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548-552 PACIFIC HIGHWAY, ST LEONARDS,
NSW, 2065

KEYPLAN	
CONSULTANTS	
CLIENT	DAVID LITKOUHI
ARCHITECT	MD+A ARCHITECTS
ACCESS	MURROW CONSULTANCY
BCA	PRIVATE CERTIFIERS AUSTRALIA
PLANNER	PLANNING INGENUITY
STORMWATER	ENVIROTECH
GEOTECHNICAL SURVEY	CROZIER GEOTECH
TRAFFIC	TERRAFFIC
LANDSCAPE ARCHITECTS	A TOTAL LANDSCAPE
SECTION J	BASIX MAX
SCALE MODEL	BIG MODELS
QUANTITY SURVEYOR	ASSET ECONOMICS
WASTE MANAGEMENT PLAN	AUS WIDE CONSULTING
CONTAMINATION REPORT	ENVIROTECH
ACOUSTICS	NOISE AND SOUND SERVICES
WIND EFFECTS	WINDTECH
CPTED	PLANNING INGENUITY

ALL WORKS TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS
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[illegible]

PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW,
2065

SHEET TITLE
COVER SHEET

SCALE	@ A1 Half the size @ A3
PROJECT #	0000
DWG #	REVISION
DA-01	A



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PRIVATE CERTIFIERS AUSTRALIA

PLANNER

PLANNING INGENUITY

STORMWATER

ENVIROTECH

GEOTECHNICAL SURVEY

CRÖZIER GEOTECH

TRAFFIC

TERRAFFIC

LANDSCAPE ARCHITECTS

A TOTAL LANDSCAPE

SECTION J

BASIX MAX

SCALE MODEL

BIG MODELS

QUANTITY SURVEYOR

ASSET ECONOMICS

WASTE MANAGEMENT PLAN

AUS WIDE CONSULTING

CONTAMINATION REPORT

ENVIROTECH

ACOUSTICS

NOISE AND SOUND SERVICES

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WINDTECH

CPTD

PLANNING INGENUITY

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[illegible]



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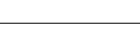
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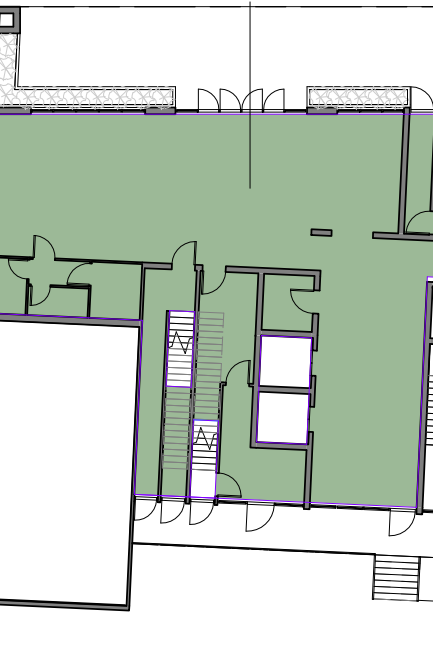
PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW,
2065

CLIENT
David Litkouhi

SHEET TITLE
SITE PLAN

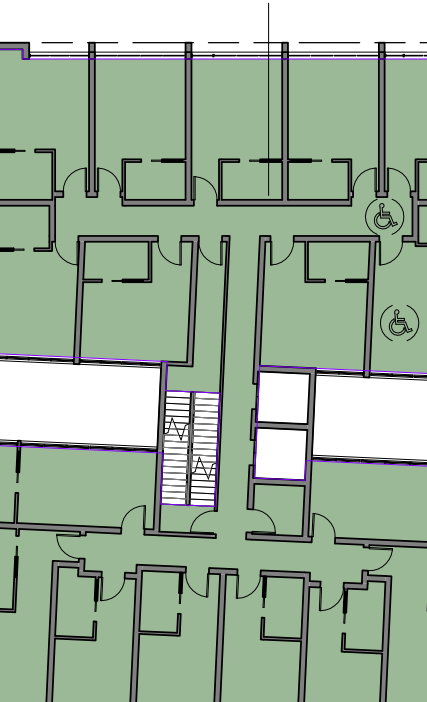
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	PROJECT #	0000	
	DWG #		REVISION
	DA-03		A

Ground Floor
214.91 m²



The ground floor plan shows a large central hall (green) with a staircase (blue) and a large white rectangular area (likely a reception or lounge) on the left. There are several smaller rooms and corridors, including a staircase (blue) on the right and a staircase (blue) at the bottom right. The plan is surrounded by a thick black line representing the building's exterior walls.

Level 3
496.19 m²



Level 6
425.87 m²

The floor plan for Level 6 is a symmetrical layout. It features a central vertical corridor with a staircase. On either side of the corridor, there are several rooms of varying sizes, each with a door leading to the corridor. The rooms are shaded in a light green color, and the walls are outlined in black. The total area of the level is 425.87 m².

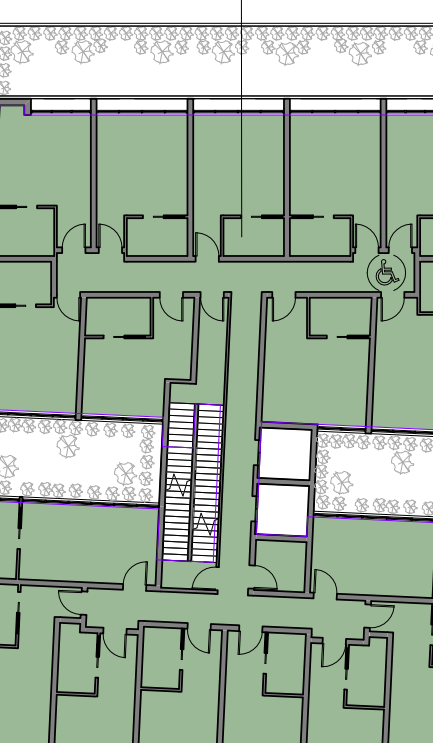
Level 9
425.87 m²

The floor plan for Level 9 shows a central vertical corridor with a staircase. To the left of the corridor are several rooms, and to the right are more rooms, including one with a wheelchair symbol. The total area is 425.87 m².

Level 12
425.87 m²

The floor plan for Level 12 shows a central corridor system with multiple rooms. A central staircase is located in the middle. The plan includes several large open spaces and numerous smaller rooms, some of which are labeled with circled numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan also shows a central staircase area and several large open spaces.

Level 1
494.85 m²



Level 4
496.19 m²

The floor plan of Level 4 shows a central vertical corridor with a staircase on the left side. The corridor branches out into several rooms of varying sizes. The rooms are outlined in black, and the central corridor is highlighted in light blue. The overall layout is symmetrical around the central corridor.

Level 7
425.87 m²

The floor plan for Level 7 shows a central corridor with a staircase. There are several rooms of varying sizes, some with internal partitions. The plan is oriented with a dashed line indicating the building's edge. The area is labeled 'Level 7' and '425.87 m²'.

Level 10
425.87 m²

The floor plan for Level 10 shows a large green area with several vertical corridors and a central staircase area. The plan is oriented with a dashed line at the top. The green area is divided into several sections by corridors. A central staircase area is located in the middle of the plan, with a staircase leading up and another leading down. The plan is surrounded by a dashed line, indicating the building's footprint.

Level 13
425.87 m²

The floor plan for Level 13 shows a central staircase area with a green wall and a purple outline. This central area is connected to several rooms on either side. The rooms have green walls and purple outlines. There are circular features in some of the rooms, possibly representing columns or decorative elements. The overall layout is symmetrical around the central staircase.

Level 2
496.19 m²

The floor plan for Level 2 shows a central vertical corridor with several rooms branching off. The rooms are shaded green and outlined in purple. A staircase is located in the center-left area. The total area is 496.19 m².

Level 5
425.87 m²

The floor plan of Level 5 is a symmetrical layout. It features a central vertical corridor with a staircase at the bottom. On either side of this corridor are several rooms of varying sizes. The rooms are outlined in black, and the corridors are highlighted in a light blue color. The overall shape is roughly rectangular with some irregularities on the sides.

Level 8
425.87 m²

The floor plan of Level 8 is a complex, irregular shape. It features a central corridor that branches out into several rooms. The rooms are mostly rectangular, with some having internal partitions. There are several doorways indicated by arcs. A central area contains a staircase and some smaller rooms. The overall layout is symmetrical along a vertical axis.

Level 11
425.87 m²

The floor plan for Level 11 is a rectangular layout with a central horizontal corridor. This corridor branches into several vertical corridors, each leading to a series of rooms. The rooms are arranged in a symmetrical pattern around the central corridor. The entire floor is shaded in light green, and the walls are outlined in black. A dashed line at the top indicates the boundary of the floor plan.

Level 14
39.15 m²

The floor plan for Level 14 is a rectangular layout on a grid. It features a central green area containing a staircase and a small circular room. To the right of the green area is a white rectangular room with a window. Below the green area is a blue rectangular room. The entire plan is enclosed within a dashed rectangular boundary.

GFA Calculation	
Name	Area
Ground Floor	214.91 m ²
Level 1	494.65 m ²
Level 2	496.19 m ²
Level 3	496.19 m ²
Level 4	496.19 m ²
Level 5	425.87 m ²
Level 6	425.87 m ²
Level 7	425.87 m ²
Level 8	425.87 m ²
Level 9	425.87 m ²
Level 10	425.87 m ²
Level 11	425.87 m ²
Level 12	425.87 m ²
Level 13	425.87 m ²
Level 14	38.15 m ²
	6070.30 m ²

Lane Cove Local Environmental Plan 2009

Site Area
602 m²

FSR (Floor Space Ratio) Max
10:1:1

GFA (Ground Floor Area) Max
6080 m²

FSR (Floor Space Ratio) Proposed
10:1:1

GFA (Ground Floor Area) Proposed
6070.30 m²

Site Area
602 m²

FSR (Floor Space Ratio) Max
10:1:1

GFA (Ground Floor Area) Max
6080 m²

FSR (Floor Space Ratio) Proposed
10:1:1

GFA (Ground Floor Area) Proposed
6070.30 m²

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[illegible]

MD+A
ARCHITECTS

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of Australia

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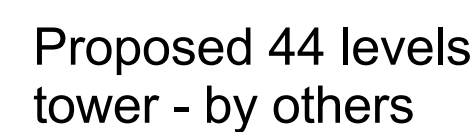
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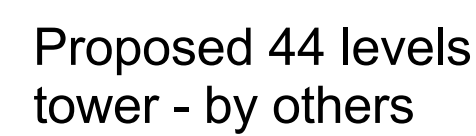
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	DWG #		REVISION
	DA-04		A



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	PROJECT #	0000
	DWG #	REVISION
	DA-10	A




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	PROJECT #	0000
	DWG #	
	REVISION	
	DA-11	A

Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others



	SCALE	1 : 100 @ A1 Half the size @ A3
	PROJECT #	0000
	DWG #	REVISION
	DA-12	A



KEYPLAN

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ENVIROTECH

GEOTECHNICAL SURVEY
CROZIER GEOTECH

TRAFFIC
TERRAFFIC

LANDSCAPE ARCHITECTS
A TOTAL LANDSCAPE

SECTION J
BASIX MAX

SCALE MODEL
BIG MODELS

QUANTITY SURVEYOR
ASSET ECONOMICS

WASTE MANAGEMENT PLAN
AUS WIDE CONSULTING

CONTAMINATION REPORT
ENVIROTECH

ACOUSTICS
NOISE AND SOUND SERVICES

WIND EFFECTS
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GENERAL NOTES

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Rev. Date Description

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Nominated Architect B Manvin NSW ARB 7462 ABN 38 111 010 701

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PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW, 2065

CLIENT
David Litkouhi

SHEET TITLE
LEVEL 4

SCALE
1 : 100 @ A1
Half the size @ A3

PROJECT #
0000

DWG #
DA-13

REVISION
A



Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others

KEYPLAN

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ENVIROTECH

GEOTECHNICAL SURVEY
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TERRAFFIC

LANDSCAPE ARCHITECTS
A TOTAL LANDSCAPE

SECTION J
BASIX MAX

SCALE MODEL
BIG MODELS

QUANTITY SURVEYOR
ASSET ECONOMICS

WASTE MANAGEMENT PLAN
AUS WIDE CONSULTING

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ENVIROTECH

ACOUSTICS
NOISE AND SOUND SERVICES

WIND EFFECTS
WINDTECH

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GENERAL NOTES

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PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW, 2065

CLIENT
David Litkouhi

SHEET TITLE
LEVEL 5

SCALE
1 : 100 @ A1
Half the size @ A3

PROJECT #
0000

DWG #
DA-14

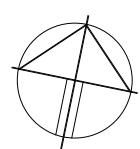
REVISION
A

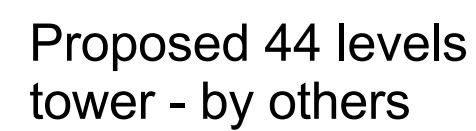
Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others




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	PROJECT #	0000
	DWG #	REVISION
	DA-15	A

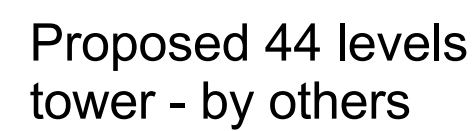




Proposed 27 levels
tower - by other

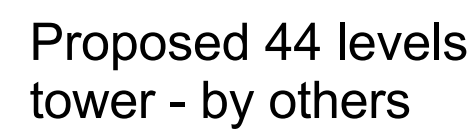
Proposed 44 levels
tower - by others

	SCALE	1 : 100 @ A1 Half the size @ A3
	PROJECT #	0000
	DWG #	
	DA-16	
		REVISION
		A



Proposed 27 levels
tower - by other

DA-17	A
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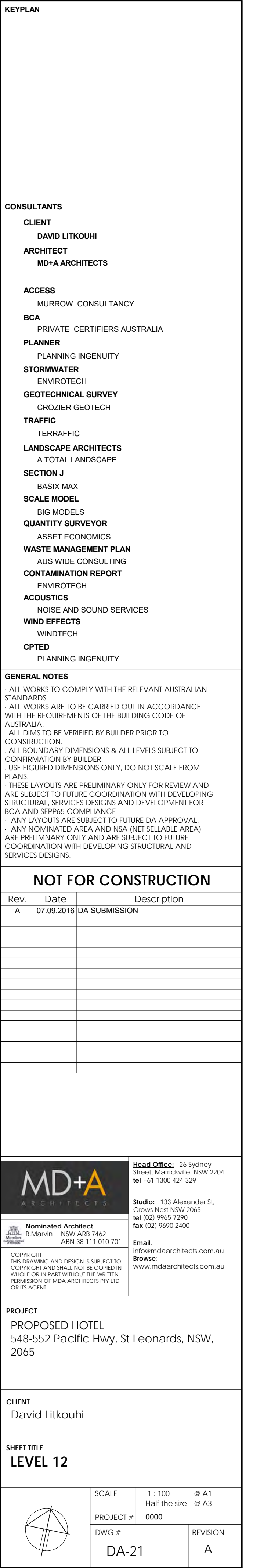
Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others

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PROJECT #	0000	
DWG #	REVISION	
DA-18	A	

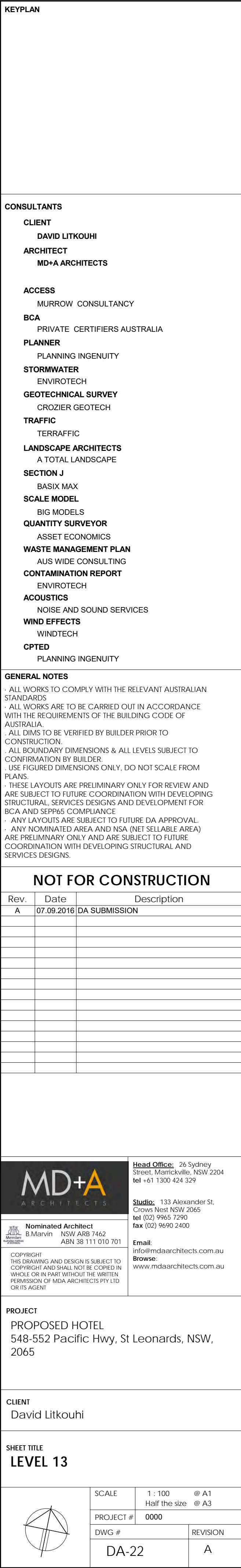
Proposed 27 levels
tower - by other

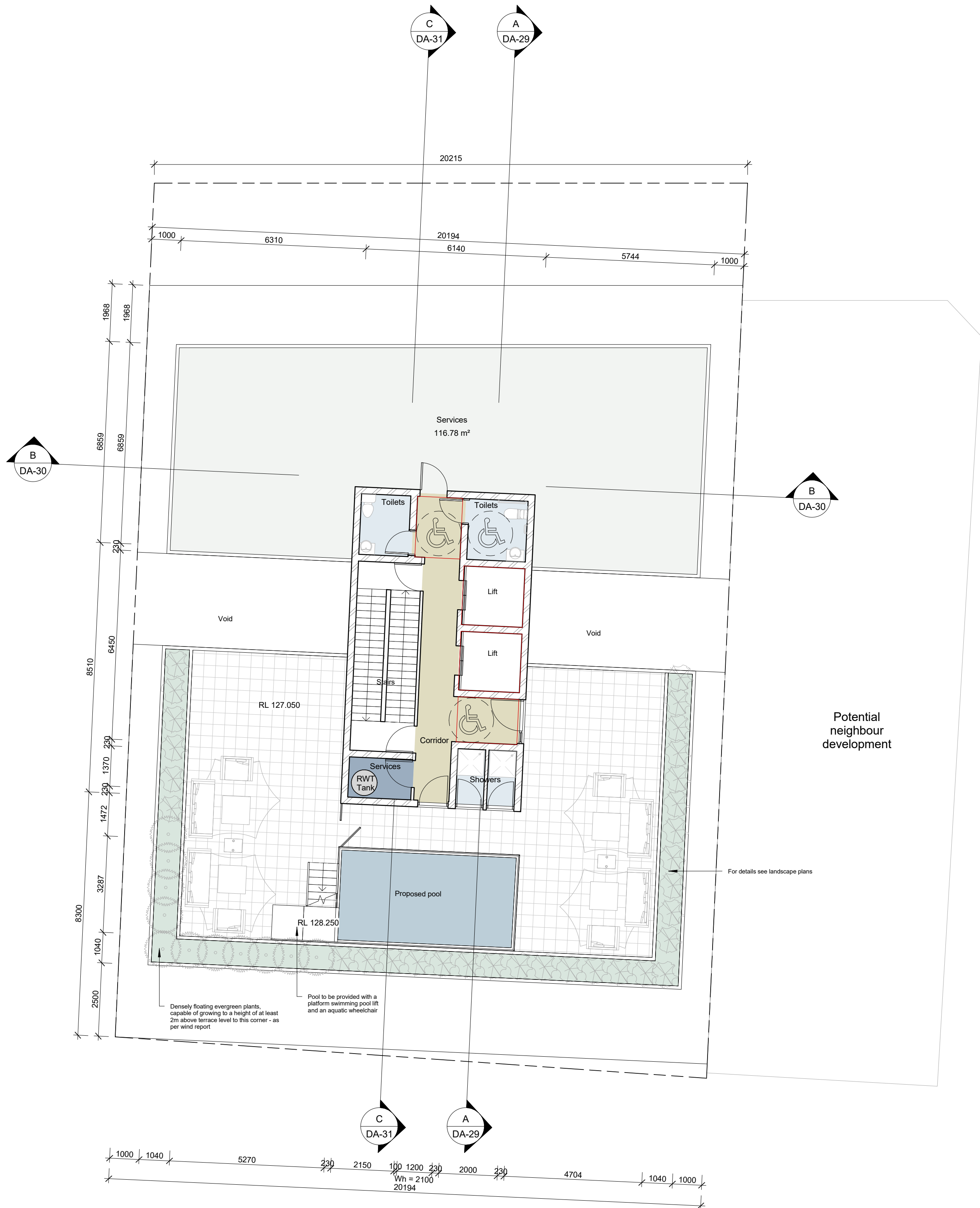
Proposed 44 levels
tower - by others



Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others





Proposed 27 levels
tower - by other

Proposed 44 levels
tower - by others

KEYPLAN

CONSULTANTS

CLIENT
DAVID LITKOUHI
ARCHITECT
MD+A ARCHITECTS

ACCESS
MURROW CONSULTANCY

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BIG MODELS

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PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW, 2065

CLIENT
David Litkouhi

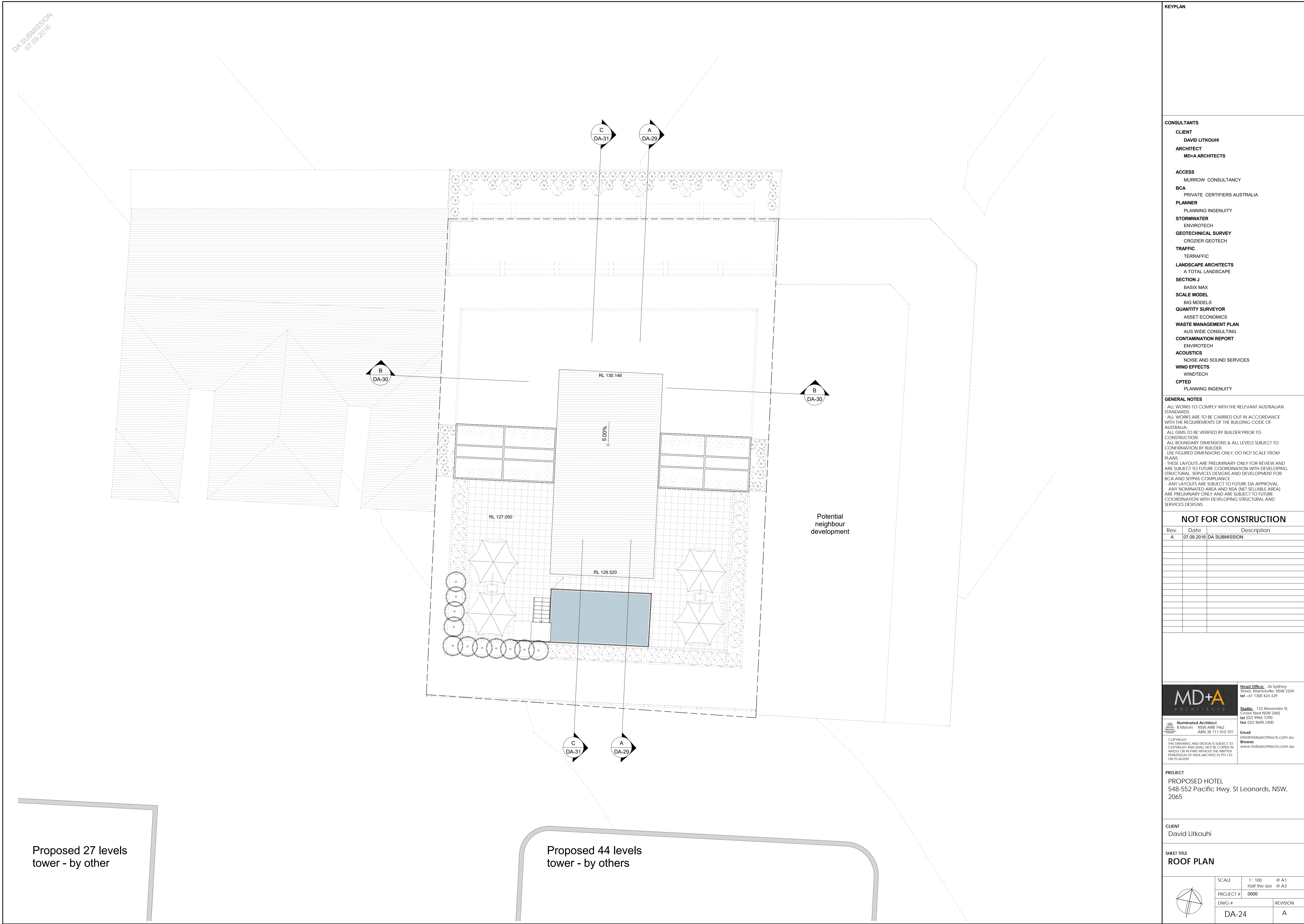
SHEET TITLE
LEVEL 14

SCALE
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Half the size @ A3

PROJECT #
0000

DWG #
DA-23

REVISION
A



KEYPLAN

CONSULTANTS

CLIENT
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A 07.09.2016 DA SUBMISSION

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PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW, 2065

CLIENT
David Litkouhi

SHEET TITLE
ROOF PLAN

SCALE
1 : 100
Half the size

PROJECT #
0000

DWG #
DA-24

REVISION
A

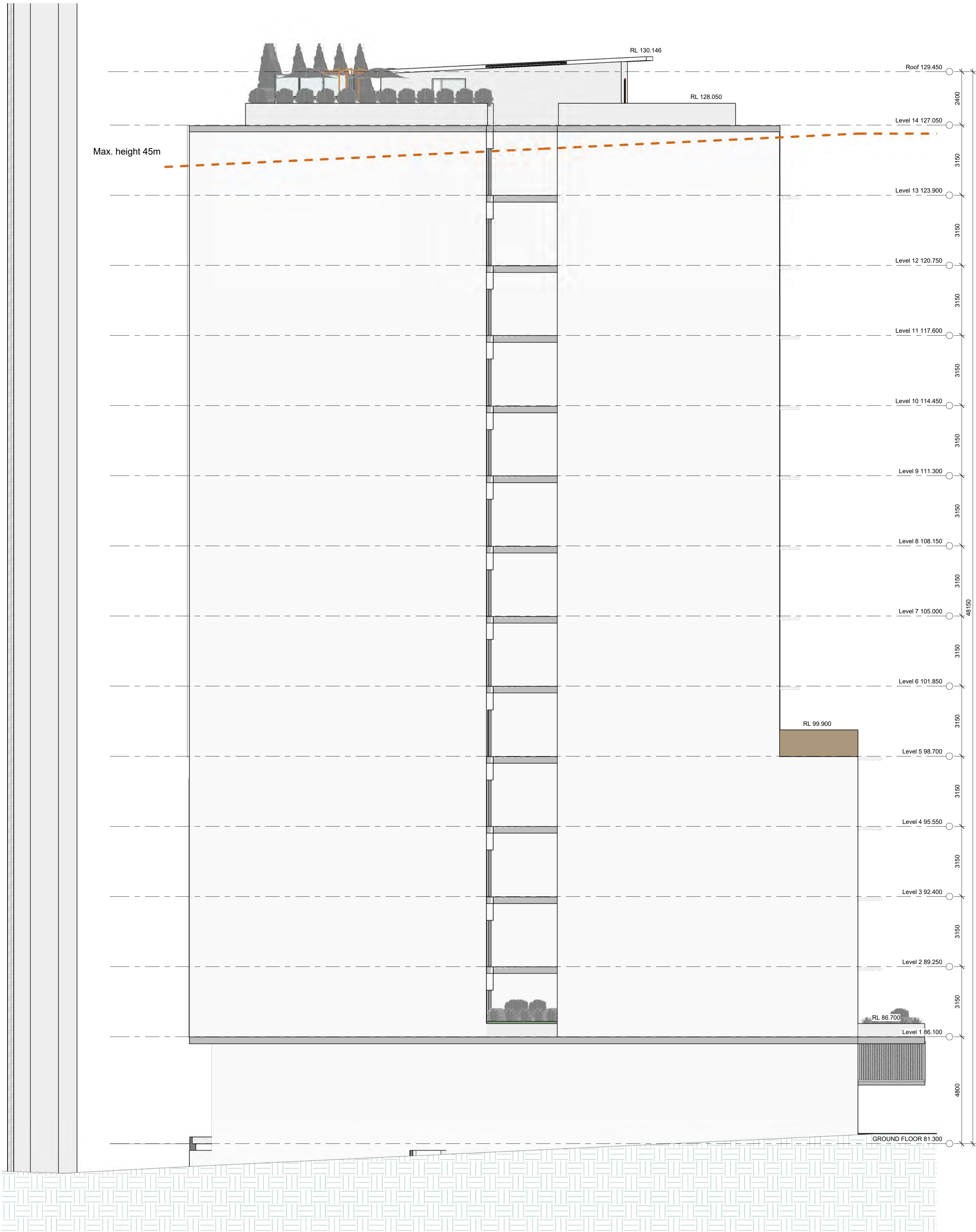
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SCALE	1 : 100 @ A1 Half the size @ A3
PROJECT #	0000
DWG #	REVISION
DA-25	A

This architectural section drawing illustrates a 14-story building with a maximum height of 45m. The drawing includes the following details:

- Roof:** Roof 129.450
- Level 14:** 127.050
- Level 13:** 123.900
- Level 12:** 120.750
- Level 11:** 117.600
- Level 10:** 114.450
- Level 9:** 111.300
- Level 8:** 108.150
- Level 7:** 105.000
- Level 6:** 101.850
- Level 5:** 98.700
- Level 4:** 95.550
- Level 3:** 92.400
- Level 2:** 89.250
- Level 1:** 86.100
- GROUND FLOOR:** 81.300
- Other Elevation Markers:** RL 130.146, RL 128.050, RL 99.900, RL 98.780, RL 86.700
- Dimensions:** 2400, 3150, 4800
- Text:** Max. height 45m

DA SUBMISSION
07.09.2016



KEYPLAN

CONSULTANTS

GENERAL NOTES

NOT FOR CONSTRUCTION

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548-552 Pacific Hwy, St Leonards, NSW, 2065

CLIENT

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SHEET TITLE

EAST ELEVATION

SCALE

1 : 100 @ A1

Half the size @ A3

PROJECT #

0000

DWG #

DA-27

REVISION

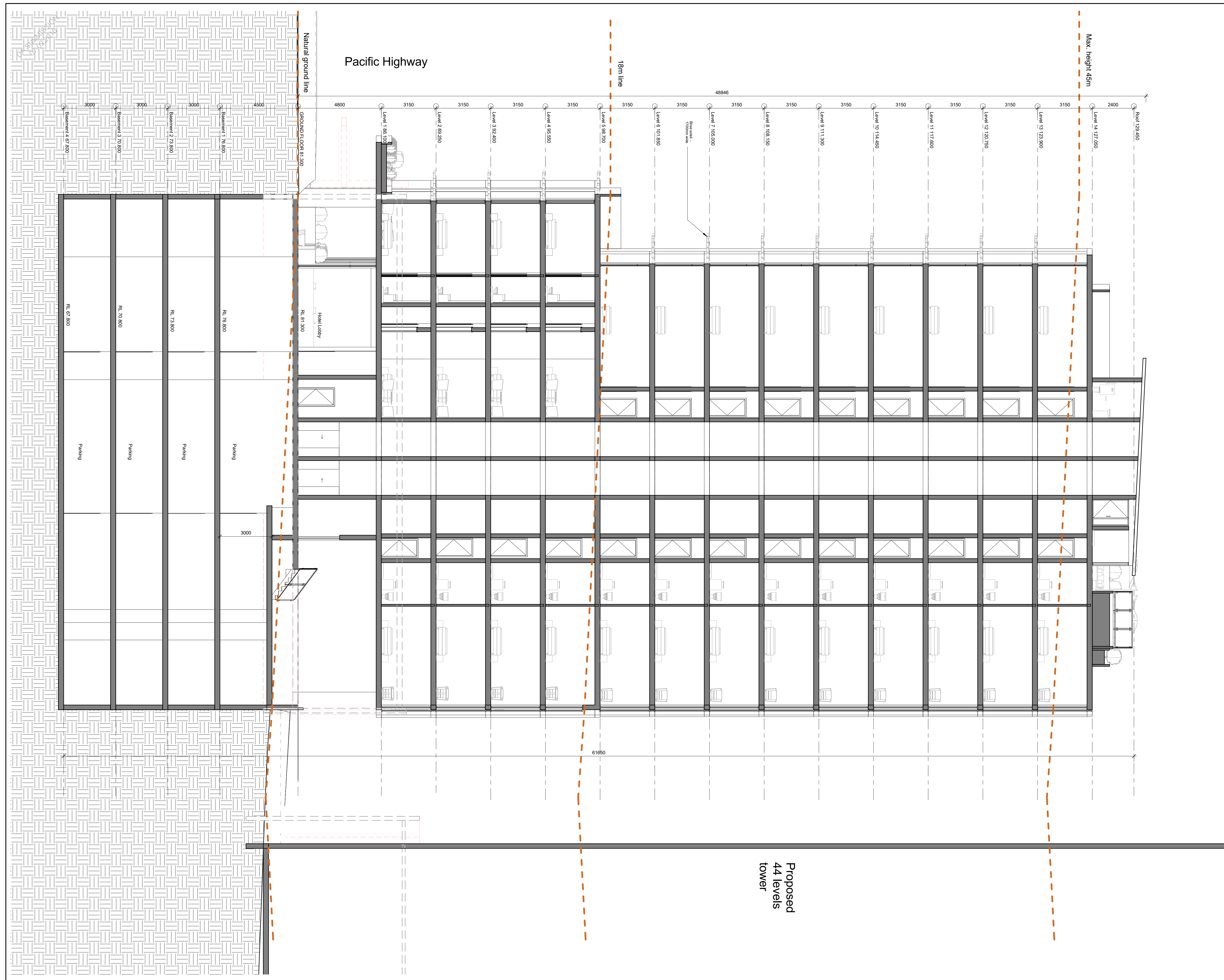
A

This architectural elevation drawing shows the facade of a building with a vertical scale on the left ranging from 48'00" to 48'150". The building features a series of levels marked on the left side, with corresponding elevations in feet and inches:

- Roof 129.450
- Level 14 127.050
- Level 13 123.900
- Level 12 120.750
- Level 11 117.600
- Level 10 114.450
- Level 9 111.300
- Level 8 108.150
- Level 7 105.000
- Level 6 101.850
- Level 5 98.700
- Level 4 95.550
- Level 3 92.400
- Level 2 89.250
- Level 1 86.100
- GROUND FLOOR 81.300

The building facade is characterized by a grid of vertical and horizontal lines, suggesting a structural or window pattern. A dashed orange line is drawn across the upper portion of the facade, starting from the left and extending towards the right. The roofline is indicated by a dashed line at the top, with a label "Roof 129.450". The ground floor is marked at the bottom with a label "GROUND FLOOR 81.300". The drawing includes a small detail of a building section at the top right, showing a roof and a wall with a window.

[illegible]



KEYPLAN

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ARCHITECT
MD+A ARCHITECTS

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CROZIER GEOTECH

TRAFFIC

TERRAFFIC

LANDSCAPE ARCHITECTS

A TOTAL LANDSCAPE

SECTION J

BASIX MAX

SCALE MODE

BIG MODE

QUANTITY SURVEYOR

ASSET ECONOMICS

WASTE MANAGEMENT PLAN

AUS WIDE CO

CONTAMINATION
ENABLING

ENVIRONMENTAL
LITERATURE

NOISE AND S

WIND EFFECTS

WIN

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[illegible]

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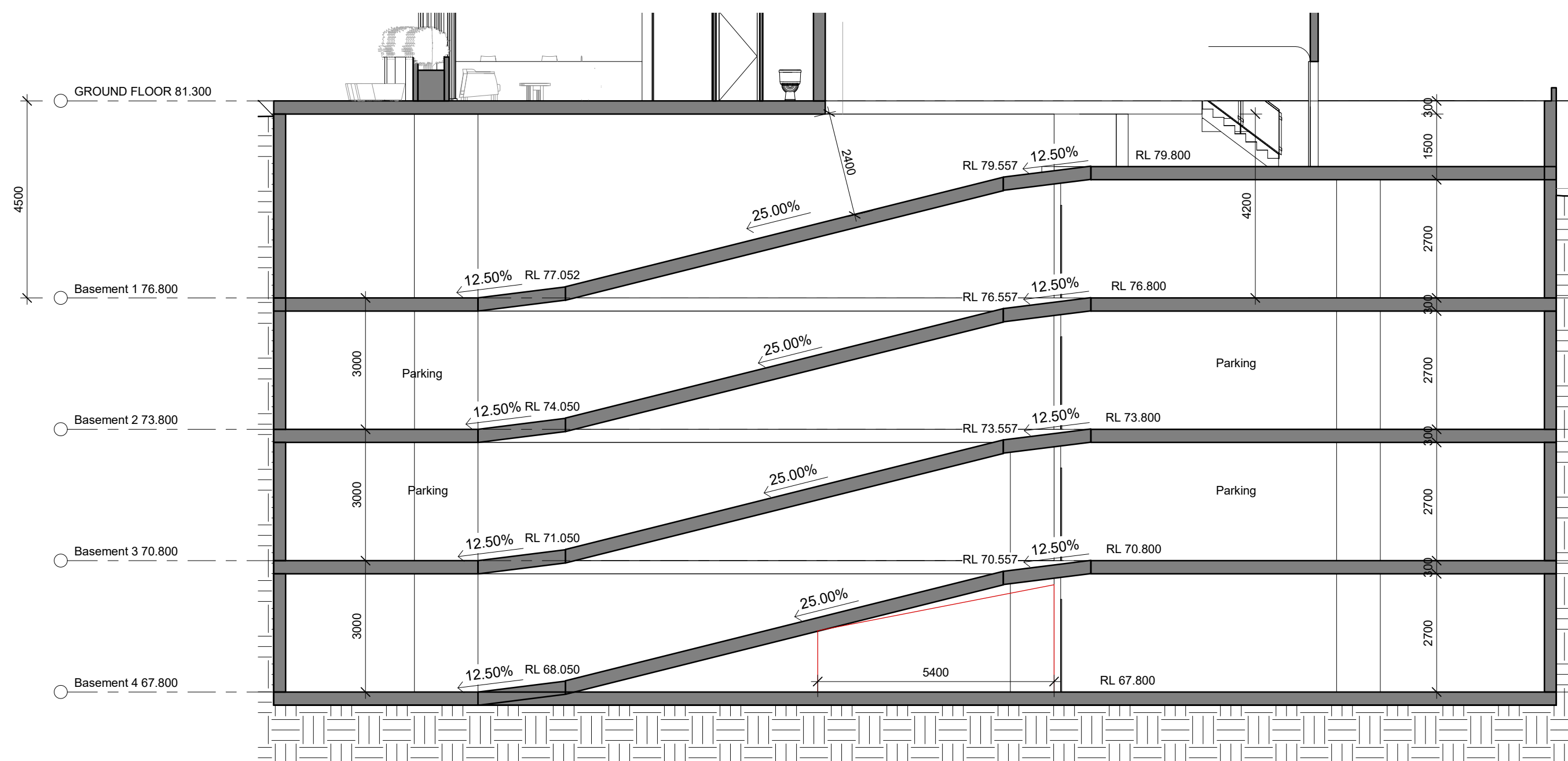
PROJECT
PROPOSED HOTEL
548-552 Pacific Hwy, St Leonards, NSW,
2065

CLIENT
David Litkouh

SHEET TITLE
SECTION A

SCALE	1 : 100 Half the size	@ A
PROJECT #	0000	
DWG #		REVIS
DA-29		A

Scale 1/20



Scale 1/100

SCALE	As indicated @ A	
	Half the size @ A	
PROJECT #	0000	
DWG #		REVISION
DA-32		A



Front view



Rear view

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LANDSCAPE ARCHITECTS
A TOTAL LANDSCAPE

SECTION J
BASIX MAX

SCALE MODEL
BIG MODELS

QUANTITY SURVEYOR
ASSET ECONOMICS

WASTE MANAGEMENT PLAN
AUS WIDE CONSULTING

CONTAMINATION REPORT
ENVIROTECH

ACOUSTICS
NOISE AND SOUND SERVICES

WIND EFFECTS
WINDTECH

CPTED
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GENERAL NOTES

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Nominated Architect B Manvin NSW A88 7462 ABN 38 111 010 701

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CLIENT
David Litkouhi

SHEET TITLE
PERSPECTIVES 1

SCALE Half the size @ A1

PROJECT # 0000

DWG # DA-33

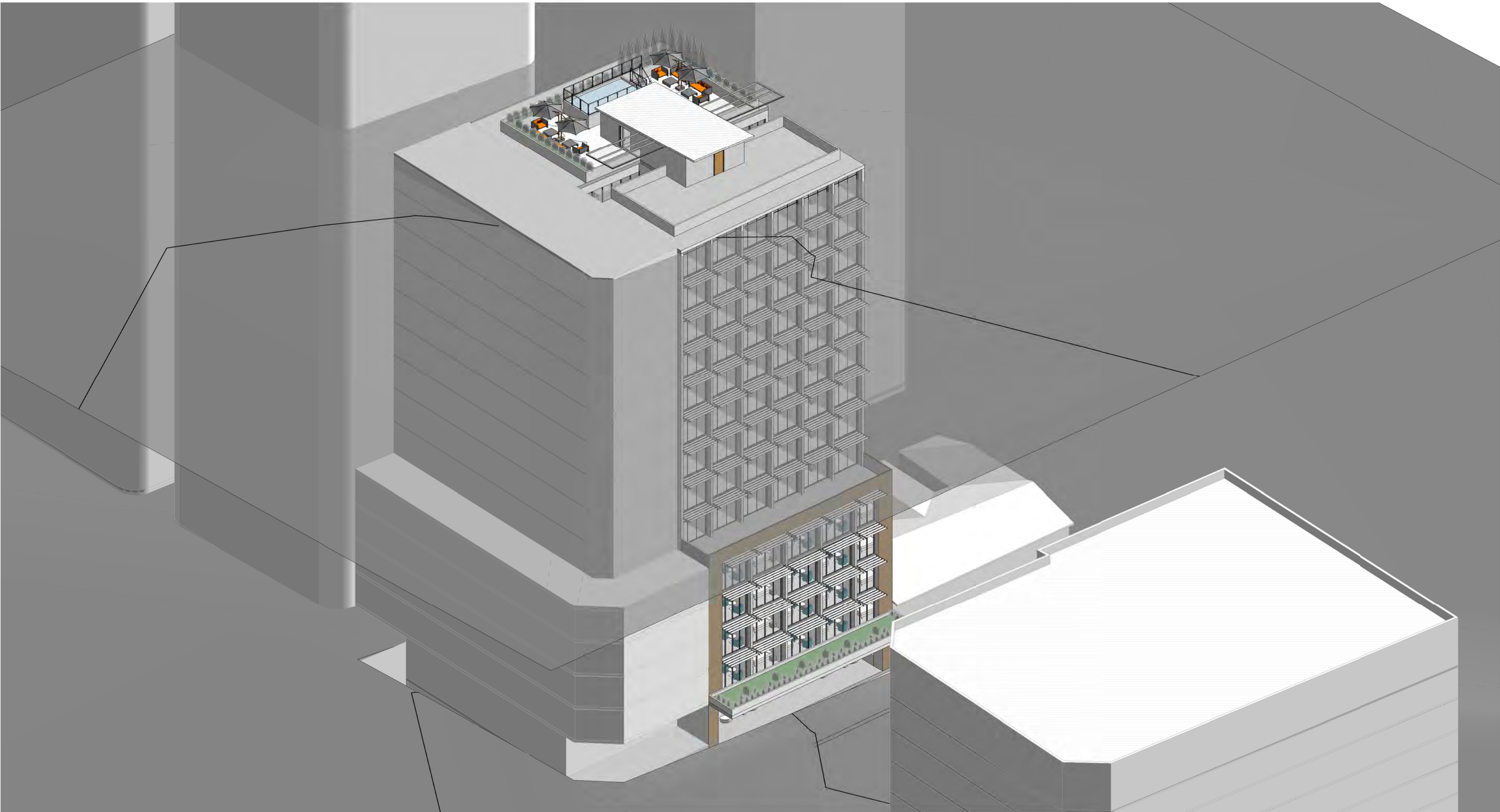
REVISION A

Aerial Front

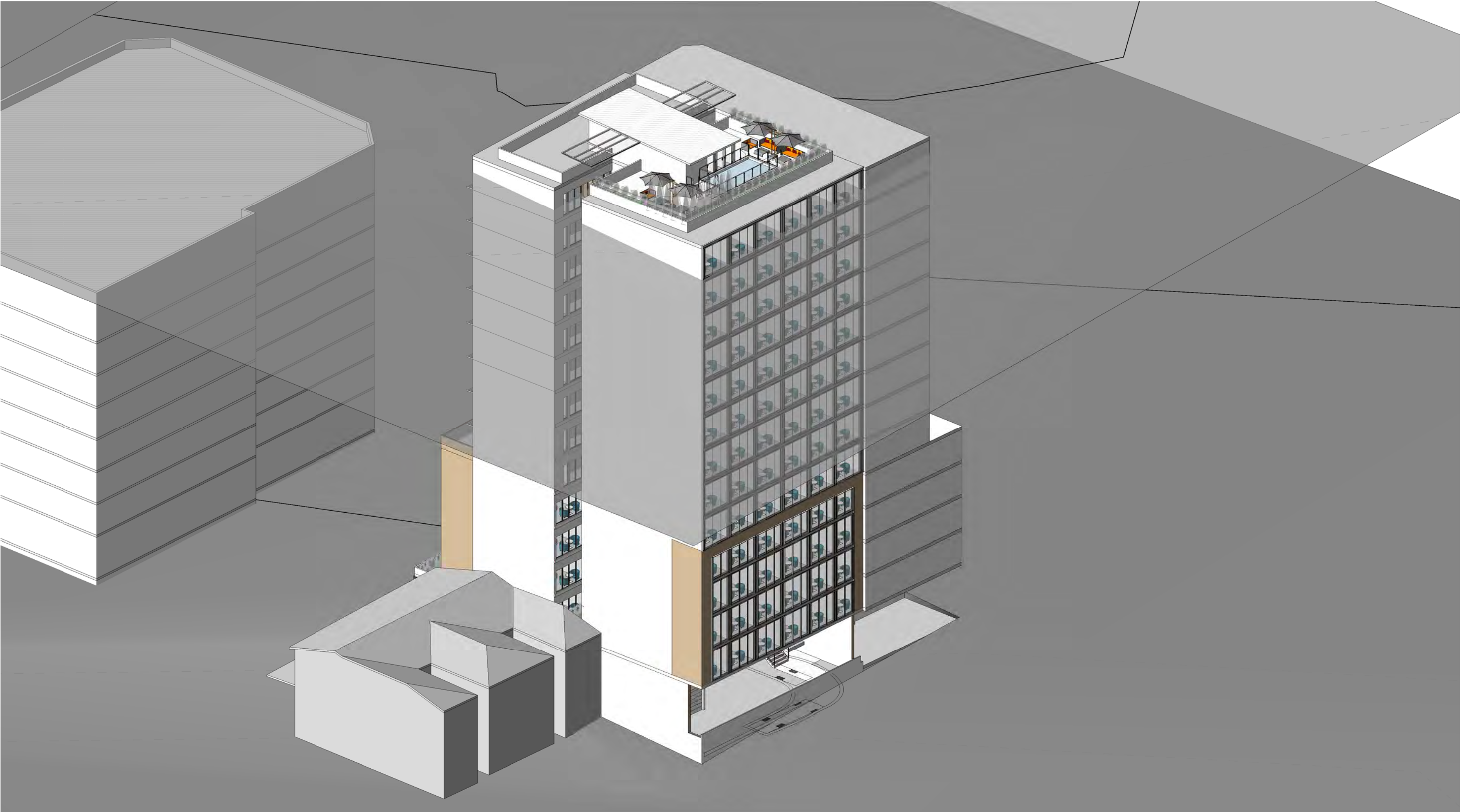


DA-34	A
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45m HEIGHT PLANE - Front



45m HEIGHT PLANE - Side



KEYPLAN

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ARCHITECTS

Nominated Architect

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NSW ARB 7462

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PROJECT

CLIENT

SHEET TITLE

SCALE

PROJECT #

DWG #

Half the size

0000

DA-35

@ A1

REVISION

A

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A TOTAL LANDSCAPE

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ENVIROTECH

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CROZ

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TERRAFFIC

LANDSCAPE ARCHITECTS
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A T O I A

SECTION J

BASIX MAX

SCALE MODEL

BIG MODELS

QUANTITY SURVEYOR

QUANTITATIVE SURVEYOR
ASSET ECONOMIC

WASTE MANAGEMENT PLAN

WASTE MANAGEMENT FLEET
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Rev.	Date
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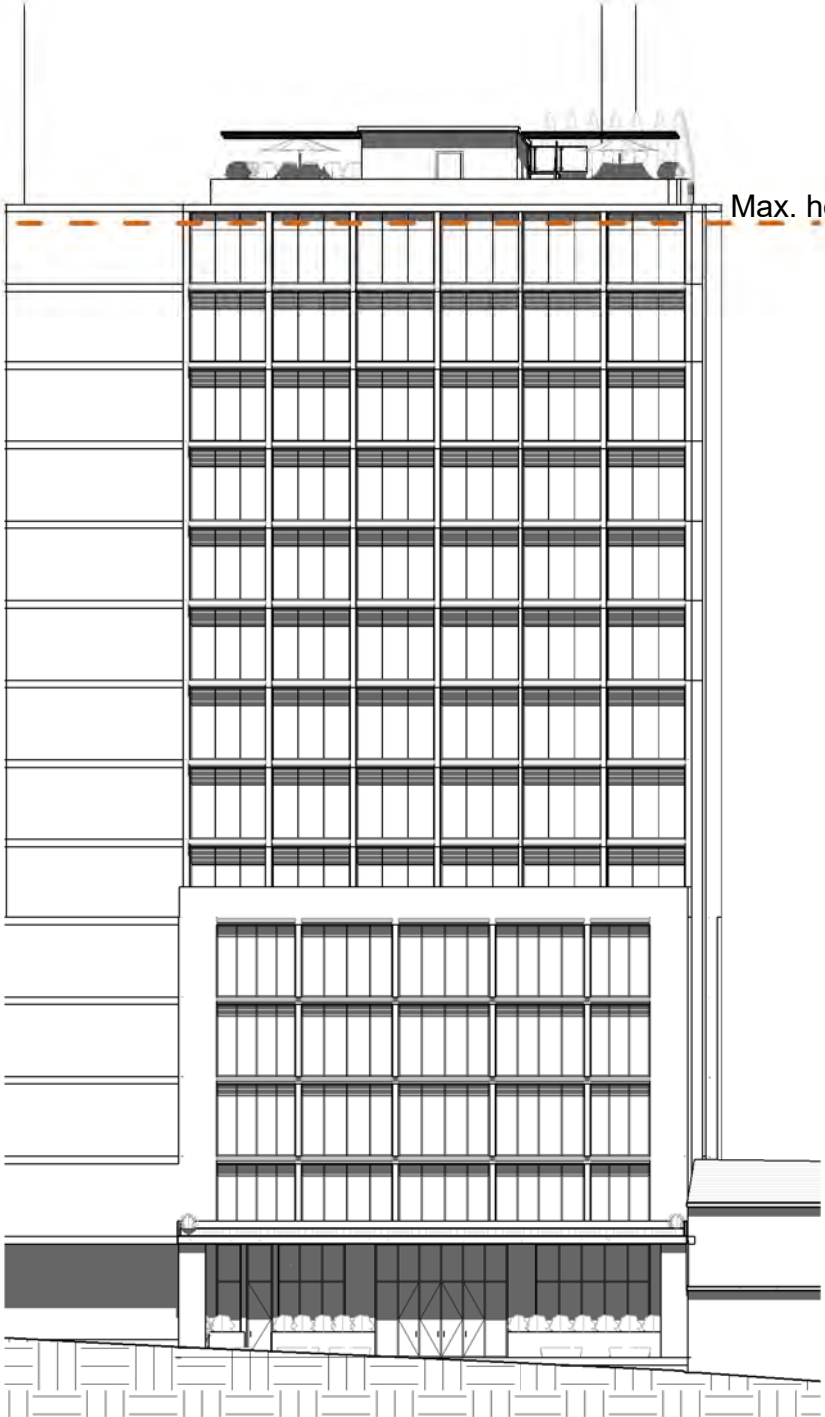
CLIENT
David Litkouh

SCALE	1 : 500 Half the size	@ A1 @ A3
PROJECT #	0000	
DWG #		REVISION
DA-36		A

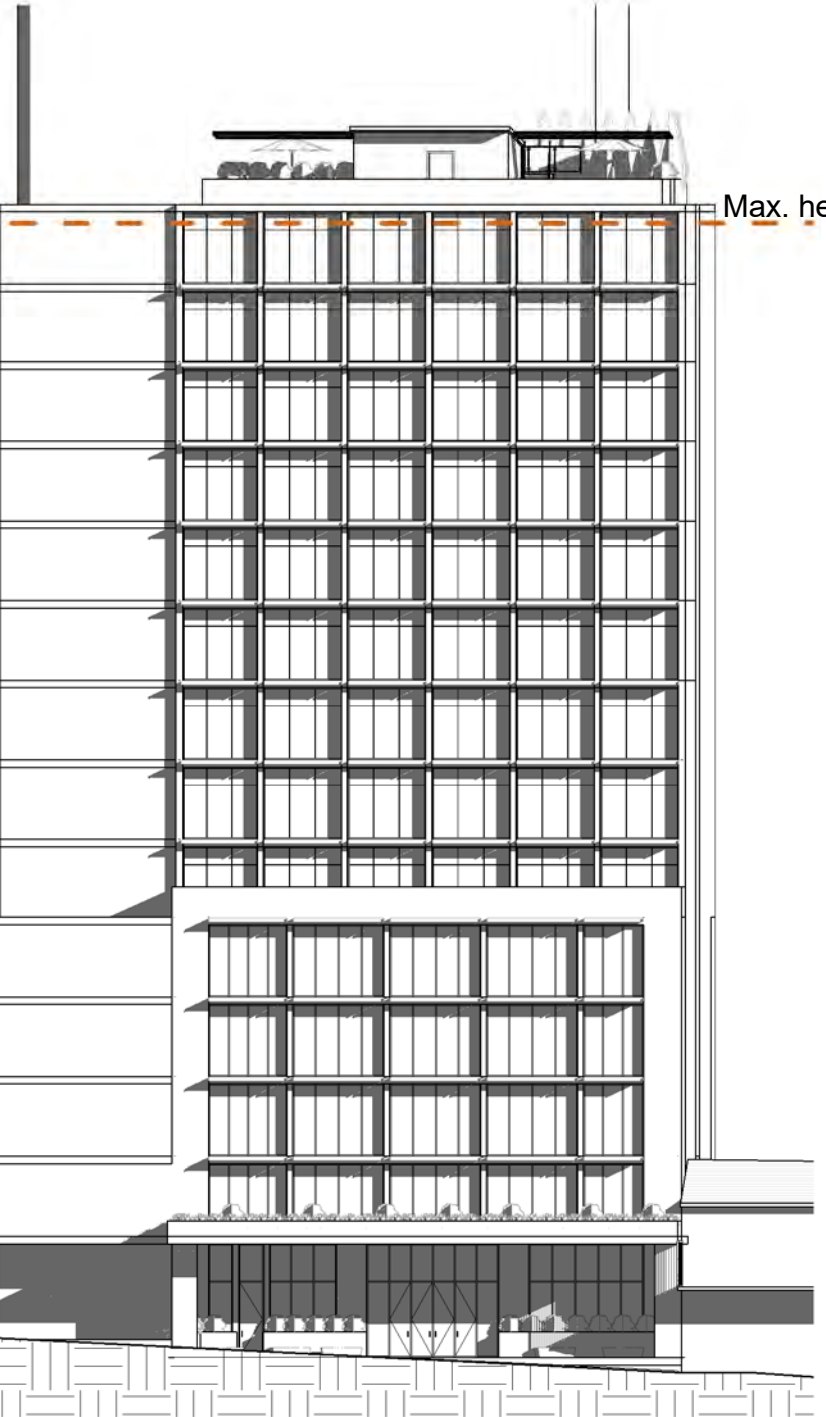
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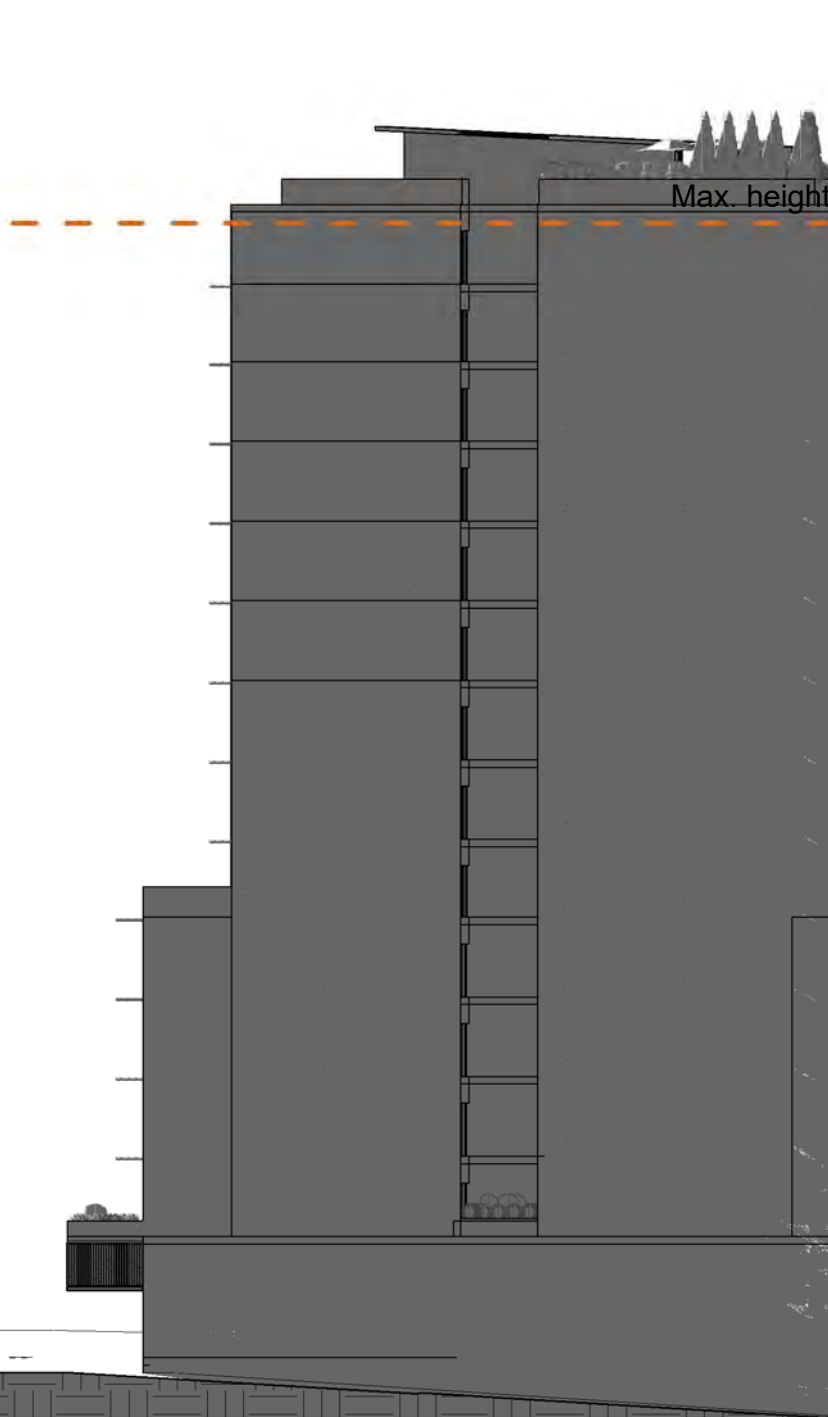
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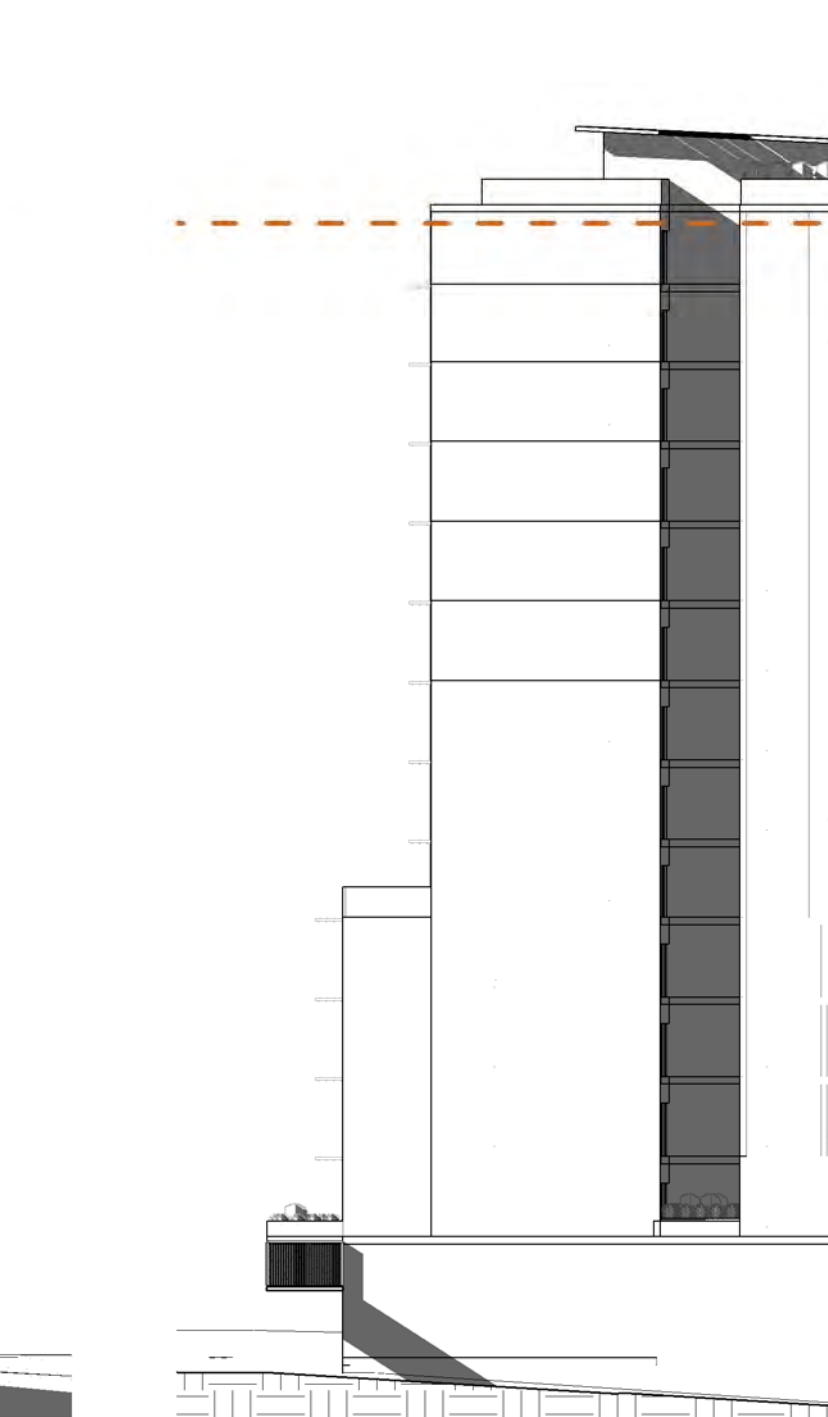
Max. height 45m



Max. height 45m



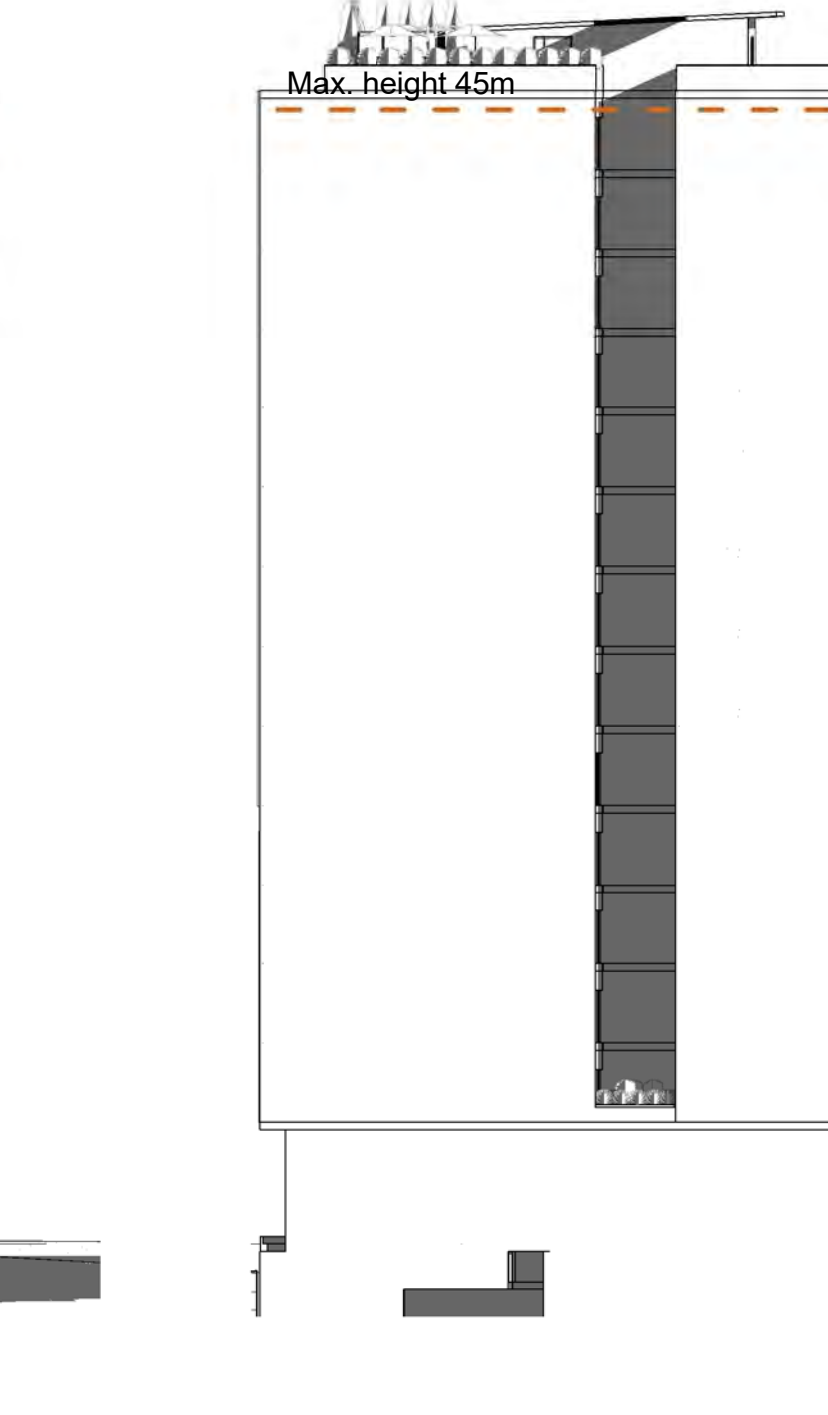
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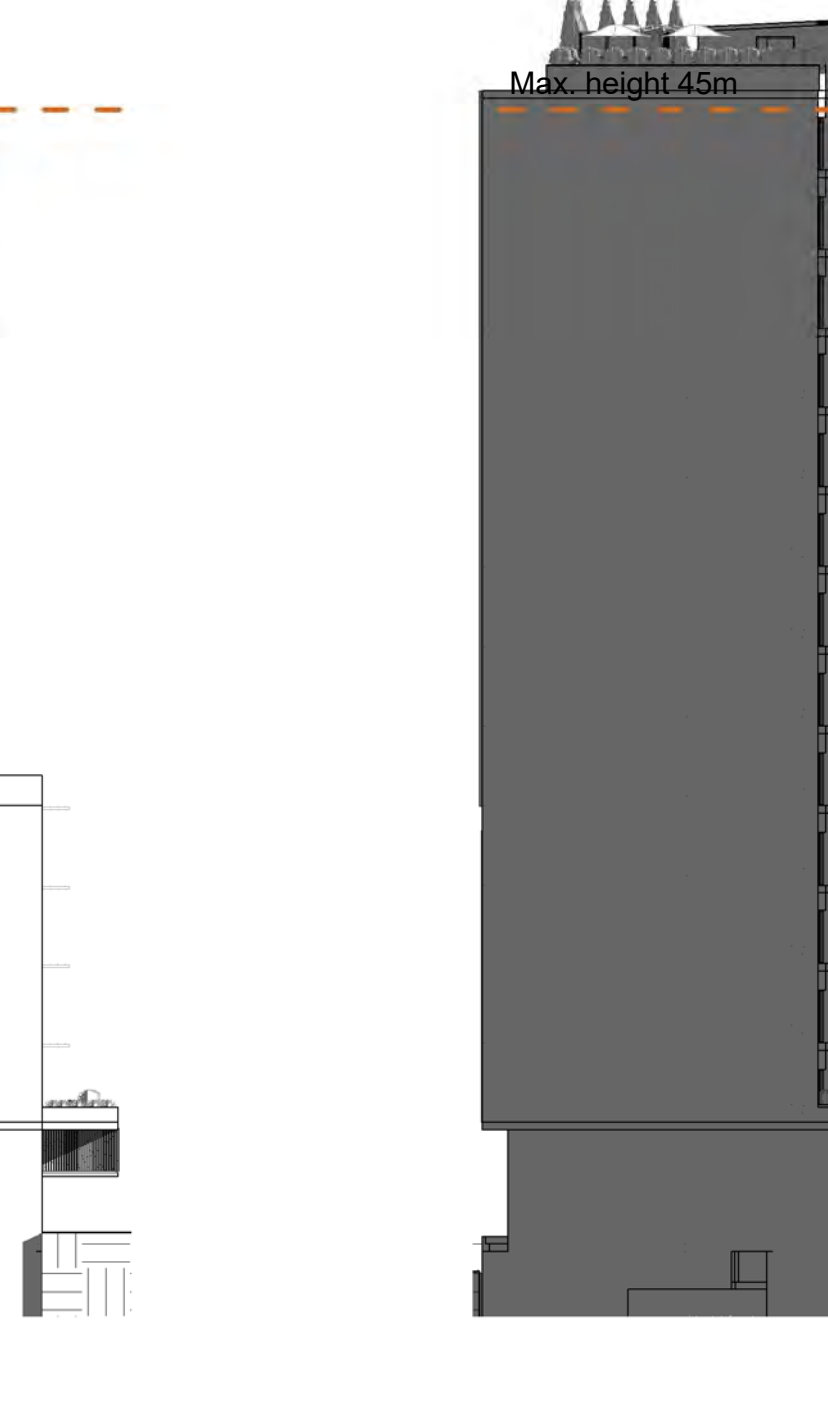
Max. height 45m



Max. height 45m



Max. height 45m



Max. height 45m



Max. height 45m

North Elv. - 9am

North Elv. - 12noon

North Elv. - 3pm

West Elv. - 9am

West Elv. - 12noon

West Elv. - 3pm

East Elv. - 9am

East Elv. - 12noon

East Elv. - 3pm

KEYPLAN

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SECTION J
BASIX MAX

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BIG MODELS

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PROPOSED HOTEL
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CLIENT
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SHEET TITLE
SHADOW DIAGRAMS -
Elevations (JUNE 21st)

SCALE 1:300 @ A1
Half the size @ A3

PROJECT # 0000

DWG # DA-37

REVISION A