DRAWING LIST

A1.01 BASEMENT FLOORPLAN
A1.02 GROUND FLOOR PLAN
A1.03 LEVEL 1 FLOORPLAN
A1.04 LEVEL 2 FLOORPLAN
A1.05 LEVEL 3 FLOORPLAN
A1.06 LEVEL 4 FLOORPLAN
A1.07 LEVEL 5 FLOORPLAN
A1.08 LEVEL 6 FLOORPLAN
A1.09 LEVEL 7 FLOORPLAN
A1.10 ROOF PLAN
A1.11 BAY VIEW TERRACE AND MAUDE JACKSON LANE RETENTION AND DEMOLITION
A2.01 SECTION A
A2.02 SECTION B
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A3.01 ELEVATIONS
A3.02 ELEVATIONS
A3.03 INTERNAL ELEVATIONS
A4.01 PERSPECTIVE VIEW FROM CORNER OF ST QUENTIN AVENUE AND BAY VIEW TERRACE
A4.02 PERSPECTIVE VIEW FROM LEVEL 1 INTERNAL COURTYARD LOOKING NORTH
A4.03 PERSPECTIVE MAUDE JACKSON LANE LOOKING WEST
A4.04 AERIAL PERSPECTIVE BAY VIEW TERRACE LOOKING NORTH EAST
A4.05 PERSPECTIVE FROM WALKWAY LOOKING NORTH TO INTERNAL COURTYARD
A4.06 PERSPECTIVE LOOKING NORTH ALONG BAY VIEW TERRACE
A4.07 PERSPECTIVE LOOKING SOUTH DOWN WALT DRABBLE LANE
A4.08 AERIAL PERSPECTIVE LOOKING SOUTH EAST
A4.09 PERSPECTIVE LOOKING EAST DOWN MAUDE JACKSON LANE
A4.10 CONTEXTUAL PERSPECTIVE VIEWS
A4.11 OVERSHADOWING STUDY EXISTING DEVELOPMENT
A4.12 OVERSHADOWING STUDY PROPOSED DEVELOPMENT
A4.13 OVERSHADOWING STUDY PROPOSED DEVELOPMENT INCLUDING PSP
A4.14 INTERNAL LANEWAY PERSPECTIVE

NLA CALCULATIONS

GROUND FLOOR RETAIL	1878 sqm
LEVEL 1 COMMERCIAL	1007 sqm
LEVEL 1 HOTEL	718 sqm
LEVEL 2 COMMERCIAL	1005 sqm
LEVEL 2 HOTEL	718 sqm
LEVEL 3 APARTMENTS	1001 sqm
LEVEL 4 APARTMENTS	1001 sqm
LEVEL 5 APARTMENTS	1001 sqm
LEVEL 6 APARTMENTS	1001 sqm
LEVEL 7 APARTMENTS	725 sqm

YIELD

RETAIL	12 TENANCIES
COMMERCIAL	5 TENANCIES
HOTEL	30 HOTEL SUITES
APARTMENTS	46
2 BED APTS	29
2 PLUS STUDY APTS	9
3 BED APTS	8
RESIDENT PARKING	
2 BED APTS (1 PER APT)	29
2 PLUS STUDY APTS (2 PER APT)	18
3 BED APTS (2 PER APT)	16
1 BICYCLE BAY PER APT	46
STORES	
2 BED APTS (4 SQM)	29
2 PLUS STUDY APTS (4-5 SQM)	2 AT 4SQM 7 AT 5SQM
3 BED APTS (5 SQM)	8
RESIDENT VISITOR PARKING	
VISITOR BICYCLE BAYS	6
VISITOR PARKING BAYS	8
VISITOR MOTORCYCLE BAYS	2
HOTEL PARKING	
HOTEL PARKING BAYS	9 (BASEMENT)
HOTEL PARKING BAYS	2 (GROUND FLOOR)
RETAIL COMMERCIAL PARKING	4



COVERPAGE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023 FILE SDAU-059-22

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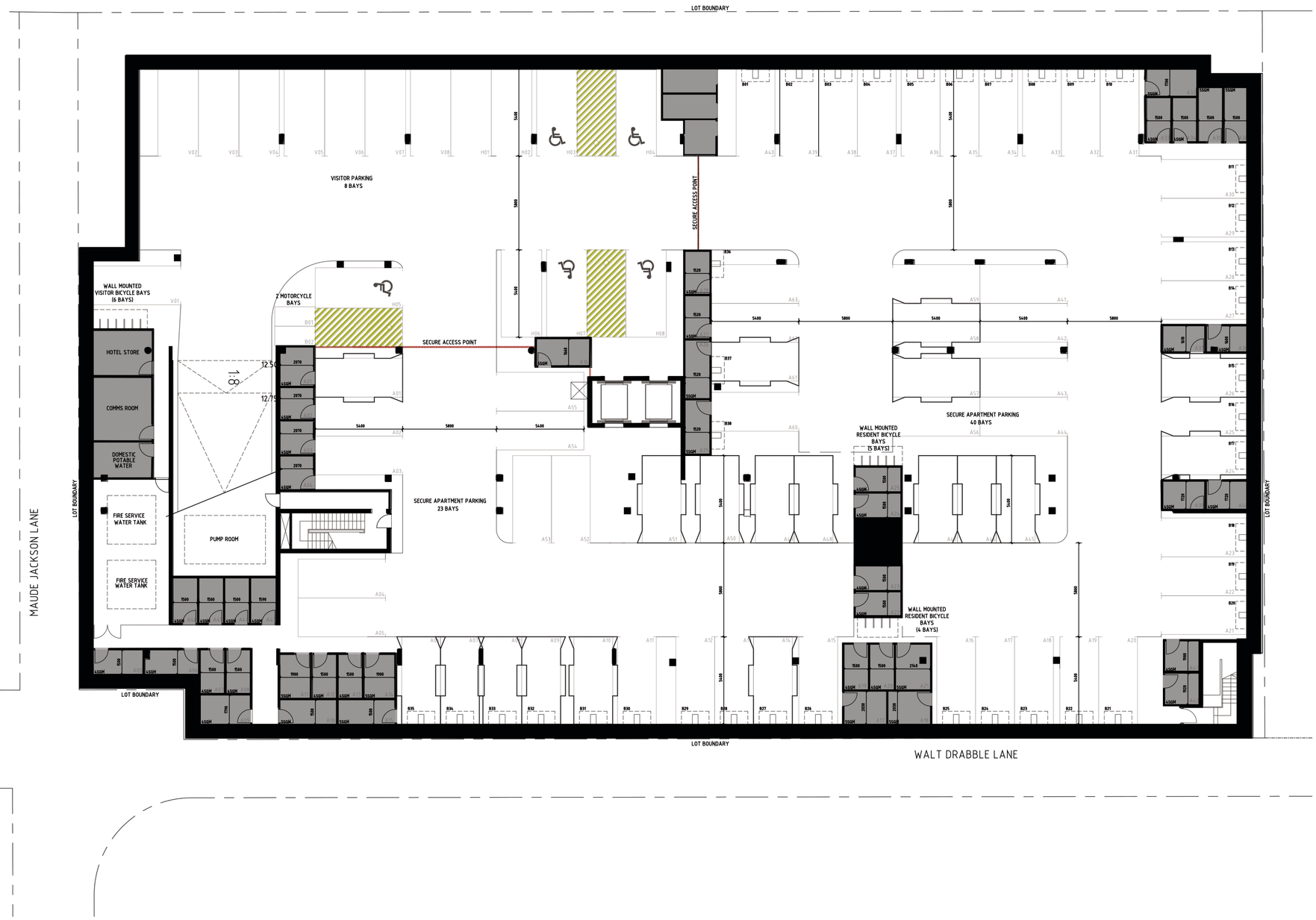
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BAY VIEW TERRACE



BASEMENT FLOOR PLAN

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Revision: H
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BAY VIEW TERRACE

T10 RETAIL 110m2
T9 RETAIL 132m2
T8 RETAIL 103m2
T7 RETAIL 142m2
T6 RETAIL 150m2
T5-7 RETAIL 490m2
T5 RETAIL / F&B 193m2
T4 RETAIL 149m2
T3 RETAIL / PHARMACY 315m2
T2 RETAIL 153m2
T1 RETAIL 312m2
T11 DELI 101m2
T12 RETAIL 18m2

10 RETAIL TENANCY SHOPFRONT TO MATCH T9
T9 RETAIL TENANCY SHOPFRONT TO BE RETAINED
FUTURE RETAIL SHOPFRONT SETBACK FROM RETAINED RETAIL FRONTAGE BY 50MM UNLESS NOTED
LOT BOUNDARY
USE OF FUTURE CANOPIES TO ALL RETAIL TENANCIES SHOWN DASHED
PEDESTRIAN ENTRY SECURE GATE TO BAY VIEW TERRACE
NEW SHOPFRONT GLAZING AND WINDOW BOX SEATS TO EXISTING HERITAGE WALL
EXISTING BOLLARDS TO BE RETAINED
EXISTING PARK TENANCY WALL TO BE RETAINED
RETAIL GLAZING OPENINGS IN EXISTING WALL TO EXISTING HERITAGE WALL
EXTENT OF GLAZED LANEWAY OPENINGS WITHIN 1.5M OF LOT BOUNDARY
GARDEN BED
FUTURE PAVING TO MAUDE JACKSON LANE AS PART OF PUBLIC ART STRATEGY
EXTENT OF FUTURE PAVING
EXISTING BOLLARDS TO BE RETAINED
MAUDE JACKSON LANE
RETAIL SHOPFRONT SET BACK FROM LOT BOUNDARY
T11 RAISED ALFRESCO AREA 18.05SQM
HOTEL AND APARTMENT LOBBY
PAVING TO HOTEL AND APARTMENT ENTRY AS PART OF PUBLIC ART STRATEGY
STAFF & PATRON TOILETS
STAFF & PATRON TOILETS
LOCKERS
HOTEL LINEN ETC 34 SQM
UAT
SHARED WASH
HOTEL CHEMICAL 2 SQM
SWITCHROOM 14 SQM
RETAIL & COMMERCIAL BINS 24 SQM
F&B BINS 39 SQM
HOTEL BINS 32 SQM
RESIDENTIAL BINS 33 SQM
SUBSTATION 27 SQM
AIR INTAKE
MAIL ROOM
BULKY RETAIL COMMERCIAL & HOTEL 18 SQM
COMMERCIAL LOBBY
PAVING TO COMMERCIAL LOBBY AS PART OF PUBLIC ART STRATEGY
MEDICAL
MEDICAL
MEDICAL
MEDICAL
HIRE CAR
HIRE CAR
TRUCK ALLOWANCE
EXTENT OF BUILDING OVER SHOWN DASHED
PAVING TO EXTENSION OF COMMERCIAL LOBBY TO EXTEND TO LOT BOUNDARY AS PART OF PUBLIC ART STRATEGY
WALT DRABBLE LANE
RETAIL SHOPFRONT SET BACK FROM LOT BOUNDARY
LOT BOUNDARY
GARDEN BED
D 13823 12
D 13823 13
D 13823 14

GROUND FLOOR PLAN

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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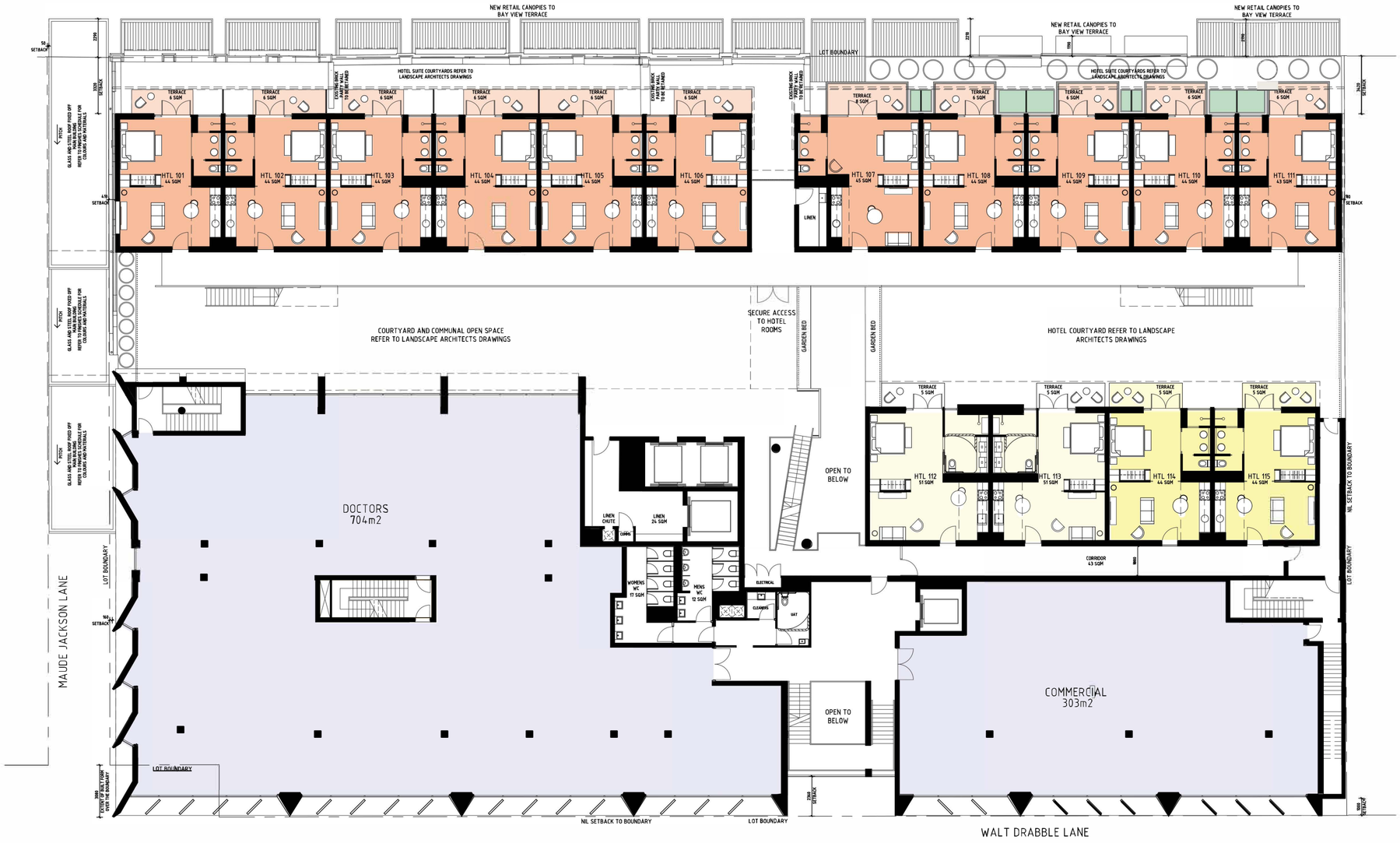
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BAY VIEW TERRACE



LEVEL 1 FLOOR PLAN

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Revision: K
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BAY VIEW TERRACE



LEVEL 2 FLOOR PLAN

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Revision: K
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BAY VIEW TERRACE



LEVEL 3 FLOOR PLAN

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BAY VIEW TERRACE



LEVEL 4 FLOOR PLAN

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BAY VIEW TERRACE



LEVEL 5 FLOOR PLAN

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Revision: H
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LEVEL 6 FLOOR PLAN

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Drawing Number: A1.08
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LEVEL 7 FLOOR PLAN

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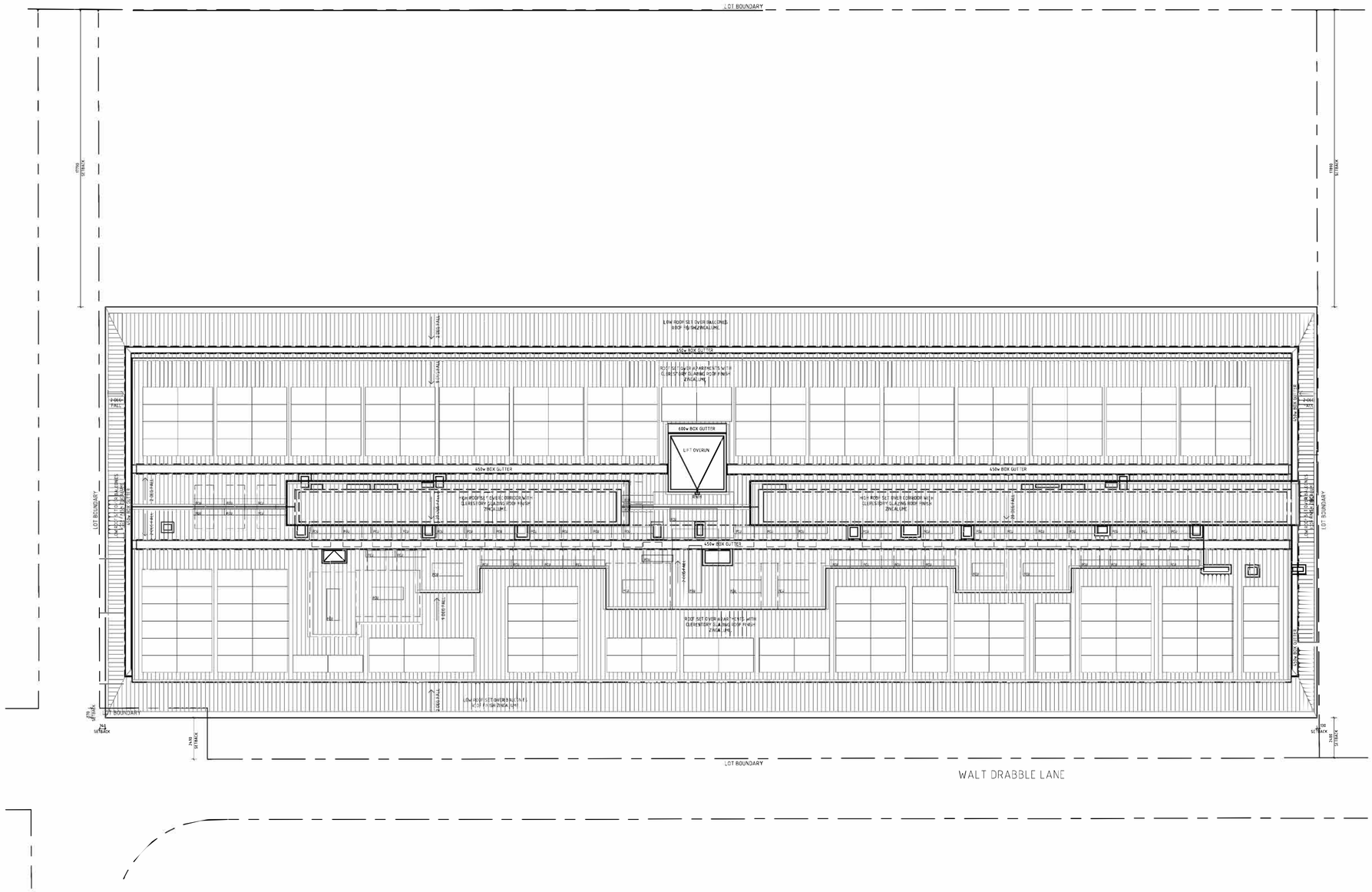
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BAY VIEW TERRACE



ROOF PLAN

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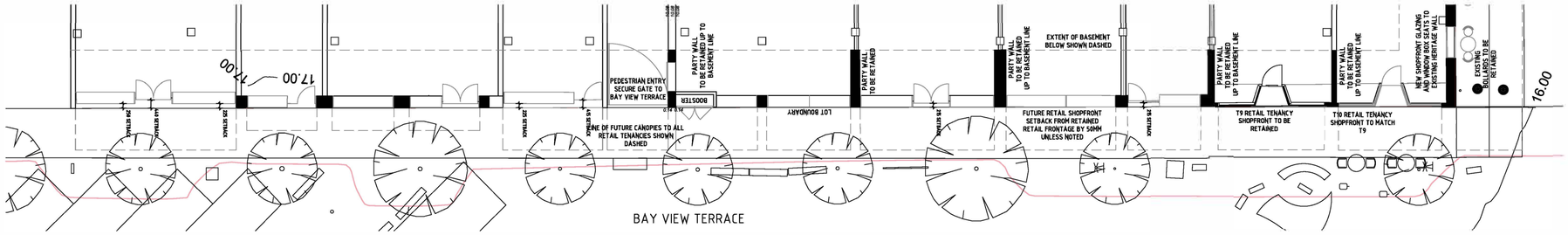
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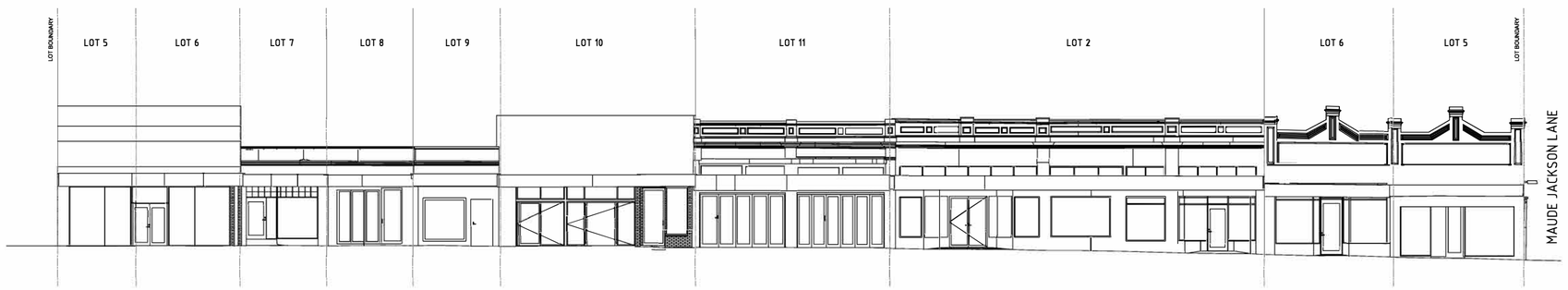
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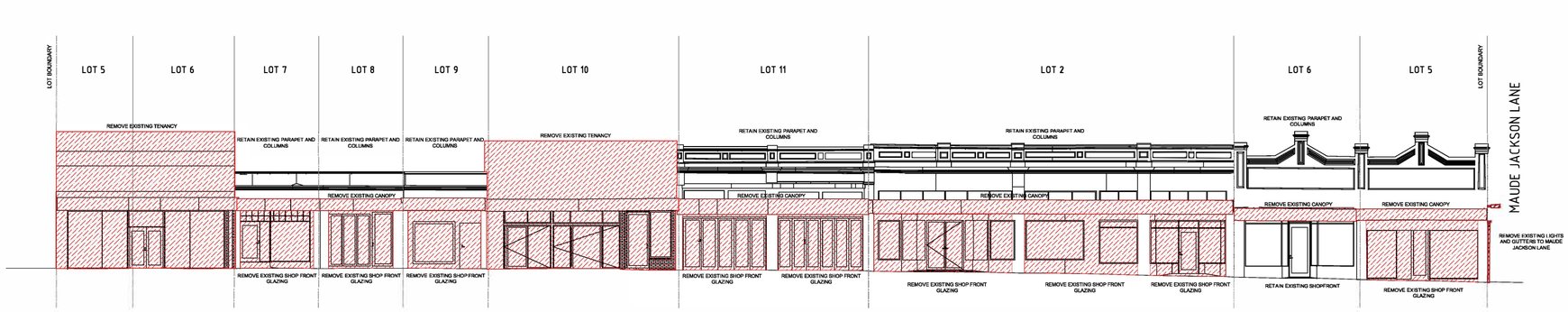
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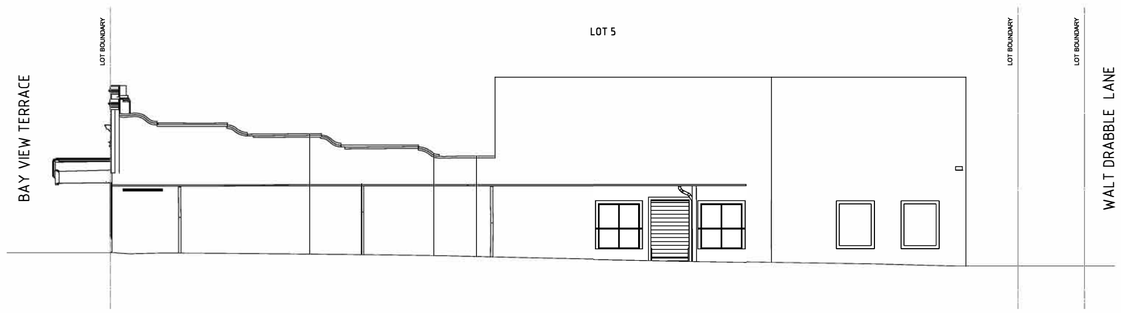
BAY VIEW TERRACE GROUND FLOORPLAN



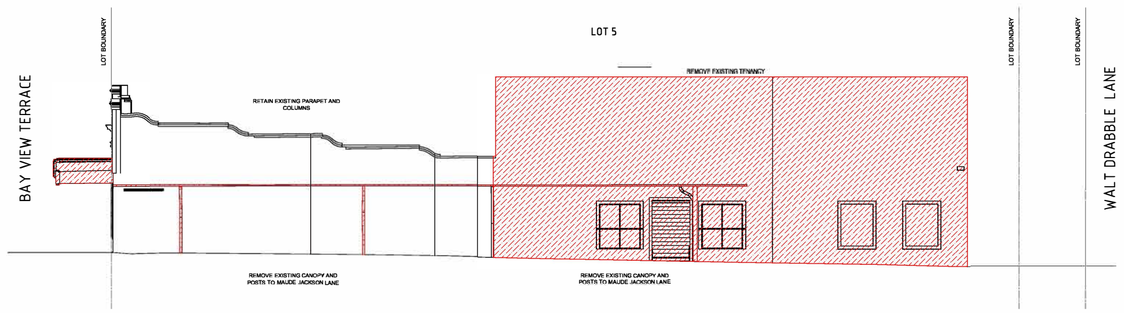
BAY VIEW TERRACE EXISTING GROUND FLOOR RETAIL ELEVATION



BAY VIEW TERRACE EXISTING GROUND FLOOR RETAIL RETENTION AND DEMOLITION ELEVATION



MAUDE JACKSON LANE EXISTING GROUND FLOOR RETAIL ELEVATION



MAUDE JACKSON LANE EXISTING GROUND FLOOR RETAIL RETENTION AND DEMOLITION ELEVATION

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DATE 18-Aug-2023
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BAY VIEW TCE & MAUDE JACKSON LANE RETAIL RETENTION AND DEMOLITION

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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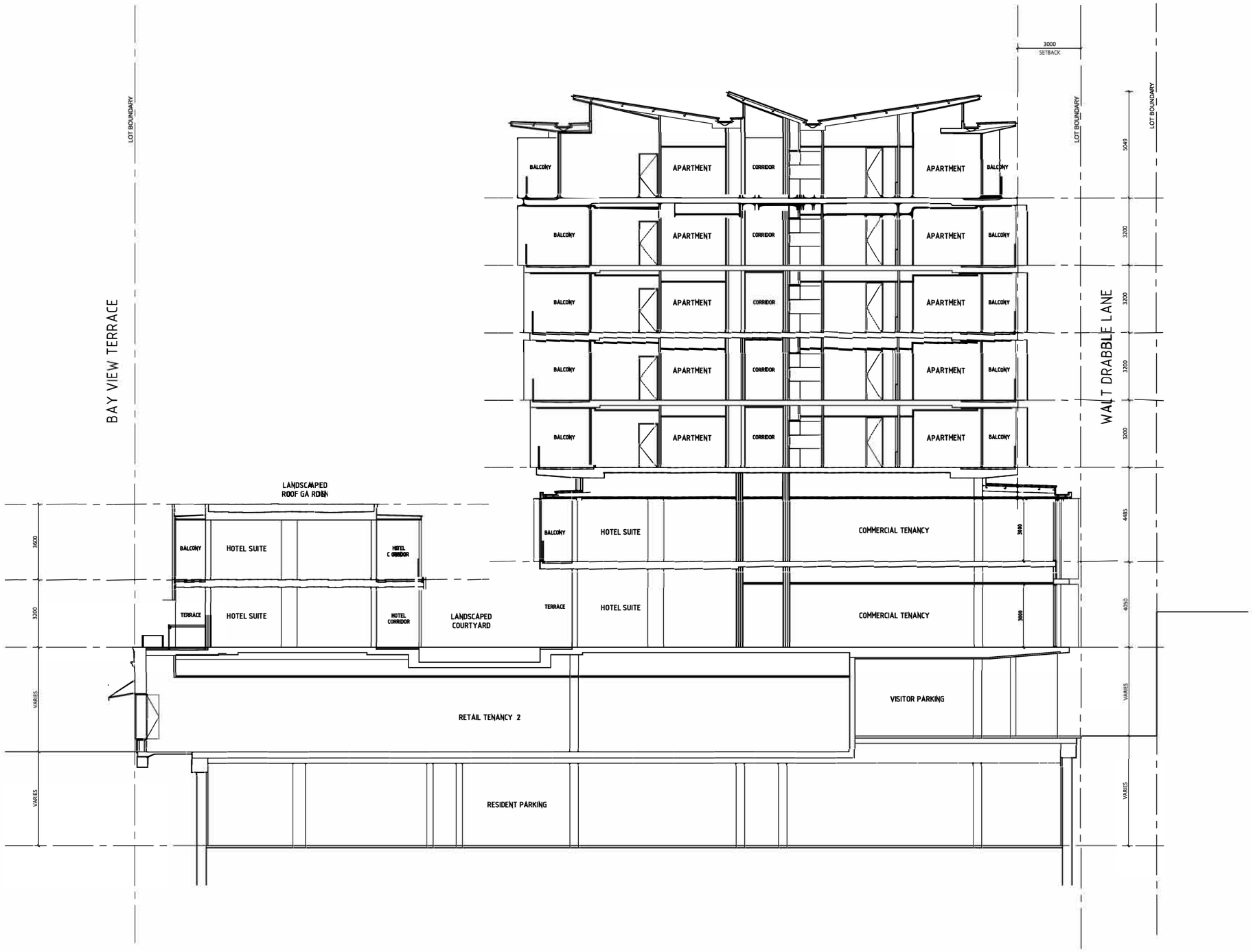
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SECTION A

No. 10-40 BAY VIEW TERRACE, CLAREMONT

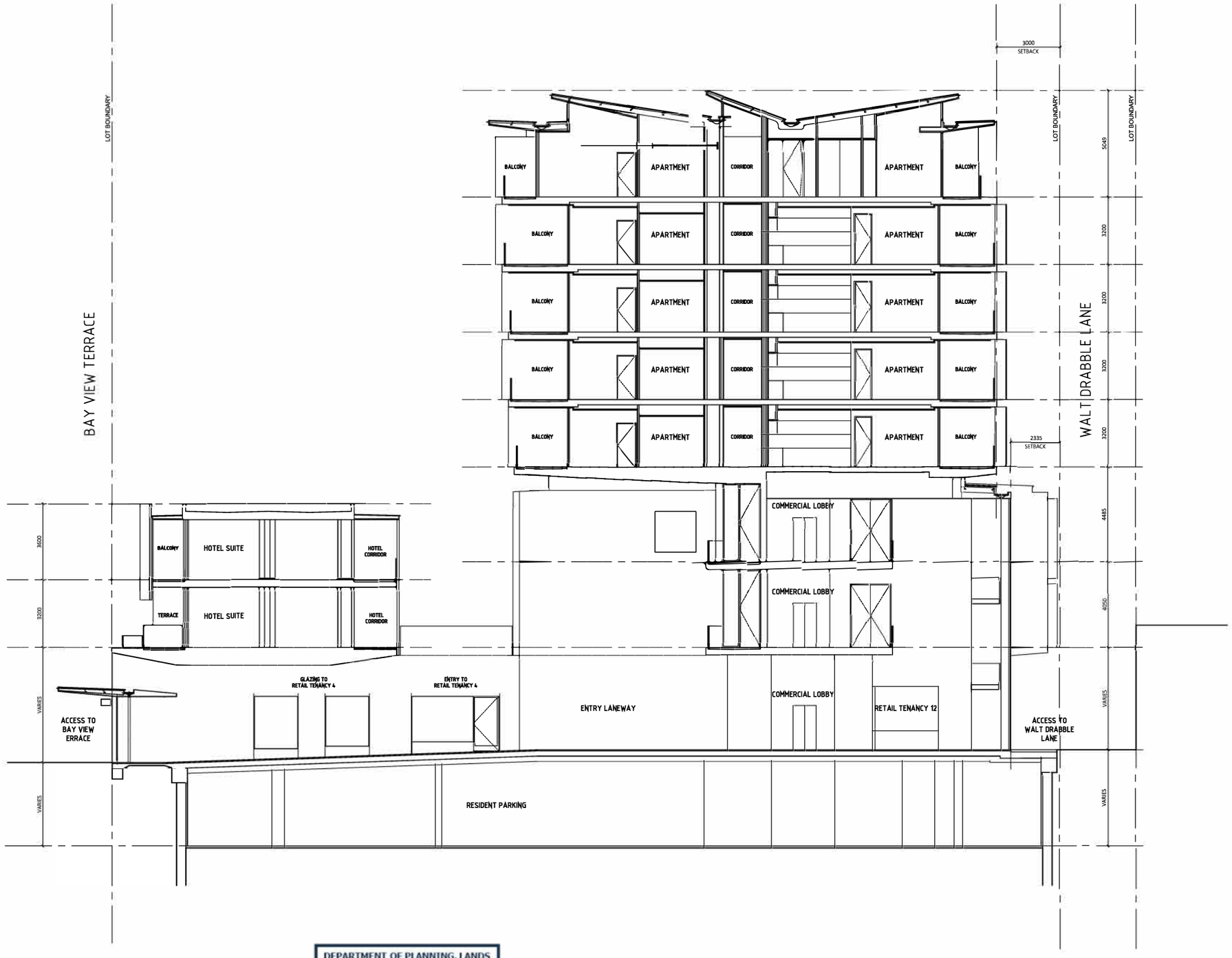
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DATE 18-Aug-2023 FILE SDAU-059-22

SECTION B

No. 10-40 BAY VIEW TERRACE, CLAREMONT

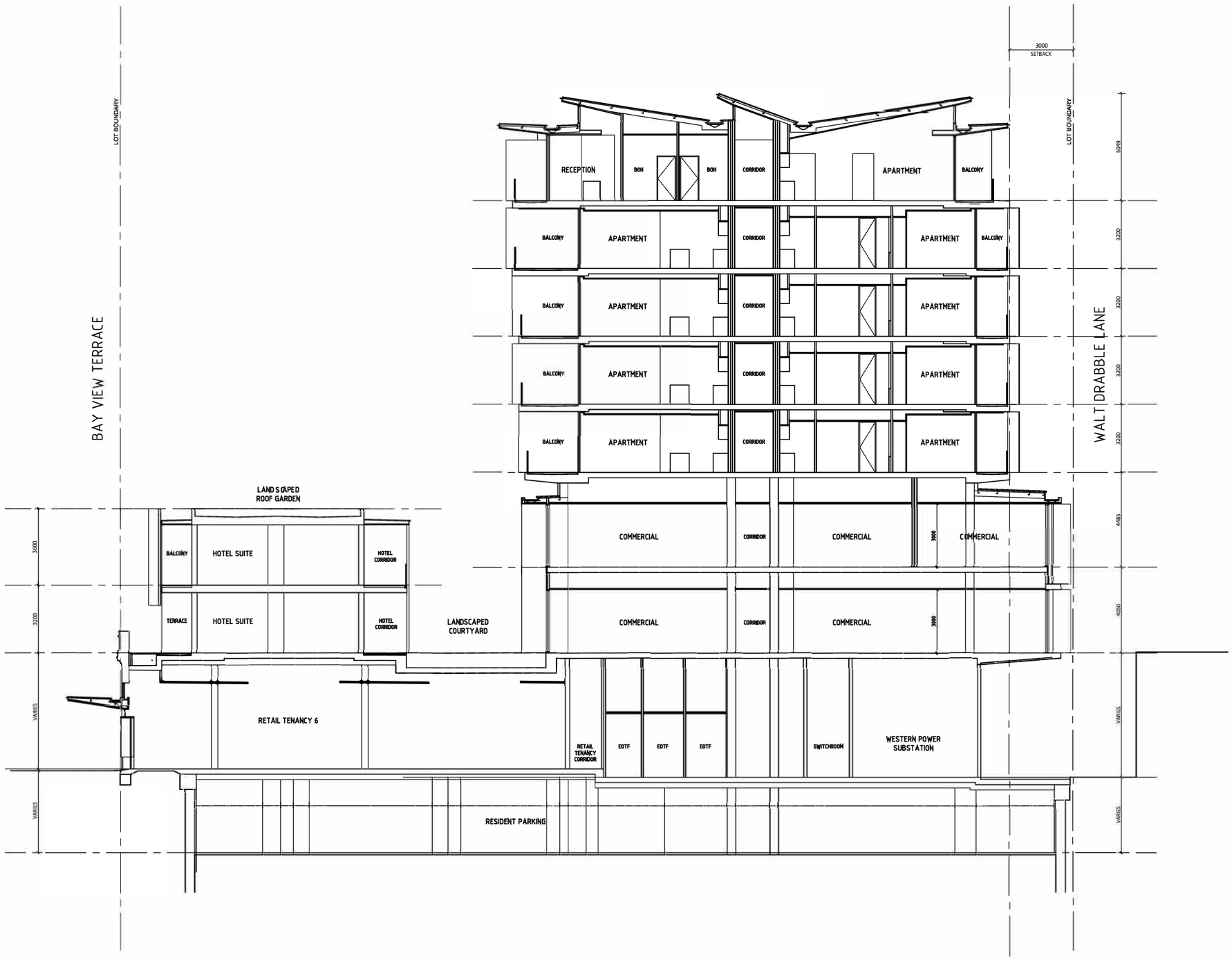
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Drawing Number: A2.02
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SECTION C

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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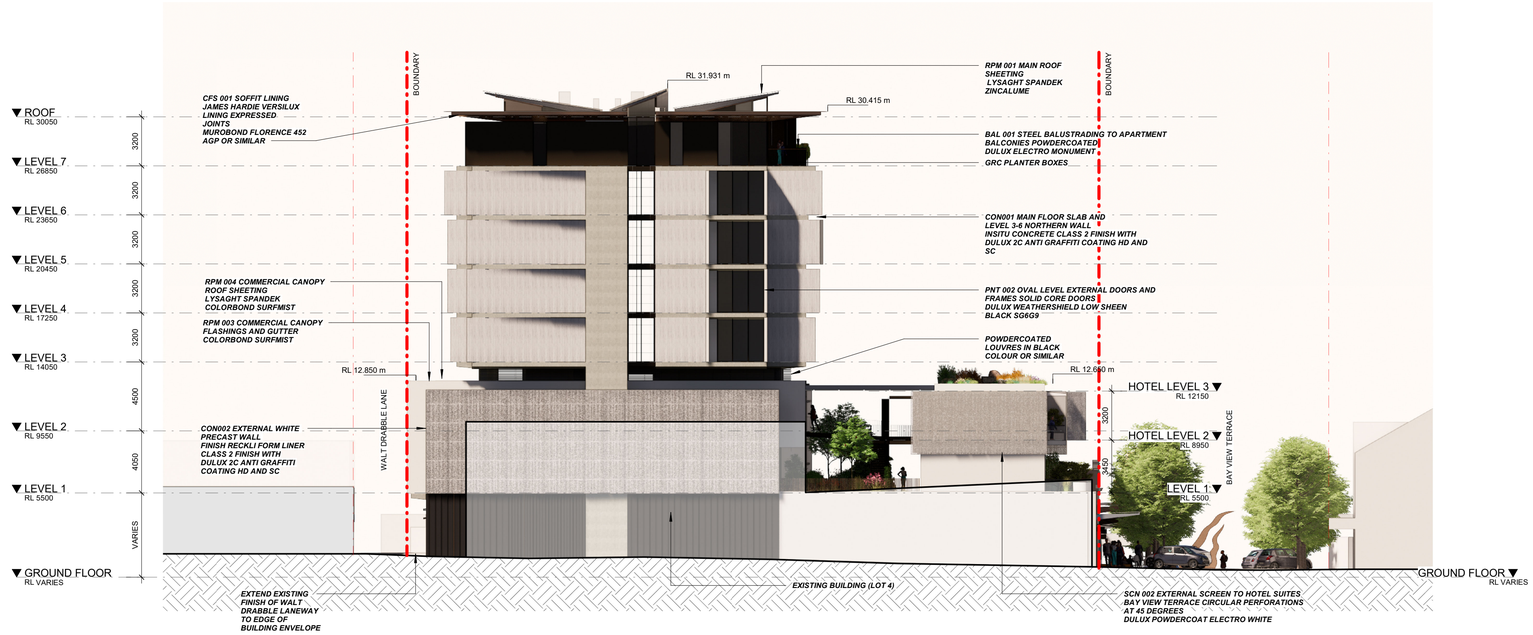
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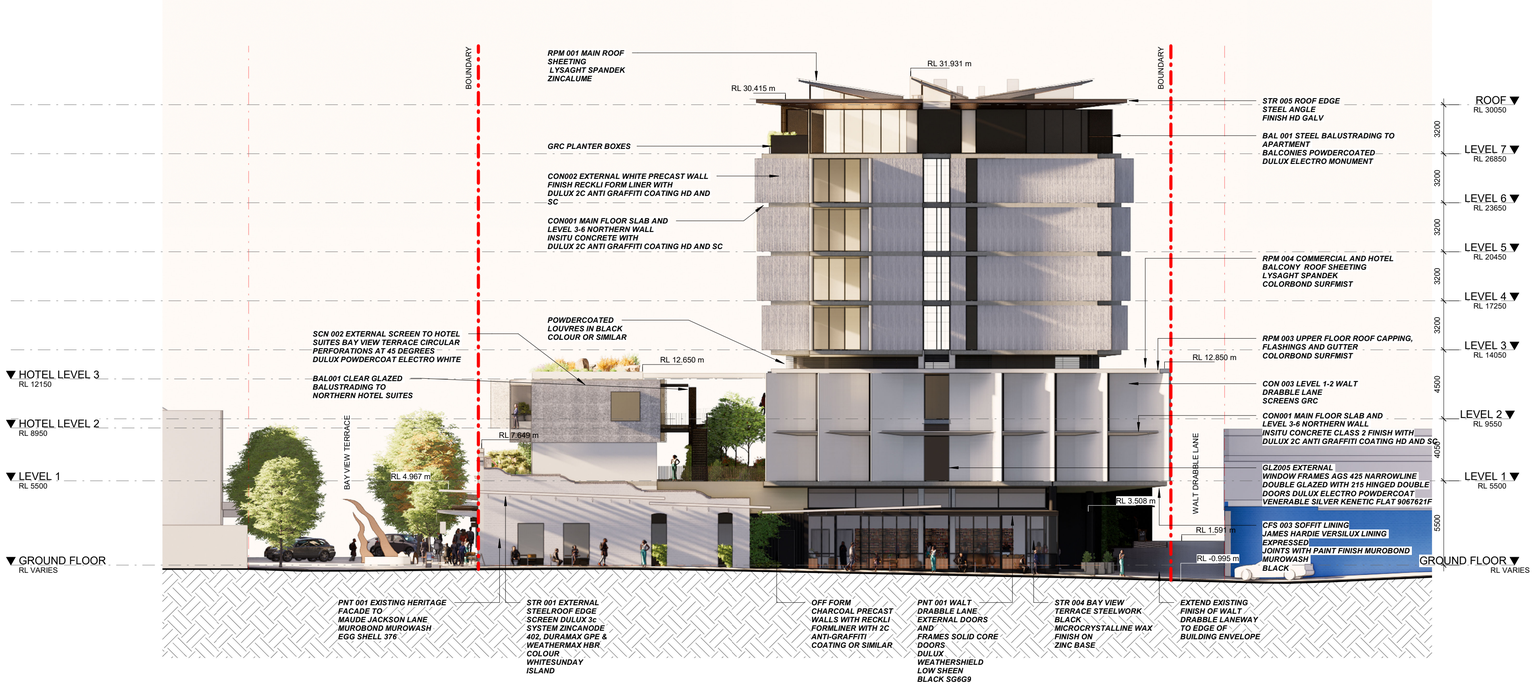
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Project Number: 44493
Drawing Number: A2.03
Revision: C
Date: 04/08/23

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1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

ELEVATIONS
No. 10-40 BAY VIEW TERRACE, CLAREMONT

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DATE 18-Aug-2023 FILE SDAU-059-22

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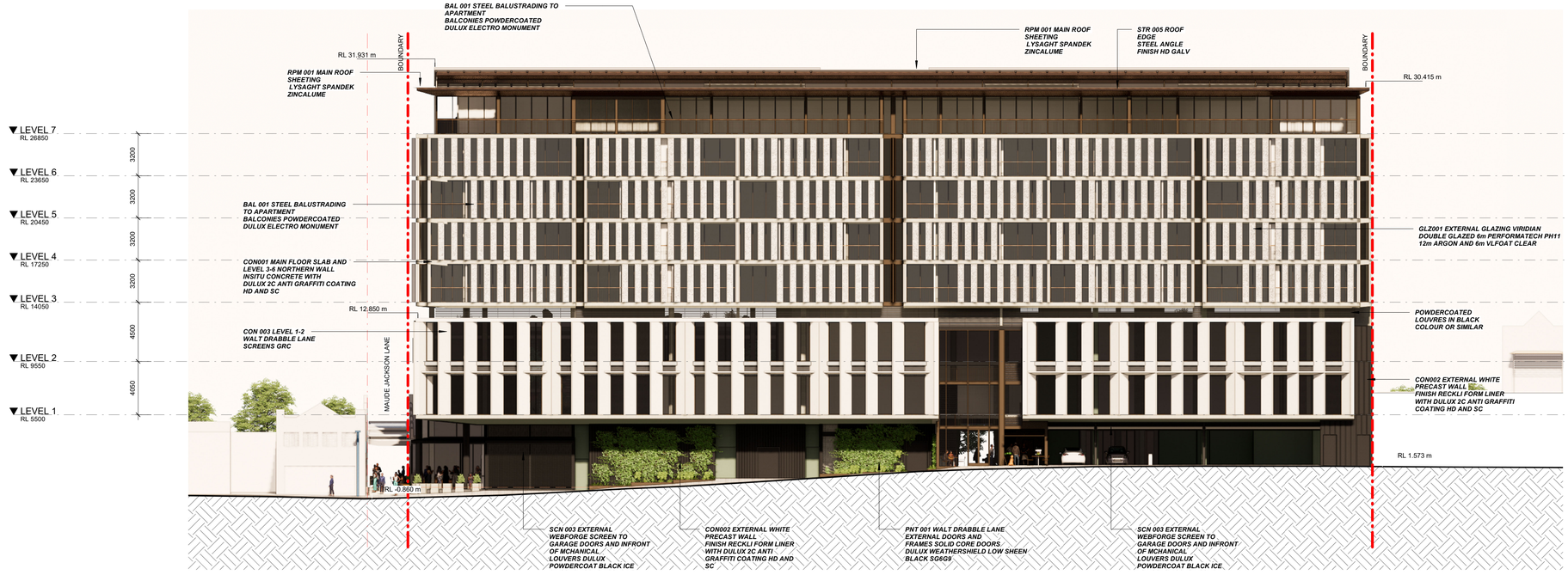
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Revision: A
Date: 08/08/2023

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1 WEST ELEVATION - BAY VIEW TERRACE
1 : 200



2 EAST ELEVATION - WALT DRABBLE LANE
1 : 200

ELEVATIONS
No. 10-40 BAY VIEW TERRACE, CLAREMONT

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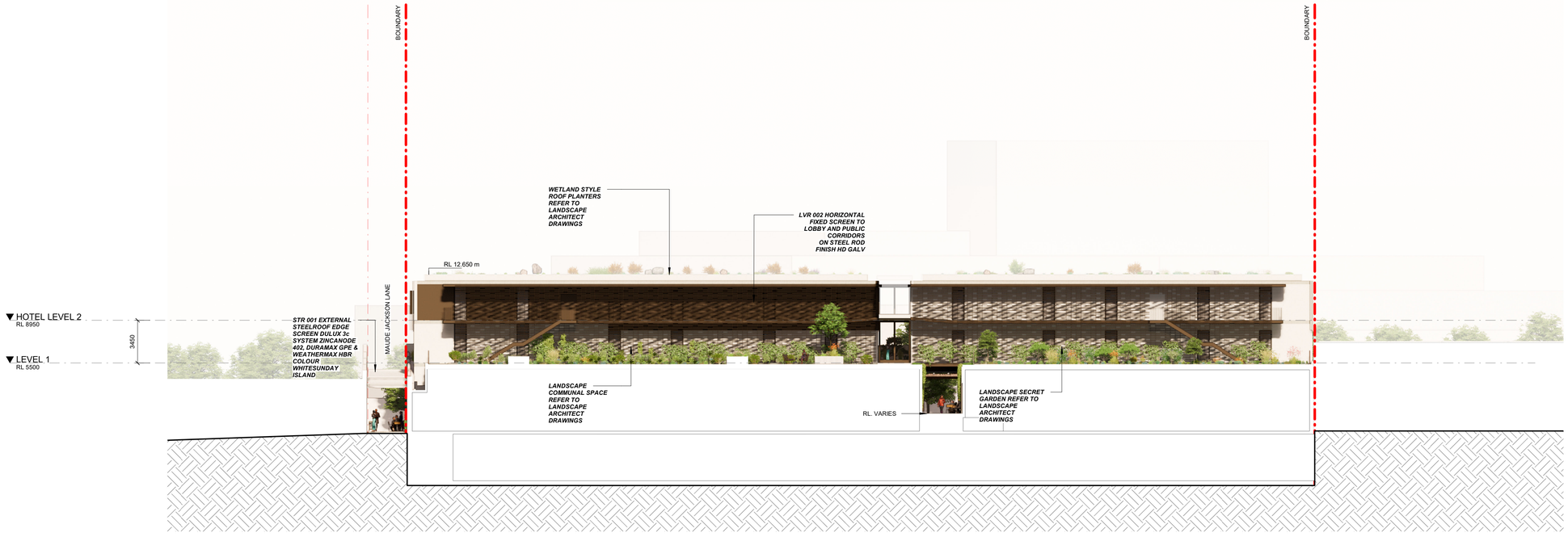
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Drawing Number: A3.02
Revision: A
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1 WEST ELEVATION - COMMERCIAL INTERIOR

1 : 200



2 EAST ELEVATION - HOTEL INTERIOR

1 : 200

INTERNAL ELEVATIONS

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Date: 08/08/2023

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DATE	FILE
18-Aug-2023	SDAU-059-22

PERSPECTIVE VIEW FROM CORNER OF ST QUENTIN AVENUE AND BAY VIEW TERRACE

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Scale: 1:200 @ A1
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North:

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Drawing Number: A4.01
Revision: A
Date: 08/08/2023

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
FILE SDAU-059-22

PERSPECTIVE VIEW FROM LEVEL 1 INTERNAL COURTYARD LOOKING NORTH

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1
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Drawing Number: A4.02
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Date: 08/08/2023

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
FILE SDAU-059-22

PERSPECTIVE MAUDE JACKSON LANE LOOKING WEST

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1

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Date: 08/08/2023

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
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AERIAL PERSPECTIVE BAY VIEW TERRACE LOOKING NORTH EAST

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1
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Revision: A
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PERSPECTIVE FROM WALKWAY LOOKING NORTH TO INTERNAL COURTYARD

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Drawing Number: A4.05
Revision: A
Date: 08/08/2023

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 18-Aug-2023

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PERSPECTIVE LOOKING NORTH ALONG BAY VIEW TERRACE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Drawing Number: A4.06

Revision: A

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
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PERSPECTIVE LOOKING SOUTH DOWN WALT DRABBLE LANE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1
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Drawing Number: A4.07
Revision: A
Date: 08/08/2023

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AERIAL PERSPECTIVE LOOKING SOUTH EAST

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1
0 16

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Revision: A
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PERSPECTIVE LOOKING EAST DOWN MAUDE JACKSON LANE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

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Scale: 1:200 @ A1
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Project Number: 44493
Drawing Number: A4.09
Revision: A
Date: 08/08/2023

Hames Sharley



VIEW FROM CLAREMONT TRAIN STATION LOOKING SOUTH



VIEW FROM GUGERI STREET LOOKING SOUTH



VIEW FROM GUGERI STREET LOOKING SOUTH EAST



VIEW FROM LEURA AVENUE LOOKING EAST



VIEW FROM ESSENCE AT CLAREMONT ON THE PARK LOOKING SOUTH



VIEW FROM CNR BAY VIEW TERRACE AND STIRLING HIGHWAY LOOKING NORTH

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023 FILE SDAU-059-22

CONTEXTUAL PERSPECTIVE VIEWS

No. 10-40 BAY VIEW TERRACE, CLAREMONT

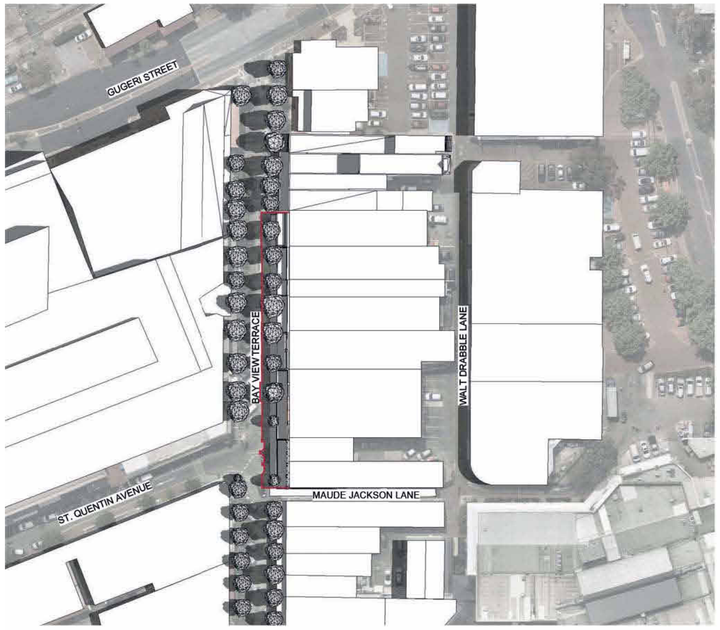
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Path: C:\Users\R.dunham\Documents\44493 - Bay View Terrace_r.dunham.rvt

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Project Number: 44493
Drawing Number: A4.10
Revision: A
Date: 08/08/2023

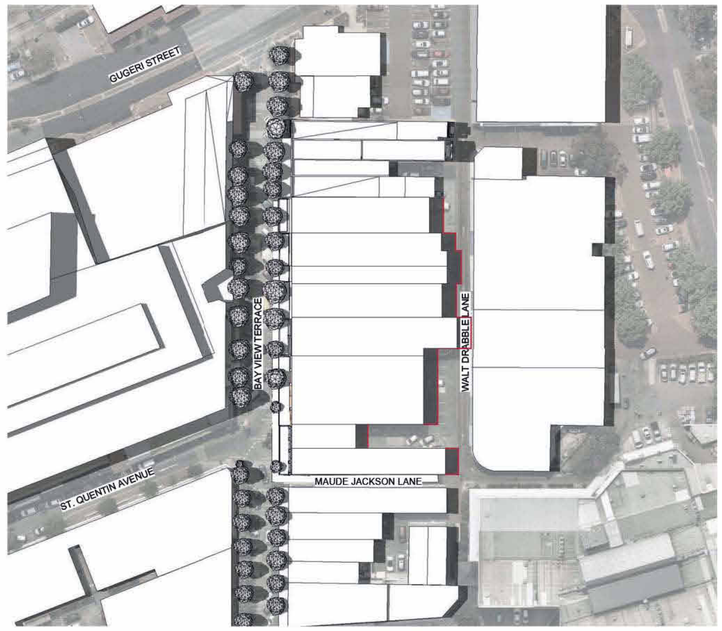
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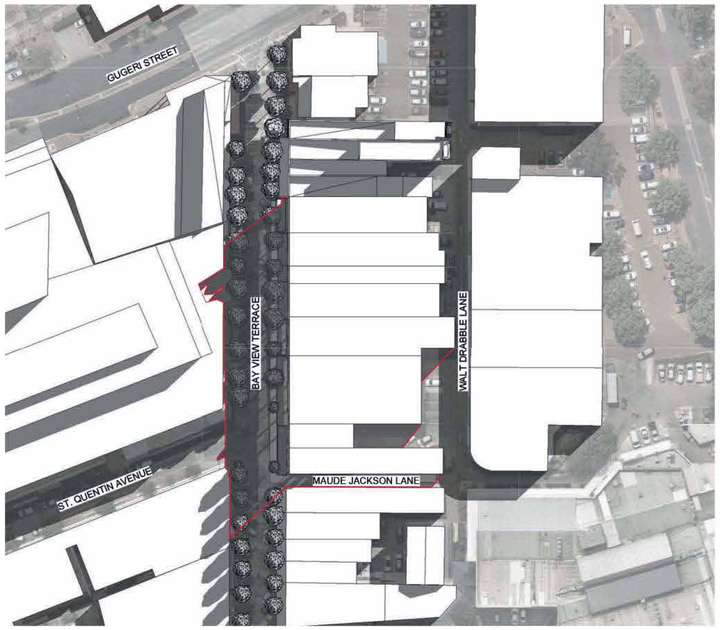
SUMMER SOLSTICE 22ND DECEMBER 9am



SUMMER SOLSTICE 22ND DECEMBER 12pm



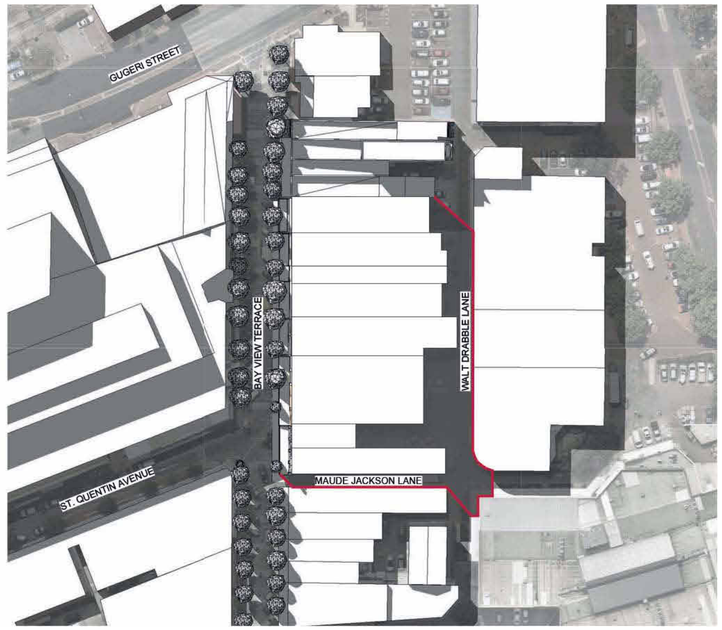
SUMMER SOLSTICE 22ND DECEMBER 3pm



WINTER SOLSTICE 21ST JUNE 9am



WINTER SOLSTICE 21ST JUNE 12pm



WINTER SOLSTICE 21ST JUNE 3pm

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
FILE SDAU-059-22

OVERSHADOWING STUDY EXISTING DEVELOPMENT

No. 10-40 BAY VIEW TERRACE, CLAREMONT

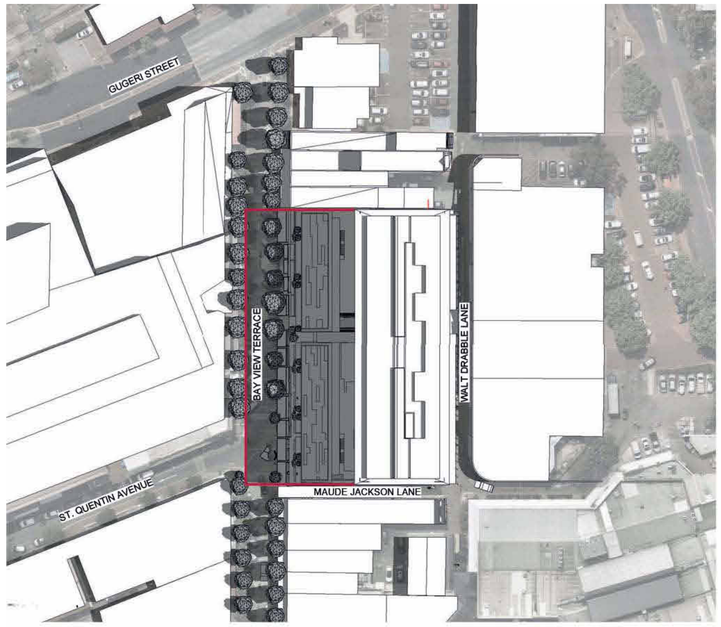
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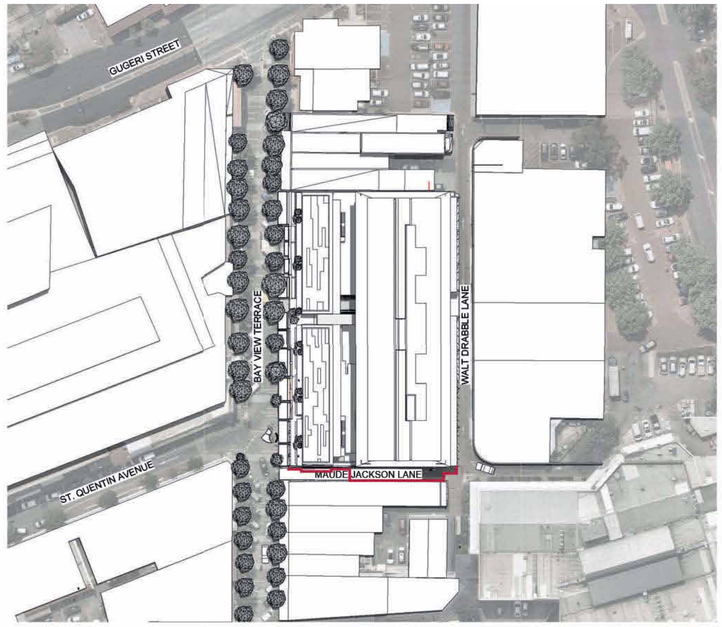
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Project Number: 44493
Drawing Number: A4.11
Revision: A
Date: 08/08/2023

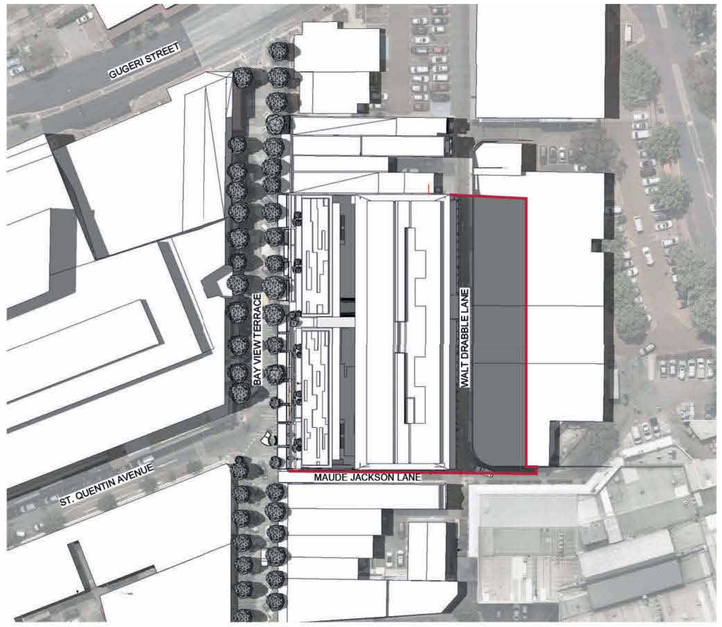
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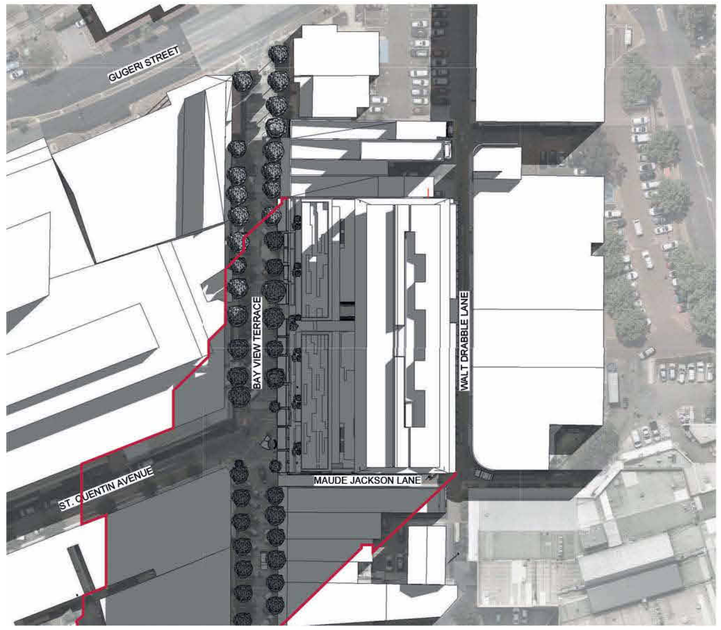
SUMMER SOLSTICE 22ND DECEMBER 9am



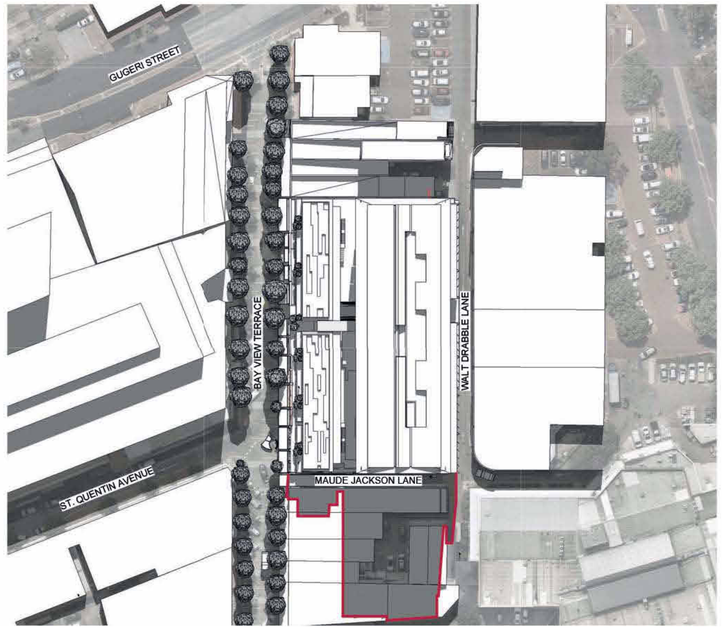
SUMMER SOLSTICE 22ND DECEMBER 12pm



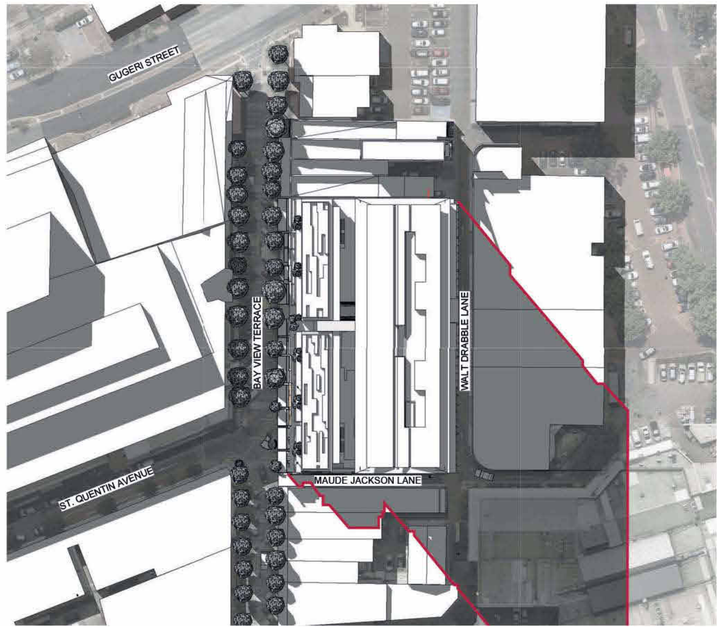
SUMMER SOLSTICE 22ND DECEMBER 3pm



WINTER SOLSTICE 21ST JUNE 9am



WINTER SOLSTICE 21ST JUNE 12pm



WINTER SOLSTICE 21ST JUNE 3pm

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023 FILE SDAU-059-22

OVERSHADOWING STUDY PROPOSED DEVELOPMENT
No. 10-40 BAY VIEW TERRACE, CLAREMONT

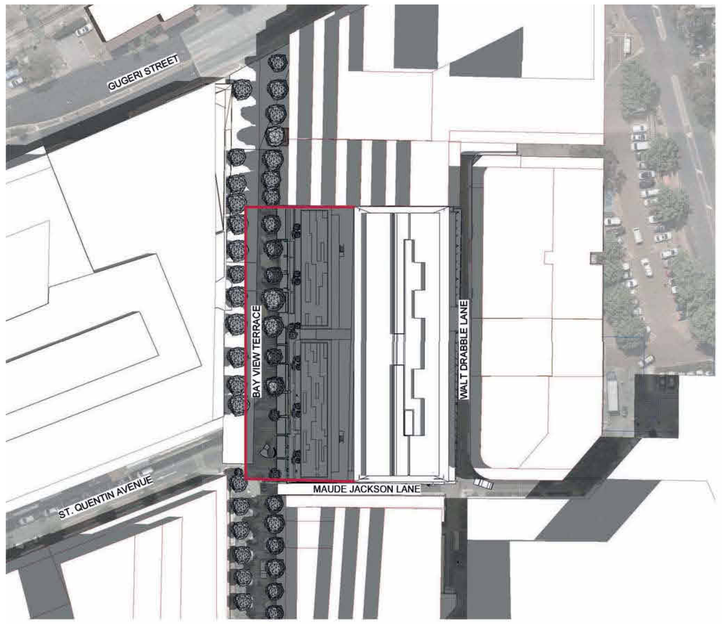
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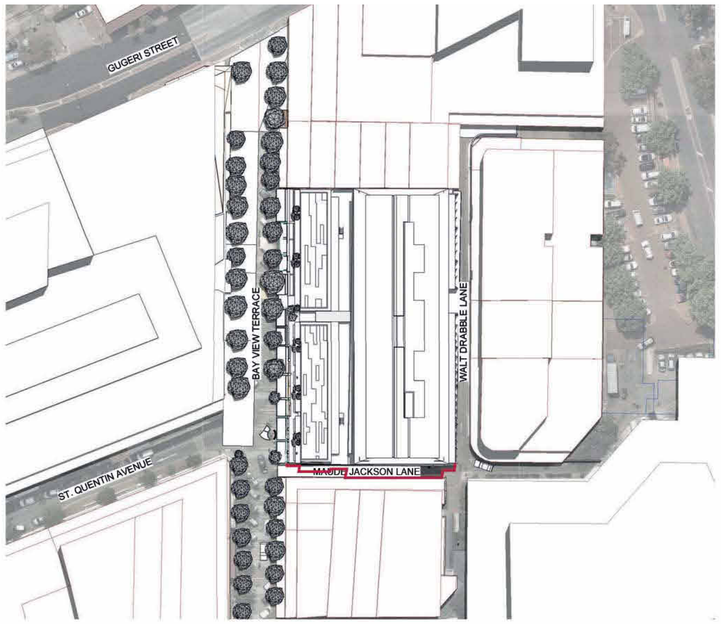
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Project Number: 44493
Drawing Number: A4.12
Revision: A
Date: 08/08/2023

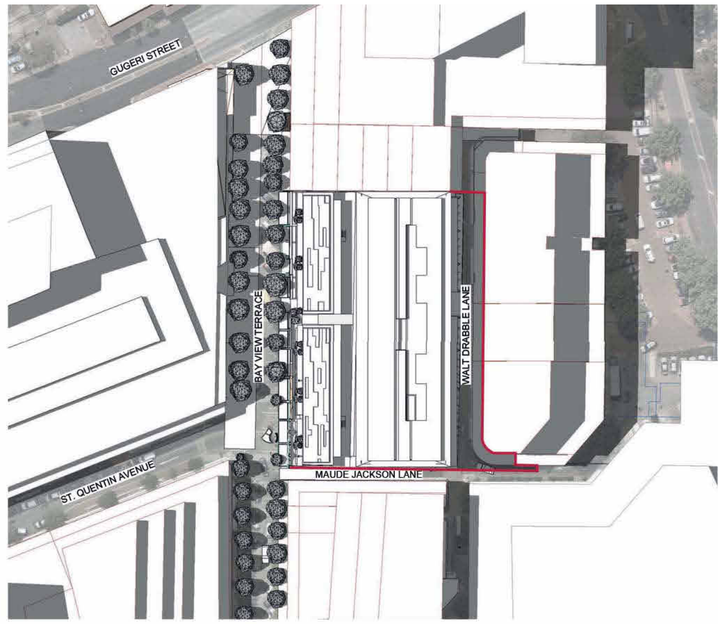
Hames Sharley



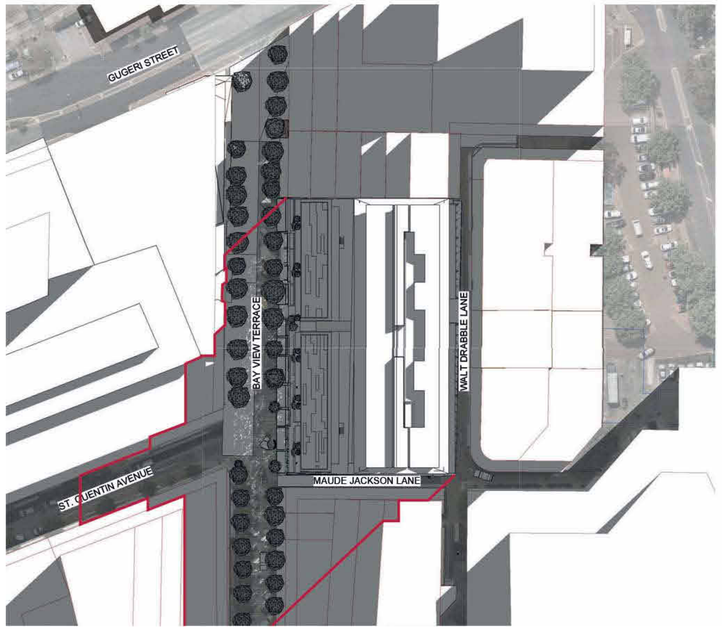
SUMMER SOLSTICE 22ND DECEMBER 9am



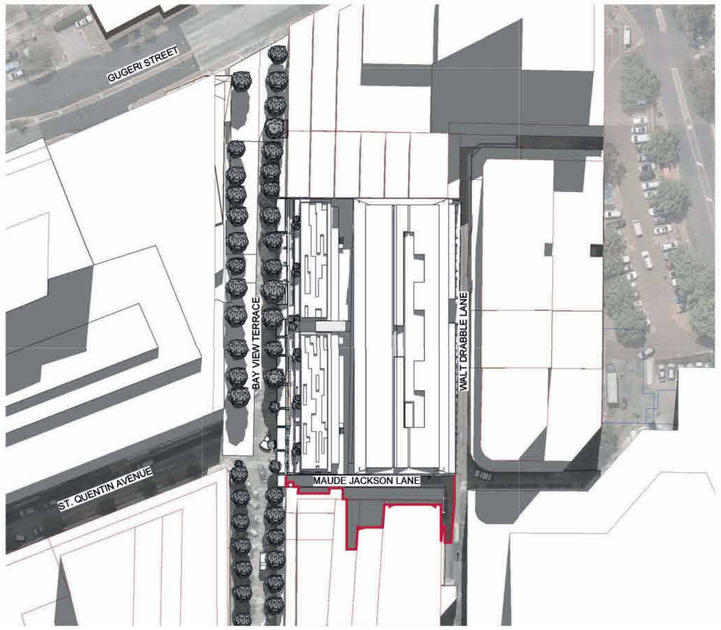
SUMMER SOLSTICE 22ND DECEMBER 12pm



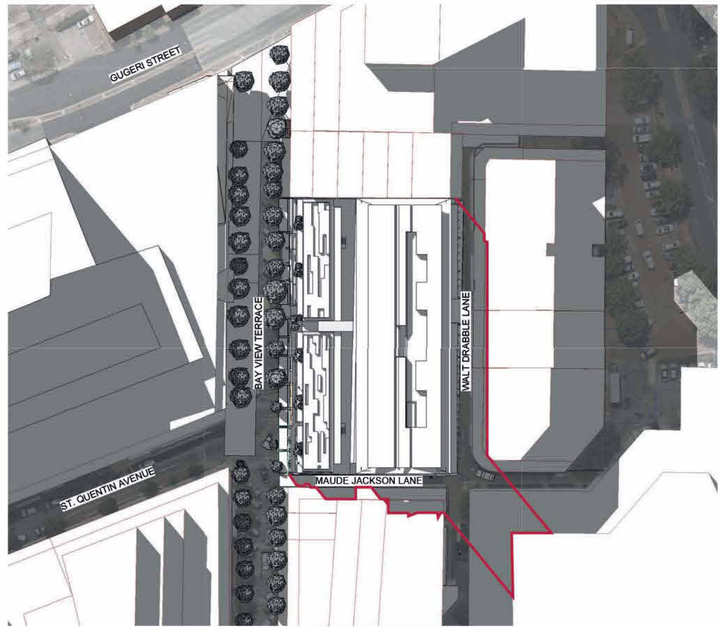
SUMMER SOLSTICE 22ND DECEMBER 3pm



WINTER SOLSTICE 21ST JUNE 9am



WINTER SOLSTICE 21ST JUNE 12pm



WINTER SOLSTICE 21ST JUNE 3pm

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
FILE SDAU-059-22

OVERSHADOWING STUDY PROPOSED DEVELOPMENT INCLUDING PSP

No. 10-40 BAY VIEW TERRACE, CLAREMONT

Status: ISSUED FOR DA
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Scale: 1:200 @ A1
0 16

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Project Number: 44493
Drawing Number: A4.13
Revision: A
Date: 08/08/2023

Hames Sharley



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 18-Aug-2023
FILE SDAU-059-22

INTERNAL LANEWAY PERSPECTIVE

No. 10-40 BAY VIEW TERRACE, CLAREMONT

Status: ISSUED FOR DA
Path: C:\Users\j.spiden\Documents\44493 - Bay View Terrace_j.spiden.rvt

Scale: NTS

© Hames Sharley:

Project Number: 44493
Drawing Number: A4.14
Revision: A
Date: 08/08/2023

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