Attachment A3

Planning Proposal: Concept Design Plans
1-11 Oxford Street, Paddington

OXFORD STREET HOTEL

ARCHITECTURAL DRAWINGS

DRAWING LIST

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BUILDING SUMMARY

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>GFA (m²)</th>
<th>ROOM YIELD</th>
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</thead>
<tbody>
<tr>
<td>5F. LEVEL 5</td>
<td>235.82</td>
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<tr>
<td>4F. LEVEL 4</td>
<td>655.06</td>
<td>19</td>
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<tr>
<td>3F. LEVEL 3</td>
<td>945.58</td>
<td>29</td>
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<tr>
<td>2F. LEVEL 2</td>
<td>998.82</td>
<td>27</td>
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<tr>
<td>1F. LEVEL 1</td>
<td>991.31</td>
<td>27</td>
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<tr>
<td>G.FLOOR FLOOR</td>
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<td>BF1. BASEMENT 01</td>
<td>711.15</td>
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<tr>
<td>BF2. BASEMENT 02</td>
<td>318.75</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL SITE AREA | 1574m²
TOTAL GFA | 5672.13m²
GFA (ABOVE GROUND) | 4649.69m²
GFA (BELOW GROUND) | 1022.44m²

TOTAL FSR | 3.60:1
FSR (ABOVE GROUND) | 2.95:1
FSR (BELOW GROUND) | 0.85:1

NOTES

1. Refer Urban Context Analysis Report for contextual drawings
1. Refer to Basement 02 plan: excavation deleted

2. Refer to Cross section, Fourth and Fifth floor plans: top storey removed, building envelope modified, greater modulation and setbacks created

3. Refer to First and Second floor plans: portions of wall retained

COUNCIL DIAGRAM

UPDATED AMENDED PLANNING PROPOSAL DRAWINGS
Lantern structure reinterpreted

Busby's Bore reinterpreted (refer Landscape)

Interpretation of cinema seating

Cinema projection + screen

Original wall retained

Original wall interpreted
NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

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OXFORD STREET HOTEL
SOUTHERN ELEVATION

1:200 @A3

TOW 54,450
TOW 52,200

15m HEIGHT LIMIT

55,600 SECOND FLOOR UPPER
58,540 THIRD FLOOR (UPPER)
52,455 FIRST FLOOR UPPER

3,700 3,700 3,700 3,700 3,700 3,700 3,700 3,700 3,700 3,700 3,700

51,455 FIRST FLOOR
54,755 SECOND FLOOR
58,055 THIRD FLOOR
61,155 FOURTH FLOOR

47,455 GROUND FLOOR
43,505 BASEMENT 01

64,255 FIFTH FLOOR

39,560 BASEMENT 02

67,500 ROOF

47,890

NOTE: ALL EXISTING FACADES RETAINED + RESTORED

MARSHALL STREET TERRACES NOT SHOWN FOR CLARITY

UNITED STATES HOTEL

SOUTH-DOWLING STREET

Substation access

New window cut into existing facade

Existing street tree to be removed, refer Landscape Architect

LIFT OVERRUN 68,655

RL 61,705

RL 68,655

TOW 54,450
TOW 52,200

5
2
0
5
2
5
2

ODF

LEVEL ESTIMATED ONLY

ROOF LINE ESTIMATED ONLY

LINE OF EXISTING GABLE PARAPET FACADE

LINE OF LIFT OVERRUN

LINE OF LIFT OVERRUN

LINE OF EXISTING FIRE ESCAPE TO BE DEMOLISHED

LINE OF EXISTING TOILET BLOCK TO BE DEMOLISHED

LINE OF EXISTING COOLING TOWER TO BE DEMOLISHED

REFER URBAN CONTEXT ANALYSIS REPORT FOR CONTEXTUAL DRAWINGS