

Ref: 24VAL-156

19 December 2024

Alex Lekovski – Development Manager
Develotek
Level 10, 97-99 Bathurst Street,
SYDNEY NSW 2000

By email: alex@develotek.com.au

Dear Alex,

RE: Valuation for Isolation Purposes – 10-12 Spencer Street Five Dock

Please find below preliminary advice relating to this matter in preparation for isolation purposes.

Introduction: I have been instructed by Mr Alex Lekovski of Develotek to provide value calculations in relation to the existing industrial use and on the basis of a future development in isolation in accordance with a planning package provided.

Existing Use: The Subject Land is currently used as a leased industrial property improved with a two level industrial duplex of brick and metal construction built circa 1980s.

The building comprises a two level industrial building with ancillary office accommodation. Additionally, the land comprises 2 attached high clearance industrial units with a mezzanine office space. Upon aerial imagery, the total floor area amounts to 920 m².

Lease Information: The Subject Property is fully occupied with a current lease to Akasha Brewing Company Pty Ltd with a current passing rental of \$173,679 per annum + GST. The lease expires on 31 October 2028

Subject Property	
Commencement Date:	1 November 2023
Terminating Date	31 October 2028
Commencing Rental:	\$172,679.88 per annum + GST
Term:	5 Years
Option:	5 Years
Outgoings:	100% of the total outgoings (payable by the lessee)
Passing Rent:	\$172,679.88 per annum + GST
Lessee:	Akasha Brewing Company Pty Ltd
Lessor:	Roy Sacchetti & Charles Sacchetti
Permitted Use	Microbrewery and tasting room

Valuation – Existing Use:

In forming my advice, I have considered the general industrial market in the inner western suburbs of Sydney. I have also considered several leased investments that have transacted during 2024.

I note that there is a paucity of evidence in recent months however discussions with active real estate agents in this location indicate generally static market conditions from the start of 2024. I have relied on several sales which are summarized below:

Address	Sale Price/ Contract Date	Land Area/ Building	Yield
153 Parramatta Rd, North Strathfield	11/03/2024 \$23,000,000	5,960m ² 4,216m ²	4.78%
130 Tennyson Rd Mortlake	25/09/2023 \$3,800,000	442.6m ² 634m ²	3.90%
10 Chapel St, Marrickville	28/03/2024 \$2,260,000	416m ² 390m ²	3.43%
60 Silverwater Rd, Silverwater	17/05/2024 \$4,100,000	1,057m ² 674m ²	2.90%

Having regard to the above sales, I have applied a yield of 4.0% as appropriate. This has resulted in a capitalized value for the Subject Property of \$5,750,000.

The supporting calculation to derive the value based on the current rental of the Subject Property is annexed to this report.

Valuation - Development Site:

I have also been instructed to provide an alternative valuation as a potential development site. To assist in calculating the valuation on this basis, I have been provided with a Planning Package which identifies the Subject Property to have a developable floor space of 2,090m², (representing a 2.17:1 FSR on the site area).

A copy of this planning package is also annexed to this valuation advice for review.

An extract of the Summary sheet identifying the potential floor space over the Subject Property is shown below:





As stated earlier in this advice, the valuation of the Subject Property based on an isolated site has been considered to have a potential 2,090m².

I have applied this to an adopted GFA rate, having reference to sales evidence available in the surrounding locations. There is limited available evidence transacted in the Canada Bay LGA and surrounding LGA's. This is particularly evident for larger development sites.

I have relied upon sales evidence from the neighbouring locations of Ashbury, Dulwich Hill and Burwood for comparison.

These are summarised in the following schedule:

Address	Sale Price/ Contract Date	Area/ GFA	GFA Rate \$/m ²
1a Hill St, Dulwich Hill	22/02/2022 \$19,800,000	2,883m ² 6,609m ²	\$2,846/m ²
25 Burwood Rd, Burwood	9/10/2022 \$6,500,000	505.8m ² 1,517m ²	\$4,026/m ²
20-24 Railway Pde & 2-4 Burleigh St, Burwood	10/02/2023 \$28,750,000	1,315.2m ² 7,891.2m ²	\$3,643/m ²
52 Ramsay Rd, Five Dock	01/04/2022 \$13,800,000	1,668.3m ² 4,173m ²	\$2,976/m ²
98-100 Wentworth Rd & 9-11 Oxford St, Burwood	14/11/2024 \$6,200,000*	968m ² 2,904m ²	\$2,135/m ²
10-16 Stanley St, Burwood	18/12/2024 \$11,000,000	1,485m ² 2,970m ²	\$3,704/m ²
251-257 Maroubra Rd, Maroubra	8/11/2024 \$19,630,000	2,779m ² 6,114m ²	\$3,210/m ²
161-165 Botany Rd, Waterloo	13/06/2023 \$9,900,000	690.5m ² 2,879.25m ²	\$3,438/m ²

* Under Exchange – Sale price subject to confirmation..

The sales evidence provide for a range per metre for potential floor space of between \$2,135/m² and \$4,026/m². The upper limit of this range being for the smallest site in a highly sought after location.

Having regard to the sales adopted, I have adopted a rate of \$4,000/m² as appropriate.

The calculation to determine the compensation payable for the Subject Property is as follows:

$$2,090\text{m}^2 \times \$4,000/\text{m}^2 = \$8,360,000$$

Potential GFA x Rate (\$/m²) = Market Value

Reconciliation of valuations:

There is a significant variance between the two valuations with the existing use value of \$5,750,000 substantially lower than the value of the property as a development site of \$8,360,000 in accordance with the planning proposal.

There is a significant financial benefit to redevelop the Subject Property in accordance with the planning proposal for future mixed use development.

I trust this is suitable to your requirements. If there are any questions regarding this advice, please do not hesitate to contact the author directly.

Prepared By:



Angelo Konidaris
Director

Annexure 1 – Capitalisation Calculation

Capitalisation Approach							
Net Market Rent (fully let):							\$230,240
Less Outgoings							\$0
Net Market Rent:							\$230,240
Capitalised							@ 4.00%
Capitalised Value (before adjustments):							\$5,755,996
Capital Adjustments:							
Letting Up			3.0 mths				-\$14,390
Leasing Fees			@ 8.5%				-\$4,893
Essential Repairs							\$0
Sub-Total:							-\$19,283
Total Market Value:							\$5,736,713
Current Market Value:			<i>Rounding</i>		<i>\$50,000</i>		\$5,750,000
Sensitivity Analysis:							
Net Market Annual Income:					\$230,240	\$230,240	\$230,240
Capitalised					@ 4.25%	@ 4.00%	@ 3.75%
Capitalised Value:					\$5,417,408	\$5,755,996	\$6,139,729
Capital Adjustments:					-\$19,283	-\$19,283	-\$19,283
Total Market Value:					\$5,398,125	\$5,736,713	\$6,120,446
Market Value Range:					\$5,400,000	\$5,750,000	\$6,100,000

Annexure 2 – Planning Package



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



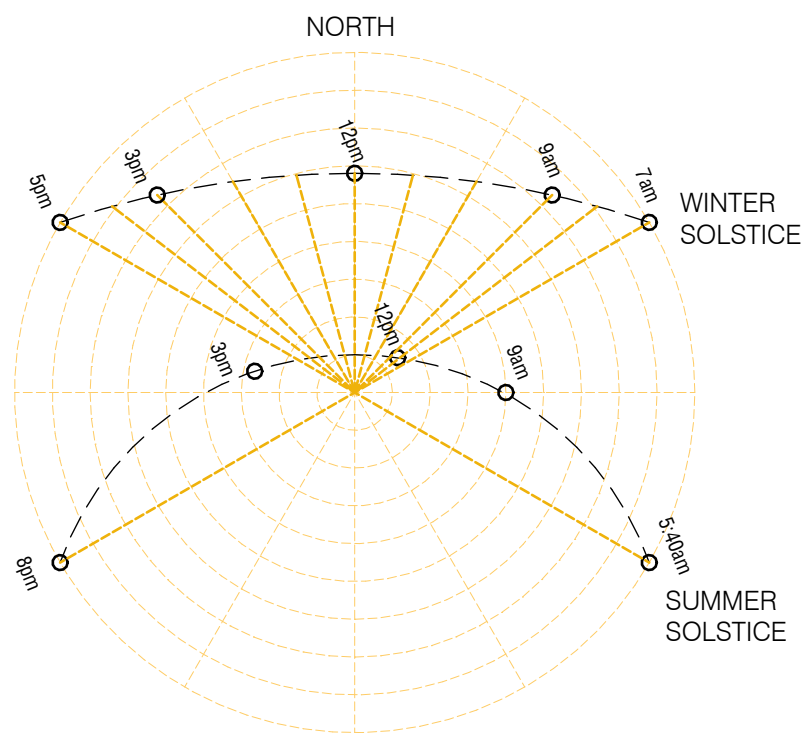
1 DCP Site Plan - Part K20 Kings Bay
A200 1 : 400

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

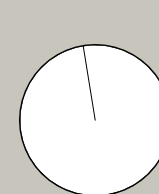
Queens & William Five Dock Planning Proposal

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

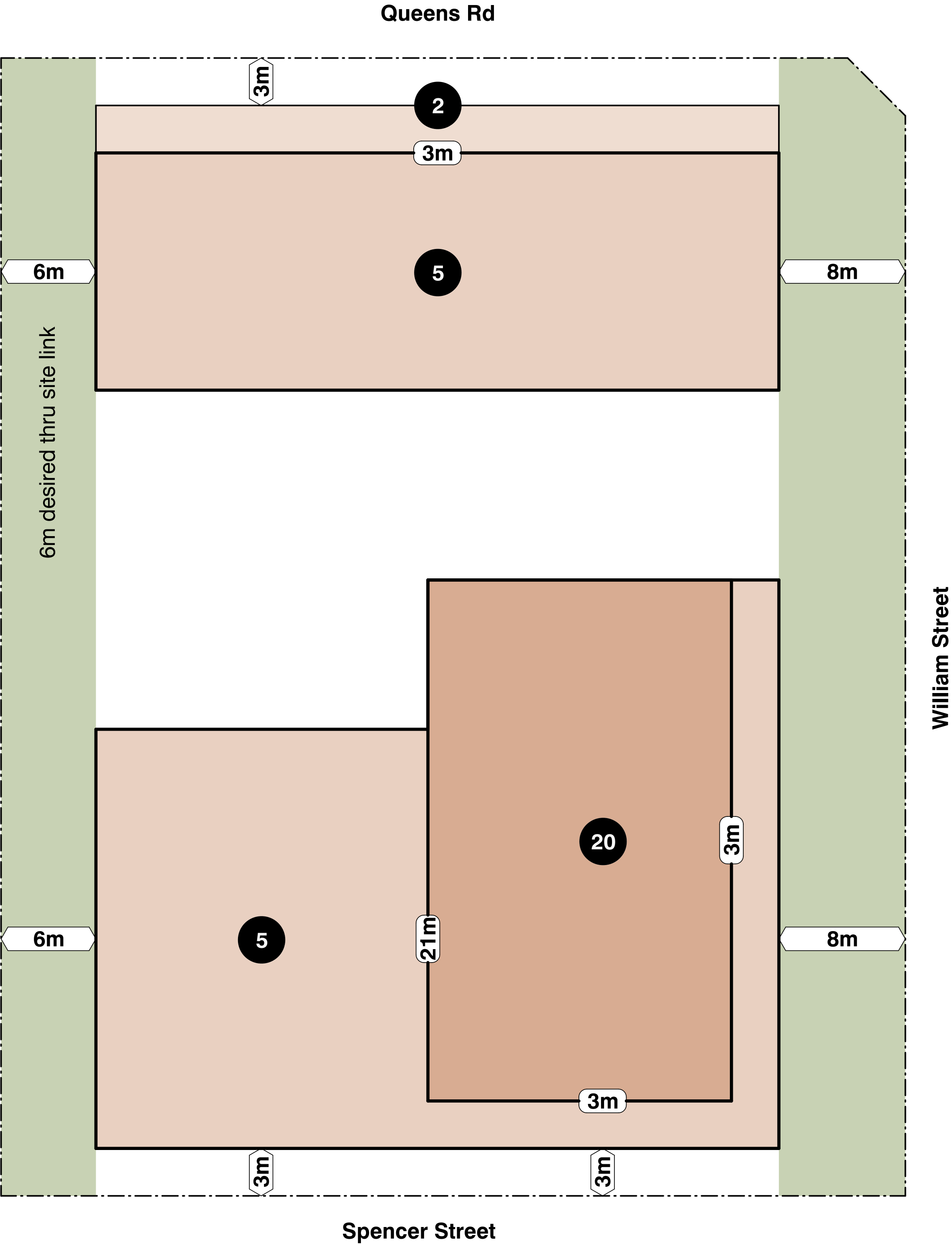
Date

10/06/2024

Scale

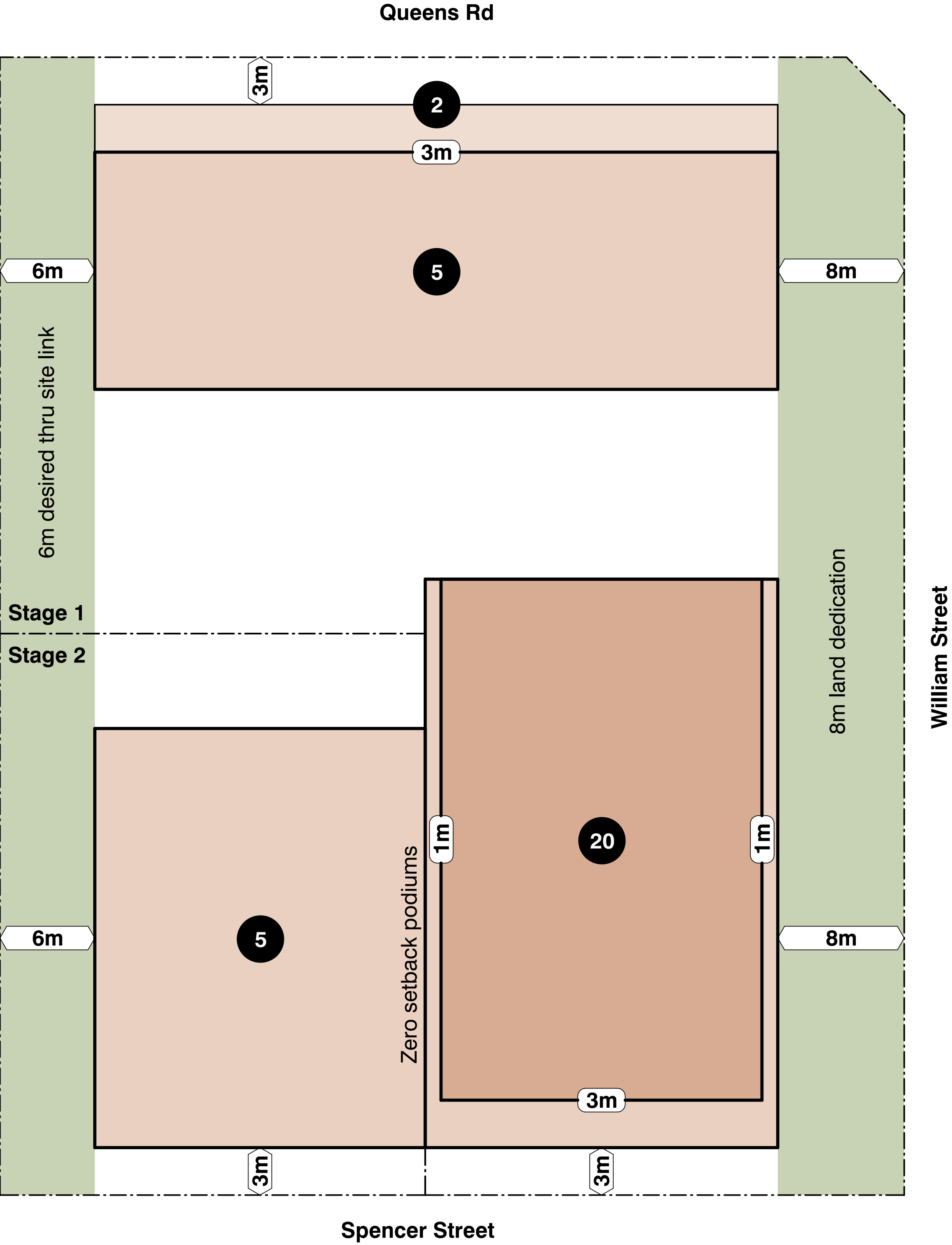
As indicated @ A1

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

Queens & William Five Dock
Planning Proposal



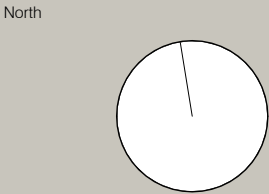
Projected
Design
Management

Projected Design Management Pty Ltd
E: david@pdm.com.au
M: 0400 009 210

Revision Schedule
Rev Description Date

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

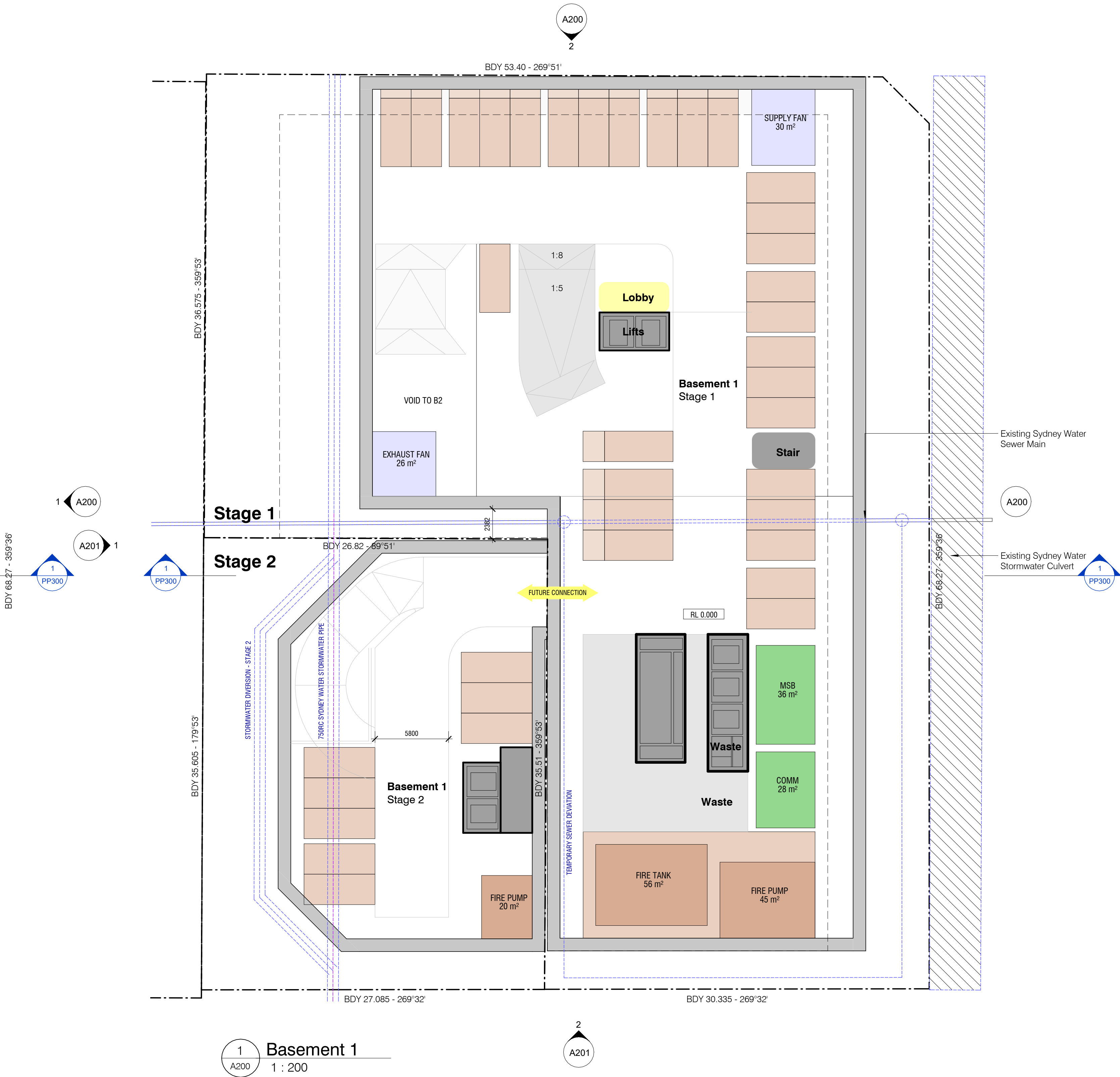
Drawing Title
Proposed DCP Envelope
Plan

Drawing Number
Revision
Date
Scale

PP002

1 : 200 @ A1

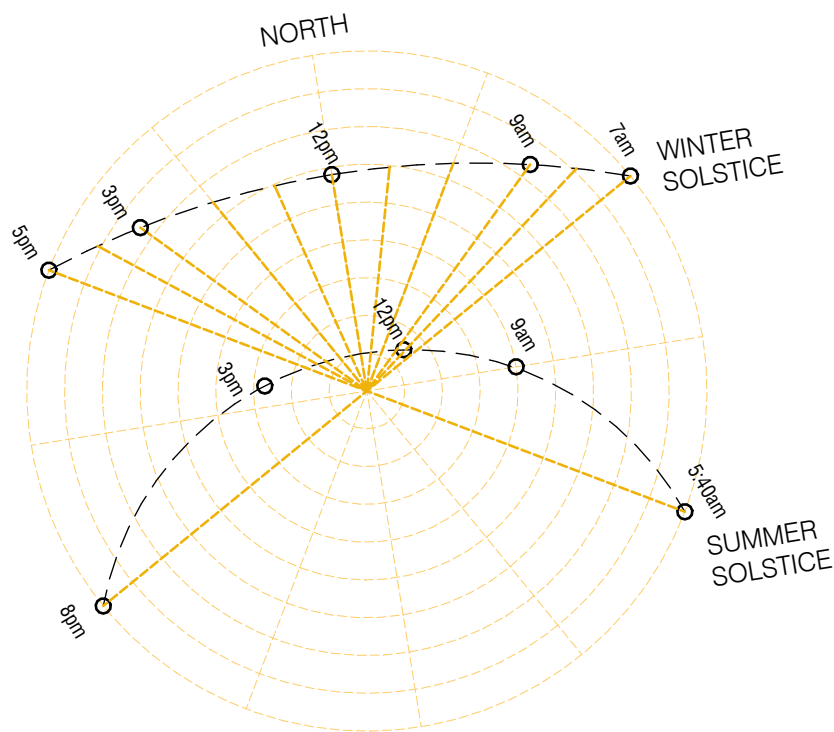
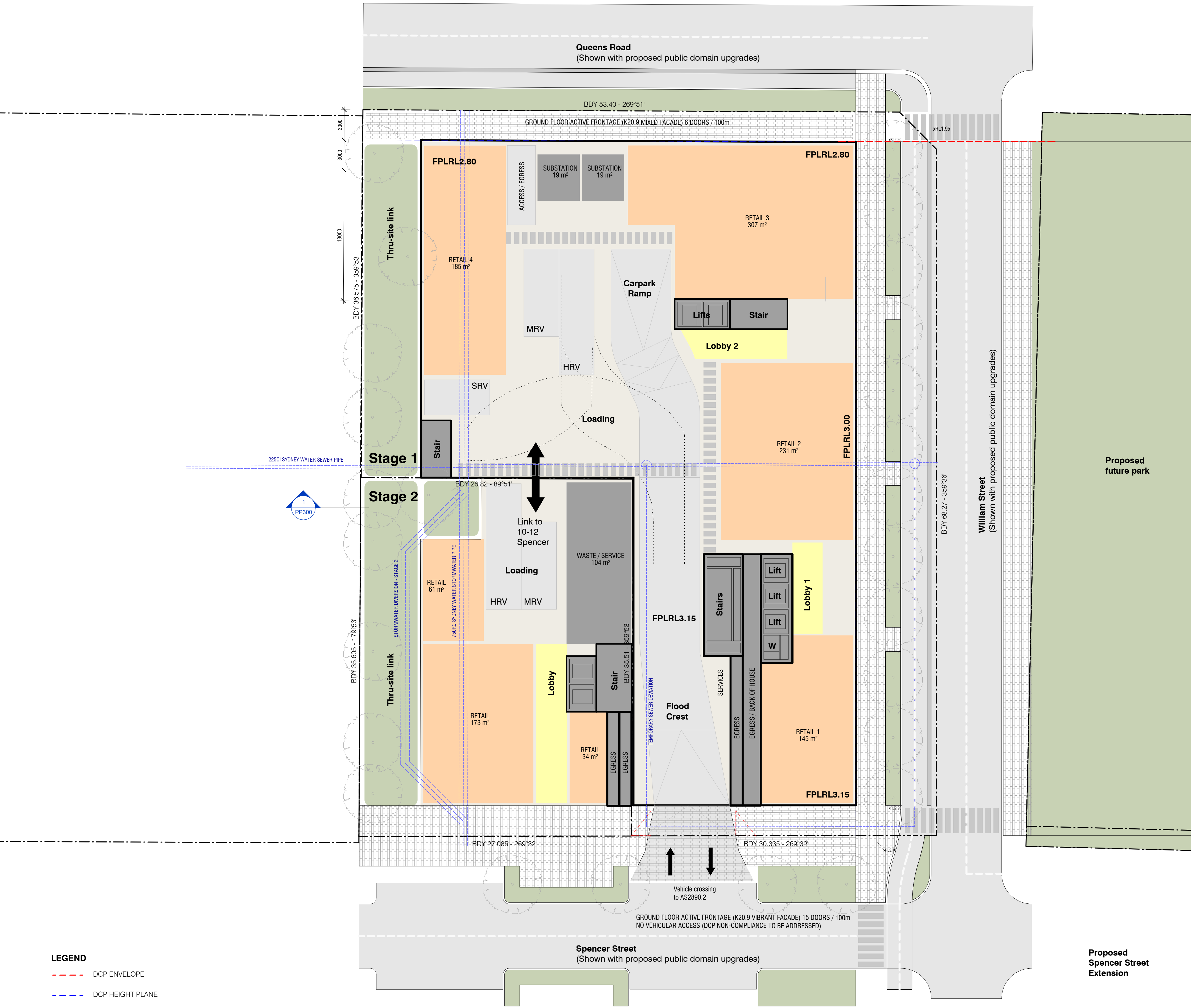
15/12/2024 12:20:47 AM



LEGEND

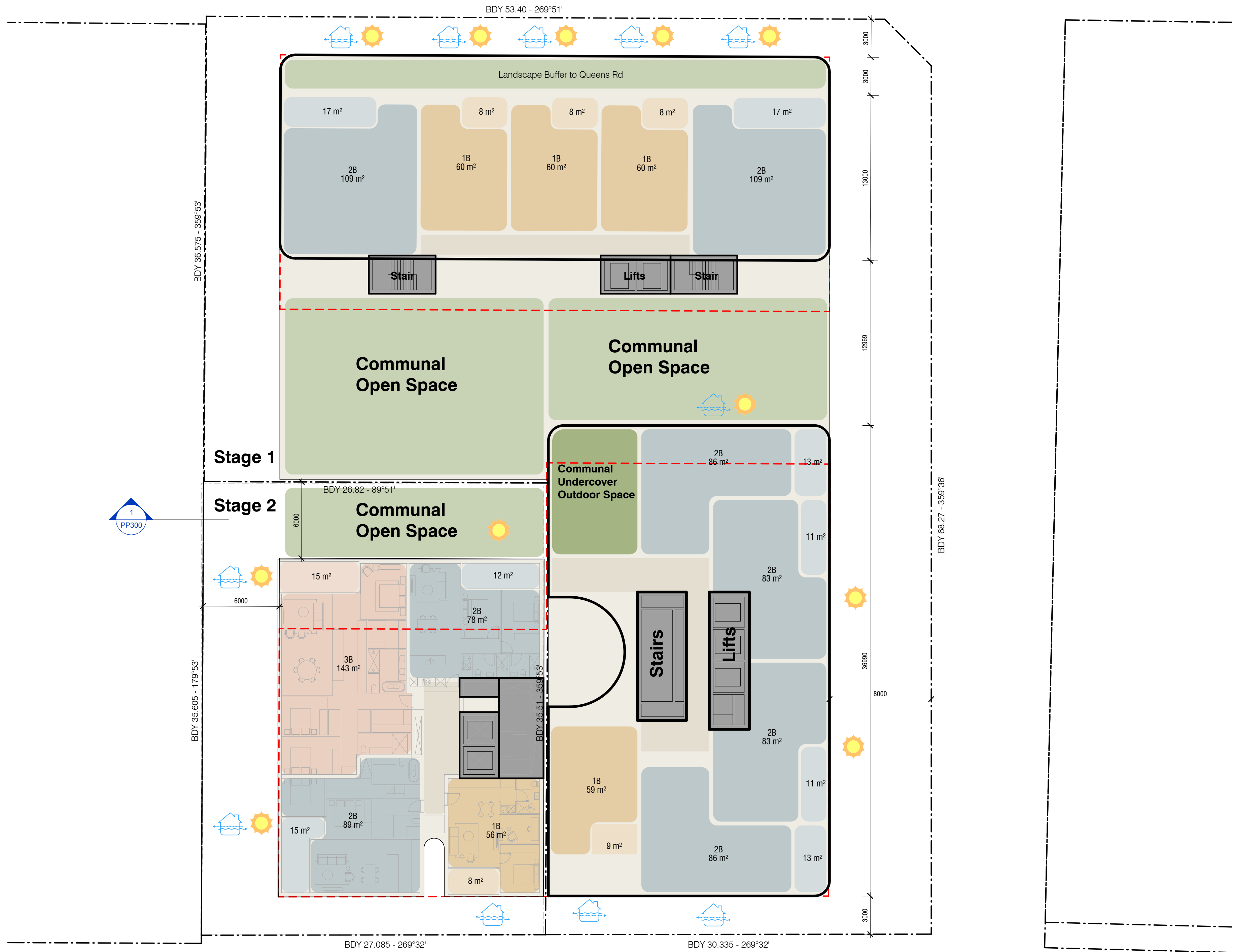
--- DCP ENVELOPE

--- DCP HEIGHT PLANE



LEGEND

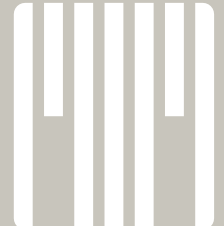
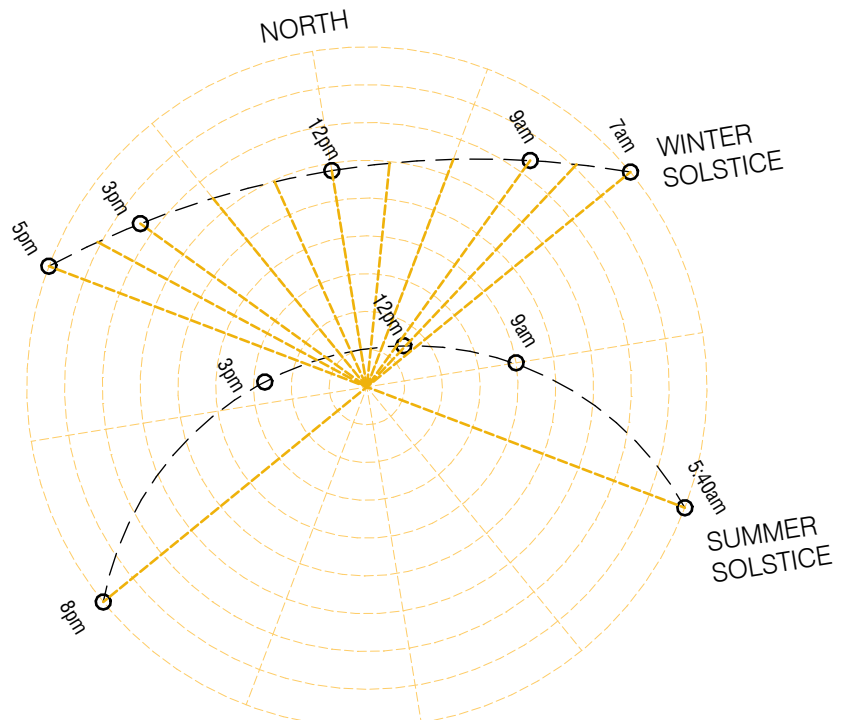
- - - DCP ENVELOPE
- - - DCP HEIGHT PLANE



LEGEND

--- DCP ENVELOPE

--- DCP HEIGHT PLANE



**Projected
Design
Management**

Projected Design Management Pty Ltd
E: enquiries@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.

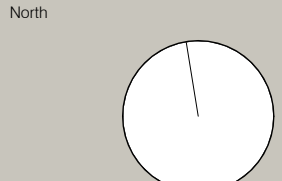
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

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.



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

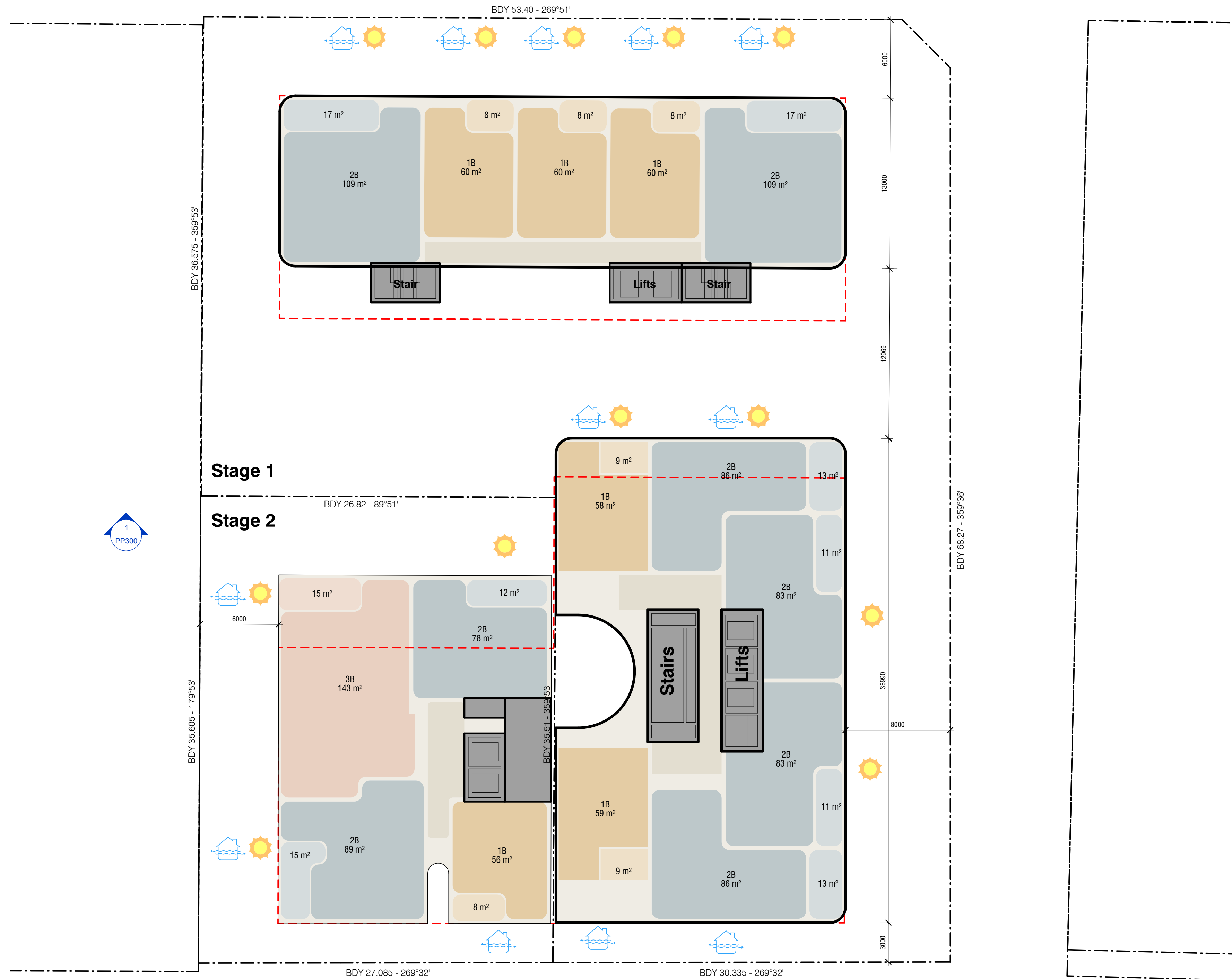
Drawing Title
Level 1 Floorplan

Drawing Number
PP101

Revision
2

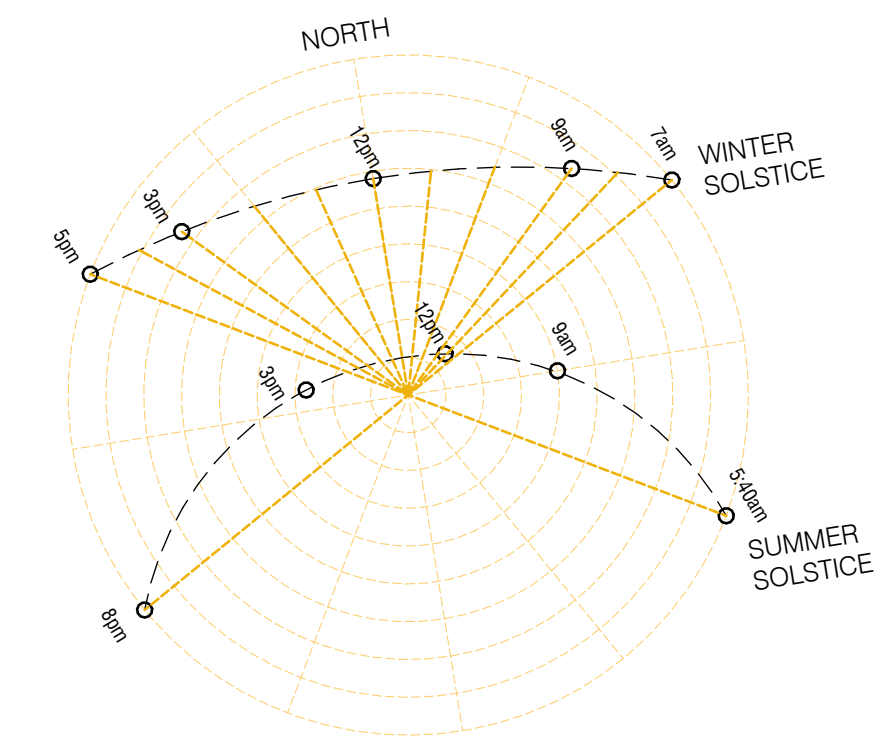
Date
05/08/2024

Scale
1 : 200 @ A1

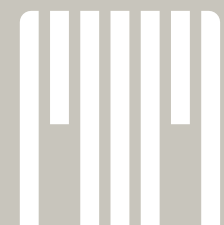


LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Queens & William Five Dock Planning Proposal



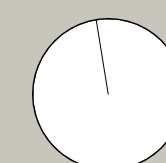
Projected Design Management Pty Ltd
E: info@projectdesignmanagement.com.au
M: 0400 809 210

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.
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.
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

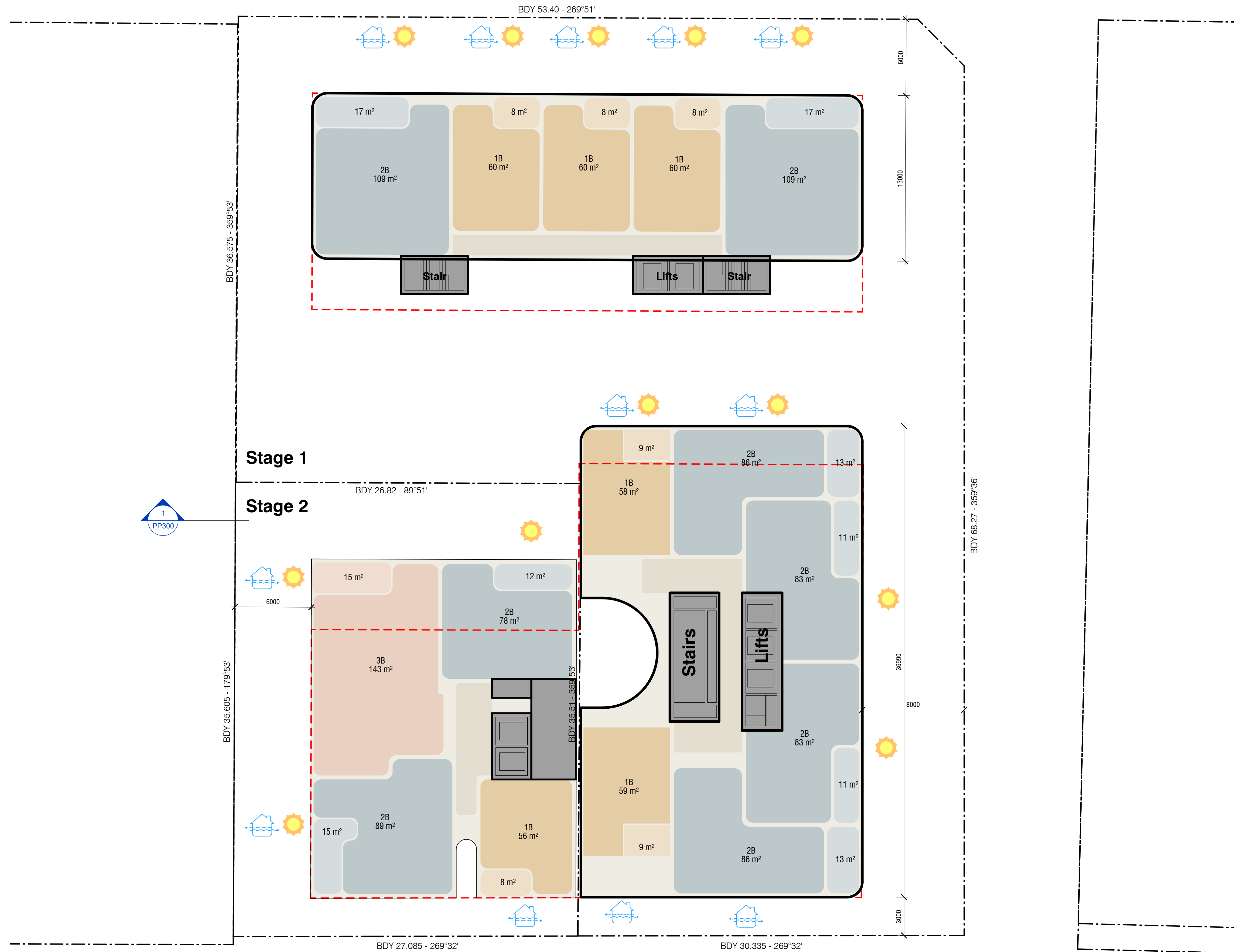


Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

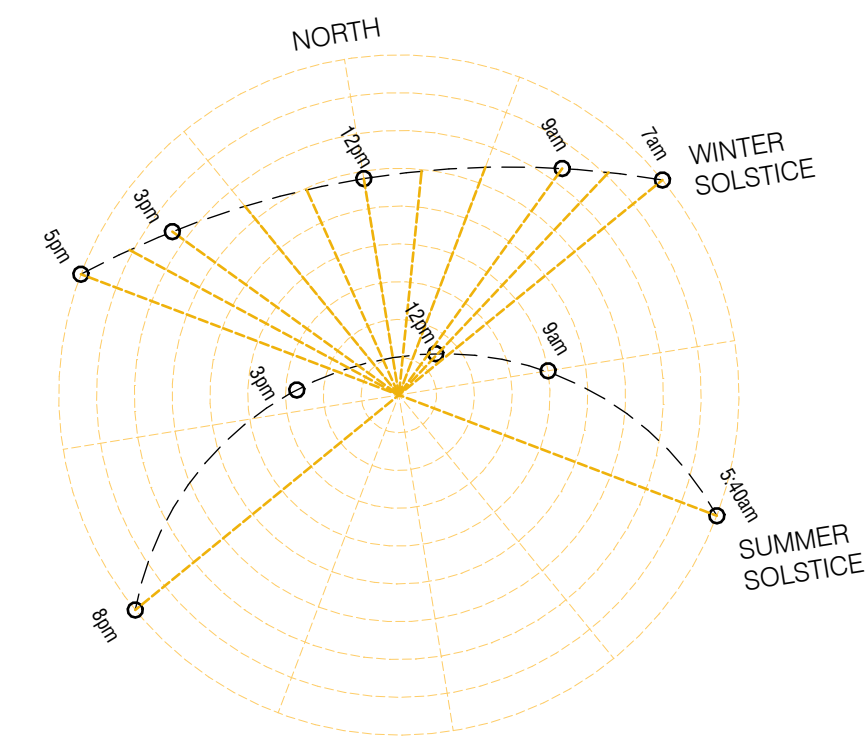
Drawing Title
Level 2 Floorplan

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



LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Queens & William Five Dock Planning Proposal



Projected
Design
Management

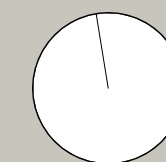
Projected Design Management Pty Ltd
E: enquiries@pdm.com.au
M: 0400 809 210

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

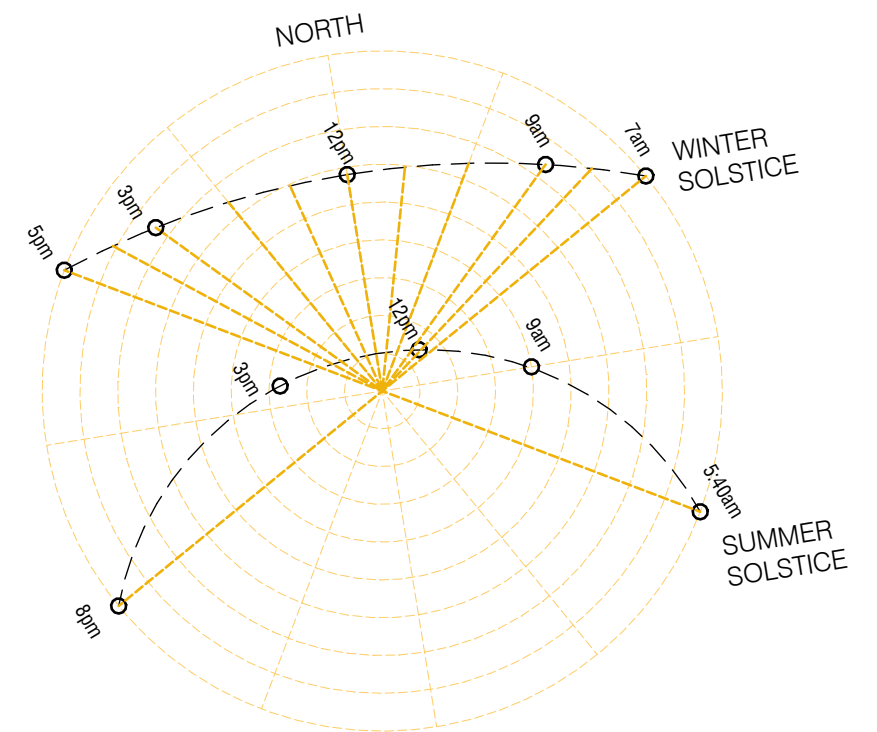
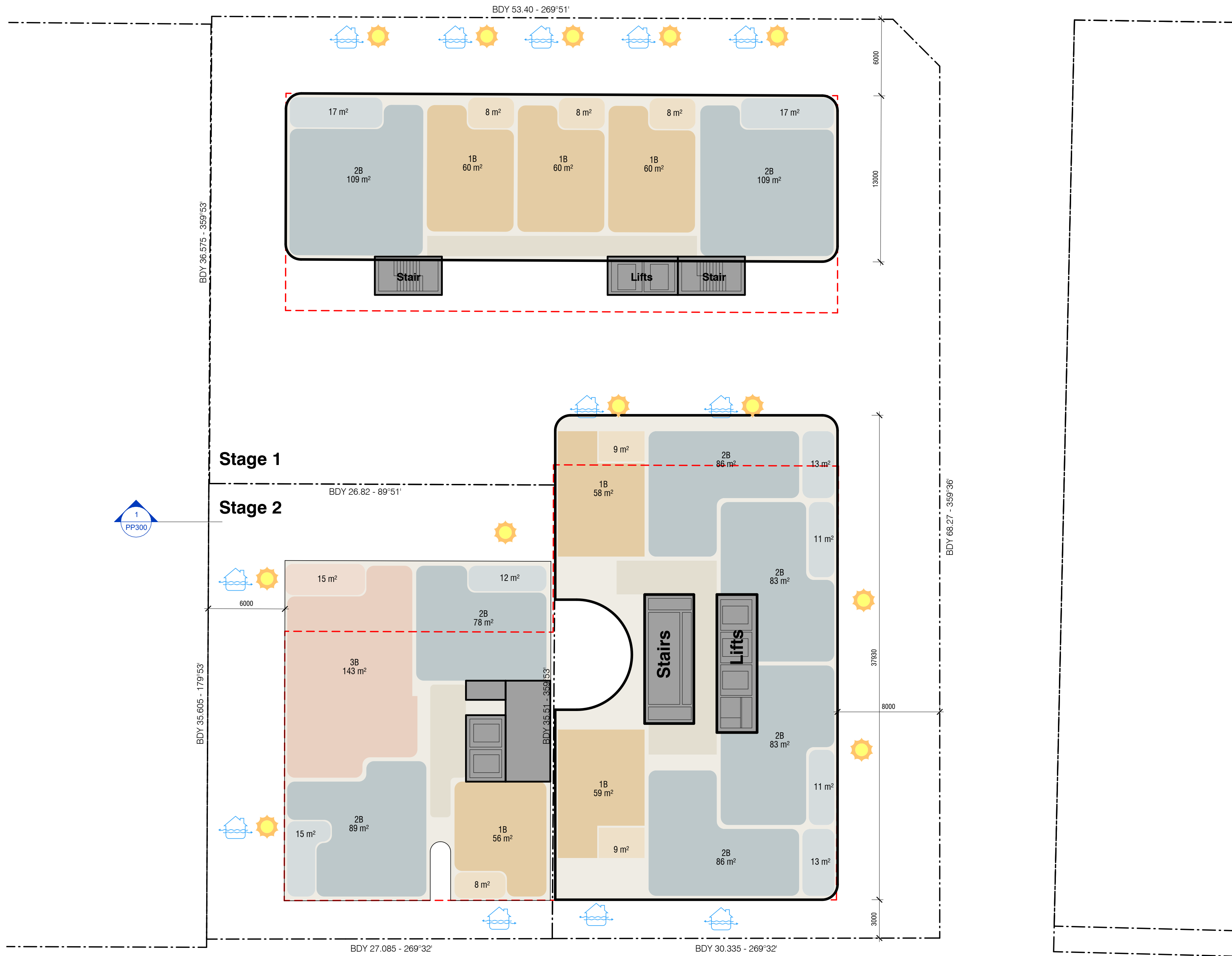


Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

Drawing Title
Level 3 Floorplan

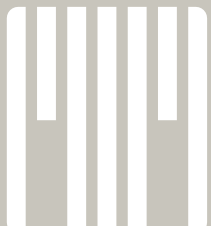
Drawing Number
PP103
Revision
2
Date
05/08/2024
Scale
1 : 200 @ A1



LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE

Queens & William Five Dock Planning Proposal



Projected
Design
Management

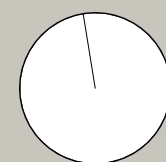
Projected Design Management Pty Ltd
E: enquiries@pdm.com.au
M: 0400 809 210

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



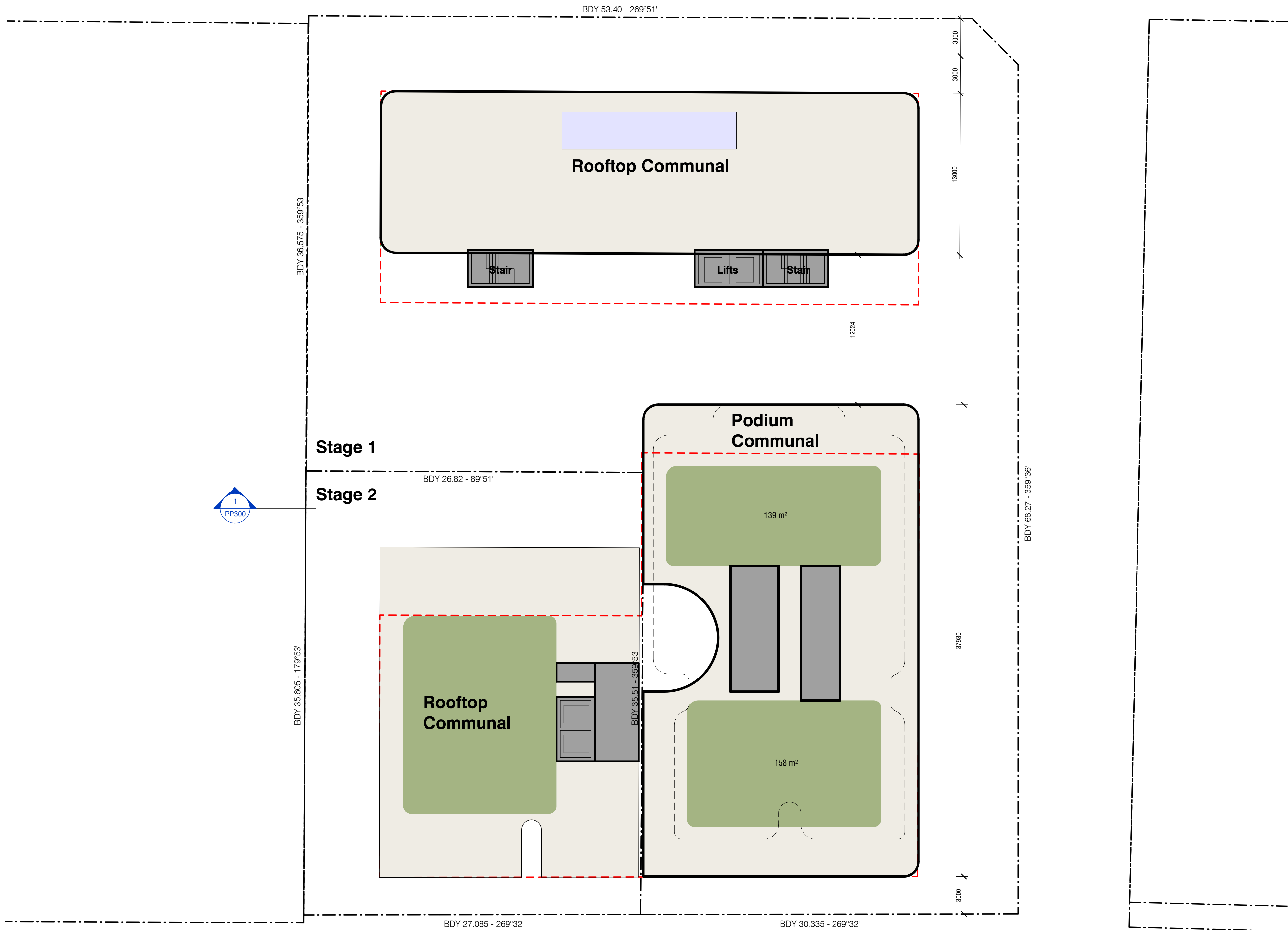
Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

Drawing Title
Level 4 Floorplan

Drawing Number
PP104
Revision
2
Date
05/08/2024
Scale
1 : 200 @ A1

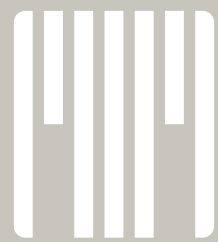
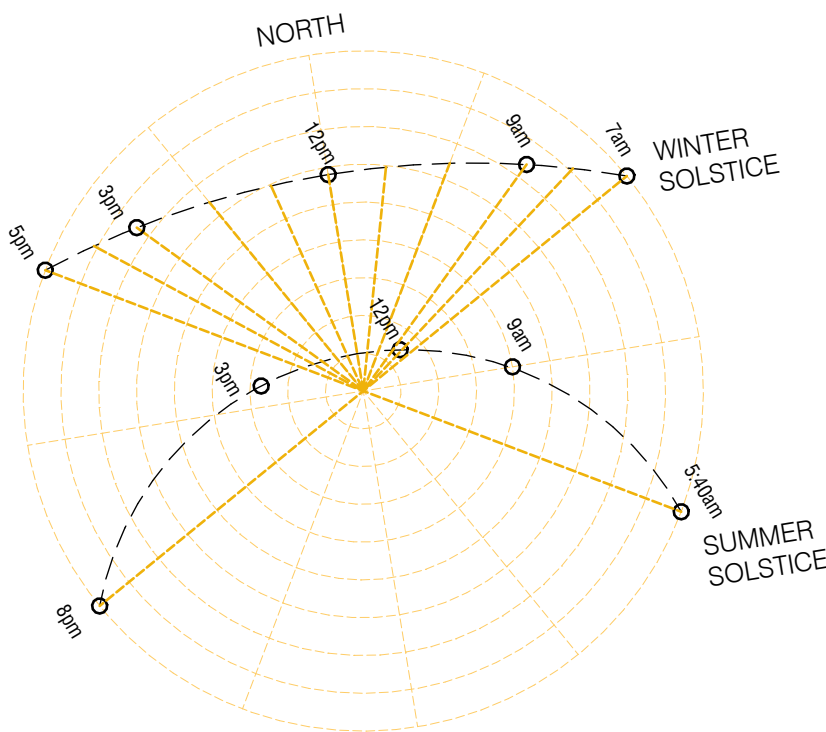
15/12/2024 12:20:49 AM



1 Level 5
A200 1 : 200

LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Projected
Design
Management

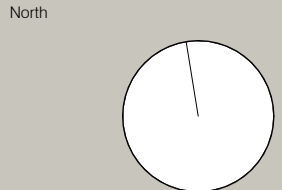
Projected Design Management Pty Ltd
E: enquiries@pdm.com.au
M: 0400 809 210

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.



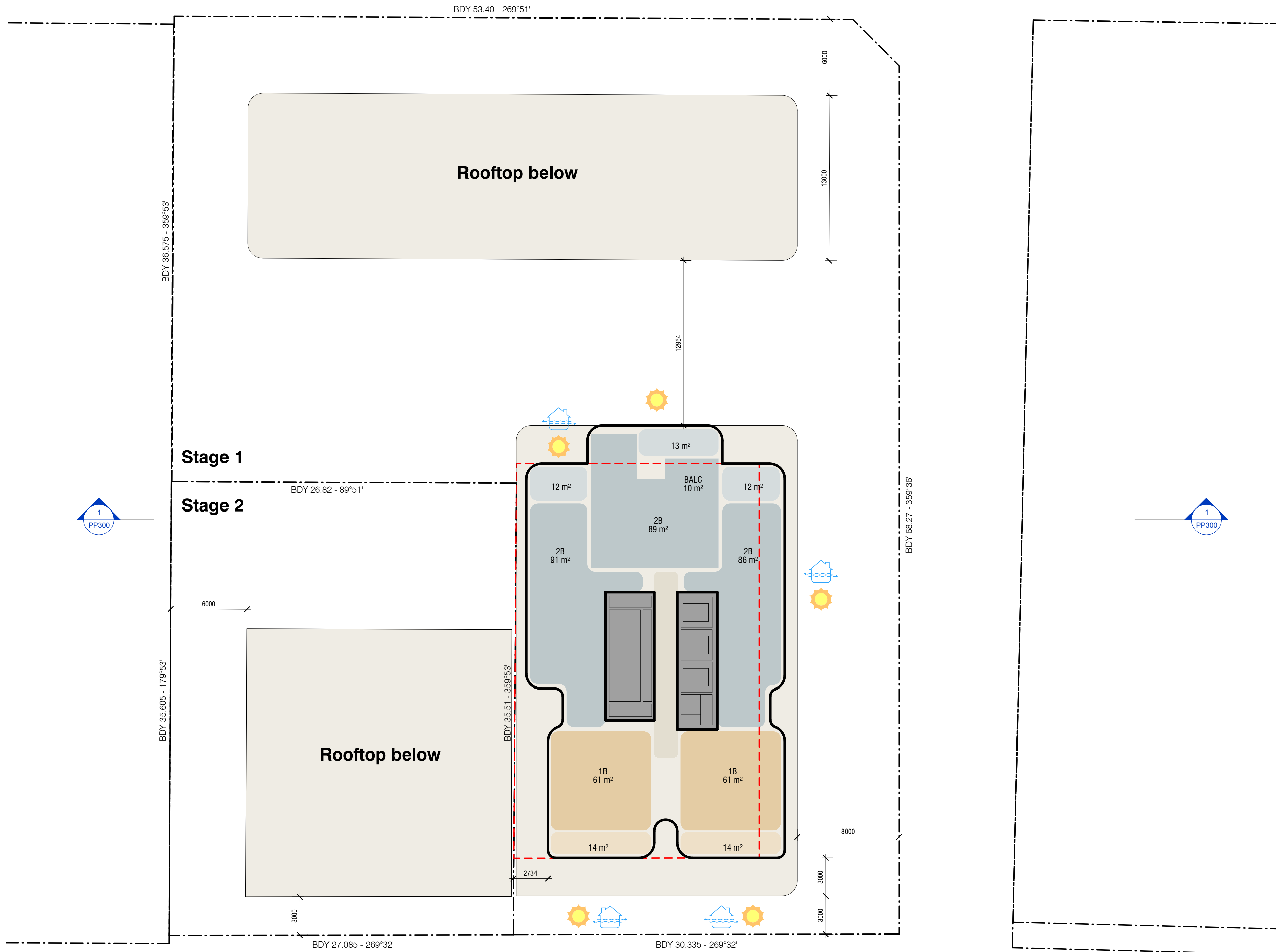
Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

Drawing Title
Level 5 Floorplan

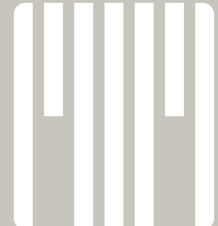
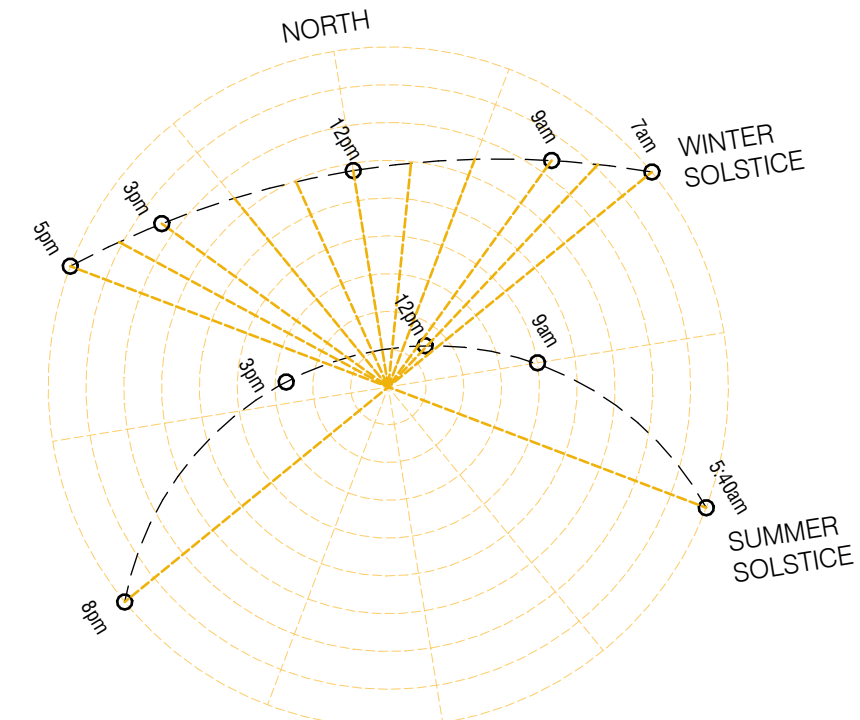
Drawing Number
PP105
Revision
2
Date
05/08/2024
Scale
1 : 200 @ A1

15/12/2024 12:20:49 AM



LEGEND

- DCP ENVELOPE
- DCP HEIGHT PLANE



Projected
Design
Management

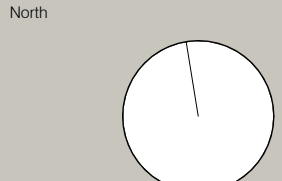
Projected Design Management Pty Ltd
E: info@projectdesign.com.au
M: 0400 809 210

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.



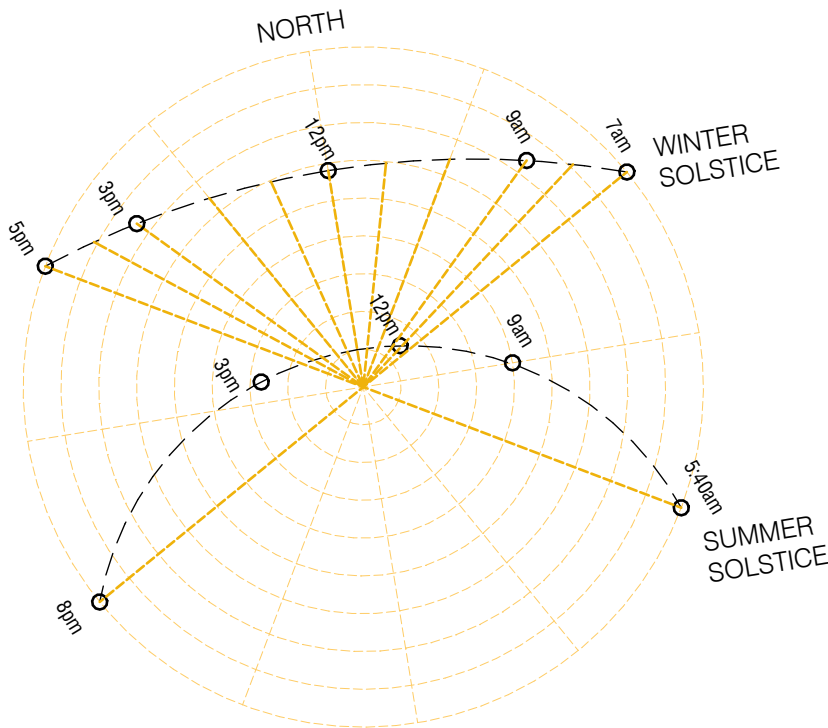
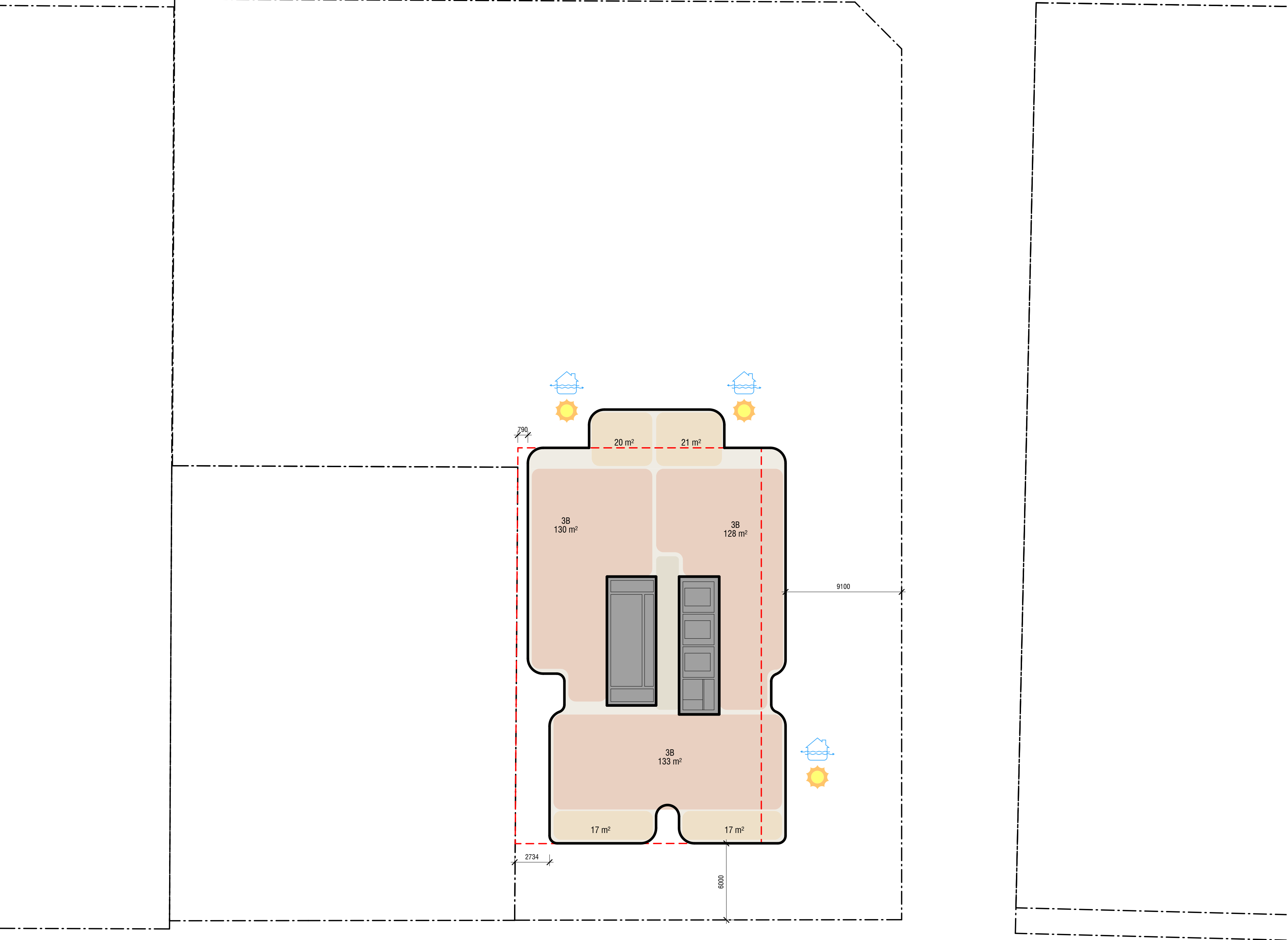
Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

Drawing Title
Lower Tower Floorplan

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

15/12/2024 12:20:49 AM



LEGEND

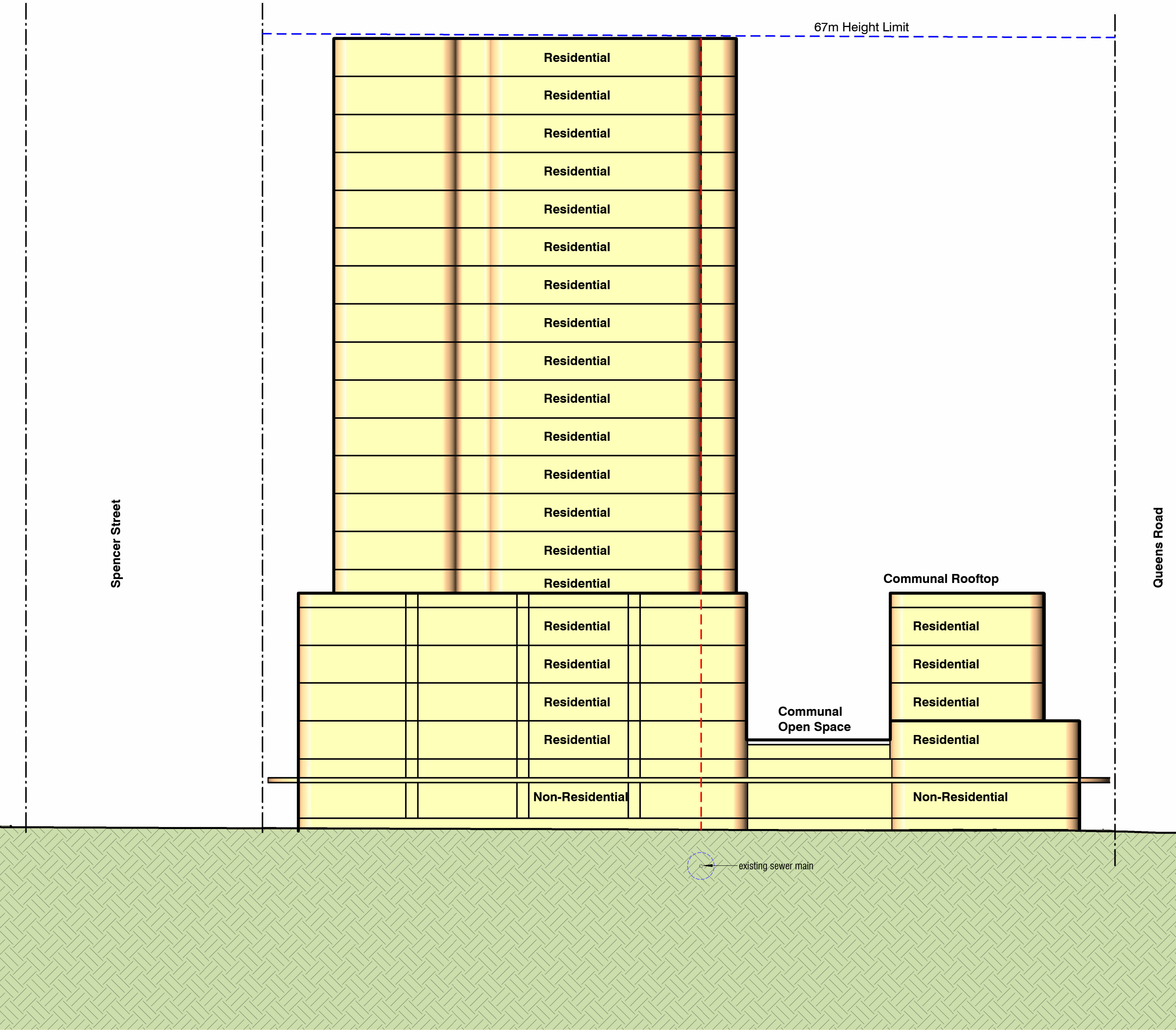
- DCP ENVELOPE
- DCP HEIGHT PLANE

Queens & William Five Dock Planning Proposal

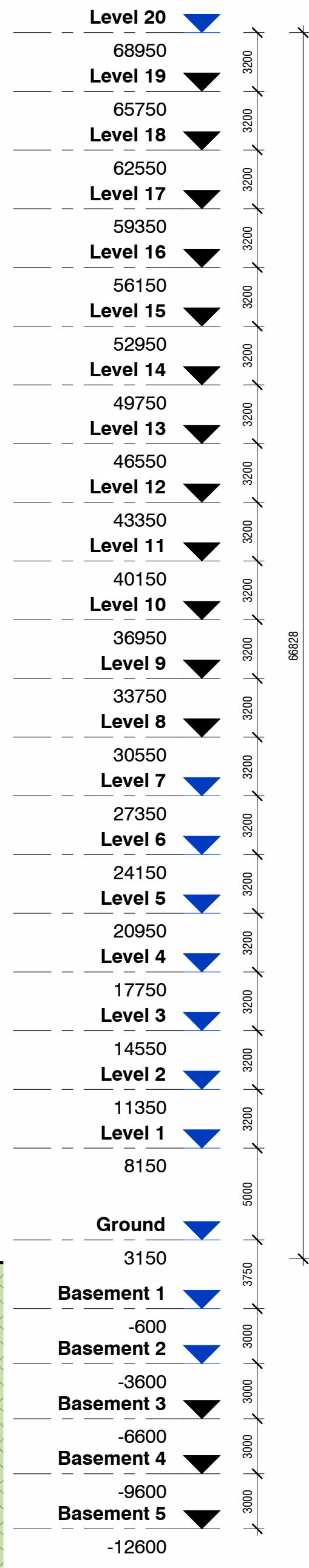
LEGEND

- - - DCP ENVELOPE

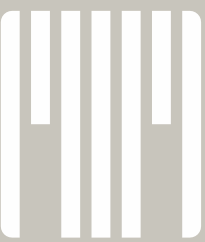
- - - DCP HEIGHT PLANE



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.

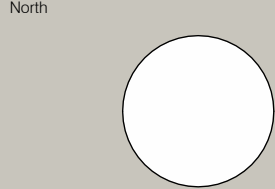
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

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

As indicated @ A1

PP200

2

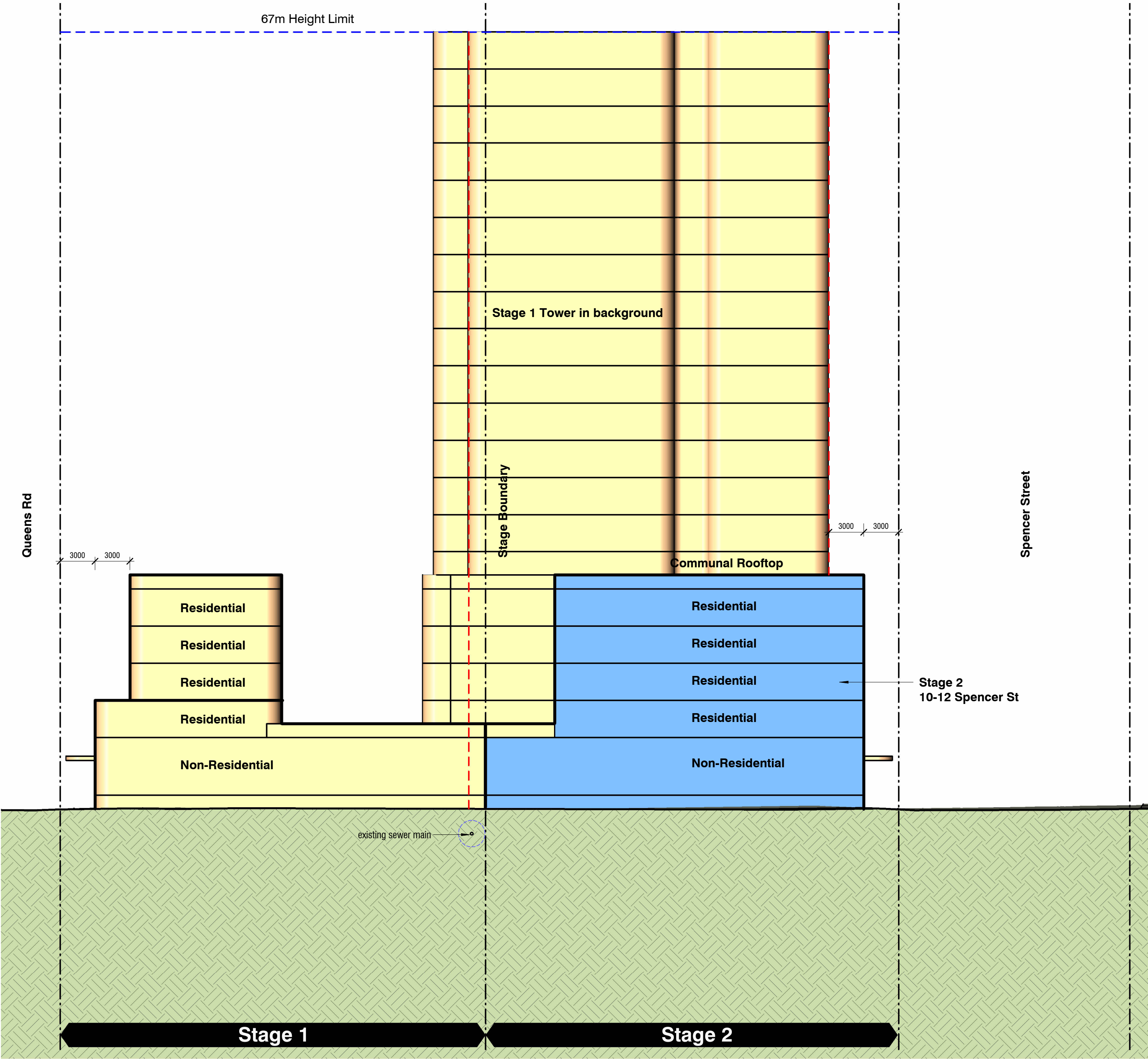
05/08/2024

15/12/2024 15:20:52 AM

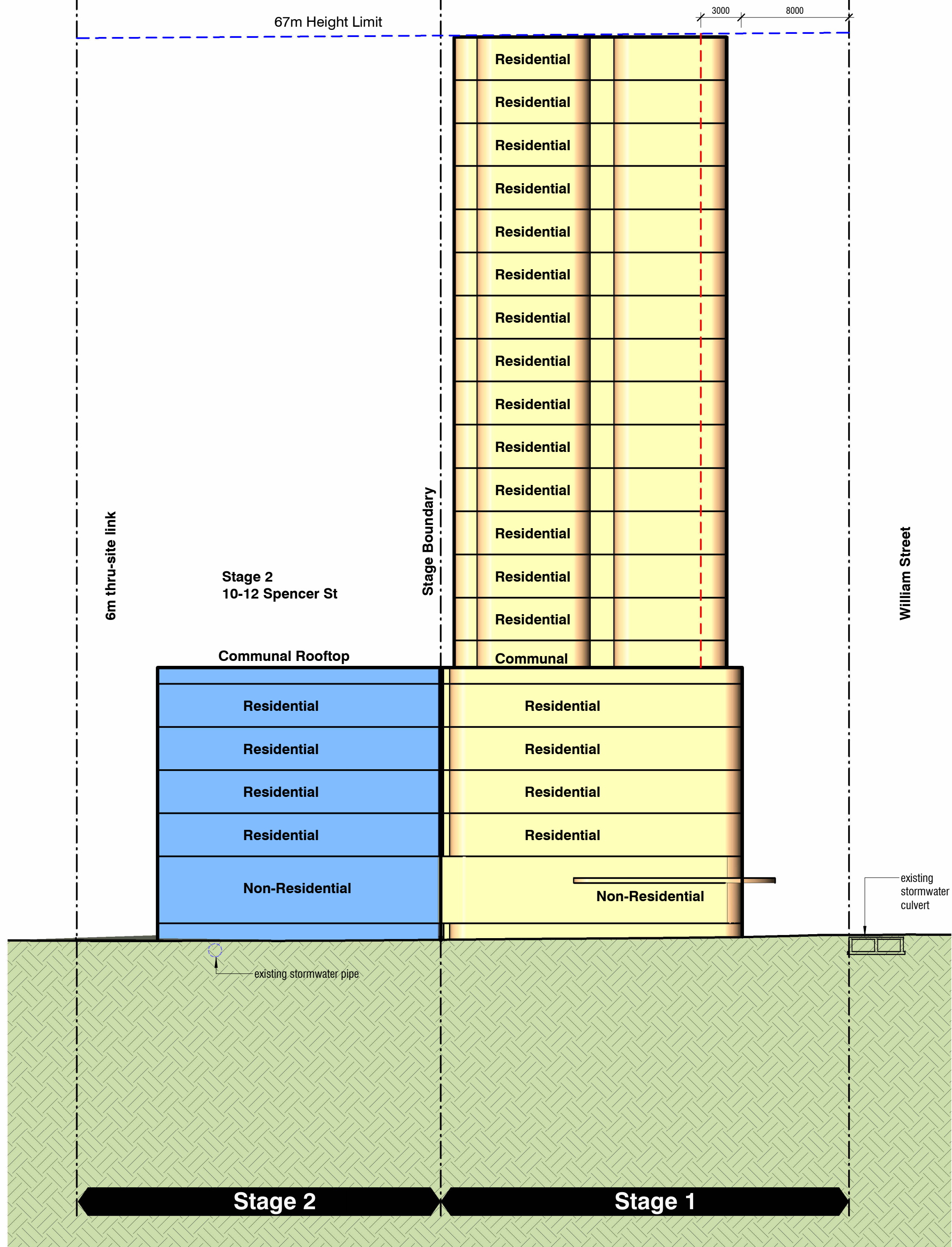
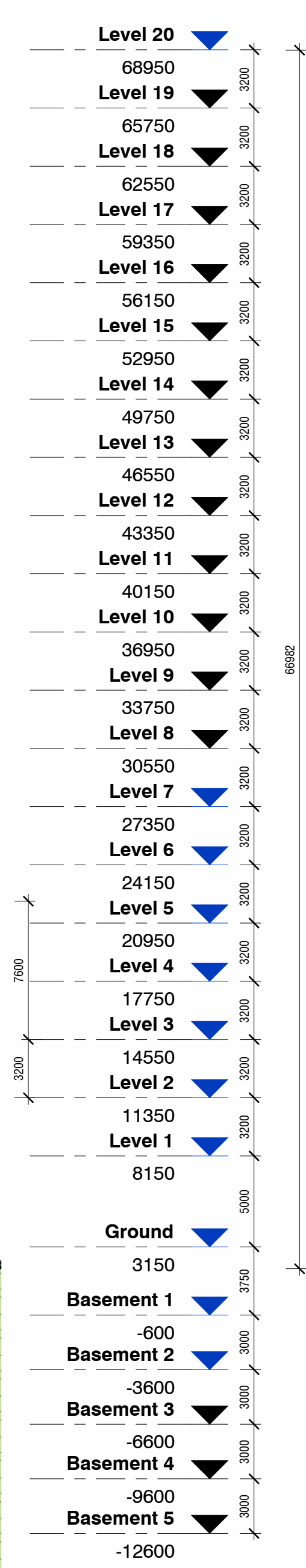
LEGEND

- - - 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: info@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.

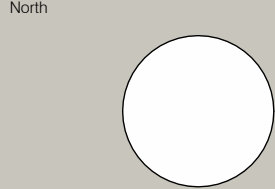
Notify PDM and seek clarification of inconsistencies or conflicts immediately upon discovery.

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

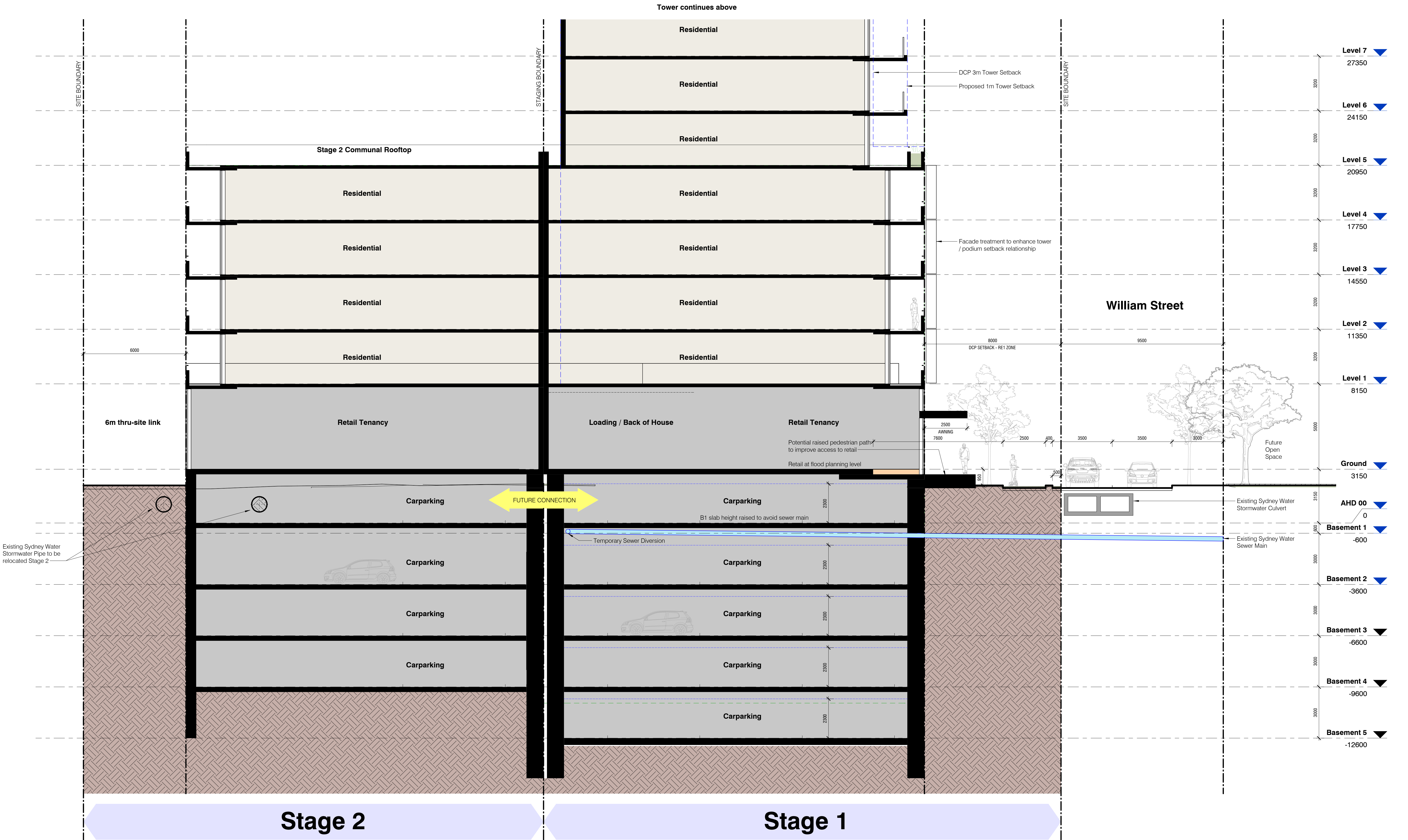
PP201

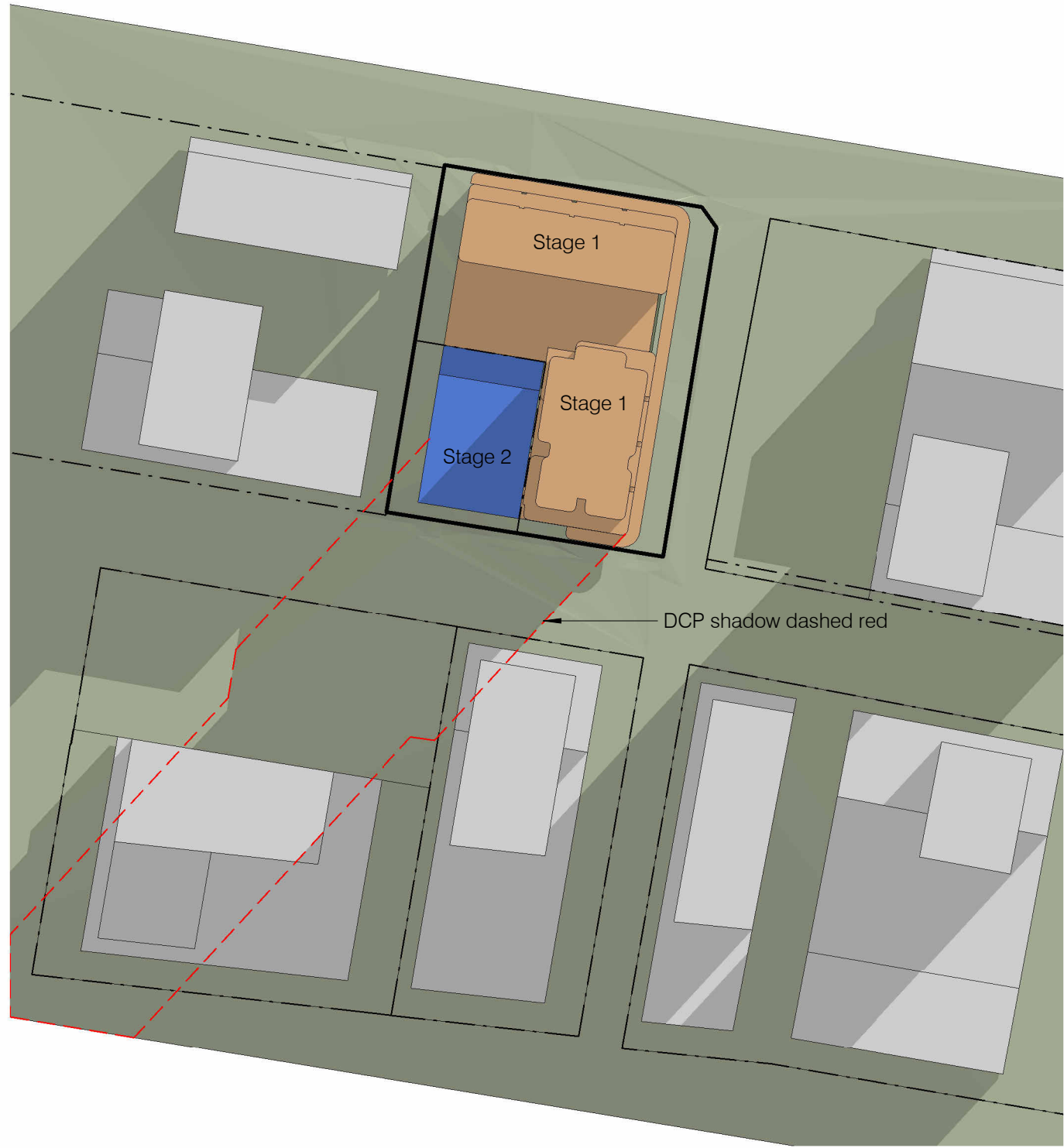
2

05/08/2024

As indicated @ A1

15/12/2024 12:20:54 AM





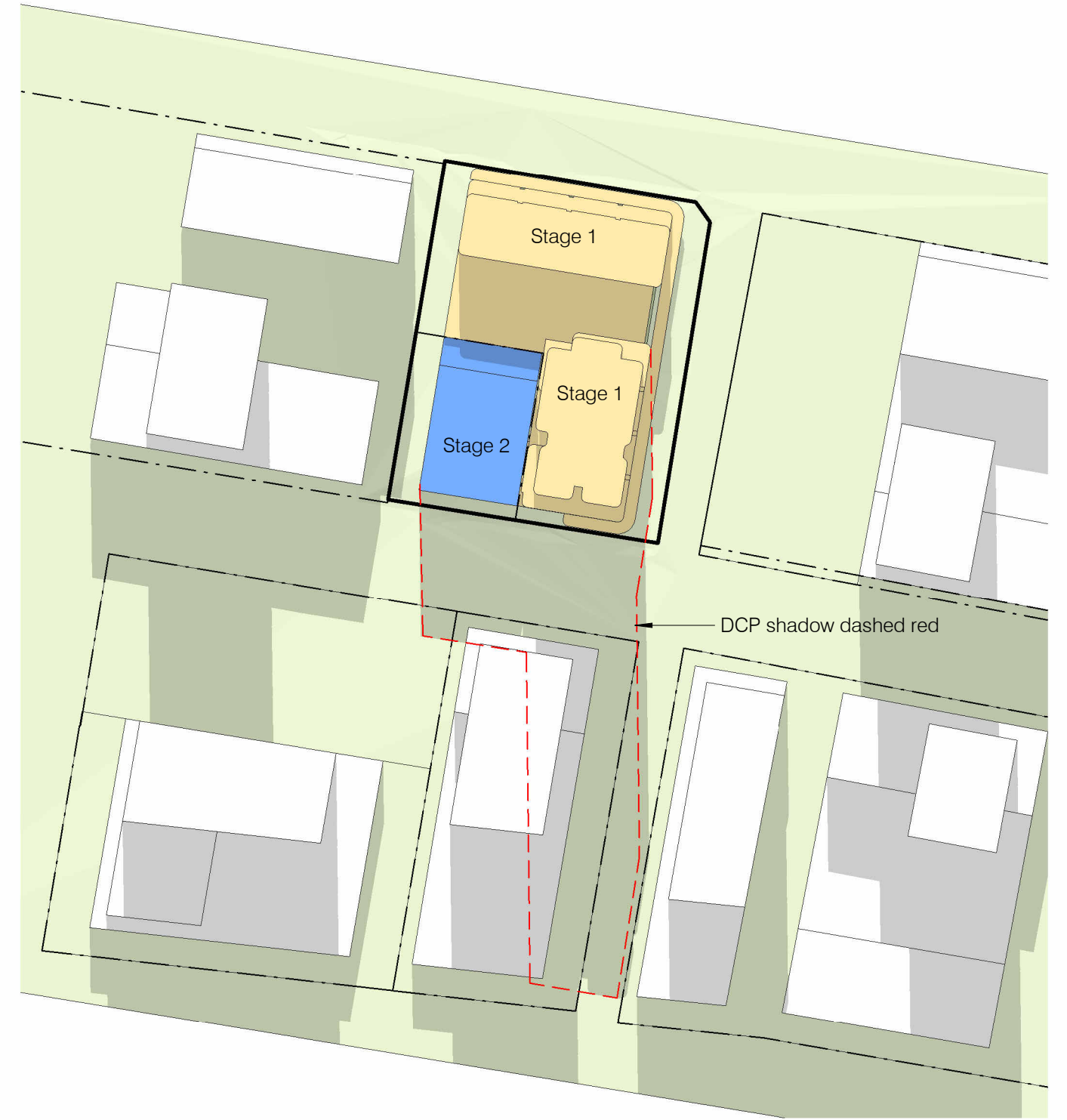
1 Shadow - PP - 9am
A200 1 : 1200



2 Shadow - PP - 10am
A200 1 : 1200



3 Shadow - PP - 11am
A200 1 : 1200



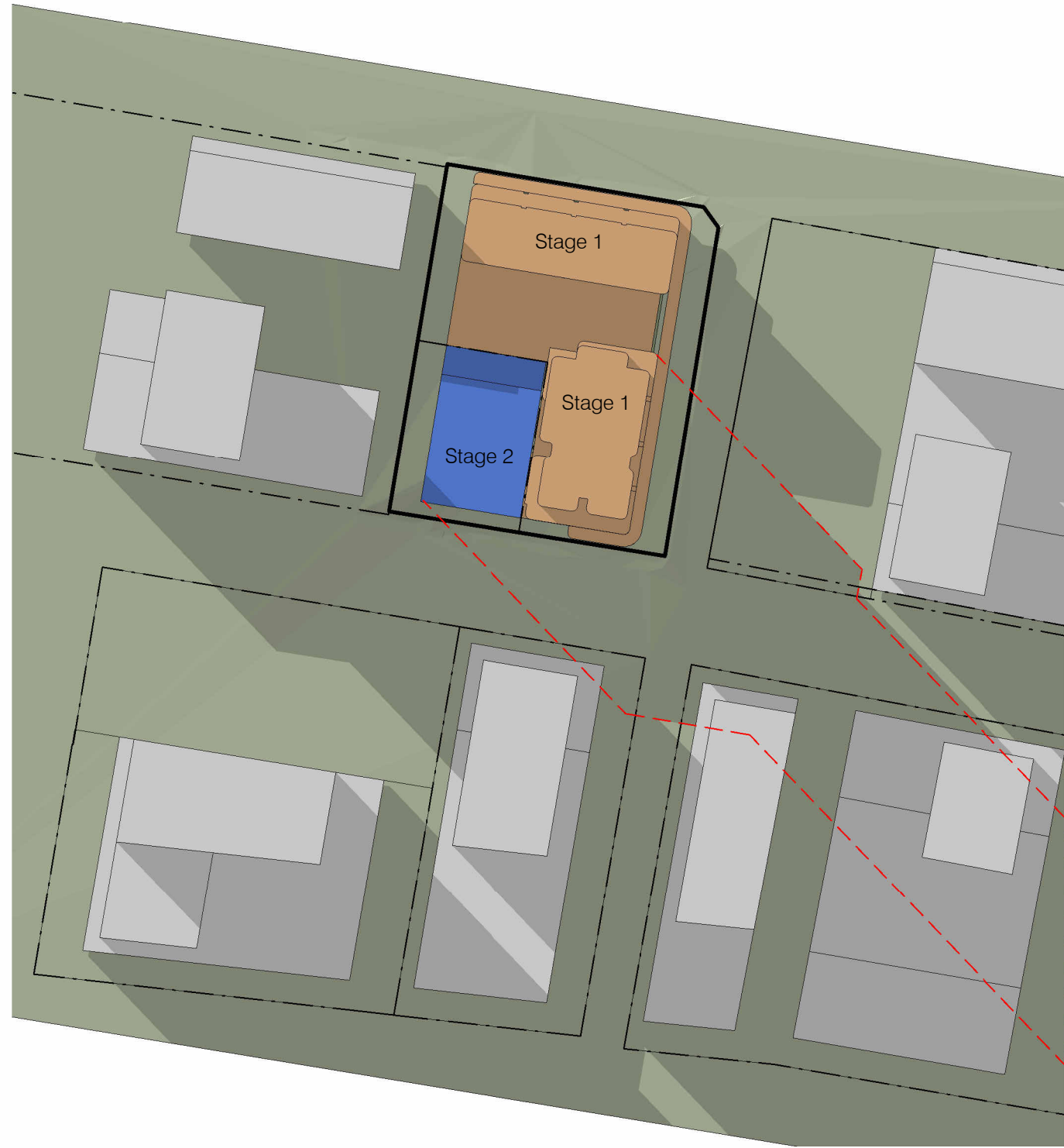
4 Shadow - PP - 12pm
A200 1 : 1200



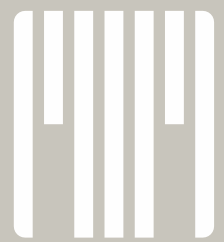
5 Shadow - PP - 1pm
A200 1 : 1200



6 Shadow - PP - 2pm
A200 1 : 1200



7 Shadow - PP - 3pm
A200 1 : 1200



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

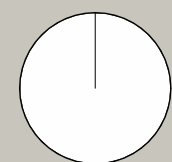
Queens & William Five Dock Planning Proposal

Revision Schedule	Date
Rev Description	
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.
The design has not been assessed against the BCA, Australian Standards, SEPP65, Council LEP or DCP.
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
Shadow Diagrams

Drawing Number

PP400

Revision

2

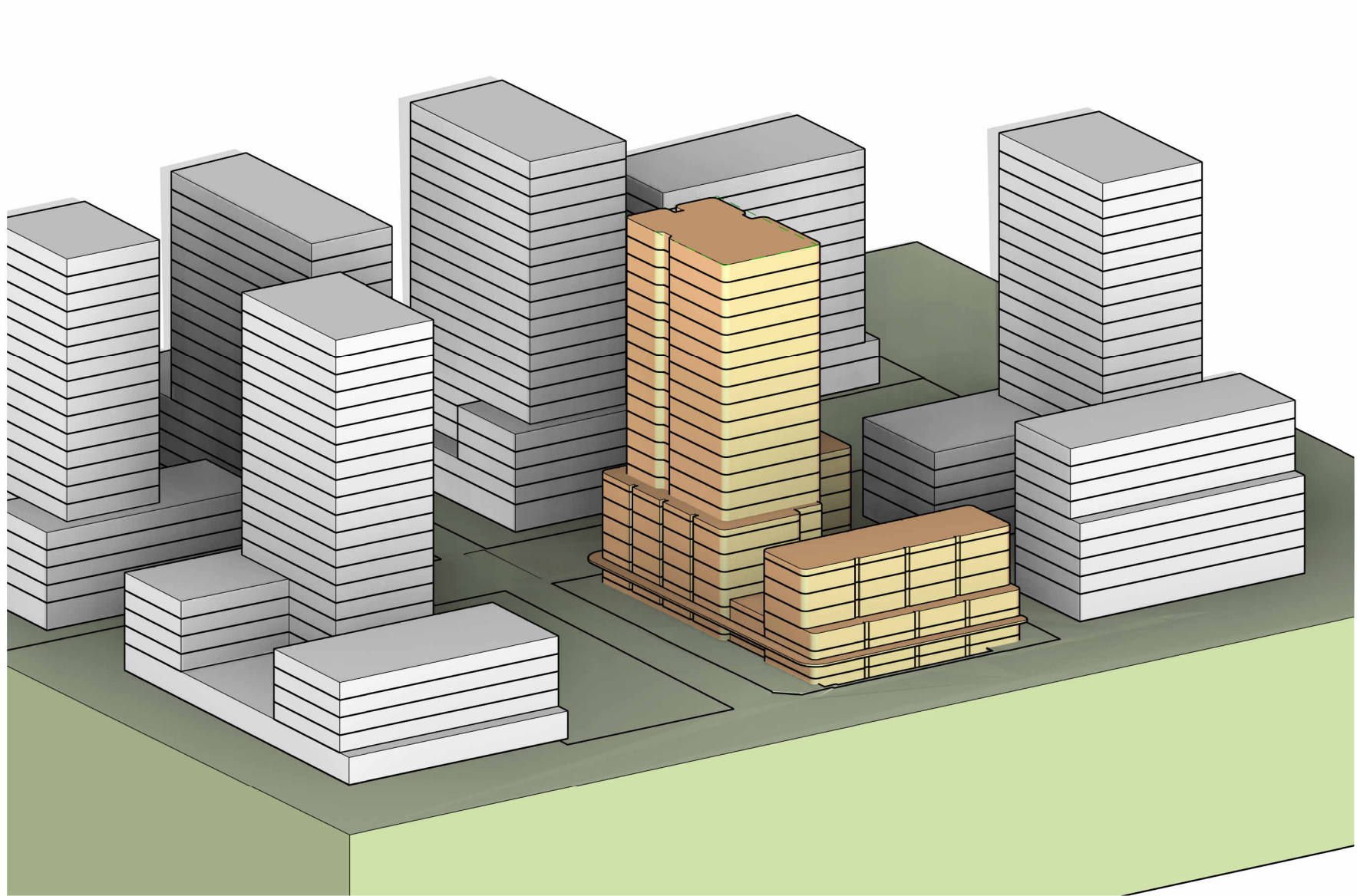
Date

05/08/2024

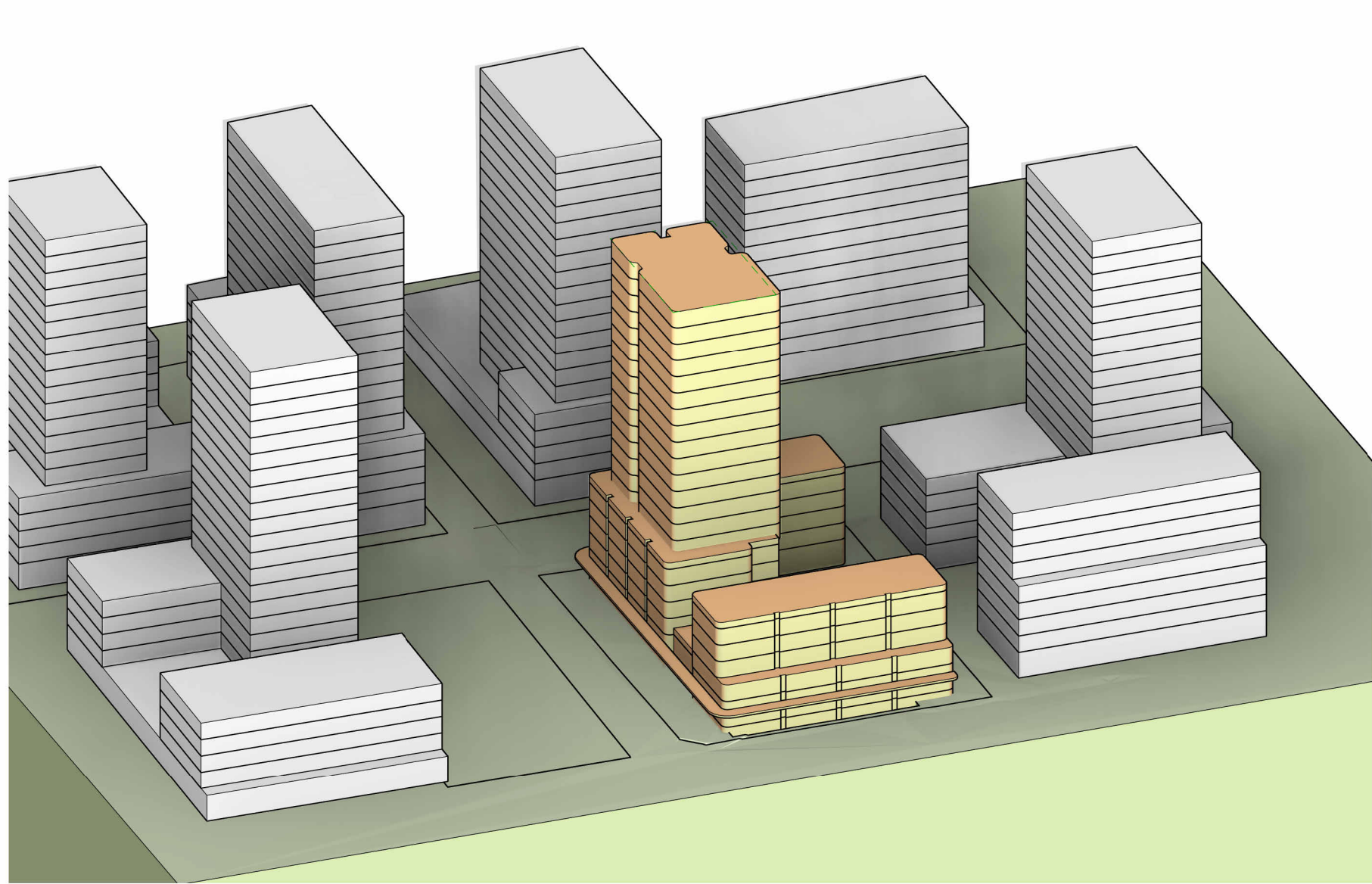
Scale

1 : 1200 @ A1

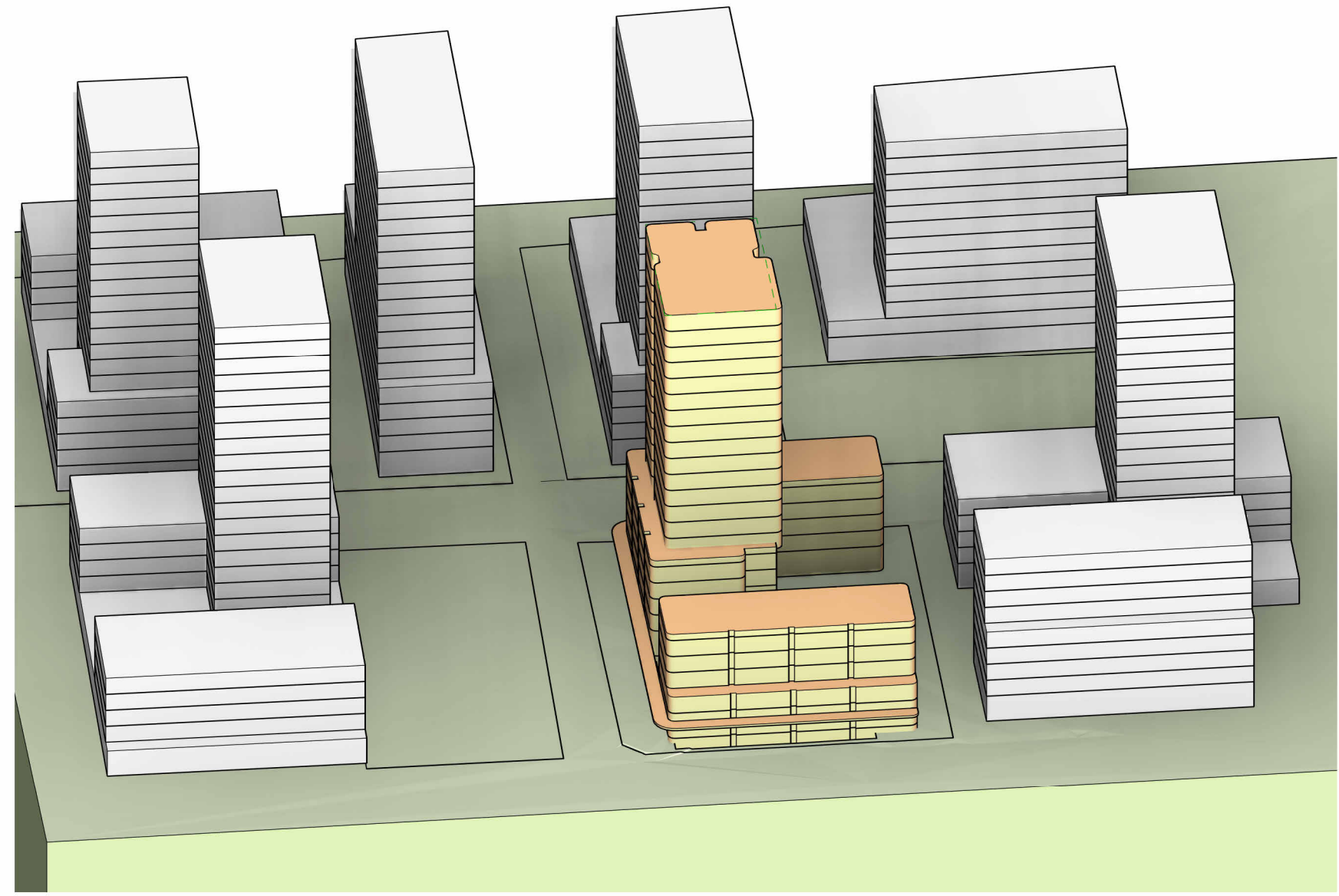
15/12/2024 12:30:57 AM



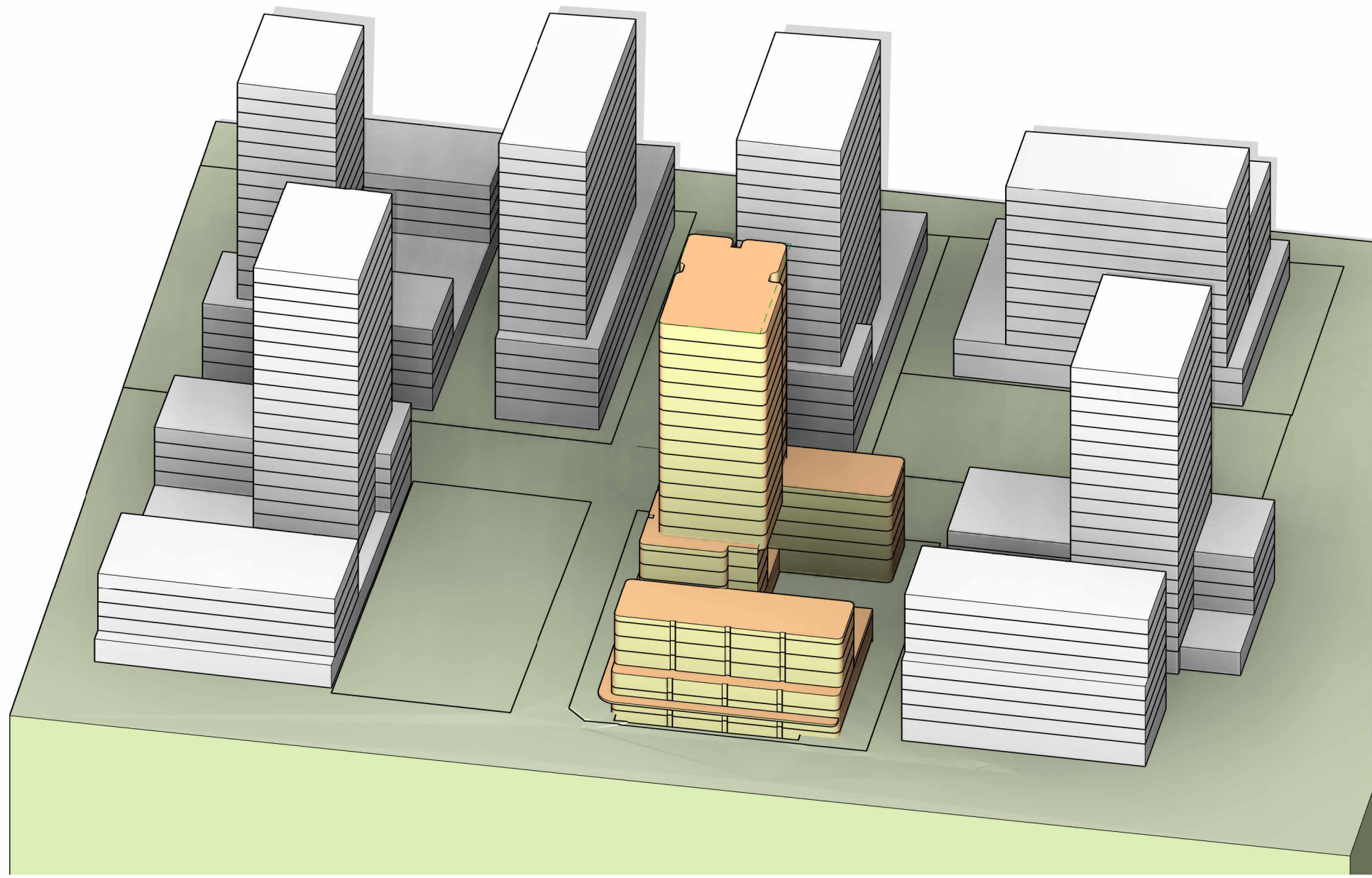
1 Sun Eye - 9am DCP



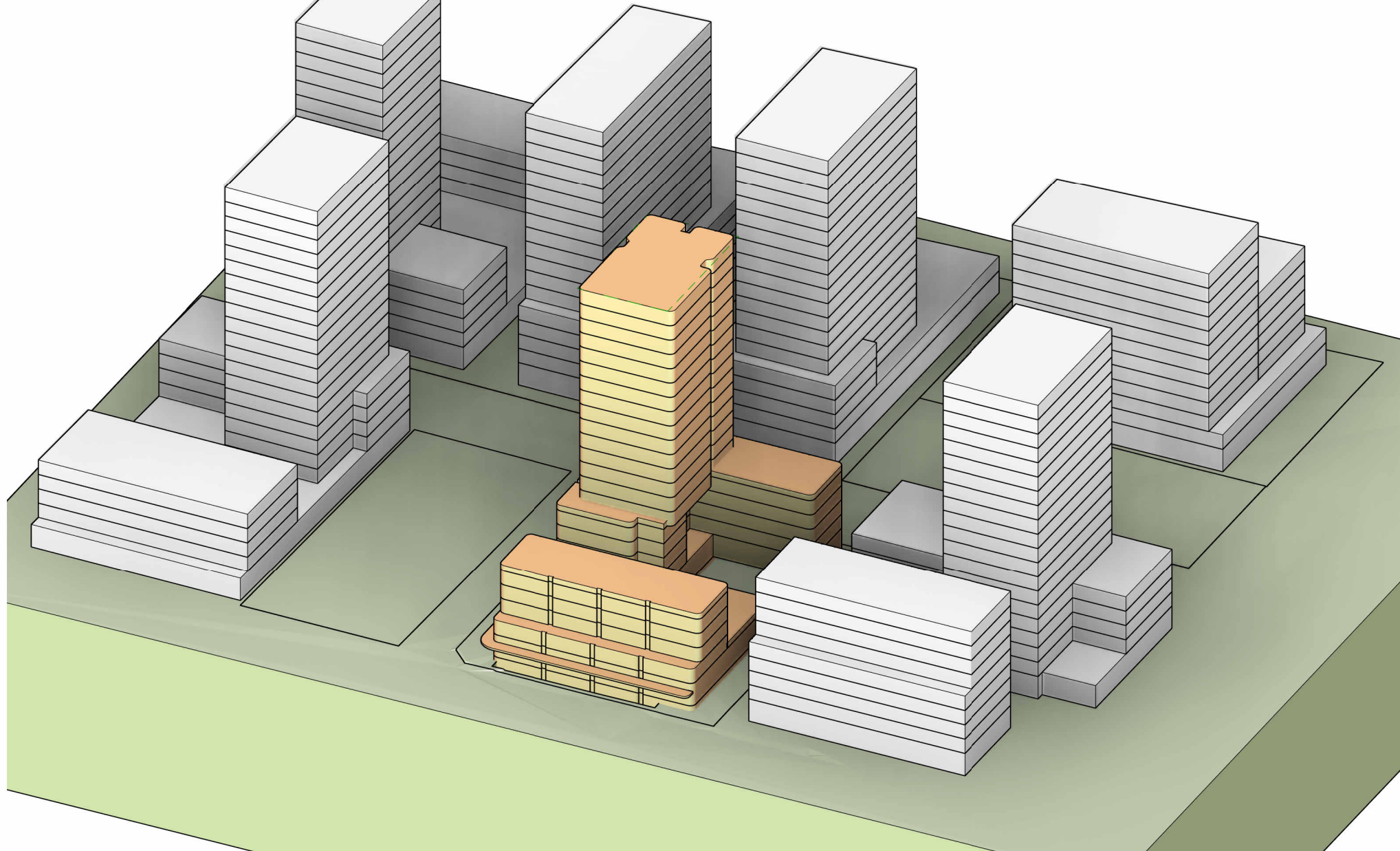
2 Sun Eye - 10am DCP



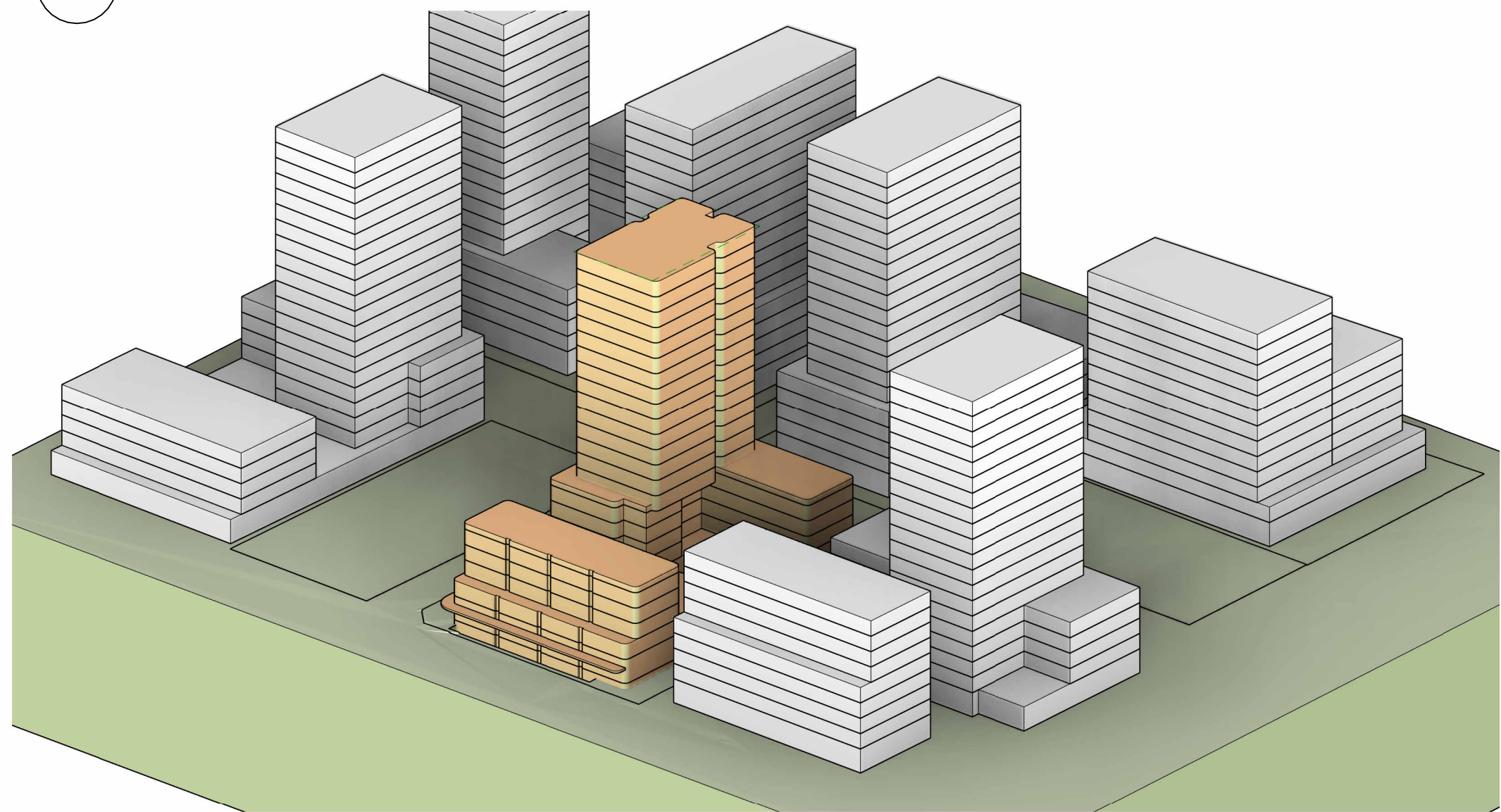
3 Sun Eye - 11am DCP



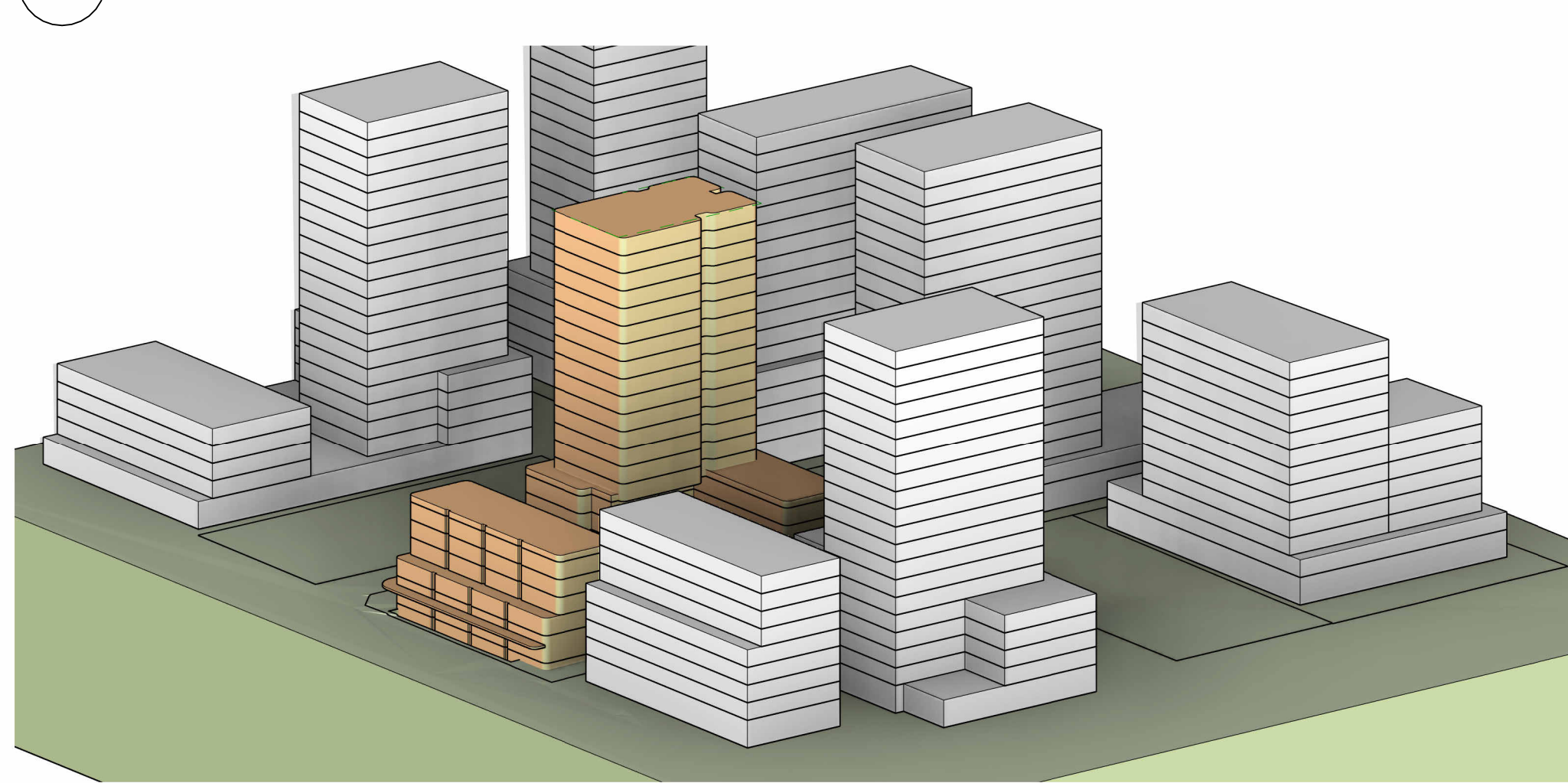
4 Sun Eye - 12pm DCP



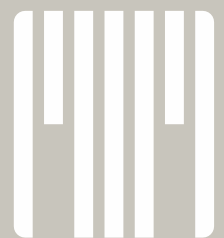
5 Sun Eye - 1pm DCP



6 Sun Eye - 2pm DCP



7 Sun Eye - 3pm DCP



Projected
Design
Management

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

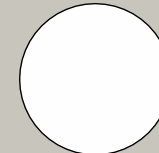
Queens & William Five Dock Planning Proposal

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



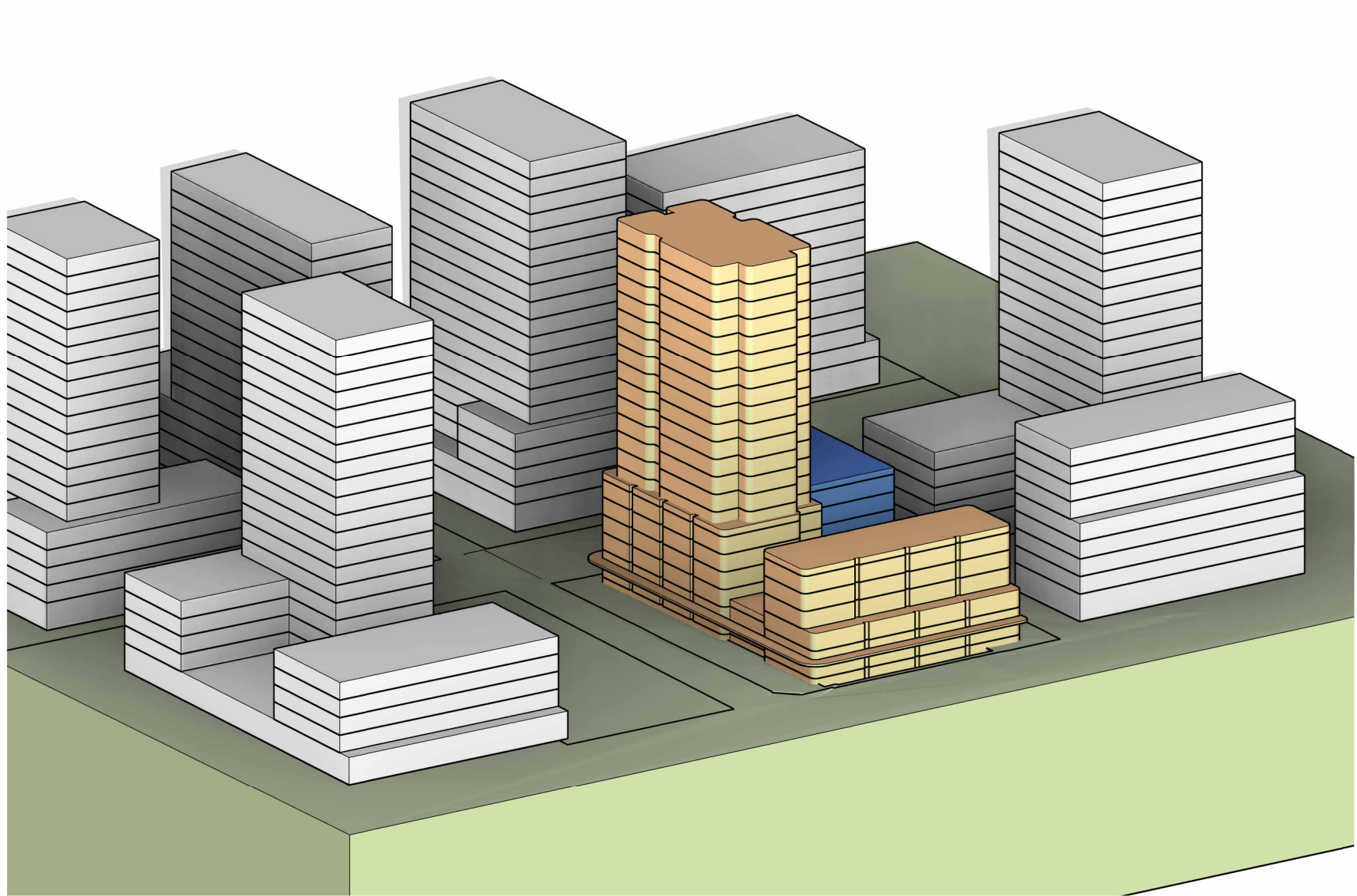
Client
DPG Project 37 Pty Ltd
develotek
PROPERTY GROUP

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

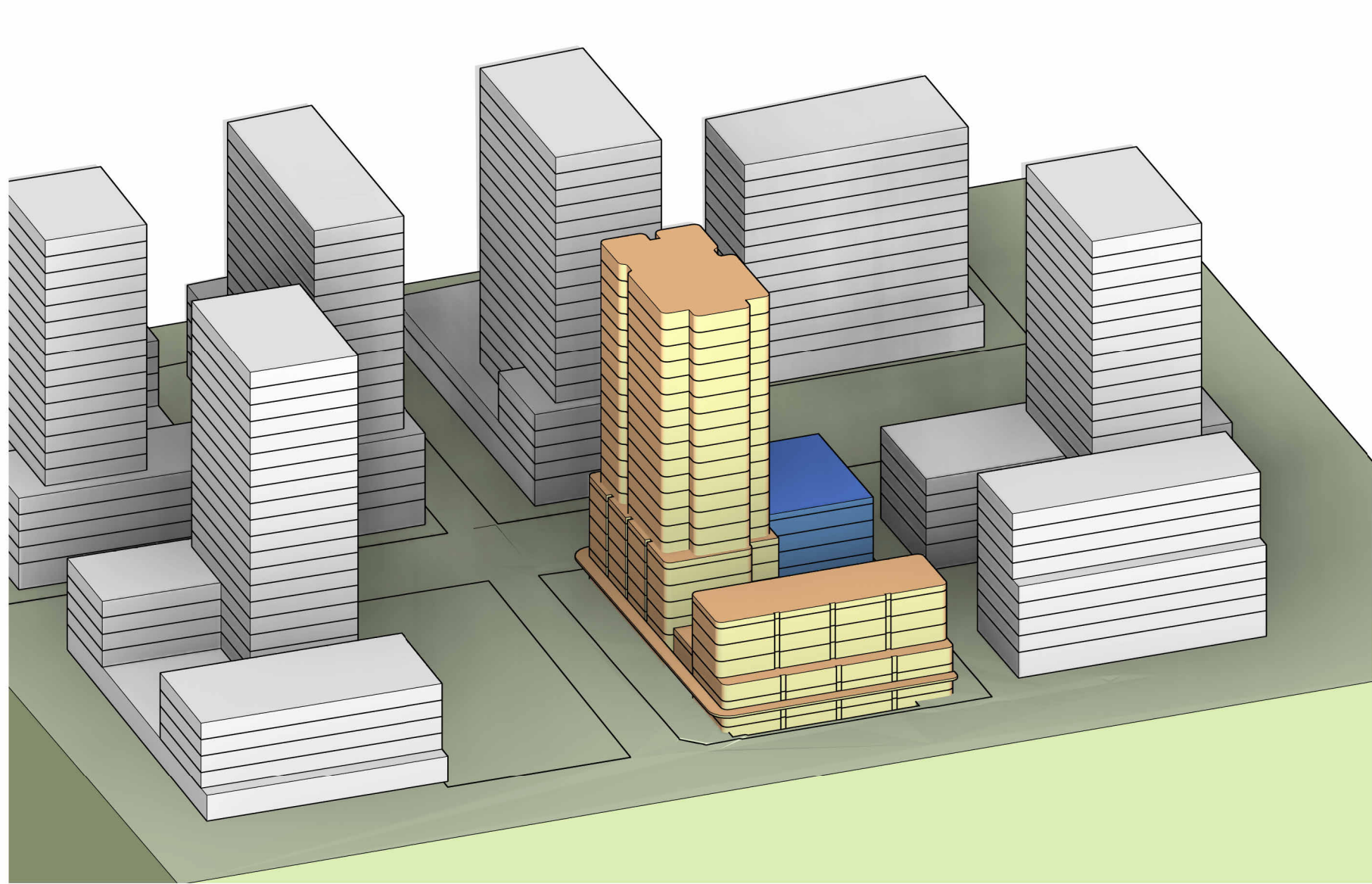
Drawing Title
**Solar Access - Sun Eye
Diagrams DCP**

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

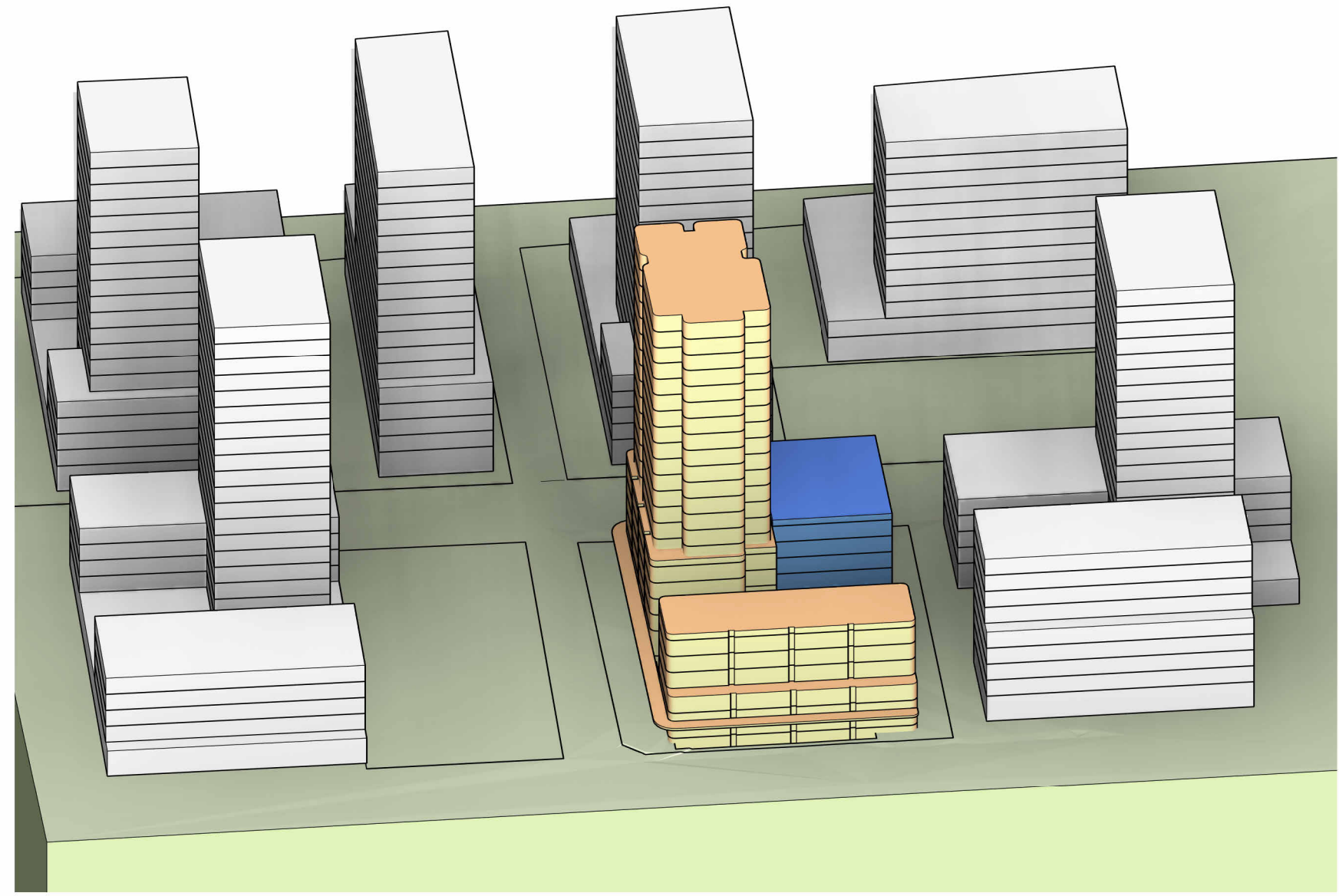
15/12/2024 12:21:01 AM



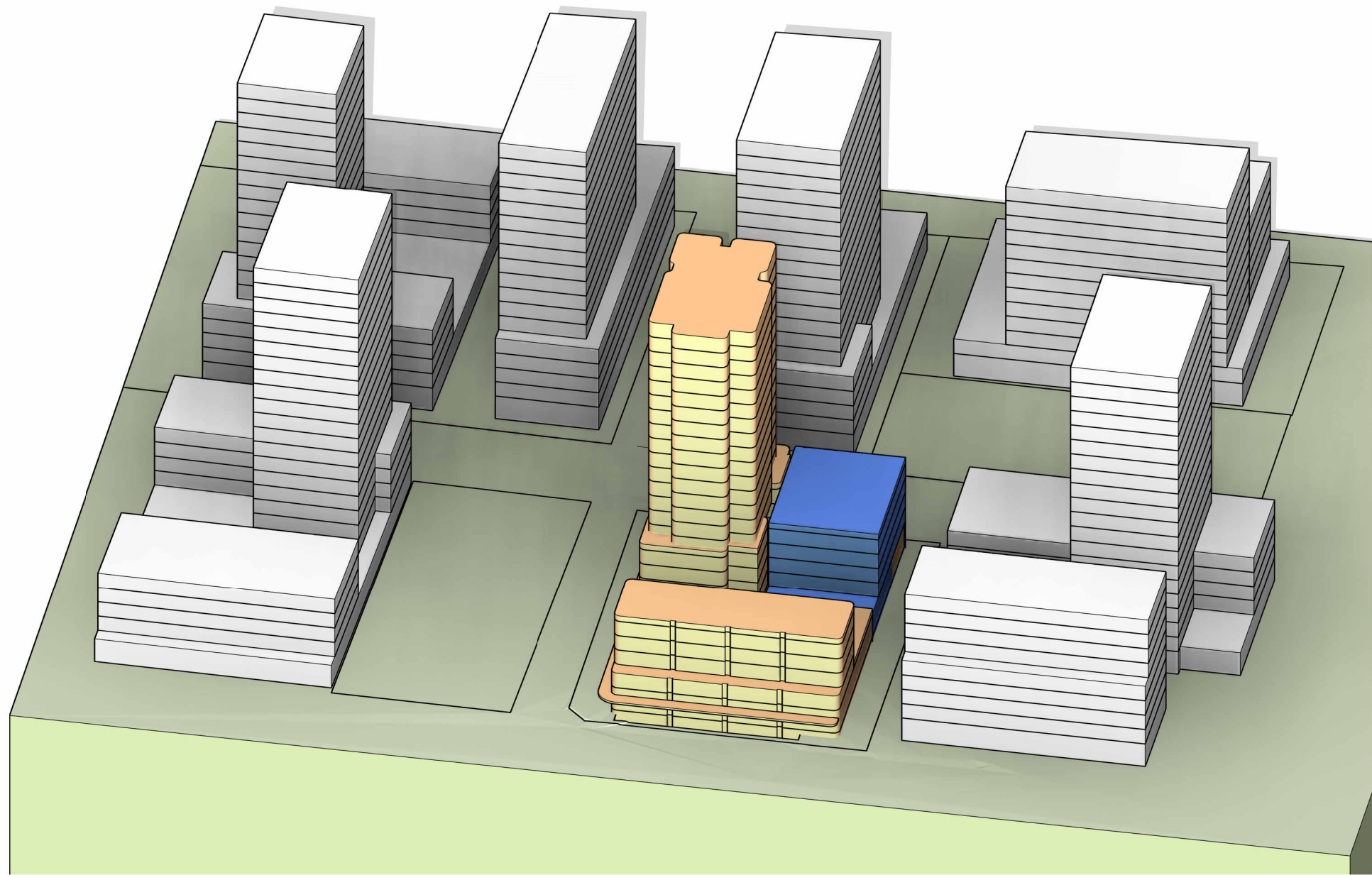
1 Sun Eye - 9am PP



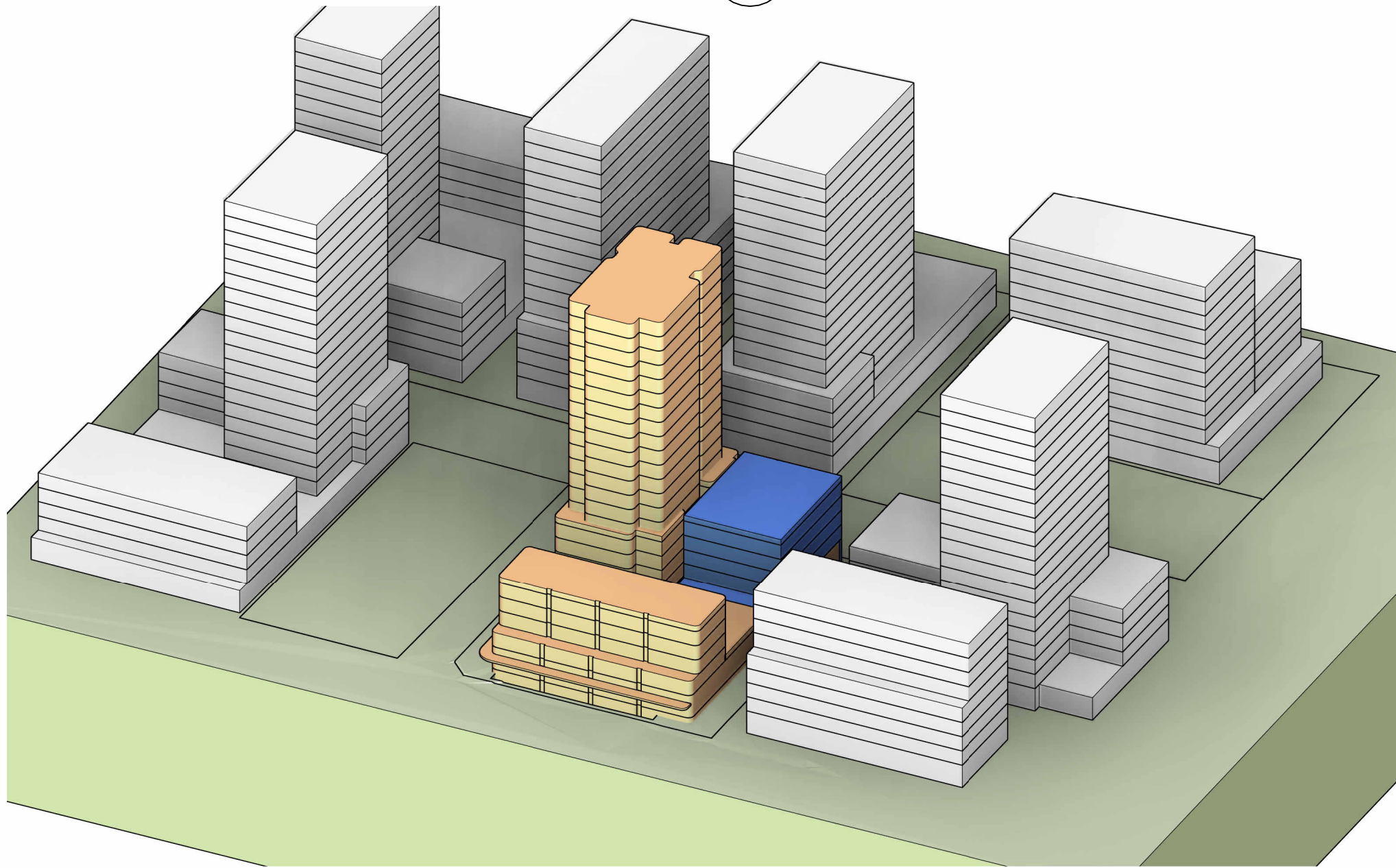
2 Sun Eye - 10am PP



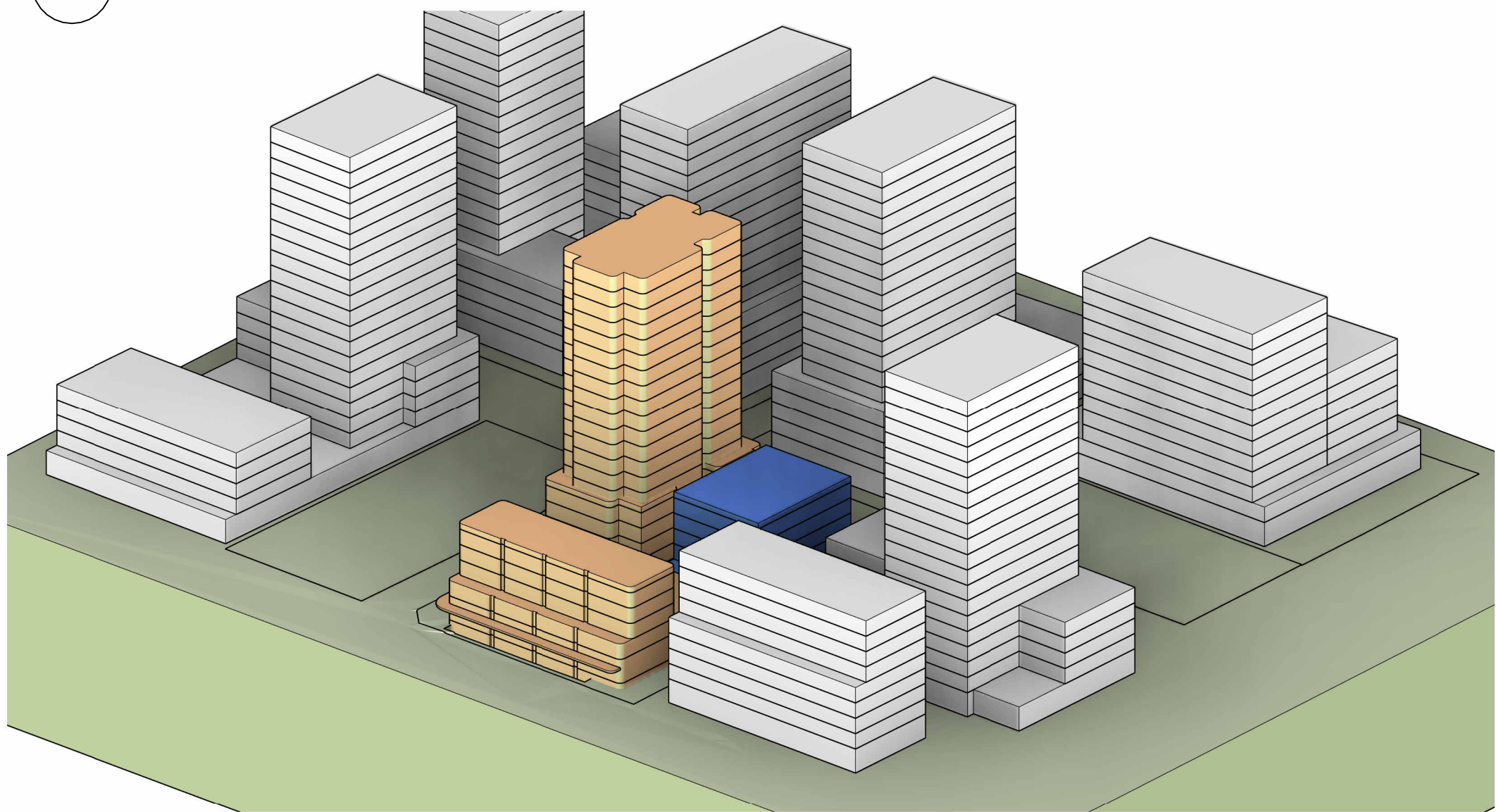
3 Sun Eye - 11am PP



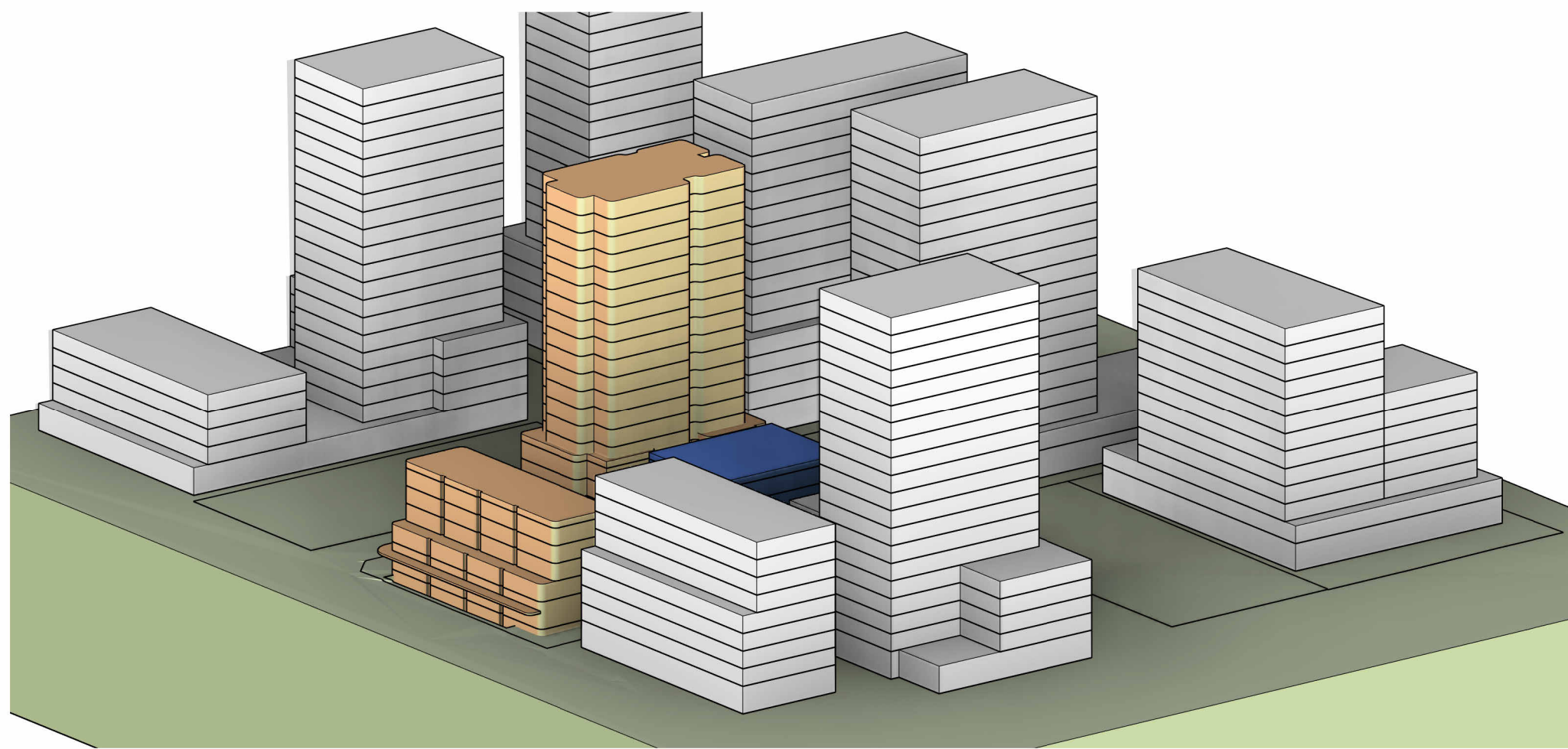
4 Sun Eye - 12pm PP



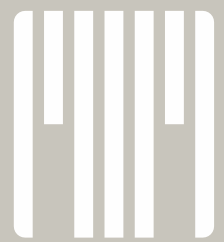
5 Sun Eye - 1pm PP



6 Sun Eye - 2pm PP



7 Sun Eye - 3pm PP



Projected
Design
Management

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

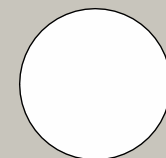
Queens & William Five Dock Planning Proposal

Revision	Schedule	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



10-12 Spencer ST Five Dock - PP Concept 17/12/2024

Site Data

Stage 2	
Site Area	962
FSR	3
Baseline GFA	2886
BASIX Bonus GFA 5%	144.3
Maximum GFA	3030.3
Maximum FSR	3.15
SSDA Bonus 30% max GFA	3939.4
SSDA Bonus max FSR	4.095

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

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
Totals			2	450

3.4	B1	Parking	0	
3.1	B2	Parking	9	
3.1	B3	Parking	9	
3.1	B4	Parking	9	
	B5	Parking		
Totals			27	

Totals			2090
			2.17

19 Tower Height
12.7 Basement Depth