

Drawing Index

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PROPOSED REFURBISHMENT AND EXTENSION  
OF THE TEA GARDENS HOTEL

16/11/2023  
PREPARED FOR  
MR BEN HANSON

ISSUE FOR DA APPROVAL



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G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS

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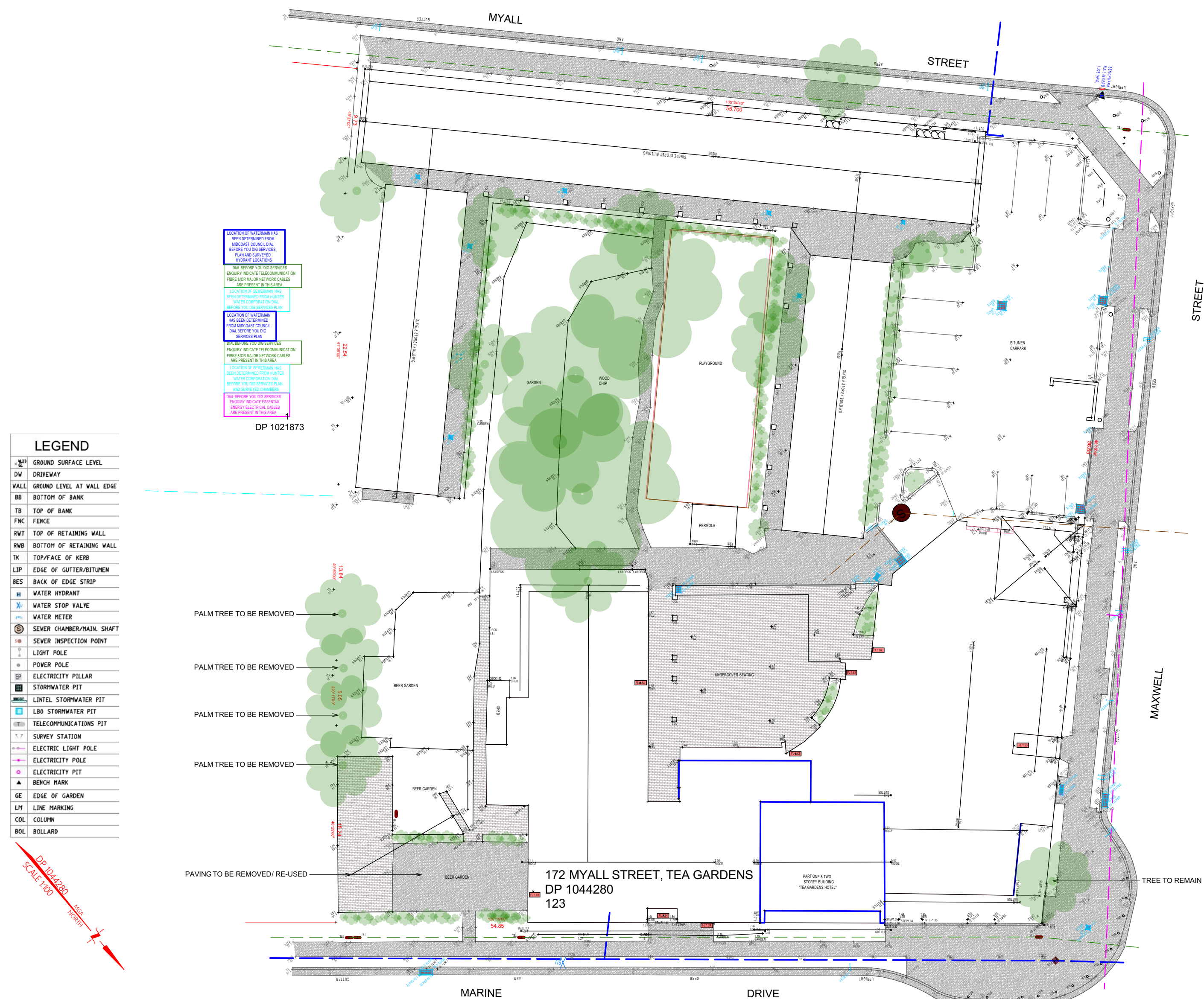
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PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW		
CLIENT:	MR. BEN HANSON		
TITLE:	PROJECT COVER		
FILE:	2203354	DATE:	15/05/2023 SHEET: OF
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**SITE PLAN-EXISTING**  
SCALE 1:250



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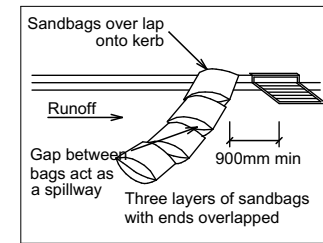
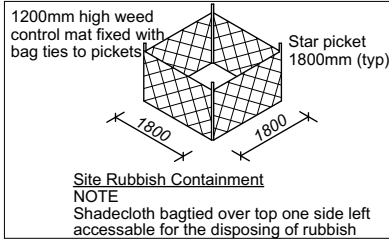
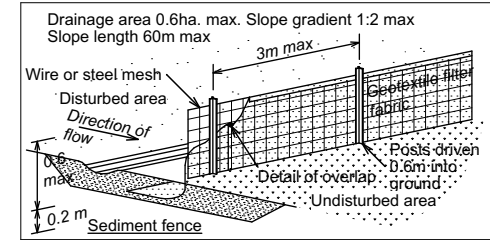
<p align="center"><b>ISSUE FOR DA APPROVAL</b></p>			
PROJECT:	<p align="center"><b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b></p>		
CLIENT:	<p align="center"><b>MR. BEN HANSON</b></p>		
TITLE:	<p align="center"><b>SITE PLAN- SURVEY</b></p>		
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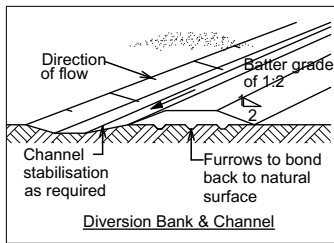
GENERAL NOTES

- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT AUTHORITY, THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.
- 2 ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- 3 REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4 DO NOT SCALE OFF THESE DRAWINGS.
- 5 THESE PLANS ARE TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 6 SCALES APPLY TO SHEET SIZE IN TITLE.
- 7 THE BUILDER IS TO CHECK ALL FLOOR, CEILING AND ROOF LEVELS TO ENSURE THAT THE FINISHED ROOF HEIGHT DOES NOT EXCEED THE DA APPROVED RL & HEIGHT LIMIT.
- 8 A REGISTERED SURVEYOR IS TO SET OUT THE BUILDINGS, & CONFIRM ALL LEVELS.
- 9 ALL STORMWATER TO BE PIPED TO TUNNEL TRENCHES WITH OVERFLOW TO STREET AS PER LGA STANDARDS.

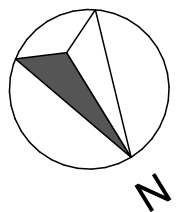
- LEGEND
- AW AWNING WINDOW  
BFD BI-FOLD DOOR  
DH DOUBLE-HUNG WINDOW  
DIP DOWNPIPE  
CONC CONCRETE  
CPT CARPET  
CW CASEMENT WINDOW  
CSD CAVITY SLIDING DOOR  
FG FIXED GLASS  
f.w FLOOR WASTE  
GB GLASS BLOCKS  
HWS HOT WATER SYSTEM  
LV LOUVRE WINDOW  
PLD PANEL LIFT DOOR  
REF REFRIGERATOR  
RD ROLLER DOOR  
SH SHOWER  
SD SLIDING DOOR  
SW SLIDING WINDOW  
SD SMOKE DETECTOR  
VA VANITY BASIN  
WM WASHING MACHINE  
WC WATER CLOSET



- NOTE
- 1 No vehicle crossing or stockpiling of material on vegetation buffer.
- 2 All sedimentation control structures to be inspected & maintained by site manager daily.
- 3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
- 4 All existing vegetation will be retained outside the construction site.
- 5 Clean sediments from footpaths, driveways & roads daily.
- 6 Roof drainage via sealed pipeline to street gutter on roof completion.



SITE ANALYSIS	
PROPOSED ALTERATIONS & ADDITIONS	
SITE AREA	3646.27m <sup>2</sup>
FLOOR AREA	
Existing Floor Area	923.66m <sup>2</sup>
Proposed Floor Area	370.16m <sup>2</sup>
Gross floor area = (Existing + Proposed)	1293.82m <sup>2</sup>
Floor to space ratio	0.511
Total building footprint	1151.39m <sup>2</sup>
Site coverage	85%
Landscape Area	570m <sup>2</sup>



SITE PLAN-PROPOSED

SCALE 1:250



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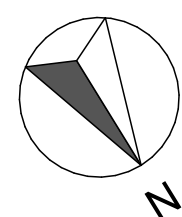
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## EXISTING GROUND FLOOR PLAN

SCALE 1:150



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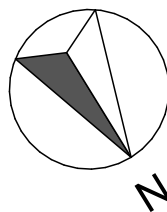
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# EXISTING FIRST FLOOR PLAN

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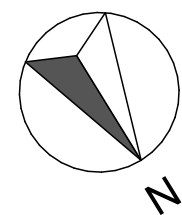
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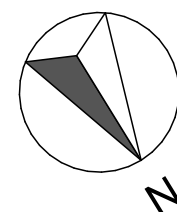
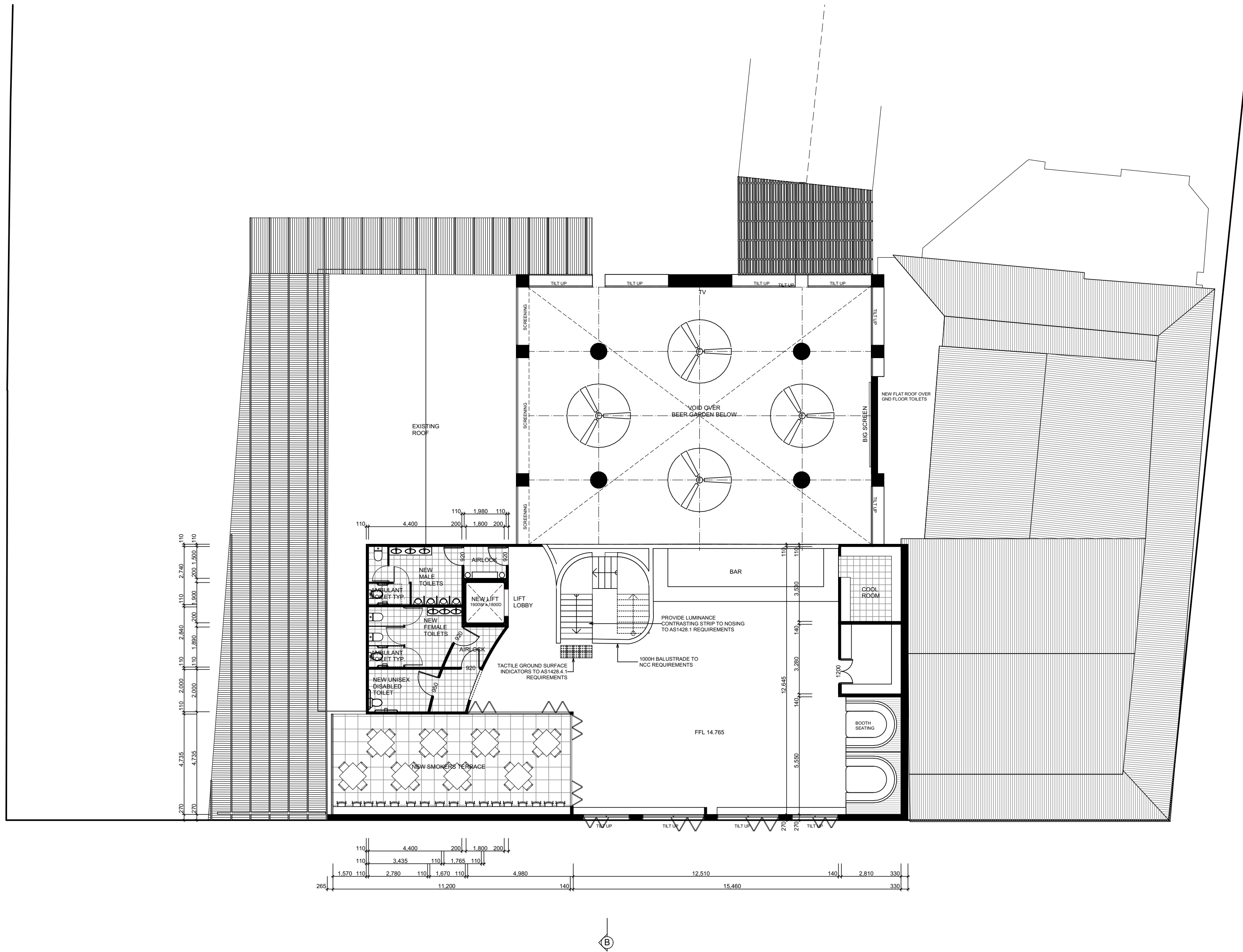
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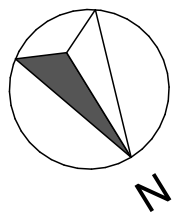
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# EXISTING FIRST FLOOR PLAN

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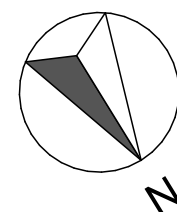
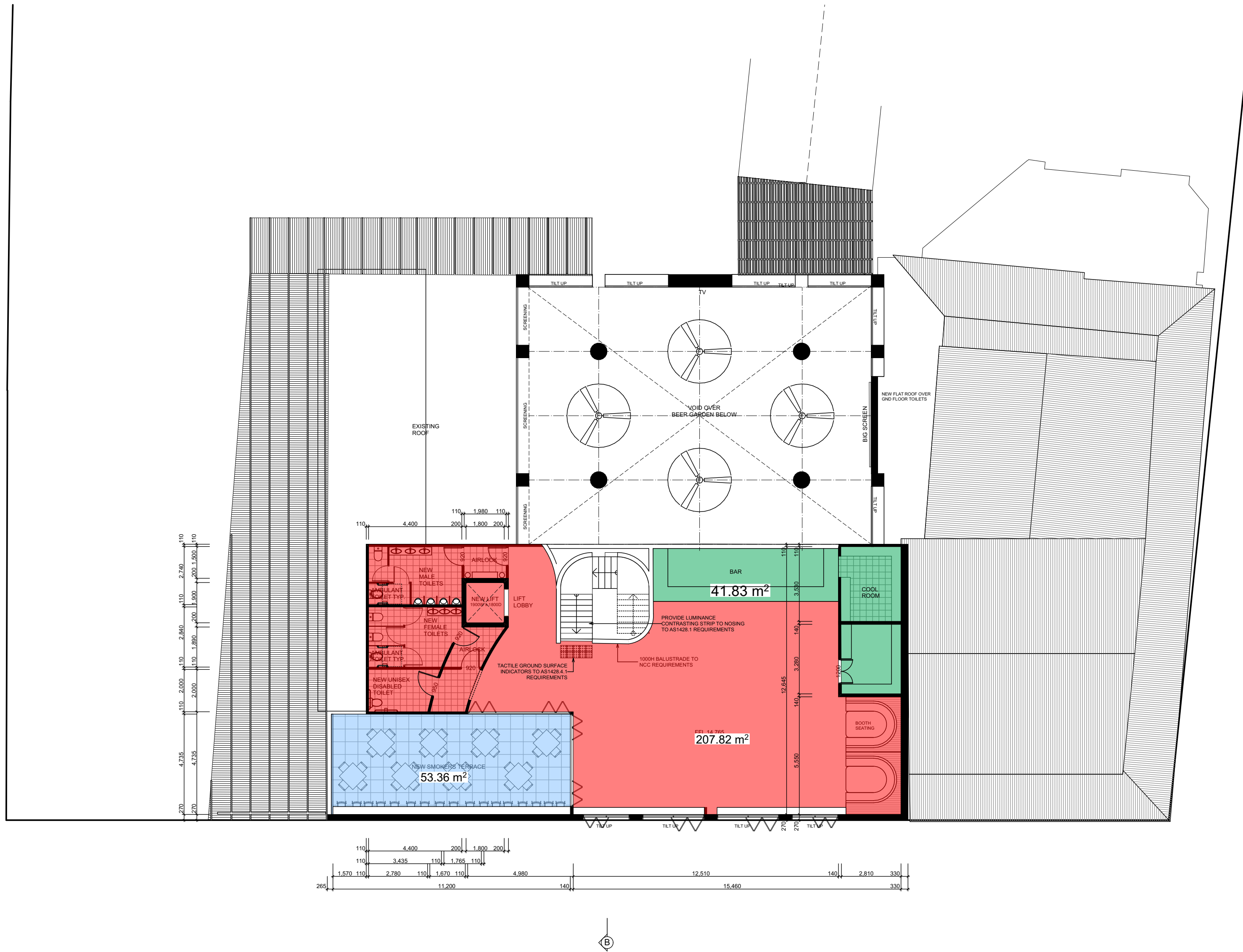
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CLIENT: <b>MR. BEN HANSON</b>			
TITLE: <b>EXISTING FIRST FLOOR AREA PLAN</b>			
FILE: <b>2203354</b>	DATE: <b>15/05/2023</b>	SHEET: <b>OF</b>	
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## PROPOSED FIRST FLOOR PLAN

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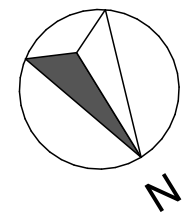
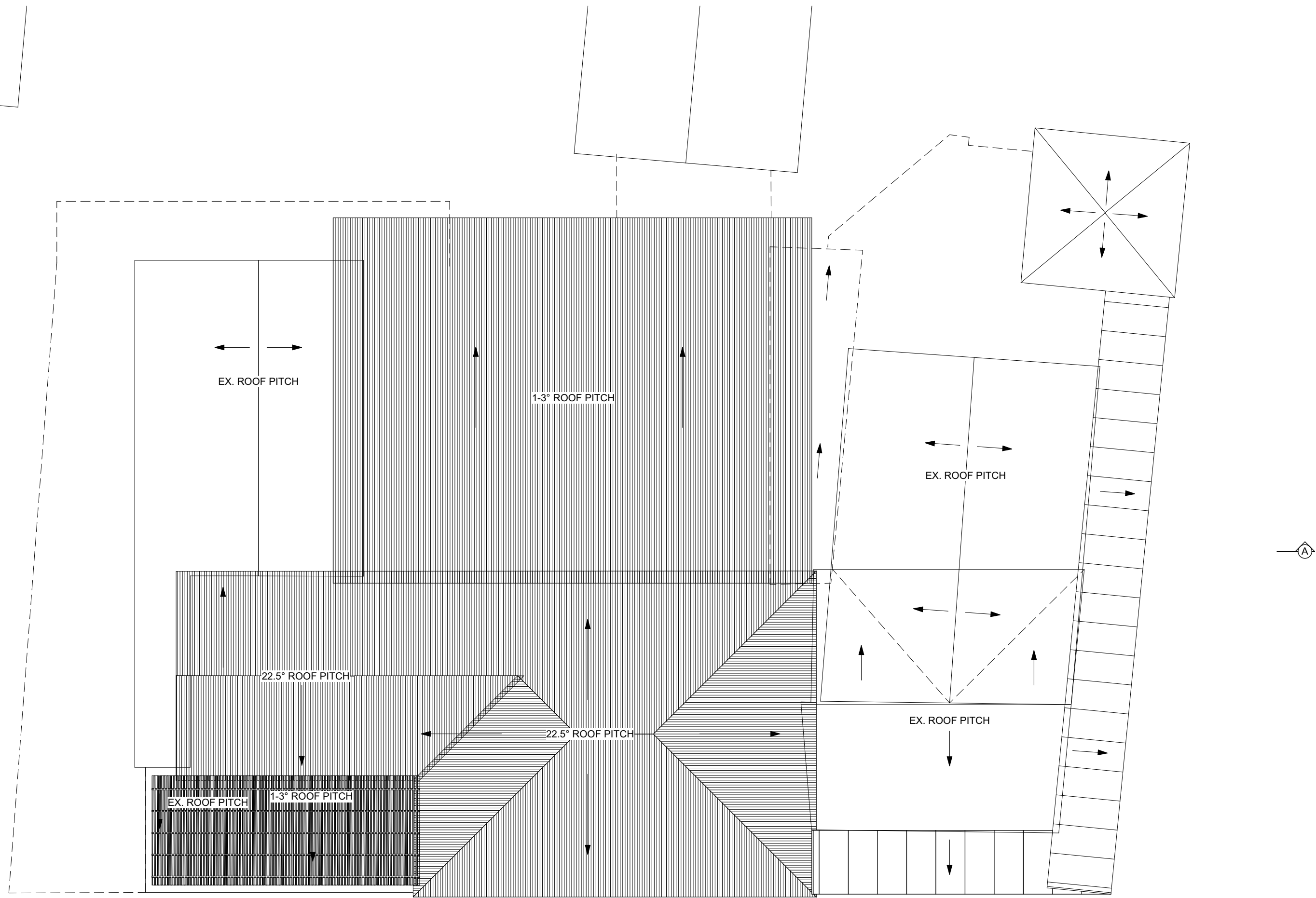
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## PROPOSED ROOF PLAN

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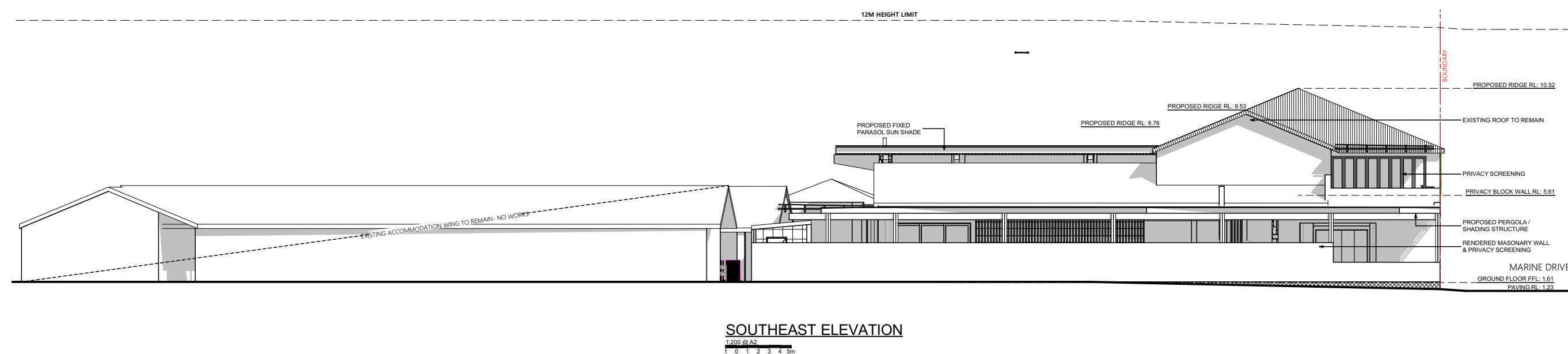
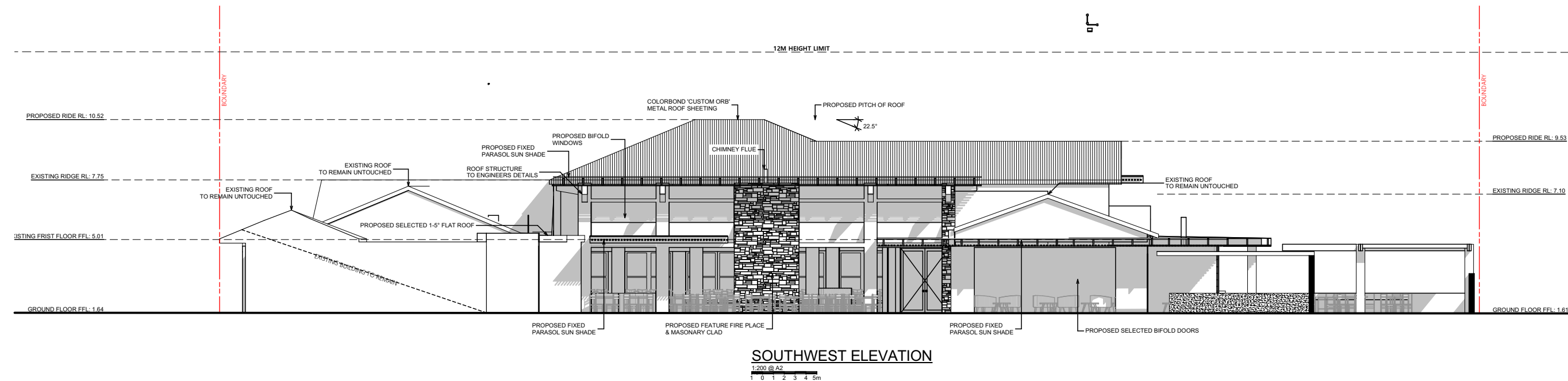
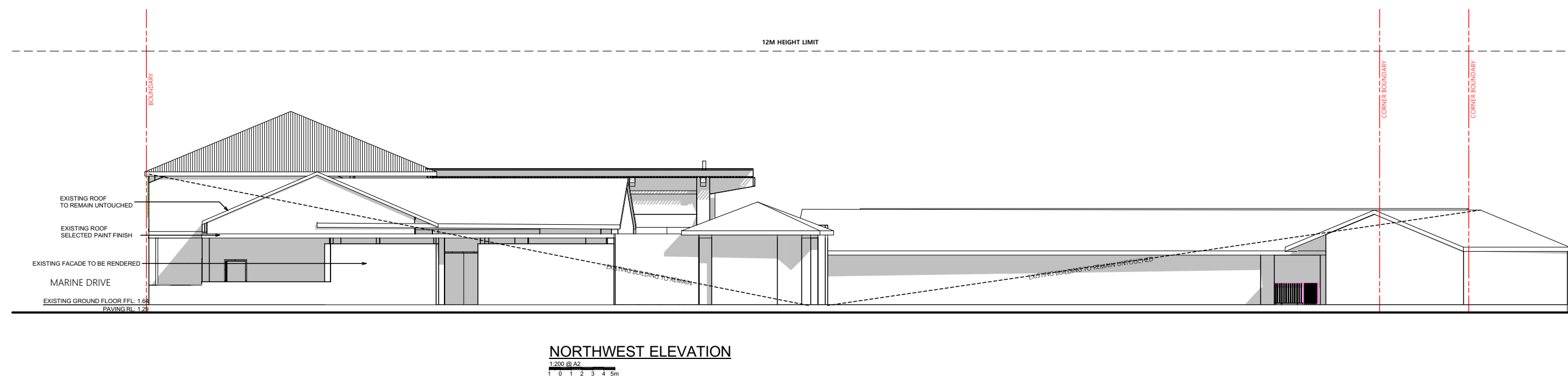
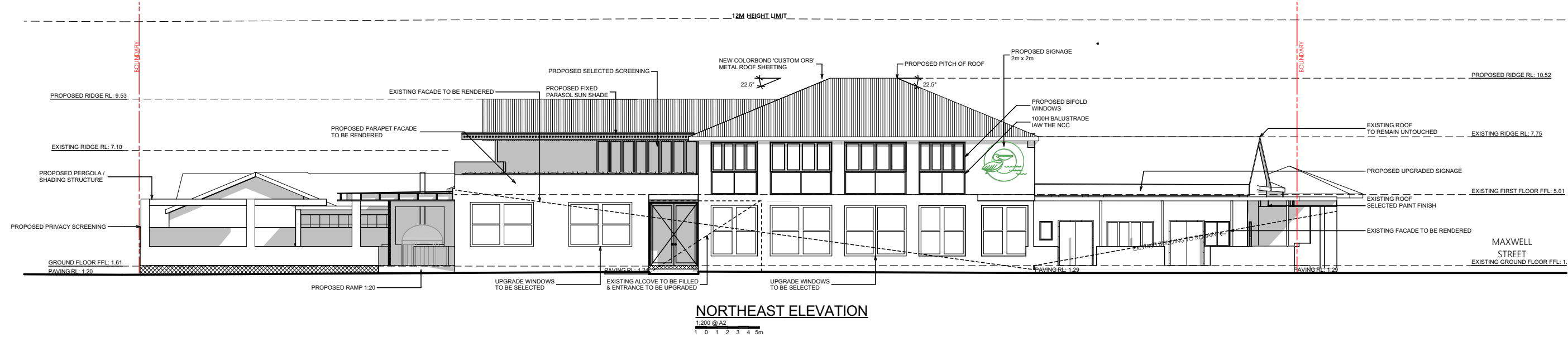
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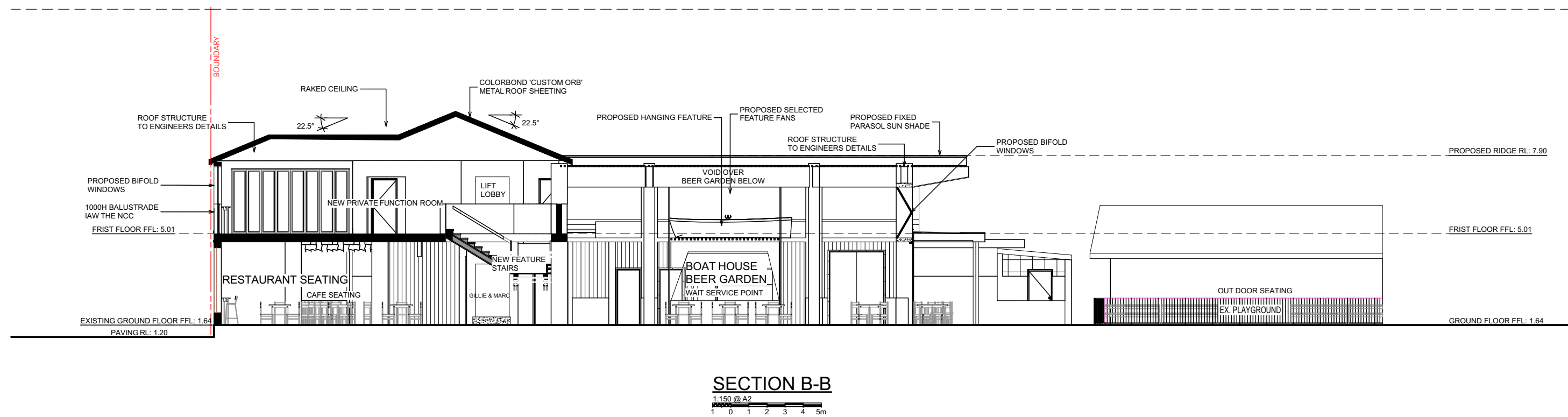
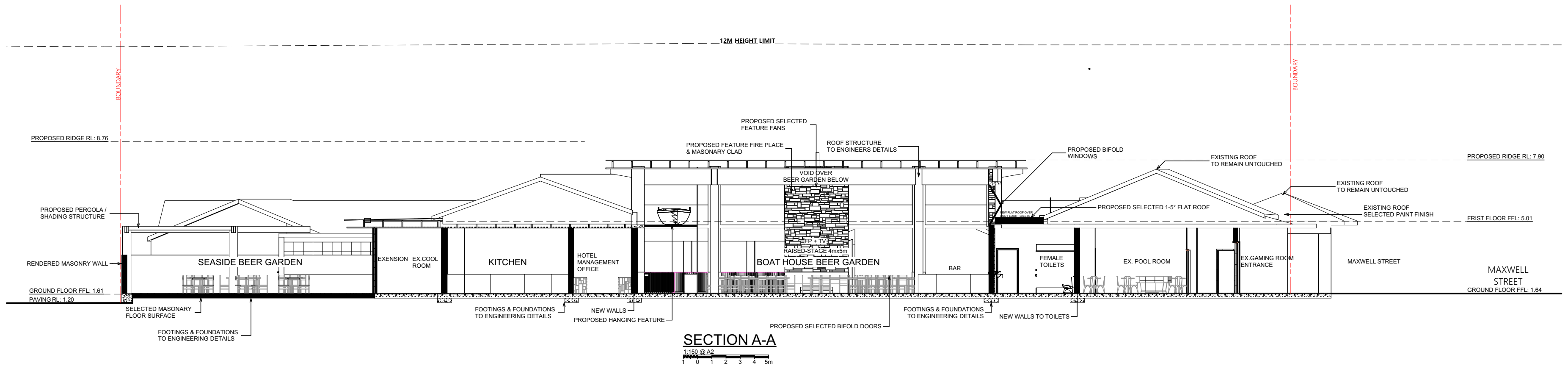
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1:100

## LEGEND

CFT	SELECTED CERAMIC FLOOR TILES.
CWT	SELECTED CERAMIC WALL TILES.
CF/FP	FIBRE CEMENT WALL CLADDING, PAINT FINISH.
TRH	TOILET ROLL HOLDER
BM	BASIN MIXER
WC	TOILET SUITE
MI	MIRROR



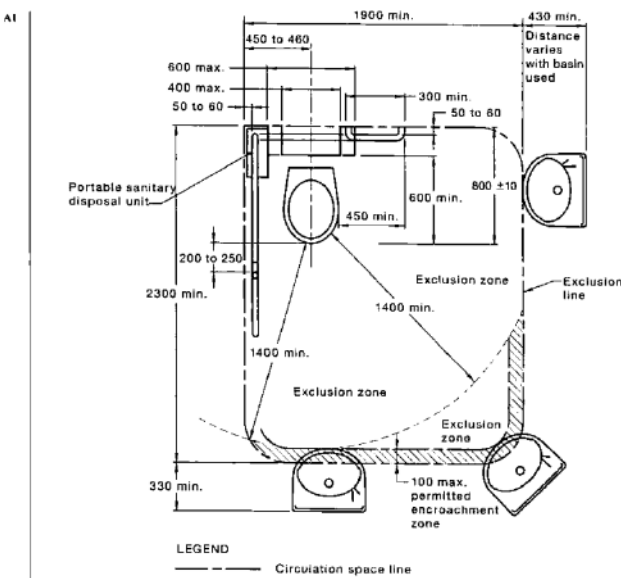
34

AS 1428.1—2009

72

AS 1428.1—2009

80



**NOTE:** This circulation space may overlap any other circulation spaces specified in this Standard

FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER  
(LEFT-HAND TRANSFER IS MIRROR REVERSED)

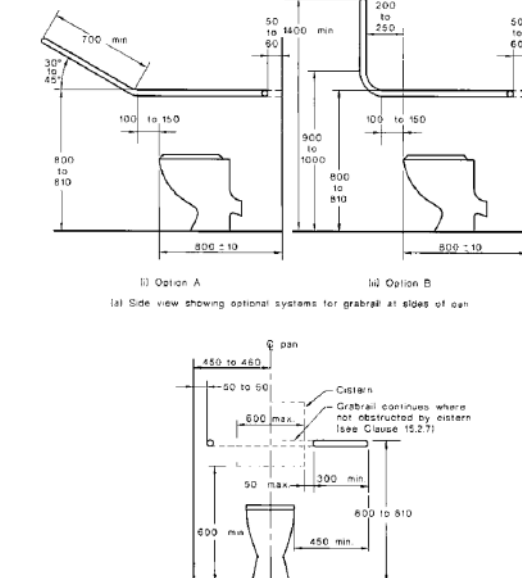


FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

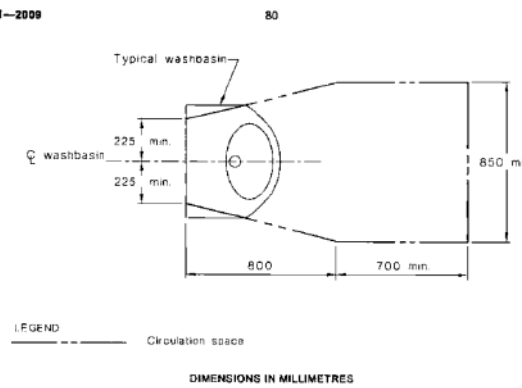


FIGURE 46 CIRCULATION SPACE FOR WASHBASINS

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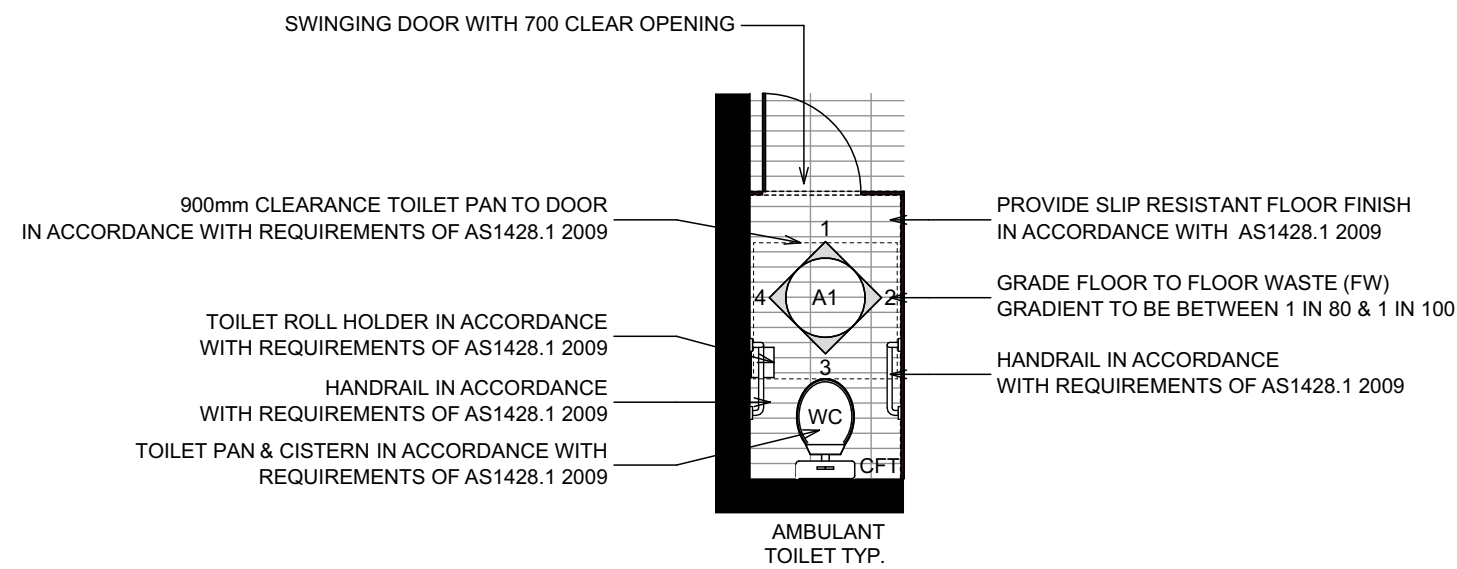
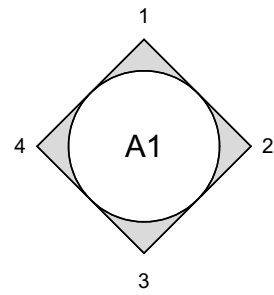
PROJECT: **PROPOSED RENOVATION OF EXISTING  
TEA GARDENS HOTEL - TEA GARDENS 2324 NSW**

CLIENT: **MR. BEN HANSON**

TITLE: **PROPOSED DISABLED TOILET DETAILS**

FILE: **2203354** DATE: **15/05/2023** SHEET: **OF**

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## AMBULANT TOILET DETAIL

1:100

### LEGEND

CFT	SELECTED CERAMIC FLOOR TILES.
CWT	SELECTED CERAMIC WALL TILES.
FC/PF	FIBRE CEMENT WALL CLADDING, PAINT FINISH.
TRH	TOILET ROLL HOLDER
BM	BASIN MIXER
WC	TOILET SUITE
MI	MIRROR

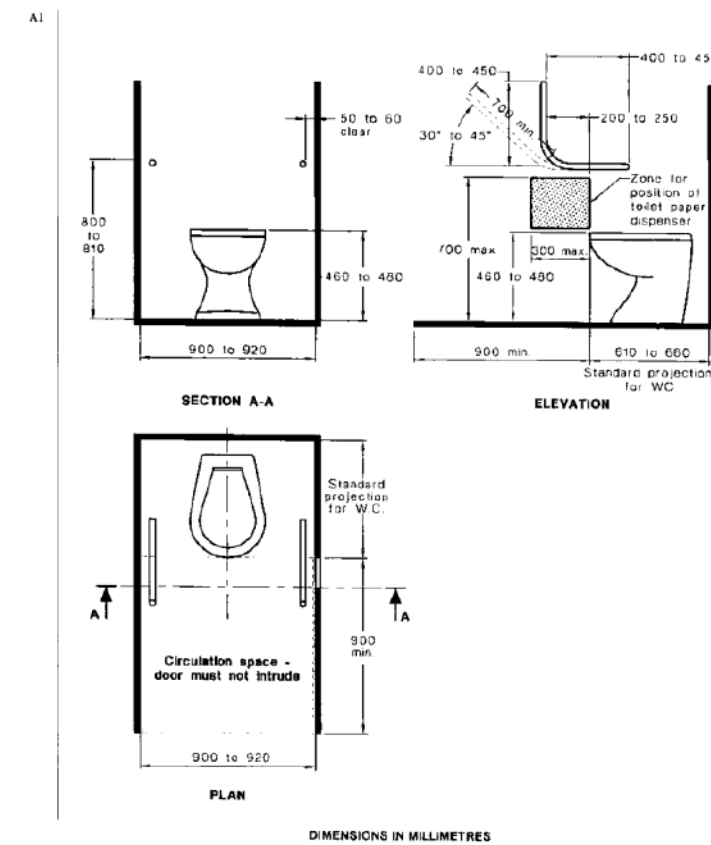
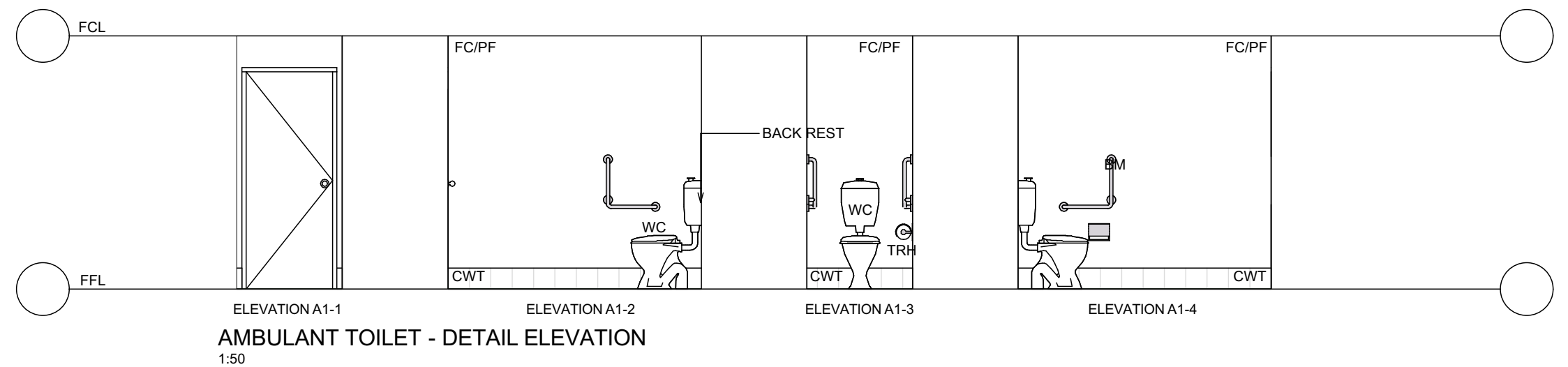


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT  
DISABILITIES—PLAN AND ELEVATION

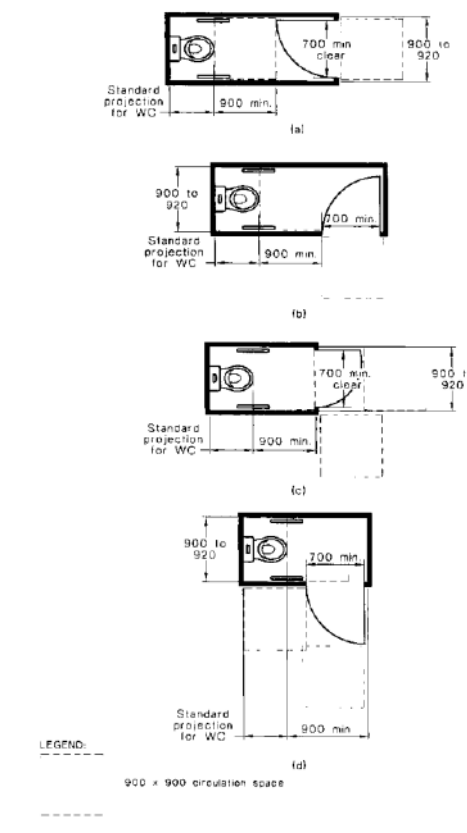


FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT  
DISABILITIES—DOORWAY OPTIONS



A	221130: CONCEPT ISSUE FOR REVIEW & COMMENT
B	221215: CONCEPT ISSUE FOR REVIEW & COMMENT
C	230203: CONCEPT ISSUE FOR REVIEW & COMMENT
D	230222: CONCEPT ISSUE FOR REVIEW & COMMENT
E	230421: ISSUE FOR DISCUSSION & MEETING
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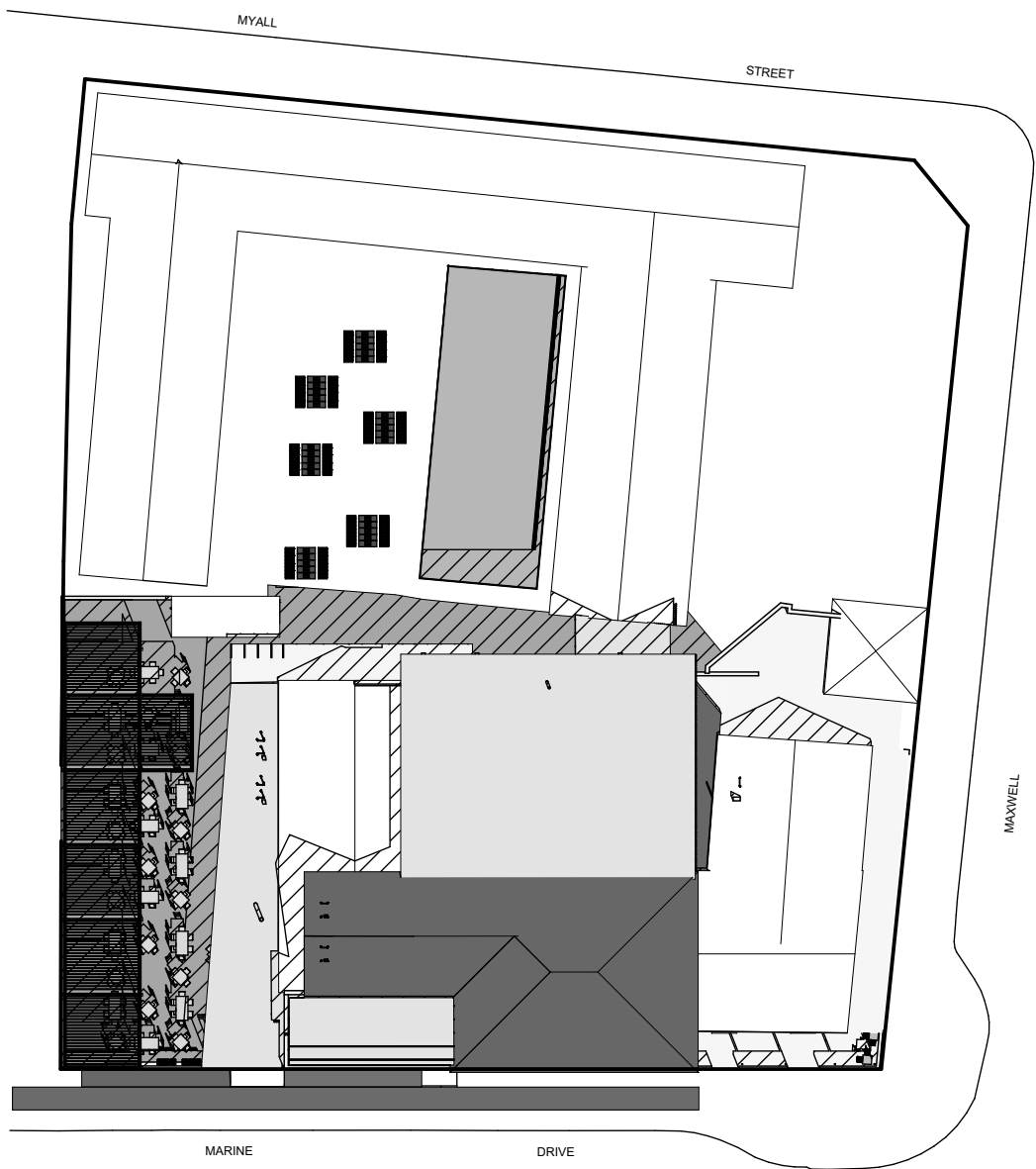




Shadow 9AM

JUNE 21st

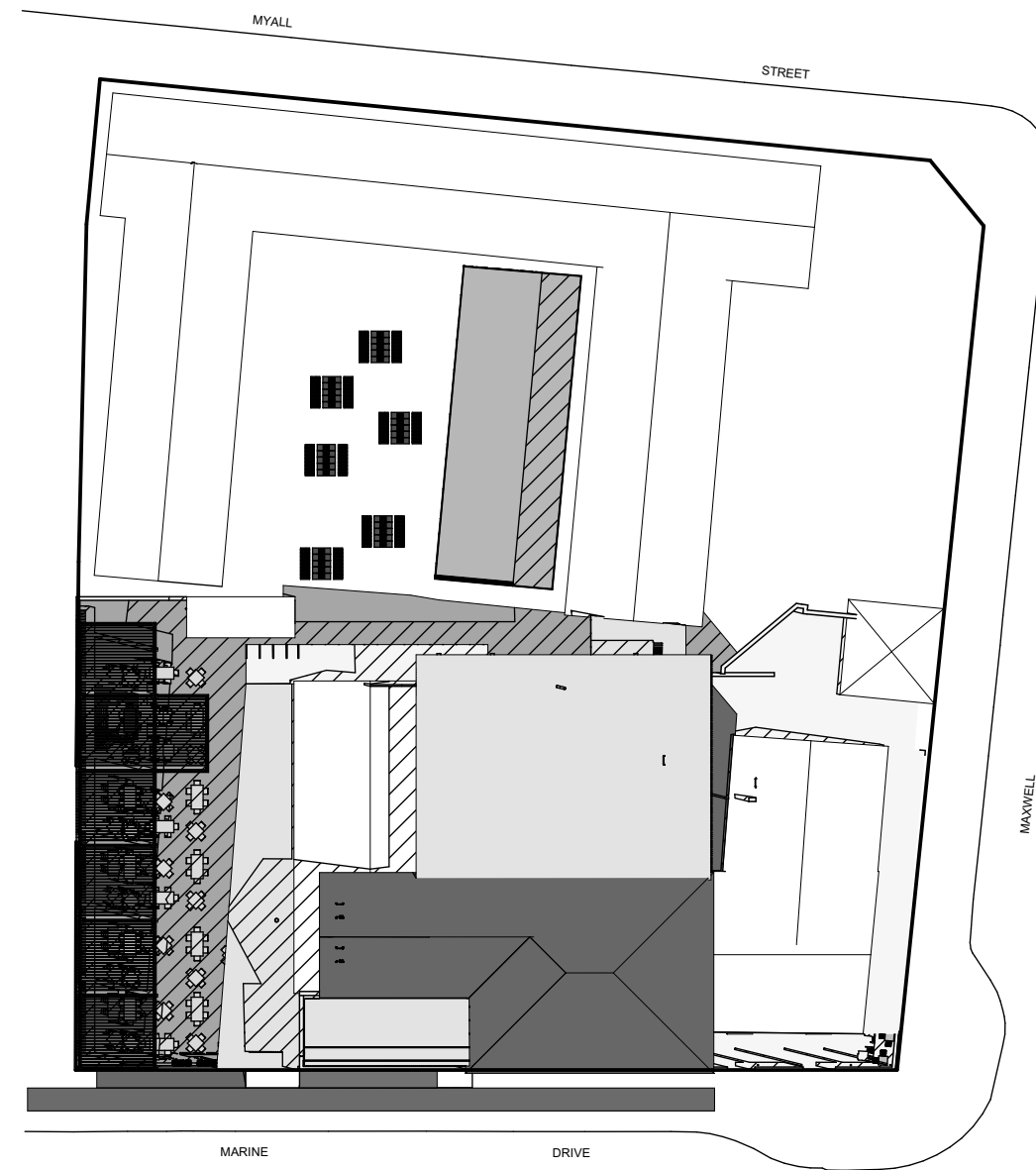
1:500



Shadow 12NOON

JUNE 21st

1:500



Shadow 3PM

JUNE 21st

1:500



A	221130: CONCEPT ISSUE FOR REVIEW & COMMENT
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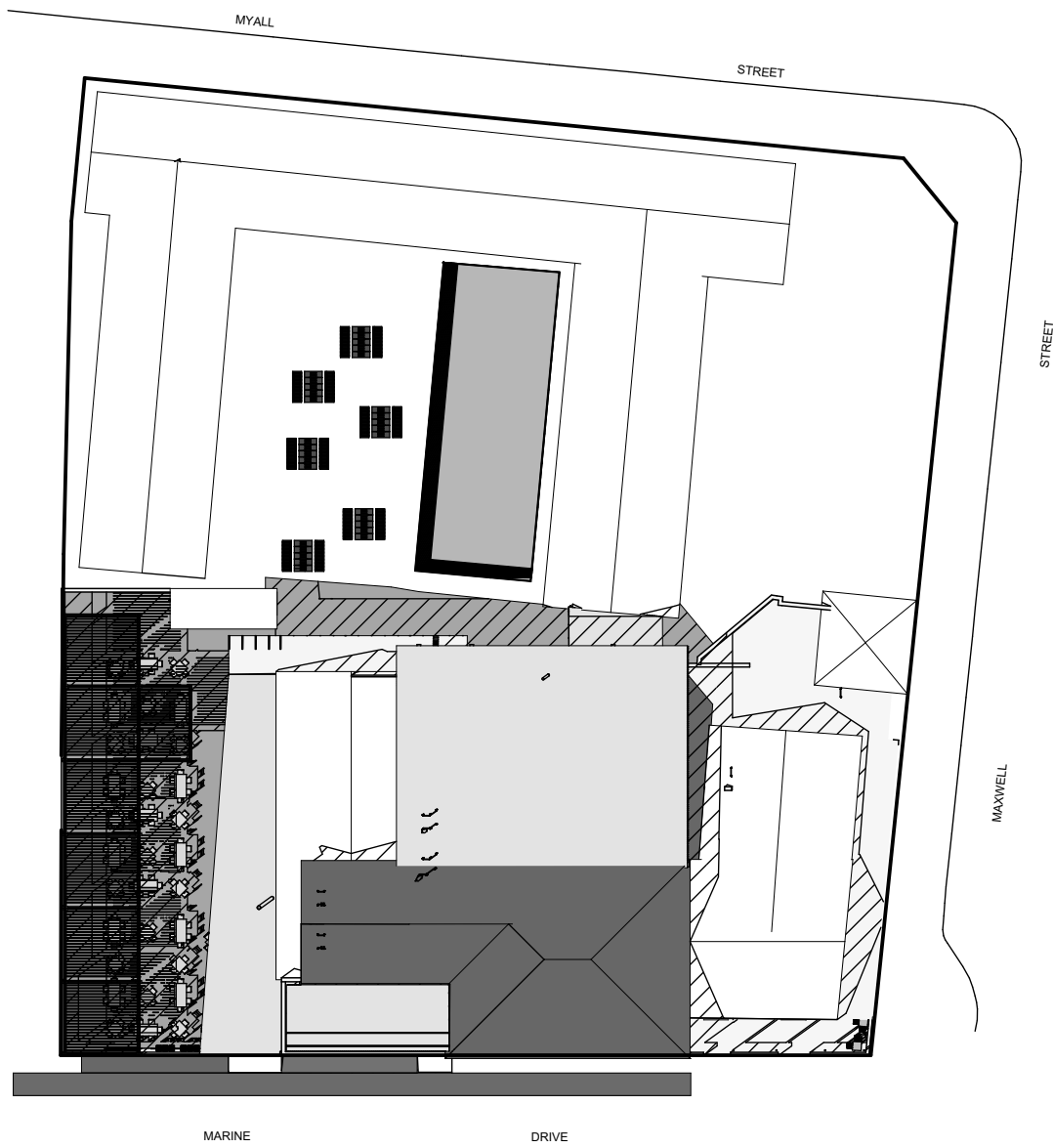


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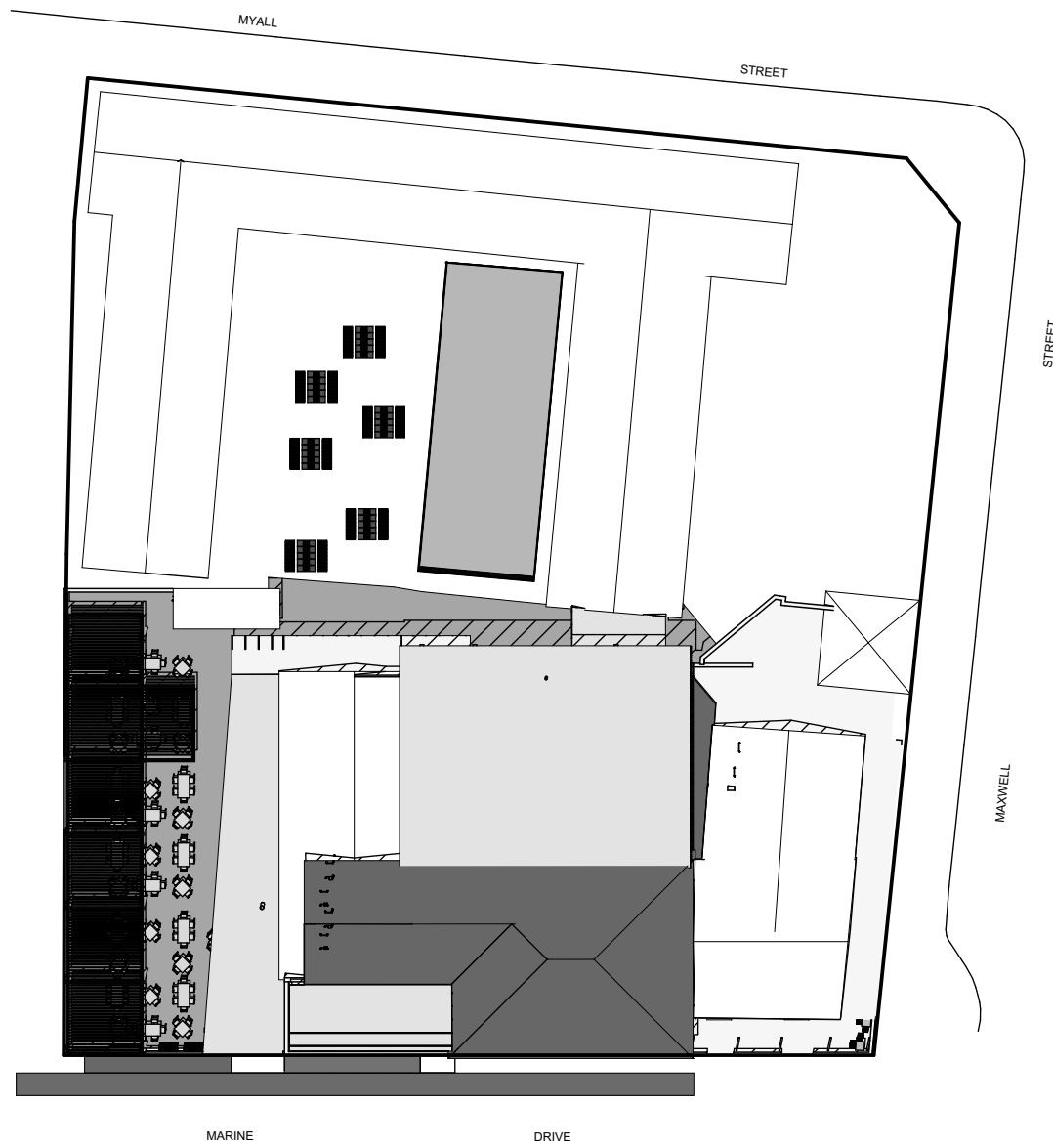
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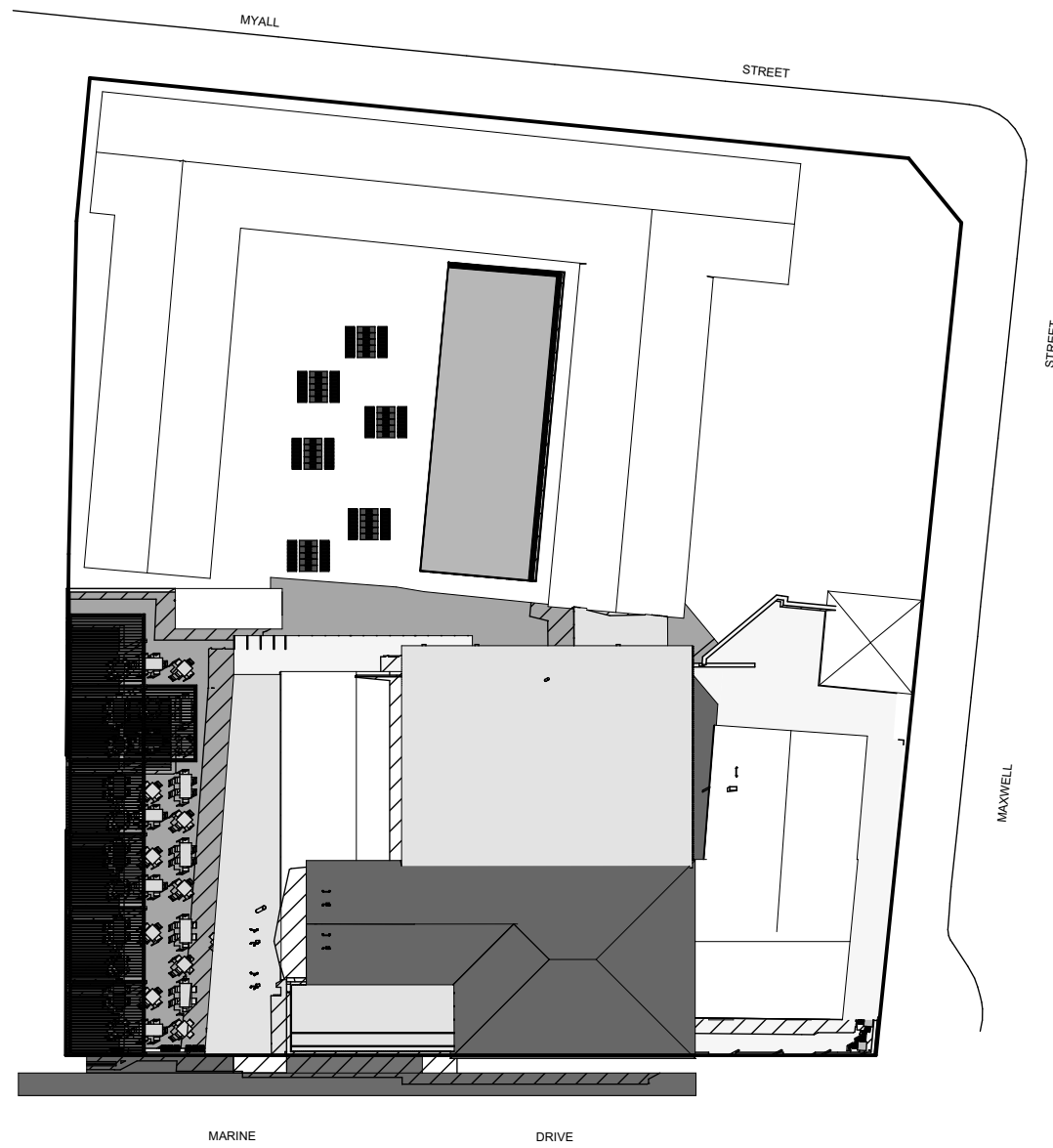
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