



Attachment 2 to Item 2.1.2.

Plans used during assessment





Date of meeting: 17 October 2024
Location: Council Chambers
Time: 10am

KURRAJONG HEIGHTS HOTEL & ACCOMMODATION

DRAWING LIST

SK100a	-Site analysis Plan	SK500	- Shadow Diagram 9am Winter Solstice
SK100b	-Demolition Plan	SK501	- Shadow Diagram 12pm Winter Solstice
SK101	-Propose Site Plan	SK502	- Shadow Diagram 3pm Winter Solstice
SK102	-Lower Ground Floor Site Plan		
SK103	-Ground Floor Site Plan	SK600	- Cut + Fill Plan
SK104	-First Floor Site Plan		
SK105	-Lower Ground Floor Plan - Hotel	SK900	- Signage Location Plan
SK106	-Ground Floor Plan - Hotel		
SK107	-First Floor Plan - Hotel		
SK108	-Roof Plan - Hotel		
SK109	-Ground Floor Plan - Accommodation		
SK110	-Roof Plan - Accommodation		
SK200	- North + West Elevations - Hotel		
SK201	- South + East Elevations - Hotel		
SK202	- Streetscape Elevation - Hotel		
SK203	- North + West Elevation - Accommodation		
SK204	- South + East Elevation - Accommodation		
SK300	- Section A-A + Section B-B		
SK400	-Golden Ratio Diagrams		
SK401	-Landscape Calculations Plan		
SK402	-GFA Calculations		
SK403	-Car Park Area Calculations		

Legend

	Boundary Line		Tree removal
	Existing RL		
	Proposed RL		

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Project
 Kurrajong Heights Hotel
 & Accommodation

Client
 Balma Projects Pty Ltd

Drawing content
 Cover

Project Status
 DA

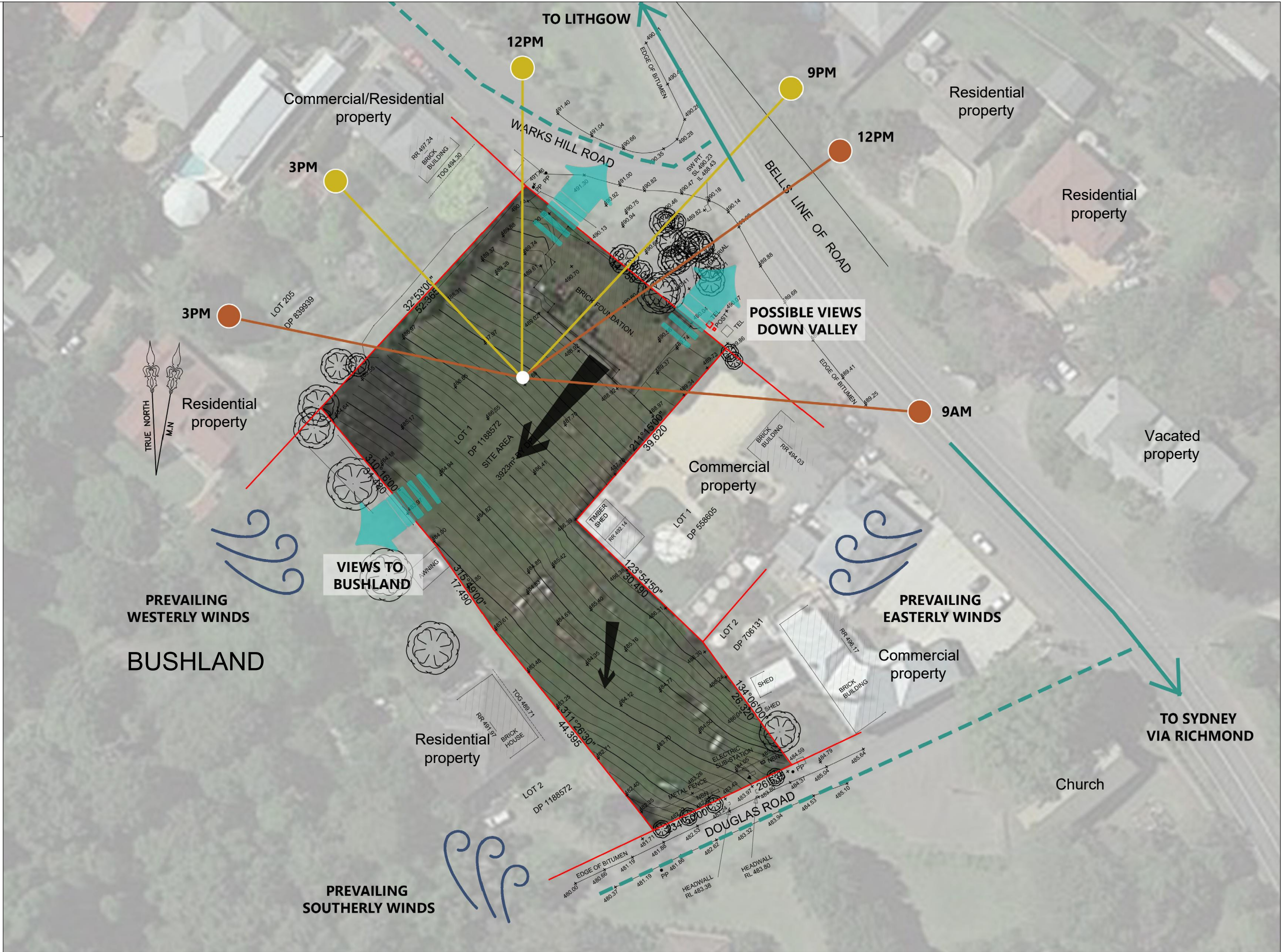
Scale
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Date
 26/08/2024

Drawing No.
 SK000

Issue No.
 4

- Winter Solstice
- Summer Solstice
- Prevailing Winds
- Prominent Views
- Site fall

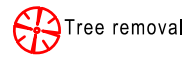


Legend

--- Boundary Line

--- Existing RL

--- Proposed RL



Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Drawing content
 Site Analysis Plan

Project Status
 DA

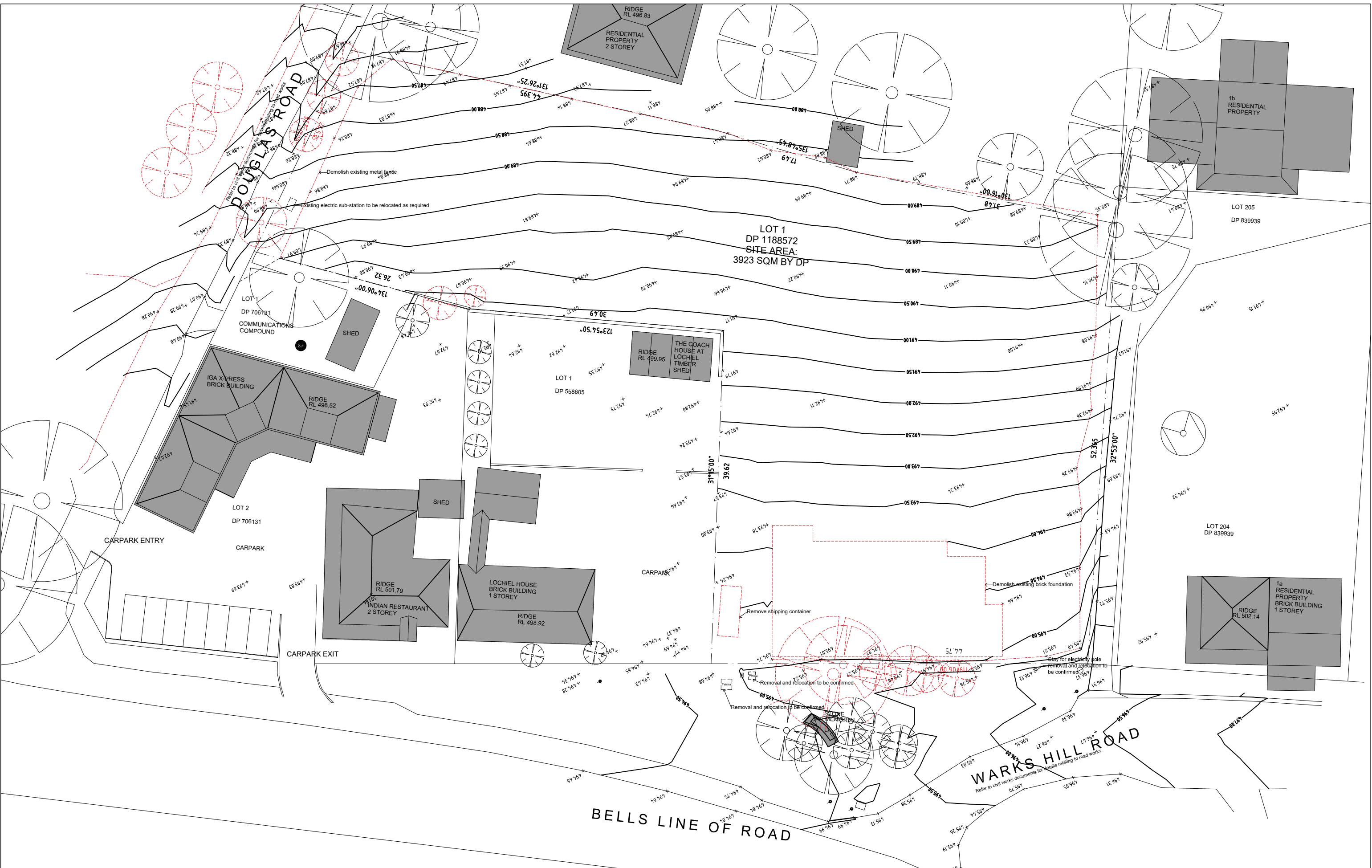
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Date
 26/08/2024



Drawing No.
 SK100a

Issue No.
 4



Refer to arborist report for details relating to tree demolition

Legend
 --- Boundary Line
 --- Existing RL
 --- Proposed RL
 (Tree symbol) Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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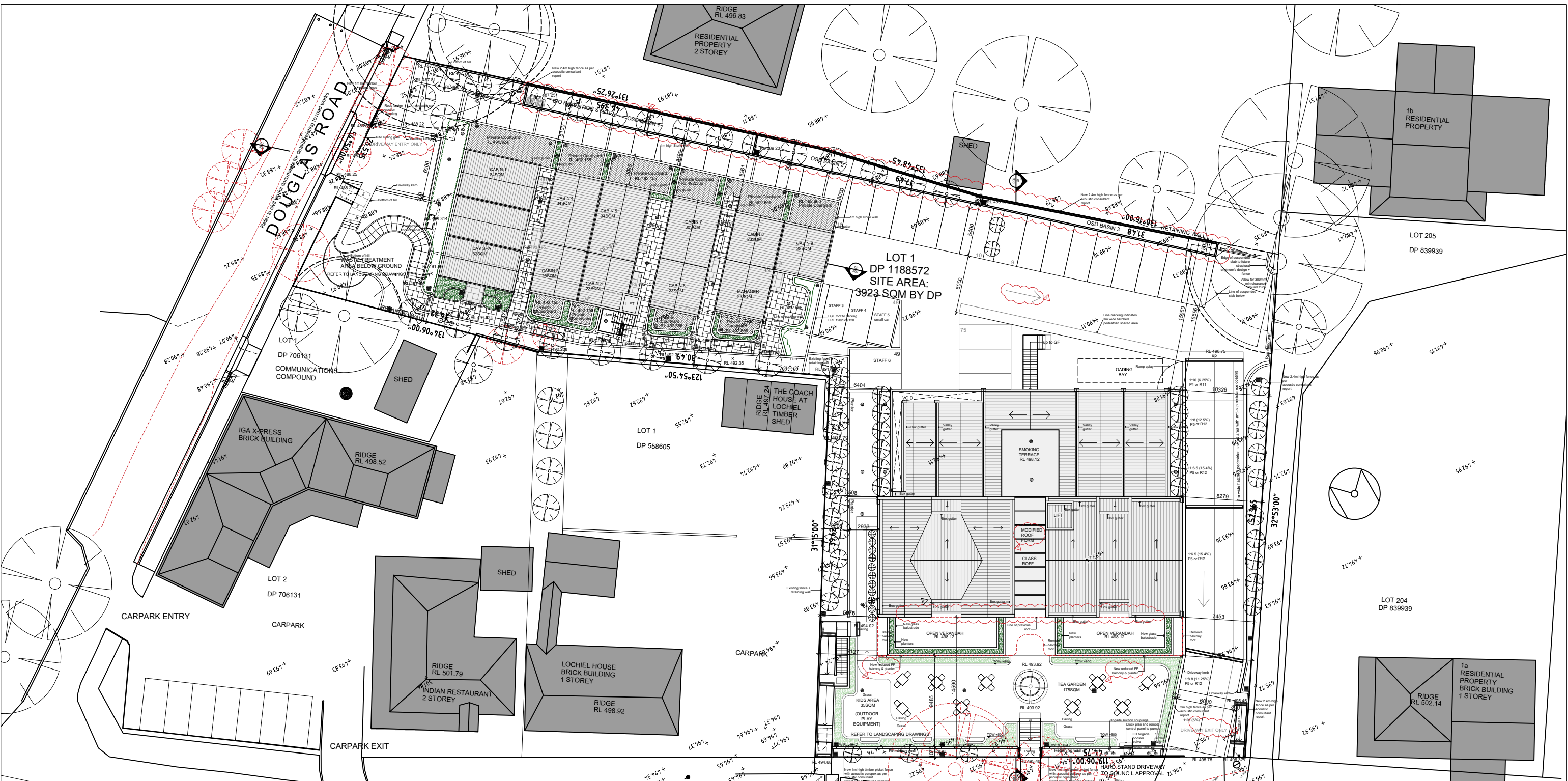
Project
 Kurrajong Heights Hotel & Accommodation
Client
 Balma Projects Pty Ltd

Drawing content
 Demolition Plan
Project Status
 DA

Scale
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Date
 26/08/2024



Drawing No.
 SK100b
Issue No.
 4



REVISION LIST

Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
D	Interior change
E	Reduced FF balcony & new planter
F	New front facade windows, doors and recesses
Amendments 6 Nov 23	
G	One way internal driveway
Amendments 26 Aug 24	
H	New OSD basin

Legend

---	Boundary Line
---RL 484.853	Existing RL
---RL 485.92	Proposed RL
(Tree symbol)	Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Drawing content
 Proposed Site Plan

Project Status
 DA

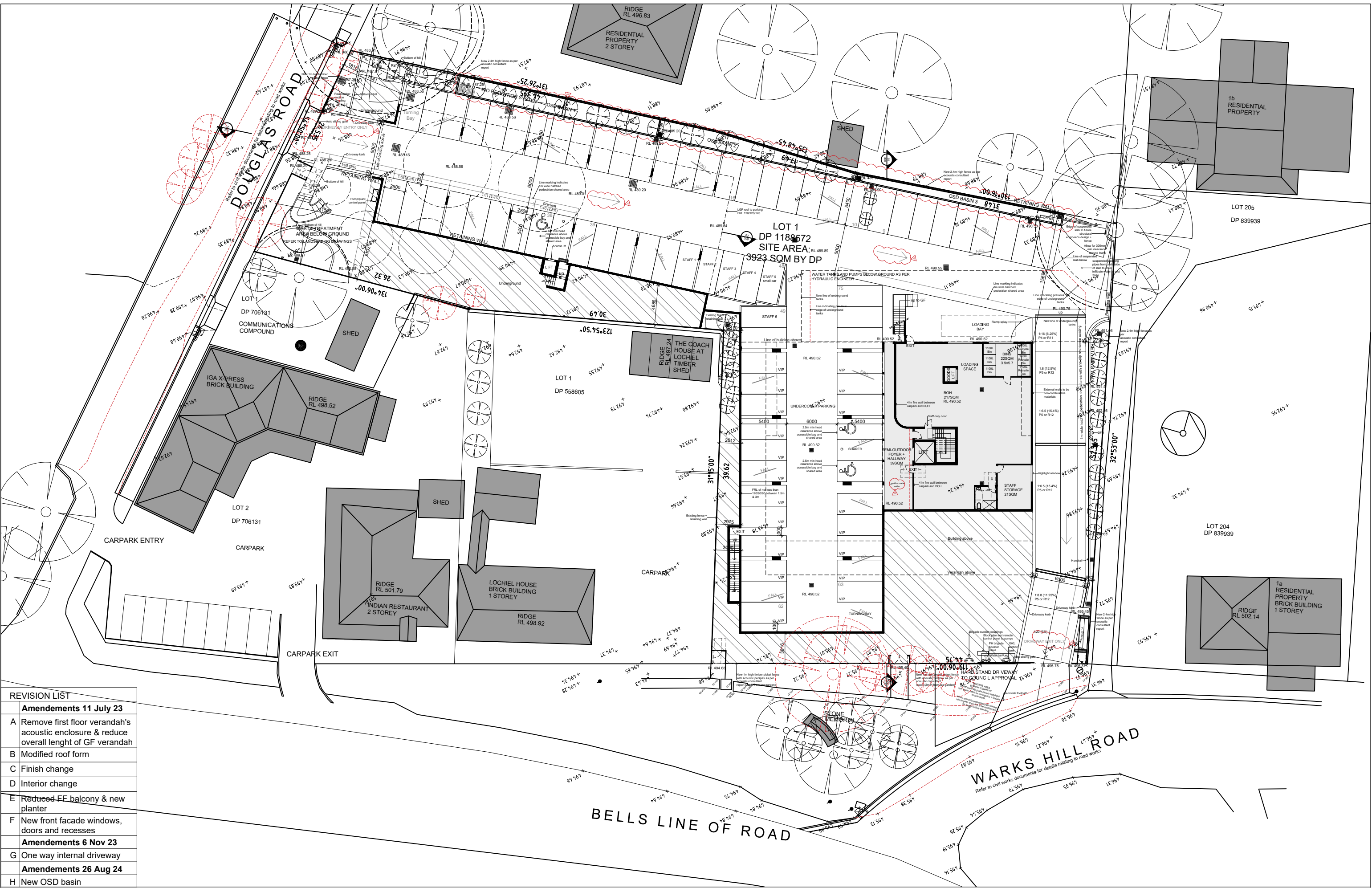
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Date
 26/08/2024



Drawing No.
 SK101

Issue No.
 4



REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
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Amendments 6 Nov 23	
G	One way internal driveway
Amendments 26 Aug 24	
H	New OSD basin

Legend	
	Boundary Line
	Existing RL
	Proposed RL
	Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Drawing content
 Lower Ground Floor Site Plan

Project Status
 DA

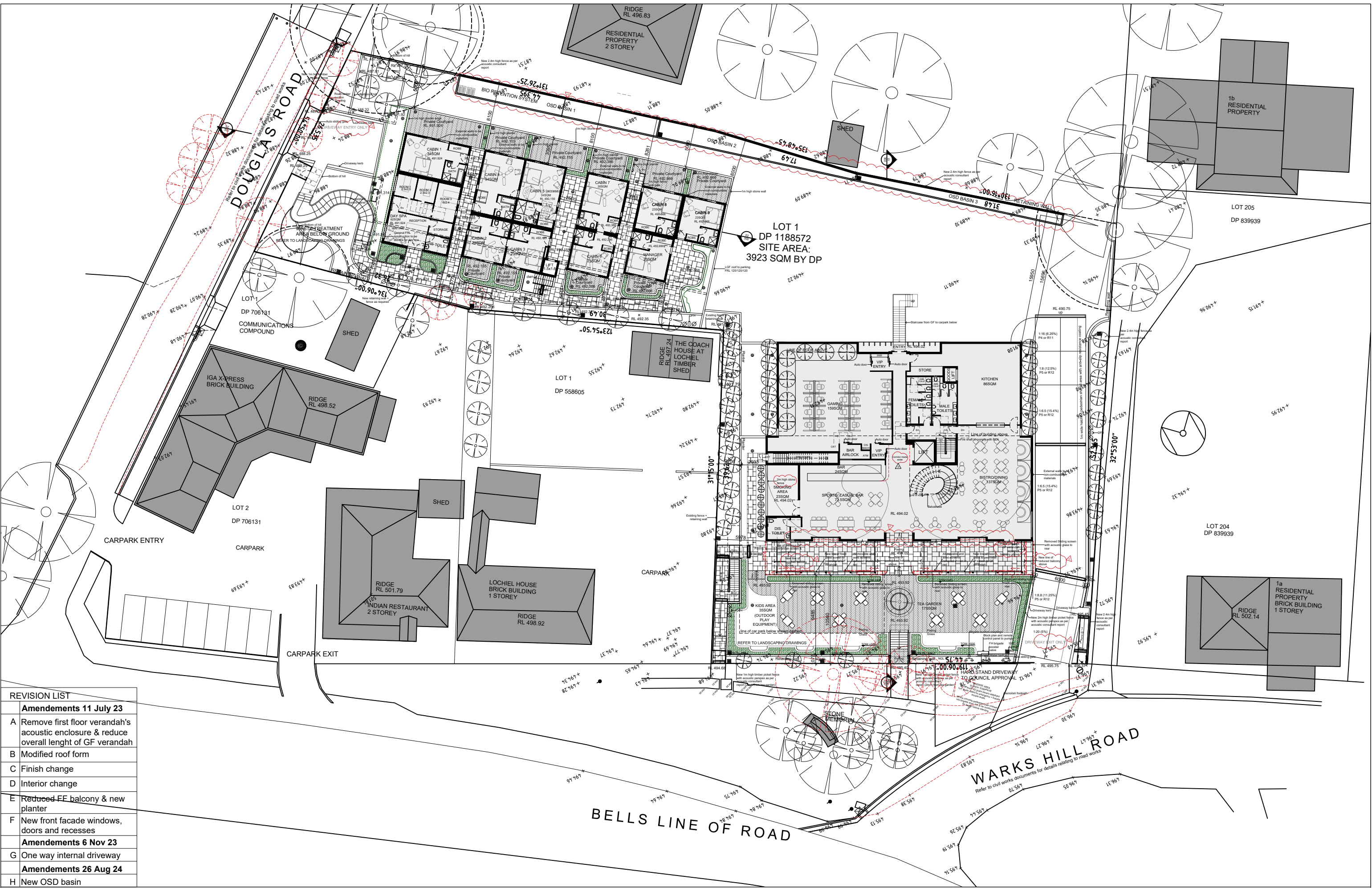
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Date
 26/08/2024



Drawing No.
 SK102

Issue No.
 4



REVISION LIST

Amendments 11 July 23

A Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah

B Modified roof form

C Finish change

D Interior change

E Reduced FF balcony & new planter

F New front facade windows, doors and recesses

Amendments 6 Nov 23

G One way internal driveway

Amendments 26 Aug 24

H New OSD basin

Legend

--- Boundary Line

--- Existing RL

--- Proposed RL

Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Client
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Drawing content
 Ground Floor Site Plan

Project Status
 DA

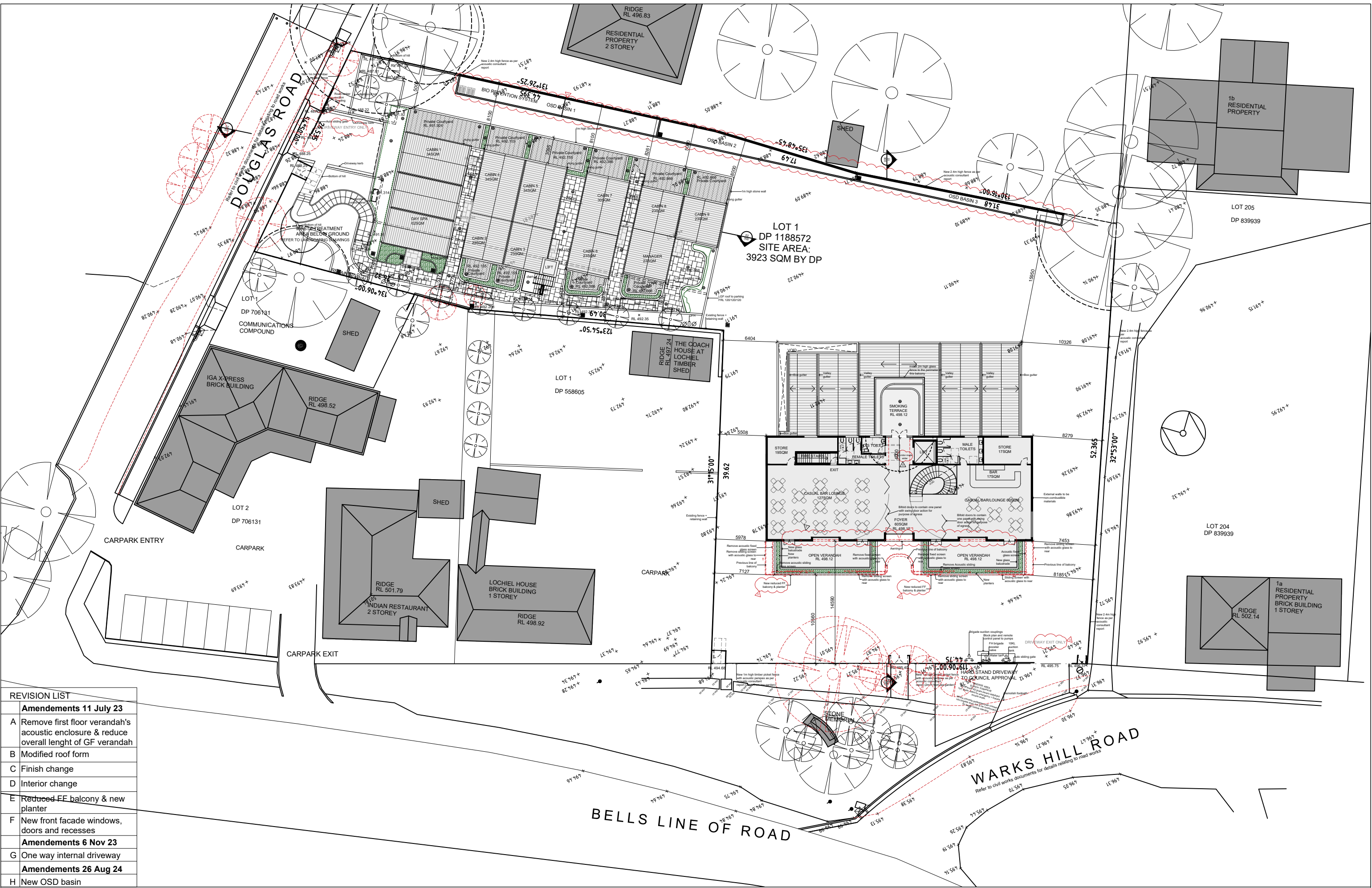
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Date
 26/08/2024



Drawing No.
 SK103

Issue No.
 4



REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
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F	New front facade windows, doors and recesses
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G	One way internal driveway
Amendments 26 Aug 24	
H	New OSD basin

Legend	
	Boundary Line
	Tree removal
	Existing RL
	Proposed RL

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Project
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Client
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Drawing content
 First Floor Site Plan

Project Status
 DA

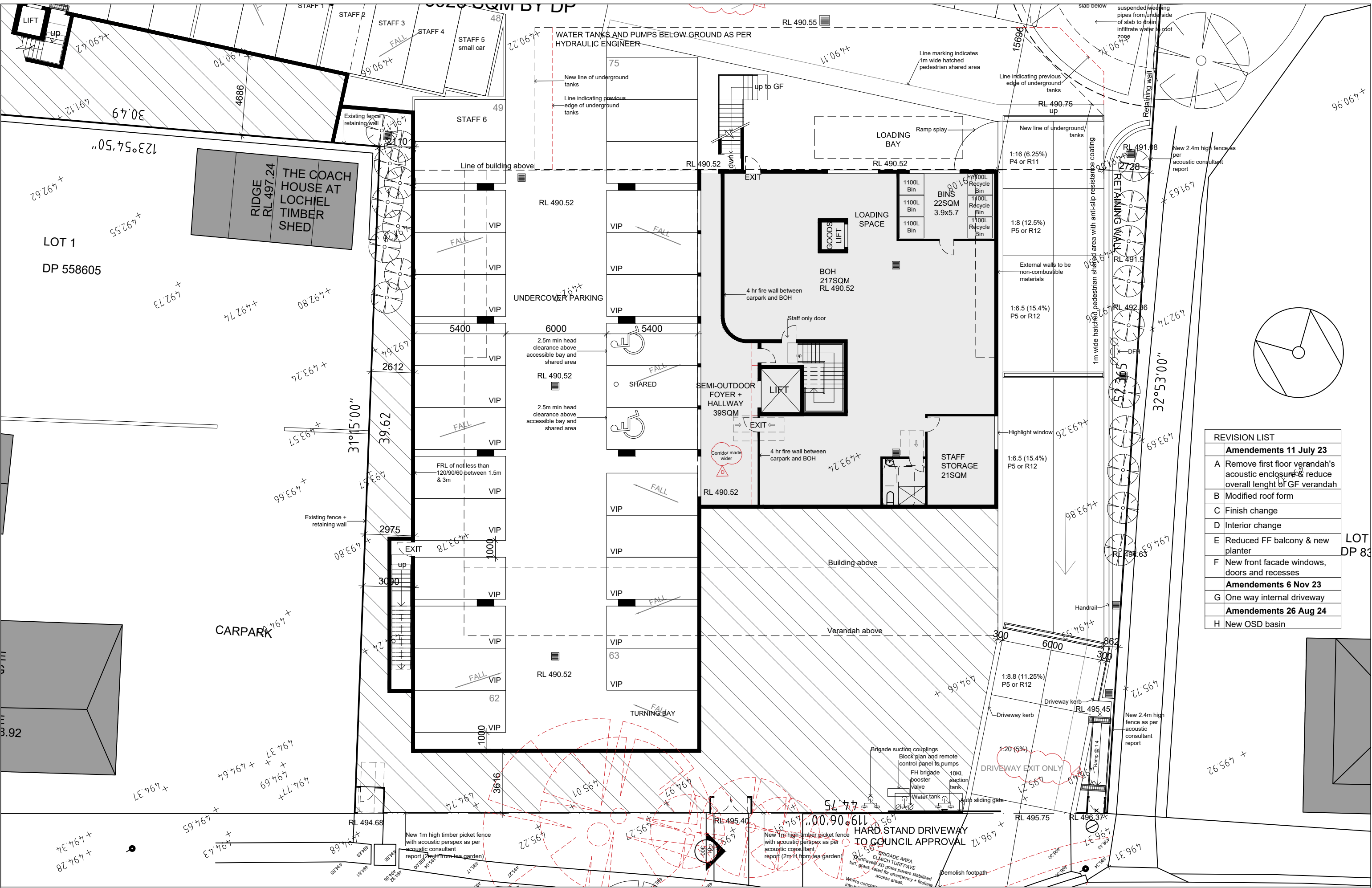
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Date
 26/08/2024

Drawing No.
 SK104

Issue No.
 4





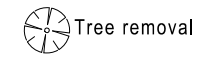
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Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
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D	Interior change
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Amendments 26 Aug 24	
H	New OSD basin

Legend

--- Boundary Line

--- Existing RL

--- Proposed RL



Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Project
 Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
 Lower Ground Floor Plan-Hotel

Project Status
 DA

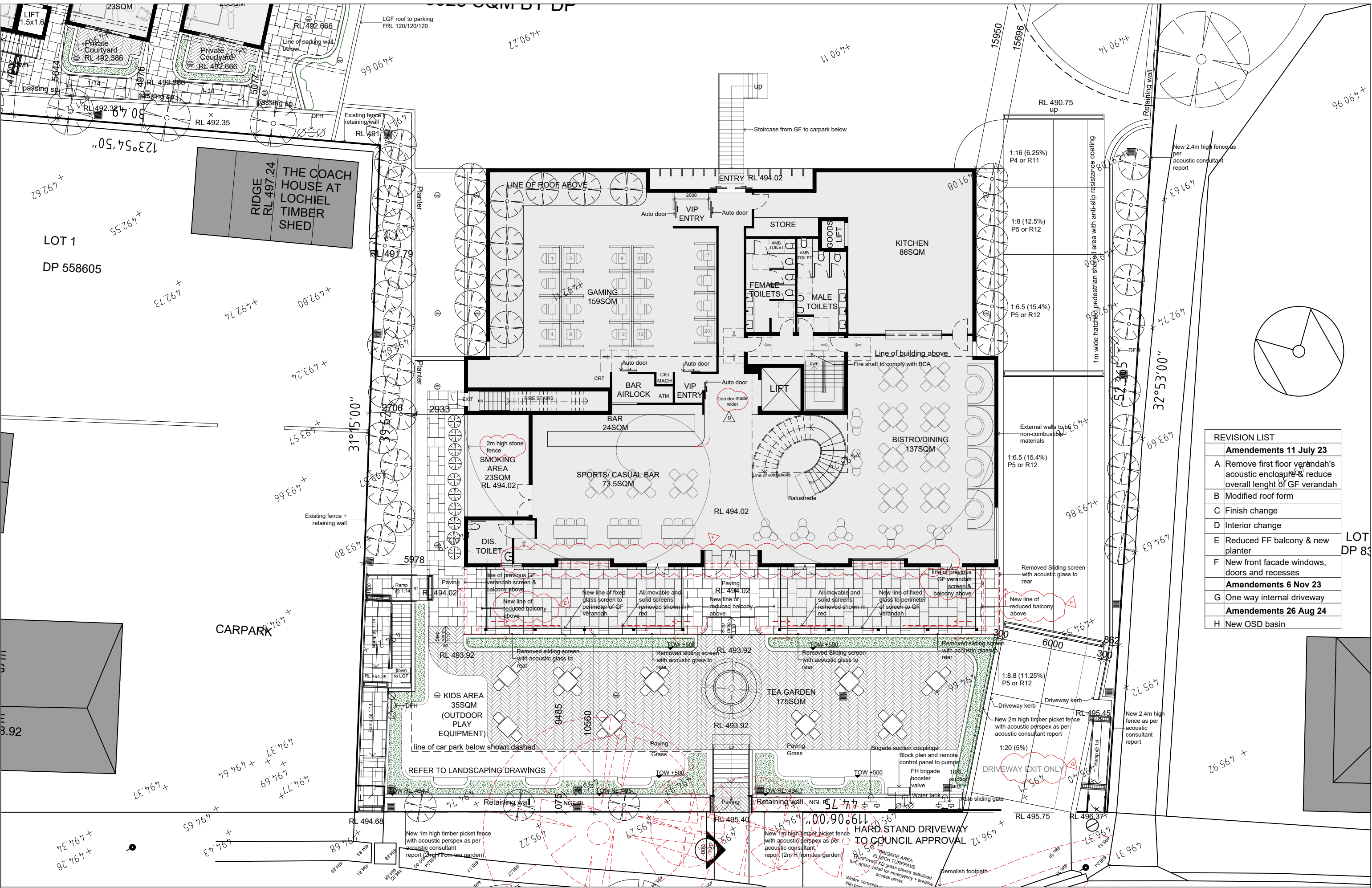
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Date
 26/08/2024



Drawing No.
 SK105

Issue No.
 4



REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
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C	Finish change
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Amendments 6 Nov 23	
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Amendments 26 Aug 24	
H	New OSD basin

Legend

	Boundary Line
	Existing RL
	Proposed RL
	Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
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4	DA	26.08.24

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 Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
 Ground Floor Plan-Hotel

Project Status
 DA

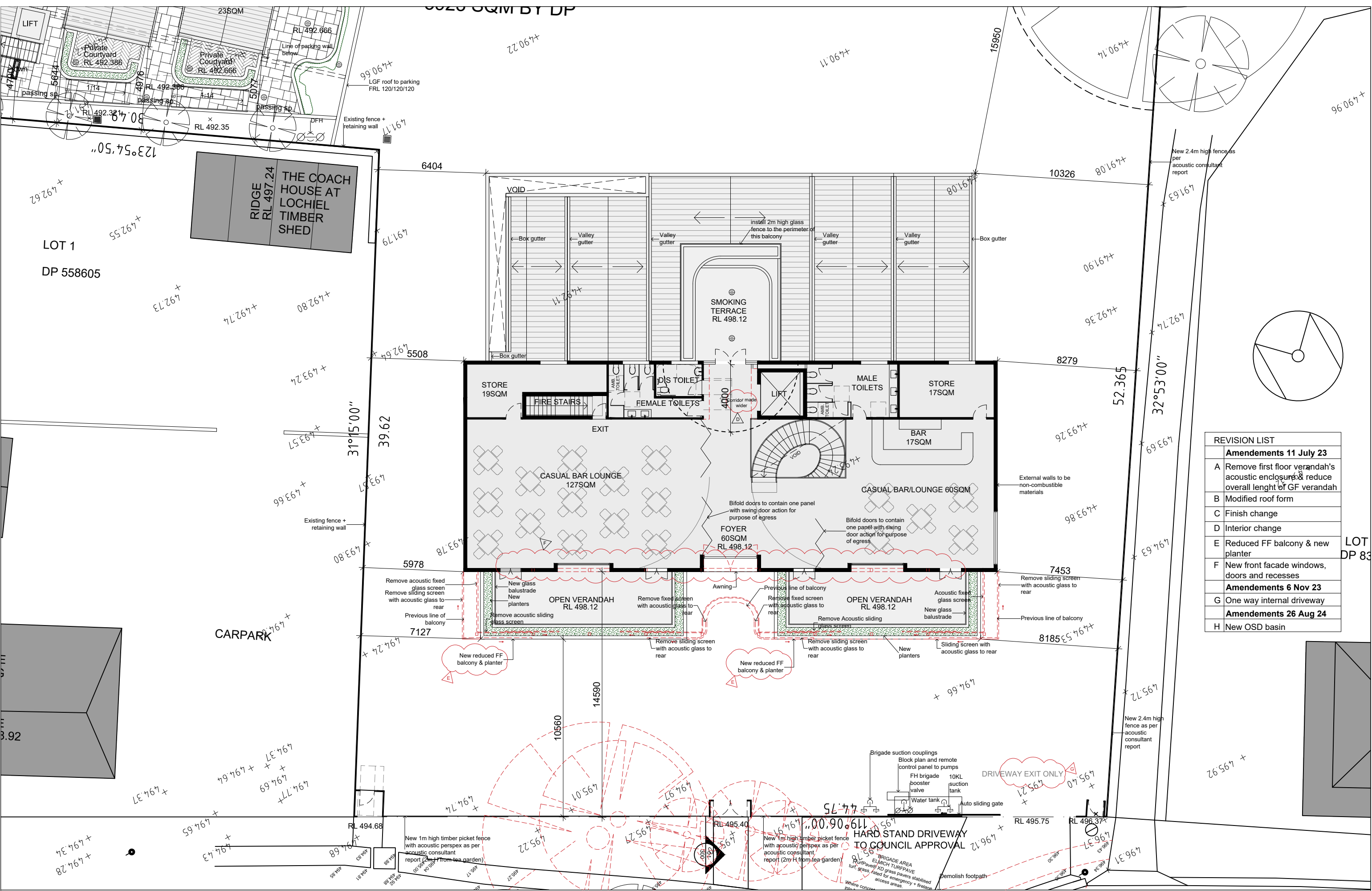
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Date
 26/08/2024



Drawing No.
 SK106

Issue No.
 4



REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
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Legend

--- Boundary Line

--- Existing RL

--- Proposed RL

⊗ Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
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3	DA Amended	06.11.23
4	DA	26.08.24

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Project
 Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
 First Floor Plan-Hotel

Project Status
 DA

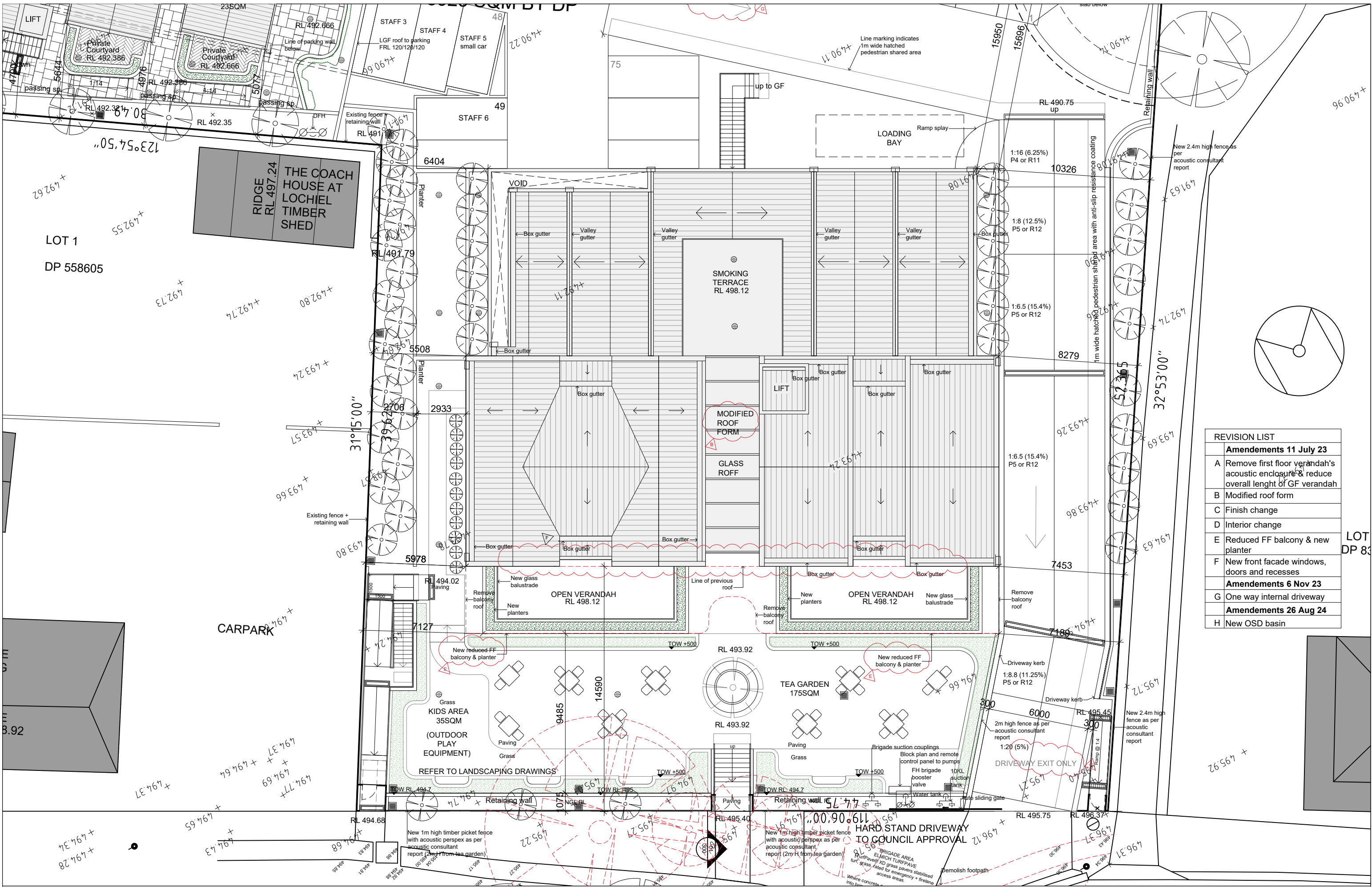
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Date
 26/08/2024



Drawing No.
 SK107

Issue No.
 4



REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
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Amendments 6 Nov 23	
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Amendments 26 Aug 24	
H	New OSD basin

Legend

--- Boundary Line

--- Existing RL

--- Proposed RL

⊗ Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Project
 Kurrajong Heights Hotel & Accommodation

Client
 Balma Projects Pty Ltd

Drawing content
 Roof Plan-Hotel

Project Status
 DA

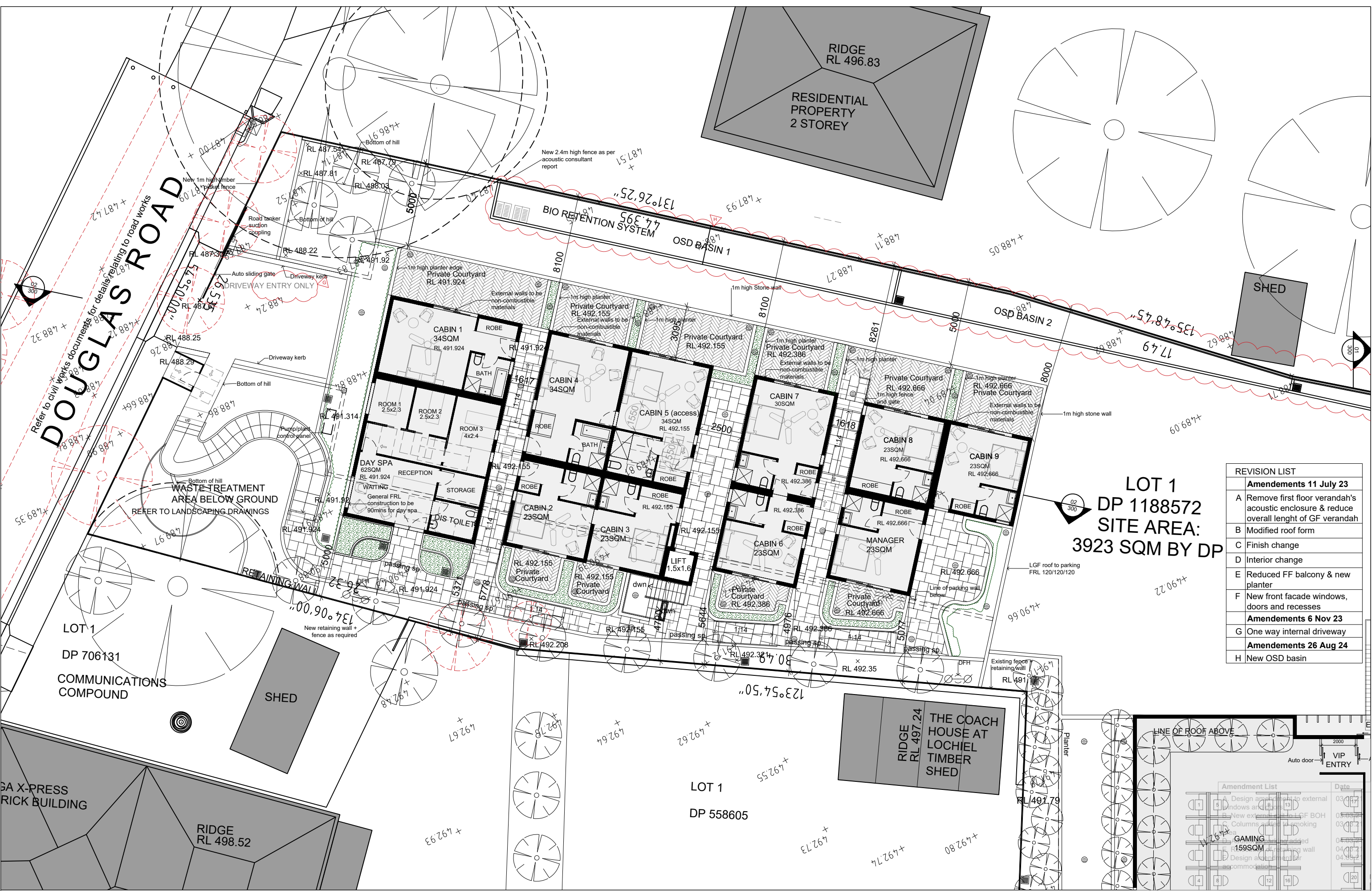
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Date
 26/08/2024



Drawing No.
 SK108

Issue No.
 4

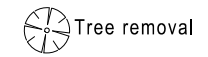


**LOT 1
DP 1188572
SITE AREA:
3923 SQM BY DP**

REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
D	Interior change
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Amendments 6 Nov 23	
G	One way internal driveway
Amendments 26 Aug 24	
H	New OSD basin

Amendment List		Date
1	Design amendments to external windows and doors	03/05/23
2	New external verandah GF BOH	05/05/23
3	Columns and detail smoking	03/07/23
4	GAMING	04/08/23
5	159SQM fire rated wall	04/08/23
6	Design and detail for bar	04/08/23
7	Commercial	04/08/23

Legend
 --- Boundary Line
 RL 484.853 Existing RL
 RL 485.92 Proposed RL



Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Kurrajong Heights Hotel & Accommodation

Client
Balma Projects Pty Ltd

Drawing content
Ground Floor Plan -Accommodation

Project Status
DA

Scale
1:200@A3

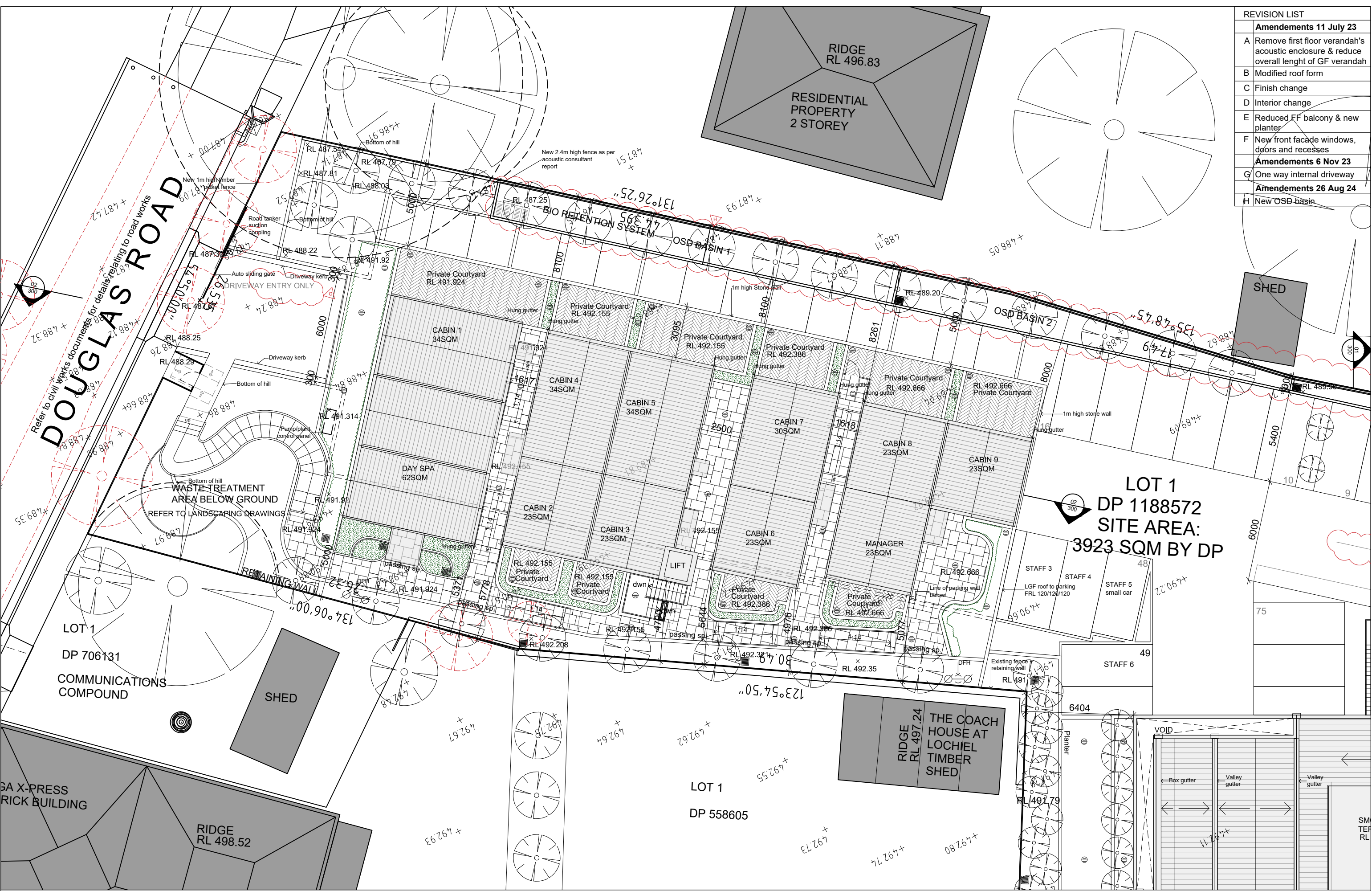
Date
26/08/2024



Drawing No.
SK109

Issue No.
4

REVISION LIST	
Amendments 11 July 23	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof form
C	Finish change
D	Interior change
E	Reduced FF balcony & new planter
F	New front facade windows, doors and recesses
Amendments 6 Nov 23	
G	One way internal driveway
Amendments 26 Aug 24	
H	New OSD-basin



Legend

	Boundary Line
	Tree removal
	Existing RL
	Proposed RL

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
4	DA	26.08.24

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Project
 Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
 Roof Plan - Accommodation

Project Status
 DA

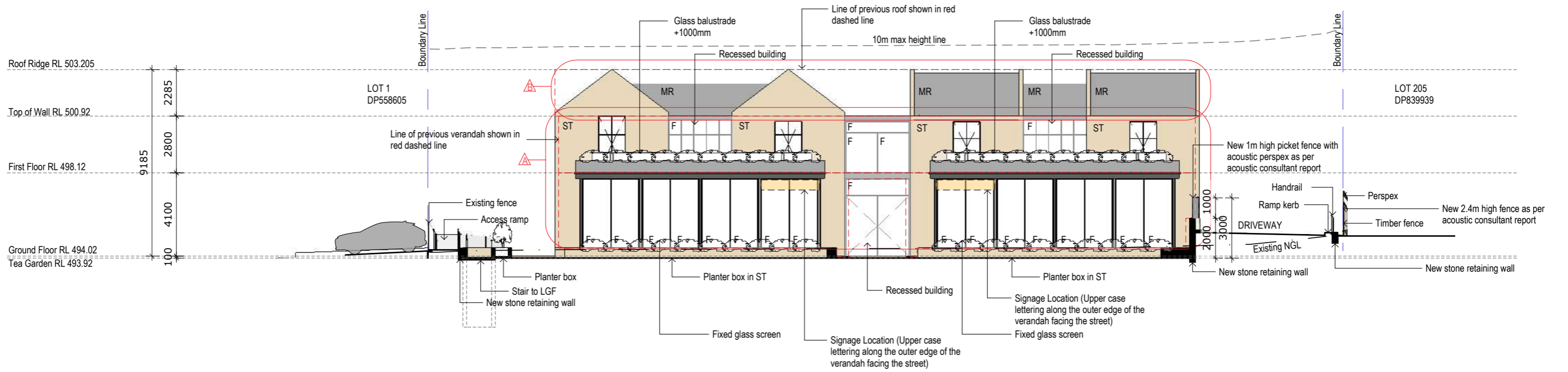
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Date
 26/08/2024

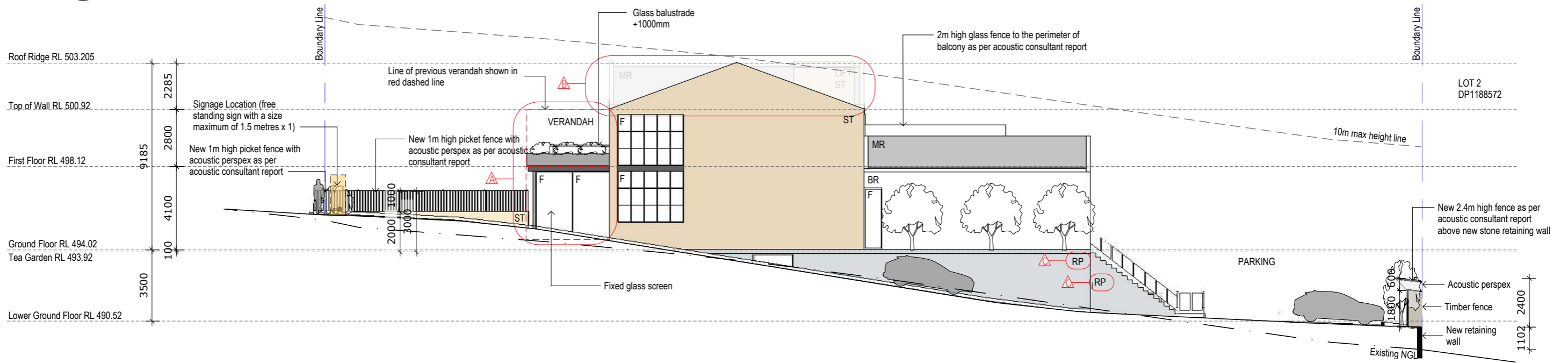


Drawing No.
 SK110

Issue No.
 4



01 North Elevation
1:200



02 West Elevation
1:200

REVISION LIST	
A	Remove first floor verandah's acoustic enclosure & reduce overall length of GF verandah
B	Modified roof from
C	Finish change

Legend

	Boundary Line
	RL 000.00 Proposed RL
	Demo Line
	Potential Signage Locations (size, number of signs, font type to be confirmed at DA)

F - Fixed glazing	RP - Render + Paint
BR - Painted Brick	CL - Cladding
T - Timber Look Batten	MR - Metal Roof
ST - Stone	

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	07.07.23

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Project
Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
North + West Elevations - Hotel

Project Status
DA

Scale
1:200@A3

Date
07/07/2023

Drawing No.
SK200

Issue No.
2