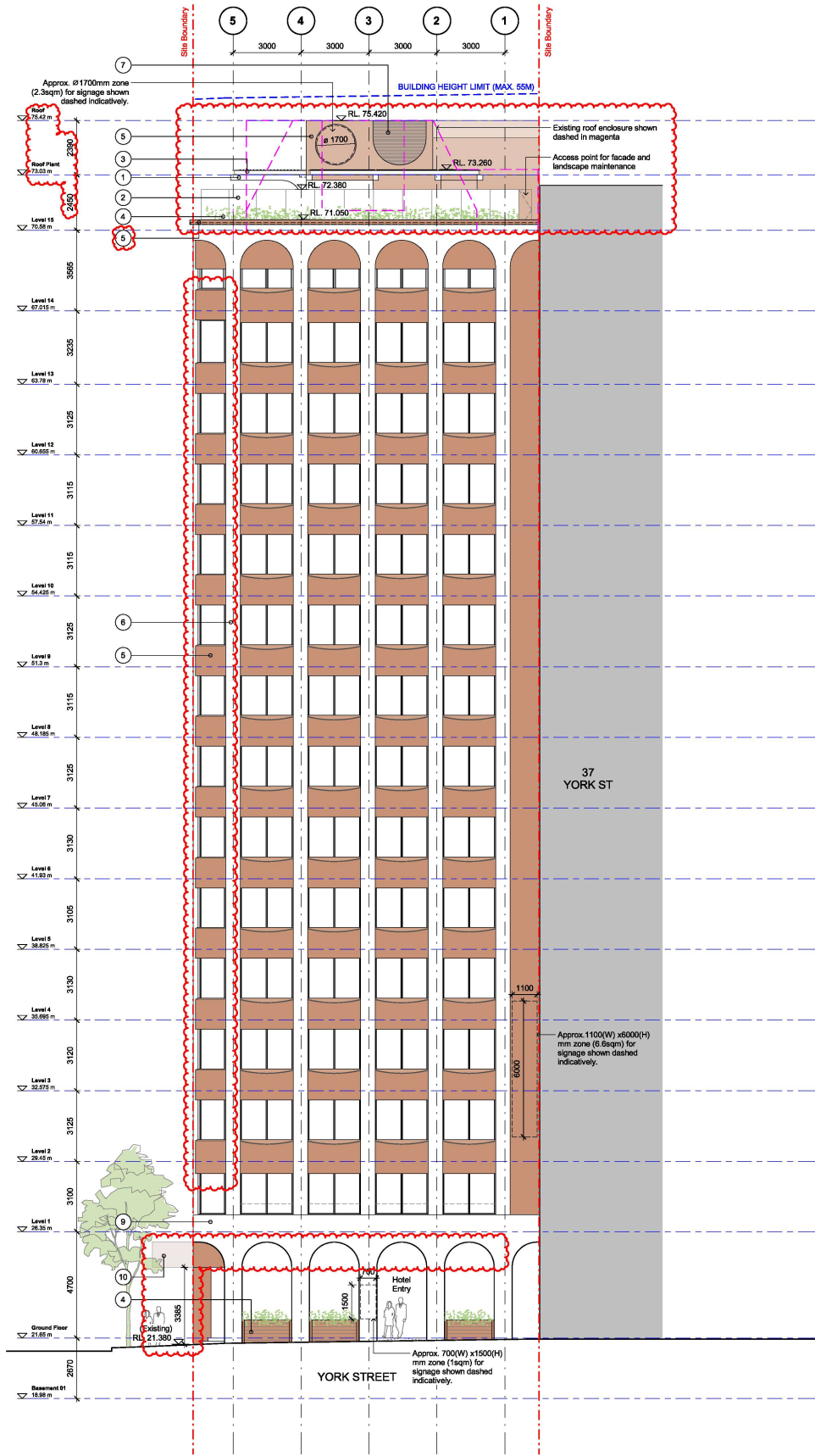


Attachment B3

Selected Drawings



East Elevation (York Street)
Elevation 1 : 100

Materiality

1 Precast Concrete Canopy	2 Glass Balustrade
3 Retractable Metal Awning, Bronze Metallic Finish	4 Integratred Planting
5 Solid Aluminium Cladding, Bronze Metallic Finish	6 Existing Concrete Tower Facade, New Patching/Staining
7 Aluminium Louves, Bronze Metallic Finish	8 Aluminium Framed Gullotine Window
9 Concrete Finish to Ground Floor Facade	10 Metal Awning, Bronze Metallic Finish

Note:
The extent of modification to the existing facade as denoted by its materiality from ground to Level 14 with the addition of a new rooftop bar/lounge on Level 15.

BATESSMART

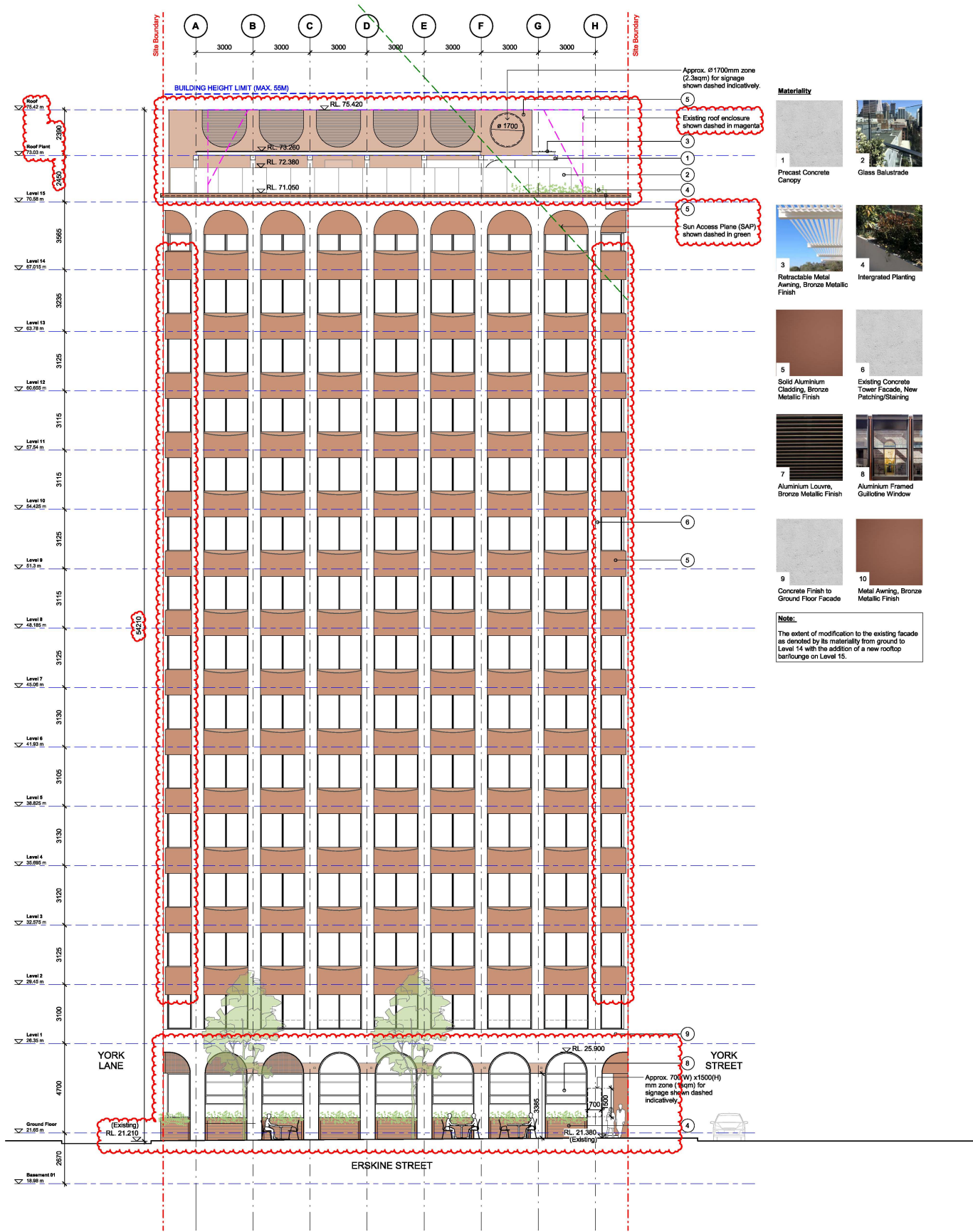
DA09.001 B

Scale: 1:100 @ A1 1:200 @ A3
 Drawn: SMH Checked: SK
 Project No.: S17004
 Proj. Date: 12/07/2024 15:26:26 PM
 Revision:

**Eskine
39 York Street
Building Elevations
East Elevation (York Street)**

15/07/24 Development Application Amendment
 15/07/24 Development Application Amendment
 15/07/24 Development Application Amendment
 15/07/24 Development Application Amendment

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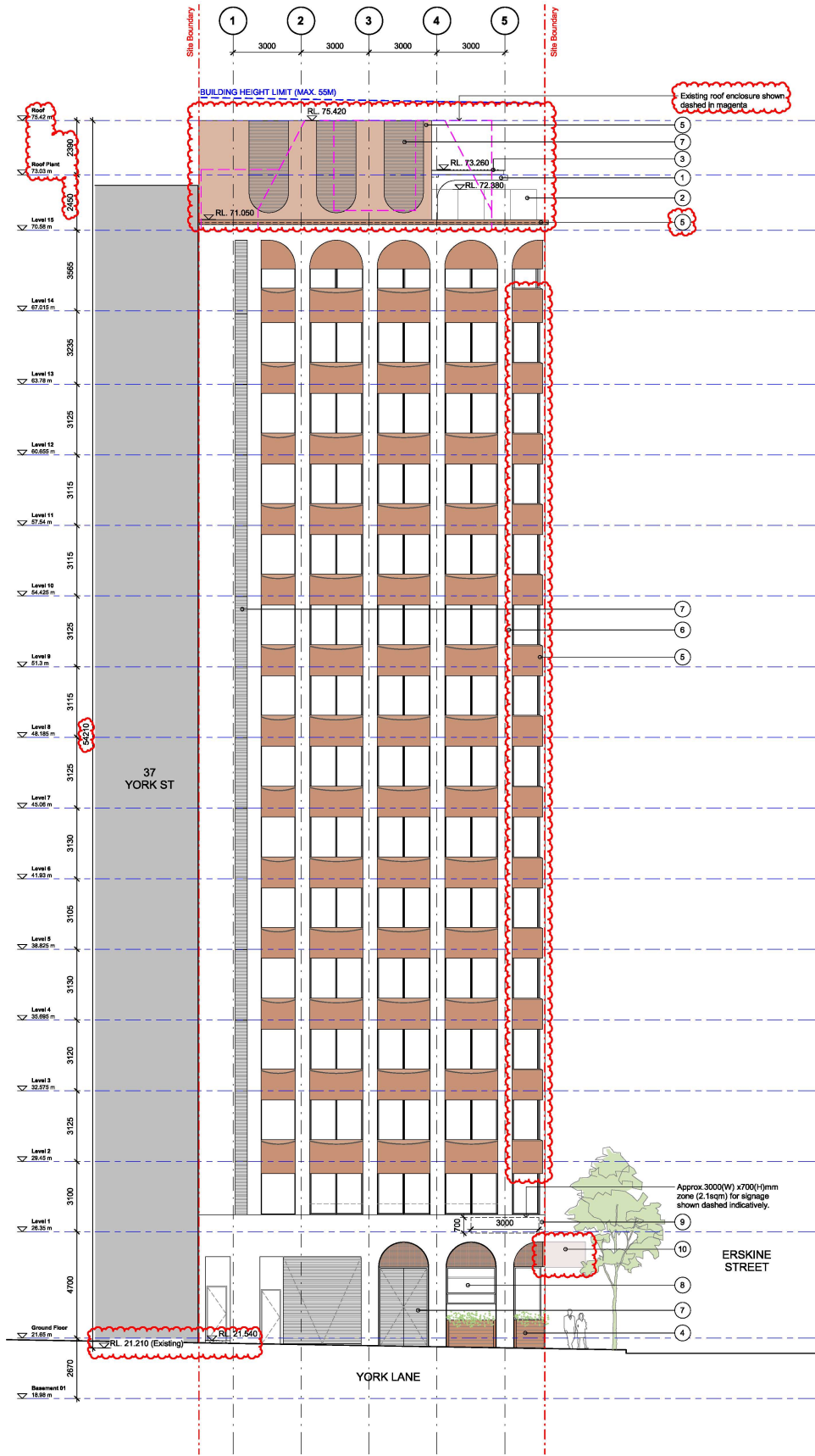
1 South Elevation (Erskine Street)
Elevation 1:100

BATESSMART

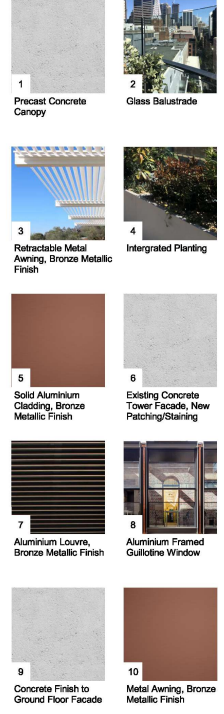
39 York Street
Building Elevations
South Elevation (Erskine Street)

Scale: 1:100 @ A1 1:200 @ A3
Drawn: SMH Checked: SK
Project No.: S17004
Proj. Date: 13/07/2024 2:12:41 PM
Drawing No.: DA09.002 B

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Materiality



Note:

The extent of modification to the existing facade as denoted by its materiality from ground to Level 14 with the addition of a new rooftop bar/lounge on Level 15.

1 West Elevation (York Lane)
Elevation 1:100

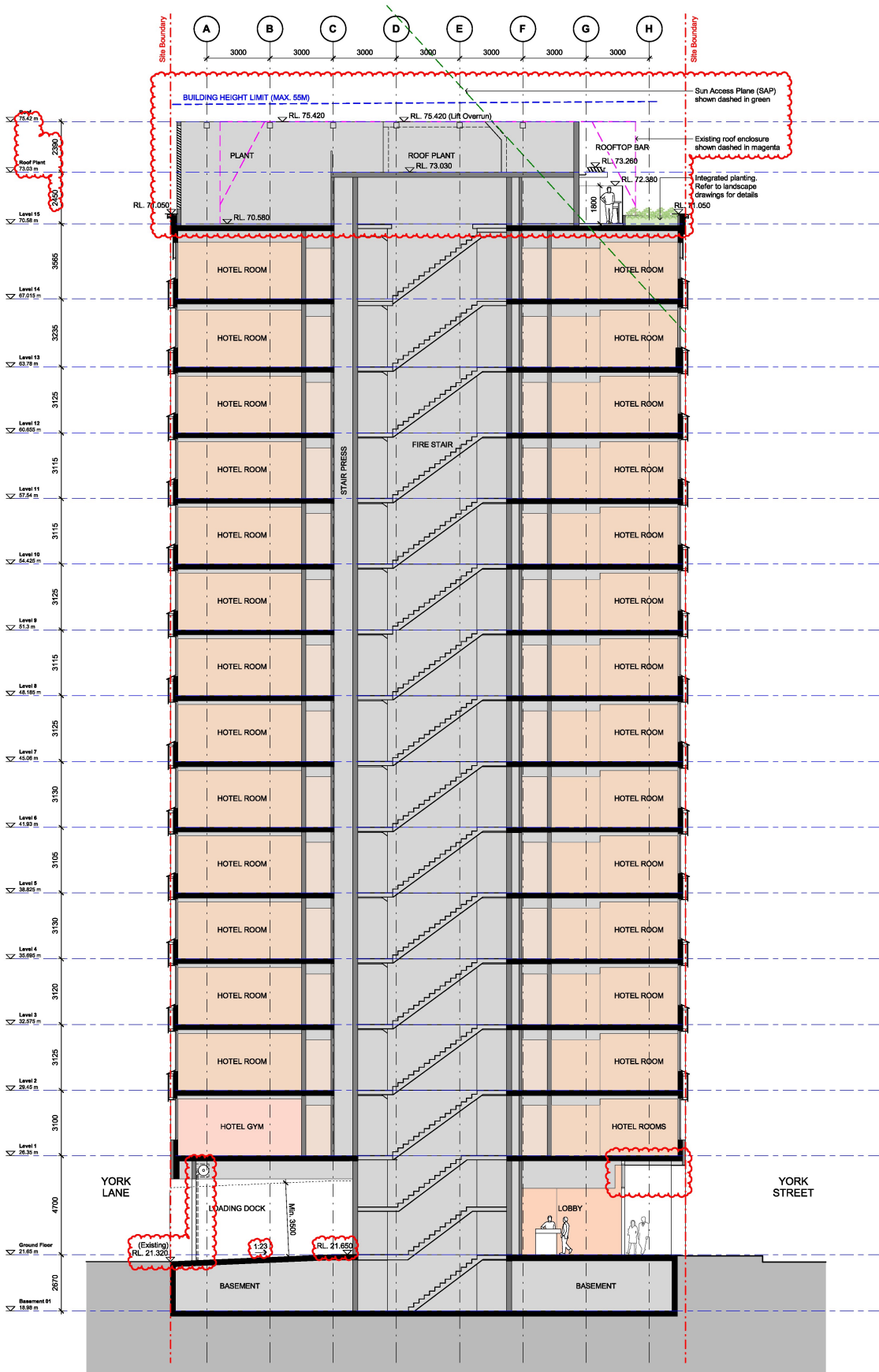
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39 York Street
Eskine
Building Elevations
West Elevation (York Lane)

Status: Development Application
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Drawn: SQH Checked: SK
Project No.: S17004
Proj. Date: 12/07/2024 1:56:28 PM
Drawing No.: DA09.003 B

15/07/24 Development Application Approved
Rev: 1 Date: 15/07/24
Author: SQH
Checked: SK

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AA Section AA
Section 1 : 100

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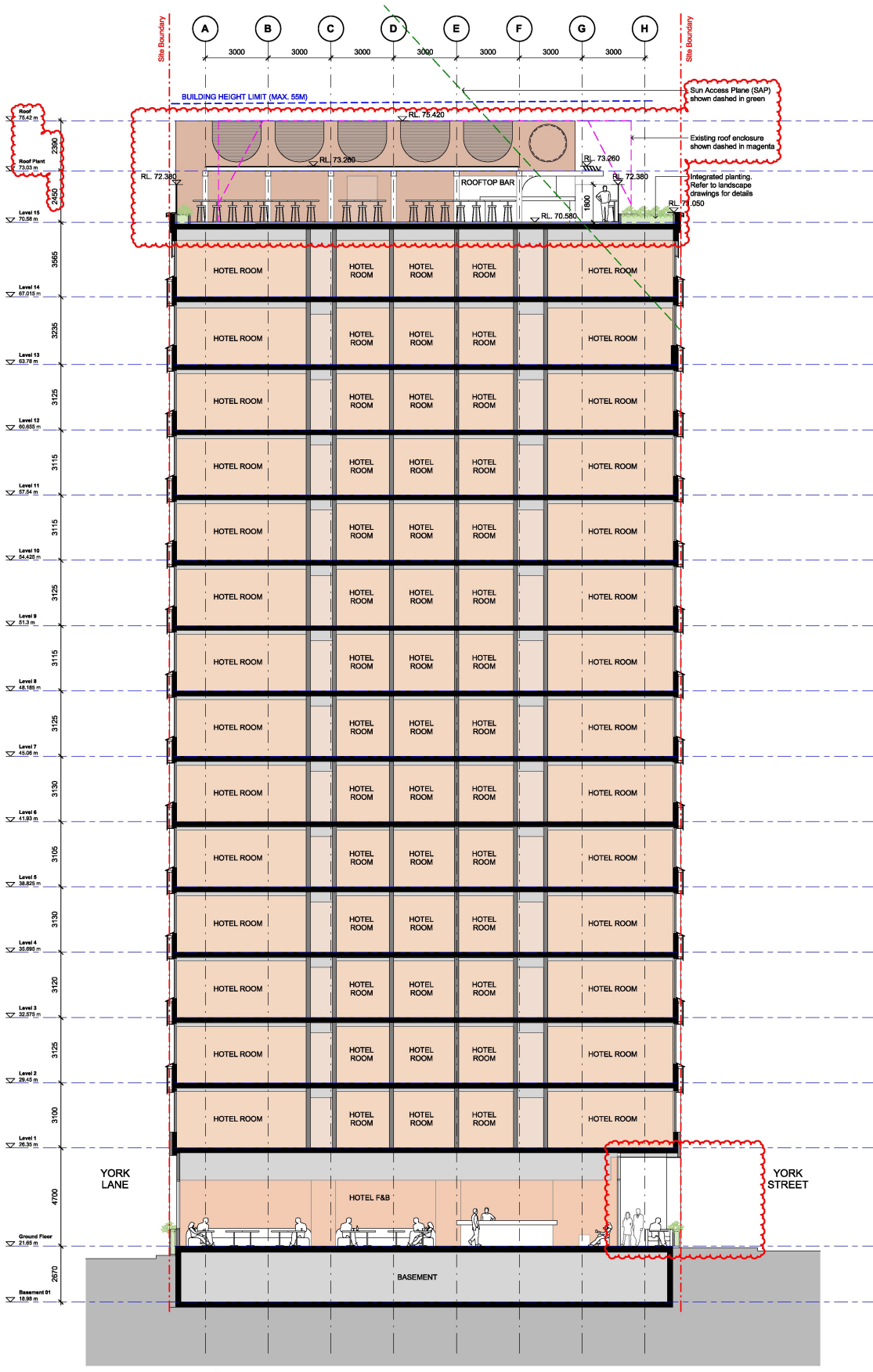
DA10.001 B
Revision

**Eskine
39 York Street
Building Sections
Section AA**

Scale: 1:100 @ A1 1:200 @ A3
Drawn: SQH Checked: SK
Project No.: S17004
PDS Date: 12/07/2024 1:06:51 PM

15/07/24 Development Application
15/07/24 Development Application
15/07/24 Development Application

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BB Section BB
Section 1:100

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DA10.002 B

Revision

Project No. S17004

Project Name 1207/2024 127.26 PA

Scale 1:100 @ A1 1:200 @ A3

Drawn SOH Checked SK

Project No. S17004

Project Name 1207/2024 127.26 PA

Revision

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 Email: info@batesSMART.com.au
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 115/115 Market Street, Sydney NSW 2000 Australia
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Erskine
39 York Street
 Building Sections
 Section BB

Status: Development Application

Scale: 1:100 @ A1 1:200 @ A3

Drawn: SOH Checked: SK

Project No.: S17004

Project Name: 1207/2024 127.26 PA

Revision:

DA10.002 B

Revision

Project No.: S17004

Project Name: 1207/2024 127.26 PA

Revision:

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21 June 8am



21 June 10am



21 June 11am



21 June 12pm

- LEGEND**
- Extent of Myerford Park
 - Proposed Development
 - Additional Shadow Cast by Proposed Development
 - Additional Shadow Cast by Existing Building at 39 York St
 - Additional Shadow Cast by Adjacent Buildings
 - Reduction of Shadow by Proposed Development

Rev	15/07/24	Development Application Approved	SK	SK
Rev	15/07/24	Development Application Approved	SK	SK
Rev	15/07/24	Development Application Approved	SK	SK

**Eskine
39 York Street**

**Overshading Analysis Diagrams
(21 June)**

Status	Development Application
Scale	NTS @ A1 NTS @ A3
Drawn	SK CKD SK
Project No.	S17004
Proj Date	15/07/2024 1:57:18 PM
Drawing No.	DA21.001 B

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 www.batesismart.com.au
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 100/100 Sturt Street, Sydney NSW 1588
 Tel: 6048 6200 F: 6048 6200
 www.batesismart.com.au

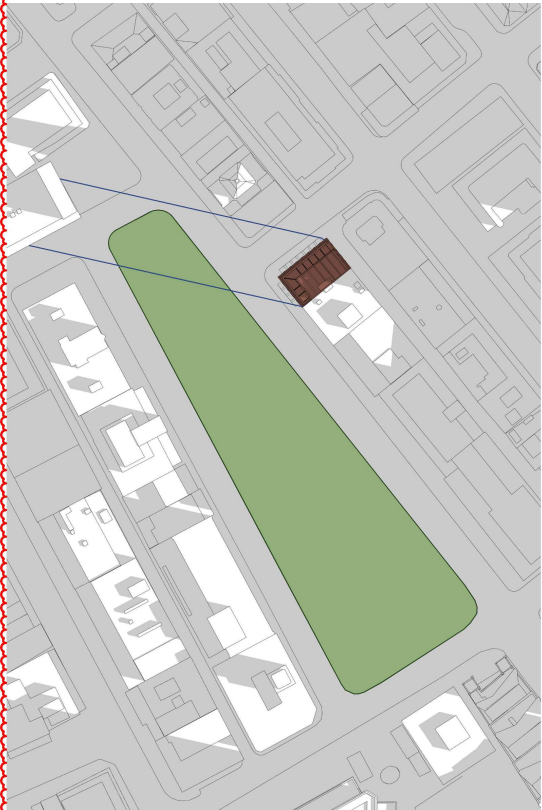
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21 June 1pm



21 June 3pm



21 June 3pm

- LEGEND**
- Extent of Mywood Park
 - Proposed Development
 - Additional Shadow Cast by Proposed Development
 - Additional Shadow Cast by Existing Building at 39 York St
 - Additional Shadow Cast by Adjacent Buildings
 - Reduction of Shadow by Proposed Development

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R	15/07/24	Development Application Amendment	SK	SK
B	15/07/24	Development Application Amendment	SK	SK
Rev	Issue	Description	Issue	Checked

**Erskine
39 York Street**

**Overshading Analysis Diagrams
(21 June)**

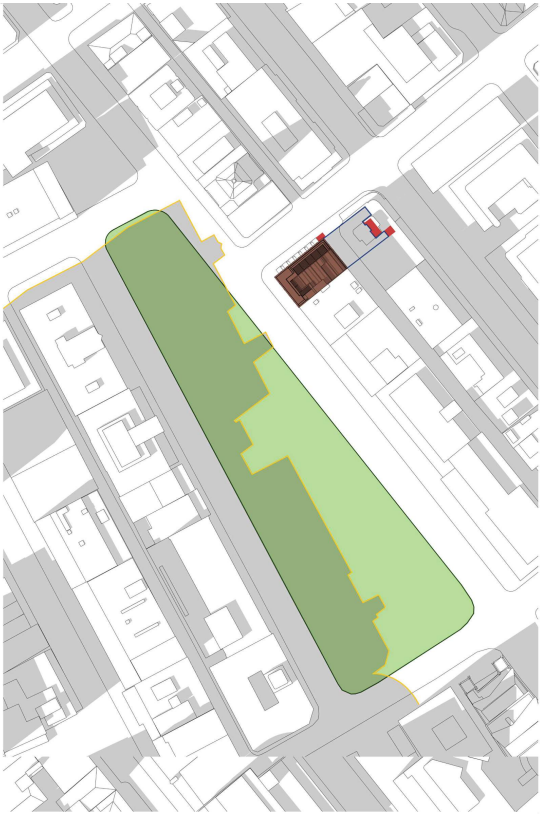
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Proj Date	15/07/2024 15:29 PM					
Drawing no.	Revision					

DA21.002 B

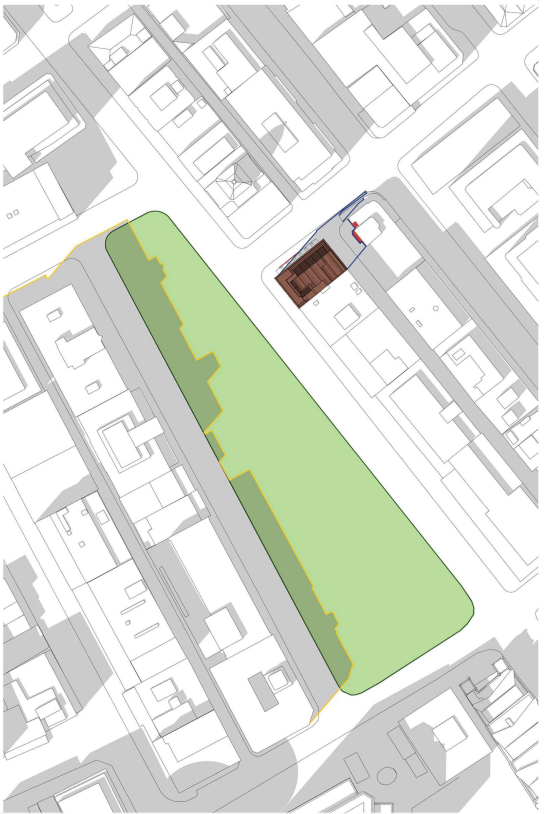
Melbourne 1 Victoria Street
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<http://www.batesismart.com.au>

Spidey AS Erskine Street
 Spring Hill NSW 2010 Australia
 Tel: 02 9554 5199
 Fax: 02 9554 5198
<http://www.batesismart.com.au>

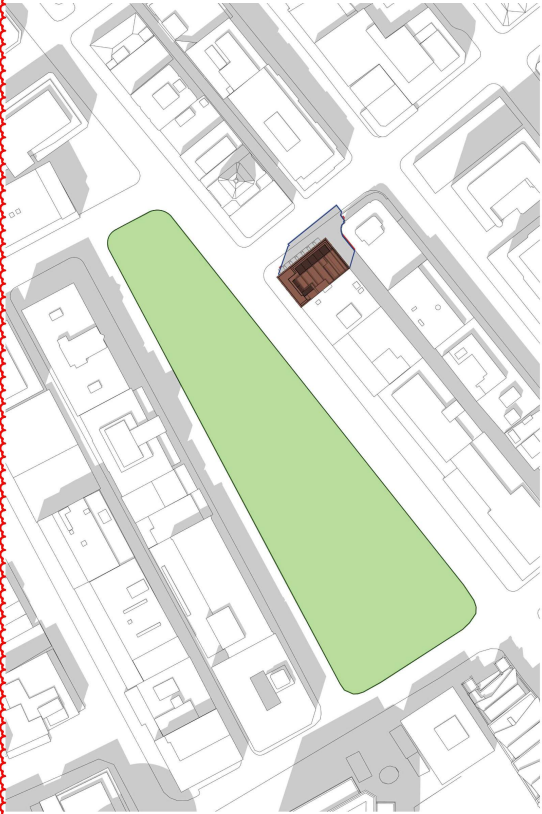
Bates Smart Architects Pty Ltd ABN 68 004 740 986
 100 University Avenue, Suite 1000, Pyrmont NSW 1580
 Sydney NSW 1580 Australia



21 December 8am



21 December 10am



21 December 11am



21 December 12pm

- LEGEND**
- Extent of Myriad Park
 - Proposed Development
 - Additional Shadow Cast by Proposed Development
 - Additional Shadow Cast by Existing Building at 39 York St
 - Additional Shadow Cast by Adjacent Buildings
 - Reduction of Shadow by Proposed Development

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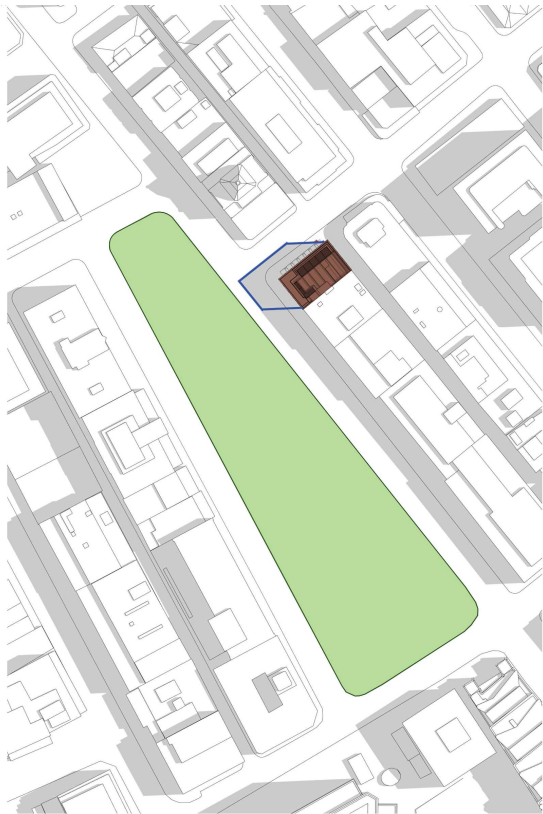
R 15/07/24 Development Application Approved SK SK SK
 New York Street Development
 Initial Checked

**Erskine
 39 York Street**

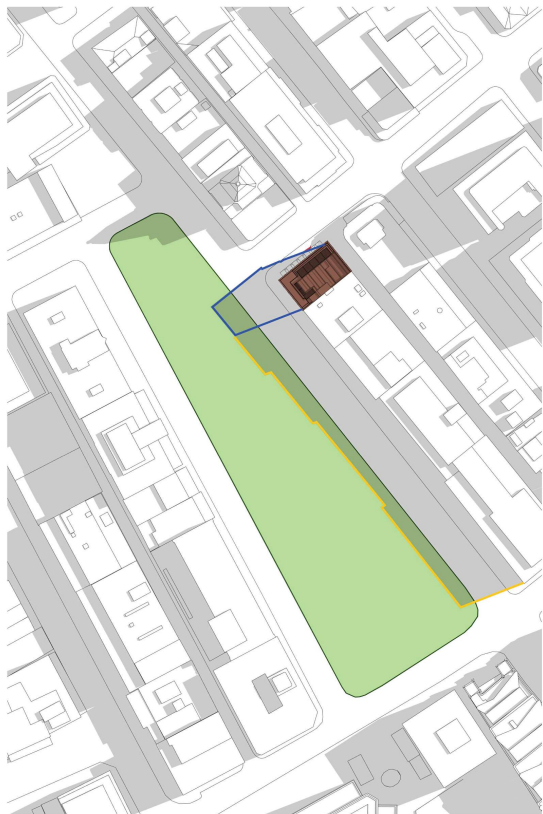
**Overlaid Analysis Diagrams
 (21 December)**

Status	Development Application	SK	SK	SK
Scale	NTS @ A1	NTS @ A3		
Drawn	SK	Checked	SK	
Project No.	S/2024			
Proj Date	15/07/2024 15:41 PM			
Drawing no.	DA21.003	B		

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 Bates Smart Architects Pty Ltd ABN 68 004 740 986
 100 University Avenue, Suite 1000, New York Street, Melbourne VIC 3000
 100 University Avenue, Suite 1000, New York Street, Sydney NSW 2000



21 December 1pm



21 December 2pm



21 December 3pm

- LEGEND**
- Extent of Myriad Park
 - Proposed Development
 - Additional Shadow Cast by Proposed Development
 - Additional Shadow Cast by Existing Building at 39 York St
 - Additional Shadow Cast by Adjacent Buildings
 - Reduction of Shadow by Proposed Development

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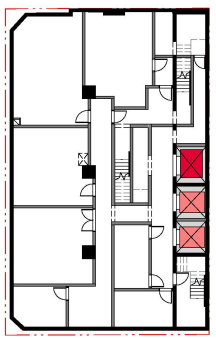
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M	15/07/24	Development Application Amendment	SK	SK
Rev	15/07/24	Development Application Amendment	SK	SK

**Erskine
39 York Street**

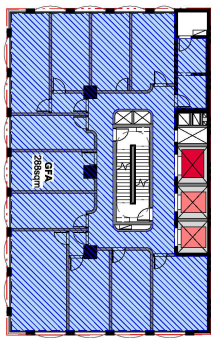
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(21 December)**

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Proj Date	15/07/2024 15:27:20 PM			
Drawing no.	DA21_004	Revision		B

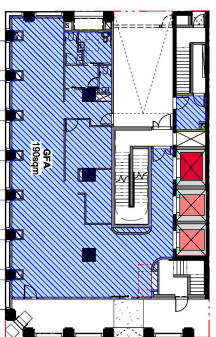
Bates Smart Architects Pty Ltd ABN 68 004 740 986
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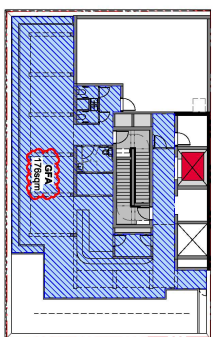
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Plan
1:200



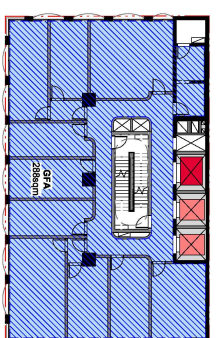
4 Level 02 - 14 (Hotels)
Plan
1:200



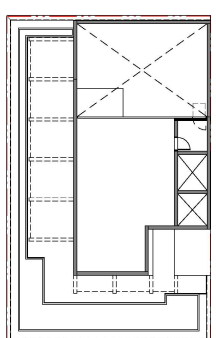
2 Ground Floor (Lobby / F&B)
Plan
1:200



5 Level 15 (Rooftop Lounge)
Plan
1:200



3 Level 01 (Hotel & Gym)
Plan
1:200



6 Roof Plant
Plan
1:200

39 York Street Sydney
AREA SCHEDULE

Site Area & Calculations

Site Area (sqm)	3728
Permissible FSR	8.0 : 1
Additional Hotel FSR	5.276
Total Permissible GFA (sqm)	5276
Allowable below ground GFA (sqm)	259 (refer to Note 2)
Total allowable below ground FSR	0.7 : 1
Total allowable GFA (sqm)	5475
Total allowable FSR	14.7 : 1

Proposed	Level	Height (m)	Function	TFA (sqm)	GFA (sqm)
	Level 15A	2.295	Roof Plant	197	
	Level 15	4.965	Roof Plant	308	376
	Level 14	3.235	Hotel	364	248
	Level 13	3.235	Hotel	364	248
	Level 12	3.125	Hotel	364	248
	Level 11	3.115	Hotel	364	248
	Level 10	3.115	Hotel	364	248
	Level 9	3.125	Hotel	364	248
	Level 8	3.115	Hotel	364	248
	Level 7	3.125	Hotel	364	248
	Level 6	3.120	Hotel	364	248
	Level 5	3.120	Hotel	364	248
	Level 4	3.120	Hotel	364	248
	Level 3	3.120	Hotel	364	248
	Level 2	3.125	Hotel / F&B	227	190
	Level 1	3.100	Hotel / F&B	358	366
	Basement	4.010	Services	1047	4032
	Sub Total	5377.0		6,433	4,336
	Total Proposed TFA (sqm)				118.31
	Total Proposed GFA (sqm)				4,336

Existing	Level	Height (m)	Function	GFA (sqm)
	Level 15	4.860	Roof Plant	0.0
	Level 14	3.565	Commercial	238.0
	Level 13	3.235	Commercial	318.0
	Level 12	3.125	Commercial	318.0
	Level 11	3.115	Commercial	318.0
	Level 10	3.115	Commercial	318.0
	Level 9	3.125	Commercial	318.0
	Level 8	3.115	Commercial	318.0
	Level 7	3.125	Commercial	318.0
	Level 6	3.120	Commercial	318.5
	Level 5	3.120	Commercial	318.5
	Level 4	3.120	Commercial	318.0
	Level 3	3.125	Commercial	318.5
	Level 2	3.100	Commercial	318.5
	Level 1	3.100	Commercial	318.5
	Basement	2.710	Services / Carpark	0
	Sub Total	5327.0		4,607.0
	Total Existing GFA (sqm)			124.31

1. 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.

2. Car parking reduction floor space (Clause 6.5 of Sydney LEP 2012). Development on land in Central Sydney that results in the use of any part of a basement of a building being changed from a car park or from an area that is used for parking cars to any other use causes the building to be eligible for an amount of additional floor space (car parking reduction floor space) equal to the area of any such changed use.

3. Existing GFA calculation referenced from Schedule of Gross Floor Area prepared by CHS Structures

4. Total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following—

- (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls;
- (b) the part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony;
- (c) the area of a building that is used for the storage of goods, materials, equipment, machinery and associated items, exclusive of any projection areas to that car parking;
- (d) spaces for the loading and unloading of goods;
- (e) the floor area of a building, including balconies, that is—
 - (i) used to provide affordable housing or public housing; or
 - (ii) used for the purpose of community facilities;
- (f) used for the purpose of community facilities.

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Legends

- Property Boundary
- GFA

8 15/07/24 Development Application Approved
 9 15/07/24 Development Application Approved
 10 15/07/24 Development Application Approved

Eskine
39 York Street

GFA Calculations

Scale: 1:200 @ A1, 1:400 @ A3
 Drawn: SK, Checked: SK
 Project No.: S17004
 Plot Date: 13/07/2024 1:58:03 PM

DA22.001 B

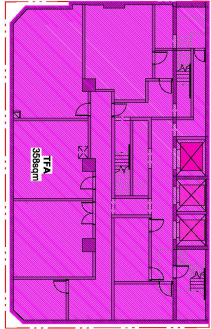
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 Checked: SK

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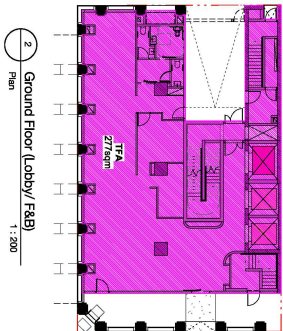
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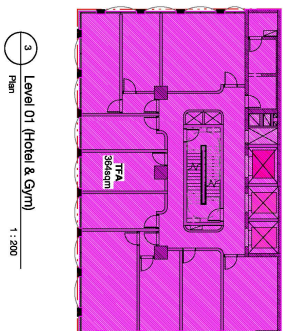
Bates Smart Architects Pty Ltd ABN 68 004 740 986
 10/11 University Avenue, Leppington NSW 2159
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 10/11 University Avenue, Leppington NSW 2159



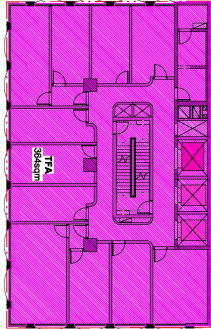
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1:200



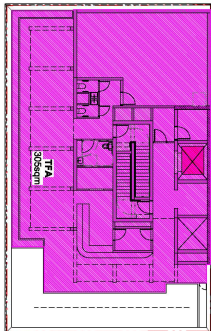
2 Ground Floor (Lobby / F&B)
Plan
1:200



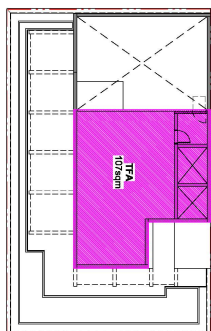
3 Level 01 (Hotel & Gym)
Plan
1:200



4 Level 02 - 14 (Hotel)
Plan
1:200



5 Level 15 (Rooftop Lounge)
Plan
1:200



6 Roof Plant
Plan
1:200

**39 York Street Sydney
AREA SCHEDULE**

Site Area & Calculations
 Site Area (sqm) 3728
 Permissible FSR 8.0 : 1
 Additional Hotel FSR 6.0 : 1
 Total Permissible GFA (sqm) 5276
 Allowable below ground GFA (sqm) 259 (refer to Note 2)
 Allowable above ground FSR 0.7 : 1
 Total allowable GFA (sqm) 5475
 Total allowable FSR 14.7 : 1

Proposed Level	Height (m)	Function	TFA (sqm)	GFA (sqm)
			Lobby / F&B	Lobby / F&B
Level 15M	2.820	Roof Plant	107	179
Level 15	2.460	Rooftop Lounge	309	248
Level 14	3.565	Hotel	364	288
Level 13	3.215	Hotel	364	288
Level 12	3.125	Hotel	364	288
Level 11	3.115	Hotel	364	288
Level 10	3.115	Hotel	364	288
Level 9	3.125	Hotel	364	288
Level 8	3.115	Hotel	364	288
Level 7	3.125	Hotel	364	288
Level 6	3.120	Hotel	364	288
Level 5	3.150	Hotel	364	288
Level 4	3.150	Hotel	364	288
Level 3	3.120	Hotel	364	288
Level 2	3.125	Hotel	364	288
Level 1	3.100	Hotel (F&B)	227	190
Basement	2.070	Staircase	358	288
Sub Total	53,770		1,047	866
Total Proposed TFA (sqm)			6,443	4,398
Proposed FSR				11.8 : 1

NOTE:

- 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.
- Car parking reduction floor space (Clause 6.5 of Sydney LEP 2012). Development on land in Central Sydney that results in the use of any part of a basement of a building being changed from a car park or from an area that is used for parking cars to any other use causes the building to be eligible for an amount of additional floor space (car parking reduction floor space) equal to the area of any such changed use.
- Existing GFA calculation referenced from Schedule of Gross Floor Area prepared by CHS Structures
- Total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following—
 - columns, fire, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls;
 - the part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony;
 - the floor area of a building, including balconies, that is used for the purpose of a community facility; and
 - the floor area of a building, including balconies, that is used for the purpose of a community facility.

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Legends

- Property Boundary
- TFA

Eskine
39 York Street
TFA Calculations

Scale: 1:200 @ A1, 1:400 @ A3
 Drawn: SK, Checked: SK
 Project No.: S17004
 Plot Date: 12/07/2024 15:14 PM

DA22.002 A

BATESSMART

Development Application
 1:200 @ A1, 1:400 @ A3
 SK, SK
 S17004
 12/07/2024 15:14 PM

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