

21-23 LEXINGTON DRIVE

BELLA VISTA NSW 2153

PLANNING PROPOSAL

ARCHITECTURAL DRAWING LIST

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KOICHTAKADA.COM



PROJECT SUMMARY

Address	21-23 Lexington Drive, Bella Vista, NSW 2153 Lot: 7081 DP 1037626
Site Area	10,200m²
Land Use	Business Park (B7)

PROPOSAL SUMMARY / COUNCIL DCP & LEP CONTROLS

	RECOMMENDED CONTROL	PROPOSED
Floor Space Ratio	2 : 1	2.7 : 1
Gross Floor Area	20,400m²	27,769m²
Max Building Height (RL)	116m	116m
		Top of Parapet: RL 116m Top of Building Component: RL 120.15m
Max Excavation Depth (RL)	74.1m	74.1m
Setbacks	20m to Lexington Drive	20m to Lexington Drive
	10m to Side/Rear (5m for Parking Levels)	10-12.5m to Side/Rear (5m for Parking Levels to Rear)
Parking	682 Vehicle Spaces 14 Motorcycle Spaces 43 Bicycle Spaces	664 Vehicle Spaces 16 Motorcycle Spaces 44 Bicycle Spaces

GFA BREAKDOWN

	FOOD & BEVERAGE	OFFICE (incl. gym)	SERVICED APTS.	TOTAL
BASEMENT 01	-	46m²	-	46m²
GROUND FLOOR	800m²	400m²	-	1,200m²
LEVEL 01	-	46m²	-	46m²
LEVEL 02	-	1,241m²	-	1,241m²
LEVEL 03	-	183m²	-	183m²
LEVEL 04	-	3,646m²	-	3,646m²
LEVEL 05	-	3,646m²	-	3,646m²
LEVEL 06	-	3,646m²	-	3,646m²
LEVEL 07	-	3,646m²	-	3,646m²
LEVEL 08	-	3,646m²	-	3,646m²
LEVEL 09	-	3,646m²	-	3,646m²
LEVEL 10	-	-	3,100m²	3,100m²
TOTAL	800m²	23,792m² (23,541m² office, 251m² gym)	3,100m²	27,692m²

PARKING BREAKDOWN

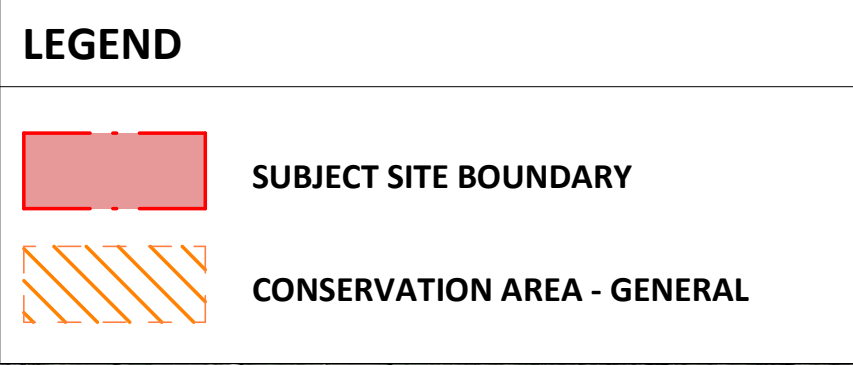
	RECOMMENDED CONTROL	PROPOSED
FOOD & BEVERAGE	1 per 40m² GFA (20 spaces)	20 spaces
OFFICE + LOBBY	1 per 40m² GFA (589 spaces)	572 spaces (542 + 6 carshare spaces at an allowance of 5 per carshare space)
GYMNASIUM	1 per 40m² GFA (7 spaces)	7 spaces
SERVICED APARTMENTS	1 per apartment (58 spaces) plus 1 per 2 staff (2 spaces) = 60 spaces total	60 spaces
SUBTOTAL	676 spaces	659 spaces
SERVICE VEHICLES	5 spaces total	5 spaces (incl. 2 in Loading Dock)
TOTAL	681 spaces	664 spaces
BICYCLE	2 spaces plus 5% of total parking (36 spaces)	44 spaces (8 above control)
MOTORCYCLE	1 per 50 parking spaces (14 spaces)	16 spaces (2 above control)
CAR SHARE SPACES	-	6 spaces
ELECTRIC VEHICLE CHARGING BAYS	-	5 spaces
ACCESSIBLE	2% of parking provision (14 spaces)	14 spaces

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A	PLANNING PROPOSAL	AP	AC	09/04/20													Capital Corporation Pty Ltd Level 1, 1 Jamison St Sydney, NSW, 2000	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 www.koichitakada.com	21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153	09/04/20	AP
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PERSPECTIVE 01 - VIEW FROM LEXINGTON DRIVE

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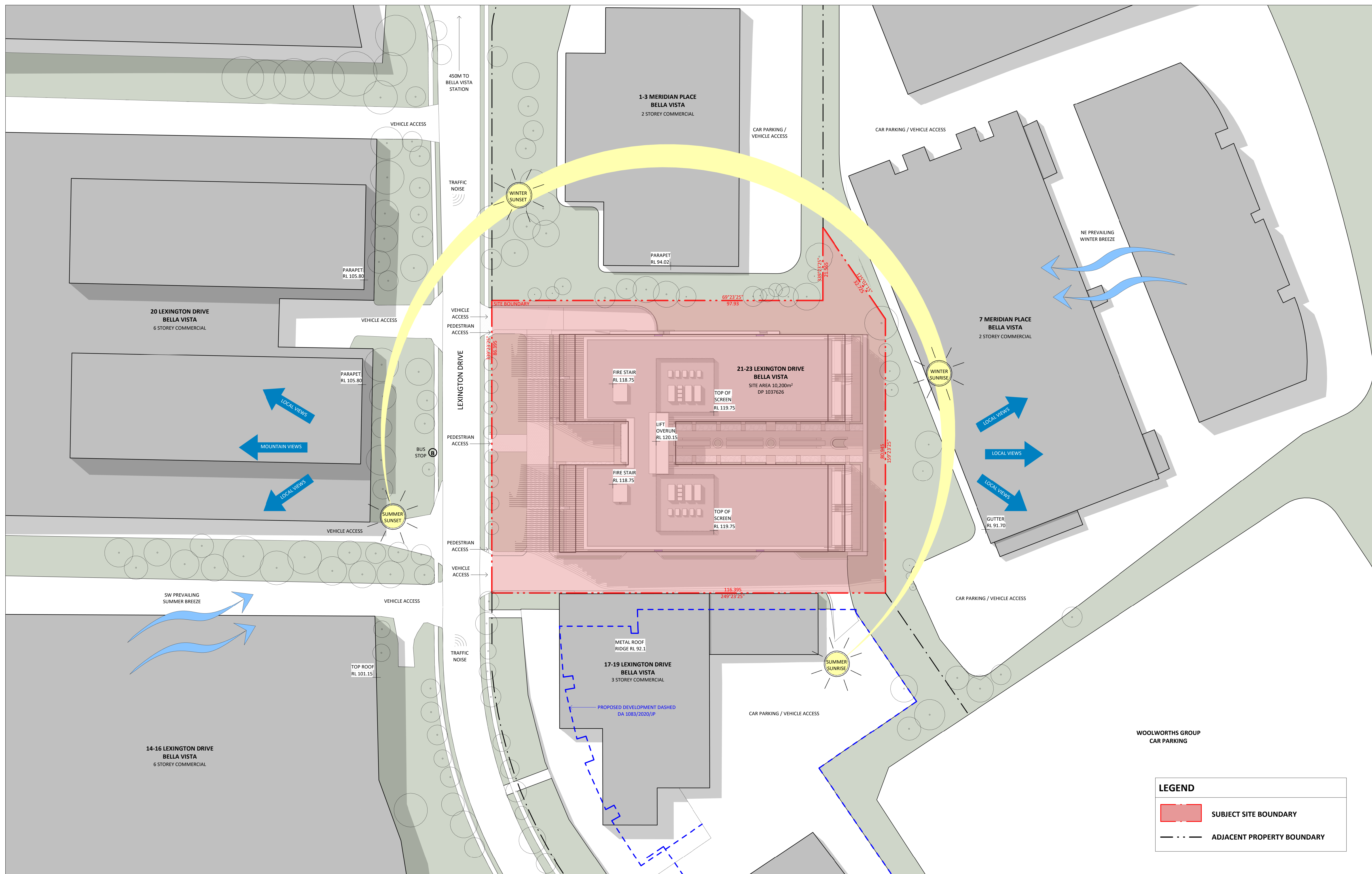
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 ON HOLD



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ARCHITECTS**

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DWG. NO.		REVISION	
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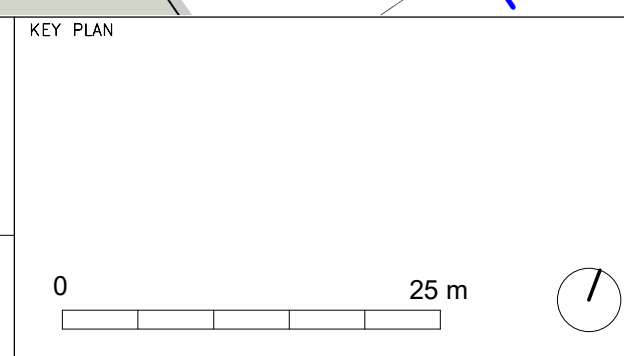
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CLIENT	Capital Corporation Pty Ltd Level 1, 1 Jamison St Sydney, NSW, 2000
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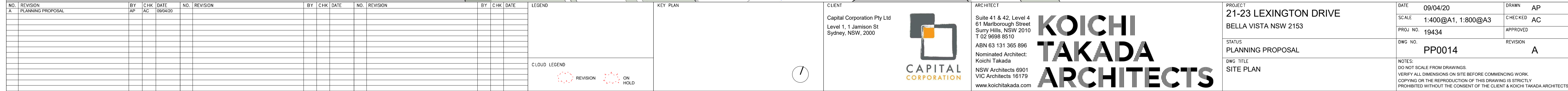


ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
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**KOICHI
TAKADA
ARCHITECTS**

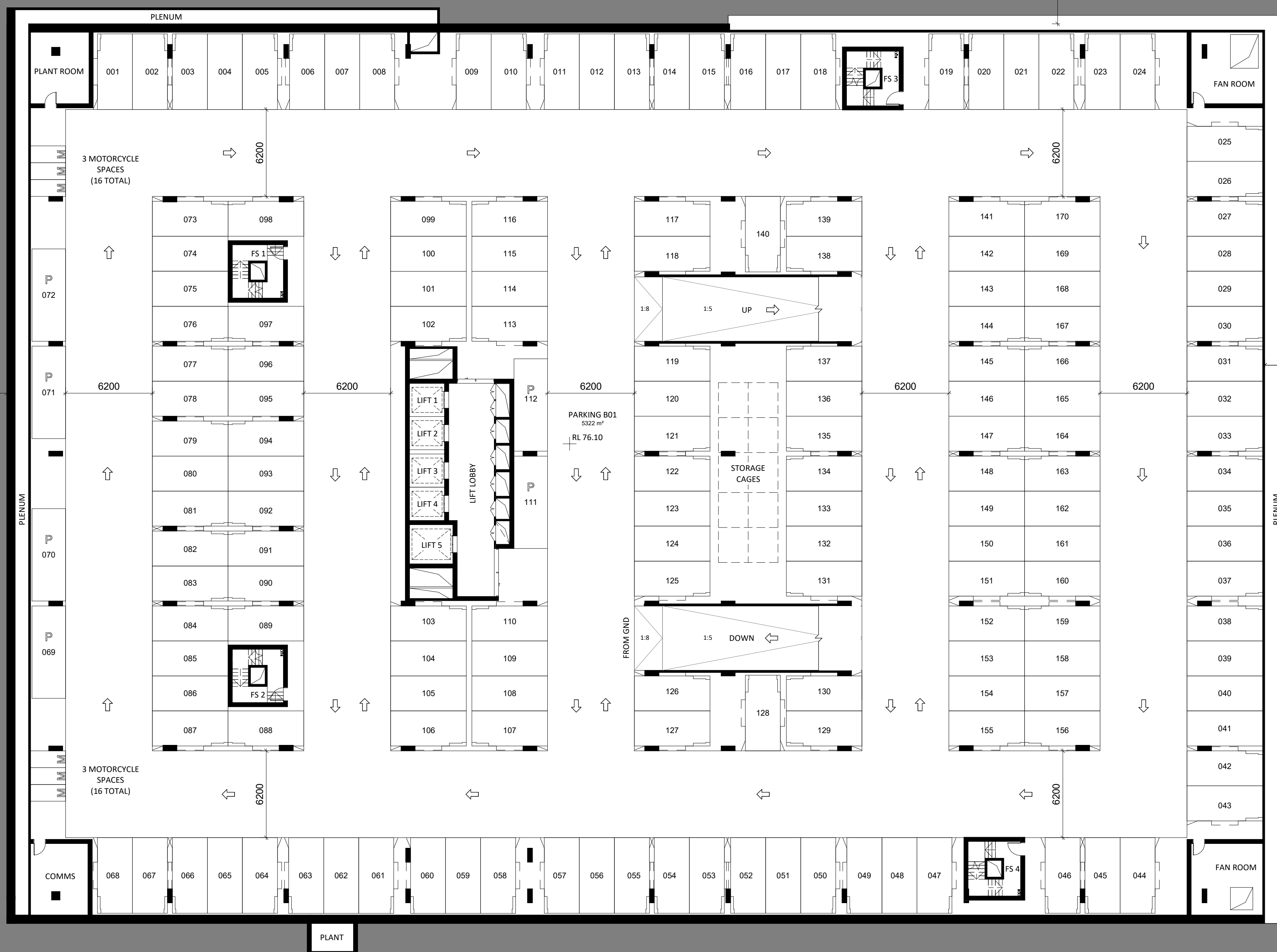
PROJECT 21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153
STATUS PLANNING PROPOSAL
DWG TITLE SITE ANALYSIS PLAN

DATE	09/04/20	DRAWN	AP
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DWG NO.	PP0012	REVISION	A
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**7 MERIDIAN PLACE
BELLA VISTA**

2 STOREY COMMERCIAL



6600
SETBACK

<u>PARKING SUMMARY</u>	
STANDARD SPACES	170
TOTAL	170
MOTORCYCLE SPACES	6

Overall Parking - PP	
Level	Count
BASEMENT 01	170
GROUND	111
LEVEL 01	93
LEVEL 02	129
LEVEL 03	132
	635

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LEGEND

CLOUD LEGEND

 REVISION  ON HOLD

KEY PLAN



**17-19 LEXINGTON DRIVE
BELLA VISTA**

3 STOREY COMMERCIAL

PROPOSED DEVELOPMENT DASHED
DA 1083/2020/JP

CLIENT
Capital Corporation Pty Ltd Level 1, 1 Jamison St Sydney, NSW, 2000



ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896

Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179

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TAKADA
ARCHITECTS**

PROJECT
21-23 LEXINGTON DRIVE
BELLA VISTA NSW 2153

STATUS

DWG TITLE	BASEMENT 01 PLAN
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DATE	09/04/20
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PROJ NO.	19434
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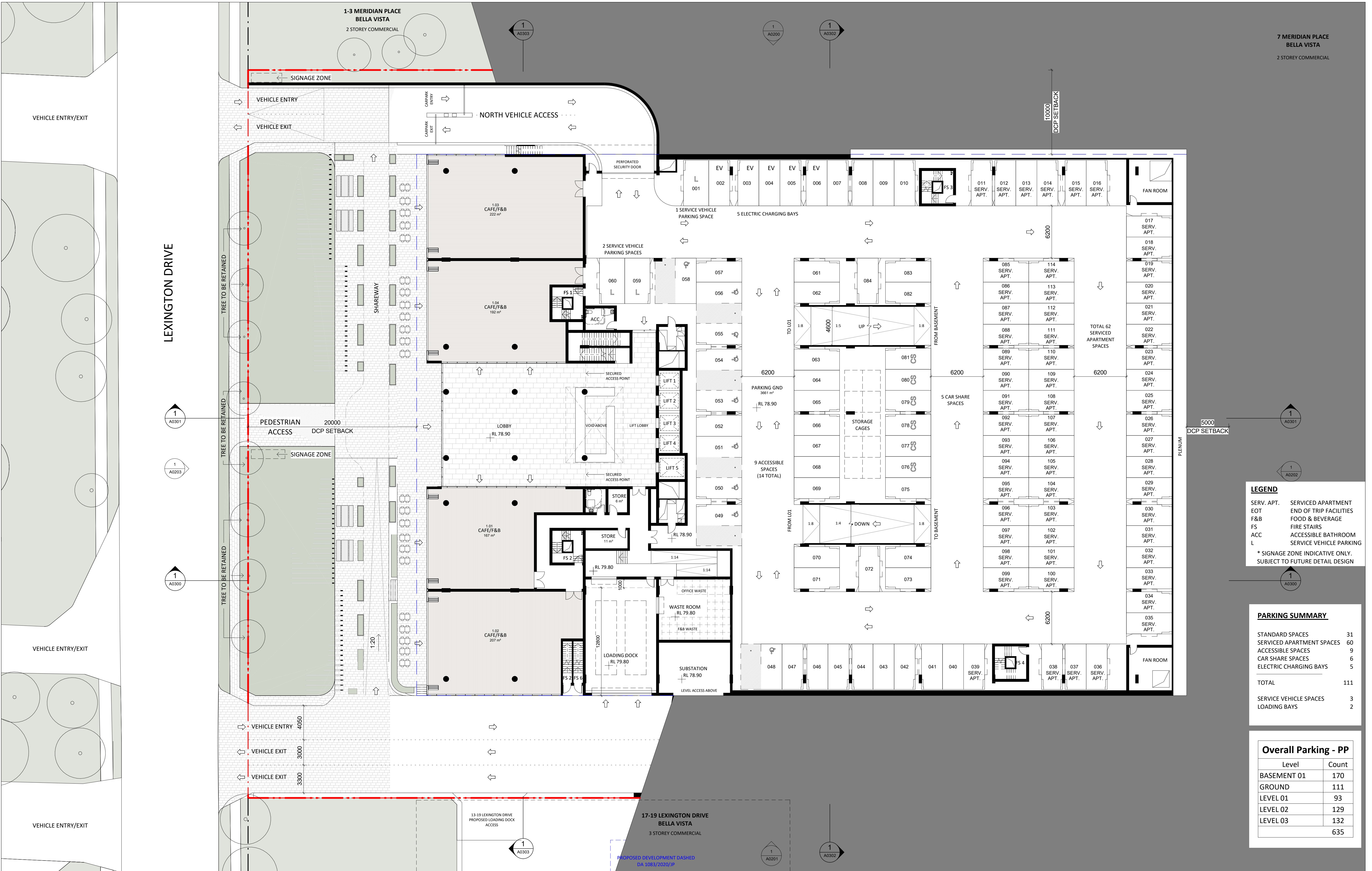
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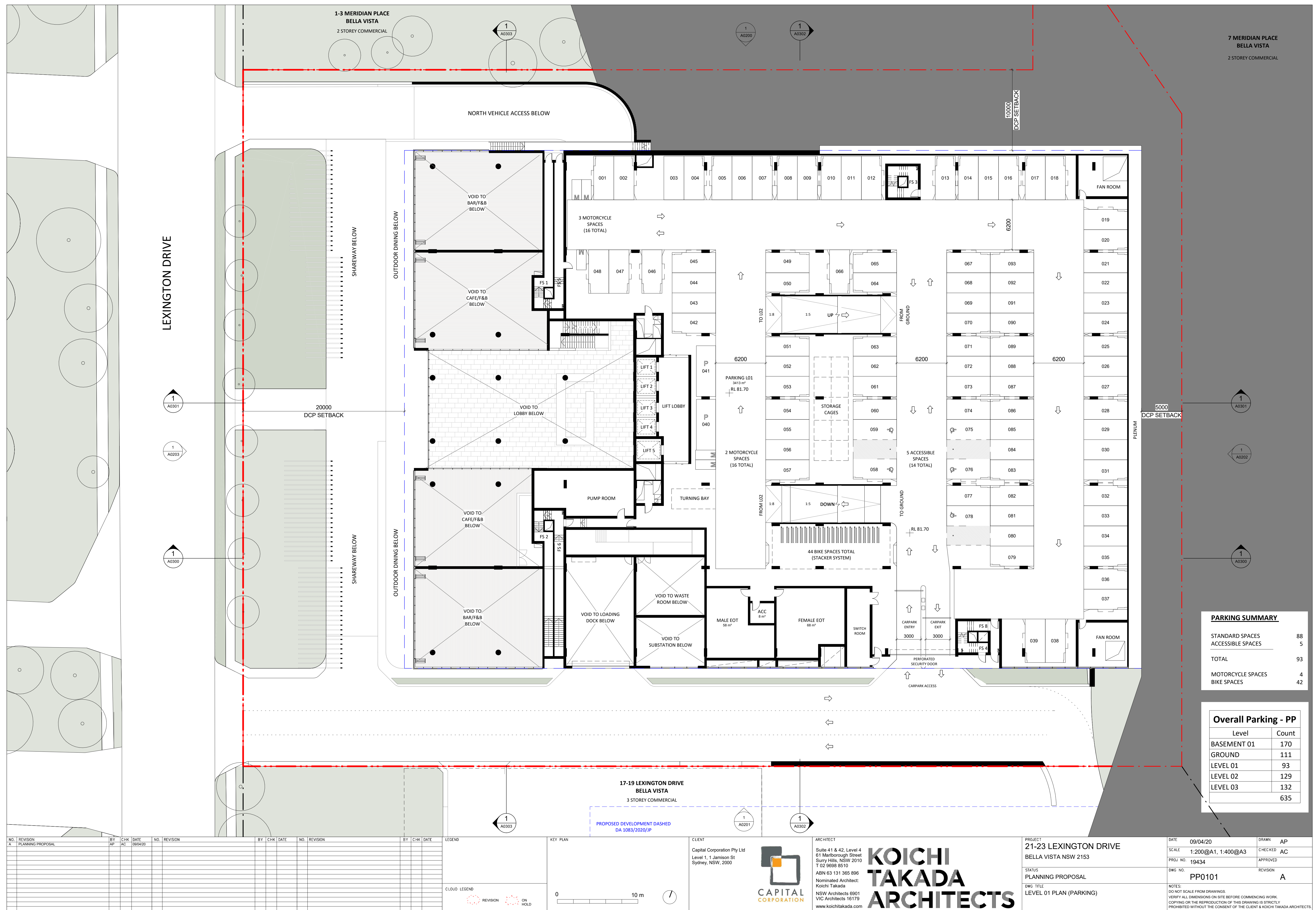
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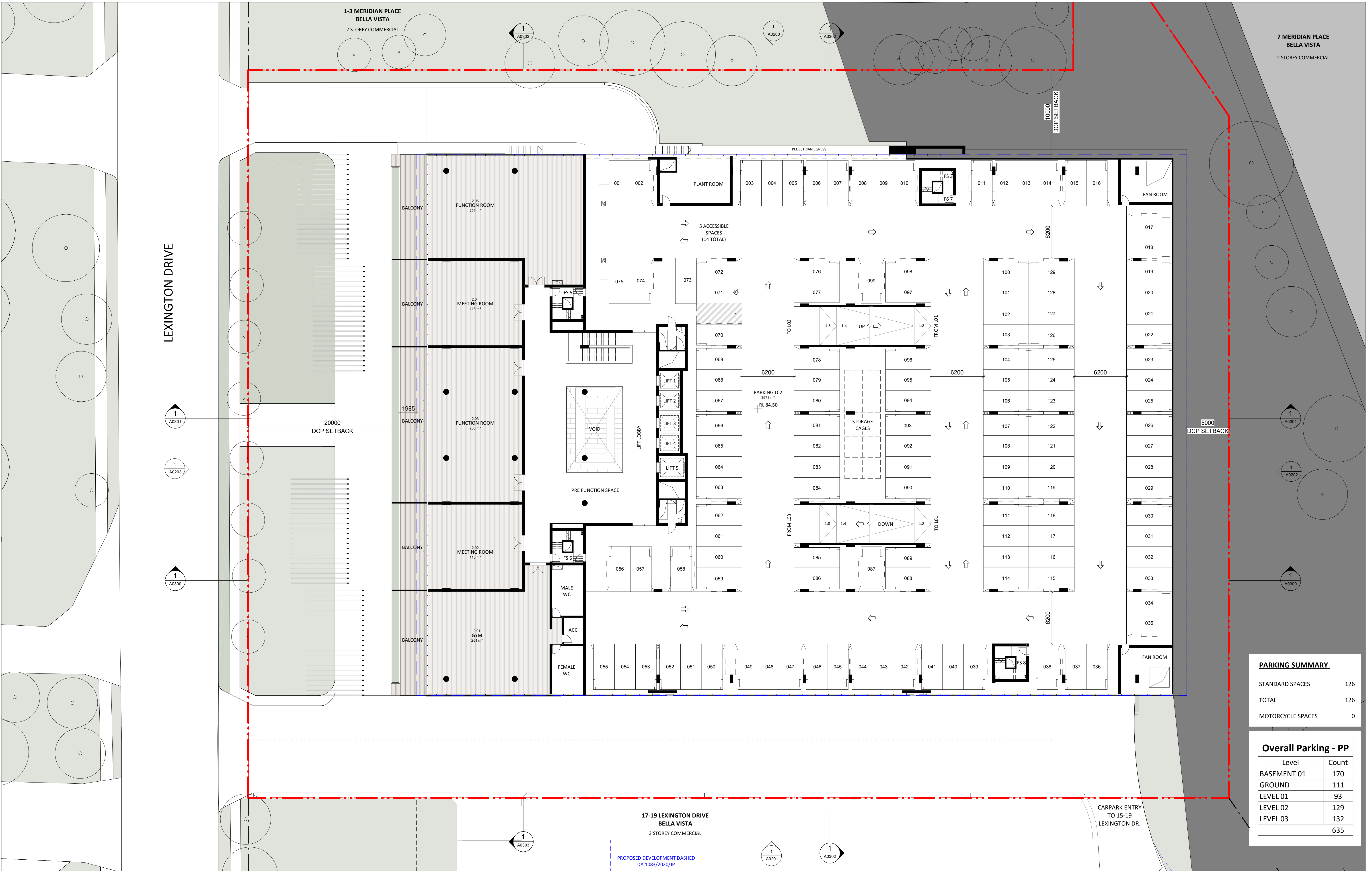


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A PLANNING PROPOSAL				AP AC 09/04/20											



<u>PARKING SUMMARY</u>	
STANDARD SPACES	88
ACCESSIBLE SPACES	5
TOTAL	93
MOTORCYCLE SPACES	4
BIKE SPACES	42

Overall Parking - PP	
Level	Count
BASEMENT 01	170
GROUND	111
LEVEL 01	93
LEVEL 02	129
LEVEL 03	132
	635



PARKING SUMMARY

STANDARD SPACES	126
TOTAL	126
MOTORCYCLE SPACES	0

Overall Parking - PP

Level	Count
BASEMENT 01	170
GROUND	111
LEVEL 01	93
LEVEL 02	129
LEVEL 03	132
	635

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A	PLANNING PROPOSAL	AP	AC	09/04/20					

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LEGEND

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ON HOLD

KEY PLAN

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CLIENT

Capital Corporation Pty Ltd
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
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ARCHITECT

KOICHI TAKADA ARCHITECTS

PROJECT

21-23 LEXINGTON DRIVE
BELLA VISTA NSW 2153

STATUS

PLANNING PROPOSAL

DWG TITLE

LEVEL 02 PLAN

DATE

09/04/20

SCALE

1:200@A1, 1:400@A3

PROJ. NO.

19434

DWG. NO.

PP0102

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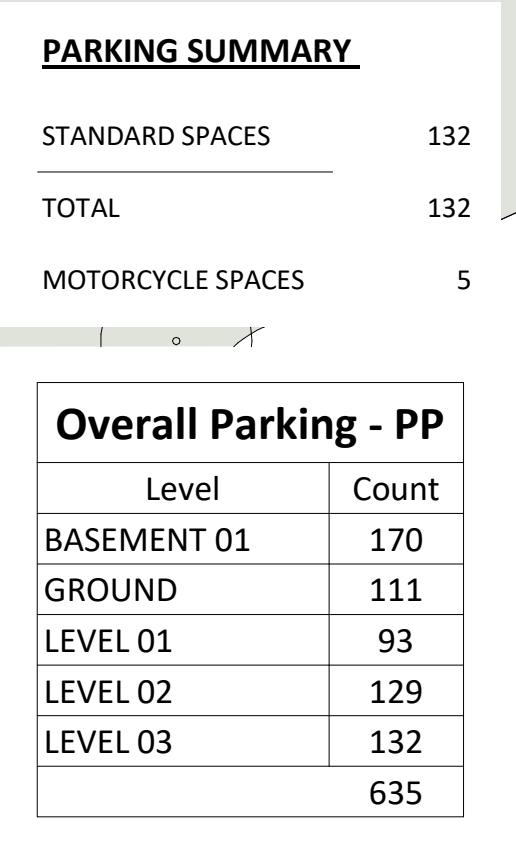
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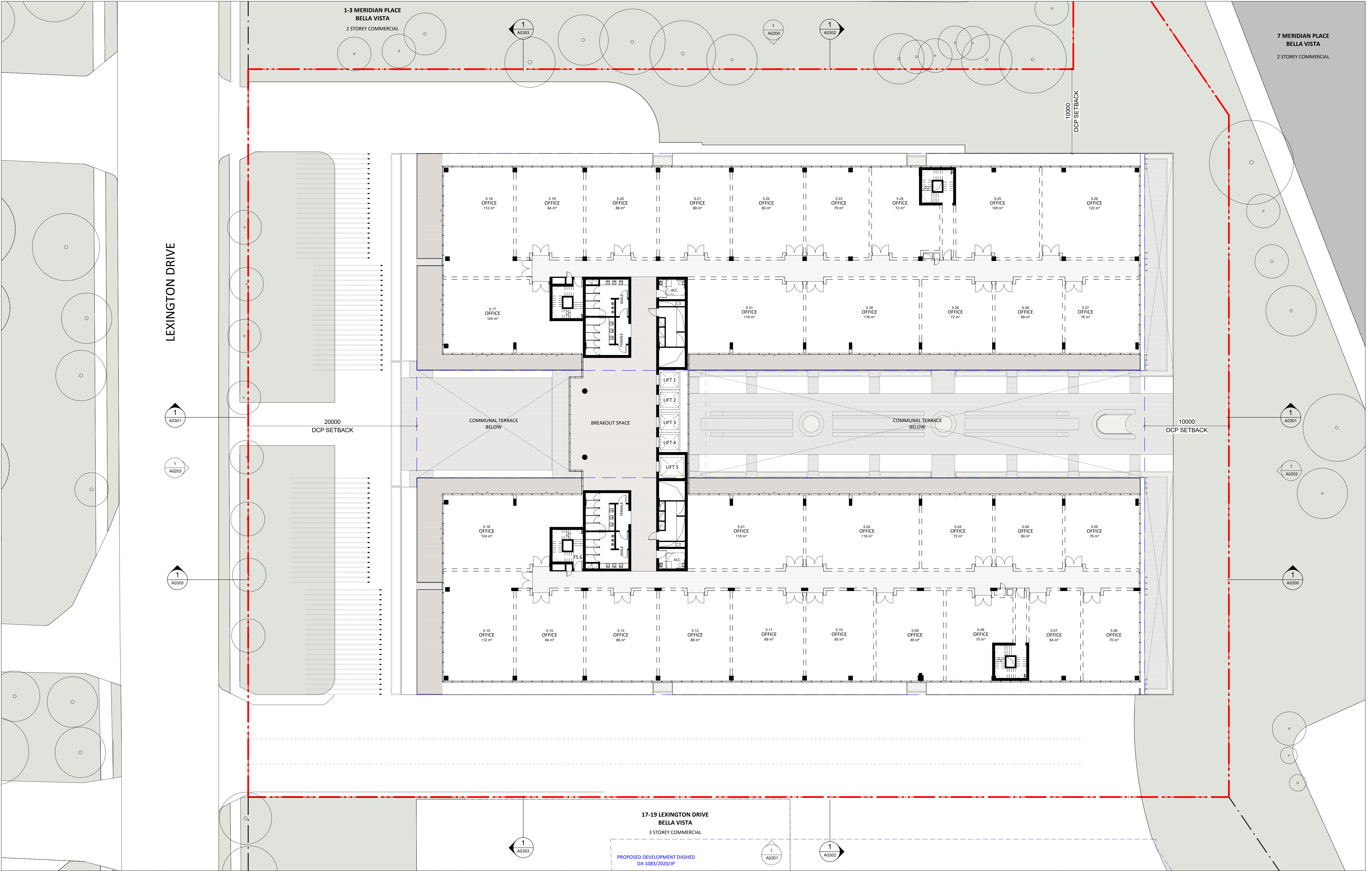
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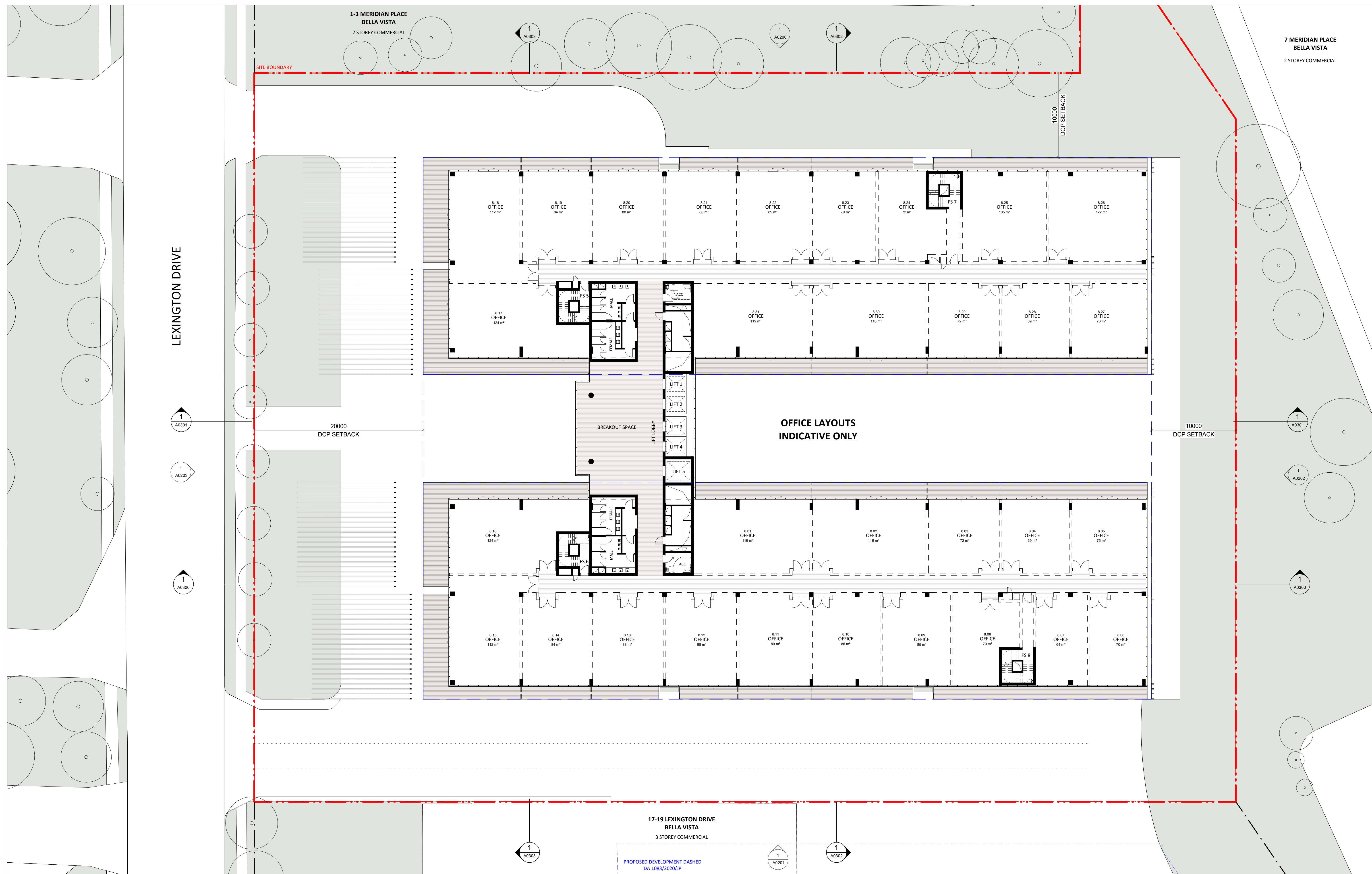
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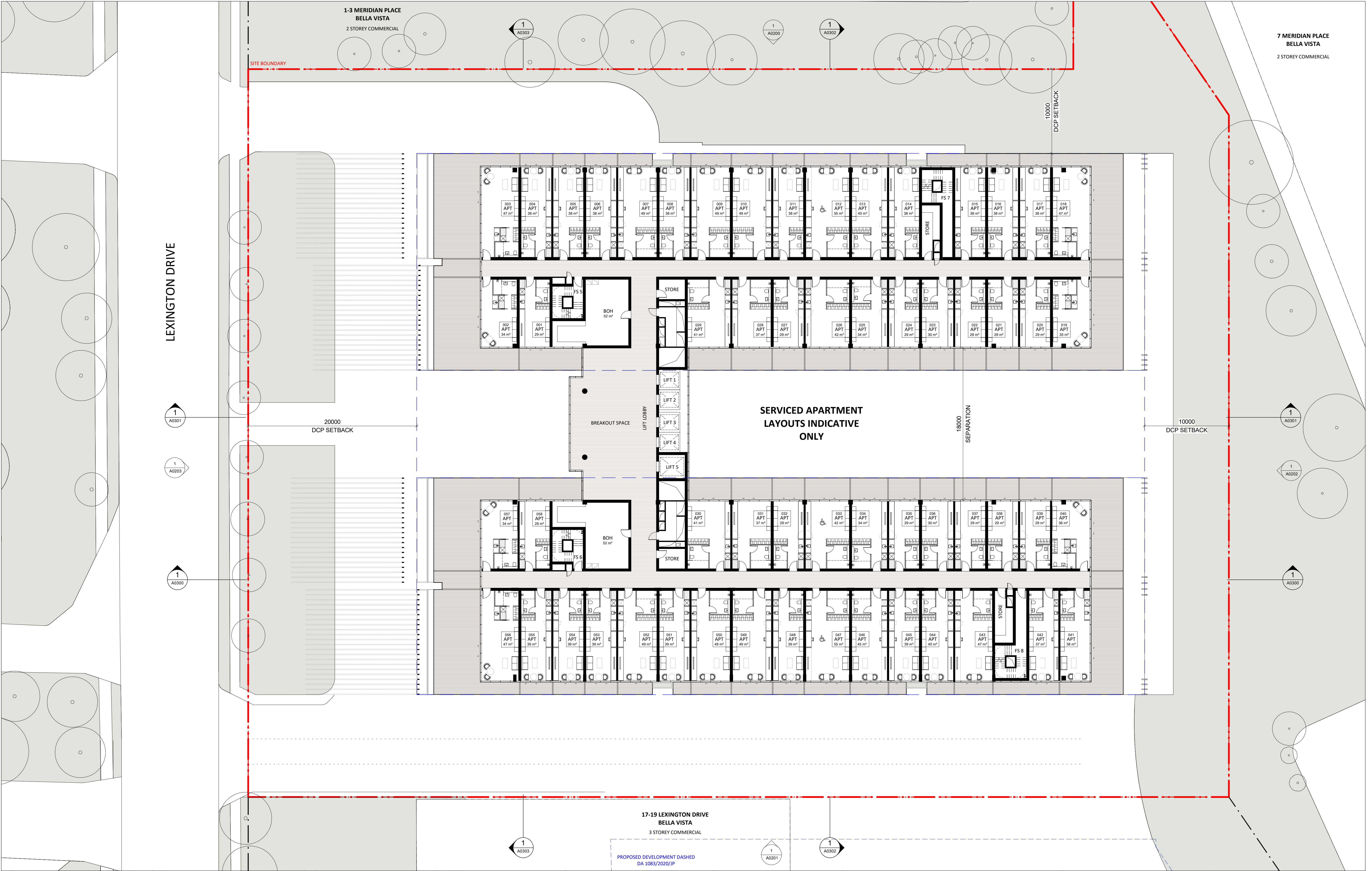
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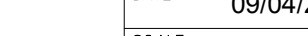
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SITE BOUNDARY

TOP OF SCREEN
RL 119.75

SITE BOUNDARY



NATURAL GROUND LINE

MAX EXCAVATION DEPTH DUE TO METRO LINE UNDER SITE (RL 74.1M)

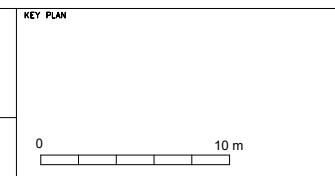
LEGEND	
AL 01	DARK COLOUR ALUMINIUM
AL 02	LIGHT COLOUR ALUMINIUM LOUVRE
AL 03	DARK COLOUR ALUMINIUM SCREEN
CN	CONCRETE
FS 01	TIMBER-LOOK METAL PROFILE
GL 01	CLEAR GLASS
GL 02	COLOURBACK GLASS
GL 03	GLASS BALUSTRADE
GL 04	CLEAR GLASS - RETAIL
PT 01	DARK COLOUR PAINT

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LEGEND

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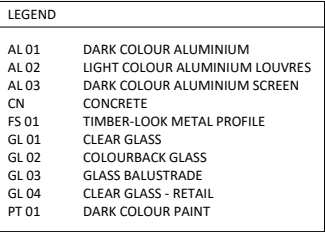


CAPITAL
CORPORATION

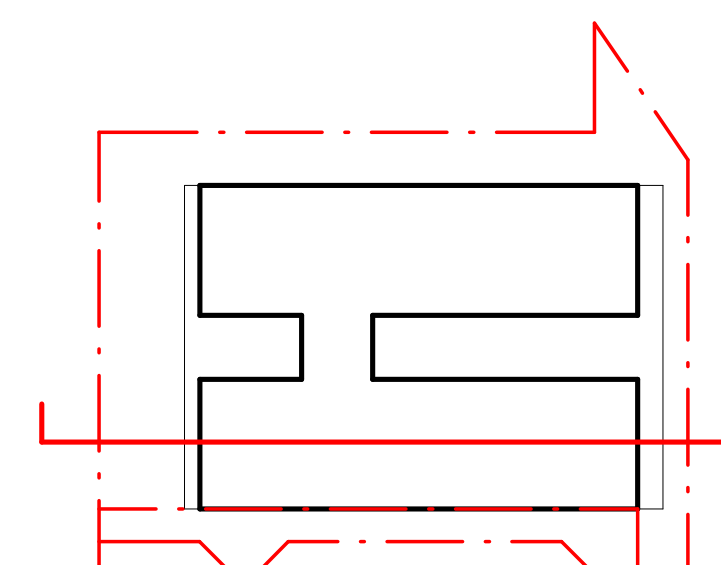
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PROJECT 21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153
STATUS PLANNING PROPOSAL
DWG TITLE NORTH ELEVATION

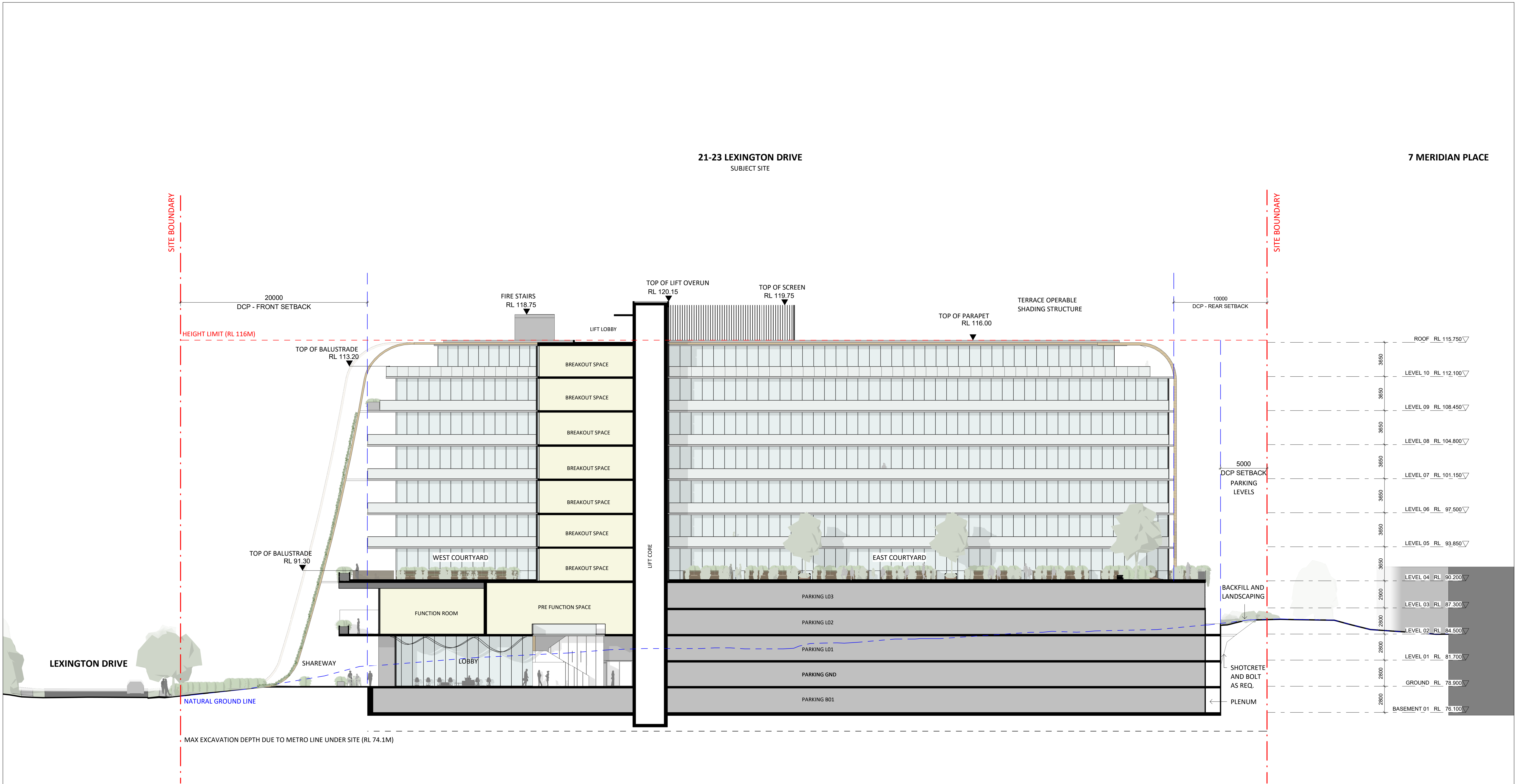
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7 MERIDIAN PLACE



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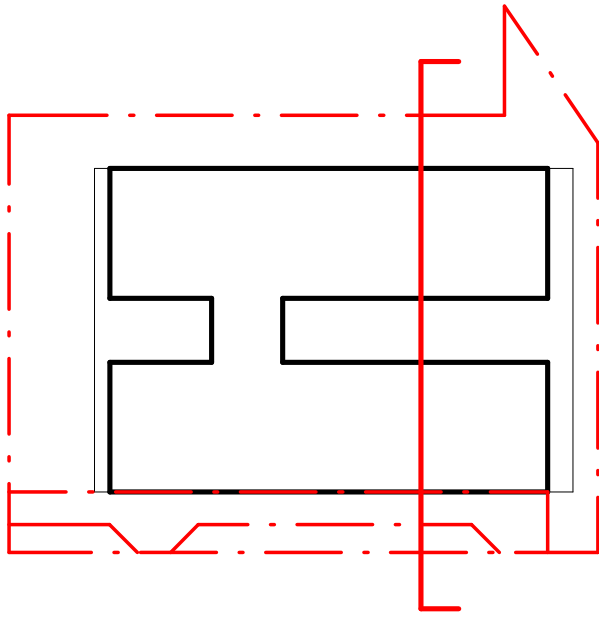
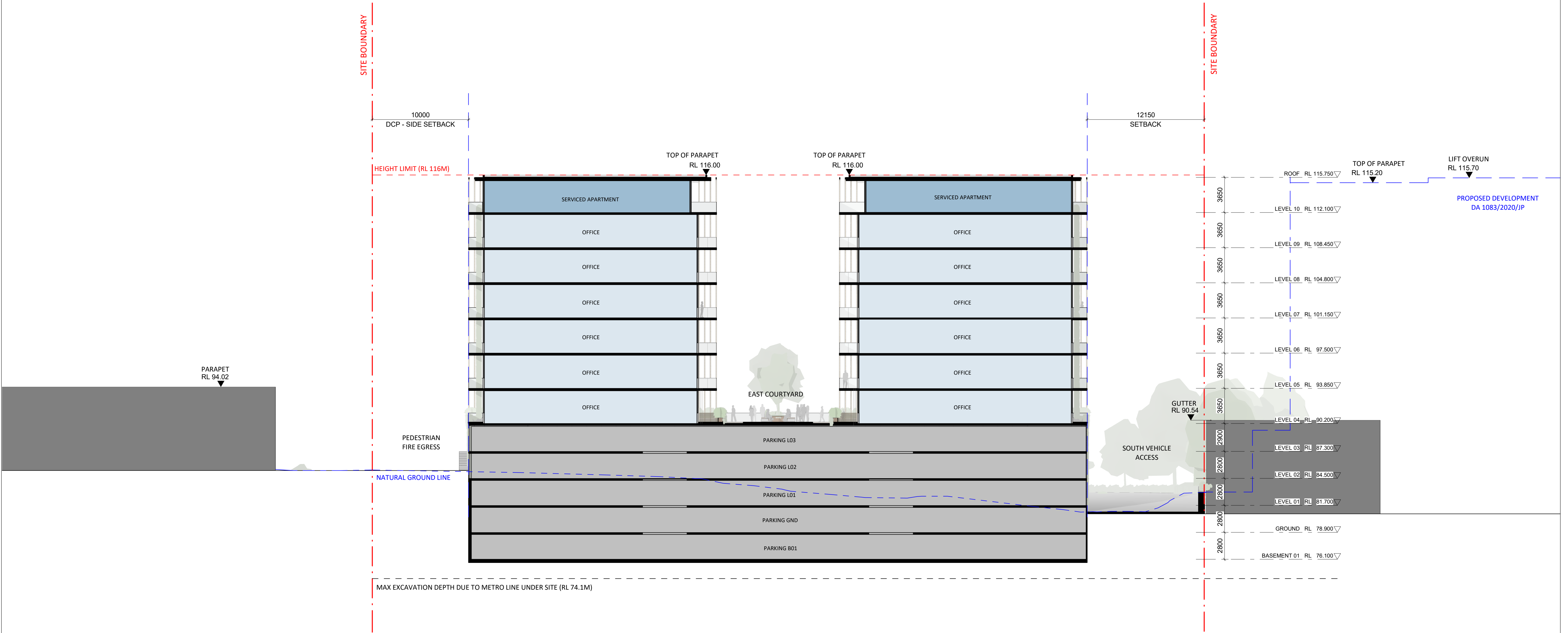


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1-3 MERIDIAN PLACE

21-23 LEXINGTON DRIVE
SUBJECT SITE

15-19 LEXINGTON DRIVE

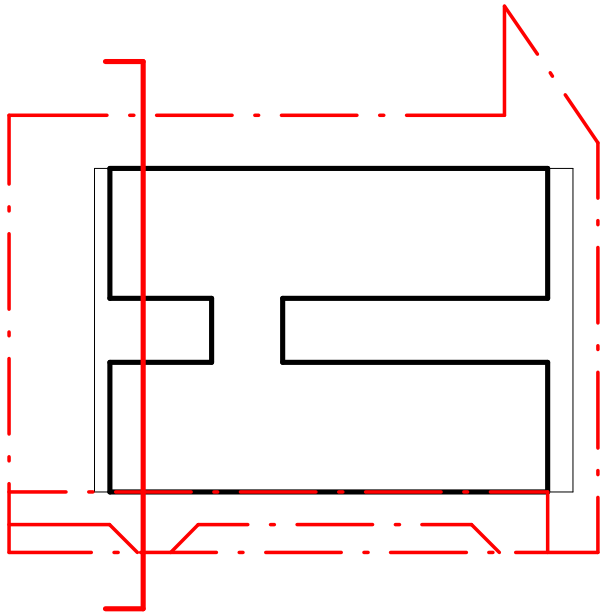
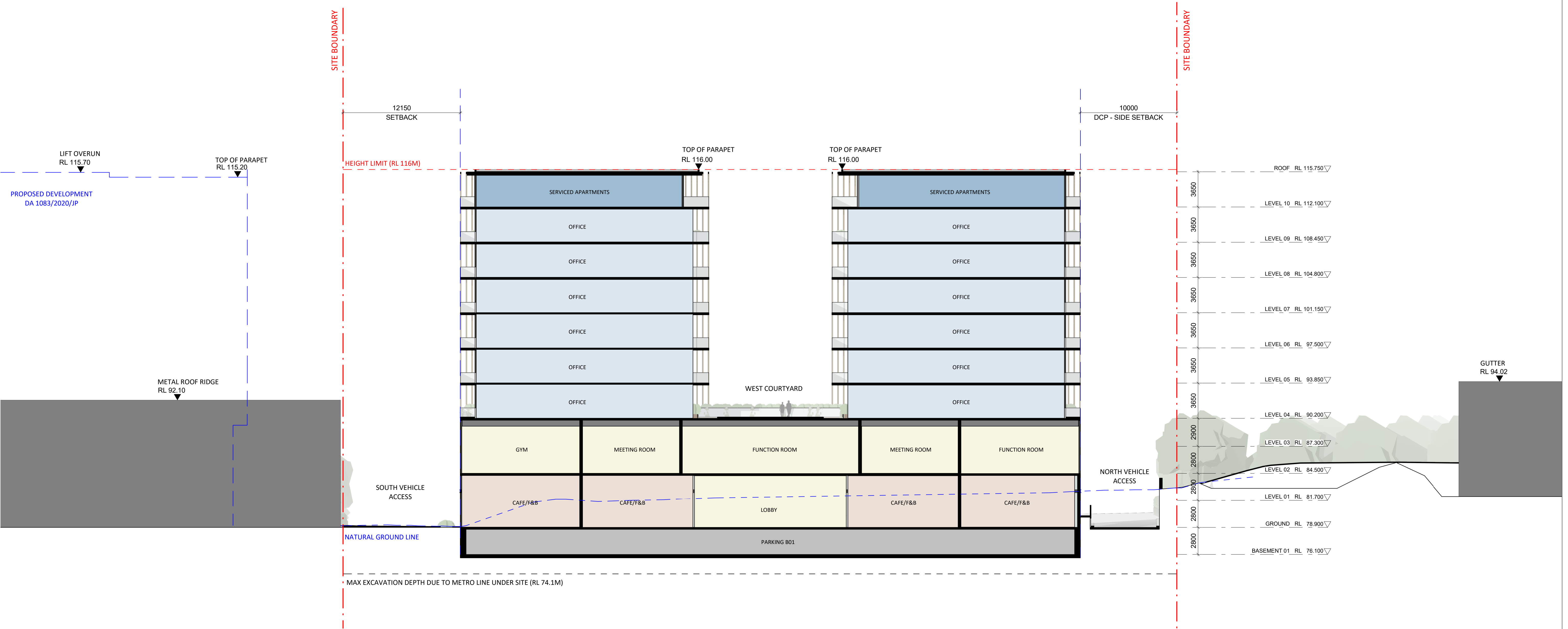


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17-19 LEXINGTON DRIVE

21-23 LEXINGTON DRIVE
SUBJECT SITE

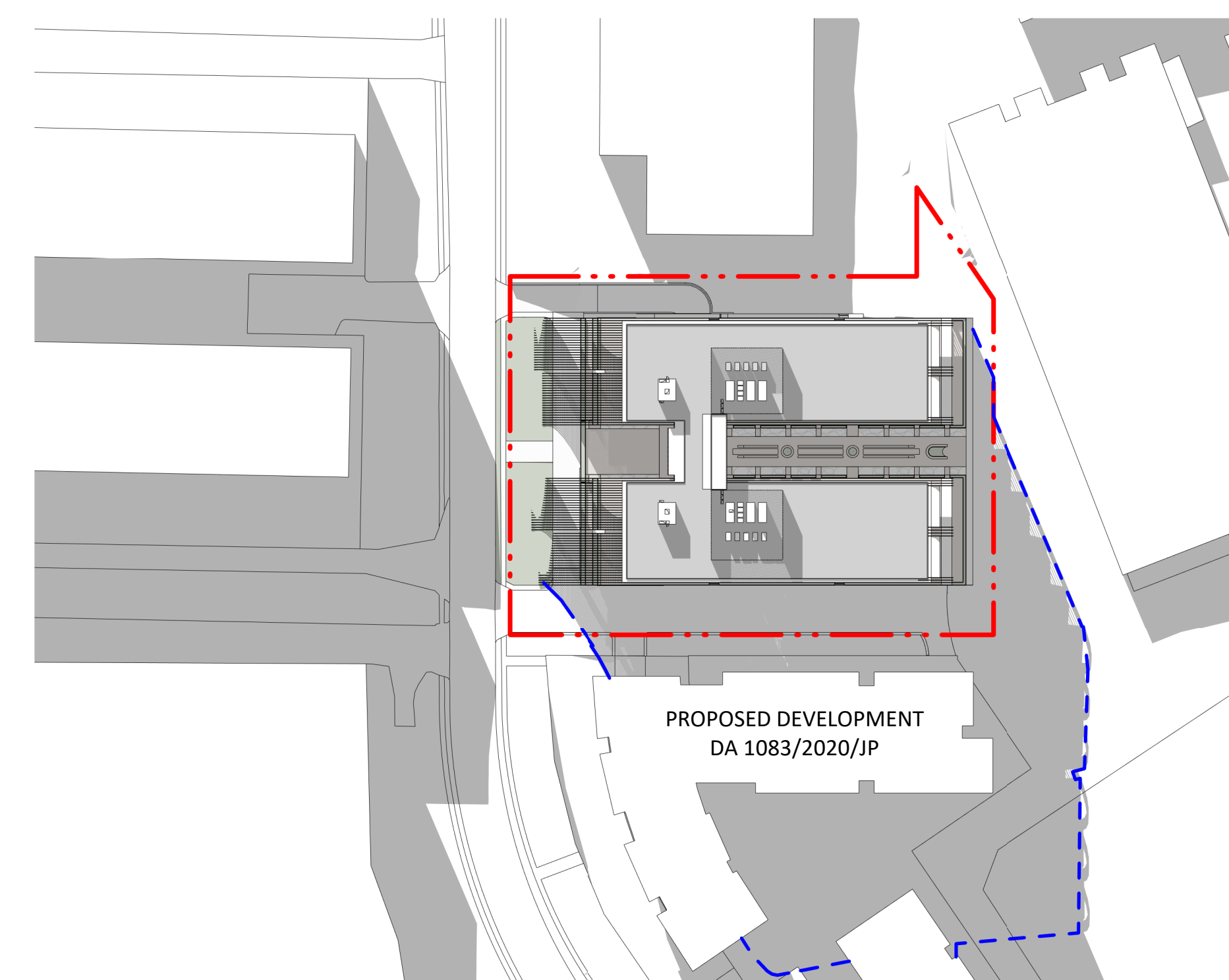
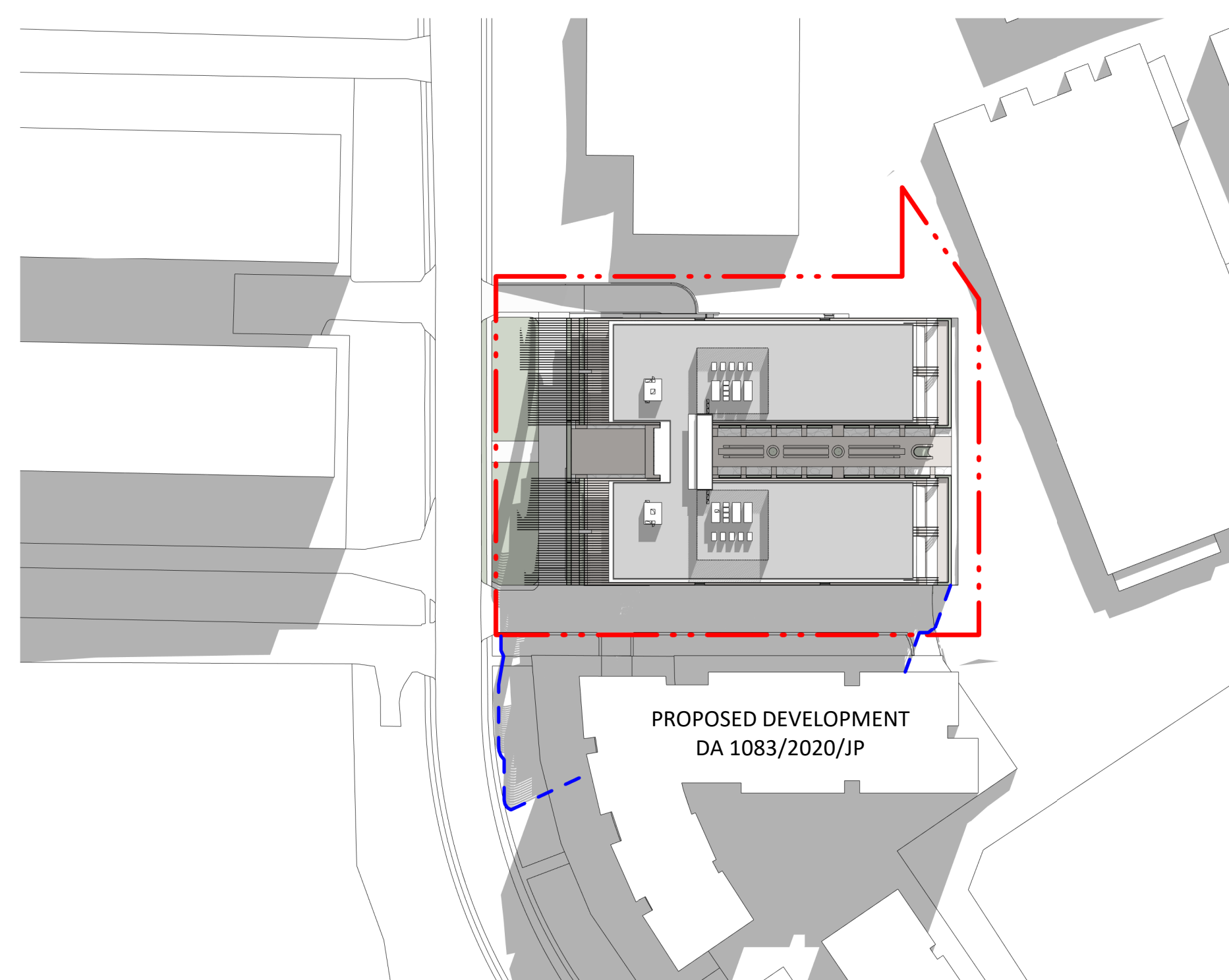
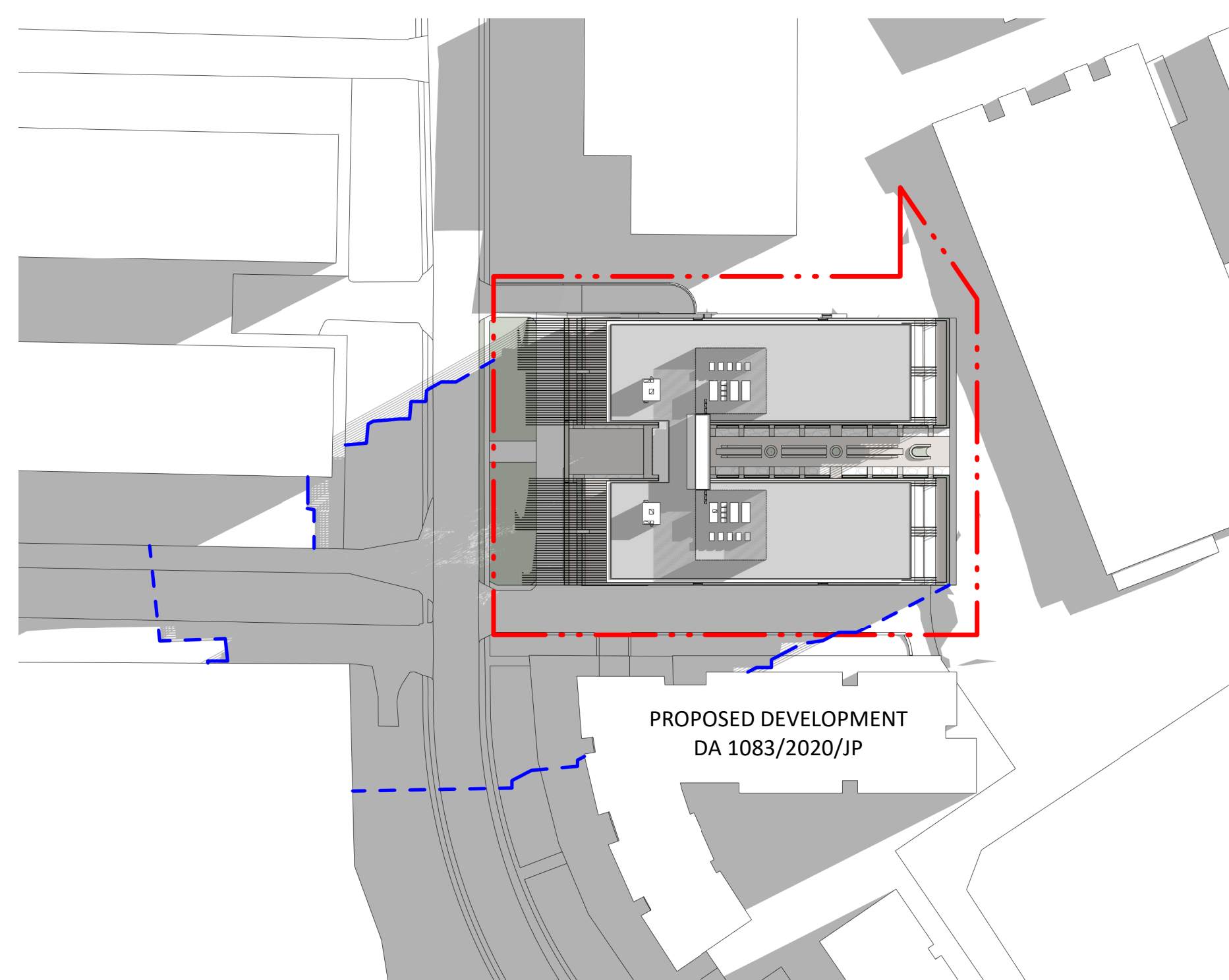
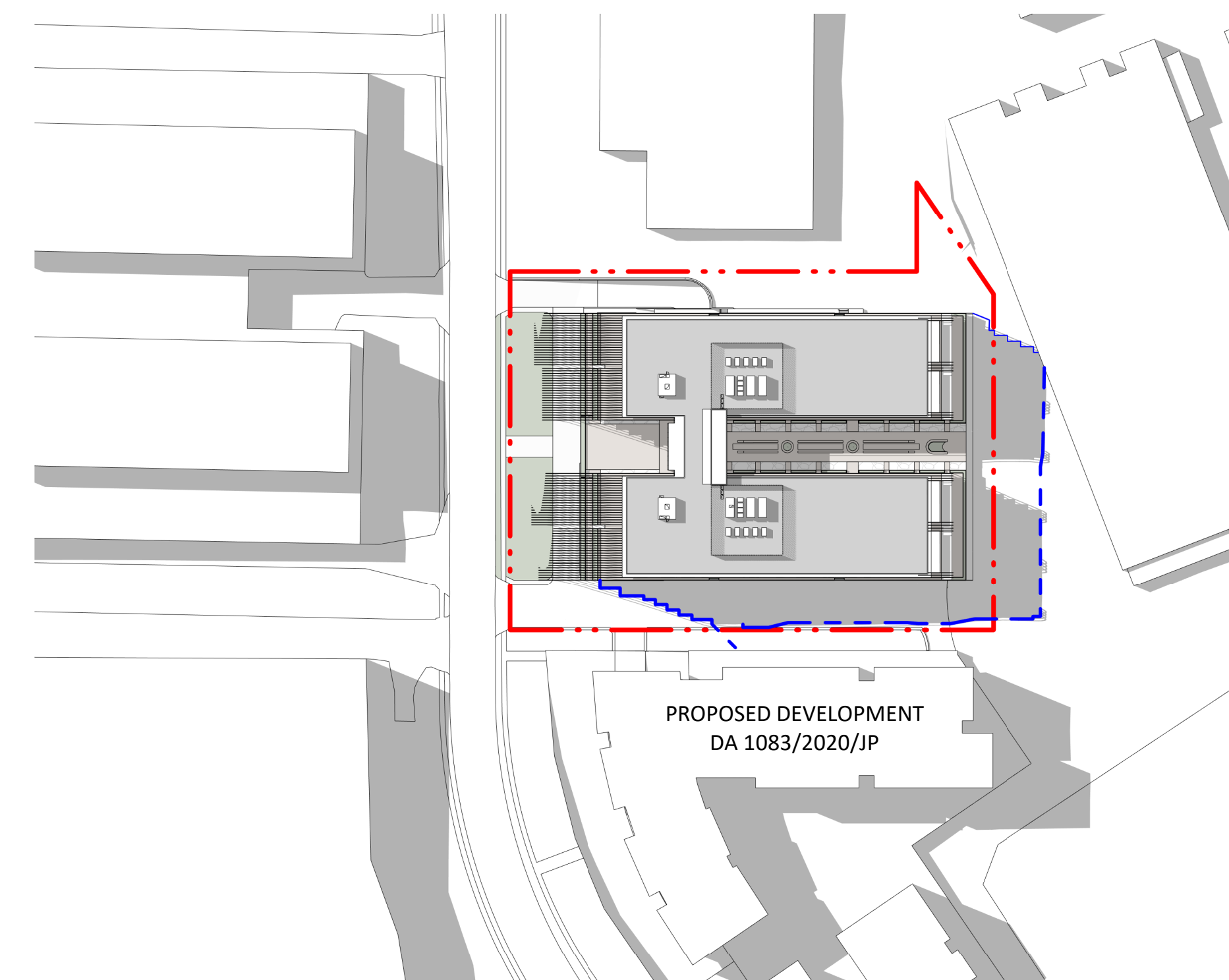
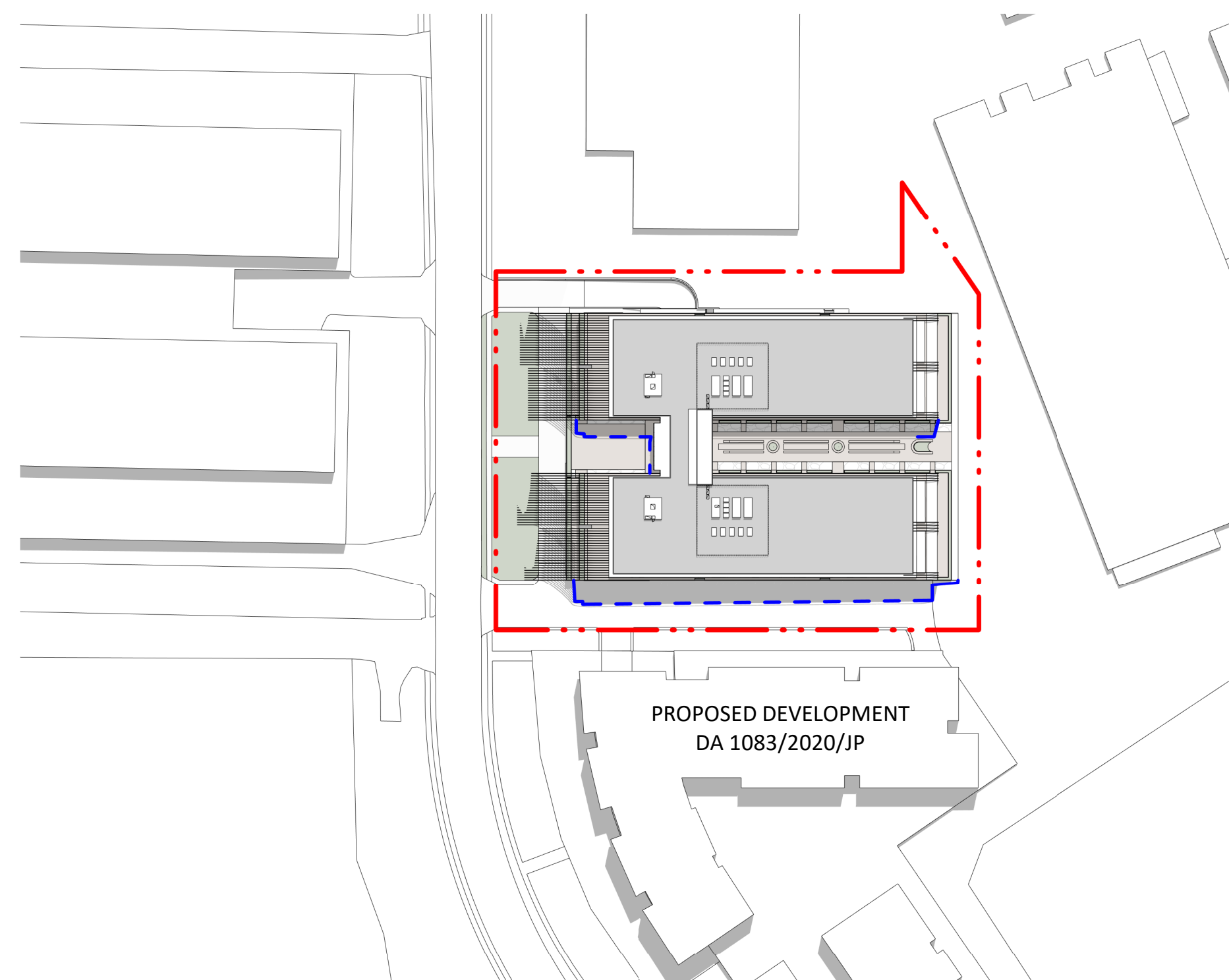
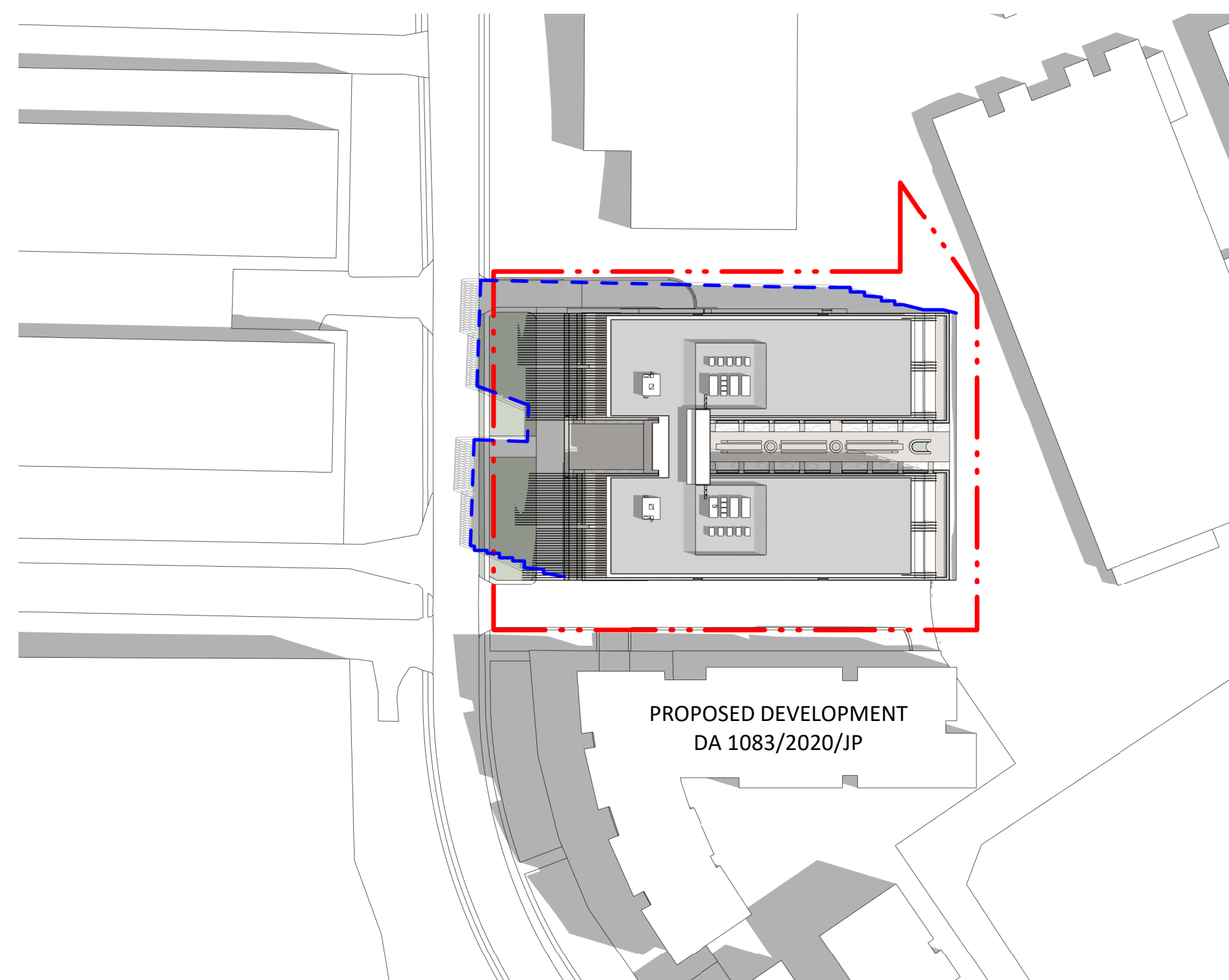
1-3 MERIDIAN PLACE



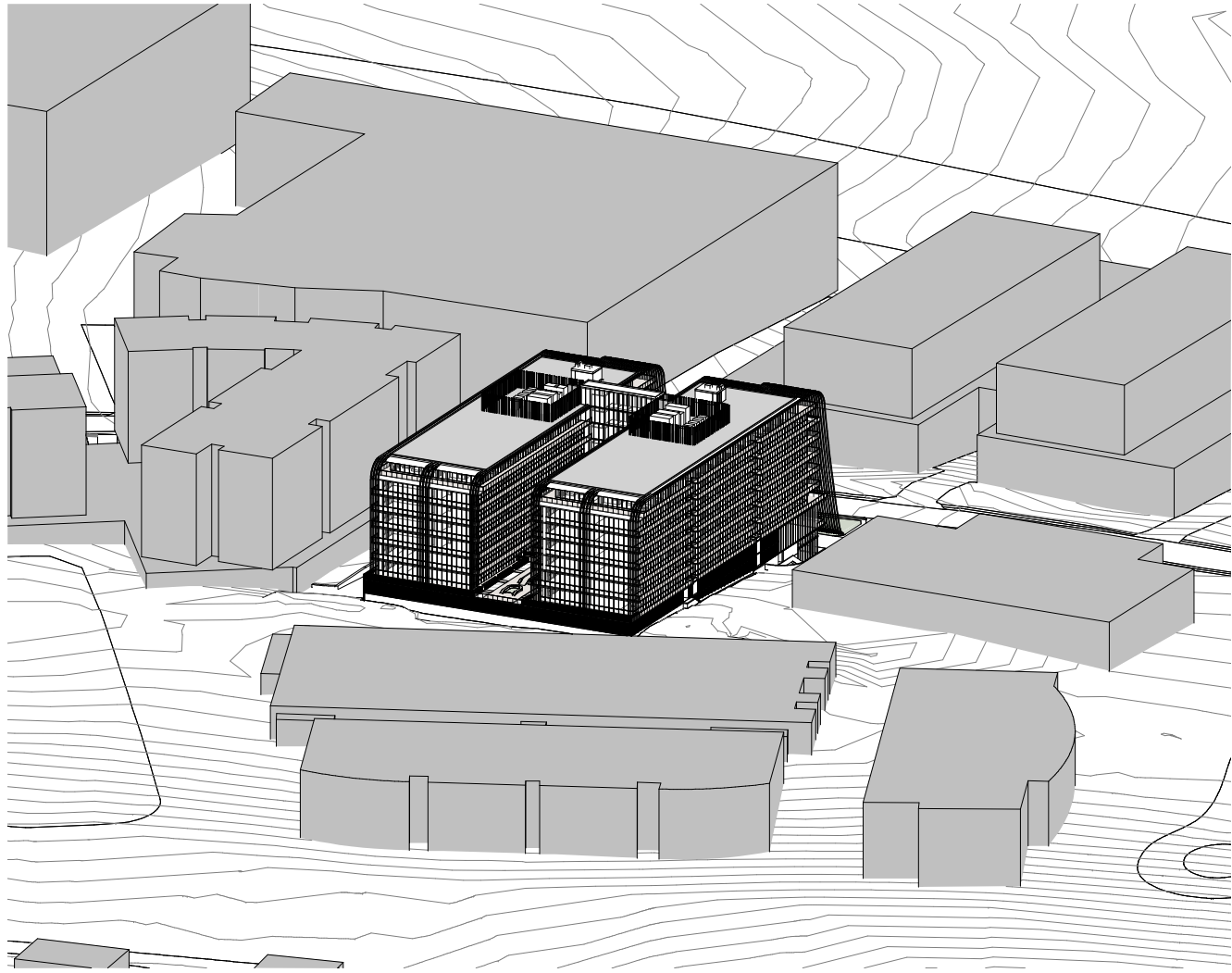
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A	PLANNING PROPOSAL	AP	AC	09/04/20													Capital Corporation Pty Ltd 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 www.koichitakada.com	21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153	09/04/20	AP
																			1:200@A1, 1:400@A3	CHECKED	AC
																			19434	APPROVED	
																				REVISION	A
																				PP0303	
																				NOTES:	
																				DO NOT SCALE FROM DRAWINGS.	
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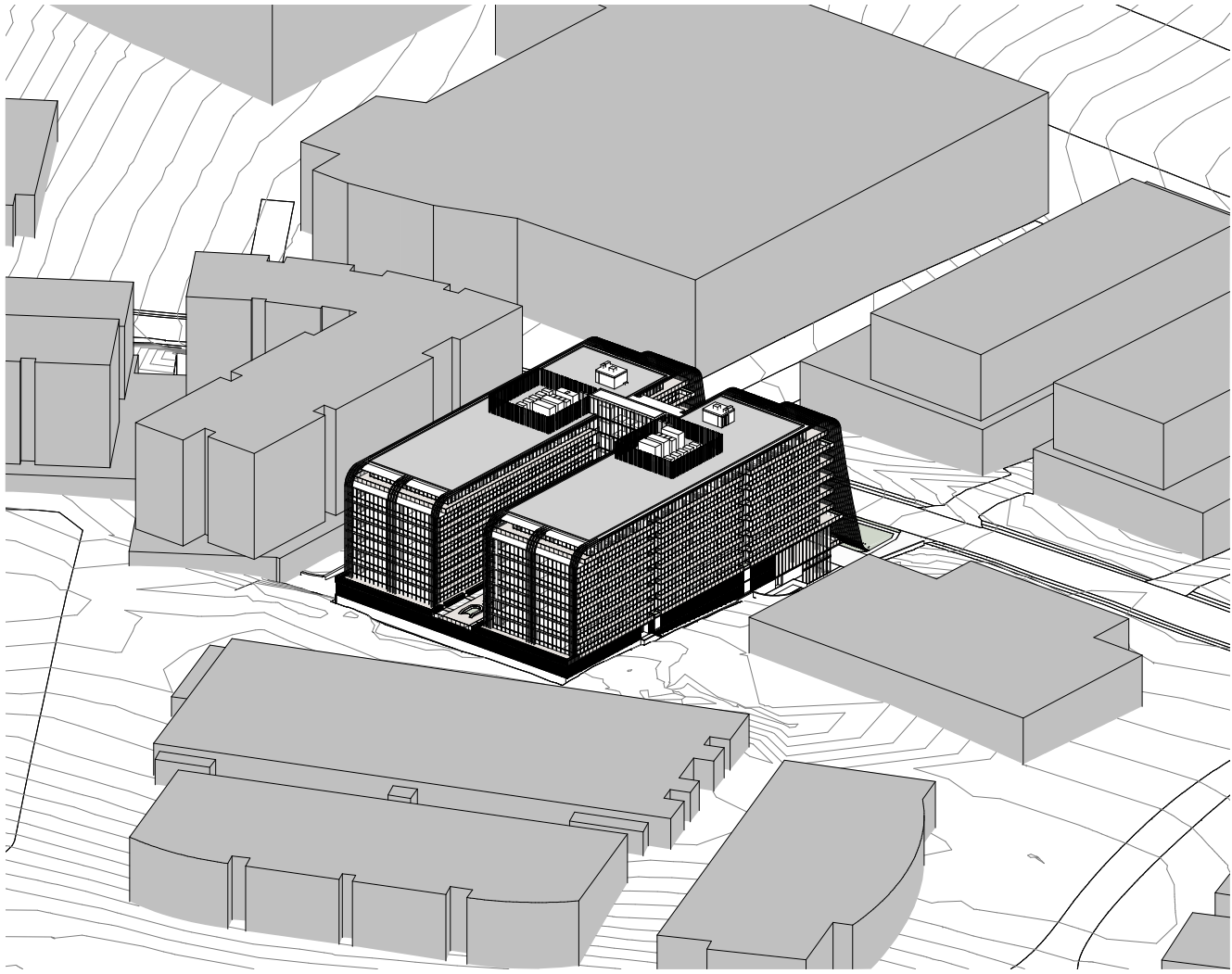
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DWG. NO.	PP0451	REVISION	A
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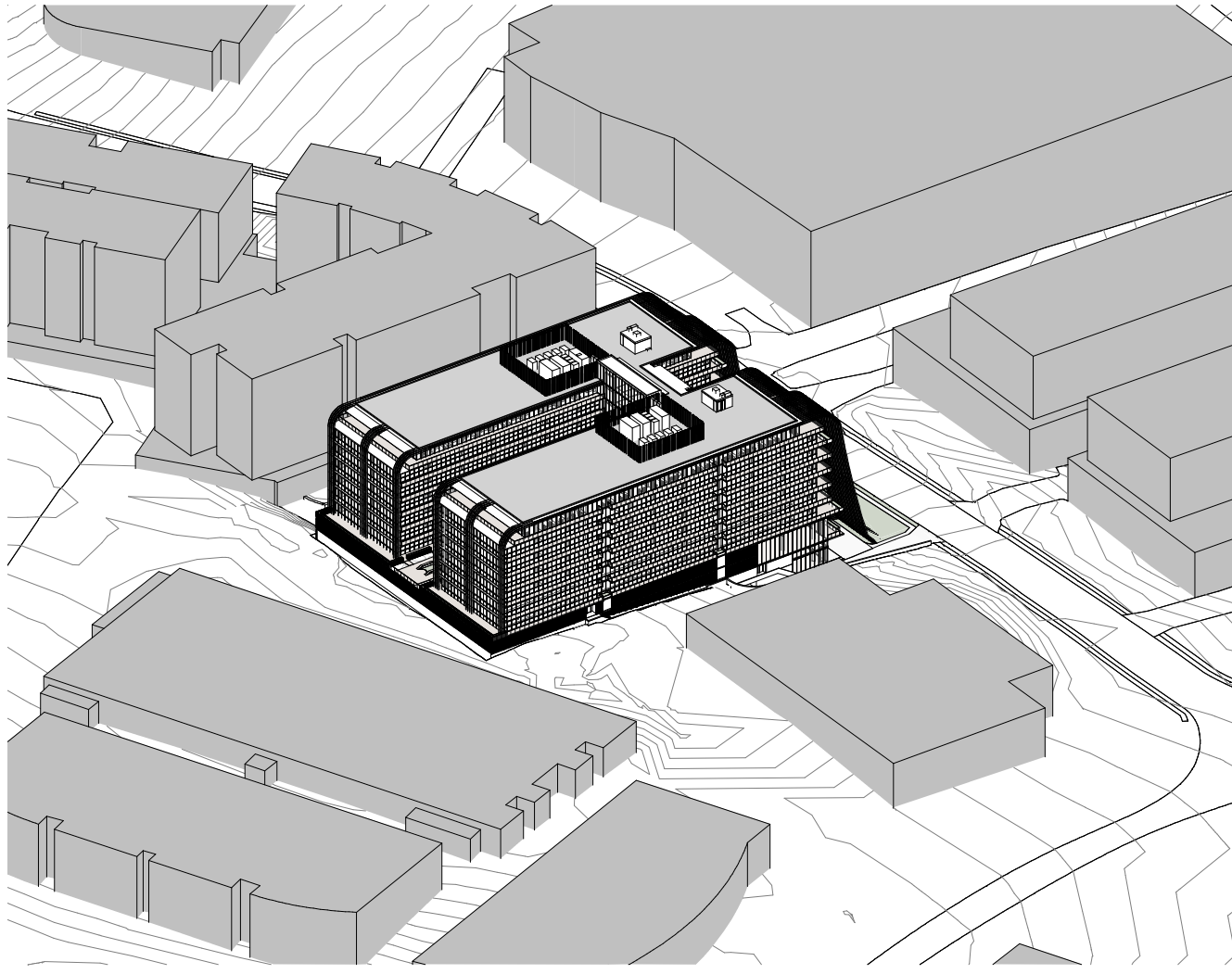
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DWG. NO.	PP0475	REVISION	A
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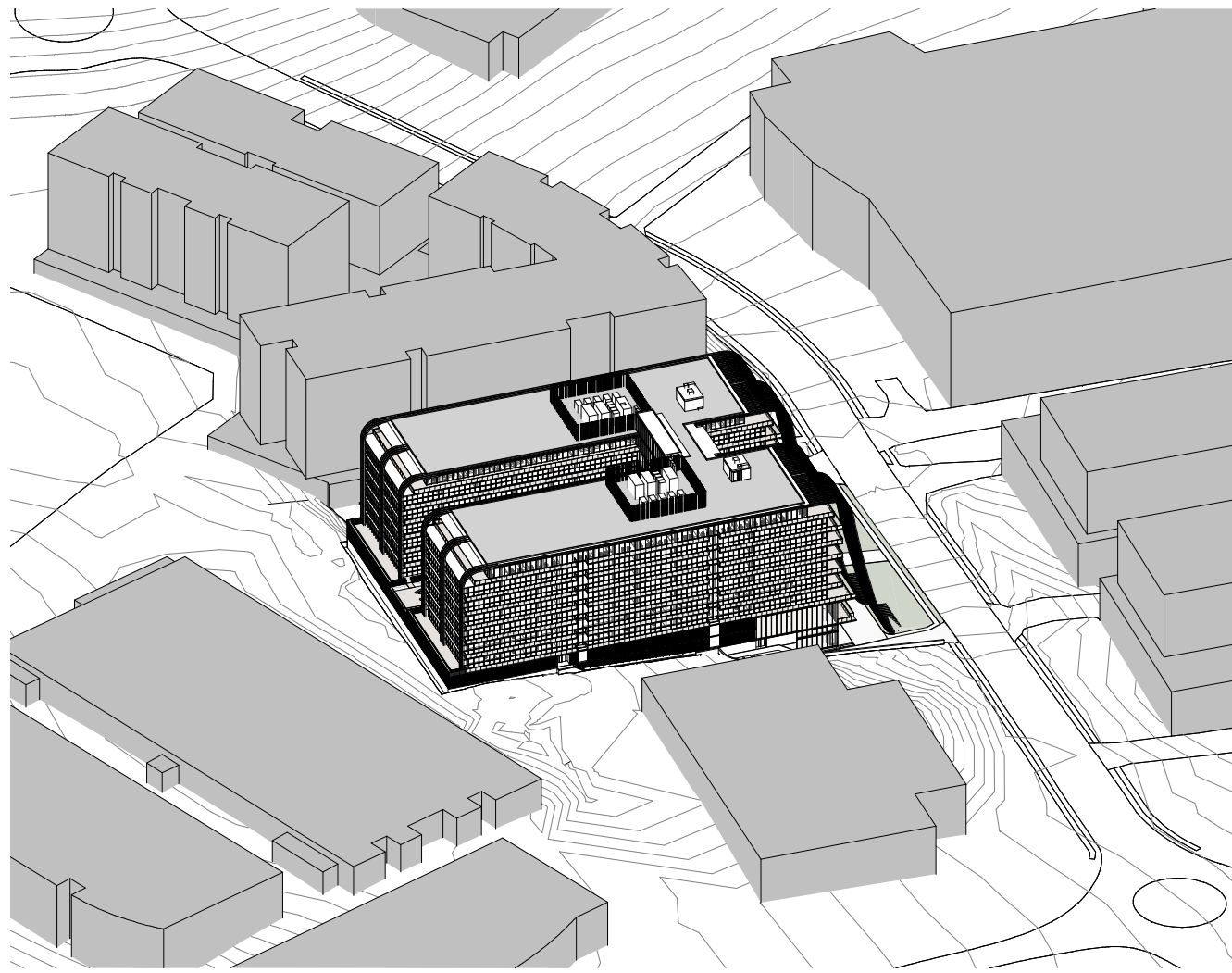
SUN EYE VIEW - WINTER SOLSTICE 9AM



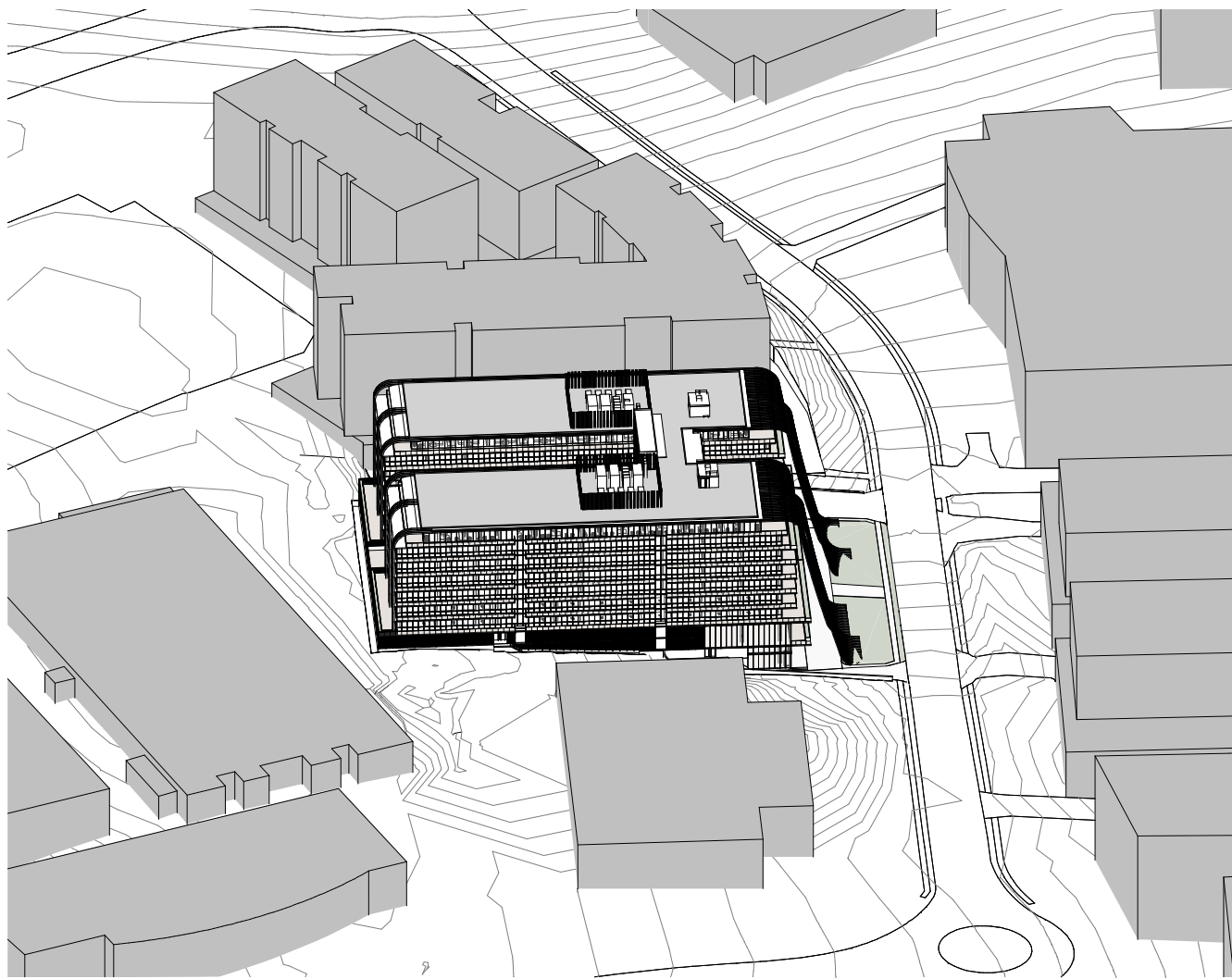
SUN EYE VIEW - WINTER SOLSTICE 10AM



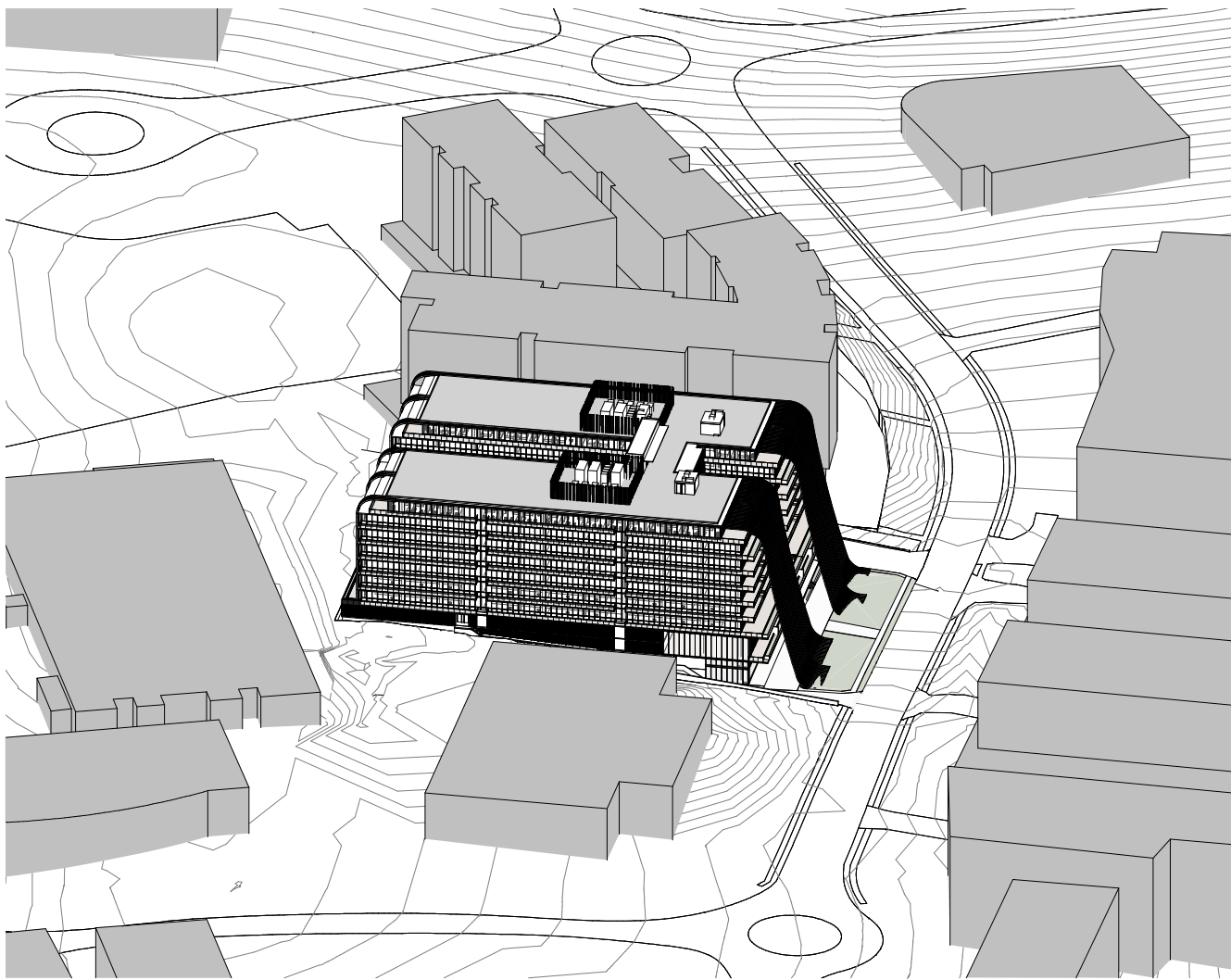
SUN EYE VIEW - WINTER SOLSTICE 11AM



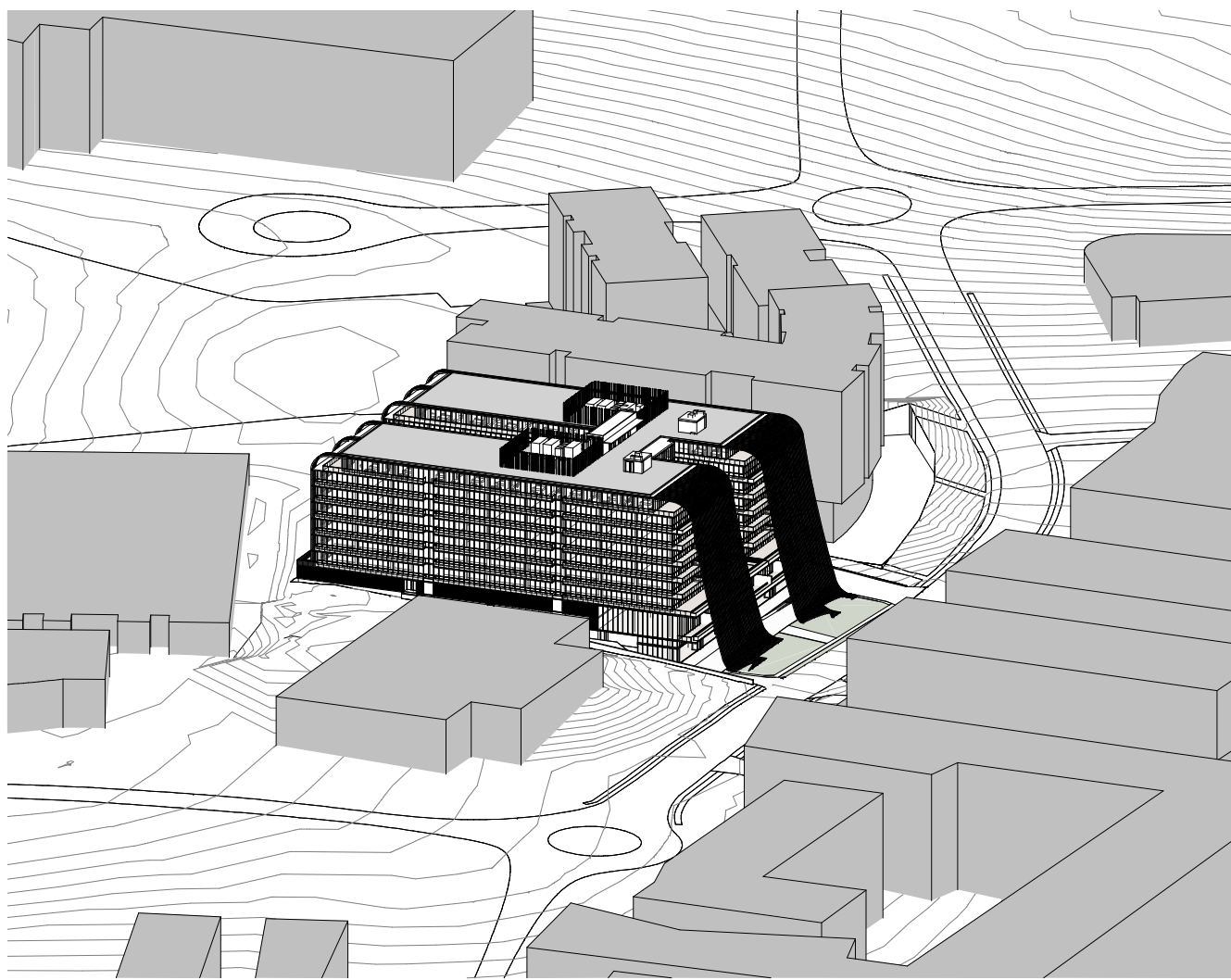
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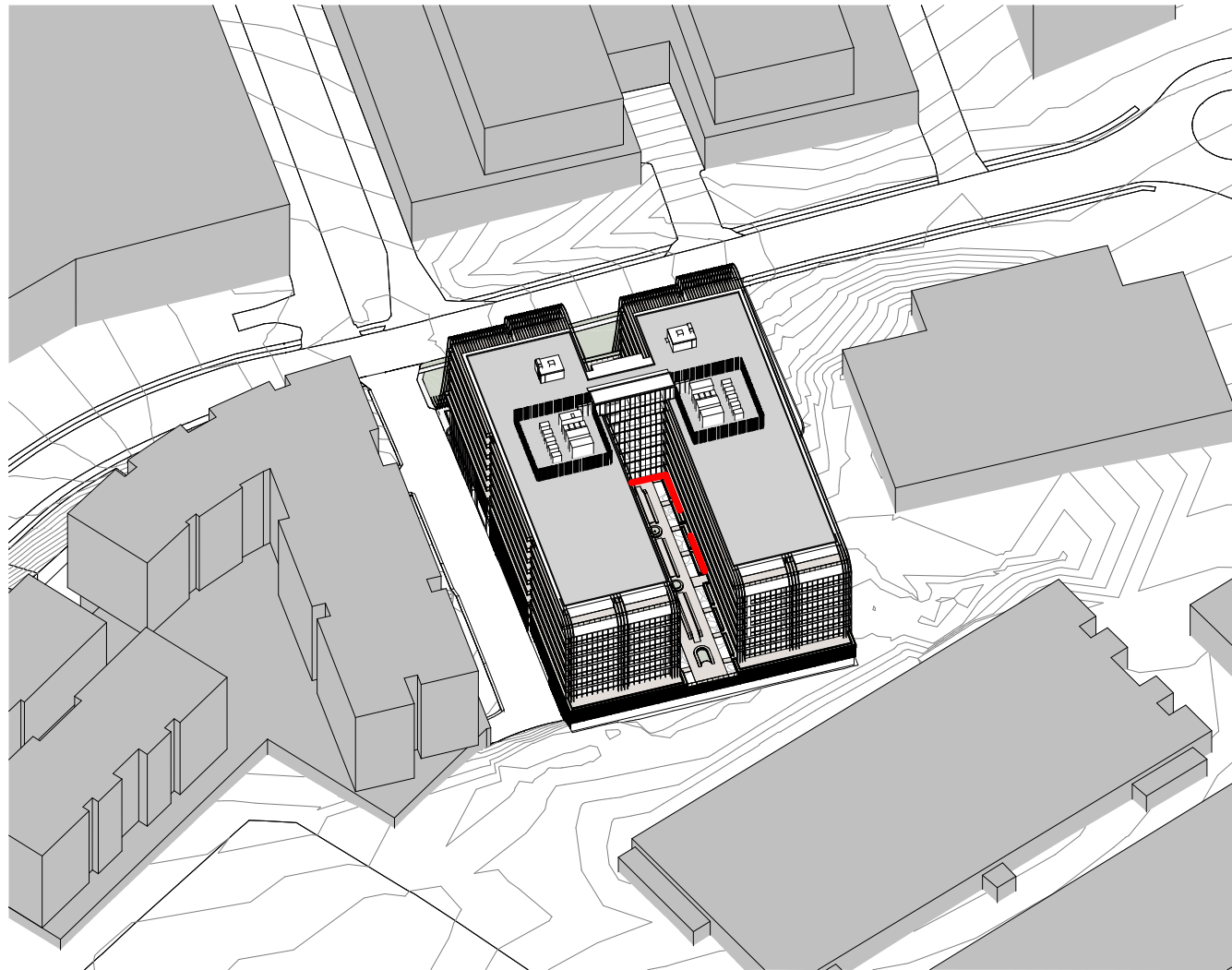
SUN EYE VIEW - WINTER SOLSTICE 1PM



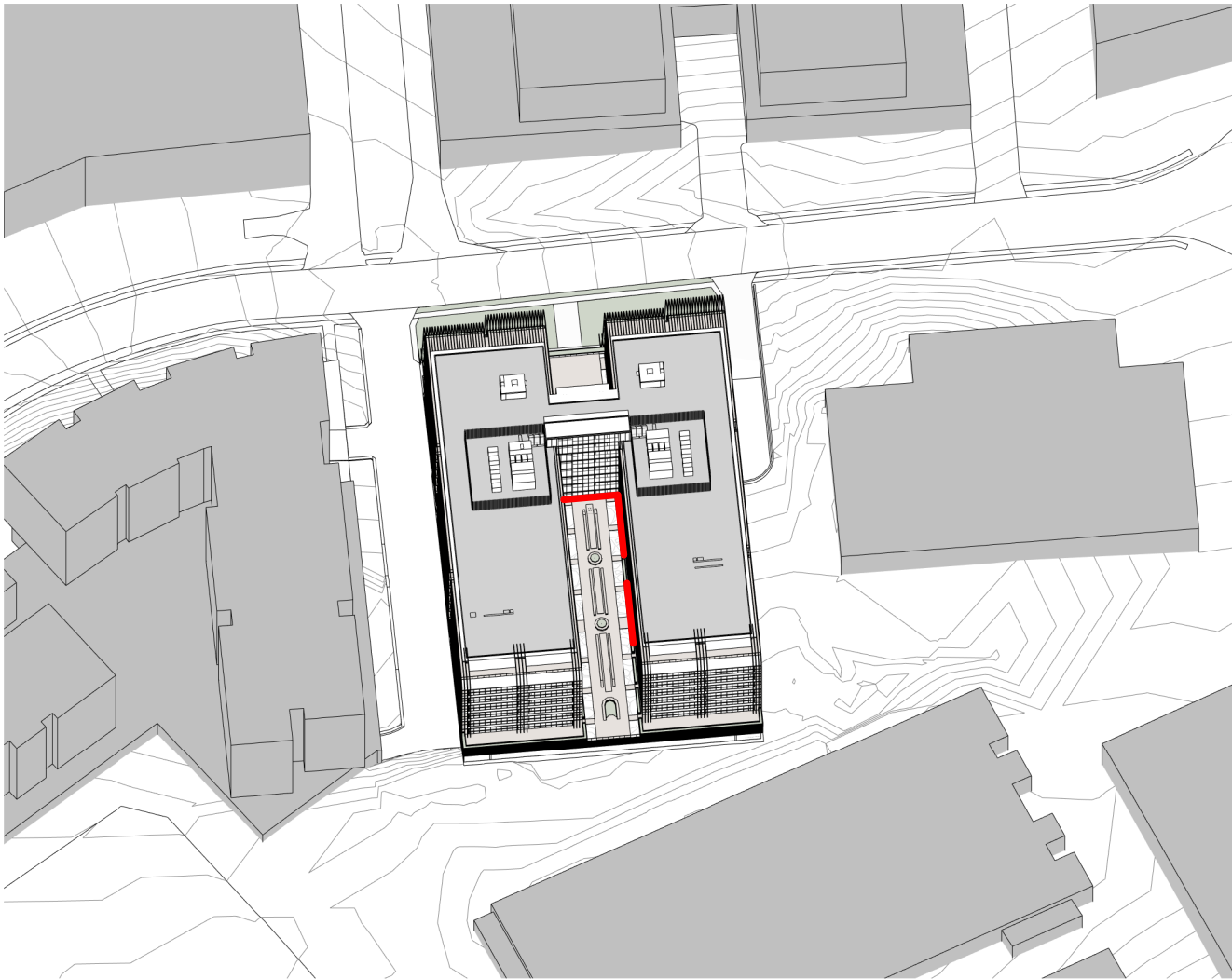
SUN EYE VIEW - WINTER SOLSTICE 2PM



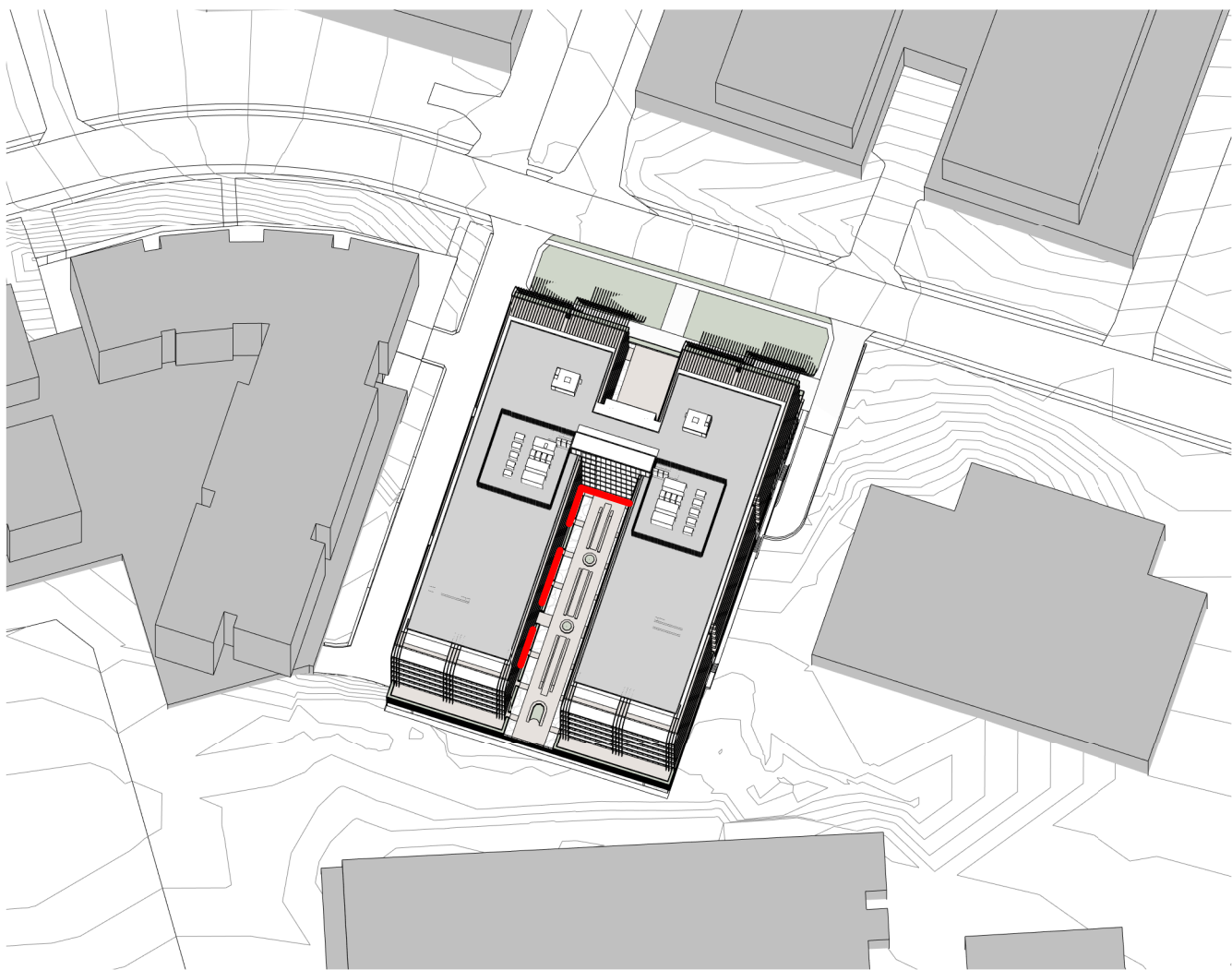
SUN EYE VIEW - WINTER SOLSTICE 3PM



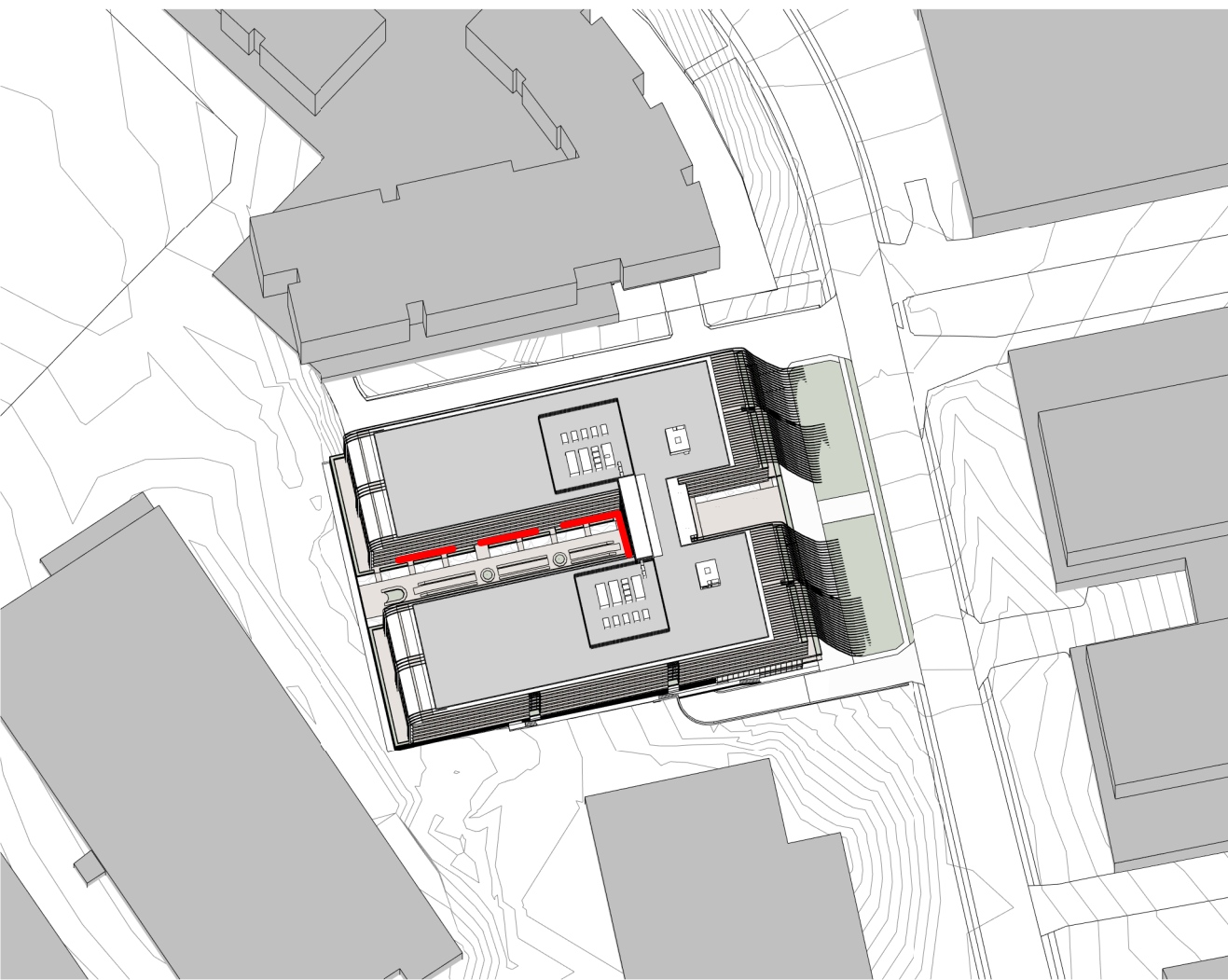
SUN EYE VIEW - SUMMER SOLSTICE 9AM



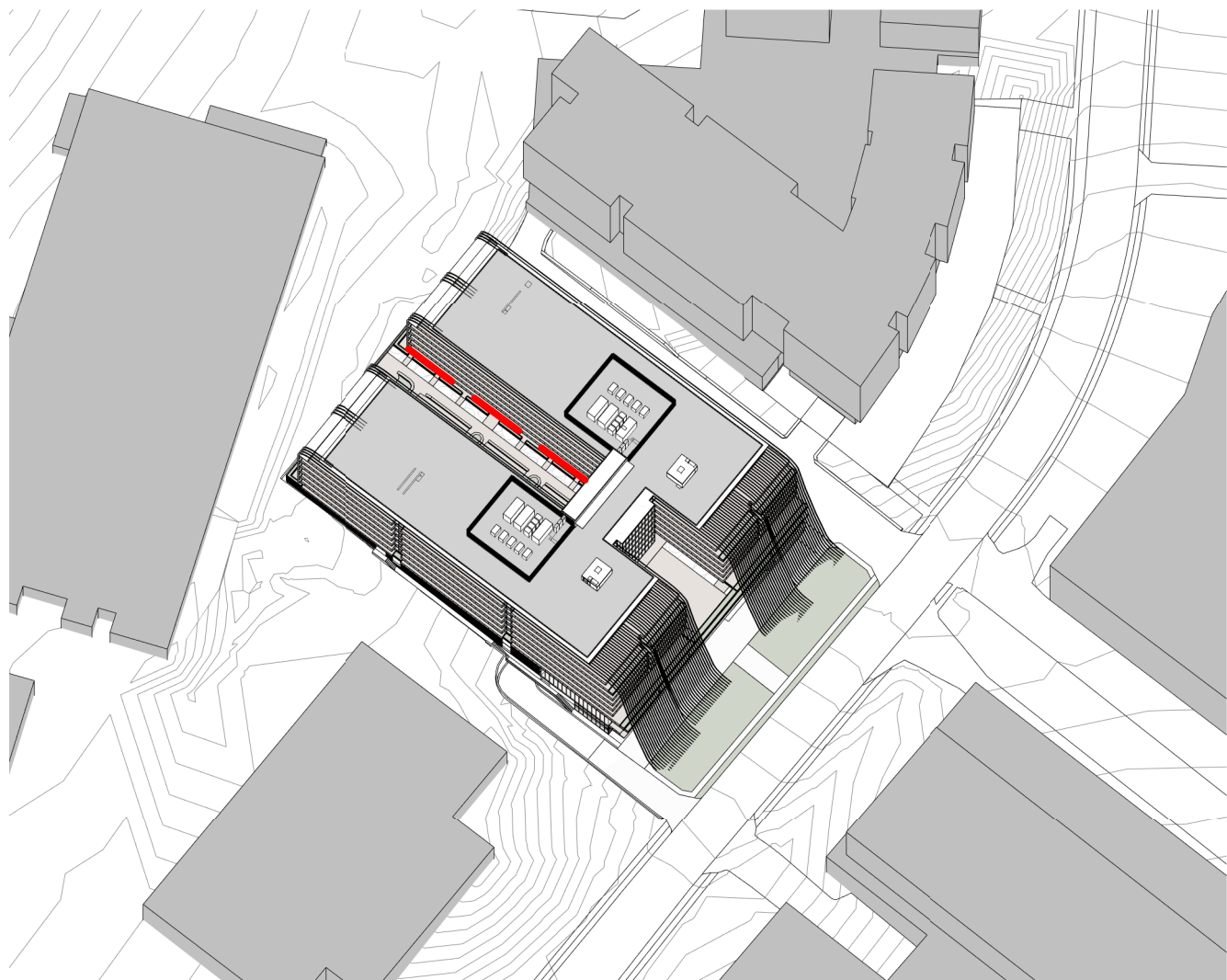
SUN EYE VIEW - SUMMER SOLSTICE 10AM



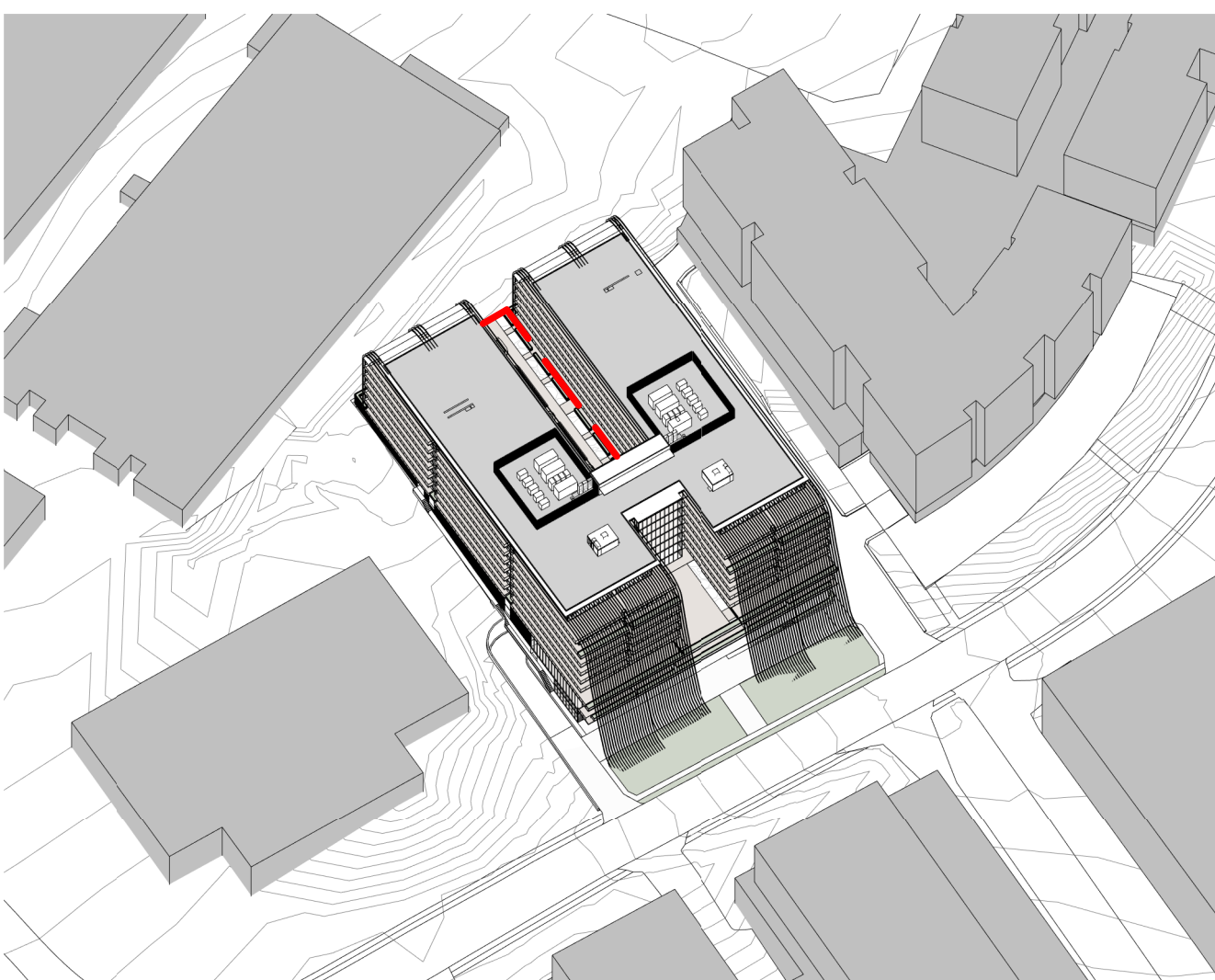
SUN EYE VIEW - SUMMER SOLSTICE 11AM



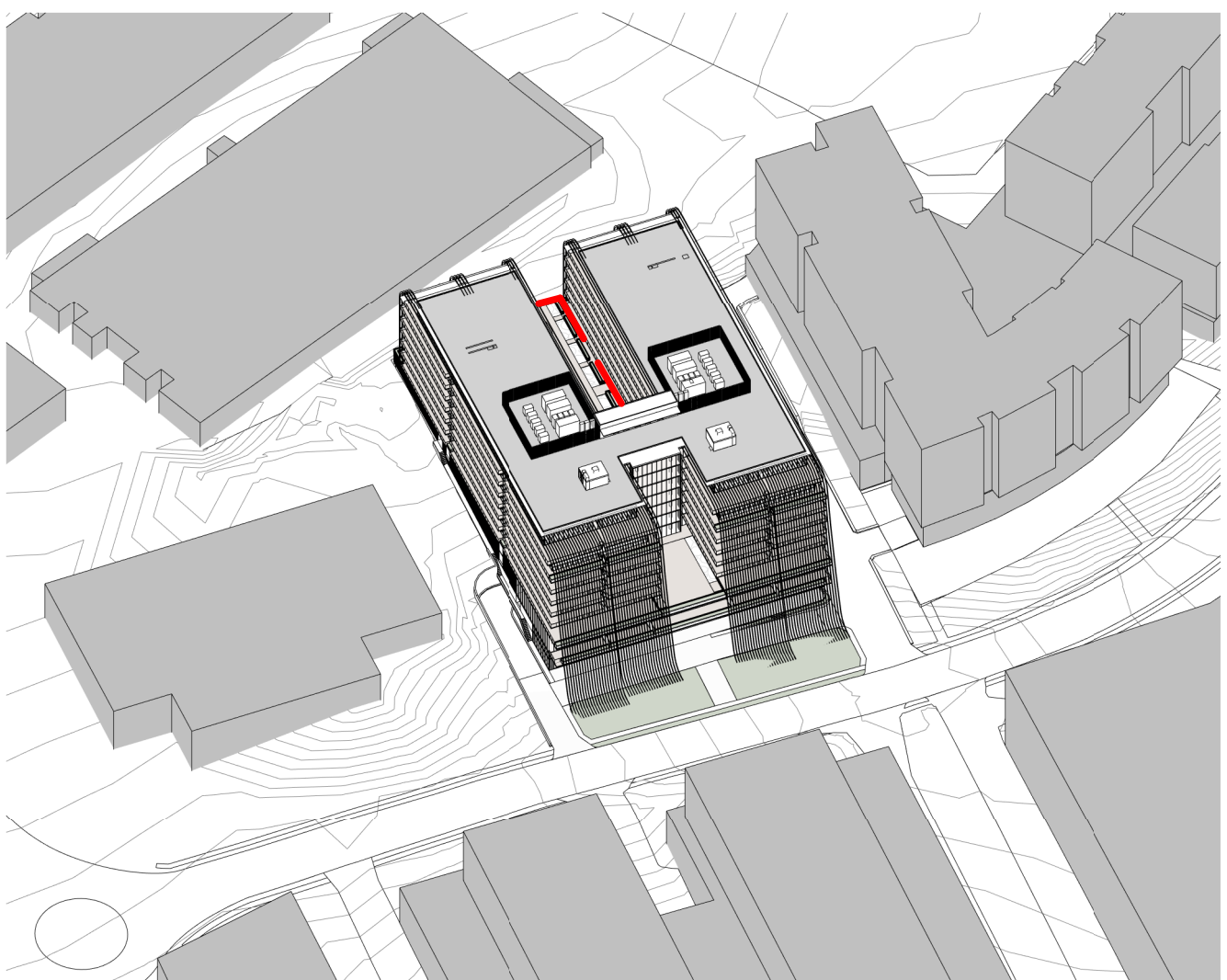
SUN EYE VIEW - SUMMER SOLSTICE 12PM



SUN EYE VIEW - SUMMER SOLSTICE 1PM



SUN EYE VIEW - SUMMER SOLSTICE 2PM



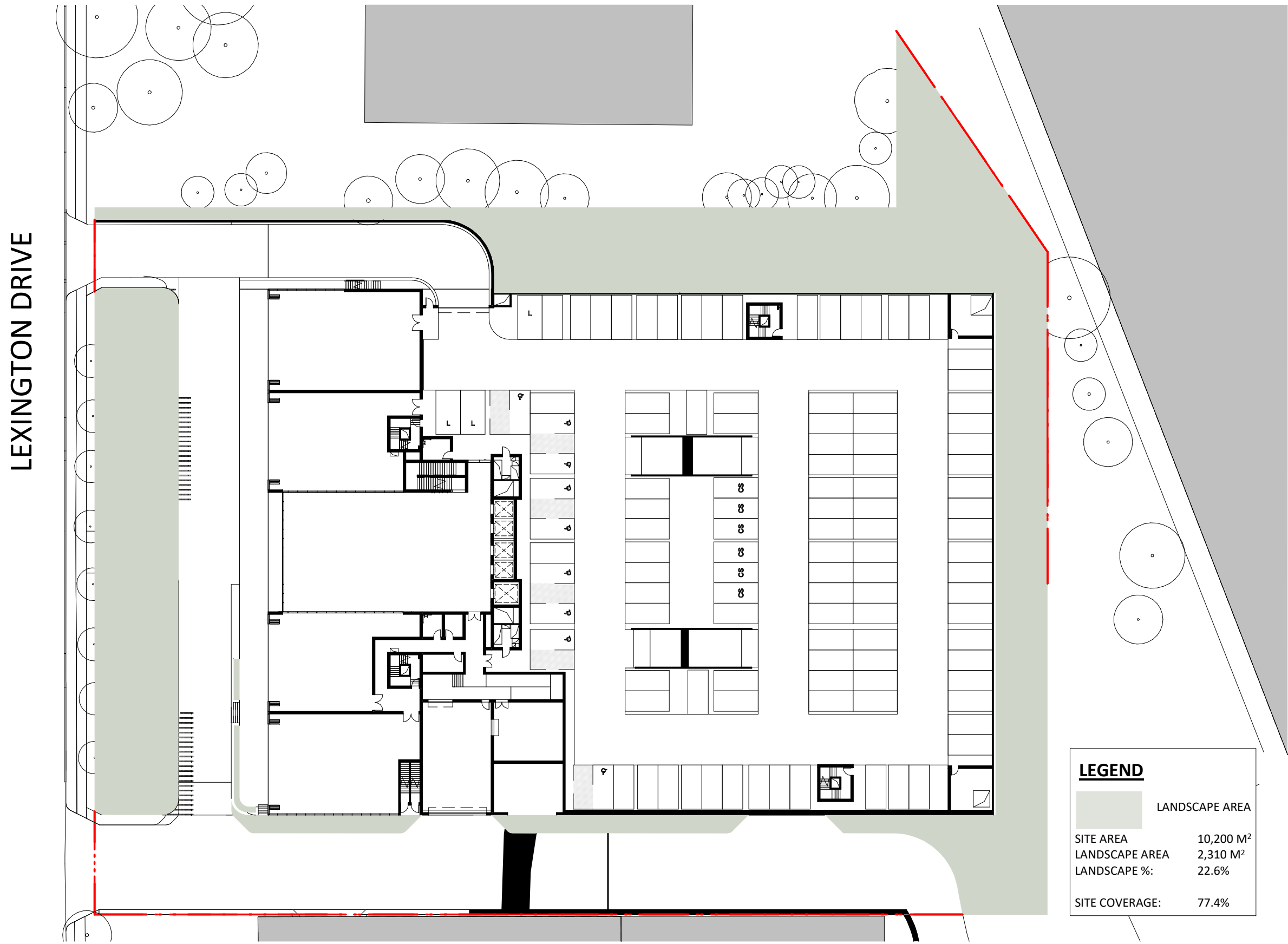
SUN EYE VIEW - SUMMER SOLSTICE 3PM

The Hills Shire Council DCP - Part B Section 6 - Business

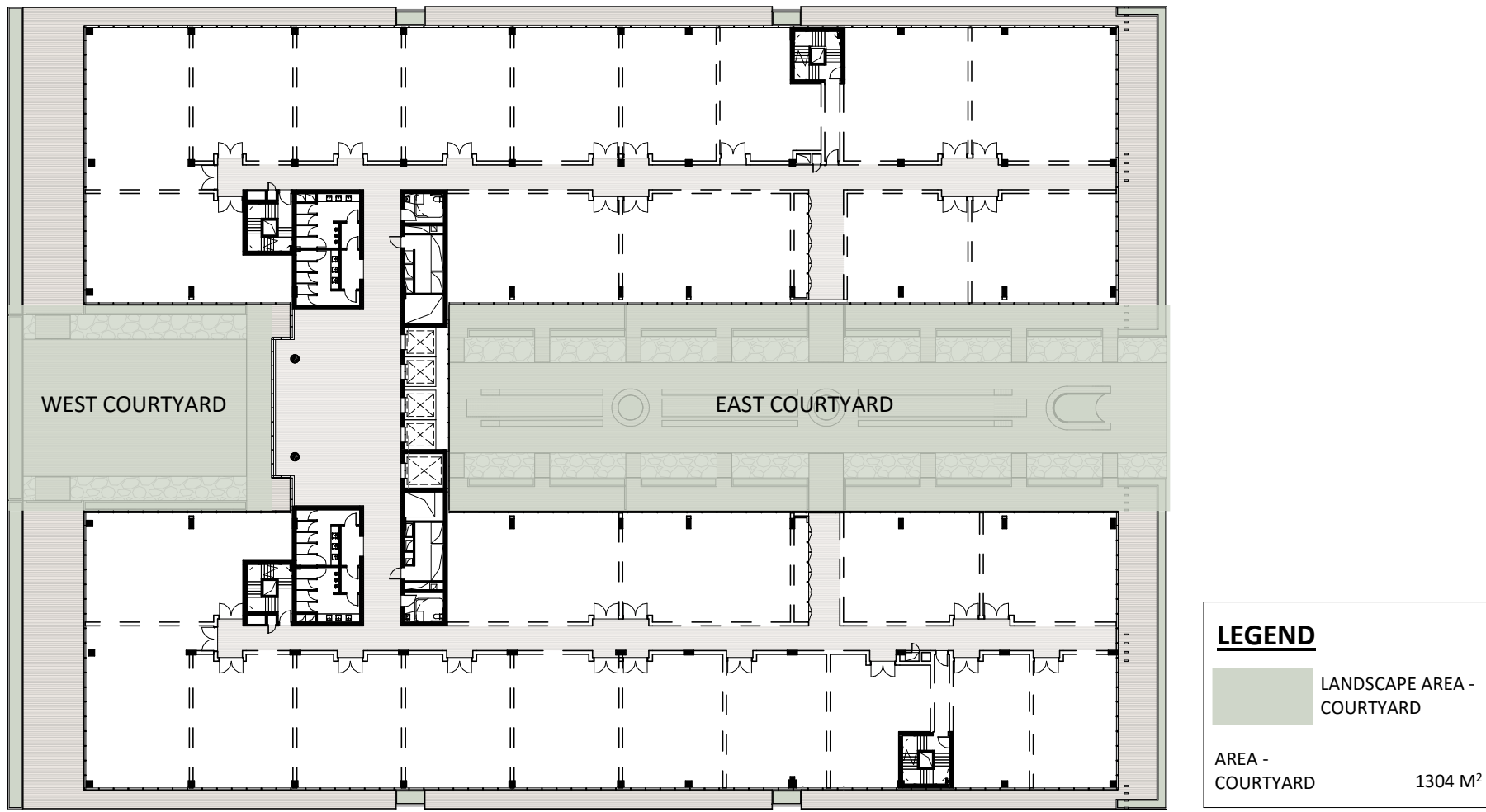
2.3 Development Sites (Page 3) : Objectives

1. To ensure development sites have sufficient area to provide adequate access, parking, landscaping and building separation in accordance with Council's ESD objective 7.

Hills Shire Council ESD Objective 7 - To protect neighbourhood amenity and safety in the design and construction and operation of the development



1 LANDSCAPE DIAGRAM - SITE COVERAGE
1 : 500



2 LANDSCAPE DIAGRAM - COURTYARD
1 : 500

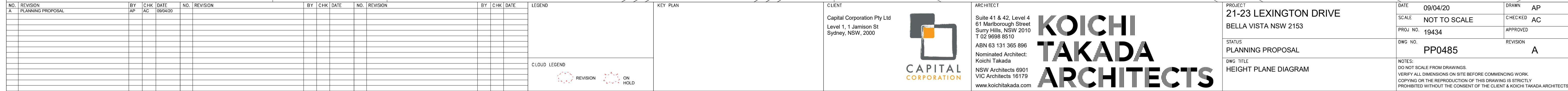


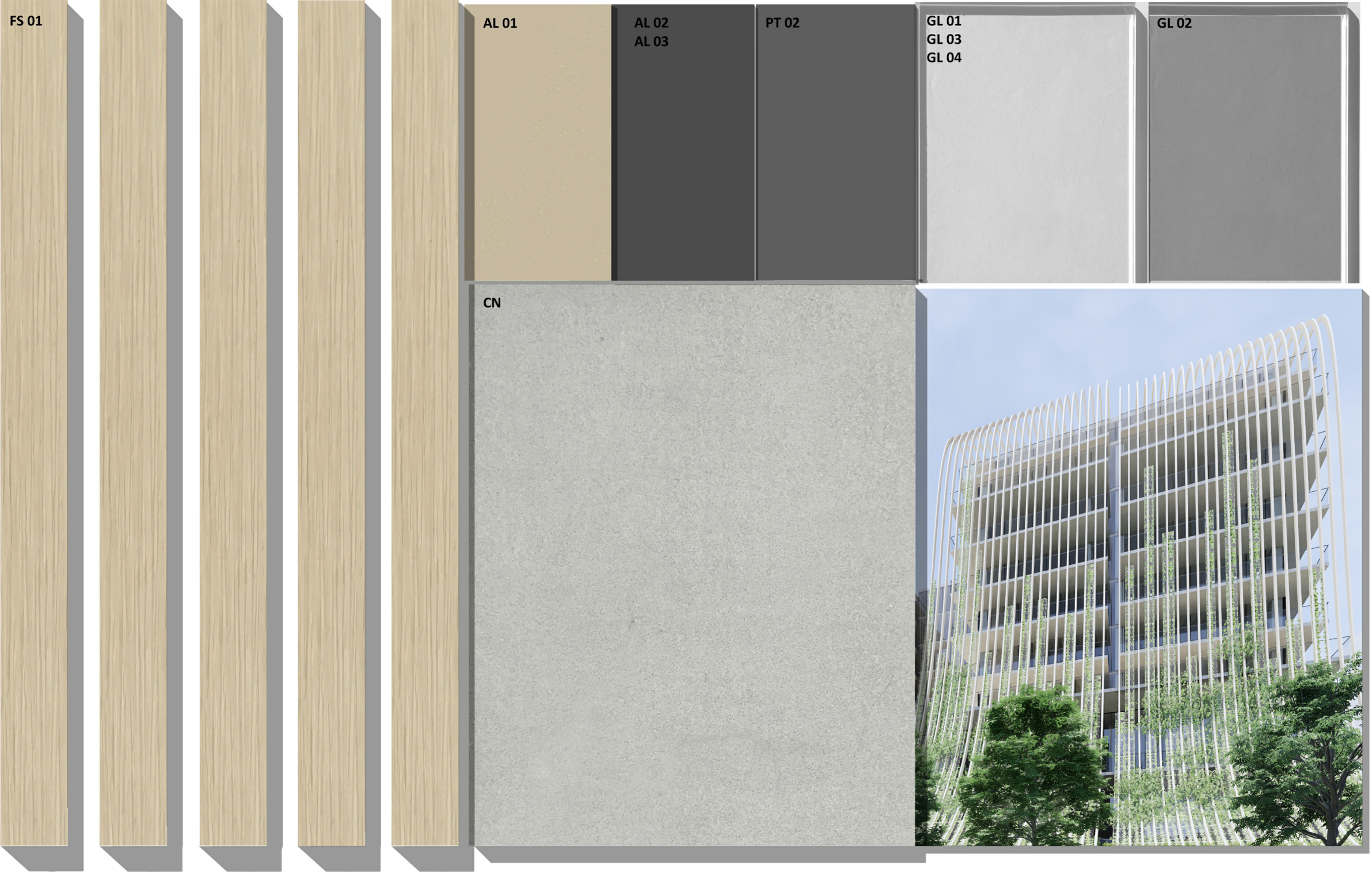
COURTYARD PERSPECTIVE 01



COURTYARD PERSPECTIVE 02

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	
A	PLANNING PROPOSAL	AP	AC	09/04/20													Capital Corporation Pty Ltd Level 1, 1 Jamison St Sydney, NSW, 2000	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 www.koichitakada.com	21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153	09/04/20	AP	
																			1:500@A1, 1:1000@A3	CHECKED	AC	
																			19434	APPROVED		
																				PP0480	REVISION	A
																				NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.		





[*Lexington Drive*]

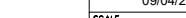
LEGEND

AL 01
AL 02
AL 03
CN
FS 01

ALUMINIUM FINIS - COLOUR TO MATCH FS 01
DARK COLOUR ALUMINIUM
DARK COLOUR ALUMINIUM LOUVRES
CONCRETE
TIMBER-LOOK METAL PROFILE

GL 01
GL 02
GL 03
GL 04
PT 01

CLEAR GLASS
COLOURBACK GLASS
GLASS BALUSTRADE
CLEAR GLASS- RETAIL
DARK COLOUR PAINT

NO. REVISION				BY CHK DATE				NO. REVISION				BY CHK DATE				LEGEND				KEY PLAN				CLIENT				ARCHITECT				PROJECT				DATE				DRAWN							
A PLANNING PROPOSAL				AP AC 09/04/20																				Capital Corporation Pty Ltd Level 1, 1 Jamison St Sydney, NSW, 2000				 CAPITAL CORPORATION				Suite 41 & 42, Level 4 61 Marlborough Street Sunny Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 www.koichitakada.com				21-23 LEXINGTON DRIVE BELLA VISTA NSW 2153				09/04/20				AP			
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																																				MATERIALS SAMPLE BOARD				NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.							