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BARWON HEADS HOTEL

WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

SHEET LIST

No.	TITLE	REV	DATE
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TP013	EXISTING/DEMO ROOF PLAN	TP-1	27.11.25
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AREA SCHEDULE

* AREA SCHEDULE ONLY SHOWING AREAS IN SCOPE OF WORK

Level	Name	Category	Area
GROUND	DDA (BR)	AMENITIES	7.7 m ²
GROUND	DDA (PUB)	AMENITIES	6.5 m ²
GROUND	FEMALE WC	AMENITIES	27.1 m ²
GROUND	MALE WC	AMENITIES	19.7 m ²
GROUND	BAR (OUTDOOR)	BAR	27.9 m ²
GROUND	BAR (PUB)	BAR	50.0 m ²
GROUND	CLEANERS CPD	BOH	9.9 m ²
GROUND	COOL ROOM/ FREEZER	BOH	39.8 m ²
GROUND	DRY STORE	BOH	38.6 m ²
GROUND	KEG ROOM/ ICE MACHINES	BOH	43.5 m ²
GROUND	KITCHEN	BOH	153.5 m ²
GROUND	LIQUOR STORE	BOH	15.4 m ²
GROUND	MAINTENANCE SHED	BOH	26.1 m ²
GROUND	STORAGE	BOH	12.7 m ²
GROUND	STORE	BOH	2.6 m ²
GROUND	STORE	BOH	5.4 m ²
GROUND	WASTE	BOH	44.4 m ²
GROUND	A/L F	CIRCULATION	3.9 m ²
GROUND	A/L M	CIRCULATION	4.8 m ²
GROUND	AIRLOCK	CIRCULATION	9.2 m ²
GROUND	AIRLOCK	CIRCULATION	10.5 m ²
GROUND	CIRCULATION	CIRCULATION	39.3 m ²
GROUND	CIRCULATION	CIRCULATION	10.5 m ²
GROUND	CIRCULATION	CIRCULATION	19.0 m ²
GROUND	CIRCULATION	CIRCULATION	2.1 m ²
GROUND	LOBBY	CIRCULATION	12.6 m ²
GROUND	OUTDOOR CIRCULATION	CIRCULATION	231.3 m ²
GROUND	OUTDOOR CIRCULATION	CIRCULATION	2.7 m ²
GROUND	FUNCTION ROOM	INDOOR TRADING	160.8 m ²
GROUND	INDOOR TRADING 1	INDOOR TRADING	115.4 m ²
GROUND	INDOOR TRADING 2	INDOOR TRADING	13.8 m ²
GROUND	INDOOR TRADING 3	INDOOR TRADING	34.6 m ²
GROUND	PUBLIC BAR	INDOOR TRADING	52.0 m ²
GROUND	LANDSCAPING	LANDSCAPE	80.5 m ²
GROUND	LANDSCAPING	LANDSCAPE	47.9 m ²
GROUND	LANDSCAPING	LANDSCAPE	2786.3 m ²
GROUND	LANDSCAPING	LANDSCAPE	7.3 m ²
GROUND	LANDSCAPING	LANDSCAPE	24.5 m ²
GROUND	LANDSCAPING	LANDSCAPE	5.2 m ²
GROUND	LANDSCAPING	LANDSCAPE	7.8 m ²
GROUND	LANDSCAPING	LANDSCAPE	2.4 m ²
GROUND	LANDSCAPING	LANDSCAPE	2.9 m ²
GROUND	LANDSCAPING	LANDSCAPE	6.8 m ²
GROUND	LANDSCAPING	LANDSCAPE	19.4 m ²
GROUND	B.O.H	OUTDOOR BOH	127.1 m ²
GROUND	OUTDOOR TRADING 2	OUTDOOR TRADING	61.1 m ²
GROUND	OUTDOOR TRADING 3	OUTDOOR TRADING	75.6 m ²
GROUND	OUTDOOR TRADING 4	OUTDOOR TRADING	11.3 m ²
GROUND	OUTDOOR TRADING 5	OUTDOOR TRADING	10.7 m ²
GROUND	OUTDOOR TRADING 6	OUTDOOR TRADING	9.5 m ²
GROUND	OUTDOOR TRADING 7	OUTDOOR TRADING	12.9 m ²
GROUND	OUTDOOR TRADING 1	SEMI OUTDOOR TRADING	42.7 m ²
GROUND	PAVILION	SEMI OUTDOOR TRADING	46.4 m ²
GROUND	CAVITY	SERVICES	4.8 m ²
GROUND	DUMBWAITER	SERVICES	1.1 m ²
GROUND	LIFT	SERVICES	5.2 m ²
GROUND	WATER	WATER	3.2 m ²
GROUND			4656.1 m ²
LEVEL 1	BAR	BAR	25.5 m ²
LEVEL 1	STORAGE	BOH	9.0 m ²
LEVEL 1	CIRCULATION (ESCAPE PATH)	CIRCULATION	26.0 m ²
LEVEL 1	CIRCULATION (ESCAPE PATH)	CIRCULATION	26.7 m ²
LEVEL 1	CIRCULATION (STAIR)	CIRCULATION	14.3 m ²
LEVEL 1	INDOOR TRADING 10	INDOOR TRADING	151.5 m ²
LEVEL 1	MEZZANINE STORE	OUTDOOR BOH	25.1 m ²
LEVEL 1	LIFT	SERVICES	5.8 m ²
LEVEL 1			286.0 m ²
Grand total			4942.1 m ²

TOTAL SITE AREA: 1575.3m²

PARKING	EXISTING	PROPOSED
No OF CARSPACES	83	83
No OF BIKE PARKING	0	30 STAFF + 20 VISITORS

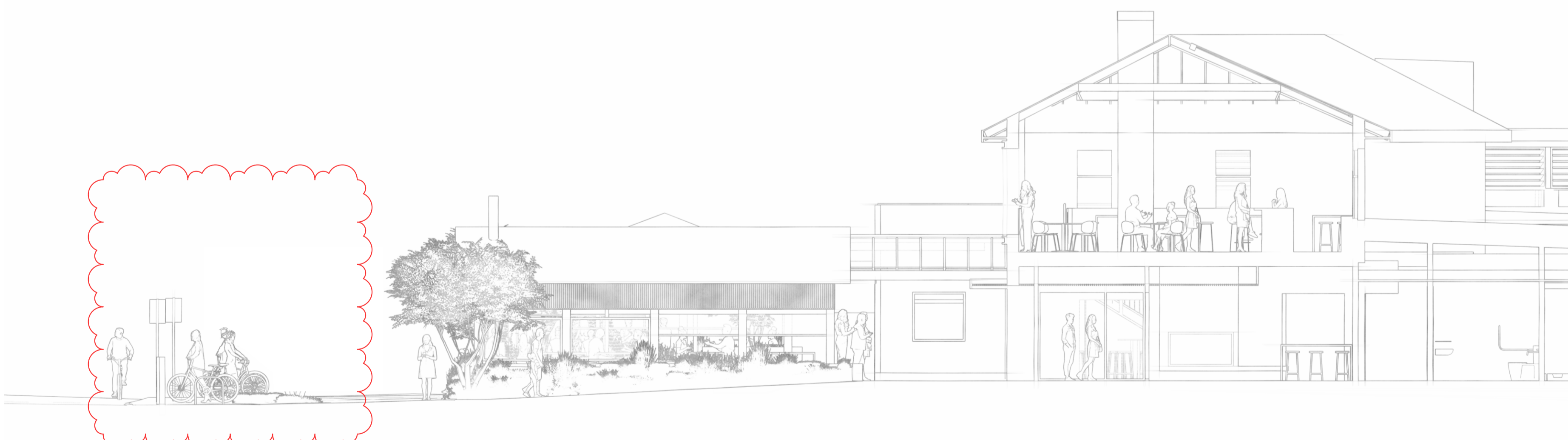
COMPARISON EXISTING AND PROPOSED TRADING AREAS
*Including 354m² Bistro/Barndroom

GROUND FLOOR	EXISTING	PROPOSED
INDOOR TRADING	692.4 m ²	730.5m ²
OUTDOOR TRADING	331.1 m ²	270.2 m ²
TOTAL	1,023.5 m²	1,000.7 m²
LEVEL 1		
INDOOR TRADING	N/A	151.5m ²

DISCLAIMER

METHOD OF MEASUREMENT

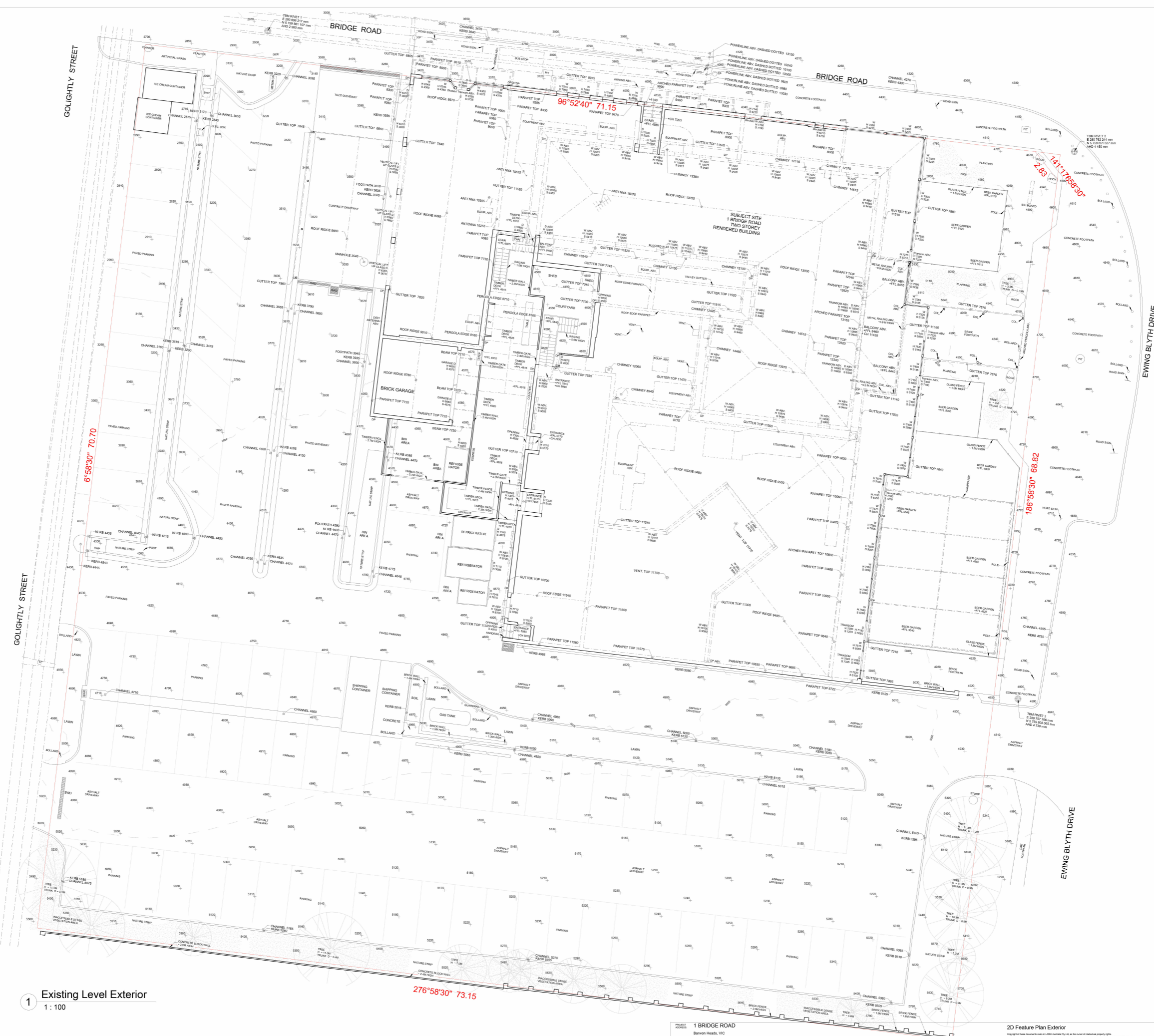
- GROSS BUILDING AREA REPRESENTS TOTAL ENCLOSED AND UNENCLOSED COVERED AREA OF BUILDING AND IS MEASURED IN ACCORDANCE WITH IPMS1 (INTERNATIONAL PROPERTY MEASUREMENT STANDARDS) TO THE EXTERNAL FACE OF EXTERNAL WALLS
- RESIDENTIAL NSA (EXCLUSIVE OF BALCONIES) IS MEASURED AND REPRESENTED IN ACCORDANCE WITH PCA (PROPERTY COUNCIL OF AUSTRALIA) METHOD OF MEASUREMENT - THIS IS SIMILAR TO IPMS3A
- COMMERCIAL RETAIL AND OFFICE AREAS ARE MEASURED IN ACCORDANCE WITH IPMS1. FOR COSTING PURPOSES
- FOR PURPOSES OF FLOORPLATE EFFICIENCY USABLE FLOOR SPACE IS MEASURED IN ACCORDANCE WITH IPMS1.



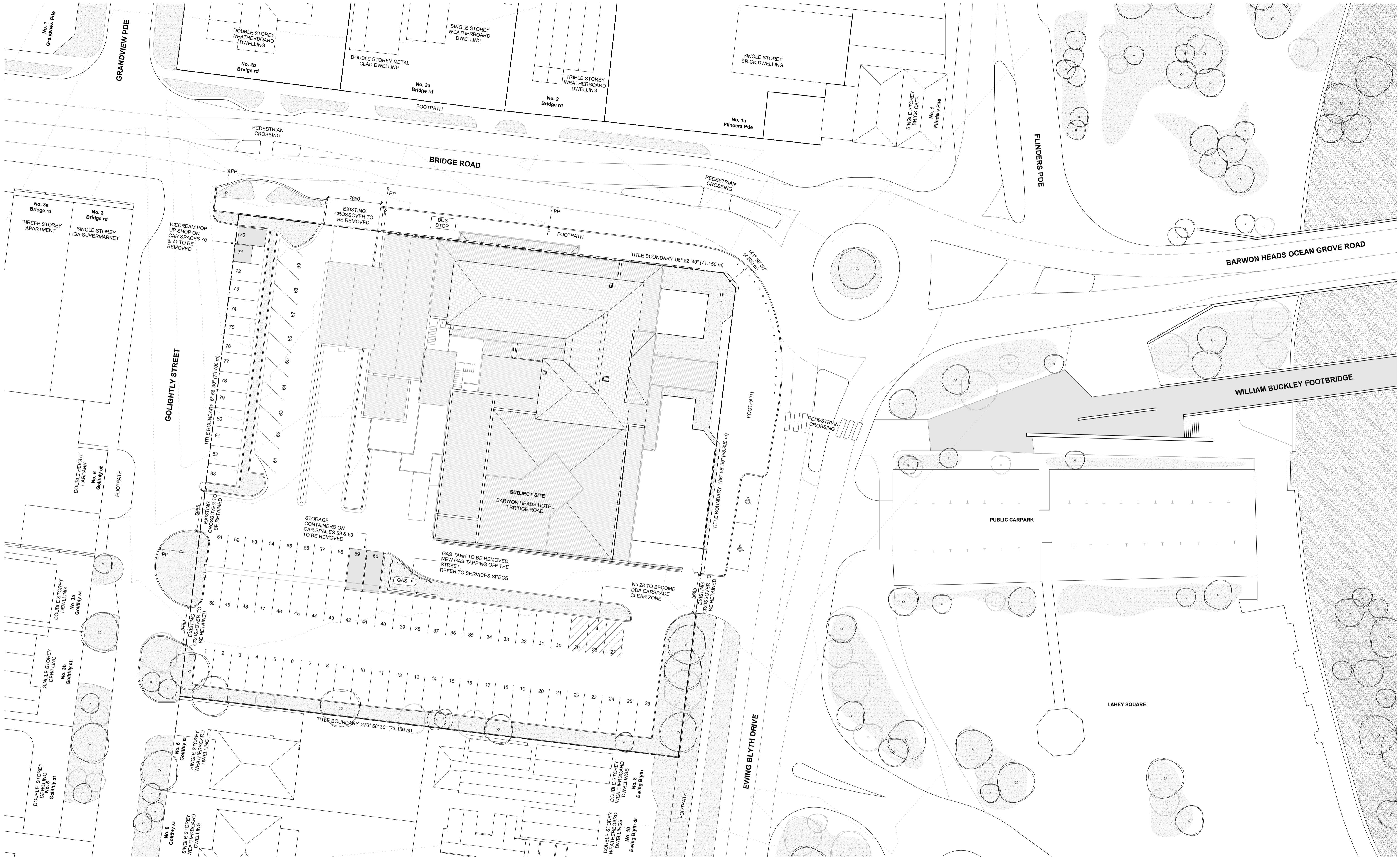
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NOTES
THE INFORMATION ON THIS 2D FEATURE PLAN HAS BEEN DERIVED BY APPROXIMATION FROM LASER SCANNED 3D POINT CLOUDS. WHERE BOTH SIDES OF A WALL ARE NOT IN THE 3D POINT CLOUDS THEN WALL THICKNESS AND POSITION IS ASSUMED TO BE THE THICKNESS AND POSITION SHOWN FOR BOTH EXTERIOR & INTERIOR OF BUILDING. LEVELS SHOWN ARE IN MILLIMETRES TO AUSTRALIAN HEIGHT DATUM (AGD).
DRAWINGS UNITS ARE IN MILLIMETRES.
DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
FOR MORE DETAILED & COMPREHENSIVE SURVEY INFORMATION REFER TO 3D POINT CLOUD PROVIDED.
THE FOLLOWING SHOT NEEDS TO BE APPLIED TO BRING COORDINATES TO MATCHED ZONES:
+178.000000 EASTED
+178.000000 NORTHED
EXTERIOR FLOOR PLAN CUT AT RL 600

- LEGEND**
- PT POINT
 - EP ELECTRICAL POLE
 - SD STORM WATER DRAIN
 - TREE
 - CL CONTOUR LINE
 - D DOOR
 - W WINDOW
 - ABV ABOVE
 - BLV BELOW
 - FFL FINISHED FLOOR LEVEL
 - COL COLUMN
 - AC AIR CONDITIONER
 - DP DOWN PIPE



1 Existing Level Exterior
1:100



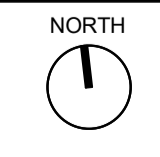
1 EXISTING SITE PLAN
1:250

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 110 ARGYLE STREET, FITZROY (NGAR-GO) VIC 3065
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 DO NOT SCALE DRAWING.

SYMBOL LEGEND:
 ANY DIMENSION OR LEVEL WITH EX. REFERS TO AN EXISTING MEASUREMENT
 ○ RL 0.000m RELATIVE LEVEL
 ○ SFL 0.000m STRUCTURAL FLOOR LEVEL
 ○ FFL 0.000m FINISHED FLOOR LEVEL

PROJECT
BARWON HEADS HOTEL
 WADAWURRUNG
 1 BRIDGE ROAD, BARWON HEADS VIC 3227



DRAWING TITLE
EXISTING SITE PLAN

STATUS
 PRELIMINARY

NOT FOR CONSTRUCTION

DRAWING No.
TP010

REV
TP-1

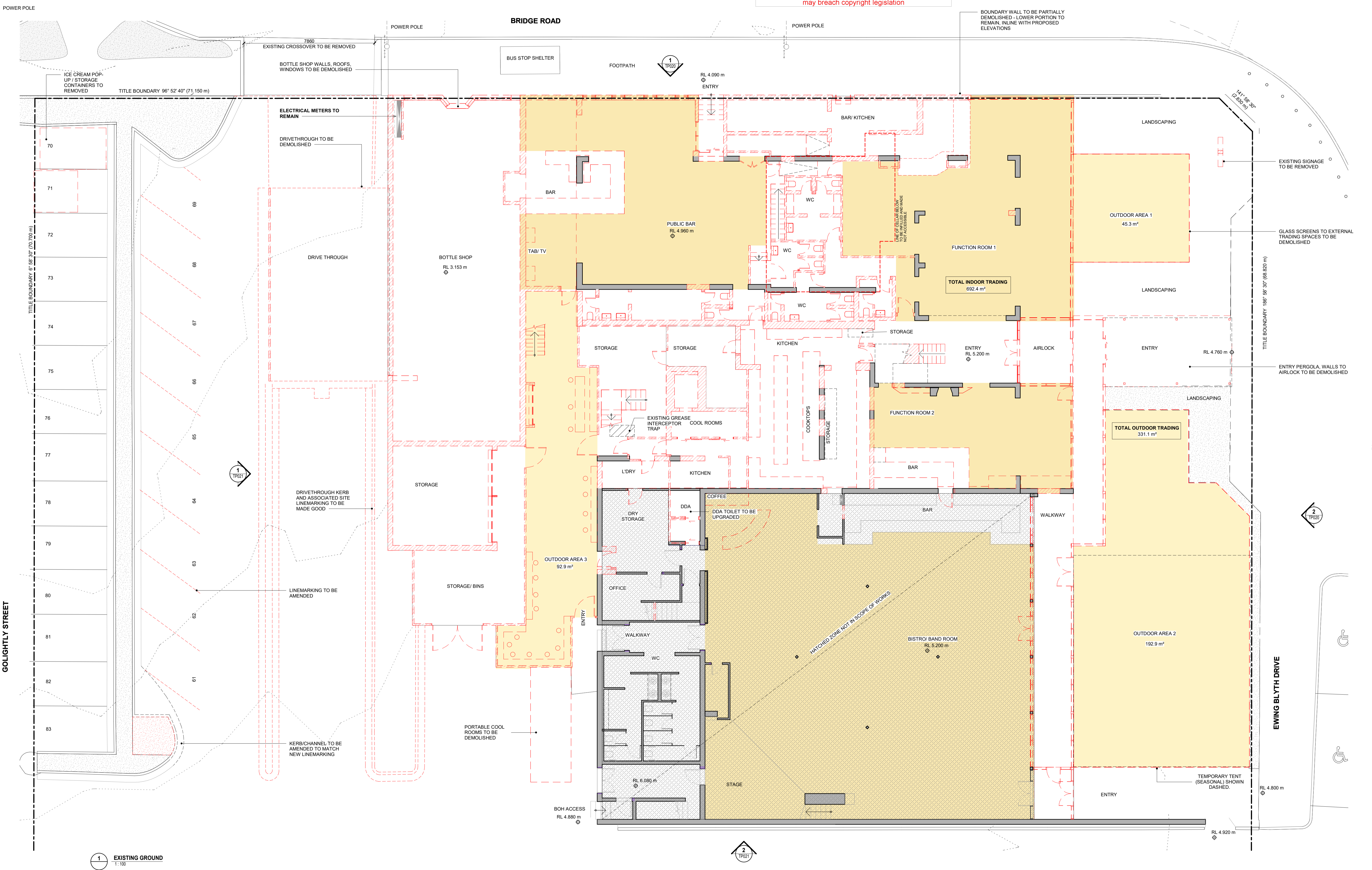
TP-1 ISSUE FOR TOWN PLANNING 27.11.25
 No REVISION DATE

PROJECT No.
 24029

SCALE
 1:250 @A1

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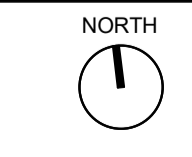


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EXISTING CONDITIONS LEGEND		TRADING AREAS	
	DEMOLISHED		INDOOR TRADING
	RETAINED		OUTDOOR TRADING

PROJECT
BARWON HEADS HOTEL
 WADAWURRUNG
 1 BRIDGE ROAD, BARWON HEADS VIC 3227



DRAWING TITLE
EXISTING/DEMO GROUND FLOOR

DRAWING No.
TP011

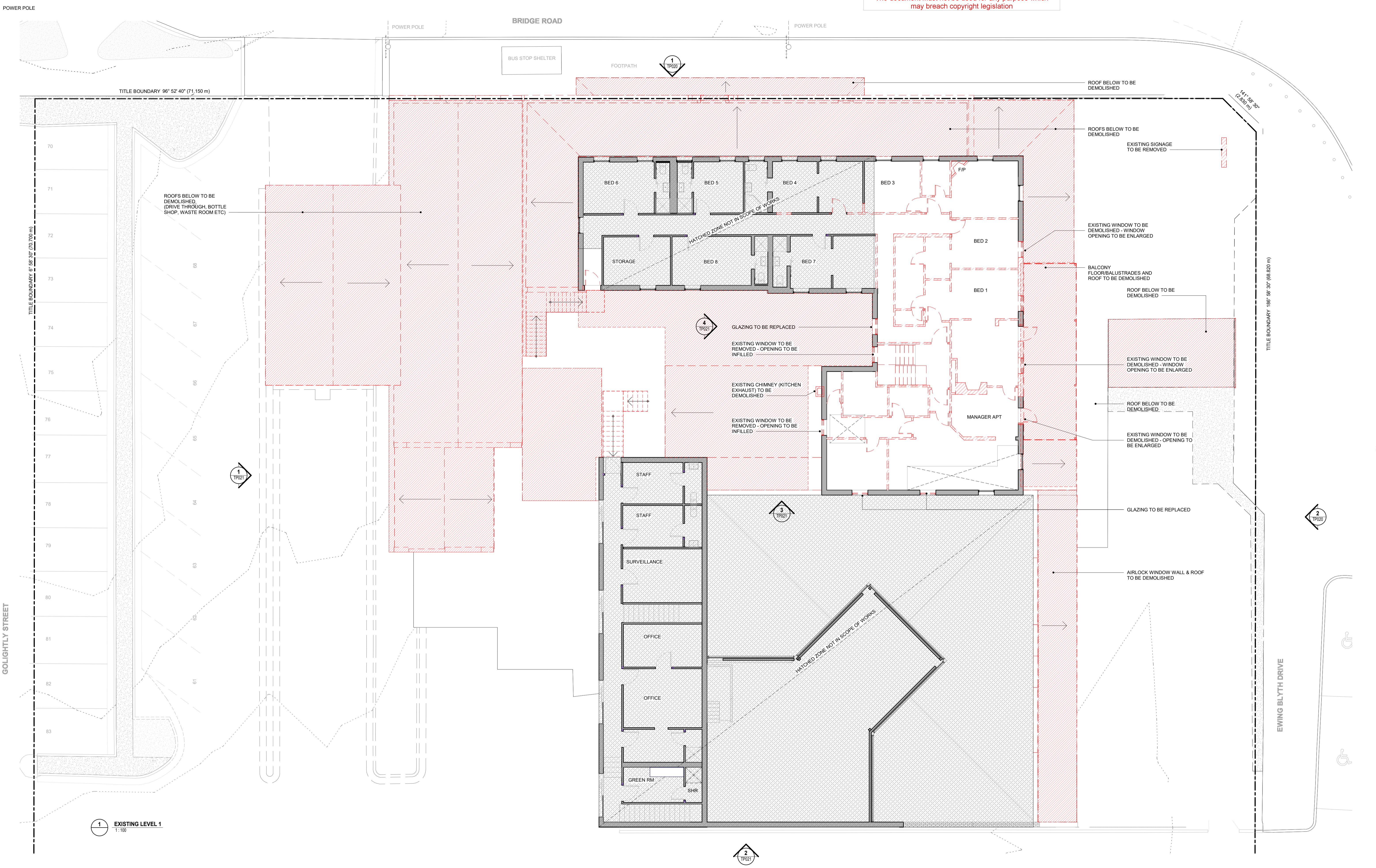
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STATUS
PRELIMINARY

REV
TP-1

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EXISTING CONDITIONS LEGEND

	DEMOLISHED
	RETAINED

PROJECT
BARWON HEADS HOTEL
 WADAWURRUNG
 1 BRIDGE ROAD, BARWON HEADS VIC 3227



DRAWING TITLE
EXISTING/DEMO LEVEL 1

DRAWING No.
TP012

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 No REVISION DATE

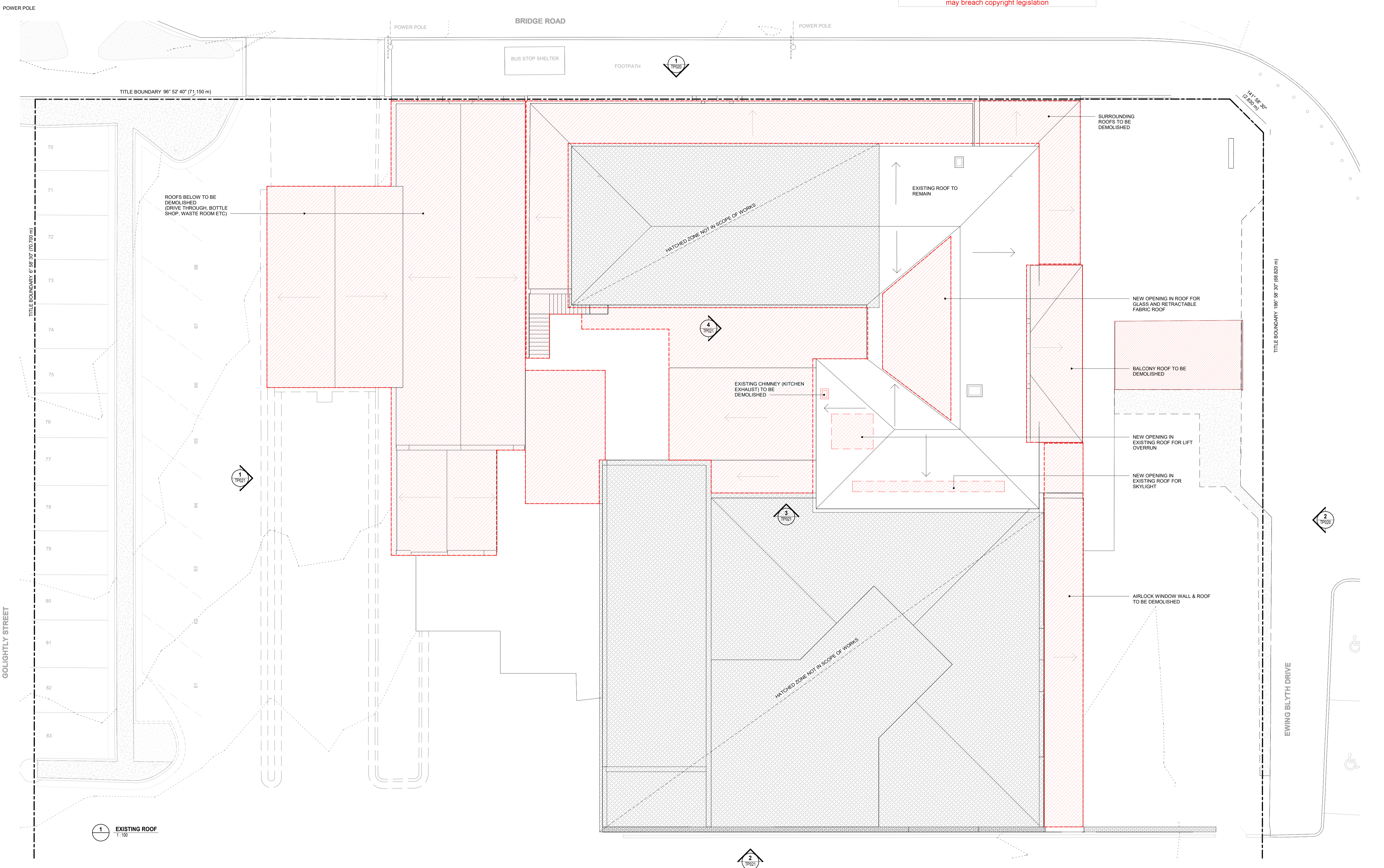
CLIENT
 TAYLORS GROUP

PROJECT No.
 24029

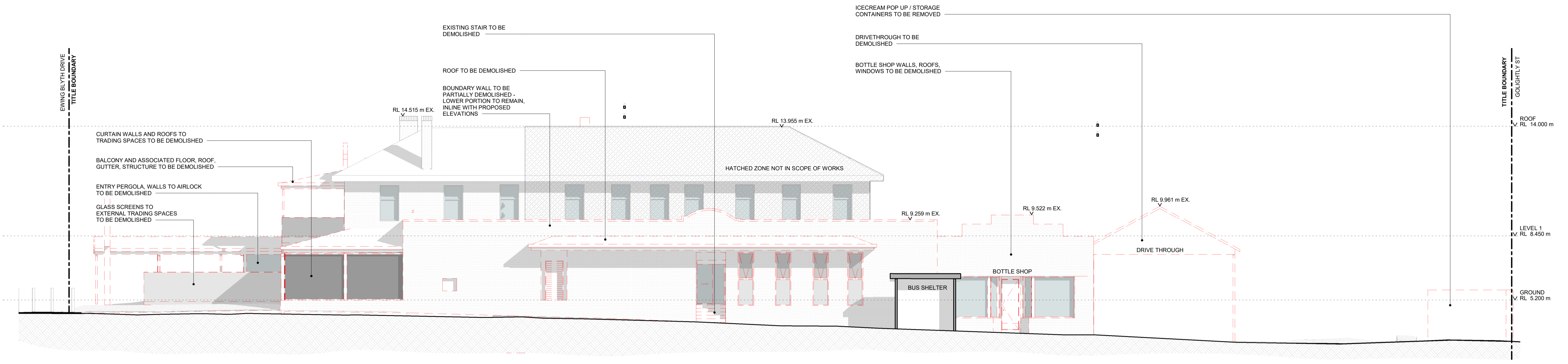
STATUS
PRELIMINARY

SCALE
 As indicated @A1

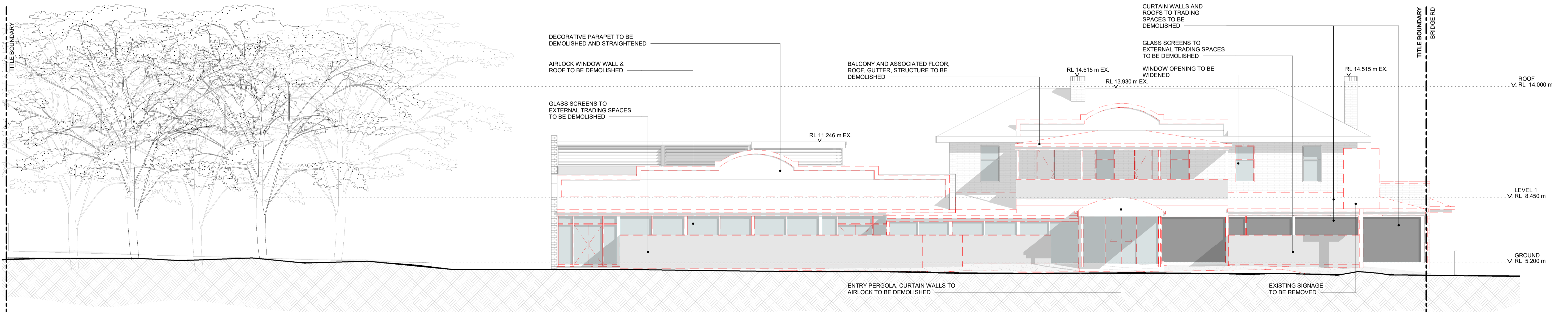
REV
TP-1



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1 EXISTING NORTH ELEVATION
1:100



2 EXISTING EAST ELEVATION
1:100

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EXISTING CONDITIONS LEGEND

	DEMOLISHED
	RETAINED

PROJECT
BARWON HEADS HOTEL
WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

DRAWING TITLE
EXISTING/DEMO ELEVATIONS (1)

DRAWING No.
TP020

TP-1 ISSUE FOR TOWN PLANNING 27.11.25
No REVISION DATE

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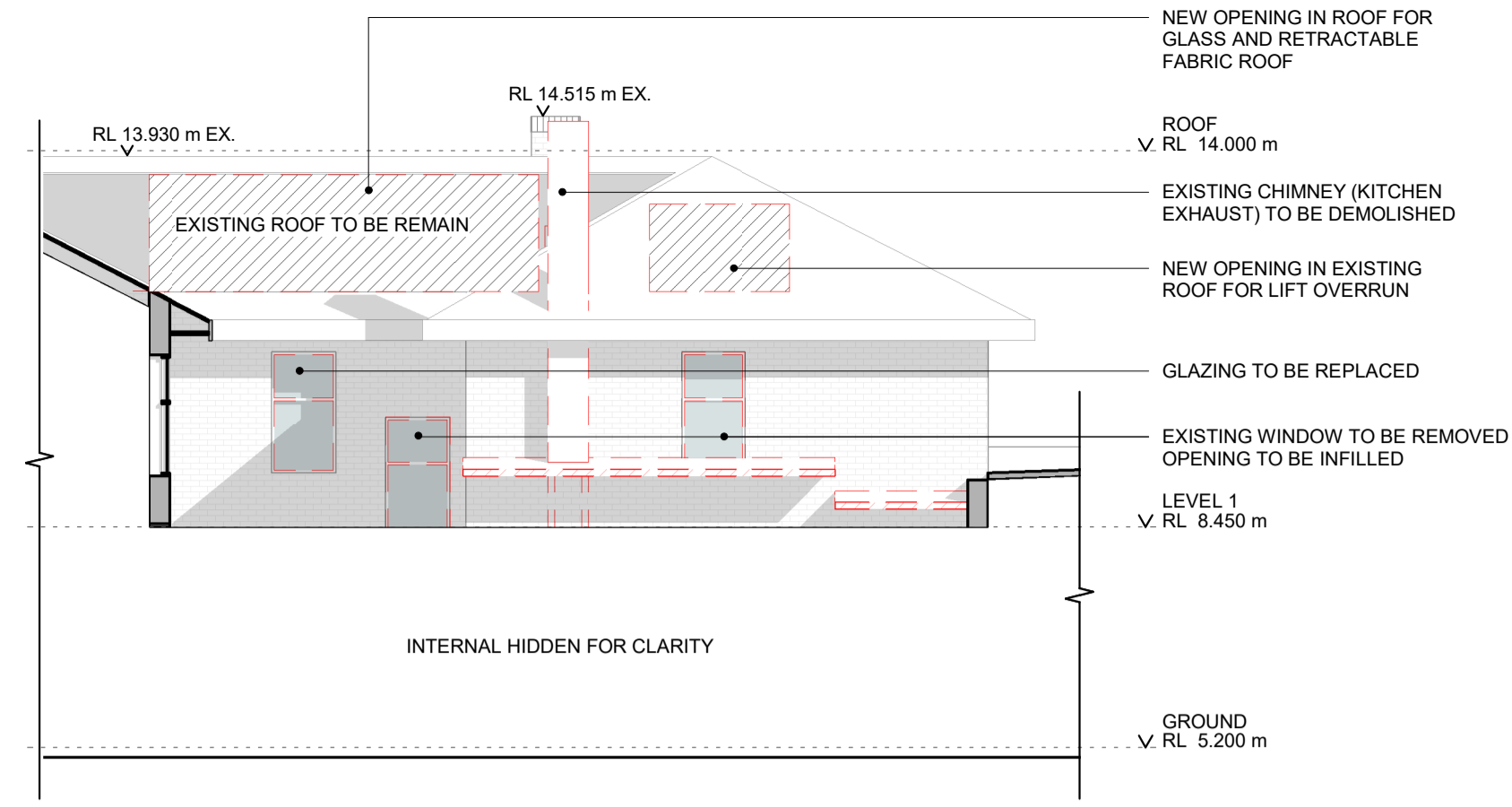
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STATUS
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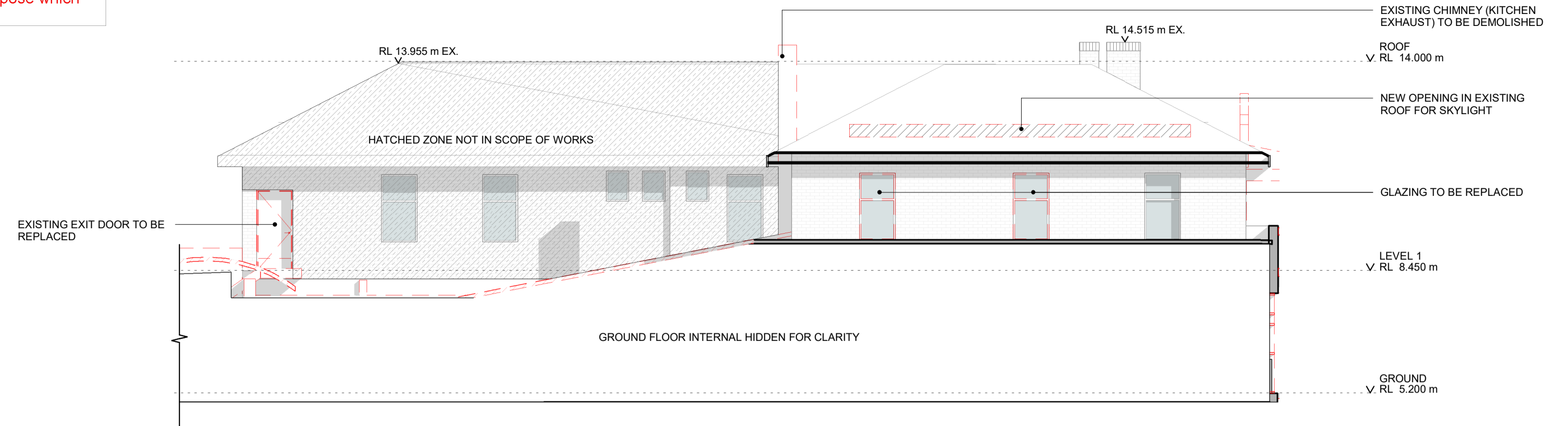
SCALE
As indicated @A1

REV
TP-1

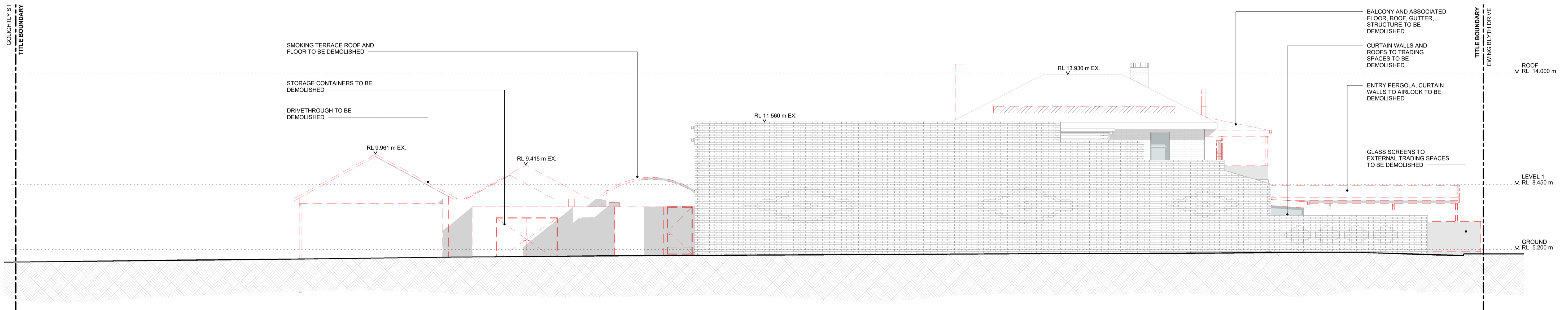
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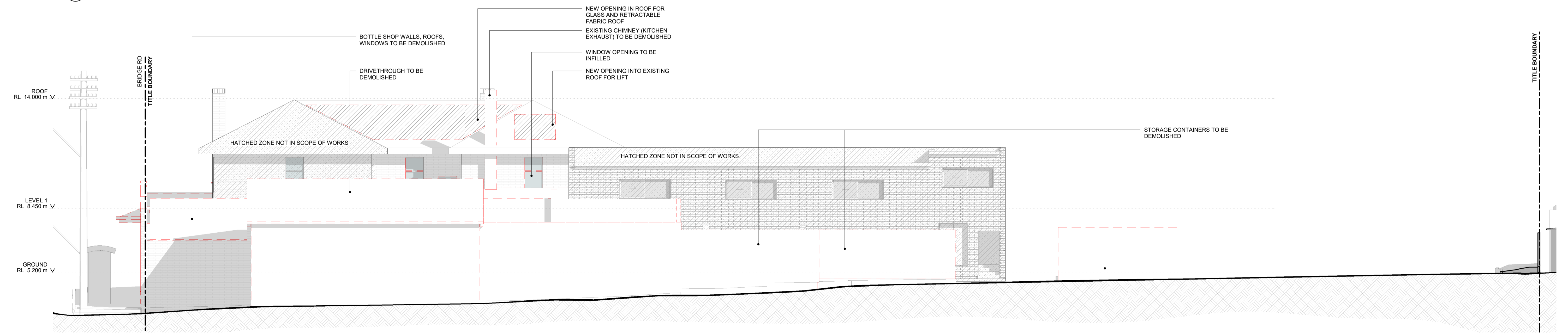
4 EXISTING WEST ELEVATION (LEVEL 1)
 TP012 1:100



3 EXISTING SOUTH ELEVATION (LEVEL 1)
 TP012 1:100



2 EXISTING SOUTH ELEVATION
 TP011 1:100

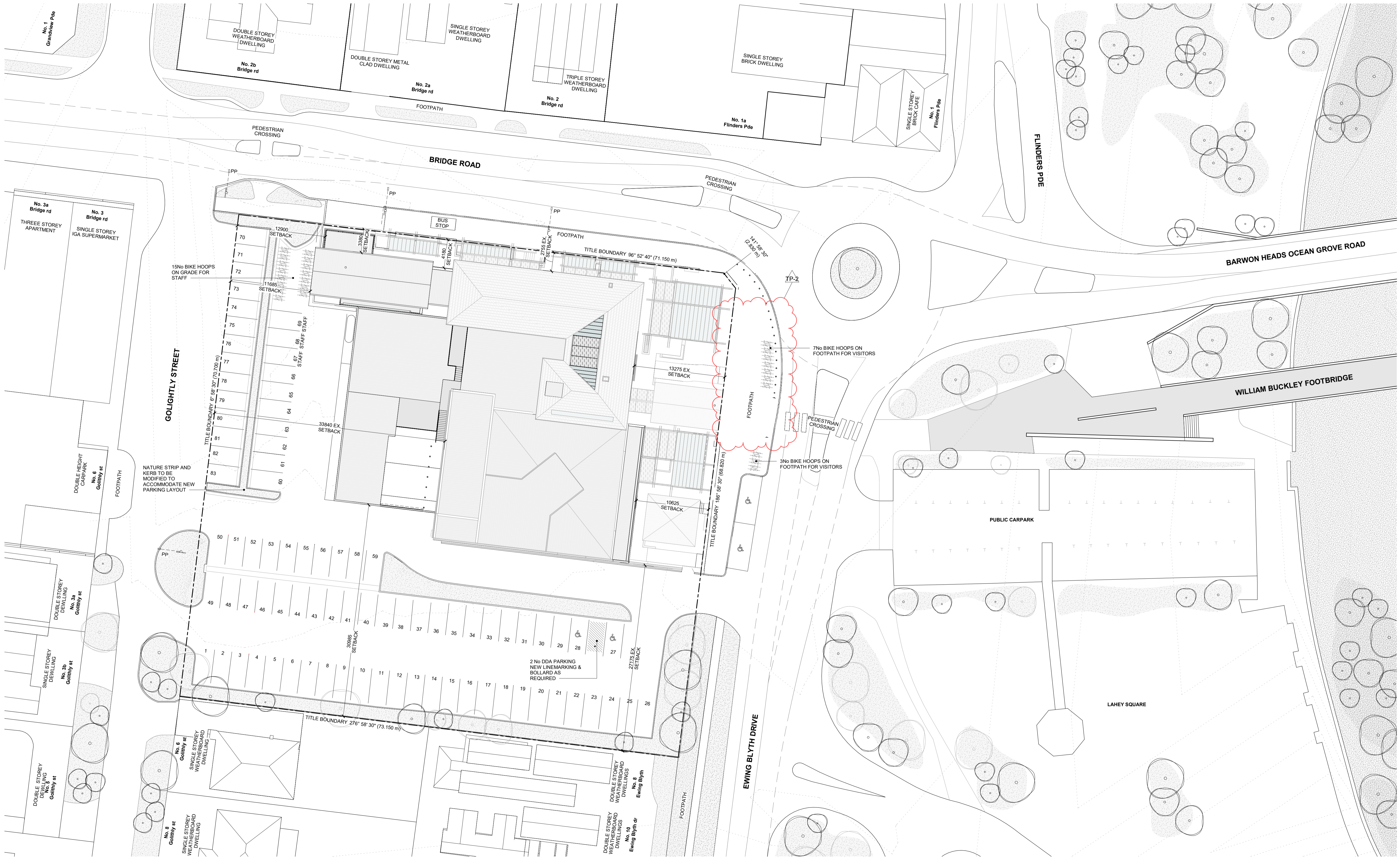


1 EXISTING WEST ELEVATION
 TP011 1:100

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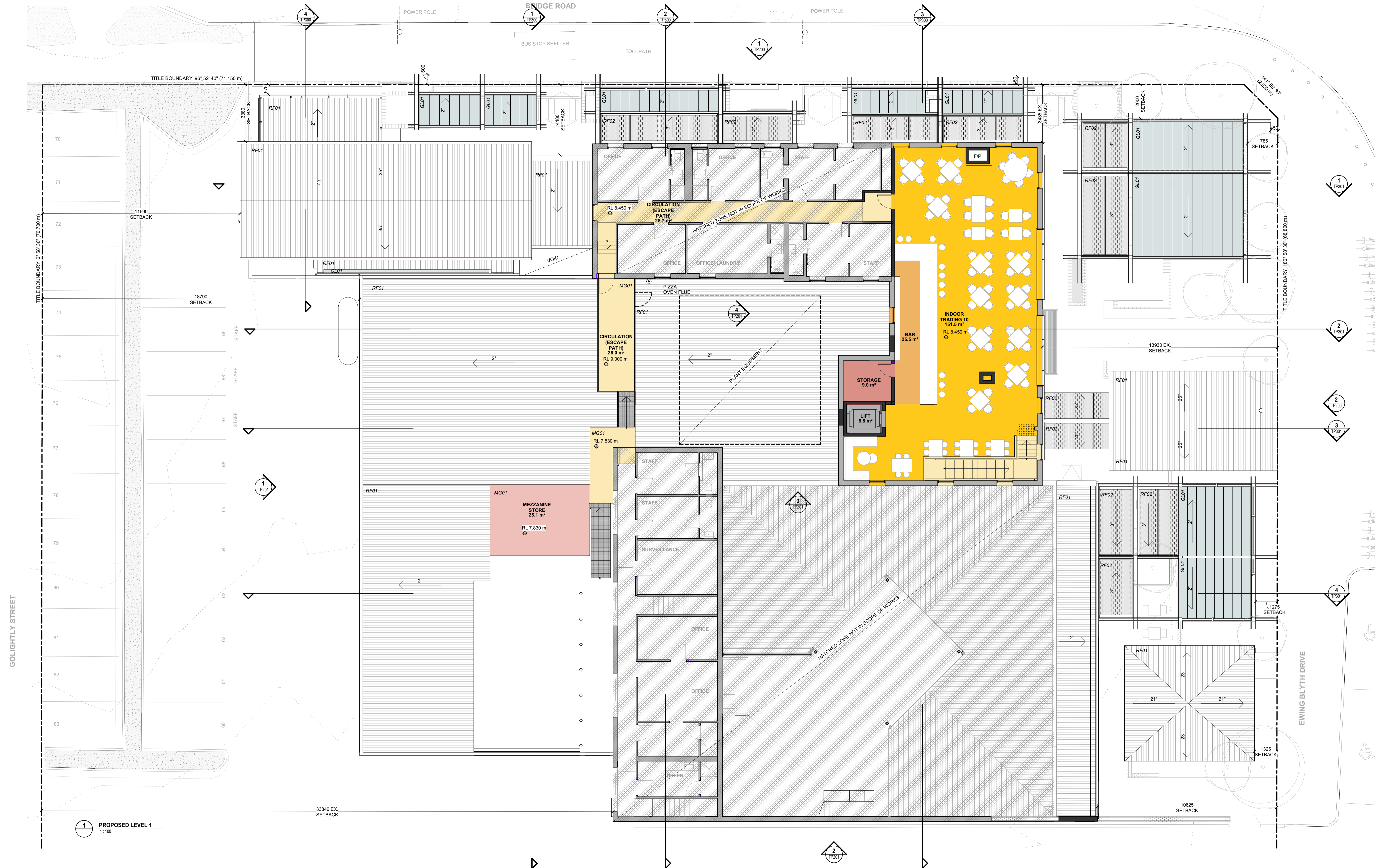
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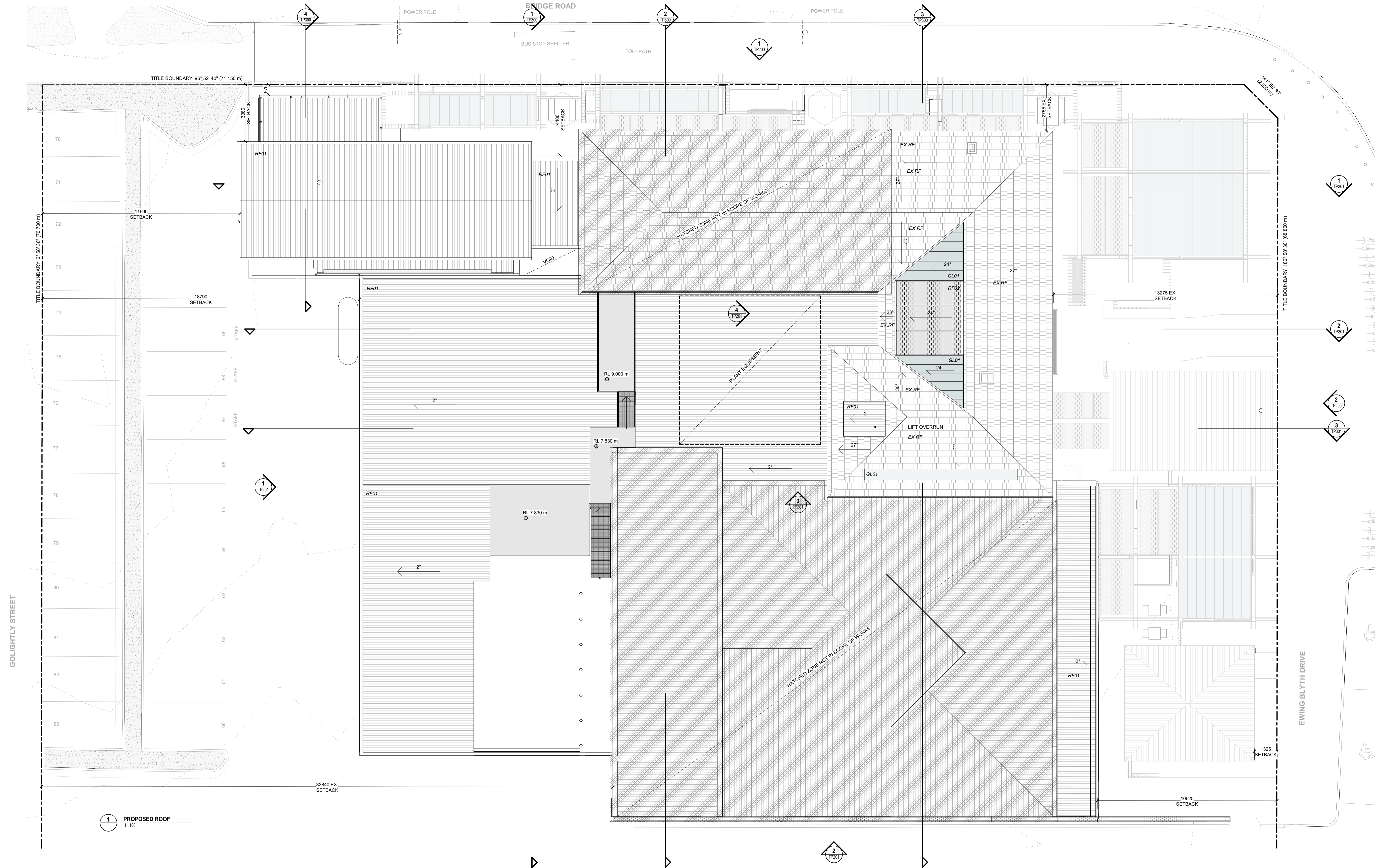
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	RETAINED



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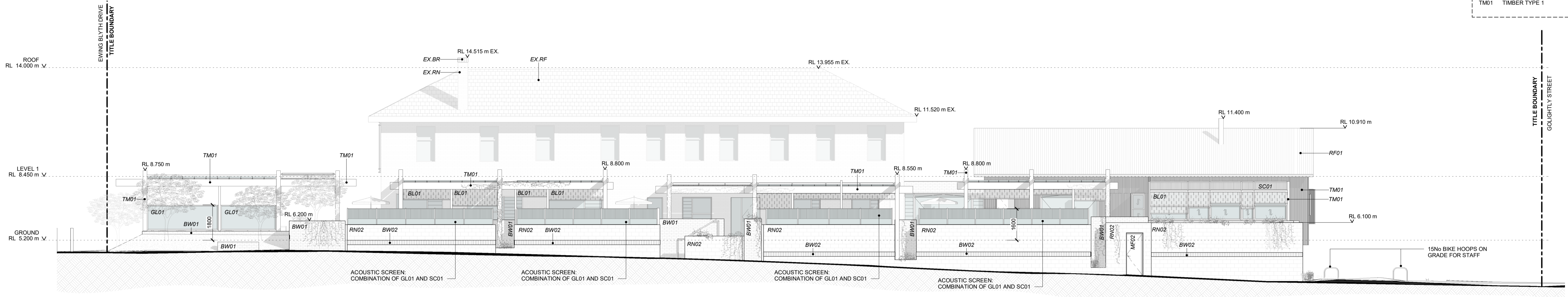




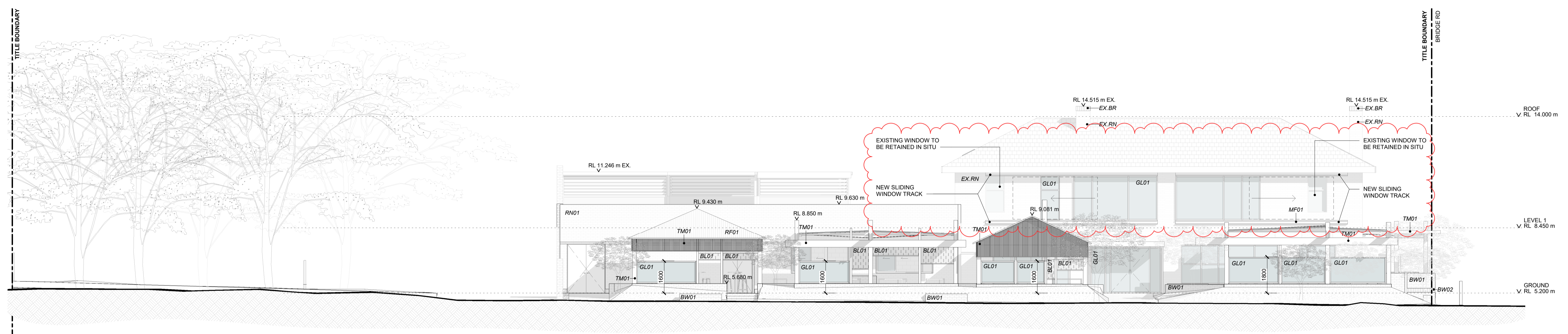


MATERIALS LEGEND

- EX.BW EXISTING BRICKWORK
- EX.GL EXISTING GLASS
- EX.RN EXISTING MASONRY RENDER
- EX.RF EXISTING ROOF
- BA01 BALUSTRADE TYPE 1
- BL01 EXTERNAL BLIND TYPE 1
- BW01 BRICKWORK TYPE 1
- BW02 BRICKWORK TYPE 2
- GL01 CLEAR GLASS
- GL02 FLUTED GLASS
- GL03 STAINED GLASS
- MF01 METAL FINISH TYPE 1
- MF02 METAL FINISH TYPE 2
- MG01 METAL GRATING TYPE 1
- PW01 PAVING TYPE 1
- RF01 ROOF TYPE 1 (NON-HIGHLY REFLECTIVE ZINCALUME TO ALIGN WITH FLINDERS HERITAGE AREA HERITAGE DESIGN GUIDELINES)
- RF02 ROOF TYPE 2 (RETRACTABLE) (TO ALIGN WITH FLINDERS HERITAGE AREA HERITAGE DESIGN GUIDELINES)
- RN01 BAGGED/RENDERED BRICKWORK
- RN02 BAGGED/RENDERED BLOCKWORK
- SC01 SCREEN TYPE 1
- TM01 TIMBER TYPE 1



1 PROPOSED NORTH ELEVATION
1:100



2 PROPOSED EAST ELEVATION
1:100

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PROPOSED CONDITIONS LEGEND
 ■ NEW
 ■ EXISTING

SYMBOL LEGEND:
 ANY DIMENSION OR LEVEL WITH EX. REFERS TO AN EXISTING MEASUREMENT
 ⊕ RL 0.000m RELATIVE LEVEL
 ⊕ SFL 0.000m STRUCTURAL FLOOR LEVEL
 ⊕ FFL 0.000m FINISHED FLOOR LEVEL

PROJECT
BARWON HEADS HOTEL
 WADAWURRUNG
 1 BRIDGE ROAD, BARWON HEADS VIC 3227
CLIENT
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DRAWING TITLE
PROPOSED ELEVATIONS (1)
STATUS
 PRELIMINARY
NOT FOR CONSTRUCTION
 SCALE
 As indicated @A1

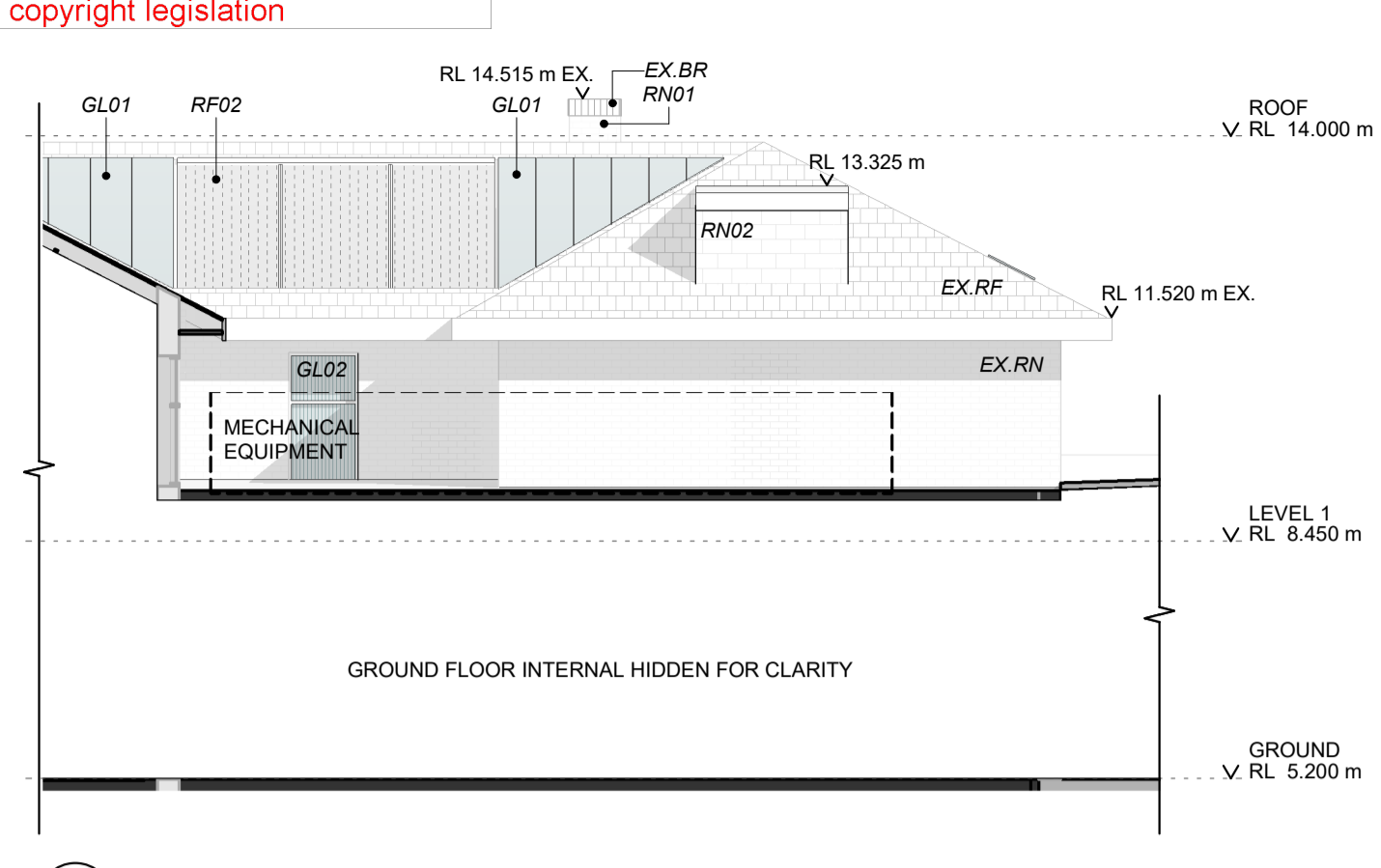
DRAWING No.
TP200
REV
 TP-2

TP-2 TOWN PLANNING RFI 01 10.03.26
 TP-1 ISSUE FOR TOWN PLANNING 27.11.25
 No REVISION DATE

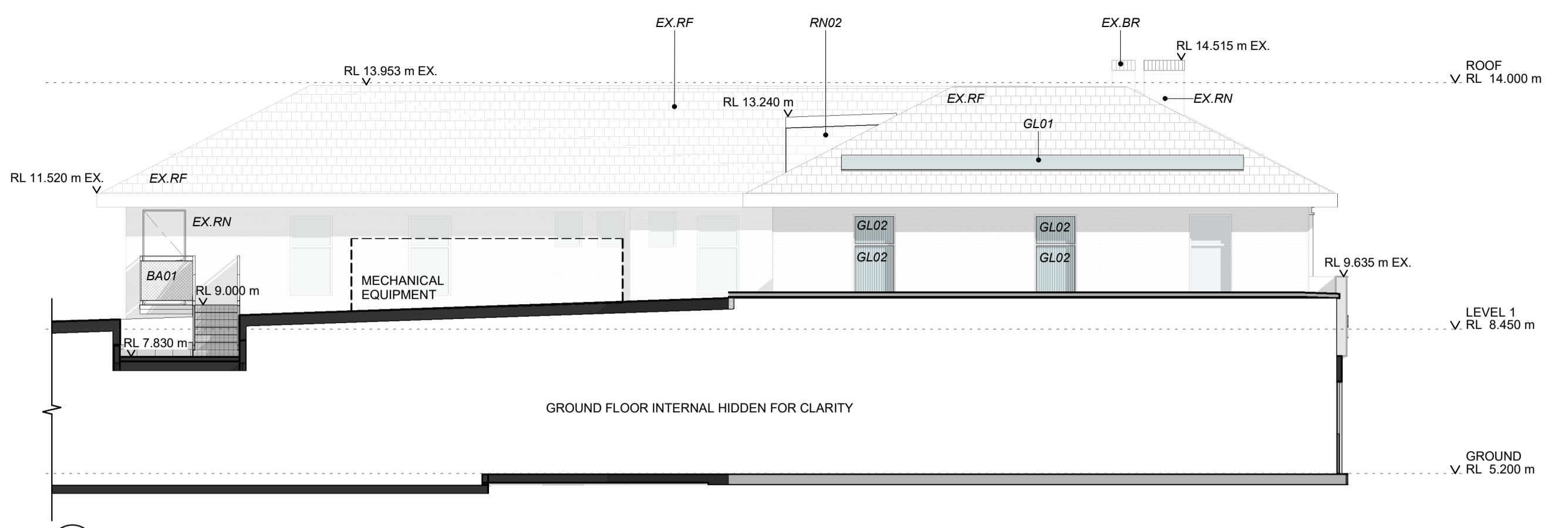
PROJECT No.
 24029

MATERIALS LEGEND

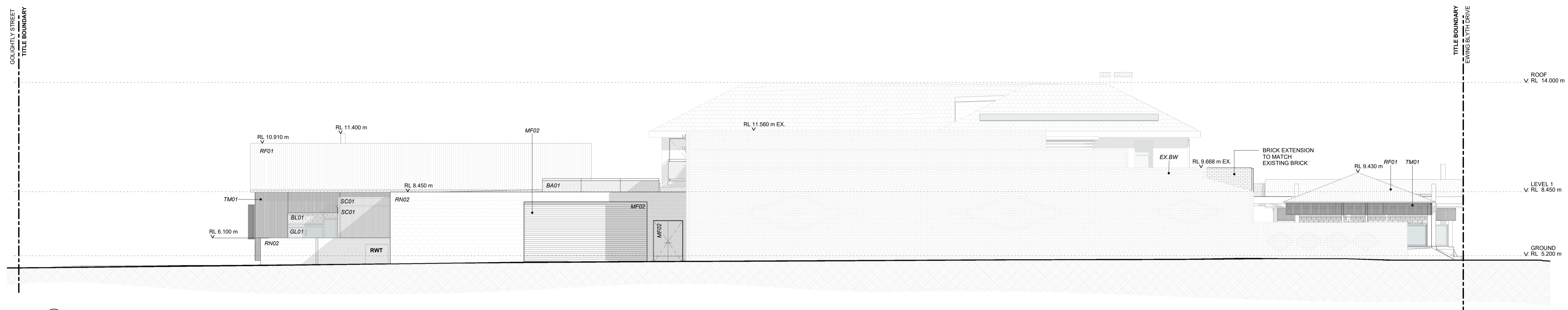
- EX.BW EXISTING BRICKWORK
- EX.GL EXISTING GLASS
- EX.RN EXISTING MASONRY RENDER
- EX.RF EXISTING ROOF
- BA01 BALUSTRADE TYPE 1
- BL01 EXTERNAL BLIND TYPE 1
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- BW02 BRICKWORK TYPE 2
- GL01 CLEAR GLASS
- GL02 FLUTED GLASS
- GL03 STAINED GLASS
- MF01 METAL FINISH TYPE 1
- MF02 METAL FINISH TYPE 2
- MG01 METAL GRATING TYPE 1
- PV01 PAVING TYPE 1
- RF01 REFLECTIVE ZINCALUMINE TO ALIGN WITH FLINDERS HERITAGE AREA HERITAGE DESIGN GUIDELINES)
- RF02 REFLECTIVE ZINCALUMINE TO ALIGN WITH FLINDERS HERITAGE AREA HERITAGE DESIGN GUIDELINES)
- RN01 BAGGED/RENDERED BRICKWORK
- RN02 BAGGED/RENDERED BLOCKWORK
- SG01 SCREEN TYPE 1
- TM01 TIMBER TYPE 1



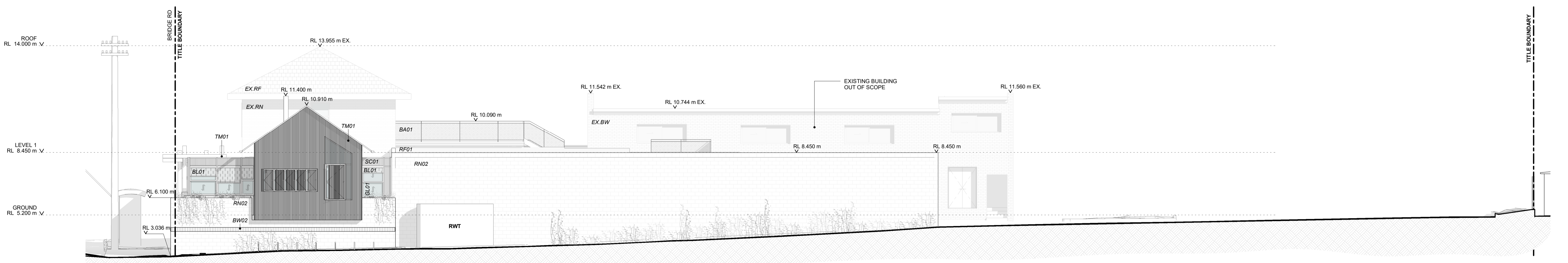
4 PROPOSED WEST ELEVATION (LEVEL 1)
1:100



3 PROPOSED SOUTH ELEVATION (LEVEL 1)
1:100



2 PROPOSED SOUTH ELEVATION
1:100



1 PROPOSED WEST ELEVATION
1:100



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PROPOSED CONDITIONS LEGEND
■ NEW
■ EXISTING

SYMBOL LEGEND:
○ RL 0.000m RELATIVE LEVEL
○ SFL 0.000m STRUCTURAL FLOOR LEVEL
○ FFL 0.000m FINISHED FLOOR LEVEL
○ ANY DIMENSION OR LEVEL WITH EX. REFERS TO AN EXISTING MEASUREMENT

PROJECT
BARWON HEADS HOTEL
WADAWURRUNG
1 BRIDGE ROAD, BARWON HEADS VIC 3227

DRAWING TITLE
PROPOSED ELEVATIONS (2)

DRAWING No.
TP201

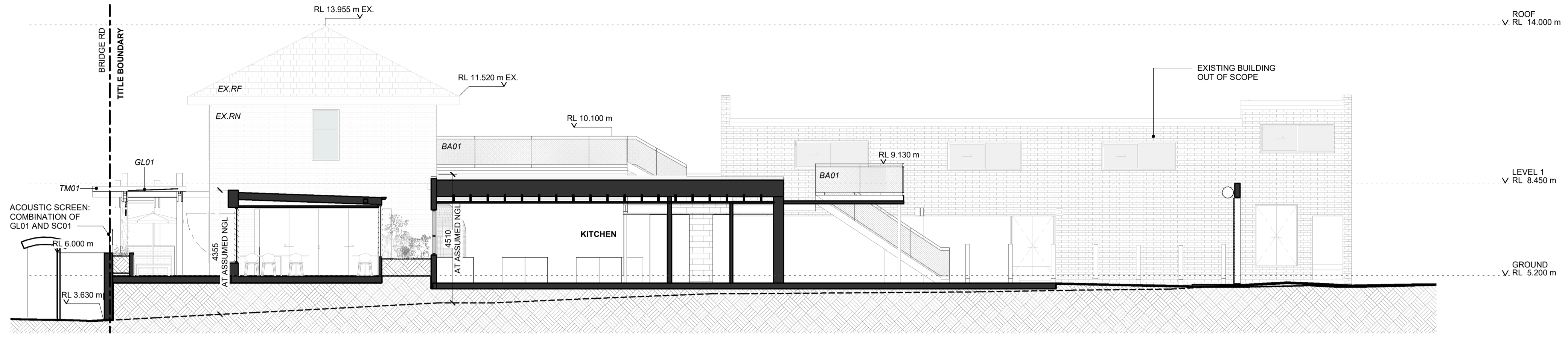
TP-2 TOWN PLANNING RFI 01 10.03.26
TP-1 ISSUE FOR TOWN PLANNING 27.11.25
No REVISION DATE

PROJECT No. 24029

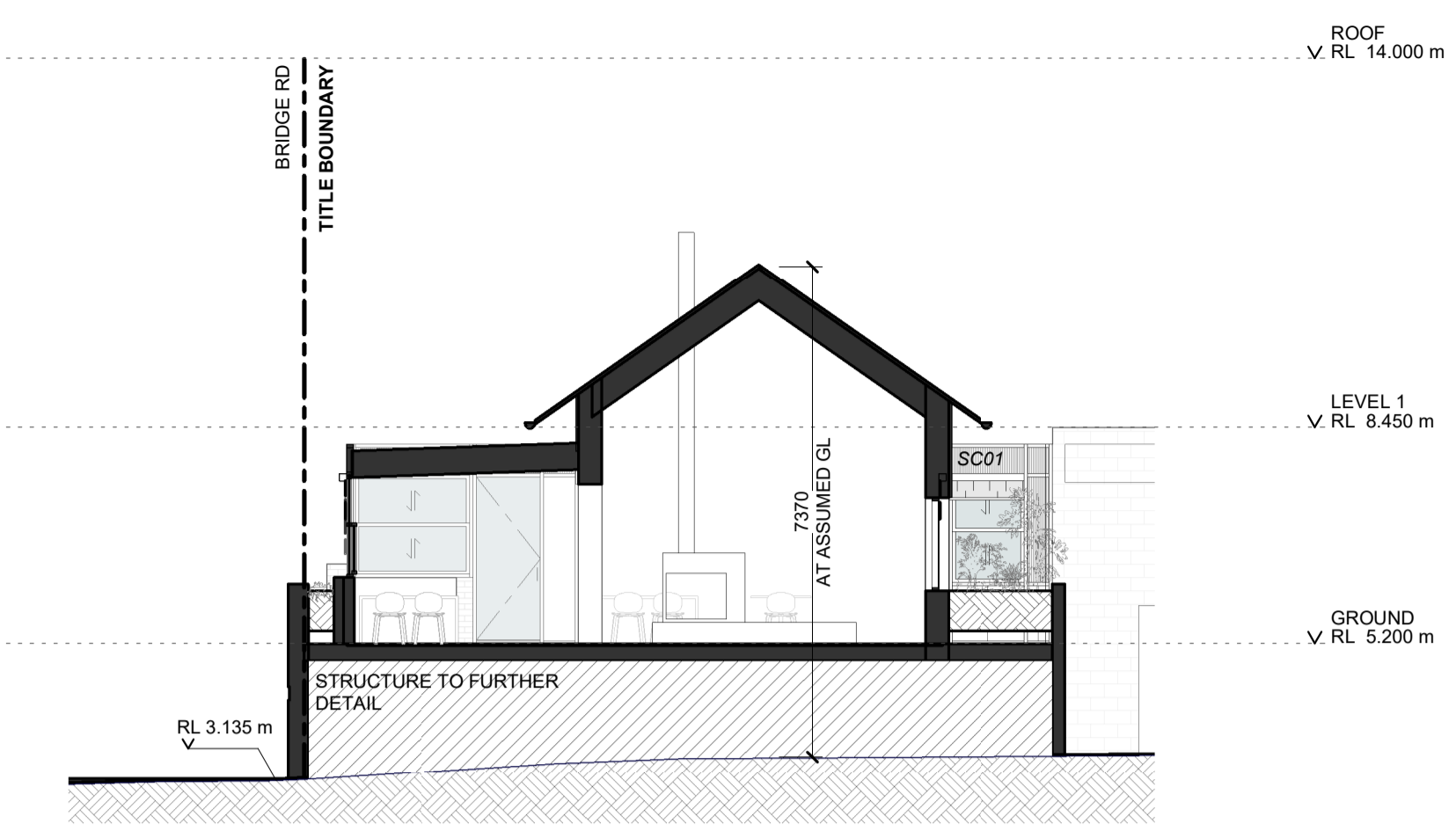
STATUS NOT FOR CONSTRUCTION
PRELIMINARY

SCALE As indicated @A1

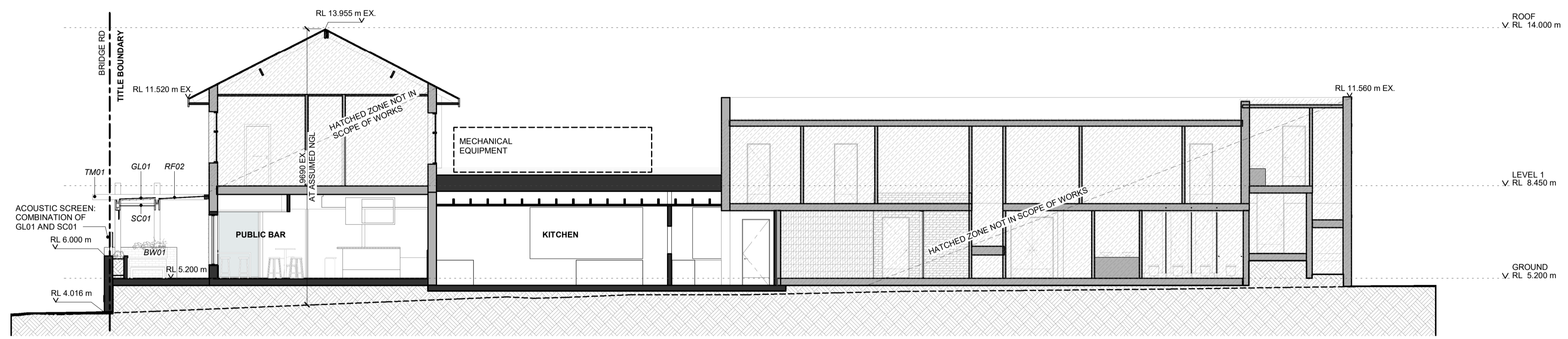
REV TP-2



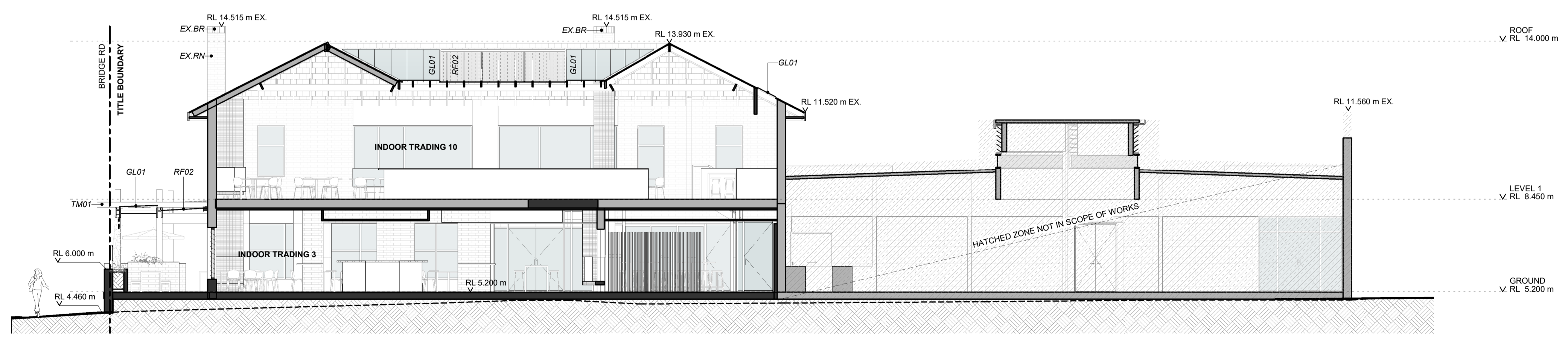
1 PROPOSED SECTION NORTH-SOUTH 1
1:100



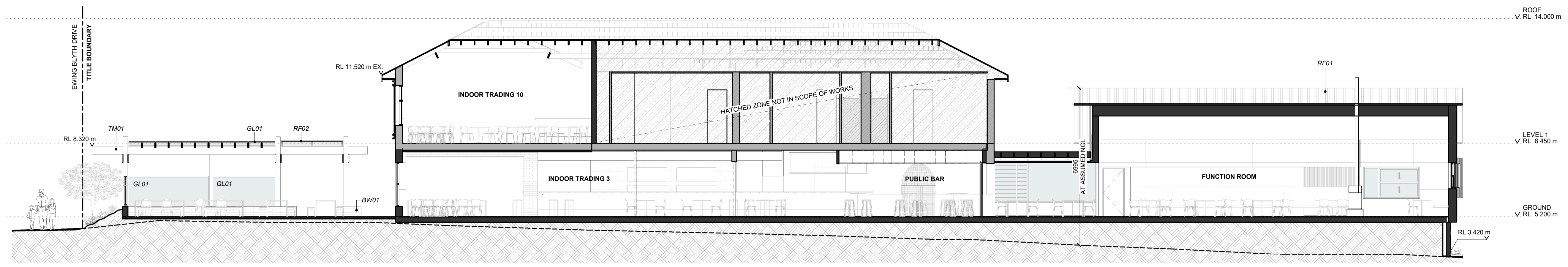
4 PROPOSED SECTION NORTH-SOUTH 4
1:100



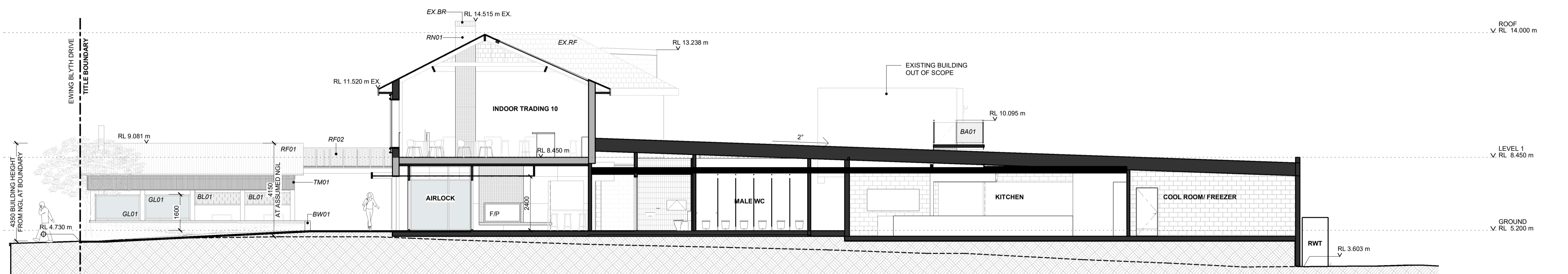
2 PROPOSED SECTION NORTH-SOUTH 2
1:100



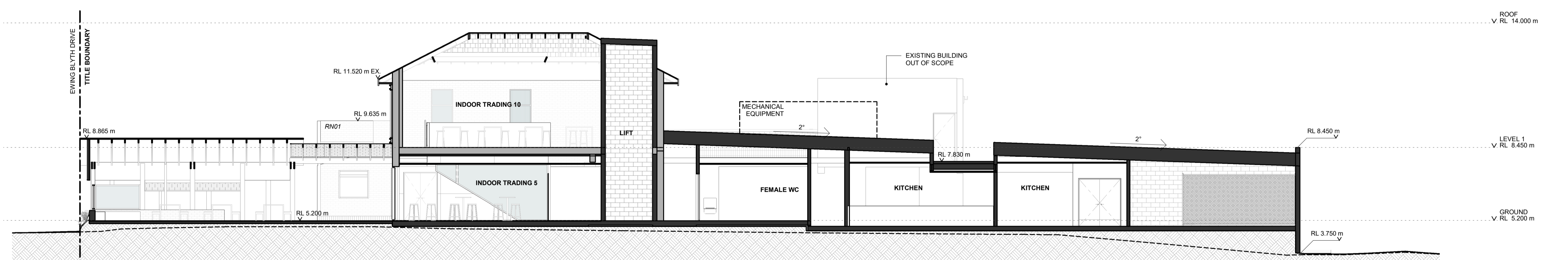
3 PROPOSED SECTION NORTH-SOUTH 3
1:100



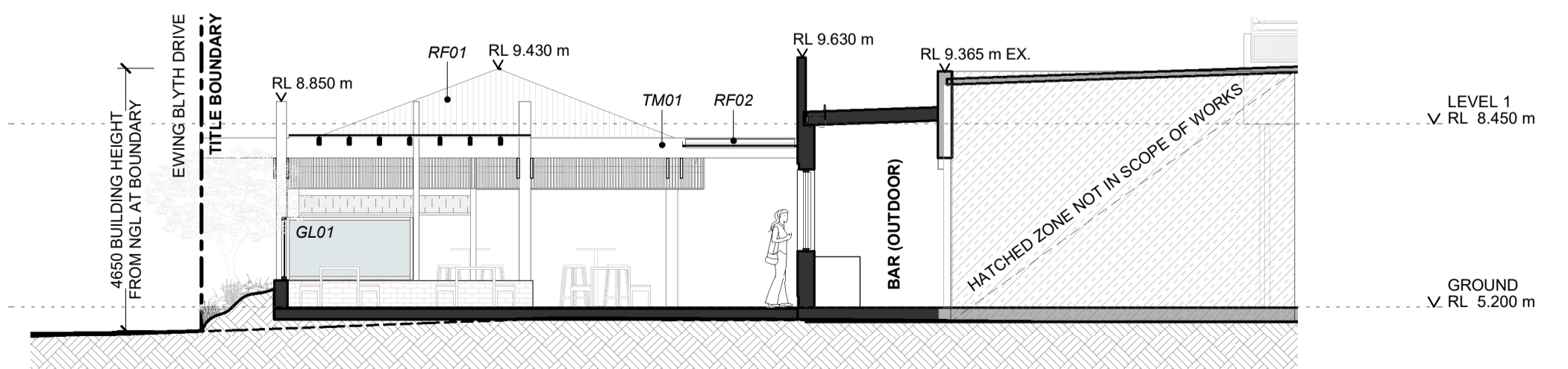
1 PROPOSED SECTION EAST-WEST 1
1:100



2 PROPOSED SECTION EAST-WEST 2
1:100



3 PROPOSED SECTION EAST-WEST 3
1:100



4 PROPOSED SECTION EAST-WEST 4
1:100