

VERSION 1.0
MARCH 27, 2018



PLAN OF MANAGEMENT

PARRAMATTA RSL CLUB

PRESENTED BY: BRETT CRASTIN

CASTLE HILL RSL GROUP
77 CASTLE STREET CASTLE HILL NSW 2154

PLAN

SITE AND LOCALITY DETAILS

The premises are located at 2 Macquarie Street Parramatta NSW 2150. The venue is a Licenced Club trading as the Parramatta RSL Club. The main undertakings of the business as a not-for-profit hospitality a public entertainment venue include but are not limited to: the provision of community meeting spaces, retail food and liquor sales, gaming, light entertainment and numerous community-based sporting and leisure activities.

The attached plans provided in order to show:

- Active areas adjacent to all boundaries
- External doors, windows, entry and exit points as well as the layout and proposed usage of the building
- Building capacity, including by area
- Location of waste storage areas, air conditioning, exhausting etc.
- Site associated car parking and pedestrian access

Also attached for reference is a copy of the: Independent Traffic and Transportation Report, as prepared for the site by: TTP Associates.

OPERATIONAL DETAILS

The premises will employ approximately some sixty (60) persons in total working a range of days/span of hours across all aspects of the business. This figure would include the engagement of security personal whose numbers would be subject to trade requirements and patronage levels. The model used to decide this would be on similar to the other properties in the Castle Hill RSL Group portfolio (Castle Hill RSL Club, Lynwood Country Club) and from expected trading patterns of the Parramatta RSL Club.

The club would maintain its existing Liquor Licence and also its active status in the Parramatta Liquor Accord.

HOURS OF OPERATION

The club would maintain its current site operating hours:

- 7.00am Monday – 4.00am Tuesday
- 7.00am Tuesday – 4.00am Wednesday
- 7.00am Wednesday – 4.00am Thursday
- 7.00am Thursday – 4.00am Friday
- 7.00am Friday – 4.00am Saturday
- 7.00am Saturday – 4.00am Sunday
- 7.00am Sunday – 4.00am Monday

The club would maintain its current Gaming operating hours:

- 10.00am Monday – 4.00am Tuesday
- 10.00am Tuesday – 4.00am Wednesday
- 10.00am Wednesday – 4.00am Thursday
- 10.00am Thursday – 4.00am Friday
- 10.00am Friday – 4.00am Saturday
- 10.00am Saturday – 4.00am Sunday
- 10.00am Sunday – 4.00am Monday

The club would maintain its current Liquor operating hours:

- 7.00am Monday – 3.00am Tuesday
- 7.00am Tuesday – 3.00am Wednesday
- 7.00am Wednesday – 3.00am Thursday
- 7.00am Thursday – 3.00am Friday
- 7.00am Friday – 3.00am Saturday
- 7.00am Saturday – 3.00am Sunday
- 7.00am Sunday – 3.00am Monday

The club would maintain its current Function & Events operating hours:

- 7.00am Monday – 12.00am Tuesday
- 7.00am Tuesday – 12.00am Wednesday
- 7.00am Wednesday – 12.00am Thursday
- 7.00am Thursday – 1.30am Friday
- 7.00am Friday – 1.30am Saturday
- 7.00am Saturday – 1.30am Sunday
- 7.00am Sunday – 12.00am Monday

The club would operate its Rooftop and External seating areas:

- 7.00am Monday – 12.00am Tuesday
- 7.00am Tuesday – 12.00am Wednesday
- 7.00am Wednesday – 12.00am Thursday
- 7.00am Thursday – 1.00am Friday
- 7.00am Friday – 1.00am Saturday
- 7.00am Saturday – 1.00am Sunday
- 7.00am Sunday – 12.00am Monday

NOISE

The attached building plans and venue schematics, plans identify all potential noise and vibration sources including but not limited to; plant (refrigeration, exhausting, air conditioning etc.) open public spaces, kitchens, traffic, outdoor gaming and general patron noise.

Also attached is a copy of the Site Acoustics Report (Patron/Noise Emission & Mechanical Noise Emission) as provided independently by Acoustic Logic

SECURITY AND SAFETY

The engagement of security personal and the installation of CCTV are key elements in the venues Safety and Security Plan.

Security Personnel numbers would be subject to trade requirements and patronage levels. The model used to decide this would be on similar to the other properties in the Castle Hill RSL Group portfolio (Castle Hill RSL Club, Lynwood Country Club) and from expected trading patterns of the Parramatta RSL Club.

As with the existing building, CCTV coverage is intended to cover all public areas, including car parks, exit and entry points and walkways to and from the entrance of the building. The club where possible, also intends to seek coverage of external perimeters, back of house areas and all delivery and traffic movements in and out of the premises. As with other venues in the group portfolio, the venue intends to operate the highest quality CCTV footage deemed appropriate for the site (existing utilizing: using GscView and will be upgraded to the Avigilon Control Centre as in the other group properties.

The Parramatta RSL Club is an active financial member of the Local Licencing Accord as well as a current financial member of ClubsNSW. It intends to remain so once the new venue is completed.

Signage for the venue will be erected which, as with the current licenced premises, conforms to all applicable licensing, council, public health and other similar mandatory requirements. Additionally, as a licensed club, all member details are maintained in an electronic register and as with the current venue, all visitors aged over eighteen (18) years are also required to enter full details (name, address, date-of-birth) into a separate electronic register as a condition of entry.

MANAGEMENT MEASURES

Owing to the fact that the new club building is being constructed on the existing operational site, the venue is not expecting and significant change to its current operations and or impact on any surrounding areas. This current site operational as a licenced venue for in excess of sixty (60) years, has not been the subject of any noise and or neighborhood concern.

Identified areas of concern such as complaint handling, waste management (see plans) will all be handled as per the current operating condition of the site with no expected material change for any third party. All contractors entering the site are subject to registering into an electronic register, maintained by the venue under it contractor and compliance obligations.

As with the current property, the club undertakes to engage the services of a contract cleaning company who service the premises on a daily basis.

The club currently operates 149 gaming machines and will continue to operate gaming machines in the new venue on site. This area is a Restricted Area (see attached plans) and is monitored and maintained by trained gaming staff, the daily management of the club and it is also envisaged that security personnel contracted to the venue, will patrol this area of the property to ensure legal compliance in respect to the operation of this area.

The attached Acoustics and Transport and Traffic reports address concerns related to both noise and vibration compliance and any logistics associated with public access (transport) to and from the venue in its current location.

SUPPORTING DOCUMENTATION AS ATTACHED:

Transport & Traffic Assessment: *Doc. 1*

Acoustic Report: *Doc. 2*

Active Areas Adjacent to Boundaries: *Doc. 3*

Floor Plans: *Doc. 4*

- *Basement*
- *Ground Floor*
- *First Floor*
- *Roof*

Gaming Room: Restricted Area: *Doc. 5*

Tab: Restricted Area: *Doc. 6*

Plant Room: Detail Plans: *Doc. 7*

Waste Management: *Doc. 8*

**PROPOSED REDEVELOPMENT
PARRAMATTA RSL CLUB
2 MACQUARIE STREET, PARRAMATTA
S96 Application
*Assessment of Traffic and
Parking Implications***

January 2018

Reference 17263

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES
Transportation, Traffic and Design Consultants
Suite 502, Level 5
282 Victoria Avenue
CHATSWOOD 2067
Telephone (02) 9411 5660
Facsimile (02) 9904 6622
Email: info@tpa.com.au

1. INTRODUCTION

This report has been prepared to accompany a S96 Application to Parramatta City Council for a proposed modification of Consent Conditions for the approved redevelopment of the Parramatta RSL Club at 2 Macquarie Street, Parramatta (Figure 1).

The Parramatta Centre and environs is subject to significant development activity which will result in substantial changes particularly in relation to the growth of the CBD resident and worker populations. The existing Parramatta RSL Club reflects a traditional "returned services club" which has not "lent itself" to the transition of expectations of changing patronage particularly as a result of the changing CBD environment. The patronage and membership of the club, as with virtually all traditional RSL clubs, has diminished significantly over the past decade or more largely as a result of the aging of ex-service members and modern lifestyles.

Consent has been granted for the proposed total redevelopment of the site involving a completely new building with some 2,972m² of public access floor area (ground level and Level 1 terraces) and ground/basement car parking. The Consent Conditions include the specified permitted trading hours and the permitted maximum number of gaming machines. The S96 Application seeks to amend the Consent Conditions to extend the permitted trading hours and to increase the permitted number of gaming machines.

The purpose of this report is to:

- * describe the approved development scheme and the proposed S96 modifications
- * describe the road network serving the site and the existing traffic and transport circumstances
- * assess the potential patronage implications of the proposed S96 modifications
- * assess the potential traffic implications of the proposed S96 modifications
- * assess the potential parking implications of the proposed S96 modifications

2. PROPOSED DEVELOPMENT SCHEME

2.1 SITE, CONTEXT AND EXISTING USE

The existing Parramatta RSL Club site (Figure 2) is Lot 362 in DP752085 which occupies a large irregular shaped area of some 1.12 ha bounded by Macquarie Street, O'Connell Street and Parramatta Park. This landholding is supplemented by a property located on the opposite side of Macquarie Street which is occupied by a decked car park used by club members and guests.

The club site is located on the western edge of the CBD and the adjoining Parramatta Park contains Old Government House which is situated just to the northwest. The site is located some 650m west of the Railway Station and Bus Interchange while other major existing elements in the vicinity are:

- Parramatta Stadium to the north
- Westfield Shoppingtown to the southwest
- Parramatta River which runs through Parramatta Park
- Parramatta Golf Course just to the west

There are numerous major development projects in various stages of approval and construction located throughout the CBD and along the river.

The existing 2 level club building is located centrally on the site with three lawn bowl greens on the eastern side and open car park on the western side with some 46 spaces. The existing club building contains some 3,185m² of public area and some 1,991m² of BOH area. The club:

- has some 9,500 members down from a peak of 10,500 members
- trades from 10am to ? Sunday to Wednesday, 10am to ? Thursday and 10am to ? Friday / Saturday
- has some 30 to 40 operational staff
- has some 120 to 130 gaming machines ?

2.2 APPROVED DEVELOPMENT

Consent (DA/805/2013/B) has been granted to demolish the existing building and structures and excavate the site to provide for basement car parking/loading dock and level platforms for building and hardstand areas. The new club building will contain a range of integrated use areas reflecting a contemporary facility with a total public area of 2,972m² and a back of house area of 1,229m².

The principal elements of the approved development are:

Foyer	127 m ²	Outdoor Areas	553 m ²
Lounge/dining	636 m ²	Sub branch (RSL)	119 m ²
Gaming	366 m ²	Lounge	156 m ²
Function/terrace	448 m ²	Level 1 Function	567 m ²

The maximum potential "theoretical population" of the new building will be 2,972 persons and the entry foyer will be located on the Macquarie Street frontage.

A total of 699 parking spaces are to be provided with vehicle provided by the existing driveways on Macquarie Street and the rear "park roadway".

Details of the approved development scheme are provided in the plans prepared by Paynter Dixon which are reproduced in part in Appendix A.

Consent Condition 109 specifies that the maximum number of gaming/poker machines shall not exceed 145 while Consent Condition 118 specifies that the hours of operation for the Club shall be restricted to:

Day	Time
Monday	10am to 11pm
Tuesday	10am to 11pm
Wednesday	10am to 11pm
Thursday	10am to 12 midnight
Friday	10am to 1 am
Saturday	10am to 1 am
Sunday	10am to 11pm

3. ROAD NETWORK AND TRAFFIC CONDITIONS

3.1 ROAD NETWORK

The road network which facilitates access to and from the development site (Figure 3) comprises:

- * *M4 Motorway and Great Western Highway* – State Roads and arterial routes connecting between the City and Penrith
- * *Windsor Road / Church Street (North)* – a State Road and arterial route which connects between Parramatta and Windsor
- * *Victoria Road* – a State Road and east-west arterial route which connects between the City and Parramatta
- * *George Street and Macquarie Street* – east-west collector routes running through the CBD
- * *Pitt Street and O'Connell Street* – north-south collector routes running the western side of the CBD
- * *Argyle Street / Park Parade* – a minor collector route and bus priority route

3.2 TRAFFIC CONTROLS

The existing traffic controls which have been applied to the road system in the vicinity of the site (Figure 4) include:

- * the traffic control signals at intersections along the Church Street/Windsor Road and Parramatta Road routes
- * the traffic control signals along O'Connell Street at the Hunter Street, Macquarie Street and George Street intersections

- * the pedestrian signals on Macquarie Street at the site frontage
- * the one-way northerly traffic flow along Pitt Street and easterly along Macquarie Street to O'Connell Street with one-way westerly in the section east of O'Connell Street
- * the one-way westerly traffic flow along Hunter Street between O'Connell Street and Pitt Street
- * the NO PARKING restrictions along Macquarie Street between Pitt Street and O'Connell Street and along O'Connell Street
- * the BUS LANE restrictions along sections of Pitt Street, Argyle Street and Park Parade

3.3 TRAFFIC CONDITIONS

An indication of the existing traffic conditions in the vicinity of the site is provided by data published by the RMS¹ and surveys undertaken as part of this assessment. The RMS data is expressed in terms of Annual Average Daily Traffic (AADT) and the most recently available data is summarised in the following:

	AADT
O'Connell Street	
At Bridge over Parramatta River	27,549
Church Street	
South of Albert Street	27,403

Traffic movement surveys were carried out during the peak club activity periods at the intersection of O'Connell Street and Macquarie Street and the club car park accesses. The results of these surveys are summarised in the following:

¹ Traffic Volume Data Sydney Region
Roads and Maritime Services

		Friday		Saturday	
		Afternoon	Evening	Afternoon	Evening
O'Connell Street	SB	1,196	521	636	534
Macquarie Street West	RT	288	146	161	149
	LT	936	510	876	520
Macquarie Street East	RT	144	63	98	51
	LT	420	217	168	178
Car Park	IN	15	20	17	13
	OUT	10	22	9	12
Separate Car Park	IN	20	11	8	7
	OUT	6	26	20	20

It is evident over the full survey results that the access movements for the 2 car park areas are relatively consistent throughout the Friday and Saturday periods from early afternoon to late at night without any significant peaking for either ingress or egress.

The operation of the intersections in the area is relatively satisfactory for a CBD environment with access and control being facilitated by the traffic signal controlled intersections with attendant one-way and NO RIGHT TURN restrictions.

3.4 TRANSPORT SERVICES

The site is conveniently located in relation to bus, rail and ferry services. Numerous frequent and high capacity bus services operate in the vicinity of the site as shown on the diagrams in Appendix B while the railway station is easily accessed by walking or by bus. In the future the available transport services will be augmented by the proposed new light rail system.



THE LANTERN CLUB
ROSELANDS AVENUE
ROSELANDS

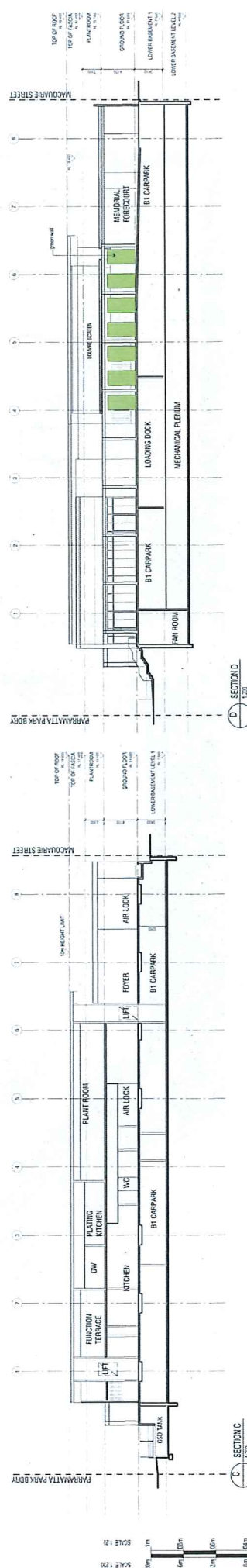
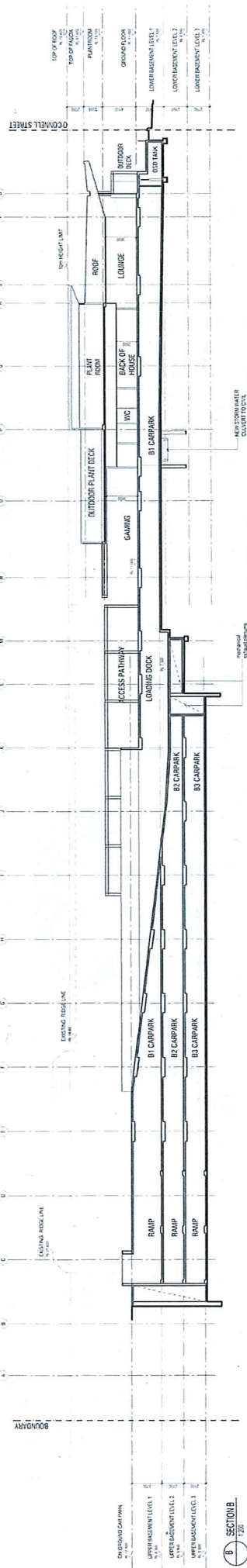
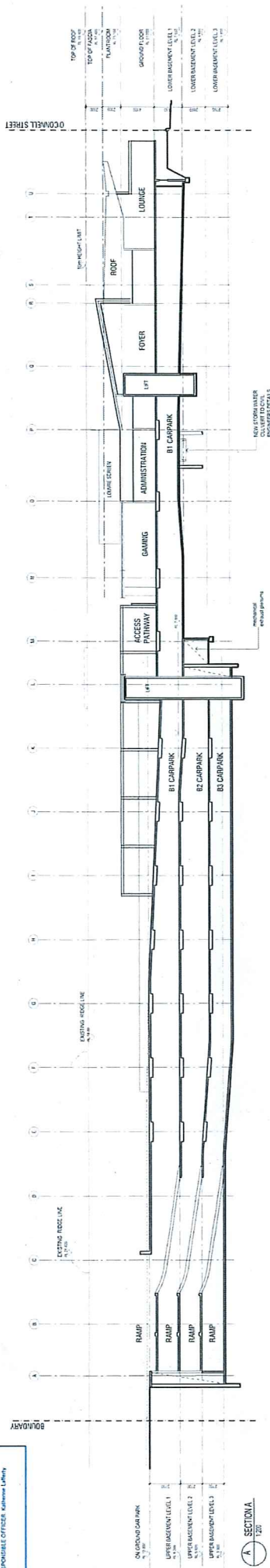


6. PARKING

DRAFT

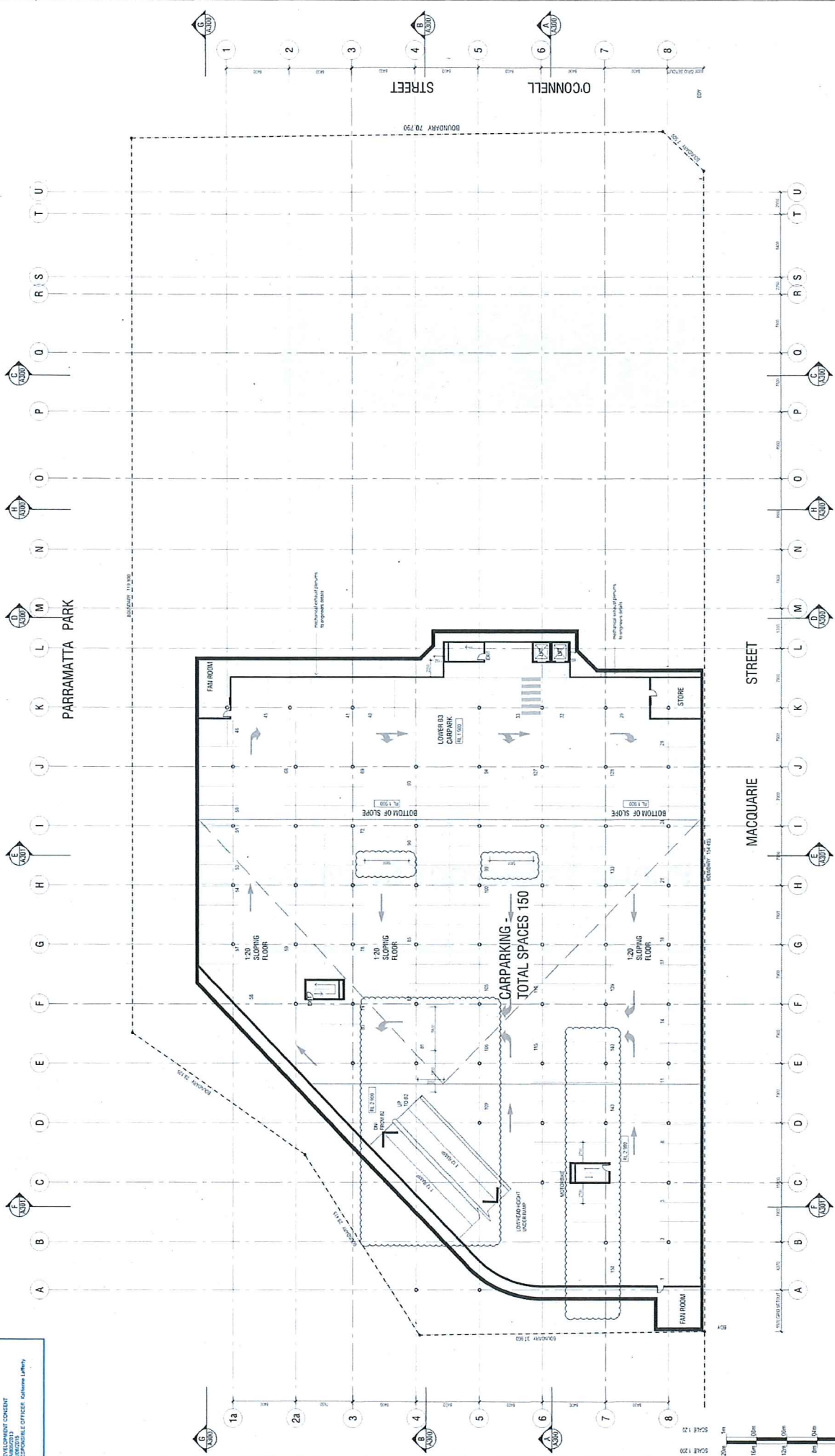
APPENDIX A

APPROVED PLANS



NOTES:





NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



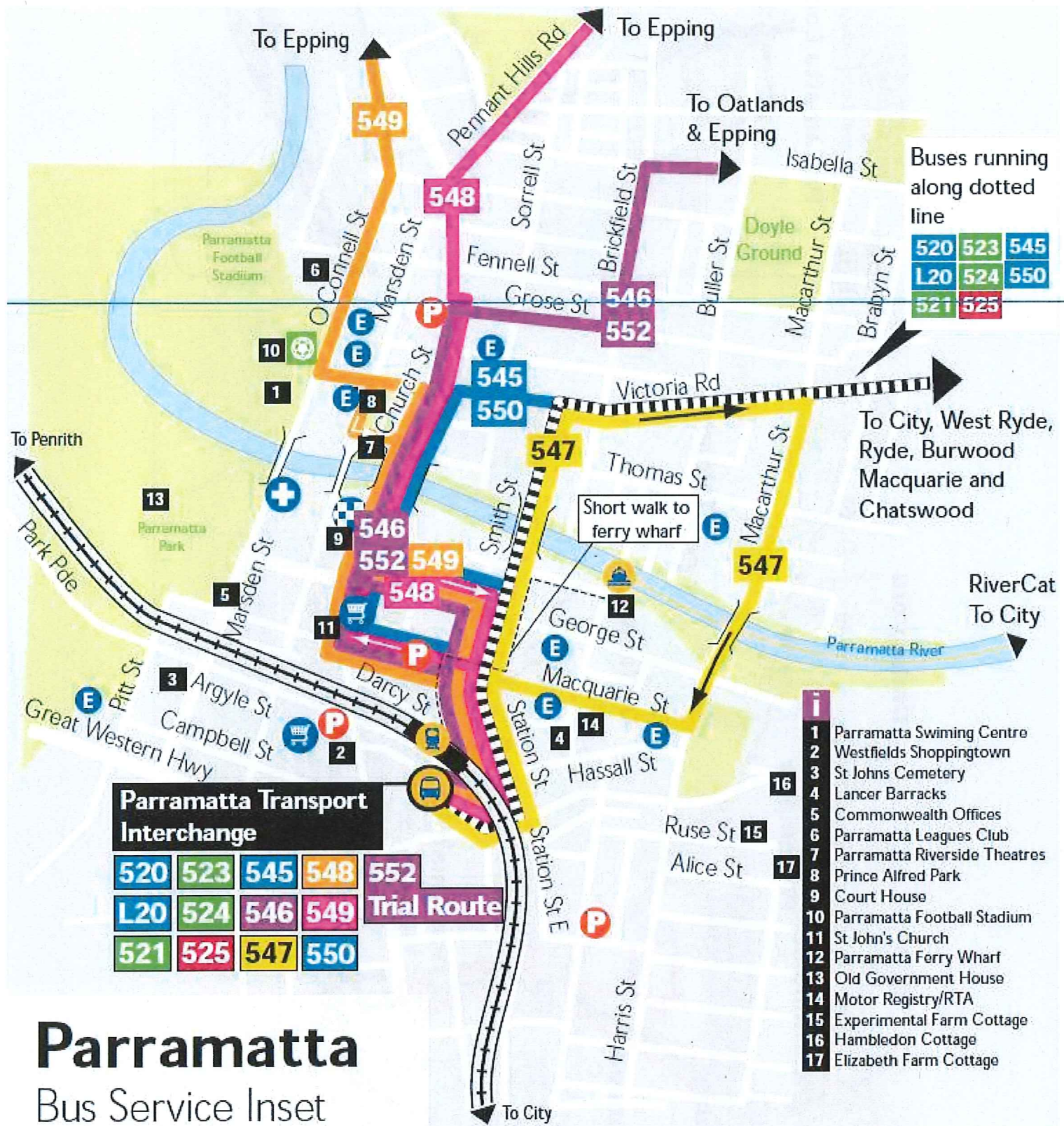
Project Name	NEW HOSPITALITY VENUE PARRAMATTA FOR CASTLE HILL RSL CLUB
Project No	CTL 0303
Project Date	DA140 06
Project Status	BASEMENT 3 PLAN
Project Location	
Project Description	
Project Owner	
Project Manager	
Project Engineer	
Project Architect	
Project Surveyor	
Project Planner	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Sign-off	

Project Name	NEW HOSPITALITY VENUE PARRAMATTA FOR CASTLE HILL RSL CLUB
Project No	CTL 0303
Project Date	DA140 06
Project Status	BASEMENT 3 PLAN
Project Location	
Project Description	
Project Owner	
Project Manager	
Project Engineer	
Project Architect	
Project Surveyor	
Project Planner	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Sign-off	

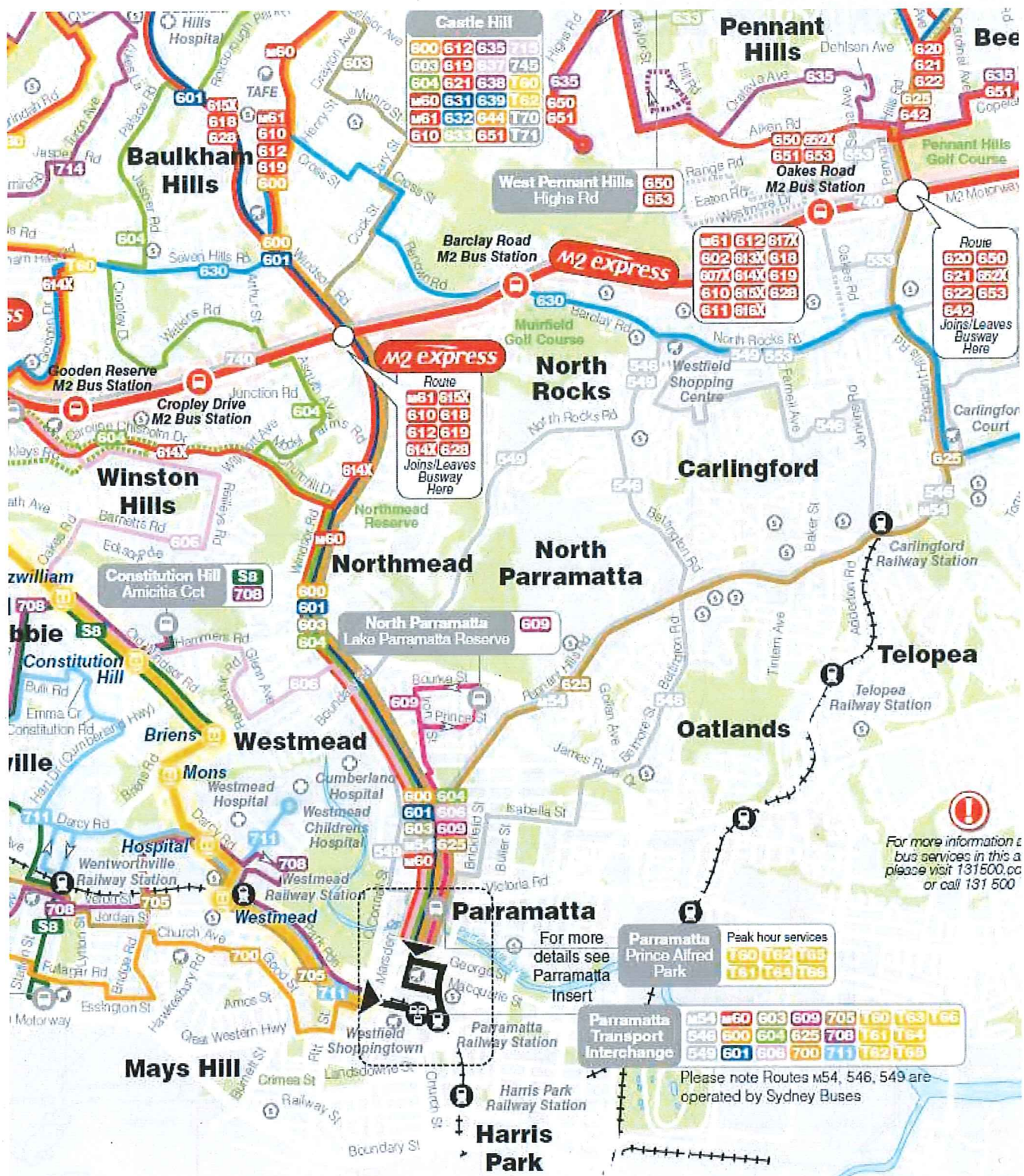
Project Name	NEW HOSPITALITY VENUE PARRAMATTA FOR CASTLE HILL RSL CLUB
Project No	CTL 0303
Project Date	DA140 06
Project Status	BASEMENT 3 PLAN
Project Location	
Project Description	
Project Owner	
Project Manager	
Project Engineer	
Project Architect	
Project Surveyor	
Project Planner	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Sign-off	

Project Name	NEW HOSPITALITY VENUE PARRAMATTA FOR CASTLE HILL RSL CLUB
Project No	CTL 0303
Project Date	DA140 06
Project Status	BASEMENT 3 PLAN
Project Location	
Project Description	
Project Owner	
Project Manager	
Project Engineer	
Project Architect	
Project Surveyor	
Project Planner	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Sign-off	

Project Name	NEW HOSPITALITY VENUE PARRAMATTA FOR CASTLE HILL RSL CLUB
Project No	CTL 0303
Project Date	DA140 06
Project Status	BASEMENT 3 PLAN
Project Location	
Project Description	
Project Owner	
Project Manager	
Project Engineer	
Project Architect	
Project Surveyor	
Project Planner	
Project Designer	
Project Drafter	
Project Checker	
Project Approver	
Project Sign-off	



Parramatta Bus Service Inset



600	612	635	718
603	619	637	745
604	621	638	760
606	631	639	762
601	632	644	770
610	633	651	771

650	652
651	653
661	612
602	613
607	614
610	615
611	616

Route
620 650
621 622
622 653
642

Route
611 615
610 618
612 619
614 628

Parramatta Prince Alfred Park
Peak hour services
760 762 765
761 764 766

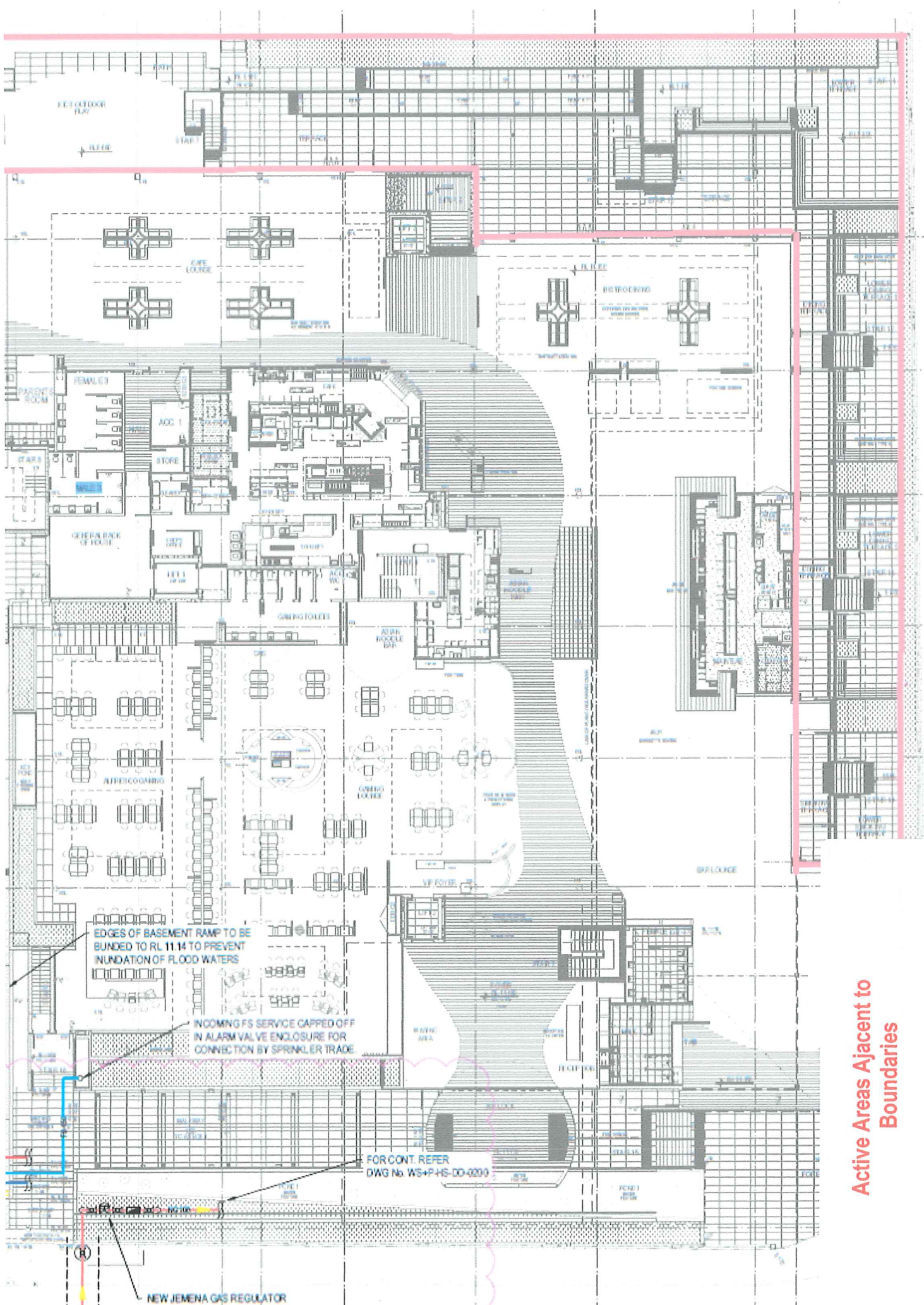
Parramatta Transport Interchange
754 760 603 609 705 760 763 766
548 600 604 625 708 761 764
549 601 608 700 711 762 765

For more information & bus services in this area please visit 131500.cc or call 131 500

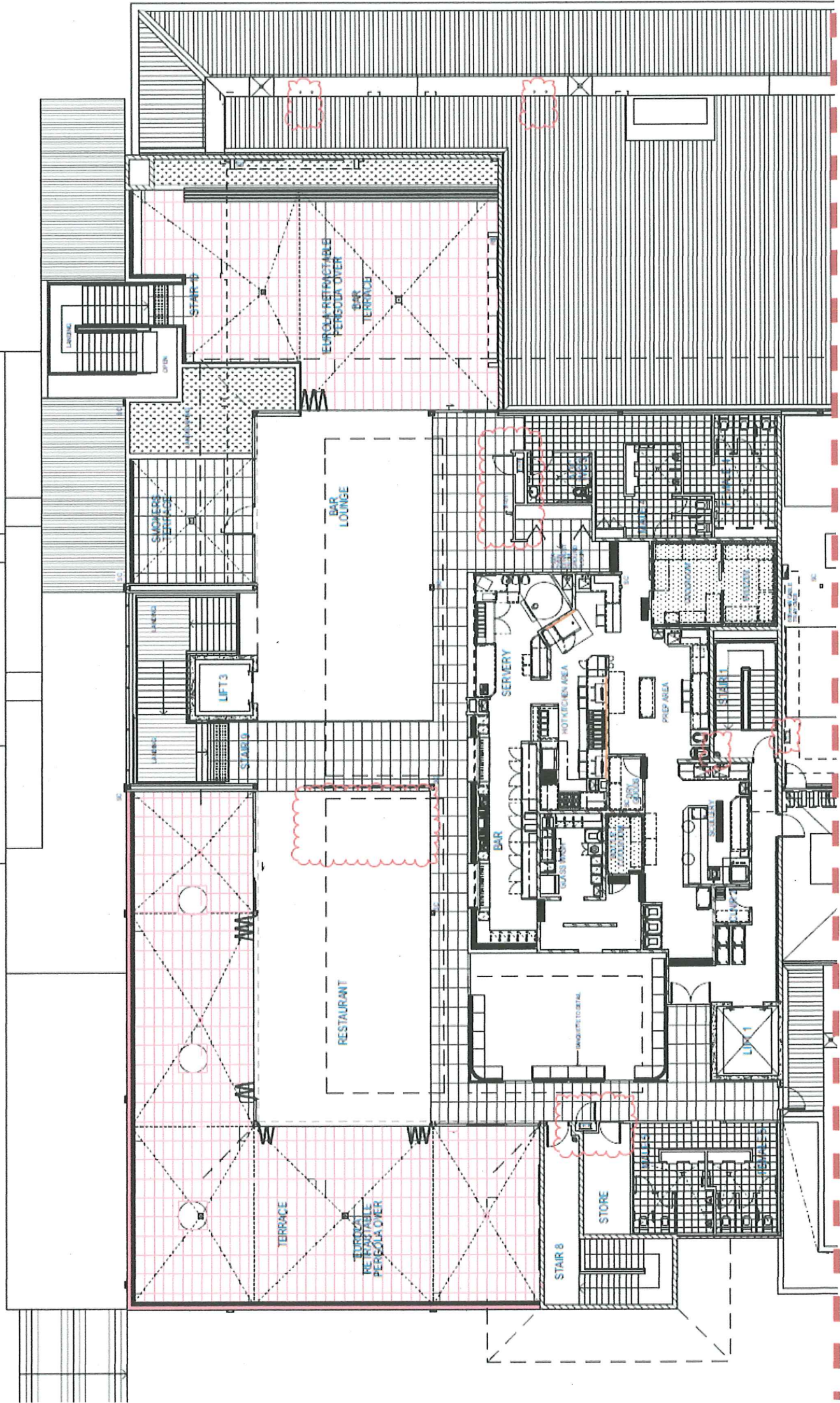
Please note Routes m54, 546, 549 are operated by Sydney Buses

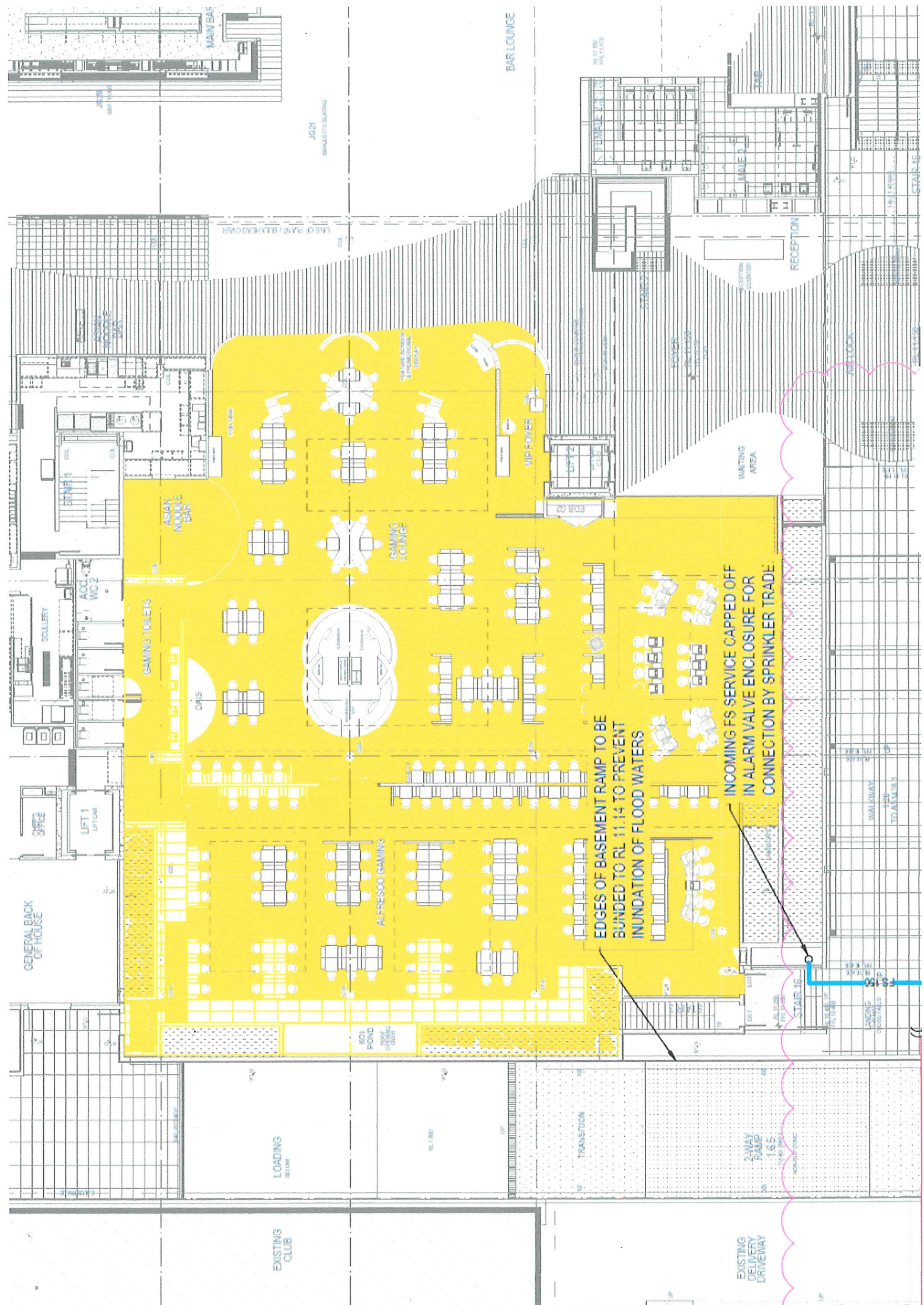
APPENDIX C

SURVEY RESULTS



Active Areas Ajacent to
Boundaries





GENERAL BACK OF HOUSE

OFFICE

LIFT 1
LIFT SHAFT

SCULLERY

WC2

WC1

GAMING LOUNGE

WC1

WC2

WC3

WC4

WC5

WC6

WC7

WC8

WC9

WC10

WC11

WC12

WC13

WC14

WC15

WC16

WC17

WC18

WC19

WC20

WC21

WC22

WC23

WC24

WC25

WC26

WC27

WC28

WC29

WC30

WC31

WC32

WC33

WC34

WC35

WC36

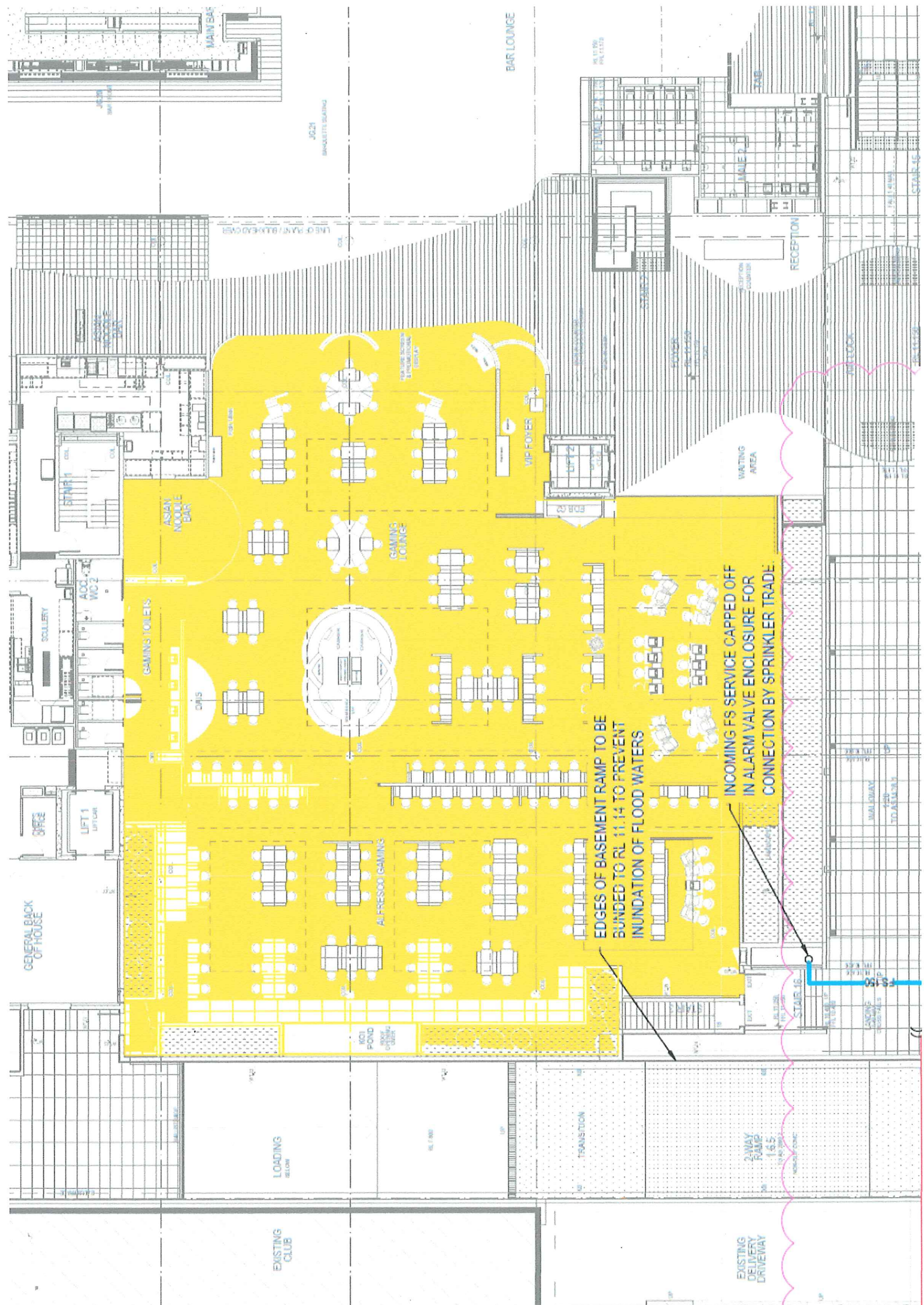
WC37

WC38

WC39

WC40

WC41



GENERAL BACK OF HOUSE

OFFICE

LIFT 1
LIFT SHAFT

SCULLERY

WC2

WC1

GAMING LOUNGE

WC1

WC2

WC3

WC4

WC5

WC6

WC7

WC8

WC9

WC10

WC11

WC12

WC13

WC14

WC15

WC16

WC17

WC18

WC19

WC20

WC21

WC22

WC23

WC24

WC25

WC26

WC27

WC28

WC29

WC30

WC31

WC32

WC33

WC34

WC35

WC36

WC37

WC38

WC39

WC40

WC41

WC42

WC43

WC44

WC45

WC46

WC47

WC48

WC49

WC50

WC51

WC52

WC53

WC54

WC55

WC56

WC57

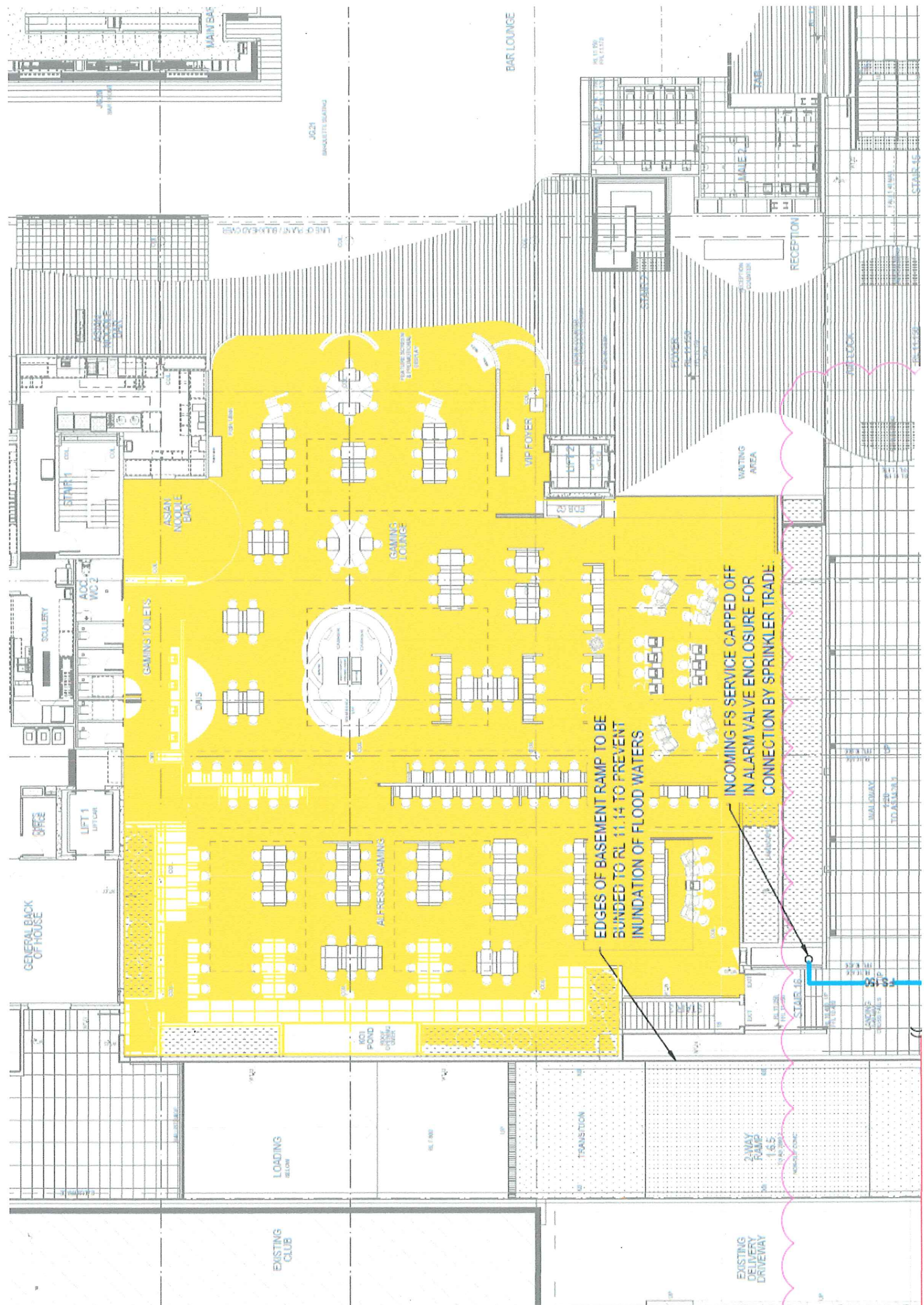
WC58

WC59

WC60

WC61

WC62



GENERAL BACK OF HOUSE

OFFICE

LIFT 1
LIFT SHAFT

SCULLERY

WC2

WC1

GAMING LOUNGE

WC1

WC2

WC3

WC4

WC5

WC6

WC7

WC8

WC9

WC10

WC11

WC12

WC13

WC14

WC15

WC16

WC17

WC18

WC19

WC20

WC21

WC22

WC23

WC24

WC25

WC26

WC27

WC28

WC29

WC30

WC31

WC32

WC33

WC34

WC35

WC36

WC37

WC38

WC39

WC40

WC41

WC42

WC43

WC44

WC45

WC46

WC47

WC48

WC49

WC50

WC51

WC52

WC53

WC54

WC55

WC56

WC57

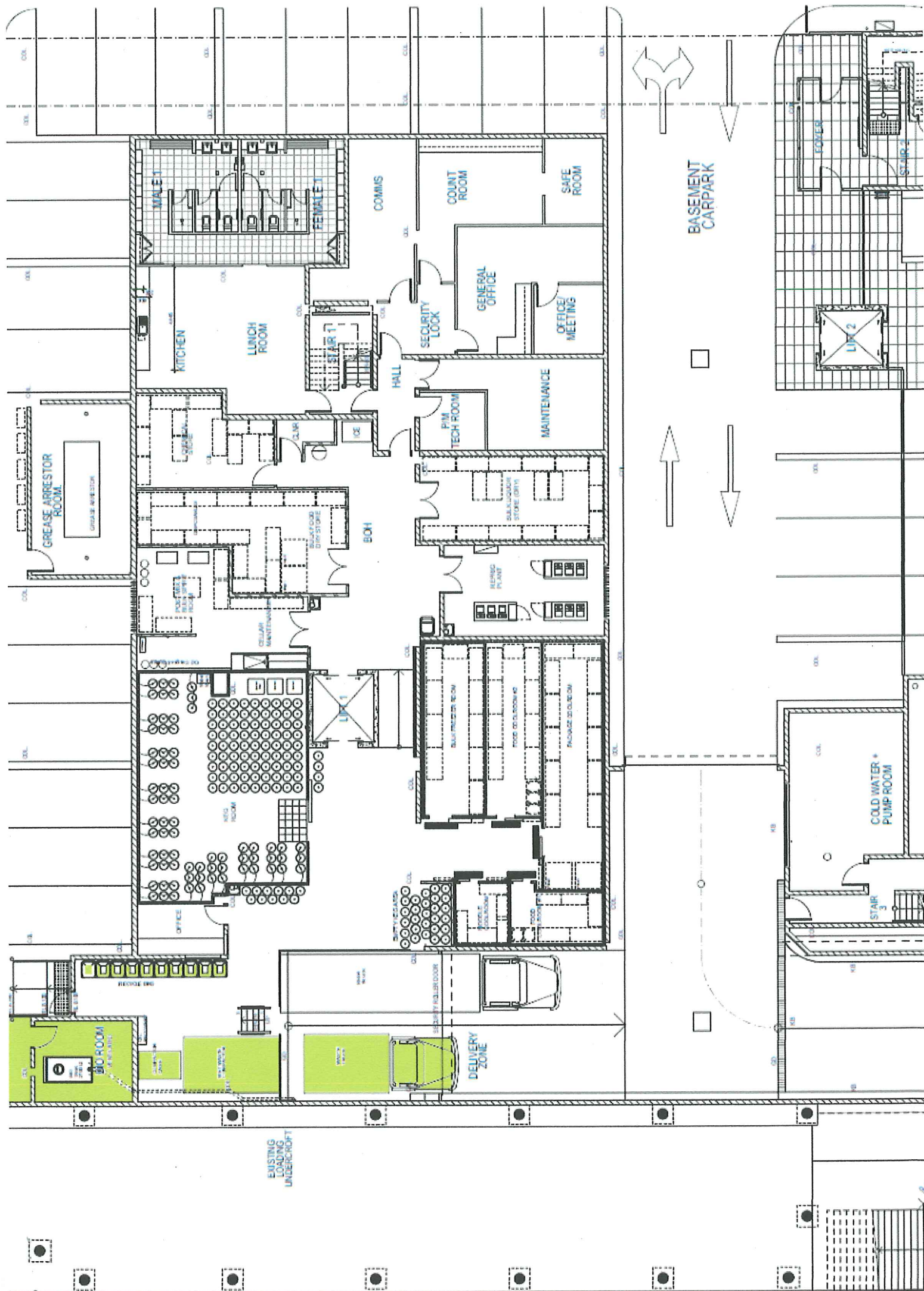
WC58

WC59

WC60

WC61

WC62



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

3. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

4. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

5. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

ABBREVIATIONS

ALFresco GAMING: ALFresco GAMING AREA

BAR LOUNGE: BAR LOUNGE AREA

FOYER: FOYER AREA

RECEPTION: RECEPTION AREA

STAIR 1: STAIR 1 AREA

STAIR 2: STAIR 2 AREA

STAIR 3: STAIR 3 AREA

STAIR 4: STAIR 4 AREA

STAIR 5: STAIR 5 AREA

STAIR 6: STAIR 6 AREA

STAIR 7: STAIR 7 AREA

STAIR 8: STAIR 8 AREA

STAIR 9: STAIR 9 AREA

STAIR 10: STAIR 10 AREA

STAIR 11: STAIR 11 AREA

STAIR 12: STAIR 12 AREA

STAIR 13: STAIR 13 AREA

STAIR 14: STAIR 14 AREA

STAIR 15: STAIR 15 AREA

STAIR 16: STAIR 16 AREA

STAIR 17: STAIR 17 AREA

STAIR 18: STAIR 18 AREA

STAIR 19: STAIR 19 AREA

STAIR 20: STAIR 20 AREA

STAIR 21: STAIR 21 AREA

STAIR 22: STAIR 22 AREA

STAIR 23: STAIR 23 AREA

STAIR 24: STAIR 24 AREA

STAIR 25: STAIR 25 AREA

STAIR 26: STAIR 26 AREA

STAIR 27: STAIR 27 AREA

STAIR 28: STAIR 28 AREA

STAIR 29: STAIR 29 AREA

STAIR 30: STAIR 30 AREA

STAIR 31: STAIR 31 AREA

STAIR 32: STAIR 32 AREA

STAIR 33: STAIR 33 AREA

STAIR 34: STAIR 34 AREA

STAIR 35: STAIR 35 AREA

STAIR 36: STAIR 36 AREA

STAIR 37: STAIR 37 AREA

STAIR 38: STAIR 38 AREA

STAIR 39: STAIR 39 AREA

STAIR 40: STAIR 40 AREA

STAIR 41: STAIR 41 AREA

STAIR 42: STAIR 42 AREA

STAIR 43: STAIR 43 AREA

STAIR 44: STAIR 44 AREA

STAIR 45: STAIR 45 AREA

STAIR 46: STAIR 46 AREA

STAIR 47: STAIR 47 AREA

STAIR 48: STAIR 48 AREA

STAIR 49: STAIR 49 AREA

STAIR 50: STAIR 50 AREA

STAIR 51: STAIR 51 AREA

STAIR 52: STAIR 52 AREA

STAIR 53: STAIR 53 AREA

STAIR 54: STAIR 54 AREA

STAIR 55: STAIR 55 AREA

STAIR 56: STAIR 56 AREA

STAIR 57: STAIR 57 AREA

STAIR 58: STAIR 58 AREA

STAIR 59: STAIR 59 AREA

STAIR 60: STAIR 60 AREA

STAIR 61: STAIR 61 AREA

STAIR 62: STAIR 62 AREA

STAIR 63: STAIR 63 AREA

STAIR 64: STAIR 64 AREA

STAIR 65: STAIR 65 AREA

STAIR 66: STAIR 66 AREA

STAIR 67: STAIR 67 AREA

STAIR 68: STAIR 68 AREA

STAIR 69: STAIR 69 AREA

STAIR 70: STAIR 70 AREA

STAIR 71: STAIR 71 AREA

STAIR 72: STAIR 72 AREA

STAIR 73: STAIR 73 AREA

STAIR 74: STAIR 74 AREA

STAIR 75: STAIR 75 AREA

STAIR 76: STAIR 76 AREA

STAIR 77: STAIR 77 AREA

STAIR 78: STAIR 78 AREA

STAIR 79: STAIR 79 AREA

STAIR 80: STAIR 80 AREA

STAIR 81: STAIR 81 AREA

STAIR 82: STAIR 82 AREA

STAIR 83: STAIR 83 AREA

STAIR 84: STAIR 84 AREA

STAIR 85: STAIR 85 AREA

STAIR 86: STAIR 86 AREA

STAIR 87: STAIR 87 AREA

STAIR 88: STAIR 88 AREA

STAIR 89: STAIR 89 AREA

STAIR 90: STAIR 90 AREA

STAIR 91: STAIR 91 AREA

STAIR 92: STAIR 92 AREA

STAIR 93: STAIR 93 AREA

STAIR 94: STAIR 94 AREA

STAIR 95: STAIR 95 AREA

STAIR 96: STAIR 96 AREA

STAIR 97: STAIR 97 AREA

STAIR 98: STAIR 98 AREA

STAIR 99: STAIR 99 AREA

STAIR 100: STAIR 100 AREA

LEGEND

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

3. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

4. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

5. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING STANDARDS (NBS) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

E/E architecture

PAYTER DIXON

ARCHITECTS

100/100 STREET, SYDNEY NSW 2000

TEL: 02 9550 1000

WWW.PAYTERDIXON.COM.AU

NEW HOSPITALITY VENUE

FOR CASTLE HILL RSL CLUB

2 MACQUARIE ST, SYDNEY NSW 2000

WO

GROUND FLOOR PLAN 1:100

(page 2 of 2)

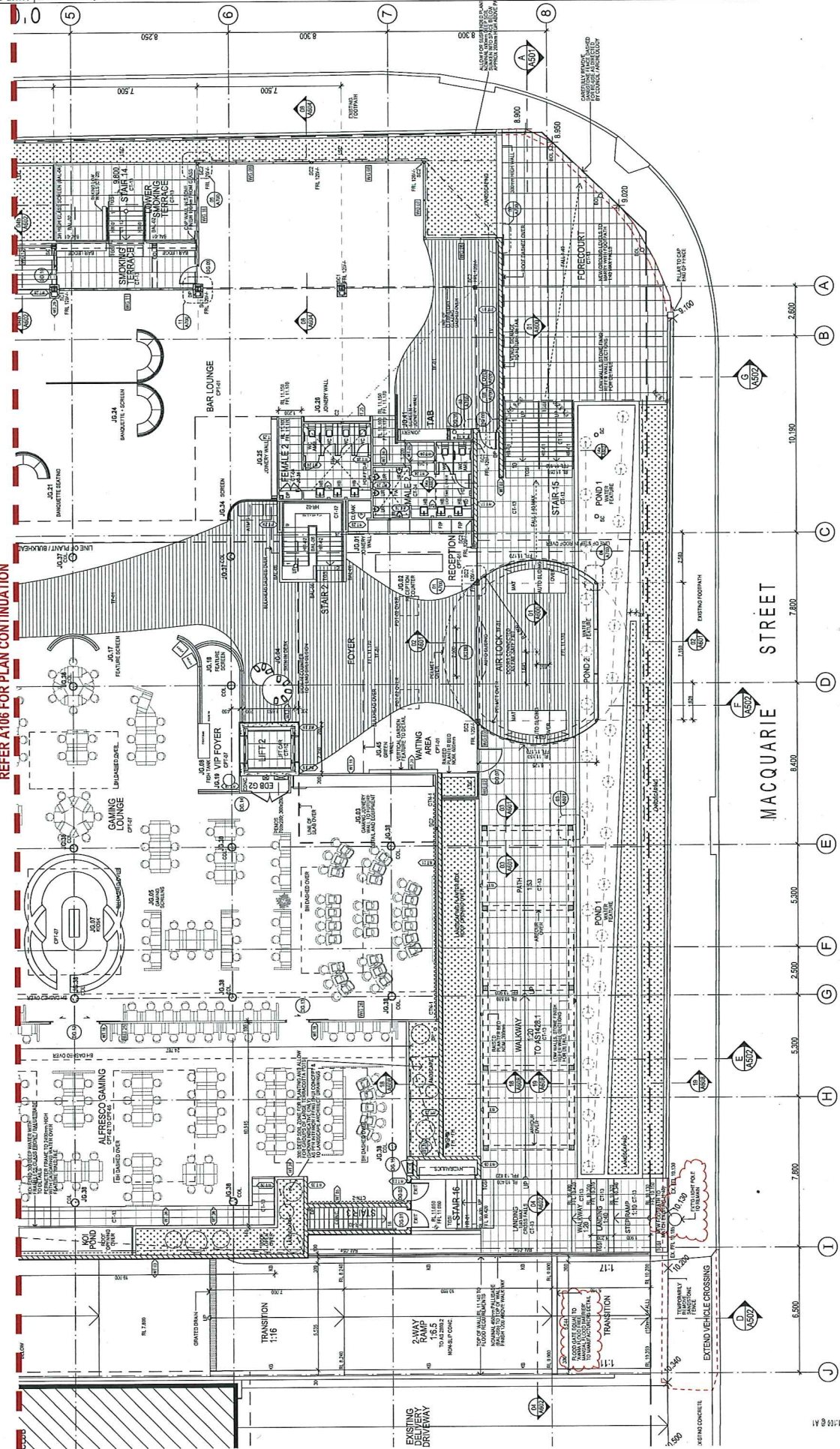
1:100 @ A1

DATE: 28/09/2017

CTL 0303 A107

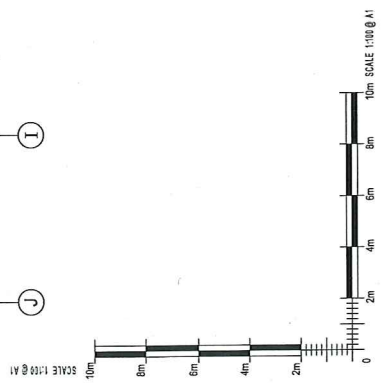
Q

REFER A100 FOR PLAN CONTINUATION



Floor Plans: Basement, Ground Floor, First Floor & Roof

Marked: Doc.4





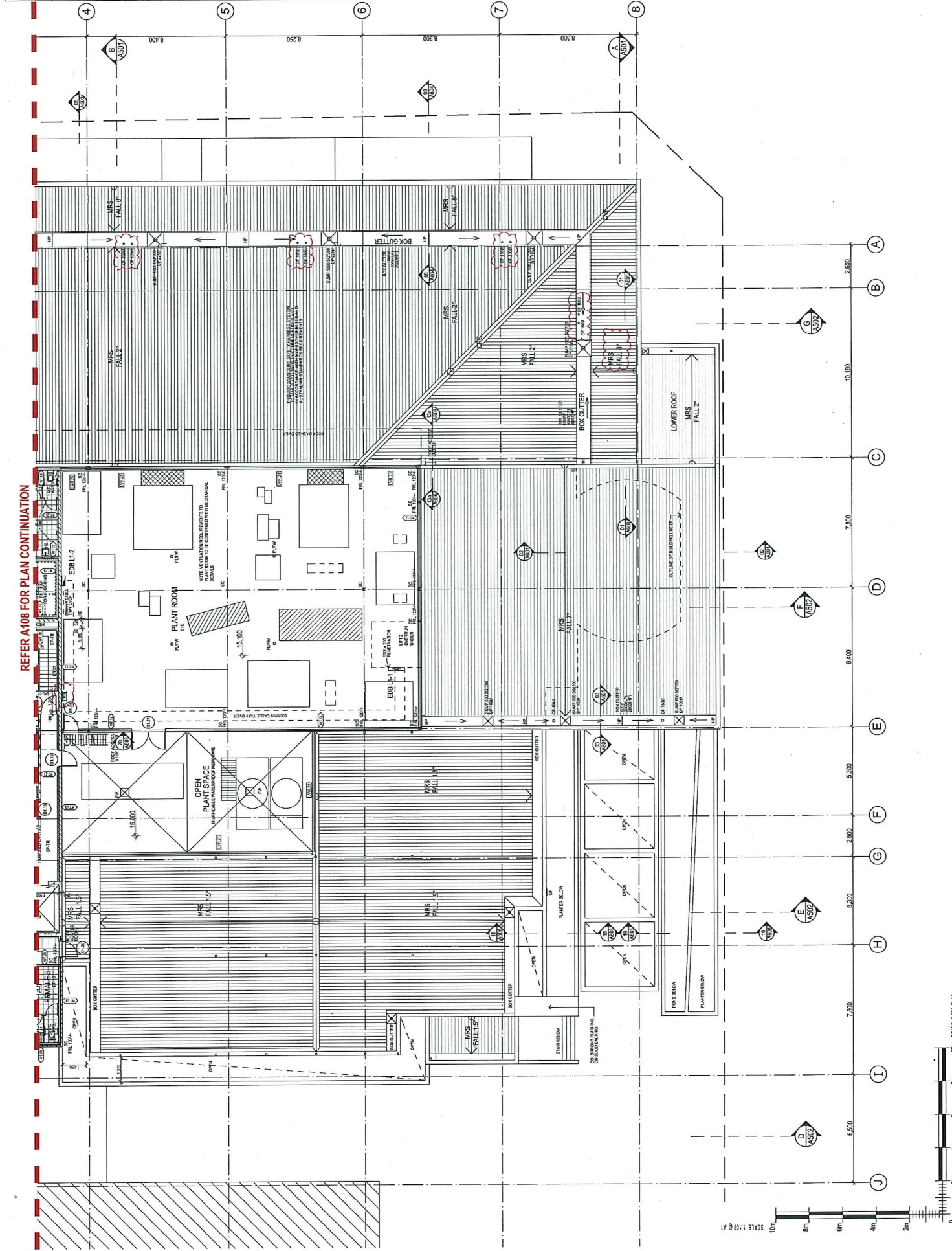
ABBREVIATIONS

AD	ADVERSE DRUG REACTION	ADULT	ADULT
AE	ADVERSE EVENT	ADULT	ADULT
AF	ADVERSE EFFECT	ADULT	ADULT
AG	ADVERSE GROWTH	ADULT	ADULT
AI	ADVERSE IMMUNITY	ADULT	ADULT
AL	ADVERSE LIVER	ADULT	ADULT
AM	ADVERSE MENTAL	ADULT	ADULT
AN	ADVERSE NERVOUS	ADULT	ADULT
AO	ADVERSE ORGAN	ADULT	ADULT
AP	ADVERSE PAIN	ADULT	ADULT
AQ	ADVERSE QUALITY	ADULT	ADULT
AR	ADVERSE RESPIRATORY	ADULT	ADULT
AS	ADVERSE SKELETON	ADULT	ADULT
AT	ADVERSE TISSUE	ADULT	ADULT
AV	ADVERSE VASCULAR	ADULT	ADULT
AW	ADVERSE WEIGHT	ADULT	ADULT
AX	ADVERSE X-RAY	ADULT	ADULT
AY	ADVERSE YIELD	ADULT	ADULT
AZ	ADVERSE ZINC	ADULT	ADULT
BA	ADVERSE BLOOD	ADULT	ADULT
BB	ADVERSE BONE	ADULT	ADULT
BC	ADVERSE BOWEL	ADULT	ADULT
BD	ADVERSE BURN	ADULT	ADULT
BE	ADVERSE BURN	ADULT	ADULT
BF	ADVERSE BURN	ADULT	ADULT
BG	ADVERSE BURN	ADULT	ADULT
BH	ADVERSE BURN	ADULT	ADULT
BI	ADVERSE BURN	ADULT	ADULT
BJ	ADVERSE BURN	ADULT	ADULT
BK	ADVERSE BURN	ADULT	ADULT
BL	ADVERSE BURN	ADULT	ADULT
BM	ADVERSE BURN	ADULT	ADULT
BN	ADVERSE BURN	ADULT	ADULT
BO	ADVERSE BURN	ADULT	ADULT
BP	ADVERSE BURN	ADULT	ADULT
BQ	ADVERSE BURN	ADULT	ADULT
BR	ADVERSE BURN	ADULT	ADULT
BS	ADVERSE BURN	ADULT	ADULT
BT	ADVERSE BURN	ADULT	ADULT
BU	ADVERSE BURN	ADULT	ADULT
BV	ADVERSE BURN	ADULT	ADULT
BW	ADVERSE BURN	ADULT	ADULT
BX	ADVERSE BURN	ADULT	ADULT
BY	ADVERSE BURN	ADULT	ADULT
BZ	ADVERSE BURN	ADULT	ADULT
CA	ADVERSE CANCER	ADULT	ADULT
CB	ADVERSE CANCER	ADULT	ADULT
CC	ADVERSE CANCER	ADULT	ADULT
CD	ADVERSE CANCER	ADULT	ADULT
CE	ADVERSE CANCER	ADULT	ADULT
CF	ADVERSE CANCER	ADULT	ADULT
CG	ADVERSE CANCER	ADULT	ADULT
CH	ADVERSE CANCER	ADULT	ADULT
CI	ADVERSE CANCER	ADULT	ADULT
CJ	ADVERSE CANCER	ADULT	ADULT
CK	ADVERSE CANCER	ADULT	ADULT
CL	ADVERSE CANCER	ADULT	ADULT
CM	ADVERSE CANCER	ADULT	ADULT
CN	ADVERSE CANCER	ADULT	ADULT
CO	ADVERSE CANCER	ADULT	ADULT
CP	ADVERSE CANCER	ADULT	ADULT
CQ	ADVERSE CANCER	ADULT	ADULT
CR	ADVERSE CANCER	ADULT	ADULT
CS	ADVERSE CANCER	ADULT	ADULT
CT	ADVERSE CANCER	ADULT	ADULT
CU	ADVERSE CANCER	ADULT	ADULT
CV	ADVERSE CANCER	ADULT	ADULT
CW	ADVERSE CANCER	ADULT	ADULT
CX	ADVERSE CANCER	ADULT	ADULT
CY	ADVERSE CANCER	ADULT	ADULT
CZ	ADVERSE CANCER	ADULT	ADULT
DA	ADVERSE CANCER	ADULT	ADULT
DB	ADVERSE CANCER	ADULT	ADULT
DC	ADVERSE CANCER	ADULT	ADULT
DD	ADVERSE CANCER	ADULT	ADULT
DE	ADVERSE CANCER	ADULT	ADULT
DF	ADVERSE CANCER	ADULT	ADULT
DG	ADVERSE CANCER	ADULT	ADULT
DH	ADVERSE CANCER	ADULT	ADULT
DI	ADVERSE CANCER	ADULT	ADULT
DJ	ADVERSE CANCER	ADULT	ADULT
DK	ADVERSE CANCER	ADULT	ADULT
DL	ADVERSE CANCER	ADULT	ADULT
DM	ADVERSE CANCER	ADULT	ADULT
DN	ADVERSE CANCER	ADULT	ADULT
DO	ADVERSE CANCER	ADULT	ADULT
DP	ADVERSE CANCER	ADULT	ADULT
DQ	ADVERSE CANCER	ADULT	ADULT
DR	ADVERSE CANCER	ADULT	ADULT
DS	ADVERSE CANCER	ADULT	ADULT
DT	ADVERSE CANCER	ADULT	ADULT
DU	ADVERSE CANCER	ADULT	ADULT
DV	ADVERSE CANCER	ADULT	ADULT
DW	ADVERSE CANCER	ADULT	ADULT
DX	ADVERSE CANCER	ADULT	ADULT
DY	ADVERSE CANCER	ADULT	ADULT
DZ	ADVERSE CANCER	ADULT	ADULT
EA	ADVERSE CANCER	ADULT	ADULT
EB	ADVERSE CANCER	ADULT	ADULT
EC	ADVERSE CANCER	ADULT	ADULT
ED	ADVERSE CANCER	ADULT	ADULT
EE	ADVERSE CANCER	ADULT	ADULT
EF	ADVERSE CANCER	ADULT	ADULT
EG	ADVERSE CANCER	ADULT	ADULT
EH	ADVERSE CANCER	ADULT	ADULT
EI	ADVERSE CANCER	ADULT	ADULT
EJ	ADVERSE CANCER	ADULT	ADULT
EK	ADVERSE CANCER	ADULT	ADULT
EL	ADVERSE CANCER	ADULT	ADULT
EM	ADVERSE CANCER	ADULT	ADULT
EN	ADVERSE CANCER	ADULT	ADULT
EO	ADVERSE CANCER	ADULT	ADULT
EP	ADVERSE CANCER	ADULT	ADULT
EQ	ADVERSE CANCER	ADULT	ADULT
ER	ADVERSE CANCER	ADULT	ADULT
ES	ADVERSE CANCER	ADULT	ADULT
ET	ADVERSE CANCER	ADULT	ADULT
EU	ADVERSE CANCER	ADULT	ADULT
EV	ADVERSE CANCER	ADULT	ADULT
EW	ADVERSE CANCER	ADULT	ADULT
EX	ADVERSE CANCER	ADULT	ADULT
EY			

[illegible]

PAYNTER DIXON
Paynter Dixon Construction Pty Limited
Level 2, 4 Robinson Way
Preston, Victoria 3073
North Ryde, NSW 2113
Tel (02) 9707 2222 Fax (02) 9707 2223
A/N 94 057 000 315

DATE: 08/09/2017				
FIRST FLOOR PLAN 1:100 (page 2 of 2)				
TITLE:	CLIENT:	DATE:		
1:100 @ A1	CAL, BM	14/08/2017		
PROJECT NO:	DRAWING NO:	REVISION:		
CTL 0303	A109	M		



DRAWING NOTES:

[illegible]

WINDY MARKER
WINDY MARKER - REFER TO WALL TYPE SCHEDULES
DOOR MARKER
DOOR MARKER - REFER TO WALL TYPE SCHEDULES
FOR FURTHER DETAIL. SCHEDULE DRAWINGS ARE

[illegible]

**NEW HOSPITALITY VENUE
PARRAMATTA
FOR CASTLE HILL RSL CLUB
2 MACQUARIE ST, PARRAMATTA, NSW, 2150**

[illegible]

BASEMENT FLOOR PLAN 1:100
(page 4 of 2)

SCALE	DATE	PROJECT	PLT NO
1:100 @ A1		CM, SM	14108/2017

CTL 0303	A104	Q
----------	------	---

DRAWING NOTES:

[illegible][illegible]

W113 WINDOW MARKER
W1 WINDOW / LEVEL 1 / WINDOW W 05
DOOR MARKER
W1 DOOR / LEVEL 1 / DOOR W 05
W114 WALL TYPE MARKER - REFER TO WALL TYPE SCHEDULES
FOR EXISTING LAYOUT. SCHEDULE DESIGNATION: A-M

[illegible]

PAYNTER DIXON
PAPER DESIGN CONSULTANTS (PDC) LIMITED

**NEW HOSPITALITY VENUE
PARRAMATTA
FOR CASTLE HILL RSL CLUB
2 MACQUARIE ST, PARRAMATTA, NSW, 2150**

PRODUCTS & PEOPLE

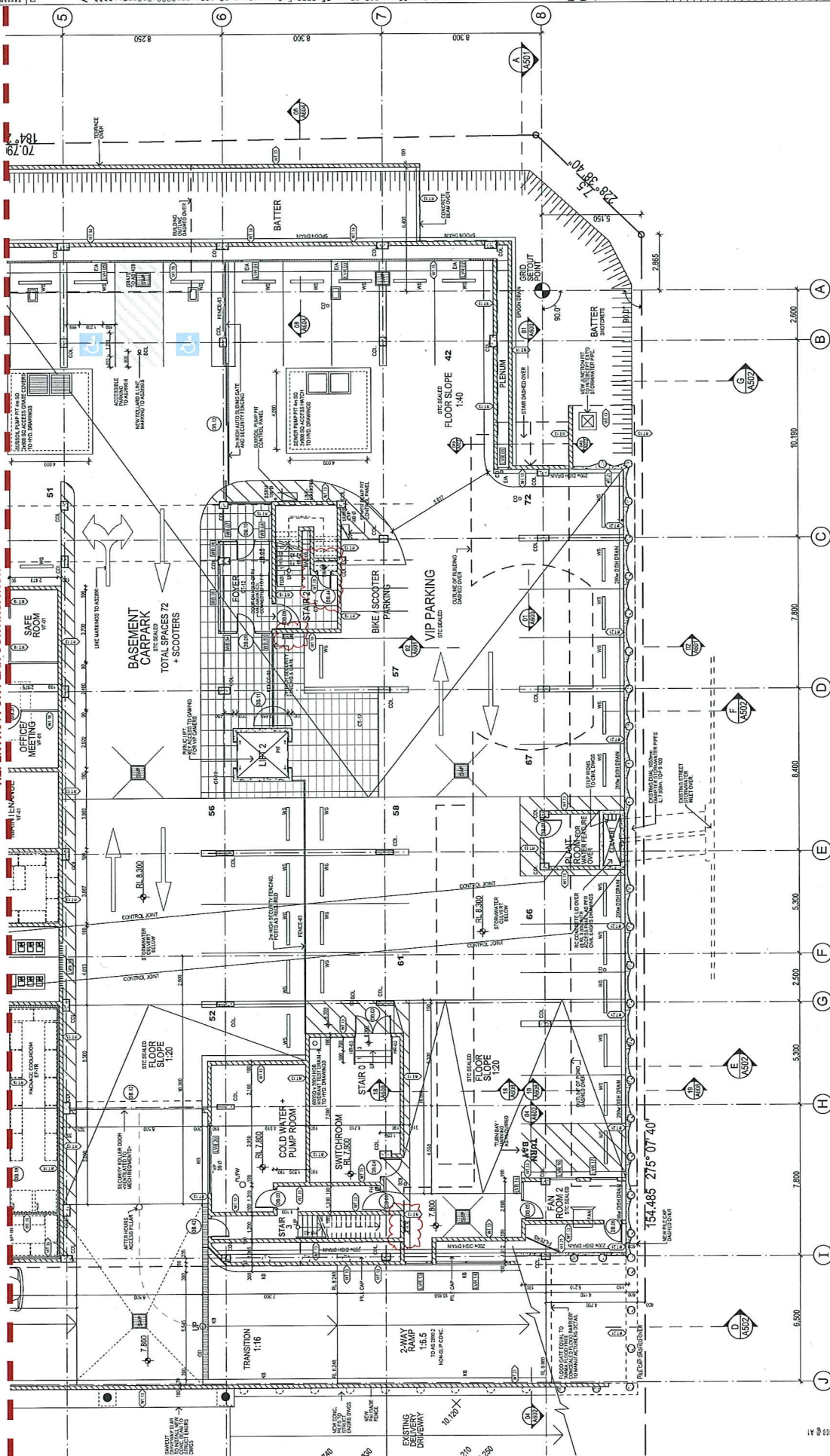
File Number

BASEMENT FLOOR PLAN 1:100
(page 2 of 2)

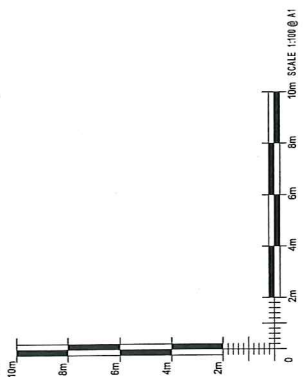
PLANT	DATE	TIME	LOCATION	REMARKS
1-100	1-100	1-100	1-100	1-100

INTEL	DATE	NO. OF PAGES

REFER A104 FOR PLAN CONTINUATION

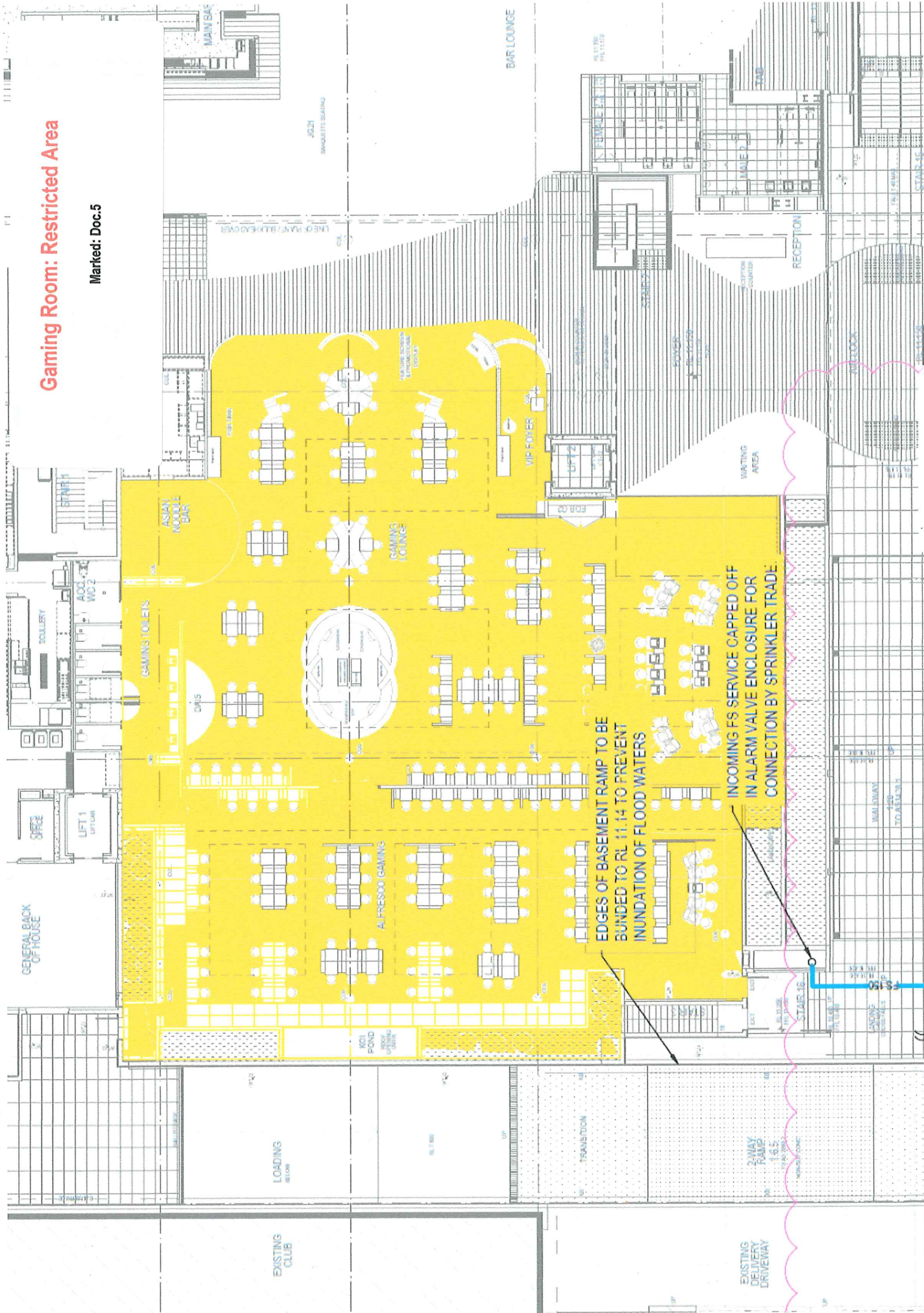


SCALE 1:100 @ A1



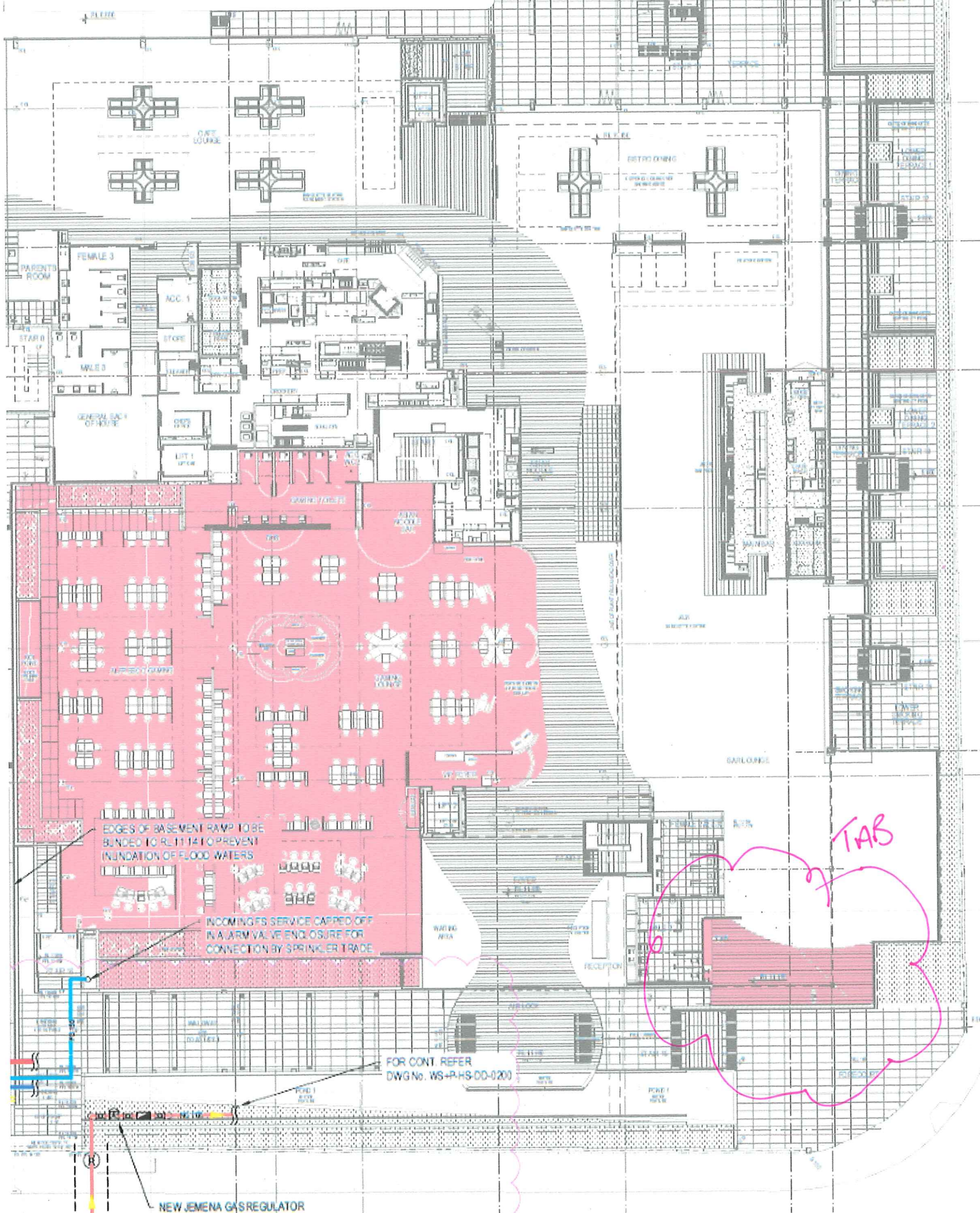
Gaming Room: Restricted Area

Marked: Doc.5



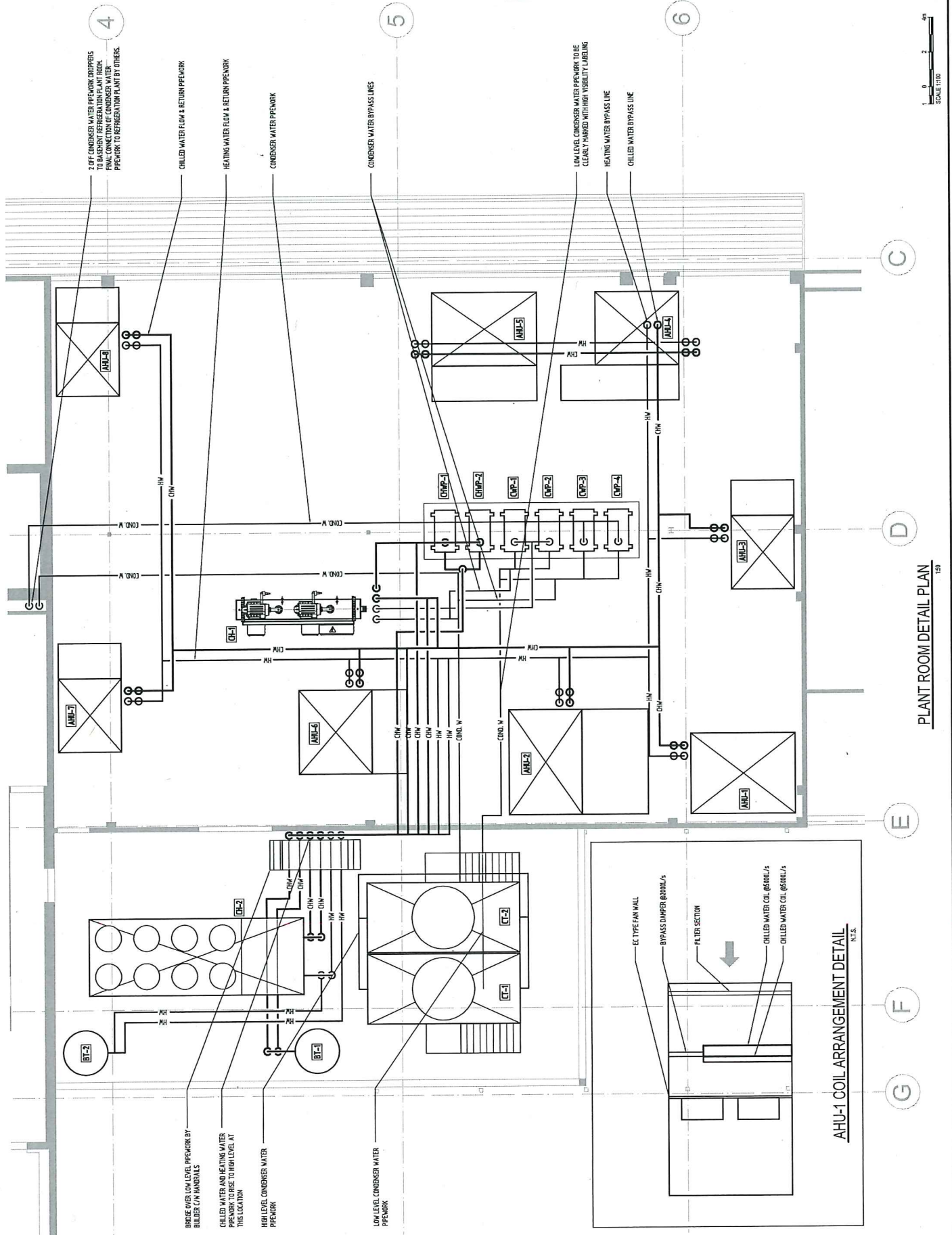
TAB Restricted Area

Marked: Doc.6



Marked: Doc.7

NOT FOR CONSTRUCTION

[illegible]

Marked: Doc.8

