

QF 1&2 : 262-271 & 273A Coward St & 76-82 Kent Rd, MASCOT

TOTAL SITE AREA = 94,565.6 m²
FSR = 2:1
PERMISSABLE AREA = 189,131 m²
PROPOSED TOTAL AREA = 189,131 m²

QF1&2 TOTAL CARPARK SPACES REQUIRED = 822
QF1&2 TOTAL CARPARK SPACES PROPOSED = 822

QF 1:
263-273 & 273A Coward St Mascot

| | |
|---------------------------------|----------------------------------------------------------------------------|
| PROPOSED GFA STOREYS | 92,751 m² 4 STOREY WAREHOUSE WITH OFFICE MEZZANINE |
|---------------------------------|----------------------------------------------------------------------------|

| | |
|--------------------|--------------------------------------------------|
| LEP MAXIMUM HEIGHT | 44 m |
| PROPOSED HEIGHT | 44 m WAREHOUSE (INCLUDING LIFT & STAIR OVERRUNS) |

| QF1- Total Area Schedule | |
|-------------------------------------|----------|
| Name | Area |
| ANC. OFFICE (Ancillary Office) | 6516 m² |
| CRT (Cafe / Restaurant / Take Away) | 299 m² |
| EoT (End of Trip Facility) | 476 m² |
| LOBBY | 142 m² |
| OFFICE PREM.(Office Premises) | 3237 m² |
| WAREHOUSE | 82082 m² |
| TOTAL | 92751 m² |

| QF1- Area Schedule | | |
|---------------------------|--------------|----------------------|
| Level | Name | Area |
| Not Placed | OFFICE PREM. | 0 m ² |
| Lower Ground Floor | EoT | 476 m ² |
| Lower Ground Floor | LOBBY | 80 m ² |
| Lower Ground Floor | OFFICE PREM. | 1697 m ² |
| QF2-Ground Floor | WAREHOUSE | 21298 m ² |
| COMMERCIAL GROUND FLOOR | CRT | 299 m ² |
| COMMERCIAL GROUND FLOOR | LOBBY | 62 m ² |
| COMMERCIAL GROUND FLOOR | OFFICE PREM. | 1540 m ² |
| QF1_Ground Floor- OFFICE | ANC. OFFICE | 2157 m ² |
| QF1- First floor | WAREHOUSE | 19677 m ² |
| QF1-First Floor - OFFICE | ANC. OFFICE | 1401 m ² |
| QF1- Second Floor | WAREHOUSE | 19525 m ² |
| QF1-Second Floor - OFFICE | ANC. OFFICE | 1532 m ² |
| QF1-Third Floor | WAREHOUSE | 21582 m ² |
| QF1-Third Floor - OFFICE | ANC. OFFICE | 1426 m ² |
| TOTAL | | 92751 m ² |

QF1- DCP PARKING REQUIREMENTS

| | | |
|--------------------------|--------------------------|-------------------------------------------------------------|
| DCP PARKING REQUIREMENTS | WAREHOUSE | OFFICE MEZZANINE & CAFE / BREWERY / TAKE AWAY / CONVENIENCE |
| DCP REQUIREMENTS | 1 PER 300 m ² | 1 PER 80 m ² |
| PROPOSED AREAS | 82,083 m ² | 10,192 m ² |
| REQUIRED SPACES | 274 | 128 |

TOTAL CAR SPACE REQUIRED = 402

TOTAL CAR SPACE PROVIDED = 402

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED (10% of site area) = 9,456.6 m²
LANDSCAPE AREA PROPOSED = 10,522.7 m² (11.12%)

QF 2:
76-82 Kent Rd Mascot

PROPOSED GFA

STOREYS

96,380 m²

**4 STOREY WAREHOUSE WITH
OFFICE MEZZANINE**

| | |
|--------------------|--------------------------------------------------|
| LEP MAXIMUM HEIGHT | 44 m |
| PROPOSED HEIGHT | 44 m WAREHOUSE (INCLUDING LIFT & STAIR OVERRUNS) |

| QF2- Total Area Schedule | |
|-------------------------------------|----------|
| Name | Area |
| ANC. OFFICE (Ancillary Office) | 5042 m² |
| CRT (Cafe / Restaurant / Take Away) | 1001 m² |
| EoT (End of Trip Facility) | 427 m² |
| LOBBY | 205 m² |
| NS (Neighbourhood Shop) | 100 m² |
| OFFICE PREM. (Office Premises) | 4810 m² |
| WAREHOUSE | 84795 m² |
| TOTAL | 96380 m² |

| QF2- Area Schedule | | |
|-------------------------------|--------------|----------|
| Level | Name | Area |
| Lower Ground Floor | CRT | 1001 m² |
| Lower Ground Floor | EoT | 427 m² |
| Lower Ground Floor | LOBBY | 80 m² |
| Lower Ground Floor | NS | 100 m² |
| Lower Ground Floor | OFFICE PREM. | 522 m² |
| QF2-Ground Floor | ANC. OFFICE | 390 m² |
| QF2-Ground Floor | WAREHOUSE | 20504 m² |
| COMMERCIAL GROUND FLOOR | LOBBY | 62 m² |
| COMMERCIAL GROUND FLOOR | OFFICE PREM. | 1644 m² |
| Upper Ground Floor | LOBBY | 62 m² |
| Upper Ground Floor | OFFICE PREM. | 1644 m² |
| QF2-Ground Floor- Office Mezz | OFFICE PREM. | 1000 m² |
| QF2-First Floor | WAREHOUSE | 21008 m² |
| QF2-First Floor- Office Mezz | ANC. OFFICE | 1507 m² |
| QF2-Second Floor | WAREHOUSE | 20718 m² |
| QF2-Second Floor- Office Mezz | ANC. OFFICE | 1585 m² |
| QF2-Third Floor | WAREHOUSE | 22564 m² |
| QF2-Third Floor- Office Mezz | ANC. OFFICE | 1560 m² |
| TOTAL | | 96380 m² |

QF2- DCP PARKING REQUIREMENTS

| | | |
|---------------------------------|--------------------------|------------------------------------------------------------------------|
| DCP PARKING REQUIREMENTS | WAREHOUSE | OFFICE MEZZANINE & CAFE / BREWERY / TAKE AWAY / CONVENIENCE |
| DCP REQUIREMENTS | 1 PER 300 m ² | 1 PER 80 m ² |
| PROPOSED AREAS | 84,795 m ² | 10,953 m ² |
| REQUIRED SPACES | 283 | 137 |

TOTAL CAR SPACE REQUIRED = 420

TOTAL CAR SPACE PROVIDED = 420

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NOMINATED ARCHITECTS:
David Stevenson NSW 6317

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| Sheet List | |
|------------|------------|
| Sheet # | Sheet Name |

| | |
|-------|-----------------------------|
| 0000 | QF1&QF2_ART SCREEN |
| A 001 | Survey |
| A 010 | Cover Sheet / Summary |
| A 015 | Site Plan |
| A 100 | Lower Ground Plan |
| A 110 | Ground Floor Plan |
| A 111 | Upper Ground Plan |
| A 115 | Ground Floor- Office Mezz |
| A 120 | First Floor Plan |
| A 125 | First Floor Mezzanine Plan |
| A 130 | Second Floor Plan |
| A 135 | Second Floor Mezzanine Plan |
| A 140 | Third Floor Plan |
| A 145 | Third Floor Mezzanine Plan |
| A 150 | Roof Plan |
| A 200 | Elevations |
| A 300 | East-West Sections |
| A 301 | North-South Sections |
| A 410 | Perspective View 01 |
| A 415 | Perspective View 02 |
| A 420 | Perspective View 03 |
| A 700 | Shadow Diagram 21 June |
| A 710 | Shadow Diagram 21 March |

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|---------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------|--|
| LANDSCAPE ARCHITECT | | <div></div> <div>Paddock Landscape Architects</div> | |
| ARCHITECT | | <div>Lacoste + Stevenson</div> <div>urban design - architecture - interiors</div> | |
| CLIENT | | <div>LOGOS</div> | |
| PROJECT | | <div>QF1 - QF2 Warehouse</div> <div>263-271 and 273A Coward Street and 76-82 Kent Road, Mascot</div> | |
| TITLE | | <div>FSR 2:1</div> <div>Cover Sheet / Summary</div> | |
| DRAWING N°. | | <div>P-A 010</div> | |
| DRAWN BY | | Author | |
| REVIEWED BY | | Checker | |
| PLOT DATE | | 22/09/2023 3:41:05 PM | |
| PROJECT N°. | | 2206 | |
| SCALE | | @ A1 | |
| REVISION DATE | | | |
| PLANNING PROPOSAL | | F | |



1 Site Plan
1 : 2500

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| A | PRELIMINARY PLA | 05/05/23 |
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KEY
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SETBACKS
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L= LIFTS
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LANDSCAPE ARCHITECT

Paddock
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ARCHITECT
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CLIENT
LOGOS

PROJECT
QF1 - QF2 Warehouse

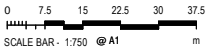
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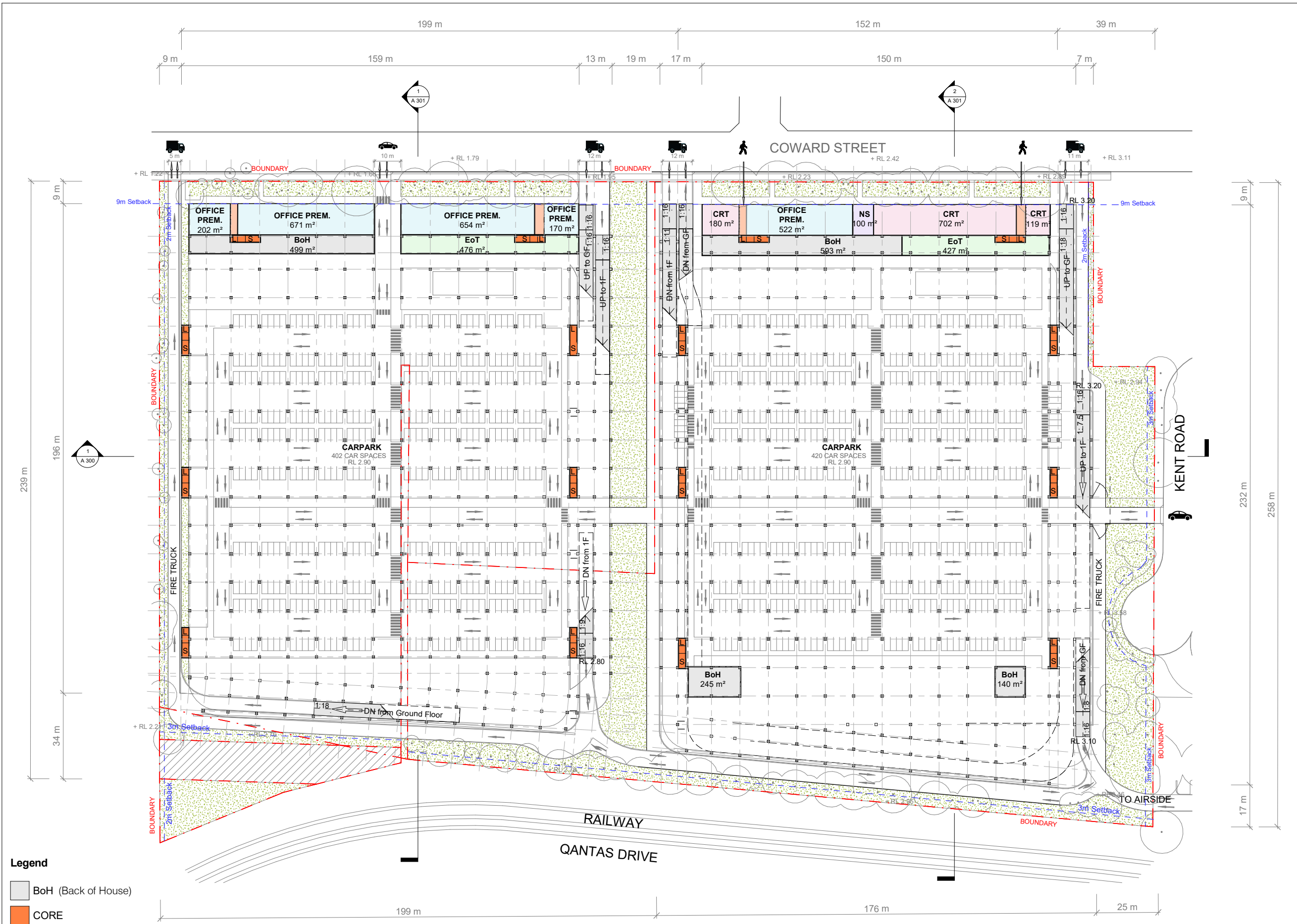
TITLE
FSR 2:1
Site Plan

DRAWING N°.
P-A 015

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| | REVIEWED BY TL | |
| | PLOT DATE 10/05/2023 3:55:03 PM | |
| PROJECT N°. | 2206 | |
| SCALE | As indicate @ A1 | |
| REVISION DATE | 05/05/23 | |

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- Legend**
- BoH (Back of House)
 - CORE
 - CRT (Cafe / Restaurant / Take away)
 - EoT (End of Trip facility)
 - LOBBY
 - NS (Neighbourhood Shop)
 - OFFICE PREM. (Office Premises)

NOTE:
TYPICAL STRUCTURAL GRID
11.40*11.40

0 7.5 15 22.5 30 37.5
SCALE BAR - 1:750 @ A1
m

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| A | PRELIMINARY PLANNING PROPOSAL | 13/03/23 |
| B | PRELIMINARY PLANNING PROPOSAL | 21/03/23 |
| C | PRELIMINARY PLANNING PROPOSAL | 19/04/23 |
| D | PRELIMINARY PLANNING PROPOSAL | 28/04/23 |
| E | PRELIMINARY PLA | 05/05/23 |

KEY

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PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

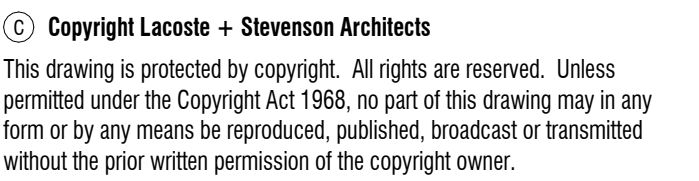
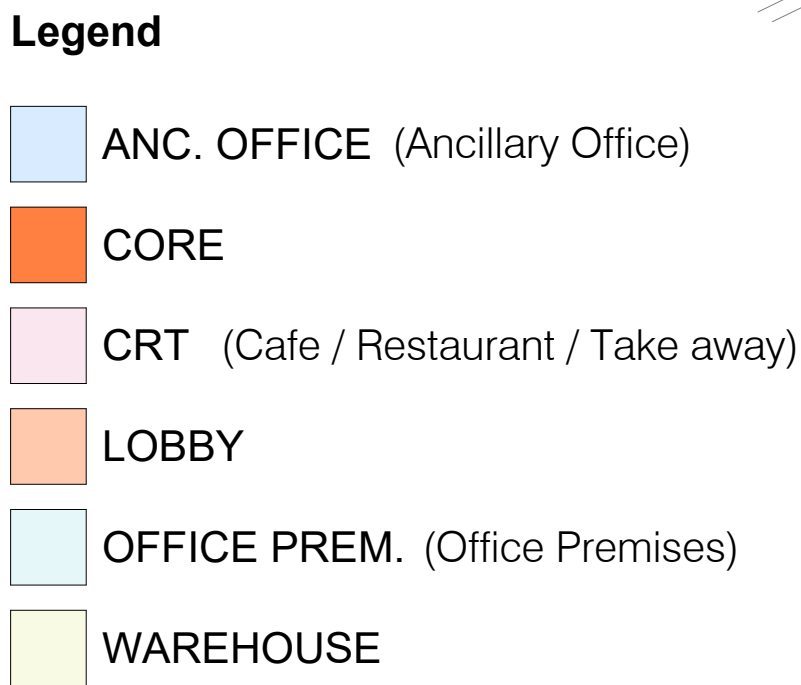
FSR 2:1
Lower Ground Plan

DRAWING N°.

P-A 100

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| | PRELIMINARY PLANNING PROPOSAL | 13/03/23 |
| | PRELIMINARY PLANNING PROPOSAL | 21/03/23 |
| | PRELIMINARY PLANNING PROPOSAL | 19/04/23 |
| | PRELIMINARY PLANNING PROPOSAL | 28/04/23 |
| | PLANNING PROPOSAL | 05/05/23 |
| | PLANNING PROPOSAL ADDITIONAL INFORMATION | 18/09/23 |
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LOGOS

| | |
|---------|------------------------------------------------------------|
| PROJECT | QF1 - QF2 Warehouse |
| | 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot |

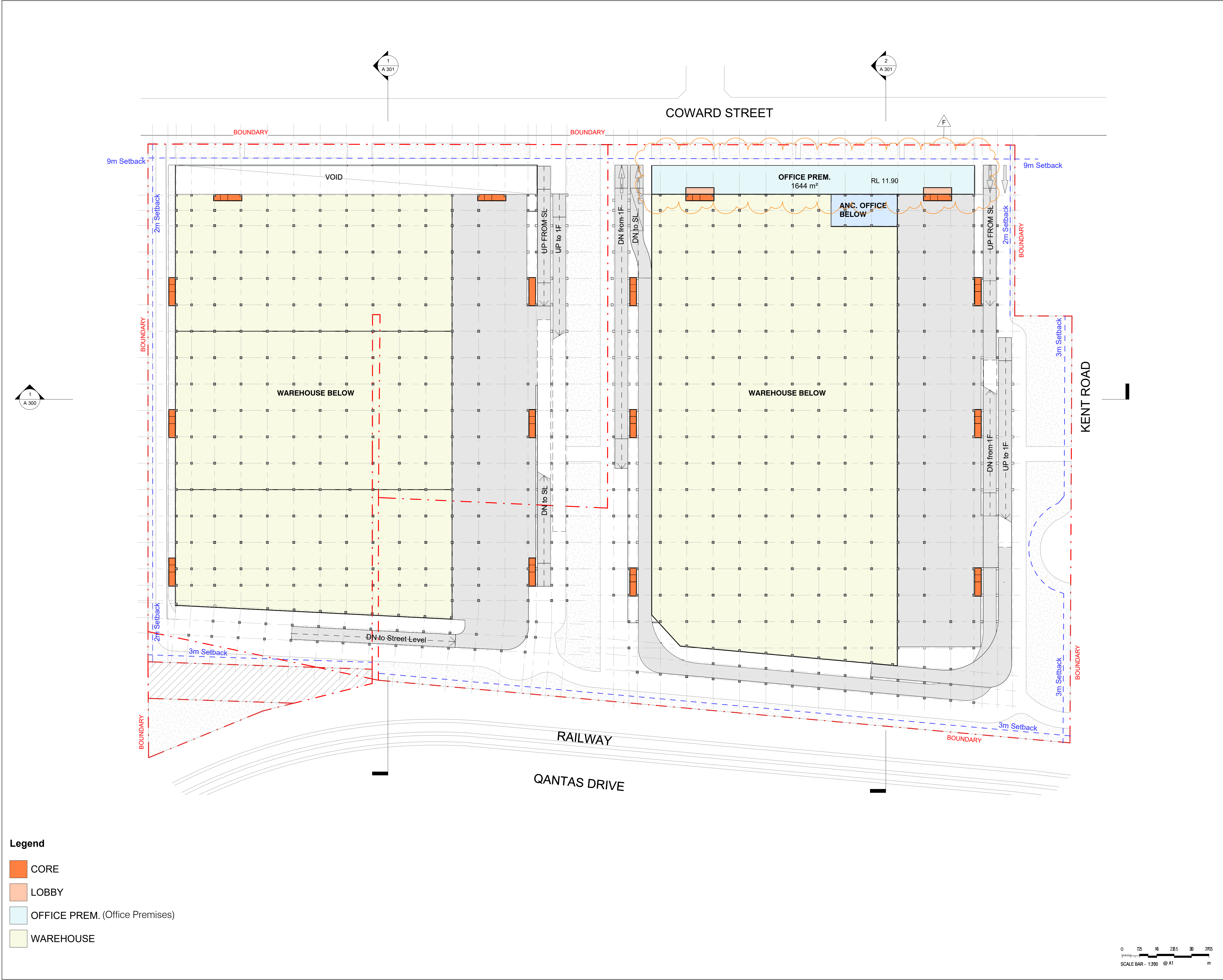
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|-------|-------------------|
| | Ground Floor Plan |

DRAWING N° **P-A 110**

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| | REVIEWED BY | TL | |
| | PLOT DATE | 22/09/2023 2:12:46 PM | |
| PROJECT N°. | 2206 | REVISION | |
| SCALE | 1 : 750 @ A1 | | |
| REVISION DATE | 18/09/23 | | |

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F



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| B | PRELIMINARY PLANNING PROPOSAL | 21/03/23 |
| C | PRELIMINARY PLANNING PROPOSAL | 19/04/23 |
| D | PRELIMINARY PLANNING PROPOSAL | 28/04/23 |
| E | PLANNING PROPOSAL | 05/05/23 |
| F | PLANNING PROPOSAL ADDITIONAL INFORMATION | 18/09/23 |

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LANDSCAPE ARCHITECT

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CLIENT

LOGOS

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

FSR 2:1

Upper Ground Plan

DRAWING N°.

P-A 111

DRAWN BY

Author

REVIEWED BY

Checker

PLOT DATE

22/09/2023 2:12:47 PM

PROJECT N°.

2206

SCALE

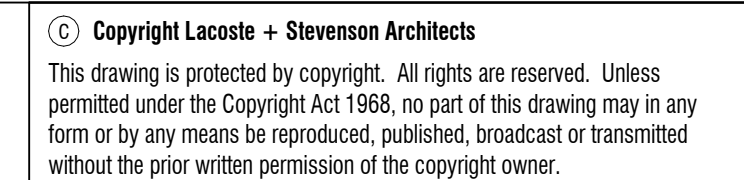
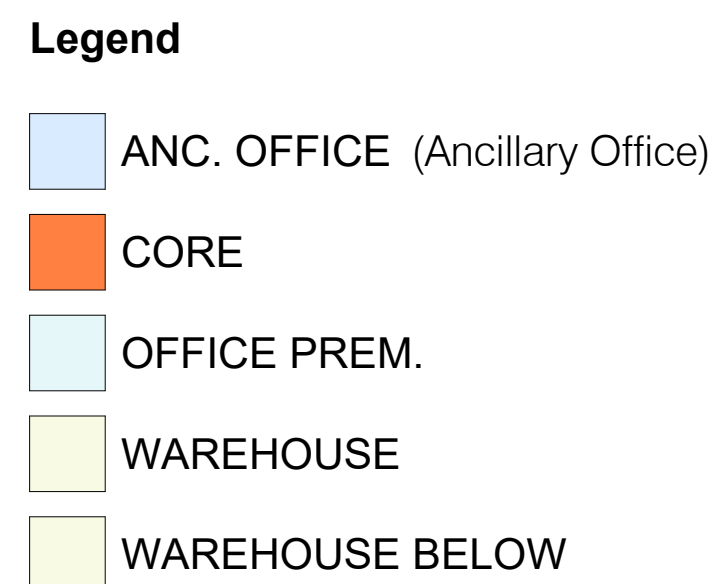
1 : 750 @ A1

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SL= STREET LEVEL

LANDSCAPE
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CLIENT **LOGOS**

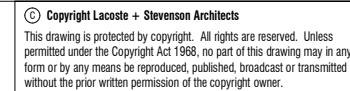
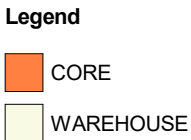
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| PROJECT | QF1 - QF2 Warehouse |
| | 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot |

| | |
|-------|------------------------------------------------|
| TITLE | FSR 2:1 Ground Floor- Office Mezz |
|-------|------------------------------------------------|

DRAWING
Nº. **P-A 115**

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|  | DRAWN BY | Author | REVISION |
| | REVIEWED BY | Checker | |
| | PLOT DATE | 22/09/2023 2:12:48 PM | |
| | PROJECT N°. 2206 | | |
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David Stevenson NSW 631

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KEY

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SETBACKS - - - - -


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L = LIFTS

S = STAIRS

SL = STREET LEVEL

LANDSCAPE
ARCHITECT



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Landscape Architecture

ARCHITECT

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urban design - architecture - interior

CLIENT **LOGOS**

| | |
|---------|-----------------------------------------------------------|
| PROJECT | QF1 - QF2 Warehouse |
| | 263-271 and 273A Coward Street and 76-8 Kent Road, Mascot |

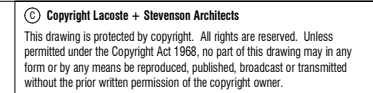
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| | REVIEWED BY | TL | |
| | PLOT DATE | 10/05/2023 3:55:22 PM | |
| | PROJECT N°. | 2206 | |
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PLANNING PROPOSAL

E



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NOMINATED ARCHITECTS:
David Stevenson NSW 6317

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KEY

BOUNDARY — — — — —

SETBACKS - - - - -

OWNED BY OTHERS 

L= LIFTS

S= STAIRS

SL= STREET LEVEL




CLIENT **LOGOS**

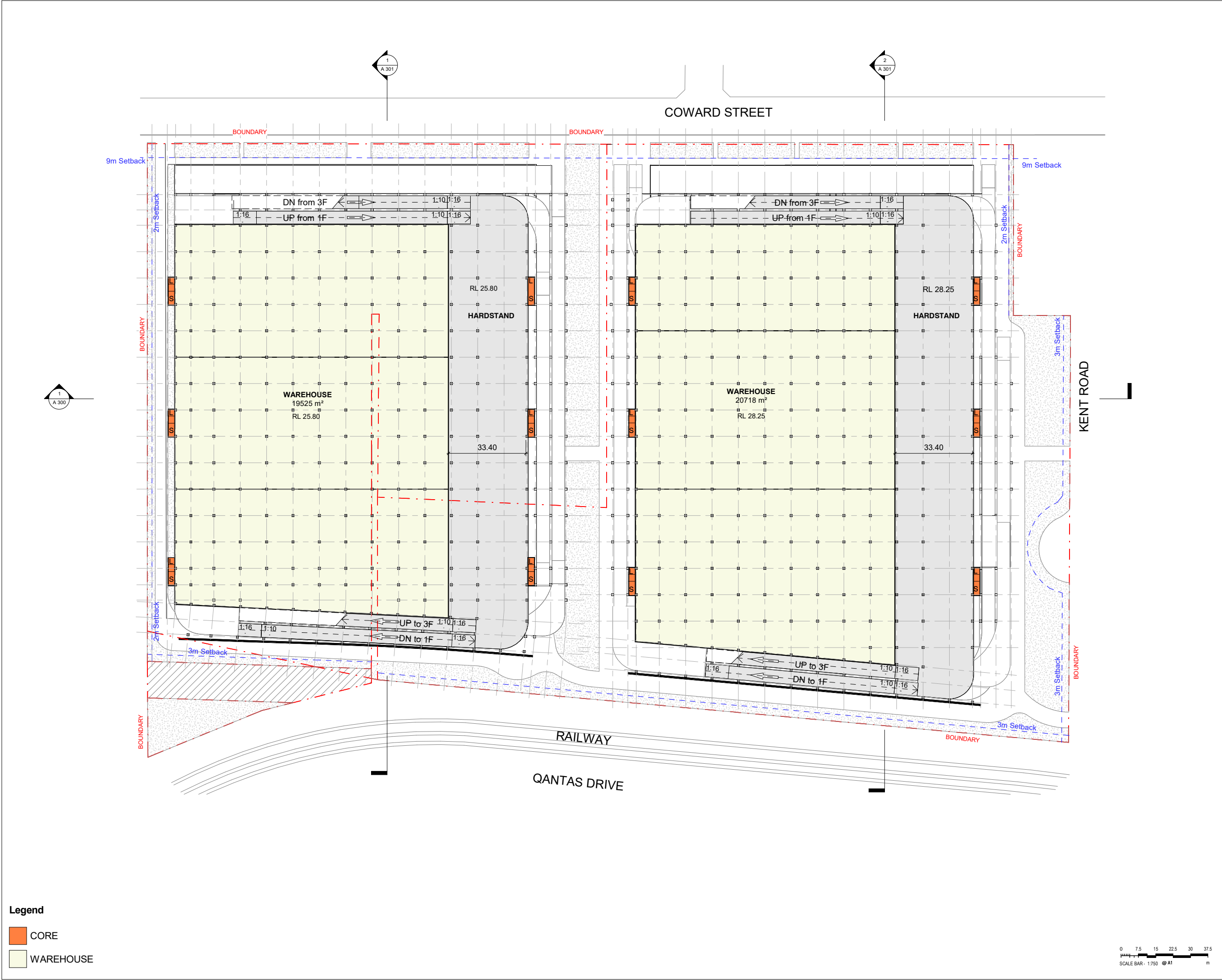
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|---------|------------------------------------------------------------|
| PROJECT | QF1 - QF2 Warehouse |
| | 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot |

| | |
|-------|-------------------------------------------------|
| TITLE | FSR 2:1 First Floor Mezzanine Plan |
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| DRAWING Nº. | P-A 125 |
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|  | DRAWN BY | TY | REVISION |
| | REVIEWED BY | TL | |
| | PLOT DATE | 10/05/2023 3:55:26 PM | |
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| PROJECT N°. | 2206 | | |
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| B | PRELIMINARY PLANNING PROPOSAL | 21/03/23 |
| C | PRELIMINARY PLANNING PROPOSAL | 19/04/23 |
| D | PRELIMINARY PLANNING PROPOSAL | 28/04/23 |
| E | PRELIMINARY PLA | 05/05/23 |

KEY

BOUNDARY

SETBACKS

OWNED BY OTHERS

L= LIFTS

S= STAIRS

LANDSCAPE ARCHITECT

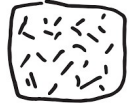
ARCHITECT

CLIENT

PROJECT

TITLE

DRAWING N°.



Paddock
Landscape Architects

Lacoste + Stevenson
urban design - architecture - interiors

LOGOS

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

FSR 2:1

Second Floor Plan

P-A 130

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TY

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TL

PLOT DATE
10/05/2023 3:55:29 PM

PROJECT N°.
2206

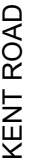
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05/05/23

REVISION

PLANNING PROPOSAL

E



-  ANC. OFFICE
 CORE
 WAREHOUSE BELOW



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NOMINATED ARCHITECTS:
David Stevenson NSW 6317

[illegible]

KEY

BOUNDARY
SETBACKS
OWNED BY OTHERS

L= LIFTS
S= STAIRS

LANDSCAPE
ARCHITECT

Paddock
Landscape Architects

ARCHITECT

Lacoste +
Stevenson
urban design - architecture - interiors

CLIENT

LOGOS

| | |
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| PROJECT | |
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QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82
Kent Road, Mascot

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|-------|
| TITLE |
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FSR 2:1
Second Floor
Mezzanine Plan

| | | | | |
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| DRAWING Nº. |  |  |  |  |
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P-A 135

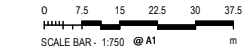


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| DRAWN BY | TY |
| REVIEWED BY | TL |
| PLOT DATE | 10/05/2023 3:55:34 PM |

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| PROJECT N°. | 2206 |
| SCALE | 1 : 750 @ A1 |
| REVISION DATE | 05/05/23 |

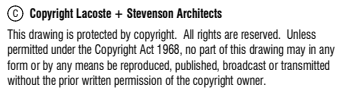
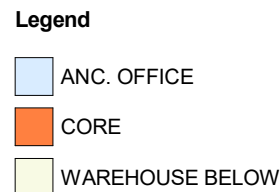
PLANNING PROPOSAL

E



D

WAREHOUSE



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David Stevenson NSW 6317

[illegible]

KEY

BOUNDARY — — — — —

SETBACKS - - - - -

OWNED BY OTHERS 

L= LIFTS


S= STAIRS

CLIENT | **LOGOS**

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|---------|------------------------------------------------------------|
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| | 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot |

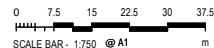
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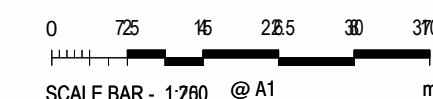
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| SCALE | 1 : 750 @ A1 | | |
| REVISION DATE | 05/05/23 | | |

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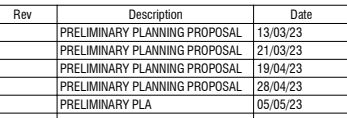
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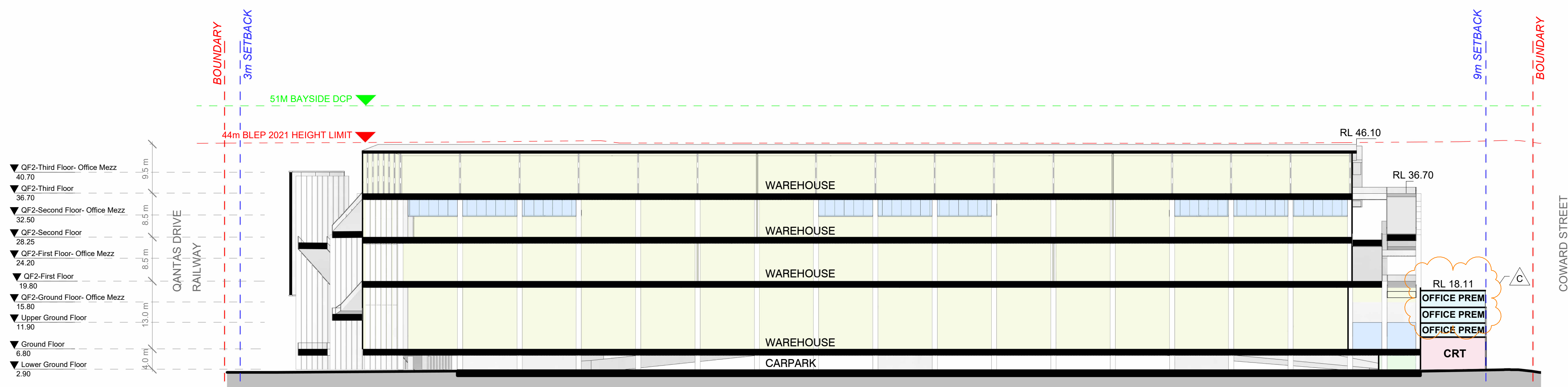
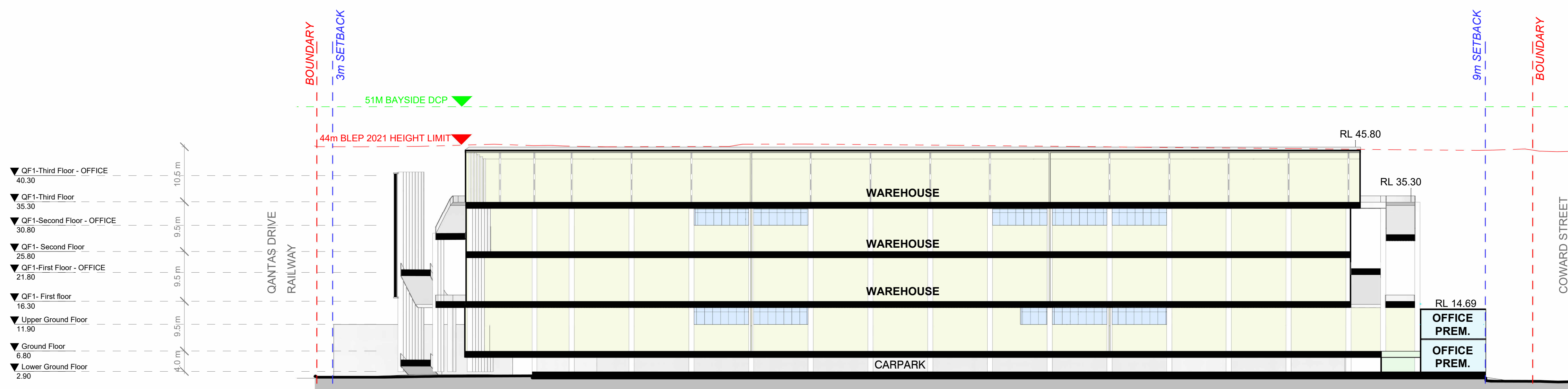
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





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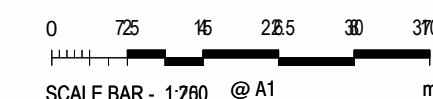


E



Legend

-  ANC. OFFICE
-  CRT
-  EoT
-  OFFICE PREM.
-  WAREHOUSE
-  WAREHOUSE BELOW



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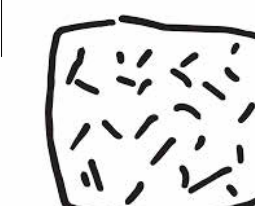
KEY

OLS HEIGHT LIMIT ———

COUNCIL HEIGHT LIMIT ———

SETBACKS ———

BOUNDARY ———

LANDSCAPE
ARCHITECT

Paddock
Landscape Architects

ARCHITECT

ARCHITECT

Lacoste +
Stevenson

urban design - architecture - interiors

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| CLIENT | |
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LOGOS

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| | PROJECT |
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QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82
Kent Road, Mascot

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| TITLE | |
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FSR 2:1

North-South Sections

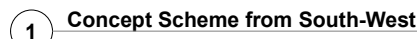
DRAWING
Nº.

P-A 301

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| REVISION DATE | 18/09/23 | | |

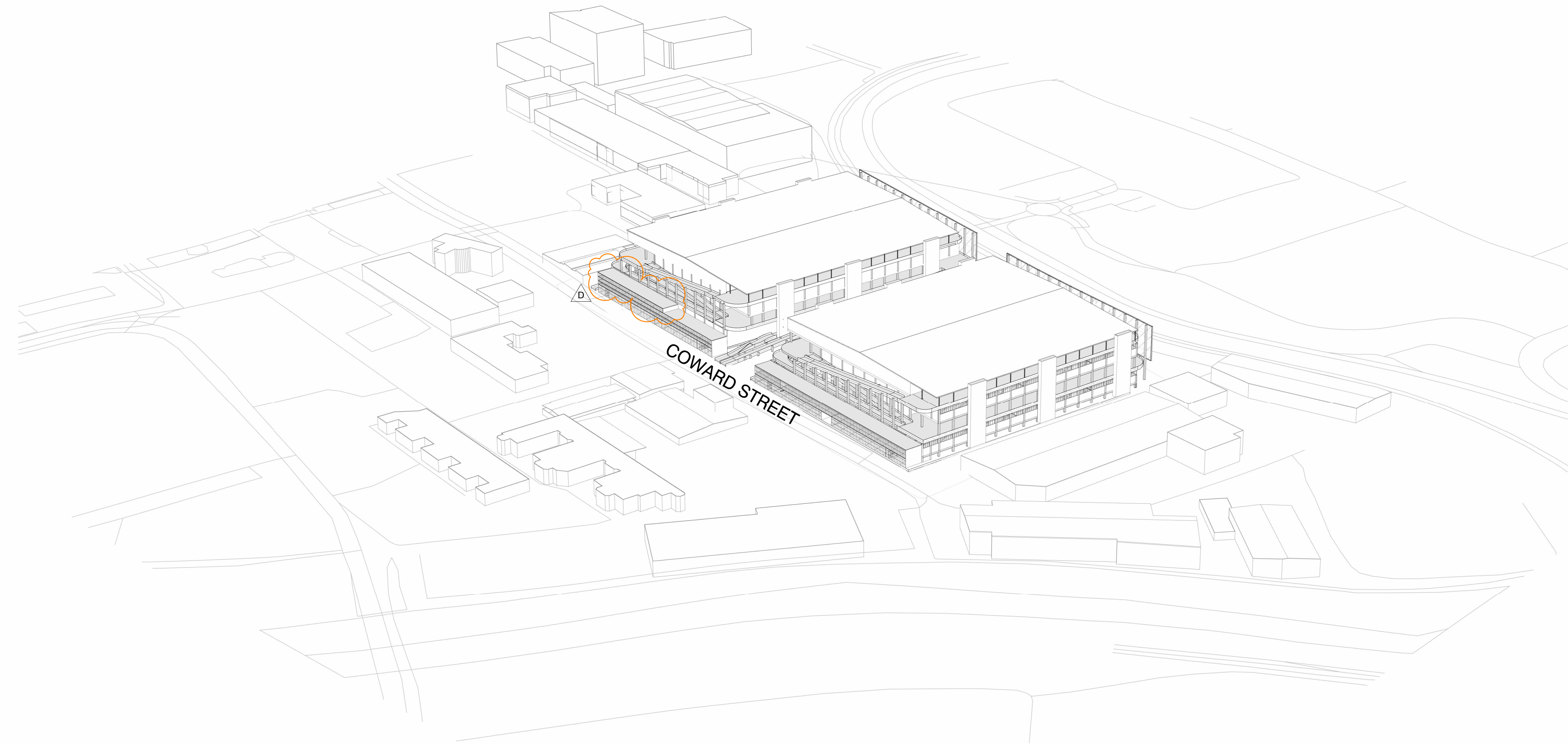
PLANNING PROPOSAL

C



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| PLANNING PROPOSAL | C |
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1 Concept Scheme from North West

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| Rev | Description | Date |
|-----|------------------------------------------|----------|
| A | PRELIMINARY PLANNING PROPOSAL | 19/04/23 |
| B | PRELIMINARY PLANNING PROPOSAL | 28/04/23 |
| C | PLANNING PROPOSAL | 05/05/23 |
| D | PLANNING PROPOSAL ADDITIONAL INFORMATION | 18/09/23 |
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LANDSCAPE ARCHITECT



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Landscape Architects

ARCHITECT

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LOGOS

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

FSR 2:1
Perspective View
02

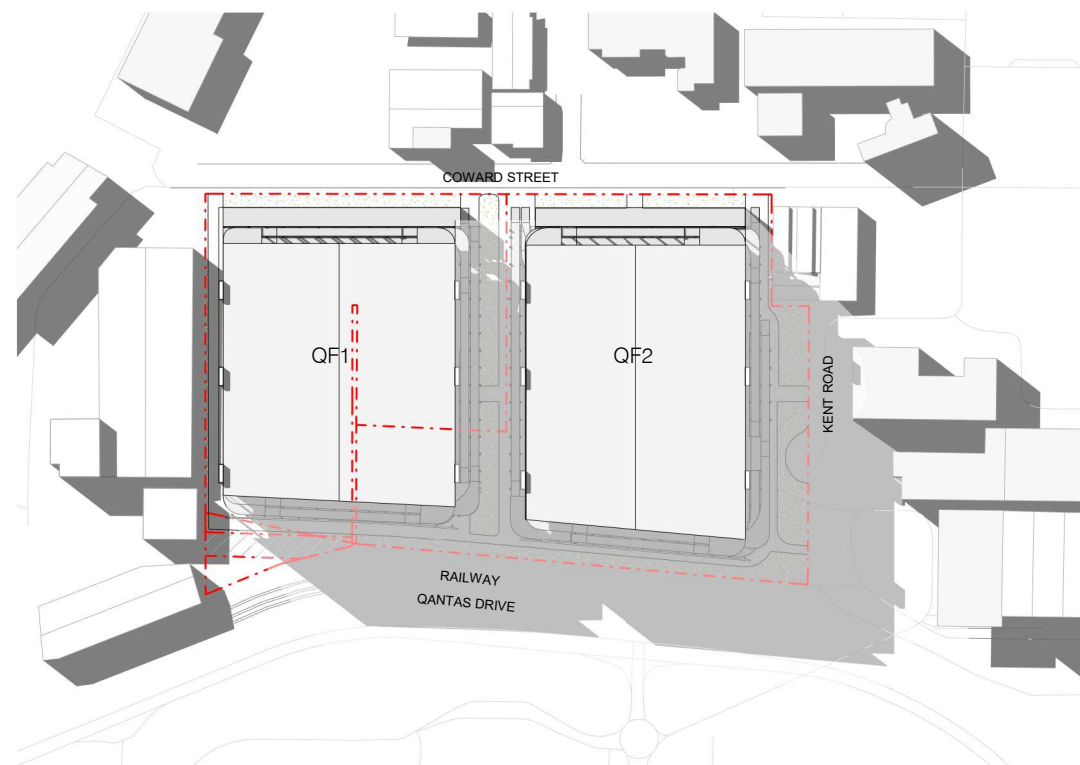
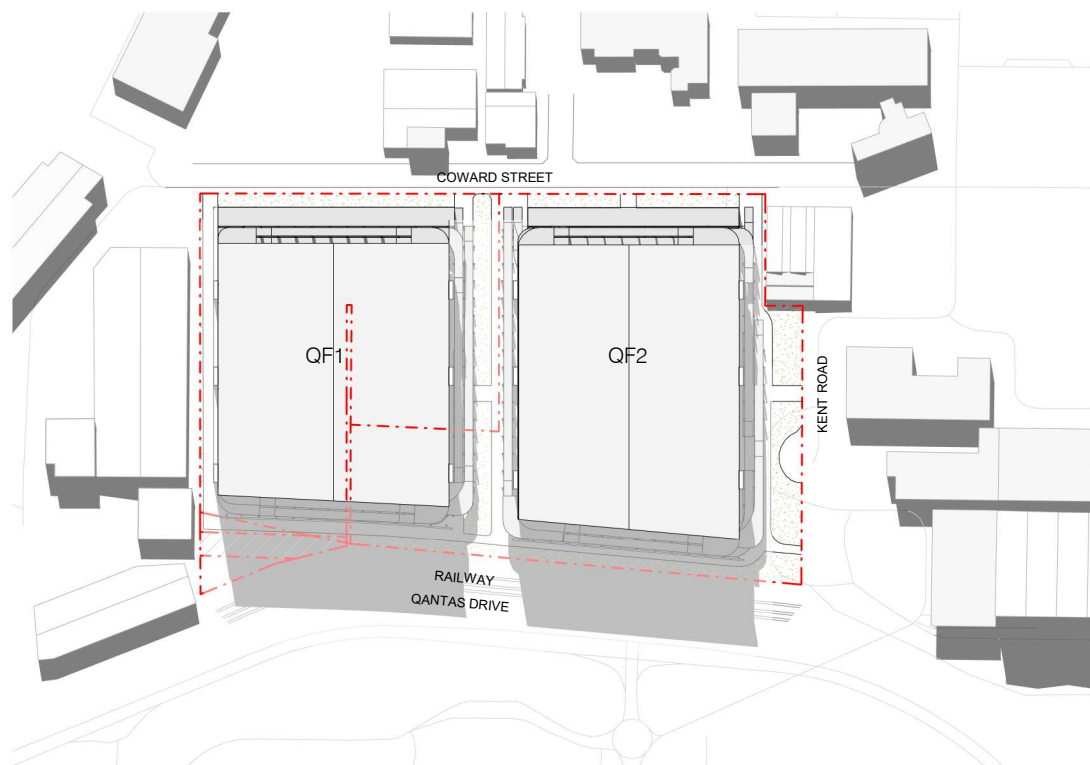
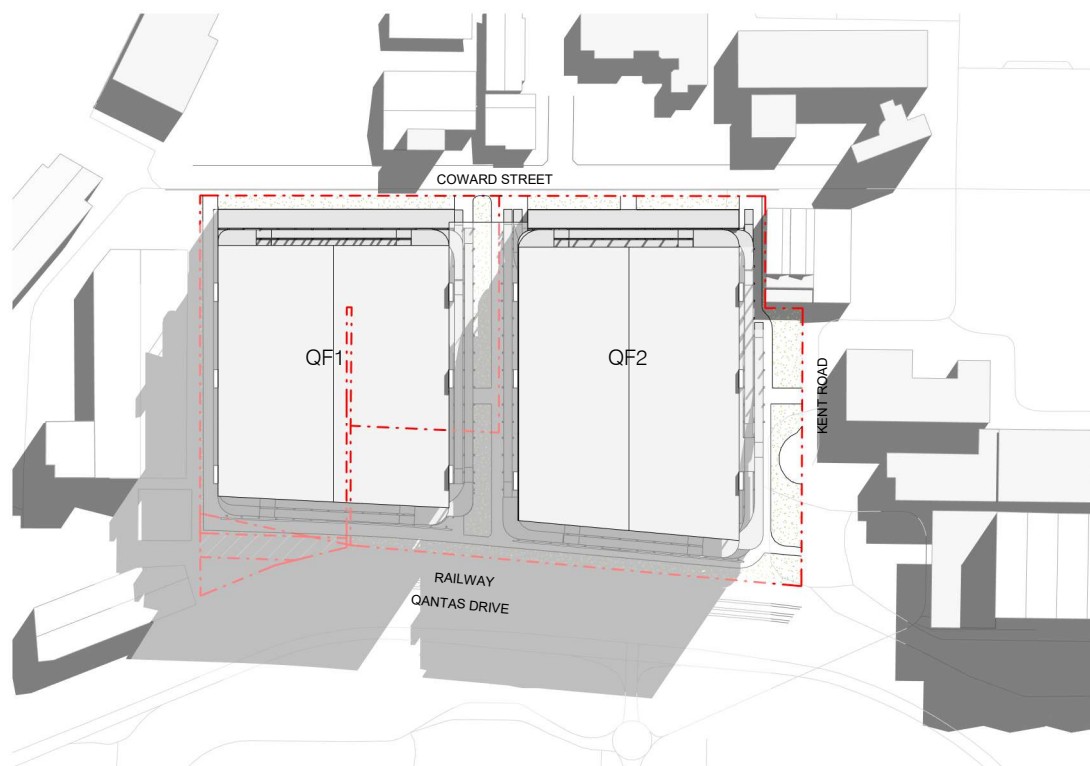
DRAWING N°.

P-A 415

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| PROJECT N°. | 2206 | REVISION D |
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| REVISION DATE | 18/09/23 | |
| PLANNING PROPOSAL | | |



C



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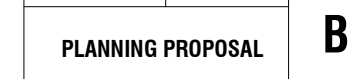
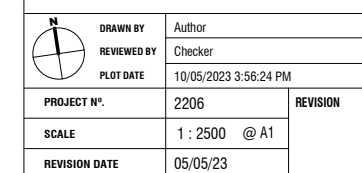
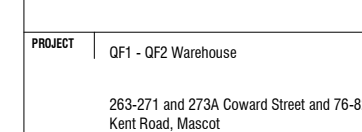
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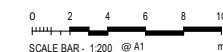
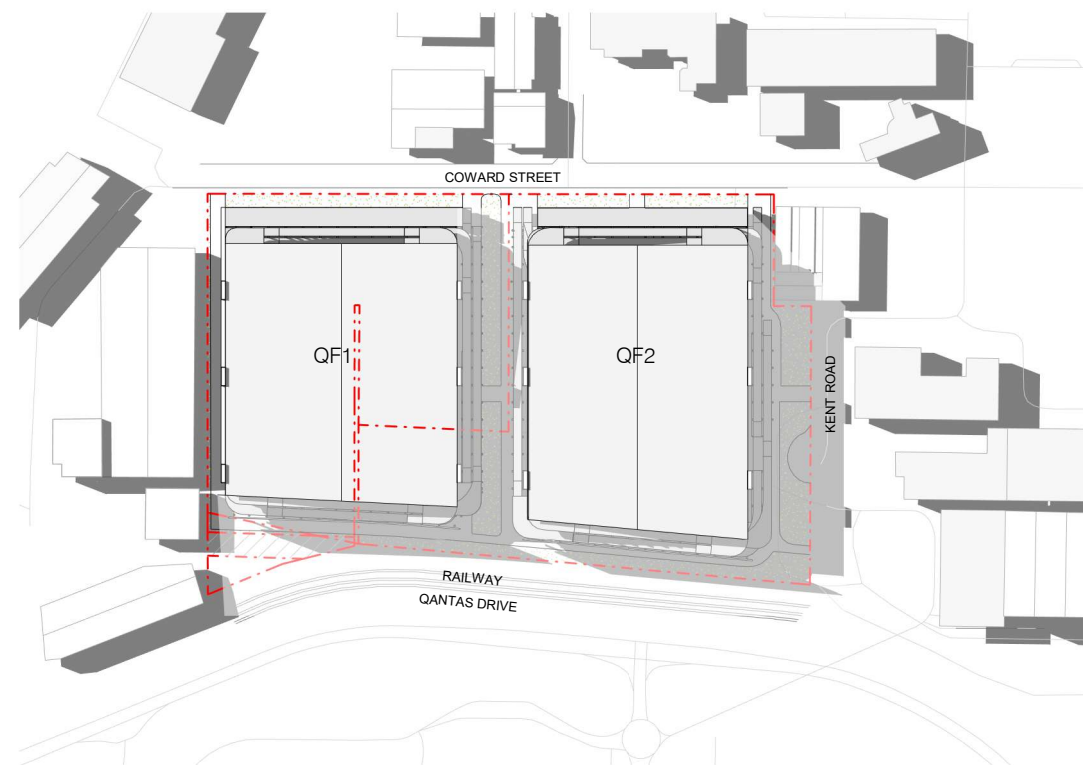
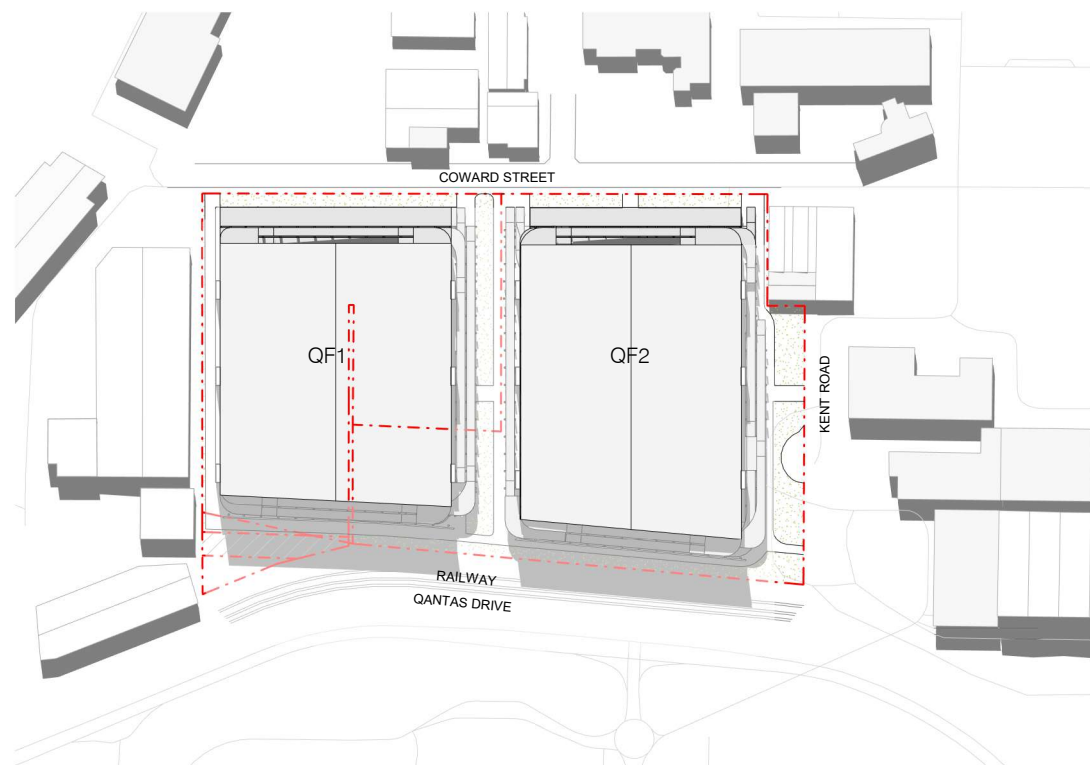
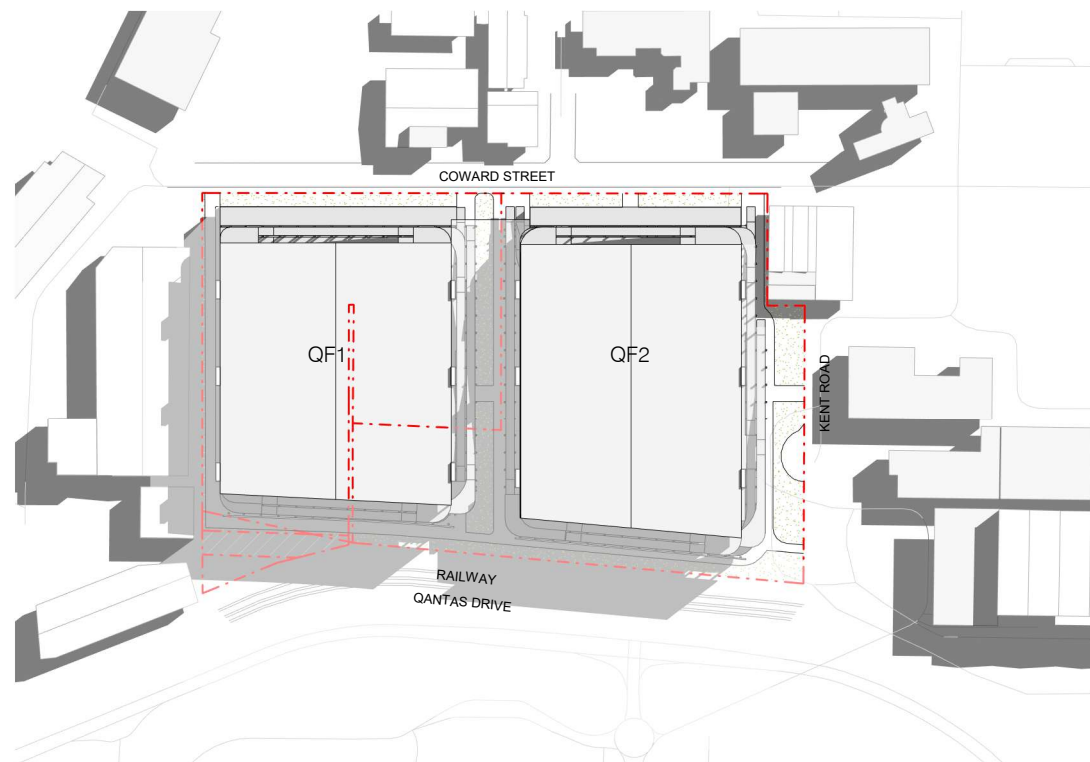
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NOMINATED ARCHITECTS:
David Stevenson NSW 6317

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David Stevenson NSW 6317

[illegible]LANDSCAPE
ARCHITECT

Paddock
Landscape Architects

ARCHITECT

Lacoste +
Stevenson
urban design - architecture - interiors

CLIENT

LOGOS

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

| TITLE |
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FSR 2:1
Shadow Diagram
21 March

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| | DRAWING |
| | Nº. |

P-A 710



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| DRAWN BY | Author |
| REVIEWED BY | Checker |
| PLOT DATE | 10/05/2023 3:56:33 PM |

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| PROJECT N°. | 2206 | REVISION |
| SCALE | 1 : 2500 @ A1 | |
| REVISION DATE | 05/05/23 | |

PLANNING PROPOSAL

E