

DRAWING LIST

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A

B

C

D

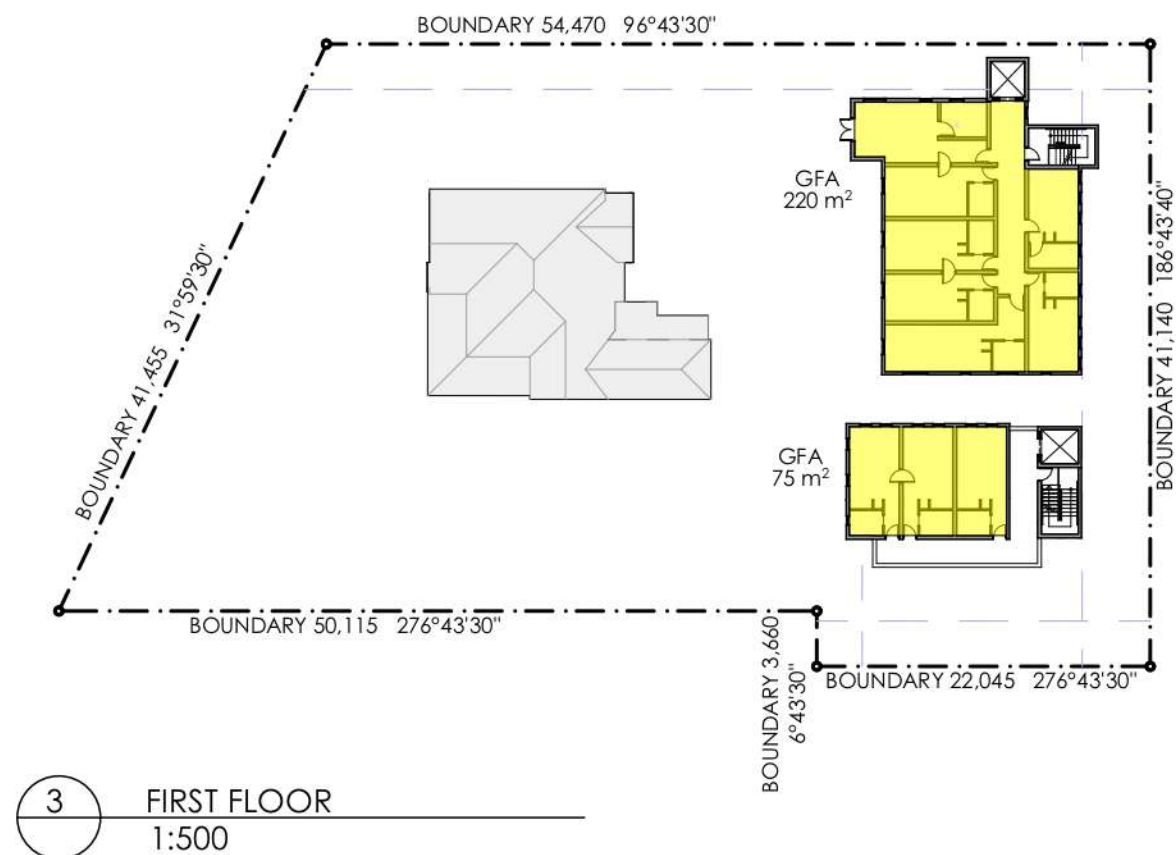
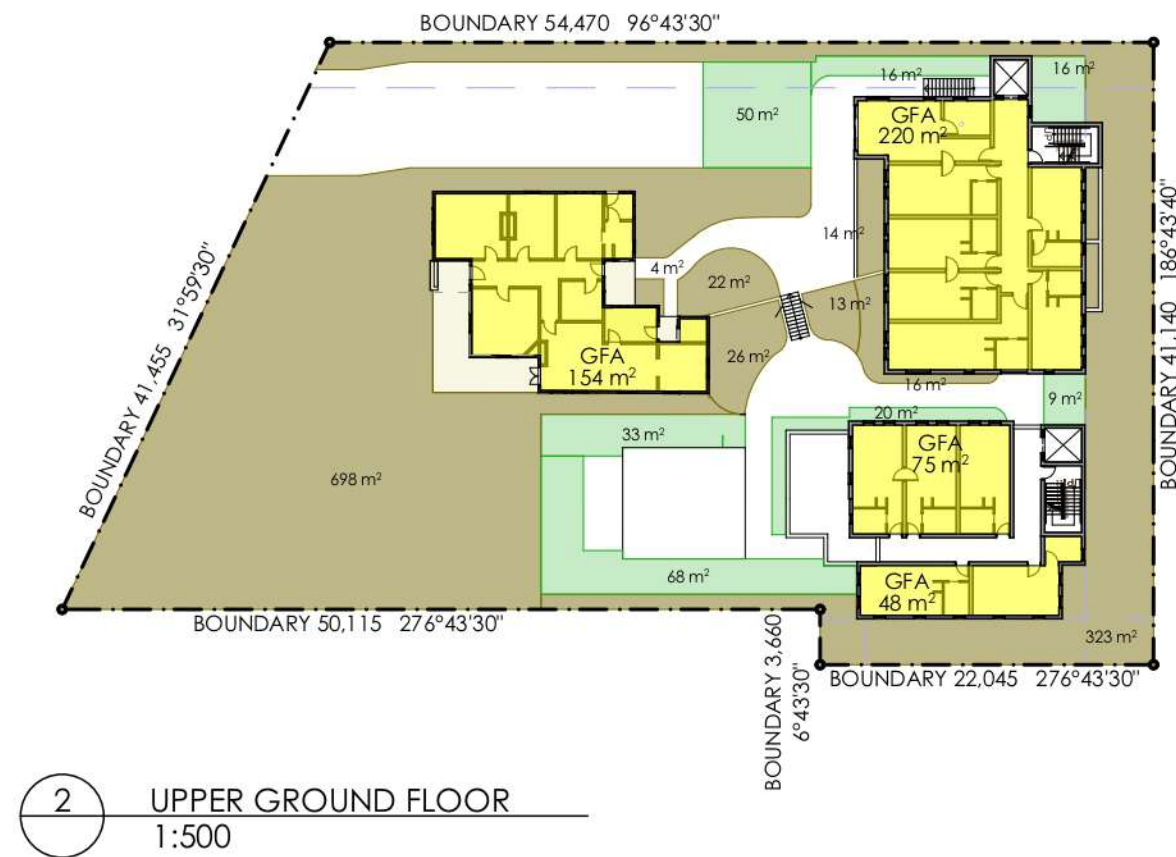
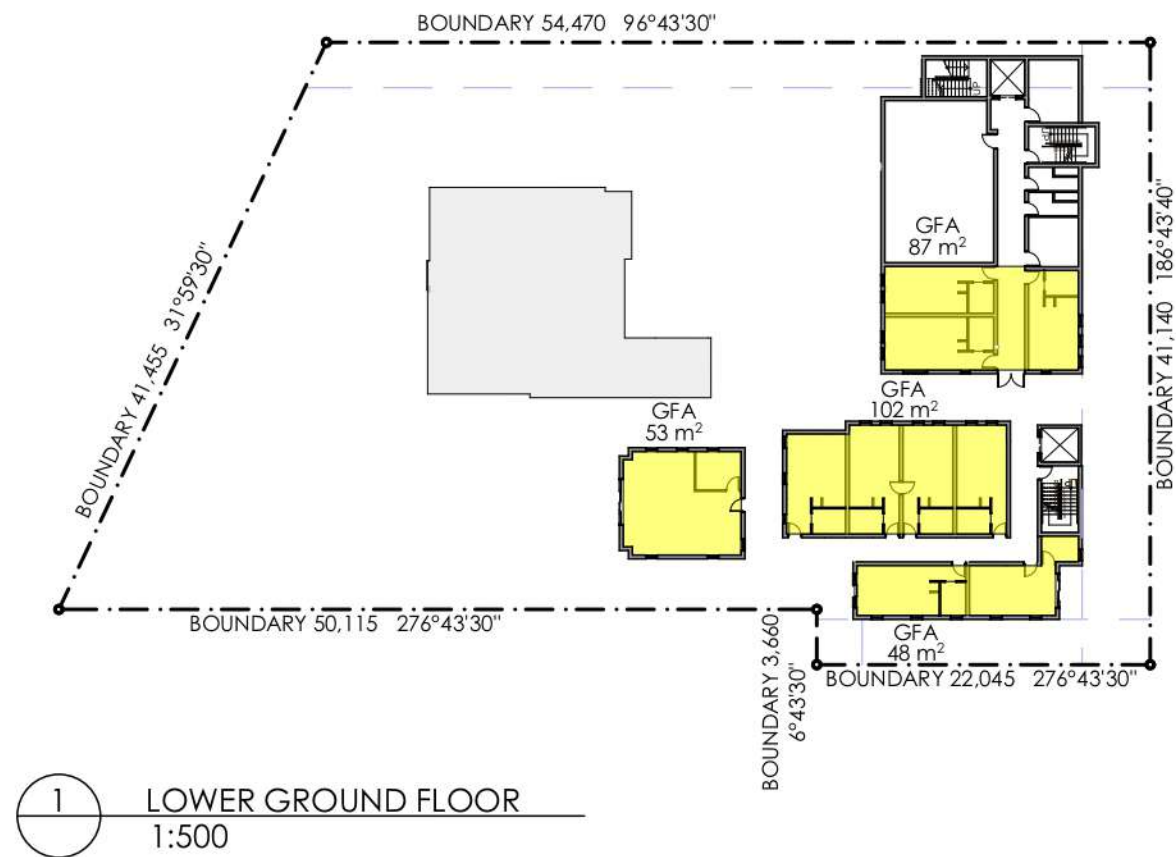
A: SHOW THE LOCATION OF THE SECTION 1 PAG.11 IN PLANS
 B: REVISING THE HEIGHT PLANE LINE
 C: REVISING THE ELEVATIONS LOCATION
 D: CLARIFY HEIGHT PLAN

DEVELOPMENT APPLICATION FOR PROPOSED NEW LEURA MALL HOTEL

198 - 204 LEURA MALL, LEURA
SEPTEMBER 2022



1 LOCATION PLAN
1:1000



FSR CALCULATIONS

BASEMENT	-
LOWER GROUND FLOOR	290m ²
GROUND FLOOR ENTRY	497m ²
FIRST FLOOR	295m ²
TOTAL GFA	1082m ²
SITE AREA	2454m ²
PROPOSED FSR	0.44:1

TOTAL DEEP SOIL	1116m ²	46%
TOTAL LANDSCAPED AREA	1328m ²	
REQUIRED LANDSCAPE RATIO	50%	
PROPOSED LANDSCAPE RATIO	54% COMPLIES	

MAX SITE COVER OF BUILDINGS	40%
PROPOSED SITE COVER OF BUILDINGS	33% COMPLIES

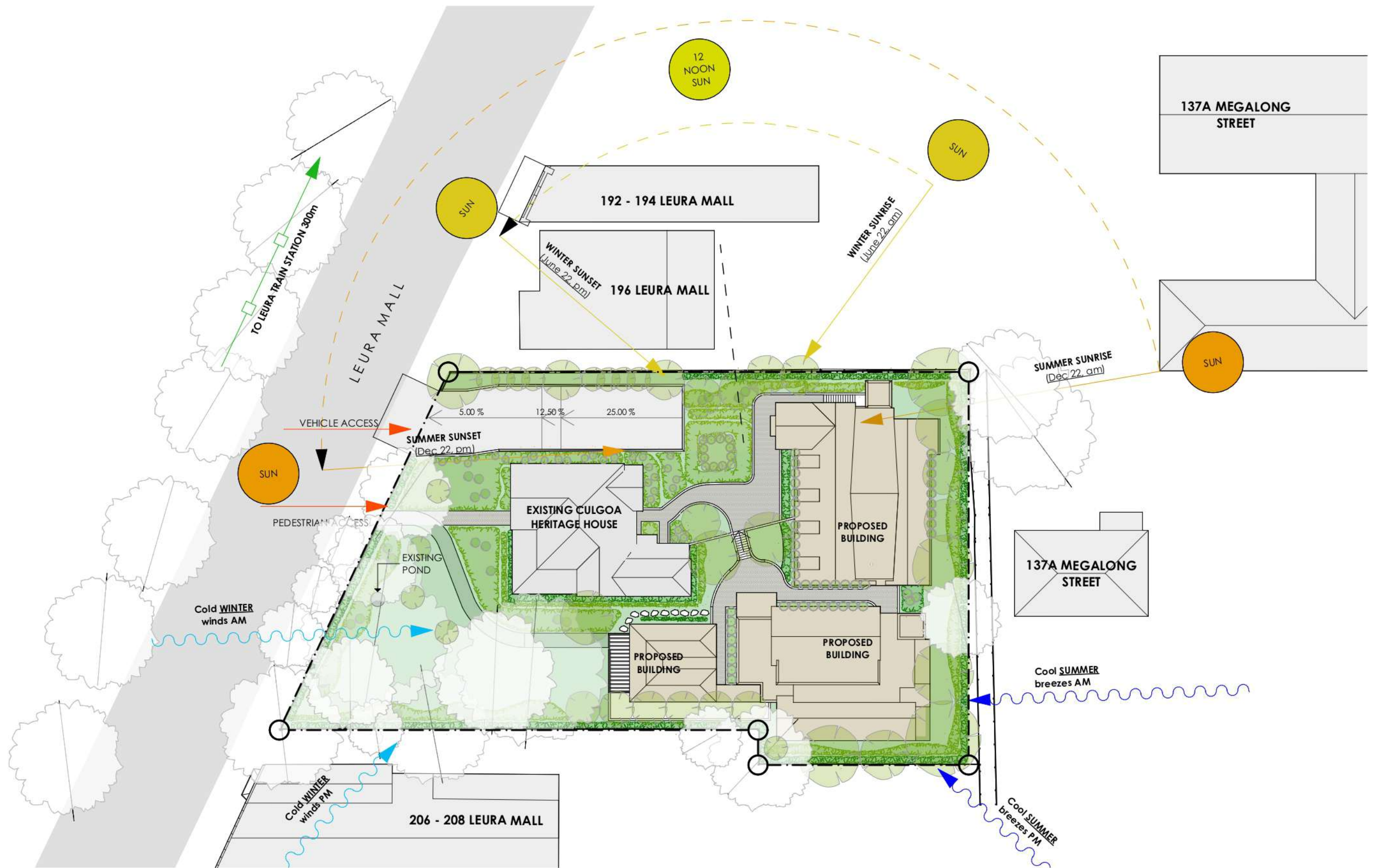
UNIT SCHEDULE

BASEMENT	-
LOWER GROUND FLOOR	11 ROOMS
GROUND FLOOR ENTRY	10 ROOMS
FIRST FLOOR	10 ROOMS
TOTAL	31 ROOMS

GFA & FSR LEGEND

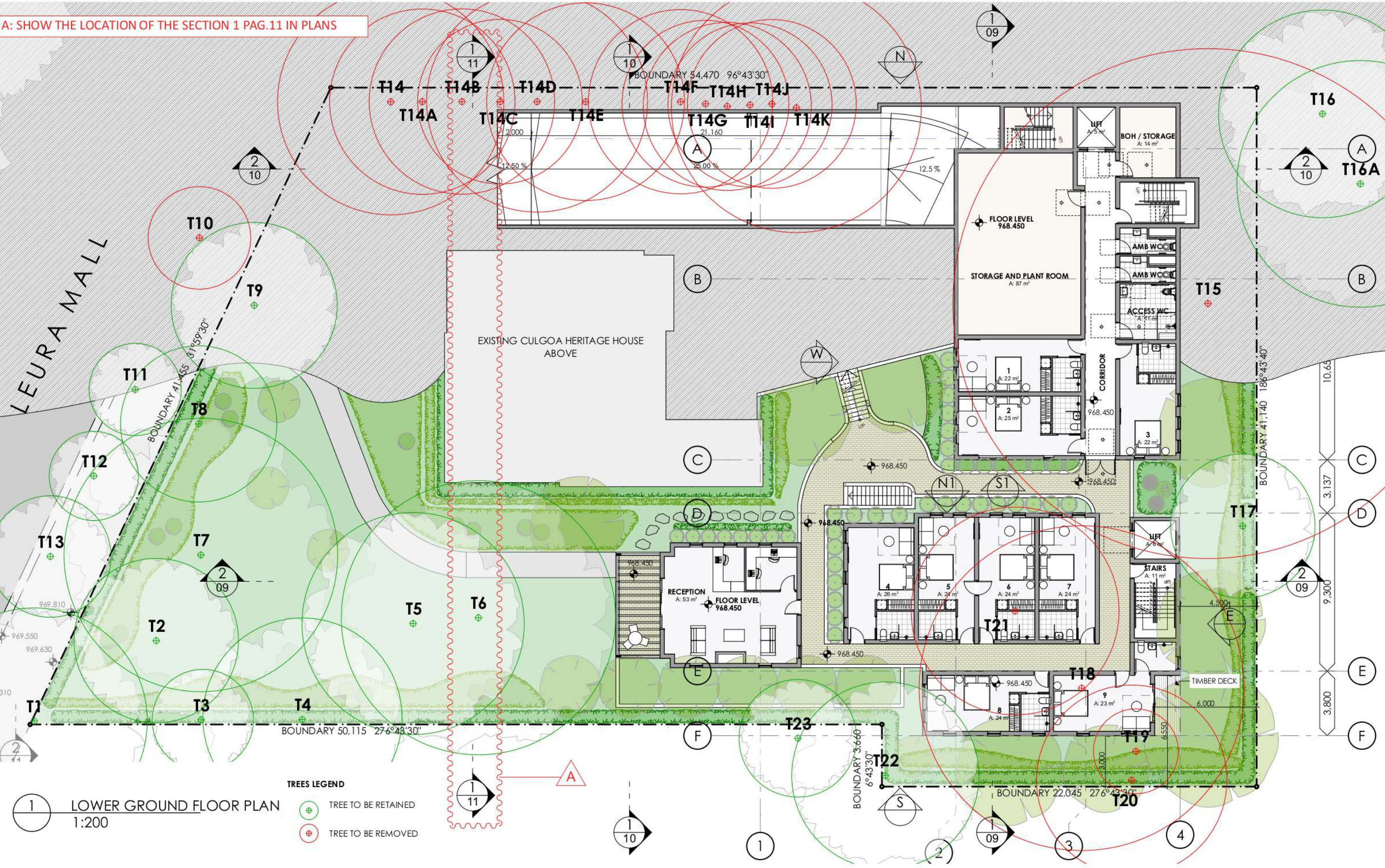
	GFA AREA
	LANDSCAPING AREA
	DEEP SOIL AREA





1 SITE ANALYSIS PLAN
1:400

A: SHOW THE LOCATION OF THE SECTION 1 PAG.11 IN PLANS



1 LOWER GROUND FLOOR PLAN
1:200

- TREES LEGEND
- TREE TO BE RETAINED
 - TREE TO BE REMOVED



Level 10, 263 Clarence Street, Sydney NSW 2000
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Nominated Registered Architect: Peter Israel (reg no 5064)
ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
2b	ISSEU FOR S34 - SOUTH DRIVEWAY SCHEME	jorge	19/04/2022
2c	ISSEU FOR S34 - SOUTH DRIVEWAY SCHEME	jorge	26/04/2022
2d	ISSEU FOR S34 - SOUTH DRIVEWAY SCHEME	jorge	27/04/2022
2e	ISSEU FOR S34 - SOUTH DRIVEWAY SCHEME	jorge	28/04/2022
2f	ISSEU FOR S34 - SOUTH DRIVEWAY SCHEME	jorge	8/08/2022
2g	ISSEU FOR S34 - NORTHERN DRIVEWAY SCHEME	jorge	10/08/2022
2h	ISSEU FOR S34 - NORTHERN DRIVEWAY SCHEME	jorge	10/08/2022
2i	ISSEU FOR S34 - NORTHERN DRIVEWAY SCHEME	jorge	15/08/2022
2j	ISSEU FOR S34 - NORTHERN DRIVEWAY SCHEME	jorge	16/08/2022
2k	ISSEU FOR S34 - NORTHERN DRIVEWAY SCHEME	jorge	1/09/2022

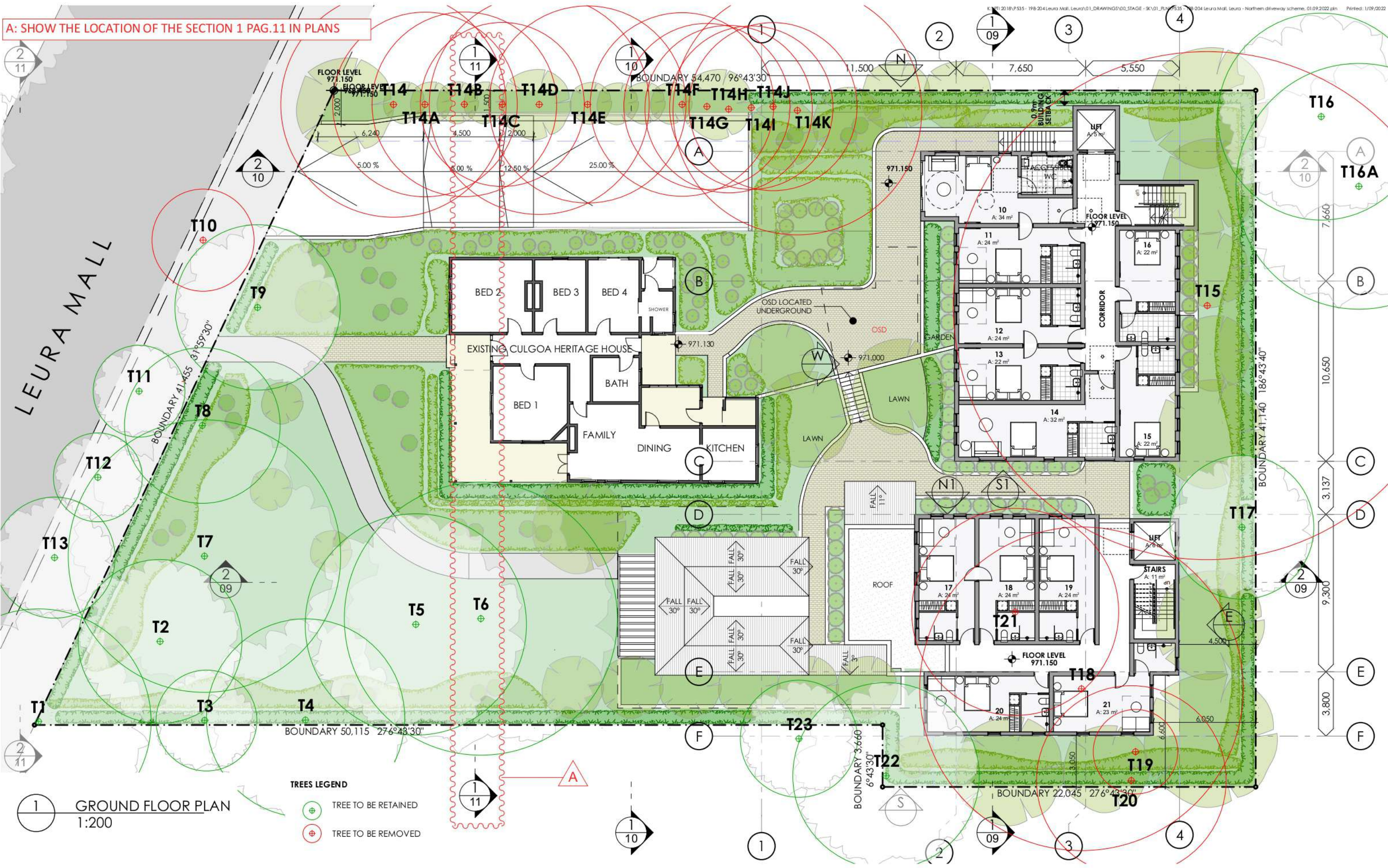
CUSTOMER:
KINGSFORD PROPERTY DEVELOPMENTS

PROJECT TITLE:
DEVELOPMENT APPLICATION FOR PROPOSED
NEW LEURA MALL HOTEL
198-204 LEURA MALL
DRAWING TITLE:
LOWER GROUND FLOOR PLAN

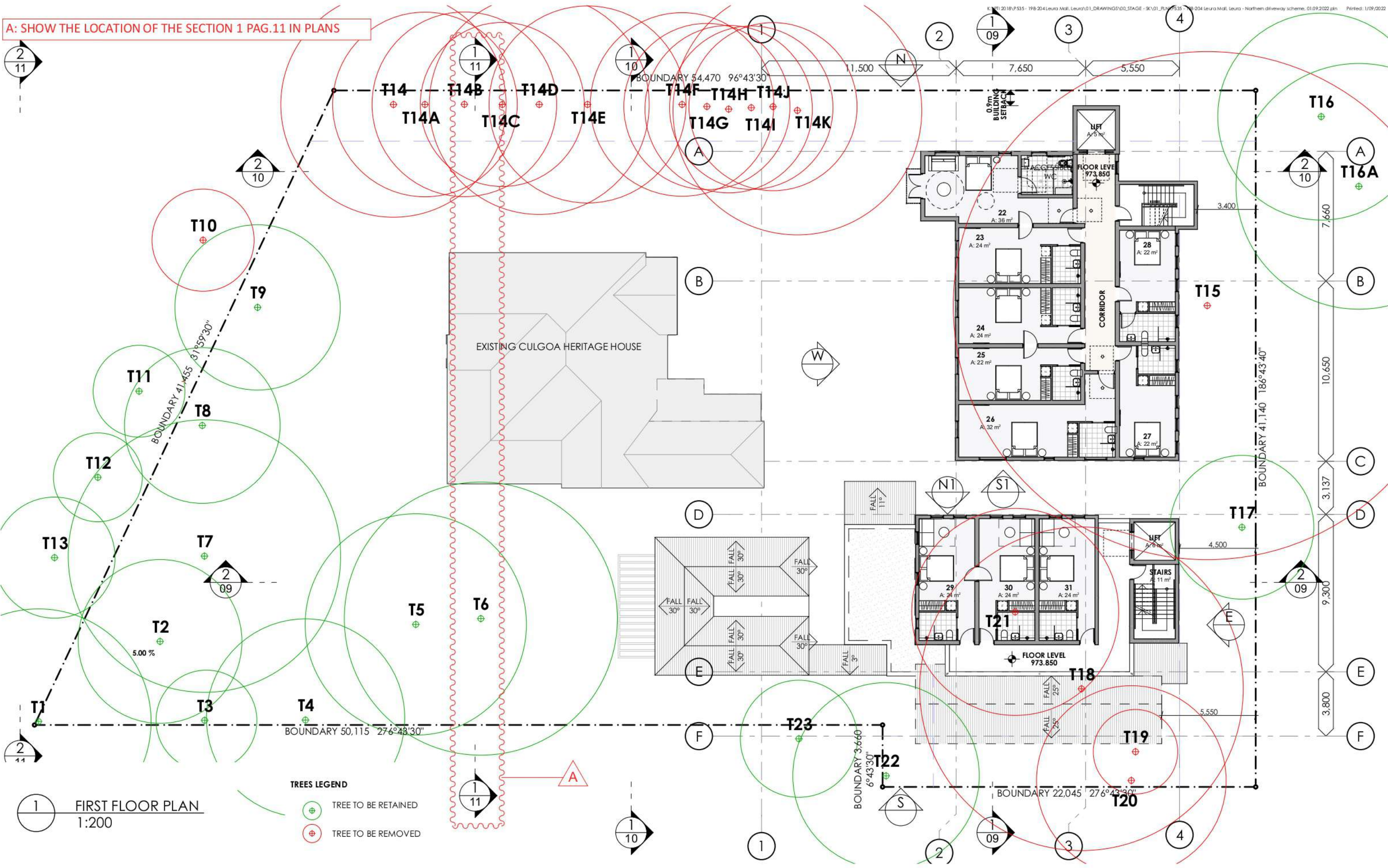


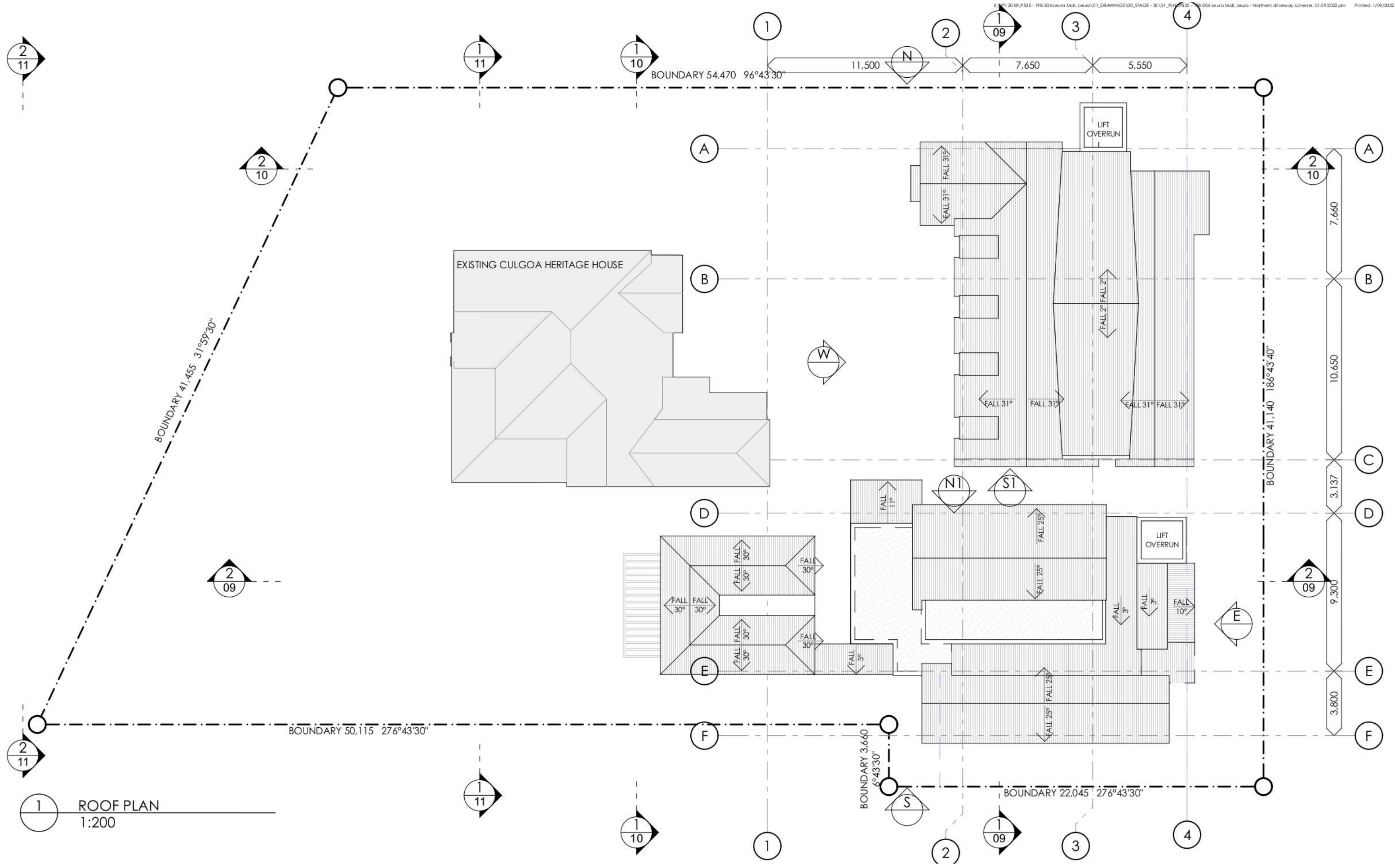
DRAWN BY: JR
CHECKED BY: LL & PI
SCALE: 1:200 AT A3
PROJECT NO: P535
DA 05 zk
stage. dwg no. revision

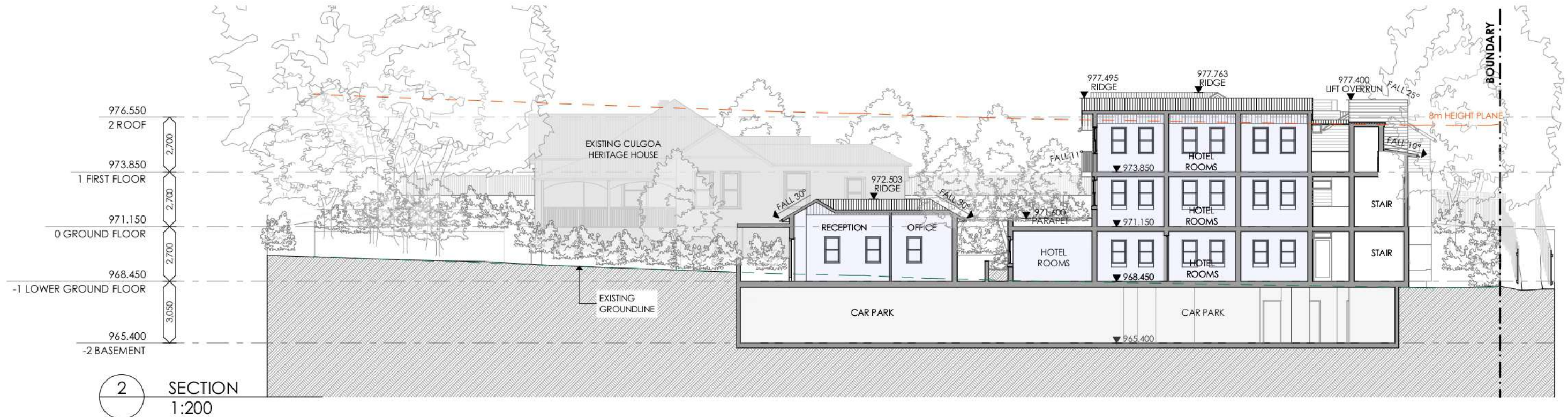
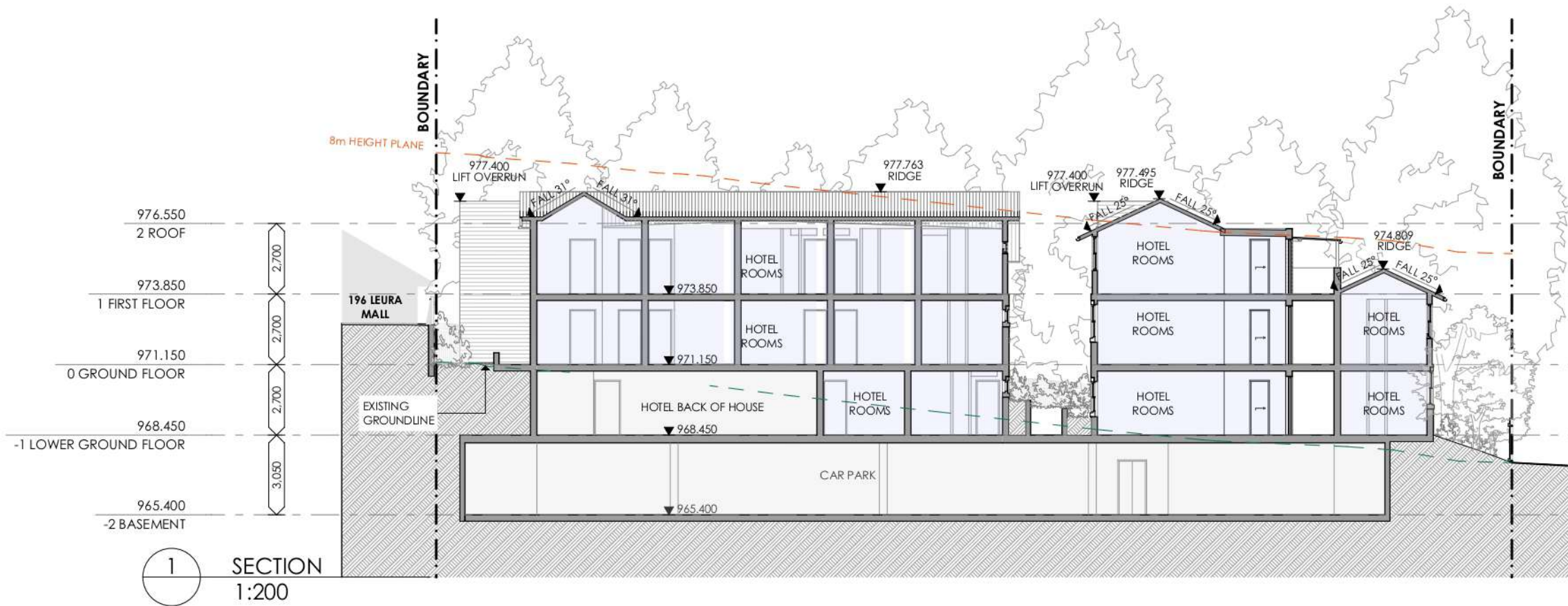
A: SHOW THE LOCATION OF THE SECTION 1 PAG.11 IN PLANS

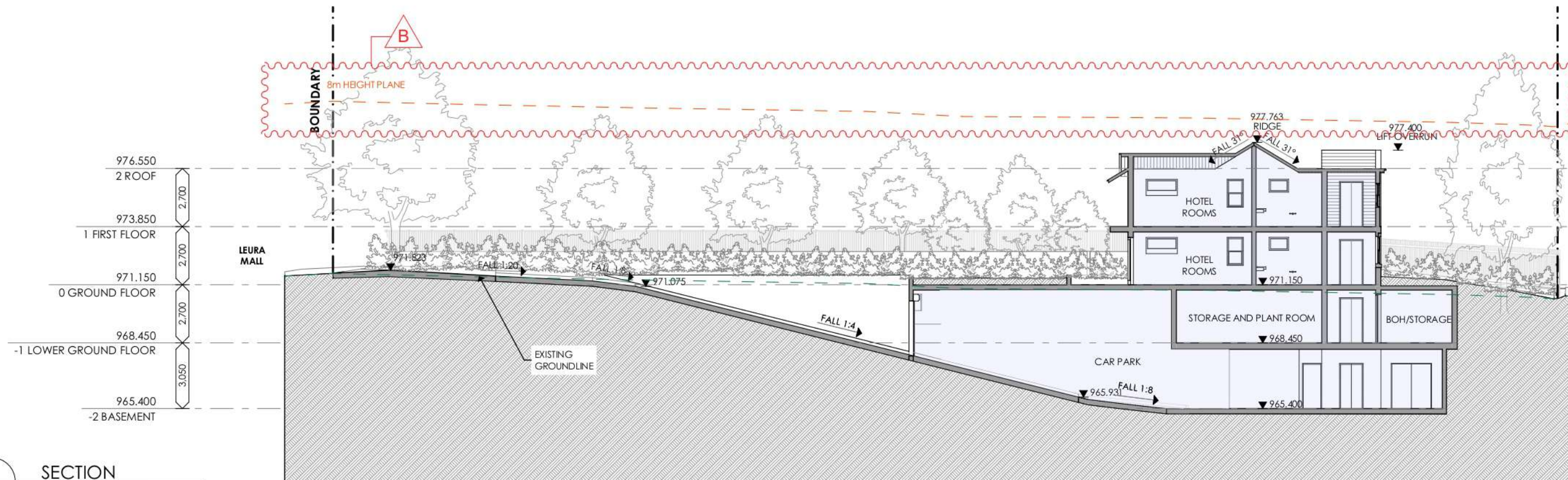


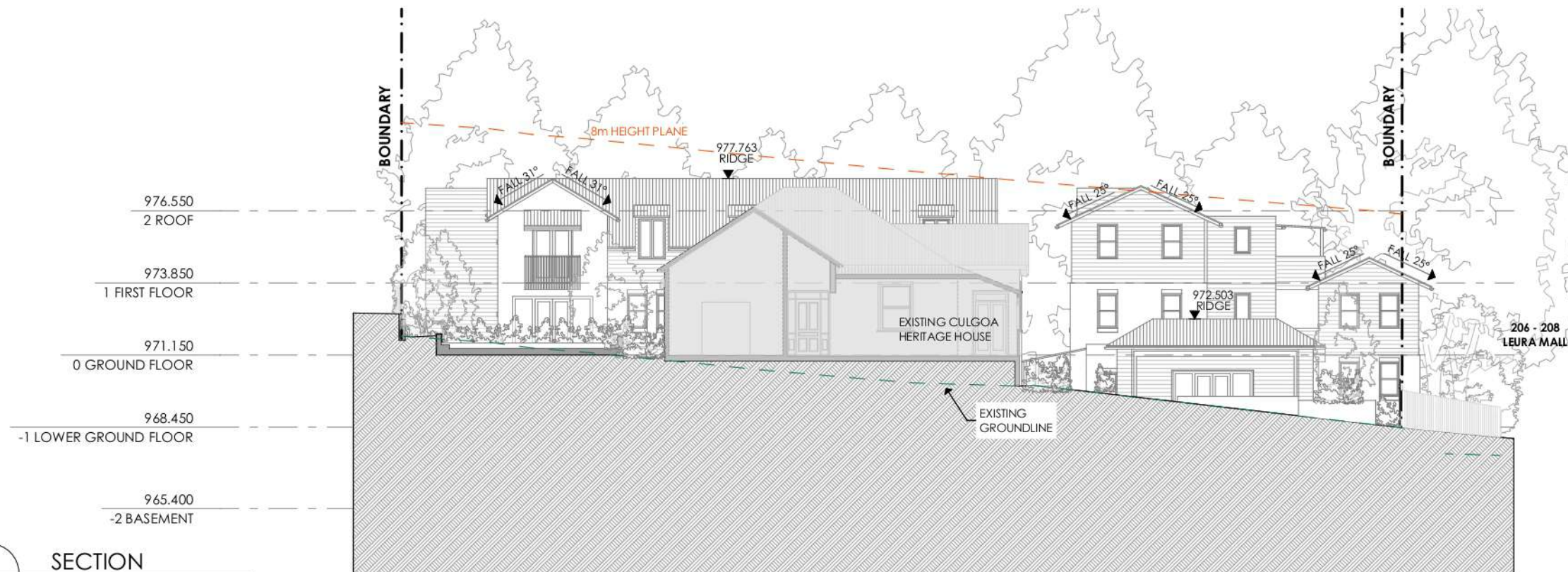
A: SHOW THE LOCATION OF THE SECTION 1 PAG.11 IN PLANS







B: REVISING THE HEIGHT PLANE LINE1 SECTION
1:2002 SECTION
1:200



1 SECTION
1:200



2 FRONT ELEVATION
1:200



1 WEST ELEVATION (W)
1:200

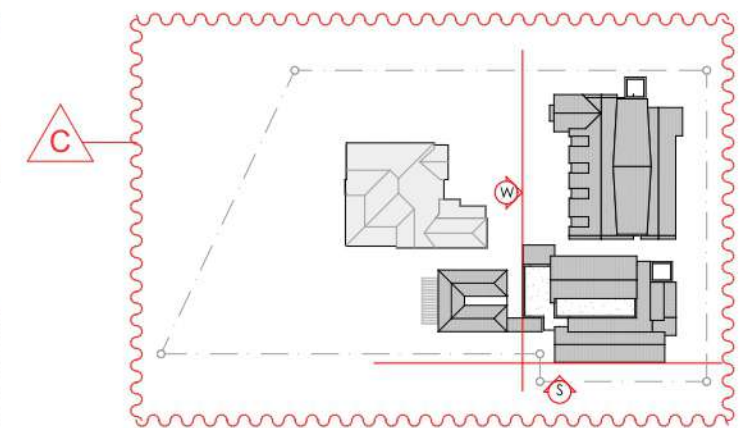
FINISHES

	WALL
	HORIZONTAL TIMBER WEATHERBOARDS
	WALL
	FACE BRICKWORK BOWRAL DRY-PRESSED BRICKS
	ROOF
	ROOF PLAIN GALVANISED CORRUGATED CUSTOM ORB SHEETING
	DOORS & WINDOWS TIMBER FRAMED



2 SOUTH ELEVATION (S)
1:200

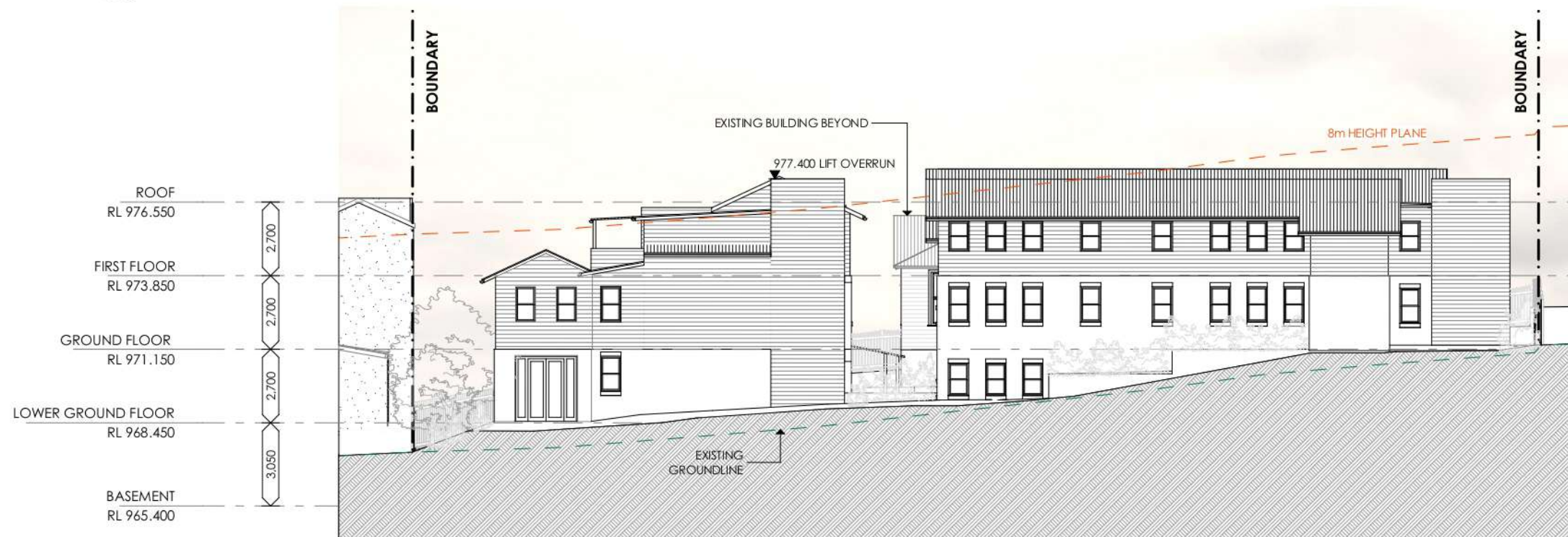
C: REVISING THE ELEVATIONS LOCATION



3 ELEVATIONS MARKERS
1:1000



1 NORTH ELEVATION (N)
1:200

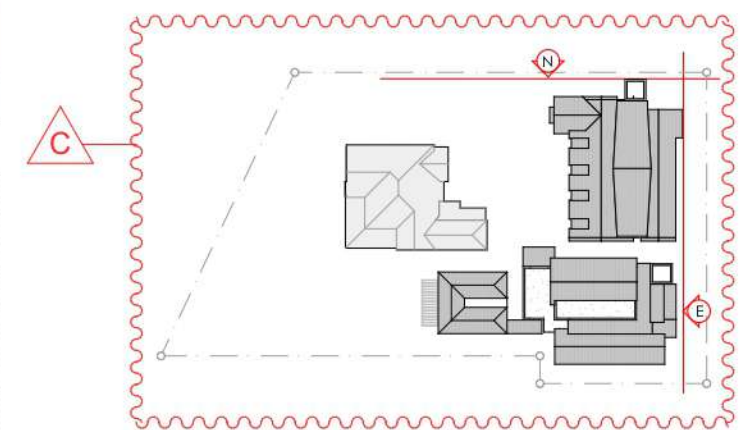


2 EAST ELEVATION (E)
1:200

FINISHES

	WALL HORIZONTAL TIMBER WEATHERBOARDS
	WALL FACE BRICKWORK BOWRAL DRY-PRESSED BRICKS
	ROOF ROOF PLAIN GALVANISED CORRUGATED CUSTOM ORB SHEETING
	DOORS & WINDOWS TIMBER FRAMED

C: REVISING THE ELEVATIONS LOCATION



3 ELEVATIONS MARKERS
1:1000



1 SOUTH ELEVATION (S1)
1:200

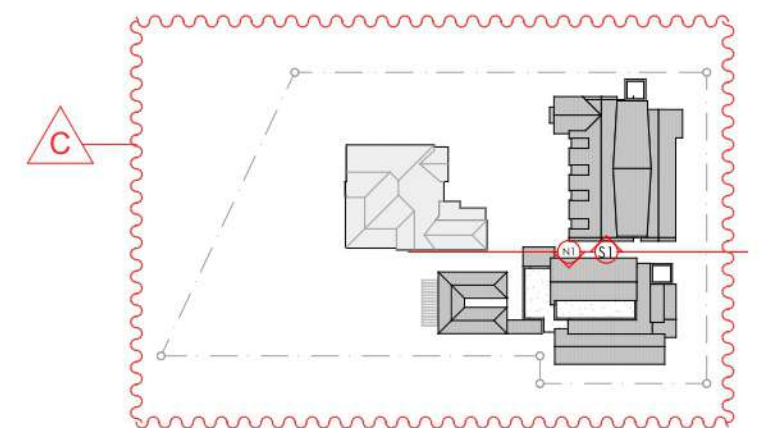


2 NORTH ELEVATION (N1)
1:200

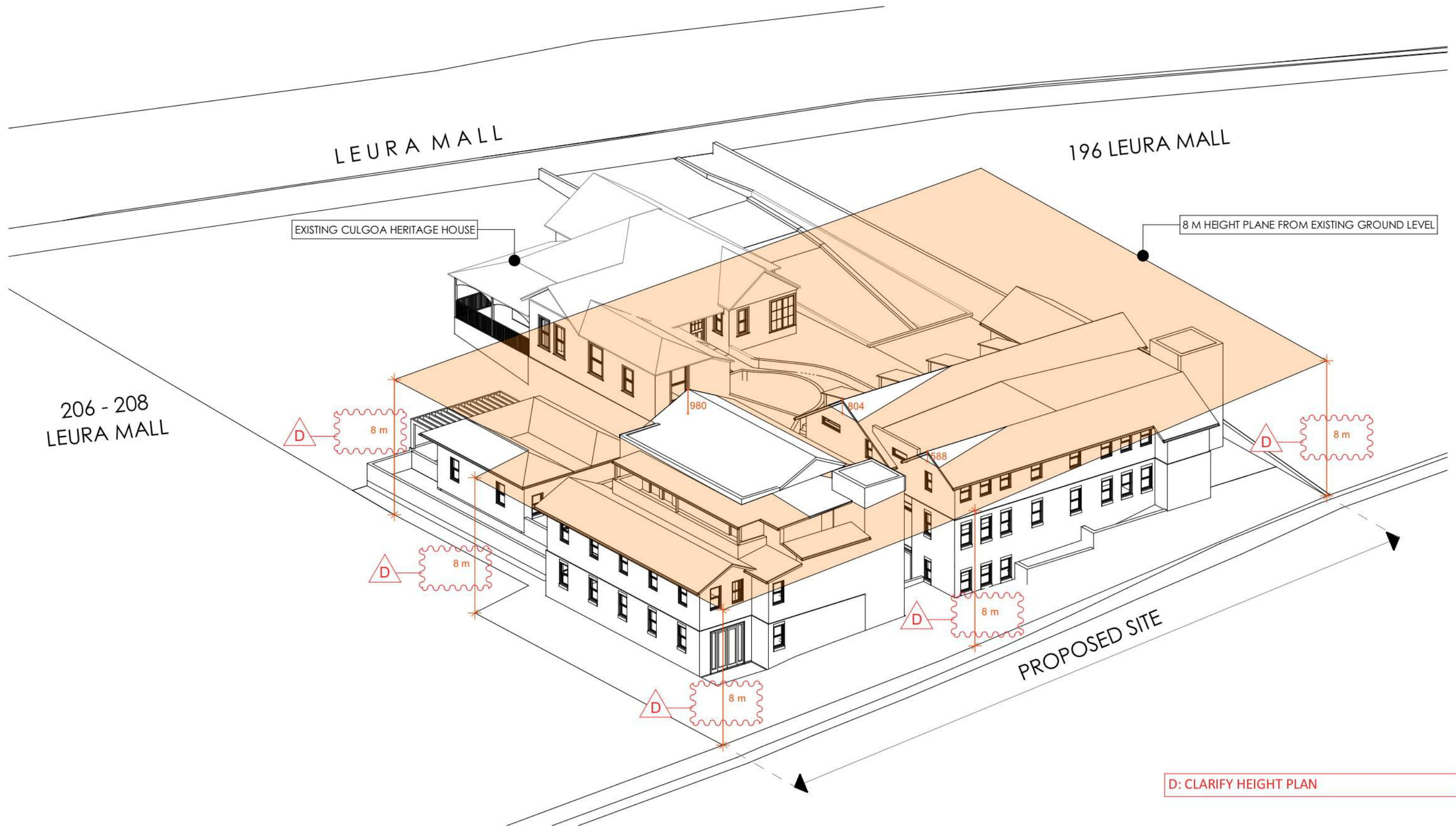
FINISHES

	WALL HORIZONTAL TIMBER WEATHERBOARDS
	WALL FACE BRICKWORK BOWRAL DRY-PRESSED BRICKS
	ROOF ROOF PLAIN GALVANISED CORRUGATED CUSTOM ORB SHEETING
	DOORS & WINDOWS TIMBER FRAMED

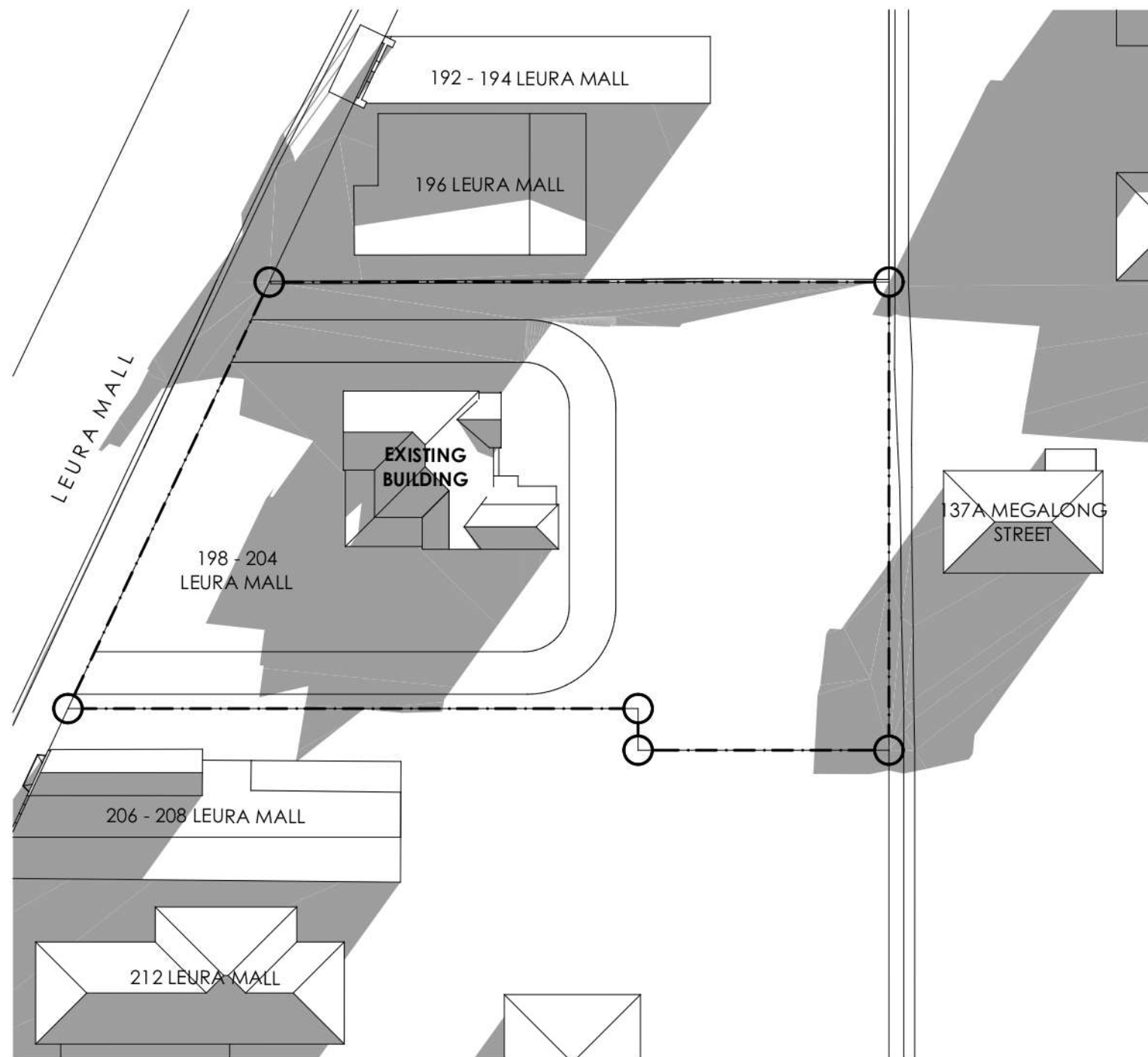
C: REVISING THE ELEVATIONS LOCATION



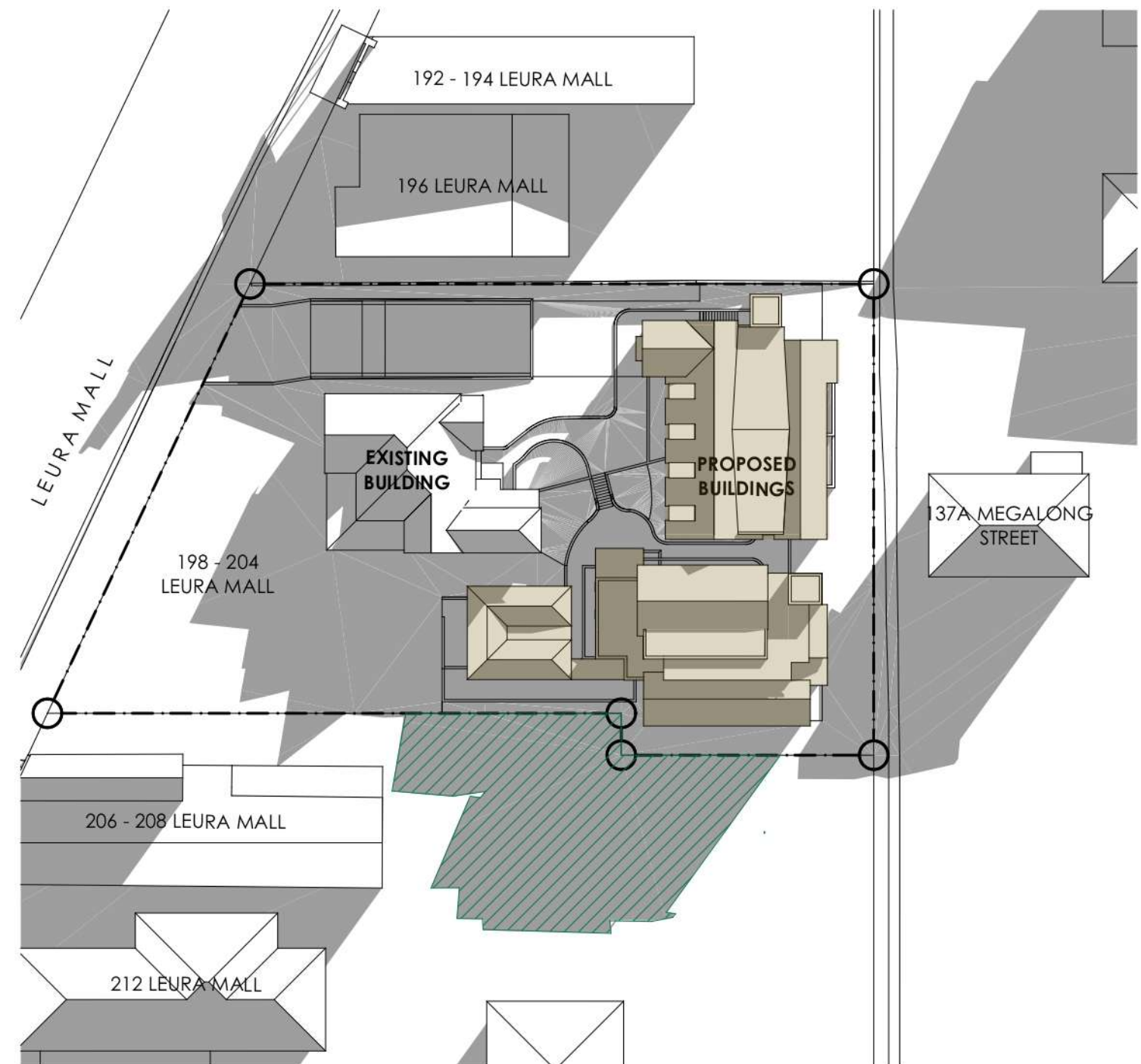
3 ELEVATIONS MARKERS
1:1000



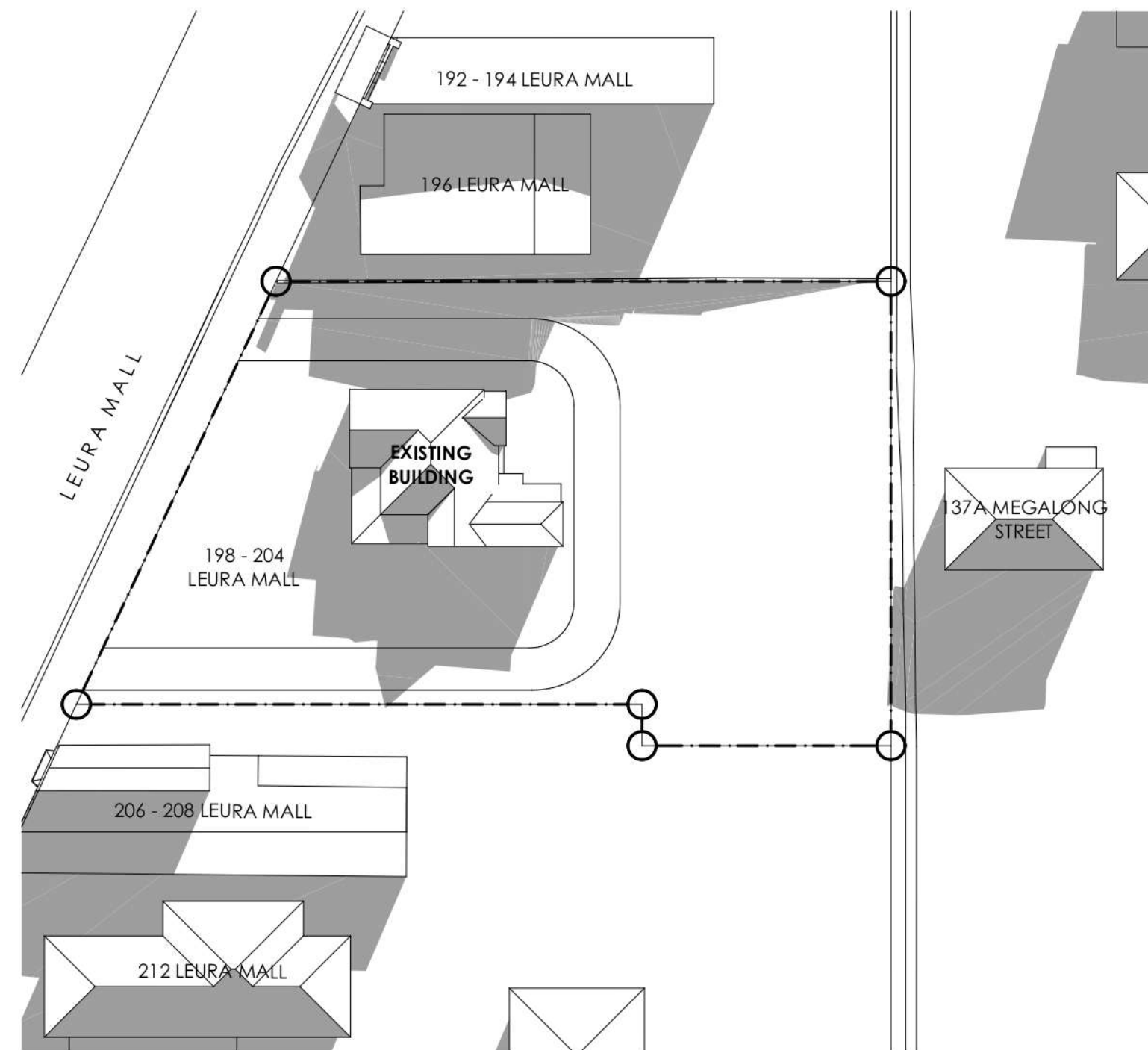
1 8m Height Plane Analysis



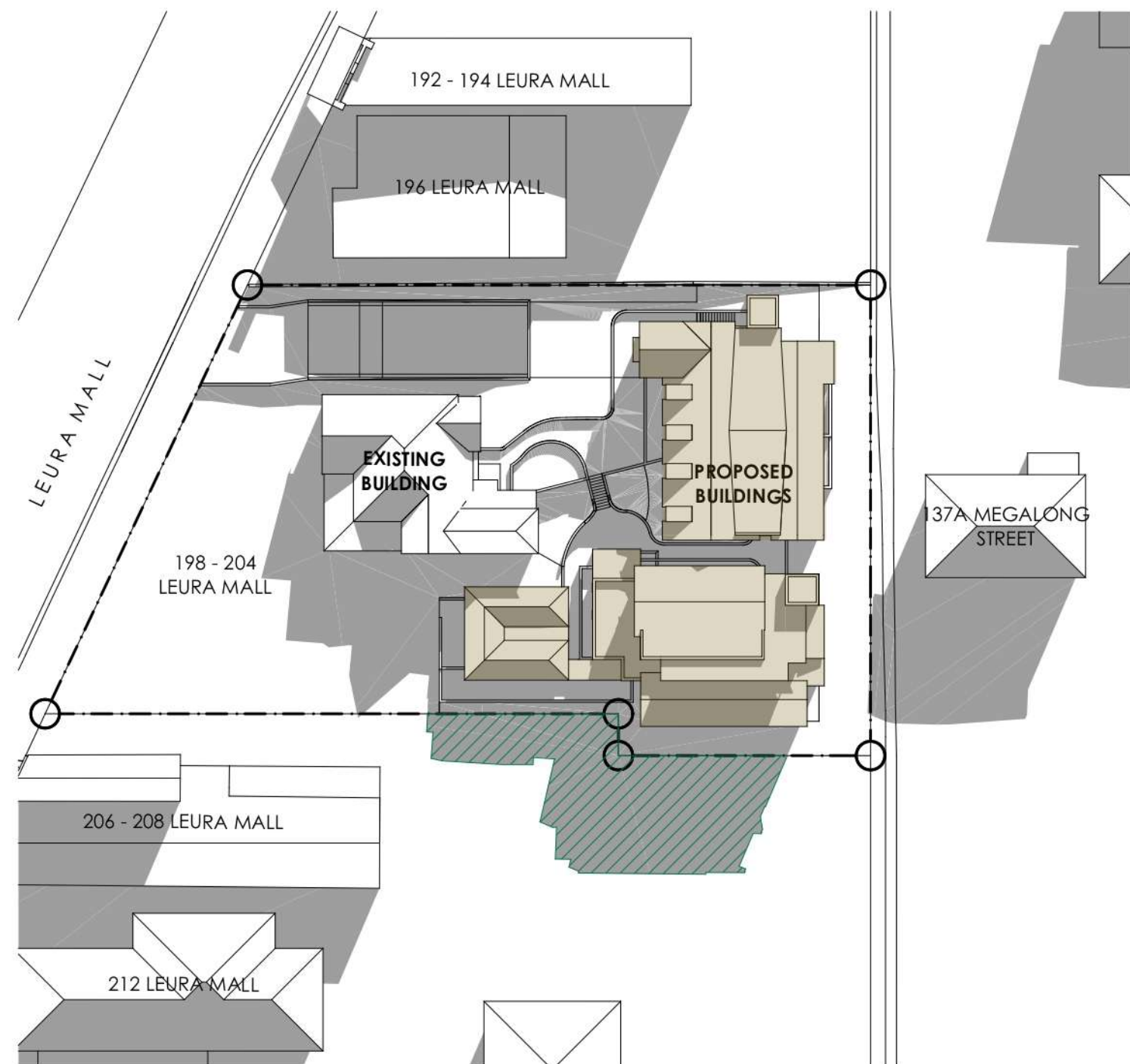
1 JUNE 21 - 9AM EXISTING CONDITIONS
1:500



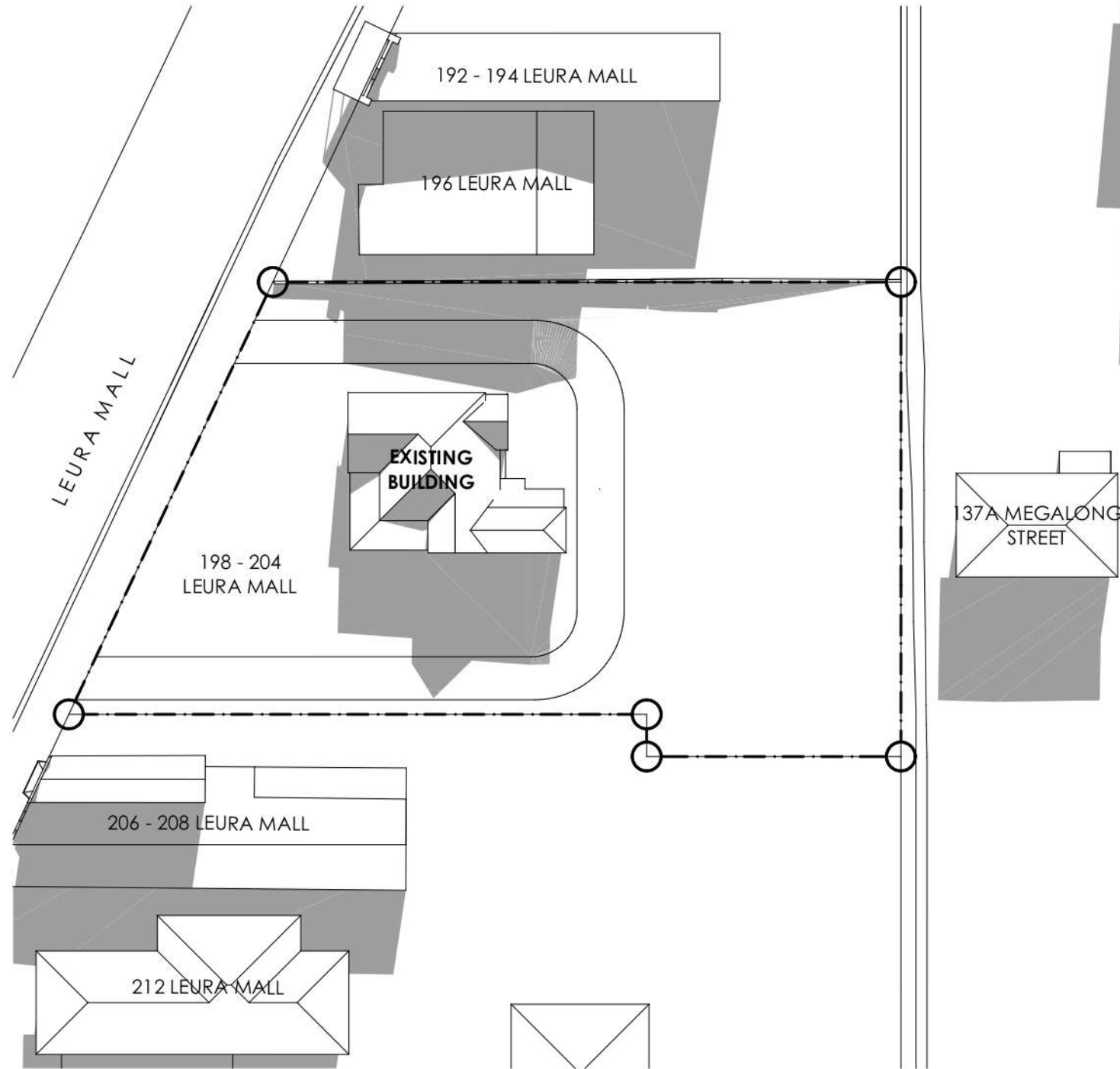
2 JUNE 21 - 9AM PROPOSED CONDITIONS
1:500



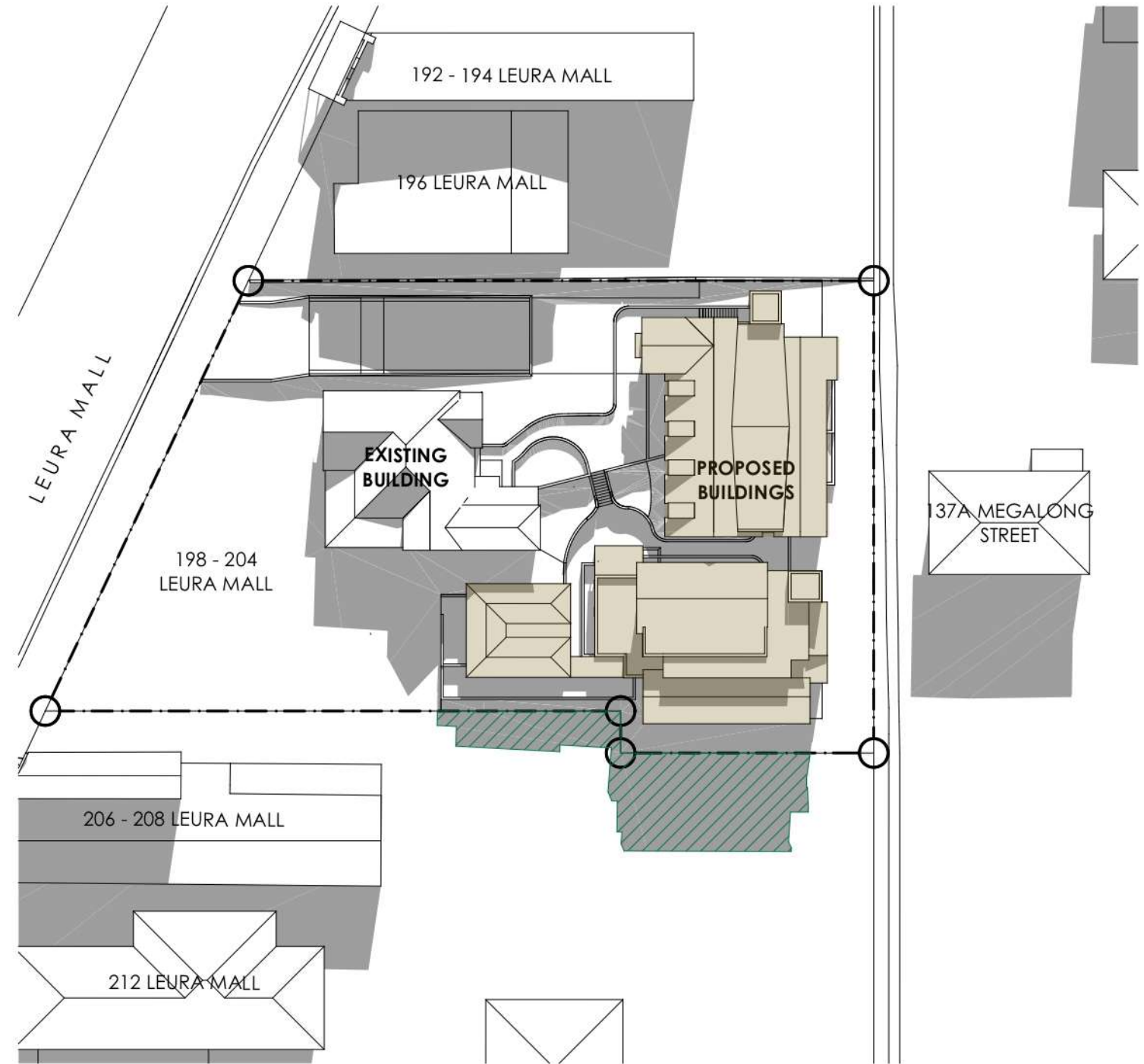
1 JUNE 21 - 10AM EXISTING CONDITIONS
1:500



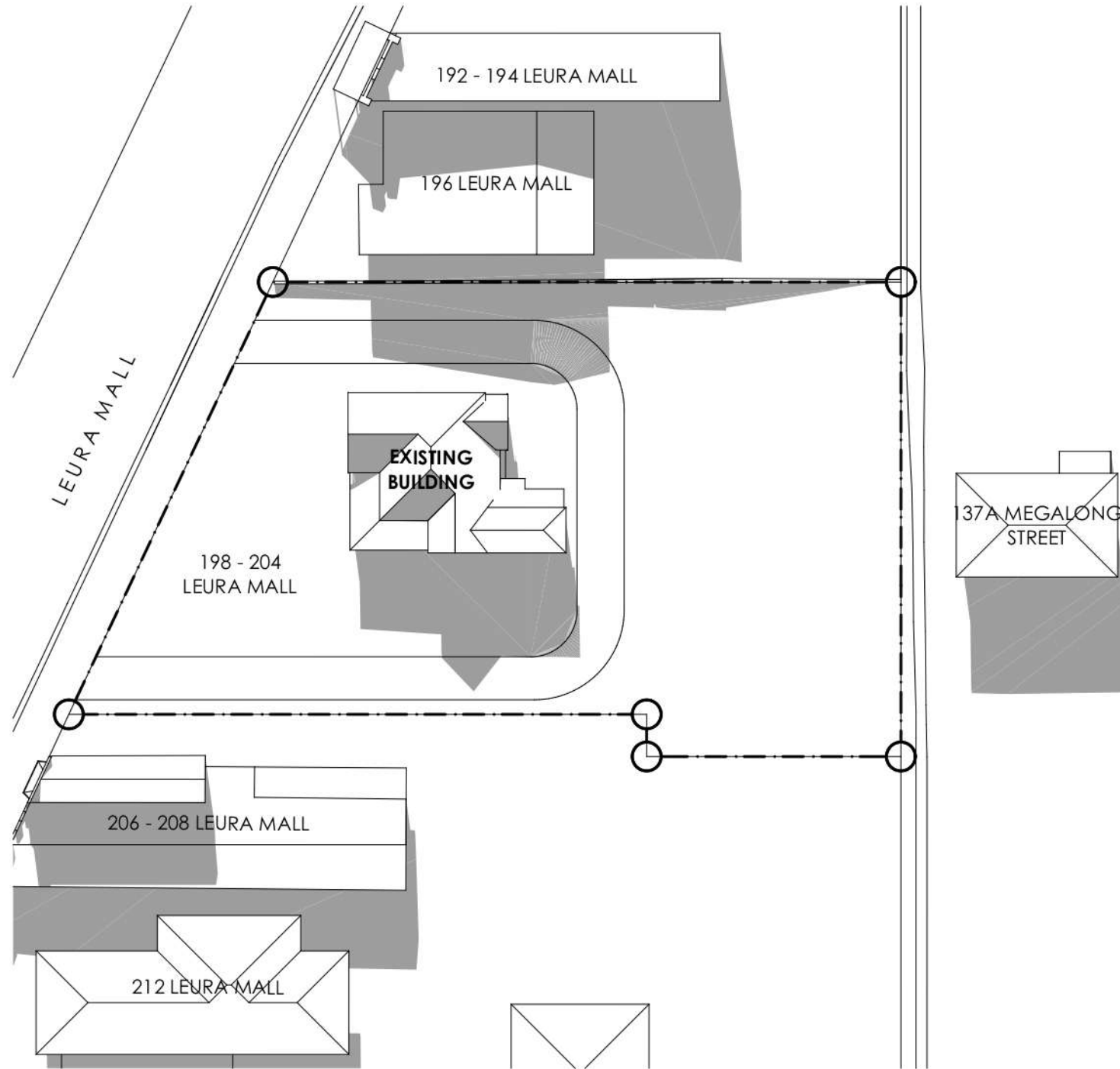
2 JUNE 21 - 10AM PROPOSED CONDITIONS
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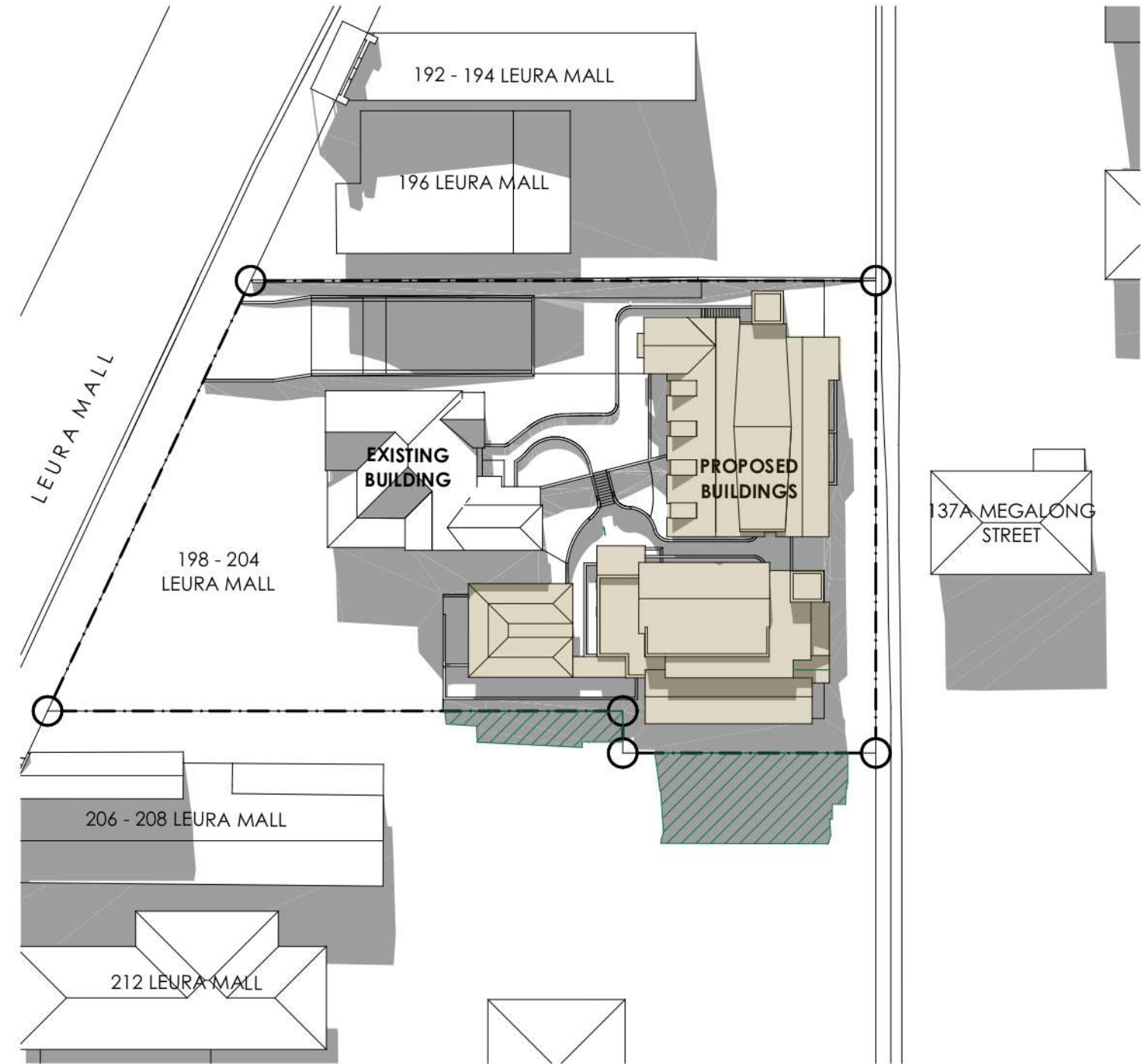
1 JUNE 21 - 11 AM EXISTING CONDITIONS
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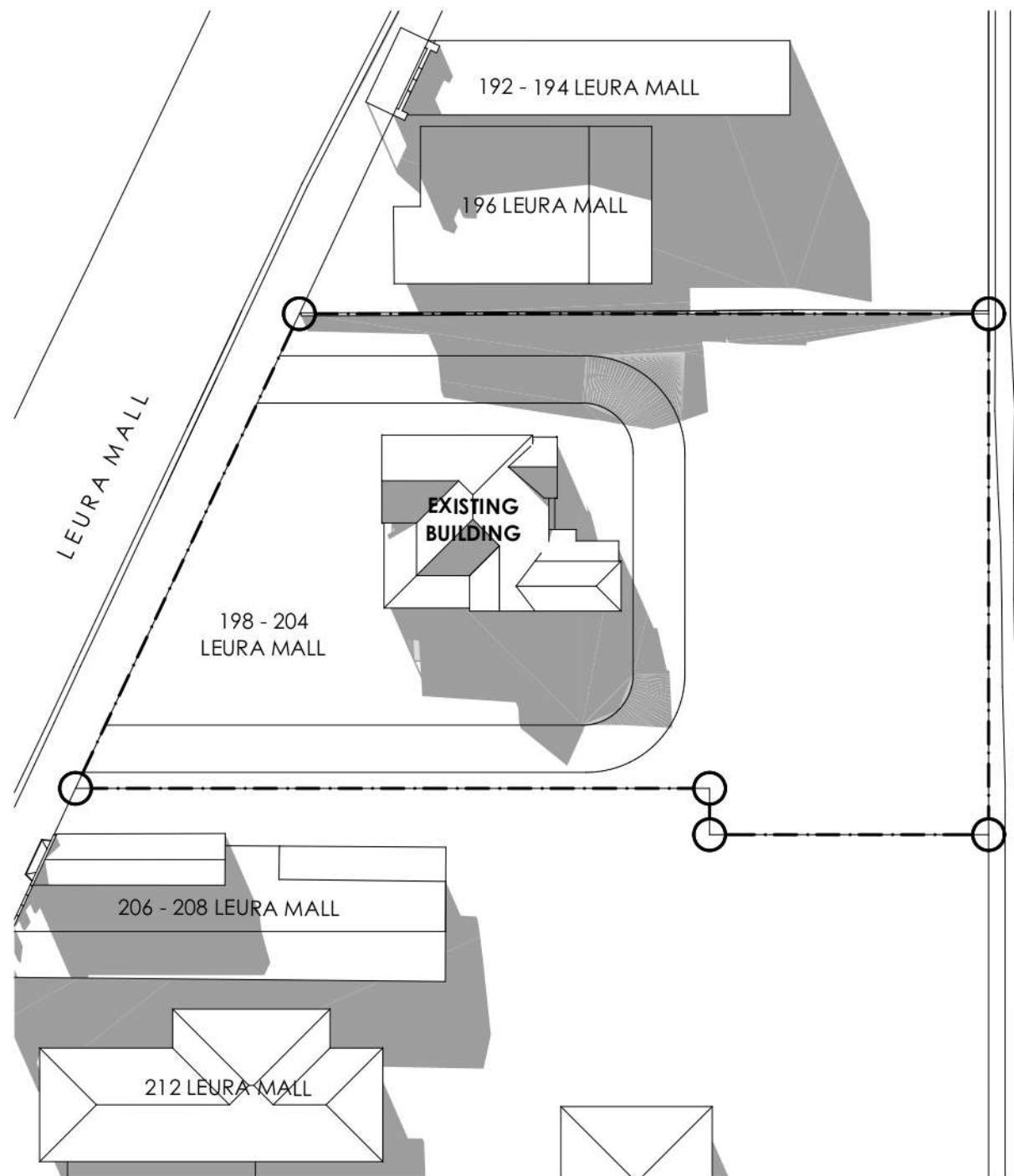
2 JUNE 21 - 11 AM PROPOSED CONDITIONS
1:500



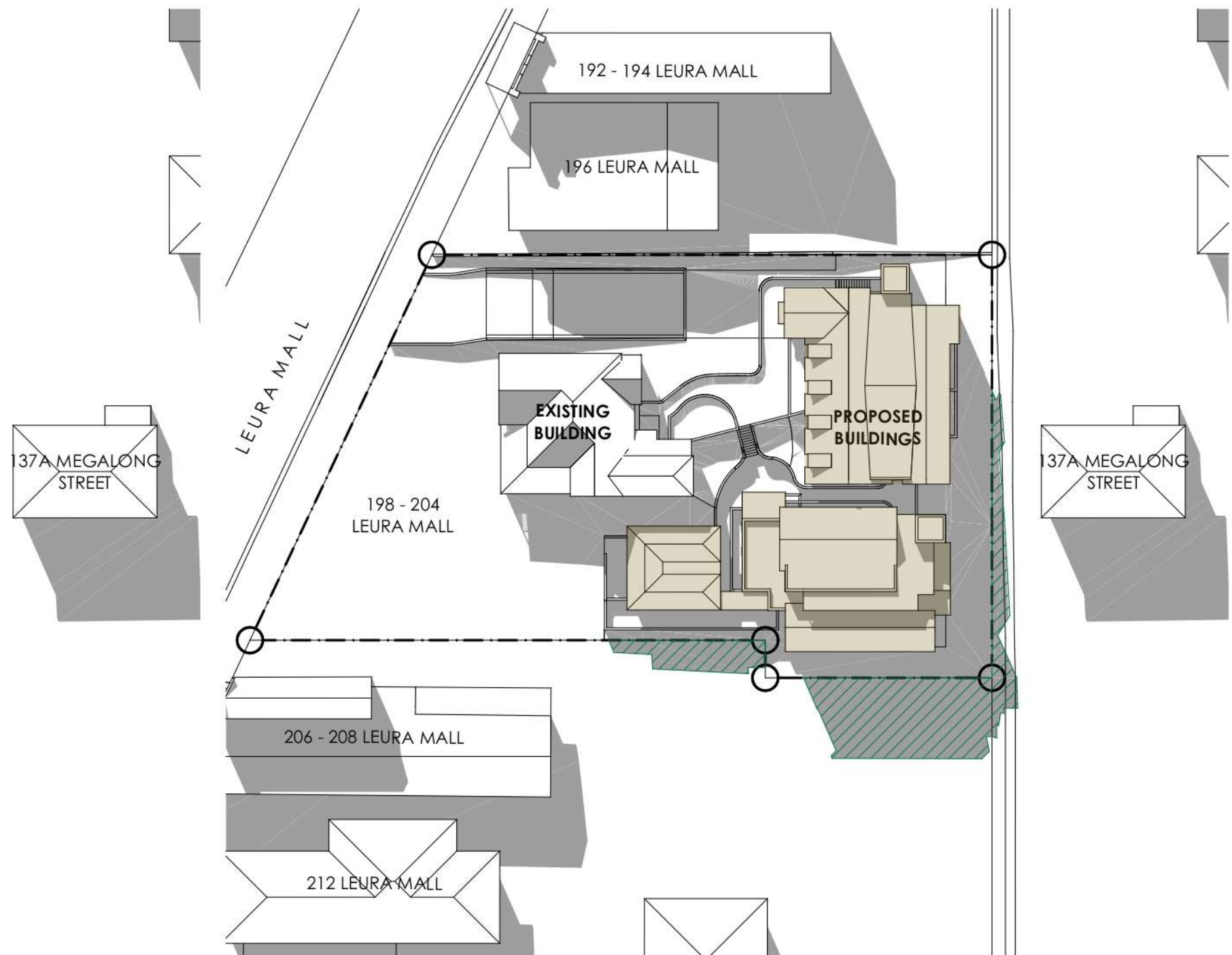
1 JUNE 21 - 12PM EXISTING CONDITIONS
1:500



2 JUNE 21 - 12PM PROPOSED CONDITIONS
1:500

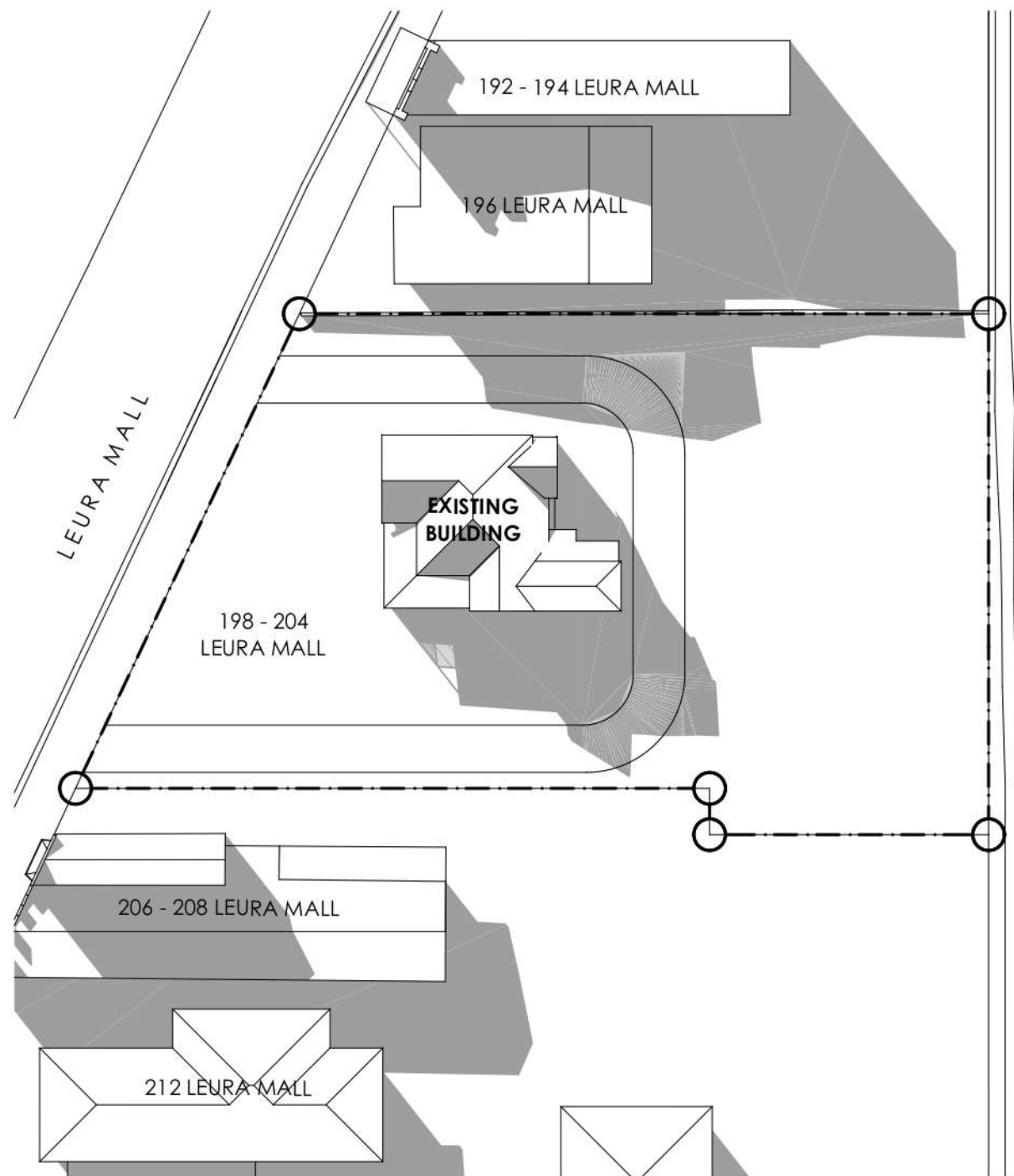


1 JUNE 21 - 1PM EXISTING CONDITIONS
1:500

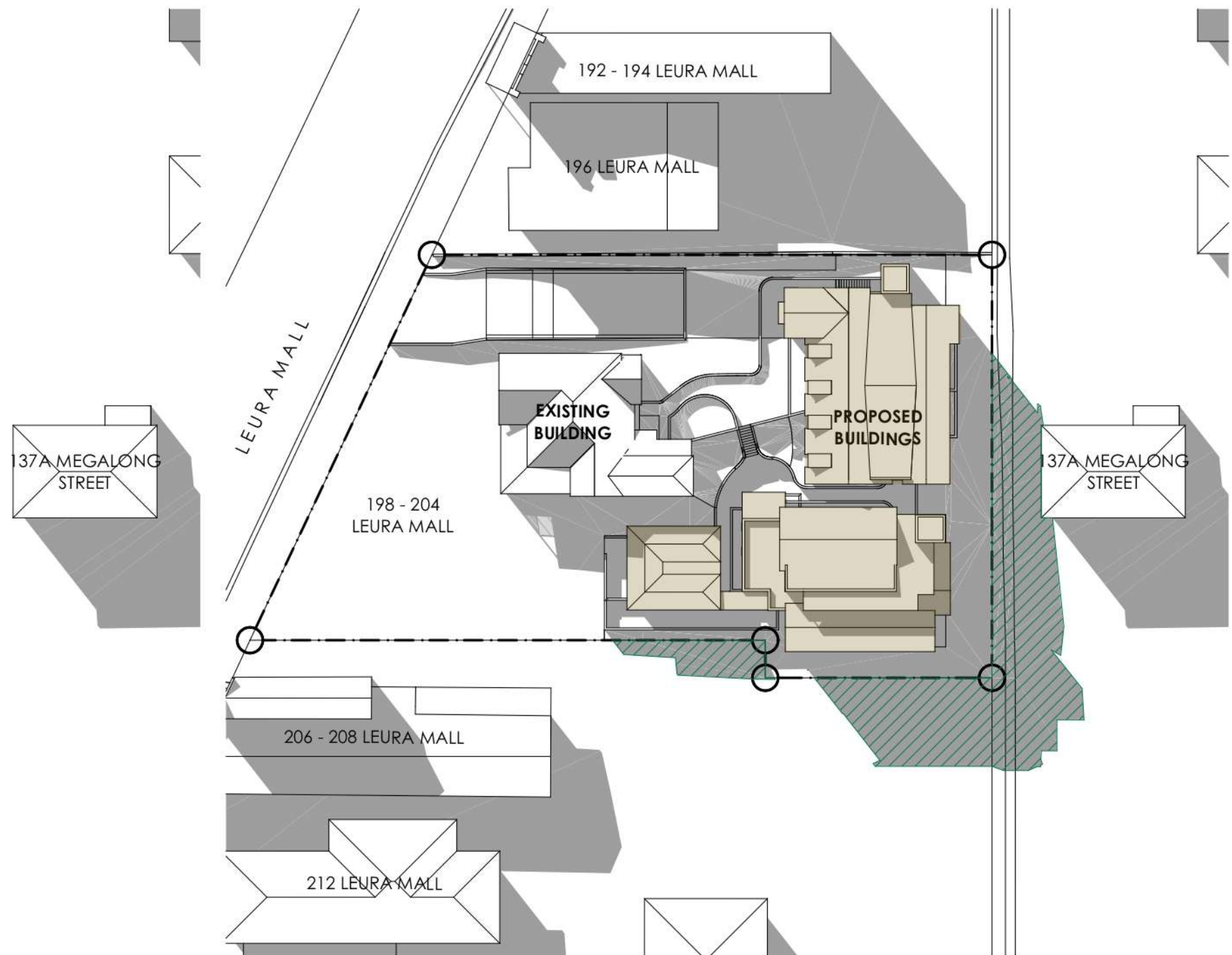


2 JUNE 21 - 1PM PROPOSED CONDITIONS
1:500



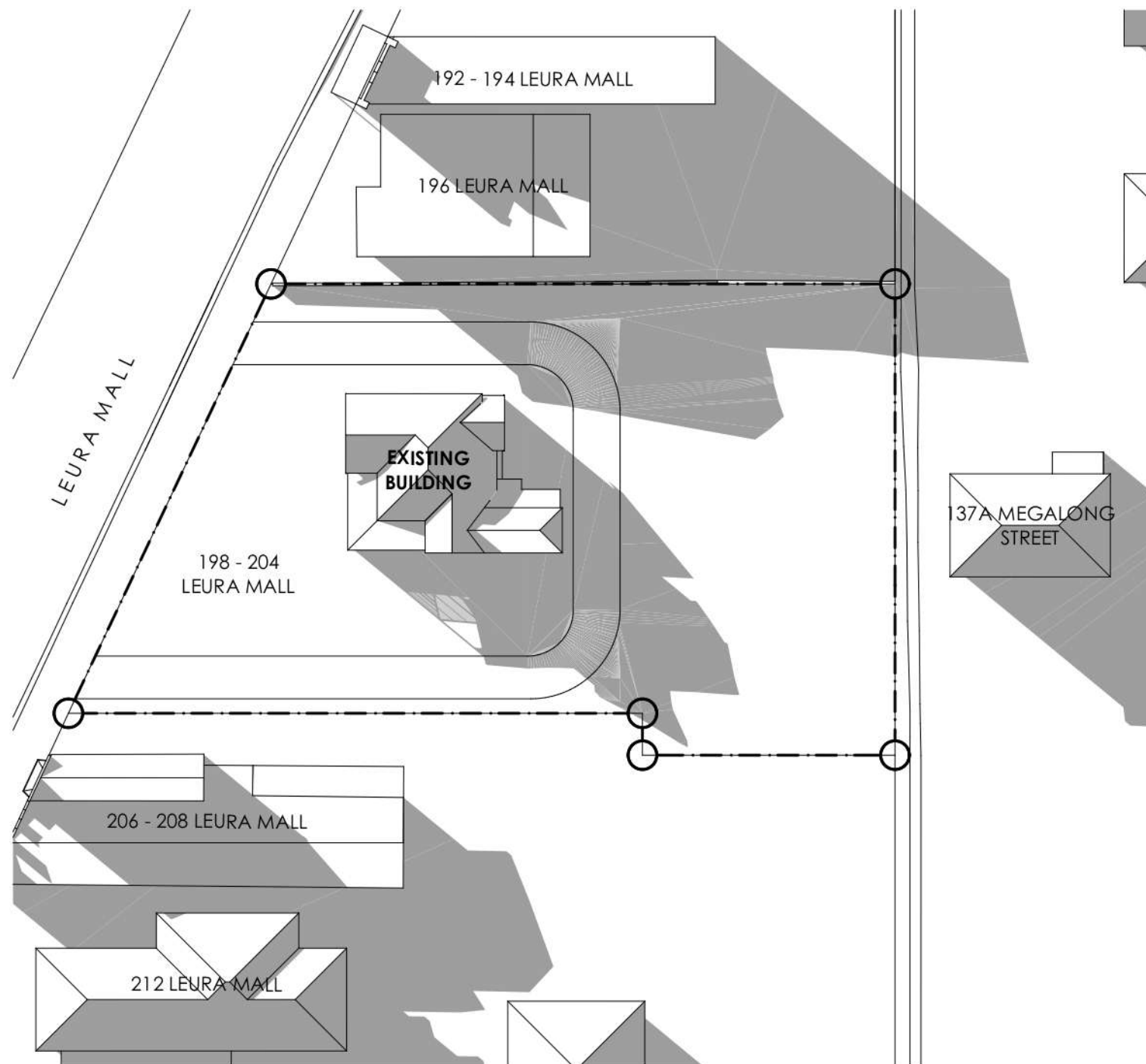


1 JUNE 21 - 2PM EXISTING CONDITIONS
1:500

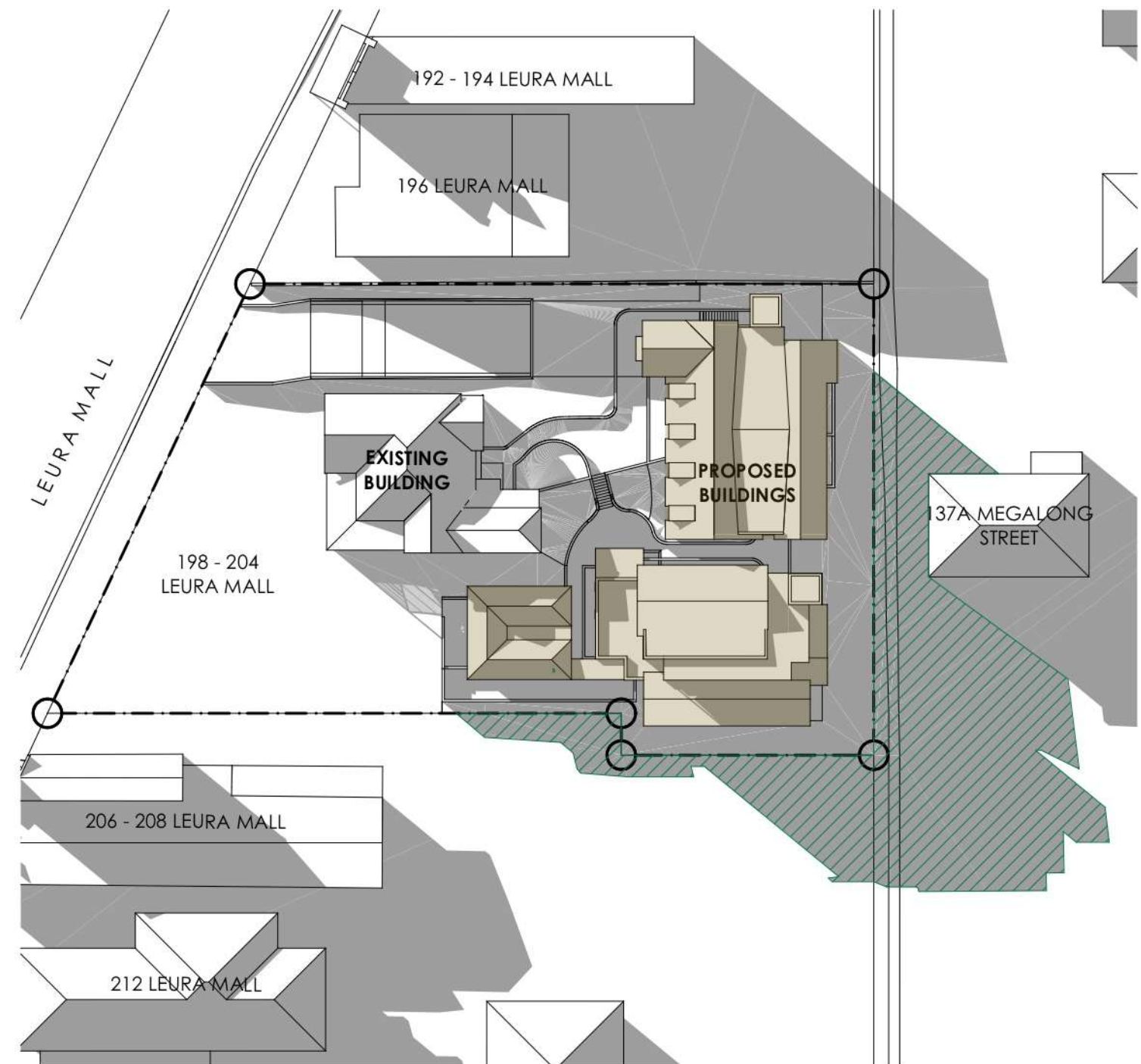


2 JUNE 21 - 2PM PROPOSED CONDITIONS
1:500





1 JUNE 21 - 3PM EXISTING CONDITIONS
1:500



2 JUNE 21 - 3PM PROPOSED CONDITIONS
1:500





DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

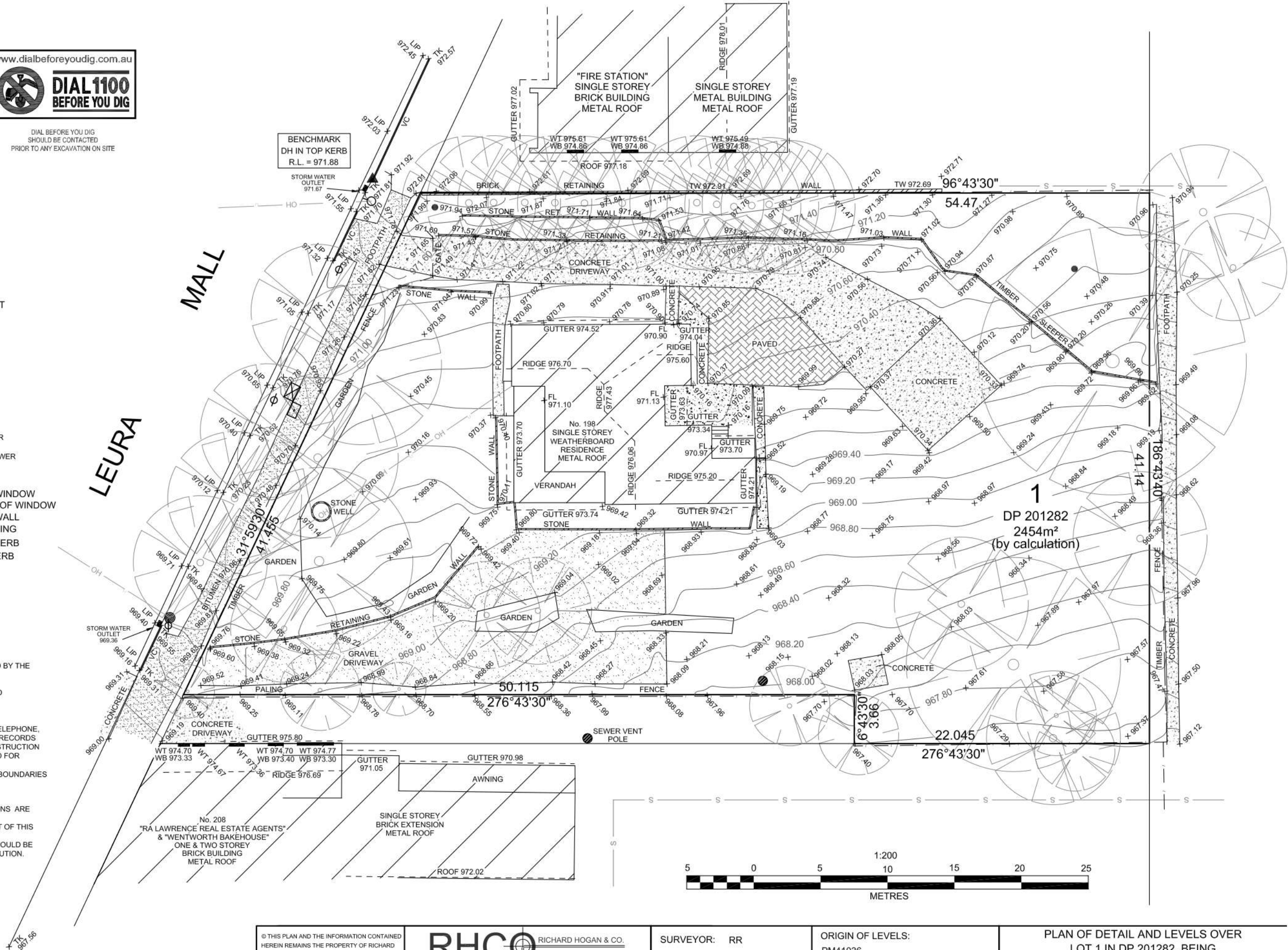
- LIGHT POLE
- ⊠ LARGE COMMS. PIT
- COMMS. PIT
- WATER
- ⊕ SIGN POST
- ⊙ POWER POLE
- ⊗ SEWER VENT

S ——— APPROX SEWER
OH ——— OVERHEAD POWER

WT DENOTES LEVEL AT TOP OF WINDOW
WB DENOTES LEVEL AT BOTTOM OF WINDOW
TW DENOTES LEVEL AT TOP OF WALL
VC DENOTES VEHICULAR CROSSING
TK DENOTES LEVEL AT TOP OF KERB
LIP DENOTES LEVEL AT LIP OF KERB

NOTES:

1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
2. DATUM OF LEVELS : AUSTRALIAN HEIGHT DATUM
3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
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5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
7. SIGNIFICANT TREES LOCATED ONLY.
8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
9. THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.



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Phone: (02) 4732 6599
Web: www.rhco.com.au Email: admin@rhoganco.com.au

SURVEYOR: RR
DRAWN: SW/DG
REDUCTION RATIO: 1:200
CONTOUR INTERVAL: 0.2m
SHEET 1 OF 1

ORIGIN OF LEVELS:
PM41036
RL = 962.066 (SCIMS)
DATUM: AUSTRALIAN HEIGHT DATUM
DATE: 23/10/2017 & 14/04/2021
VERSION No.: C

PLAN OF DETAIL AND LEVELS OVER
LOT 1 IN DP 201282, BEING
No. 198 - 204 LEURA MALL, LEURA

CLIENT: MICHAEL PETROVIC
L.G.A.: BLUE MOUNTAINS JOB REF: 17892