DEVELOPMENT APPLICATION

JORDAN SPRINGS TAVERN

JORDAN SPRINGS, NSW 2747

DRAWING STATUS:

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary DA Issue for Comment	200715
2	Issue for DA	200724

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0 1 2 3 4 5
SCALE 1:100

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Reg Vic: 19340

Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Cover Sheet

Project #:	Scale:	Drw:	Chk:
930	@A1	AM	JP

Drawing #: DA000
Rev: 2

GENERAL ARCHITECTURAL NOTES

GENERAL:

THESE ARCHITECTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL SPECIFICATION AND SCHEDULES SHOW THE INTENT, SCOPE AND PERFORMANCE REQUIREMENTS FOR THE PROJECT. REFER ALSO TO THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE AND OTHER SPECIALIST CONSULTANTS' DRAWINGS, SPECIFICATIONS, SCHEDULES AND REPORTS FOR THE INTENT, SCOPE AND PERFORMANCE REQUIREMENTS OF THESE RESPECTIVE DISCIPLINES.

THE HEAD CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO ALLOW FOR AND PROVIDE ALL MATERIALS, LABOUR AND ACCESSORIES NECESSARY TO COMPLETE THE WORKS TO THE INTENT, SCOPE AND PERFORMANCE SHOWN AND SPECIFIED FOR THE PROJECT. NO VARIATIONS WILL BE CONSIDERED FOR THE PROJECT UNLESS IT IS A CLEAR CHANGE TO THE INTENT AND SCOPE OF THE WORKS INITIATED IN WRITING BY THE SUPERINTENDENT.

DOCUMENTS:

THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ALL THE CONTRACT DOCUMENTS. SEEK CLARIFICATION FROM THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK SHOULD ANY DISCREPANCY OR AMBIGUITY BE FOUND IN THE CONTRACT DOCUMENTS

THESE DOCUMENTS HAVE NOT BEEN PRODUCED FOR THE INTENTION OF LETTING OF TRADE PACKAGES AND MUST BE READ AS A COHESIVE SET.

AUTHORITIES:

ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND IN ACCORDANCE WITH CLAUSE 98 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000.

TERMITE PROTECTION:

THE BUILDING IS TO BE PROTECTED IN ACCORDANCE WITH BCA PART B1.4(i) AND AS 3660: TERMITE MANAGEMENT.

SETTING OUT:

ALL SET OUT DIMENSIONS & LEVELS ARE TO BE CHECKED BY A LICENSED SURVEYOR ON SITE AND ALL OVERALL AND CRITICAL DIMENSIONS ARE TO BE SET OUT FOR SUPERINTENDENT APPROVAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

THE CONTRACTOR IS TO CHECK AND VERIFY ALL SETOUT, DIMENSIONS & LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY RELEVANT PART OF THE WORKS.

THE LICENSED SURVEYOR IS TO ESTABLISH THE EXACT POSITION OF ALL SET BACKS AND PROPERTY BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

BUILDING SETBACKS ARE TO BE SET OUT FROM THE BOUNDARY TO THE FINISHED EXTERNAL FACE OF EXTERNAL WALLS.

NO PART OF THE BUILDING IS TO BE BUILT OVER A SPECIFIED SET-BACK LINE, EASEMENT OR PROPERTY BOUNDARY EXCEPT WHERE SPECIFICALLY SHOWN ON THE DRAWINGS. REPORT ANY DISCREPANCIES IN THE BUILDING SETOUT TO THE SUPERINTENDENT IMMEDIATELY.

THE RL'S OF PROPOSED PAVING AND OTHER GROUND FINISHES ARE INDICATIVE ONLY. REFER TO THE CIVIL/STRUCTURAL/HYDRAULIC-ENGINEER/LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL PAVING, HARDSTAND & LANDSCAPE RLS, GRADIENTS AND FALLS.

REFERENCE LEVELS:

ALL LEVELS AND RLS INDICATED RELATE TO THE AUSTRALIAN HEIGHT DATUM (AHD).

A BENCHMARK IS TO BE ESTABLISHED ADJACENT TO THE SITE TO AUSTRALIAN HEIGHT DATUM TO ENABLE COMPARISON TO THE FLOOD STANDARD.

ALL LEVELS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR PRIOR TO POURING OF FLOOR SLABS OR INSTALLATION OF FLOORING.

VENTILATION:

THE WORKS ARE TO COMPLY WITH BCA PARTS F4.5: VENTILATION OF ROOMS & F4.6 NATURAL VENTILATION.

ALL NATURAL AND/OR MECHANICAL VENTILATION SYSTEMS ARE TO BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF:

A) AS 1668.1: THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS: FIRE AND SMOKE CONTROL IN MULTI-COMPARTMENT BUILDINGS
B) AS 1668.2: THE USE OF VENTILATION AND AIR-CONDITIONING IN BUILDINGS: VENTILATION DESIGN FOR INDOOR AIR CONTAMINANT CONTROL
C) AS 3663.1: AIR-HANDLING & WATER SYSTEMS OF BUILDINGS- MICROBIAL CONTROL- DESIGN, INSTALLATION AND COMMISSIONING
D) THE PUBLIC HEALTH ACT, 1991
E) THE APPLICABLE PUBLIC HEALTH REGULATIONS
F) WORKCOVER AUTHORITY REQUIREMENTS

SLIP RESISTANCE OF FLOOR SURFACES:

THE DEVELOPMENT IS TO COMPLY WITH THE MINIMUM RECOMMENDATIONS OF AS 4586-2004: SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS & HB 197-1999: GUIDE TO THE SLIP RESISTANCE OF PEDESTRIAN SURFACE MATERIALS.

ACCESSIBILITY:

THE WORKS ARE TO COMPLY WITH BCA PART D3: ACCESS FOR PEOPLE WITH DISABILITIES AND WITH AS 1428.1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORKS AND AS 1428.4: TACTILE INDICATORS.

NOTE - PATHS OF TRAVEL, STAIRS, DOOR LOCATIONS, CLEARANCES, SWINGS AND HARDWARE ARE INCLUDED IN AS 1428.1

PATHS OF TRAVEL & EGRESS:

ALL MEANS OF EGRESS ARE TO COMPLY WITH BCA PART D1: PROVISION FOR ESCAPE OR IF AN ALTERNATIVE SOLUTION IS PROVIDED IN FIRE ENGINEERING REPORT COMPLY WITH THAT ALTERNATIVE SOLUTION AS SET OUT IN THE FIRE ENGINEERING REPORT

DOORS LOCATED IN PATHS OF TRAVEL TO EXITS TO COMPLY WITH BCA CL D2.21: OPERATION OF LATCH AND TO BE OPENABLE AT ALL TIMES WITHOUT THE USE OF A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS, BY A SINGLE DOWNWARD HAND ACTION LOCATED ON A SINGLE DEVICE BETWEEN 900mm AND 1200mm FROM THE FLOOR.

STAIRS, HANDRAILS AND BALUSTRADES ARE TO COMPLY WITH BCA PARTS D2.12, D2.13, D2.14, D2.15, D2.16 & D2.17.

LIGHTING:

THE PROPOSED DEVELOPMENT IS TO COMPLY WITH BCA PART F4: LIGHT AND VENTILATION AND AS 1680.0: INTERIOR LIGHTING: SAFE MOVEMENT

FIRE SAFETY MEASURES:

THE PROPOSED DEVELOPMENT IS TO COMPLY WITH:

CONSTRUCTION GENERALLY IS TO COMPLY WITH BCA PART B1.4: MATERIALS AND FORMS OF CONSTRUCTION; SPECIFICATION C1.1: FIRE-RESISTING CONSTRUCTION (TYPE B CONSTRUCTION) AND SPECIFICATION C1.11: PERFORMANCE OF EXTERNAL WALLS IN A FIRE.

EMERGENCY LIGHTING - IN ACCORDANCE WITH BCA PART E4.2 AND E4.4 AND AS 2293.1: EMERGENCY ESCAPE LIGHTING & EXIT SIGNS FOR BUILDINGS.

EXIT SIGNS - IN ACCORDANCE WITH BCA PART E4.5, E4.6, E4.8 AND AS 2293.1: EMERGENCY ESCAPE LIGHTING & EXIT SIGNS FOR BUILDINGS.

FIRE DOORS - IN ACCORDANCE WITH BCA SPECIFICATION C3.4 AND AS 1905.1: COMPONENTS FOR THE PROTECTION OF OPENINGS IN FIRE-RESISTANT WALLS- FIRE RESISTANT DOORSETS.

FIRE HYDRANT SYSTEMS - IN ACCORDANCE WITH BCA PART E1.3 AND AS 2419.1: FIRE HYDRANT INSTALLATIONS- SYSTEM DESIGN, INSTALLATION & COMMISSIONING.

FIRE HOSE REEL SYSTEMS - IN ACCORDANCE WITH BCA PART E1.4 AND AS 2441: INSTALLATION OF FIRE HOSE REELS.

PORTABLE FIRE EXTINGUISHERS - IN ACCORDANCE WITH BCA PART E1.6 AND AS 2444: PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION.

ALL MATERIALS, LININGS, SURFACE FINISHES, FITTINGS AND FIXTURES MUST COMPLY WITH BCA SPECIFICATION C1.10: FIRE HAZARD PROPERTIES.

SMOKE DETECTION, ALARM AND EXHAUST SYSTEMS - IN ACCORDANCE WITH BCA SPECIFICATION E2.2 AND AS 1670.1: FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS, SYSTEM DESIGN, INSTALLATION AND COMMISSIONING- FIRE.

ABORIGINAL:

SHOULD ANY ABORIGINAL ARTEFACTS (RELICS) BE UNCOVERED DURING EARTHWORKS, WORKS SHOULD CEASE AND THE NSW OFFICE OF ENVIRONMENT AND HERITAGE (OEH) AND THE METROPOLITAN LOCAL ABORIGINAL LAND COUNCIL SHALL BE CONTACTED.

GLAZING SYSTEM:

THE GLAZING SYSTEM INDICATED ON THE ARCHITECTURAL PROJECT DOCUMENTS IS INDICATIVE ONLY OF THE DESIGN INTENT. THE HEAD CONTRACTOR AND GLAZING SUB-CONTRACTOR ARE RESPONSIBLE FOR THE PROVISION, INSTALLATION & STRUCTURAL CERTIFICATION OF ALL WINDOW SUBFRAMING AND THE CORRECT DETERMINATION OF GLASS THICKNESS IN ACCORDANCE WITH AS 1288: GLASS IN BUILDINGS- SELECTIONS AND INSTALLATION; & AS 2008: SAFETY GLAZING MATERIALS IN BUILDINGS. THE GLAZING SUB-CONTRACTOR IS TO PROVIDE FULL SHOP DRAWINGS, STRUCTURAL CERTIFICATION AND ALL COMPUTATIONS IN RELATION TO DESIGN WIND PRESSURES, OF THE GLAZING SYSTEM TO BE USED IN THIS PROJECT FOR SUPERINTENDENT PERMISSION TO PROCEED PRIOR TO THE ORDERING AND INSTALLATION OF THE GLAZING SYSTEM.

ALL GLAZING, WINDOWS AND GLAZED DOORS ARE TO BE SELECTED AND INSTALLED TO PROVIDE A COMPLETE, WATERIGHT, WATERPROOF AND SEALED BUILDING INCORPORATING ALL NECESSARY FLASHINGS, CAPPINGS AND WEATHERSTOPS.

ALL FRAMELESS GLASS INSTALLATIONS ARE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BCA CLAUSE D2.17 PLUS RELEVANT AUSTRALIAN STANDARDS. SUB-CONTRACTOR TO ENSURE ADEQUATE STRENGTH AND STABILITY OF ALL GLAZED PANELS AND ALL FIXINGS.

THE HEAD CONTRACTOR OR THE GLAZING SUB-CONTRACTOR IS TO PROVIDE CERTIFICATION AT THE COMPLETION OF THE WORKS THAT ALL GLAZING, FRAMING AND FIXINGS COMPLY WITH THE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS NOTED ABOVE.

SECTION J / JV3 - BCA:

PART J OF THE BCA IS APPLICABLE AND THE WORKS ARE TO COMPLY WITH THE DEEMED TO SATISFY PROVISIONS OF THE BCA FOR THE APPLICABLE CLIMATE ZONE TO THE JV3 REPORT REQUIREMENTS AS SET OUT IN 'INHABIT NATIONAL CONSTRUCTION CODE JV3 ALTERNATIVE ASSESSMENT REVISION 00' ISSUED JUNE 21 2019. DOCUMENT NUMBER 9553-RPT-ES0001

MINIMUM WATER EFFICIENCY LABELLING AND STANDARDS (WELS) REQUIREMENTS:

a. 5 STAR DUAL-FLUSH TOILETS;
b. 3 STAR SHOWERHEADS;
c. 6 START TAPS (FOR ALL TAPS OTHER THAN BATH OUTLETS AND GARDEN TAPS);
d. 3 START URINALS; AND
e. WATER EFFICIENT WASHING MACHINES AND DISHWASHERS TO BE SPECIFIED

SAMPLES AND SCHEDULES:

PRIOR TO INSTALLATION AND/OR CONSTRUCTION THE CONTRACTOR IS TO PROVIDE A SAMPLE OF EACH SPECIFIED ELEMENT COMPLETE WITH MANUFACTURERS CERTIFICATE SHOWING COMPLIANCE WITH THE RELEVANT PERFORMANCE CRITERIA FOR APPROVAL BY THE SUPERINTENDENT.

PRIOR TO ORDERING AND/OR INSTALLING DOORS, WINDOWS, DOOR HARDWARE AND OTHER SPECIALIST ELEMENTS SCHEDULED IN THE DOCUMENTS, THE RELEVANT SUB-CONTRACTOR IS TO PROVIDE A RETURN SCHEDULE FOR APPROVAL OF THE SUPERINTENDENT.

ROOFING MATERIALS AND RAINWATER GOODS:

ALL ROOFING IS SELECTED, SUPPLIED AND INSTALLED TO PROVIDE A COMPLETE WATERTIGHT AND WATERPROOF BUILDING INCORPORATING ALL NECESSARY FLASHINGS, SARKING, SEALING AND JOINT MATERIALS.

ALL METAL RAINWATER GOODS ARE TO BE SELECTED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.

CERTIFICATES & WARRANTIES:

PRIOR TO PRACTICAL COMPLETION THE RELEVANT SUBCONTRACTOR MUST PROVIDE CERTIFICATION THAT THE WORKS HAVE BEEN DESIGNED, SELECTED AND INSTALLED IN ACCORDANCE WITH THE BCA, RELEVANT AUSTRALIAN STANDARDS AND ANY MANUFACTURER'S RECOMMENDATIONS.

PRIOR TO PRACTICAL COMPLETION THE RELEVANT SUBCONTRACTOR MUST PROVIDE COPIES OF ALL MANUFACTURER'S WRITTEN WARRANTIES.

DA Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA			
000-Specification + Site			
DA000	Cover Sheet	2	200724
DA001	Sheet List	2	200724
DA010	Site Plan	2	200724
DA011	Sightline Study	1	200724
100-General Arrangement Plans			
DA050	Roof Plan	2	200724
DA100	Ground Floor Plan	2	200724
200-Elevations			
DA200	Elevations	2	200724
300-Sections			
DA300	Sections	2	200724
700-Details			
DA700	External Finishes Schedule	1	200724
900-Perspectives			
DA900	Perspectives	1	200724

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DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary DA Issue for Comment	200715
2	Issue for DA	200724

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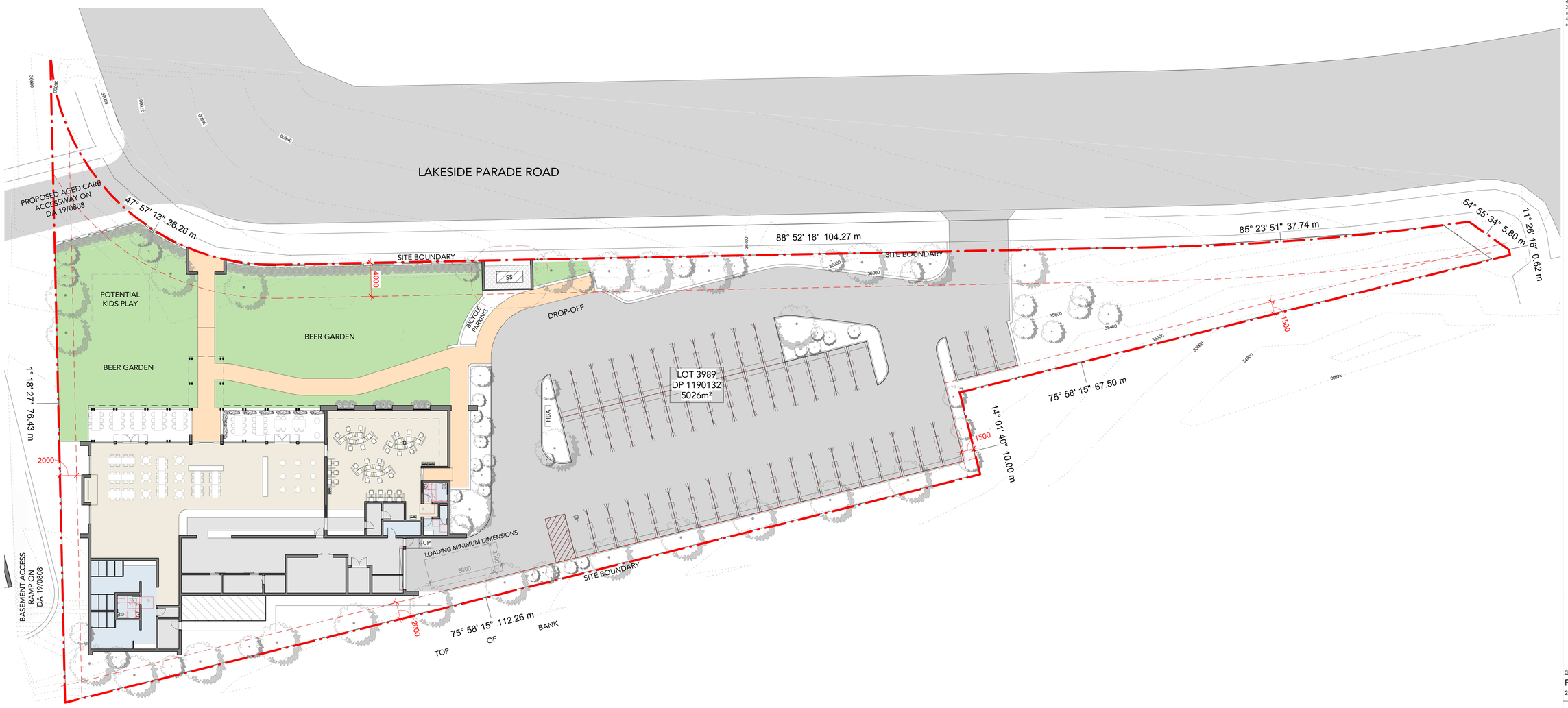
Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Sheet List

Project #:	Scale:	Drw:	Ckd:
930	@A1	AM	JP

Drawing #: DA001
Rev: 2



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2	Issue for DA	200724

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Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

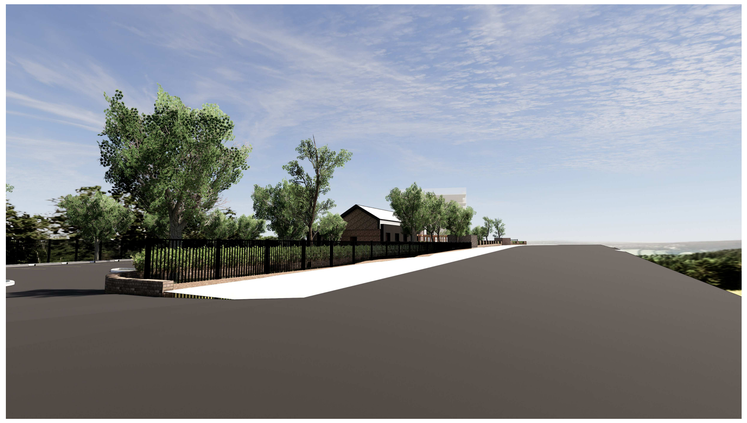
Title:
Site Plan

Project #:	Scale:	Drwn:	Chkd:
930	1 : 250 @A1	AM	JP

Drawing #: DA010 Rev: 2

APPROACH FROM NORTH DOWN VIEW CORRIDOR

APPROACH FROM EAST DOWN LAKESIDE PARADE



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1	Issue for DA	200724

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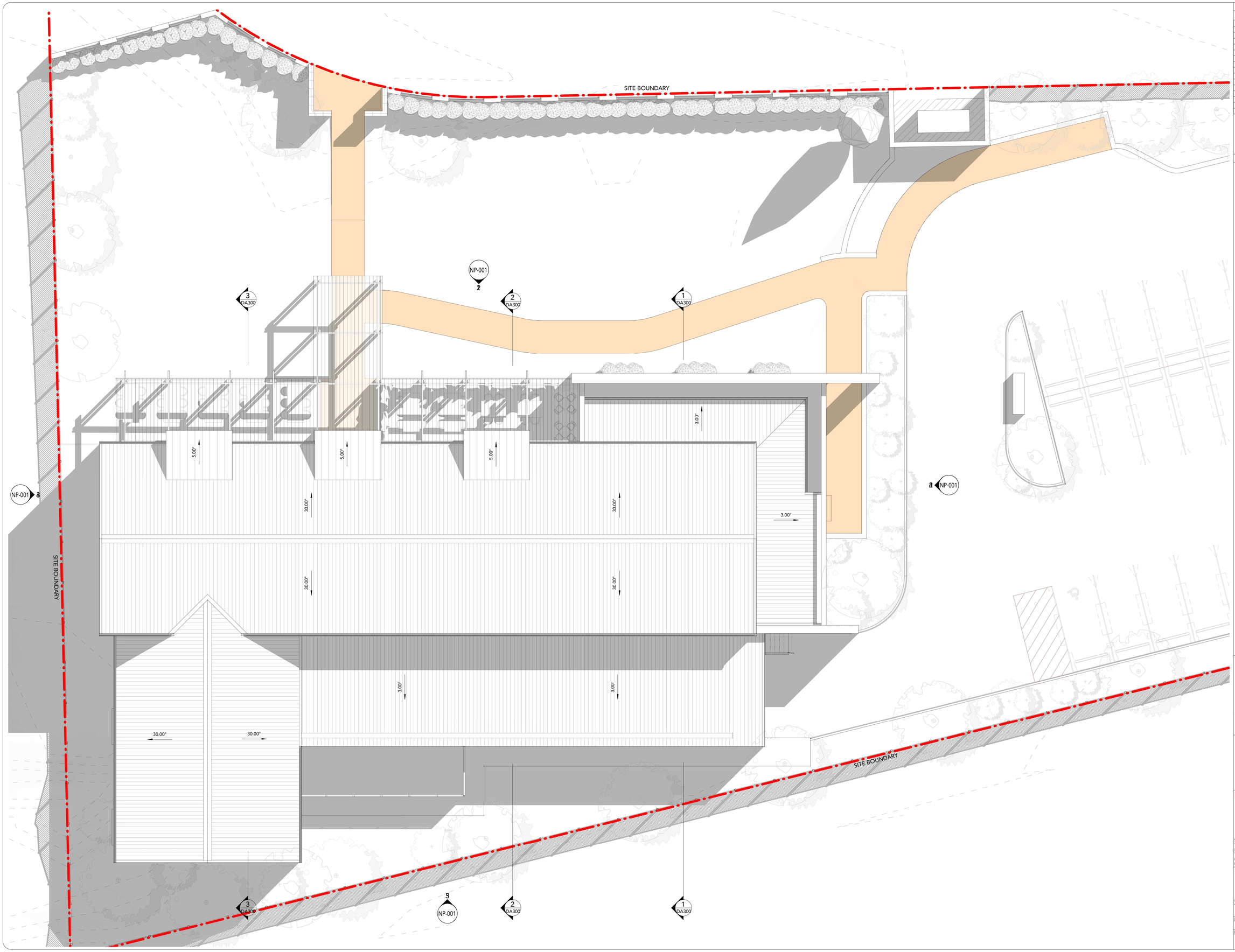
Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Sightline Study

Project #	Scale:	Drw:	Chk:
930		JP	JP

Drawing #	Rev:
DA011	1



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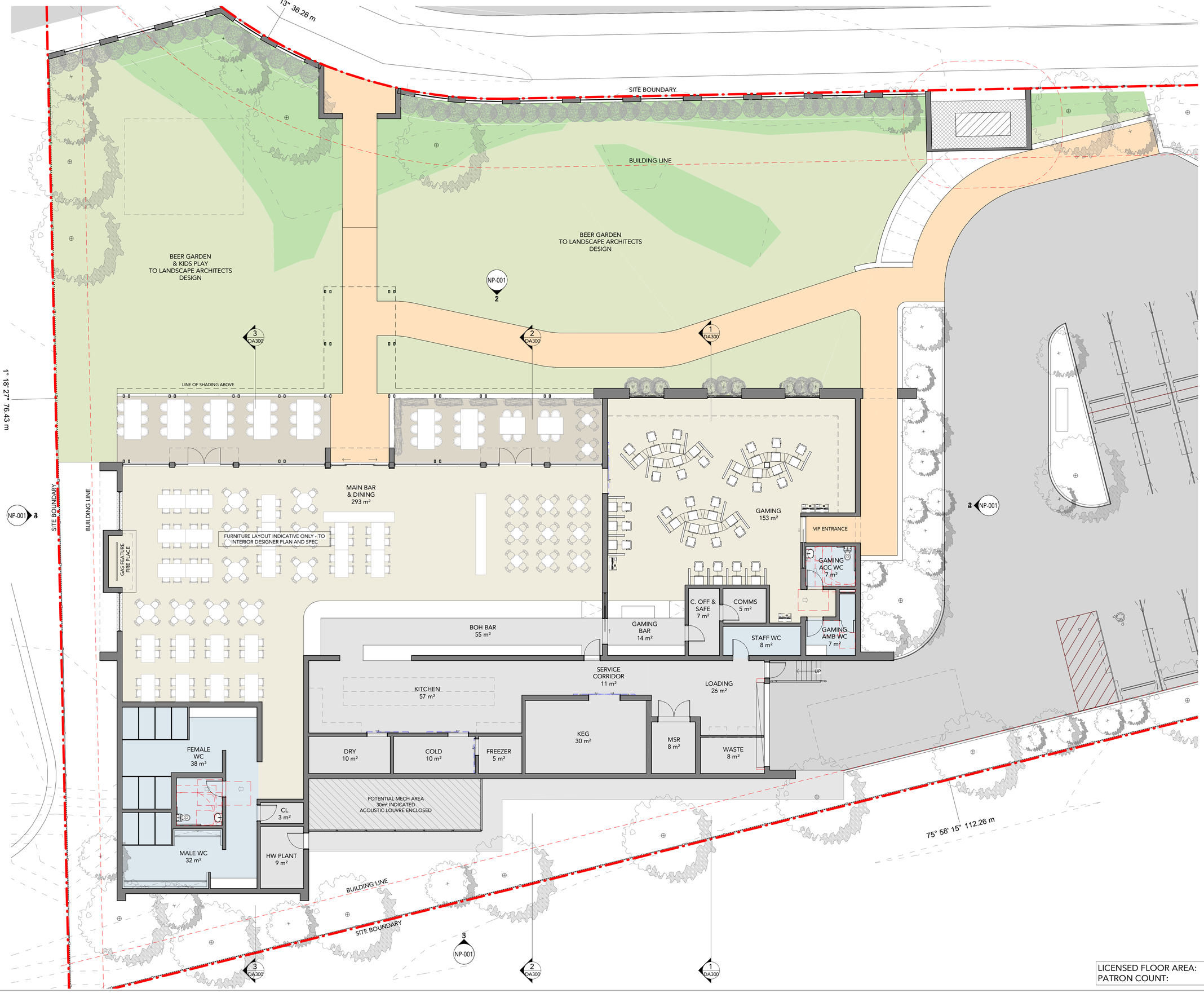
Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Roof Plan

Project #:	Scale:	Drw:	Ckd:
930	1 : 100 @A1	AM	JP

Drawing #: DA050
Rev: 2



LICENSED FLOOR AREA:	5026m²
PATRON COUNT:	472

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3	Amendments for DA	200730

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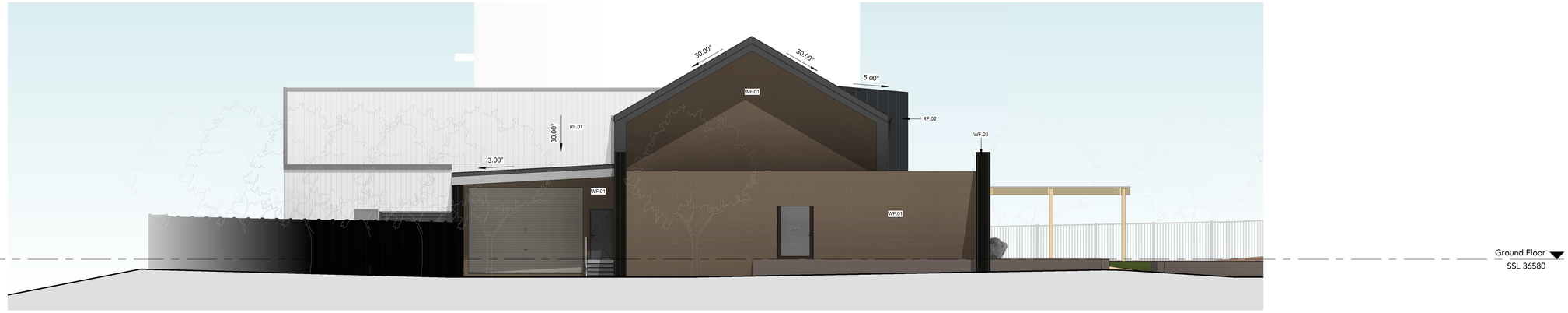
LOT 3989 OF DP 1190132

Title:
Ground Floor Plan

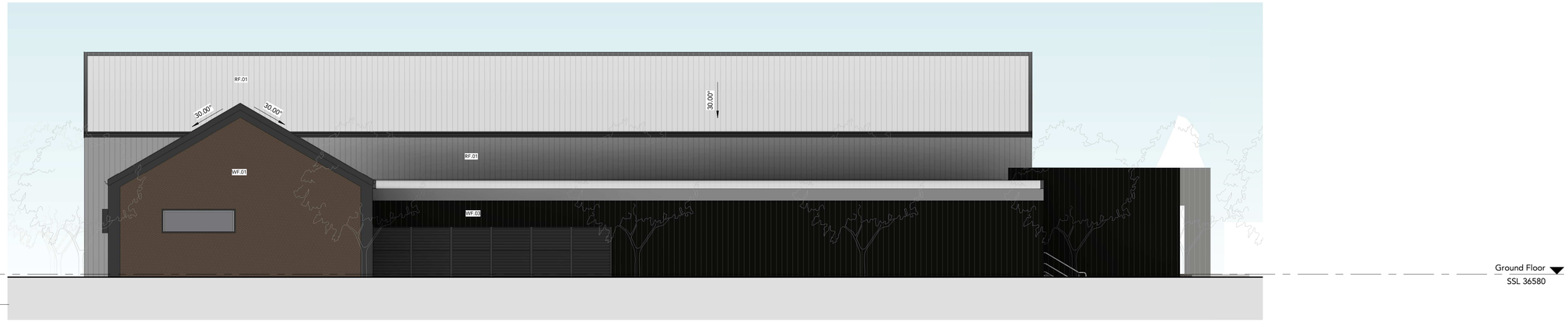
Project #:	Scale:	Dwn:	Chkd:
930	1 : 100 @A1	AM	JP

Drawing #: DA100 Rev: 3

1 DA NORTH ELEVATION
Scale: 1 : 100



2 DA WEST ELEVATION
Scale: 1 : 100



3 DA SOUTH ELEVATION
Scale: 1 : 100

4 DA EAST ELEVATION
Scale: 1 : 100

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RF-01	ROOFING TYPE 01
RF-02	ROOFING TYPE 02
WF-01	FACE BRICK WALL FINISH
WF-02	MONOLITHIC WALL FINISH
WF-03	SLATTED WALL FINISH
GL-01	GLAZING TYPE 01
GL-02	GLAZING TYPE 02
AL-01	LASER CUT ALUMINIUM FEATURE INFILL

FDC

Client or Builder
FDC
22 - 24 Junction Street, Forest Lodge, NSW 2037

0 1 2 3 4 5
SCALE 1:100

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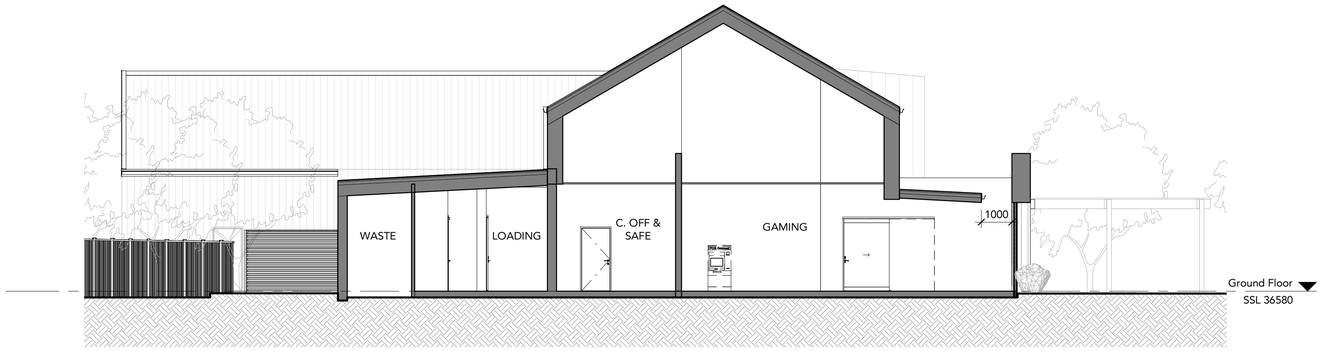
ABN: 72 104 833 507
Reg Vic: 19340

Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Elevations

Project #:	Scale:	Drw:	Ckd:
930	1 : 100 @A1	AM	JP

Drawing #:	Rev:
DA200	2



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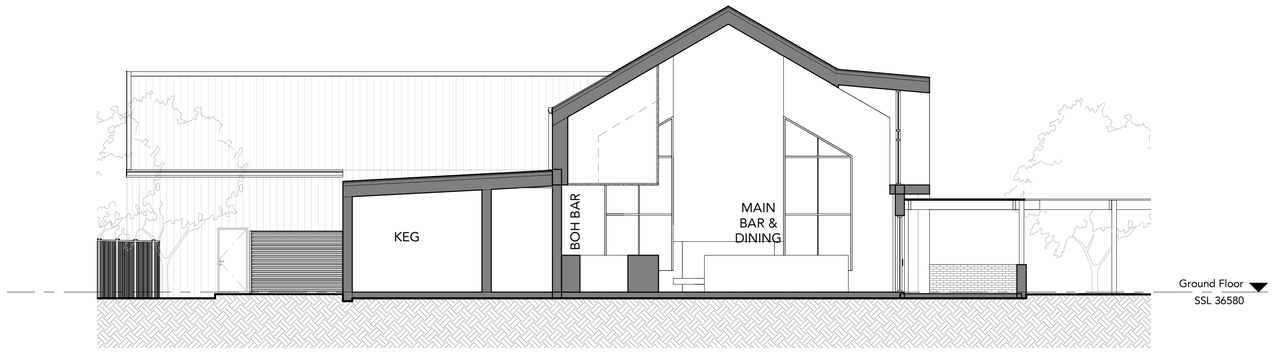

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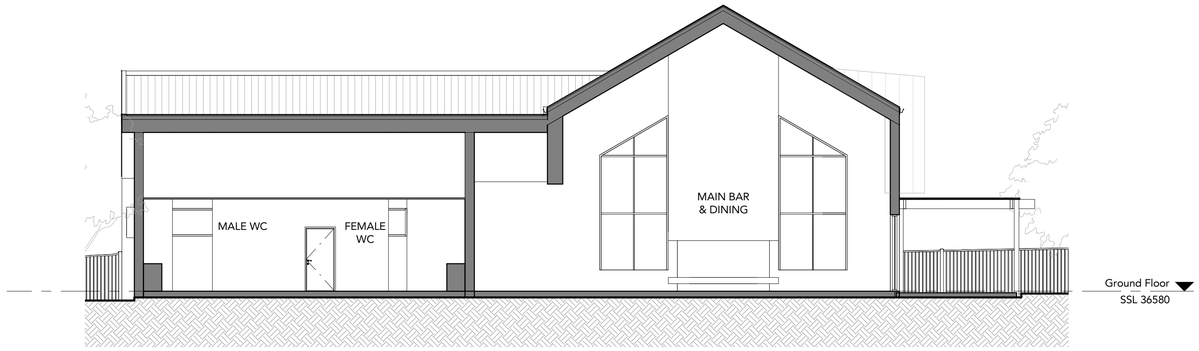

3 DA SECTION C1
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DRAWING STATUS:

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Preliminary DA Issue for Comment	200715
2	Issue for DA	200724

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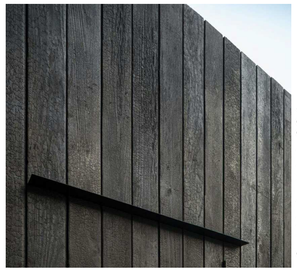
Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

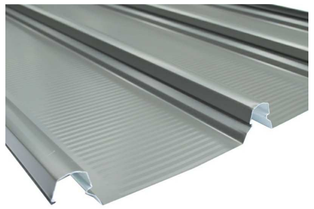
Title:
Sections

Project #:	Scale:	Drw:	Chd:
930	1 : 100 @A1	AM	JP

Drawing #: DA300
Rev: 2



CHARRED TIMBER LOOK
PANELS OR SIMILAR



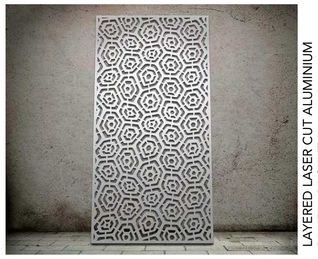
Dulux C4
Colorbond® Shale Grey™

KLIPLOK HISTRENGTH ROOFING
IN LIGHT FREY FINISH

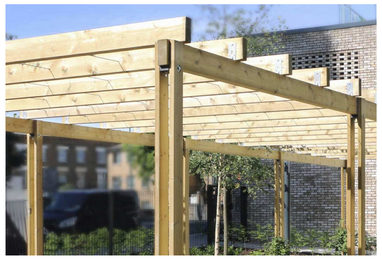
Dulux C29
Colorbond® Monument®

STANDING SEAM ZINC DORMER
IN DARK GREY FINISH

FACEBRICK OR SIMILAR



LAYERED LASER CUT ALUMINIUM
PANEL - BACKLIT



GLULAM OR TIMBER LOOK
PERGOLA OR SIMILAR

DRAWING STATUS:

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Issue for DA	200724

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Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
External Finishes Schedule

Project #:	Scale:	Drw:	Chk:
930		Author	Checker

Drawing #: DA700
Rev: 1

Document Set ID: 9265065
Version: 1, Version Date: 24/08/2020

PERSPECTIVE 01

VIEW FROM LAKESIDE PARADE STREET ENTRY

PERSPECTIVE 02

VIEW FROM PARKING ENTRY

DRAWING STATUS:

DEVELOPMENT APPLICATION

Rev	Revision Description	Date
1	Issue for DA	200724

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Project:
Jordan Springs Tavern
LOT 3989 OF DP 1190132

Title:
Perspectives

Project #:	Scale:	Drw:	Chk:
930	@A1	Author	Checker

Drawing #:	Rev:
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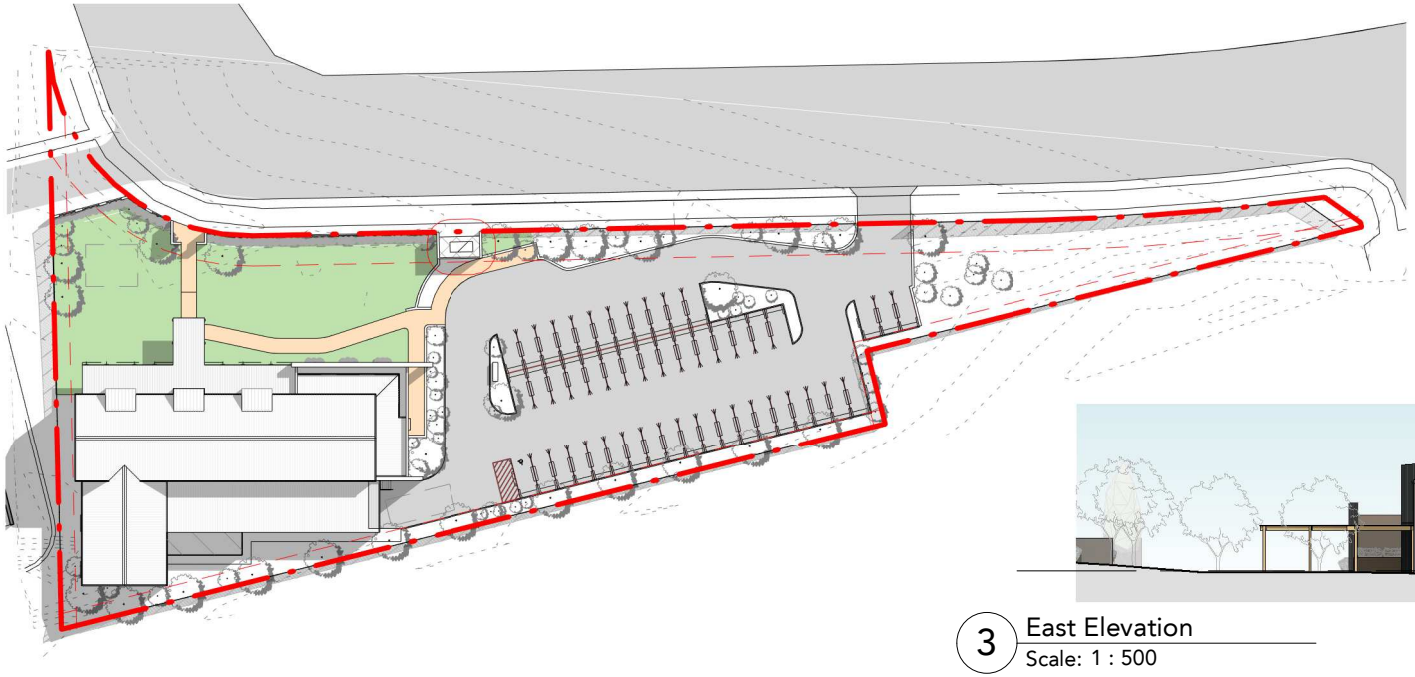
Document Set ID: 9265065
Version: 1, Version Date: 24/08/2020



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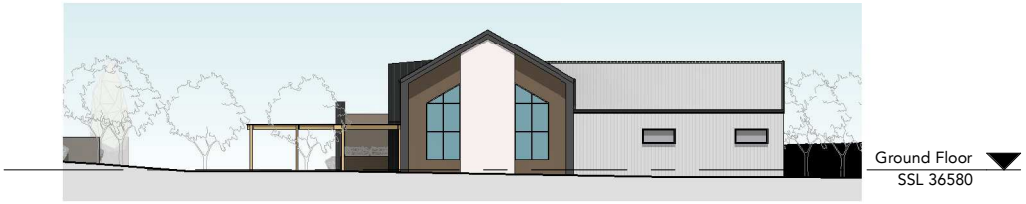

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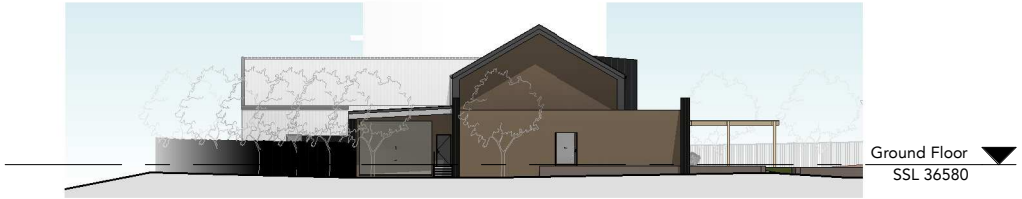
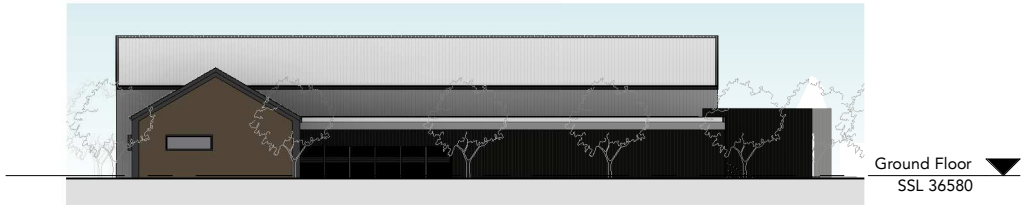


4 West Elevation
Scale: 1 : 500

2 North Elevation
Scale: 1 : 500



5 South Elevation
Scale: 1 : 500

Jordan Springs Tavern
Project No: 930
Drawing No: NP-001

Notification Plan
Proposed Tavern Development to Lot 3989 of DP1190132 Located at Lakeside Parade Road (Corner of Jubilee), Jordan Springs, NSW

TEAM 2 ARCHITECTS

Document Set ID: 9265065
Version: 1, Version Date: 24/08/2020