

PLANNING PROPOSAL - 37 - 41 Treacy Street, Hurstville

Site Specific Land Use, Height and FSR Amendment



Podium Level Sky Garden View

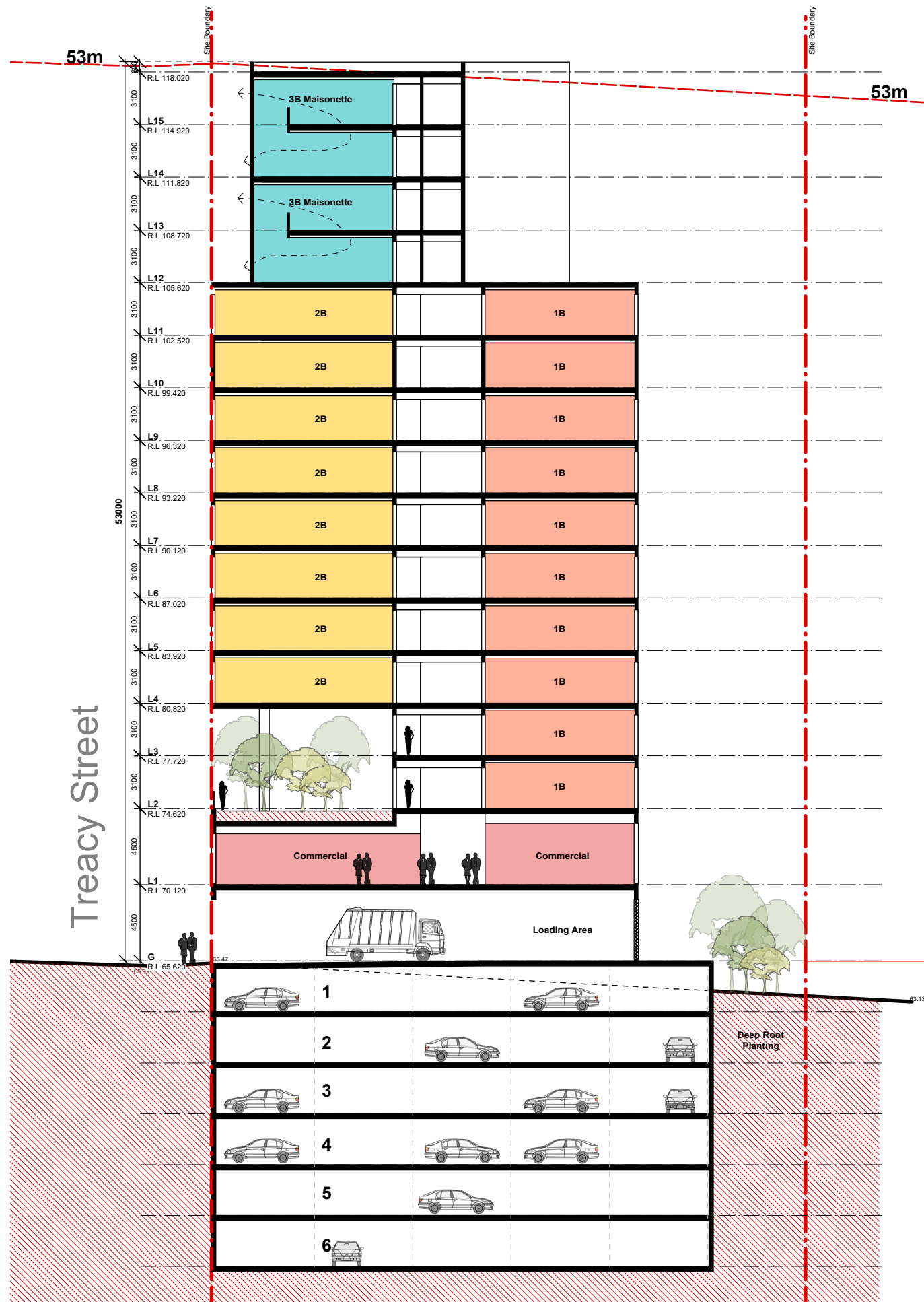
Drawing List	Scale
DESIGN CONCEPT	
SK000 Cover Sheet and 3D Perspective	1:500 @ A3
SK001 Section and Development Data	1:300 @ A3
SK002 Basement Floor Plan	1:500 @ A3
SK003 Ground Floor Plan	1:500 @ A3
SK004 Level 1 Floor Plan	1:500 @ A3
SK005 Level 2 Floor Plan	1:500 @ A3
SK006 Level 3 Floor Plan	1:500 @ A3
SK007 Level 4 - 11 Floor Plan	1:500 @ A3
SK008 Level 12 - 15 Floor Plan	1:500 @ A3
SK009 3D Perspectives	NA
SK010 Solar Analysis	NA
ALTERNATIVE OPTION	
SK011 Section and Development Data	1:500 @ A3
SK012 Ground Floor Plan	1:500 @ A3
SK013 Level 1 Floor Plan	1:500 @ A3

DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

Treacy Street, Hurstville
For: Georges River Council

www.bka.com.au

TBA Issue	TBA Date	TBA Revision
SK000		
DRAWING: Sketch Plan		
DRAWING NUMBER:		
SCALE: NA		
REVISION: A		
PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 P +61 2 9318 9200 F +61 2 9318 9222 Newcastle Suite 4 19 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



Section A

Development Data

Site Area		2,497 sq.m
GFA		18,160 sq.m (allows for flexibility in DD stage)
FSR		7/ 7.2:1
Number of Units		180
Unit Mix		40 One Bedroom (22%) 128 Two Bedroom (72%) 12 Three Bedroom (8%)
Car Parking		375 spaces (6 levels of basement req.)
		237 spaces for Residential 90 spaces for Public Parking 48 spaces for Commercial
Affordable Housing		- 50% accommodation dedicated for 10 years and no parking req. for component
ADG Compliance		
Requirement		Scheme Compliance
Building Height	53m	YES
Building Depth	Apartment depth to be between 12-18m	YES Range between 9m - 14.6m
Building Separation	4 stories (approx. 12m) 5 -8 stories (approx. 25m) 9 and above (over 25m)	YES No side boundary windows
Street Setback	0m	YES Mixed use building using zero street setback
Side and Rear Setback	0m	YES No side boundary windows
Communal Open Space	25% of site area, and to achieve 50% direct sunlight for a min of 2 hours	YES Area = 625 sq.m (25%) and located on street frontage.
Deep Soil Zones	7% of site area, with min. dimension of 6m	YES Area = 175 sq.m (7%)
Building Entries	Connection and address to public domain, accessible easily identified	YES - Multiple Street Entries
Vehicle Access	Located to minimise conflict and create high quality streetscape	YES
Solar Access	- 70% apartments living and balcony to have 2hrs sun - Max 15% apartments to receive no direct sun	YES
Natural Ventilation	- 60% apartments are naturally cross ventilated in the first 9 levels - Max. 18m apartment depth	YES
Ceiling Heights	Habitable Rooms 2.7mm, Non-Habitable Rooms 2.4m	YES
Apartment Size	1 Bed = min. 50 sq.m 2 Bed = min. 70 sq.m 3 Bed = min. 95 sq.m	YES
Apartment Layout	Bed 1 min. size 10 sq.m, other Beds 9 sq.m, Beds to have min. dim of 3m, living/ dining to have 3.6m for 1 bedroom apartment and 4m for 2/ 3 bedroom apartment	YES
Private Open Space/ Balconies	1 Bed = min. 8 sq.m 2 Bed = min. 10 sq.m 3 Bed = min. 12 sq.m	YES
Common Circulation	Max. apartments off corridor is 8, max. number of apartments sharing single lift is 40	YES
Storage	1 Bed = min. 6 sq.m 2 Bed = min. 8 sq.m 3 Bed = min. 10 sq.m	YES

TBA	TBA	TBA
Issue	Date	Revision

DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

Treacy Street, Hurstville
For: Georges River Council

www.bka.com.au

SK
001

DRAWING: Sketch Plan

DRAWING NUMBER:

SCALE: 1:300 @ A3

REVISION: A

PROJECT NUMBER: N/A

Sydney
Suite 1.04
77 Darling Avenue
Rosebery NSW 2018
T +61 2 9318 9200
F +61 2 9318 9222
Newcastle
Suite 4
29 Bolton Street
Newcastle NSW 2300
T +61 2 4926 5563

www.bka.com.au



TBA	TBA	TBA
Issue	Date	Revision

SK

002

DRAWING: Sketch Plan

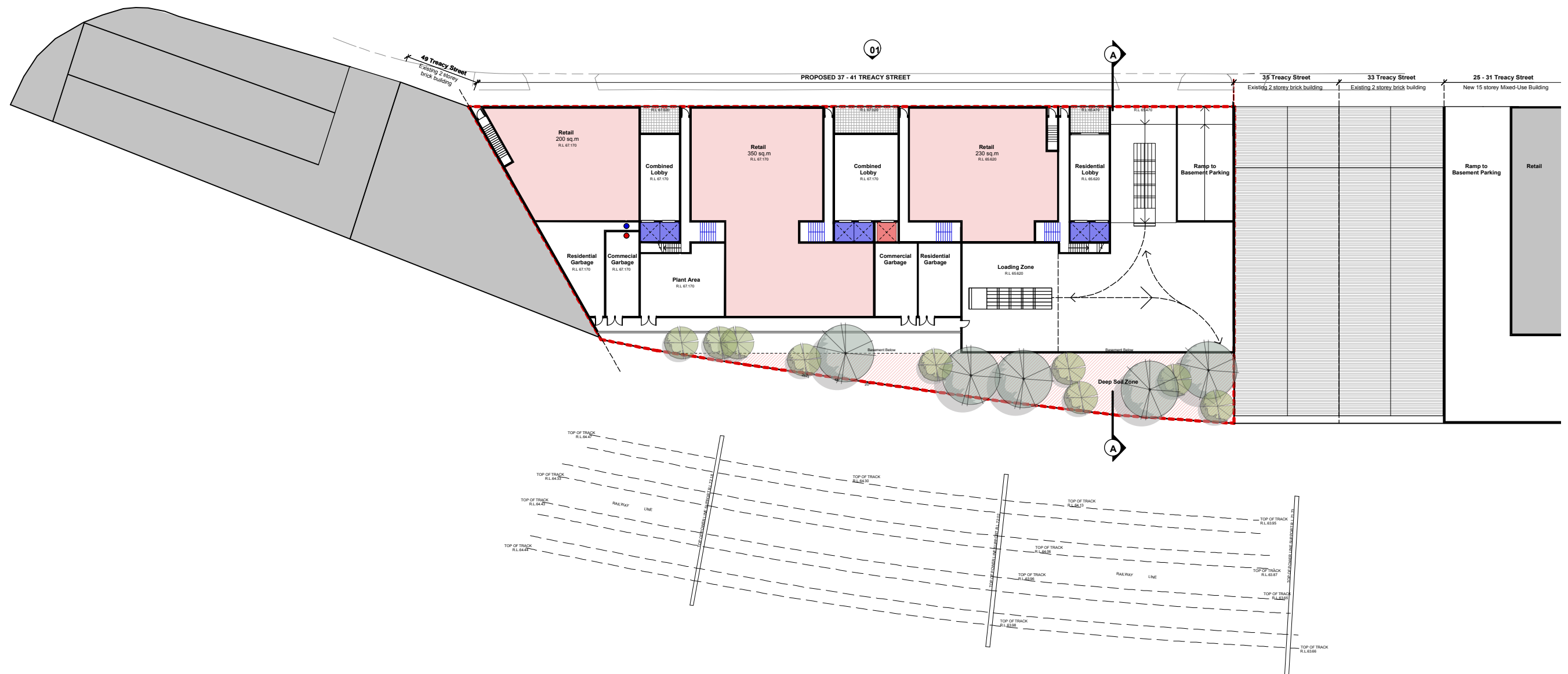
DRAWING NUMBER:

SCALE: 1:500 @ A3

REVISION: A

PROJECT NUMBER: N/A

Sydney
Suite 1.04
77 Darling Avenue
Rockwood NSW 2018
P +61 2 9318 5200
F +61 2 9318 9232
Newcastle
Suite 6
19 Bolton Street
Newcastle NSW 2300
T +61 2 4926 5563



Ground
GFA - 1,010 sq.m

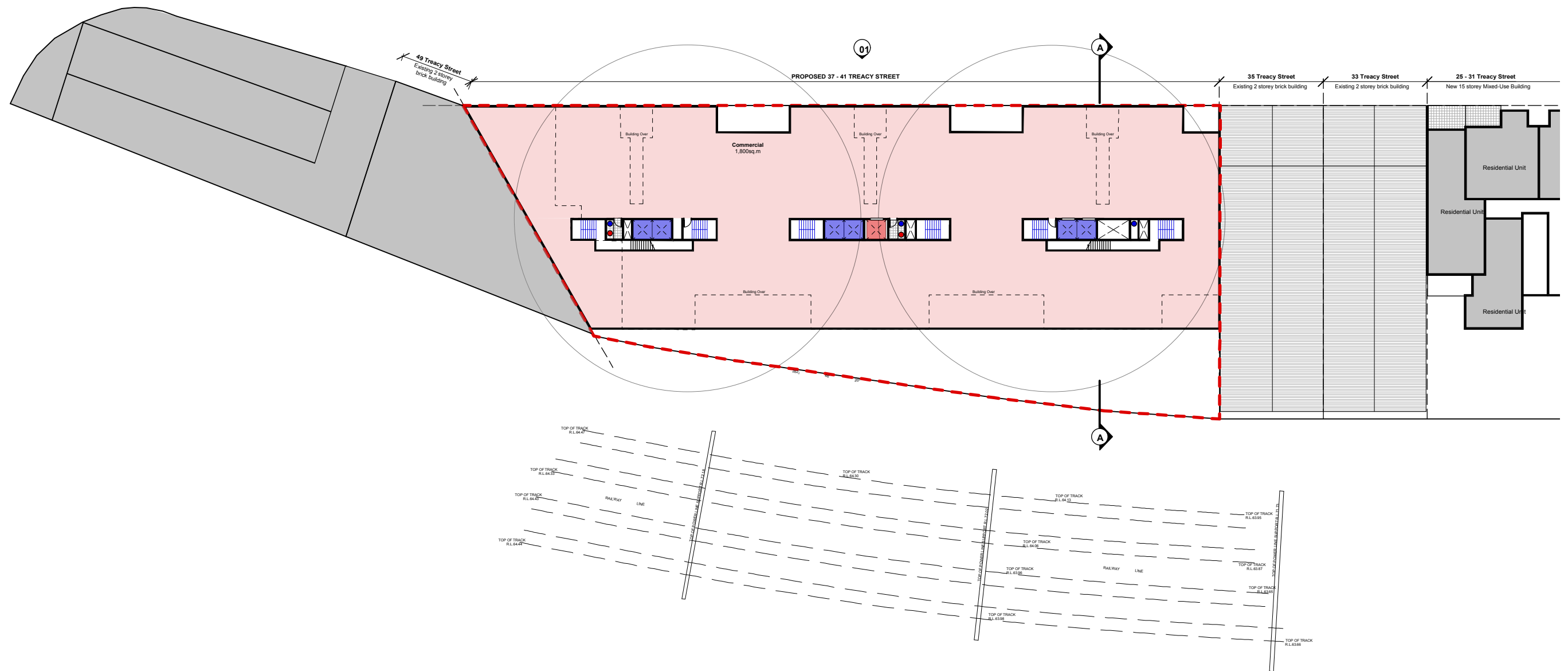


DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK 003		
DRAWING: Sketch Plan DRAWING NUMBER: SCALE: 1:500 @ A3 REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 T +61 2 9318 9200 F +61 2 9318 9222 Newcastle Suite 4 29 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



L1
GFA - 1,850 sq.m

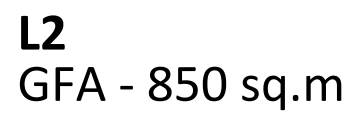


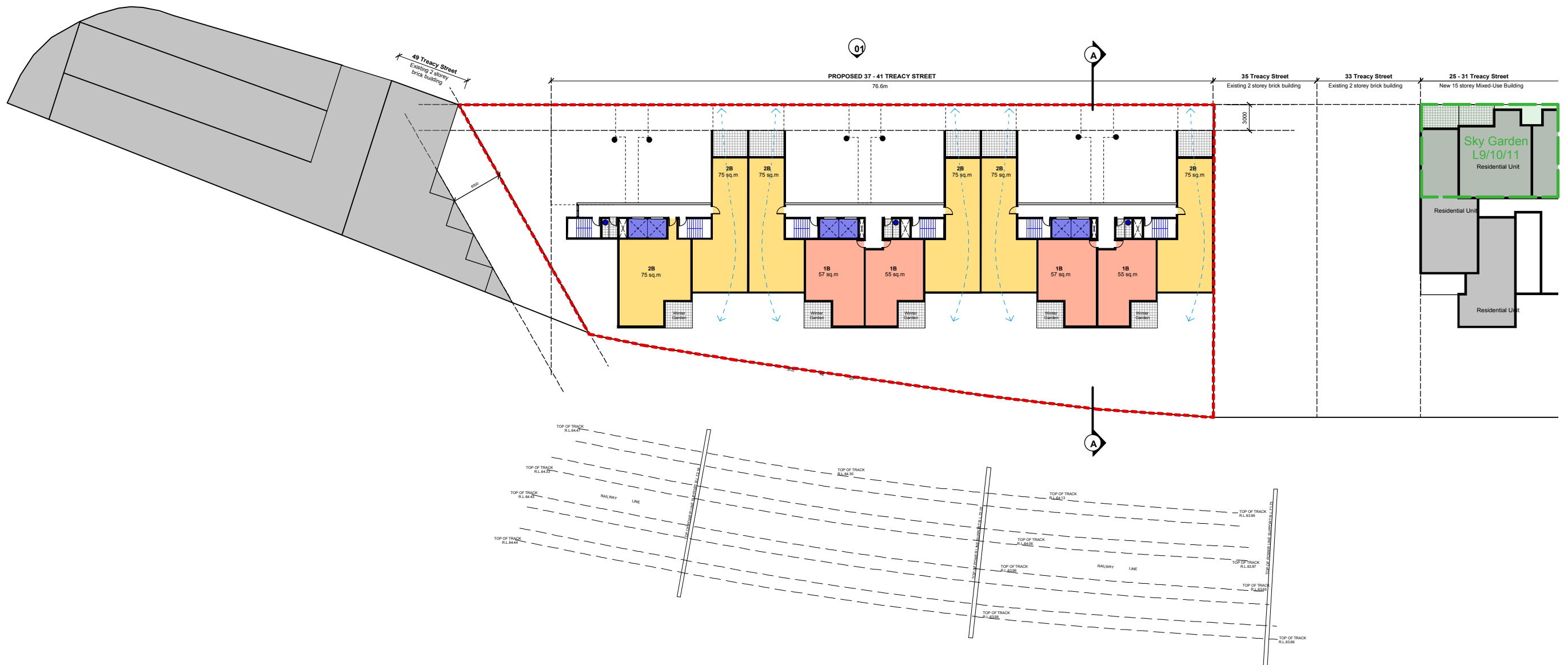
DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK 004		
DRAWING: Sketch Plan DRAWING NUMBER: SCALE: 1:500 @ A3 REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 T +61 2 9318 9200 F +61 2 9318 9222 Newcastle Suite 4 29 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		





L3
GFA - 850 sq.m

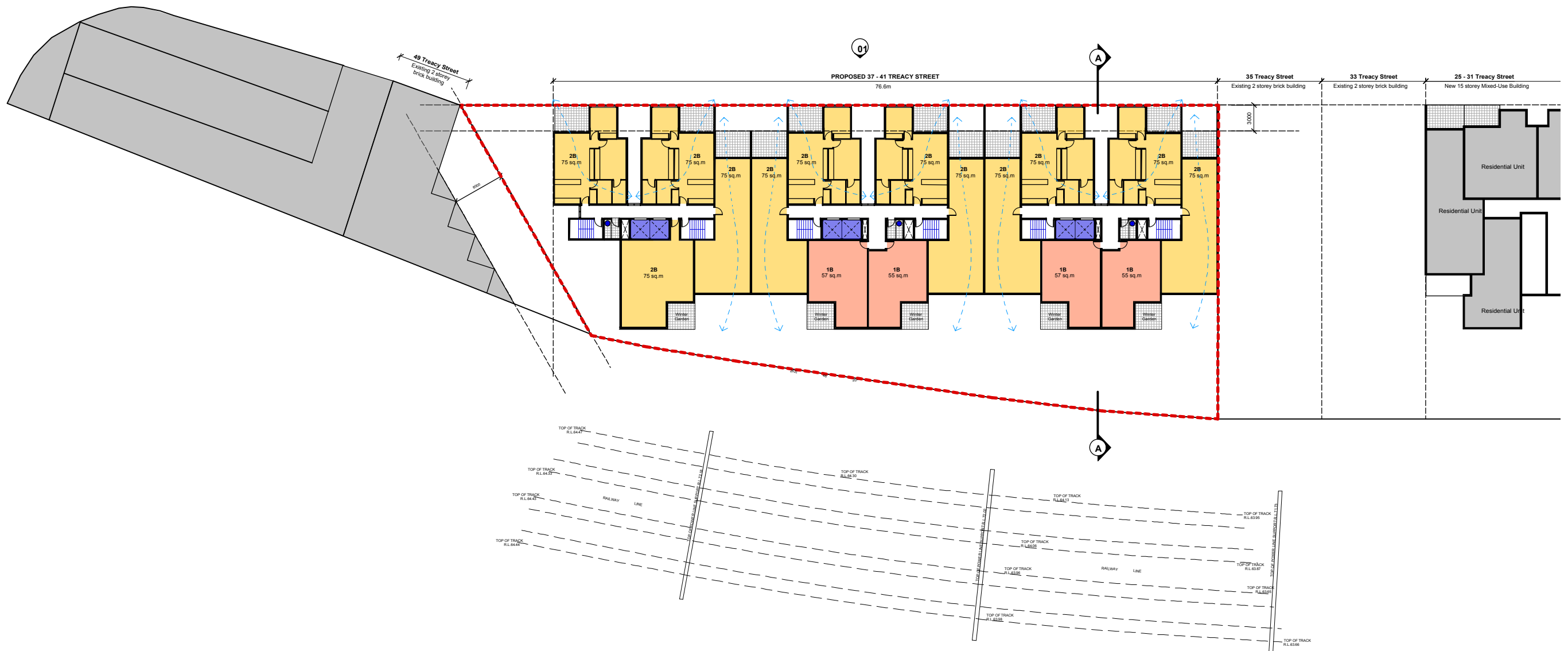


DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK 006		
DRAWING: Sketch Plan DRAWING NUMBER: SCALE: 1:500 @ A3 REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 P +61 2 9318 9200 F +61 2 9318 9222 Newcastle Suite 4 29 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



L4 - 11
GFA - 1,300 sq.m

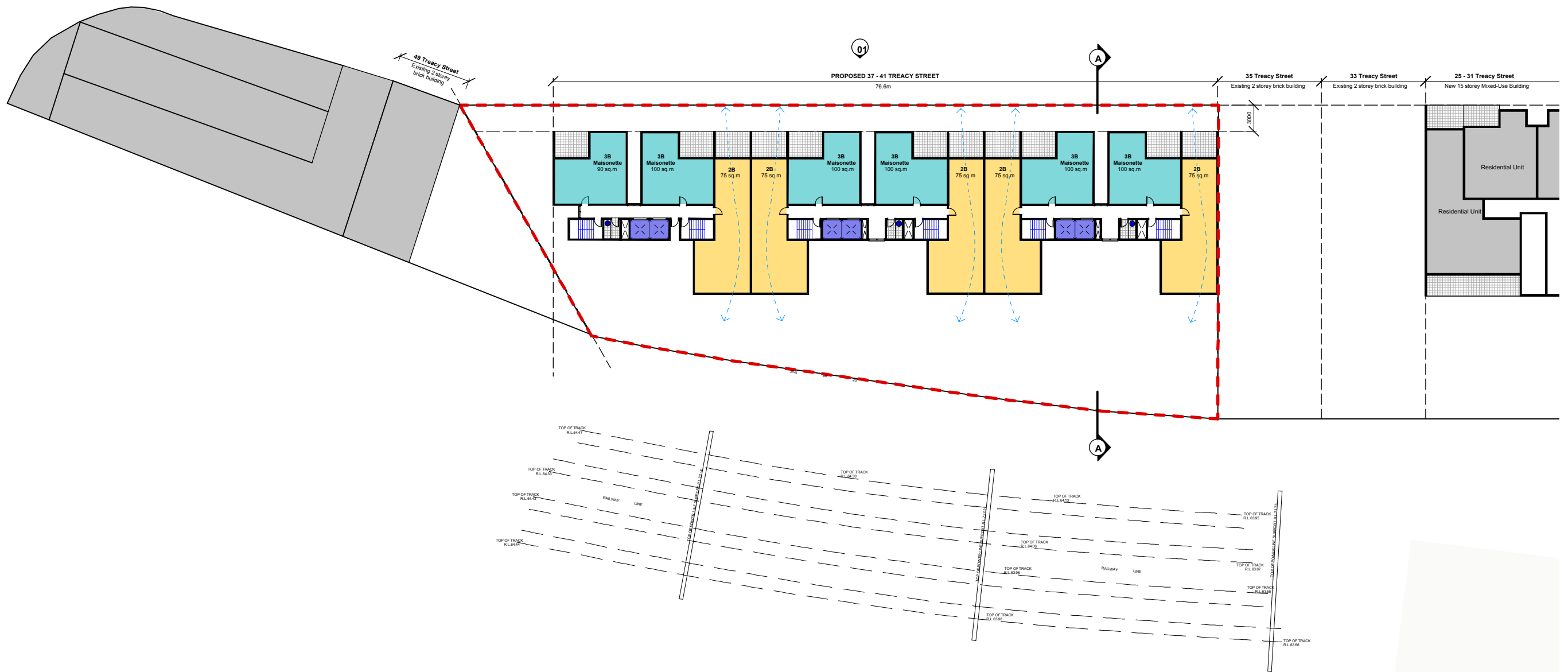
TBA	TBA	TBA
Issue	Date	Revision
SK007 DRAWING: Sketch Plan DRAWING NUMBER: SCALE: 1:500 @ A3 REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 T +61 2 9318 9200 F +61 2 9318 9222 Newcastle Suite 4 29 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au



L12 - 15
GFA - 800 sq.m



DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK008 DRAWING: Sketch Plan DRAWING NUMBER: SCALE: 1:500 @ A3 REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Burnside Avenue Rosebery NSW 2018 T +61 2 9318 5200 F +61 2 9318 5222 Newcastle Suite 4 19 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



View 1
Treacy Street - Western End



View 2
Aerial View



View 3
Treacy Street - Eastern End



View 4
Podium Level Sky Garden

DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

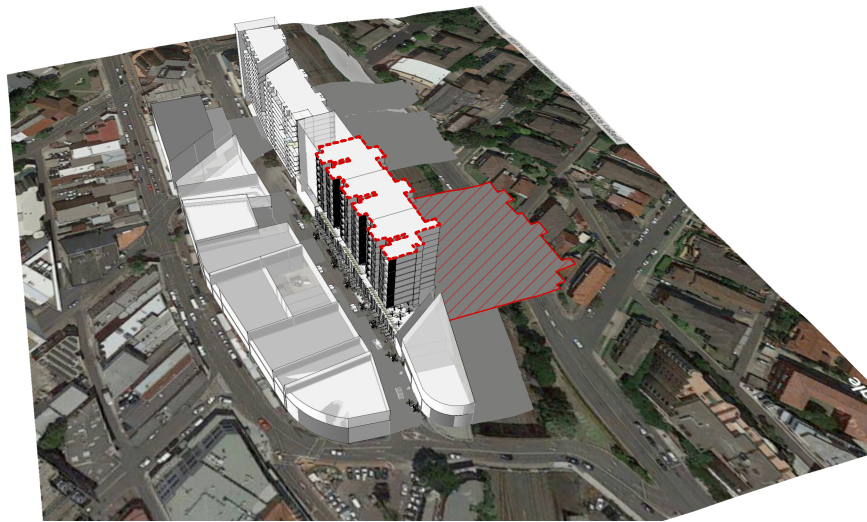
For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK009 DRAWING: Sketch 3D Views DRAWING NUMBER: SCALE: NA REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 T +61 2 9318 5200 F +61 2 9318 5222 Newcastle Suite 4 19 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		



June 21 - 9am
Solar Analysis - proposed



June 21 - 12 noon
Solar Analysis - proposed



June 21 - 3pm
Solar Analysis - proposed

DESIGN CONCEPT - All Parking below ground
SKETCH DESIGN - Mixed Use Development

For: Georges River Council

www.bka.com.au

TBA	TBA	TBA
Issue	Date	Revision
SK 010 DRAWING: Solar Analysis DRAWING NUMBER: SCALE: NA REVISION: A PROJECT NUMBER: N/A		
Sydney Suite 1.04 77 Darling Avenue Rosebery NSW 2018 T +61 2 9318 5200 F +61 2 9318 5222 Newcastle Suite 4 19 Bolton Street Newcastle NSW 2300 T +61 2 4926 5563 www.bka.com.au		