

**Drawing Index**

**Dwg No: Dwg Name**

01	COVER SHEET
02	SITE PLAN - SURVEY
03	SITE PLAN - PROPOSED
04	SITE ANALYSIS PLAN
05	EXISTING GROUND FLOOR PLAN
06	EXISTING FIRST FLOOR PLAN
07	EXISTING ELEVATIONS
08	PROPOSED GROUND FLOOR PLANS
09	PROPOSED FIRST FLOOR PLANS
10	PROPOSED ROOF FLOOR PLANS
11	PROPOSED ELEVATIONS
12	PROPOSED SECTION A&B
13	SHADOW DIAGRAMS - JUNE 21
14	SHADOW DIAGRAMS - DECEMBER 22
15	3D PERSPECTIVE RENDERS



PROPOSED REFURBISHMENT AND EXTENSION  
OF THE TEA GARDENS HOTEL

16/11/2023  
PREPARED FOR  
MR BEN HANSON

ISSUE FOR DA APPROVAL



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS

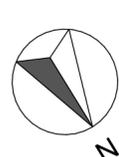


<b>S</b>	<b>PORT STEPHENS OFFICE</b> Ph: (02) 4984 9955  Suite 4/ 10 Yacaaba Street Nelson Bay NSW 2315	<b>NEWCASTLE OFFICE</b> Ph: (02) 4961 5544  SINGLTON OFFICE Ph: (02) 4961 5544	<b>CONTACT DETAILS</b> General Enquiries: reception@sorensendesign.com.au www.sorensendesign.com.au
----------	--	--	--

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>		
CLIENT:	<b>MR. BEN HANSON</b>		
TITLE:	<b>PROJECT COVER</b>		
FILE:	<b>2203354</b>	DATE:	<b>15/05/2023</b> SHEET: <b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT			







MARINE DRIVE  
**EXISTING GROUND FLOOR PLAN**  
 SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



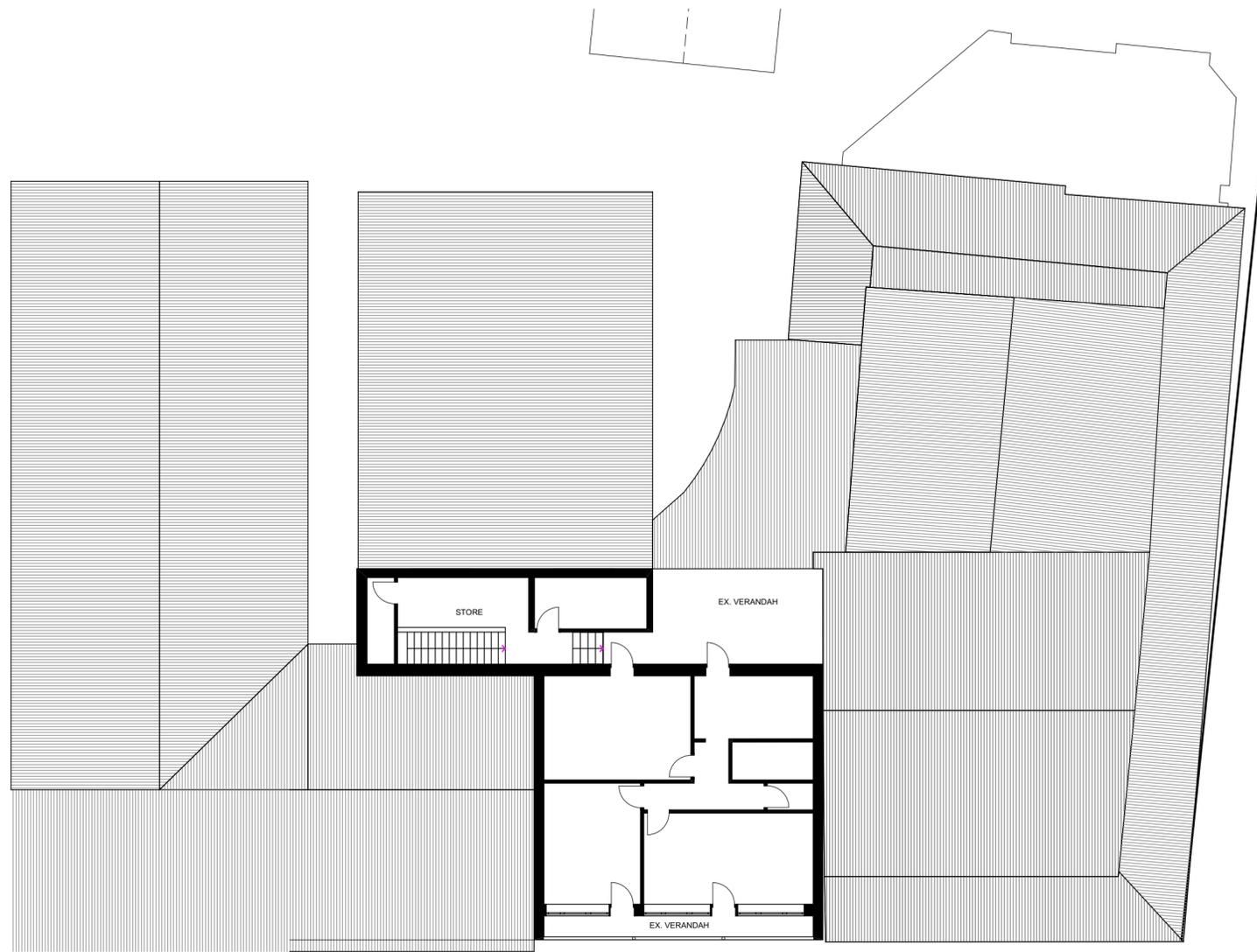
**S** PORT STEPHENS OFFICE  
 Ph: (02) 4984 9955  
 Suite 4/ 10 Yacaaba Street  
 Nelson Bay NSW 2315

NEWCASTLE OFFICE  
 Ph: (02) 4961 5544  
 SINGLETON OFFICE  
 Ph: (02) 4961 5544

CONTACT DETAILS  
 General Enquiries:  
 reception@sorensendesign.com.au  
 www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>EXISTING GROUND FLOOR PLAN</b>
FILE:	<b>2203354</b>
DATE:	<b>15/05/2023</b>
SHEET:	<b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	



**EXISTING FIRST FLOOR PLAN**

SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



**S** PORT STEPHENS OFFICE  
 Ph: (02) 4984 9955  
 Suite 4/ 10 Yacaaba Street  
 Nelson Bay NSW 2315

NEWCASTLE OFFICE  
 Ph: (02) 4961 5544  
 SINGLETON OFFICE  
 Ph: (02) 4961 5544

CONTACT DETAILS  
 General Enquiries:  
 reception@sorensendesign.com.au  
 www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>EXISTING FIRST FLOOR PLAN</b>
FILE: <b>2203354</b>	DATE: <b>15/05/2023</b> SHEET: <b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	



**PROPOSED GROUND FLOOR PLAN**  
 SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2



**S** PORT STEPHENS OFFICE  
 Ph: (02) 4984 9955  
 Suite 4/ 10 Yacaaba Street  
 Nelson Bay NSW 2315

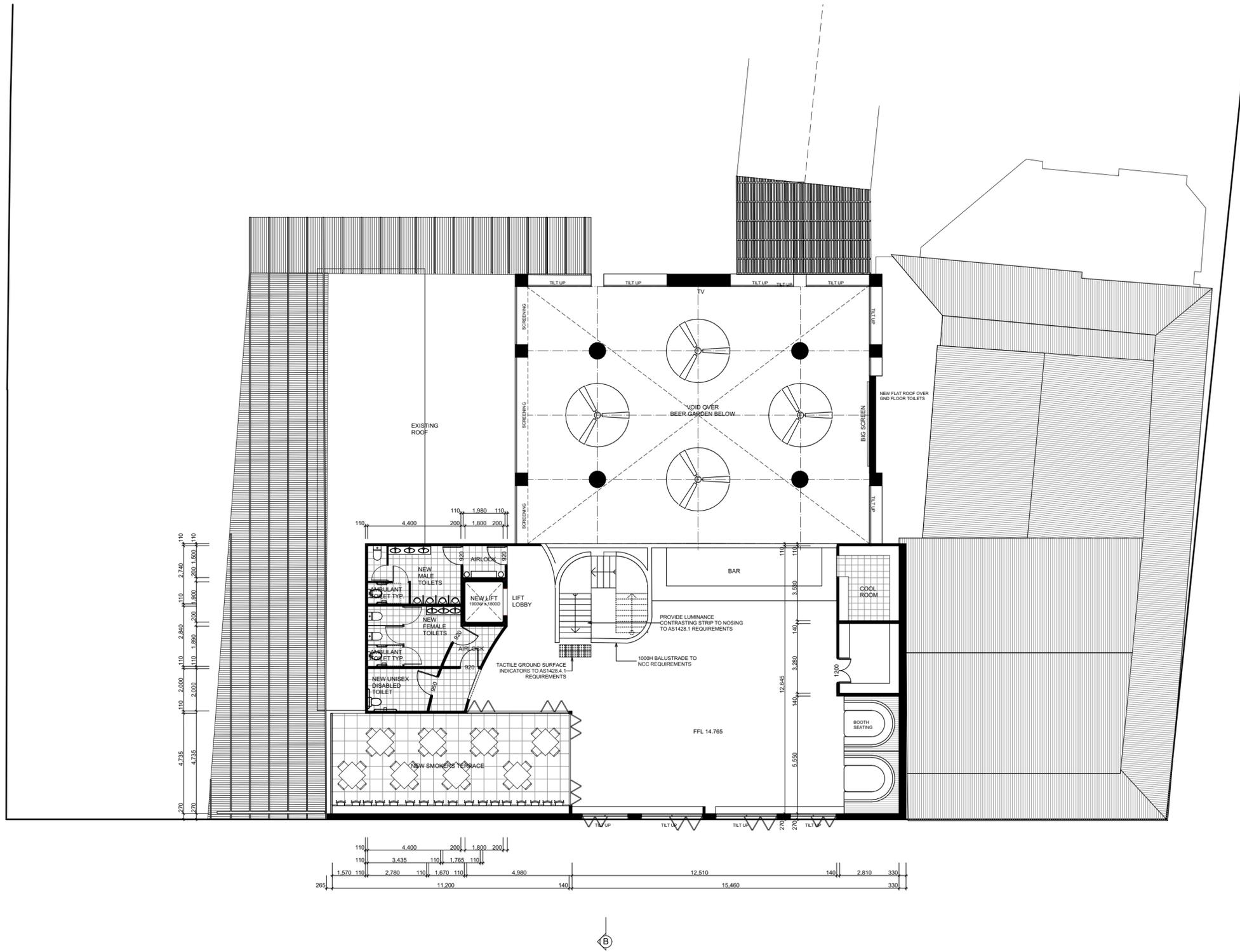
NEWCASTLE OFFICE  
 Ph: (02) 4961 5544  
 SINGLETON OFFICE  
 Ph: (02) 4961 5544

CONTACT DETAILS  
 General Enquiries:  
 reception@sorensendesign.com.au  
 www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>PROPOSED GROUND FLOOR PLAN</b>
FILE:	<b>2203354</b>
DATE:	<b>15/05/2023</b>
SHEET:	<b>OF</b>

THESE PLANS ARE SUBJECT TO COPYRIGHT



# PROPOSED FIRST FLOOR PLAN

SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



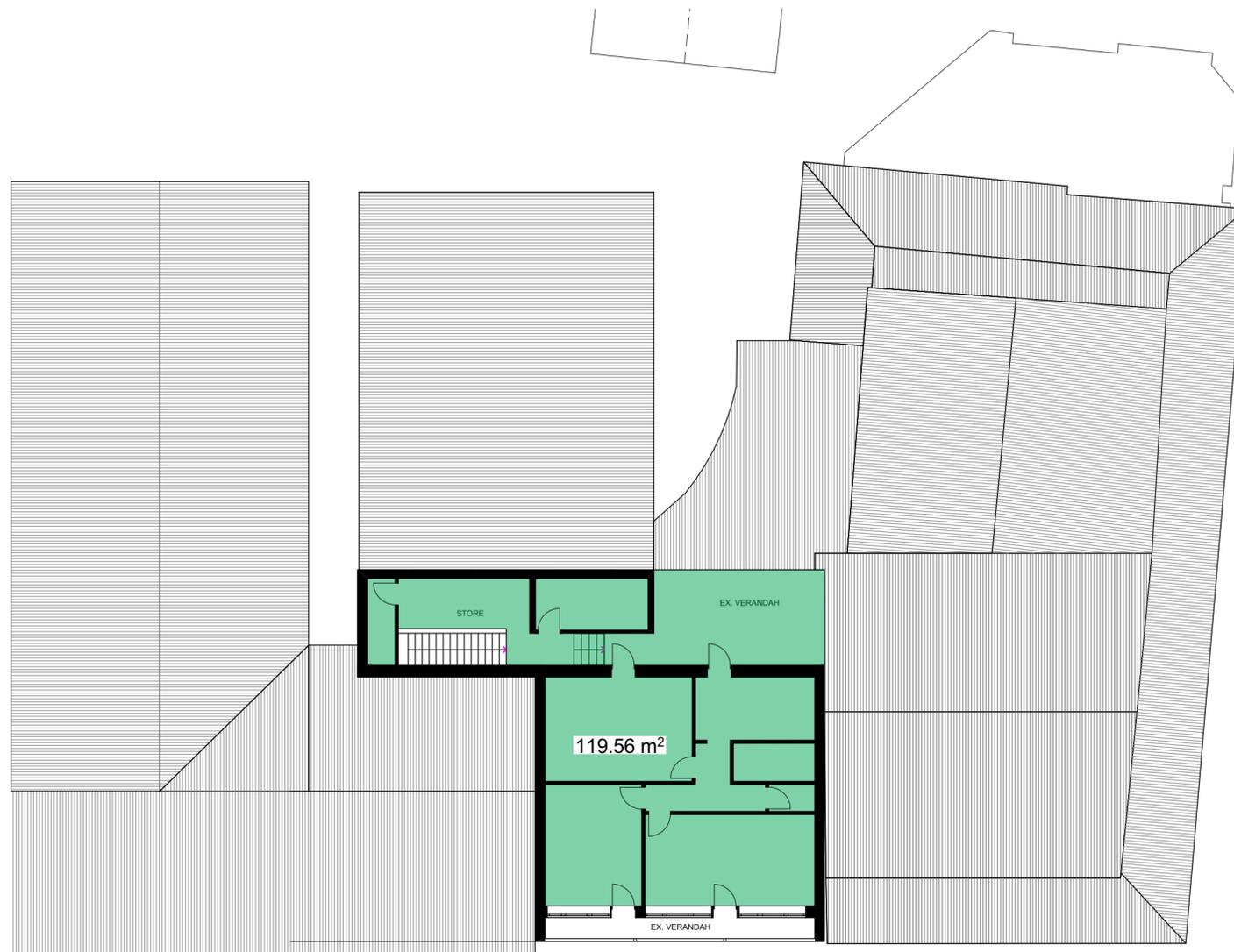
**S** PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW
CLIENT:	MR. BEN HANSON
TITLE:	PROPOSED FIRST FLOOR PLAN
FILE:	2203354
DATE:	15/05/2023
SHEET:	OF
THESE PLANS ARE SUBJECT TO COPYRIGHT	



**EXISTING FIRST FLOOR PLAN**

SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS

**SORENSEN**  
 DESIGN & PLANNING



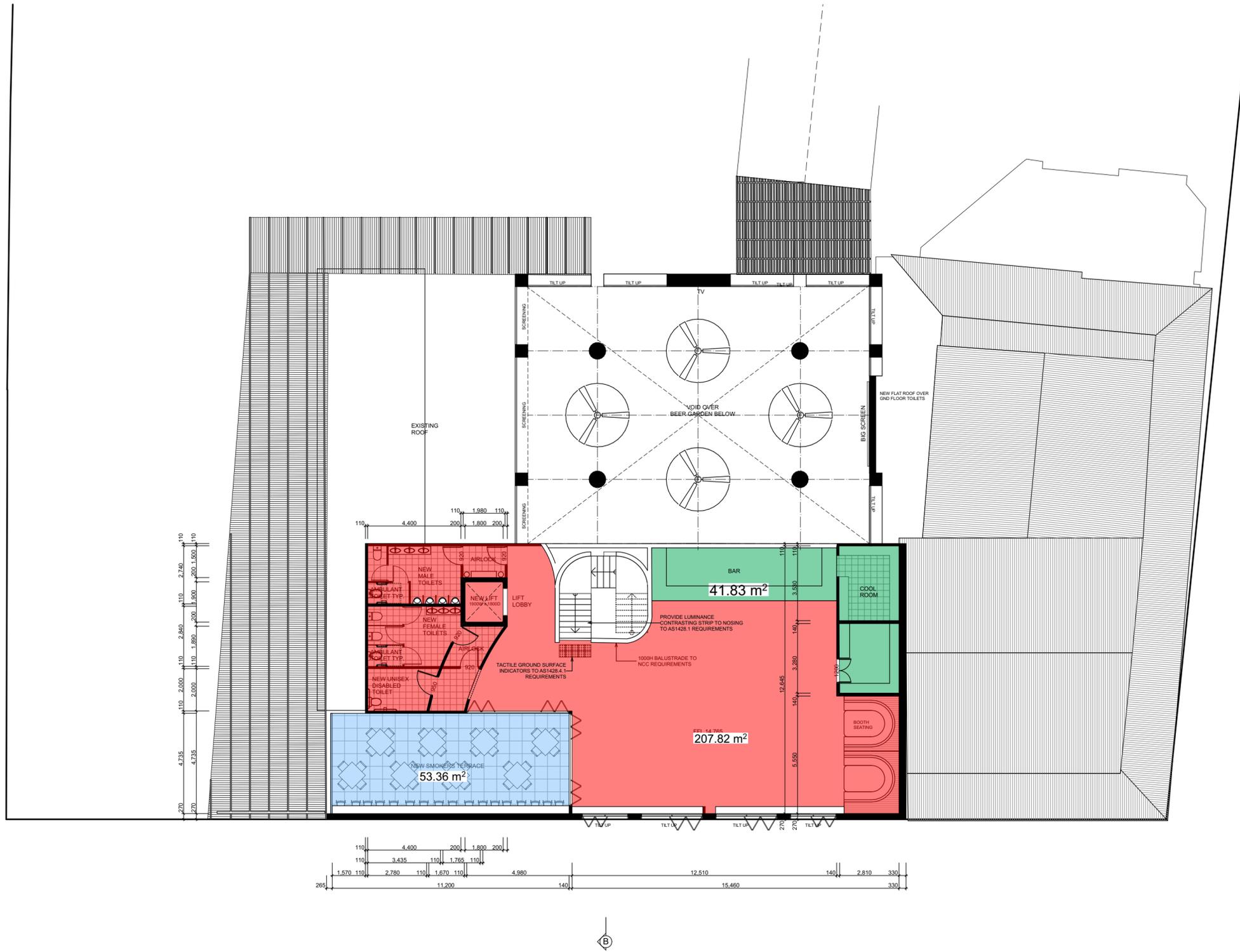
PORT STEPHENS OFFICE  
 Ph: (02) 4984 9955  
 Suite 4/ 10 Yacaaba Street  
 Nelson Bay NSW 2315

NEWCASTLE OFFICE  
 Ph: (02) 4961 5544  
 SINGLETON OFFICE  
 Ph: (02) 4961 5544

CONTACT DETAILS  
 General Enquiries:  
 reception@sorensendesign.com.au  
 www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW
CLIENT:	MR. BEN HANSON
TITLE:	EXISTING FIRST FLOOR AREA PLAN
FILE:	2203354
DATE:	15/05/2023
SHEET:	OF
THESE PLANS ARE SUBJECT TO COPYRIGHT	



# PROPOSED FIRST FLOOR PLAN

SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



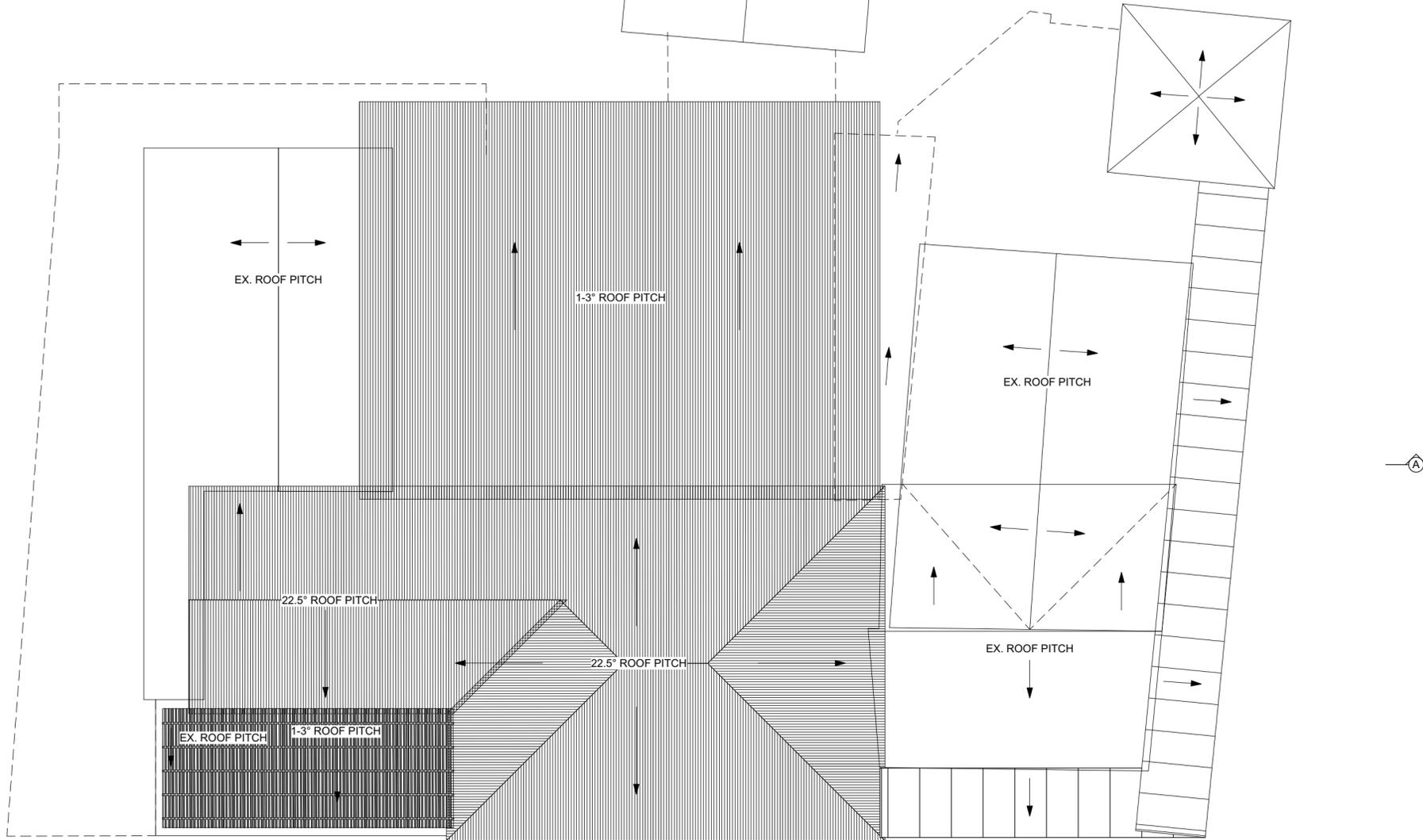
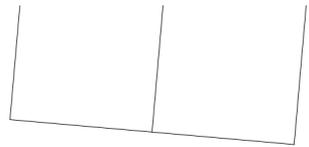
**S** PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW
CLIENT:	MR. BEN HANSON
TITLE:	PROPOSED FIRST FLOOR AREA PLAN
FILE:	2203354
DATE:	15/05/2023
SHEET:	OF
THESE PLANS ARE SUBJECT TO COPYRIGHT	



**PROPOSED ROOF PLAN**

SCALE 1:150



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



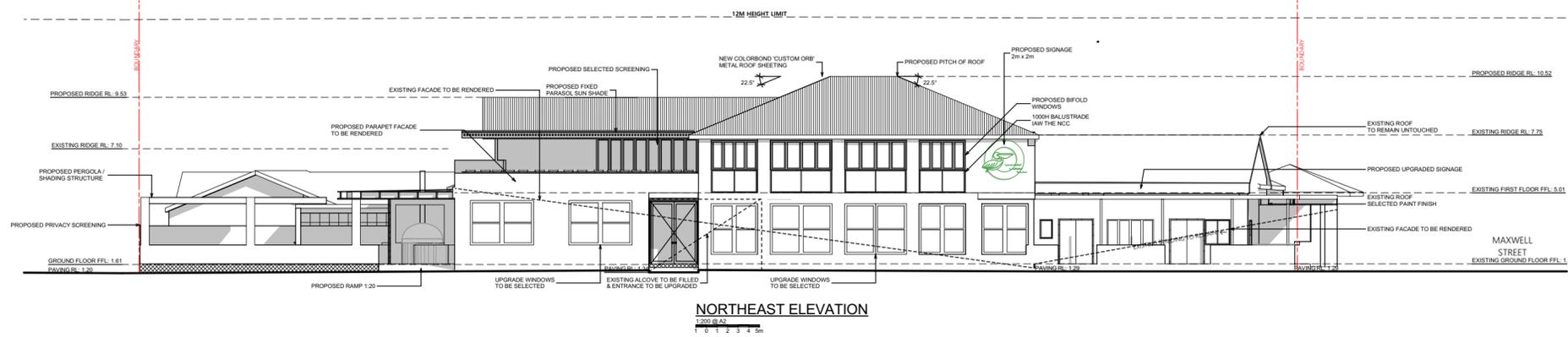
**S**  
 PORT STEPHENS OFFICE  
 Ph: (02) 4984 9955  
 Suite 4/ 10 Yacaaba Street  
 Nelson Bay NSW 2315

NEWCASTLE OFFICE  
 Ph: (02) 4961 5544  
 SINGLETON OFFICE  
 Ph: (02) 4961 5544

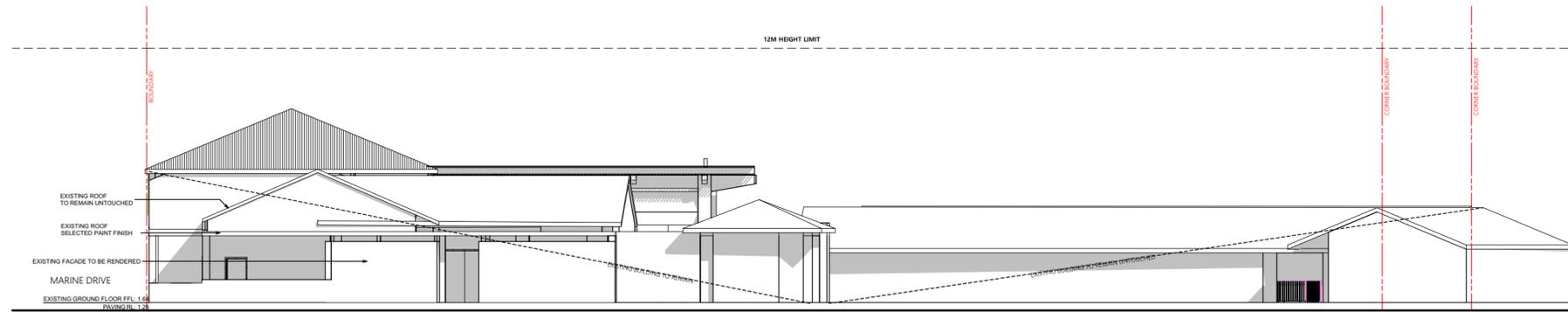
CONTACT DETAILS  
 General Enquiries:  
 reception@sorensendesign.com.au  
 www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

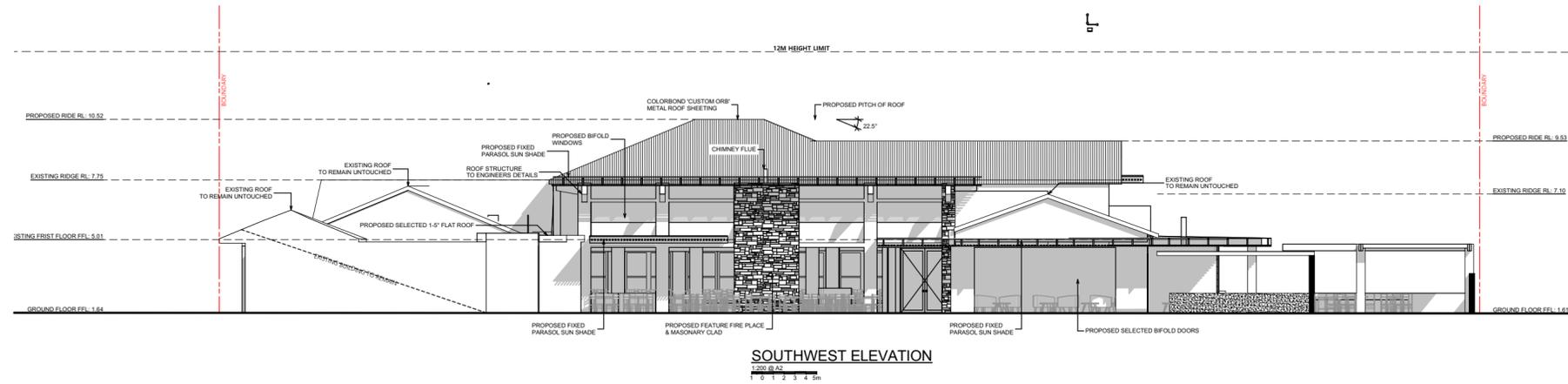
PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>PROPOSED ROOF PLAN</b>
FILE:	<b>2203354</b>
DATE:	<b>15/05/2023</b>
SHEET:	<b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	



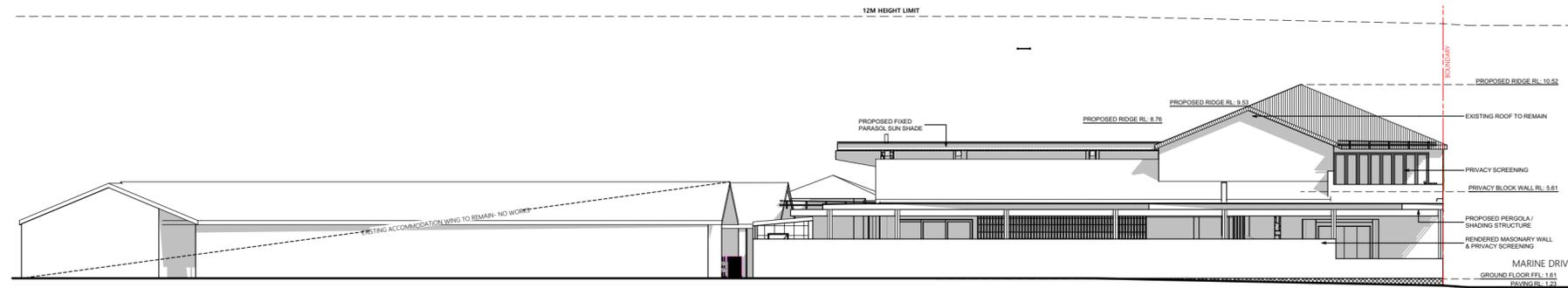
**NORTHEAST ELEVATION**  
1:200 @ A2  
0 1 2 3 4 5m



**NORTHWEST ELEVATION**  
1:200 @ A2  
0 1 2 3 4 5m



**SOUTHWEST ELEVATION**  
1:200 @ A2  
0 1 2 3 4 5m



**SOUTHEAST ELEVATION**  
1:200 @ A2  
0 1 2 3 4 5m



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



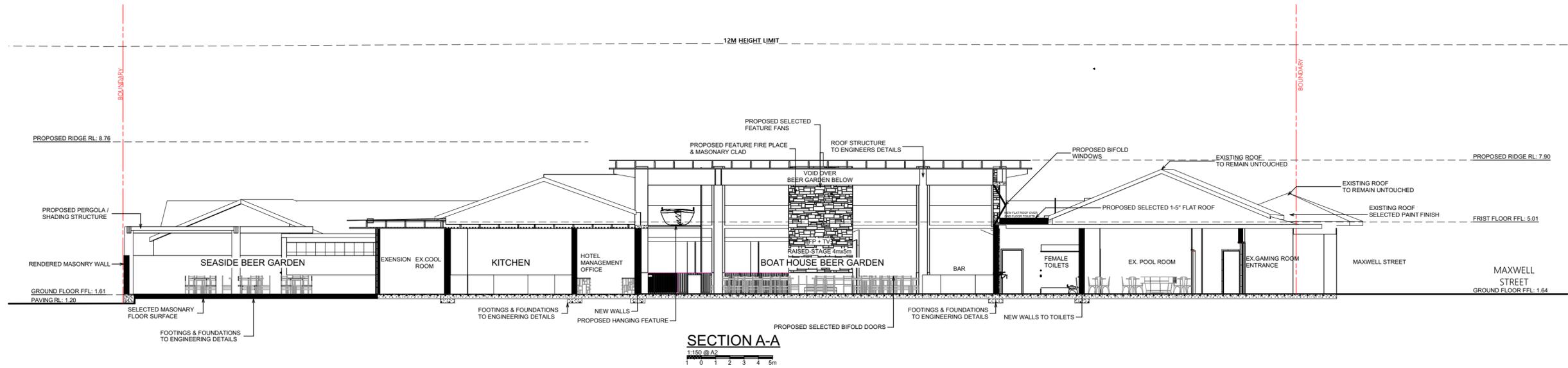
**PORT STEPHENS OFFICE**  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

**NEWCASTLE OFFICE**  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

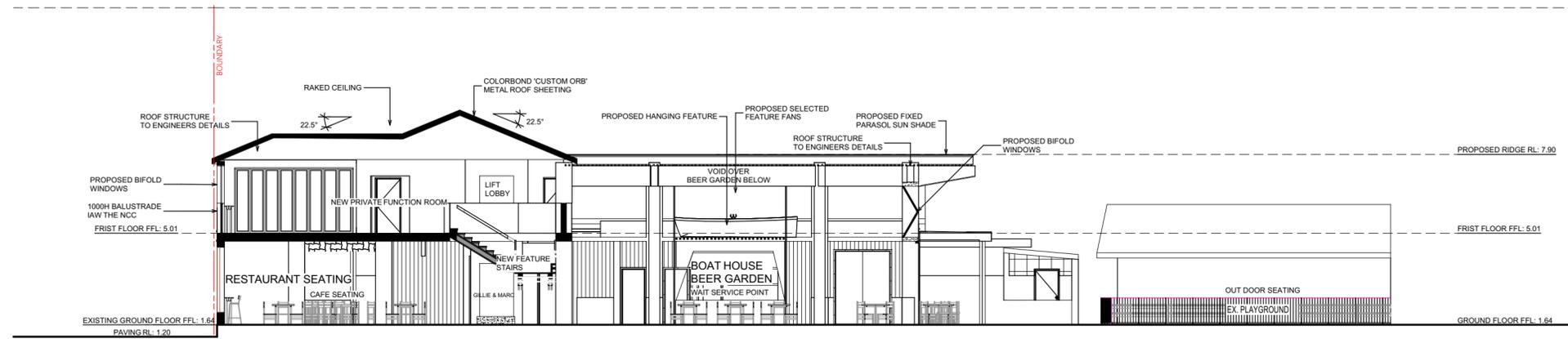
**CONTACT DETAILS**  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>PROPOSED ELEVATIONS</b>
FILE:	<b>2203354</b>
DATE:	<b>15/05/2023</b>
SHEET:	<b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	



SECTION A-A  
1:150 @ A2  
1 0 1 2 3 4 5m



SECTION B-B  
1:150 @ A2  
1 0 1 2 3 4 5m



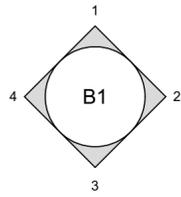
A	221130: CONCEPT ISSUE FOR REVIEW & COMMENT
B	221215: CONCEPT ISSUE FOR REVIEW & COMMENT
C	230203: CONCEPT ISSUE FOR REVIEW & COMMENT
D	230222: CONCEPT ISSUE FOR REVIEW & COMMENT
E	230421: ISSUE FOR DISCUSSION & MEETING
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



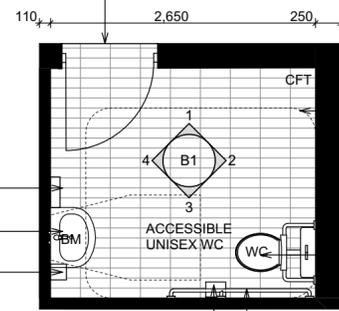
<b>S</b>	PORT STEPHENS OFFICE Ph: (02) 4984 9955	NEWCASTLE OFFICE Ph: (02) 4961 5544	CONTACT DETAILS General Enquiries: reception@sorensendesign.com.au
	Suite 4/ 10 Yacaaba Street Nelson Bay NSW 2315	SINGLETON OFFICE Ph: (02) 4961 5544	www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW		
CLIENT:	MR. BEN HANSON		
TITLE:	PROPOSED SECTION A&B		
FILE:	2203354	DATE:	15/05/2023 SHEET: OF
THESE PLANS ARE SUBJECT TO COPYRIGHT			



SWINGING DOOR WITH 850 CLEAR OPENING



PROVIDE SLIP RESISTANT FLOOR FINISH IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

TOWEL DISPENSER IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

WASH BASIN IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

SOAP DISPENSER IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

TOILET ROLL HOLDER IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

TOILET PAN & CIRSTEN IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

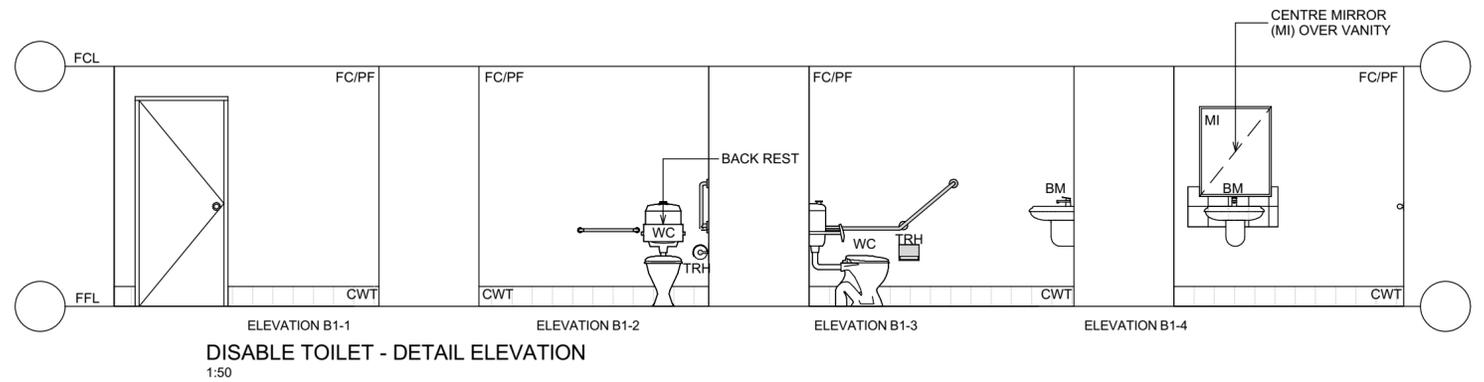
HANDRAIL IN ACCORDANCE WITH REQUIREMENTS OF AS1428.1 2009

### DISABLED 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



AS 1428.1-2009

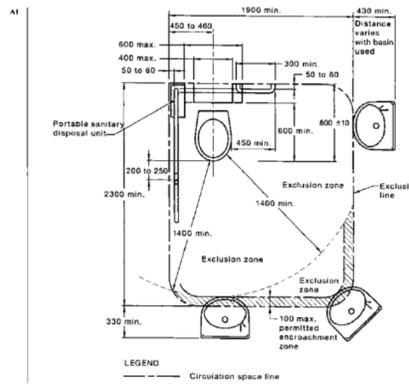


FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER (LEFT-HAND TRANSFER IS MIRROR REVERSED)

AS 1428.1-2009

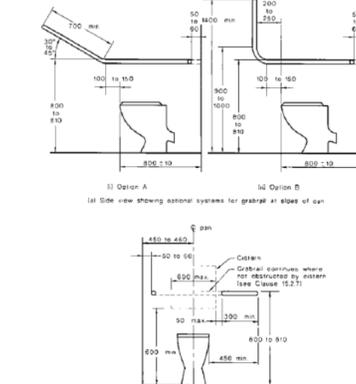


FIGURE 42 POSITIONS OF GRABRAILS IN WATER CLOSETS

AS 1428.1-2009

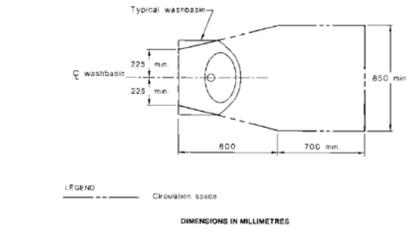


FIGURE 46 CIRCULATION SPACE FOR WASHBASINS



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



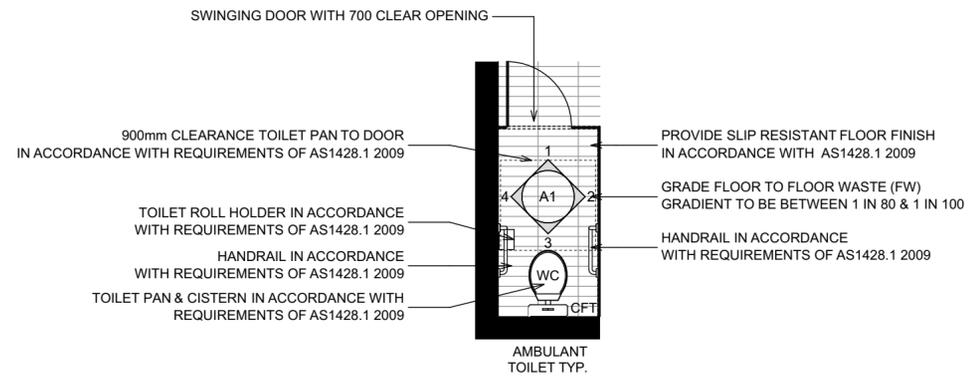
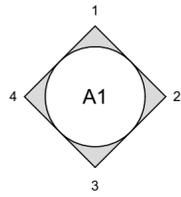
PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

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
THESE PLANS ARE SUBJECT TO COPYRIGHT	



## 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

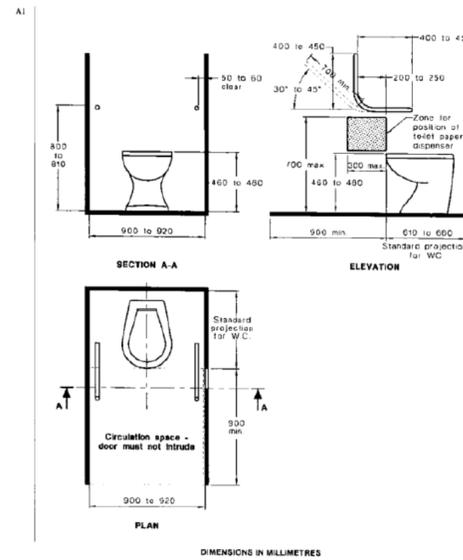
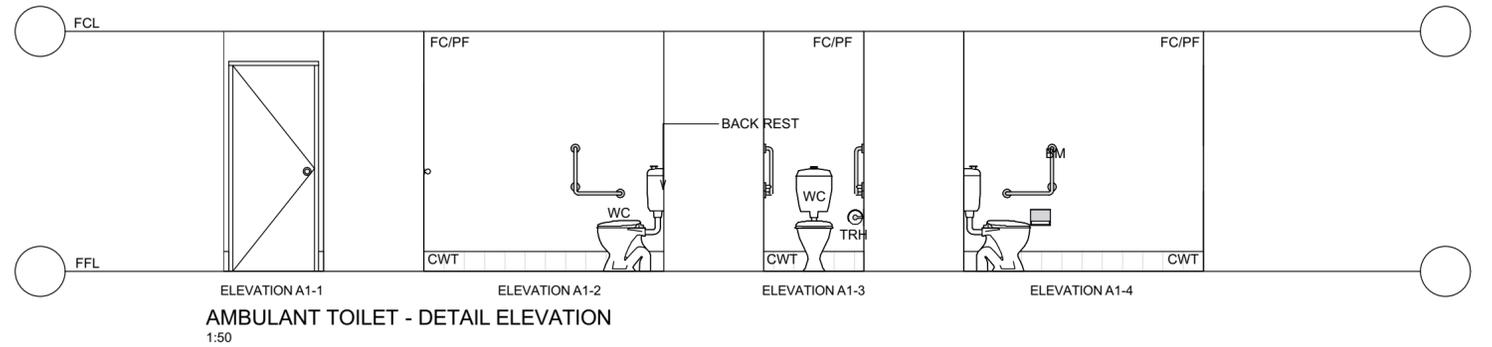


FIGURE 53(A) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—PLAN AND ELEVATION

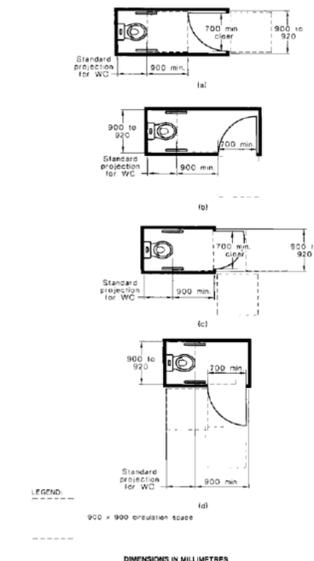


FIGURE 53(B) SANITARY COMPARTMENT FOR PEOPLE WITH AMBULANT DISABILITIES—DOORWAY OPTIONS



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS

**SORENSEN**  
DESIGN & PLANNING

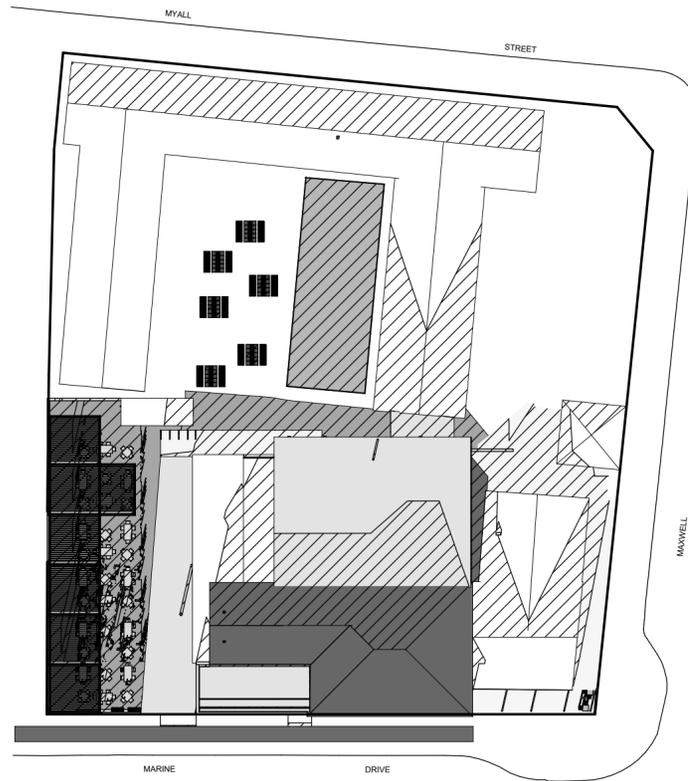
PORT STEPHENS OFFICE  
Ph: (02) 4984 9955  
Suite 4/ 10 Yacaaba Street  
Nelson Bay NSW 2315

NEWCASTLE OFFICE  
Ph: (02) 4961 5544  
SINGLETON OFFICE  
Ph: (02) 4961 5544

CONTACT DETAILS  
General Enquiries:  
reception@sorensendesign.com.au  
www.sorensendesign.com.au

ISSUE FOR DA APPROVAL

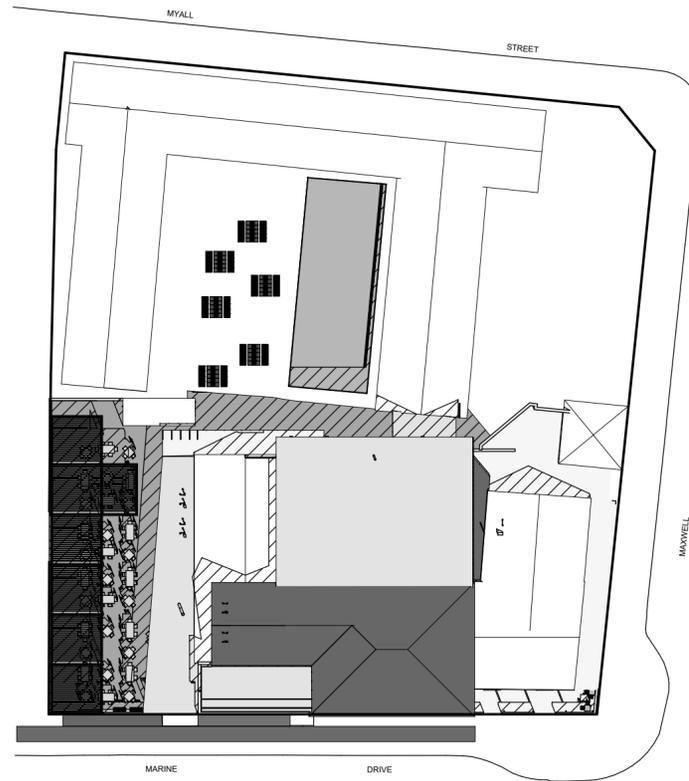
PROJECT:	PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW
CLIENT:	MR. BEN HANSON
TITLE:	PROPOSED AMBULANT TOILET DETAILS
FILE:	2203354
DATE:	15/05/2023
SHEET:	OF
THESE PLANS ARE SUBJECT TO COPYRIGHT	



Shadow 9AM

JUNE 21st

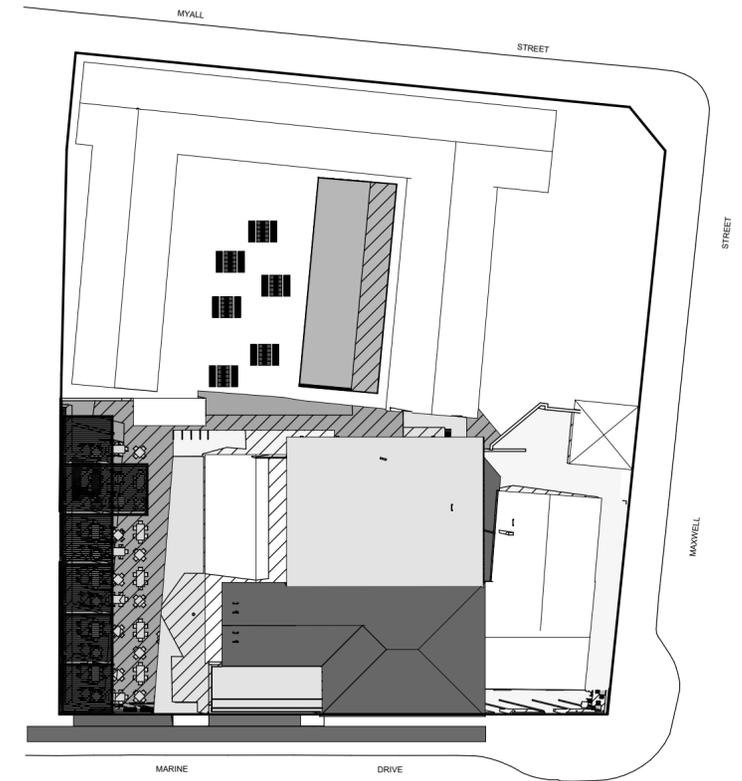
1:500



Shadow 12NOON

JUNE 21st

1:500



Shadow 3PM

JUNE 21st

1:500



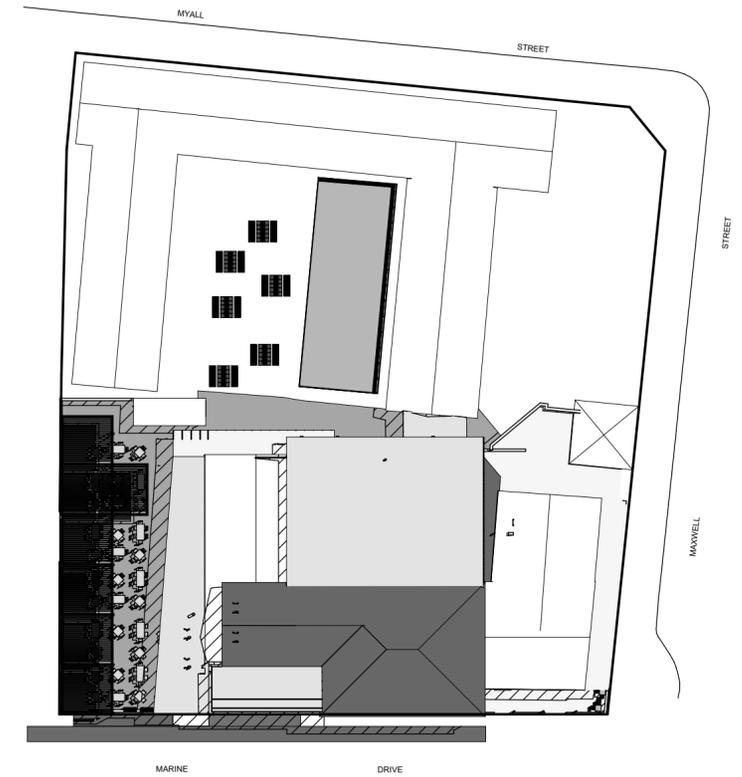
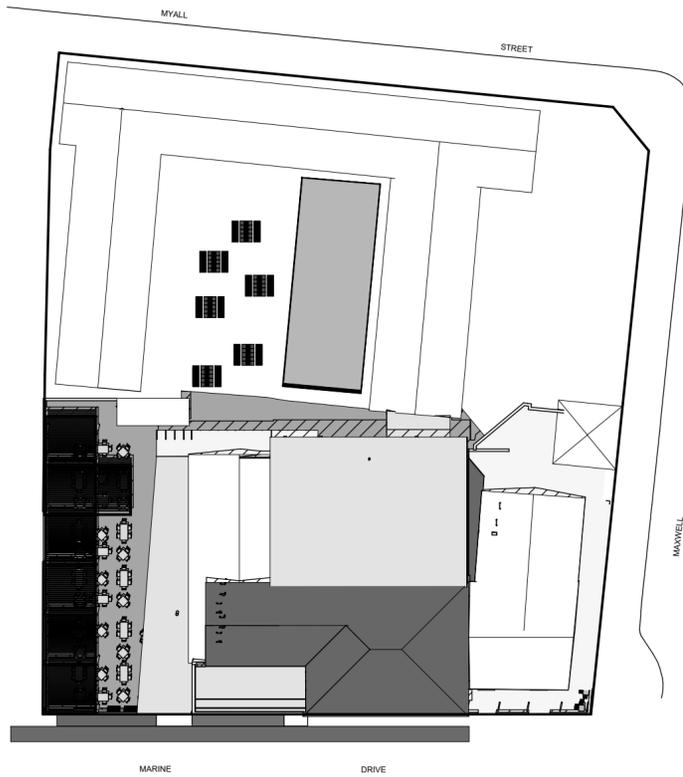
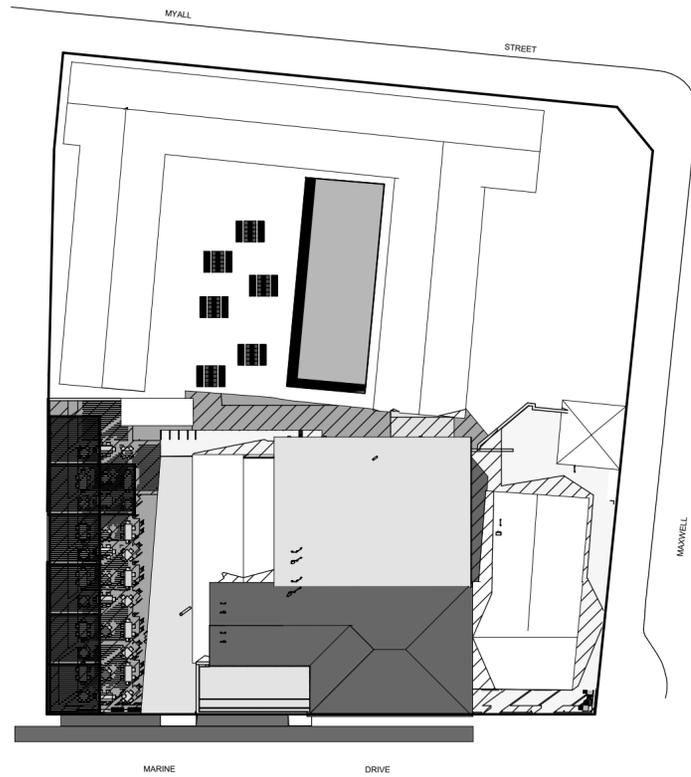
A	221130: CONCEPT ISSUE FOR REVIEW & COMMENT
B	221215: CONCEPT ISSUE FOR REVIEW & COMMENT
C	230203: CONCEPT ISSUE FOR REVIEW & COMMENT
D	230222: CONCEPT ISSUE FOR REVIEW & COMMENT
E	230421: ISSUE FOR DISCUSSION & MEETING
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



<b>S</b>	<b>PORT STEPHENS OFFICE</b> Ph: (02) 4984 9955 Suite 4/ 10 Yacaaba Street Nelson Bay NSW 2315	<b>NEWCASTLE OFFICE</b> Ph: (02) 4961 5544 <b>SINGLETON OFFICE</b> Ph: (02) 4961 5544	<b>CONTACT DETAILS</b> General Enquiries: reception@sorensendesign.com.au www.sorensendesign.com.au
----------	--	--	--

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>SHADOW DIAGRAMS - JUNE 21st</b>
FILE:	<b>2203354</b>
DATE:	<b>15/05/2023</b>
SHEET:	<b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	



Shadow 9AM      DEC 22nd      1:500      Shadow 12NOON      DEC 22nd      1:500      Shadow 3PM      DEC 22nd      1:500



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
F	230421: ISSUE FOR PLANNERS
G	230515: INITIAL DA SET ISSUE FOR PLANNERS
H	231116: REVISED DA 2
ISSUE	DETAILS



**S** PORT STEPHENS OFFICE Ph: (02) 4984 9955  
 SUITE 4/ 10 Yacaaba Street Nelson Bay NSW 2315  
 NEWCASTLE OFFICE Ph: (02) 4961 5544  
 SINGLETON OFFICE Ph: (02) 4961 5544  
 CONTACT DETAILS General Enquiries: reception@sorensendesign.com.au  
 www.sorensendesign.com.au

**ISSUE FOR DA APPROVAL**

PROJECT:	<b>PROPOSED RENOVATION OF EXISTING TEA GARDENS HOTEL - TEA GARDENS 2324 NSW</b>
CLIENT:	<b>MR. BEN HANSON</b>
TITLE:	<b>SHADOW DIAGRAMS - DECEMBER 22nd</b>
FILE: <b>2203354</b>	DATE: <b>15/05/2023</b> SHEET: <b>OF</b>
THESE PLANS ARE SUBJECT TO COPYRIGHT	