

LEGEND

- Existing Club - Refer DA1-10-11 for extent of Refurbishments / Demolition. 2394 sqm approx.
- Proposed New Building Works
Major Project Application. 446 sqm approx.
- Proposed New Building Works - External Terraces / Paths with feature ceiling over. 321 sqm approx.
- Landscape Extent
Refer Landscape Architects Details.
- Refurbished Wharf Street Entry Area to new Atrium. 394 sqm approx.

GFA Gross Floor Areas - Proposed New Building Works
New Atrium = 211 sqm
Escape Stairs = 229 sqm

Guest Circulation (Accessible path of travel to comply with AS 1428.1)

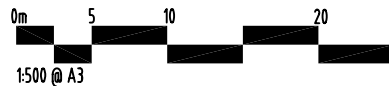
Vehicle circulation

Traffic control devices
Road Hump & signage (W5-10B)

- Wharf Street Pedestrian Entry
- Entry Lobby
- New Atrium
- New Glass Lift
- Existing RSL Club & BOH areas
- Services & Store Zone
- Administration
- Services Corridor
- Access to Jack Evans Boat Harbour (JEBH)
- Fire Stairs
- Existing Loading Dock - Refurbished
- Boundary Road - Vehicle Access
- Wharf Road - Vehicle Access
- Landscaping Zone
- Existing Lifts
- Millenium Stair & Lift Core
- Carparking 123 Cars Total (4 Disabled spaces)
- Median separator for traffic control
- Access gate & signage
- New Club Signage (static) to JEBH path
- Existing brickwork fence
- Existing 2m mound to site
- Illuminated club signage refer Drawing 10.42



PROPOSED PLAN - LEVEL 0 (GROUND)
SCALE -1:500



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PROJECT:	TWIN TOWNS MAJOR PROJECT APPLICATION stage1	PROJECT No.:	JOB # 335	BAYDEN GODDARD DESIGN
DRAWING TITLE:	PROPOSED PLAN - LEVEL 0 (GROUND)	DATE:	30.04.09	LEVEL 3, 16 QUEENSLAND AVENUE, BROADBEACH, QUEENSLAND 4218
CLIENT:	TWIN TOWNS SERVICES CLUB	DA1-10.21	REV. C	TELEPHONE +61 7 55926 188
				FACSIMILE +61 7 55926 133
				EMAIL BGD@bgydarchitects.com
				WEBSITE www.bgydarchitects.com

LEGEND

- Existing Club - Refer DA1-10-12 for extent of Refurbishments / Demolition. 5055 sqm GFA approx.
- Proposed New Building Works
Major Project Application. 2096 sqm GFA approx.
- Proposed New Building Works
External Terraces / Paths. 600 sqm approx.
- Landscape Extent
Refer Landscape Architects Details.

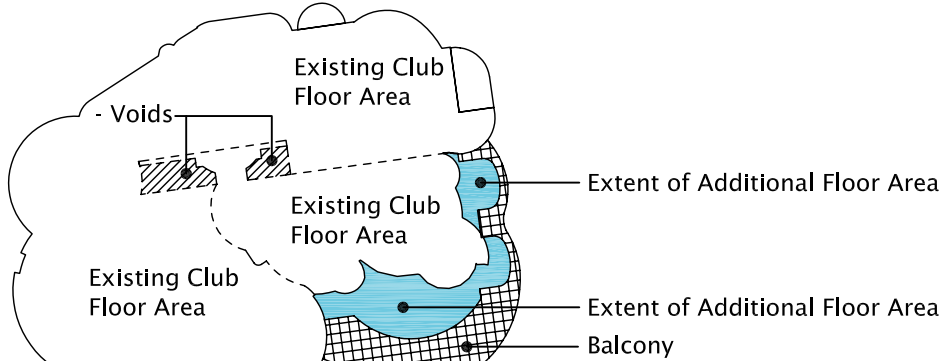
GFA Gross Floor Areas of Proposed New Building Works

Entertainment	= 920 sqm
Circulation	= 588 sqm
Bar	= 36 sqm
Lounge	= 181 sqm
Escape Stairs	= 229 sqm
Void	= 142 sqm
Patron Balcony	= 600 sqm

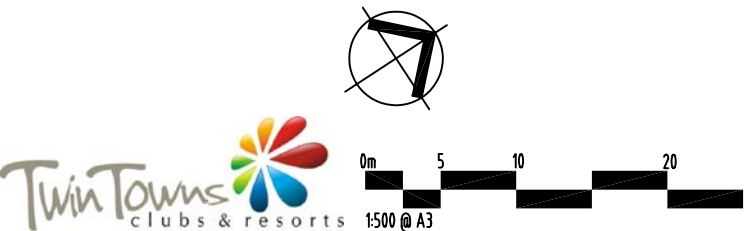
NOTE: The Level 2 Proposed New Building Works has increased the Existing Club Level 2 internal floor area by 378 sqm (excludes Void & balcony)

Guest Circulation

1. Existing Stair
2. New Atrium
3. Feature Screen
4. New Glass Lift
5. Reception
6. Existing Restaurant & Kitchen
7. Back of House Lift & Stair
8. Existing Flames Restaurant
9. Existing Champions Bar
10. Refurbished Toilets
11. New Toilets
12. New Back of House
13. New Bar & Lounge
14. New Entertaining Area
15. New Fire Escape Stair
16. New Kitchen & Bar
17. Millenium Stair & Lift Core
18. Existing Lifts
19. Existing Images Entertaining Area
20. New Bar
21. New Stage Area
22. New Fire Doors
23. Access to Level 3
24. Balcony / Beer Garden / Outdoor smoking area
25. Glass Balustrading
26. New Entertaining Stage
27. Existing smokers balcony



KEY PLAN - LEVEL 2 ADDITIONAL FLOOR AREA



PROPOSED PLAN - LEVEL 2
SCALE -1:500

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PROJECT:	TWIN TOWNS MAJOR PROJECT APPLICATION stage 1	PROJECT No.:	JOB # 33	BAYDEN GODDARD DESIGN
DRAWING TITLE:	PROPOSED PLAN - LEVEL 2	DATE:	30.05.09	LEVEL 3, 16 QUEENSLAND AVENUE, BROADBEACH, QUEENSLAND 4218
CLIENT:	TWIN TOWNS SERVICES CLUB	DA1-10.22	REV. C	TELEPHONE +61 7 55926 188
				FACSIMILE +61 7 55926 133
				EMAIL BGD@bgdarchitects.com
				WEBSITE www.bgdarchitects.com

LEGEND

Existing Club - Refer DA1-10-11 for extent of Refurbishments / Demolition. 2394 sqm approx.

Proposed New Building Works Major Project Application. 446 sqm approx.

Proposed New Accessible Raised Entry Pathway Refer DA1-10.42 for details.

Landscape Extent Refer Landscape Architects Details.

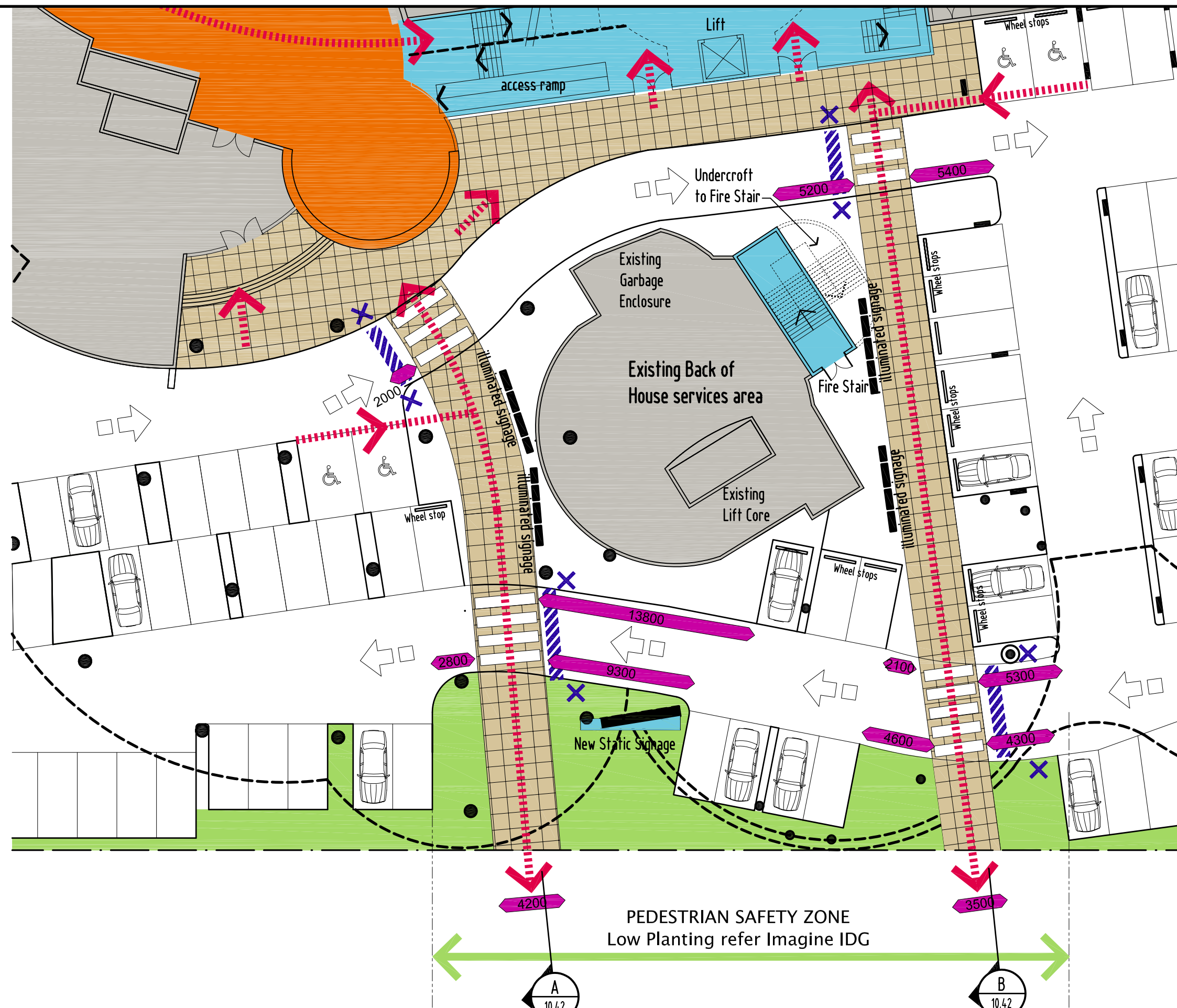
Refurbished Wharf Street Entry Area to new Atrium. 394 sqm approx.

Guest Circulation

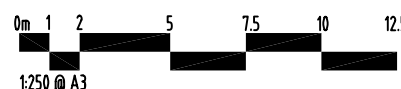
Vehicle circulation

Traffic control devices Road Hump & signage (W5-10B)

9000 Visibility distances to accessible entry pathway



PEDESTRIAN SAFETY ZONE
Low Planting refer Imagine IDG



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PROJECT: TWIN TOWNS MAJOR PROJECT APPLICATION stage1

DRAWING TITLE: ENTRY PATH DETAILS

CLIENT: TWIN TOWNS SERVICES CLUB

PROJECT No.: JOB # 335

DATE: 22.04.09

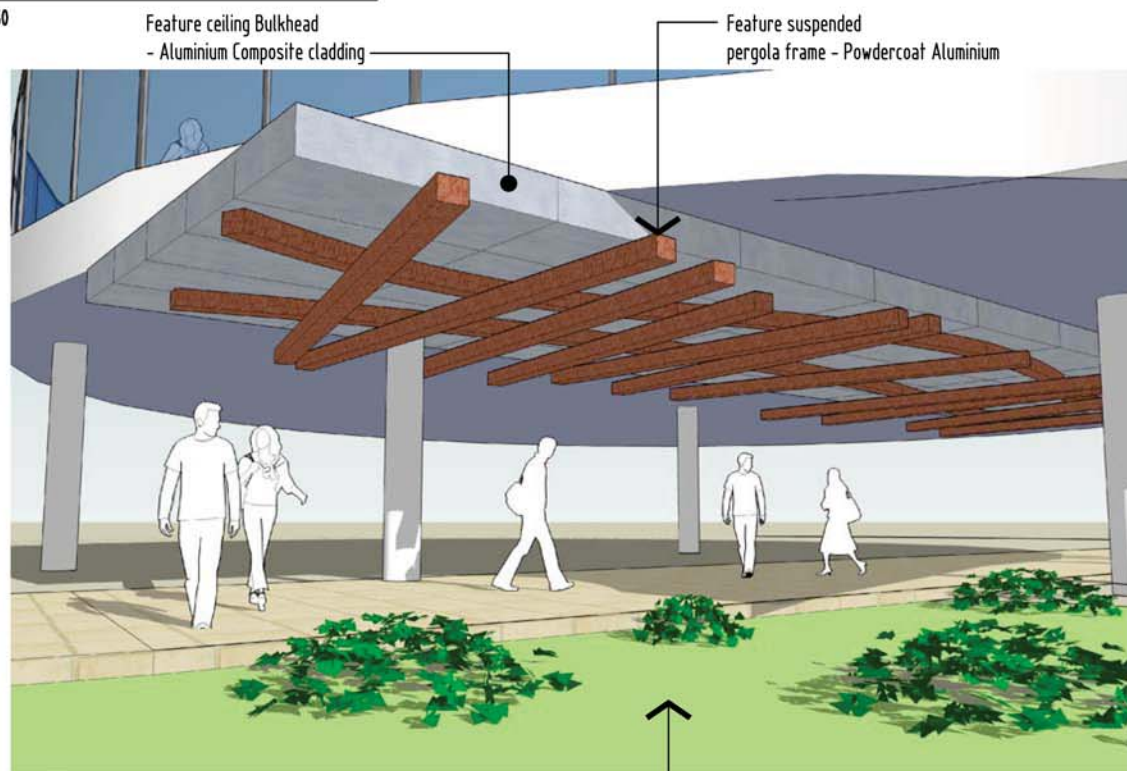
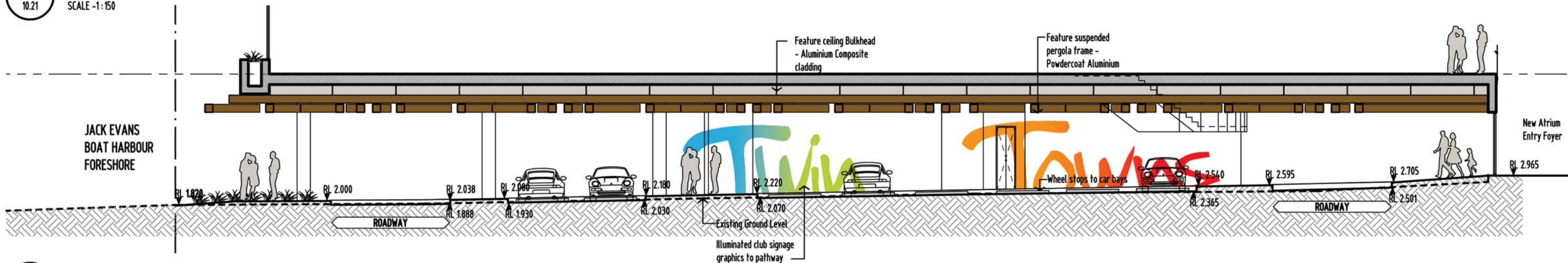
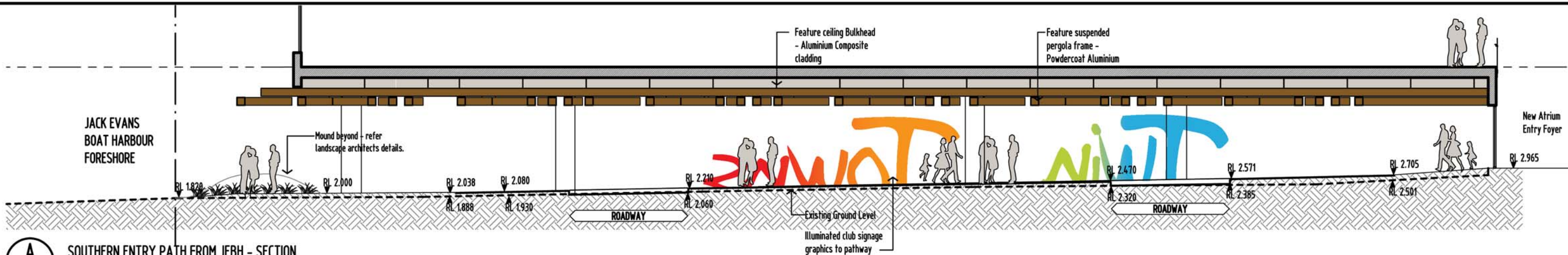
DA1-10.24 REV. A

BAYDEN GODDARD DESIGN
LEVEL 3, 16 QUEENSLAND AVENUE,
BROADBEACH, QUEENSLAND 4218
TELEPHONE +61 7 55926 188
FACSIMILE +61 7 55926 133
EMAIL BGD@bgdarchitects.com
WEBSITE www.bgdarchitects.com

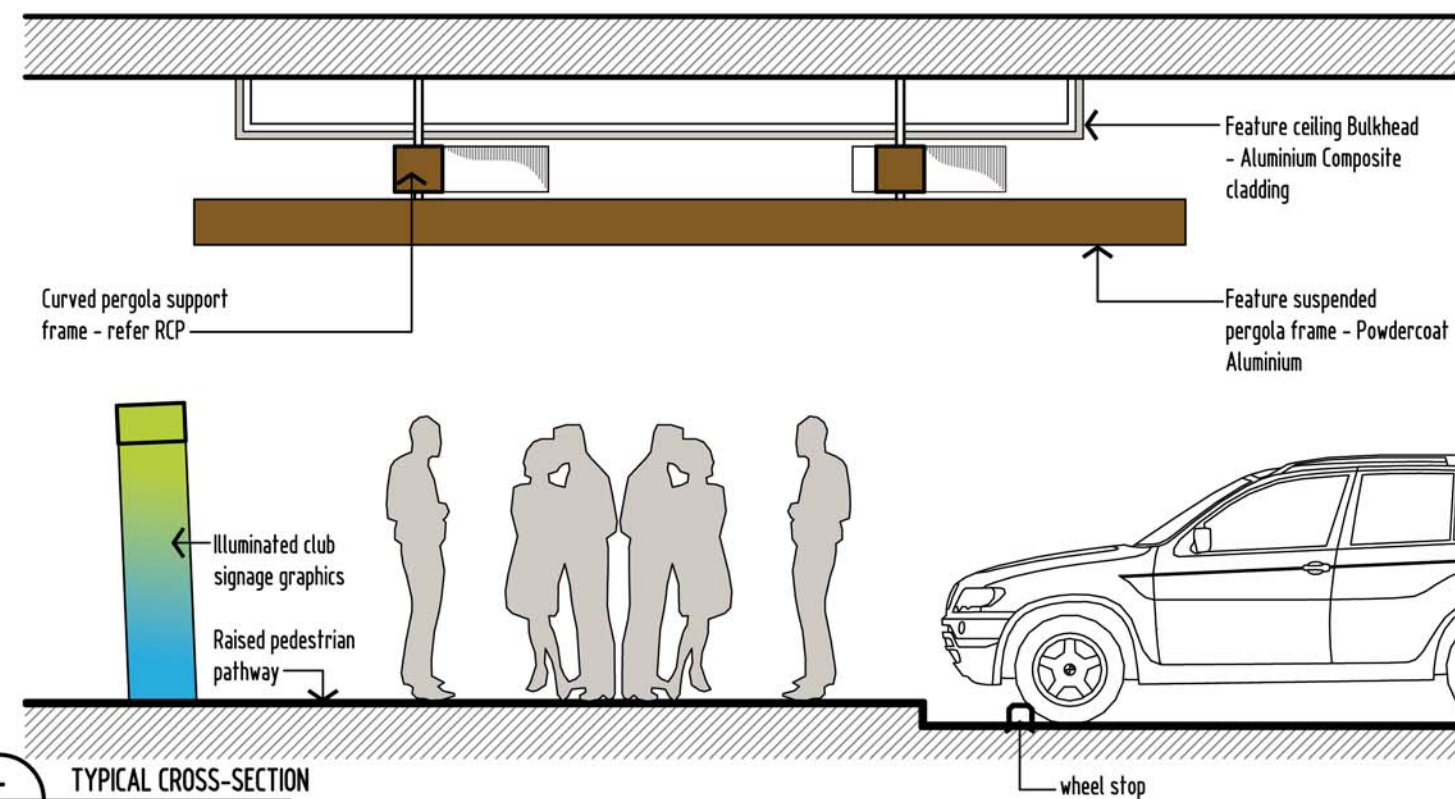


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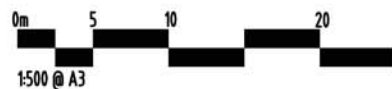
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ENTRY AT JACK EVANS BOAT HARBOUR
SCALE -1:nts



TYPICAL CROSS-SECTION
SCALE -1:50



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PROJECT: TWIN TOWNS MAJOR PROJECT APPLICATION
DRAWING TITLE: PROPOSED ENTRY PATH SECTION
CLIENT: TWIN TOWNS SERVICES CLUB

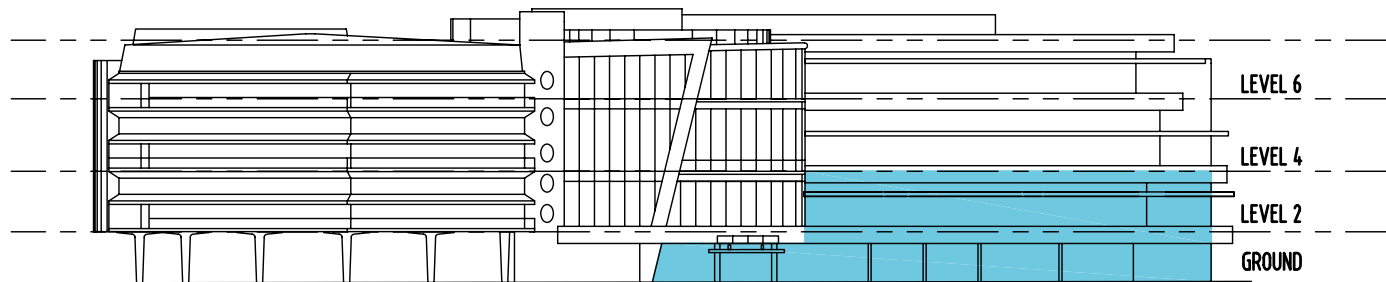
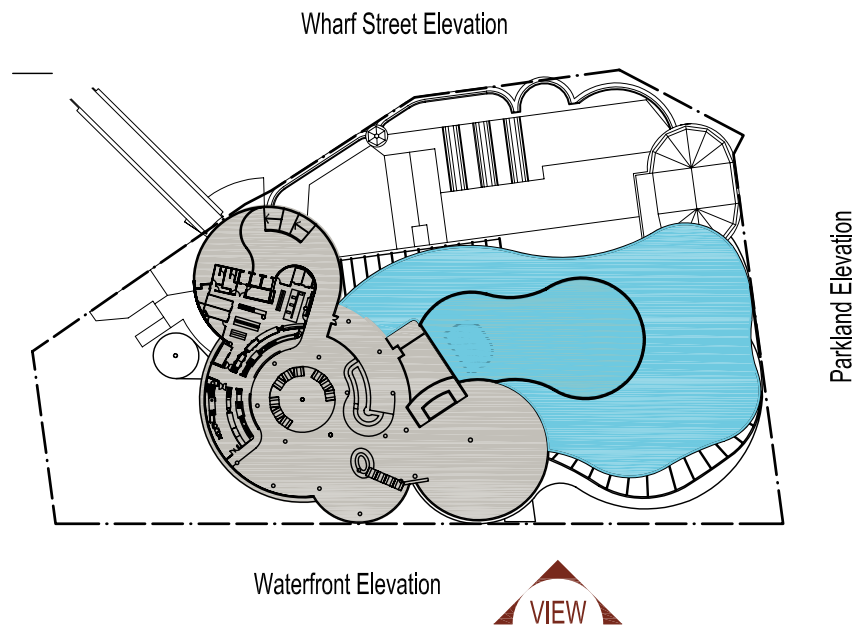
PROJECT No.: JOB # 335
DATE: 31.10.08
DA1-10.42 REV. A

BAYDEN GOODARD DESIGN
LEVEL 3, 16 QUEENSLAND AVENUE,
BROADBEACH, QUEENSLAND 4218
TELEPHONE +61 7 55926 188
FACSIMILE +61 7 55926 133
EMAIL BGD@bgsarchitects.com
WEBSITE www.bgsarchitects.com

B G D
ARCHITECTS

QLD Reg 3439 NSW Reg 7065 Nominated Architect - Bayden Foster Goodard

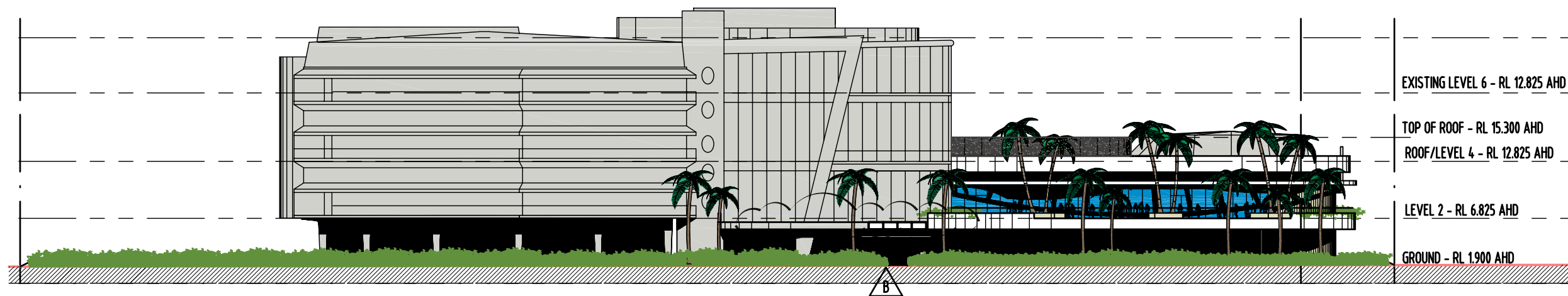
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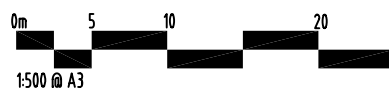
EXTENT OF STAGE 1 WORKS - Waterfront Elevation (Indicated as part of overall 3 stage scheme)

LEGEND

- Existing Club - Refer Details for extent of Refurbishments / Demolition
- Proposed New Building Works Major Project Application



WATERFRONT ELEVATION



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PROJECT: TWIN TOWNS MAJOR PROJECT APPLICATION
DRAWING TITLE: STAGE 1 - PROPOSED ELEVATIONS
CLIENT: TWIN TOWNS SERVICES CLUB

PROJECT No.: JOB # 335
DATE: 30.04.09
DA1-20-01 REV. B

BAYDEN GODDARD DESIGN
LEVEL 3, 16 QUEENSLAND AVENUE,
BROADBEACH, QUEENSLAND 4218
TELEPHONE +61 7 55926 188
FACSIMILE +61 7 55926 133
EMAIL BGD@bgdarchitects.com
WEBSITE www.bgdarchitects.com



QLD Reg 3430 NSW Reg 7065 Nominated Architect - Bayden Goddard

ABN 71 05 566 040