

September 2, 2022

Proposed hotel @ 198 to 204 Leura Mall : List of Amendments in the latest set of architectural drawings

The following are the revisions included in the current/amended drawing set (revision zk dated 1 September 2022) from the previous drawing set (revision ze dated 28 April 2022)

These are :

- Maintaining Culgoa heritage house as existing ie no changes to the rear area as previously proposed
- Relocating the driveway from the southern side to the northern side to access the basement parking
- Revising the basement parking plan providing 21 spaces to stay clear of tree 6
- Removing the trees to the northern boundary to facilitate this driveway and retaining the trees that were being removed previously for the southern driveway ie T2, T3, T4, T5 and T6
- Revising the landscape design to facilitate the above and with this updating the deep soil and landscape areas and calculations
- Revising the elevations by lowering the roof height on the main building and changing the fenestration and materials on all buildings as per heritage advice
- also refining the roofs on the other buildings to have them as low as possible, including swapping the stair and lift locations in the southern eastern corner to facilitate this.
- Moving the Reception and office from the north eastern corner of the main building at ground level to the single storey building near the front of the site on the southern side of the site.
- This Reception building also has been moved 1.5m to the east and has a covered link provided to the building to its east and a pergola at its front
- Revising the location of the accessible rooms
- Revising materials as per heritage advice
- with these revisions to note the FSR remains the same at 0.44:1
- also revising the locations of where the elevations are viewed from, so that the 8m height line at these cut lines more closely matches the 8m Height Plane drawing DA15. Note : for these elevation drawings the 8m height line is just showing a line 8m above the natural ground level along this cut line, and should not be used as a reference to the heights of the buildings beyond this line, this being the land slopes markedly across the site. To see the heights of all areas in reference to the 8m height line, please refer to the Height Plane drawing DA15.

PTI Architecture

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