

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



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4	PLANNING PROPOSAL	KM	YP	23.04.20		PRELIMINARY 0 1 2 3 4 5		CORE ASSET GROUP	mode	OSMD	COVER	03/27/20		SCALE @ A1	
5	REVISED PLANNING PROPOSAL	KM	YP	01.05.20								DRAWN	CHECKED		
6	REVISED PLANNING PROPOSAL	AA	YP	18.08.20								TB, KM	KM, YP		
7	REVISED PLANNING PROPOSAL	KM	YP	09.09.20								PROJECT No	STAGE	DRAWING No	REVISION
8	REVISED PLANNING PROPOSAL	KM	YP	14.01.21								17689		AR-0100	8

DEVELOPMENT SUMMARY

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

STORIES: 11 storey commercial & 12 storey hotel
LEP HEIGHT LIMIT: 44m
PROPOSED HEIGHT: 37.62m Commercial / 39.2m Hotel (plus lift/ stair overruns)

Total Office – 15040m2 (6.5 floors)
Total Medical – 6257m2 (4 floors) (approx. 88 consulting suites/ treatment rooms)
Commercial foyers/ communal - 219m2 (2 entrances + rooftop)
Specialist Retail – 2250m2 (4 indicative tenancies)

Total Hotel (rooms+corridor+boh) - 9 floors -12379m2 –(112 hotel rooms+77 serviced apartments (189)
Hotel foyers/admin/boh/communal - 822m2
Hotel associated use (banquet hall 1293m2 + café 116m2)
Restaurant – 1293m2

TOTAL GFA = 39670m2 (5.2:1 FSR)

DCP PARKING REQUIREMENTS	DCP REQUIREMENT	PROPOSED	REQUIRED SPACES
HOTEL (TRAIN/SHUTTLE-REDUCED)	1/ 2.5 ROOMS +2/STAFF +1-MANAGER	112 RMS, 10 STAFF+MANAGER	44.8+5+1 (51)
SERVICED APARTMENTS (TRAIN/SHUTTLE-REDUCED)	1/ 2.5 UNITS	77 UNITS	30.8 (31)
RESTAURANT	1/ 10 SEATS	200SEAT,10STAFF	20+5 (25)
OFFICE	1/ 40m2	15,040m2	376
SPECIALIST RETAIL (BULKY GOODS)	1/ 50m2	2,250m2	45
MEDICAL	3/ ROOM +	88 ROOMS	264
TOTAL REQUIRED			792
Key Name			

CARPARKING AREA SCHEDULE			
USE	LEVEL	AREA	Parking Count
CARPARK	P_BASEMENT LEVEL 4	2469 m²	100
CARPARK	P_BASEMENT LEVEL 3	5725 m²	197
CARPARK	P_BASEMENT LEVEL 2	5725 m²	197
CARPARK	P_BASEMENT LEVEL 1	5741 m²	197
CARPARK	H_LEVEL 00	971 m²	18
CARPARK	H_LEVEL 01	1470 m²	46
CARPARK	H_LEVEL 02	1470 m²	46
CARPARK	H_LEVEL 03	1470 m²	46
Grand total: 8		25042 m²	847

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

AREA SCHEDULE		
USE	LEVEL	AREA
B1		
COMMERCIAL FOYER	H_LEVEL 00	103 m²
COMMERCIAL FOYER	H_LEVEL 00	81 m²
RETAIL	H_LEVEL 00	702 m²
RETAIL	H_LEVEL 00	371 m²
RETAIL	H_LEVEL 00	702 m²
MEDICAL	H_LEVEL 01	1543 m²
MEDICAL	H_LEVEL 02	1546 m²
MEDICAL	H_LEVEL 03	1571 m²
MEDICAL	H_LEVEL 04	1597 m²
OFFICE	H_LEVEL 04	780 m²
OFFICE	H_LEVEL 05	2444 m²
OFFICE	H_LEVEL 06	2444 m²
OFFICE	H_LEVEL 07	2444 m²
OFFICE	H_LEVEL 08	2445 m²
OFFICE	H_LEVEL 09	2384 m²
OFFICE	H_LEVEL 10	2098 m²
COM FOYER	H_LEVEL 11	35 m²
B1		23290 m²
B2		
CAFE	H_LEVEL 00	116 m²
FUNCTION FOYER	H_LEVEL 00	124 m²
HOTEL ADMIN	H_LEVEL 00	169 m²
HOTEL BOH	H_LEVEL 00	129 m²
HOTEL FOYER	H_LEVEL 00	360 m²
RETAIL	H_LEVEL 00	475 m²
RESTAURANT	H_LEVEL 01	1293 m²
BANQUET HALL	H_LEVEL 02	1293 m²
HOTEL	H_LEVEL 03	1400 m²
HOTEL	H_LEVEL 04	1400 m²
HOTEL	H_LEVEL 05	1400 m²
HOTEL	H_LEVEL 06	1400 m²
HOTEL	H_LEVEL 07	1400 m²
HOTEL	H_LEVEL 08	1400 m²
HOTEL	H_LEVEL 09	1400 m²
HOTEL	H_LEVEL 10	1400 m²
HOTEL	H_LEVEL 11	1179 m²
HOTEL FOYER	H_LEVEL 12	40 m²
B2		16380 m²
Grand total: 35		39670 m²

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 7629.1 m²

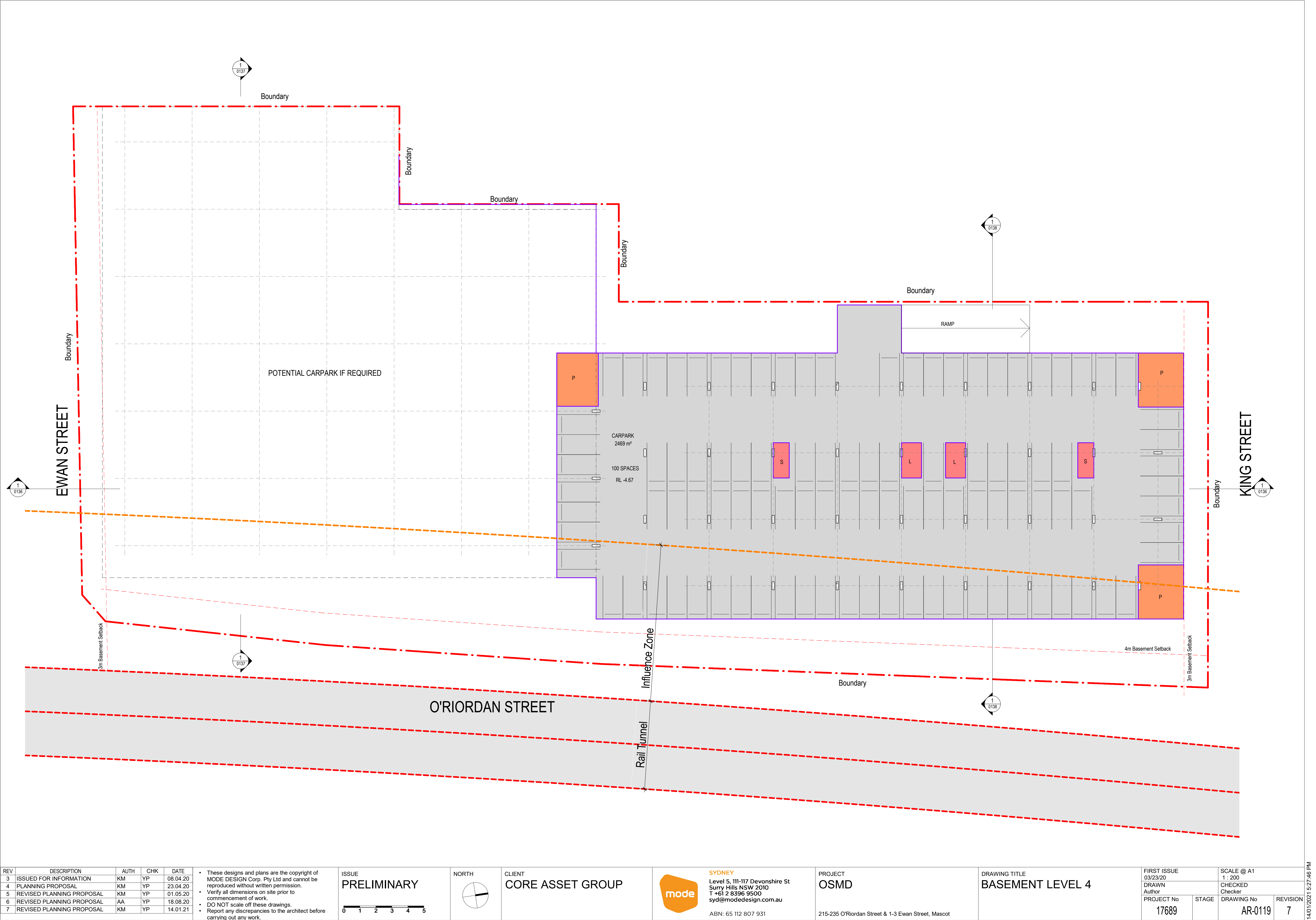
DCP LANDSCAPE REQ 10% = 762.9 m²
(FRONT SETBACK EXCLUDED)

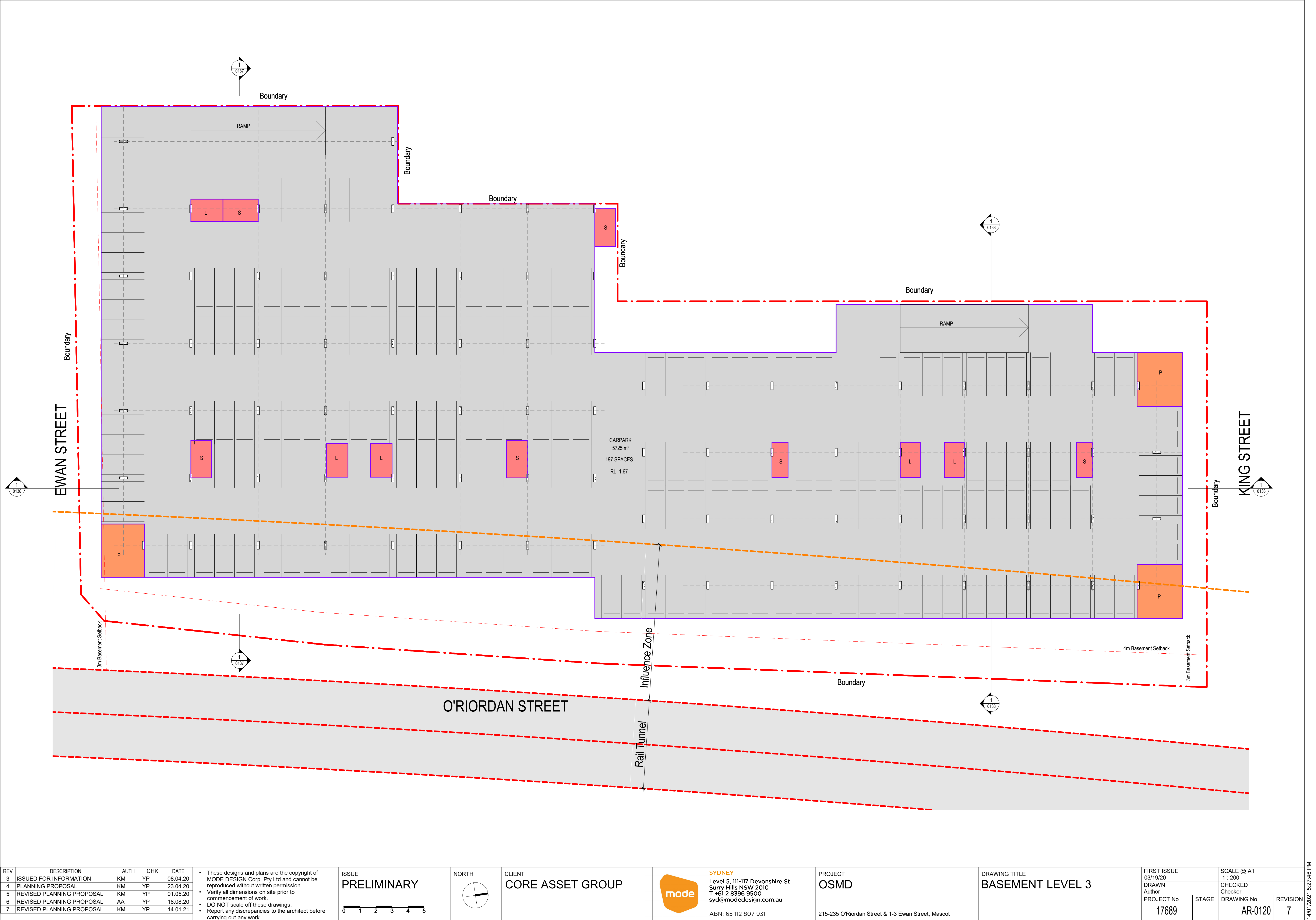
PROPOSED TOTAL LANDSCAPE AREA = 6939 m² (90.9%)
(ALL HARD + SOFTSCAPE AREAS - EXCLUDING DRIVEWAYS)

PROPOSED TOTAL LANDSCAPE AREA = 1308 m² (17.14%)
(ALL DEEP SOIL AREA INCLUDING FRONT SETBACK)

PROPOSED TOTAL DCP COMPLIANT LANDSCAPE AREA = 901 m² (11.8%) PROVIDED
(ALL DEEP SOIL AREA - EXCLUDING FRONT SETBACK)

LANDSCAPE AREA SCHEDULE		
LEVEL	USE	AREA
DRIVEWAY (EXCLUDED FROM REQ 10% CALC)		
H_LEVEL 00	DRIVEWAY	247 m²
H_LEVEL 00	DRIVEWAY	28 m²
H_LEVEL 00	DRIVEWAY	258 m²
		533 m²
LANDSCAPE (DEEP SOIL - INCLUDED IN REQ 10% CALC)		
H_LEVEL 00	LANDSCAPE	201 m²
H_LEVEL 00	LANDSCAPE	456 m²
H_LEVEL 00	LANDSCAPE	22 m²
H_LEVEL 00	LANDSCAPE	184 m²
H_LEVEL 00	LANDSCAPE	38 m²
TOTAL PROVIDED 901 m²		
LANDSCAPE FRONT (DEEP SOIL - EXCLUDED FROM REQ 10% CALC)		
H_LEVEL 00	LANDSCAPE FRONT	325 m²
H_LEVEL 00	LANDSCAPE FRONT	65 m²
H_LEVEL 00	LANDSCAPE FRONT	17 m²
		407 m²
LANDSCAPE ROOF TCE (OVER STRUCTURE - EXCLUDED FROM REQ 10% CALC)		
H_LEVEL 04	LANDSCAPE ROOF TCE	607 m²
H_LEVEL 10	LANDSCAPE ROOF TCE	131 m²
H_LEVEL 10	LANDSCAPE ROOF TCE	67 m²
H_LEVEL 10	LANDSCAPE ROOF TCE	83 m²
H_LEVEL 11	LANDSCAPE ROOF TCE	2077 m²
H_LEVEL 11	LANDSCAPE ROOF TCE	54 m²
H_LEVEL 11	LANDSCAPE ROOF TCE	68 m²
H_LEVEL 11	LANDSCAPE ROOF TCE	68 m²
H_LEVEL 12	LANDSCAPE ROOF TCE	1152 m²
		4306 m²
LANDSCAPE TCE (OVER STRUCTURE - EXCLUDED FROM REQ 10% CALC)		
H_LEVEL 00	LANDSCAPE TCE	1114 m²
H_LEVEL 01	LANDSCAPE TCE	211 m²
		1325 m²
Grand total: 22		7472 m²





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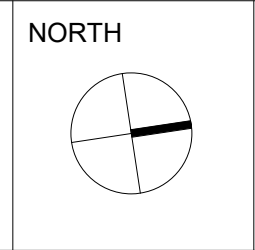
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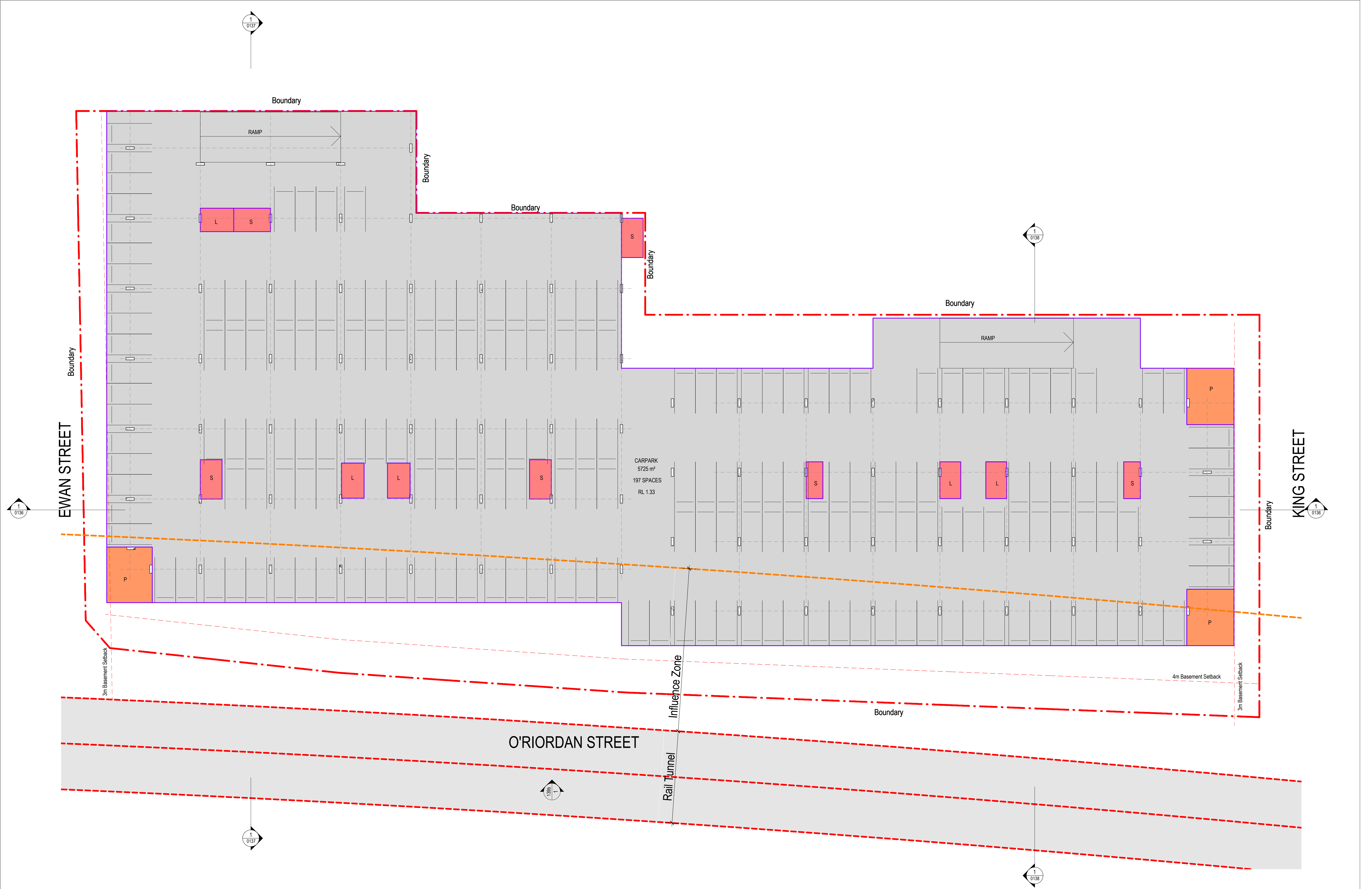
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DRAWING TITLE

BASEMENT LEVEL 3

FIRST ISSUE	03/19/20	SCALE @ A1	1 : 200
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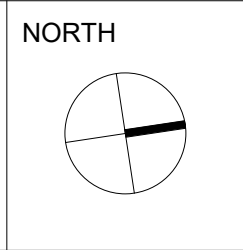
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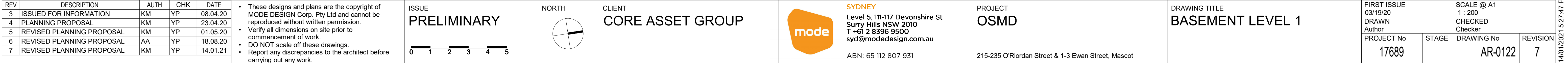
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BASEMENT LEVEL 2

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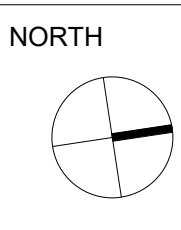




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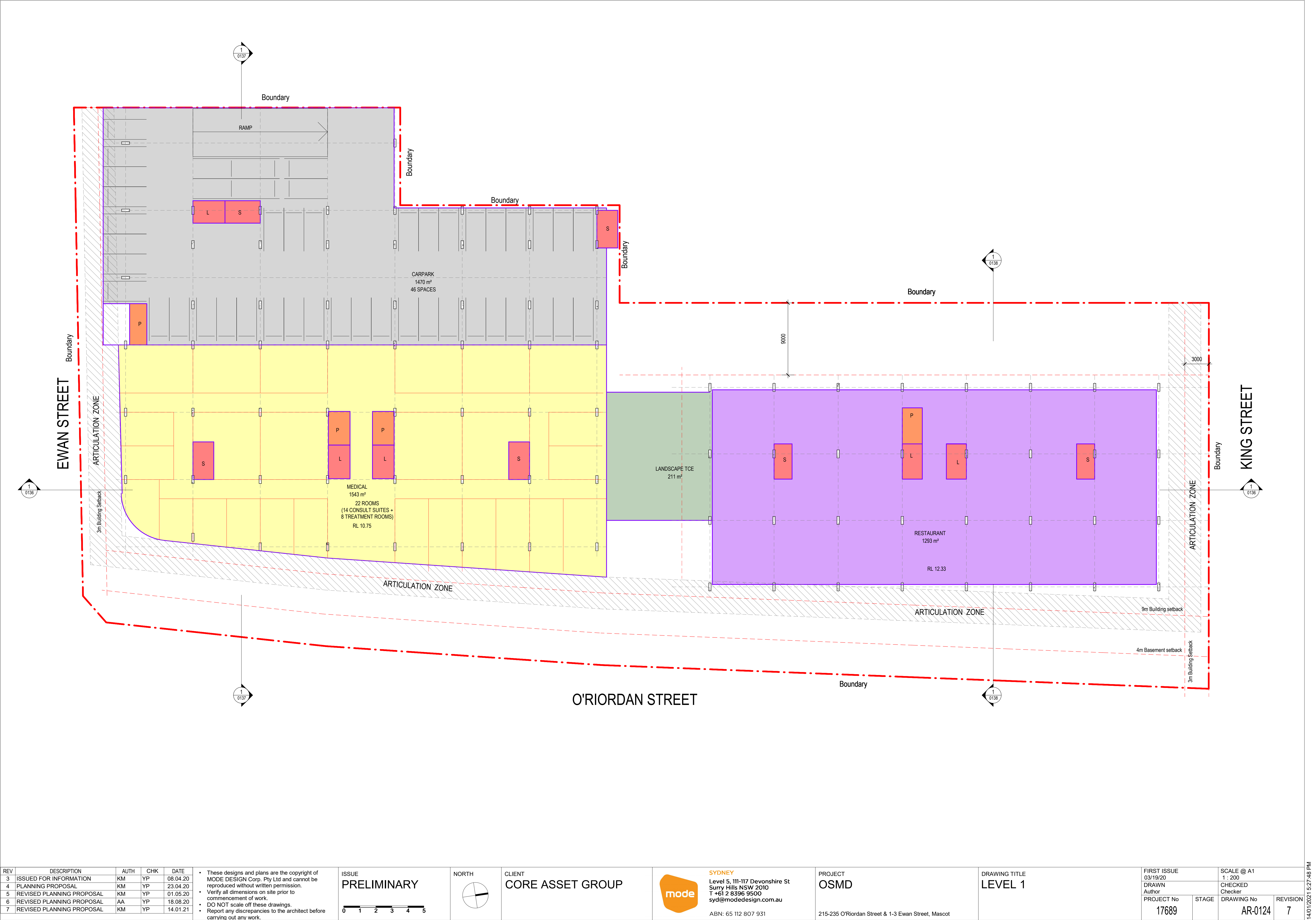
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GROUND FLOOR

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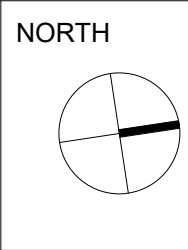


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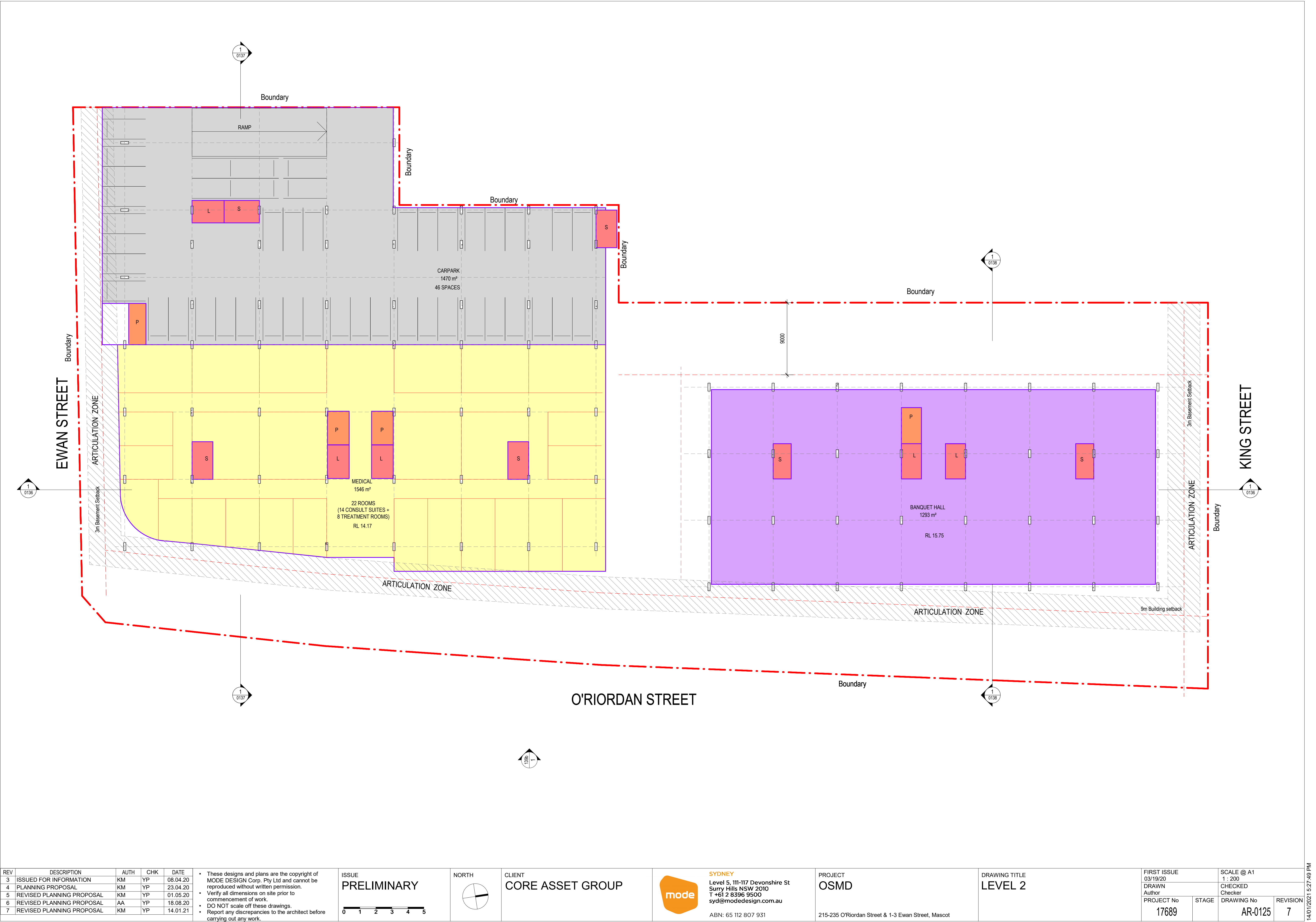
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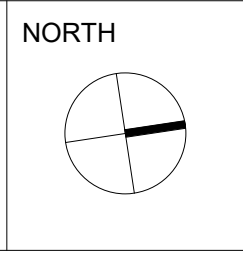


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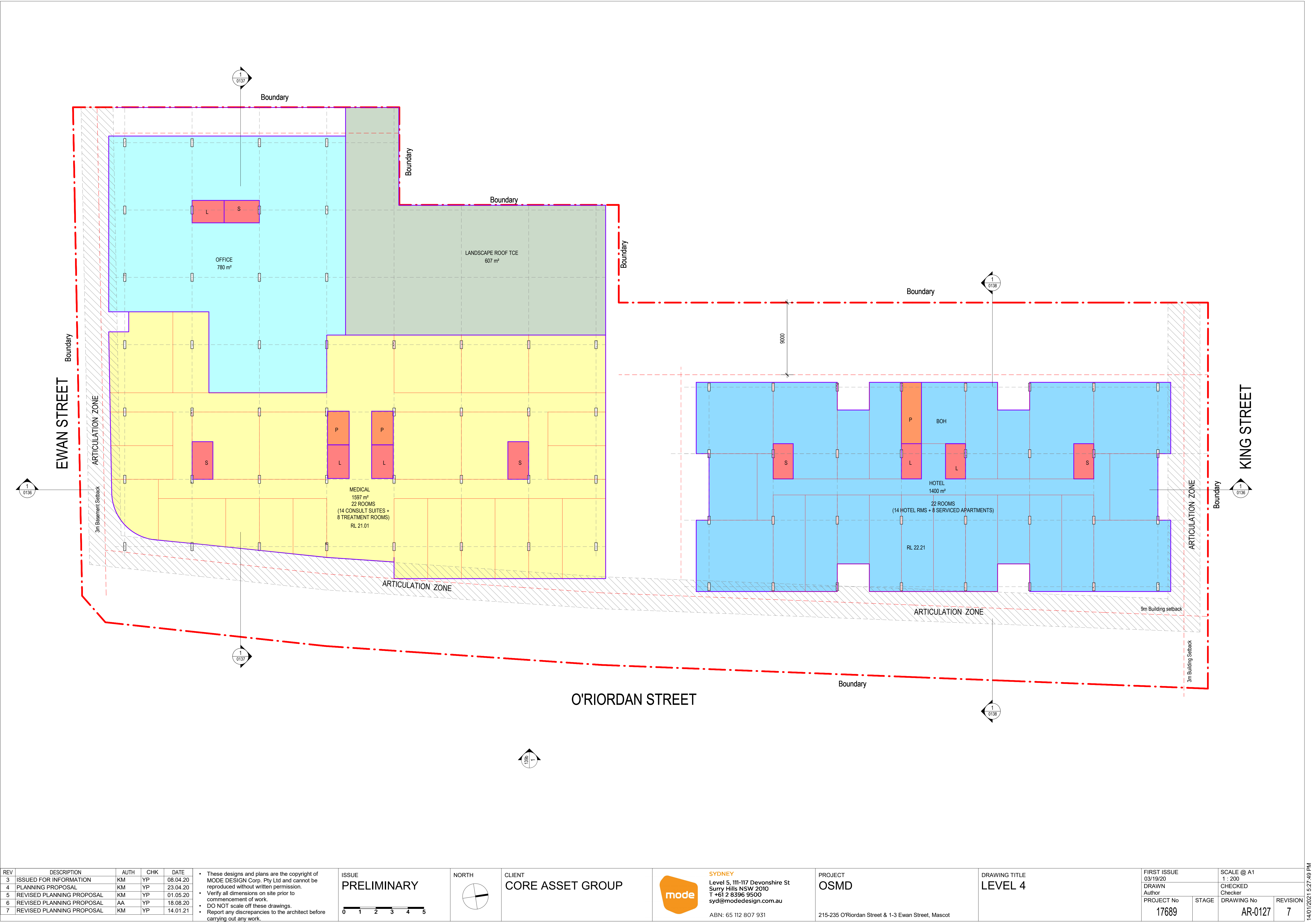
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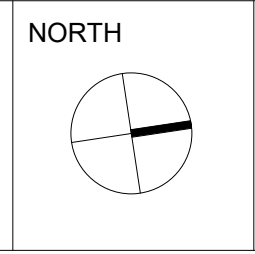


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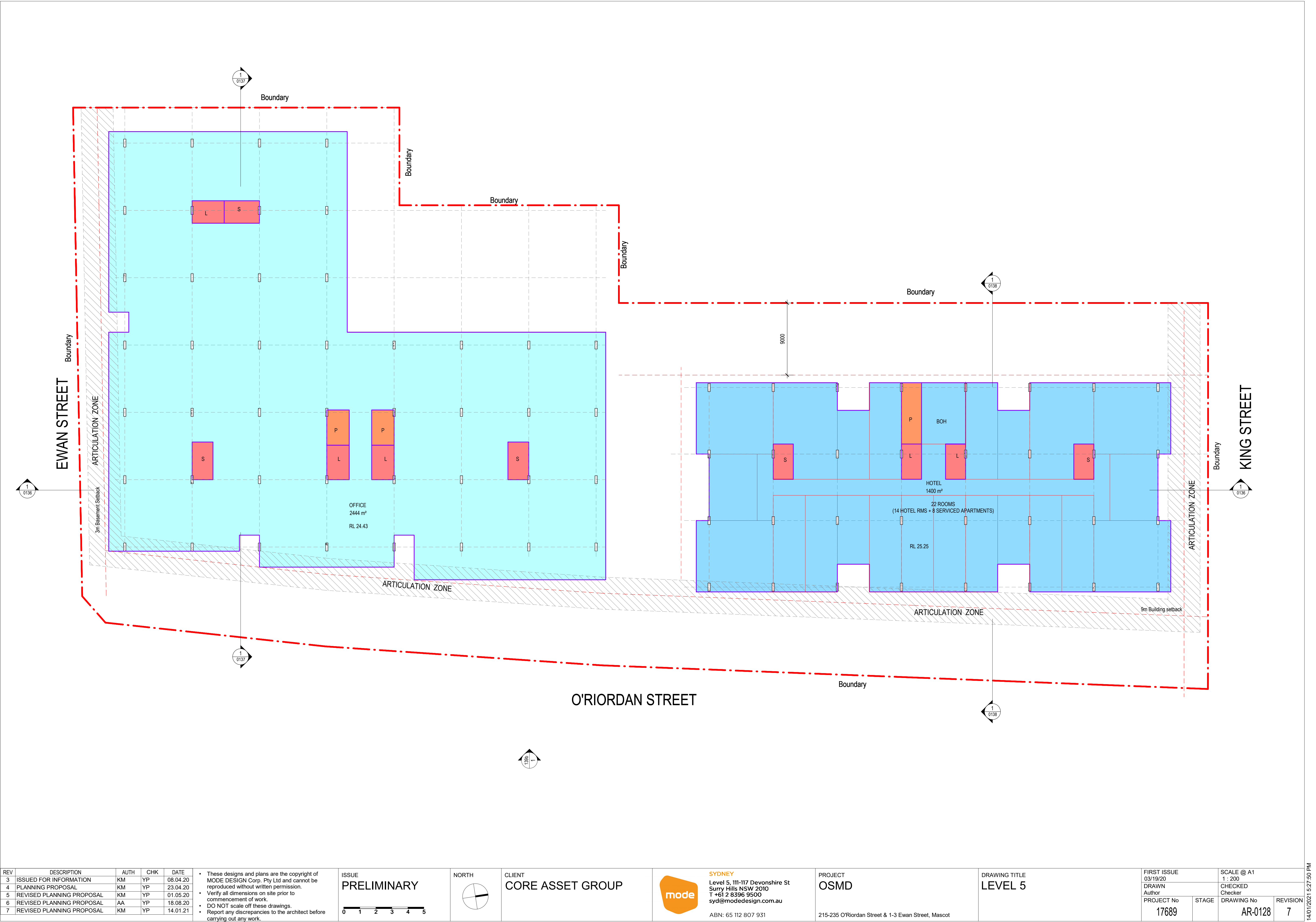
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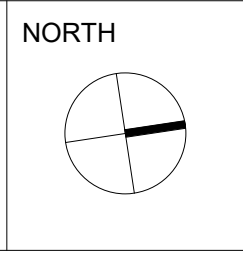
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LEVEL 5

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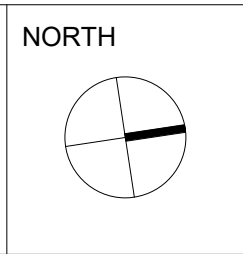
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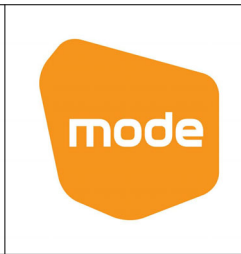
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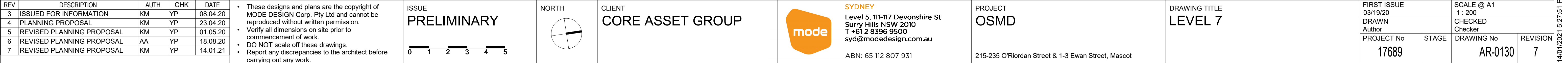
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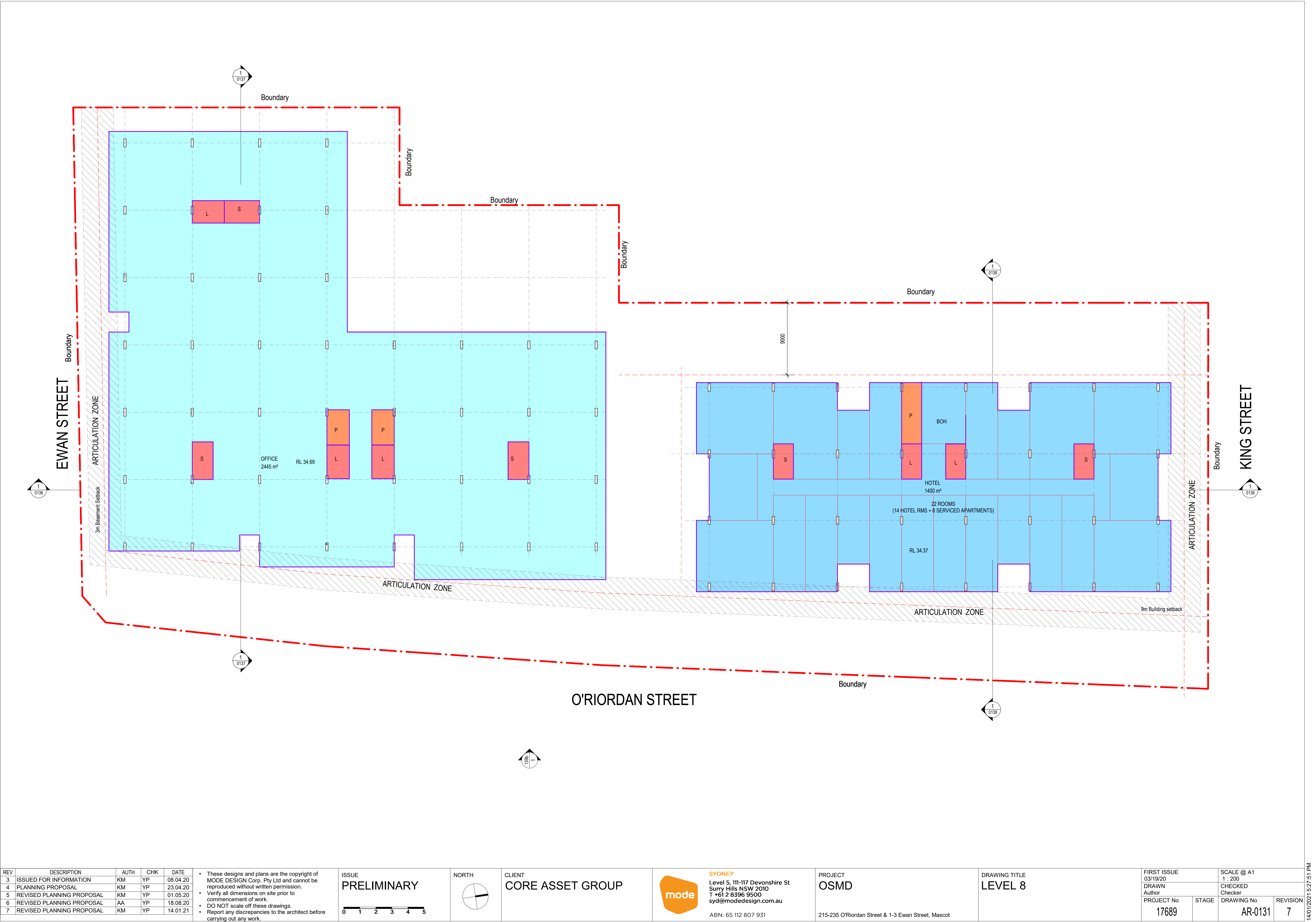
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LEVEL 6

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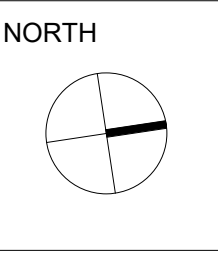
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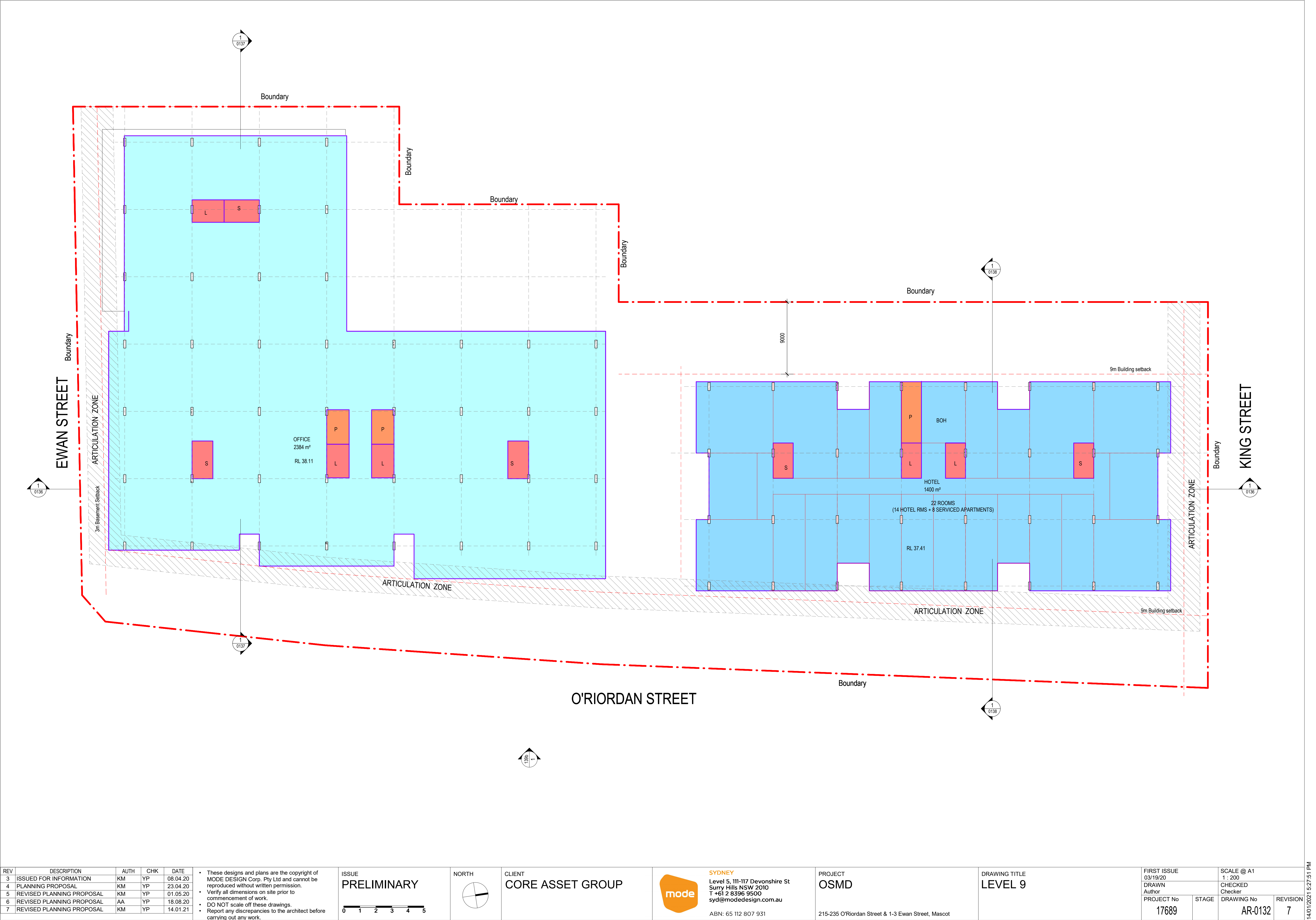
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LEVEL 8

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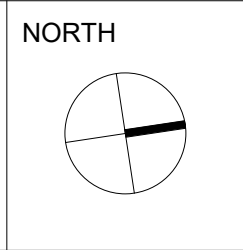


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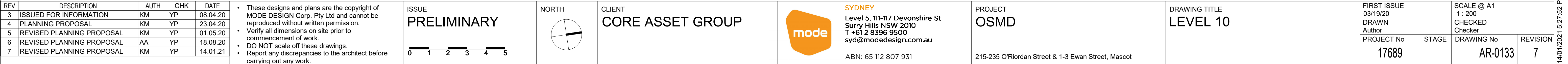
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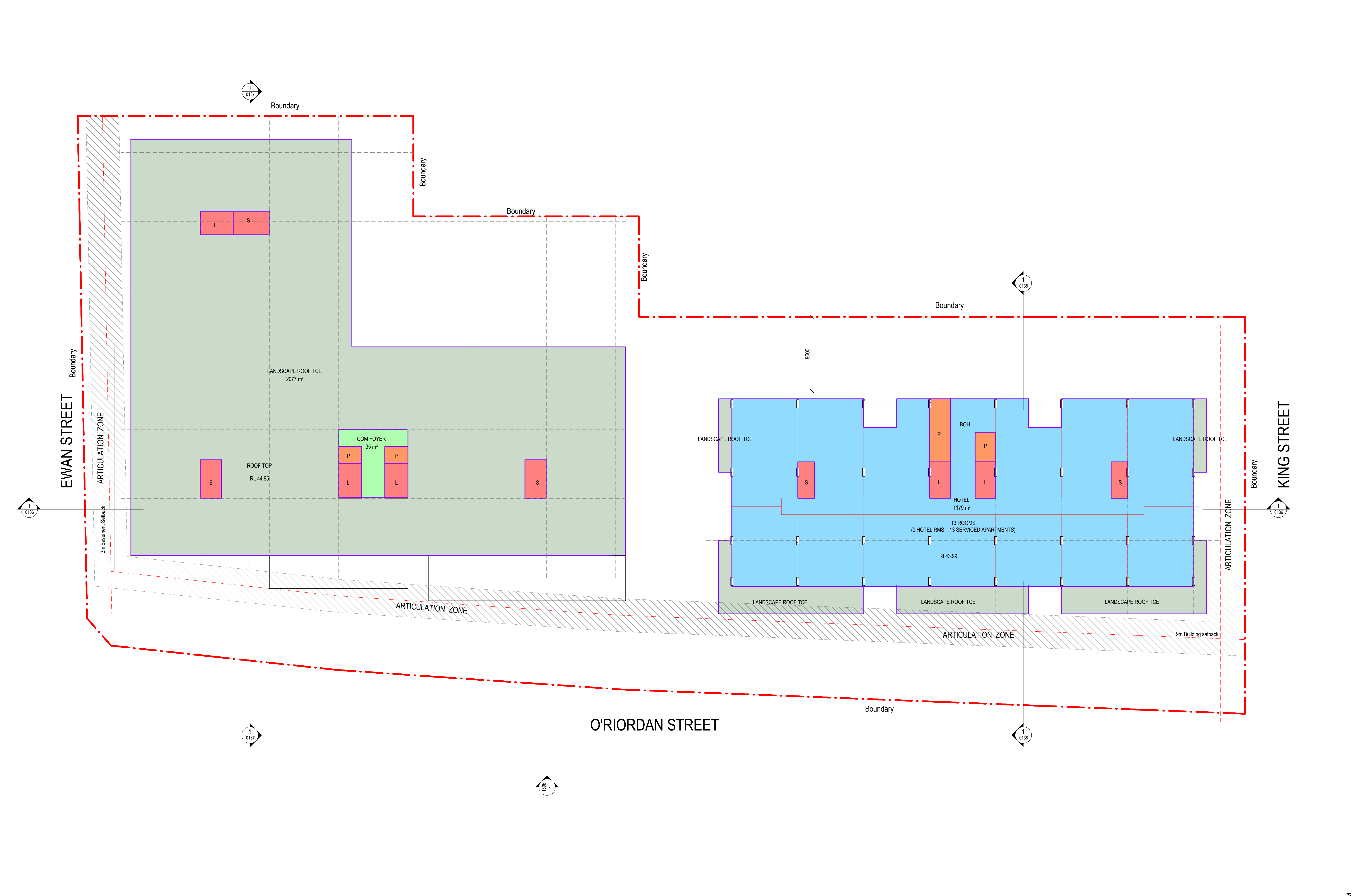
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PROJECT
OSMD
215-235 O'Riordan Street & 1-3 Ewan Street, Mascot

DRAWING TITLE
LEVEL 9

FIRST ISSUE 03/19/20	SCALE @ A1 1 : 200
DRAWN Author	CHECKED Checker
PROJECT No 17689	STAGE
DRAWING No AR-0132	REVISION 7





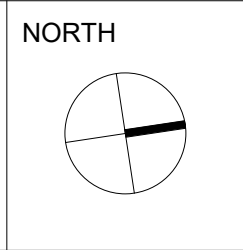


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4	PLANNING PROPOSAL	KM	YP	23.04.20
5	REVISED PLANNING PROPOSAL	KM	YP	01.05.20
6	REVISED PLANNING PROPOSAL	AA	YP	18.08.20
7	REVISED PLANNING PROPOSAL	KM	YP	14.01.21

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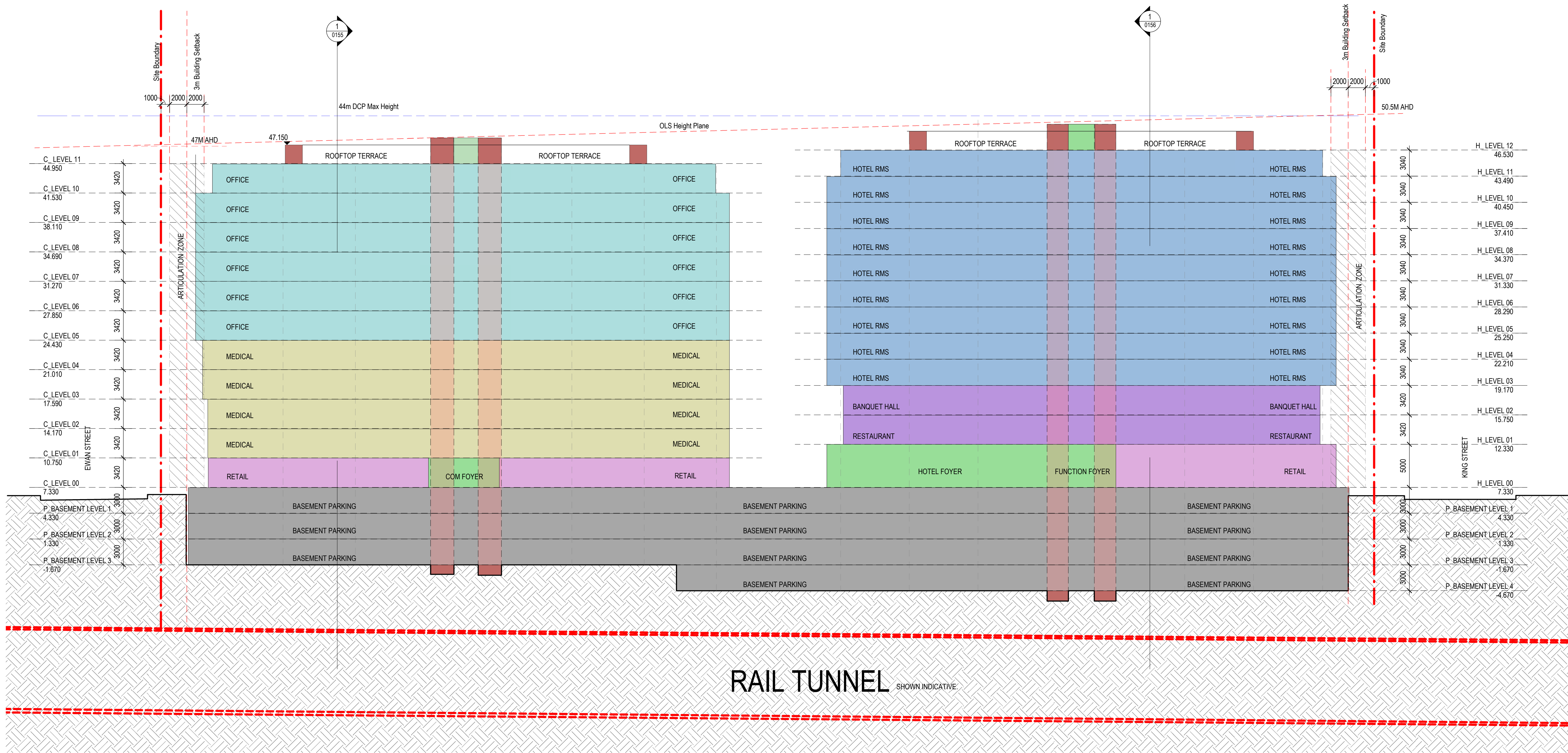
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215-235 O'Riordan Street & 1-3 Ewan Street, Mascot

DRAWING TITLE
LEVEL 12

FIRST ISSUE 03/25/20	SCALE @ A1 1 : 200
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PROJECT No 17689	STAGE
DRAWING No AR-0135	REVISION 7



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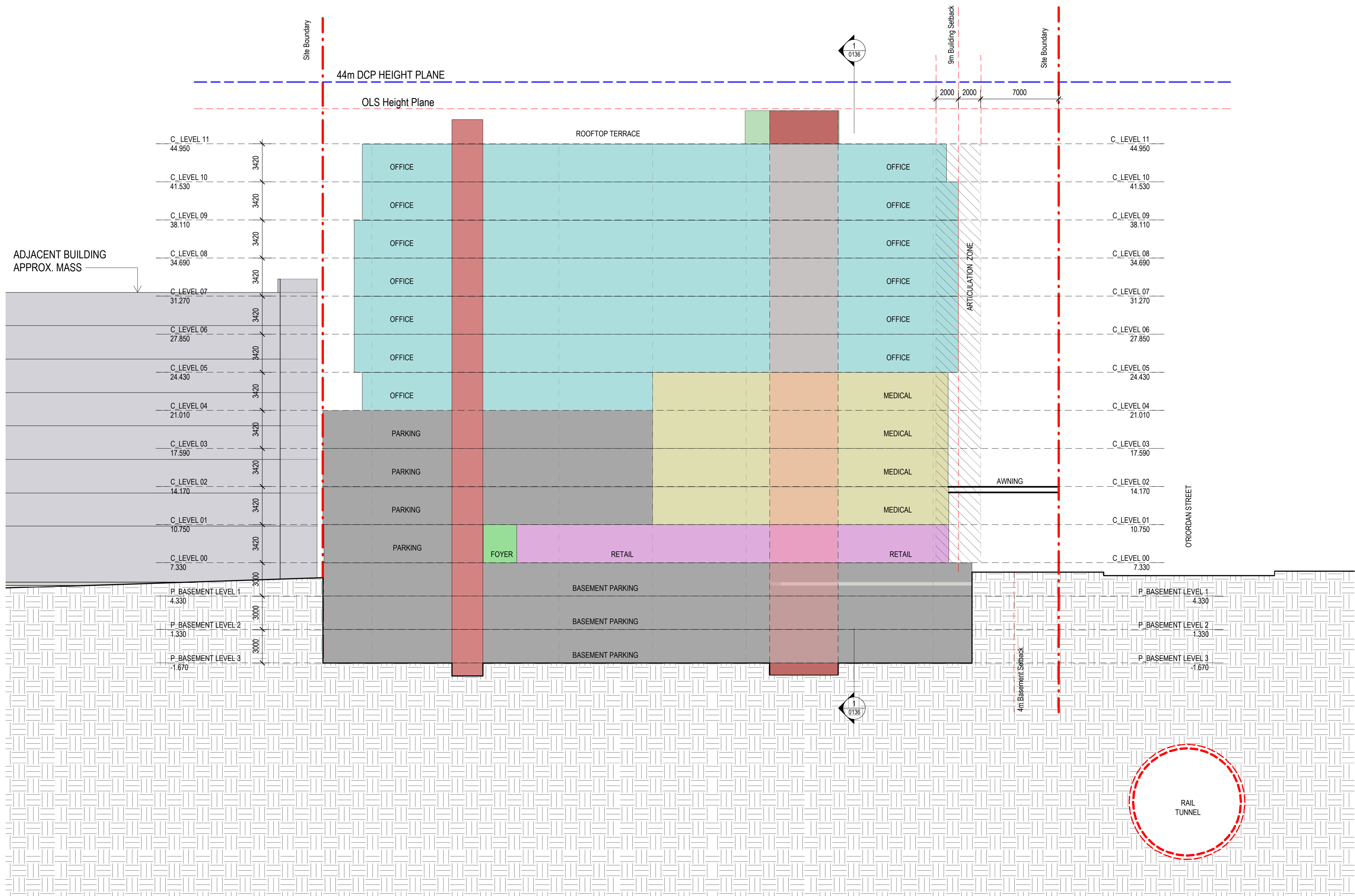
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SECTION A-A

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PROJECT No 17689	DRAWING No AR-0136
STAGE	REVISION 7

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5	REVISED PLANNING PROPOSAL	KM	YP	01.05.20
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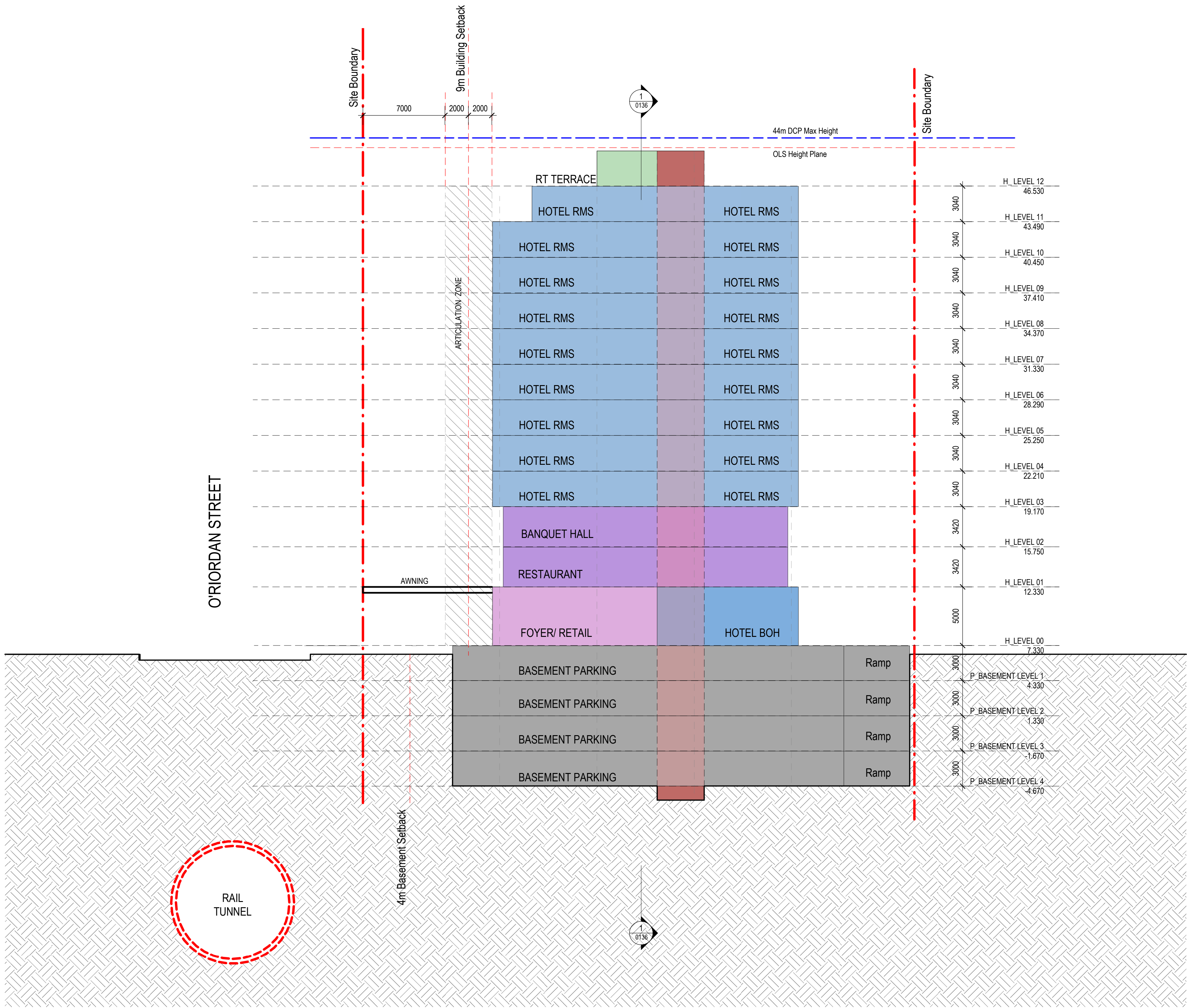
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SECTION B-B

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PROJECT No 17689	DRAWING No AR-0137
STAGE	REVISION 6

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5	REVISED PLANNING PROPOSAL	KM	YP	01.05.20
6	REVISED PLANNING PROPOSAL	AA	YP	18.08.20
7	REVISED PLANNING PROPOSAL	KM	YP	14.01.21

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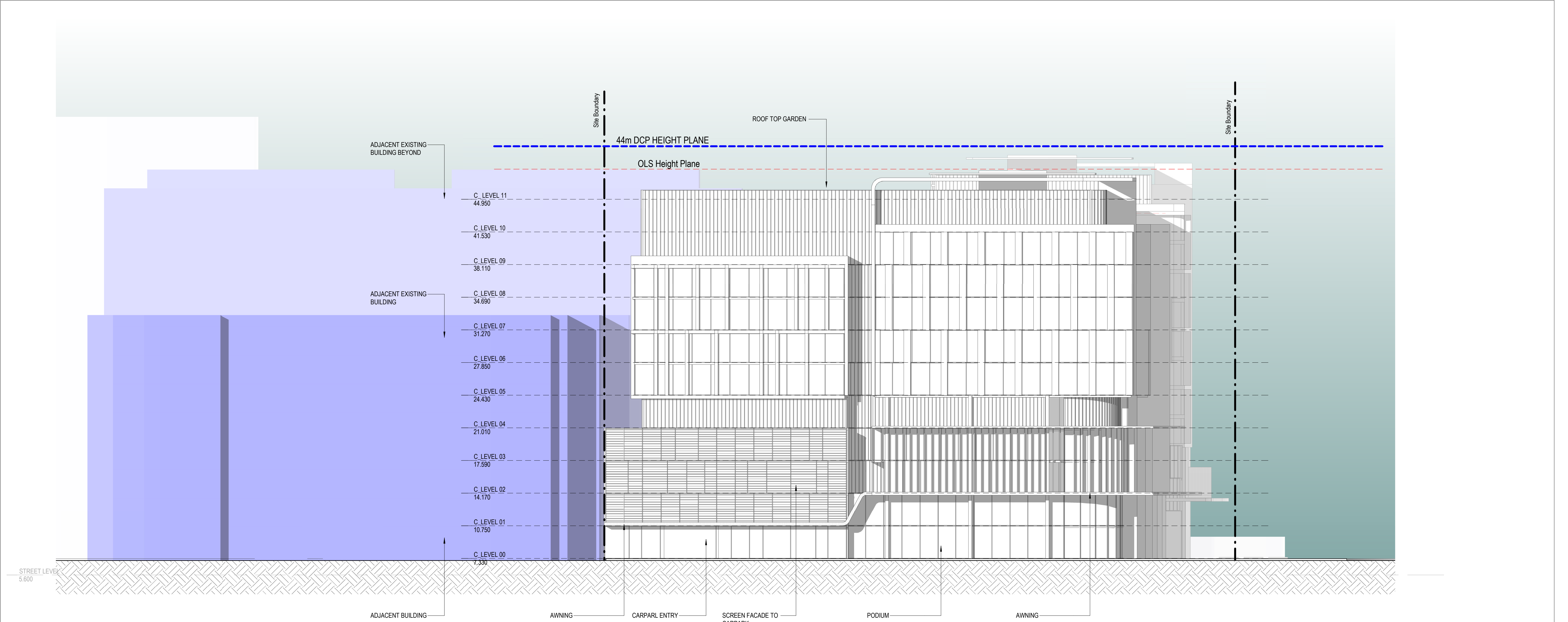
PROJECT
OSMD
215-235 O'Riordan Street & 1-3 Ewan Street, Mascot

DRAWING TITLE
SECTION C-C

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03/24/20
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Author
PROJECT No
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DRAWING No
AR-0138
REVISION
7

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1 ELEVATION Indicative Elevation 1
0123 Scale: 1 : 200

REV	DESCRIPTION	AUTH	CHK	DATE
1	REVISED PLANNING PROPOSAL			22.05.20
2	REVISED PLANNING PROPOSAL	AA	YP	18.08.20
3	REVISED PLANNING PROPOSAL	KM	YP	14.01.21

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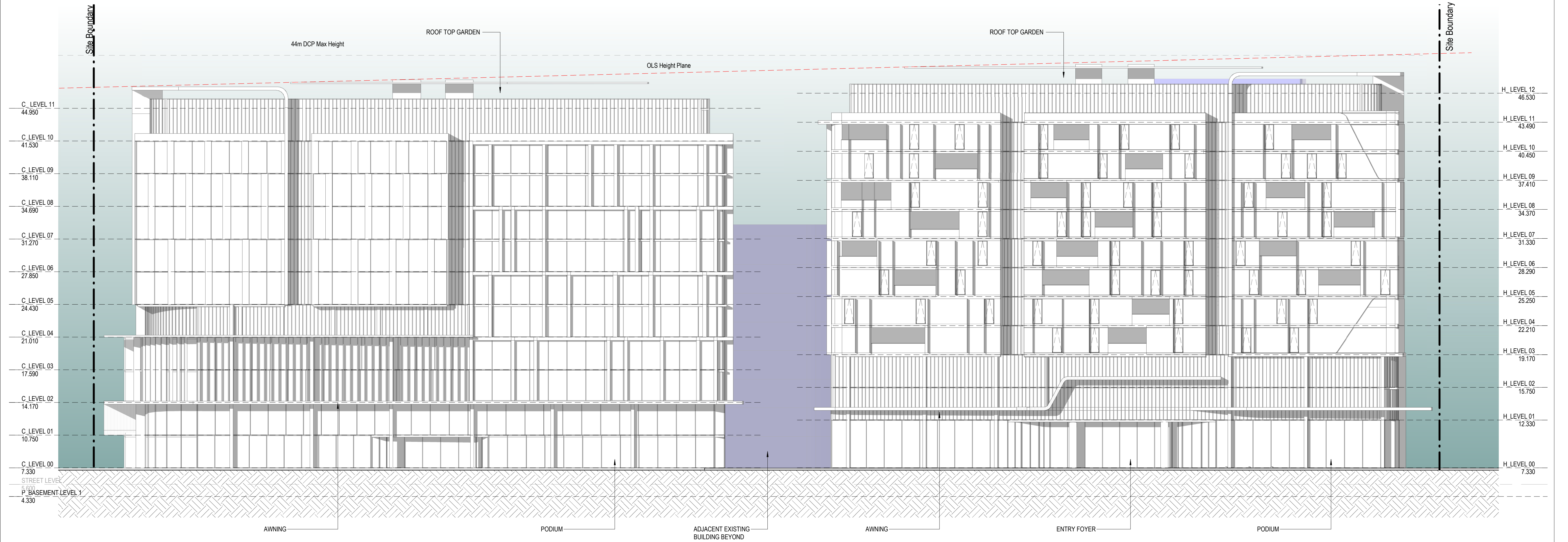


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PROJECT
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215-235 O'Riordan Street & 1-3 Ewan Street, Mascot

DRAWING TITLE
ELEVATIONS

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PROJECT No 17689	STAGE	DRAWING No AR-139a	REVISION 3



1 ELEVATION Indicative Elevation 2
0121 Scale: 1 : 200

REV	DESCRIPTION	AUTH	CHK	DATE
1	REVISED PLANNING PROPOSAL			22.06.20
2	REVISED PLANNING PROPOSAL	AA	YP	18.08.20
3	REVISED PLANNING PROPOSAL	KM	YP	14.01.21

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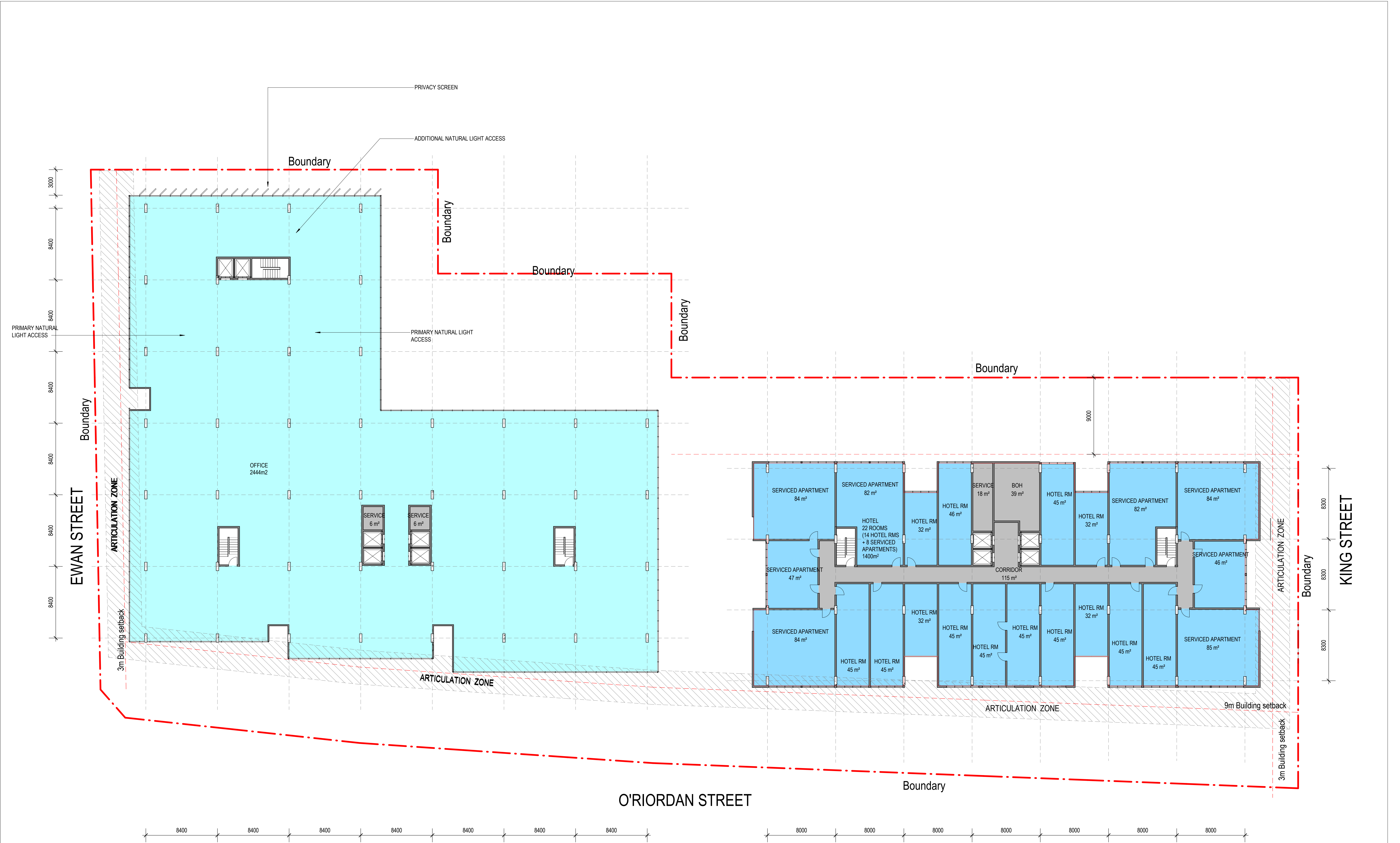


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DRAWING TITLE
ELEVATIONS

FIRST ISSUE 07/20/20		SCALE @ A1 1 : 200	
DRAWN Author		CHECKED Checker	
PROJECT No 17689	STAGE	DRAWING No AR-139b	REVISION 3



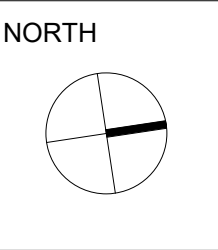
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DRAWING TITLE

TYPICAL OFFICE PLAN
TYPICAL HOTEL PLAN

FIRST ISSUE
03/30/20

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Author

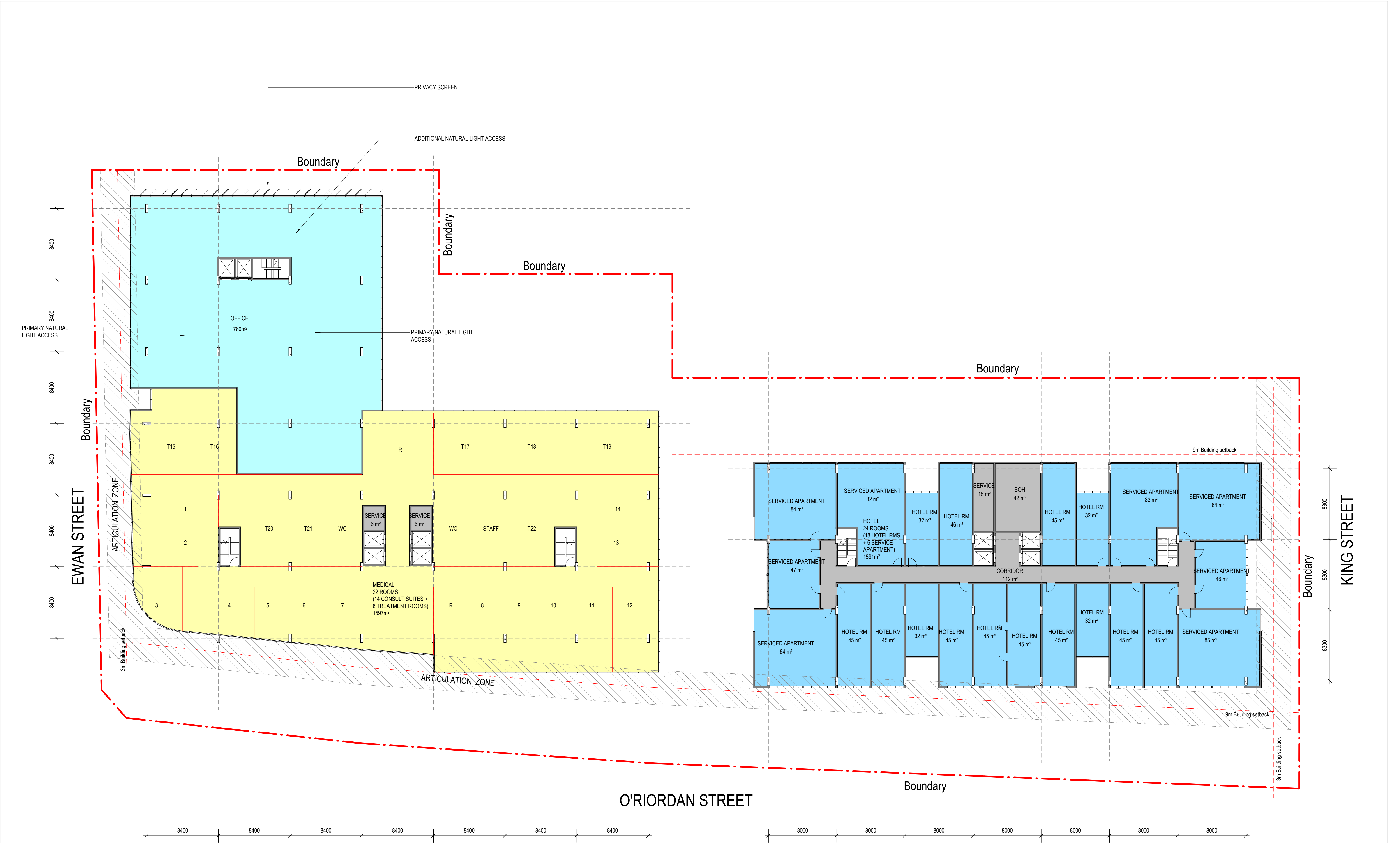
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DRAWING No
AR-0140

REVISION
6



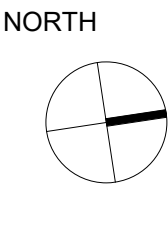
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DRAWING TITLE

TYPICAL MEDICAL /
OFFICE PLAN
TYPICAL HOTEL PLAN

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PROJECT No 17689	DRAWING No AR-0141
STAGE	REVISION 6