

Annexure 1: Amended Plans



COUNCIL PROPOSED PLANE RL117.10 - 100.90 m

AREA SCHEDULE

SITE AREA 2.08ha	LEFT MAXIMUM FSR	LEFT MAXIMUM SQM	PROPOSED FSR
BASE FSR	8.156 (RETAIL)	16,488	8.1
ACCOMMODATION FLOOR SPACE	2.91 (HOTEL & RESIDENTIAL)	5,965	2.86.1
BASE + ACCOMMODATION FLOOR SPACE	2.971 (COMBINED)	22,453	10.86.1
DESIGN ACCESSIBLE FLOOR SPACE	10,971	22,453	1,086.1
TOTAL PROPOSED FLOOR SPACE	12,067.1	25,171	11,95.1
DESIGN ACCESSIBLE FLOOR SPACE			

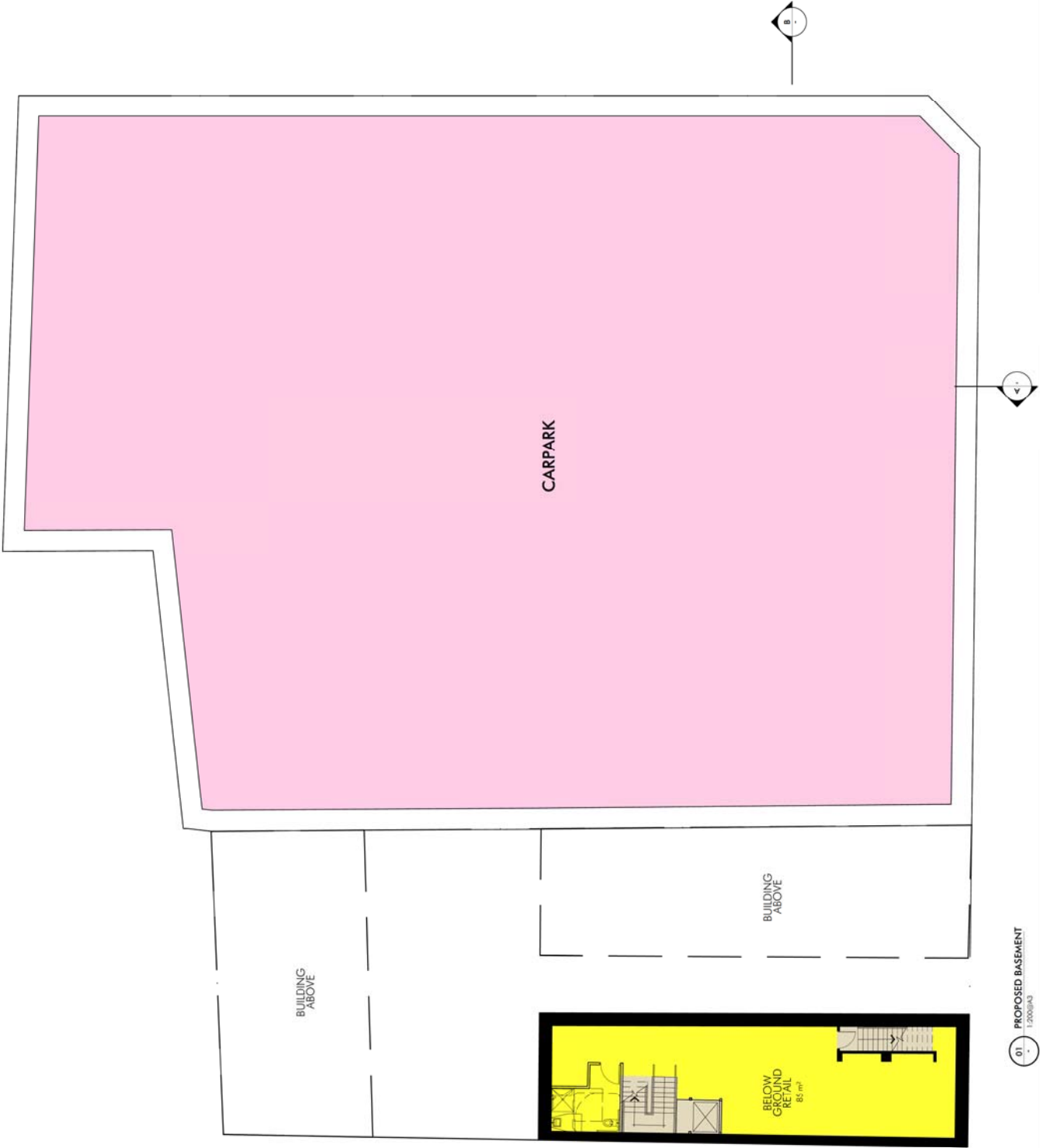
EXISTING HERITAGE BUILDINGS (230-238 SUSSEX STREET)		PROPOSED COMMERCIAL & HOTEL TOWER (234 SUSSEX STREET)	
TOTAL SITE AREA	2.08ha	TOTAL SITE AREA	approx. 5.4ha
FLOOR AREA	22,453m ²	TOTAL FLOOR AREA	99ha
+ GUN JUMP	2,666m ²	GROUND FLOOR	277m ²
TOTAL FLOOR AREA	24,919m ²	FIRST FLOOR	355m ²
		SECOND FLOOR	280m ²
		BASEMENT FLOOR	84m ²
		BASEMENT 1 (HOTEL)	915m ²
		BASEMENT 2 (HOTEL)	870m ²
		BASEMENT 3 (HOTEL)	870m ²
		BASEMENT 4 (HOTEL)	870m ²
		BASEMENT 5 (HOTEL)	870m ²
		BASEMENT 6 (HOTEL)	870m ²
		BASEMENT 7 (HOTEL)	870m ²
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		BASEMENT 99 (HOTEL)	870m ²
		BASEMENT 100 (HOTEL)	870m ²

USE SCHEDULE

230 SUSSEX STREET	234 SUSSEX STREET
BASEMENT	RETAIL
GROUND FLOOR	RETAIL
LEVEL 1	RETAIL
LEVEL 2	RETAIL
LEVEL 3	RETAIL
LEVEL 4	RETAIL
LEVEL 5	RETAIL
LEVEL 6	RETAIL
LEVEL 7	RETAIL
LEVEL 8	RETAIL
LEVEL 9	RETAIL
LEVEL 10	RETAIL
LEVEL 11	RETAIL
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LEVEL 99	RETAIL
LEVEL 100	RETAIL

DRAWING LIST

SK 000	SUSSEX STREET	HOTEL COVER SHEET
SK 010	SUSSEX STREET	HOTEL BASEMENT PLAN
SK 011	SUSSEX STREET	HOTEL GROUND FLOOR PLAN
SK 012	SUSSEX STREET	HOTEL FIRST FLOOR PLAN
SK 013	SUSSEX STREET	HOTEL SECOND FLOOR PLAN
SK 014	SUSSEX STREET	HOTEL THIRD FLOOR PLAN
SK 015	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - HOTEL
SK 016	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 017	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 018	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 019	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 020	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 021	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 022	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 023	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
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SK 051	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 052	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 053	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL
SK 054	SUSSEX STREET	HOTEL TYPICAL FLOOR PLAN - RESIDENTIAL



- LEGEND
- HOTEL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK

01 PROPOSED BASEMENT
1:200@A3

Client

Project

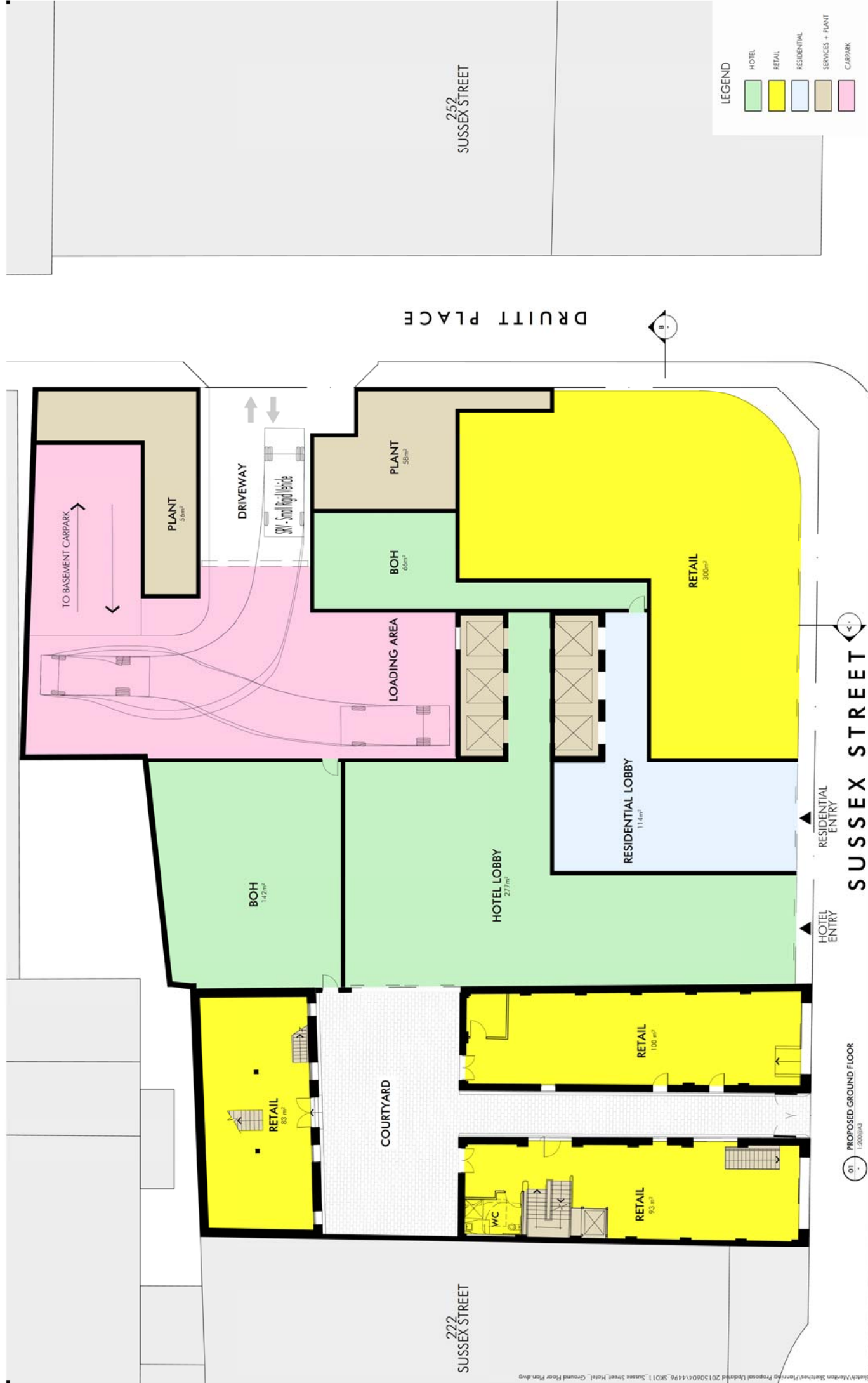


PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 010 - SUSSEX STREET - HOTEL - BASEMENT PLAN
1 : 200 @ A3
17th June 2015
4496_SK010





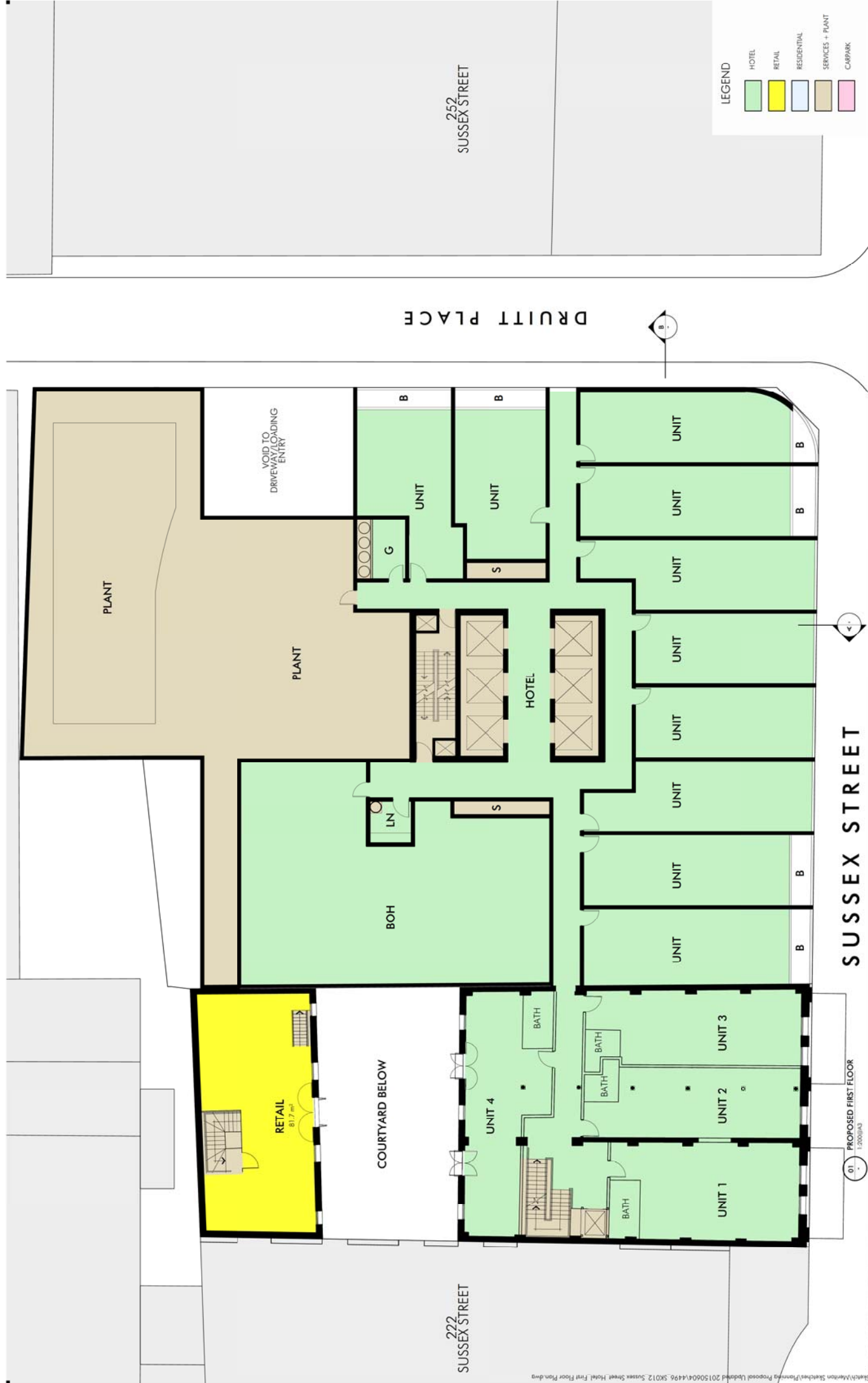
Client



234 SUSSEX STREET, SYDNEY

SK 011- SUSSEX STREET - HOTEL - GROUND FLOOR PLAN
1 : 200 @ A3
17th June 2015
4496_SK011





Client

Project

SK 012 - SUSSEX STREET - HOTEL - FIRST FLOOR PLAN

1 : 200 @ A3

17th June 2015

4496_SK012

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Client

Project

PLANNING PROPOSAL

230-238 SUSSEX STREET, SYDNEY

SK 012 - SUSSEX STREET - HOTEL - FIRST FLOOR PLAN

1 : 200 @ A3

17th June 2015

4496_SK012

nettleontribe

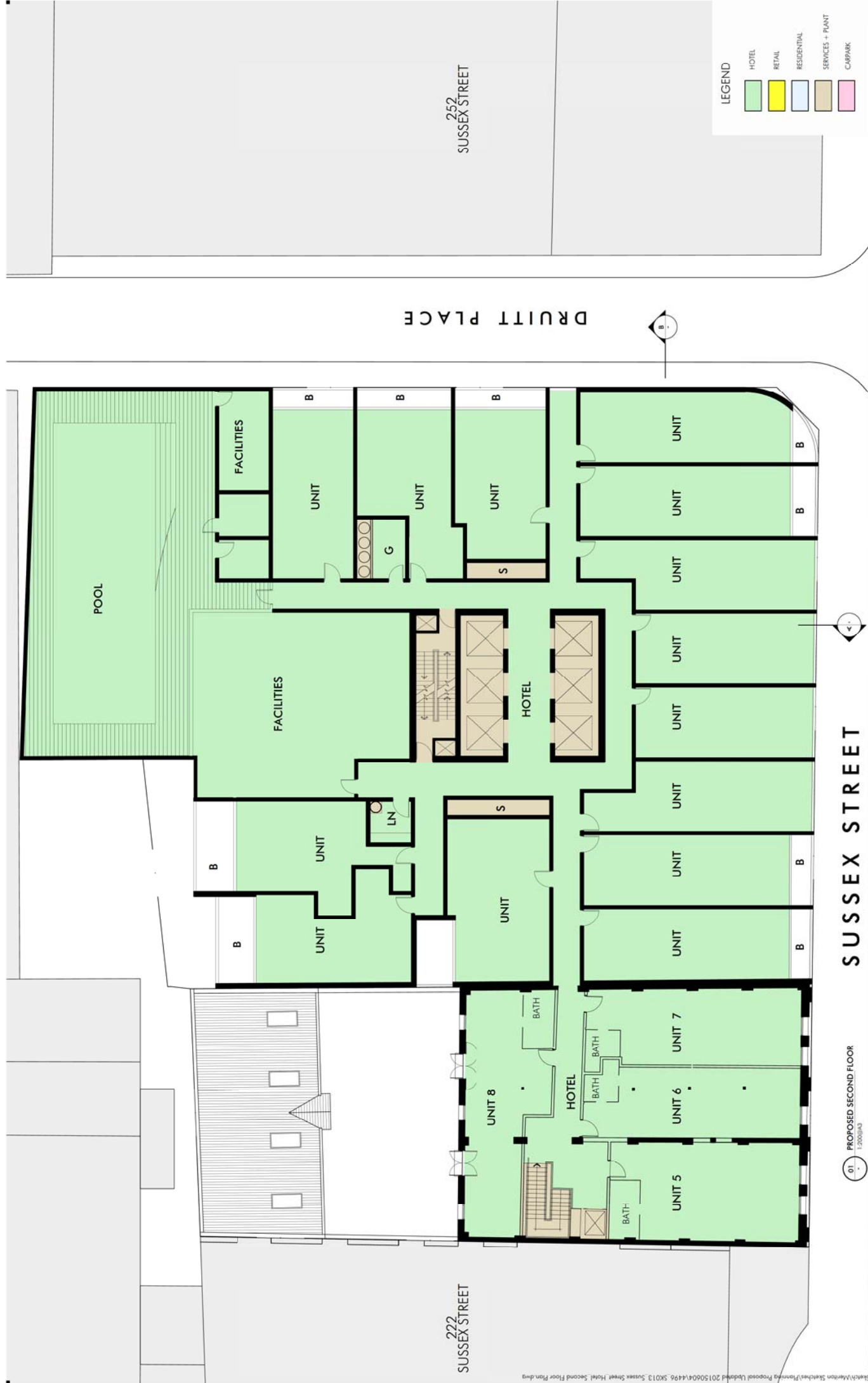
nt



Client
Project
Title
Scale
Date
Number

SK 012 - SUSSEX STREET - HOTEL - FIRST FLOOR PLAN
1 : 200 @ A3
17th June 2015
4496_SK012





01 PROPOSED SECOND FLOOR
1:200/A3

SUSSEX STREET

DRUNIT PLACE

222 SUSSEX STREET

252 SUSSEX STREET

Client

Project



PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 013 - SUSSEX STREET - HOTEL - SECOND FLOOR PLAN
1:200 @ A3
17th June 2015
4496_SK013





SUSSEX STREET

01 PROPOSED THIRD FLOOR
1:200@A3

SK 014 - SUSSEX STREET - HOTEL - THIRD FLOOR PLAN

1:200 @ A3
17th June 2015
4496_SK014



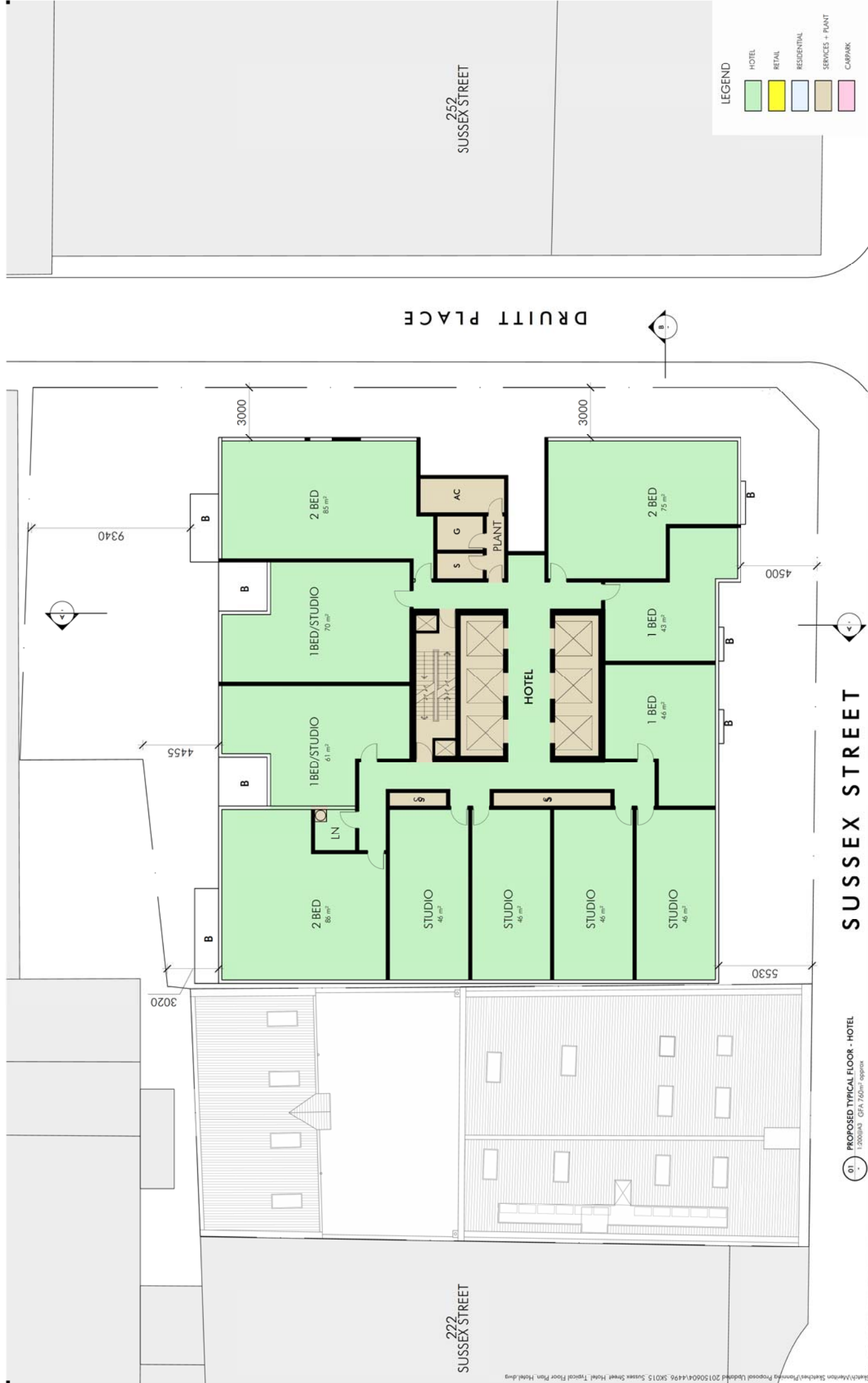
Client

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

SK 014 - SUSSEX STREET - HOTEL - THIRD FLOOR PLAN

1:200 @ A3
17th June 2015
4496_SK014

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- LEGEND
- HOTEL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK



SK 015 - SUSSEX STREET - HOTEL - TYPICAL FLOOR PLAN - HOTEL
1 : 200 @ A3
17th June 2015
4496_SK015

SUSSEX STREET

PROPOSED TYPICAL FLOOR - HOTEL
01 1:200@A3 GFA 760m² approx

Title	Scale	Date	Number
SK 015 - SUSSEX STREET - HOTEL - TYPICAL FLOOR PLAN - HOTEL	1 : 200 @ A3	17th June 2015	4496_SK015

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY





SUSSEX STREET

Title

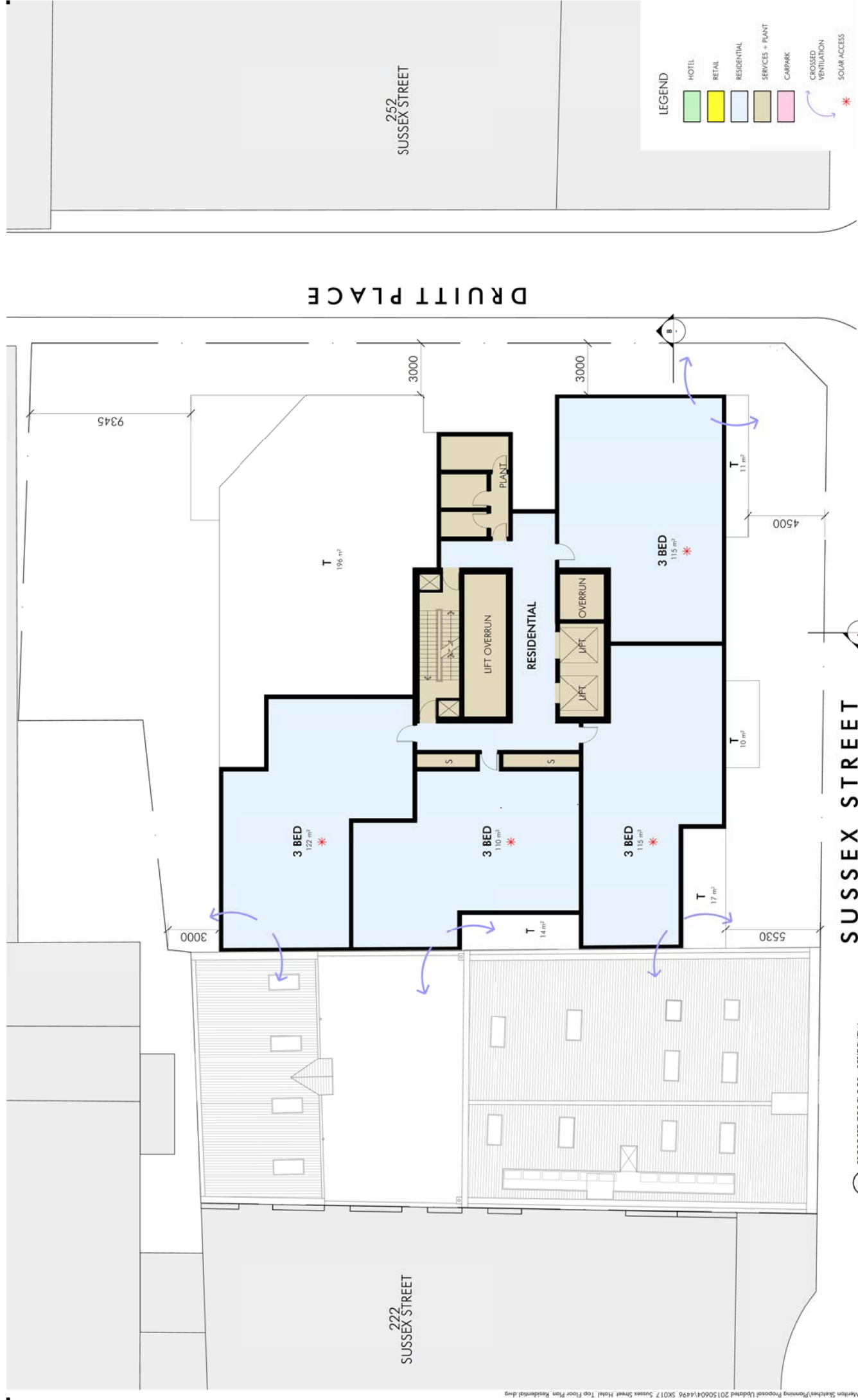
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96	12/1/1997	96
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98	2/1/1998	98
99	3/1/1998	99
100	4/1/1998	100

LEGEND

	HOTEL
	RETAIL
	RESIDENTIAL
	SERVICES + PLANT
	CARPARK

 CROSSED VENTILATION

 SOLAR ACCESS



- LEGEND
- HOTEL
 - RETAIL
 - RESIDENTIAL
 - SERVICES + PLANT
 - CARPARK
 - CLOSED VENTILATION
 - SOLAR ACCESS

Client

01

PROPOSED TOP FLOOR - RESIDENTIAL

1:2000A3 GFA 520m² approx

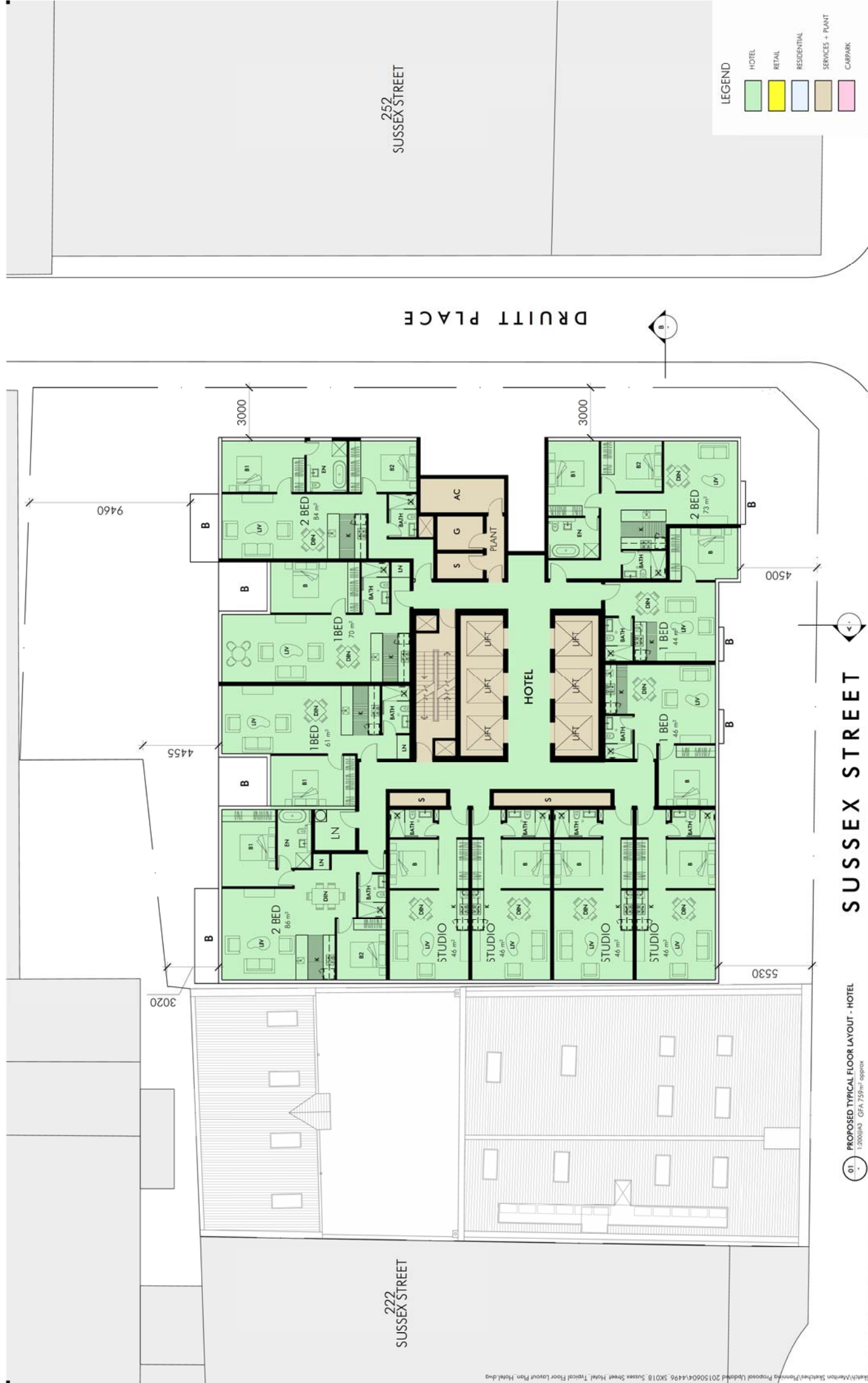
SK 017 - SUSSEX STREET - TOP FLOOR PLAN - RESIDENTIAL

1 : 200 @ A3

17th June 2015

4496_SK017

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Client

Jun 17, 2015 - 12:37pm P:\4496\Sketch\Meriton\Planning\Proposed\20150604\4496_SK018_Sussex Street Hotel Typical Floor Layout Plan Hotel.dwg

PLANNING PROPOSAL

230-238 SUSSEX STREET, SYDNEY

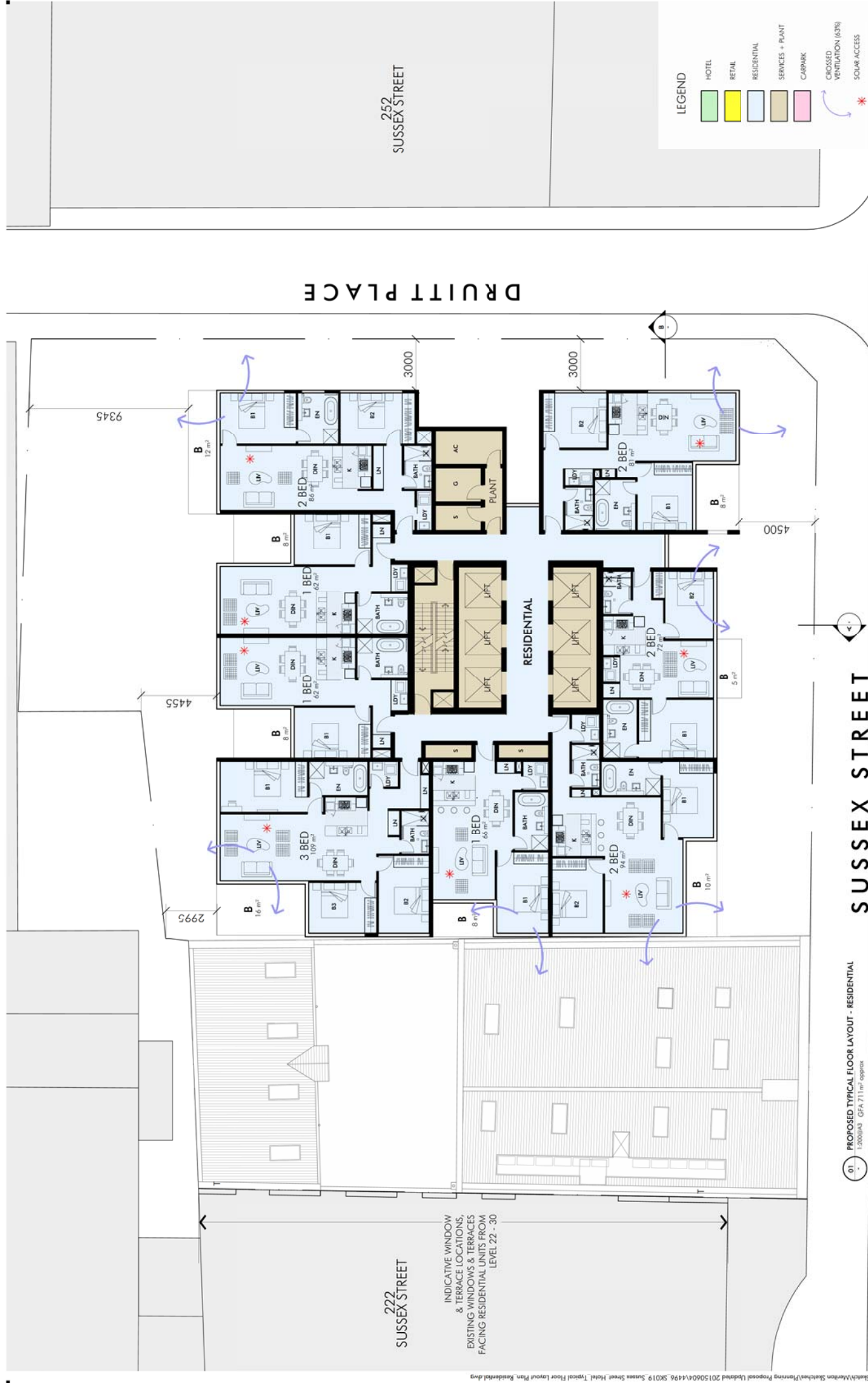
SK 018 - SUSSEX STREET - HOTEL - TYPICAL FLOOR LAYOUT PLAN - HOTEL

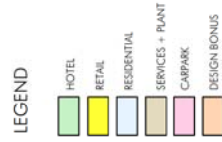
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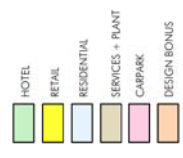
17th June 2015

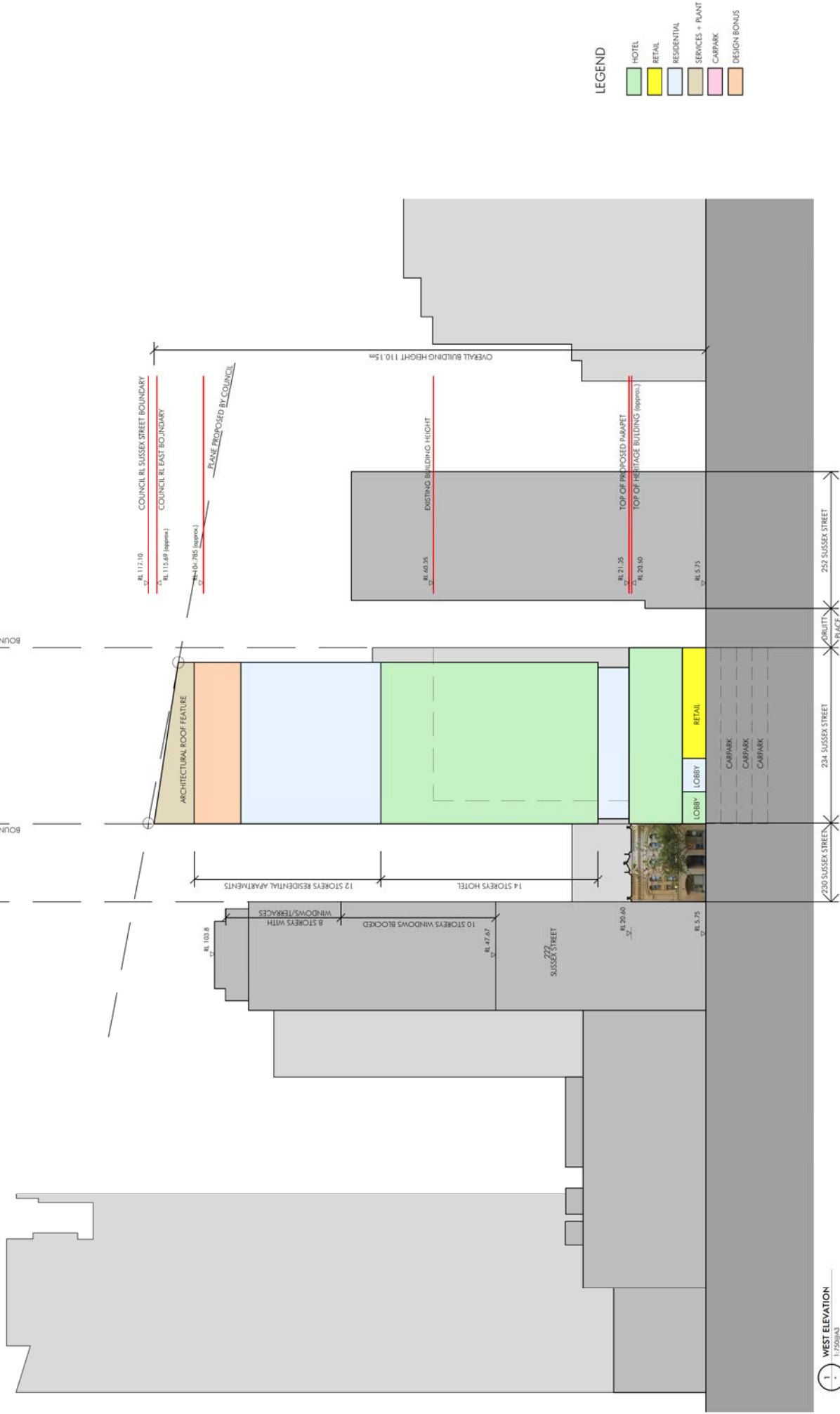
4496_SK018

nettleontribe









Client



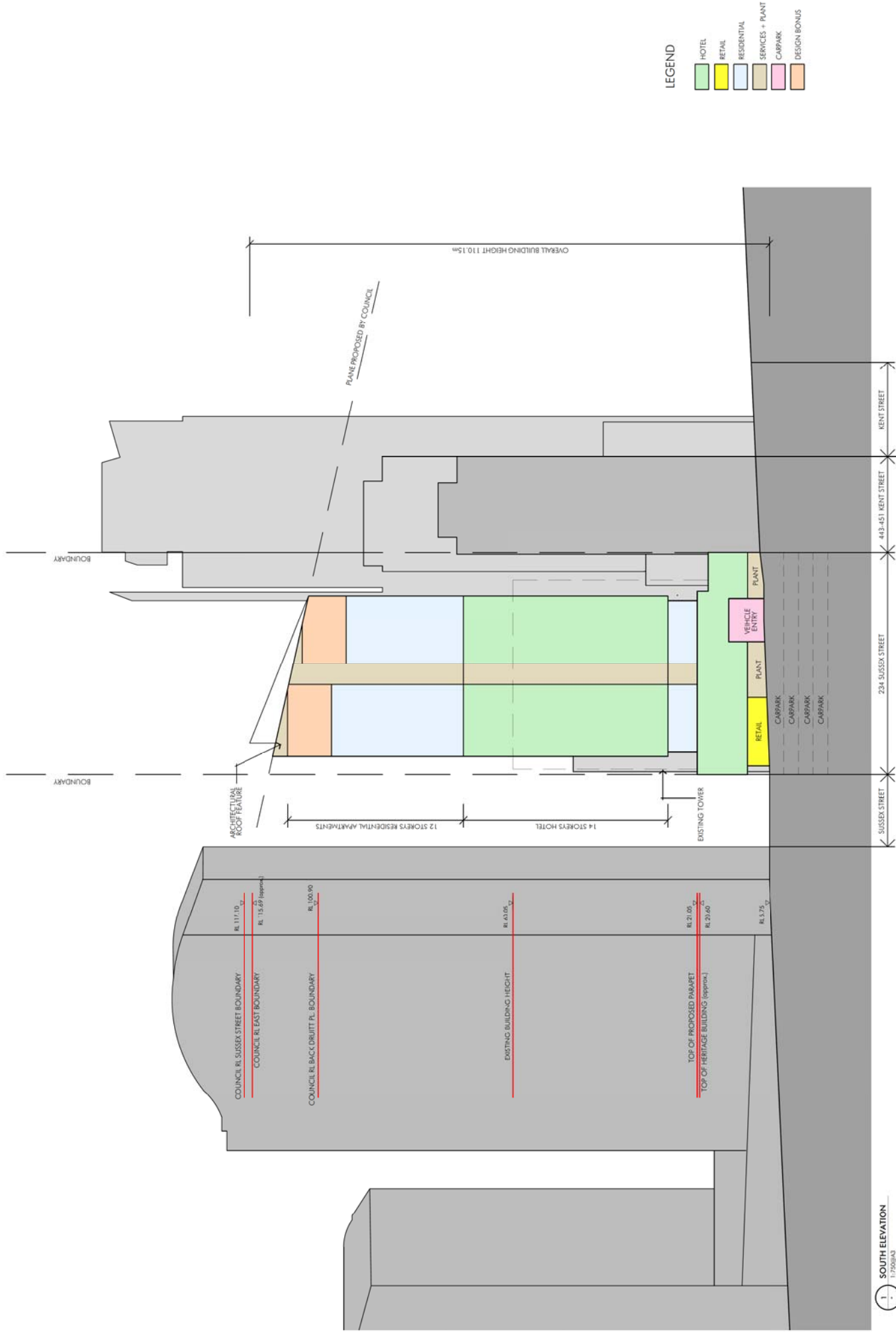
Project

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

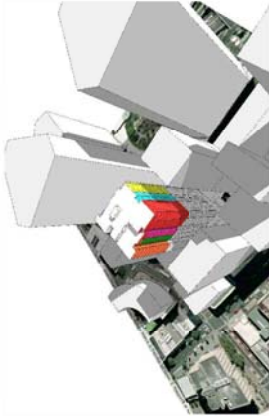
SK 033 - SUSSEX STREET - HOTEL - SOUTH ELEVATION
1 : 750 @ A3
17th June 2015
4496_SK033

1 SOUTH ELEVATION
1:750/A3

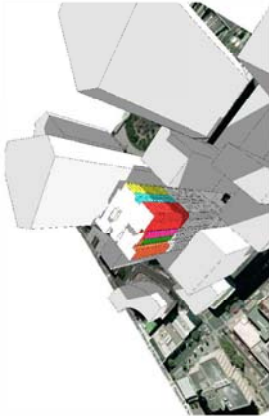


Number of units with minimum 2 hour solar access:

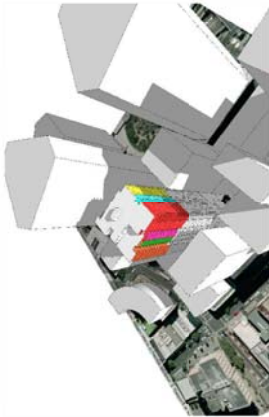
Orange:	L19 - L29.....	11 Units
Green:	L19 - L28.....	10 Units
Pink:	L19 - L28.....	10 Units
Red:	L19 - L30.....	12 Units
Blue:	L23 - L30.....	8 Units



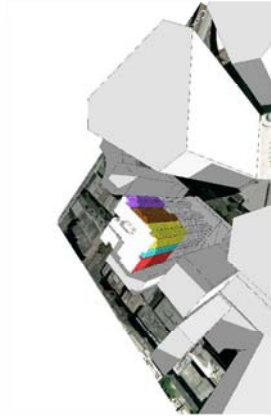
Jun 22 - 12 pm



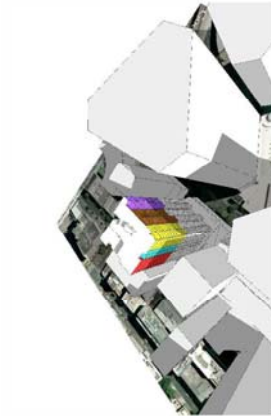
Jun 22 - 11 am



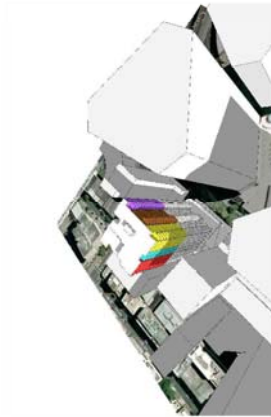
Jun 22 - 10 am



Jun 22 - 03 pm



Jun 22 - 02 pm



Jun 22 - 01 pm

Yellow:	L26 - L30.....	5 Units
Brown:	L29	1 Units
Purple:	L27 - L30.....	4 Units

Total:		61 Units
Total number of units:	$8 \times 10 + 5 + 4 =$	89 Units
Percentage:		68.5 %

Client



Project

PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

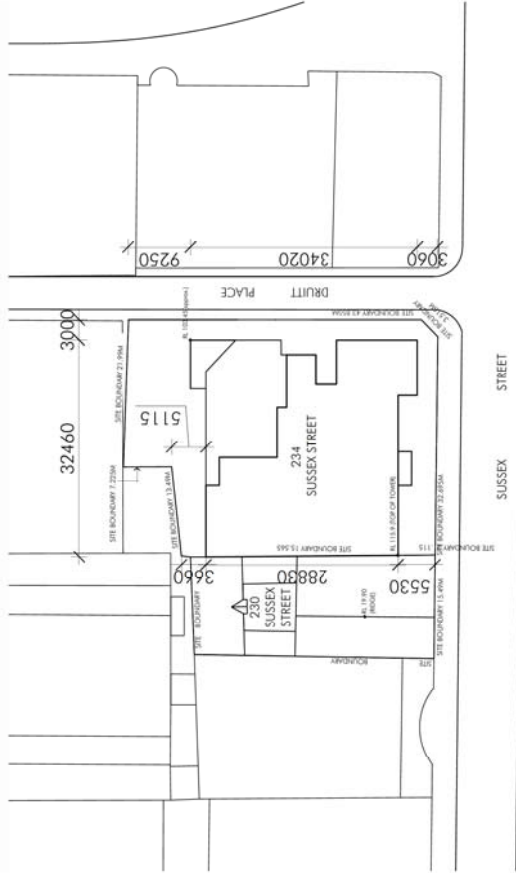
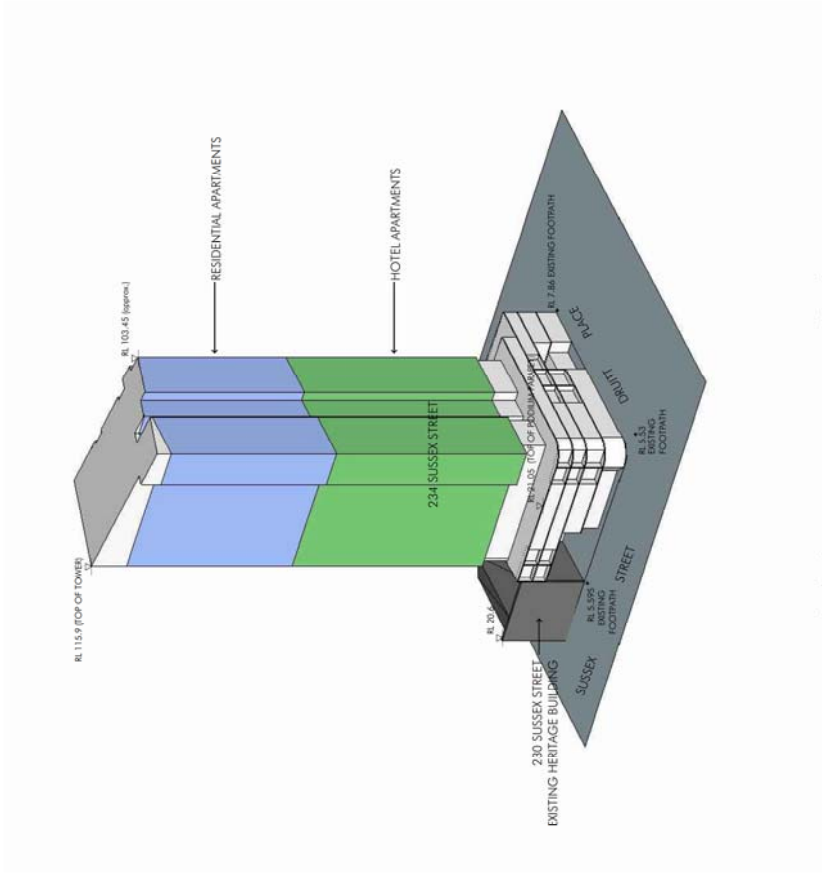
Title
Scale
Date
Number

SK 050 - SUSSEX STREET - HOTEL - SOLAR ACCESS STUDY

1 : 200 @ A3
February 2015
4496_SK050



- LEGEND
- HERITAGE BUILDING
 - PROPOSED PODIUM REC. & PLANT
 - PROPOSED RESIDENTIAL APT.
 - PROPOSED HOTEL APT.



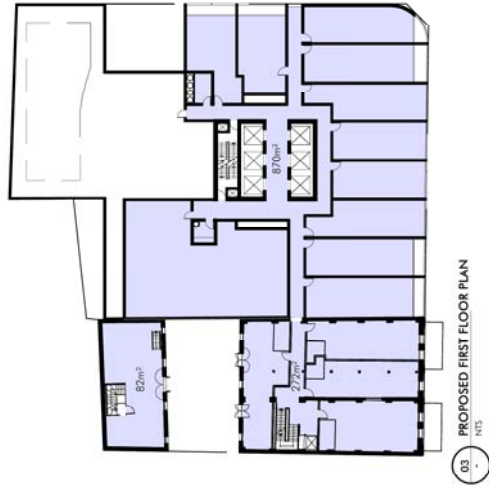
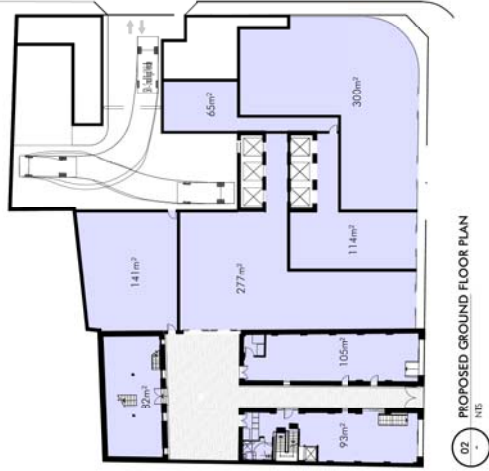
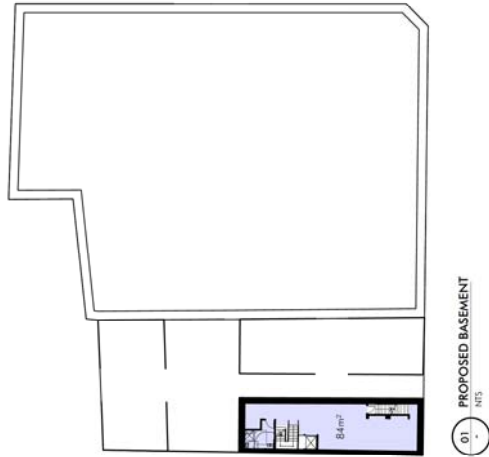
PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

SK 052 - SUSSEX STREET - HOTEL - 3D SITE CONTEXT



NTS
17th June 2015
4496_SK052



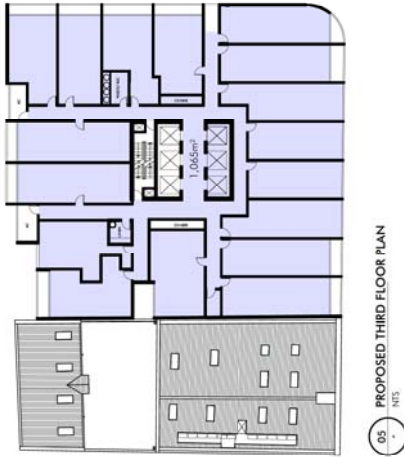


01
PROPOSED BASEMENT
NTS

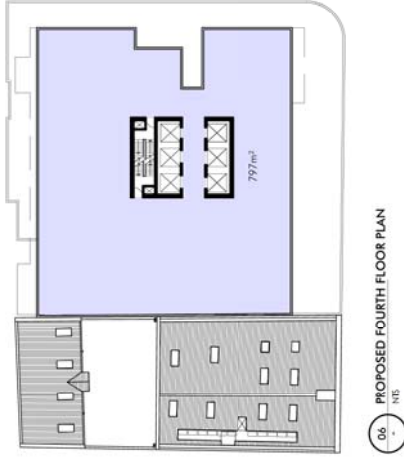
02
PROPOSED GROUND FLOOR
NTS

03
PROPOSED FIRST FLOOR
NTS

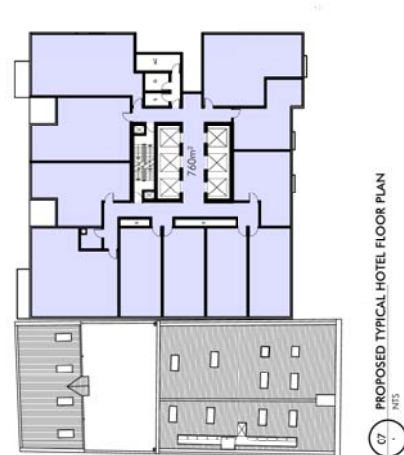
04
PROPOSED SECOND FLOOR
NTS



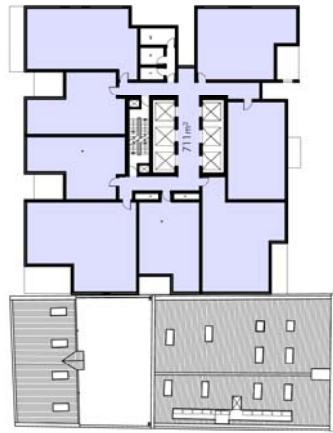
05
PROPOSED THIRD FLOOR
NTS



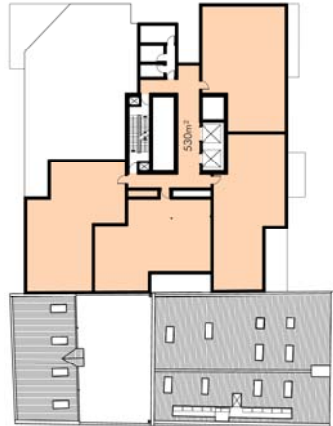
06
PROPOSED FOURTH FLOOR
NTS



07
PROPOSED TYPICAL HOTEL FLOOR
NTS



08
PROPOSED TYPICAL RESIDENTIAL FLOOR
NTS



09
PROPOSED RESIDENTIAL TOP FLOOR
NTS

SYDNEY CITY COUNCIL LEP GFA DEFINITION
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls supporting the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading area, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

230-238 Sussex Street - AREAS(m ²)				
Floor	230 Sussex Street	234 Sussex Street	230-238 Sussex Street	230-238 Sussex Street
P1				PROPOSED GFA
P2				
P3				
BASEMENT	84			
GROUND	277	915		
LEVEL 1 (HOTEL)	355	870		
LEVEL 2 (HOTEL)	280	1,265		
LEVEL 3 (HOTEL)		797		
LEVEL 4 (HOTEL)		760		
LEVEL 5 (HOTEL)		760		
LEVEL 6 (HOTEL)		760		
LEVEL 7 (HOTEL)		760		
LEVEL 8 (HOTEL)		760		
LEVEL 9 (HOTEL)		760		
LEVEL 10 (HOTEL)		760		
LEVEL 11 (HOTEL)		760		
LEVEL 12 (HOTEL)		760		
LEVEL 13 (HOTEL)		760		
LEVEL 14 (HOTEL)		760		
LEVEL 15 (HOTEL)		760		
LEVEL 16 (HOTEL)		760		
LEVEL 17 (HOTEL)		760		
LEVEL 18 (HOTEL)		760		
LEVEL 19 (RESIDENTIAL)		711		
LEVEL 20 (RESIDENTIAL)		711		
LEVEL 21 (RESIDENTIAL)		711		
LEVEL 22 (RESIDENTIAL)		711		
LEVEL 23 (RESIDENTIAL)		711		
LEVEL 24 (RESIDENTIAL)		711		
LEVEL 25 (RESIDENTIAL)		711		
LEVEL 26 (RESIDENTIAL)		711		
LEVEL 27 (DESIGN BONUS)		397	314	
LEVEL 28 (DESIGN BONUS)			711	
LEVEL 29 (DESIGN BONUS)			711	
LEVEL 30 (DESIGN BONUS)			530	
LEVEL 31 (PLANT)				
TOTAL GFA	996	21,657	22,666	24,019

Client

Project



PLANNING PROPOSAL
230-238 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

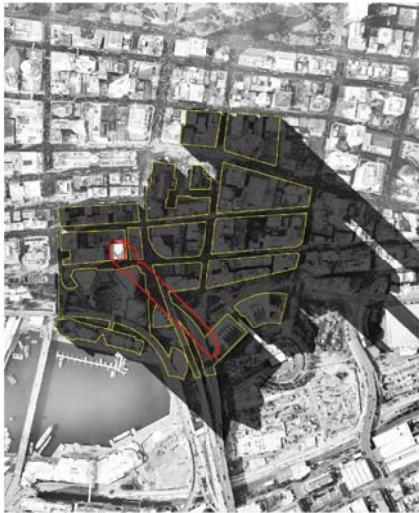
SK 053 - SUSSEX STREET - HOTEL - GFA AREA PLAN

NTS

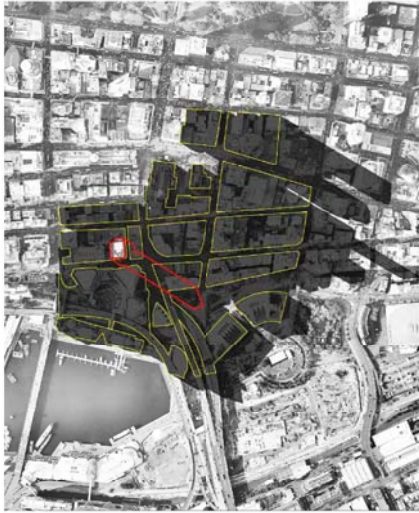
17th June 2015

4496_SK053

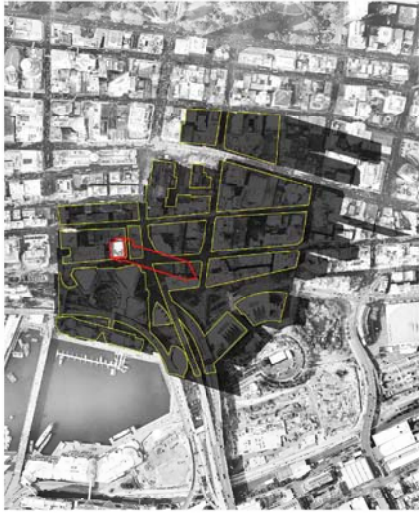




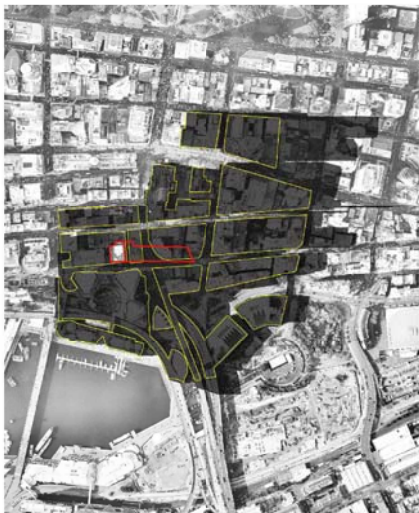
01 21st June - 9am
NTS



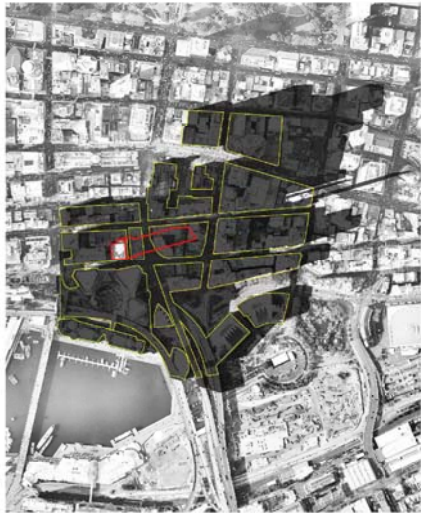
02 21st June - 10pm
NTS



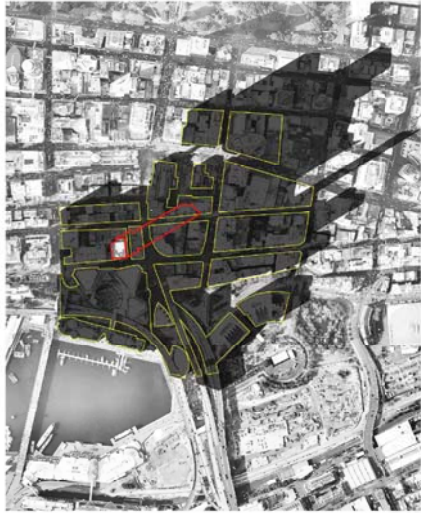
03 21st June - 11pm
NTS



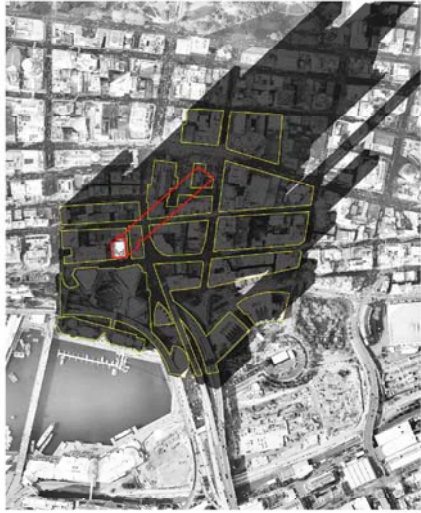
04 21st June - 12pm
NTS



05 21st June - 1pm
NTS



06 21st June - 2pm
NTS



07 21st June - 3pm
NTS

LEGEND
FOOTPRINT OF EXISTING BUILDING MODELS
SHADOW CAST BY PROPOSED BUILDING

Client



Project

234 SUSSEX STREET, SYDNEY

Title
Scale
Date
Number

SK 053 - SUSSEX STREET - HOTEL - SHADOW DIAGRAM (21ST JUNE)
NTS
17th June 2015
4496_SK054

