

## Robert Craig

---

**From:** Robert Craig <Robert.Craig@penrith.city>  
**Sent:** Friday, 1 September 2017 8:41 AM  
**To:** Svc\_T1ConnectP  
**Subject:** 50 Belmore St, Penrith letter of concurrence  
**Attachments:** DA03.B1[G].PDF; DA03.B2[G].PDF; DA03.B3[F].PDF; DA50.00[E].PDF

#ECMBODY  
#SILENT

---

**From:** Meadhbh Nolan [mailto:mnolan@urbis.com.au]  
**Sent:** Friday, 1 September 2017 8:37 AM  
**To:** Robert Craig <Robert.Craig@penrith.city>  
**Cc:** Wendy Connell <wendy.connell@penrith.city>; Gavin Cherry <Gavin.Cherry@penrith.city>; Michael Grassi <michael.grassi@podia.com.au>  
**Subject:** RE: 50 Belmore St, Penrith letter of concurrence

Hi Rob

Please find attached the amended plans and GFA diagrams. Below are the calculations.

|                                               | Required   | Proposed  |
|-----------------------------------------------|------------|-----------|
| Total GFA                                     | 10, 992sqm | 11,493sqm |
| FSR standard                                  | 4:1        | 4:18      |
| Difference<br>(exceedance –<br>building only) | 501sqm     |           |
| Percentage<br>difference %                    | 4.5%       |           |

Any questions, please let me know.

Kind Regards

Meadhbh

**MEADHBH NOLAN**  
SENIOR CONSULTANT

T +61 2 8233 9900  
D +61 2 8233 7636  
M +61 447 967 481  
E [mnolan@urbis.com.au](mailto:mnolan@urbis.com.au)

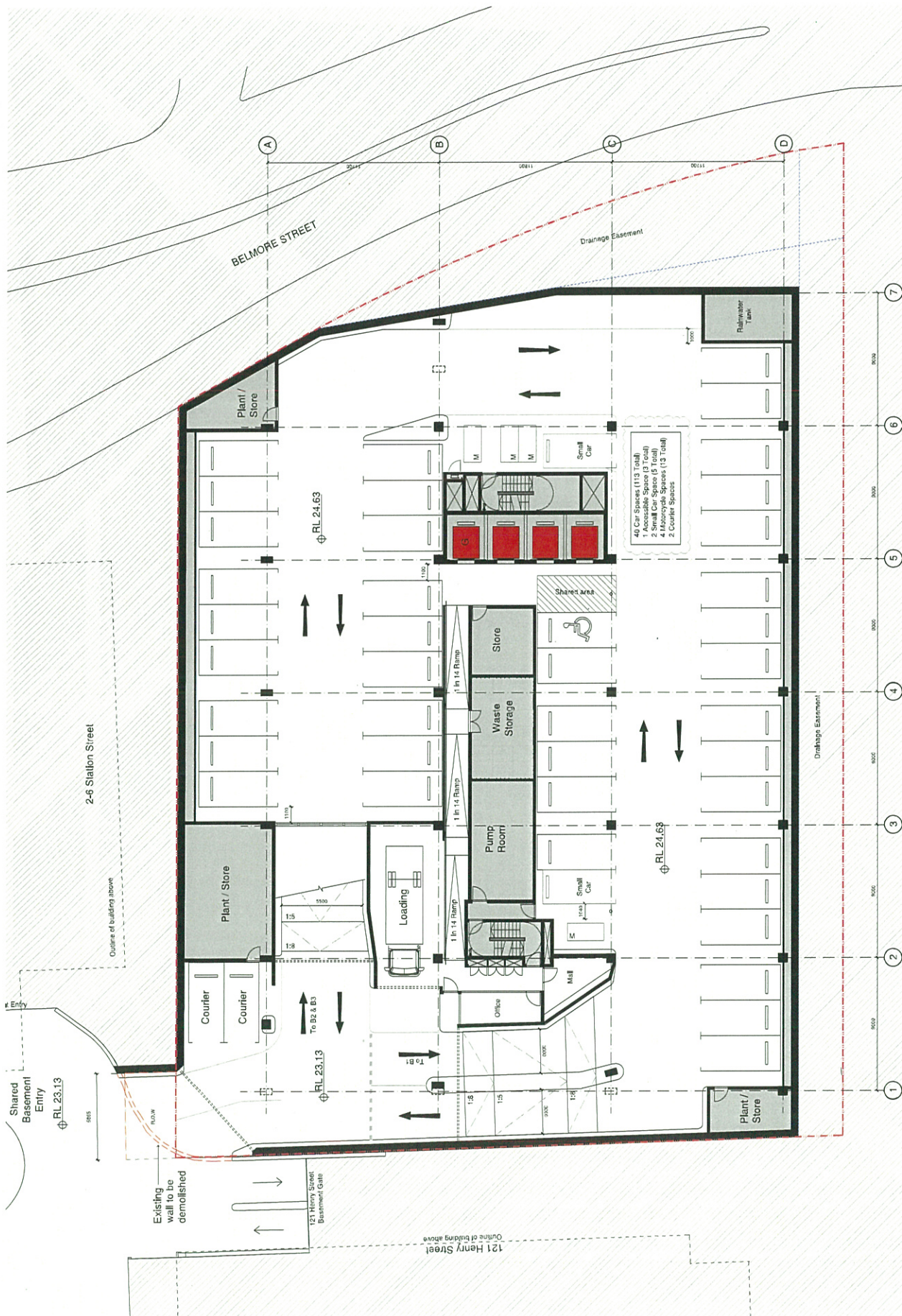
**SHAPING  
CITIES AND  
COMMUNITIES**



Check all disclosures and all conditions prior to commencement of any work. The purpose of making this disclosure is to inform the client, attorney, agent, broker or representative of any third party of the full nature of the relationship of any company to the client. All drawings to be used to record with any will and financial documents and all other confidential documents.

Do not make drawings refer to the past, drawings only. Any discrepancies will immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



| 25/06/2017  | Revised Parking Numbers | BS          | BS          |
|-------------|-------------------------|-------------|-------------|
| 01/06/2017  | For Information         | BS          | BS          |
| 16/02/2017  | For Information         | BS          | BS          |
| 25/12/2016  | For Information         | BS          | BS          |
| 16/12/2016  | For Information         | BS          | BS          |
| 13/12/2016  | For Information         | BS          | BS          |
| 01/12/2016  | For Information         | BS          | BS          |
| Unpublished | Unpublished             | Unpublished | Unpublished |

46-50 Belmore Street  
Penrith  
Basement B1  
Plan

|             |                                          |             |
|-------------|------------------------------------------|-------------|
| Call:       | 1:195@A1                                 | 1260@A3     |
| Program:    | BS                                       | Criminal BS |
| Inquiry No. | S12022                                   |             |
| Status:     | DA                                       |             |
| Ref Date:   | 26/08/2017 4:21 PM                       |             |
| No. Ref:    | SA 1950-2016-1925_anno=year%2Cmonth%2Cda |             |
| Filing No.: | SA 1950-2016-1925_anno=year%2Cmonth%2Cda | (pending)   |

DA03.B1[G]

**Helbourns 1 Nicholson Street**  
Melbourne VIC 3000 Australia  
T 03 8654 6200 F 03 8654 6300  
email: [info@batesunart.com.au](mailto:info@batesunart.com.au)  
<http://www.batesunart.com.au>

James Smart Architects Pty Ltd ADN 68 094 740 986

© 2001 by John Wiley & Sons, Inc.

| Q | 2020, 2017   | Required Payout Numbers | B/S     | B/S     |
|---|--------------|-------------------------|---------|---------|
| F | 01/06/2017   | For Information         | B/S     | B/S     |
| E | 16/02/2017   | For Information         | B/S     | B/S     |
| D | 20/12/2016   | For Information         | B/S     | B/S     |
| C | 16/12/2016   | For Information         | D/S     | D/S     |
| B | 13/12/2016   | For Information         | D/S     | D/S     |
| A | 01/12/2016   | For Information         | B/S     | B/S     |
|   | Marking Date | Verification            | Initial | Checked |

46-50 Belmont Street  
Penrith  
Basement B2  
Plan

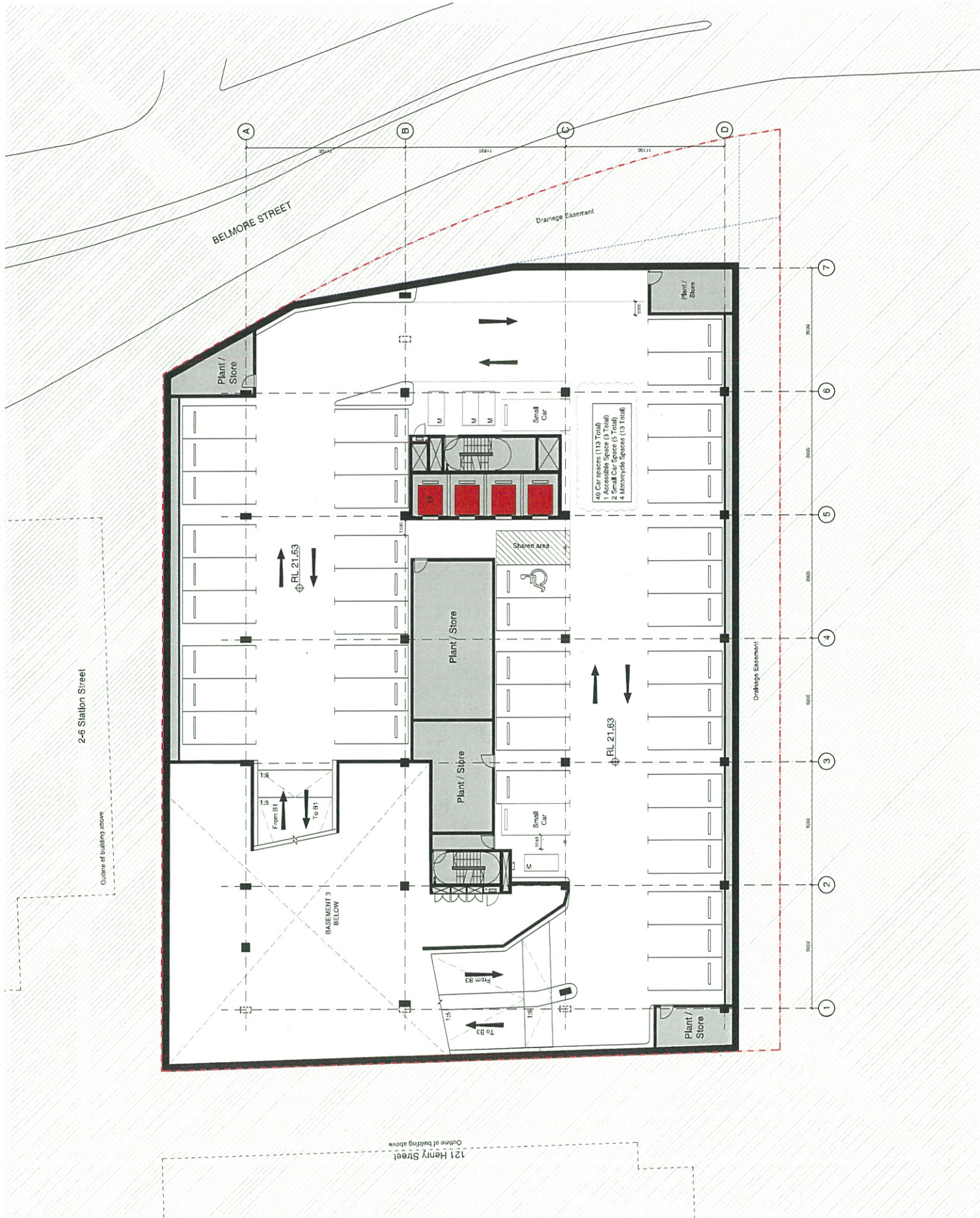
|             |                                              |          |
|-------------|----------------------------------------------|----------|
| Status      | 1:125@A1                                     | 1:250@A3 |
| Dream       | BS                                           | BS       |
| Project No. | S 12022                                      |          |
| Status      | DA                                           |          |
| Pkg Date    | 25/9/2017 4:04 PM                            |          |
| Pkg ID      | S41000412099+12022_dream_v20170926_040840@DA |          |
| Unpack No.  | 25/9/2017                                    | [break]  |

DA03.B2[G]

**Melbourne 1 Nitrodon Street**  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email: [info@telusnet.com.au](mailto:info@telusnet.com.au)  
[www.telusnet.com.au](http://www.telusnet.com.au)

Dates Smart Architects Pty Ltd ABN 68 094 740 9966

**BATES**SMART.



Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1, 2, 3, 4, 5, 6, 7. The parking lot contains 38 Car spaces (113 Total), 1 Accessible Space (3 Total), 1 Small Car Space (5 Total), and 5 Motorcycle Spaces (13 Total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above' line.

Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1 through 7. The parking lot contains 38 car spaces (113 total), 1 accessible space (3 total), 1 small car space (5 total), and 5 motorcycle spaces (13 total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above'.

Site plan showing parking spaces, building layout, and street boundaries.

**Streets:** BELMORE STREET, 2-6 Station Street

**Grid System:** A-D (Horizontal), 1-7 (Vertical)

**Key Features:**

- Plant / Store (multiple locations)
- Small Car
- Shared area (Wheelchair symbol)
- Drainage Easement
- RL 18.63
- From R2
- To R2

**Parking Spaces:**

- 38 Car spaces (113 Total)
- 1 Accessible Space (3 Total)
- 1 Small Car Space (5 Total)
- 5 Motorcycle Spaces (13 Total)

Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1 through 7. The parking lot contains 38 car spaces (113 total), 1 accessible space (3 total), 1 small car space (5 total), and 5 motorcycle spaces (13 total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above'.

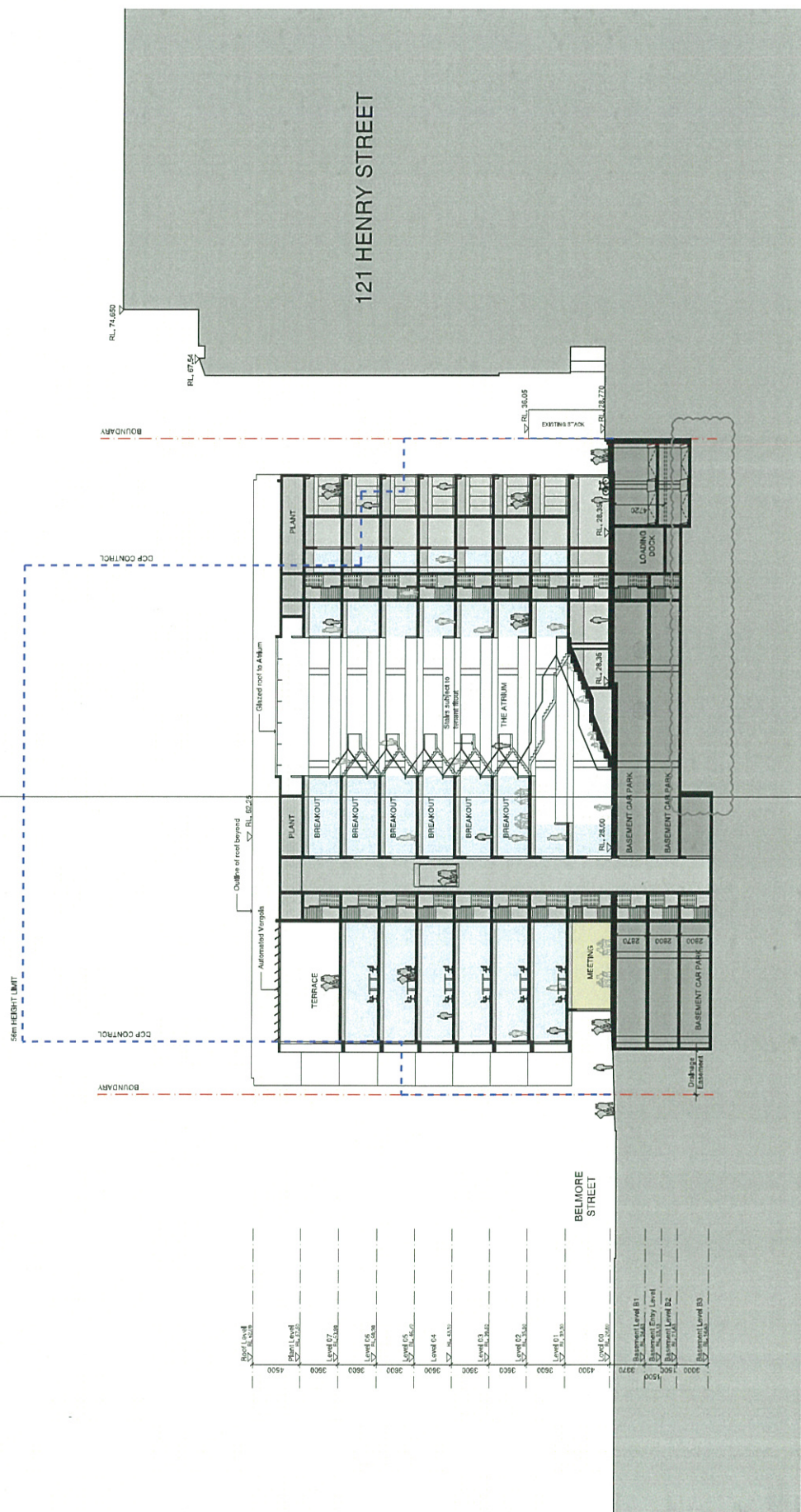
Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1 through 7. The parking lot contains 38 car spaces (113 total), 1 accessible space (3 total), 1 small car space (5 total), and 5 motorcycle spaces (13 total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above'.

Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1 through 7. The parking lot contains 38 car spaces (113 total), 1 accessible space (3 total), 1 small car space (5 total), and 5 motorcycle spaces (13 total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above'.

Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1 through 7. The parking lot contains 38 Car spaces (113 Total), 1 Accessible Space (3 Total), 1 Small Car Space (5 Total), and 5 Motorcycle Spaces (13 Total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. A note indicates 'Course of building above' for the area between 2-6 Station Street and 121 Henry Street.

Site plan showing a parking lot and building complex. The plan includes a grid system with letters A, B, C, D and numbers 1, 2, 3, 4, 5, 6, 7. The parking lot contains 38 Car spaces (113 Total), 1 Accessible Space (3 Total), 1 Small Car Space (5 Total), and 5 Motorcycle Spaces (13 Total). The building complex includes several 'Plant / Store' units, a 'Small Car' space, and a 'Shared area'. The plan is bounded by Belmore Street to the north and 2-6 Station Street to the west. A drainage easement is shown along the north boundary. The plan includes a north arrow and a 'Course of building above'.

Check all dimensions and all conditions prior to commencement of any work. The contractor shall be responsible for the accuracy of all dimensions and the interpretation of shop drawings and/or the fabrication of any components. The contractor shall be responsible for the accuracy of all dimensions and the interpretation of shop drawings and/or the fabrication of any components. The contractor shall be responsible for the accuracy of all dimensions and the interpretation of shop drawings and/or the fabrication of any components.



|               | Revised Balance Sheet | B/S     | B/S     |
|---------------|-----------------------|---------|---------|
| 1 31/03/2017  | For Information       | B/S     | B/S     |
| 2 15/02/2016  | For Information       | B/S     | B/S     |
| 3 15/12/2018  | For Information       | B/S     | B/S     |
| 4 01/12/2016  | For Information       | B/S     | B/S     |
| Revision Date | Updated               | Created | Created |

46-50 Belmore Street  
Penrith  
Section BB



|          |          |
|----------|----------|
| 1:200@A1 | 1:400@A3 |
| BS       | BS       |
| S12022   |          |
| DA       |          |

Doc ID: 581200012009v12023\_sanitize\_year.docx | C:\D\9\doc\042  
 on 3/1/2023 (Wed) | 1/3/2017 5:19 PM | 1/3/2023

DA08.01[E]

**Sydney 43 Babbage Street**  
Sunny Hills NSW 2010 Australia  
T 02 8354 5100 F 02 8354 5159  
email: syd@batesmart.com.au  
http://www.batesmart.com.au

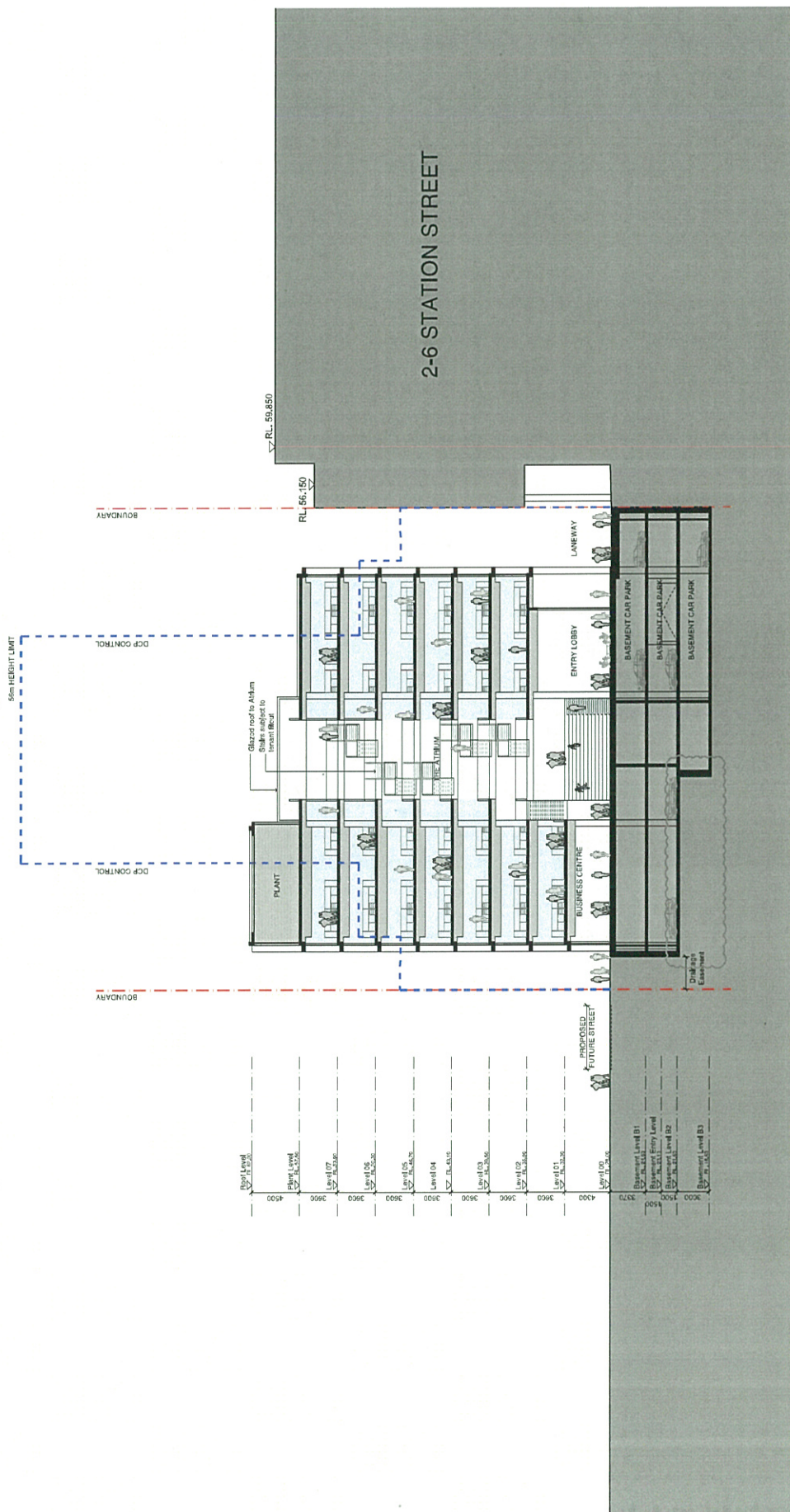
Dates Smart Architects Pty Ltd ABN 66 094 740 966

Check all **disclosures** and the conditions prior to commencement of any work. The completion or stopping of any material, fixture, start, work or equipment and the preparation of work through out until the satisfaction of all requirements.

All drawings to be used in conjunction with all architectural documents and all other relevant documents.

Do not make drawings, refer to these drawings only. Any drawings to be immediately be referred to the architect for reference.

All drawings may not be prepared or distributed without prior permission from the architect.



| 3/1/2017   | Revised Statement Excess | B5      | B5      |
|------------|--------------------------|---------|---------|
| 15/02/2017 | For Information          | B5      | B5      |
| 16/12/2016 | For Information          | D5      | B5      |
| 13/12/2018 | For Information          | D5      | B5      |
| 01/12/2016 | For Information          | B5      | B5      |
| 01/12/2016 | Verification Date        | Initial | Checked |

46-50 Belmore Street  
Penrith  
Section AA

|             |                                          |          |
|-------------|------------------------------------------|----------|
| Call ID     | 1:200@A1                                 | 1:400@A3 |
| Phone Num   | BS                                       | Covered  |
| Project No. | S12022                                   | BS       |
| Status      | DA                                       |          |
| Ex Date     | 1/9/2017 5:19 PM                         |          |
| Ex Time     | SA 1:00PM - 1:30PM<br>SA 1:30PM - 2:00PM |          |
| Ex Location | SA 1:00PM - 1:30PM<br>SA 1:30PM - 2:00PM |          |
| Ex Notes    | SA 1:00PM - 1:30PM<br>SA 1:30PM - 2:00PM |          |

DA08.02[E]

**Melbourne 1 Nicholson Street**  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email: [info@batesinnart.com.au](mailto:info@batesinnart.com.au)  
<http://www.batesinnart.com.au>

James Smart Architects Pty Ltd ABN 68 004 740 906

BATES SMART.™