

# PROJECT 18091: SYDNEY BUSINESS PARK HOTEL

**ADDRESS:**  
LOT 309, DP 1213756  
CORNER OF HAWTHORNE AVENUE AND  
DARLING STREET, MARSDEN PARK  
NSW 2765

CLIENT :  
**SYDNEY BUSINESS PARK**  
ISSUE FOR :  
**DEVELOPMENT APPLICATION**

ARCHITECTURAL DRAWING LIST		
SHEET NO.	DRAWING NAME	SCALE @ A0
DA 000	COVER SHEET, DRAWING LIST & LOCATION PLAN	NTS
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DA 002	NOTIFICATION PLAN	1:200
DA 005	SHADOW DIAGRAMS	1:700
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DA 850	SIGNAGE DETAILS	
DA 900	FINISHES SCHEDULE	
DA 950	PERSPECTIVE 1	
DA 951	PERSPECTIVE 2	

HOTEL ROOM SCHEDULE	
LEVEL	NO. OF ROOMS
GROUND LEVEL	11
LEVEL 1	28
LEVEL 2	28
LEVEL 3	28
LEVEL 4	28
TOTAL	123

ROOM TYPE SCHEDULE	
ROOM TYPE	NO. OF ROOMS
TYPE A	111
TYPE B	4
TYPE C	8
TOTAL: 123	123

PARKING SCHEDULE	
TYPE	NO. OF PARKING SPACES
ACCESSIBLE PARKING SPACES	4
CLASS 2 HOTEL PARKING SPACES	124
TOTAL	128

BICYCLE PARKING SPACES	8
MOTOCYCLE PARKING SPACES	3
MRV LOADING ZONE	1
HRV PARKING SPACE	1

GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
TOTAL	5003.61 m <sup>2</sup>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

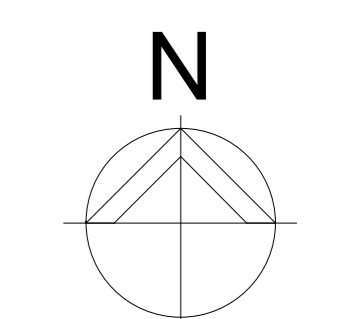
SITE AREAS	
AREA	VALUE
SITE COVER	989 m <sup>2</sup>
HARDSTAND	1825 m <sup>2</sup>
LANDSCAPE	1277 m <sup>2</sup>

- NOTES:
- AREAS PROVIDED ON PLANS ARE CALCULATED BASED ON THE BLACKTOWN CITY COUNCIL LEP 2015 DEFINITION. AREAS PROVIDED ARE APPROXIMATE ONLY AND SHOULD BE CHECKED AND VERIFIED ON SITE BY A QUALIFIED APPOINTED CONTRACTOR.
  - SURVEY PROVIDED ON SHEET DA020 HAS BEEN PROVIDED BY FREEBURN SURVEYING. PLEASE REFER TO THE SURVEYOR'S DOCUMENTATION WHICH FORMS PART OF THIS DEVELOPMENT APPLICATION FOR THE EXISTING CONDITIONS OF LOT309 HAWTHORNE AVENUE AND DARLING STREET, NSW, 2765.



KEY	
	ACCESS TO SITE
	SITE BOUNDARY

1 LOCATION PLAN



DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

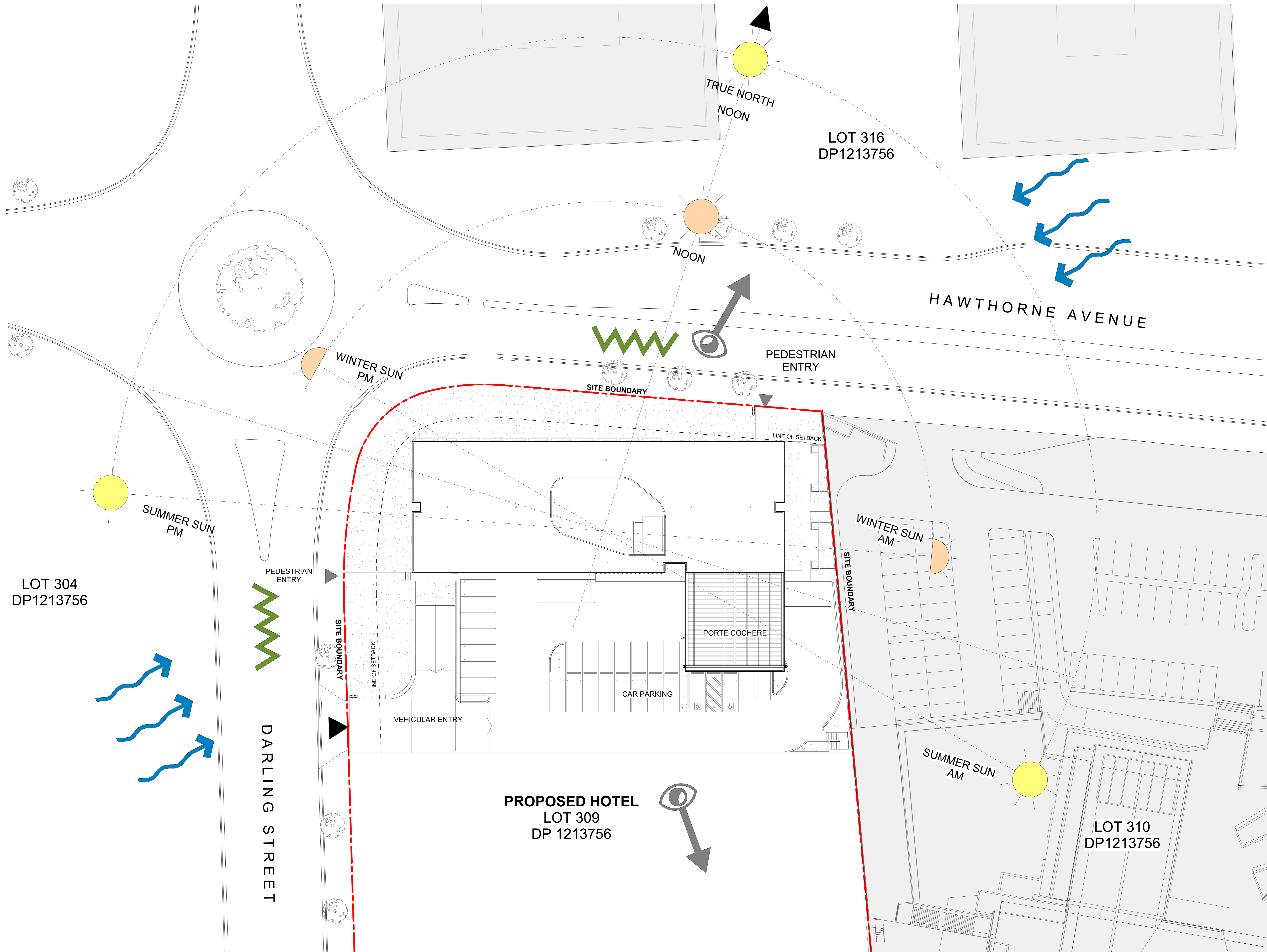
Issue	Description	Date	Issue	Description	Date	Client
P1	DRAFT DA FOR CLIENT REVIEW	28/08/2019				SYDNEY BUSINESS PARK
P2	DRAFT DA RE-ISSUE FOR CLIENT	11/10/2019				
P3	POST PRE-DA - DRAFT DA	20/12/2019				
P4	ISSUE FOR CLIENT APPROVAL	28/12/2019				
P5	ISSUE FOR FINAL APPROVAL	21/02/2020				
P6	ISSUE FOR FINAL COORDINATION	30/03/2020				
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2020				

Project  
SYDNEY BUSINESS PARK  
LOT 309, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
COVER SHEET, DRAWING  
LIST & LOCATION PLAN

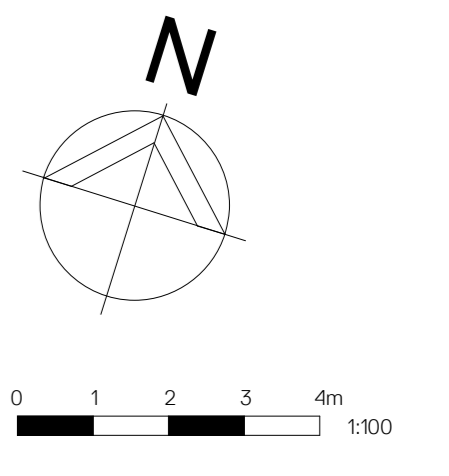
Drawing No. DA 000	Issue A
Scale N/A	Drawing Size A0
Project No. 18091	Drawn By BS

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**SITE ANALYSIS LEGEND:**

- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PREVAILING WINDS
- VIEWS
- NOISE SOURCE
- EXISTING TREES
- BOUNDARY LINE
- EXISTING / PROPOSED BUILDING



Issue	Description	Date
P1	DRAFT DA FOR CLIENT REVIEW	28/09/2019
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P3	POST PRE-DA - DRAFT DA	20/12/2019
P4	ISSUE FOR FINAL APPROVAL	21/12/2019
P5	ISSUE FOR FINAL COORDINATION	30/01/2020
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2020

Issue	Description	Date

Client  
 SYDNEY BUSINESS PARK

Project  
 SYDNEY BUSINESS PARK  
 LOT 309, DP 1213756  
 CNR HAWTHORNE AVENUE &  
 DARLING STREET,  
 MARSDEN PARK,  
 NSW 2765

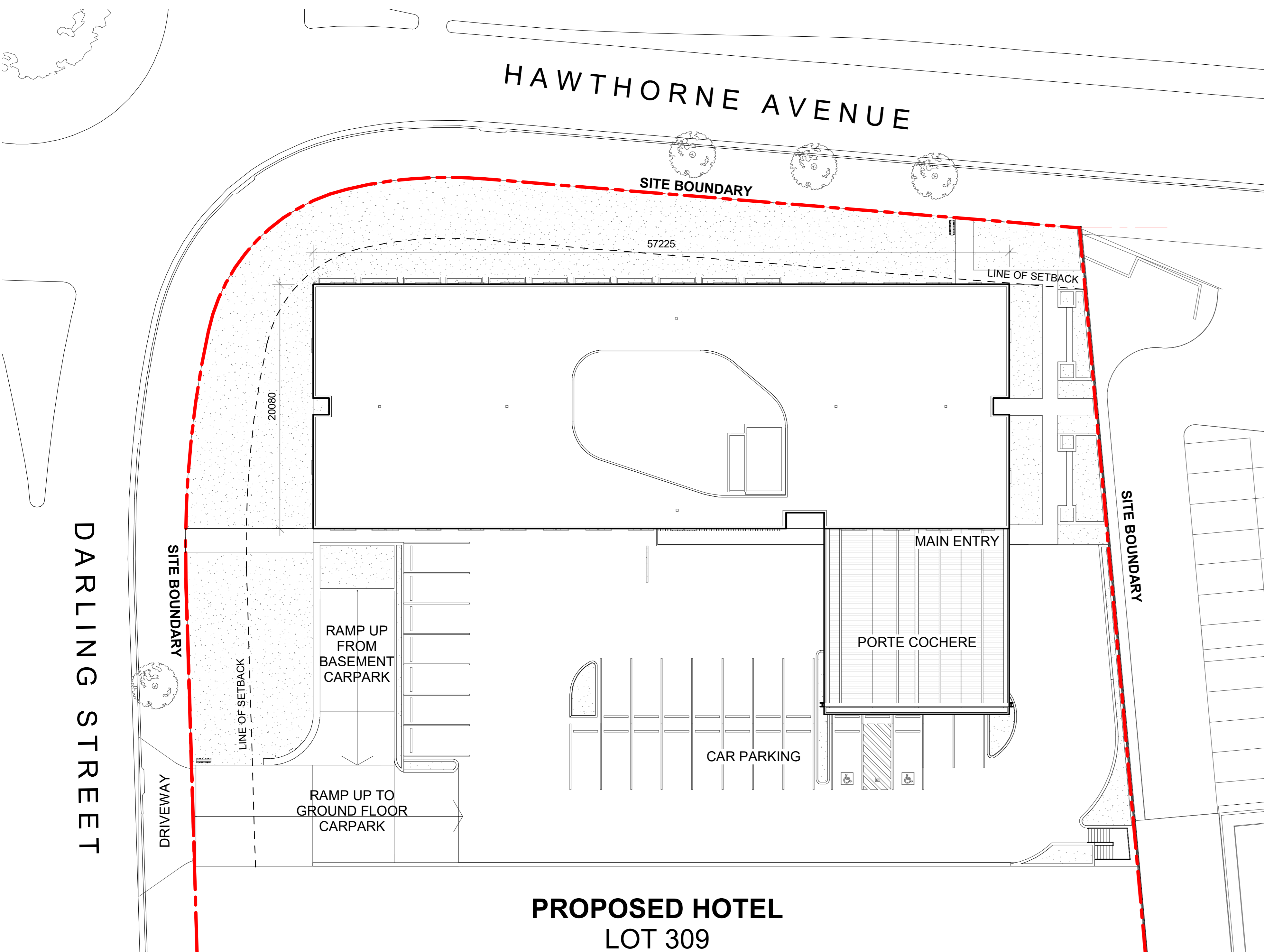
Title  
 SITE ANALYSIS PLAN

Drawing No. DA 001	Issue A
Scale 1:200@A0	Drawing Size A0
Project No. 18091	Drawn By BS
CAD Reference PROJECT\000\PROJECT NAME\DA001\SYDNEY BUSINESS PARK\DA 001.dwg	

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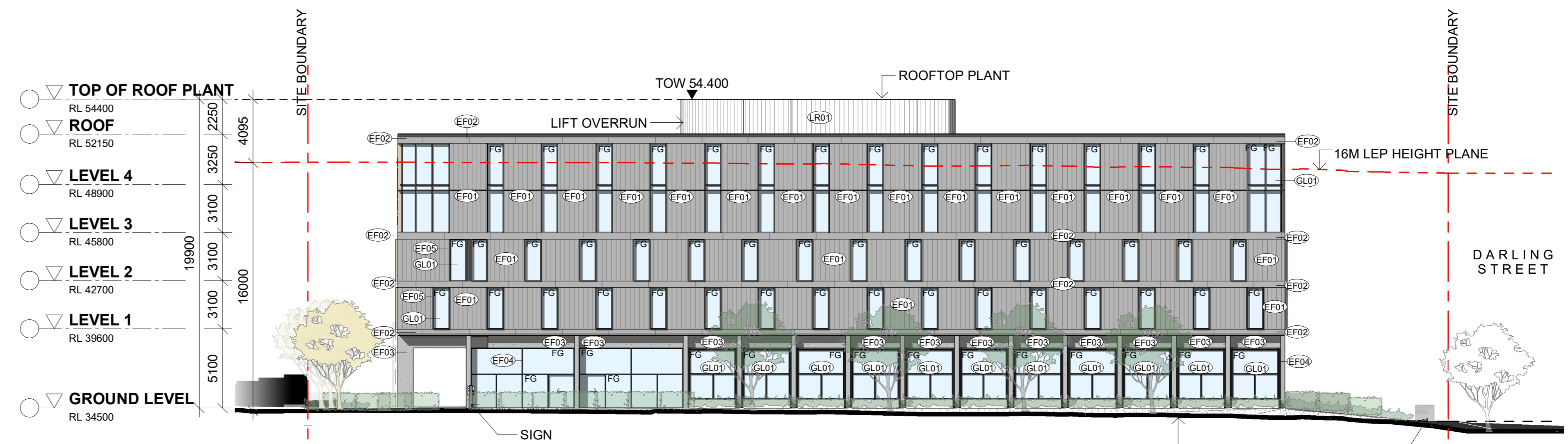


PERSPECTIVE FROM HAWTHORNE AVE



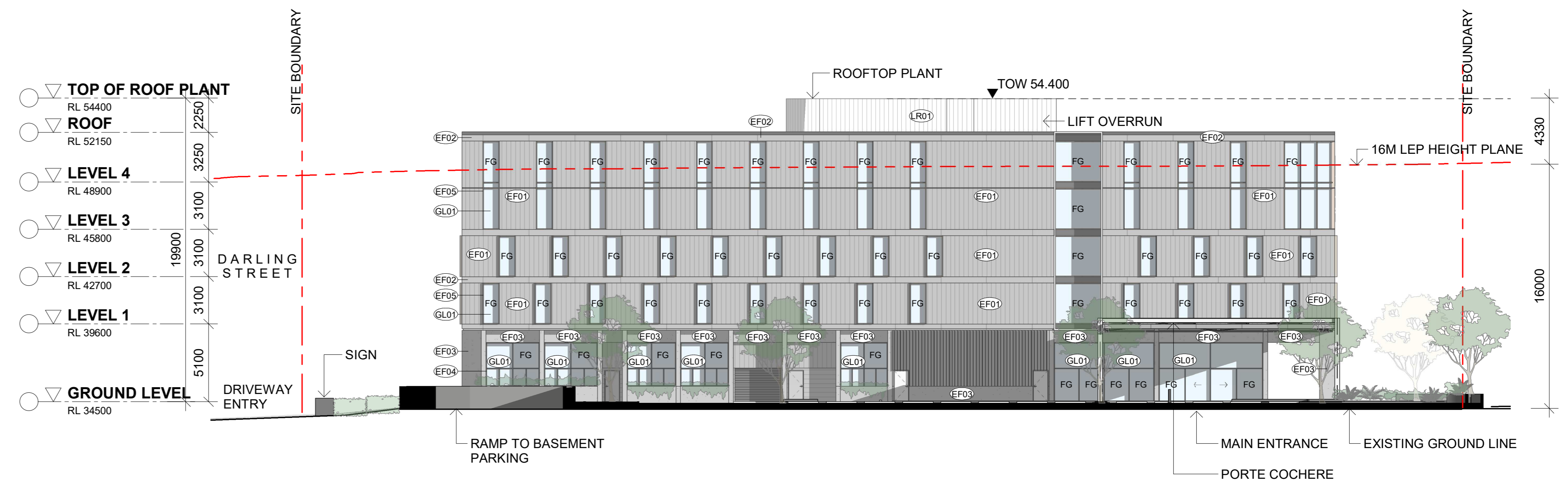
PROPOSED HOTEL  
LOT 309  
DP 1213756

5 NOTIFICATION PLAN



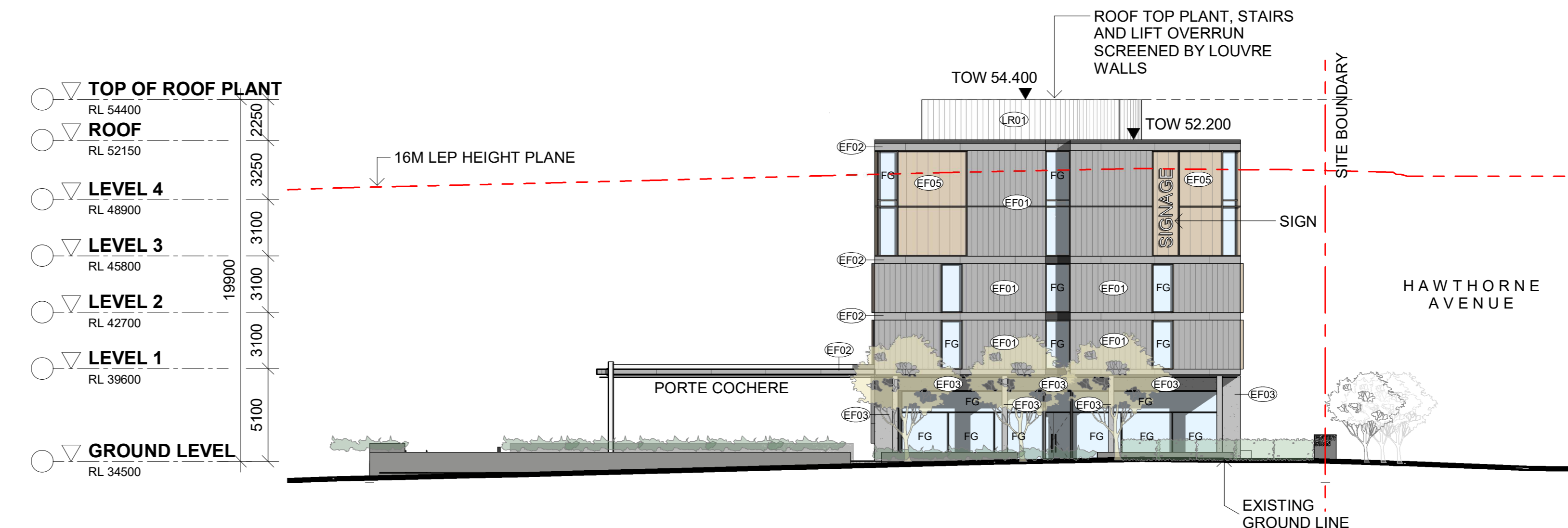
1 NOTIFICATION - NORTH ELEVATION

SCALE 1:200



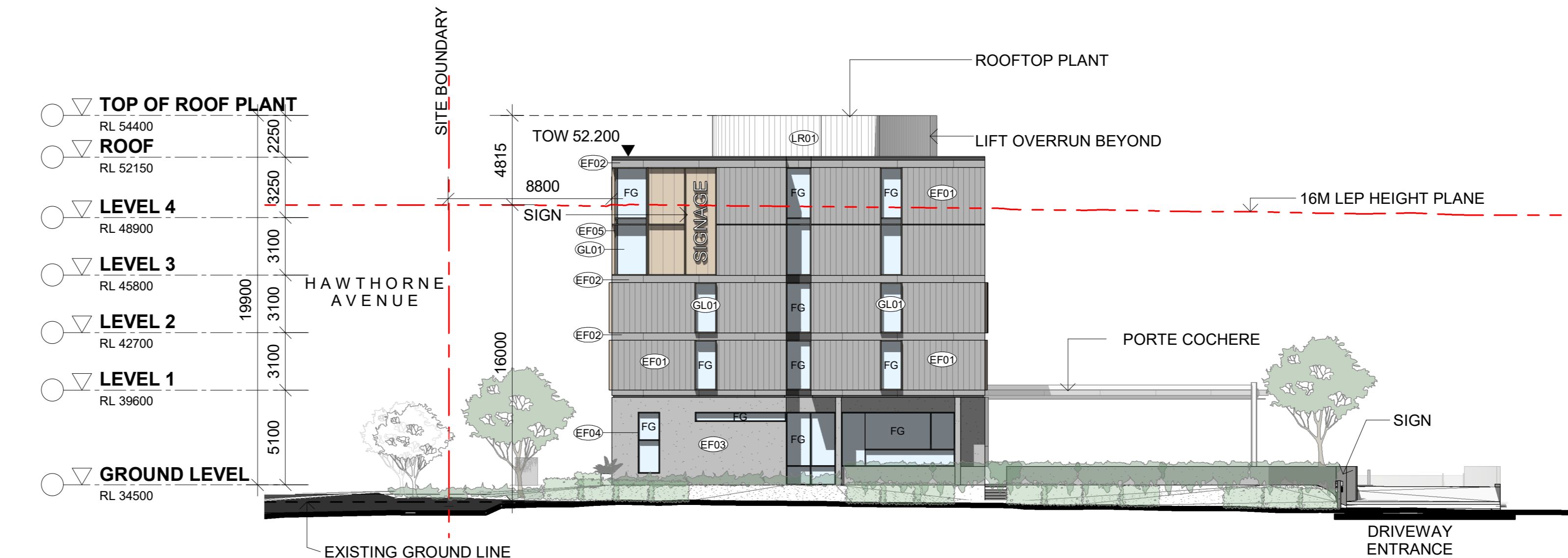
2 NOTIFICATION - SOUTH ELEVATION

SCALE 1:200



3 NOTIFICATION - EAST ELEVATION

SCALE 1:200



4 NOTIFICATION - WEST ELEVATION

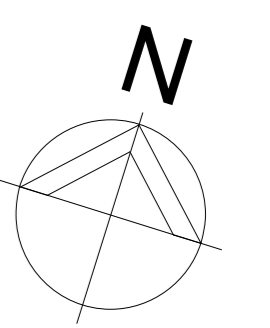
SCALE 1:200

EXTERNAL FINISHES

ROOF	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	RF01	INSULATED TRIMDEK OR SIMILAR METAL ROOF SHEETING	COLORBOND SHALE GREY (OR SIMILAR)
WALLS + FRAME			
	EF01	EQUITONE CLADDING	EQUITONE LINEA LT20
	EF02	EQUITONE CLADDING COLOUR TO MATCH EF01	EQUITONE TECTIVA TE20
	EF03	CONCRETE	OFF FORM FINISH
	EF04	METAL FRAME WITH POWDERCOATING	DULUX MONUMENT (OR SIMILAR)
	EF05	EXTERNAL CLADDING WITH WARM TEXTURE / COLOUR	DULUX (OR SIMILAR)
DOORS AND WINDOWS			
	GL01	GLASS PANEL	TINTED GLASS (COMPLY TO SECTION J)
LOUVRES AND SCREENING			
	LR01	POWDER COATED ALUMINIUM LOUVRES	DULUX MONUMENT (OR SIMILAR)

LEGEND

FG FIXED GLASS



0 2 4 6 8m



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DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

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A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019			

Client: SYDNEY BUSINESS PARK

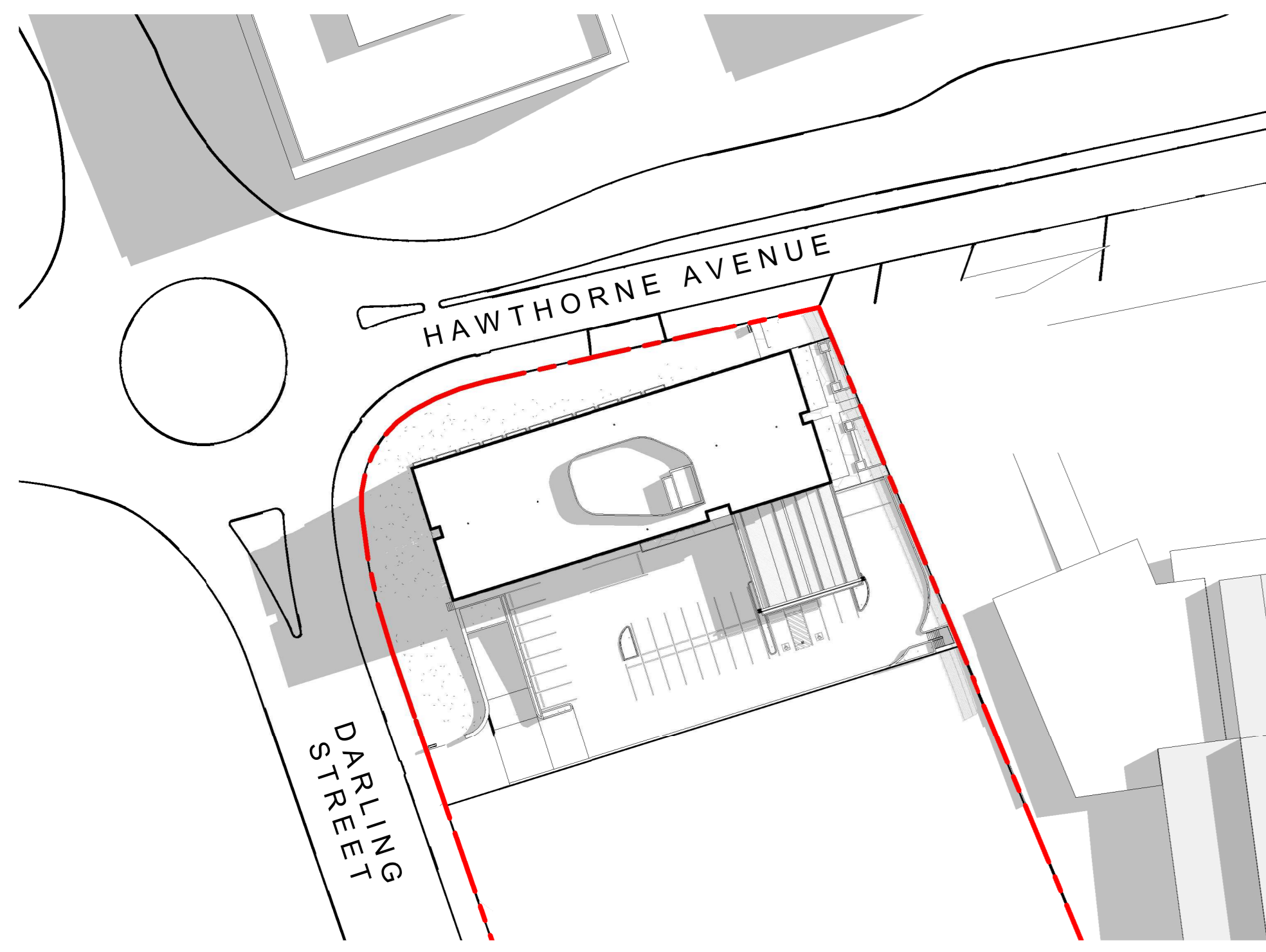
Project: SYDNEY BUSINESS PARK  
LOT 309, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title: NOTIFICATION PLAN

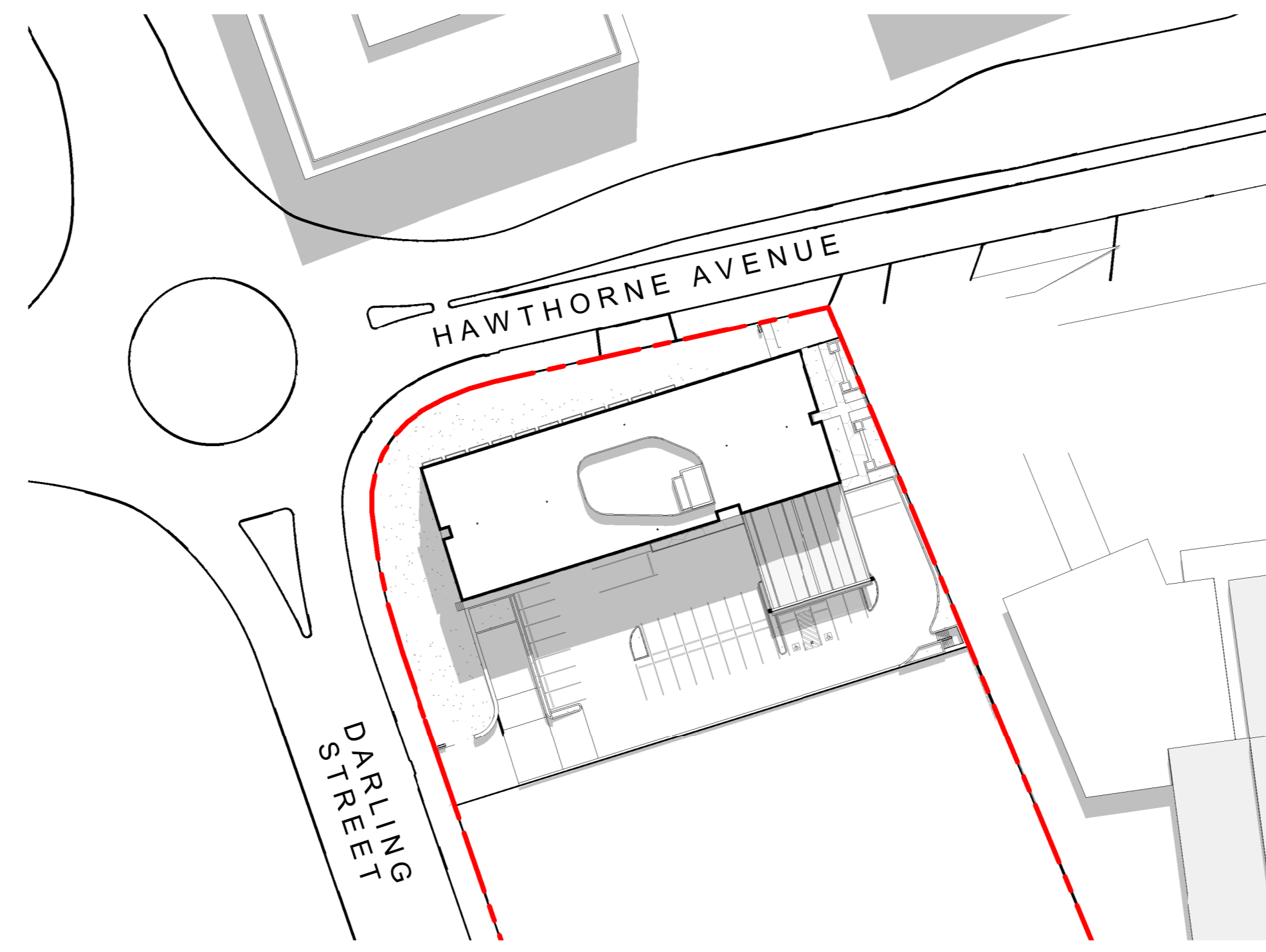
Drawing No. DA 002  
Scale: As indicated@A0  
Project No. 18091  
Issue: A  
Drawing Size: A0  
Drawn By: BS

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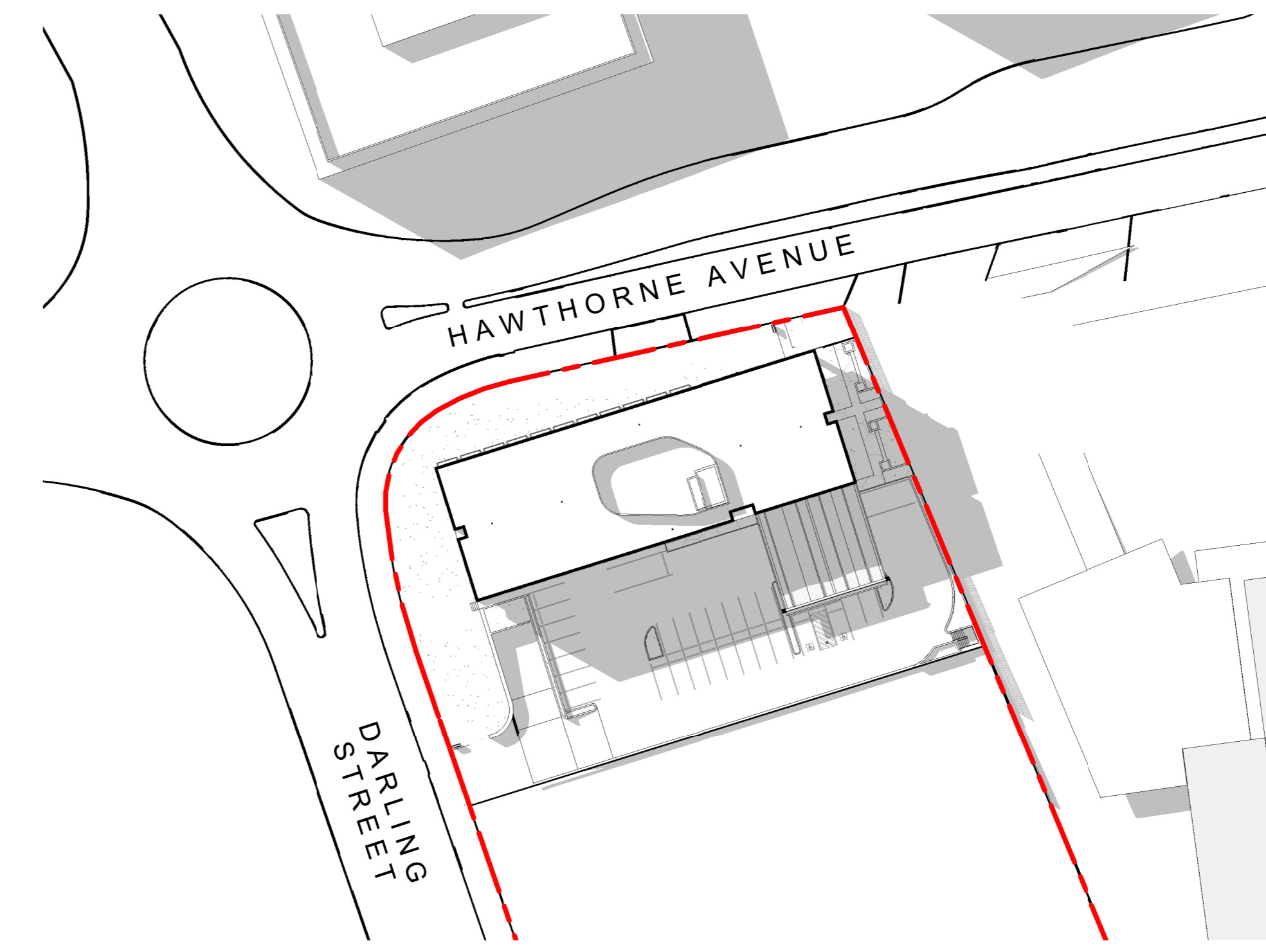
CAD Reference  
PROJECT:0002 PROJECT NAME:DA0002001\DRAWING.PLT  
DATE:18-09-2018



1 SHADOW DIAGRAM MARCH 9AM  
SCALE 1:700



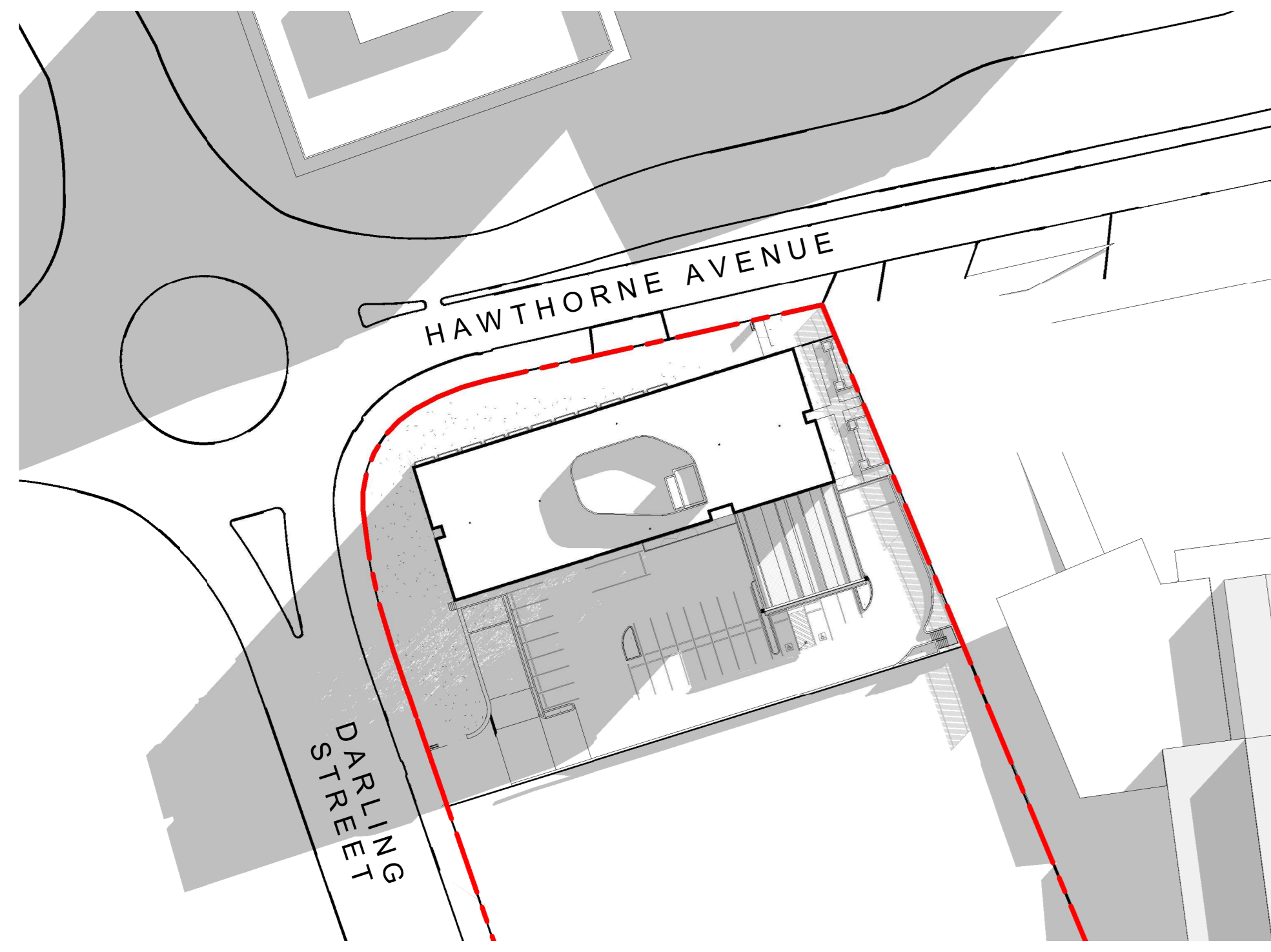
2 SHADOW DIAGRAM MARCH 12PM  
SCALE 1:700



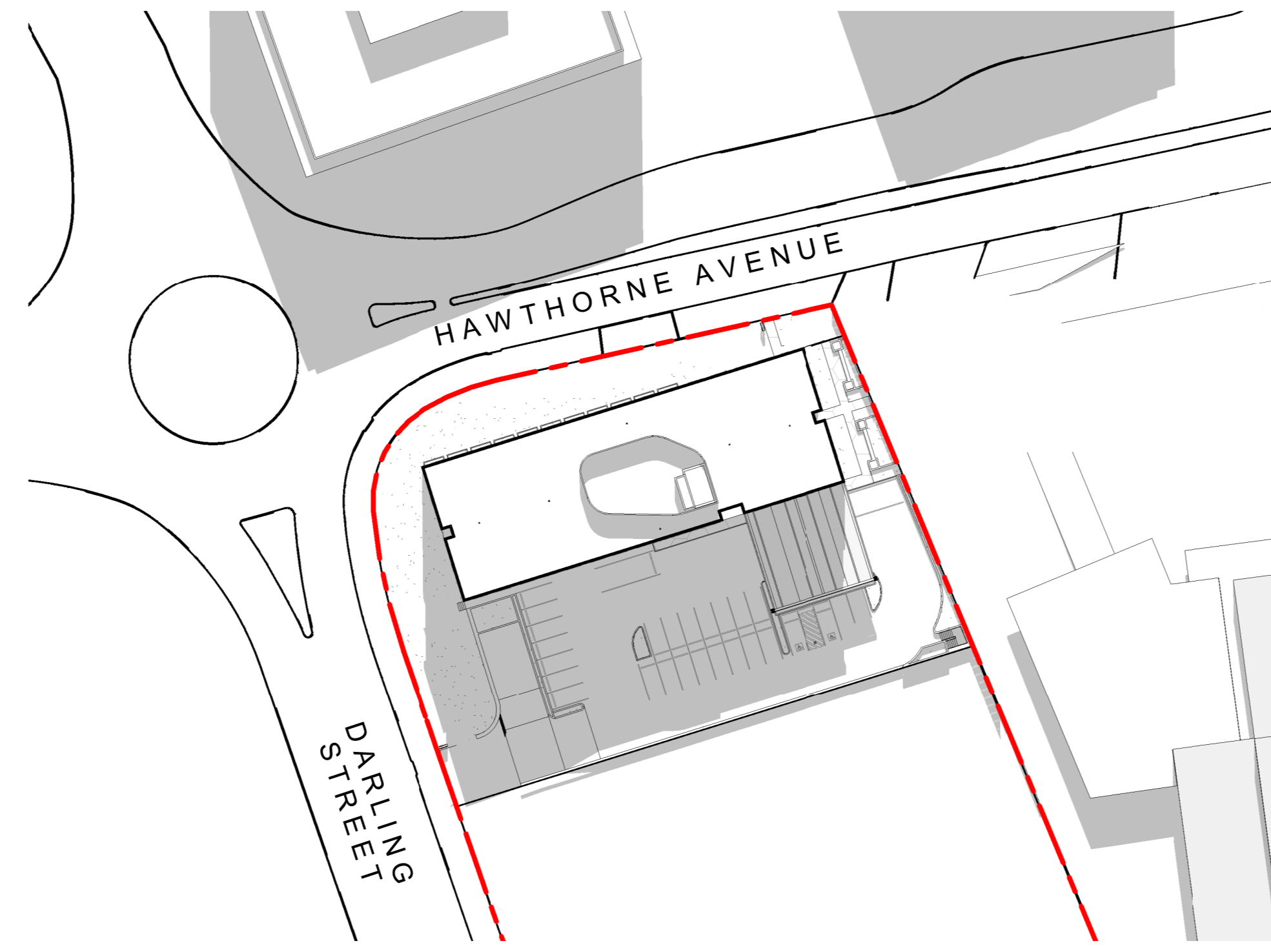
3 SHADOW DIAGRAM MARCH 3PM  
SCALE 1:700

KEY:

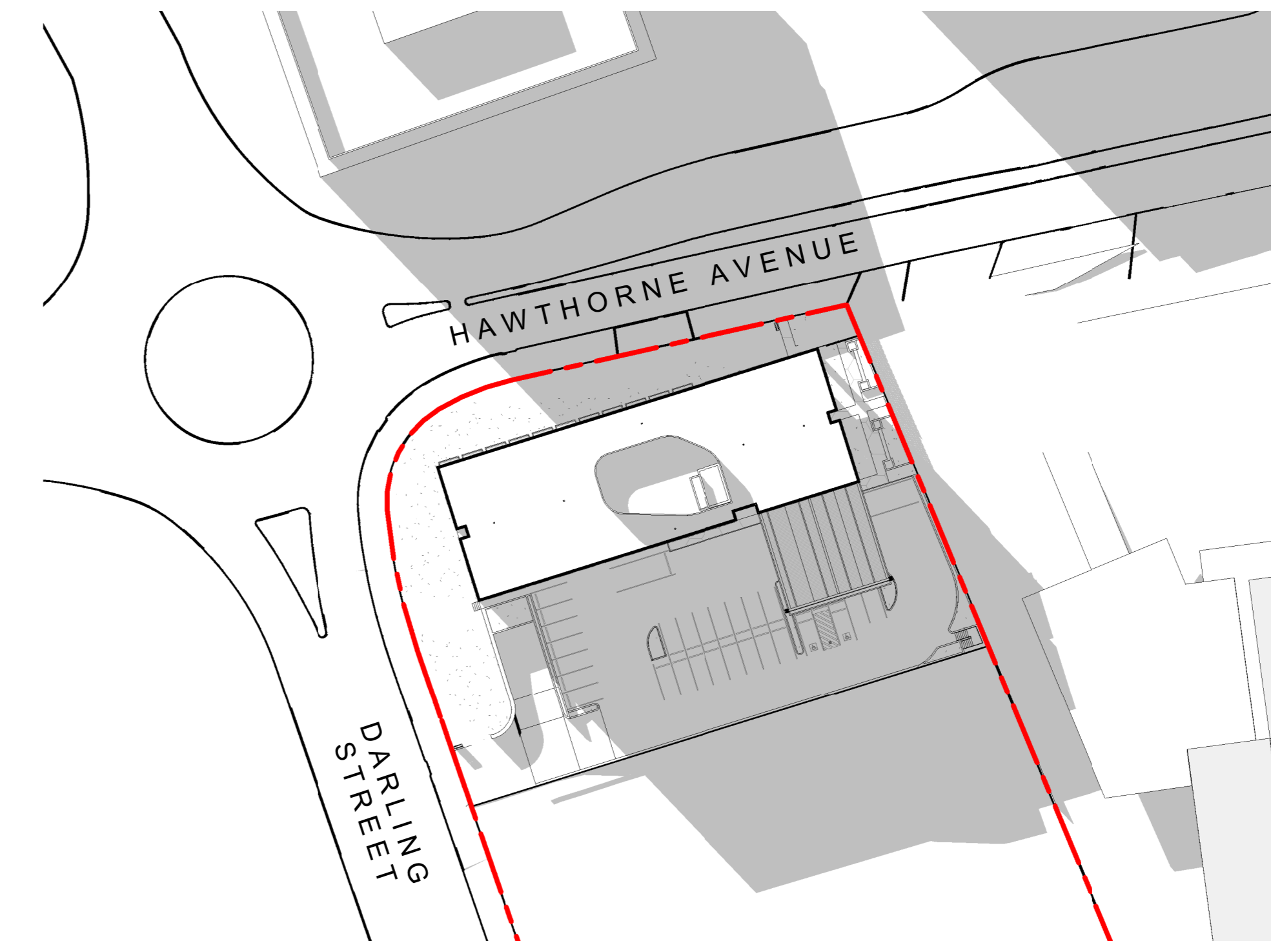
SITE BOUNDARY



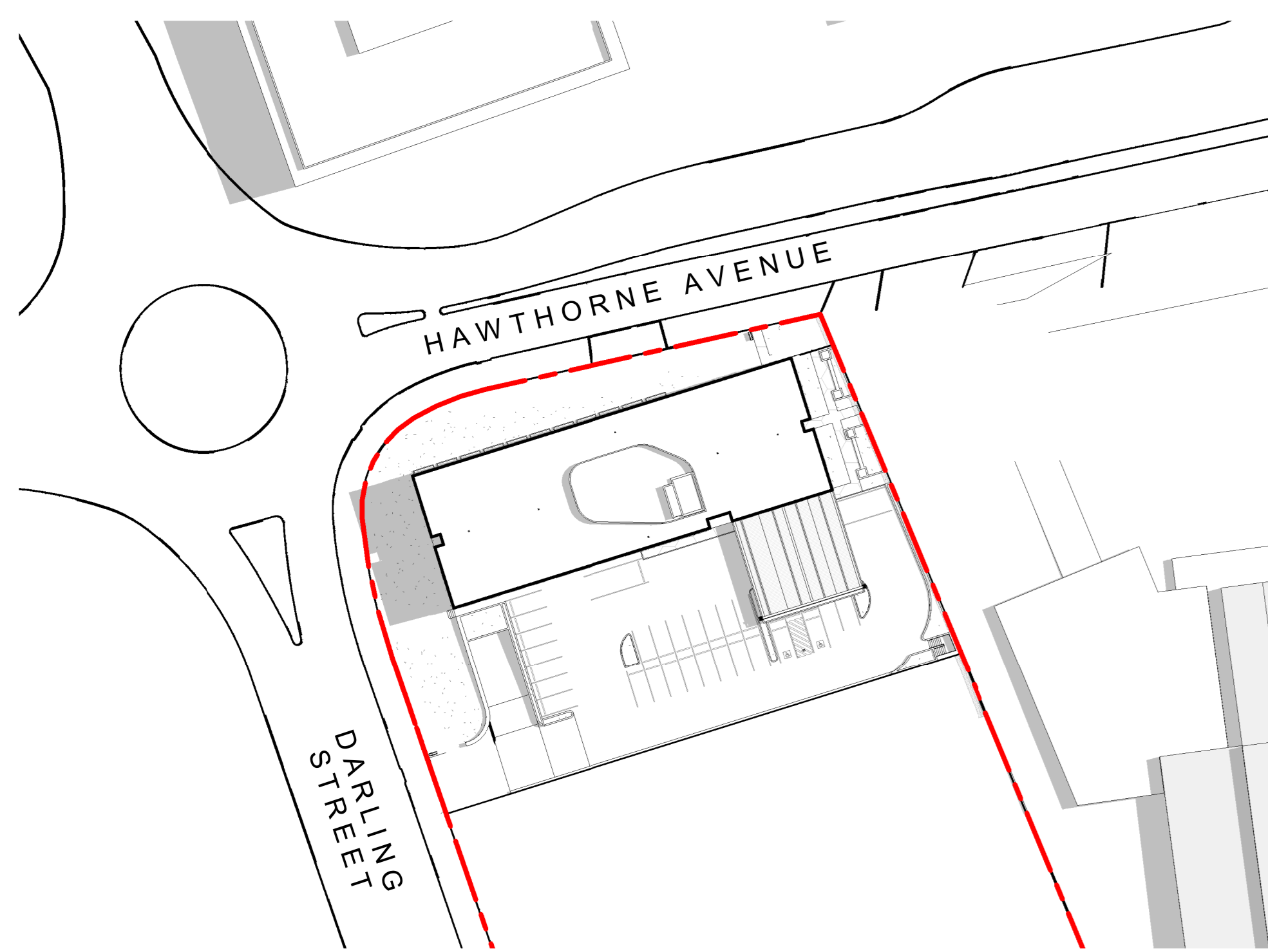
4 SHADOW DIAGRAM JUNE 9AM  
SCALE 1:700



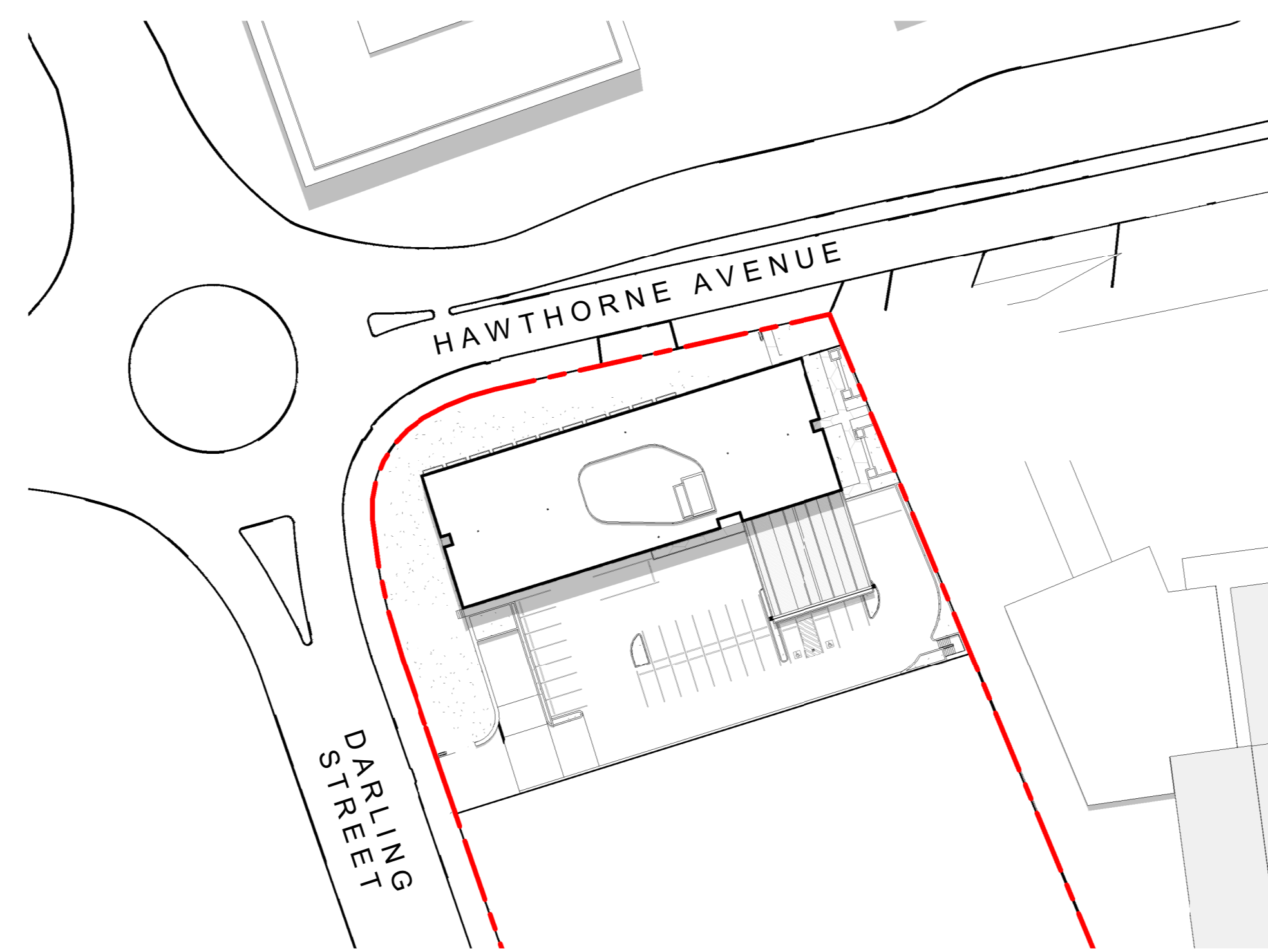
5 SHADOW DIAGRAM JUNE 12PM  
SCALE 1:700



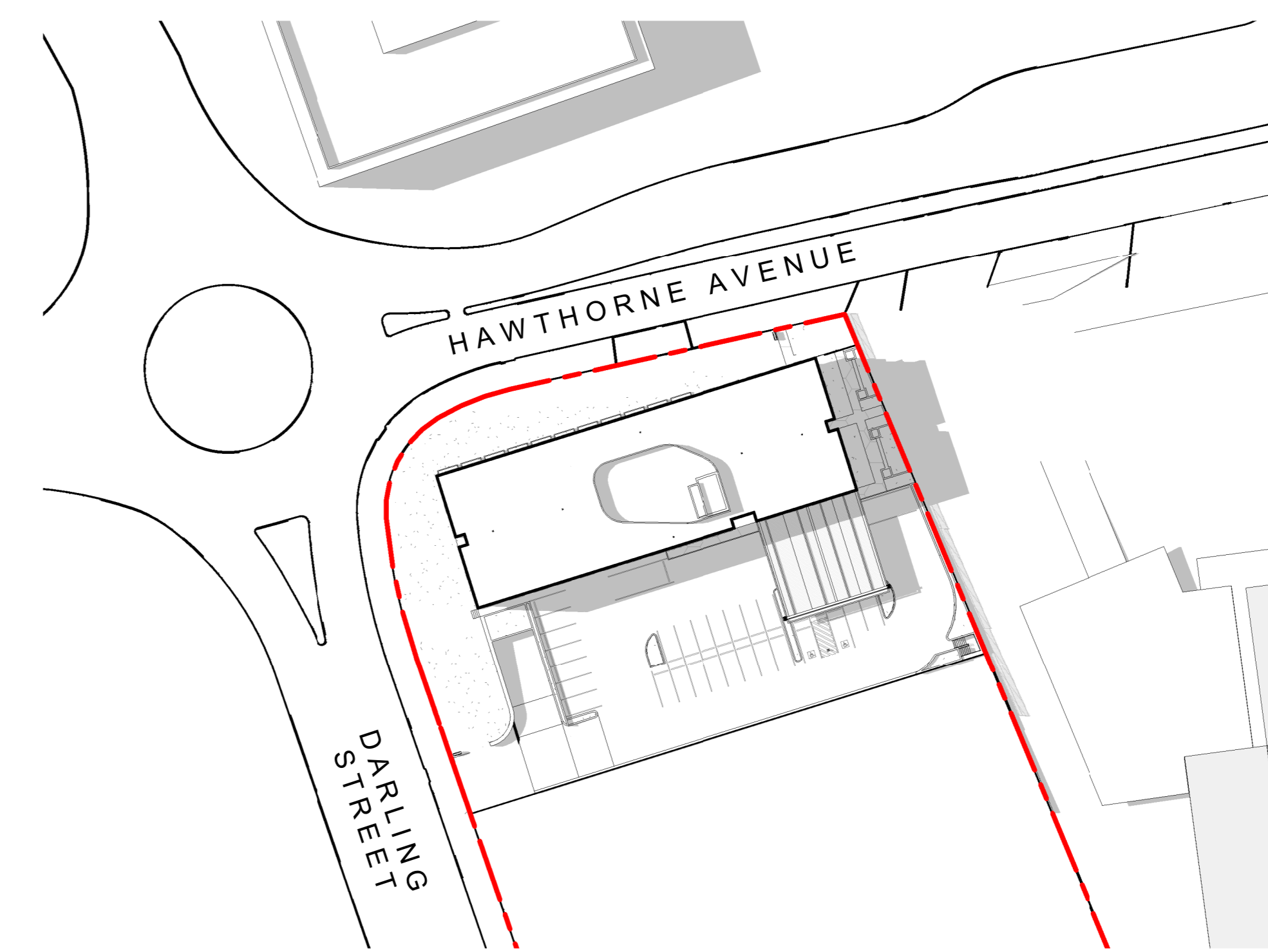
6 SHADOW DIAGRAM JUNE 3PM  
SCALE 1:700



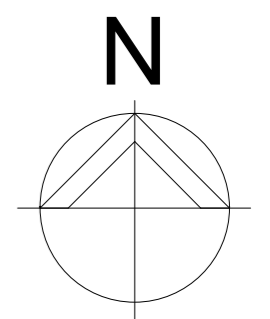
7 SHADOW DIAGRAM DECEMBER 9AM  
SCALE 1:700



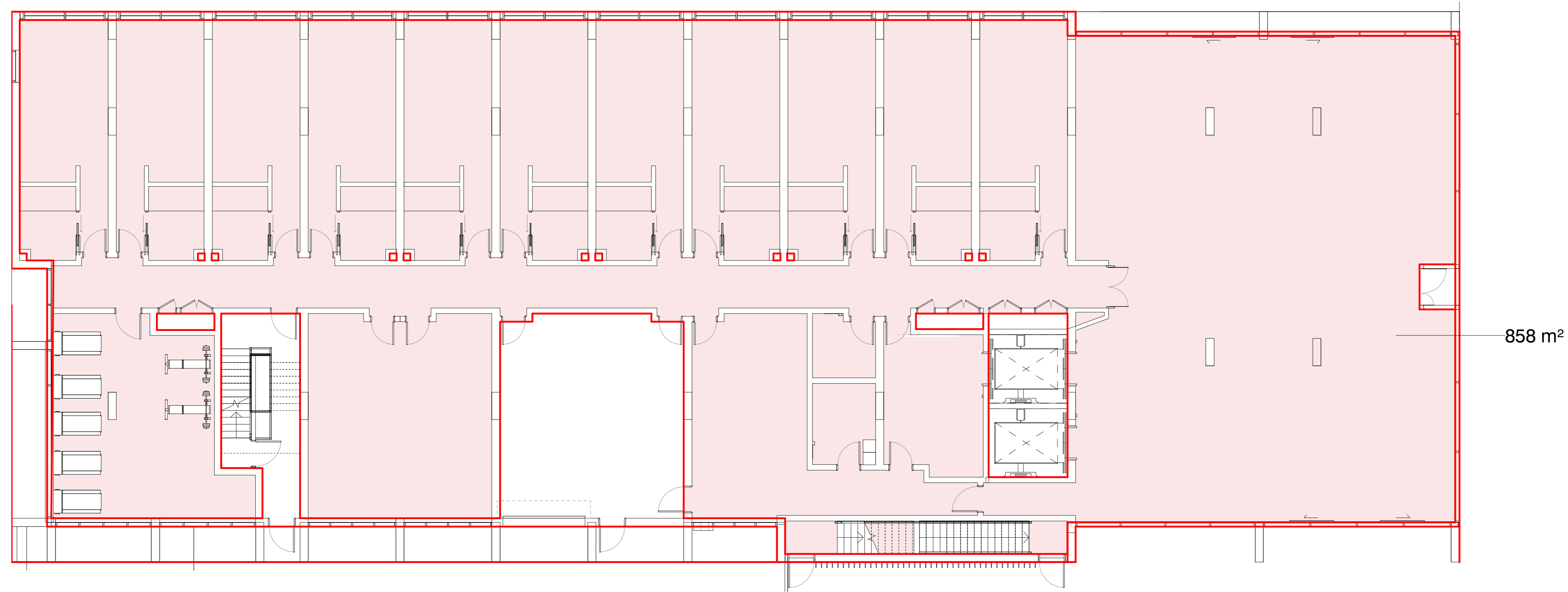
8 SHADOW DIAGRAM DECEMBER 12PM  
SCALE 1:700



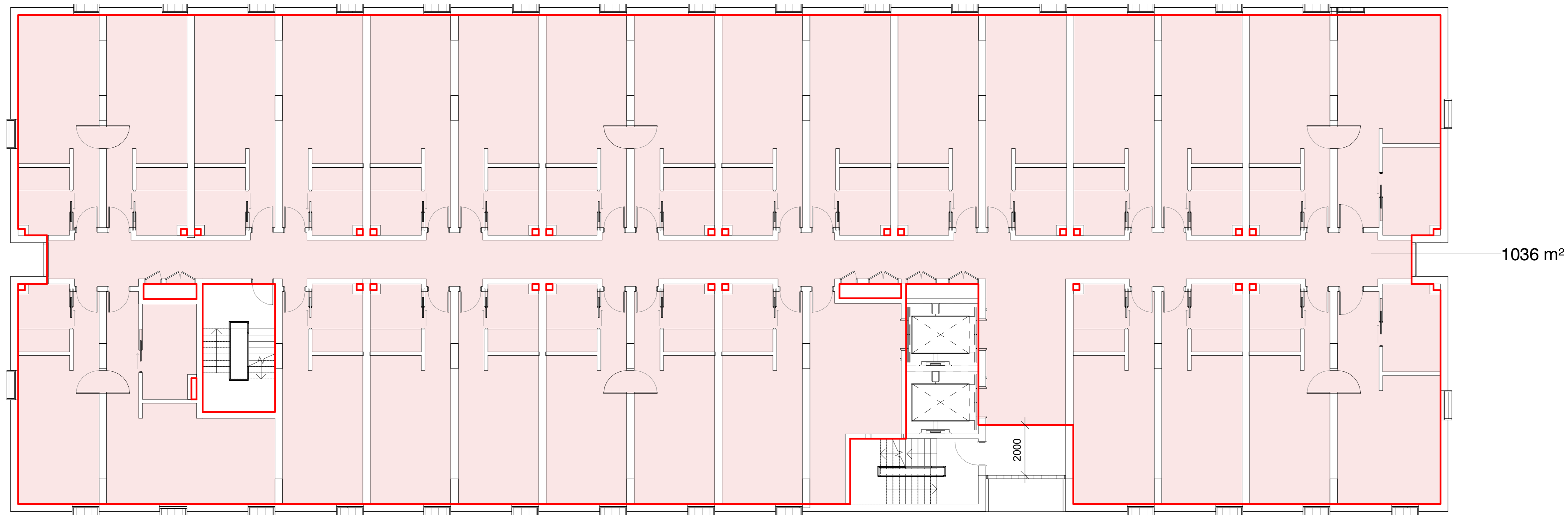
9 SHADOW DIAGRAM DECEMBER 3PM  
SCALE 1:700



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A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2020			



1 GROUND LEVEL SCALE 1:100



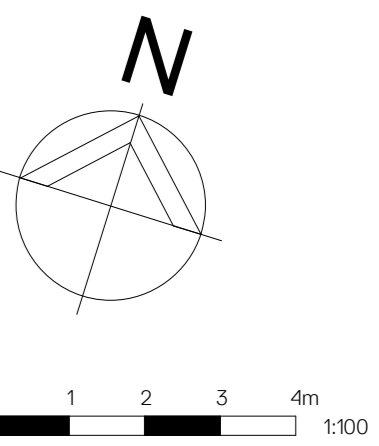
2 HOTEL TYPICAL LEVELS 1-4 SCALE 1:100

**KEY:**

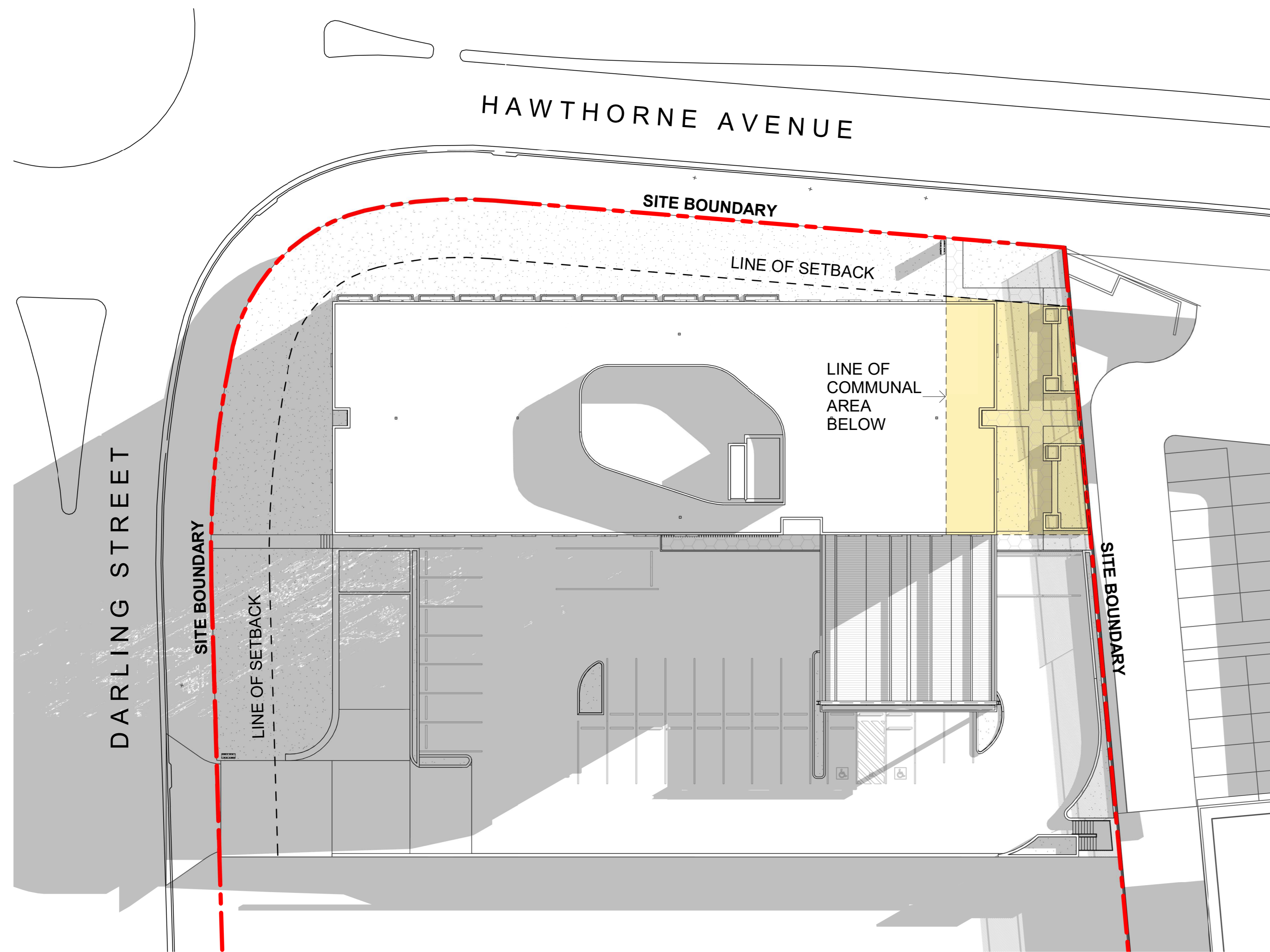
- GROSS FLOOR AREA (GFA) NOMINATION
- GFA EXCLUSIONS

GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
<b>TOTAL</b>	<b>5003.61 m<sup>2</sup></b>

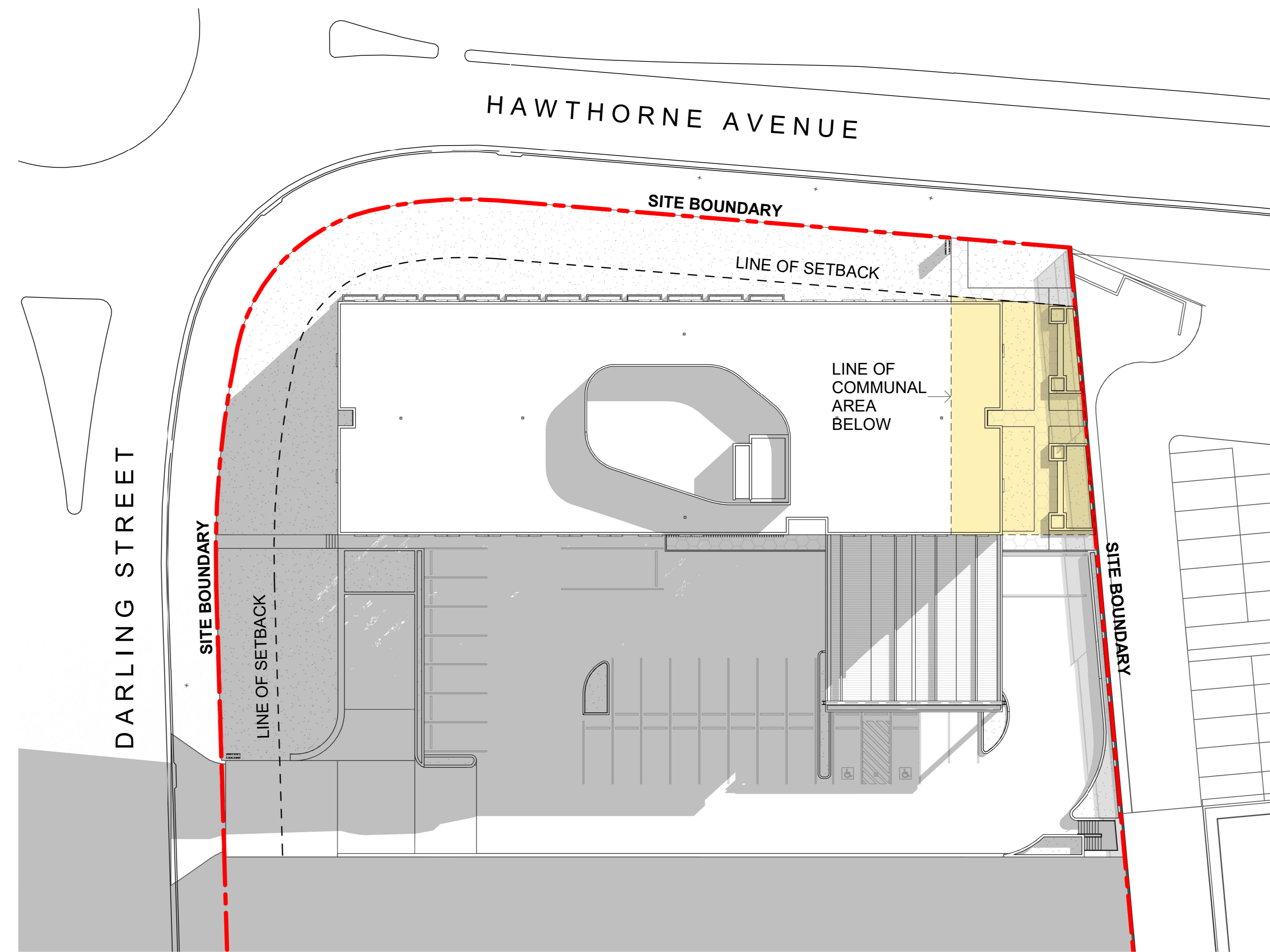
**NOTE:**  
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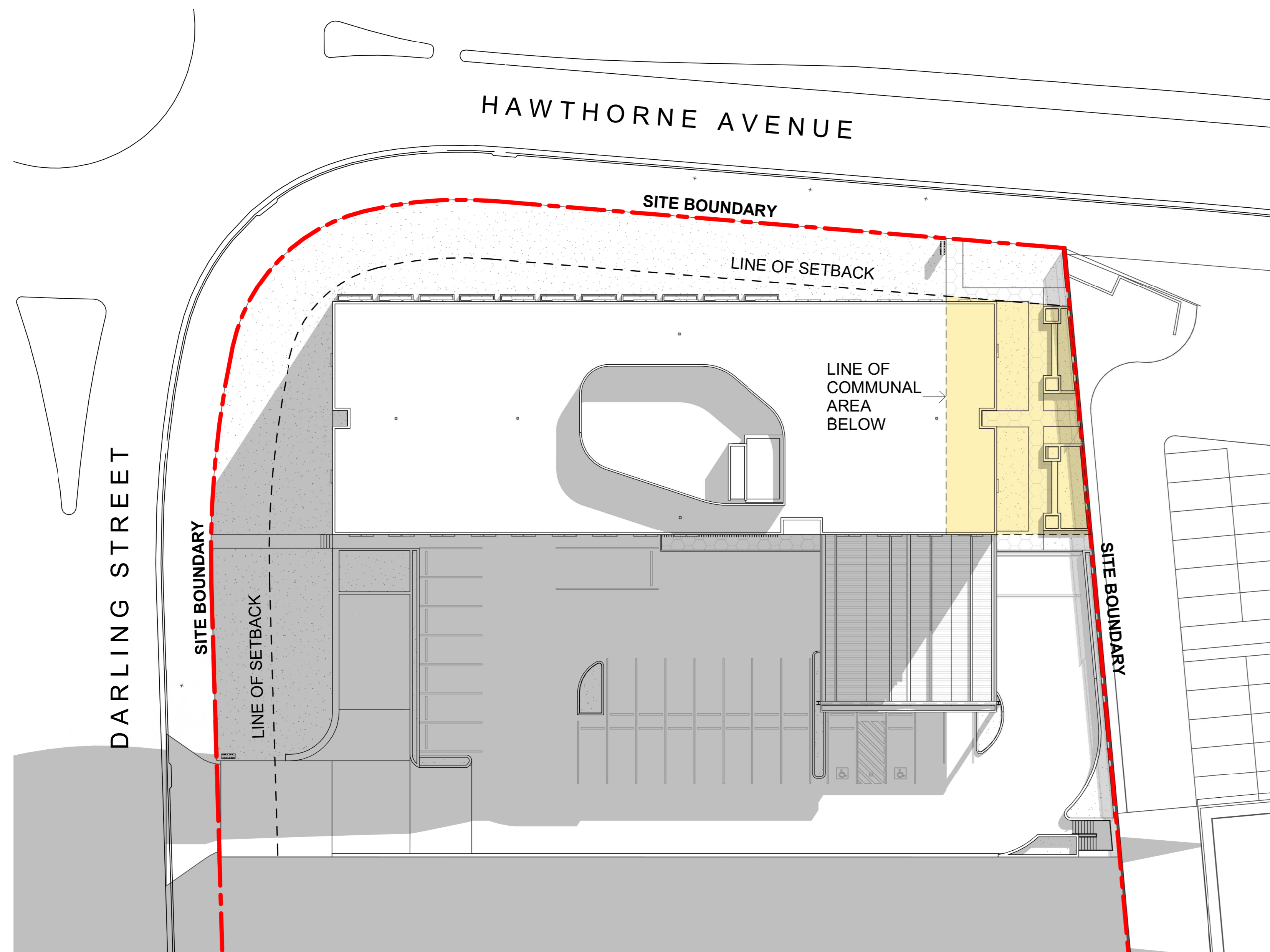
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1 COMMUNAL OPEN SPACE-SOLAR DIAGRAM - 9AM  
SCALE 1:250



2 COMMUNAL OPEN SPACE-SOLAR DIAGRAM - 10AM  
SCALE 1:250



3 COMMUNAL OPEN SPACE-SOLAR DIAGRAM - 11AM  
SCALE 1:250

**LEGEND**

COMMUNAL OPEN SPACE  
BOUNDARY LINE

COMMUNAL OPEN SPACE	
COMMON AREAS	190 m <sup>2</sup>



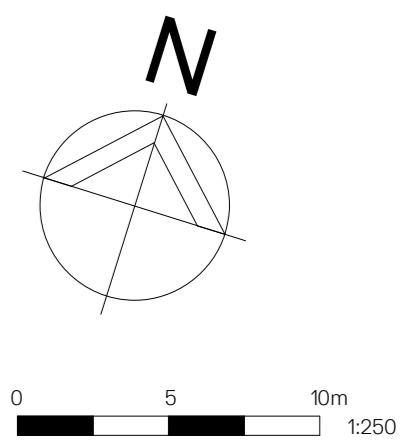
4 COMMUNAL OPEN SPACE SOLAR PERSPECTIVE - 9AM  
SCALE



5 COMMUNAL OPEN SPACE SOLAR PERSPECTIVE - 10AM  
SCALE



6 COMMUNAL OPEN SPACE SOLAR PERSPECTIVE - 11AM  
SCALE



Issue	Description	Date
P1	DRAFT DA RE-ISSUE FOR CLIENT	11.03.2019
P2	POST PRE-DA - DRAFT DA	20.10.2019
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P4	ISSUE FOR FINAL COORDINATION	30.01.2019
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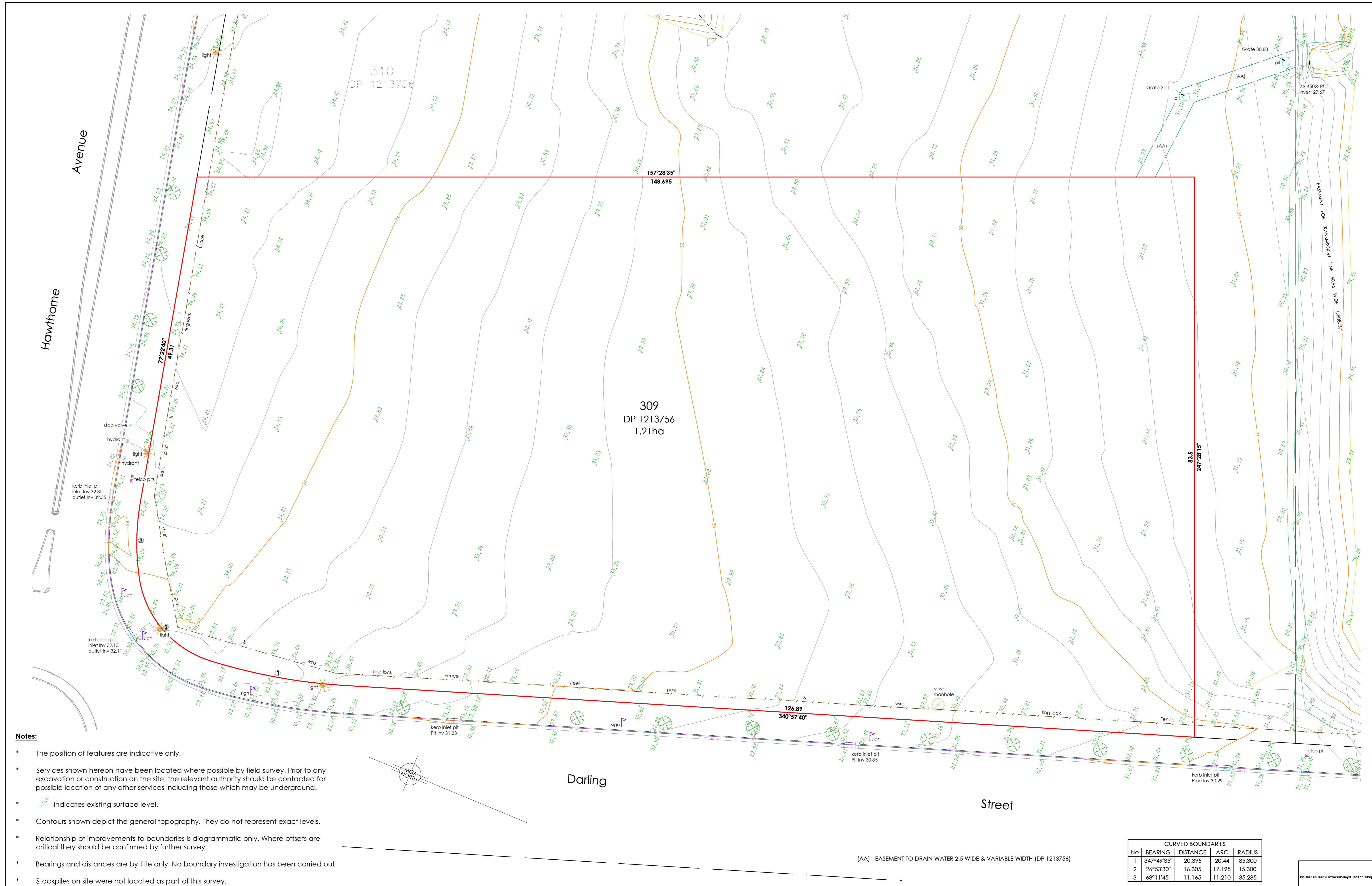
Issue	Description	Date	Client
			SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
COMMUNAL AREA DIAGRAM

Drawing No.  
DA 011  
Scale  
As indicated@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
VP

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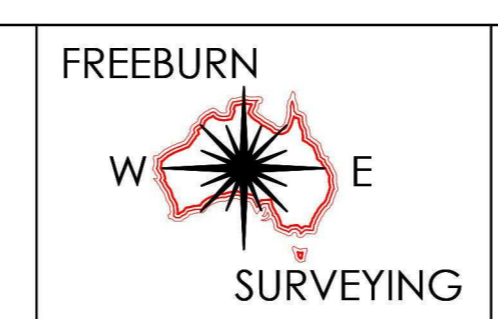


- Notes:**
- The position of features are indicative only.
  - Services shown hereon have been located where possible by field survey. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of any other services including those which may be underground.
  - Indicates existing surface level.
  - Contours shown depict the general topography. They do not represent exact levels.
  - Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
  - Bearings and distances are by title only. No boundary investigation has been carried out.
  - Stockpiles on site were not located as part of this survey.

CURVED BOUNDARIES			
No	BEARING	DISTANCE	RADIUS
1	347°49'30"	20.395	20.44
2	26°53'30"	16.305	17.195
3	68°11'45"	11.165	11.210

Client:  
Sydney Business Park  
Marsden Park

Project:  
Detail Survey over Lot 309 in DP 1213756  
Corner of Hawthorne Ave & Darling St Marsden Park



**MATTHEW FREEBURN**  
LAND, ENGINEERING & MINING SURVEYOR  
SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE"  
2 CASTLEREAGH STREET  
PENRITH 2750

Telephone 02 4721 2289  
Fax 02 4721 5646  
email a.dean@freeburnsurveyors.com  
or matthew@freeburnsurveyors.com

Scale 1:250	Datum: AHD	Contour: 0.2m
Surveyor: CR	Drawn By: AD	Checked: CR
Date of Survey: 29-03-2018	Sheet 1 of 1	
AutoCAD	Issue 01	05-04-2018
		33 444 (309)DETAIL
A1 SHEET		

**DISCLAIMER**  
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DEVELOPMENT APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

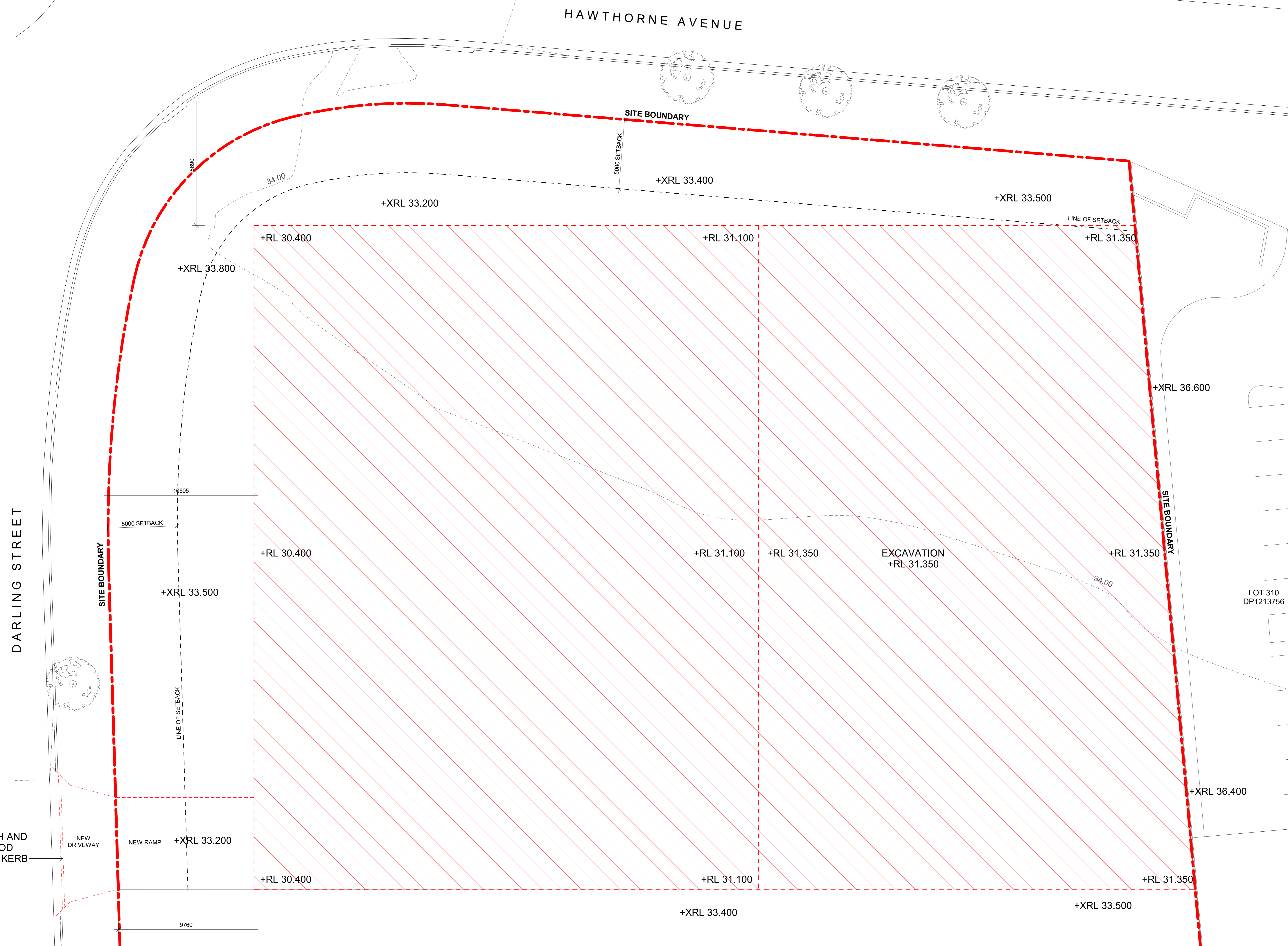
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NSW 2765

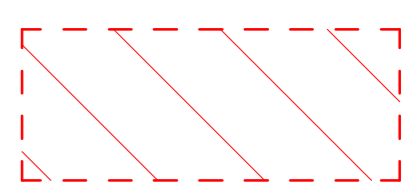



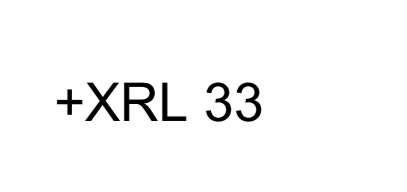

Title:  
EXISTING CONDITIONS

Drawing No. DA 020	Issue A
Scale @A0	Drawing Size A0
Project No. 18091	Drawn By BS

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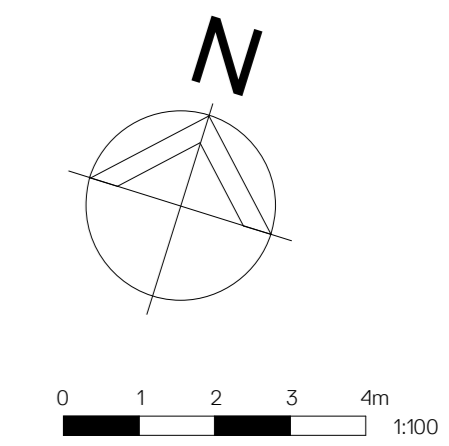


**EXCAVATION PLAN**  
**LEGEND:**

-  EXCAVATION EXTENT
-  SITE BOUNDARY
-  EARTH
-  EXISTING TREE
-  +XRL 33 EXISTING LEVEL
-  EXISTING CONTOUR LINE AND RELATIVE LEVEL

**NOTE**  
REFER TO CIVIL DRAWINGS FOR ALL BULK EXCAVATION LEVELS & DETAILS.

1 EXCAVATION PLAN SCALE: 1:100



DEMOLISH AND MAKE GOOD EXISTING KERB

**WMK**  
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L2 354 Kent Street  
Sydney NSW 2000  
Telephone 02 9299 0401  
Facsimile 02 9299 0402  
www.wmkarchitects.com  
ABN 25 082 956 929

DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

Issue	Description	Date	Issue	Description	Date
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A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019			

Client: SYDNEY BUSINESS PARK

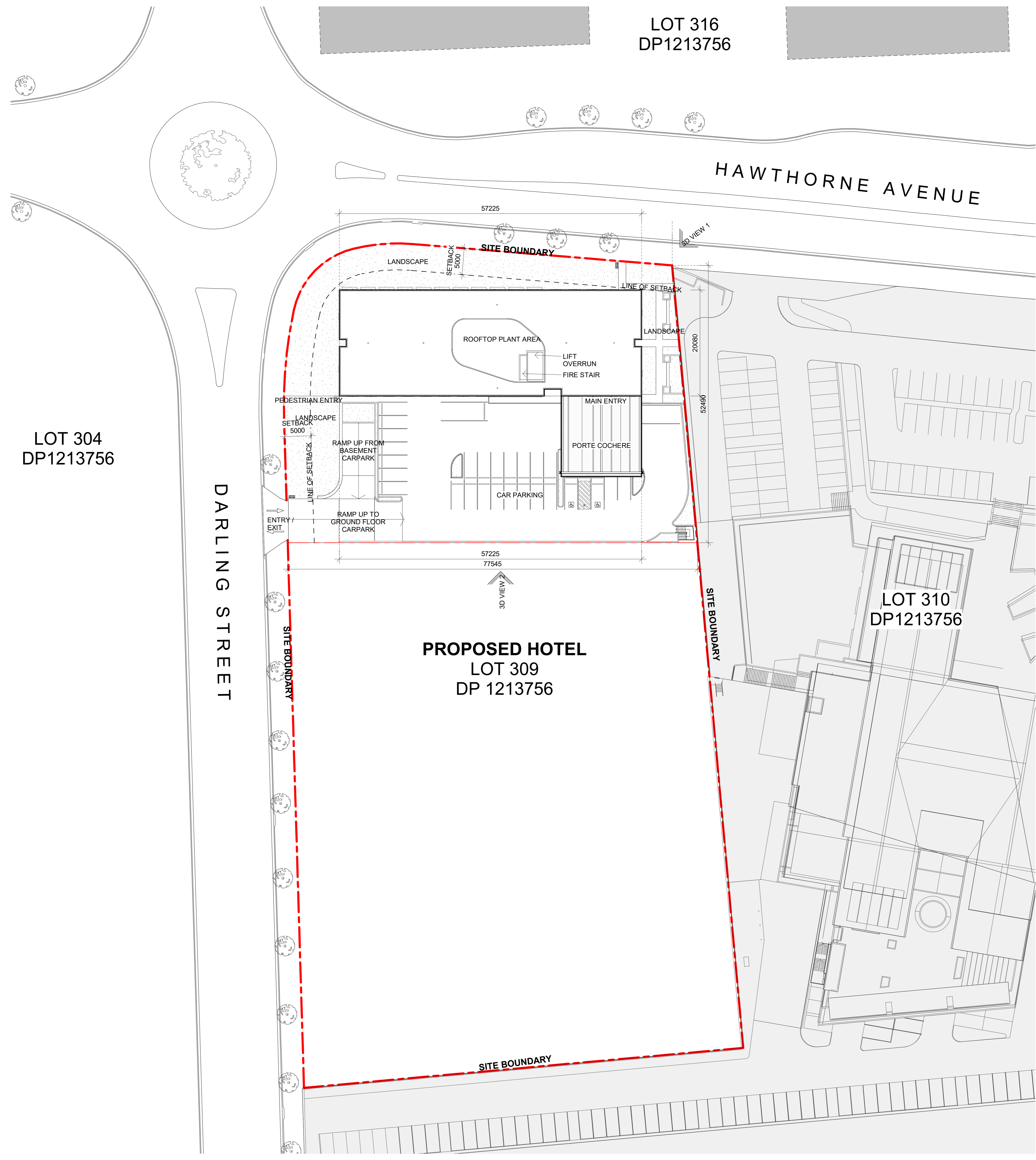
Project: SYDNEY BUSINESS PARK  
LOT 309, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title: EXCAVATION PLAN

Drawing No.	Issue
DA 021	A
Scale	Drawing Size
As indicated@A0	A0
Project No.	Drawn By
18091	BS

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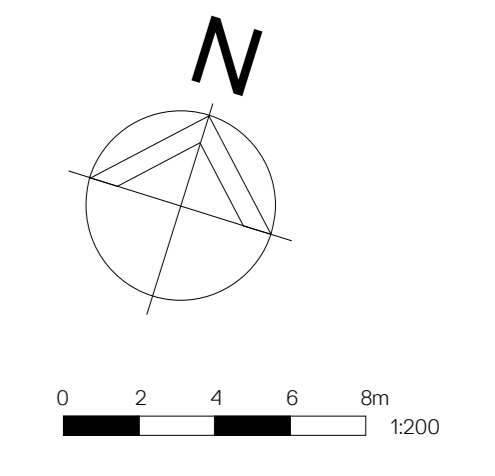




**SITE PLAN LEGEND:**

	EXISTING TREES
	CONTOUR LINE AND RELATIVE LEVEL
	BOUNDARY LINE
	EXISTING BUILDINGS
	PROPOSED NEIGHBOURING BUILDINGS

1 001 SITE PLAN SCALE 1:300



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 www.wmkarchitecture.com  
 ABN 25 082 956 929

DEVELOPMENT APPLICATION ONLY  
 NOT FOR CONSTRUCTION

Issue	Description	Date	Issue	Description	Date	Client
P1	DRAFT DA FOR CLIENT REVIEW	28/09/2019				SYDNEY BUSINESS PARK
P2	DRAFT DA RE-ISSUE FOR CLIENT	11/10/2019				
P3	POST PRE-DA - DRAFT DA	20/11/2019				
P4	ISSUE FOR CLIENT APPROVAL	29/11/2019				
P5	ISSUE FOR FINAL APPROVAL	21/12/2019				
P6	ISSUE FOR FINAL COORDINATION	30/01/2020				
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2020				

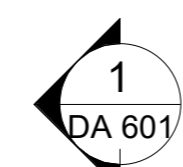
Project  
 SYDNEY BUSINESS PARK  
 LOT 309, DP 1213756  
 CNR HAWTHORNE AVENUE &  
 DARLING STREET,  
 MARSDEN PARK,  
 NSW 2765

Title  
 SITE PLAN

Drawing No. DA 098	Issue A
Scale As indicated@A0	Drawing Size A0
Project No. 18091	Drawn By BS
<small>CAD Reference        PROJECT: 18091 PROJECT NAME: DA098 SITE PLAN.rvt        DATE: 06/02/2020</small>	

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HAWTHORNE AVENUE



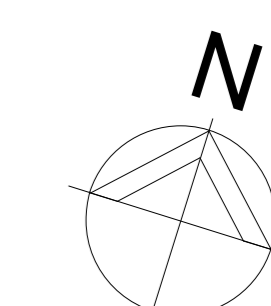
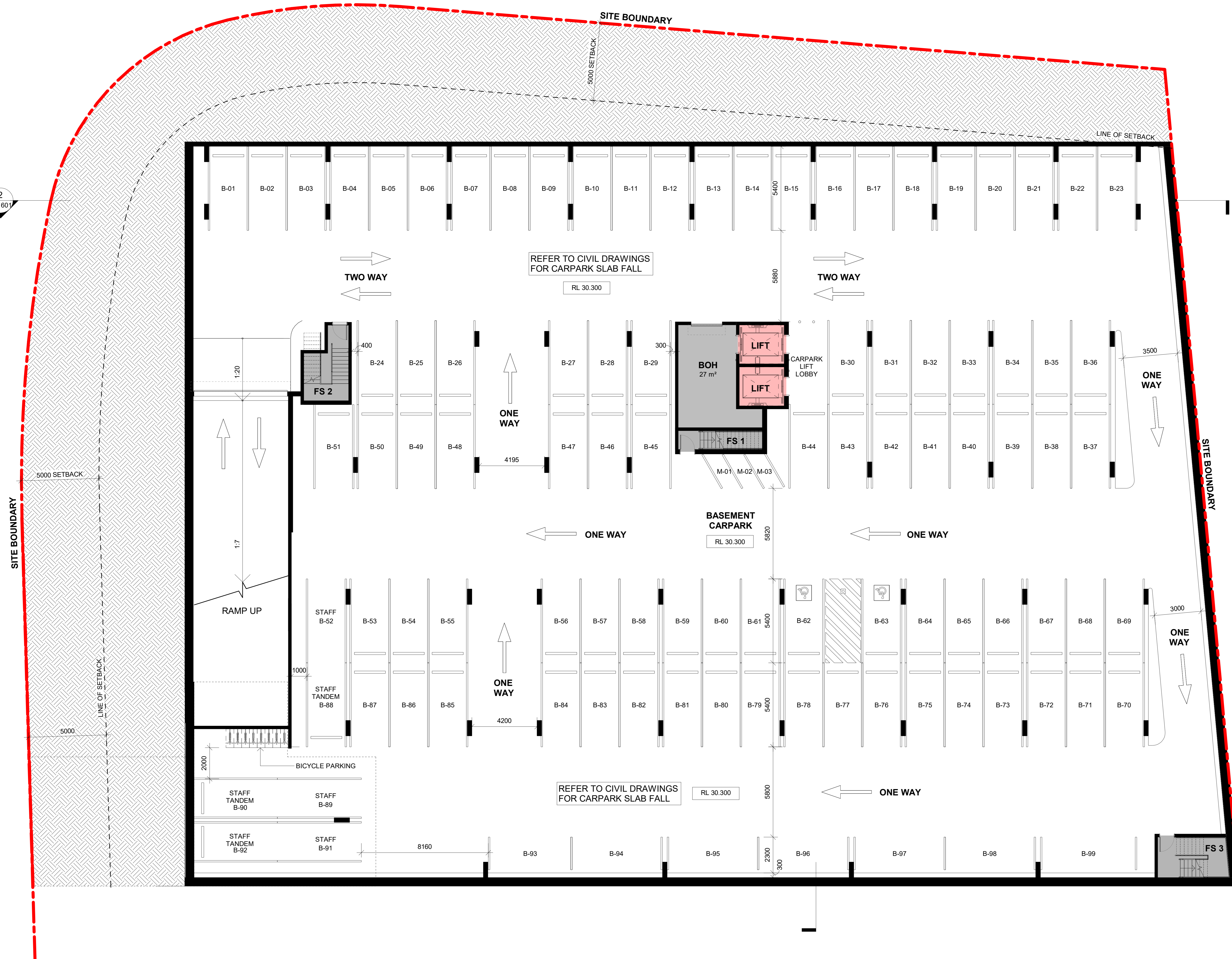
COLOUR KEY

- FIRE STAIRS / BOH
- LIFT
- EARTH

GROUND LEVEL PARKING SCHEDULE	
TYPE	NO. OF PARKING SPACES
ACCESSIBLE PARKING SPACES	2
CLASS 2 HOTEL PARKING SPACES	27
TOTAL	29
MRV LOADING ZONE	1
HRV PARKING SPACE	1

BASEMENT PARKING SCHEDULE	
TYPE	NO. OF PARKING SPACES
ACCESSIBLE PARKING SPACES	2
CLASS 2 HOTEL PARKING SPACES	97
TOTAL	99
MOTORCYCLE PARKING SPACES	3
BICYCLE PARKING SPACES	8

DARLING STREET



0 1 2 3 4m  
1:500



DEVELOPMENT APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

Issue	Description	Date
P2	FOR CONSULTANT REVIEW	26/09/2018
P3	DRAFT DA FOR CLIENT REVIEW	28/09/2018
P4	DRAFT DA RE ISSUE FOR CLIENT	11/10/2018
P5	BASEMENT REVISION	29/10/2018
P6	POST PRE-DA - DRAFT DA	20/11/2018
P7	ISSUE FOR CLIENT APPROVAL	29/11/2018
P8	ISSUE FOR APPROVAL	11/12/2018
P9	ISSUE FOR FINAL APPROVAL	21/12/2018
P10	ISSUE FOR FINAL COORDINATION	30/01/2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019

Issue	Description	Date

Client  
SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
BASEMENT LEVEL FLOOR  
PLAN

Drawing No.  
DA 099  
Scale  
1:100@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
VP

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HAWTHORNE AVENUE

DARLING STREET

COLOUR KEY

- BOH
- CAFE
- CORRIDOR
- FIRE STAIRS
- LIFT
- LOBBY
- GYM
- MAID
- OFFICE
- SERVICES
- TYPE A
- VERTICAL SERVICES
- LANDSCAPE
- MEETING ROOM

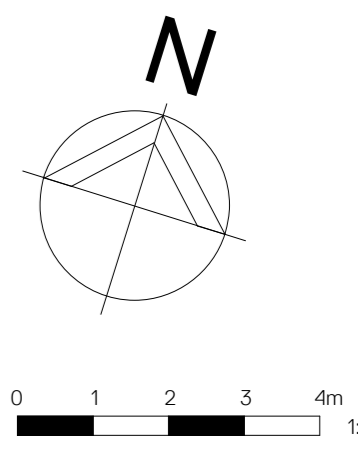
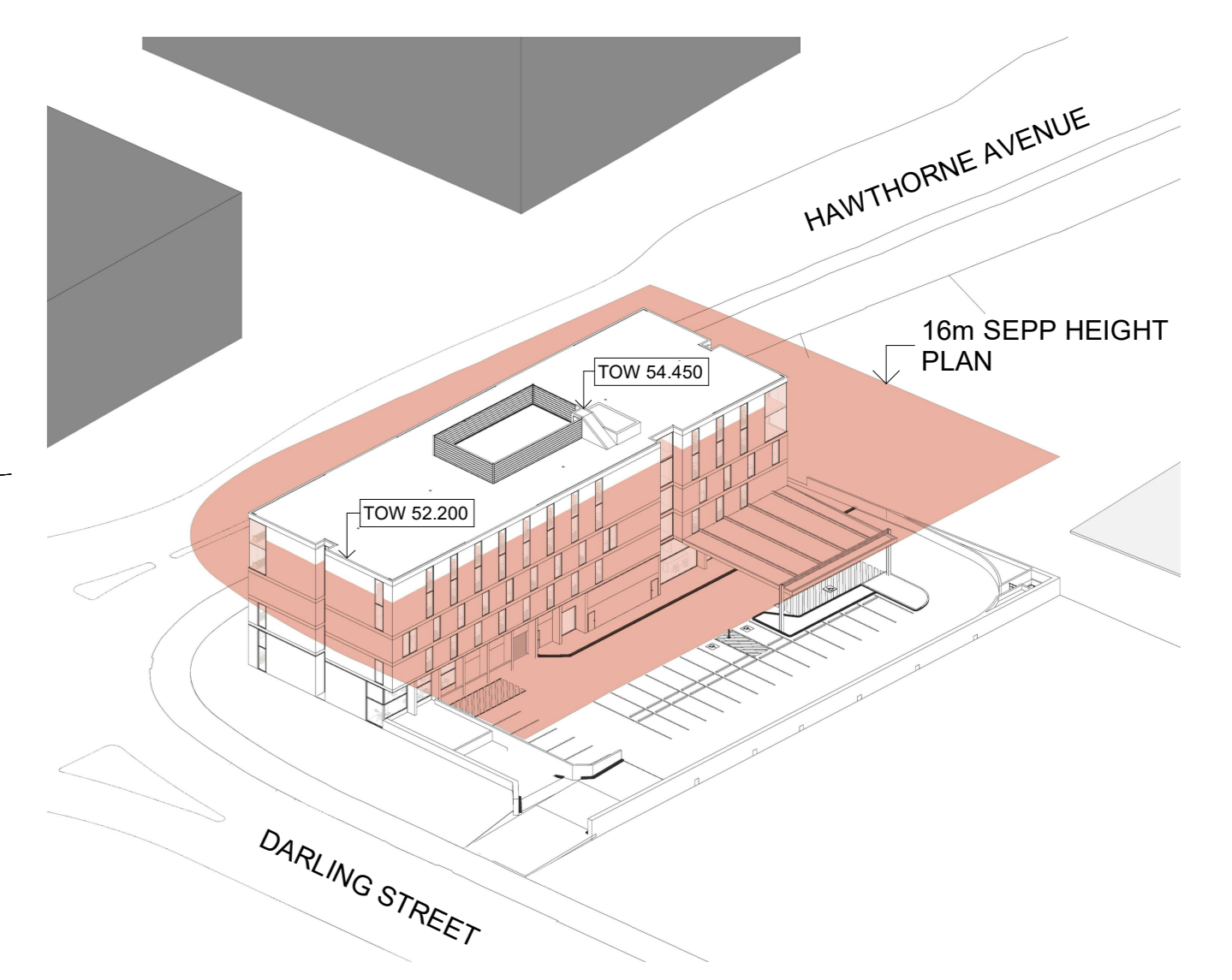
GROUND LEVEL PARKING SCHEDULE	
TYPE	NO. OF PARKING SPACES
ACCESSIBLE PARKING SPACES	2
CLASS 2 HOTEL PARKING SPACES	27
TOTAL	29
MRV LOADING ZONE	1
HRV PARKING SPACE	1

BASEMENT PARKING SCHEDULE	
TYPE	NO. OF PARKING SPACES
ACCESSIBLE PARKING SPACES	2
CLASS 2 HOTEL PARKING SPACES	97
TOTAL	99
MOTOCYCLE PARKING SPACES	3
BICYCLE PARKING SPACES	8

GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
TOTAL	5003.61 m <sup>2</sup>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

NOTE:  
AREAS PROVIDED ON PLANS ARE CALCULATED BASED ON THE BLACKTOWN CITY COUNCIL LEP 2015 DEFINITION. AREAS PROVIDED ARE APPROXIMATE ONLY AND SHOULD BE CHECKED AND VERIFIED ON SITE BY A QUALIFIED APPOINTED CONTRACTOR.



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Issue	Description	Date	Issue	Description	Date	Client	Project	Title	Drawing No.	Issue
P1	FOR CONSULTANT REVIEW	26/08/2018				SYDNEY BUSINESS PARK	SYDNEY BUSINESS PARK LOT 308, DP 1213756 CNR HAWTHORNE AVENUE & DARLING STREET, MARSDEN PARK, NSW 2765	GROUND LEVEL FLOOR PLAN	DA 100	A
P2	WP CLIENT REVIEW	27/08/2018								
P3	DRAFT DA FOR CLIENT REVIEW	28/09/2018								
P4	DRAFT DA FOR CLIENT REVIEW	11/10/2018								
P5	POST PRE-DA - DRAFT DA	20/11/2018								
P6	ISSUE FOR CLIENT APPROVAL	29/12/2018								
P7	ISSUE FOR APPROVAL	11/12/2018								
P8	ISSUE FOR FINAL APPROVAL	21/12/2018								
P9	ISSUE FOR FINAL COORDINATION	30/01/2019								
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019								

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COLOUR KEY

- FIRE STAIRS
- LIFT
- LIFT LOBBY & CORRIDOR
- MAID
- SERVICES
- TYPE A GUEST ROOM
- TYPE B GUEST ROOM
- TYPE C GUEST ROOM

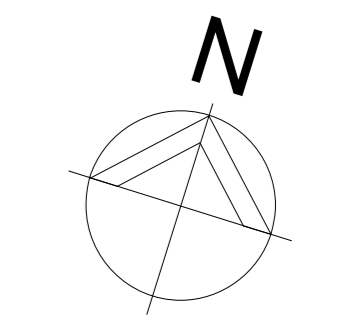
GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
TOTAL	5003.61 m <sup>2</sup>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

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2  
DA 500



0 1 2 3 4m  
1:500



DEVELOPMENT APPLICATION  
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Issue	Description	Date	Issue	Description	Date	Client
P1	FOR CONSULTANT REVIEW	31/08/2018				SYDNEY BUSINESS PARK
P2	WP CLIENT REVIEW	27/09/2018				
P3	DRAFT DA FOR CLIENT REVIEW	28/09/2018				
P4	DRAFT DA FOR ISSUE FOR CLIENT	11/10/2018				
P5	POST PRE-DA - DRAFT DA	20/10/2018				
P6	ISSUE FOR CLIENT APPROVAL	29/10/2018				
P7	ISSUE FOR FINAL APPROVAL	21/12/2018				
P8	ISSUE FOR FINAL COORDINATION	30/01/2019				
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019				

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
LEVEL 1 FLOOR PLAN

Drawing No.  
DA 101  
Scale  
1:100@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
BS

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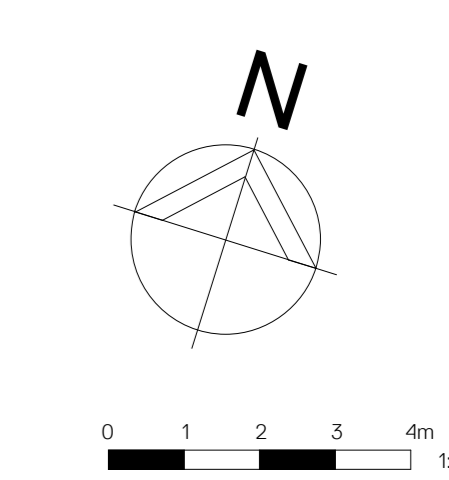
COLOUR KEY

- FIRE STAIRS
- LIFT
- LIFT LOBBY & CORRIDOR
- MAID
- SERVICES
- TYPE A GUEST ROOM
- TYPE B GUEST ROOM
- TYPE C GUEST ROOM

GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
TOTAL	5003.61 m <sup>2</sup>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

NOTE:  
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www.wmkarchitecture.com  
ABN 25 082 956 929

Issue	Description	Date	Issue	Description	Date	Client
P1	FOR CONSULTANT REVIEW	31/08/2018				SYDNEY BUSINESS PARK
P2	DRAFT DA RE-ISSUE FOR CLIENT	11/10/2018				
P3	POST PRE-DA - DRAFT DA	20/12/2018				
P4	ISSUE FOR CLIENT APPROVAL	29/12/2018				
P5	ISSUE FOR FINAL APPROVAL	21/02/2019				
P6	ISSUE FOR FINAL COORDINATION	30/03/2019				
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019				

Project: SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title: LEVEL 2 FLOOR PLAN

Drawing No. DA 102  
Scale: 1:100@A0  
Project No. 18091  
Issue A  
Drawing Size A0  
Drawn By BS

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COLOUR KEY

- FIRE STAIRS
- LIFT
- LIFT LOBBY & CORRIDOR
- MAID
- SERVICES
- TYPE A GUEST ROOM
- TYPE B GUEST ROOM
- TYPE C GUEST ROOM

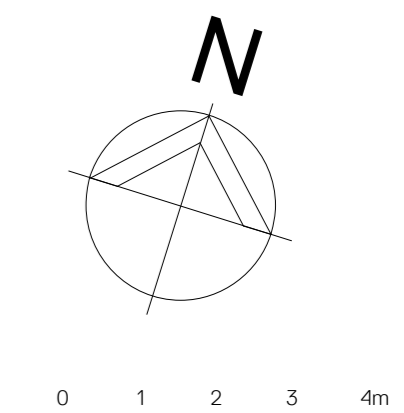
GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
<b>TOTAL</b>	<b>5003.61 m<sup>2</sup></b>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

NOTE:  
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2  
DA 500



DEVELOPMENT APPLICATION  
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Issue	Description	Date	Issue	Description	Date
P1	DRAFT DA/RE - ISSUE FOR CLIENT	13.03.2019			
P2	POST PRE-DA - DRAFT DA	20.11.2019			
P3	ISSUE FOR CLIENT APPROVAL	28.12.2019			
P4	ISSUE FOR FINAL APPROVAL	21.12.2019			
P5	ISSUE FOR FINAL COORDINATION	30.01.2019			
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019			

Client  
SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
LEVEL 3 FLOOR PLAN

Drawing No.  
DA 103  
Scale  
1:100@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
BS

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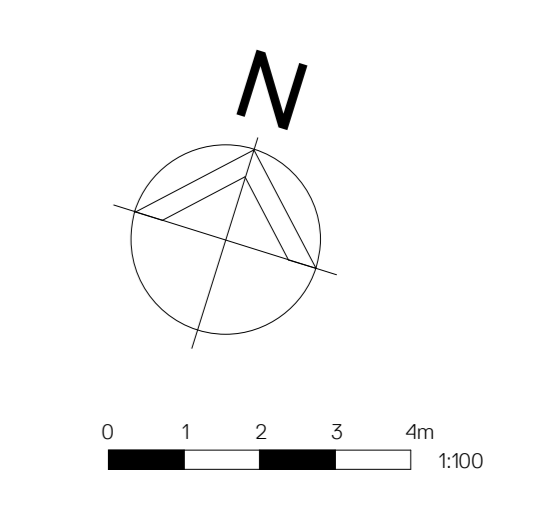
COLOUR KEY

- FIRE STAIRS
- LIFT
- LIFT LOBBY & CORRIDOR
- MAID
- SERVICES
- TYPE A GUEST ROOM
- TYPE B GUEST ROOM
- TYPE C GUEST ROOM

GFA SCHEDULE	
LEVEL	AREA
GROUND LEVEL	857.62 m <sup>2</sup>
LEVEL 1	1036.50 m <sup>2</sup>
LEVEL 2	1036.50 m <sup>2</sup>
LEVEL 3	1036.50 m <sup>2</sup>
LEVEL 4	1036.50 m <sup>2</sup>
<b>TOTAL</b>	<b>5003.61 m<sup>2</sup></b>

SITE TOTALS		
GFA TOTAL	SITE AREA	FSR:1
5003.61 m <sup>2</sup>	12100.00 m <sup>2</sup>	0.41

NOTE:  
AREAS PROVIDED ON PLANS ARE CALCULATED BASED ON THE BLACKTOWN CITY COUNCIL LEP 2015 DEFINITION. AREAS PROVIDED ARE APPROXIMATE ONLY AND SHOULD BE CHECKED AND VERIFIED ON SITE BY A QUALIFIED APPOINTED CONTRACTOR.



DEVELOPMENT APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

Issue	Description	Date	Issue	Description	Date
P1	DRAFT DA/RE - ISSUE FOR CLIENT	13.03.2019			
P2	POST PRE-DA - DRAFT DA	20.11.2019			
P3	ISSUE FOR CLIENT APPROVAL	28.12.2019			
P4	ISSUE FOR FINAL APPROVAL	21.02.2020			
P5	ISSUE FOR FINAL COORDINATION	30.01.2019			
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019			

Client  
SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

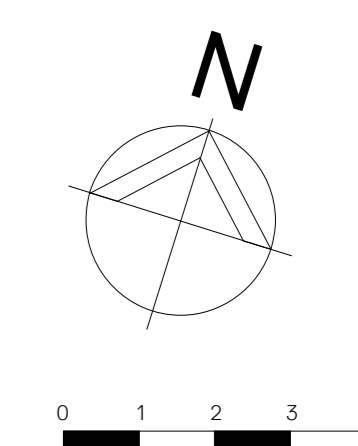
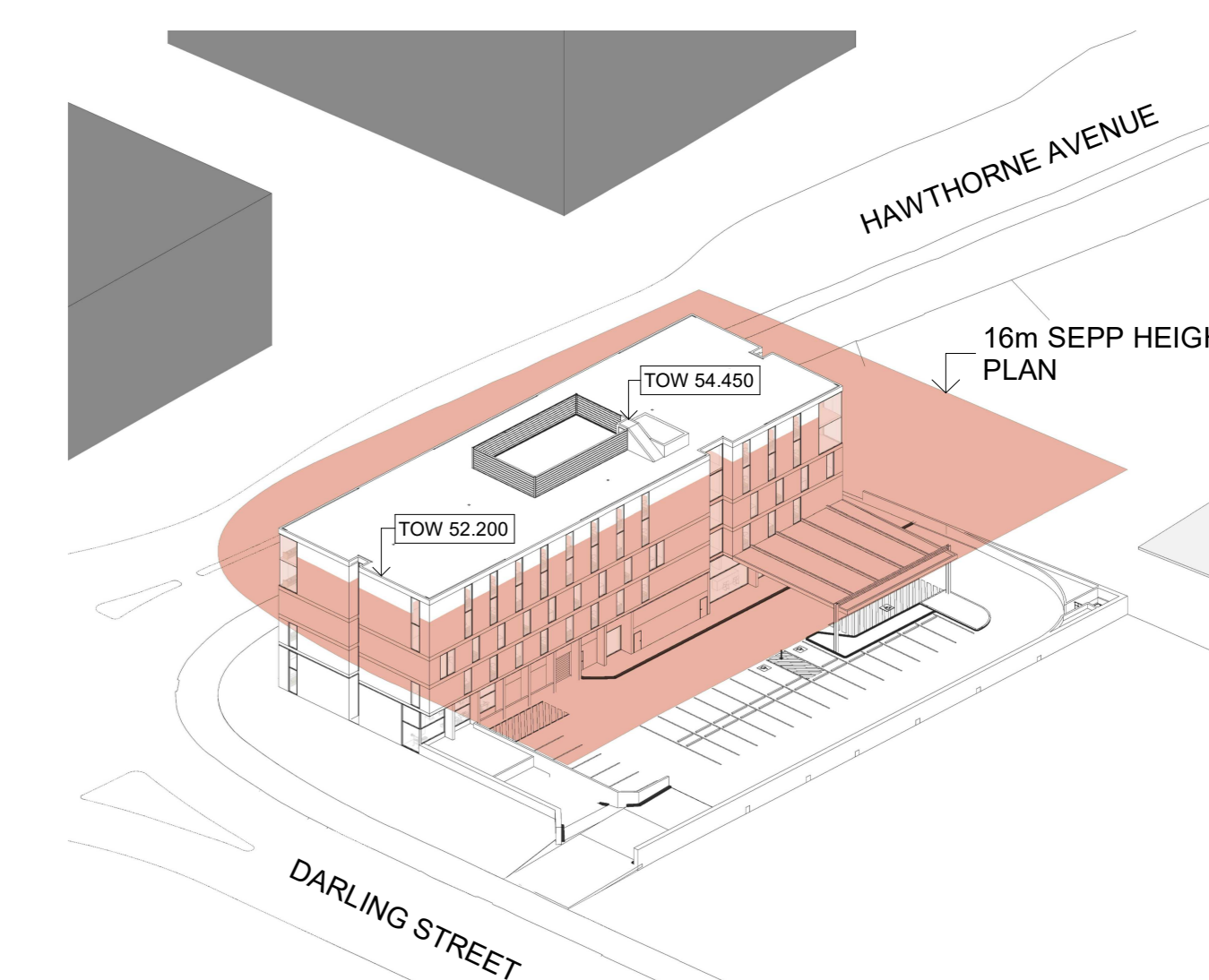
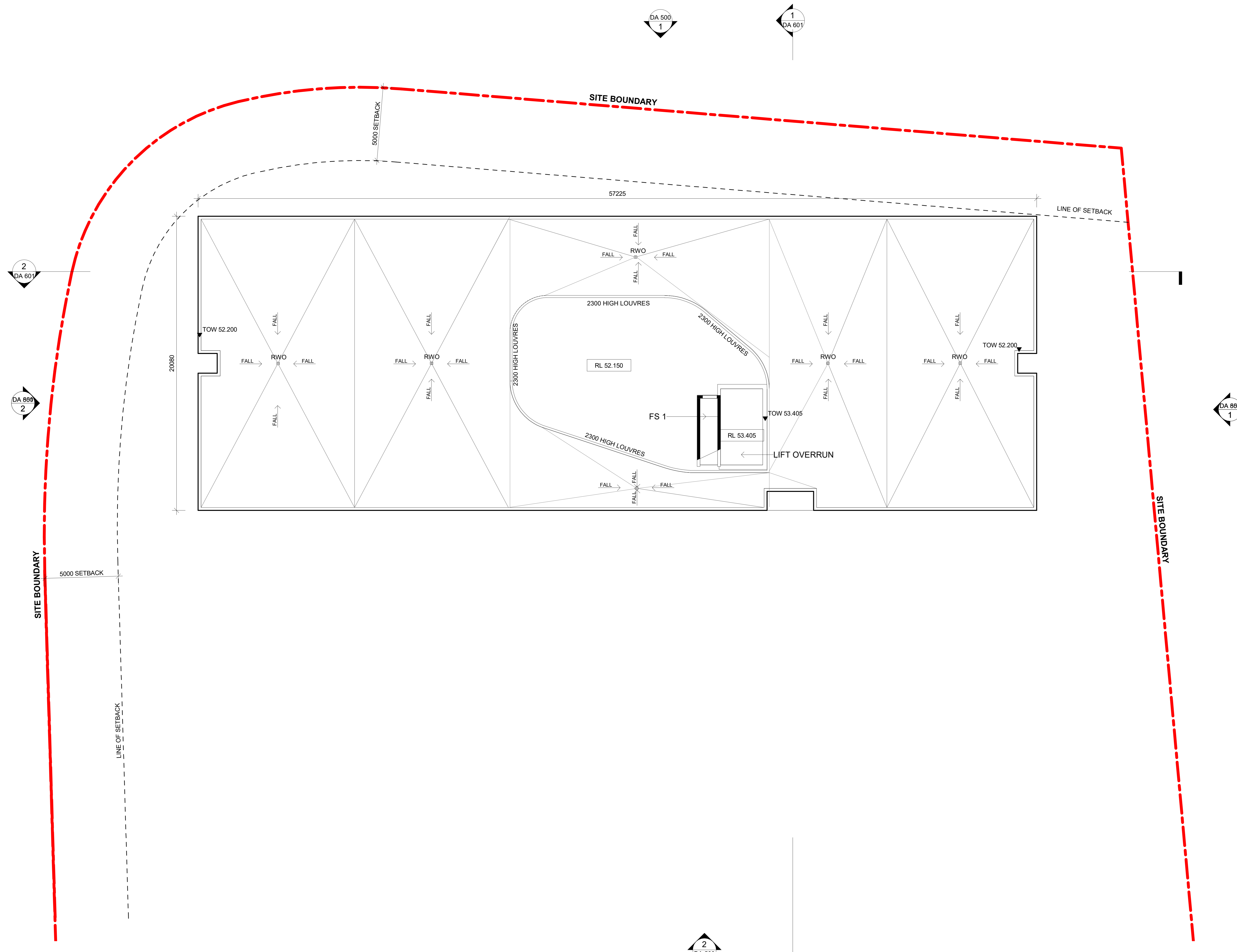
Title  
LEVEL 4 FLOOR PLAN

Drawing No.  
DA 104  
Scale  
1: 100@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
BS

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COLOUR KEY

■ PLANT AREA



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ABN 25 082 956 929

Issue	Description	Date
P1	DRAFT DA/SE ISSUE FOR CLIENT	11.03.2019
P2	POST PRE-DA - DRAFT DA	20.11.2019
P3	ISSUE FOR CLIENT APPROVAL	28.12.2019
P4	ISSUE FOR FINAL APPROVAL	21.12.2019
P5	ISSUE FOR FINAL COORDINATION	30.01.2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019

Issue	Description	Date

Client  
SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
ROOF LEVEL

Drawing No.  
DA 105  
Scale  
As indicated@A0  
Project No.  
18091  
Issue  
A  
Drawing Size  
A0  
Drawn By  
BS

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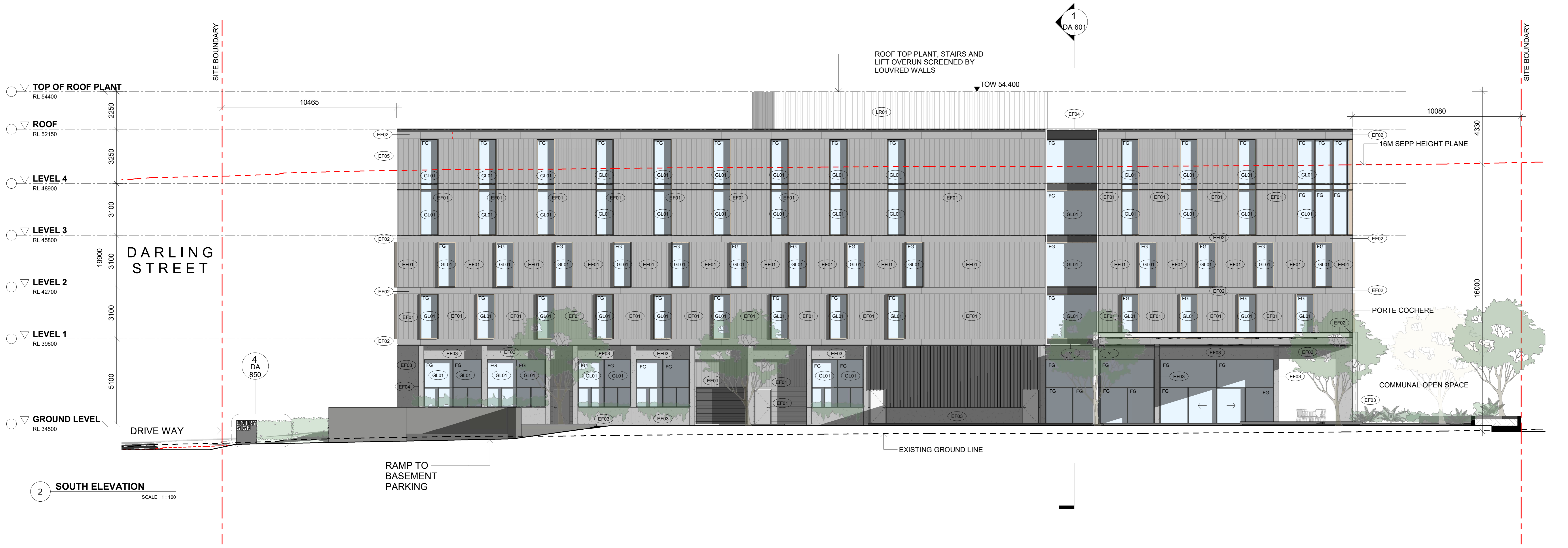
1 NORTH ELEVATION  
SCALE 1:100

### EXTERNAL FINISHES

ROOF	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	RF01	INSULATED TRIMDEK OR SIMILAR METAL ROOF SHEETING	COLORBOND SHALE GREY (OR SIMILAR)
<b>WALLS + FRAME</b>			
	EF01	EQUITONE CLADDING	EQUITONE LINEA LT20
	EF02	EQUITONE CLADDING COLOUR TO MATCH EF01	EQUITONE VECTIVA TE20
	EF03	CONCRETE	OFF FORM FINISH
	EF04	METAL FRAME WITH POWDERCOATING	DULUX MONUMENT (OR SIMILAR)
	EF05	WALL METAL CLADDING METAL FRAME WITH POWDERCOATING	DULUX (OR SIMILAR)
<b>DOORS AND WINDOWS</b>			
	GL01	GLASS PANEL	TINTED GLASS (COMPLY TO SECTION J)
<b>LOUVRES AND SCREENING</b>			
	LR01	POWDER COATED ALUMINIUM LOUVRES	DULUX MONUMENT (OR SIMILAR)

### LEGEND

FG FIXED GLASS



2 SOUTH ELEVATION  
SCALE 1:100



DEVELOPMENT APPLICATION  
ONLY  
NOT FOR CONSTRUCTION

Issue	Description	Date	Issue	Description	Date
P1	DRAWING ISSUE FOR CLIENT	13.03.2019	P1	DRAWING ISSUE FOR CLIENT	13.03.2019
P2	ISSUE FOR CLIENT APPROVAL	28.11.2018	P2	ISSUE FOR CLIENT APPROVAL	28.11.2018
P3	ISSUE FOR FINAL APPROVAL	21.12.2018	P3	ISSUE FOR FINAL APPROVAL	21.12.2018
P4	ISSUE FOR FINAL COORDINATION	30.05.2019	P4	ISSUE FOR FINAL COORDINATION	30.05.2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019	A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019

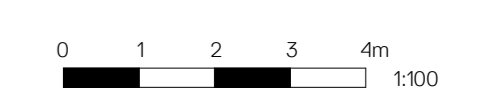
Client  
SYDNEY BUSINESS PARK

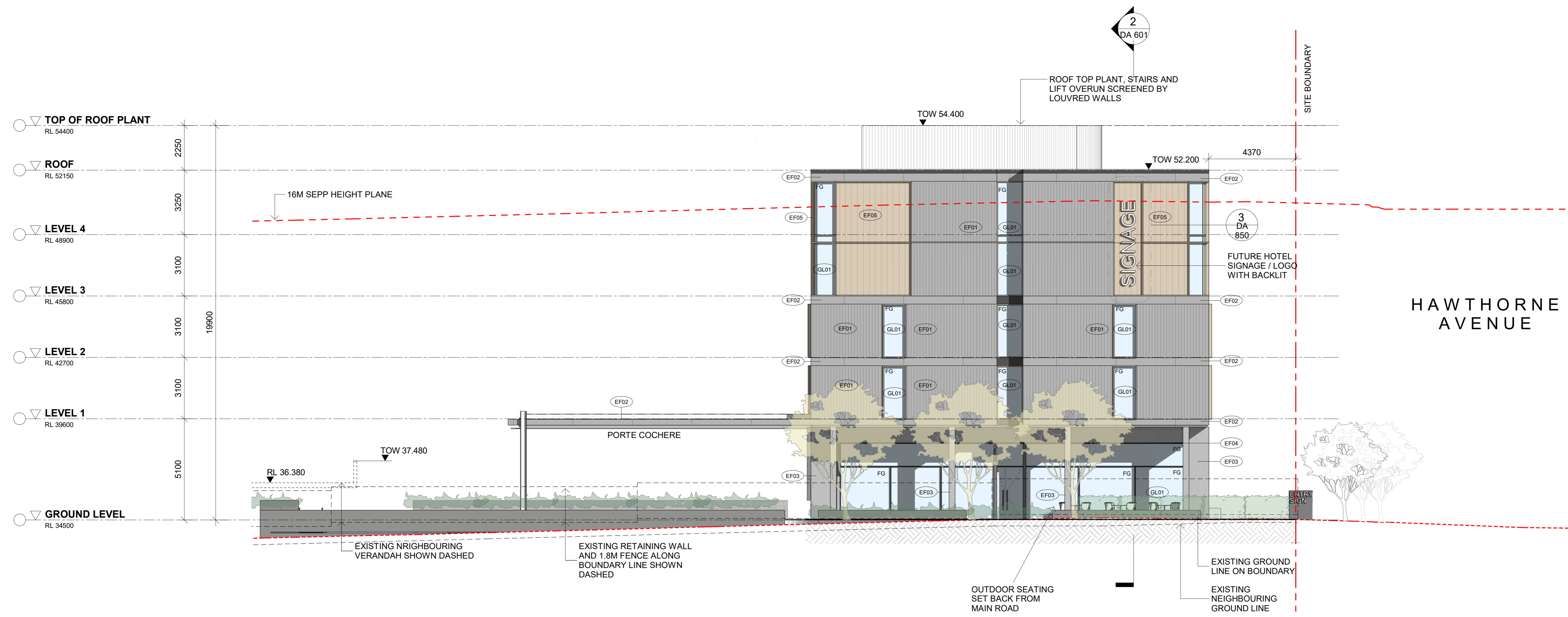
Project  
SYDNEY BUSINESS PARK  
LOT 308, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
ELEVATIONS - NORTH &  
SOUTH

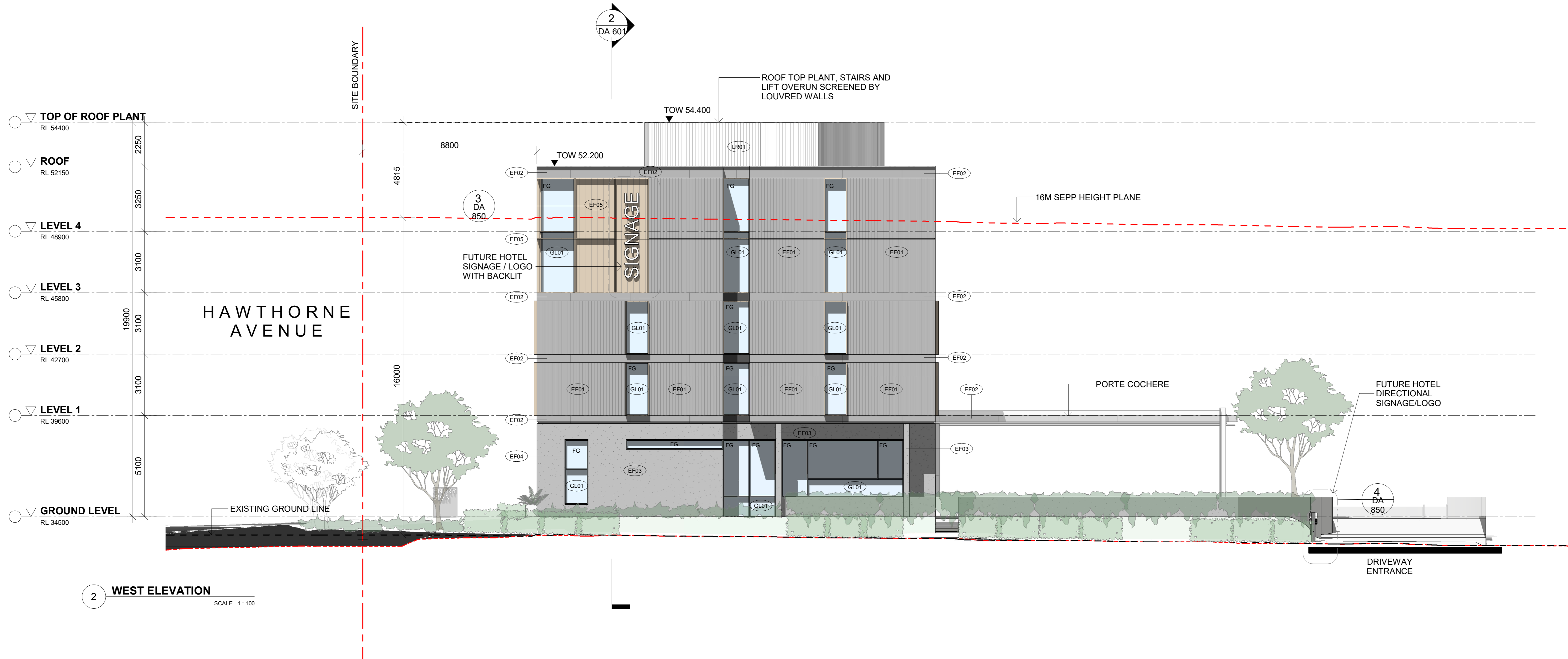
Drawing No.	Issue
DA 500	A
Scale	As indicated@A0
Project No.	18091
Drawn By	BS

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1 EAST ELEVATION  
SCALE 1:100



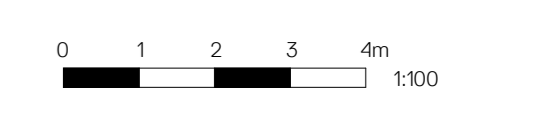
2 WEST ELEVATION  
SCALE 1:100

**EXTERNAL FINISHES**

ROOF	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	RF01	INSULATED TRIMDEK OR SIMILAR METAL ROOF SHEETING	COLORBOND SHALE GREY (OR SIMILAR)
WALLS + FRAME	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	EF01	EQUITONE CLADDING	EQUITONE LINEA LT20
	EF02	EQUITONE CLADDING COLOUR TO MATCH EF01	EQUITONE VECTIVA TE20
	EF03	CONCRETE	OFF FORM FINISH
	EF04	METAL FRAME WITH POWDERCOATING	DULUX MONUMENT (OR SIMILAR)
	EF05	WALL METAL CLADDING METAL FRAME WITH POWDERCOATING	DULUX (OR SIMILAR)
DOORS AND WINDOWS	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	GL01	GLASS PANEL	TINTED GLASS (COMPLY TO SECTION J)
LOUVRES AND SCREENING	CODE	PROPOSED PRODUCT	PROPOSED COLOUR
	LR01	POWDER COATED ALUMINIUM LOUVRES	DULUX MONUMENT (OR SIMILAR)

**LEGEND**

FG FIXED GLASS



DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

Issue	Description	Date
P1	DRAFT DA FOR CLIENT REVIEW	28/09/2018
P2	DRAFT DA RE-ISSUE FOR CLIENT	11/10/2018
P3	ISSUE FOR CLIENT APPROVAL	28/12/2018
P4	ISSUE FOR FINAL APPROVAL	21/12/2018
P5	ISSUE FOR FINAL COORDINATION	30/01/2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06/02/2019

Issue	Description	Date

Client  
SYDNEY BUSINESS PARK

Project  
SYDNEY BUSINESS PARK  
LOT 309, DP 1213756  
CNR HAWTHORNE AVENUE &  
DARLING STREET,  
MARSDEN PARK,  
NSW 2765

Title  
ELEVATIONS - EAST & WEST

Drawing No.  
DA 501  
Issue  
A  
Scale  
As indicated@A0  
Drawing Size  
A0  
Project No.  
18091  
Drawn By  
BS

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All responsibilities to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd. CAD Reference PROJECT PROJECT NAME: DA0501/ELEVATIONS.PLT 07/16/18 10:23 AM



SECTION 1  
SCALE 1:100

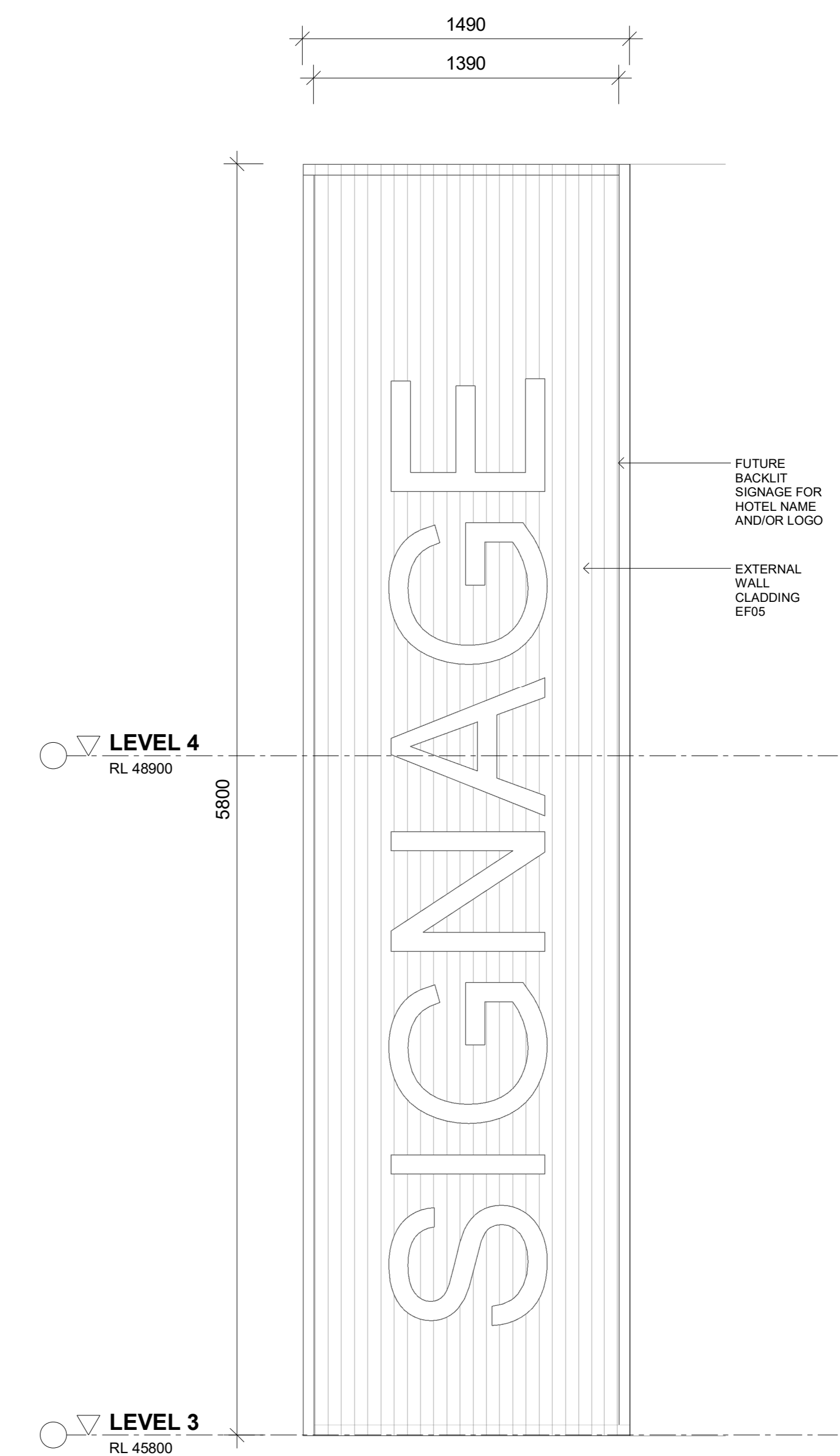


SECTION 2  
SCALE 1:100

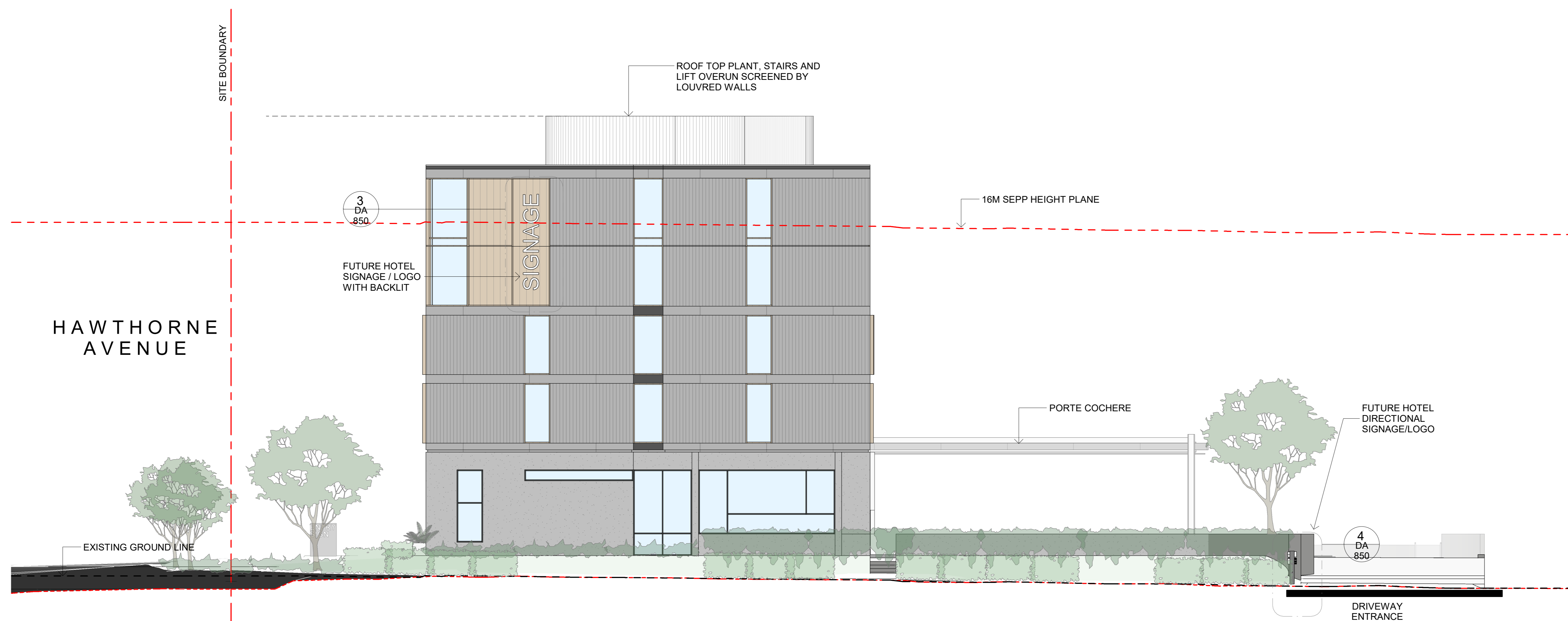
Issue	Description	Date	Issue	Description	Date	Client
P1	DRAFT DA FOR CLIENT REVIEW	28.09.2019				SYDNEY BUSINESS PARK
P2	DRAFT DA RE-ISSUE FOR CLIENT	11.10.2019				
P3	POST PRE-DA - DRAFT DA	20.12.2019				
P4	ISSUE FOR CLIENT APPROVAL	29.12.2019				
P5	ISSUE FOR FINAL APPROVAL	21.02.2020				
P6	ISSUE FOR FINAL COORDINATION	30.03.2020				
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2020				



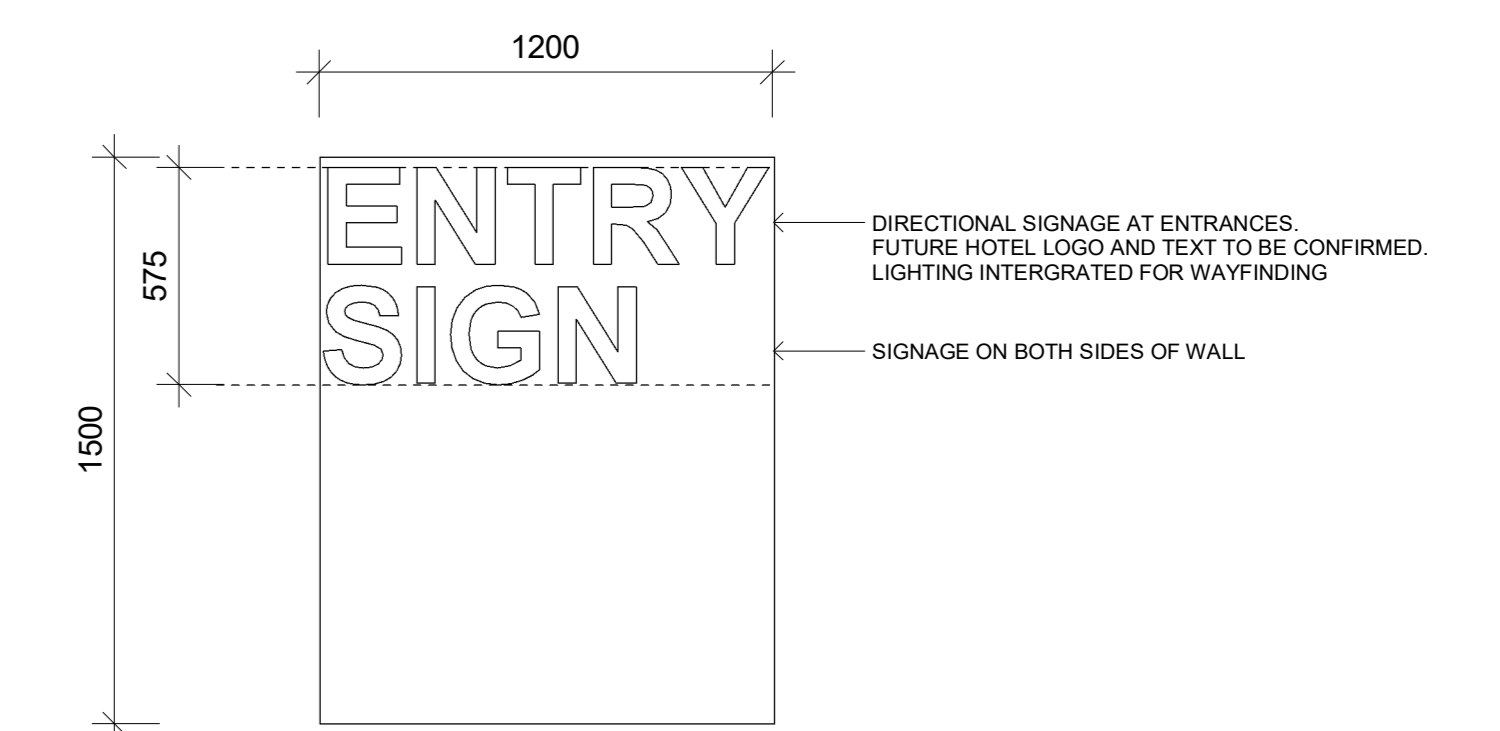
1 EAST ELEVATION - SIGNAGE  
SCALE 1:100



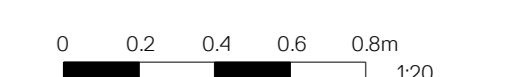
3 LARGE SIGNAGE DETAIL  
SCALE 1:20

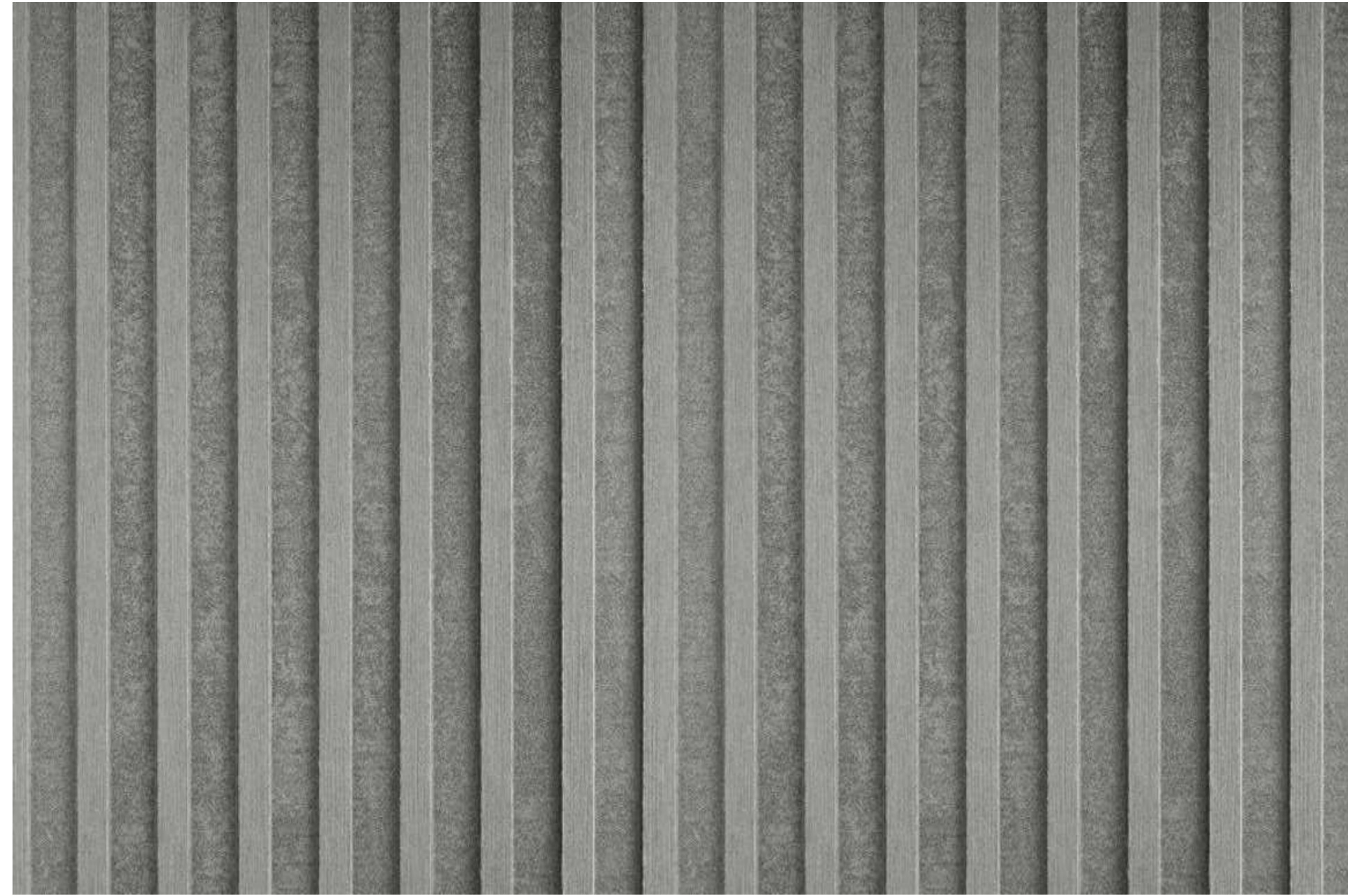


2 WEST ELEVATION - SIGNAGE  
SCALE 1:100



4 DIRECTIONAL ENTRY SIGN DETAIL  
SCALE 1:20





**EF01**  
EQUITONE CLADDING - LINEAR LT20

**EF02**  
EQUITONE CLADDING - TECTIVA TE20



**EF03**  
CONCRETE - OFF FORM FINISH



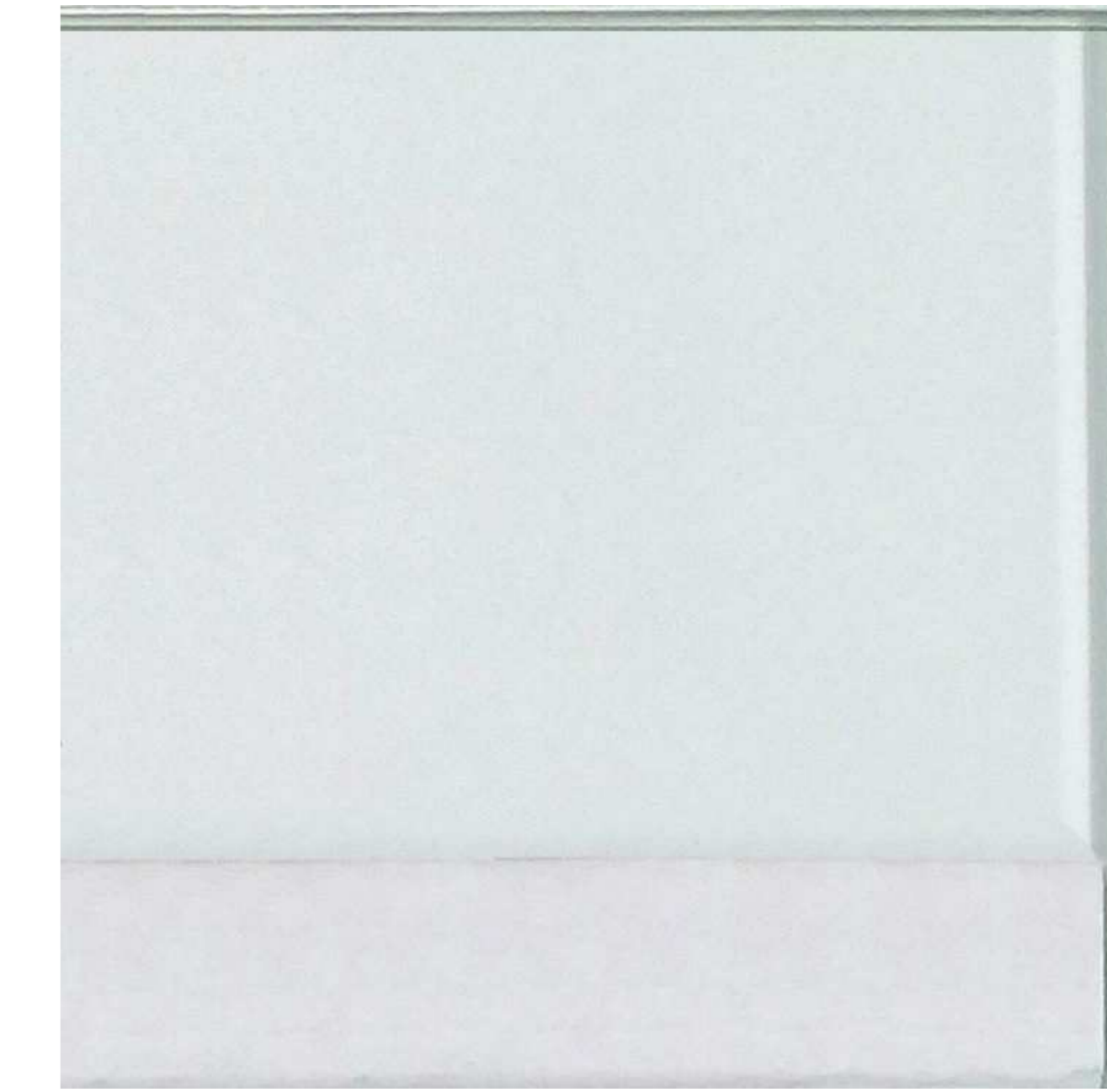
**EF04**  
METAL FRAME WITH  
POWDERCOATING  
COLOUR: DULUX MONUMENT  
(OR SIMILAR)



**EF05**  
EXTERNAL CLADDING WITH WARM TEXTURE / COLOUR



**RF01**  
INSULATED TRIMDEK OR  
SIMILAR METAL ROOF  
COLOUR: SHALE GREY



**GL01**  
TINTED GLASS



Issue	Description	Date
P1	ISSUE FOR FINAL APPROVAL	21.02.2019
P2	ISSUE FOR FINAL COORDINATION	30.04.2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019

Issue	Description	Date

Client  
 SYDNEY BUSINESS PARK

Project  
 SYDNEY BUSINESS PARK  
 LOT 309, DP 1213756  
 CNR HAWTHORNE AVENUE &  
 DARLING STREET,  
 MARSDEN PARK,  
 NSW 2765

Title  
 PERSPECTIVE 1

Drawing No.	DA 950	Issue	A
Scale	@A0	Drawing Size	A0
Project No.	18091	Drawn By	VP

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CAD Reference  
 PROJECT: 18091 PROJECT NAME: DA050011/PERSPECTIVE.PVT  
 07/16/19 12:02:21 PM



Issue	Description	Date
P1	ISSUE FOR FINAL APPROVAL	21.02.2019
P2	ISSUE FOR FINAL COORDINATION	30.04.2019
A	ISSUED FOR DEVELOPMENT APPROVAL	06.02.2019

Issue	Description	Date

Client  
 SYDNEY BUSINESS PARK

Project  
 SYDNEY BUSINESS PARK  
 LOT 309, DP 1213756  
 CNR HAWTHORNE AVENUE &  
 DARLING STREET,  
 MARSDEN PARK,  
 NSW 2765

Title  
 PERSPECTIVE 2

Drawing No.	DA 951	Issue	A
Scale	@A0	Drawing Size	A0
Project No.	18091	Drawn By	VP
CAD Reference	PROJECT: 18091 PROJECT NAME: DA050007/PERSPECTIVE.PVT DATE: 16.02.2019		

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## Sydney Business Park Hotel – Design Statement

### 1.1 Urban Context Analysis

The 12,100 m<sup>2</sup> site is located on the corner of Hawthorne Ave and Darling St within Sydney Business Park in Marsden Park. The Hawthorn Ave edge of the site faces North with the shorter Darling St edge facing west. The eastern boundary is shared with the soon to be completed Laundry Pub. The site has a diverse context, to the south of the site is a combination of big box retail and industrial uses, with single residential lots to the east of Richmond Rd.

### 1.2 Strategic Context

Marsden Park has been identified by the government as a District Centre within the North West District Plan. The site sits to the south of the new Marsden Park Station and within the priority urban renewal precinct that will include retail, commercial, residential and civic uses within a walkable catchment to the train station.

The site to the north on the opposite corner of Hawthorne Ave and Darling St is envisaged to be developed as a small office business park that contains 4 buildings of 4 to 5 storeys. Each addressing their respective street frontages with a publicly accessible landscaped park between.

### 1.3 Opportunities and Constraints

Given the site's corner location and its proximity to Richmond Ave, the Hawthorne Ave frontage is considered to be the most prominent address for the hotel. This orientation will also reinforce the existing and future buildings civic addresses and Hawthorn Avenue's importance as a gateway into Sydney Business Park. Parking / loading access will be done from Darling St.

As the site is level along Hawthorne Ave and has a 1M fall to the south, on grade access from all sides of the building can be easily achieved.

### 2.1 The Building

The building is a 123-room hotel over 5 levels with one basement level of parking. The ground floor includes the hotel foyer with adjacent guest area that opens out onto a landscaped communal open space, along with hotel rooms, gym and back of house facilities. Typical floors have 28 guest rooms that include accessible rooms and suites.

The Hotel's expression to its upper level is an elegant modular pattern that reflects the rooms behind. The rhythm and depth of the façade textures and openings is shifted at each floor to give the façade a playful expression. The east and west facades are broken down into two volumes to refine their proportions and to allow for glazing to the ends of the hotel corridors. The expression of the Ground level is defined by the rhythm of off form concrete columns and large expanses of glazing that affords both a sense of structural clarity and transparency. The foyer is both visually and physically connected to the street and port cochere and also to the Laundry Pub to the east.