LEGEND
EXISTING WALLS
DEMOLITION
PROPOSED WALLS

BEER GARDEN FFL 14.62
BEER GARDEN FFL 14.62
NEW GLAZING ABOVE EXISTING ENTRY WALLS
REMOVE & REPLACE EXISTING ACOUSTIC GLAZING TO IMPROVE ACOUSTIC PERFORMANCE. NEW GLAZING TO BE 200MM HIGHER THAN EXISTING
EX RL 12.41
BDY
AIRLOCK FFL 16.42
MAIN BAR FFL 16.42
RESTAURANT BAR FFL 16.42
RESTAURANT FFL 16.42
PROP STAFF 01
PROP STAFF 02
PROP STAFF 03
BOTTLE SHOP FFL 15.22
STORE FFL 16.08
PROP STAFF 04
PROP STAFF 05
FEMALE FFL 16.42
MALE FFL 16.42
WASH UP BOH
KITCHEN FFL 16.42
AREA OUT OF SCOPE
HALLWAY FFL 16.42
TOILET FFL 16.42
KITCHEN BOH FFL 16.42
COOL ROOM
LOUNGE
COURTYARD FFL 16.42
EX. STORAGE
PROPOSED STAIRCASE AND LIFT TO LEVEL 1 AND ATTIC
RETAIN TOILET, CEILING TO BE ALTERNATED TO FIT TOILET UNDER THE PROPOSED STAIRS
FREEZER ROOM TO BE RELOCATED TO PARTIALLY FIT UNDER THE STAIRS
PROP PATRON 01
PROP PATRON 02
EX 01
EX 02
EX 03
EX 04
EX 05
EX 06
EX 06
EX 07
EX. BIN
EX. BIN

01 GROUND FLOOR - GENERAL ARRANGEMENT PLAN
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/181844
DATED: 2 June 2023

DATE	REVISION	ISSUE REASON
27.05.21	A	DA SUBMISSION
28.07.21	B	DA SUBMISSION

A.CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
GROUND FLOOR -
GENERAL ARRANGEMENT PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
USE FIGURED DIMENSIONS ONLY DO NOT SCALE
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PROJECT NO.	DRAWN
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DWG NO. DA-D00-011	ISSUE B

1 8685 2 3835 3 14410 4 3930 5

02 FXX-021 01 FXX-011

LEGEND
EXISTING WALLS
DEMOLITION
PROPOSED WALLS

EX RL 12.41

BDY

RL 14.62 RL 14.62

WINDOWS EXPRESSED EXTERNALLY SINGLE LAYER OF BRICK INTERNALLY FOR IMPROVED ACOUSTIC PERFORMANCE

EXISTING AWNINGS BELOW

1700MM HIGH FRAMELESS GLASS ACOUSTIC PANELS WITH LOWEST REFLECTIVITY RATE TO EXISTING LVL 1 BALCONY AS PER ACOUSTIC CONSULTANT SPECIFICATION

2000MM HIGH FRAMELESS GLASS ACOUSTIC PANELS WITH LOWEST REFLECTIVITY RATE TO EXISTING LVL 1 BALCONY AS PER ACOUSTIC CONSULTANT SPECIFICATION

H: 1700MM H: 1700MM 20.20 APPROX 147m2 H: 1700MM H: 1700MM

H: 2000MM H: 1700MM H: 1700MM H: 1700MM H: 1700MM H: 2000MM

NEW FLOOR FINISH TO BALCONY

CONCERTINA DOORS

NEW TIMBER WINDOWS TO ACOUSTIC ENGINEER SPECIFICATION

PROP STAFF 01

NEW BALCONY DOORS

AIRLOCK DOOR TO GROUND FLOOR

PROP STAFF 02

OFFICE COOL STORE LOW LEVEL AREA PERFORMANCE SPACE ACOUSTIC AIRLOCK

KITCHEN DRY STORE ACCESSIBLE SANITARY EX RL 20.13 BAR WASH UP WASH UP

GLAZED PARTITION AROUND EXISTING STAIRCASE

PROP STAFF 03

CORRIDOR LOCKERS AV / DATA AMB FEMALE SANITARY

PROPOSED UPGRADE TO SANITARY AMENITY

PROPOSED STORAGE

FCL RL 22.83 RL 16.42

PROPOSED UPGRADE TO STAIRWELL

TACTILES

LIFT MENS SANITARY AMB

EX. STORAGE

PROP STAFF 04 PROP STAFF 05

COMPLIANT DDA DOORS WITH HINGE/ LATCH CLEARANCE

PROPOSED EXTERNAL STORAGE SHED ON EXISTING METAL ROOF

STRUCTURE TO REINFORCE STORAGE SHED AS REQUIRED

03 FXX-031 04 FXX-041 02 FXX-021

1090

PROP PATRON 01 PROP PATRON 02

EX 01 EX 02 EX 03 EX 04 EX 05 EX 06 EX 06 EX 07

EX. BIN EX. BIN

01 FIRST FLOOR - GENERAL ARRANGEMENT PLAN 1:100@A1

2300 14595 6070 4940 1920 4170

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/181844

DATED: 2 June 2023

DEVELOPMENT APPLICATION

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27.05.21	A	DA SUBMISSION
28.07.21	B	DA SUBMISSION

A.CO.

CLIENT : GLENN PIPER
MERIDAN AUSTRALIA

PROJECT : FRESHWATER HOTEL

N

DRAWING: FIRST FLOOR - GENERAL ARRANGEMENT PLAN

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PROJECT NO.	DRAWN
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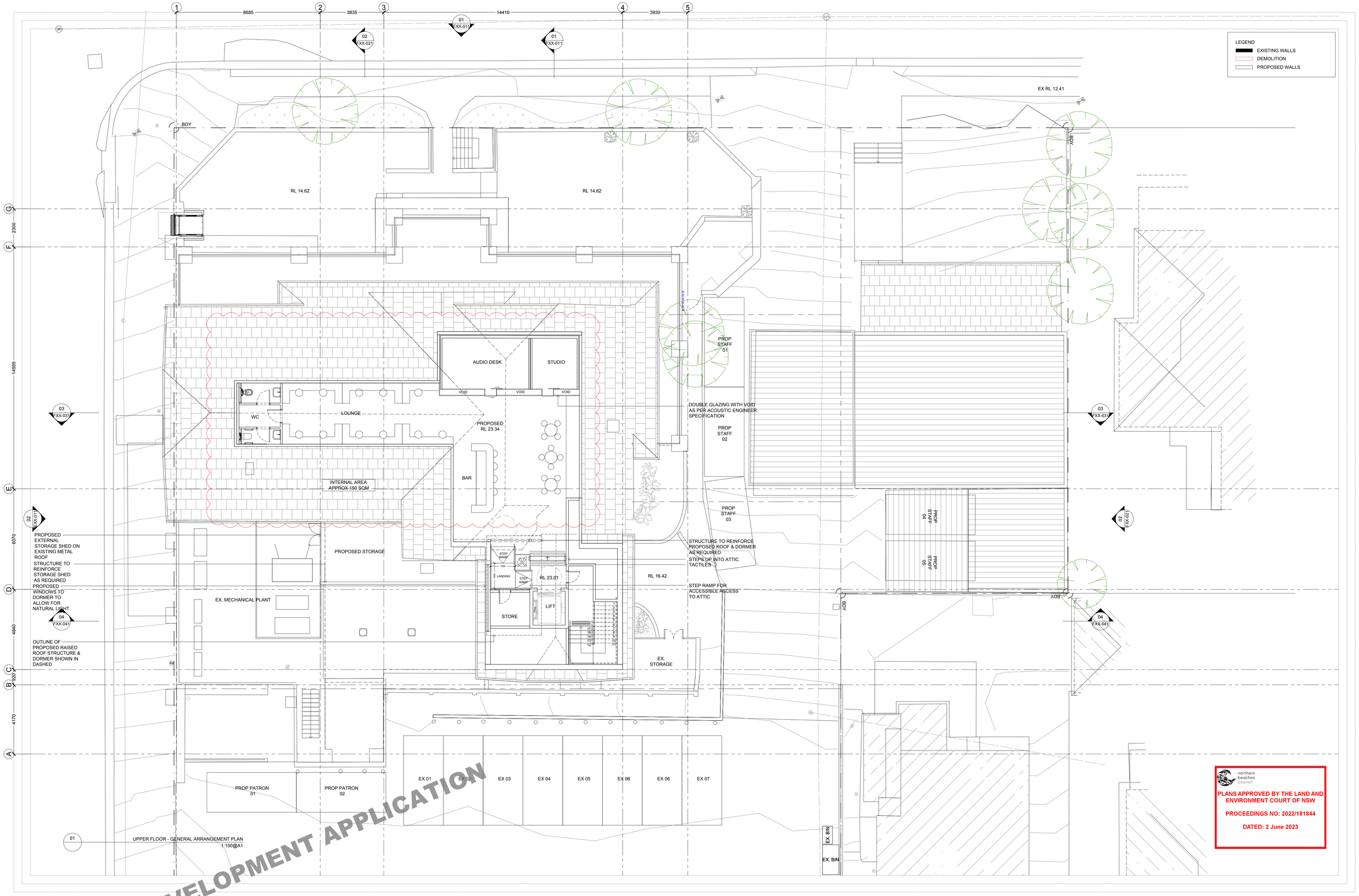
DWG NO. DA-D01-011	ISSUE B



DATE	REVISION	ISSUE REASON
27.05.21	A	DA SUBMISSION
28.07.21	B	DA SUBMISSION

A & CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

N

DRAWING:
UPPER FLOOR -
GENERAL ARRANGEMENT PLAN

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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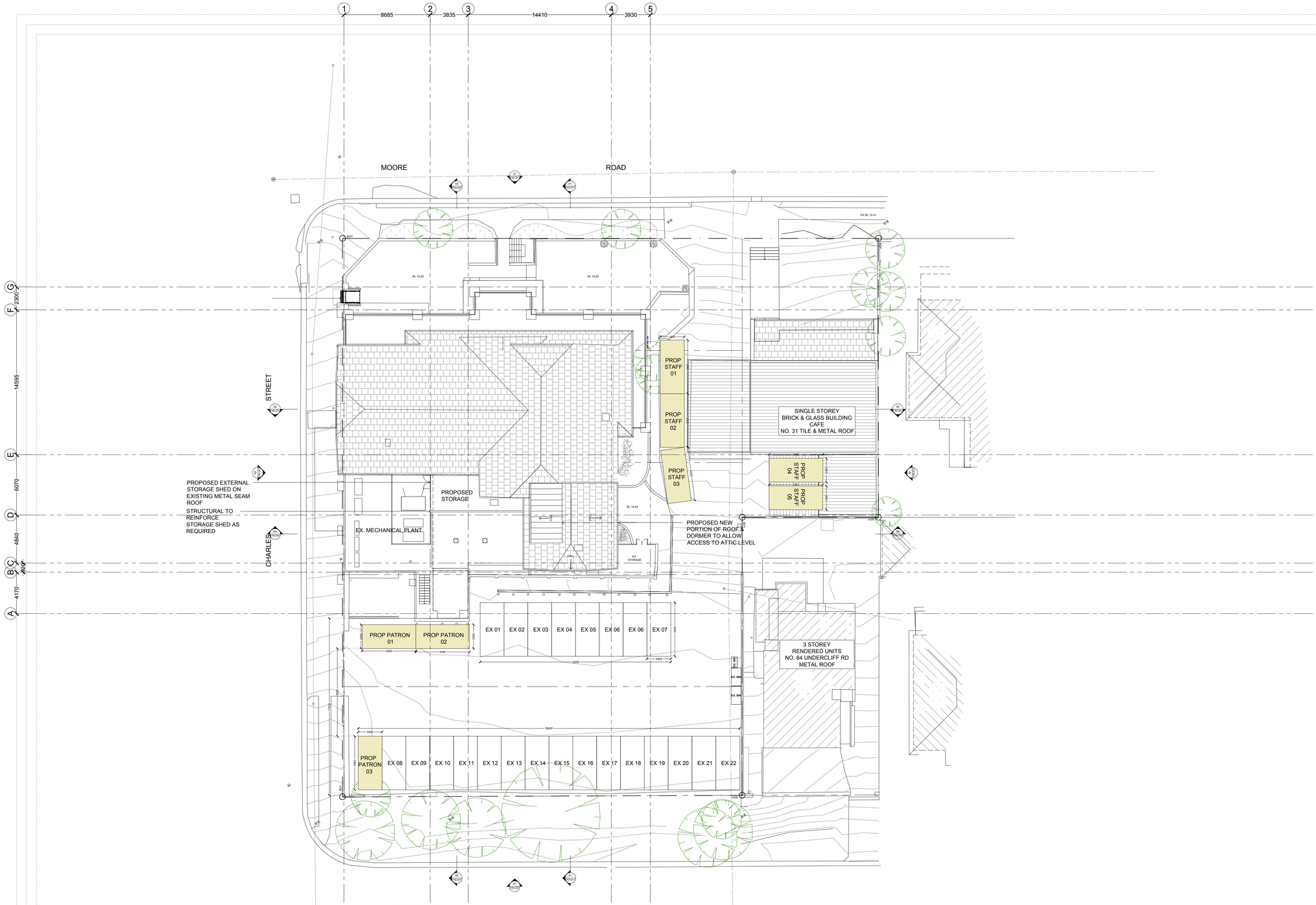
DWG NO.		ISSUE
DA-D02-011		B



01 SITE & ROOF - PROPOSED PLAN
1:200@A1

DEVELOPMENT APPLICATION

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/181844

DATED: 2 June 2023

DATE	REVISION	ISSUE REASON
27.05.21	A	DA SUBMISSION
28.07.21	B	DA SUBMISSION
11.02.22	C	DA SUBMISSION

A&CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

N

DRAWING:
SITE & ROOF - PROPOSED PLAN - ROOF

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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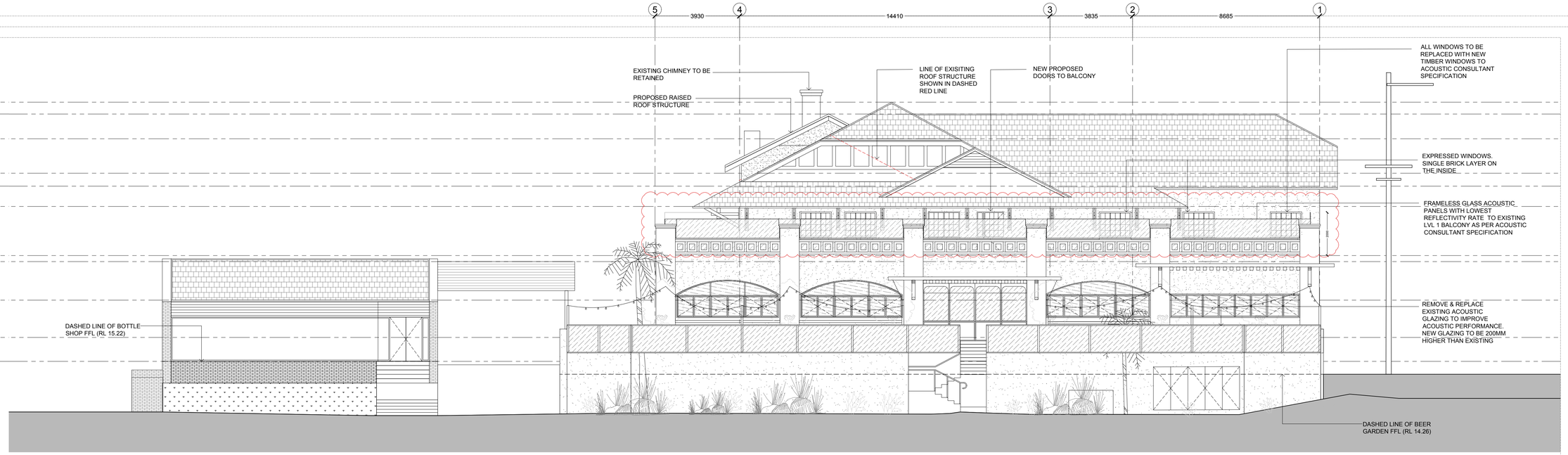
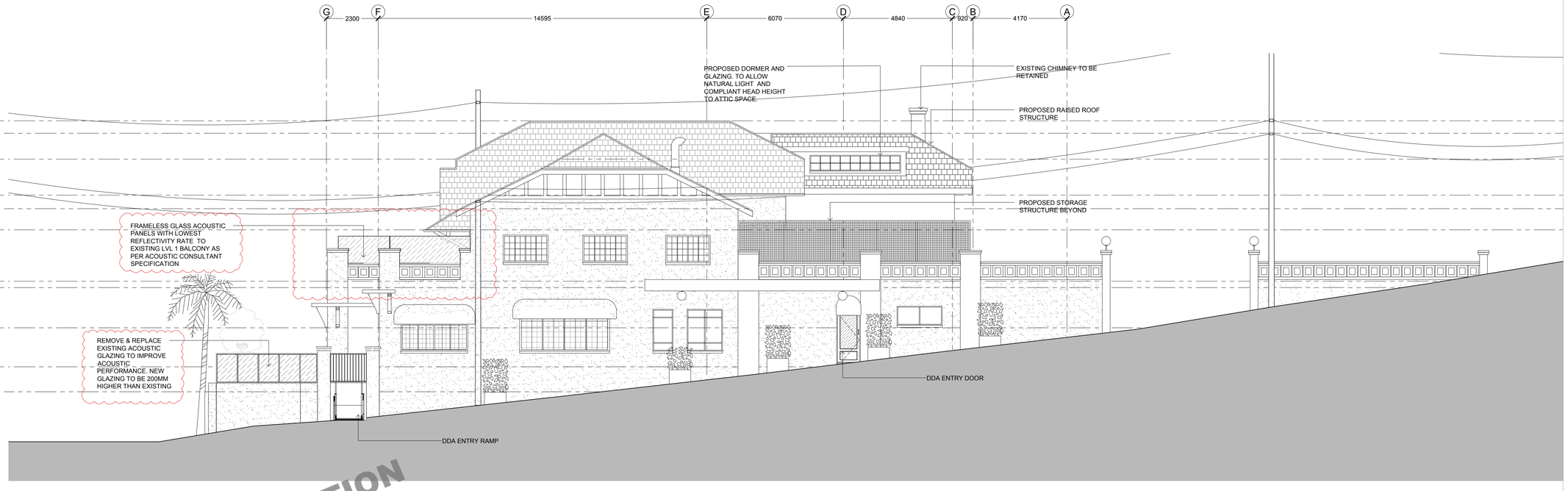


01 ELEVATION 01
1:100@A1



02 ELEVATION 02
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council

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CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
EXTERNAL ELEVATIONS 01

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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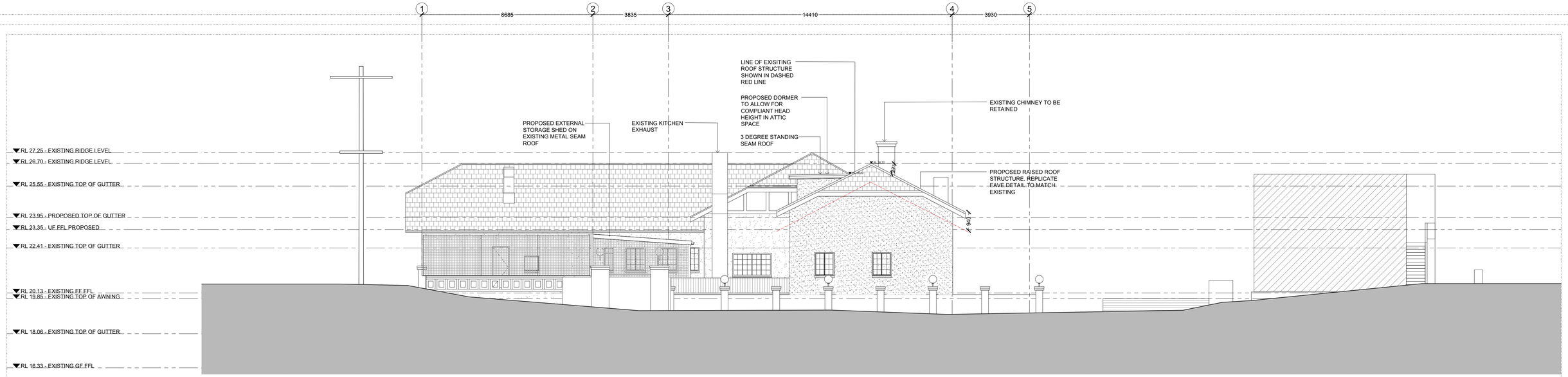

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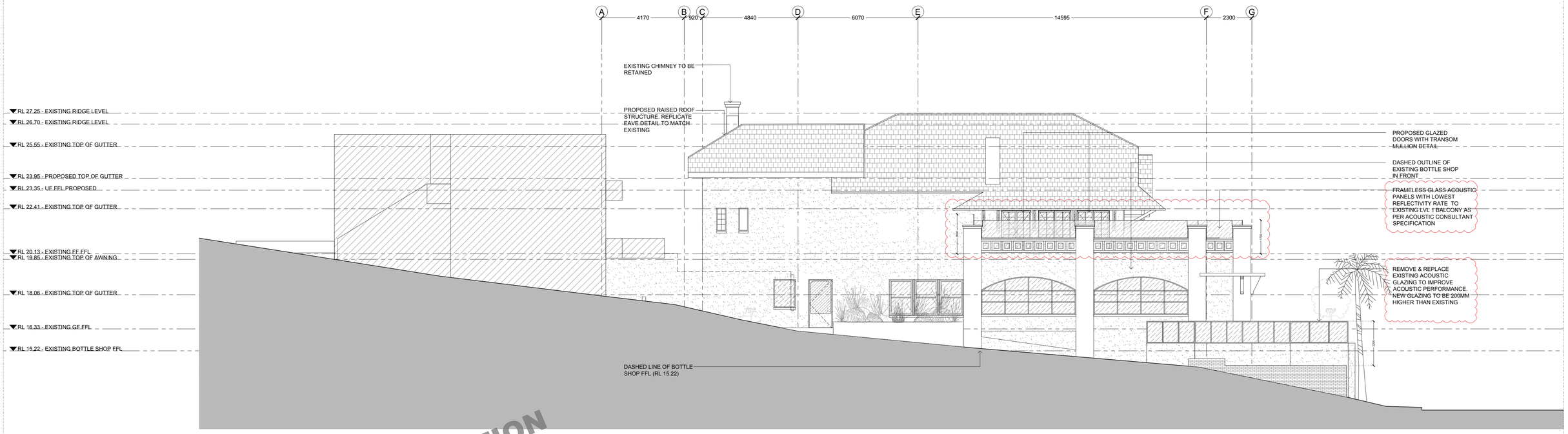

02 ELEVATION 02
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council

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CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
EXTERNAL ELEVATIONS 02

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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B 920 C 4840 D 6070 E 14595 F 2300 G

STRUCTURE AS REQUIRED FOR PROPOSED ROOF

EXISTING CHIMNEY STRCUTURE

NEW ROOF STRUCTURE

DORMER WINDOWS ALLOWING NATURAL LIGHT

NEW RAISED ROOF STRUCTURE

LINE OF DORMER EXTEND BEYOND

LINE OF EXISTING ROOF

LINE OF PROPOSED EAVE BEYOND

DDA ACCESS RAMP TO ATTIC LEVEL

PROPOSED STAIRCASE IN FOREGROUND

RL 27.25 - EXISTING RIDGE LEVEL

RL 26.70 - EX. / PROPOSED RIDGE LEVL

RL 25.55 - EXISTING TOP OF GUTTER

RL 23.95 - PROPOSED TOP OF GUTTER

RL 23.35 - UF FFL PROPOSED

RL 22.41 - EXISTING TOP OF GUTTER

RL 20.13 - EXISTING FF FFL

RL 19.85 - EXISTING TOP OF AWNING

RL 18.06 - EXISTING TOP OF GUTTER

RL 16.33 - EXISTING GF FFL

RL 15.22 - EXISTING BOTTLE SHOP FFL

RR 26.70

EX. RR 27.25

LIFT OVER RUN 2790MM FROM FFL OF TOP FLOOR

LIFT

LINE OF EX. ROOF BEYOND

300MM INSULATION

LOUNGE

VOICE BOOTH

BAR

EX. RR 25.15

200MM INSULATION

RL 23.35 PROP UF FFL

RL 23.01 LANDING FFL

100MM INSULATION

EX. TG 22.41

DDA BATHROOM

LIFT

BAR

2500

1700

EXISTING GROUND FLOOR AREA. NOT PART OF THIS SCOPE.

DOUBLE GLAZING AS PER ACOUSTIC ENGINEER SPECIFICATION

200MM ACOUSTIC INSULATION

NEW CONCRETE SLAB

ACOUSTIC PANELS TO U/S OF EAVE AND TO WALL AS PER ACOUSTIC ENGINEER SPECIFICATION

RETAIN EX. BULKHEADS TO ARTICULATE HERITAGE DESIGN INTENT

ACOUSTIC PANELS TO EX. BALCONY BALUSTRADE AS PER ACOUSTIC ENGINEER SPECIFICATION

RETAINED 300MM WALL NIBS OF MAJOR INTERNAL WALLS

DOUBLE GLAZING IN BREEZE BLOCKS OPENINGS AS PER ACOUSTIC ENGINEER SPECIFICATION

REMOVE & REPLACE EXISTING ACOUSTIC GLAZING TO IMPROVE ACOUSTIC PERFORMANCE. NEW GLAZING TO BE 200MM HIGHER THAN EXISTING

MOORE ROAD

EX. RL 14.26

01 SECTION 01
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council

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A&CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
SECTION 01

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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DWG NO.		ISSUE
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B 920 C 4840 D 6070 E 14595 F 2300 G

RL 27.25 - EXISTING RIDGE LEVEL

RL 26.70 - EX. / PROPOSED RIDGE LEVL

RL 25.55 - EXISTING TOP OF GUTTER

RL 23.95 - PROPOSED TOP OF GUTTER

RL 23.35 - UF FFL PROPOSED

RL 22.41 - EXISTING TOP OF GUTTER

RL 20.13 - EXISTING FF FFL

RL 19.85 - EXISTING TOP OF AWNING

RL 18.06 - EXISTING TOP OF GUTTER

RL 16.33 - EXISTING GF FFL

RL 15.22 - EXISTING BOTTLE SHOP FFL

PROPOSED GATE FROM STORAGE SHED TO EXISTING MECHANICAL PLANT

PROPOSED EXTERNAL STORAGE SHED ON EXISTING METAL SEAM ROOF

STRUCTURAL TO REINFORCE STORAGE SHED AS REQUIRED

REMOVE SECTION OF EXISTING METAL ROOF TO MATCH FFL OF MECHANICAL PLANT ALLOWING FOR STORAGE SHED

EXISTING

EX. VENT 26.51

EX. RR 26.67

WC BEYOND

EX. TG 23.28

CORRIDOR

200MM ACOUSTIC INSULATION

100MM INSULATION

PERFORMANCE SPACE

EX. TG 22.41

NEW CONCRETE SLAB

RETAIN EX. BULKHEADS TO ARTICULATE HERITAGE DESIGN INTENT

ACOUSTIC PANELS TO U/S OF EAVE AND TO WALL AS PER ACOUSTIC ENGINEER SPECIFICATION

ACOUSTIC PANELS TO EX. BALCONY BALUSTRADE AS PER ACOUSTIC ENGINEER SPECIFICATION

DOUBLE GLAZING IN BREEZE BLOCKS OPENINGS AS PER ACOUSTIC ENGINEER SPECIFICATION

REMOVE & REPLACE EXISTING ACOUSTIC GLAZING TO IMPROVE ACOUSTIC PERFORMANCE. NEW GLAZING TO BE 200MM HIGHER THAN EXISTING

EXISTING GROUND FLOOR AREA. NOT PART OF THIS SCOPE.

MOORE ROAD

EX. RL 14.26

02 SECTION 02
1:100@A1

northern beaches council

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28.07.21	B	DA SUBMISSION

A+CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
SECTION 02

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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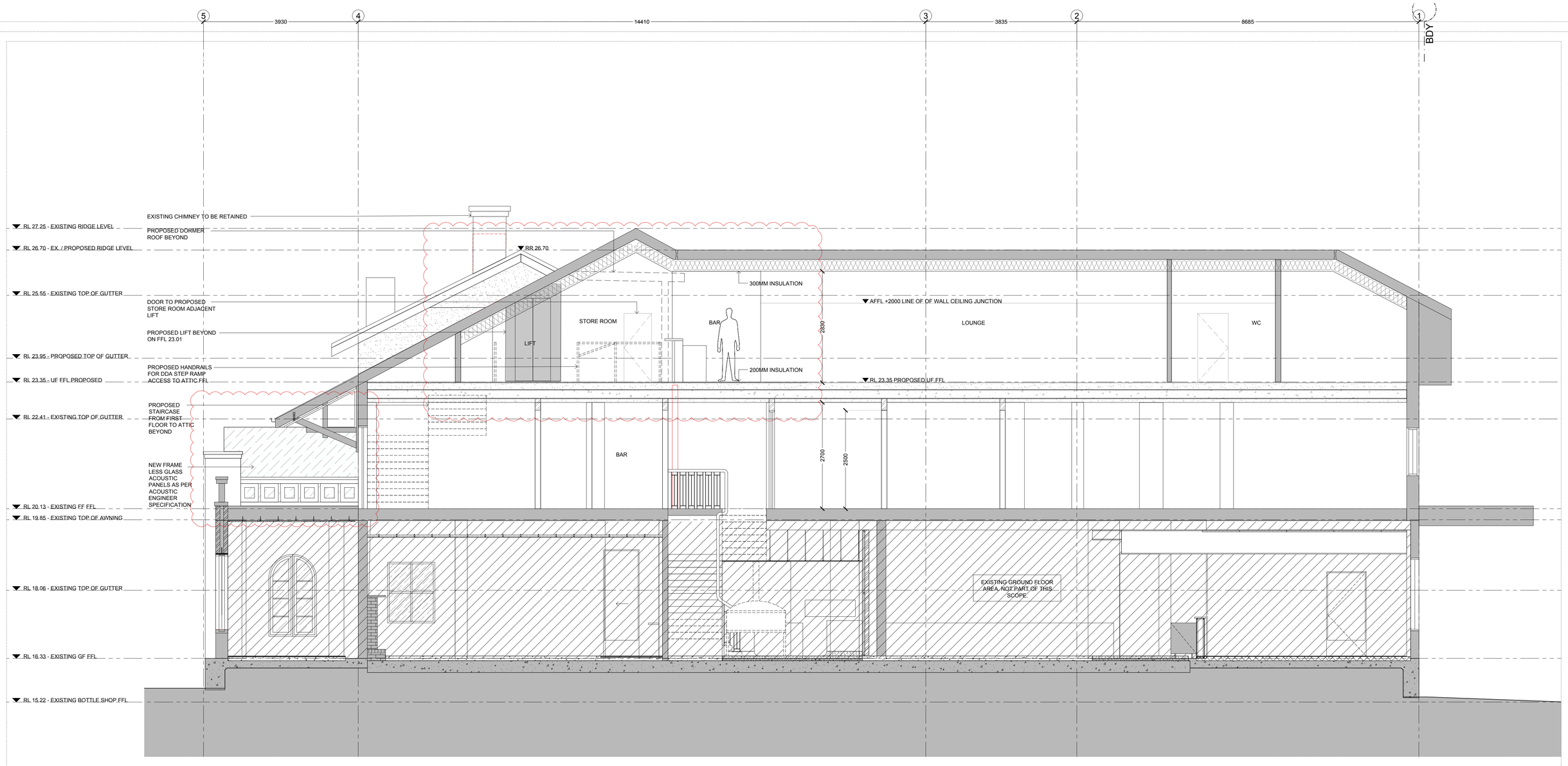
DWG NO.	ISSUE
DA-FXX-021	B



03 SECTION 03
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council

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A&CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
SECTION 03

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
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ALL WORKS TO COMPLY WITH BCA REQUIREMENTS
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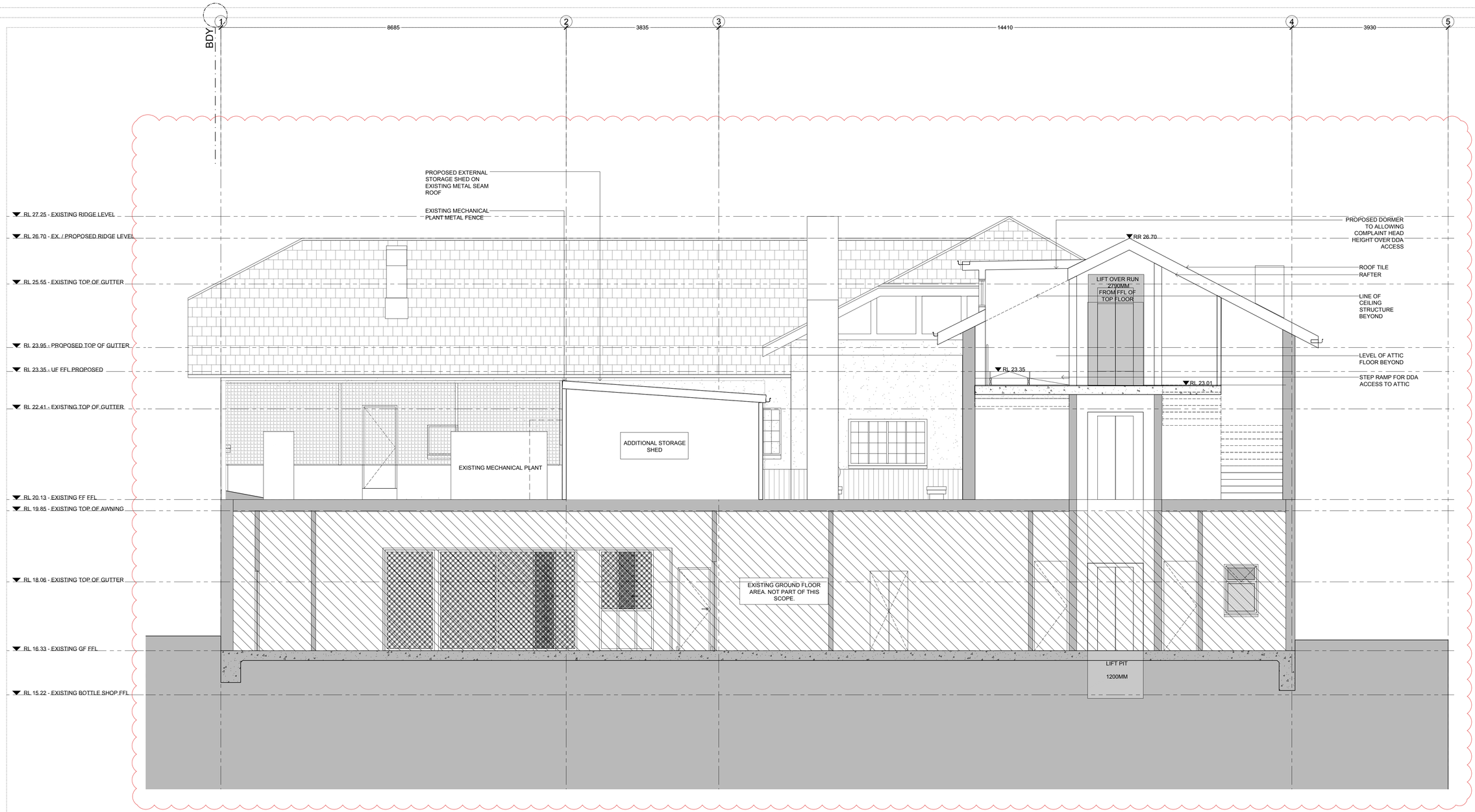
ISSUE B



04 SECTION 04
1:100@A1

DEVELOPMENT APPLICATION

northern beaches council

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A&CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
OVERALL BUILDING
SECTION 04

CHECK ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK
USE FIGURED DIMENSIONS ONLY DO NOT SCALE
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COMPLY WITH BCA AND ALL REGULATIONS
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SCALE@A3 1:100
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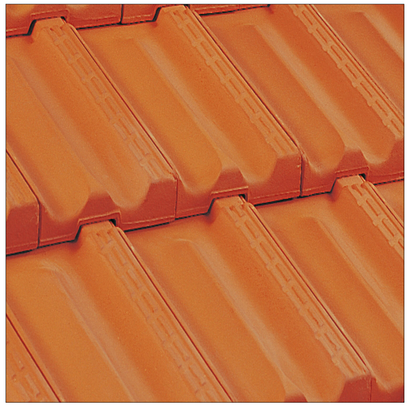
ISSUE B



01

RAISED ROOF TILE

Sydney Red Terracotta Tile

02

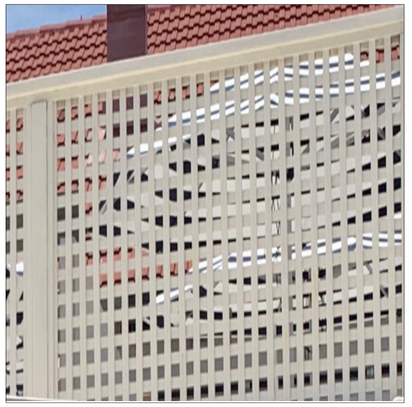
DORMER ROOF

Aged Copper Standing Seam

03

STORAGE CAGE ROOF

Standing seam in Colour Bond - Surfmist



04

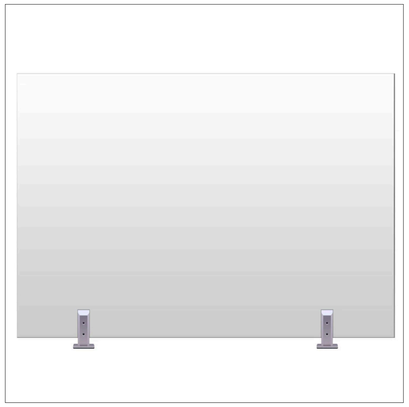
STORAGE CAGE

Lattice To Match Existing

05

GUTTER COLOUR

To Match Existing



06

GLASS SOUND BARRIER

Toughened glass to comply with Australian Standards & Acoustic consultants specification rating. Colourbond Surfmist to all frame members.

07

DORMER WINDOW FRAME

Black frame & fenestrations. Recessed expressions in render to match existing.

08

FIRST FLOOR BALCONY TILES

Cream tumbled stone tile.

northern beaches council

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31.05.21	A	FOR DA ISSUE

A&CO.

CLIENT :
GLENN PIPER

MERIDAN AUSTRALIA

PROJECT :
FRESHWATER HOTEL

DRAWING:
MATERIAL PALETTE

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