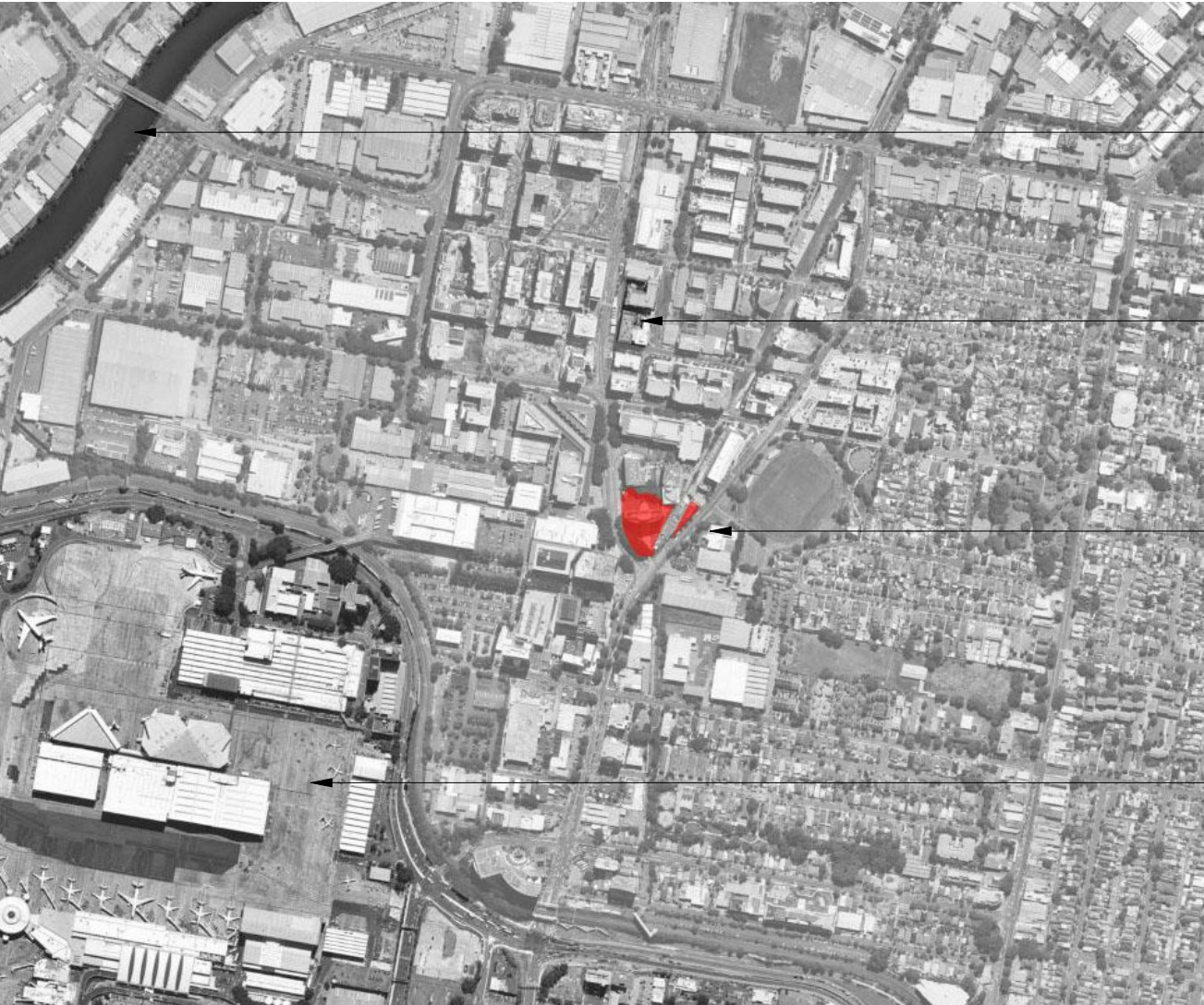


Development Application

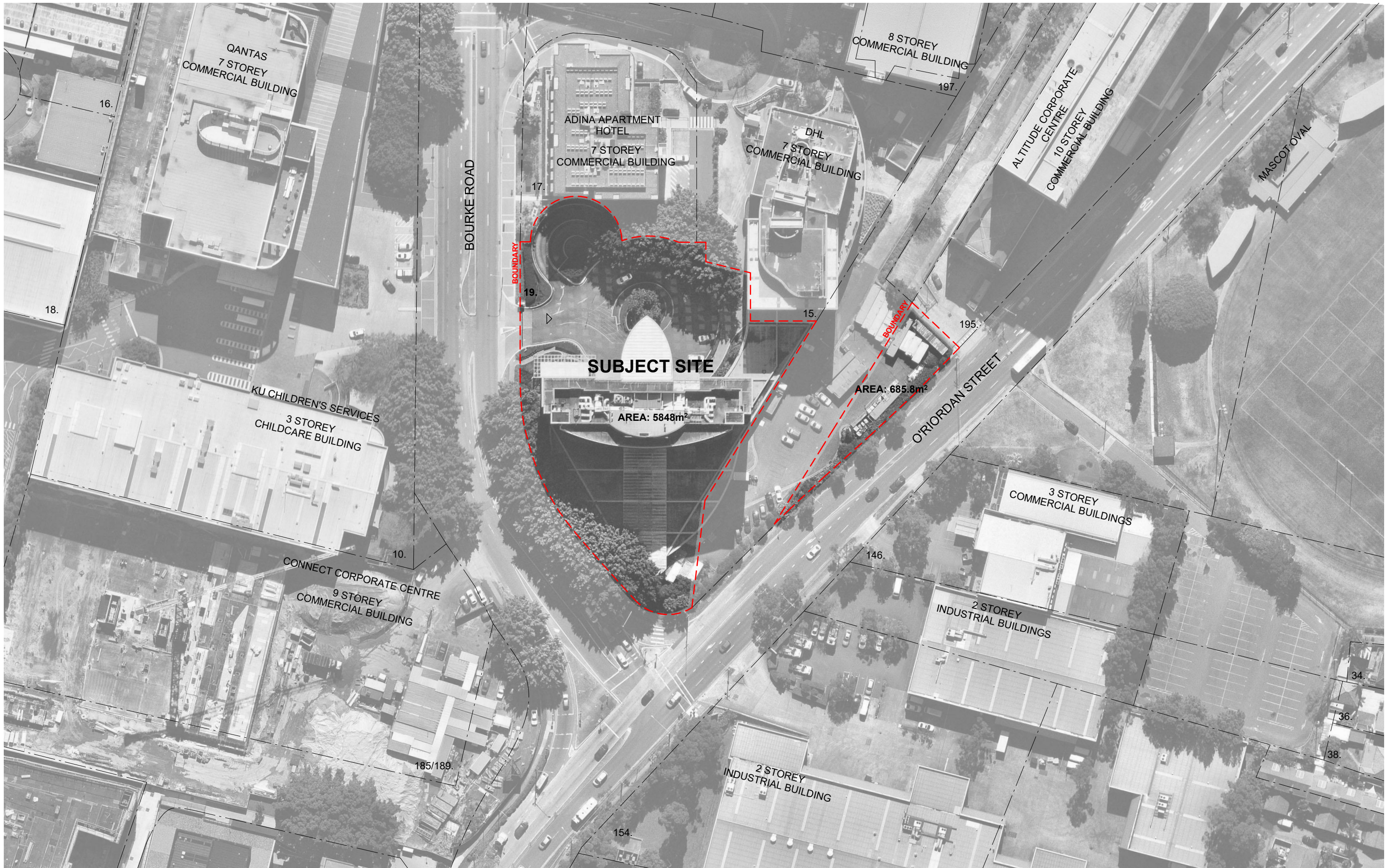
Location Plan



The Site is located at 19 Bourke Road, Mascot, Sydney, occupying a corner site at the intersection with O’Riordan Street, also known as Lot 12 Deposited Plan 853792 (freehold) and Lot 1 Deposited Plan 800299 (leasehold).
The surrounding uses are generally industrial and commercial office, with tenants predominantly operating within the aviation industry due to the proximity to Sydney Airport. Major tenants in the immediate vicinity of the site include Qantas across Bourke Road and DHL in the building just north of the Site. The land use across the road at O’Riordan Street consists of industrial and distribution uses.
The Site is located within the Bayside Council Local Government Area (LGA) (formerly Botany Bay Council).
The Site is subject to a number of planning controls, most notable being the Botany Bay LEP 2013.

Site Area: 6,533.8 sqm (5848 sqm + 685.8 sqm)
FSR: 3:1
Permissible GFA: 19,601.4 sqm
Used GFA: 12,138.1 sqm
Remain GFA: 7,463.3 sqm
Proposed GFA: 6,962.6 sqm
Proposed Remain GFA: 500.7 sqm
Total GFA: 19,100.7 sqm

DA DRAWING LIST		
SHEET No.	SHEET NAME	Current Revision
00 DA		
DA-000	COVER PAGE	01
DA-010	INTRODUCTION	05
DA-020	EXISTING SITE PLAN & SITE ANALYSIS	01
DA-021	SITE PHOTOS	01
DA-022	CONTEXT BUILDINGS	01
DA-023	SITE PLAN - EXISTING	01
DA-024	SITE PLAN	03
DA-050	EXISTING & DEMOLITION PLAN GROUND LEVEL	02
DA-051	EXISTING & DEMOLITION PLAN MEZZANINE LEVEL	02
DA-052	EXISTING & DEMOLITION PLAN FIRST FLOOR	01
DA-053	EXISTING & DEMOLITION PLAN BASEMENT LEVEL	03
DA-060	EXISTING ELEVATIONS	01
DA-061	EXISTING ELEVATIONS	01
DA-100	PROPOSED GROUND LEVEL	03
DA-101	PROPOSED MEZZANINE	03
DA-102	PROPOSED LEVEL 01	03
DA-103	PROPOSED TYPICAL LEVEL	03
DA-104	PROPOSED ROOF/PLANT	03
DA-105	PROPOSED BASEMENT AND PARKING	03
DA-150	PROPOSED FLOOR PLAN GROUND LEVEL	03
DA-151	PROPOSED FLOOR PLAN MEZZANINE	03
DA-152	PROPOSED FLOOR PLAN LEVEL 01	03
DA-153	PROPOSED TYPICAL LEVEL	03
DA-154	PROPOSED PLANT LEVEL	03
DA-155	PROPOSED ROOF LEVEL	03
DA-156	PROPOSED FLOOR PLAN BASEMENT	03
DA-160	STREET ELEVATIONS	03
DA-161	STREET ELEVATIONS	02
DA-162	PROPOSED ELEVATION NORTH 200	03
DA-163	PROPOSED ELEVATION SOUTH 200	02
DA-164	PROPOSED ELEVATION BOURKE 200	02
DA-165	PROPOSED ELEVATION O'RIORDAN 200	02
DA-170	PROPOSED SECTIONS	03
DA-171	PROPOSED SECTION AA	03
DA-172	PROPOSED SECTION BB	02
DA-201	FINISHES	02
DA-210	3D VIEWS	02
DA-211	PHOTOMONTAGE	01
DA-300	GFA DIAGRAMS	02
DA-301	GFA DIAGRAMS	02
DA-401	SHADOW DIAGRAM SEPTEMBER 22 9am	02
DA-402	SHADOW DIAGRAM SEPTEMBER 22 12pm	02
DA-403	SHADOW DIAGRAM SEPTEMBER 22 3pm	02
DA-404	SHADOW DIAGRAM JUNE 22 9am	02
DA-405	SHADOW DIAGRAM JUNE 22 12pm	02
DA-406	SHADOW DIAGRAM JUNE 22 3pm	02
DA-420	SHADOW VIEWS 9am JUNE 21	02
DA-421	SHADOW VIEWS 12pm JUNE 21	02
DA-422	SHADOW VIEWS 3pm JUNE 21	02



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Russell Lee no. 6367
Joe Agius no. 6491

Client
The Trustee for Silversea Trust
Project Manager
Savills

Rev	Description	By	Date
01	DA Submission for Council		24/07/2018

Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
**EXISTING SITE PLAN &
SITE ANALYSIS**

Project No.
217139.01



DA-020
Scale:
1 : 1000 @ A3
Date:
04/05/18



A.



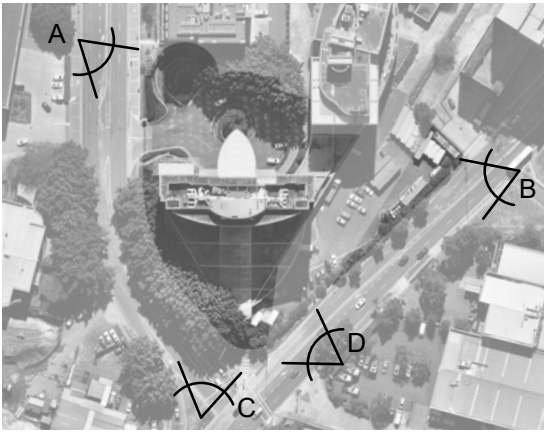
B.



C.



D.



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Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
SITE PHOTOS

Project No.
217139.01



DA-021
Scale:
1 : 1000 @ A3
Date:
04/12/18



1. CONNECT



2. QANTAS



3. DHL



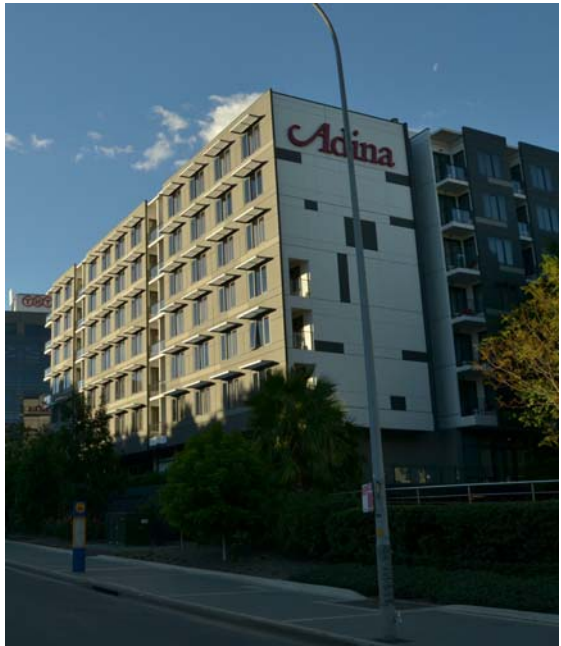
4. PULLMAN



5. KU



6. ALTITUDE



7. ADINA



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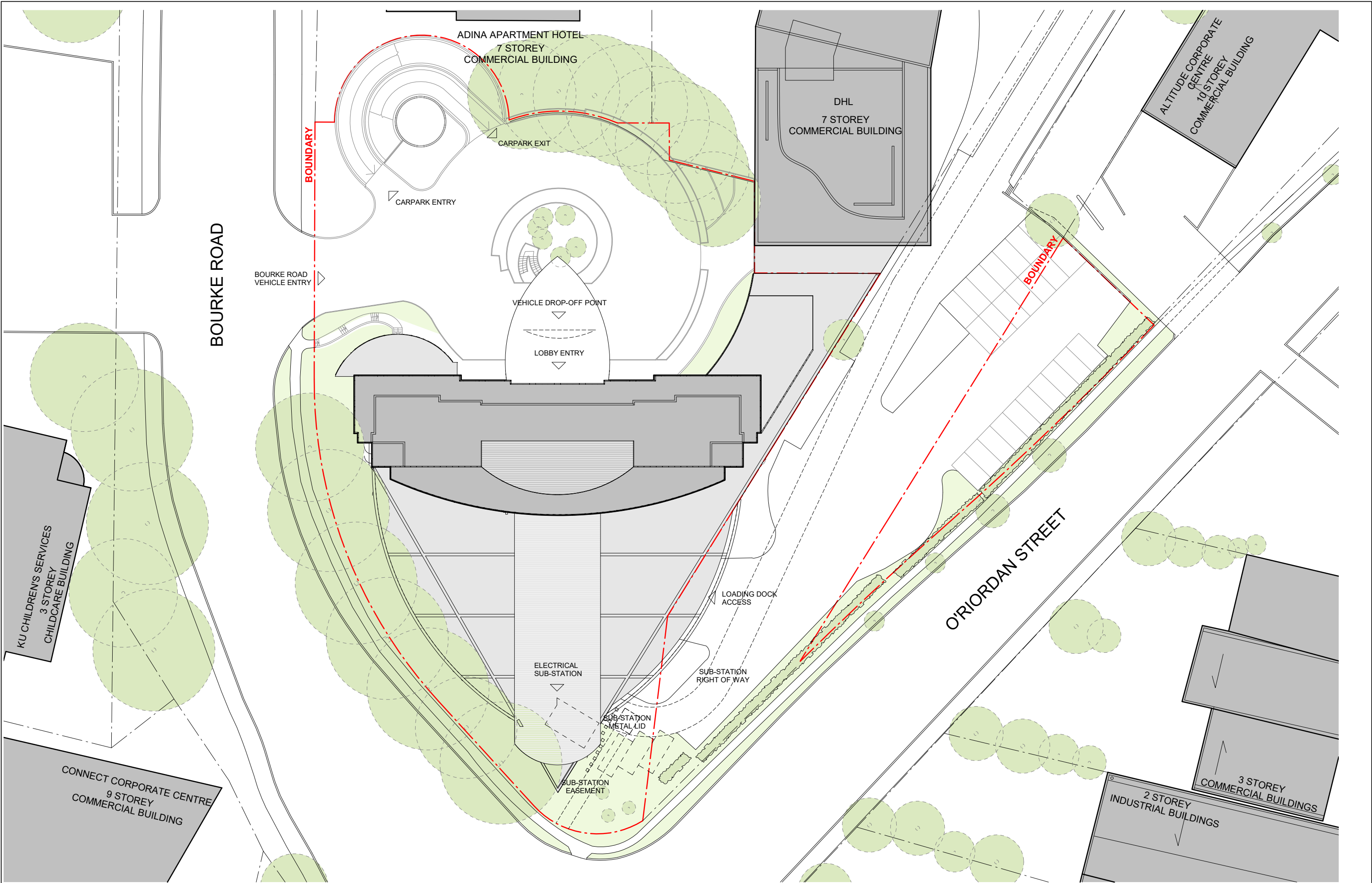
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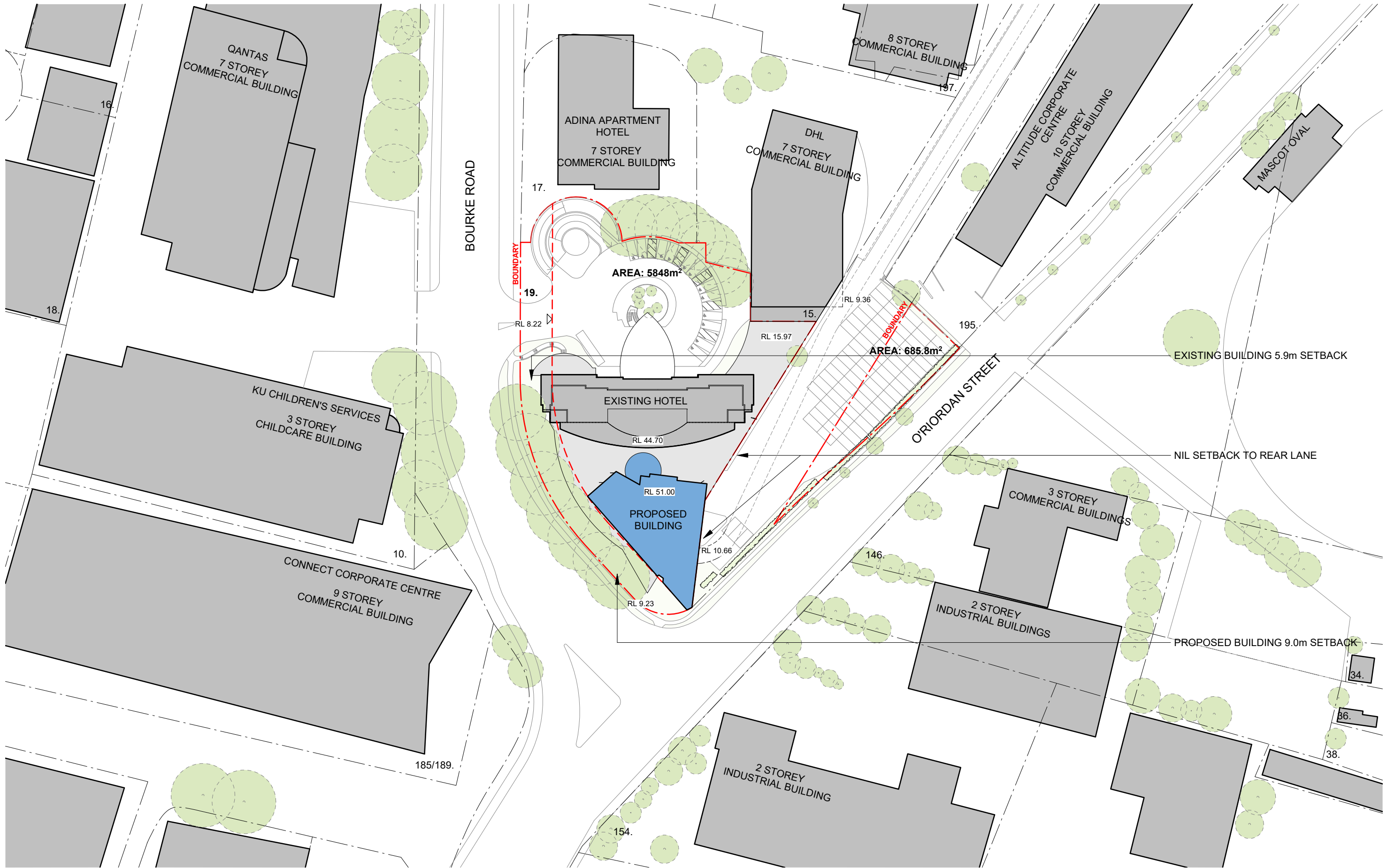
Project No.
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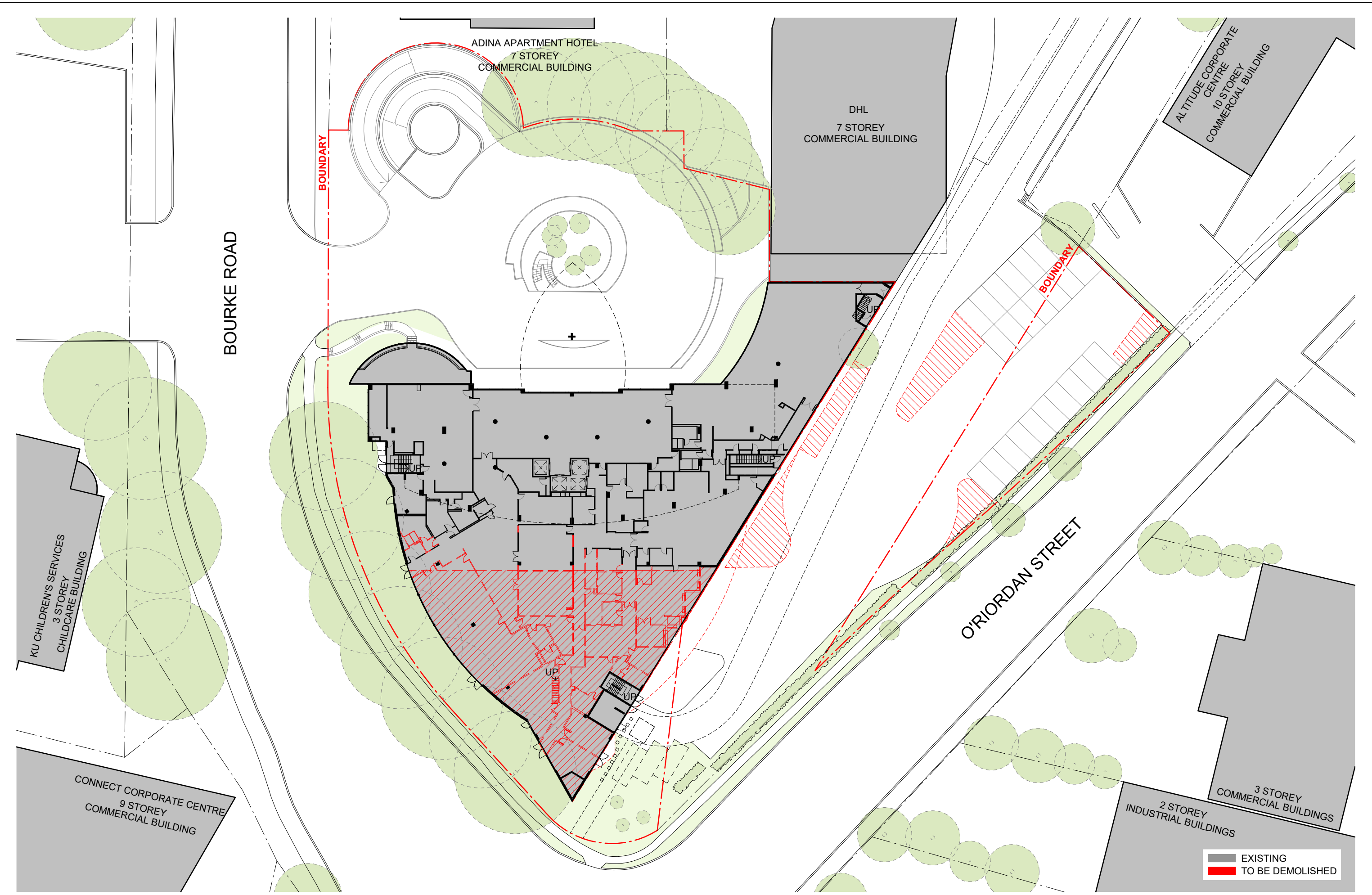


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@ A3
Date:
05/30/18

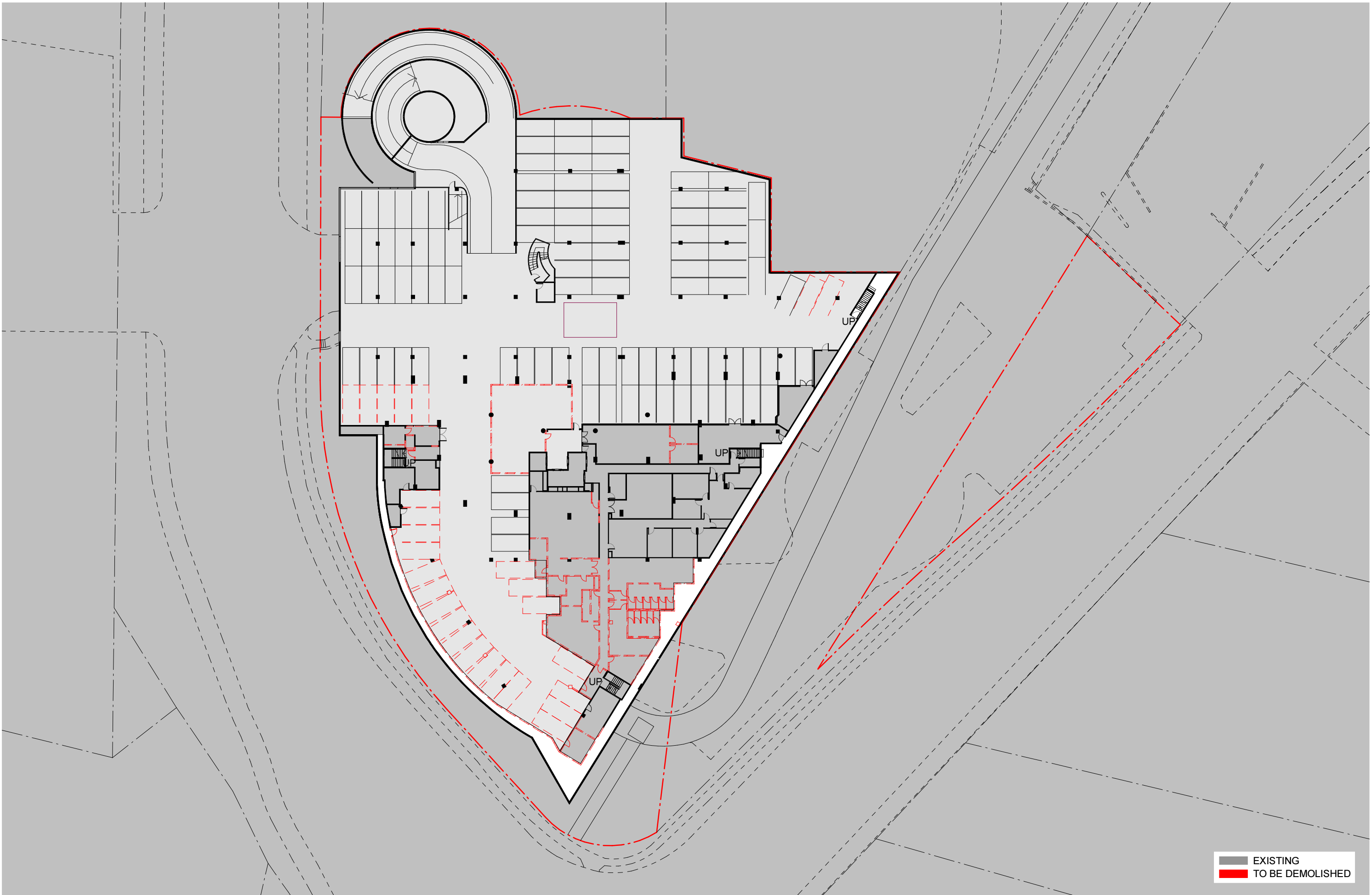












EXISTING
TO BE DEMOLISHED

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01	DA Submission for Council		24/07/2018
02	Updated DA Submission		09/08/2019
03	Updated DA Submission		30/09/2019

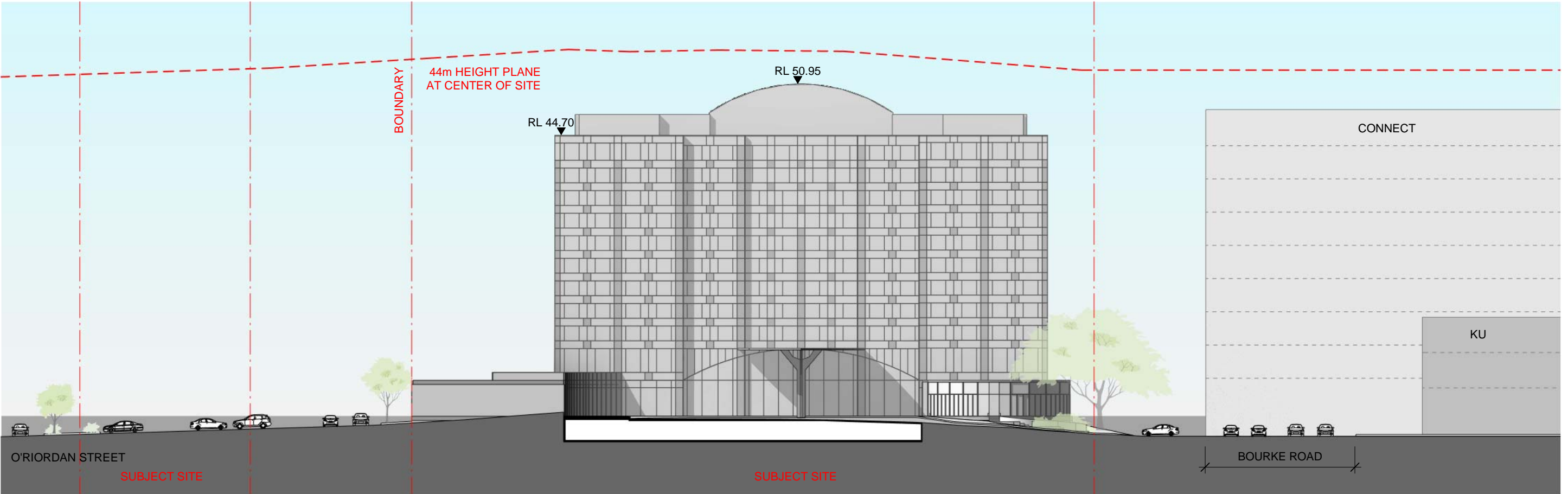
Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
**EXISTING &
DEMOLITION PLAN
BASEMENT LEVEL**

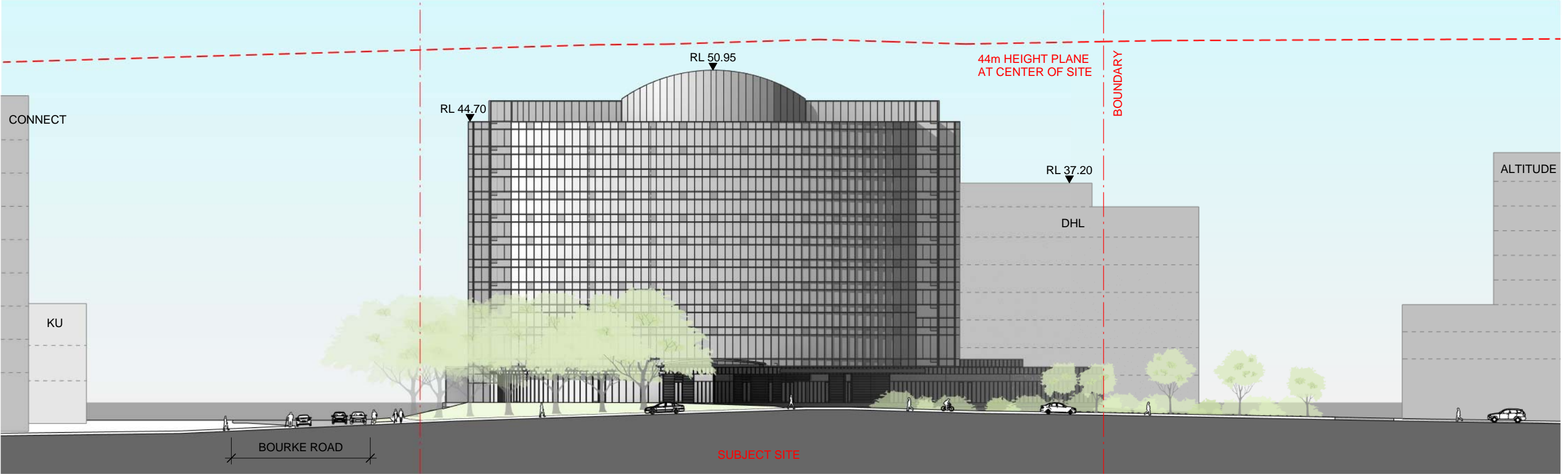
Project No.
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Date: 04/05/18

DA-053



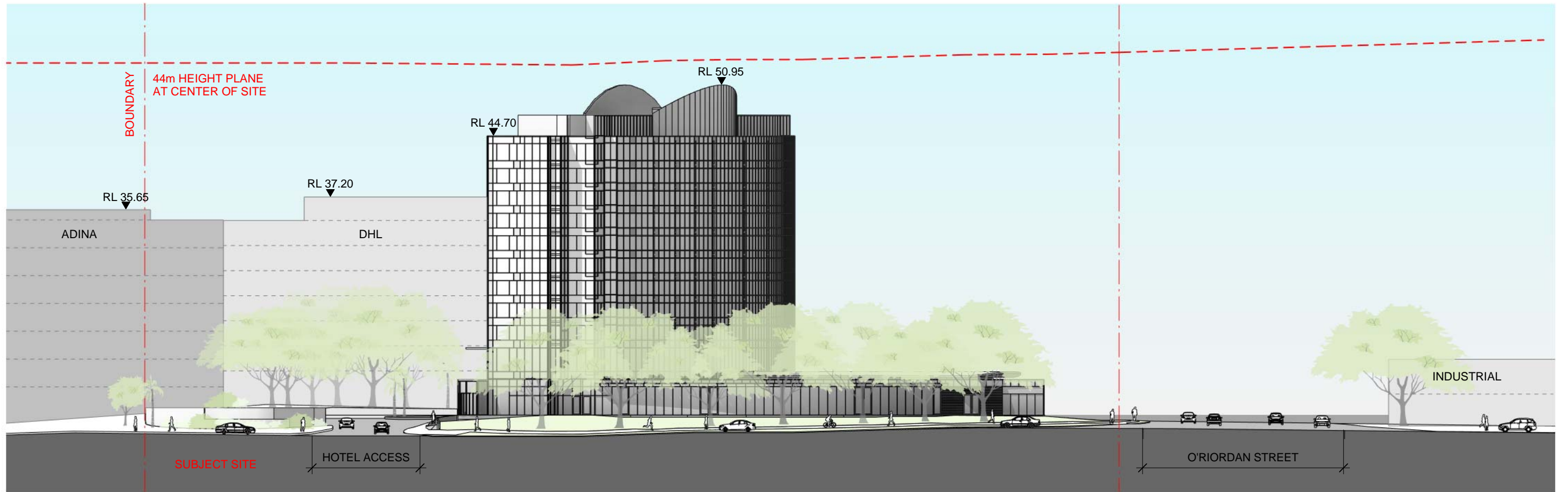
NORTH ELEVATION (HOTEL ENTRY)



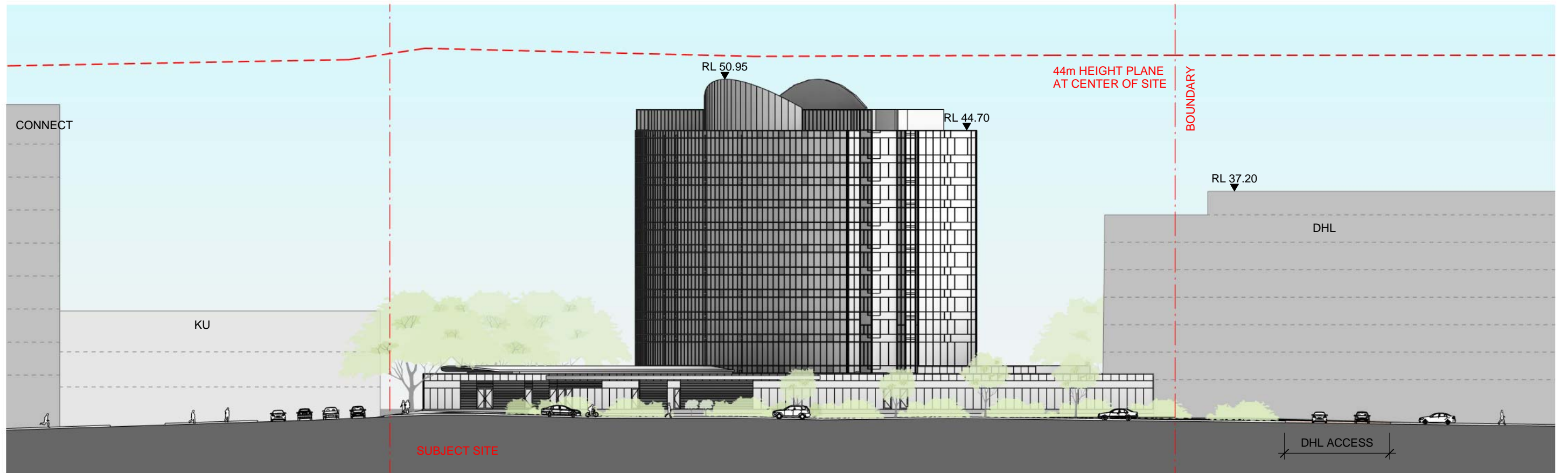
SOUTH ELEVATION

RL LEVELS = AHD

<div>Architect</div> <div>Cox Architecture</div> <div>Level 6, 155 Clarence Street, Sydney, NSW 2000, Australia T + 61 2 9267 9599 F + 61 2 9264 5544 www.coxarchitecture.com.au Cox Architecture Pty Ltd ACN 002 535 891</div>		<div>Client</div> <div>The Trustee for Silversea Trust</div> <div>Project Manager</div> <div>Savills</div>		<table><tr><th>Rev</th><th>Description</th><th>By</th><th>Date</th></tr><tr><td>1</td><td>DA Submission for Council</td><td></td><td>24/07/2018</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	Rev	Description	By	Date	1	DA Submission for Council		24/07/2018																																	<div>Project</div> <div>Holiday Inn Sydney Airport</div> <div>O'Riordan St & Bourke Rd, Mascot NSW 2020</div>		<div>Drawing Title</div> <div>EXISTING ELEVATIONS</div>	<div>Project No.</div> <div>217139.01</div>	<div>DA-060</div> <div>Scale: 1 : 500 @ A3</div> <div>Date: 04/05/18</div>
Rev	Description	By	Date																																														
1	DA Submission for Council		24/07/2018																																														

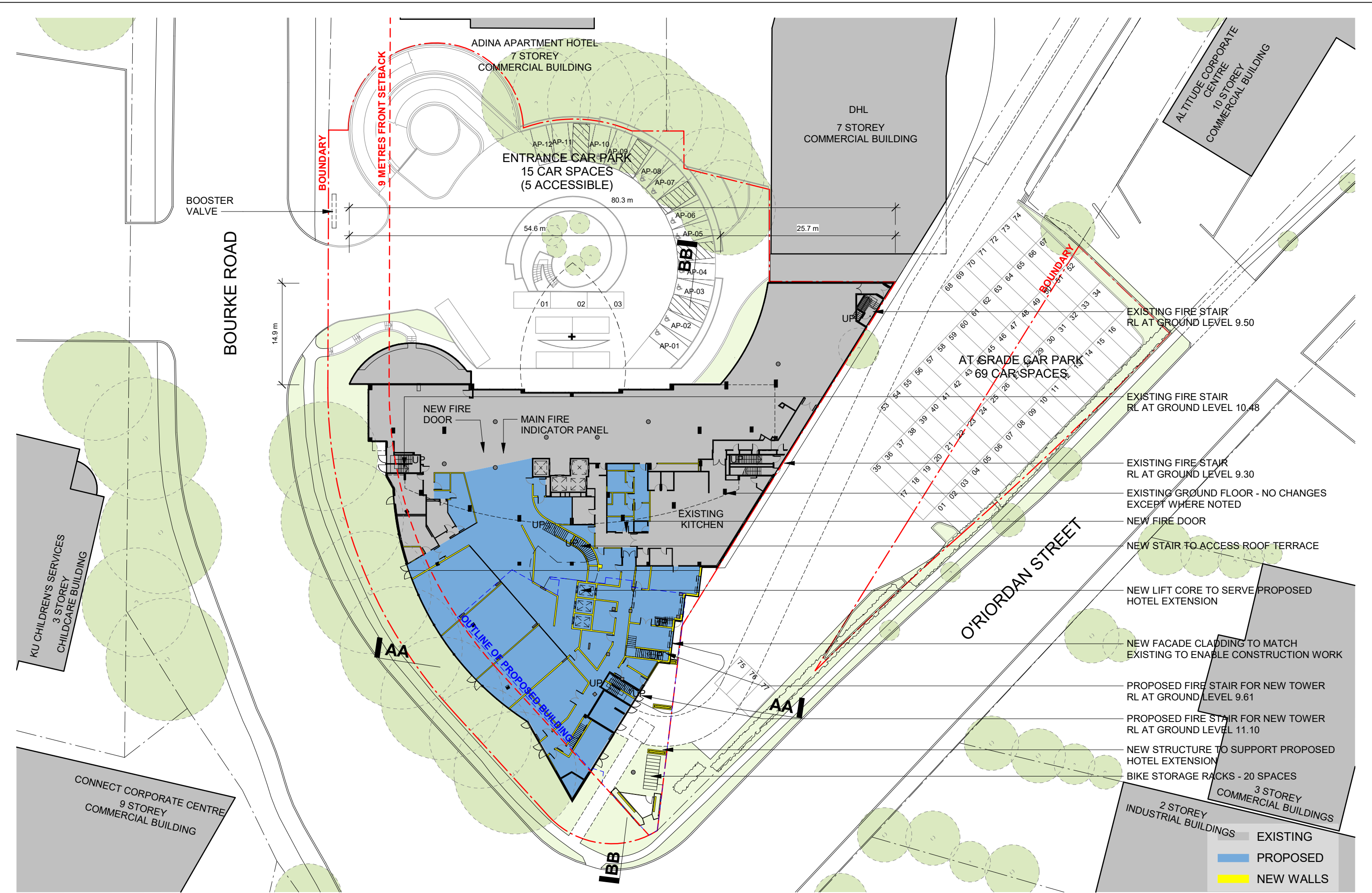


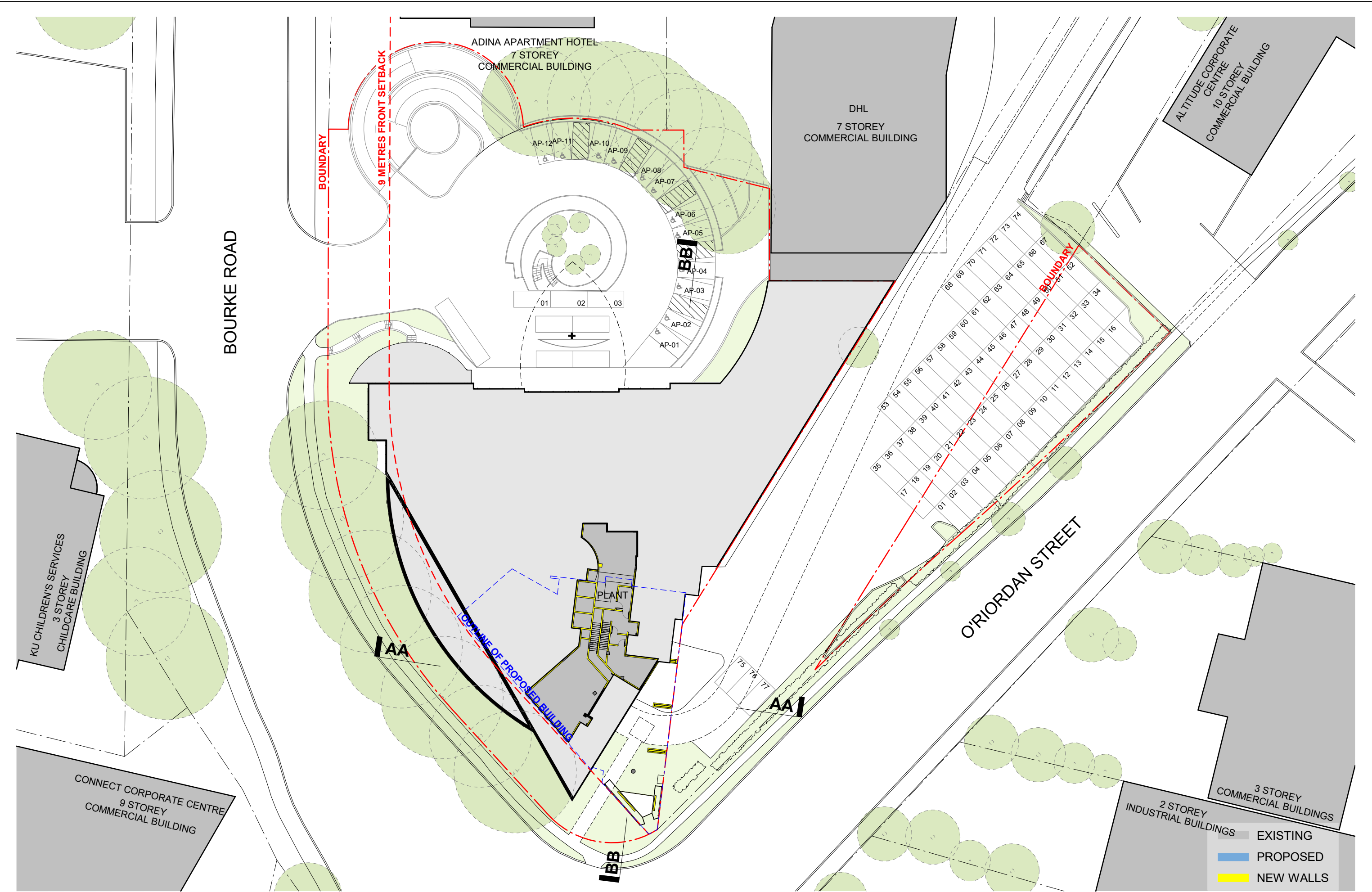
BOURKE ROAD ELEVATION

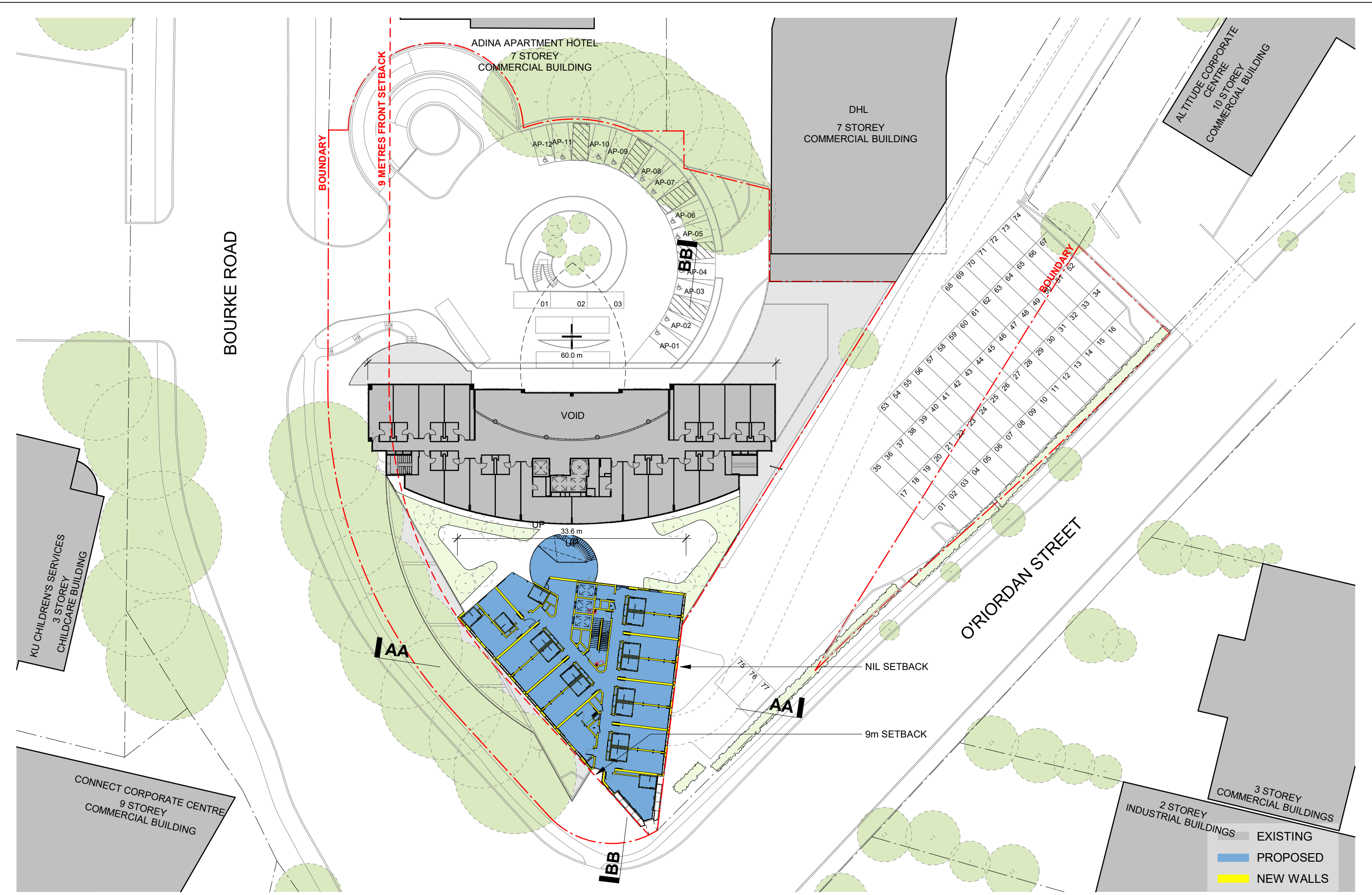


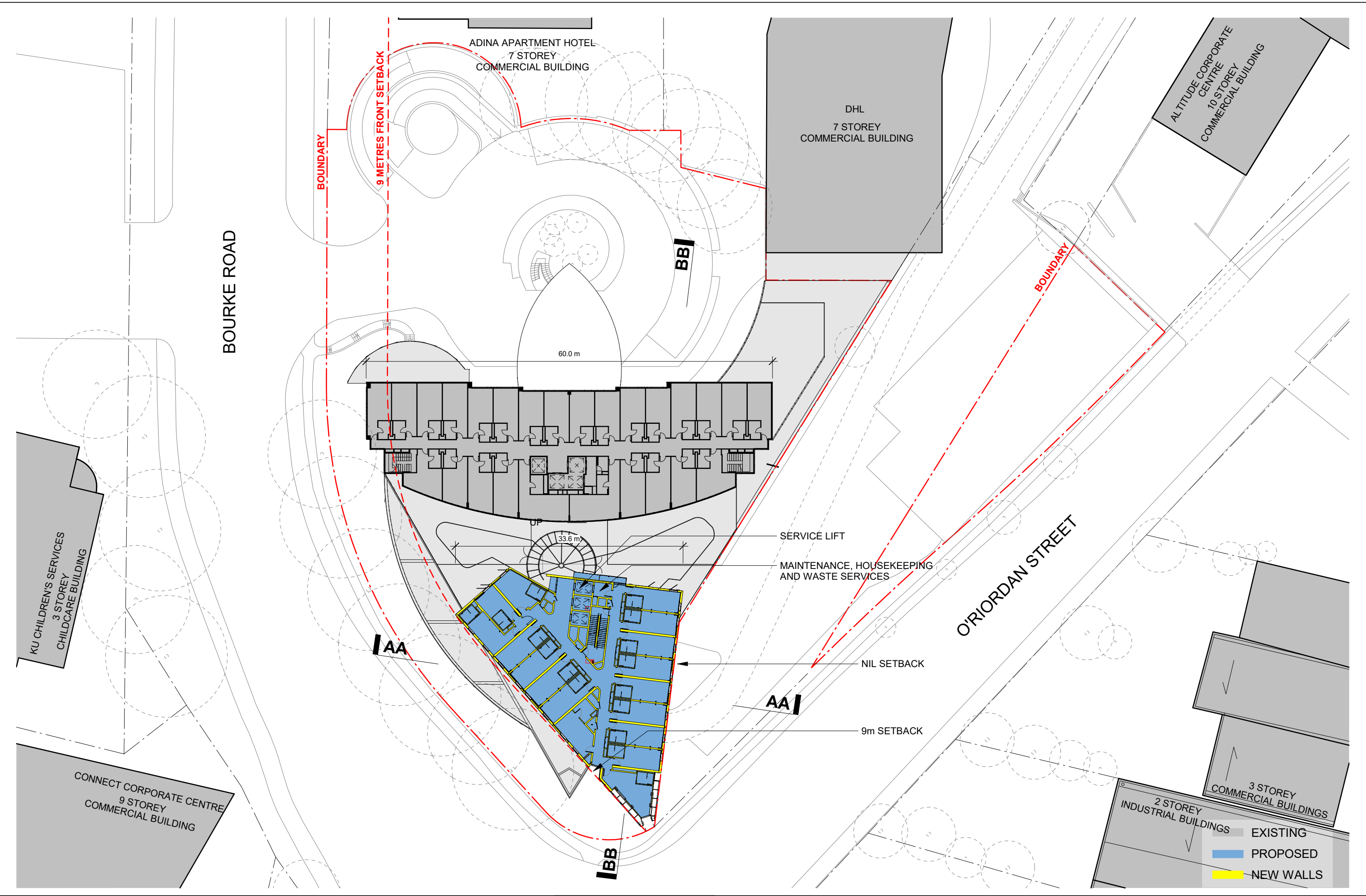
O'RIORDAN STREET / LANEWAY ELEVATION

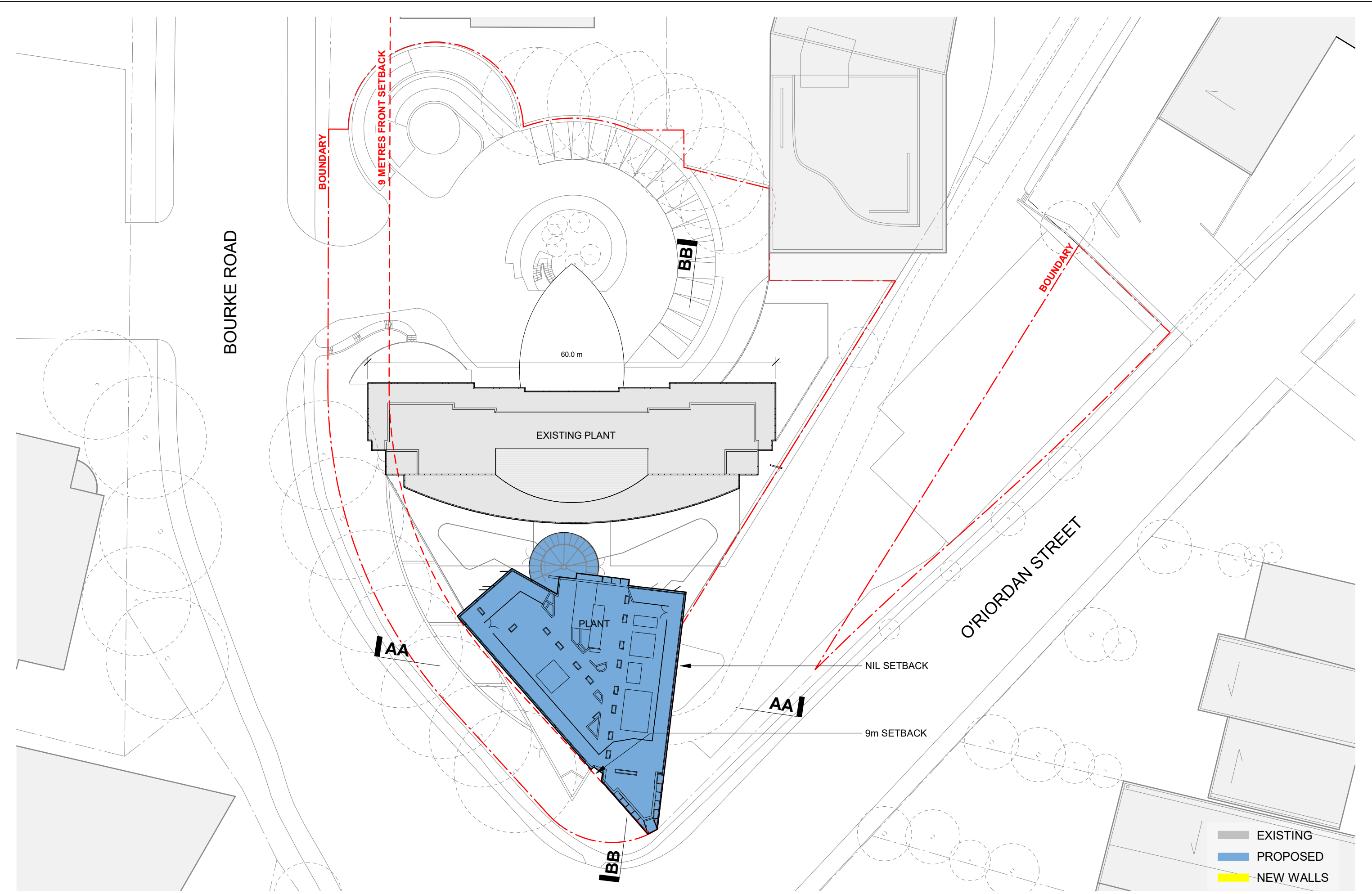
RL LEVELS = AHD













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01	DA Submission for Council		24/07/2018
02	DA Submission for Council	VC	30/07/2018
03	Updated DA Submission		28/08/2019

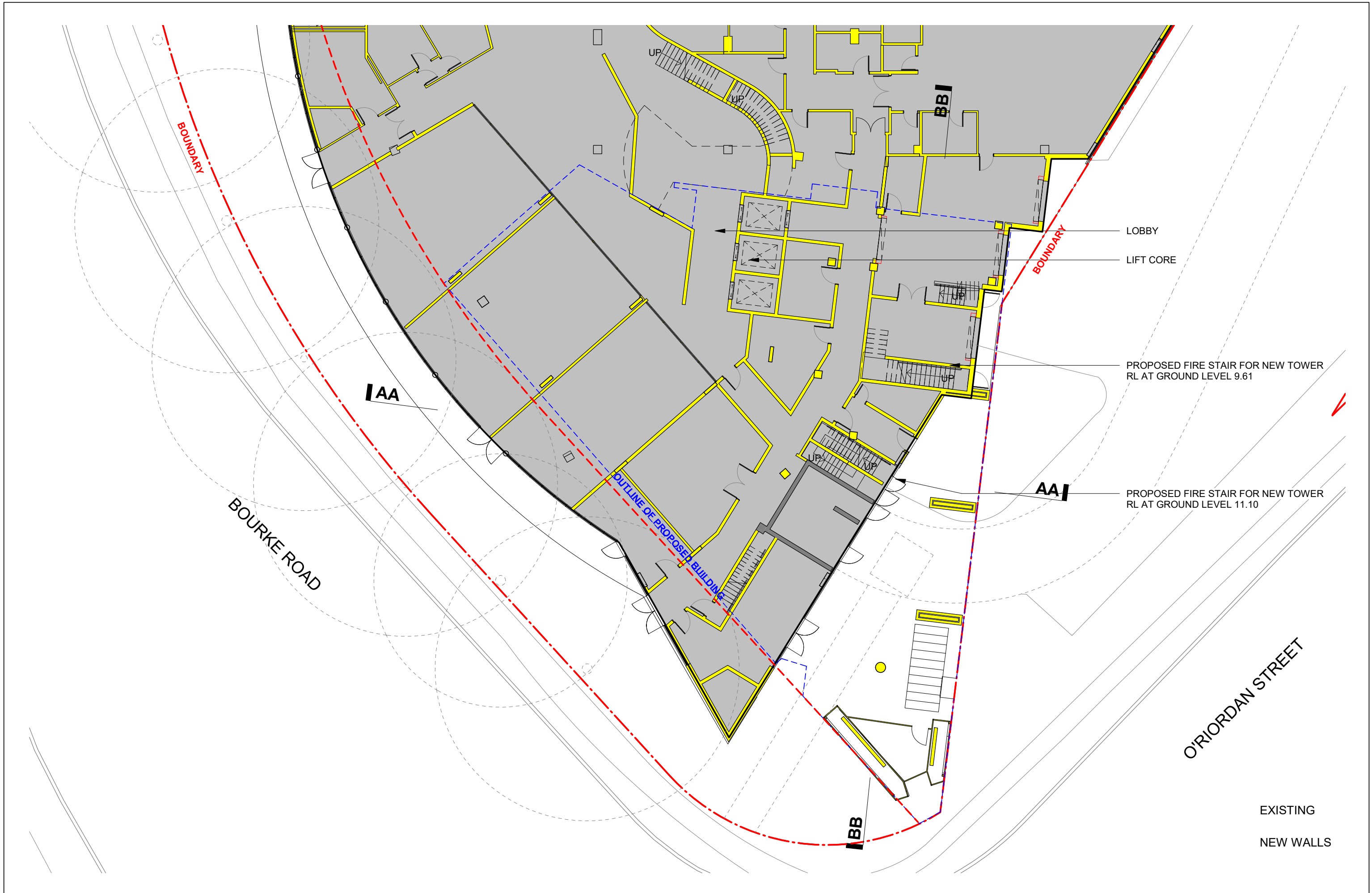
Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

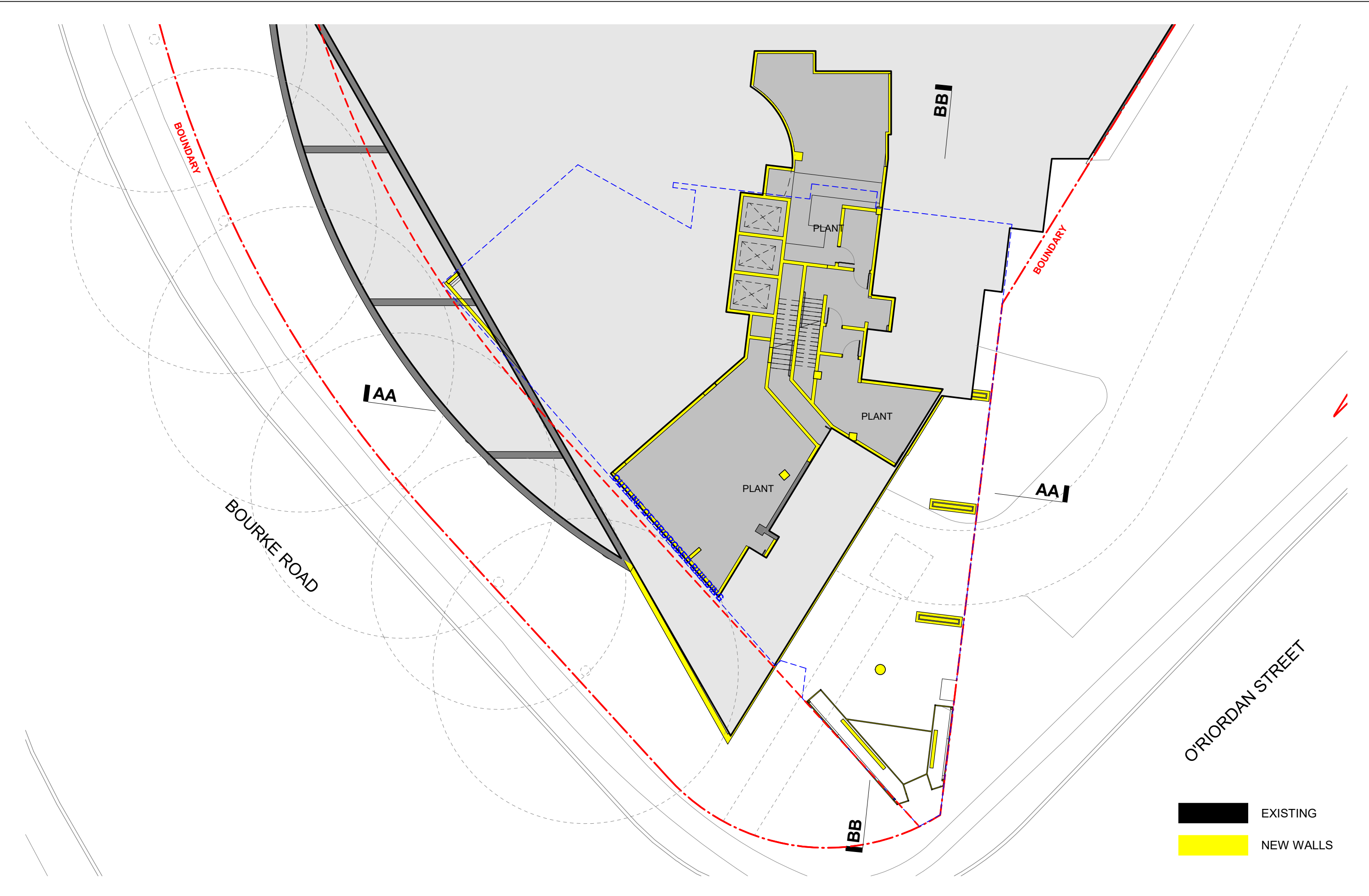
Drawing Title
**PROPOSED BASEMENT
AND PARKING**

Project No.
217139.01



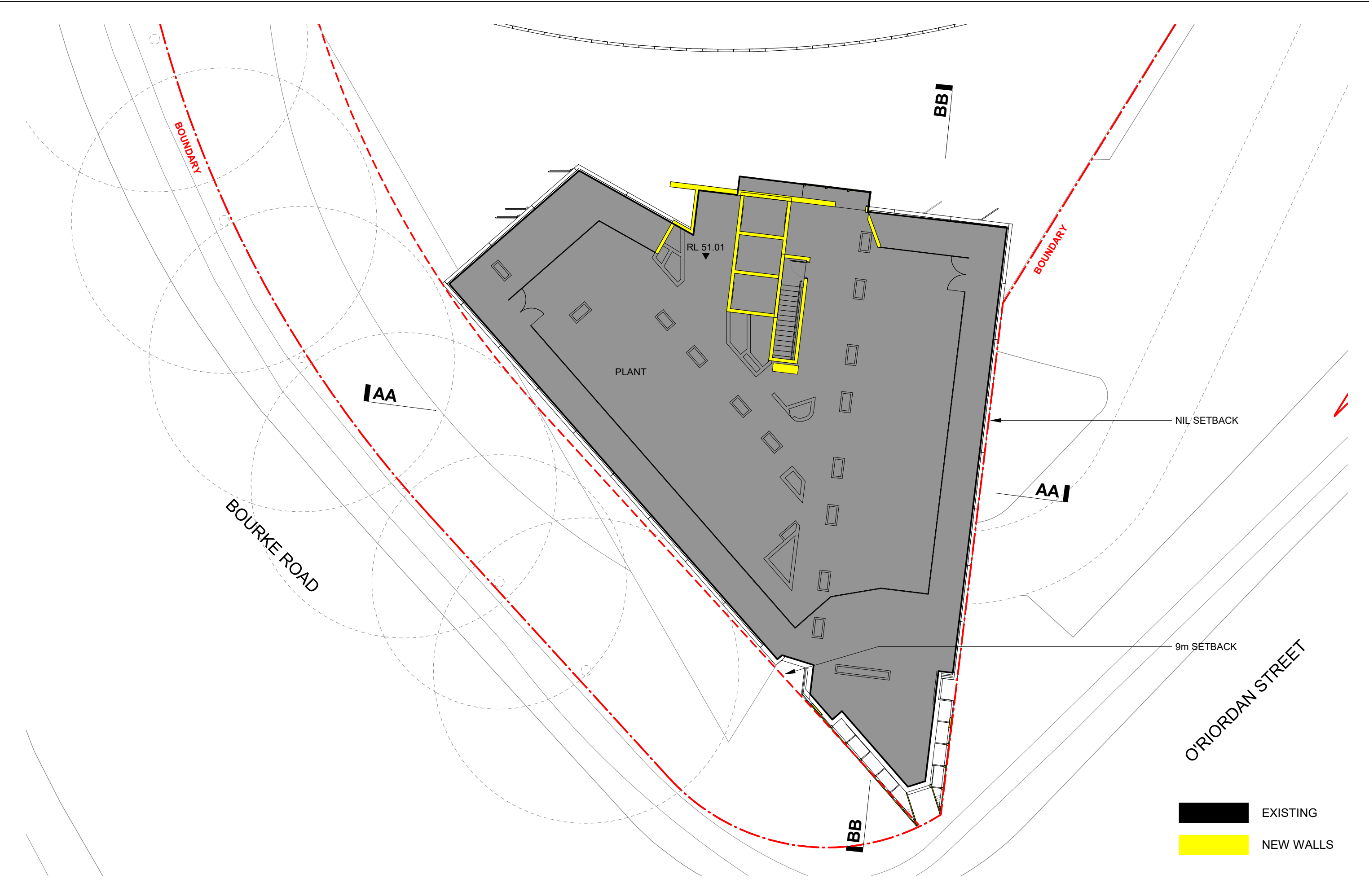
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Date: 04/11/18



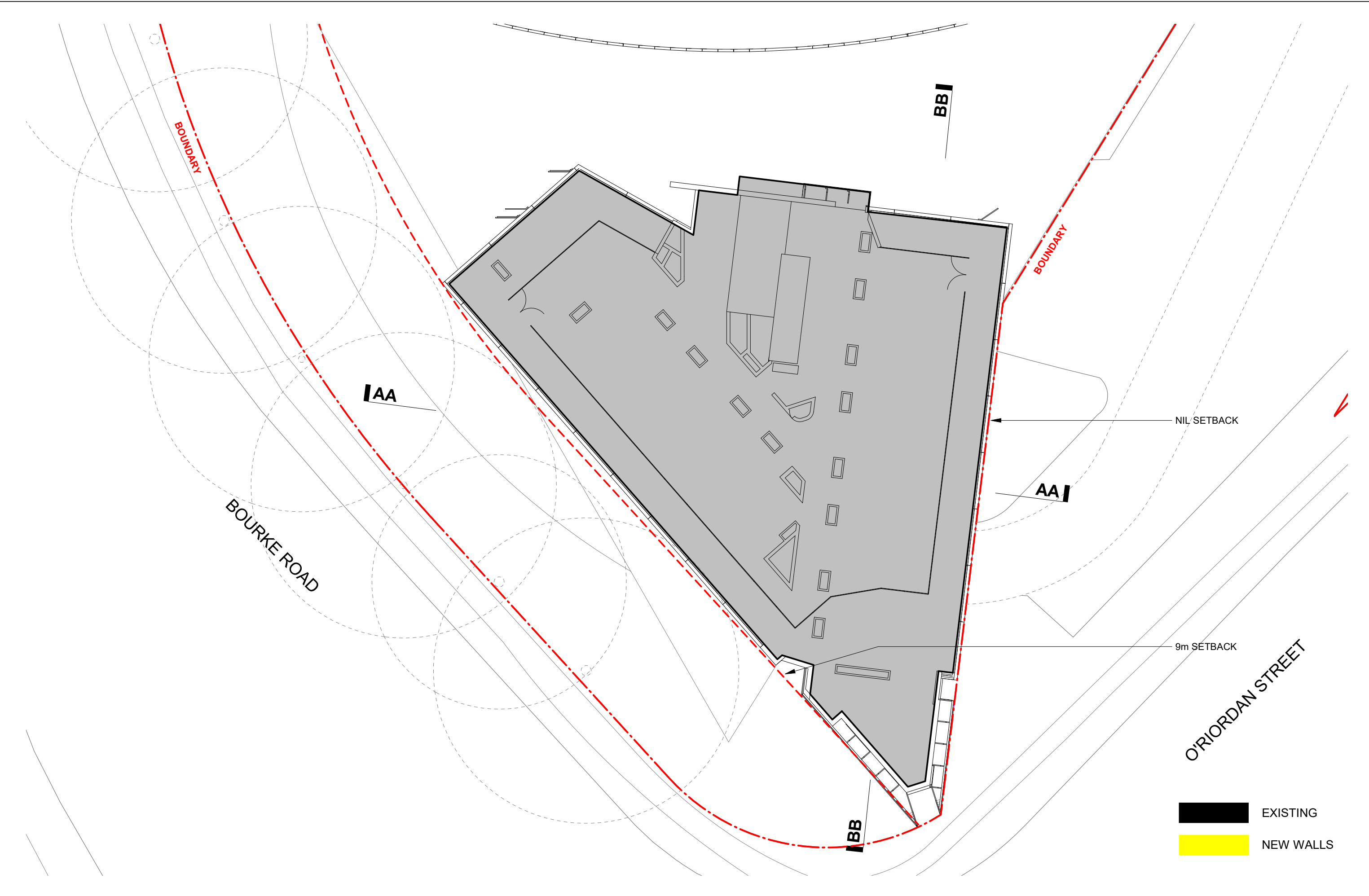


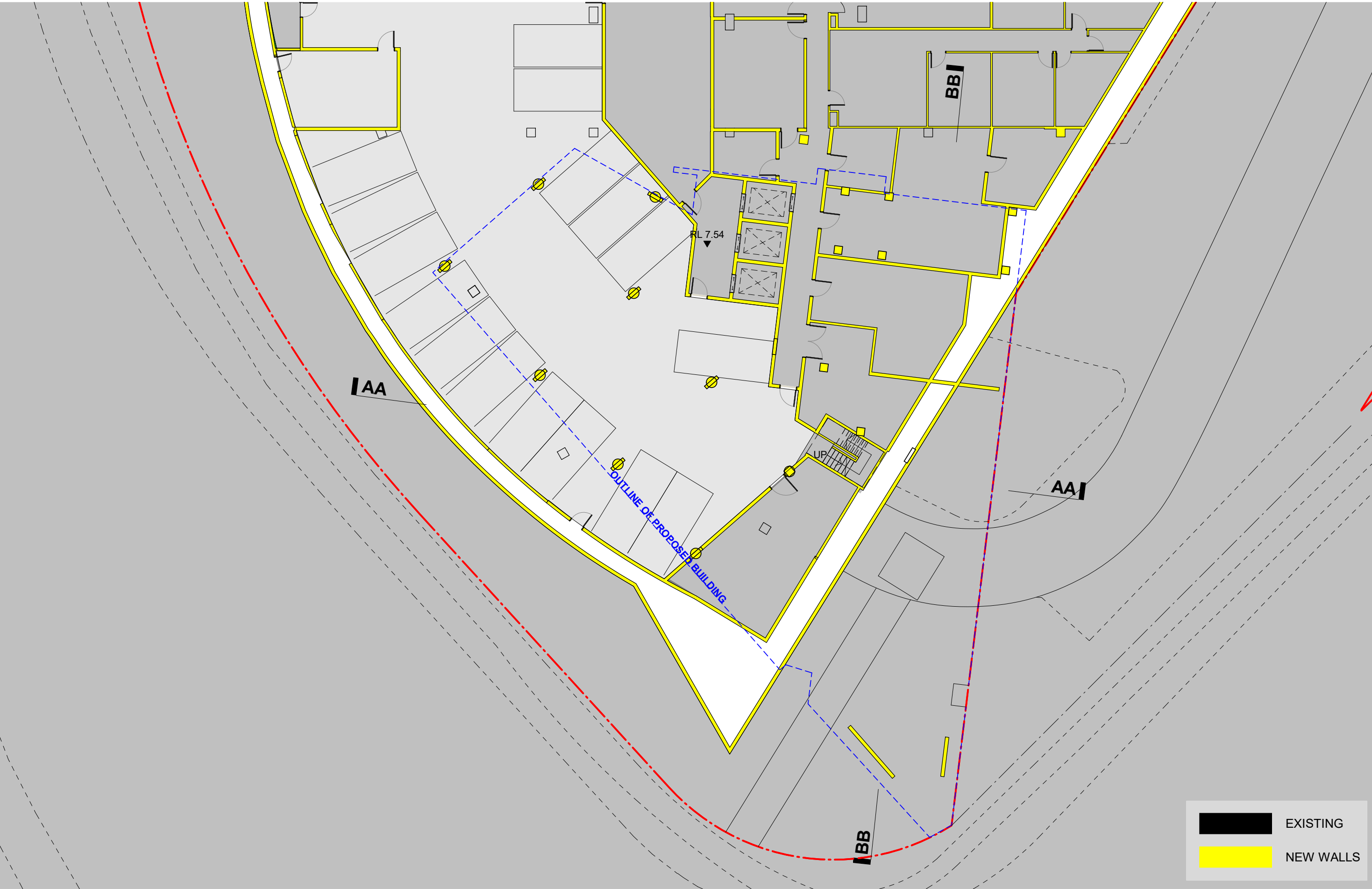






- EXISTING
- NEW WALLS





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03	Updated DA Submission		28/08/2019

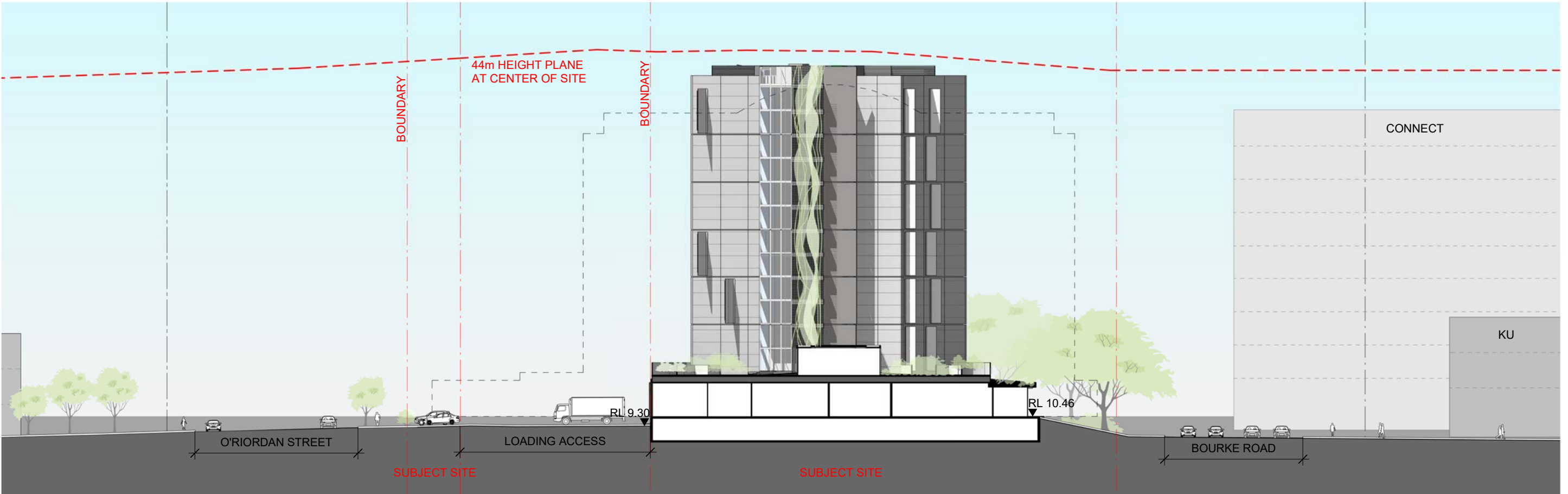
Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
**PROPOSED FLOOR
PLAN BASEMENT**

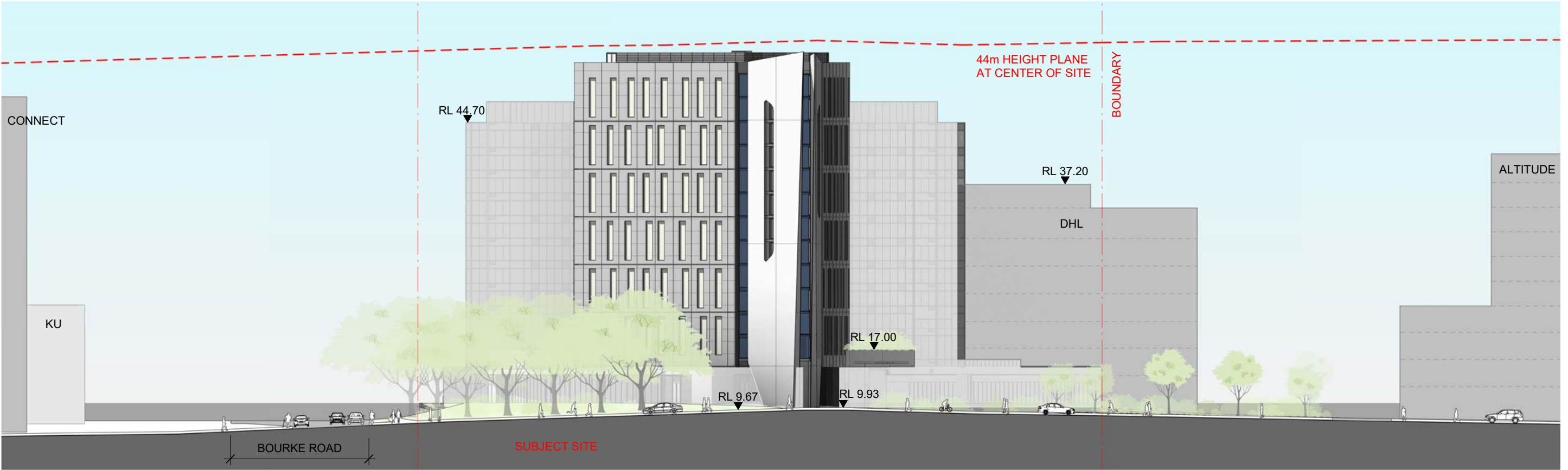
Project No.
217139.01



DA-156
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Date: 03/28/18



NORTH ELEVATION (HOTEL ENTRY)



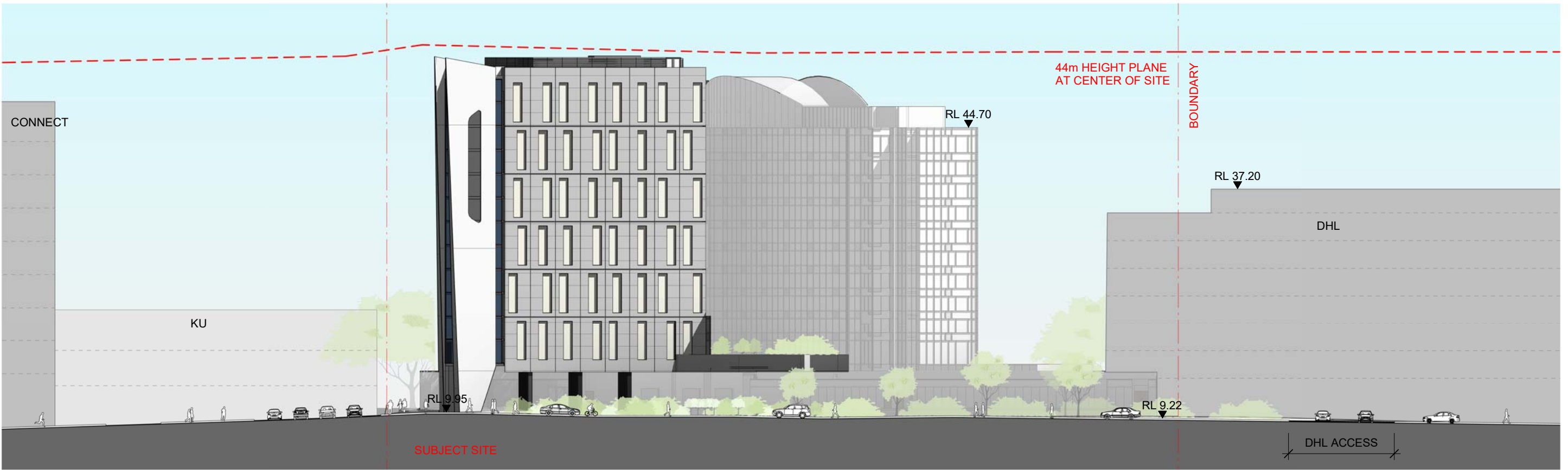
SOUTH ELEVATION

REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS NOTE 2 : ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP



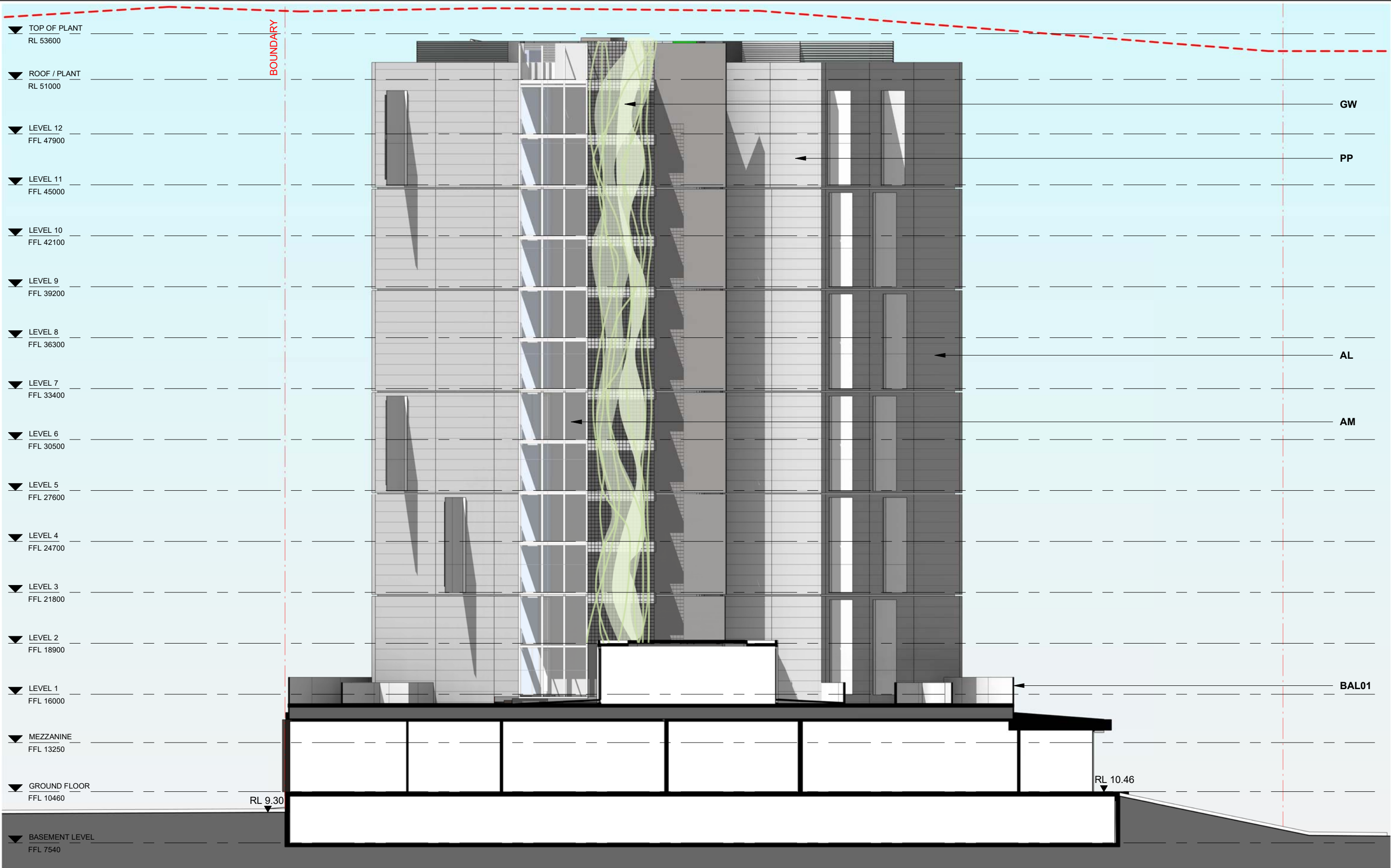
BOURKE ROAD ELEVATION



O'RIORDAN STREET / LANEWAY ELEVATION

REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

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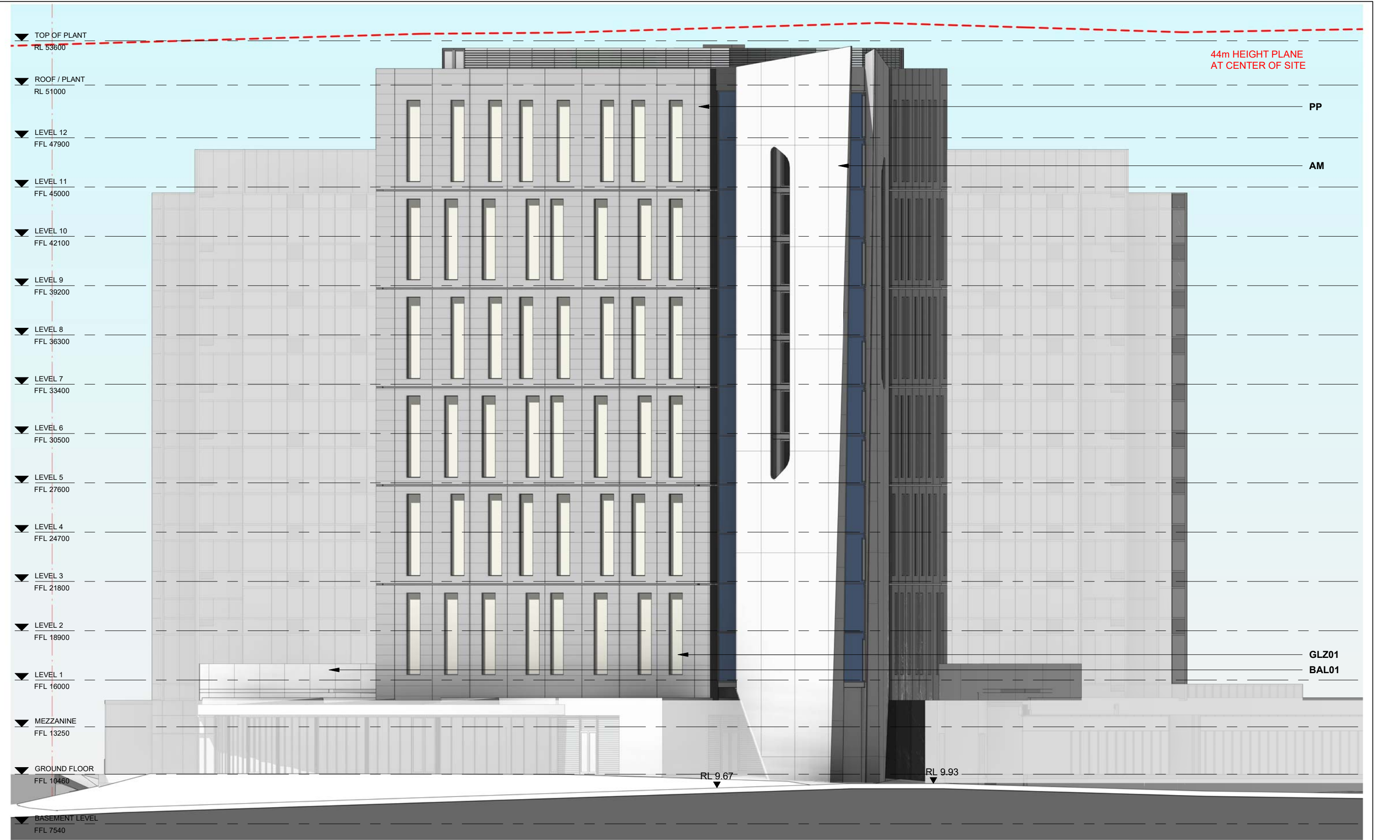


MATERIAL LEGEND

PP = PRECAST PANEL GW = GREEN WALL AM = SILVER/BRUSHED ALUMINIUM MESH AL = SILVER/BRUSHED ALUMINIUM LOUVRE GLZ01 = CLEAR GLASS / ALUMINIUM FRAME BAL01 = SILVER/BRUSHED ALUMINIUM BALAUSTRADE

REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

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REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS NOTE 2 : ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP

PLOT/STAMP DATE: 28/08/2019 5:44:12 PM



REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS **NOTE 2 :** ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP

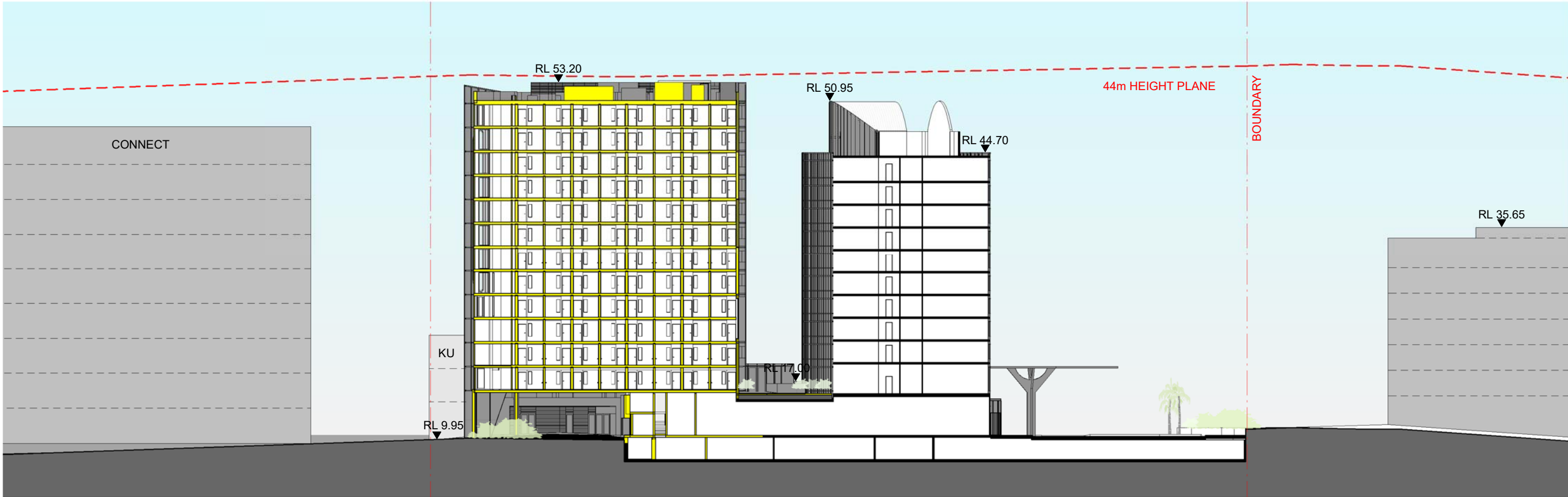
<div>chitect</div> <div><div>COX</div><div>Architecture</div><div>Level 6, 155 Clarence Street, dney, NSW 2000, Australia</div><div>01 2 9207 9599</div><div>01 2 9204 5844</div><div>W.coxarchitecture.com.au</div><div>Architecture Pty Ltd ACN 002 535 891</div></div> <div><div>Nominated Architects</div><div>Russell Lee no. 6367</div><div>Joe Agius no. 6491</div></div>	<div>Client</div> <div>The Trustee for Silversea Trust</div> <div>Project Manager</div> <div>Savills</div>	<table><tr><th>Rev</th><th>Description</th><th>By</th><th>Date</th></tr><tr><td>01</td><td>DA Submission for Council</td><td></td><td>24/07/2018</td></tr><tr><td>02</td><td>DA Submission for Council</td><td>VC</td><td>30/07/2018</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Rev	Description	By	Date	01	DA Submission for Council		24/07/2018	02	DA Submission for Council	VC	30/07/2018																													<div>Project</div> <div><div>Holiday Inn Sydney Airport</div><div>O'Riordan St & Bourke Rd, Mascot NSW 2020</div></div>	<div>Drawing Title</div> <div><div>PROPOSED ELEVATION</div><div>BOURKE 200</div></div> <div>Project No.</div> <div>217139.01</div>	<div>DA-164</div> <div>Scale: 1 : 200 @ A</div> <div>Date: 05/1</div>
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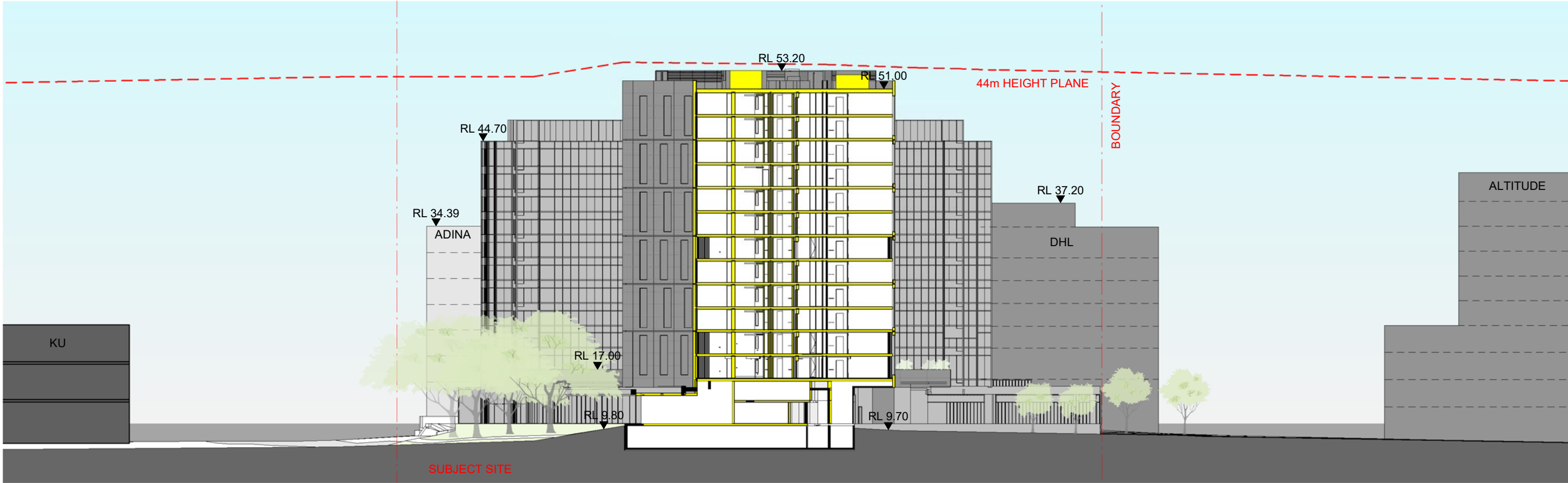
MATERIAL LEGEND PP = PRECAST PANEL AM = SILVER/BRUSHED ALUMINIUM MESH AL = SILVER/BRUSHED ALUMINIUM LOUVRE GLZ01 = CLEAR GLASS / ALUMINIUM FRAME BAL01 = SILVER/BRUSHED ALUMINIUM BALAUSTRADE

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NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS **NOTE 2 :** ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP



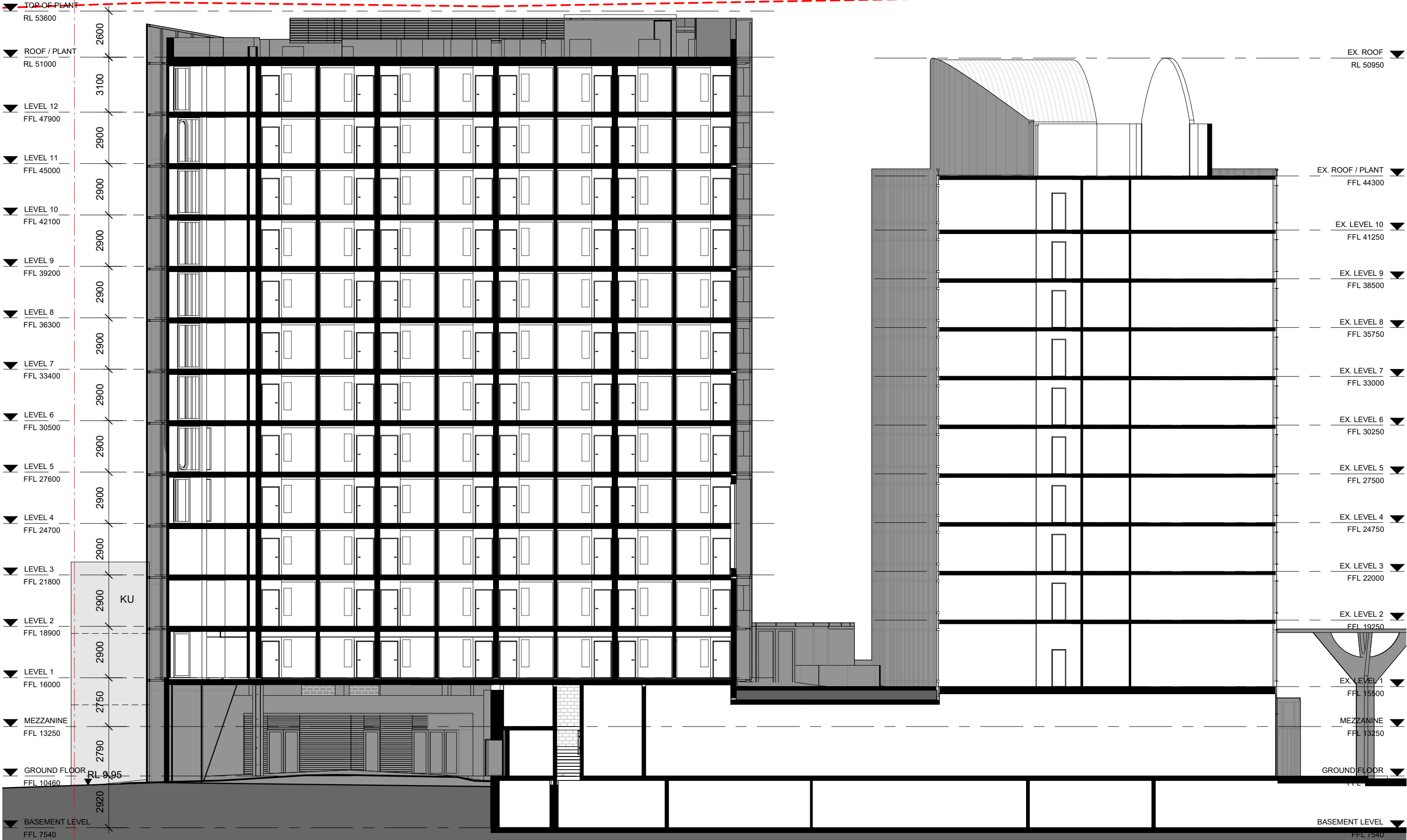
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SECTION BB

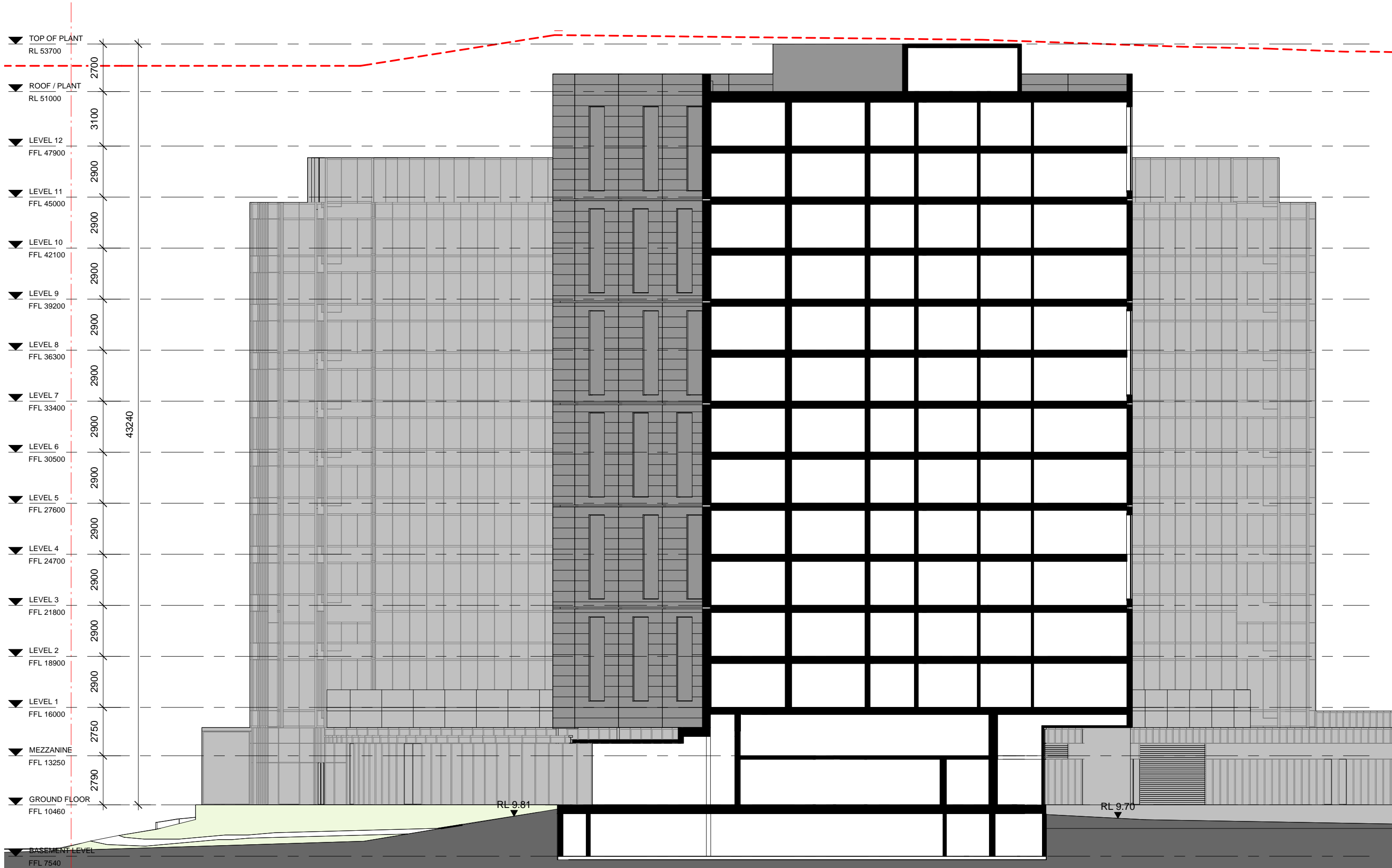
REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

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SECTION AA

NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS NOTE 2 : ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP



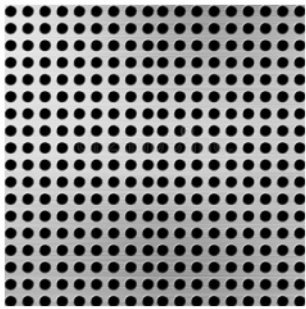
SECTION BB

REDUCED LEVELS (RLs) RELATED TO AUSTRALIAN HEIGHT DATUM (AHD)

NOTE 1 : REFER TO PLANS FOR BOUNDARY SETBACKS NOTE 2 : ALL BUILDING (INCLUDING PLANT, LIFT OVERRUN, PARAPETS...) WITHIN 44m HEIGHT LIMIT DEFINED IN THE LEP



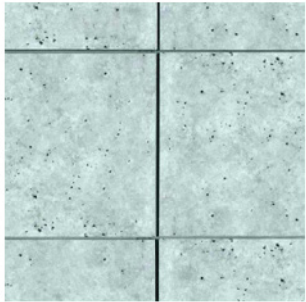
MATERIAL LEGEND



AM = SILVER/BRUSHED ALUMINIUM MESH



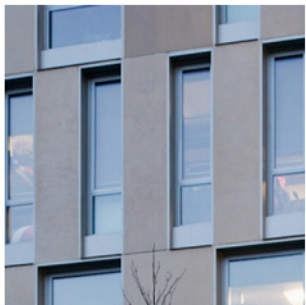
AL = SILVER/BRUSHED ALUMINIUM LOUVRE
BAL01 = SILVER/BRUSHED ALUMINIUM BALAUSTRADE



PP = PRECAST PANEL



GW = PRECAST WALL WITH GREEN PLANTING



GLZ01 = INSULATED GLAZING UNIT (IGU)



NOTE = IMAGES ARE INDICATIVE ONLY



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01	DA Submission for Council		24/07/2018
02	Updated DA Submission		28/08/2019

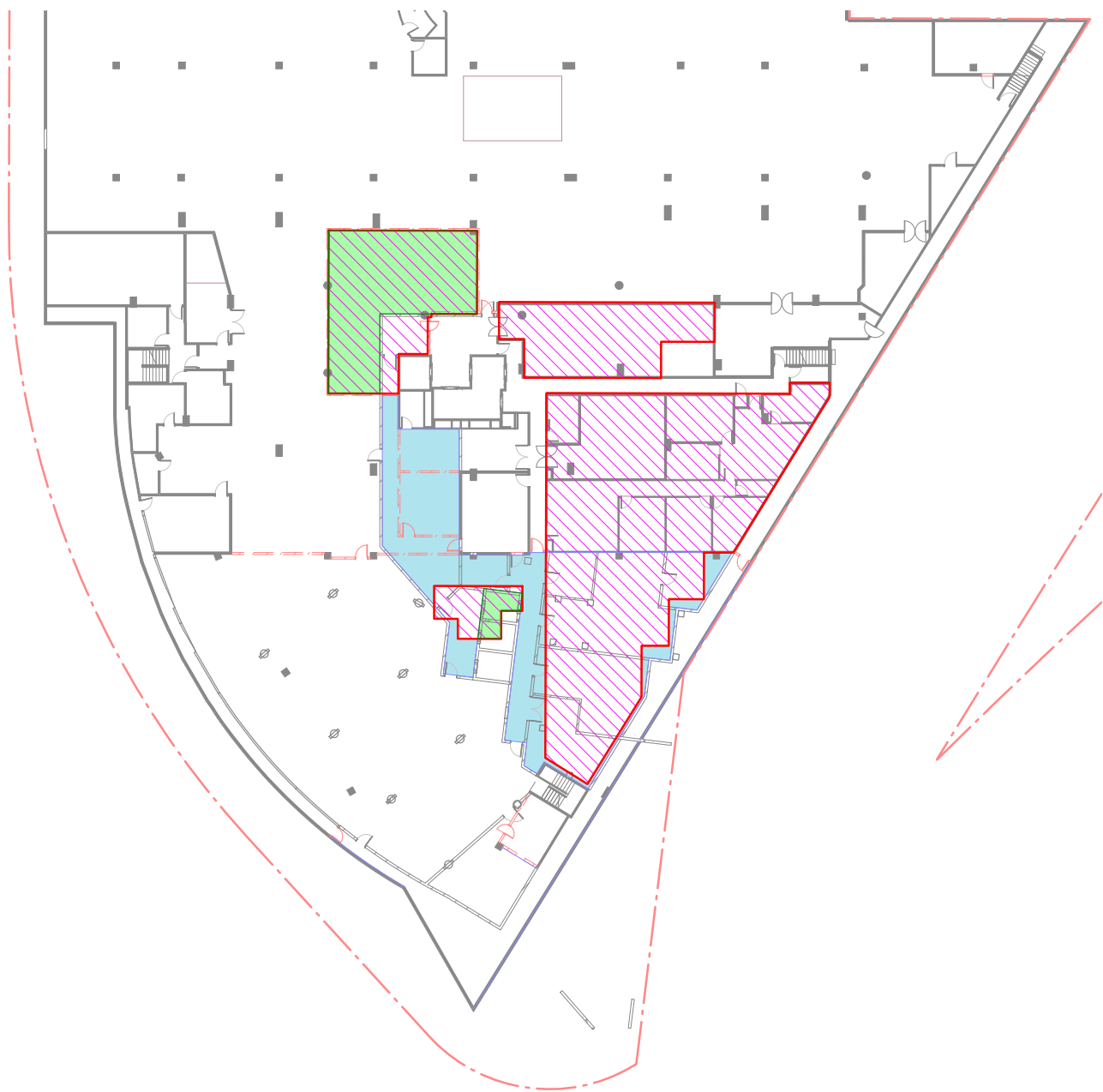
Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
3D VIEWS




Project No.
217139.01

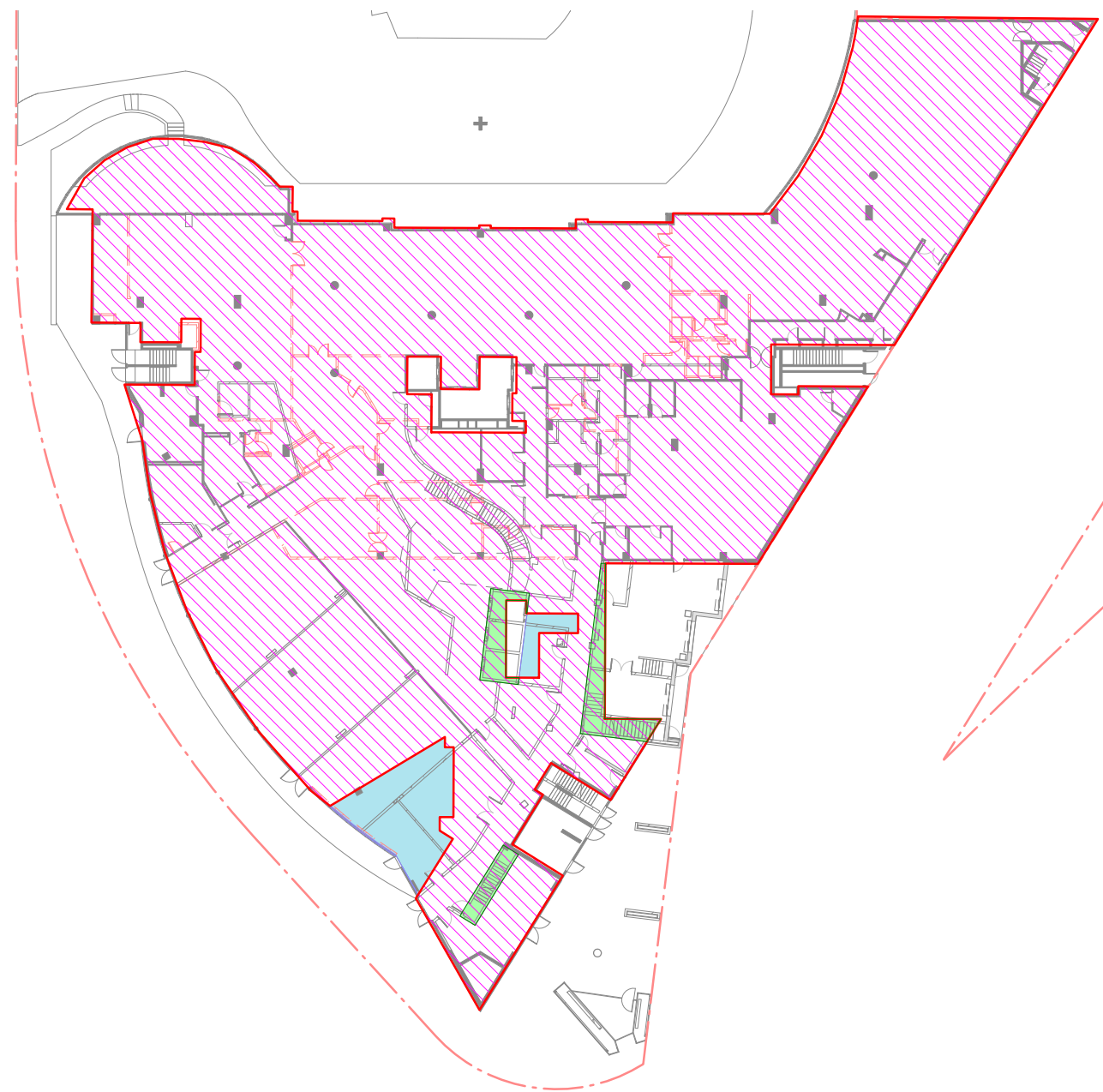
DA-210
Scale: **1 : 600 @ A3**
Date: 03/27/18








BASEMENT

	EXISTING SURVEY GFA	
	PROPOSED REMOVED GFA	106.3 m ²
	PROPOSED ADDITIONAL GFA	141.0 m ²
	TOTAL ADDITIONAL GFA	34.7 m²

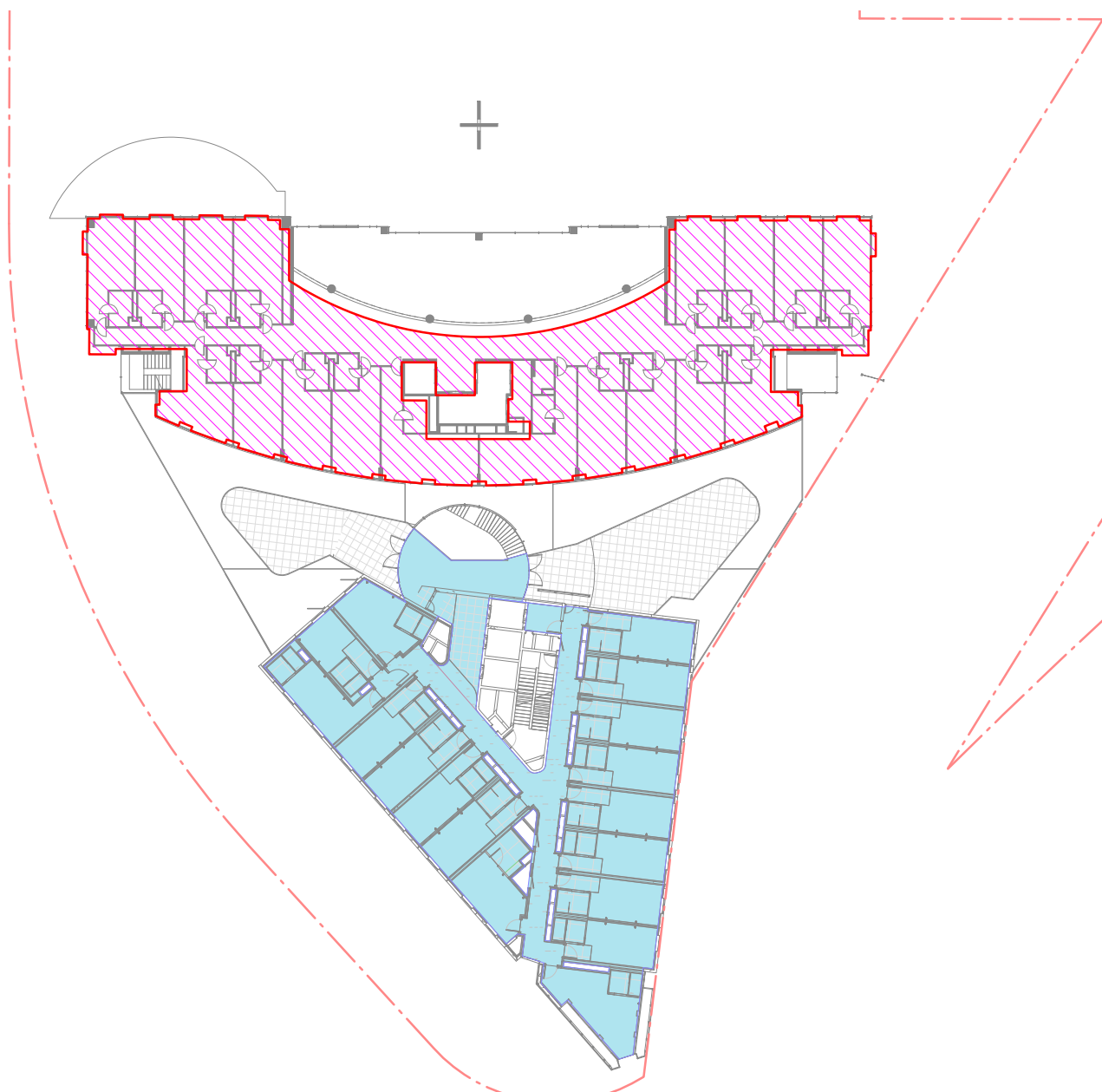


GROUND FLOOR



	EXISTING SURVEY GFA	
	PROPOSED REMOVED GFA	43.1 m ²
	PROPOSED ADDITIONAL GFA	68.0 m ²
	TOTAL ADDITIONAL GFA	24.9 m²

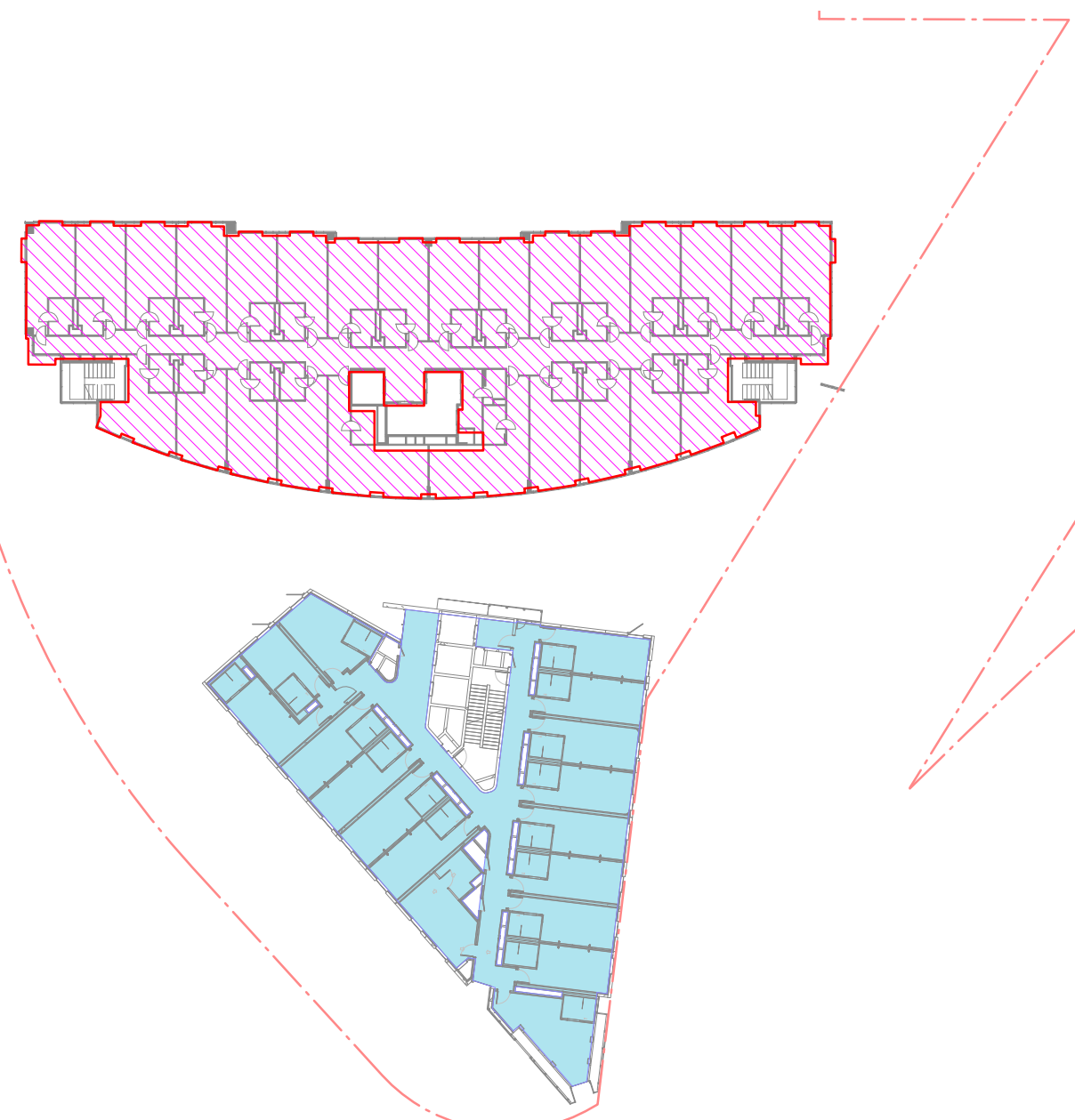
AREA SCHEDULE - ADDITIONAL GFA PROPOSED	
LEVEL	AREA
BASEMENT LEVEL	141 m ²
GROUND FLOOR	34.7 m ²
LEVEL 1	24.9 m ²
LEVEL 6	572 m ²
TYPICAL LEVEL (x 11)	6,292 m ²
	6,962.6

NOTE 1 : REFER TO GFA SURVEY PLANS FOR EXISTING GFA
NOTE 2 : THE GROSS FLOOR AREA WAS CALCULATED IN ACCORDANCE WITH THE DEFINITION CONTAINED WITHIN THE BOTANY LEP 2013





LEVEL 1

-  EXISTING SURVEY GFA
-  PROPOSED ADDITIONAL GFA 611.0 m²

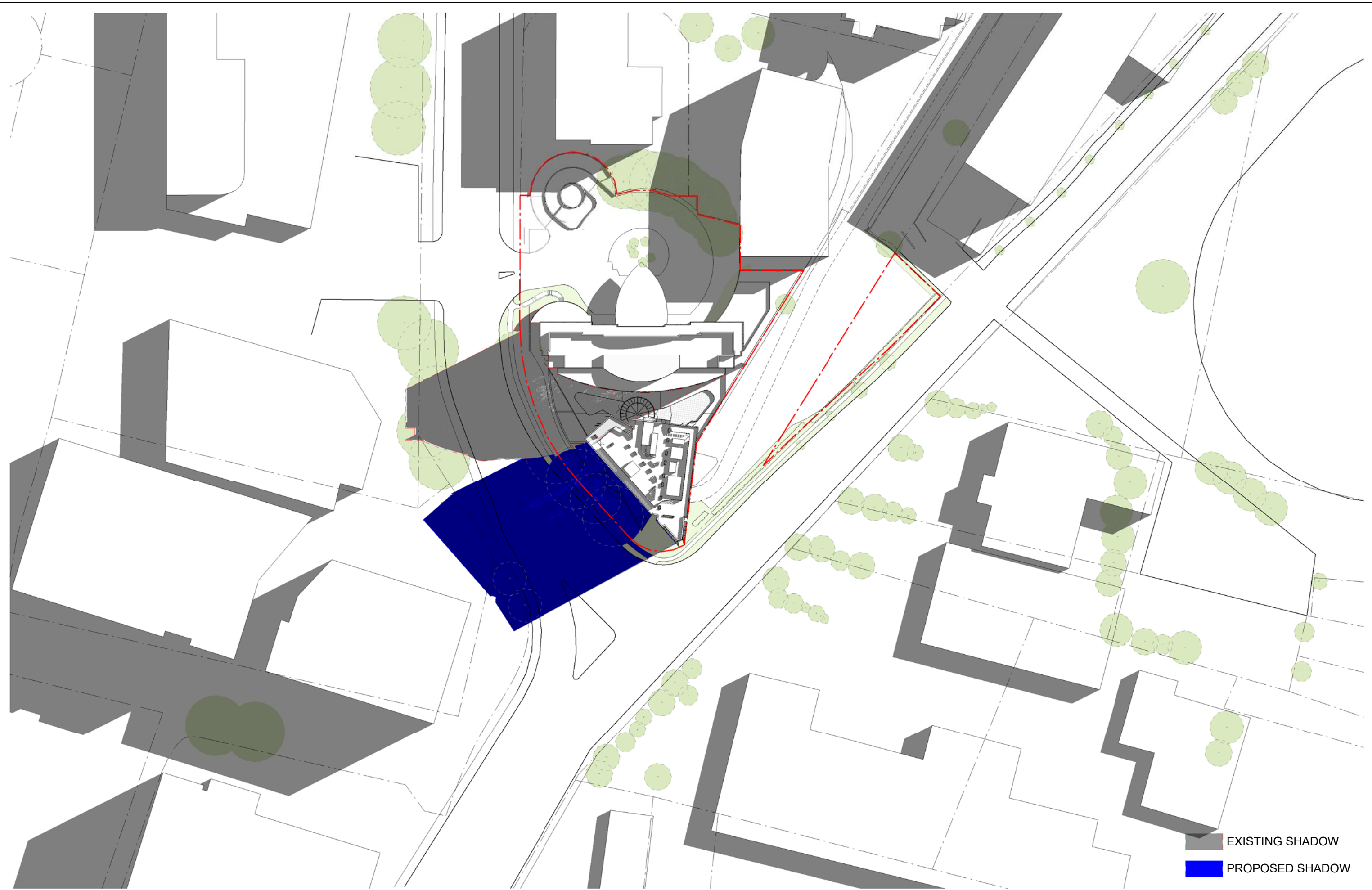


TYPICAL LEVEL

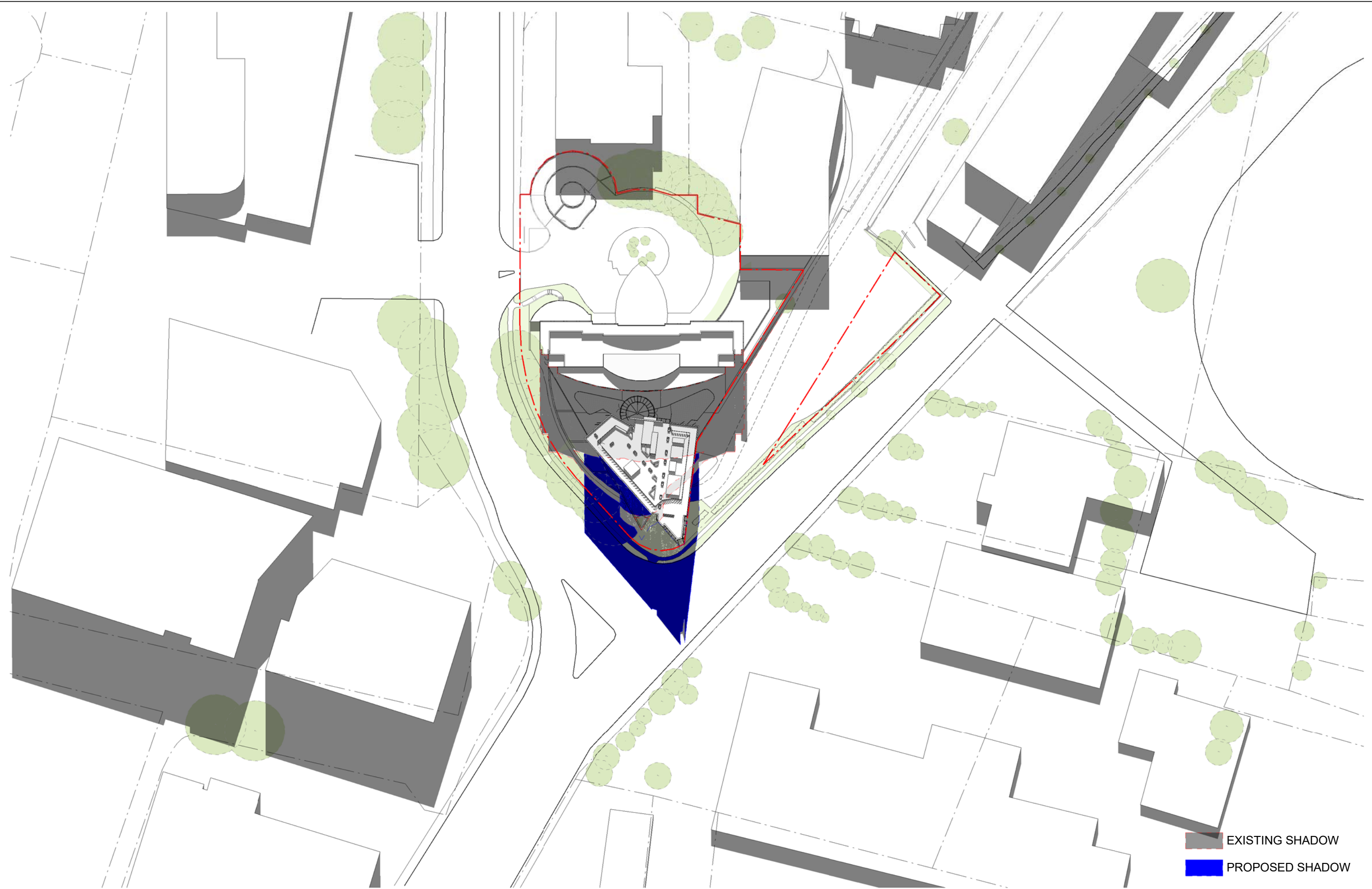
-  EXISTING SURVEY GFA
-  PROPOSED ADDITIONAL GFA 572.0 m²

AREA SCHEDULE - ADDITIONAL GFA PROPOSED	
LEVEL	AREA
BASEMENT LEVEL	141 m ²
GROUND FLOOR	34.7 m ²
LEVEL 1	24.9 m ²
LEVEL 6	572 m ²
TYPICAL LEVEL (x 11)	6,292 m ²
	6,962.6

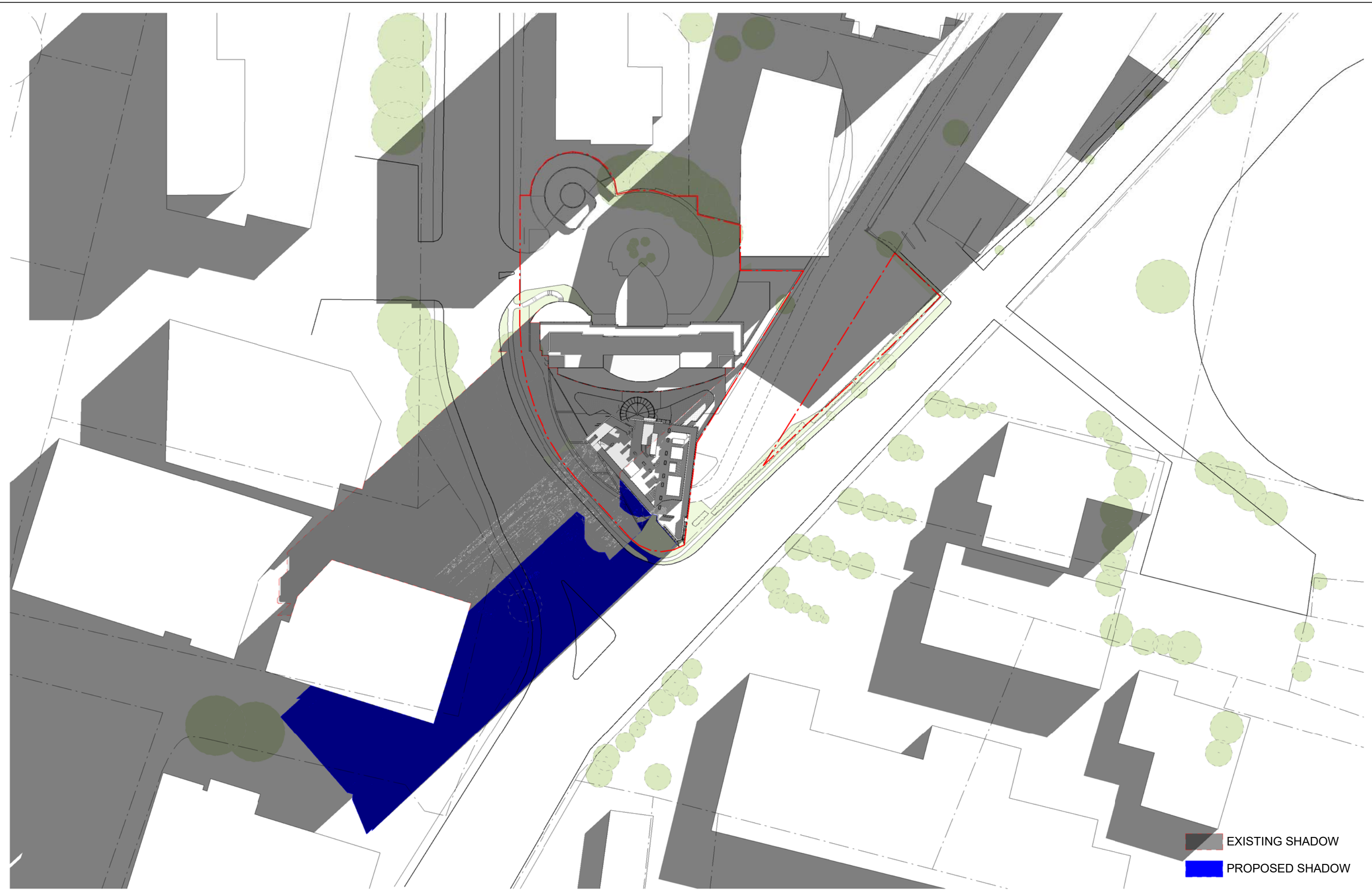
NOTE 1 : REFER TO GFA SURVEY PLANS FOR EXISTING GFA
NOTE 2 : THE GROSS FLOOR AREA WAS CALCULATED IN ACCORDANCE WITH THE DEFINITION CONTAINED WITHIN THE BOTANY LEP 2013

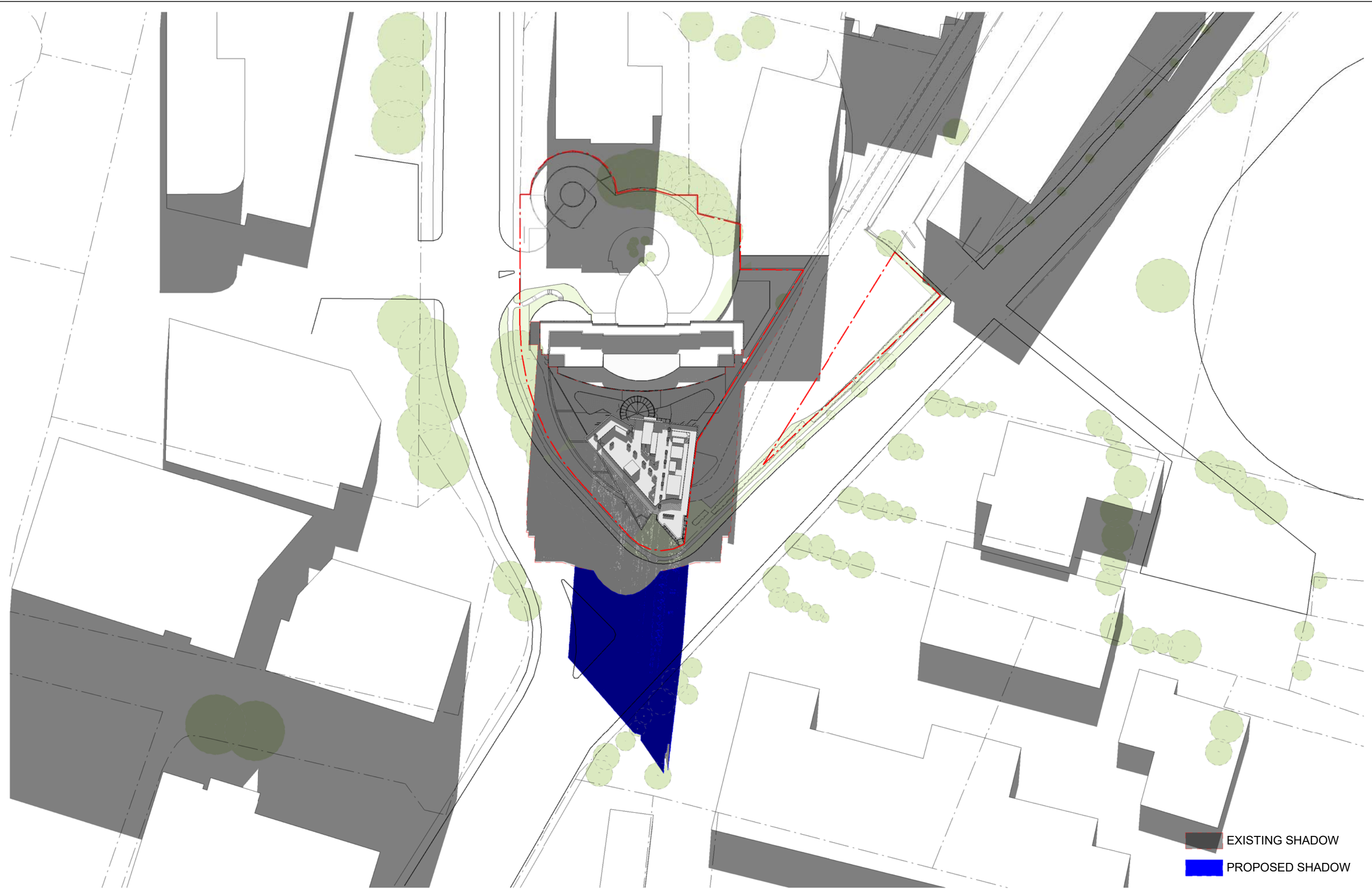


EXISTING SHADOW
PROPOSED SHADOW



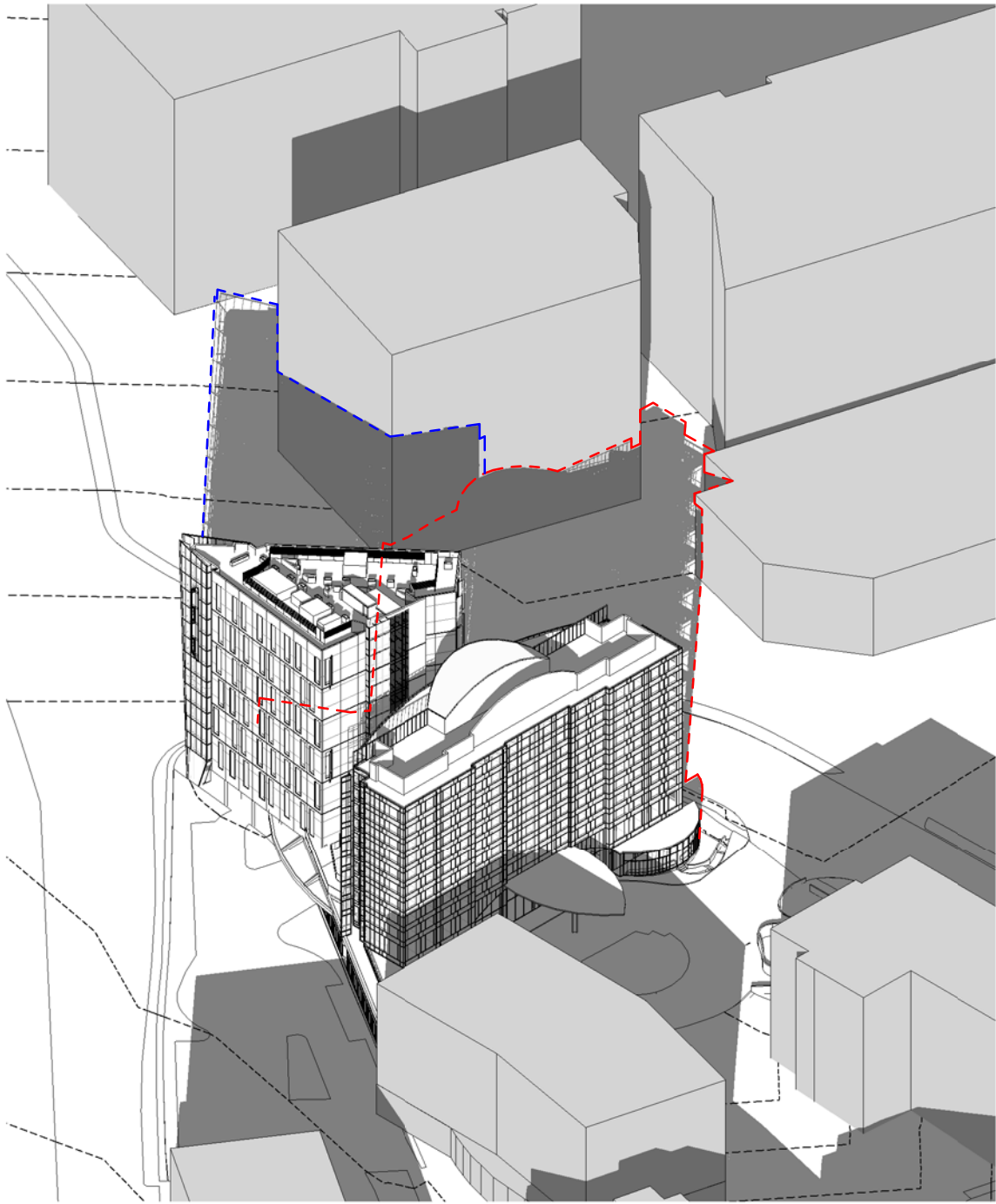




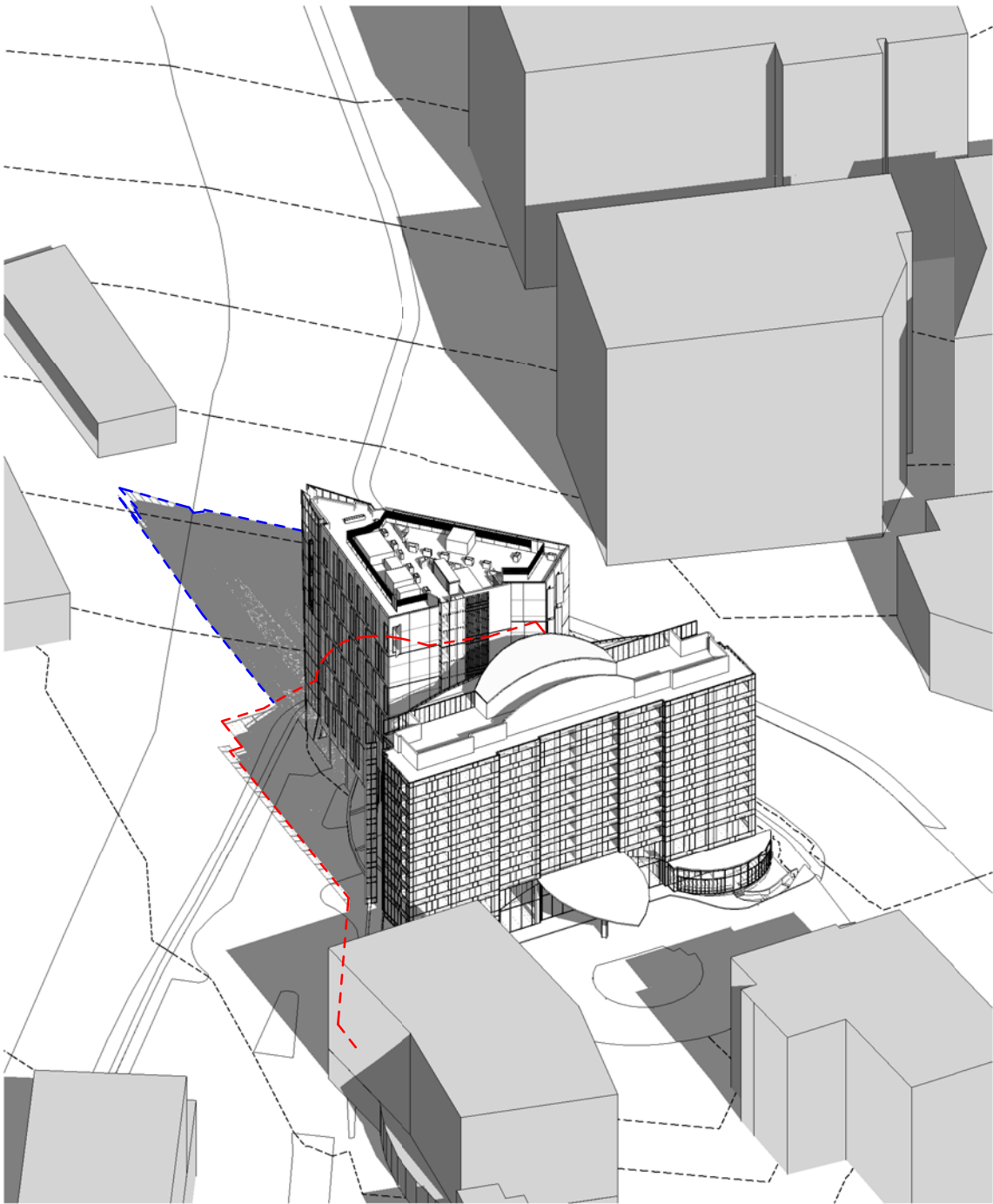


EXISTING SHADOW
PROPOSED SHADOW

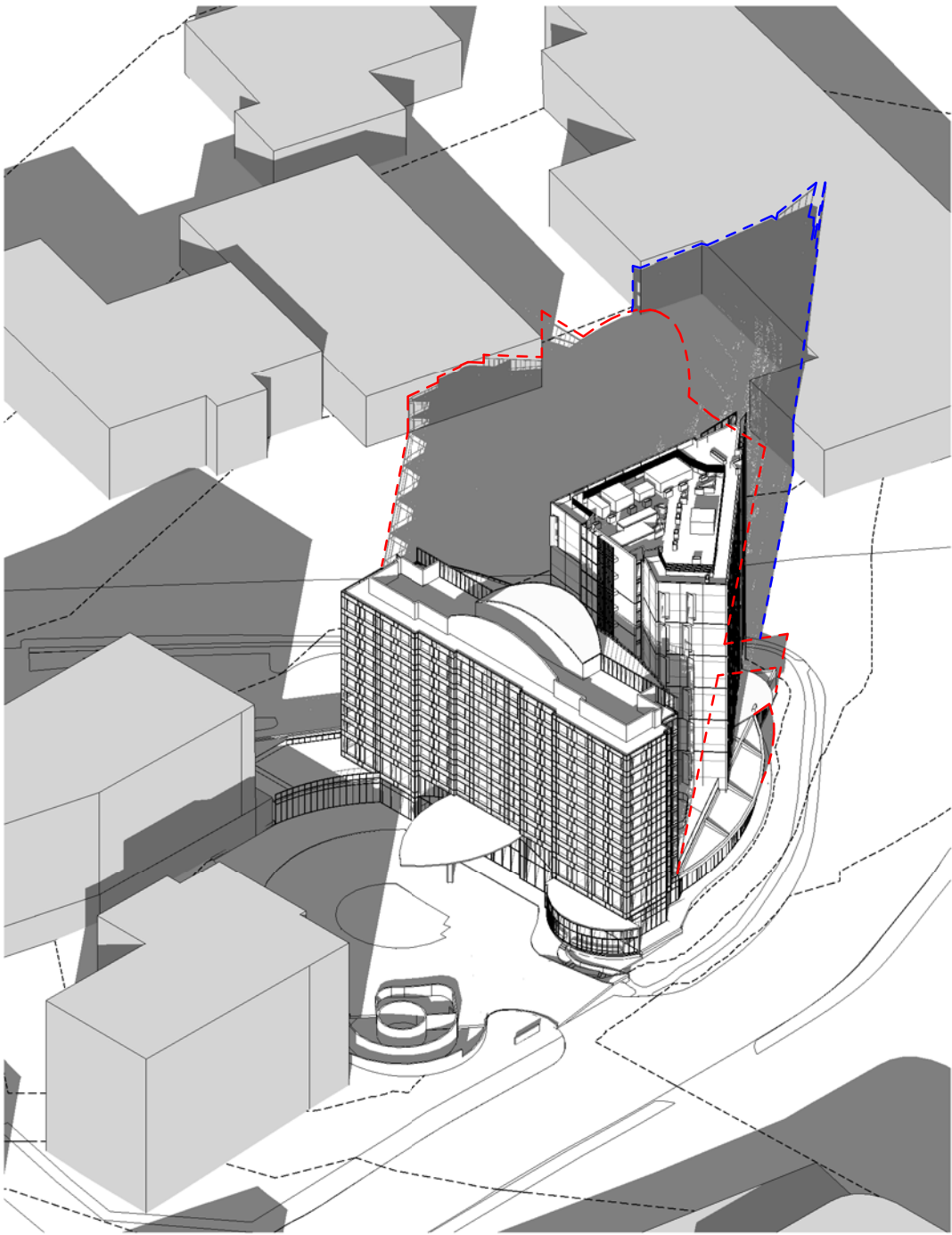




PROPOSED SHADOWS 9am 21st JUNE



PROPOSED SHADOWS 12pm 21st JUNE



PROPOSED SHADOWS 3pm 21st JUNE

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Nominated Architects
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Joe Agius no. 6491

Client
The Trustee for Silversea Trust

Project Manager
Savills

Rev	Description	By	Date
01	DA Submission for Council		24/07/2018
02	Updated DA Submission		28/08/2019

Project
Holiday Inn Sydney Airport
O'Riordan St & Bourke Rd, Mascot NSW 2020

Drawing Title
**SHADOW VIEWS 3pm
JUNE 21**

Project No.
217139.01

DA-422
Scale: **@ A3**
Date: 05/11/18