

# Planning Proposal

## 79-81 Queens Rd & 2-8 Spencer Street

### Five Dock NSW 2046



Sheet List - Planning Proposal	
Sheet Number	Sheet Name
PP000	Cover Page
PP001	Proposed Site Plan
PP002	Proposed DCP Envelope Plan
PP099	Basement Floorplans
PP100	Ground Floor Plan
PP101	Level 1 Floorplan
PP102	Level 2 Floorplan
PP103	Level 3 Floorplan
PP104	Level 4 Floorplan
PP105	Level 5 Floorplan
PP106	Lower Tower Floorplan
PP107	Upper Tower Floorplan
PP200	PP Elevations - Sheet 1
PP201	PP Elevations - Sheet 2
PP300	Proposed Section - William Street
PP400	Shadow Diagrams
PP401	Solar Access - Sun Eye Diagrams DCP
PP402	Solar Access - Sun Eye Diagrams PP

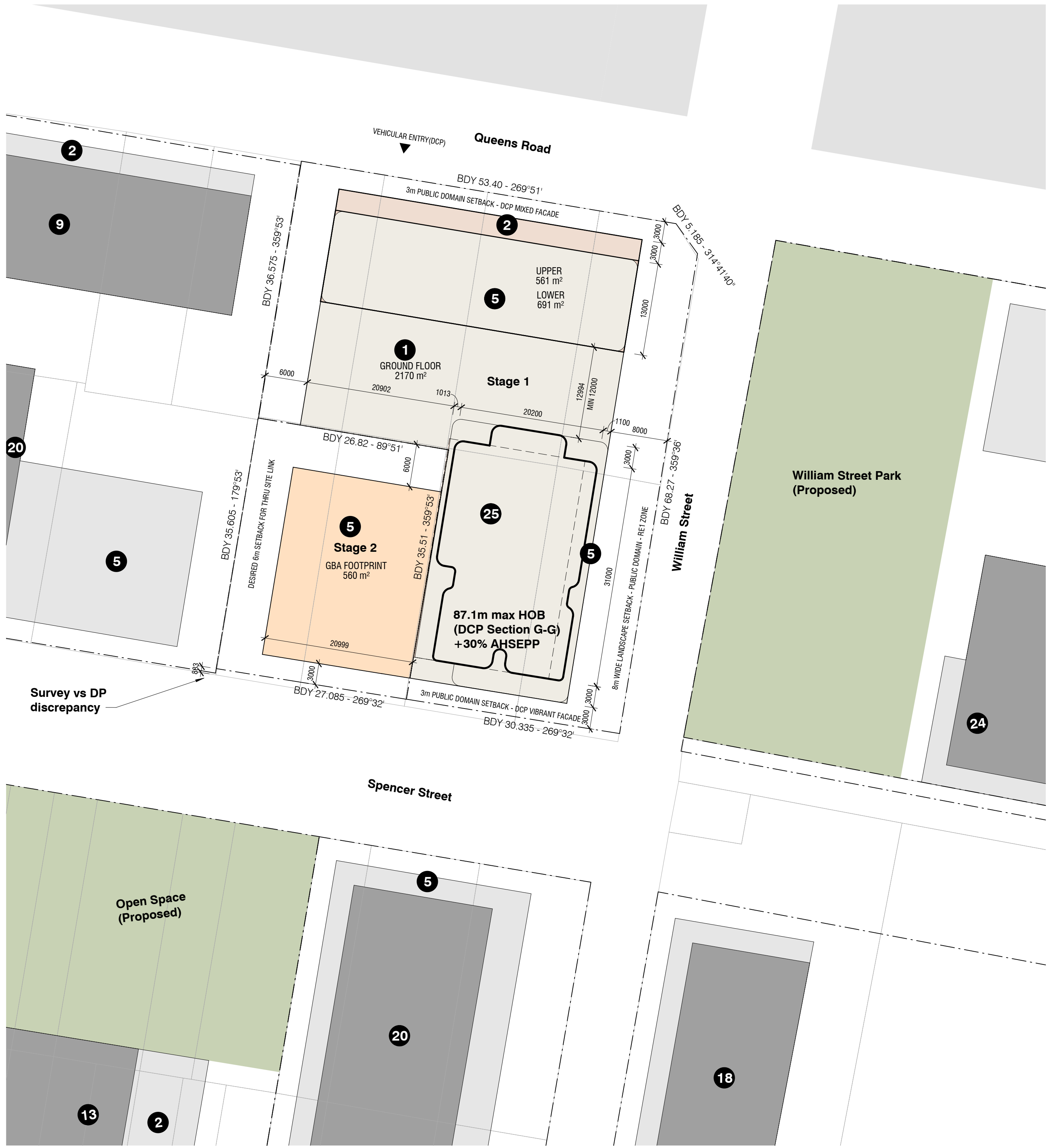




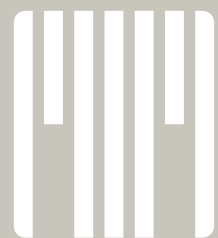
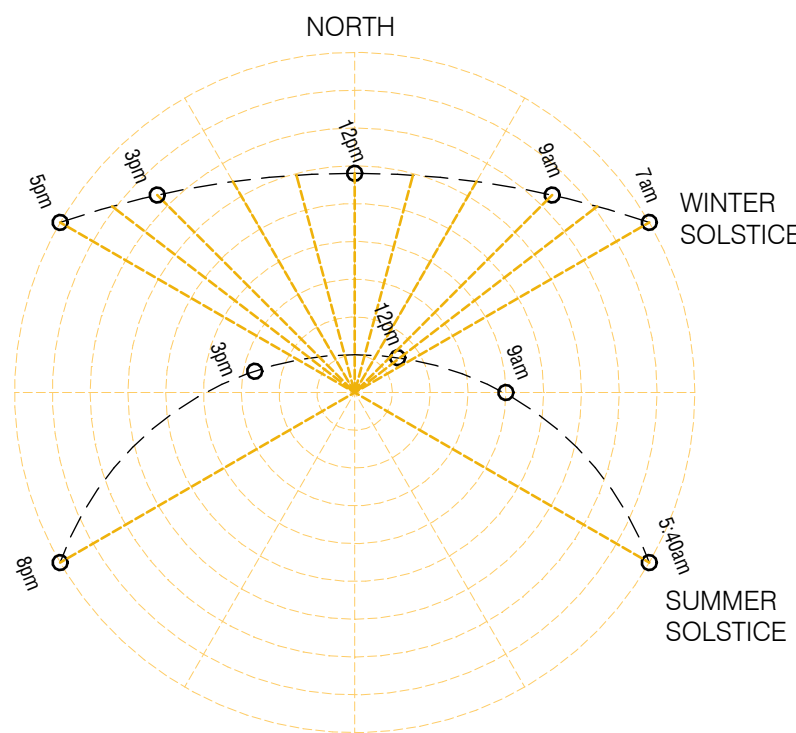
1 DCP Site Plan - Part K20 Kings Bay  
A200 1 : 400

LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



2 Proposed Site Plan - Planning Proposal - Staged  
A200 1 : 400



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: info@pdm.com.au  
M: 0400 809 210

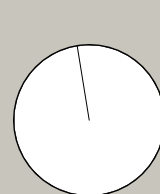
# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	FOR PRE-DA SUBMISSION	21/05/2024
2	FOR DISCUSSION	10/06/2024

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



Client  
DPG Project 37 Pty Ltd  
develotek  
PROPERTY GROUP

Project Title  
MIXED USE PROJECT  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
Proposed Site Plan

Drawing Number

PP001

Revision

2

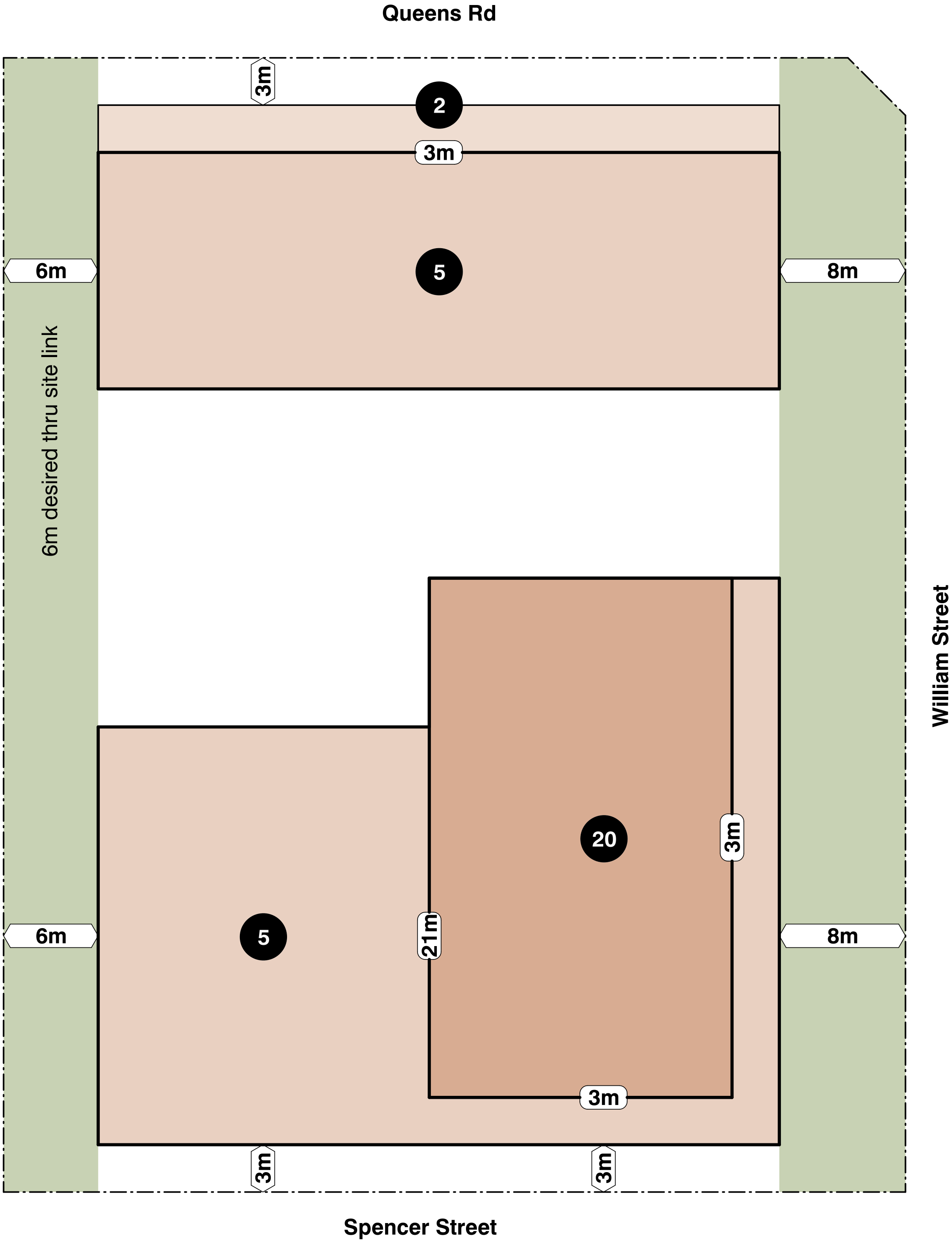
Date

10/06/2024

Scale

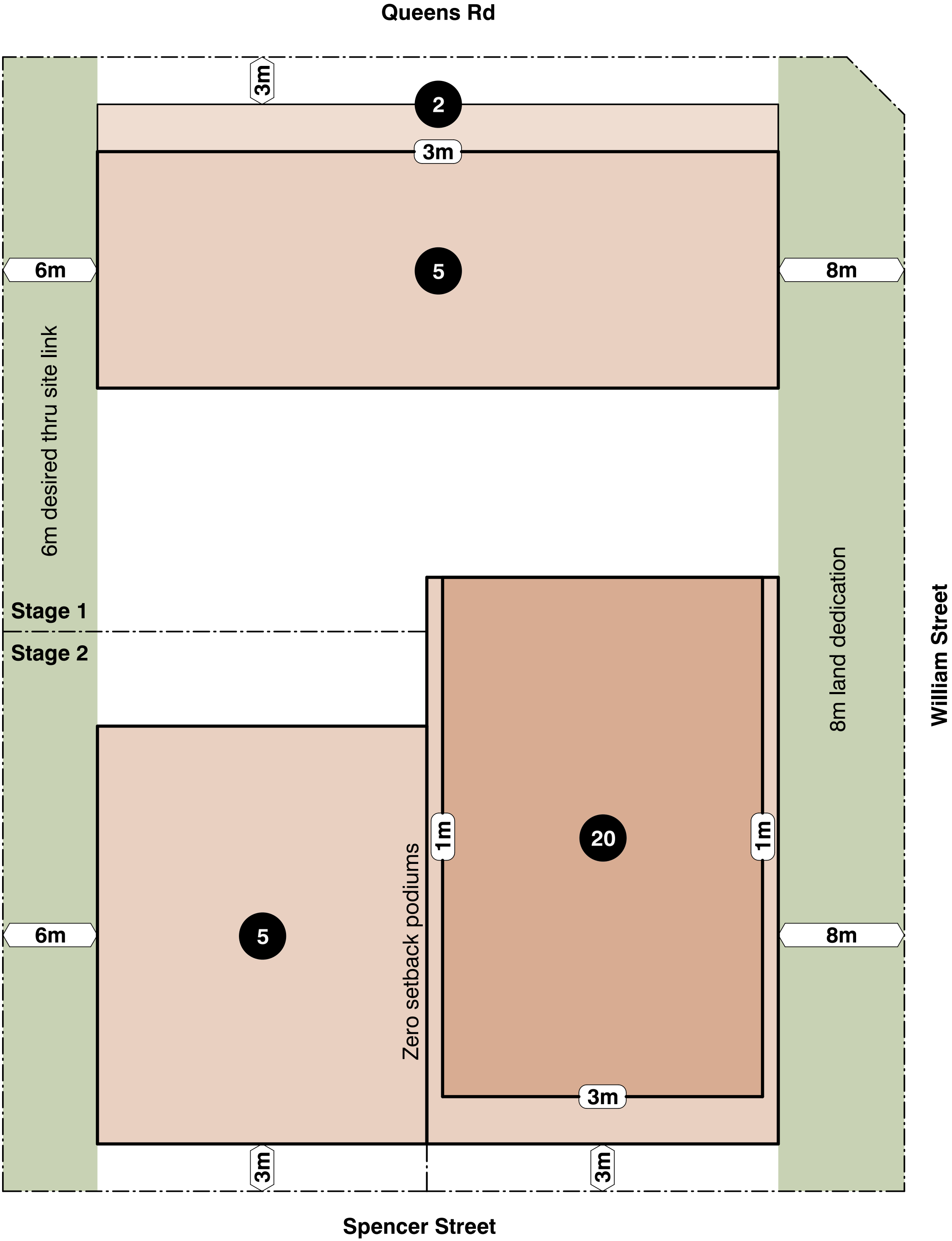
As indicated @ A1

15/12/2024 12:20:47 AM



Legend

- 5 Maximum number of storeys
- 3m Setback distance from boundaries
- 3m Upper level setback distance from podium edge
- 1 Existing DCP Envelope Plan  
1 : 200

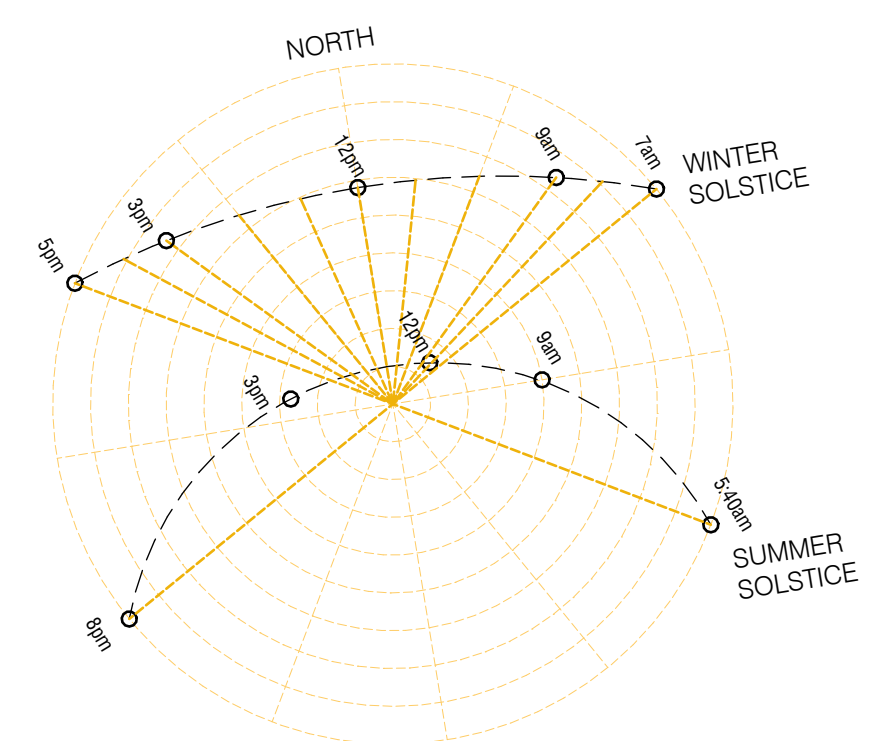
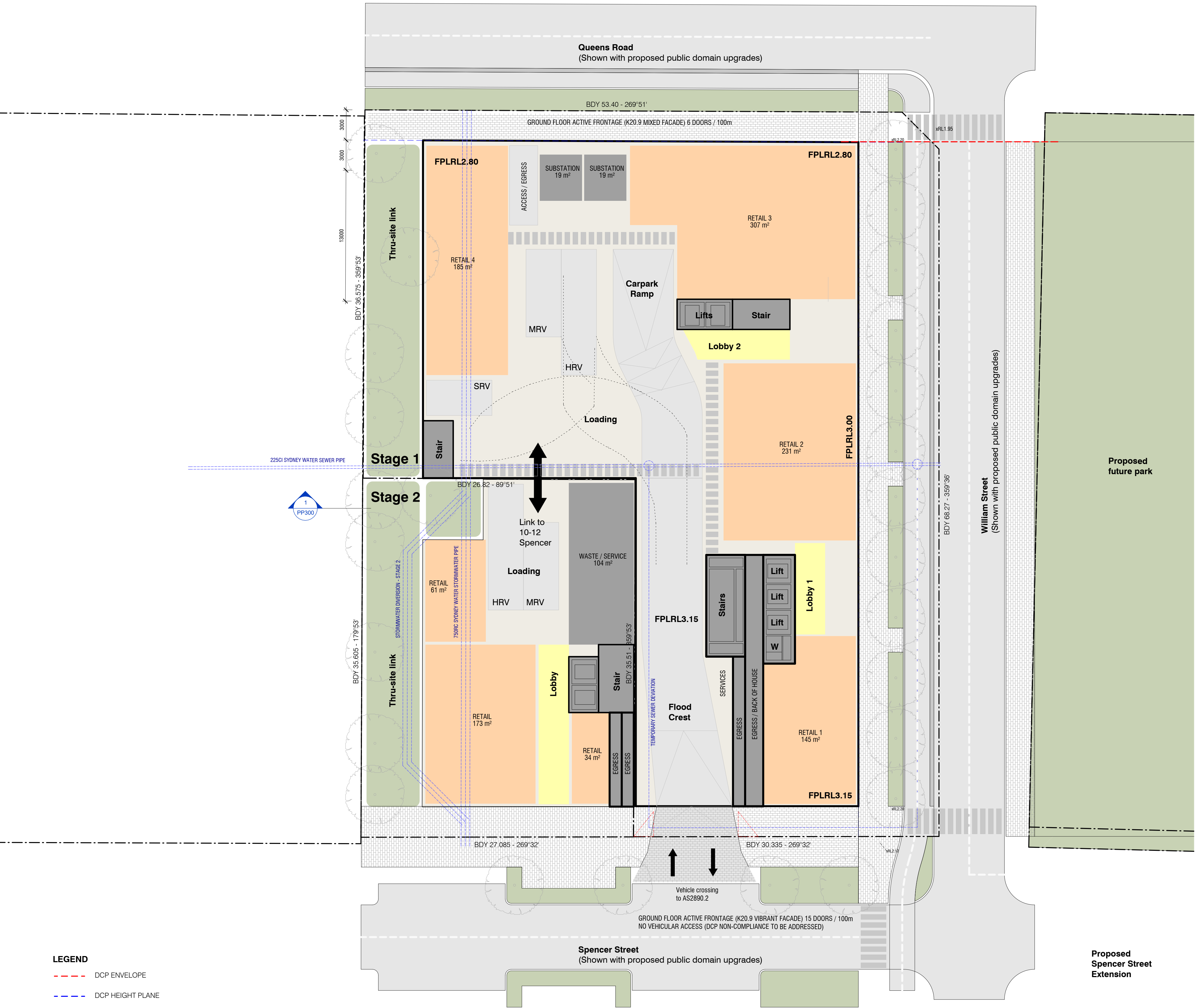


Legend

- 5 Maximum number of storeys
- 3m Setback distance from boundaries
- 3m Upper level setback distance from podium edge
- 2 Proposed DCP Envelope Plan  
1 : 200







**LEGEND**

- - - DCP ENVELOPE
- - - DCP HEIGHT PLANE

# Queens & William Five Dock Planning Proposal

**Projected Design Management**

Projected Design Management Pty Ltd  
E: info@projectdesignmanagement.com.au  
M: 0400 809 210

Revision	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024
2	PLANNING PROPOSAL SUBMISSION	05/08/2024

**General Notes**

This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.

All dimensions are in mm and angles in degrees unless noted otherwise.

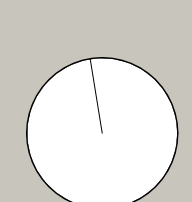
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

**Concept Design Notes**

This drawing is strictly for use as a concept design for discussion purposes only.

The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.

This drawing must not be used or relied upon for any planning application, financial decision, or construction.



Client  
**DPG Project 37 Pty Ltd**

**develotek**  
PROPERTY GROUP

Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
**Ground Floor Plan**

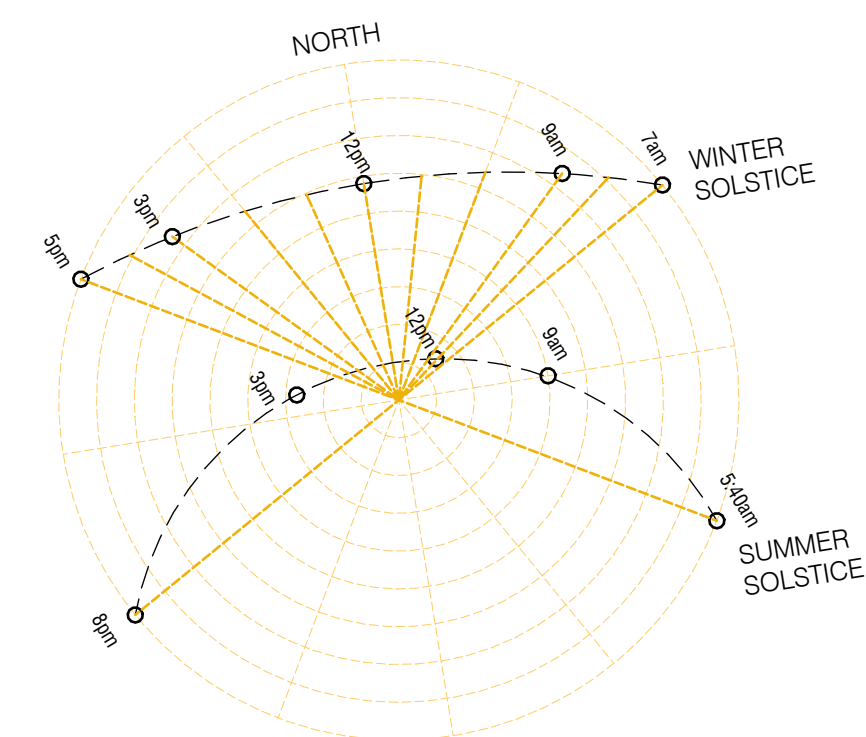
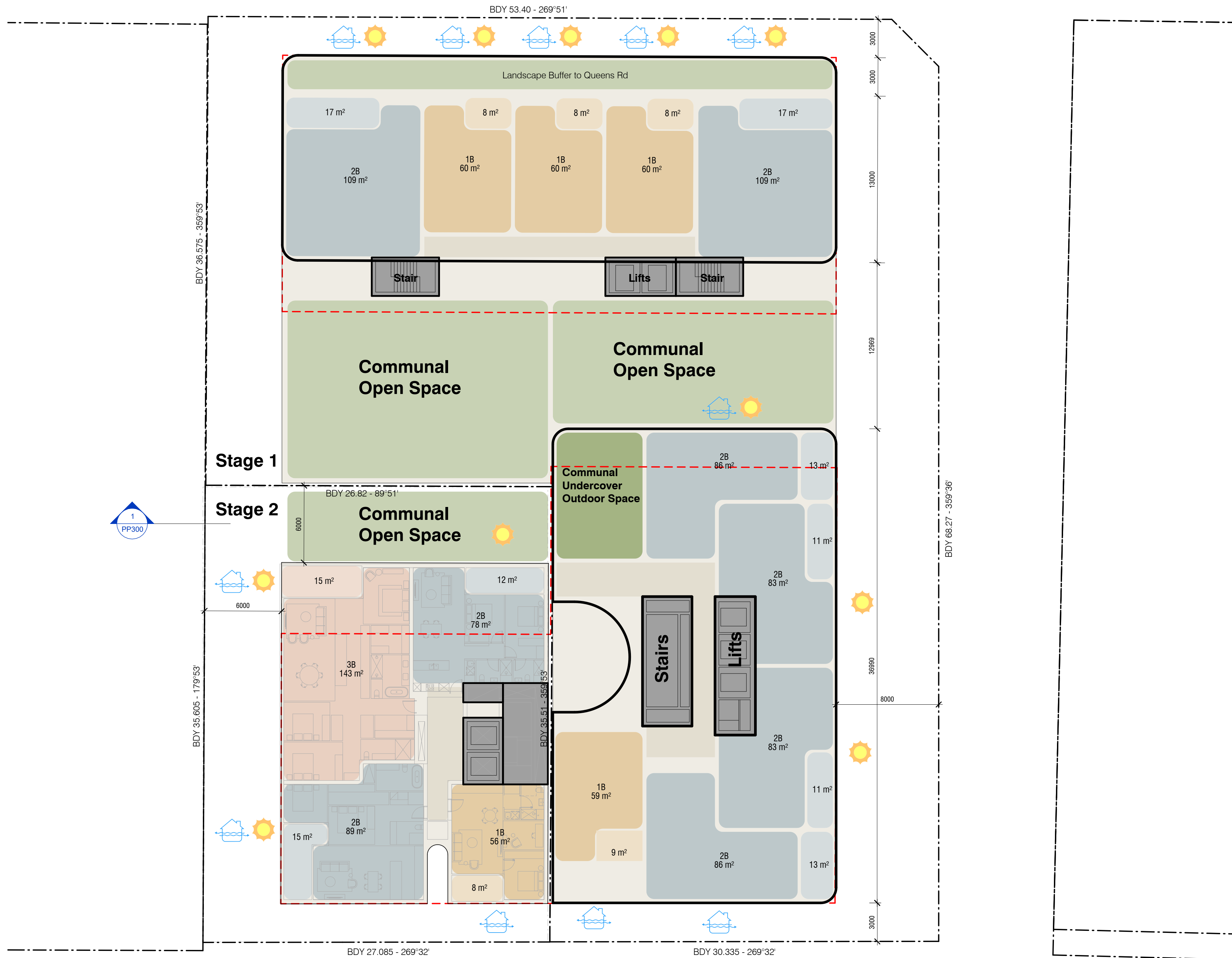
Drawing Number  
**PP100**

Revision  
**2**

Date  
**05/08/2024**

Scale  
**1 : 200 @ A1**





LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE

# Queens & William Five Dock Planning Proposal



Projected  
Design  
Management

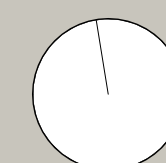
Projected Design Management Pty Ltd  
E: [enquiries@pdm.com.au](mailto:enquiries@pdm.com.au)  
M: 0400 809 210

Revision Schedule	Rev	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024	
2	PLANNING PROPOSAL SUBMISSION	05/08/2024	

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

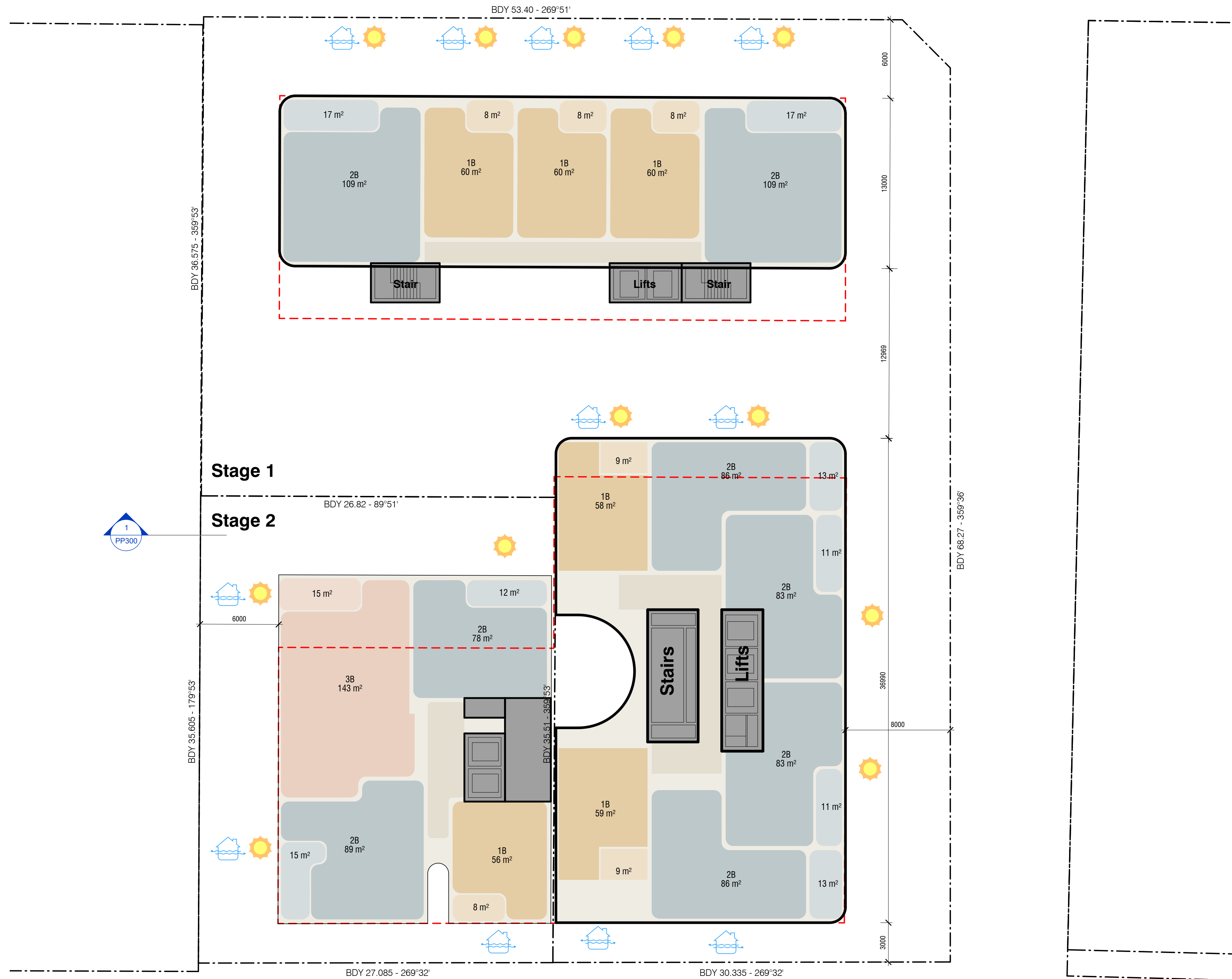
Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
**Level 1 Floorplan**

Drawing Number  
**PP101**  
Revision  
**2**  
Date  
**05/08/2024**  
Scale  
**1 : 200 @ A1**

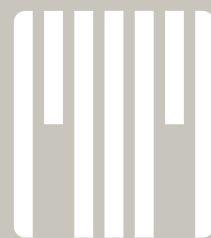
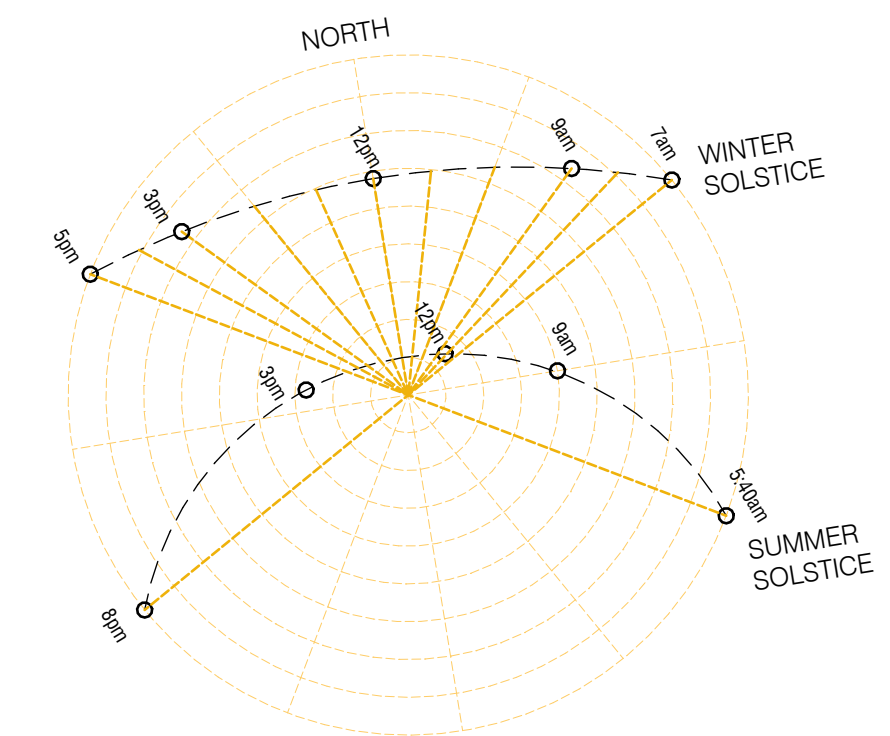
15/12/2024 12:20:49 AM





LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: [info@pdm.com.au](mailto:info@pdm.com.au)  
M: 0400 809 210

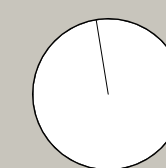
# Queens & William Five Dock Planning Proposal

Revision Schedule	Rev	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024	
2	PLANNING PROPOSAL SUBMISSION	05/08/2024	

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

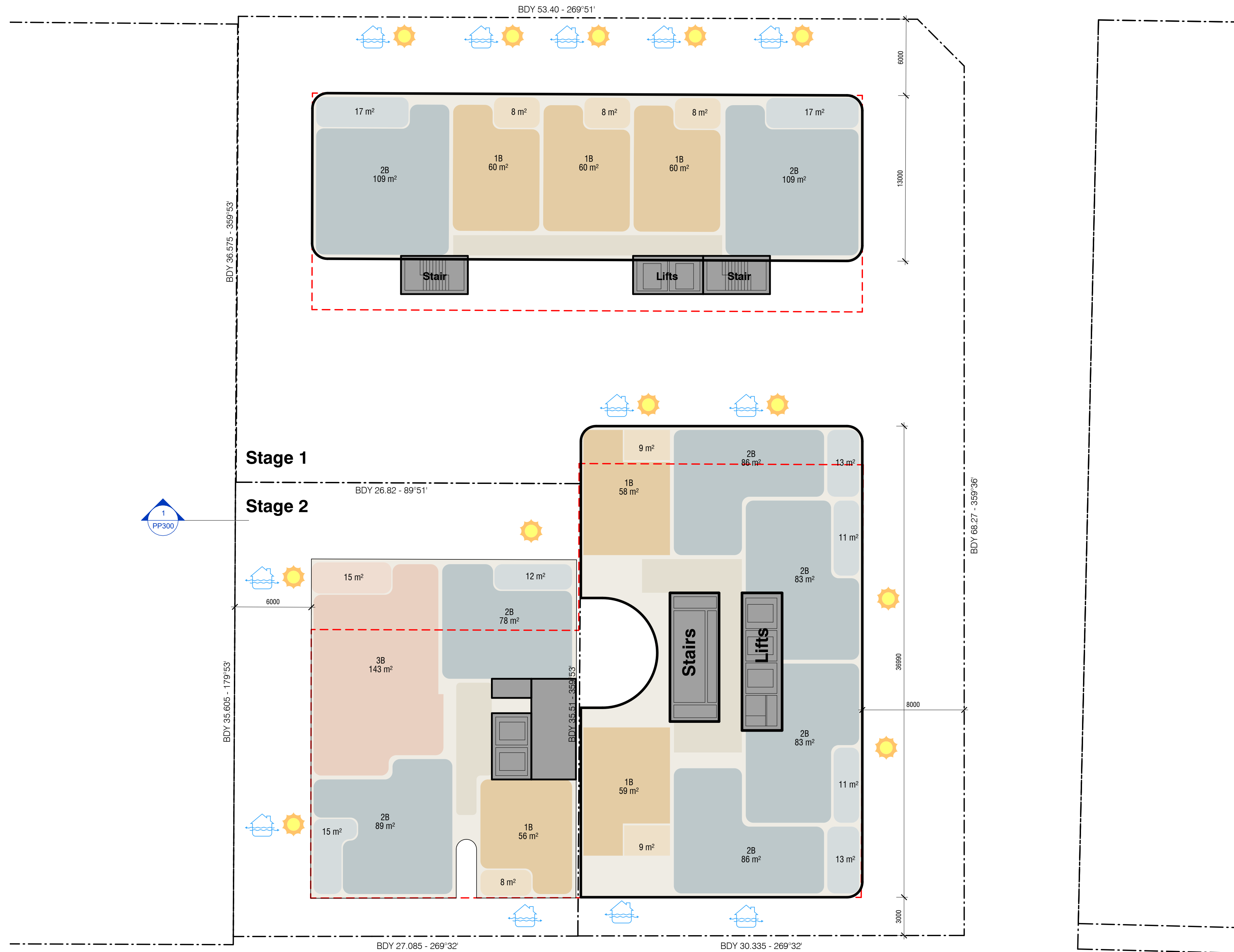
Project Title  
**MIXED USE PROJECT**  
**79-81 Queens Rd**  
**& 2-8 Spencer St**  
**FIVE DOCK NSW 2046**

Drawing Title  
**Level 2 Floorplan**

Drawing Number  
**PP102**  
Revision  
**2**  
Date  
**05/08/2024**  
Scale  
**1 : 200 @ A1**

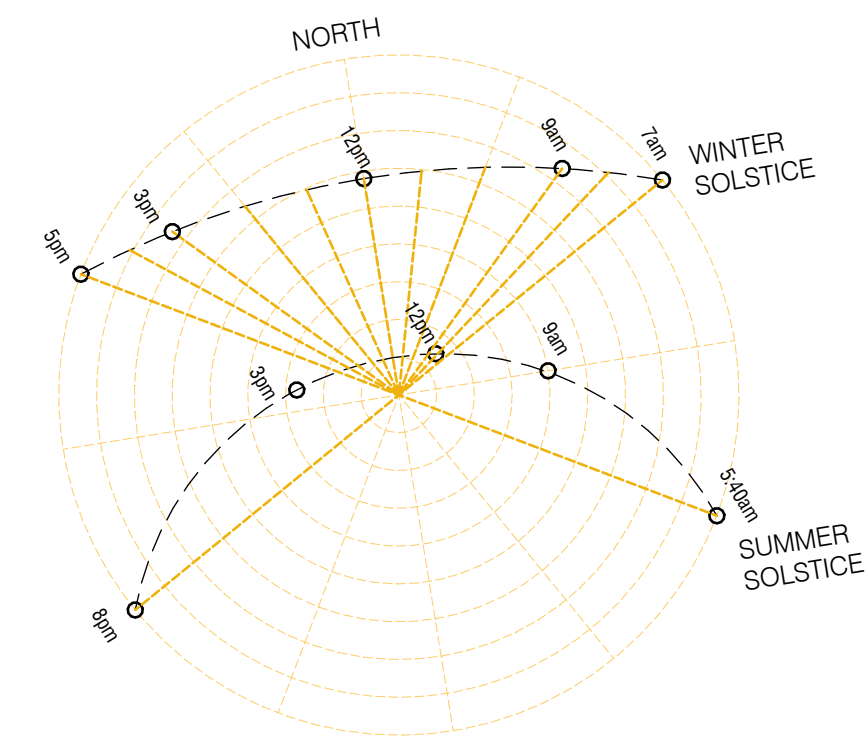
15/12/2024 12:20:49 AM





#### LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



# Queens & William Five Dock Planning Proposal



Projected  
Design  
Management

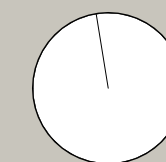
Projected Design Management Pty Ltd  
E: [enquiries@pdm.com.au](mailto:enquiries@pdm.com.au)  
M: 0400 809 210

Revision Schedule	Rev	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024	
2	PLANNING PROPOSAL SUBMISSION	05/08/2024	

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



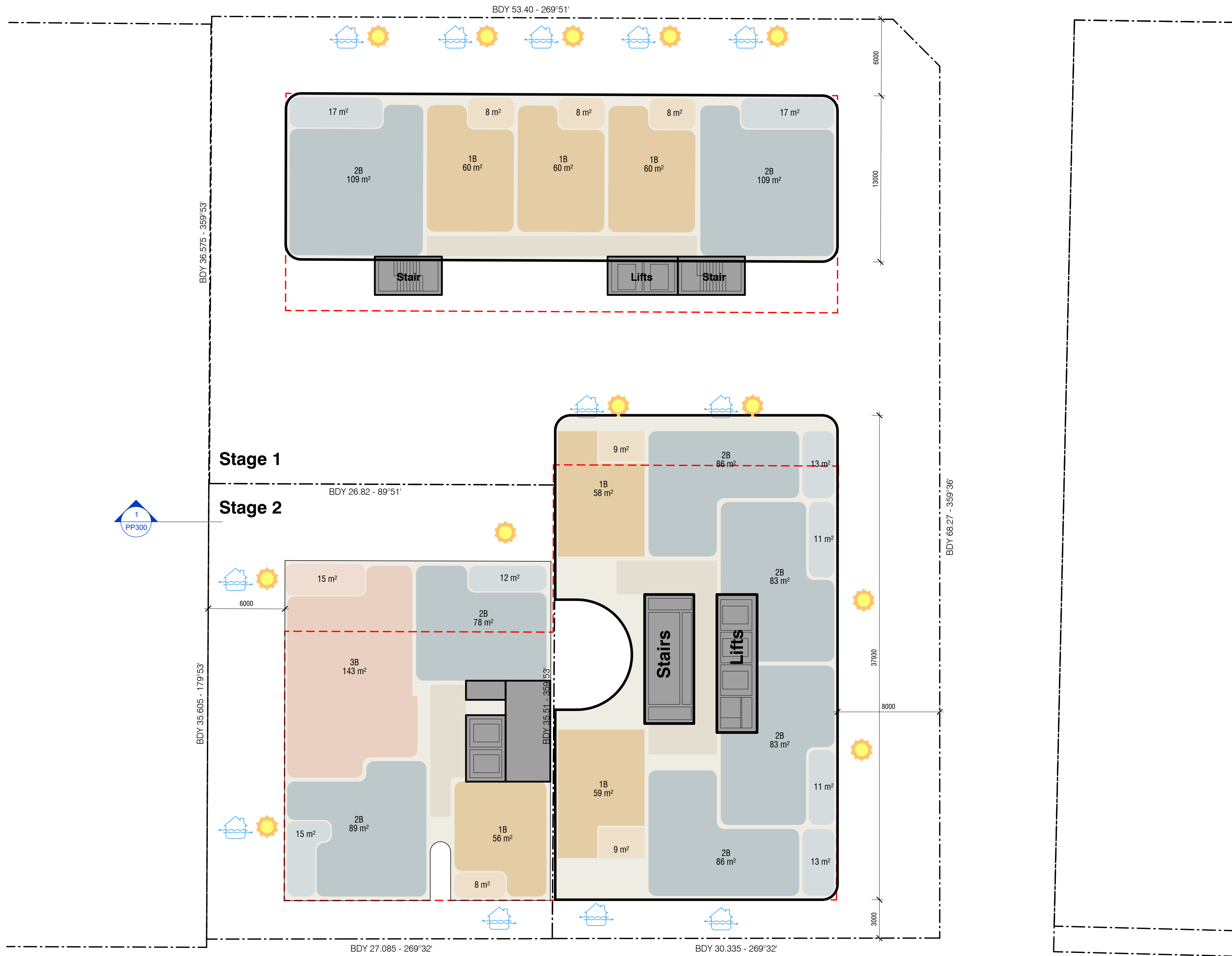
Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

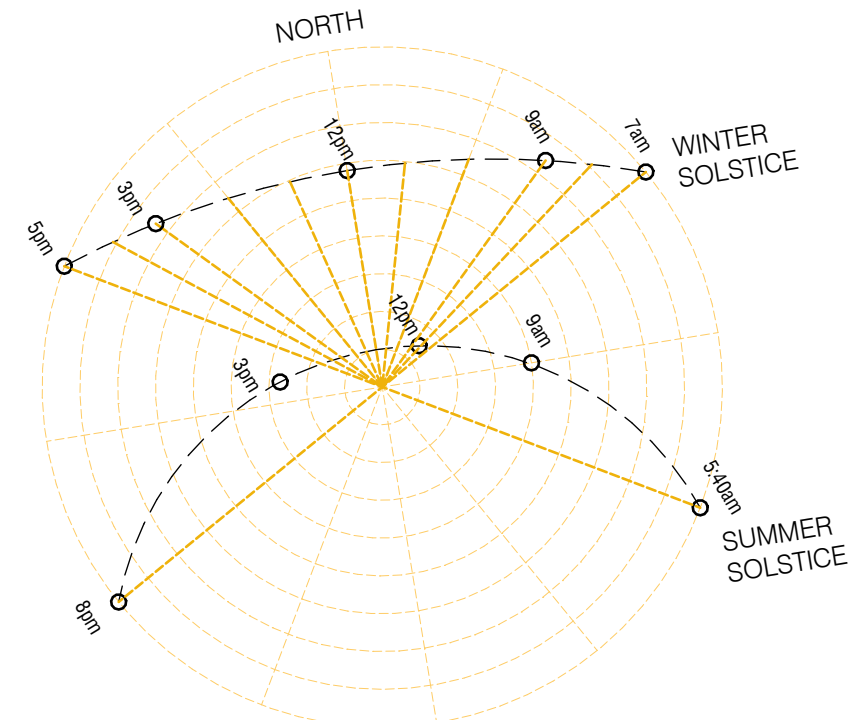
Drawing Title  
**Level 3 Floorplan**

Drawing Number  
**PP103**  
Revision  
**2**  
Date  
**05/08/2024**  
Scale  
**1 : 200 @ A1**





**LEGEND**  
--- DCP ENVELOPE  
--- DCP HEIGHT PLANE



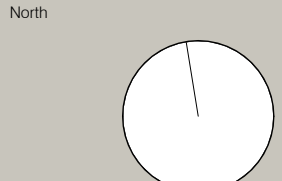
Projected  
Design  
Management  
Projected Design Management Pty Ltd  
E: info@projectdesignm.com.au  
M: 0400 809 210

# Queens & William Five Dock Planning Proposal

Revision Schedule	Rev	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024	
2	PLANNING PROPOSAL SUBMISSION	05/08/2024	

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.



Client  
DPG Project 37 Pty Ltd  
develotek  
PROPERTY GROUP

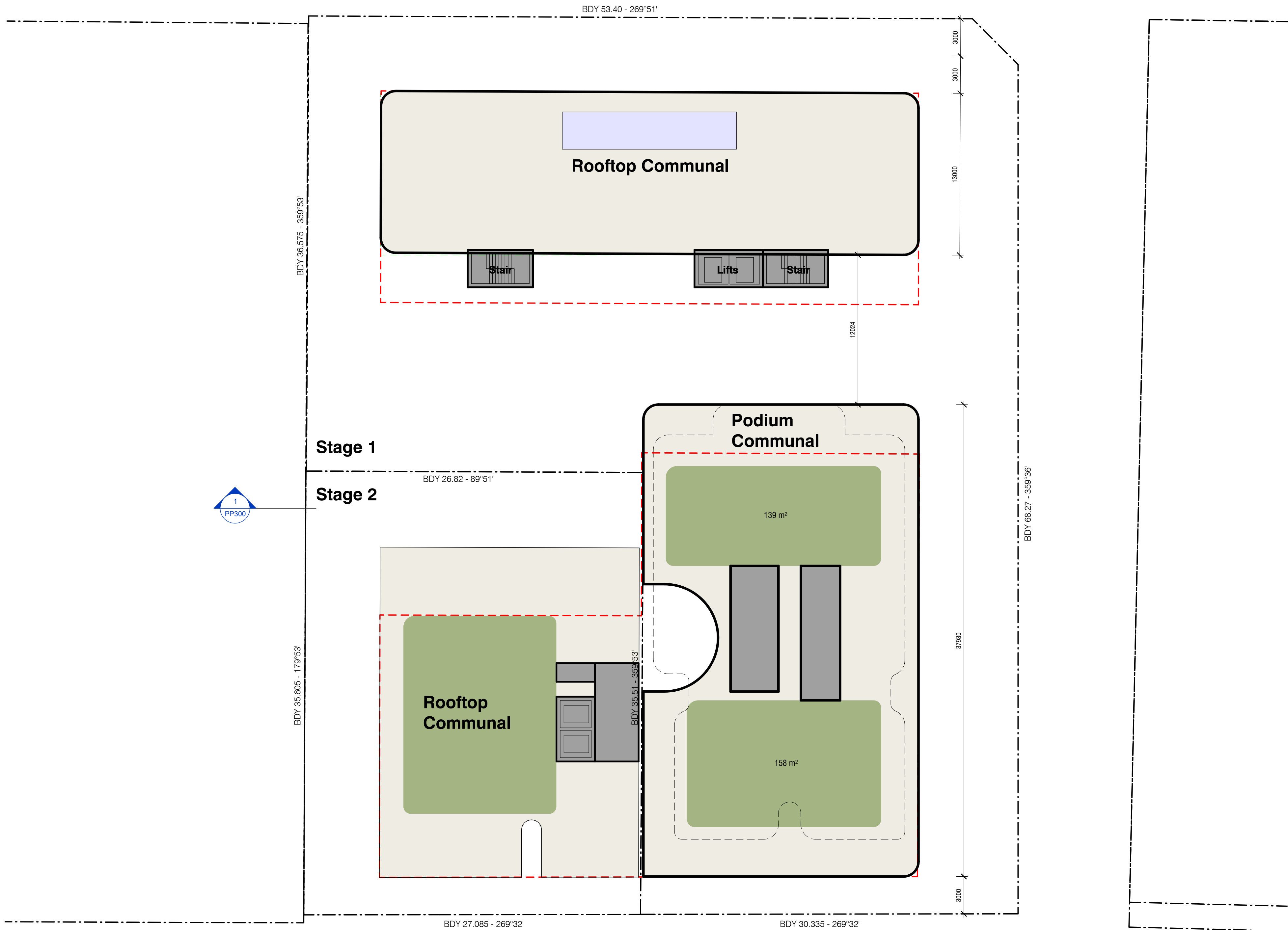
Project Title  
MIXED USE PROJECT  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
Level 4 Floorplan

Drawing Number  
Revision  
Date  
Scale

PP104  
2  
05/08/2024  
1 : 200 @ A1

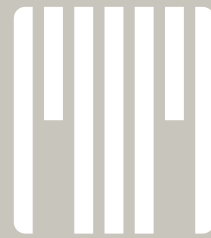
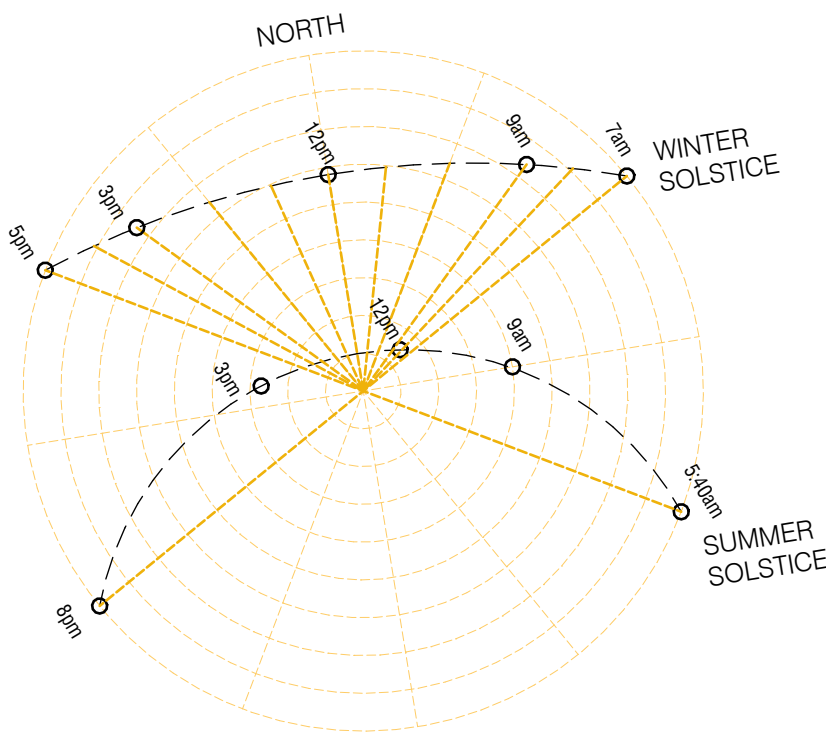




1 Level 5  
A200 1 : 200

LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Projected  
Design  
Management

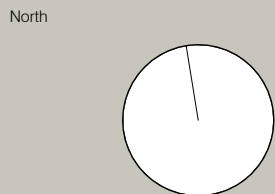
Projected Design Management Pty Ltd  
E: [enquiries@pdm.com.au](mailto:enquiries@pdm.com.au)  
M: 0400 809 210

# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024
2	PLANNING PROPOSAL SUBMISSION	05/08/2024

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.



Client  
DPG Project 37 Pty Ltd  
**develotek**  
PROPERTY GROUP

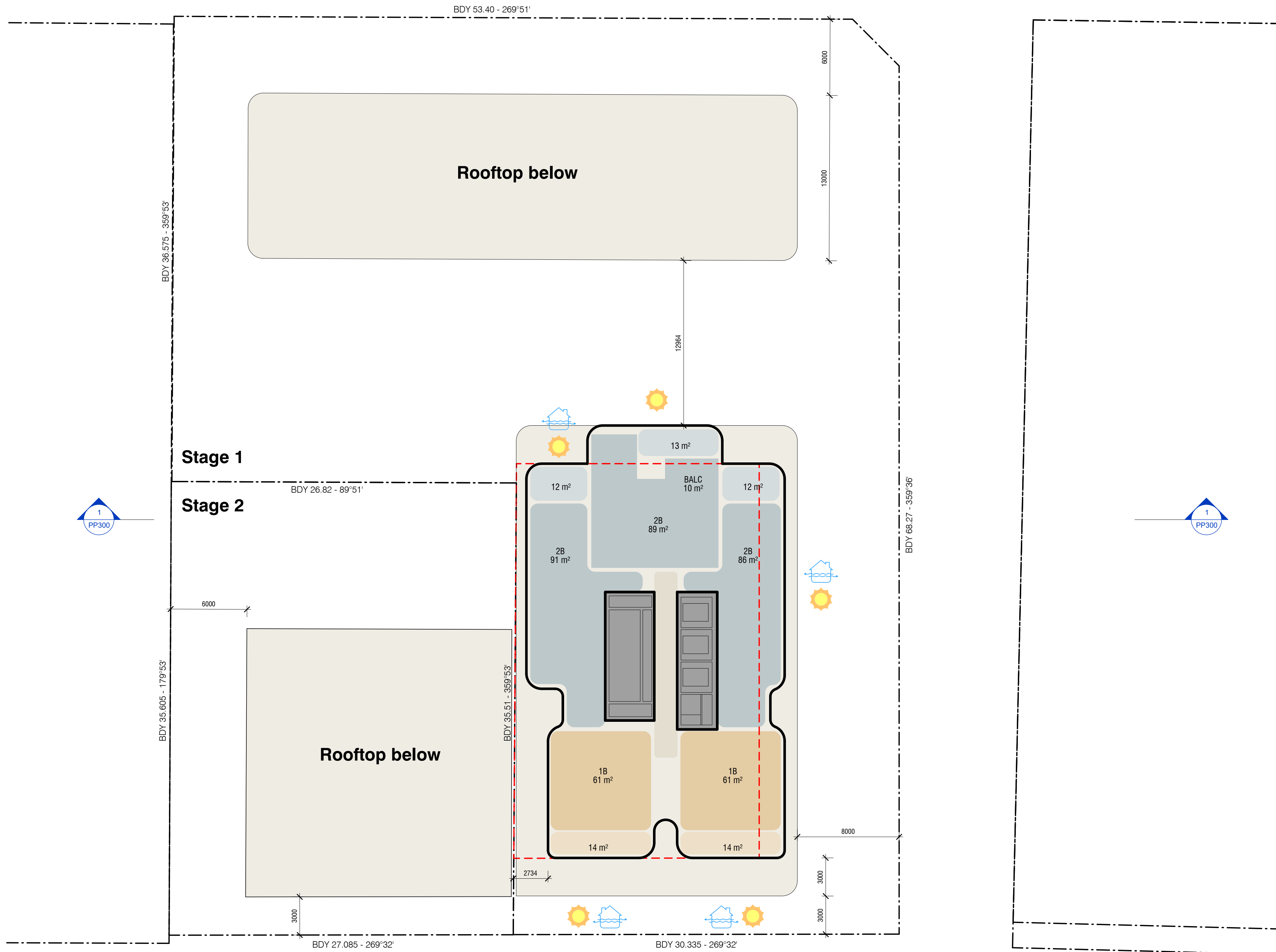
Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
**Level 5 Floorplan**

Drawing Number  
Revision  
Date  
Scale

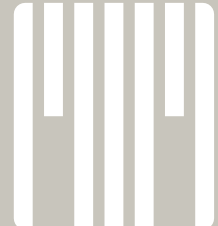
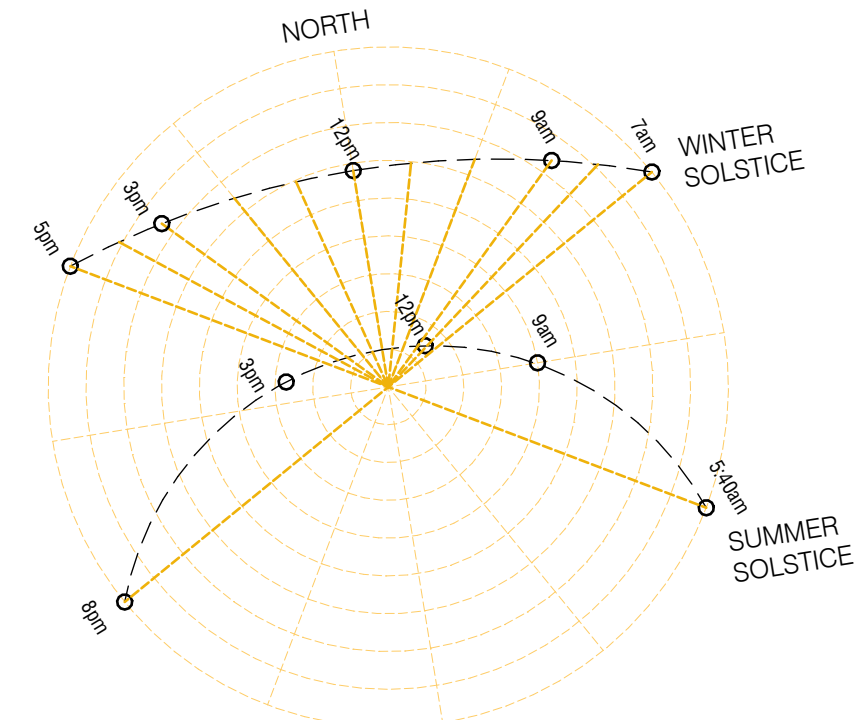
**PP105**  
**2**  
**05/08/2024**  
**1 : 200 @ A1**





LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: [info@pdm.com.au](mailto:info@pdm.com.au)  
M: 0400 809 210

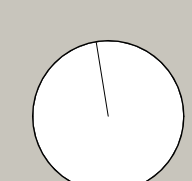
# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024
2	PLANNING PROPOSAL SUBMISSION	05/08/2024

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



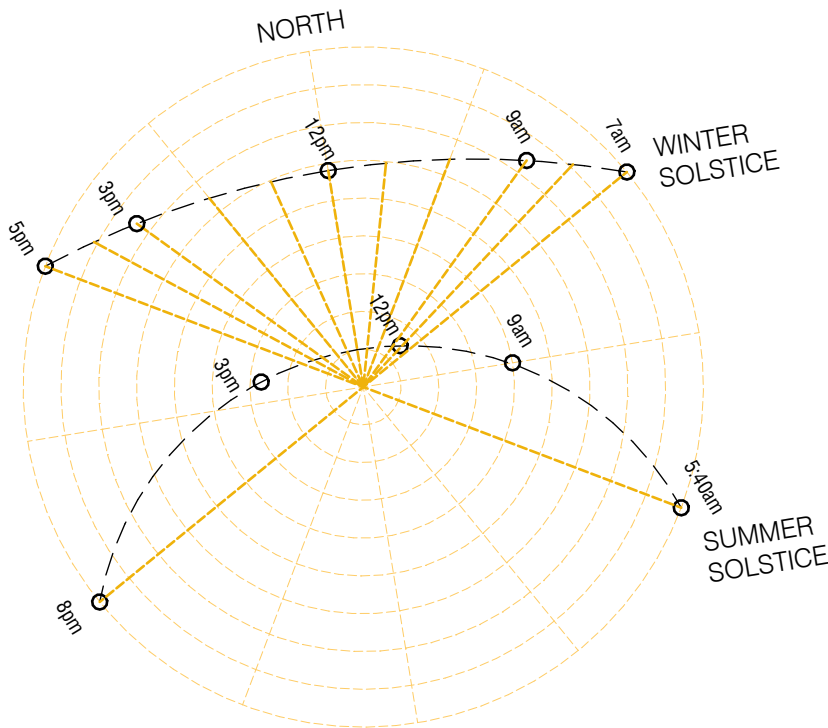
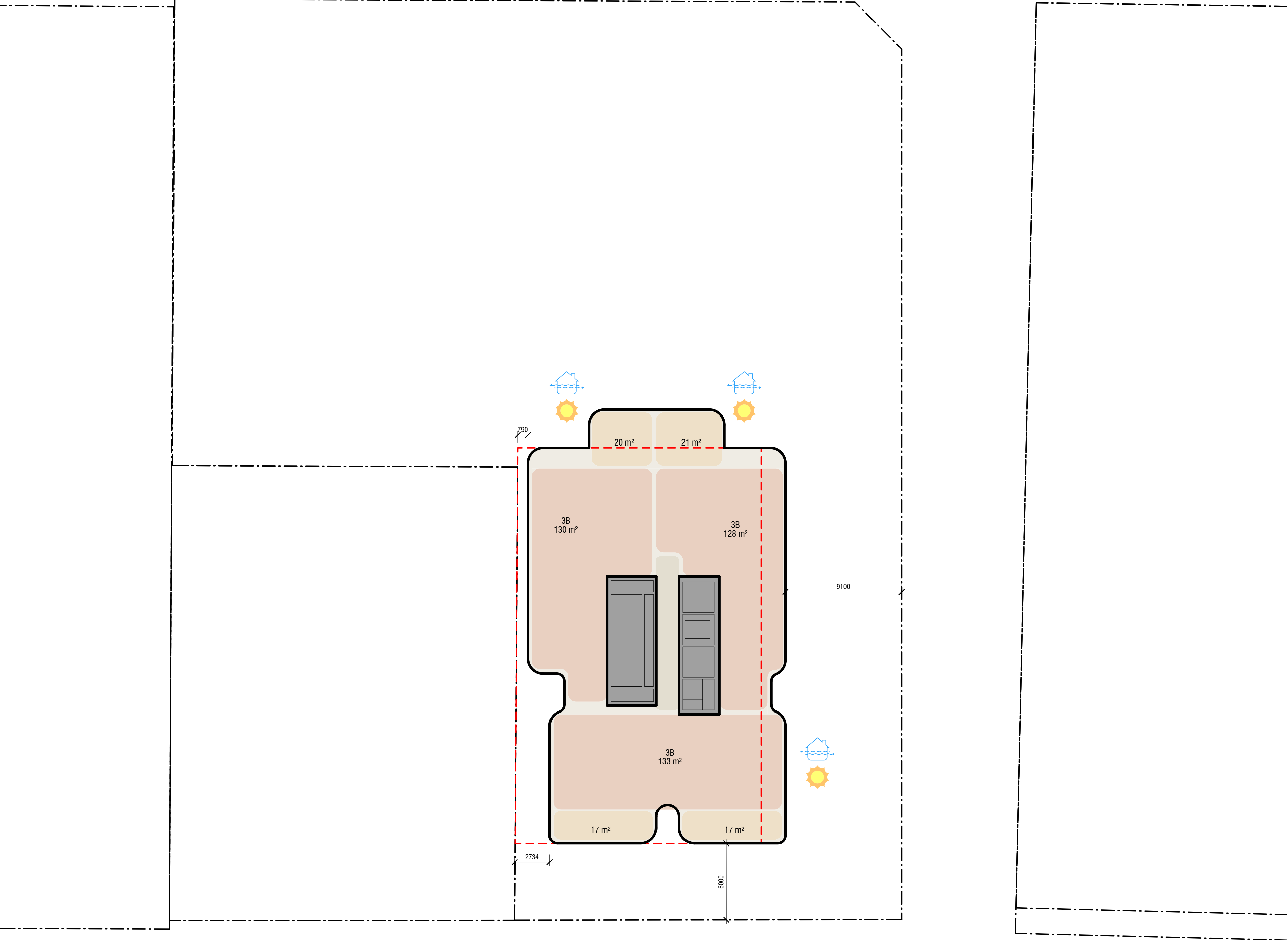
Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

Project Title  
**MIXED USE PROJECT**  
**79-81 Queens Rd**  
**& 2-8 Spencer St**  
**FIVE DOCK NSW 2046**

Drawing Title  
**Lower Tower Floorplan**

Drawing Number  
**PP106**  
Revision  
**2**  
Date  
**05/08/2024**  
Scale  
**1 : 200 @ A1**

15/12/2024 12:20:49 AM



**LEGEND**

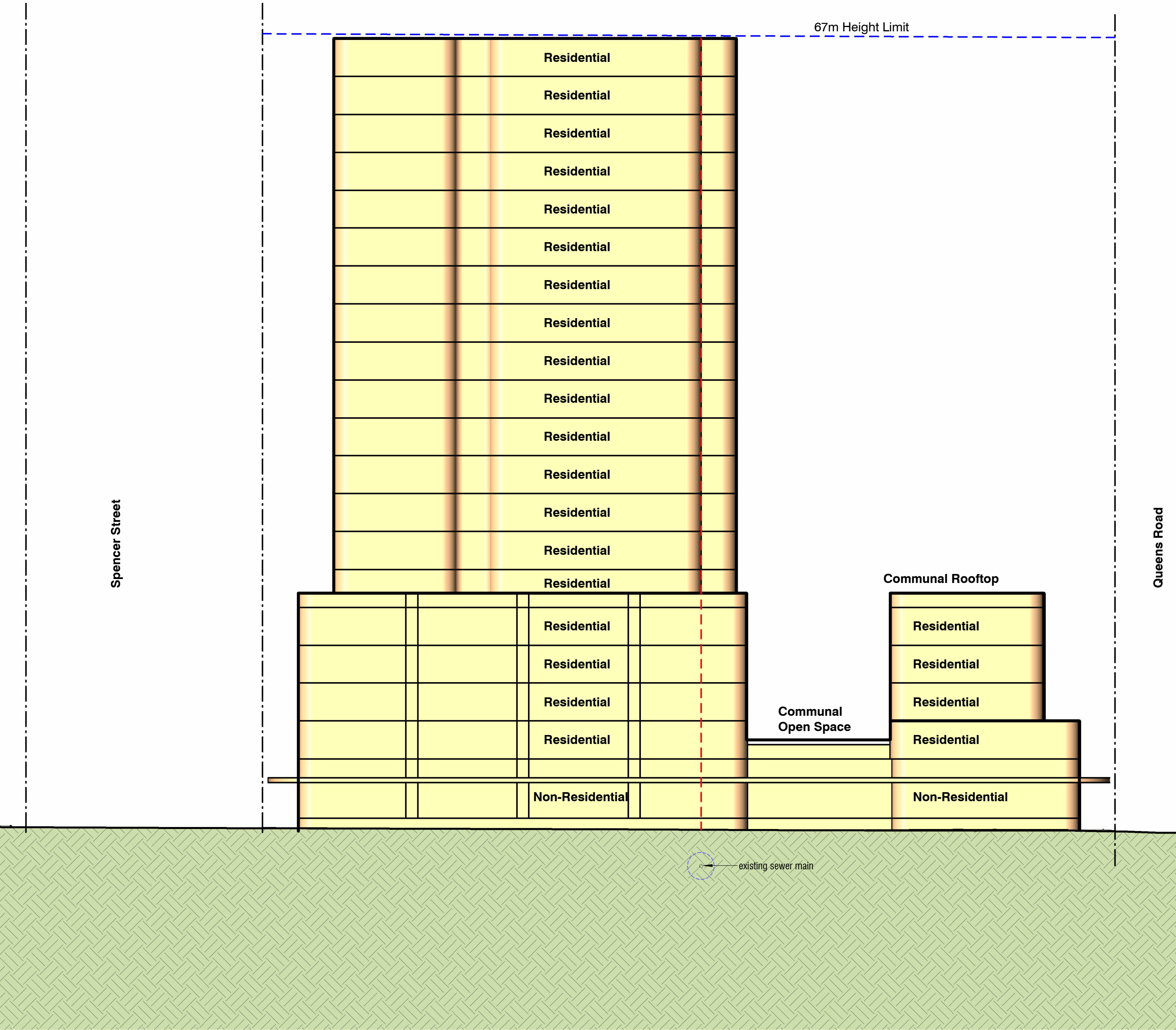
--- DCP ENVELOPE

--- DCP HEIGHT PLANE

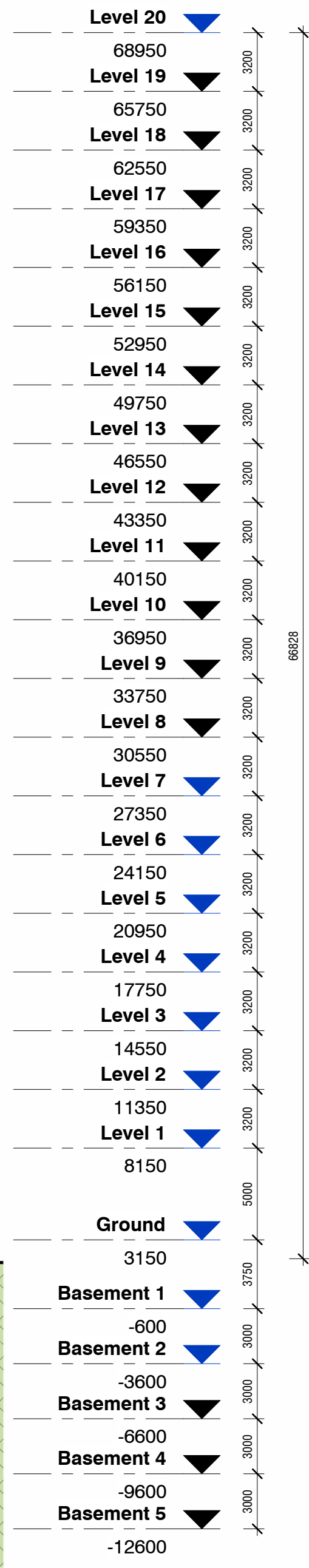
# Queens & William Five Dock Planning Proposal



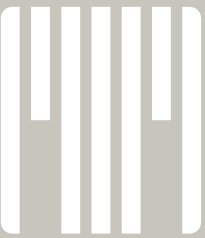
LEGEND  
--- DCP ENVELOPE  
--- DCP HEIGHT PLANE



1 East Elevation - William St  
1 : 250



2 North Elevation - Queens Rd  
1 : 250



Projected  
Design  
Management

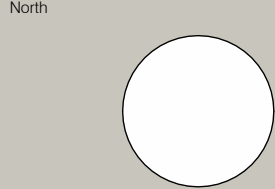
Projected Design Management Pty Ltd  
E: info@projecteddesign.com.au  
M: 0400 009 210

# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024
2	PLANNING PROPOSAL SUBMISSION	05/08/2024

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.



Client  
DPG Project 37 Pty Ltd  
develotek  
PROPERTY GROUP

Project Title  
MIXED USE PROJECT  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
PP Elevations - Sheet 1

Drawing Number  
Revision  
Date  
Scale

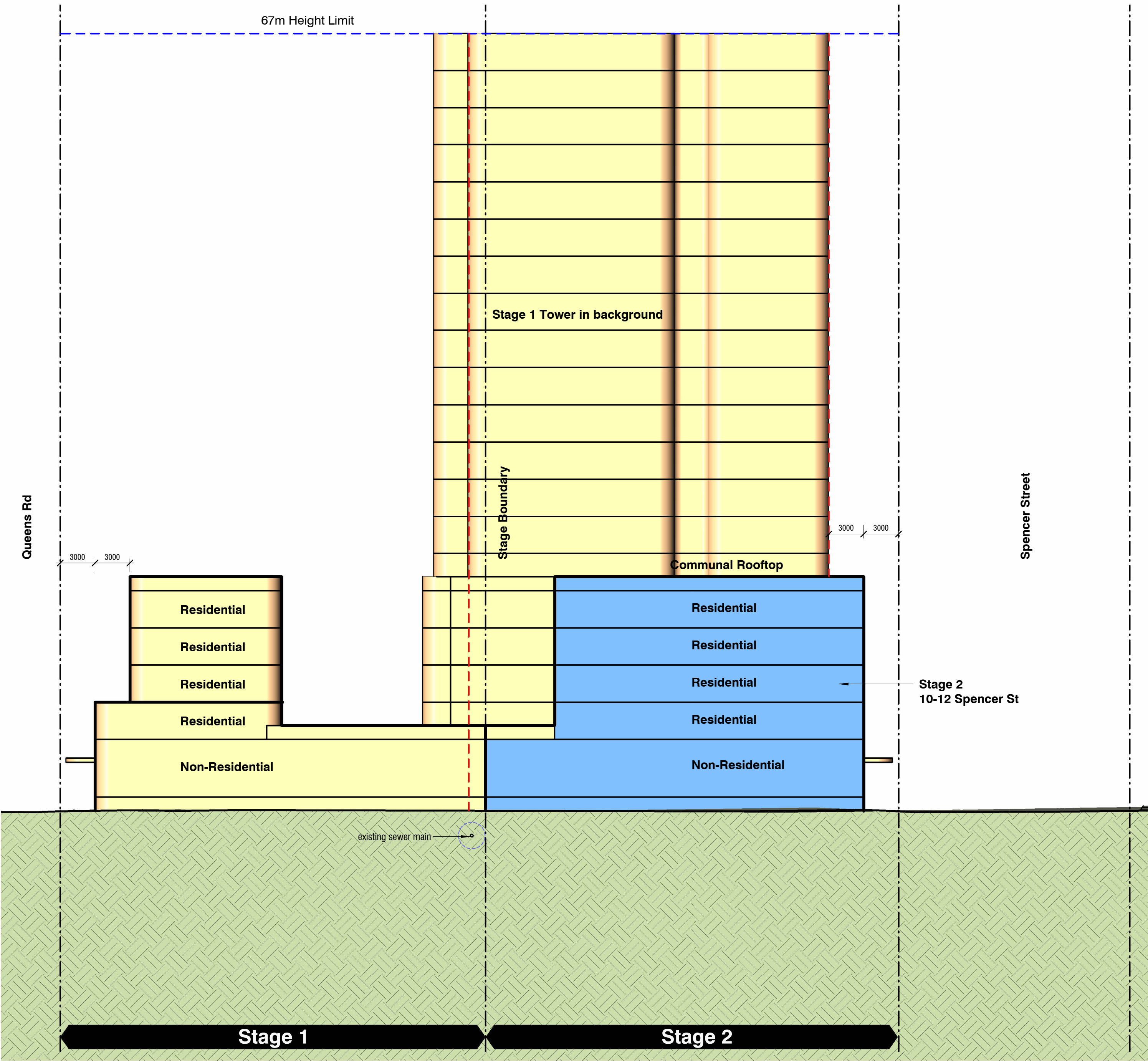
PP200  
2  
05/08/2024  
As indicated @ A1



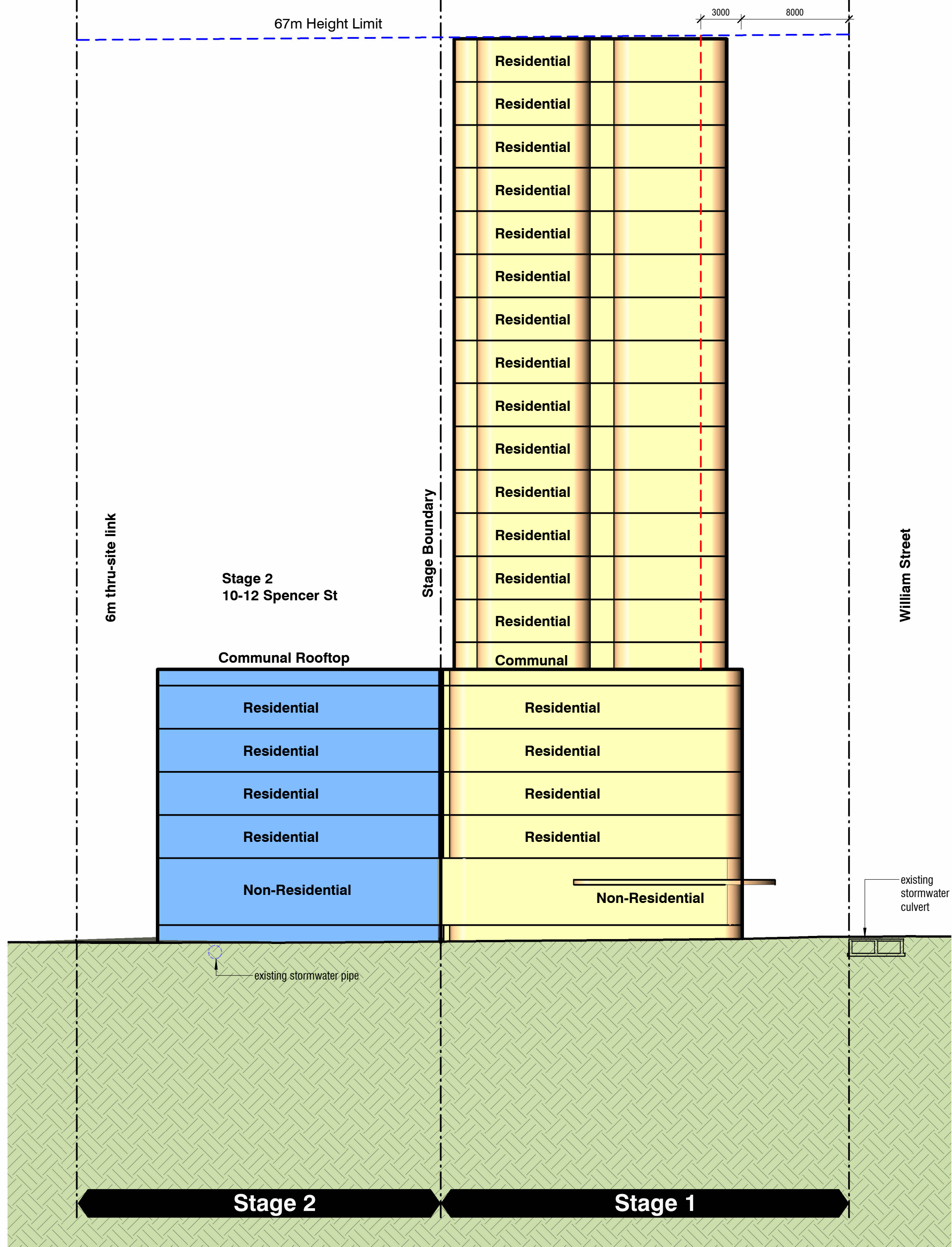
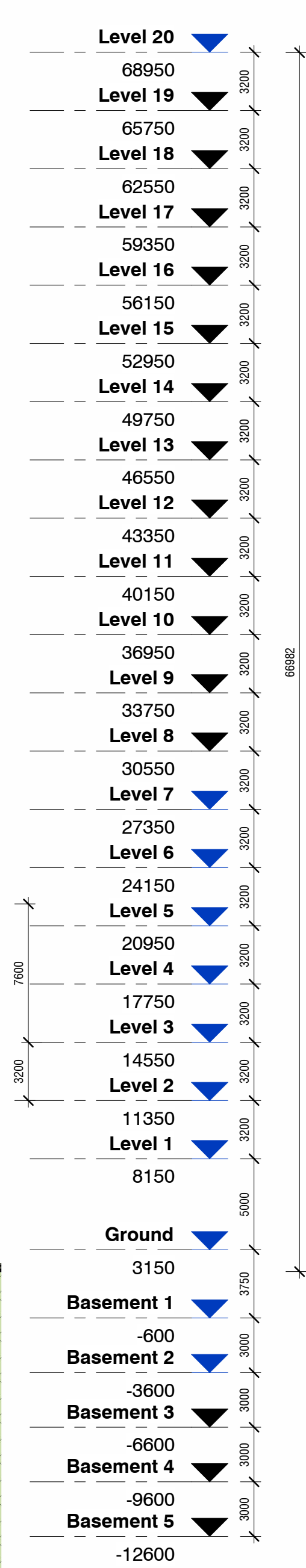
LEGEND

- - - DCP ENVELOPE

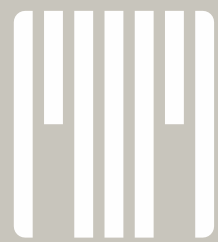
- - - DCP HEIGHT PLANE



1 West Elevation - Thru Site Link  
1 : 250



2 South Elevation - Spencer St  
1 : 250



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: [enquiries@pdm.com.au](mailto:enquiries@pdm.com.au)  
M: 0400 009 210

# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	DRAFT PLANNING PROPOSAL	16/07/2024
2	PLANNING PROPOSAL SUBMISSION	05/08/2024

General Notes

This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.

All dimensions are in mm and angles in degrees unless noted otherwise.

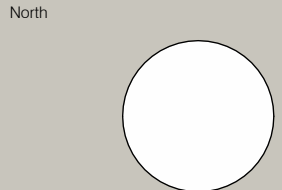
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes

This drawing is strictly for use as a concept design for discussion purposes only.

The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.

This drawing must not be used or relied upon for any planning application, financial decision, or construction.



Client  
DPG Project 37 Pty Ltd

**develotek**  
PROPERTY GROUP

Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
**PP Elevations - Sheet 2**

Drawing Number

Revision

Date

Scale

**PP201**

**2**

**05/08/2024**

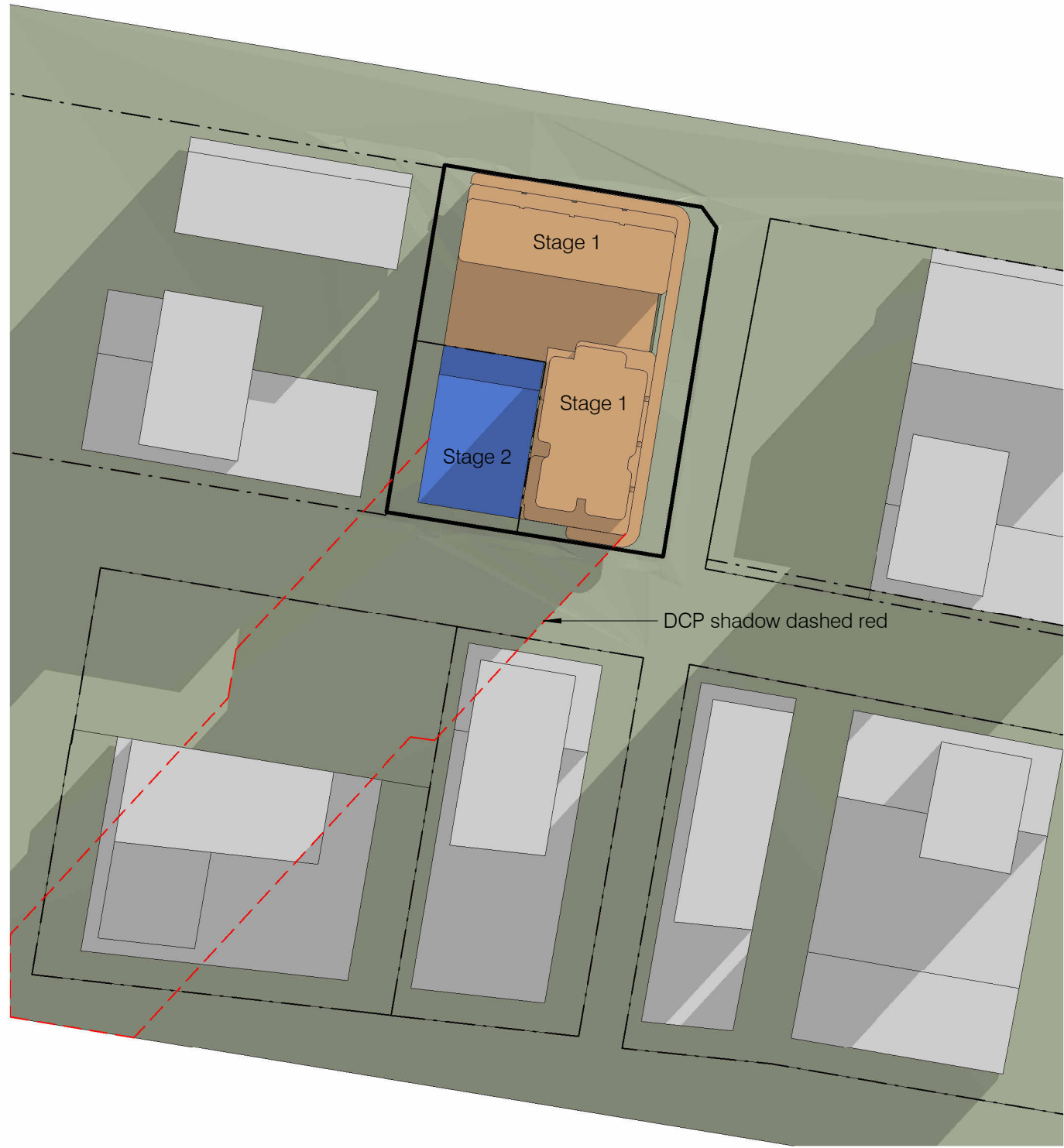
**As indicated @ A1**

15/12/2024 12:20:54 AM





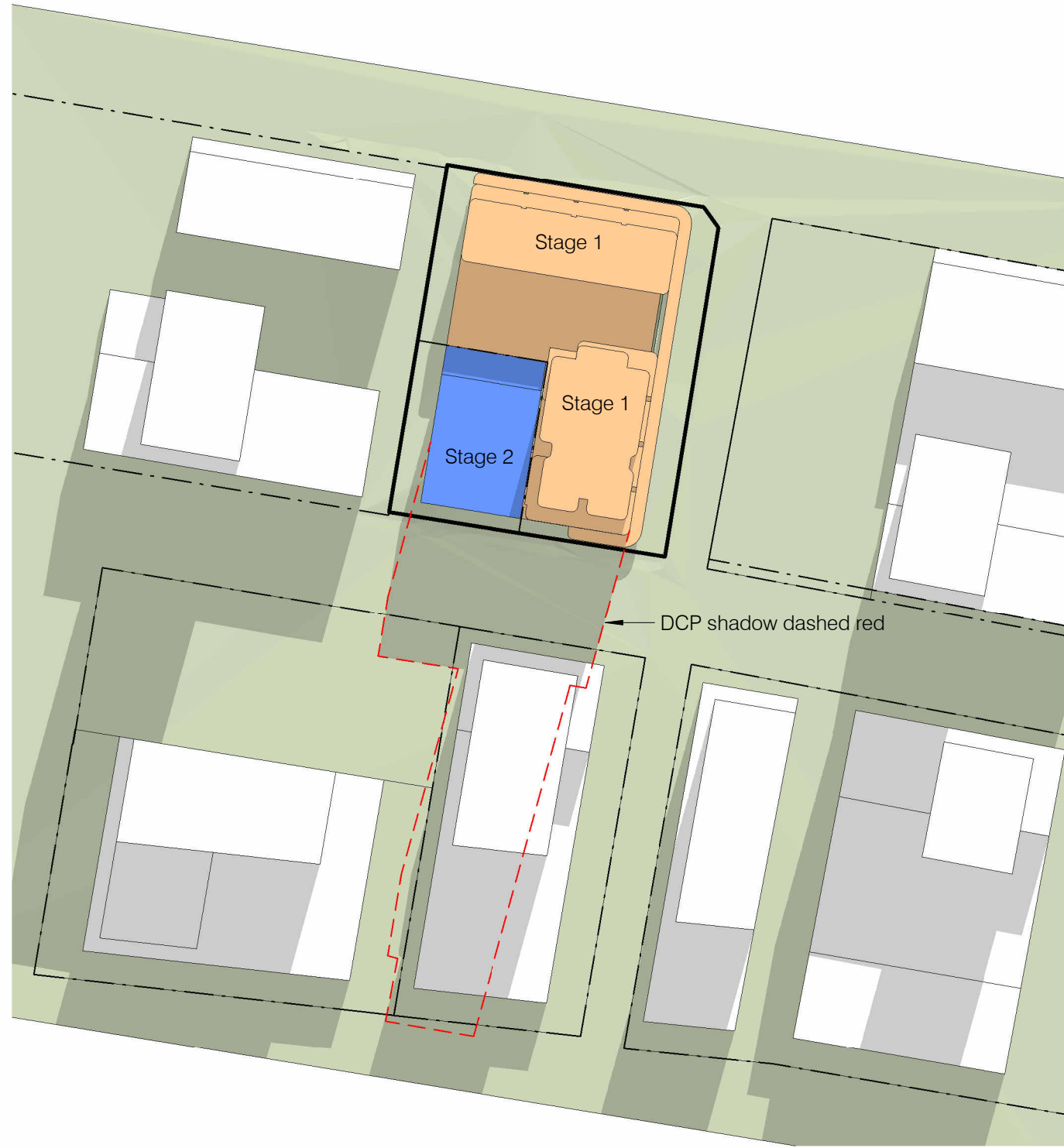




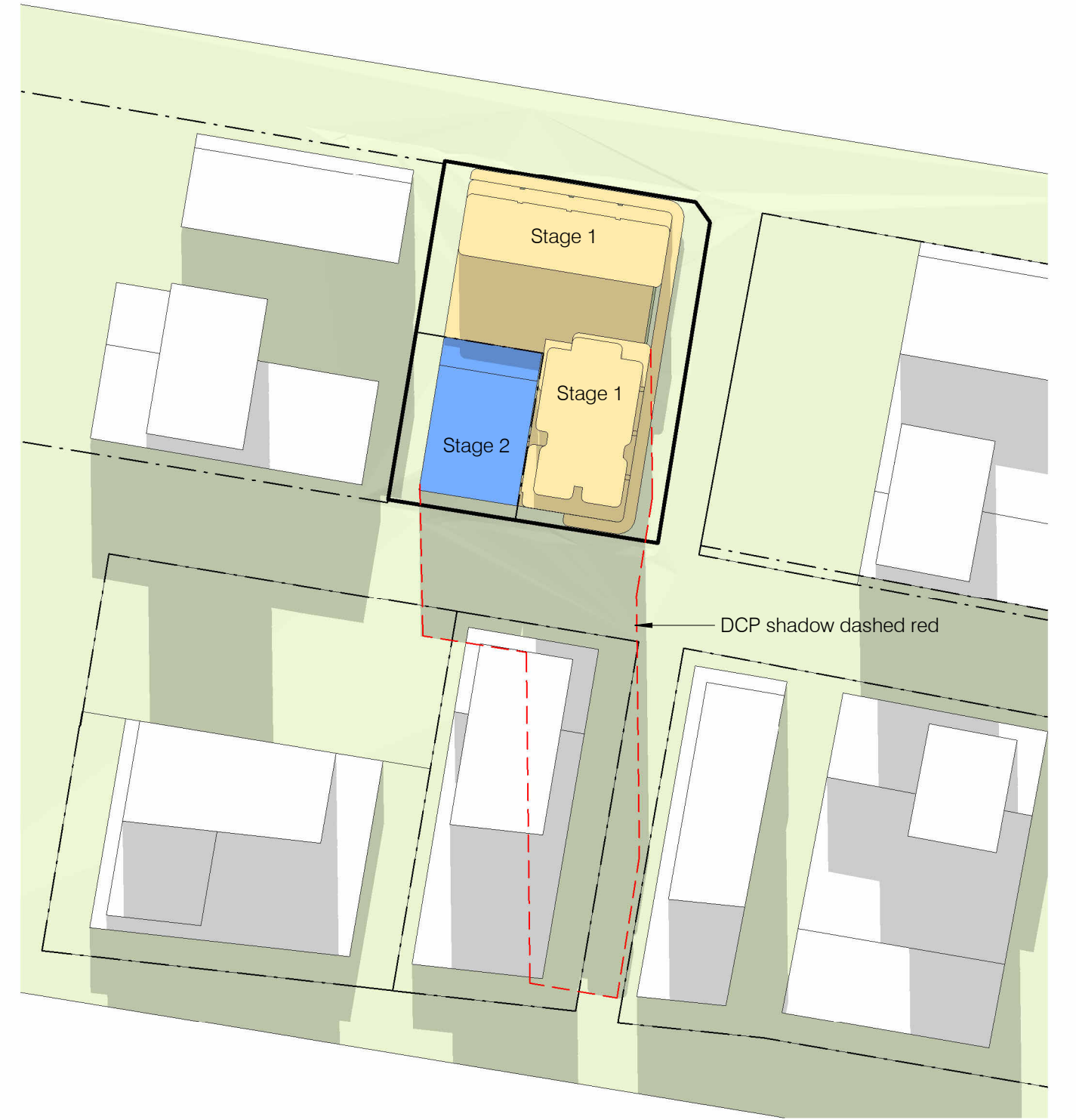
1 Shadow - PP - 9am  
A200 1 : 1200



2 Shadow - PP - 10am  
A200 1 : 1200



3 Shadow - PP - 11am  
A200 1 : 1200



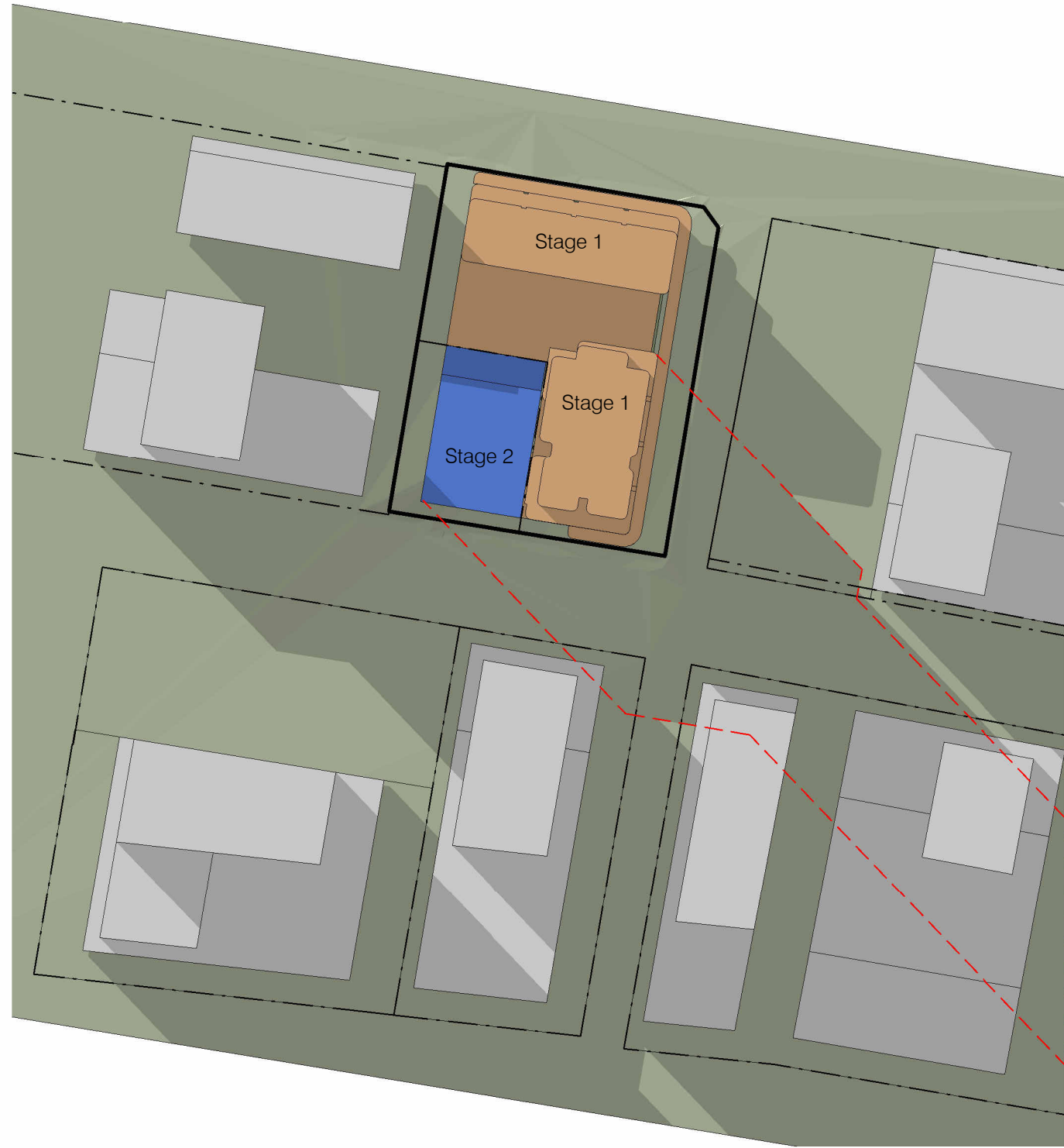
4 Shadow - PP - 12pm  
A200 1 : 1200



5 Shadow - PP - 1pm  
A200 1 : 1200

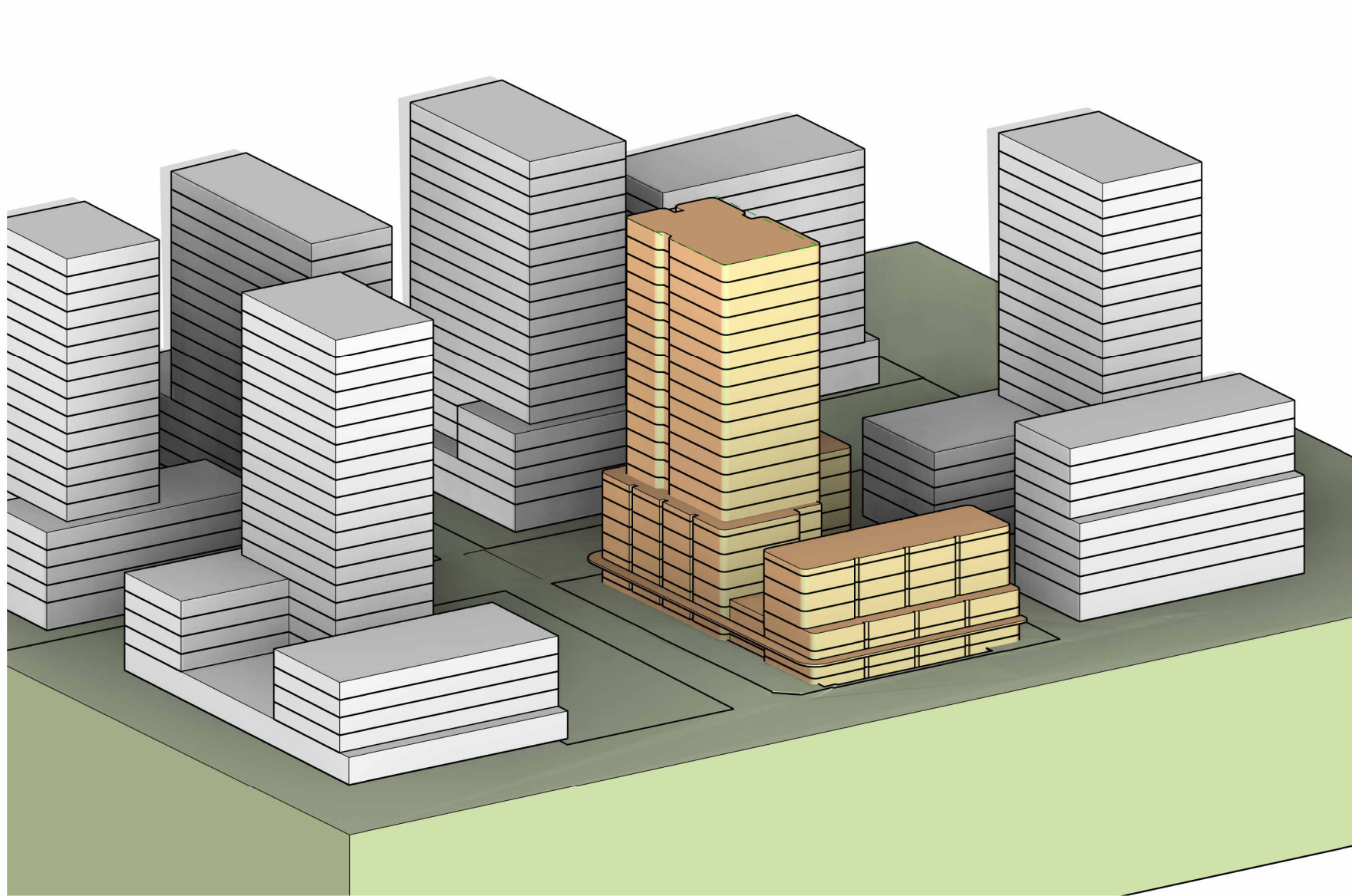


6 Shadow - PP - 2pm  
A200 1 : 1200

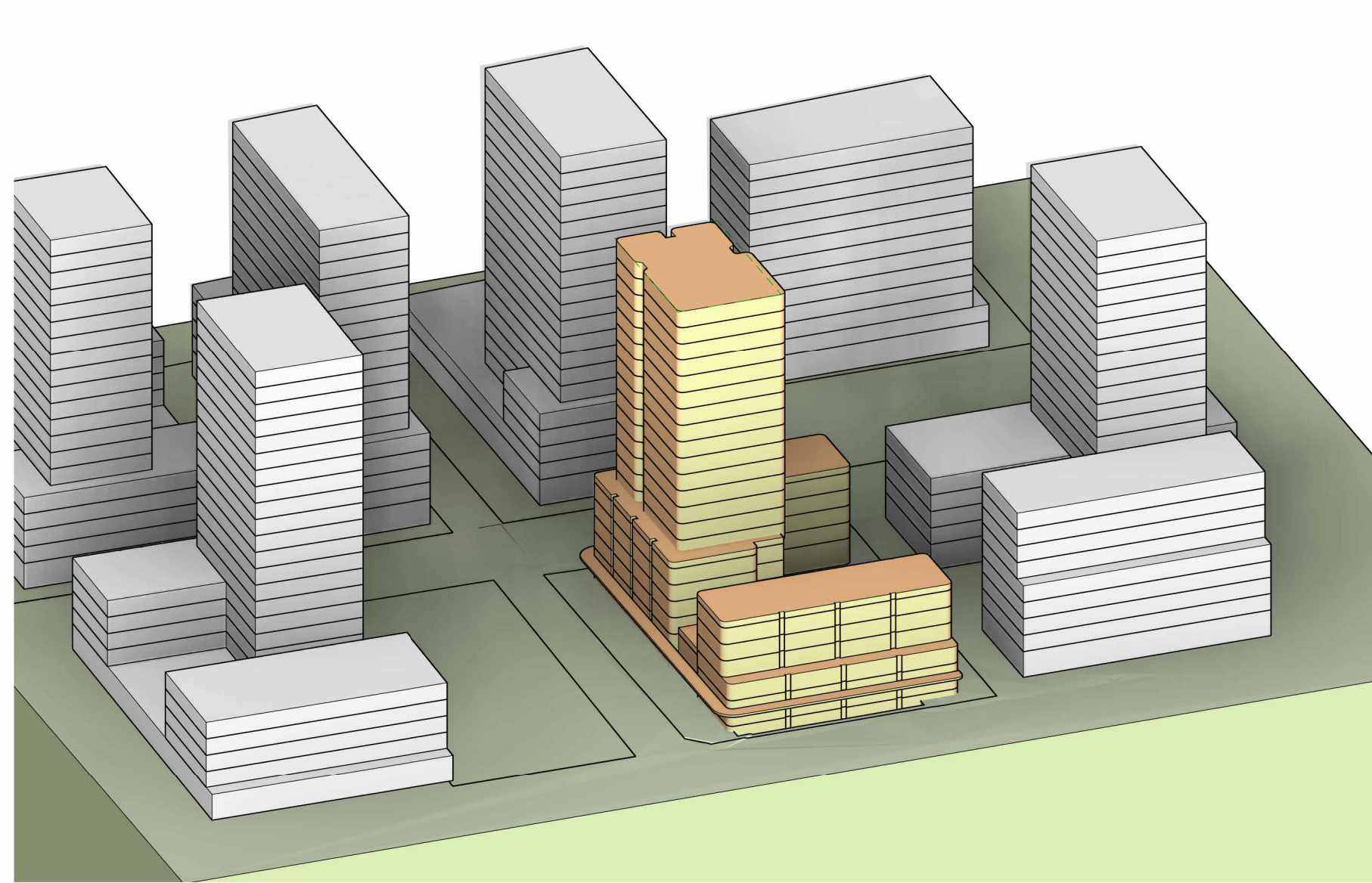


7 Shadow - PP - 3pm  
A200 1 : 1200

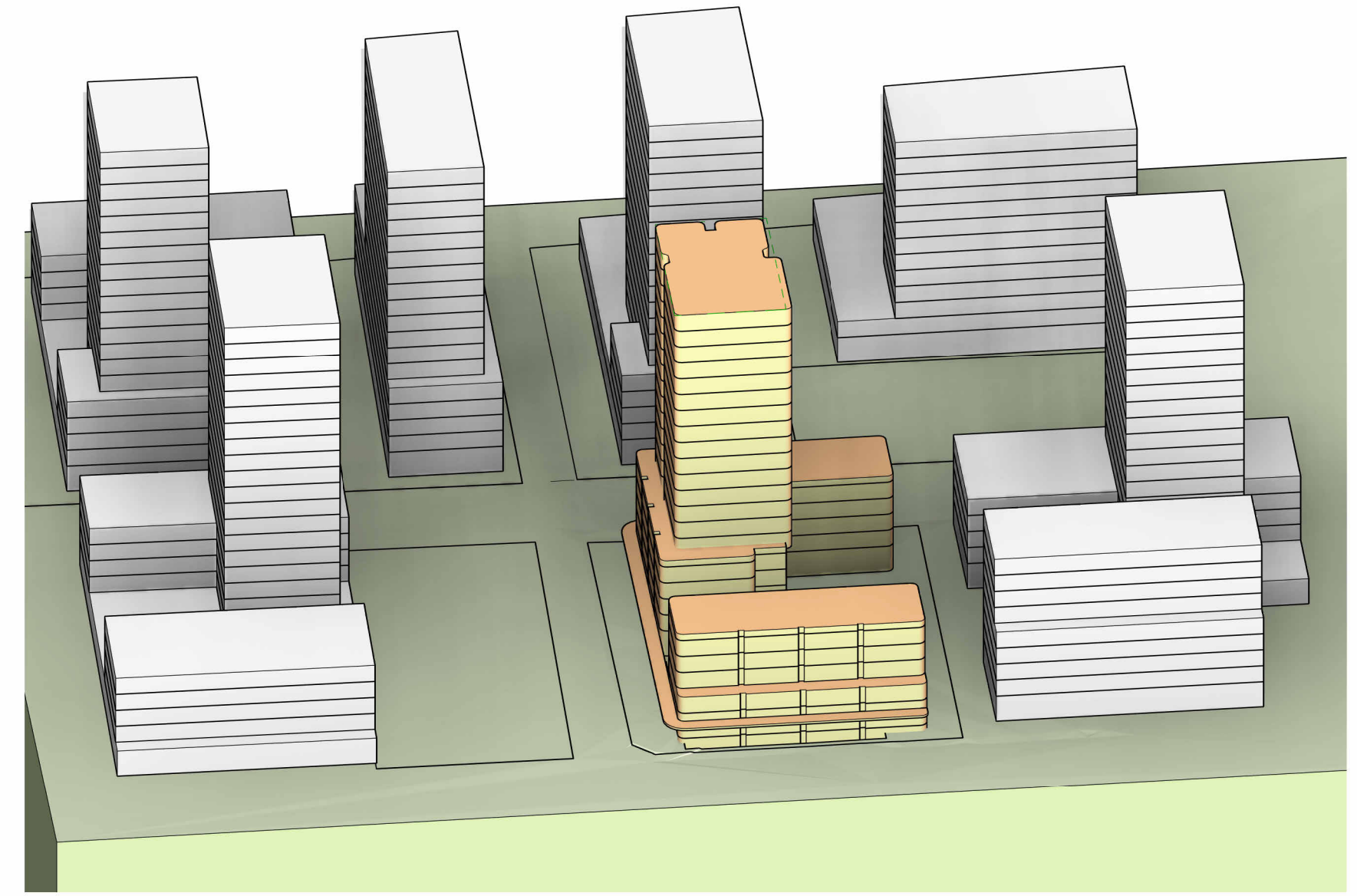




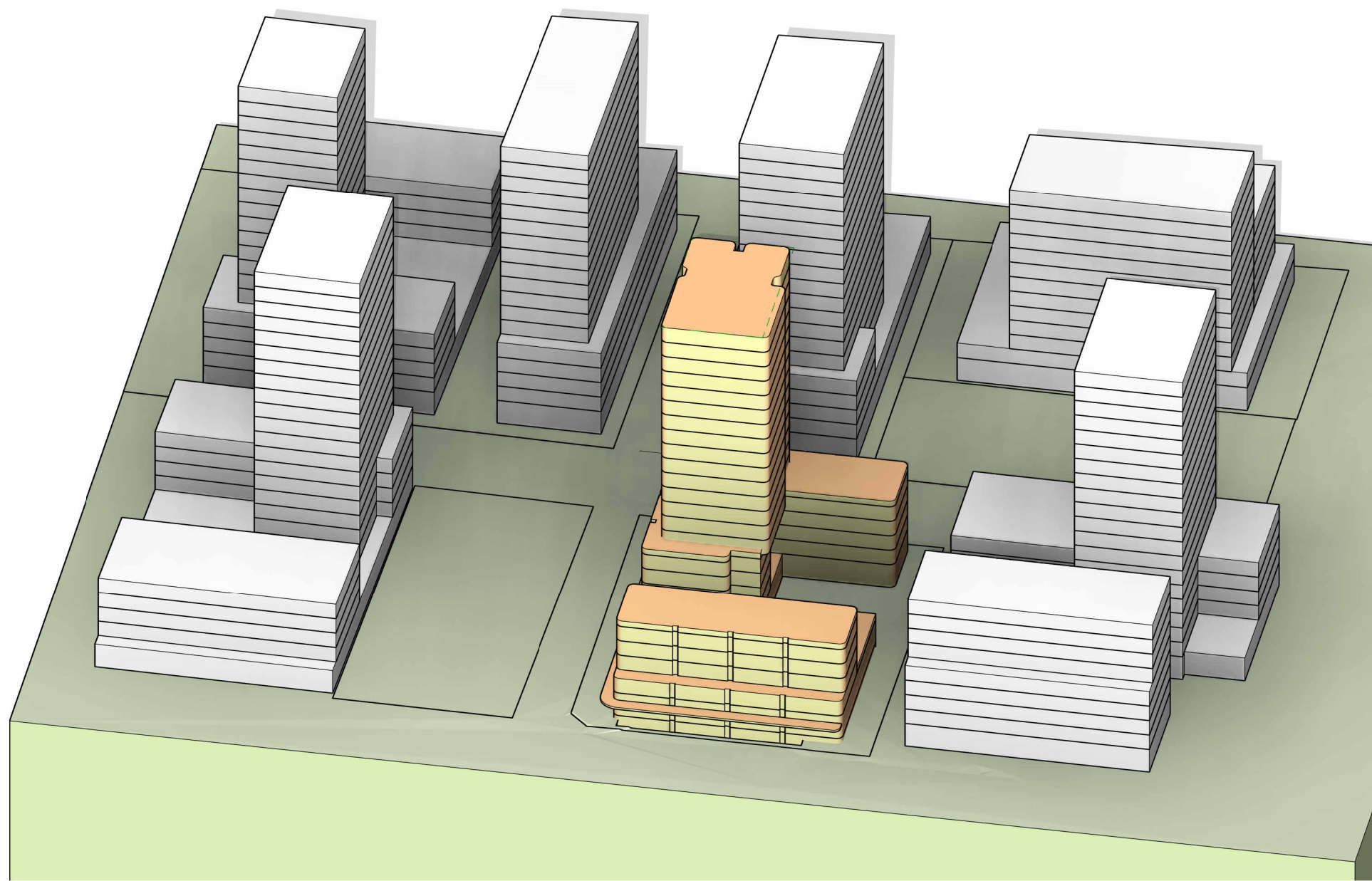
1 Sun Eye - 9am DCP



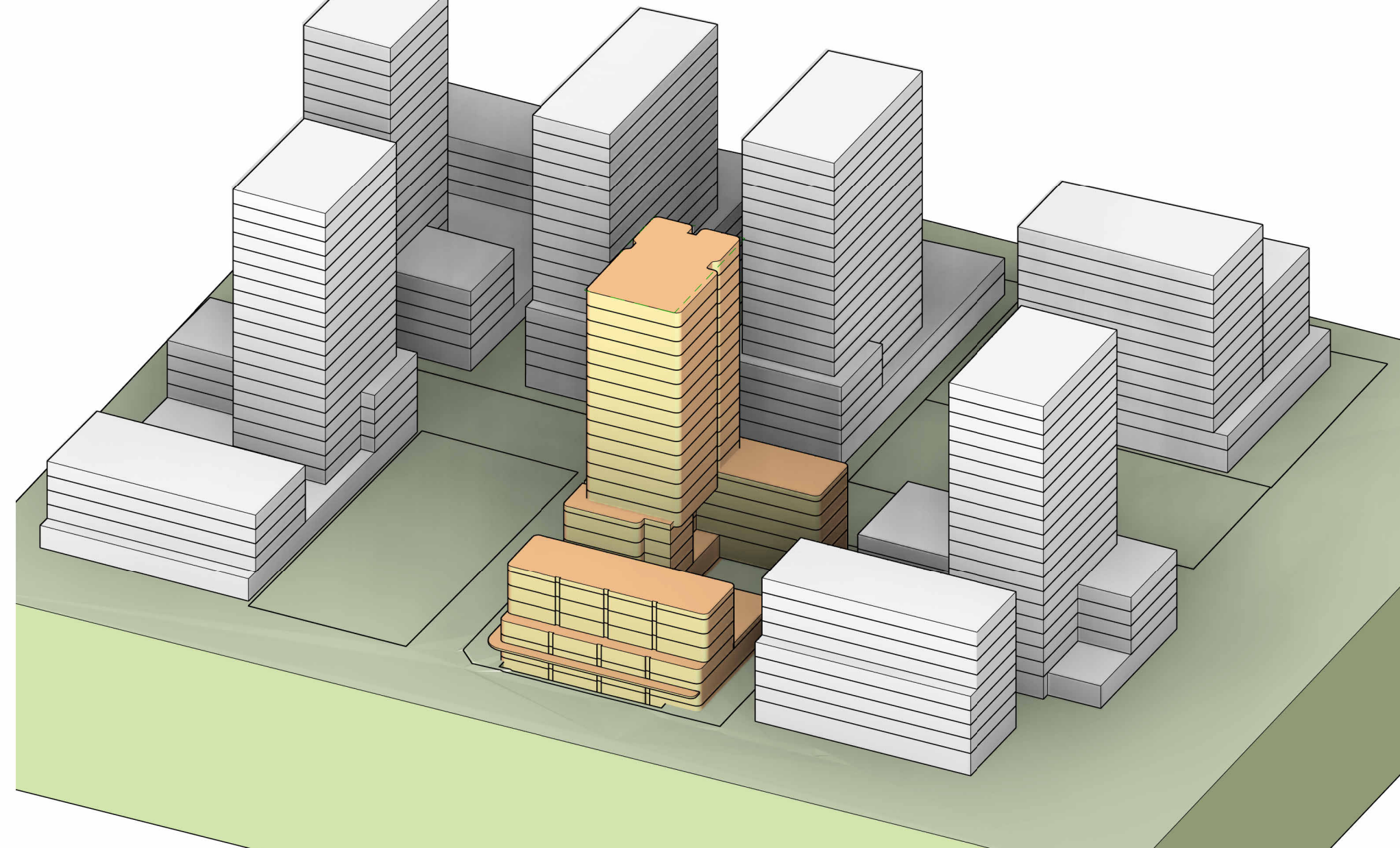
2 Sun Eye - 10am DCP



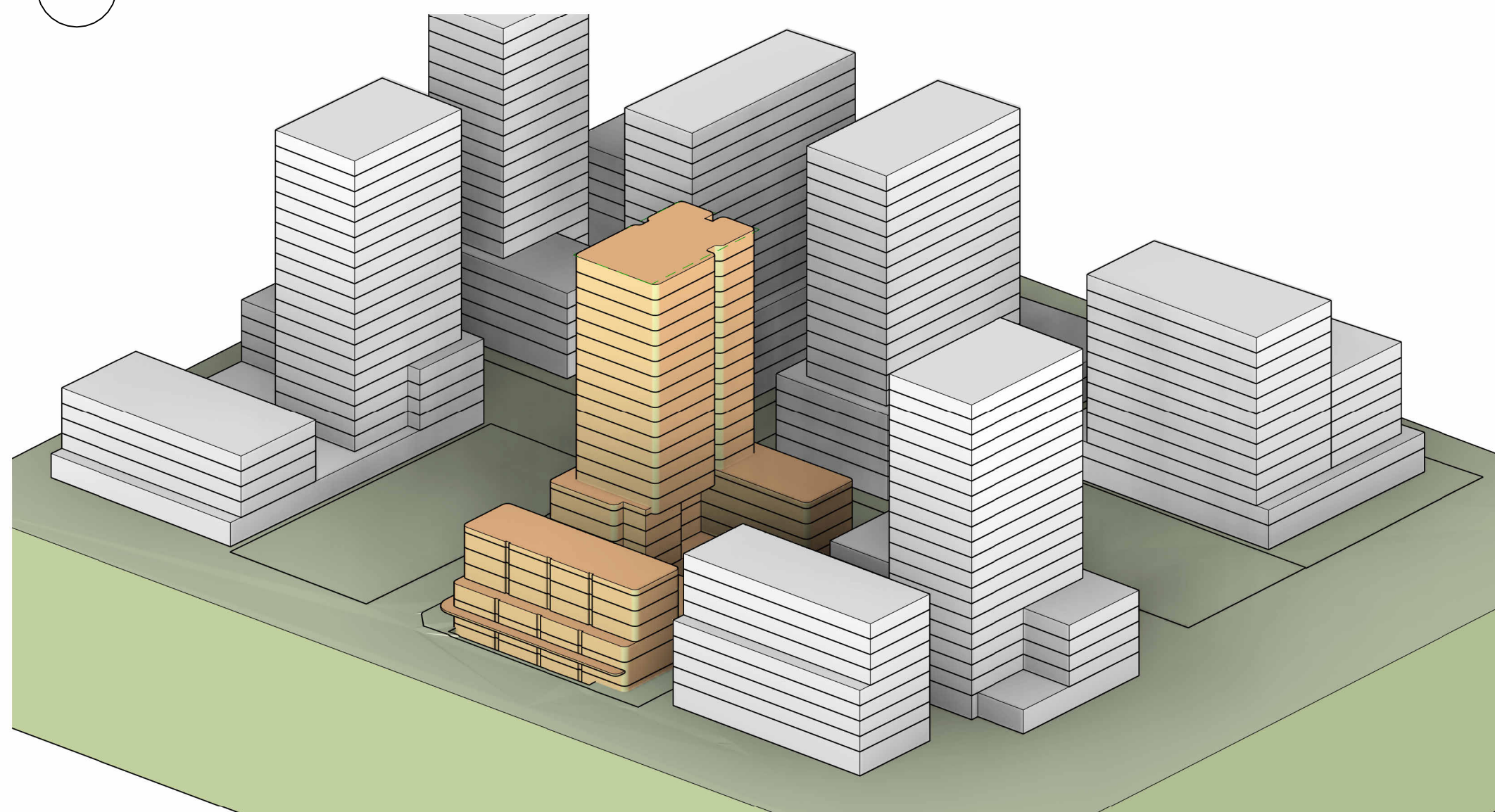
3 Sun Eye - 11am DCP



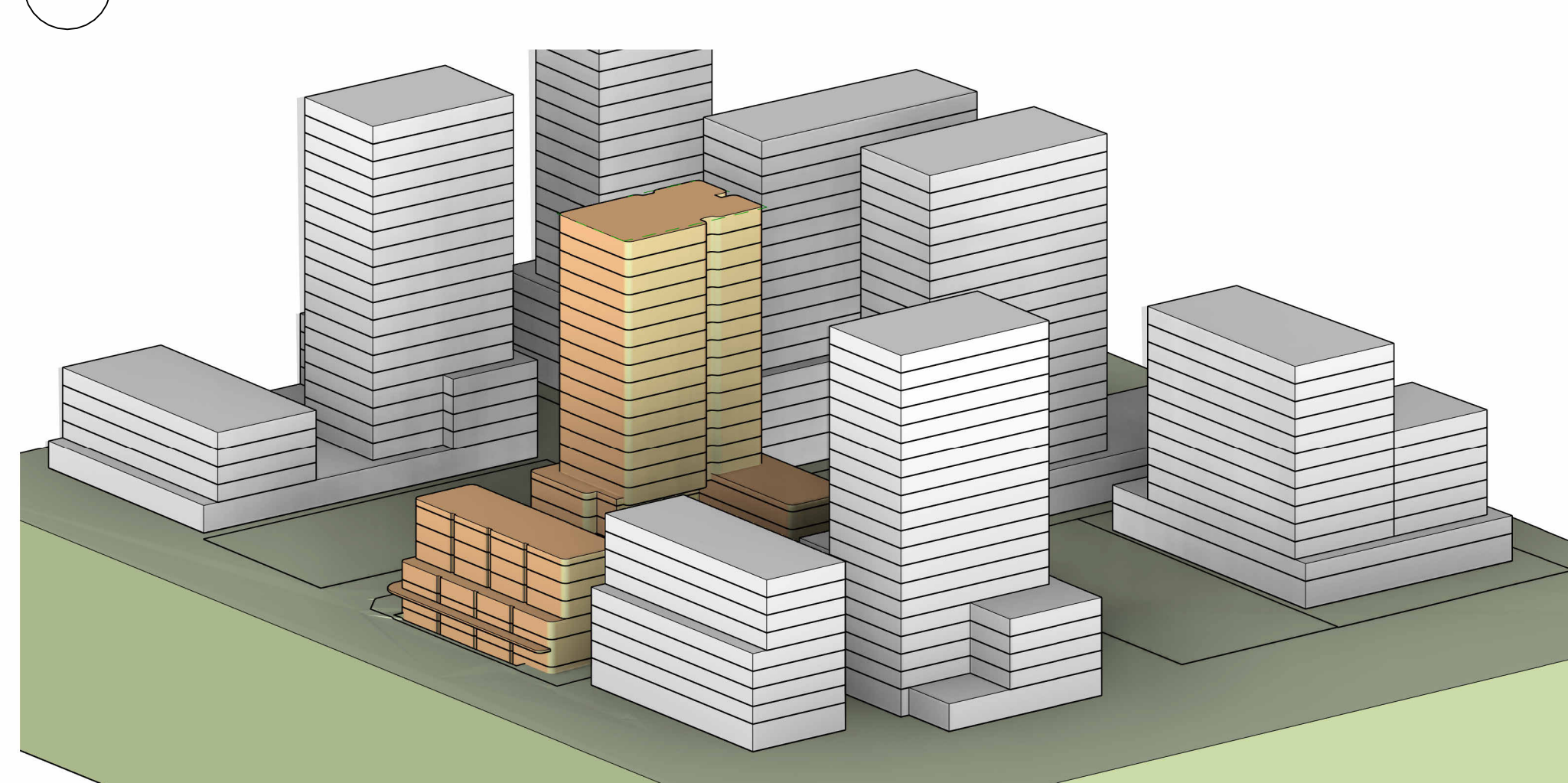
4 Sun Eye - 12pm DCP



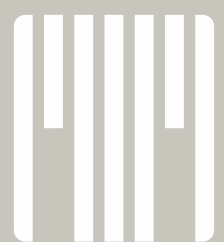
5 Sun Eye - 1pm DCP



6 Sun Eye - 2pm DCP



7 Sun Eye - 3pm DCP



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: [info@pdm.com.au](mailto:info@pdm.com.au)  
M: 0400 009 210

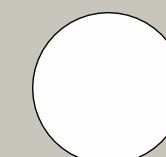
# Queens & William Five Dock Planning Proposal

Revision	Description	Date
1	FOR PRE-DA SUBMISSION	21/05/2024
2	FOR DISCUSSION	10/06/2024
3	PLANNING PROPOSAL SUBMISSION	05/08/2024

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

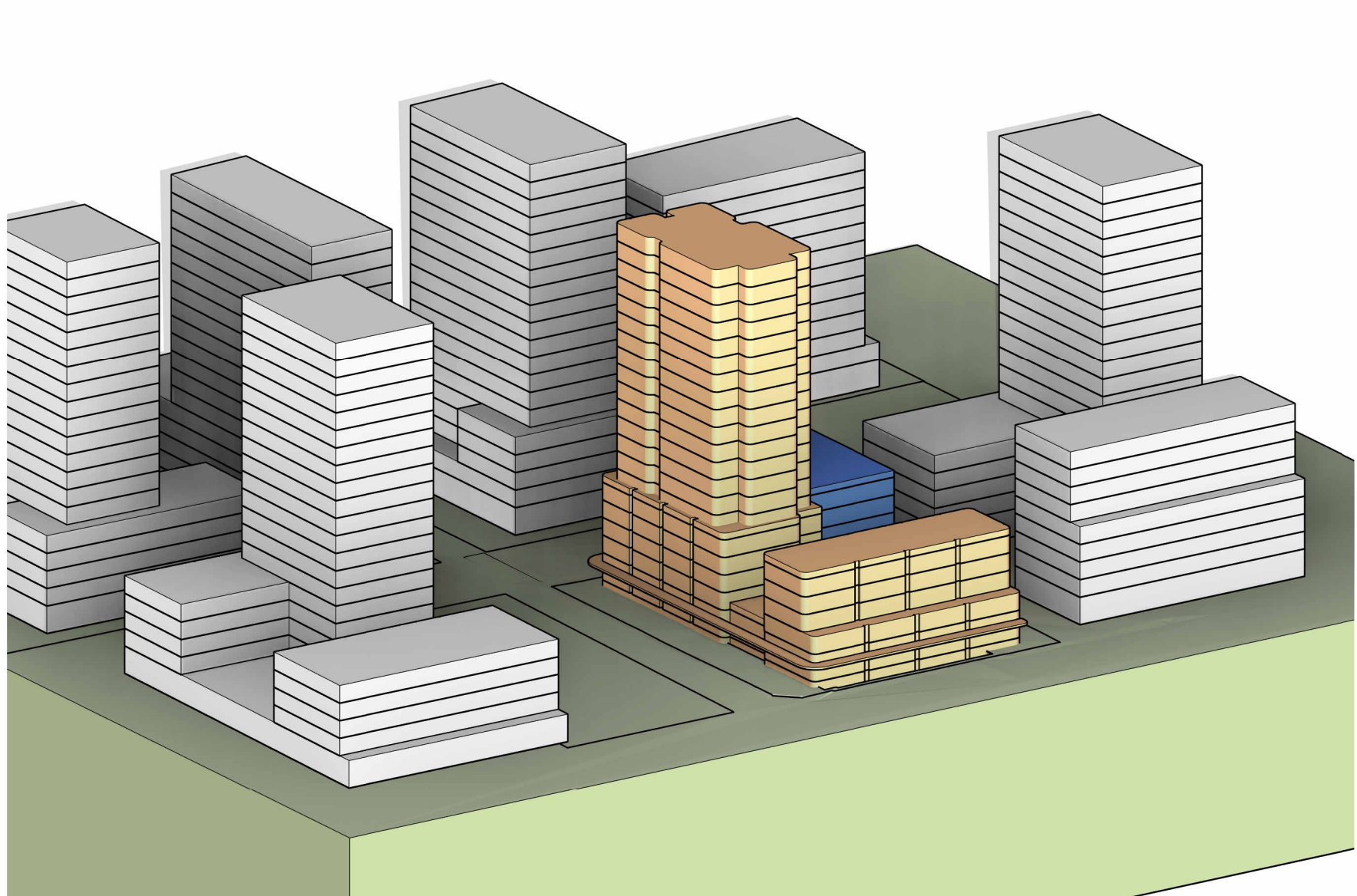
Project Title  
**MIXED USE PROJECT**  
**79-81 Queens Rd**  
**& 2-8 Spencer St**  
**FIVE DOCK NSW 2046**

Drawing Title  
**Solar Access - Sun Eye**  
**Diagrams DCP**

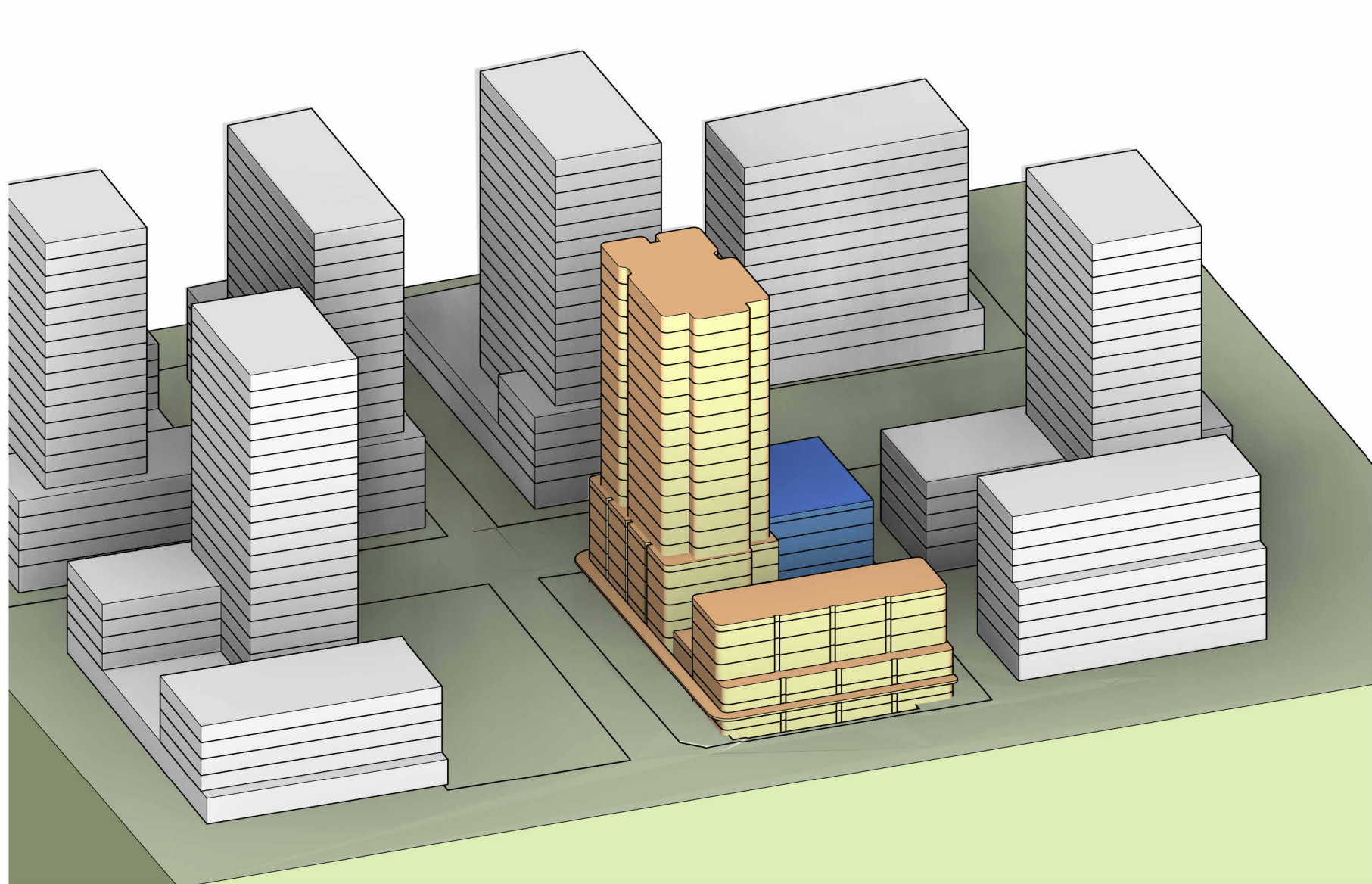
Drawing Number  
**PP401**  
Revision  
**3**  
Date  
**05/08/2024**  
Scale  
**@ A1**

15/12/2024 12:21:01 AM

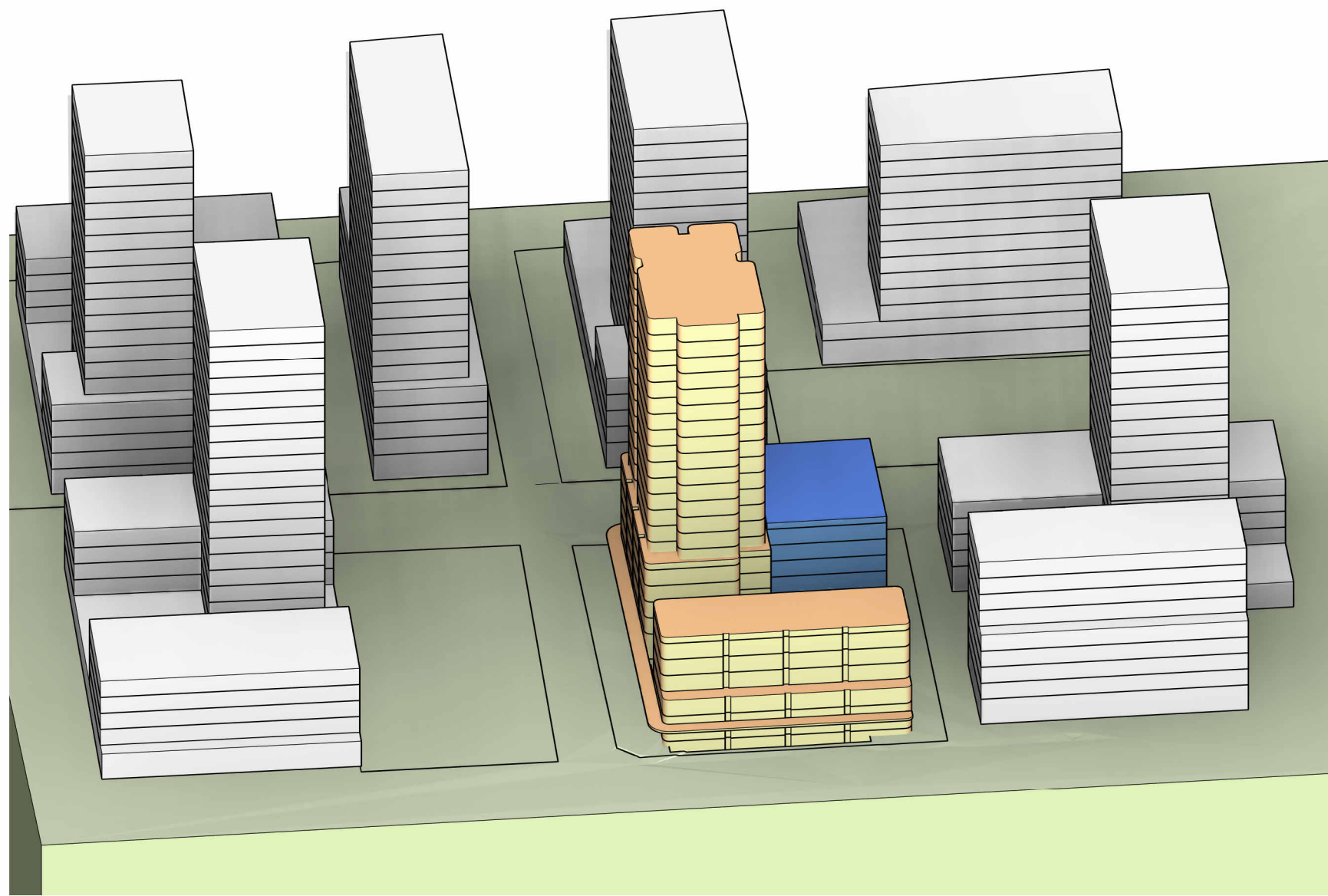




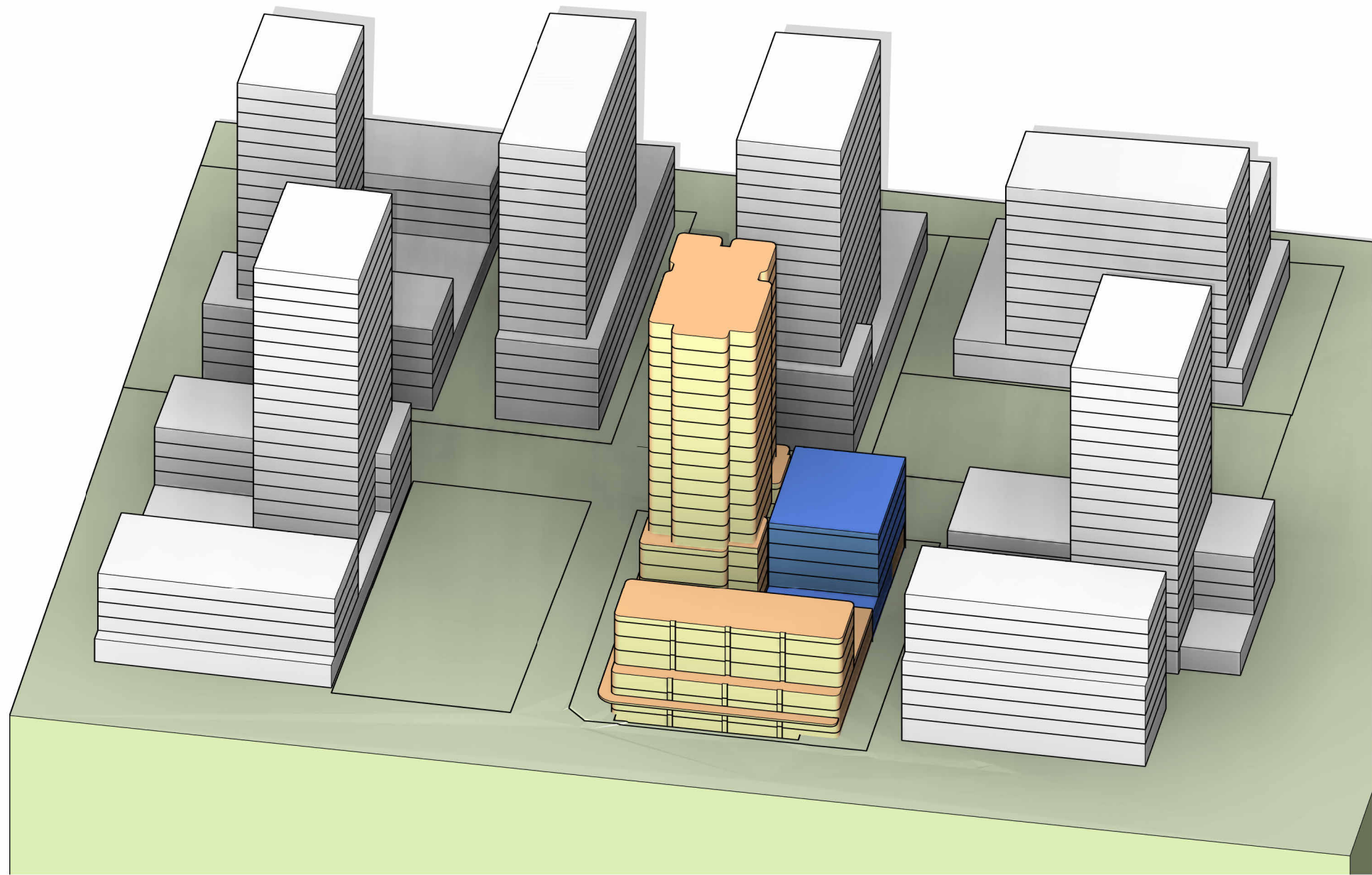
1 Sun Eye - 9am PP



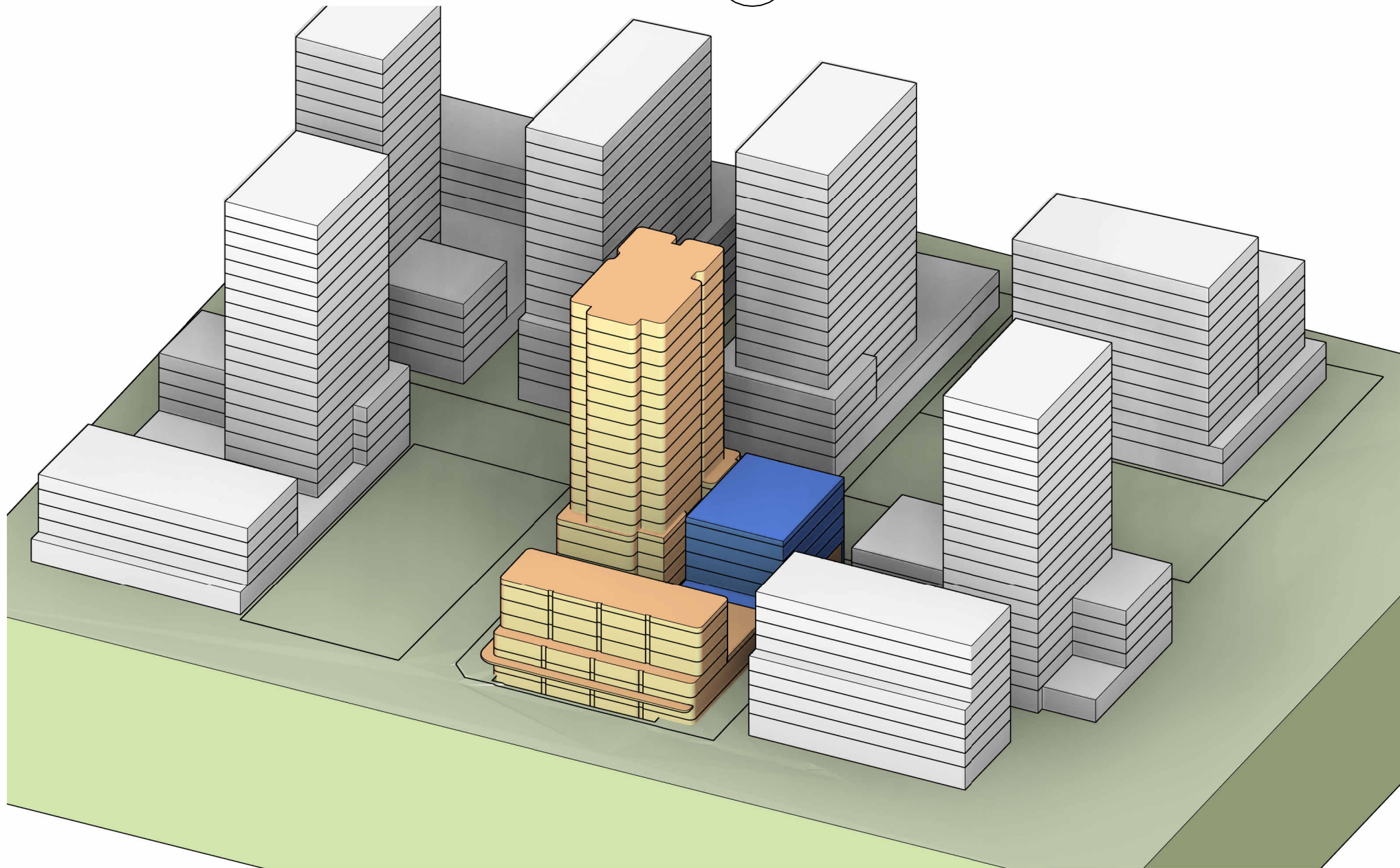
2 Sun Eye - 10am PP



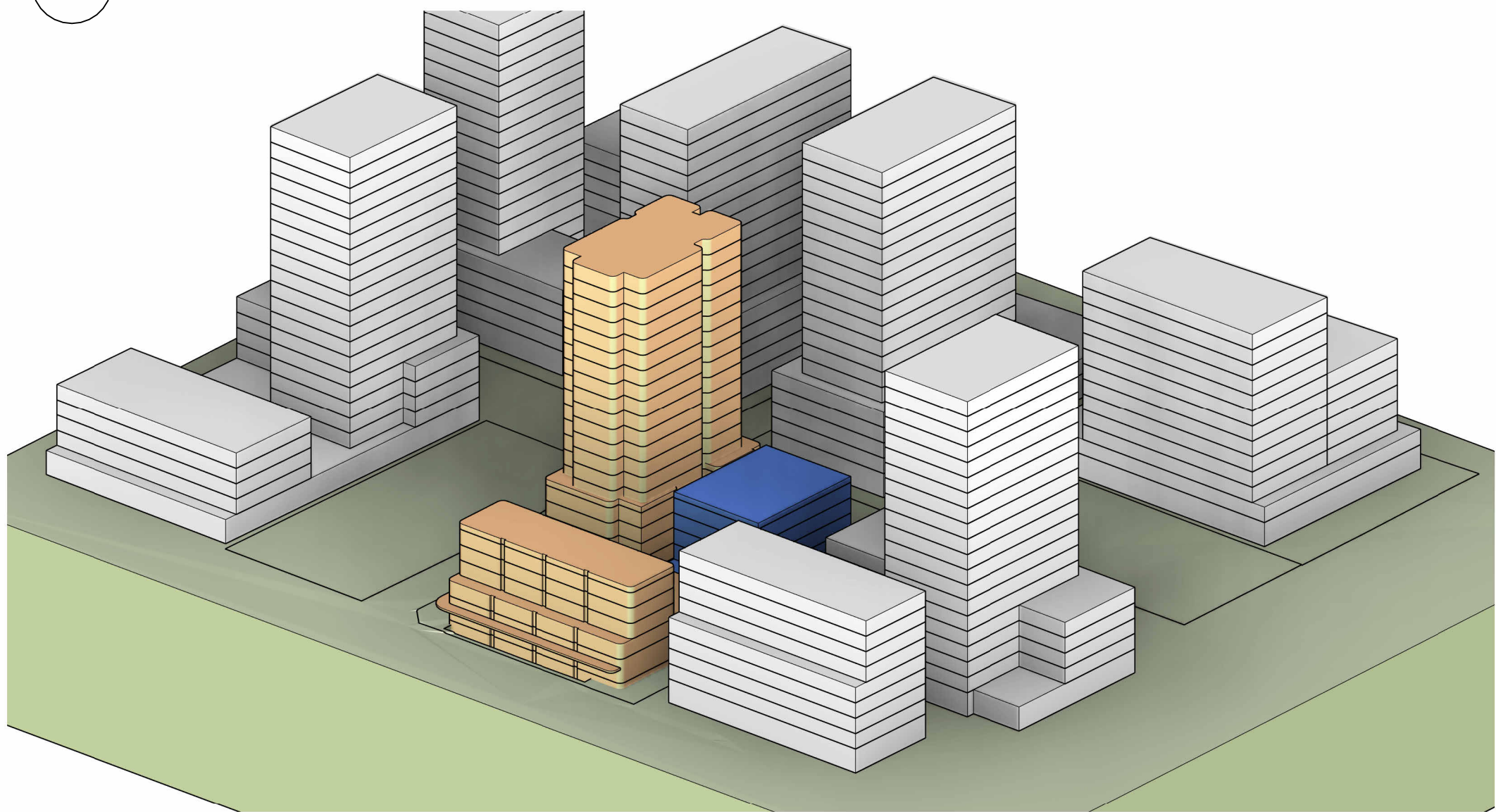
3 Sun Eye - 11am PP



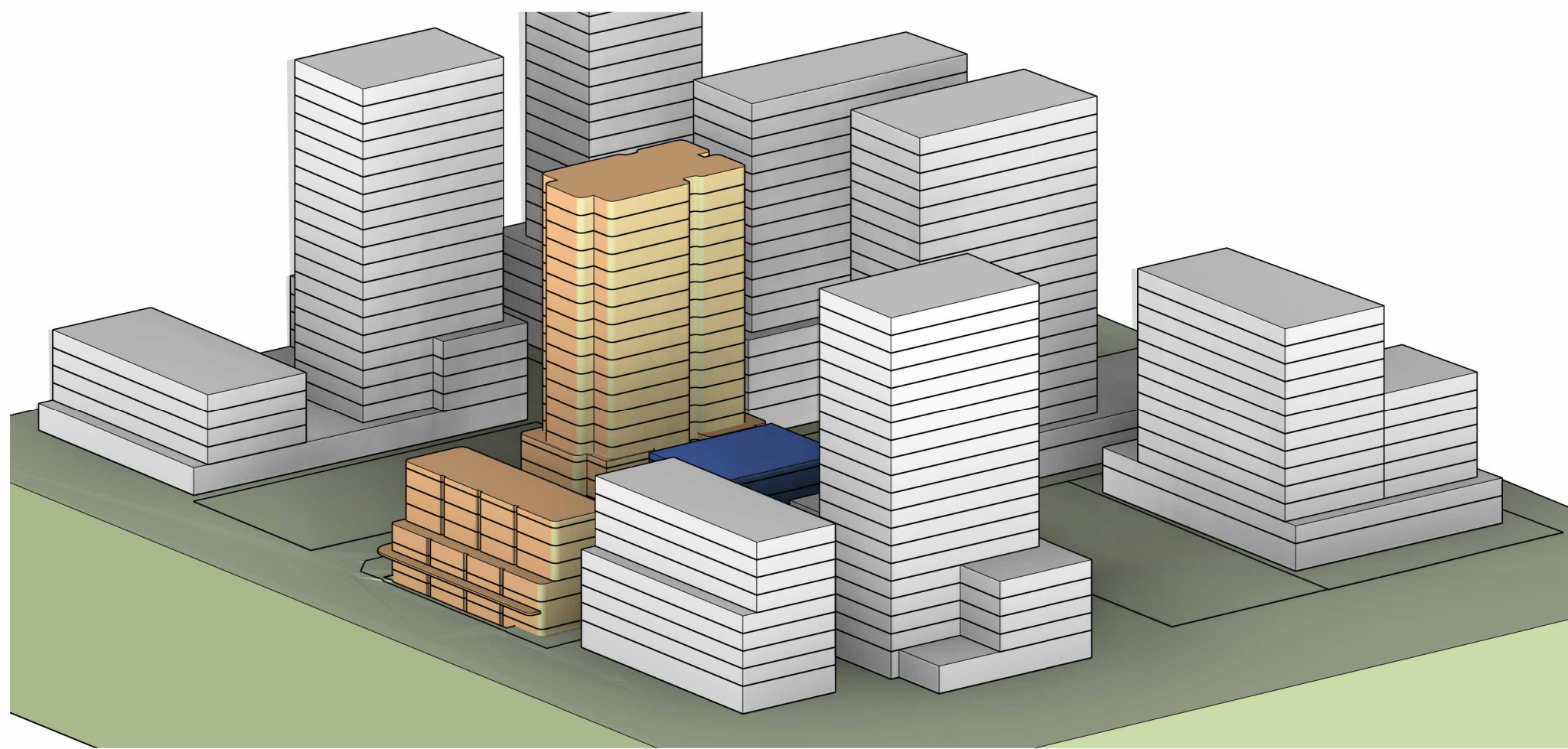
4 Sun Eye - 12pm PP



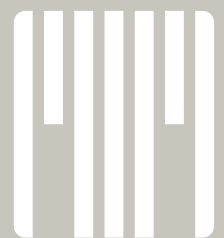
5 Sun Eye - 1pm PP



6 Sun Eye - 2pm PP



7 Sun Eye - 3pm PP



Projected  
Design  
Management

Projected Design Management Pty Ltd  
E: [info@pdm.com.au](mailto:info@pdm.com.au)  
M: 0400 009 210

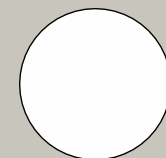
# Queens & William Five Dock Planning Proposal

Revision	Schedule	Rev	Description	Date
1	FOR PRE-DA SUBMISSION	21/05/2024		
2	FOR DISCUSSION	10/06/2024		
3	PLANNING PROPOSAL SUBMISSION	05/08/2024		

General Notes  
This drawing remains the property of Projected Design Management Pty Ltd (PDM). Any form of reproduction of the drawing in full or part without permission constitutes an infringement of copyright.  
All dimensions are in mm and angles in degrees unless noted otherwise.  
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

Concept Design Notes  
This drawing is strictly for use as a concept design for discussion purposes only.  
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.  
This drawing must not be used or relied upon for any planning application, financial decision, or construction.

North



Client  
**DPG Project 37 Pty Ltd**  
**develotek**  
PROPERTY GROUP

Project Title  
**MIXED USE PROJECT**  
79-81 Queens Rd  
& 2-8 Spencer St  
FIVE DOCK NSW 2046

Drawing Title  
**Solar Access - Sun Eye  
Diagrams PP**

Drawing Number  
**PP402**  
Revision  
**3**  
Date  
**05/08/2024**  
Scale  
**@ A1**

15/12/2024 12:21:04 AM



DPG Project Reference **DPG37**

**Project Address 79-81 Queens Rd & 2-6 Spencer St FIVE DOCK NSW 2046**

## Design Reference **Planning Proposal**

Revision Date **22/01/2025**

## Site Data

<b>Stage 1</b>	
Site Area	3151
FSR	3
Baseline GFA	9453
BASIX Bonus GFA 5%	472.65
Maximum GFA	9925.7
Maximum FSR	3.15

<b>Stage 2</b>	
Site Area	962
FSR	3
Baseline GFA	2886
BASIX Bonus GFA 5%	144.3
Maximum GFA	3030.3
Maximum FSR	3.15

Combined Achieved	
Total Site Area	4113
Total Maximum GFA	12956
Total Maximum FSR	3.15
Total Achieved GFA	12008
Total Achieved FSR	2.9195

**Disclaimer:**

This table represents a potential concept for the purposes of demonstrating the FSR potential of the subject site. The proposal is subject to Design Competition, Development Application, and Determination.

This table shall not be relied upon for any financial decision in relation to the development potential of the subject site.

All areas are subject to council approval and detailed measurement by a Quantity Surveyor.

## Stage 1

Floor to Floor Height	Level	USE	UNITS	GFA		Solar	CV
						70%	60%
3.2	L19	Residential	1	200		1	1
3.2	L18	Residential	2	280		2	2
3.2	L17	Residential	2	280		2	2
3.2	L16	Residential	2	280		2	2
3.2	L15	Residential	2	280		2	2
3.2	L14	Residential	2	280		2	2
3.2	L13	Residential	3	423		3	3
3.2	L12	Residential	3	423		3	3
3.2	L11	Residential	3	423		3	3
3.2	L10	Residential	3	423		3	3
3.2	L9	Residential	3	423		3	3
3.2	L8	Residential	3	423		3	3
3.2	L7	Residential	5	430		5	4
3.2	L6	Residential	5	430		5	4
3.2	L5	Residential	0	300			
3.2	L4	Residential	11	950		9	9
3.2	L3	Residential	11	950		9	9
3.2	L2	Residential	11	950		9	9
3.2	L1	Residential	10	870		8	8
Totals			82	9018		74	39
			-	-		90%	74%

6.2	Ground	Retail	4	900
<b>Totals</b>			4	900

3.4	B1	Parking	30	
3.1	B2	Parking	49	
3.1	B3	Parking	49	
3.1	B4	Parking		
3.1	B5	Parking		
<b>Totals</b>			<b>128</b>	

Totals	GFA	9918
	FSR	3.15

## 67 Tower Height

### 15.8 Basement Depth

## Stage 2

Floor to Floor Height	Level	USE	UNITS	GFA		Solar	CV
						70%	60%

Roof						
3.2	L4	Residential	4	410	3	3
3.2	L3	Residential	4	410	3	3
3.2	L2	Residential	4	410	3	3
3.2	L1	Residential	4	410	3	3
Totals			16	1640	12	12
			-	-	75%	75%

6.2	Ground	Retail	2	450
<b>Totals</b>			2	450

3.4	B1	Parking	0	
3.1	B2	Parking	9	
3.1	B3	Parking	9	
3.1	B4	Parking	9	
	B5	Parking		
<b>Totals</b>			27	

Totals	2090
	2.17

## 19 Tower Height

### 12.7 Basement Depth