

Mr David Mantle
Chief Executive Officer
DOOLEYS Lidcombe Catholic Club
24 to 28 John Street
Lidcombe NSW 2141

30 June 2016

Dear Sir

RE: DOOLEY'S LIDCOMBE CATHOLIC CLUB
PHASE 1 - DEVELOPMENT

INTRODUCTION

As requested, this Capital Investment Value Estimate has been prepared on behalf of DOOLEYS Lidcombe Catholic Club ("the Proponent"). It accompanies an Environmental Impact Statement (EIS) prepared in support of State Significant Development Application SSD_7603 for the staged development of the DOOLEYS Lidcombe site ("DOOLEYS") at Nos. 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 and 28 Board Street, Nos. 3, 5, 7, 11 and 17 Ann Street and Nos. 24-28 John Street, Lidcombe.

This application seeks staged development approval for tourist related purposes comprising a concept proposal (including building envelopes, basement envelope, land uses, internal roads and connections to external road network) and Stage 1 works (including early works, site preparation, basement excavation and above ground multi-deck car park) at DOOLEYS Lidcombe Catholic Club.

Details of the project are described below:

(1) Concept Proposal

A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site. The concept proposal is for tourist related purposes, including building envelopes, basement envelope, land uses, internal roads and connections to external road network. Specifically, the concept proposal comprises:

- Two levels of basement car parking;
- New two storey podium containing new Club facilities and other facilities associated with the proposed hotel, including conferencing, food and beverage and gym;
- New 12 storey Club and hotel tower above the podium with approximately 260 hotel rooms;

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- New five storey above ground multi deck parking building (initially to provide car parking to enable the on-going operations of the existing Club through the redevelopment process); and,
- New internal road access and connection points to surrounding road network.

(2) Detailed Proposal for “Stage 1” development

This is a detailed proposal for early works, site preparation, excavation of the basement and construction of the above ground multi deck car park.

- Bulk earthworks for two levels of basement;
- Hoarding;
- Site establishment;
- Infrastructure preparation works;
- Construction Management including proposed site access and construction traffic management;
- Construction of an above ground multi deck car park located between Board Street and Ann Street.

The purpose of this Capital Investment Value Estimate is to provide an assessment of the proposal as described above and detailed within the EIS.

CAPITAL INVESTMENT VALUE ESTIMATE

As requested, we have prepared estimates of the Capital Investment Value (CIV) for the following components of the above project and we advise you that the estimated cost at rates current in June 2016 are as follows and as shown in the attached Summary of Estimate Costs.

	\$
Phase 1 Concept Plan – Entire Development	206,400,000
Phase 1 Concept Plan – Hotel Component Only	128,200,000
Hotel/Club Basement Excavation	9,600,000
Multi Deck Carpark	16,100,000

Note: The above costs exclude GST

We note the estimate has been based on the documents attached in Appendix A.

We have relied on the documents prepared by PTW Architects along with the areas identified in preparing our estimates for the Phase 1 Concept Plan – Entire Development and Hotel Component.

With the Phase 1 Concept Plan – Hotel Component we have proportioned the demolition, site preparation and External Works/ Services based on the percentage of hotel area which equates to 68% as per PTW’s calculations and the estimate excludes allowances for

the club component of works and associated carparking, plant and equipment, external works and services etc.

In relation to the Hotel/Club Basement Excavation estimate, we have included for shoring, pile foundations / cap and excavations as instructed by Urbis.

We note we have prepared the estimated Capital Investment Value based on the Planning Circular - PS 10-008 issued 10 May 2010 'New Definition of Capital Investment Value' prepared by NSW Department of Planning.

We specifically note that the above estimate is based on preliminary and conceptual design information made available to ourselves at this point and therefore we have made a number of assumptions in relation to the project requirements. The estimates may be subject to change as the design develops.

Based on the Capital Investment Value Estimate for the Phase 1 Concept Plan - Entire Development we estimate between 200 to 300 jobs will be created at peak times on this project. We note we are not in a position to commit on the amount of jobs created in the operation phase of the development however the Club have estimated approximately 550 No. permanent employment positions will be generated.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully
WT Partnership



SIMON HENSLEY
National Director

HP

1 PHASE 1 CONCEPT PLAN – ENTIRE DEVELOPMENT

1.1 SUMMARY OF ESTIMATED COSTS

	\$
DEMOLITION	650,000
SITE PREPARATION	1,750,000
SITE REMEDIATION - PROVISIONAL	2,500,000
MULTI-DECK CARPARK	14,300,000
BASEMENT CARPARK FOR HOTEL	14,700,000
BASEMENT CLUB/HOTEL BACK OF HOUSE AND LOADING DOCK	12,350,000
CLUB	35,800,000
HOTEL/ FUNCTIONS/ MEETING ROOMS	69,400,000
PLANT ROOMS	8,950,000
EXTERNAL WORKS AND SERVICES	8,000,000
WORKS OUTSIDE SITE BOUNDARIES	Excluded
BUILDERS PRELIMINARIES, PROFIT AND OVERHEADS	Included
	168,400,000
CONSULTANT FEES – 10%	16,600,000
DEVELOPMENT MANAGEMENT FEES	4,600,000
AUTHORITY FEES	Excluded
SECTION 94 CONTRIBUTIONS – DEVELOPMENT LEVY	Excluded
MARKETING FEES	Excluded
FURNITURE, FITTINGS AND EQUIPMENT (OPERATING EQUIPMENT)	16,800,000
SALES COSTS/ FEES	Excluded
ESCALATION IN COSTS	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE AT JUNE 2016 RATES (EXCLUDING GST)	\$206,400,000

2 PHASE 1 CONCEPT PLAN – HOTEL COMPONENT ONLY

2.1 SUMMARY OF ESTIMATED COSTS

	\$
DEMOLITION	400,000
SITE PREPARATION	1,200,000
SITE REMEDIATION - PROVISIONAL	1,500,000
MULTI-DECK CARPARK FOR FUNCTIONS/ MEETING ROOMS	3,000,000
BASEMENT CARPARK FOR HOTEL	7,700,000
BASEMENT FUNCTIONS/ MEETING ROOM/ HOTEL BACK OF HOUSE AND LOADING DOCK	8,400,000
CLUB	Excluded
HOTEL/ FUNCTIONS/ MEETING ROOMS	70,150,000
PLANT ROOMS	5,200,000
EXTERNAL WORKS AND SERVICES	5,450,000
WORKS OUTSIDE SITE BOUNDARIES	Excluded
BUILDERS PRELIMINARIES, PROFIT AND OVERHEADS	Included
	103,000,000
CONSULTANT FEES – 10%	10,300,000
DEVELOPMENT MANAGEMENT FEES	2,900,000
AUTHORITY FEES	Excluded
SECTION 94 CONTRIBUTIONS – DEVELOPMENT LEVY	Excluded
MARKETING FEES	Excluded
FURNITURE, FITTINGS AND EQUIPMENT (OPERATING EQUIPMENT)	12,000,000
SALES COSTS/ FEES	Excluded
ESCALATION IN COSTS	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE AT JUNE 2016 RATES (EXCLUDING GST)	\$128,200,000

3 HOTEL/CLUB BASEMENT EXCAVATION

3.1 SUMMARY OF ESTIMATED COSTS

	\$
DEMOLITION	Excluded
EXCAVATION	3,500,000
SHORING	1,700,000
SITE REMEDIATION - PROVISIONAL	2,500,000
PILE FOUNDATIONS/CAPS	1,100,000
MULTI-DECK CARPARK	Excluded
BASEMENT CARPARK	Excluded
BASEMENT CLUB / HOTEL BACK OF HOUSE AND LOADING DOCK	Excluded
CLUB	Excluded
HOTEL/ FUNCTIONS/ MEETING ROOMS	Excluded
PLANT ROOMS	Excluded
EXTERNAL WORKS AND SERVICES	Excluded
WORKS OUTSIDE SITE BOUNDARIES	Excluded
BUILDERS PRELIMINARIES, PROFIT AND OVERHEADS	Included
	8,800,000
CONSULTANT FEES - 10%	600,000
DEVELOPMENT MANAGEMENT FEES	200,000
AUTHORITY FEES	Excluded
SECTION 94 CONTRIBUTIONS - DEVELOPMENT LEVY	Excluded
MARKETING FEES	Excluded
FURNITURE, FITTINGS AND EQUIPMENT (OPERATING EQUIPMENT)	Excluded
SALES COSTS/ FEES	Excluded
ESCALATION IN COSTS	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE AT JUNE 2016 RATES (EXCLUDING GST)	\$9,600,000

MULTI DECK CARPARK

4.1 SUMMARY OF ESTIMATED COSTS

	\$
DEMOLITION	Excluded
SITE PREPARATION	Excluded
SITE REMEDIATION - PROVISIONAL	Excluded
MULTI-DECK CARPARK	14,300,000
BASEMENT CARPARK FOR HOTEL	Excluded
BASEMENT CLUB / HOTEL BACK OF HOUSE AND LOADING DOCK	Excluded
CLUB	Excluded
HOTEL/ FUNCTIONS/ MEETING ROOMS	Excluded
PLANT ROOMS	Excluded
EXTERNAL WORKS AND SERVICES	Excluded
WORKS OUTSIDE SITE BOUNDARIES	Included
	14,300,000
CONSULTANT FEES - 10%	1,400,000
DEVELOPMENT MANAGEMENT FEES	400,000
AUTHORITY FEES	Excluded
SECTION 94 CONTRIBUTIONS - DEVELOPMENT LEVY	Excluded
MARKETING FEES	Excluded
FURNITURE, FITTINGS AND EQUIPMENT (OPERATING EQUIPMENT)	Excluded
SALES COSTS/ FEES	Excluded
ESCALATION IN COSTS	Excluded
FINANCE COSTS/ FEES	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE AT JUNE 2016 RATES (EXCLUDING GST)	\$16,100,000

APPENDIX A
DOCUMENTATION PREPARED BY PTW
ARCHITECTS

W



PHASE 1 CONCEPT PLAN

ENTIRE DEVELOPMENT & HOTEL COMPONENT

Dooleys Lidcombe Catholic Club Redevelopment

Calculation of Hotel Portion of GBA

01.07.16

Rev6

	HOTEL Dedicated	CLUB Dedicated	SHARED BOH	HOTEL Ratio%	Hotel Portion or Shared Area	Total Area
B02	0	0	3877	68%	2648	3877
B01	0	0	3386	68%	2313	3386
L00	575	5124	780	68%	533	6479
L01	2172	1920	818	68%	559	4910
L02	1168	0	1697	68%	1159	2865
L03	0	808	1792	68%	1224	2600
L04	1300					1300
L05	1300					1300
L06	1300					1300
L07	1300					1300
L08	1300					1300
L09	1300					1300
L10	1300					1300
L11	1300					1300
L12	1300					1300
L13	1300					1300
L14			1300	68%	888	1300
Subtotal	16915	7852	13650		9322	38417
	68%	32%				

Hotel Area Sub totals	16915	9322
Hotel Area Total	26237	

= dedicated hotel area and portion of shared area

Calculation of Hotel Green Space

	HOTEL Green Space	HOTEL = 100%	Area
L02	593		593
			Total Hotel Green Space

Calculation of Areas for Shared Entry Roadway

	SHARED Entry Road	HOTEL Ratio%	Area
L00	2965	68%	2025
			Total Hotel Shared Entry %

Calculation of Parking Numbers for Hotel + Conference

	Hotel Rooms	Rate per Rm	Parks
	260	0.5	130
	L01 Function Area	Rate per 100m2	
Ballroom	626		
John Meaney Rm	351		
Conference Rooms	248		
	1225	10	130
			Subtotal Conference (Above Ground Car Park)
			260
			Total Parks

Calculation of Basement Parking for Hotel

	SHARED Parking	Parks Req'd	Total Available	HOTEL Ratio	Total Area
B02	5908		145		
B01	4598		104		
Subtotal	10506	130	249	0.52	5485
					Total Hotel Tower Dedicated Parking

Calculation of Above Ground Parking for Conference

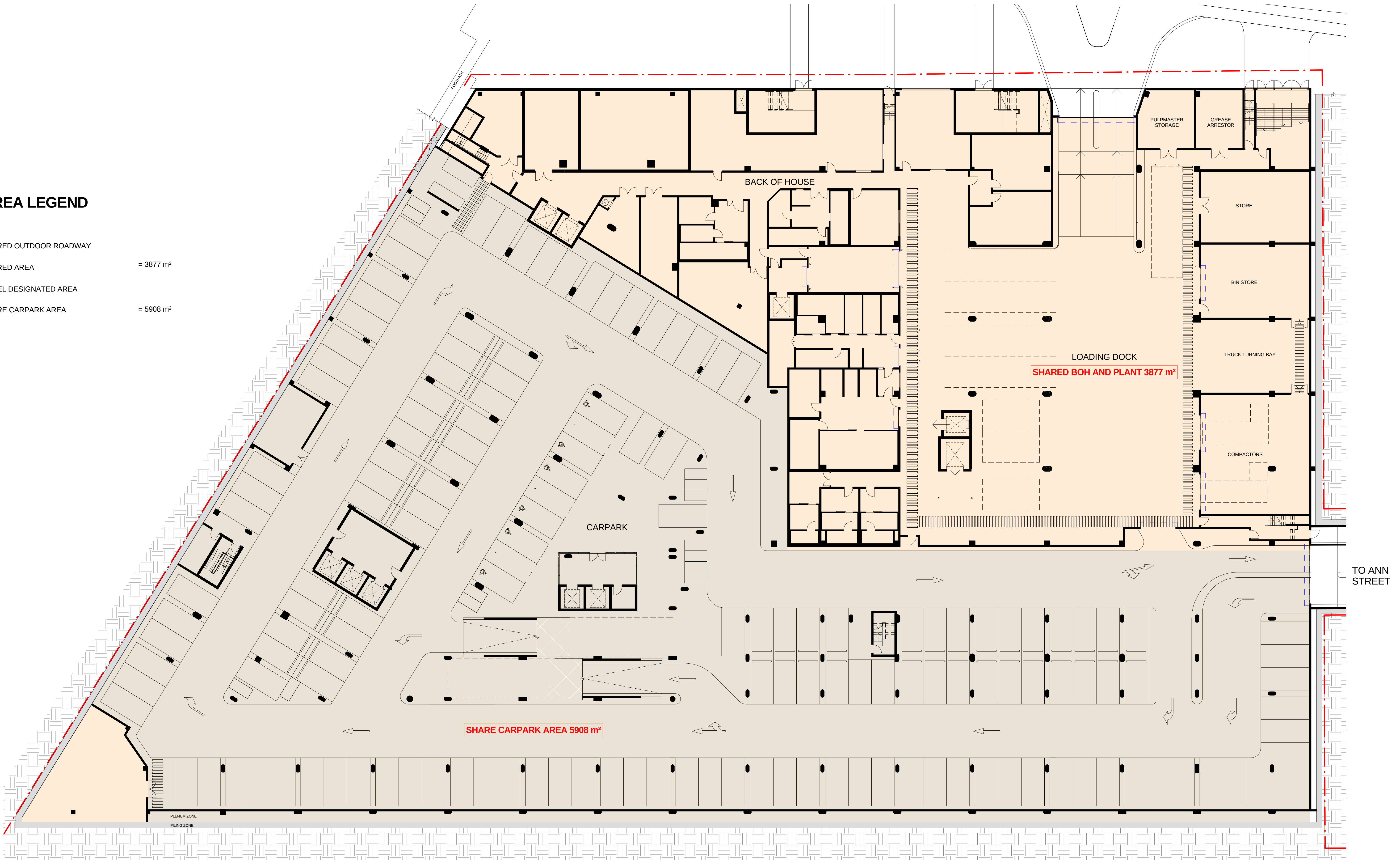
	SHARED Parking	Parks Req'd	Total Available	CONFERENCE Ratio	Total Area
L00	4026		97		
L01	4060		128		
L02	4060		128		
L03	4060		128		
L04	4060		129		
Subtotal	20266	130	610	0.21	4319
					Total Hotel Conference Dedicated Parking

Tally of Areas

26237	Total Hotel Dedicated Floor Area
593	Total Hotel Dedicated Green Space
2025	Total Shared Entry %
5485	Total Hotel Tower Dedicated Parking
4319	Total Hotel Conference Dedicated Parking
38660	Total Area Apportioned to Hotel

AREA LEGEND

- SHARED OUTDOOR ROADWAY
- SHARED AREA = 3877 m²
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA = 5908 m²



AREA LEGEND

- SHARED OUTDOOR ROADWAY
- SHARED AREA = 3386 m²
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA = 4598 m²

SHARED BOH AND
PLANT 3386m²

CHURCH STREET

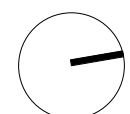
BACK OF HOUSE

CARPARK

EXISTING 3 STOREY BUILDING

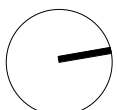
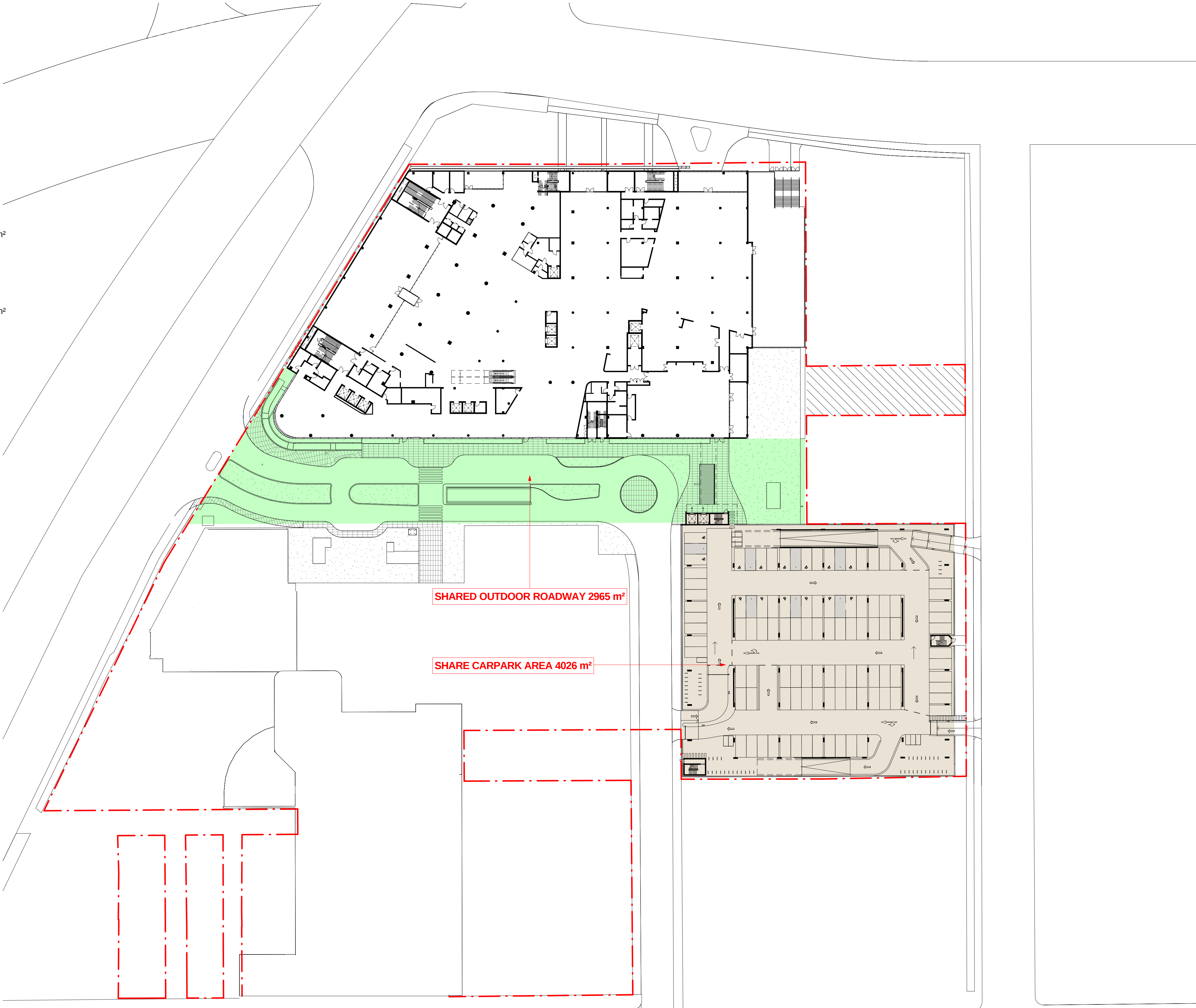
EXISTING 4 STOREY CARPARK

NEW CARPARK



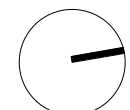
AREA LEGEND

- SHARED OUTDOOR ROADWAY = 2965 m²
- SHARED AREA
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA = 4026 m²



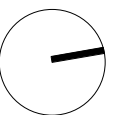
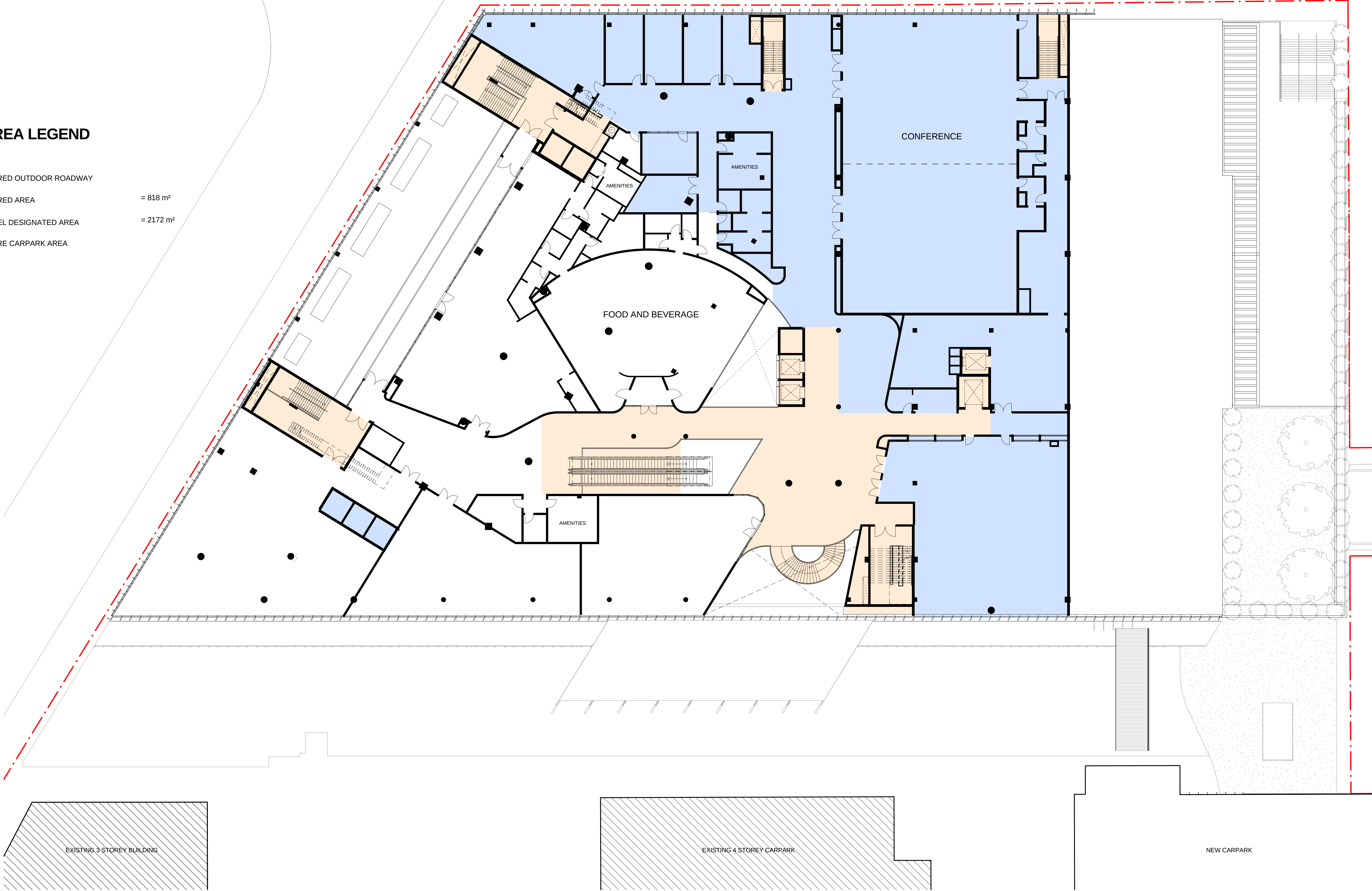
AREA LEGEND

- SHARED OUTDOOR ROADWAY
- SHARED AREA = 780 m²
- HOTEL DESIGNATED AREA = 575 m²
- SHARE CARPARK AREA



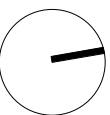
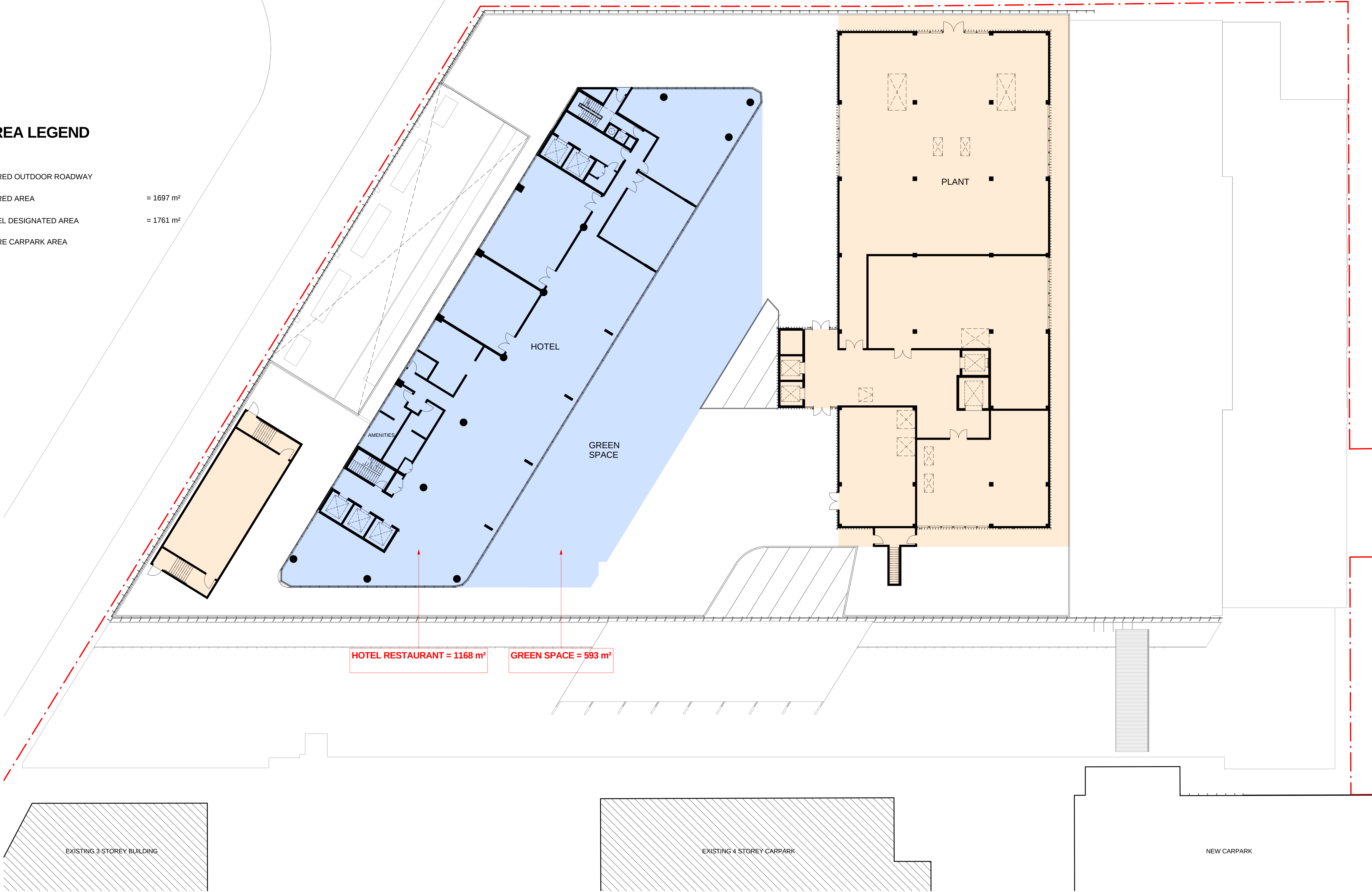
AREA LEGEND

- SHARED OUTDOOR ROADWAY
- SHARED AREA
= 818 m²
- HOTEL DESIGNATED AREA
= 2172 m²
- SHARE CARPARK AREA



AREA LEGEND

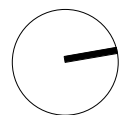
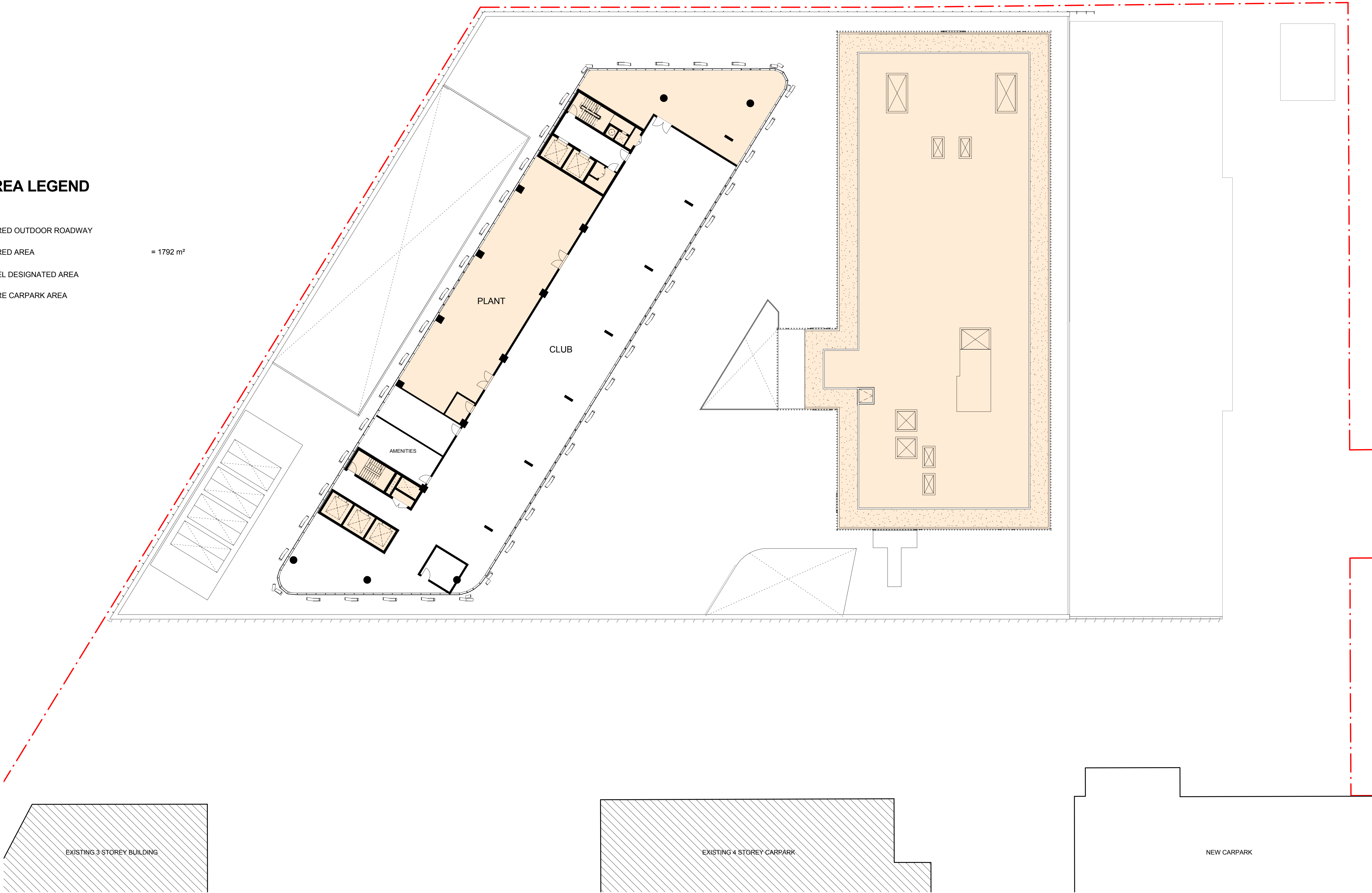
- SHARED OUTDOOR ROADWAY
- SHARED AREA = 1697 m²
- HOTEL DESIGNATED AREA = 1761 m²
- SHARE CARPARK AREA



AREA LEGEND

- SHARED OUTDOOR ROADWAY
- SHARED AREA
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA

= 1792 m²

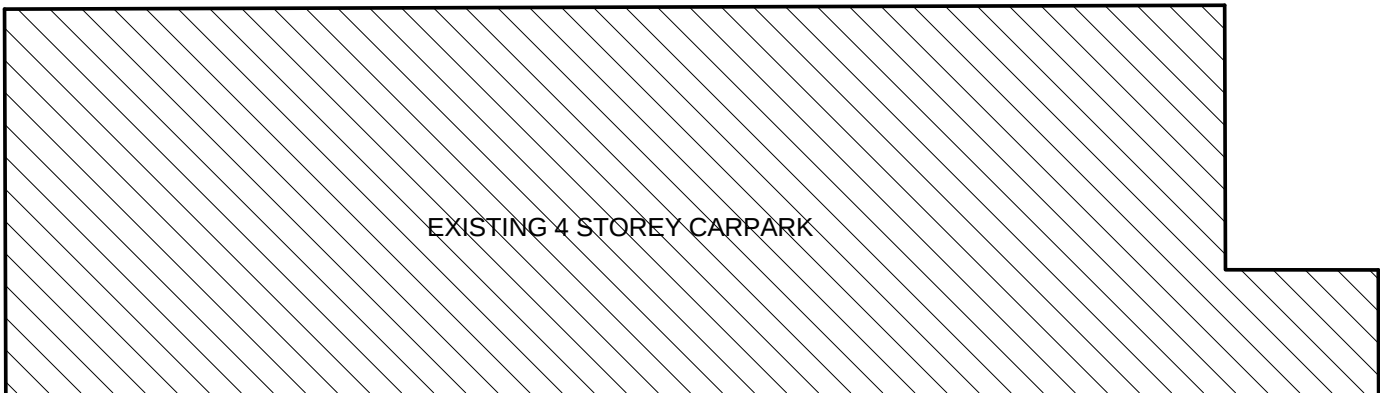


AREA LEGEND

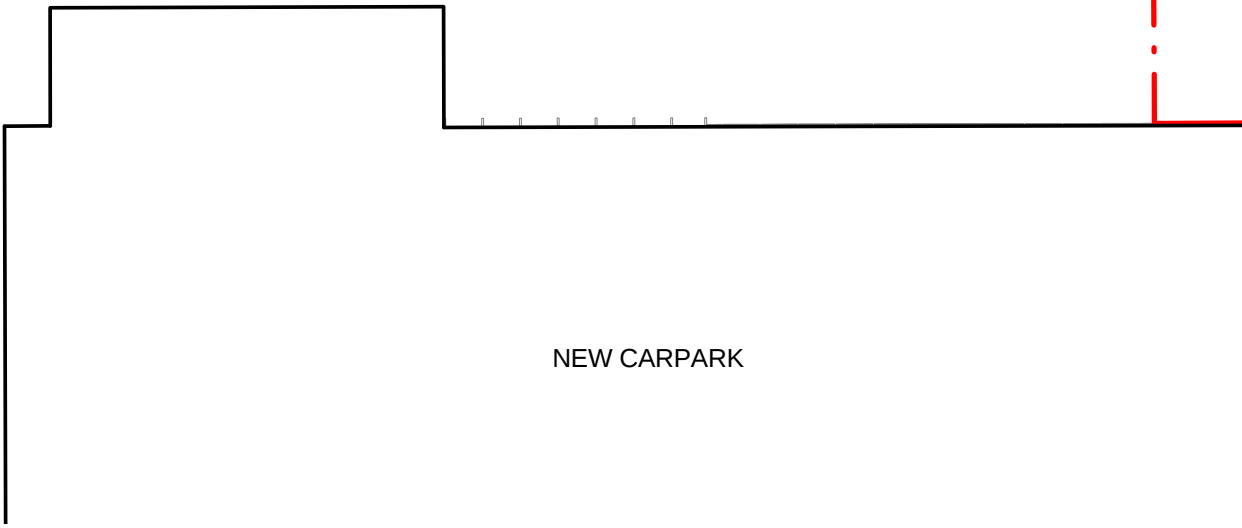
- SHARED OUTDOOR ROADWAY
- SHARED AREA
- HOTEL DESIGNATED AREA
= 1300 m²
- SHARE CARPARK AREA



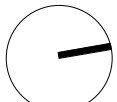
EXISTING 3 STOREY BUILDING



EXISTING 4 STOREY CARPARK



NEW CARPARK

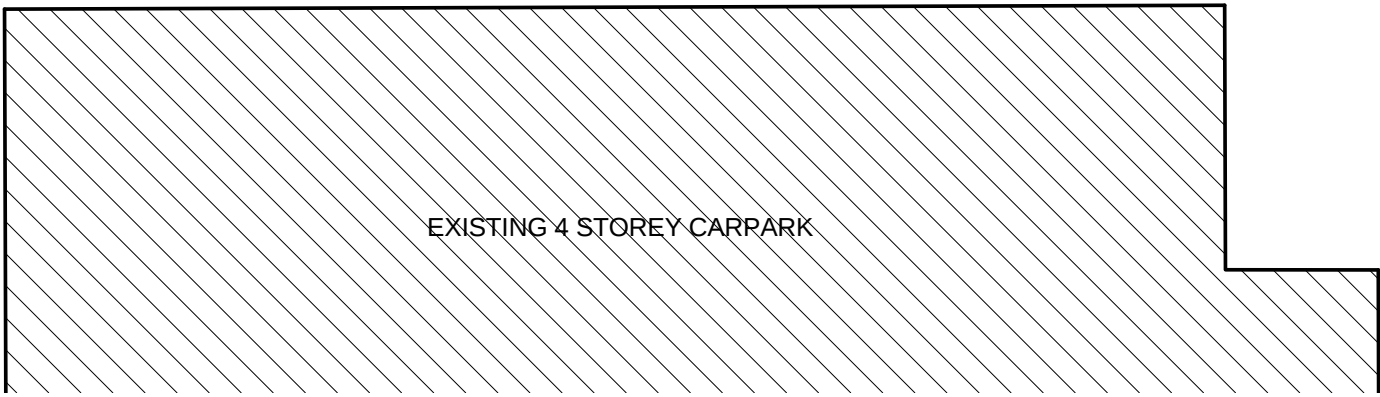


AREA LEGEND

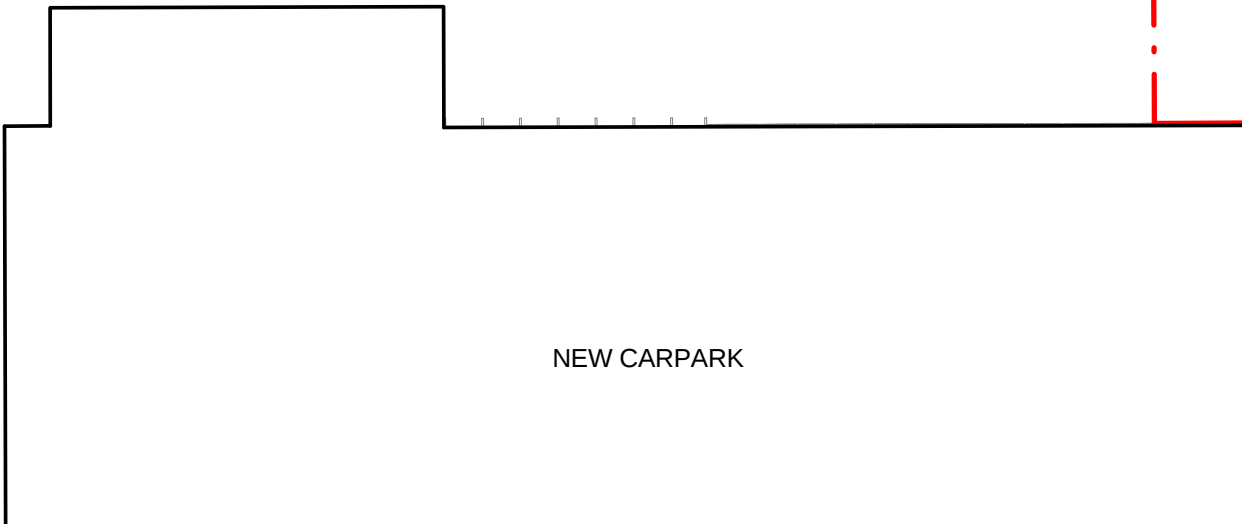
- SHARED OUTDOOR ROADWAY
- SHARED AREA
= 1300 m²
- HOTEL DESIGNATED AREA
- SHARE CARPARK AREA



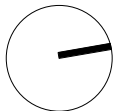
EXISTING 3 STOREY BUILDING



EXISTING 4 STOREY CARPARK



NEW CARPARK





HOTEL / CLUB BASEMENT EXCAVATION

STRUCTURAL SIZES (UNLESS NOTED OTHERWISE)

- SLAB
GENERALLY 180 THICK MINIMUM POST TENSIONED SLAB
DESIGNED AND CERTIFIED BY PT SUB-CONTRACTOR,
VARYING DEPTHS AS NOTED
REFER TO ARCHITECTS PLANS FOR SLAB FALLS.
- RAMPS
GENERALLY 250 THICK REINFORCED CONCRETE WITH
500 DEEP EDGE BEAMS. 250 THICK UPSTANDS.
- COLUMNS
C1 - 1350 x 250
C2 - 1000 x 250
C3 - 450 DIA.
C4 - 750 x 750 OR 800 DIA
C5 - 600 x 600 OR 700 DIA
C6 - 450 x 450 OR 500 DIA
- WALLS
W1-200 THICK RC WALL
W2-250 THICK RC WALL
- STAIRS
200 THICK THROAT AND LANDINGS, UNO.

CONCRETE GRADES

- SLABS
S40 (MUST ACHIEVE 9 MPA AT 24HRS AND
22MPa AT 4 DAYS) THE BASIC DRYING SHRINKAGE
STRAIN AT 56 DAYS NOT TO EXCEED 650×10^{-6}
- STAIRS
N32
- COLUMNS
N65 UNO ON PLANS
- WALLS
N50 TOWER LIFT SHAFT
N40 STAIR SHAFTS
N40 SHEARWALLS
N40 OTHER COREWALLS

NOTES

- CJ DENOTES CONSTRUCTION (POUR) JOINT



C:\Users\jdooley\Documents\2021\71801 DOOLEYS LIDCOMBE\GPRNLA.dwg Rev 1

Rev	Description	Date	By	App
P2	PRELIMINARY ISSUE	03.03.16	RB	
P1	PROGRESS ISSUE	12.02.16	PD	

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sydney@bonaccigroup.com
www.bonaccigroup.com

Project Name
DOOLEYS LIDCOMBE
JOHN STREET, LIDCOMBE, NSW

Drawing Title
GROUND STRUCTURAL PLAN

PRELIMINARY

Designed JW
Drawn PD
Scale 1:200
Date 12/07/2015
Sheet A1

Project Director Approved
Project Ref. 202171801
Drawing No. S1050
Rev P2

North

STRUCTURAL SIZES (UNLESS NOTED OTHERWISE)

- SLAB
GENERALLY 160 THICK MINIMUM POST TENSIONED SLAB
DESIGNED AND CERTIFIED BY PT SUB-CONTRACTOR,
VARYING DEPTHS AS NOTED.REFER TO ARCHITECTS
PLANS FOR SLAB FALLS.
- RAMPS
GENERALLY 250 THICK REINFORCED CONCRETE WITH
500 DEEP BEAMS AT 8000 CENTRES MAX. 250 THICK
UPSTANDS.
- COLUMNS
C5 - 600 x 600 OR 700 DIA
C6 - 450 x 450 OR 500 DIA
C7 - 400 x 871 OBLONG OR 700 DIA
C8 - 600 x 914 OBLONG OR 800 DIA
C9 - 600 x 1071 OBLONG OR 900 DIA
- WALLS
W1-200 THICK RC WALL
W2-250 THICK RC WALL
- STAIRS
200 THICK THROAT AND LANDINGS, UNO.

CONCRETE GRADES

- SLABS
S40 (MUST ACHIEVE 9 MPA AT 24HRS AND
22MPa AT 4 DAYS) THE BASIC DRYING SHRINKAGE
STRAIN AT 56 DAYS NOT TO EXCEED 650×10^{-6}
- RAMPS
S40
- STAIRS
N32
- COLUMNS
N65 UNO ON PLANS
- WALLS
N50 TOWER LIFT SHAFT
N40 STAIR SHAFTS
N40 SHEARWALLS
N40 OTHER COREWALLS



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www.bonaccigroup.com

Project Name
DOOLEYS LIDCOMBE
JOHN STREET, LIDCOMBE, NSW

Drawing Title
BASEMENT B1 STRUCTURAL PLAN

PRELIMINARY

Designed JW
Drawn PD
Scale 1:200
Date 02/05/2016
Sheet A1

Project Director Approved
Project Ref. 202171801
Drawing No. S1040
Rev P2

North

STRUCTURAL SIZES (UNLESS NOTED OTHERWISE)

SLAB CARPARK GENERALLY 120 THICK SLAB ON GROUND WITH SL92 MESH TOP (30 COVER) ON 0.2mm POLYTHENE SHEET ON GEOFABRIC OVER 100mm DRAINAGE LAYER. PROVIDE JOINTS EACH WAY AT 6m MAX CTS.

LOADING DOCK GENERALLY 200 THICK SLAB ON GROUND WITH SL92 MESH TOP & BTM (30 COVER) ON 0.2mm POLYTHENE SHEET ON GEOFABRIC OVER 100mm DRAINAGE LAYER. PROVIDE JOINTS EACH WAY AT 6m MAX CTS.

REFER TO ARCHITECTS PLANS FOR SLAB FALLS.

RAMPS GENERALLY 250 THICK REINFORCED CONCRETE WITH 500 DEEP BEAMS AT 8000 CENTRES MAX. 250 THICK UPSTANDS.

COLUMNS C7 - 400 x 871 OBLONG OR 600 DIA
C8 - 600 x 914 OBLONG
C9 - 600 x 1071 OBLONG

PILES P1 - 750 DIA, 2.5m SOCKET INTO CLASS III SHALE
P2 - 1200 DIA, 2.4m SOCKET INTO CLASS III SHALE
P3 - 1200 DIA, 5.0m SOCKET INTO CLASS III SHALE

STRIP FOOTING SF1 - 600 W x 600 D

PILECAPS 600 DEEP PILES CAPS TO UNDERSIDE OF CORES
1200 x 600 x 500 DEEP PILE CAPS TO COLUMN C7

WALLS W1-200 THICK RC WALL
W2-250 THICK RC WALL

STAIRS 200 THICK THROAT AND LANDINGS, UNO.

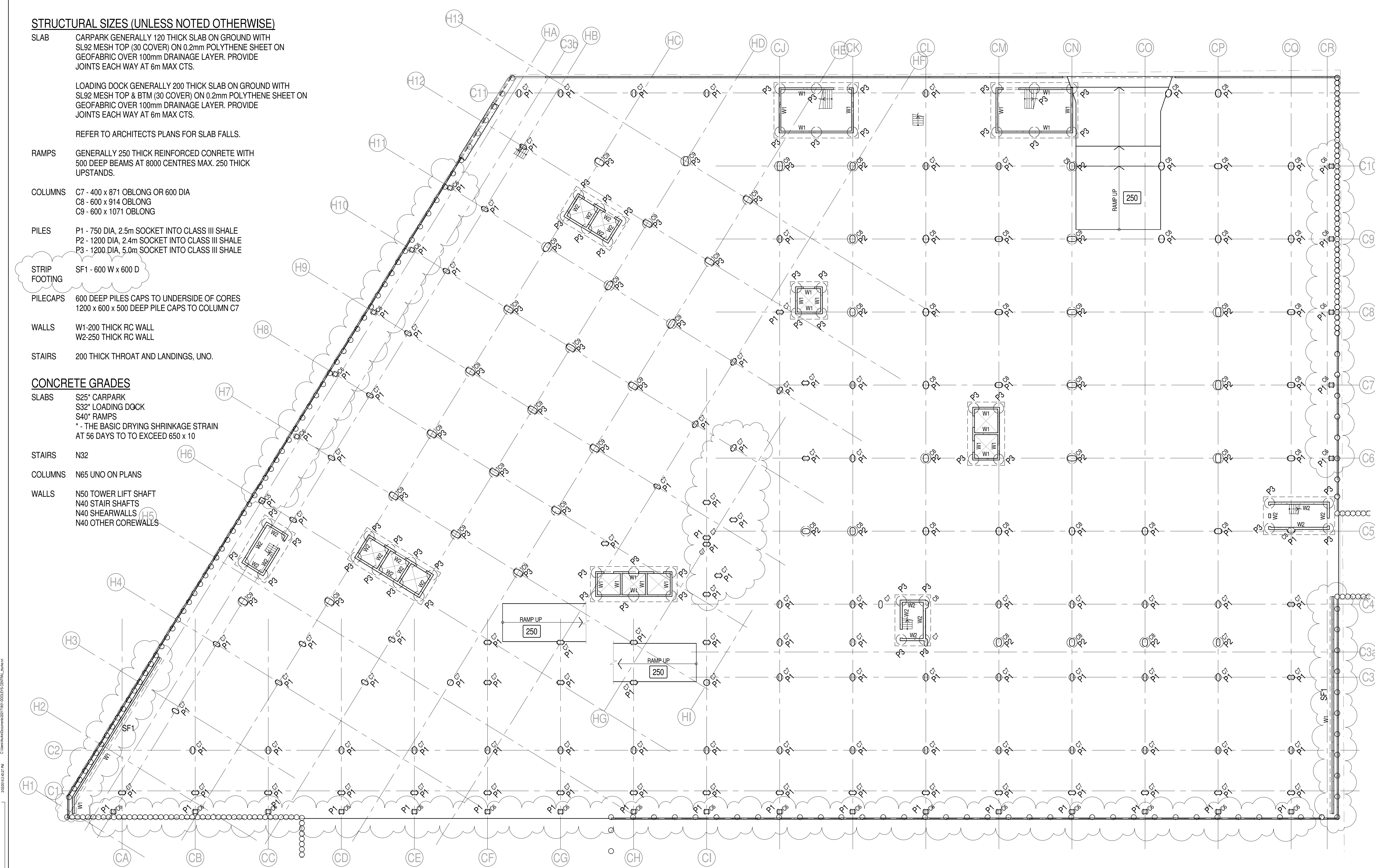
CONCRETE GRADES

SLABS S25* CARPARK
S32* LOADING DOCK
S40* RAMPS
* - THE BASIC DRYING SHRINKAGE STRAIN AT 56 DAYS TO TO EXCEED 650 x 10

STAIRS N32

COLUMNS N65 UNO ON PLANS

WALLS N50 TOWER LIFT SHAFT
N40 STAIR SHAFTS
N40 SHEARWALLS
N40 OTHER COREWALLS



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Project Name
DOOLEYS LIDCOMBE
JOHN STREET, LIDCOMBE, NSW

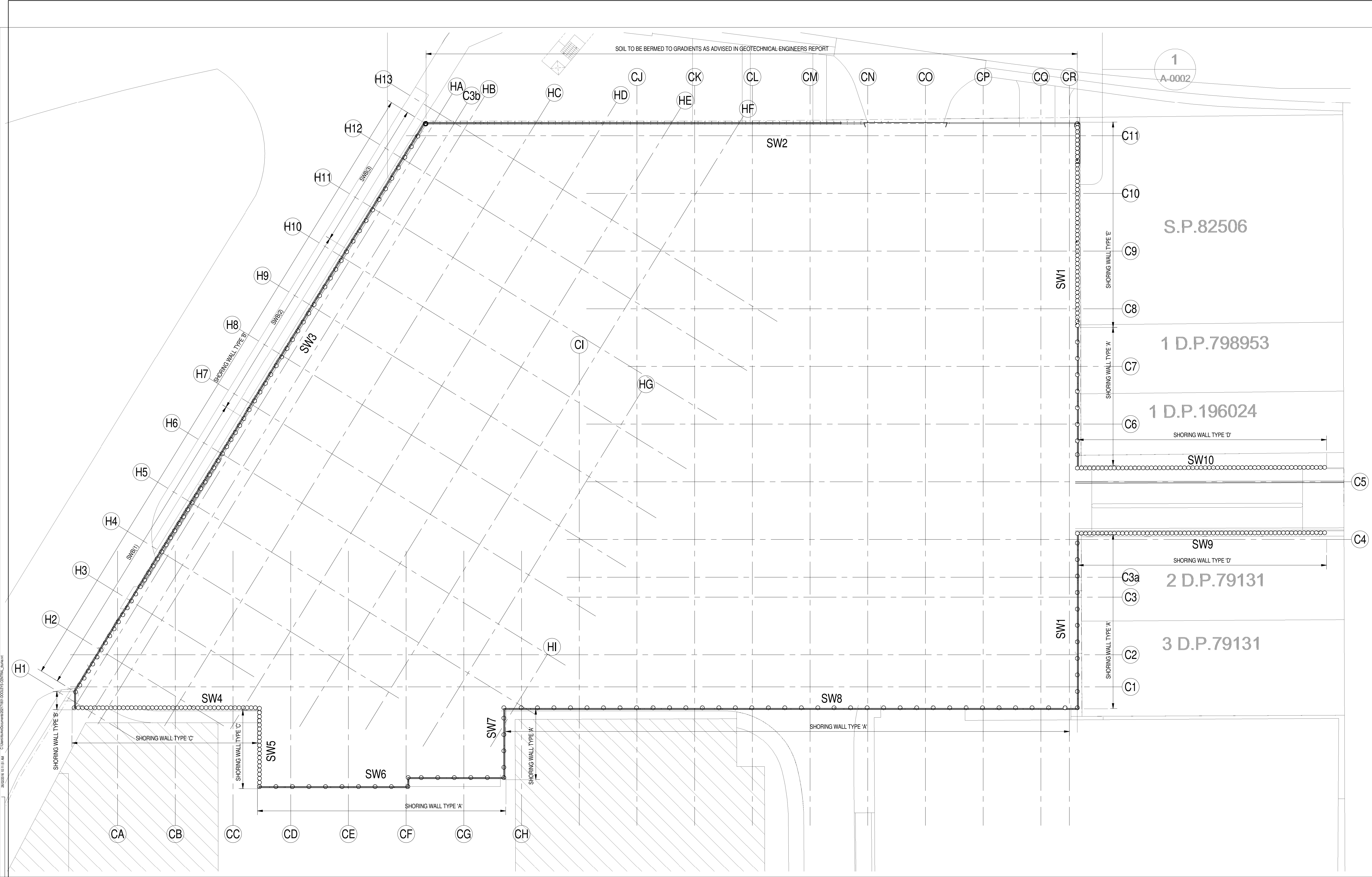
Drawing Title
BASEMENT B2 STRUCTURAL PLAN

PRELIMINARY

Designed JW
Drawn PD
Scale 1:200
Date 02/05/2016
Sheet A1

Project Director Approved
Date
Project Ref.
202171801
Drawing No.
S1030
Rev
P2

North



26/02/2016 10:15 AM C:\Users\jdooley\Documents\2017\1801 DOOLEYS LIDCOMBE SHORING.dwg

Rev	Description	Date	By	App
P1	PRELIMINARY ISSUE	26.02.16	RB	

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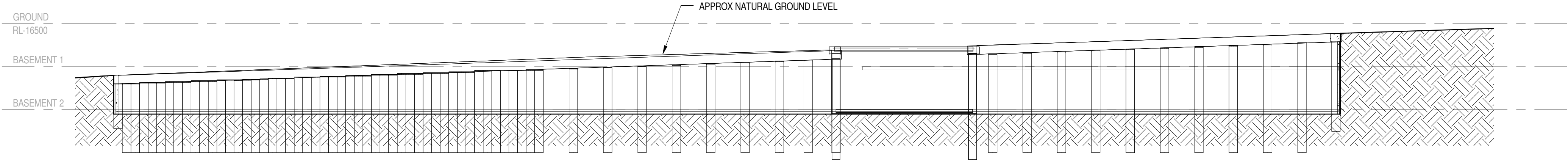
Bonacci Group (NSW) Pty Ltd
ABN 29 102 716 352
Consulting Engineers, Structural - Civil - Infrastructure
Level 6, 57 York Street, Sydney, NSW 2000, Australia
Tel: +61 2 8247 8400 Fax: +61 2 8247 8444
sydney@bonaccigroup.com
www.bonaccigroup.com

Project Name
DOOLEYS LIDCOMBE
JOHN STREET, LIDCOMBE, NSW

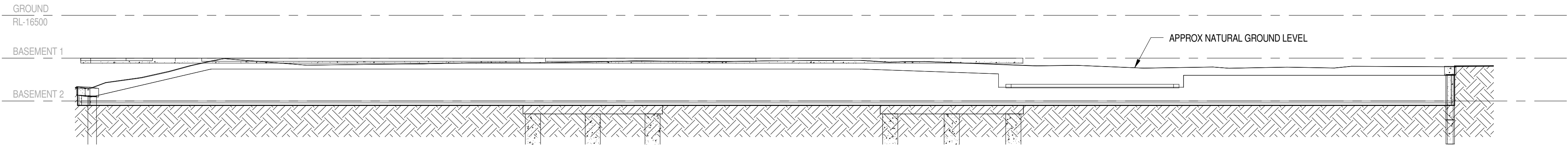
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SHORING PLAN

PRELIMINARY

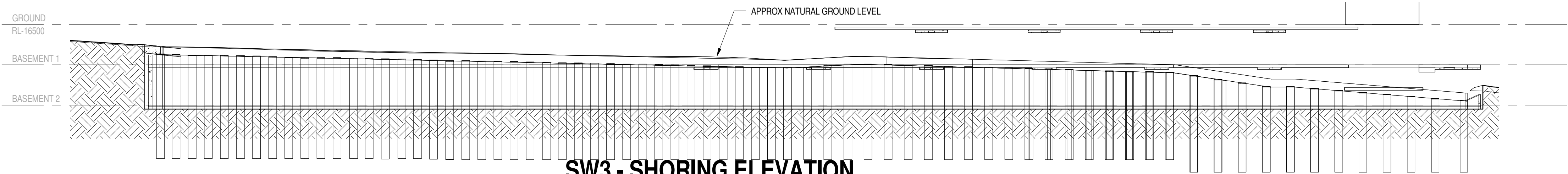
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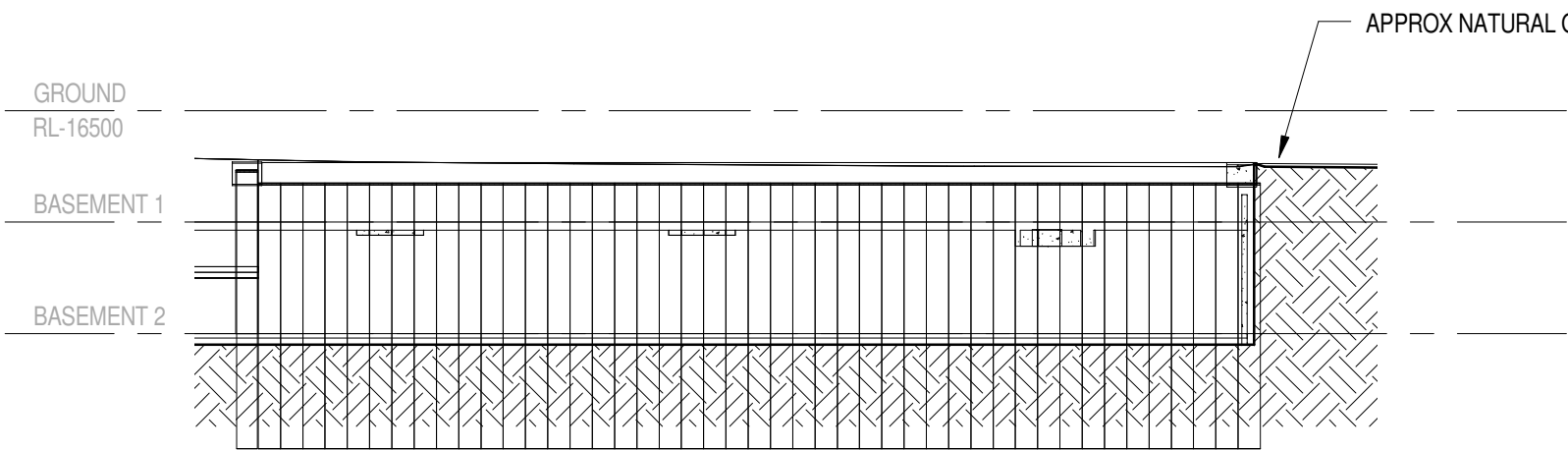
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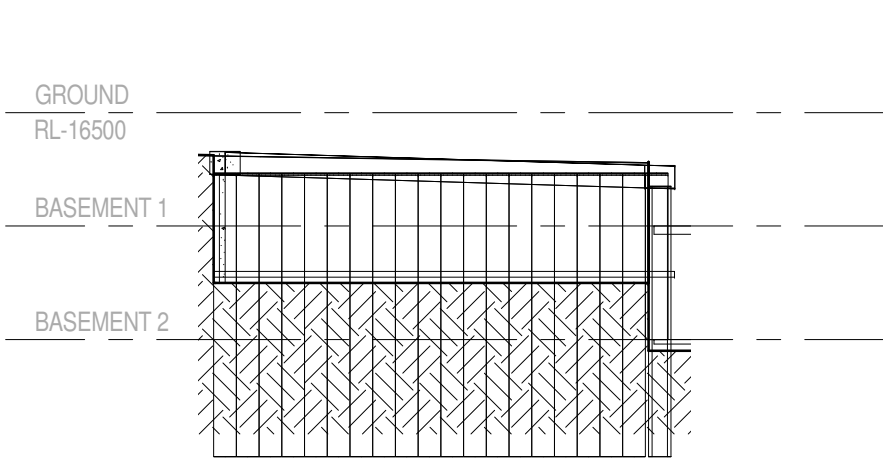
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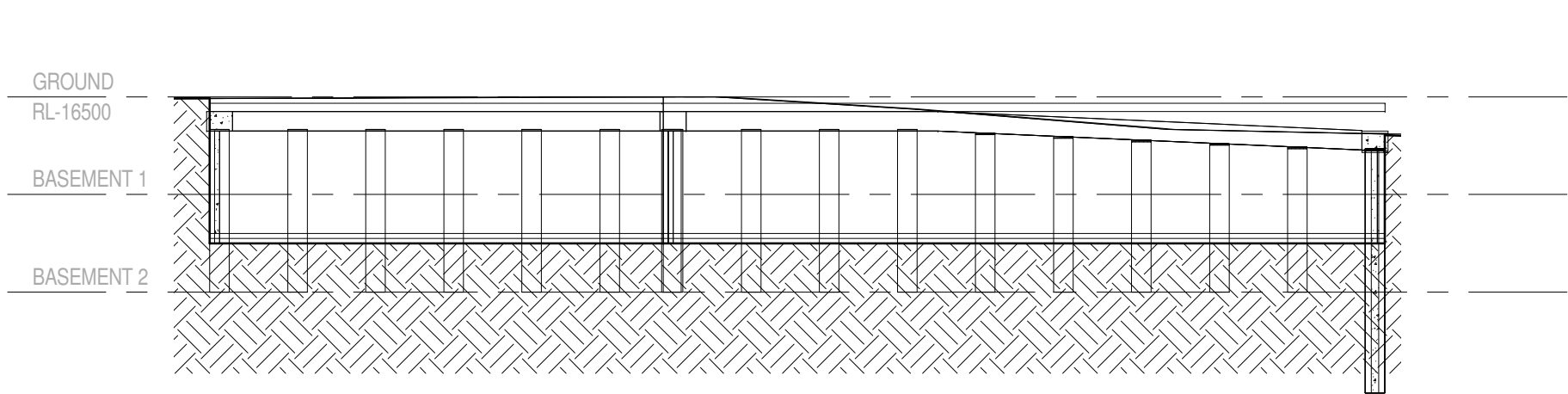
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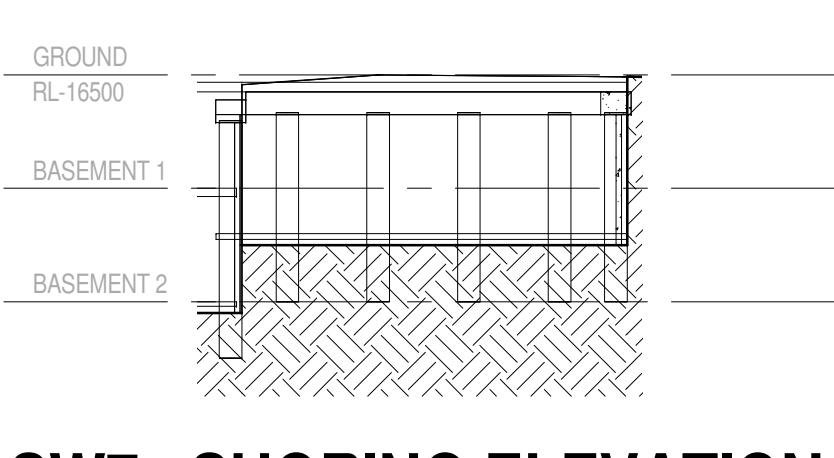
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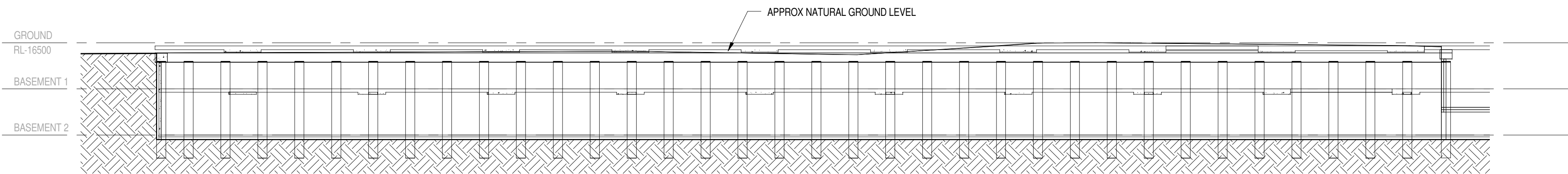
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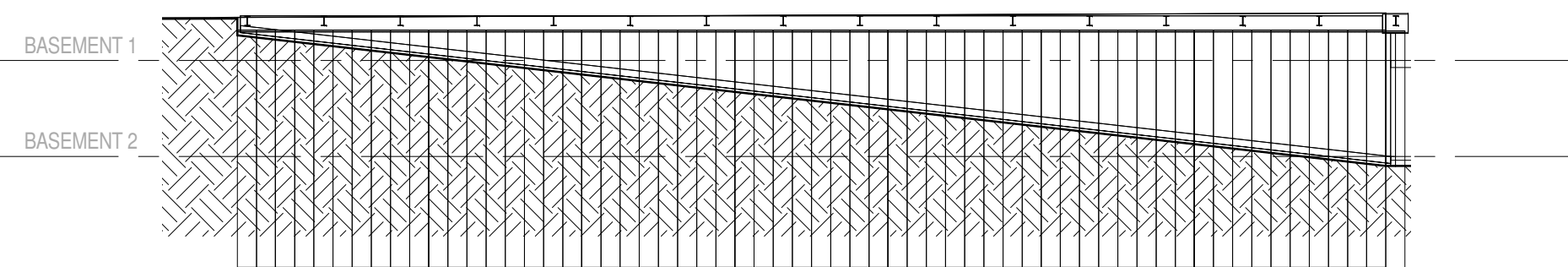
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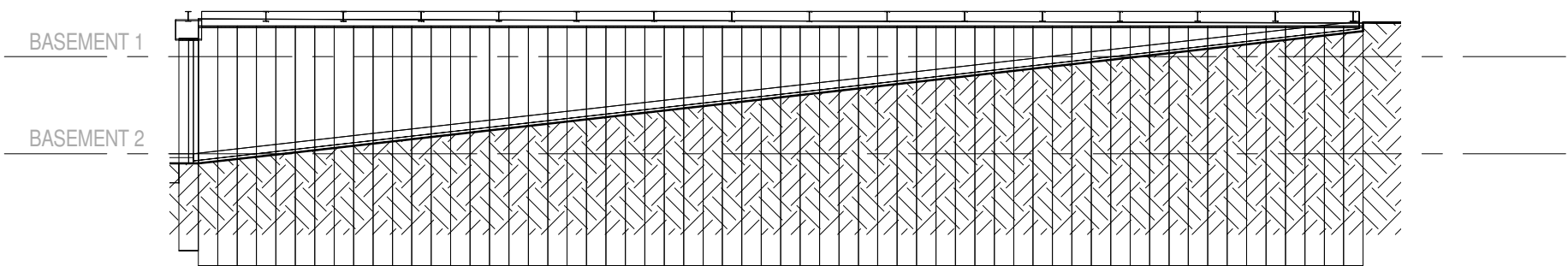
SW7 - SHORING ELEVATION



SW8 - SHORING ELEVATION



SW9 - SHORING ELEVATION



SW10 - SHORING ELEVATION

Rev	Description	Date	By	App
P1	PRELIMINARY ISSUE	26.02.16	RB	

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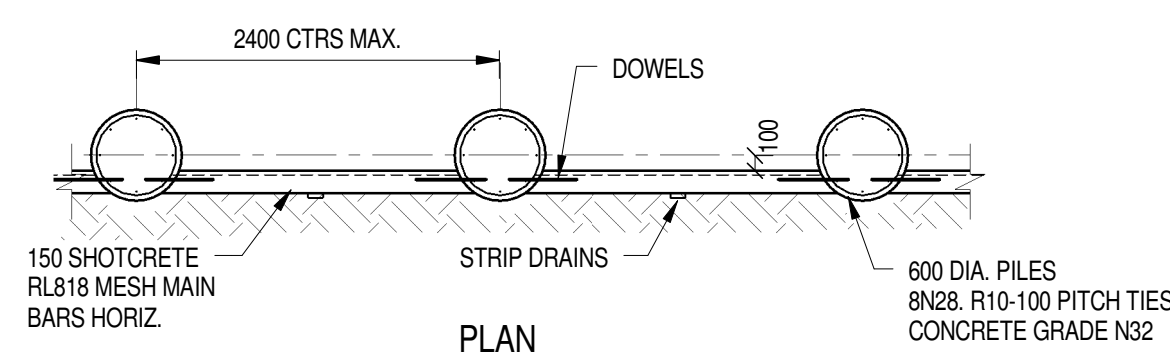
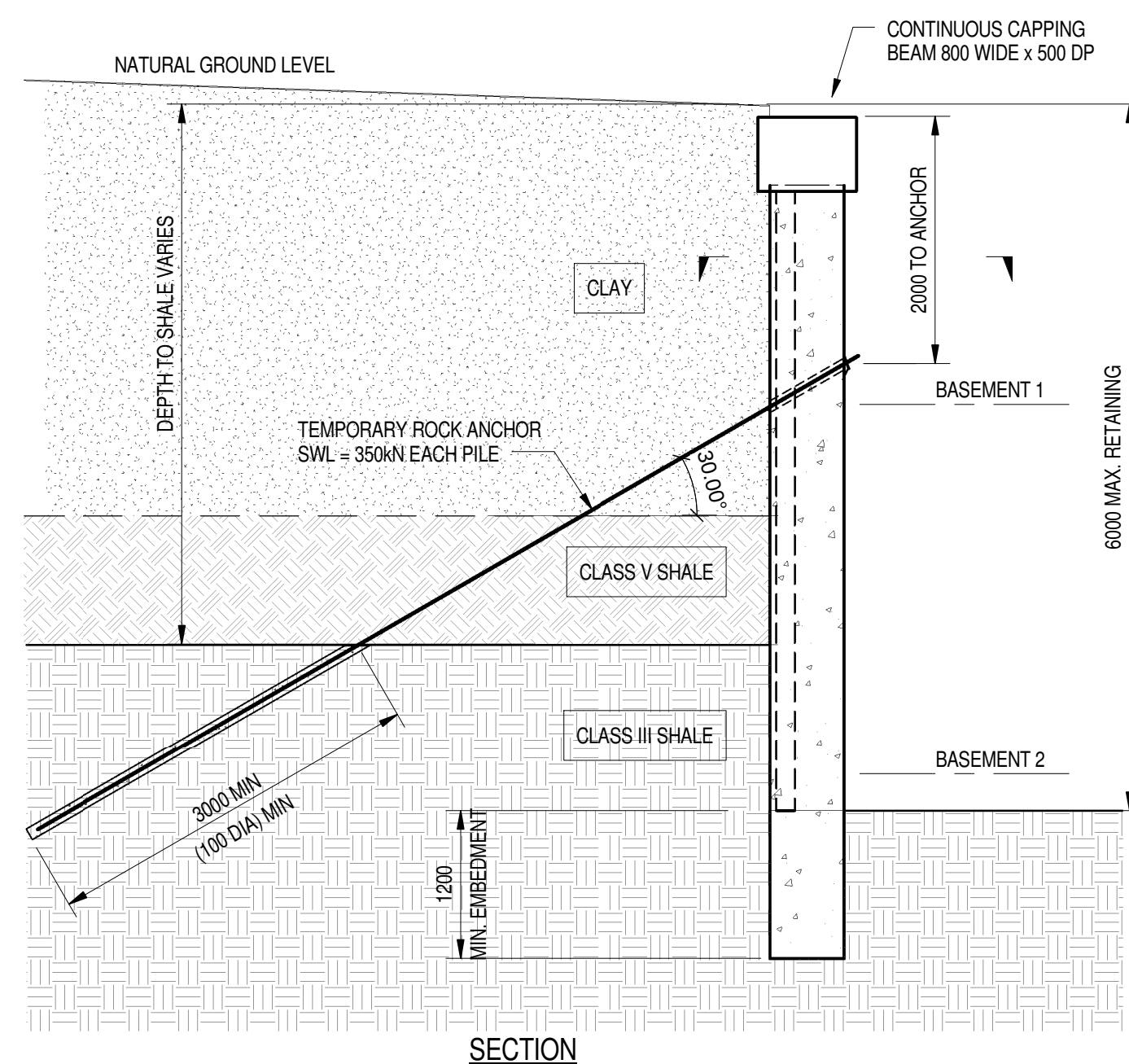
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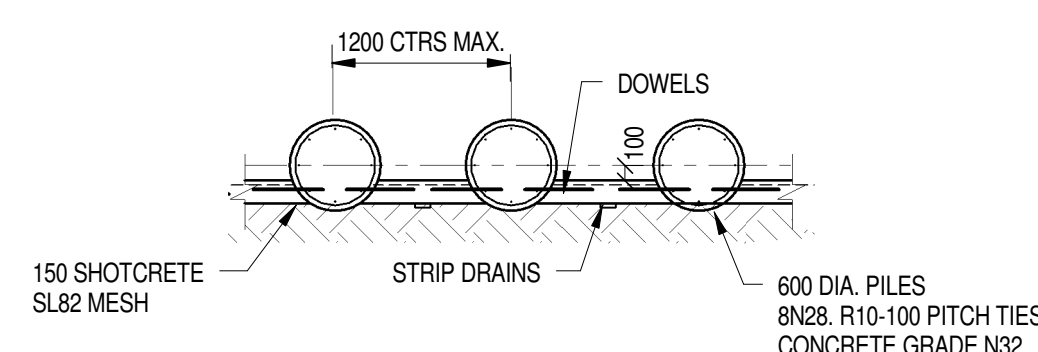
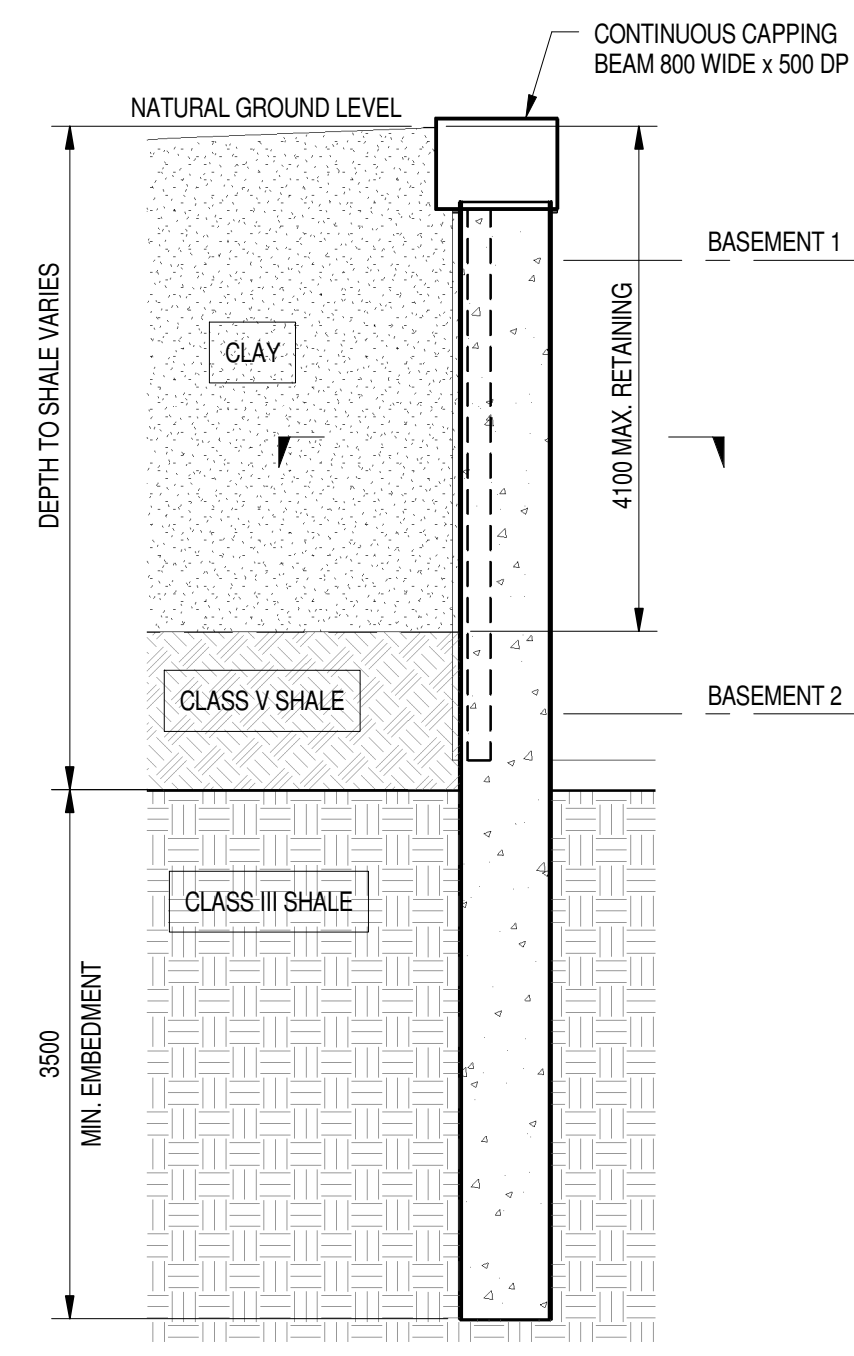
Project Name
DOOLEYS LIDCOMBE
JOHN STREET, LIDCOMBE, NSW

Drawing Title
SHORING ELEVATIONS

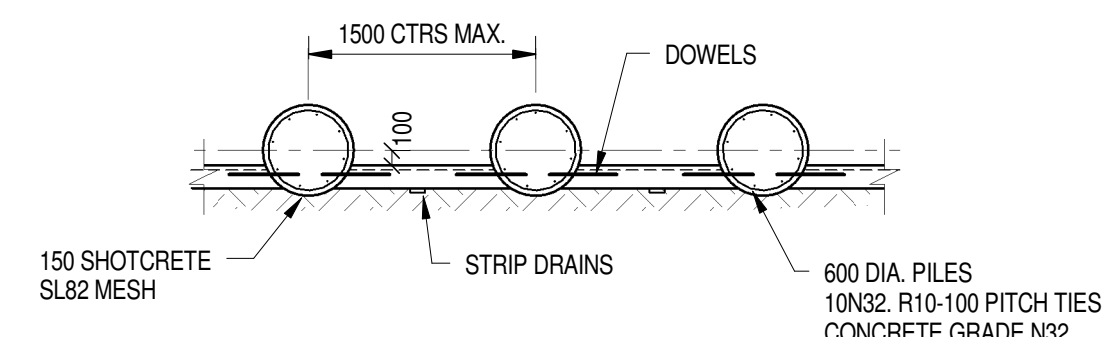
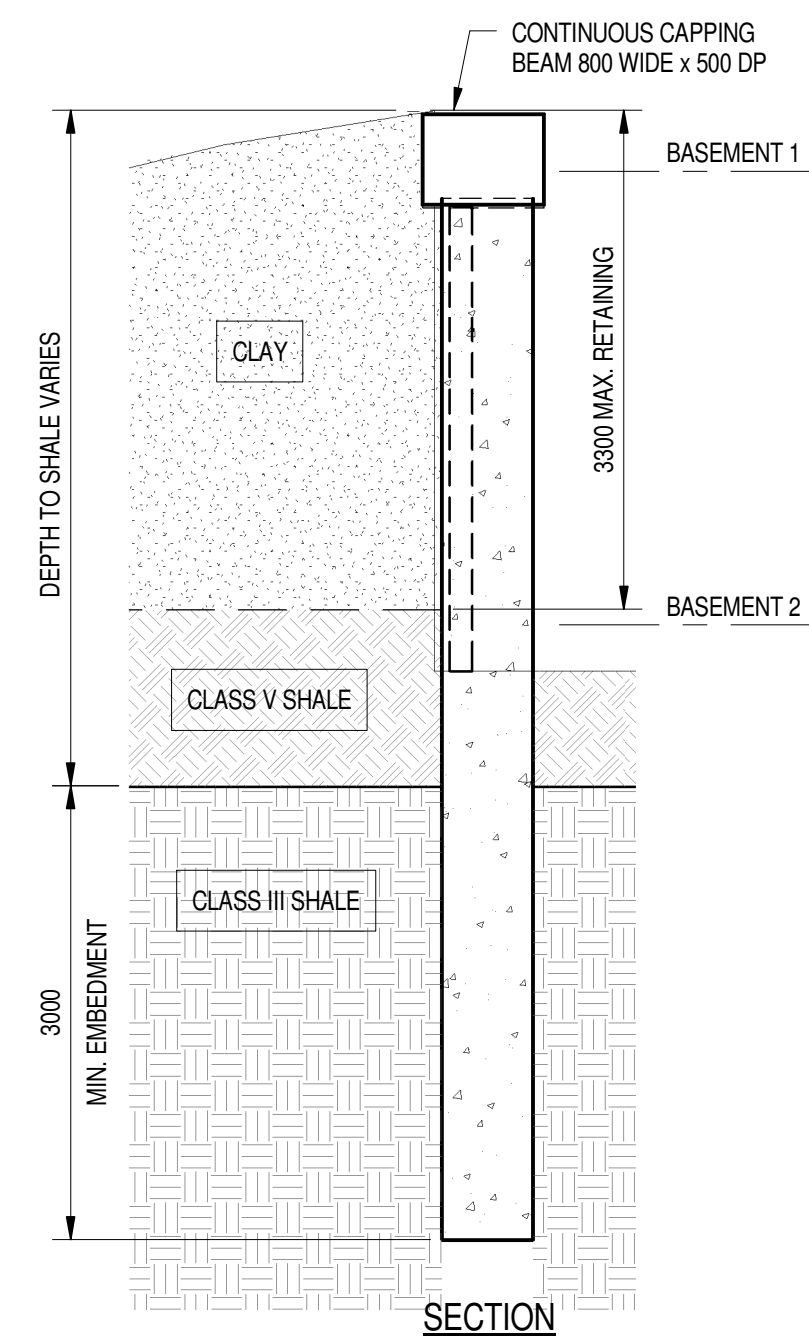
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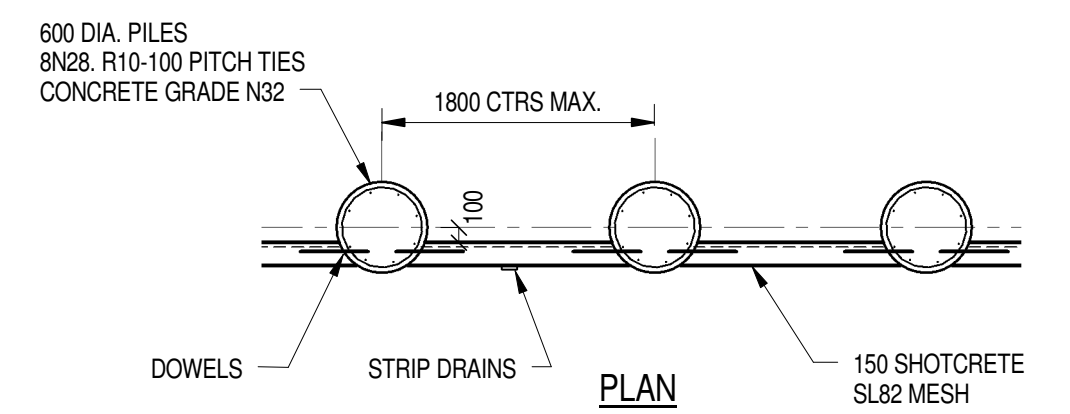
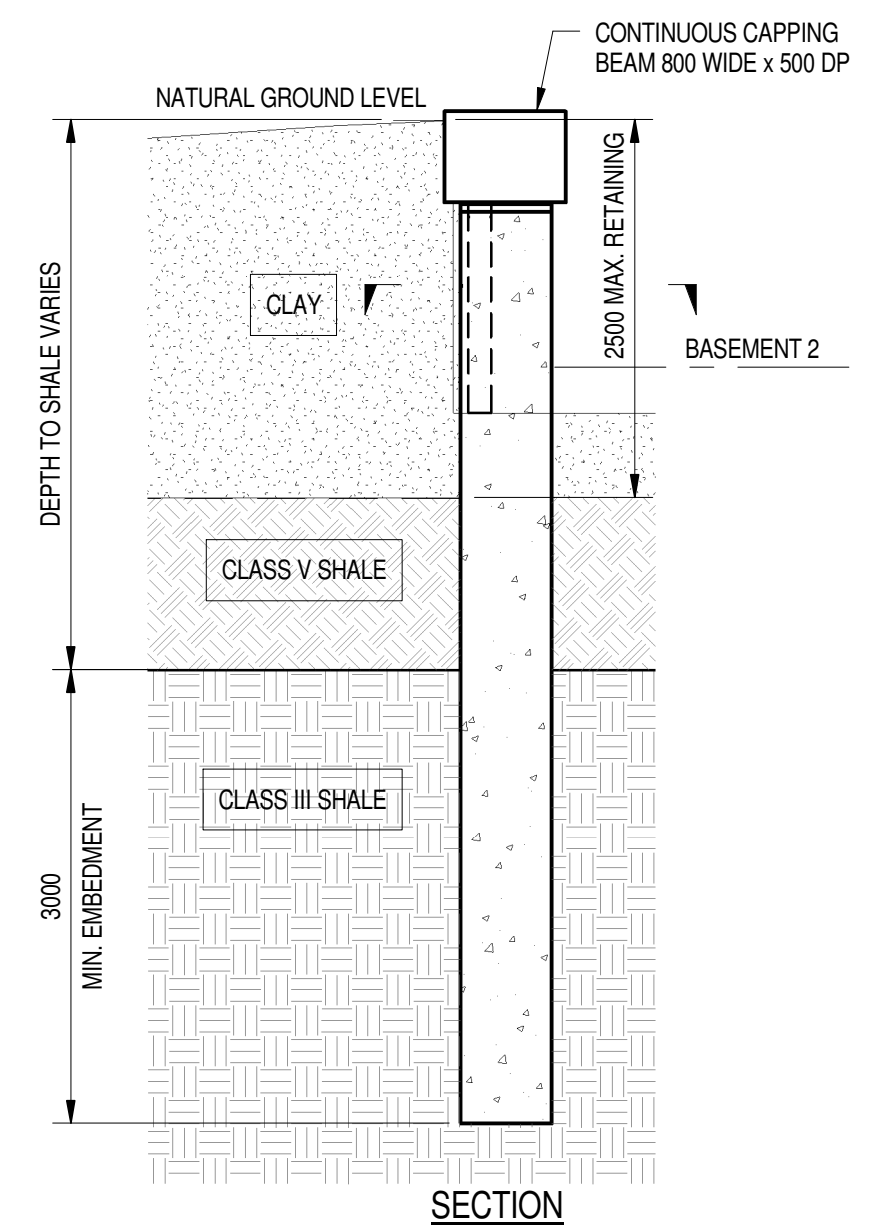
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SWB(1)

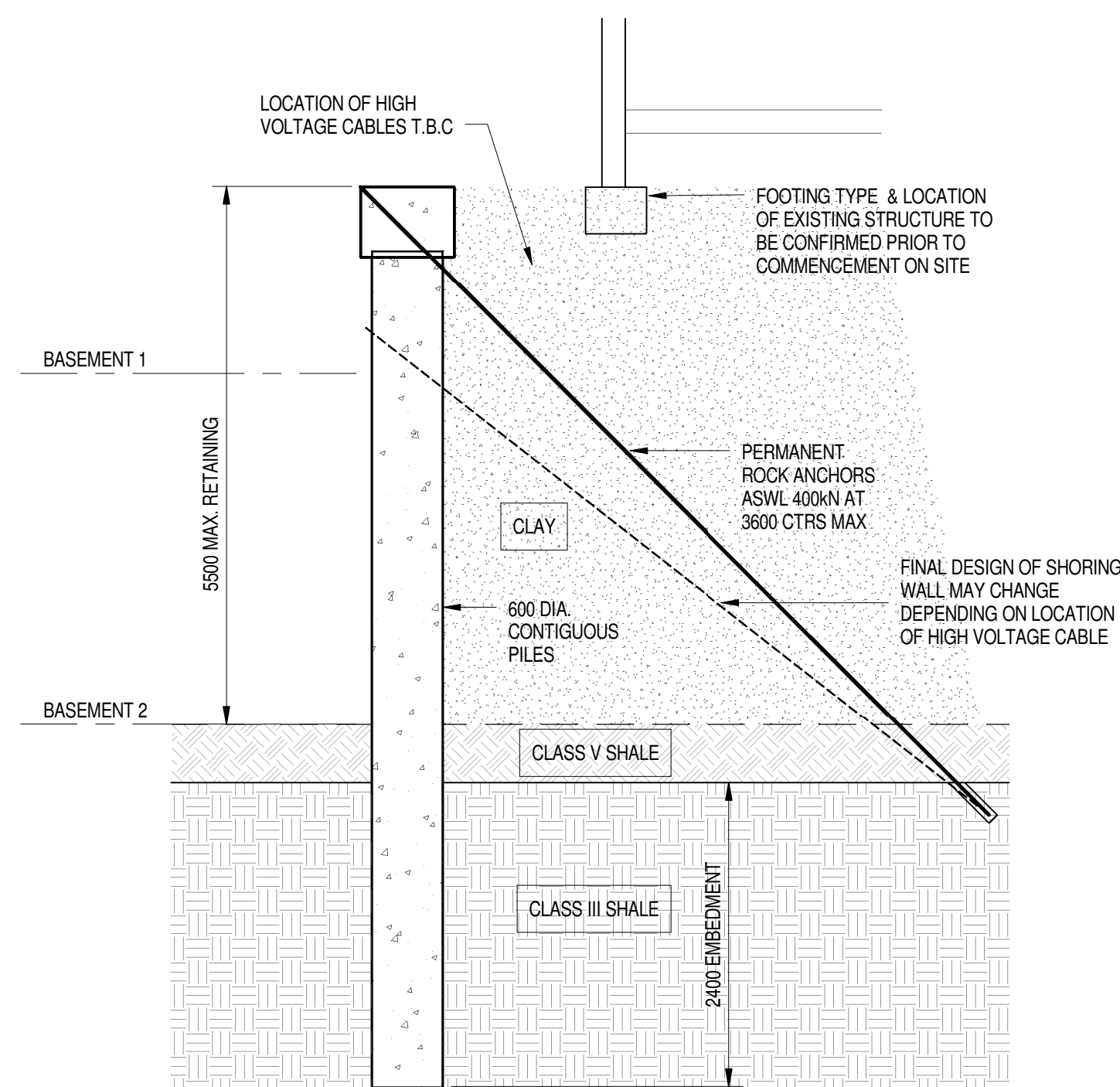


SWB(2)



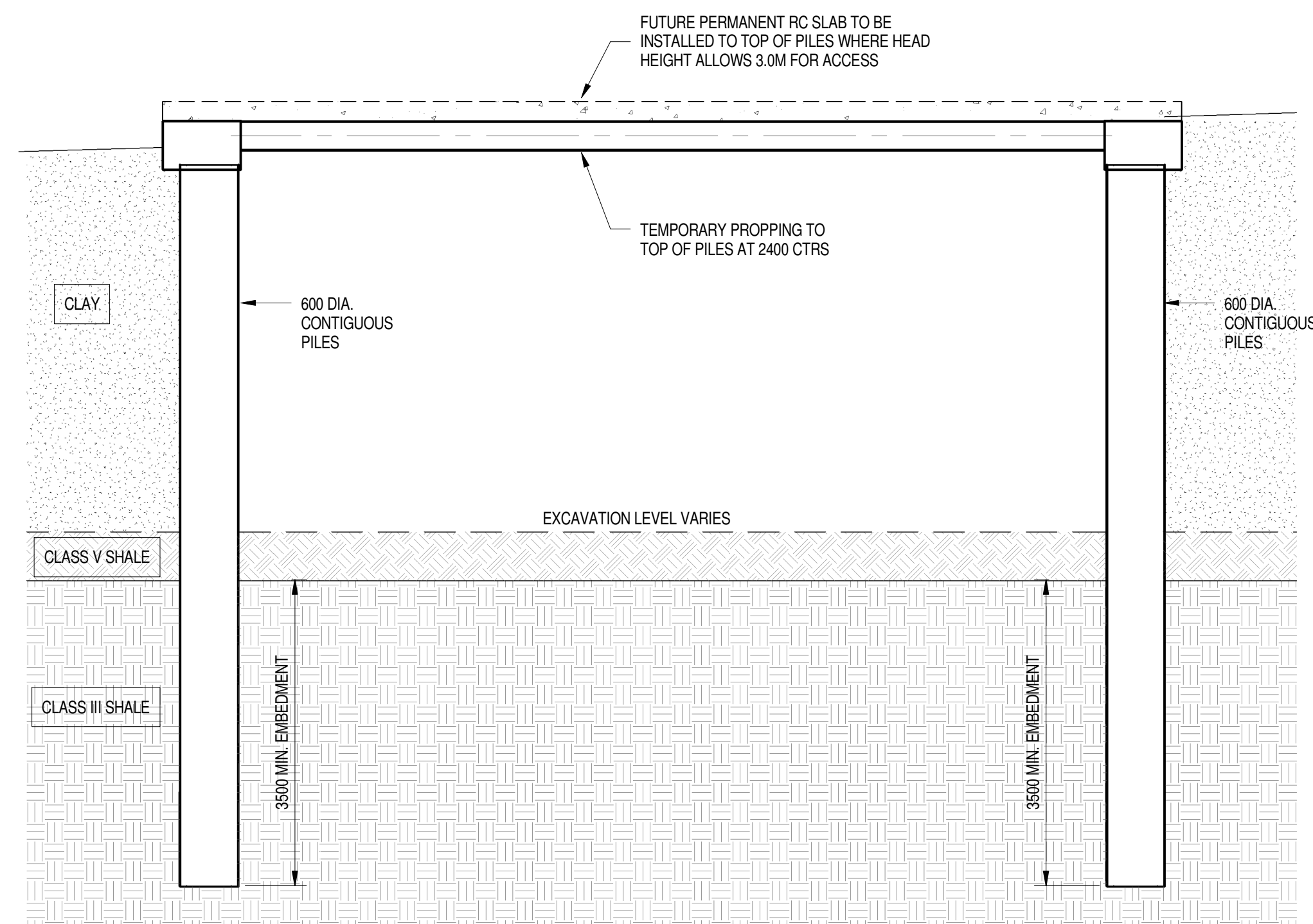
SWB(3

SHORING WALL TYPE 'B'



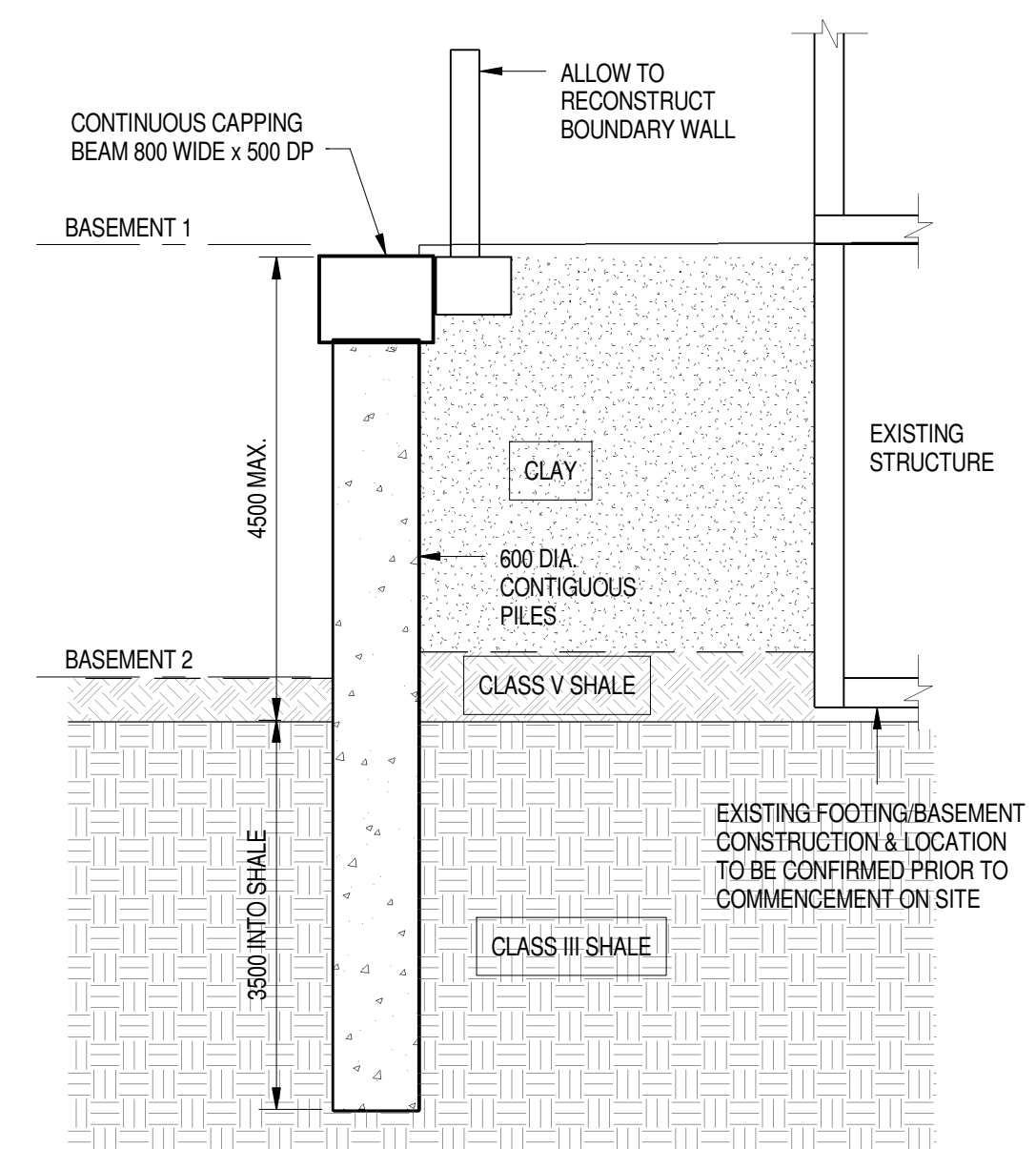
SHORING WALL TYPE 'C'

SCALE: 1 : 50



SHORING WALL TYPE 'D'

SCALE: 1 : 50



SHORING WALL TYPE 'E'

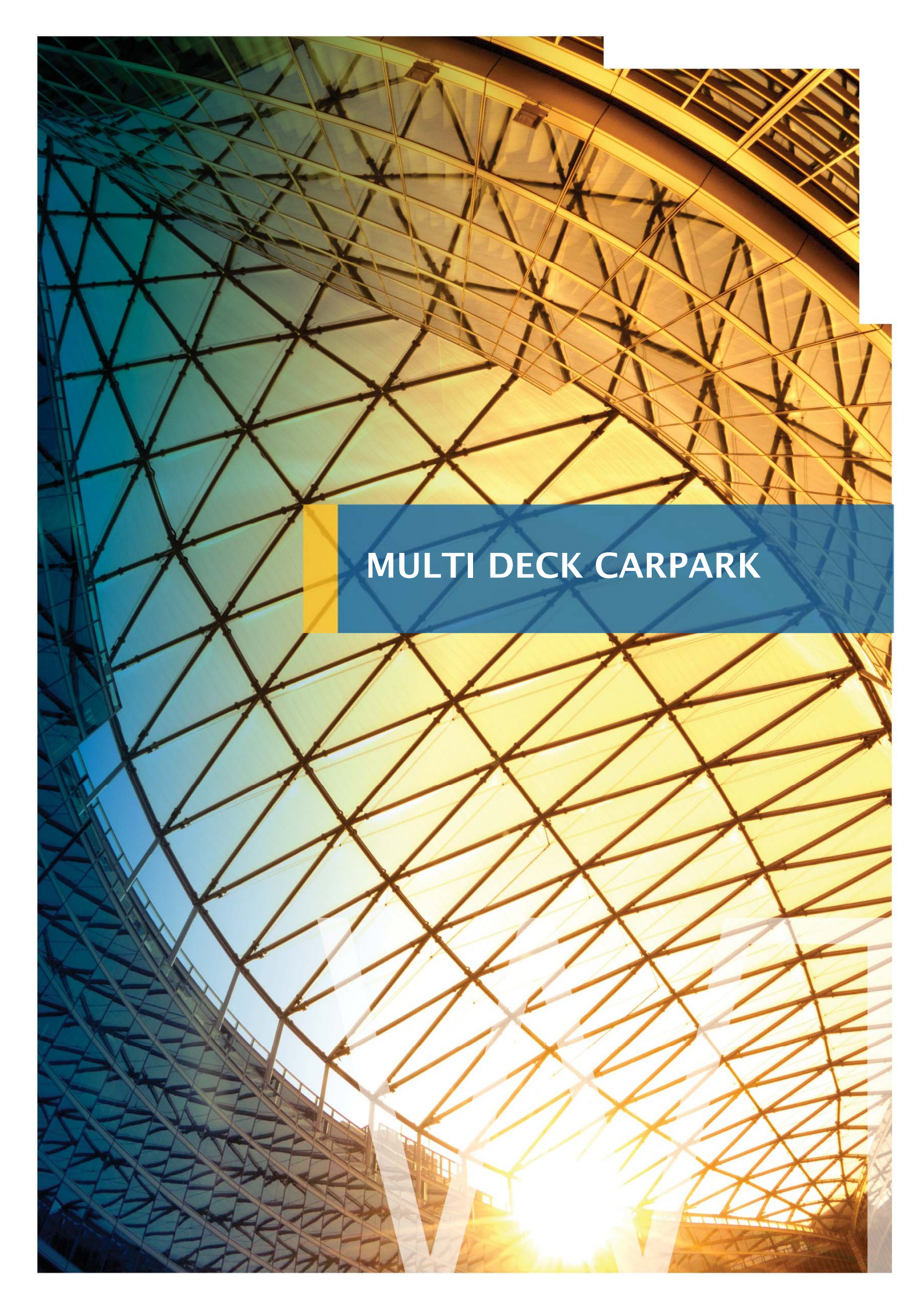
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P1	PRELIMINARY ISSUE		26.02.16	R8		
Rev	Description	Date	Bv	Apo		

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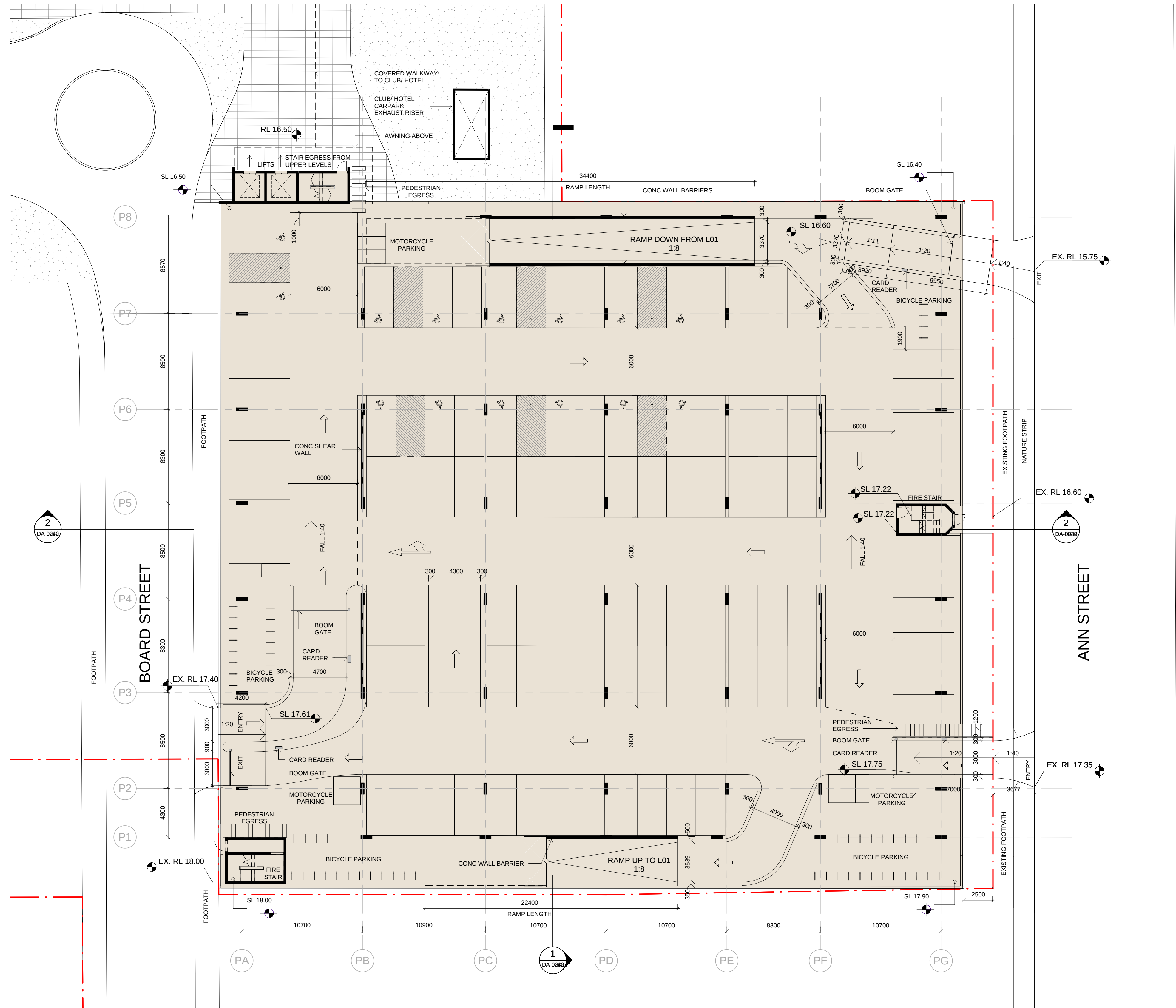
Project Name	DOOLEYS LIDCOMBE JOHN STREET, LIDCOMBE, NSW		PRELIMINARY		
	Designed	JW	Project Director Approved	Date	North
Drawing Title	Drawn	PD			
	Scale	1:50			
	Date	02/18/16	Project Ref.	Drawing No.	Rev
	Sheet	A1	202171801	S0102	P1



MULTI DECK CARPARK

AREA LEGEND

CAR PARK = 4026 m²

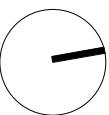
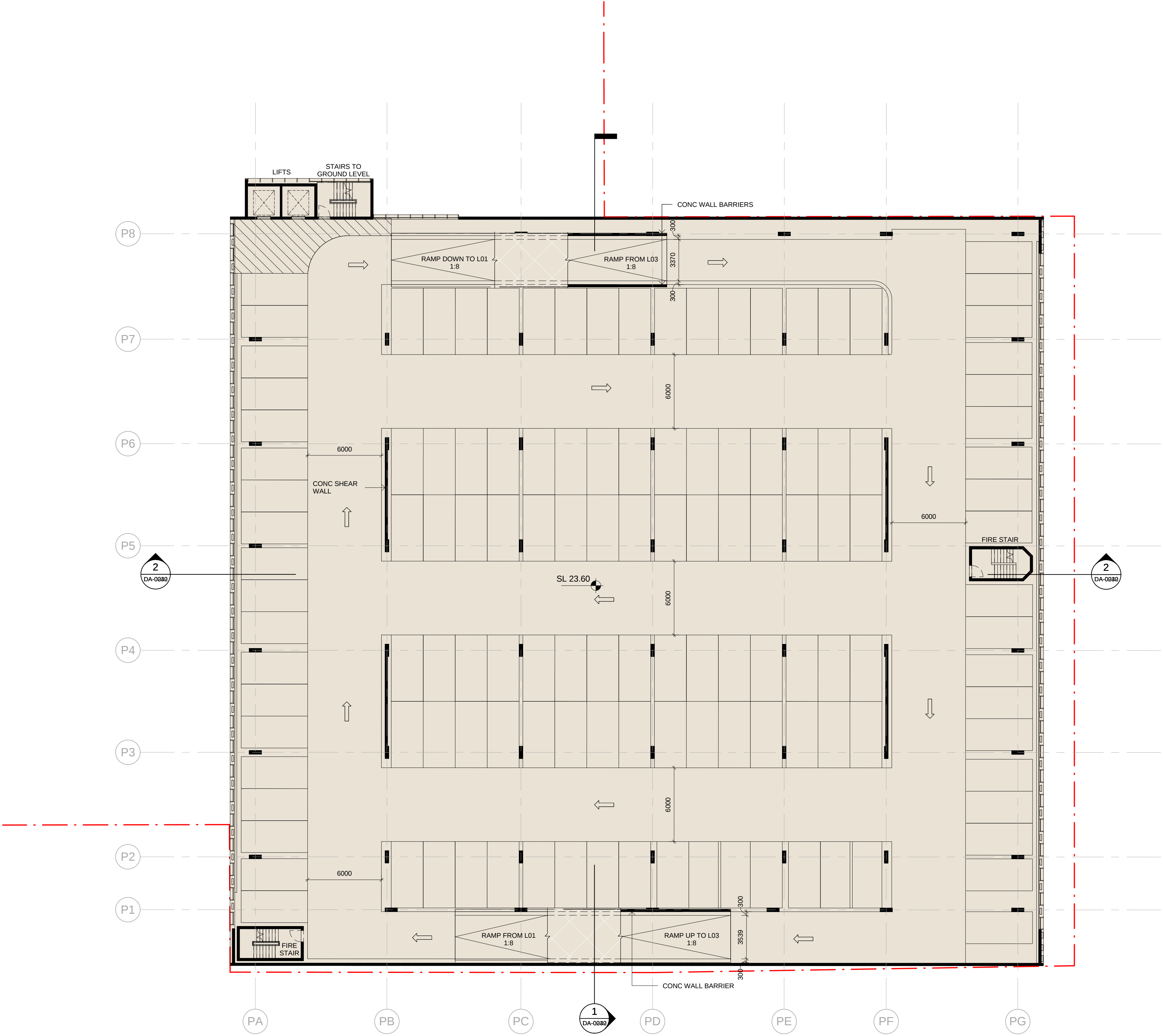


 CAR PARK = 4060 m²



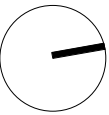
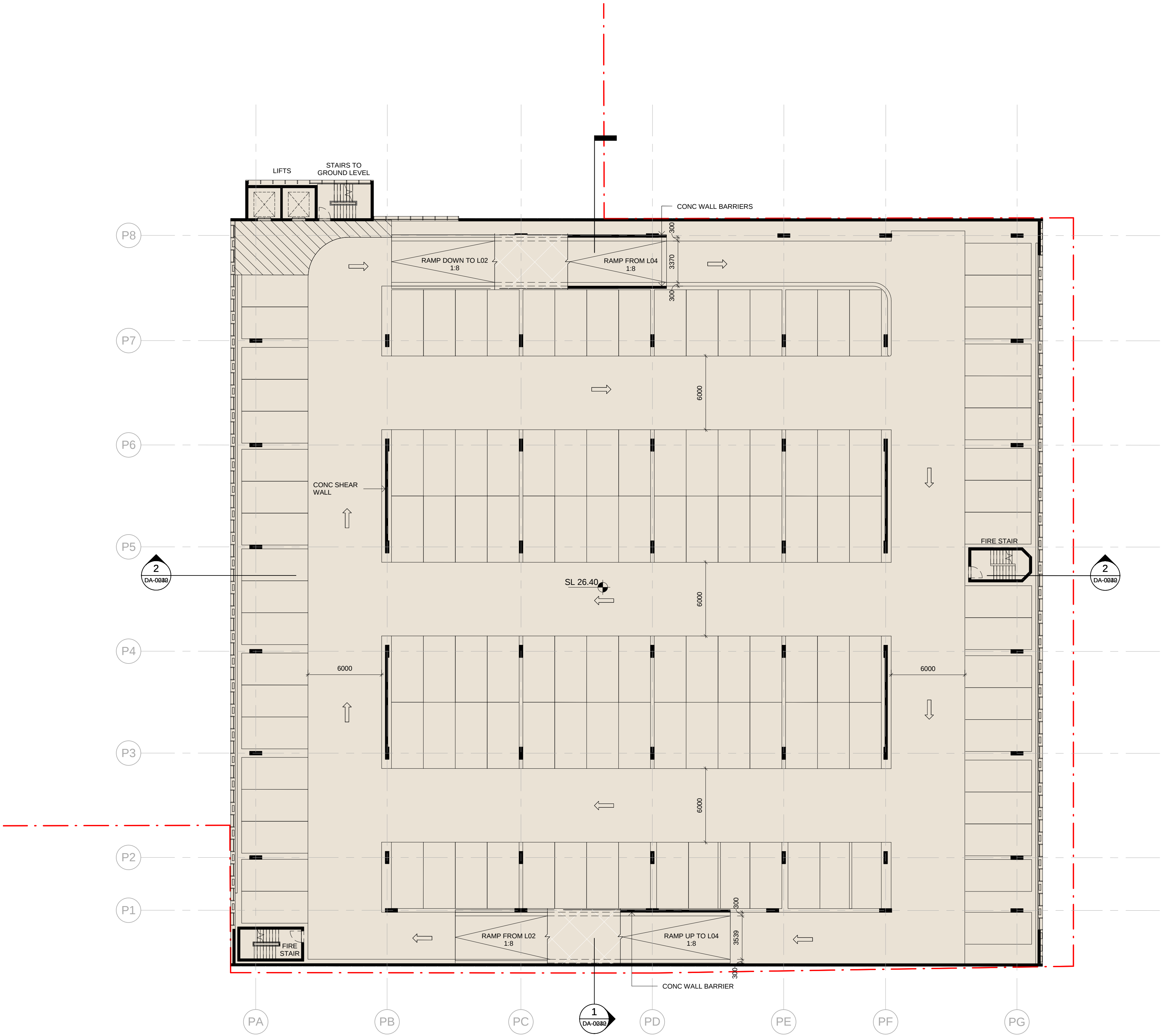
AREA LEGEND

CAR PARK = 4060 m²



AREA LEGEND

CAR PARK = 4060 m²



AREA LEGEND

CAR PARK = 4060 m²

