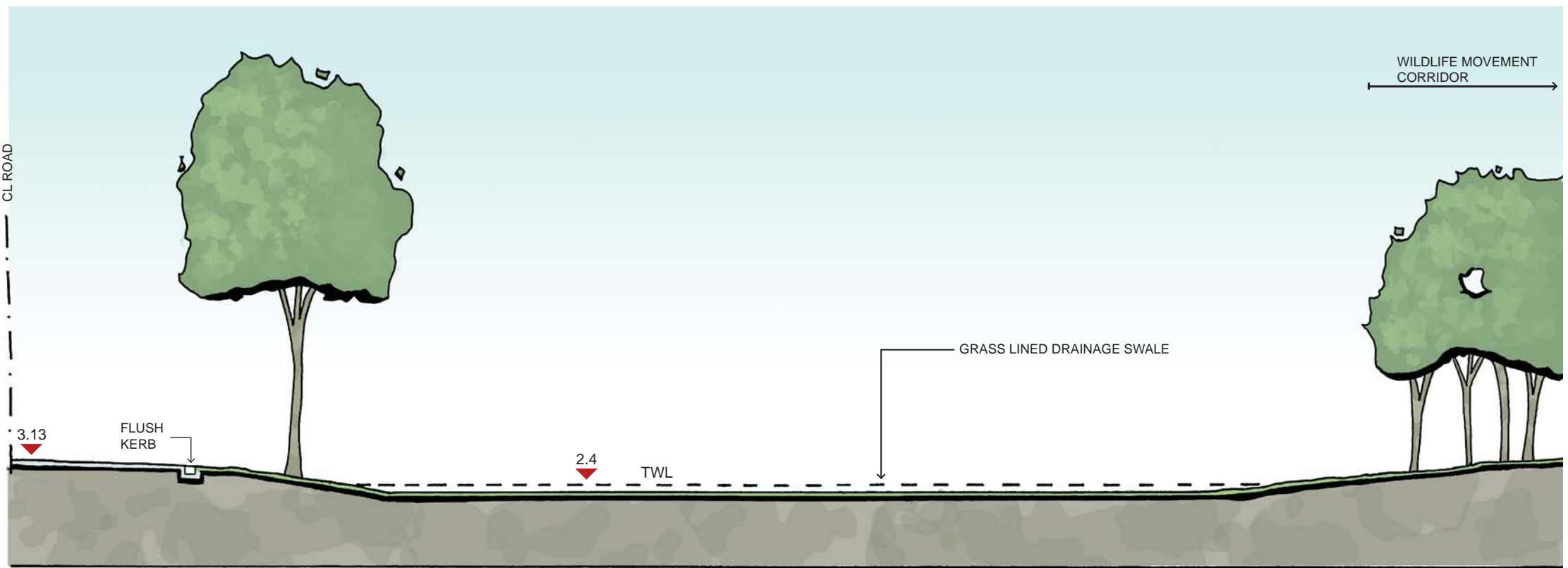
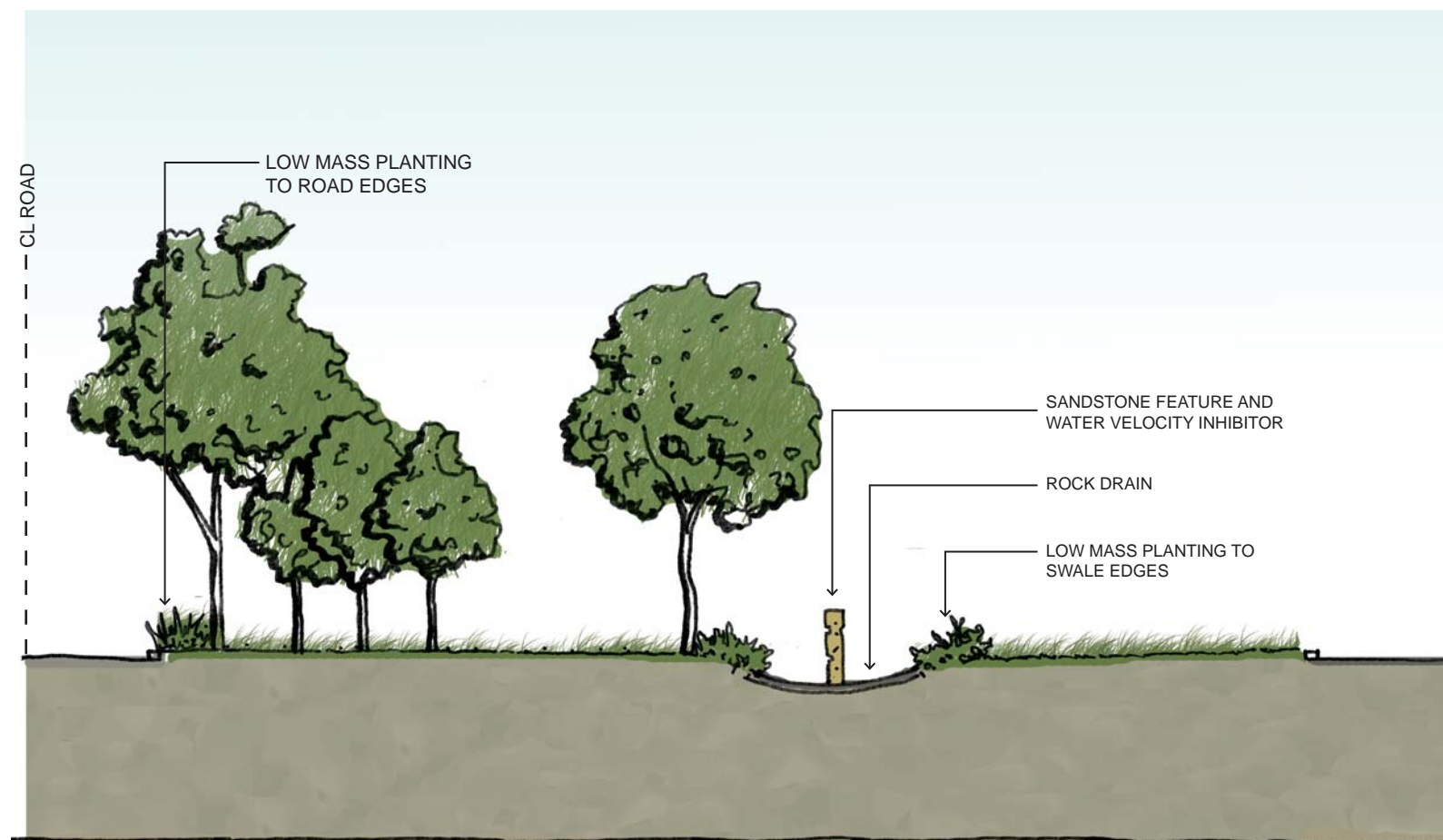


SECTION J (FROM RC-15)

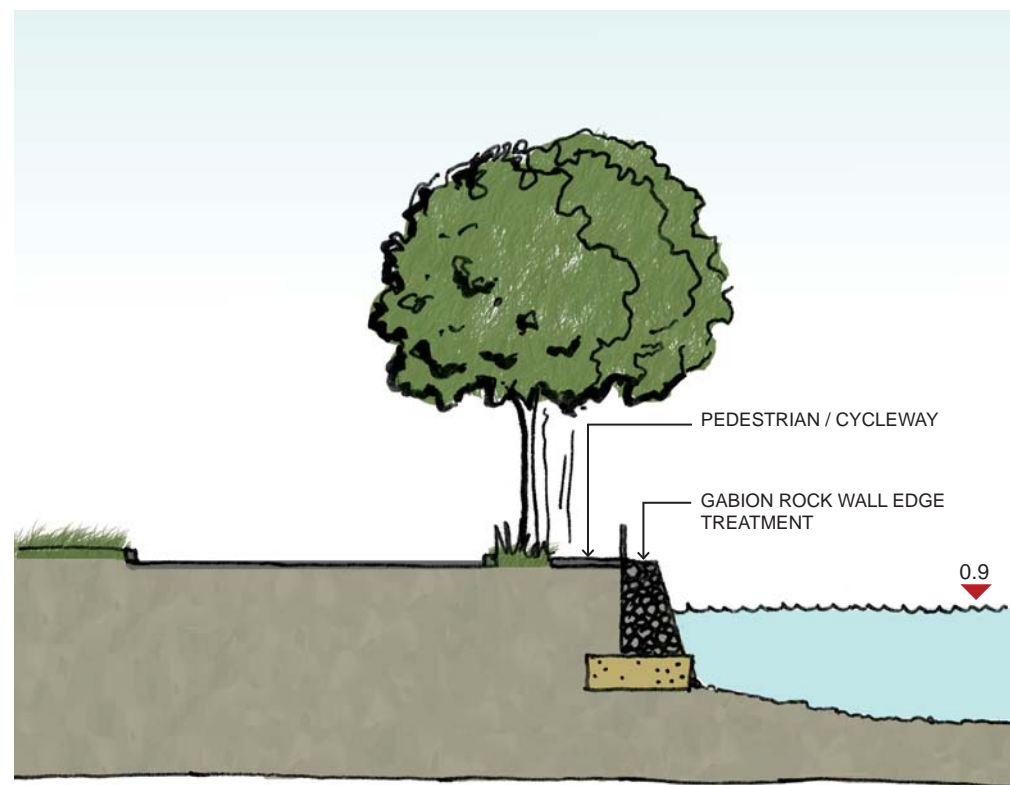


SECTION K (FROM RC-15)

0.00



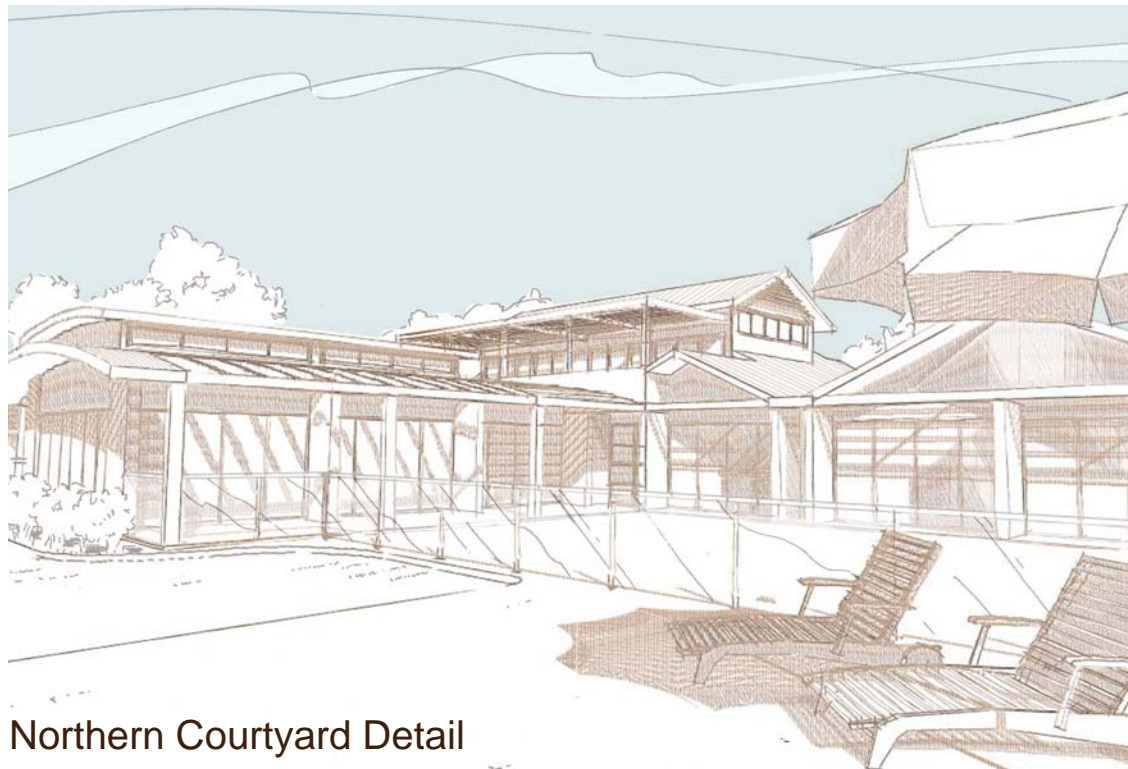
SECTION L (FROM RC-15)



SECTION M (FROM RC-15)



Western Facade



Northern Courtyard Detail

GROUND FLOOR PLAN

The plan shows a central building with the following rooms and areas:

- OUTDOOR LIVING:** Includes a lounge area with tables and chairs, and a children's play area with a soft fall surface.
- POOL:** A large lap pool with a pool coping and pool fencing.
- INDOOR AREAS:**
 - GYMNASIUM:** A large open space for sports and activities.
 - RECREATION:** A smaller area for games and leisure.
 - KITCHENETTE:** A small food preparation area.
 - CONFERENCE ROOMS:** Three meeting rooms (1, 2, and 3) for formal gatherings.
 - STORE:** A small retail or storage area.
 - OFFICE:** A workspace for administrative staff.
 - TOILETS:** Separate facilities for female, male, and disabled users.
- OUTDOOR SPACES:** A tennis court, a lawn area, and a turf area.

Site Features and Dimensions:

- Footpath:** A central path with a 1:40 gradient leading to the building entrance.
- Level Markers:** FSL 2.80, EGL 0.80, FSL 2.56, EGL 0.78, FSL 2.85, FSL 2.60, EGL 0.81.
- Dimensions:** Various measurements are provided for different sections, such as 13.2, 2.2, 1.0, 6.0, 1.0, 2.2, 13.2, 2.6, 3.2, 4.5, and 3.2.
- Boundary:** A dashed line indicates the zone boundary to the 7B buffer.

12.4

OPENABLE ROOF OVER BALCONY

BALCONY

UPPER LOUNGE

12.4

Levels	
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL
EGL	EXISTING GROUND LEVEL

PLAY EQUIPMENT TO COMPLY WITH THE GENERAL REQUIREMENT OF AS 1924.1 (1981) FOR PLAY EQUIPMENT, AS/NZS 4486.1 (1997) FOR PLAY EQUIPMENT DEVELOPMENT, INSTALLATION, INSPECTION, MAINTENANCE AND OPERATION AND AS 4685.1 TO AS 4685.6 (2004)

- MUST BE MAINTAINED REGULARLY IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS
- SUPPLY A CERTIFICATE OF COMPLIANCE WITH AUSTRALIAN STANDARDS



DULUX
'STONE
BEIGE'

DULUX
'SANDSHOE'

DULUX
'PRIMROSE'

COLORBOND
'DUNE'

STACKED
STONE

DULUX
'CLAYPOT'

M RENDERED MASONRY

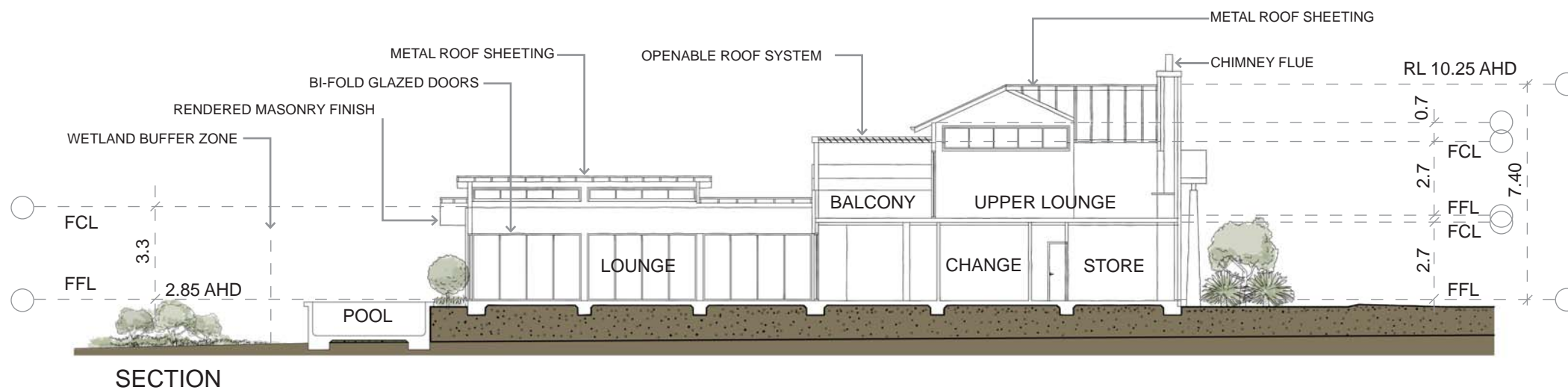
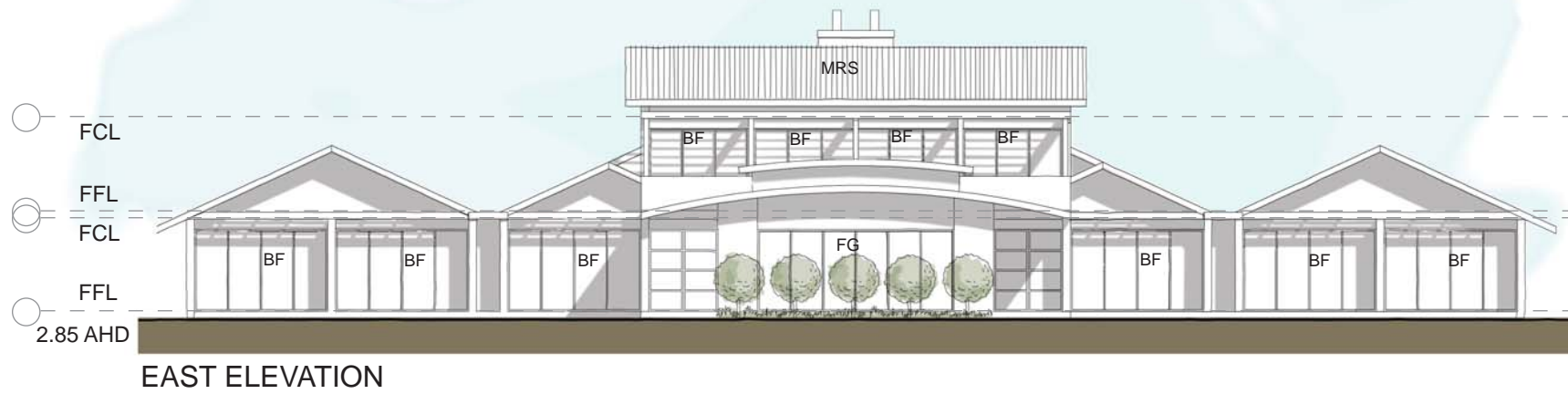
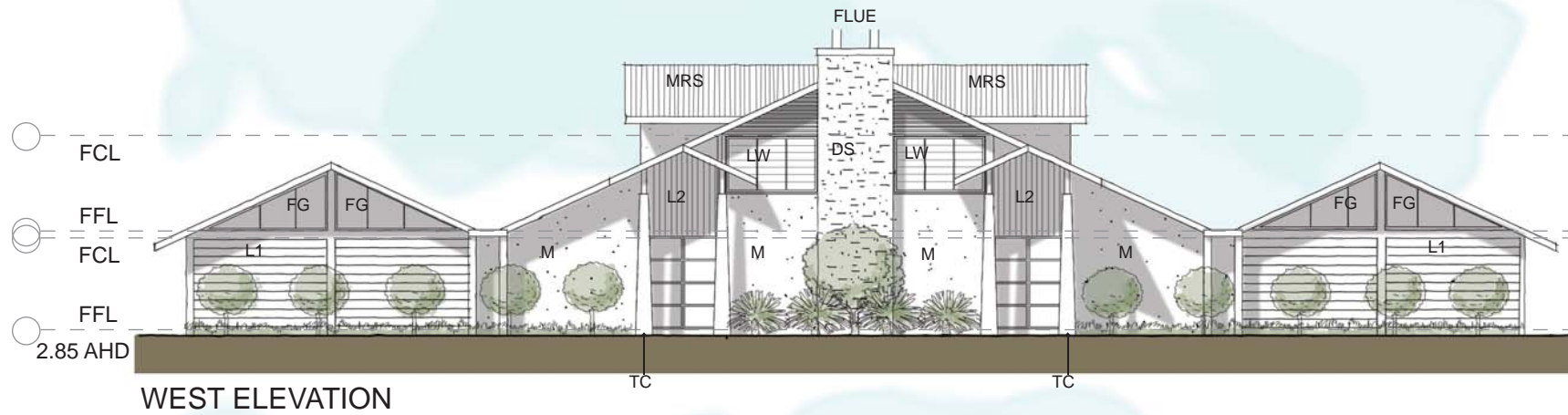
L1 LIGHTWEIGHT CLADDING

L2 LIGHTWEIGHT CLADDING

MRS METAL ROOF SHEETING

DS DECORATIVE STONEWORK

TC TEXTURED CONCRETE FINISH



LEGEND

- RL RIDGE LEVEL
- M RENDERED MASONRY
- L1 LIGHTWEIGHT CLADDING #1
- L2 LIGHTWEIGHT CLADDING #2
- LW LOUVERED WINDOWS
- FG FIXED GLASS
- BF BI-FOLD GLAZED DOORS
- MRS METAL ROOF SHEETING
- FLUE CHIMNEY FLUE
- DS DECORATIVE STONEWORK
- TC TEXTURED CONCRETE FINISH

Riverside
Tea Gardens Australia

DRAWING TITLE
PRECINCT 1 CLUBHOUSE - ELEVATIONS

APPLICATION

Part 3a Submission to N.S.W. D.O.P.

DATE

January 09

SCALE

1:100 @ A1

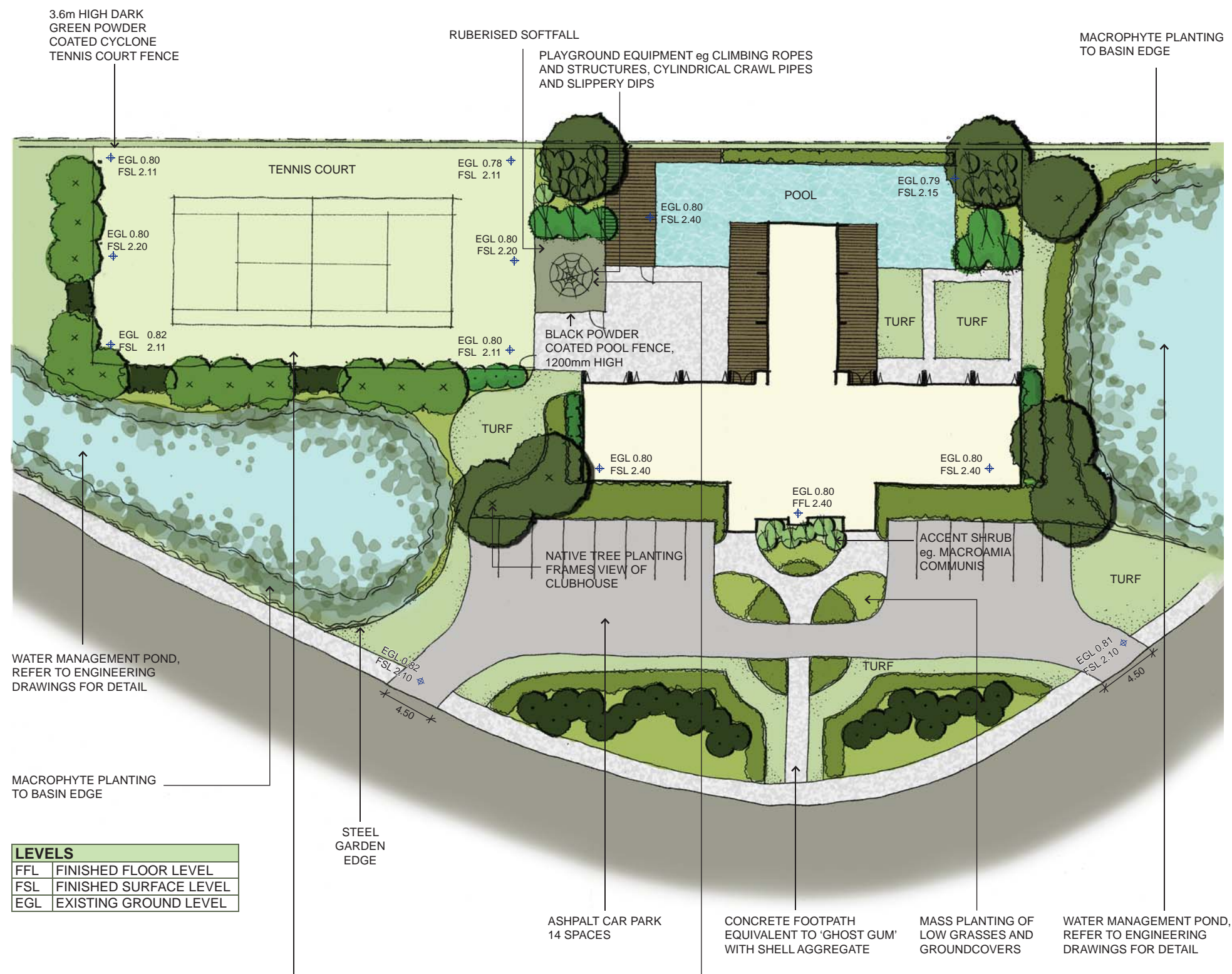
DRAWING No.

R.C. -34

REVISION

H





"CORRO" OMNITECH PLAY SYSTEM

"AERO SUPERSAVER" SOFT FALL RUBBER SAFETY SURFACE

SHADE 'N' NET METAL FRAMED SHADE STRUCTURE

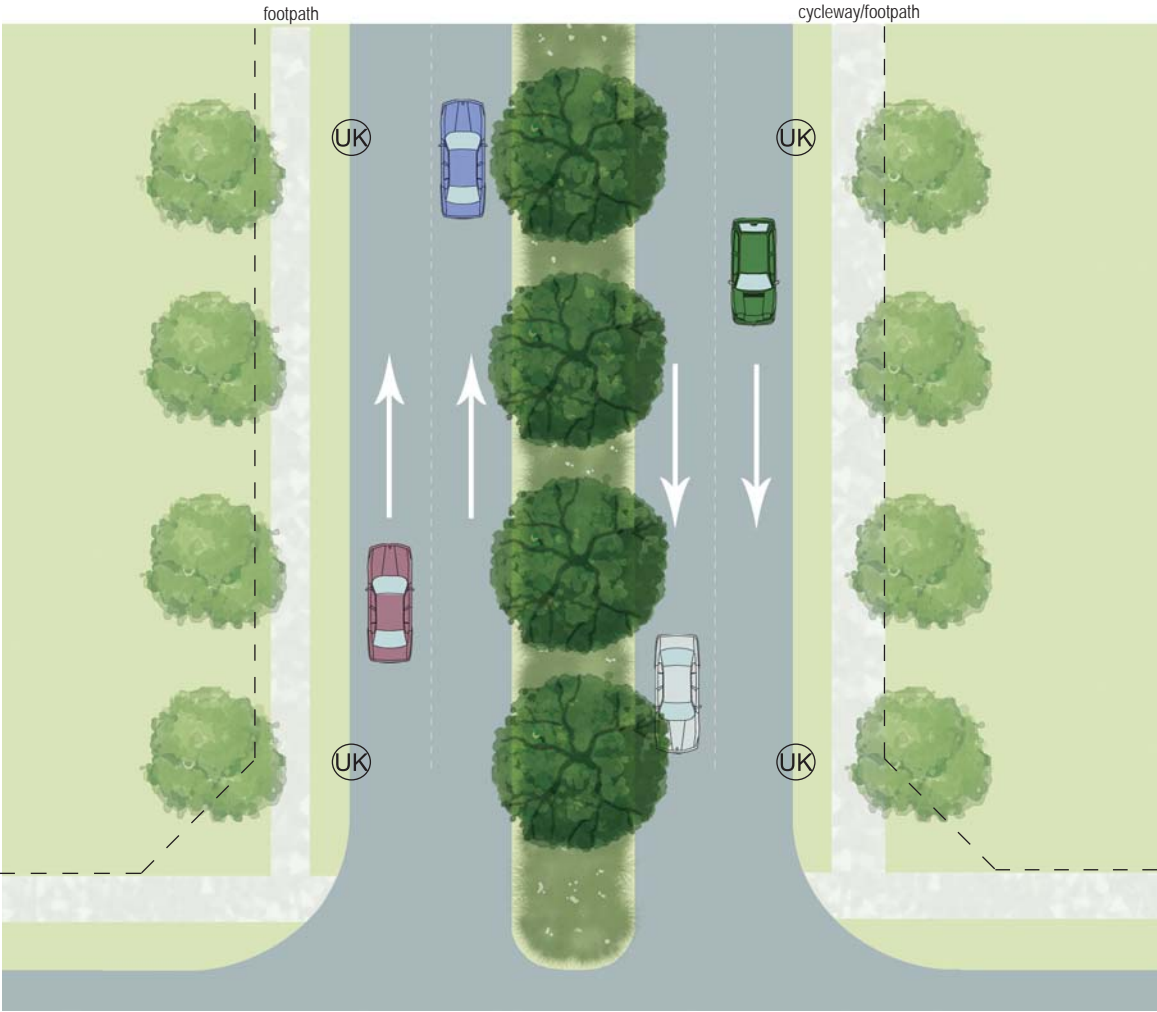
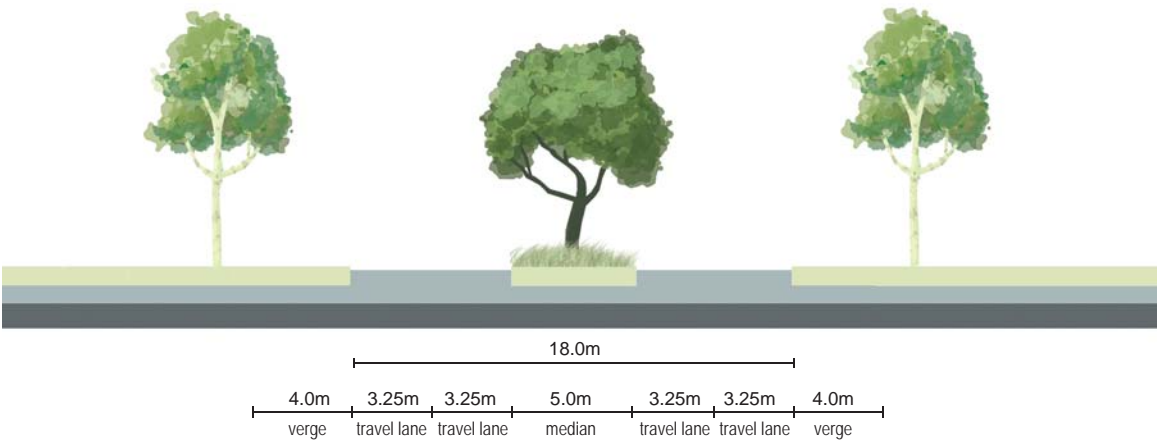
PLANTING SCHEDULE

	BOTANICAL NAME	COMMON NAME
	LARGE TREES (15-25m high, 8-12m wide)	
	Acmena smithii	Lilly Pilly
	Allocasuarina torulosa	Forest Oak
	Archontophoenix cunninghamiana	Bangalow Palm
	Casuarina glauca	Swamp Oak
	MEDIUM TREES (8-12m high, 5-8m wide)	
	Cupaniopsis anacardiodes	Tuckeroo
	Eucalyptus robusta	Swamp Mahogany
	SMALL TREES (3-5m high, 2-5m wide)	
	Livistona australis	Cabbage Tree Palm
	Syzygium paniculatum	Magenta Lilly Pilly
	SHRUBS (1.5-2.5m high)	
	Cordyline australis	Cabbage Tree
	Cordyline rubra	Red Cordyline
	Crinum pendiculatum	Swamp Lily
	Doryanthes excelsa	Gynea Lilly
	Macrozamia communis	Burrawang
	SCREEN PLANTING (1.5-2.5m high)	
	Westringia fruticosa	Coastal Rosemary
	GRASSES/GROUNDCOVERS	
	Dianella sp.	Blue Flax Lilly
	Hardenbergia violacea	False sarsaparilla
	Hibbertia scandens	Guinea Flower
	Lomandra longifolia	Mat Rush
	Themeda australis	Kangaroo Grass
	MACROPHYTES	
	Baumea articulata	Jointed Twig Rush
	Eleocharis acuta	Common Spike
	Gahnia sieberana	Red fruited saw Sedge
	Isolepis nodosa	Knobby Club Rush
	Juncus usitatus	Common Rush
	Schoenoplectus validus	River Club Sedge

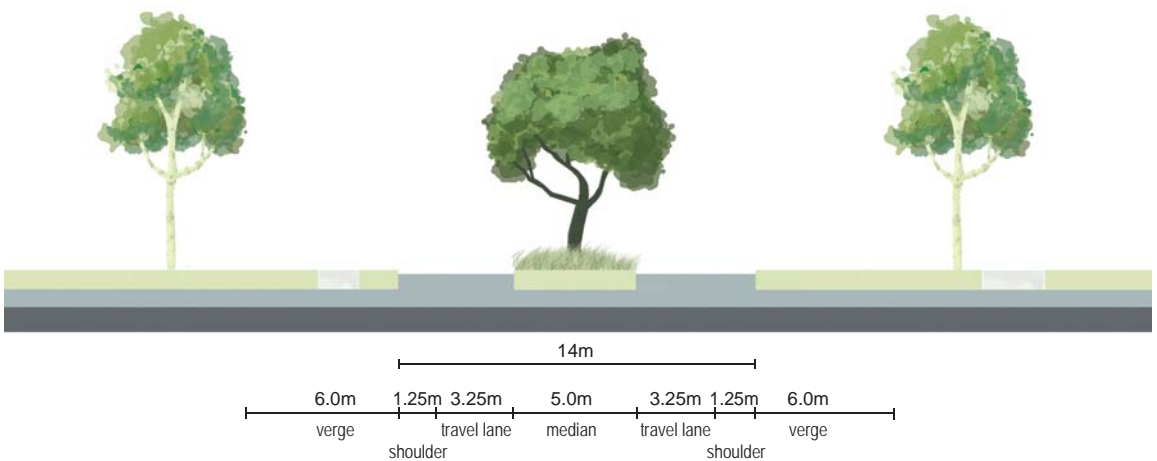
PLAY EQUIPMENT TO COMPLY WITH THE GENERAL REQUIREMENT OF AS 1924.1 (1981) FOR PLAY EQUIPMENT, AS/NZS 4486.1 (1997) FOR PLAY EQUIPMENT DEVELOPMENT, INSTALLATION, INSPECTION, MAINTENANCE AND OPERATION AND AS 4685.1 TO AS 4685.6 (2004)

RUBBER SOFTFALL








- MUST BE MAINTAINED REGULARLY IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS
- SUPPLY A CERTIFICATE OF COMPLIANCE WITH AUSTRALIAN STANDARDS

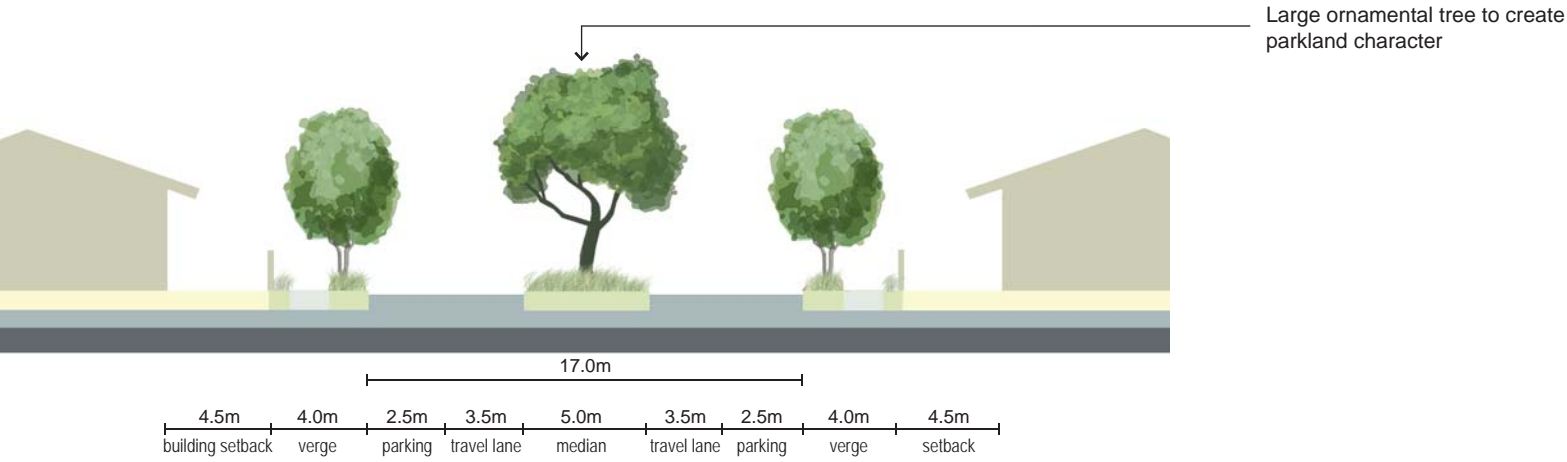


ARTERIAL #1	ARTERIAL #1
Type	Arterial #1
Traffic Lanes	2 Lanes @ 3.25m
Cycle Lanes	shared with vehicle lanes/2.5m in Verge
Median	5.0m
Kerb Radius	8.0m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	1.5m
Footpath/Cycleway Width	2.5m
Landscape Type	Refer Schedule
Building Setback	3.0m










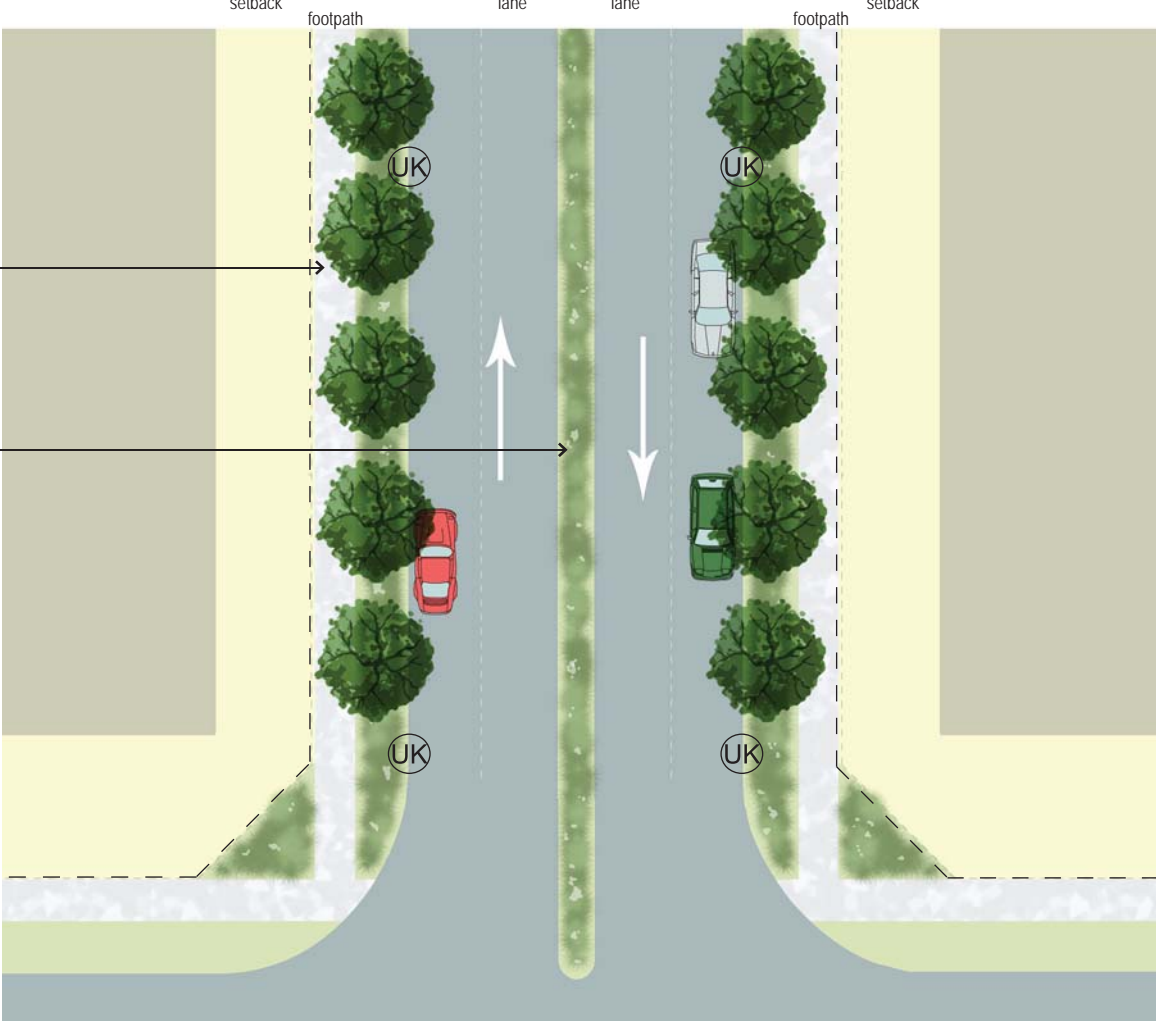
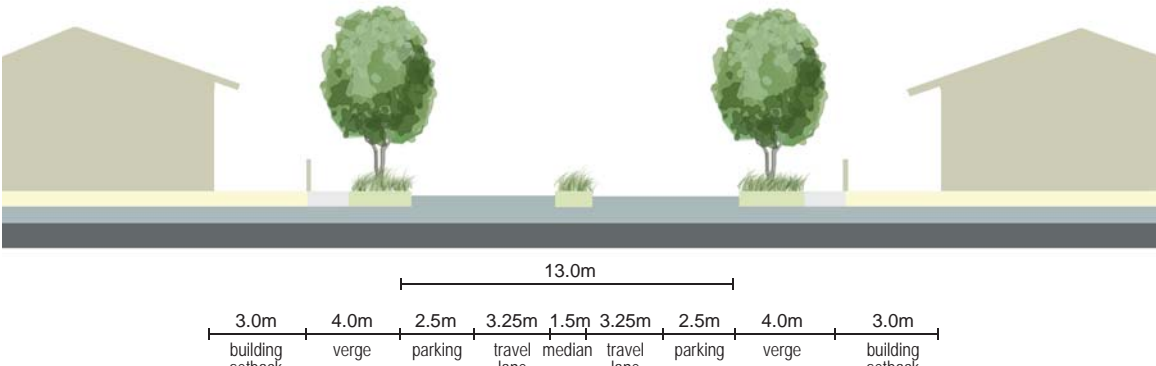
ARTERIAL #2	ARTERIAL #2
Type	Arterial #2
Traffic Lanes	1 Lanes @ 3.25m
Shoulder	2 Lanes @ 1.25m
Cycle Lanes	shared with vehicle lanes
Median	5m
Kerb Radius	
Kerb Type	Refer Schedule
Verge Width	6.0m
Footpath Width	1.5m
Footpath/Cycleway Width	2.5m
Landscape Type	Refer Schedule

LANDSCAPE SCHEDULE		
	Species	Mature size
	<i>Bauhinia pupurea</i> (Orchid tree)	7h x 5w
	<i>Podcarpus elatus</i> (Plum pine)	10h x 6w
	<i>Lophostemon confertus</i> (Brush Box)	15h x 12w
	<i>Dianella 'Breeze'</i> (Blue Flax Lilly)	
	<i>Grevillea x Gaudi-chaudi</i> (Grevillea)	
	<i>Juniperus conferta</i> (Shore Juniper)	
	UK Upright kerb	
	FK Flush Kerb	

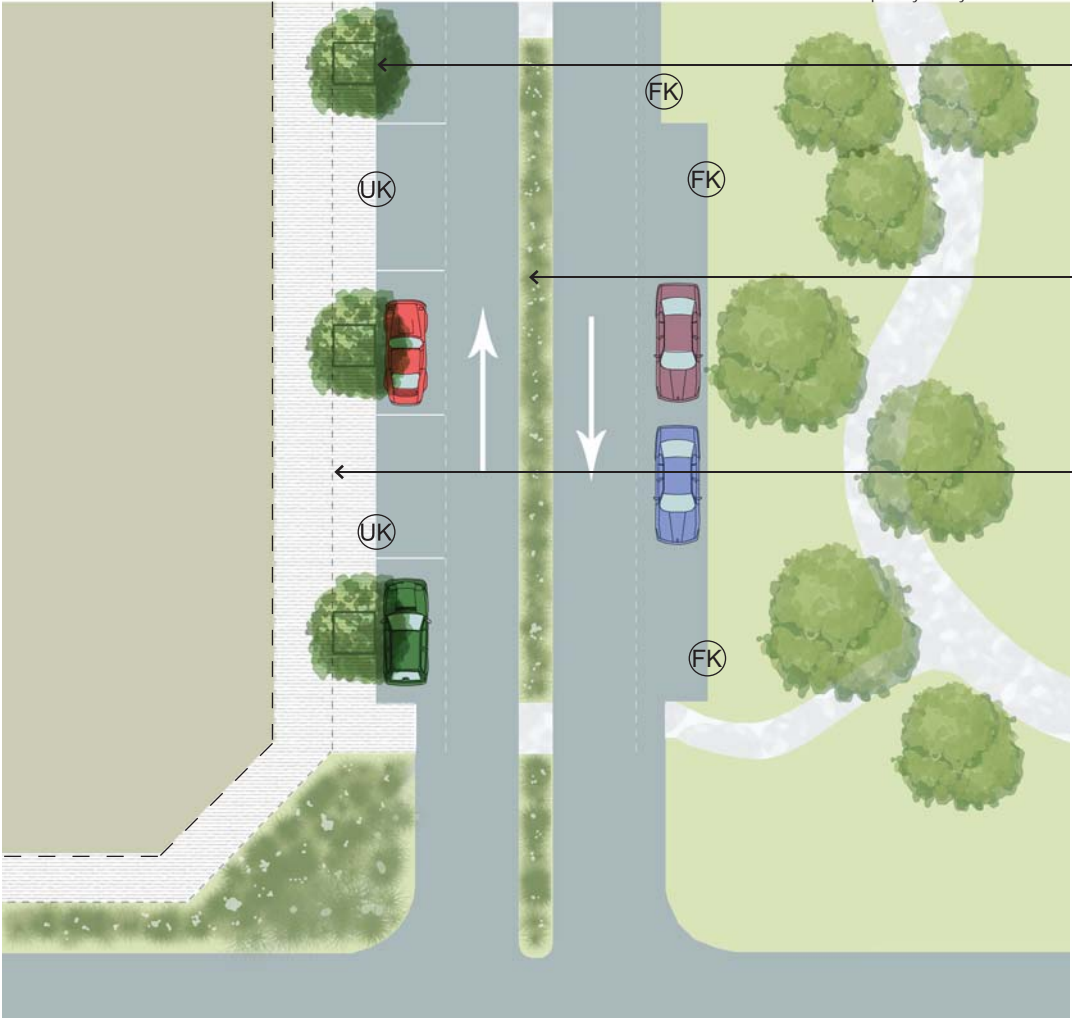
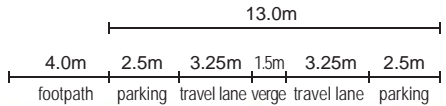


CONNECTOR	
Type	Connector
Traffic Lanes	2 Lanes @ 3.5m
Parking Lanes	2 Lanes @ 2.5
Cycle Lanes	Shared with vehicle lanes
Median	5.0m
Kerb Radius	8.0m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	1.5m
Landscape Type	Refer Schedule
Building Setback	4.5m

LANDSCAPE SCHEDULE		
Species	Mature size	
 <i>Cupaniopsis anacardiodes</i> (Tukeroo)	8h x 5w	
 <i>Waterhousia floribunda</i> (Weeping Lilly Pilly)	8h x 5w	
 <i>Bauhinia pupurea</i> (Orchid tree)	7h x 5w	
 <i>Podcarpus elatus</i> (Plum pine)	10h x 6w	
 <i>Dianella 'Breeze'</i> (Blue Flax Lilly)		
 <i>Grevillea x gaudichaudi</i> (Grevillea)		
 Upright kerb		



SECONDARY ARTERIAL #1	
Type	Secondary Arterial #1
Traffic Lanes	2 Lanes @ 3.5m
Parking Lanes	2 Lanes @ 2.5m
Cycle Lanes	shared with vehicle lanes
Median	1.55m
Kerb Radius	8.0m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	1.5m
Landscape Type	Refer Schedule
Building Setback	3.0m



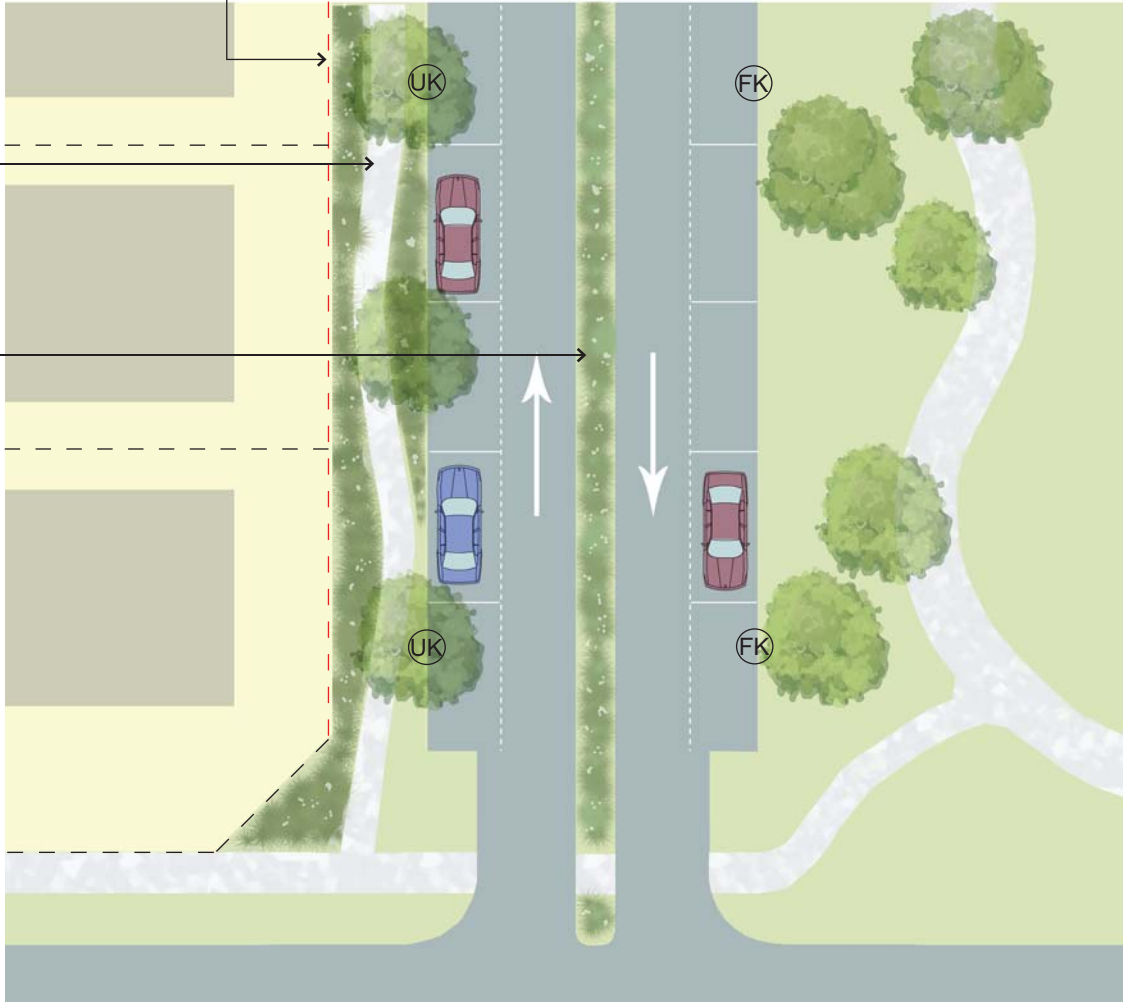
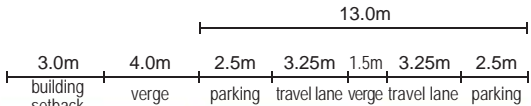
Locate trees outside of awning line and provide a 2m x 2m planting area (with porous finish)

Allow for regular breaks in median planting

Commercial awning

SECONDARY ARTERIAL #2	
Type	Secondary Arterial #2
Traffic Lanes	2 Lanes @ 3.25m
Parking Lanes	2 Lanes @ 2.5m
Cycle Lanes	shared with vehicle lanes
Median	1.55m
Kerb Radius	4.5m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	4.0m
Footpath/Cycleway Width	2.5m
Landscape Type	Refer Schedule
Building Setback	0m

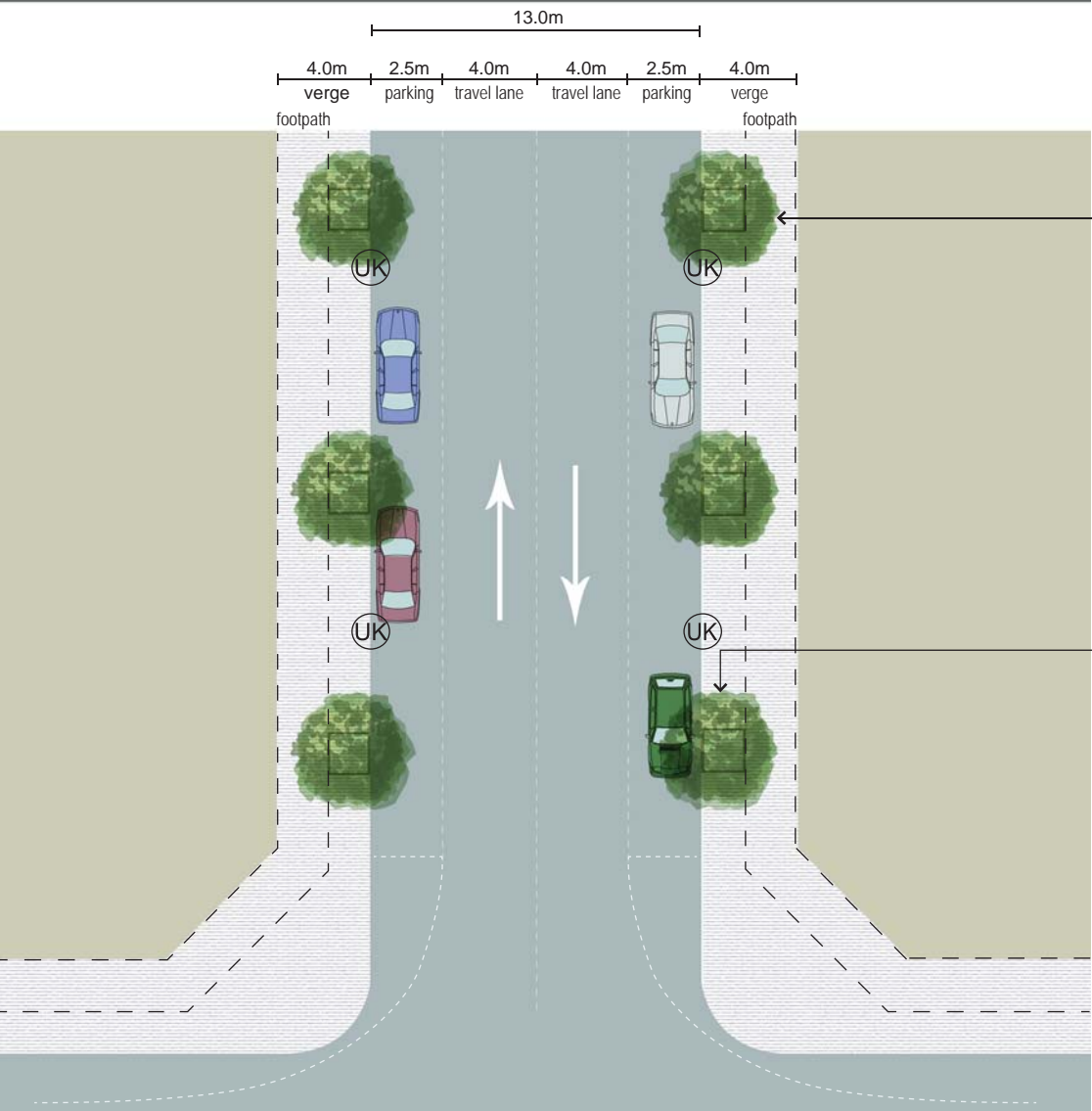
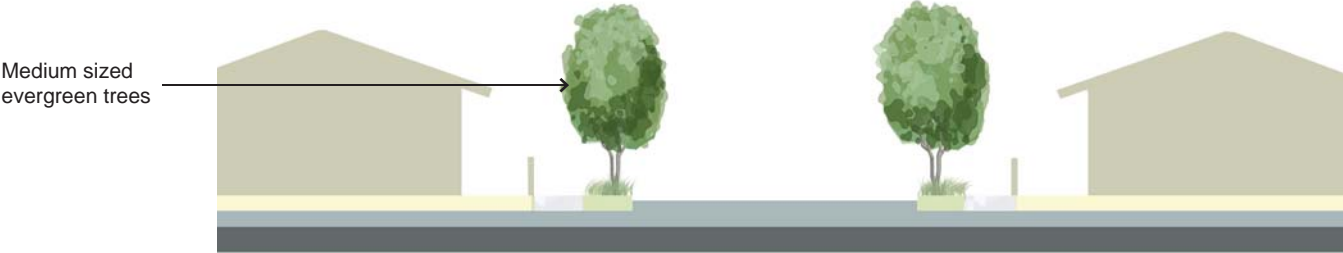
LANDSCAPE SCHEDULE		
	Species	Mature size
	<i>Cupaniopsis anacardiodes</i> (Tukeroo)	8h x 5w
	<i>Lophostemon confertus</i> (Brush Box)	15h x 12w
	<i>Dianella 'Breeze'</i> (Blue Flax Lilly)	
	<i>Grevillea x gaudichaudi</i> (Grevillea)	
	<i>Juniperus conferta</i> (Shore Juniper)	
	Upright kerb	
	Flush kerb	










Where direct access is not permitted the pedestrian path may meander to provide a visual extension to the adjoining parkland

Allow for continuous planting in median

SECONDARY ARTERIAL #3	
Type	Secondary Arterial
Traffic Lanes	2 Lanes @ 3.25m
Parking Lanes	2 Lanes @ 2.5m
Cycle Lanes	Shared with vehicle lanes
Median	1.55m
Kerb Radius	4.5m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	1.5m
Footpath/Cycleway Width	2.5m
Landscape Type	Refer Schedule
Building Setback	3.0m



LINK ROAD COMMERCIAL	
Type	Link Road Commercial
Traffic Lanes	2 Lanes @ 4.0m
Parking Lanes	2 Lanes @ 2.5m
Cycle Lanes	shared with vehicle lanes
Median	NA
Kerb Radius	3.0m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	4.0m
Landscape Type	Refer Schedule
Building Setback	0.0m

LANDSCAPE SCHEDULE		
	Species	Mature size
	<i>Cupaniopsis anacardioides</i> (Tukeroo)	6h x 4w
	<i>Waterhousia floridunda</i> (Weeping Lilly Pilly)	8h x 5w
	<i>Cupaniopsis anacardioides</i> (Tukeroo)	8h x 5w
	<i>Lophostemon confertus</i> (Brush Box)	15h x 12w
	<i>Dianella 'Breeze'</i> (Blue Flax Lilly)	
	<i>Grevillea x gaudichaudi</i> (Grevillea)	
	Upright kerb	

LINK ROAD #1	
Type	Link Road
Traffic Lanes	2 Lanes @ 3.0m
Parking Lanes	2 Lanes @ 2.5m
Cycle Lanes	shared within vehicle lanes
Median	NA
Kerb Radius	3.0m
Kerb Type	Refer Schedule
Verge Width	4.0m
Footpath Width	1.5m
Landscape Type	Refer Schedule
Building Setback	3.0m