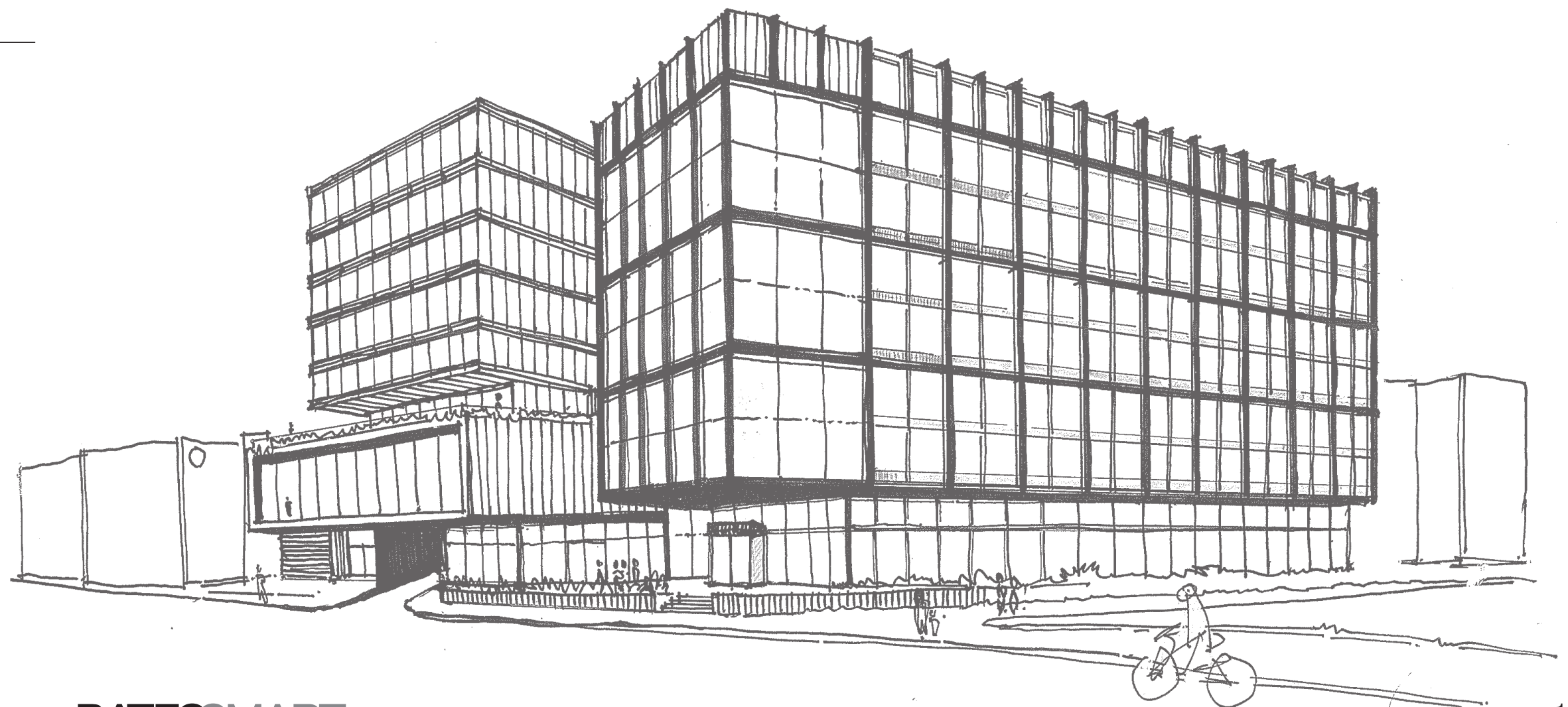


42 HONEYSUCKLE DRIVE

DESIGN ALTERNATIVE
HCCDC

SEPTEMBER 18 2019

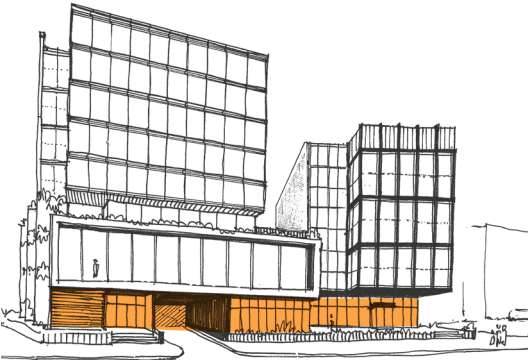


BATESSMART™

PLANS

GROUND

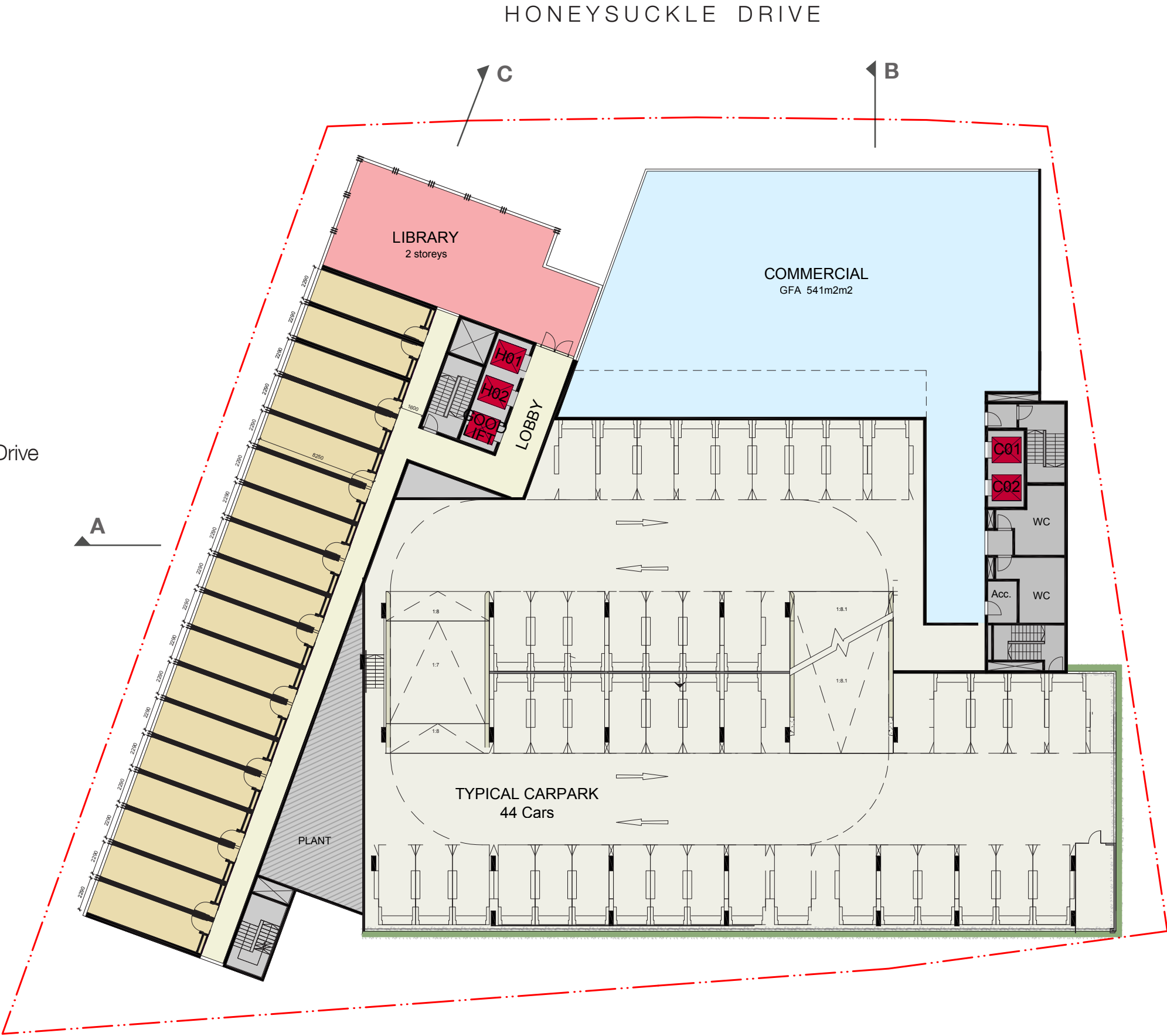
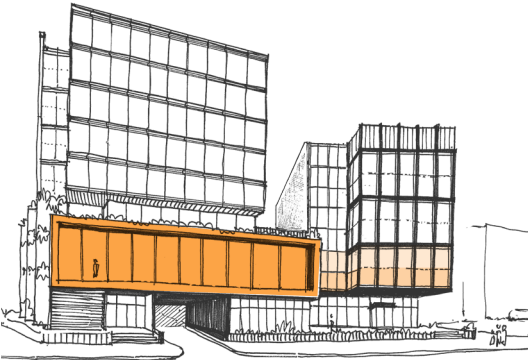
- / Hotel lobby, admin & Gym
- / North facing cafe with external terrace
- / Commercial lobby & Carpark Entry off Honeysuckle Drive
- / Carpark - 34 Cars



PLANS

LEVEL 1-2

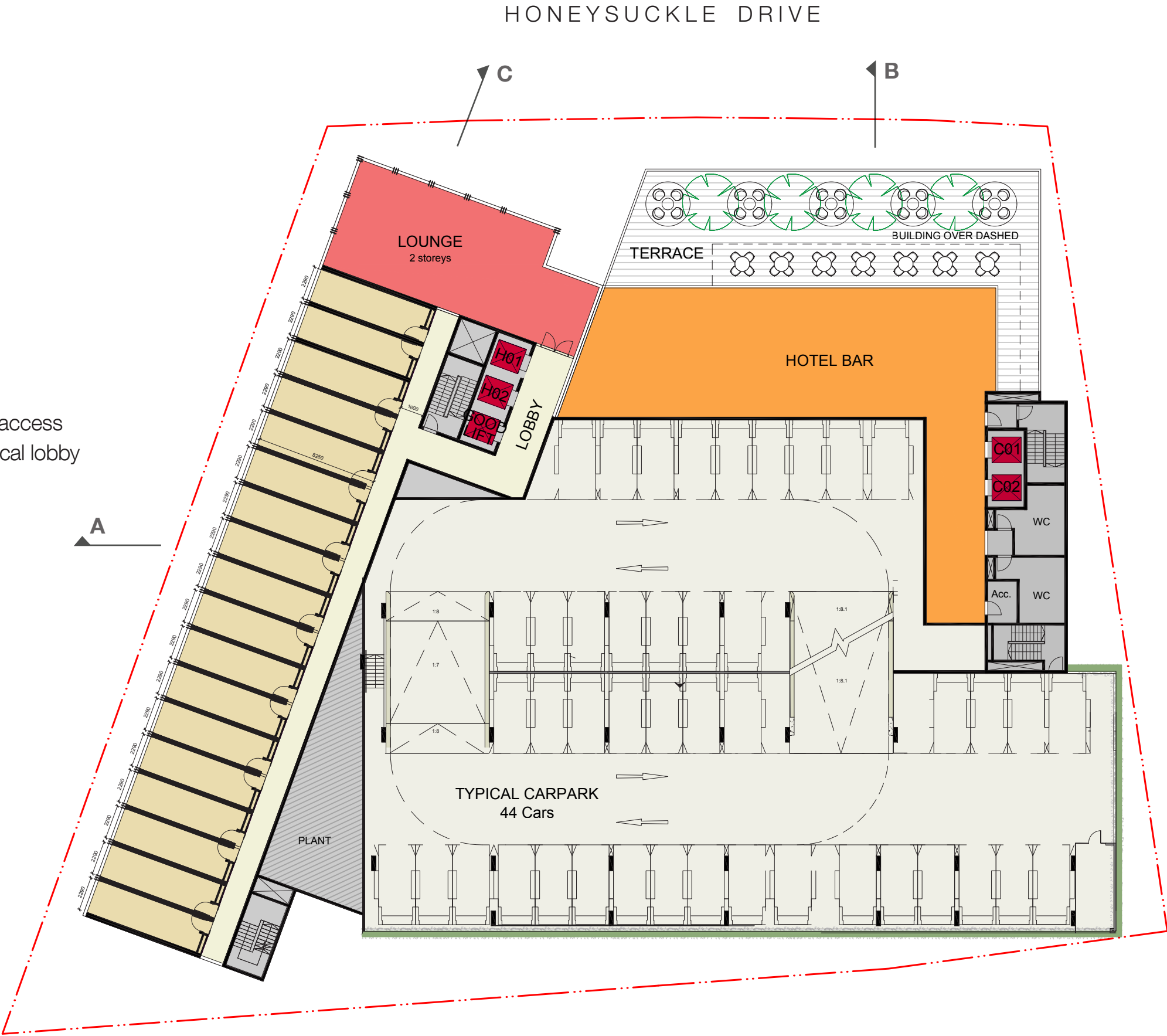
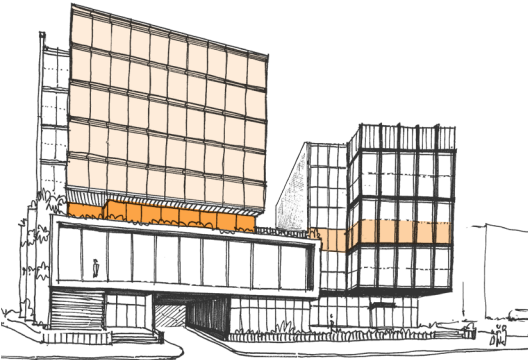
- / Hotel 18 Rooms
- / Library (two storey volume)
- / Commercial Single level along Honeysuckle Drive
- / Carpark 44 Cars



PLANS

LEVEL 3

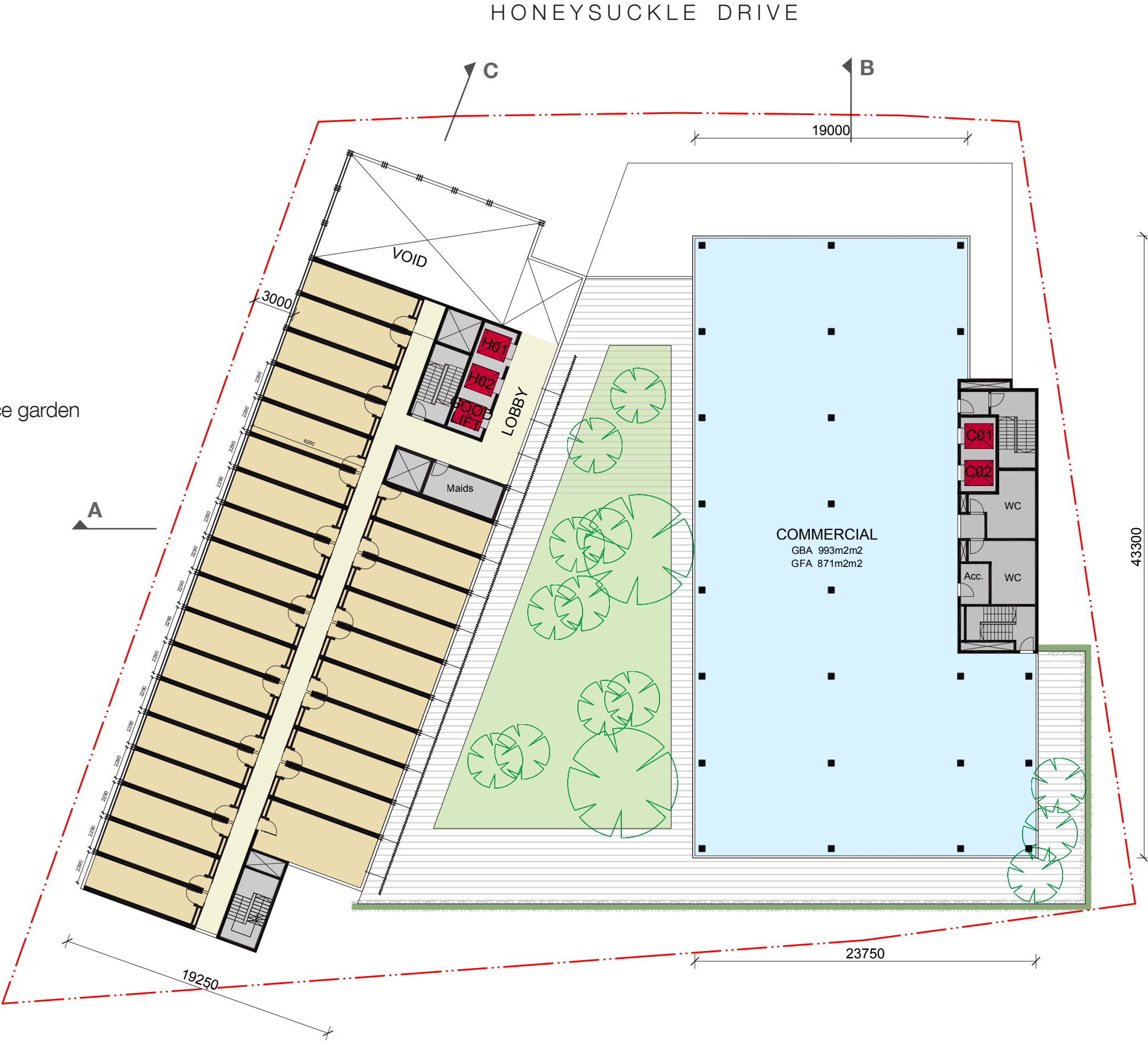
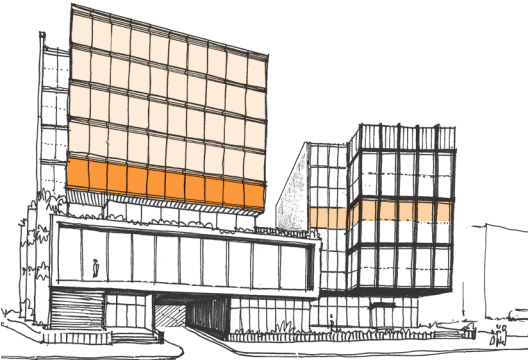
- / Hotel 18 Rooms
- / Lounge Two Storey volume with terrace access
- / Communal Bar Linked to hotel lounge, commerical lobby & Northern terrace
- / Carpark 44 Cars



PLANS

LEVEL 4

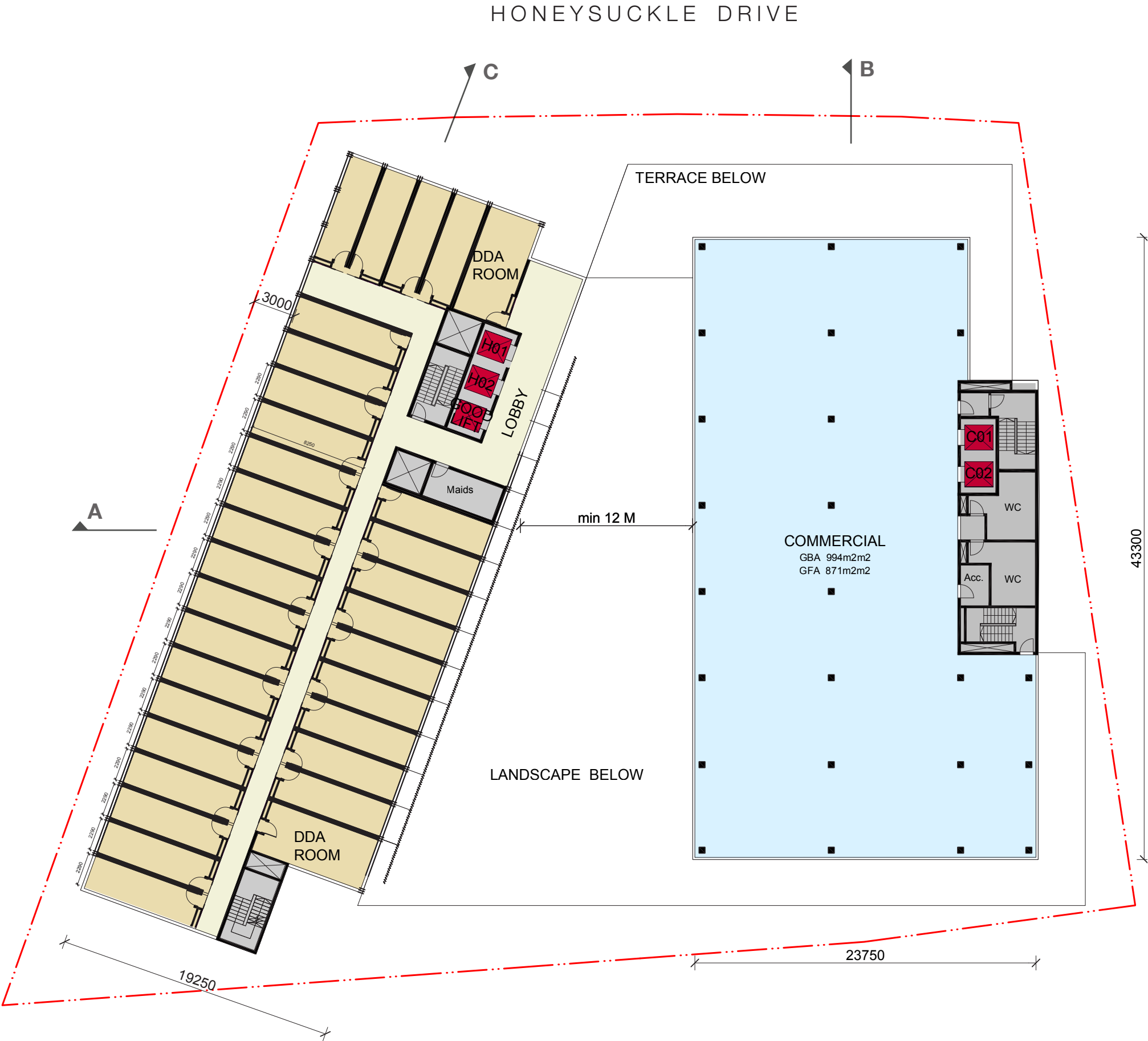
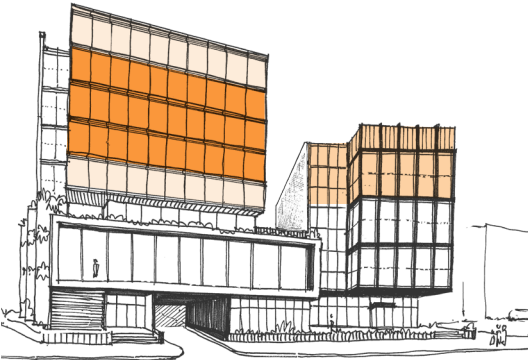
/ Hotel 28 Rooms
/ Commercial Deck level with landscape terrace garden



PLANS

LEVEL 5-7

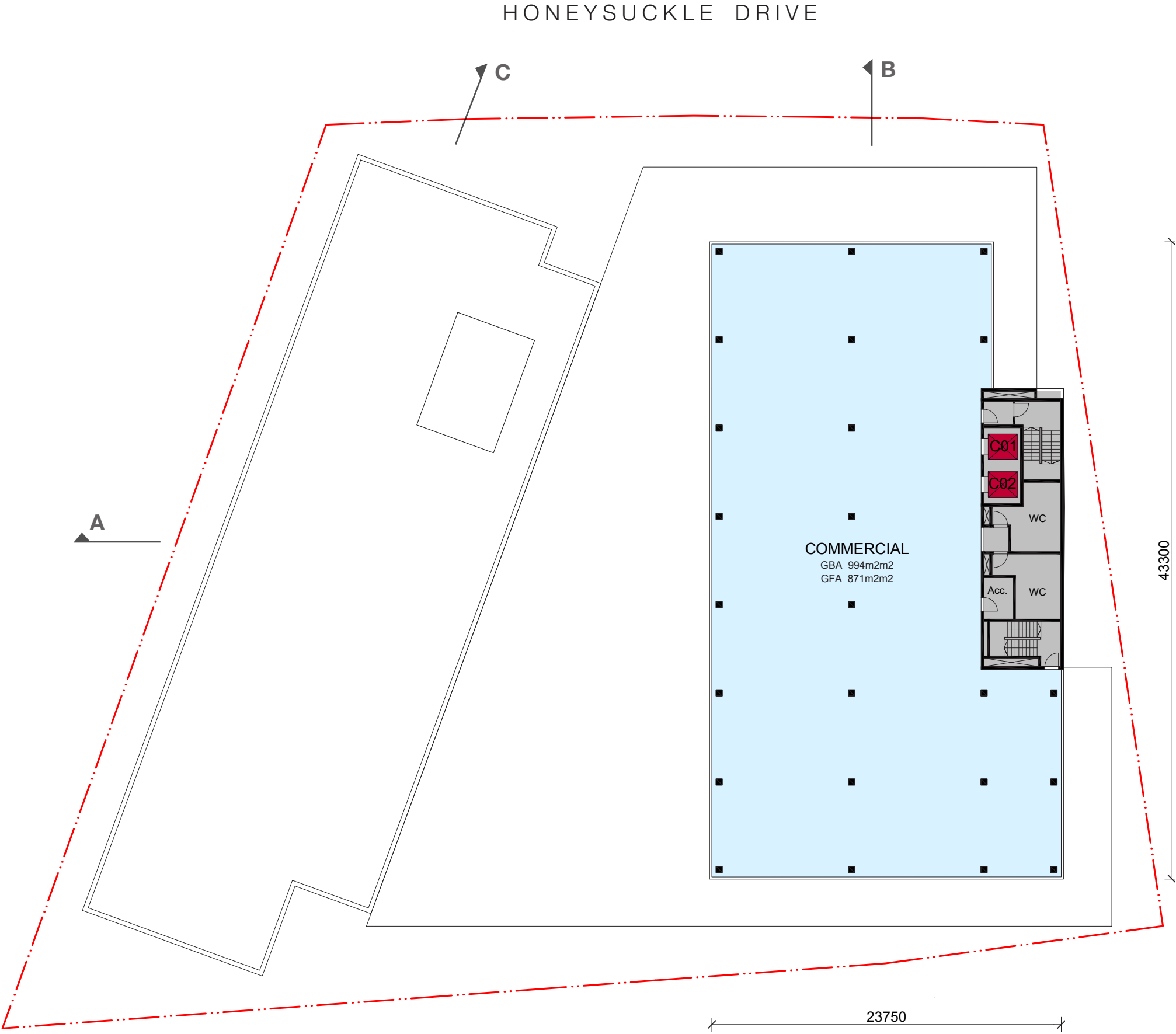
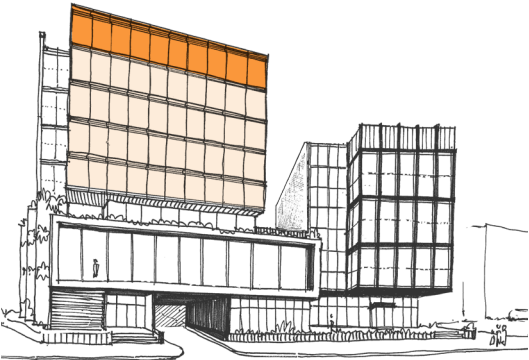
- / Hotel 33 Rooms per level
6x DDA Rooms total
- / Commercial Typical commercial floorplate
871m2 GFA per level

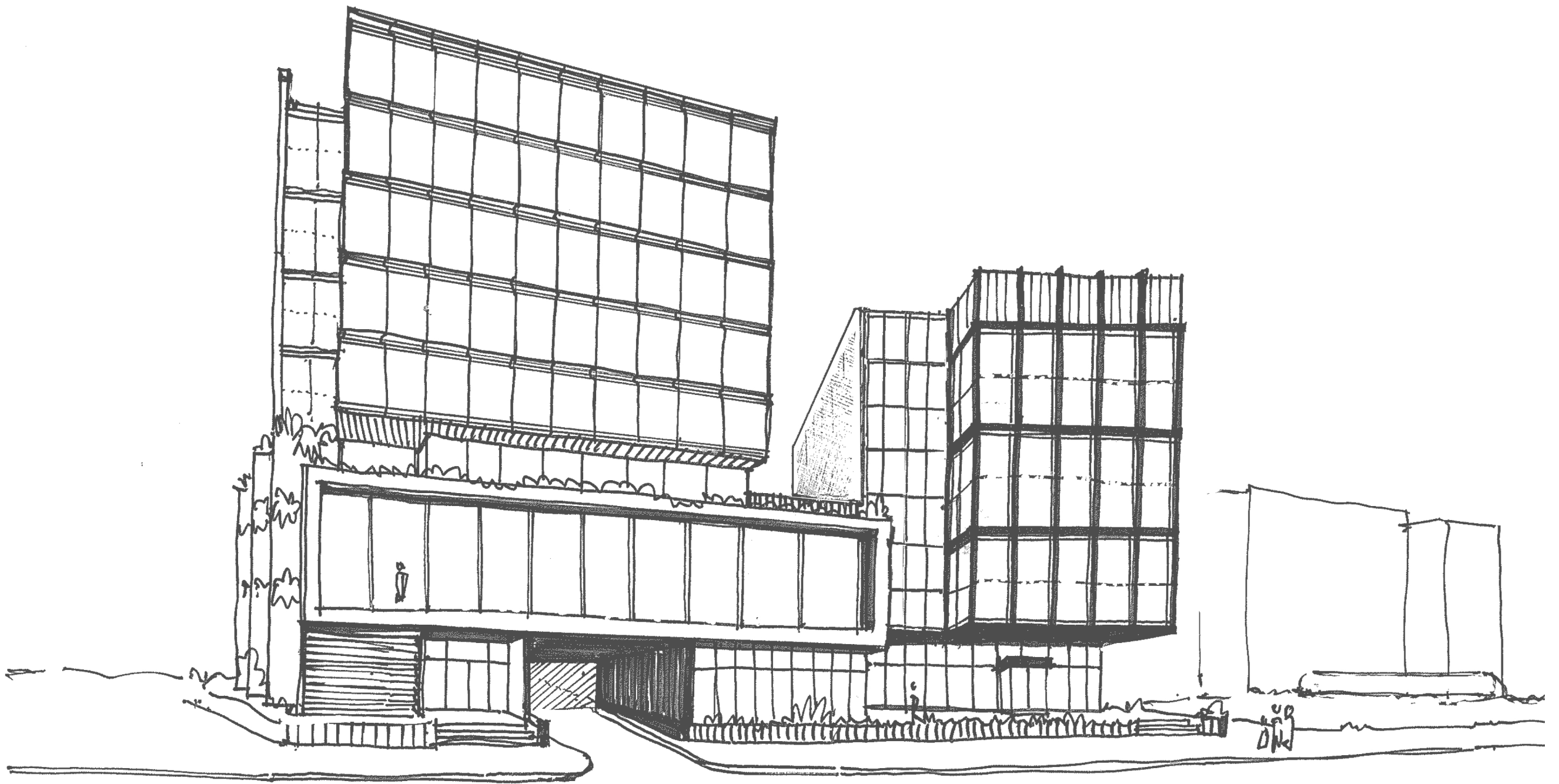


PLANS

LEVEL 7 COMMERCIAL

/ Commercial Topmost commercial level
871m2 GFA



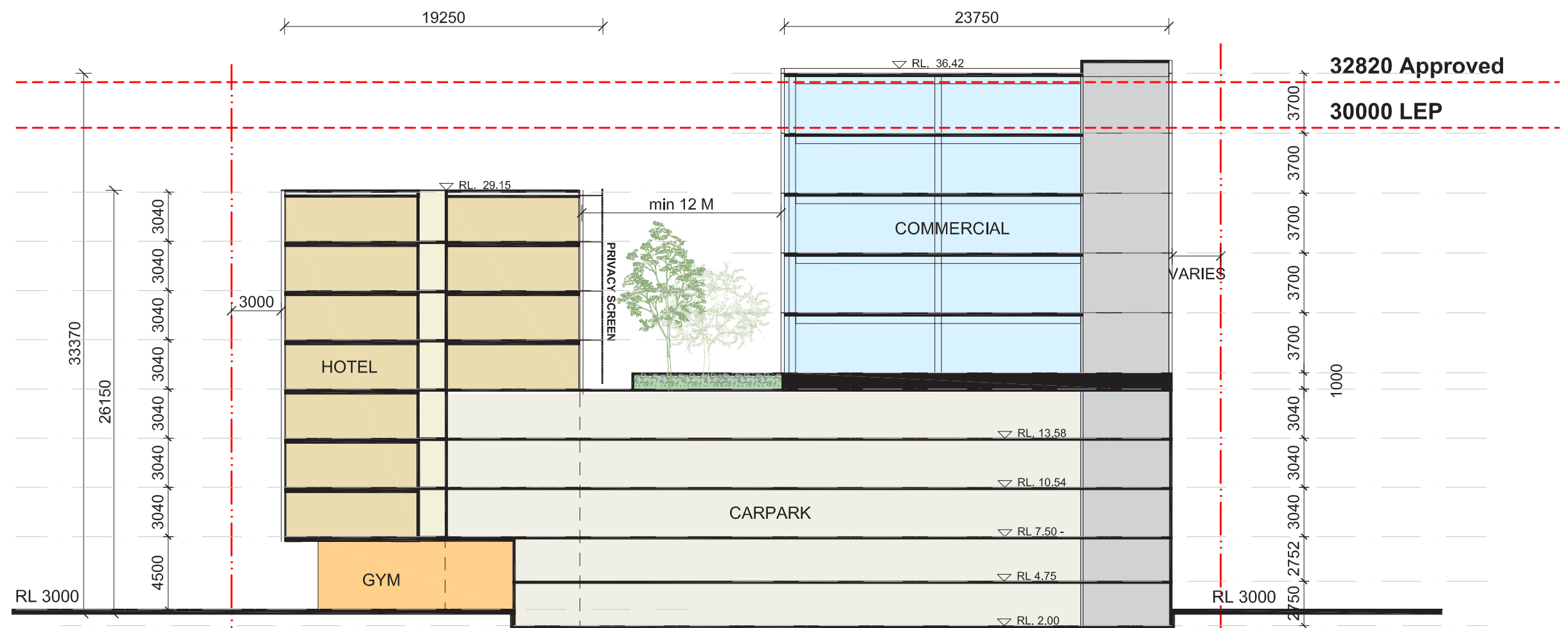


HONEYSUCKLE DRIVE

SECTIONS

SECTION A

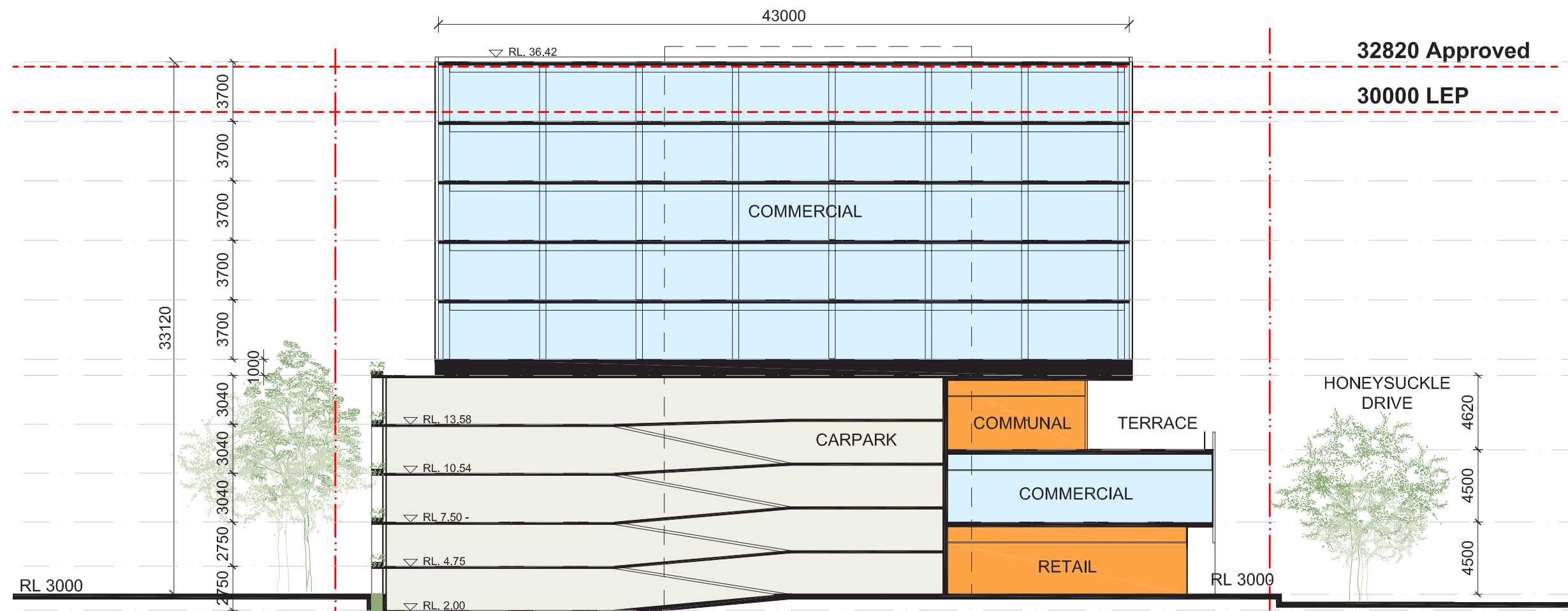
Cross Section



SECTIONS

SECTION B

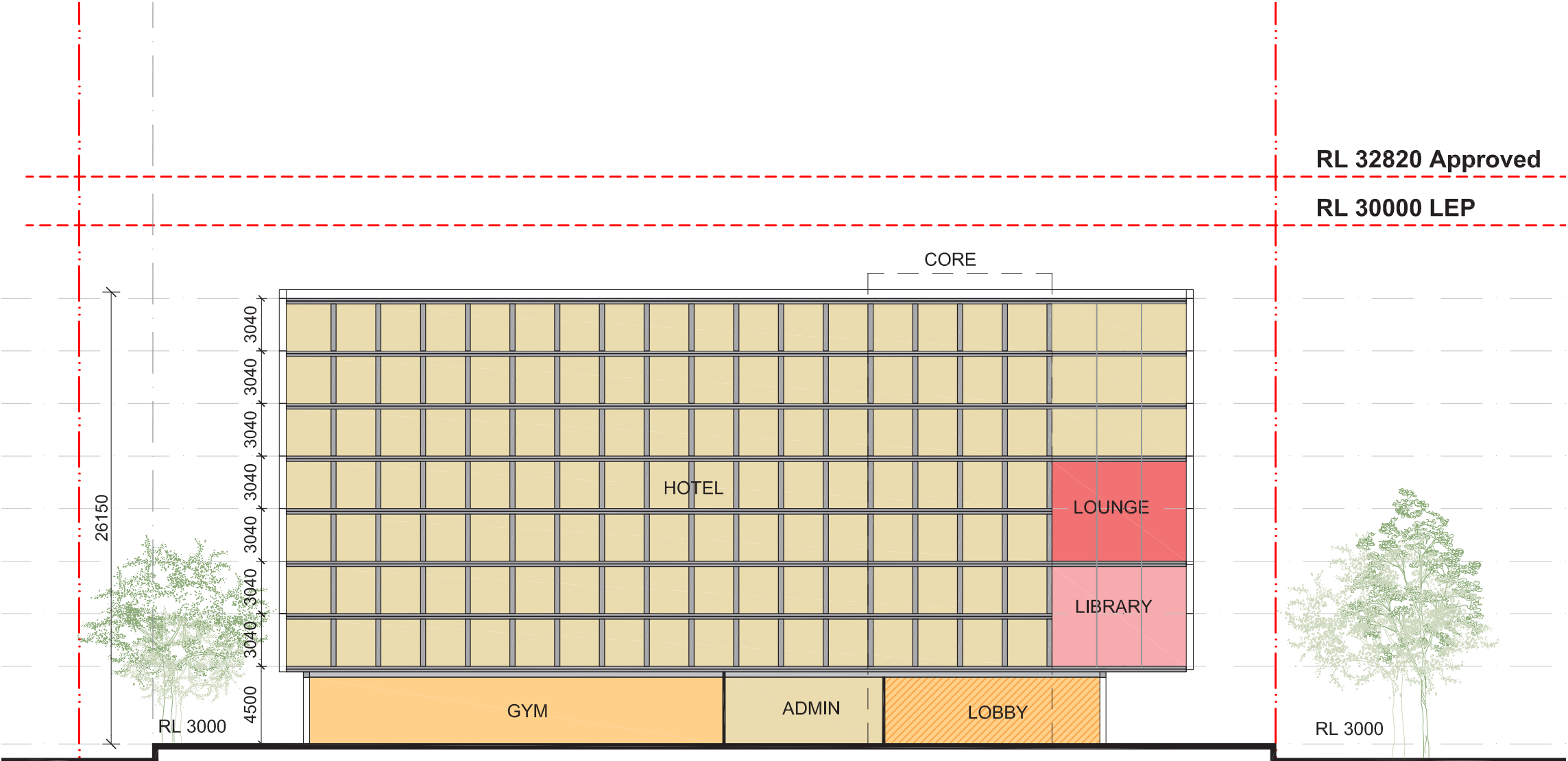
Long Section Commercial



SECTIONS

SECTION C

Long Section Hotel



ESD

The proposed design has focused on reducing the demand on resources via the use of simple passive strategies, which also offer excellent amenity. These passive strategies are supplemented with building systems to further reduce ongoing resource use. :

- /The hotel rooms have been oriented to provide a good level of solar access in mid winter, providing passive heating and improving daylight penetration in the winter months
- /Material selection is intentionally robust, reducing ongoing maintenance requirements
- /Building fabric is to be specified with higher than industry standard insulation values to reduce heat transfer, improving thermal comfort
- /Wide eaves and horizontal projections are proposed to reduce solar gains
- /Rainwater reuse tanks are to be installed to reduce water consumption
- /High efficiency appliances will be specified to reduce on-going water and power consumption
- /Indigenous planting is generally proposed to reduce water consumption in landscape areas

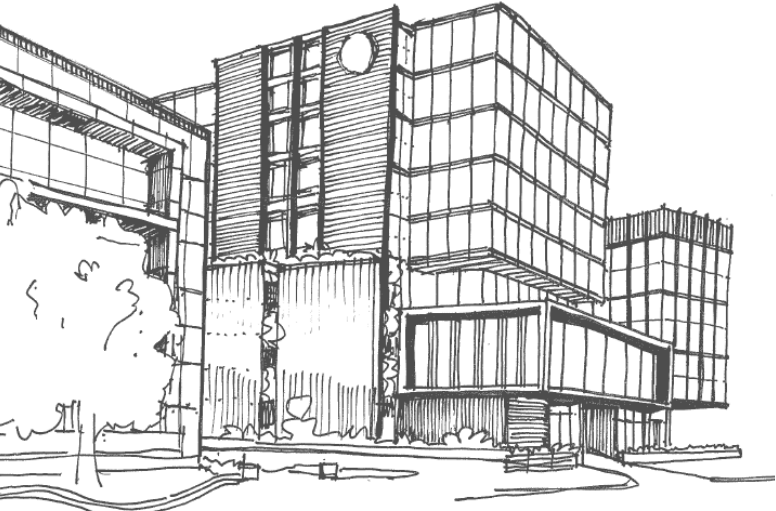


AREAS PROPOSED

DEVELOPMENT SUMMARY

FSR	2.96 : 1
GFA Total	11,036 m²

GFA Hotel	5,931 m²
GFA Commercial	5,105 m²
Hotel Rooms	181
Carparking	210



Honeysuckle Drive looking West

	Office							
	GBA (sqm)	GFA (sqm)	NLA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	Office
Level 7	994.0	871	832					slab to slab (mm)
								4100
Level 6	994.0	871	832					3700
Level 5	994.0	871	832					3700
Level 4	994.0	871	832					3700
Level 3	994.0	871	832					3700
	Podium Commercial							
	Transfer							1000
Level 1	625.0	525	480					4500
Total	5,595	4,880	4,640	0	0	0	0	24400
Level 3								
Comm Landscape	240	300 (Hotel)						
	Hotel Rooms							Hotel
	GBA (sqm)	GFA (sqm)	NLA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	slab to slab (mm)
Level 7	965	848	624	33				3440
Level 6	965	848	624	33				3040
Level 5	965	848	624	33				3040
L05 - Parking								3040
Level 4	965	720	504	28				3040
L04 - Parking					1,483	44		3040
Level 3	808	625	449	18				3040
L03 - Parking					1,483	44		3040
Level 2	808	500	324	18				3040
L02 - Parking					1,483	44		3040
Level 1	808	625	449	18				3040
L01 - Parking					1,483	44	8	
Total	6,284	5,014	3,598	181	5,932	176	8	21680
Ground Floor	GBA (sqm)	GFA (sqm)	NLA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	slab to slab (mm)
GF - Parking	1,580				1,580	34	1	
Retail	115	110						
Hotel	696	617 (Hotel)						4500
Commercial	382	115						
Total	1,193	842		0	1,580	34	1	4500
Overall Totals	13,072	11,036		181	7,512	210	9	
Site Area								
FSR @ 4:1								
Proposed Scheme Total Area								

AREAS PREVIOUS DA

DEVELOPMENT SUMMARY

FSR	3.02 : 1
GFA Total	11,268 m ²

GFA Hotel	5,575 m ²
GFA Serviced Apartments	5,693 m ²
Hotel Rooms	152
Carparking	237



Honeysuckle Drive looking East

	Serviced Apartments							Serviced Apartments
	GBA (sqm)	GFA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	Façade Area	slab to slab (mm)
Level 8	1416.0	1,206	12					3150
L08 Corridor	130	130						
Level 7	1411.0	1,246	18					3150
L07 Corridor	130.0	130						
Level 6	1403.0	1,208	15					3150
L06 Corridor	130.0	130						
Level 5	1918.0	1,208	15					3150
L05 Corridor	130.0	130						
Level 5: Parking	0.0	0		595	22	0		
Level 5 Storage	119.0	119						
Total	6,787	5,507	60	595	22	0		12600
Level 5								
Comm Landscape	517							
	Hotel Rooms							Hotel
	GBA (sqm)	GFA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	Façade Area	slab to slab (mm)
Level 4	3,182	1,199	38					4000
L04 - Parking				1,532	49			
L04 - Resi Lobby		29						
L04 - Store		13						
Level 3	3,182	1,099	38					3100
L03 - Parking				1,542	49			
L03 - Resi Lobby		29						
L03 - Store		35						
Level 2	3,182	1,199	38					3100
L02 - Parking				1,544	49			
L02 - Resi Lobby		46						
L02 - Store		24						
Level 1	3,182	1,199	38					3100
L01 - Parking				1,515	42	8		
L01 - Store		24						
Total	12,728	4,896	152	6,133	189	8		13300
Ground Floor								
GF - Parking	GBA (sqm)	GFA (sqm)	Rooms	Car parking (sqm)	Car Spaces	Motorbikes	Façade Area	slab to slab (mm)
Retail + Kitchen		186	0	1,207	26	1		
Hotel Lobby + Gym		679	0					4000
Swimming Pool		0	0					
	2,702							
Total	2,702	865	0	1,207	26	1		4000
Overall Totals	22,734	34,002	212	7,935	237	9		29900
	Site Area		3726					
	FSR @ 4:1		14904					
	Proposed Scheme Total Area		11,268					
			3.02					