

TOTAL SITE AREA = 94,565.6 m<sup>2</sup>  
 FSR = 2:1  
 PERMISSABLE AREA = 189,131 m<sup>2</sup>  
 PROPOSED TOTAL AREA = 189,131 m<sup>2</sup>

## LANDSCAPE REQUIREMENTS

LANDSCAPE AREA REQUIRED (10% of site area) = 9,456.6 m<sup>2</sup>  
 LANDSCAPE AREA PROPOSED = 10,522.7 m<sup>2</sup> (11.12%)

QF1&2 TOTAL CARPARK SPACES REQUIRED = 822  
 QF1&2 TOTAL CARPARK SPACES PROPOSED = 822

**QF 1:**  
 263-273 & 273A Coward St Mascot

**PROPOSED GFA** 92,751 m<sup>2</sup>  
**STOREYS** 4 STOREY WAREHOUSE WITH OFFICE MEZZANINE

**LEP MAXIMUM HEIGHT** 44 m  
**PROPOSED HEIGHT** 44 m WAREHOUSE (INCLUDING LIFT & STAIR OVERRUNS)

**QF 2:**  
 76-82 Kent Rd Mascot

**PROPOSED GFA** 96,380 m<sup>2</sup>  
**STOREYS** 4 STOREY WAREHOUSE WITH OFFICE MEZZANINE

**LEP MAXIMUM HEIGHT** 44 m  
**PROPOSED HEIGHT** 44 m WAREHOUSE (INCLUDING LIFT & STAIR OVERRUNS)

QF1- Total Area Schedule	
Name	Area
ANC. OFFICE (Ancillary Office)	6516 m <sup>2</sup>
CRT (Cafe / Restaurant / Take Away)	299 m <sup>2</sup>
EoT (End of Trip Facility)	476 m <sup>2</sup>
LOBBY	142 m <sup>2</sup>
OFFICE PREM. (Office Premises)	3237 m <sup>2</sup>
WAREHOUSE	82082 m <sup>2</sup>
TOTAL	92751 m <sup>2</sup>

QF2- Total Area Schedule	
Name	Area
ANC. OFFICE (Ancillary Office)	5042 m <sup>2</sup>
CRT (Cafe / Restaurant / Take Away)	1001 m <sup>2</sup>
EoT (End of Trip Facility)	427 m <sup>2</sup>
LOBBY	205 m <sup>2</sup>
NS (Neighbourhood Shop)	100 m <sup>2</sup>
OFFICE PREM. (Office Premises)	4810 m <sup>2</sup>
WAREHOUSE	84795 m <sup>2</sup>
TOTAL	96380 m <sup>2</sup>

Sheet List	
Sheet #	Sheet Name
0000	QF1&QF2_ART SCREEN
A 001	Survey
A 010	Cover Sheet / Summary
A 015	Site Plan
A 100	Lower Ground Plan
A 110	Ground Floor Plan
A 111	Upper Ground Plan
A 115	Ground Floor- Office Mezz
A 120	First Floor Plan
A 125	First Floor Mezzanine Plan
A 130	Second Floor Plan
A 135	Second Floor Mezzanine Plan
A 140	Third Floor Plan
A 145	Third Floor Mezzanine Plan
A 150	Roof Plan
A 200	Elevations
A 300	East-West Sections
A 301	North-South Sections
A 410	Perspective View 01
A 415	Perspective View 02
A 420	Perspective View 03
A 700	Shadow Diagram 21 June
A 710	Shadow Diagram 21 March

QF1- Area Schedule		
Level	Name	Area
Not Placed	OFFICE PREM.	0 m <sup>2</sup>
Lower Ground Floor	EoT	476 m <sup>2</sup>
Lower Ground Floor	LOBBY	80 m <sup>2</sup>
Lower Ground Floor	OFFICE PREM.	1697 m <sup>2</sup>
QF2-Ground Floor	WAREHOUSE	21298 m <sup>2</sup>
COMMERCIAL GROUND FLOOR	CRT	299 m <sup>2</sup>
COMMERCIAL GROUND FLOOR	LOBBY	62 m <sup>2</sup>
COMMERCIAL GROUND FLOOR	OFFICE PREM.	1540 m <sup>2</sup>
QF1_Ground Floor- OFFICE	ANC. OFFICE	2157 m <sup>2</sup>
QF1- First floor	WAREHOUSE	19677 m <sup>2</sup>
QF1-First Floor - OFFICE	ANC. OFFICE	1401 m <sup>2</sup>
QF1- Second Floor	WAREHOUSE	19525 m <sup>2</sup>
QF1-Second Floor - OFFICE	ANC. OFFICE	1532 m <sup>2</sup>
QF1-Third Floor	WAREHOUSE	21582 m <sup>2</sup>
QF1-Third Floor - OFFICE	ANC. OFFICE	1426 m <sup>2</sup>
TOTAL		92751 m <sup>2</sup>

QF2- Area Schedule		
Level	Name	Area
Lower Ground Floor	CRT	1001 m <sup>2</sup>
Lower Ground Floor	EoT	427 m <sup>2</sup>
Lower Ground Floor	LOBBY	80 m <sup>2</sup>
Lower Ground Floor	NS	100 m <sup>2</sup>
Lower Ground Floor	OFFICE PREM.	522 m <sup>2</sup>
QF2-Ground Floor	ANC. OFFICE	390 m <sup>2</sup>
QF2-Ground Floor	WAREHOUSE	20504 m <sup>2</sup>
COMMERCIAL GROUND FLOOR	LOBBY	62 m <sup>2</sup>
COMMERCIAL GROUND FLOOR	OFFICE PREM.	1644 m <sup>2</sup>
Upper Ground Floor	LOBBY	62 m <sup>2</sup>
Upper Ground Floor	OFFICE PREM.	1644 m <sup>2</sup>
QF2-Ground Floor- Office Mezz	OFFICE PREM.	1000 m <sup>2</sup>
QF2-First Floor	WAREHOUSE	21008 m <sup>2</sup>
QF2-First Floor- Office Mezz	ANC. OFFICE	1507 m <sup>2</sup>
QF2-Second Floor	WAREHOUSE	20718 m <sup>2</sup>
QF2-Second Floor- Office Mezz	ANC. OFFICE	1585 m <sup>2</sup>
QF2-Third Floor	WAREHOUSE	22564 m <sup>2</sup>
QF2-Third Floor- Office Mezz	ANC. OFFICE	1560 m <sup>2</sup>
TOTAL		96380 m <sup>2</sup>

### QF1- DCP PARKING REQUIREMENTS

DCP PARKING REQUIREMENTS	WAREHOUSE	OFFICE MEZZANINE & CAFE / BREWERY / TAKE AWAY / CONVENIENCE
DCP REQUIREMENTS	1 PER 300 m <sup>2</sup>	1 PER 80 m <sup>2</sup>
PROPOSED AREAS	82,083 m <sup>2</sup>	10,192 m <sup>2</sup>
REQUIRED SPACES	274	128

TOTAL CAR SPACE REQUIRED = 402  
 TOTAL CAR SPACE PROVIDED = 402

### QF2- DCP PARKING REQUIREMENTS

DCP PARKING REQUIREMENTS	WAREHOUSE	OFFICE MEZZANINE & CAFE / BREWERY / TAKE AWAY / CONVENIENCE
DCP REQUIREMENTS	1 PER 300 m <sup>2</sup>	1 PER 80 m <sup>2</sup>
PROPOSED AREAS	84,795 m <sup>2</sup>	10,953 m <sup>2</sup>
REQUIRED SPACES	283	137

TOTAL CAR SPACE REQUIRED = 420  
 TOTAL CAR SPACE PROVIDED = 420

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 David Stevenson NSW 6317

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PLANNING PROPOSAL	05/05/23
F	PLANNING PROPOSAL	22/09/23



PROJECT QF1 - QF2 Warehouse  
 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

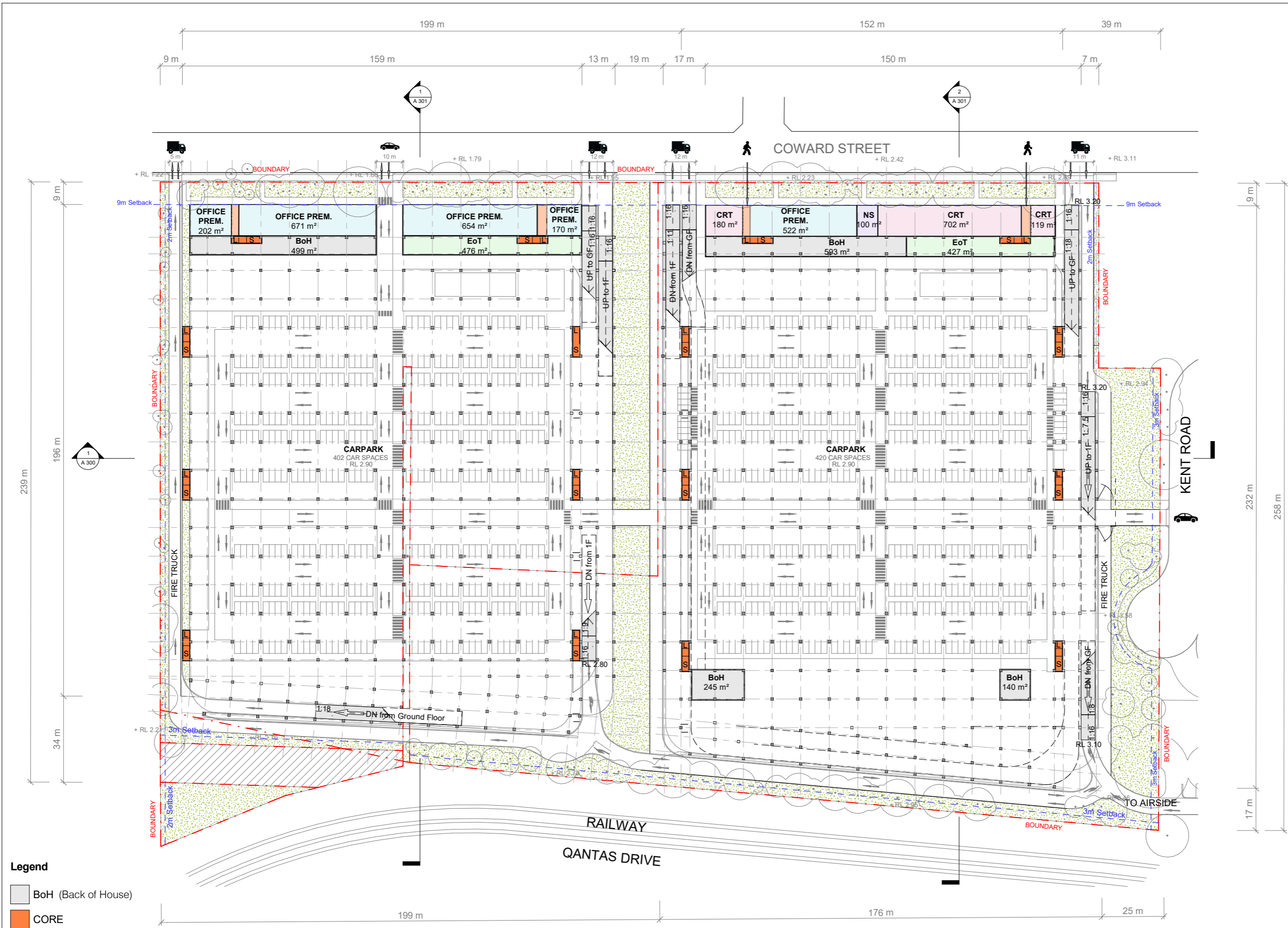
TITLE **FSR 2:1**  
 Cover Sheet / Summary

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PLOT DATE	22/09/2023 3:41:05 PM
PROJECT N <sup>o</sup> .	2206
SCALE	@ A1
REVISION DATE	

PLANNING PROPOSAL **F**





- Legend**
- BoH (Back of House)
  - CORE
  - CRT (Cafe / Restaurant / Take away)
  - EoT (End of Trip facility)
  - LOBBY
  - NS (Neighbourhood Shop)
  - OFFICE PREM. (Office Premises)

NOTE:  
TYPICAL STRUCTURAL GRID  
11.40\*11.40

SCALE BAR - 1:750 @A1

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C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY

SETBACKS

OWNED BY OTHERS

L= LIFTS  
S= STAIRS  
SL= STREET LEVEL



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
**Lower Ground Plan**

DRAWING N°.

**P-A 100**

DRAWN BY	TY	REVISION
REVIEWED BY	TL	
PLOT DATE	10/05/2023 3:55:06 PM	
PROJECT N°.	2206	
SCALE	1 : 750 @ A1	
REVISION DATE	05/05/23	

**PLANNING PROPOSAL**

E

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PLANNING PROPOSAL	05/05/23
F	PLANNING PROPOSAL ADDITIONAL INFORMATION	18/09/23

**KEY**

BOUNDARY	
SETBACKS	
OWNED BY OTHERS	

L = LIFTS  
S = STAIRS  
SL = STREET LEVEL



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
**Ground Floor Plan**

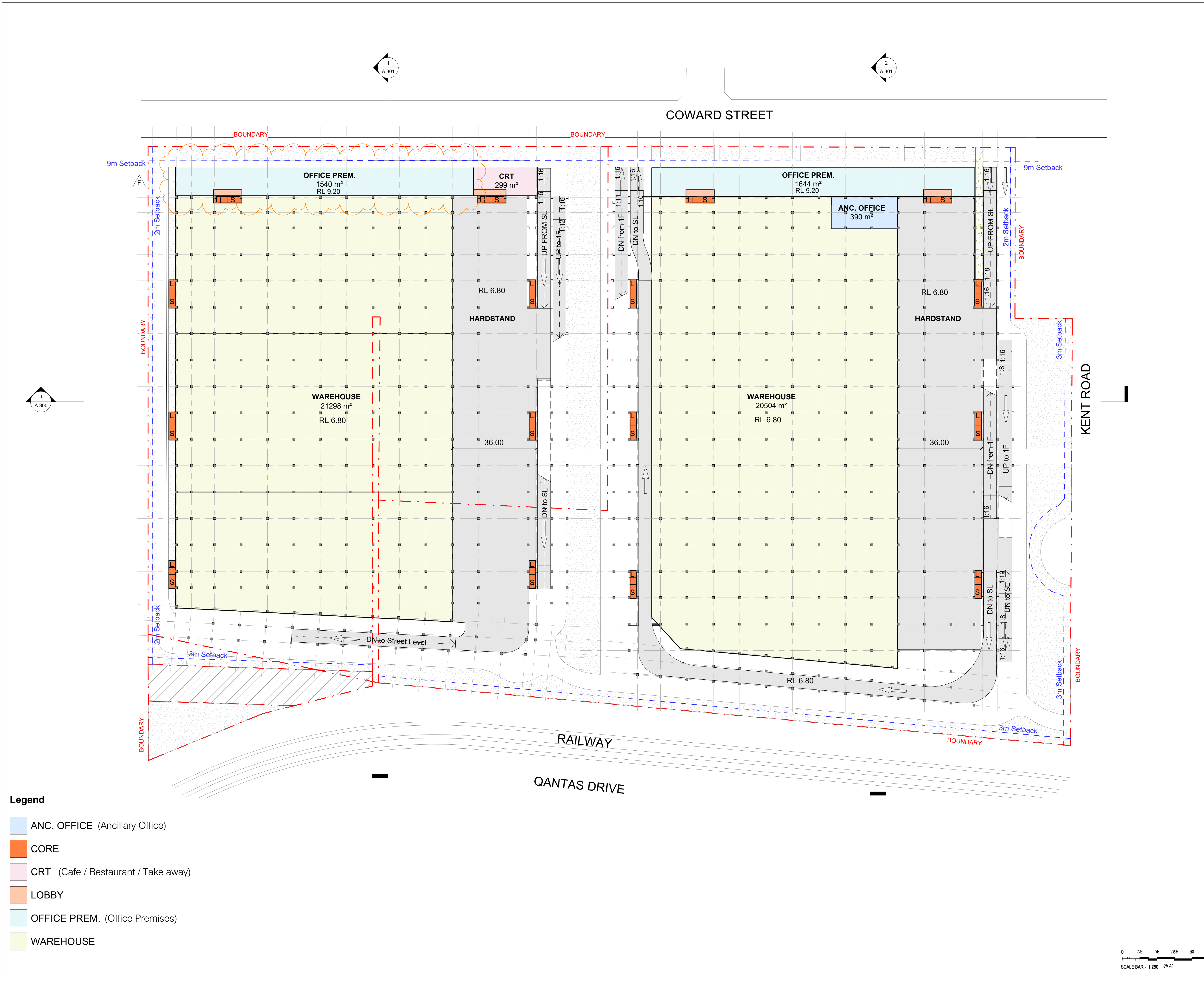
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**P-A 110**

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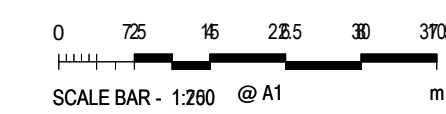
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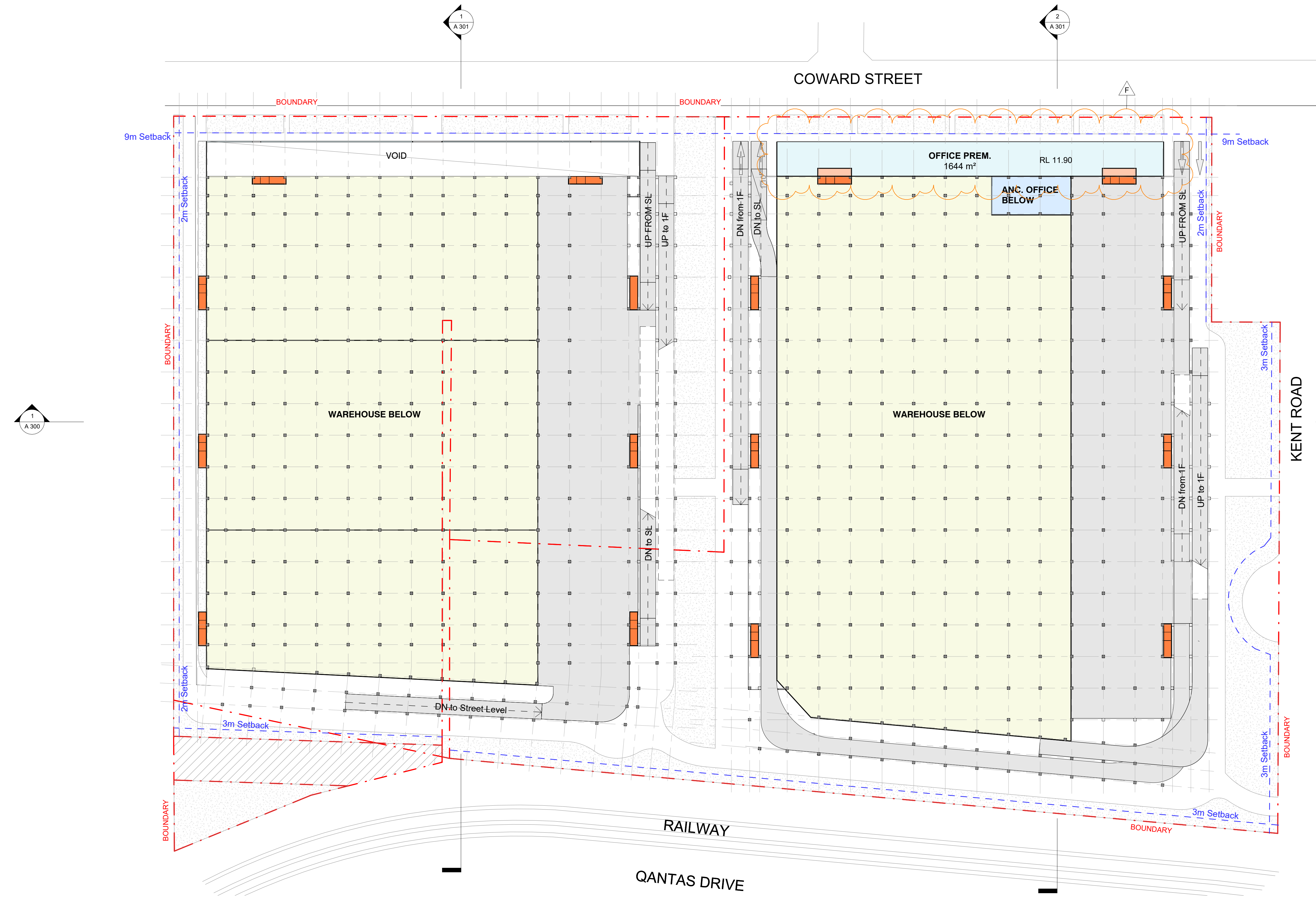
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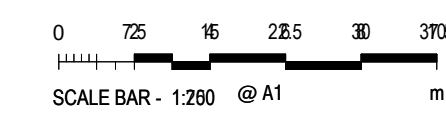
**Legend**

	ANC. OFFICE (Ancillary Office)
	CORE
	CRT (Cafe / Restaurant / Take away)
	LOBBY
	OFFICE PREM. (Office Premises)
	WAREHOUSE





- Legend**
- CORE
  - LOBBY
  - OFFICE PREM. (Office Premises)
  - WAREHOUSE



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D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PLANNING PROPOSAL	05/05/23
F	PLANNING PROPOSAL ADDITIONAL INFORMATION	18/09/23

- KEY**
- BOUNDARY
  - SETBACKS
  - OWNED BY OTHERS
- L= LIFTS  
 S= STAIRS  
 SL= STREET LEVEL



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse  
 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
 Upper Ground Plan

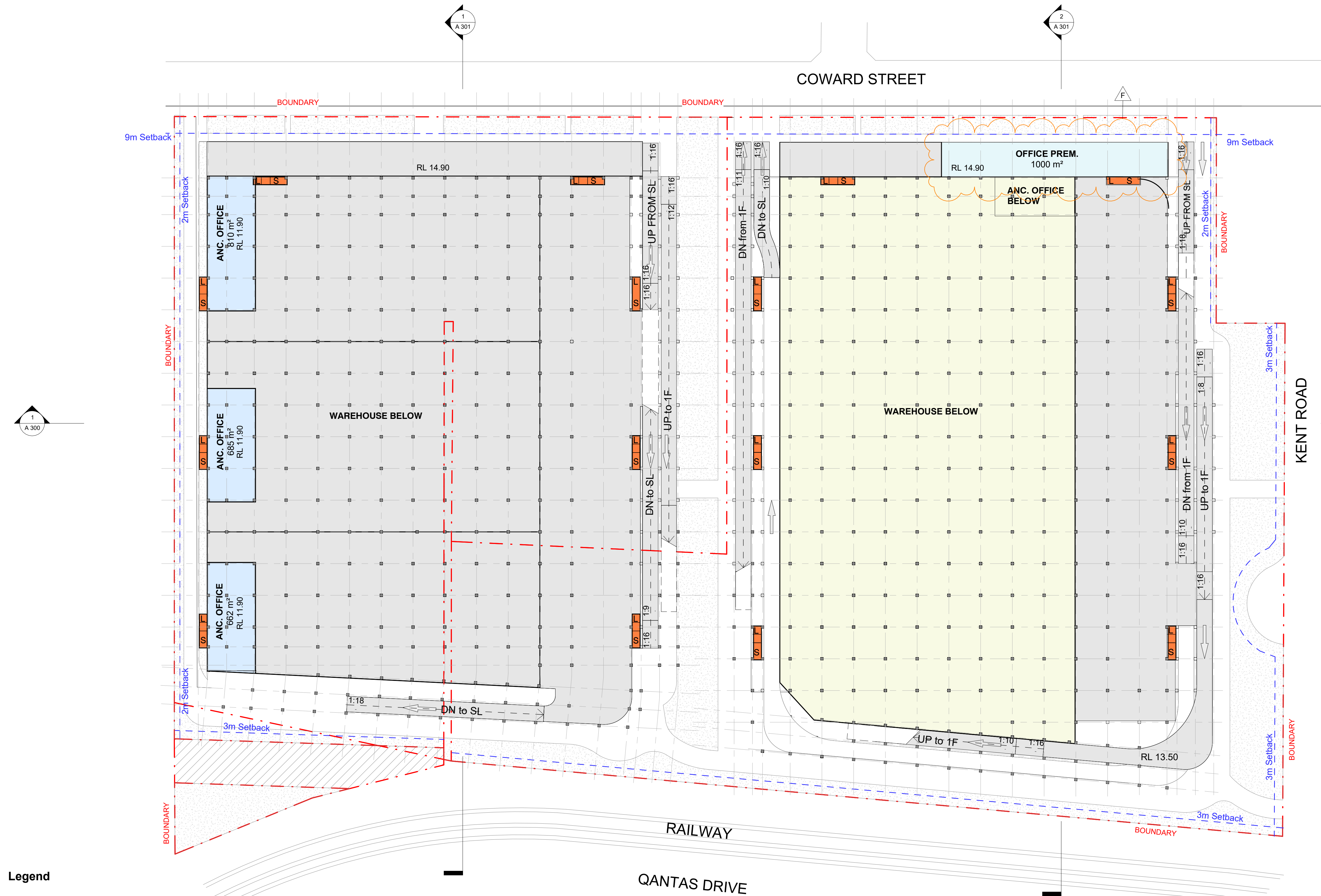
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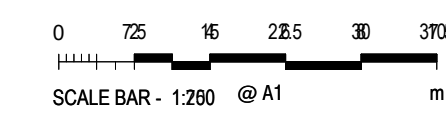
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PROJECT N°.	2206	
SCALE	1 : 750 @ A1	
REVISION DATE	18/09/23	

**PLANNING PROPOSAL**

**F**



- Legend**
- ANC. OFFICE (Ancillary Office)
  - CORE
  - OFFICE PREM.
  - WAREHOUSE
  - WAREHOUSE BELOW



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E	PLANNING PROPOSAL	05/05/23
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- KEY**
- BOUNDARY
  - SETBACKS
  - OWNED BY OTHERS
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 SL = STREET LEVEL



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**LOGOS**

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
 Ground Floor-  
 Office Mezz

DRAWING N°.

**P-A 115**


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PLOT DATE	22/09/2023 2:12:48 PM	
PROJECT N°.	2206	
SCALE	1 : 750 @ A1	
REVISION DATE	18/09/23	

**PLANNING PROPOSAL**


**F**

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY 

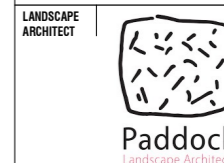
SETBACKS 

OWNED BY OTHERS 

L= LIFTS

S= STAIRS

SL= STREET LEVEL



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
First Floor Plan

DRAWING N°.

**P-A 120**

DRAWN BY TY

REVIEWED BY TL

PLOT DATE 10/05/2023 3:55:22 PM

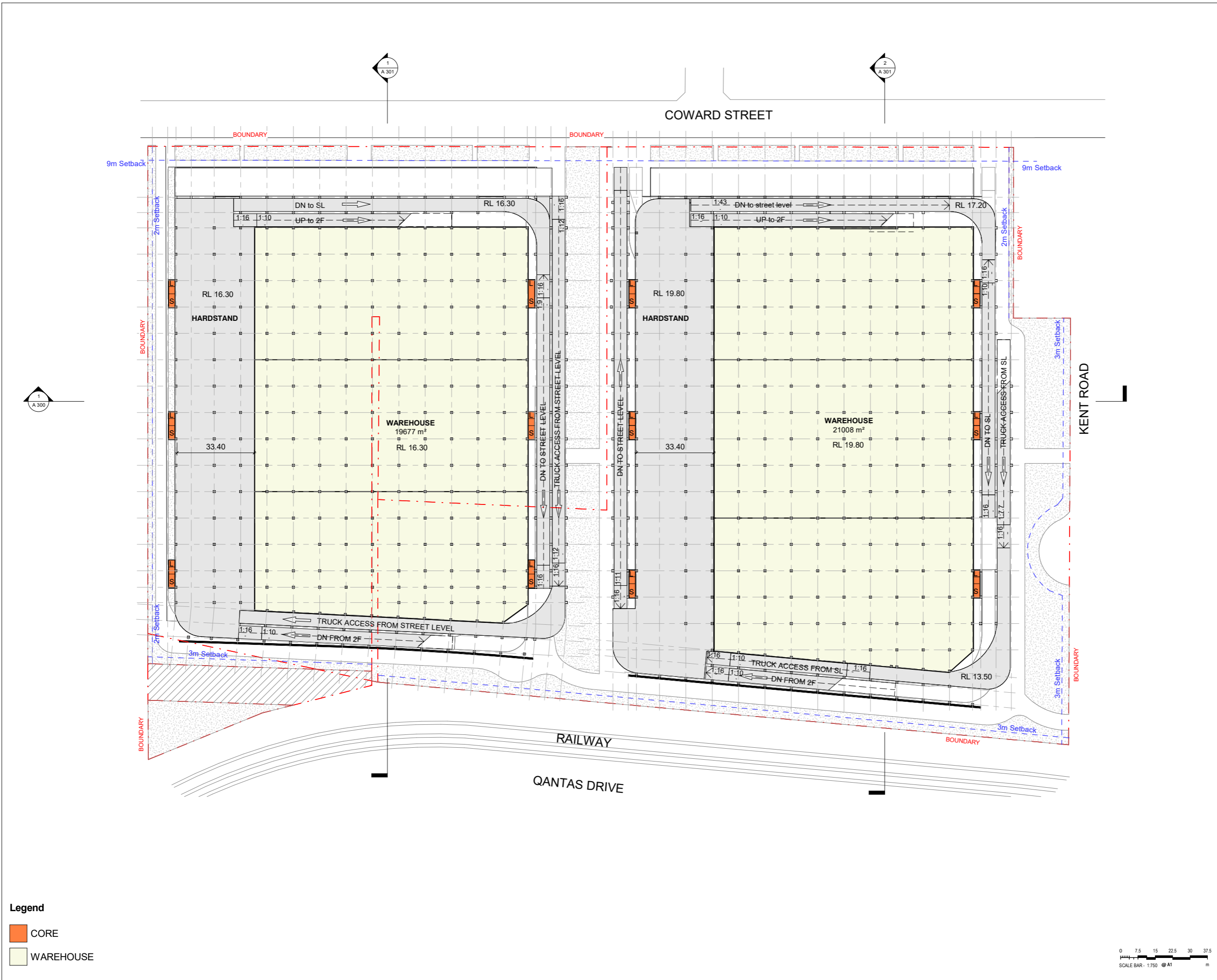
PROJECT N° 2206

SCALE 1:750 @ A1


REVISION DATE 05/05/23


PLANNING PROPOSAL

**E**



**Legend**

 CORE

 WAREHOUSE

0 7.5 15 22.5 30 37.5  
SCALE BAR - 1:750 @ A1 m

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
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D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY

SETBACKS

OWNED BY OTHERS

L= LIFTS

S= STAIRS

SL= STREET LEVEL



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse

263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
First Floor  
Mezzanine Plan

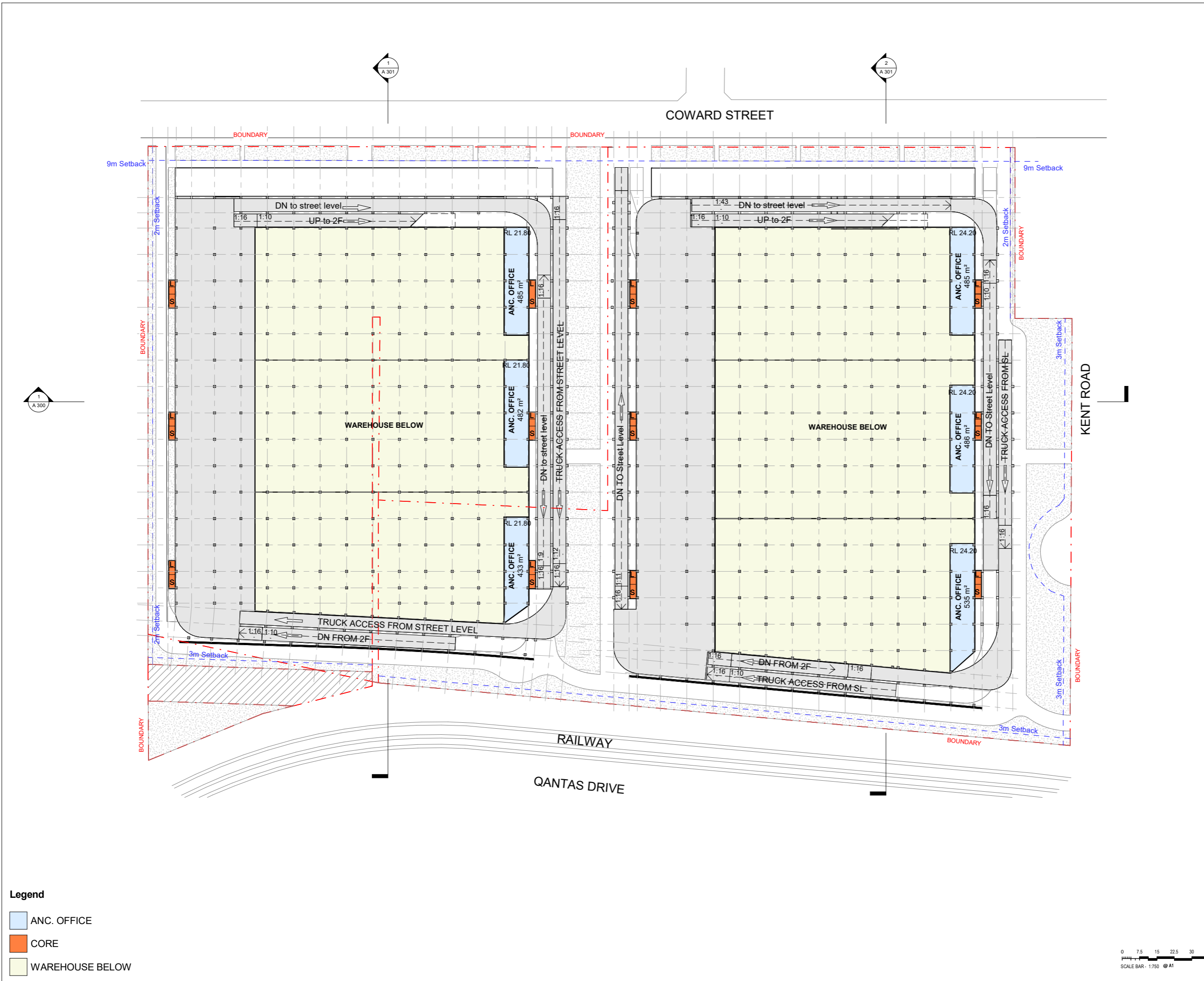
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**P-A 125**

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REVIEWED BY	TL	REVISION
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PROJECT N°.	2206	REVISION
SCALE	1 : 750 @ A1	
REVISION DATE	05/05/23	REVISION

PLANNING PROPOSAL

**E**



**Legend**

	ANC. OFFICE
	CORE
	WAREHOUSE BELOW



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C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY	
SETBACKS	
OWNED BY OTHERS	
L = LIFTS	
S = STAIRS	



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
Second Floor Plan

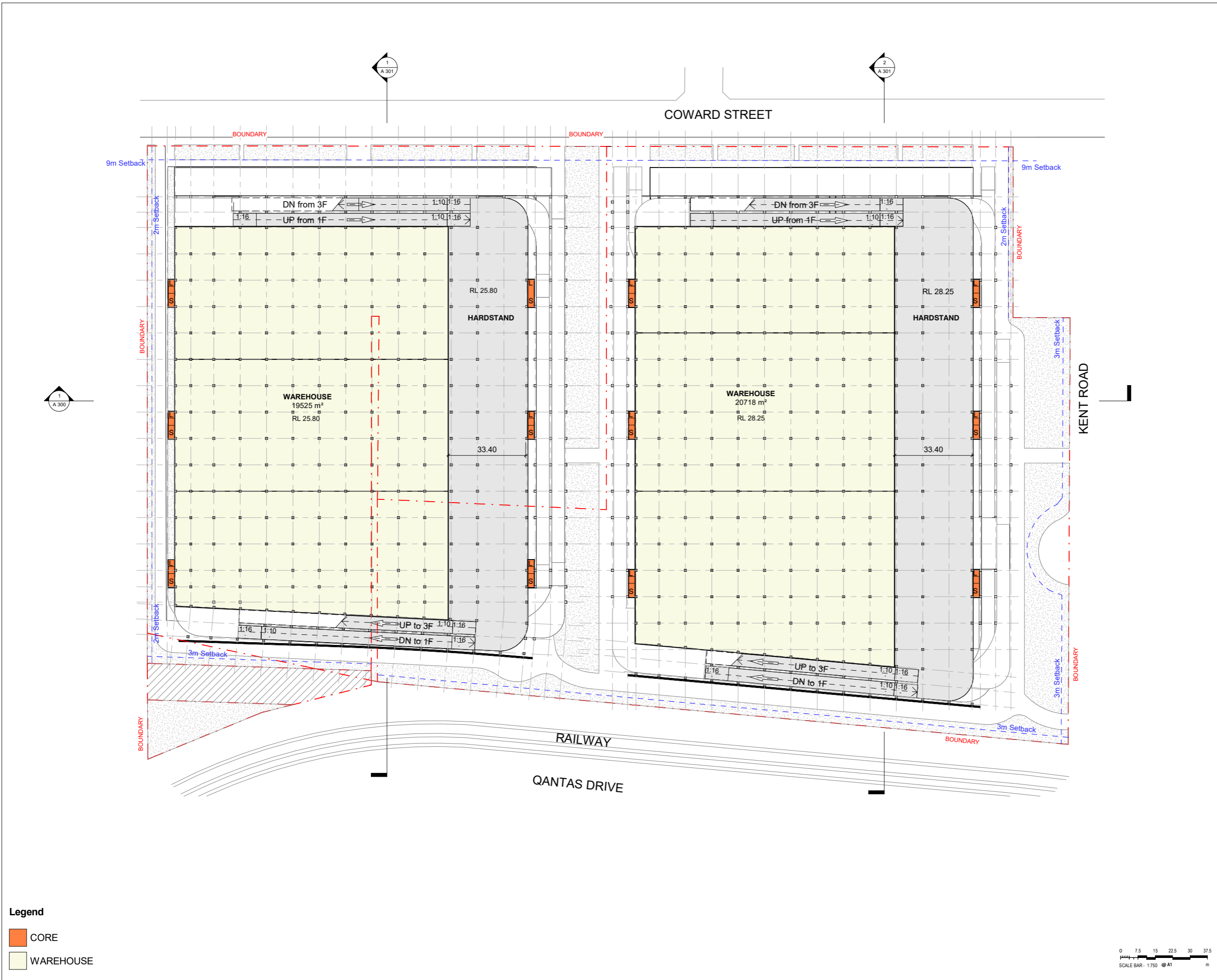
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	SCALE	1 : 750 @ A1	
	REVISION DATE	05/05/23	

**PLANNING PROPOSAL**

**E**



**Legend**

	CORE
	WAREHOUSE



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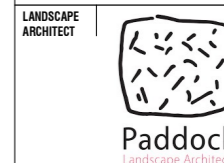
NOMINATED ARCHITECTS:  
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Rev	Description	Date
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B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY	
SETBACKS	
OWNED BY OTHERS	

L = LIFTS  
S = STAIRS



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
Second Floor  
Mezzanine Plan

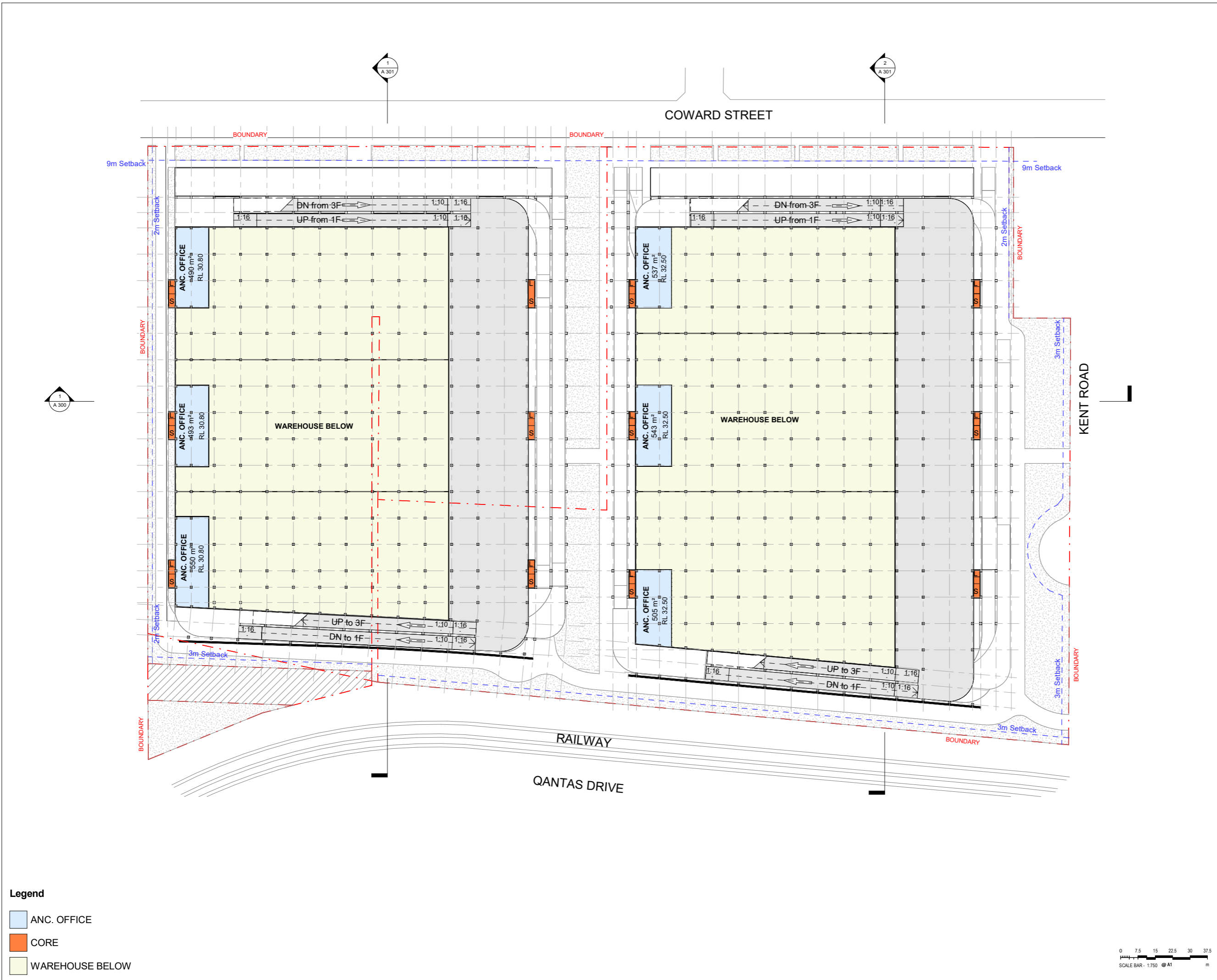
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PROJECT N°.	2206	REVISION	
SCALE	1 : 750 @ A1		
REVISION DATE	05/05/23		

PLANNING PROPOSAL

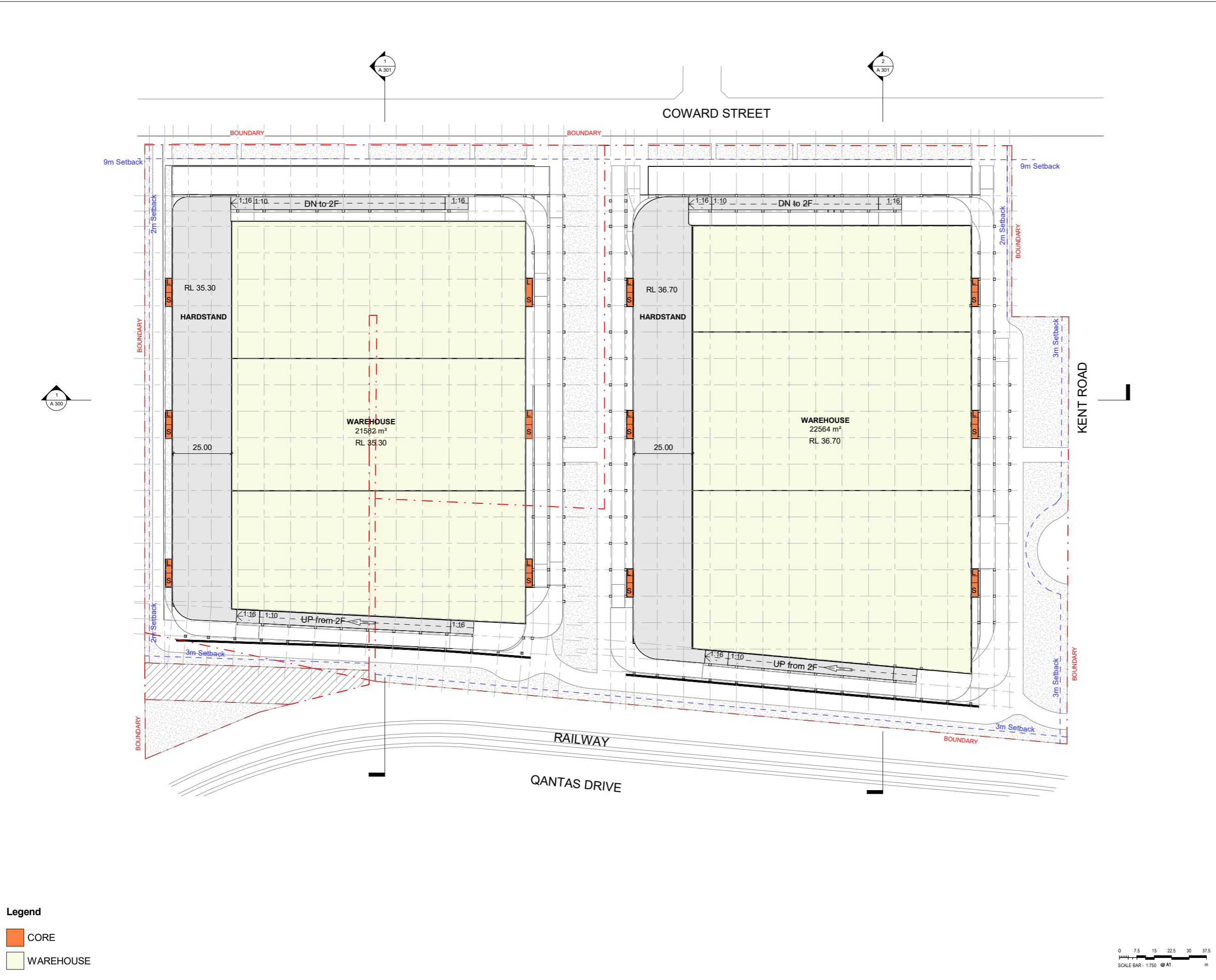
**E**



**Legend**

	ANC. OFFICE
	CORE
	WAREHOUSE BELOW





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C	PRELIMINARY PLANNING PROPOSAL	28/04/23
D	PRELIMINARY PLA	05/05/23

**KEY**  
 BOUNDARY   
 SETBACKS   
 OWNED BY OTHERS   
 L= LIFTS  
 S= STAIRS



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse  
 263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
 Third Floor Plan

DRAWING N°.

**P-A 140**

DRAWN BY	TY	REVISION
REVIEWED BY	TL	
PLOT DATE	10/05/2023 3:55:37 PM	
PROJECT N°.	2206	
SCALE	1 : 750 @ A1	
REVISION DATE	05/05/23	

**PLANNING PROPOSAL**

**D**

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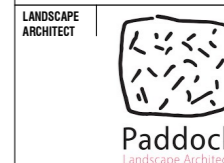
Figured dimensions take preference to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

NOMINATED ARCHITECTS:  
David Stevenson NSW 6317

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	28/04/23
D	PRELIMINARY PLA	05/05/23

**KEY**

BOUNDARY	
SETBACKS	
OWNED BY OTHERS	
L = LIFTS	
S = STAIRS	



CLIENT

**LOGOS**

PROJECT

QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE

**FSR 2:1**  
Third Floor  
Mezzanine Plan

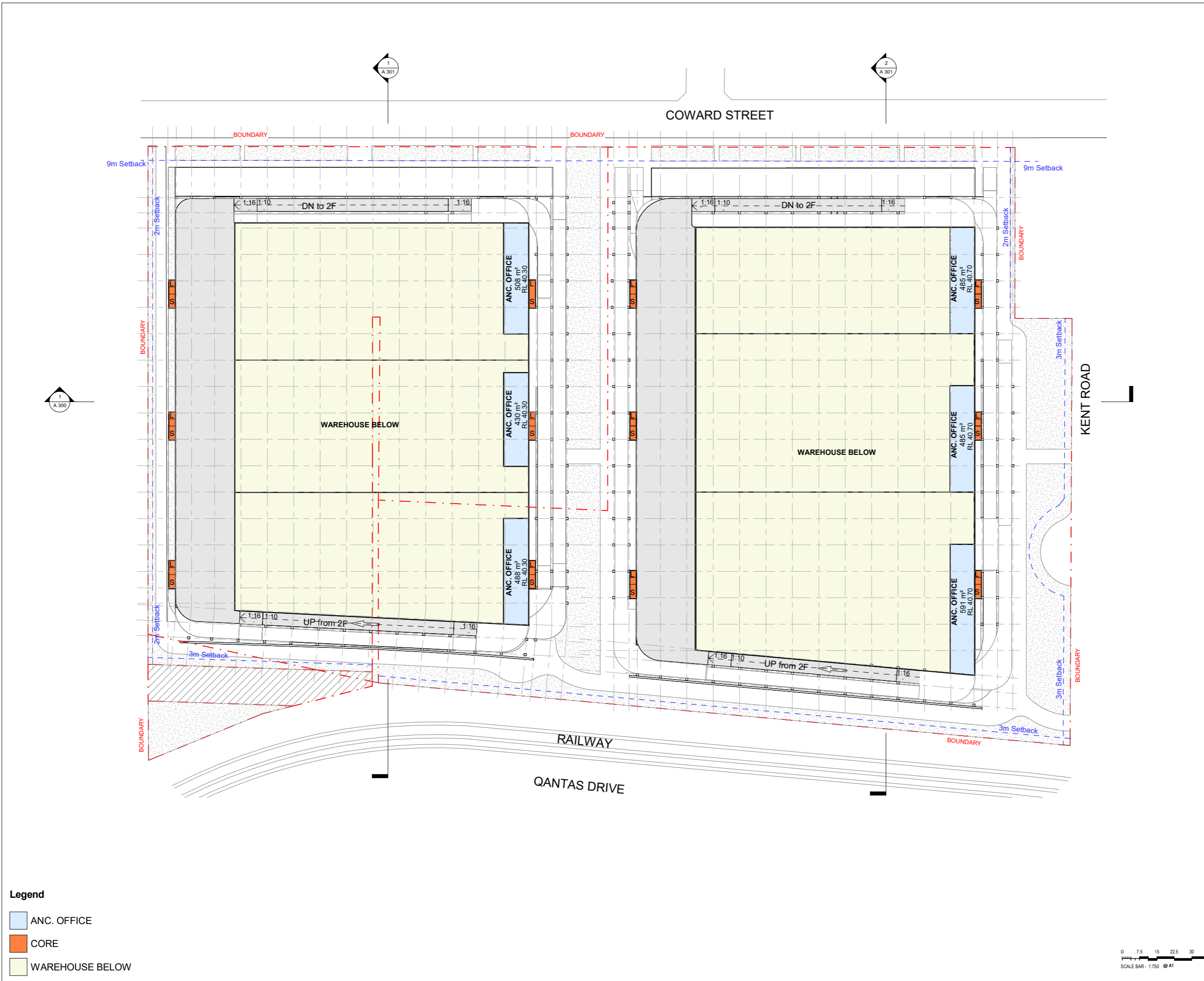
DRAWING N°.

**P-A 145**

	DRAWN BY	TY	REVISION
	REVIEWED BY	TL	
	PLOT DATE	10/05/2023 3:55:41 PM	
	PROJECT N°.	2206	
	SCALE	1 : 750 @ A1	
	REVISION DATE	05/05/23	

**PLANNING PROPOSAL**

**D**



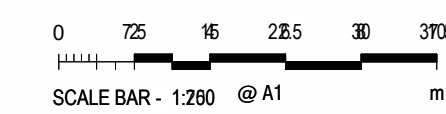
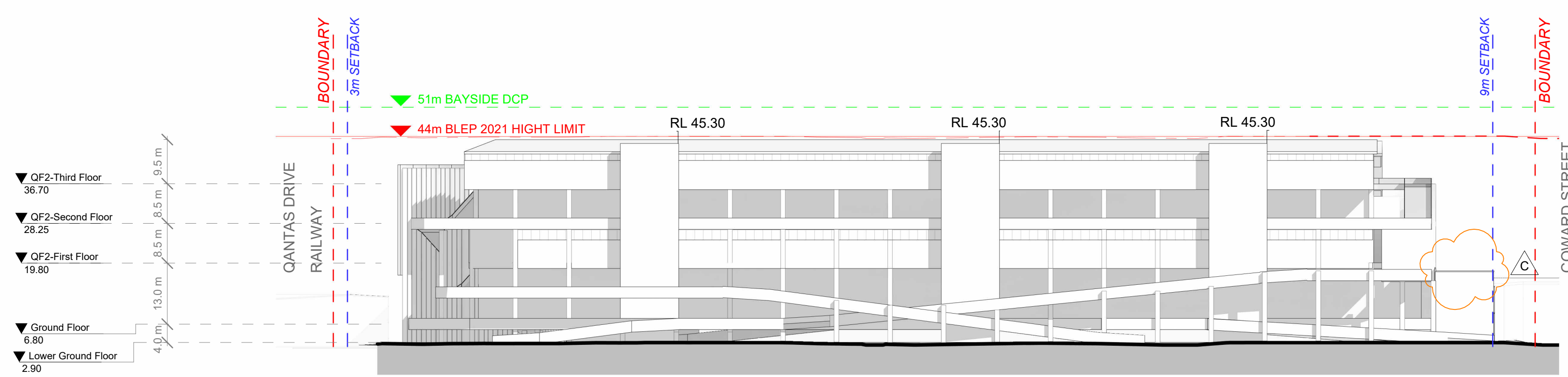
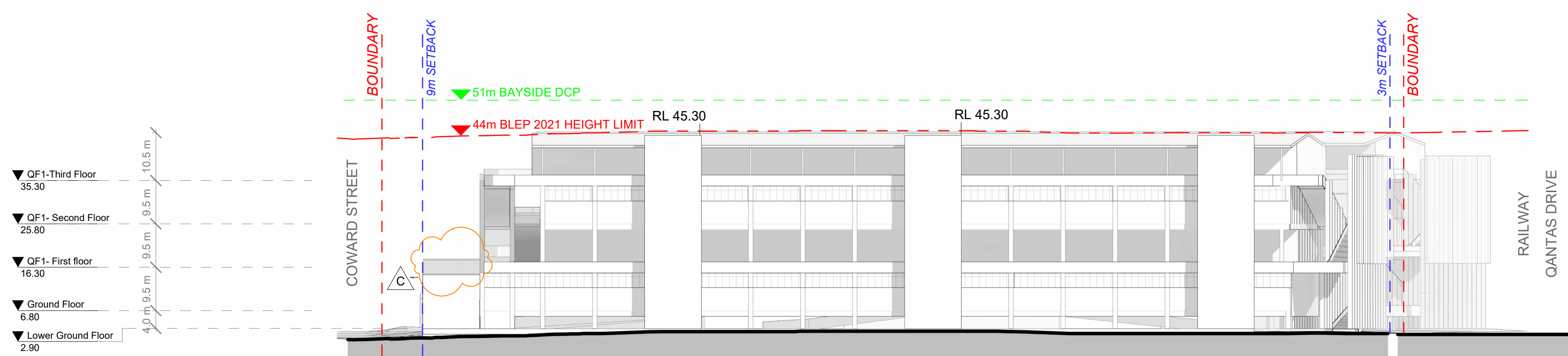
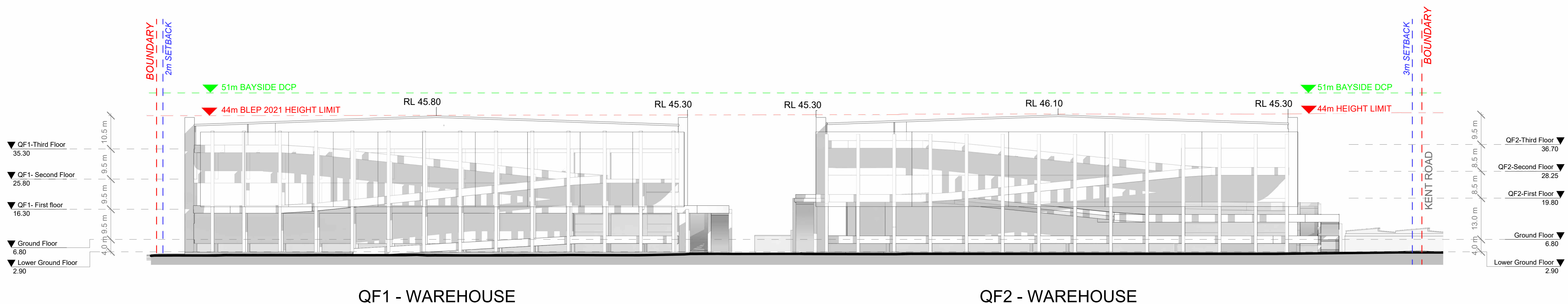
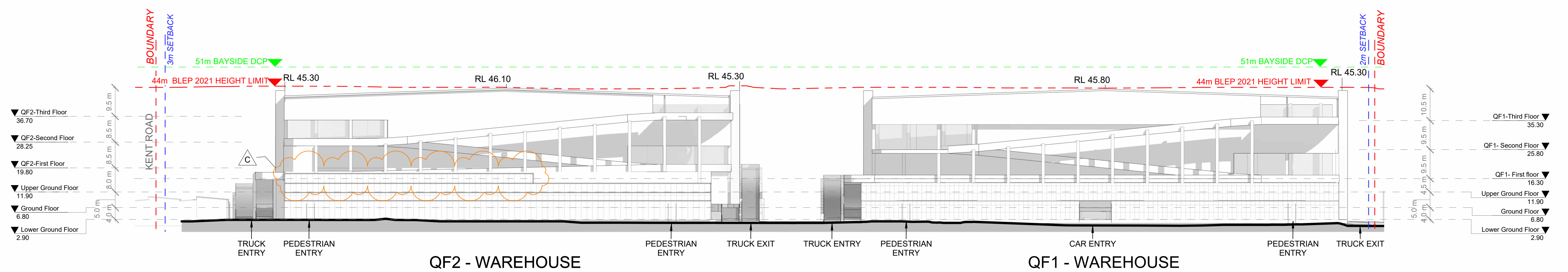
**Legend**

	ANC. OFFICE
	CORE
	WAREHOUSE BELOW





Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	28/04/23
B	PLANNING PROPOSAL	05/05/23
C	PLANNING PROPOSAL ADDITIONAL INFORMATION	18/09/23



**CLIENT**  
**LOGOS**

**PROJECT**  
QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

**TITLE**  
**FSR 2:1 Elevations**

**DRAWING N°.**  
**P-A 200**

<b>DRAWN BY</b>	Author	<b>REVISION</b>
<b>REVIEWED BY</b>	Checker	
<b>PLOT DATE</b>	22/09/2023 2:13:06 PM	<b>C</b>
<b>PROJECT N°.</b>	2206	
<b>SCALE</b>	1 : 750 @ A1	
<b>REVISION DATE</b>	18/09/23	

**PLANNING PROPOSAL**

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NOMINATED ARCHITECTS:  
David Stevenson NSW 6317

Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	13/03/23
B	PRELIMINARY PLANNING PROPOSAL	21/03/23
C	PRELIMINARY PLANNING PROPOSAL	19/04/23
D	PRELIMINARY PLANNING PROPOSAL	28/04/23
E	PRELIMINARY PLA	05/05/23

**KEY**

OLS HEIGHT LIMIT	---
COUNCIL HEIGHT LIMIT	---
SETBACKS	---
BOUNDARY	---



**CLIENT**  
**LOGOS**

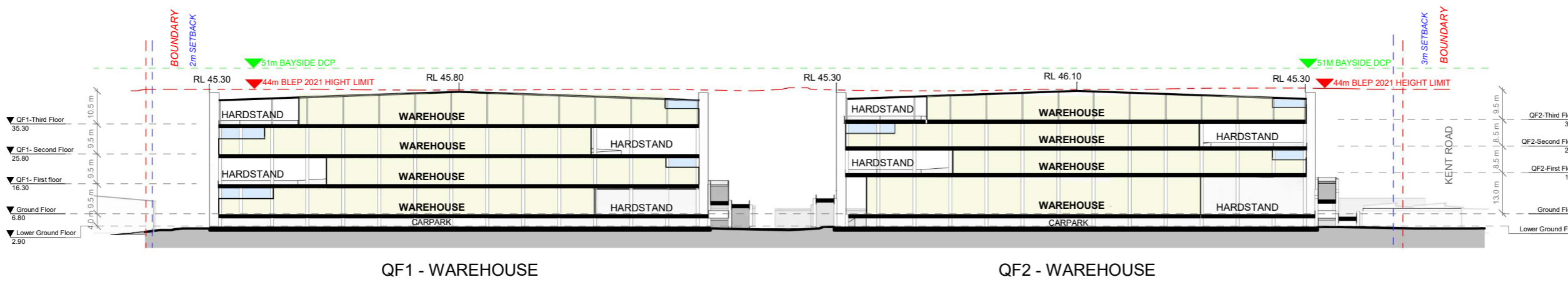
**PROJECT**  
QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

**TITLE**  
**FSR 2:1**  
**East-West Sections**

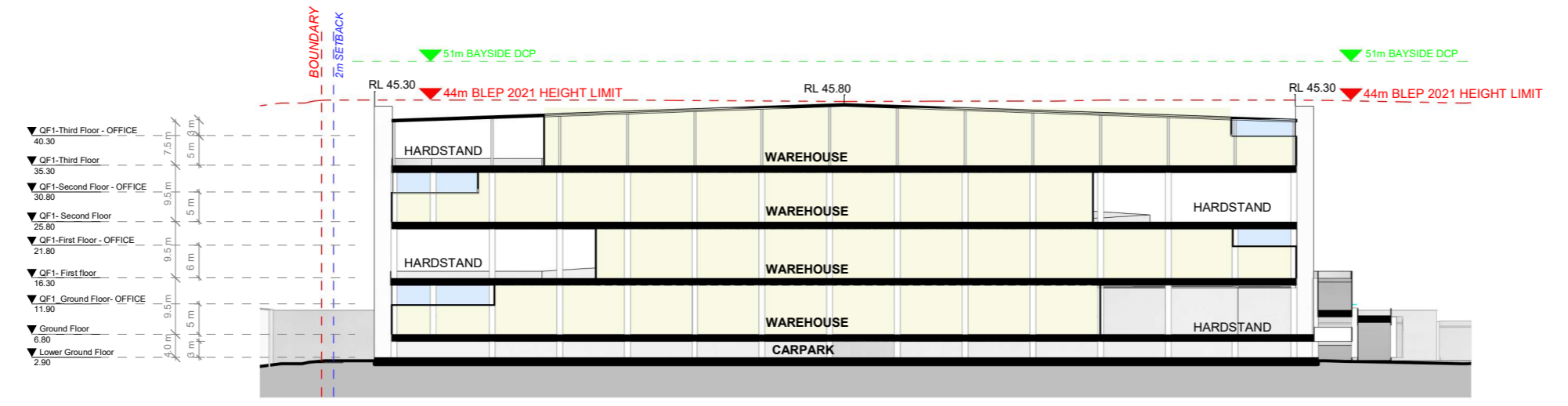
**DRAWING N°.**  
**P-A 300**

<b>DRAWN BY</b>	TY
<b>REVIEWED BY</b>	TL
<b>PLOT DATE</b>	10/05/2023 4:01:15 PM
<b>PROJECT N°.</b>	2206
<b>SCALE</b>	As indicate @ A1
<b>REVISION DATE</b>	05/05/23

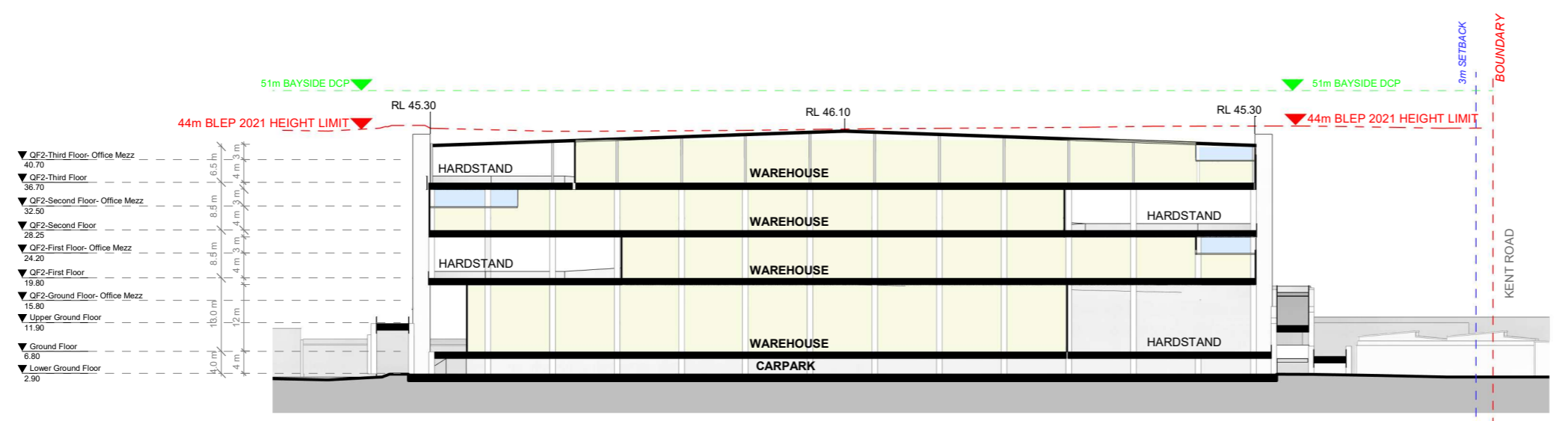
**PLANNING PROPOSAL** **E**



**1 Section 1\_ QF1&2**  
1 : 750



**4 Section QF 1**  
1 : 500



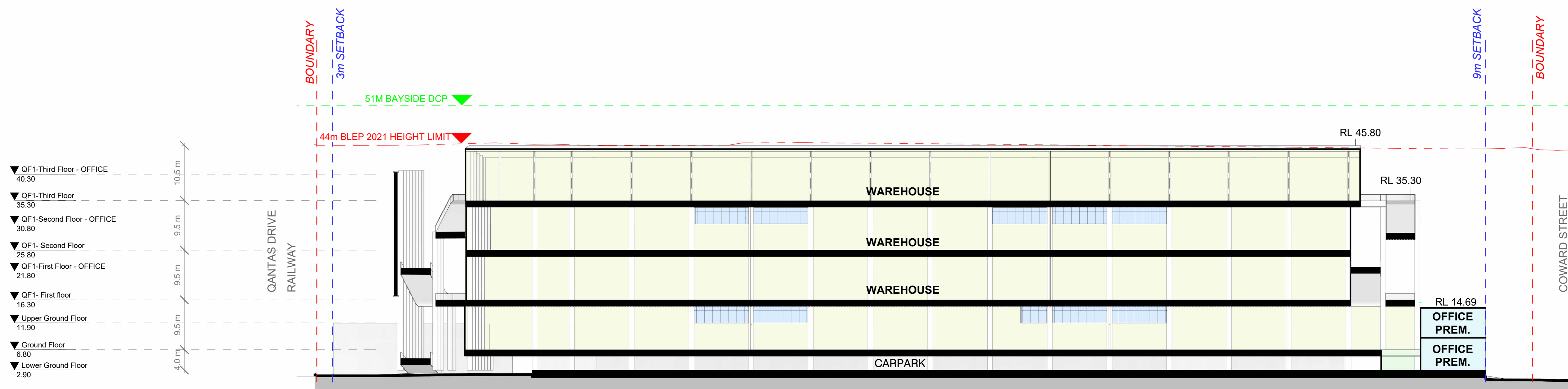
**2 Section QF 2**  
1 : 500

**Legend**

	ANC. OFFICE
	WAREHOUSE
	WAREHOUSE BELOW



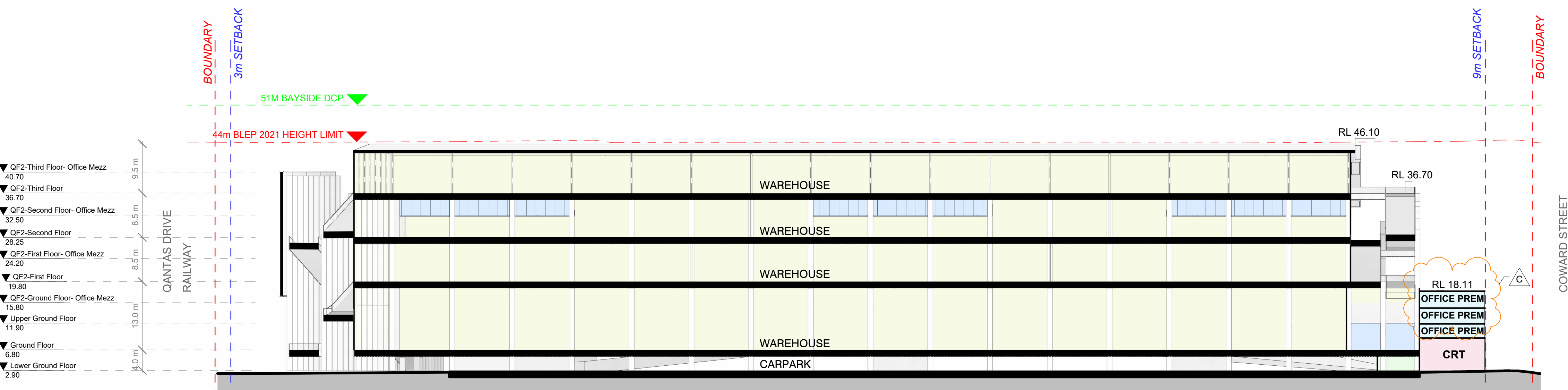
Rev	Description	Date
A	PRELIMINARY PLANNING PROPOSAL	28/04/23
B	PLANNING PROPOSAL	05/05/23
C	PLANNING PROPOSAL ADDITIONAL INFORMATION	18/09/23



1 North-South Section QF1  
1 : 500

**KEY**

OLS HEIGHT LIMIT	--- --
COUNCIL HEIGHT LIMIT	--- --
SETBACKS	--- --
BOUNDARY	--- --



2 North-South Section QF2  
1 : 500

**Legend**

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> ANC. OFFICE
<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> CRT
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> EoT
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> OFFICE PREM.
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> WAREHOUSE
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> WAREHOUSE BELOW



PROJECT QF1 - QF2 Warehouse  
263-271 and 273A Coward Street and 76-82 Kent Road, Mascot

TITLE **FSR 2:1**  
North-South Sections

DRAWING N°. **P-A 301**

DRAWN BY	TY
REVIEWED BY	TL
PLOT DATE	22/09/2023 2:13:29 PM
PROJECT N°.	2206
SCALE	1 : 500 @ A1
REVISION DATE	18/09/23

PLANNING PROPOSAL **C**

