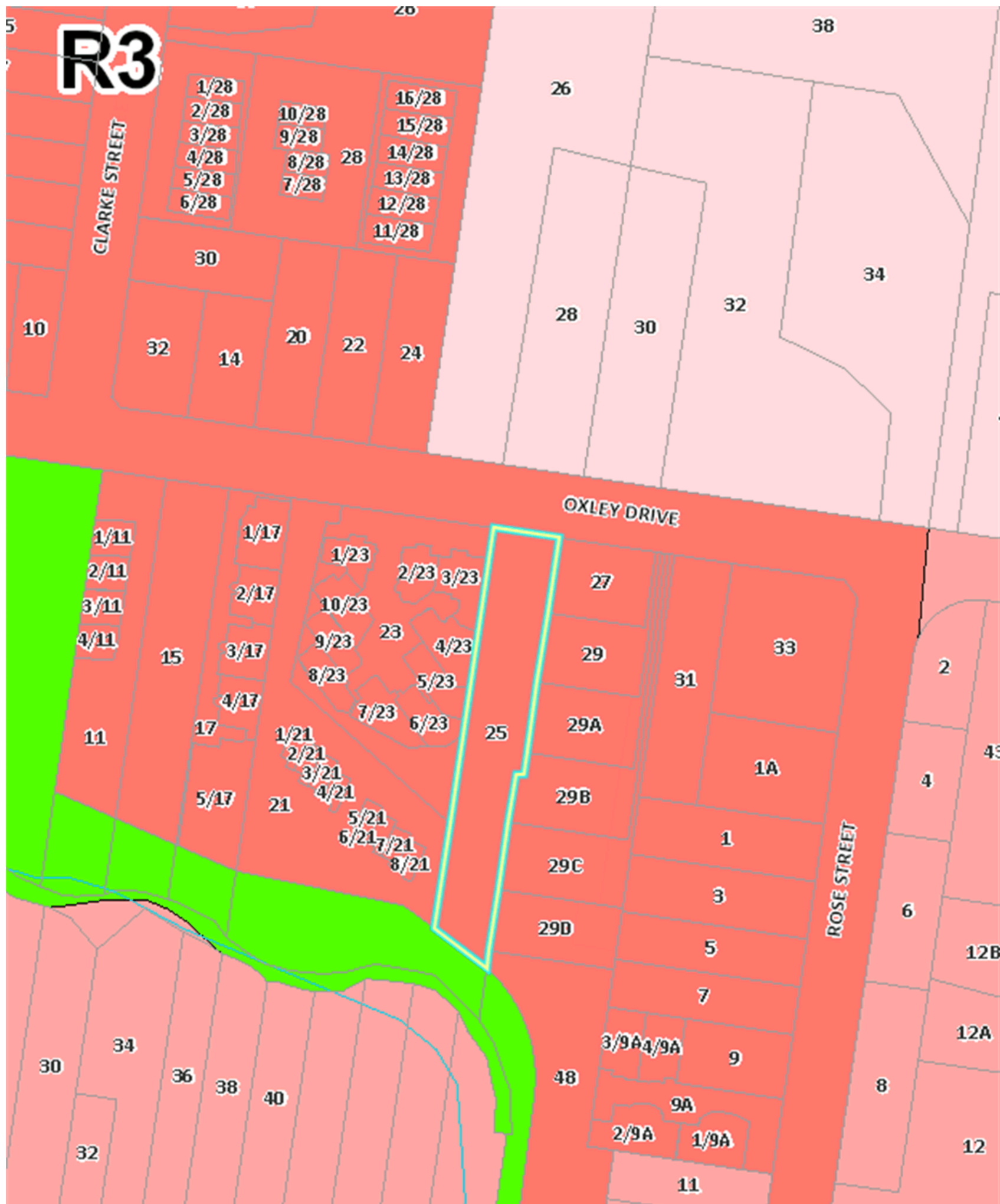
Objector's consultant's plans showing view of development from 29 B Oxley Drive based on superseded plans

ATTACHMENT 2 – SITE LOCATION



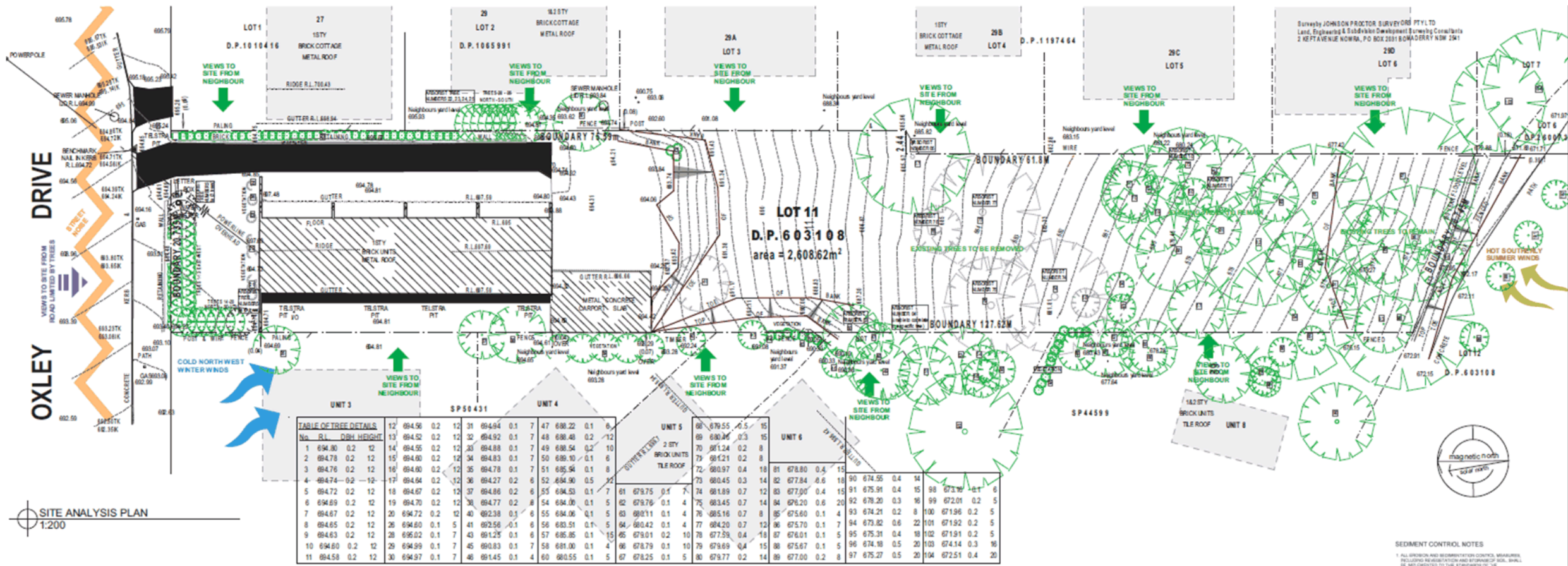


ATTACHMENT 3 – ZONING

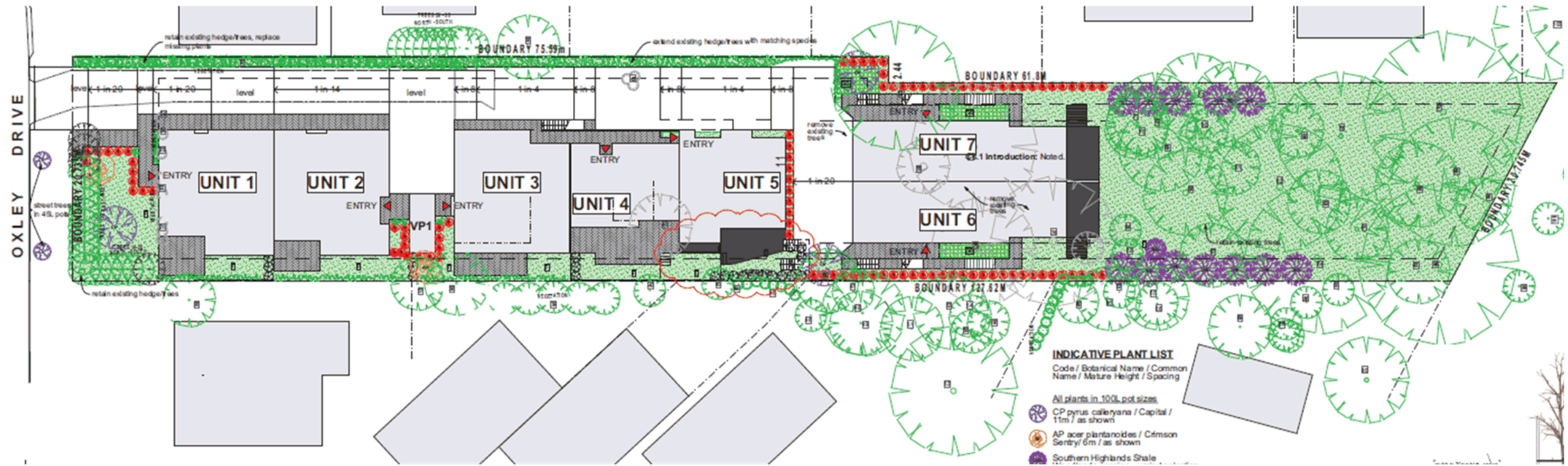




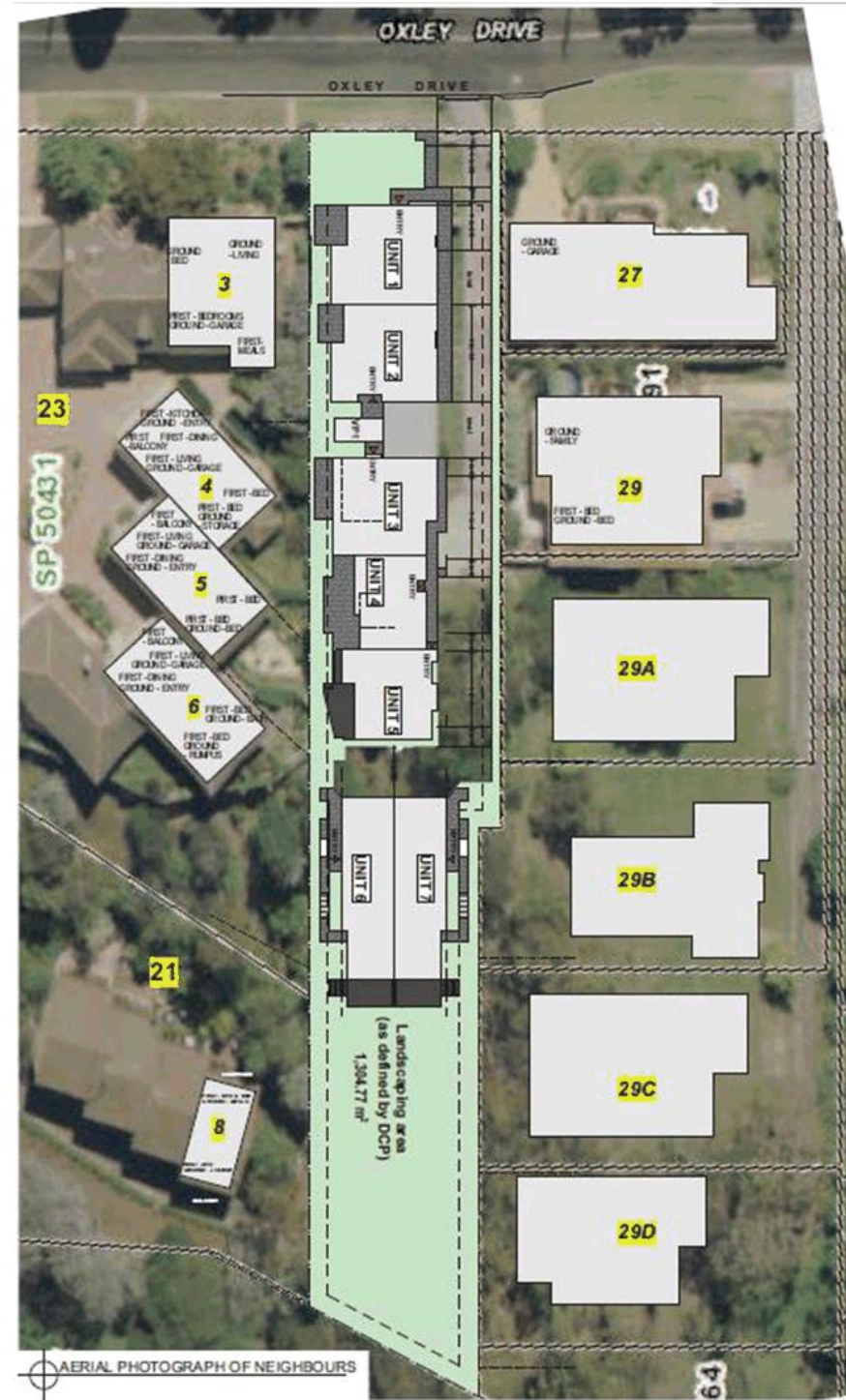
ATTACHMENT 4 – SITE PLAN



Existing Site Plan and location of adjoining residences

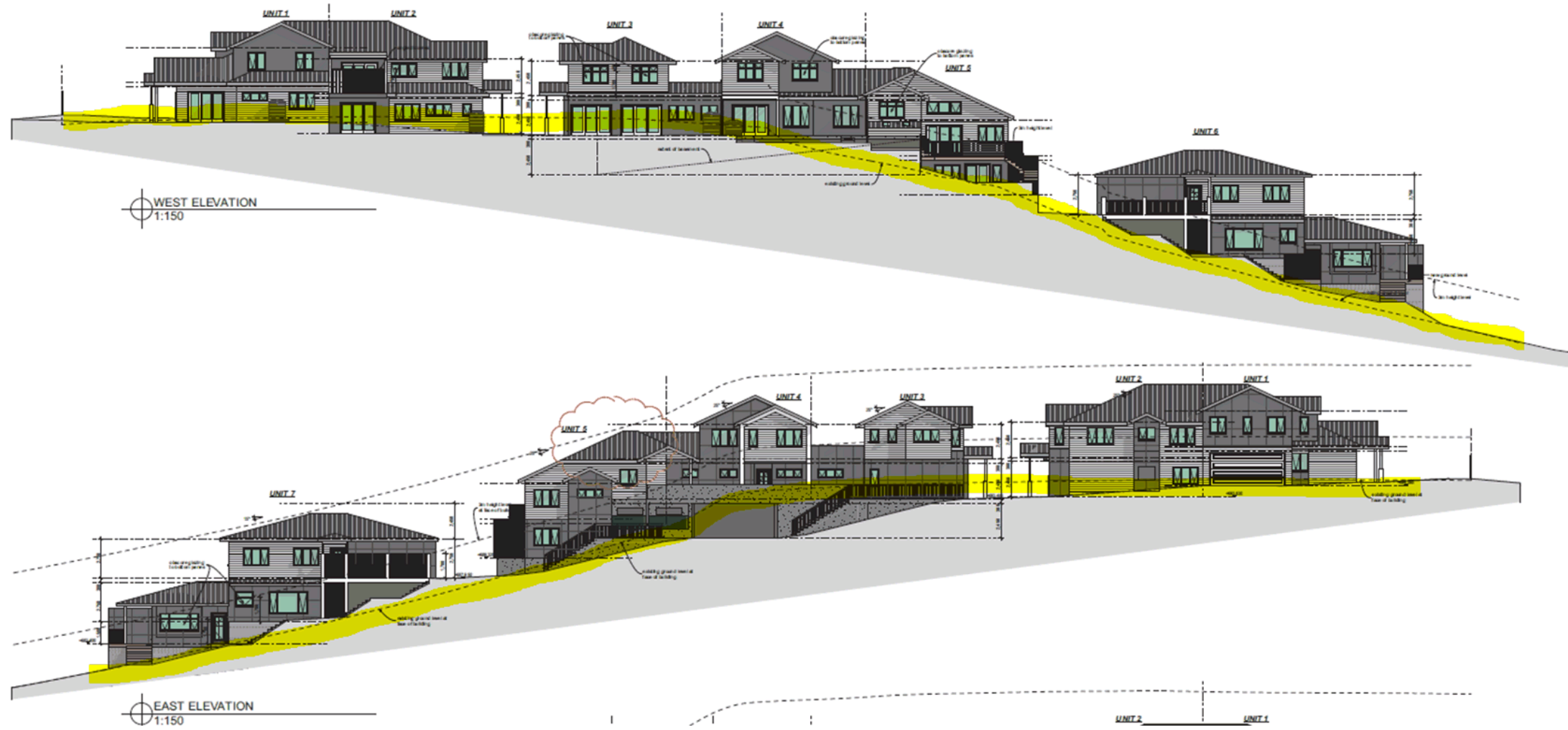


Proposed Site Plan

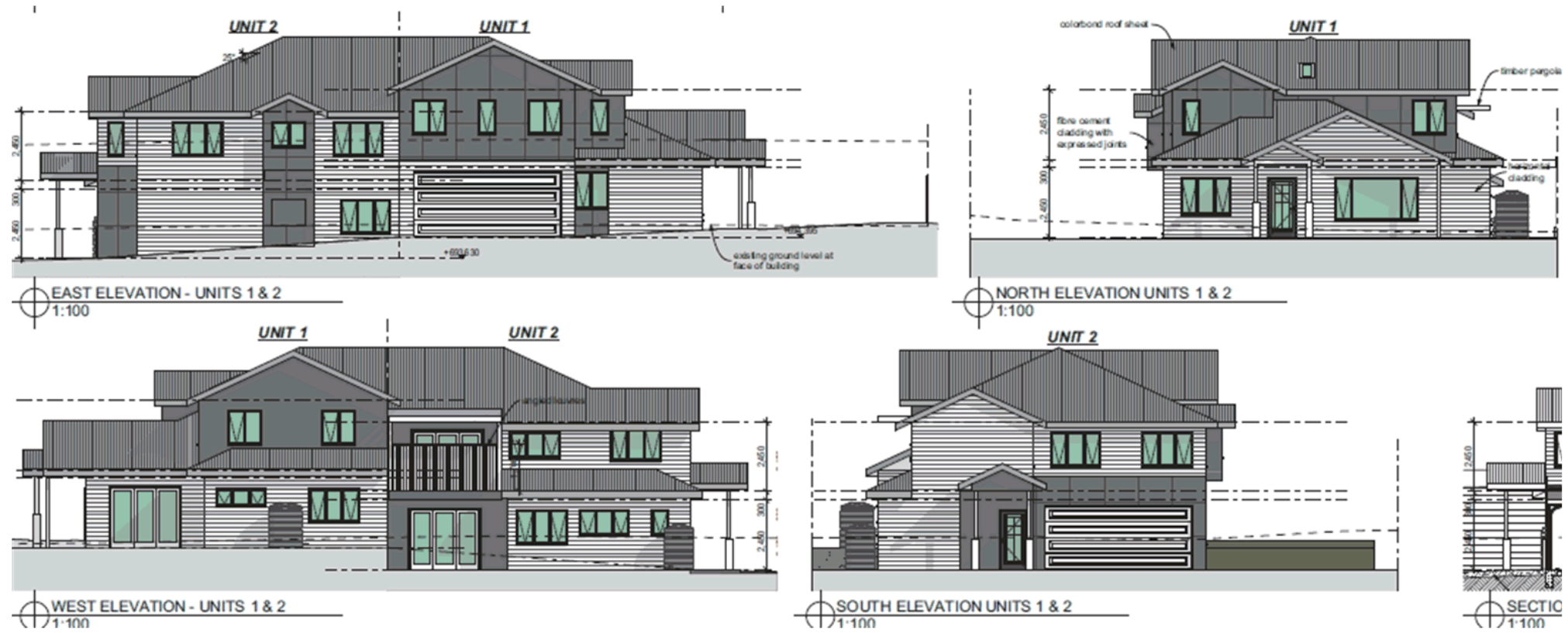


Proposed Site Plan and adjoining development overlaid on aerial photo

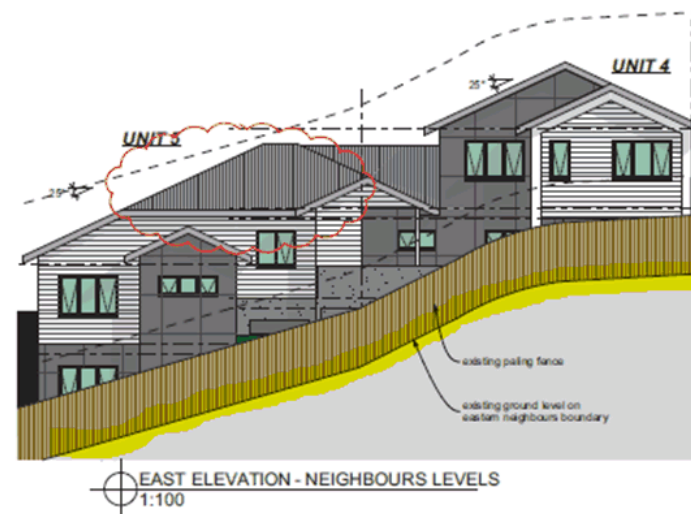
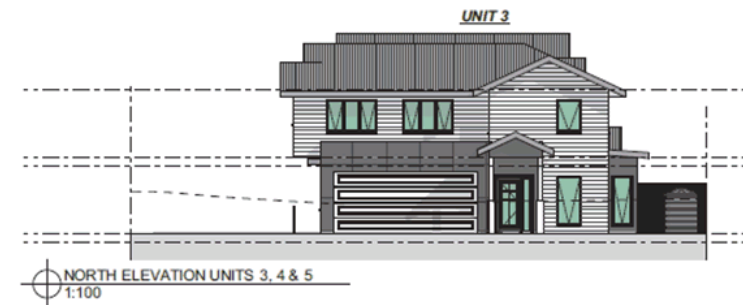
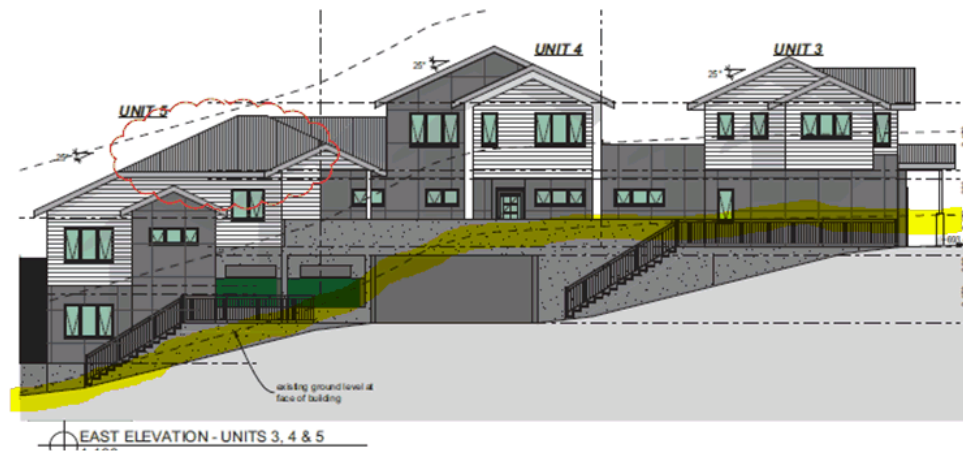
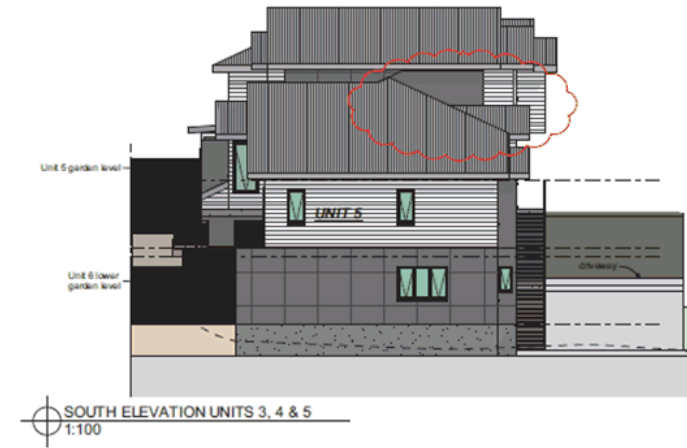
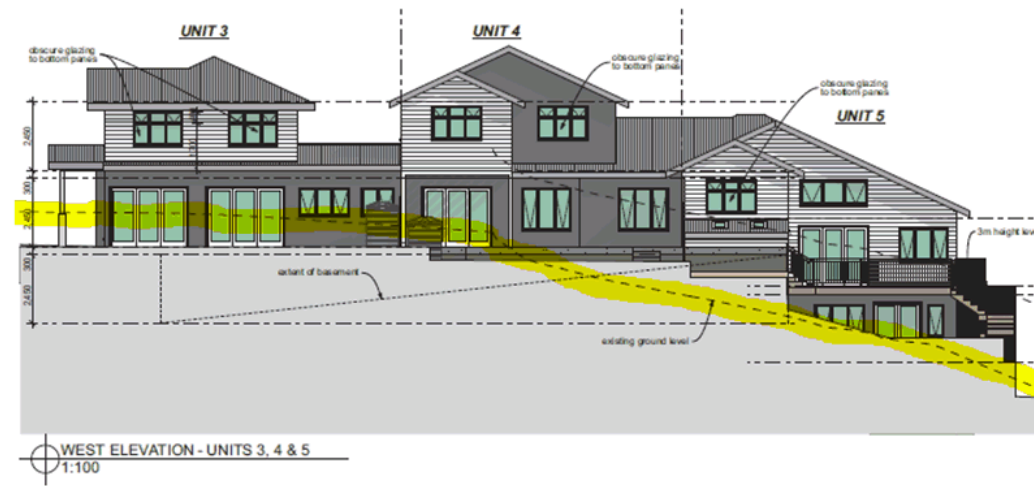
ATTACHMENT 5 – ELEVATIONS



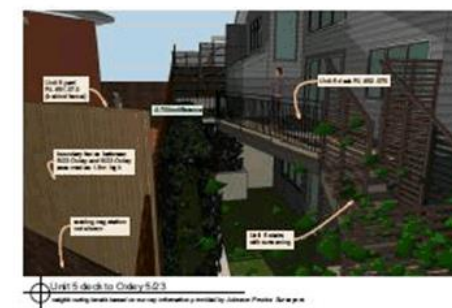
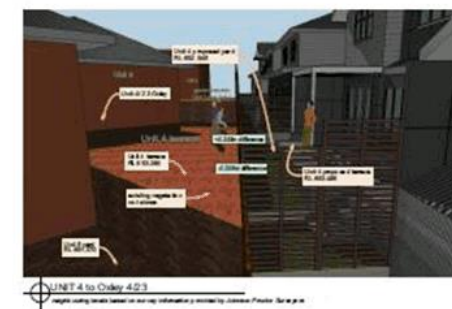
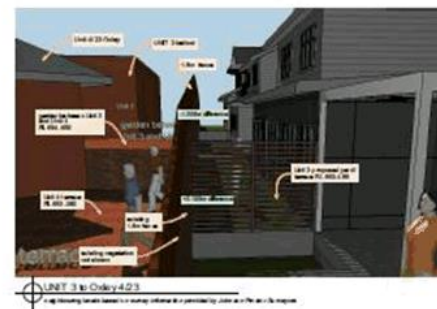
Eastern and western elevations (Yellow highlight shows existing natural ground level)



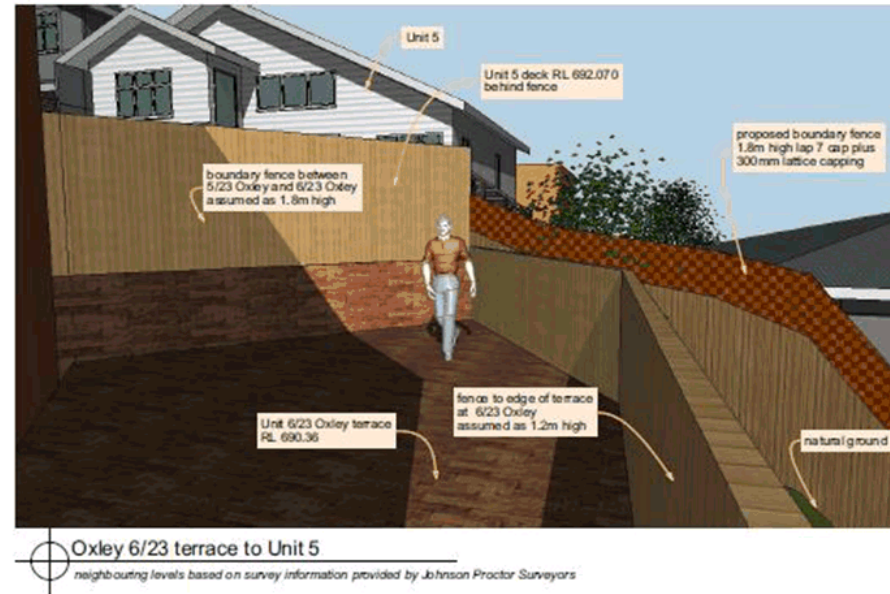
Elevations – Proposed Units 1 and 2



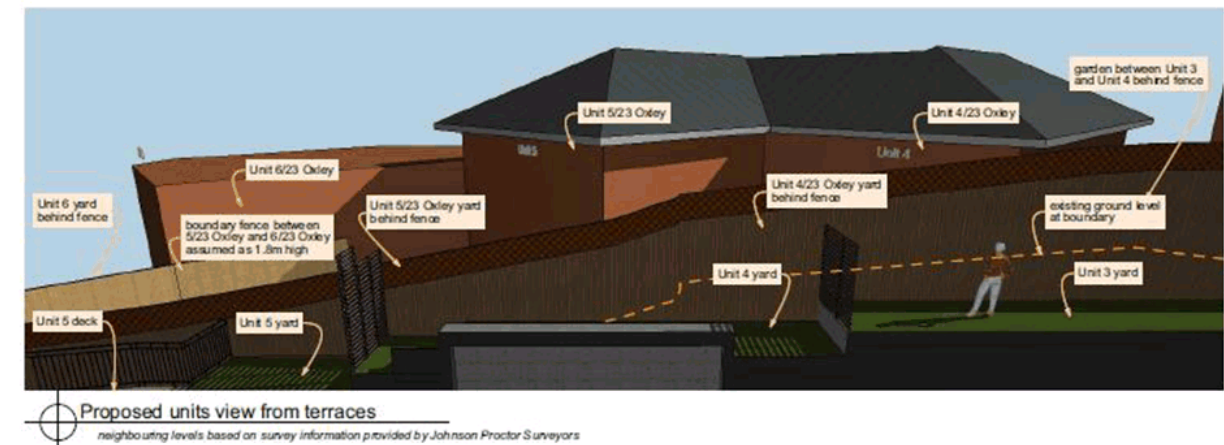
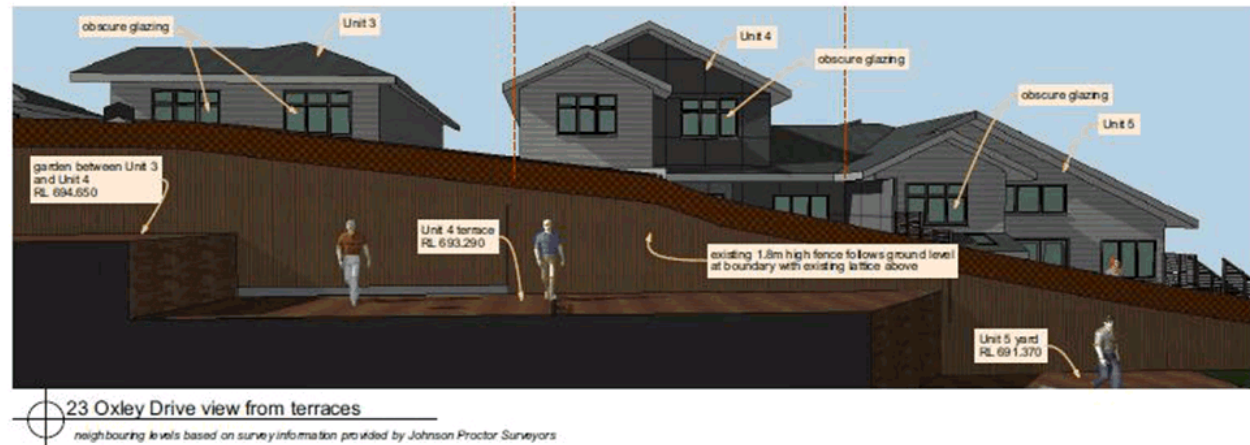
Elevations – Proposed Units 3, 4 and 5 (Yellow highlight shows existing natural ground level)



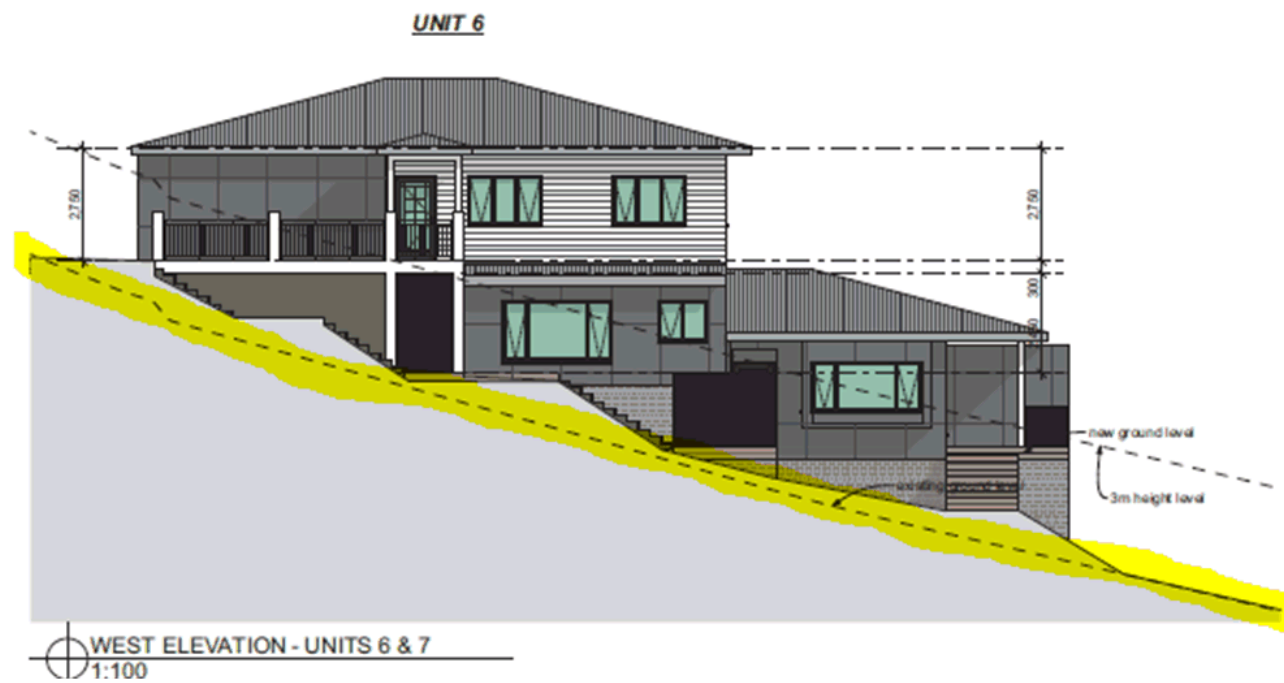
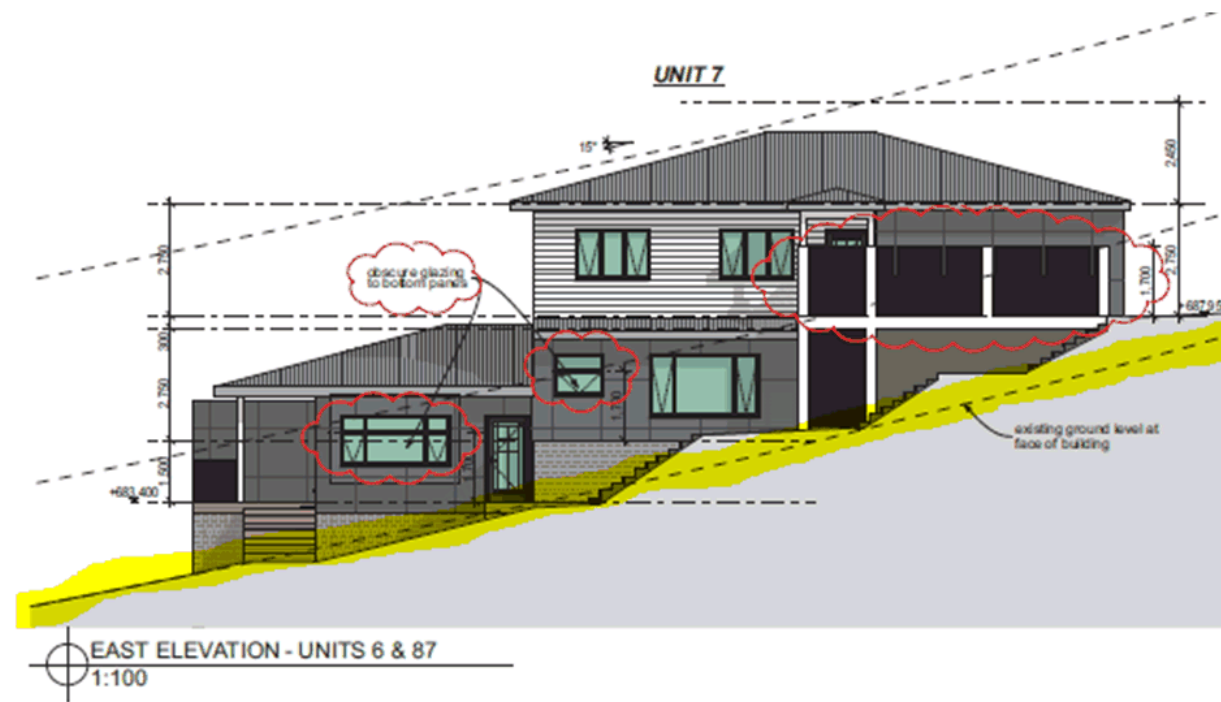
Perspectives – Proposed Units 3, 4 and 5 and adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas



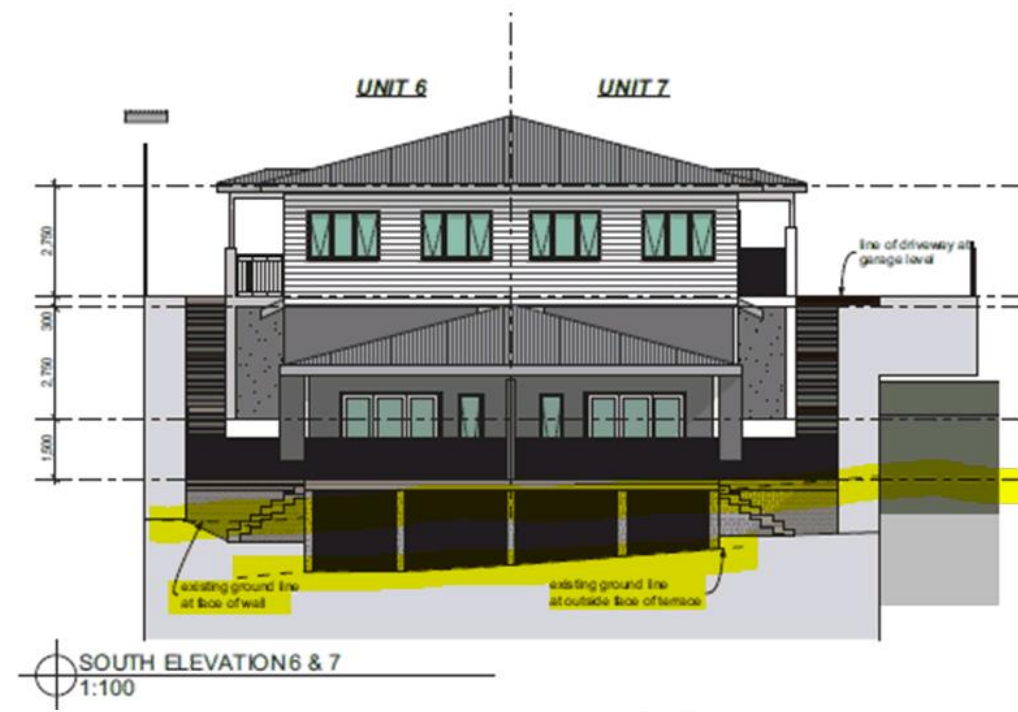
Perspectives – Proposed Unit 5 and adjoining western unit 6/23 private open space area



Proposed views between proposed Units 3, 4 and 5 / 25 Oxley Drive and existing Units 4, 5 and 6 /23 Oxley Drive



Elevations – Proposed Units 6 and 7 (Yellow highlight shows existing natural ground level)



North western Perspective 6 & 7
BOUNDARY FENCING NOT SHOWN FOR ILLUSTRATION PURPOSES



South Eastern Perspective 6 & 7
BOUNDARY FENCING NOT SHOWN FOR ILLUSTRATION PURPOSES

Elevations – Proposed Units 6 and 7

ATTACHMENT 6 – 21 June OVERSHADOWING



10am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas



10:30am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties



11am 21 June – Adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas not overshadowed.

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



11:30am 21 June – Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

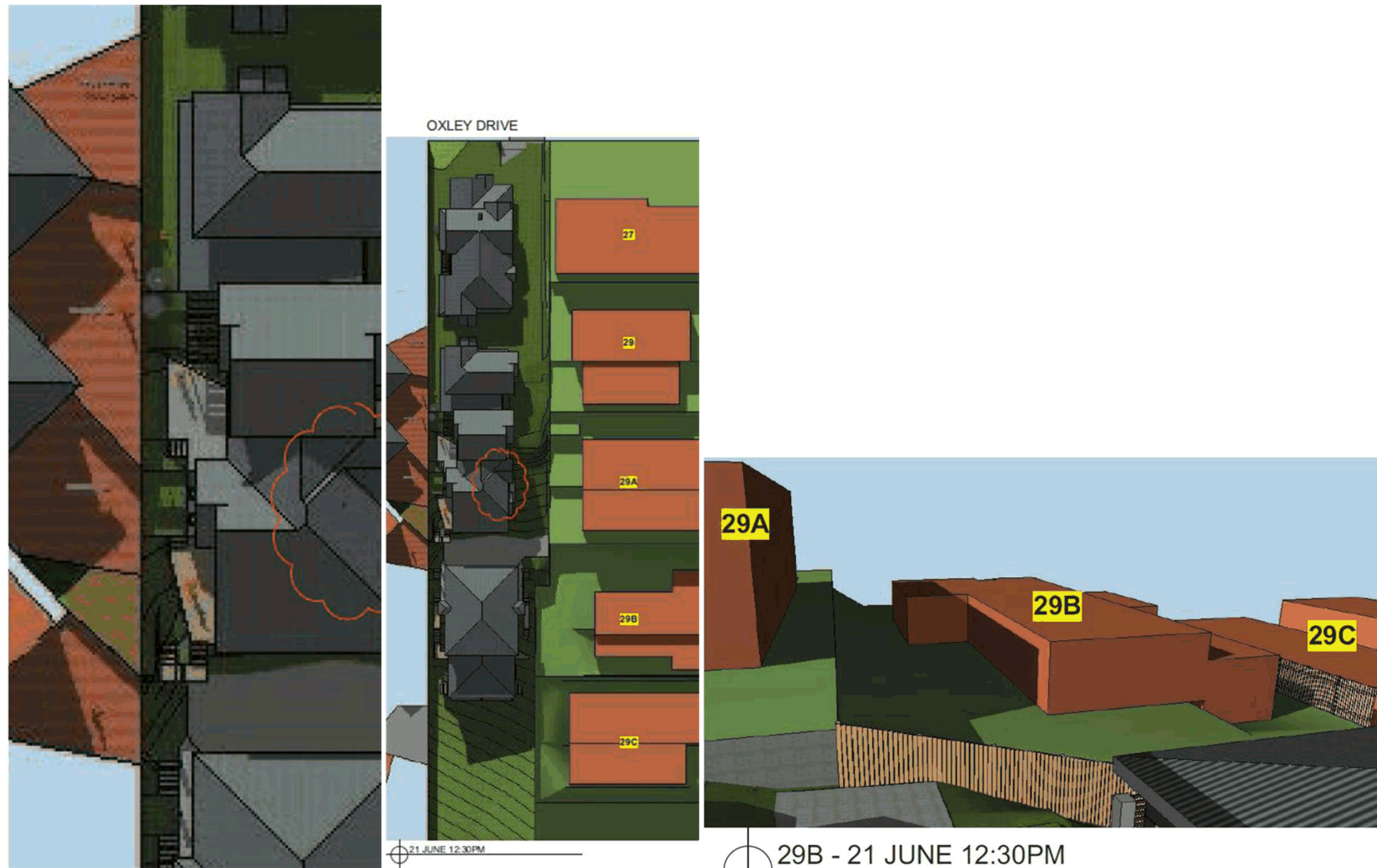
Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



12 midday 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



12:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



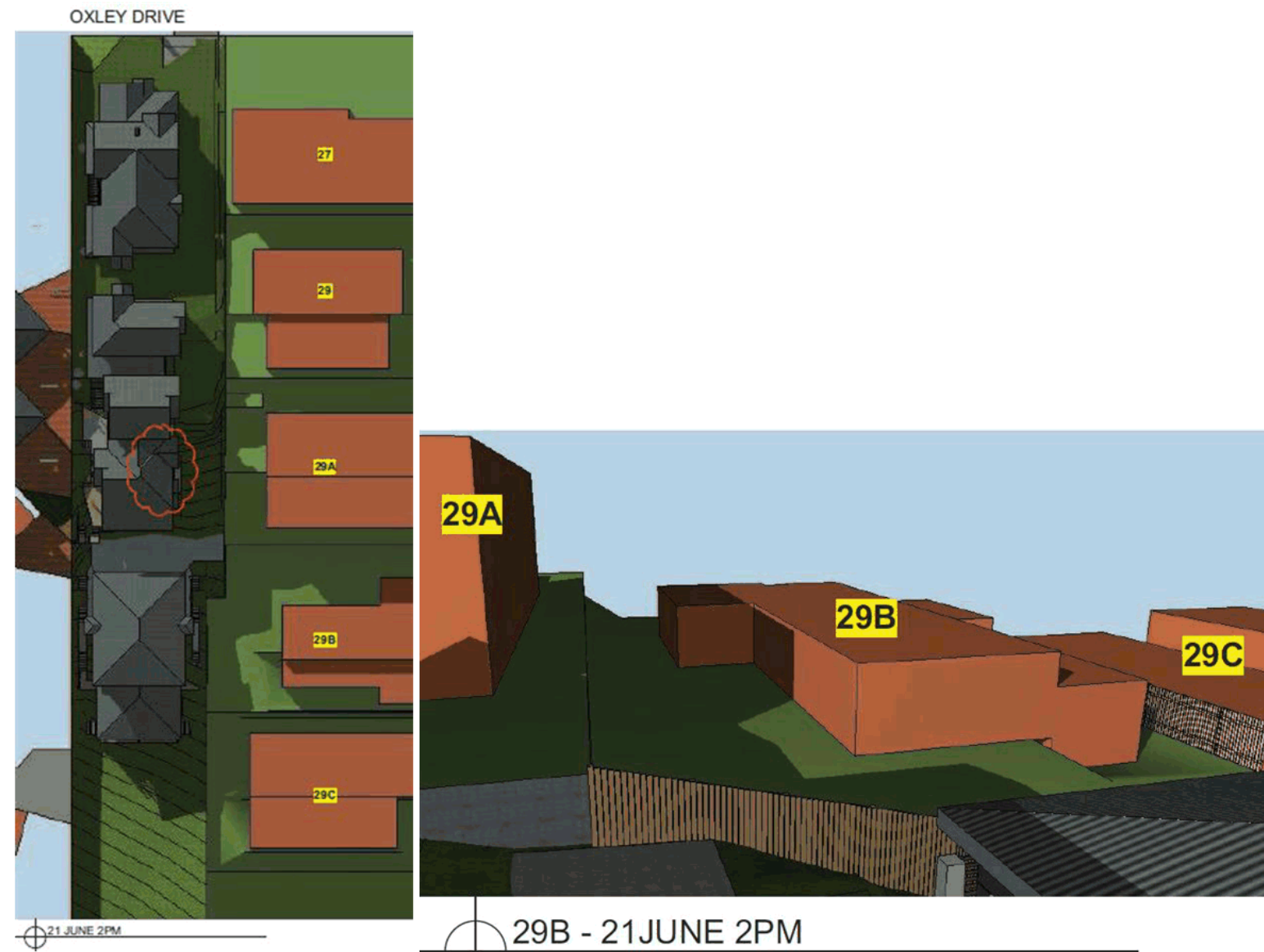
1:00pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



1:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



2:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



29B - 21 JUNE 2:30PM

2:30 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.

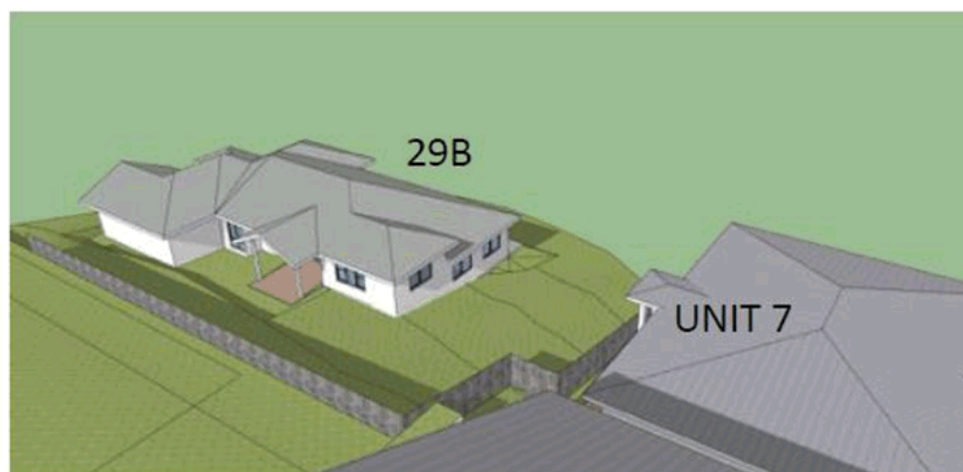


29B - 21 JUNE 3PM

3:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from proposed development shades approximately half of the western facing living room window of 29B Oxley Drive.

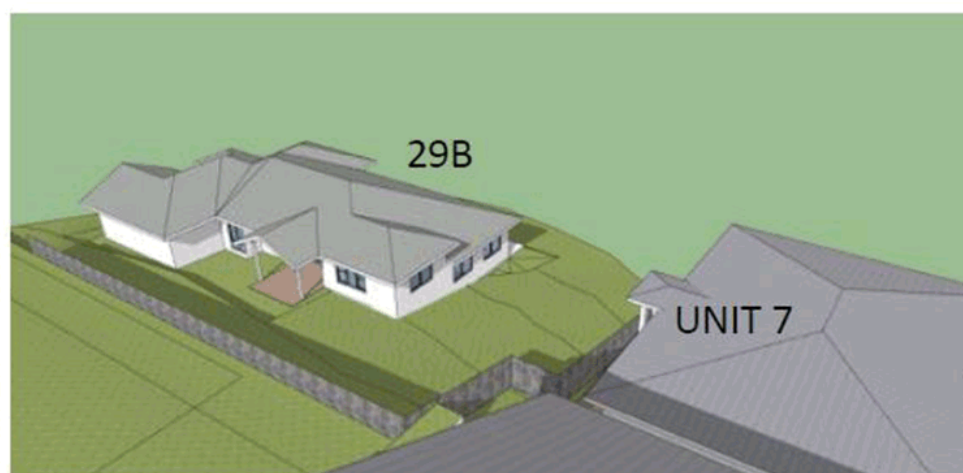
ATTACHMENT 7 – Objector's Consultant's June 21 shadow diagrams based on superseded plans

Note: The Objector's Consultant's June 21 shadow diagrams submitted 7 February 2020 (below) are based upon superseded plans, and are not based upon the amended plans submitted by the applicant dated 3 February 2020 as placed on Council's DA Tracker 4 February 2020, which reduce overshadowing impacts upon adjoining eastern properties by the replacement of the previously proposed eastern elevation gable roof of Unit 5 with a hipped roof.



SHADOW 3D VIEW

JUNE 21
12.00PM



SHADOW 3D VIEW

JUNE 21
12.30PM



SHADOW 3D VIEW

JUNE 21

01.00PM

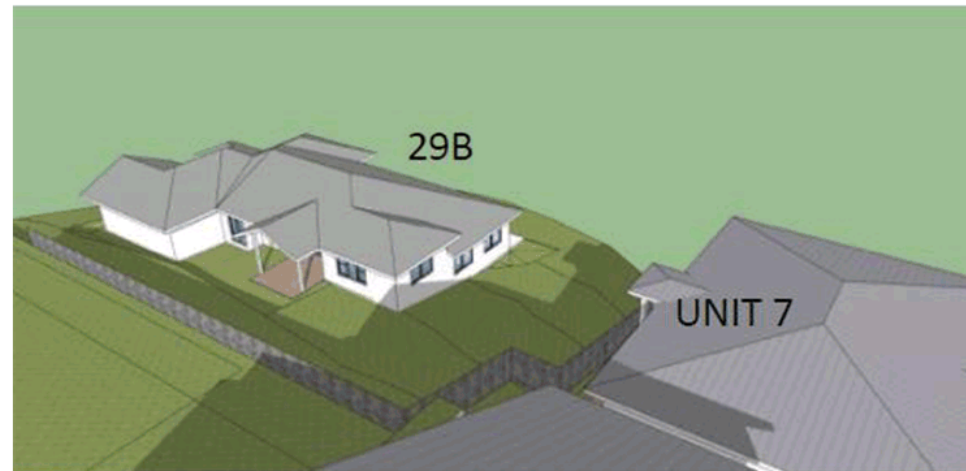


SHADOW 3D VIEW

JUNE 21

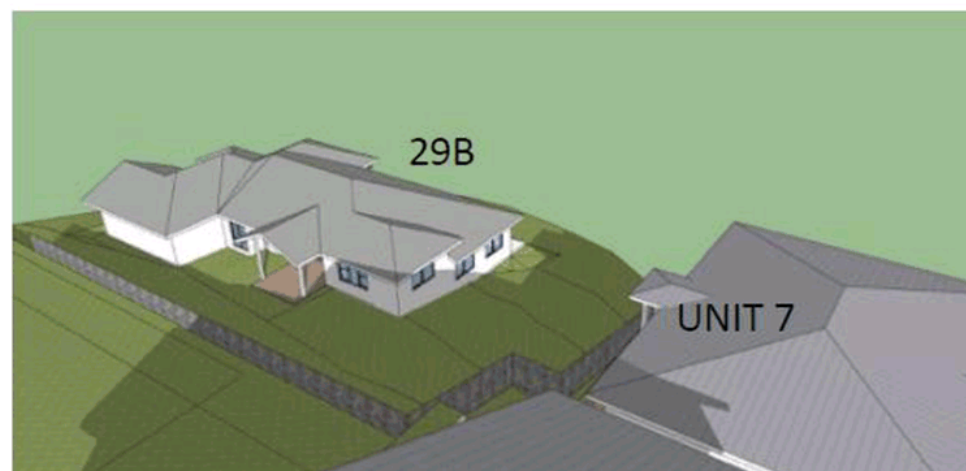
01.30PM

Council comment: These 1:00pm and 1:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21
02.00PM



SHADOW 3D VIEW

JUNE 21
02.30PM

Council comment: These 2:00pm and 2:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21

03.00PM

Council comment: This 3:00pm shadow diagram submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.

ATTACHMENT 8 – Objector's Consultant's plans showing view of development to and from 29 B Oxley Drive



VIEW 1 TO 29B FROM WINDOW OF UNIT 7



VIEW FROM BEDROOM TOWARD UNIT 7

Council comment: The two upper eastern facing windows of Unit 7 are a study and bedroom windows. The lower window is a bedroom window. These eastern facing bedroom and study windows will overlook 29B Oxley Drive, however as bedrooms are not living areas, obscure glazing to bedroom areas is not required. For the upper eastern facing study area, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower level bedroom window will be screened. The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 7

Council comment: The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 5



VIEW 1 TO 29B FROM WINDOW OF UNIT 5

Council comment:: The three upper eastern facing windows of Unit 5 are a bedroom, ensuite and kitchen windows, which will overlook the adjoining eastern properties, however as bedrooms are not living areas, obscure glazing to bedroom and ensuite areas is not required. For the upper eastern facing kitchen area of Unit 5, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower window of Unit 5 is a rumpus room window, which due to its elevations this window should also have fixed obscure glazing in any part of the window less than 1.7 metres above the floor. This can be addressed by a condition of consent. The roof of proposed Unit 5 has been reduced from a gable end to a hipped roof, which is not shown in the objector's consultant's above view plan. The upper eastern facing windows of Unit 4 are bedrooms and ensuite windows, which will overlook the adjoining eastern properties, however as bedrooms and ensuites are not living areas, obscure glazing to bedrooms and ensuite areas is not required. Fixed screening to the east of the elevated entry path to Units 4 and 5 to ensure the privacy of eastern / south eastern properties is required by a condition of consent.

Note: The shadow shown above as submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020

ATTACHMENTS TO REPORT

Item 9.2

DA 20/0102 Tourist and Visitor Accommodation Bendooley Estate - Construction of Accommodation Lodge, Restaurant and Meeting Room Building, Secular Meeting Space and House Keeping Facility

Attachment 1

20 0102 Architectural Plans Housekeeping Building 01.pdf

Attachment 2

20 0102 Architectural Plans The Lodge 02 part A.pdf

Attachment 3

20 0102 Architectural Plans The Lodge 02 part B.pdf

Attachment 4

20 0102 Architectural Plans Restaurant & Meeting Rooms 03.pdf

Attachment 5

20 0102 Architectural Plans The Shed 04.pdf

Attachment 7

20-0102 Att 3 Location Plan.pdf

Attachment 8

20 0102 Att 4 Site Plan.pdf

Attachment 9

Att 5 Annotated Site Plan



BENDOOLEY ESTATE - HOUSEKEEPING
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

- D000 COVER PAGE
- D100 SITE PLAN
- D200 GROUND FLOOR PLAN
- D300 SUBFLOOR PLAN
- D400 ROOF PLAN
- D500 SECTION A - LONG
- D501 SECTION B - SHORT
- D600 ELEVATIONS
- D700 FINISHES SCHEDULE

rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes



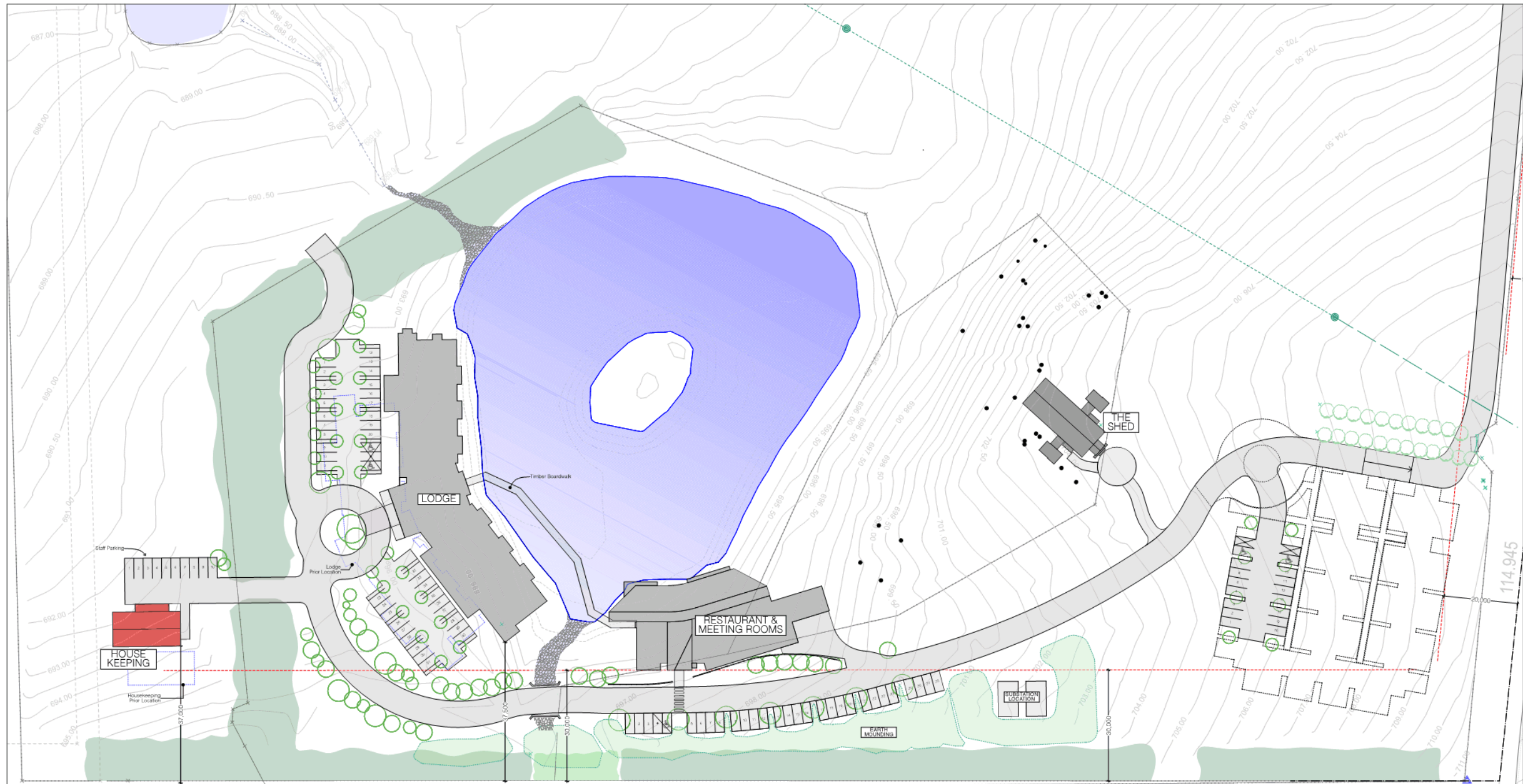
project **BENDOOLEY ESTATE - HOUSEKEEPING**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale
 date 01/05/19
 project no 1915

Cover Page

D000
 A
 revision



	Building Locations
	Building Prior Approved Locations
	Remnant Trees by Survey
	Earth Mounding

LEGEND	
Housekeeping	Slab RL: 693.000
Lodge	Slab RL: 696.400
Restaurant/Bar	Slab RL: 696.200
The Shed	Slab RL: 705.200

rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes

MDS mcconnell design studio |

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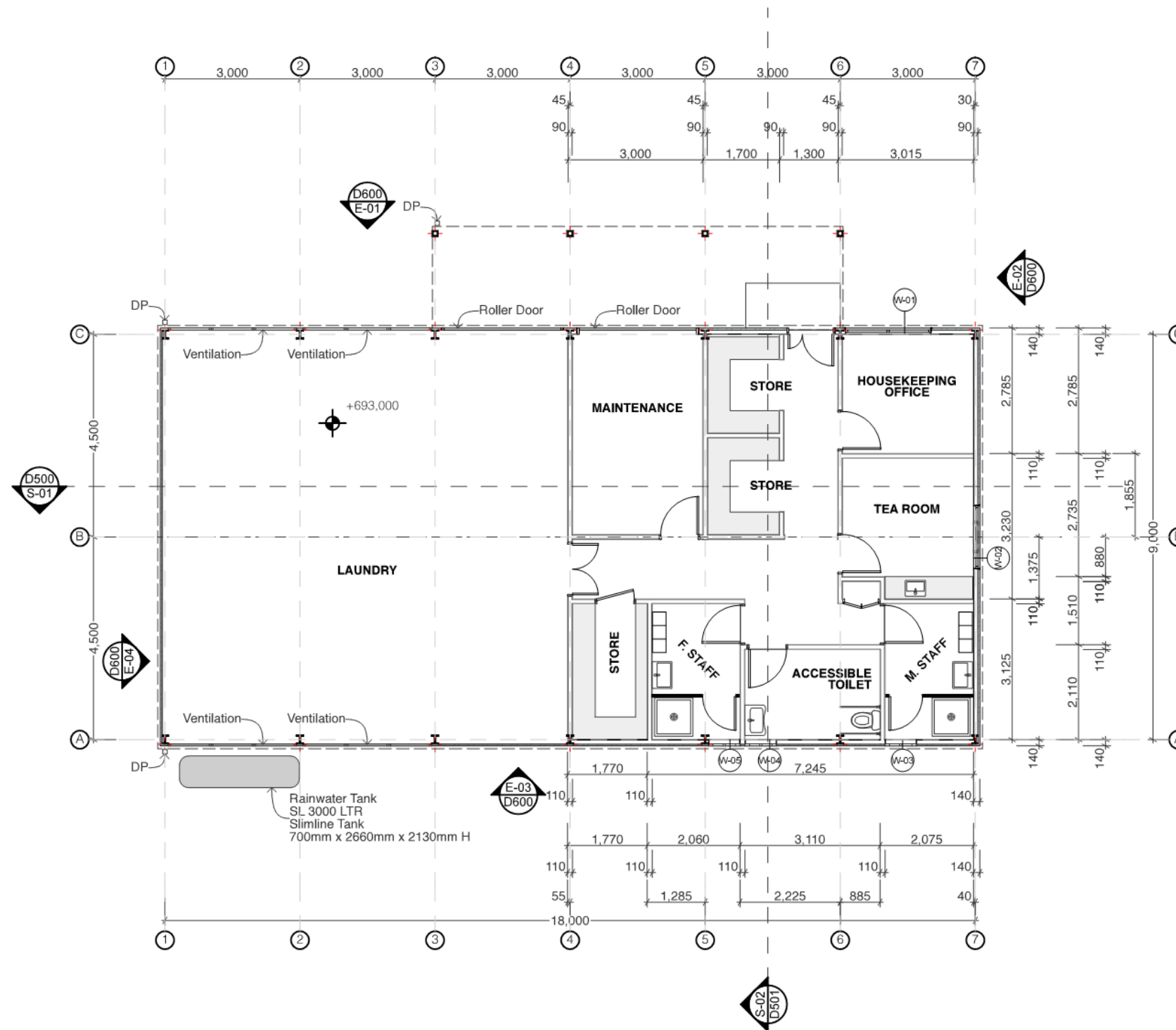
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 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale 1:1000
 date 01/05/19
 project no 1915

Site Plan

D100
 A
 revision



 **Gross Floor Area**
162.18 m²

rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes
B	19/07/19	Added accessible toilet and water tank, modified staff changerooms



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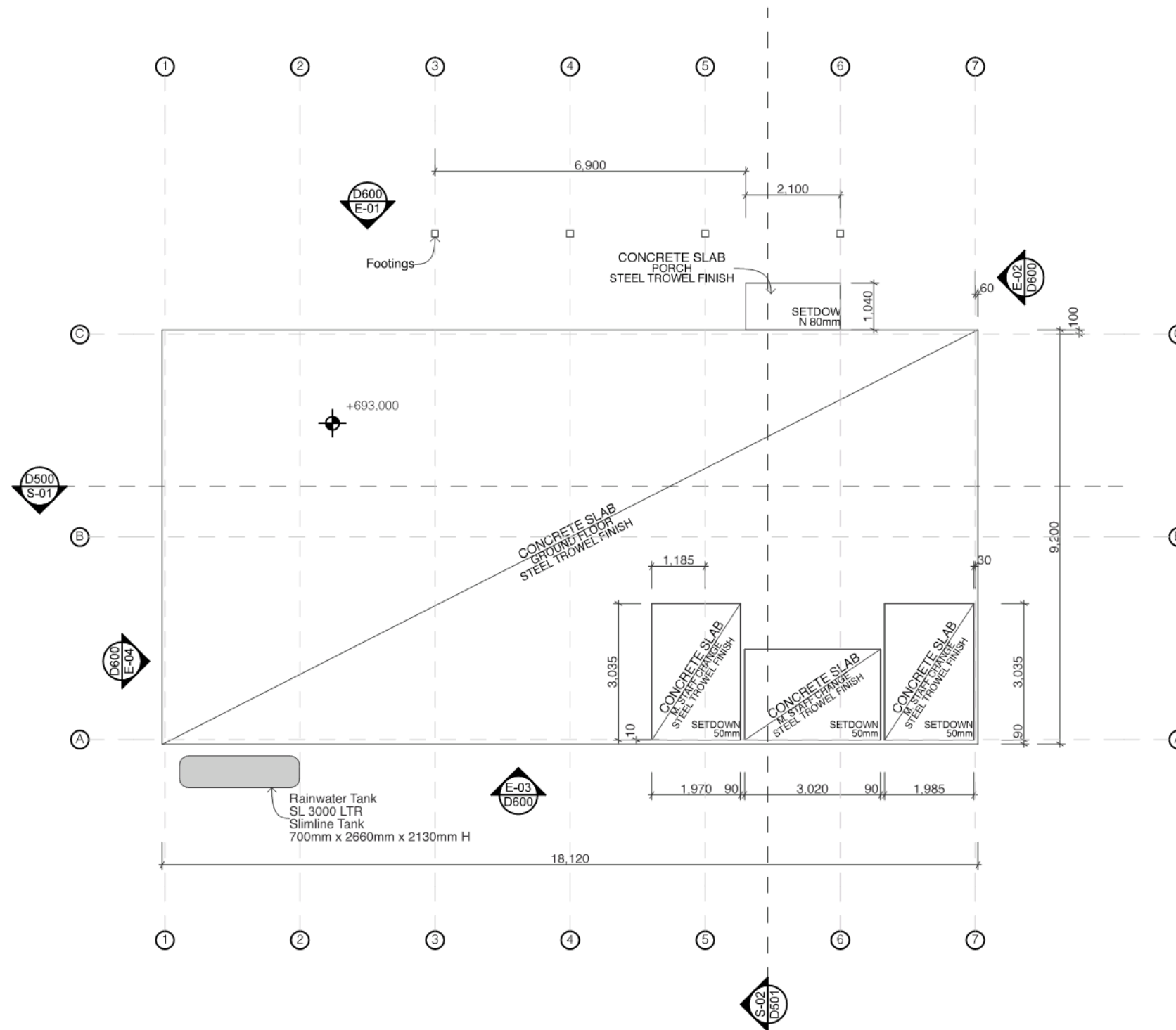
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 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1915

drawn TD
 scale 1:100
 date 01/05/19

Ground Floor Plan

D200
 B
 revision



rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes
B	19/07/19	Added accessible toilet and water tank, modified staff changerooms



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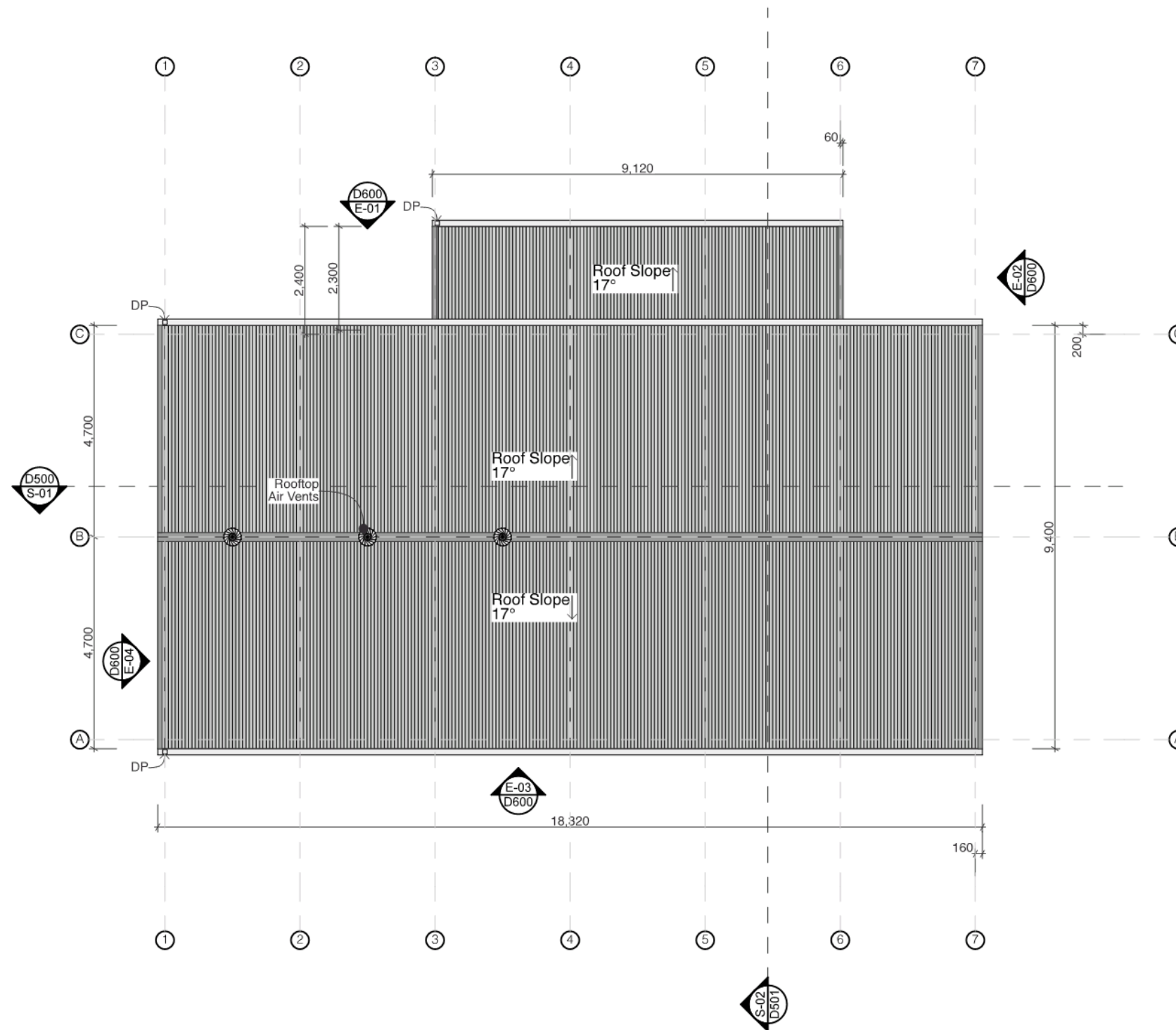
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale 1:100
 date 01/05/19

project no 1915

Subfloor Plan

D300
 B
 revision



rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes

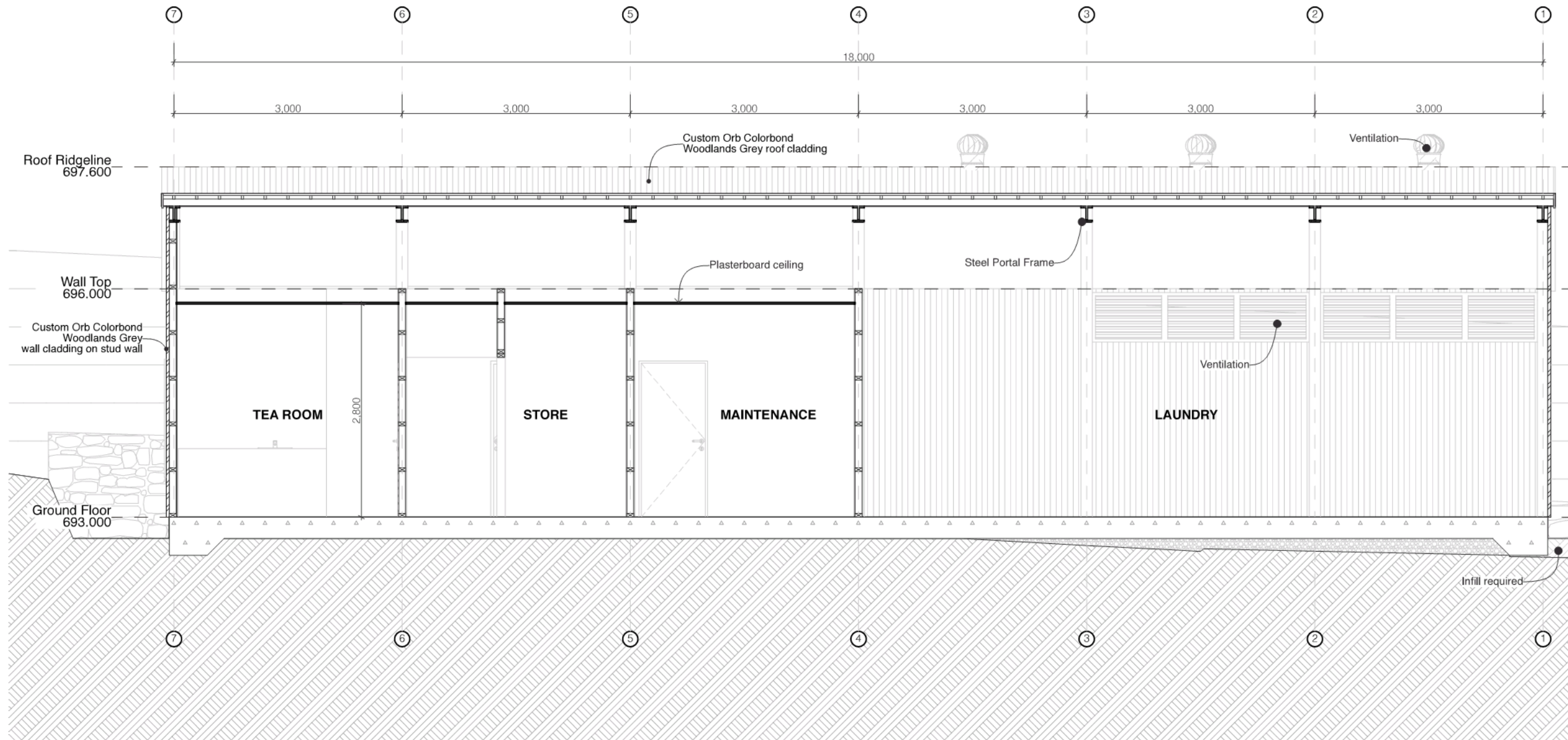
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 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1915

drawn TD
 scale 1:100
 date 01/05/19

Roof Plan

D400
 A
 revision



rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes



project **BENDOOLEY ESTATE - HOUSEKEEPING**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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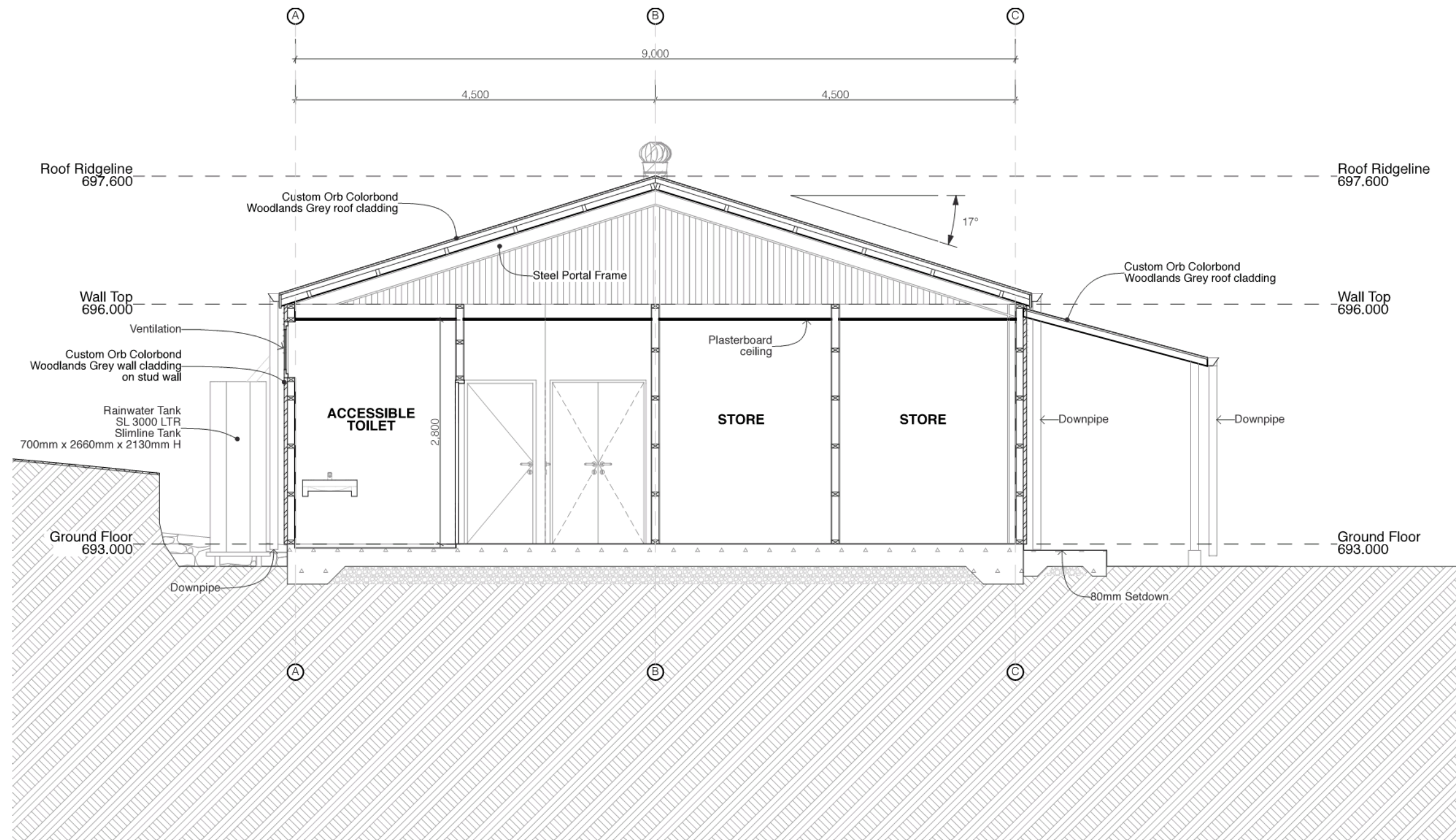
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale 1:50
 date 01/05/19

project no 1915

Long Section

D500
 A
 revision



rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes
B	19/07/19	Added accessible toilet and water tank, modified staff changerooms



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project **BENDOOLEY ESTATE - HOUSEKEEPING**
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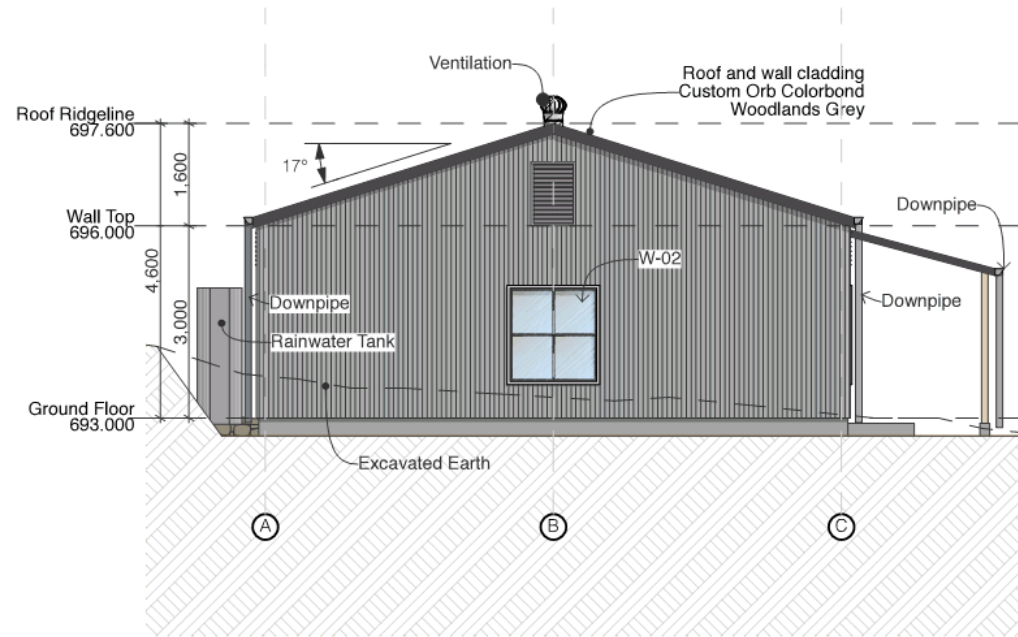
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale 1:50
 date 01/05/19

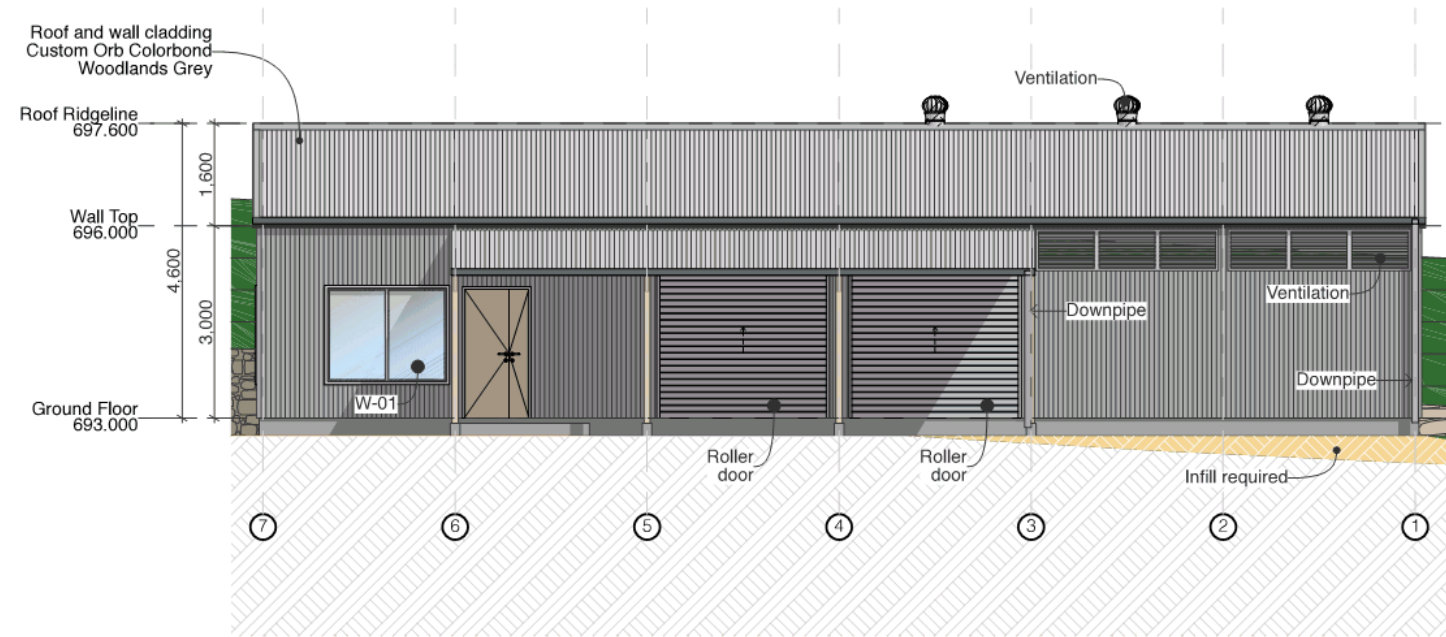
project no 1915

Short Section

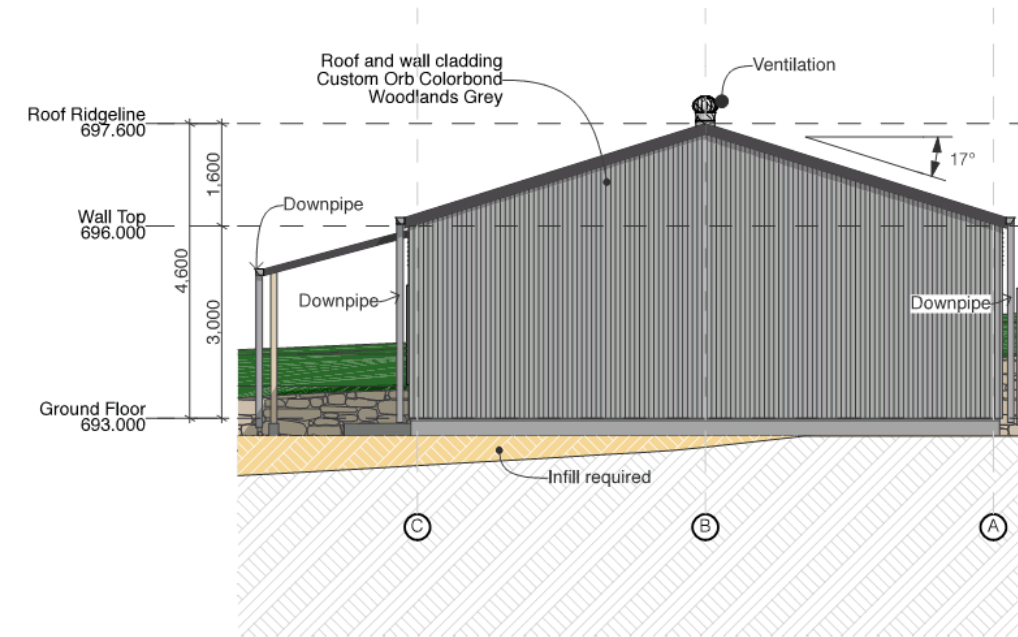
D501
 B
 revision



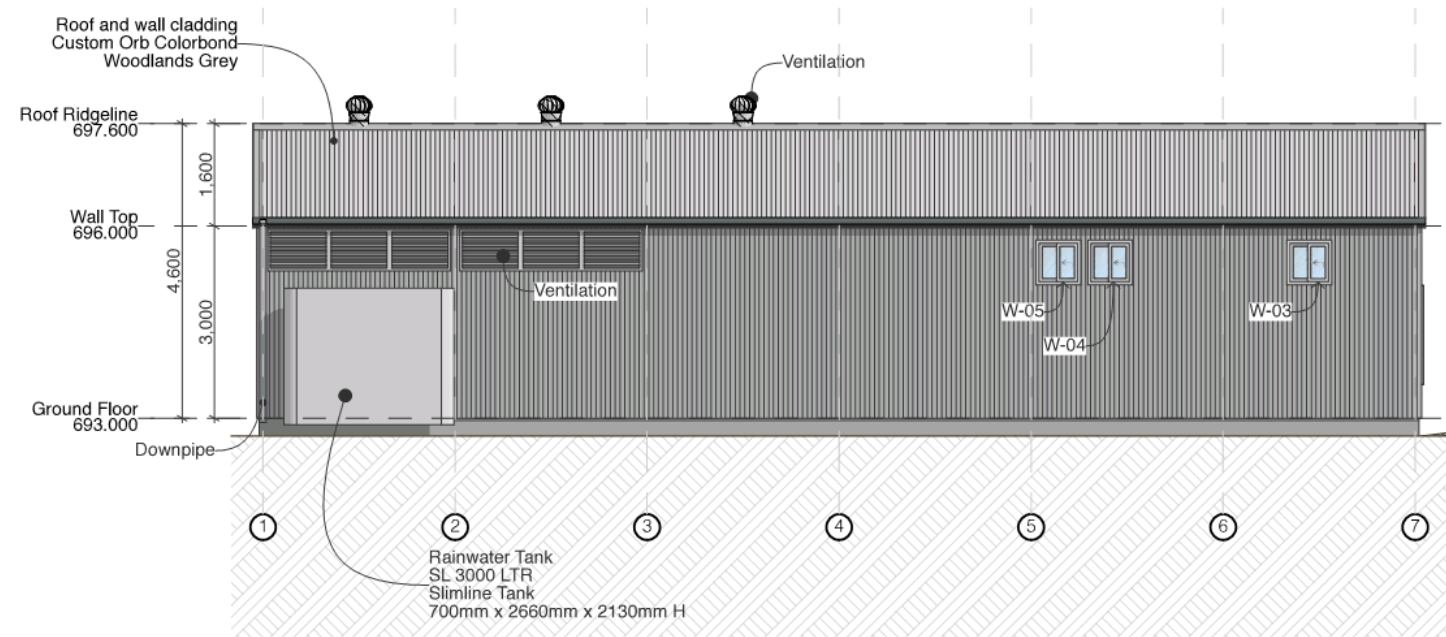
E-02 EAST ELEVATION
1:100



E-01 NORTH ELEVATION
1:100



E-04 WEST ELEVATION
1:100



E-03 SOUTH ELEVATION
1:100

rev.	date	details
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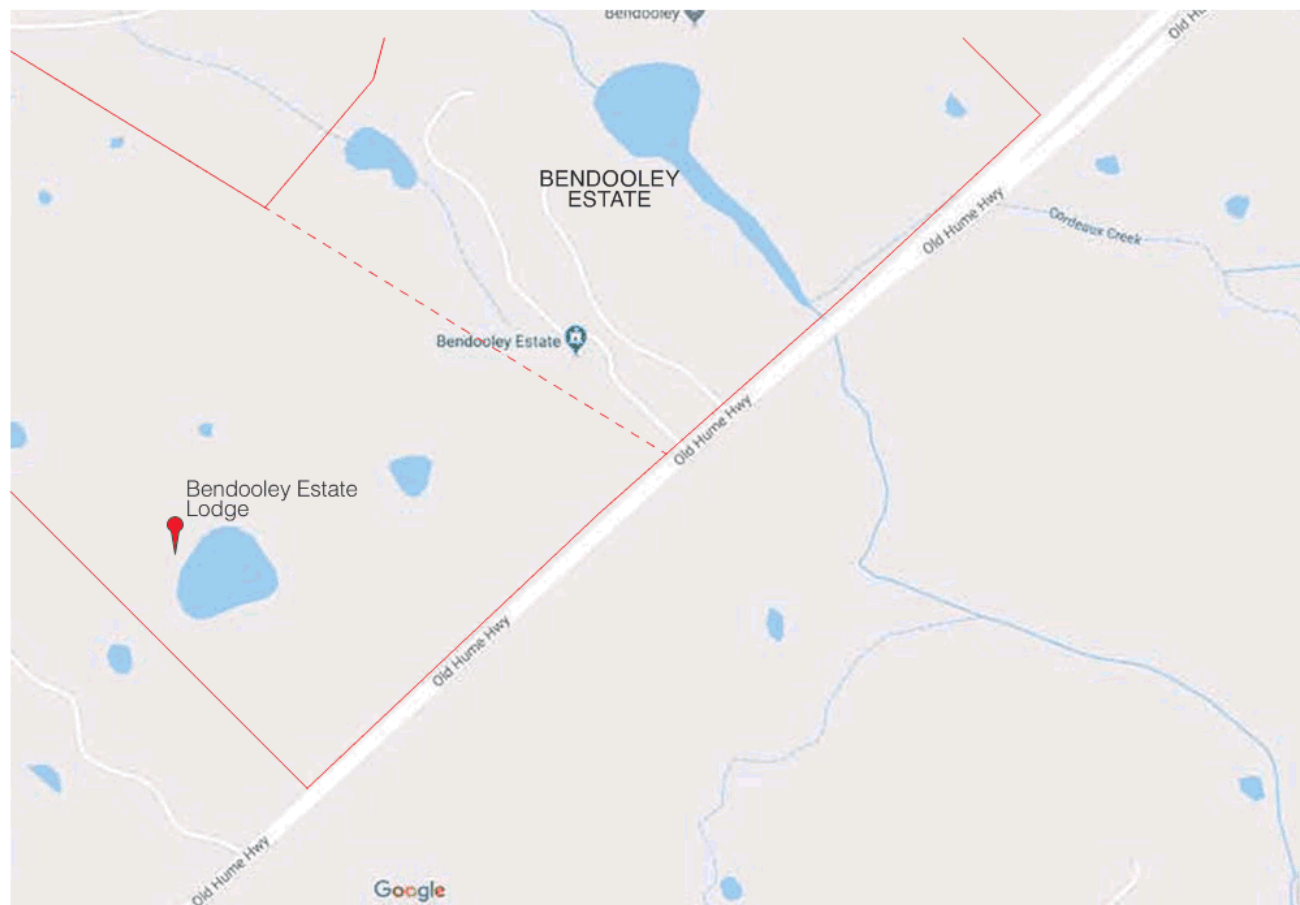
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drawn TD
scale 1:100
date 01/05/19

client Bong Bong P/L
3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1915

Elevations

D600
B
revision



BENDOOLEY ESTATE - LODGE
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

- A000 COVER PAGE
- A100 SITE PLAN 1:2000
- A200 GROUND FLOOR PLAN & FIRST FLOOR PLAN-OVERALL 1:500
- A201 GROUND FLOOR PLAN-PART A 1:200
- A202 GROUND FLOOR PLAN -PART B 1:200
- A203 FIRST FLOOR PLAN -PART A 1:200
- A204 FIRST FLOOR PLAN- PART B 1:200
- A205 STANDARD ROOM 1:50
- A300 SUBFLOOR PLAN - PART A 1:200
- A301 SUBFLOOR PLAN - PART B 1:200
- A400 ROOF PLAN -PART A 1:200
- A401 ROOF PLAN -PART B 1:200
- A500 SECTION 1:200
- A600 EAST ELEVATION 1:200
- A601 SOUTH EAST ELEVATION -PART A 1:200
- A602 SOUTH EAST ELEVATION -PART B 1:200
- A603 NORTH EAST ELEVATION 1:200
- A604 NORTH WEST ELEVATION PART A 1:200
- A605 NORTH WEST ELEVATION PART B 1:200
- A606 WEST ELEVATION 1:200
- A607 SOUTH ELEVATION 1:200
- A700 FINISHES SCHEDULE
- WATER & WASTE MANAGEMENT refer to consultant drawings
- LANDSCAPE PLAN 1:1000 refer to consultant drawings.

rev.	date	details
	13/05/19	Issued for DA



project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

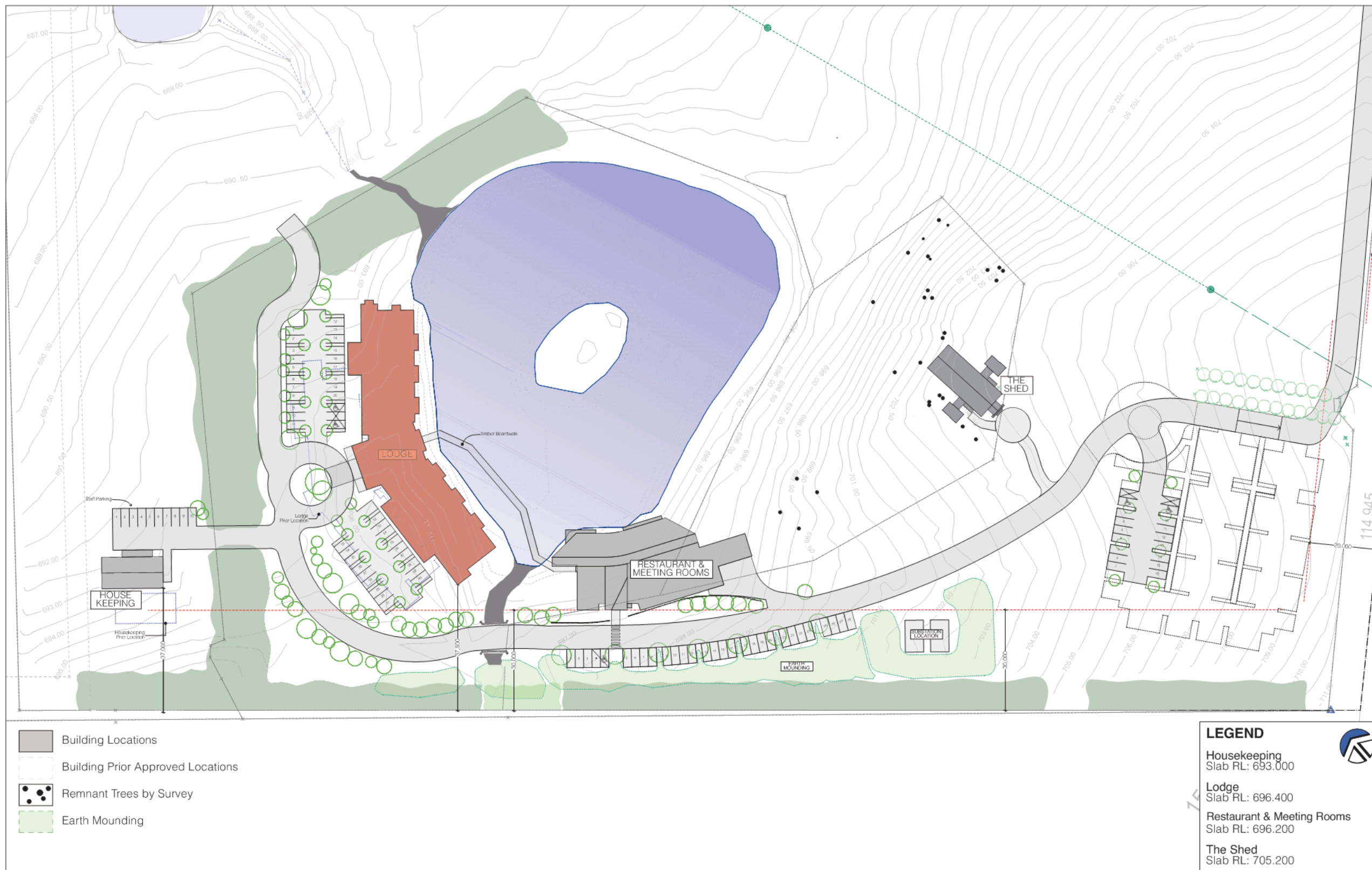
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

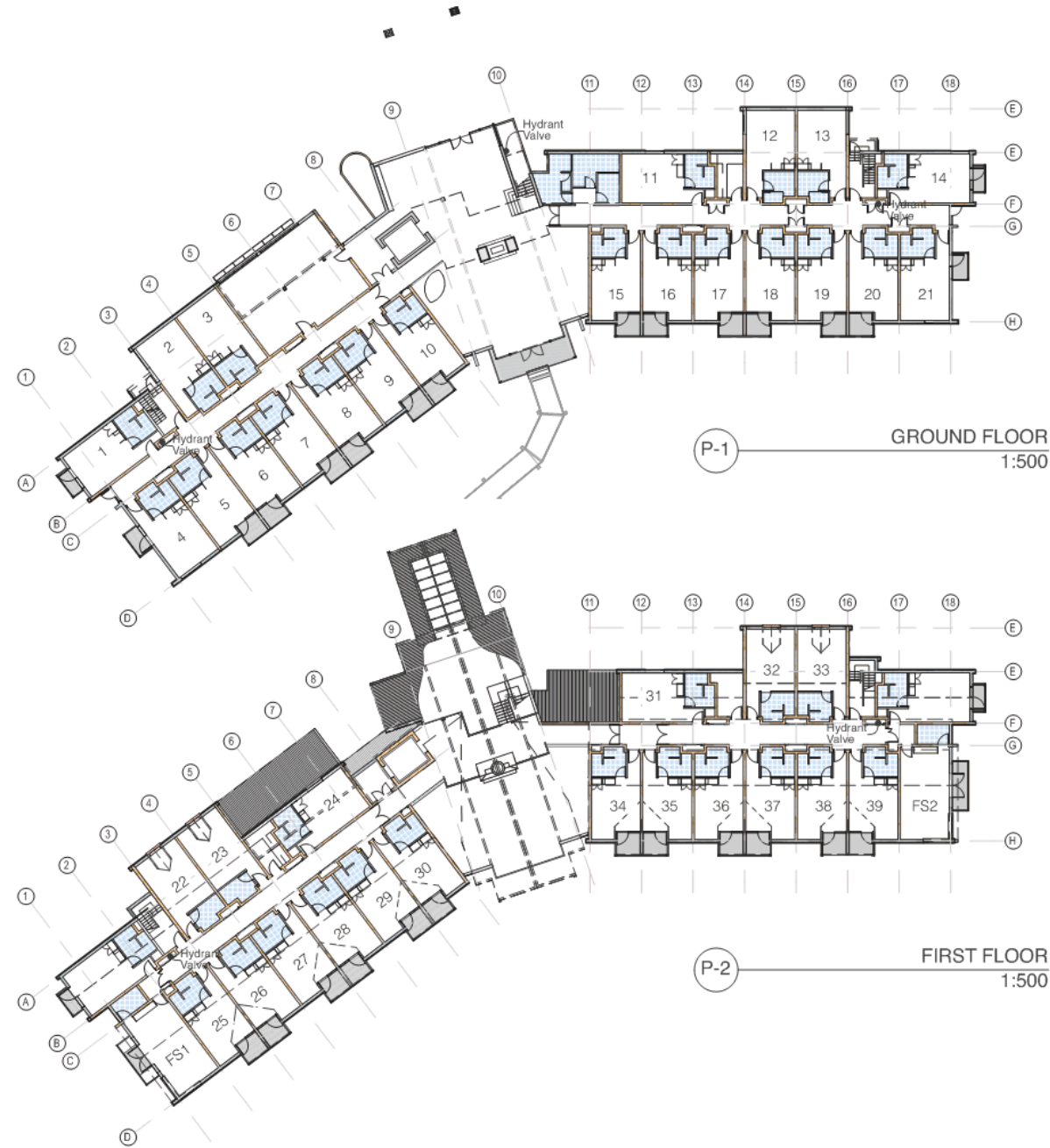
drawn LF
 scale
 date 13/05/19

Cover Page

A000

revision





GROUND FLOOR	
19 Standard Rooms	
2 Accessible Rooms	
Total 21 Rooms	
FIRST FLOOR	
16 Standard Rooms	
2 Family Suites	
2 Treatment Rooms (Treatment rooms to become standard rooms upon completion of wellness centre)	
Total 20 Rooms	
41 ROOMS TOTAL	
GROSS FLOOR AREA	
GROUND FLOOR	1401.37 m ²
FIRST FLOOR	1068.69 m ²
TOTAL	2,470.06 m²
BALCONIES GRD FLOOR	69 m ²
BALCONIES 1ST FLOOR	69 m ²

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project **BENDOOLEY ESTATE - LODGE**
3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
LOT 2 DP 584423
DEVELOPMENT APPLICATION

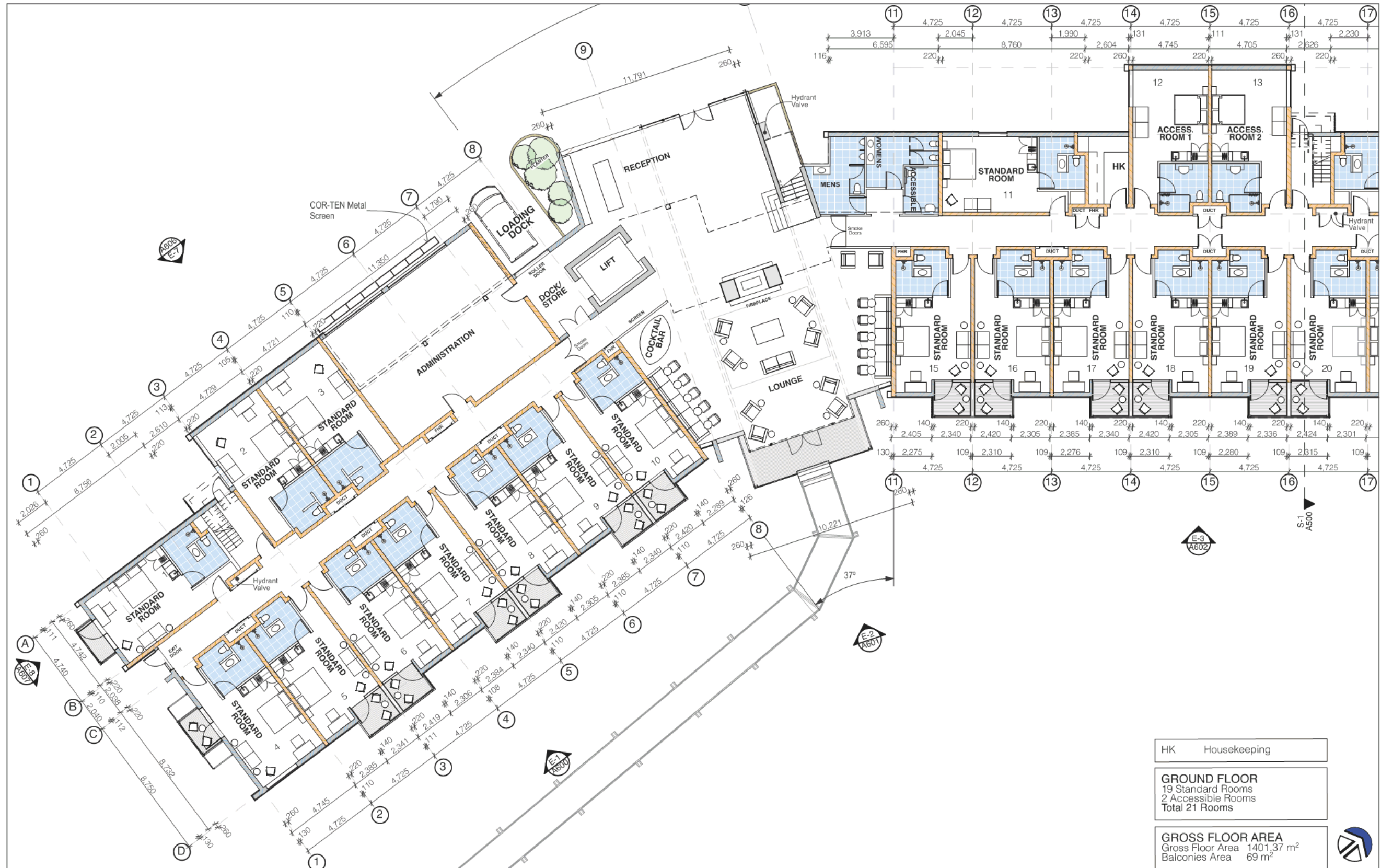
client Bong Bong P/L
3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1823

drawn LF
scale 1:500
date 13/05/19

Ground Floor Plan & First Floor Plan - Overall

A200

revision



HK	Housekeeping
GROUND FLOOR	
19 Standard Rooms	
2 Accessible Rooms	
Total 21 Rooms	
GROSS FLOOR AREA	
Gross Floor Area	1401,37 m ²
Balconies Area	69 m ²

rev.	date	details
	13/05/19	Issued for DA

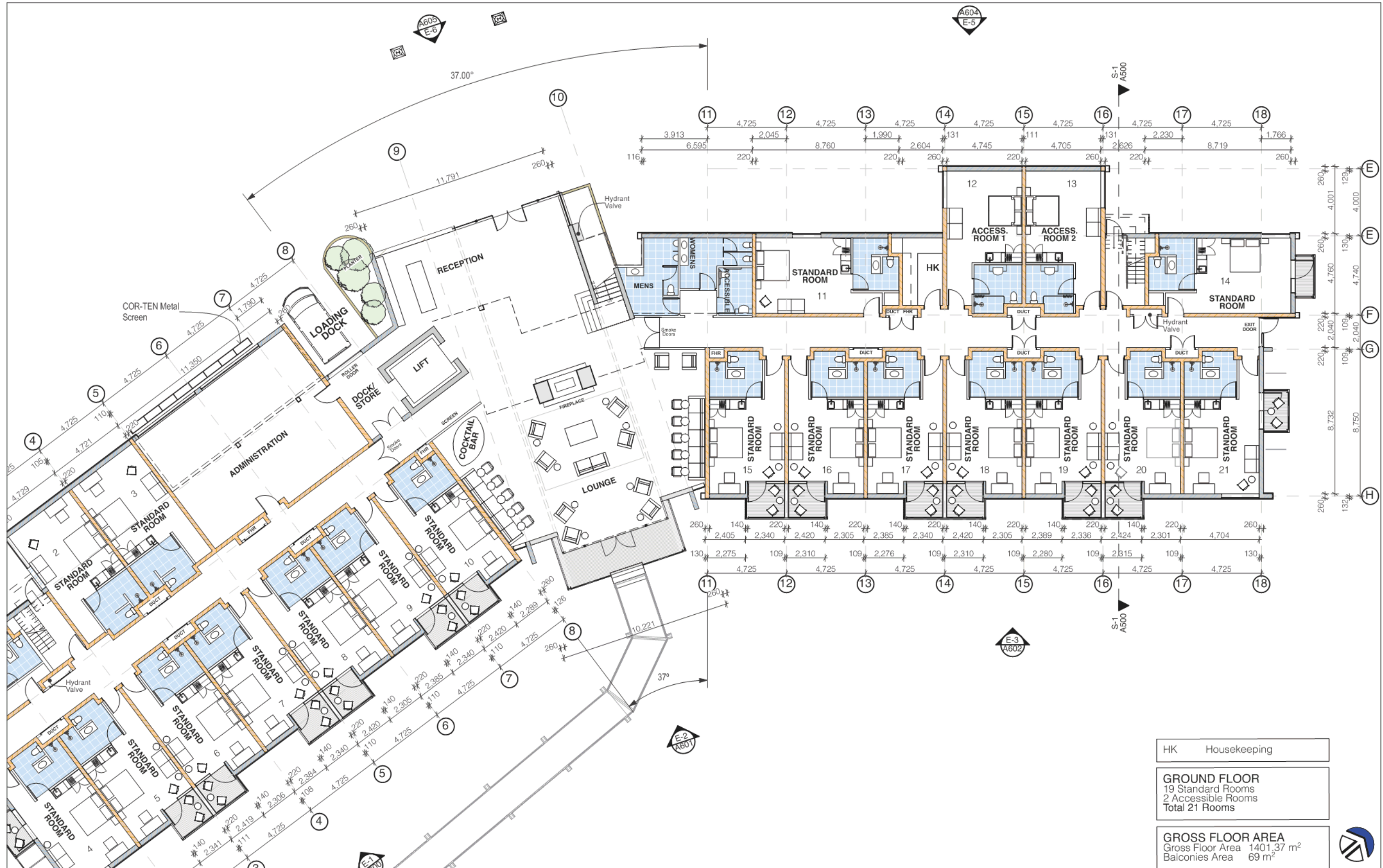


project	BENDOOLEY ESTATE - LODGE 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577 LOT 2 DP 584423 DEVELOPMENT APPLICATION	drawn LF
client	Bong Bong P/L 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370	scale 1:200
		date 13/05/19
		project no 1823

Ground Floor Plan - Part A

A201

revision



HK	Housekeeping
GROUND FLOOR	
19 Standard Rooms	
2 Accessible Rooms	
Total 21 Rooms	
GROSS FLOOR AREA	
Gross Floor Area 1401,37 m ²	
Balconies Area 69 m ²	

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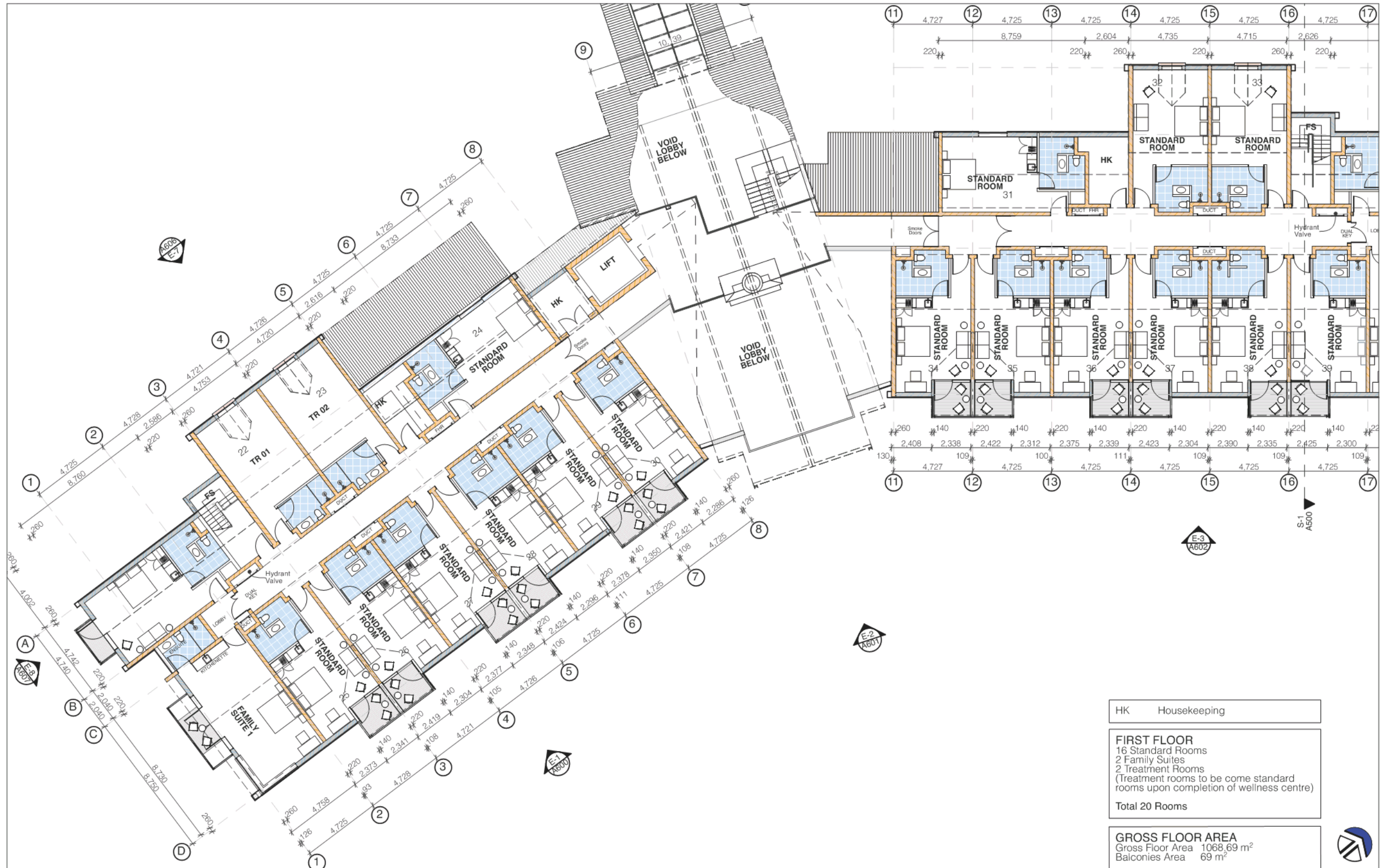


project	BENDOOLEY ESTATE - LODGE 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577 LOT 2 DP 584423 DEVELOPMENT APPLICATION	drawn LF
client	Bong Bong P/L 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370	scale 1:200
		date 13/05/19
		project no 1823

Ground Floor Plan - Part B

A202

revision



HK	Housekeeping
FIRST FLOOR	
16 Standard Rooms	
2 Family Suites	
2 Treatment Rooms (Treatment rooms to become standard rooms upon completion of wellness centre)	
Total 20 Rooms	
GROSS FLOOR AREA	
Gross Floor Area 1068,69 m ²	
Balconies Area 69 m ²	

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project **BENDOOLEY ESTATE - LODGE**
3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
LOT 2 DP 584423
DEVELOPMENT APPLICATION

client Bong Bong P/L
3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

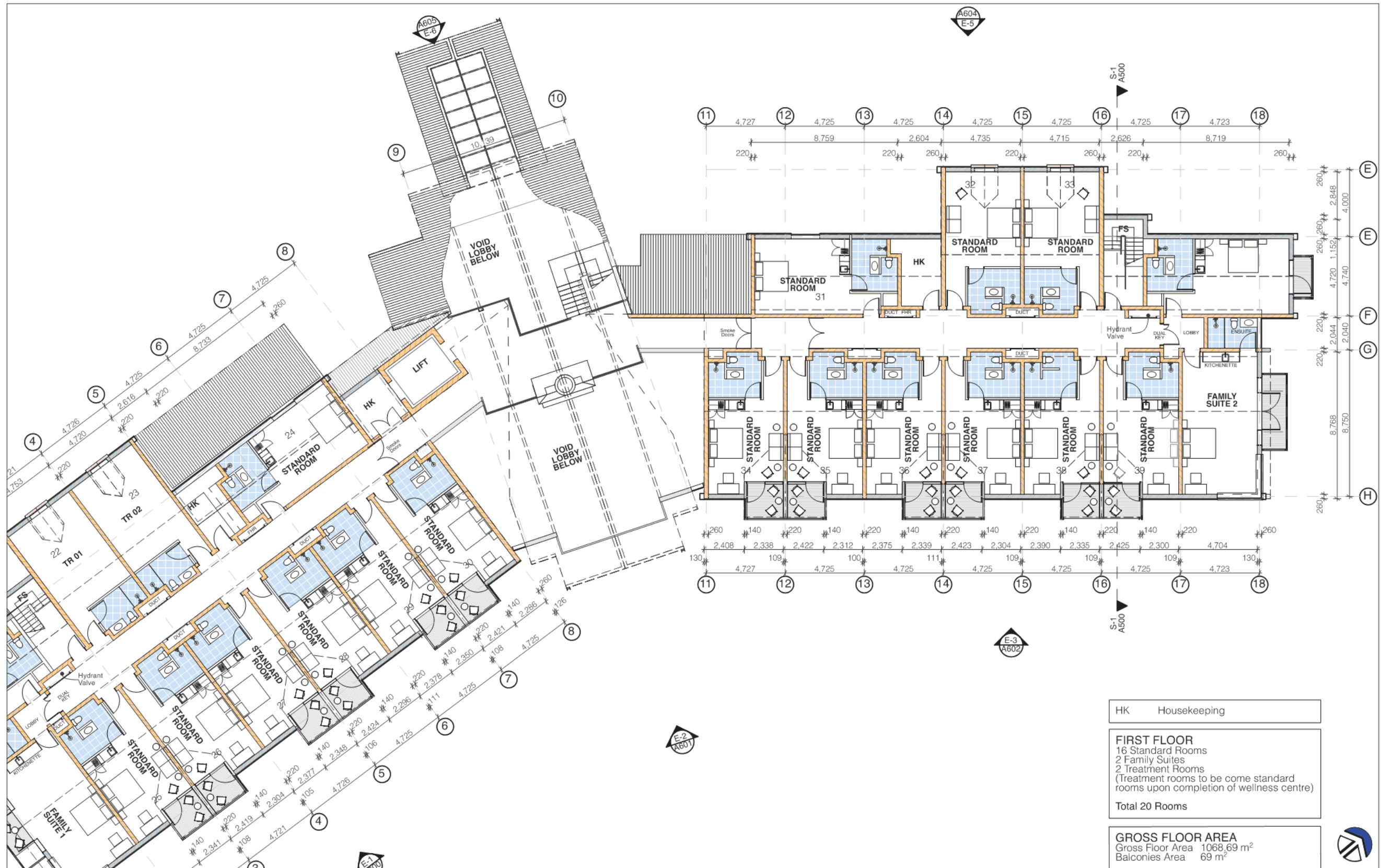
project no 1823

drawn LF
scale 1:200
date 13/05/19

First Floor Plan - Part A

A203

revision



HK Housekeeping

FIRST FLOOR
 16 Standard Rooms
 2 Family Suites
 2 Treatment Rooms
 (Treatment rooms to become standard rooms upon completion of wellness centre)
Total 20 Rooms

GROSS FLOOR AREA
 Gross Floor Area 1068,69 m²
 Balconies Area 69 m²

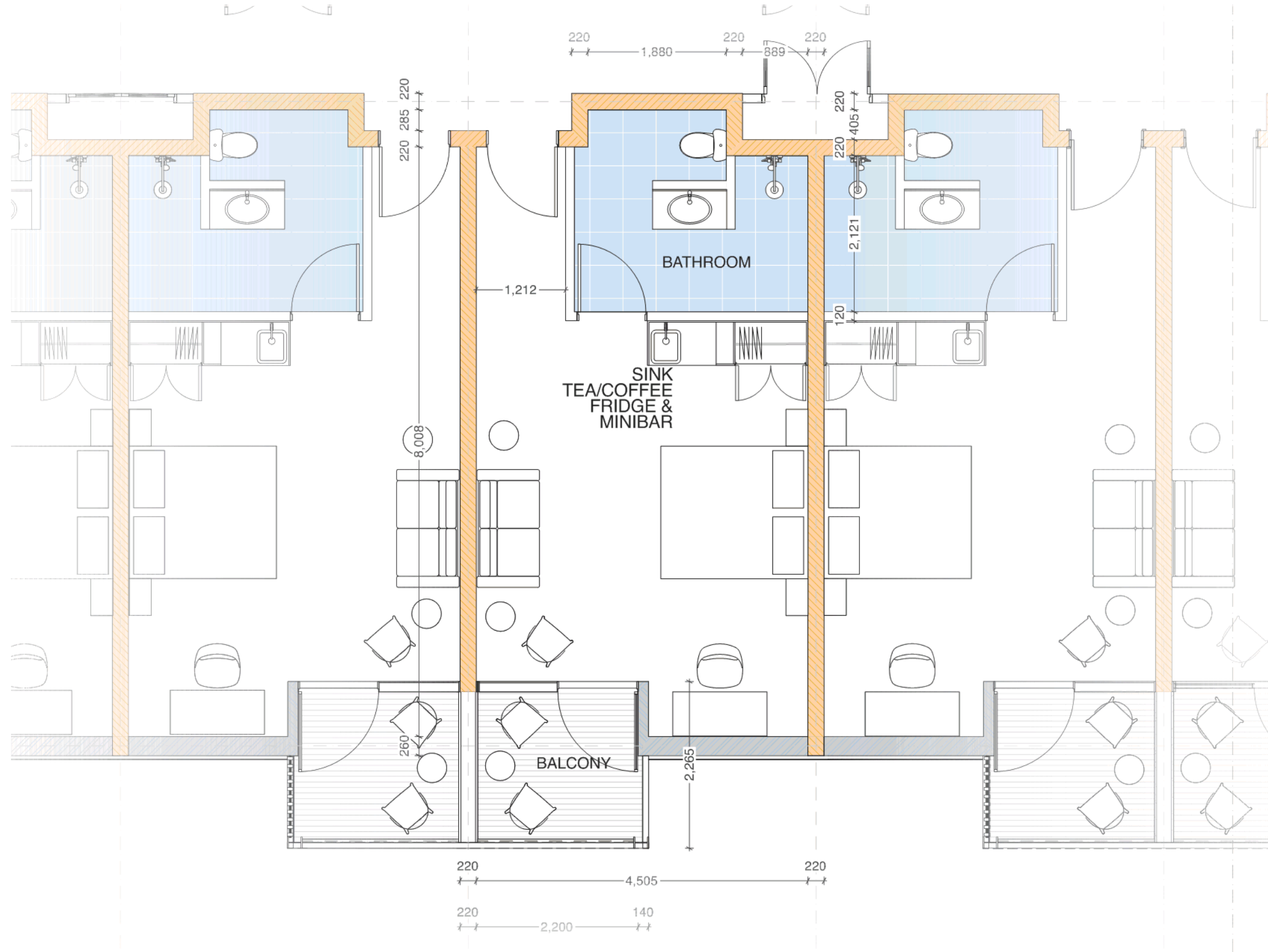


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project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1823
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First Floor Plan - Part B
A204
 revision



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project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

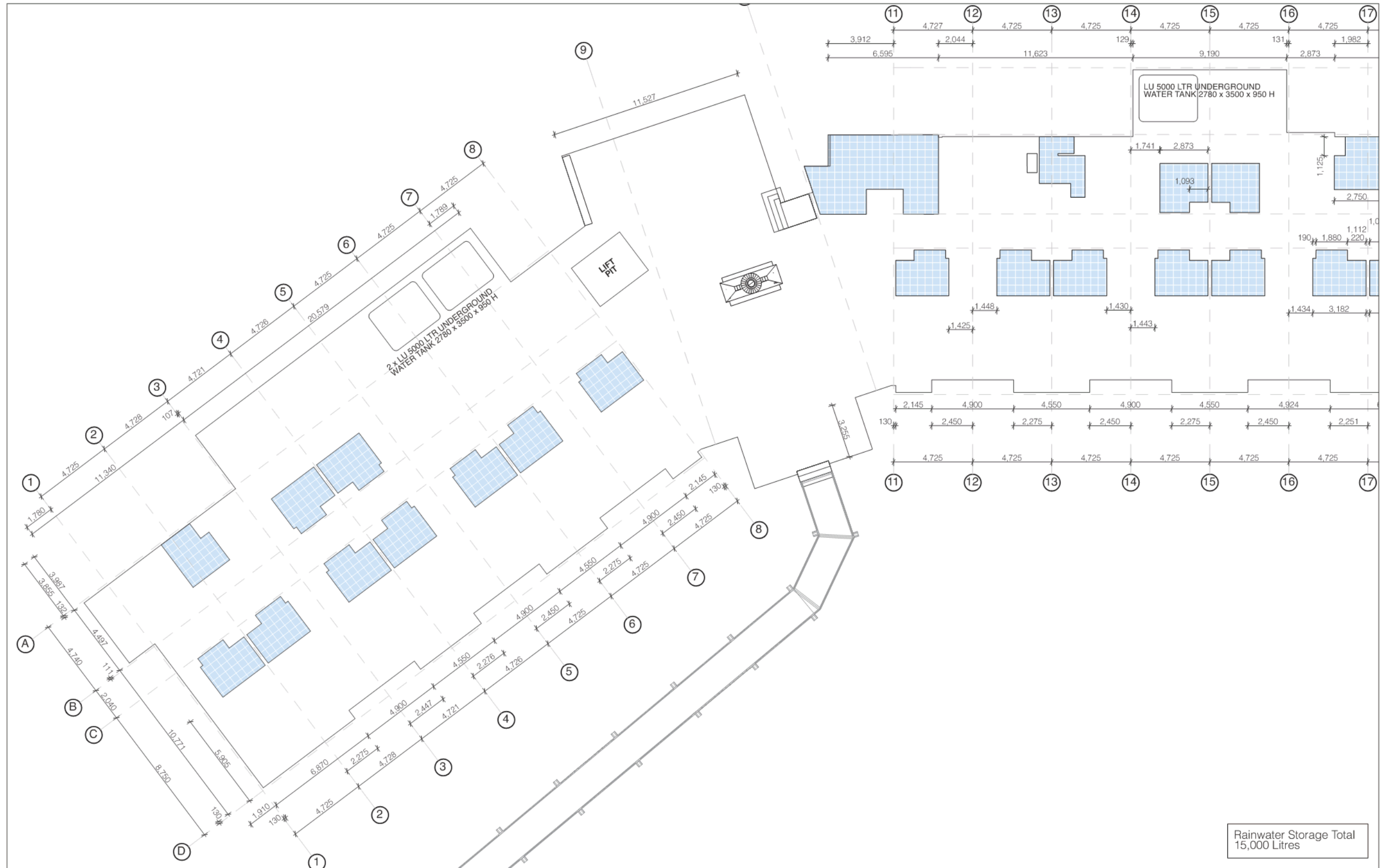
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project no 1823

Standard Room Layout

A205

revision



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 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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Subfloor Plan - Part A

A300

revision



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project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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 DEVELOPMENT APPLICATION

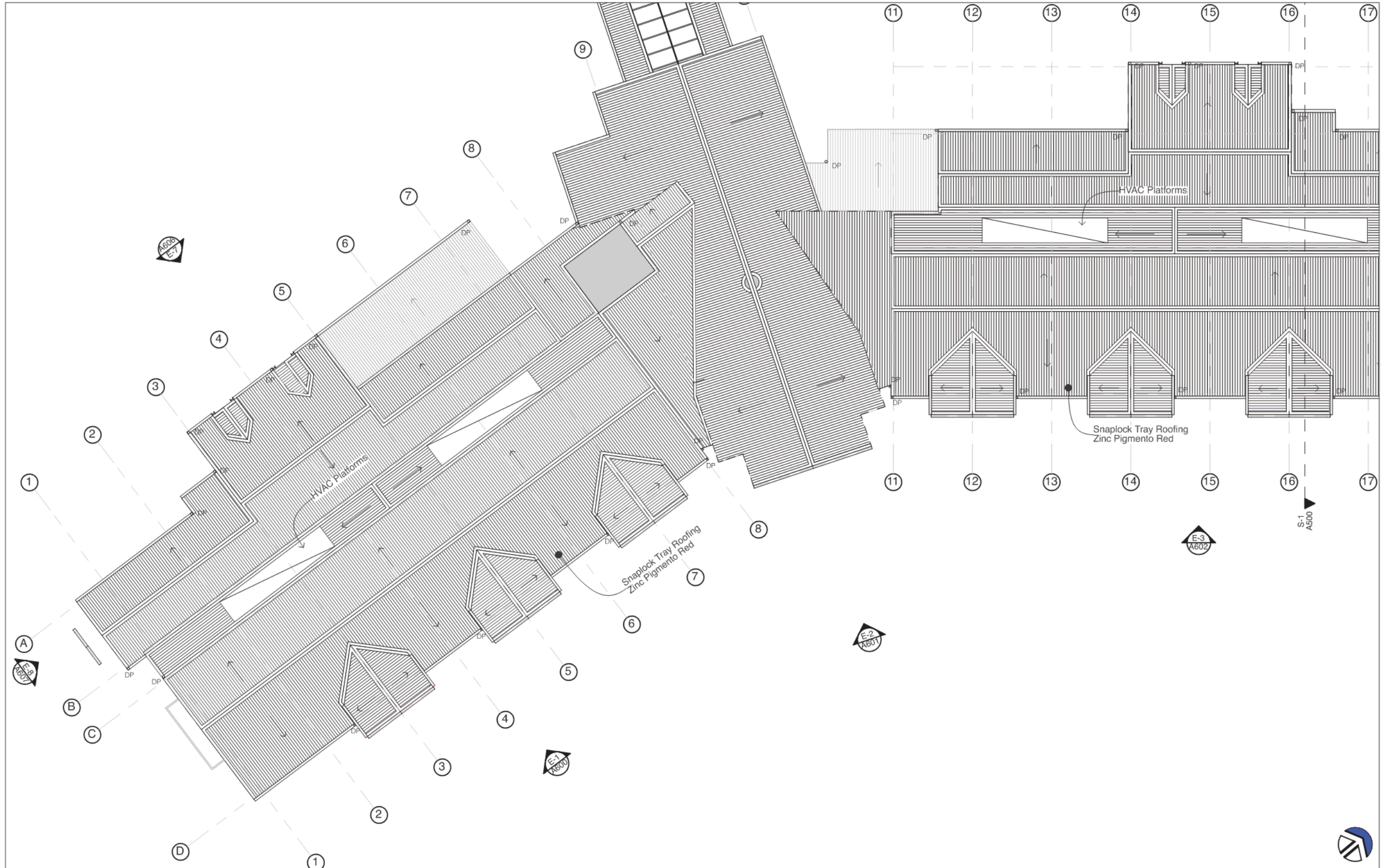
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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project no 1823

Subfloor Plan - Part B

A301
 revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

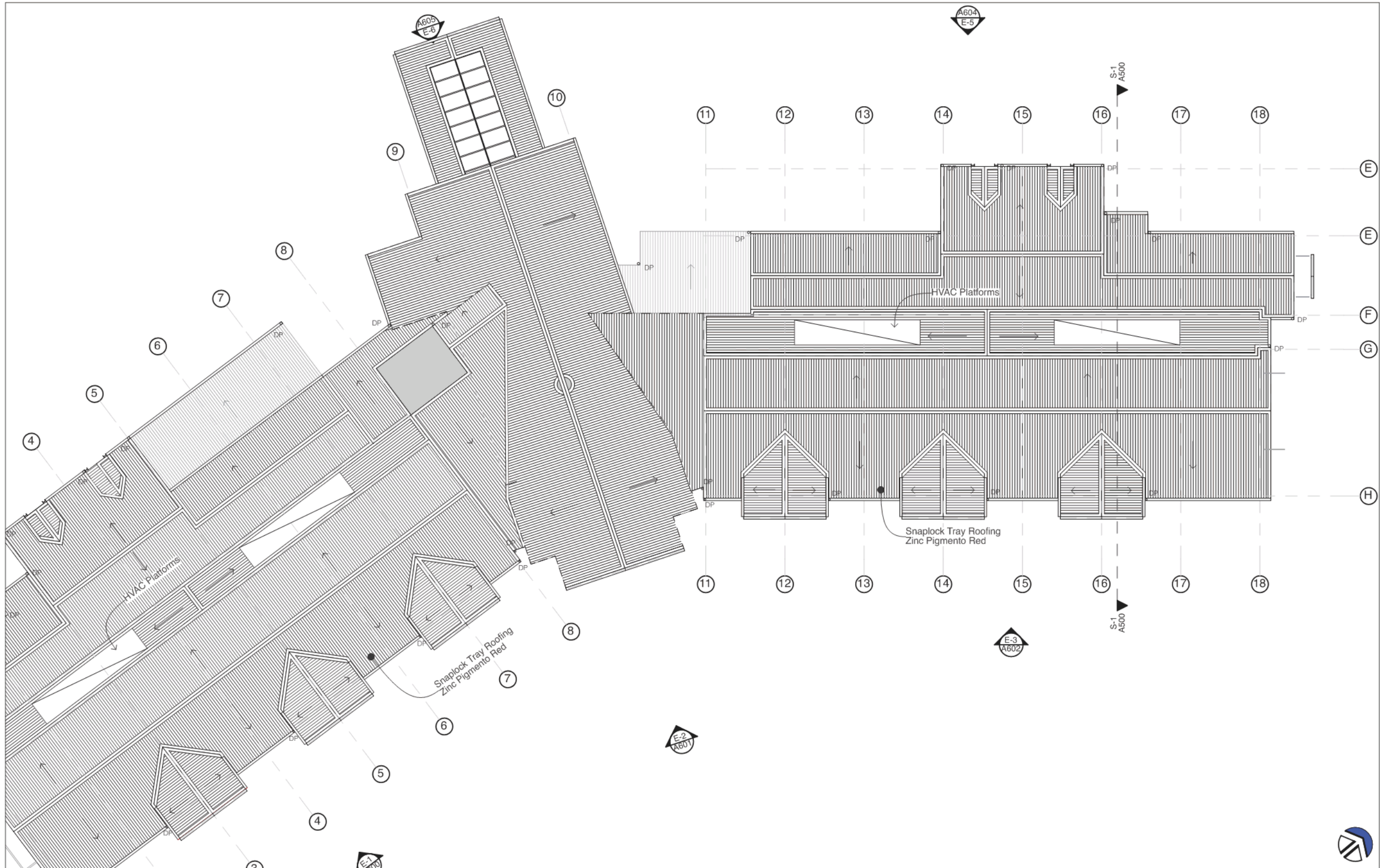
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project no 1823

Roof Plan - Part A

A400

revision



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 DEVELOPMENT APPLICATION

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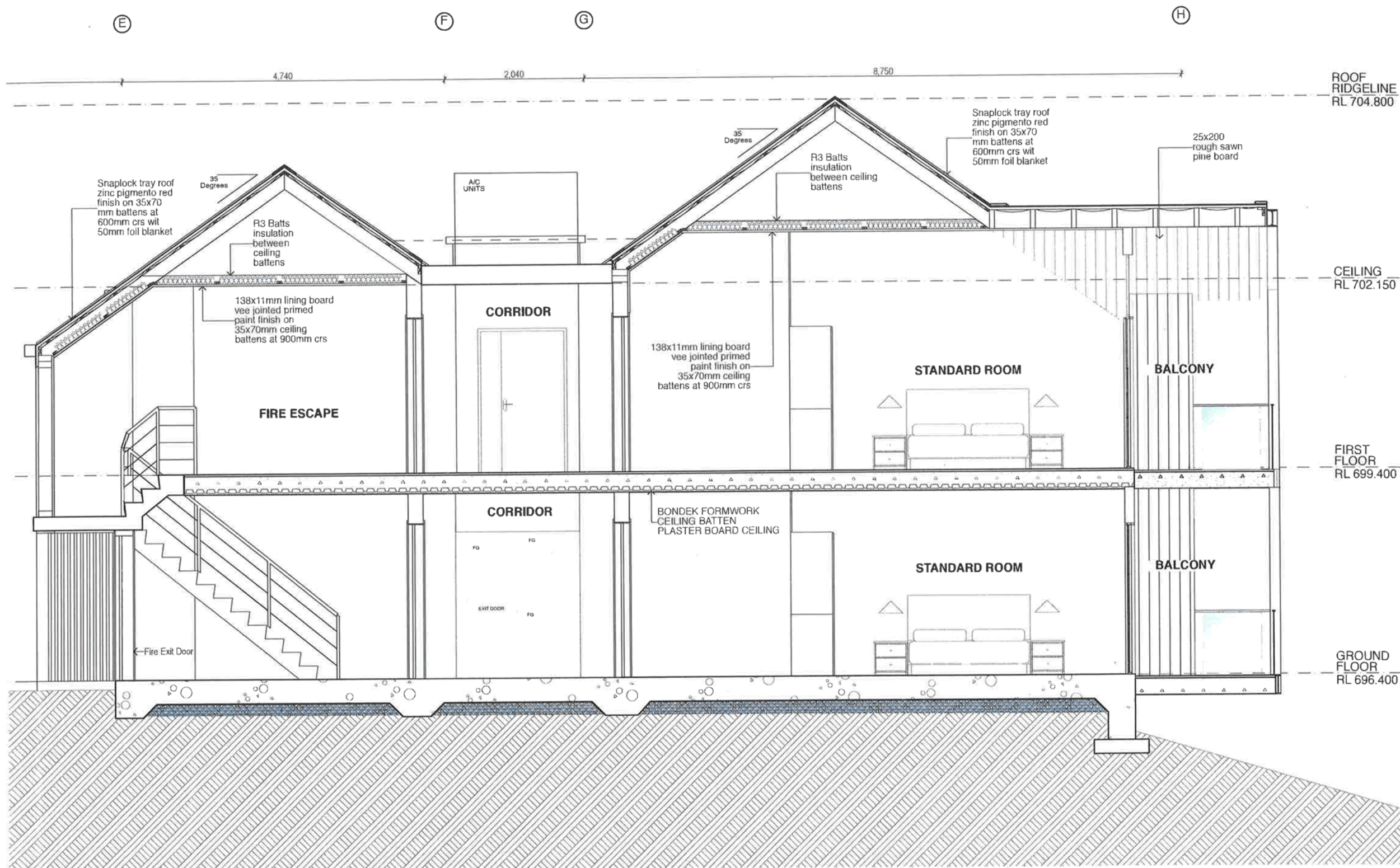
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Roof Plan - Part B

A401

revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1823

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Section 1

A500

revision



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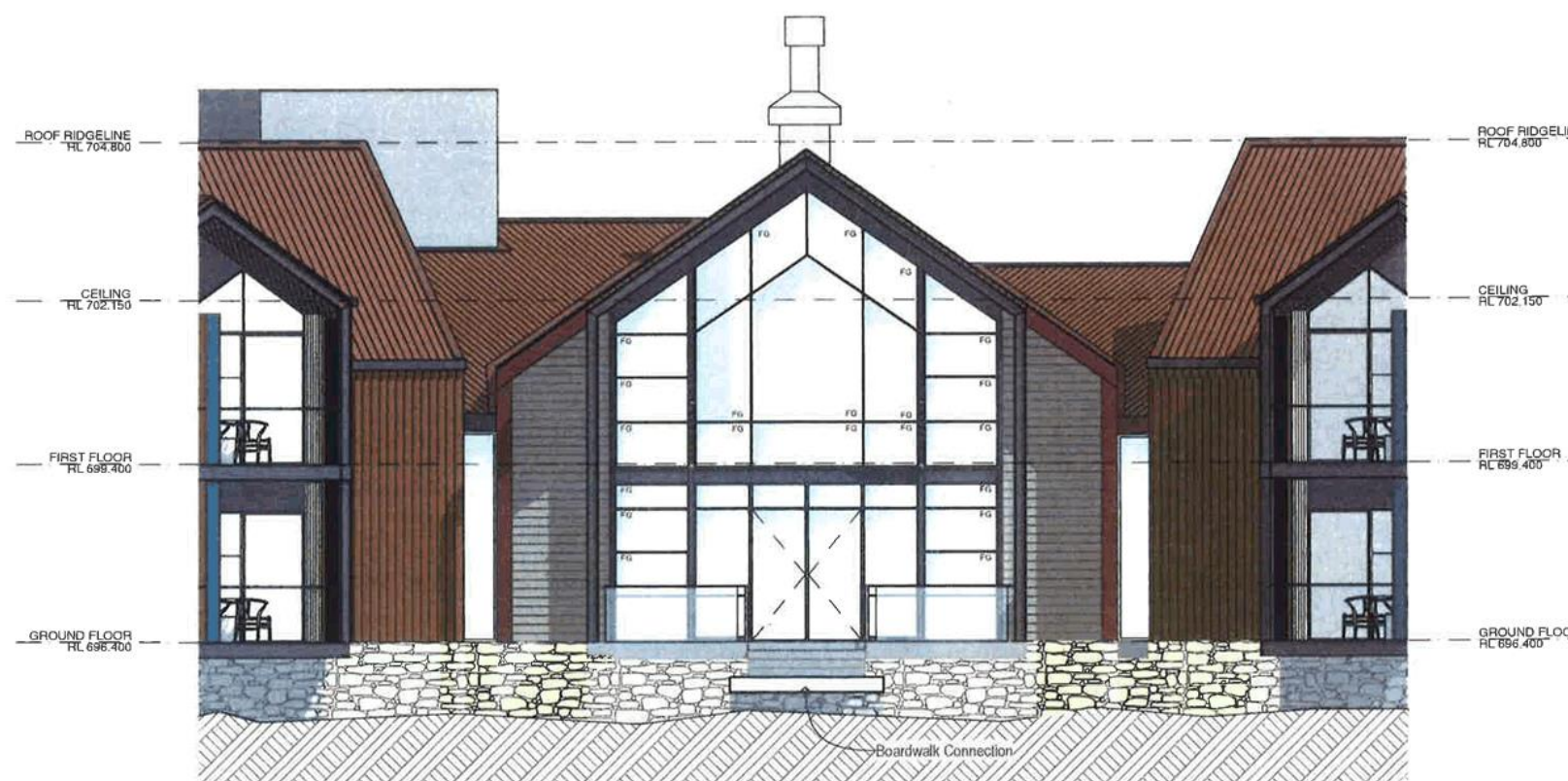
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 date 13/05/19

project no 1823

East Elevation

A600

revision



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project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
DEVELOPMENT APPLICATION
 client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1823

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South East Elevation A

A601
 revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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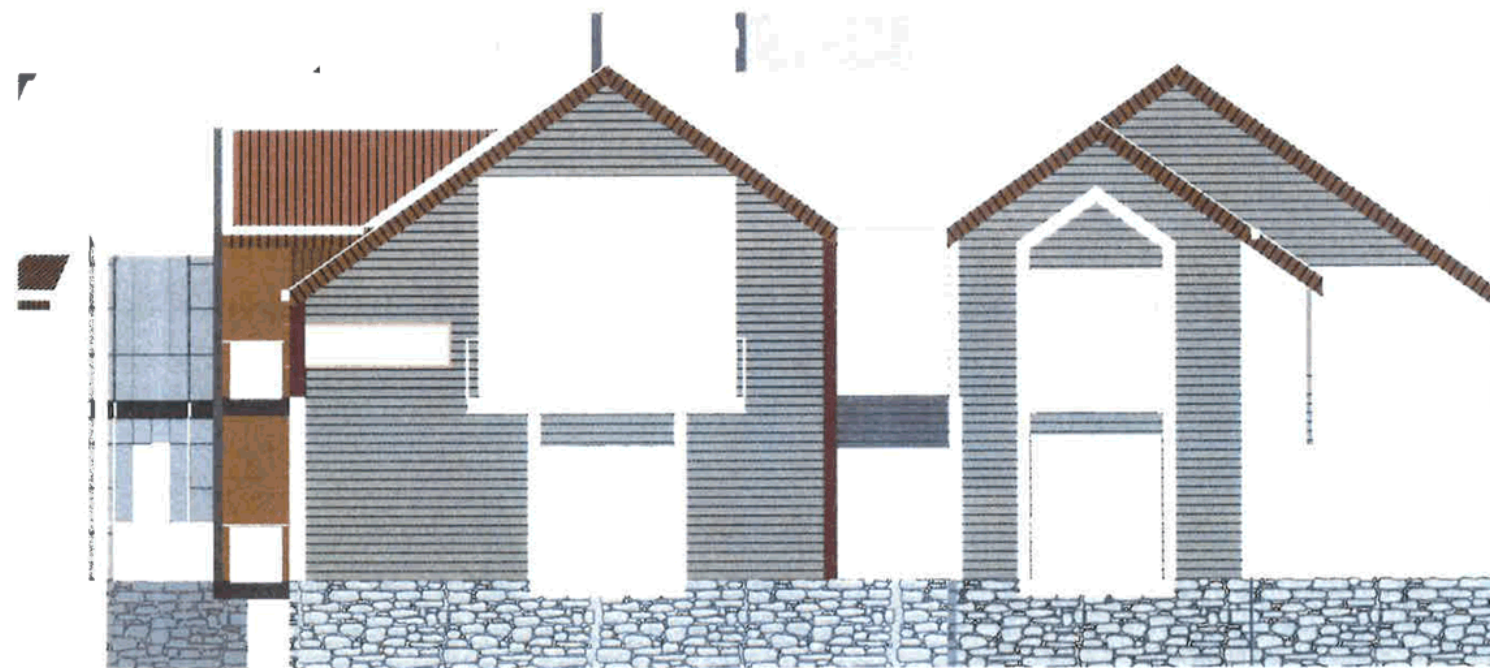
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project no 1823

South East Elevation B

A602

revision



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project **BENDOOLEY ESTATE - LODGE**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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project no 1823

North East Elevation

A603

revision



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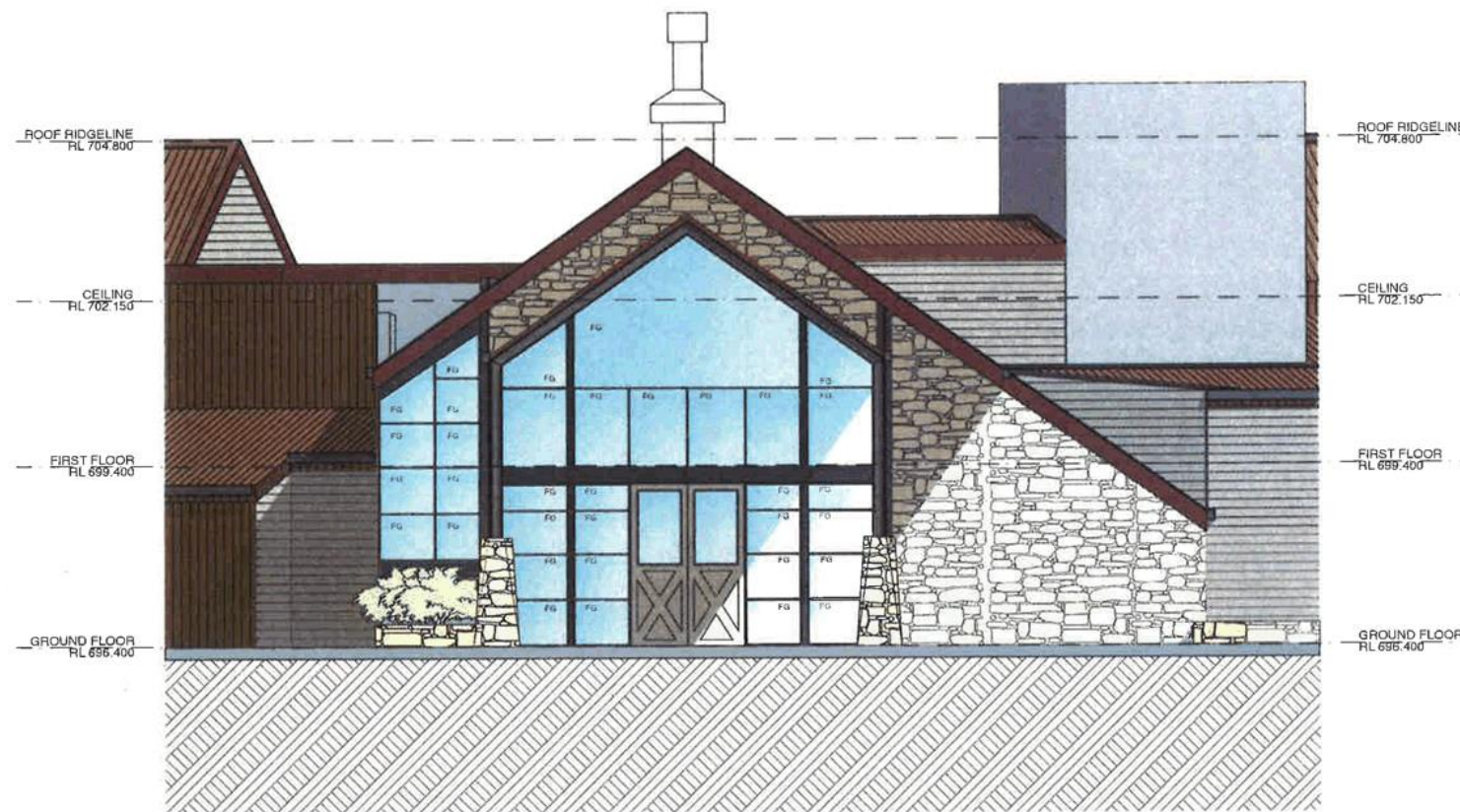
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project no 1823

North West Elevation A

A604

revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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 date 13/05/19

project no 1823

North West Elevation B

A605

revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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 date 13/05/19

project no 1823

West Elevation

A606

revision



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 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
DEVELOPMENT APPLICATION

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 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

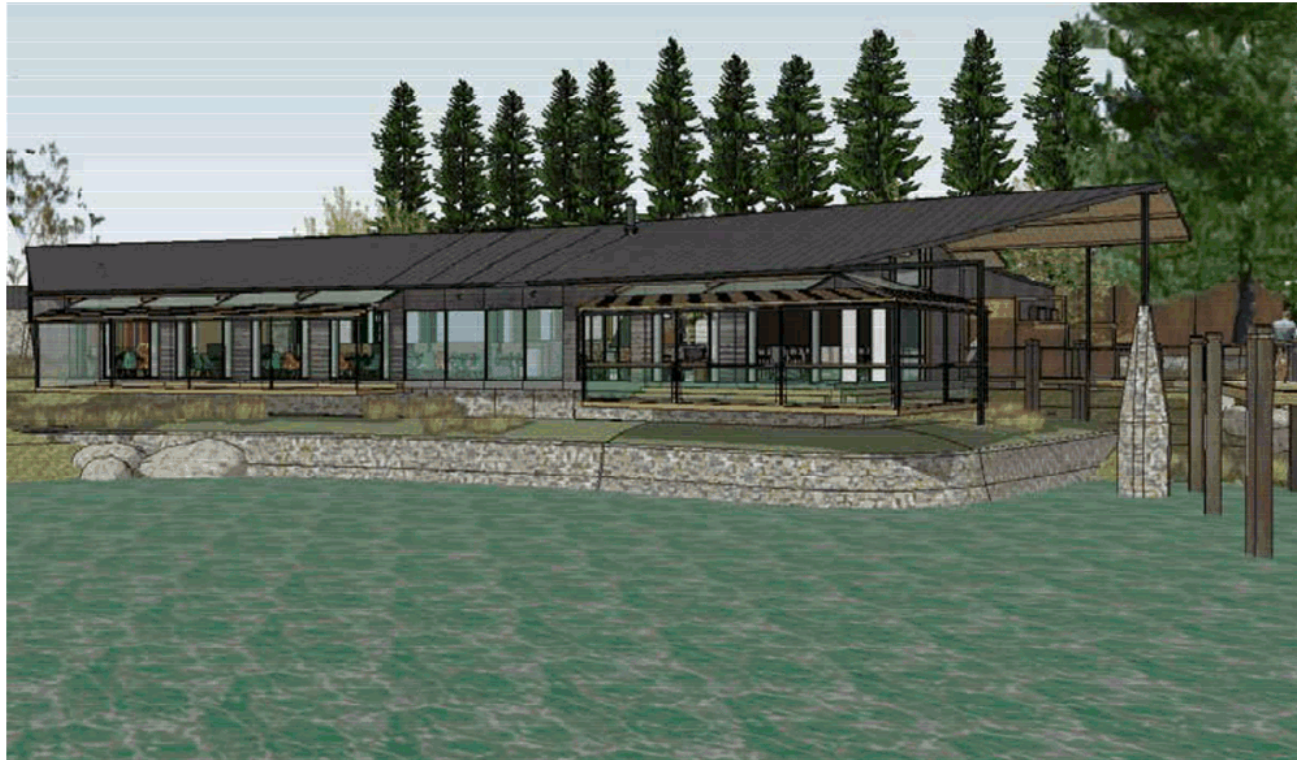
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project no 1823

South Elevation

A607

revision



**BENDOOLEY ESTATE -
RESTAURANT & MEETING ROOMS**
3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
LOT 2 DP 584423
DEVELOPMENT APPLICATION

B000	COVER PAGE
B100	SITE PLAN
B200	GROUND FLOOR PLAN
B300	SUBFLOOR PLAN
B400	ROOF PLAN
B500	SECTION 01 & 02
B600	NORTH ELEVATION
B601	EAST ELEVATION
B602	SOUTH ELEVATION
B603	WEST ELEVATION
B700	FINISHES SCHEDULE

rev.	date	details



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project **BENDOOLEY ESTATE -
RESTAURANT & MEETING ROOMS**
3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
LOT 2 DP 584423
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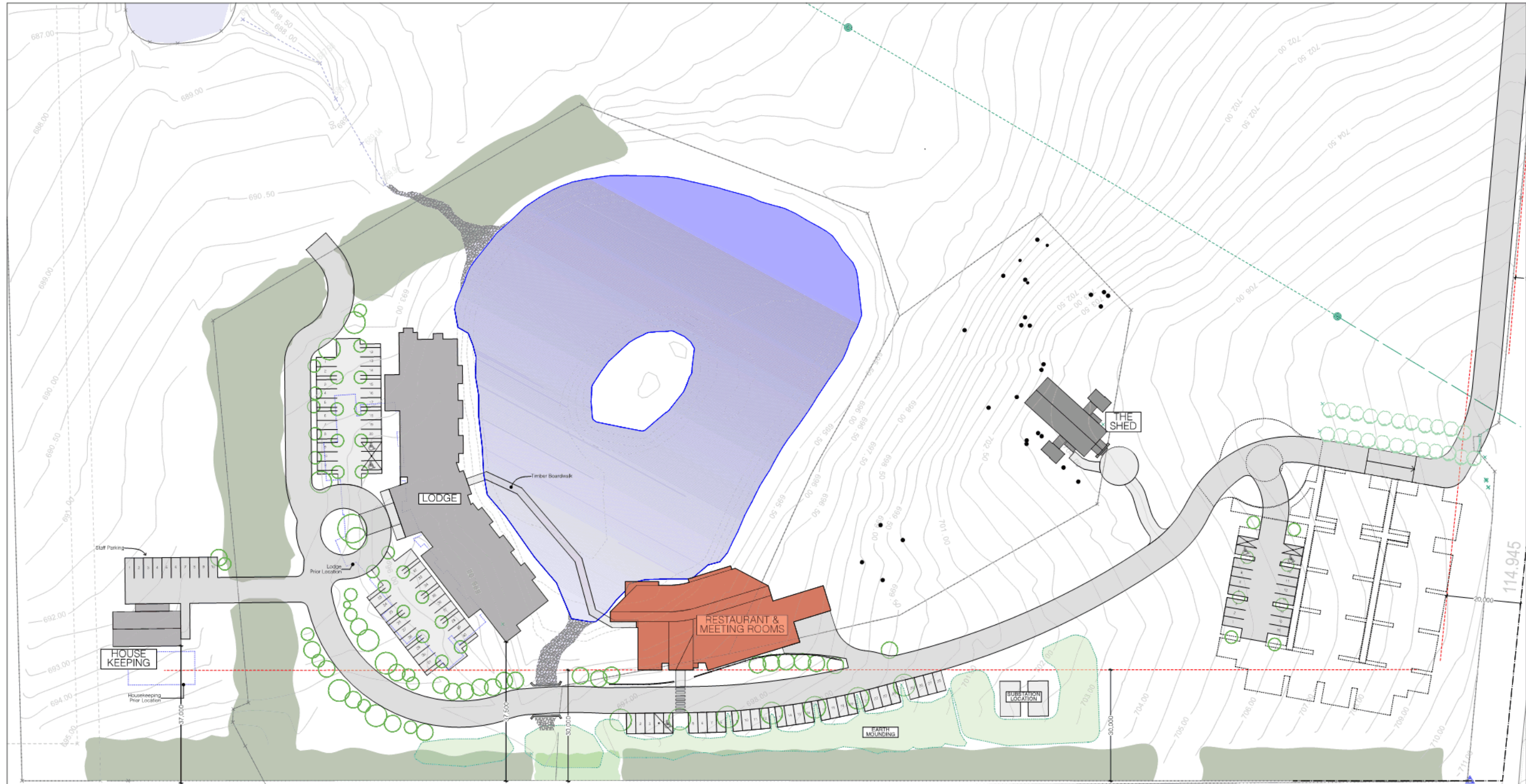
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scale
date 16/04/19

project no 1834

Cover Page

B000

revision



	Building Locations
	Building Prior Approved Locations
	Remnant Trees by Survey
	Earth Mounding

LEGEND	
Housekeeping Slab RL: 693.000	
Lodge Slab RL: 696.400	
Restaurant/Meeting Rooms Slab RL: 696.200	
The Shed Slab RL: 705.200	

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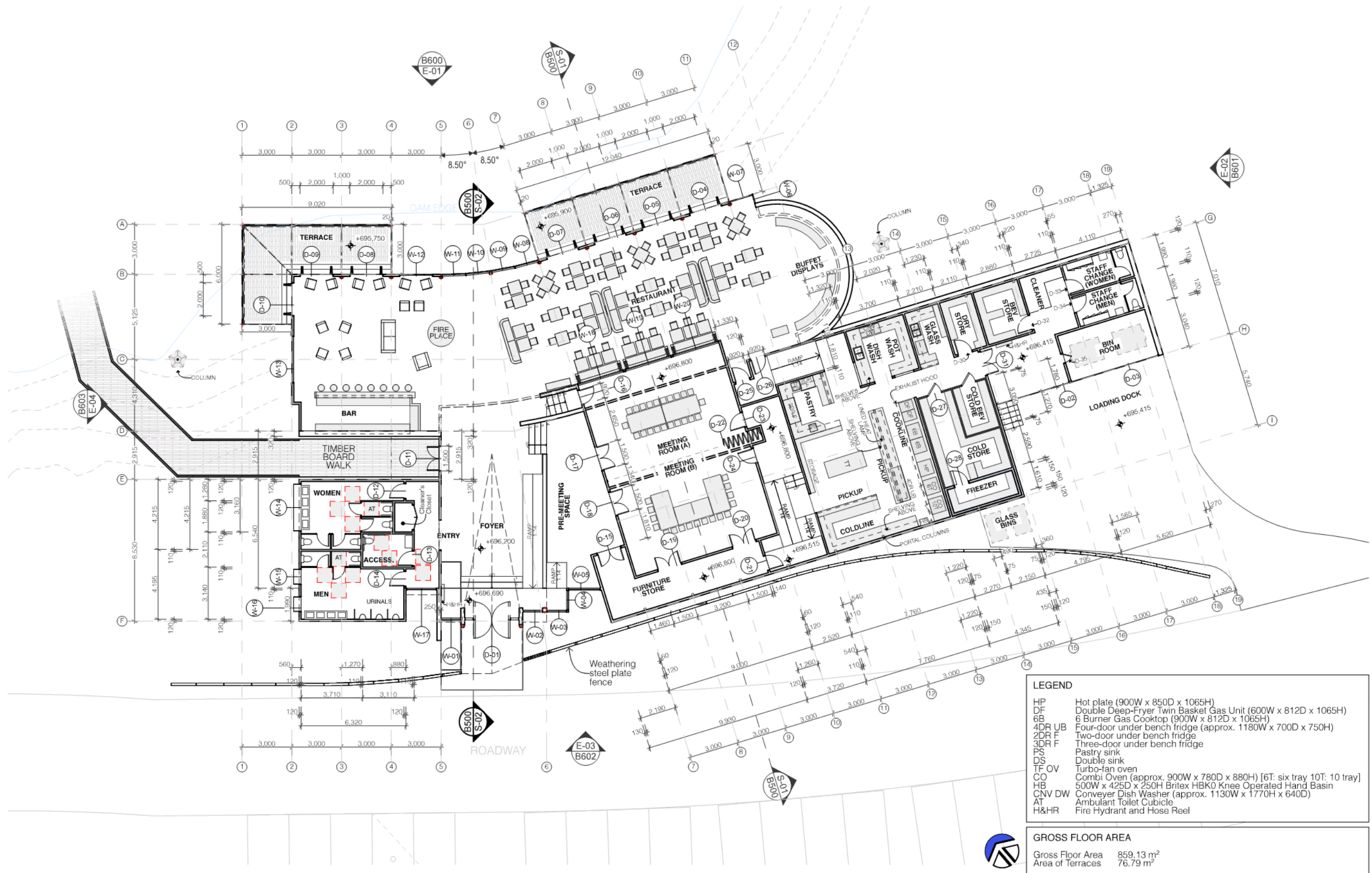
project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
LOT 2 DP 584423
DEVELOPMENT APPLICATION

client Bong Bong P/L
3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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date 16/04/19
project no 1834

Site Plan

B100
revision



rev.	date	details
A	27/06/19	Restaurant raised by 200mm
B	18/07/19	Added fire hydrants and hose reels



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project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
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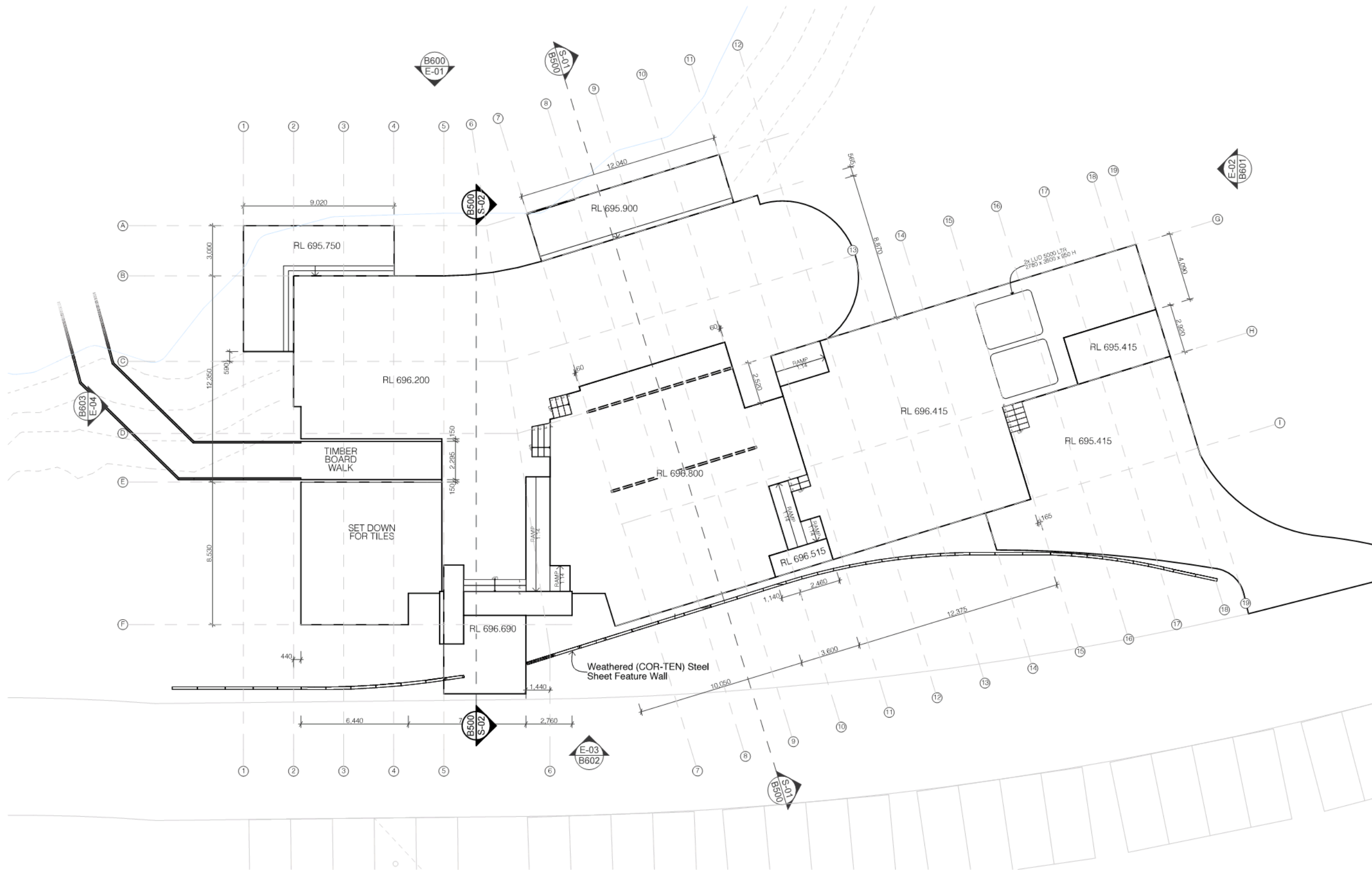
client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

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 scale 1:200
 date 16/04/19

project no 1834

Ground Floor Plan

B200
B
 revision



rev.	date	details
A	18/07/19	Added water tanks

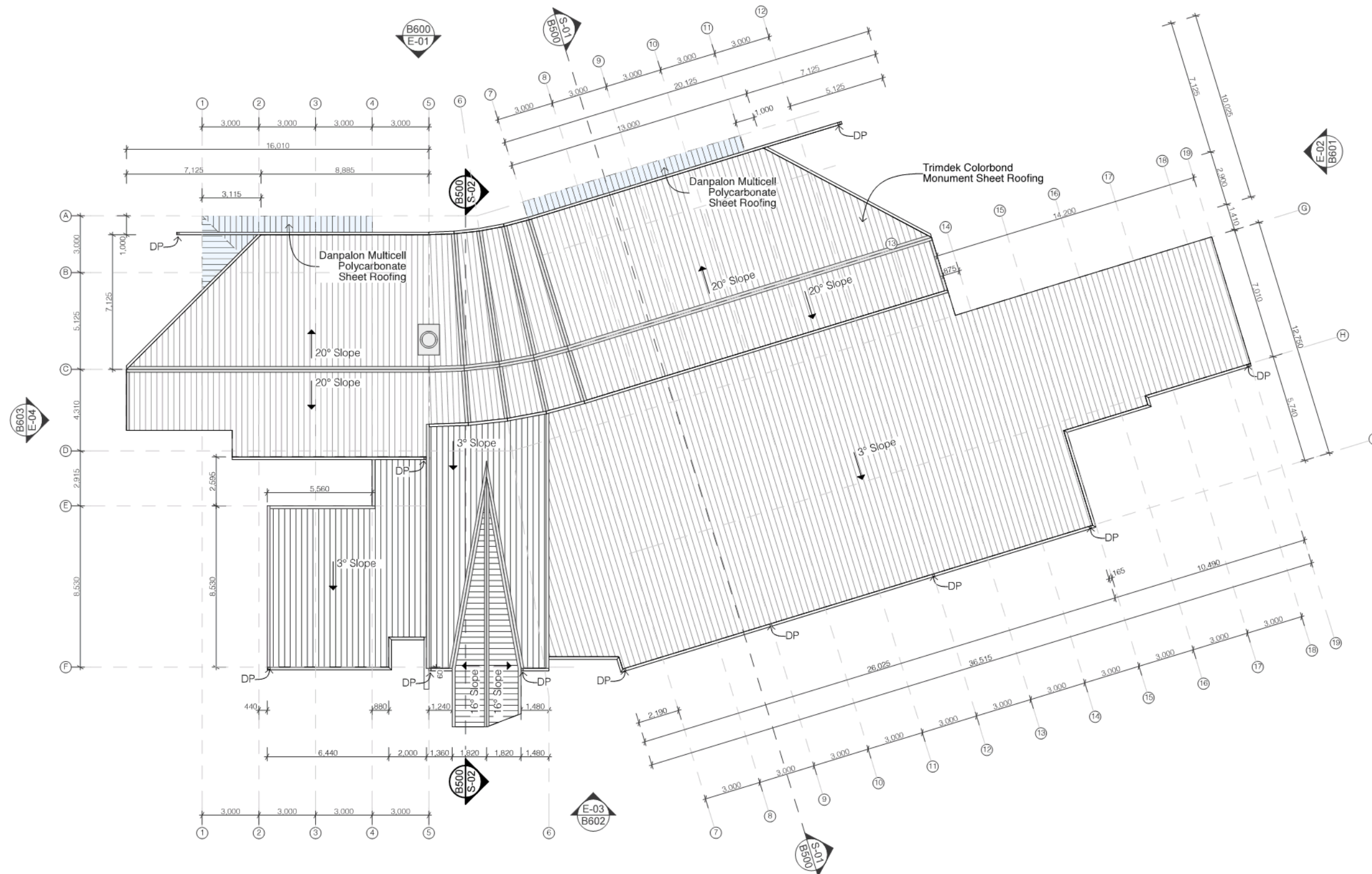
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project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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 client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1834

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Subfloor Plan

B300
 A
 revision



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project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
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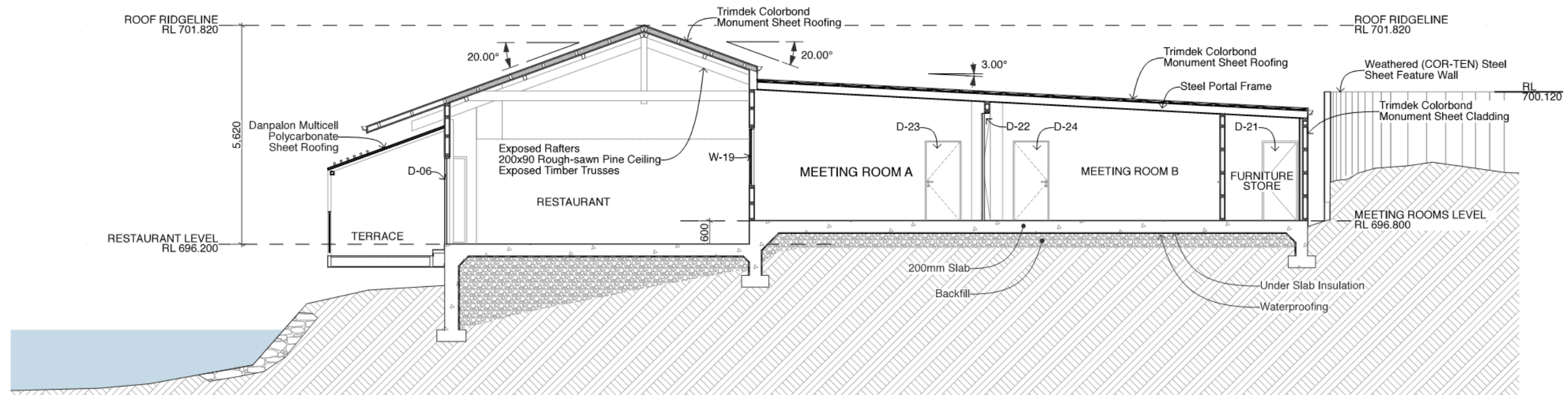
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project no 1834

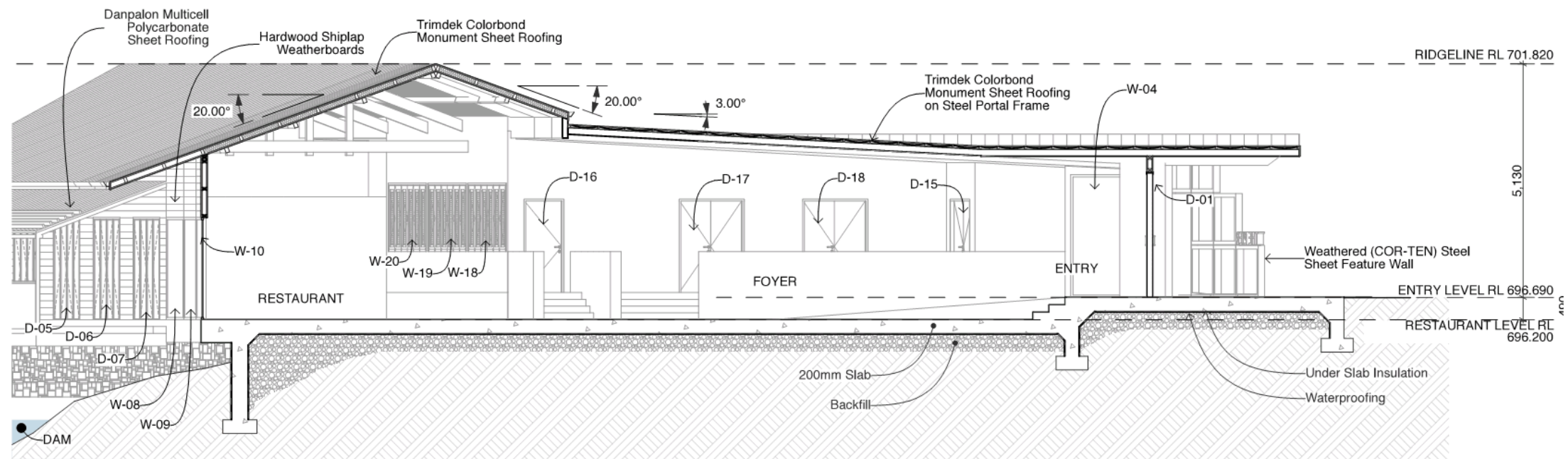
Roof Plan

B400

revision



S-01 SECTION 01
1:100



S-02 SECTION 02
1:100

rev.	date	details



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project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
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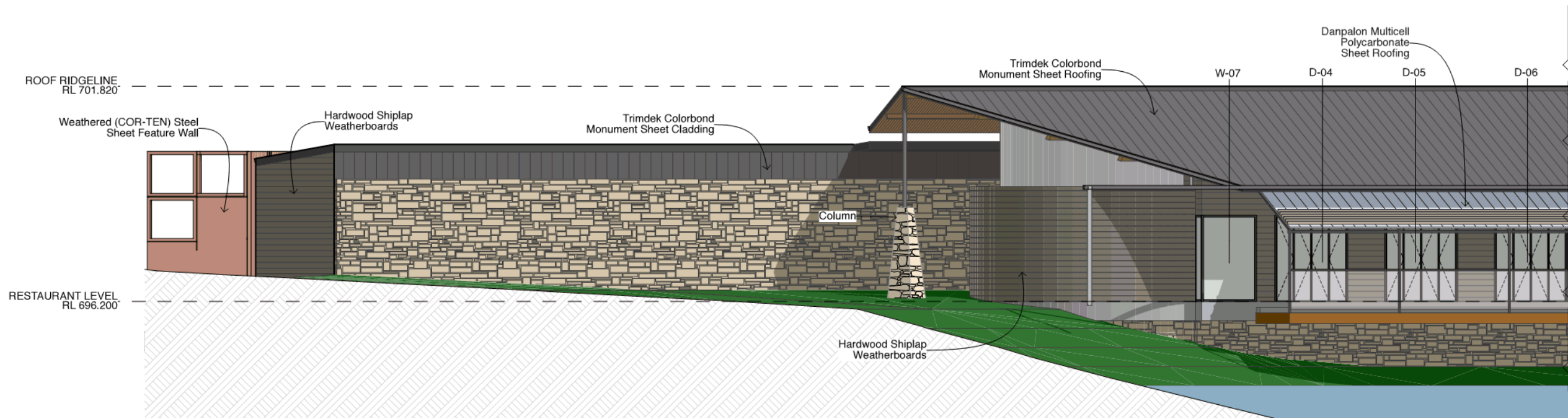
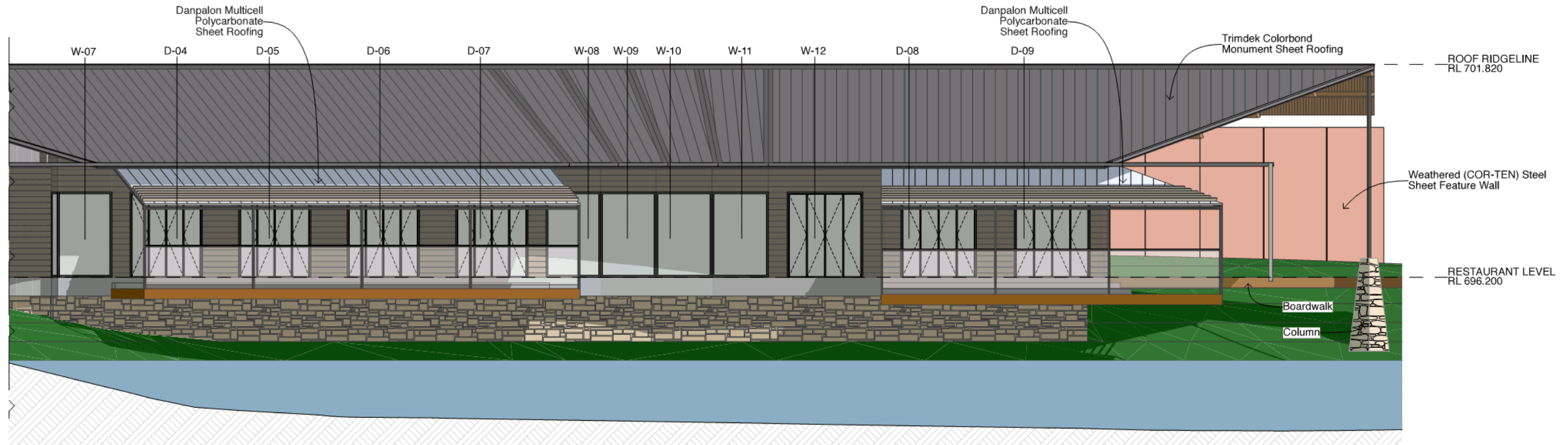
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date 16/04/19

project no 1834

Section 01 & 02

B500

revision



rev.	date	details



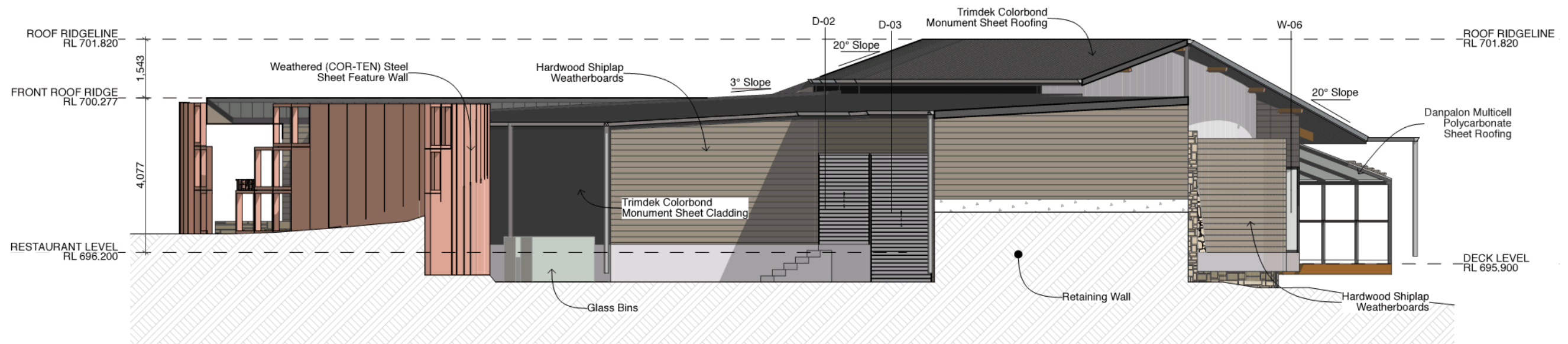
project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
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 DEVELOPMENT APPLICATION

client Bong Bong P/L
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 date 16/04/19
 project no 1834

North Elevation

B600
 revision



rev.	date	details



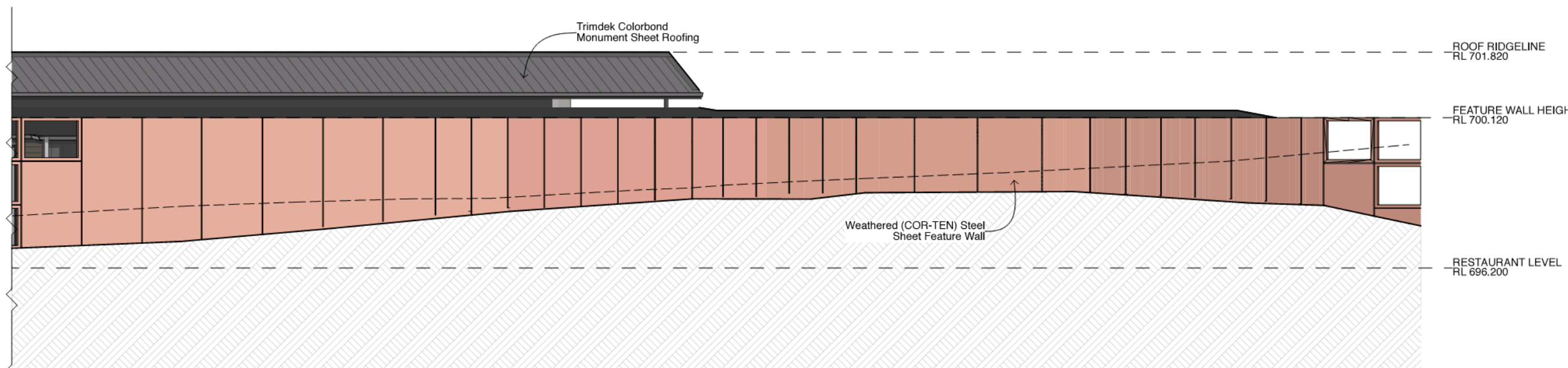
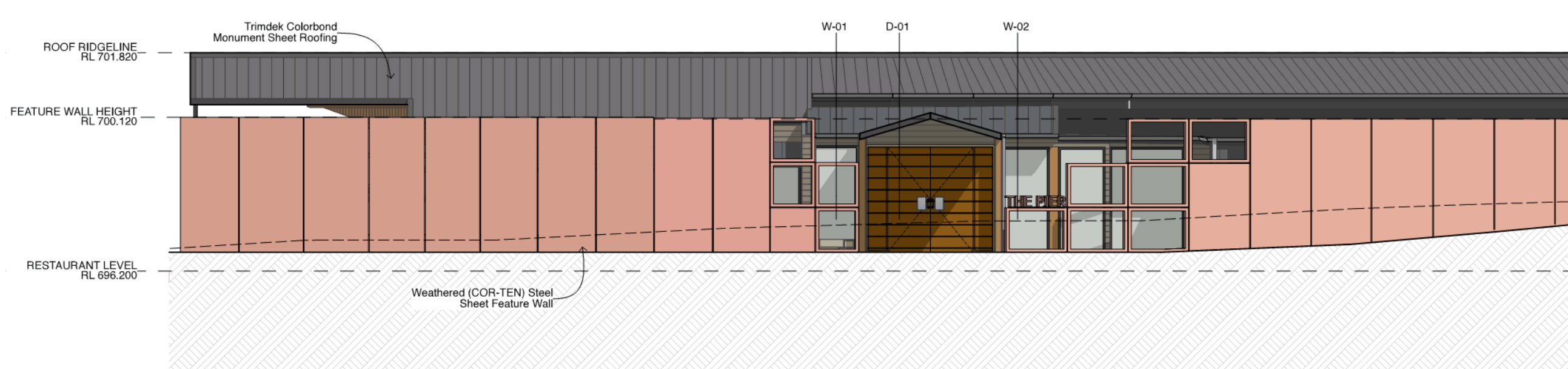
project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
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client Bong Bong P/L
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 date 16/04/19
 project no 1834

East Elevation

B601
 revision



rev.	date	details



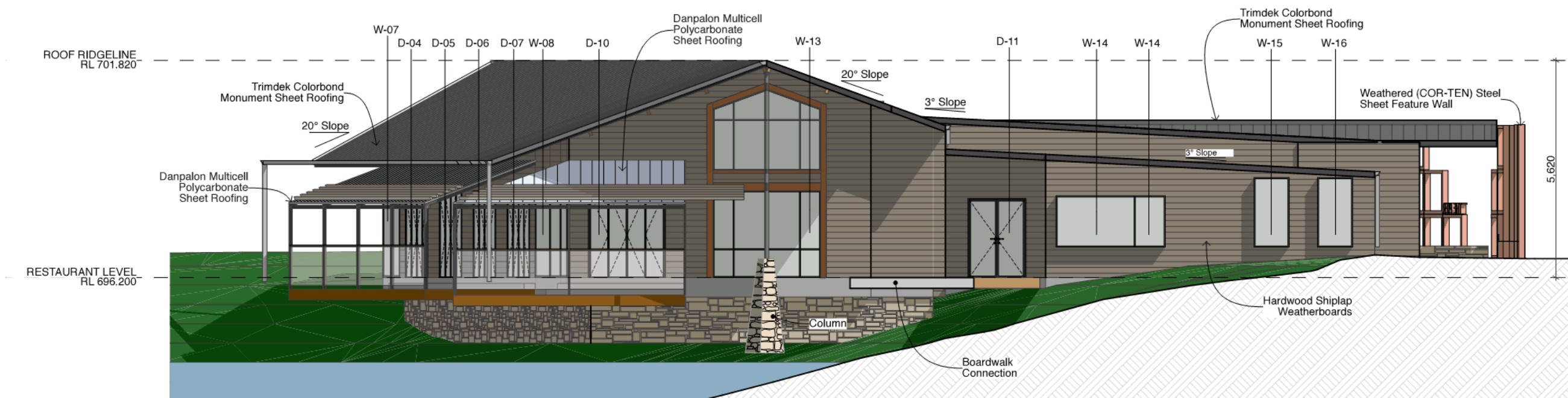
project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
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 client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1834

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South Elevation

B602

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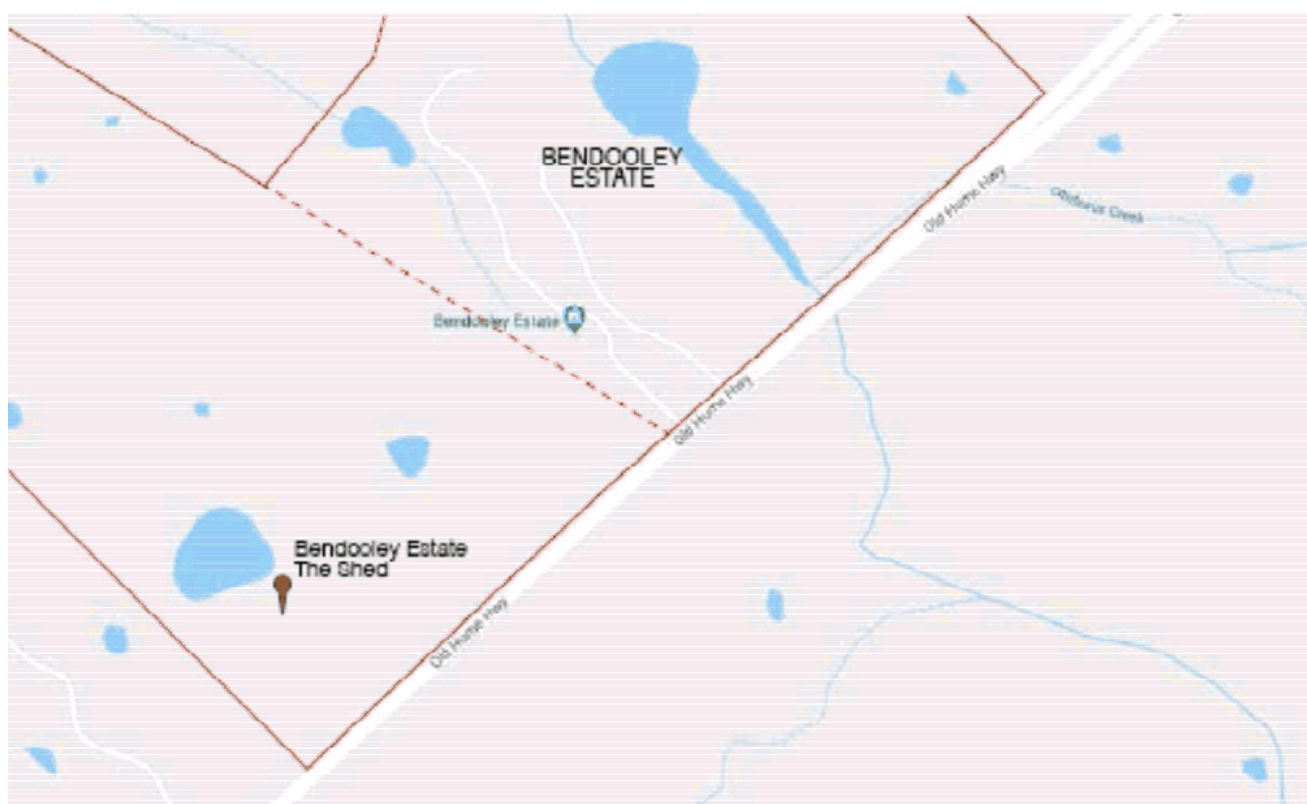
project **BENDOOLEY ESTATE - RESTAURANT & MEETING ROOMS**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370 project no 1834

drawn TD
 scale 1:100
 date 16/04/19

West Elevation

B603

revision



BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

- C000 COVER PAGE
- C200 FLOOR PLAN
- C400 ROOF PLAN
- C500 LONG SECTION
- C501 SOUTH SECTION
- C600 NORTH ELEVATION
- C601 EAST ELEVATION
- C602 SOUTH ELEVATION
- C603 WEST ELEVATION

rev.	date	details



project **BENDOOLEY ESTATE - THE SHED**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

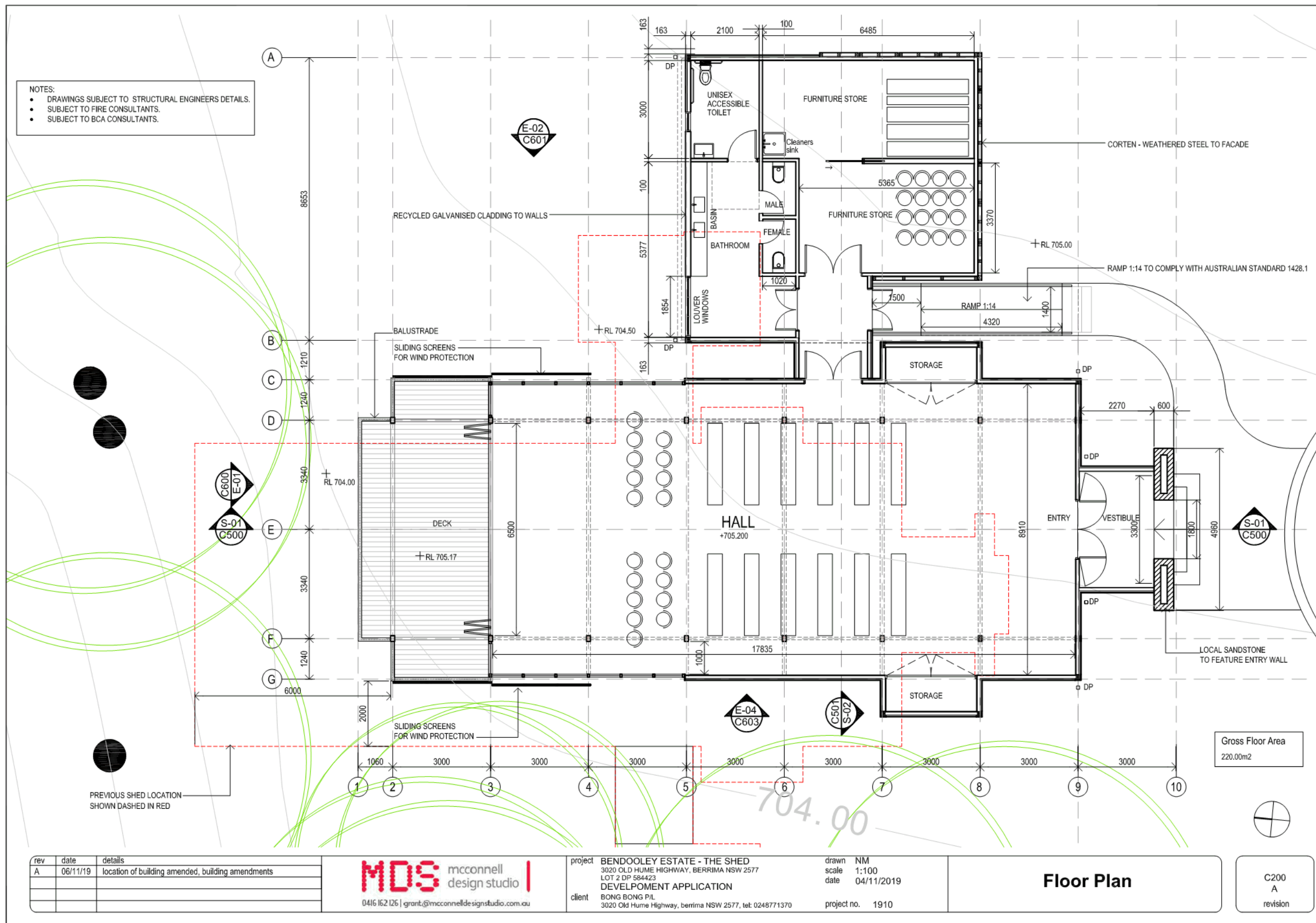
drawn TD
 scale
 date 04/11/2019

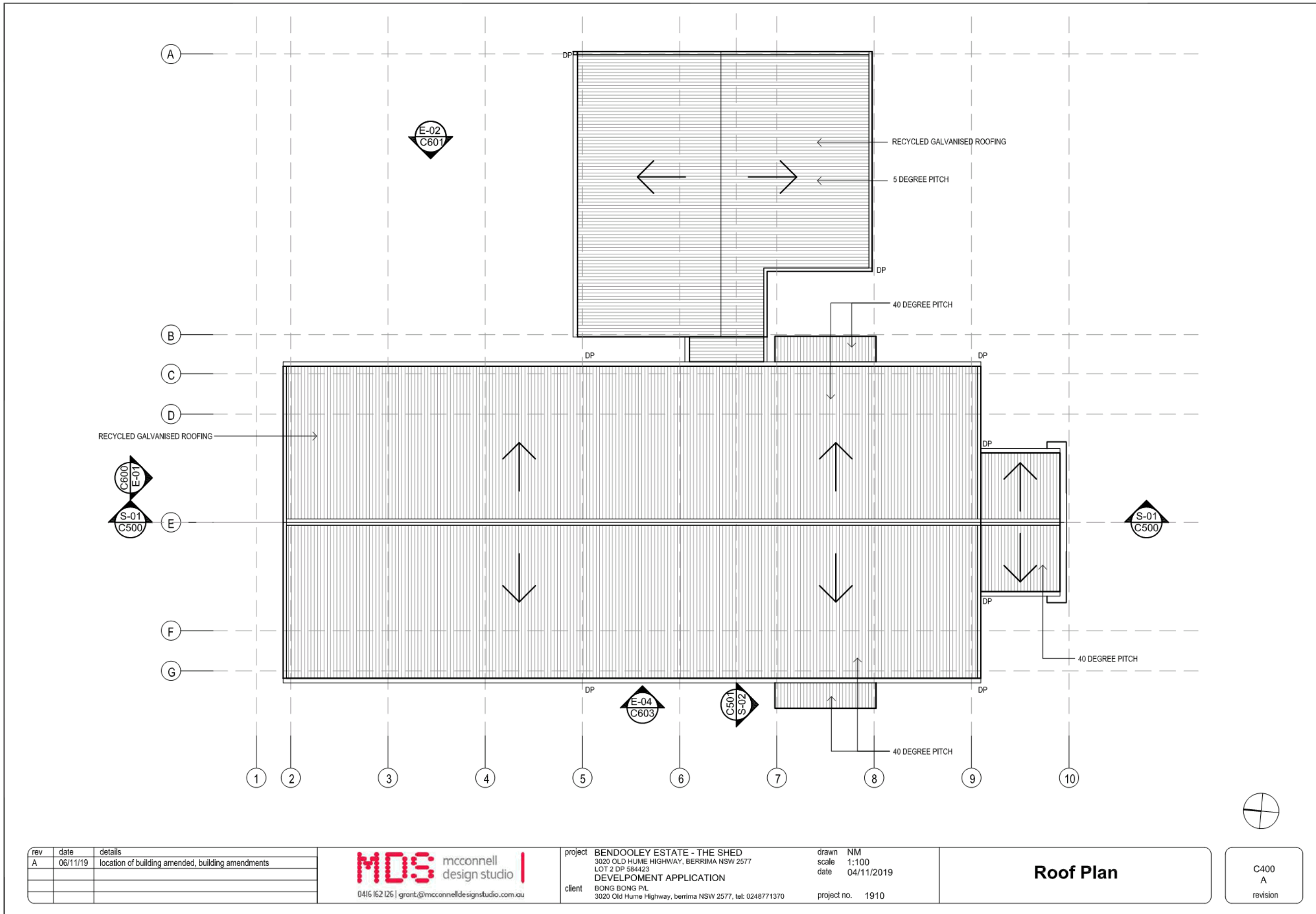
project no 1910

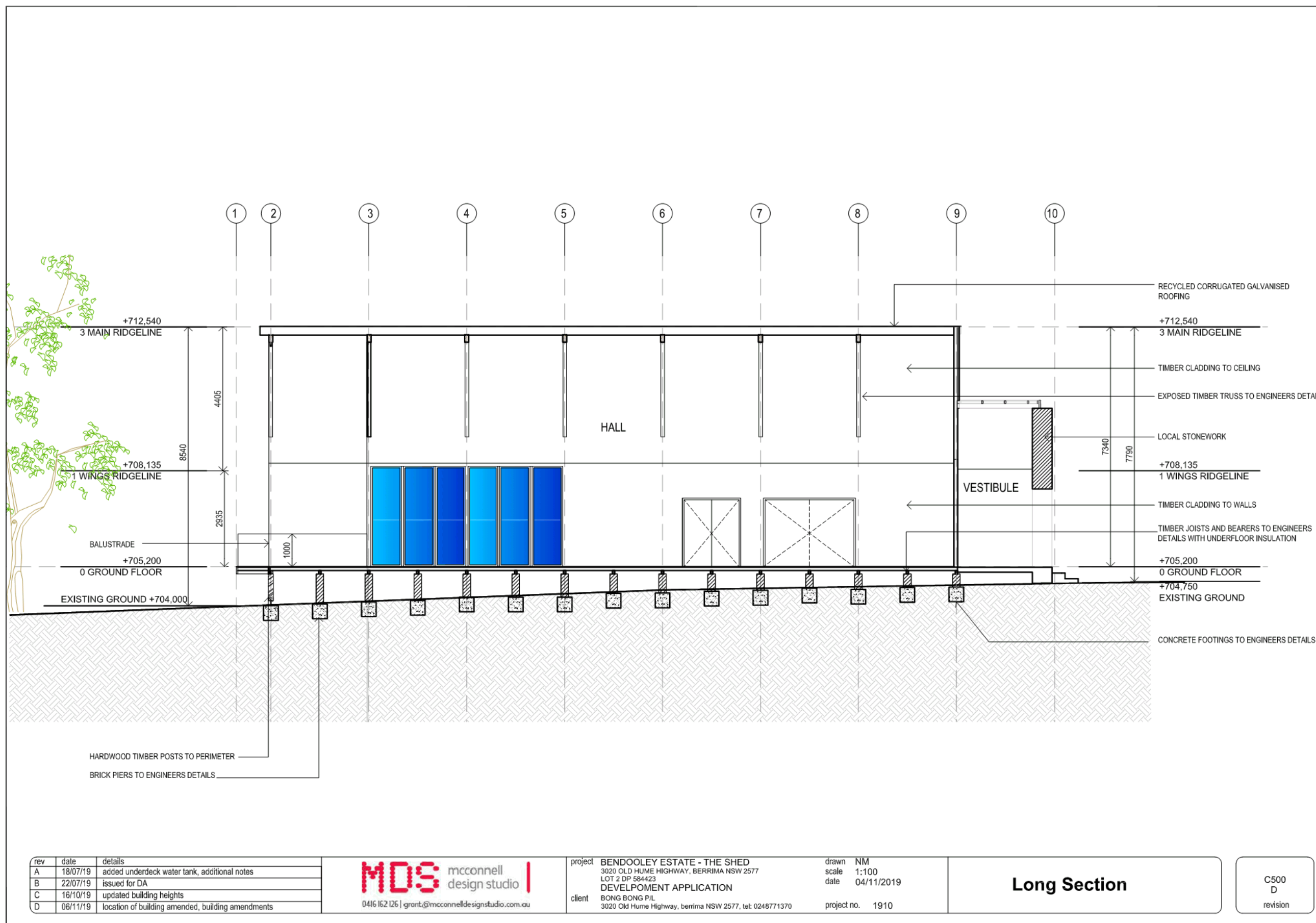
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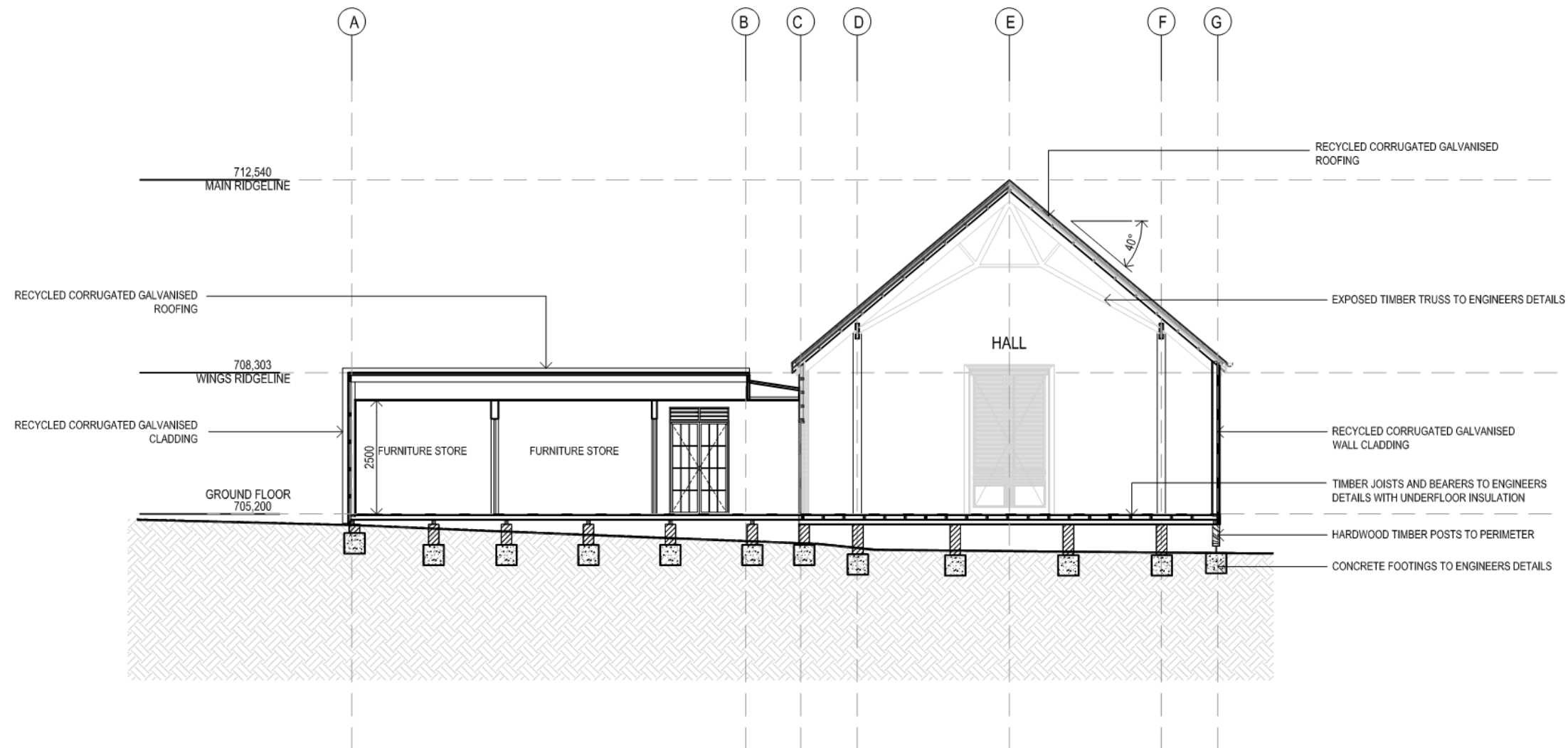
C000

revision









rev	date	details
A	18/07/19	added underdeck water tank, additional notes
B	22/07/19	issued for DA
C	16/10/19	updated building heights
D	06/11/19	location of building amended, building amendments

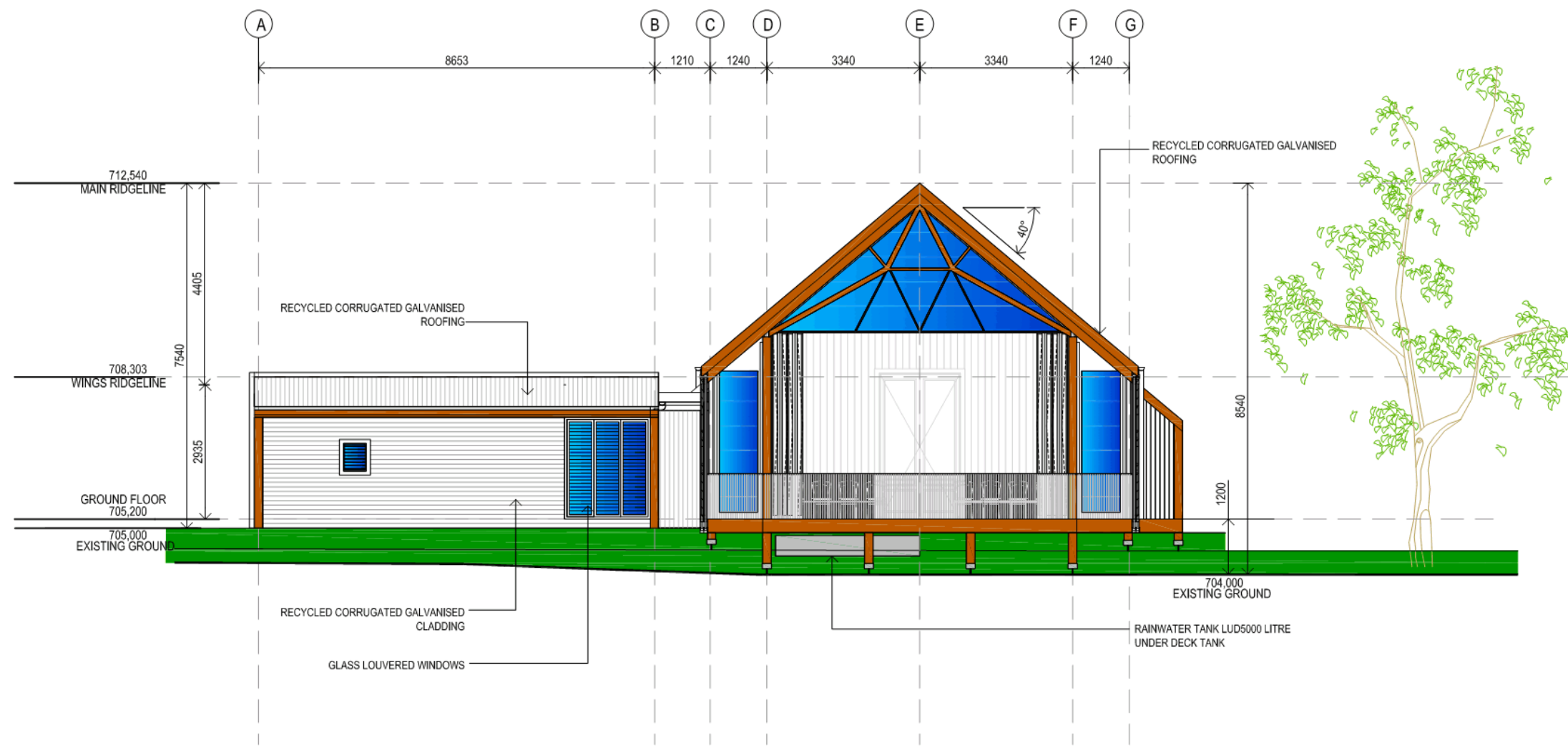


project BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client BONG BONG P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 0248771370

drawn NM
 scale 1:100
 date 04/11/2019
 project no. 1910

South Section

C501
 D
 revision



rev	date	details
A	18/07/19	added underdeck water tank, additional notes
B	22/07/19	issued for DA
C	16/10/19	updated building heights
D	06/11/19	location of building amended, building amendments



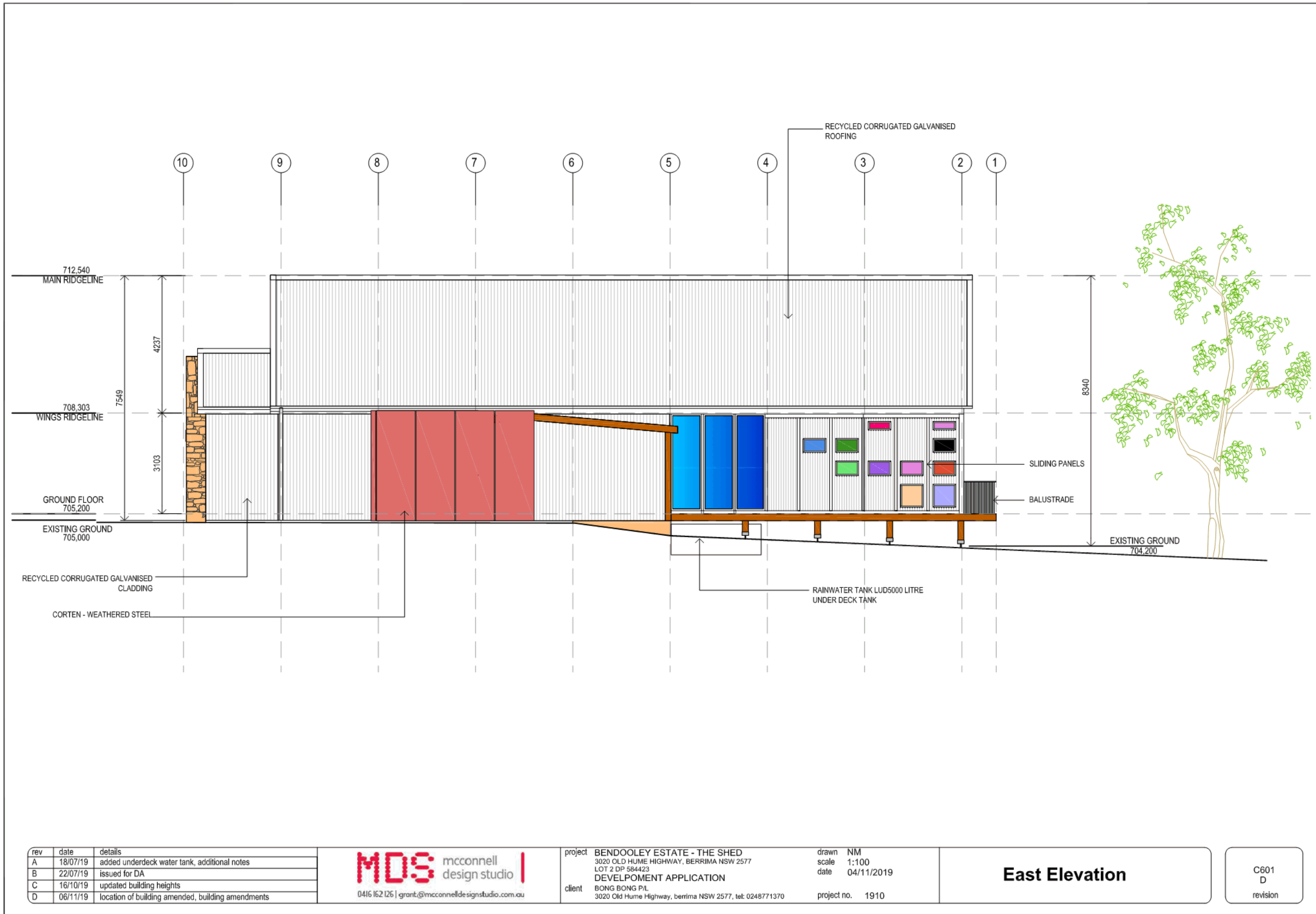
0416 162 125 | grant@mcconnelldesignstudio.com.au

project BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client BONG BONG P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 0248771370

drawn NM
 scale 1:100
 date 04/11/2019
 project no. 1910

North Elevation

C600
 D
 revision



rev	date	details
A	18/07/19	added underdeck water tank, additional notes
B	22/07/19	issued for DA
C	16/10/19	updated building heights
D	06/11/19	location of building amended, building amendments



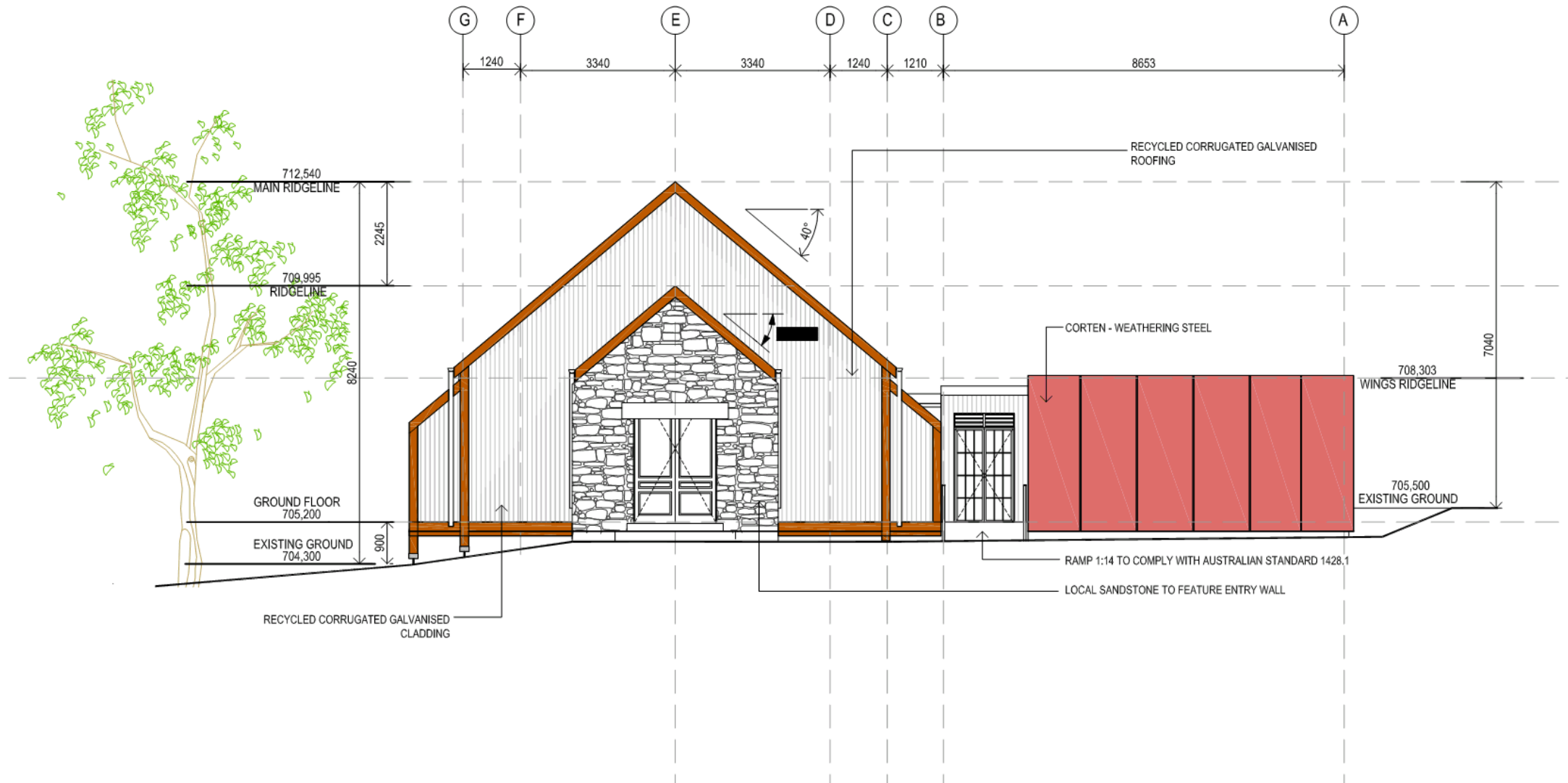
0416 162 125 | grant@mcconnelldesignstudio.com.au

project BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client BONG BONG P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 0248771370

drawn NM
 scale 1:100
 date 04/11/2019
 project no. 1910

East Elevation

C601
 D
 revision



rev	date	details
A	18/07/19	added underdeck water tank, additional notes
B	22/07/19	issued for DA
C	16/10/19	updated building heights
D	06/11/19	location of building amended, building amendments



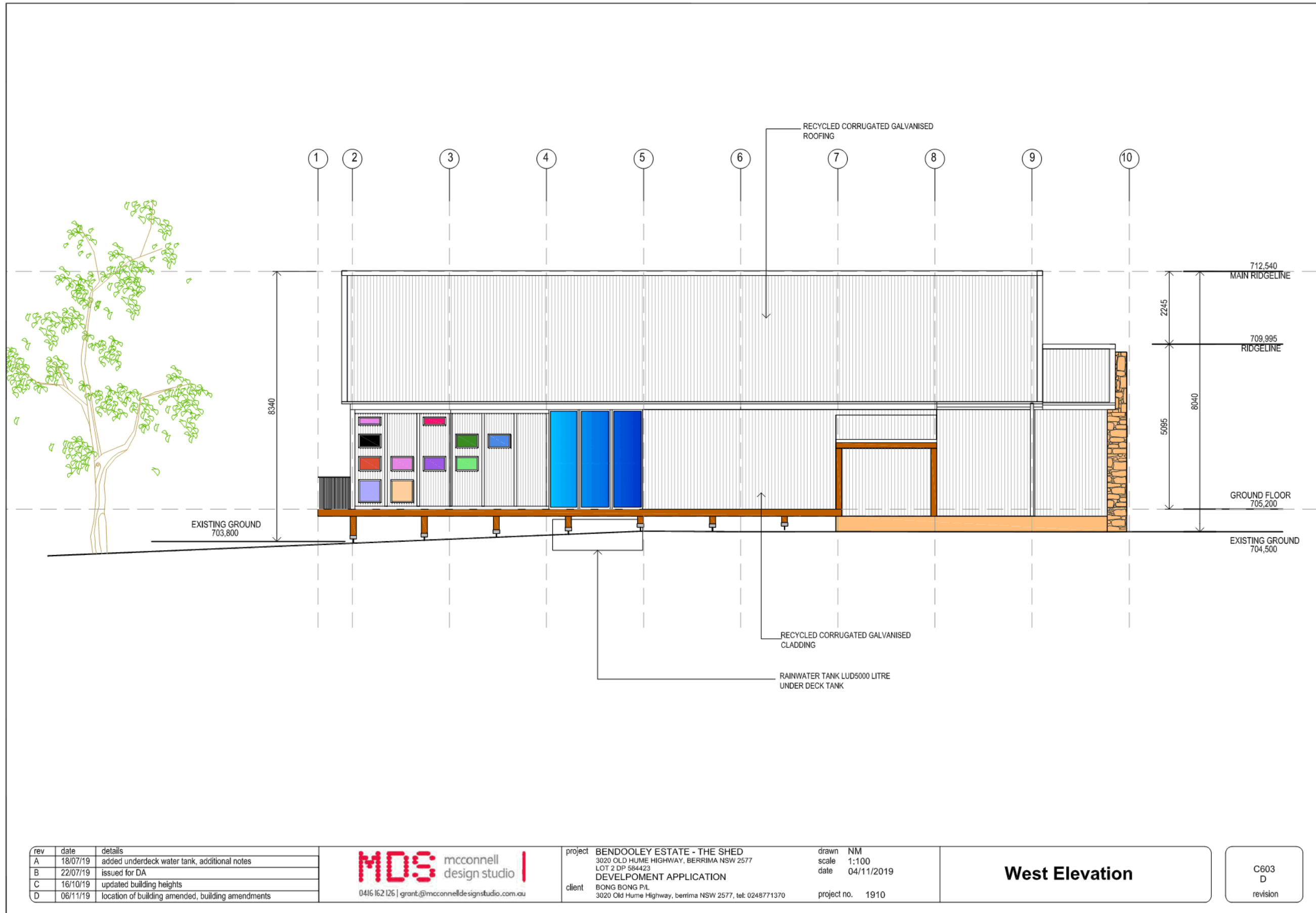
0416 162 125 | grant@mcconnelldesignstudio.com.au

project BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION
 client BONG BONG P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 0248771370

drawn NM
 scale 1:100
 date 04/11/2019
 project no. 1910

South Elevation

C602
 D
 revision



20/0102 Attachment 2

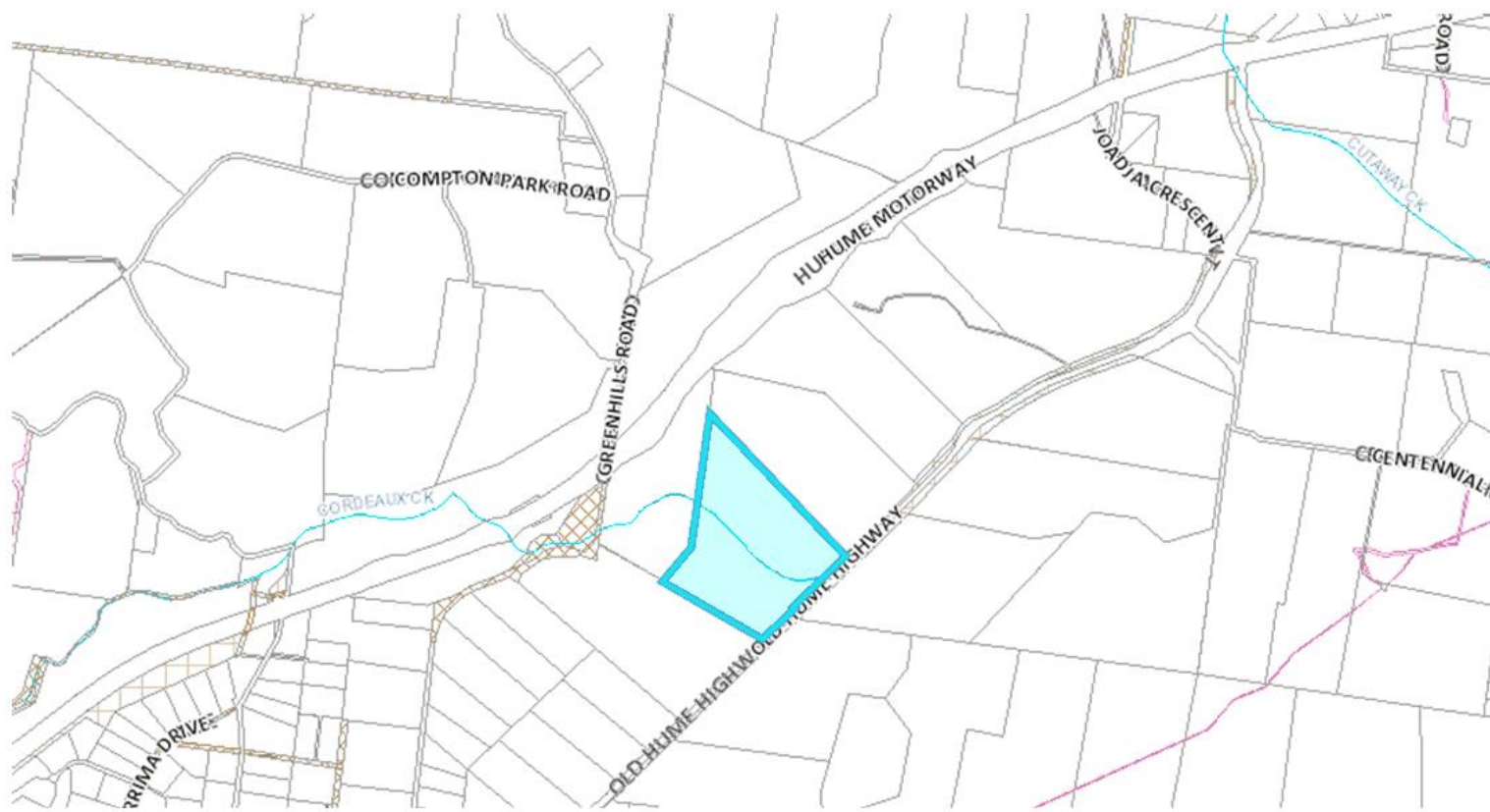


Figure 1: Location Plan Source: GIS

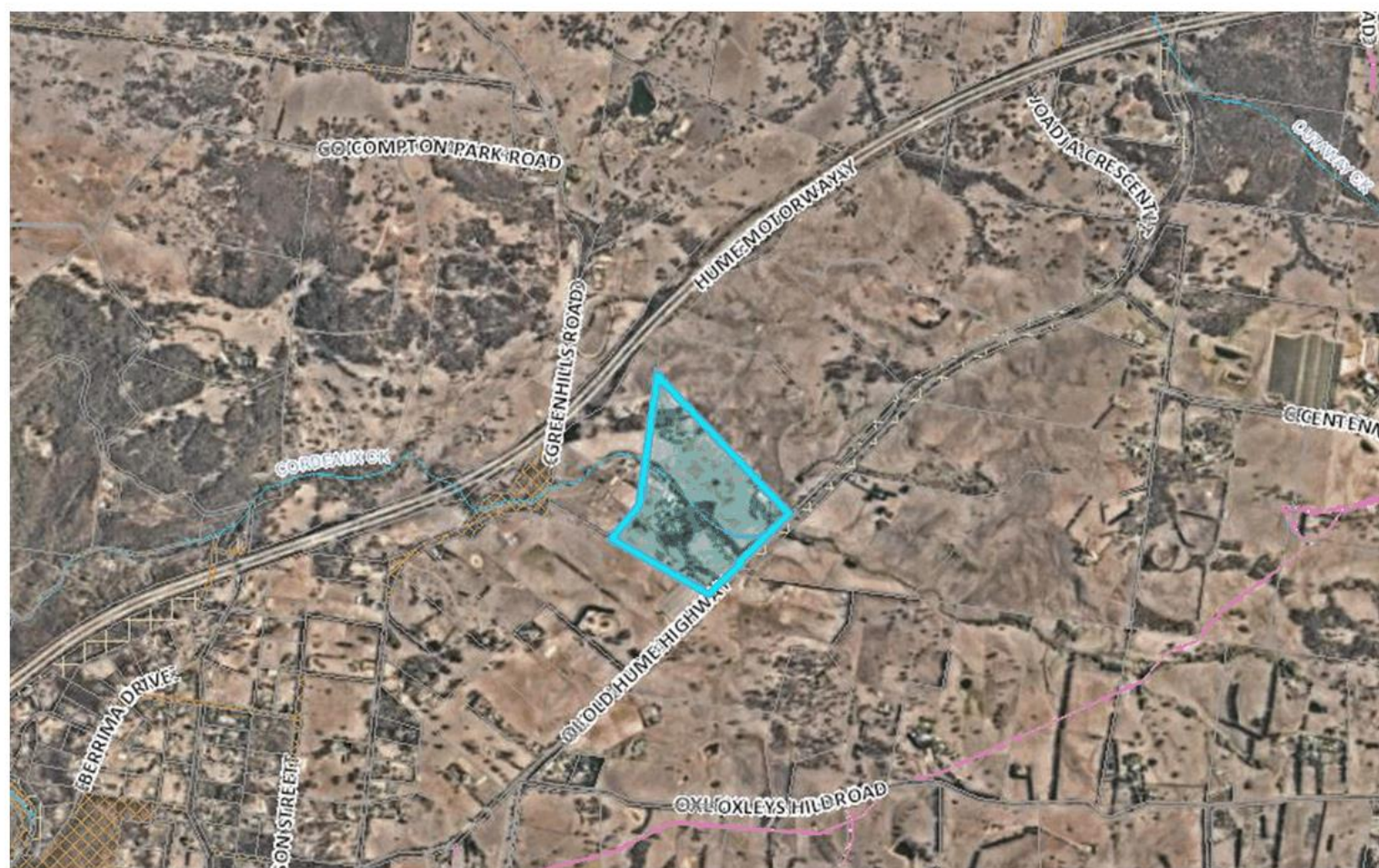
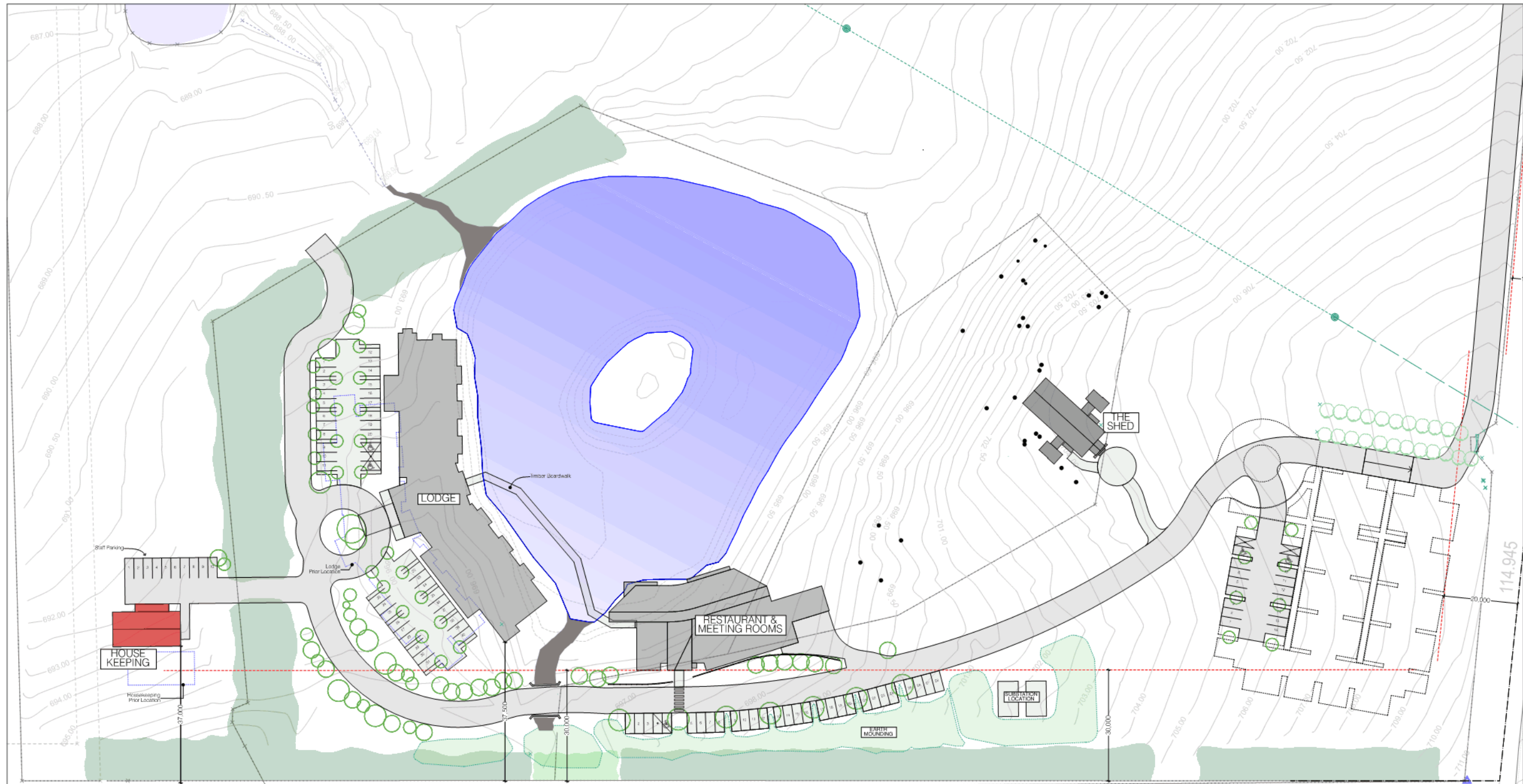


Figure 2: Aerial view the site Source: Nearmap



	Building Locations
	Building Prior Approved Locations
	Remnant Trees by Survey
	Earth Mounding

LEGEND	
Housekeeping	Slab RL: 693.000
Lodge	Slab RL: 696.400
Restaurant/Bar	Slab RL: 696.200
The Shed	Slab RL: 705.200

rev.	date	details
A	28/05/19	Minor update to position and RLs, added downpipes

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project **BENDOOLEY ESTATE - HOUSEKEEPING**
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 LOT 2 DP 584423
 DEVELOPMENT APPLICATION

client Bong Bong P/L
 3020 Old Hume Highway, Berrima NSW 2577, tel: 02 4877 1370

drawn TD
 scale 1:1000
 date 01/05/19

project no 1915

Site Plan

D100
 A
 revision

Attachment 5: Annotated Site Plan



ATTACHMENTS TO REPORT

Item 9.3

**Section 4.55 Modification 18/0565.01 - Modification of Concept Master Plan
Bendooley Estate 3020 Old Hume Highway Berrima**

Attachment 2

Att 2 Location Plan

Attachment 3

Att 3 Plans .pdf

18/0565.01 Attachment 2

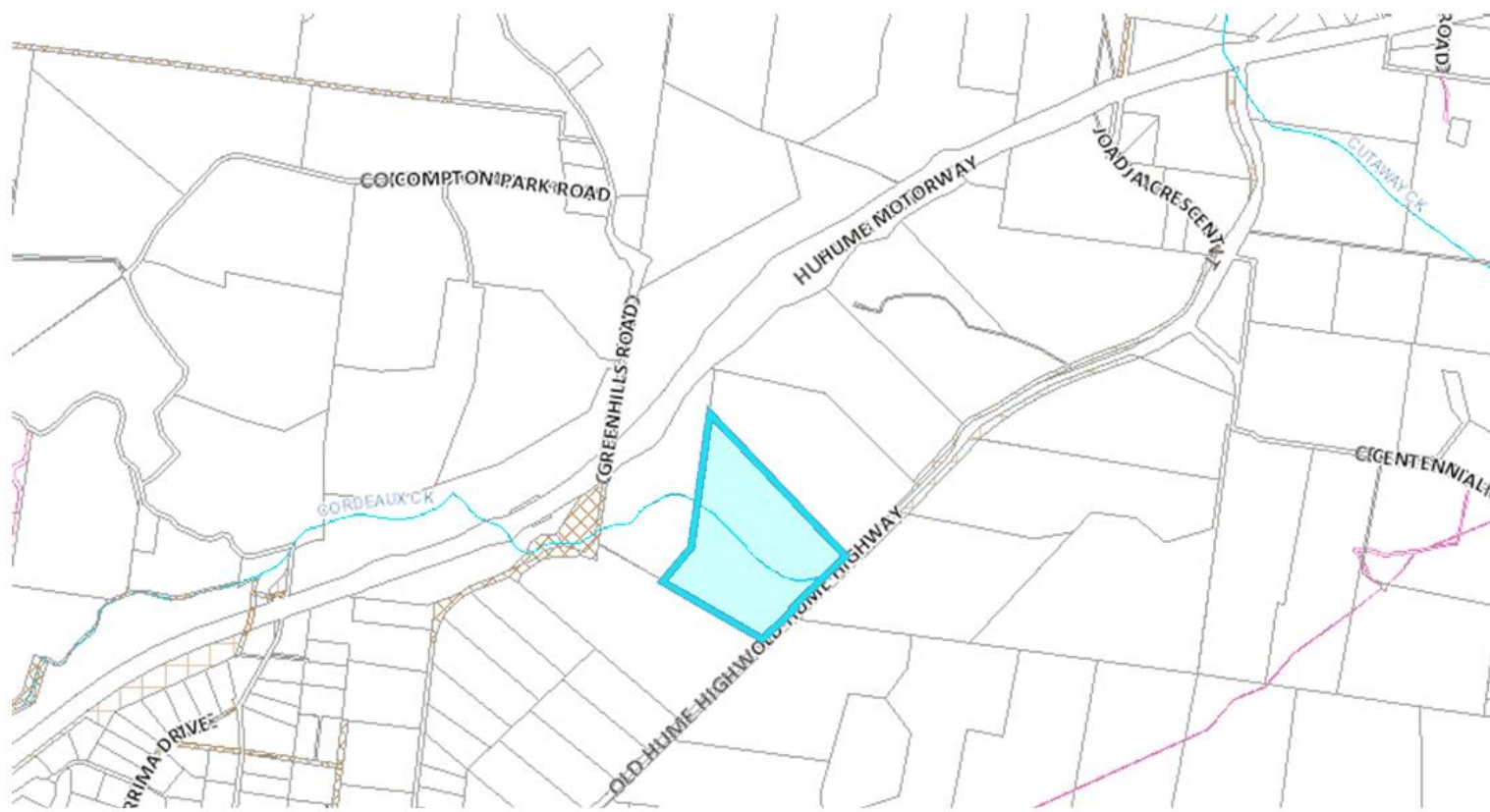


Figure 1: Location Plan Source: GIS

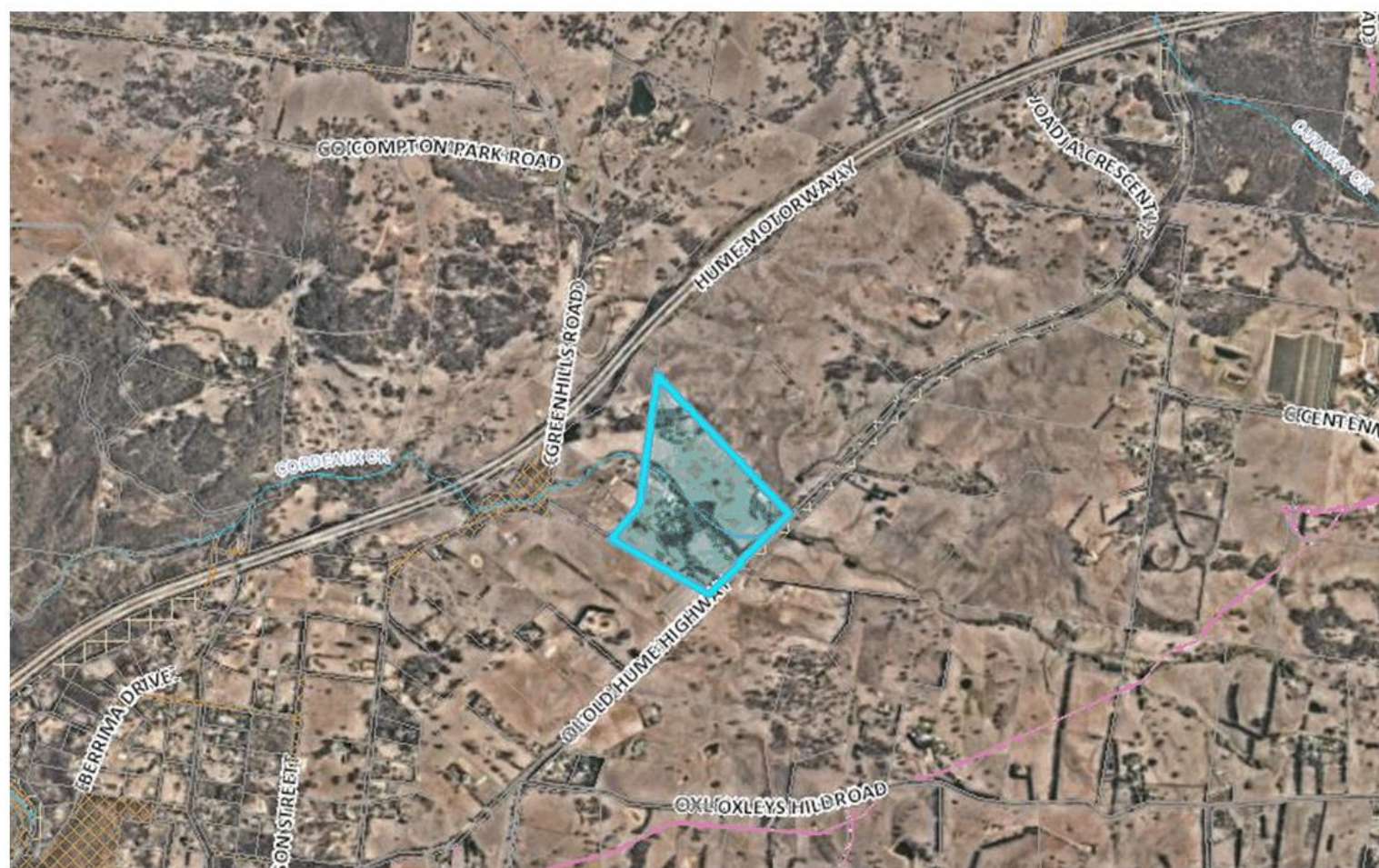
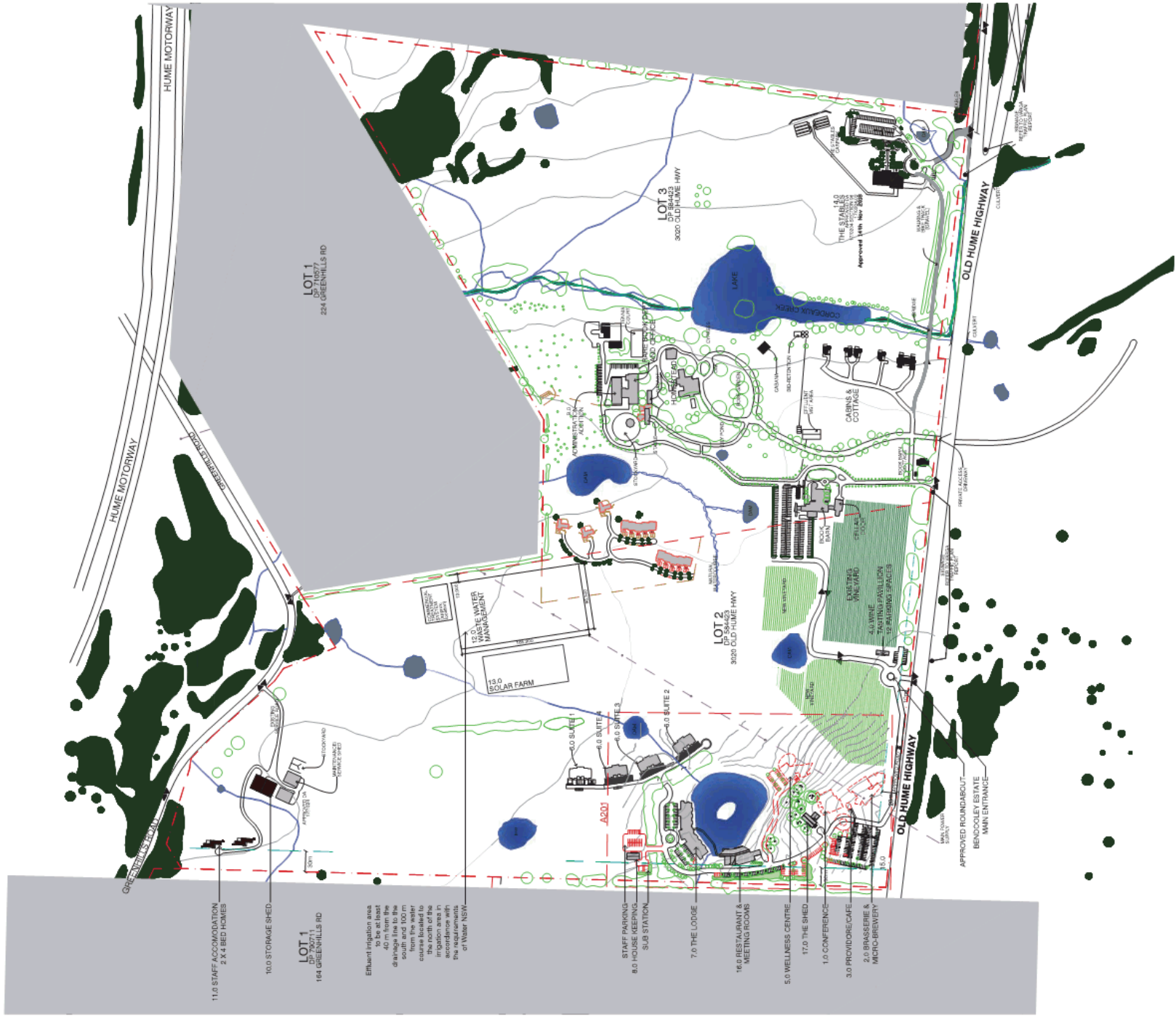


Figure 2: Aerial view the site Source: Nearmap



- 11.0 STAFF ACCOMMODATION
2 X 4 BED HOMES
- 10.0 STORAGE SHED
- LOT 1
DP 730771
164 GREENHILLS RD
- Effluent irrigation area
to be located
40m from the
drainage line to the
south and 100m
from the drainage
course located to
the north of the
site in accordance with
the requirements
of Water NSW.
- 15.0 SOLAR FARM
- 16.0 RESTAURANT &
MEETING ROOMS
- 5.0 WELLNESS CENTRE
- 17.0 THE SHED
- 1.0 CONFERENCE
- 3.0 PROVIDOR CAFE
2.0 BRASSERIE &
MICRO-BREWERY
- 7.0 THE LOOGE
- 8.0 HOUSE KEEPING
SUB STATION
- 8.0 SLATE 1
- 8.0 SLATE 2
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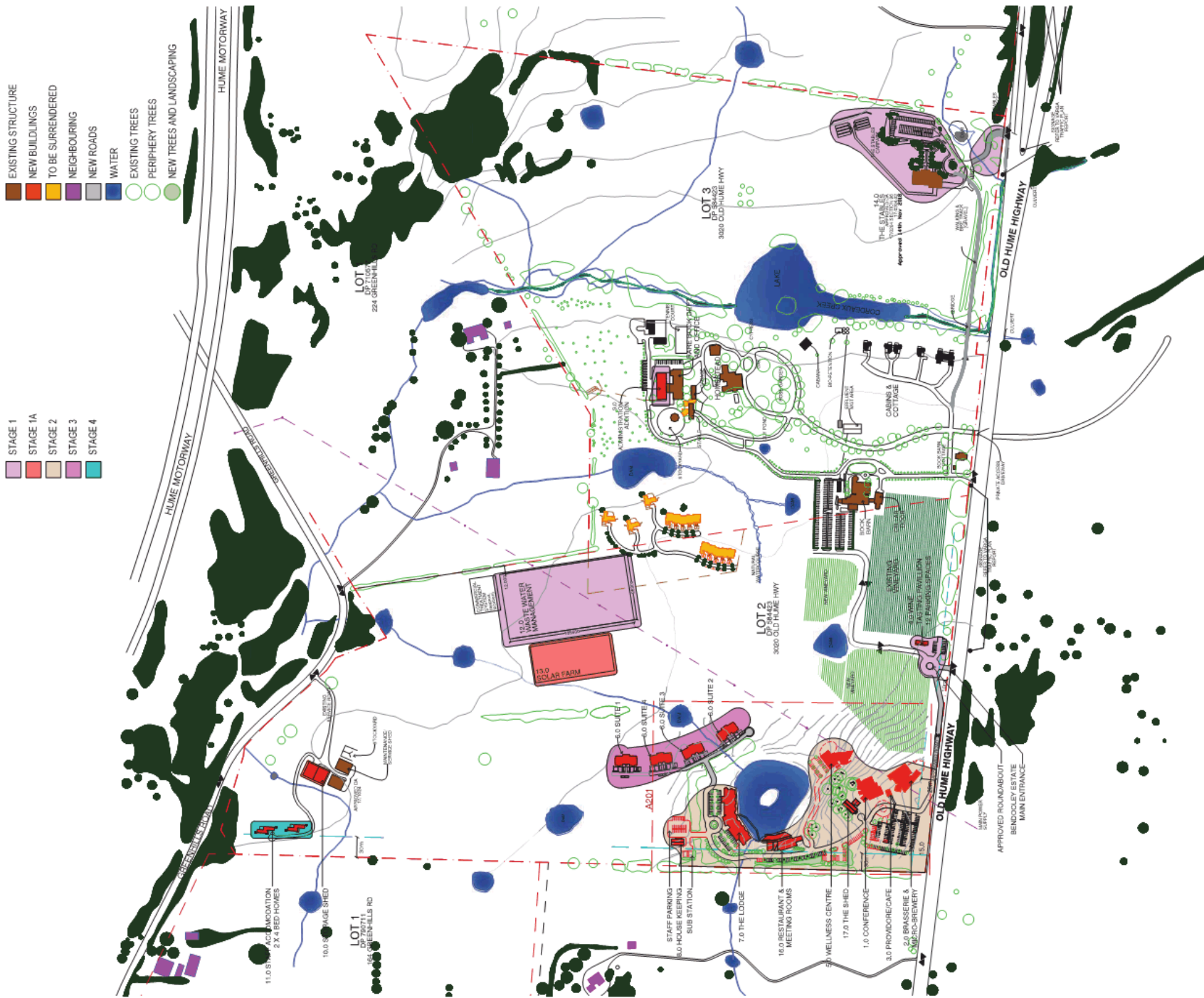
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13/05/2020	Final Development Application	BENDOOLEY ESTATE - THE SHED	1:2500	04/11/2019	1910
04/11/2019	Concept Development Application	BENDOOLEY ESTATE - THE SHED			
04/11/2019	Concept Development Application	BENDOOLEY ESTATE - THE SHED			
04/11/2019	Concept Development Application	BENDOOLEY ESTATE - THE SHED			

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Concept Development Application
Modification Application
Sheet 1

A200 F
revision



DATE	DESCRIPTION

PROJECT: BENDOOLEY ESTATE - THE SHED
137/137/2771
CONCEPT DEVELOPMENT APPLICATION
DATE: 15/02/2019
PROJECTS: 1910

SCALE: 1:2500
DATE: 04/11/2019

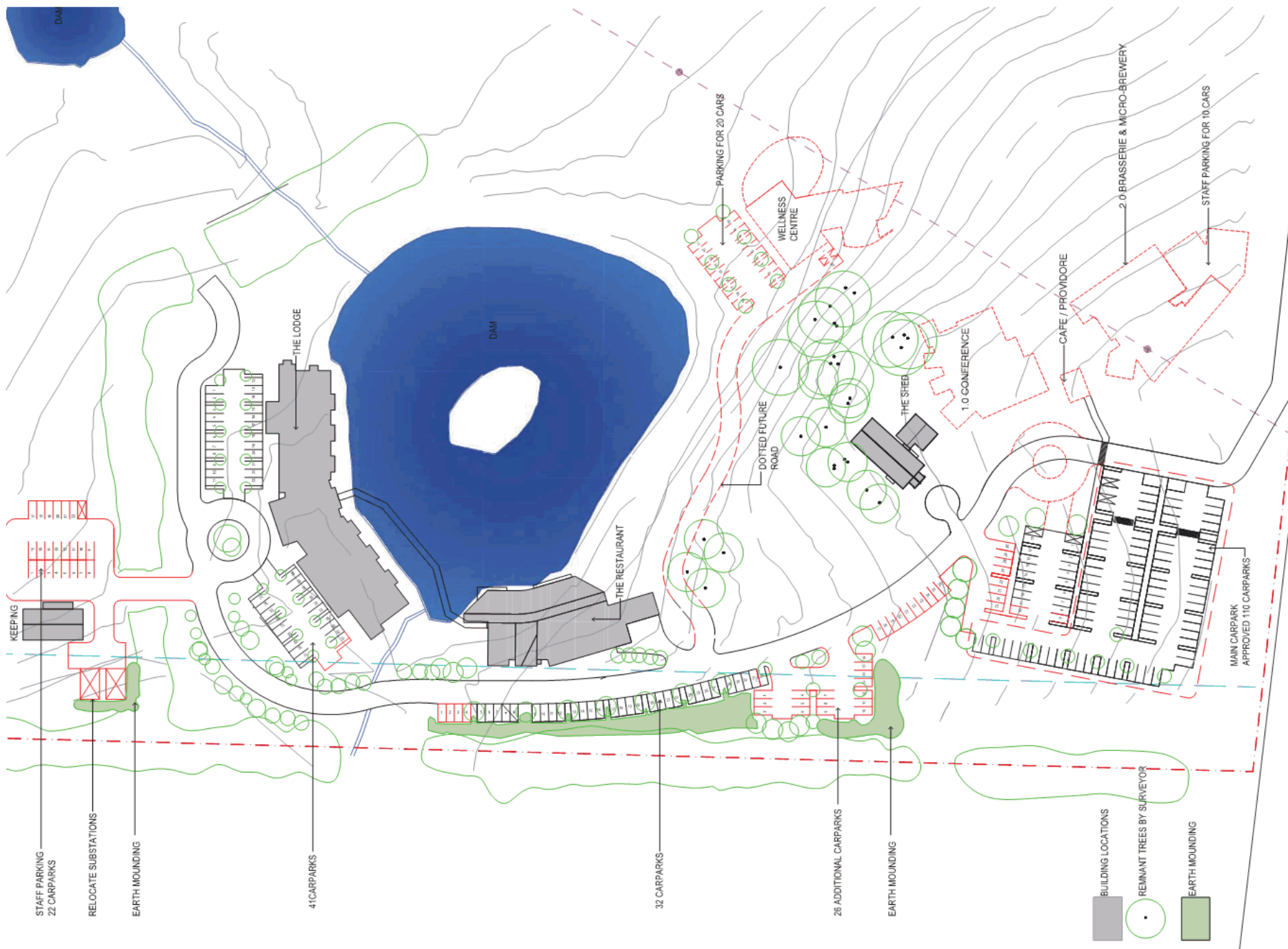
PROJECT: BENDOOLEY ESTATE - THE SHED
137/137/2771
CONCEPT DEVELOPMENT APPLICATION
DATE: 15/02/2019
PROJECTS: 1910

CONCEPT DEVELOPMENT
INDICATIVE STAGING PLAN
Sheet 3

A302
A
revision



081 651 125 | g.mcdonnell@mcdonnell-design.com.au



DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS

PROJECT: BENDOOLEY ESTATE - THE SHED
 3020 OLD HUME HIGHWAY, BERRIMA NSW 2577
 DEVELOPMENT APPLICATION
 DATE: 2019/05/13
 PROJECT NO.: 1910

drawn: NS
 checked: NS
 date: 04/11/2019
 project no.: 1910

Concept Development
 Modification Application
 Sheet 2

A201
 E
 revision



DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS
DATE	2019/05/13	BY	NS