

SITE AREA FOR 32 KITCHENER PARADE = 798.7m²
(LOT 1 DP773269)

SITE AREA FOR 25-27 MARION STREET = 4,382.5m²
(LOT 1 DP819518 & 631443)

TOTAL SITE AREA ON SURVEY (No.32 + No.25-27) = 5,181.2m²

ZONING = ZONE B4 MIXED USE

No. 32 KITCHENER PARADE GFA BREAKDOWN

PROPOSED BASEMENT AREA = N/A (CARPARK)
PROPOSED GROUND FLOOR AREA = N/A (CLUB & CARPARK)
PROPOSED LEVEL 1 FLOOR AREA = N/A (CLUB & CARPARK)
PROPOSED LEVEL 2 FLOOR AREA = N/A (CARPARK)
PROPOSED LEVEL 3 FLOOR AREA = N/A (CARPARK)
PROPOSED LEVEL 4 FLOOR AREA = 156.5m² (HOTEL)
PROPOSED LEVEL 5 FLOOR AREA = 164.6m² (HOTEL)
PROPOSED LEVEL 6-8 FLOOR AREA = 164.6m² PER FLOOR (HOTEL)
PROPOSED LEVEL 9 FLOOR AREA = N/A (ROOF TOP)
PROPOSED TOTAL GFA = 814.1m²

No. 25-27 MARION STREET GFA BREAKDOWN

PROPOSED BASEMENT AREA = N/A (CARPARK)
PROPOSED GROUND FLOOR AREA = 2,780.4m² (CLUB & CARPARK)
PROPOSED LEVEL 1 FLOOR AREA = 1,943.9m² (CLUB & CARPARK)
PROPOSED LEVEL 2 FLOOR AREA = N/A (CARPARK)
PROPOSED LEVEL 3 FLOOR AREA = N/A (CARPARK)
PROPOSED LEVEL 4 FLOOR AREA = 1,701.7m² (HOTEL)
PROPOSED LEVEL 5 FLOOR AREA = 1,597.8m² (HOTEL)
PROPOSED LEVEL 6-8 FLOOR AREA = 1,630.3m² PER FLOOR (HOTEL)
PROPOSED LEVEL 9 FLOOR AREA = 837m² (HOTEL)
PROPOSED TOTAL GFA = 13,751.7m²

PROPOSED TOTAL GFA (13,751.7 + 814.1) = 14,565.8m²

No.32 KITCHENER PARADE: ALLOWABLE GFA = 1,597.4m²

No.25-27 MARION STREET: ALLOWABLE GFA = 13,147.5m²

ALLOWABLE FSR = 2.84:1 (1,597.4 + 13,149 = 14,744.9m²)

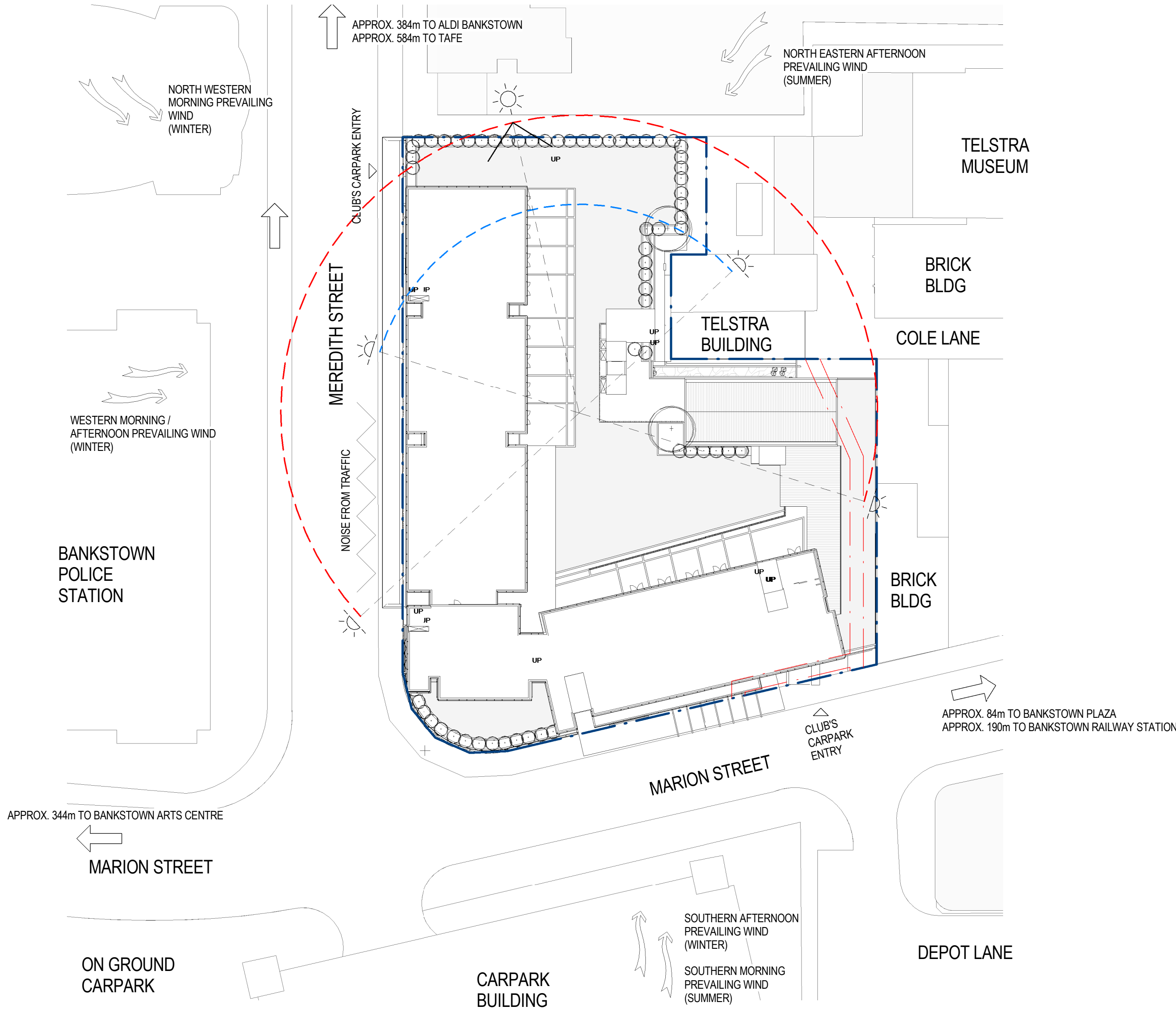
PROPOSED FSR = 2.81:1

CARPARK CALCULATIONS

PROPOSED BASEMENT PARKING = 112 BAYS
PROPOSED GROUND FLOOR PARKING = 15 BAYS
PROPOSED LEVEL 1 PARKING = 10 BAYS
PROPOSED LEVEL 2 PARKING = 123 BAYS
PROPOSED LEVEL 3 PARKING = 131 BAYS
TOTAL NUMBER OF PROPOSED CARPARK = 391 BAYS

No. OF ACCESSIBLE PARKING

BASEMENT = 2 ACCESSIBLE BAY
GROUND FLOOR = 3 ACCESSIBLE BAY
LEVEL 1 = 6 ACCESSIBLE BAY
TOTAL NUMBER OF ACCESSIBLE CARPARK = 11 BAYS



2 SITE ANALYSIS PLAN
Scale: 1 : 500



1 SITE LOCATION PLAN
Scale: 1 : 500

ISSUE	DATE	DESCRIPTION
A	01-10-2015	ISSUED FOR DEVELOPMENT APPLICATION
B	15-02-2016	ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT
C	22-02-2016	ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT
D	24-02-2016	ISSUED FOR DEVELOPMENT APPLICATION AMENDMENT

FOR DEVELOPMENT APPLICATION

CLIENT:



PROJECT:

BANKSTOWN RSL - PROPOSED NEW CLUB BUILDING & HOTEL
23-27 MARION STREET, BANKSTOWN NSW

ARCHITECT:



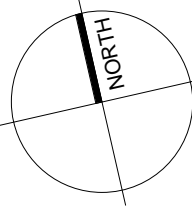
DRAWING TITLE:

SITE LOCATION PLAN

NOTES:

Nominated architect: Rolfe Latimer : 5535
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Use only figured dimensions.
All discrepancies to be referred to Altis Architecture Pty Ltd prior to construction.
Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority requirements.

NORTH:



SCALE:

1 : 500 @ A1

DATE:

12-02-2016

DRAWN BY:

EC

CHECKED BY:

2240.04

PROJECT NO:

2240.04

DRAWING NO:

A0001

ISSUE:

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