

50 Kent Road, Mascot

Tipalea Partners P/L



DEVELOPMENT APPLICATION DRAWING LIST

DA-10-01	COVER SHEET
DA-10-04	SITE PLAN
DA-11-10	GROUND FLOOR PLAN
DA-11-11	MEZZANINE PLAN
DA-12-11	FIRST FLOOR PLAN
DA-12-12	SECOND FLOOR PLAN
DA-12-13	THIRD FLOOR PLAN
DA-12-15	TYPICAL COMMERCIAL FLOOR PLAN (LEVELS 4-8)
DA-12-20	ROOF PLAN
DA-12-21	ARCHITECTURAL ROOF FEATURE PLAN
DA-15-01	EAST ELEVATION
DA-15-02	WEST ELEVATION
DA-15-03	SOUTH ELEVATION
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DA-16-01	SECTION AA
DA-16-02	SECTION BB
DA-17-60	DEMOLITION PLAN
DA-17-80	GFA AREAS

Notes

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B	19.06.20	DEVELOPMENT APPLICATION - AMENDED
A	16.12.19	DEVELOPMENT APPLICATION

Rev	Date	Description
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sissons.

p: 02 8904 1853 abn: 31 621 375 129
a: Level 5, 53 Berry Street, North Sydney, NSW 2060
nominated architect: Nick Sissons NSW ARB 7210

Client

Tipalea Partners Pty Ltd

Project

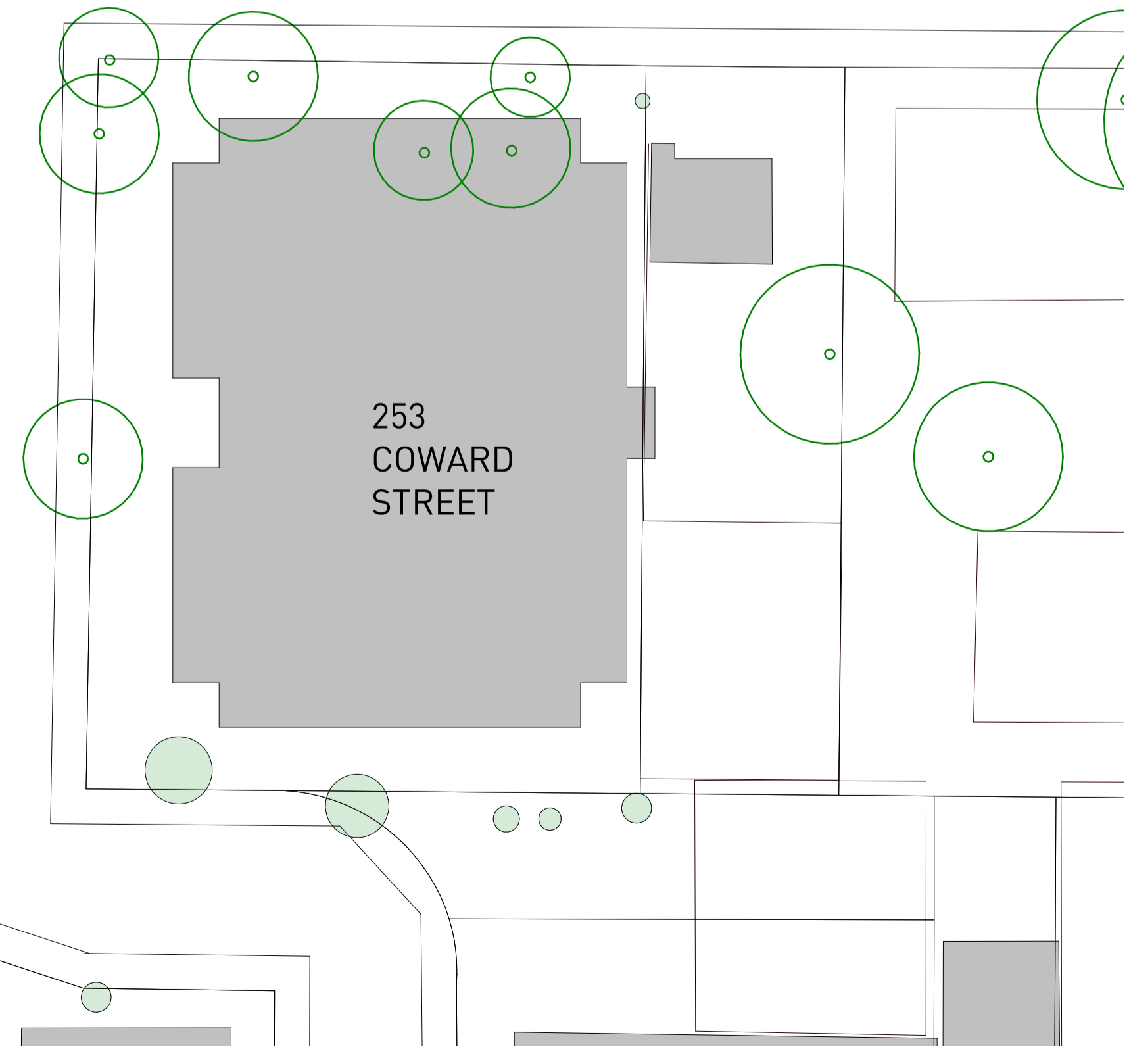
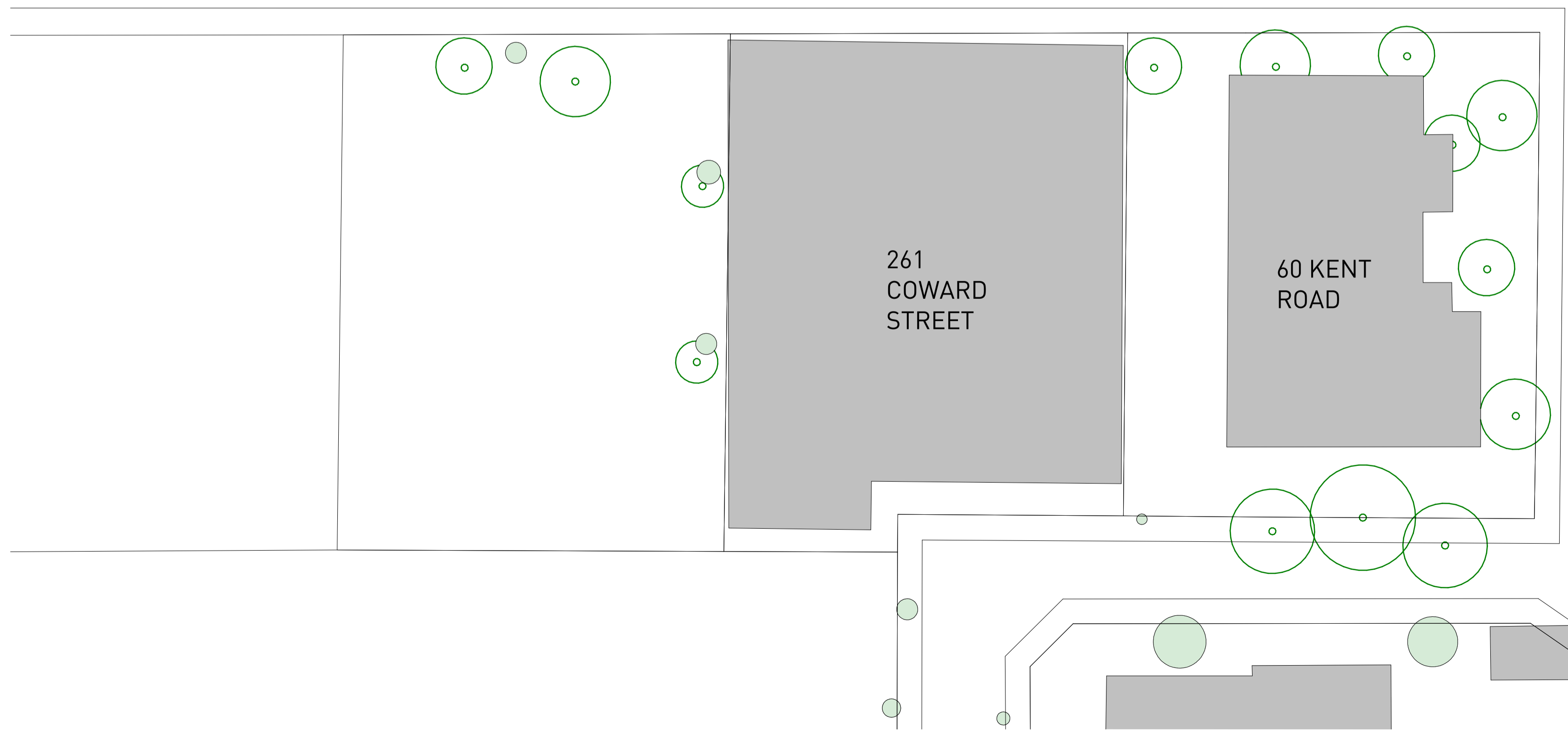
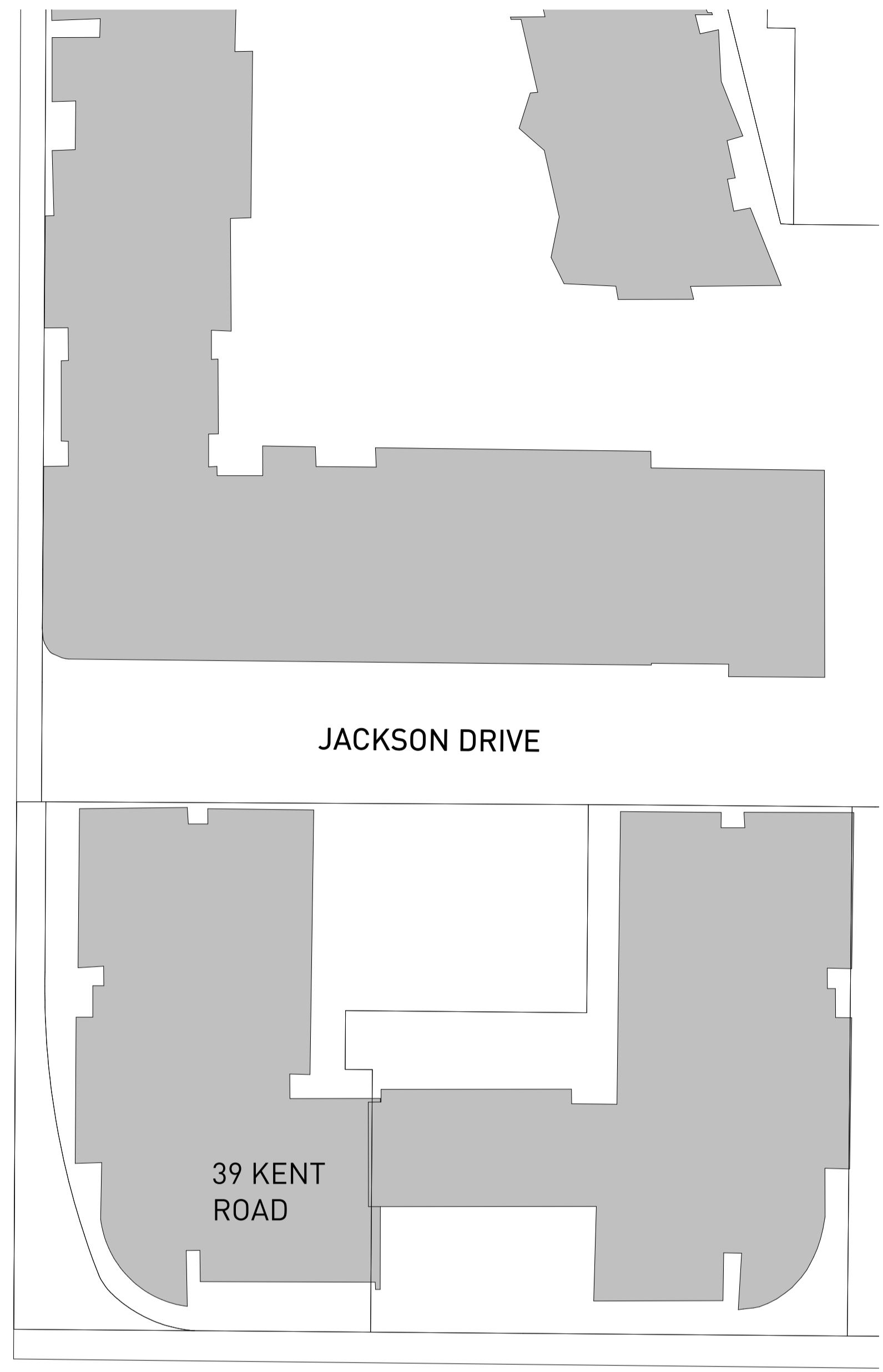
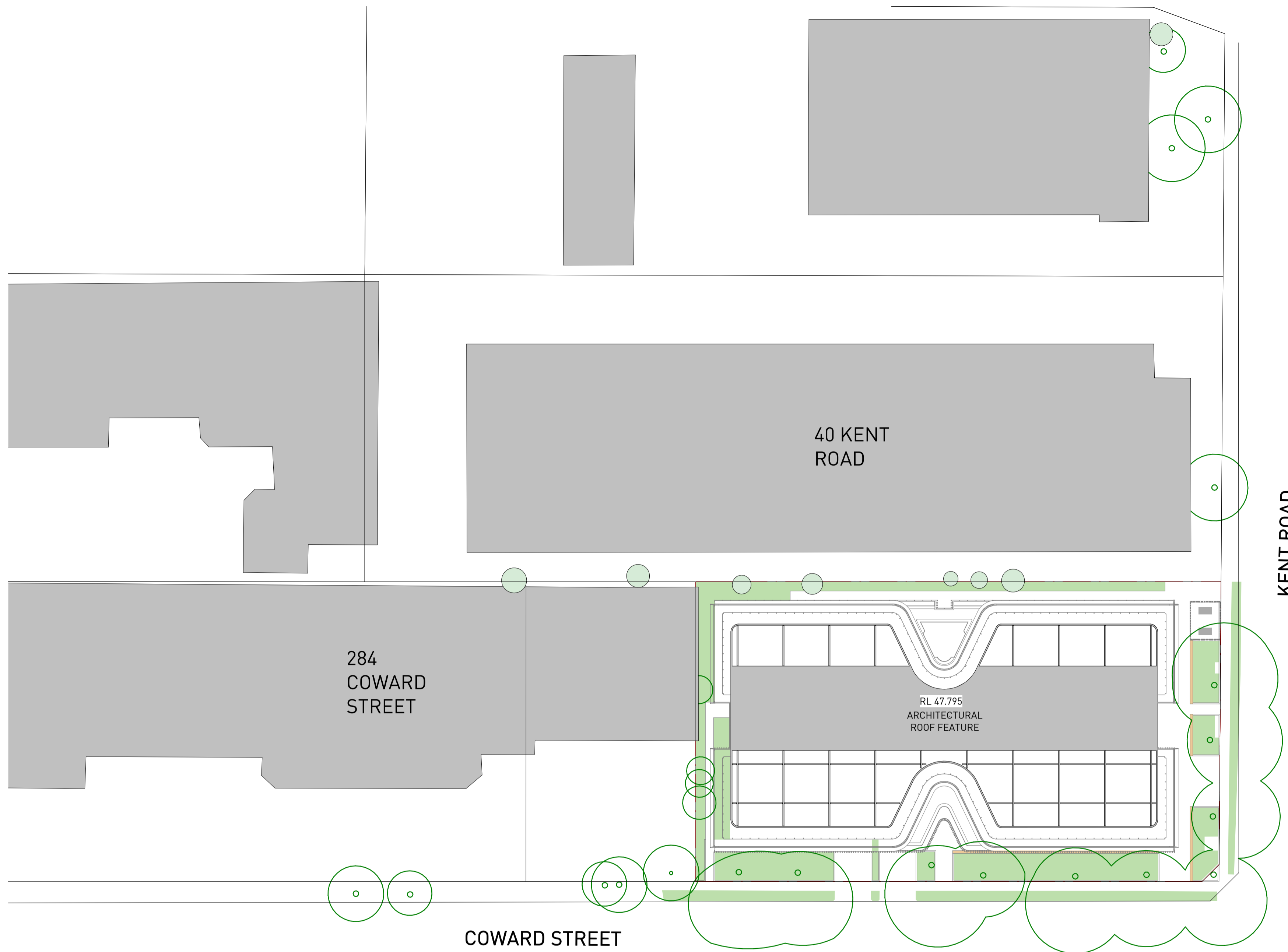
50 Kent Road

Drawing Title

COVER SHEET

Project No.	Stage.
19-026	DEVELOPMENT APPLICATION

Drawing No.	Rev
DA-10-01	B



Notes

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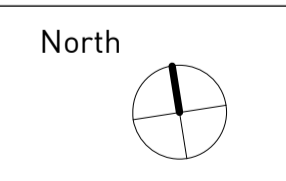
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Client
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Project
50 Kent Road

Scale
 1 : 500 (A1)
 (half scale @ A3)



Drawing Title
SITE PLAN

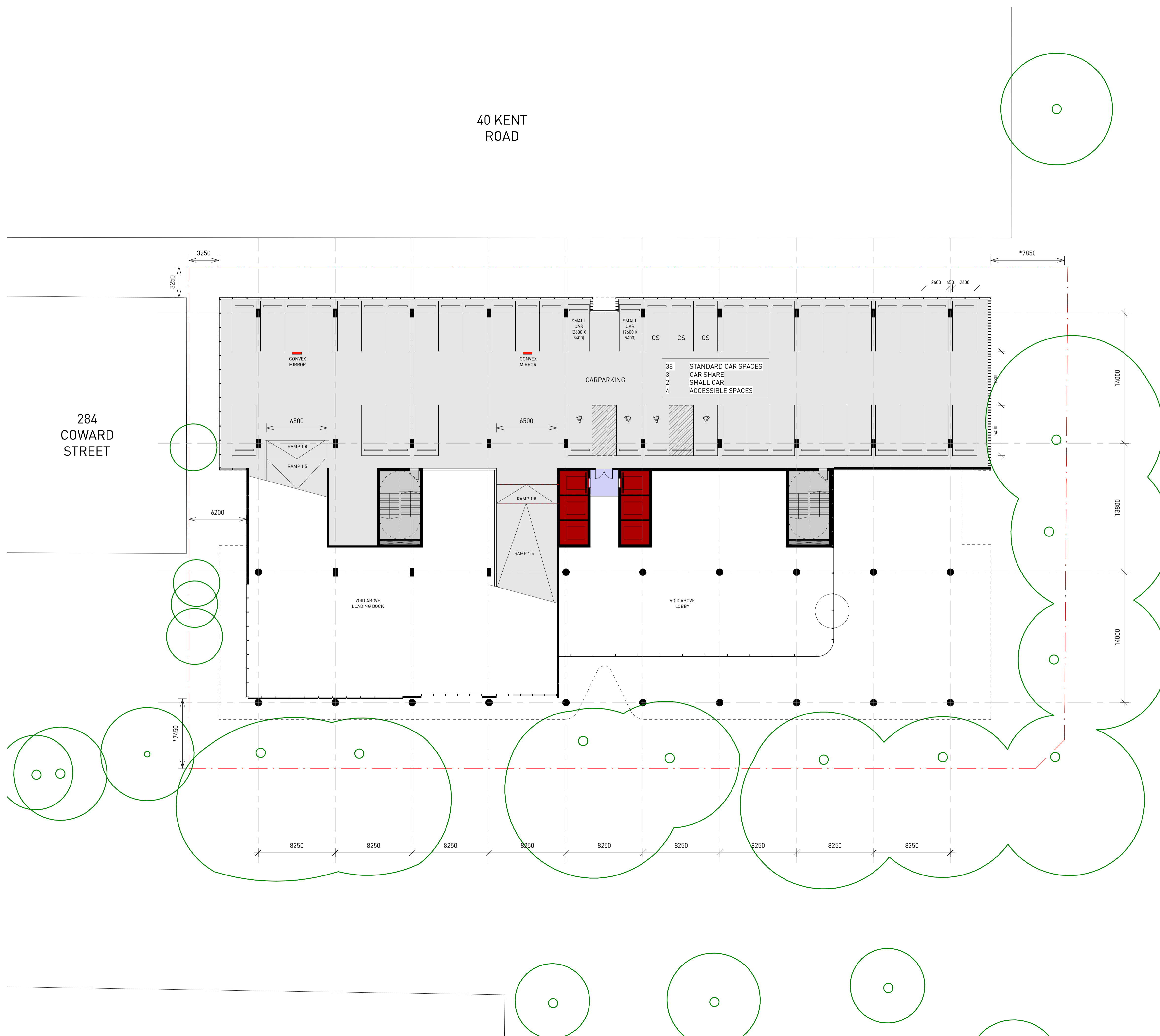
Project No. Stage.
19-026

Drawing No. Rev
DA-10-04 B

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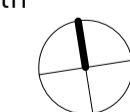
Project

50 Kent Road

Scale

1 : 200 (A1)
(half scale @ A3)

North



Drawing Title

MEZZANINE PLAN

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

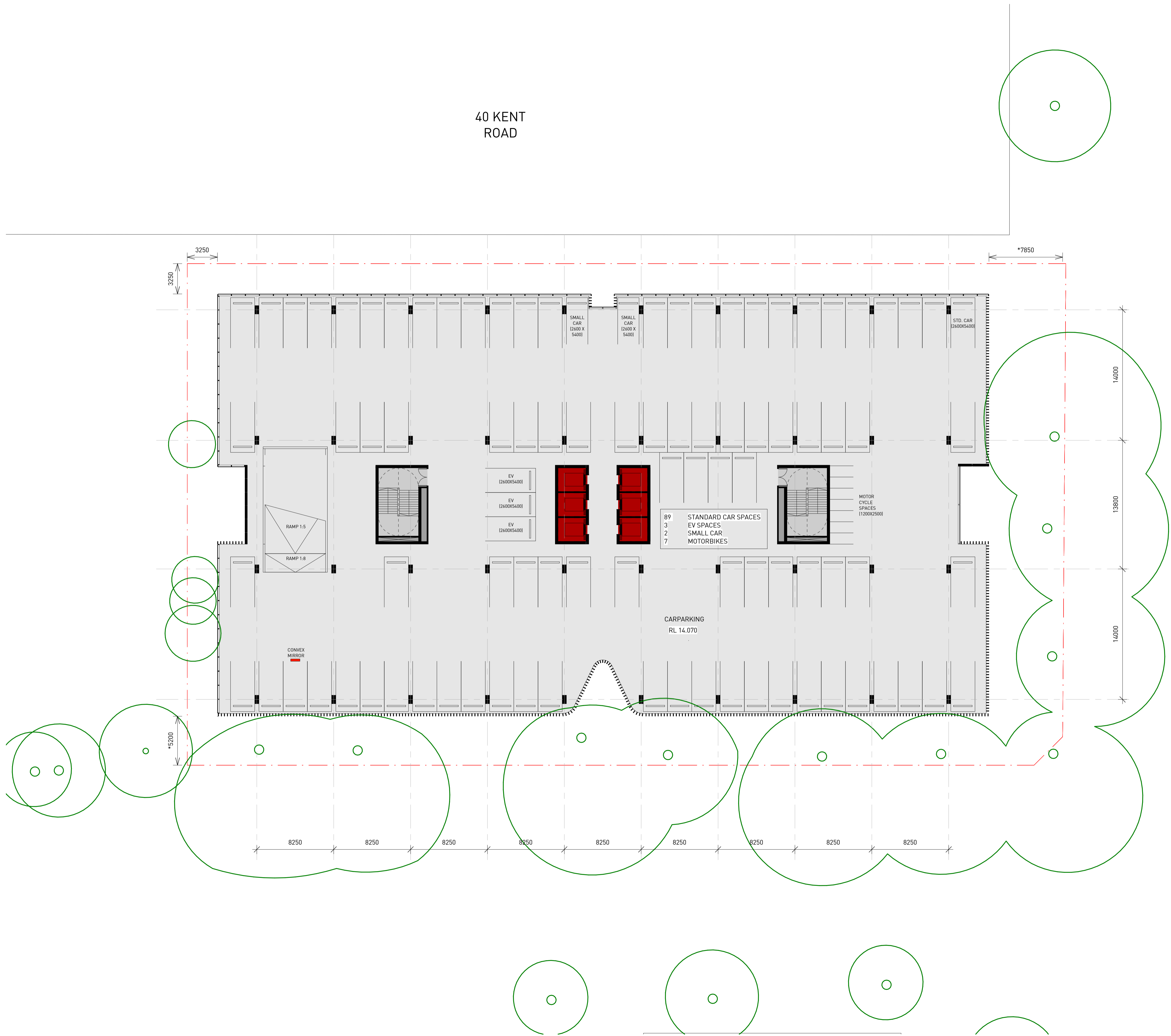
Drawing No.

DA-11-11

Rev

B

40 KENT ROAD



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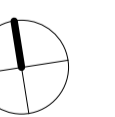
Project

50 Kent Road

Scale

1 : 200 (A1)
(half scale @ A3)

North



Drawing Title

SECOND FLOOR PLAN

Project No. Stage.

19-026

Drawing No.

DA-12-12

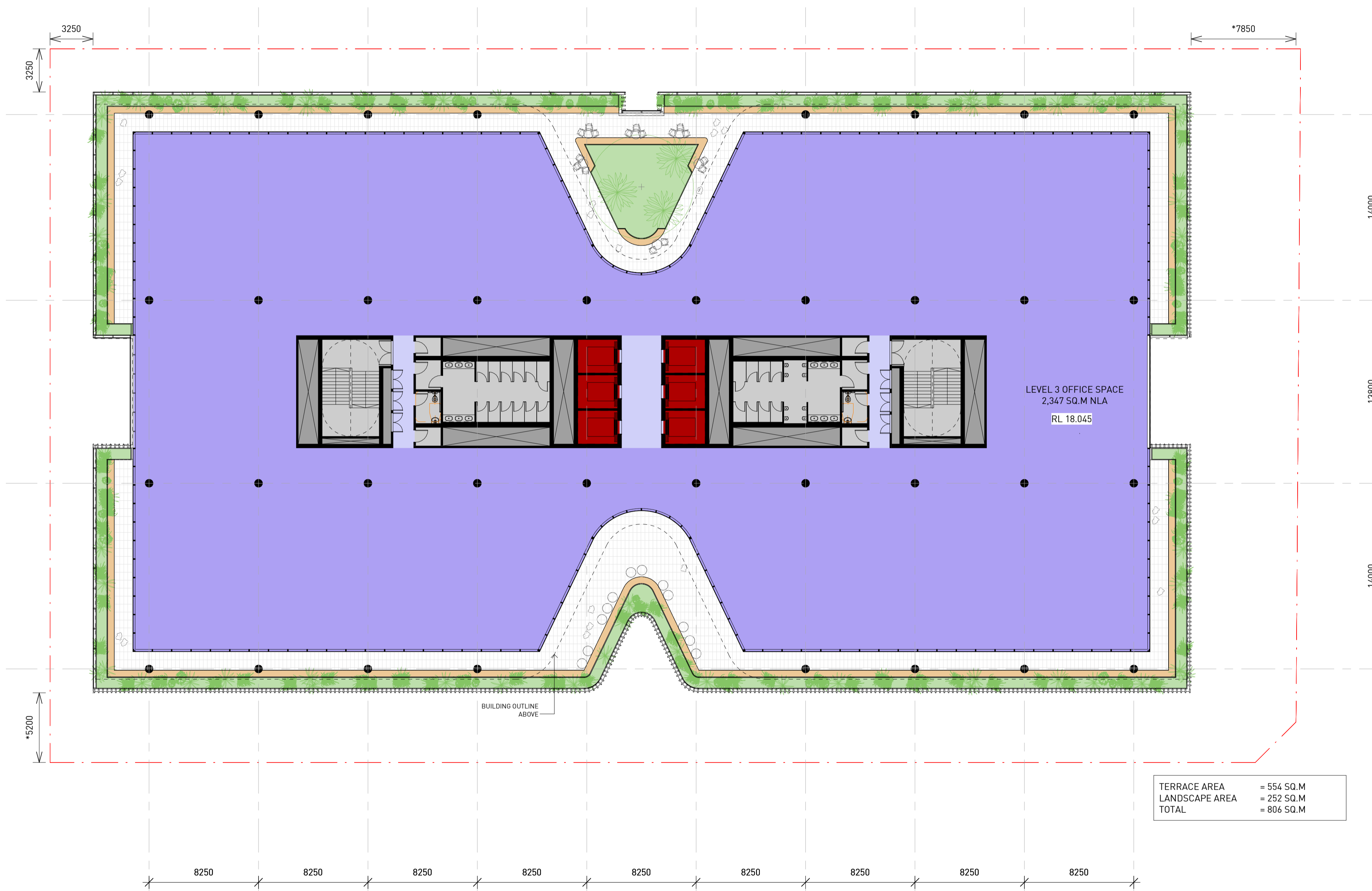
Rev

A

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Scale

1 : 200 @A1
 (half scale @ A3)

North



Drawing Title

THIRD FLOOR PLAN

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-12-13

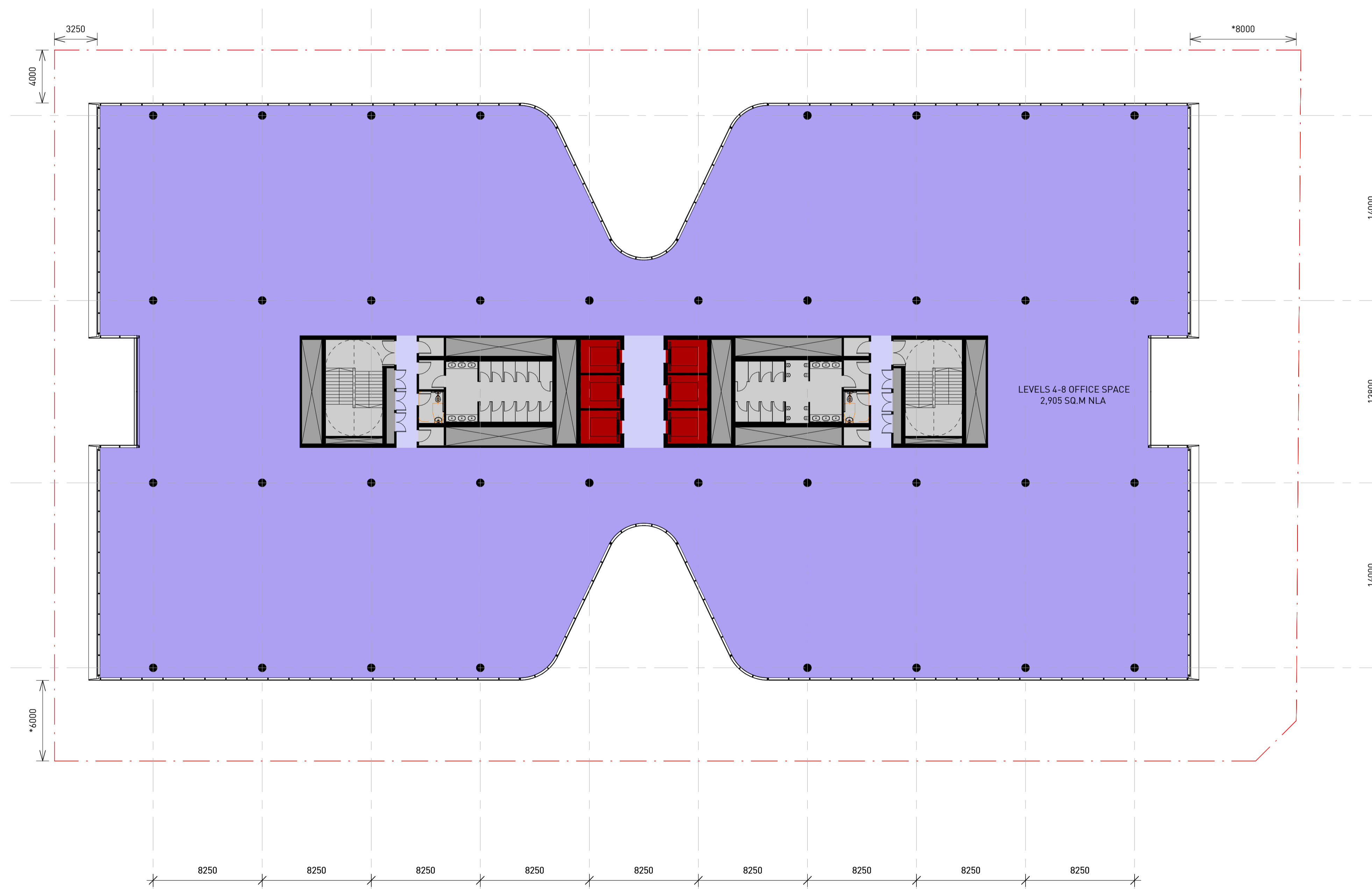
Rev

B

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Project

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Scale

1 : 200 @A1
[half scale @ A3]

North



Drawing Title

TYPICAL COMMERCIAL FLOOR
PLAN (LEVELS 4-8)

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-12-15

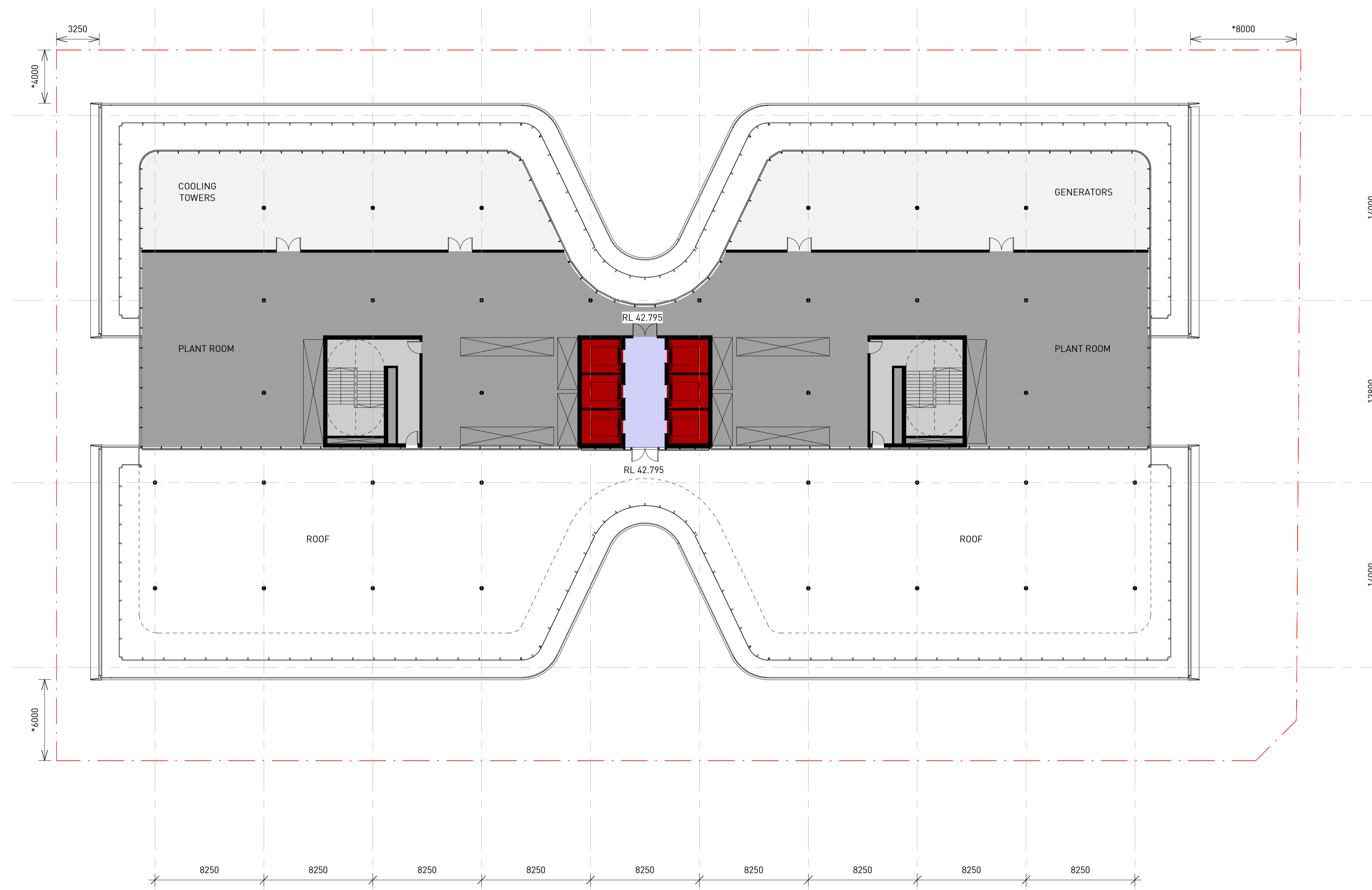
Rev

B

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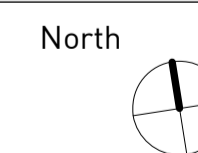
Client

Tipalea Partners Pty Ltd

Project

50 Kent Road

Scale
 1 : 200 @A1
 (half scale @ A3)



Drawing Title

ROOF PLAN

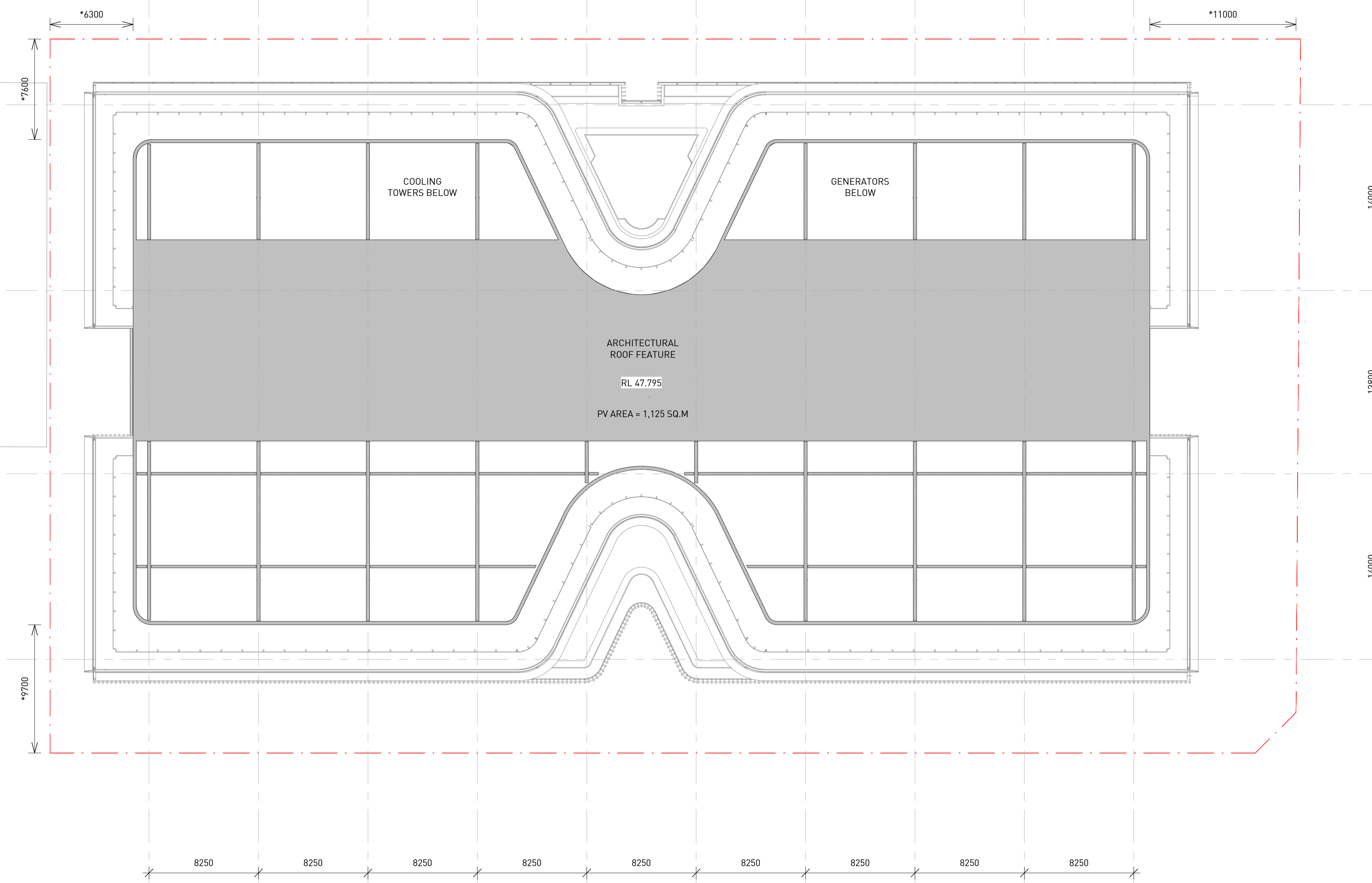
Project No.	Stage
19-026	DEVELOPMENT APPLICATION

Drawing No.	Rev
DA-12-20	B

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50 Kent Road

Scale

1 : 200 @A1
[half scale @ A3]

North



Drawing Title

ARCHITECTURAL ROOF
FEATURE PLAN

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-12-21

Rev

B

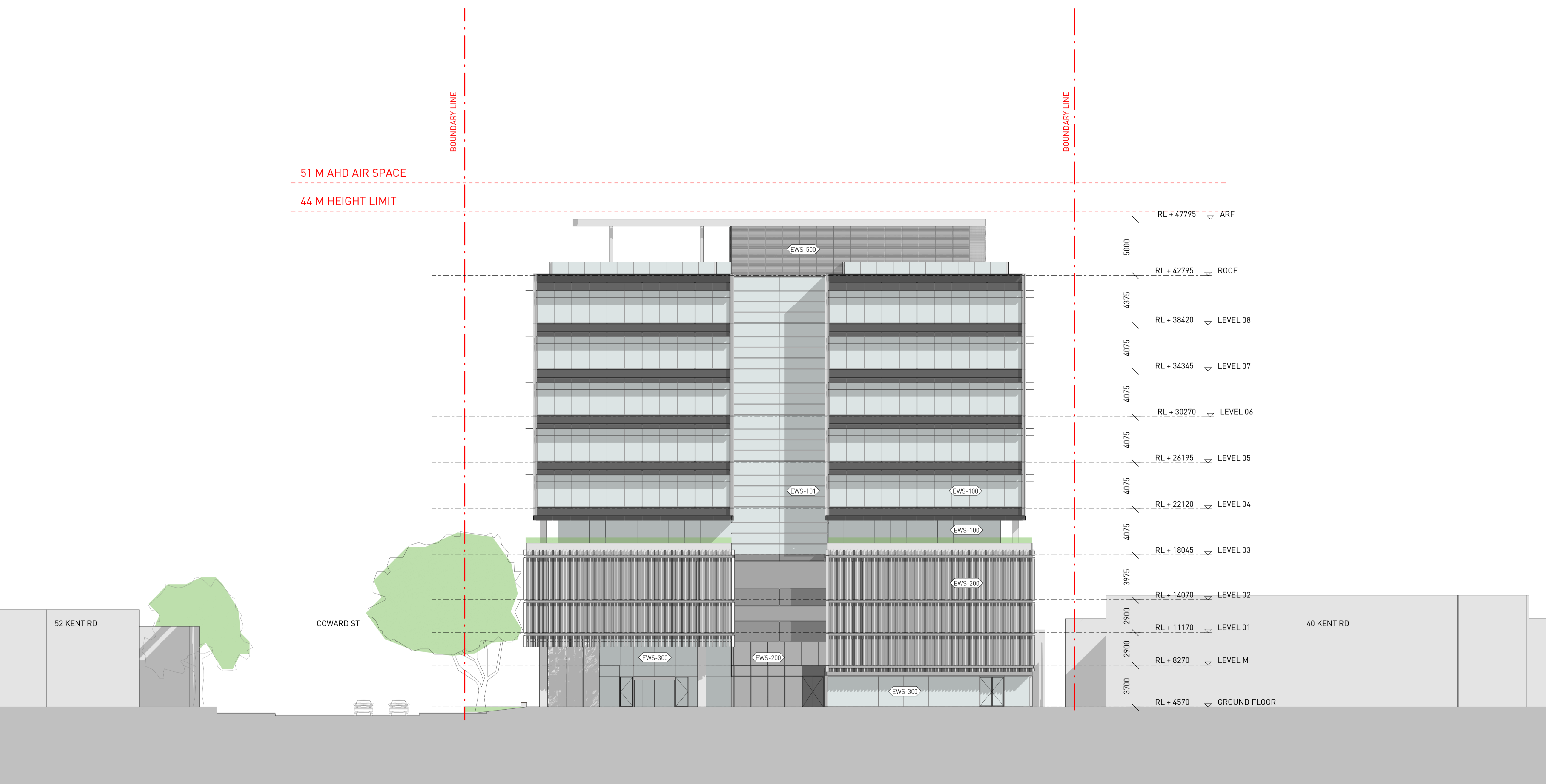
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FACADE LEGEND

CODE	SYSTEM	LOCATION
EWS-100	IGU FACADE TYPE A	OFFICE LEVELS 4-9
EWS-101	IGU FACADE TYPE B	OFFICE LEVELS 4-9
EWS-200	PRECAST PANEL	GROUND LEVEL
EWS-300	LOBBY FACADE	GROUND LEVEL
EWS-400	ALUMINIUM FIN	CARPARK LEVELS M-3
EWS-401	PERFORATED ALUMINIUM	CARPARK LEVELS M-3
EWS-500	ALUMINIUM LOUVRE	ROOF LEVEL



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50 Kent Road

Scale

As indicated @A1
(half scale @ A3)

Drawing Title

EAST ELEVATION

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-15-01

Rev

B

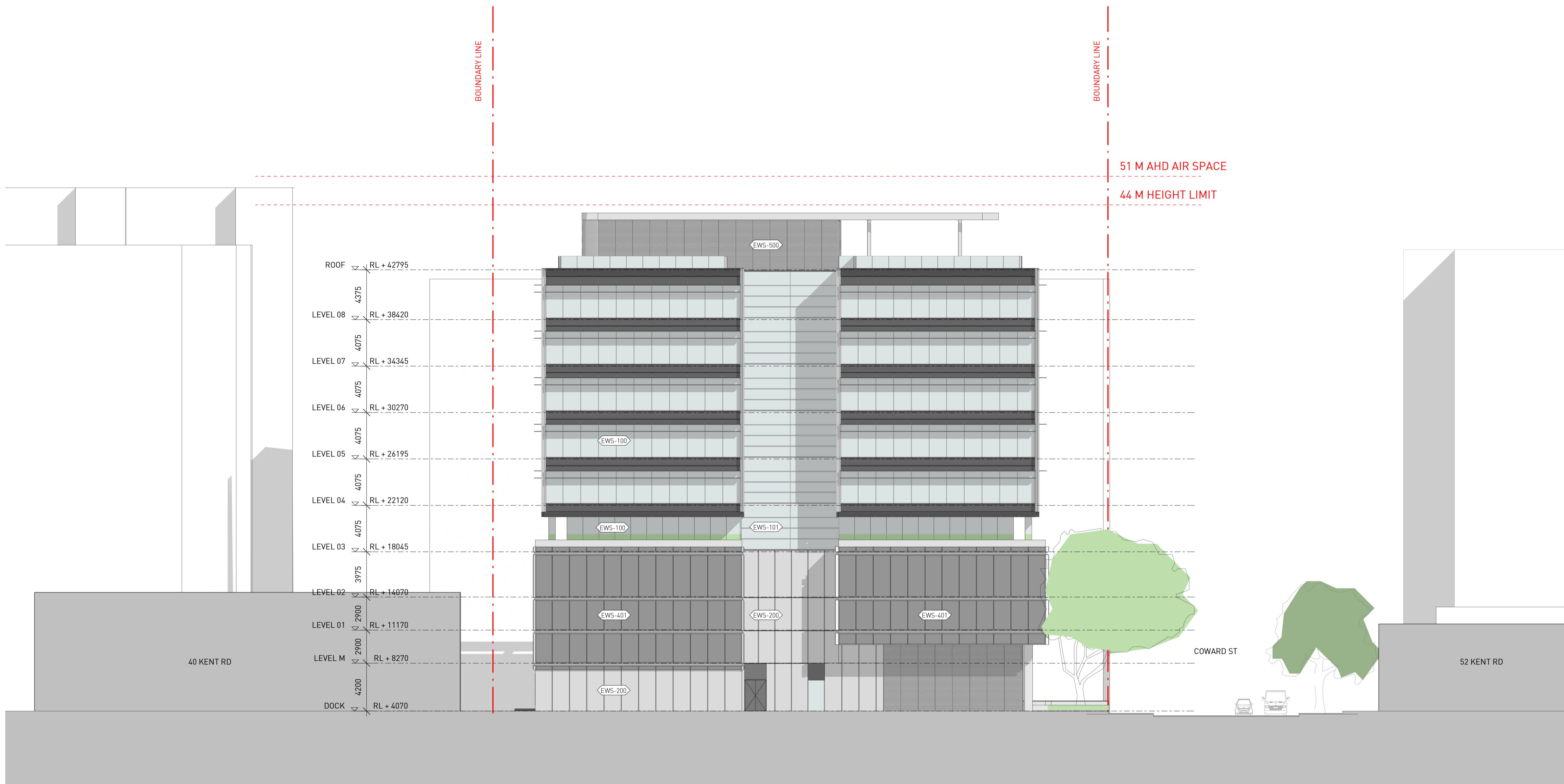
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EWS-300	LOBBY FACADE	GROUND LEVEL
EWS-400	ALUMINIUM FIN	CARPARK LEVELS M-3
EWS-401	PERFORATED ALUMINIUM	CARPARK LEVELS M-3
EWS-500	ALUMINIUM LOUVRE	ROOF LEVEL



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Project

50 Kent Road

Scale

As indicated @A1
(half scale @ A3)

Drawing Title

WEST ELEVATION

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-15-02

Rev

B

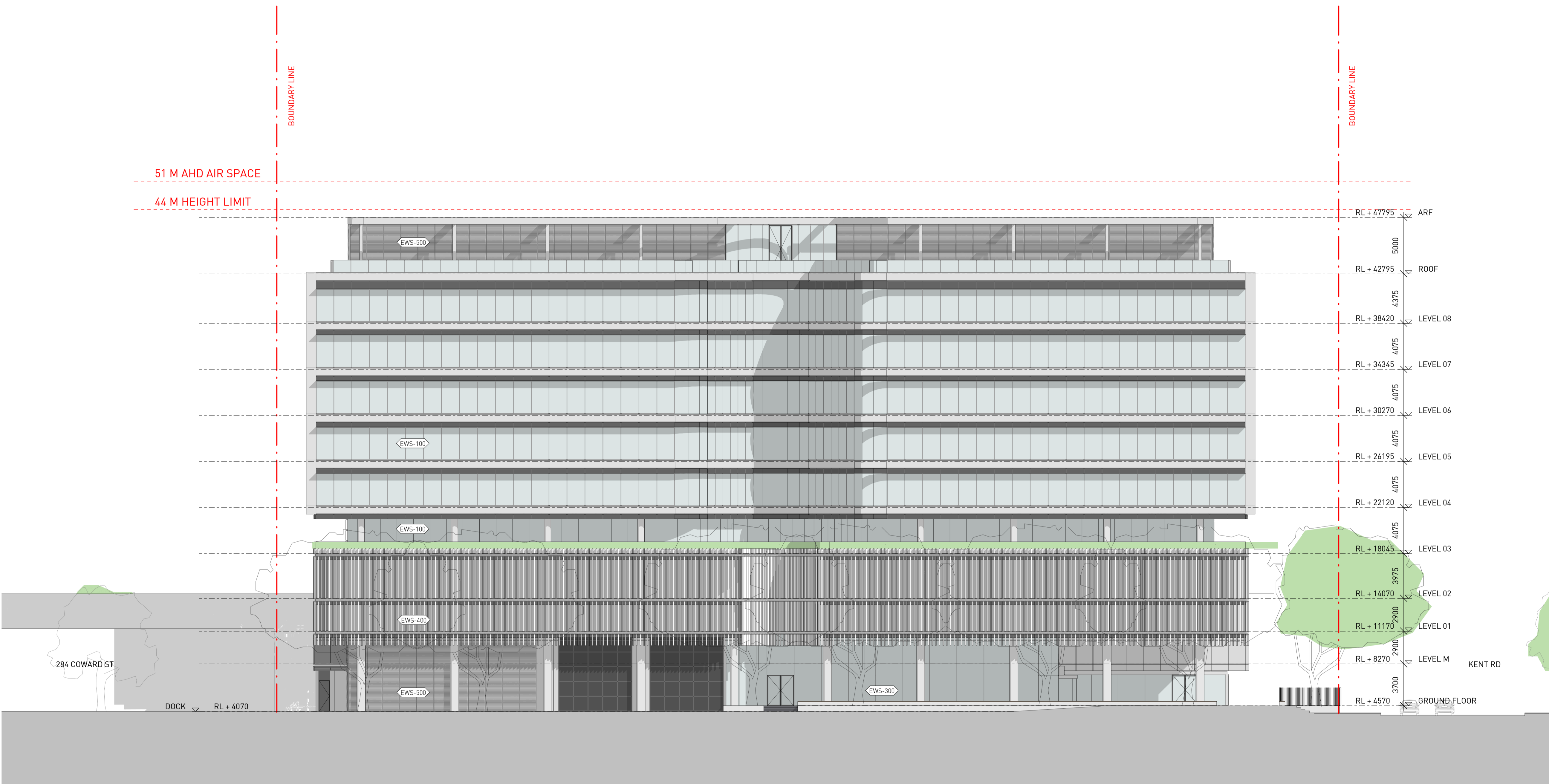
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EWS-401	PERFORATED ALUMINIUM	CARPARK LEVELS M-3
EWS-500	ALUMINIUM LOUVRE	ROOF LEVEL



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50 Kent Road

Scale

As indicated @A1
(half scale @ A3)

Drawing Title

SOUTH ELEVATION

Project No.

19-026 DEVELOPMENT APPLICATION

Drawing No.

DA-15-03

Stage.

Rev

B

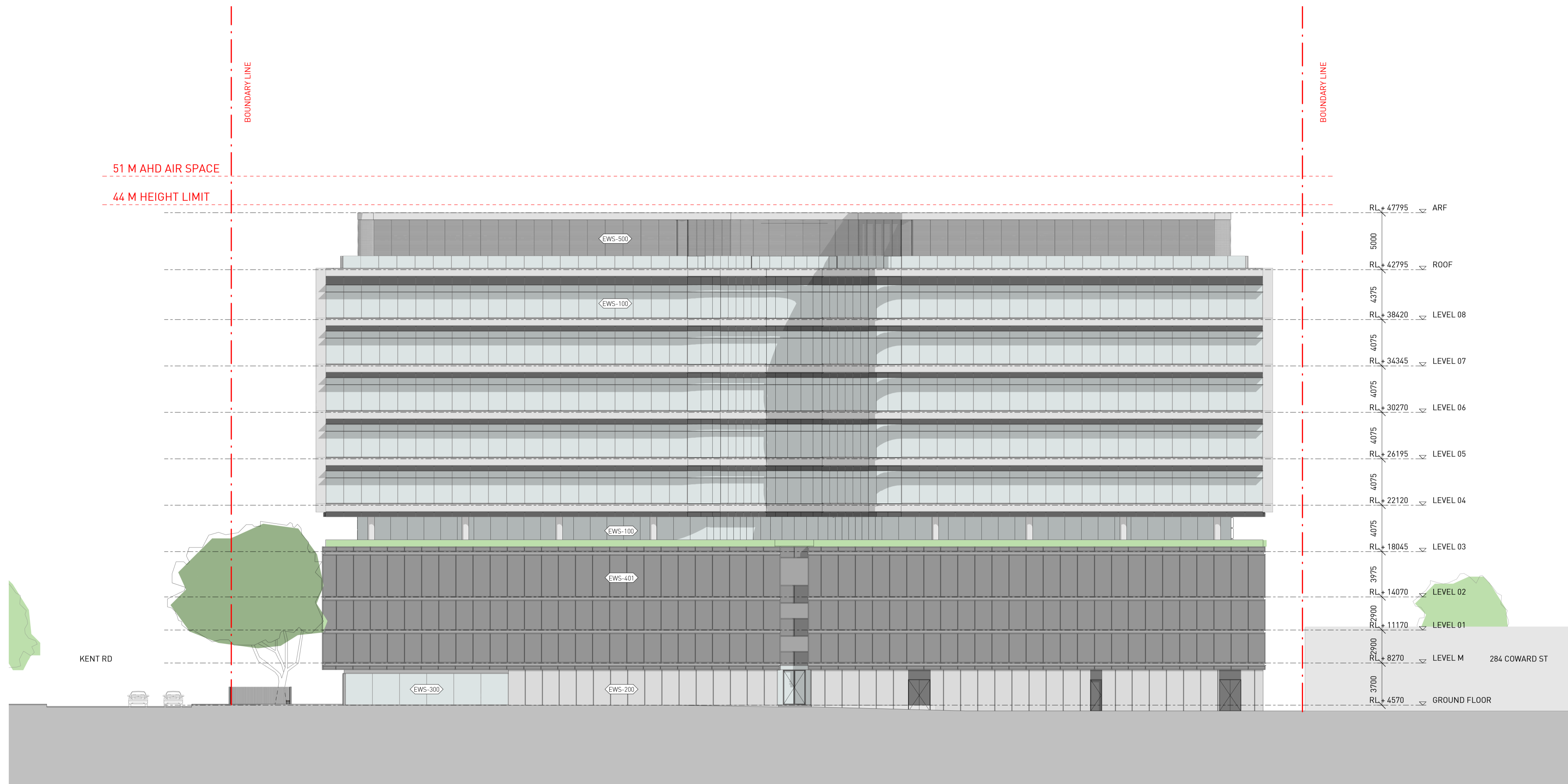
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EWS-400	ALUMINIUM FIN	CARPARK LEVELS M-3
EWS-401	PERFORATED ALUMINIUM	CARPARK LEVELS M-3
EWS-500	ALUMINIUM LOUVRE	ROOF LEVEL



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Project

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Scale

As indicated @A1
 (half scale @ A3)

Drawing Title

NORTH ELEVATION

Project No.

19-026 DEVELOPMENT APPLICATION

Drawing No.

DA-15-04

Rev

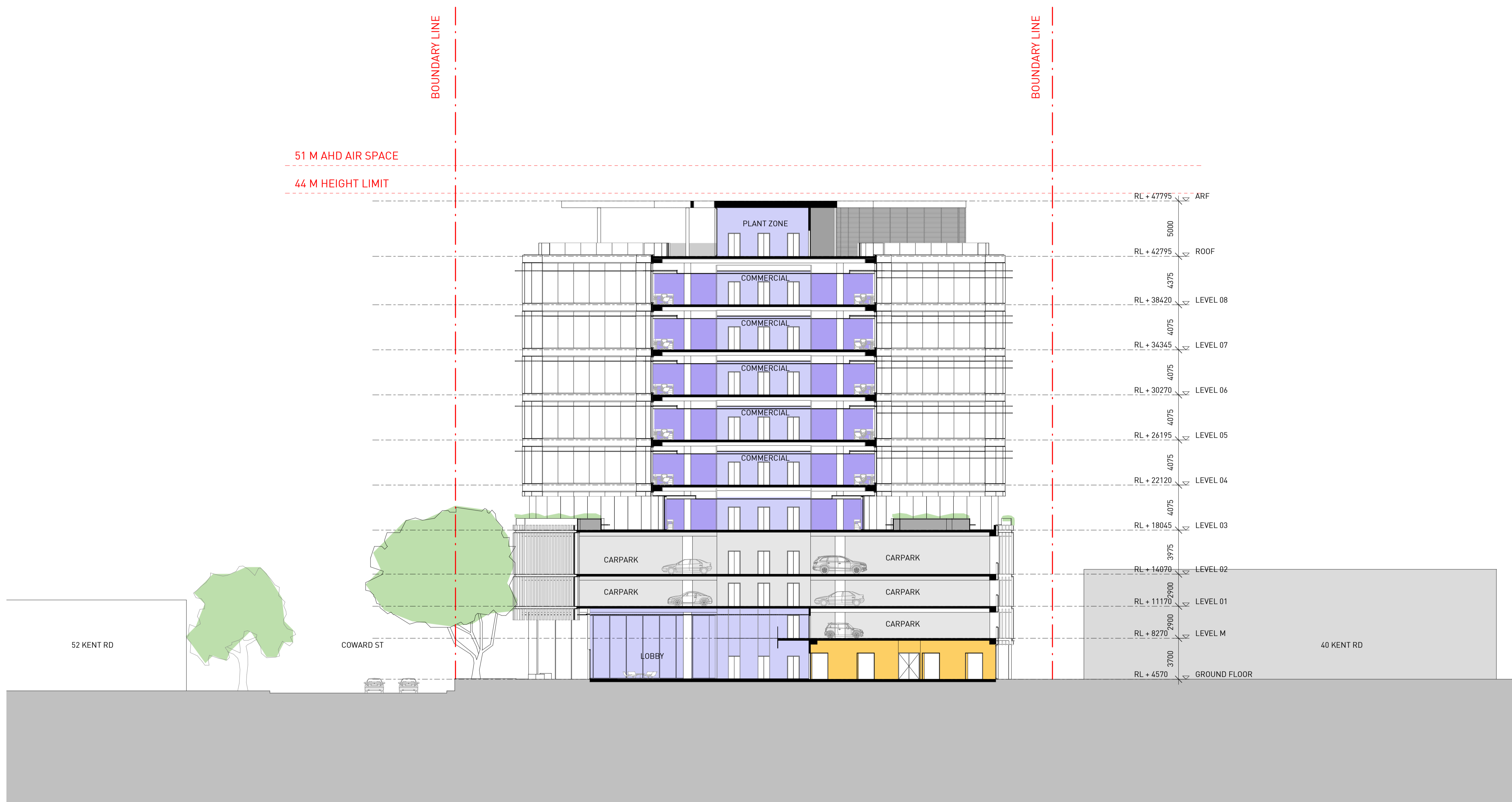
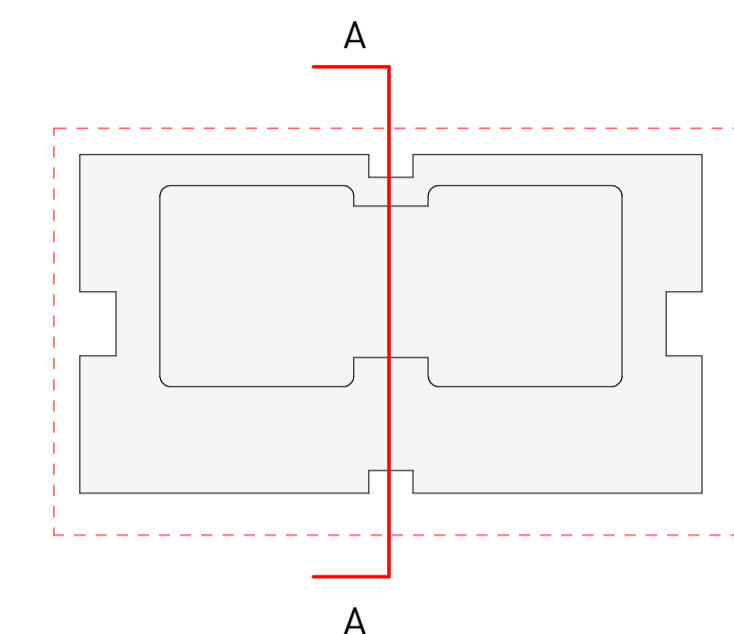
B

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SECTION KEY



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Scale

As indicated @A1
 (half scale @ A3)

Drawing Title

SECTION AA

Project No.

19-026

Stage

DEVELOPMENT APPLICATION

Drawing No.

DA-16-01

Rev

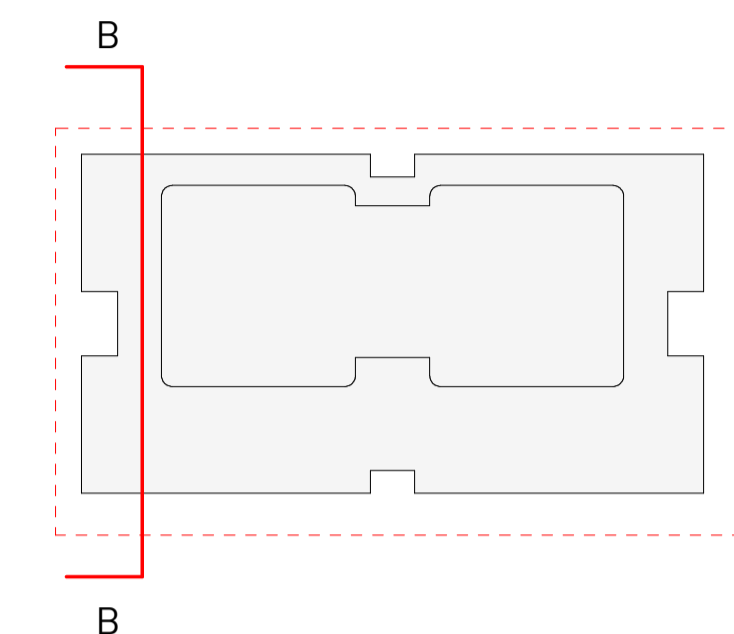
B

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Scale

As indicated @A1
 (half scale @ A3)

Drawing Title

SECTION BB

Project No.

19-026

Stage.

DEVELOPMENT APPLICATION

Drawing No.

DA-16-02

Rev

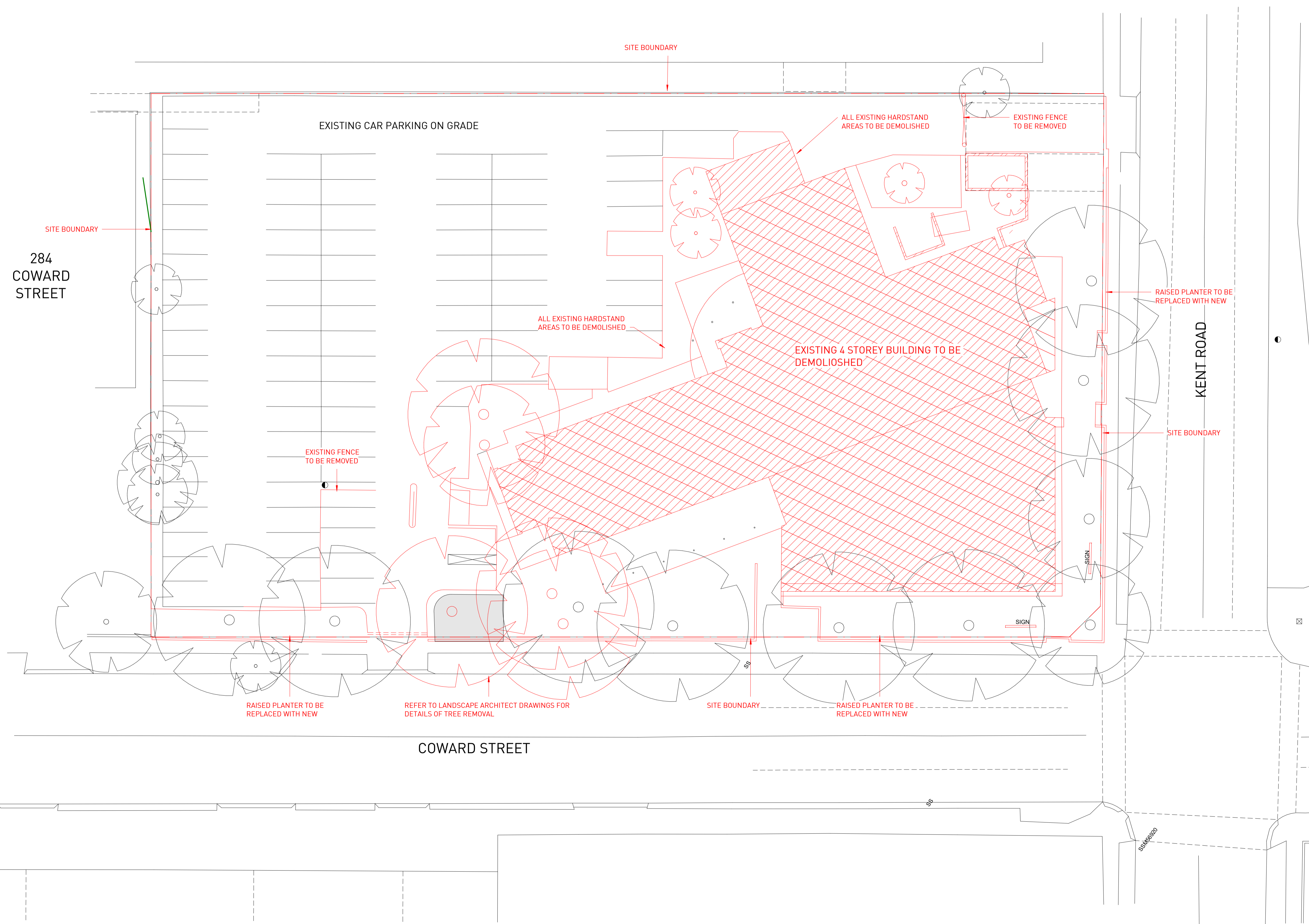
B

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40 KENT ROAD



B	19.06.20	DEVELOPMENT APPLICATION - AMENDED
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Project

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Scale

1 : 200 @A1
[half scale @ A3]

North



Drawing Title

DEMOLITION PLAN

Project No.

19-026

Stage.

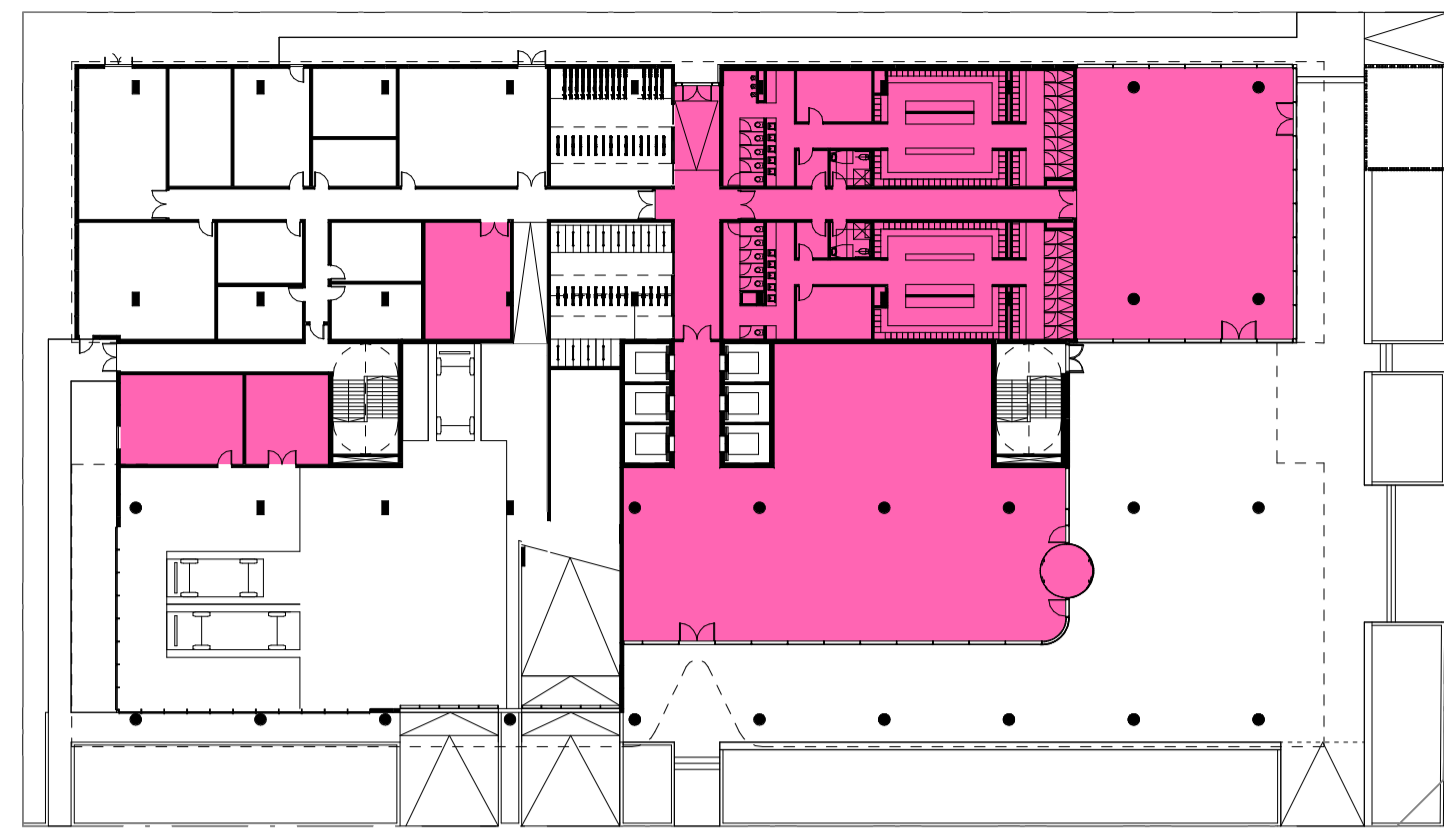
DEVELOPMENT APPLICATION

Drawing No.

DA-17-60

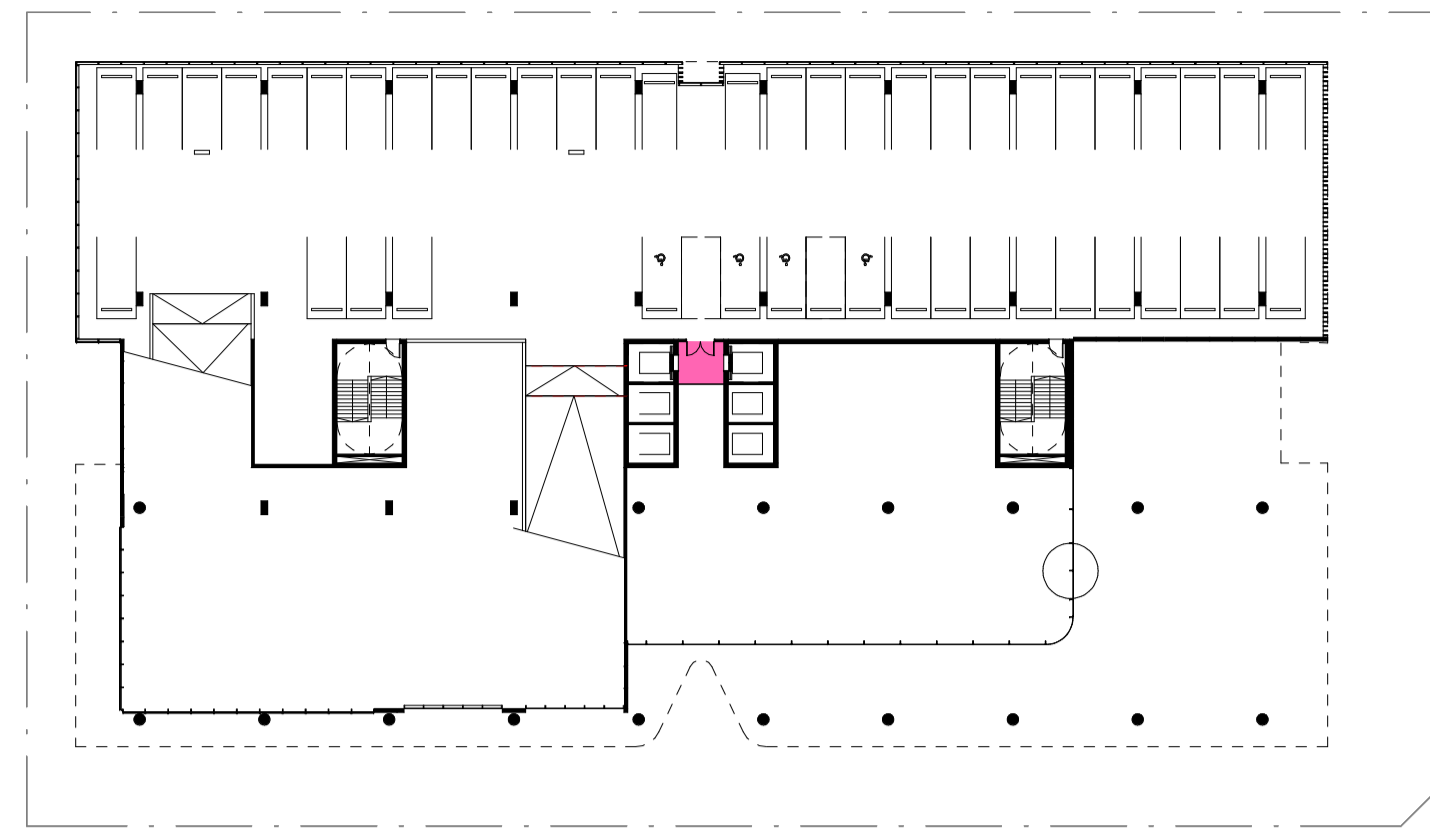
Rev

B



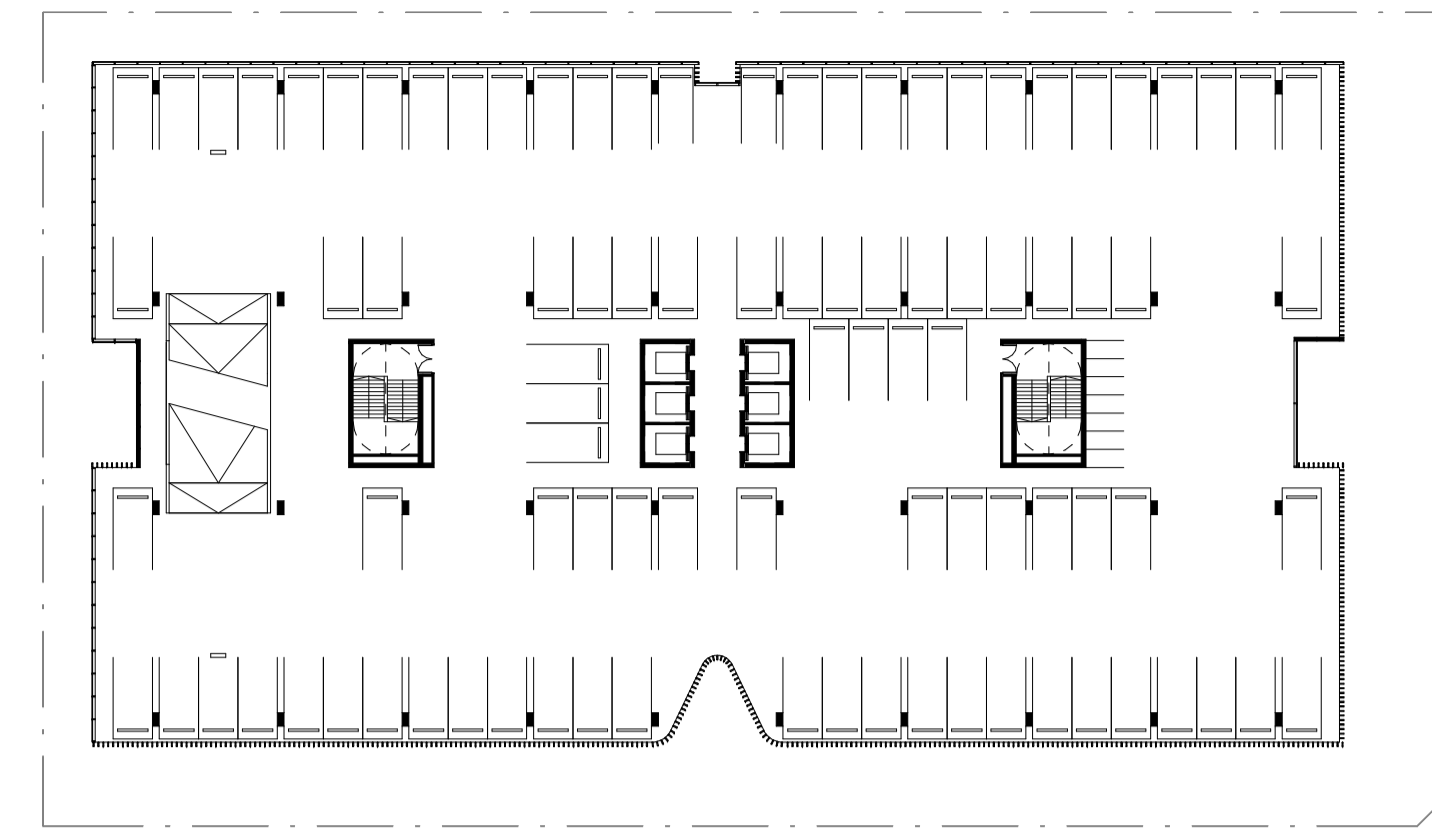
GFA = 1,344 m²

2 GROUND FLOOR
1:500



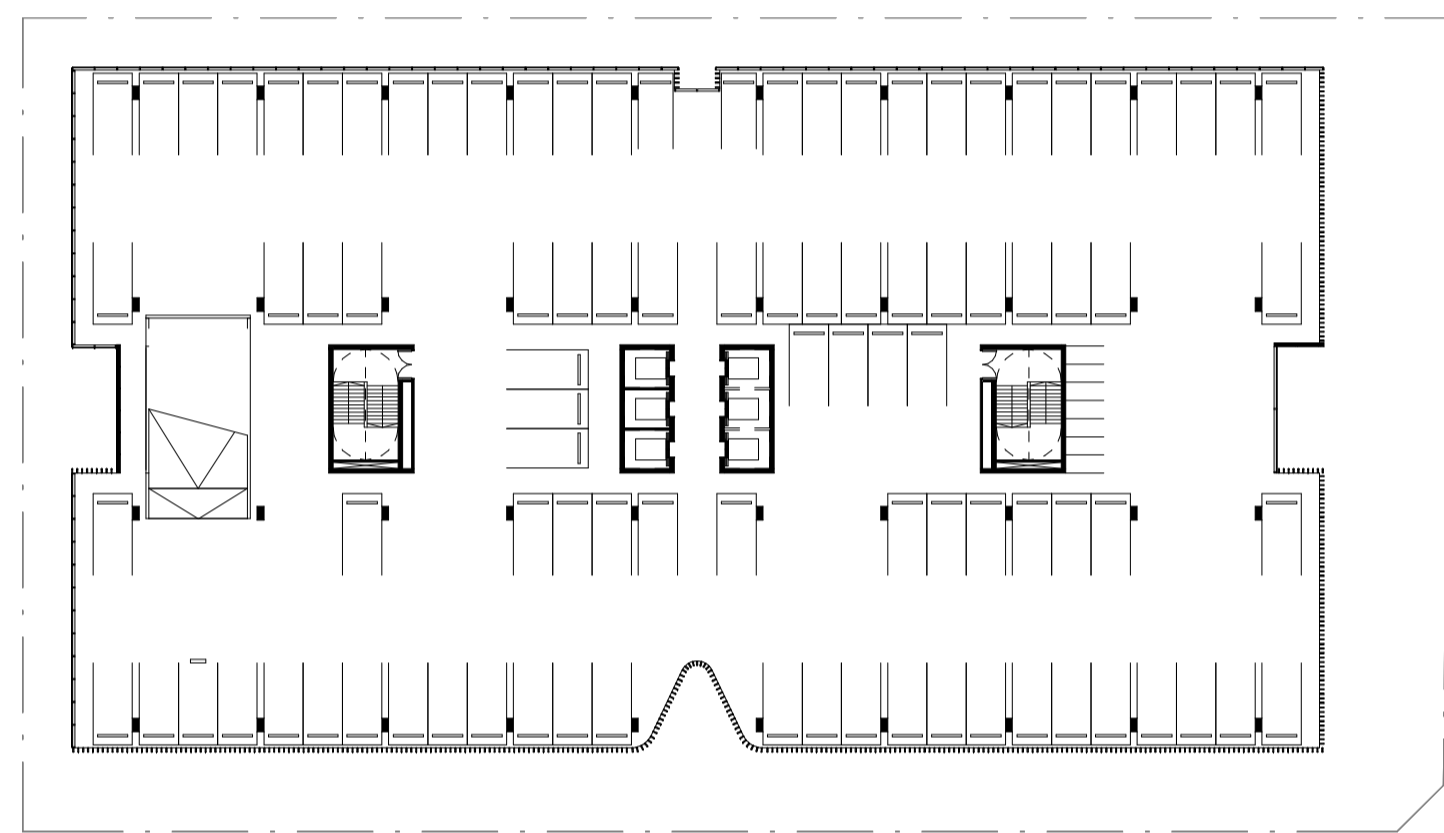
GFA = 9 m²

3 LEVEL M
1:500

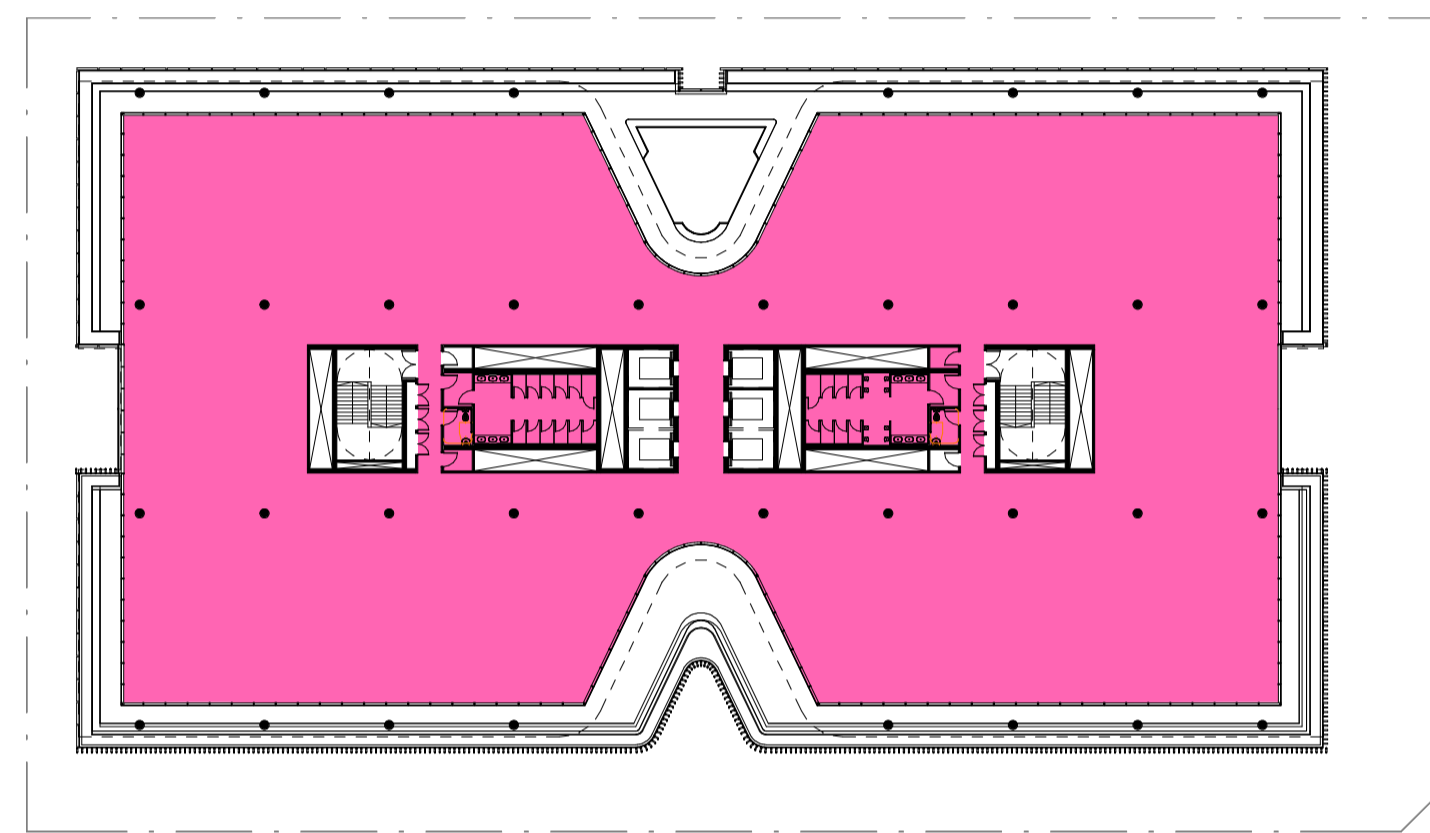


GFA = 0 m²

4 LEVEL 01
1:500

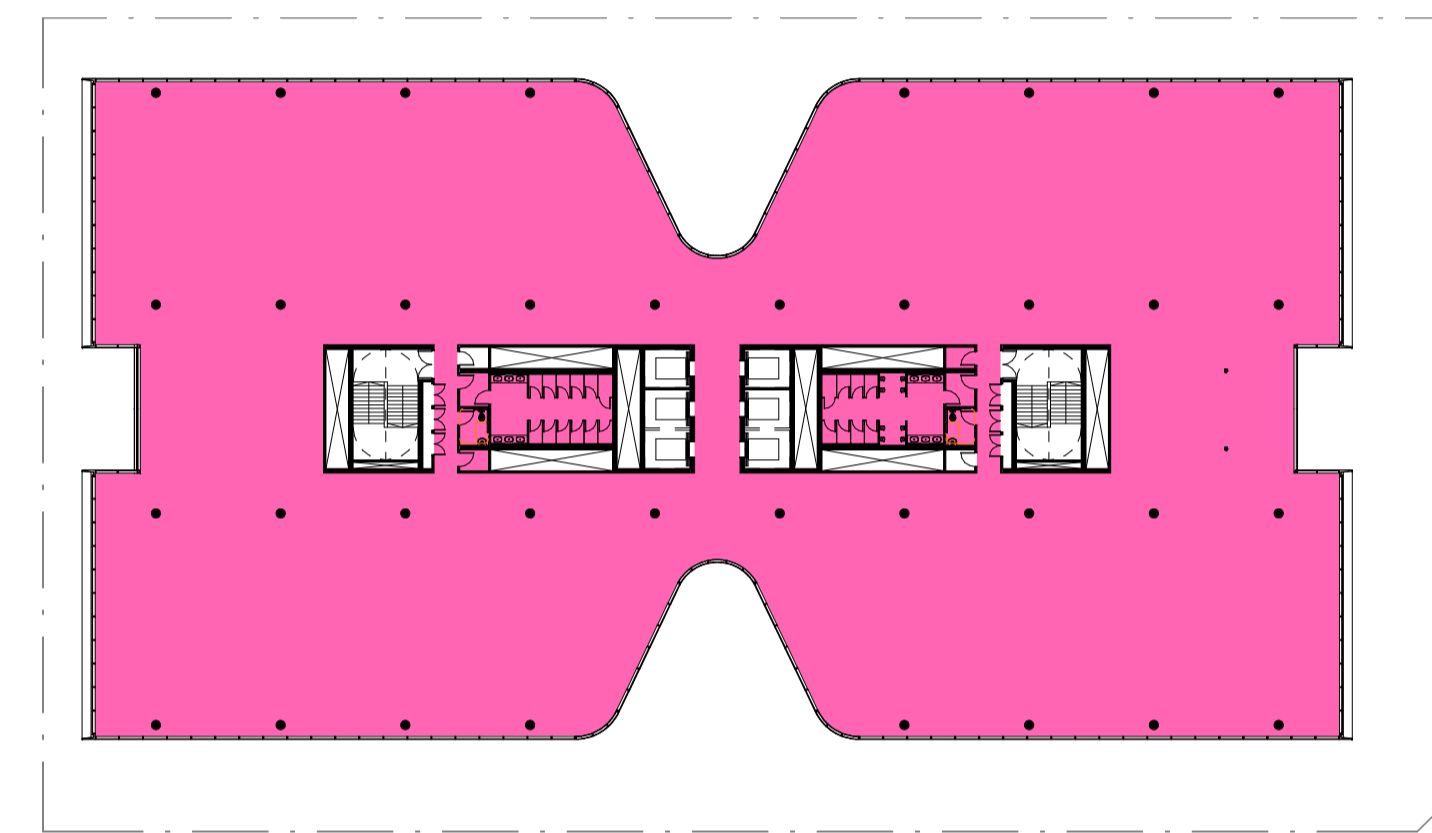


1 LEVEL 02
1:500



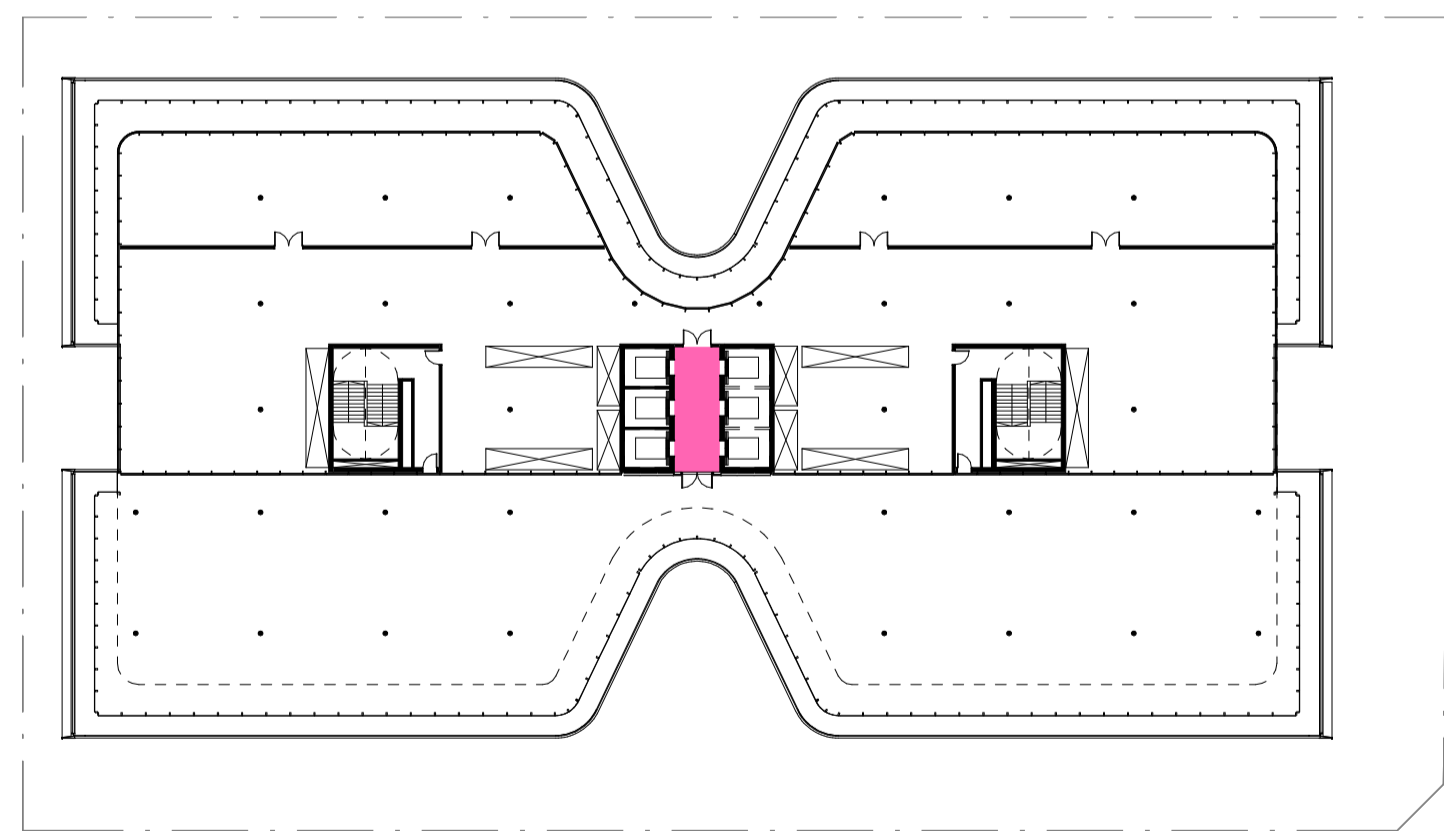
GFA = 2,450 m²

5 LEVEL 03
1:500



GFA = 3,001 m²

6 LEVELS 04-08
1:500



GFA = 25 m²

7 ROOF
1:500

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GFA SUMMARY

Roof	25 m ²
Level 8	3,001 m ²
Level 7	3,001 m ²
Level 6	3,001 m ²
Level 5	3,001 m ²
Level 4	3,001 m ²
Level 3	2,450 m ²
Level 2	0 m ²
Level 1	0 m ²
Mezzanine	9 m ²
Ground	1,344 m ²
Basement	0 m ²

TOTAL 18,833 m²

GFA SUMMARY

Site Area	5,059 m ²
Total GFA	18,833 m ²

FSR 3.72:1

B 19.06.20 DEVELOPMENT APPLICATION - AMENDED
A 16.12.19 DEVELOPMENT APPLICATION

Rev	Date	Description
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sissons.

p: 02 8904 1853 abn: 31 621 375 129
a: Level 5, 53 Berry Street, North Sydney, NSW 2060
nominated architect: Nick Sissons NSW ARB 7210

Client

Tipalea Partners Pty Ltd

Project

50 Kent Road

Scale

As indicated @A1
(half scale @A3)

North



Drawing Title

GFA AREAS

Project No. Stage.

19-026 DEVELOPMENT APPLICATION

Drawing No.

DA-17-80

Rev

B

50 KENT ROAD - AREA SCHEDULE

DATE: 19.06.20
 REVISION: B
 STAGE: DEVELOPMENT APPLICATION
 CLIENT: Tipalea Partners Pty Ltd
 SITE AREA: 5,059 sqm
 FSR: 3.72 :1
 GFA: 18,833 sqm
 NLA: 17,257 sqm (incl. retail)

LIFTING BUILDING HEIGHT

P	G	LEVEL	USE	FL-FL	HEIGHT*
			ROOF FEATURE		47.80
		9	ROOF	5.00	42.80
		8	COMMERCIAL OFFICE	4.38	38.42
		7	COMMERCIAL OFFICE	4.08	34.35
		6	COMMERCIAL OFFICE	4.08	30.27
		5	COMMERCIAL OFFICE	4.08	26.20
		4	COMMERCIAL OFFICE	4.08	22.12
		3	COMMERCIAL OFFICE	4.08	18.05
		2	PARKING	3.98	14.07
		1	PARKING	2.90	11.17
		M	PARKING	2.90	8.27
		G	RETAIL / LOADING / PLANT	3.70	4.57
5	1		TOTAL		

AREAS

GBA	GFA	EOT	NLA	NLA/GBA	NLA/GFA
3294	25				
3294	3001		2905	88%	97%
3294	3001		2905	88%	97%
3294	3001		2905	88%	97%
3294	3001		2905	88%	97%
3294	3001		2905	88%	97%
3608	2450		2347	65%	96%
3608					
3608					
1842	9				
2879	1344	410	385		
35,309	18,833	410	17,257		

EFFICIENCY

PARKING

STANDARD	SMALL	DDA	EV	SHARE	MOTOR/B	P/BIKE
89	2		3		7	
88	2		3		7	
38	2	4		3		
						112
215	6	4	6	3	14	112

NOTES:

All areas are approximate only and should be read in conjunction with drawings.
 All areas are preliminary and are subject to detailed design development.
 NLA: Net Lettable Area (excludes lift lobby areas and building services)
 GFA: Gross Floor Area - to Council definition
 GBA: Gross Building Area - area of total enclosed perimeter

PARKING RATES

DCP	1 space	:40 sqm GFA	=	471 spaces
SCHEME	1 space	:58 sqm GFA	=	234 spaces