



# PLANNING PROPOSAL

**PROPOSED:** CONCEPT HOTEL/MOTEL

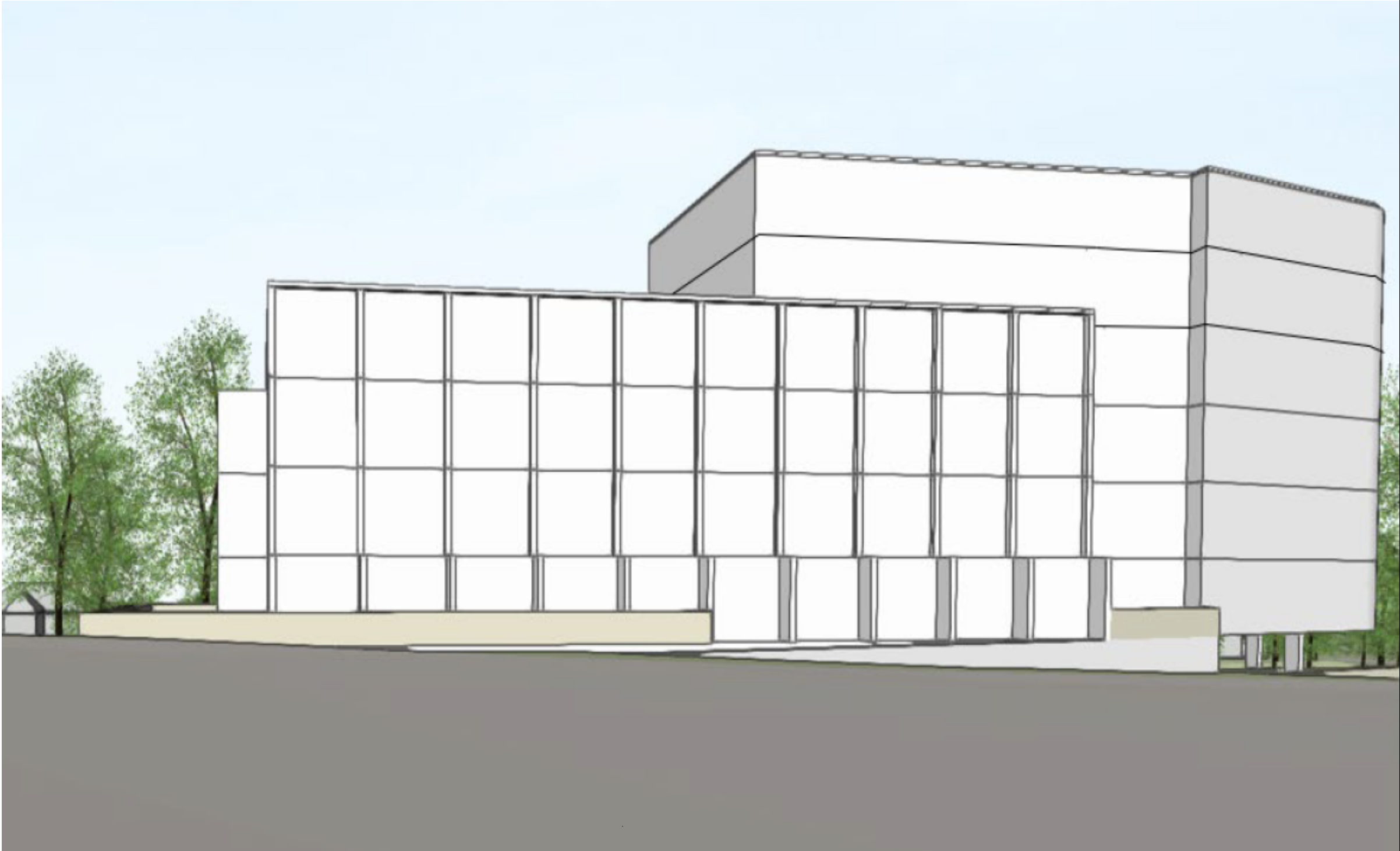
**CLIENT:** ROBIN ONCU

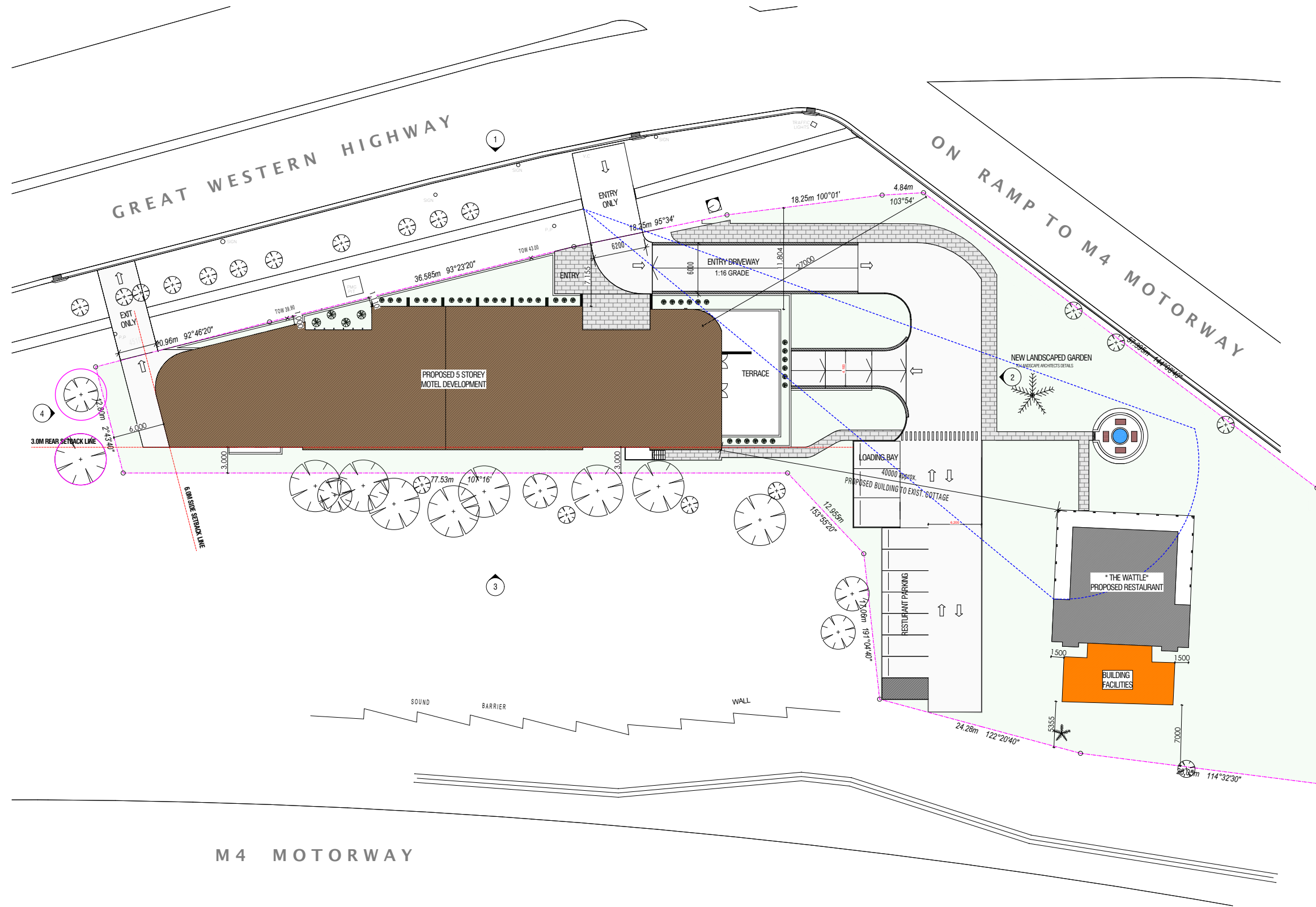
**ADDRESS:** 245-247 GREAT WESTERN HWY, WENTWORTHVILLE

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TOTAL CALCULATIONS	
SITE AREA	4,727m²
HERITAGE BUILDING G.F.A	163.5m²
HOTEL G.F.A	4723.5m²
FLOOR SPACE RATIO	0.999:1
BUILDING AREA	1,365m²
SITE COVER	28.9%
DEEP SOIL LANDSCAPING	2,133.5m²
COMMON OPEN SPACE	2,198m²

TOTAL CALCULATIONS	
DESCRIPTION	COUNT
VISITOR PARKING	80
MOTORCYCLE BAY	6
SRV LOADING BAY	1
VISITOR BICYCLE RACKS	2
TOTAL CAR SPACES	80





ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
B	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	01.02.2022
C	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	11.02.2022
D	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	27.05.2022
E	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	08.06.2022
F	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	04.11.2022

PLANNING  
PROPOSAL



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**DRAWING TITLE:**

CONCEPT LAYOUT PLAN

**PROJECT DESCRIPTION:**

CONCEPT HOTEL / MOTEL

**CLIENT:**

ROBIN ONCU

**PROJECTION LOCATION:**

245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

**DESIGNER:**

WHITE STAR DEVELOPMENT

**PROJECT NO**

21276

**DRAWN**

A.M

**DRAWING NO**

A101

**SCALE**

**DATE**

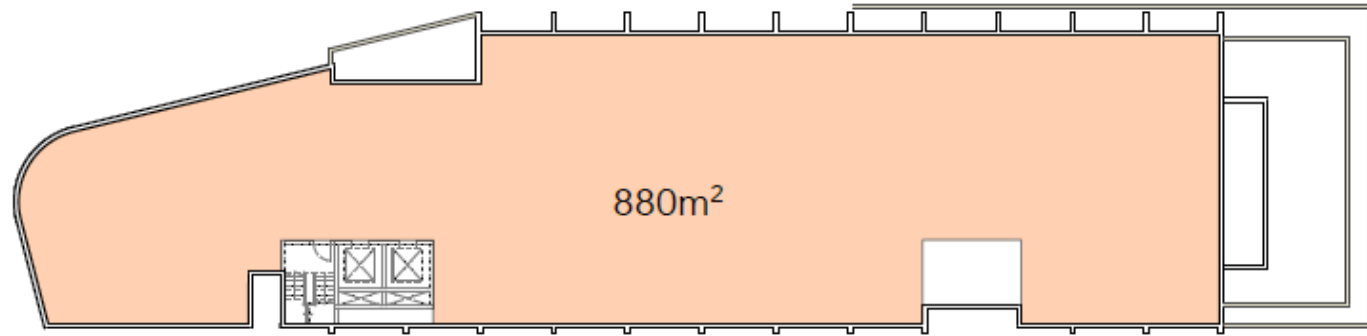
7/11/2022

**ISSUE**

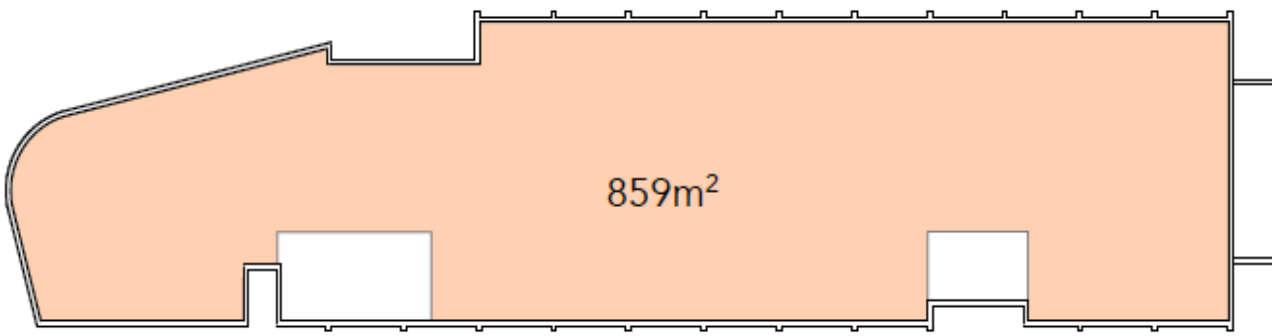
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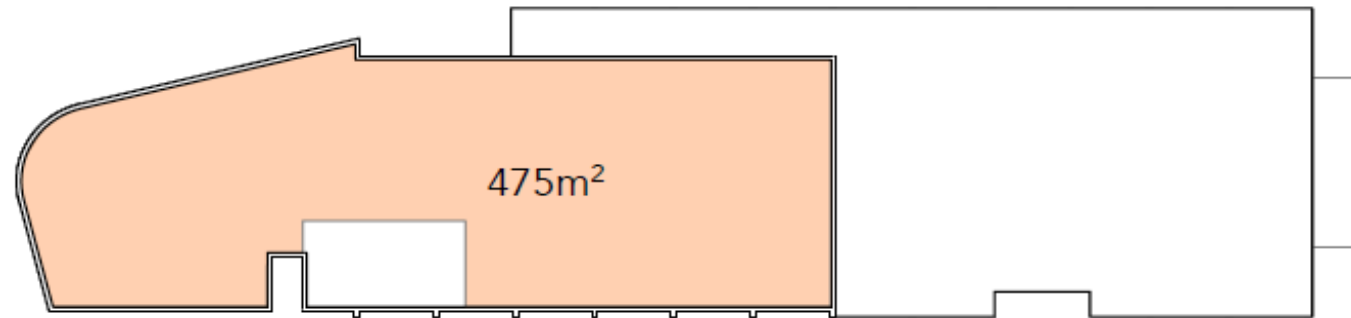
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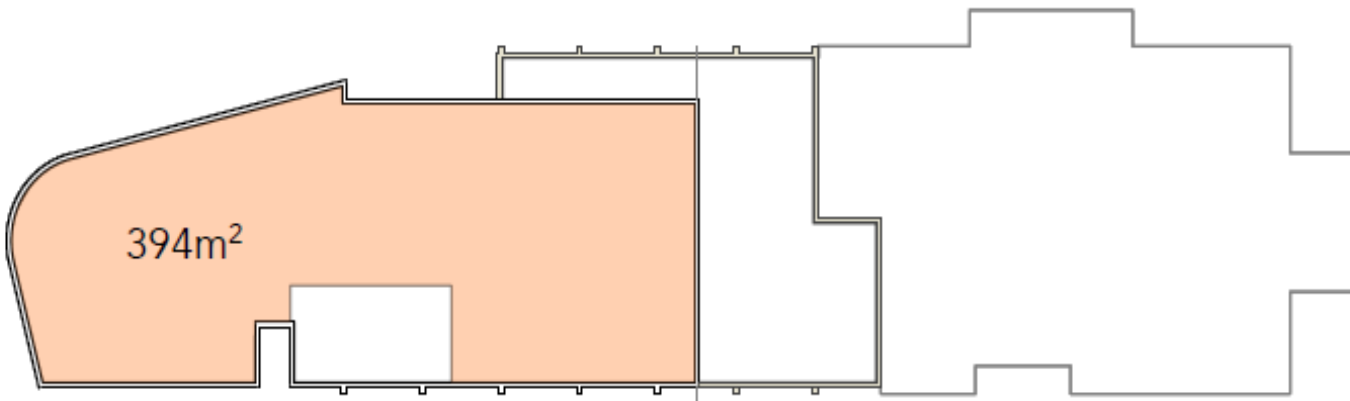
GROUND FLOOR LVL



LEVEL 01-03

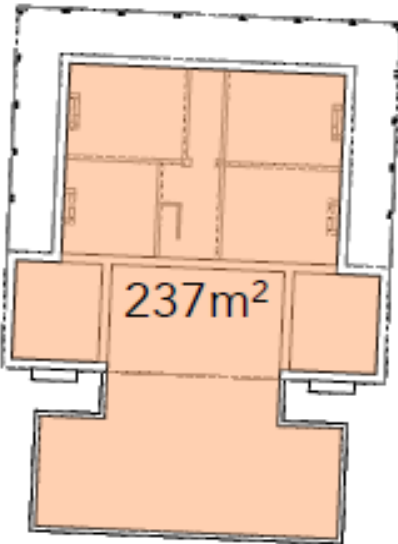


LEVEL 04



LEVEL 05 (ROOF TERRACE)

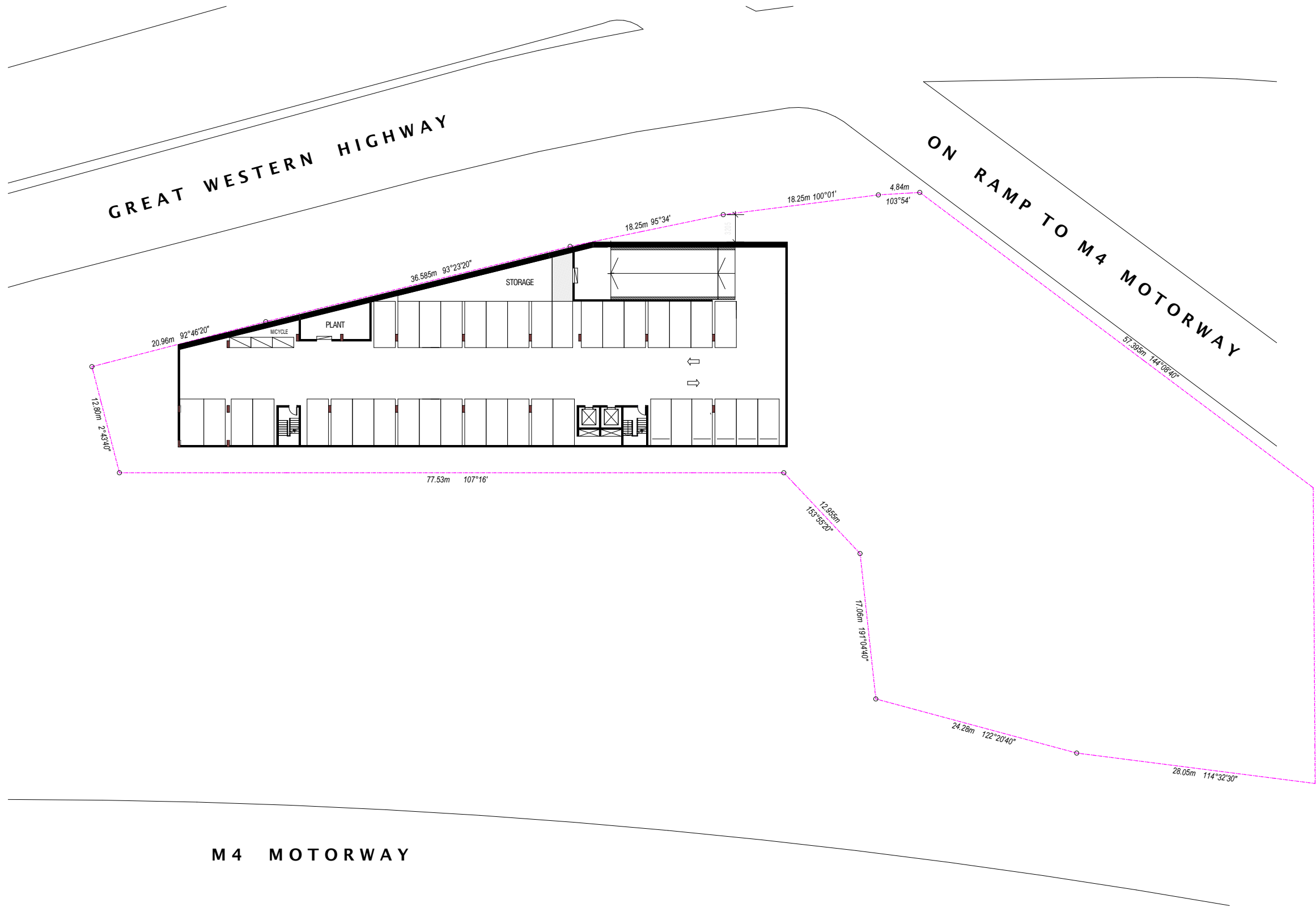
Location	Gross Floor Area (m²)
The Wattles (Heritage Item)	237
Level 00 (Ground Floor)	880
Level 01	859
Level 02	859
Level 03	859
Level 04	475
Level 05 (Roof Terrace)	394
<b>Total</b>	<b>4563</b>
Site Area	4727
FSR	0.96:1



THE WATTLES

PROPOSED GROUND FLOOR LVL

1:100



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DRAWING TITLE:

BASEMENT LEVEL 02-03

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A103

SCALE

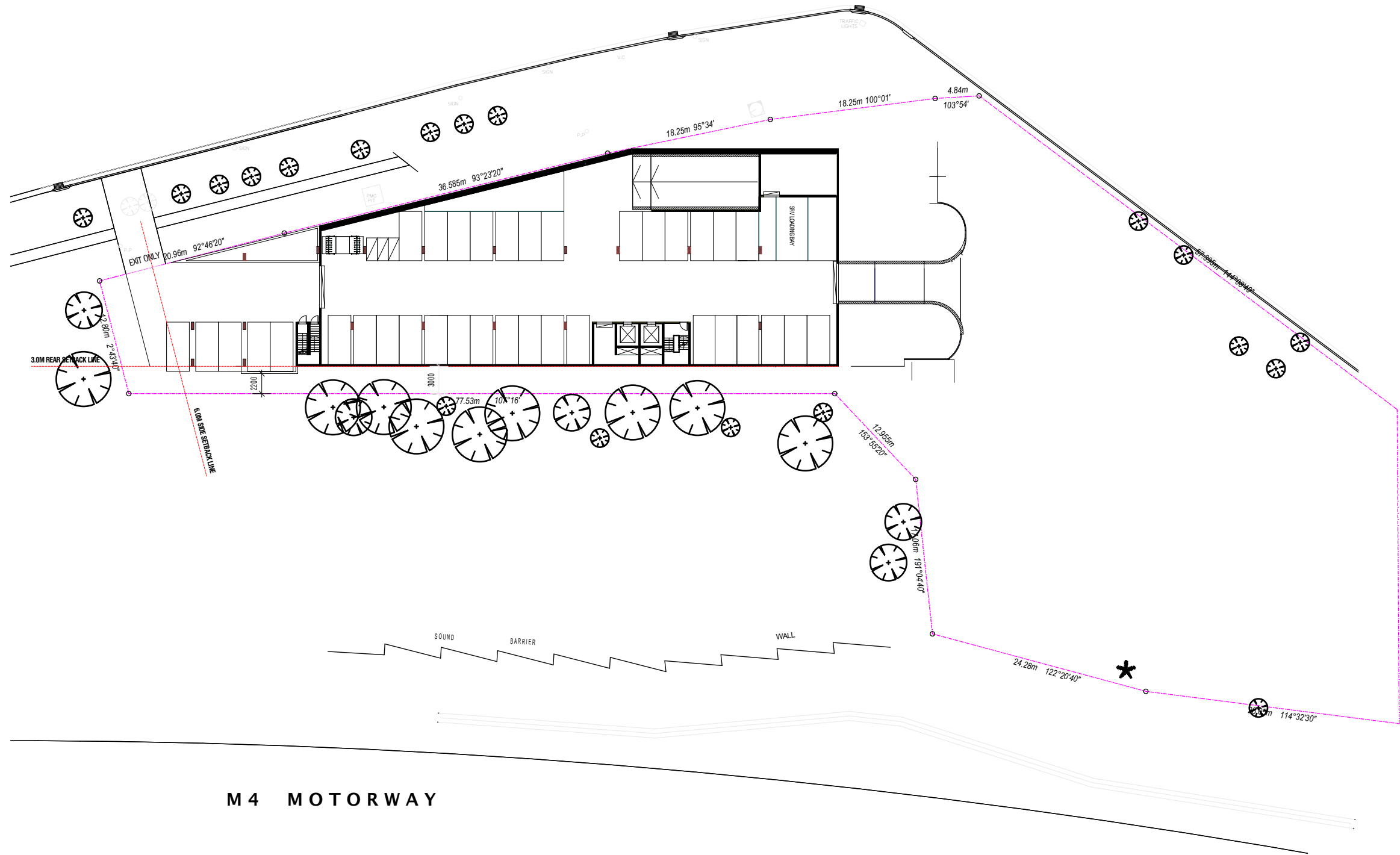
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7/11/2022

ISSUE

F

A3



M4 MOTORWAY

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DRAWING TITLE:

BASEMENT LEVEL 01

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECTION LOCATION:

245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

DESIGNER:

WHITE STAR DEVELOPMENT

PROJECT NO

21276

SCALE

DATE

DRAWING NO

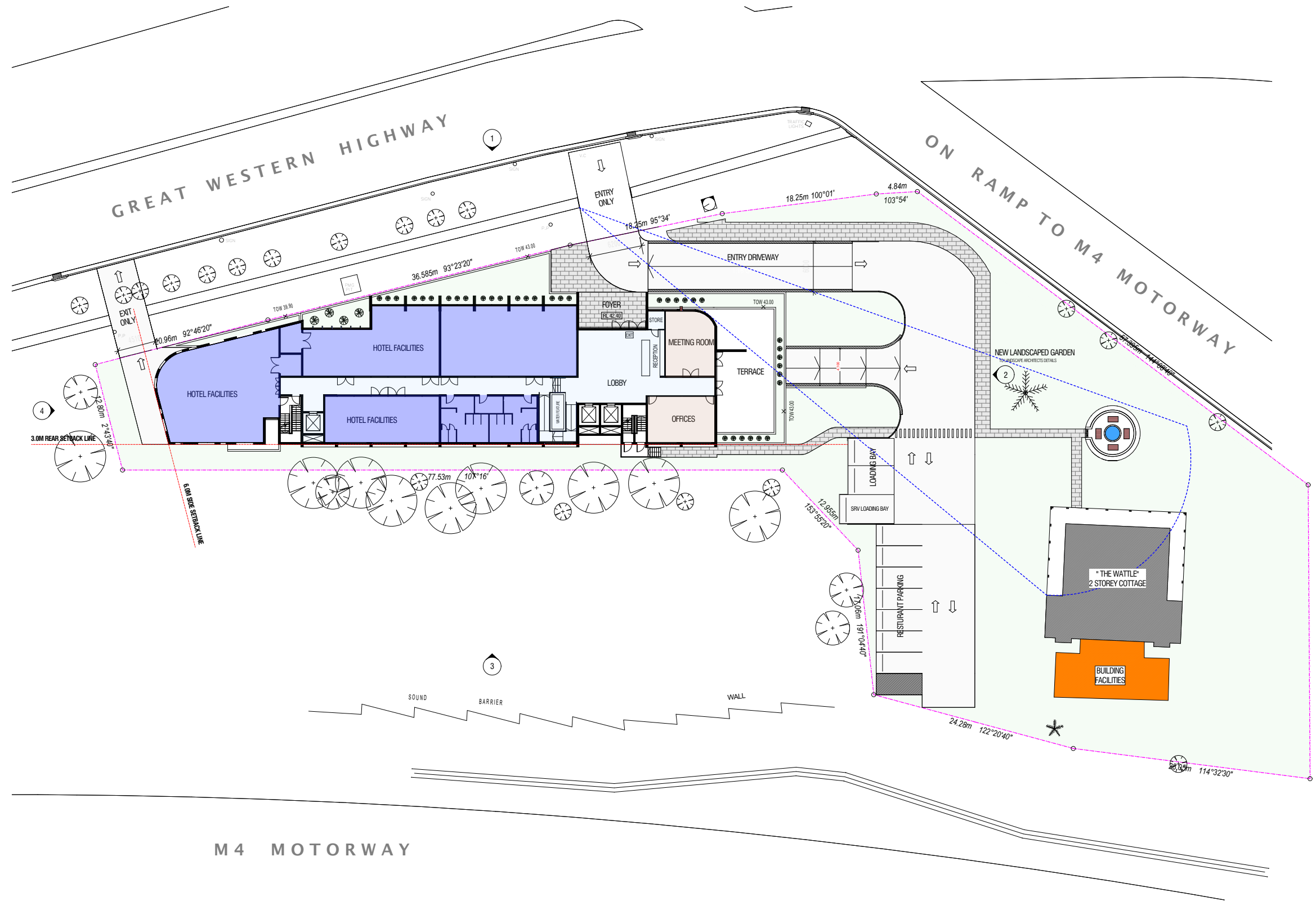
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ISSUE

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A3





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DRAWING TITLE:  
**GROUND FLOOR LEVEL**

PROJECT DESCRIPTION:  
CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:  
245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

CLIENT:  
ROBIN ONCU

DESIGNER:  
WHITE STAR DEVELOPMENT

PROJECT NO  
21276

DRAWN  
A.M

DRAWING NO  
A105

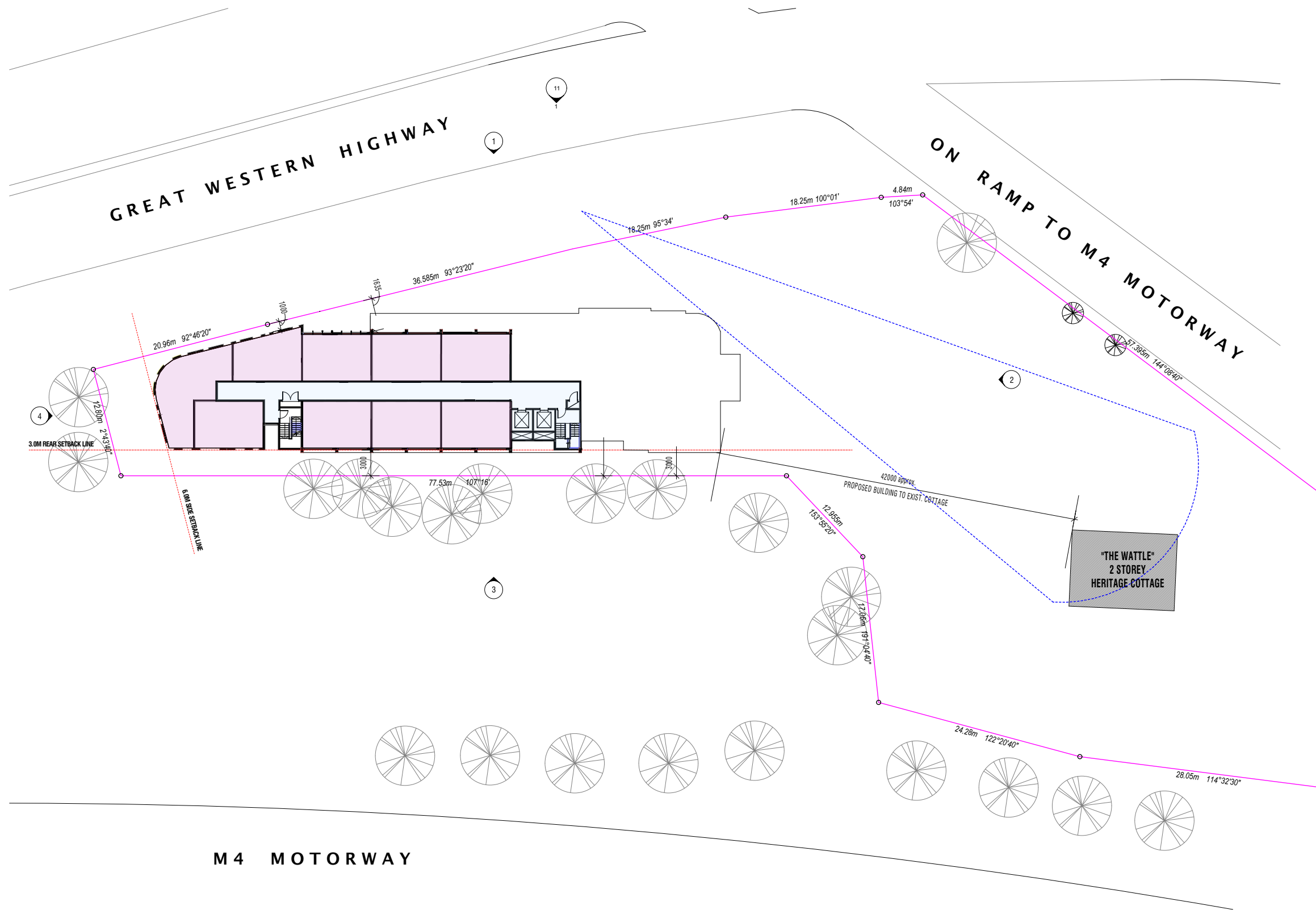
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DATE

ISSUE  
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DRAWING TITLE:

TYP LEVEL 04

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

DRAWN

A.M

DATE

7/11/2022

DRAWING NO

A107

ISSUE

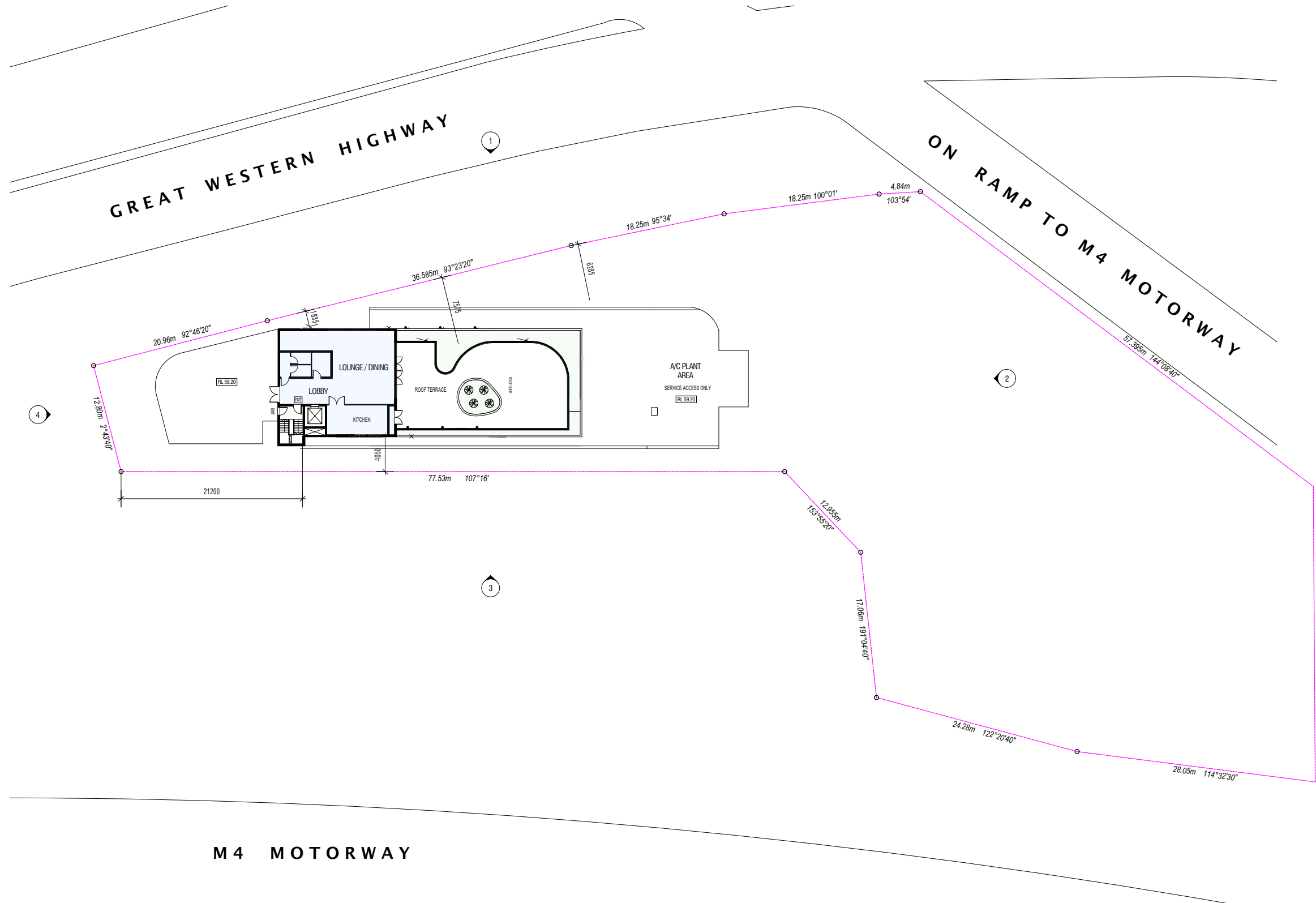
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SCALE

A3







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ROOF TERRACE LEVEL

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:

245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

CLIENT:

ROBIN ONCU

DESIGNER:

WHITE STAR DEVELOPMENT

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A108

SCALE

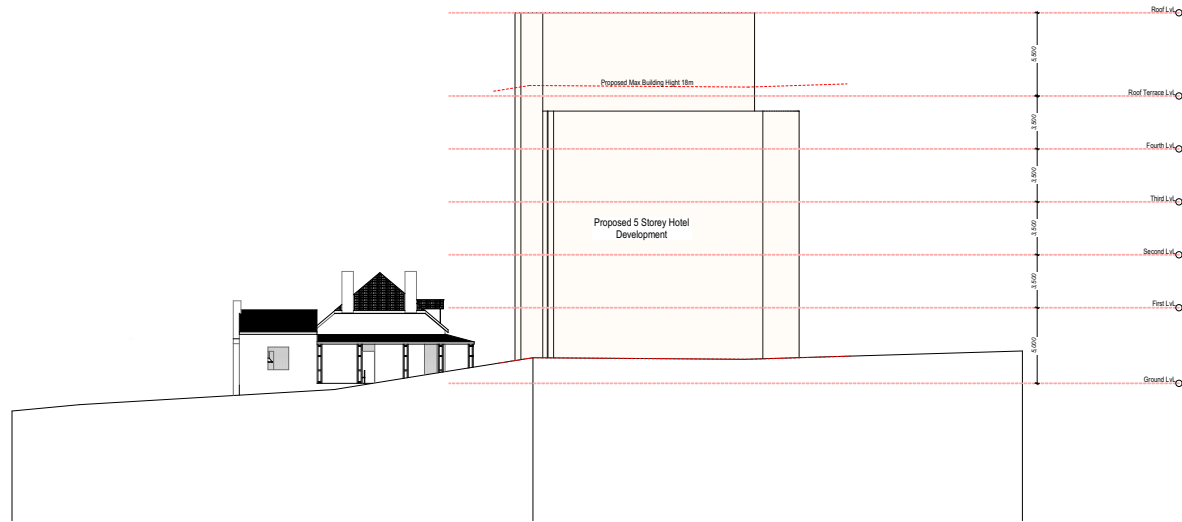
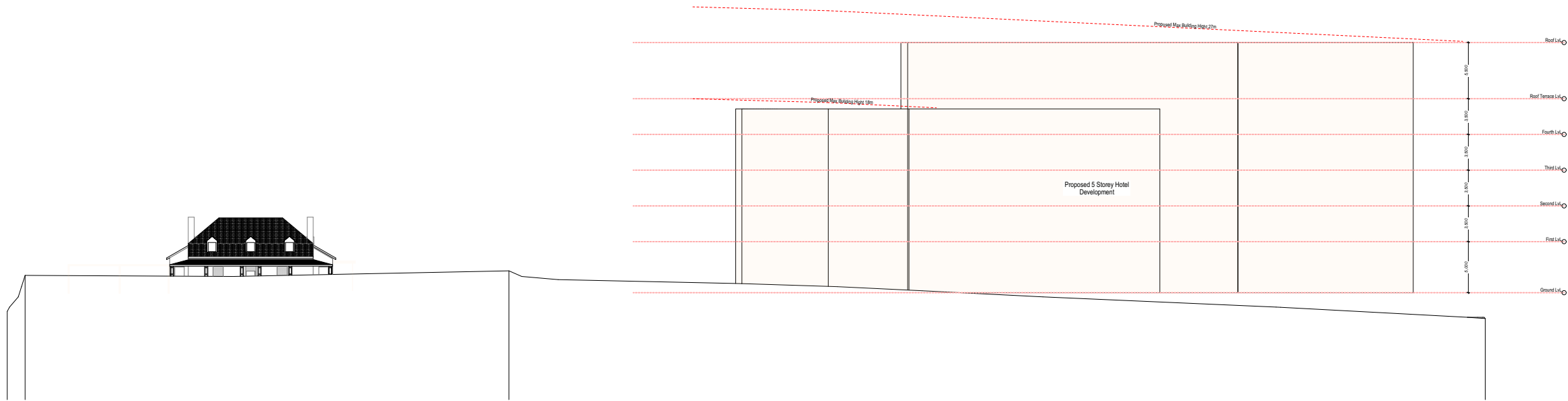
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7/11/2022

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F





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DRAWING TITLE:

SITE ELEVATION PAGE 1

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

SCALE

DATE

DRAWN

A.M

DATE

11/11/2022

DRAWING NO

A109

ISSUE

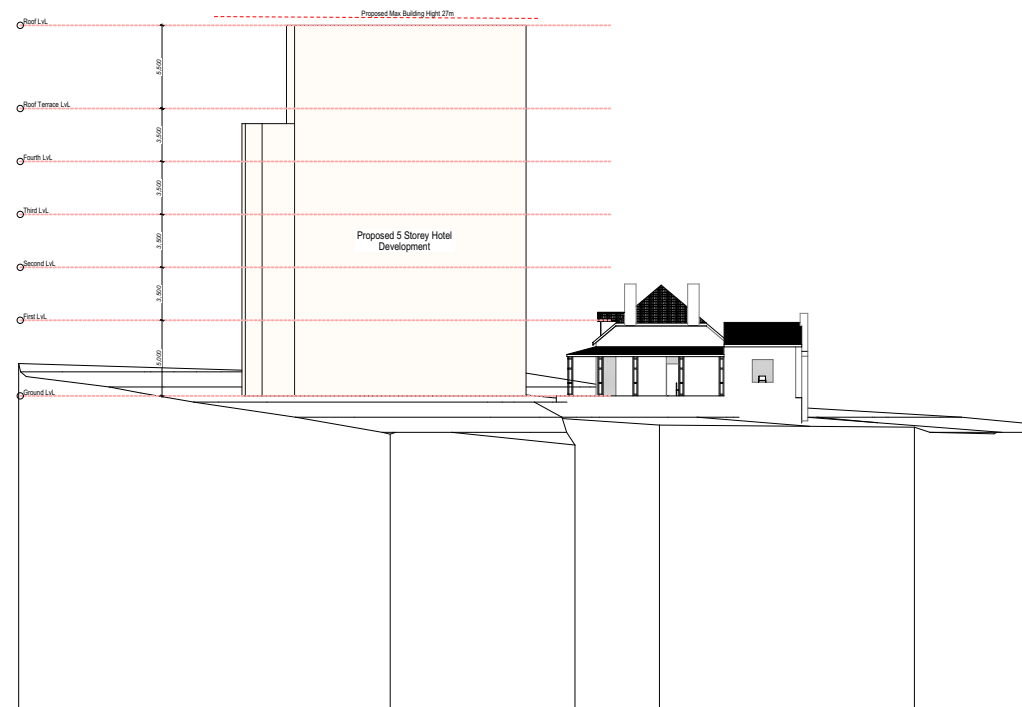
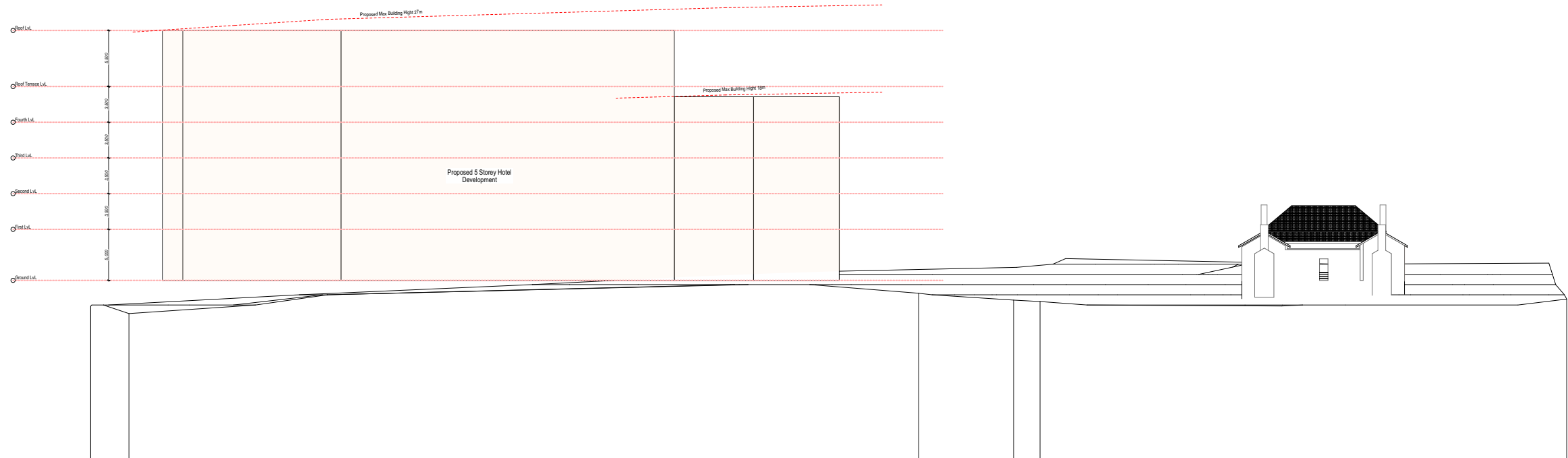
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A3

PROJECTION LOCATION:  
245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

DESIGNER:  
WHITE STAR DEVELOPMENT



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DRAWING TITLE:

SITE ELEVATION PAGE 2

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A110

SCALE

DATE

11/11/2022

ISSUE

F



A3



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DRAWING TITLE:

STREET ELEVATION

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

7/11/2022

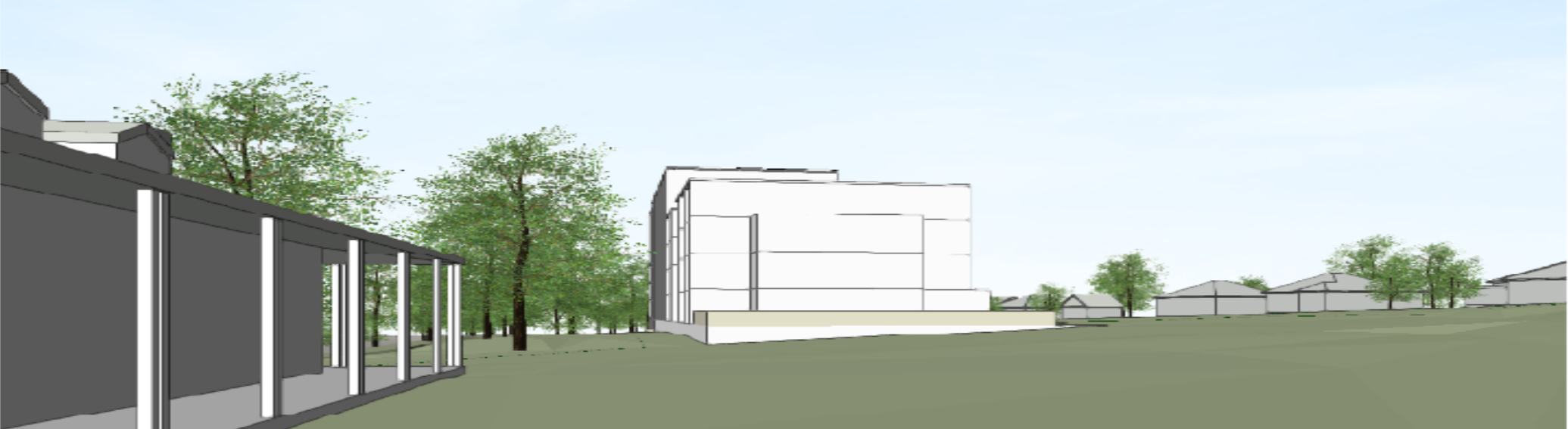
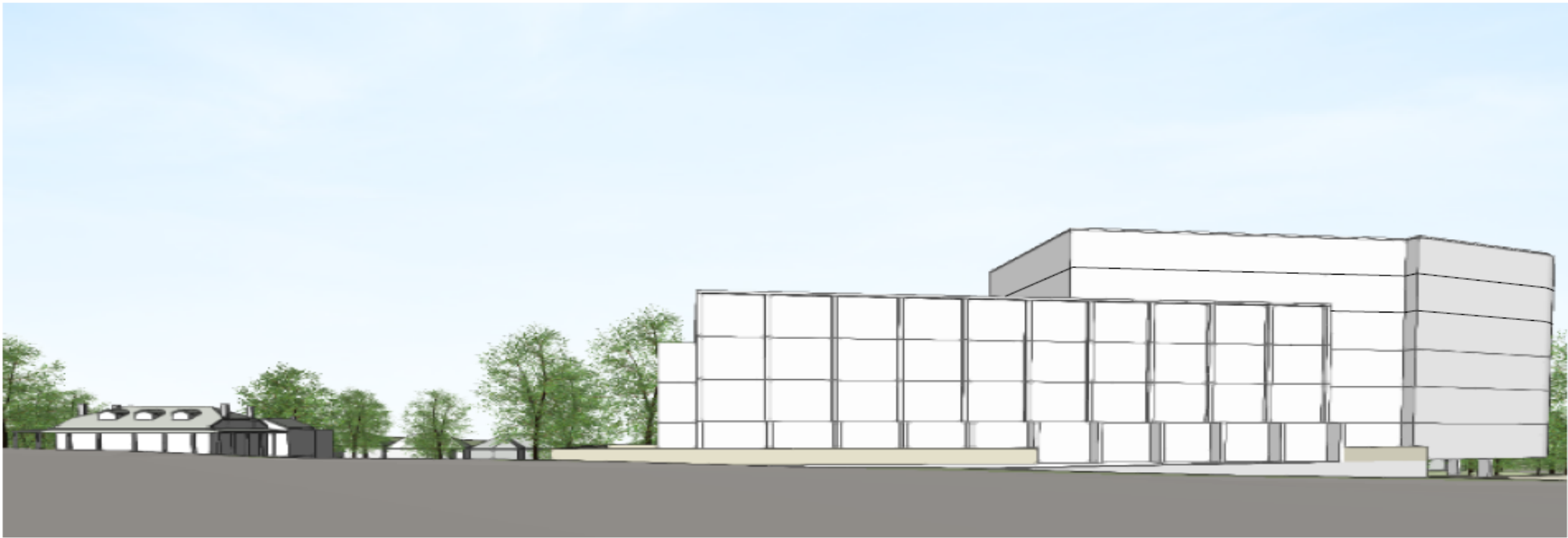
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DRAWING TITLE:

3D MODEL VIEW

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

ROBIN ONCU

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A112

SCALE

DATE

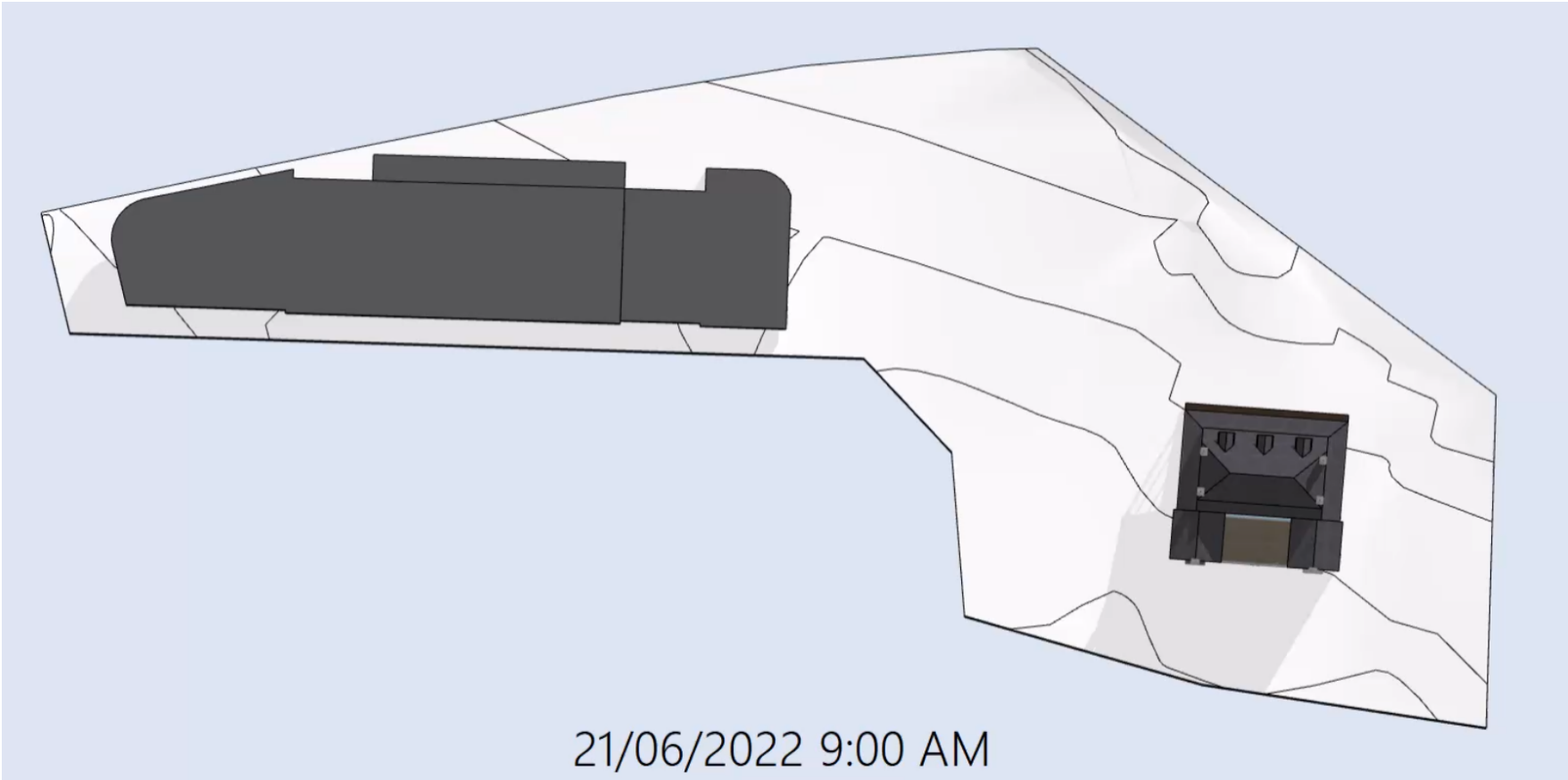
7/11/2022

ISSUE

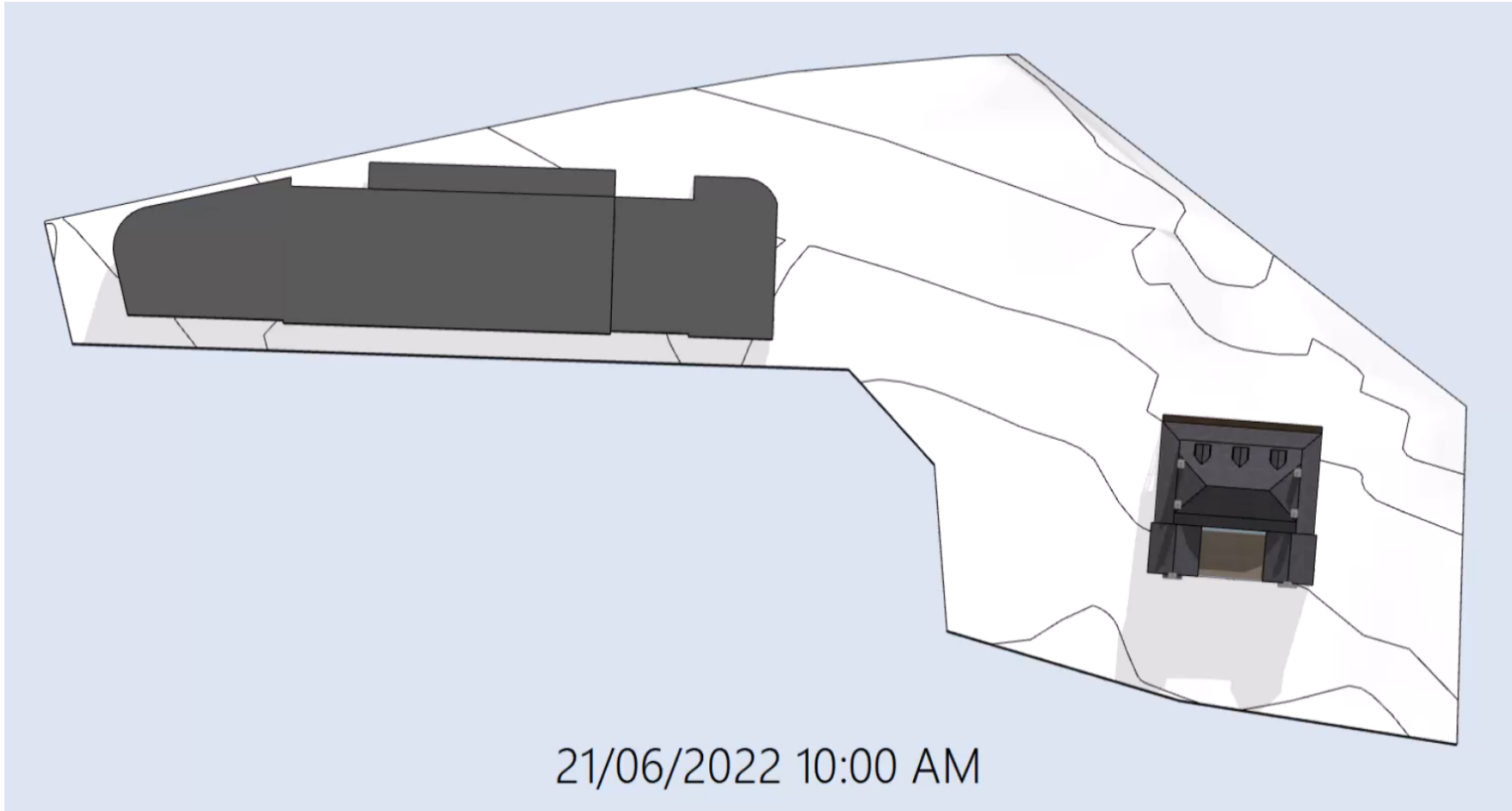
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A3





21/06/2022 9:00 AM



21/06/2022 10:00 AM

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**PLANNING  
PROPOSAL**



**WHITE  
STARS  
DEVELOPMENT**

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**DRAWING TITLE:**

**SHADOW DIAGRAM PAGE 1**

**PROJECT DESCRIPTION:**

CONCEPT HOTEL / MOTEL

**CLIENT:**

ROBIN ONCU

**PROJECT NO**

21276

**SCALE**



**DRAWN**

A.M

**DATE**

7/11/2022

**DRAWING NO**

A113

**ISSUE**

F

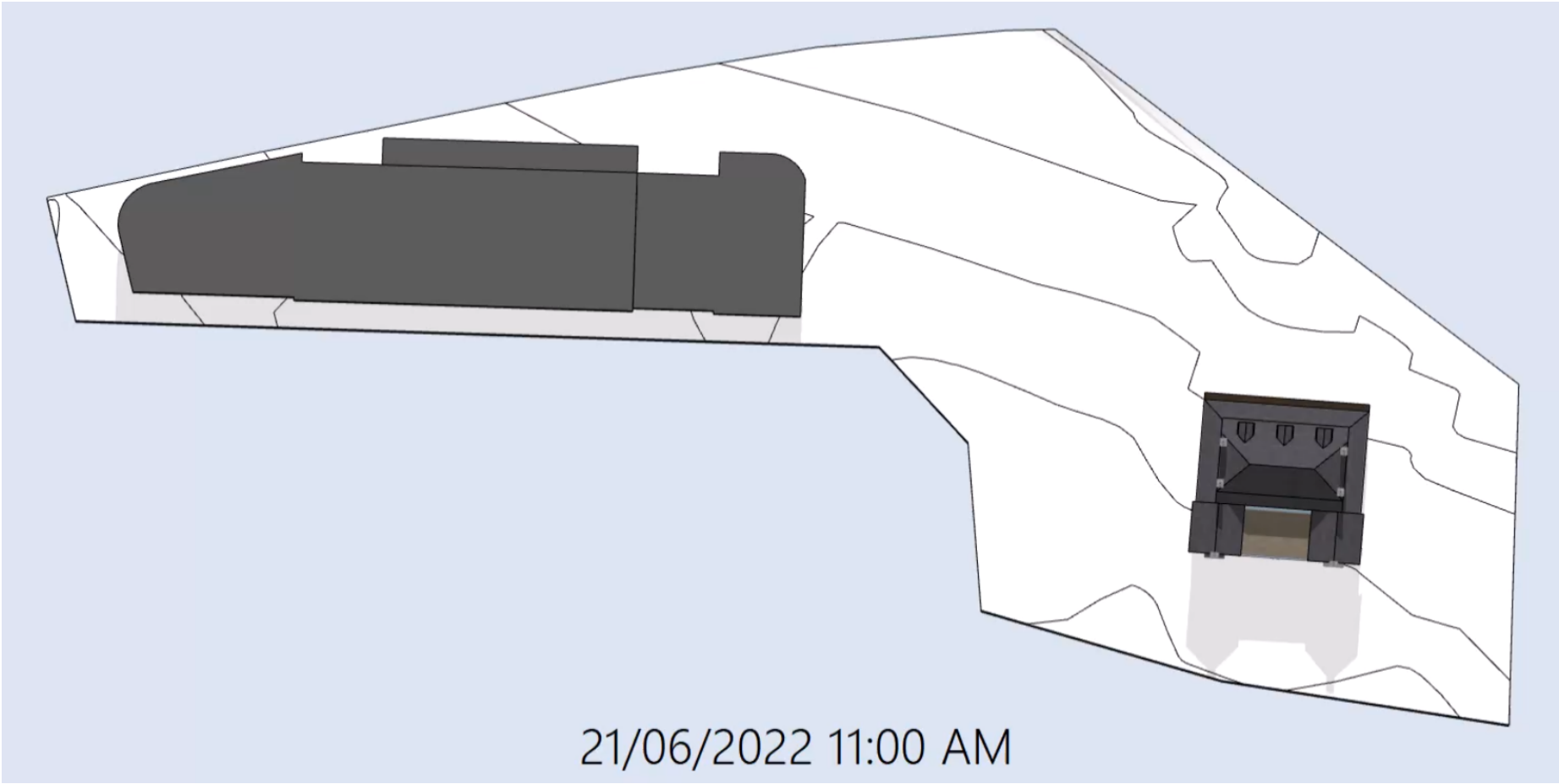
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**PROJECTION LOCATION:**

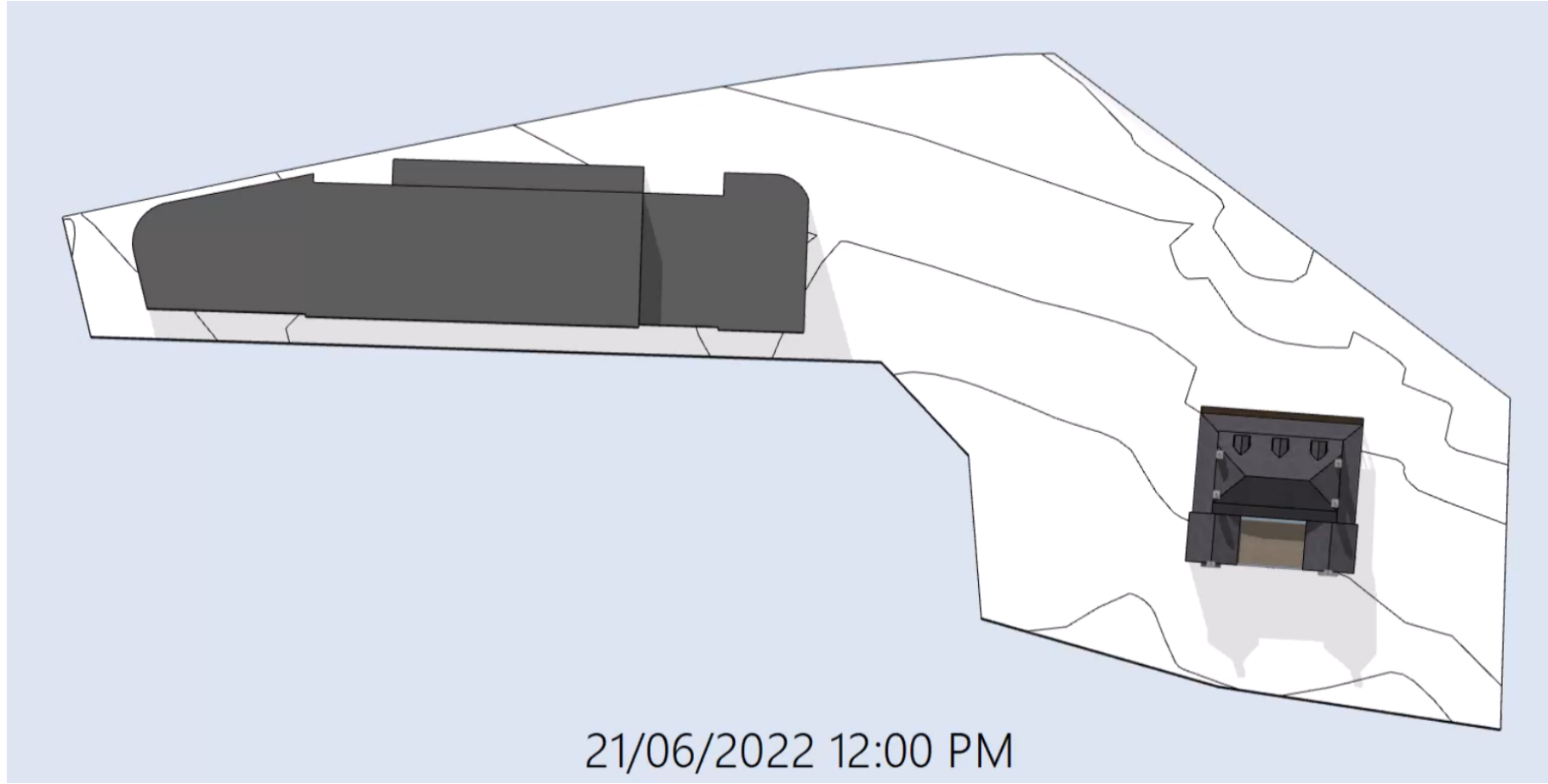
245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

**DESIGNER:**

WHITE STAR DEVELOPMENT



21/06/2022 11:00 AM



21/06/2022 12:00 PM

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PROPOSAL**



**NOTE:**

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by White Star and is to be used only for work when authorised in writing by White Star. It is the Contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws. Do not scale off drawings. Refer to Architectural Plans. Verify dimensions on site. All Works are to comply with the Building Code of Australia, all relevant Local Authorities, planning policies and certifying bodies.

**DRAWING TITLE:**

**SHADOW DIAGRAM PAGE 2**

**PROJECT DESCRIPTION:**

CONCEPT HOTEL / MOTEL

**CLIENT:**

ROBIN ONCU

**PROJECT NO**

21276

**SCALE**



**DRAWN**

A.M

**DATE**

7/11/2022

**DESIGNER:**

WHITE STAR DEVELOPMENT

**PROJECTION LOCATION:**

245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

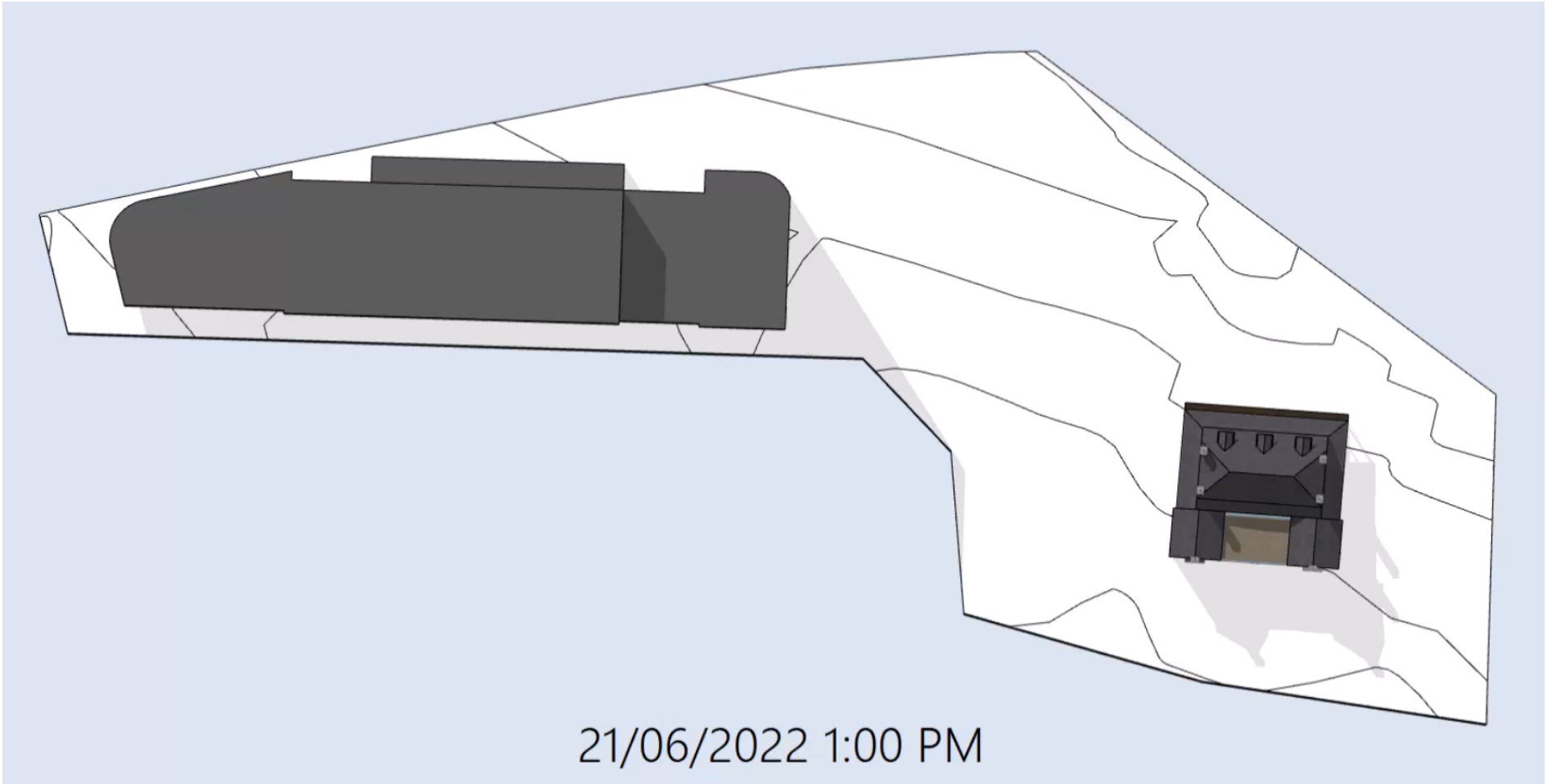
**DRAWING NO**

A114

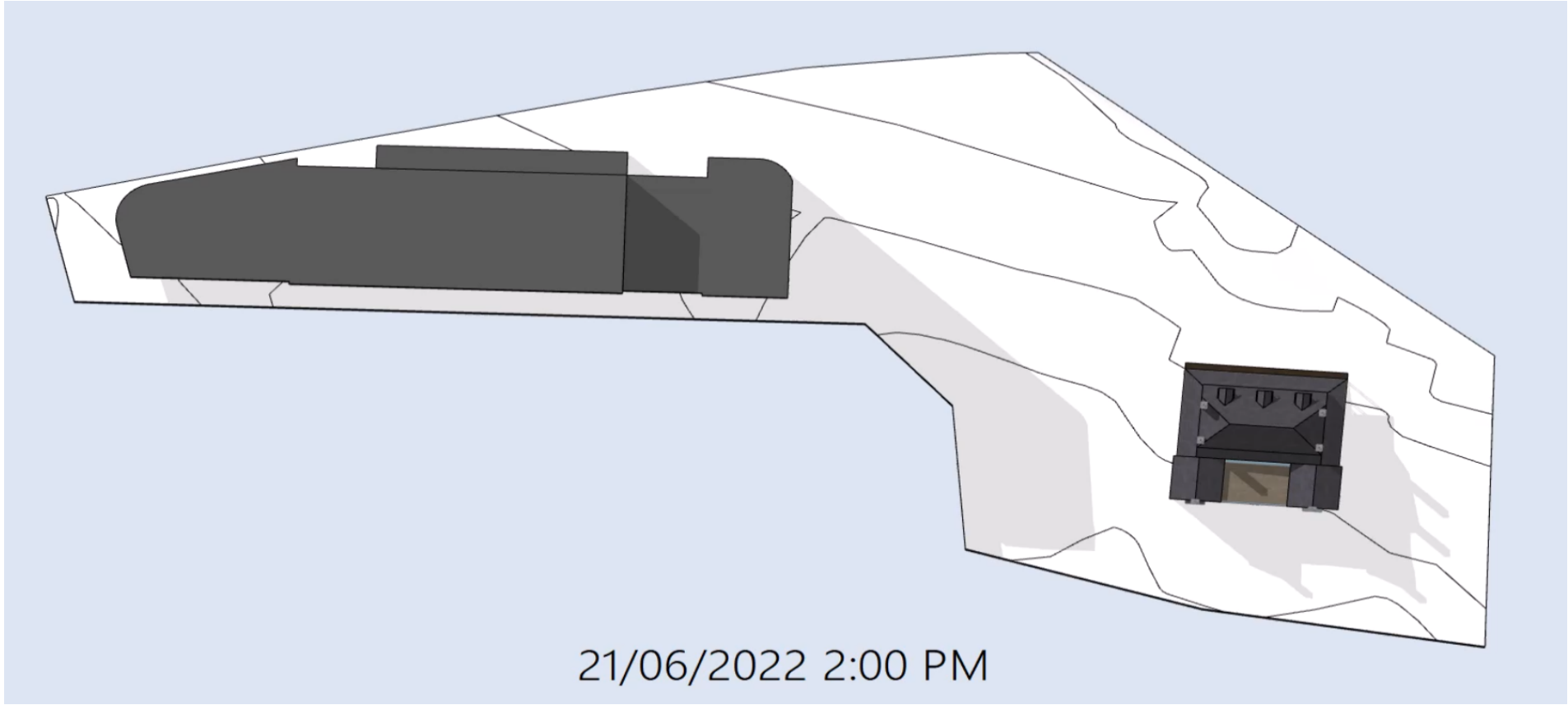
**ISSUE**

F

**A3**



21/06/2022 1:00 PM



21/06/2022 2:00 PM

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
B	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	01.02.2022
C	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	11.02.2022
D	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	27.05.2022
E	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	08.06.2022
F	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	04.11.2022

**PLANNING  
PROPOSAL**



**WHITE  
STARS  
DEVELOPMENT**

**NOTE:**

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**DRAWING TITLE:**

**SHADOW DIAGRAM PAGE 3**

**PROJECT DESCRIPTION:**

CONCEPT HOTEL / MOTEL

**CLIENT:**

ROBIN ONCU

**PROJECT NO**

21276

**SCALE**

**DRAWN**

A.M

**DATE**

7/11/2022

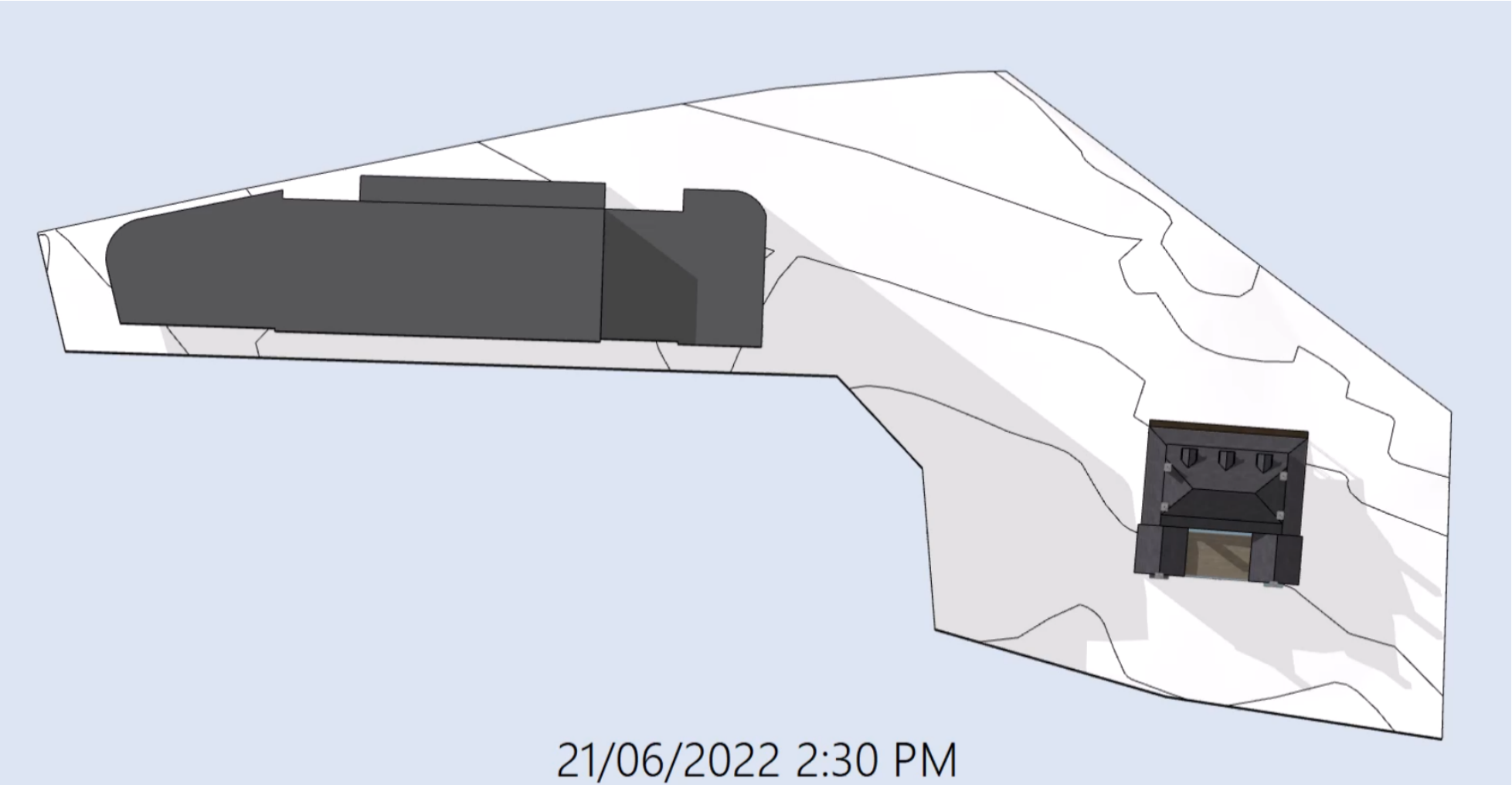
**DRAWING NO**

A115

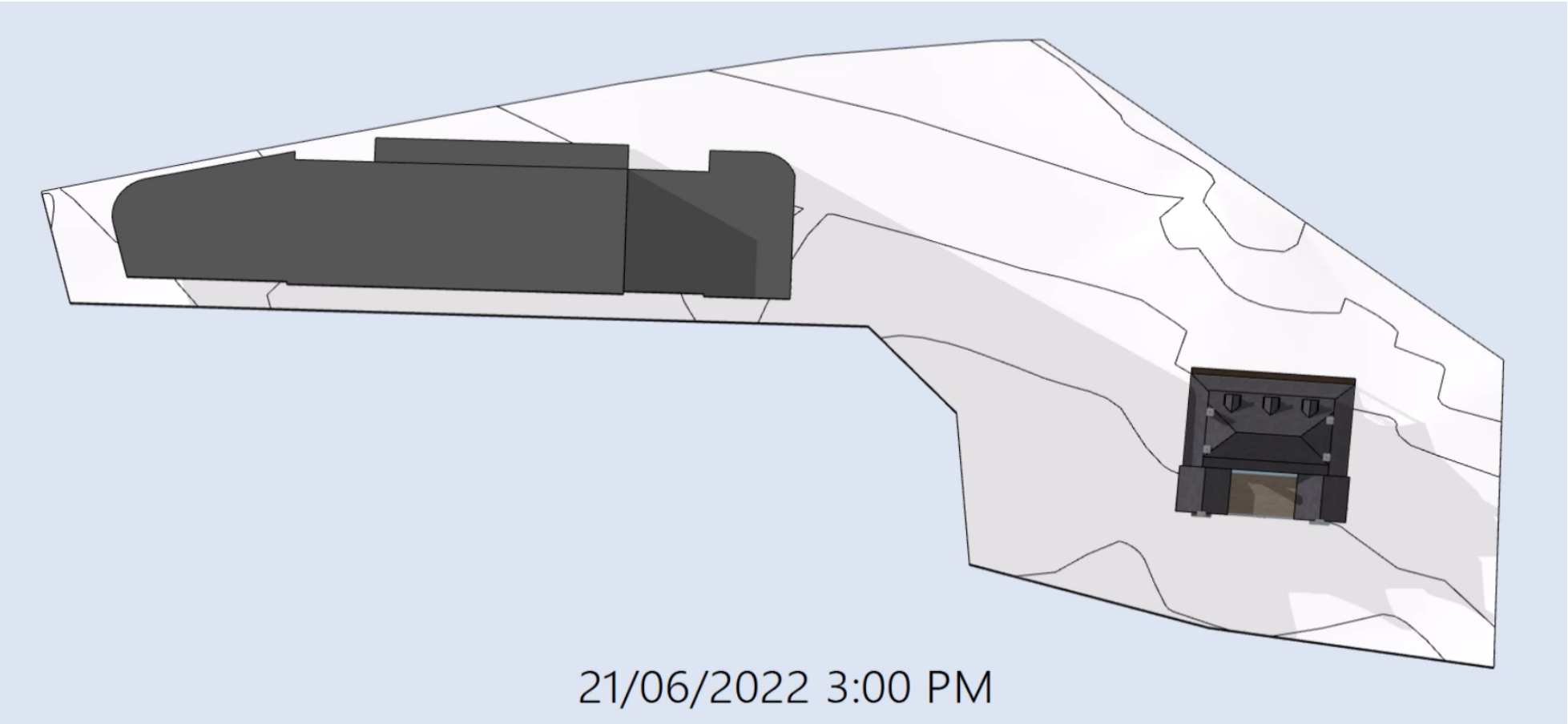
**ISSUE**

F





21/06/2022 2:30 PM



21/06/2022 3:00 PM

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
B	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	01.02.2022
C	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	11.02.2022
D	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	27.05.2022
E	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	08.06.2022
F	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	04.11.2022

PLANNING  
PROPOSAL



**NOTE:**  
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DRAWING TITLE:  
**SHADOW DIAGRAM PAGE 4**

PROJECT DESCRIPTION:  
CONCEPT HOTEL / MOTEL

PROJECTION LOCATION:  
245-247 GREAT WESTERN HWY  
WENTWORTHVILLE NSW 2145  
LOT 100 DP. 878926

CLIENT:  
ROBIN ONCU

DESIGNER:  
WHITE STAR DEVELOPMENT

PROJECT NO  
21276

DRAWN  
A.M

DRAWING NO  
A116

SCALE

DATE  
7/11/2022

ISSUE  
F

