
Local Impact Assessment Class 1 Application

The Homebush Hotel
136 Parramatta Road
HOMEBUSH NSW 2140

January 2020

PREPARED BY:
HATZIS CUSACK LAWYERS
Liquor & Gaming Specialists

EXECUTIVE SUMMARY

1. INTRODUCTION

This document is a Local Impact Assessment Class 1 to accompany a threshold increase application made for the approval of a 'low range' gaming machine threshold increase of 20 in relation to the new hotel licence to be known as The Homebush Hotel (the "Venue"), situated at 136 Parramatta Road, Homebush.

The Venue is a new hotel as defined by Section 4 of the Gaming Machines Act 2001 (the "Act").

The site at the Venue is to be totally redeveloped. The site is to consist of a multi-storey building, with accommodation consisting of serviced apartments/residential apartments on 4 floors of accommodation.

The ground floor of the building is to operate as the Venue. 19 serviced accommodation units are to be included within the Venue's licensed premises (spread over the 4 floors of accommodation) providing short term accommodation to the Venue.

The Venue's gaming area is designed to eventually accommodate 30 machines. Access to the gaming room can be obtained from the Sports Bar area, with a separate entry from Loftus Lane.

The Venue is in the Homebush SA2 within the Strathfield Municipal Council LGA area. The SA2 area currently has three hotel licences and one club licence being operated in that area. The SA2 had a population of 16,211 at the 2016 Census.

2. RESPONSIBLE GAMBLING MEASURES

Chapter 2 of this Report details the mandatory and any additional responsible conduct of gambling measures that will be in place by the Applicant at the Venue.

3. LOCAL COMMUNITY

The local community is the Homebush SA2. Chapter 4 provides a demographic description of the local community. **Attachment "A"** is a copy of a map of the SA2.

It is expected that the majority of patrons for the Venue will be residents of Homebush and the surrounding suburbs. The Venue is proposed to be family-friendly that will welcome and cater to the needs of families in the local community.

4. POSITIVE CONTRIBUTION

Chapter 5 of this Report details the benefits that the Venue will provide to the local community if the application be approved.

5. CONCLUSION

Given the satisfaction of the requirements of the Act, and the associated Gaming Machines Regulation 2019 (the "Regulation") through the proposed conduct of gaming machines at the Venue in a responsible manner, along with the evidence of the positive contribution to the local community, it is the Applicant's belief that this LIA meets the requirements of the legislation.

1. DETAILS OF THE VENUE

- 1.1. The site of 136 Parramatta Road, Homebush will be totally redeveloped by the construction of a multi-storey building which will include accommodation units on four floors and the Venue to be on the ground floor. **Attachment "B"** comprises plans of the Venue together with the other floors of the building which will provide short term to patrons.
- 1.2. An application for the grant of a hotel licence has been lodged with the Independent Liquor & Gaming Authority ("Authority") for consideration.
- 1.3. The Venue will have a patron capacity of 350 persons prior to 10:00pm. The patron capacity will be reduced to 280 at 10.00pm as the courtyard area is required to be closed and be vacated by patrons after that time.
- 1.4. The gross floor area of the ground floor area of the Venue is 1095 sqm. A further 2241 sqm will apply to the licensed area by the inclusion the serviced apartments over four floors of accommodation. The area to be the gaming room is shown on a plan (Attachment "B").
- 1.5. The facilities to be provided at the Venue are to consist of the following:-
 - Sports Bar.
 - Courtyard.
 - Gaming Room.
 - Fully equipped commercial kitchen, cool room and storage.
 - Packaged Liquor (to be sold over the bar as opposed to a separate bottle shop facility).
 - Serviced apartments providing short-term accommodation.
 - Sanitary and other back of house facilities.
- 1.6. Food will be available up until a short time prior to the closing time of the Venue. A bar menu will be available from those times when the kitchen is closed for substantial meals that will be available from open until closing. Accordingly, food that is commensurate with the responsible consumption of liquor will be available at all times the Venue is trading.
- 1.7. The Venue's gaming machine threshold is zero. The applicant seeks a low range gaming machine threshold increase to 20.
- 1.8. The Venue will provide TAB and KENO facilities within the Sports Bar area.
- 1.9. The trading hours that are to apply to the Venue are 10.00 am until 12.00 midnight, Monday to Sunday inclusive.

2. HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES

- 2.1. The harm minimisation strategies which the Venue intends to implement include all those required by legislation.
- 2.2. Gaming will be provided within a designated gaming room within the Venue.
- 2.3. The gaming room will comply with Clause 8 of the Regulations in that:-
 - (a) It will be located in a "bar area" of the Venue (and will not be located in an area in which a minors area authorisation or minors functions authorisation is in force);

- (b) The gaming room will be physically separated from the general bar area by permanent opaque walls;
- (c) Patrons will not be compelled to pass through the gaming room in order to enter or leave the Venue or to gain access to another part of the Venue;
- (d) Entry to the gaming room will be provided free of charge;
- (e) The gaming machines will be situated so that they cannot be seen from any place outside the Venue;
- (f) All machines will be suitably spaced to facilitate access;
- (g) The gaming room will be monitored by a gaming room supervisor, as well as by electronic means (CCTV) at all times;
- (h) There will be a door way or space that provides reasonable access to at least one operating bar and one toilet for each gender, without the need for patrons to go out onto the street or outside the Venue; and
- (i) The gaming room cannot be accessed directly from a public street.

2.4. Other requirements of the Act and Regulations will be complied with, in that:-

- (a) All staff involved in gaming duties will hold a current and approved responsible conduct of gaming (RCG) competency card (or interim certificates). Copies of competency cards (or interim certificates) are kept by each staff member when working at the Venue and will be available for inspection;
- (b) The Venue will make arrangements through AHA for the provision of gambling counselling;
- (c) The Venue will participate in the GameCare AHA Gaming self-exclusion scheme and policy;
- (d) Staff will be trained in the requirements of the self-exclusion scheme and associated referral process;
- (e) All statutory signage will be prominently displayed throughout the gaming room;
- (f) Pamphlets informing patrons of the dangers of problem gambling and of the availability of counselling and the self-exclusion scheme will be displayed within the Venue in a number of community languages;
- (g) The Venue's automatic telling machine (ATM) will be located outside the gaming room. Patrons will not be permitted to make withdrawals on credit;
- (h) There will be no advertising or promotions of the availability of gaming machines conducted at the Venue;

- (i) The Venue will not accept third party cheques or the cashing of cheques by patrons;
- (j) There will be a limit of \$5,000 on cash payment for winnings;
- (k) Minors will not be permitted entry to the gaming room;
- (l) Consumer information on the chance of winning maximum prizes and jackpots will be made available in the gaming area;
- (m) The Venue will not publish any gaming machine advertising;
- (n) All gambling-related signs will be within the Venue and will not be visible from the exterior of the Venue; and
- (o) Inducements will not be offered at the Venue for the use of the gaming machines.

2.5. Additional harm minimisation measures will be implemented at the Venue in respect of responsible conduct of gambling by the Venue's licensee and all staff involved in the operation of the gaming machines. These staff members will be undertaking an online training course conducted by Victorian Responsible Gambling Foundation. This course includes reference to a 30-item checklist for use by staff members to recognize patrons exhibiting problem gambling tendencies.

2.6. At all times the gaming room is operated, the Venue will engage a Gaming Room Attendant who will be present to provide direct supervision of this area. The presence of the Gaming Room Attendant will allow management to make early detection of any possible signs of problem gambling being experienced at the Venue.

3. LOCAL COMMUNITY

3.1. The local community is the Homebush SA2.

3.2. It is expected that the majority of patrons of the Venue will be residents of Homebush and the surrounding suburbs. The Venue will be family-friendly that welcomes and caters to the needs of the families.

4. DEMOGRAPHY

4.1. In 2016, the Homebush SA2 had a population of 16,211.

4.2. The relevant demographic information is set out below:

- 52.8% of the population is male.
- 47.2% of the population is female.
- The median age is 30.
- Only 0.2% of the population is of Aboriginal and/or Torres Strait Islander descent. This is a low Aboriginal and Torres Strait Islander population, when compared to the State average of 2.9%.

4.3. It is evident from the information collated from the 2016 census that the residents of the SA2 are well educated with 40.2% of the population achieving a bachelor degree level and above.

This is significantly higher than the State average of 23.4%.

- 4.4. The most common occupations in the Homebush SA2 include professionals at 29.7%. This number is higher than the State average of 23.6% and the national average of 22.2%. Further, 26.6% of occupants of the SA2 have a university or tertiary education compared to 16.2% as the State average.
- 4.5. 26.1% of the population of the SA2 were born in Australia compared to 65.5% in NSW. In addition, the SA2 has a high percentage of persons where both parents were born overseas (78.2%), compared to that of NSW (37.0%).
- 4.6. The median weekly personal income in the SA2 was \$703 compared to \$664 in NSW. Median weekly household income was \$1,719 compared to \$1486 in NSW. 14.5% of households in the SA2 reported gross weekly incomes of less than \$650, whereas in NSW, the figure was 19.7%.
- 4.7. In the SA2, 61.2% work full-time and 26.3% part-time. The comparable figures for NSW were 59.2% and 29.7% respectively. The unemployment level in the SA2 was 8.0 % compared to 6.3% in NSW.
- 4.8. The 2016 Census population and housing: Socio-Economic Indexes for Areas (SEIFA), Australia discloses the following scores in the SA2:

INDICATOR	HOME BUSH SA2 SCORE	HOME BUSH DECILE
IRSEAD	1047	8
IRSED	1014	6
IER	926	2
IEO	1072	8

- 4.9. On the whole, the above data indicates that residents of the Homebush SA2 area are not particularly vulnerable to gaming-related harm.

5. COMMUNITY BENEFITS

- 5.1. The Venue will be situated on the ground floor of the re-developed site and will have 19 serviced apartments as short term accommodation for patrons over 4 floors of the building, The Venue once established will provide a substantial benefit to the local community by providing the residents of Homebush and the surrounding suburbs, along with employees and visitors to Homebush, a place to gather and meet.
- 5.2. Another benefit to the local community is that the Venue will be a family-friendly venue that welcomes and caters to the needs of the local community's families. A minors area authorisation will also apply to the Venue.
- 5.3. There is one club licence and 3 hotel licences located within the SA2. The closest licensed premises is the Horse and Jockey Hotel which is approximately 275 metres east of the Venue. The other hotels in the SA2 include the Markets Hotel and the Wentworth Hotel located adjacent to Flemington Markets in the west of the SA2 and approximately 1 kilometre west of the Venue. The club licence applies to the Sydney Markets Industries Club Limited also located in the Flemington Markets (and approximately 1 kilometre west of the Venue).

- 5.4. The Act requires the Venue to make a financial contribution in order to satisfy the Authority that the gaming machine threshold sought will make a positive contribution to the community. The Venue is required to make that contribution to the Responsible Gaming Fund.
- 5.5. The applicant proposes to pay a positive contribution amount of \$3,969,502.88. This contribution is to be paid in annual instalments over 5 years to the Responsible Gambling Fund, pursuant to sec.36A of the Gaming Machines Act 2001 and sec. 115B of the Casino Control Act 1982. This amount has been calculated having regard to the formula set out in the LIA Guidelines published by Liquor & Gaming NSW and the data published on the Liquor & Gaming NSW website relevant to the LGA in which the Venue is located.

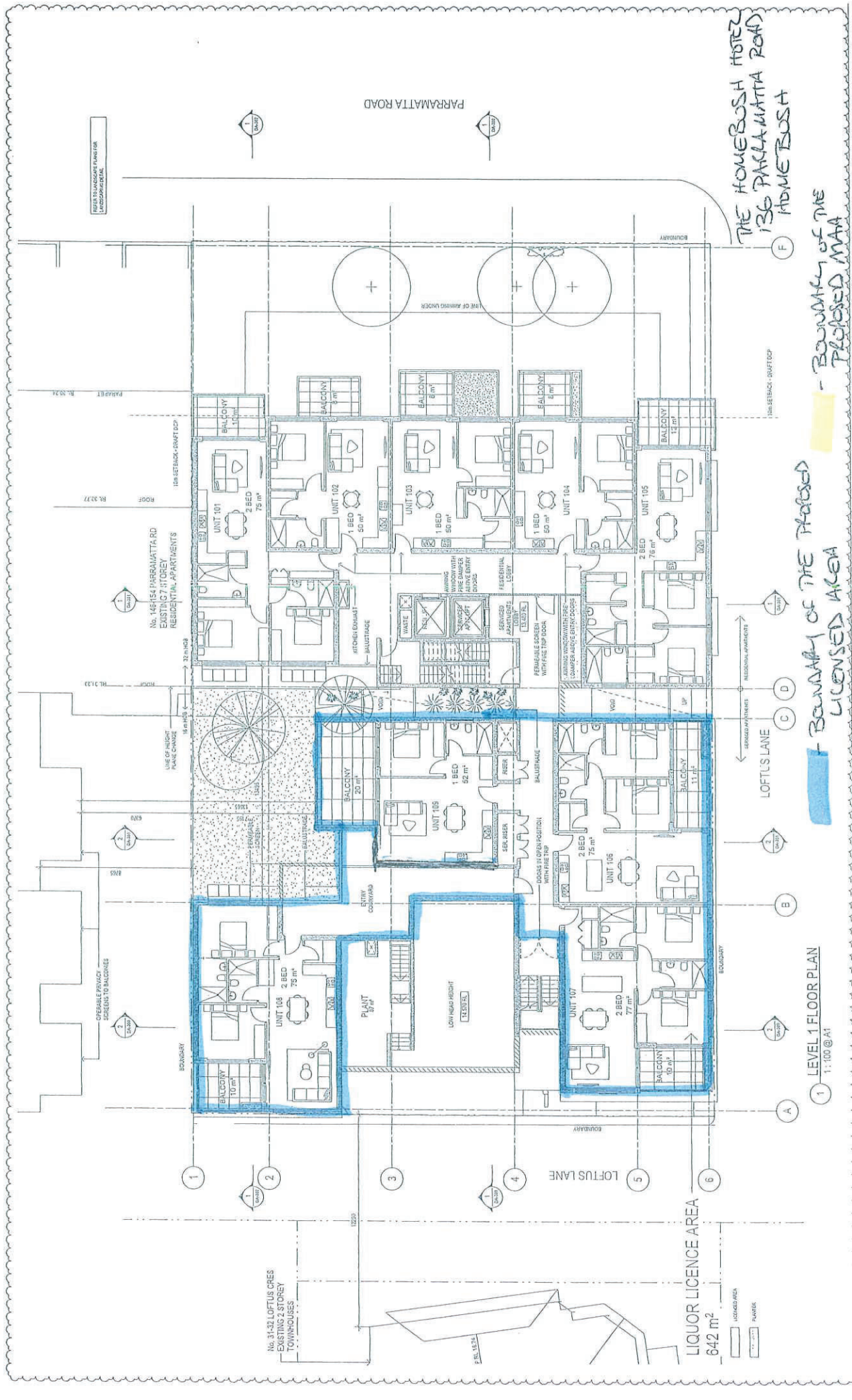
6. CONCLUSION

- 6.1. This LIA, pursuant to Clause 37 of the Gaming Machines Amendment Regulation 2009, defines the Applicant's local community, details the positive contribution that the Applicant will provide to the local community if the application is approved and details the harm minimisation and responsible gambling measures that will be put in place at the Venue.
- 6.2. The Applicant proposed to operate the gaming machines at the Venue in compliance with mandated legislative requirements and will operate a best-practice style of interventions and procedures.
- 6.3. The Applicant submits that this LIA complies with the requirements of the Act, Regulation and Guidelines, has demonstrated that gambling activities will be conducted in a responsible manner and confirms the proposed increase in the GMT from zero to 20 will provide a positive contribution towards the local community.

ATTACHMENT

“A”

ATTACHMENT “B”



- BOUNDARY OF THE PROPOSED LICENSED AREA
 - BOUNDARY OF THE PROPOSED MAA

1 LEVEL 1 FLOOR PLAN
1:100 @ A1

STATUS
DEVELOPMENT APPLICATION

Do not take any action on this application until it has been approved by the Council. The Council may require further information or documents to be submitted. The Council may also require the applicant to provide a security bond. The Council may also require the applicant to provide a security bond. The Council may also require the applicant to provide a security bond.

NOTES

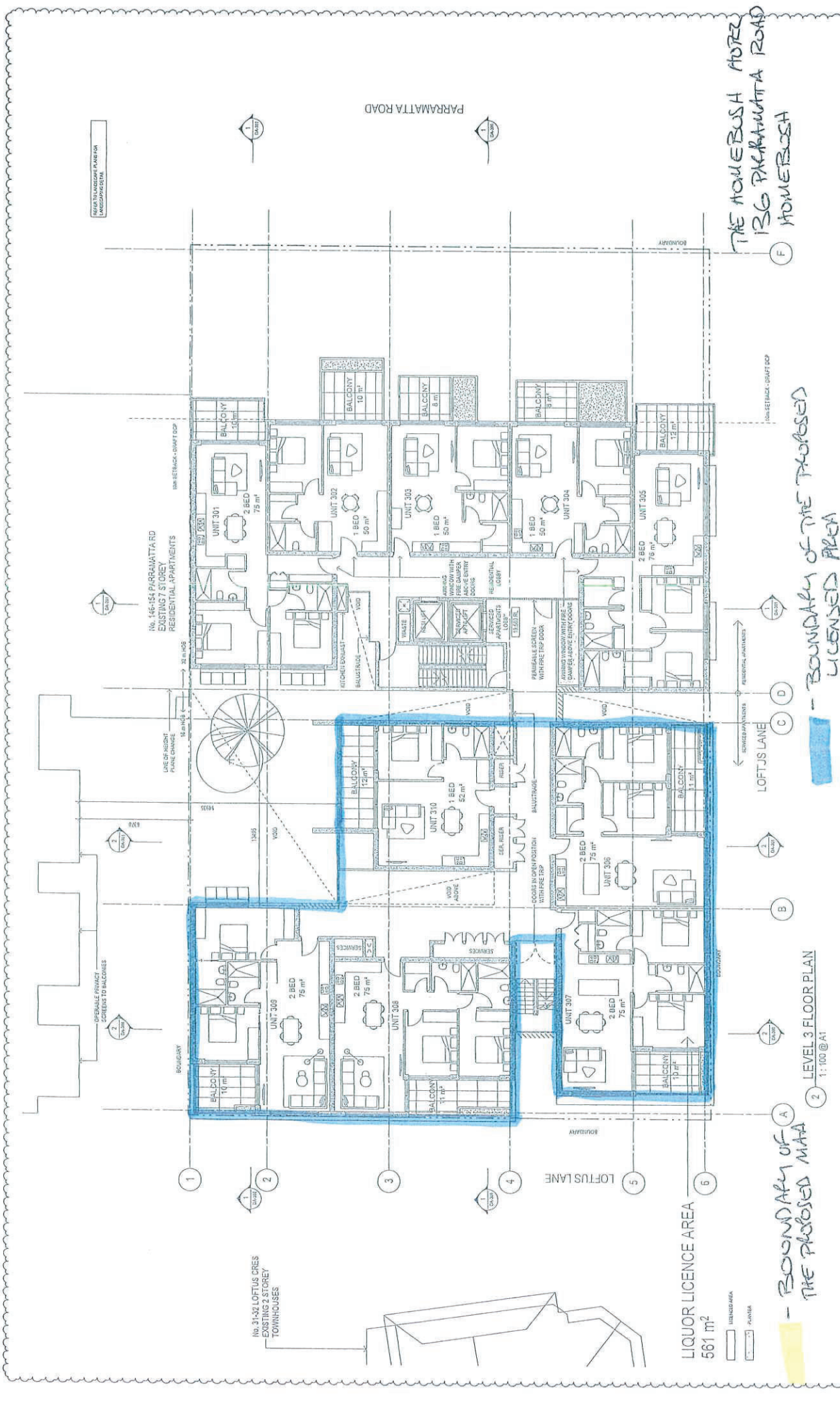
1. SEE Q&A 1
2. SEE Q&A 2
3. SEE Q&A 3
4. SEE Q&A 4
5. SEE Q&A 5
6. SEE Q&A 6
7. SEE Q&A 7
8. SEE Q&A 8
9. SEE Q&A 9
10. SEE Q&A 10

DATE
15.08.2024

PROJECT
Pub 1 Serviced Apts 1 Residential
136-144 Parramatta Road,
Homebush

CLIENT
IRIS CAPITAL

ARCHITECTS
INTERIOR DESIGNERS
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/260



PROJECT
Pub 1 Serviced Apartments
136-144 Parramatta Road,
Homebush

CLIENT
IRIS CAPITAL

ARCHITECTS
squillace
INTERIOR DESIGNERS

DRAWING NO. DA-103
SCALE 1:100 @ A1
CHECKED BY [Signature]
DATE 08.11.19

PROJECT NO. 136-144 Parramatta Road, Homebush
DATE 08.11.19
PROJECT TITLE Pub 1 Serviced Apartments
FLOOR PLAN LEVEL 3

NOTES

1. BOUNDARY OF THE PROPOSED MAA

2. BOUNDARY OF THE PROPOSED AREA

LIQUOR LICENCE AREA
561 m²

PLANTER

LEGEND

LIQUOR LICENCE AREA

PLANTER

SCALE
1:100 @ A1

DATE 08.11.19

