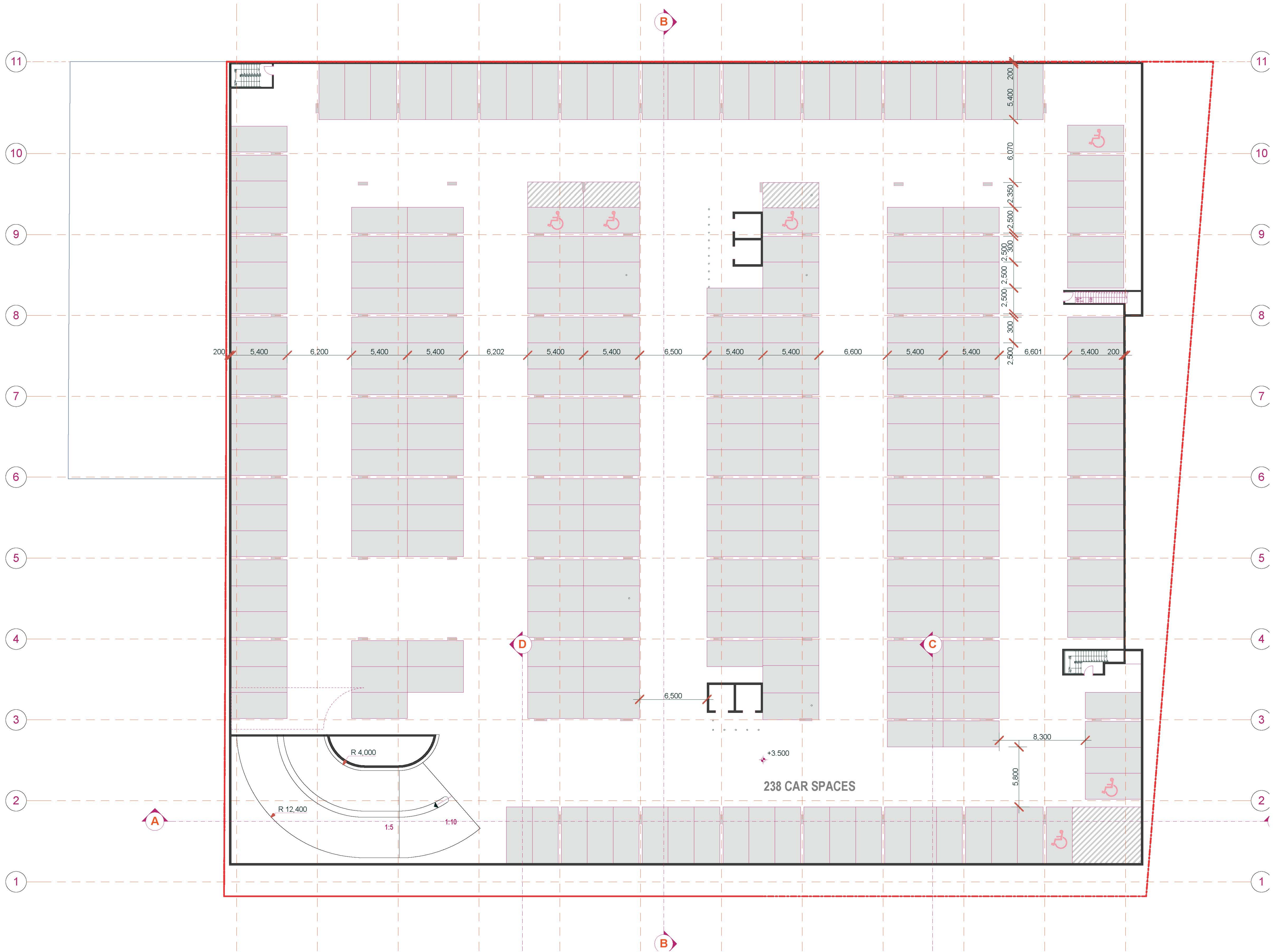


LOWER BASEMENT
FLOOR PLAN
SCALE 1 : 200 @ A1



Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements
B	GENERAL REVISION	04.07.14	B Bins
C	REVISED PLANS ACCORDING TO COUNCIL LETTER DATED 03-09-14	03.10.14	C Concrete - rendered + painted
			CI Cladding - fibre cement or prefinished metal
			CP Concrete - natural
			CO Clotheslines
			DP Down pipe
			DSL Deep Soil Landscaping
			E Entrance
			G Gutter
			GFB Glazed face brick ref. to materials for colour
			HWU Hot Water Unit
			LA Landscape area to landscape architects design
			LB Letter boxes
			MR Metal roof sheeting (with min. R3 insulation)
			PS Planter box
			POS Private open space
			PS Privacy Screen
			RF Roof flashing
			RWT Rain Water Tank as per Basix
			SG Security gates
			SVR Services riser

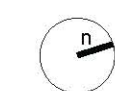
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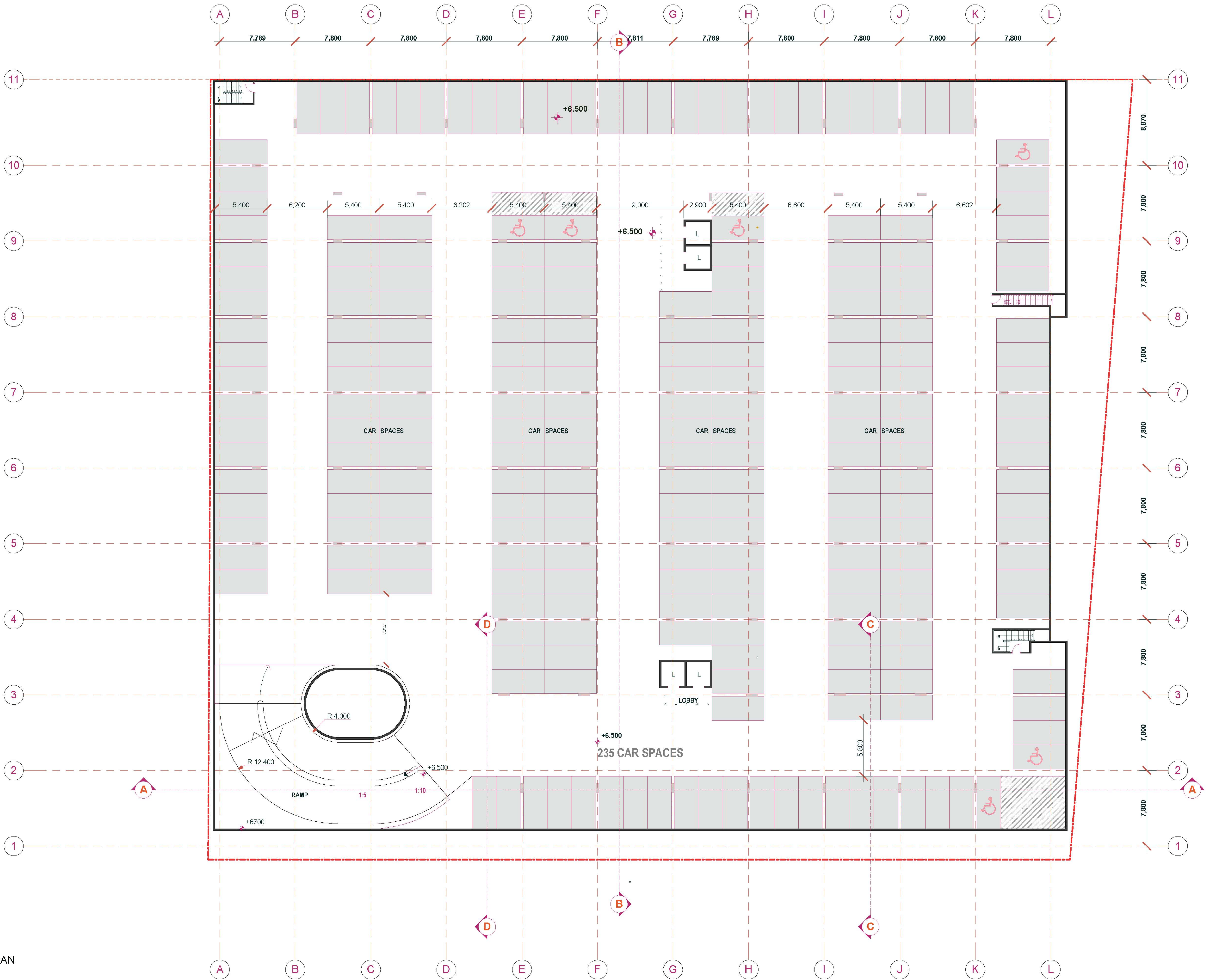
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing		date	03/10/2014
		drawn	SG JE
		checked	TJ
LOWER BASEMENT			



drawing no
DA 100

issue C



BASEMENT PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date	LEGEND	
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements	MR Metal roof sheeting (with min. R3 insulation)
B	GENERAL REVISION	04.07.14	B Bins	PS Planter box
C	REVISED PLANS ACCORDING TO COUNCIL LETTER DATED 03-09-14	03.10.14	C Concrete - rendered & painted	POS Private open space
			CI Cladding - fibre cement or prefinished metal	PS Privacy Screen
			CP Concrete - natural	RF Roof flashing
			CO Clotheslines	RWT Rain Water Tank as per Basix
			DP Down pipe	SG Security gates
			DSL Deep Soil Landscaping	SVR Services riser
			E Entrance	
			G Gutter	
			GFB Glazed face brick ref. to materials for colour	
			HWU Hot Water Unit	
			LA Landscape area to landscape architects design	
			LB Letter boxes	

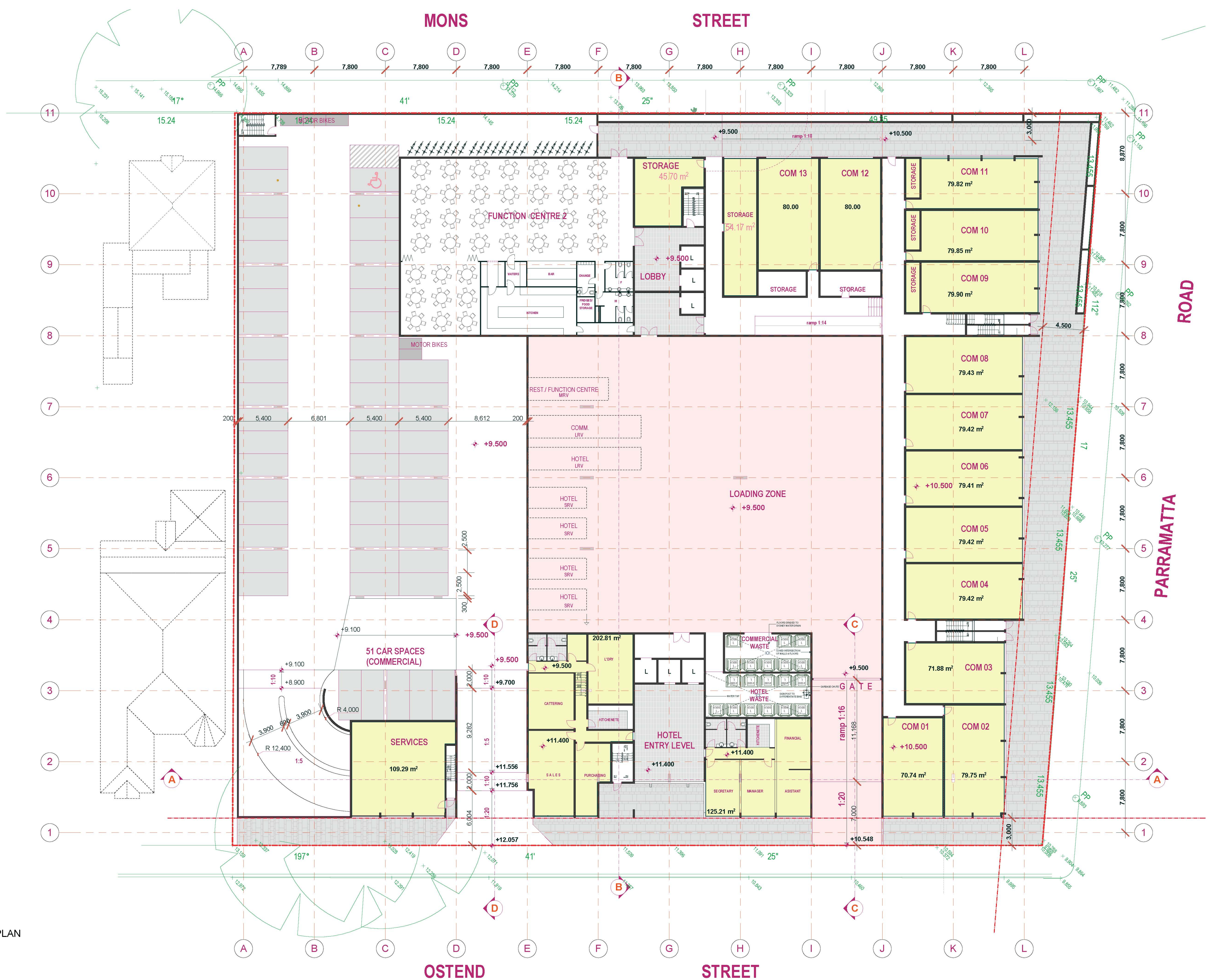
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing		date	03/10/2014
		drawn	SG JE
		checked	TJ
BASEMENT			

drawing no
DA 101

issue **C**



LOWER GROUND FLOOR PLAN
SCALE 1:200 @ A1

Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements
B	GENERAL REVISION	04.07.14	B Bins
C	REVISED PLANS ACCORDING TO COUNCIL LETTER DATED 03-09-14	03.10.14	C Concrete - rendered + painted
			CI Cladding - fibre cement or prefinished metal
			CP Concrete - natural
			CO Closets
			DP Down pipe
			DSL Deep Soil Landscaping
			E Entrance
			G Gutter
			GFB Glazed face brick ref. to materials for colour
			HWO Hot Water Unit
			LA Landscape area to landscape architects design
			LB Letter boxes

MR Metal roof sheeting (with min. R3 insulation)
PS Plaster soc.
POS Private open space
PP Privacy Screen
RF Roof flashing
RW Rain Water Tank as per Basix
SG Security gates
SVR Services riser

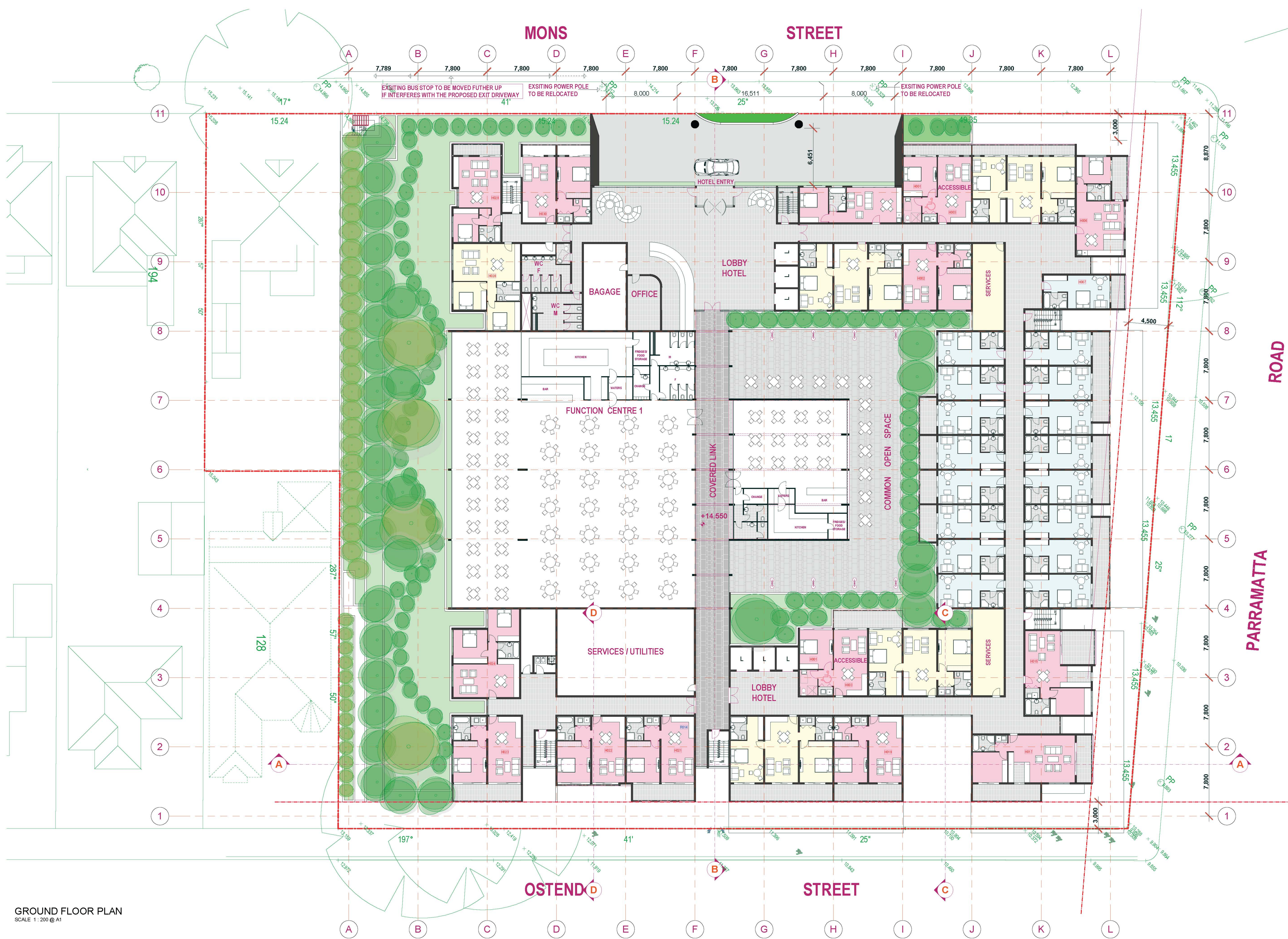
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing	LOWER GROUND FLOOR	date	03/10/2014
		drawn	SG JE
		checked	TJ

drawing no
DA 102
issue **C**



GROUND FLOOR PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date	LEGEND	MR Metal roof sheeting (with min. R3 insulation)
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements	B Sills
B	GENERAL REVISION	04.07.14	C Concrete - rendered + painted	POS Private open space
C	REVISED PLANS ACCORDING TO COUNCIL LETTER DATED 03-09-14	03.10.14	CI Cladding - fibre cement or prefinished metal	PP Privacy Screen
			CP Concrete - natural	RF Roof flashing
			CO Clotheslines	RWT Rain Water Tank as per Basin
			DP Down pipe	SG Security gates
			DSL Deep Soil Landscaping	SVR Services riser
			E Erection	
			G Gutter	
			GFB Glazed face brick ref. to materials for colour	
			HWU Hot Water Unit	
			LA Landscape area to landscape architects design	
			LB Letter boxes	

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DEVELOPMENT APPLICATION

project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
		date	03/10/2014
drawing	GROUND FLOOR PLAN	drawn	SG JE
		checked	TJ



drawing no
DA 103

issue C

DEVELOPMENT PROPOSAL SUMMARY "32 Parramatta Rd Lidcombe"		
HOTEL ACCOMMODATION		
SITE AREA:	7353.7 sqm	Zone B6
KEY CONTROLS	REQUIRED	PROPOSED
FLOOR SPACE RATIO	Zone B6 Required 3:1 = 22061.10 sqm	22039 sqm = 2.99:1
MAX BUILDING HEIGHT:	Zone B627m	26.7m
SITE COVERAGE:	Zone R265% of site area = 607 x 65% = 394.55 sqm	270 sqm = 0.44:1

NUMBER OF UNITS					COMMERCIAL	FLOOR AREA
	HOTEL					
	STUDIO	1 BED	2 BED	TOTAL		
LOWER GROUND LEVEL	-	-	-	-	13	2664
UPPER GROUND LEVEL	17	14	5	36	1	3683
LEVEL 1	24	17	8	49	-	3295
LEVEL 2	29	16	9	54	-	2400
LEVEL 3	28	14	9	51	-	3239
LEVEL 4	27	11	7	45	-	2668
LEVEL 5	10	10	4	24	-	1680
LEVEL 6	11	7	3	21		1410
SUB - TOTAL	146 2%	89 1%	45 7%	280	14	-
TOTAL				280		22039 m2

U S E	REQUIRED				PROPOSED	
	CAR SPACES	TOTAL	BICYCLE SPACES	TOTAL	CAR SPACES	BICYCLES
HOTEL ACCOMMODATION 280 UNITS	1 CAR SPACE/UNIT 280 x 1 = 280	280			280	
	1 SPACE/2 EMPLOYEES 20 EMPLOYEES : 2 = 10	10			10	
RETAIL / BUSINESS 1019.29m²	1 CAR SPACE / 40m2 1019.29 : 40 = 25.48	26	1 SPACE/10 EMPLOYEES 20 EMPLOYEES : 10 = 2	2	26	
RESTAURANT/CAFEPUBLIC USE	15 CAR SPACE / 100m2		15 CAR SPACE / 3 SEATS			
CAFFETERIA 211m²	2.11 x 15 = 31.65	32	No of seats 96 : 3 = 32		32	
FUNCTION CENTRE 1 618.35m²	6.18 x 15 = 92.70	93	No of seats 264 : 3 = 88		93	
FUNCTION CENTRE 2 498.47m²	4.98 x 15 = 74.70	75	No of seats 222 : 3 = 74		75	
TOTAL		516		2	516	24