



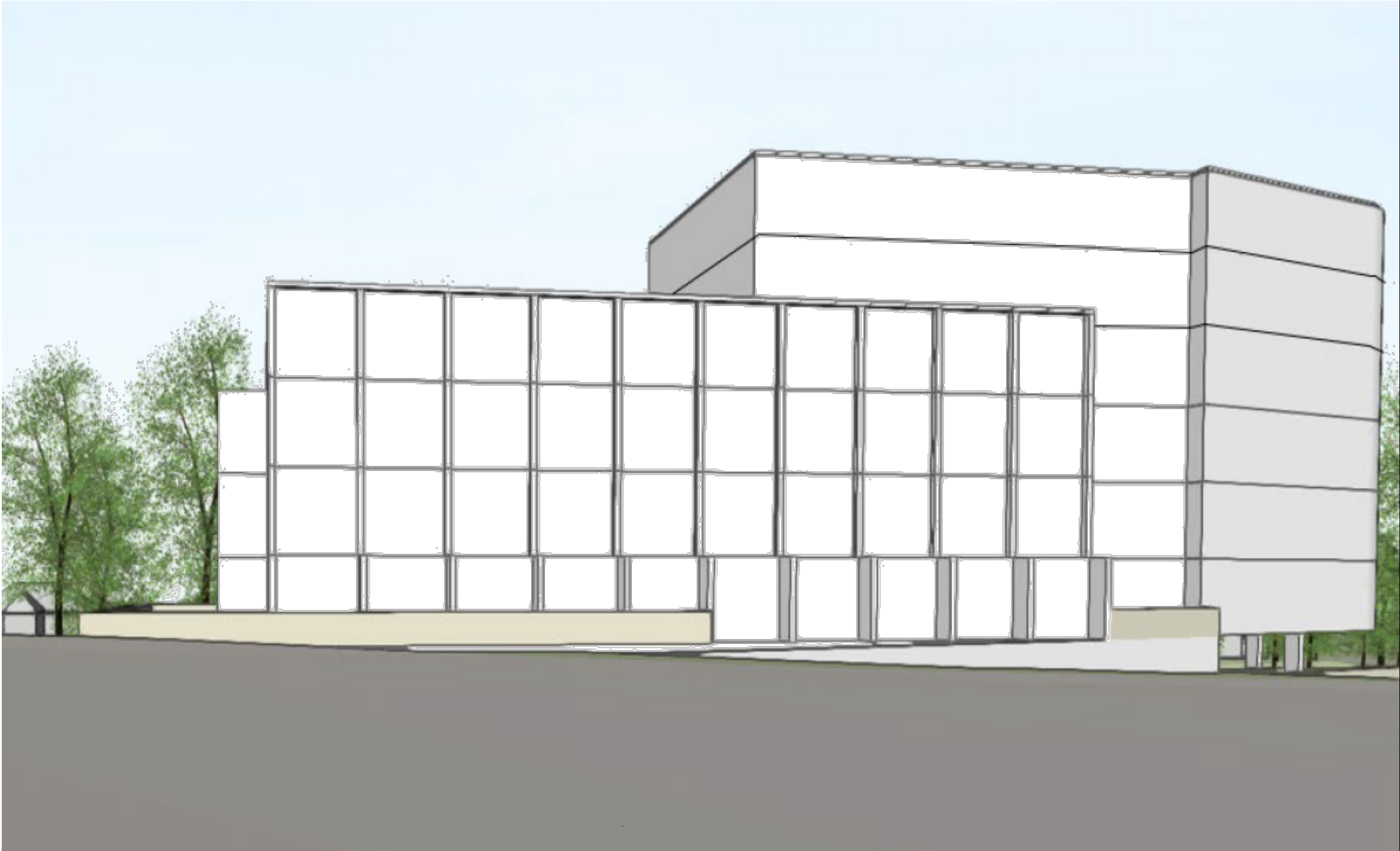
PLANNING PROPOSAL

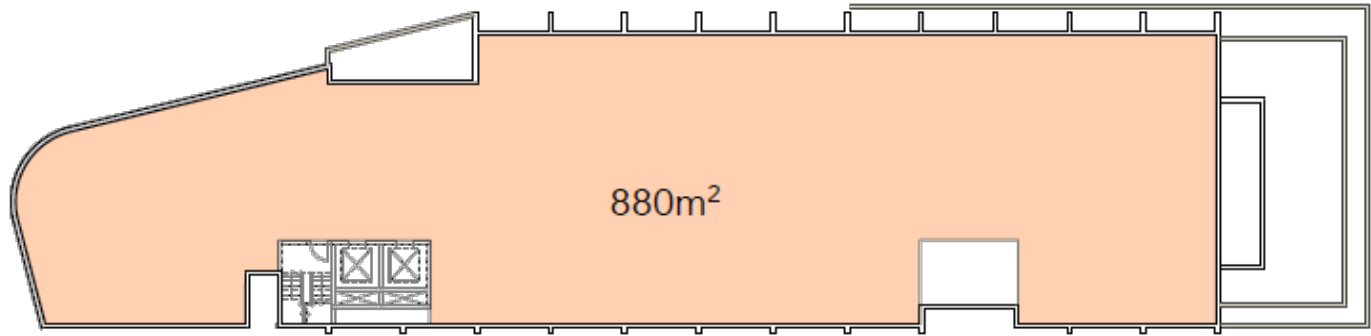
PROPOSED: CONCEPT HOTEL/MOTEL

CLIENT: NECATI ATES

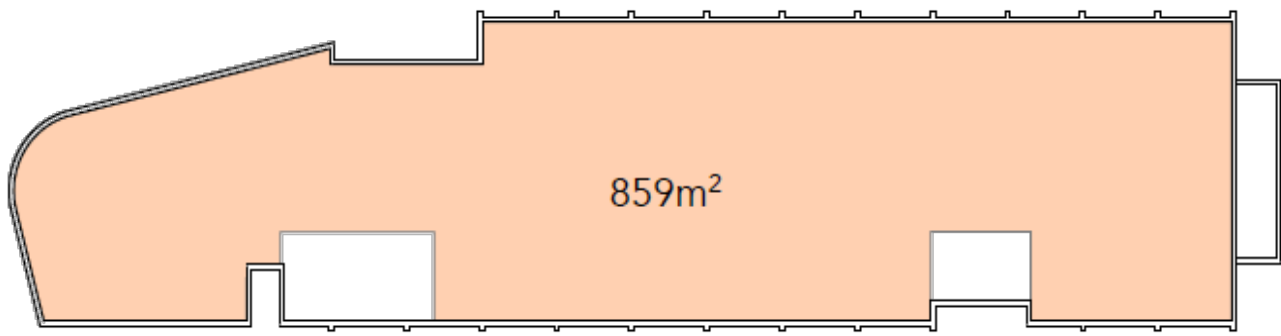
ADDRESS: 245-247 GREAT WESTERN HWY, WENTWORTHVILLE

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TOTAL CALCULATIONS	
SITE AREA	4,727m ²
HERITAGE BUILDING G.F.A	237m ²
HOTEL G.F.A	4326m ²
FLOOR SPACE RATIO	0.96:1
BUILDING AREA	1,365m ²
SITE COVER	28.9%
DEEP SOIL LANDSCAPING	2,133.5m ²
COMMON OPEN SPACE	2,198m ²

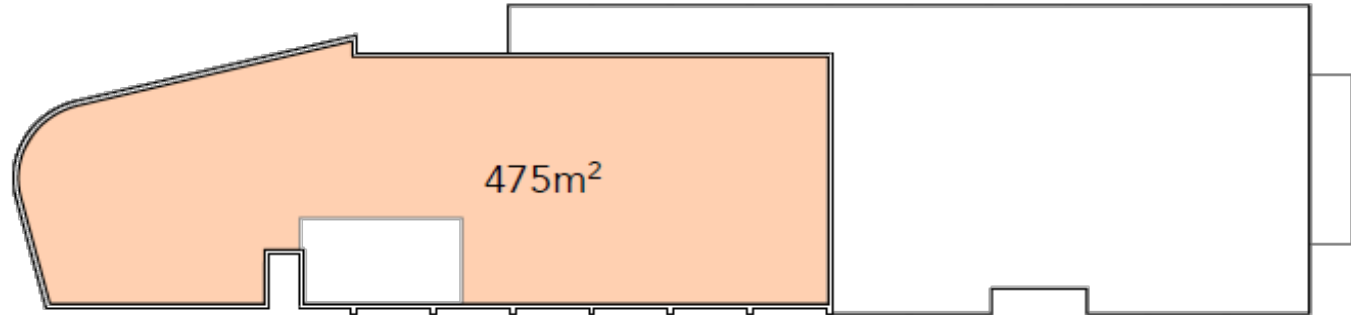




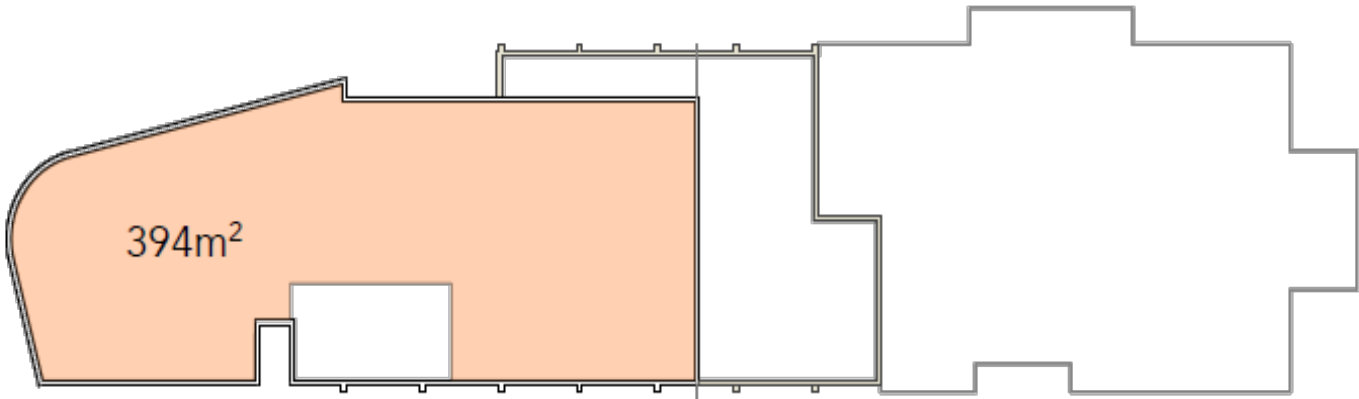
GROUND FLOOR LVL



LEVEL 01-03

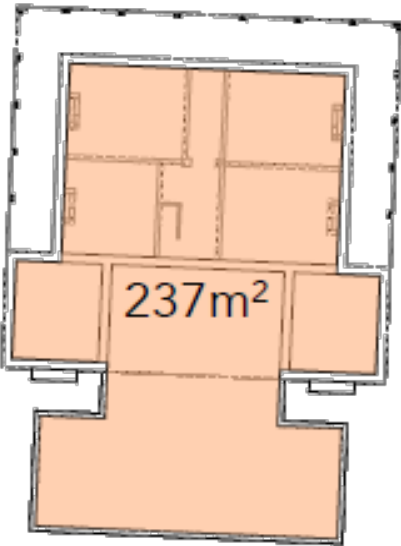


LEVEL 04



LEVEL 05 (ROOF TERRACE)

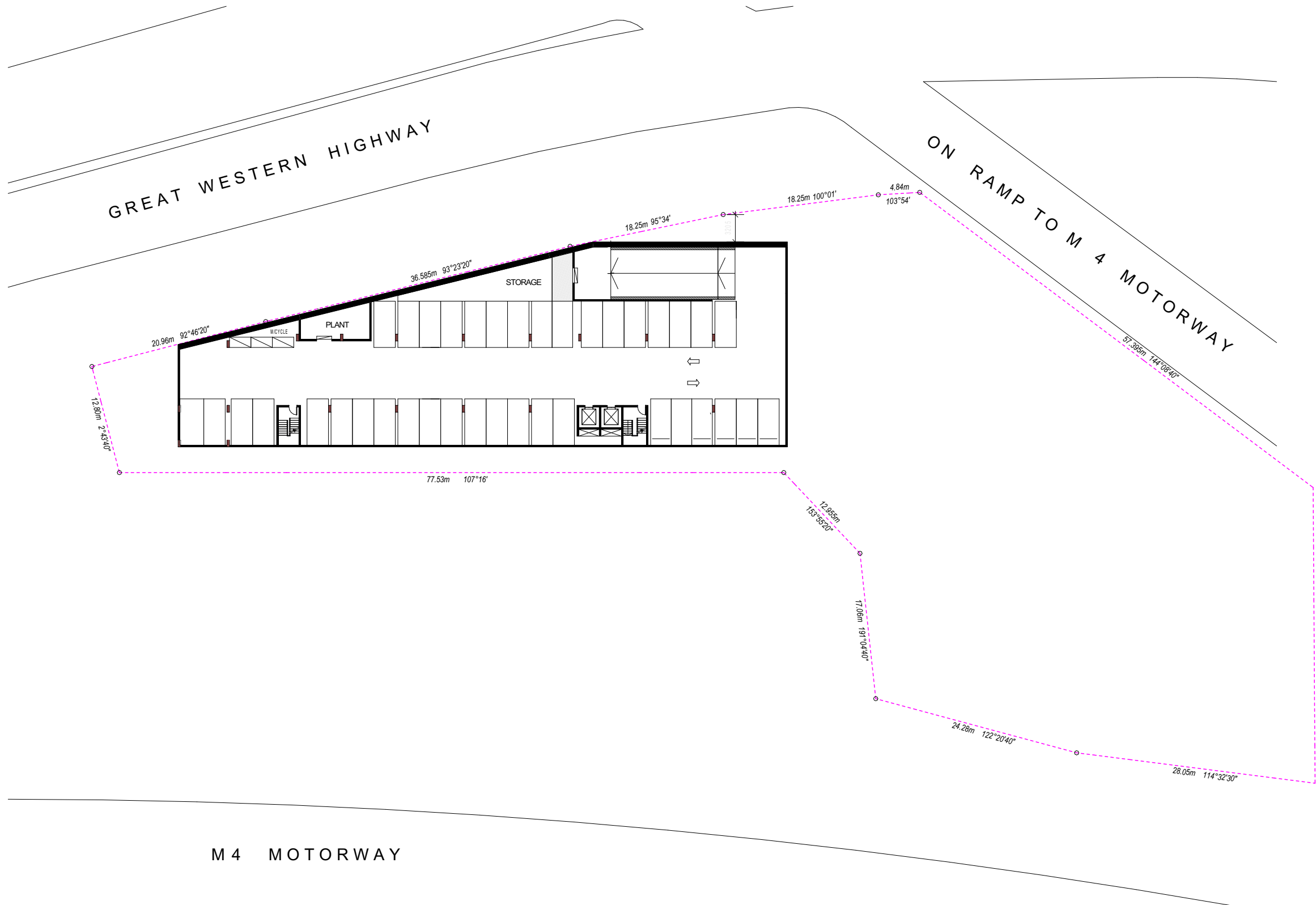
Location	Gross Floor Area (m²)
The Wattles (Heritage Item)	237
Level 00 (Ground Floor)	880
Level 01	859
Level 02	859
Level 03	859
Level 04	475
Level 05 (Roof Terrace)	394
Total	4563
Site Area	4727
FSR	0.96:1



THE WATTLES

PROPOSED GROUND FLOOR LVL

1:100



ISSUE	DESCRIPTION	DATE
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PLANNING
PROPOSAL



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DRAWING TITLE:

BASEMENT LEVEL 02-03

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

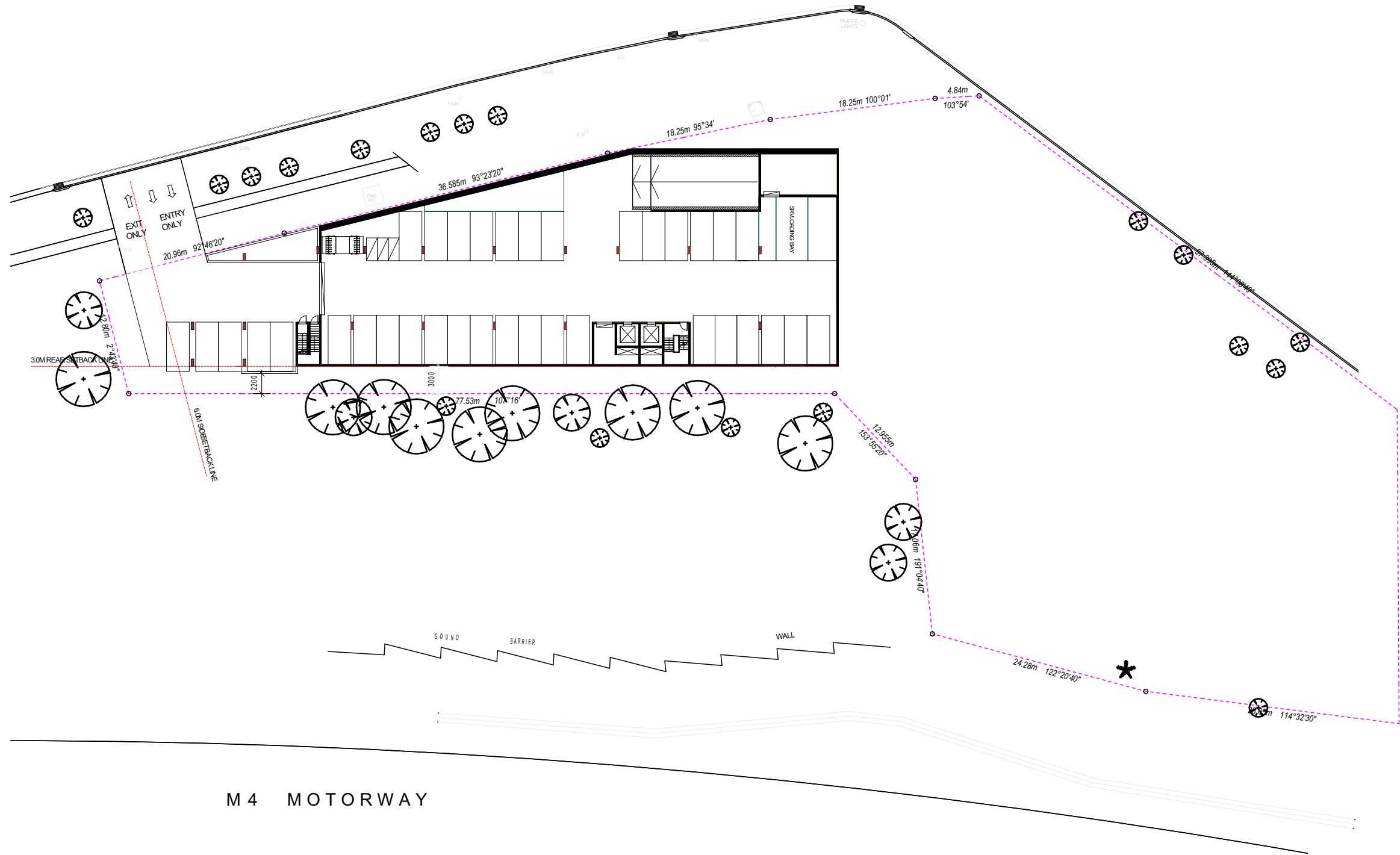
DRAWING NO

A103

ISSUE

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ISSUE	DESCRIPTION	DATE
A	ISSUED FOR PLANNING PROPOSAL APPROVAL	18.01.2022
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PLANNING
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DRAWING TITLE:

BASEMENT LEVEL 01

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

DRAWING NO

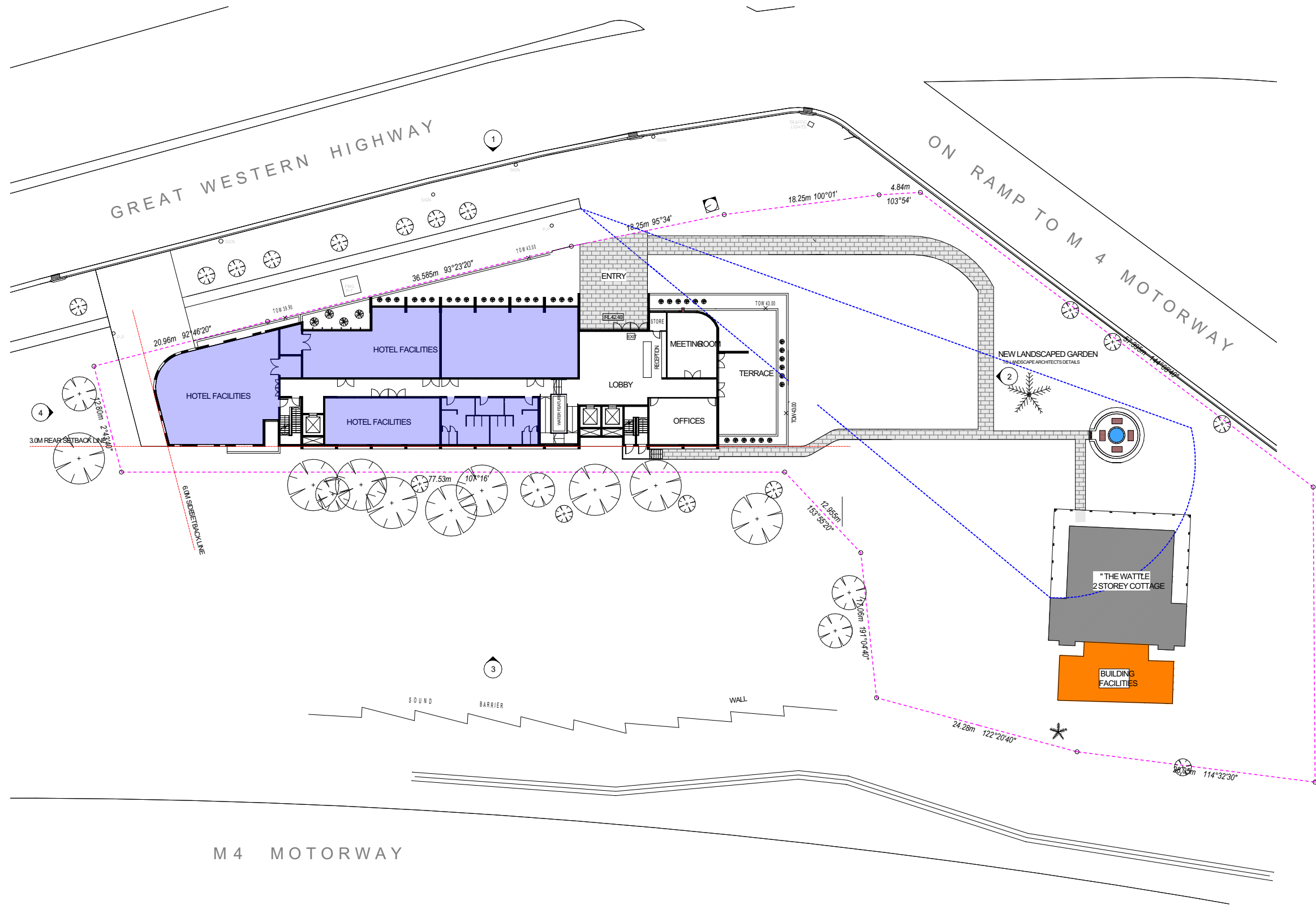
A104

ISSUE

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A3



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PLANNING
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DRAWING TITLE:

GROUND FLOOR LEVEL

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATES

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

A105

SCALE

DATE

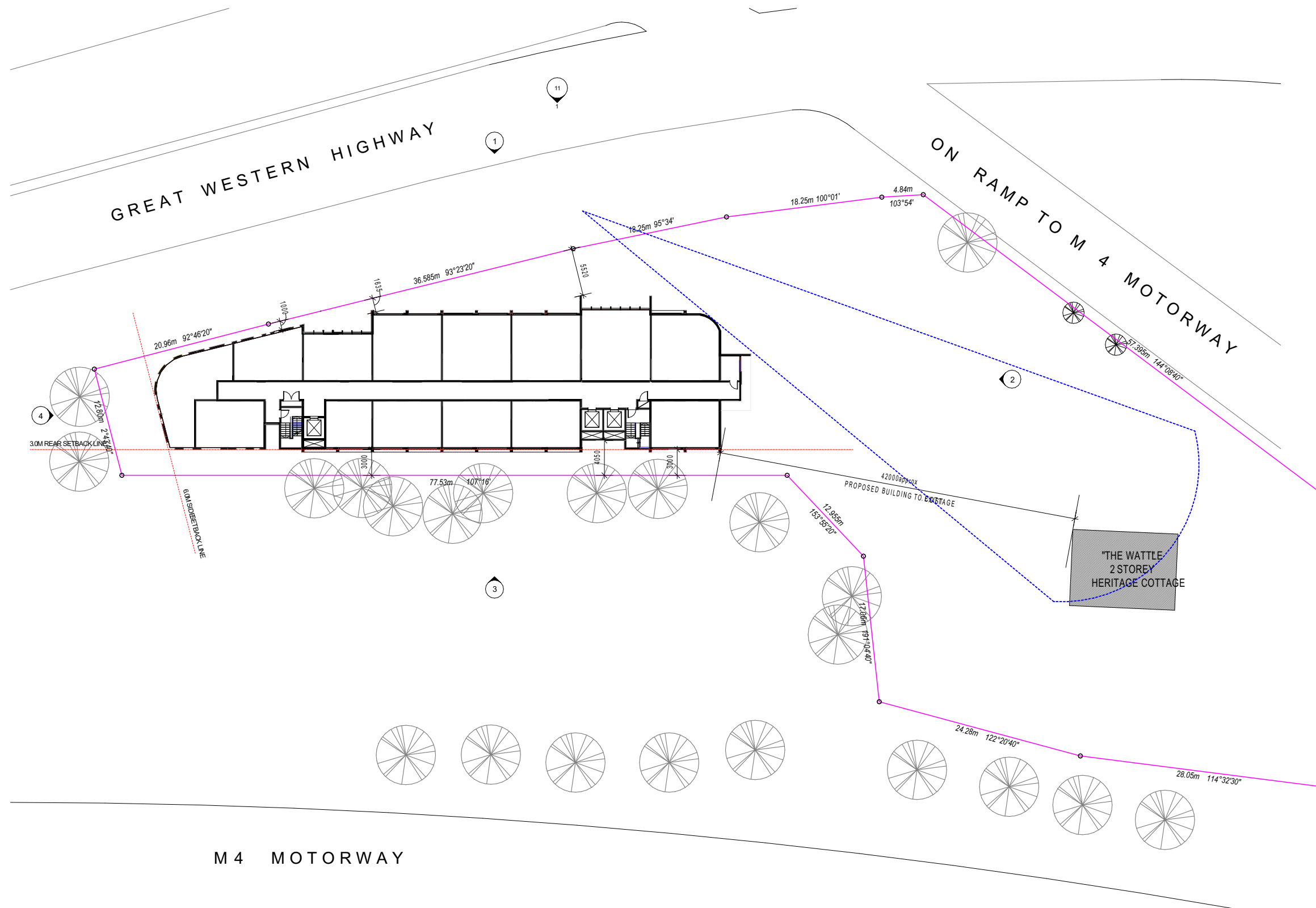
15/06/2023

ISSUE

G



A3



NOTES:
METAL ROOFING TO BE IN ACCORDANCE WITH AS1562.1
BALUSTRADES TO BE IN ACCORDANCE WITH AS1428.1-2009
GLASS TO BE IN ACCORDANCE WITH AS1288.1-2006

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DRAWING TITLE:
TYP LEVEL 01-03

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

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

CLIENT:
NECATI ATEs

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO
21276

DRAWN
A.M

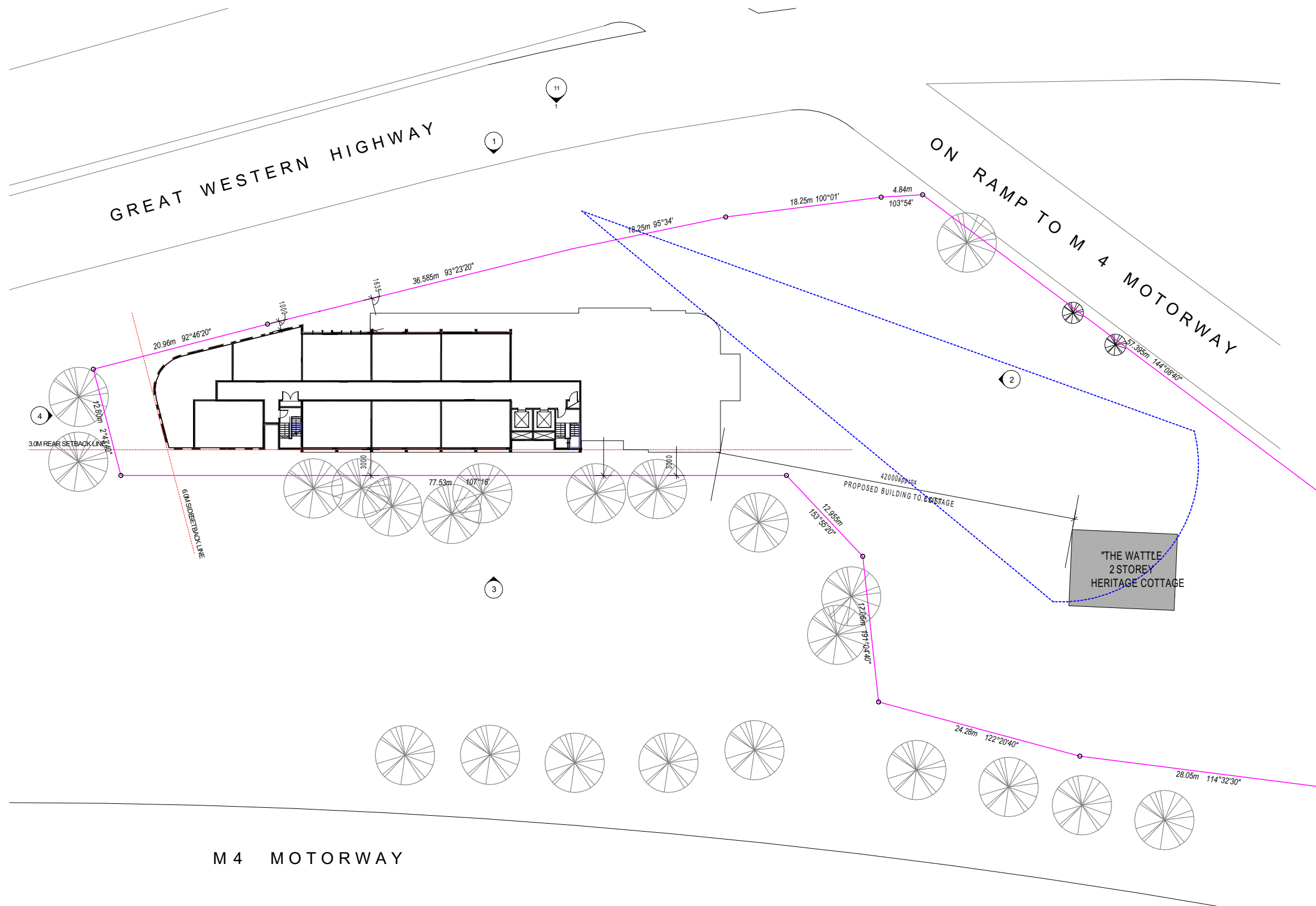
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DATE

ISSUE
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A3



ISSUE	DESCRIPTION	DATE
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PLANNING
PROPOSAL



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DRAWING TITLE:

TYP LEVEL 04

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATES

PROJECT NO

21276

DRAWN

A.M

DATE

15/06/2023

DRAWING NO

A107

ISSUE

G

SCALE

A3

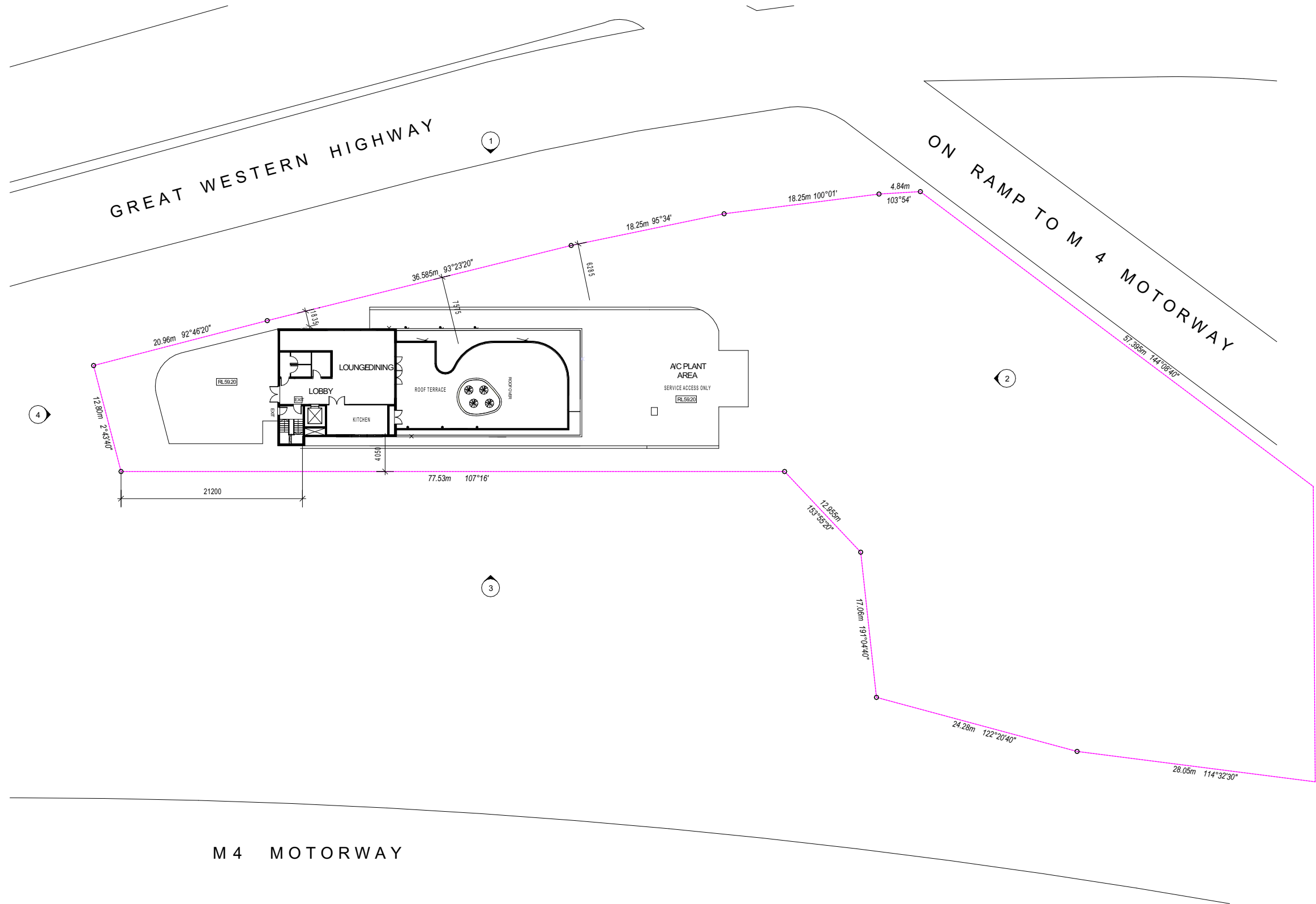
DATE

15/06/2023

ISSUE

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A3



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PLANNING
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DRAWING TITLE:

ROOF TERRACE LEVEL

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

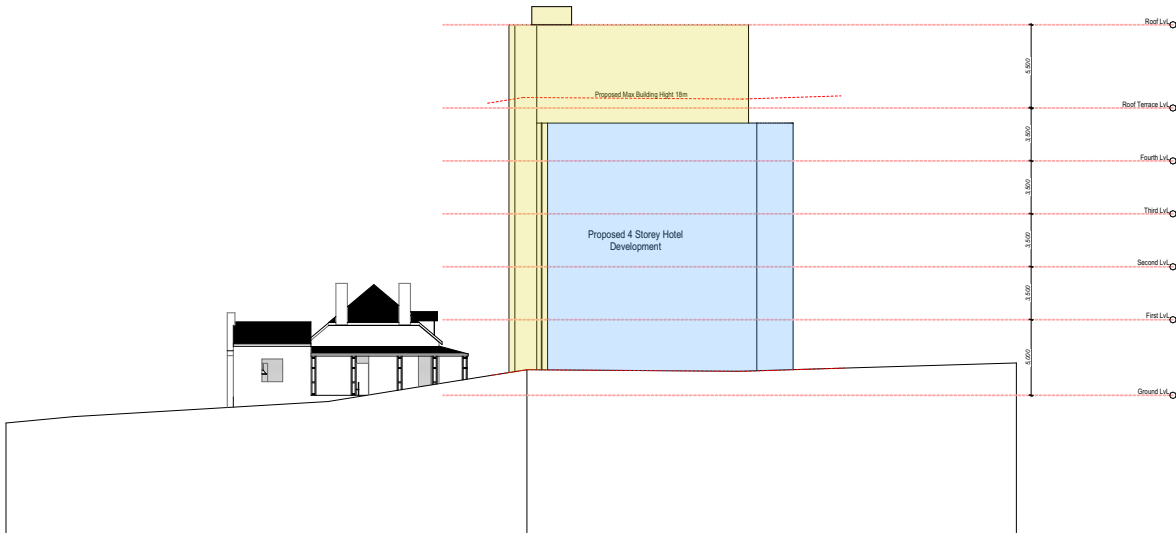
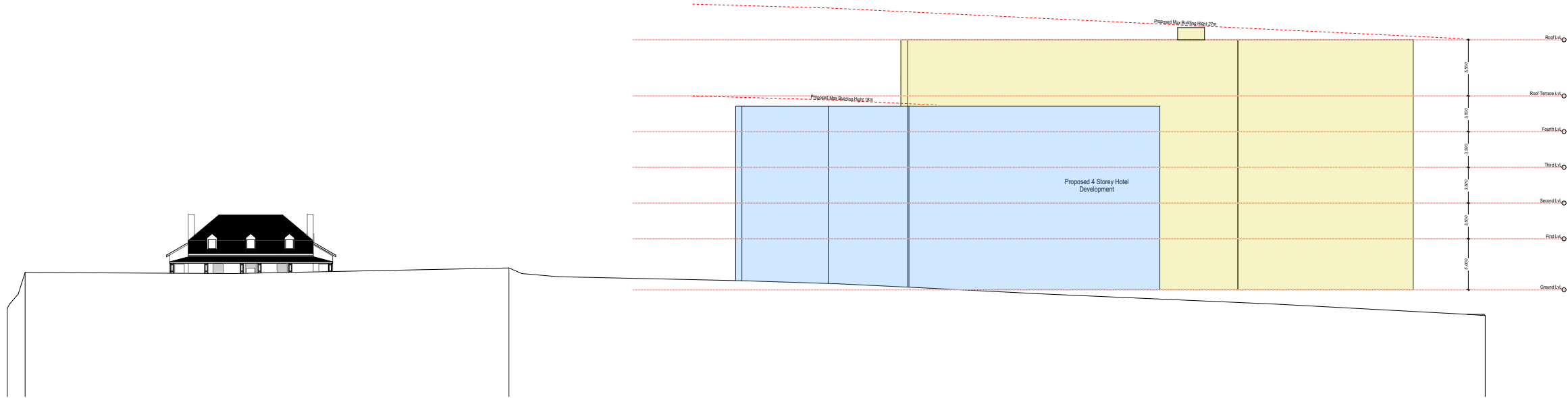
DRAWING NO

A108

ISSUE

G

A3



= 6 Storey
 = 4 Storey

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PLANNING
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DRAWING TITLE:

SITE ELEVATION PAGE 1

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

DRAWN

A.M

DRAWING NO

A109

SCALE

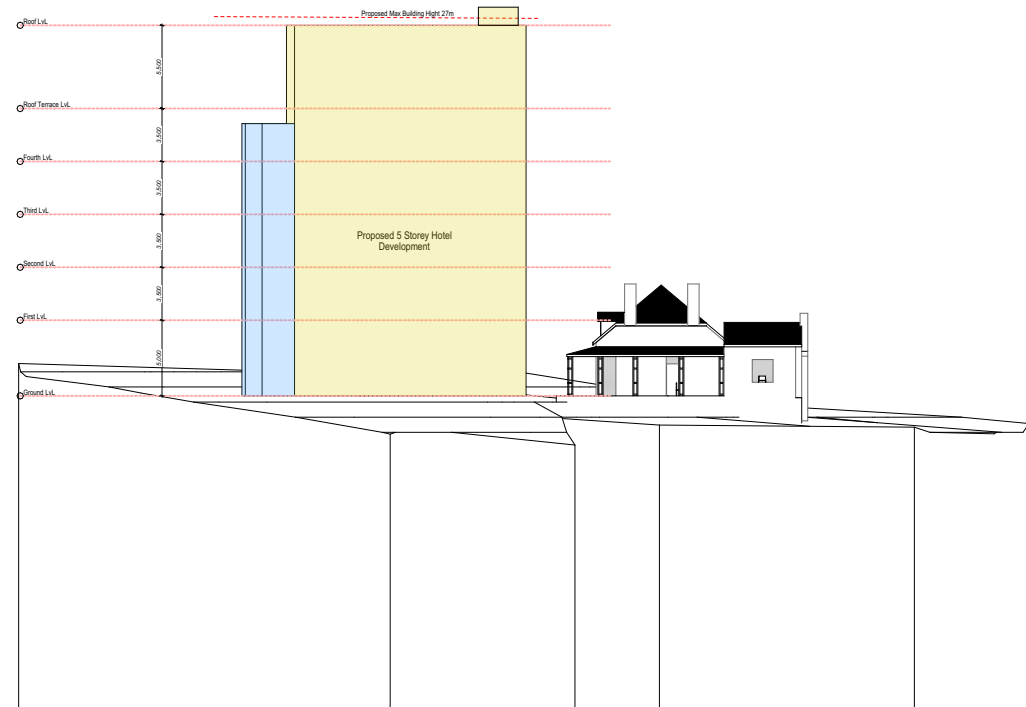
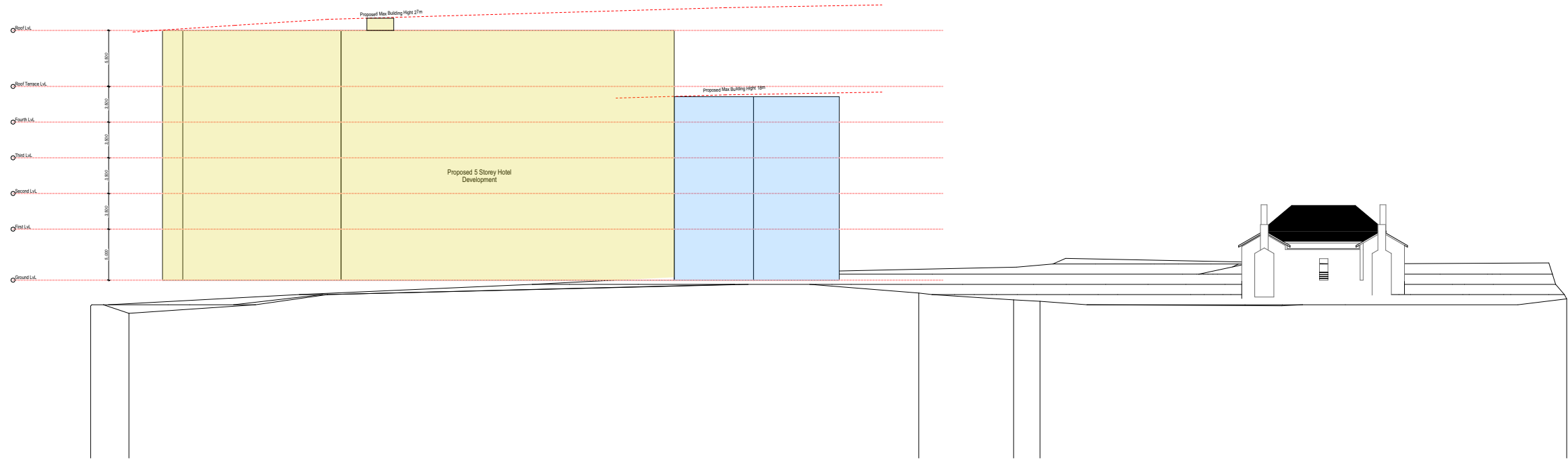
DATE

15/06/2023

ISSUE

G

A3



= 6 Storey
 = 4 Storey

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PLANNING
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DRAWING TITLE:
SITE ELEVATION PAGE 2

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

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

CLIENT:
NECATI ATEs

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO
21276

DRAWN
A.M

DRAWING NO
A110

SCALE

DATE
15/06/2023

ISSUE
G





ISSUE	DESCRIPTION	DATE
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PLANNING
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DRAWING TITLE:

STREET ELEVATION

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

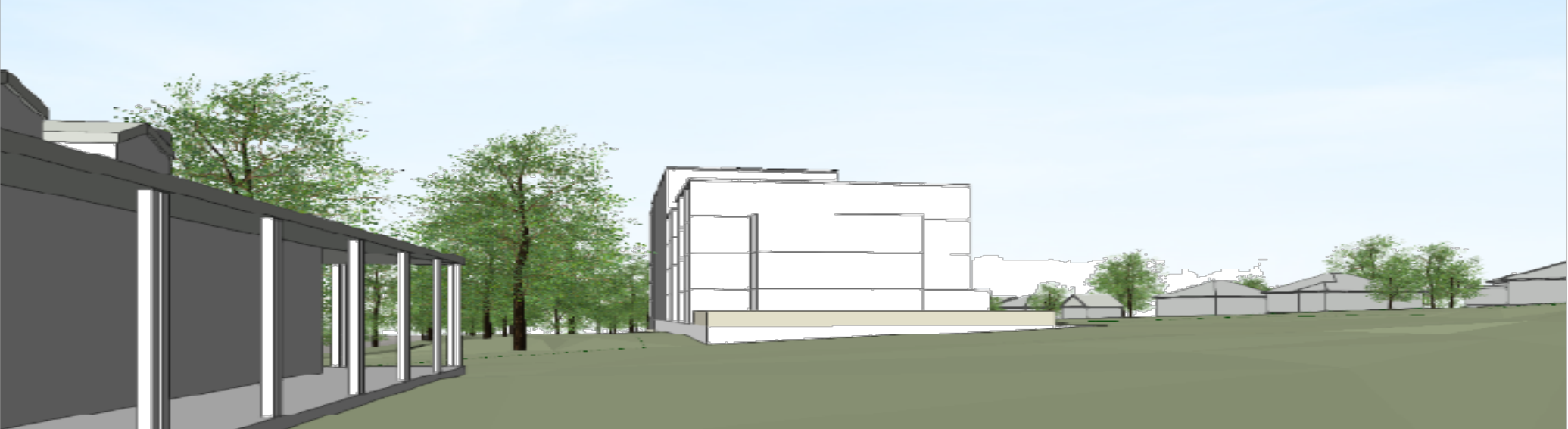
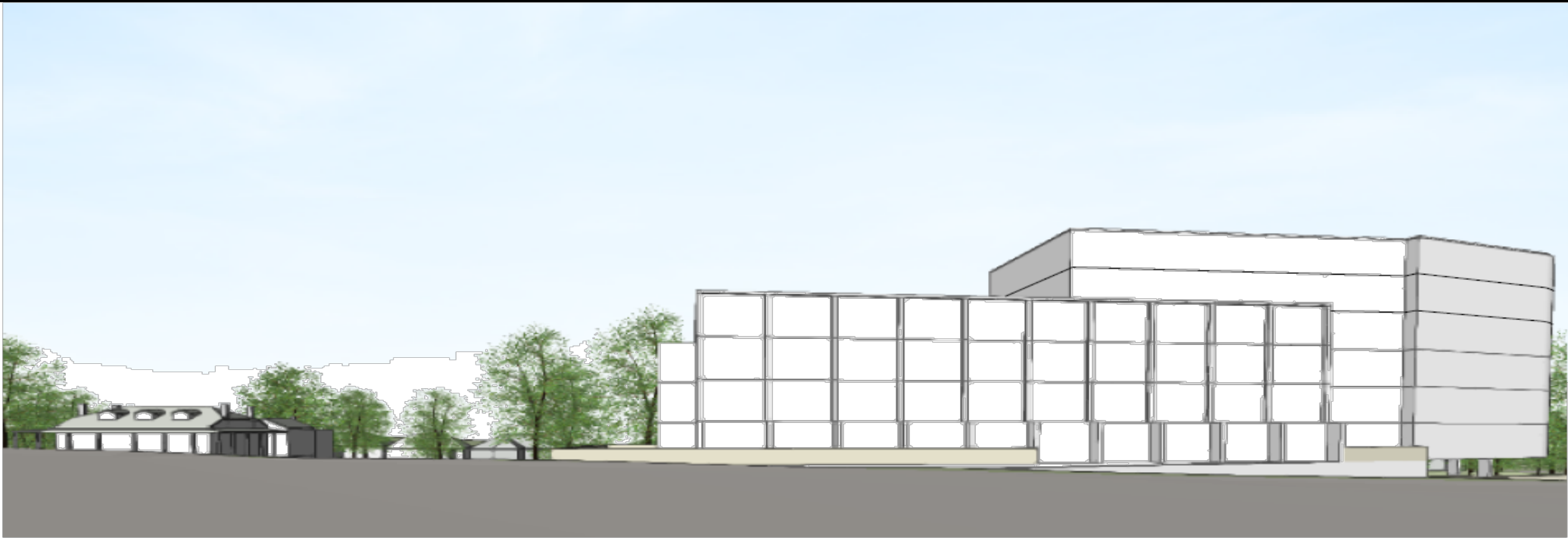
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ISSUE

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A3



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DRAWING TITLE:

3D MODEL VIEW

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

DRAWING NO

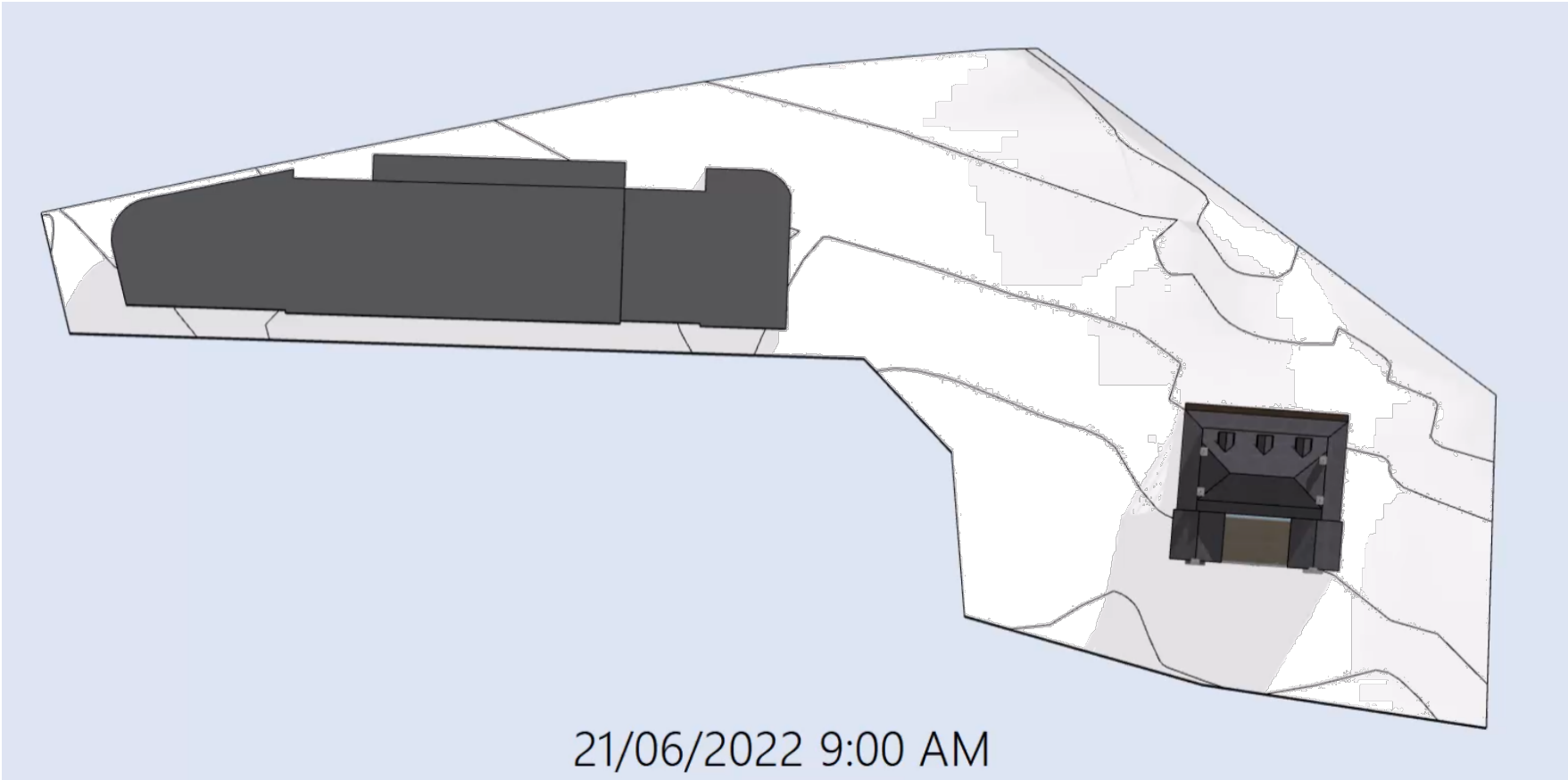
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ISSUE

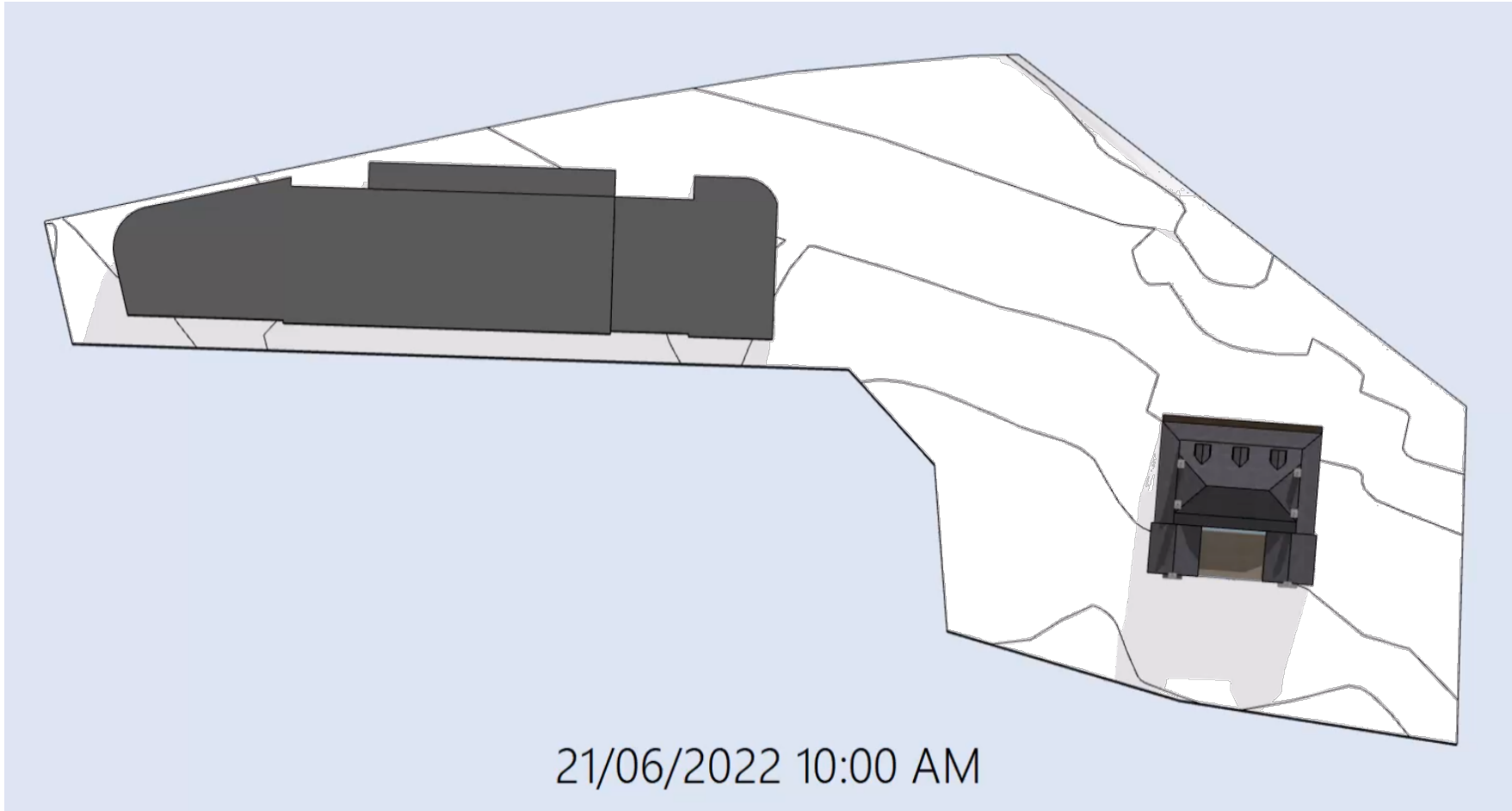
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A3



21/06/2022 9:00 AM



21/06/2022 10:00 AM

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DRAWING TITLE:
SHADOW DIAGRAM PAGE 1

PROJECT DESCRIPTION:
CONCEPT HOTEL / MOTEL

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

CLIENT:
NECATI ATEs

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO
21276

DRAWN
A.M

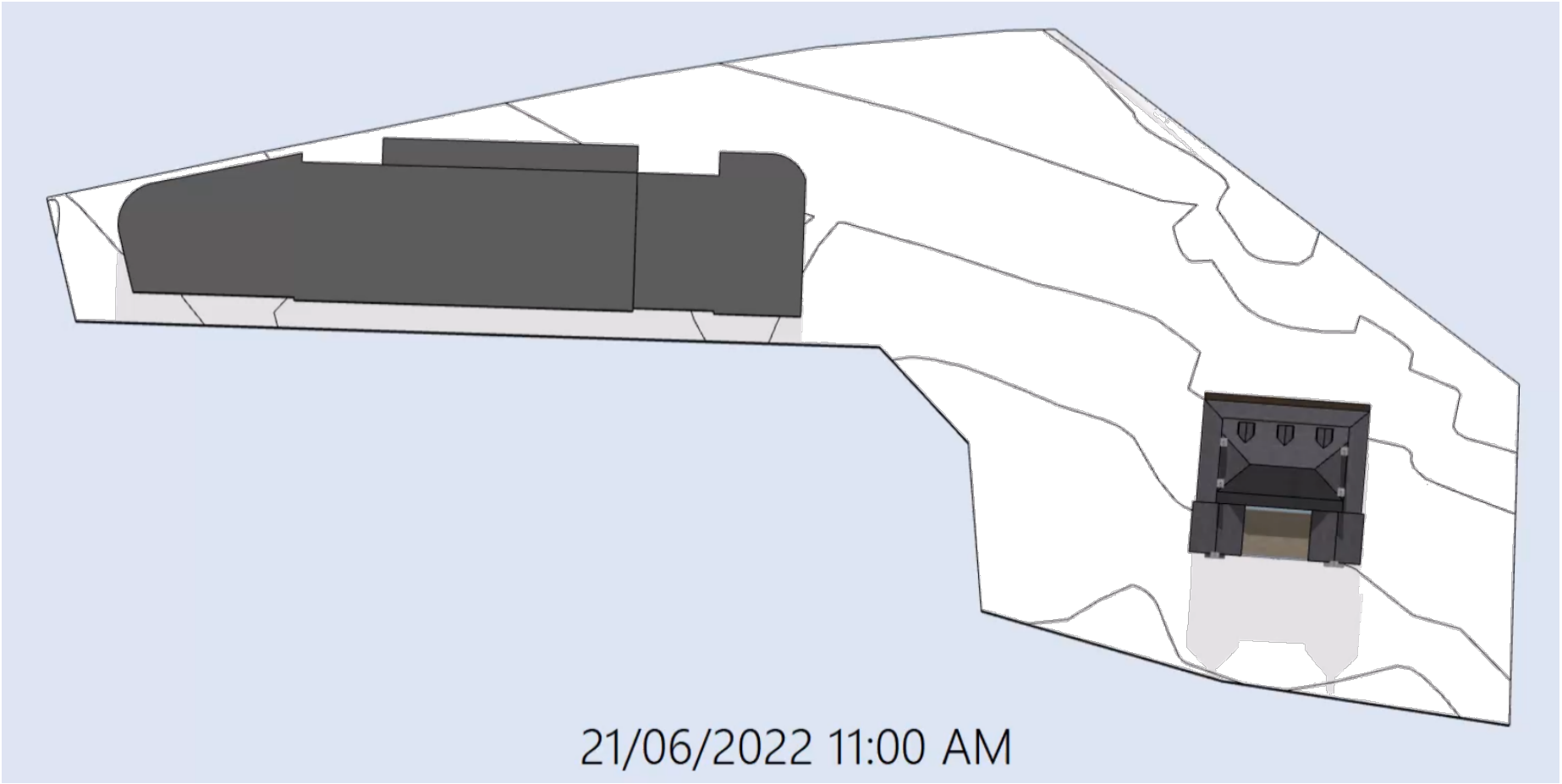
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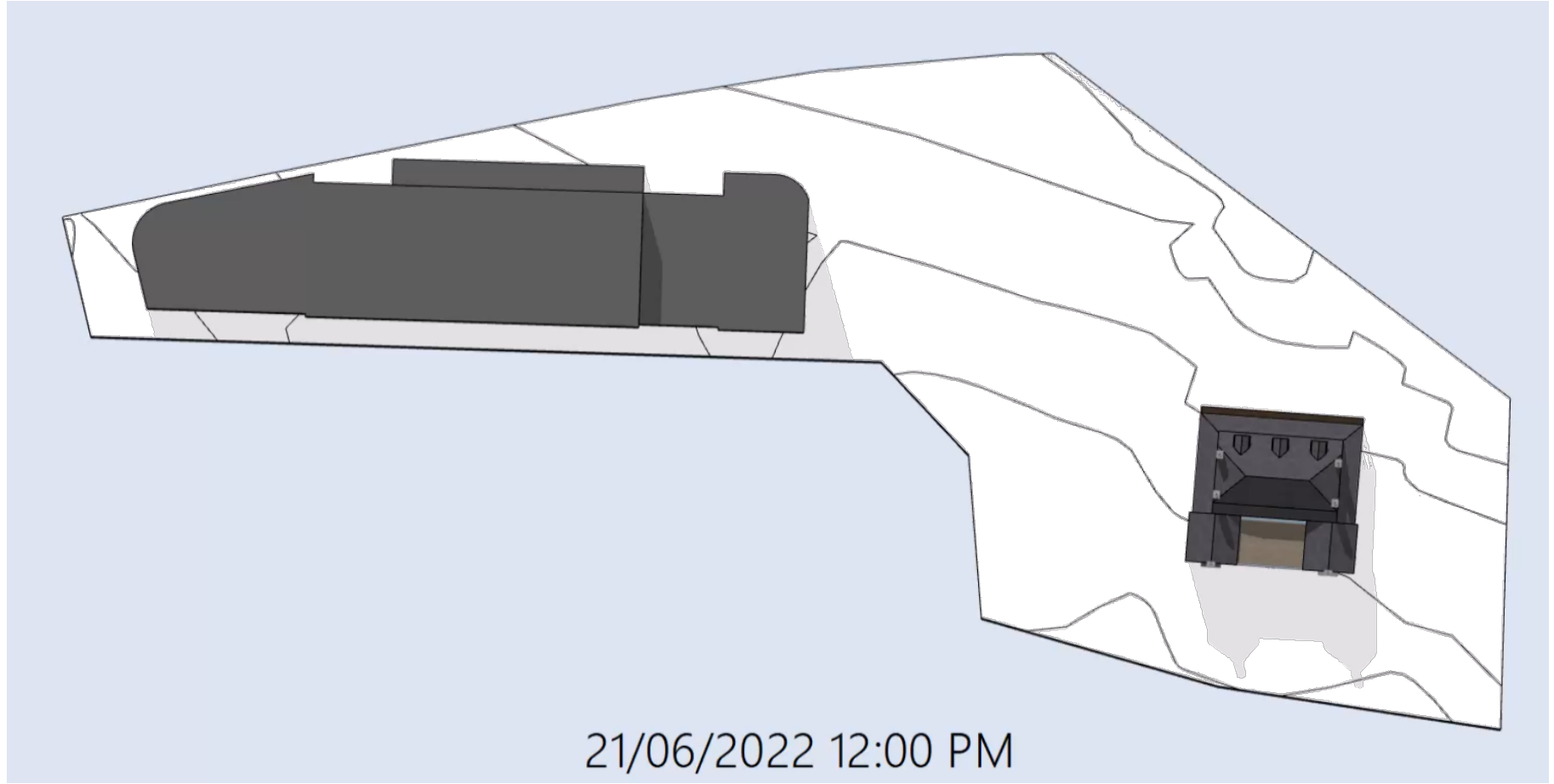
DATE
15/06/2023

ISSUE
G





21/06/2022 11:00 AM



21/06/2022 12:00 PM

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E	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	08.06.2022
F	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	04.11.2022
G	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	15.06.2023

**PLANNING
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:

NECATI ATEs

PROJECT NO

21276

SCALE

DRAWN

A.M

DATE

15/06/2023

DRAWING NO

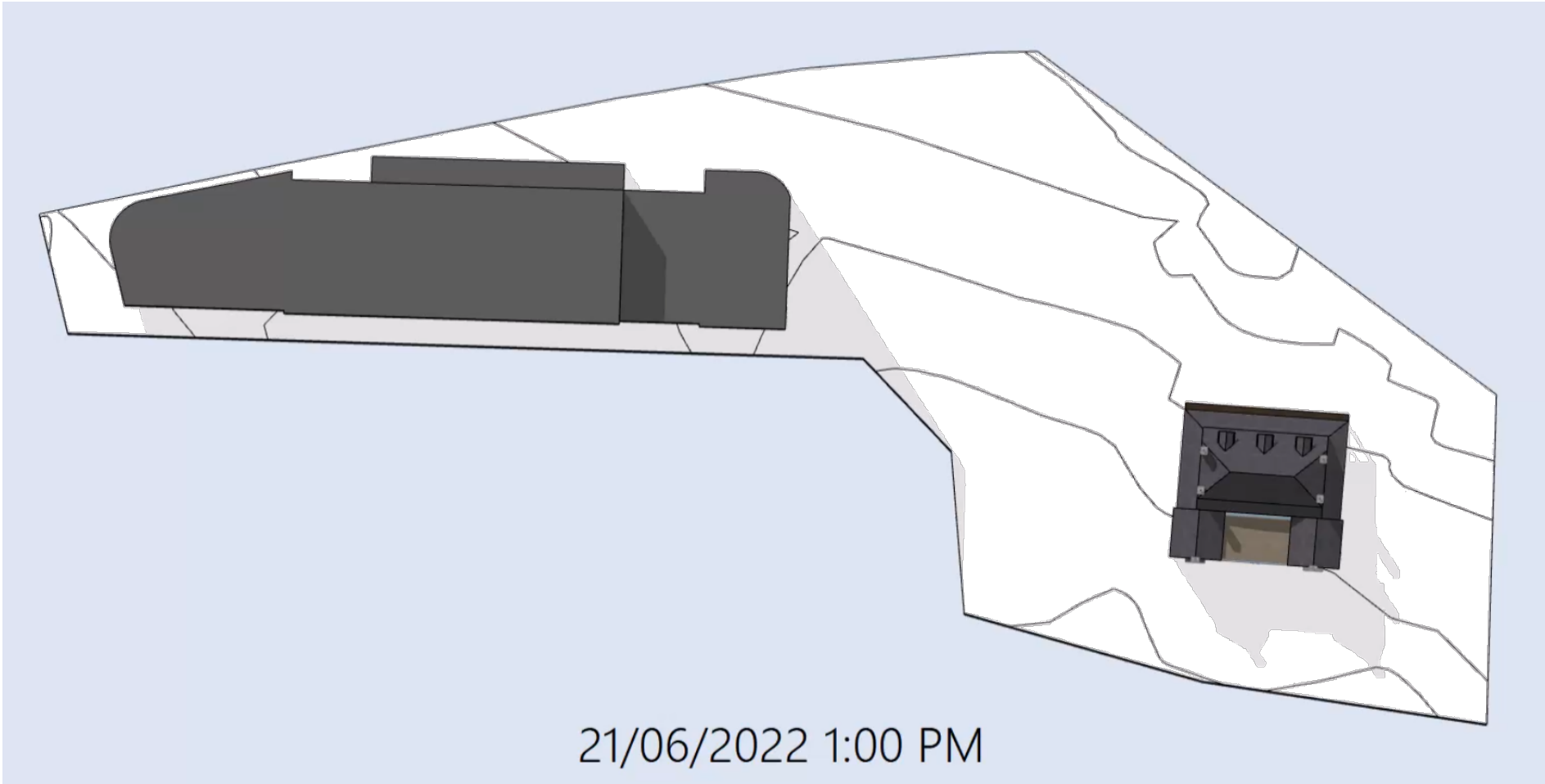
A114

ISSUE

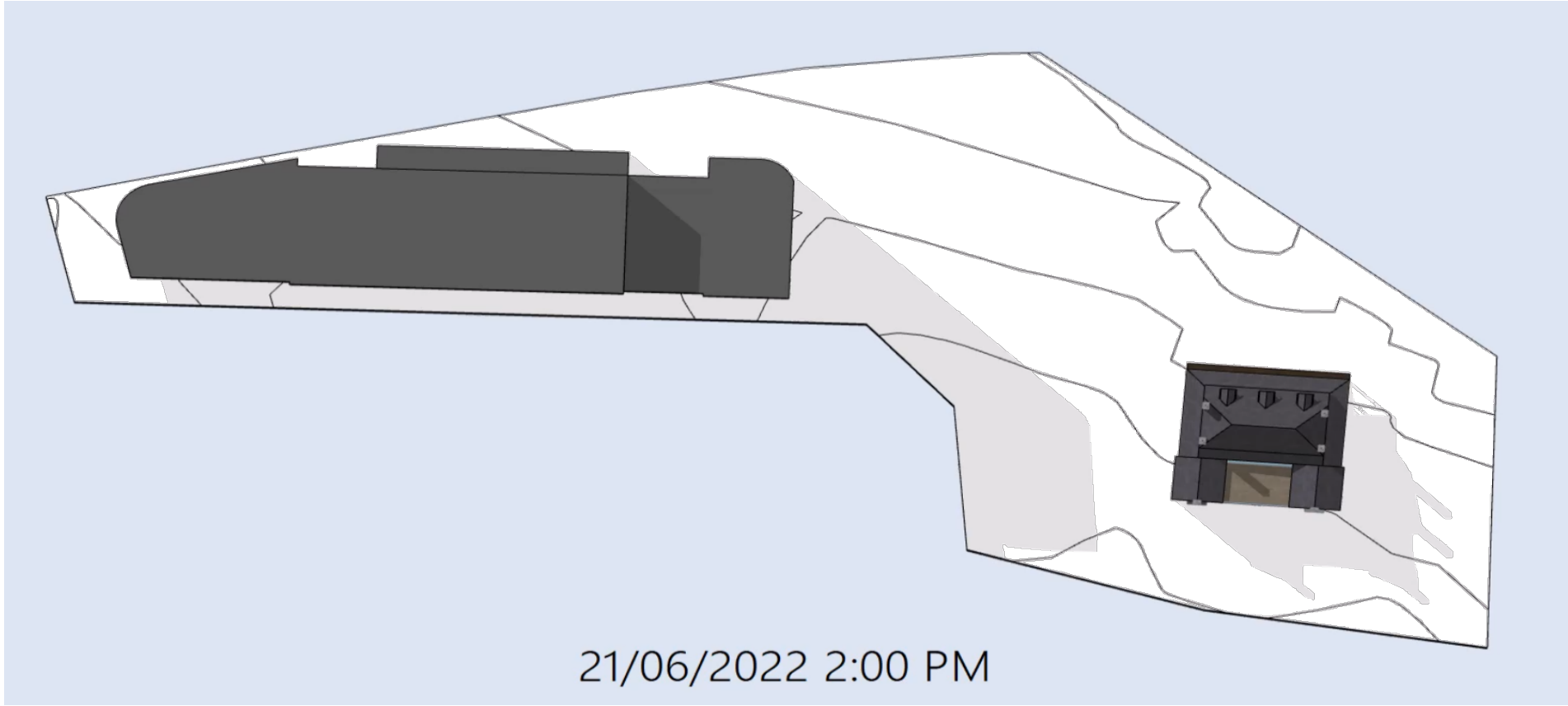
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A3



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
G	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	15.06.2023

**PLANNING
PROPOSAL**



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DRAWING TITLE:

SHADOW DIAGRAM PAGE 3

PROJECT DESCRIPTION:

CONCEPT HOTEL / MOTEL

CLIENT:

NECATI ATEs

PROJECT NO

21276

SCALE



DRAWN

A.M

DATE

15/06/2023

DRAWING NO

A115

ISSUE

G

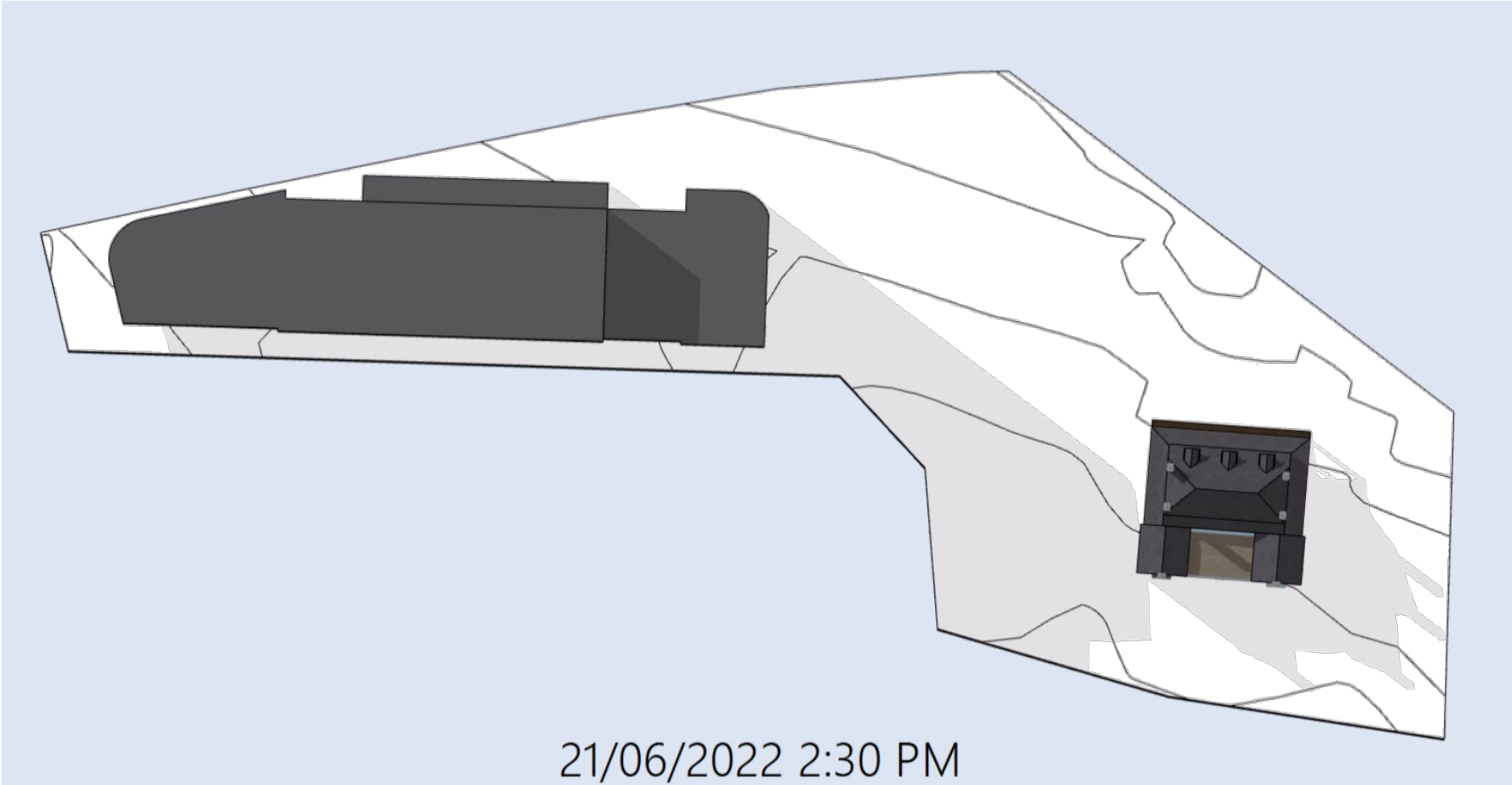
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PROJECTION LOCATION:

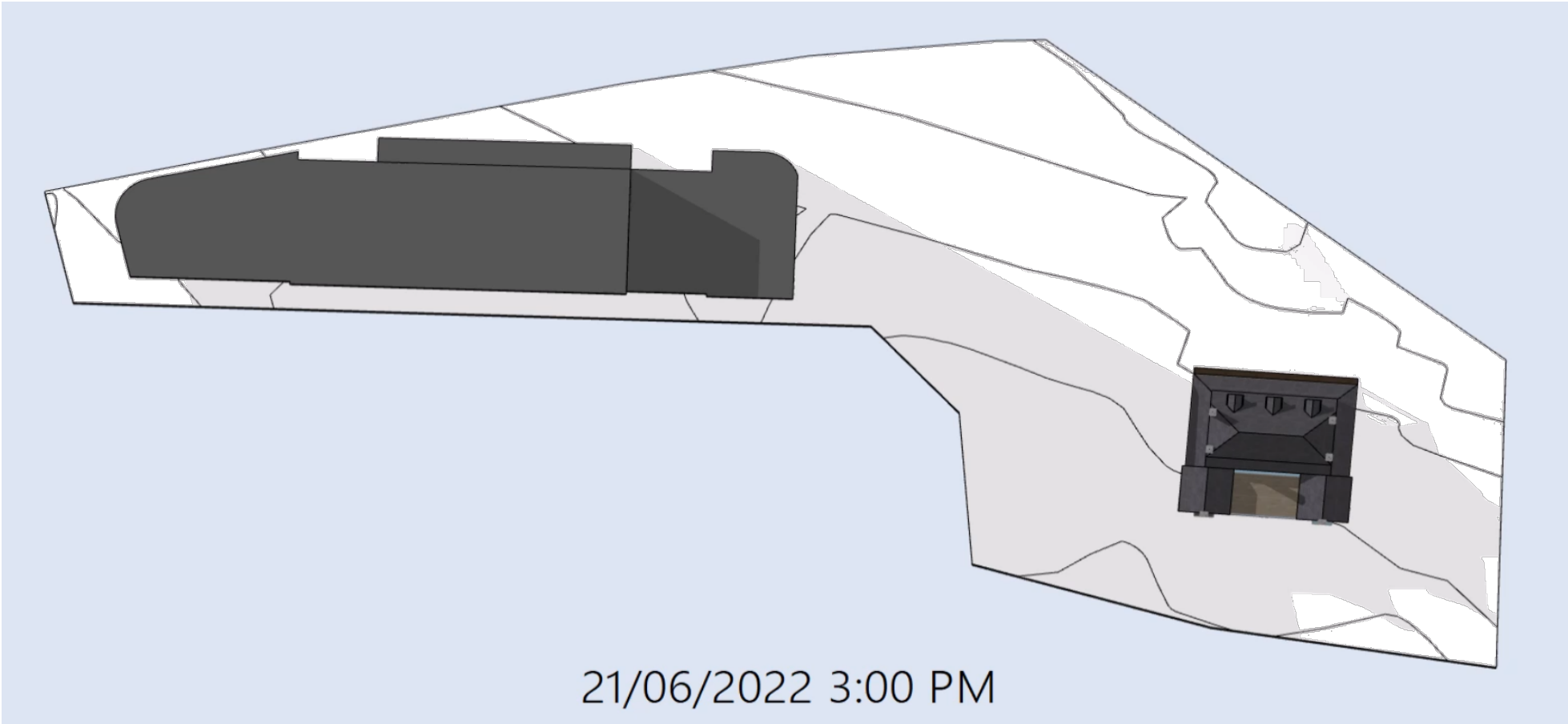
245-247 GREAT WESTERN HWY
WENTWORTHVILLE NSW 2145
LOT 100 DP. 878926

DESIGNER:

WHITE STAR DEVELOPMENT



21/06/2022 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
G	ISSUED FOR PLANNING PROPOSAL APPROVAL (Amended)	15.06.2023

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:
NECATI ATEs

DESIGNER:
WHITE STAR DEVELOPMENT

PROJECT NO
21276

DRAWN
A.M

DRAWING NO
A116

SCALE

DATE
15/06/2023

ISSUE
G

