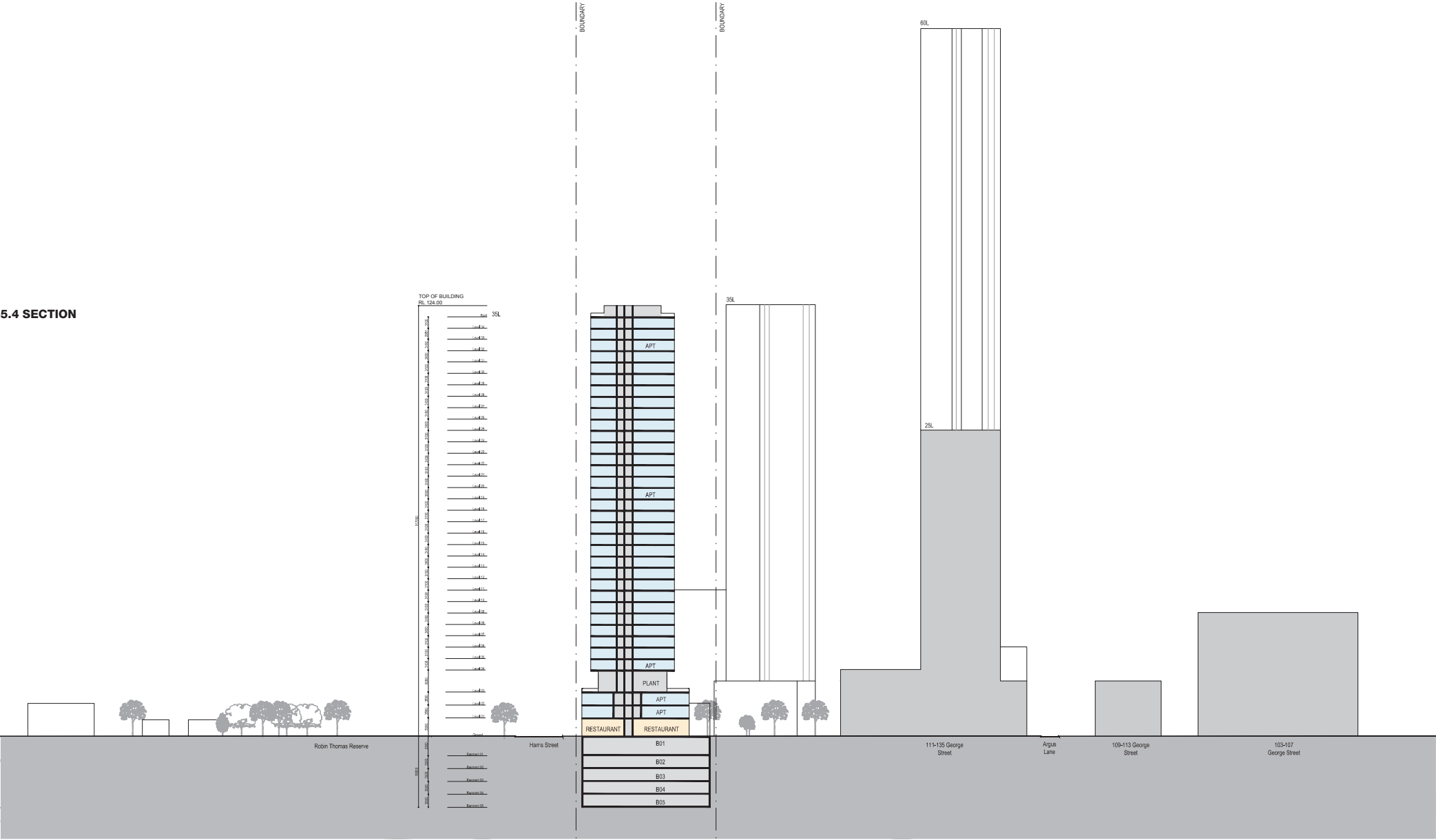


5.4 SECTION



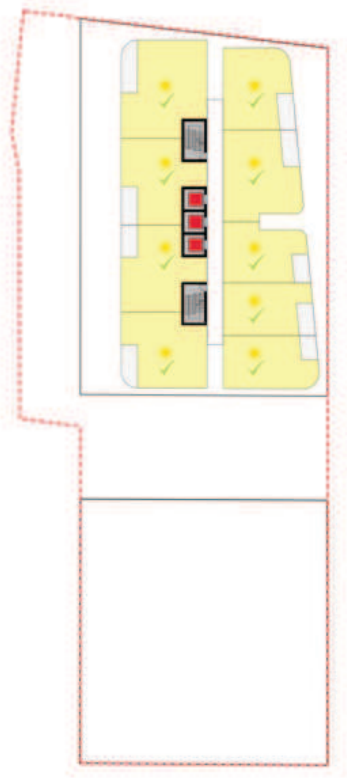
SECTION A-A



Scale 1 : 500

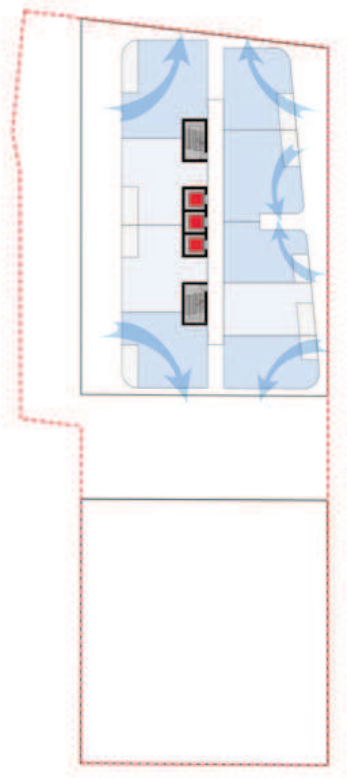
6.0 ANALYSIS

6.1 SOLAR ACCESS & CROSS VENTILATION



SOLAR ACCESS / 100%

9/9 units have minimum of two hours of solar access during winter-solstice from 9 am to 3 pm



CROSS VENTILATION / 66%

6/9 units get Cross Ventilation

6.2 AREAS

Site Area

3,135 sqm

Building A / Residential + Restaurant

Level	Use	Height	GEA	ResidentialGFA (82% GEA)	GFA Allowed for Articulation	Residential GFA	True Retail / GFA
Ground	F&B / Lobby	5	1163			129	825
L 01	Residential	3.45	1361	1116	71	1045	
L 02	Residential	3.45	1284	1053	68	984	
L03	Plant	6	700				
L04	Residential	3.1	915	750	38	713	
L05	Residential	3.1	915	750	38	713	
L06	Residential	3.1	915	750	38	713	
L07	Residential	3.1	915	750	38	713	
L08	Residential	3.1	915	750	38	713	
L09	Residential	3.1	915	750	38	713	
L10	Residential	3.1	915	750	38	713	
L11	Residential	3.1	915	750	38	713	
L12	Residential	3.1	915	750	38	713	
L13	Residential	3.1	915	750	38	713	
L14	Residential	3.1	915	750	38	713	
L15	Residential	3.1	915	750	38	713	
L16	Residential	3.1	915	750	38	713	
L17	Residential	3.1	915	750	38	713	
L18	Residential	3.1	915	750	38	713	
L19	Residential	3.1	915	750	38	713	
L20	Residential	3.1	915	750	38	713	
L21	Residential	3.1	915	750	38	713	
L22	Residential	3.1	915	750	38	713	
L23	Residential	3.1	915	750	38	713	
L24	Residential	3.1	915	750	38	713	
L25	Residential	3.1	915	750	38	713	
L26	Residential	3.1	915	750	38	713	
L27	Residential	3.1	915	750	38	713	
L28	Residential	3.1	915	750	38	713	
L29	Residential	3.1	915	750	38	713	
L30	Residential	3.1	915	750	38	713	
L31	Residential	3.1	915	750	38	713	
L32	Residential	3.1	915	750	38	713	
L33	Residential	3.1	915	750	38	713	
L34	Residential	3.1	915	750	38	713	
Plant		3	700				
TOTAL		117	33,573	25,428	1,303	24,254	825
TOTAL RESIDENTIAL GFA						24,254	
TOTAL RESTAURANT GFA							825
TOTAL GFA						25,079	

Building B / PUB

Level	Use	Height	GFA				
Ground	PUB	4.5	900				560
L 01	PUB	4.5	900				740
L02 / Roof	PUB	4	900				200
TOTAL			13	2,700			1500

Summary

Total Building A / GFA				RESIDENTIAL + RESTAURANT			25,079
Total Building B / GFA				PUB			1,500
Total no of Apartments							291

Carspaces

Use	Max. number req.	No	Total
Residential	1 / dwelling	291	291
Visitors	1 / 5 dwellings		58
Restaurant & Pub	1 / 30sqm of GFA		78

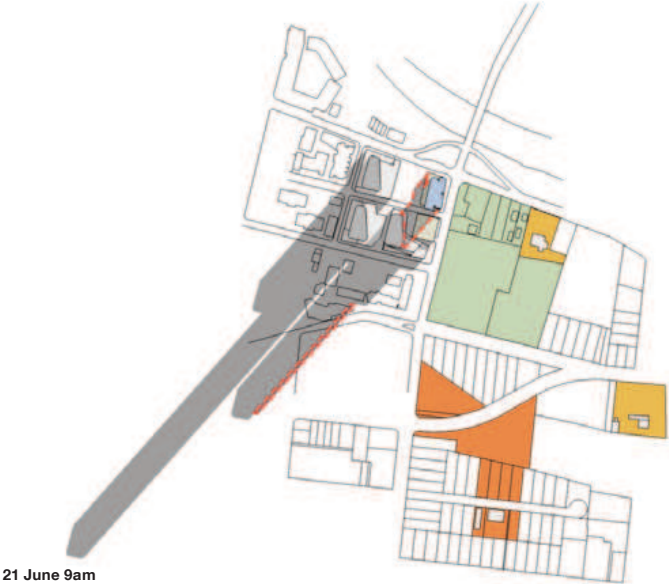
TOTAL

369

Cars
Visit

Number of Basement Levels		5.0
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6.3 SHADOW STUDIES
WINTER SOLTICE
21 JUNE





21 June 1pm



21 June 2pm



21 June 2:30pm



21 June 3pm

6.3 SHADOW STUDIES
EQUINOX
23 MARCH / 23 SEPTMEBER



23 March 9am



23 March 10am



23 March 11am



23 March 12pm



23 March 1pm



23 March 2pm



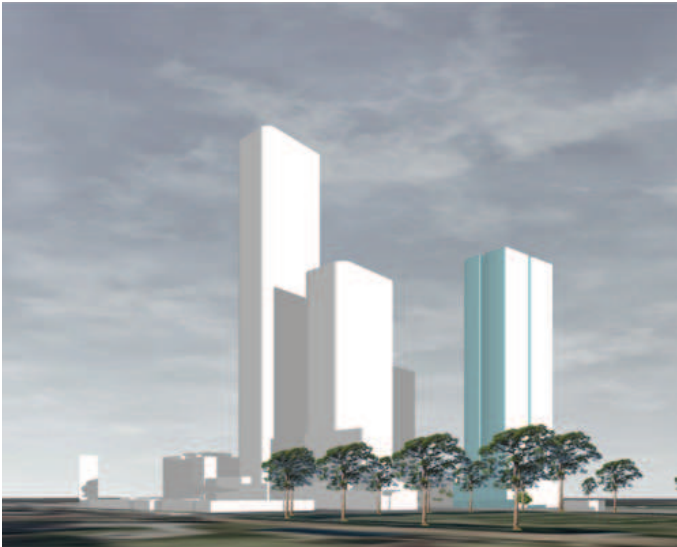
23 March 2:30pm



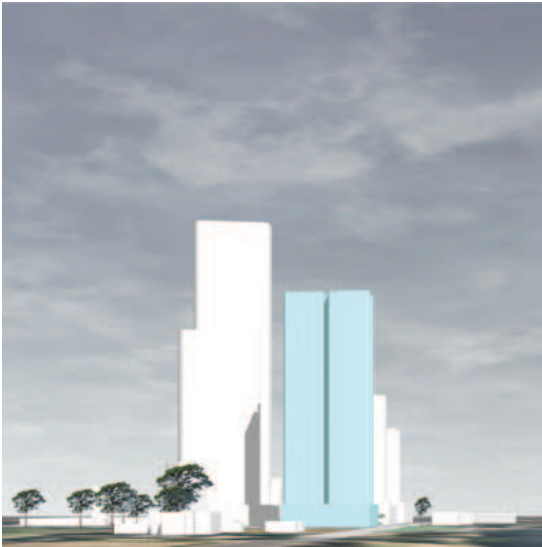
23 March 3pm

7.0 VIEWS IN CONTEXT

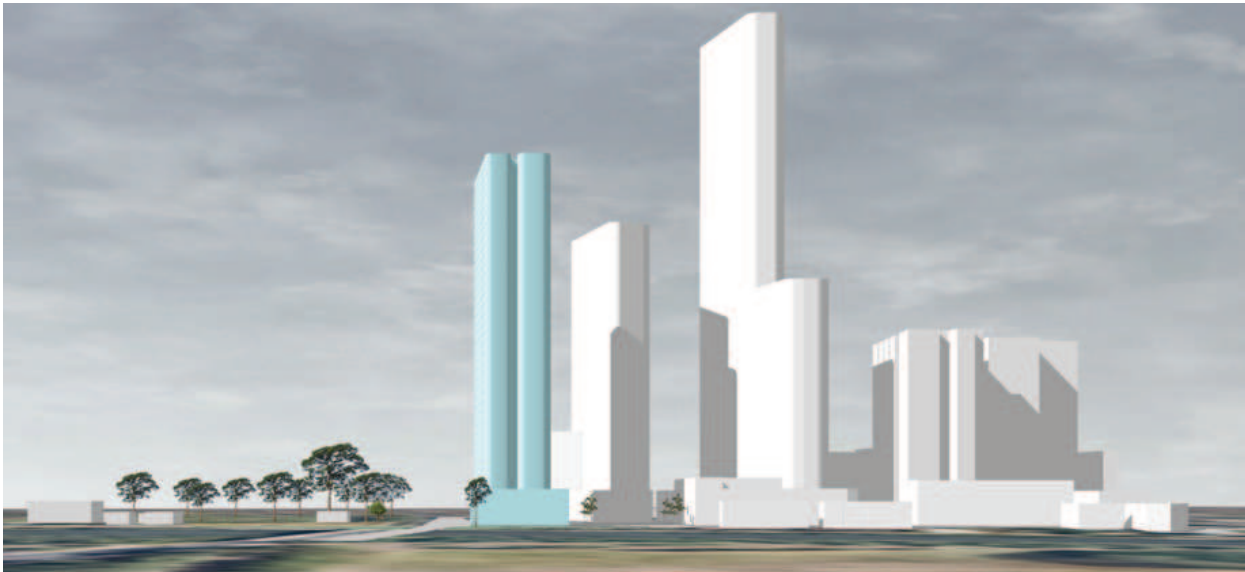
- 1/ South view from Robin Thomas Reserve
 - 2/ Gateway view looking west towards George Street
 - 3/ Riverside view
- Proposed development is shown in blue



1

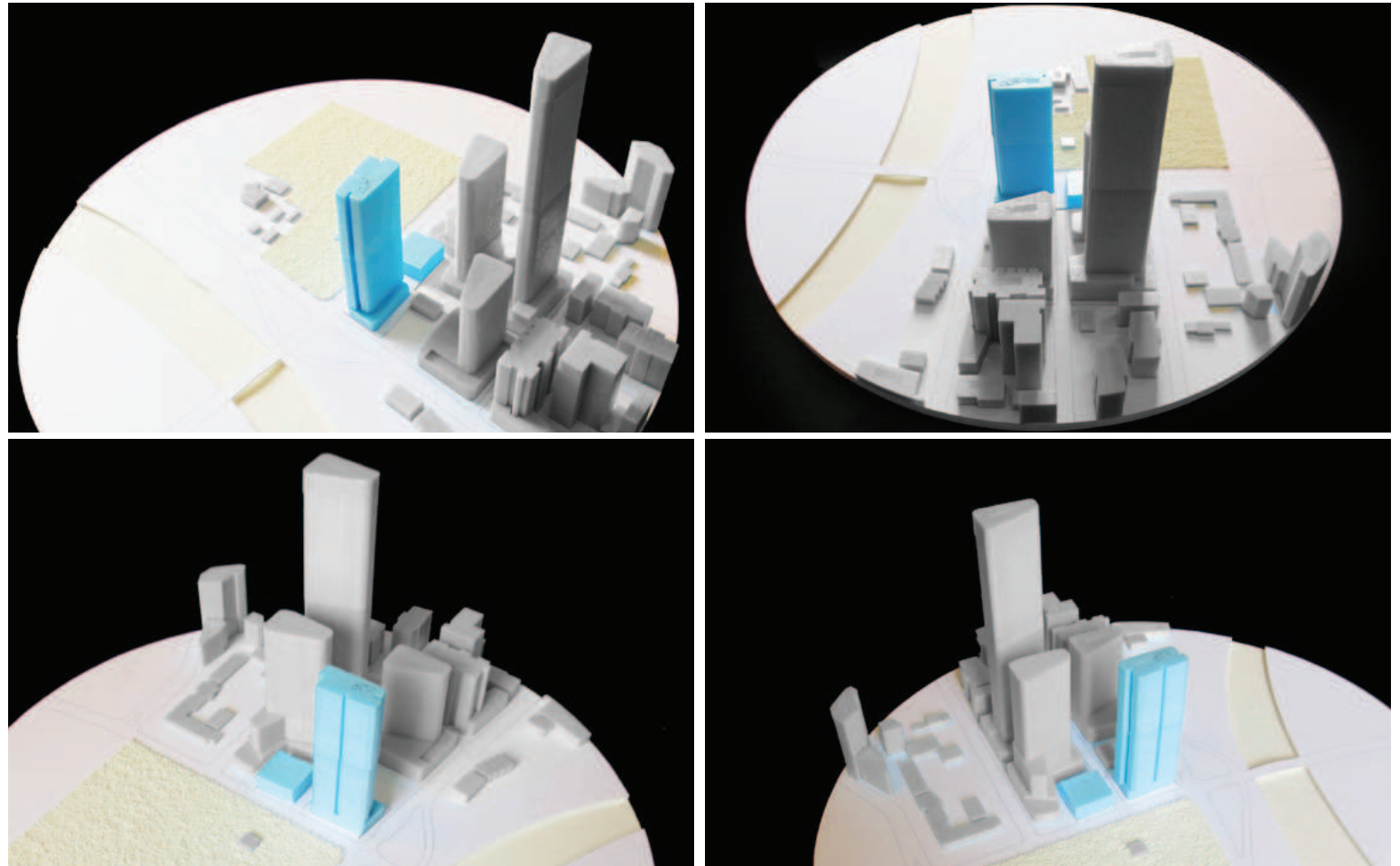


2



3

PHOTOGRAPHS OF THE MODEL

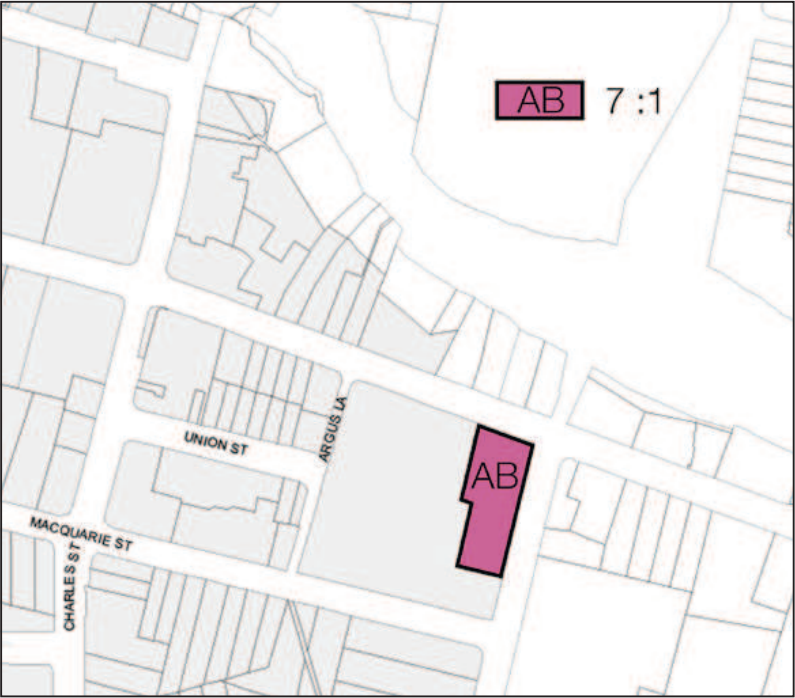


8.0 LEP MAPS

8.1 HEIGHT CONTROLS



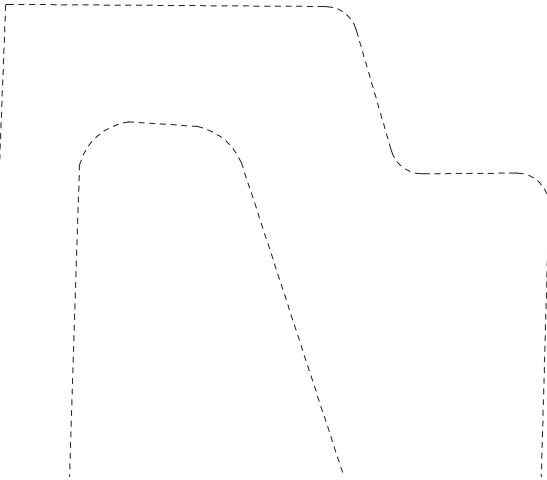
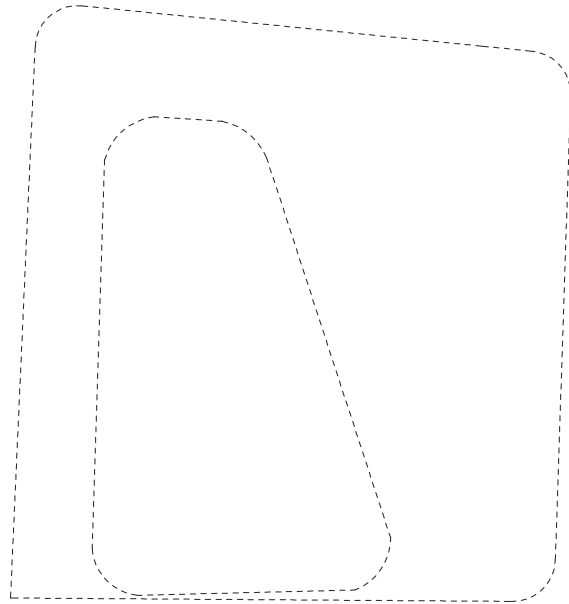
8.2 FSR CONTROLS



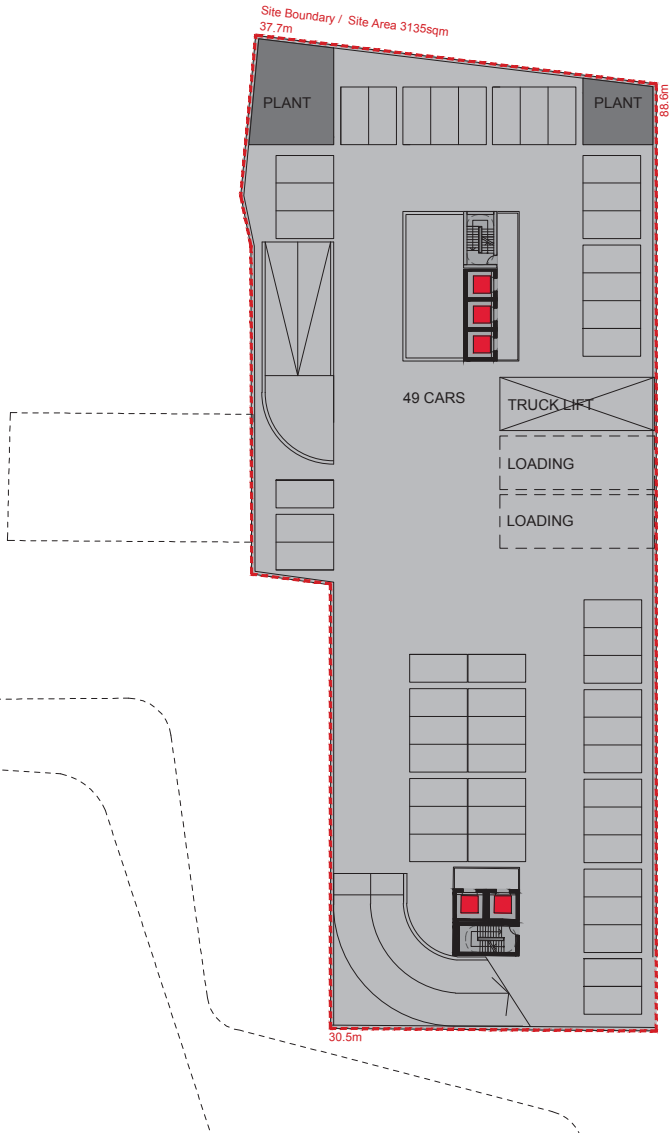
APPENDIX A

ARCHITECTURAL DRAWINGS





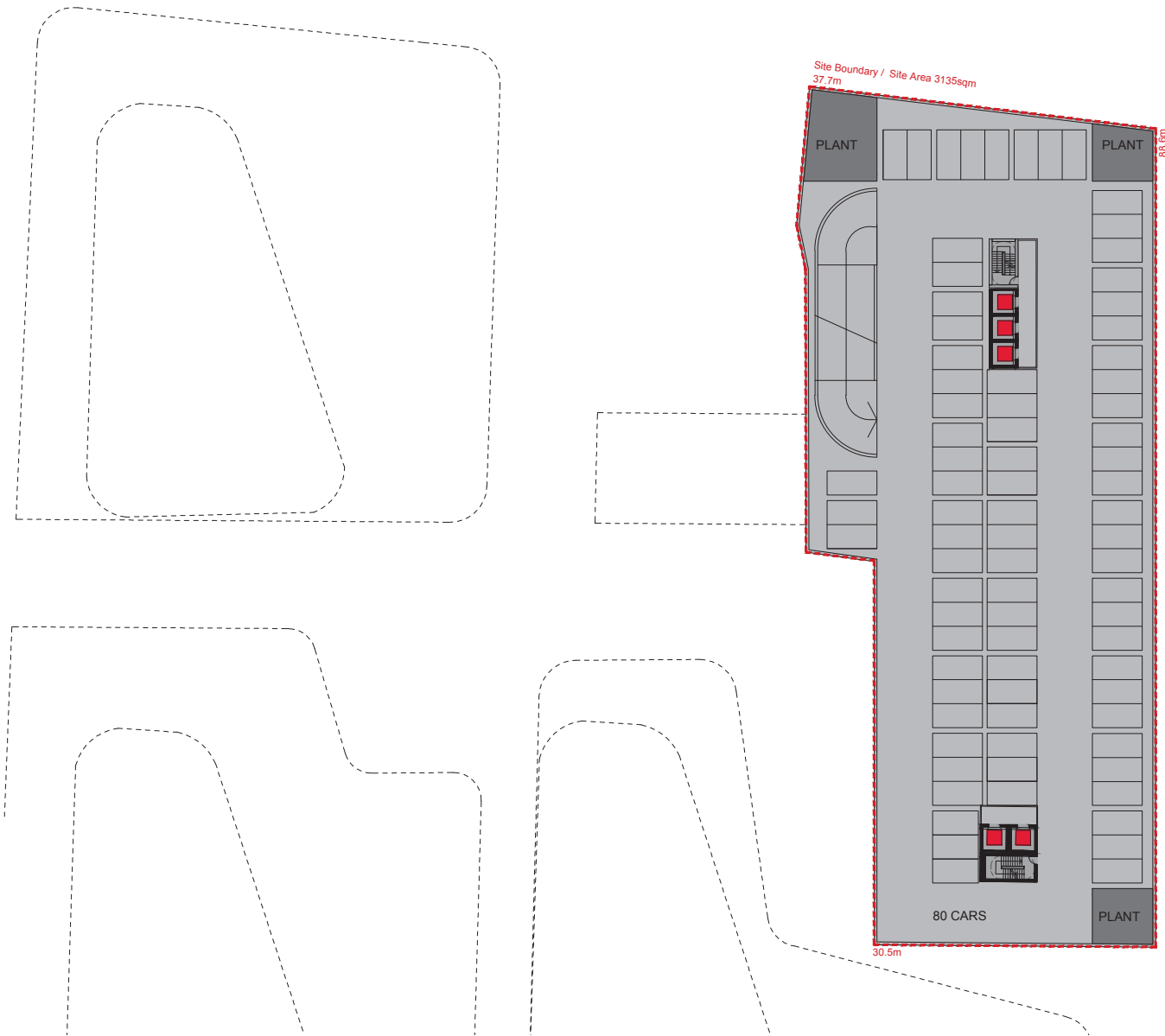
BATESSMART™



Albion Hotel Parramatta
135 George Street Parramatta
S11821 20/3/2015 4:05 PM
SK001 - BASEMENT 01

Basement 01
1:500



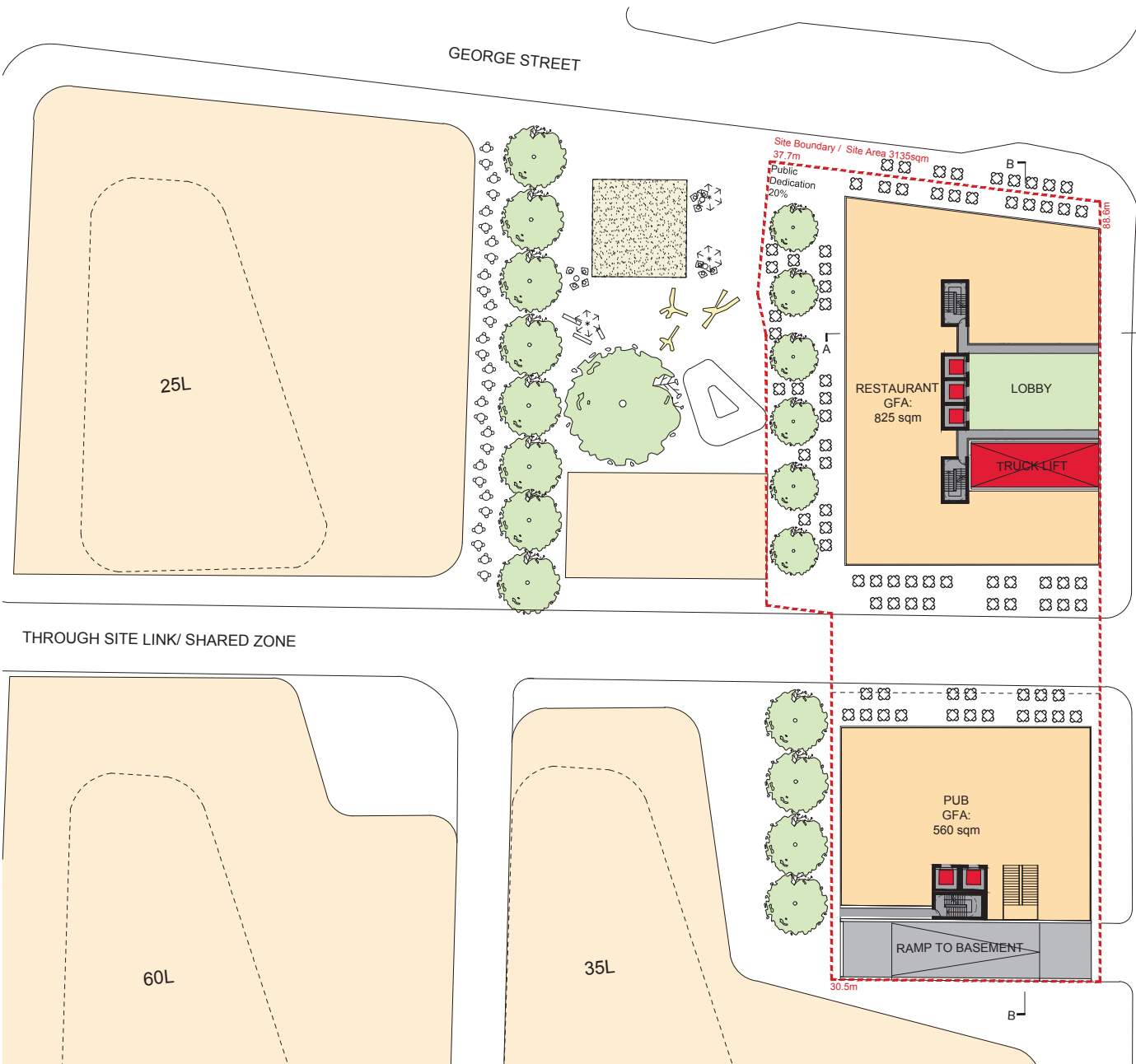


BATESSMART™

Albion Hotel Parramatta
135 George Street Parramatta
S11821 20/3/2015 3:56 PM
SK002 - BASEMENT TYPICAL



Basement Typical
1:500



HARRIS STREET

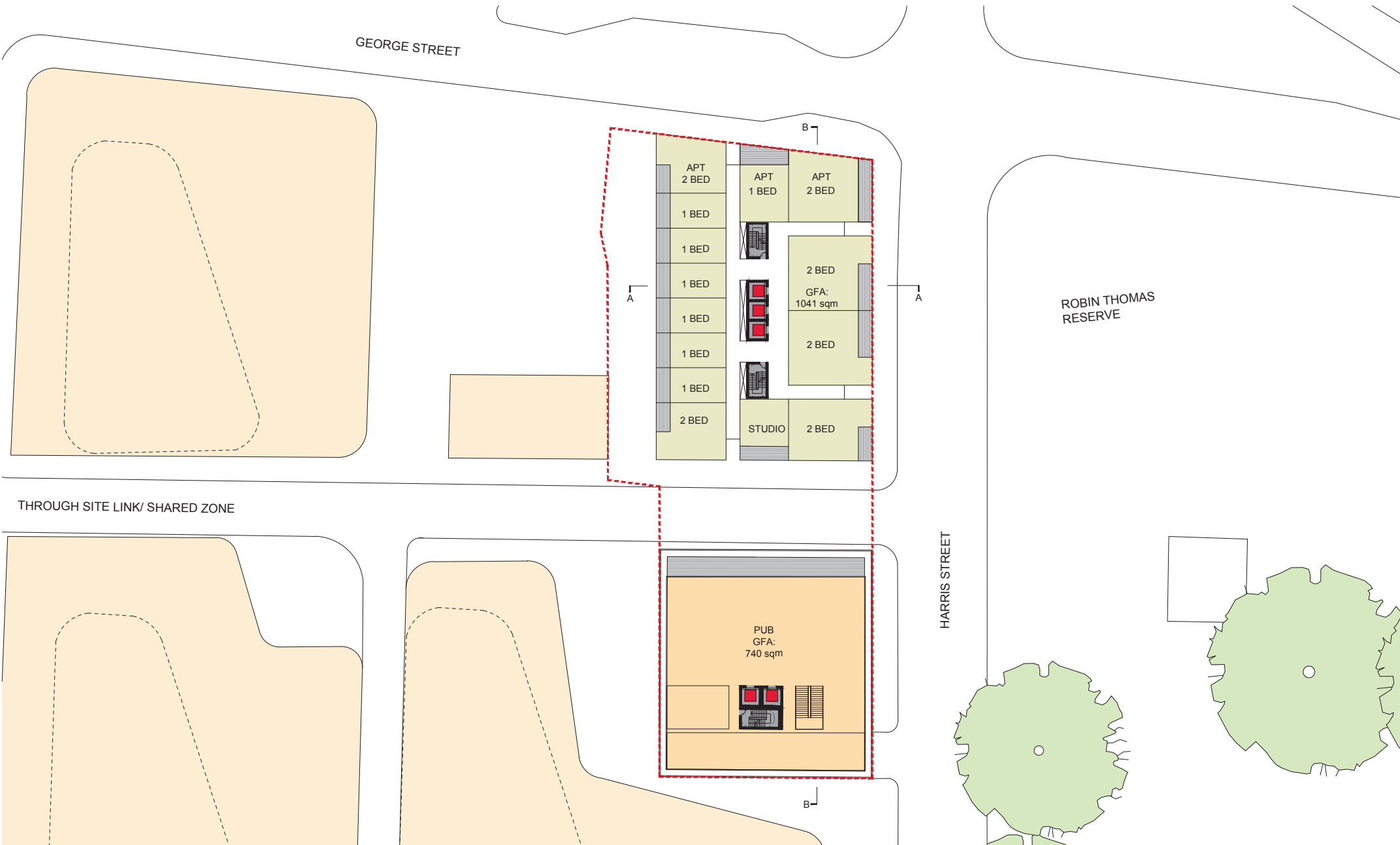
ROBIN THOMAS
RESERVE

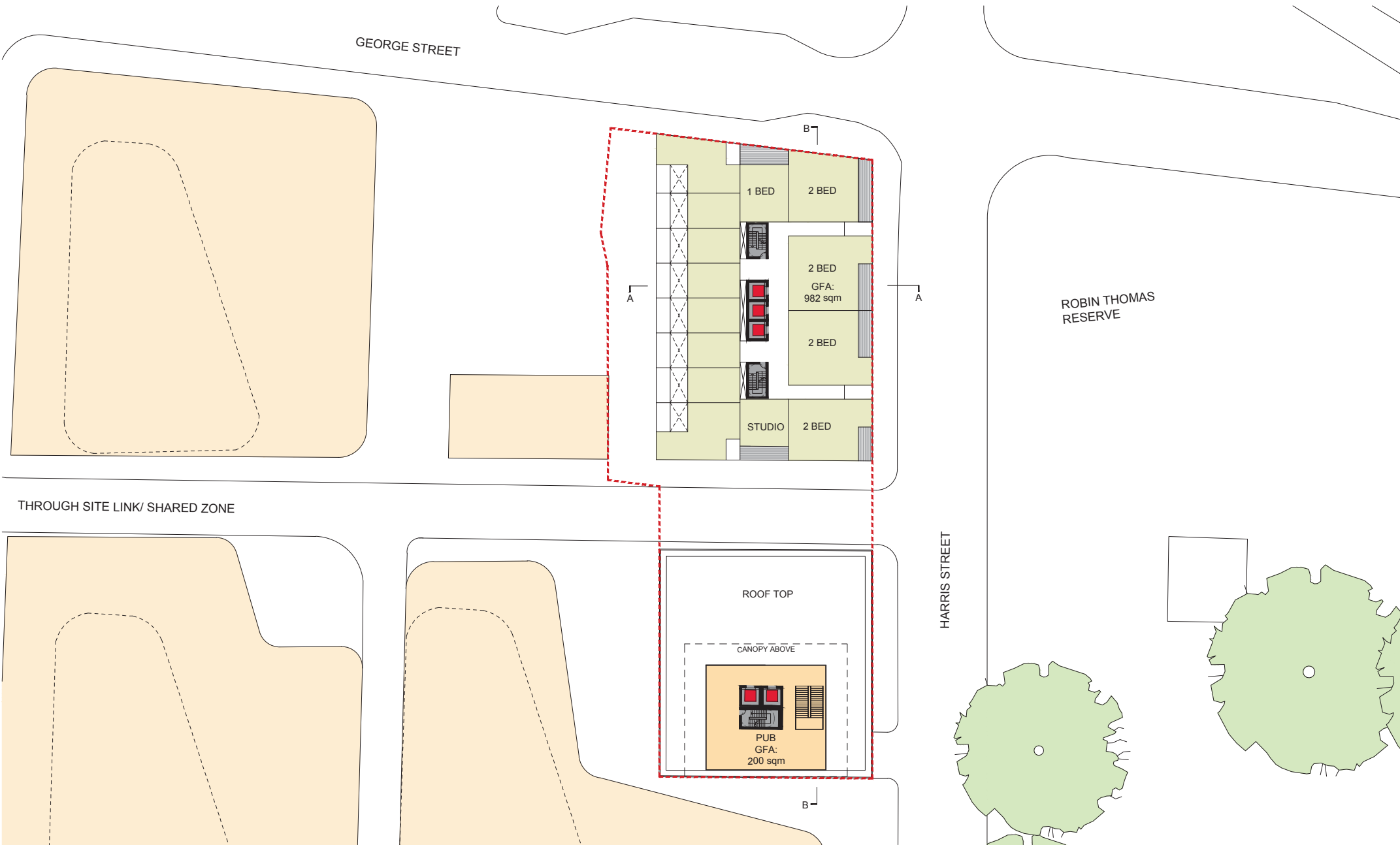
BATESSMART™

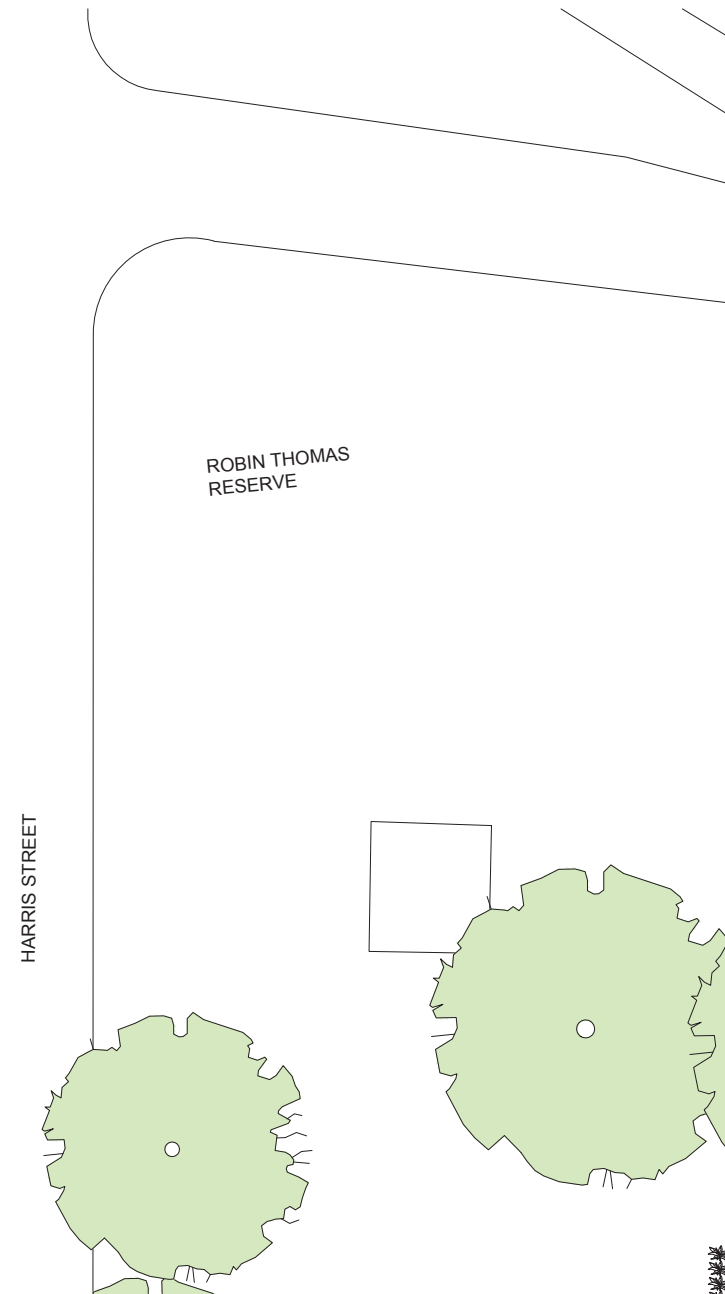
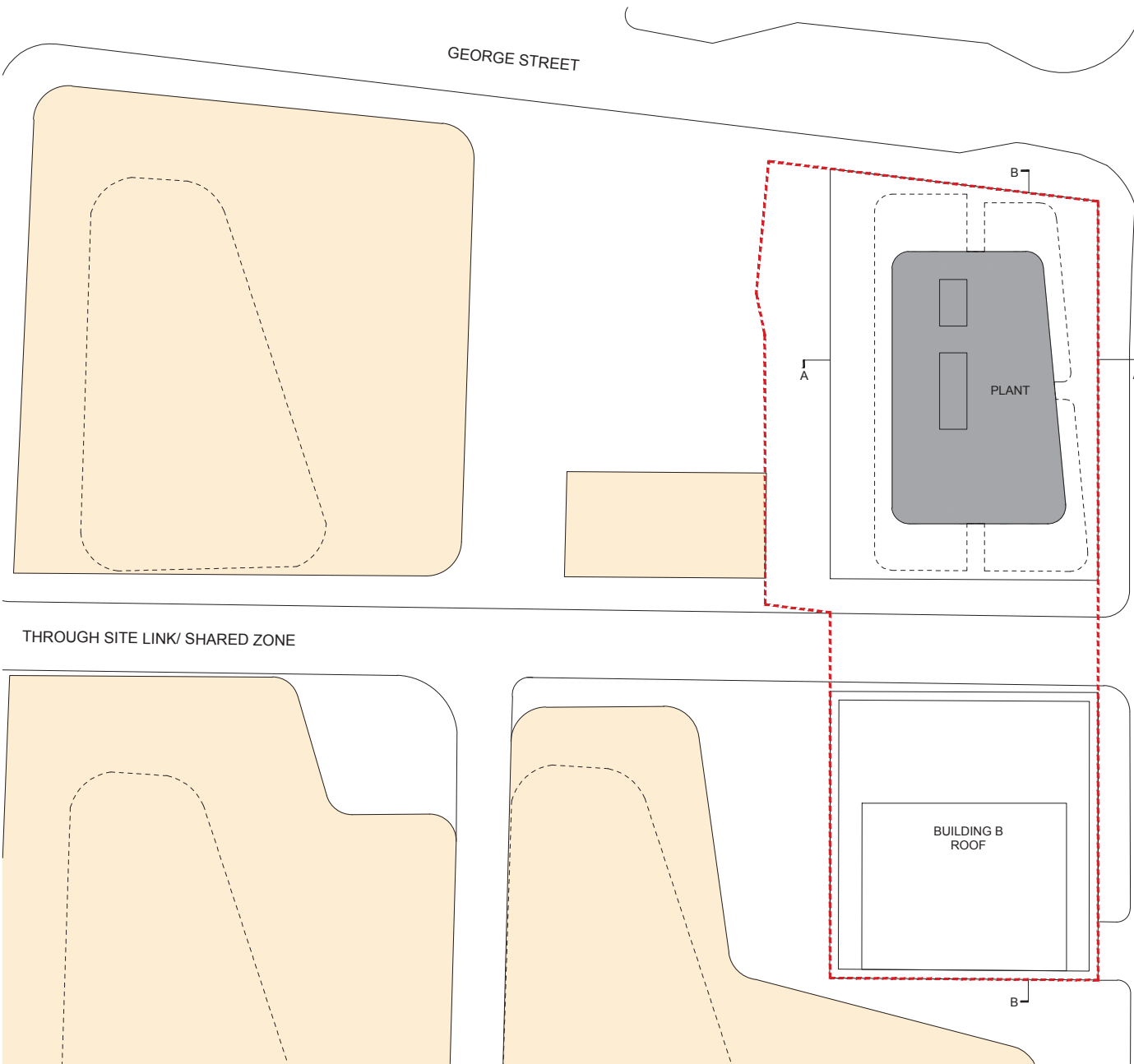
Albion Hotel Parramatta
135 George Street Parramatta
S11821 20/3/2015 3:21 PM
SK003 - GROUND FLOOR

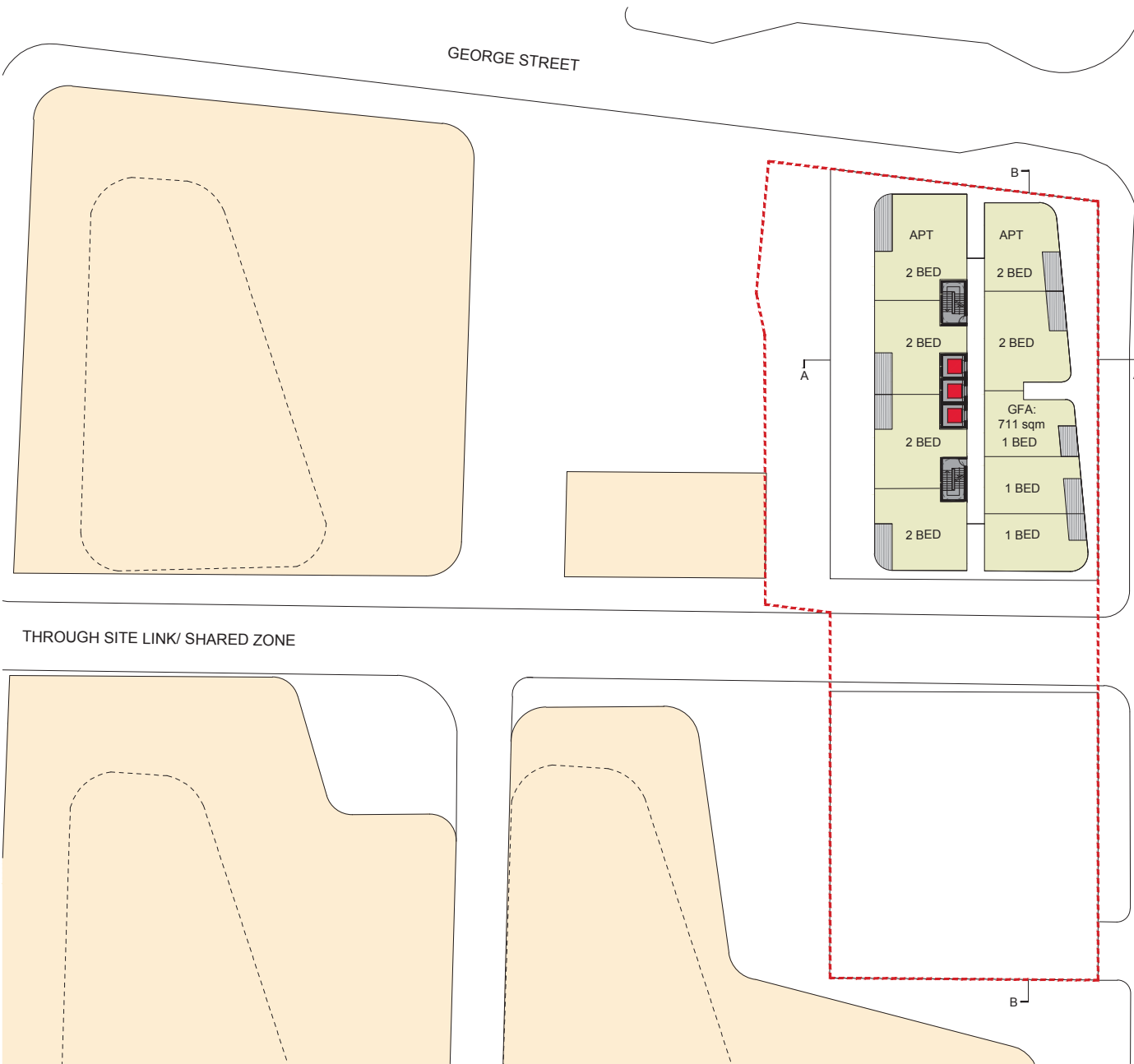
Ground Floor
1:500









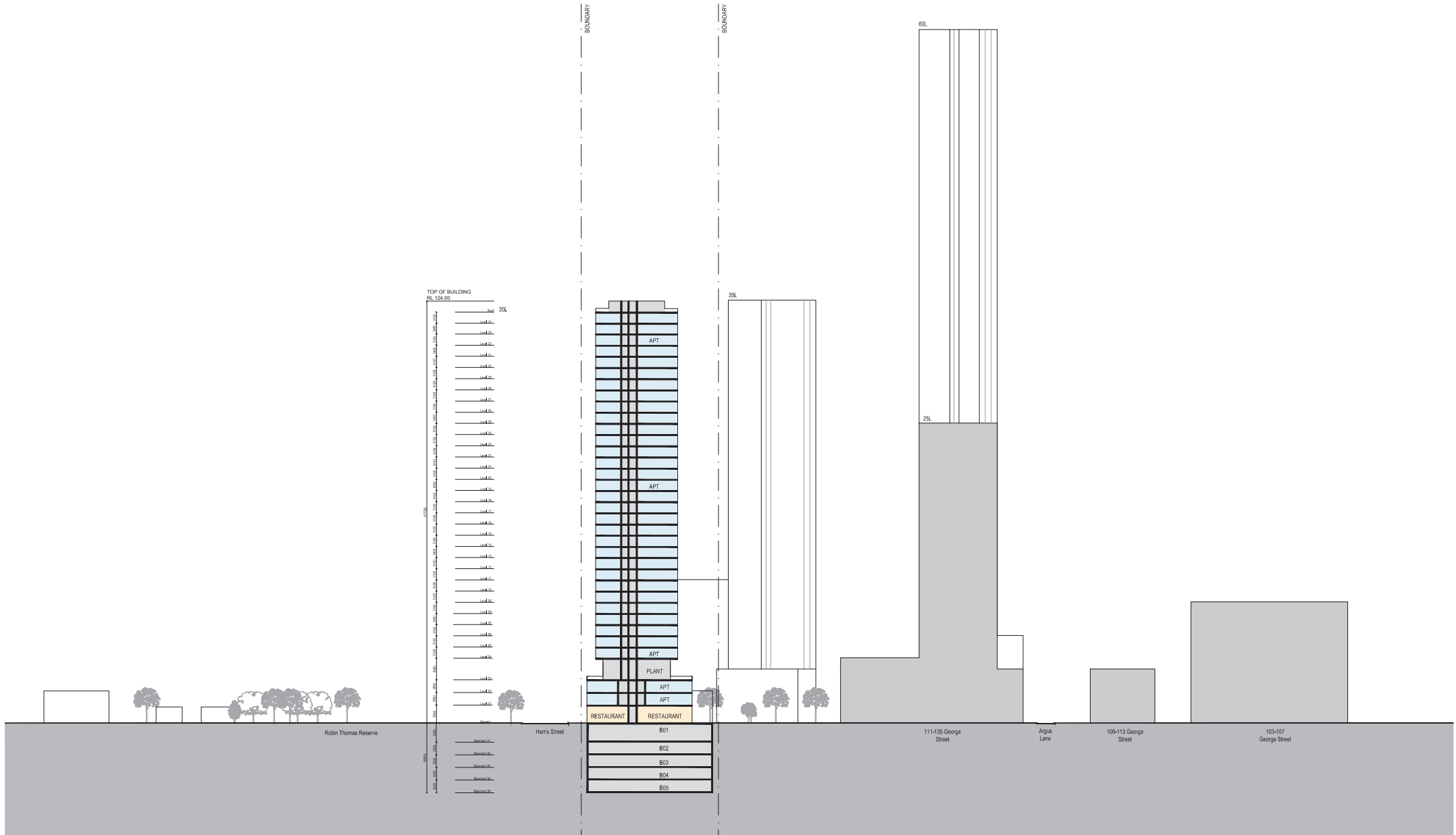


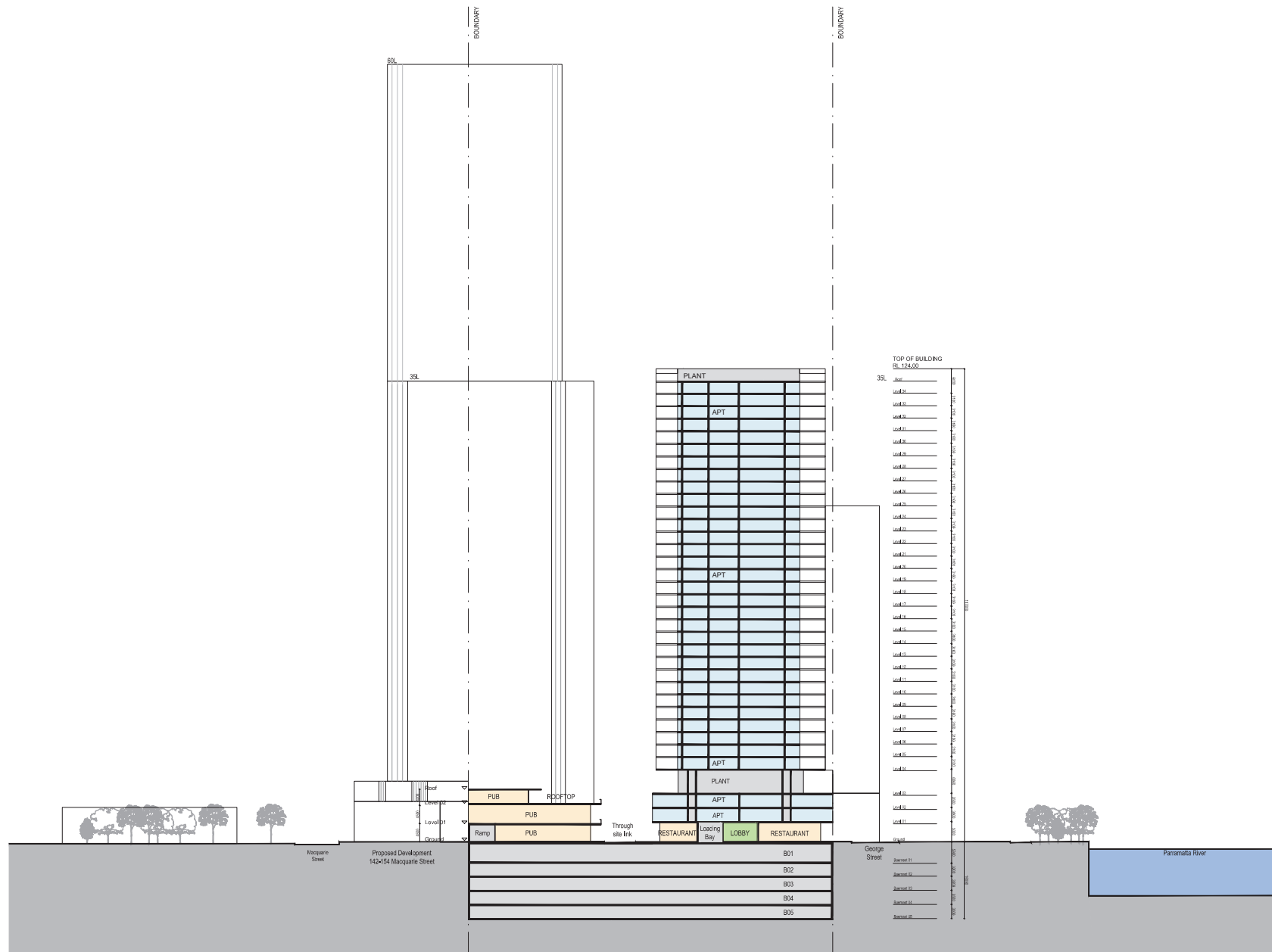
BATESSMART

Albion Hotel Parramatta
135 George Street Parramatta
S11821 16/3/2015 4:50 PM
SK007 - TYPICAL LEVEL

Typical Level
1:500







APPENDIX B

SURVEY PLAN

