

GEORGE STREET

HUME HIGHWAY

HUME

KEARNS LANE

THE BOULEVARD

FSR CALCULATION	
BASE FSR 1.75:1	20513.5M ²
BONUS FSR 0.5:1	5861M ²
PERMISSIBLE FSR 2.25:1	25964M ²
PROPOSED FSR = 25964/11722 =	2.21:1

FLOOR AREA CALCULATION (M ²)				
	GEORGE ST FRONT BLDG	GEORGE ST CENTRE BLDG	HUME HWY FRONT BLDG	TOTAL
RESIDENTIAL BASEMENT 1				
GROUND LV	689	1239	718	
LEVEL 1	669	1276	1778	
LEVEL 2	528	1276	1778	
LEVEL 3		1276	1778	
LEVEL 4		1276	1778	
LEVEL 5		1276	1778	
LEVEL 6		1109	1778	
SUBTOTAL	1886	8728	11384	21998
COMMERCIAL TOTAL				2580
TOTAL				24578

PROPOSED UNIT MIX				
BLOCK	1 BEDRM	2 BEDRM	3 BEDRM	TOTAL
GEORGE ST FRONT BLDG	12	9	4	25
GEORGE ST CENTRE BLDG	15	87	8	110
HUME HWY FRONT BLDG	47	101	7	155
TOTAL	74	197	19	290

LEVEL 07
1 : 200

REFERENCES
DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO AS STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, LANDSCAPE ARCHITECTS, FIRE PROTECTION, QUANTITY, ALLOCATION, SERVICES AND MECHANICAL SERVICES PLANS & OTHER RELEVANT PLANS & REPORTS REFER TO CURRENT BASIS REPORT FOR ADDITIONAL REQUIREMENTS TO BE NOTED ON PLANS
REFER TO THE FOLLOWING REPORTS AND/OR SUBSEQUENT REPORTS FOR CONFIRMATION AND ADDITIONAL REQUIREMENTS

Rev	Date	Description
1	10/10/18	Issue for DA submission
2	17/02/19	Amendment to Council letter dated 16/10/18
3	02/02/19	Amendment to Council letter dated 23/01/19
4	02/02/19	Amendment to Council letter dated 23/01/19
5	02/02/19	Amendment to Council letter dated 23/01/19
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99	02/02/19	Amendment to Council letter dated 23/01/19
100	02/02/19	Amendment to Council letter dated 23/01/19

Notes:
All dimensions and details to be verified prior to commencement
The drawings are to be used as a guide only
All construction is to be in accordance with the architect's specifications
The drawings are to be used as a guide only

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