



Hotel Development
32 Parramatta Road, Lidcombe

PROJECT NO. 11-082
CLIENT : JEC Management Pty Ltd



MR Metal roof sheeting (with min. R3 insulation)
PB 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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drawing no
DA 105
issue **B**



THIRD 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
THIRD FLOOR PLAN			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
			GPB 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 Plaster soc.
POS Private open space
PG Privacy Screen
RF Roof flashing
RWY Rain Water Tank as per Basix
SG Security gates
SVR Services riser

URBAN LINK
ARCHITECTS
Shop 8-11 320 Liverpool Road Enfield NSW 2136
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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	04/07/2014
		drawn	SG JE
		checked	TJ
THIRD FLOOR PLAN			

drawing no
DA 106
issue **B**



FOURTH FLOOR PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date
A	DEVELOPMENT APPLICATION	30.10.13
B	GENERAL REVISION	04.07.14

Do not scale drawings. Verify all dimensions on site

LEGEND
BAL Balustrade to BCA requirements
B Bins
C Concrete - rendered + painted
CI Cladding - fibre cement or prefinished metal
CP Concrete - natural
CO Clotheslines
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DSL Deep Soil Landscaping
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project	32 PARRAMATTA RD LIDCOMBE
client	JEC Management P/L
drawing	FOURTH FLOOR PLAN
project no	11-082
scale	AS SHOWN @A1
date	04/07/2014
drawn	SG JE
checked	TJ

drawing no
DA 107

issue
B



FIFTH 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 Concrete - rendered + painted
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client	JEC Management P/L	scale	AS SHOWN @A1
		date	04/07/2014
drawing		drawn	SG JE
		checked	TJ
FIFTH FLOOR PLAN			

drawing no
DA 108

issue **B**



SIXTH FLOOR PLAN
SCALE 1:200 @ A1

Issue	Amendment	Date
A	DEVELOPMENT APPLICATION	30.10.13
B	GENERAL REVISION	04.07.14

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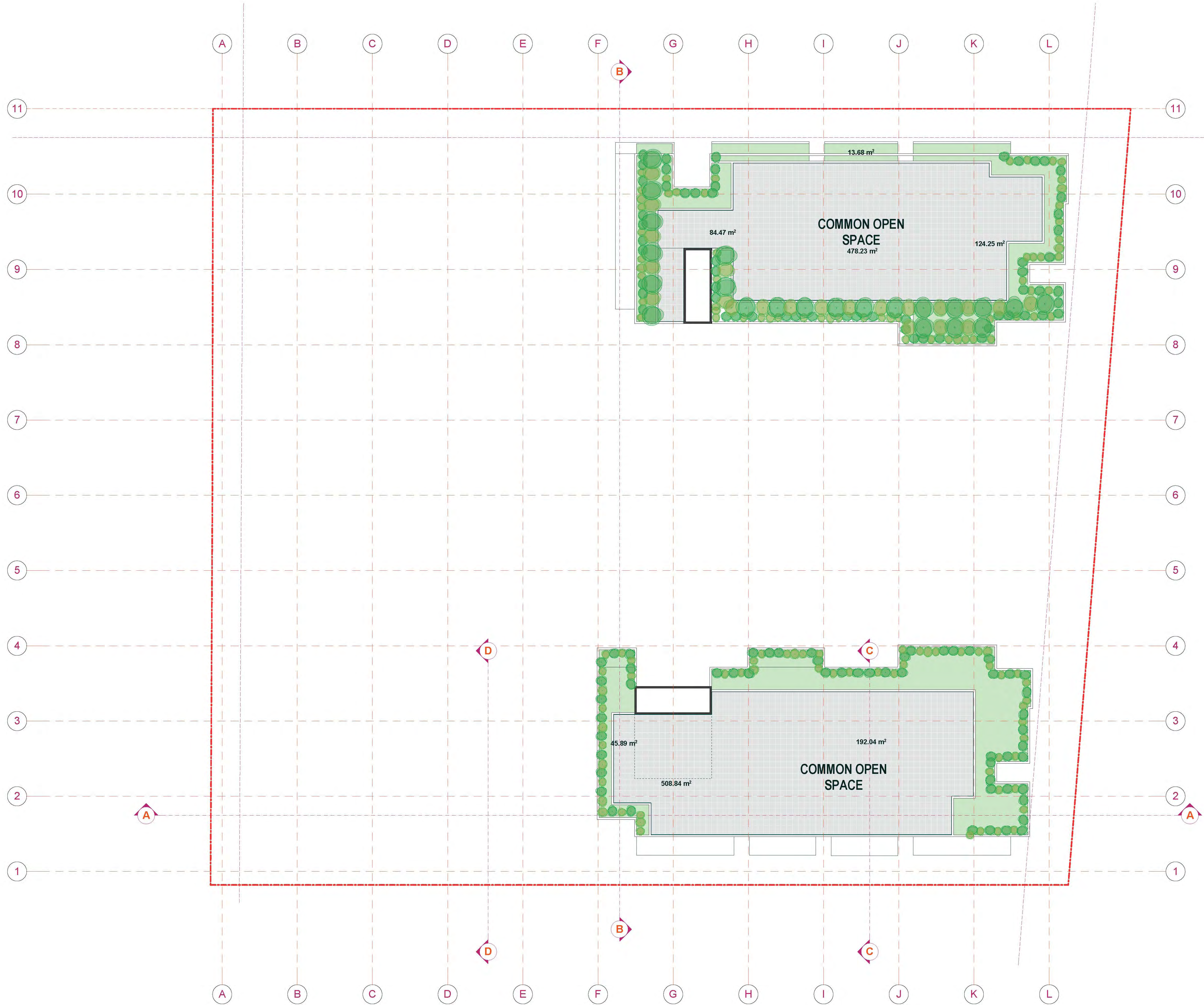
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DEVELOPMENT APPLICATION	
project	32 PARRAMATTA RD LIDCOMBE
client	JEC Management P/L
drawing	checked TJ
project no	11-082
scale	AS SHOWN @A1
date	04/07/2014
drawn	SG JE
checked	TJ
SIXTH FLOOR PLAN	

drawing no
DA 109

issue
B



ROOF PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BA1 Balustrade to BCA requirements
B	GENERAL REVISION	04.07.14	B Bins
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			SG Security gates
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a r c h i t e c t u r e

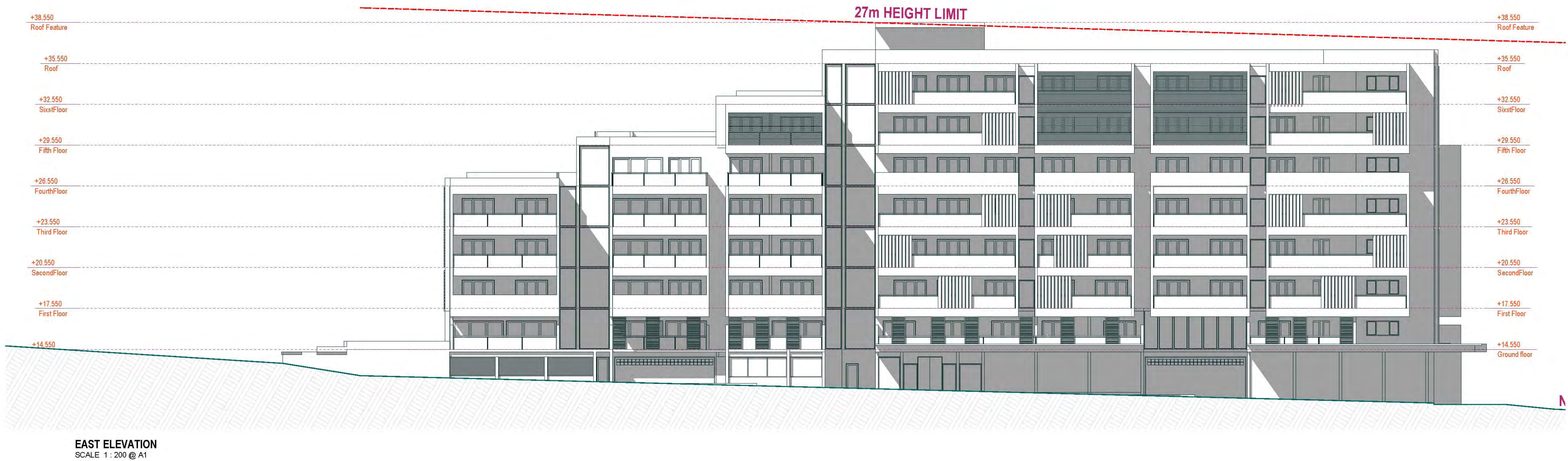
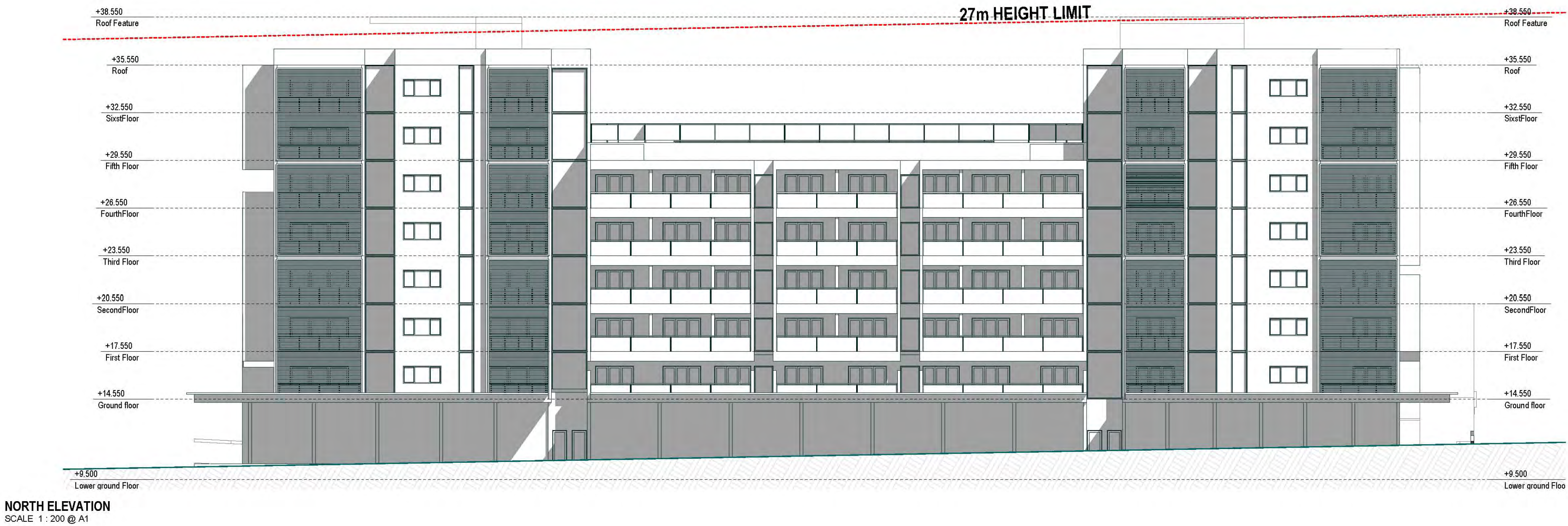
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drawing		date	04/07/2014
		drawn	SG JE
		checked	TJ
ROOF PLAN			

drawing no
DA 110

issue **B**



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B	GENERAL REVISION	04.07.14

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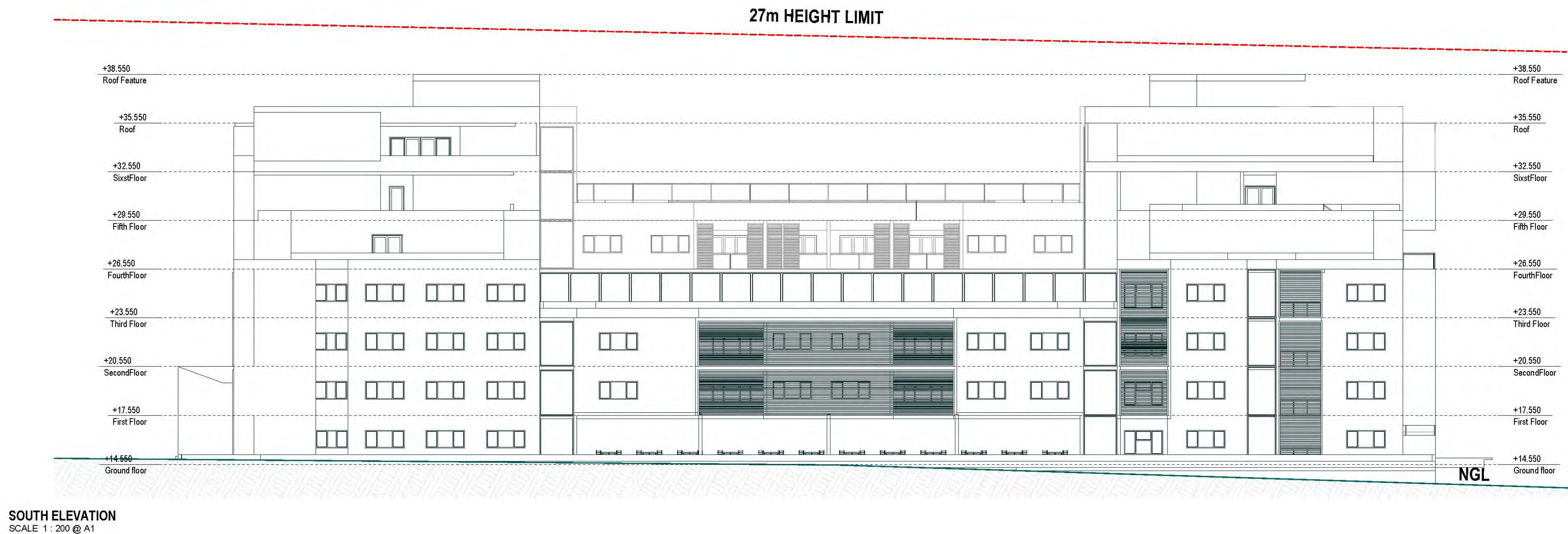
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing	NORTH & EAST ELEVATIONS	date	04/07/2014
		drawn	SG JE
		checked	TJ

drawing no
DA 201
issue **B**



Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements
B	GENERAL REVISION	04.07.14	B Bricks
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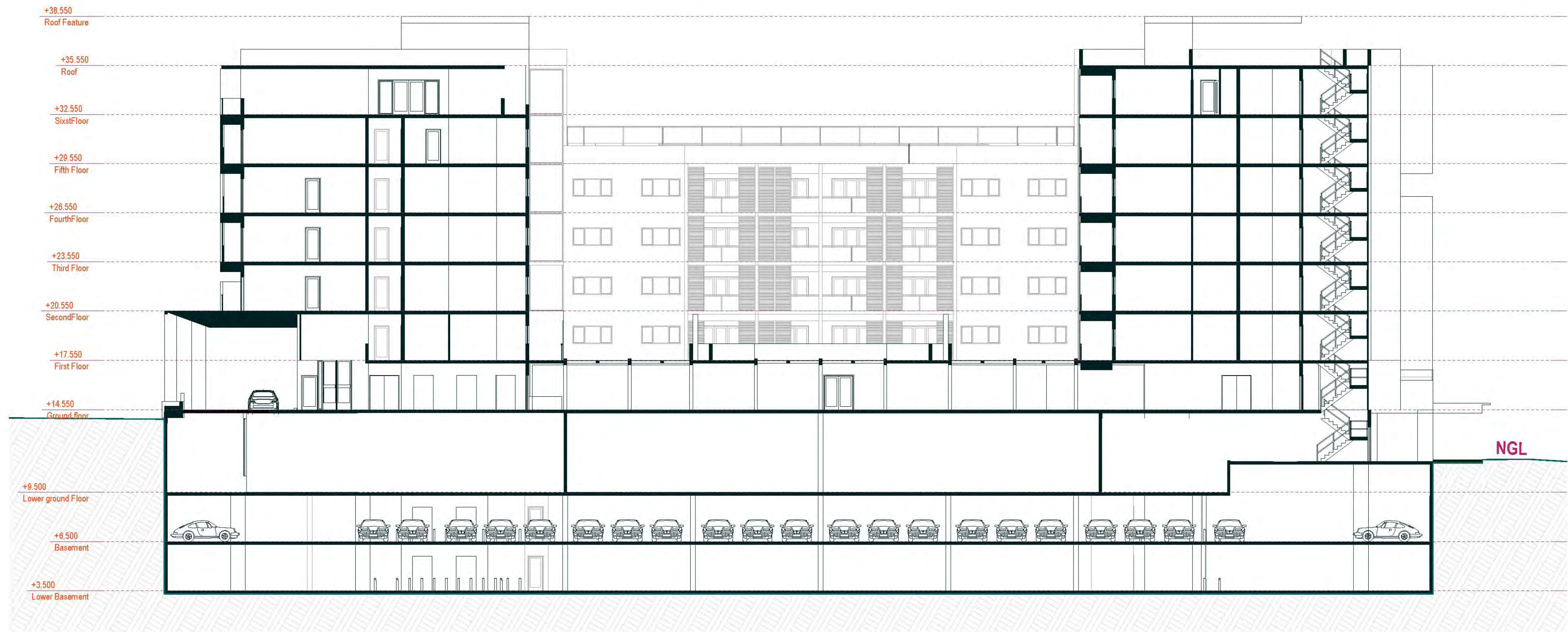
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project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing	SOUTH & WEST ELEVATIONS	date	04/07/2014
		drawn	SG JE
		checked	TJ

drawing no
DA 202

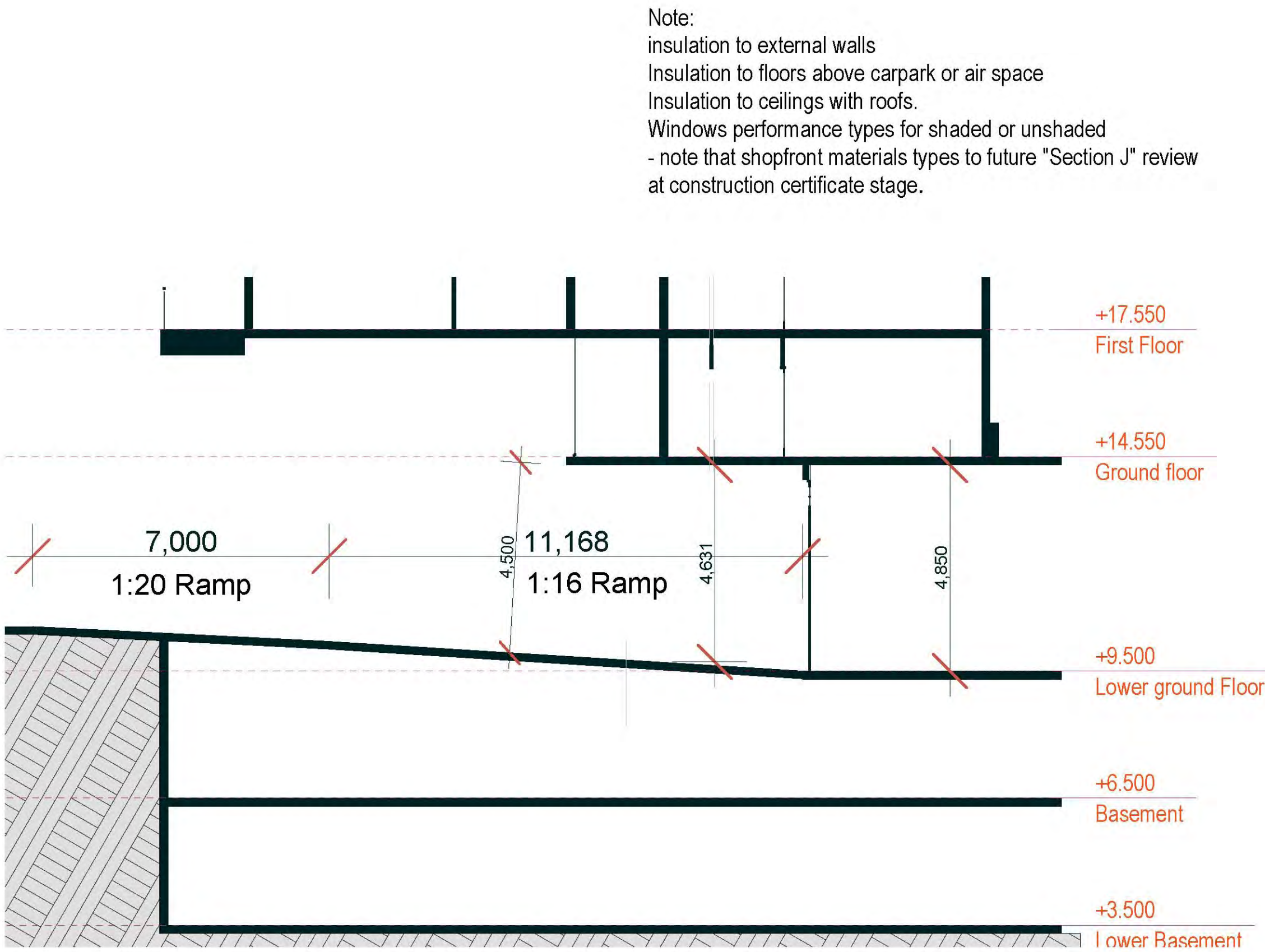
issue **B**



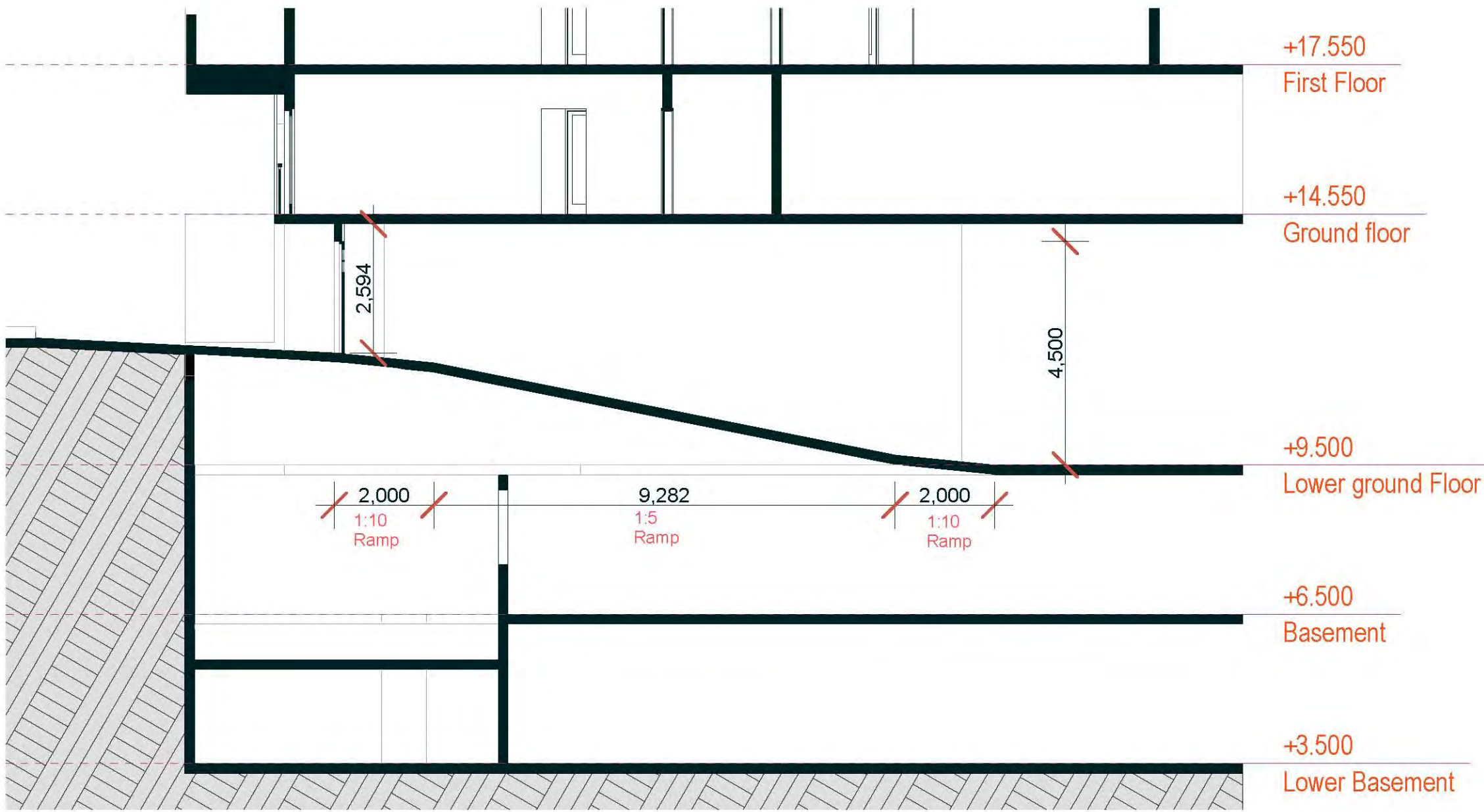
SECTION B - B
SCALE 1:200 @ A1



SECTION A - A
SCALE 1:200 @ A1



SECTION C - C
SCALE 1:100 @ A1



SECTION D - D
SCALE 1:100 @ A1

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project no	11-082
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date	04/07/2014
drawn	SG JE
checked	TJ
SECTIONS AA & BB	

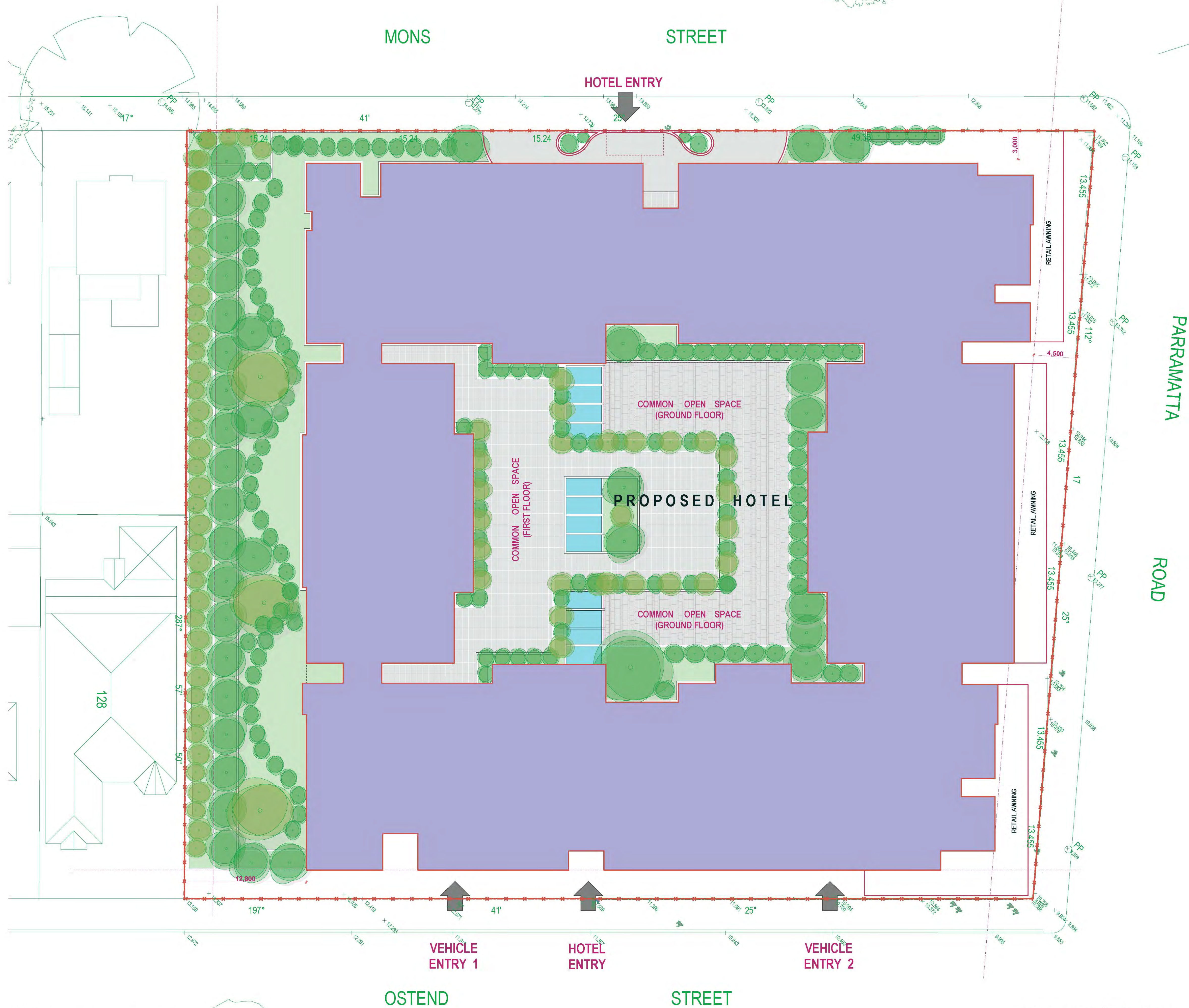
drawing no
DA 301

issue **B**

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 32%	89 31%	45 7%	280		-
TOTAL				280	14	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	34	
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	524	24



SITE PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BAL Balustrade to BCA requirements
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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	04/07/2014
drawing		drawn	SG JE
		checked	TJ
SITE PLAN			

drawing no
DA 001
issue **B**



PARRAMATTA ROAD VIEW



Issue	Amendment	Date	LEGEND	
A	DEVELOPMENT APPLICATION	30.10.13	BA1 Balustrade to BCA requirements	MR Metal roof sheeting (with min. R3 insulation)
B	GENERAL REVISION	04.07.14	B Bins	PS Plaster soc.
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SCHEDULE OF COLOURS & FINISHES

+

COLOUR INFORMATION

BRAND: TAUBMANS

NAME: AKIMBO

REF: T12 2.A11

RGB: R245 G242 B233

HEX: HF5F2E9

LRV: 89.1

[AK]

+

COLOUR INFORMATION

BRAND: TAUBMANS

NAME: JOLLY ROGER

REF: T12 8.F12

RGB: R84 G88 B91

HEX: H54585B

LRV: 9.5

[JR]



TIMBER SOFIT
[TS]



METAL FRAME WITH
GLASS AWNING

[MA]



METAL BALUSTRADE WITH
GLASS INFILL

[MB]



ALUMINIUM LOUVRES

[AL]



ALUMINIUM WINDOWS
& DOORS

[AWD]



TIMBER LOUVER
[TL]



TIMBER SCREENING DEVICE
[TSD]

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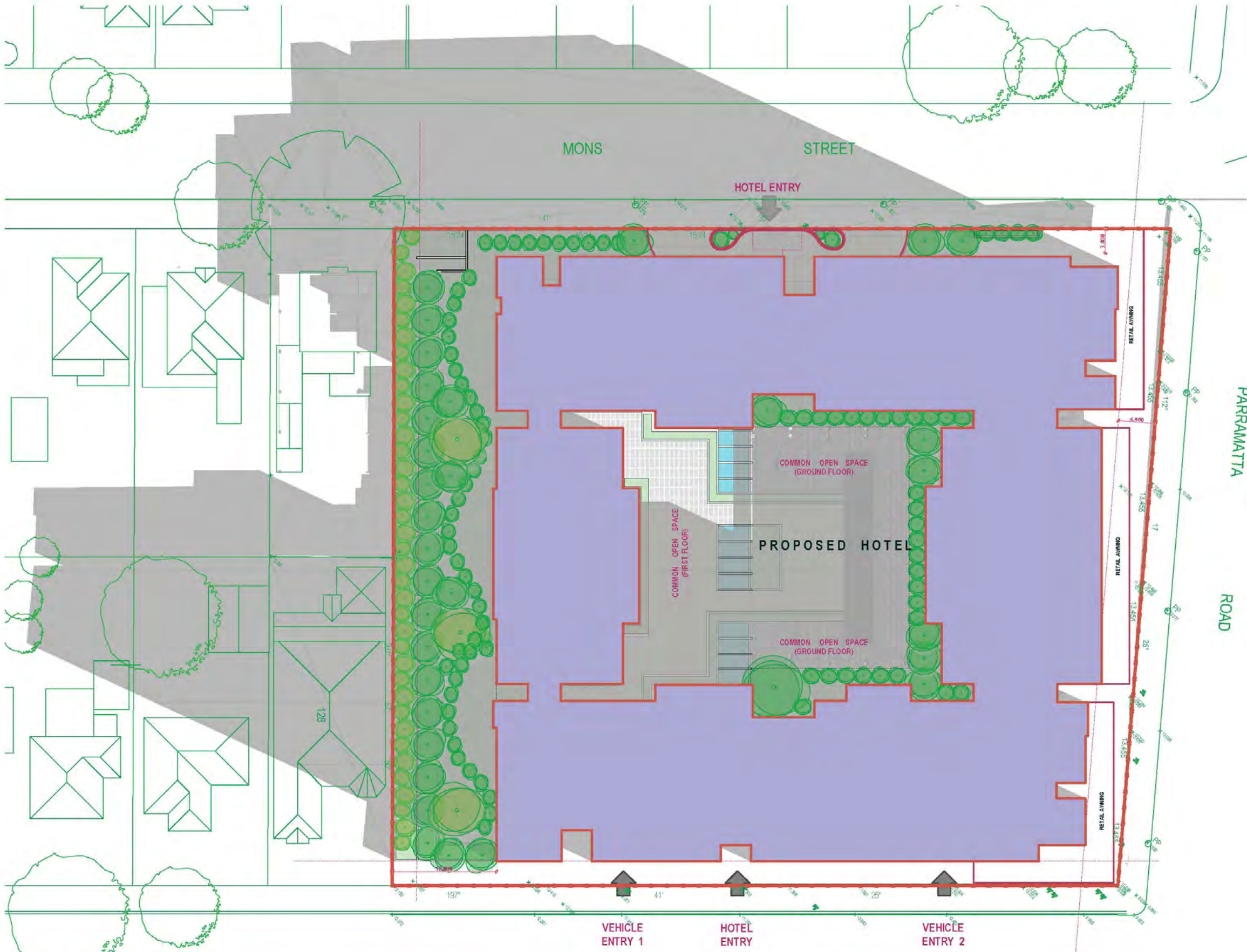
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client	JEC Management P/L	scale	AS SHOWN @A1
drawing	COLOURS & FINISHES	date	04/07/2014
		drawn	SG JE
		checked	TJ

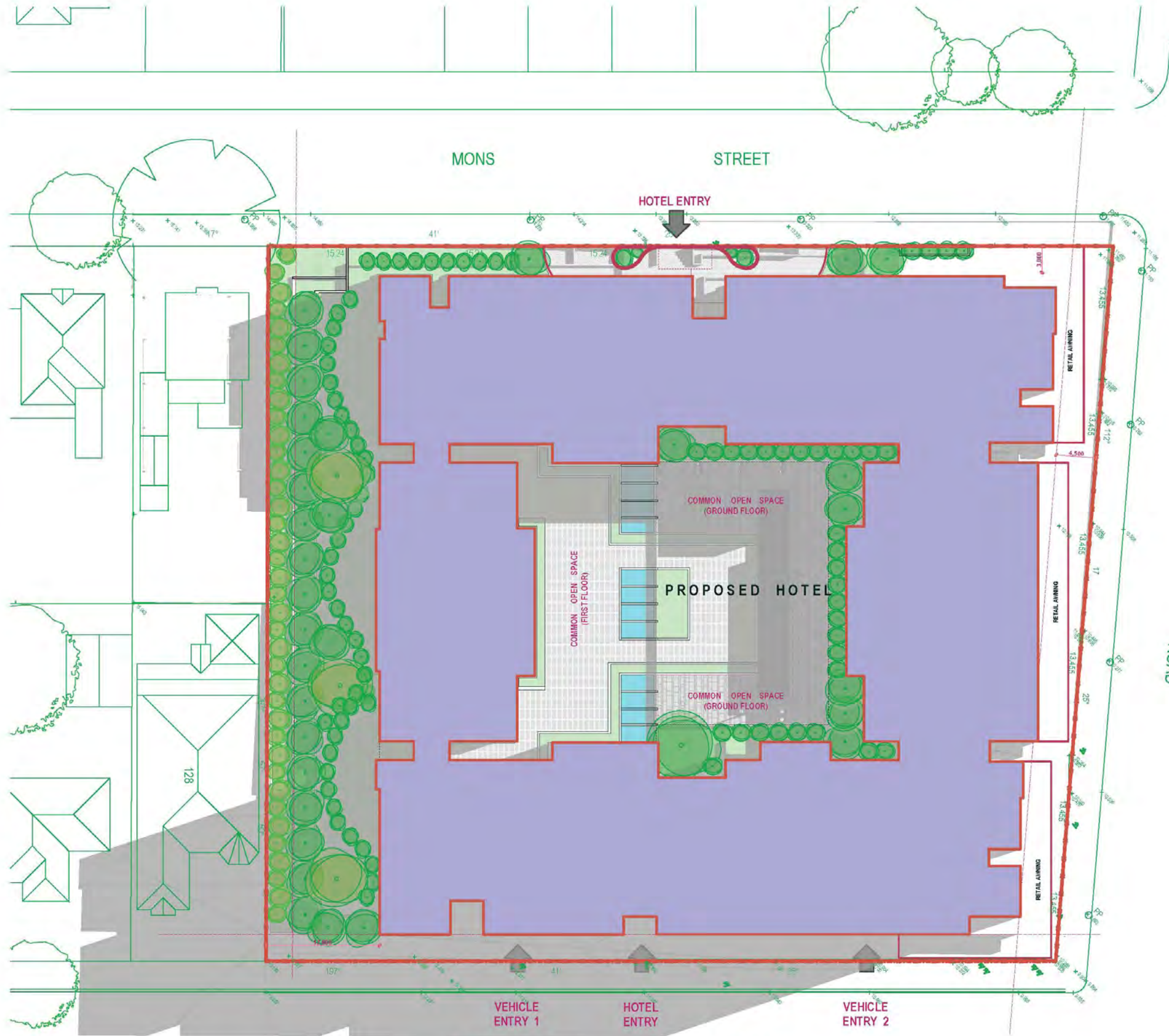
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drawing no
DA 501

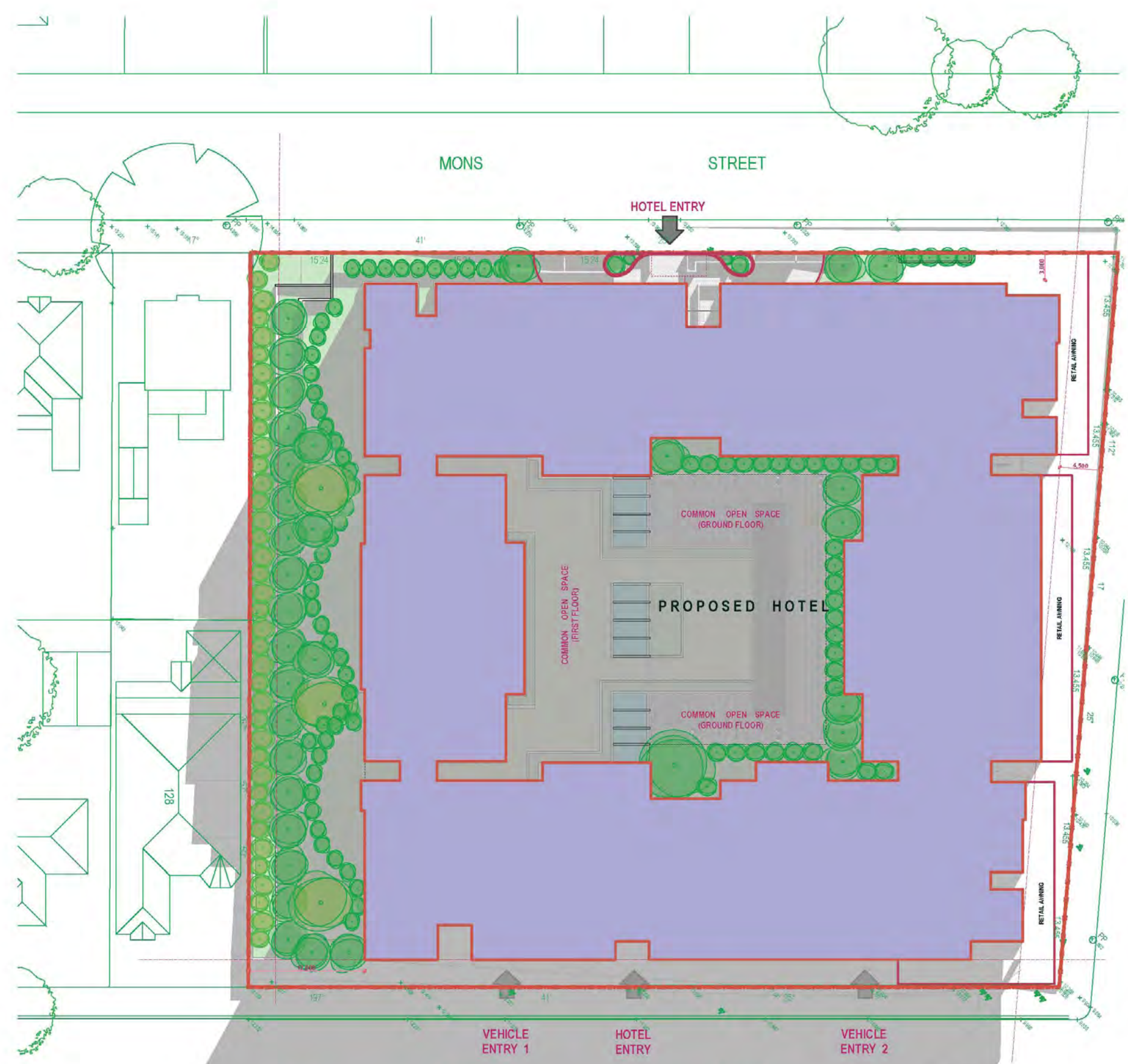
issue B



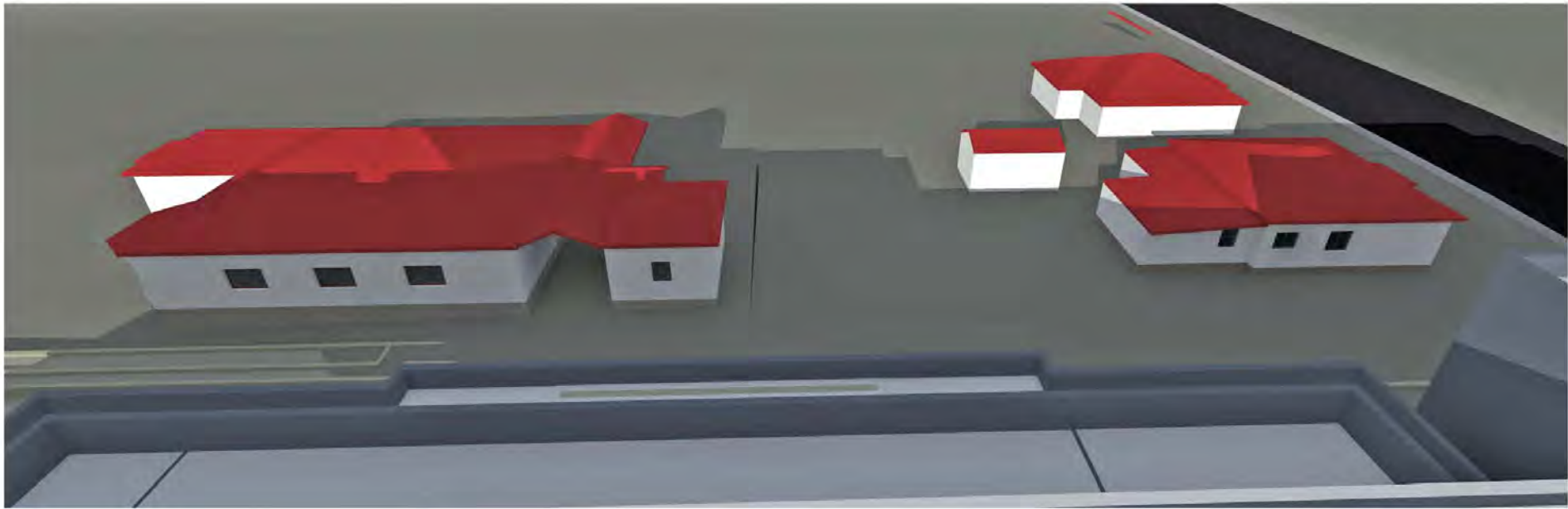
SHADOW DIAGRAM AT 9 AM
SCALE 1 : 500 @ A1



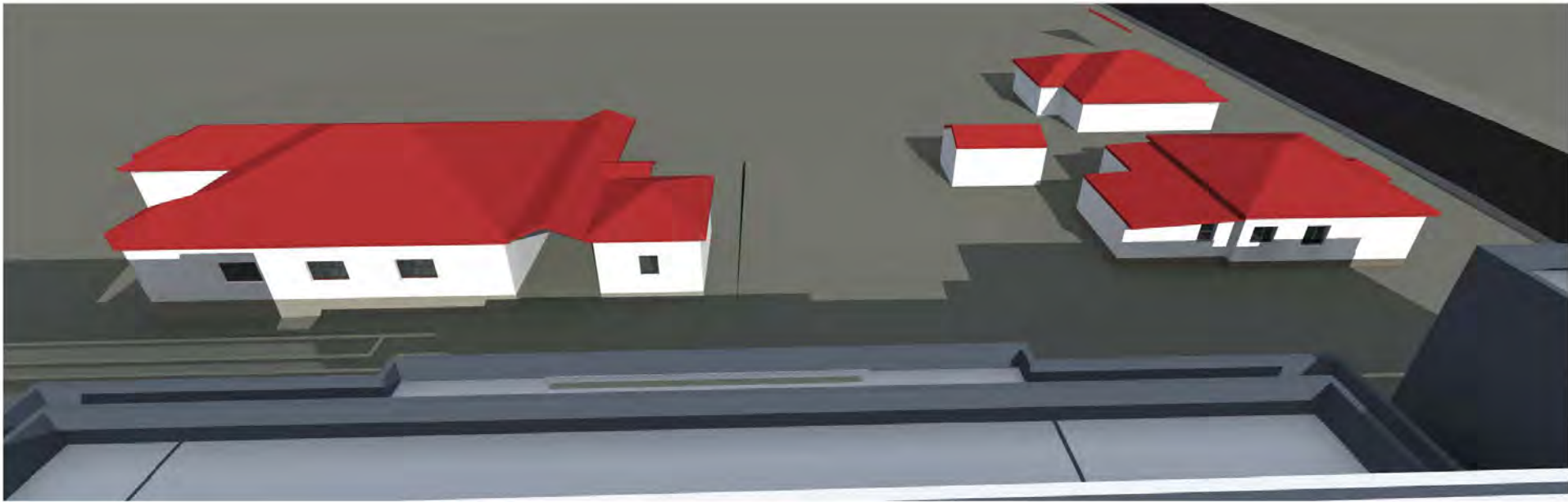
SHADOW DIAGRAM AT 12 NOON
SCALE 1 : 500 @ A1



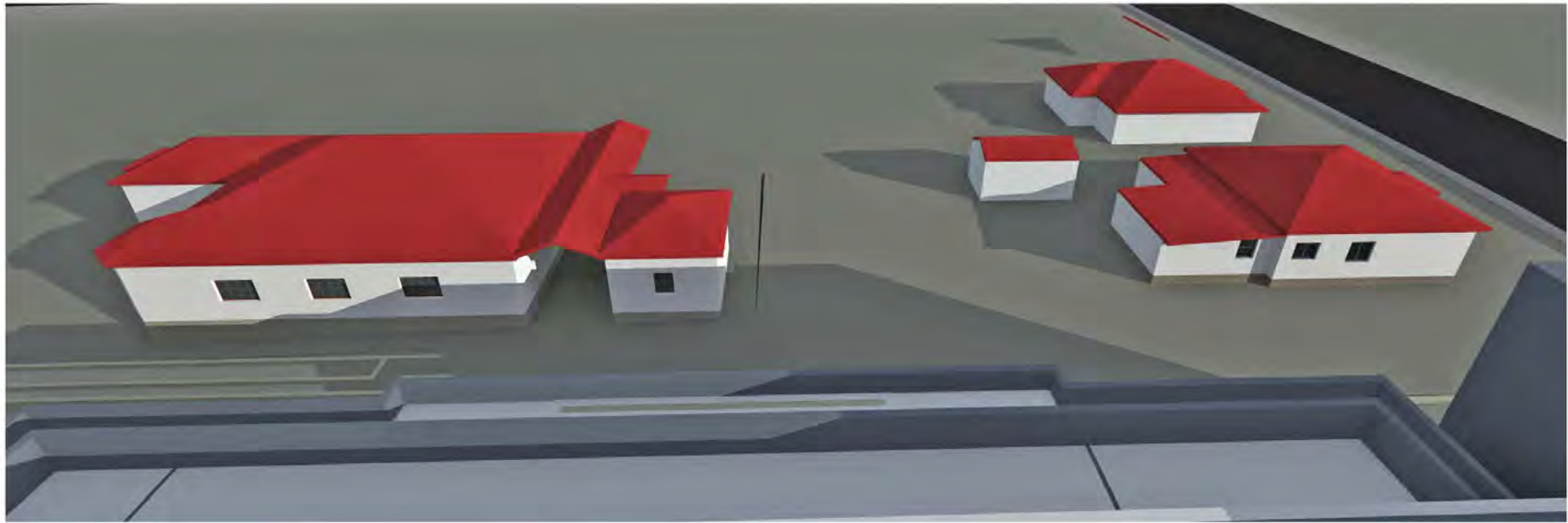
SHADOW DIAGRAM AT 3 PM
SCALE 1 : 500 @ A1



SHADOW DIAGRAM AT 9 AM



SHADOW DIAGRAM AT 12 NOON



SHADOW DIAGRAM AT 3 PM

Issue	Amendment	Date
A	DEVELOPMENT APPLICATION	30.10.13
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project	32 PARRAMATTA RD LIDCOMBE
client	JEC Management P/L
drawing	SHADOW DIAGRAM AT 21. JUNE
project no.	11-082
scale	AS SHOWN @A1
date	04/07/2014
drawn	SG JE
checked	TJ

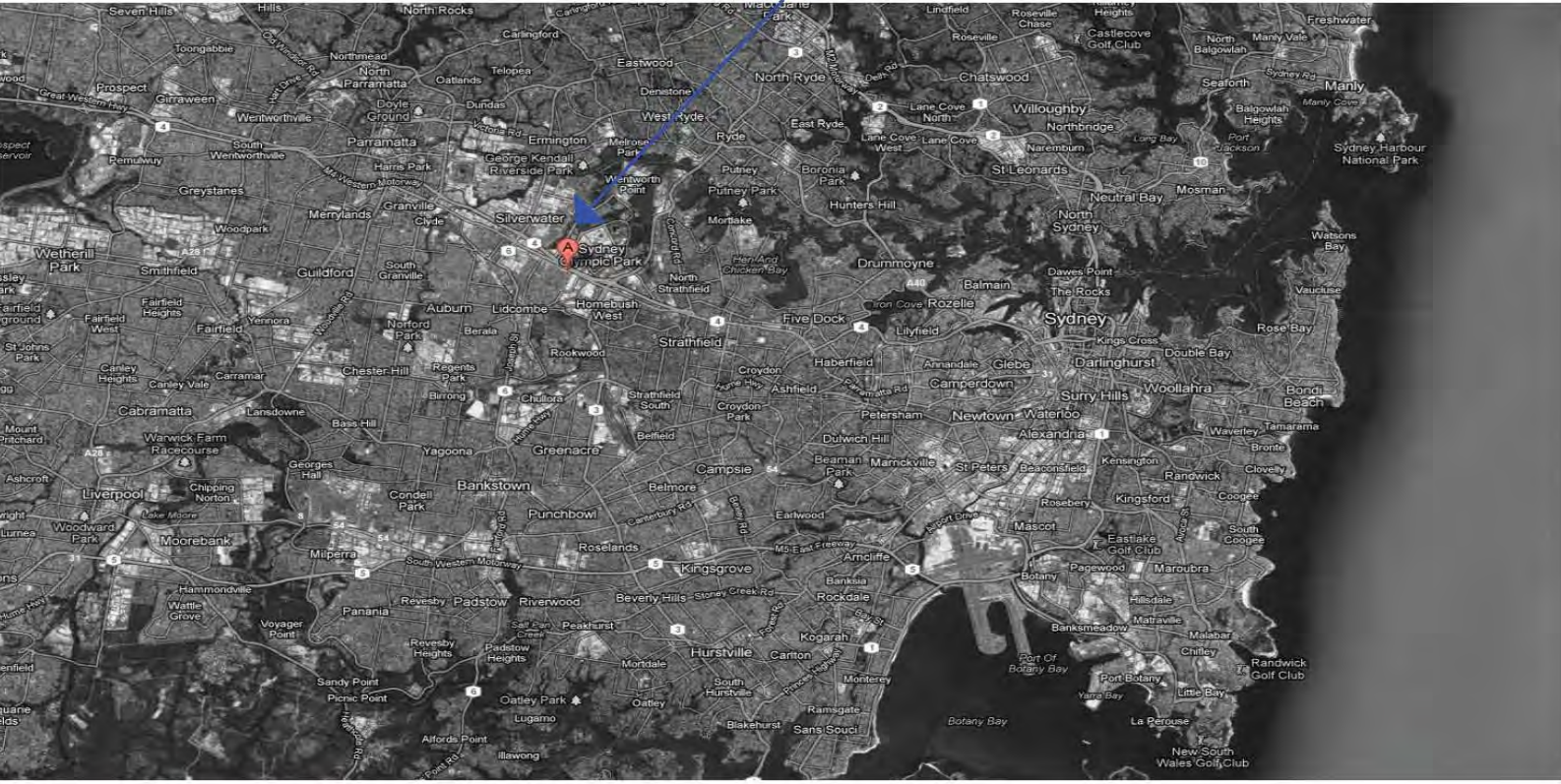
drawing no
DA 601

issue
B



LOCALITY PLAN 01

PROPOSED SITE



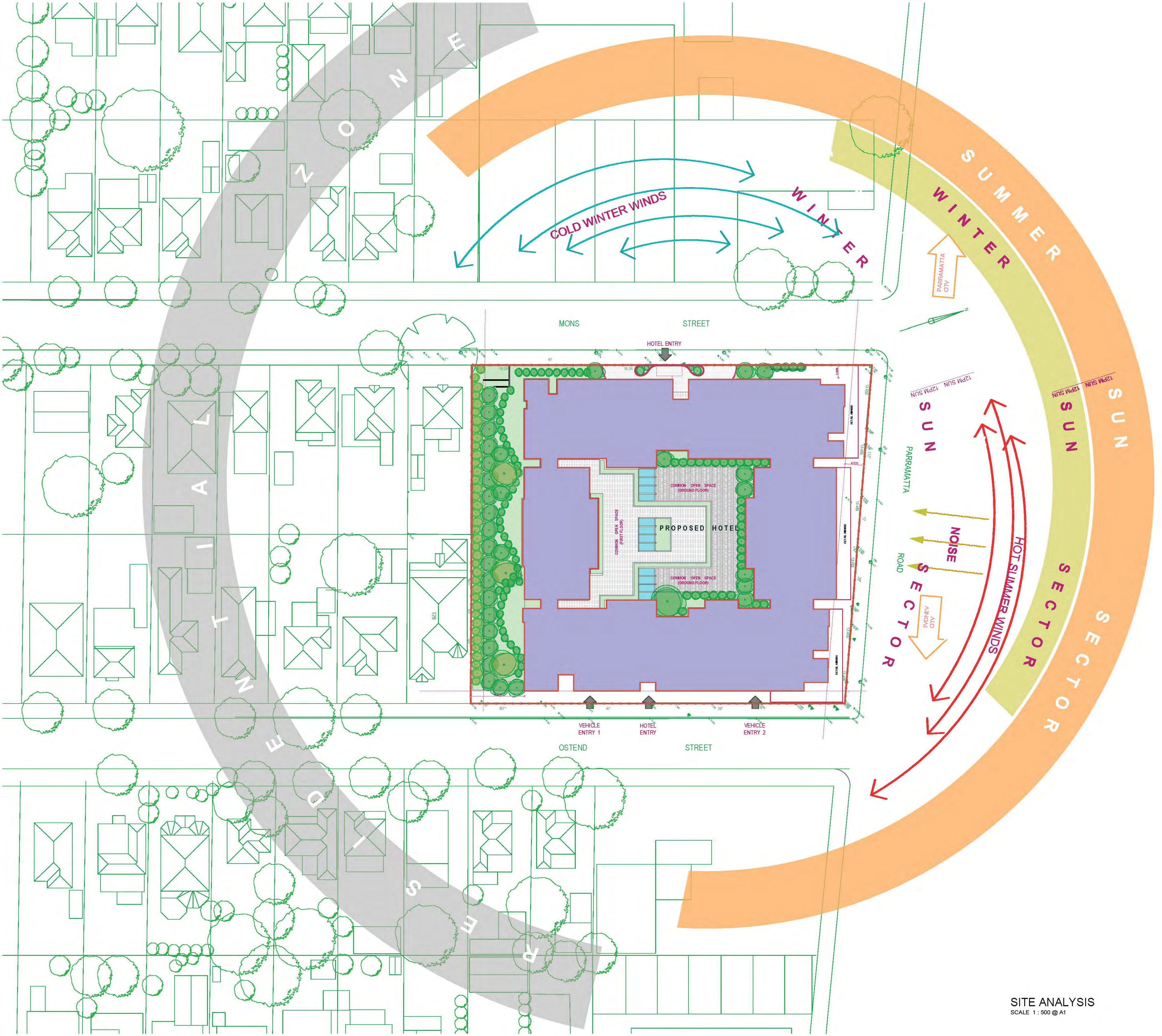
LOCALITY PLAN 02



ACCOMMODATION IN THE AREA



BUILDING USE



SITE ANALYSIS
SCALE 1:500 @ A1

Issue	Amendment	Date	LEGEND
A	DEVELOPMENT APPLICATION	30.10.13	BA Balustrade to BCA requirements
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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	04/07/2014
		drawn	SG JE
		checked	TJ
SITE ANALYSIS			

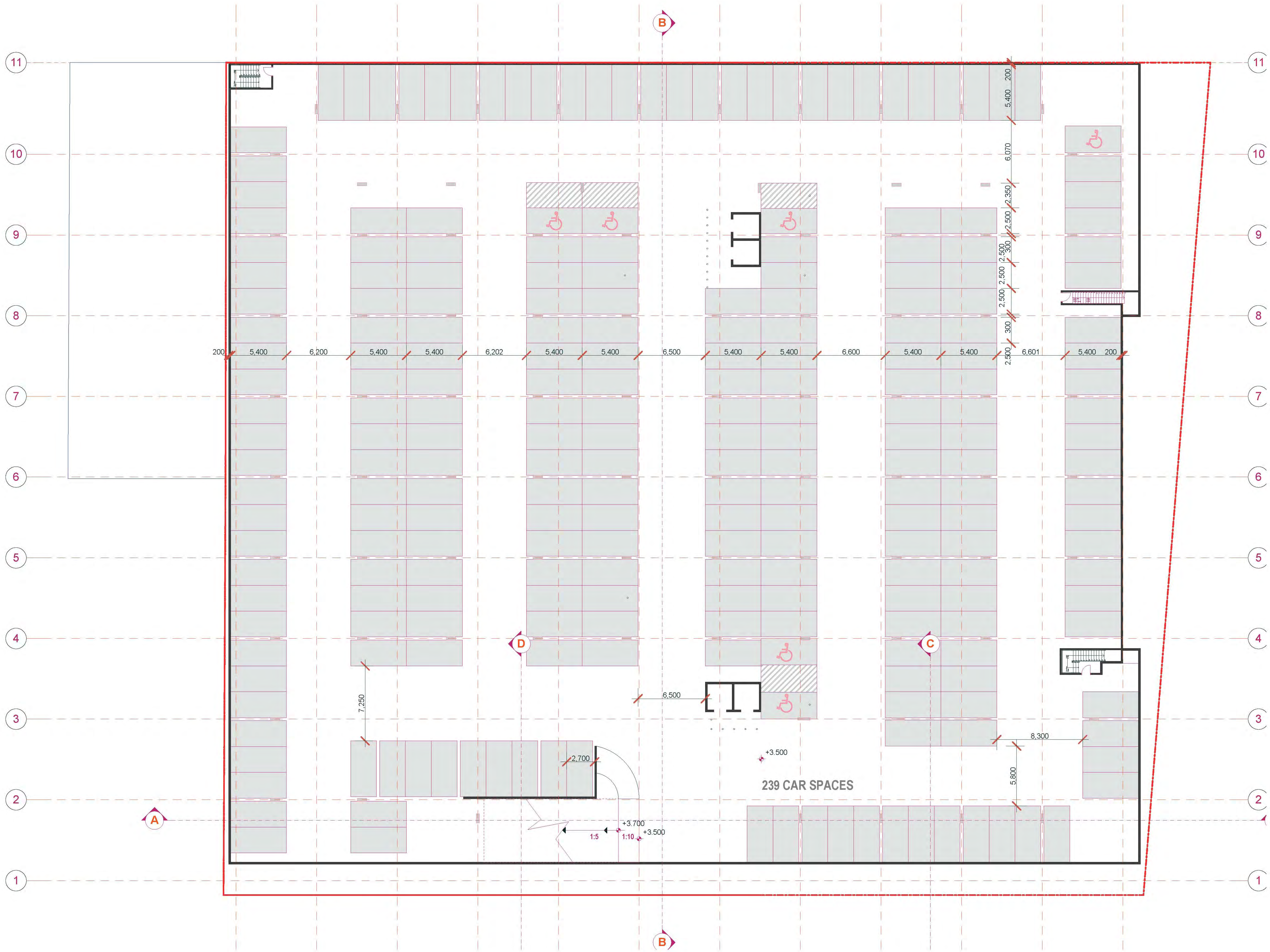
drawing no
DA 002

issue B

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 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

Do not scale drawings. Verify all dimensions on site

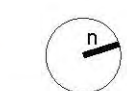


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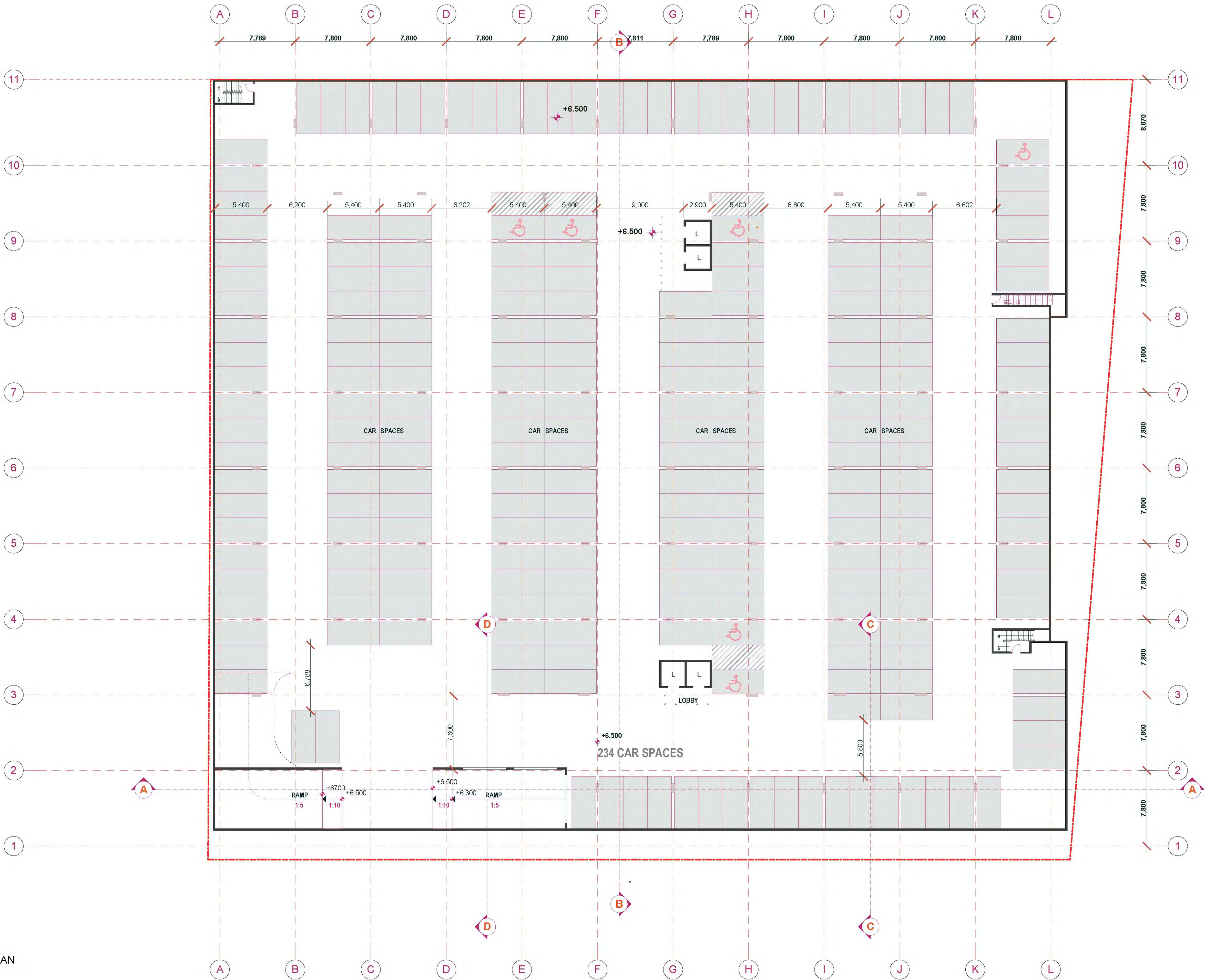
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing		date	04/07/2014
		drawn	SG JE
		checked	TJ
LOWER BASEMENT			



drawing no
DA 100

issue B



BASEMENT 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 Concrete - rendered + painted
			CI Cladding - fibre cement or prefinished metal
			CP Concrete - natural
			CO Closets/lines
			DP Down pipe
			DSL Deep Soil Landscaping
			E Entrance
			G Gutter
			GPB 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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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing		date	04/07/2014
		drawn	SG JE
		checked	TJ
BASEMENT			

drawing no
DA 101

issue **B**



LOWER GROUND FLOOR PLAN
SCALE 1:200 @ A1

Issue	Amendment	Date
A	DEVELOPMENT APPLICATION	30.10.13
B	GENERAL REVISION	04.07.14

LEGEND	MR Metal roof sheeting (with min. R3 insulation)
BAL Balustrade to BCA requirements	PSB Planter box
B Bins	POS Private open space
C Concrete - rendered + painted	PP Privacy Screen
CI Cladding - fibre cement or prefinished metal	RF Roof flashing
CP Concrete - natural	RWT Rain Water Tank as per Basis
CO Closets	SG Security gates
DP Down pipe	SVR Services riser
DSL Deep Soil Landscaping	
E Elevation	
G Gutter	
GPB Glazed face brick ref. to materials for colour	
HWO Hot Water Unit	
LA Landscape area to landscape architects design	
LB Letter boxes	

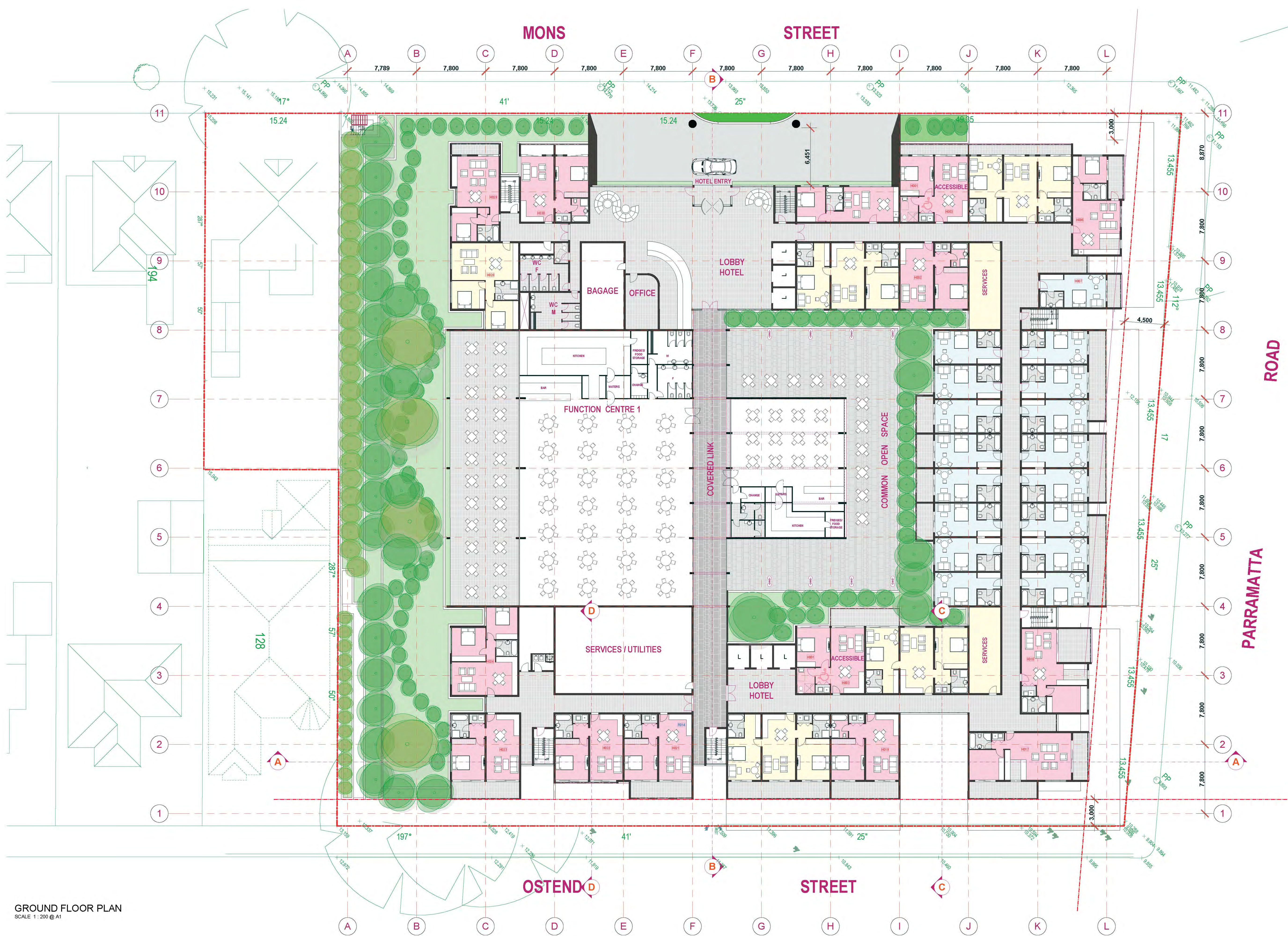
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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing	LOWER GROUND FLOOR	date	04/07/2014
checked		drawn	SG JE
		checked	TJ

drawing no
DA 102

issue
B



GROUND FLOOR PLAN
SCALE 1 : 200 @ A1

Issue
A
B

Amendment
DEVELOPMENT APPLICATION
GENERAL REVISION

Date
30.10.13
04.07.14

LEGEND
BAL Balustrade to BCA requirements
B Bins
C Concrete - rendered + painted
CI Cladding - fibre cement or prefinished metal
CP Concrete - natural
CO Clotheslines
DP Down pipe
DSL Deep Soil Landscaping
E Elevation
G Gutter
GFB Glazed face brick ref. to materials for colour
HNU Hot Water Unit
LA Landscape area to landscape architects design
LB Letter boxes

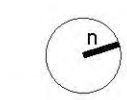
MR Metal roof sheeting (with min. R3 insulation)
PS Plaster soc.
POS Private open space
PP Privacy Screen
RF Roof flashing
RWI Rain Water Tank as per Basix
SG Security gates
SVR Services riser

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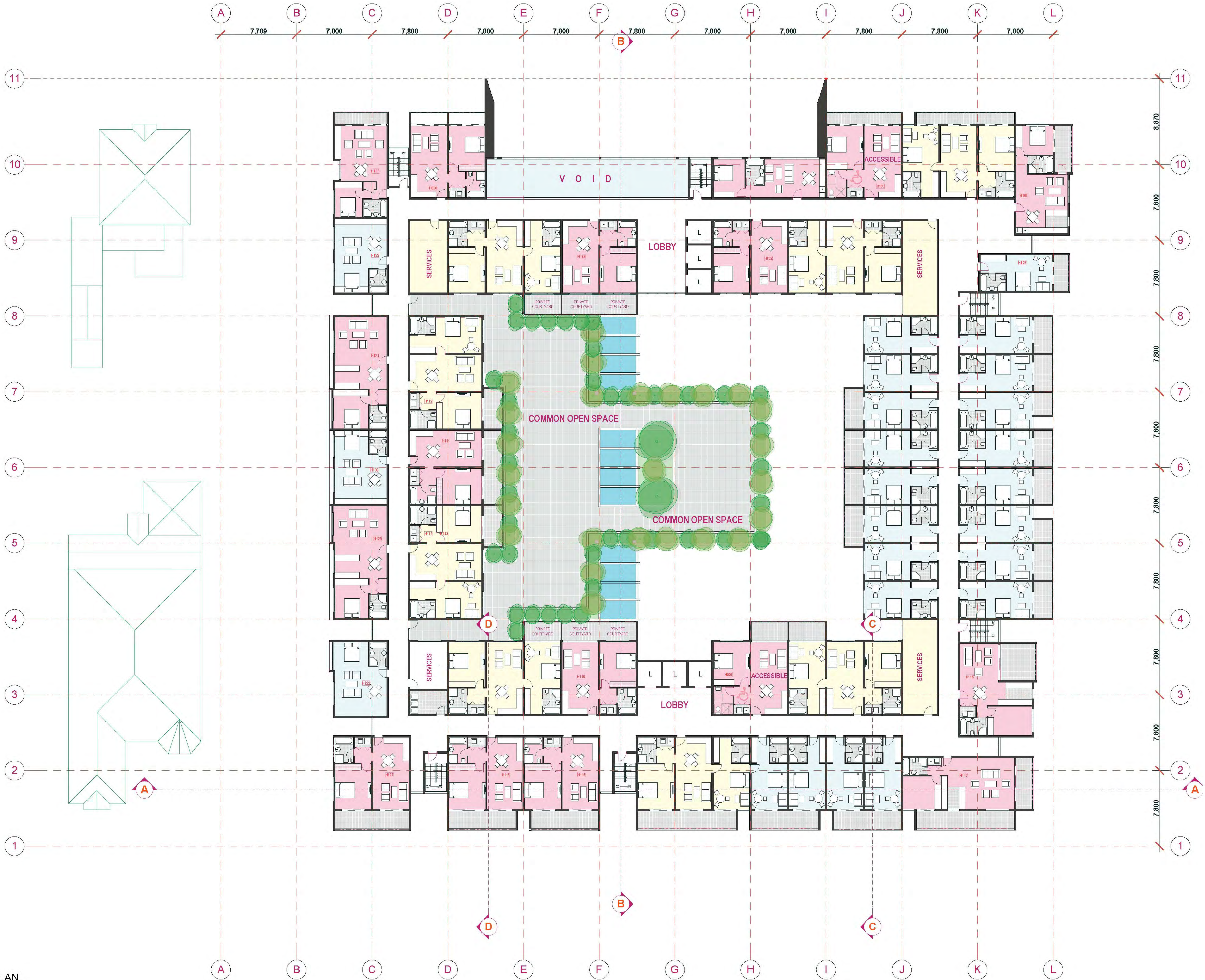
DEVELOPMENT APPLICATION

project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing	GROUND FLOOR PLAN	date	04/07/2014
checked	TJ	drawn	SG JE
		checked	TJ



drawing no
DA 103

issue **B**



FRIST FLOOR PLAN
SCALE 1 : 200 @ A1

Issue	Amendment	Date
A	DEVELOPMENT APPLICATION	30.10.13
B	GENERAL REVISION	04.07.14

Do not scale drawings. Verify all dimensions on site

LEGEND	
BAL	Balustrade to BCA requirements
B	Bins
C	Concrete - rendered + painted
CI	Cladding - fibre cement or prefinished metal
CP	Concrete - natural
CO	Clotheslines
DP	Down pipe
DSL	Deep Soil Landscaping
E	Elevance
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	Pierler soc.
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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DEVELOPMENT APPLICATION			
project	32 PARRAMATTA RD LIDCOMBE	project no	11-082
client	JEC Management P/L	scale	AS SHOWN @A1
drawing		date	04/07/2014
		drawn	SG JE
		checked	TJ
FIRST FLOOR PLAN			

drawing no
DA 104

issue **B**