



ROYAL MELBOURNE YACHT SQUADRON REDEVELOPMENT

TP01	NTS	TITLE SHEET
TP02	NTS	EXISTING SITE PHOTOS
TP03	NTS	HISTORICAL PHOTOS
TP04	NTS	FINISHES SCHEDULE
TP05	1:250	EXISTING SITE PLAN
TP06	1:250	DEMOLITION SITE PLAN
TP07	1:250	PROPOSED SITE PLAN
TP10	1:100	EXISTING GROUND FLOOR PLAN
TP11	1:100	GROUND FLOOR DEMOLITION PLAN
TP12	1:100	EXISTING FIRST FLOOR PLAN
TP13	1:100	FIRST FLOOR DEMOLITION PLAN
TP14	1:100	EXISTING SECOND FLOOR PLAN
TP15	1:100	SECOND FLOOR DEMOLITION PLAN
TP16	1:100	EXISTING ROOF PLAN
TP17	1:100	ROOF DEMOLITION PLAN
TP20	1:100	EXISTING EAST AND WEST ELEVATIONS
TP21	1:100	EAST AND WEST ELEVATIONS DEMOLITION
TP22	1:100	EXISTING NORTH AND SOUTH ELEVATIONS
TP23	1:100	NORTH AND SOUTH ELEVATIONS DEMOLITION
TP30	1:100	PROPOSED GROUND FLOOR PLAN
TP31	1:100	PROPOSED FIRST FLOOR PLAN
TP32	1:100	PROPOSED SECOND FLOOR PLAN
TP33	1:100	PROPOSED ROOF PLAN
TP50	1:100	PROPOSED EAST AND WEST ELEVATIONS
TP51	1:100	PROPOSED NORTH AND SOUTH ELEVATIONS
TP62	NTS	PERSPECTIVAL VIEWS
TP63	NTS	SHADOW DIAGRAMS

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- 01 CIRCA 1929 WEST ELEVATION
- 02 CIRCA 1929 EAST ELEVATION
- 03 CIRCA 1929 BILLIARD ROOM
- 04 CIRCA 1929 COMMITTEE ROOM
- 05 CIRCA 1929 REFRESHMENT BUFFET
- 06 CIRCA 1929 RECEPTION LOUNGE
- 07 CIRCA 1929 LIBRARY
- 08 CIRCA 1929 ENTRANCE HALL



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EXISTING FINISHES



F01
CREAM RENDERED WALLS
External walls on all elevations and rooftop brick upstands



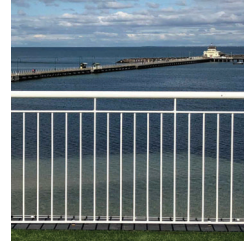
F02
GRAY RENDERED WALLS
External brick walls on east elevation covered with gray render (darker shade than F01)



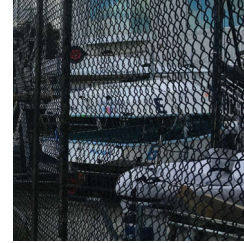
F03
WHITE PAINTED MASONRY
Portico columns, balcony brick upstands and ornamental window contours in the east elevation



F04
EXISTING RED BRICK
Ornamental entry door contour and half height section below windows on east elevation



F05
WHITE PAINTED STEEL
Existing balustrades and window frames.



F06
BLACK CYCLONE MESH
Existing cyclone mesh defining the perimeter of the yard in west, north and south elevations



F07
GRANITIC SAND
Ground of the carpark to the north, driveway running along the southern elevation and path leading to eastern entry door

PROPOSED FINISHES



F10
CREAM PAINTED STUCCO WALLS
All existing external walls and infills to external walls.



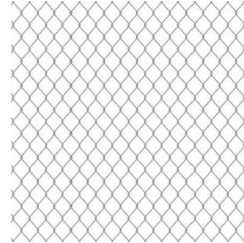
F11
NEW BRICK
New brick to proposed southern extension, cafe seating, paving and infill walls, accessible ramp and associated upstand and base of yard fence.



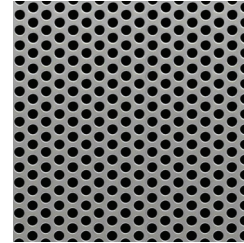
F12
NATURAL ANODISED ALUMINIUM
Window and door frames throughout as noted.



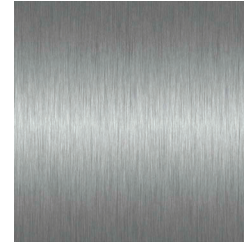
F13
CLEAR GLAZING
Double glazing will be provided in the development where new glazing is installed. While detailed glazing specification will occur during the detailed design stage, preliminary NCC 2019 Section J calculations have been performed to benchmark the performance for the development. The performance requirements are subject to change during further design development, however NCC 2019 compliance will be ensured.



F14
CHAIN LINK FENCING FENCING
Galvanised chain link fencing, 40mm Pitch.



F15
PERFORATED STAINLESS STEEL
Steel panels for bifold door to bins cupboard and to Roof Pavilion services alcove.



F16
STAINLESS STEEL
Brushed stainless steel finish to proposed pavilion cladding, balustrades, awnings throughout as noted.



F17
ROOF SHEETING
Lysaght Klip-Lok 700 Hi-Strength to pavilion roof. Unpainted Zincalume Finish.



F18
BALLAST ROOF
Ballast roof finish to the roof of the southern pavilion.

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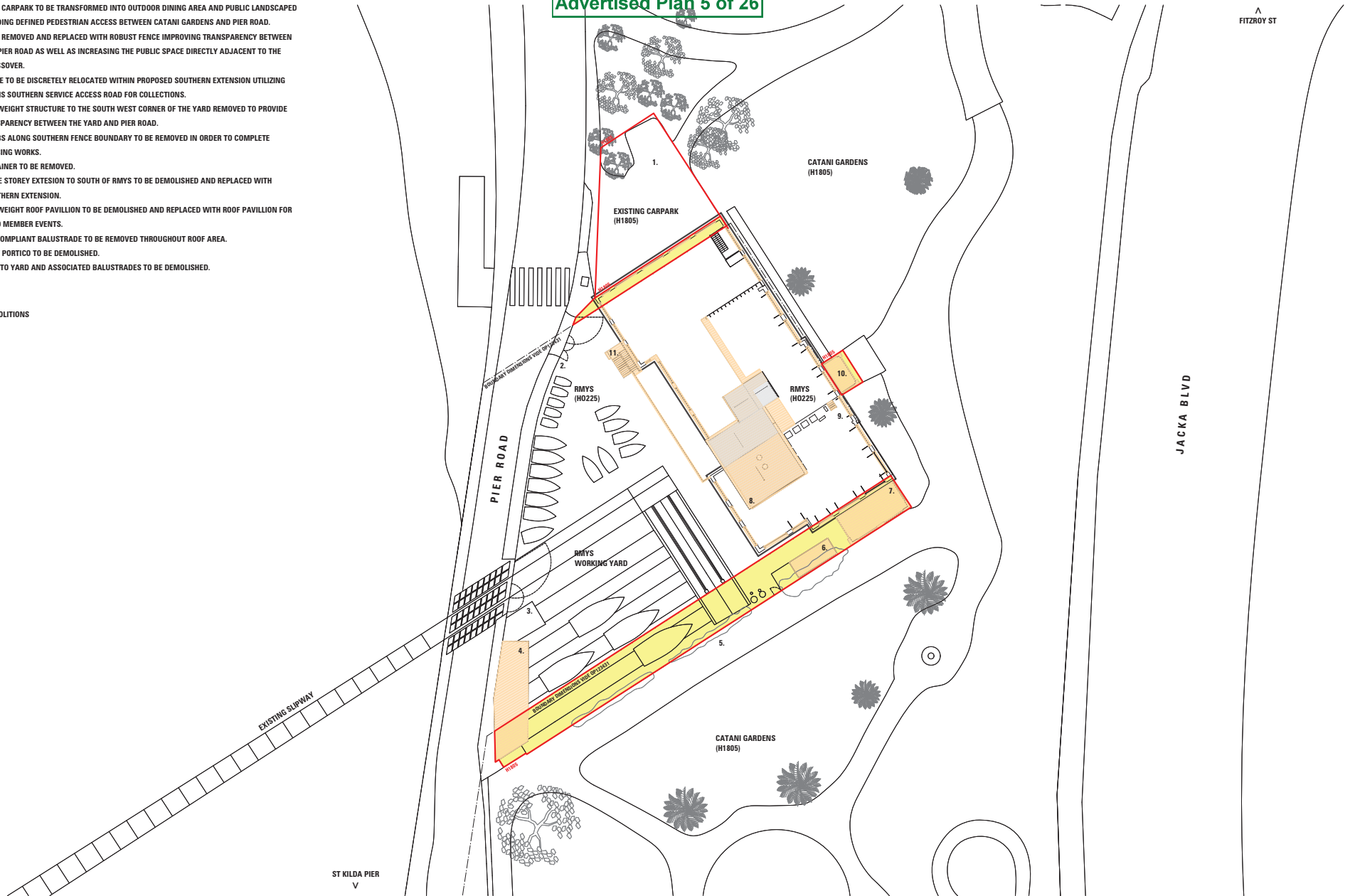


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1. EXISTING GAVEL CARPARK TO BE TRANSFORMED INTO OUTDOOR DINING AREA AND PUBLIC LANDSCAPED SEATING PROVIDING DEFINED PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND PIER ROAD.
2. EXISTING FENCE REMOVED AND REPLACED WITH ROBUST FENCE IMPROVING TRANSPARENCY BETWEEN THE YARD AND PIER ROAD AS WELL AS INCREASING THE PUBLIC SPACE DIRECTLY ADJACENT TO THE PROPOSED CROSSOVER.
3. EXISTING REFUSE TO BE DISCRETELY RELOCATED WITHIN PROPOSED SOUTHERN EXTENSION UTILIZING CATANI GARDENS SOUTHERN SERVICE ACCESS ROAD FOR COLLECTIONS.
4. EXISTING LIGHTWEIGHT STRUCTURE TO THE SOUTH WEST CORNER OF THE YARD REMOVED TO PROVIDE GREATER TRANSPARENCY BETWEEN THE YARD AND PIER ROAD.
5. EXISTING SHRUBS ALONG SOUTHERN FENCE BOUNDARY TO BE REMOVED IN ORDER TO COMPLETE PROPOSED FENCING WORKS.
6. EXISTING CONTAINER TO BE REMOVED.
7. EXISTING SINGLE STOREY EXTENSION TO SOUTH OF RMYS TO BE DEMOLISHED AND REPLACED WITH PROPOSED SOUTHERN EXTENSION.
8. EXISTING LIGHTWEIGHT ROOF PAVILLION TO BE DEMOLISHED AND REPLACED WITH ROOF PAVILLION FOR FUNCTIONS AND MEMBER EVENTS.
9. EXISTING NON-COMPLIANT BALUSTRADE TO BE REMOVED THROUGHOUT ROOF AREA.
10. EXISTING ENTRY PORTICO TO BE DEMOLISHED.
11. EXISTING STAIR TO YARD AND ASSOCIATED BALUSTRADES TO BE DEMOLISHED.

HATCH LEGEND

 PROPOSED DEMOLITIONS



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1. EXISTING GAVEL CARPARK TO BE TRANSFORMED INTO OUTDOOR DINING AREA AND PUBLIC LANDSCAPED SEATING PROVIDING DEFINED PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND PIER ROAD.
2. EXISTING CROSSOVER TO BE EXTENDED AND RELOCATED TO IMPROVE SAFE PEDESTRIAN ACCESS BETWEEN CATANI GARDENS AND BEACH.
3. EXISTING FENCE REMOVED AND REPLACED WITH ROBUST FENCE IMPROVING TRANSPARENCY BETWEEN THE YARD AND PIER ROAD AS WELL AS INCREASING THE PUBLIC SPACE DIRECTLY ADJACENT TO THE PROPOSED CROSSOVER.
4. EXISTING LIGHTWEIGHT STRUCTURE TO THE SOUTH WEST CORNER OF THE YARD REMOVED TO PROVIDE GREATER TRANSPARENCY BETWEEN THE YARD AND PIER ROAD.
5. EXISTING SHRUBS ALONG SOUTHERN FENCE BOUNDARY TO BE REMOVED IN ORDER TO COMPLETE PROPOSED FENCING WORKS.
6. WASTE SERVICES TO BE DISCRETELY RELOCATED WITHIN PROPOSED SOUTHERN EXTENSION UTILISING CATANI GARDENS SOUTHERN SERVICE ACCESS ROAD FOR COLLECTIONS.
7. EXISTING LIGHTWEIGHT ROOF PAVILION TO BE DEMOLISHED AND REPLACED WITH ROOF PAVILION FOR FUNCTIONS AND MEMBER EVENTS.
8. EXISTING LIFT OVERRUN TO BE CONSOLIDATED INTO NEW SERVICES OVERRUN.
9. EXISTING MECHANICAL SERVICES TO BE CONSOLIDATED INTO DISCREET SCREENED MECHANICAL AREA.
10. PROPOSED SOLAR PANEL ARRAY TO ROOF PAVILION.

FURTHER NOTES ON THE NORTHERN CARPARK AREA:

THE PROPOSED WORKS TO THE EXTERNAL AREA NORTH OF THE BUILDING INVOLVE MODEST CHANGES TO THE EXISTING CONDITION THAT TURN IT FROM A LEFT OVER SPACE FOR PARKING CARS INTO AN ACTIVE EDGE THAT ACKNOWLEDGES AND EXPANDS THE AMENITY OF CATANI GARDENS. IN SUMMARY:

- THE PROPOSAL REPLACES THE CURRENT CRUSHED ROCK CARPARK WITH A GRANITIC SAND PATH, NEW TURF AND BRICK PAVING (AGAINST THE PROPOSED CAFÉ).
- NO CHANGE IS PROPOSED TO THE GRADING OF THIS AREA.
- THE TURF AND GRANITIC SAND PATH WILL REQUIRE NO SUB-SURFACE WORKS, WHILE THE BRICK PAVING WILL BE LAID ONTO A PAVING SLAB THAT WILL REQUIRE THE REMOVAL OF AROUND 150MM OF EXISTING CRUSHED ROCK AND SUB-BASE.
- NO STRUCTURES ARE PROPOSED IN THIS AREA. FURNITURE IS TO BE MOVABLE AND RELOCATED INSIDE THE TENANCY AT NIGHT TIME.
- NO CHANGES ARE PROPOSED TO THE WALLS, FEATURE PLANTING OR TREES OF CATANI GARDENS.

AREA:

OVERALL SITE AREA	-	2350 m2
NORTHERN CARPARK	-	210 m2
BUILDING FOOTPRINT	-	940 m2
SITE PERMEABILITY	-	9%

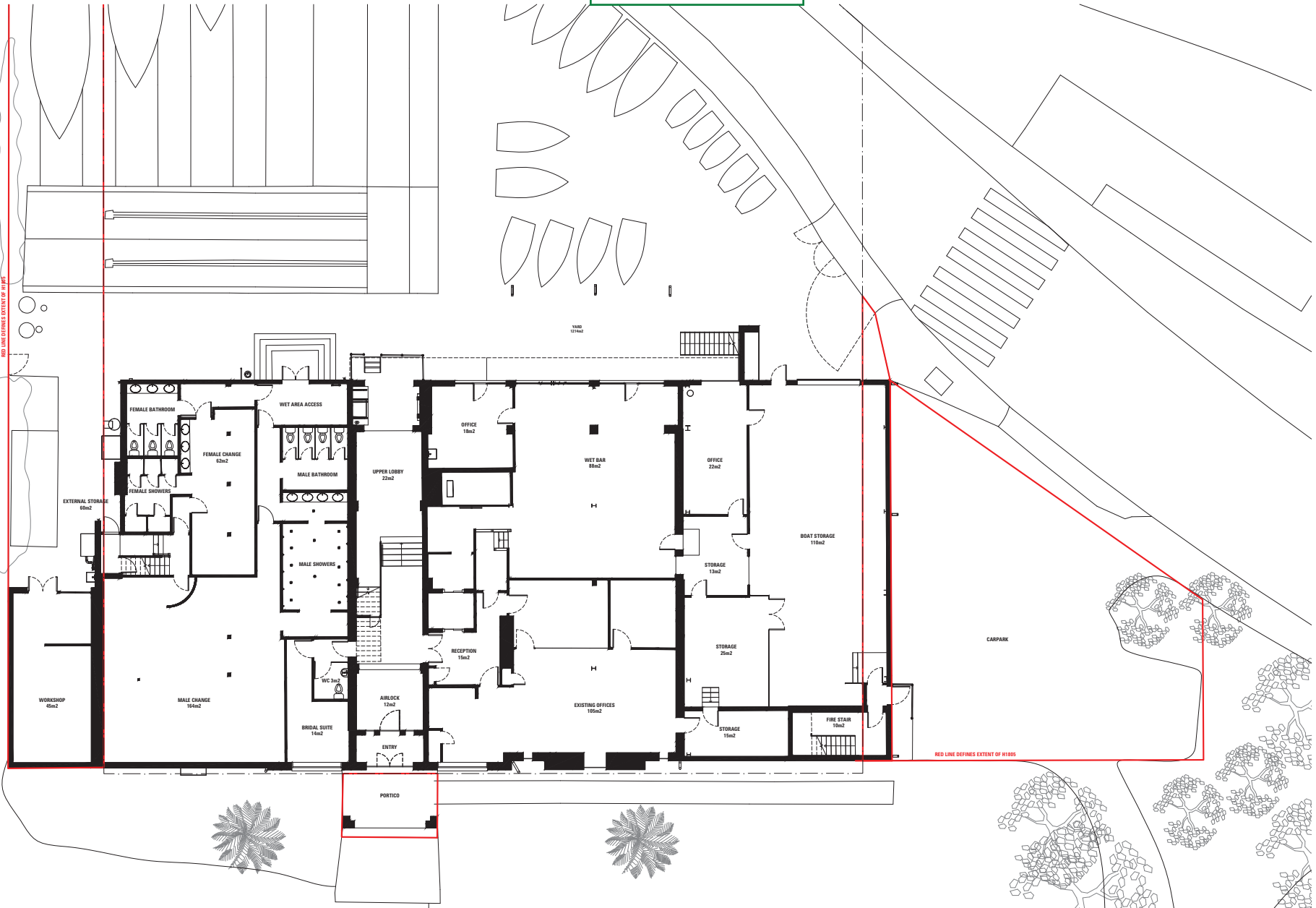


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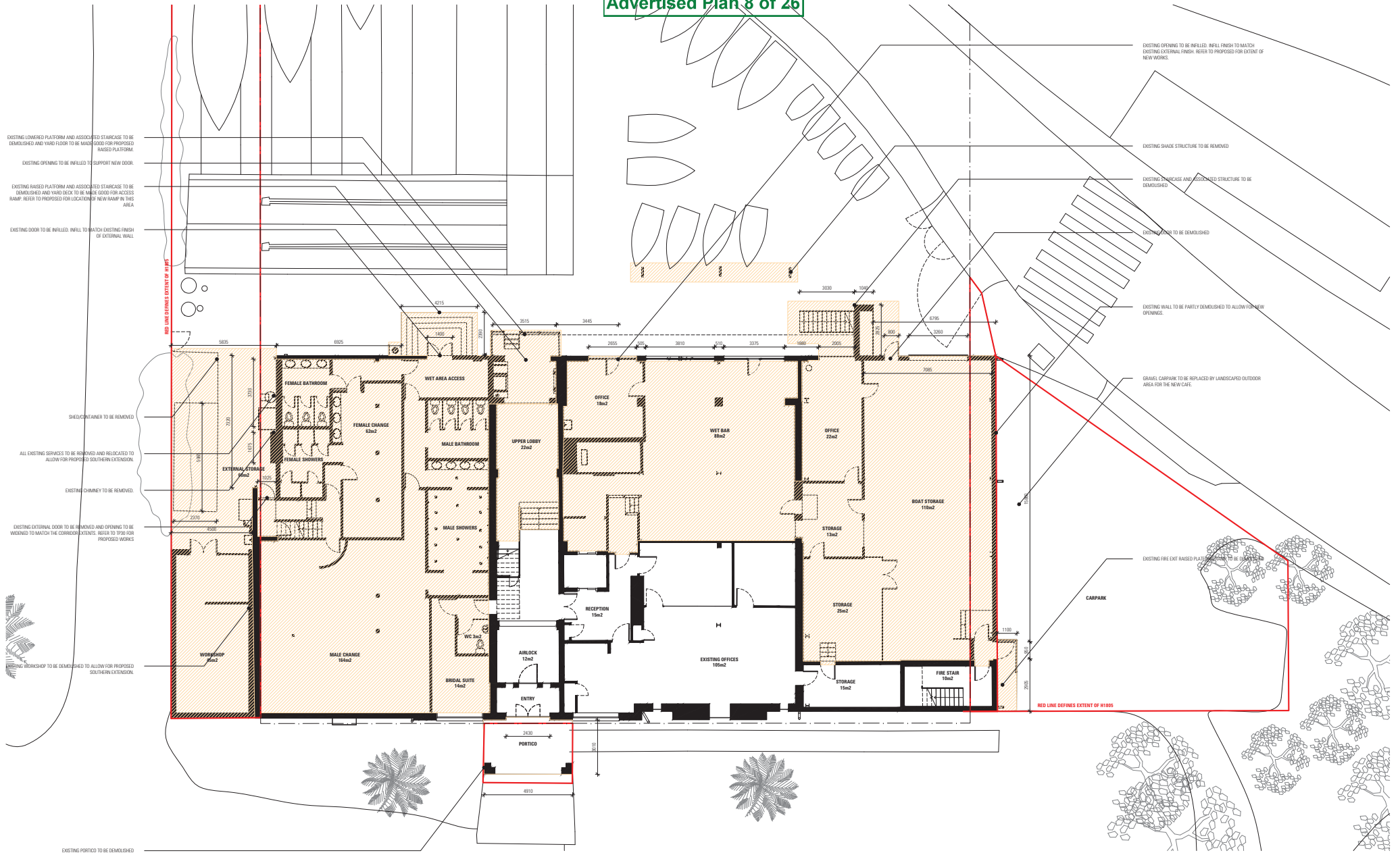
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Version: 1, Version Date: 22/10/2021



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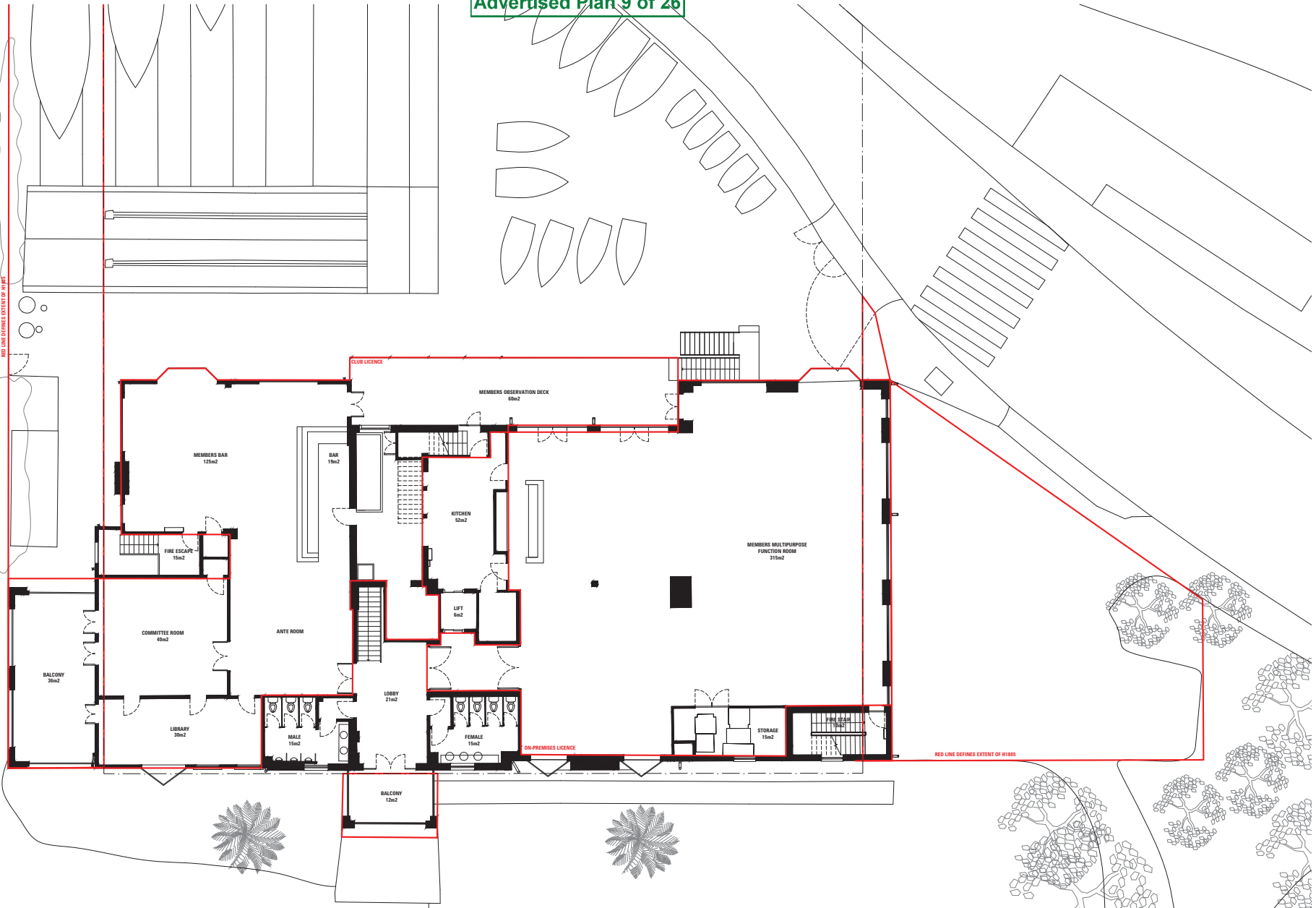


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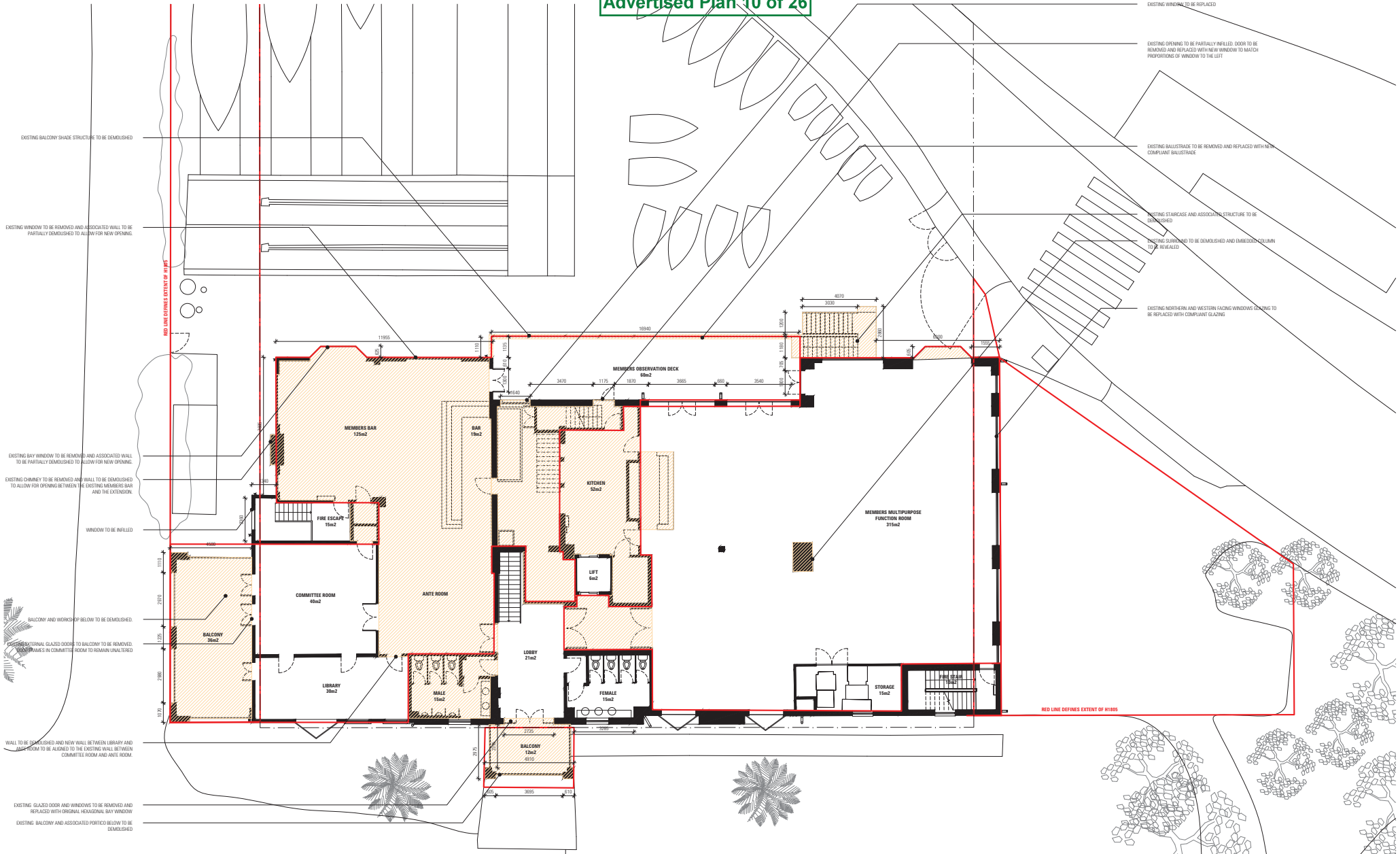
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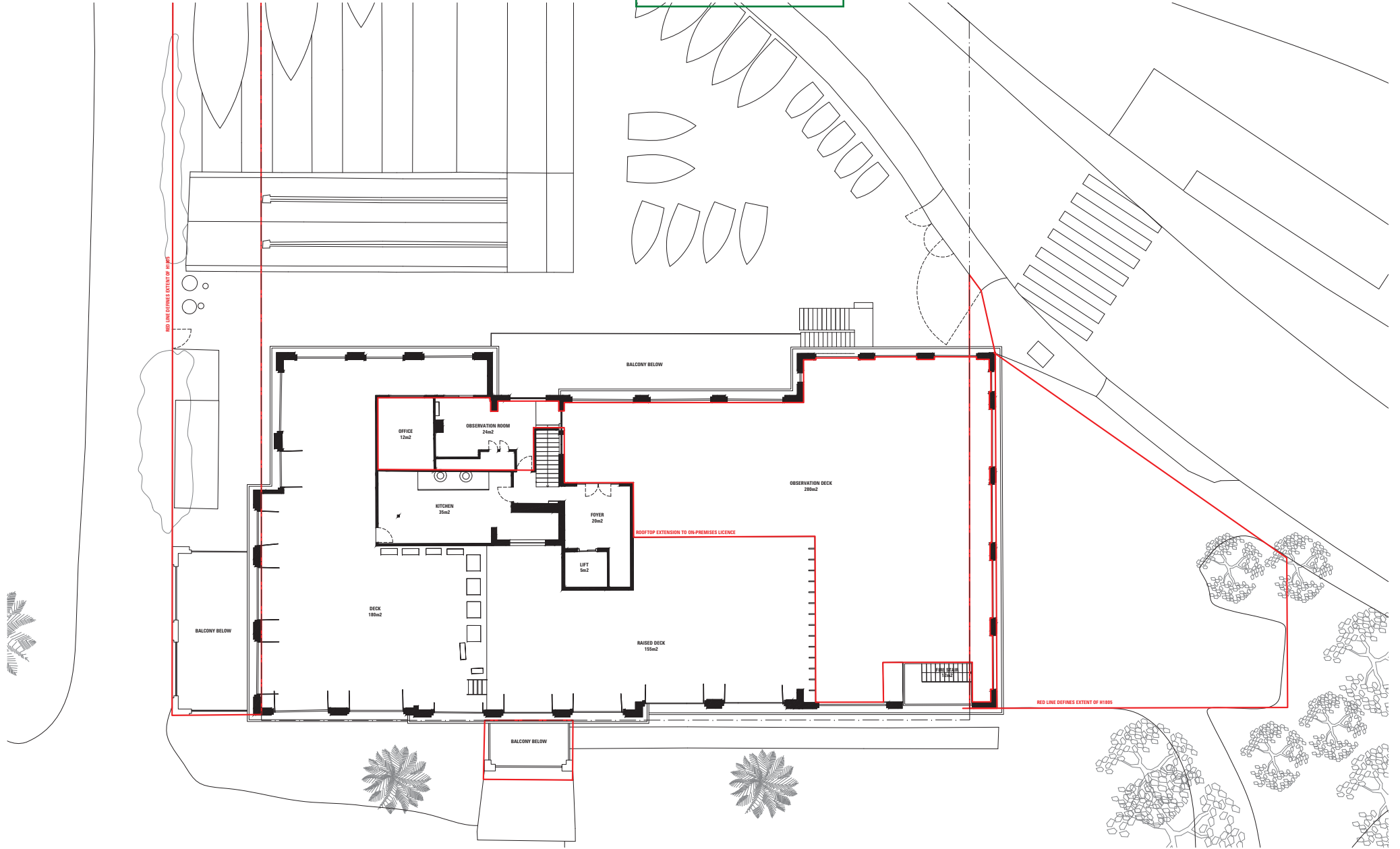
**City of Port Phillip
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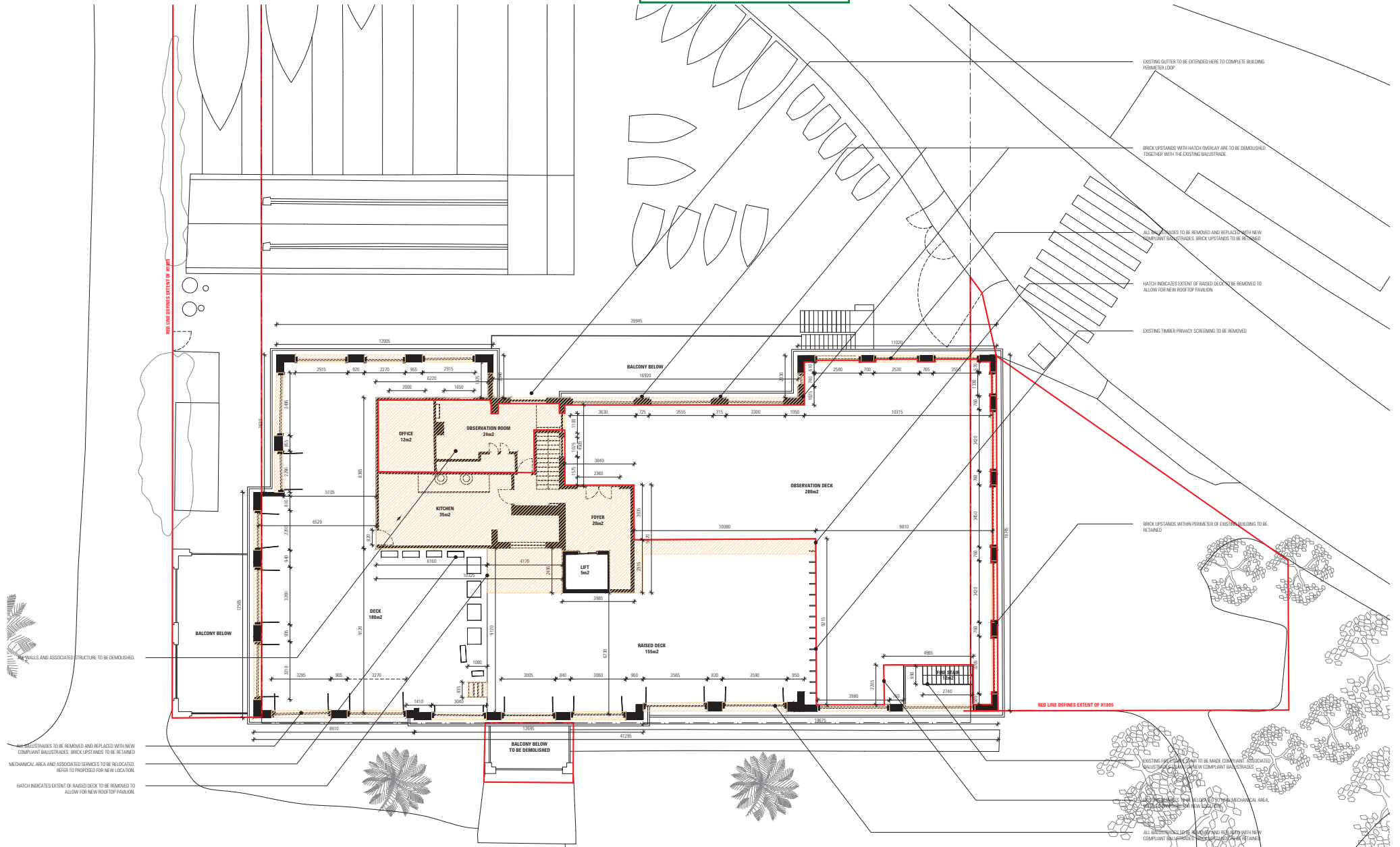
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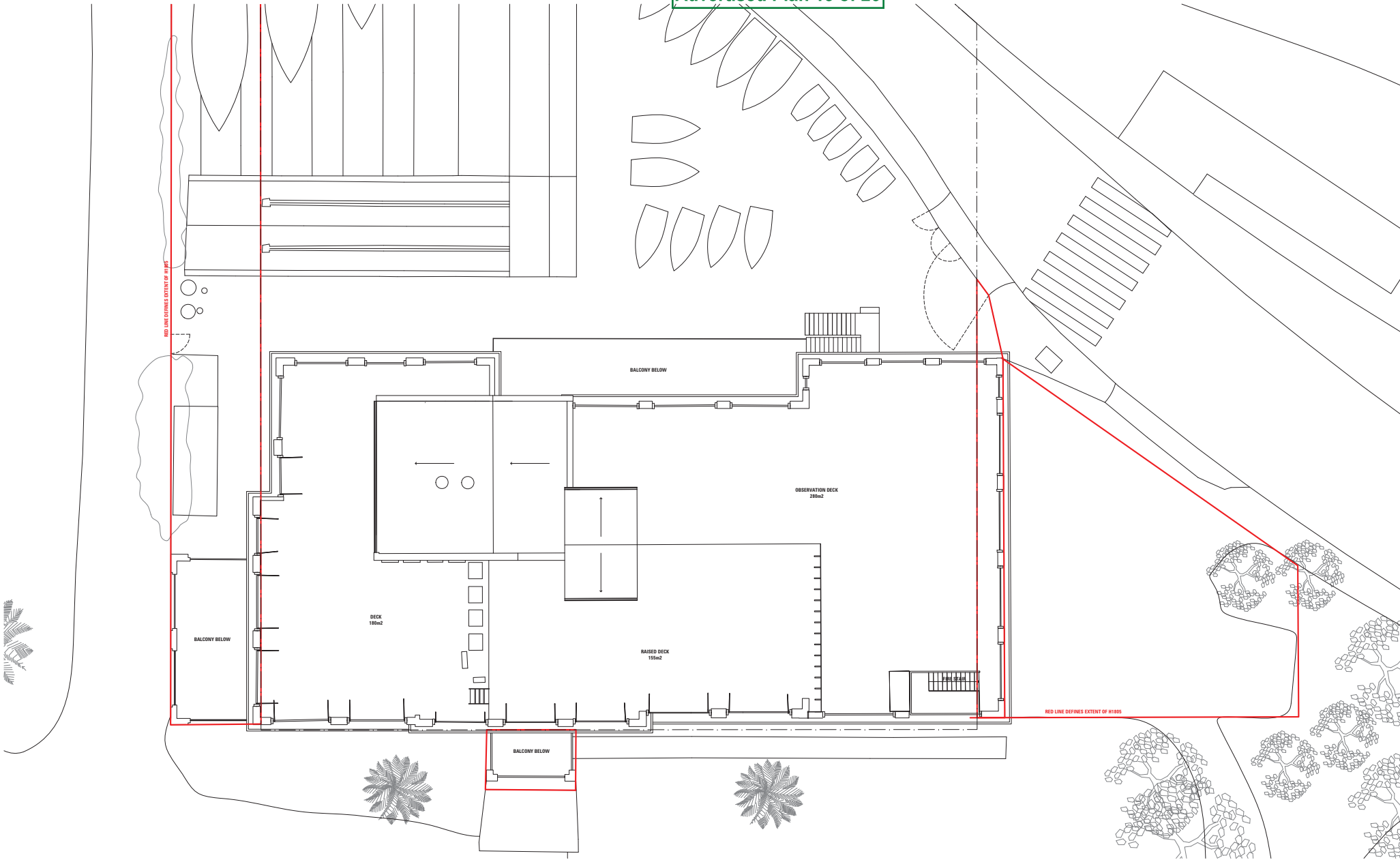


TOWN PLANNING
ROYAL MELBOURNE YACHT SQUADRON
SECOND FLOOR DEMOLITION PLAN

1903-01
1:100 @ A1
C

TP15

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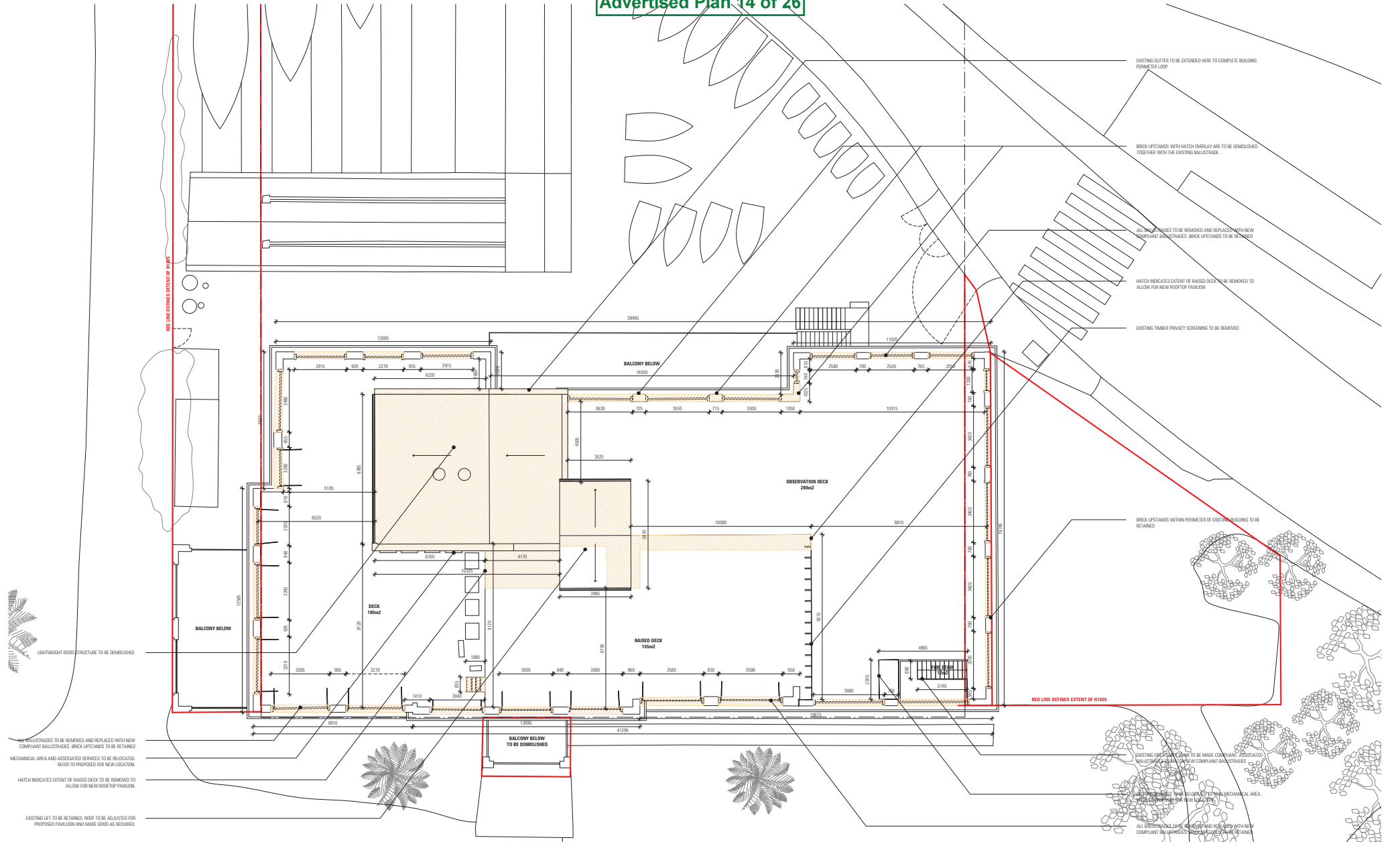
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TOWN PLANNING
ROYAL MELBOURNE YACHT SQUADRON
EXISTING ROOF PLAN
1903-01
1:100 @ A1
C

TP16

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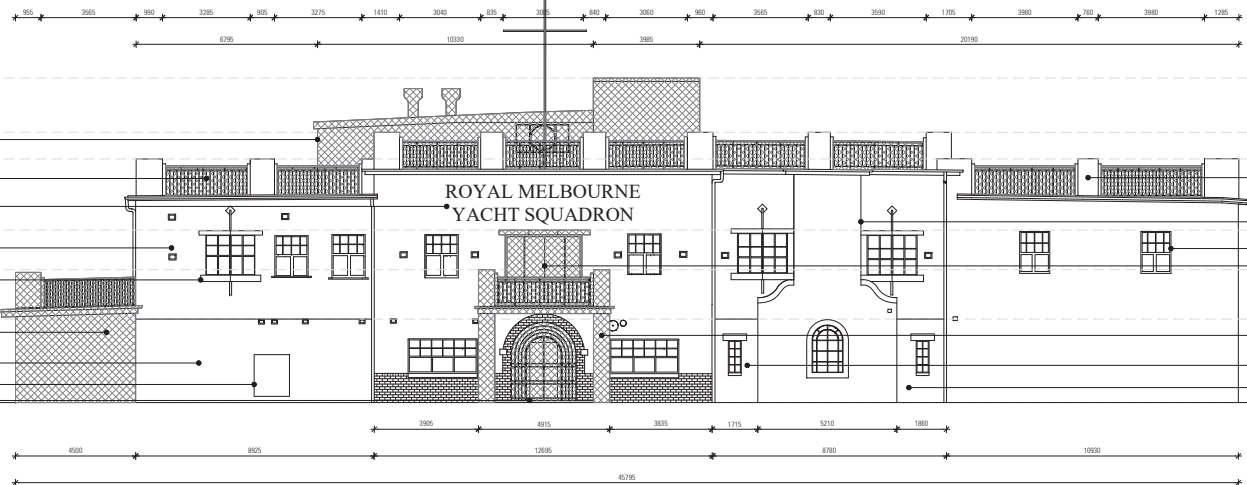


EAST ELEVATION

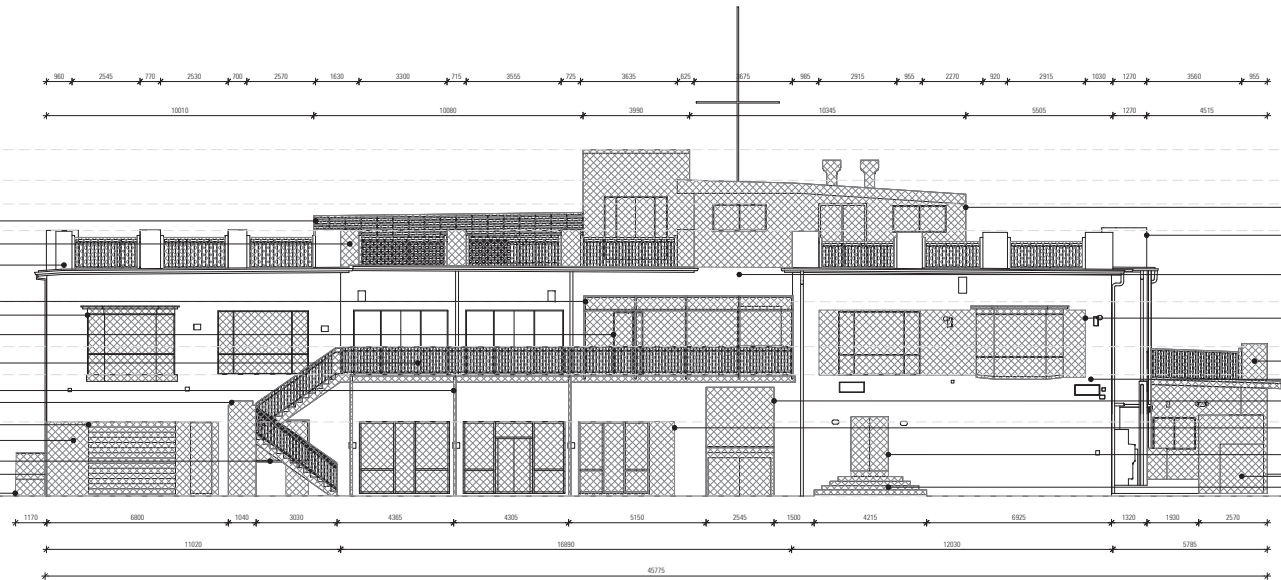


WEST ELEVATION

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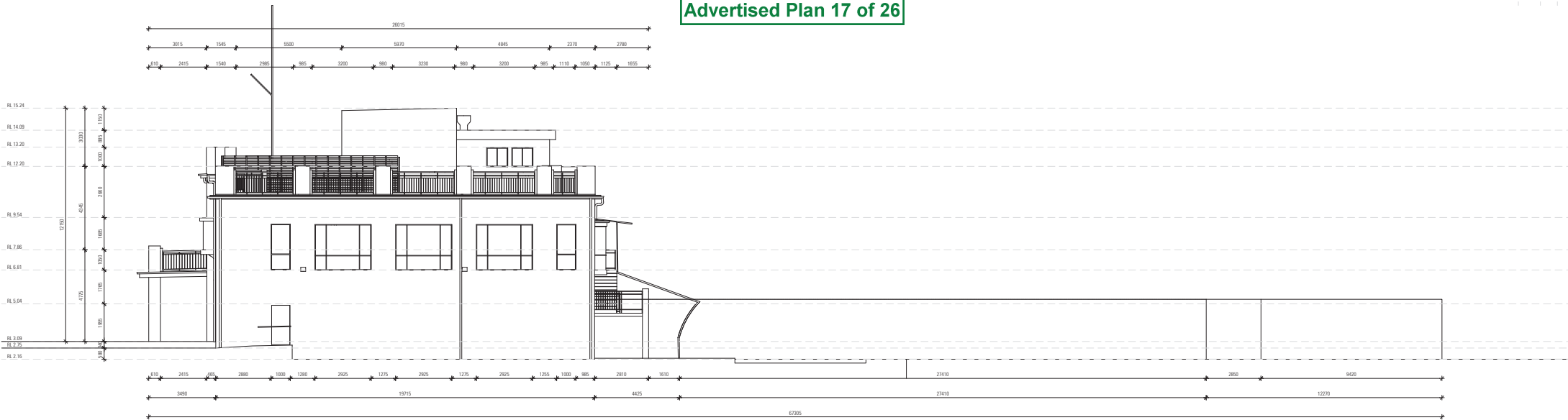
EAST ELEVATION



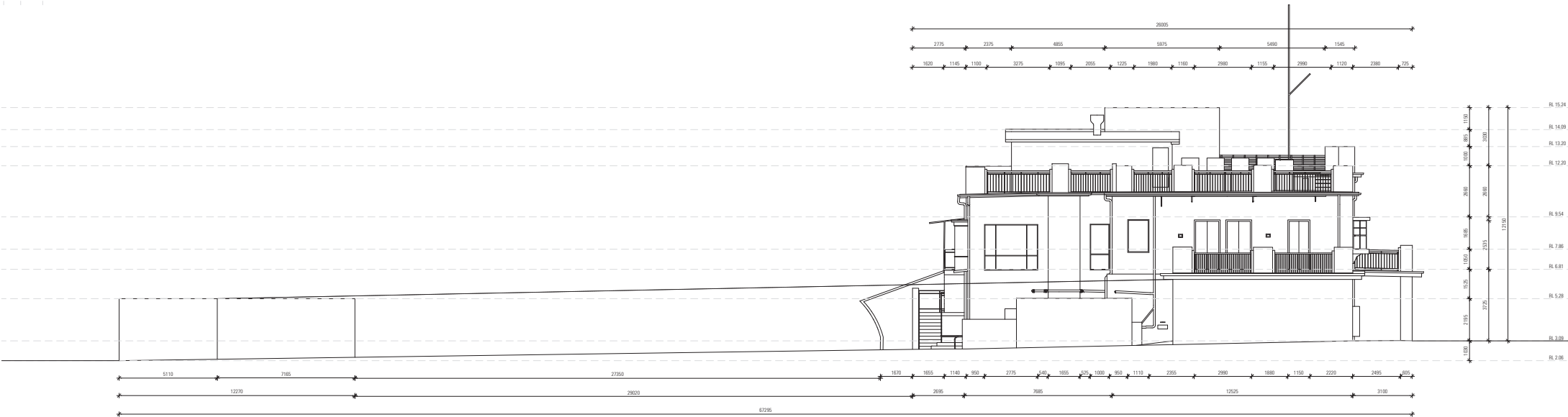
WEST ELEVATION

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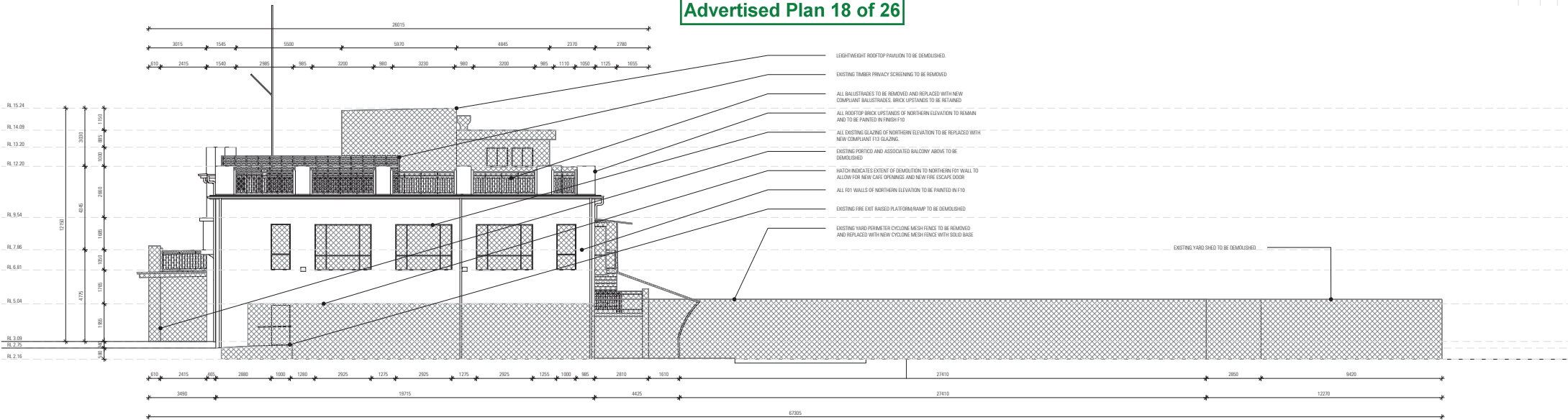


NORTH ELEVATION

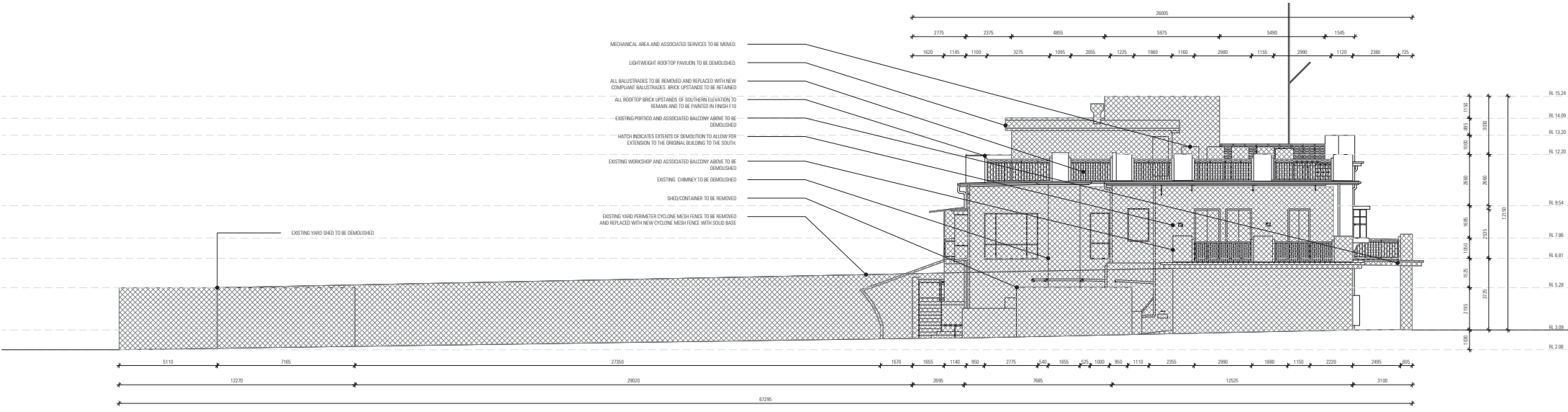


SOUTH ELEVATION

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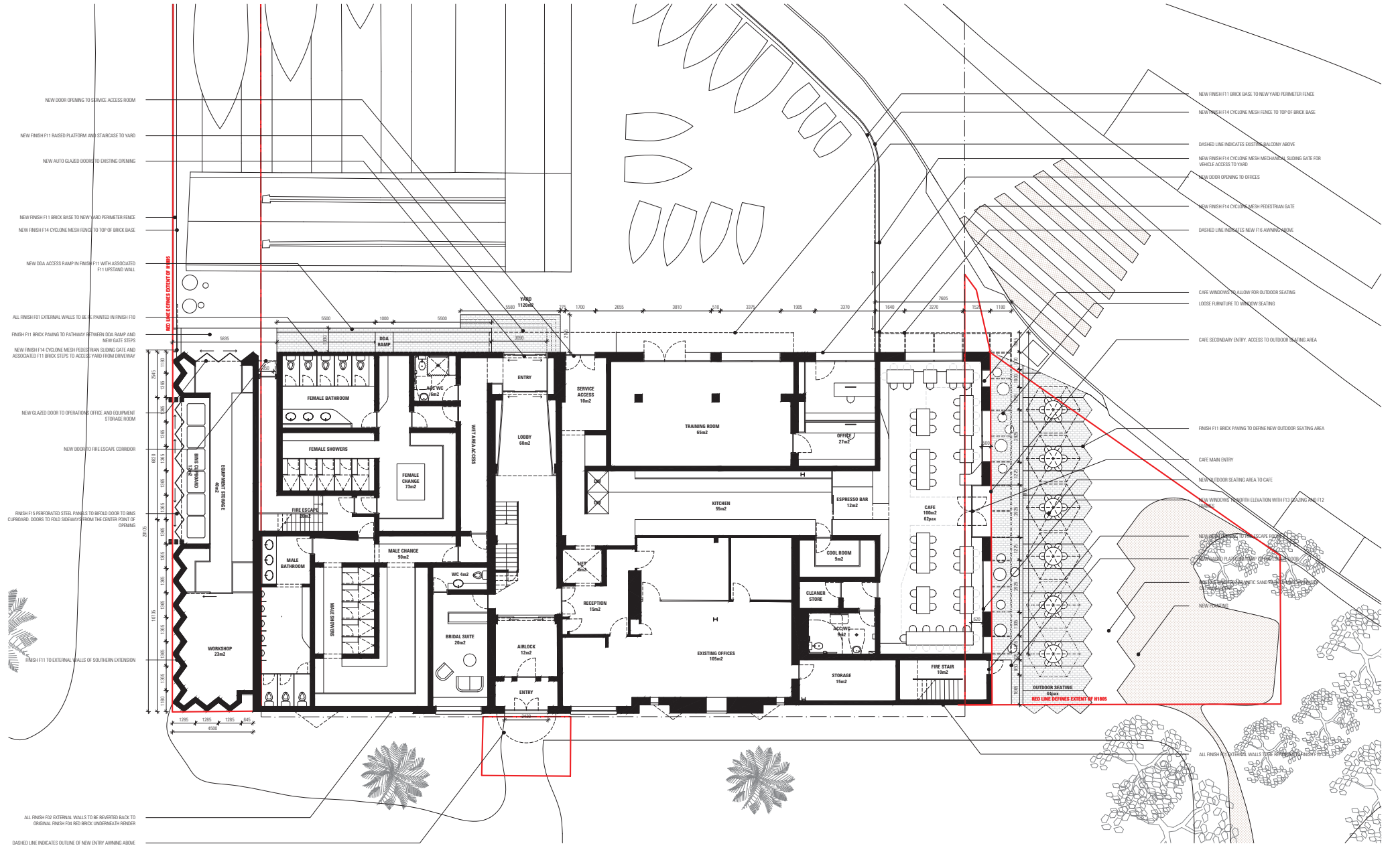


NORTH ELEVATION



SOUTH ELEVATION

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NEW DOOR OPENING TO SERVICE ACCESS ROOM

NEW FINISH F11 RASSED PLATFORM AND STAIRCASE TO YARD

NEW AUTO GLAZED DOORS TO EXISTING OPENING

NEW FINISH F11 BRICK BASE TO NEW YARD PERIMETER FENCE

NEW FINISH F14 CYCLONE MESH FENCE TO TOP OF BRICK BASE

NEW DOA ACCESS RAMP IN FINISH F11 WITH ASSOCIATED F11 UPSTANDING WALL

ALL FINISH F01 EXTERNAL WALLS TO BE PAINTED IN FINISH F10

FINISH F11 BRICK PAVING TO PATHWAY BETWEEN DOA RAMP AND NEW GATE STEPS

NEW FINISH F14 CYCLONE MESH PEDESTRIAN SLIDING GATE AND ASSOCIATED F11 BRICK STEPS TO ACCESS YARD FROM DRIVEWAY

NEW GLAZED DOOR TO OPERATIONS OFFICE AND EQUIPMENT STORAGE ROOM

NEW DOOR TO FIRE ESCAPE CORRIDOR

FINISH F15 PERFORATED STEEL PANELS TO BRIDLO DOOR TO BRIS CUPBOARD DOORS TO FOLD SEAWARD FROM THE CENTER POINT OF OPENING

FINISH F11 TO EXTERNAL WALLS OF SOUTHERN EXTENSION

ALL FINISH F02 EXTERNAL WALLS TO BE REVERTED BACK TO ORIGINAL FINISH FOR RED BRICK UNDERNEATH RENDER

DASHED LINE INDICATES OUTLINE OF NEW ENTRY AWNING ABOVE

NEW FINISH F11 BRICK BASE TO NEW YARD PERIMETER FENCE

NEW FINISH F14 CYCLONE MESH FENCE TO TOP OF BRICK BASE

DASHED LINE INDICATES EXISTING BALCONY ABOVE

NEW FINISH F14 CYCLONE MESH MECHANICAL SLIDING GATE FOR VEHICLE ACCESS TO YARD

NEW DOOR OPENING TO OFFICES

NEW FINISH F14 CYCLONE MESH PEDESTRIAN GATE

DASHED LINE INDICATES NEW F11 AWNING ABOVE

CAFE WINDOW WALL FOR OUTDOOR SEATING

LOOSE FURNITURE TO WINDOW SEATING

CAFE SECONDARY ENTRY ACCESS TO OUTDOOR SEATING AREA

FINISH F11 BRICK PAVING TO DEFINE NEW OUTDOOR SEATING AREA

CAFE MAIN ENTRY

NEW OUTDOOR SEATING AREA TO CAFE

NEW WINDOWS TO BIRTH ELEVATION WITH F13 CASING AND F12 FINISH

NEW DOOR TO FIRE ESCAPE CORRIDOR

NEW FINISH F14 CYCLONE MESH PEDESTRIAN SLIDING GATE FOR VEHICLE ACCESS TO YARD

NEW FINISH F11

ALL FINISH F01 EXTERNAL WALLS TO BE REVERTED BACK TO ORIGINAL FINISH FOR RED BRICK UNDERNEATH RENDER

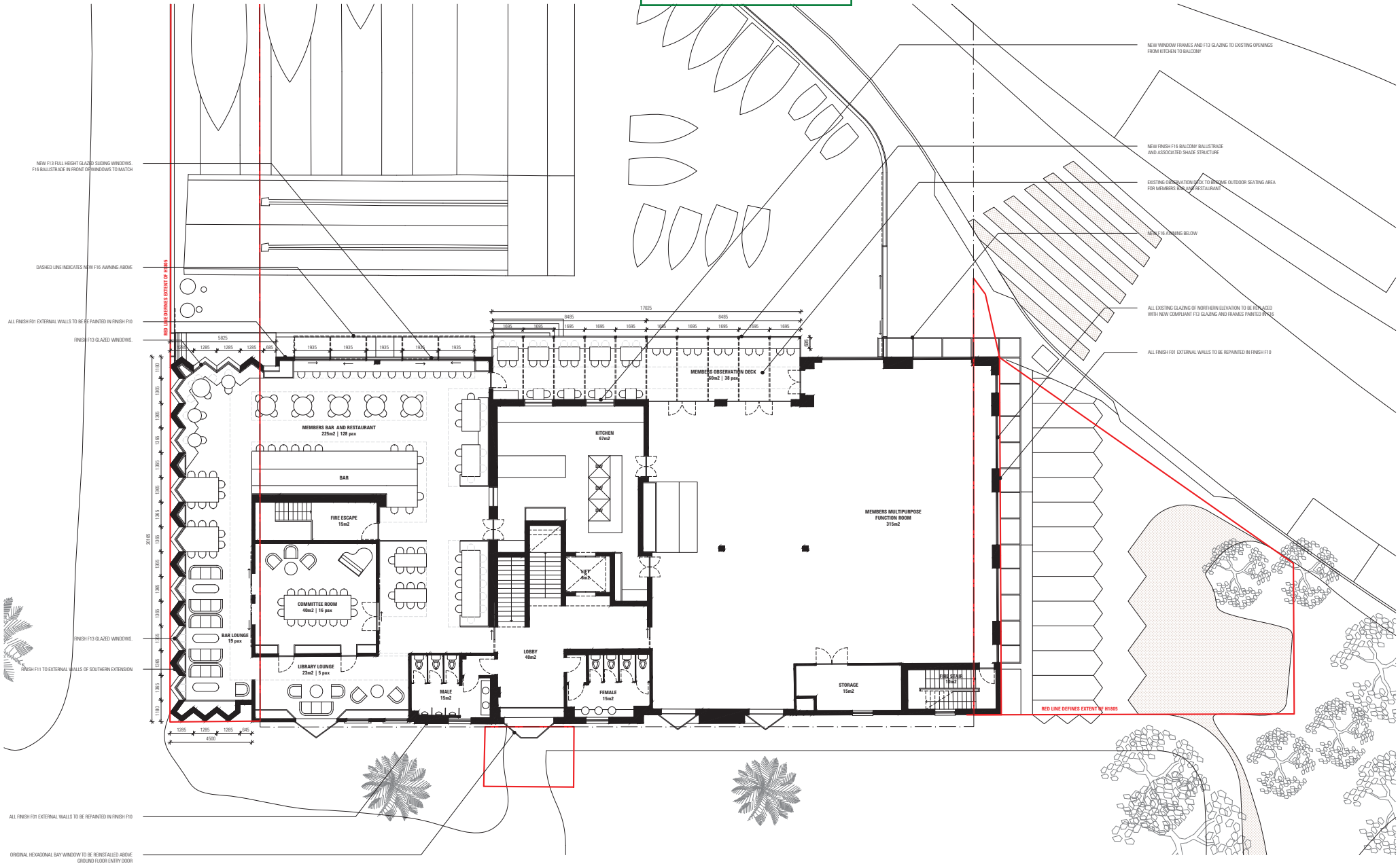
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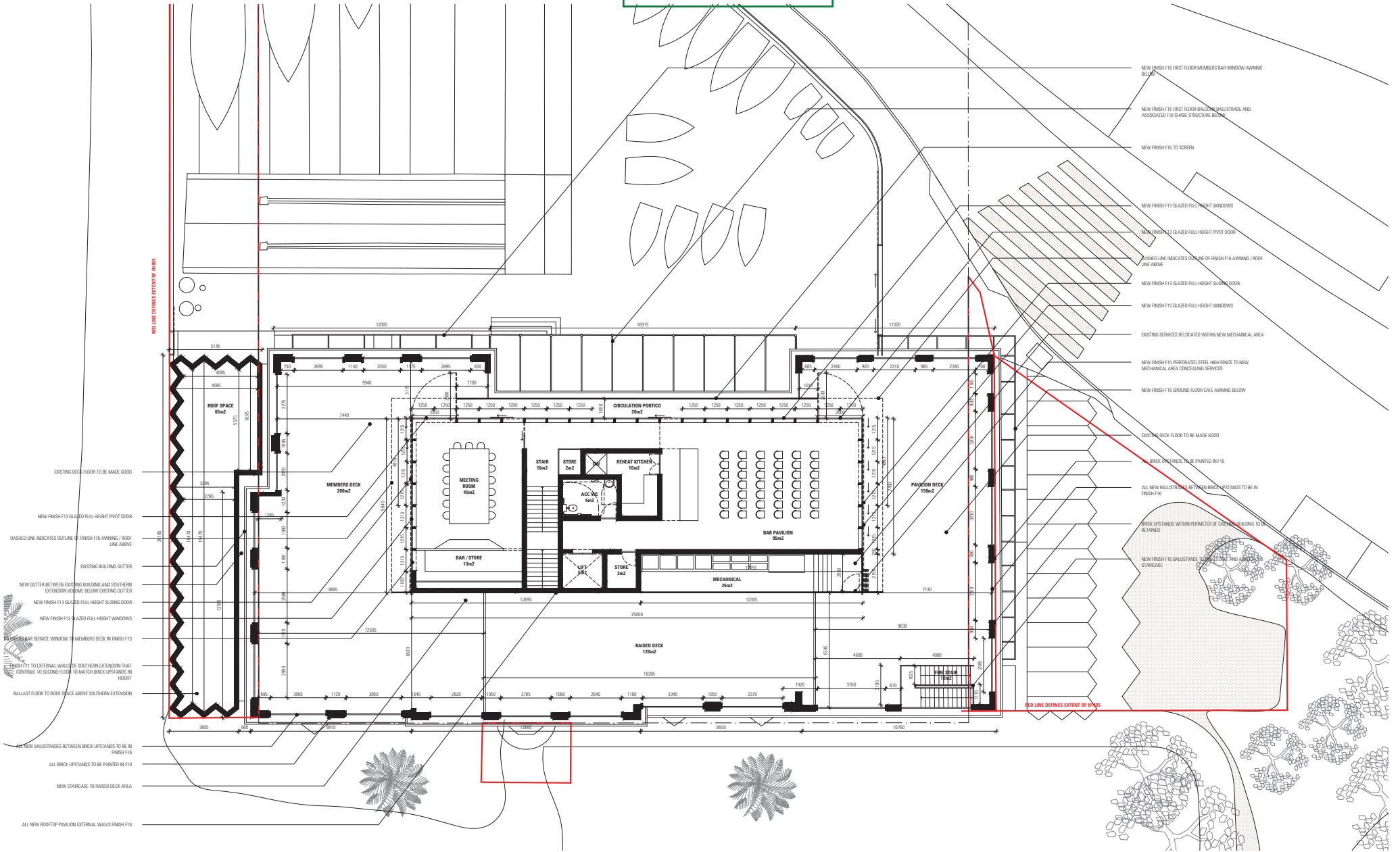


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- NEW FINISH F16 FIRST FLOOR MEMBERS BAR WINDOW AWNING BELOW
- NEW FINISH F16 FIRST FLOOR BALCONY BALUSTRADE AND ASSOCIATED F16 SHADE STRUCTURE BELOW
- NEW FINISH F16 TO SCREEN
- NEW FINISH F13 GLAZED FULL HEIGHT WINDOWS
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOOR
- DASHED LINE INDICATES OUTLINE OF FINISH F16 AWNING / ROOF LINE ABOVE
- NEW FINISH F13 GLAZED FULL HEIGHT SLIDING DOOR
- NEW FINISH F13 GLAZED FULL HEIGHT WINDOWS
- EXISTING SERVICES RELOCATED WITHIN NEW MECHANICAL AREA
- NEW FINISH F15 PERFORATED STEEL HIGH FENCE TO NEW MECHANICAL AREA CONFINING SERVICES
- NEW FINISH F16 GROUND FLOOR CAFE AWNING BELOW
- EXISTING DECK FLOOR TO BE MADE GOOD
- ALL BRICK UPSTAIRS TO BE PAINTED IN F10
- ALL NEW BALUSTRADES BETWEEN BRICK UPSTAIRS TO BE IN FINISH F16
- BRICK UPSTAIRS WITHIN PERIMETER OF EXISTING BUILDING TO BE REFINISHED
- NEW FINISH F16 BALUSTRADE STRUCTURE AND ASSOCIATED STORAGE

- RED LINE DEFINES EXTENT OF RIBS
- EXISTING FLOOR TO BE MADE GOOD
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOOR
- DASHED LINE INDICATES OUTLINE OF FINISH F16 AWNING / ROOF LINE ABOVE
- EXISTING BUILDING GUTTER
- NEW GUTTER BETWEEN EXISTING BUILDING AND SOUTHERN EXTENSION VOLUME BELOW EXISTING GUTTER
- NEW FINISH F13 GLAZED FULL HEIGHT SLIDING DOOR
- NEW FINISH F13 GLAZED FULL HEIGHT WINDOWS
- NEW FINISH F13 GLAZED SERVICE WINDOW TO MEMBERS DECK IN FINISH F13
- FINISH F11 TO EXTERNAL WALLS OF SOUTHERN EXTENSION THAT CONTINUE TO SECOND FLOOR TO MATCH BRICK UPSTAIRS IN HEIGHT
- BALLAST FLOOR TO ROOF SPACE ABOVE SOUTHERN EXTENSION
- ALL NEW BALUSTRADES BETWEEN BRICK UPSTAIRS TO BE IN FINISH F16
- ALL BRICK UPSTAIRS TO BE PAINTED IN F10
- NEW STAIRCASE TO RAISED DECK AREA
- ALL NEW ROOFTOP PAVILION EXTERNAL WALLS FINISH F16

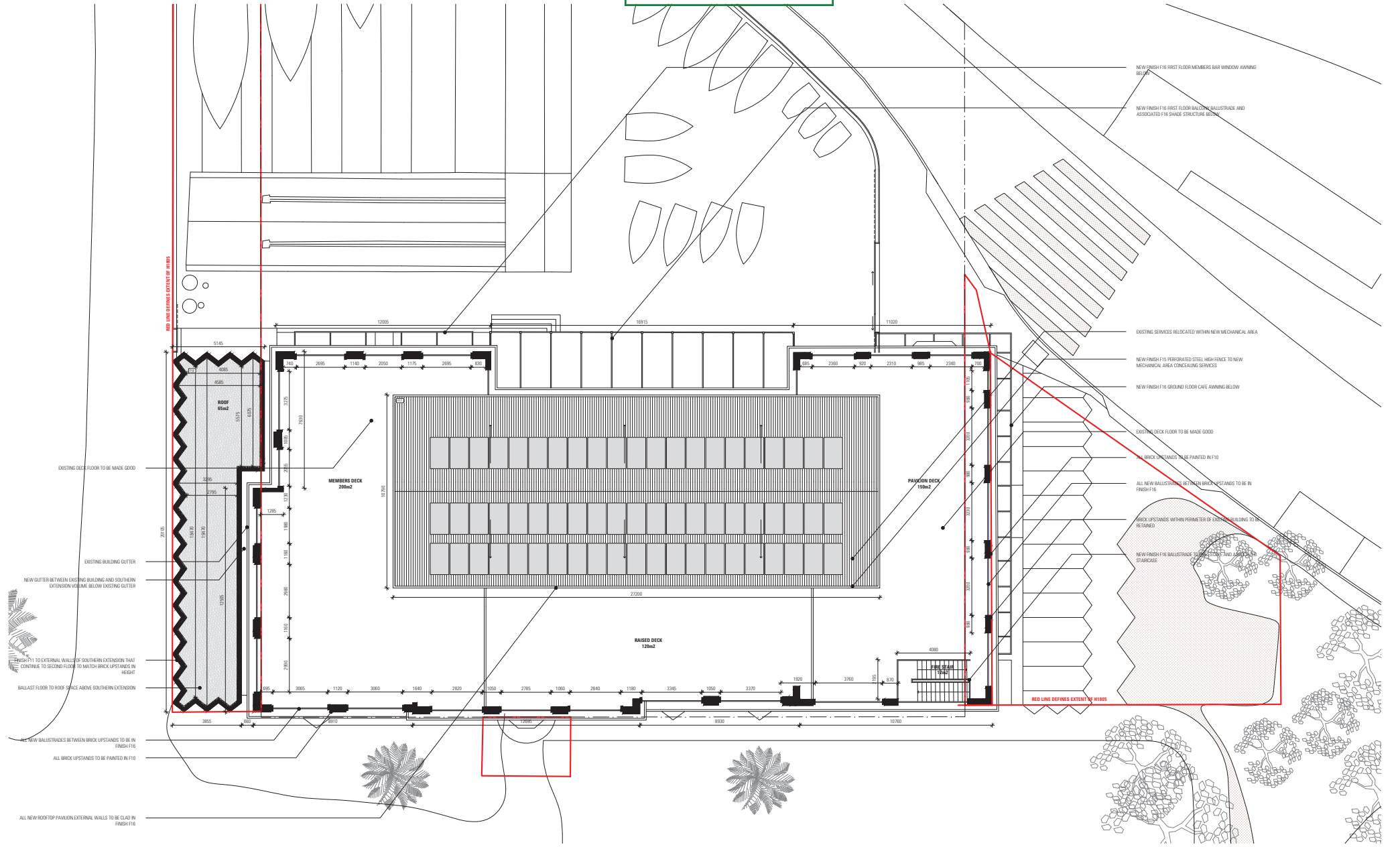
RED LINE DEFINES EXTENT OF RIBS

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CRITICAL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTORS TO ENSURE THAT THE DRAWING IS THE CURRENT ISSUE BEFORE COMMENCEMENT OF WORK

ISSUE	DATE	REVISION
E	02.09.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
D	02.09.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
C	24.08.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
B	17.08.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
A	08.04.2021	ISSUED FOR INFORMATION



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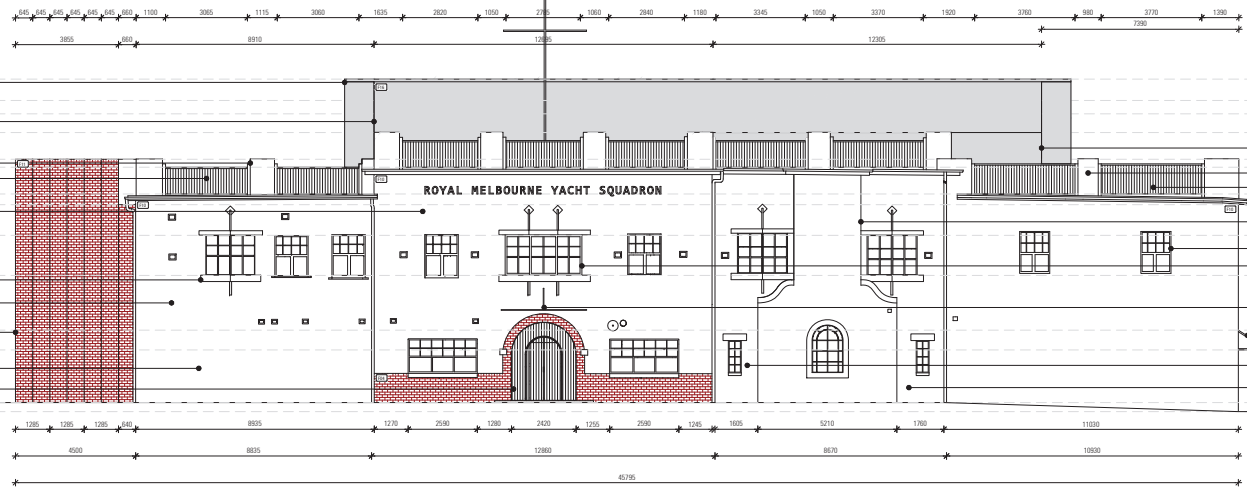


WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CRITICAL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTORS TO ENSURE THAT THE DRAWING IS THE CURRENT ISSUE BEFORE COMMENCEMENT OF WORK.
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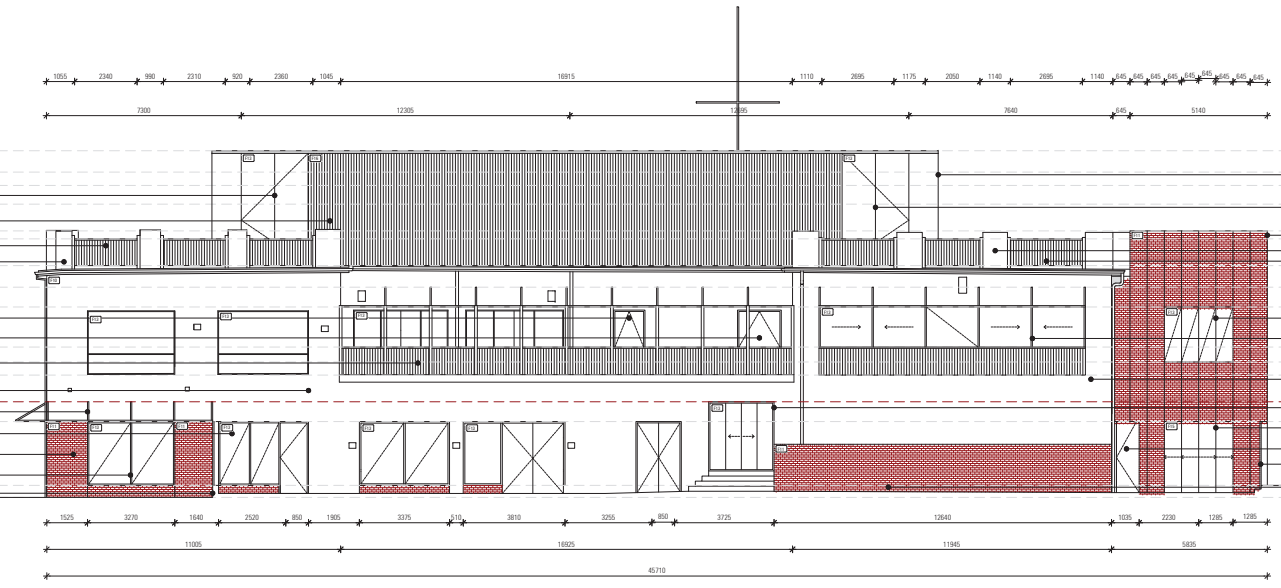
ISSUE	DATE	REVISION
C	02.09.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
B	17.06.2021	ISSUED FOR PLANNING & HERITAGE ASSESSMENT
A	08.04.2021	ISSUED FOR INFORMATION



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EAST ELEVATION



WEST ELEVATION

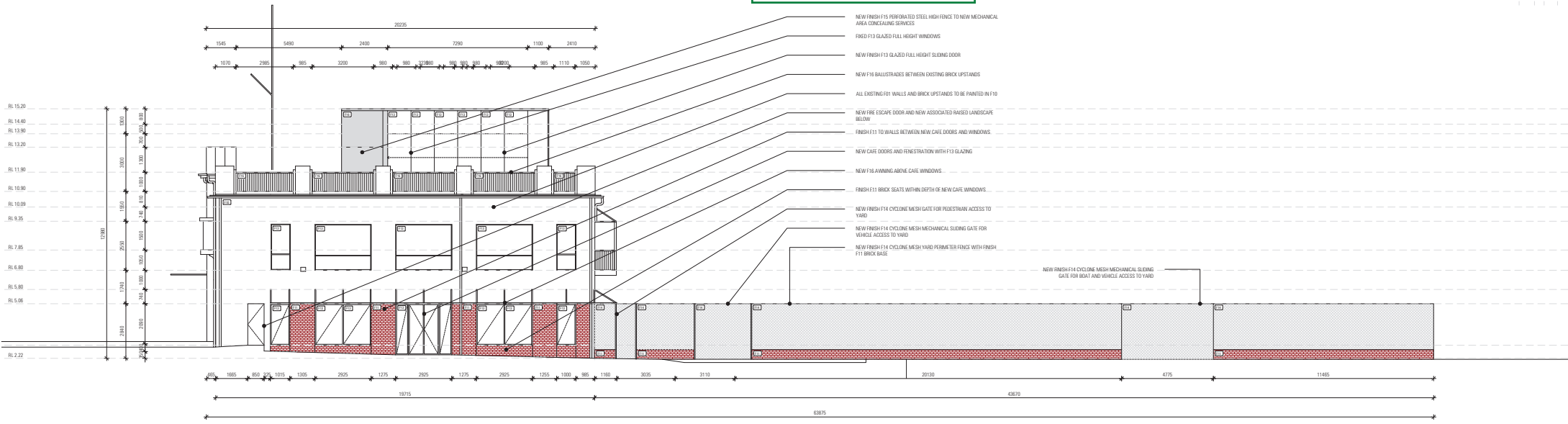
- FINISH F16 TO ROOFTOP PAVILION AWNING
- FINISH F16 TO ROOFTOP PAVILION WALLS
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- NEW SIGNAGE TO BE PAINTED OVER F10 WALLS WITH PAINT MATCHING COLOUR OF F11
- ALL EXISTING WINDOW FRAMES AND SURROUNDINGS OF EASTERN ELEVATION REPAINTED
- ALL FINISH F01 WALLS REPAINTED IN FINISH F10
- FINISH F11 TO WALLS OF SOUTHERN EXTENSION
- ALL FINISH F02 WALLS REPAINTED IN FINISH F10
- PROPOSED FRONT GATE IN FINISH F16 TO MATCH BALUSTRADE ABOVE.

- NEW FINISH F15 PERFORATED STEEL HIGH FENCE TO NEW MECHANICAL AREA CONCERNING SERVICES
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- ALL FINISH F01 WALLS REPAINTED IN FINISH F10
- ALL EXISTING WINDOW FRAMES AND SURROUNDINGS OF EASTERN ELEVATION REPAINTED
- EXISTING HORIZONTAL BAY WINDOW REINSTALLED ABOVE GROUND FLOOR ENTRY DOOR
- NEW F16 AWNING ABOVE ENTRY
- NEW F16 AWNING ABOVE CAFE WINDOWS
- ALL FINISH F02 WALLS REPAINTED IN FINISH F10
- ALL FINISH F02 WALLS REPAINTED IN FINISH F10

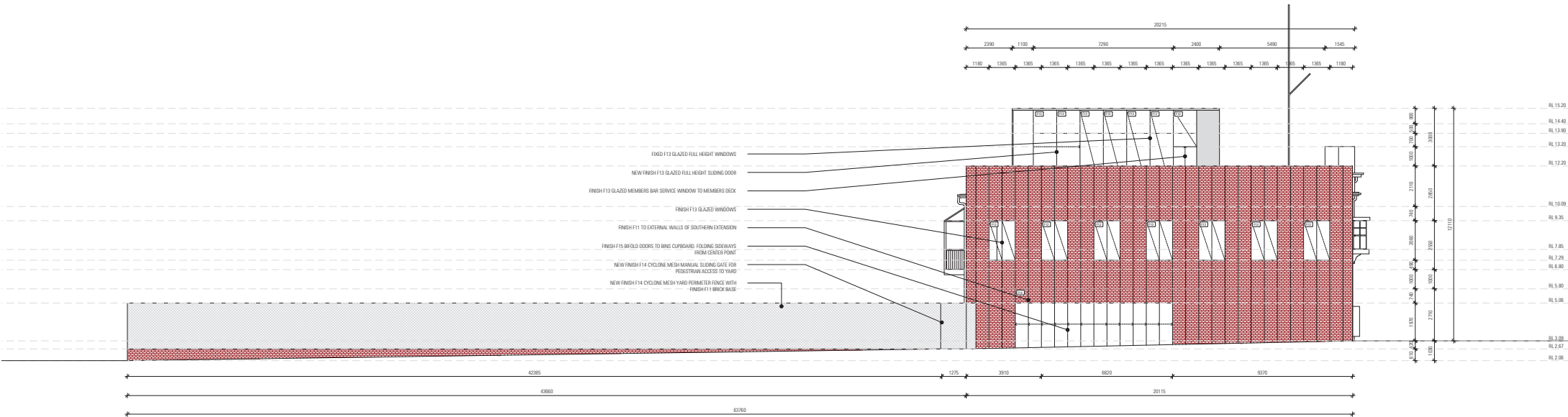
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOOR
- NEW FINISH F16 POROUS SCREEN
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- NEW WINDOW FRAMES AND F13 GLAZING TO EXISTING OPENINGS FROM KITCHEN TO BALCONY
- NEW WINDOW FRAMES AND F13 GLAZING TO EXISTING OPENINGS FROM KITCHEN TO BALCONY
- NEW FINISH F16 BALCONY BALUSTRADE AND ASSOCIATED F16 SHADE STRUCTURE
- ALL FINISH F01 WALLS TO BE REPAINTED TO FINISH F10
- NEW F16 AWNING ABOVE CAFE WINDOWS
- NEW F13 FULL HEIGHT GLAZED DOOR AND WINDOWS
- FINISH F11 INFILL WALLS BETWEEN NEW CAFE OPENINGS
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOUBLE DOOR
- NEW FINISH F14 CYCLONE MESH HARD FORMER EXIST FINISH F11 BRICK BASE

- FINISH F16 TO ROOFTOP PAVILION AWNING
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOOR WITH F12 FRAMES
- FINISH F11 TO WALLS OF SOUTHERN EXTENSION
- ALL EXISTING BRICK UPSTANDS TO BE PAINTED IN F10
- FINISH F16 TO ALL NEW BALUSTRADES BETWEEN EXISTING BRICK UPSTANDS
- FINISH F13 GLAZED WINDOWS
- NEW F13 FULL HEIGHT GLAZED SLUING WINDOWS, F16 BALUSTRADE IN FRONT OF WINDOWS TO MATCH IN HEIGHT MEMBERS BAR HIGH TABLE BEHIND
- ALL FINISH F01 WALLS TO BE REPAINTED TO FINISH F10
- NEW FINISH F13 GLAZED FULL HEIGHT PIVOT DOUBLE DOOR
- FINISH F15 BRKOLD DOORS TO STORAGE ENTRY
- NEW FIRE EXIT DOOR
- NEW FINISH F14 CYCLONE MESH YARD PERIMETER FENCE WITH FINISH F11 BRICK BASE
- NEW FINISH F11 BRICK WALL TO LENGTH OF ODA RAMP BEHIND

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NORTH ELEVATION



SOUTH ELEVATION

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01 EASTERN ELEVATION



02 SOUTH-WESTERN ELEVATION



03 CAFE CORNER

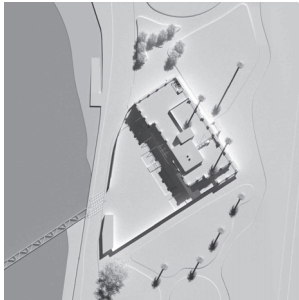


04 SOUTH-EASTERN ELEVATION

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EXISTING 10AM 21.09.2021



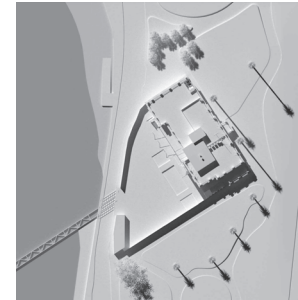
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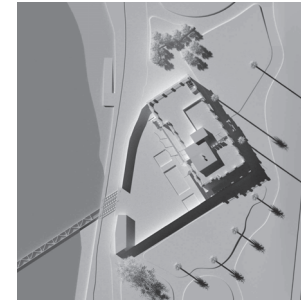
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EXISTING 2PM 21.09.2021



EXISTING 3PM 21.09.2021



PROPOSED 10AM 21.09.2021



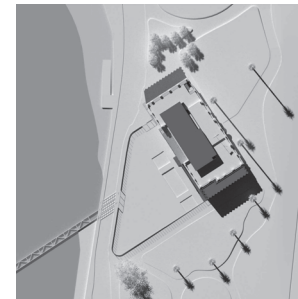
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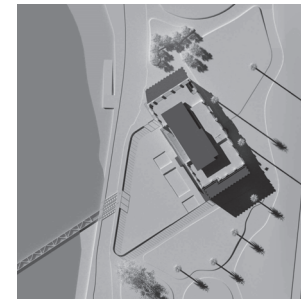
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PROPOSED 1PM 21.09.2021



PROPOSED 2PM 21.09.2021



PROPOSED 3PM 21.09.2021