



Attachment 13 to Item 2.1.1.

Plans used during assessment

Date of meeting: 27 February 2025
Location: Council Chambers
Time: 10am



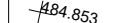
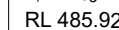
KURRAJONG HEIGHTS HOTEL & ACCOMMODATION

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		
SK205	- North Elevation Detail - Hotel 1/2		
SK206	- North Elevation Detail - Hotel 2/2		
SK207	- Fence Elevation Detail - Hotel		
SK300	- Section A-A + Section B-B		
SK301	- Section C-C + Section D-D		
SK400	-Golden Ratio Diagrams		
SK401	-Landscape Calculations Plan		
SK402	-GFA Calculations		
SK403	-Car Park Area Calculations		

	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)
O	2 bicycle parking spots added to comply with AS2890.3	-

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

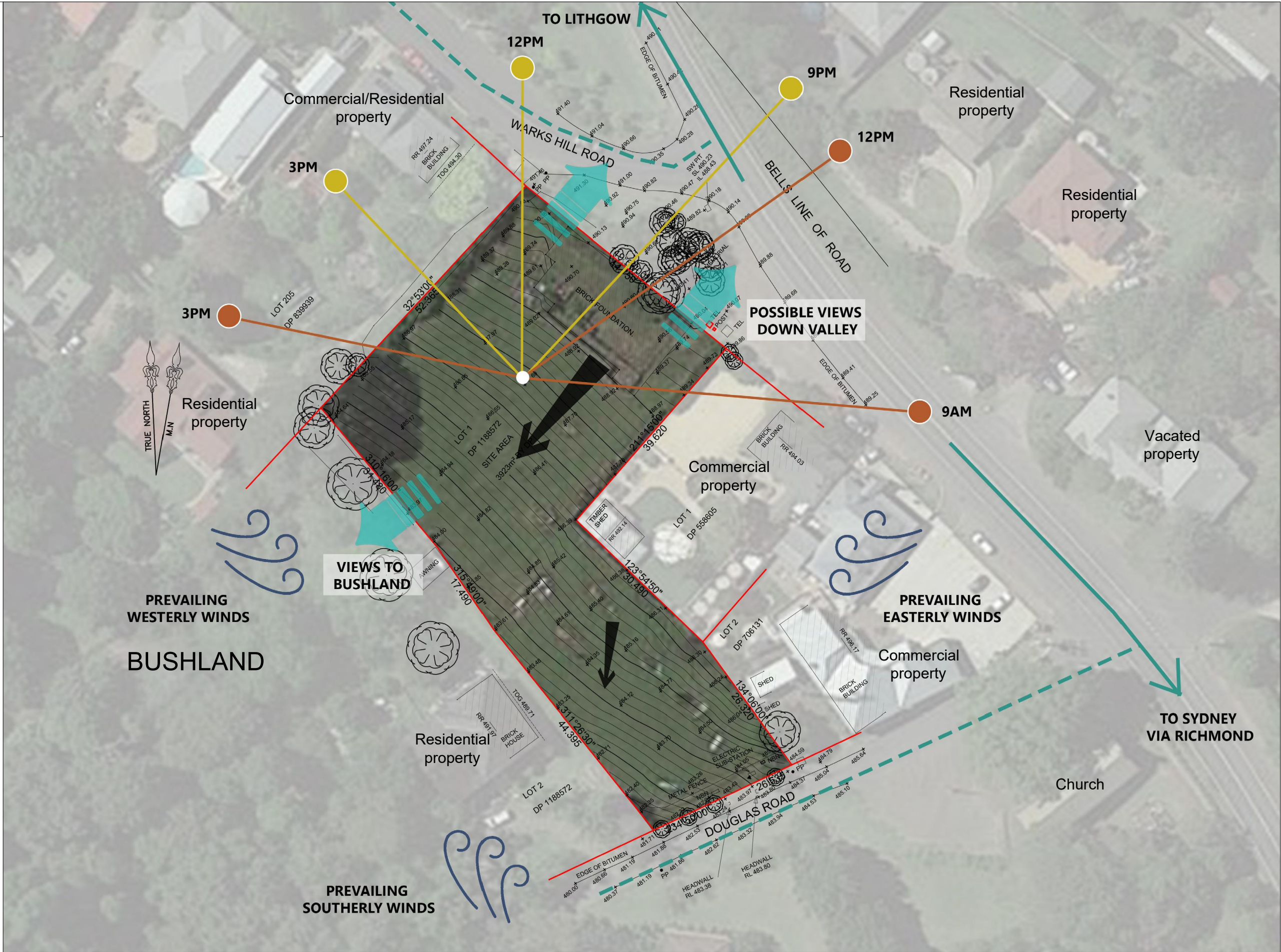
Scale
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Date
 11/11/2024

Drawing No.
 SK000

Issue No.
 5

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



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
5	DA	11.11.24

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Drawing content
 Site Analysis Plan

Project Status
 DA

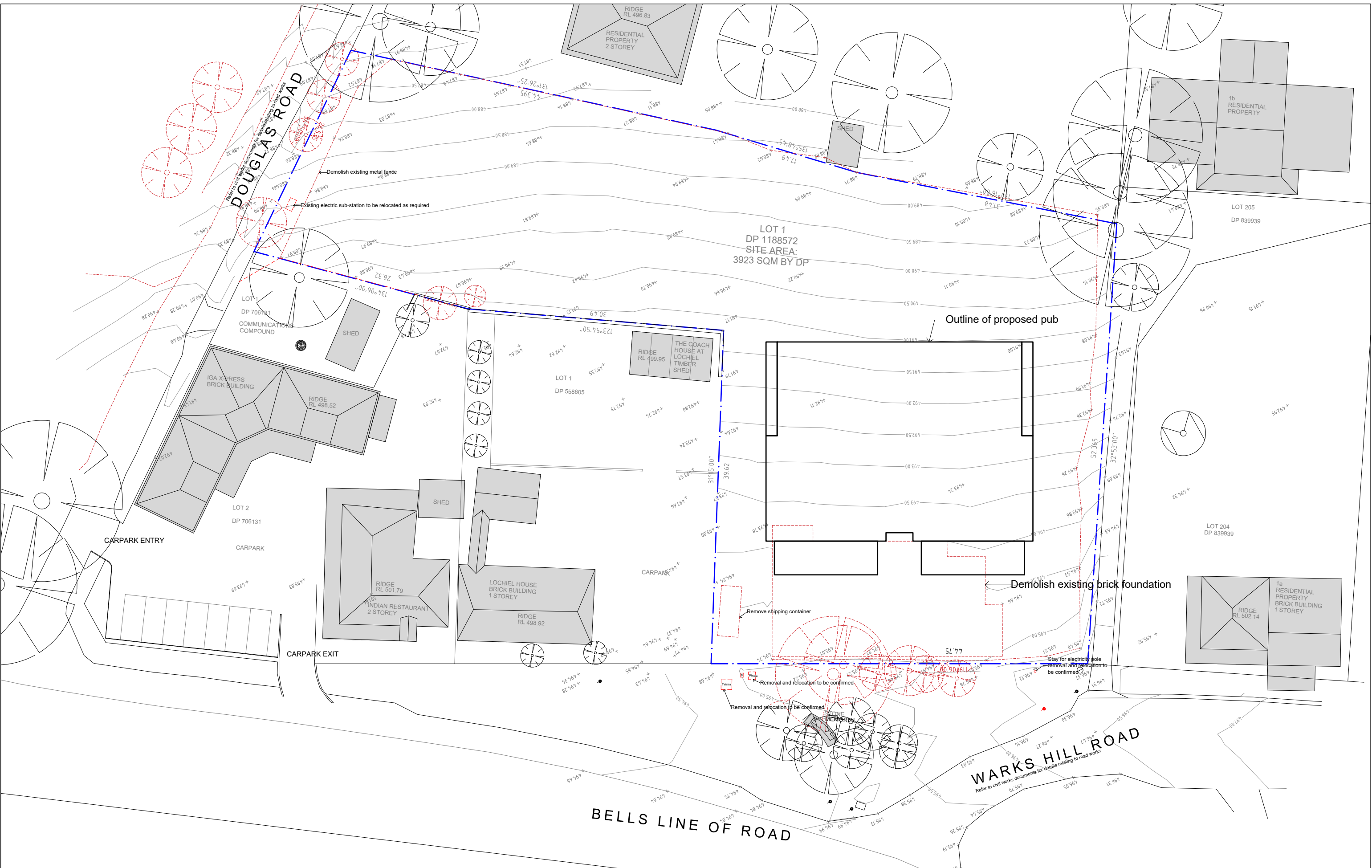
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Date
 11/11/2024



Drawing No.
 SK100a

Issue No.
 5



Refer to arborist report for details relating to tree demolition

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
5	DA	11.11.24

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Drawing content
 Demolition Plan

Project Status
 DA

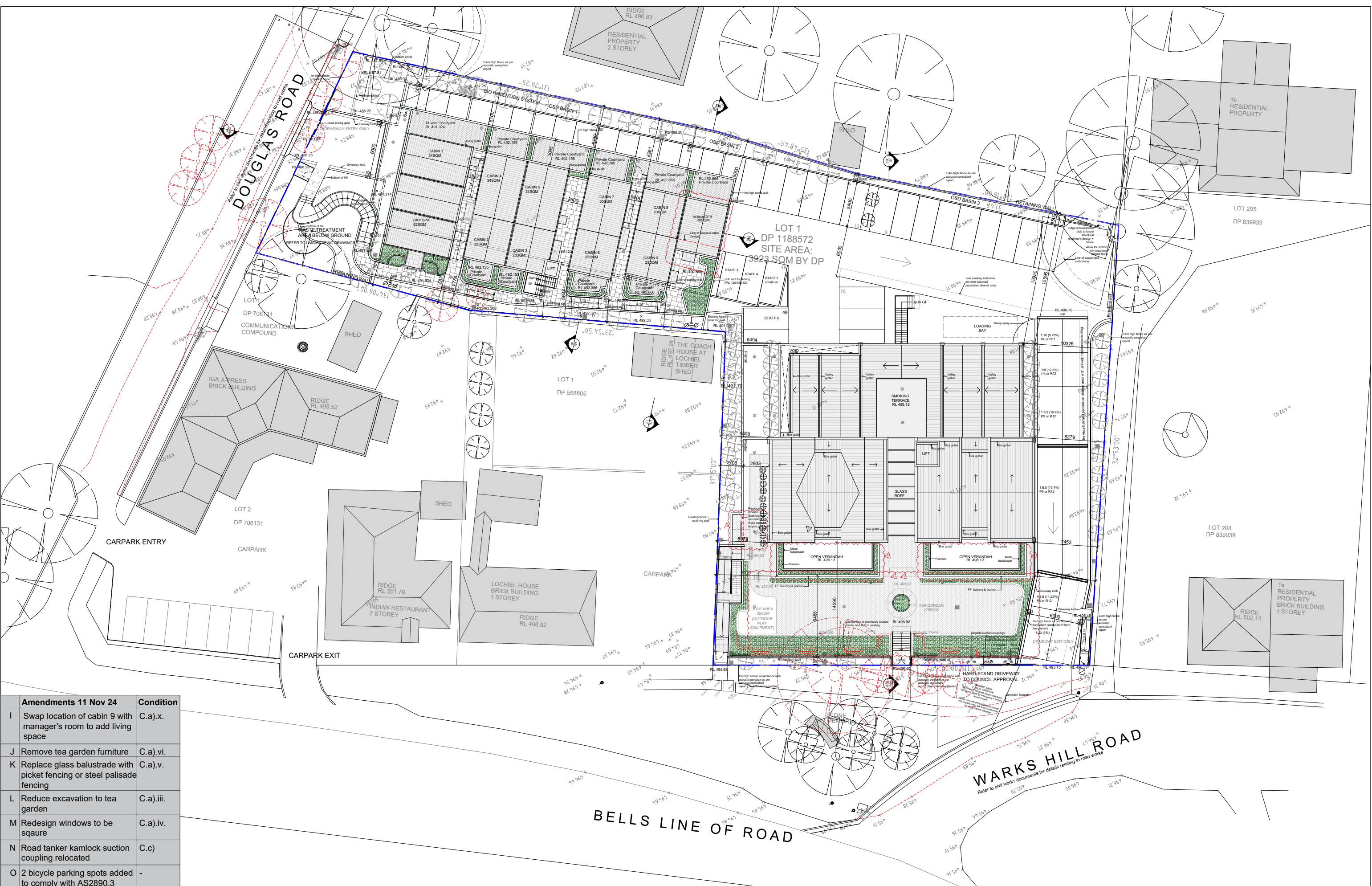
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Date
 11/11/2024



Drawing No.
 SK100b

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Drawing content
 Proposed Site Plan

Project Status
 DA

Scale
 1:400@A3

Date
 11/11/2024



Drawing No.
 SK101

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Drawing content
 Ground Floor Site Plan

Project Status
 DA

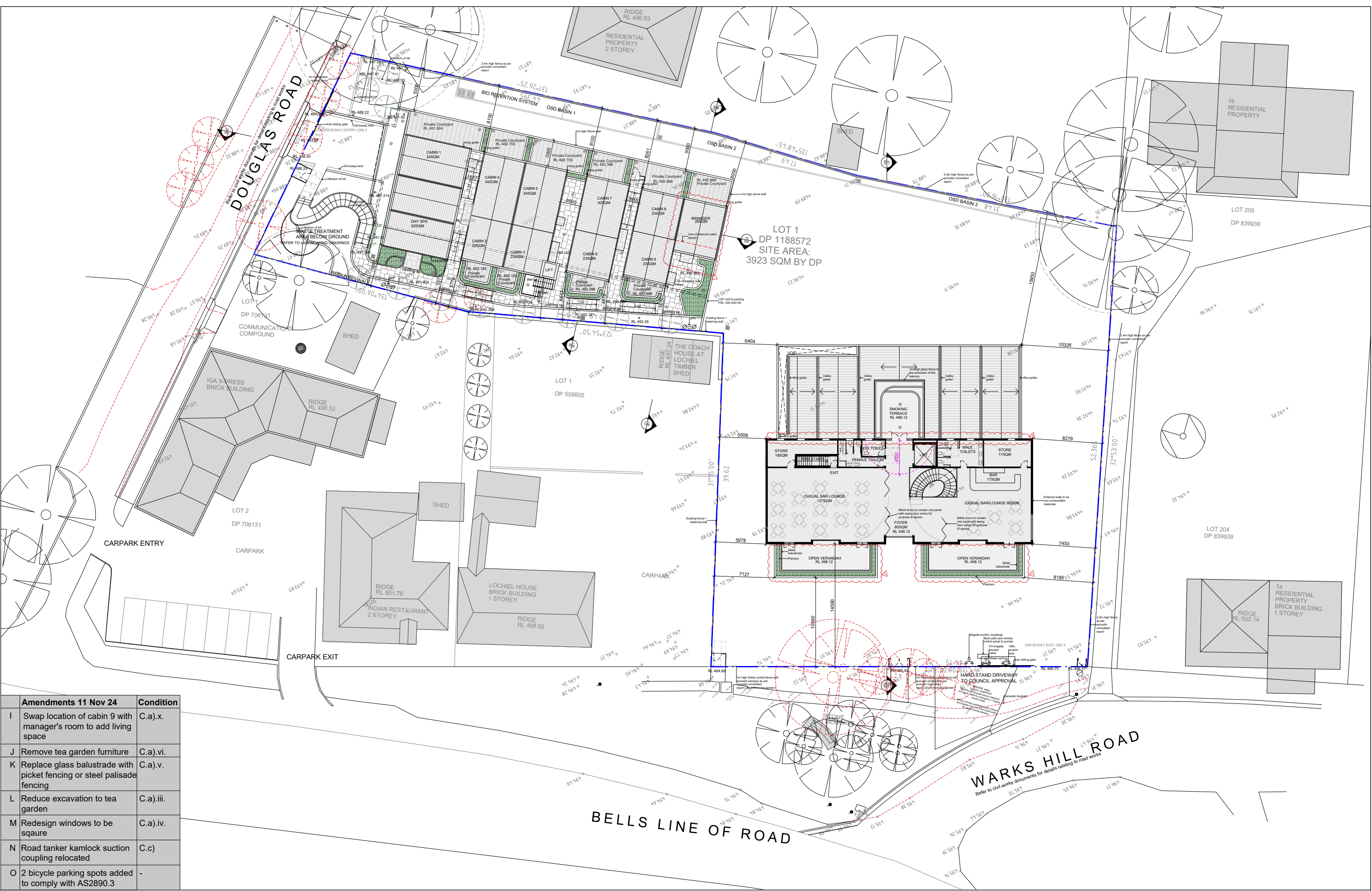
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Date
 11/11/2024

Drawing No.
 SK103

Issue No.
 5





Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Drawing content
 First Floor Site Plan

Project Status
 DA

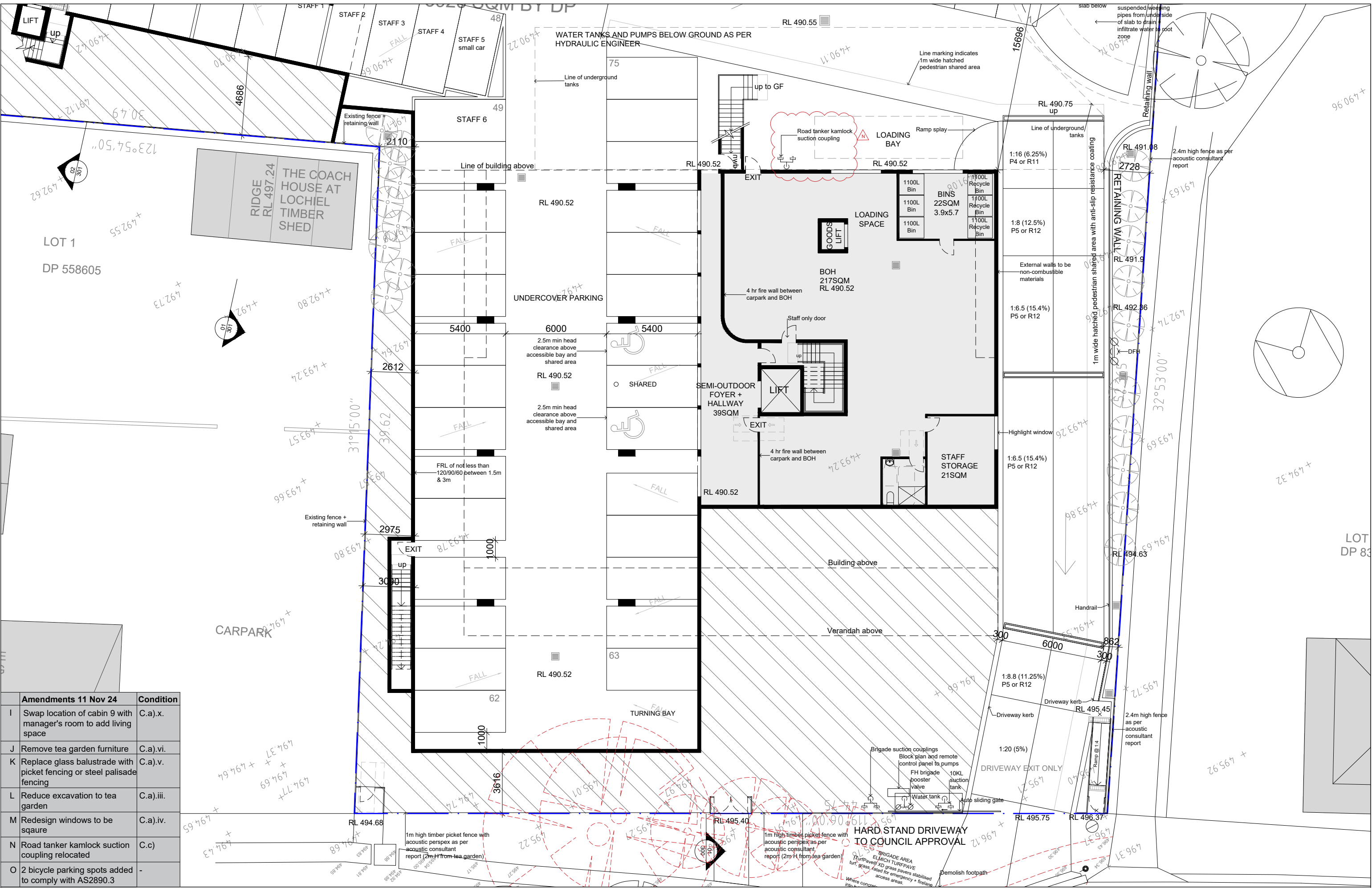
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Date
 11/11/2024



Drawing No.
 SK104

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Drawing content
 Lower Ground Floor Plan-Hotel

Project Status
 DA

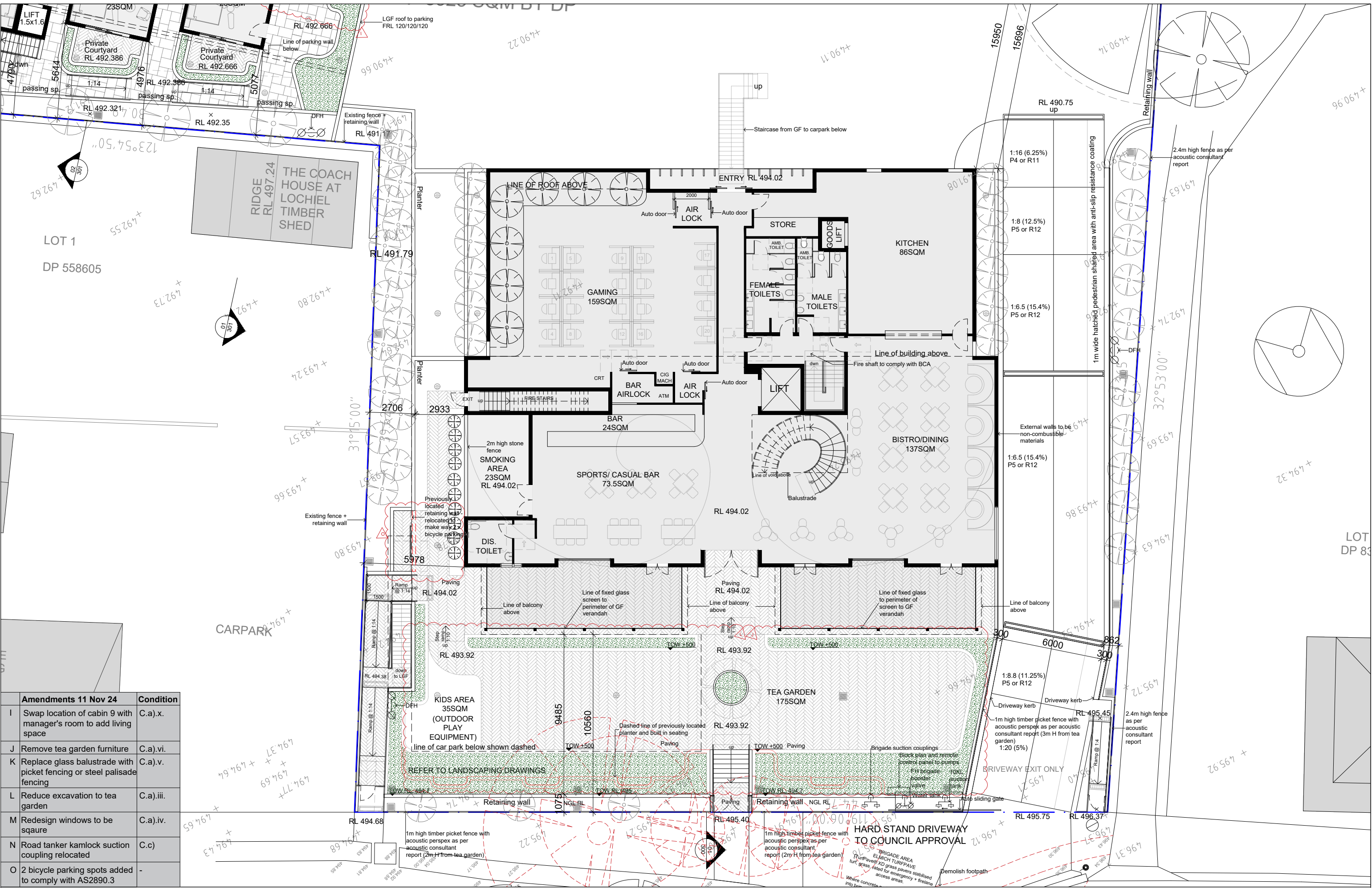
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Date
 11/11/2024



Drawing No.
 SK105

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend

	Boundary Line
	Existing RL
	Proposed RL
	Tree removal

Issue	Description	Issue Date
1	DA	17.03.22
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Drawing content
 Ground Floor Plan-Hotel

Project Status
 DA

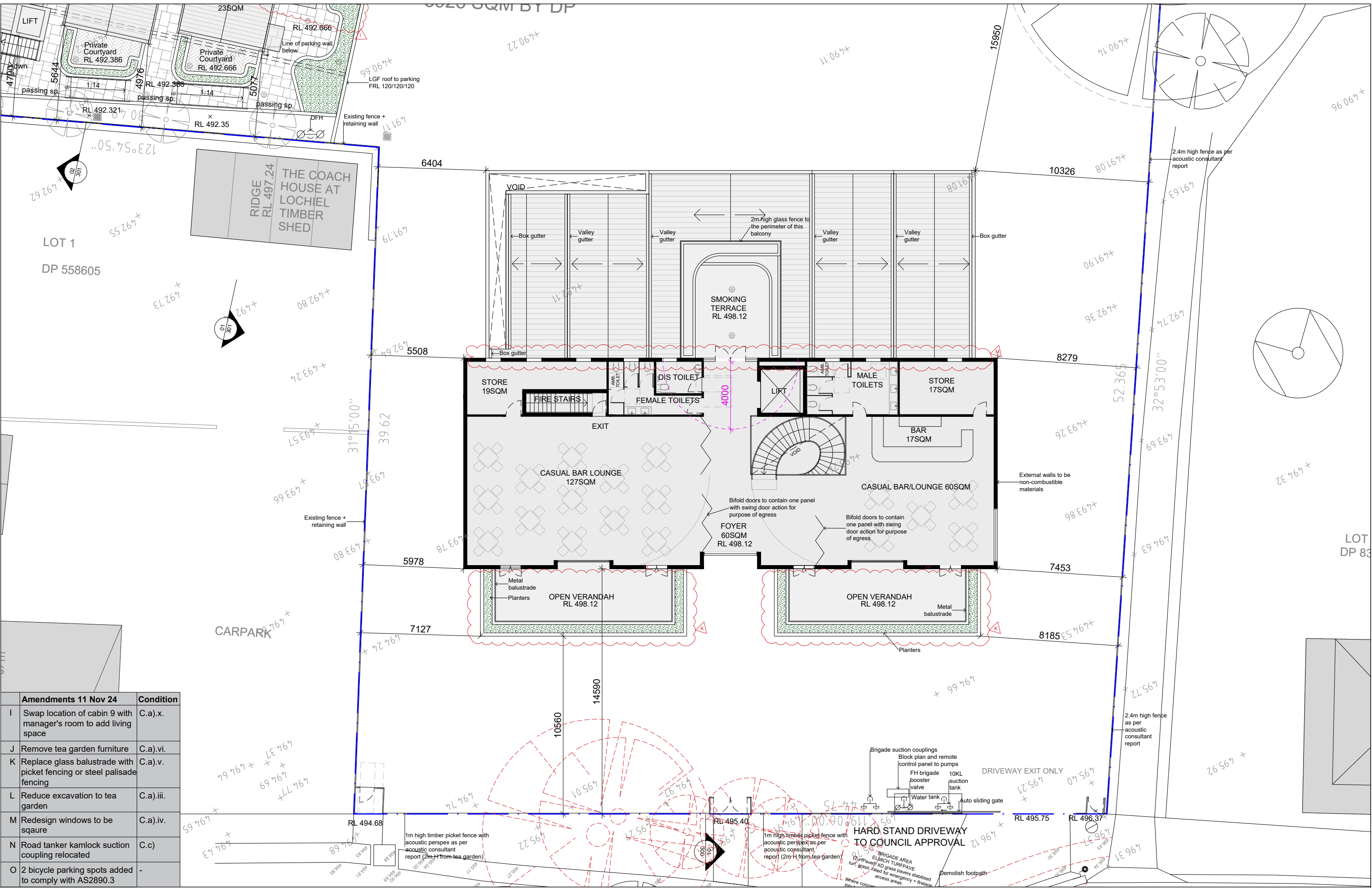
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Date
 11/11/2024

Drawing No.
 SK106

Issue No.
 5





Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend

	Boundary Line		Tree removal
	Existing RL		
	Proposed RL		

Issue	Description	Issue Date
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Drawing content
 First Floor Plan-Hotel

Project Status
 DA

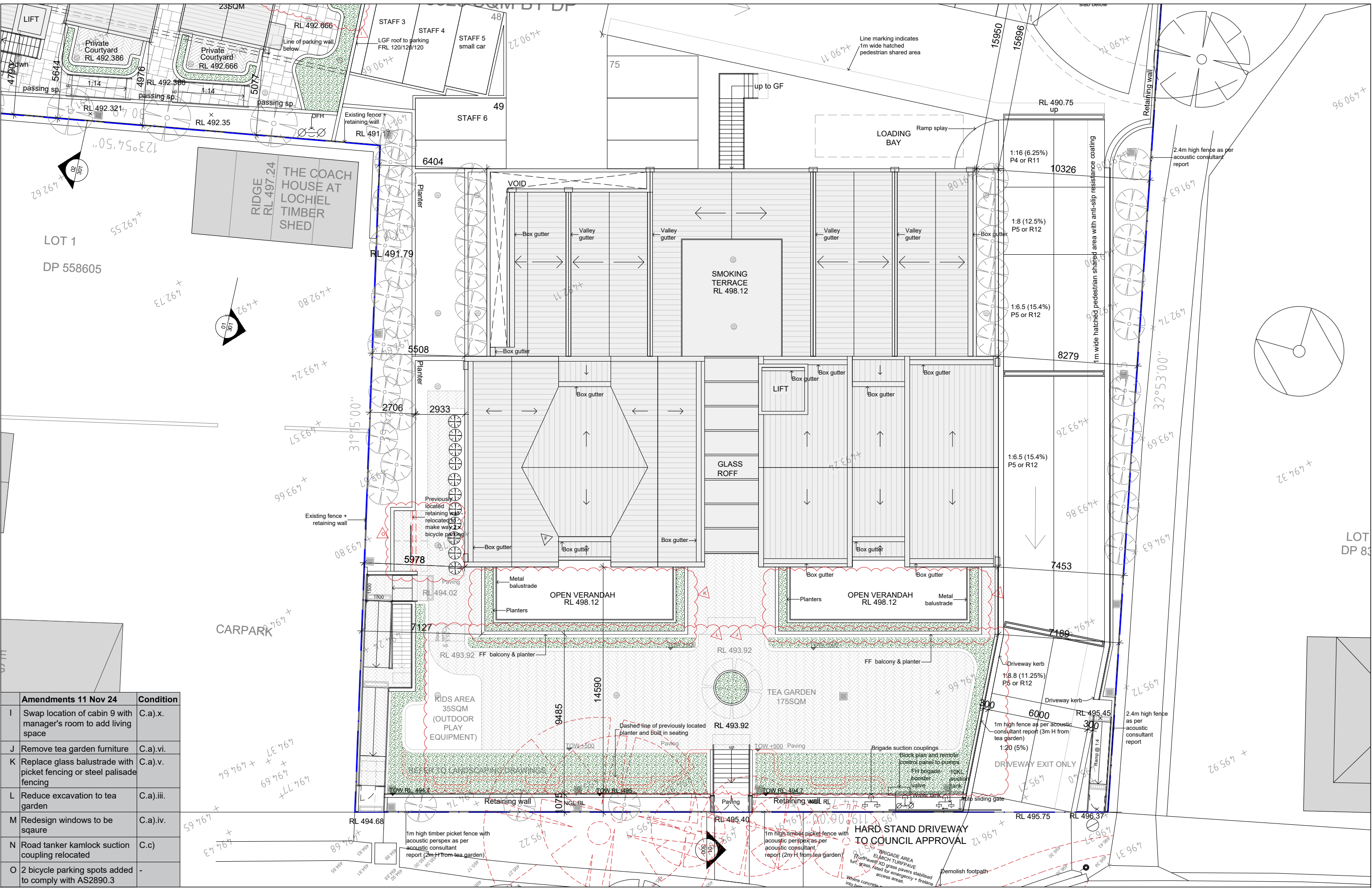
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Date
 11/11/2024



Drawing No.
 SK107

Issue No.
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Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
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M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Client
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Drawing content
 Roof Plan-Hotel

Project Status
 DA

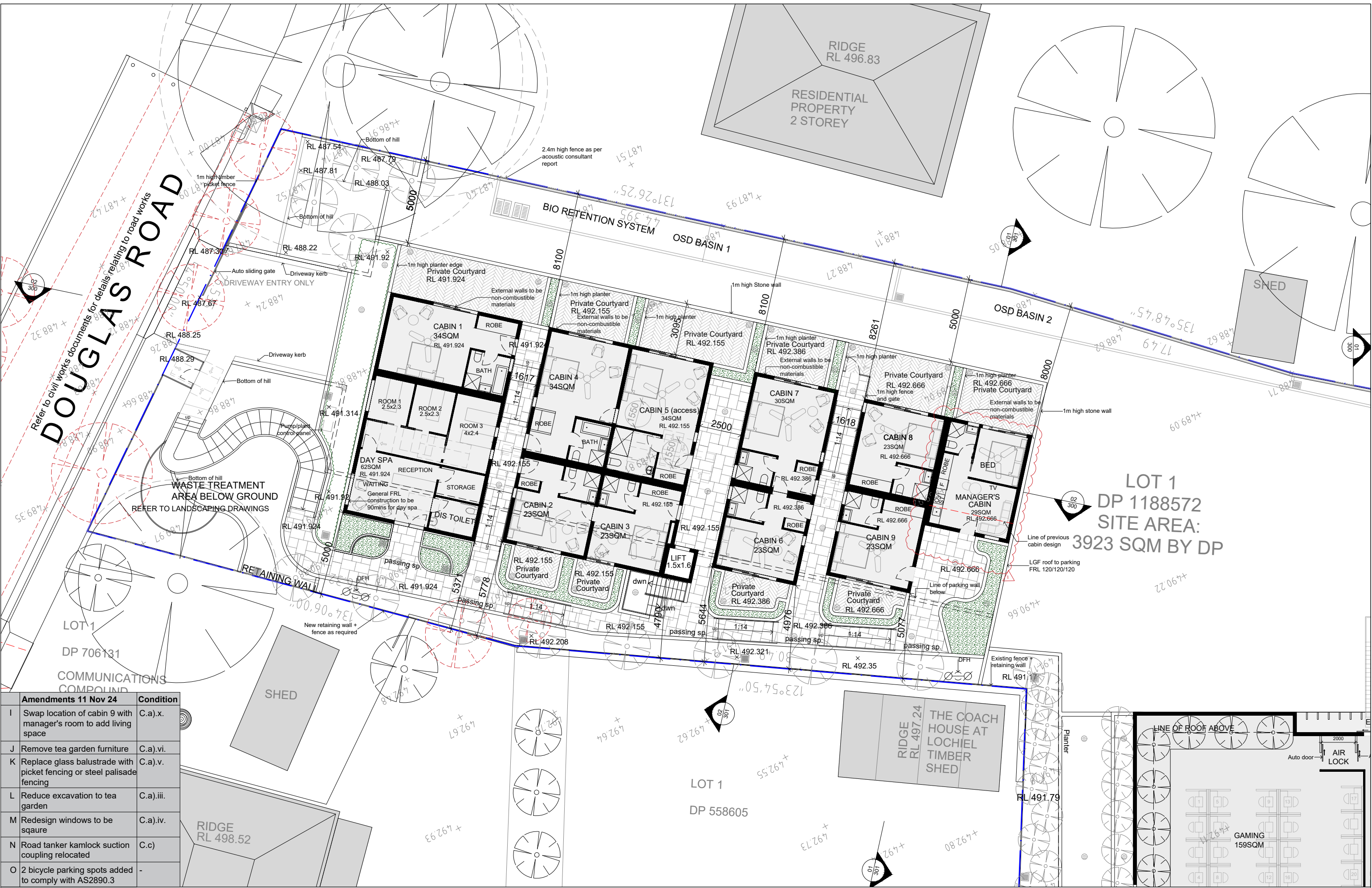
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Date
 11/11/2024



Drawing No.
 SK108

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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Drawing content
 Ground Floor Plan -Accommodation

Project Status
 DA

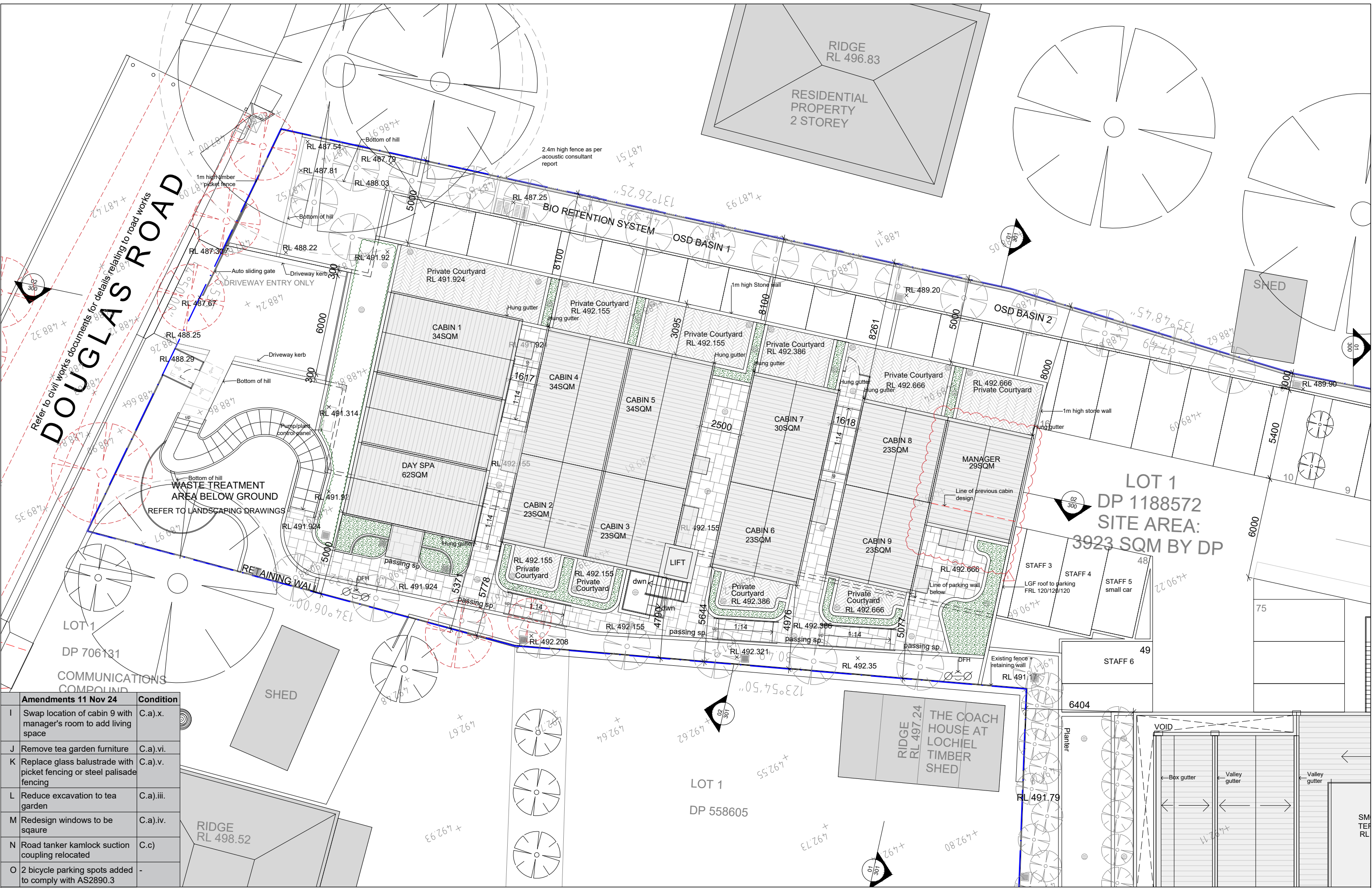
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Date
 11/11/2024



Drawing No.
 SK109

Issue No.
 5



Refer to civil works documents for details relating to road works
DOUGLAS ROAD

Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

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
5	DA	11.11.24

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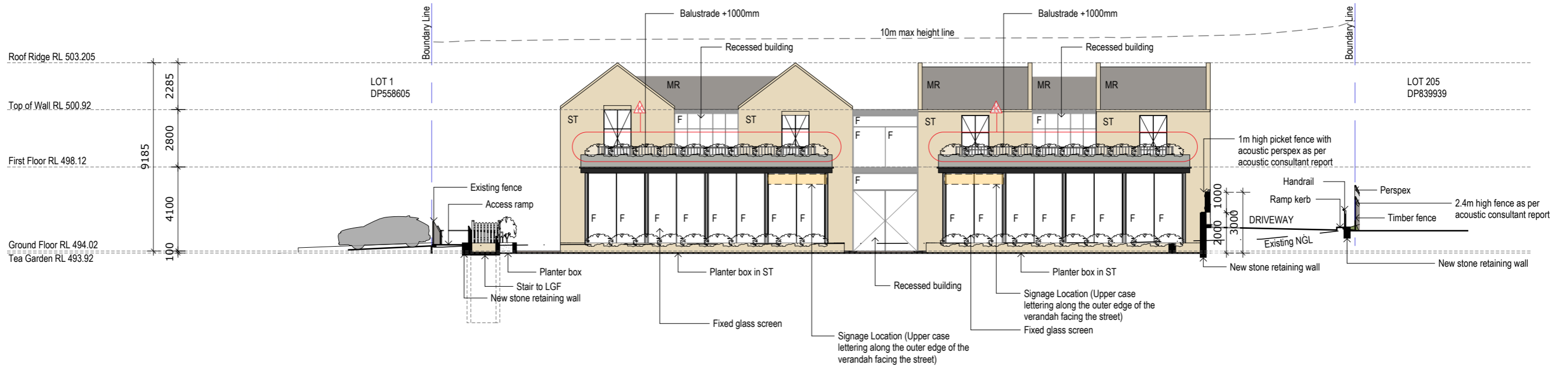
Project
 Kurrajong Heights Hotel & Accommodation
Client
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Drawing content
 Roof Plan - Accommodation
Project Status
 DA

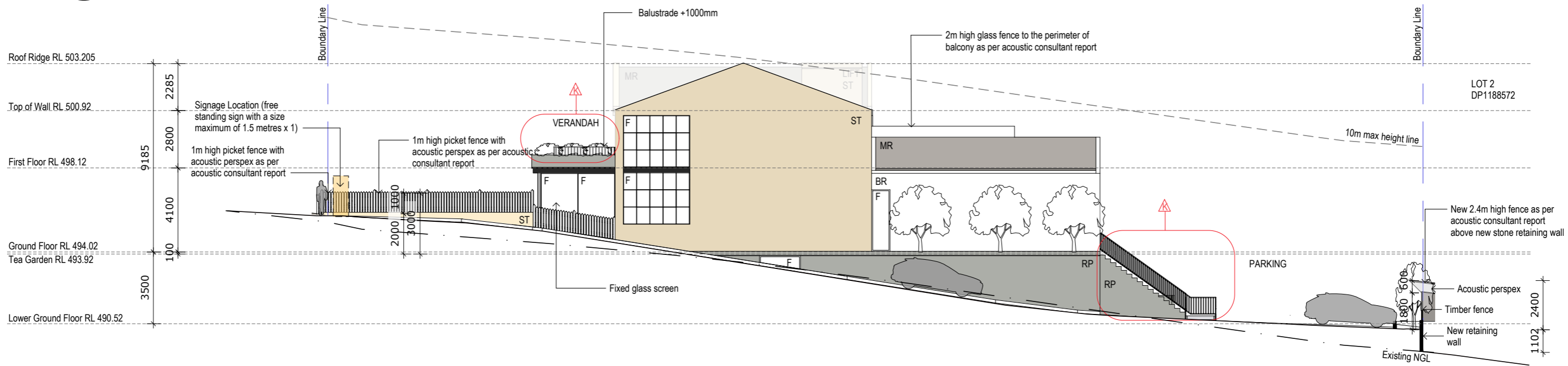
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Date
 11/11/2024



Drawing No.
SK110
Issue No.
 5



01 North Elevation
1:200



02 West Elevation
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

Legend
 — Boundary Line
 RL 000.00 Proposed RL
 - - - Demo Line
 [Yellow Box] 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
3	DA	26.08.24
4	DA	11.11.24

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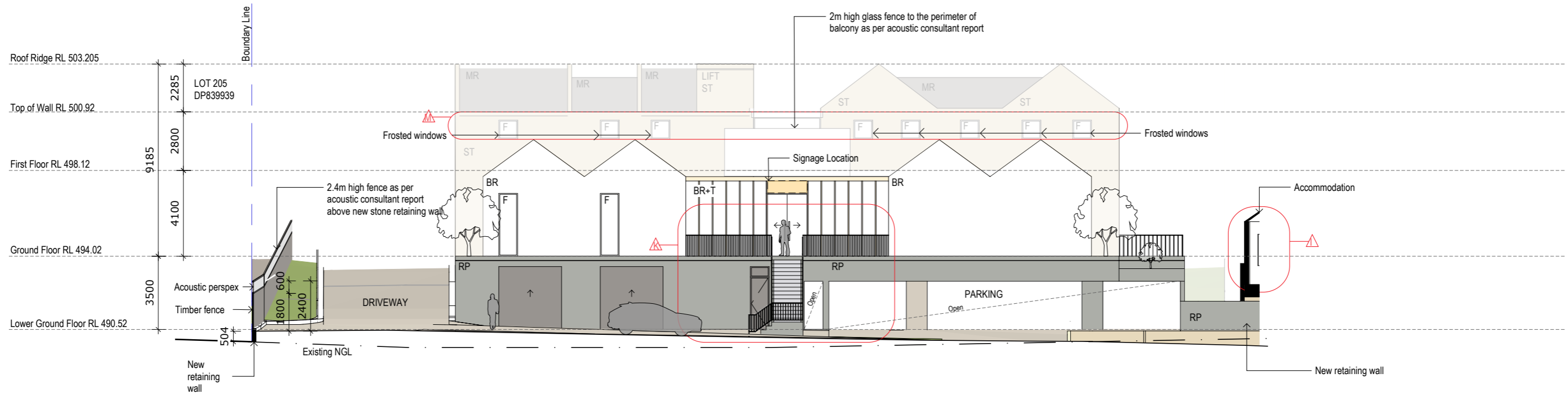


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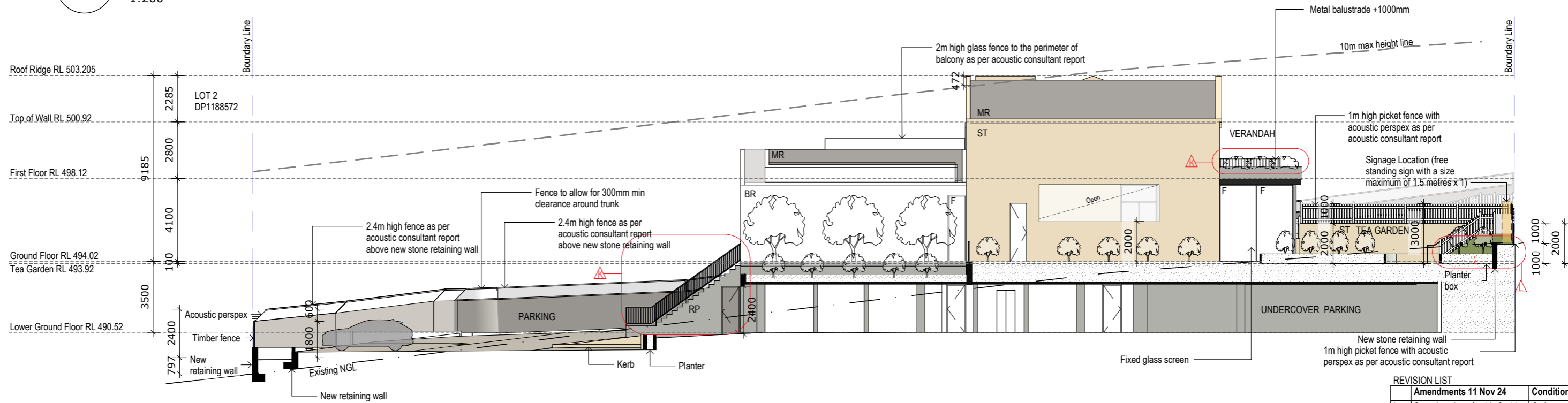
Drawing content
 North + West Elevations - Hotel
Project Status
 DA

Scale
 1:200@A3
Date
 11/11/2024

Drawing No.
 SK200
Issue No.
 4



01 South Elevation
1:200



02 East Elevation
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

Legend	Boundary Line	F - Fixed glazing	RP - Render + Paint
RL 000.00	Proposed RL	BR - Painted Brick	CL - Cladding
---	Demo Line	T - Timber Look Batten	MR - Metal Roof
---	Potential Signage Locations (size, number of signs, font type to be confirmed at DA)	ST - Stone	

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	07.07.23
3	DA	26.08.24
4	DA	11.11.24

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Drawing content
South + East Elevations - Hotel

Project Status
DA

Scale
1:200@A3

Date
11/11/2024

Drawing No.
SK201

Issue No.
4



01 Streetscape Elevation
1:400

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

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
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4	DA	11.11.24

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Drawing content
Streetscape Elevation - Hotel

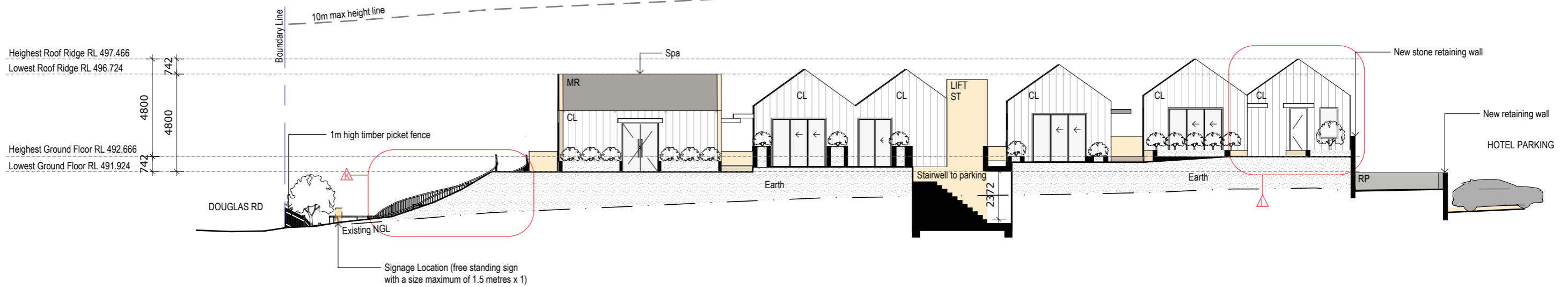
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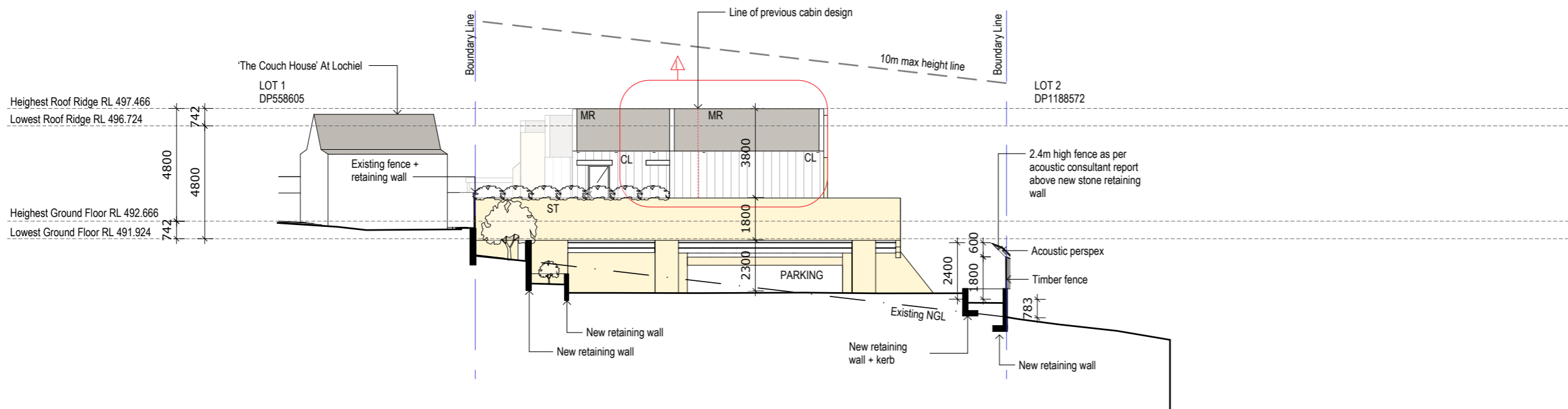
Date
11/11/2024

Drawing No.
SK202

Issue No.
4



01 North Elevation
1:200



02 West Elevation
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

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
3	DA	26.08.24
4	DA	11.11.24

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Project
Kurrajong Heights Hotel & Accommodation

Client
Balma Projects Pty Ltd

Drawing content
North + West Elevation - Accomodation

Project Status
DA

Scale
1:200@A3

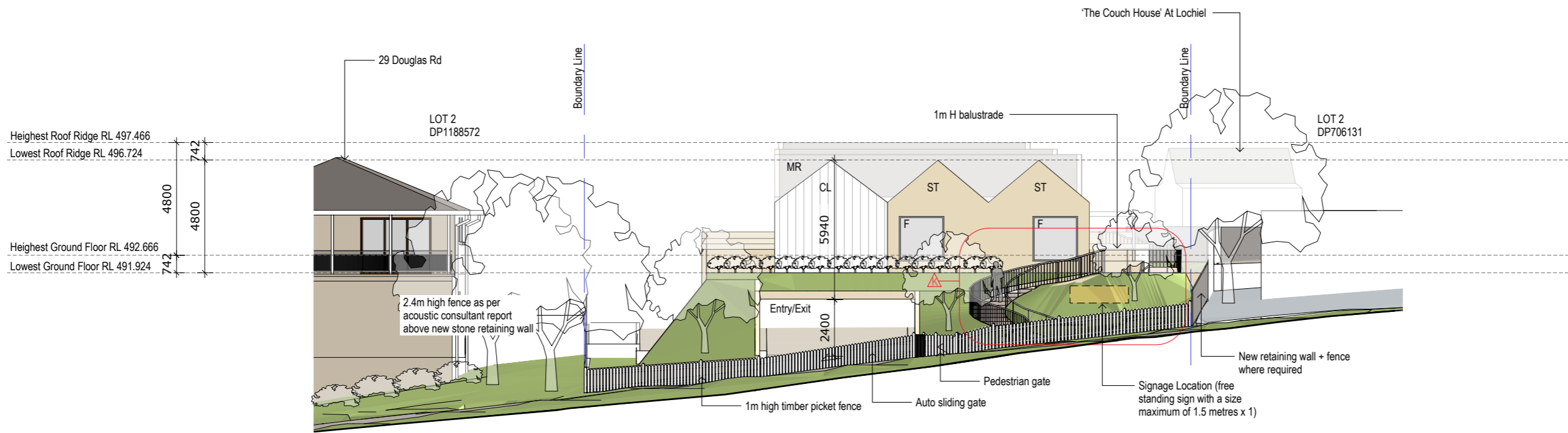
Date
11/11/2024

Drawing No.
SK203

Issue No.
4



01 South Elevation
1:200



02 East Elevation
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

Legend	Boundary Line	F - Fixed glazing	RP - Render + Paint
RL 000.00	Proposed RL	BR - Painted Brick	CL - Cladding
---	Demo Line	T - Timber Look Batten	MR - Metal Roof
---	Potential Signage Locations (size, number of signs, font type to be confirmed at DA)	ST - Stone	

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	07.07.23
3	DA	26.08.24
4	DA	11.11.24

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Drawing content
South + East Elevation - Accomodation

Project Status
DA

Scale
1:200@A3

Date
11/11/2024

Drawing No.
SK204

Issue No.
4



REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

01 North Elevation 1/2
1:50

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	11.11.24

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Drawing content
 North Elevation Detail - Hotel 1/2
Project Status
 DA

Scale
 1:50@A3
Date
 11/11/2024

Drawing No.
 SK205
Issue No.
 1



REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

01 North Elevation 2/2
1:50

- 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	11.11.24

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Drawing content
North Elevation Detail - Hotel 2/2

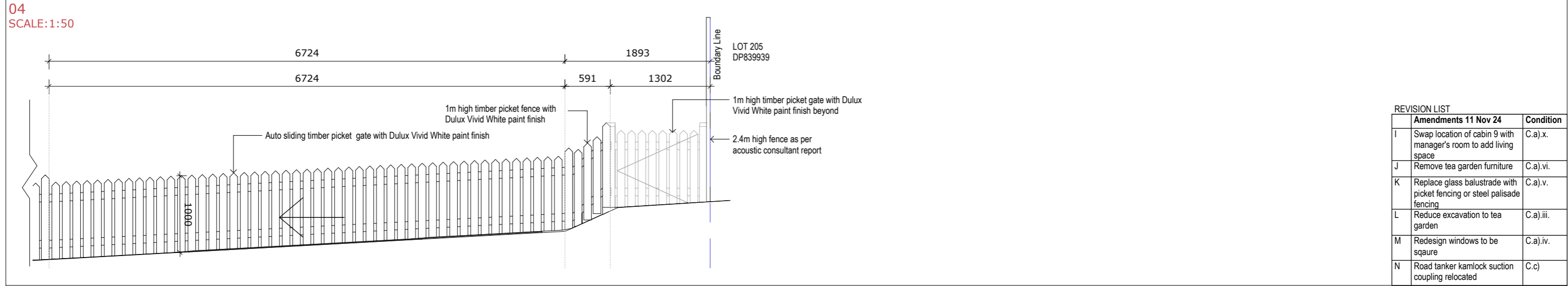
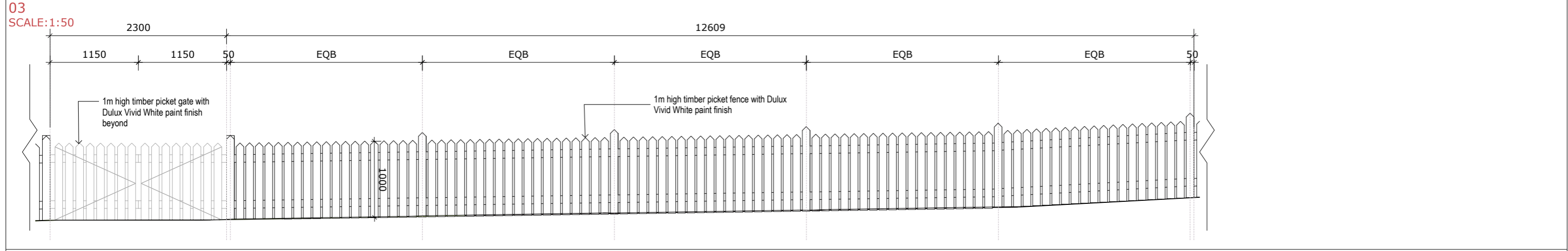
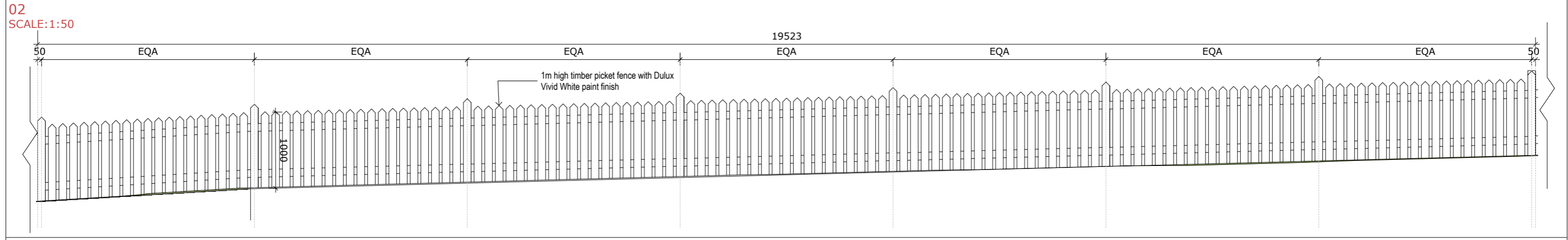
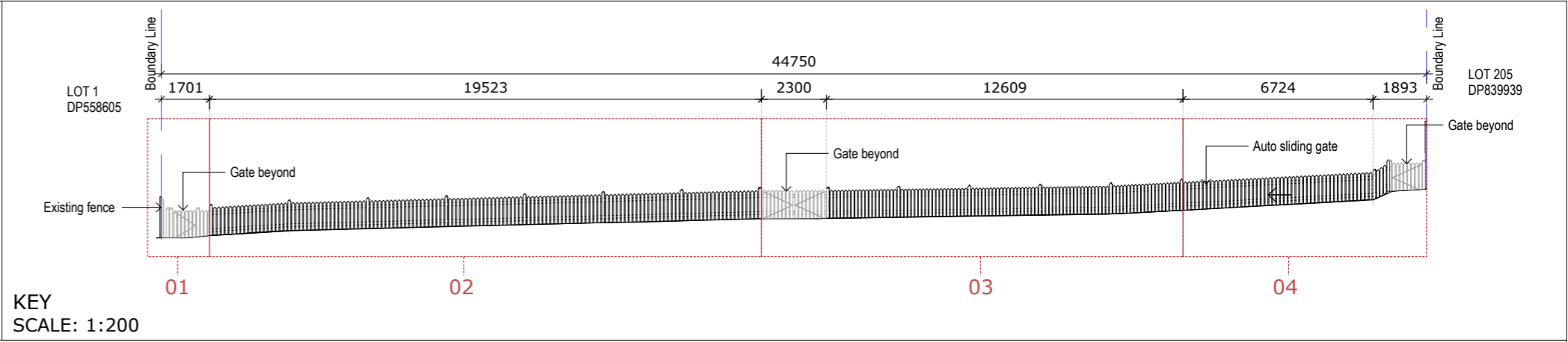
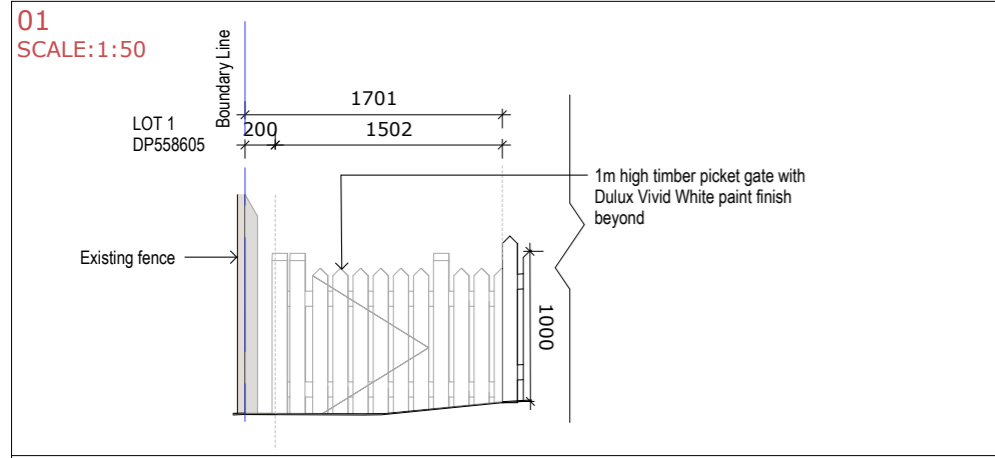
Project Status
DA

Scale
1:50@A3

Date
11/11/2024

Drawing No.
SK206

Issue No.
1



REVISION LIST

	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

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	11.11.24

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Drawing content
Fence Elevation Detail - Hotel

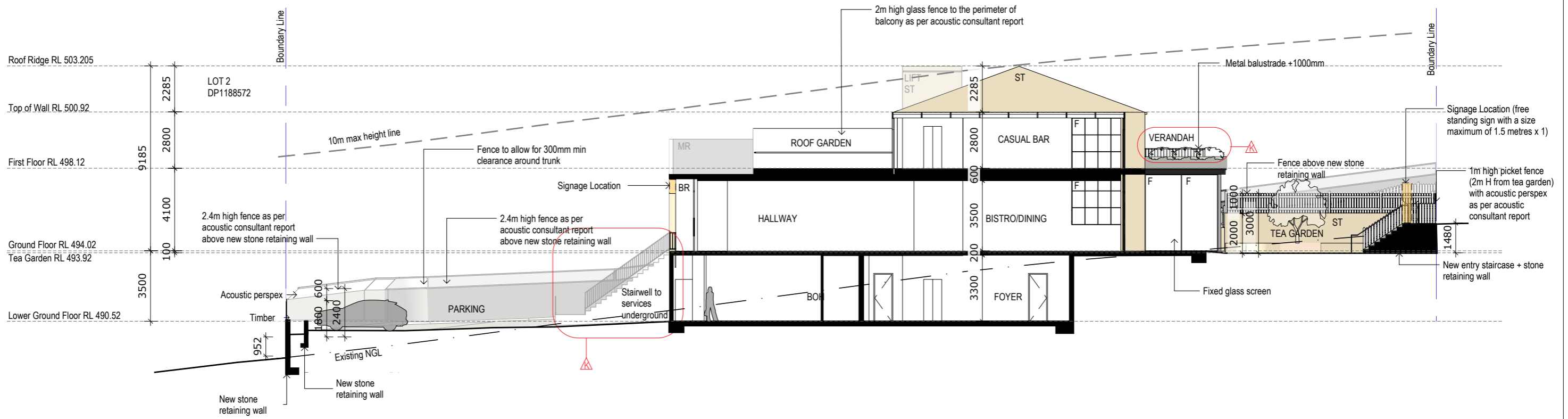
Project Status
DA

Scale
1:200 & 1:50@A3

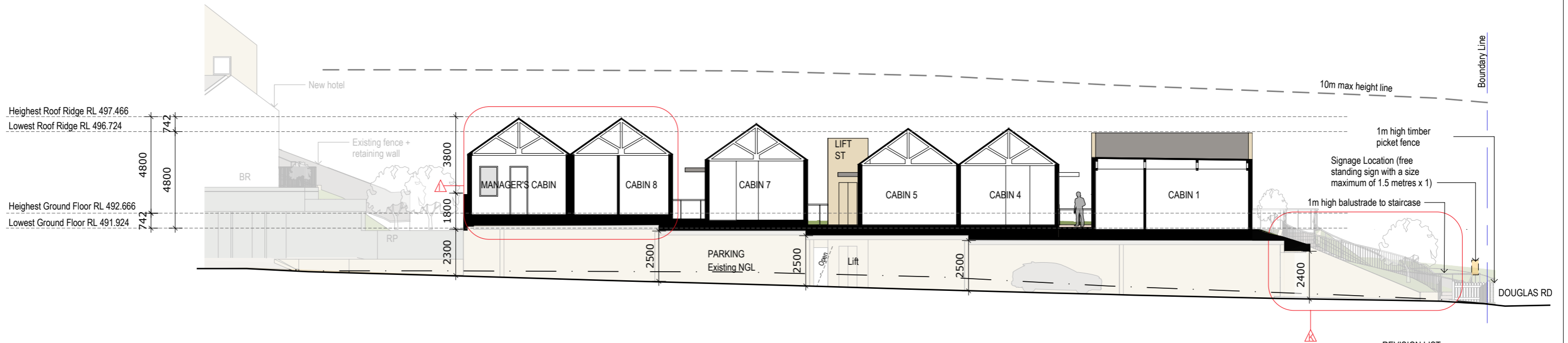
Date
11/11/2024

Drawing No.
SK207

Issue No.
1



01 Section A-A
1:200



02 Section B-B
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

Legend	Boundary Line	F - Fixed glazing	RP - Render + Paint
RL 000.00	Proposed RL	BR - Painted Brick	BR - Painted Brick
- - -	Demo Line	CL - Cladding	CL - Cladding
- - -	Potential Signage Locations (size, number of signs, font type to be confirmed at DA)	T - Timber Look Batten	T - Timber Look Batten
		MR - Metal Roof	MR - Metal Roof
		ST - Stone	ST - Stone

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	07.07.23
3	DA	26.08.24
4	DA	11.11.24

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Drawing content
Section A-A & B-B

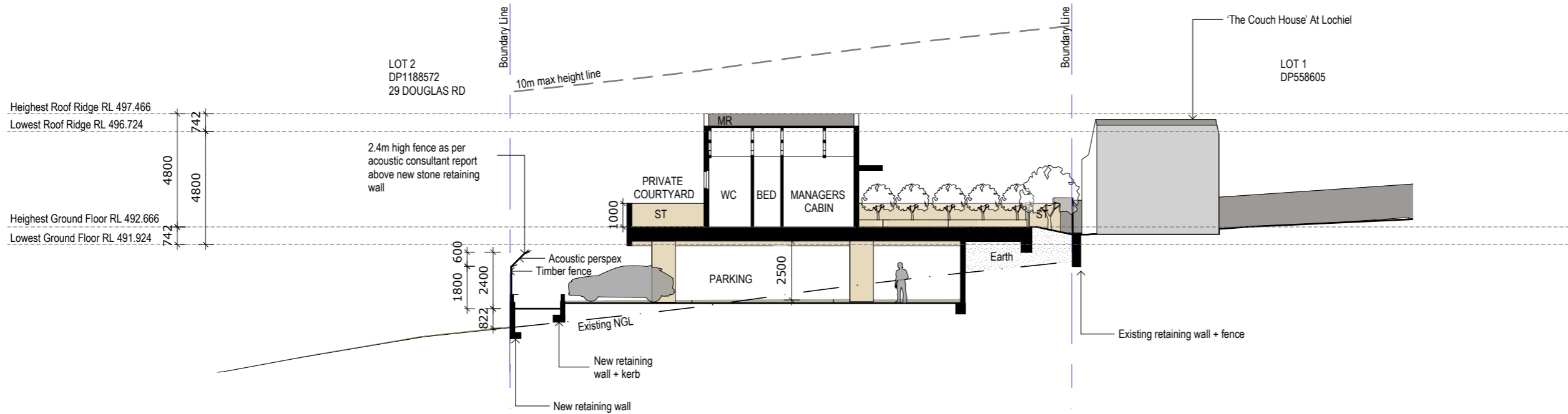
Project Status
DA

Scale
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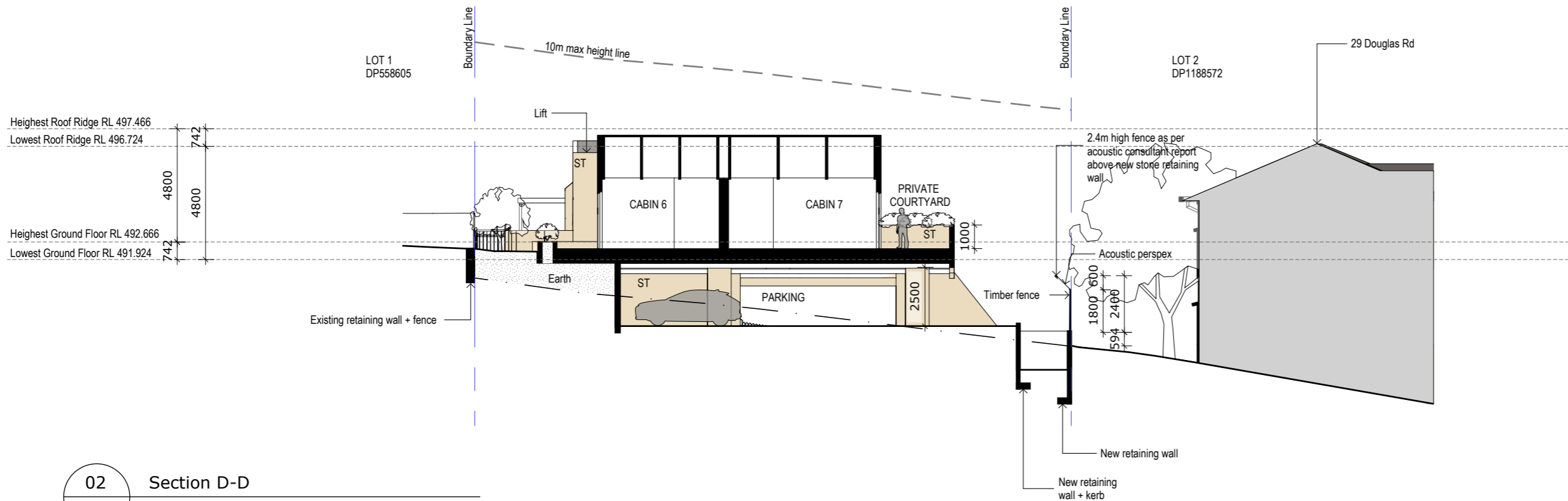
Date
11/11/2024

Drawing No.
SK300

Issue No.
4



01 Section C-C
1:200



02 Section D-D
1:200

REVISION LIST		
	Amendments 11 Nov 24	Condition
I	Swap location of cabin 9 with manager's room to add living space	C.a).x.
J	Remove tea garden furniture	C.a).vi.
K	Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L	Reduce excavation to tea garden	C.a).iii.
M	Redesign windows to be square	C.a).iv.
N	Road tanker kamlock suction coupling relocated	C.c)

Legend	F - Fixed glazing	RP - Render + Paint
— Boundary Line	BR - Painted Brick	CL - Cladding
RL 000.00 Proposed RL	T - Timber Look Batten	MR - Metal Roof
- - - Demo Line	ST - Stone	
--- Potential Signage Locations (size, number of signs, font type to be confirmed at DA)		

Issue	Description	Issue Date
1	DA	11.11.24

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Drawing content
Section C-C & D-D

Project Status
DA

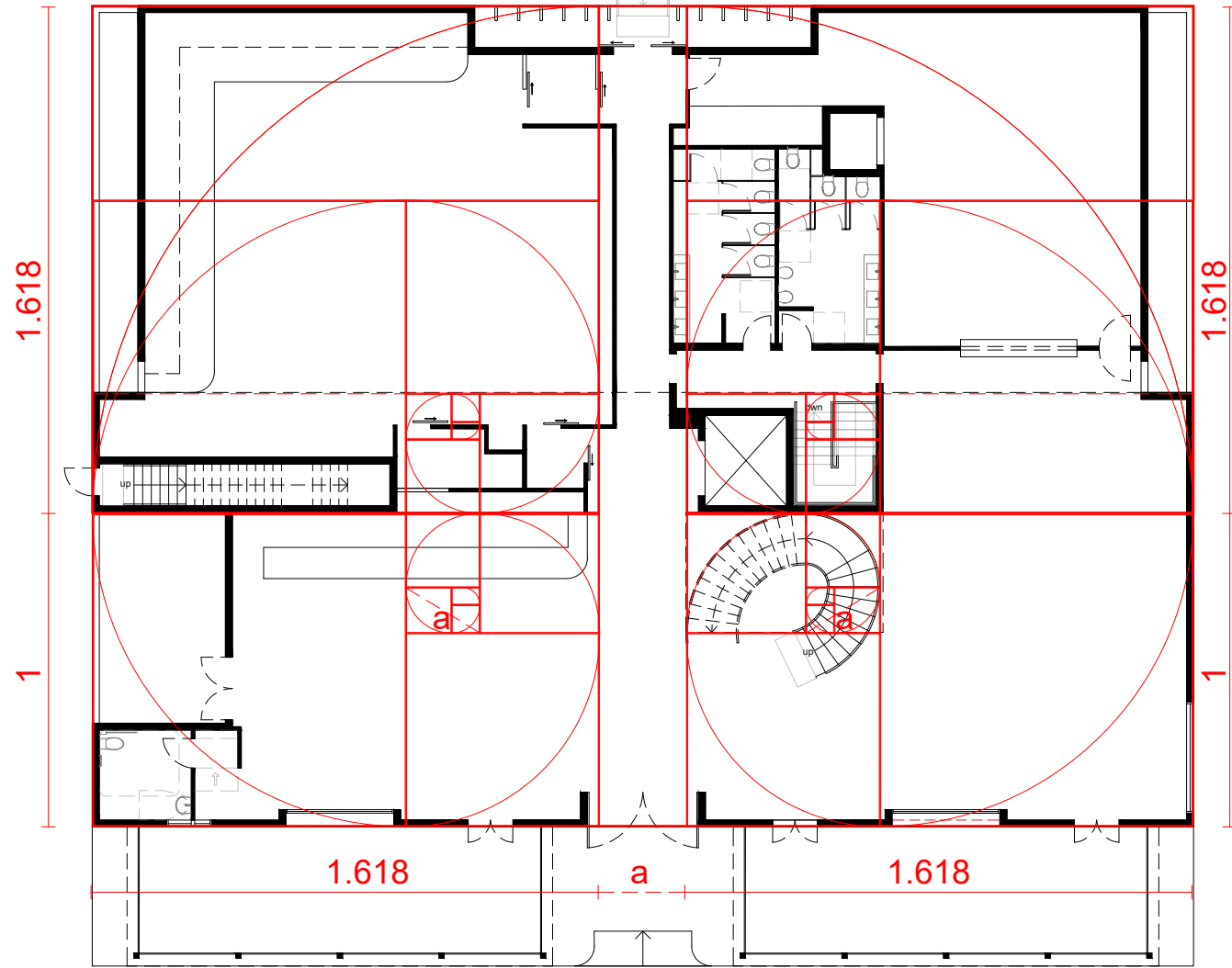
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Date
11/11/2024

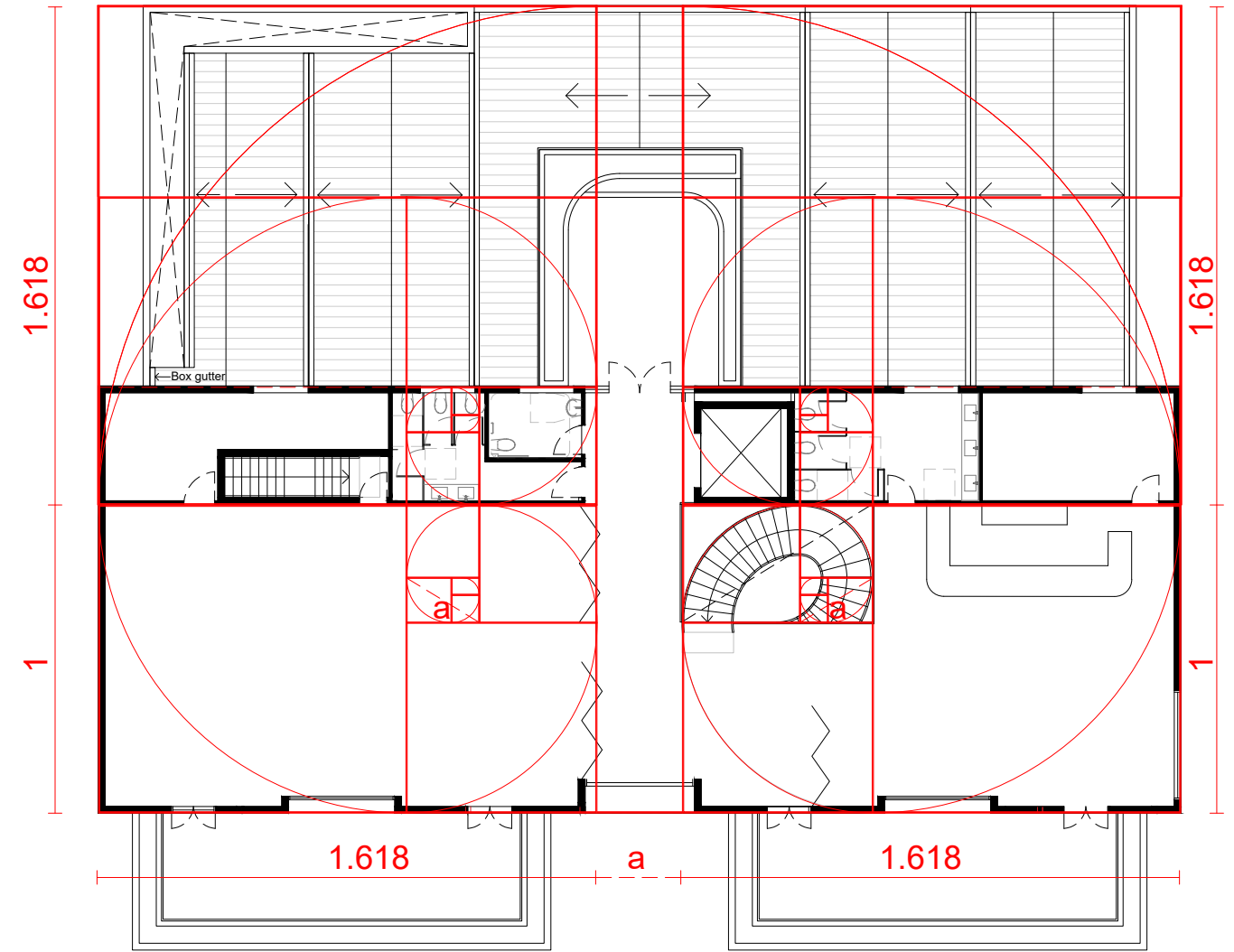
Drawing No.
SK301

Issue No.
1

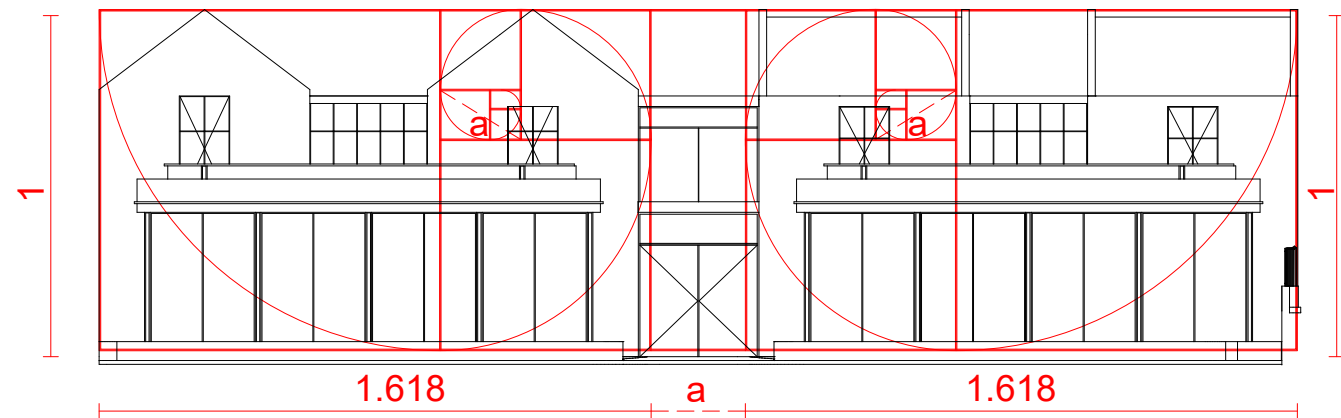
GOLDEN RATIO PROPORTIONS



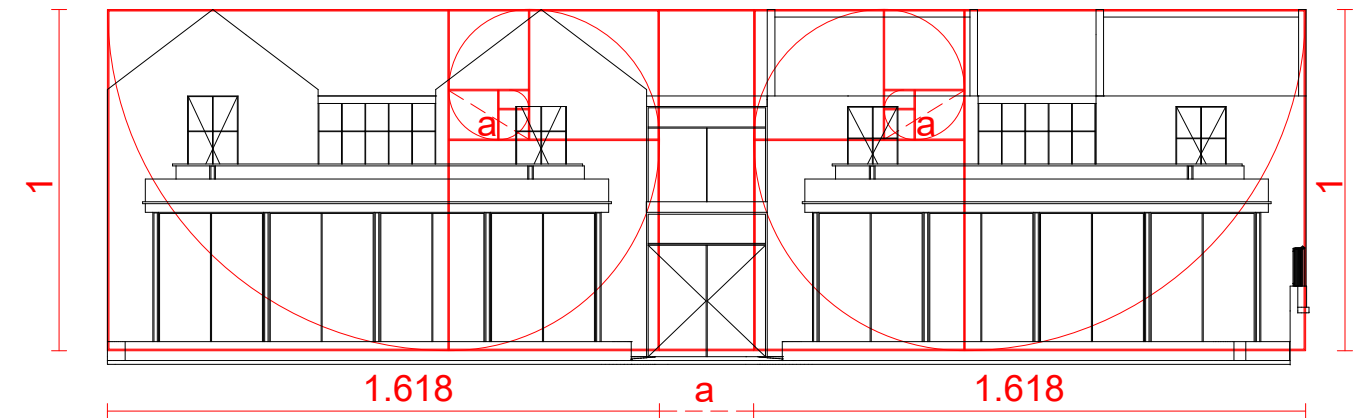
Ground Floor Plan



First Floor Plan



Front Elevation



Front Elevation

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
5	DA	11.11.24

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Drawing content
 Golden Ratio Diagrams

Project Status
 DA

Scale
 1:200@A3

Date
 11/11/2024

Drawing No.
 SK400

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

LANDSCAPE CALCULATIONS	
AREA	SQM
Paved/No Deep Soil	744
Deep Soil	523
Total	1,267

Legend	
	Boundary Line
	Tree removal
	Existing RL
	Proposed RL
	Paved/No Deep Soil
	Deep Soil Area

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
5	DA	11.11.24

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Client
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Drawing content
 Landscape Calculations Plan

Scale
 1:400@A3

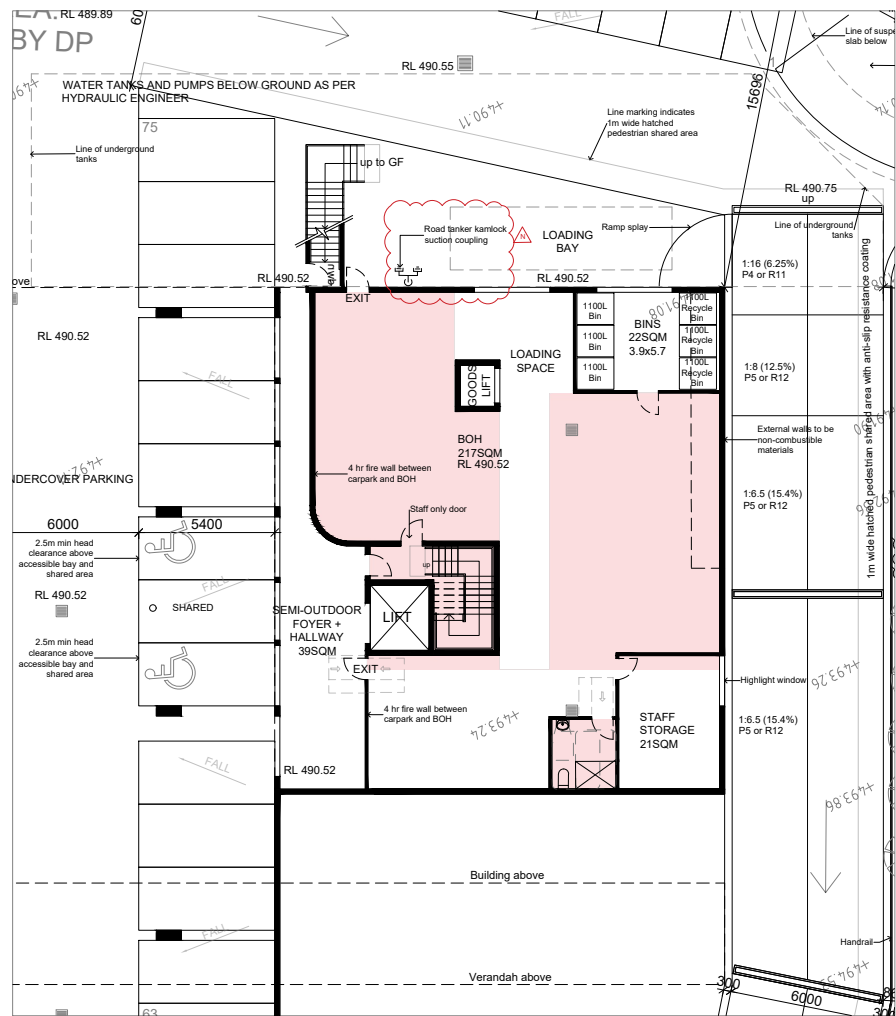
Project Status
 DA

Date
 11/11/2024

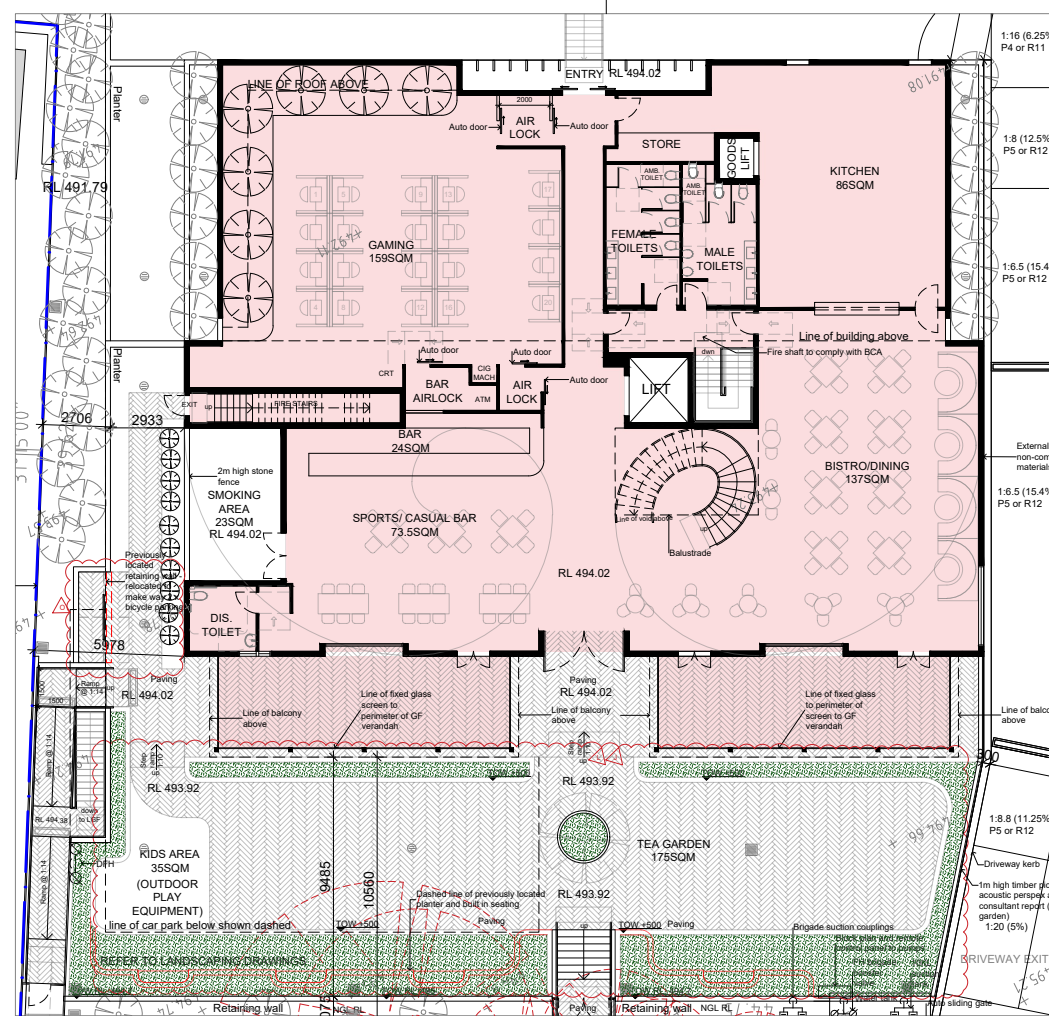


Drawing No.
 SK401

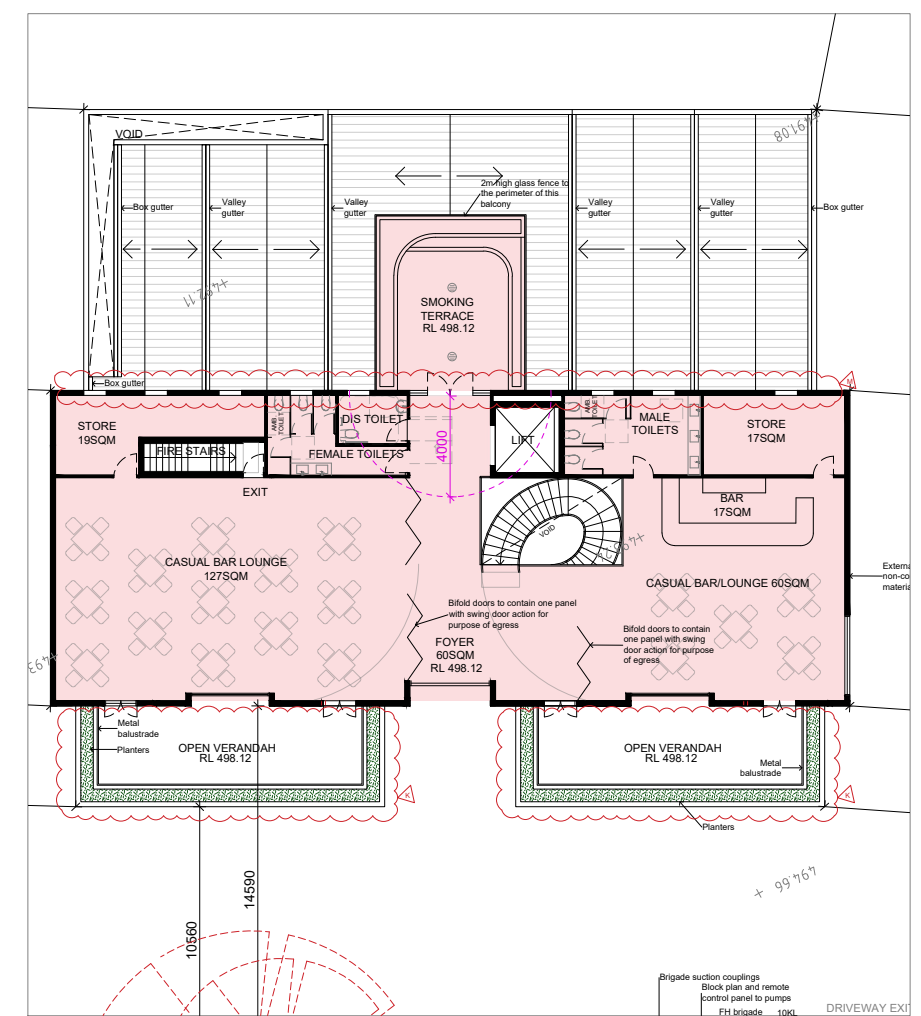
Issue No.
 5



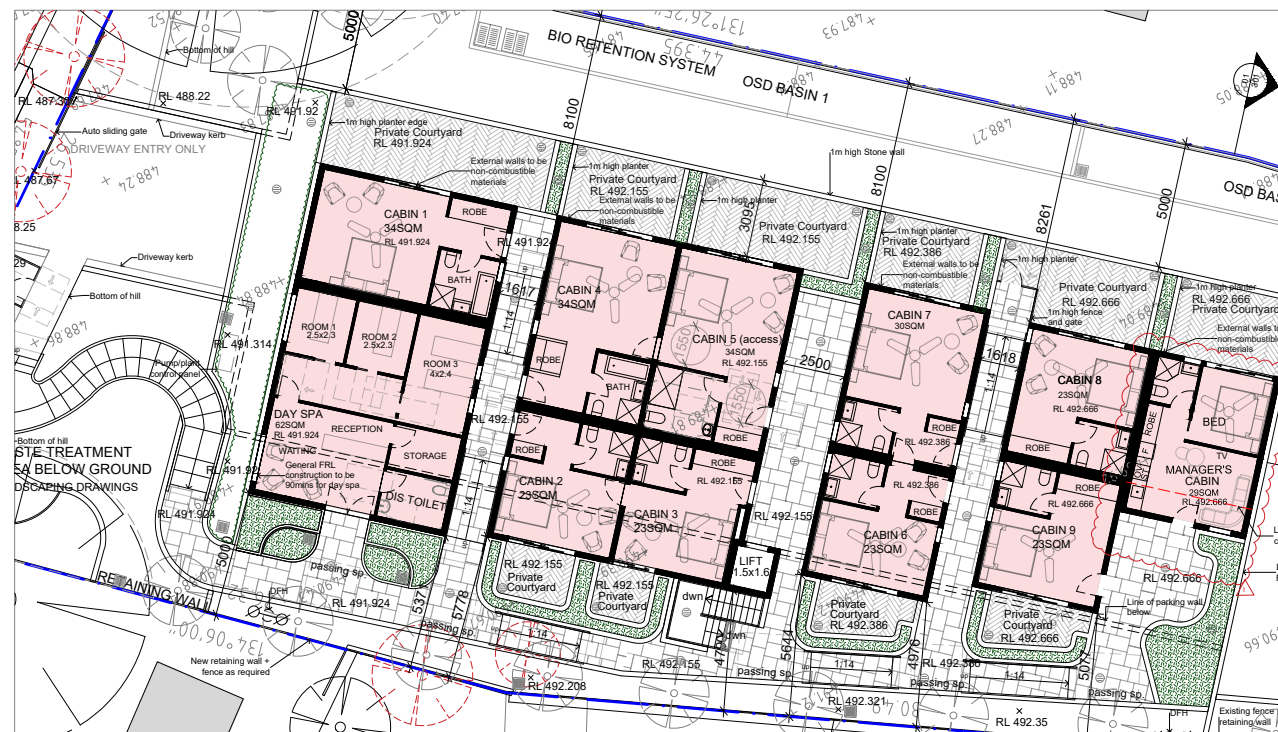
Hotel I Lower Ground Floor GFA



Hotel I Ground Floor GFA



Hotel I First Floor GFA



Accommodation/Spa I Ground Floor GFA

HOTEL GFA	
AREA	SQM
Lower Ground Floor	163
Ground Floor	725
First Floor	380
Total	1,268

ACCOMMODATION/SPA GFA	
AREA	SQM
Spa	62
Accommodation	287
Total	349
TOTAL SITE GFA	1,617
PROPOSED FSR	0.41:1

Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend

	Boundary Line		Tree removal
	Existing RL		GFA
	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
5	DA	11.11.24

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Drawing content
 GFA Calculations

Project Status
 DA

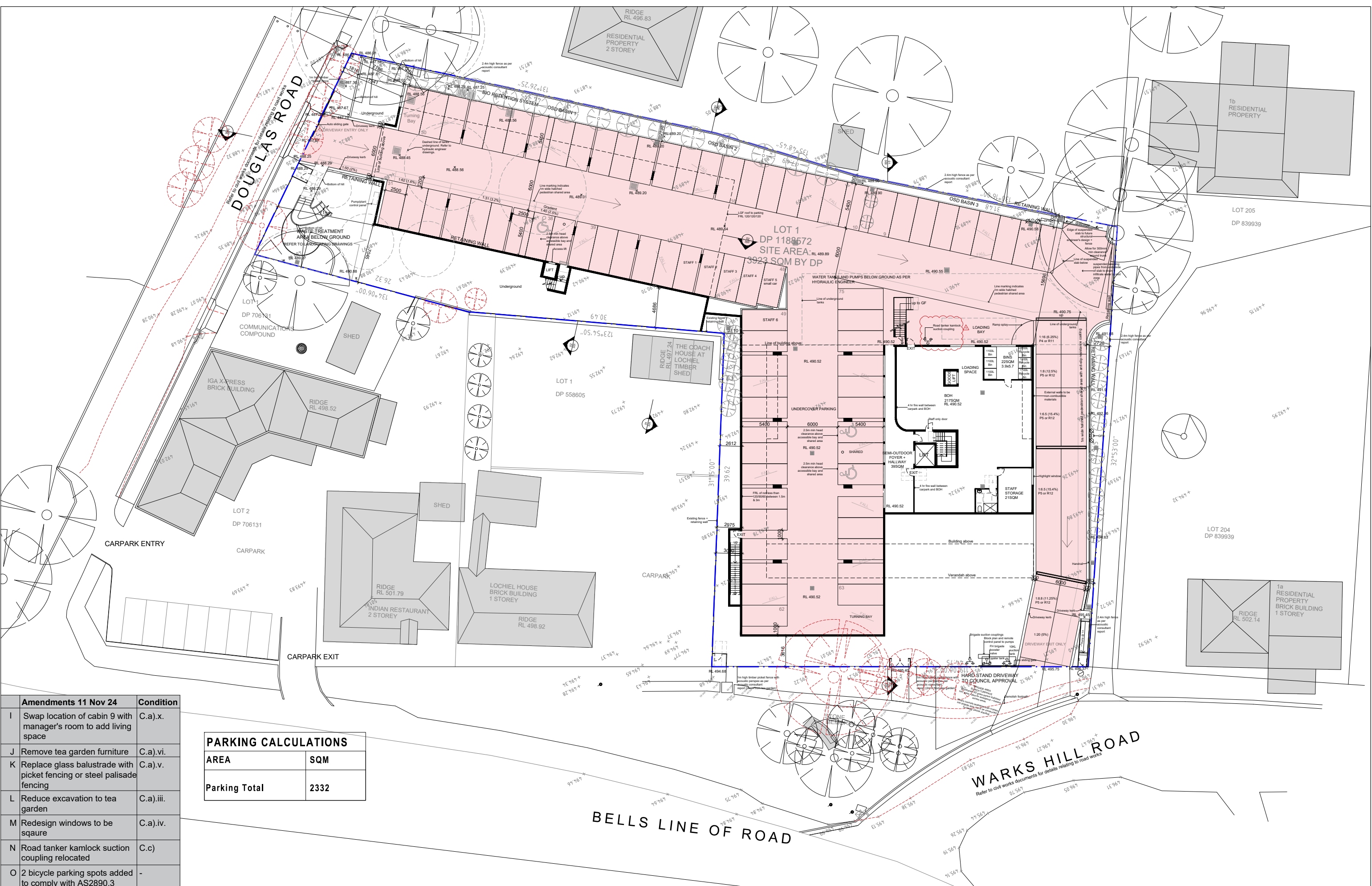
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Date
 11/11/2024



Drawing No.
 SK402

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

PARKING CALCULATIONS	
AREA	SQM
Parking Total	2332

Legend

	Boundary Line
	Existing RL
	Proposed RL
	Tree removal
	Car Park Area

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
5	DA	11.11.24

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Drawing content
 Car Park Area Calculations

Project Status
 DA

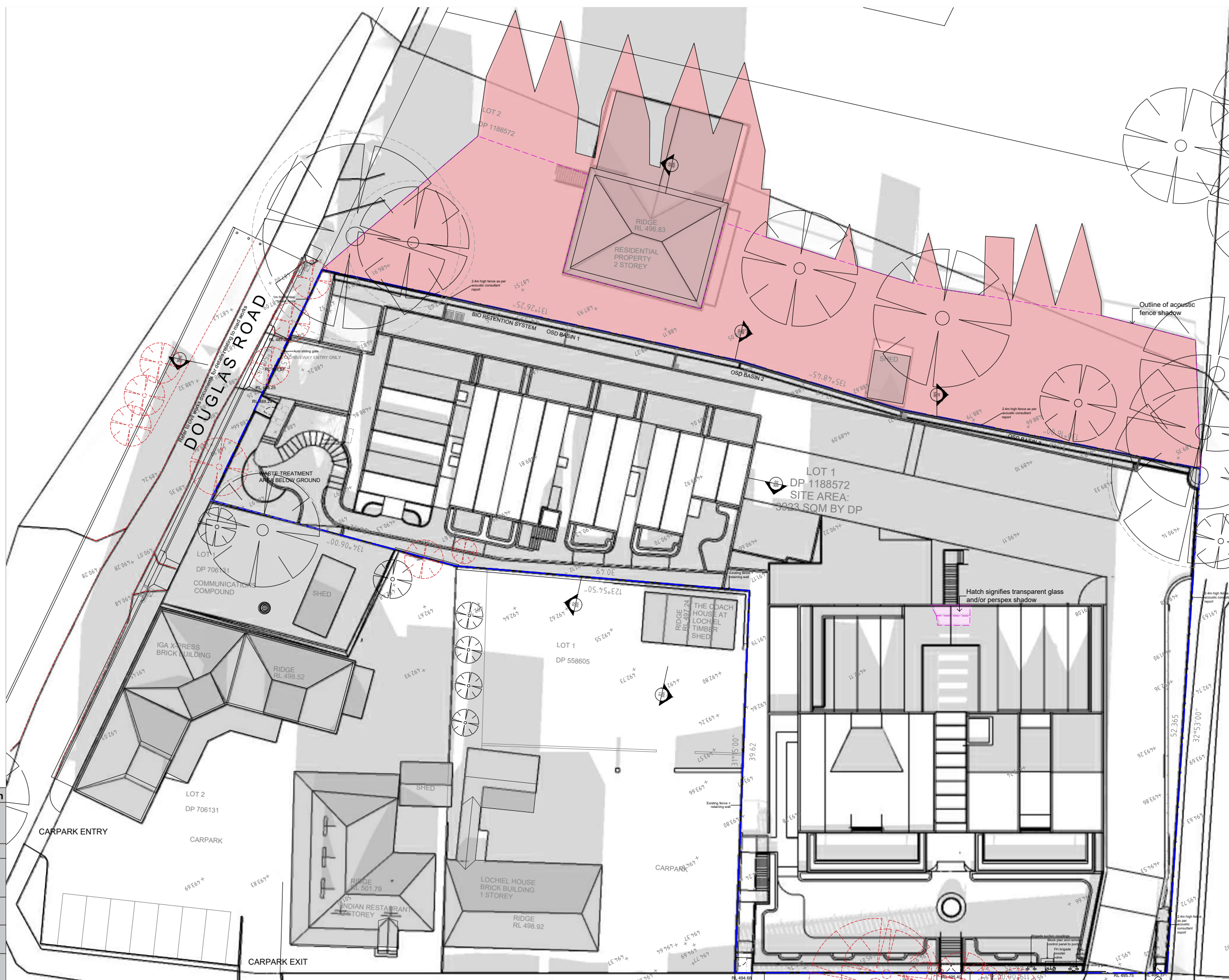
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Date
 11/11/2024



Drawing No.
 SK403

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend

	Boundary Line
	Tree removal
	New Shadow
	Outline of Acoustic Fence Shadow
	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
5	DA	11.11.24

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Drawing content
 Shadow Diagrams 9am - Winter Solstice

Project Status
 DA

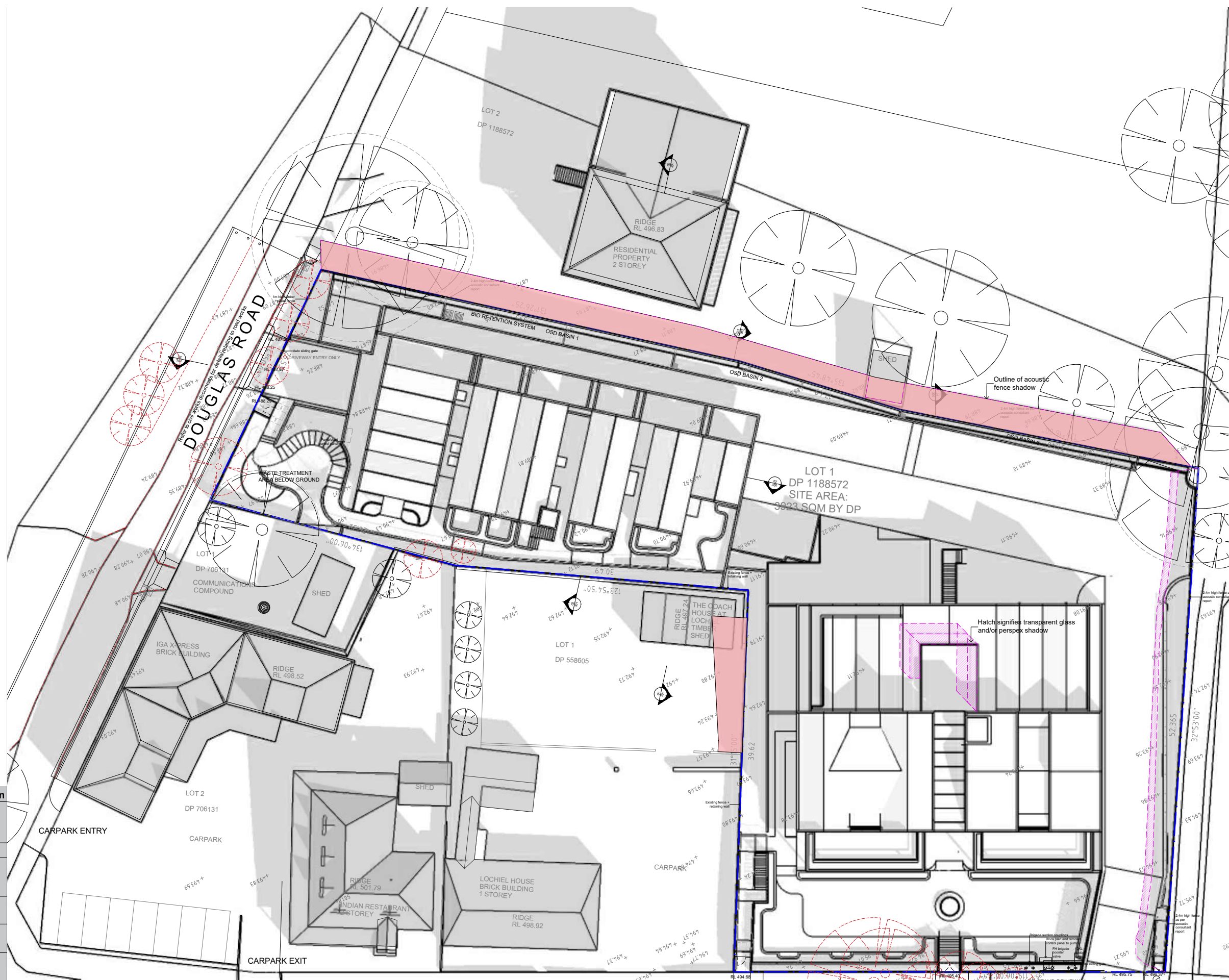
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Date
 11/11/2024



Drawing No.
 SK500

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend	
	Boundary Line
	Existing RL
	Proposed RL
	Tree removal
	New Shadow
	Outline of Acoustic Fence Shadow

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
5	DA	11.11.24

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Drawing content
 Shadow Diagrams Noon - Winter Solstice

Project Status
 DA

Scale
 1:400@A3

Date
 11/11/2024



Drawing No.
 SK501

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend	
	Boundary Line
	Existing RL
	Proposed RL
	Tree removal
	New Shadow
	Outline of Acoustic Fence Shadow

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
5	DA	11.11.24

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Client
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Drawing content
 Shadow Diagrams 3pm - Winter Solstice

Project Status
 DA

Scale
 1:400@A3

Date
 11/11/2024



Drawing No.
 SK502

Issue No.
 5



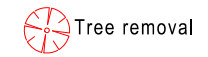
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FILL 500-1500mm	CUT 500-1500mm
FILL 1500-3000mm	CUT 1500-3000mm
FILL 3000-4000	CUT 3000-4000

CUT + FILL APPROXIMATE VOLUMES

Approximate total excavation required	4,300 m ³
Approximate total fill required	990 m ³
Approximate total exported fill	3,310 m ³

Legend

--- Boundary Line
 -#84.853 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
5	DA	11.11.24

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Project
 Kurrajong Heights Hotel & Accommodation

Client
 Balma Projects Pty Ltd

Drawing content
 Cut + Fill Plan

Project Status
 DA

Scale
 1:400@A3

Date
 11/11/2024



Drawing No.
 SK600

Issue No.
 5



Amendments 11 Nov 24	Condition
I Swap location of cabin 9 with manager's room to add living space	C.a).x.
J Remove tea garden furniture	C.a).vi.
K Replace glass balustrade with picket fencing or steel palisade fencing	C.a).v.
L Reduce excavation to tea garden	C.a).iii.
M Redesign windows to be square	C.a).iv.
N Road tanker kamlock suction coupling relocated	C.c)
O 2 bicycle parking spots added to comply with AS2890.3	-

Legend

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

Issue	Description	Issue Date
1	DA	17.03.22
2	DA	11.07.23
3	DA Amended	06.11.23
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Project
 Kurrajong Heights Hotel & Accommodation

Client
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Drawing content
 Signage Location Plan Site Plan

Project Status
 DA

Scale
 1:400@A3

Date
 11/11/2024



Drawing No.
 SK900

Issue No.
 5