

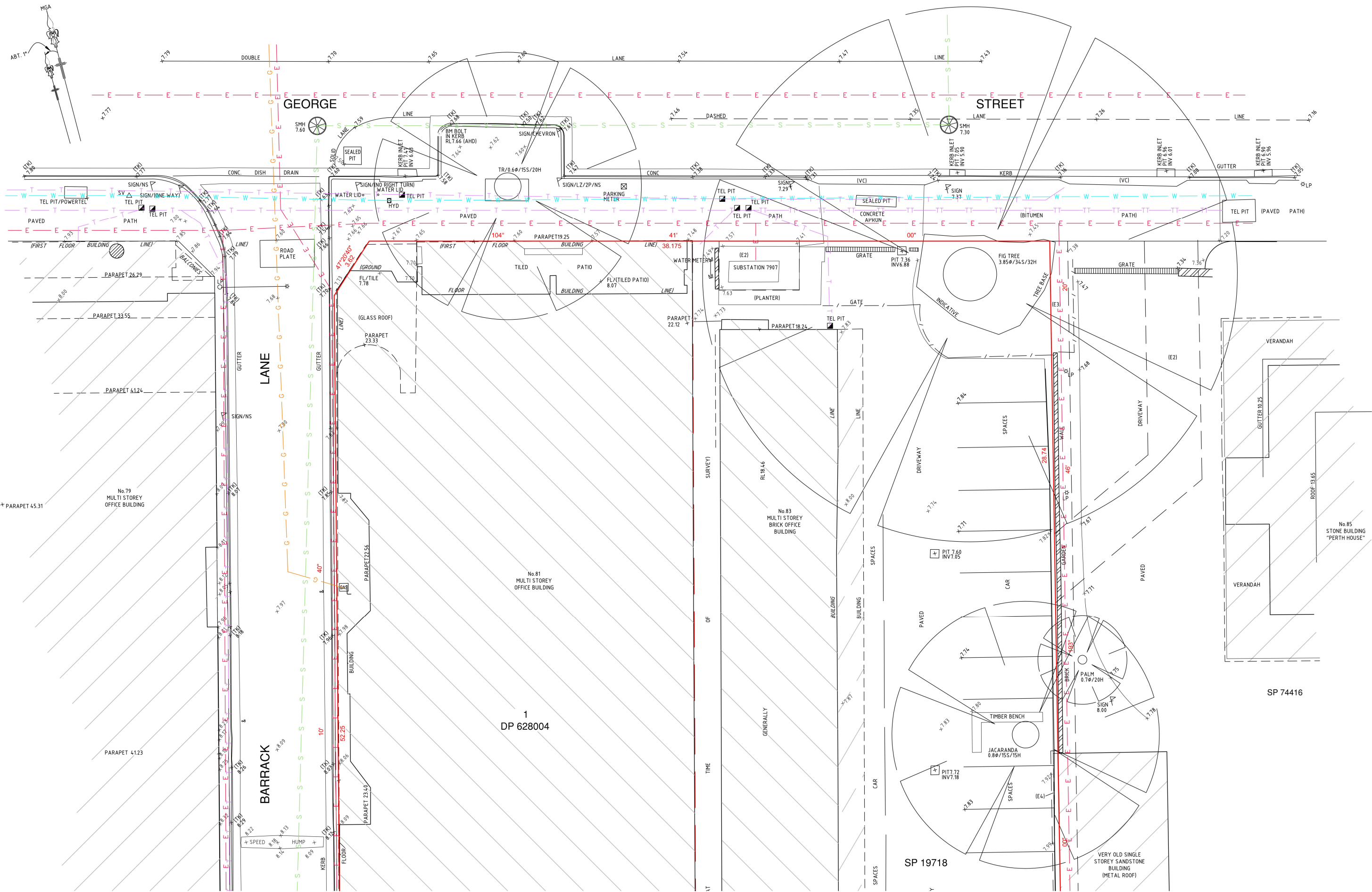


CONCEPT ENVELOPE & INDICATIVE CONCEPT DESIGN

81 - 83 GEORGE STREET & 1 BARRACK LANE, PARRAMATTA

ARCHITECTURAL DRAWING SCHEDULE

SHEET NUMBER	REVISION	SHEET NAME
DA000	F	COVER SHEET
DA001	A	SURVEY - BY OTHERS - SHEET 1
DA002	A	SURVEY - BY OTHERS - SHEET 2
DA003	A	SURVEY - BY OTHERS - SHEET 3
DA004	D	LOCATION PLAN
DA005	C	SITE PLAN - EXISTING CONTEXT
DA006	D	SITE PLAN - PROPOSED CONTEXT
DA100	C	PROPOSED ENVELOPE - COVER SHEET
DA101	E	PROPOSED ENVELOPE - BASEMENT 2
DA101.1	E	PROPOSED ENVELOPE - BASEMENT 1
DA102	F	PROPOSED ENVELOPE - PODIUM
DA103	E	PROPOSED ENVELOPE - TOWER
DA104	F	PROPOSED ENVELOPE - SECTIONS
DA105	D	PROPOSED ENVELOPE - NORTH ELEVATION
DA106	D	PROPOSED ENVELOPE - SOUTH ELEVATION
DA107	E	PROPOSED ENVELOPE - EAST ELEVATION
DA108	E	PROPOSED ENVELOPE - AXO DIAGRAMS
DA109	E	PROPOSED ENVELOPE - AXO DIAGRAMS
DA110	E	PROPOSED ENVELOPE - AXO DIAGRAMS
DA111	D	PROPOSED ENVELOPE - SHADOW ANALYSIS - 21 JUNE
DA112	E	PROPOSED ENVELOPE - AREA SCHEDULE
DA200	C	INDICATIVE CONCEPT DESIGN - COVER SHEET
DA201	C	INDICATIVE CONCEPT DESIGN - BASEMENT 2 PLAN
DA202	C	INDICATIVE CONCEPT DESIGN - BASEMENT 1 PLAN
DA203	C	INDICATIVE CONCEPT DESIGN - GROUND PLAN
DA204	C	INDICATIVE CONCEPT DESIGN - PODIUM PLAN
DA205	C	INDICATIVE CONCEPT DESIGN - LOW RISE PLAN
DA206	C	INDICATIVE CONCEPT DESIGN - HIGH RISE PLAN
DA207	C	INDICATIVE CONCEPT DESIGN - SECTIONS
DA208	C	INDICATIVE CONCEPT DESIGN - SECTIONS
DA209	C	INDICATIVE CONCEPT DESIGN - NORTH ELEVATION
DA210	C	INDICATIVE CONCEPT DESIGN - SOUTH ELEVATION
DA211	C	INDICATIVE CONCEPT DESIGN - EAST ELEVATION
DA212	C	INDICATIVE CONCEPT DESIGN - WEST ELEVATION
DA213	C	INDICATIVE CONCEPT DESIGN - SHADOW ANALYSIS - 21 JUNE
DA215	C	RENDER
DA216	C	RENDER
DA217	C	RENDER
DA218	C	RENDER

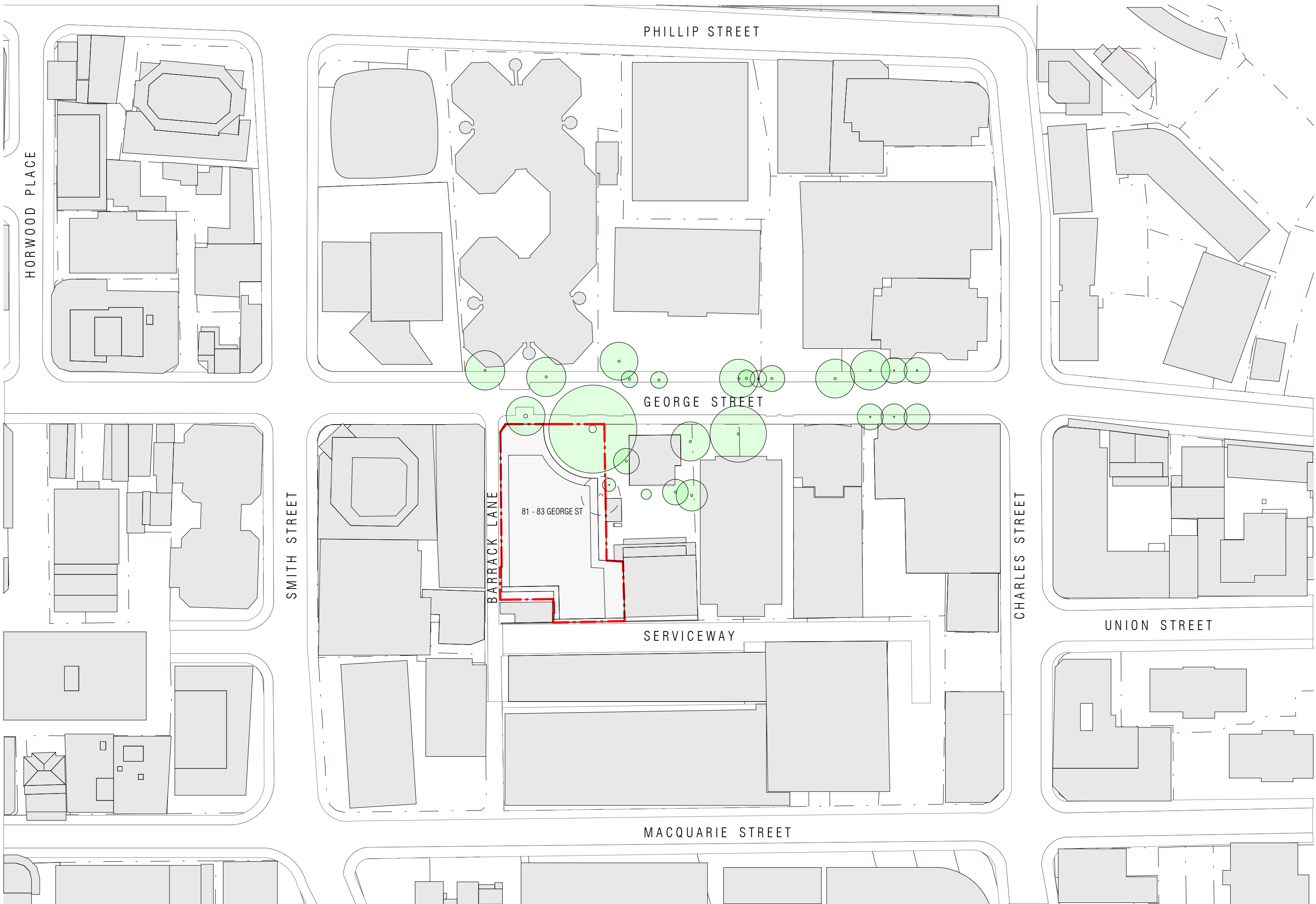


ISSUE	DATE	AMENDMENT

TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER No.81-83 GEORGE STREET, PARRAMATTA & SURROUNDS		
LGA:	CITY OF PARRAMATTA	REFERENCE: 29736
CLIENT :	GPT RE	DATE: 13-12-21
SCALE (AT A1) 1:100	DATUM : AHD	SURVEYOR: RW
		SHEET 3

Norton Survey Partners
SURVEYORS & LAND TITLE CONSULTANTS
A.C.N. 618 980 475
SUITE 1
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DRAWING TITLE
81-83 GEORGE ST & 1 BARRACK
LANE, PARAMATTA

DRAWING TITLE
LOCATION PLAN

SCALE
1 : 1250@A3

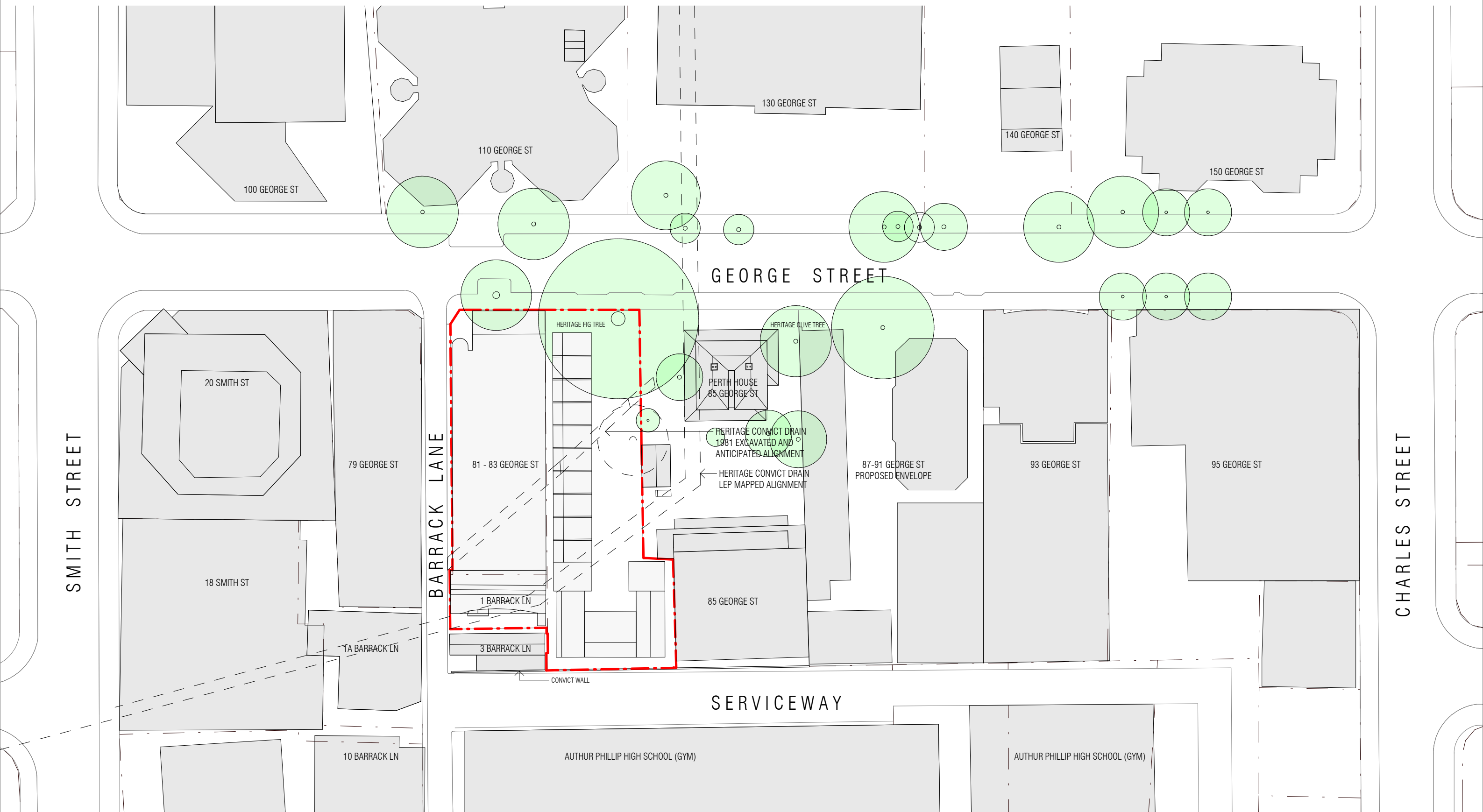


ISSUE DATE
06/11/23

REV
D

DRAWING NUMBER
DA004

CURZON + PARTNERS



EXISTING SITE PLAN

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DRAWING TITLE
81-83 GEORGE ST & 1 BARRACK LANE, PARAMATTA

DRAWING TITLE
SITE PLAN - EXISTING CONTEXT

SCALE
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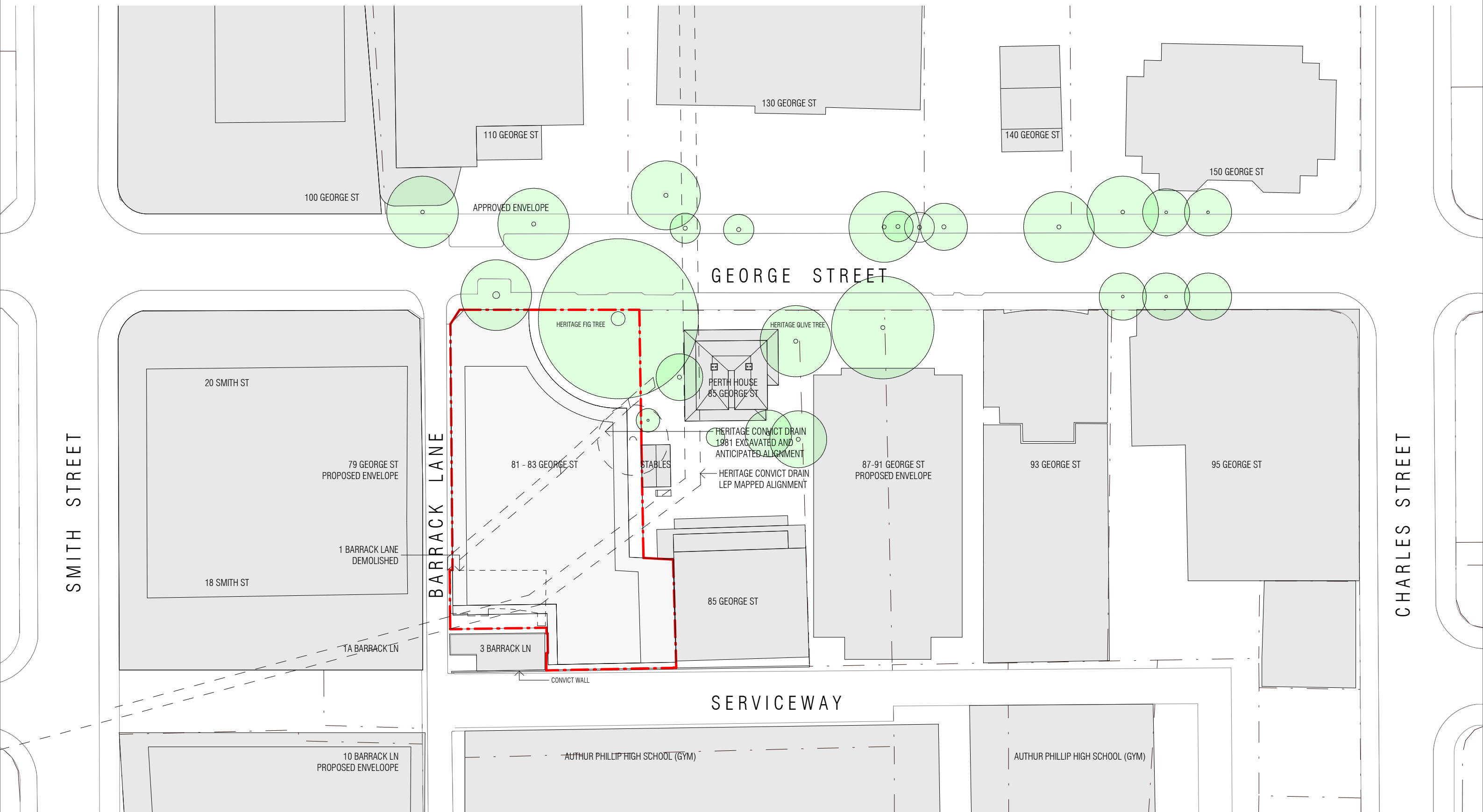


ISSUE DATE
07/12/22

REV
C

DRAWING NUMBER
DA005

CURZON + PARTNERS



PROPOSED SITE PLAN

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DRAWING TITLE
81-83 GEORGE ST & 1 BARRACK
LANE, PARAMATTA

DRAWING TITLE
SITE PLAN - PROPOSED CONTEXT

SCALE
1 : 750@A3



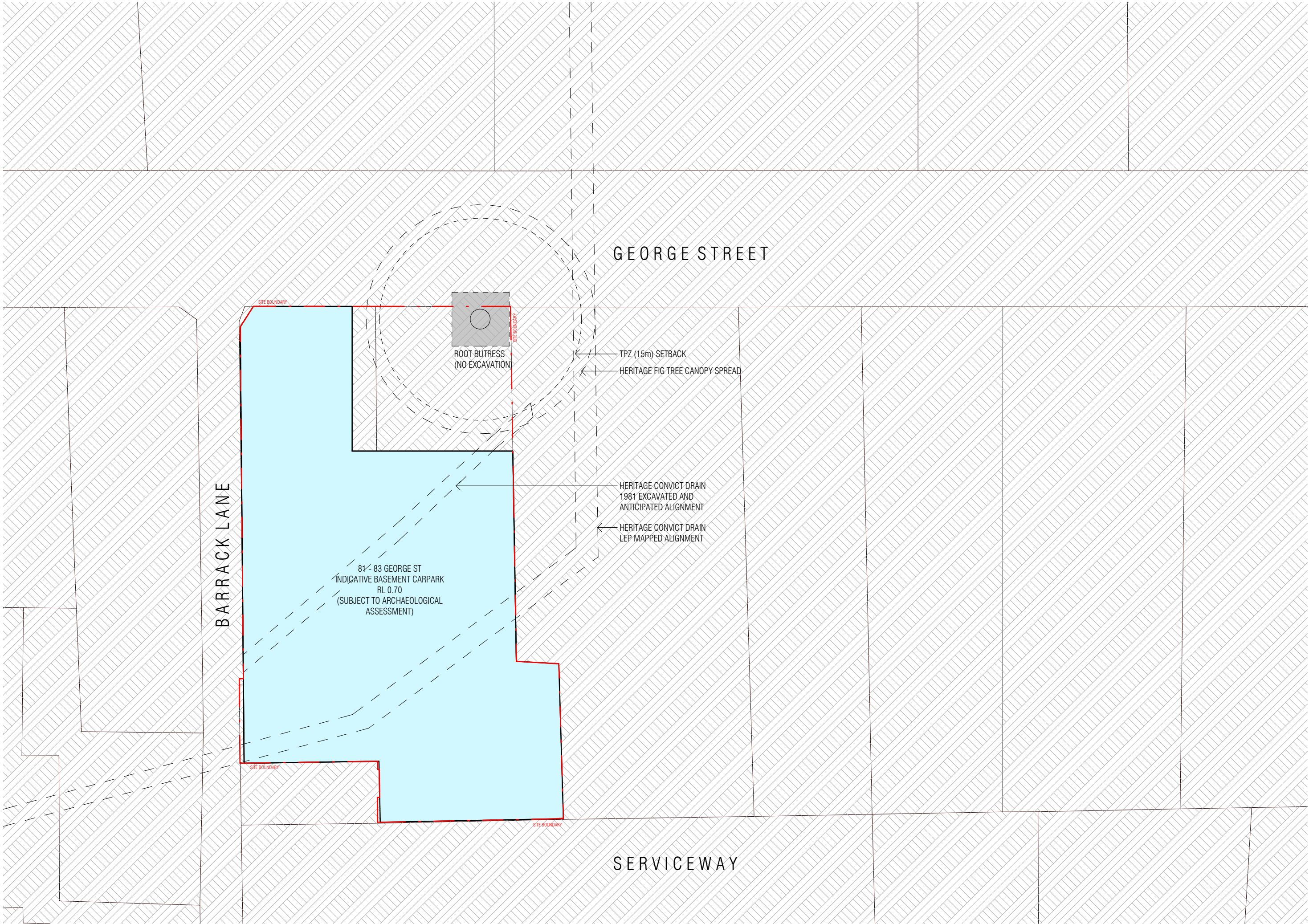
ISSUE DATE
06/11/23

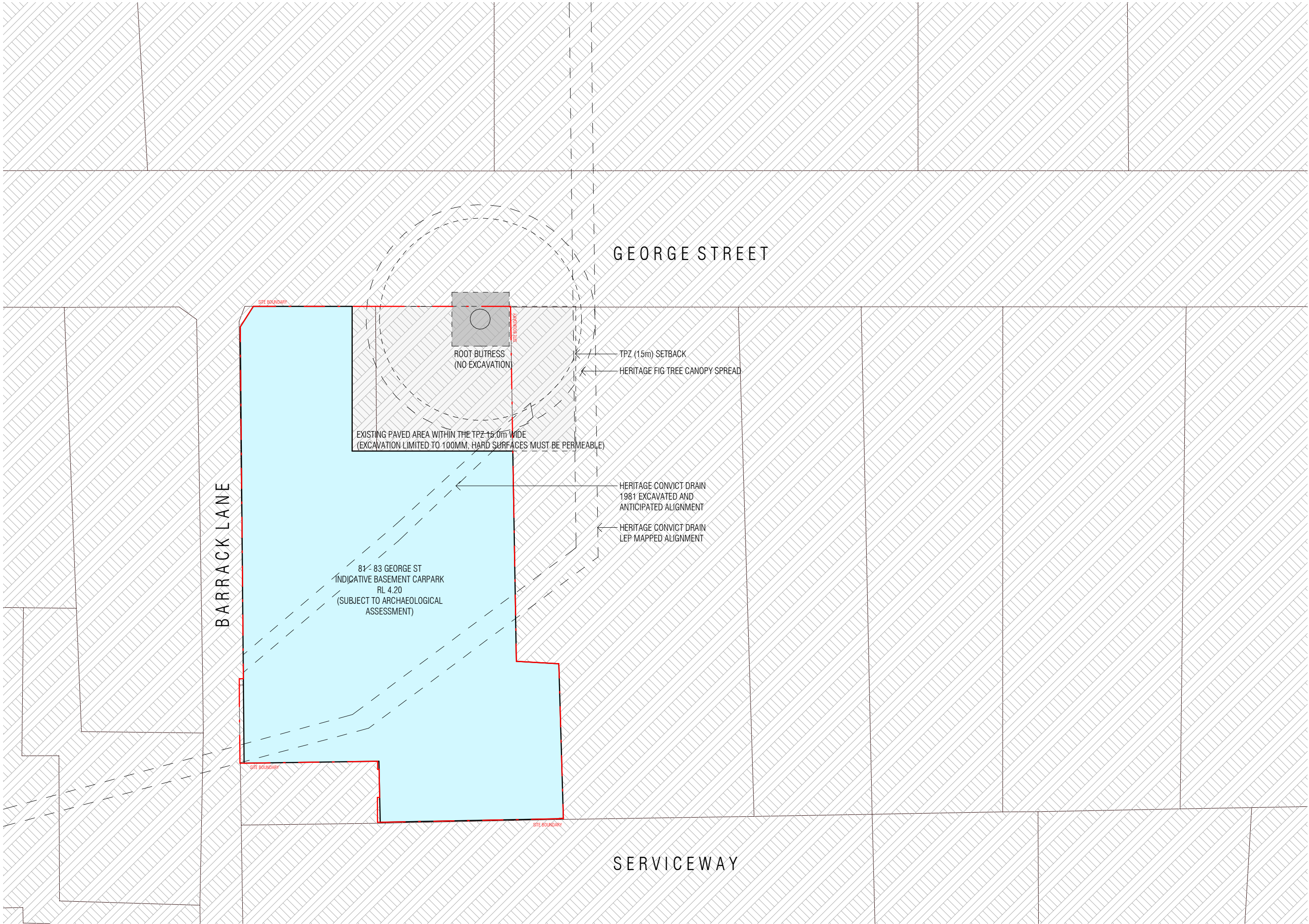
REV
D

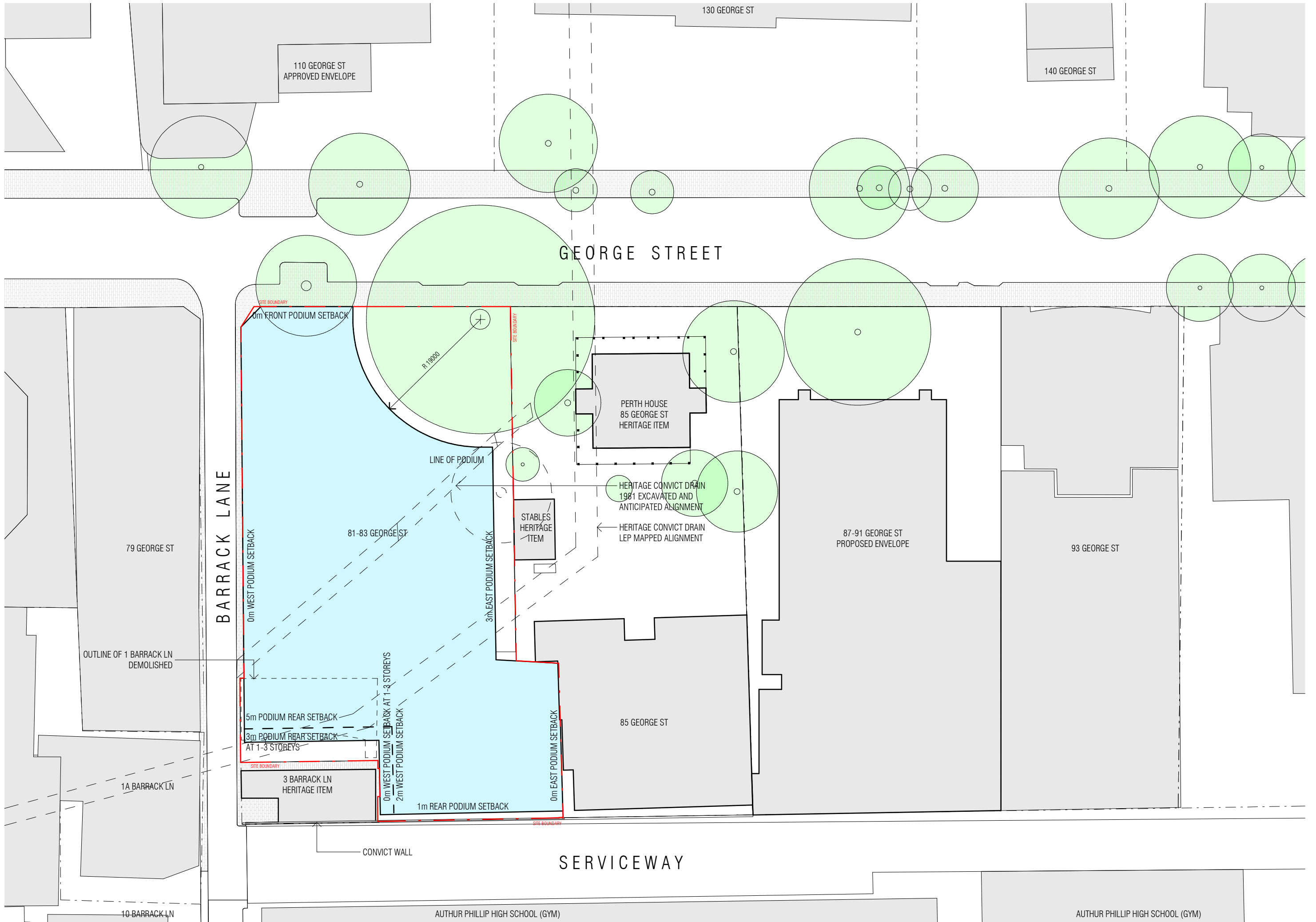
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DA006

CURZON + PARTNERS

PROPOSED CONCEPT ENVELOPE
81 - 83 GEORGE STREET & 1 BARRACK LANE, PARRAMATTA







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DRAWING TITLE
81-83 GEORGE ST & 1 BARRACK
LANE, PARAMATTA

DRAWING TITLE
PROPOSED ENVELOPE - PODIUM

SCALE
1 : 500@A3

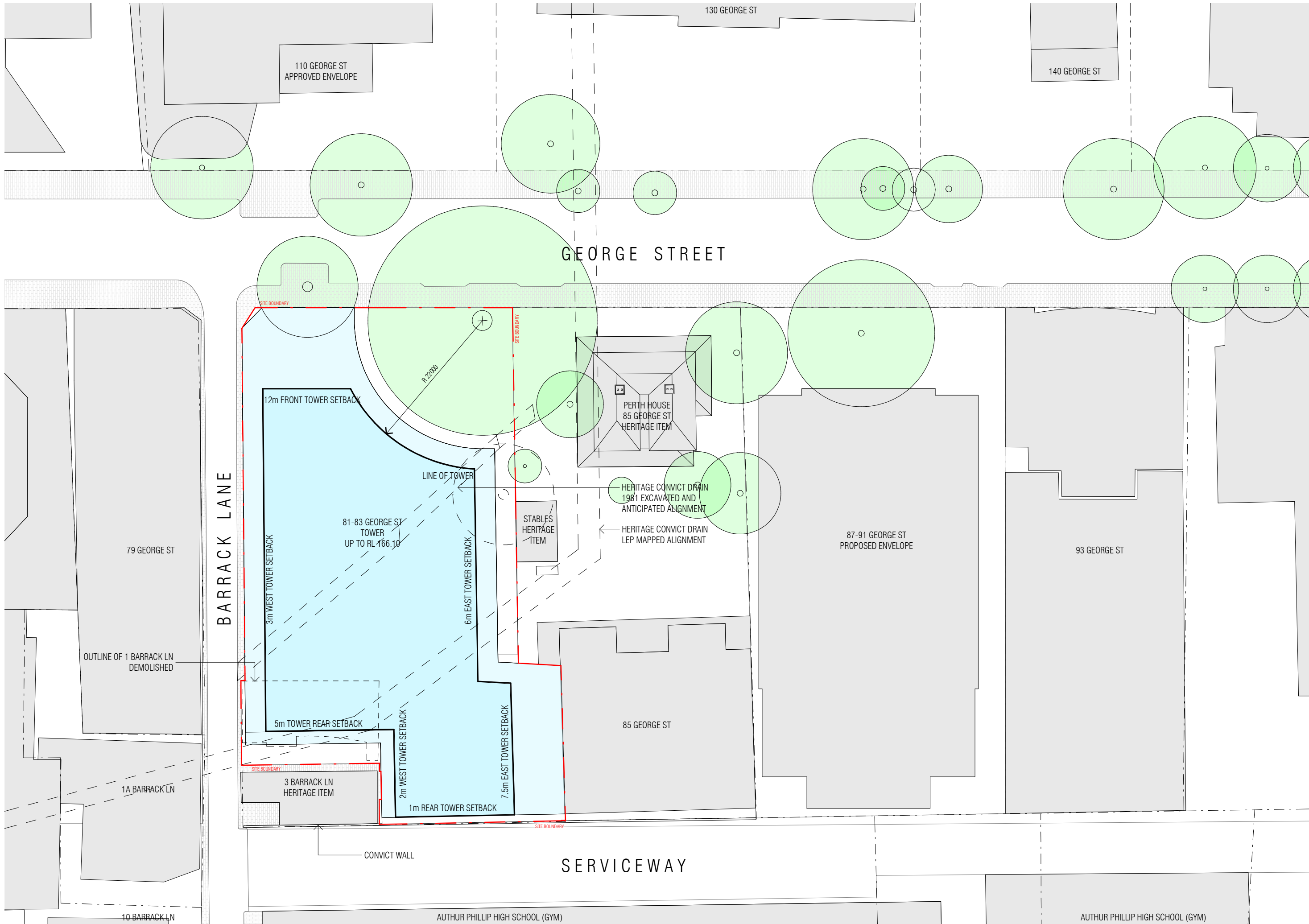


ISSUE DATE
10/11/23

REV
F

DRAWING NUMBER
DA102

CURZON + PARTNERS



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DRAWING TITLE
81-83 GEORGE ST & 1 BARRACK
LANE, PARAMATTA

DRAWING TITLE
PROPOSED ENVELOPE - TOWER

SCALE
1 : 500@A3

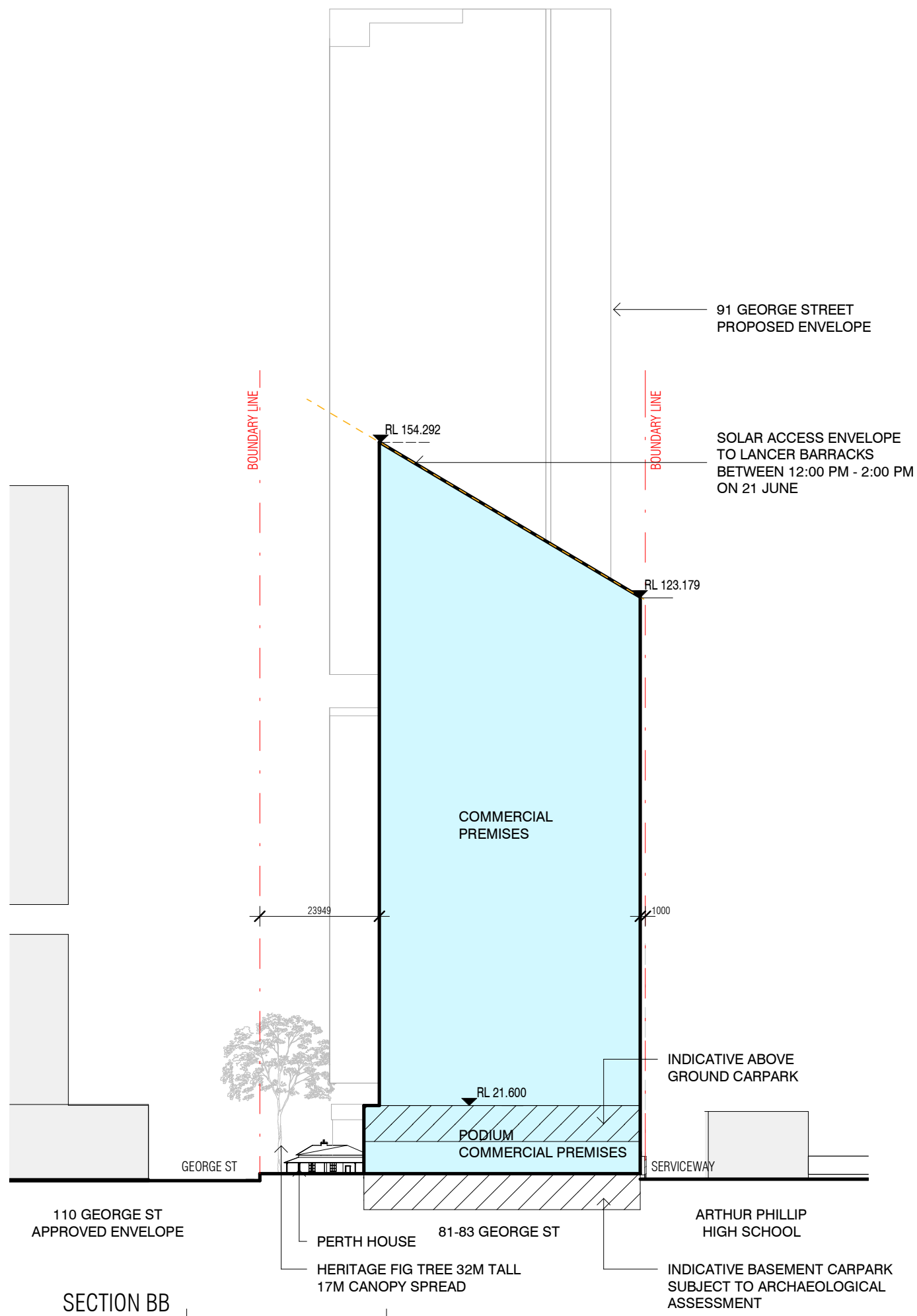
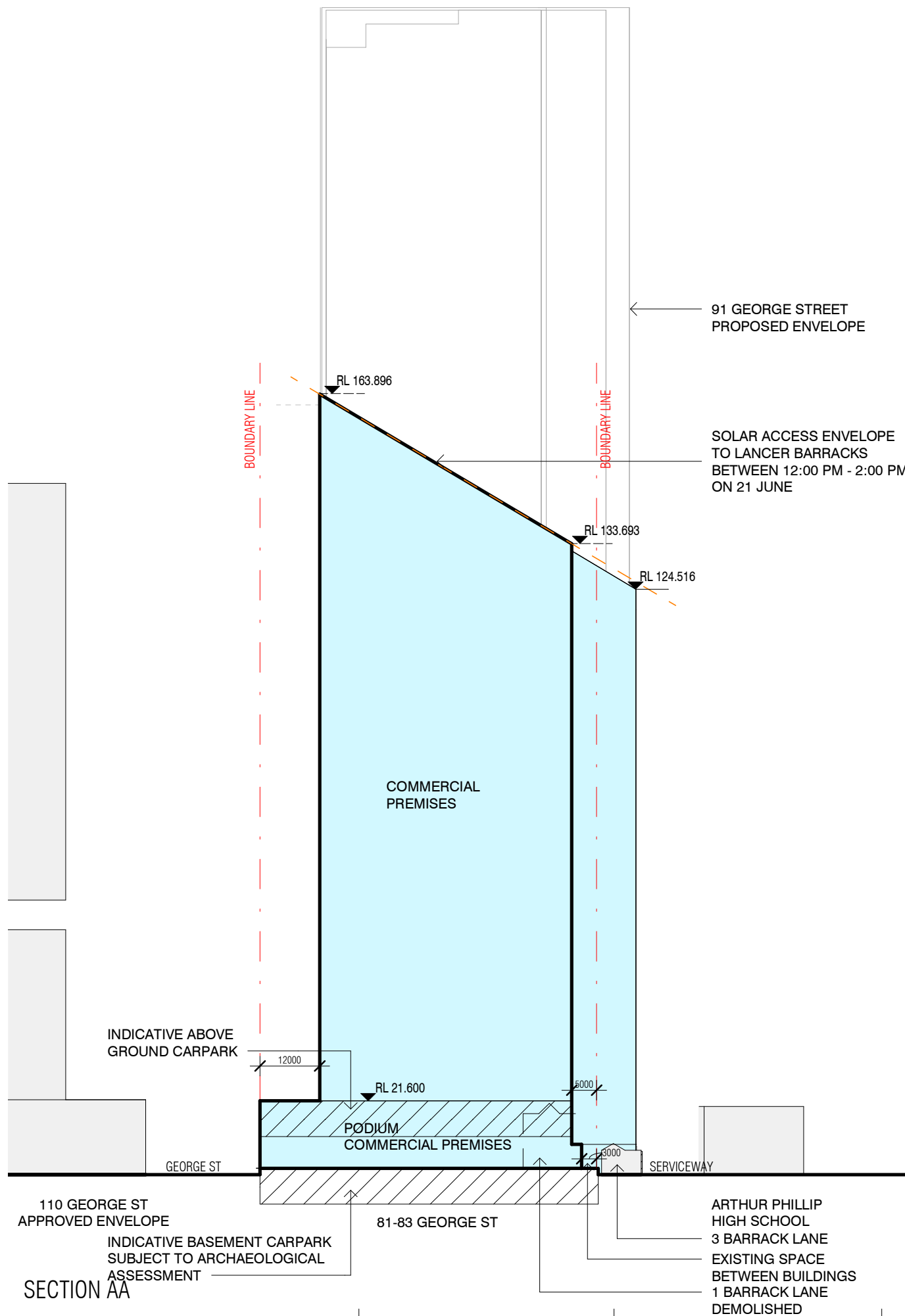


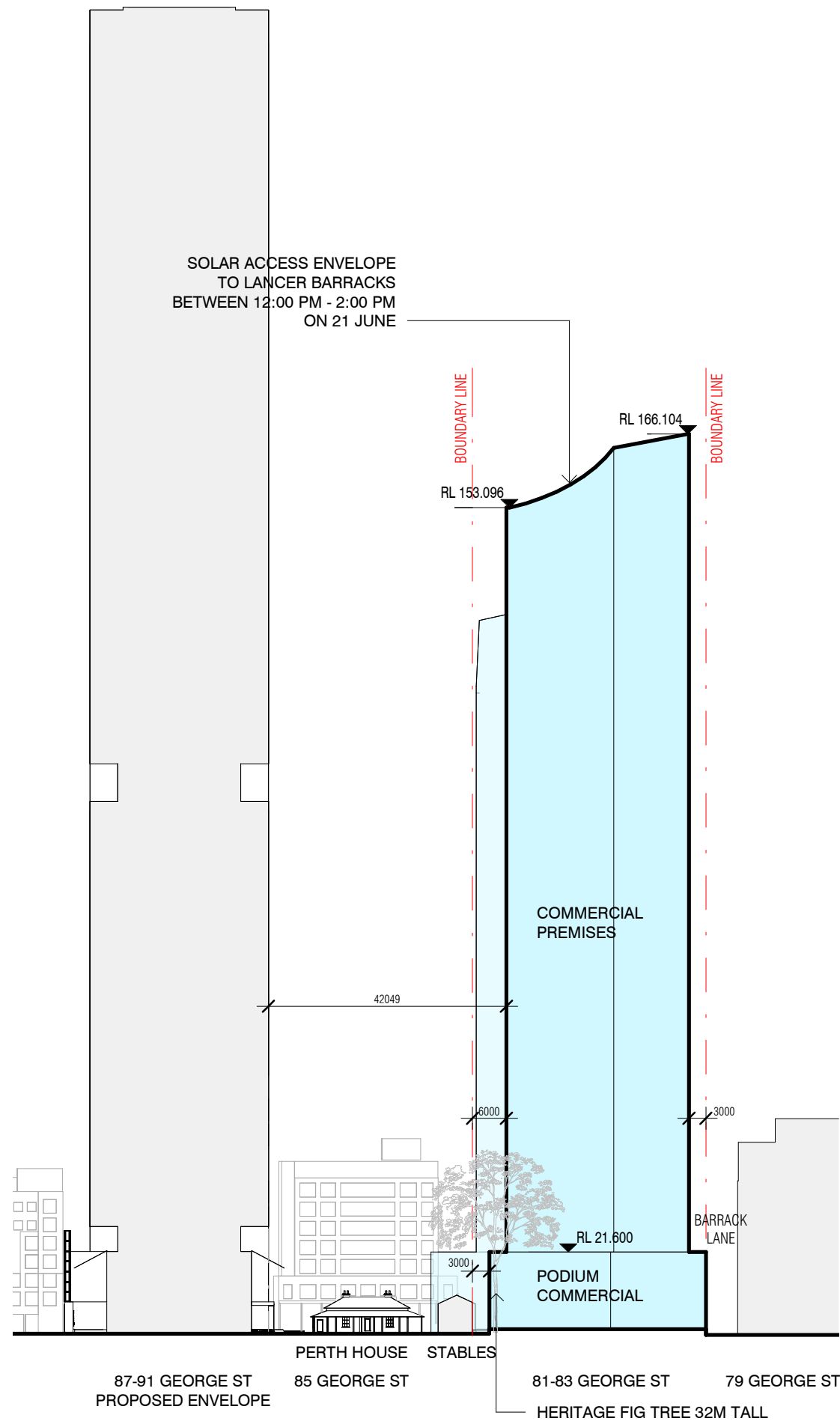
ISSUE DATE
10/11/23

REV
E

DRAWING NUMBER
DA103

CURZON + PARTNERS





NORTH ELEVATION WITH EXISTING 79 GEORGE ST

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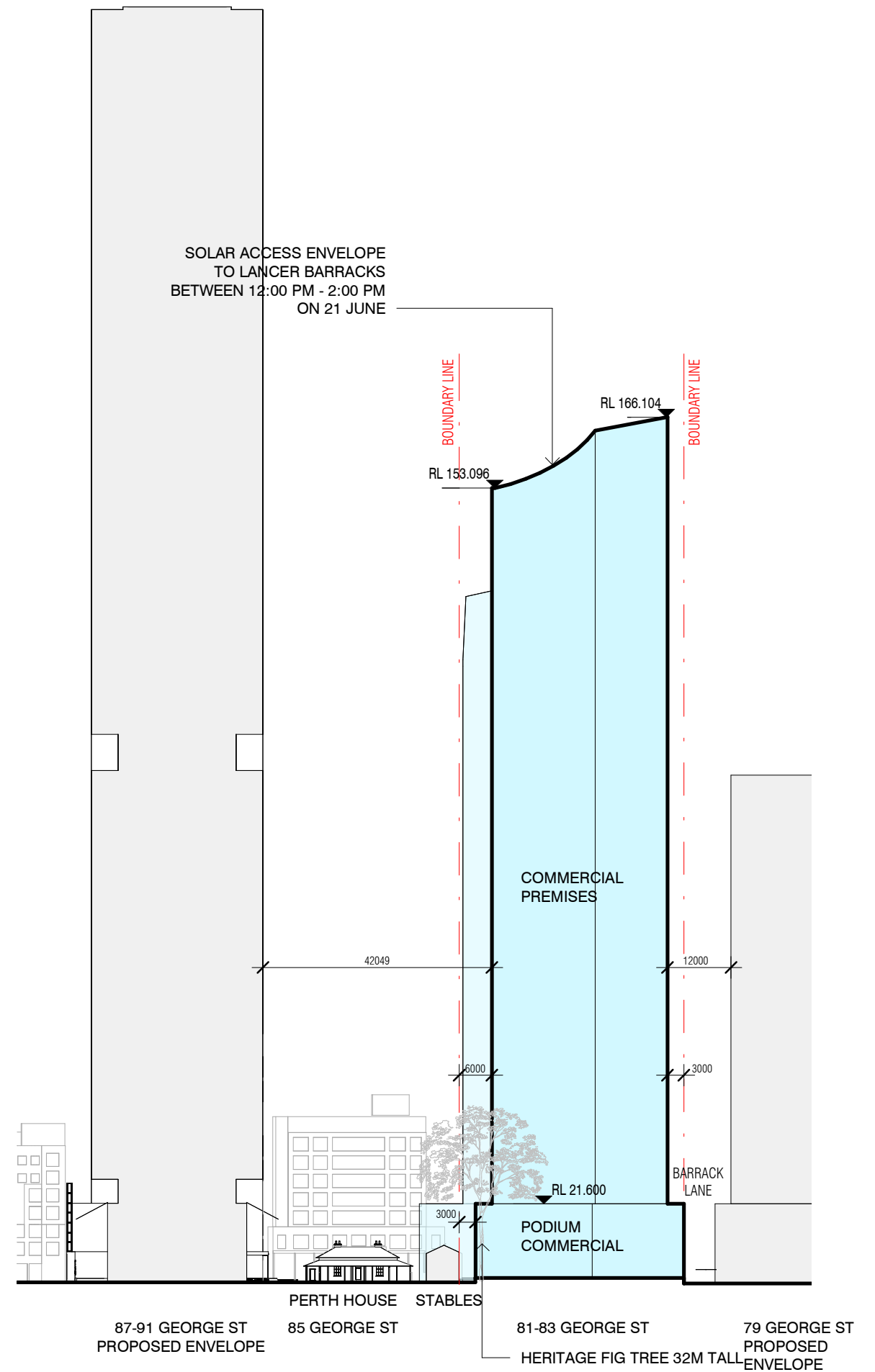
81-83 GEORGE ST & 1 BARRACK
LANE, PARAMATTA

DRAWING TITLE

PROPOSED ENVELOPE - NORTH
ELEVATION

SCALE

1 : 1000@A3



NORTH ELEVATION WITH PROPOSED 79 GEORGE ST

ISSUE DATE
06/11/23

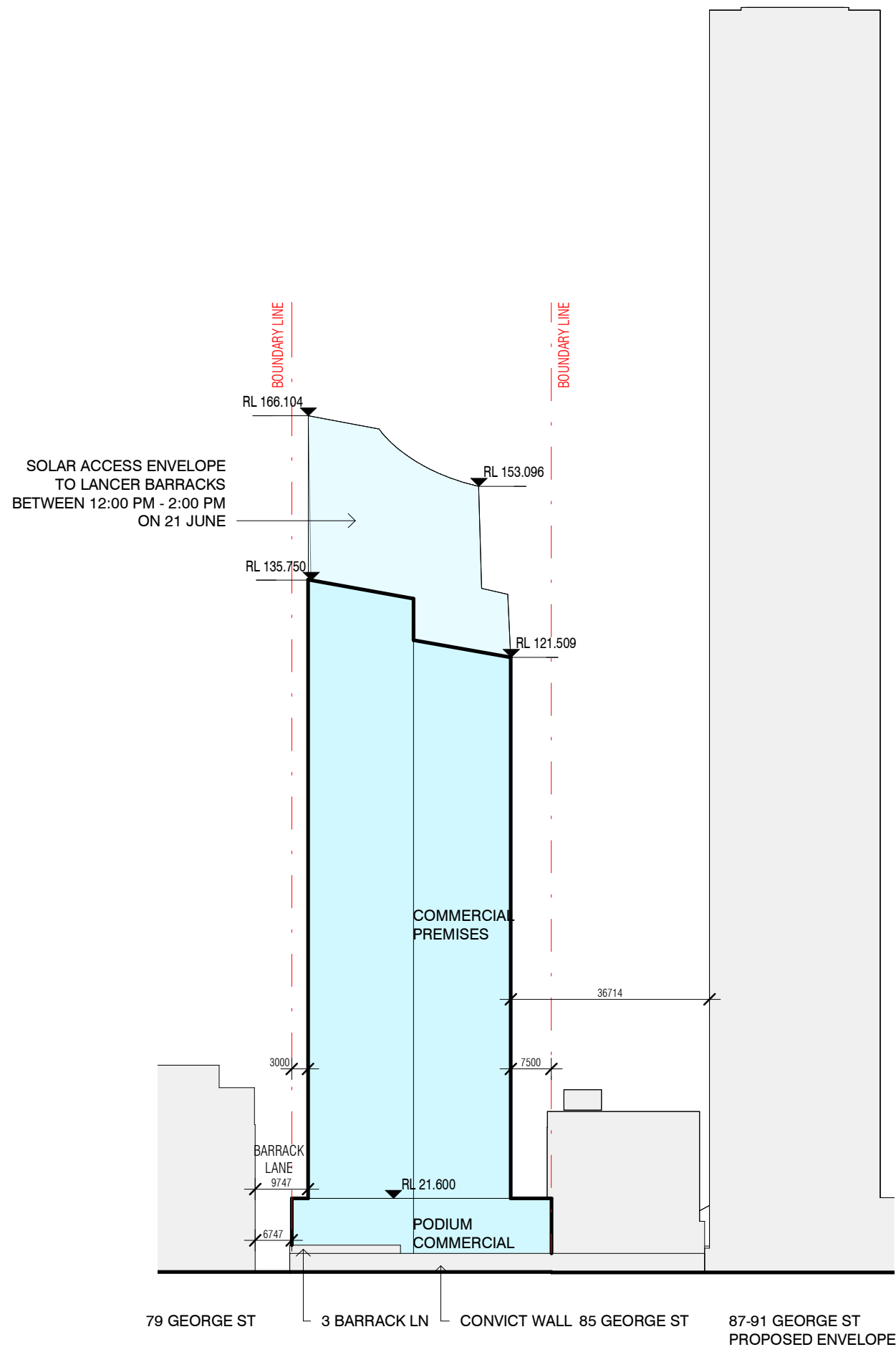
REV

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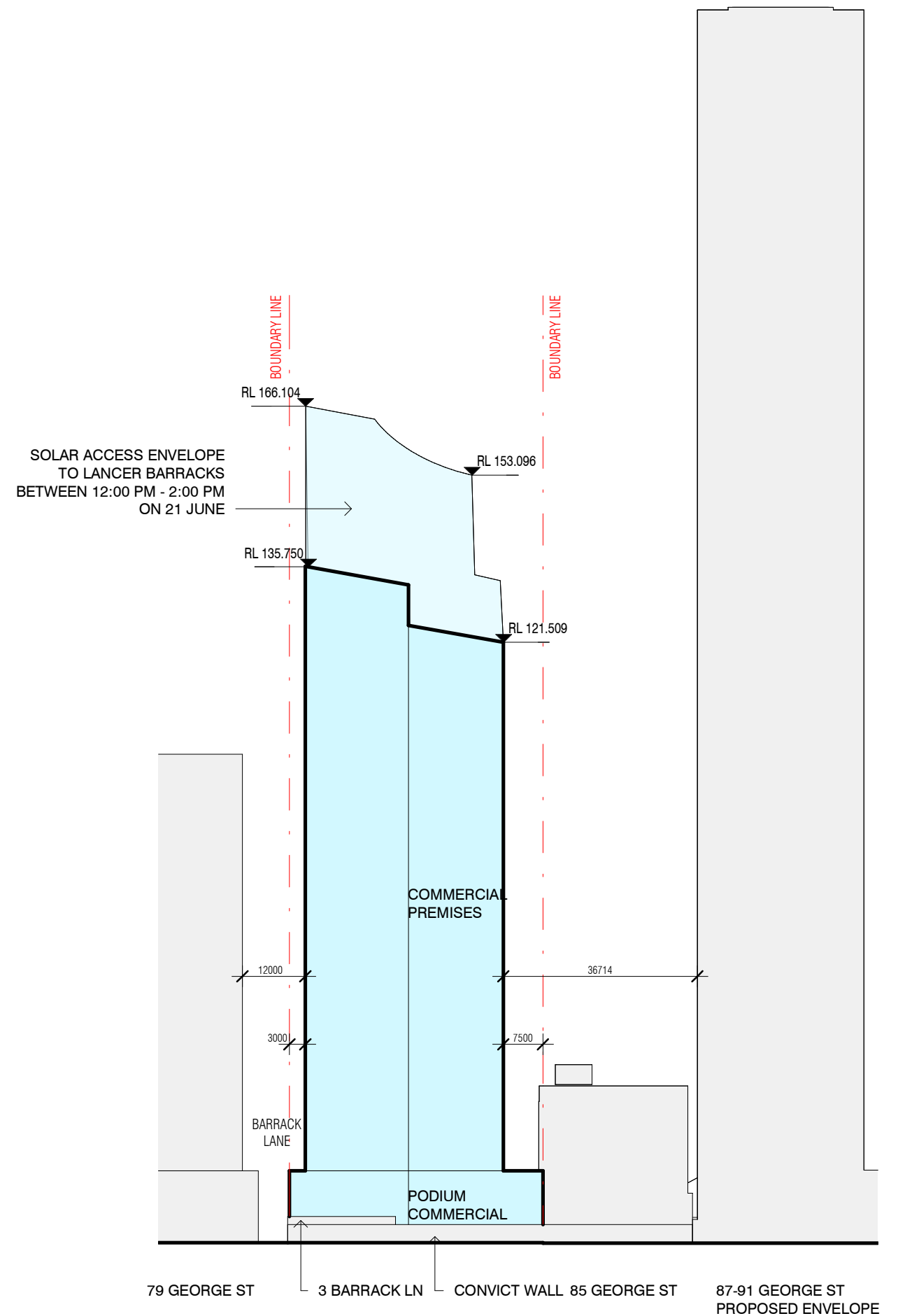
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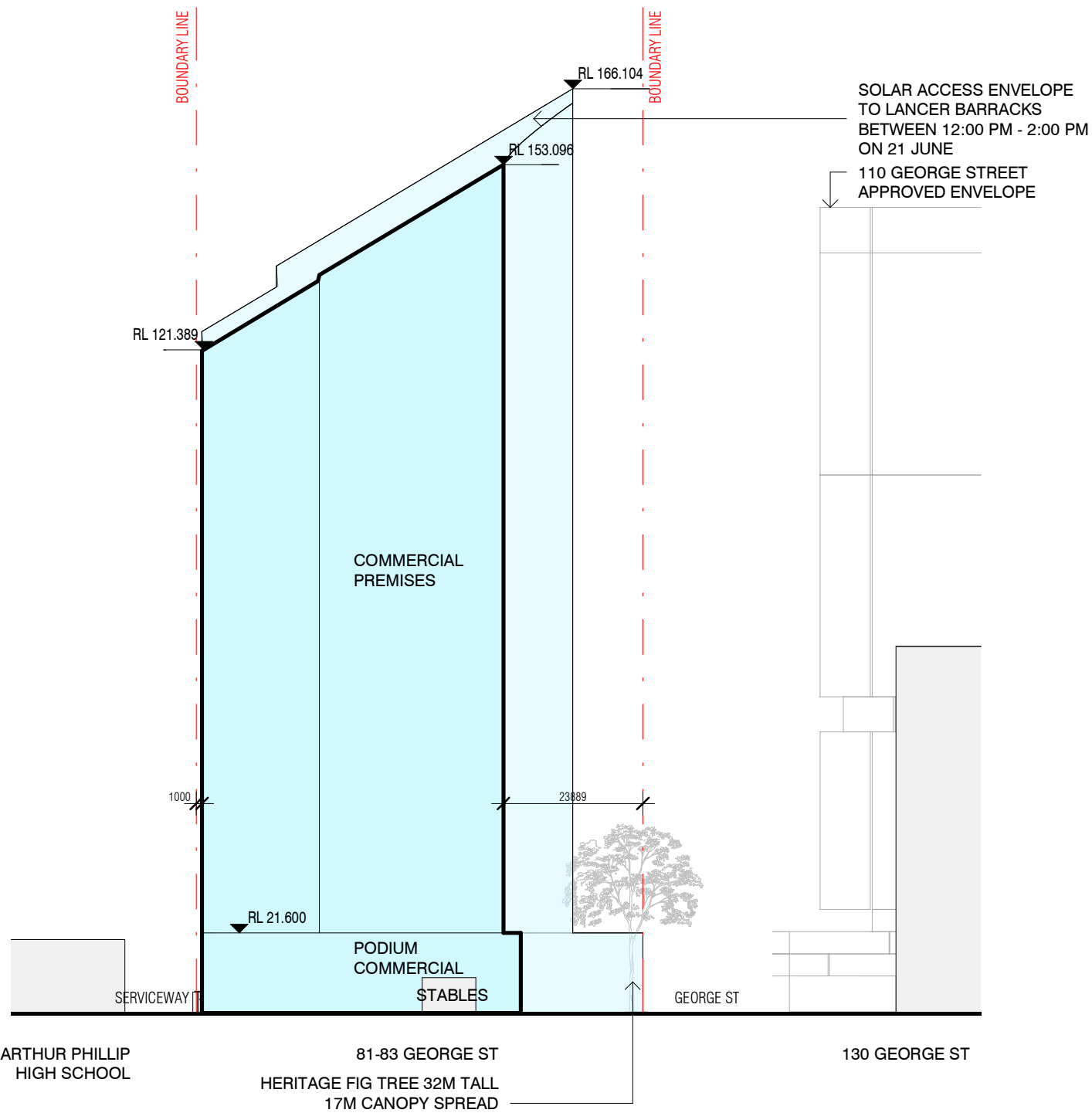
CURZON + PARTNERS



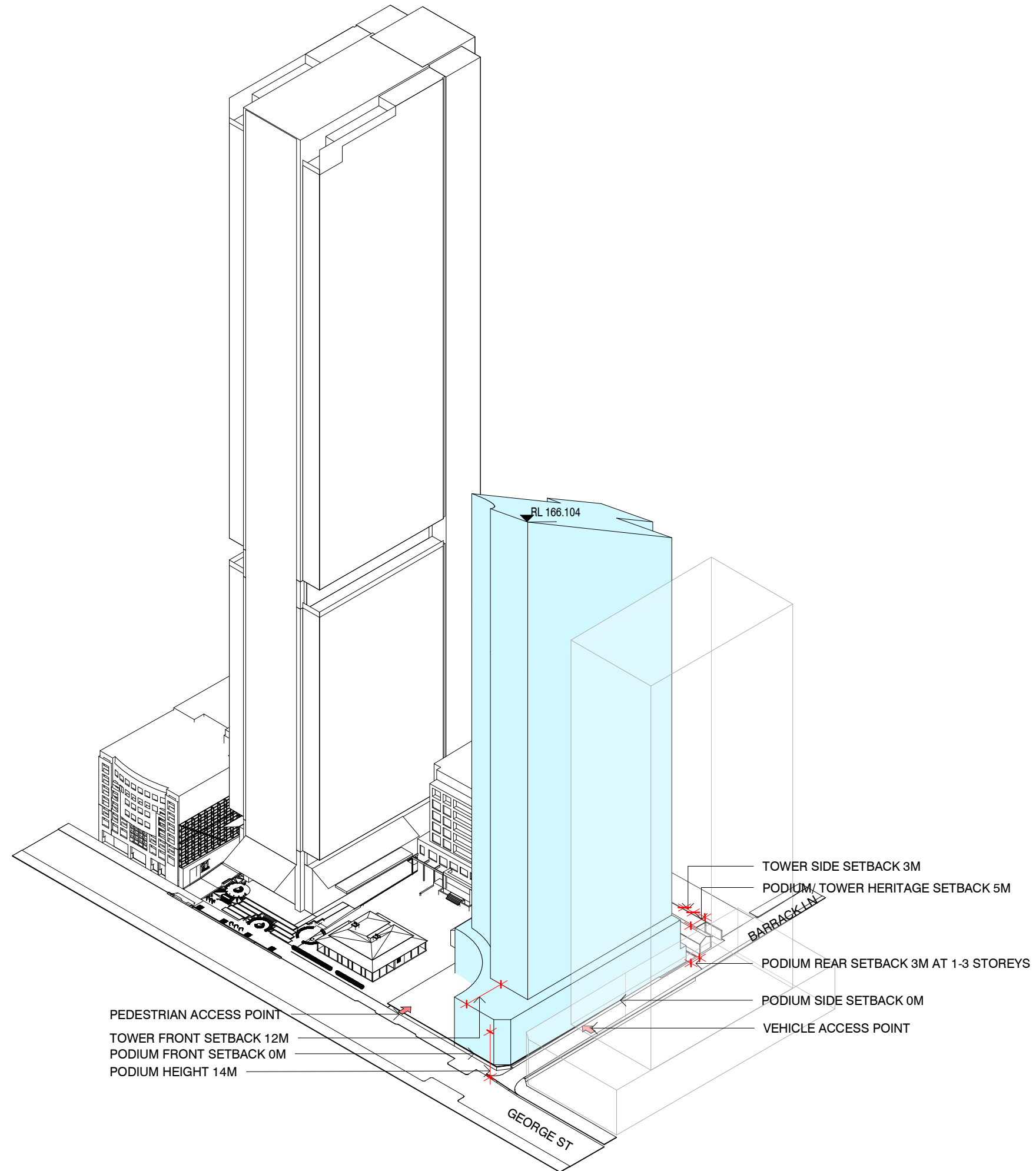
SOUTH ELEVATION WITH EXISTING 79 GEORGE ST



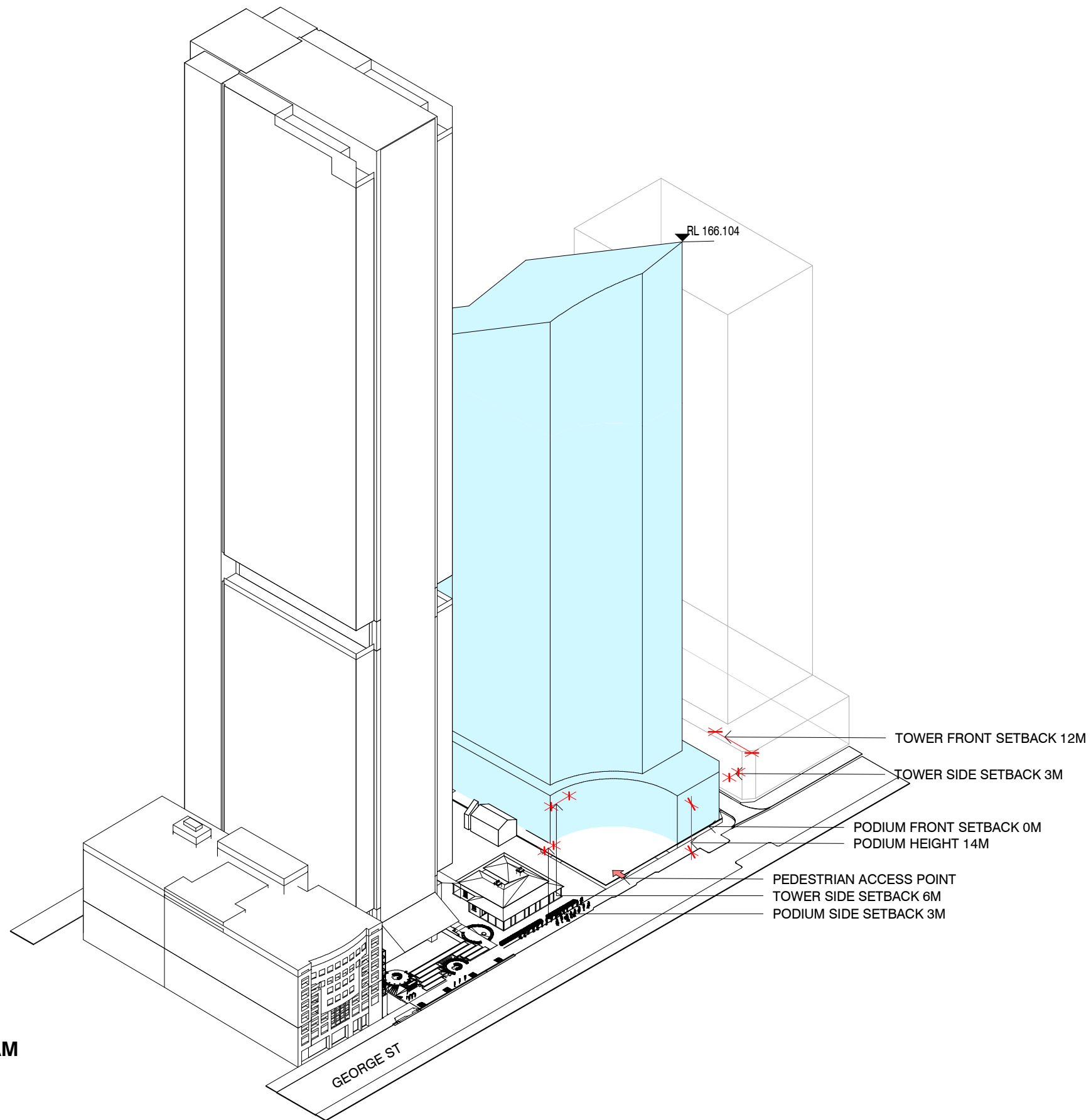
SOUTH ELEVATION WITH PROPOSED GEORGE ST



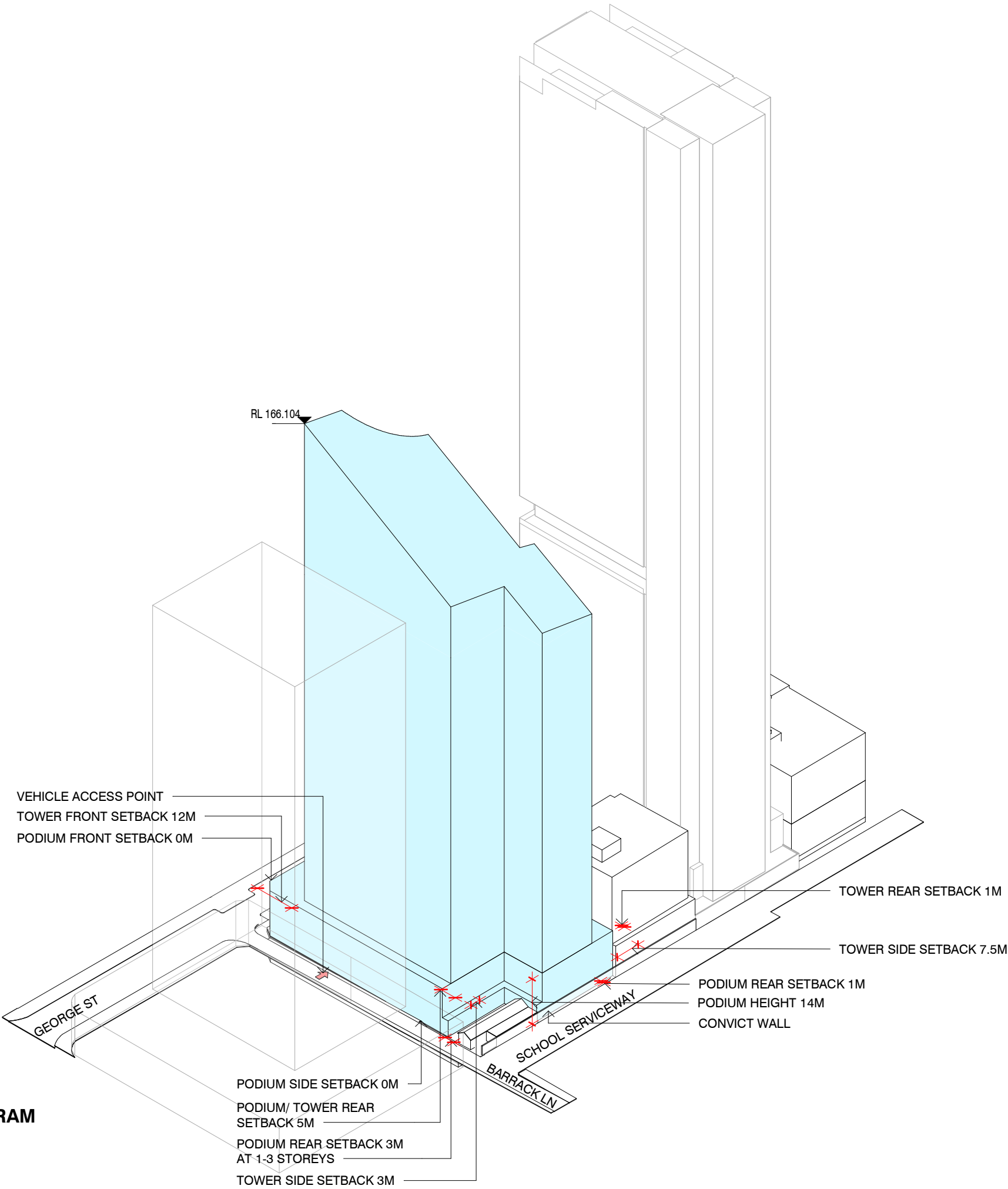
EAST ELEVATION



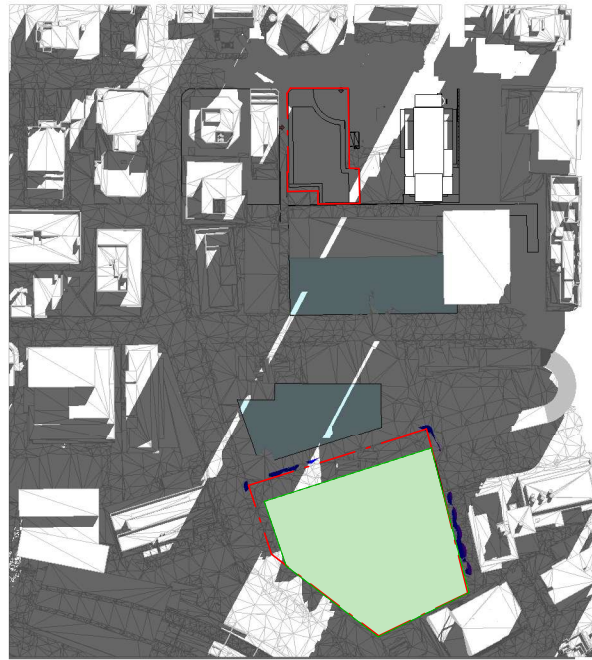
MAXIMUM BUILDING ENVELOPE DIAGRAM
NORTH EAST VIEW



MAXIMUM BUILDING ENVELOPE DIAGRAM
NORTH WEST VIEW



MAXIMUM BUILDING ENVELOPE DIAGRAM
SOUTH WEST VIEW



SHADOW - 9AM 21 JUNE



SHADOW - 10AM 21 JUNE



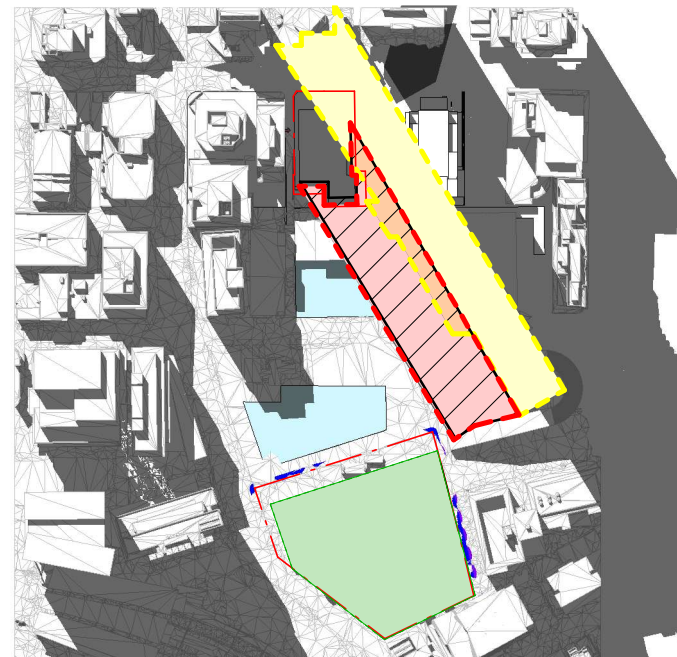
SHADOW - 11AM 21 JUNE

KEY

- BOUNDARY
- ARTHUR PHILLIP HIGH SCHOOL/
175 MACQUARE STREET OPEN SPACE
- LANCER BARRACKS BOUNDARY
- SOLAR ACCESS PROTECTION BOUNDARY IN
ACCORDANCE WITH CBD PLANNING PROPOSAL
- SOLAR ACCESS PROTECTION AREA IN
ACCORDANCE WITH CBD PLANNING PROPOSAL
- SHADOW OF PROPOSED 81 GEORGE STREET
ENVELOPE
- SHADOW OF PROPOSED OCTAGON ENVELOPE
- SHADOW OF 81 GEORGE STREET ENVELOPE
WITH COMPLIANT SETBACKS



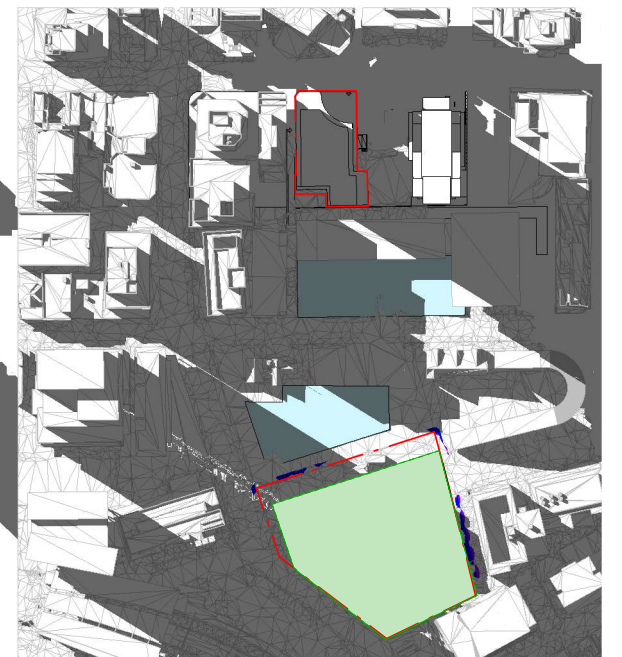
SHADOW - 12PM 21 JUNE



SHADOW - 1PM 21 JUNE



SHADOW - 2PM 21 JUNE



SHADOW - 3PM 21 JUNE



81-83 GEORGE ST & 1 BARRACK LANE								
Area Schedule								
Note: Lifts 6+7 & 2 Podium Shuttles								
Commercial Tower								
Site Area (m²)	3071.53m²			RISE	NLA/GBA	GFA/GBA	NLA/GFA	LIFTING
81 George Street	1103.4m²			PODIUM	88%	95%		
83 George Street	1714.6m²			LOW	80%	84%	94%	
1 Barrack Lane	253.5m²			HIGH	85%	89%	95%	
Proposed FSR (x:1)		15.3						
			GFA	LR 1435m²	HR 1519m²			
Building Height (m)	153.6		NLA	LR 1354m²	HR 1438m²			
Height AHD (m)	161.600							
GF RL 8m								
Level	Lift Rise	Use	Height m	GBAm²	GFAm²	NLAm²	NLA/GBA	NLA/GFA
Basement 2	BASEMENT	Car Park / Plant	2.8	2553				
Basement 1	BASEMENT	Car Park / Plant	2.8	2553				
Ground	PODIUM	Lobby & Retail	4.85	2460	1263	653	52%	
Level 1	PODIUM	Commercial, Sub Station, EOT	3.75	2395	1828	1158	63%	
Level 2	PODIUM	Plant	5.0	2395	0	0	0%	
Level 3	LOW RISE	Commercial	3.75	1701	1435	1354	80%	94%
Level 4		Commercial	3.75	1701	1435	1354	80%	94%
Level 5		Commercial	3.75	1701	1435	1354	80%	94%
Level 6		Commercial	3.75	1701	1435	1354	80%	94%
Level 7		Commercial	3.75	1701	1435	1354	80%	94%
Level 8		Commercial	3.75	1701	1435	1354	80%	94%
Level 9		Commercial	3.75	1701	1435	1354	80%	94%
Level 10		Commercial	3.75	1701	1435	1354	80%	94%
Level 11		Commercial	3.75	1701	1435	1354	80%	94%
Level 12		Commercial	3.75	1701	1435	1354	80%	94%
Level 13		Commercial	3.75	1701	1435	1354	80%	94%
Level 14		Commercial	3.75	1701	1435	1354	80%	94%
Level 15		Commercial	3.75	1701	1435	1354	80%	94%
Level 16		Commercial	3.75	1701	1435	1354	80%	94%
Level 17		Commercial	3.75	1701	1435	1354	80%	94%
Level 18		Commercial	3.75	1701	1435	1354	80%	94%
Level 19		Commercial	3.75	1701	1435	1354	80%	94%
Level 20		Commercial	3.75	1701	1435	1354	80%	94%
Level 21	HIGH RISE	Commercial/LOR	3.75	1701	1435	1354	80%	94%
Level 22		Plant/LMR	5	1701	0	0	0%	0%
Level 23		Commercial	3.75	1701	1519	1438	85%	95%
Level 24		Commercial	3.75	1701	1519	1438	85%	95%
Level 25		Commercial	3.75	1701	1519	1438	85%	95%
Level 26		Commercial	3.75	1701	1519	1438	85%	95%
Level 27		Commercial	3.75	1701	1519	1438	85%	95%
Level 28		Commercial	3.75	1701	1519	1438	85%	95%
Level 29		Commercial	3.75	1701	1519	1438	85%	95%
Level 30		Commercial	3.75	1701	1519	1438	85%	95%
Level 31		Commercial	3.75	1447	1267	1187	82%	94%
Level 32		Commercial	3.75	1308	1128	1048	80%	93%
Level 33		Commercial	3.75	1114	934	854	77%	91%
Level 34		Commercial	3.75	914	734	654	72%	89%
Level 35		Commercial	3.75	718	538	458	64%	85%
Level 36	ROOF PLANT	Plant	3.75	520				
Level 37		Plant	3.75	328				
Level 38		Plant	3.75	180				
Level 39		Plant	3.75	74				
Total			153.60	66587m²	47109m²	43242m²	80%	92%