

PROJECT INFORMATION

	Current	Proposed
Council :	Bayside Council	
DCP :	Botany Bay DCP 2013	
Key Site Information :	Mascot Station Precinct	
Site Area :	2,997m ²	
FSR Allowable :	3.0 : 1	2.91 : 1
GFA :	8,991m ²	8,731m ²
Zoning :	B5 - Business Development	Hotel Development
Height Control :	44m	
Proposed Maximum Height:	43.997m	
Acid Sulfate Soils :	Class 4	

ROOM COUNT

	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F
LEVEL 04 :	23	3			1	2
LEVEL 05 :	24	6	1		1	2
LEVEL 06 :	24	6	1		1	2
LEVEL 07 :	24	6	1		1	2
LEVEL 08 :	24	6	1		1	2
LEVEL 09 :	24	6	1		1	2
LEVEL 10 :	24	6	1	1	1	1
LEVEL 11 :	24	6	1	2	1	
LEVEL 12 :	24	6	1	2	1	
TOTAL :	215	51	8	5	9	13

CARPARK REQUIREMENTS

	Rate	Quantity	Required	Proposed
Guest :	1 : 4 Rms	301	75	85 (INCLUDING 1 DISABLED CARPARK)
Total Carspaces :				85 (INCLUDING 1 DISABLED CARPARK)

14 BICYCLE PARKING SPACES PROVIDED

PROPOSED MAXIMUM HEIGHT OF THE BUILDING: 43.997m

GFA SCHEDULE

Level	Area
GROUND LEVEL	939 m ²
LEVEL 01	370 m ²
LEVEL 02	15 m ²
LEVEL 03	15 m ²
LEVEL 04	843 m ²
LEVEL 05	819 m ²
LEVEL 06	819 m ²
LEVEL 07	819 m ²
LEVEL 08	819 m ²
LEVEL 09	819 m ²
LEVEL 10	819 m ²
LEVEL 11	819 m ²
LEVEL 12	819 m ²
Grand total	8731 m ²

SCHEDULE - ROOMS TYPE COUNT

Room Type	Count
TYPE A	215
TYPE B	51
TYPE C	8
TYPE D	5
TYPE E	9
TYPE F	13
Grand total:	301

Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Issue	Description	Date
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Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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 www.groupgsa.com
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 architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL

Drawing Title

PROJECT SUMMARY

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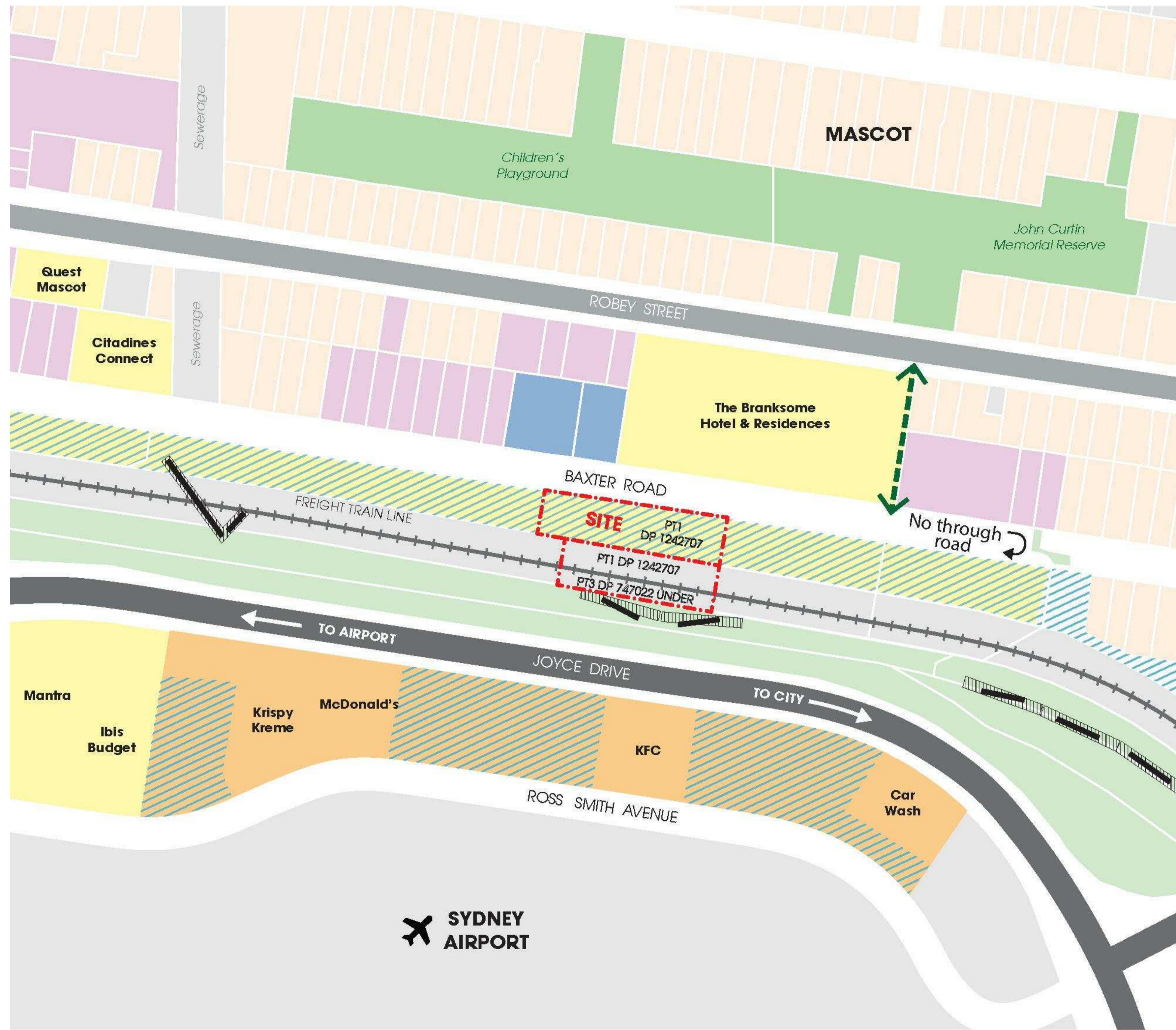
Verified Designer Approved Approver

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03/10/2020

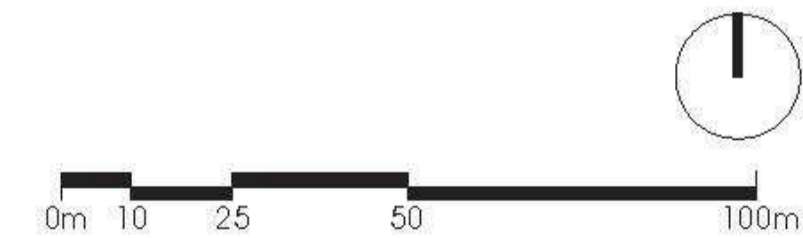
Scale Project No Drawing No Issue

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LEGEND

- SITE
- RESIDENTIAL
- INDUSTRIAL
- HOTEL
- OTHER RETAIL
- OFFICE
- PARKING
- OTHER LAND USE
- PARK
- FREIGHT RAIL
- MAIN ROAD
- SECONDARY ROAD
- BILLBOARD
- THROUGH SITE LINK
- PARKING LOT WITH POTENTIAL TO FUTURE HOTEL DEVELOPMENT



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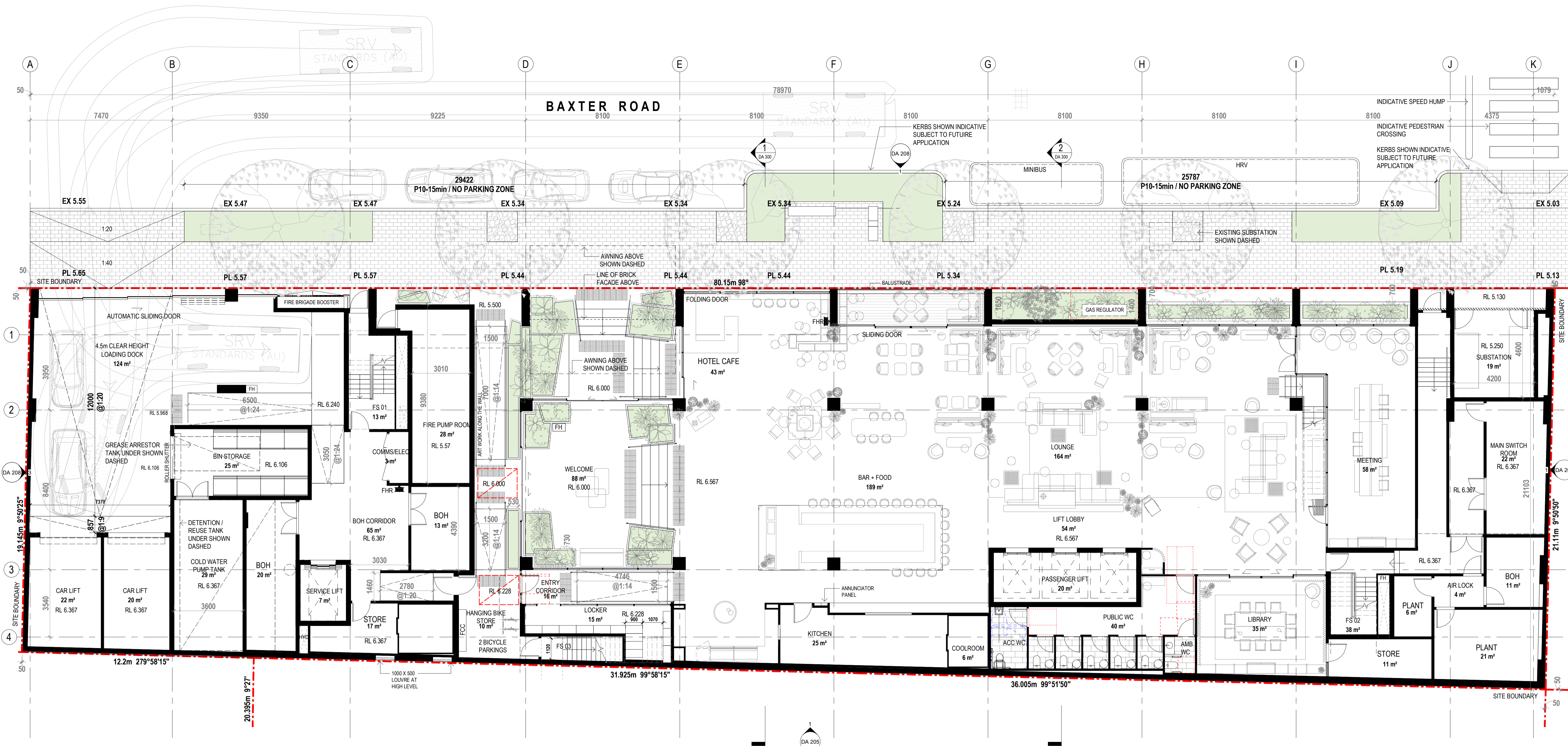
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SITE ANALYSIS

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Scale	Project No	Drawing No	Issue
	190377	DA 003	A

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1 SITE AND GROUND FLOOR PLAN
1:100

RAILWAY CORRIDOR
PT 3
DP 747022

Amendments		Amendments			
Issue	Description	Date	Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020			

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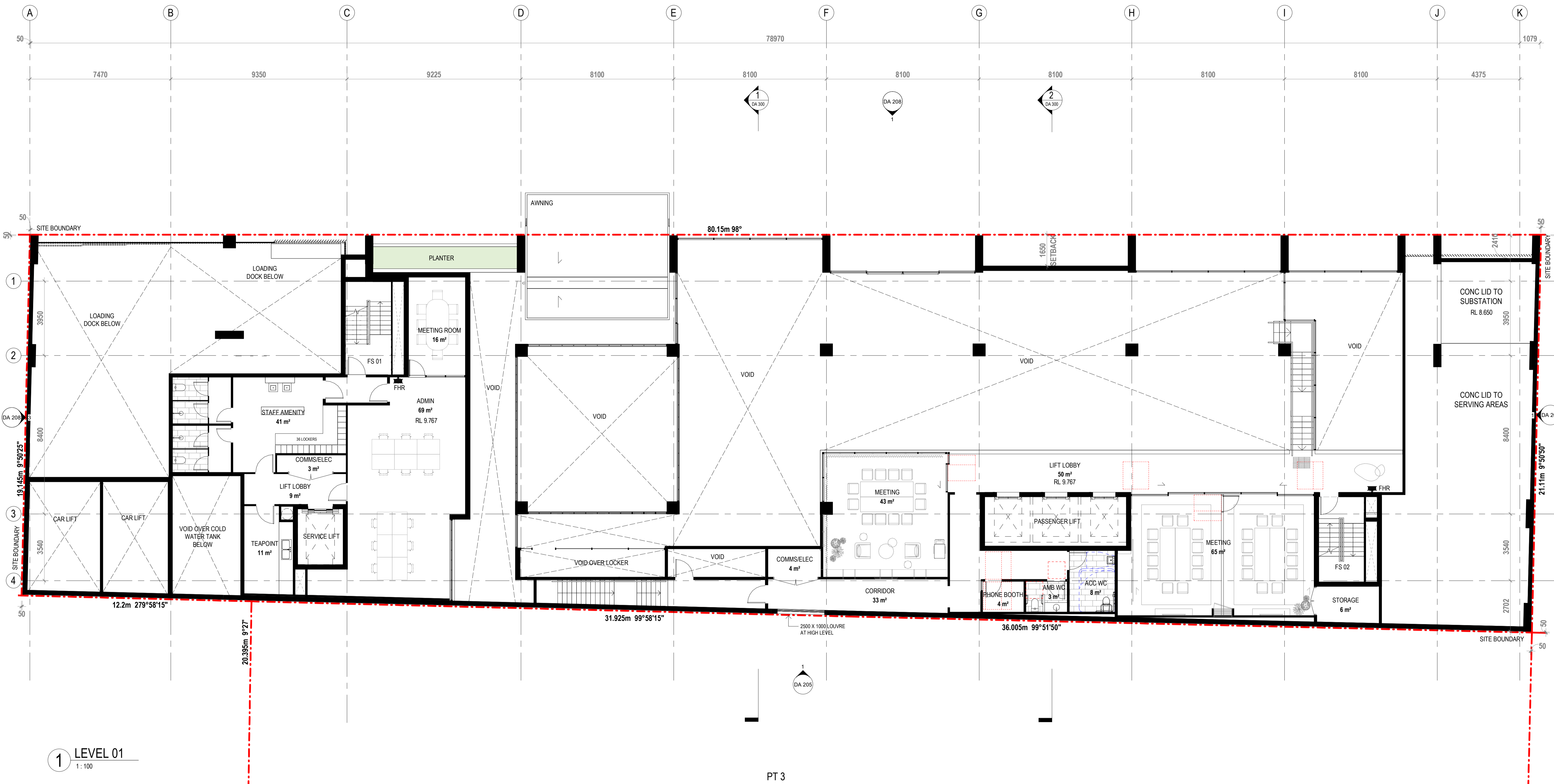
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BAXTER ROAD HOTEL
Drawing Title
SITE AND GROUND FLOOR PLAN

DA SUBMISSION			
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1 LEVEL 01
1:100

PT 3
DP 747022



Amendments		Amendments	
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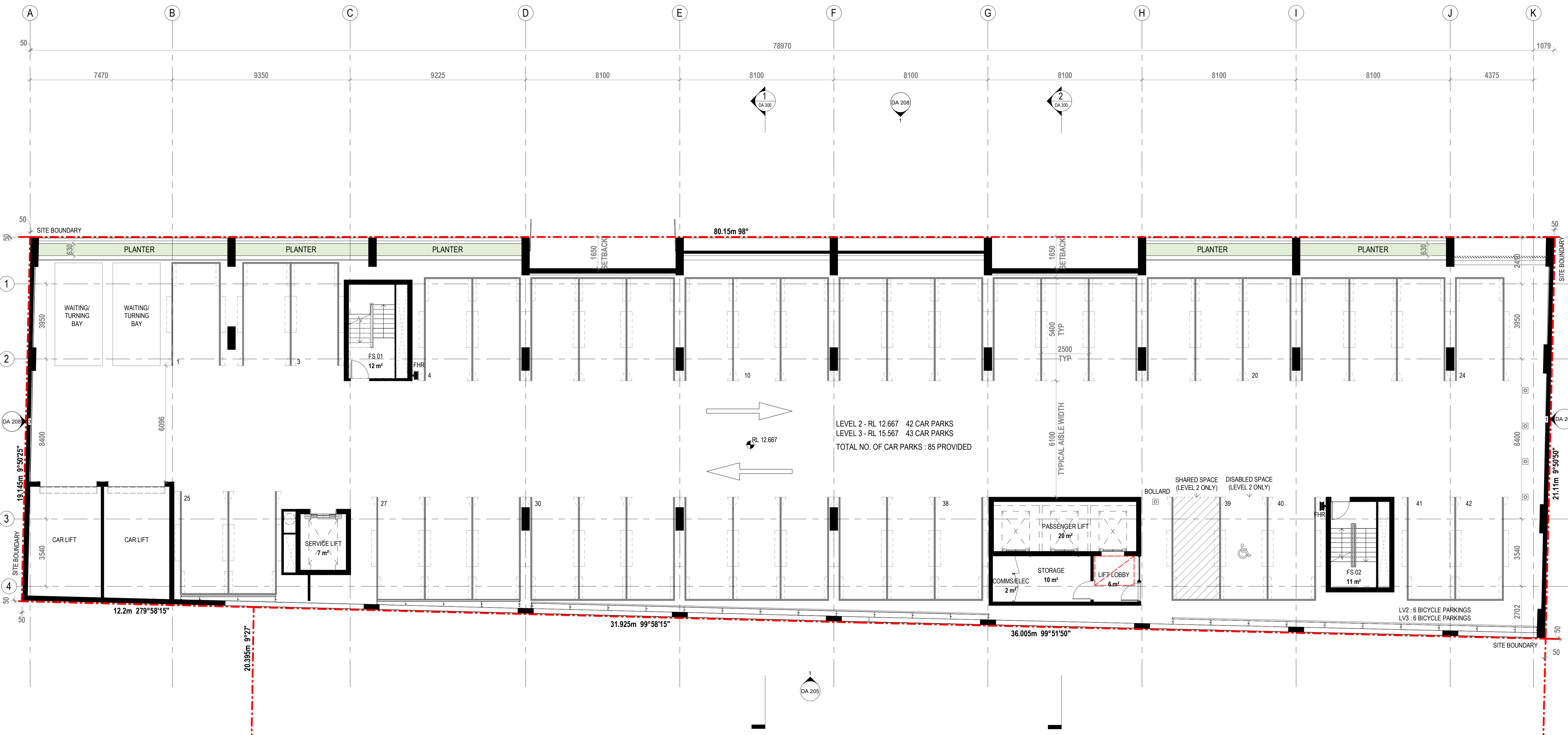
Project Title
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Drawing Title
LEVEL 1 PLAN

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Verified	LR	Approved	LR
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17/01/2020			
Scale	Project No	Drawing No	Issue
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WD 50/03/03 0202/022



1 LEVEL 02-03
1:100

PT 3
DP 747022 UNDER RL 14.00 (LEVEL 02)

PT 1
DP 1242707 OVER RL 14.00 (LEVEL 03)



Amendments		Amendments	
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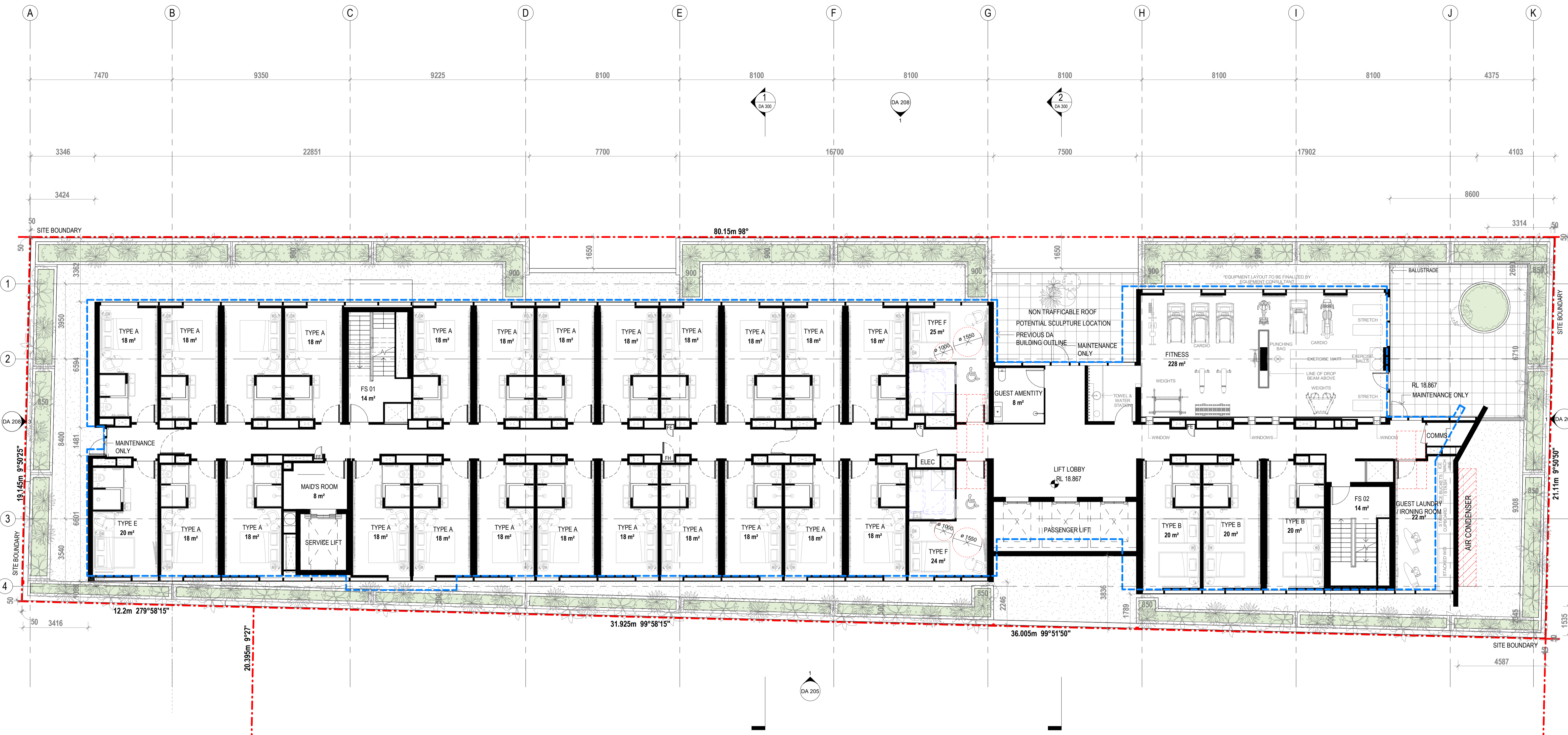
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Drawing Title
LEVEL 2-3 PLAN

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			17/01/2020
Scale	Project No	Drawing No	Issue
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1 LEVEL 04
1:100

PT 1
DP 1242707



Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments	Date

Consultant
Civil & Structure: Northrop
Consultant
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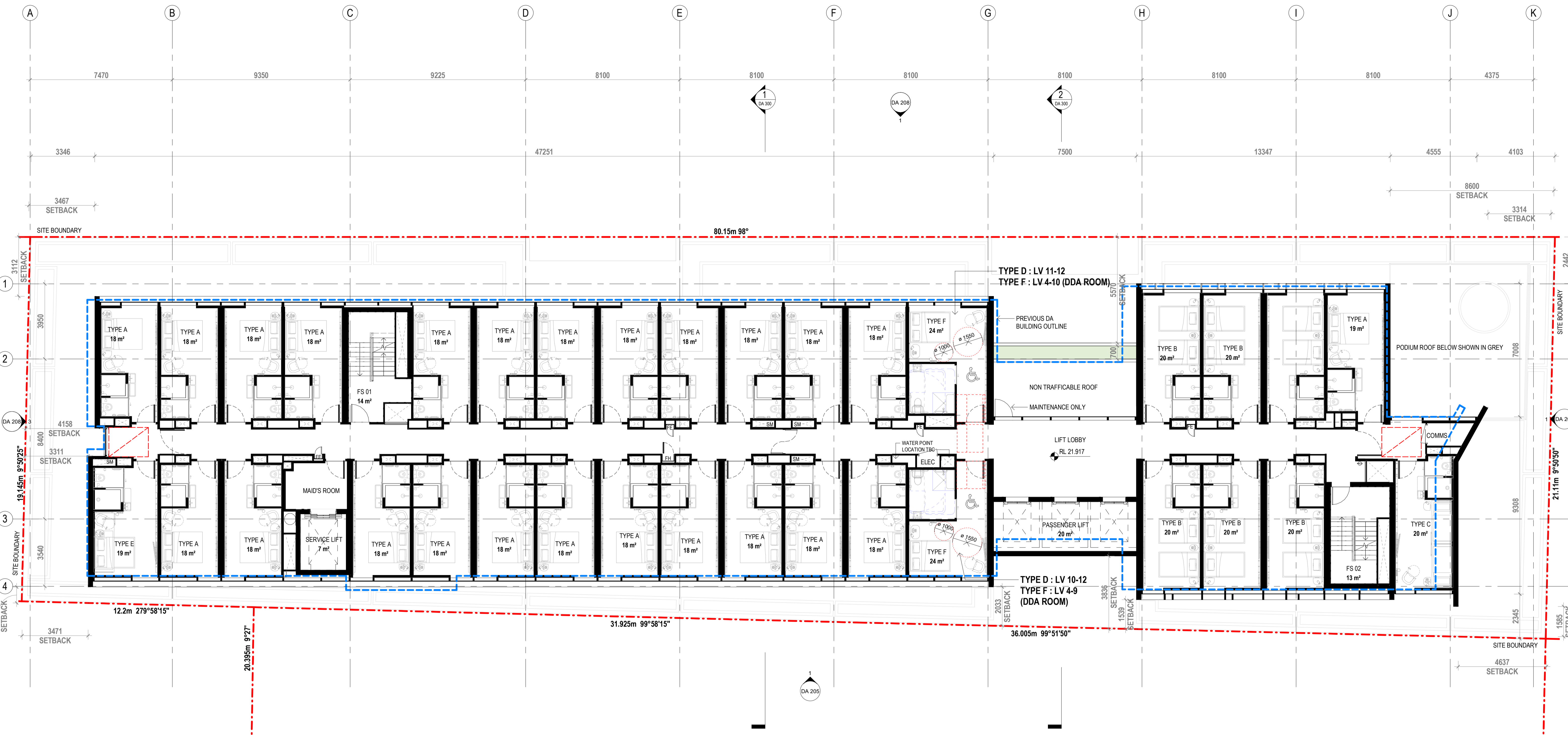
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Drawing Title
LEVEL 4 PLAN

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Scale	Project No	Drawing No	Issue
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1 LEVEL 05
1:100

PT 1
DP 1242707



Issue	Description	Date
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Amendments	Issue	Description	Date

Consultant
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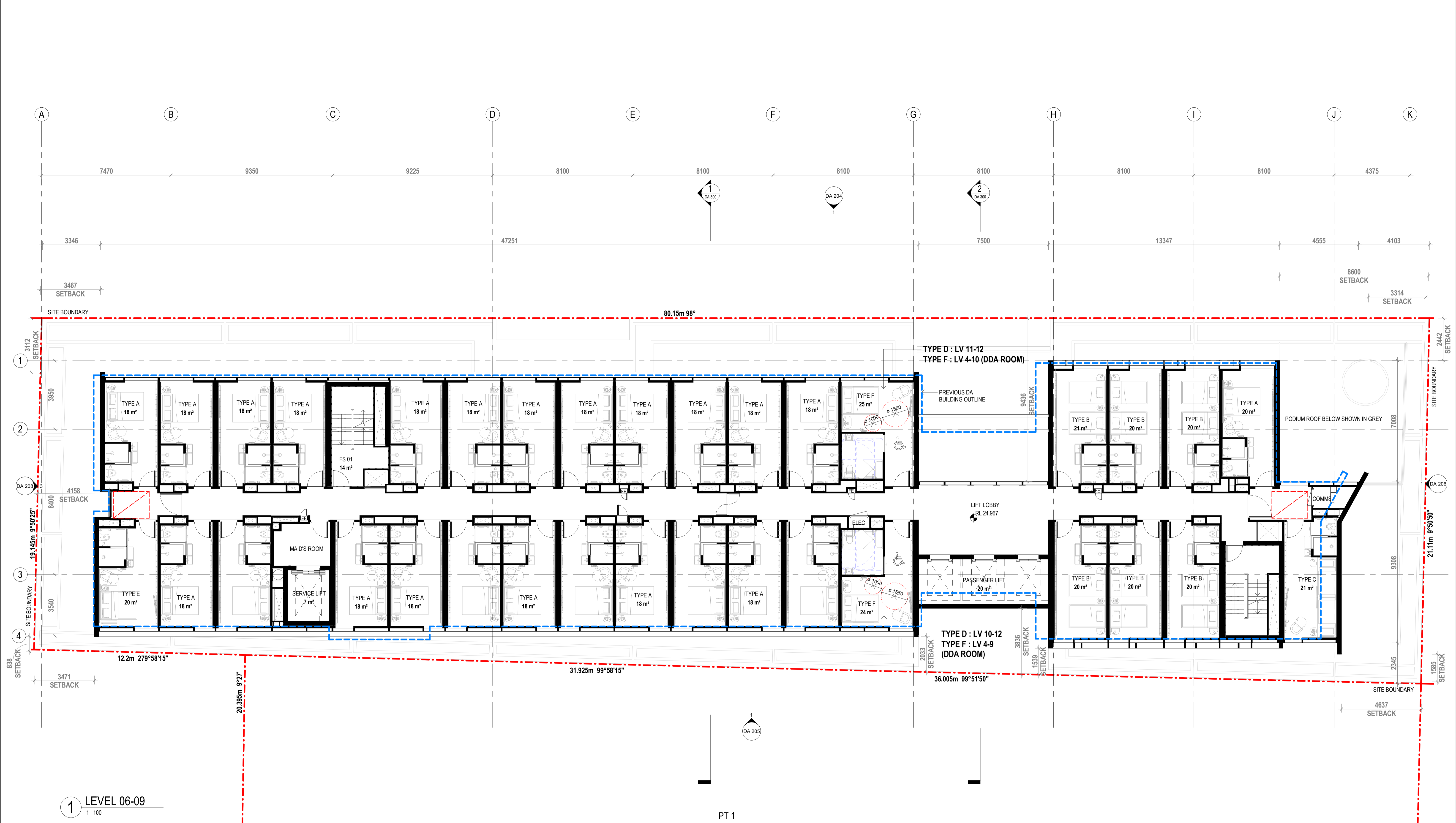
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Drawing Title
LEVEL 5 PLAN

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Scale	Project No	Drawing No	Issue
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1 LEVEL 06-09
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PT 1
DP 1242707

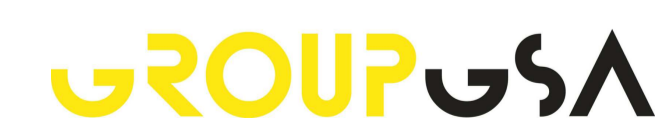


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Project Title
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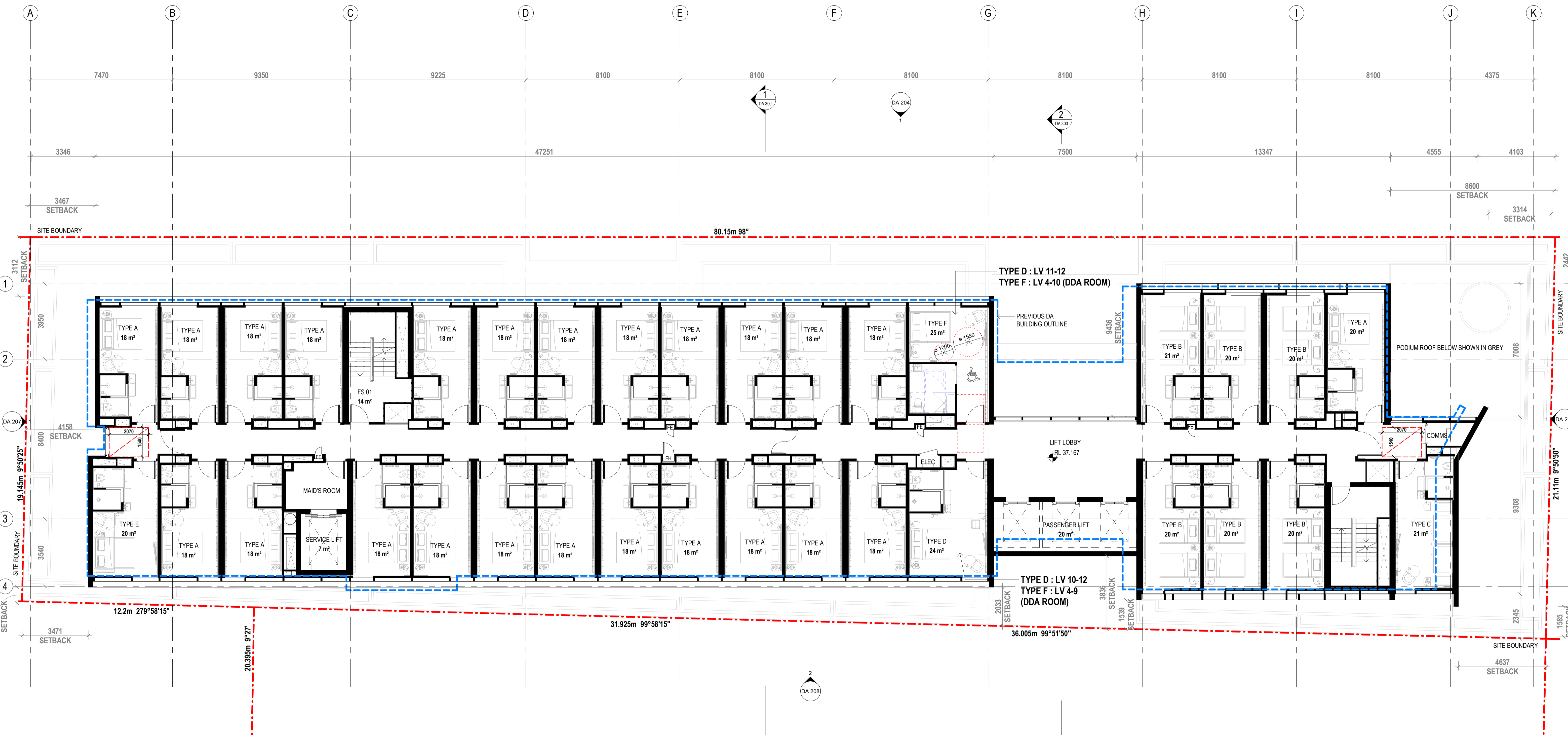
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LEVEL 6-9 PLAN

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1 LEVEL 10
1:100

PT 1
DP 1242707



Amendments		Amendments	
Issue	Description	Date	Date
A	Amended Development Application Issued to Council	22.04.2020	

Amendments		Amendments	
Issue	Description	Date	Date

Consultant
Civil & Structure: Northrop
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Mechanical, Hydraulic, Electrical & Fire Services: Stantec
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Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
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Project Title
BAXTER ROAD HOTEL

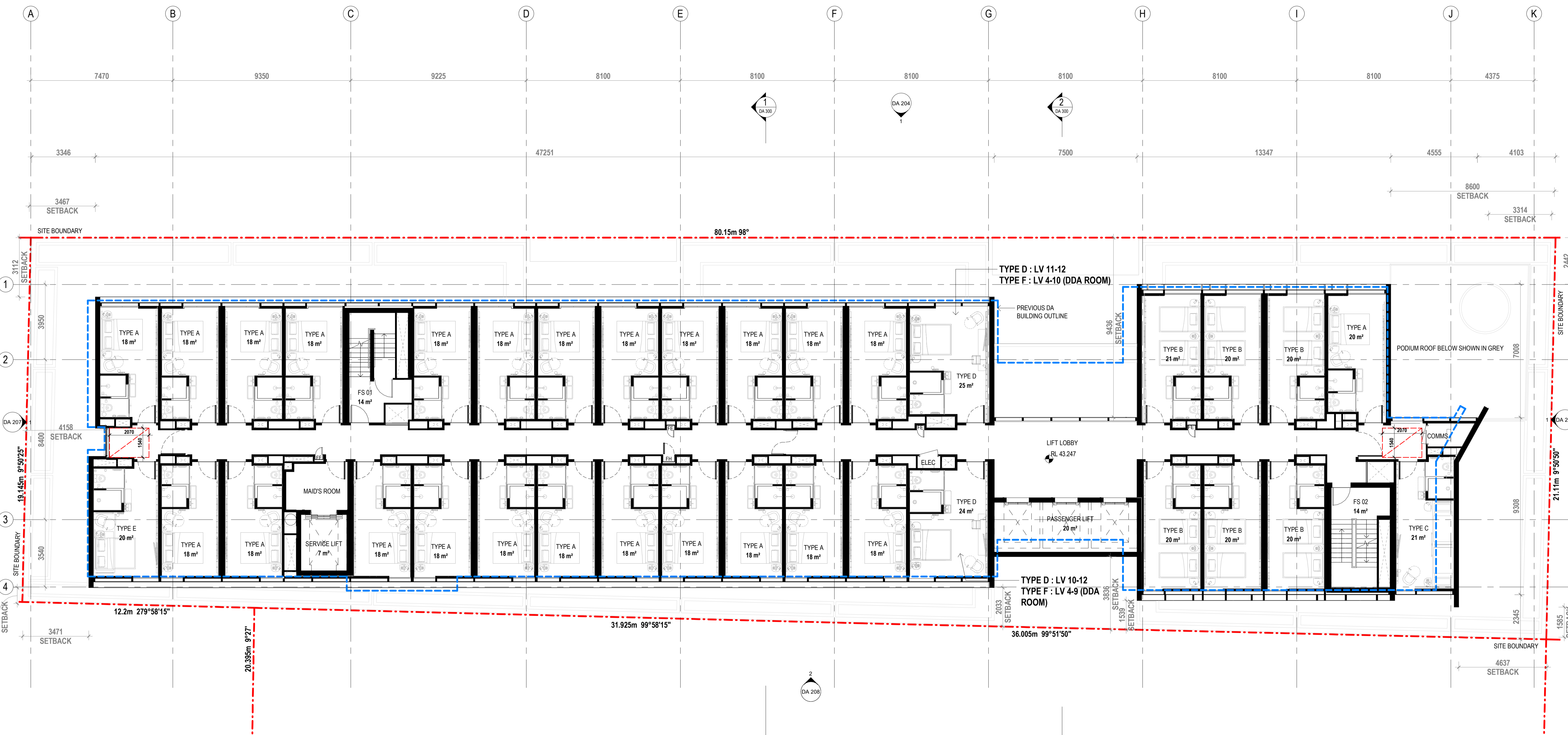
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LEVEL 10 PLAN

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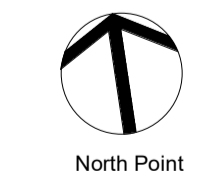
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Approved	LR
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Drawing No	Issue
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1 LEVEL 12
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PT 1
DP 1242707



Amendments	
Issue	Description
A	Amended Development Application Issued to Council

Amendments	
Issue	Description

Consultant
Civil & Structure: Northrop
Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
Consultant
Acoustics: Acoustic Logic
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Fire Engineering: Core Engineering

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Project Title
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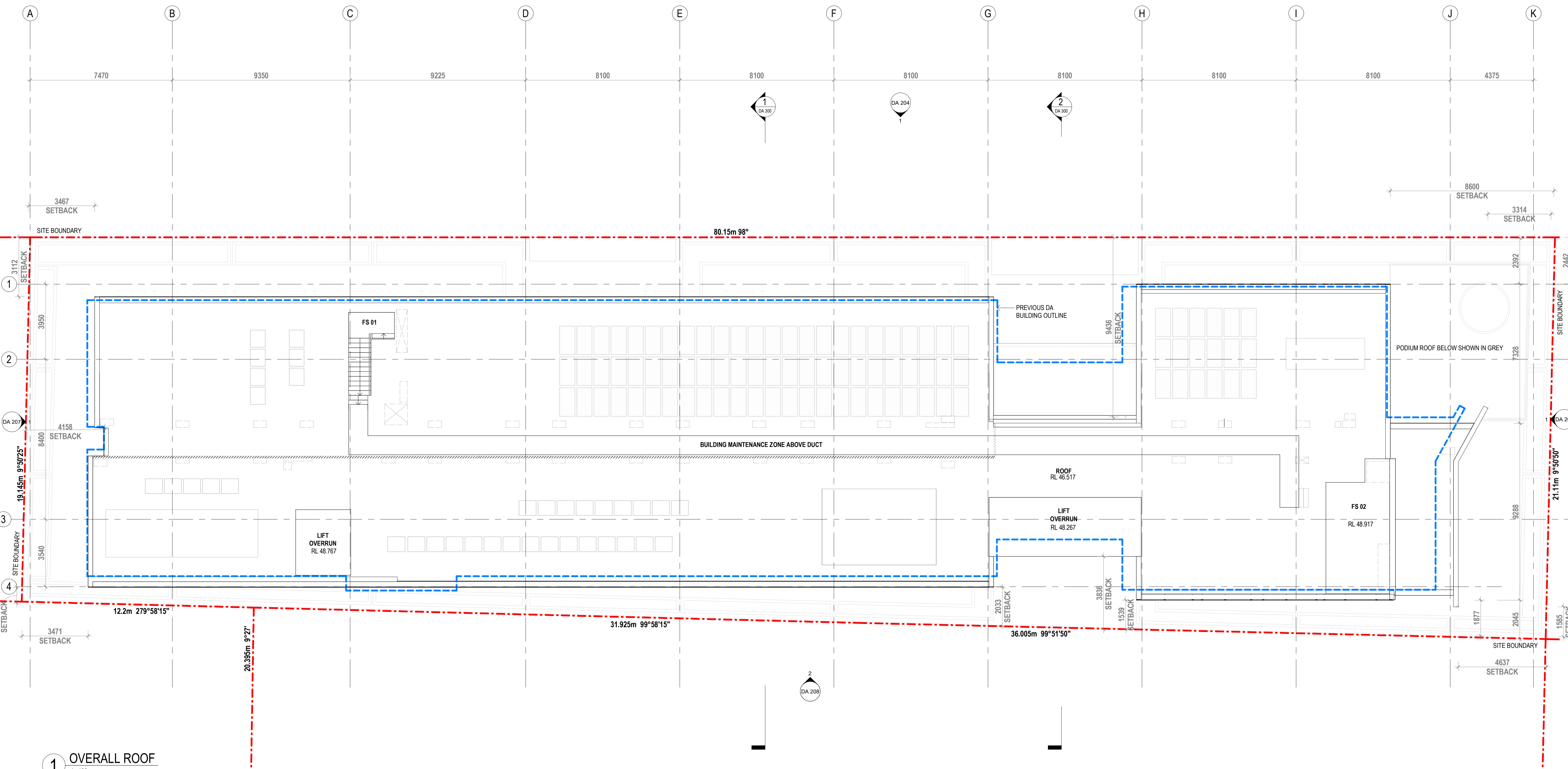
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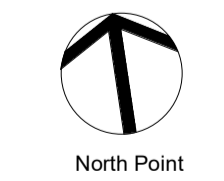
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1 OVERALL ROOF
1:100

PT 1
DP 1242707



Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
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Drawing Title
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Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Issue	Description	Date
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Consultant
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Project Title
BAXTER ROAD HOTEL

Drawing Title
RENDERED NORTH ELEVATION

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Scale	Project No	Drawing No	Issue
	190377	DA 200	A

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Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
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Project Title
BAXTER ROAD HOTEL

Drawing Title
RENDERED SOUTH ELEVATION

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	190377	DA 201	A

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Amendments		Amendments	
Issue	Description	Date	Date
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Amendments		Amendments	
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Drawing Title
RENDERED EAST ELEVATION

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	190377	DA 202	A

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Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
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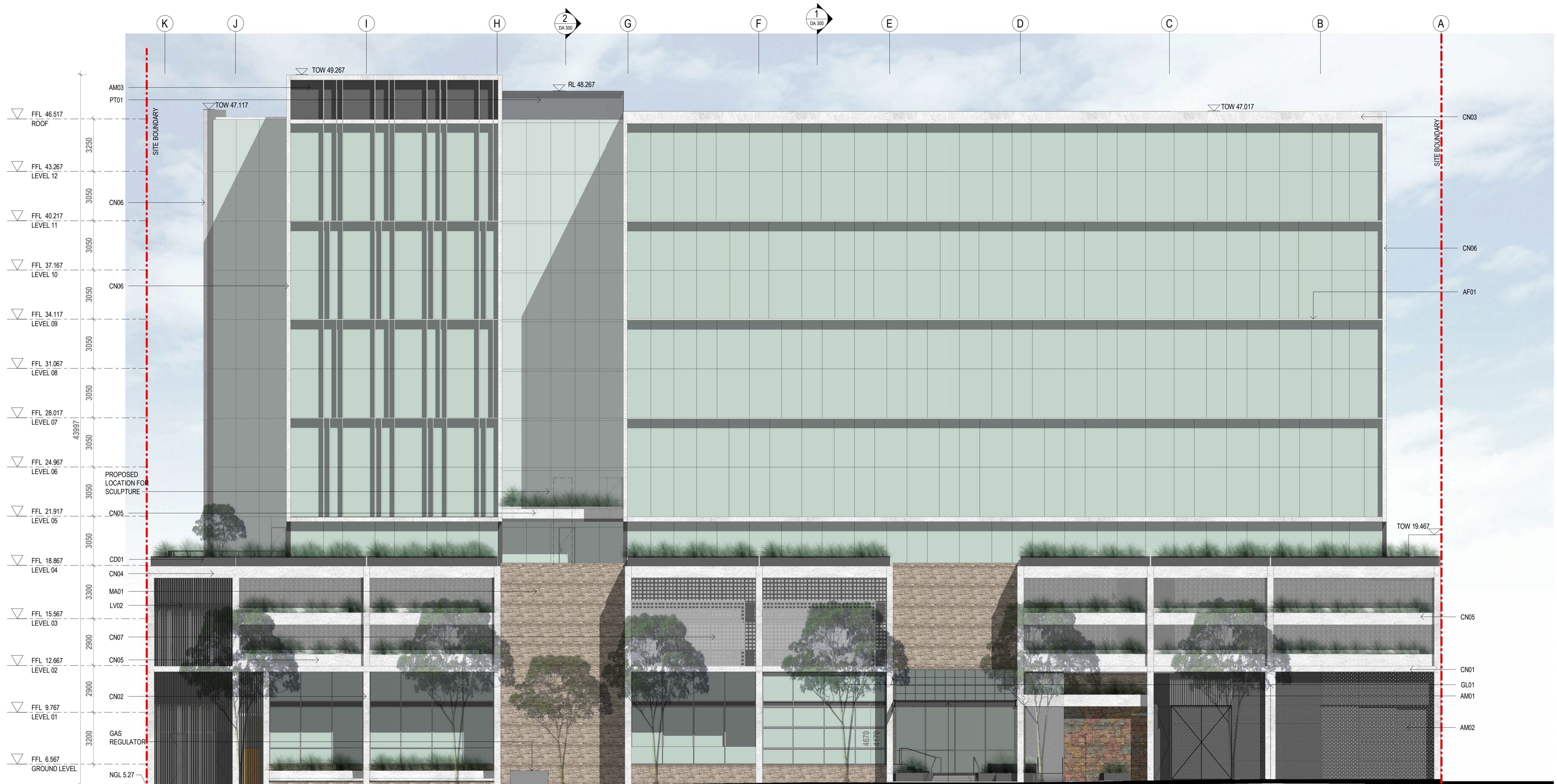
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Drawing Title
RENDERED WEST ELEVATION

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Plotted and checked by		Author	
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	
		03/27/20	
Scale	Project No	Drawing No	Issue
	190377	DA 203	A

22/04/2020 6:24:37 PM



1 NORTH ELEVATION
1:125

MATERIALS LEGEND	
TAG	DESCRIPTION
AF01	ALUMINIUM FRAME ON FACADE
AM01	EXPANDED METAL PANEL
AM02	ALUMINIUM PERFORATED PANEL
AM03	ALUMINIUM PANEL
CD01	STEEL CLADDING 01
CN01	CONCRETE SLAB
CN02	CONCRETE COLUMN - EXPOSED
CN03	CONCRETE FRAME
CN04	CONCRETE WALL
CN05	CONCRETE PLANTER BOX

MATERIALS LEGEND	
TAG	DESCRIPTION
CN06	PRECAST CONCRETE PROFILE
CN07	CONCRETE BREEZEBLOCK
CN08	PRECAST CONCRETE WALL 01
CN09	PRECAST CONCRETE WALL 02
GL01	GLASS CURTAIN PANEL SYSTEM
LV01	METAL LOUVRED SCREEN - HORIZONTAL
LV02	METAL LOUVRED SCREEN - VERTICAL
MA01	RECYCLED BRICK
PT01	PAINT - DARK GREY

Amendments	
Issue	Description
A	Amended Development Application Issued to Council

Amendments	
Issue	Description

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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 Level 7, 80 William St East Sydney NSW
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T +612 9361 4144 F +612 9332 3458
 architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL

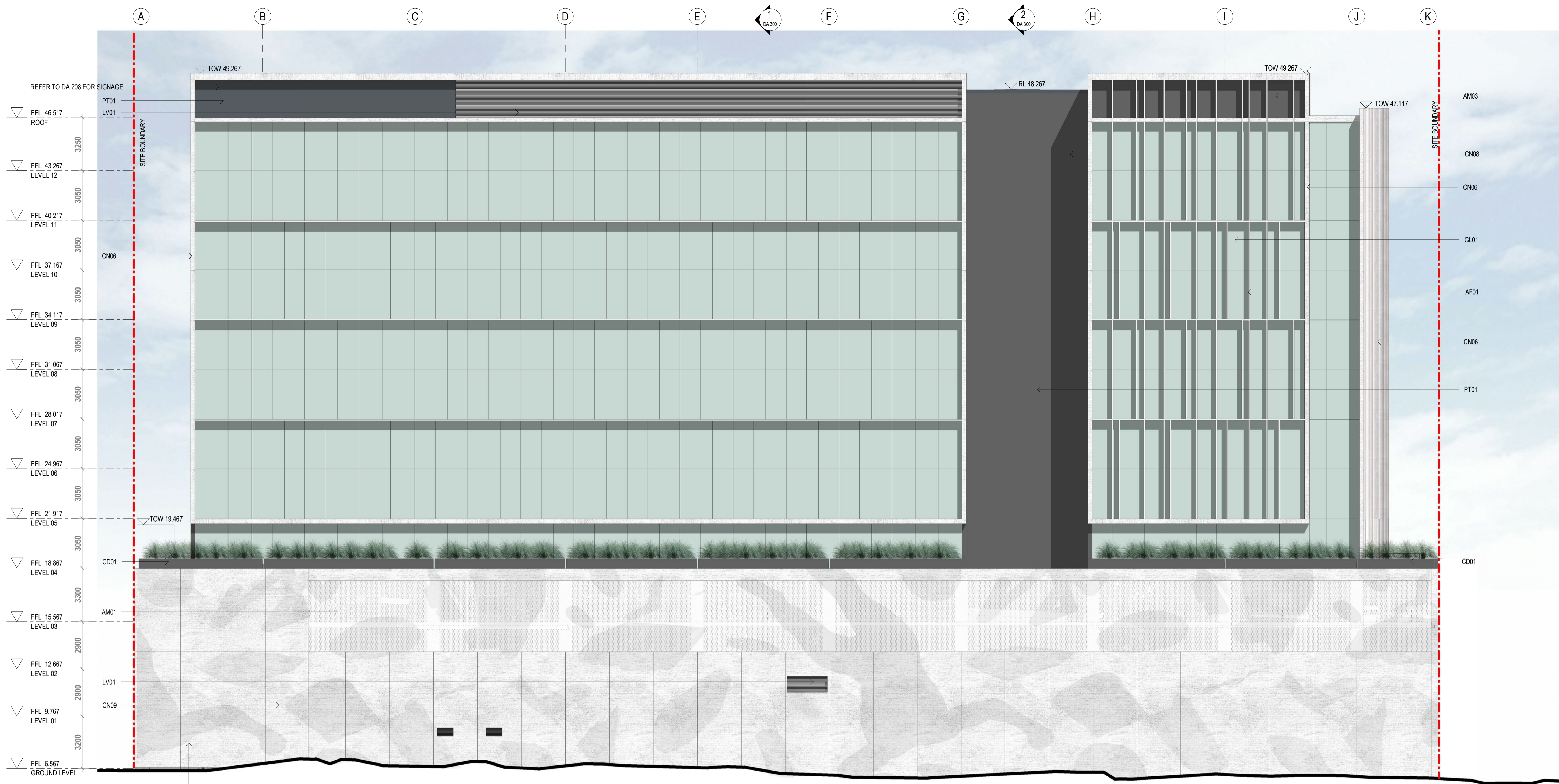
Drawing Title
NORTH ELEVATION

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DA SUBMISSION

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Verified	PDS
Approved	PDS
Drawing Created (date)	Drawing Created (by)
	RS
21/01/2020	
Scale	Project No
1:125	190377 DA 204
Drawing No	Issue
	A

22/04/2020 6:56:44 PM



1 SOUTH ELEVATION
1:125

MATERIALS LEGEND	
TAG	DESCRIPTION
AF01	ALUMINIUM FRAME ON FACADE
AM01	EXPANDED METAL PANEL
AM02	ALUMINIUM PERFORATED PANEL
AM03	ALUMINIUM PANEL
CD01	STEEL CLADDING 01
CN01	CONCRETE SLAB
CN02	CONCRETE COLUMN - EXPOSED
CN03	CONCRETE FRAME
CN04	CONCRETE WALL
CN05	CONCRETE PLANTER BOX

MATERIALS LEGEND	
TAG	DESCRIPTION
CN06	PRECAST CONCRETE PROFILE
CN07	CONCRETE BREEZEBLOCK
CN08	PRECAST CONCRETE WALL 01
CN09	PRECAST CONCRETE WALL 02
GL01	GLASS CURTAIN PANEL SYSTEM
LV01	METAL LOUVRED SCREEN - HORIZONTAL
LV02	METAL LOUVRED SCREEN - VERTICAL
MA01	RECYCLED BRICK
PT01	PAINT - DARK GREY

Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL

Drawing Title

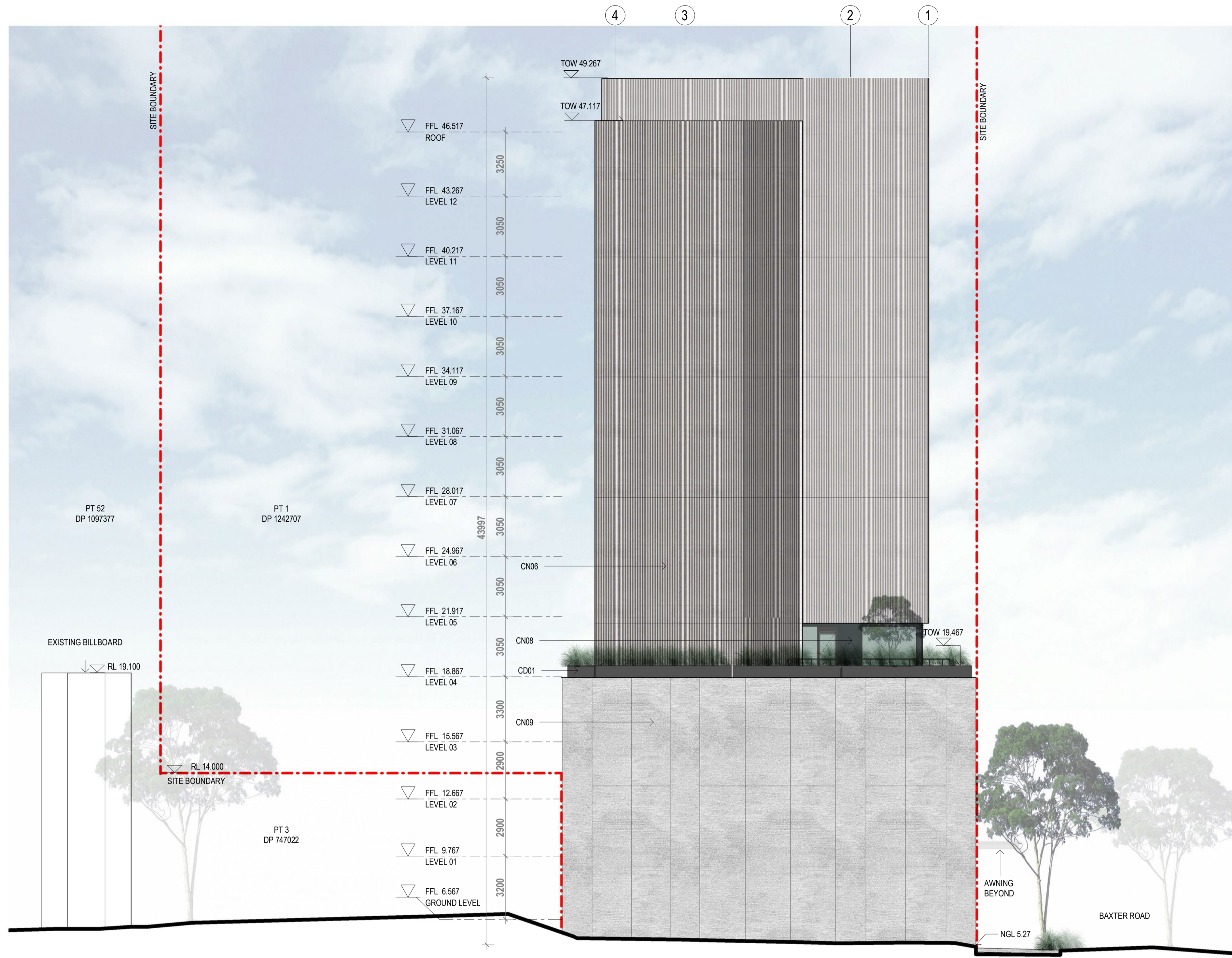
SOUTH ELEVATION

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DA SUBMISSION

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Verified	PDS
Approved	PDS
Drawing Created (date)	Drawing Created (by)
	RS
	23/01/2020
Scale	Project No
1:125	190377 DA 205
Drawing No	Issue
	A

23/01/2020



1 EAST ELEVATION
1:125

MATERIALS LEGEND	
TAG	DESCRIPTION
AF01	ALUMINIUM FRAME ON FACADE
AM01	EXPANDED METAL PANEL
AM02	ALUMINIUM PERFORATED PANEL
AM03	ALUMINIUM PANEL
CD01	STEEL CLADDING 01
CN01	CONCRETE SLAB
CN02	CONCRETE COLUMN - EXPOSED
CN03	CONCRETE FRAME
CN04	CONCRETE WALL
CN05	CONCRETE PLANTER BOX

MATERIALS LEGEND	
TAG	DESCRIPTION
CN06	PRECAST CONCRETE PROFILE
CN07	CONCRETE BREEZEBLOCK
CN08	PRECAST CONCRETE WALL 01
CN09	PRECAST CONCRETE WALL 02
GL01	GLASS CURTAIN PANEL SYSTEM
LV01	METAL LOUVRED SCREEN - HORIZONTAL
LV02	METAL LOUVRED SCREEN - VERTICAL
MA01	RECYCLED BRICK
PT01	PAINT - DARK GREY

Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd

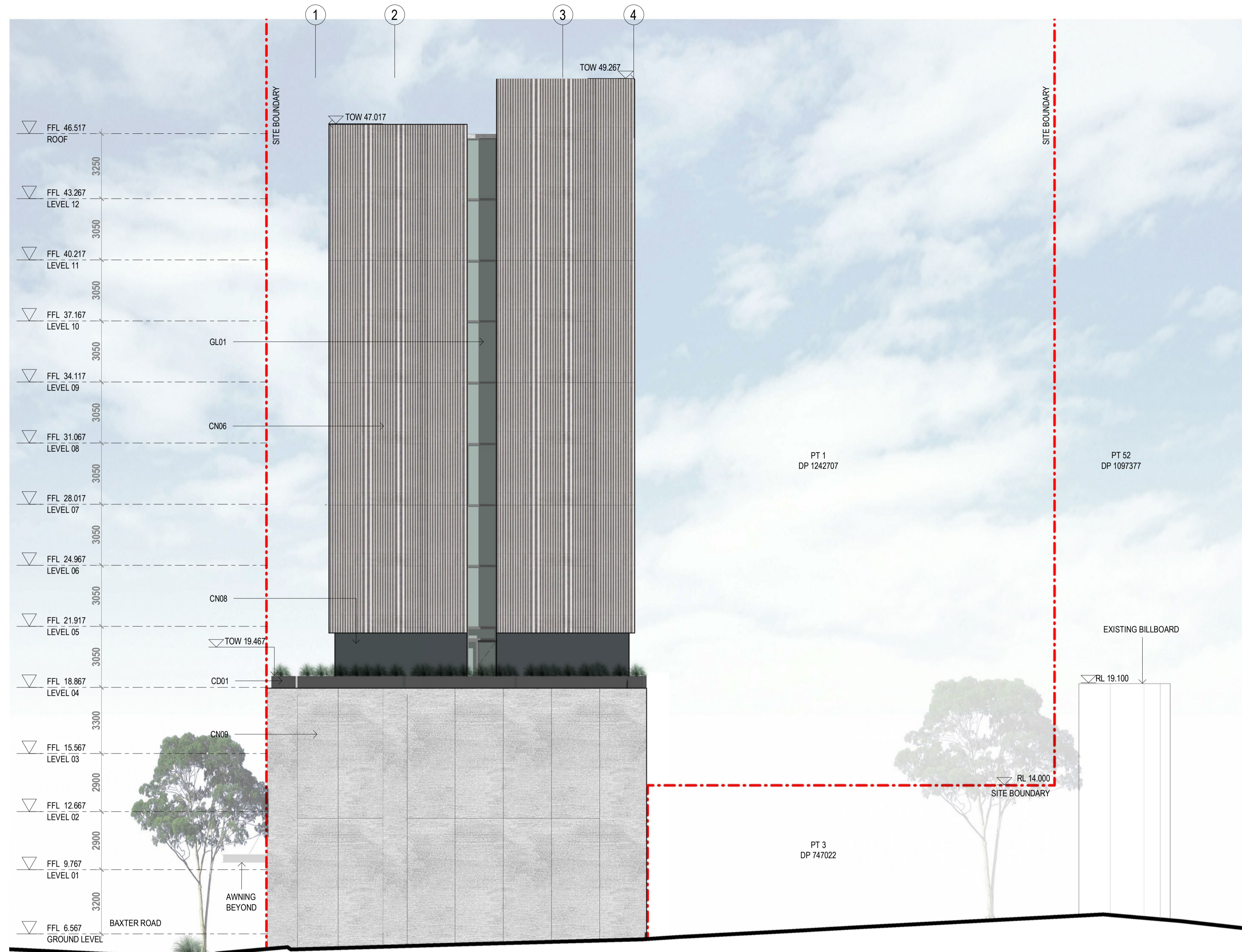
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 architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL
 Drawing Title
EAST ELEVATION

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DA SUBMISSION			
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Verified	PDS	Approved	PDS
Drawing Created (date)	23/01/2020	Drawing Created (by)	RS
Scale	Project No	Drawing No	Issue
1:125	190377	DA 206	A

23/01/2020



1 WEST ELEVATION
1 : 125

MATERIALS LEGEND	
TAG	DESCRIPTION
AF01	ALUMINIUM FRAME ON FACADE
AM01	EXPANDED METAL PANEL
AM02	ALUMINIUM PERFORATED PANEL
AM03	ALUMINIUM PANEL
CD01	STEEL CLADDING 01
CN01	CONCRETE SLAB
CN02	CONCRETE COLUMN - EXPOSED
CN03	CONCRETE FRAME
CN04	CONCRETE WALL
CN05	CONCRETE PLANTER BOX

MATERIALS LEGEND	
TAG	DESCRIPTION
CN06	PRECAST CONCRETE PROFILE
CN07	CONCRETE BREEZEBLOCK
CN08	PRECAST CONCRETE WALL 01
CN09	PRECAST CONCRETE WALL 02
GL01	GLASS CURTAIN PANEL SYSTEM
LV01	METAL LOUVRED SCREEN - HORIZONTAL
LV02	METAL LOUVRED SCREEN - VERTICAL
MA01	RECYCLED BRICK
PT01	PAINT - DARK GREY

Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL

Drawing Title
WEST ELEVATION

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DA SUBMISSION

Plotted and checked by RS

Verified PDS Approved PDS

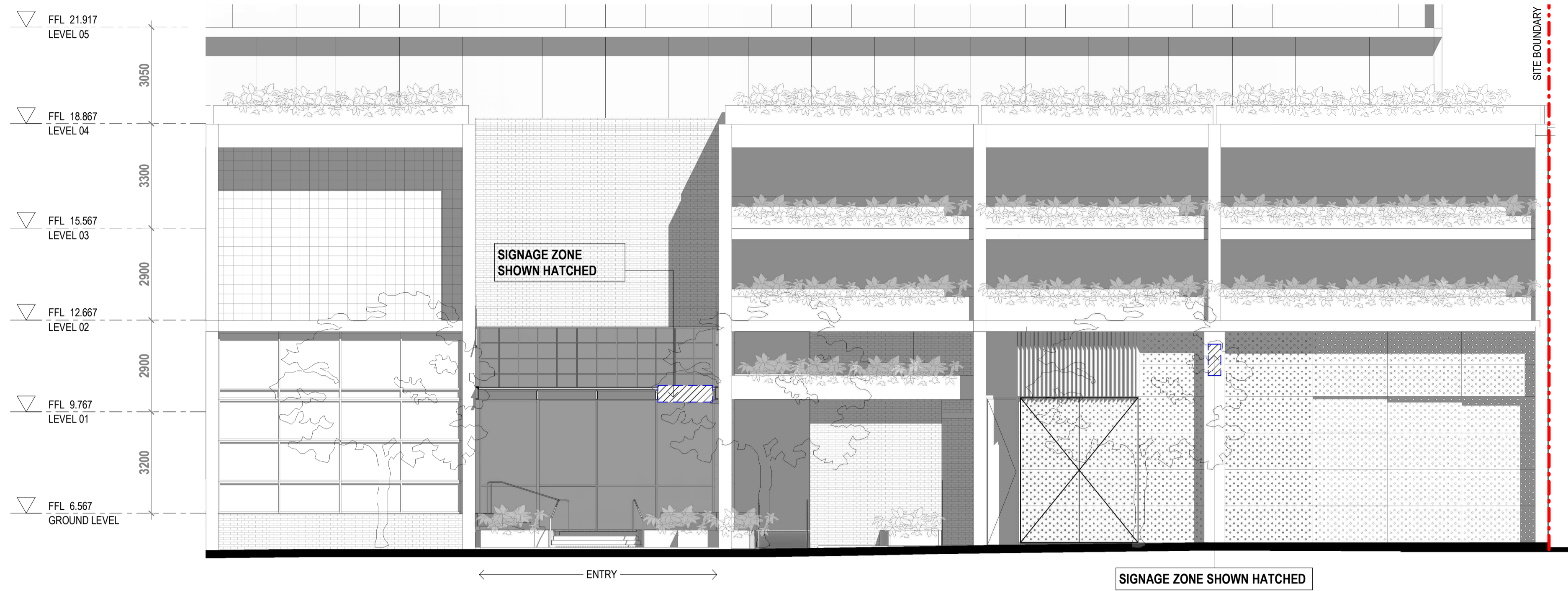
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23/01/2020

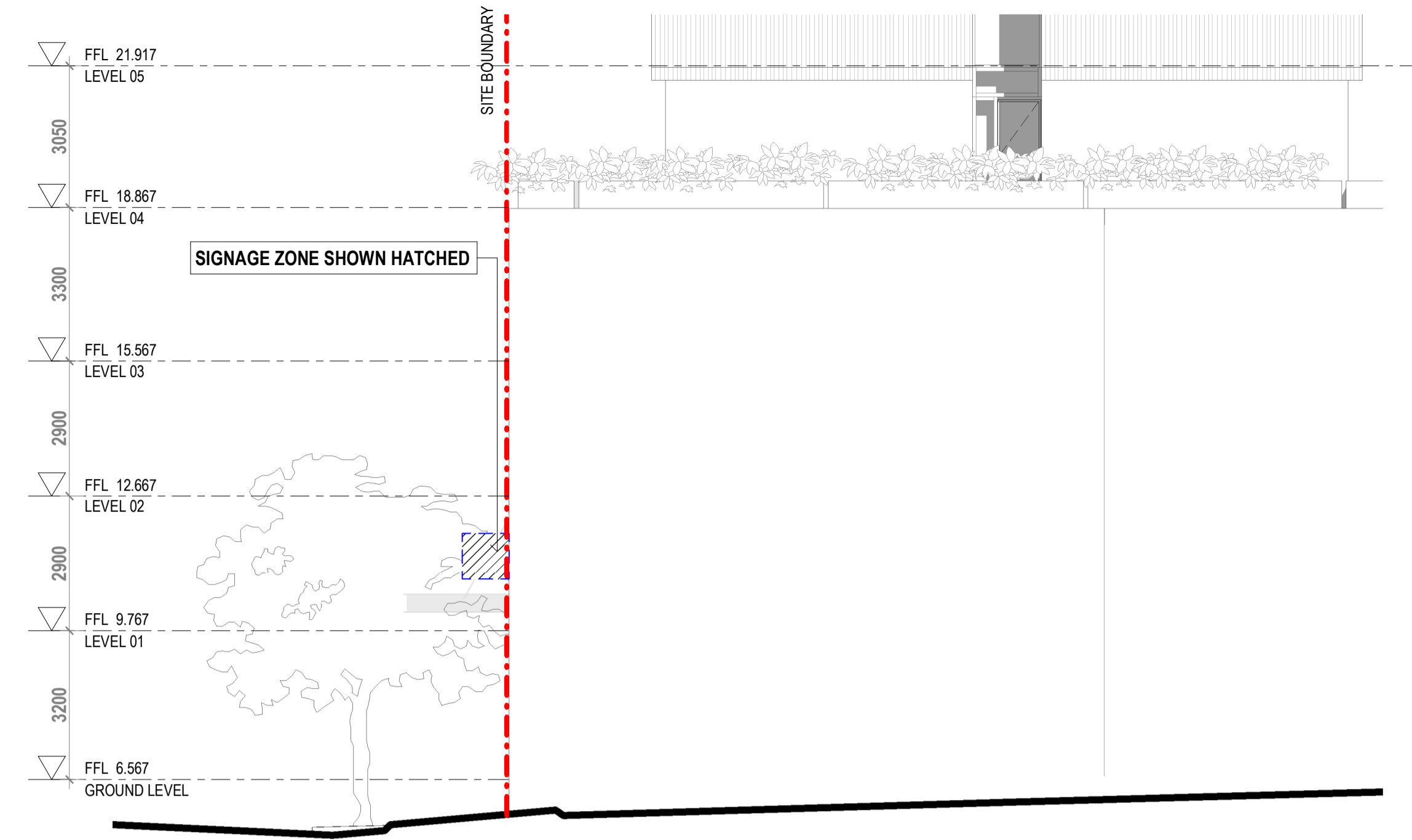
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1 : 125 190377 DA 207 A

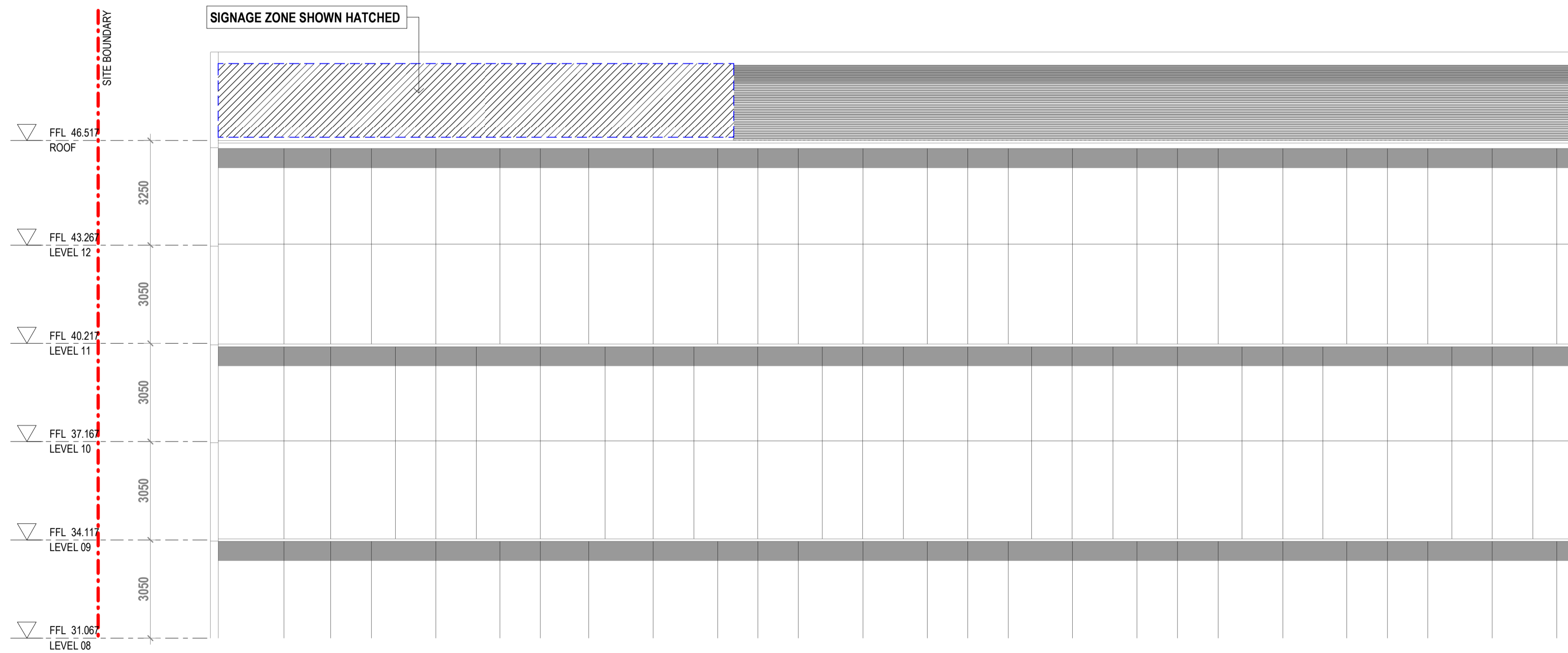
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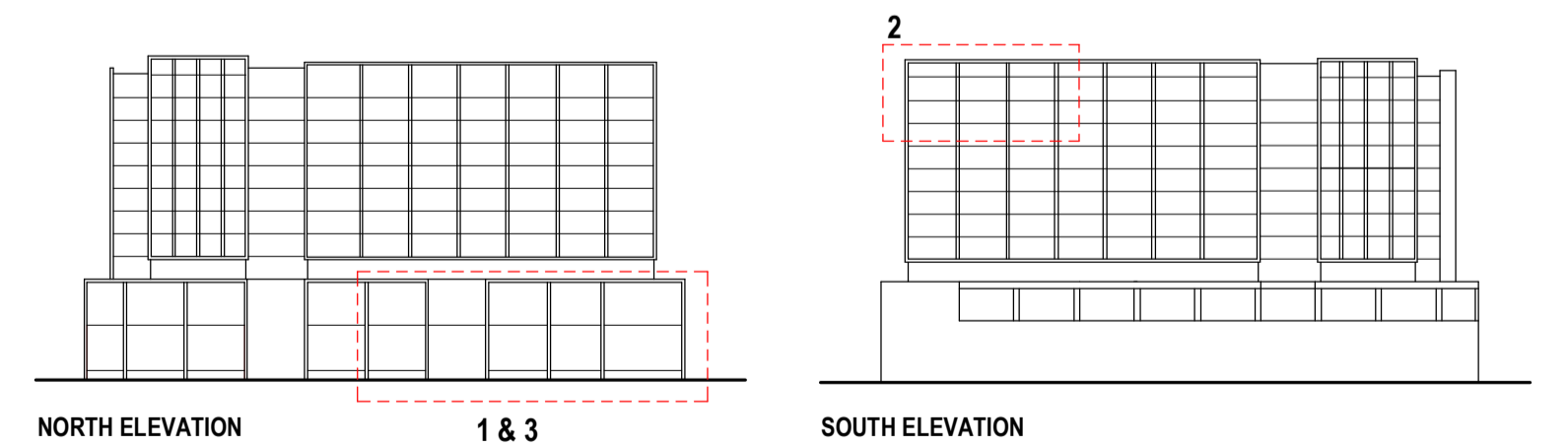
1 SIGNAGE ELEVATION NORTH
1:100



3 SIGNAGE ELEVATION WEST
1:100



2 SIGNAGE ELEVATION SOUTH
1:100



Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
 Consultant
Acoustics: Acoustic Logic
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Fire Engineering: Core Engineering

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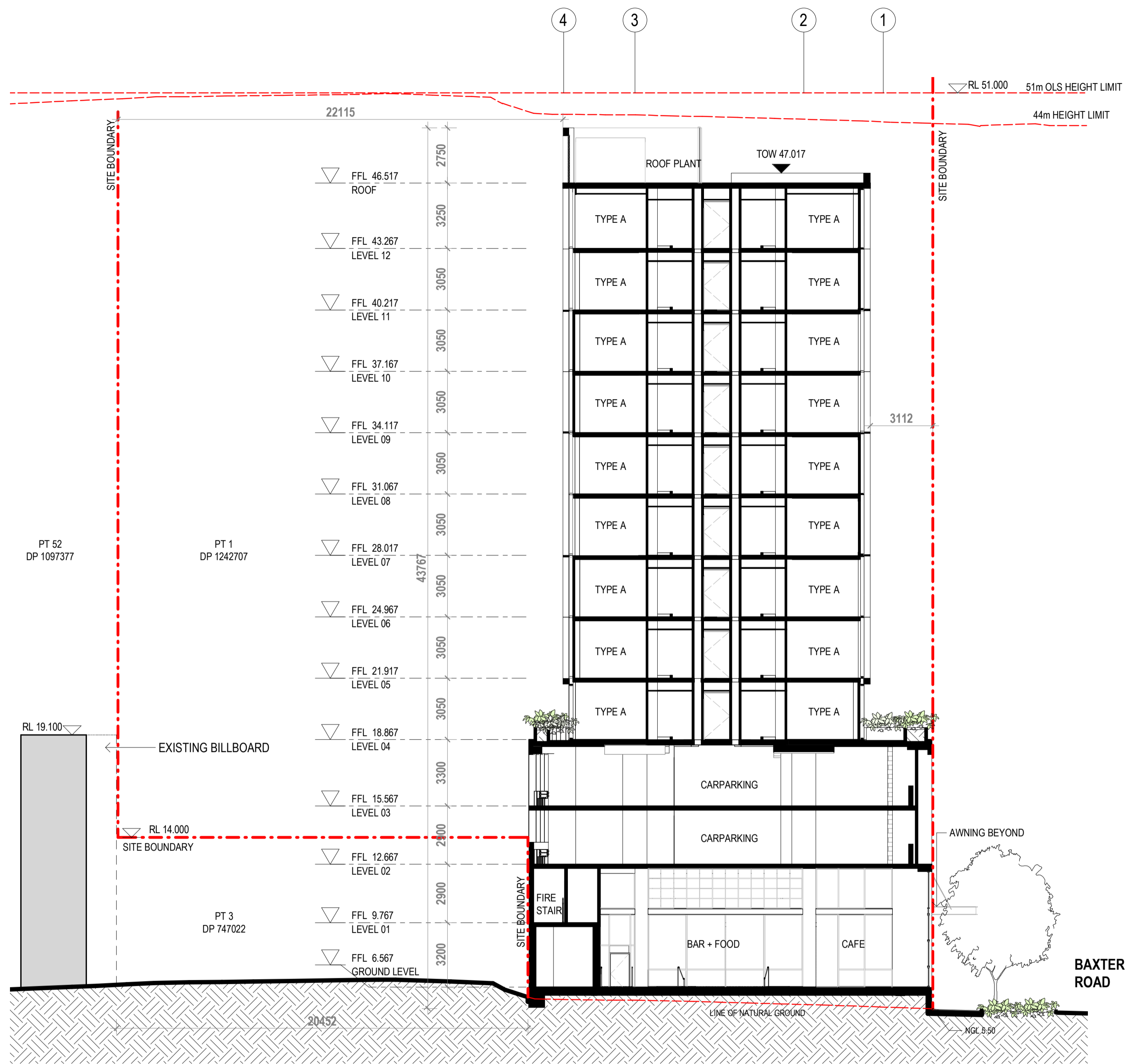
Project Title
BAXTER ROAD HOTEL

Drawing Title
SIGNAGE ELEVATIONS

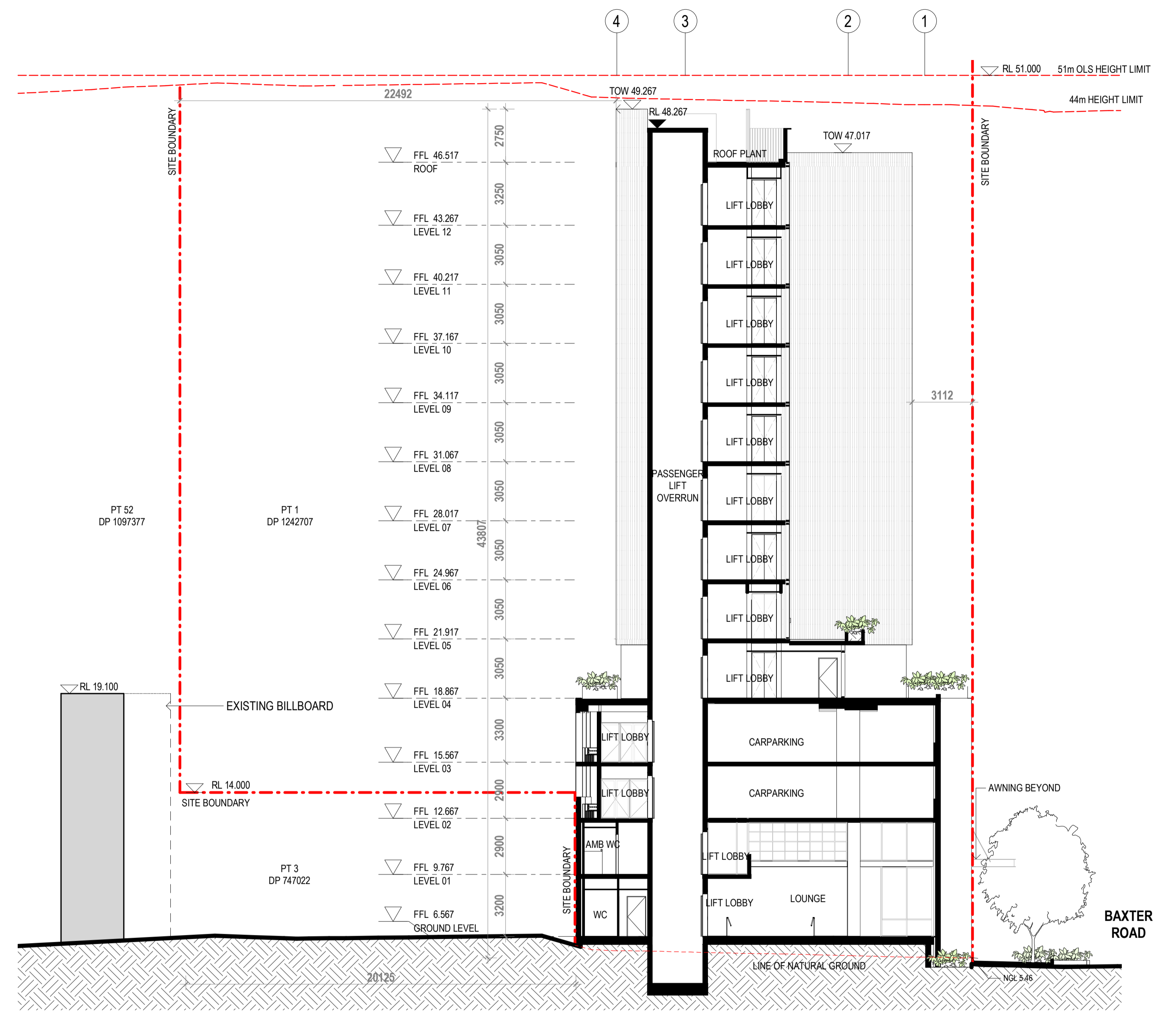
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DA SUBMISSION				
Plotted and checked by		Author		
Verified	Designer	Approved	Approver	
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			04/01/20	
Scale	Project No	Drawing No	Issue	
As indicated	190377	DA 208	A	

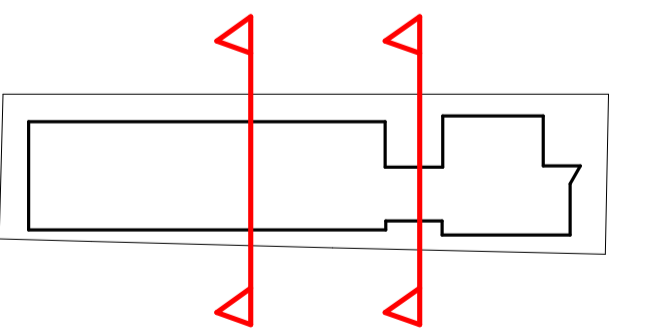
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1 SECTION A
1:150



2 SECTION B
1:150



Amendments		Amendments	
Issue	Description	Date	Date
A	Amended Development Application Issued to Council	22.04.2020	

Amendments		Amendments	
Issue	Description	Date	Date

Consultant
Civil & Structure: Northrop
Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec
Consultant
Acoustics: Acoustic Logic
Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd

GROUP GSA

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nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL

Drawing Title

SECTIONS A & B

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DA SUBMISSION			
Plotted and checked by	JK	Approved	LR
Verified	LR	Approved	LR
Drawing Created (date)	Drawing Created (by)	RS	RS
			17/01/20
Scale	Project No	Drawing No	Issue
As indicated	190377	DA 300	A

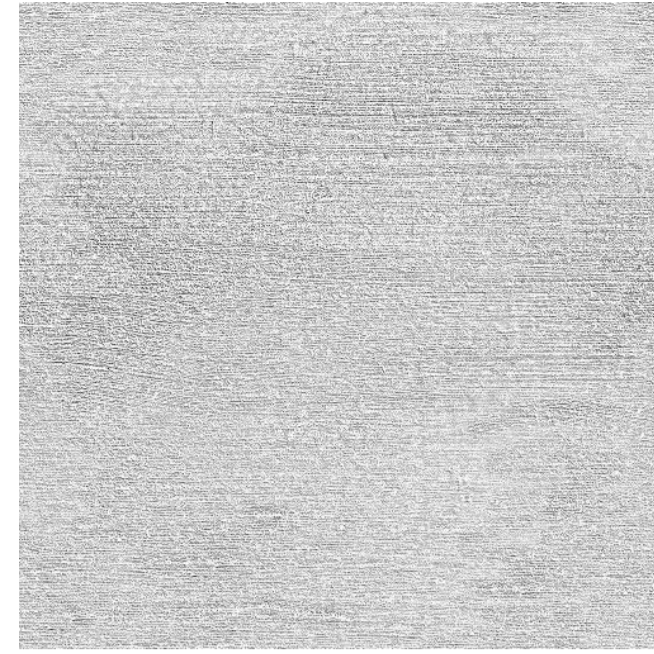
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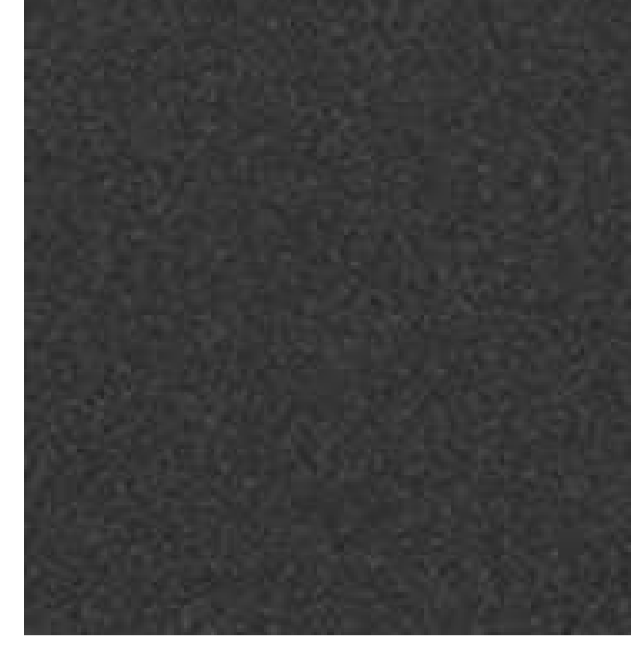
MA01 EMPIRE BRICK
RECYCLED BRICK RANGE
OR SIMILAR
Urban Industrial Mix



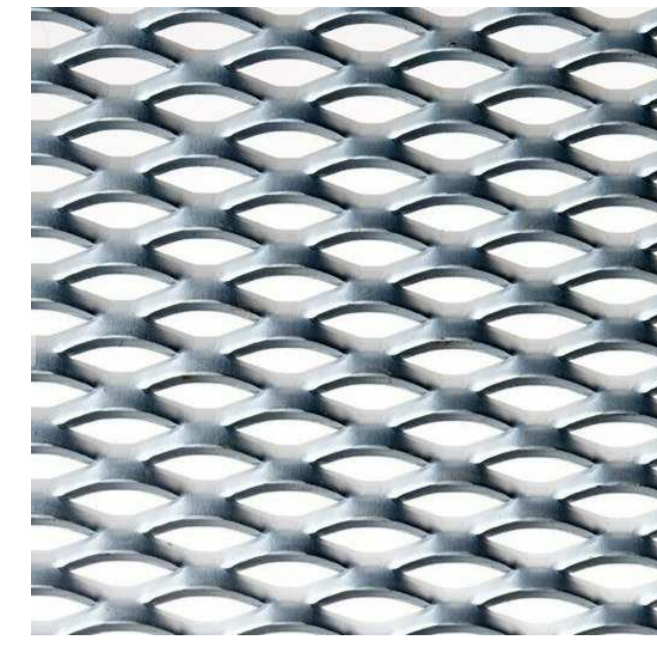
PT01 CHARCOAL PAINT
Colour: DULUX Charcoal Essence 88590 or similar



CN CONCRETE
CN01 CONCRETE SLAB
CN02 CONCRETE COLUMN - EXPOSED
CN03 CONCRETE FRAME
CN04 CONCRETE WALL
CN05 CONCRETE PLANTER BOX
CN09 PRECAST CONCREET WALL 02



CD01 STEEL CLADDING
Finish: Micaceous Finish
Colour - Natural Grey



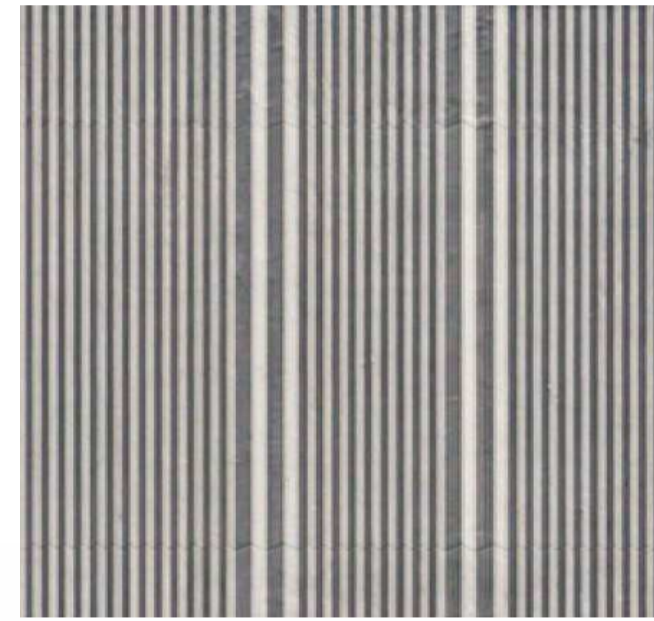
AM01 EXPANDED METAL PANEL



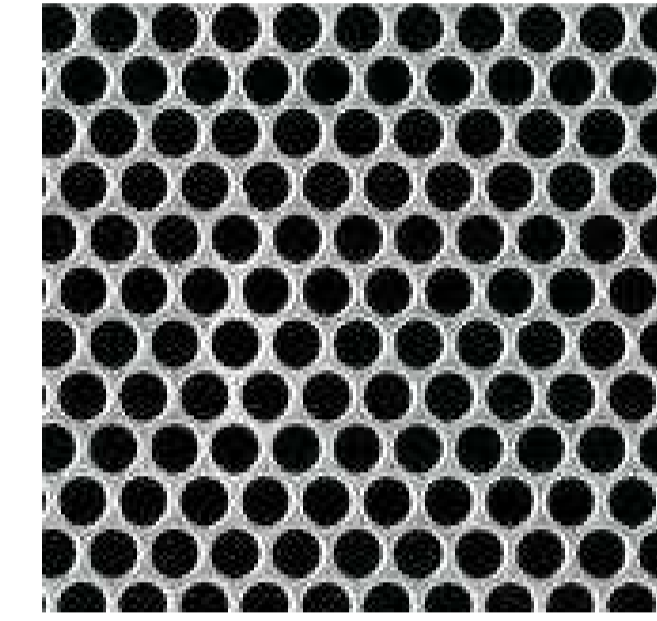
LV01 METAL LOUVRED SCREENS -
HORIZONTAL
Finish: Micaceous or Powdercoat to match
Colour - Natural Grey



GL01 GLASS CURTAIN PANEL
SYSTEM



CN06 PRECAST CONCRETE PROFILE



AM02 ALUMINIUM PERFORATED
PANEL
Finish: Micaceous or Powdercoat to match
Colour - Natural Grey



LV02 METAL LOUVRED SCREENS -
VERTICAL
Finish: Micaceous or Powdercoat to match
Colour - Natural Grey



AF01 ALUMINIUM FRAME ON
FACADE



CN07 CONCRETE BREEZE BLOCK



AM03 ALUMINIUM PANEL



CN08 PRECAST CONCRETE WALL 01

Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant	
Civil & Structure: Northrop	Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stantec	Consultant
Acoustics: Acoustic Logic	Consultant
Fire Engineering: Core Engineering	Consultant

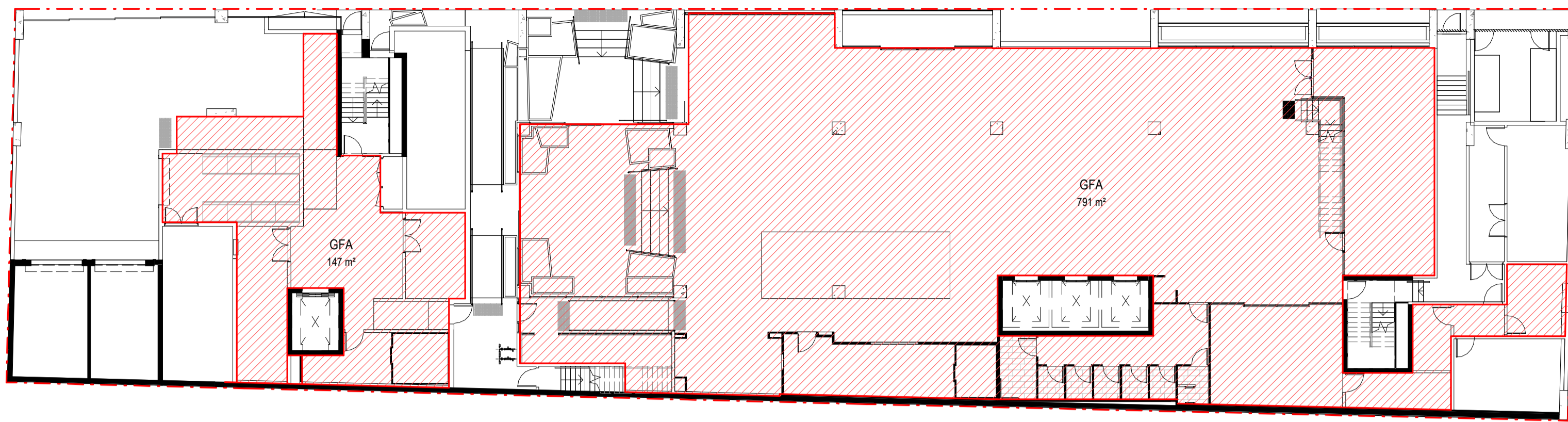
Client	
Baxter Road Hotel Pty Ltd	

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
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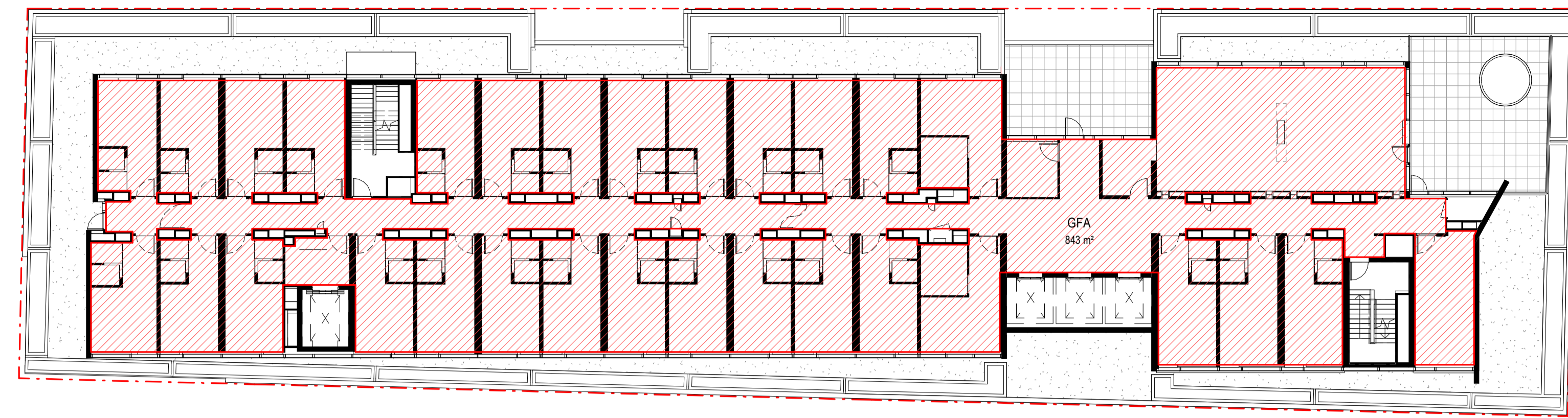
Project Title			
BAXTER ROAD HOTEL			
Drawing Title			
MATERIAL & FINISHES SCHEDULE			

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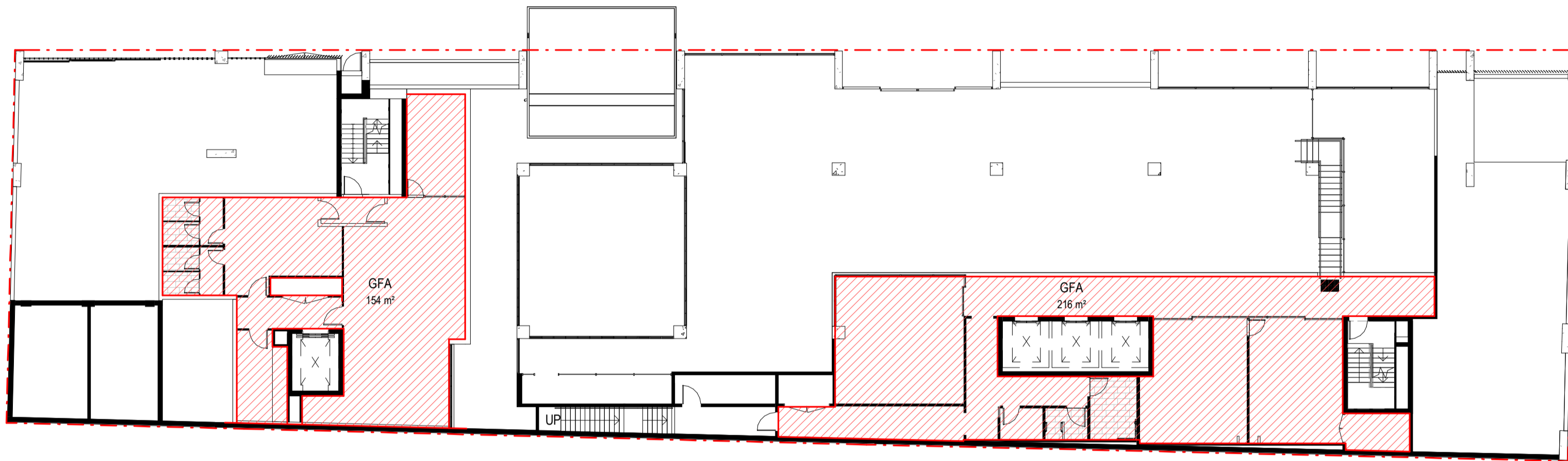
DA SUBMISSION				
Plotted and checked by		Author		
Verified	Designer	Approved	Approver	
Drawing Created (date)		Drawing Created (by)		Checker
				18/03/2020
Scale	Project No	Drawing No	Issue	
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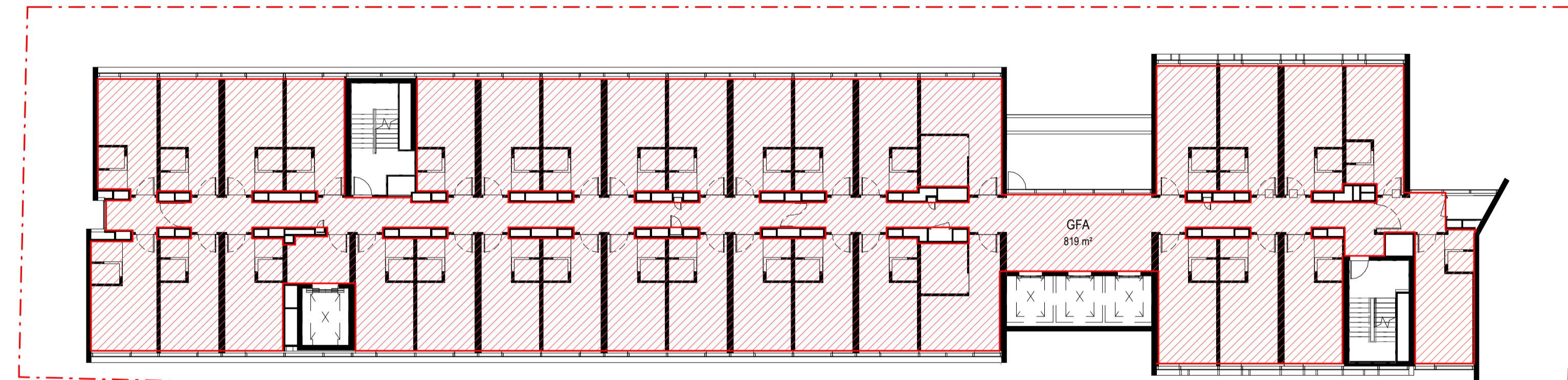
1 GROUND GFA
1:200



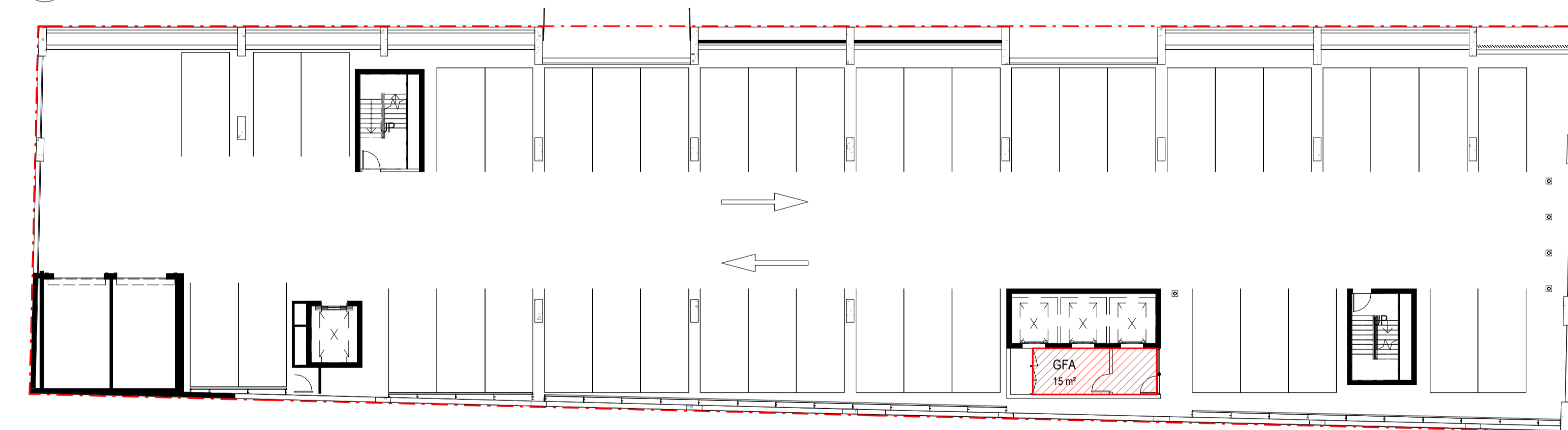
4 LEVEL 4 PODIUM LEVEL GFA
1:200



2 LEVEL 01 - GFA
1:200



5 LEVEL 5 - 12 GFA
1:200



3 LEVEL 02-03 - GFA
1:200

GFA DEFINITION
*FROM BOTANY BAY LOCAL ENVIRONMENTAL PLAN 2013

GROSS FLOOR AREA
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GFA SCHEDULE	
Level	Area
GROUND LEVEL	939 m ²
LEVEL 01	370 m ²
LEVEL 02	15 m ²
LEVEL 03	15 m ²
LEVEL 04	843 m ²
LEVEL 05	819 m ²
LEVEL 06	819 m ²
LEVEL 07	819 m ²
LEVEL 08	819 m ²
LEVEL 09	819 m ²
LEVEL 10	819 m ²
LEVEL 11	819 m ²
LEVEL 12	819 m ²
Grand total	8731 m ²

NET INTERNAL AREA - TO FACE OF INTERNAL WALLS	
Level	Area
GROUND LEVEL	834 m ²
LEVEL 01	365 m ²
LEVEL 02	15 m ²
LEVEL 03	15 m ²
LEVEL 04	801 m ²
LEVEL 05	780 m ²
LEVEL 06	690 m ²
LEVEL 07	782 m ²
LEVEL 08	782 m ²
LEVEL 09	781 m ²
LEVEL 10	780 m ²
LEVEL 11	781 m ²
LEVEL 12	777 m ²
Grand total	8182 m ²

EFFICIENCY TABLE			
	GFA NET INTERNAL AREA	GFA AREA	EFFICIENCY
GROUND LEVEL	830 m ²	939 m ²	88%
LEVEL 01	357 m ²	370 m ²	96%
LEVEL 02	15 m ²	15 m ²	100%
LEVEL 03	15 m ²	15 m ²	100%
LEVEL 04	801 m ²	843 m ²	95%
LEVEL 05	776 m ²	819 m ²	95%
LEVEL 06	777 m ²	819 m ²	95%
LEVEL 07	777 m ²	819 m ²	95%
LEVEL 08	777 m ²	819 m ²	95%
LEVEL 09	777 m ²	819 m ²	95%
LEVEL 10	777 m ²	819 m ²	95%
LEVEL 11	777 m ²	819 m ²	95%
LEVEL 12	776 m ²	819 m ²	95%
Grand total	8233 m ²	8731 m ²	

SITE AREA :	2,997 m ²
GFA :	8,731 m ²
FSR ALLOWABLE :	3.0 : 1
FSR PROPOSED :	2.91 : 1
COMPLIANCE :	YES

Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant	Client
Civil & Structure: Northrop	Baxter Road Hotel Pty Ltd

Mechanical, Hydraulic, Electrical & Fire Services:
Stantec
Consultant

Acoustics: Acoustic Logic
Consultant

Fire Engineering: Core Engineering



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Level 7, 90 William St East Sydney NSW
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architecture interior design urban design landscape
nom architect M. Sheldon 9390

Project Title
BAXTER ROAD HOTEL

Drawing Title

GFA DIAGRAMS

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DA SUBMISSION

Plotted and checked by	JK
Verified	LR Approved
Drawing Created (date)	Drawing Created (by) JM

01/14/2020

Scale	Project No	Drawing No	Issue
As indicated	190377	DA 500	A



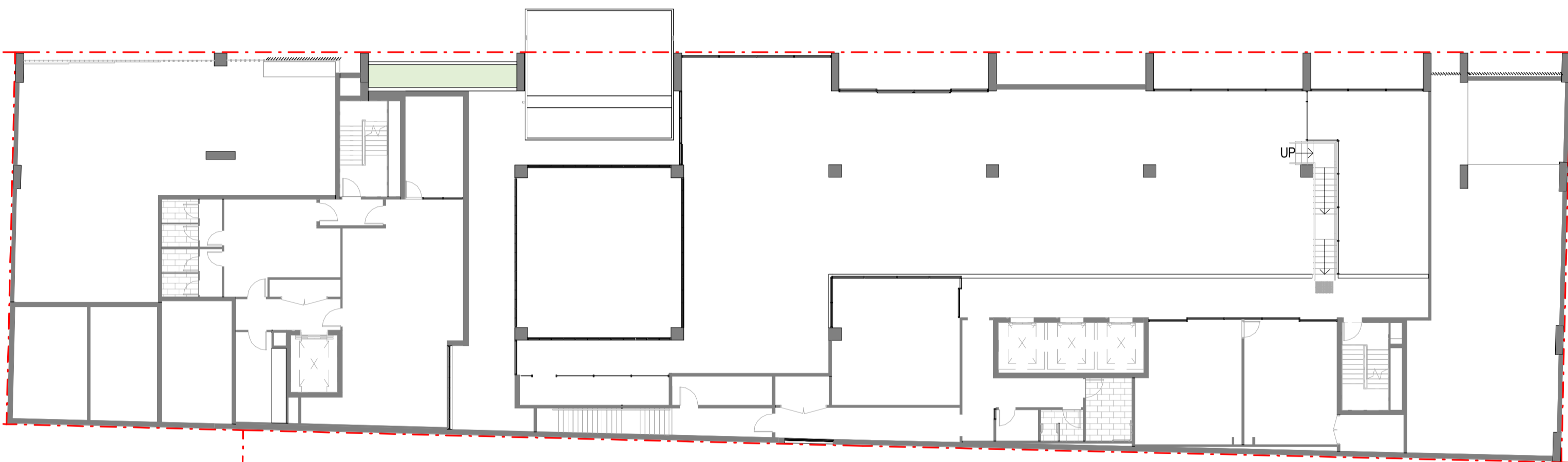
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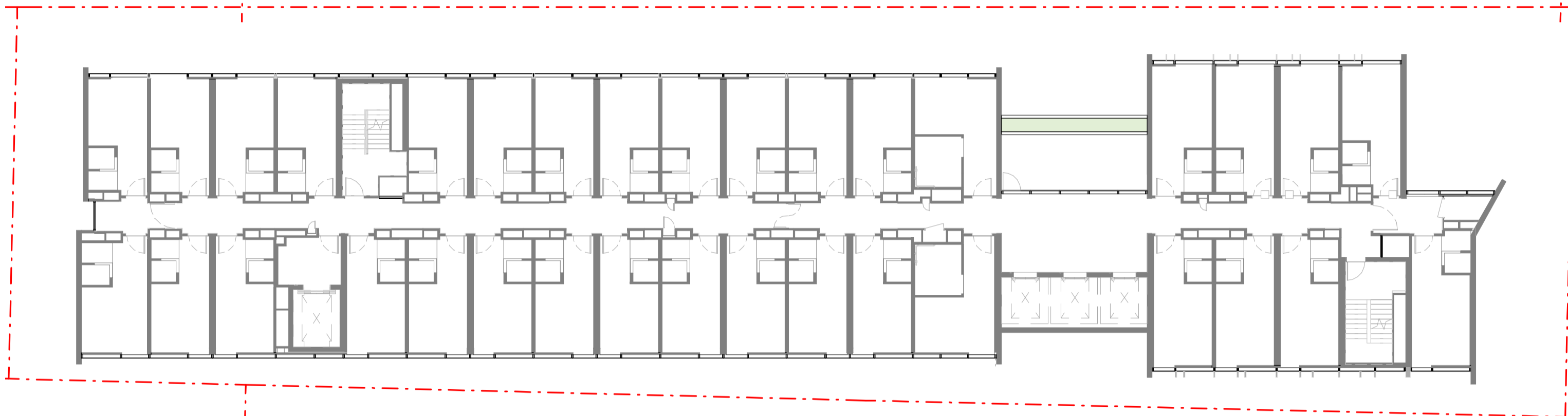
1 LANDSCAPE DIAGRAM - GROUND FLOOR
1:200



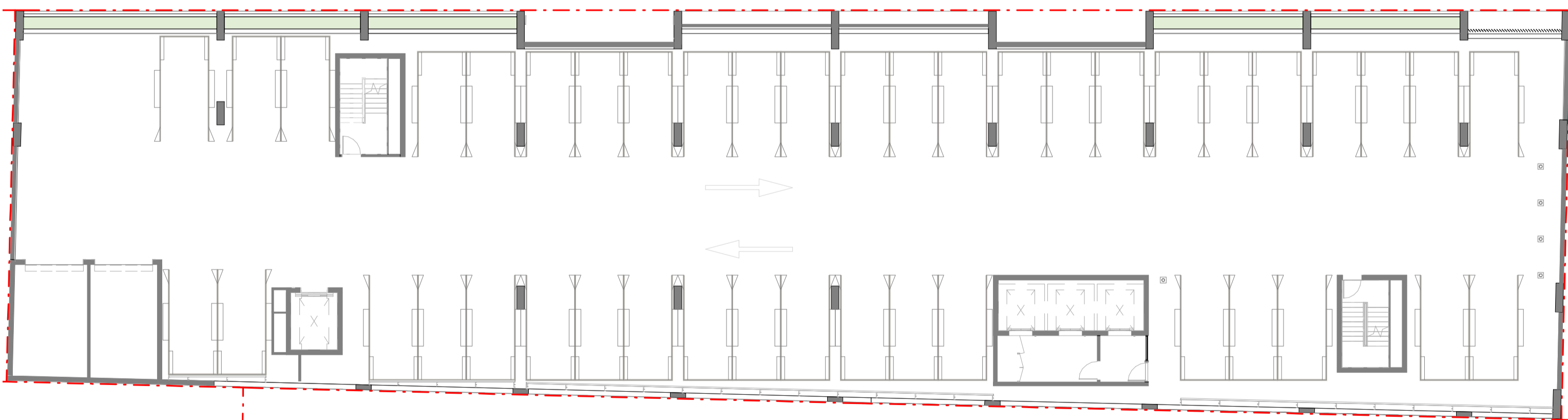
4 LANDSCAPE DIAGRAM - LEVEL 4
1:200



2 LANDSCAPE DIAGRAM - LEVEL 1
1:200



5 LANDSCAPE DIAGRAM - LEVEL 5
1:200



3 LANDSCAPE DIAGRAM - LEVEL 2-3
1:200

LANDSCAPED AREA SUMMARY	
SITE AREA	= 2,997m ²
REQUIRED LANDSCAPE (10%)	= 300m ²
PROPOSED LANDSCAPE	= 300m ²
COMPLIANCE	= YES

GROUND LEVEL	= 56m ²
LEVEL 1	= 9m ²
LEVEL 2	= 25m ²
LEVEL 3	= 25m ²
LEVEL 4	= 180m ²
LEVEL 5	= 5m ²

LANDSCAPED AREA

Amendments	Issue	Description	Date
A	Amended Development Application	Issued to Council	22.04.2020

Amendments	Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
 Baxter Road Hotel Pty Ltd

GROUP GSA
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 architecture interior design urban design landscape
 nom architect M. Sheldon 3990

Project Title
BAXTER ROAD HOTEL
 Drawing Title
LANDSCAPE DIAGRAM
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DA SUBMISSION			
Plotted and checked by	Author	Verified	Designer
Approved	Approver	Drawing Created (date)	Drawing Created (by)
Checker	18/03/2020	Scale	Project No
As indicated	190377	Drawing No	DA 501
Issue	A		



22/03/2020 09:16:03



1 SHADOW DIAGRAM - 21 JUNE 9AM
1:1000



2 SHADOW DIAGRAM - 21 JUNE 10AM
1:1000



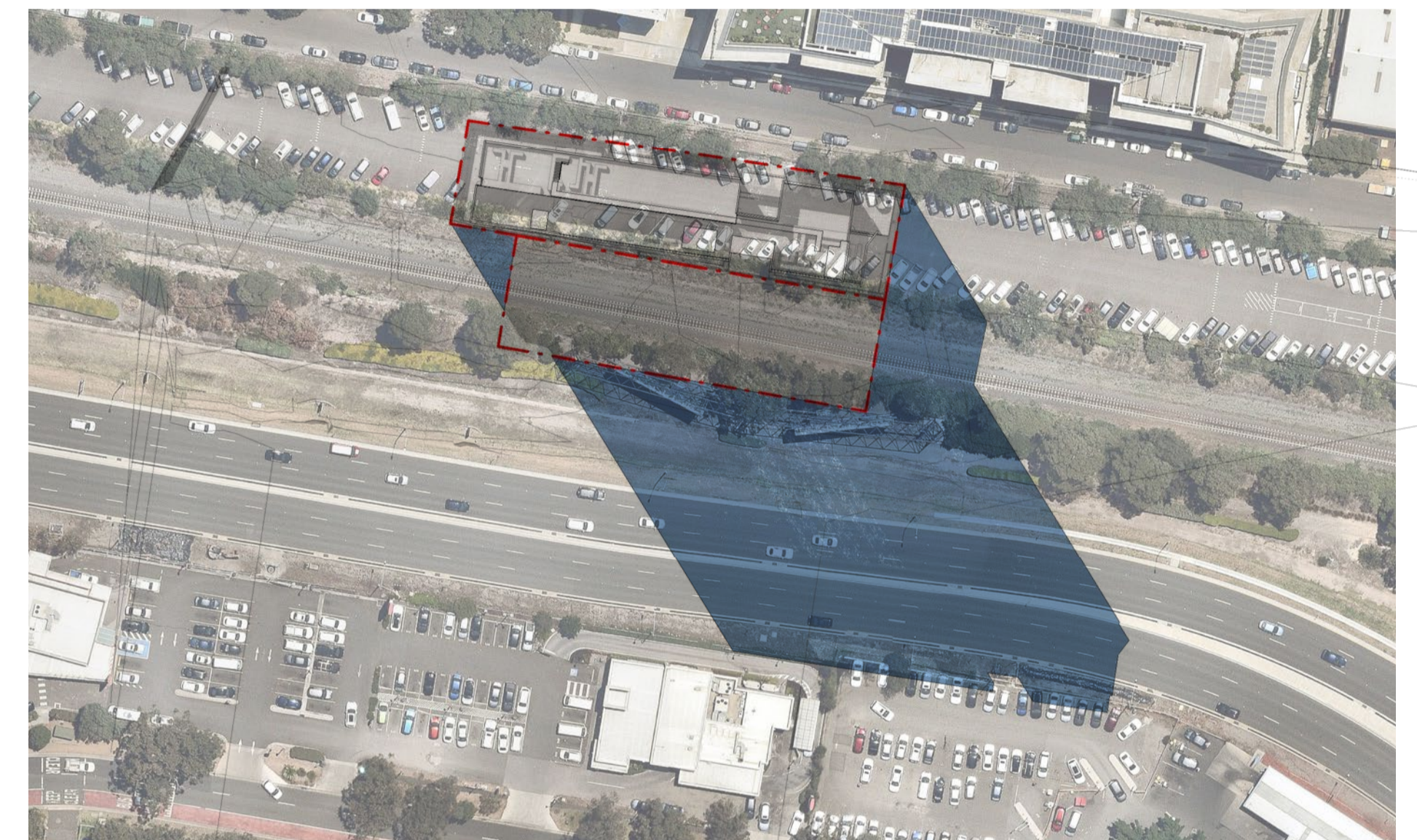
3 SHADOW DIAGRAM - 21 JUNE 11AM
1:1000



4 SHADOW DIAGRAM - 21 JUNE 12PM
1:1000



5 SHADOW DIAGRAM - 21 JUNE 1PM
1:1000



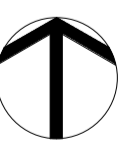
6 SHADOW DIAGRAM - 21 JUNE 2PM
1:1000



7 SHADOW DIAGRAM - 21 JUNE 3PM
1:1000

LEGEND

- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- SITE BOUNDARY



DA SUBMISSION

Project Title
BAXTER ROAD HOTEL

Drawing Title
SHADOW DIAGRAM

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Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by) Checker	
		03/10/2020	
Scale	Project No	Drawing No	Issue
As indicated	190377	DA 610	A

Amendments		Amendments	
Issue	Description	Date	Date
A	Amended Development Application Issued to Council	22.04.2020	

Consultant	Client
Civil & Structure: Northrop Consultant	Baxter Road Hotel Pty Ltd
Mechanical, Hydraulic, Electrical & Fire Services: Stantec Consultant	
Acoustics: Acoustic Logic Consultant	
Fire Engineering: Core Engineering	



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nom architect M. Sheldon 3990



Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
Consultant
Acoustics: Acoustic Logic
Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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Project Title
BAXTER ROAD HOTEL

Drawing Title
PERSPECTIVE 01

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Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker	
			03/30/20
Scale	Project No	Drawing No	Issue
	190377	DA 700	A

W4 612 9332 3458



Amendments		
Issue	Description	Date
A	Amended Development Application Issued to Council	22.04.2020

Amendments		
Issue	Description	Date

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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Project Title
BAXTER ROAD HOTEL

Drawing Title
PERSPECTIVE 02

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DA SUBMISSION			
Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker	03/30/20
Scale	Project No	Drawing No	Issue
	190377	DA 701	A

W4 512 23 9 020240102



Amendments		Amendments	
Issue	Description	Date	
A	Amended Development Application Issued to Council	22.04.2020	

Amendments		Amendments	
Issue	Description	Date	

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
 Consultant
Acoustics: Acoustic Logic
 Consultant
Fire Engineering: Core Engineering

Client
Baxter Road Hotel Pty Ltd



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Project Title
BAXTER ROAD HOTEL

Drawing Title
PERSPECTIVE 03

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Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)		Checker
			03/30/20
Scale	Project No	Drawing No	Issue
	190377	DA 702	A



Amendments		Amendments	
Issue	Description	Date	
A	Amended Development Application Issued to Council	22.04.2020	

Amendments		Amendments	
Issue	Description	Date	

Consultant
Civil & Structure: Northrop
 Consultant
Mechanical, Hydraulic, Electrical & Fire Services: Stanlec
 Consultant
Acoustics: Acoustic Logic
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Project Title
BAXTER ROAD HOTEL

Drawing Title
PERSPECTIVE 04

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DA SUBMISSION

Plotted and checked by		Author	
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by) Checker	
		03/30/20	
Scale	Project No	Drawing No	Issue
	190377	DA 703	A

W4 862339 0202P0102