

---

# ***Local Impact Assessment Class 1 Application***

***Hurlstone Park Hotel***  
***590-602 New Canterbury Road,***  
***Hurlstone Park NSW 2193***

**April 2019**

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 Hurlstone Park Hotel (the "Venue"), situated at 590-602 New Canterbury Road Hurlstone Park (adjacent to Duntroon Street).

The Venue is a new hotel, although previously operated on the same site was a hotel licence number LIQH400103077 known as the Hurlstone Park Hotel (also known as 'Grumpy's') which was removed to 203 Beamish Street, Campsie on 10 January 2018.

The site where the Venue is located has been significantly redeveloped since the removal of the former licence. As a result, the site now consists of a multi-storey apartment building with the ground floor area to be allocated to the Venue.

The Venue's gaming area will be accessible from the main bar and is designated to eventually accommodate 30 machines.

The Venue is in the Canterbury (North)-Ashbury SA2 in which there is one hotel and 2 clubs. The SA2 had a population of 10,448 at the 2016 census.

### 2. RESPONSIBLE GAMBLING MEASURES

Chapter 3 of this Report details the mandatory and any additional responsible conduct of gambling measures to be put in place by the Applicant at the Venue.

### 3. LOCAL COMMUNITY

The local community is the Canterbury (North) – Ashbury SA2. Chapter 3 provides a demographic description of the area and local community. **Attachment "A"** is a copy of a map of the SA2.

It is expected that the majority of patrons of the Venue will be residents of Hurlstone Park. The Venue will be a family-friendly venue that welcomes and caters to the needs of the local community's families.

### 4. POSITIVE CONTRIBUTION

Chapter 4 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 Gaming Machines Act 2001 (the "Act"), and the associated Gaming Machines Regulation 2010 (the "Regulation") through the proposed conduct of gaming machine operation at the Venue in a responsible manner, along with the evidence of a 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 on which the Venue will stand previously operated pursuant to a hotel licence number LIQH400103077 known as the Hurlstone Park Hotel (also known as 'Grumpys') which was removed to 203 Beamish Street, Campsie on 10 January 2018.
- 1.2. The site has been significantly redeveloped since the removal of the former licence. As a result, the site now consists of a multi-storey apartment building with the ground floor area to be allocated to the Venue. The Hurlstone Park Hotel will be situated at 590-602 New Canterbury Road, Hurlstone Park (adjacent to Duntroon Street). **Attachment "B"** comprises a set of plans and photos showing the multi-storey apartment building illustrating the development and includes a full plan of the Venue area.
- 1.3. An application for the grant of a hotel licence with an extended trading authorisation is currently before the Independent Liquor & Gaming Authority ("Authority") for consideration.
- 1.4. The Venue has a patron capacity of 300 persons, a capacity that is significantly smaller than the former large-scale pub that applied to the site.
- 1.5. The gross floor area of the Venue is 566sqm. The area to be set aside for gaming is shown on a plan (**Attachment "C"**).
- 1.6. The facilities to be provided at the Venue consist of the following:-
  - Lounge and bar spaces
  - Bistro facilities
  - Gaming lounge
  - Fully equipped commercial kitchen, cool room and other storage and back of house areas.
  - Packaged Liquor (to be sold over the bar as opposed to a separate bottle shop facility).
- 1.7. 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 and open until closing. Accordingly, food that is commensurate to the responsible consumption of liquor will be available at all times the proposed licensed premises are trading.
- 1.8. The Venue's current gaming machine threshold is zero and it is seeking a gaming machine threshold of 20. The Venue will provide TAB and KENO facilities outside the gaming area.
- 1.9. The trading hours being sought are 8.00 am until 2.00 am the following day, Monday to Saturday and 10.00 am until midnight, Sunday. The hotel licence that formerly operated at the site had the right to trade from 5.00 am each day until 5.00 am the next day, Thursday, Friday and Saturday nights and until 2.00 am on Thursday night and 12.00 midnight on other nights of the week.
- 1.10. In accordance with clause 38 of the Regulation, attached and marked "**D**" is a copy of a map showing the location of the Venue and the location of any school, place of worship and or hospital within 200 metres of the Venue.

## **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 minor's 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 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) is located outside the gaming room. Patrons not permitted to make withdrawals on credit;
- (h) There are no advertising or promotions of the availability of gaming machines conducted at the Venue;
- (i) A clock will be present and visible to all patrons within the gaming room;
- (j) The Venue will not accept third party cheques or the cashing of cheques by patrons;
- (k) There will be a limit of \$5,000 on cash payment for winnings;
- (l) Minors will not be permitted entry to the gaming room;
- (m) Consumer information on the chance of winning maximum prizes and jackpots will be made available in the gaming area;
- (n) The Venue will not publish any gaming machine advertising;
- (o) All gambling-related signs will be situated within the Venue and are not visible from the exterior of the Venue; and
- (p) Inducements will not be offered at the Venue for the use of the gaming machines.

2.5. Additional harm minimization 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 is 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 Canterbury (North) – Ashbury SA2.

3.2. It is expected that the majority of patrons of the Venue will be residents of Hurlstone Park. The Venue will be a family-friendly venue that welcomes and caters to the needs of the local community's families.

#### 4. DEMOGRAPHY

- 4.1. In 2016, the Canterbury (North) – Ashbury SA2 had a population of 10,448<sup>1</sup> within an area of 3.03 km<sup>2</sup>.
- 4.2. The relevant demographic information is set out below:
- 49% of the population is male.
  - 51% of the population is female.
  - The median age is 39.
  - Only 1.2% 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 ABS statistics 2016 for the SA2 that the residents of the SA2 are well educated with 32.4% of the population achieving a bachelor degree level and above. This is higher than the State average of 23.4%.
- 4.4. The most common occupations in the Canterbury (North) – Ashbury SA2 included professionals at 29.6%. This number is higher than the State average of 23.6% and the national average of 22.2%. It also has higher proportion of residents engaged as clerical and administrative workers and managerial positions.
- 4.5. 55% of the population were born in Australia compared to 65.5% in NSW. It had a high percentage of persons where both parents were born overseas (54.6%) compared to that of NSW (37%).
- 4.6. The median weekly personal income in the SA2 was \$747 compared to \$664 in NSW. Median weekly household income was \$1,776 compared to \$1,486 in NSW. In the SA2, 15.8% of households reported gross weekly incomes of less than \$650 whereas, in NSW, the figure was 19.7%.
- 4.7. In the SA2, 61.4% of the labour force over the age of 15 reported working full-time and 30.1% part-time. The comparable figures for NSW were 50.2% and 29.7%. The unemployment level in the SA2 was 4.8% compared to 6.3% in NSW.
- 4.8. The Census population and housing: Socio-Economic Indexes for Areas (SEIFA), Australia 2016 discloses the following scores in the SA2:

INDICATOR	CANTERBURY (NORTH) – ASHBURY SA2 SCORE	CANTERBURY (NORTH) – ASHBURY SA2 DECILE
IRSEAD	1062	8
IRSED	1039	7
IER	1017	6
IEO	1071	8

<sup>1</sup> 2016 Census QuickStats: Canterbury (North) – Ashbury SA2

- 4.9. The above data indicates that residents of the Canterbury (North) – Ashbury area are not particularly vulnerable to gaming-related harm.

## **5. COMMUNITY BENEFITS**

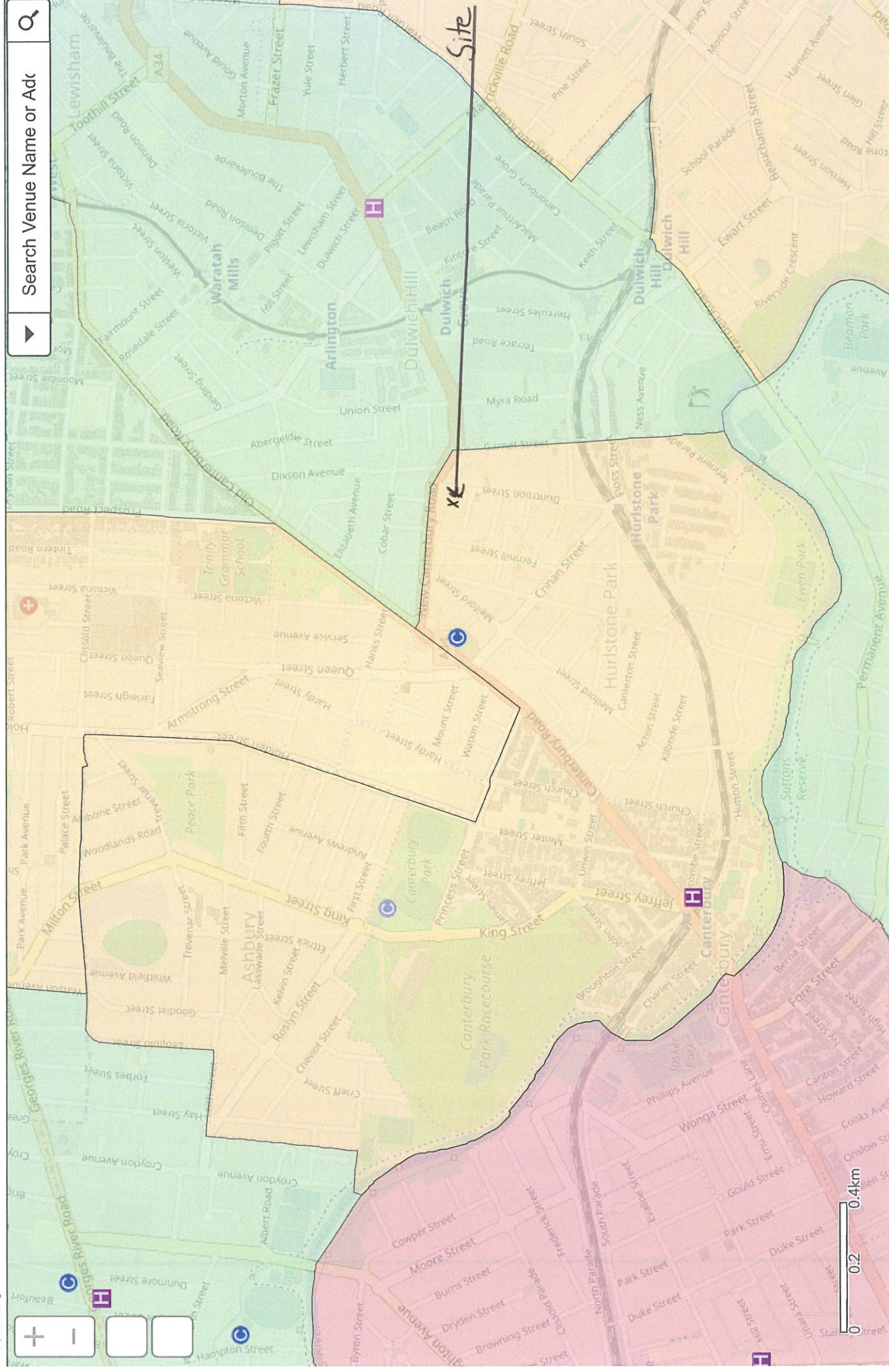
- 5.1. As the Venue will be situated on the ground floor of a residential development, it will provide a substantial benefit to that community by providing the residents of Hurlstone Park and the surrounding suburbs, along with employees and visitors to Hurlstone Park a place to gather and enjoy low key entertainment. 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. This is why a minors area authorisation is also being applied for.
- 5.2. There are 2 clubs and one other hotel in the SA2. The Canterbury Hurlstone Park RSL Club is the closest to the Venue being approximately 400 metres. The other club in the SA2, Ashbury Bowling and Pan-Arcadian Federation Club Limited is a non-gaming club. The only other hotel in the SA2 is the Canterbury Club Hotel.
- 5.3. The Hurlstone Park suburb does not currently have any hotels in the area.
- 5.4. The Act requires that, if a hotel is required 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 must make that contribution to the Responsible Gaming Fund.
- 5.5. The applicant proposes to pay a positive contribution amount of \$2,200,000.00, to be paid in annual instalments over 5 years into the Responsible Gambling Fund, pursuant to sec.36A of the Gaming Machines Act 2001 and sec. 115B of the Casino Control Act 1982. That amount has been calculated having regard to the formula set out in the LIA Guidelines published by Liquor & Gaming NSW.

## **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 will operate 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”**

STATUS  
**SECTION 96**

Notes:  
1. This drawing is to be used only for the project and site for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

NOTES

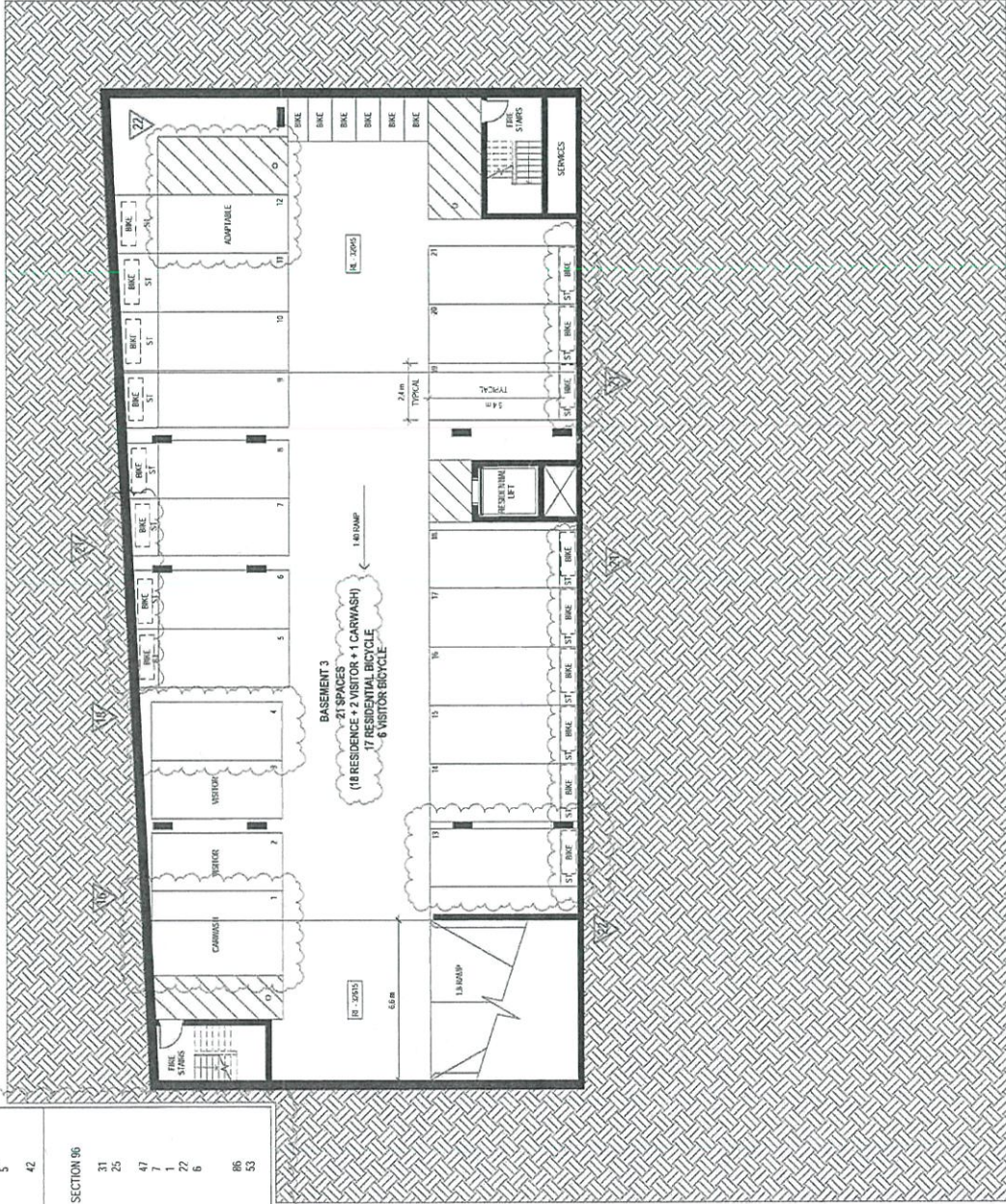
1:2000  
1:1000  
1:500  
1:250  
1:125  
1:62.5  
1:31.25  
1:15.625  
1:7.8125  
1:3.90625  
1:1.953125  
1:0.9765625  
1:0.48828125  
1:0.244140625  
1:0.1220703125  
1:0.06103515625  
1:0.030517578125  
1:0.0152587890625  
1:0.00762939453125  
1:0.003814697265625  
1:0.0019073486328125  
1:0.00095367431640625  
1:0.000476837158203125  
1:0.0002384185791015625  
1:0.00011920928955078125  
1:0.000059604644775390625  
1:0.0000298023223876953125  
1:0.00001490116119384765625  
1:0.000007450580596923828125  
1:0.0000037252902984619140625  
1:0.00000186264514923095703125  
1:0.000000931322574615478515625  
1:0.0000004656612873077392578125  
1:0.00000023283064365386962890625  
1:0.00000011641532182693484453125  
1:0.000000058207660913467422265625  
1:0.0000000291038304567337111328125  
1:0.00000001455191522836685556640625  
1:0.000000007275957614183427778203125  
1:0.0000000036379788070917138891015625  
1:0.00000000181898940354585694455078125  
1:0.000000000909494701772928472275390625  
1:0.0000000004547473508864642361376953125  
1:0.00000000022737367544323211806884765625  
1:0.000000000113686837721616059034423828125  
1:0.0000000000568434188608080295172119140625  
1:0.00000000002842170943040401475860595703125  
1:0.000000000014210854715202007379302978515625  
1:0.0000000000071054273576010036896514892578125  
1:0.00000000000355271367880050184482574462890625  
1:0.000000000001776356839400250922412872314453125  
1:0.00000000000088817841970012546112143615712265625  
1:0.000000000000444089209850062730560718078562890625  
1:0.0000000000002220446049250313652803590392814453125  
1:0.000000000000111022302462515762640179519642272265625  
1:0.0000000000000555111512262578813280097598211368428125  
1:0.000000000000027755575613128940664004879910567140625  
1:0.0000000000000138777878065644703320024399552835703125  
1:0.00000000000000693889390328223516600121997764178515625  
1:0.00000000000000346944695164111758300060998882392578125  
1:0.0000000000000017347234758205587915003049944119642890625  
1:0.000000000000000867361737910279395750152249720595703125  
1:0.0000000000000004336808689551396978750761243602978515625  
1:0.00000000000000021684043447756984893753806218014892578125  
1:0.000000000000000108420217238784924468769031090074462890625  
1:0.0000000000000000542101086193924722343845015450372314453125  
1:0.0000000000000000271050543096962361171922507725018657140625  
1:0.0000000000000000135525271548481180585961253625092835703125  
1:0.00000000000000000677626357742405902929806268104642890625  
1:0.0000000000000000033881317887120295146490313405074462890625  
1:0.00000000000000000169406589435601475732451570250372314453125  
1:0.00000000000000000084703294717800737866225785125018657140625  
1:0.000000000000000000423516473594003689331128925625092835703125  
1:0.000000000000000000211758236797001844665614451250092835703125  
1:0.000000000000000000105879118398500922332807225625004642890625  
1:0.00000000000000000005293955919925046116640361281250023214453125  
1:0.000000000000000000026469779599625230583201806406250011607140625  
1:0.0000000000000000000132348897998126152916009032031250005785703125  
1:0.000000000000000000006617444899906307645800451601562500028928515625  
1:0.00000000000000000000330872244995315382290022580078125000144642890625  
1:0.0000000000000000000016543612249765769114500112903906250000723214453125  
1:0.00000000000000000000082718061248828845572500059519531250000361607140625  
1:0.0000000000000000000004135903062441442278625002975976562500001808035703125  
1:0.0000000000000000000002067951531220721139312500148798828125000009040178515625  
1:0.00000000000000000000010339757656103605696562500074399414062500000452008928515625  
1:0.00000000000000000000005169878828051802848281250003719970703125000002260044642890625  
1:0.00000000000000000000002584939414025901424140625000185998535156250000011300223214453125  
1:0.0000000000000000000000129246970701295071207031250000929992675781250000005650111607140625  
1:0.00000000000000000000000646234853506475356103605696562500004649963378906250000002825055703125  
1:0.0000000000000000000000032311742675323776780531250000232498168945312500000014125278515625  
1:0.00000000000000000000000161558713376638883902656250000116249084472656250000000706263928515625  
1:0.0000000000000000000000008077935688331944195132812500000581245422362812500000003531319642890625  
1:0.0000000000000000000000004038967844165972097566406250000029062271118125000000017656598214453125  
1:0.00000000000000000000000020194839220829860487832031250000014531135558625000000008828299107140625  
1:0.00000000000000000000000010097419610414930243916015625000000726556777931250000000044141495535703125  
1:0.00000000000000000000000005048709805207465121958007812500000036327838896562500000000220707477678515625  
1:0.0000000000000000000000000252435490260373256097900390625000001816391944828125000000011035373883928515625  
1:0.0000000000000000000000000126217745130186628048950195312500000090819597241406250000000055176869419642890625  
1:0.000000000000000000000000006310887256509331402447509765625000004540979862070312500000000275884347098214453125  
1:0.0000000000000000000000000031554436282546657012237548828125000002270489931035156250000000137942173549107140625  
1:0.000000000000000000000000001577721814127332850611877441406250000011352449655157812500000000689710867745535703125  
1:0.00000000000000000000000000078886090706366642530593872070312500000567622482758906250000000034485543387278515625  
1:0.000000000000000000000000000394430453531833212652969360351562500000283811241379453125000000001724277169363928515625  
1:0.000000000000000000000000000197215226765916610626484680175781250000014190562068972656250000000008621385846819642890625  
1:0.00000000000000000000000000009860761338295830531324234400878906250000007095281034482812500000000043106929234098214453125  
1:0.0000000000000000000000000000493038066914791526566217220043945312500000035476405172414062500000000021553464617049107140625  
1:0.00000000000000000000000000002465190334573957632831086100219726562500000177382025862070312500000000107767323085245535703125  
1:0.000000000000000000000000000012325951672869788164154305501098656250000008869101293103515625000000000538836615412278515625  
1:0.000000000000000000000000000006162975836434894082077152750549328125000004434550646565625000000000269418307706113928515625  
1:0.000000000000000000000000000003081487918217447041038576375274664062500000221727532328281250000000001347091538530569419642890625  
1:0.00000000000000000000000000000154074395910872352051928818761373031250000011086376616414062500000000067354576926528495535703125  
1:0.000000000000000000000000000000770371979554361760255964093806642812500000554318830820703125000000000336772884632624778515625  
1:0.000000000000000000000000000000385185989777180880127982046903321406250000027715941541035156250000000001683864423163118928515625  
1:0.00000000000000000000000000000019259299488859044006399102345166070312500000138579707705175781250000000084193221158159419642890625  
1:0.0000000000000000000000000000000962964974442952200319955117258330351562500000069289853852587890625000000004209661057907945535703125  
1:0.0000000000000000000000000000000481482487221476100159977558629165156250000034644926926414062500000000210483052895397278515625  
1:0.0000000000000000000000000000000240741243610738050079988779314578125000001732246346320703125000000010524152644769863928515625  
1:0.00000000000000000000000000000001203706218053690250039994396572878906250000086612317316035156250000000052620763223849419642890625  
1:0.00000000000000000000000000000000601853109026845125001999719828643945312500000433061586580175781250000000263103816119247265625  
1:0.0000000000000000000000000000000030092655451342256250009998596432197265625000002165307932900878906250000000131551908059623628125  
1:0.0000000000000000000000000000000015046327725671128125000499929821960865625000001082653966450039062500000000657759540298118140625  
1:0.000000000000000000000000000000000752316386283556406250002499649109304328125000000541326983225019531250000000328879770149059419642890625  
1:0.0000000000000000000000000000000003761581931417782031250001249824554715216406250000002706634916125097656250000001644398850745297265625  
1:0.000000000000000000000000000000000188079096570889106250000624912277357603125000000135331745806250487890625000000082219942537264863928515625  
1:0.00000000000000000000000000000000009403954828544453125000031245613867878031250000000676658729031250243945312500000004110997126863243628125  
1:0.00000000000000000000000000000000004701977414272226562500001562280693439403125000000033832936451562501219726562500000002055498563411218140625  
1:0.00000000000000000000000000000000002350988707136113281250000781140346719701562500000001691646822578125006098632812500000001027749281655609419642890625  
1:0.00000000000000000000000000000000001175494353568056640625000039057017335950781250000000084582341128906250030493164062500000001513874140625  
1:0.000000000000000000000000000000000005877471767840283203125000019528508667975039062500000004229117056403125001524658203125000000007569370703125  
1:0.00000000000000000000000000000000000293873588392014160156250000976425433398750000000021145585281250000762329103125000000037846853515625  
1:0.00000000000000000000000000000000000146936794196007080078125000048821271669875000000001057279264062500003811645656250000000189234267578125  
1:0.0000000000000000000000000000000000007346839709800354003906250002441063583493750000000052863963203125000019058228281250000000946171337890625  
1:0.00000000000000000000000000000000000036734198549001772001953125001220531791746875000000026431981603125000009529114140625000004730856689453125  
1:0.0000000000000000000000000000000000001836709927450088600097656250006102658958734375000000132159908015625000004764557094531250000023654283447265625  
1:0.000000000000000000000000000000000000091835496372504432000488281250003051329479368750000006607995400781250000023822785472656250000011827141723628125  
1:0.0000000000000000000000000000000000000459177481862522160002441406250001525664739693750000003303997700390625000001191357086132812500000059068708619642890625  
1:0.0000000000000000000000000000000000000229588740931261080001220703125000076283236984687500000016519988501953125000000595343543098214453125  
1:0.00000000000000000000000000000000000001147943704656305400006103515625000038141618492343750000008259994250976562500000297671771549107140625  
1:0.000000000000000000000000000000000000005739718523281527200003051757812500001907080924617187500000412999712548828125000001488358857745535703125  
1:0.000000000000000000000000000000000000002869859261640763600001525878906250000095354046230859375000020649985624414062500000074417942887264863928515625  
1:0.0000000000000000000000000000000000000014349296308203818000007629394531250000047677023115429687500001032499281222070312500000372089714447265625  
1:0.000000000000000000000000000000000000000717464815410190900000381469726562500000238385115577148437500005162496406112181406250000018604485723628125  
1:0.0000000000000000000000000000000000000003587324077050954500001907348613281250000011919255778857421875000025812482030559375000011802242861655609419642890625  
1:0.0000000000000000000000000000000000000001793662038525477250000953674257812500000059596278894286093750000129062410152796875000063011214283264863928515625  
1:0.00896831019262738625000047683712890625000002979813944714284375000064531205076398437500031505607140625  
1:0.00448415509631369312500002384185791015625000001489906972357142187500003226560353819642890625  
1:0.002242077548156846562500001192092895507812500000074495348617857142187500016132801769098214453125  
1:0.001121038774078423281250000596046447753906250000037247674308928515625000080664008849642890625  
1:0.00056051938703921164062500002980232238769531250000018623837154514062500040332004424828125  
1:0.0002802596935196058203125000014901161193847656250000093119

# CALCULATION SCHEDULE

SITE AREA:	1,277 m <sup>2</sup>	SECTION 96
GROSS FLOOR AREA:	4,266 m <sup>2</sup>	
EFFECTIVE FSR:	3.34:1	
*Note: There is no FSR control for this site		

UNIT MIX	APPROVED DA	SECTION 96
STUDIO:	1	1
1 BED:	18	15
2 BED:	19	21
3 BED:	4	5
TOTAL:	42	42

CARPARKING MIX	APPROVED DA	SECTION 96
RETAIL + HOTEL	20	31
RESIDENTIAL	15	25
CAR (RESIDENT):	44	47
CAR (VISITOR):	7	7
CARWASH BAY:	1	1
BICYCLE (RESIDENT):	13	22
BICYCLE (VISITOR):	0	6
TOTAL	72	86
CAR:	28	53
BICYCLE:		



# LIST OF AMENDMENTS

- Revised residential lifts, residential stairs, pub lift and ventilation layout.
- Revised ground floor layout.
- Revised basement 1 and 2 layout.
- Revised fire stairs and services rooms on basement 1 and 2.
- Revised basement 1 layout.
- Revised basement 2 layout.
- Units 101, 102, 111, 112, 201, 202, 211, 212, 301, 308, 309, 310, 401, 501 and 503 layouts changed as a result of core layout changes.
- Unit 404 changed from 1 bedroom to 2 bedrooms.
- Layout to Unit 404 revised.
- Set back balconies to create additional height to driveway.
- Common area revised.
- Revision of shadows cast onto neighbouring properties.

# LIST OF AMENDMENTS (S96 REV. 2)

- Door from gaming area to Dunroon Lane removed. Setback reduced. Plant boxes added along Dunroon Lane.
- Smoking-free area calculations provided.
- Plant boxes added to the site.
- Entry door to hotel / park moved more than 4m away from smoking area.
- GFA calculations provided.
- Visitor parking re-allocated to residents.
- East and West ground floor elevations updated to correspond with Ground Floor Plan.
- Additional residential bicycle storage shown.
- Columns shifted. Adaptable parking spaces moved.
- Additional parking spaces added.
- Unit 404 remained from 2 Bed-Study to 3 Bed.

These plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and: Application No: 102/2015/A Date Approved: 22 / 12 / 16

squillace

ARCHITECTS  
INTERIOR DESIGNERS

PROJECT  
2. Campbell Lane, Lake George, NSW 2080  
Ph: 043 854 611 / 1 / 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9 / 10 / 11 / 12 / 13 / 14 / 15 / 16 / 17 / 18 / 19 / 20 / 21 / 22 / 23 / 24 / 25 / 26 / 27 / 28 / 29 / 30 / 31 / 32 / 33 / 34 / 35 / 36 / 37 / 38 / 39 / 40 / 41 / 42 / 43 / 44 / 45 / 46 / 47 / 48 / 49 / 50 / 51 / 52 / 53 / 54 / 55 / 56 / 57 / 58 / 59 / 60 / 61 / 62 / 63 / 64 / 65 / 66 / 67 / 68 / 69 / 70 / 71 / 72 / 73 / 74 / 75 / 76 / 77 / 78 / 79 / 80 / 81 / 82 / 83 / 84 / 85 / 86 / 87 / 88 / 89 / 90 / 91 / 92 / 93 / 94 / 95 / 96 / 97 / 98 / 99 / 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 / 1

**SECTION 96**

Division 14 - Building Services  
Division 15 - Electrical Services  
Division 16 - Mechanical Services  
Division 17 - Plumbing Services  
Division 18 - Fire Services  
Division 19 - Transport Services  
Division 20 - Telecommunications Services  
Division 21 - Other Services

**NOTES**

1. 1000 x 1000 x 1000  
2. 1000 x 1000 x 1000  
3. 1000 x 1000 x 1000  
4. 1000 x 1000 x 1000  
5. 1000 x 1000 x 1000  
6. 1000 x 1000 x 1000  
7. 1000 x 1000 x 1000  
8. 1000 x 1000 x 1000  
9. 1000 x 1000 x 1000  
10. 1000 x 1000 x 1000  
11. 1000 x 1000 x 1000  
12. 1000 x 1000 x 1000  
13. 1000 x 1000 x 1000  
14. 1000 x 1000 x 1000  
15. 1000 x 1000 x 1000  
16. 1000 x 1000 x 1000  
17. 1000 x 1000 x 1000  
18. 1000 x 1000 x 1000  
19. 1000 x 1000 x 1000  
20. 1000 x 1000 x 1000  
21. 1000 x 1000 x 1000  
22. 1000 x 1000 x 1000  
23. 1000 x 1000 x 1000  
24. 1000 x 1000 x 1000  
25. 1000 x 1000 x 1000  
26. 1000 x 1000 x 1000  
27. 1000 x 1000 x 1000  
28. 1000 x 1000 x 1000  
29. 1000 x 1000 x 1000  
30. 1000 x 1000 x 1000  
31. 1000 x 1000 x 1000  
32. 1000 x 1000 x 1000  
33. 1000 x 1000 x 1000  
34. 1000 x 1000 x 1000  
35. 1000 x 1000 x 1000  
36. 1000 x 1000 x 1000  
37. 1000 x 1000 x 1000  
38. 1000 x 1000 x 1000  
39. 1000 x 1000 x 1000  
40. 1000 x 1000 x 1000  
41. 1000 x 1000 x 1000  
42. 1000 x 1000 x 1000  
43. 1000 x 1000 x 1000  
44. 1000 x 1000 x 1000  
45. 1000 x 1000 x 1000  
46. 1000 x 1000 x 1000  
47. 1000 x 1000 x 1000  
48. 1000 x 1000 x 1000  
49. 1000 x 1000 x 1000  
50. 1000 x 1000 x 1000  
51. 1000 x 1000 x 1000  
52. 1000 x 1000 x 1000  
53. 1000 x 1000 x 1000  
54. 1000 x 1000 x 1000  
55. 1000 x 1000 x 1000  
56. 1000 x 1000 x 1000  
57. 1000 x 1000 x 1000  
58. 1000 x 1000 x 1000  
59. 1000 x 1000 x 1000  
60. 1000 x 1000 x 1000  
61. 1000 x 1000 x 1000  
62. 1000 x 1000 x 1000  
63. 1000 x 1000 x 1000  
64. 1000 x 1000 x 1000  
65. 1000 x 1000 x 1000  
66. 1000 x 1000 x 1000  
67. 1000 x 1000 x 1000  
68. 1000 x 1000 x 1000  
69. 1000 x 1000 x 1000  
70. 1000 x 1000 x 1000  
71. 1000 x 1000 x 1000  
72. 1000 x 1000 x 1000  
73. 1000 x 1000 x 1000  
74. 1000 x 1000 x 1000  
75. 1000 x 1000 x 1000  
76. 1000 x 1000 x 1000  
77. 1000 x 1000 x 1000  
78. 1000 x 1000 x 1000  
79. 1000 x 1000 x 1000  
80. 1000 x 1000 x 1000  
81. 1000 x 1000 x 1000  
82. 1000 x 1000 x 1000  
83. 1000 x 1000 x 1000  
84. 1000 x 1000 x 1000  
85. 1000 x 1000 x 1000  
86. 1000 x 1000 x 1000  
87. 1000 x 1000 x 1000  
88. 1000 x 1000 x 1000  
89. 1000 x 1000 x 1000  
90. 1000 x 1000 x 1000  
91. 1000 x 1000 x 1000  
92. 1000 x 1000 x 1000  
93. 1000 x 1000 x 1000  
94. 1000 x 1000 x 1000  
95. 1000 x 1000 x 1000  
96. 1000 x 1000 x 1000  
97. 1000 x 1000 x 1000  
98. 1000 x 1000 x 1000  
99. 1000 x 1000 x 1000  
100. 1000 x 1000 x 1000

- LIST OF AMENDMENTS**
1. Revised residential lifts, residential stairs, public lift and ventilation risers.
  2. Revised ground floor layout.
  3. B3 basement added.
  4. Relocated fire stairs and services rooms on basement 1.
  5. Revised basement 1 layout.
  6. Revised basement 2 layout.
  7. Units 101, 102, 111, 112, 201, 202, 211, 212, 301, 302, 303, 310, 401, 501 and 503 layouts changed as a result of core layout changes.
  8. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  9. Layout to limit lift travel.
  10. Services rooms to create additional height to driveway.
  11. Common area revised.
  12. Revision of shadows cast onto neighbouring properties.

- LIST OF AMENDMENTS (S96 REV. 2)**
12. Door from parking area to Dartmouth Lane removed. Setback reduced. Planter boxes added along Dartmouth Lane.
  13. Planter boxes along North facade removed.
  14. Entry door to hotel / pub moved more than 4m away from parking area.
  15. Common area revised.
  16. Common area revised.
  17. Visitor parking re-allocated to residents.
  18. Calculation schedule updated.
  19. East and West ground floor elevations updated to correspond with Ground Floor Plan.
  20. Additional residential bicycle storage stream.
  21. Additional residential bicycle storage stream.
  22. Additional residential bicycle storage stream.
  23. Unit 401 removed from 2 Bed Study to 3 Bed.

These plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and Application No: 162/2015/A Date Approved: 22 / 12 / 16

**CLIENT**  
Mrs Capital

**ARCHITECTS**  
INTERIOR DESIGNERS

**PROJECT**  
Guernsey Hotel

**ADDRESS**  
590 - 602 New Canterbury Road, Harbourside Park

**DRAWING NO.**  
DA-02

**DATE**  
03/11/16

**SCALE**  
1:1000 A1

**CHECKED BY**  
SC

**DRAWN BY**  
10

**squillace**

**ARCHITECTS**  
INTERIOR DESIGNERS

**PROJECT**  
Guernsey Hotel

**ADDRESS**  
590 - 602 New Canterbury Road, Harbourside Park

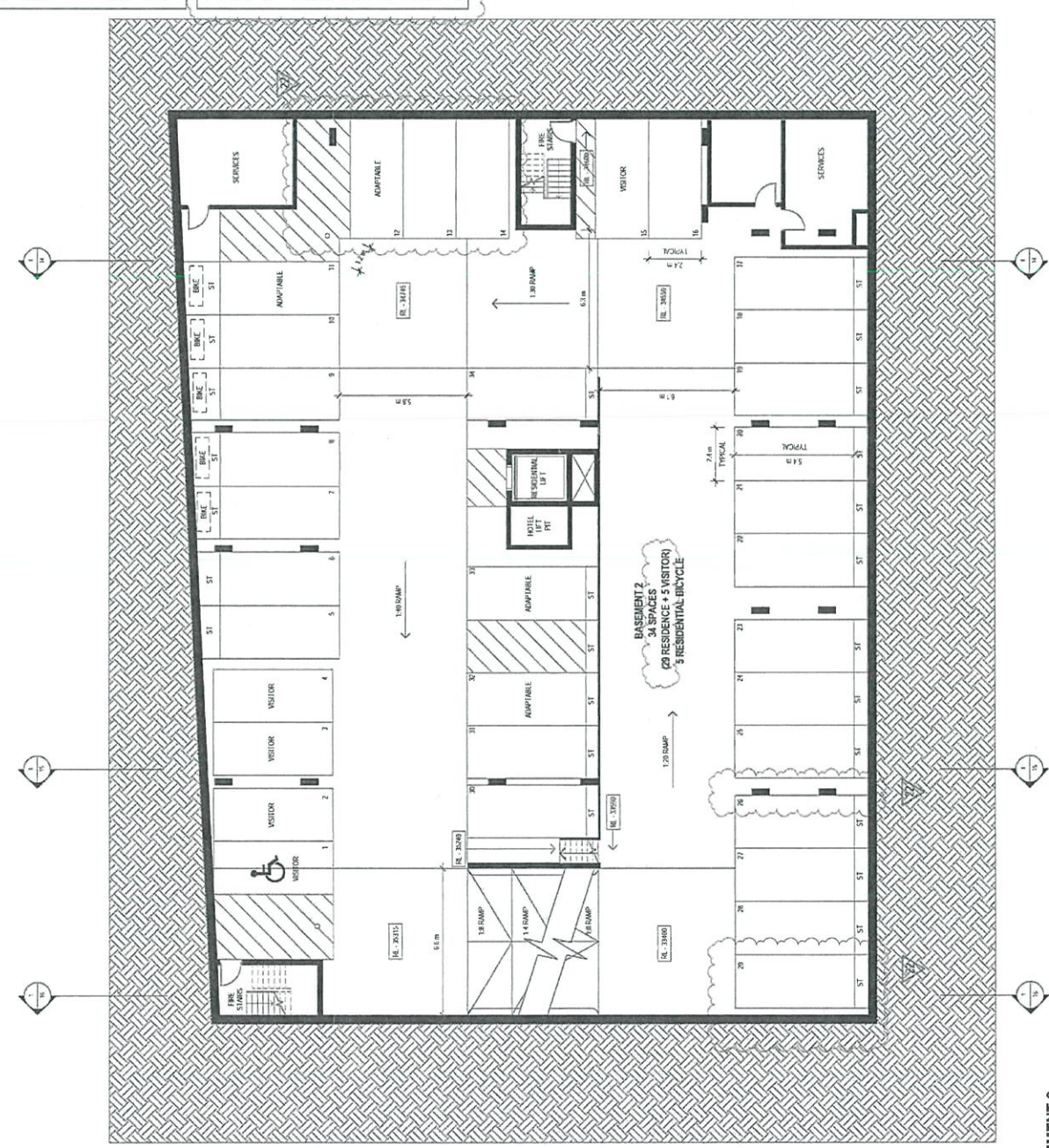
**DRAWING NO.**  
DA-02

**DATE**  
03/11/16

**SCALE**  
1:1000 A1

**CHECKED BY**  
SC

**DRAWN BY**  
10



STATUS  
SECTION 96

ons of real-time drawing. Nevertheless, did not mention provisions to support any disciplines in documenting on in such tool. The drawing is for the purpose of cover approval. The author mentions in real-time drawing for construction.

## NOTES

750 € A3

these plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: 102/2015/A  
Date Approved: 22/12/16

09/11/16	09/12/2016 56 - 10000
04/07/16	SECTION 56
21/07/15	534 - 6
14/09/15	534 UPGRADE
11/05/15	534 REWIND
07/09/15	CONTRACTOR'S COMMENTS
27/08/15	ISSUE FOR VENTILATION ANALYSIS
19/03/15	RESULT FOR DA
04/03/15	FOR CLIENT REVIEW

...is Capital

squillace

ARCHITECTS  
INTERIOR DESIGNERS

ADAMANT  
110001 Lane Lane Sydney 1 June 2010

614 24 122 554 723

1986 Duane Street, Melbourne VIC 3002  
+61 3 9539 1771 Fax +61 3 9539 9446

OMINATED ARCHITECT

Office Square Reg No. 6600184200  
219 (MC) 5677 0217

[quillace@comcast.net](mailto:quillace@comcast.net)

PROJECT \_\_\_\_\_

Trumpys Hotel

900 - 602 New Canterbury Road,  
St. Louis, Mo.

DRAWING NO.,  
ISSU  
DATE, CO

DA-03 I

OBJ NO.	SCALE	DATE
11411	1:1000 A1	09.11.11

DRAWING TITLE  
ELEMENT 1

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

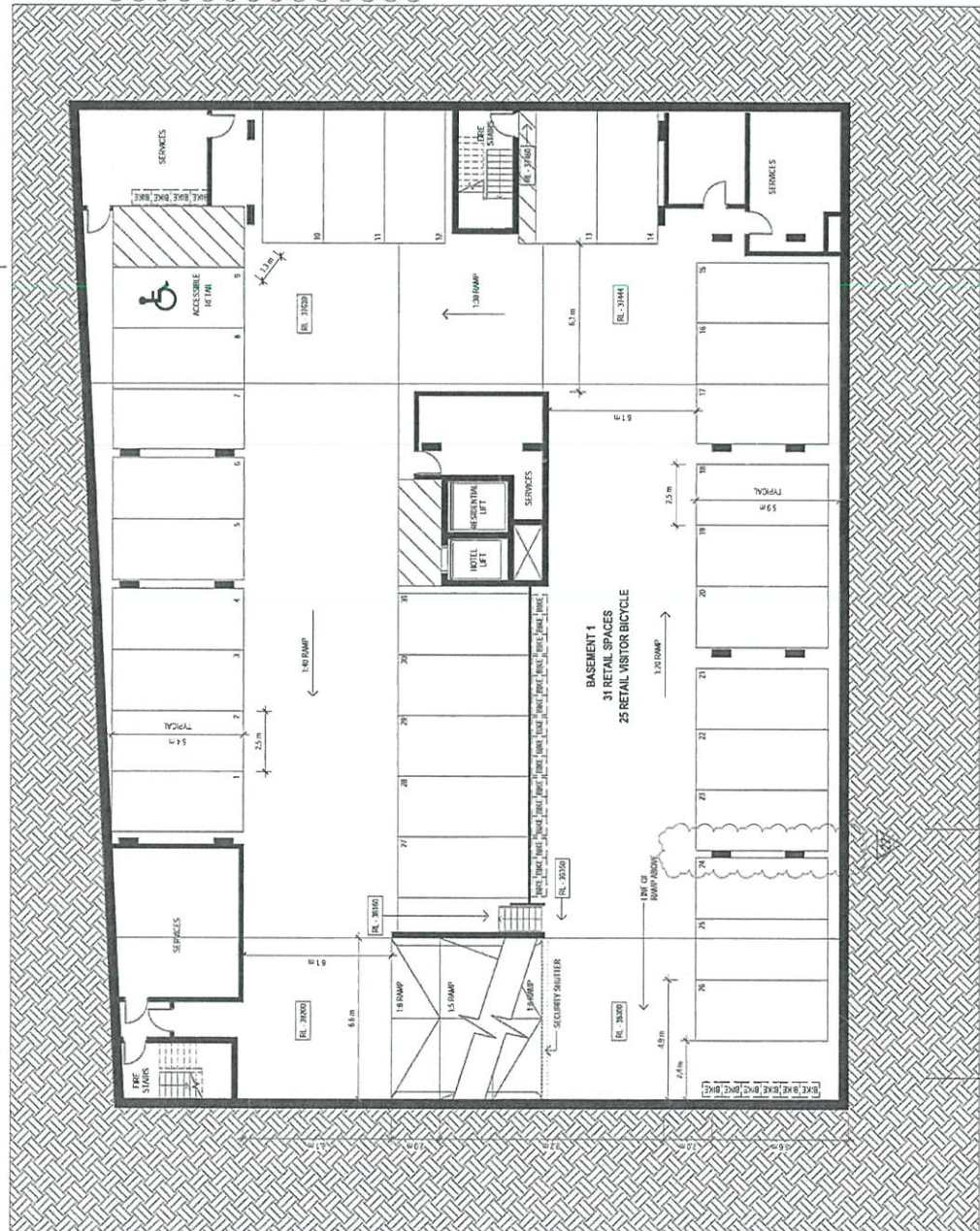
SC

## LIST OF AMENDMENTS

1. Reconvert residential lifts, residential stairs, public lift, and ventilation rooms.
2. Reconvert ground floor layout.
3. Basement added.
4. Relocated fire stairs and services rooms on basement 1 and 2.
5. Reconvert basement 1 layout.
6. Reconvert basement 2 layout.
7. Units 101, 102, 111, 112, 201, 202, 211, 212, 301, 309, 310, 401, 501 and 503 layout changed as a result of one bedroom being changed to a 2 WU changed from 1 bedroom to 2 bedrooms.
8. Layout to Unit 410 revised.
9. Set back balconies to create additional height to driveway.
10. Common area revised.
11. Revision of shadows cast onto neighbouring properties.

**LIST OF AMENDMENTS**  
**S96 REV. 2)**

- Door from uniting area in Duration Lane removed. Seabed reduced. Pilewax boxes added.
- Smoking Lane area calculations provided.
- Small Duration Lane.
- Pilewax boxes along North face removed.
- Entry door from 1st pile moved more than 4in away from smothering area.
- Caveat bay provided in residential carparking.
- GPA calculations provided.
- Gate parking is allocated to residents.
- Duration Lane. Residents are now updated to correspond with Ground Floor Plans.
- Calculation schedule added.
- Additional residential bicycle parking shown.
- Others shifted. Adaptable parking spaces added.
- 40 parking spaces added.
- Unit 401, 403 removed from 2 Bed Study to 3 Bed



**BASEMENT 1**  
1 : 100 @ A1









STATUS  
**SECTION 96**

Every single drawing, every detail and every section is the property of A+ Architects. No part of this drawing may be reproduced or used in any form without the written permission of A+ Architects.

NOTES  
1. DRAWN BY: [Name]  
2. CHECKED BY: [Name]  
3. DATE: [Date]



These plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: 16/2/2015/A  
Date Approved: 22/12/16

CLIENT  
Iris Capital

ARCHITECTS  
INTERIOR DESIGNERS

STREET  
590 - 602 New Canterbury Road,  
Hudson Park  
DA-12

ISSUE  
J

JOB NO. SCALE DATE  
1:1000 A1 09.11.16

DRAWING TITLE  
NORTHSOUTH ELEVATION

DRAWN BY  
10 SC

CHECKED BY

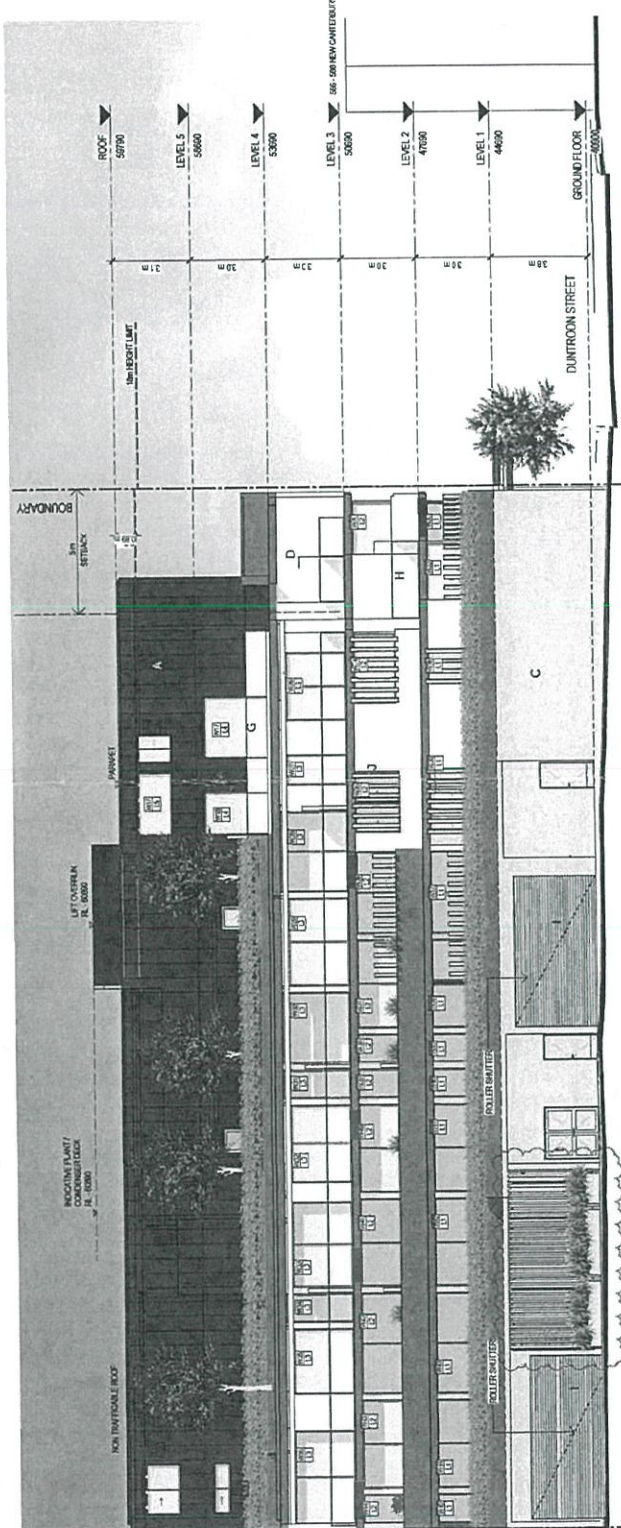
**squillace**



- LIST OF AMENDMENTS**
1. Revised residential lift, resident stairs, public lift and ventilation needs.
  2. Revised ground floor layout.
  3. Relocated fire stairs and services rooms on ground floor.
  4. Relocated fire stairs and services rooms on ground floor.
  5. Revised basement 2 layout.
  6. Units 101, 102, 111, 112, 201, 202, 211, 212, 301, 302, 310, 401, 401 and 503 layouts changed as a result of core revision. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  7. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  8. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  9. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  10. Common area revised.
  11. Revision of shadows cast onto neighbouring properties.

- LIST OF AMENDMENTS**
- [S96 REV. 2]
12. Door from ramp up to Duntrun Lane removed. Spillback removed. Planter boxes added along Duntrun Lane.
  13. Smokers-like area calculations provided.
  14. Planter boxes along North facade removed.
  15. Entry door to hotel/pub moved more than 4m away from parking area.
  16. Entry door to hotel/pub moved more than 4m away from parking area.
  17. Entry door to hotel/pub moved more than 4m away from parking area.
  18. Entry door to hotel/pub moved more than 4m away from parking area.
  19. Entry door to hotel/pub moved more than 4m away from parking area.
  20. Entry door to hotel/pub moved more than 4m away from parking area.
  21. Entry door to hotel/pub moved more than 4m away from parking area.
  22. Entry door to hotel/pub moved more than 4m away from parking area.

1 ELEVATION NORTH  
1:100@A1



2 ELEVATION SOUTH  
1:100@A1

# ATTACHMENT

## “C”

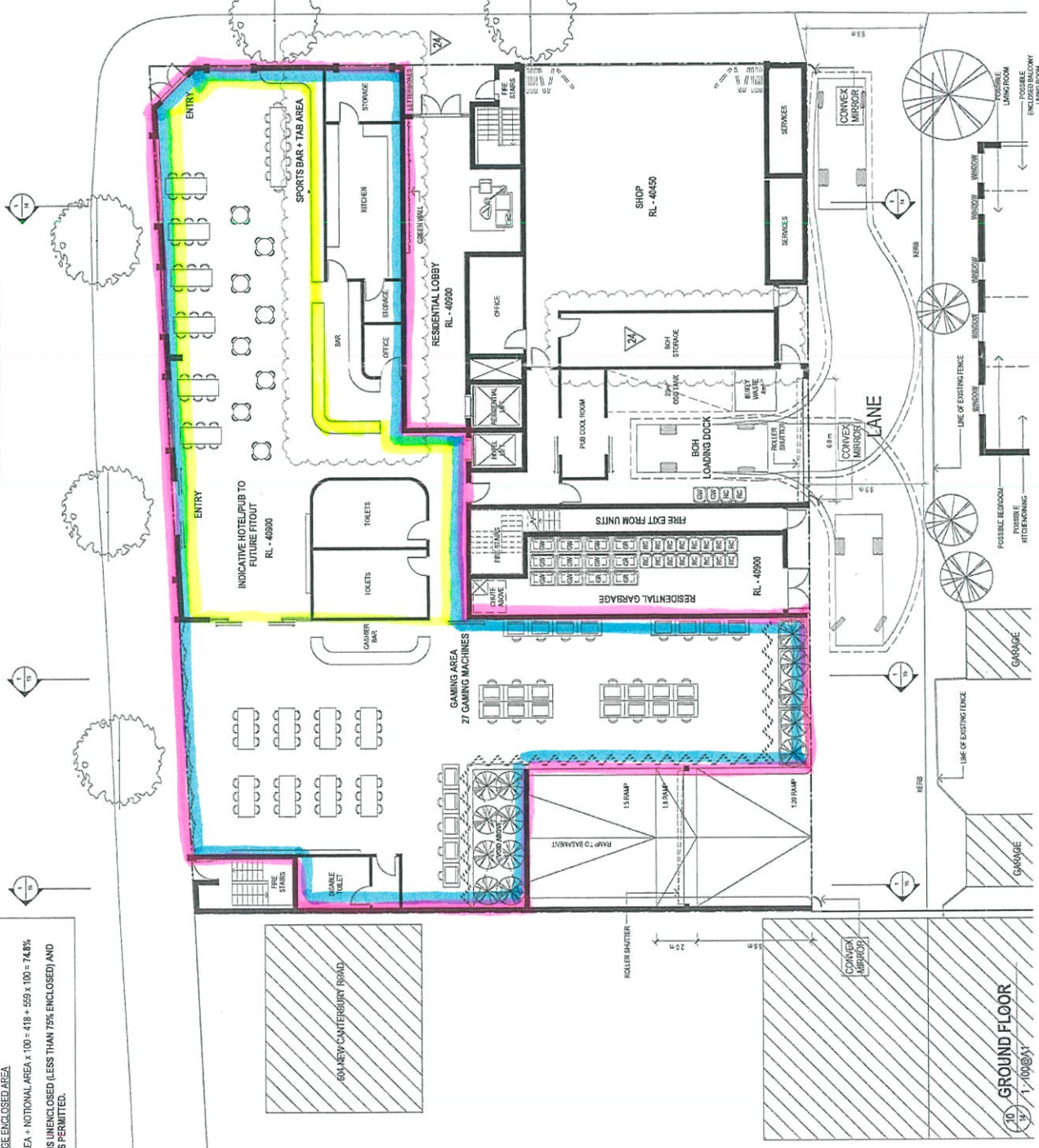
HULLSTONE PARK HOTEL  
 590-602 NEW CANTERBURY RD  
 HULLSTONE PARK.

PROPOSED LICENSED PREMISES  
 PROPOSED MAA  
 PROPOSED ETA.

**SMOKING AREA CALCULATIONS**

TOTAL NOTIONAL (TOTAL SURFACE) AREA	= 559 m <sup>2</sup>
TOTAL ACTUAL (ENCLOSED) AREA	= 418 m <sup>2</sup>
PERCENTAGE ENCLOSED AREA	
ACTUAL AREA + NOTIONAL AREA x 100 = 418 + 559 x 100 = 74.6%	
THE AREA IS UNENCLOSED (LESS THAN 75% ENCLOSED) AND SMOOKING IS PERMITTED.	

NEW CANTERBURY ROAD



- LIST OF AMENDMENTS**
1. Revised residential lifts, residential stairs, public lift and ventilation systems.
  2. Revised ground floor layout.
  3. B3 basement added.
  4. Relocated fire stairs and services rooms on basement 1 and 2.
  5. Revised basement 1 layout.
  6. Revised basement 2 layout.
  7. Units 101, 102, 111, 112, 201, 202, 211, 212, 301, 302, 303, 310, 401, 501 and 503 layout change and addition of core.
  8. Units 110 and 210 changed from 1 bedroom to 2 bedroom units.
  9. Layout to Unit 404 revised.
  10. Set back balconies to create additional height to driveway.
  11. Common area revised.
  12. Revision of shadows cast onto neighbouring properties.

- LIST OF AMENDMENTS (S96 REV. 2)**
12. Door from gaming area to Duntroon Lane removed. Subback reduced. Planter boxes added along Duntroon Lane.
  13. Revised fire stairs calculations provided.
  14. Planter boxes along North facade removed.
  15. Entry door to hotel / pub moved more than 4m away from smoking area.
  16. Carwash bay provided in residential carparking.
  17. GFA calculations provided.
  18. Visitor parking re-allocated to residents.
  19. East and West ground floor elevations updated to match and with new floor plan.
  20. Additional residential storage shown.
  21. Additional residential storage shown.
  22. Columns added. Adaptable parking spaces moved.
  23. x3 Parking spaces added.
  24. Unit 404 renamed from 2 Bed-Study to 3 Bed.
  25. Kitchen to also removed. New kitchen added to pub.

NOTES

1:2000 0 2 5m

LEGEND

GENERAL WASTE RM

GREEN WASTE RM

RECYCLING WASTE RM

STATUS

SECTION 96

These plans are subject to the provisions of the Resource Management Act 1991 and the Resource Management Regulations 2002. The planning authority is not responsible for the accuracy of the information provided in these plans. The planning authority is not responsible for the accuracy of the information provided in these plans.

CLIENT

His Capital

ARCHITECTS

INTERIOR DESIGNERS

PROJECT

Gumpys Hotel

590 - 602 New Canterbury Road,  
 Hulsestone Park

DRAWING NO

DA-04

ISSUE

K

DATE

05/12/16

SCALE

1:1000 A1

JOB NO.

BRV411

DRAWING TITLE

GROUND FLOOR

DRAWN BY

SC

CHECKED BY

FO

squallace

These plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: 152/2015/PA

Date Approved: 22/12/16

ARCHITECTS

INTERIOR DESIGNERS

PROJECT

Gumpys Hotel

590 - 602 New Canterbury Road,  
 Hulsestone Park

DRAWING NO

DA-04

ISSUE

K

DATE

05/12/16

SCALE

1:1000 A1

JOB NO.

BRV411

DRAWING TITLE

GROUND FLOOR

DRAWN BY

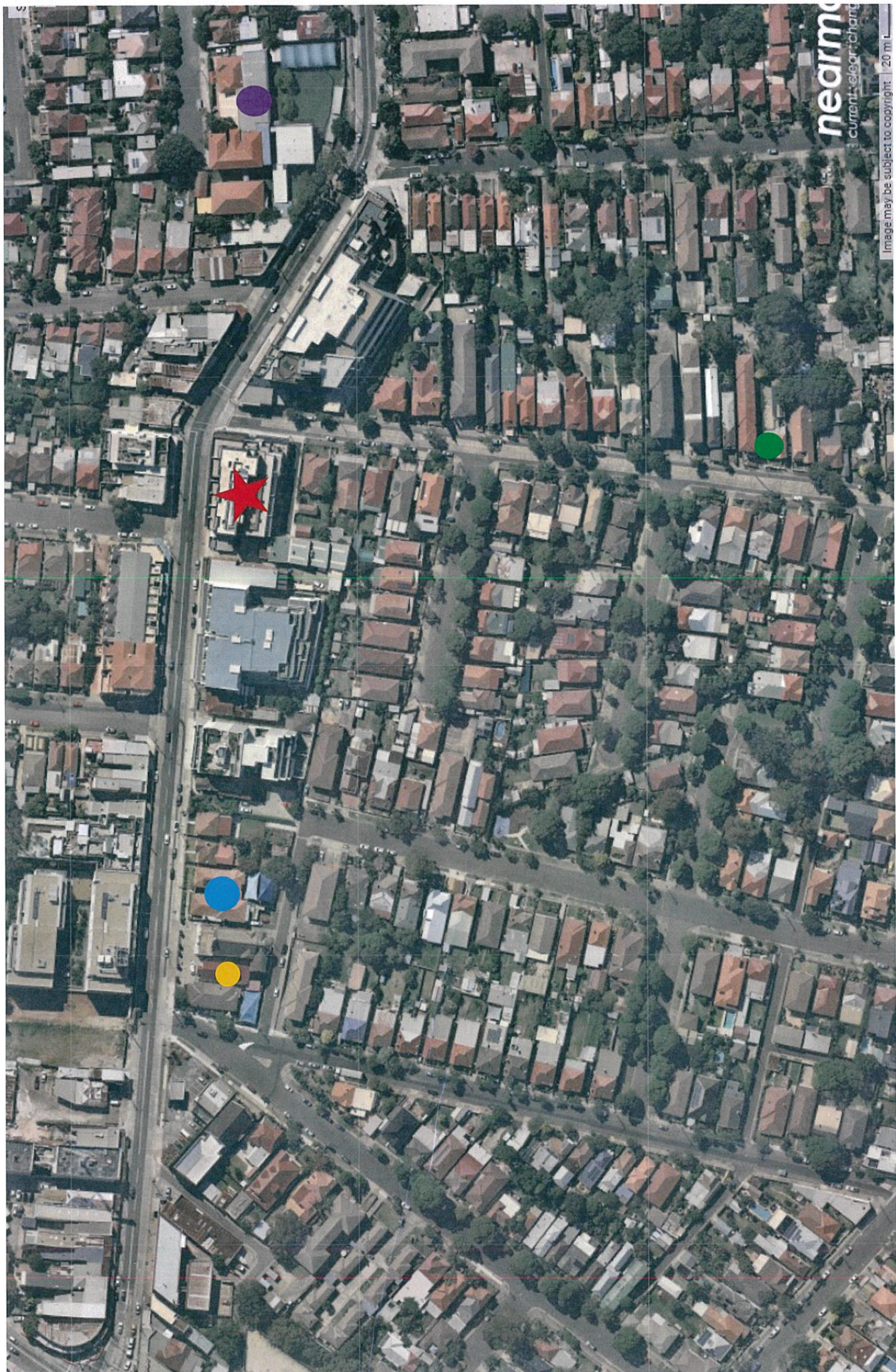
SC

CHECKED BY

FO

**ATTACHMENT**

**“D”**



nearmap  
current clear change  
Image may be subject to copyright 20 m



Proposed licensed premises



St Stephanos Greek Orthodox Church



St Paul of the Cross Catholic Primary School



St Stephanos Child Care Centres



Happy Clown Kindergarten