

1-11 Oxford Street, Paddington

OXFORD STREET HOTEL

ARCHITECTURAL DRAWINGS

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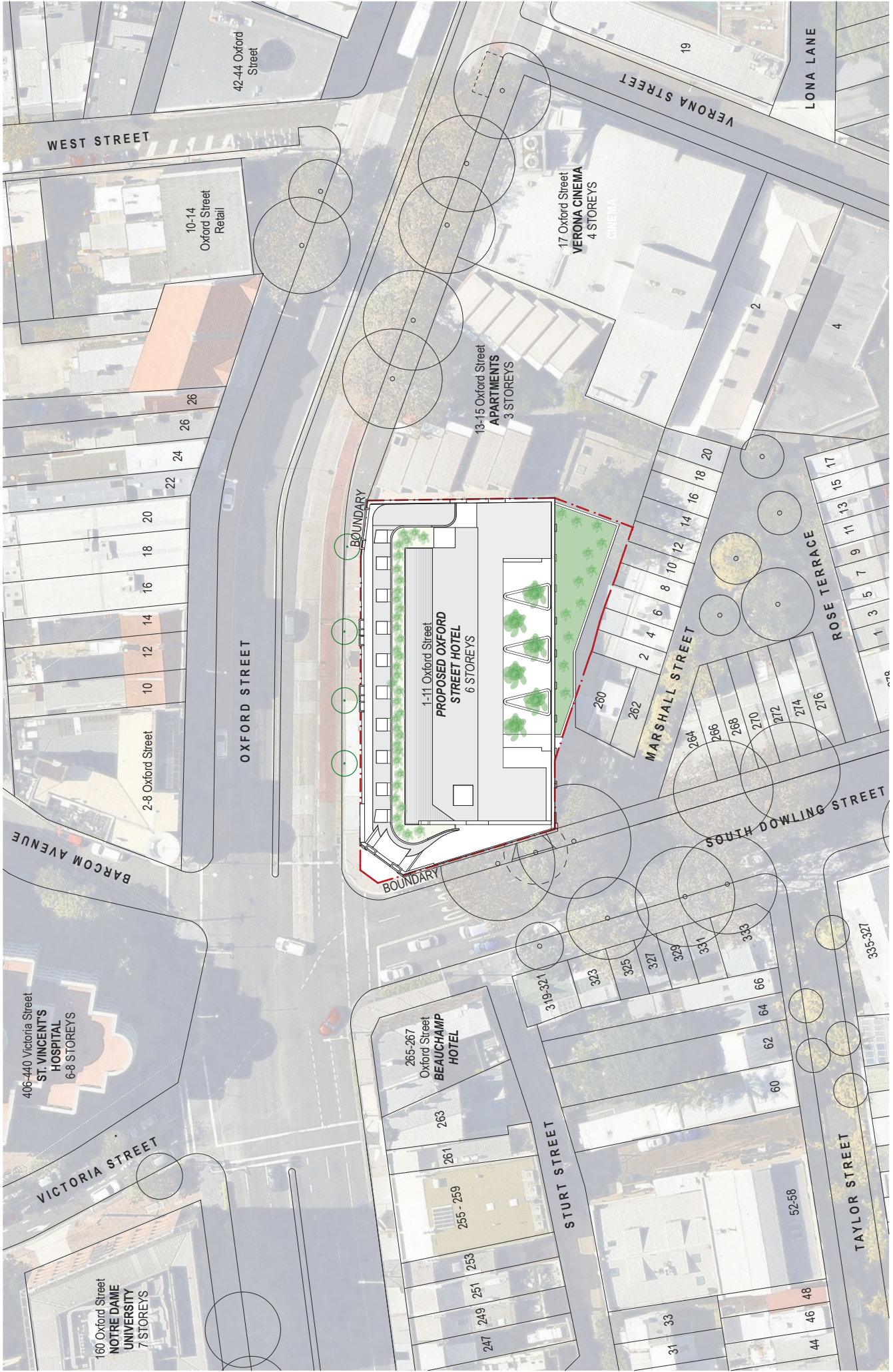
BUILDING SUMMARY

LEVEL	GFA (m2)	ROOM YIELD
5F. LEVEL 5	235.82	
4F. LEVEL 4	655.06	19
3F. LEVEL 3	945.58	29
2F. LEVEL 2	998.82	27
1F. LEVEL 1	991.31	27
GF. GROUND FLOOR	815.64	
BF1. BASEMENT 01	711.15	
BF2. BASEMENT 02	318.75	
TOTAL	5,672.13 m²	102
TOTAL SITE AREA		1574m2
TOTAL GFA		5672.13m2
GFA (ABOVE GROUND)		4642.23m2
GFA (BELOW GROUND)		1029.9m2
TOTAL FSR		3.60:1
FSR (ABOVE GROUND)		2.95:1
FSR (BELOW GROUND)		0.65:1

NOTES

1. Refer Urban Context Analysis Report for contextual drawings

DATE	REV	NOTES	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd. and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>UPDATED AMENDED PLANNING PROPOSAL DRAWINGS</p>	CLIENT: CE BOSTON HOTELS PTY LTD + ST VINCENT'S PRIVATE HOSPITAL Email: jason.shepherd@bostonglobal.com.au	PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street Paddington NSW 2021	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4602272249 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE INDEX	DRAWN BY JH
02/11/18	A	Issued for planning proposal			CHECKED TG	DATE 24/6/19			
18/04/19	B	Amended planning proposal			SCALE 1:1 @A3	PHASE PLANNING PROPOSAL			
22/05/19	C	Updated amended planning proposal			DRAWING NO PP-00	REV A			
24/06/19	D	Updated amended planning proposal - Additional Information							



DATE	REV	NOTES
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22/03/19	C	Updated amended planning proposal
24/08/19	D	Updated amended planning proposal - Additional information

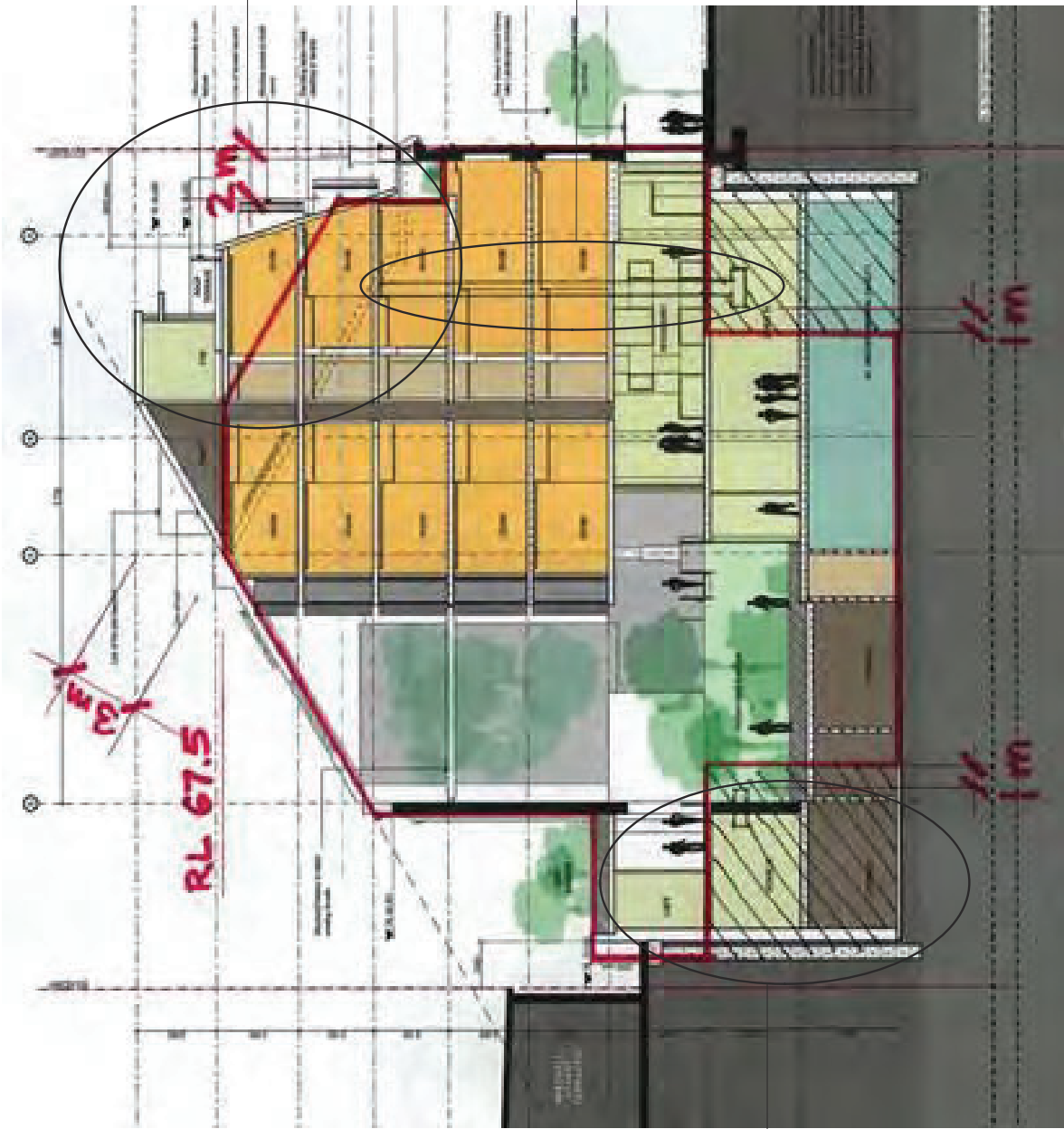
CLIENT:	CE BOSTON HOTELS PTY LTD 111 Oxford Street Email: tonkin.zulakha@ceboson.com.au		
PROJECT:	OXFORD STREET HOTEL 1-11 Oxford Street Sydney NSW 2021		
ARCHITECT:	TONKIN ZULAKHA GREER ARCHITECTS 117 Riverside Street Sydney NSW 2010 P: (02) 9215 4800 F: (02) 9215 4801 EMAIL: info@tzg.com.au WEB: www.tzg.com.au		
DRAWING TITLE:	SITE PLAN		
SCALES:	1:500 @ A3		
PHASE:	PLANNING PROPOSAL		
DRAWING NO:	PP-01		
REV	DATE	REV	DATE
	24/08/19		24/08/19

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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS



PROJECT NO: 1802



2 Refer to Cross section, Fourth and Fifth floor plans : top storey removed, building envelope modified, greater modulation and setbacks created

3 Refer to First and Second floor plans : portions of wall retained

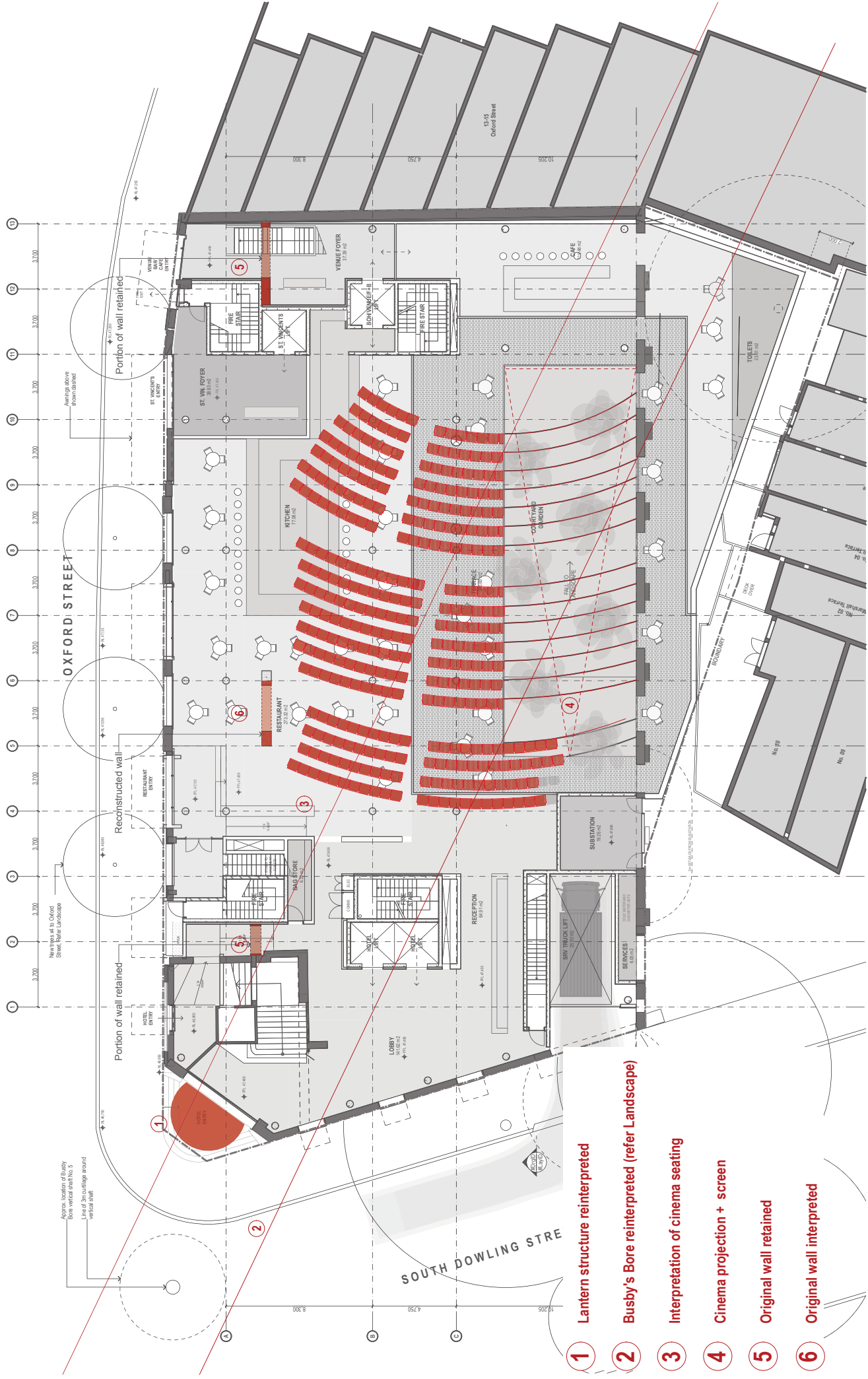
1 Refer to Basement 02 plan : excavation deleted

COUNCIL DIAGRAM

DATE	REV	NOTES
02/11/18	A	Issued for planning proposal
18/04/19	B	Amended planning proposal
22/05/19	C	Updated amended planning proposal
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CLIENT: CE BOSTON HOTELS PTY LTD. Email: jason@ceboston.com.au Phone: 02 9550 0000	PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street Paddington NSW 2021
ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Sydney NSW 2049 P: (02) 9215 4800 F: (02) 9215 4911 EMAIL: info@tzga.com.au WEB: www.tzga.com.au	DRAWING TITLE: COUNCIL DIAGRAM SECTION
SCALE: @A3	PHASE: PLANNING PROPOSAL
DATE: 24/6/19	REV: PP-02
CHECKED: JH	DRAWING NO: PP-02

UPDATED AMENDED PLANNING PROPOSAL DRAWINGS

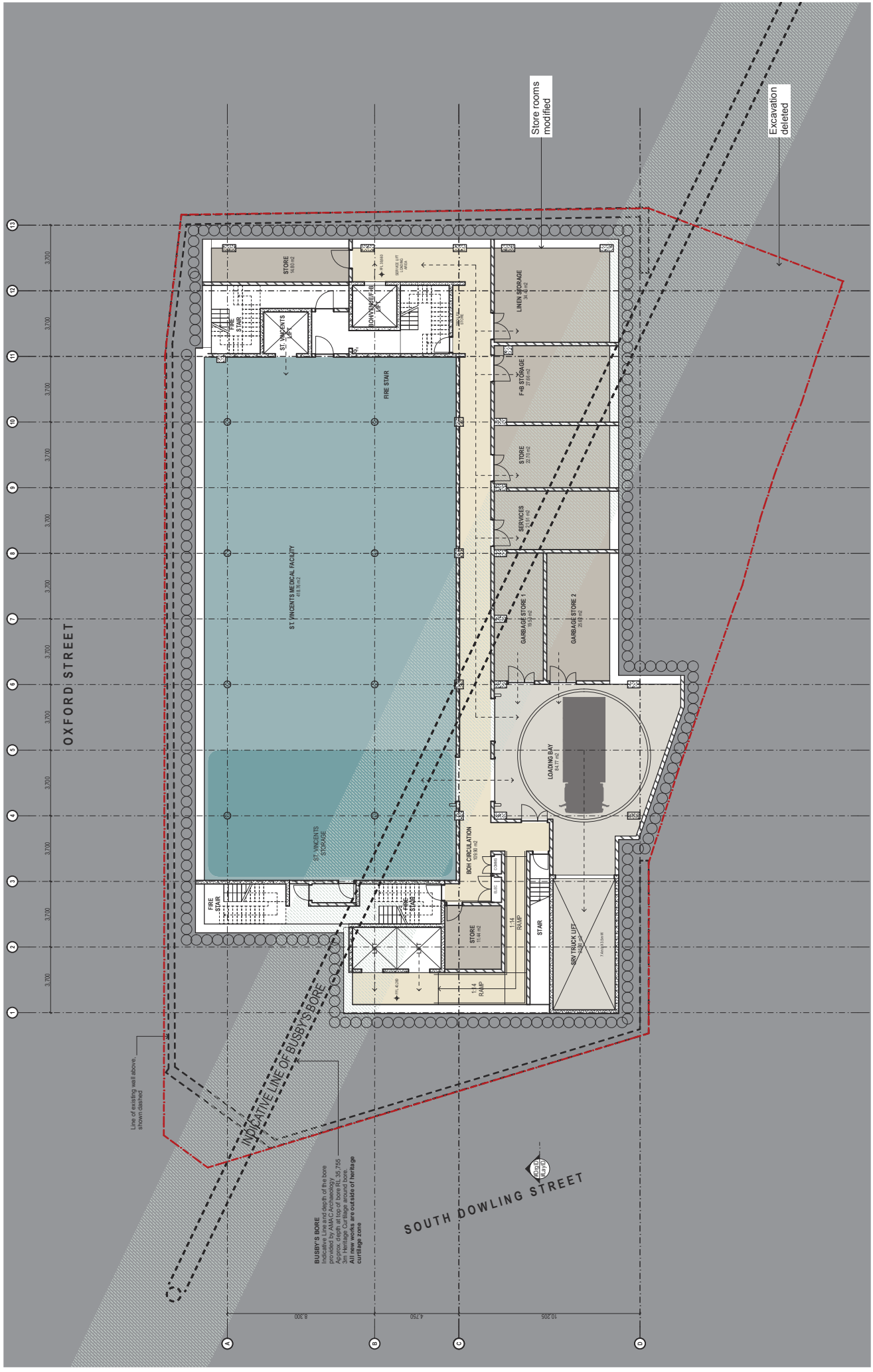


- 1 Lantern structure reinterpreted
- 2 Busby's Bore reinterpreted (refer Landscape)
- 3 Interpretation of cinema seating
- 4 Cinema projection + screen
- 5 Original wall retained
- 6 Original wall interpreted

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<p>DATE:</p> <p>24/08/19</p>	<p>REV:</p> <p>REV</p>	<p>NOTES:</p> <p>PP-03</p>	<p>SCALE:</p> <p>1:200 @ A3</p>	<p>PHASE:</p> <p>PLANNING PROPOSAL</p>	<p>PROJECT NO:</p> <p>1802</p>

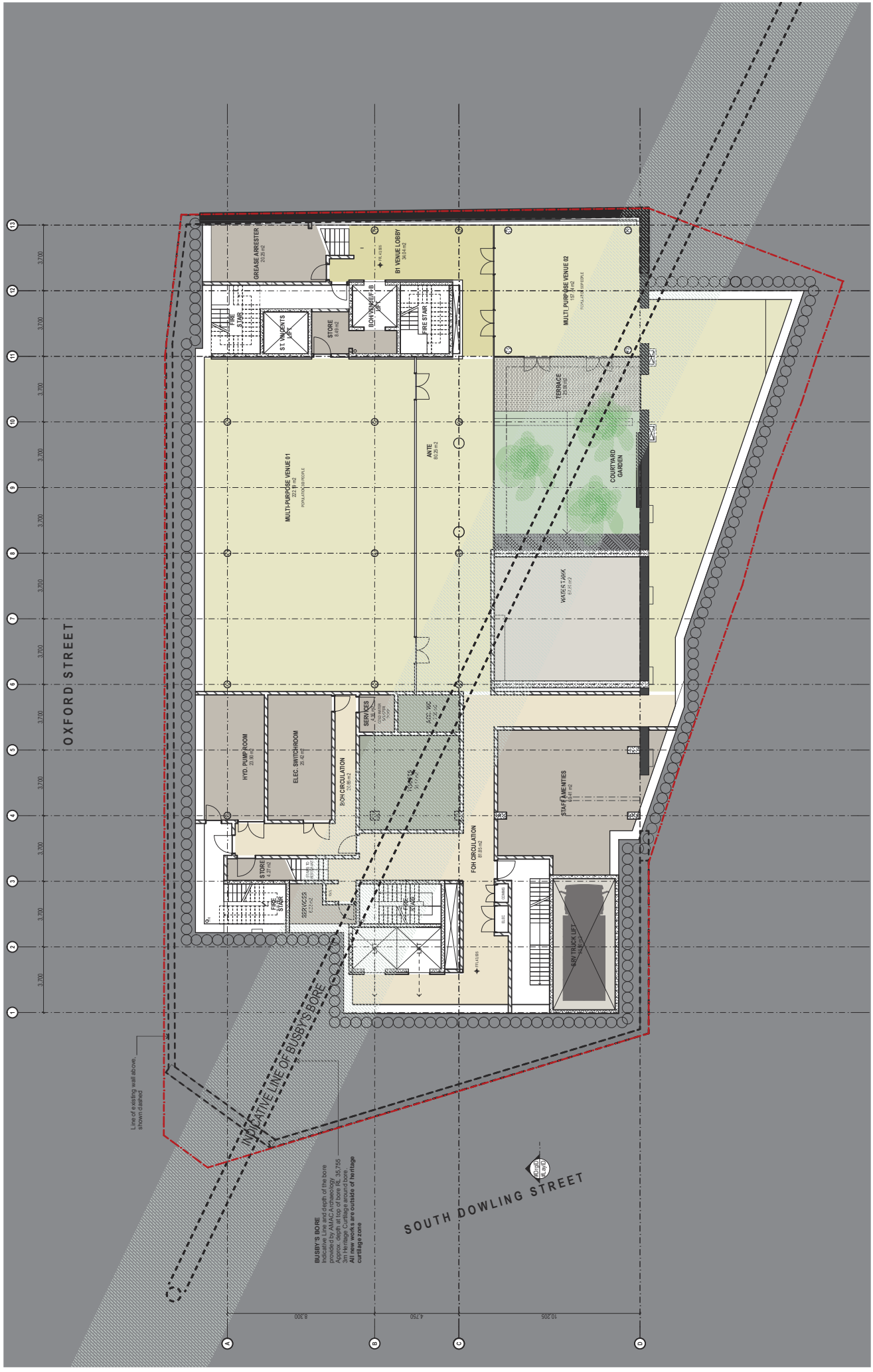
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24/08/19	D	Updated amended planning proposal - Additional information

<p>CLIENT: CE BOSTON HOTELS PTY LTD Ernie I. Boston (ernie@bostonhotels.com.au)</p>	<p>ARCHITECT: TONIN ZULAIKHA GREER ARCHITECTS 117 Reserve Street Sydney NSW 2009 P: (02) 9215 4800 F: (02) 9215 4801 EMAIL: info@tza.com.au WEB: www.tza.com.au</p>	<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Sydney NSW 2001)</p>	<p>DRAWING TITLE: BASEMENT 02 PLAN</p>	<p>SCALE: 1:200 @ A3</p>	<p>PHASE: PLANNING PROPOSAL</p>	<p>DRAWING NO: PP-04</p>	<p>DRAWN BY: JH</p>
<p>DATE: 24/8/19</p>	<p>CHECKED: TG</p>	<p>DATE: 24/8/19</p>	<p>DATE: 24/8/19</p>	<p>DATE: 24/8/19</p>	<p>DATE: 24/8/19</p>	<p>DATE: 24/8/19</p>	<p>DATE: 24/8/19</p>

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Line of a existing wall above, shown dashed

INDICATIVE LINE OF BUSBY'S BORE

BUSBY'S BORE
 Indicative Line and depth of the bore
 Approved under the provisions of the
 2017 Heritage Act and the provisions of the
 2017 Heritage Act are outside of Heritage
 curtilage zone.

SOUTH DOWLING STREET

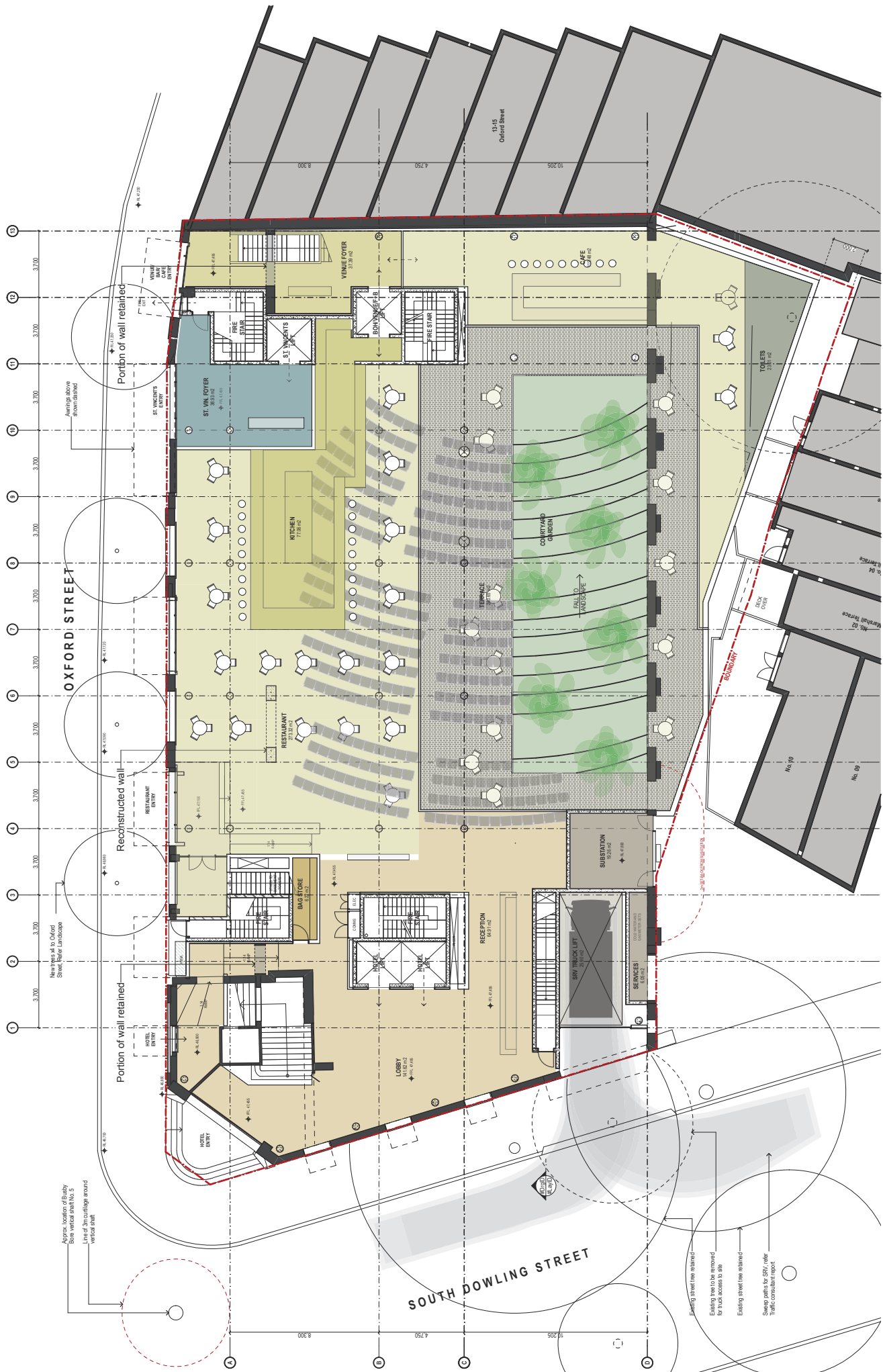
OXFORD STREET

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PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Errol) NSW 2021	DRAWING TITLE: BASEMENT 01 PLAN
SCALE: 1:200 @A3	PHASE: PLANNING PROPOSAL
DATE: 24/8/19	REV: PP-05
CHECKED: JH	DRAWING NO: PP-05

UPDATED AMENDED PLANNING PROPOSAL DRAWINGS



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24/08/19	D	Updated amended planning proposal - Additional information

CLIENT	ARCHITECT	PROJECT	DRAWING TITLE
CE BOSTON HOTELS PTY LTD 111 Riverside Street Errol boston.hotels@bostonhotels.com.au	TONIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Errol tonin.zulai@greerarchitects.com.au P: (02) 9215 4800 F: (02) 9215 4911 EMAIL: info@tonin.com.au WEB: www.tonin.com.au	OXFORD STREET HOTEL 1-11 Oxford Street Errol NSW 2021	GROUND FLOOR PLAN

SCALE	DATE	REV	PHASE
1:200 @A3	24/8/19	PP-06	PLANNING PROPOSAL

PROJECT NO.	DATE
1802	18/02

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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS



Interiors of digital
entry porch, deep plank,
painted finish

SOUTH DOWLING STREET

OXFORD STREET

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22/03/19	C	Updated amended planning proposal
24/08/19	D	Updated amended planning proposal - Additional information

<p>CLIENT: CE BOSTON HOTELS PTY LTD 111 Reserve Street Errol Phone: 0800 420 000 Email: info@ceboston.com.au</p>	<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street Errol NSW 2021</p>	<p>ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Reserve Street Errol NSW 2021 P: (02) 9215 4800 F: (02) 9215 4801 EMAIL: info@tonkinzulaikha.com.au WEB: www.tonkinzulaikha.com.au</p>	<p>DRAWING TITLE: SECOND FLOOR PLAN</p>	<p>PHASE: PLANNING PROPOSAL</p>	<p>SCALE: 1:200 @ A3</p>	<p>DRAWING NO: PP-08</p>	<p>DATE: 24/8/19</p>	<p>REV: A</p>
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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS

tonkin zulaikha greer architects

PROJECT NO: 1802



DATE	REV	NOTES
07/11/18	A	Issued for planning proposal
18/04/19	B	Amended planning proposal
22/03/19	C	Updated amended planning proposal
24/08/19	D	Updated amended planning proposal - Additional information

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<p>CLIENT:</p> <p>CE BOSTON HOTELS PTY LTD 1-11 Oxford Street (Sydney) NSW 2021 Email: jason@ceh.com.au jason@ceh.com.au</p>	<p>PROJECT NO:</p> <p>1802</p>
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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS



SOUTH DOWLING STREET

OXFORD STREET

External wall setback

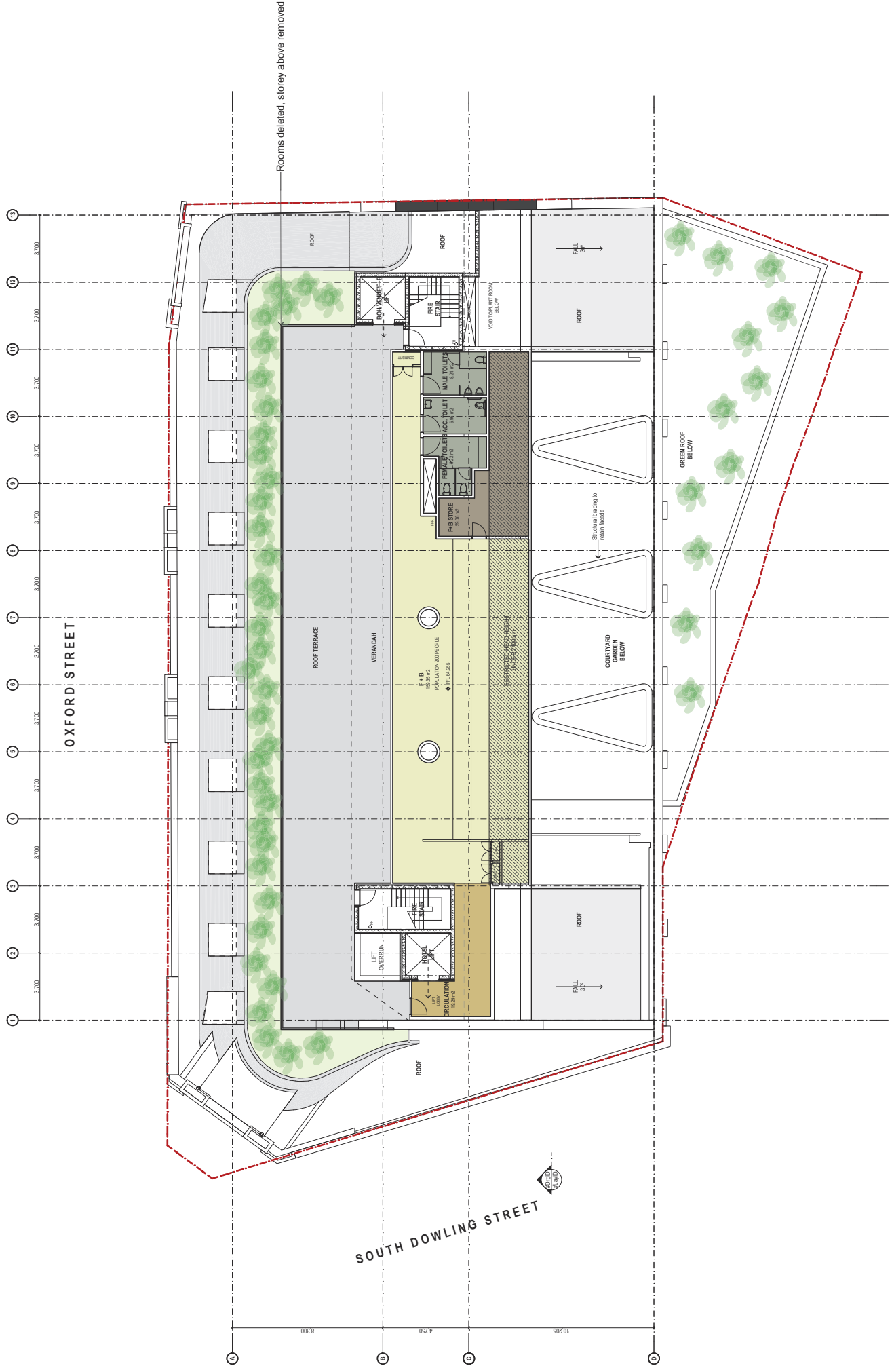
GREEN ROOF BELOW

Screening to hotel
to avoid overlooking
adjacent neighbours

Structural framing to
retain facade

RESTRICTED ACCESS POINT
STREET SIDE





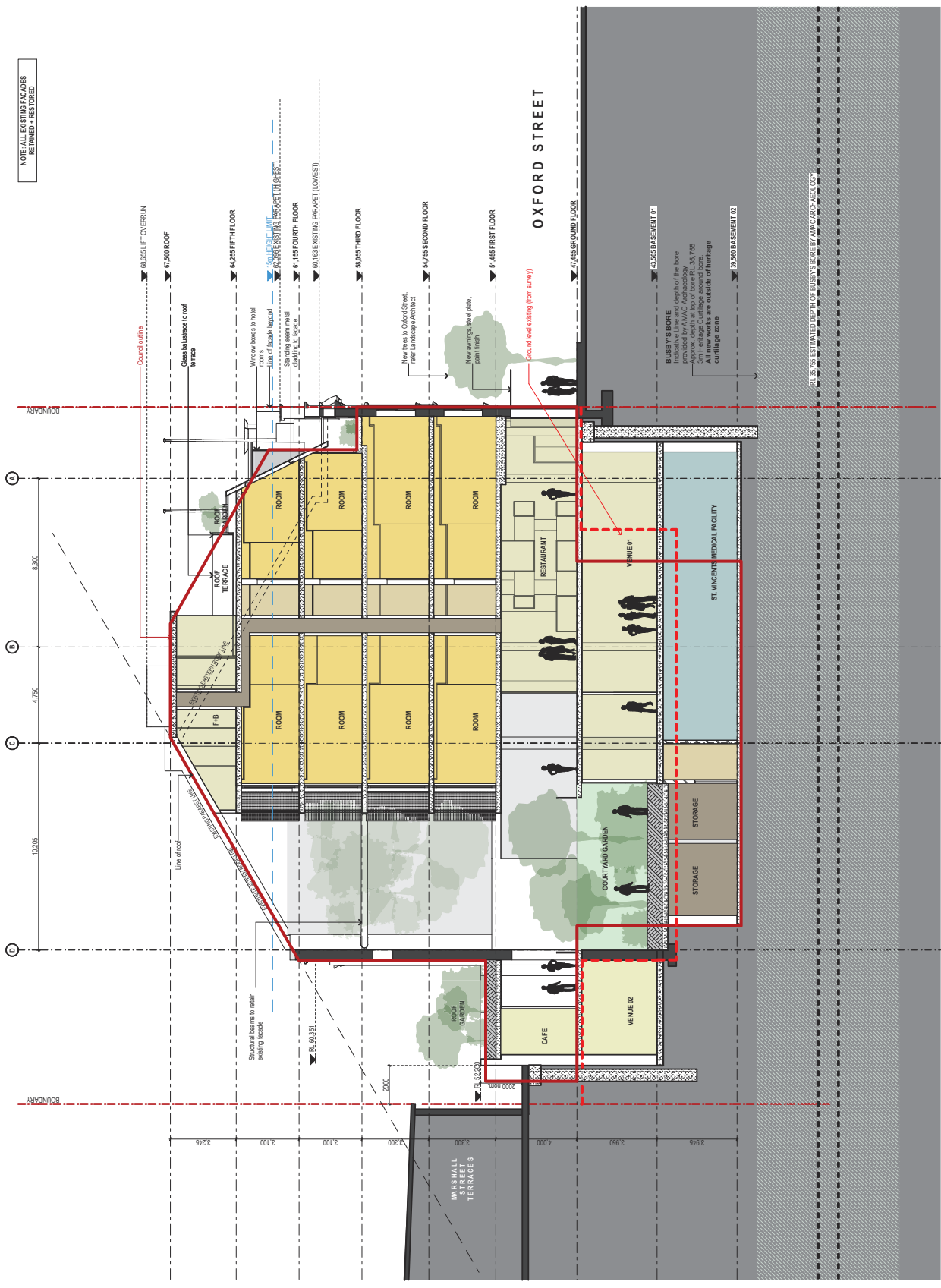
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CE BOSTON HOTELS PTY LTD 117 Riverside Street Errol tasmania.gov.au ce@bostonhotels.com.au Email: tasmania.gov.au ce@bostonhotels.com.au		PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street Hobart TAS 7001	ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Errol tasmania.gov.au P: (03) 9215 4800 F: (03) 9215 4801 EMAIL: info@tzga.com.au WEB: www.tzga.com.au	DRAWING TITLE: FIFTH FLOOR PLAN	DRAWING NO: PP-11	PHASE: PLANNING PROPOSAL	SCALES: 1:200 @ A3	CHECKED: JH	DATE: 24/6/19	REV: A
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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS

NOTE: ALL EXISTING FACADES
RETAINED + RED LINED



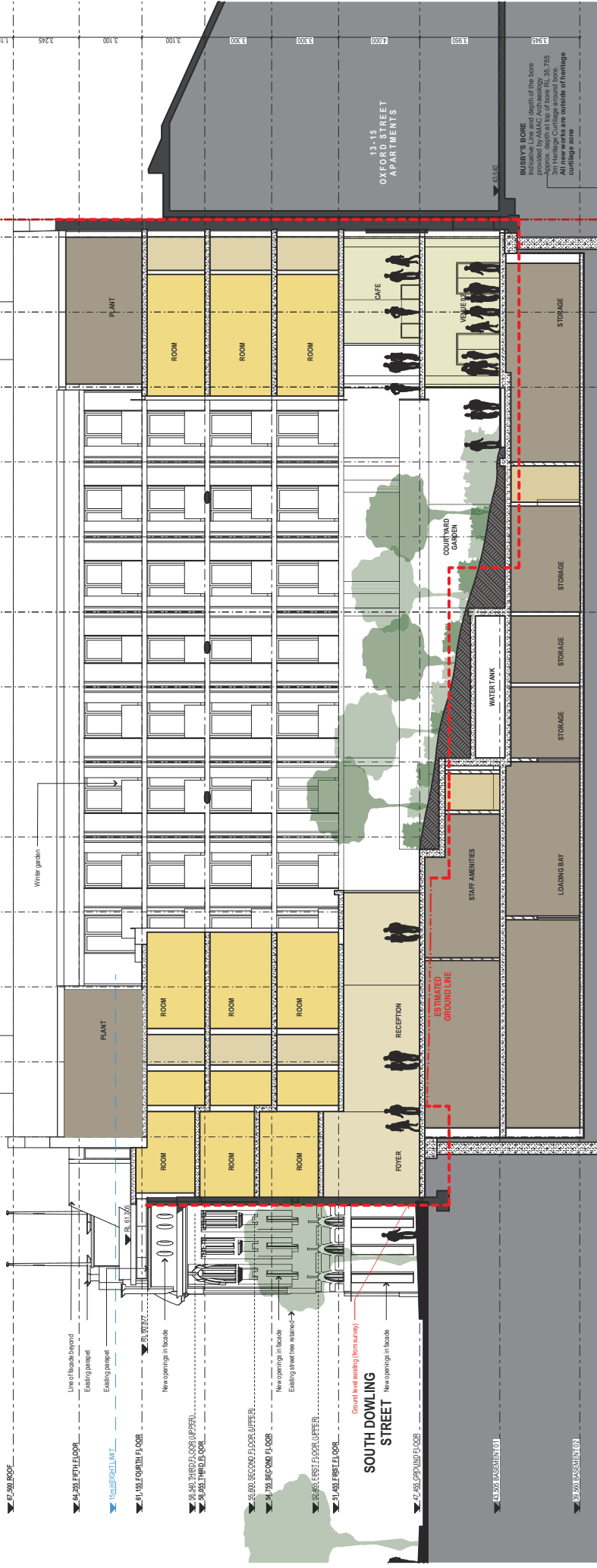
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<p>CLIENT: CE BORDEN HOTELS PTY LTD 1-11 Oxford Street (Sydney NSW 2001) Email: lorraine.lope@ceborngroup.com.au</p>	<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Sydney NSW 2001)</p>	<p>ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Sydney NSW 2000 P: (02) 9215 4800 F: (02) 9215 4811 EMAIL: info@tonkinzulkha.com.au WEB: www.tonkinzulkha.com.au</p>	<p>DRAWING TITLE: CROSS SECTION</p>	<p>DRAWING NO: PP-12</p>	<p>DRAWN BY: JH</p>
<p>SCALE: 1:200 @ A3</p>			<p>CHECKED: TC</p>	<p>DATE: 24/8/19</p>	<p>REV: A</p>
<p>PHASE: PLANNING PROPOSAL</p>			<p>PROJECT NO: 1802</p>		

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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS

NOTE: ALL EXISTING FACADES RETAINED - RESTORED



RL 3.75 ESTIMATED DEPTH OF BUSBY'S BONE BY AMAC ARCHITECTS/LOU

RL 3.75 BUSBY'S BONE - depth of the bone provided by AMAC ARCHITECTS/LOU. Approx. depth at top of bore RL 3.75. All new works are outside of heritage curtilage zone.

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24/08/19	D	Updated amended planning proposal - Additional information

NOTES:
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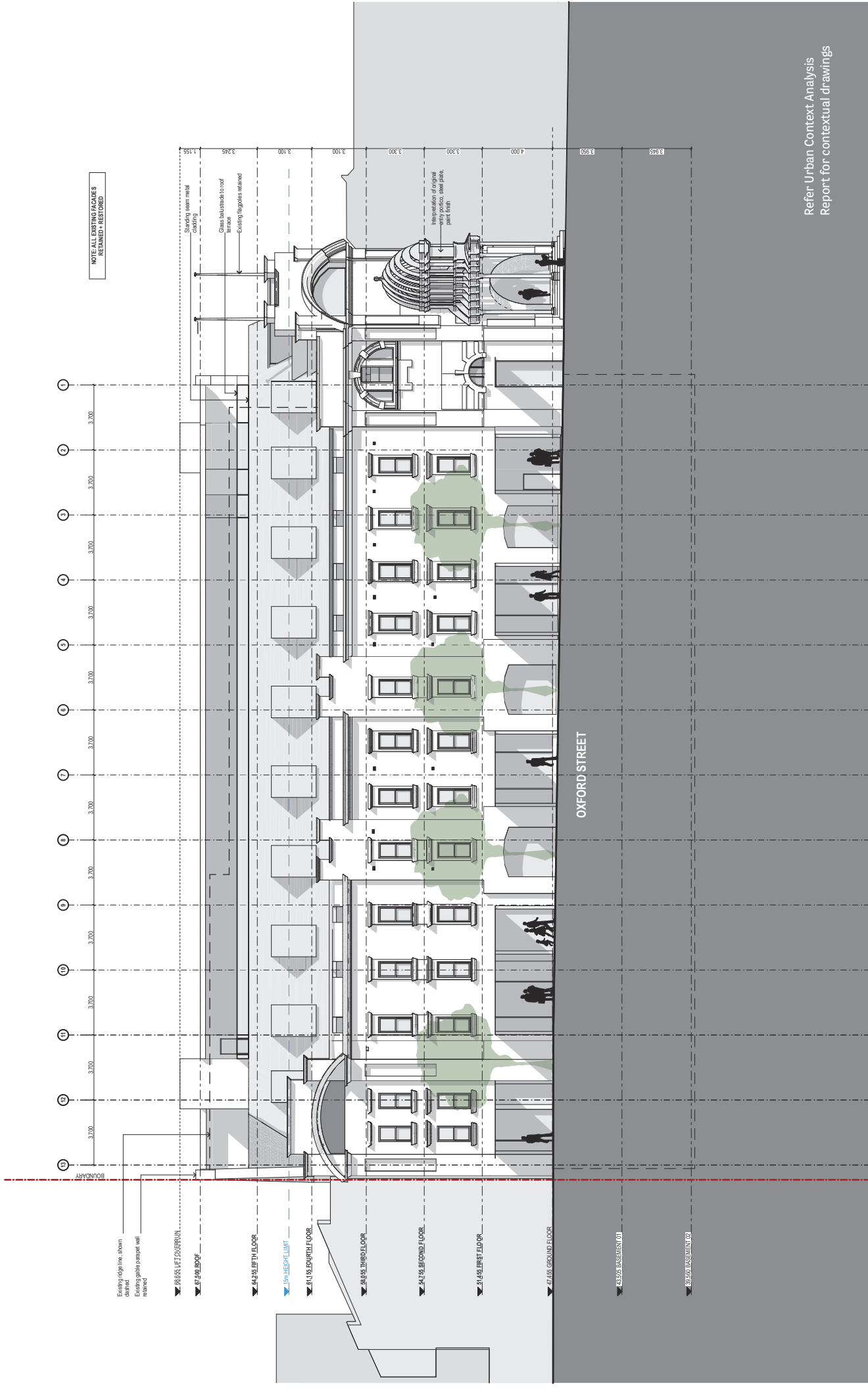
UPDATED AMENDED PLANNING PROPOSAL DRAWINGS

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PROJECT:
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 1-11 Oxford Street, Paddington NSW 2021

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DRAWING TITLE	PHASE	DRAWING NO	REV	DATE	BY
LONG SECTION	PLANNING PROPOSAL	PP-13	A	24/8/19	JH
SCALES				1:200 @ A3	TC
CHECKED					



Refer Urban Context Analysis Report for contextual drawings

DATE	REV	NOTES
02/11/18	A	Issued for planning proposal
18/04/19	B	Amended planning proposal
22/05/19	C	Updated amended planning proposal
24/06/19	D	Updated amended planning proposal - Additional information

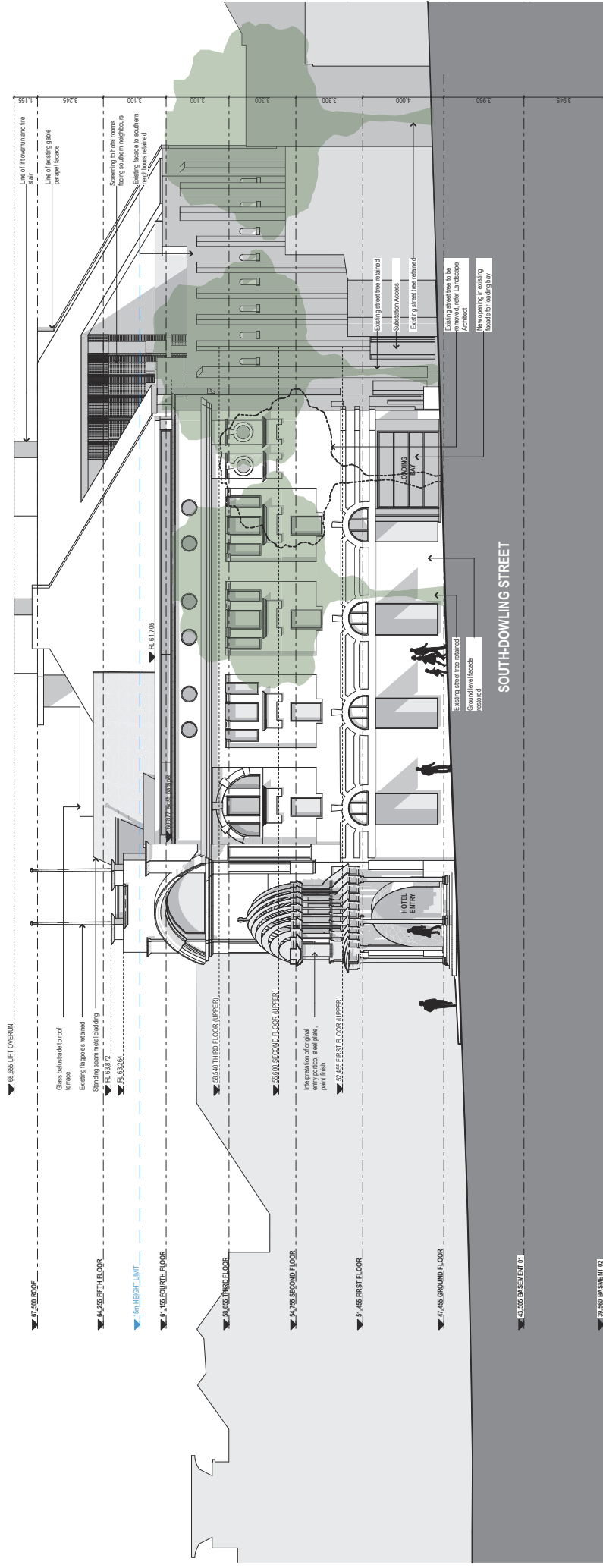
<p>CLIENT: CE BOSTON HOTELS PTY LTD 117 Riverside Street Errol, Tasmania 7305 Email: jason@ceboston.com.au Phone: 081 420 1234</p>		<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Sydney) NSW 2021</p>		<p>ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Errol, Tasmania 7305 Phone: 081 420 1234 Email: info@tonkinzulkhagreer.com.au Website: www.tzga.com.au</p>		<p>DRAWING TITLE: NORTHERN ELEVATION</p>	
<p>SCALE: 1:200 @ A3</p>				<p>PHASE: PLANNING PROPOSAL</p>		<p>DRAWING NO: PP-14</p>	
<p>PROJECT NO: 1802</p>		<p>DATE: 24/6/19</p>		<p>CHECKED: JH</p>		<p>REV: A</p>	

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UPDATED AMENDED PLANNING PROPOSAL DRAWINGS



NOTE: ALL EXISTING FACADES
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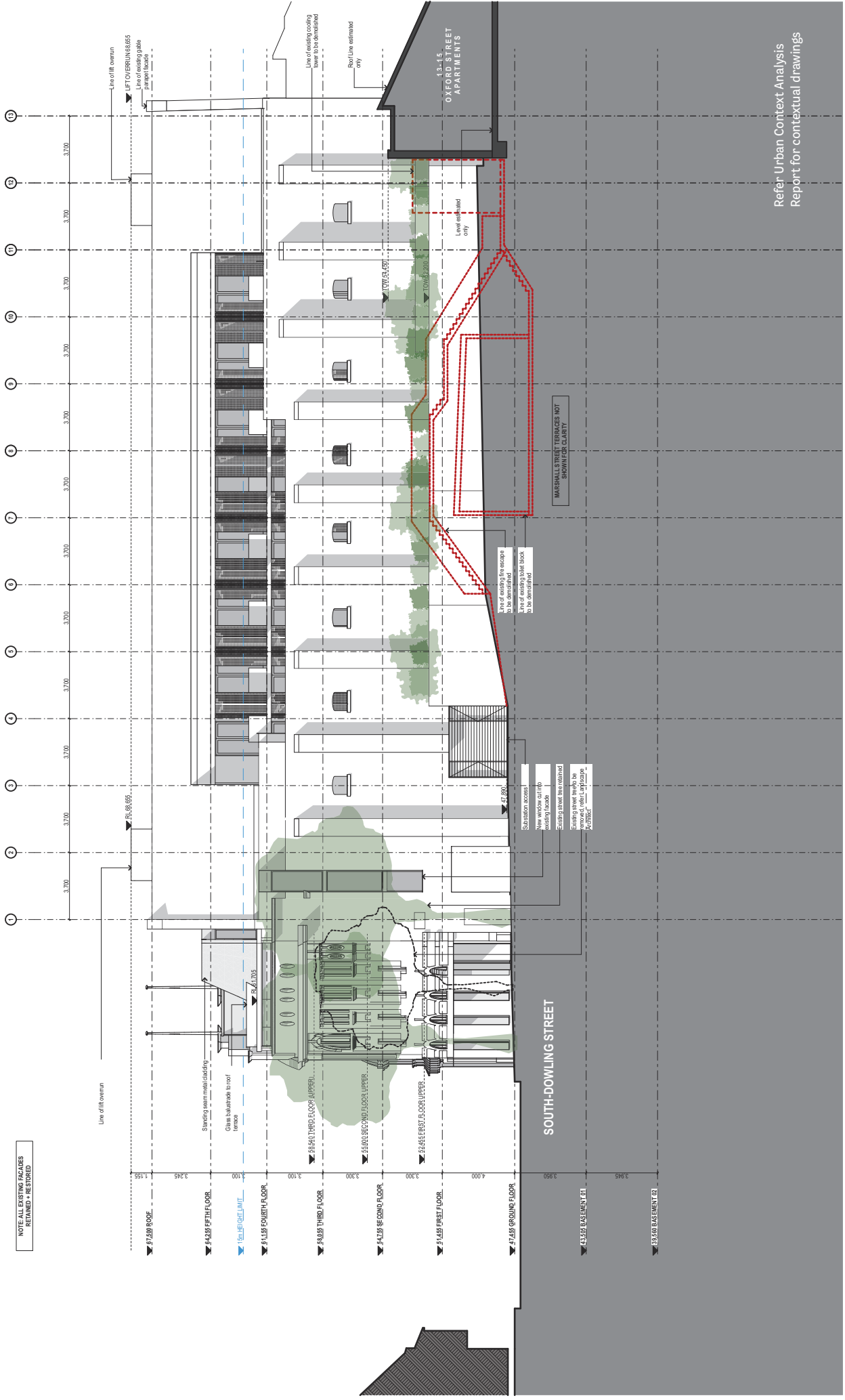


Refer Urban Context Analysis
Report for contextual drawings

DATE	REV	NOTES
02/11/18	A	Issued for planning proposal
18/04/19	B	Amended planning proposal
22/03/19	C	Updated amended planning proposal
24/08/19	D	Updated amended planning proposal - Additional information

<p>CLIENT: CE BOSTON HOTELS PTY LTD 117 Riverside Street Sydney NSW 2009 Email: info@ceboston.com.au Phone: (02) 9215 4801</p>		<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Sydney) NSW 2001</p>	<p>ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS 117 Riverside Street Sydney NSW 2009 Phone: (02) 9215 4801 Email: info@tonkinzulaikha.com.au Web: www.tonkinzulaikha.com.au</p>	<p>DRAWING TITLE: WESTERN ELEVATION</p>	<p>DRAWING NO: PP-15</p>
<p>SCALE: 1:200 @ A3</p>		<p>PHASE: PLANNING PROPOSAL</p>	<p>DATE: 24/8/19</p>	<p>CHECKED: JH</p>	<p>REV: A</p>

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Report for contextual drawings

DATE	REV	NOTES
02/11/18	A	Issued for planning proposal
18/04/19	B	Amended planning proposal
22/03/19	C	Updated amended planning proposal
24/08/19	D	Updated amended planning proposal - Additional Information

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<p>CLIENT: CE BOSTON HOTELS PTY LTD 117 Reserve Street Sydney NSW 2009 Email: leon@cehotels.com.au</p>	<p>PROJECT: OXFORD STREET HOTEL 1-11 Oxford Street (Sydney) NSW 2001</p>	<p>ARCHITECT: TOMLIN ZULAIKHA GREER ARCHITECTS 117 Reserve Street Sydney NSW 2009 P: (02) 925 4800 F: (02) 925 4801 EMAIL: info@tza.com.au WEB: www.tza.com.au</p>	<p>DRAWING TITLE: SOUTHERN ELEVATION</p>	<p>DRAWING NO: PP-28</p>
<p>PHASE: PLANNING PROPOSAL</p>		<p>SCALES: 1:200 @ A3</p>	<p>CHECKED: JH</p>	<p>REV A</p>
<p>DATE: 24/08/19</p>		<p>DATE: 24/08/19</p>	<p>DATE: 24/08/19</p>	<p>DATE: 24/08/19</p>

UPDATED AMENDED PLANNING PROPOSAL DRAWINGS