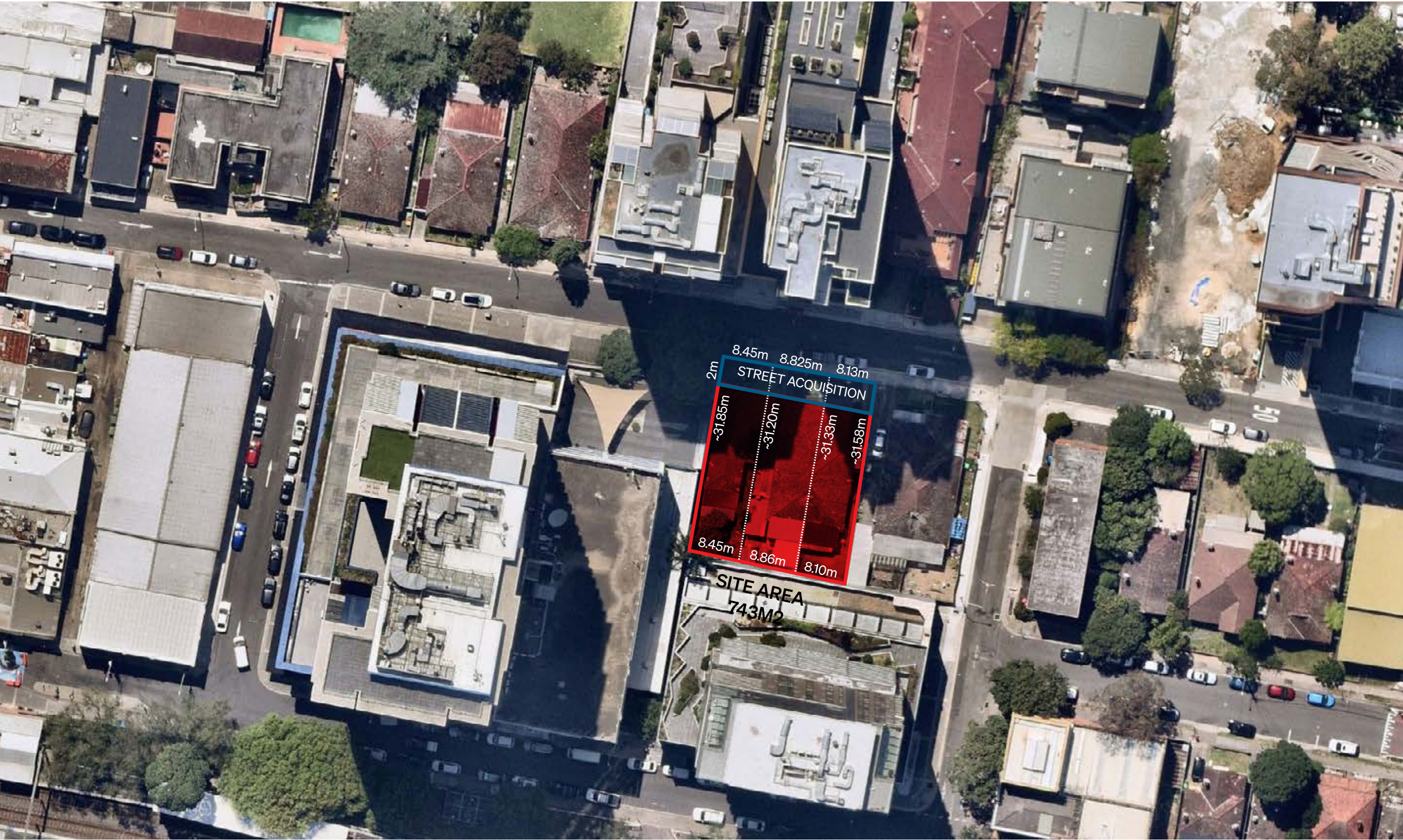


DKO

8-12 GEORGE STREET,
BURWOOD

SITE AREAS



MACRO - PLANNING MAPS



Aerial



Heritage
Local Applicable



Floor Space Ratio
LEP 6:1 FSR



Land Zoning
MU1 Mixed Use



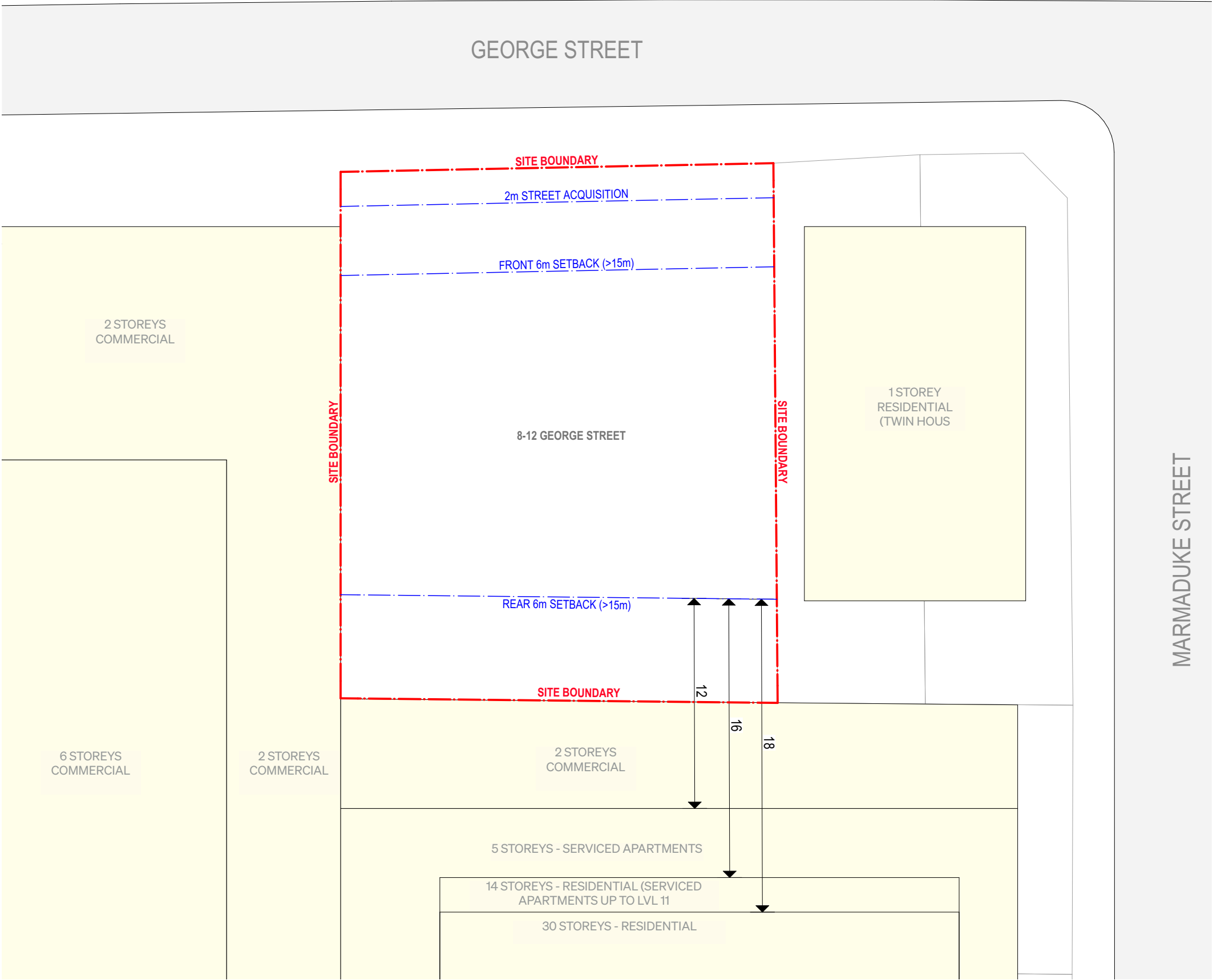
Height of Building
70m



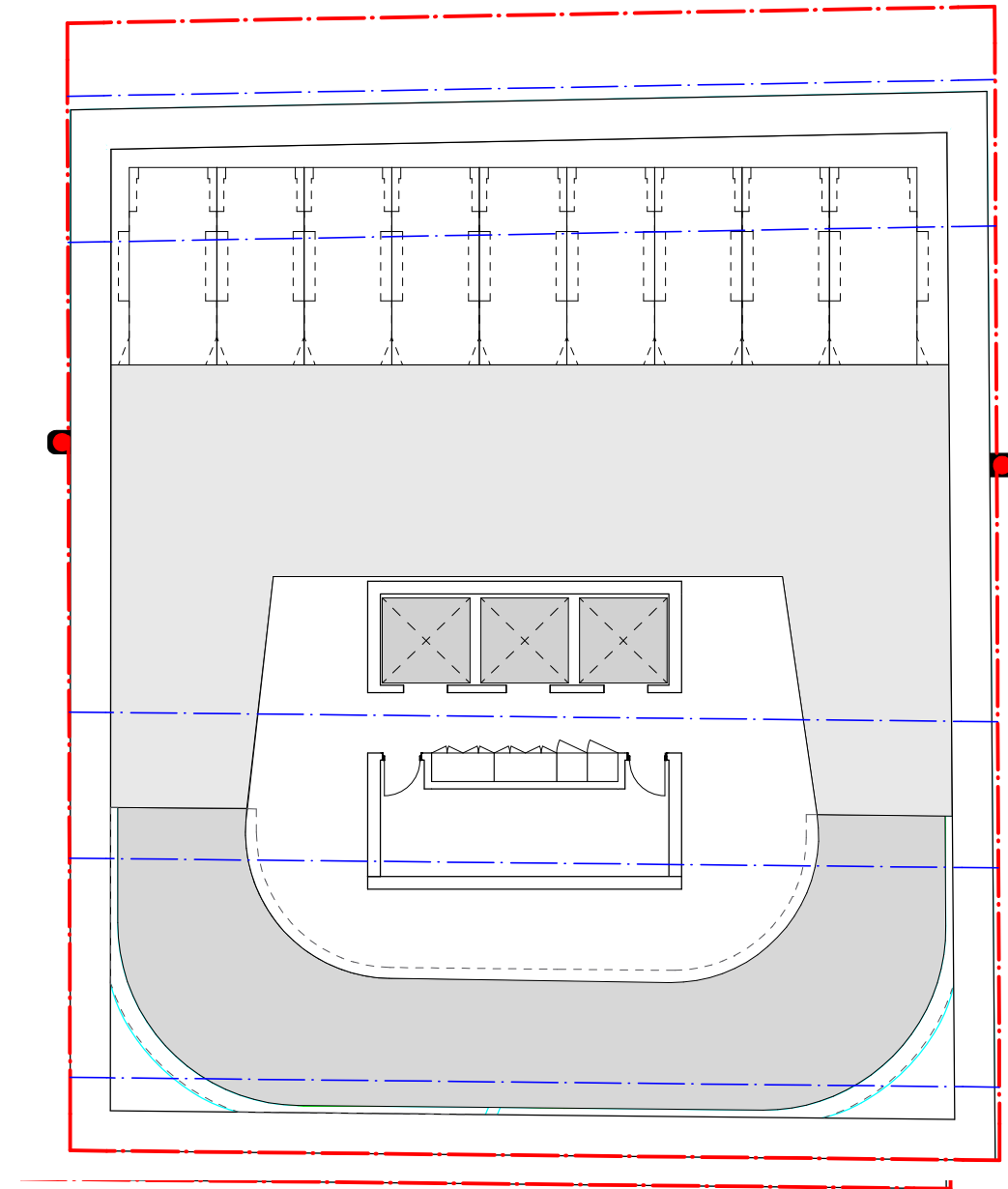
Acid Sulphate Soils
N/A

NEIGHBOURING SETBACKS

1:250



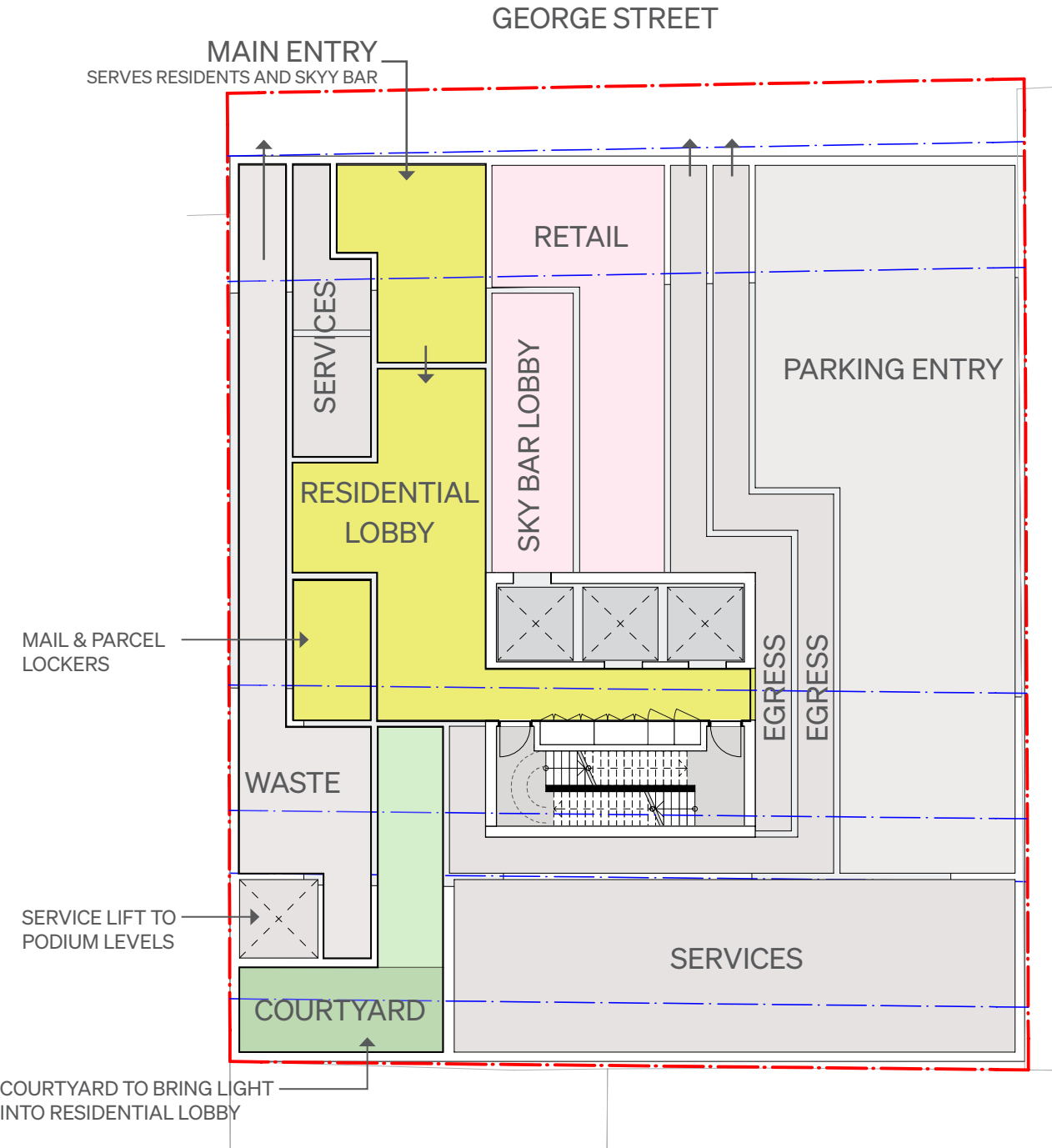
BASEMENT (TYPICAL)



GROUND

1:200

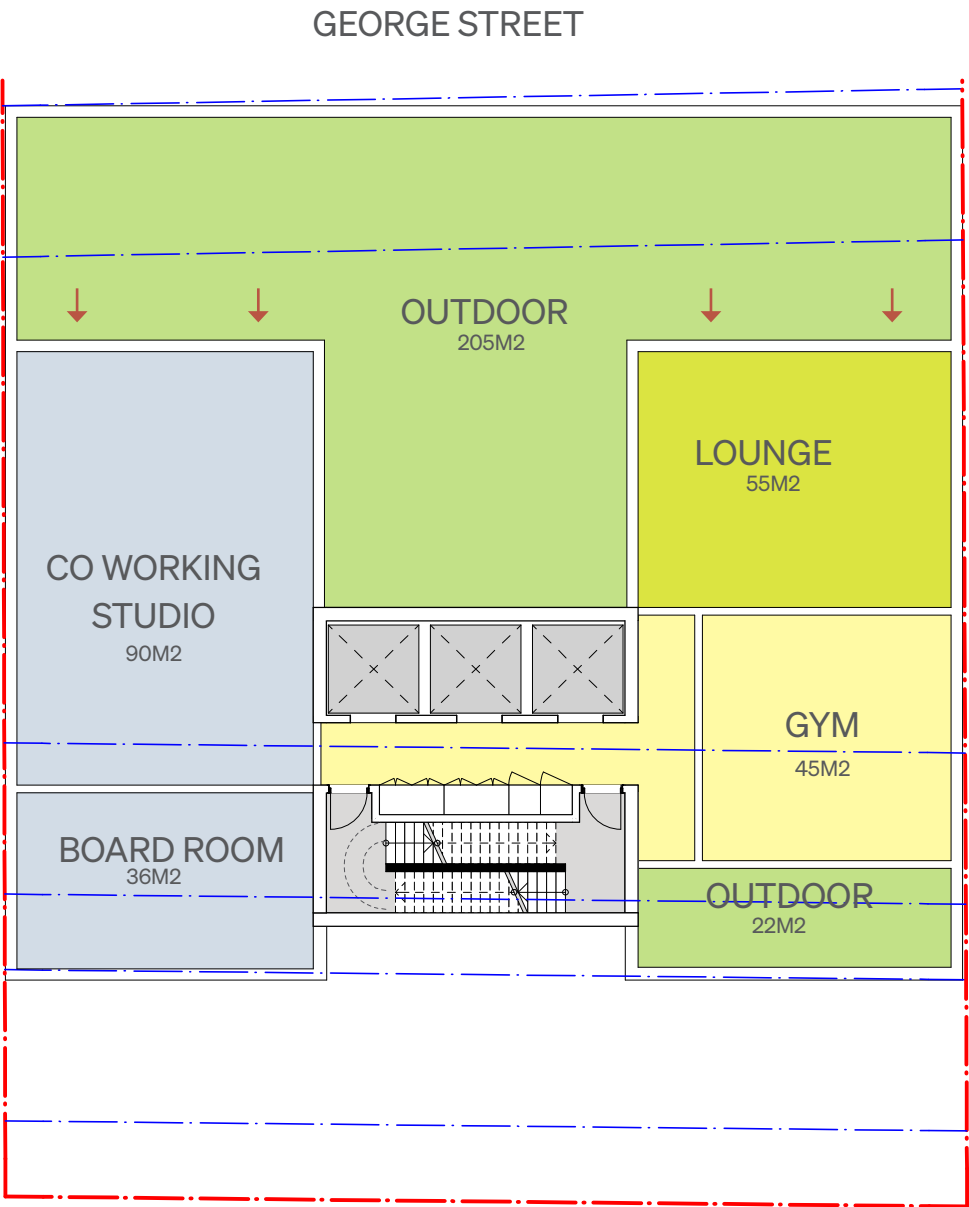
- NOTES & COMMENTS:
- 1. COMMERCIAL GFA:
 - A. GROUND FLOOR: 70m2
 - B : SKY BAR 230m2
 - 2. SKY BAR LEVEL TO BE DEVELOPED AS PART OF THE OF THE DEVELOPMENT APPLICATION
 - 3. LEVELS 1, 2 AND 3 TO BE RESERVED FOR BUILDING AND RESIDENTIAL SERVICES AND ARE TO BE DEVELOPED AS PART OF THE DEVELOPMENT APPLICATION



RESIDENTIAL COMMUNAL LEVEL 4 (PODIUM ROOF)

1:200

CO WORKING STUDIO, COMMUNAL AND
OUTDOOR SPACE ARE NORTH FACING TO
MAXIMIZE SOLAR & DAYLIGHT ACCESS



LEVEL 05-14 (TYPICAL PLATE 1)

INCLUDES 16 AFFORDABLE HOUSING UNITS ON LEVELS 5-8

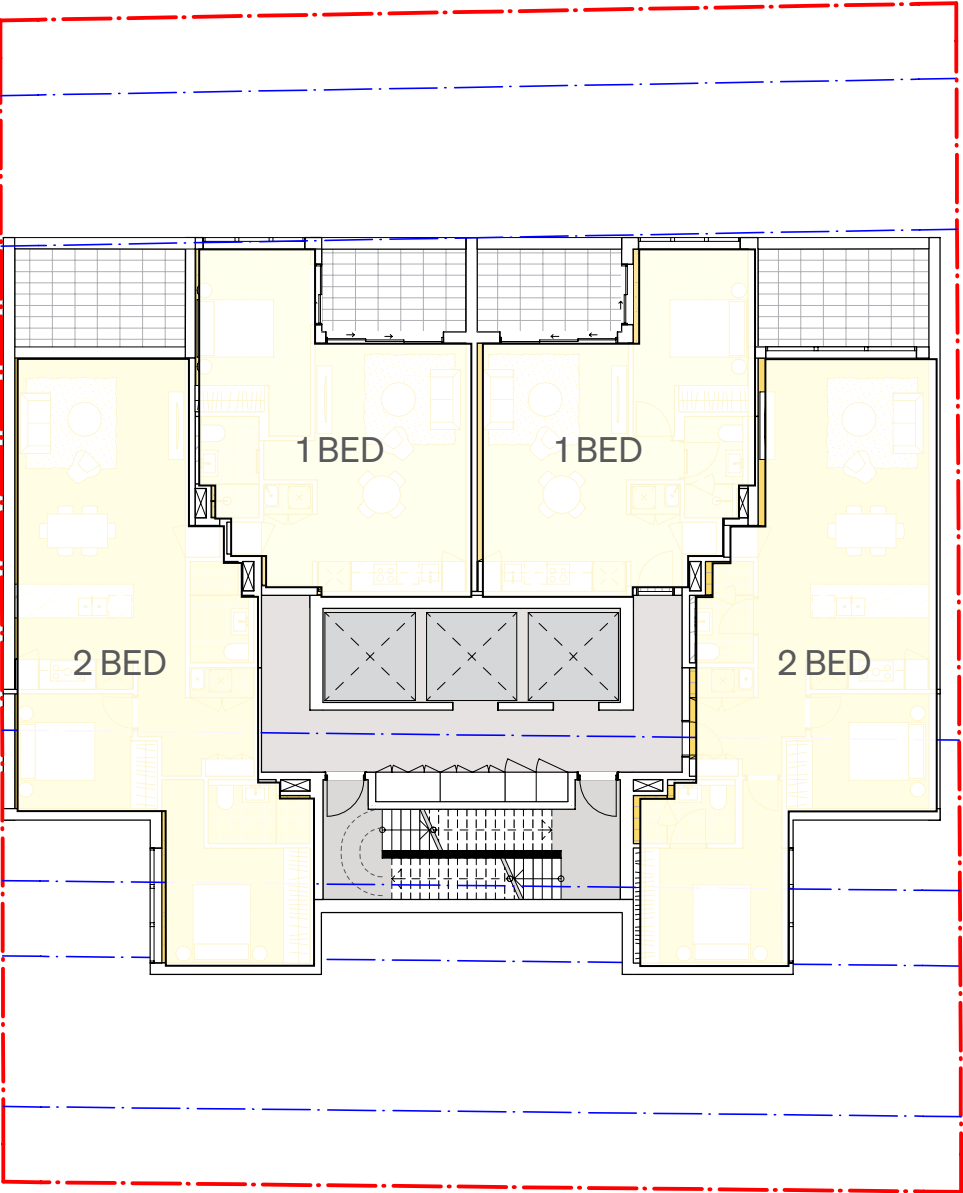
1:200

UNIT MIX:

STUDIO:	0
1 BED:	2
2 BED:	2
3 BED:	0

TOTAL: 4 UNITS / LEVEL

- AFFORDABLE HOUSING:
- TOTAL GFA: 1,100M2



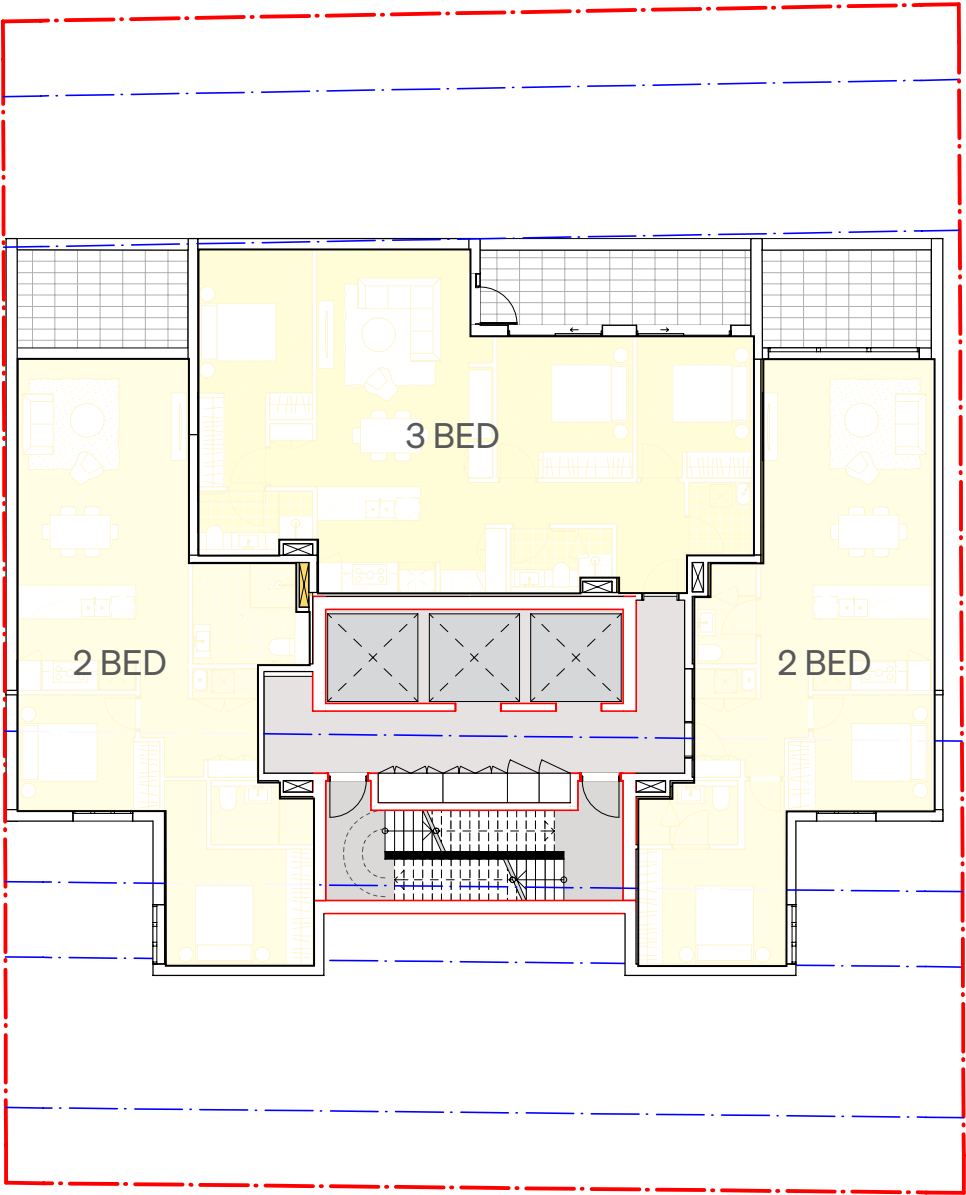
LEVEL 15-36 (TYPICAL PLATE 1)

1:200

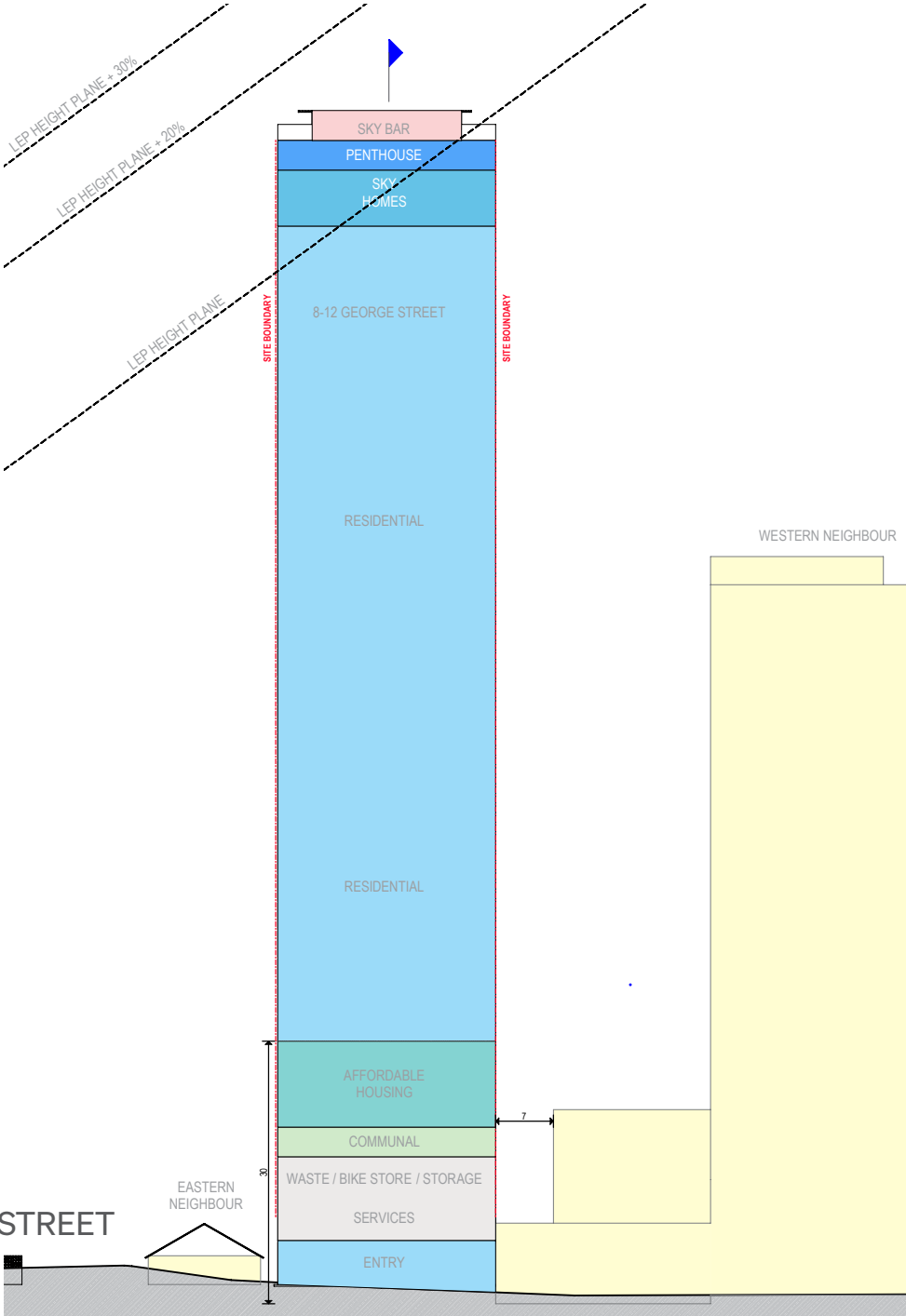
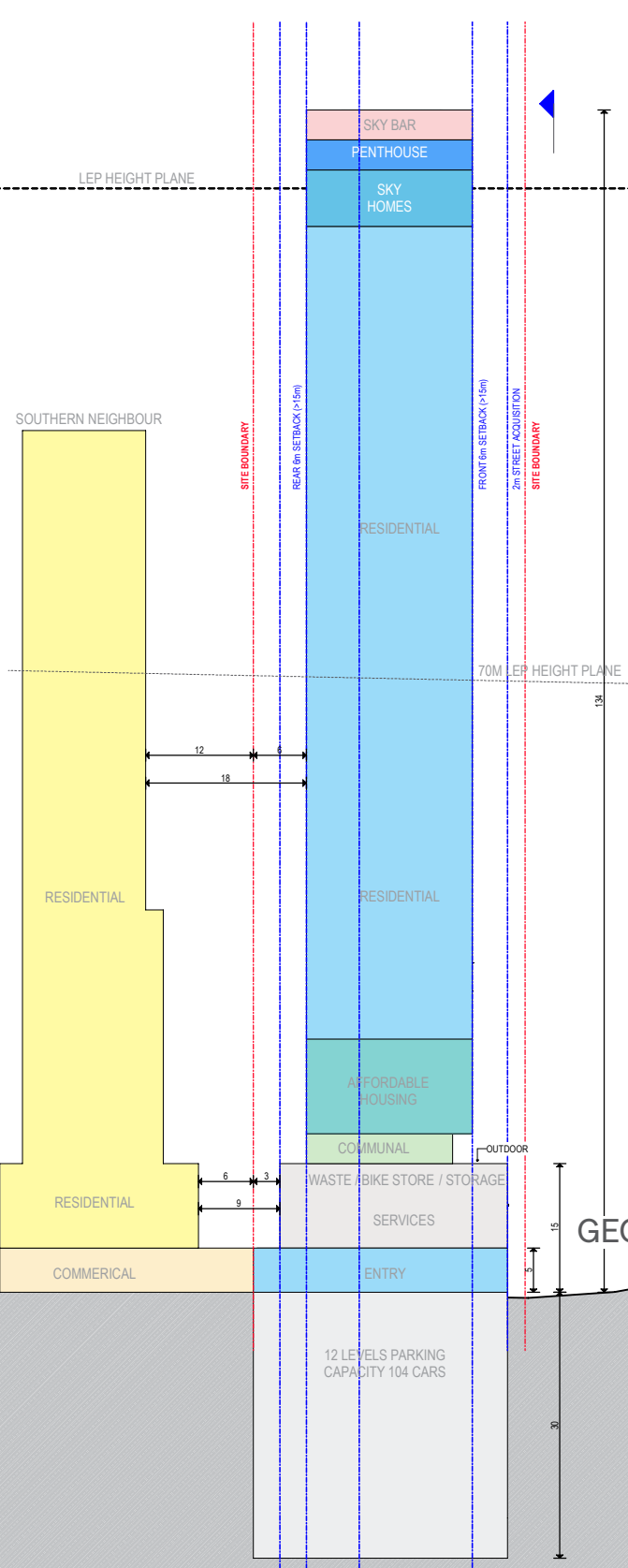
UNIT MIX:

STUDIO:	0
1 BED:	0
2 BED:	2
3 BED:	1

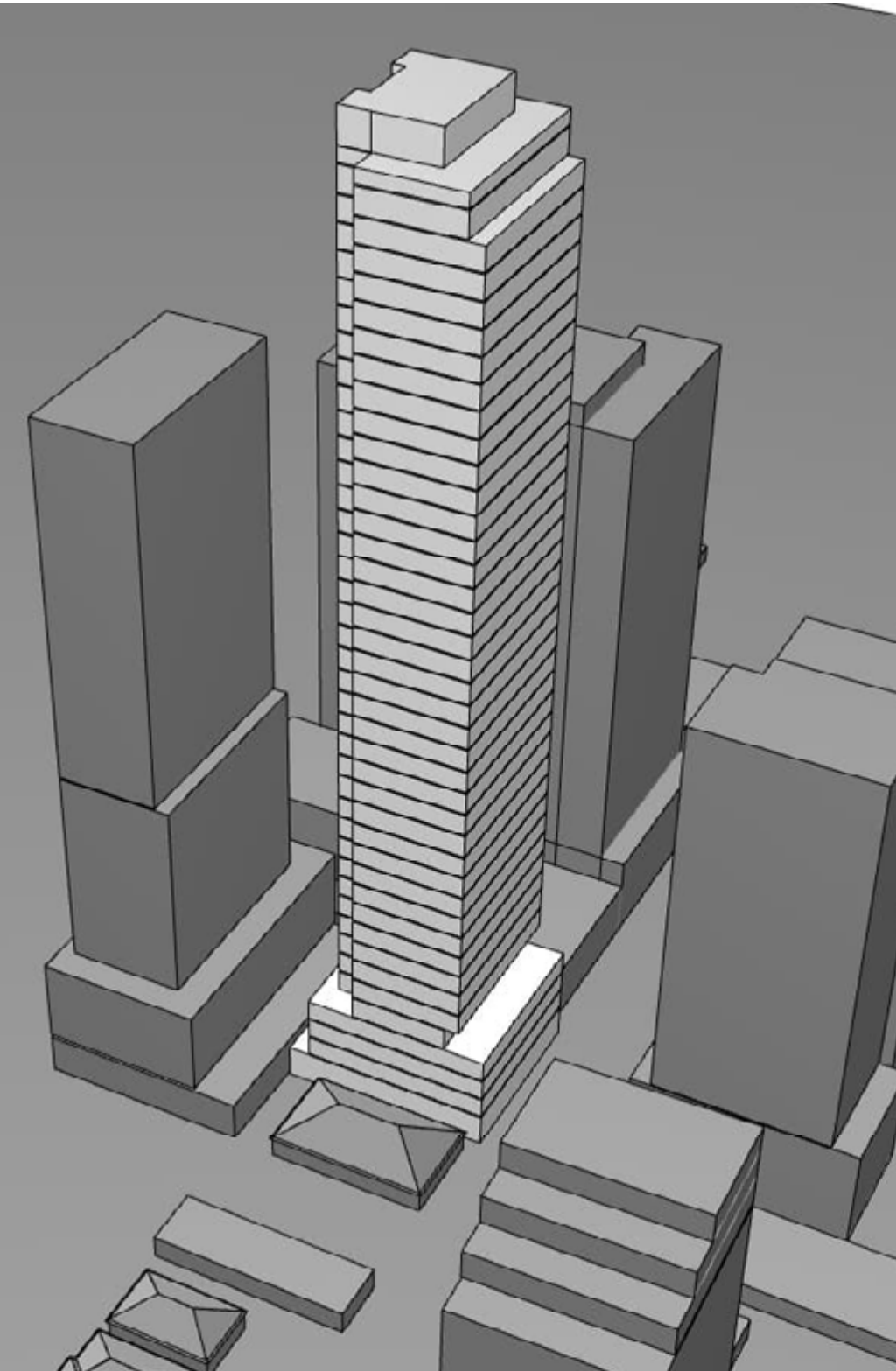
TOTAL: 3 UNITS / LEVEL



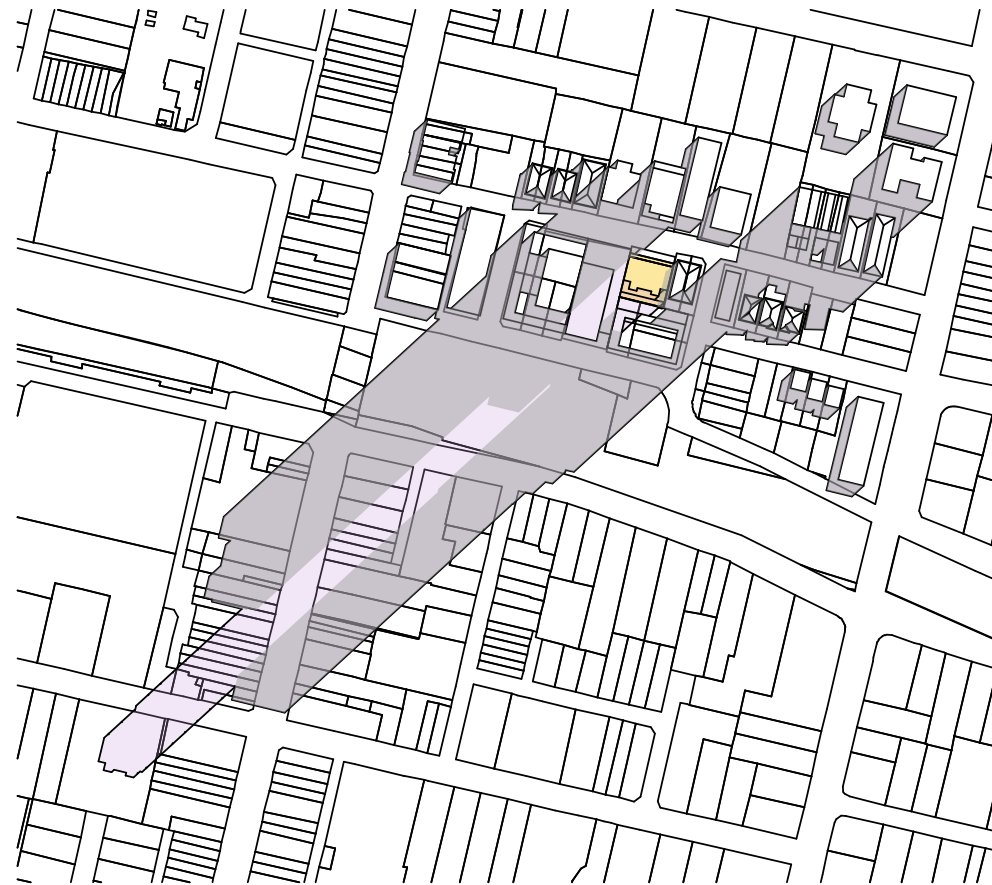
SECTION



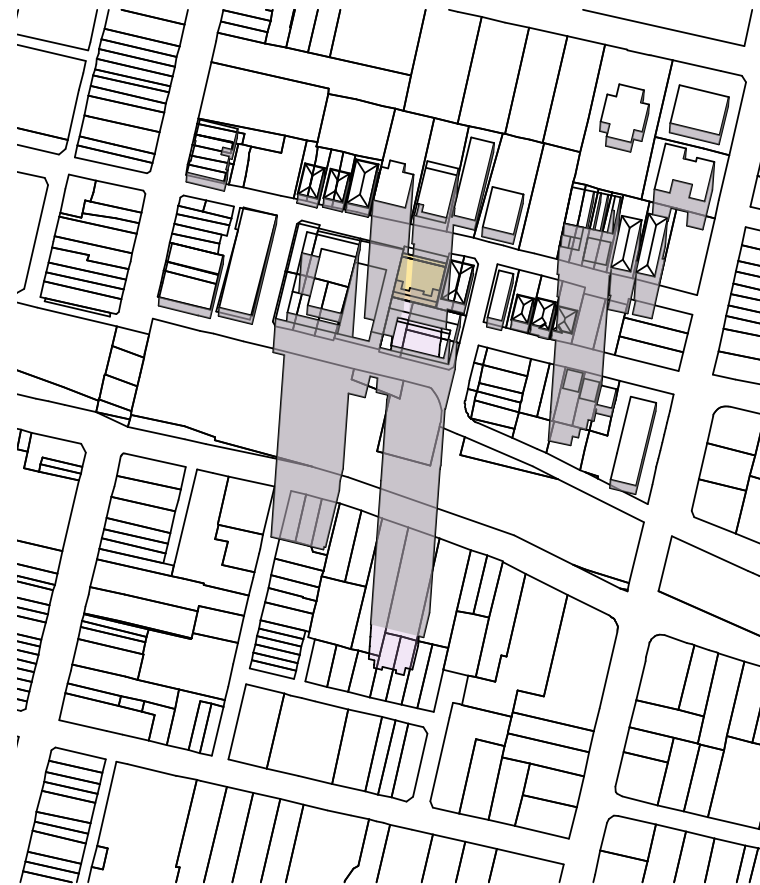
NOTES & COMMENTS:
The dashed lines above indicate the LEP height plane, as well as the LEP height plane plus 20% and 30%. These represent the maximum permissible heights applicable to the site under the Housing SEPP (infill affordable housing pathway). This scheme proposes 10% affordable housing, and therefore the 20% dashed line reflects the maximum height permissible for the development under the LEP and the Housing SEPP.



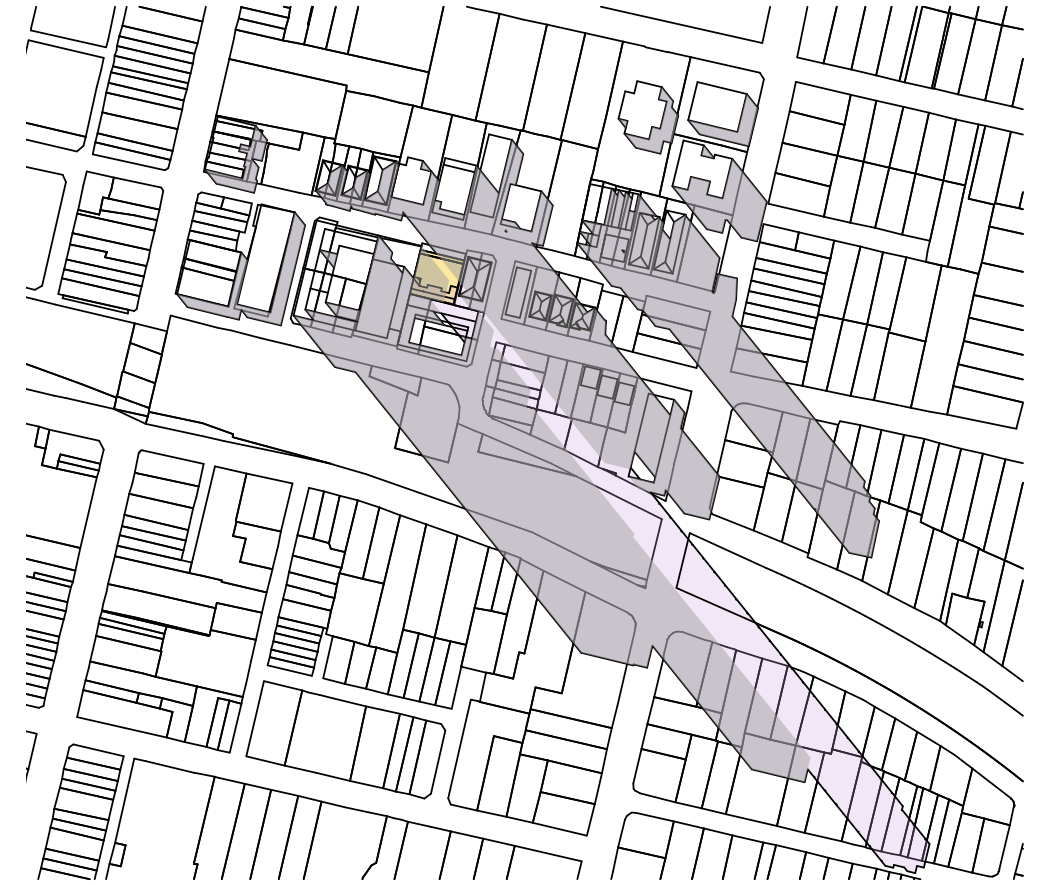
SHADOW STUDIES



SHADOW DIAGRAM 9AM, 21ST OF JUNE



SHADOW DIAGRAM 12PM, 21ST OF JUNE



SHADOW DIAGRAM 3PM, 21ST OF JUNE

LEGEND:

- SHADOW CAST BY EXISTING BUILDINGS
- SHADOW CAST BY PROPOSED DEVELOPMENT

SITE ACTIVATION

GROUND



COMMUNAL AREAS - PODIUM ROOF



SKY BAR - ROOF



YIELD & PARKING

NOTES & COMMENTS:

1. COMMERCIAL GFA:

A. GROUND FLOOR: 70m2
B : SKY BAR 230m2

2. SKY BAR LEVEL TO BE DEVELOPED AS PART OF THE OF THE DEVELOPMENT APPLICATION

3. LEVELS 1, 2 AND 3 TO BE RESERVED FOR BUILDING AND RESIDENTIA L SERVICES AND ARE TO BE DEVELOPED AS PART OF THE DEVELOPMENT APPLICATION

4. AFFORDABLE HOUSING GFA 1,100M2

5. DISCLAIMER: THE CURRENT PROPOSAL PLACES EMPHASIS ON PROVIDING SOLAR ACCESS; ALL APARTMENTS ARE DESIGNED TO BE NORTH FACING IN THIS SCHEME. THE CURRENT CALCULATION DOES NOT CONSIDER THE IMPACT OF THE CURRENT AND PLANNED DEVELOPMENTS IN THE AREA, FURTHER STUDIES WILL BE UNDERTAKEN DURING THE PREPARATION OF THE DEVELOPMENT APPLICATION.

Carparking	Rate	Parking
1 BED AFF	0.4	2.4
2 BED AFF	0.5	3
1 BED	0.5	7
2 BED	1	58
3 BED	1.5	33
4 BED	1.5	6
VISITOR		0
Total		104

8-12 George Street, Burwood NSW 2134

Development Analysis

Controls			Delivered			Address	Title	Areas
Combined Area	784	m²				8-12 George Street, Burwood NSW 2134		
LEP FSR	6	:1	Provided FSR	14	:1			
Allowable GFA	4,704	m²	Provided GBA	28,359	m²			
			Provided GFA	10,975				
			NSA/GFA Efficiency	N/A				
Max Height	70	m	Approx Height	134.00	m			

Test Fit

Level	RL	FL>FL (m)	GBA		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Solar	Cross Vent
Roof	154870			ROOF						
Level 40	151470	3400	380	SKY BAR						
Level 39 PH	148070	3400	455	PENTHOUSE				1	1	1
Level 37M	144870	3200	455	SKY HOMES				3		
Level 37 SH	141670	3200	455							
Level 36	138470	3200	455	RESIDENTIAL		2	1		3	2
Level 35	135270	3200	455	RESIDENTIAL		2	1		3	2
Level 34	132070	3200	455	RESIDENTIAL		2	1		3	2
Level 33	128870	3200	455	RESIDENTIAL		2	1		3	2
Level 32	125470	3400	455	RESIDENTIAL		2	1		3	2
Level 31	122270	3200	455	RESIDENTIAL		2	1		3	2
Level 30	119070	3200	455	RESIDENTIAL		2	1		3	2
Level 29	115870	3200	455	RESIDENTIAL		2	1		3	2
Level 28	112670	3200	455	RESIDENTIAL		2	1		3	2
Level 27	109470	3200	455	RESIDENTIAL		2	1		3	2
Level 26	106270	3200	455	RESIDENTIAL		2	1		3	2
Level 25	103070	3200	455	RESIDENTIAL		2	1		3	2
Level 24	99870	3200	455	RESIDENTIAL		2	1		3	2
Level 23	96670	3200	455	RESIDENTIAL		2	1		3	2
Level 22	93470	3200	455	RESIDENTIAL		2	1		3	2
Level 21	90270	3200	455	RESIDENTIAL		2	1		3	2
Level 20	87070	3200	455	RESIDENTIAL		2	1		3	2
Level 19	83870	3200	455	RESIDENTIAL		2	1		3	2
Level 18	80670	3200	455	RESIDENTIAL		2	1		3	2
Level 17	77470	3200	455	RESIDENTIAL		2	1		3	2
Level 16	74270	3200	455	RESIDENTIAL		2	1		3	2
Level 15	71070	3200	455	RESIDENTIAL		2	1		3	2
Level 14	67670	3400	455	RESIDENTIAL	2	2			4	2
Level 13	64470	3200	455	RESIDENTIAL	2	2			4	2
Level 12	61270	3200	455	RESIDENTIAL	2	2			4	2
Level 11	58070	3200	455	RESIDENTIAL	2	2			4	2
Level 10	54870	3200	455	RESIDENTIAL	2	2			4	2
Level 09	51670	3200	455	RESIDENTIAL	2	2			4	2
Level 08	48470	3200	455	AFFORDABLE	2	2			4	2
Level 07	45270	3200	455	AFFORDABLE	2	2			4	2
Level 06	42070	3200	455	AFFORDABLE	2	2			4	2
Level 05	38870	3200	455	AFFORDABLE	2	2			4	2
Level 04	35470	3400	586	COMMUNAL						
Level 03	32270	3200	655	RESI. SERVICES						
Level 02	29070	3200	655	SERVICE						
Level 01	25870	3200	655	SERVICE						
Ground	20870	5000	731	ENTRY / RETAIL						
Basement 01	17870	3000	731	RESI. PARKING						
Basement 02	14870	3000	731	RESI. PARKING						
Basement 03	11870	3000	731	RESI. PARKING						
Basement 04	8870	3000	731	RESI. PARKING						
Basement 05	5870	3000	731	RESI. PARKING						
Basement 06	2870	3000	731	RESI. PARKING						
Basement 07	-130	3000	731	RESI. PARKING						
Basement 08	-3130	3000	731	RESI. PARKING						
Basement 09	-6130	3000	731	RESI. PARKING						
Basement 10	-9130	3000	731	RESI. PARKING						
Basement 11	-12130	3000	731	RESI. PARKING						
Basement 12	-15130	3000	731	RESI. PARKING						
Total		134000	28359						100%	61%

Affordable Apt	8	8			16
Market Apt	12	56	22	4	94
Total	20	64	22	4	110
	18%	58%	20%	4%	Yield