

REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15
B	1. South-west wall setback 4m from Western boundary 2. Ground floor level raised to RL 5.3; all RLS updated 3. Planter box added to Level 4 and 47 terrace along the south boundary	SEP' 15
C	1. Updated with new pop out bay windows and balcony close to South boundary	OCT' 15
D	1. Floor to floor height increased to 3.1m from Level 1 upwards; all affected floor levels revised 2. Level 4, 5 & 6 setback 3m from South boundary 3. SES Helicopter landing added to roof	FEB' 15

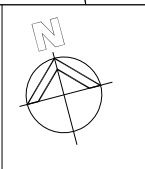
REV.	DESCRIPTION	DATE
-	1. Building setback 3m from Southern boundary from ground floor to level 3 and setback 4.5m from level 4 to 6	FEB' 16

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright.
Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings.
Verify all dimensions on site.
Report any discrepancies in documents to Architect

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
SITE PLAN & ROOF PLAN

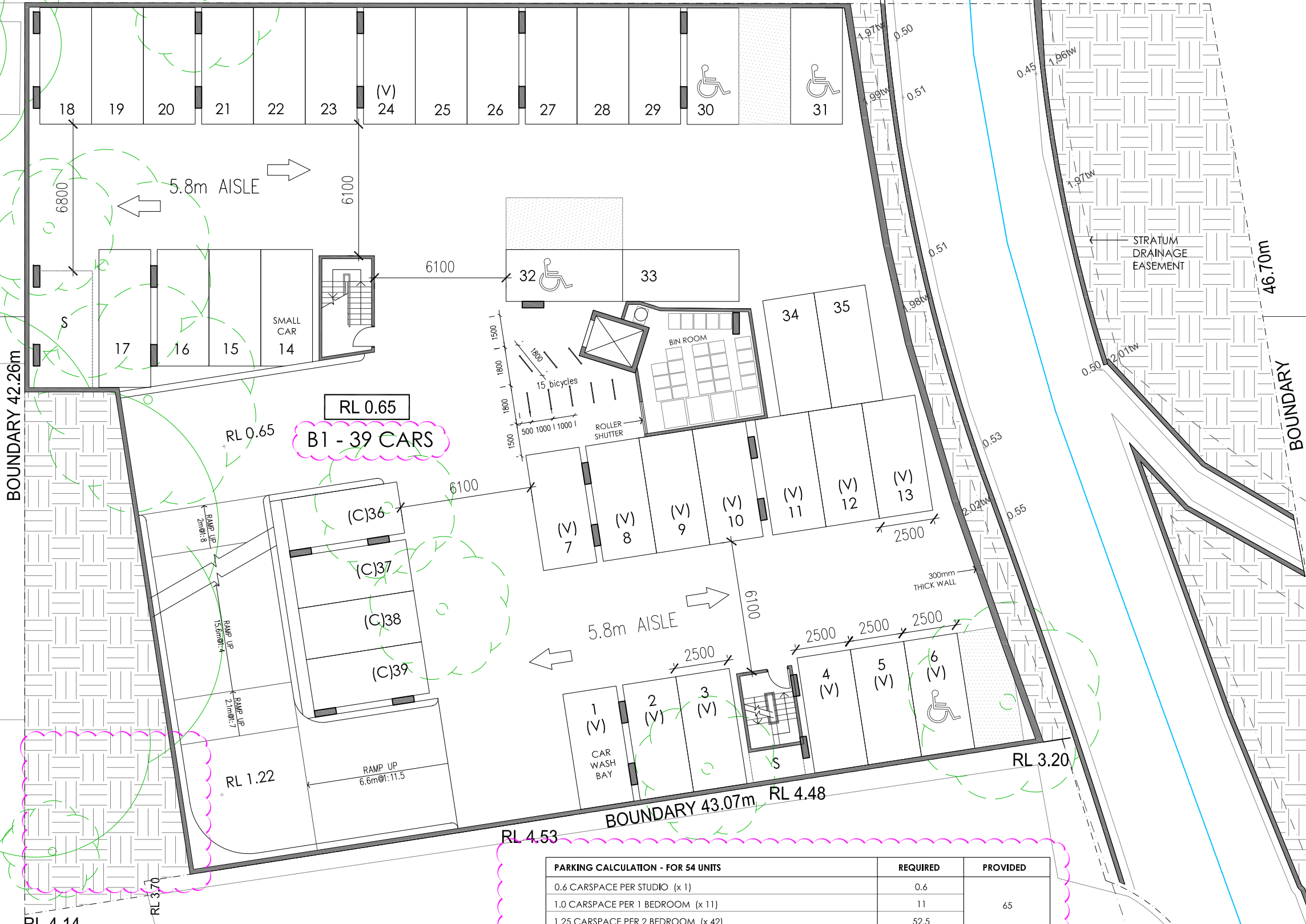
Scale 1:150 (A1) / 1:300 (A3)	Date FEB' 15
Drawn by LN, EK	Check by S.B
Drawing No. DA-100	Rev/Isson E
Cad file path. J:\32 Tramway Ave\DA Count\Cad Drawings	

DEVELOPMENT APPLICATION E

TRAMWAY AVENUE

BOUNDARY 55.09m

RL 3.00



PARKING CALCULATION - FOR 54 UNITS		REQUIRED	PROVIDED
0.6 CARSPACE PER STUDIO (x 1)		0.6	
1.0 CARSPACE PER 1 BEDROOM (x 11)		11	65
1.25 CARSPACE PER 2 BEDROOM (x 42)		52.5	
0.25 VISITOR CARSPACE PER DWELLING (x 54)		13.5	14
1.0 CARSPACE PER 30 SQM COMMERCIAL GFA (112 SQM)		3.5	4
TOTAL		81.1	83

DEVELOPMENT APPLICATION E

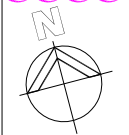
REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15			
A	CARSPACES WIDENED & RAMP TRANSITION AMENDED	JUL' 15			
B	AISLES WIDENED, BIKE RACKS ADDED & TANDEM SPACES IDENTIFIED	AUG' 15			
C	CARSPACE #38 & #39 MOVED; BICYCLE LAYOUT ADDED	FEB' 16			
D	PARKING CALCULATION TABLE UPDATED; DRIVEWAY SAG TRANSITION UPDATED TO COMPLY AS2890.1:2004	FEB' 16			
E	SOUTH-WEST CORNER OF CARPARK DELETED; PARKING CALCULATION UPDATED ACCORDING TO NEW UNIT MIX	FEB' 16			

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
 planning, urban design, landscape architecture, architecture, interior design
 ABN 64 087 958 423
 SUITE 91, 26-32 PIRRAMA ROAD
 PYRMONT NSW 2009
 TEL (612) 8212 9705
 EMAIL: admin@stephenbowersarchitects.com
 stephen.bowers@stephenbowersarchitects.com
 REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• **STEPHEN BOWERS ARCHITECTS**
 This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
 Do not scale drawings. Verify all dimensions on site. Report any discrepancies in documents to Architect.

Address
**32 TRAMWAY AVENUE
 PARRAMATTA
 NSW 2150**



Drawing Title
**BASEMENT 1
 FLOOR PLAN**

Scale 1:100 (A1) / 1:200 (A3) Date FEB' 15
 Drawn by LN, EK Check by S.B
 Drawing No. DA-102 Rev/Isson E
 Cad file path.
3232 Tramway Ave/DA Count/Cad Drawings



DEVELOPMENT APPLICATION B

REV.	DESCRIPTION	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	03.02.15
B	ISSUED FOR DEVELOPMENT APPLICATION	05.02.15

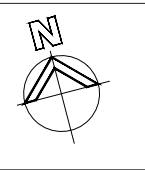
REV.	DESCRIPTION	DATE

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
 planning, urban design, landscape architecture, architecture, interior design
 ABN 64 087 958 423
 SUITE 911 24-32 PIRRAMA ROAD
 PYRMONT NSW 2009
 TEL (612) 8212 9705
 EMAIL: admin@stephenbowersarchitects.com
 stephen.bowers@stephenbowersarchitects.com
 REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• **STEPHEN BOWERS ARCHITECTS**
 This drawing is protected by copyright.
 Reproduction or publication of the whole
 or part of the drawing without a license of
 the owner of the copyright is an
 infringement of copyright.
 Do not scale drawings
 Verify all dimension on site
 Report any discrepancies in documents to
 Architect

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
**OVERFLOW LEVEL
FLOOR PLAN**

Scale	1:100 (A1)/1:200 (A3)	Date	DEC 2014
Drawn by	LN, EJK	Check by	S.B
Drawing No.	DA- 013	Revision	B
Cad file path. J:\32 Tramway Ave\DA Council\Cad Drawings			



DEVELOPMENT APPLICATION E

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15	C	3. Flood Proof Doors added to fire passages behind shops, in front of bin chute cupboard and bin storage room on G/F	OCT' 15
B	1. Walls to Unit 3 & 4 re-orientated to direct orientation away from boundary and both fixed & operable privacy screens added 2. Additional fire passage to north-west corner of site 3. Driveway widened at entrance for additional intercom 4. Ground floor level raised to RL 5.9 5. Pedestrian ramp adjusted to match raised G/F level	SEP' 15	D	1. Unit 5 & 6 balcony widened and study bi-fold doors removed 2. Unit 2 balcony planter box and bedroom window extended out towards balcony 3. Planter box added to Unit 4 balcony	FEB' 16
C	1. 2m flip up flood barrier added to driveway crest 2. 1.8m flip up floor barrier added in front of the lift on G/F	OCT' 15	E	1. Unit 4 removed to setback wall 3m from Southern boundary in Rev D 2. All units renumbered in Rev E 3. Unit 3, 4 & 5 in Rev E reconfigured	FEB' 16

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings. Verify all dimensions on site. Report any discrepancies in documents to Architect.

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
**GROUND
FLOOR PLAN**

Scale	1:100 (A1) 1:200 (A3)	Date	FEB' 15
Drawn by	LN, EK	Check by	S.B
Drawing No.	DA-104	Rev/Issn	E
Cad file path.	J:\32 Tramway Ave\DA Court\Cad Drawings		

TRAMWAY AVENUE

AWNING

BOUNDARY 55.09m

RL 3.00

FIXED PRIVACY SCREENS

HIGHLIGHT WINDOW TO KITCHEN



BOUNDARY 42.26m

4m SETBACK
6m SETBACK

BOUNDARY 46.70m

ARCADE

ARCADE

LANDSCAPE (OSD TANK UNDERNEATH)

RL 4.14

3m SETBACK

RL 4.53

BOUNDARY 43.07m RL 4.48

RL 3.20

DEVELOPMENT APPLICATION E

ENCLOSED AREA

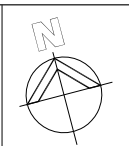
REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15	D	1. Unit 8 & 13 balcony widened 2. Unit 12, 13 & 16 study bi-fold doors removed 3. Unit 9, 12 & 16 balcony planter box and bedroom window extended out towards balcony 4. Planter box added to balcony of Unit 11	FEB' 16
B	1. Units to Unit 10 & 11 re-orientated to direct orientation away from boundary and both fixed & operable privacy screens added 2. Bedroom 3 deleted from Unit 18 to setback wall 4m from Western boundary 3. Privacy screens added to western side of Unit 18 balcony	SEP' 15	E	1. Unit 11 in Rev D removed to setback wall 3m from Southern boundary 2. All units renumbered in Rev E 3. Unit 9, 10 & 11 in Rev E reconfigured	FEB' 16
C	1. Units 8,9&10 re-orientated to align with Southern boundary	OCT' 15			

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings. Verify all dimension on site. Report any discrepancies in documents to Architect.

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
**LEVEL 1
FLOOR PLAN**

Scale 1:100 (A1) / 1:200 (A3) Date FEB' 15
Drawn by LN, EK Check by S.B
Drawing No. DA-105 Rev/Isson E
Cad file path.
3232 Tramway Ave/DA Count/Cad Drawings

MERCURE PARAPET RL 39.65

MERCURE HOTEL
ENVELOPE OUTLINE

PROPOSED 125
ARTHUR ST
DEVELOPMENT
ENVELOPE

BOUNDARY SE CORNER

BOUNDARY NE CORNER

BOUNDARY NW CORNER

ROOF RL 28.00

L6 RL 24.90

L5 RL 21.80

L4 RL 18.70

L3 RL 15.60

L2 RL 12.50

L1 RL 9.40

GL RL 5.90

TOP OF BASEMENT RL 4.20

B1 CARPARK RL 0.65

B2 CARPARK RL -2.15

RL 28.00

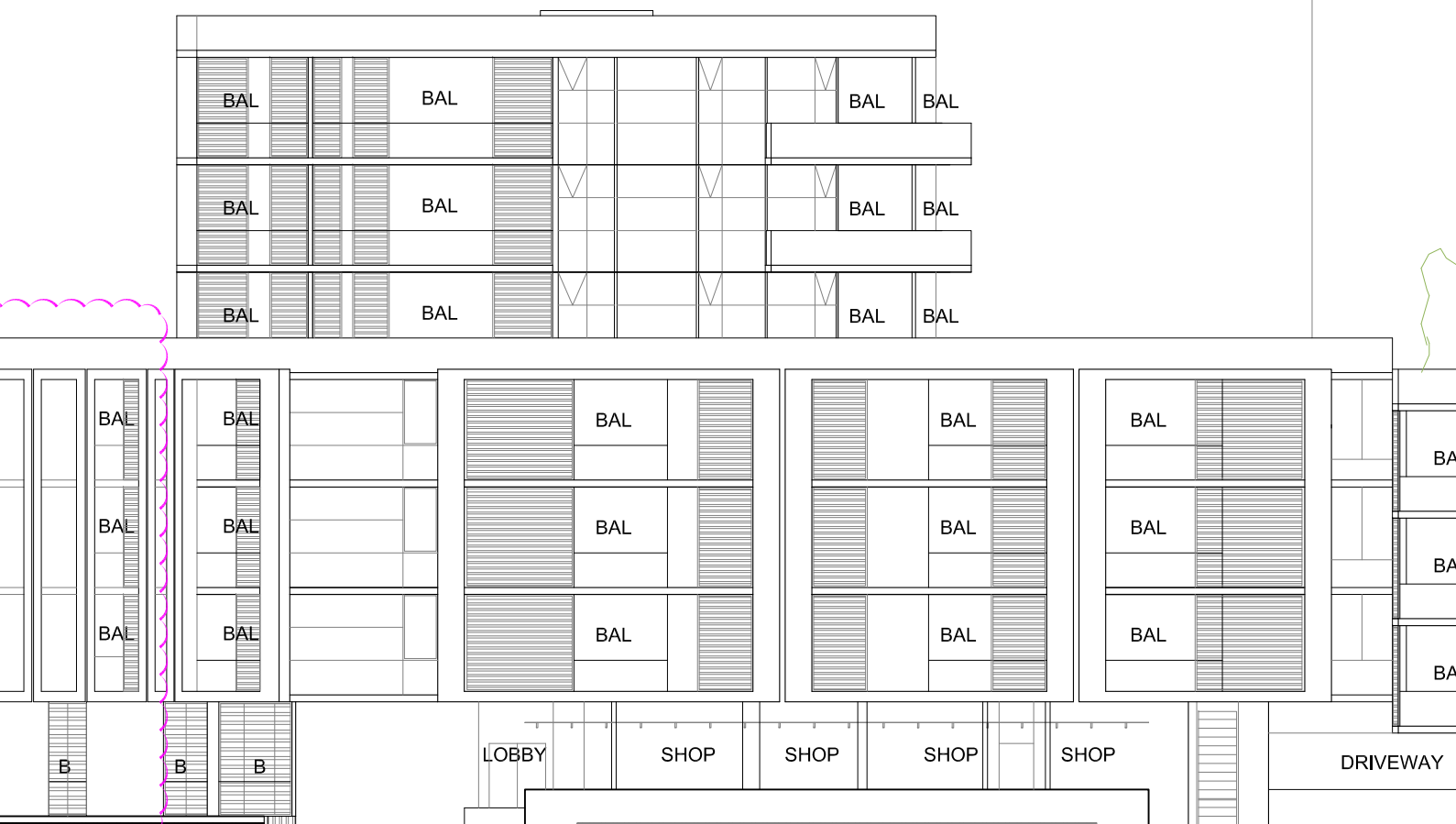
LL4 RL 17.80

LL3 RL 14.70

RL 14.00

LL2 RL 11.60

LL1 RL 8.50



RL 4.0

TOP OF
STRATUM EASEMENT
IN FAVOUR OF
SYDNEY WATER RL 4.00

RL 4.25

DEVELOPMENT APPLICATION D

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15			
B	1. Driveway entrance widened to accommodate security card reader 2. All levels above and including ground floor raised by 230mm; pedestrian entrance ramp adjusted to raised 0.7m level 3. Changed overflow level mesh fencing to palisades	SEP' 15			
C	1. Floor to floor height increased to 3.1m from Level 1 upwards, all affected floor levels revised and elevation updated	FEB' 16			
D	1. Building setback another 1.5m from Southern boundary from level 4-6 setback 3m from ground to level 3	FEB' 16			

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
 planning, urban design, landscape architecture, architecture, interior design
 ABN 64 087 958 423
 SUITE 91, 26-32 FERRARA ROAD
 PYRMONT NSW 2009
 TEL (612) 8212 9705
 EMAIL: admin@stephenbowersarchitects.com
 stephen.bowers@stephenbowersarchitects.com
 REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

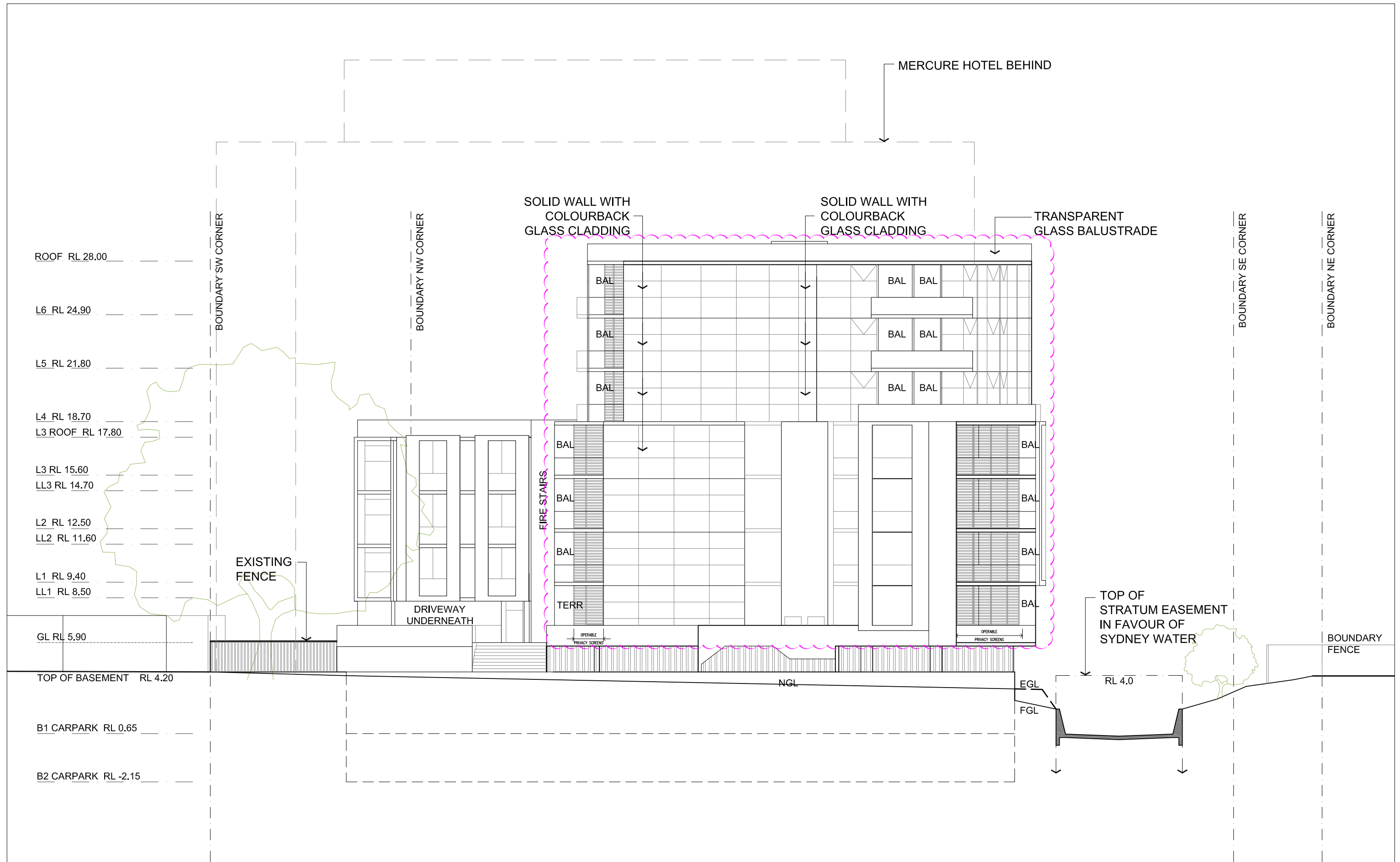
• STEPHEN BOWERS ARCHITECTS
 This drawing is protected by copyright.
 Reproduction or publication of the whole
 or part of the drawing without a license of
 the owner of the copyright is an
 infringement of copyright.
 Do not scale drawings
 Verify all dimension on site
 Report any discrepancies in documents to
 Architect

Address
**32 TRAMWAY AVENUE
 PARRAMATTA
 NSW 2150**



Drawing Title
NORTH ELEVATION

Scale 1:100 (A1) / 1:200 (A3) Date FEB 15
 Drawn by LN, EK Check by S.B
 Drawing No. DA- 111 Rev/Isson D
 Cad file path.
 J:\32 Tramway Ave\DA Court\Cad Drawings



DEVELOPMENT APPLICATION E

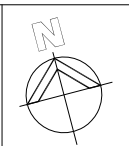
REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15	C	1. Pop out windows added to Units 43,44,50,51,57& 58 to have completely solid wall on facing South boundary	OCT' 15
B	1. Bedroom 3 removed of unit 18,29 & 40 removed to setback wall by 4m from Western Boundary 2. Solid wall added on western boundary for acoustics 3. Operable and fixed privacy screens added to balconies of unit 3,4,10,11,21,22,32 & 33 4. Unit 43, 50 & 57 re-orientated to have solid wall facing south boundary 5. 1.8m High privacy screen added to south side of Unit 43 terrace 6. All levels above and including ground floor raised by 230mm 7. Changed overflow level mesh fencing to palisades	SEP' 15	D	1. Floor to floor height increased to 3.1m from Level 1 upwards, all affected floor levels raised 2. Level 4, 5 & 6 setback 3m from Southern boundary	FEB' 16
			E	1. Building setback another 1.5m from Southern boundary from level 4-6 setback 3m from ground to level 3	FEB' 16

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

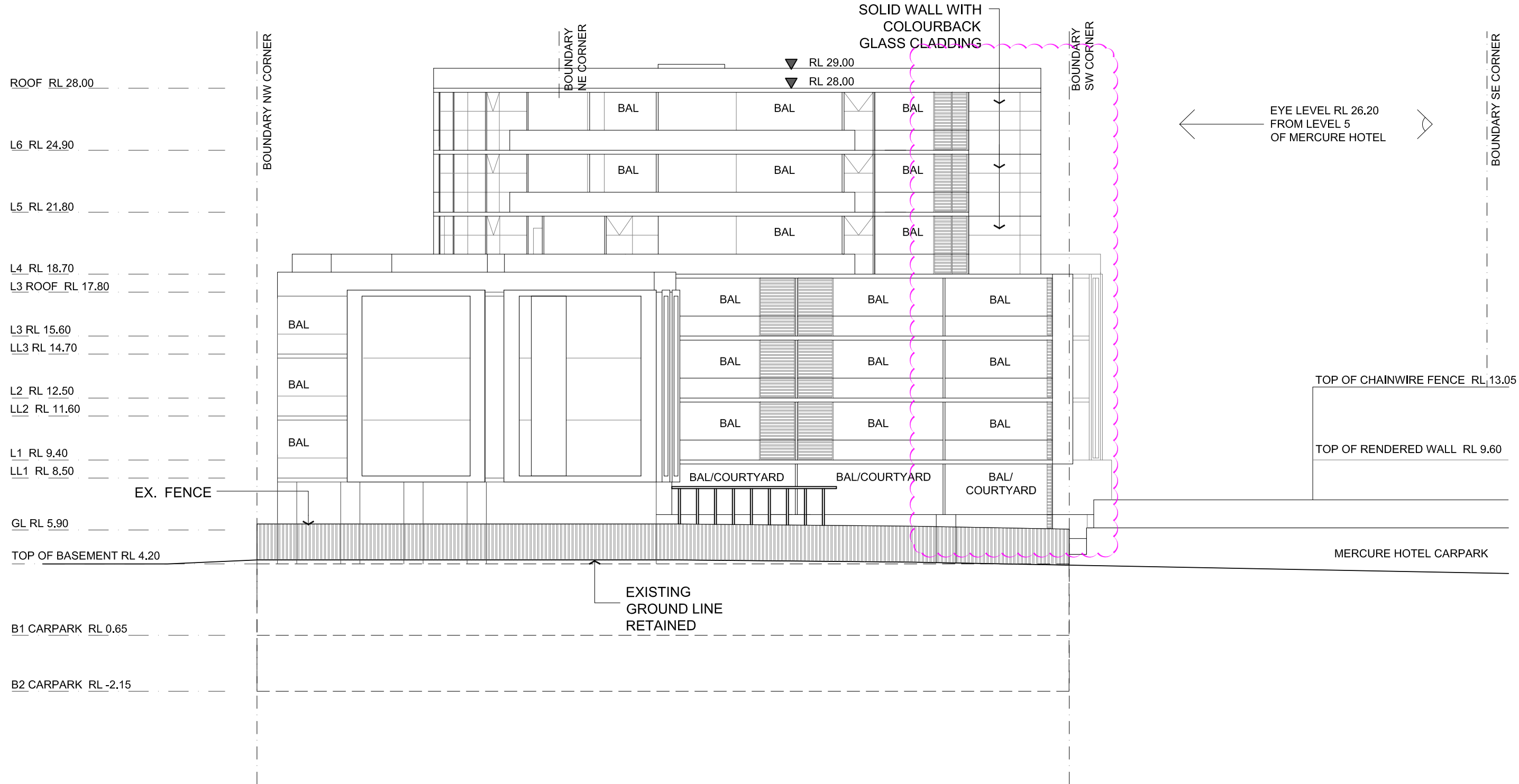
• STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings
Verify all dimension on site
Report any discrepancies in documents to Architect

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
SOUTH ELEVATION

Scale 1:100 (A1) / 1:200 (A3) Date FEB' 15
Drawn by LN, EK Check by S.B
Drawing No. DA- 112 Rev/Isn E
Cad file path.
J:\32 Tramway Ave\DA Court\Cad Drawings



DEVELOPMENT APPLICATION E

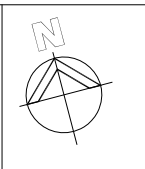
REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15	D		FEB' 16
B	1. Bedroom 3 removed of unit 18,29 & 40 removed to setback wall by 4m from Western Boundary 2. Solid wall added on western boundary for acoustics 3. Operable and fixed privacy screens added to balconies of unit 3,10,21 & 32 4. Unit 43, 50 & 57 re-orientated 5. All levels above and including ground floor raised by 230mm	SEP' 15	E	1. Floor to floor height increased to 3.1m from Level 1 upwards, all affected floor levels revised 2. Level 4, 5 & 6 setback 3m from Southern boundary 1. Building setback another 1.5m from Southern boundary, total setback 4.5m	FEB' 16
C	1. Pop out balcony added to Units 43, 50 & 57, wall facing South boundary completely solid with colourback glass cladding	OCT' 15			

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings. Verify all dimension on site. Report any discrepancies in documents to Architect.

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
WEST ELEVATION

Scale 1:100 (A1) / 1:200 (A3) Date FEB' 15
Drawn by LN, EK Check by S.B
Drawing No. DA- 113 Rev/Isn E
Cad file path.
3232 Tramway Ave/DA Court/Cad Drawings

BOUNDARY SE CORNER

BOUNDARY SW CORNER

BOUNDARY NE CORNER

BOUNDARY NW CORNER

SOLID WALL WITH COLOURBACK GLASS CLADDING

TRANSPARENT GLASS BALUSTRADE

ROOF RL 28.00

L6 RL 24.90

L5 RL 21.80

L4 RL 18.70

L3 RL 15.60

L2 RL 12.50

L1 RL 9.40

GL RL 5.90

TOP OF BASEMENT RL 4.20

EX.NGL

EGL

FGL

CARPARK

TOP OF CHANEL WALL

FGL

RL 1.98 TOP OF CHANEL WALL

SHOPS

SAFETY FENCE

EX. BRIDGE RL 4.30

B1 CARPARK RL 0.65

DRAINAGE

CARPARK

B2 CARPARK RL -2.15

DEVELOPMENT APPLICATION E

REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
-	ISSUED FOR DEVELOPMENT APPLICATION	FEB' 15	D	1. Floor to floor height increased to 3.1m from Level 1 upwards, all affected floor levels revised	FEB' 16
B	1. Bedroom 3 removed of unit 18,29 & 40 removed to setback wall by 4m from Western Boundary 2. Solid wall added on western boundary for acoustics 3. Operable and fixed privacy screens added to balconies of unit 4,11,22, & 33 4. Unit 43, 50 & 57 re-orientated 5. All levels above and including ground floor raised by 230mm 6. Changed overflow level mesh fencing to palisades	SEP' 15	E	1. Building setback another 1.5m from Southern boundary, total setback 4.5m	FEB' 16
C	1. Pop out windows added to Unit 43,44,50,51,57& 58	OCT' 15			

**MERCURY RESOURCES
PTY LTD**

STEPHEN BOWERS ARCHITECTS
planning, urban design, landscape architecture, architecture, interior design
ABN 64 087 958 423
SUITE 91, 26-32 PIRRAMA ROAD
PYRMONT NSW 2009
TEL (612) 8212 9705
EMAIL: admin@stephenbowersarchitects.com
stephen.bowers@stephenbowersarchitects.com
REGISTERED ARCHITECT - STEPHEN BOWERS (5810)

• STEPHEN BOWERS ARCHITECTS
This drawing is protected by copyright. Reproduction or publication of the whole or part of the drawing without a license of the owner of the copyright is an infringement of copyright.
Do not scale drawings
Verify all dimension on site
Report any discrepancies in documents to Architect

Address
**32 TRAMWAY AVENUE
PARRAMATTA
NSW 2150**



Drawing Title
EAST ELEVATION

Scale 1:100 (A1) / 1:200 (A3) Date FEB' 15
Drawn by LN,EK Check by S.B
Drawing No. DA- 114 Rev/Isson E
Cad file path.
3232 Tramway Ave/DA Court/Cad Drawings

