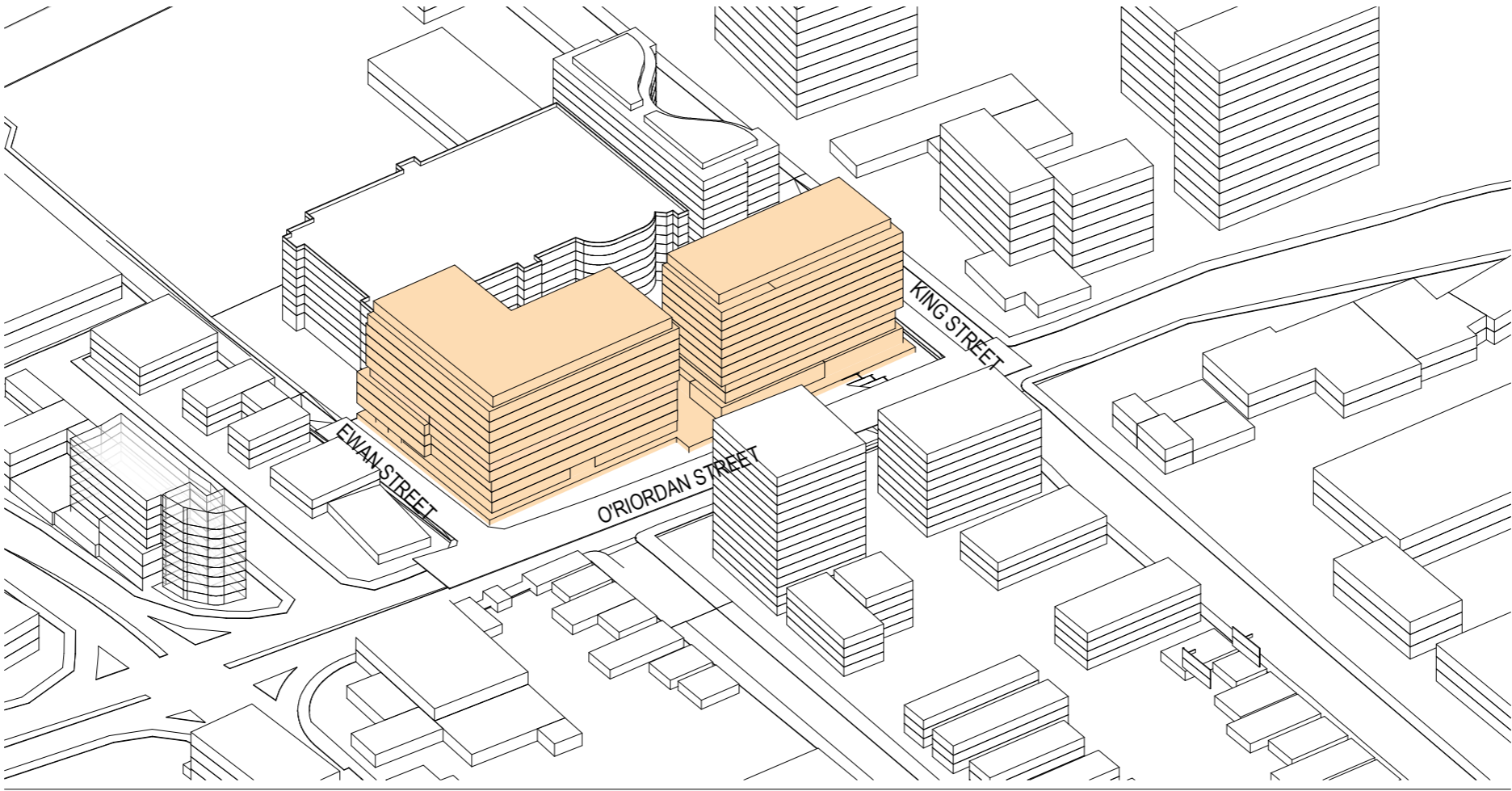


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URBAN DESIGN STUDY - UPDATED MASSING ADDENDUM

215-235 O'Riordan Street & 1-3 Ewan Street, Mascot



REV	DESCRIPTION	AUTH	CHK	DATE
1	REVISED PLANNING PROPOSAL	KM	YP	01.05.20
2	REVISED PLANNING PROPOSAL	KM	YP	19.01.21

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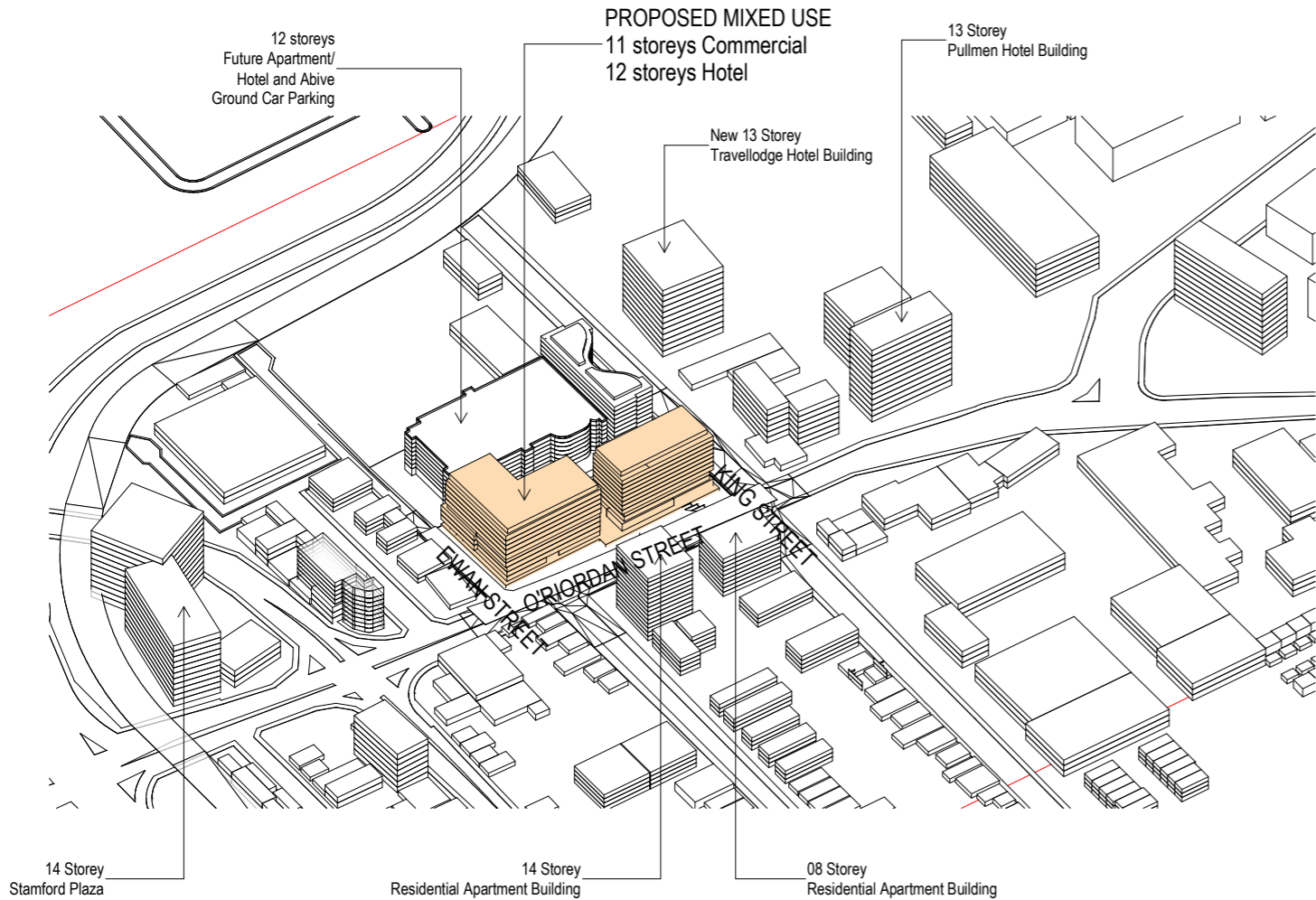
ABN: 65 112 807 931

PROJECT
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215-235 O'Riordan Street & 1-3 Ewan Street, Mascot

DRAWING TITLE
URBAN DESIGN STUDY

FIRST ISSUE 05/01/20		SCALE @ A1	
DRAWN Author		CHECKED Checker	
PROJECT No 17689	STAGE	DRAWING No AR-0160	REVISION 2



5.2:1 PROPOSED SCHEME

- BUILDING 1 (11 STOREYS COMMERCIAL) = 23290 m2
- BUILDING 2 (12 STOREYS HOTEL) = 16380 m2
- 3.5 STOREYS BASEMENT

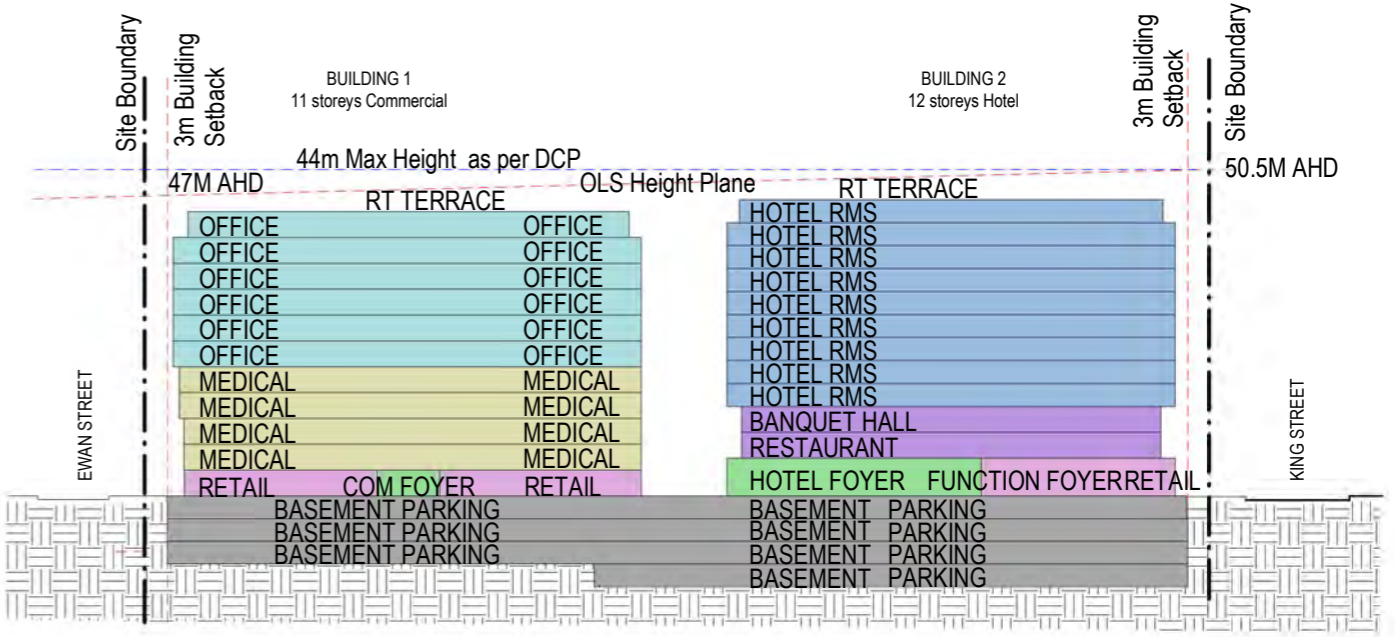
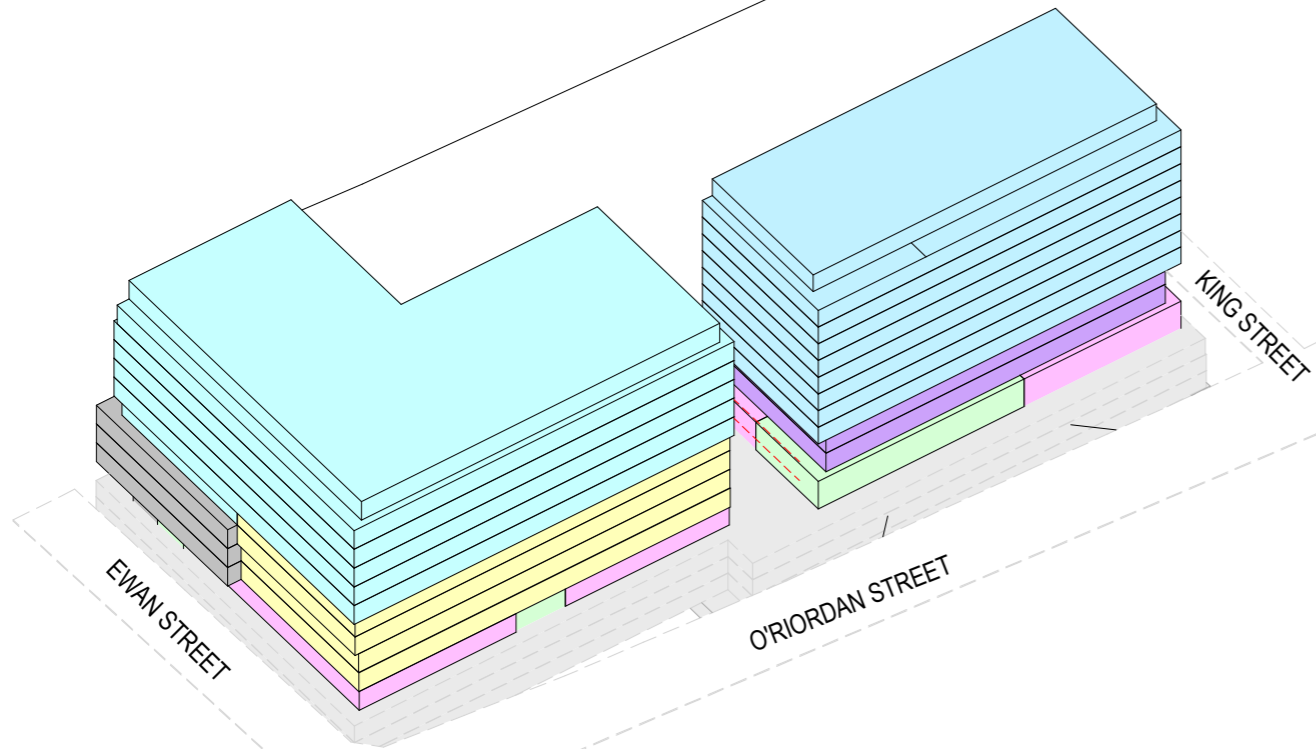
SITE AREA = 7629.1m²
PROPOSED GFA = 39670 m²
PROPOSED FSR = 5.2:1

DCP PARKING...	DCP REQUIREMENT	PROPOSED	REQUIRED SPACES
HOTEL (TRAIN/SHUTTLE REDUCED)	1/ 2.5 ROOMS +2/ STAFF+ 1MANAGER	112 RMS, 10 STAFF+MANAGER	44.8+5+1 (51)
SERVICED APARTMENTS (TRAIN/SHUTTLE REDUCED)	1/ 2.5 UNITS	77 UNITS, 10 STAFF	30.8+5 (31)
FUNCTION/ BANQUET	1/ 10 SEATS	200SEAT,10STAFF	20+5 (25)
OFFICE	1/ 40m2	15040m2	376
SPECIALIST RETAIL (BULKY GOODS)	1/ 50m2	2250m2	45
MEDICAL	3/ ROOM +	88 ROOMS	264
TOTAL			792
Key Name			

CARPARKING AREA SCHEDULE PROPOSED			
USE	LEVEL	AREA	Parking Count
CARPARK	P. BASEMENT LEVEL 4	2469 m ²	100
CARPARK	P. BASEMENT LEVEL 3	5725 m ²	197
CARPARK	P. BASEMENT LEVEL 2	5725 m ²	197
CARPARK	P. BASEMENT LEVEL 1	5741 m ²	197
CARPARK	H. LEVEL 00	971 m ²	18
CARPARK	H. LEVEL 01	1470 m ²	46
CARPARK	H. LEVEL 02	1470 m ²	46
CARPARK	H. LEVEL 03	1470 m ²	46
Grand total: 8		25042 m ²	847

ACCOMODATE ACCESSIBLE SPACES + PLANT RMS = LOOSE 55 SPACES
TOTAL CAR SPACE PROVIDED =792

AREA SCHEDULE PROPOSED		
USE	LEVEL	AREA
B1		
COMMERCIAL FOYER	H. LEVEL 00	103 m ²
COMMERCIAL FOYER	H. LEVEL 00	81 m ²
RETAIL	H. LEVEL 00	702 m ²
RETAIL	H. LEVEL 00	371 m ²
RETAIL	H. LEVEL 00	702 m ²
MEDICAL	H. LEVEL 01	1543 m ²
MEDICAL	H. LEVEL 02	1546 m ²
MEDICAL	H. LEVEL 03	1571 m ²
MEDICAL	H. LEVEL 04	1597 m ²
OFFICE	H. LEVEL 04	780 m ²
OFFICE	H. LEVEL 05	2444 m ²
OFFICE	H. LEVEL 06	2444 m ²
OFFICE	H. LEVEL 07	2444 m ²
OFFICE	H. LEVEL 08	2445 m ²
OFFICE	H. LEVEL 09	2384 m ²
OFFICE	H. LEVEL 10	2098 m ²
COM FOYER	H. LEVEL 11	35 m ²
B1		23290 m ²
B2		
CAFE	H. LEVEL 00	116 m ²
FUNCTION FOYER	H. LEVEL 00	124 m ²
HOTEL ADMIN	H. LEVEL 00	169 m ²
HOTEL BOH	H. LEVEL 00	129 m ²
HOTEL FOYER	H. LEVEL 00	360 m ²
RETAIL	H. LEVEL 00	475 m ²
RESTAURANT	H. LEVEL 01	1293 m ²
BANQUET HALL	H. LEVEL 02	1293 m ²
HOTEL	H. LEVEL 03	1400 m ²
HOTEL	H. LEVEL 04	1400 m ²
HOTEL	H. LEVEL 05	1400 m ²
HOTEL	H. LEVEL 06	1400 m ²
HOTEL	H. LEVEL 07	1400 m ²
HOTEL	H. LEVEL 08	1400 m ²
HOTEL	H. LEVEL 09	1400 m ²
HOTEL	H. LEVEL 10	1400 m ²
HOTEL	H. LEVEL 11	1179 m ²
HOTEL FOYER	H. LEVEL 12	40 m ²
B2		16380 m ²
Grand total: 35		39670 m ²



REV	DESCRIPTION	AUTH	CHK	DATE
2	ISSUED FOR INFORMATION	KM	YP	06.04.20
3	ISSUED FOR INFORMATION	KM	YP	08.04.20
4	PLANNING PROPOSAL	KM	YP	23.04.20
5	REVISED PLANNING PROPOSAL	KM	YP	01.05.20
6	REVISED PLANNING PROPOSAL	KM	YP	19.01.21

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DRAWING TITLE
URBAN STUDY 5.2/1
5.5:1 PROPOSED SCHEME

FIRST ISSUE 03/25/20	SCALE @ A1 1 : 500	REVISION
DRAWN Author	CHECKED Checker	
PROJECT No 17689	DRAWING No AR-0161	6

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