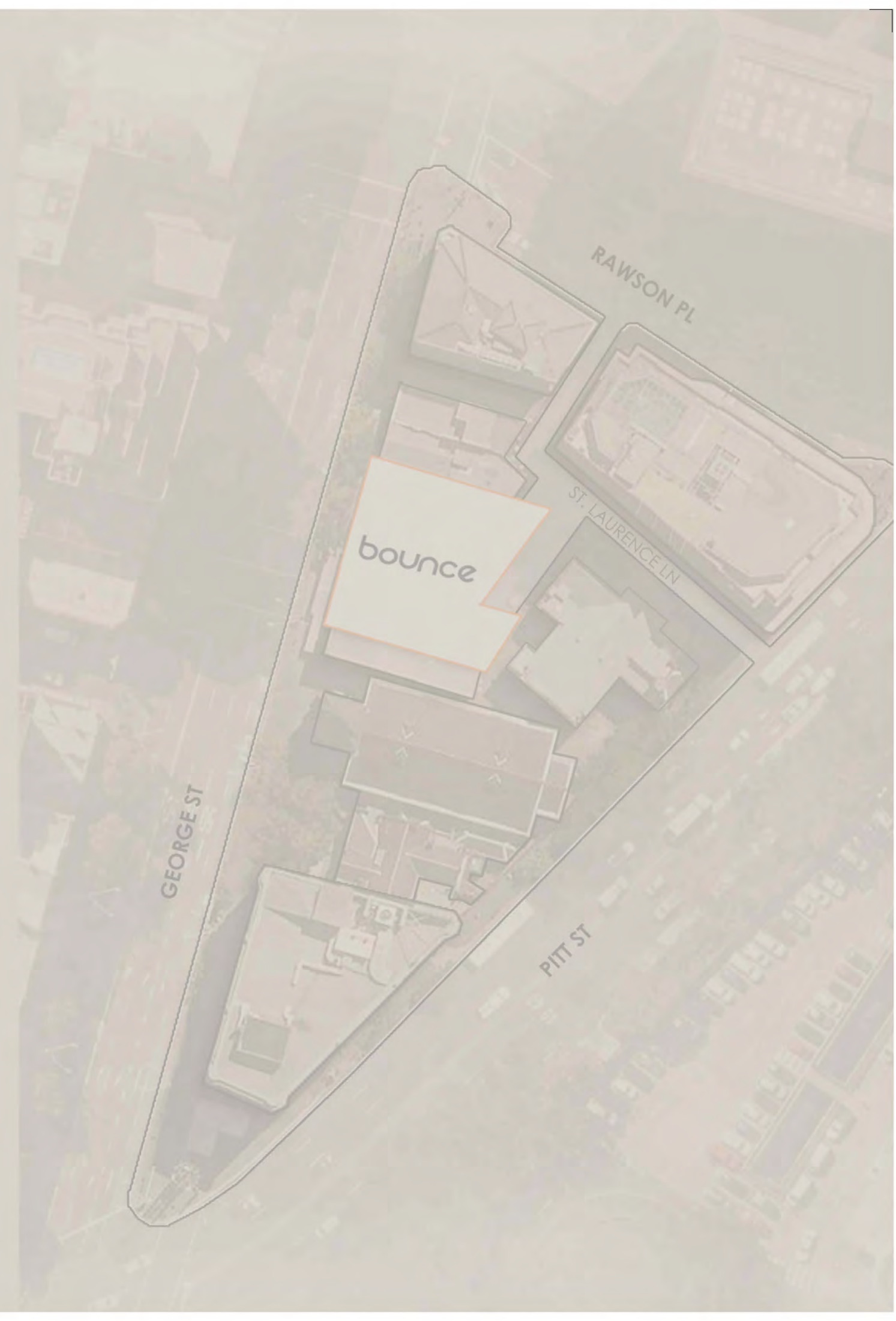


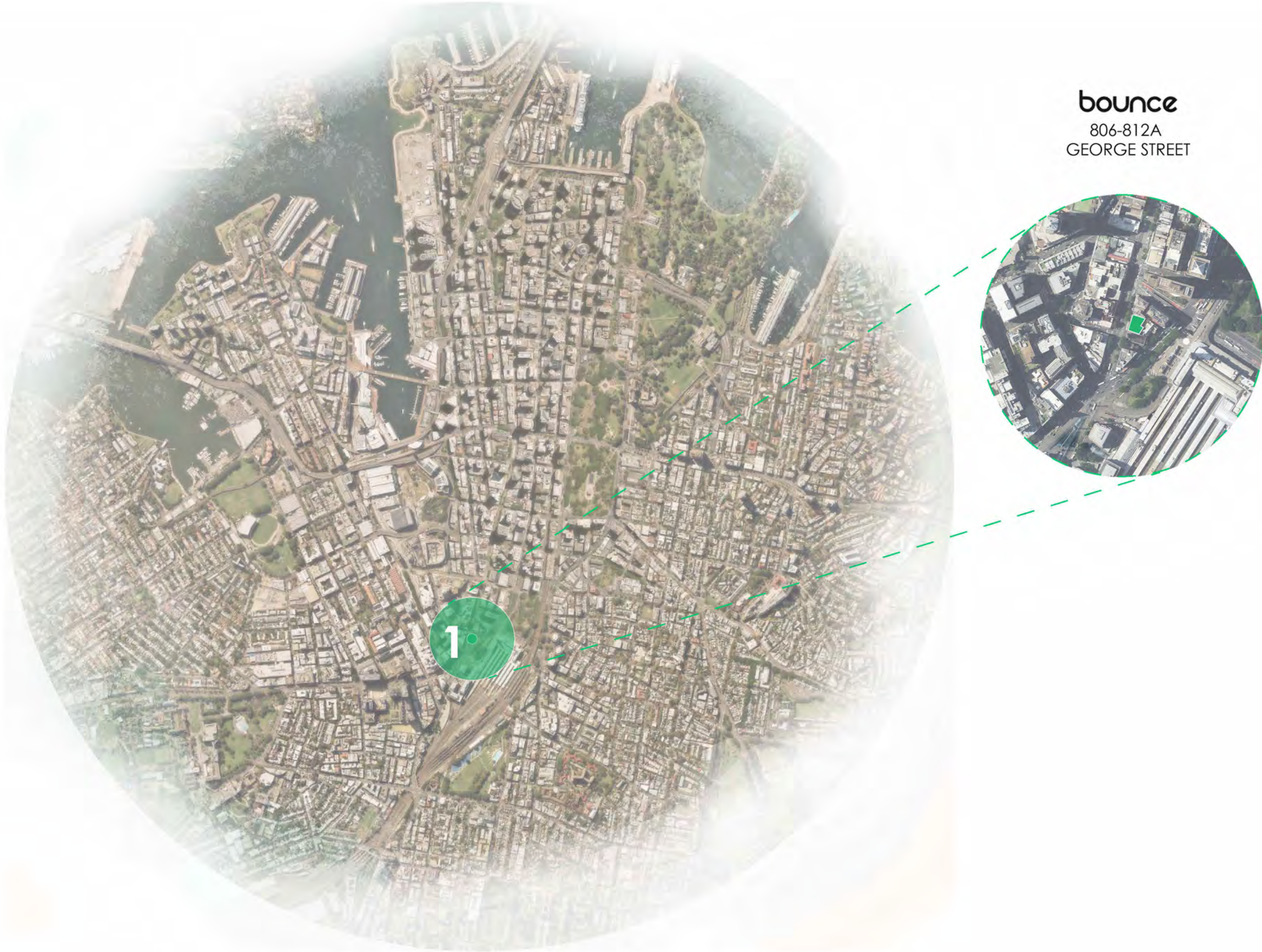
Attachment B

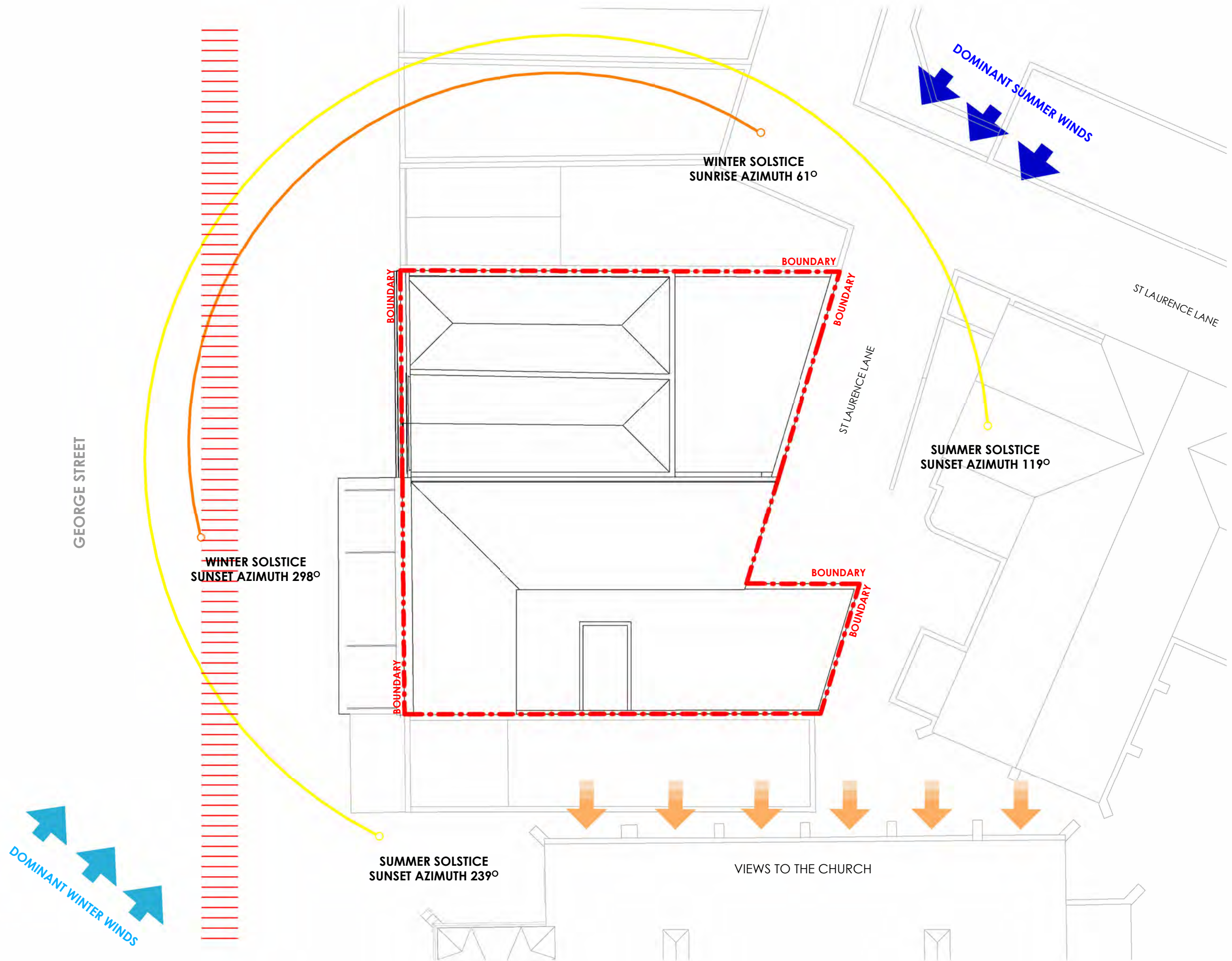
Selected Drawings – Design Drawings
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THE SITE

100







ZONE 1

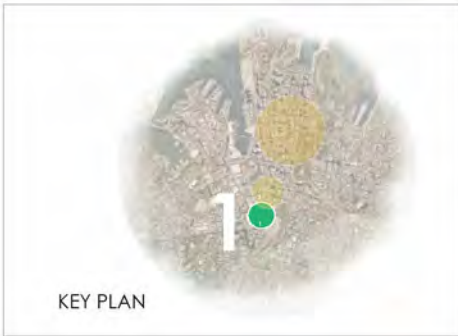


103

1.1



806 - 812A GEORGE STREET, HAYMARKET



- LEGEND
- RECENTLY APPROVED
 - THE BOUNCE - PERMISSIBLE ENVELOPE
 - HERITAGE ITEMS

1.2



757 - 763 GEORGE STREET, HAYMARKET

1.3



185 - 187 THOMAS STREET, HAYMARKET





H1 790 ON GEORGE HOSTEL

1.3



H3 CHRIST CHURCH ST. LAURENCE

104



H2 YHA HOSTEL



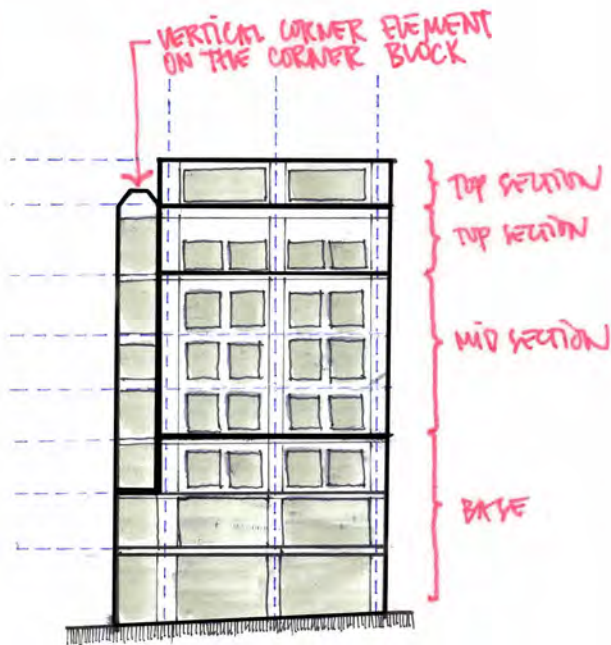
H4 WAKE UP HOSTEL

H1

790 ON GEORGE HOSTEL



PROMINENT HORIZONTAL & VERTICAL ELEMENTS



H2

YHA HOSTEL

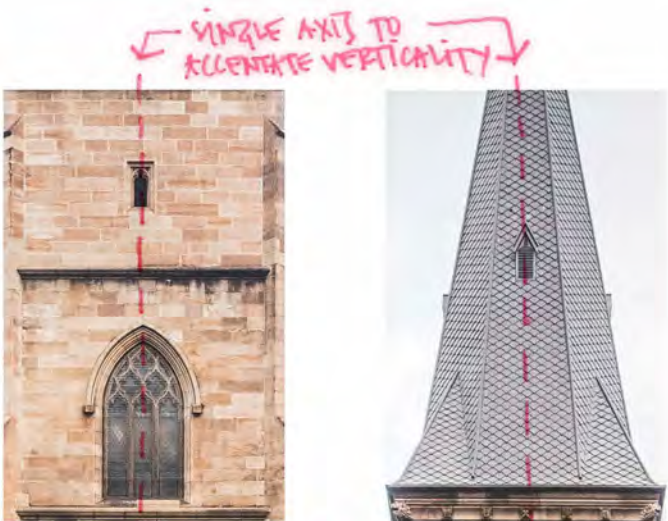


DECORATIVE ELEMENTS FRAMING FACADE

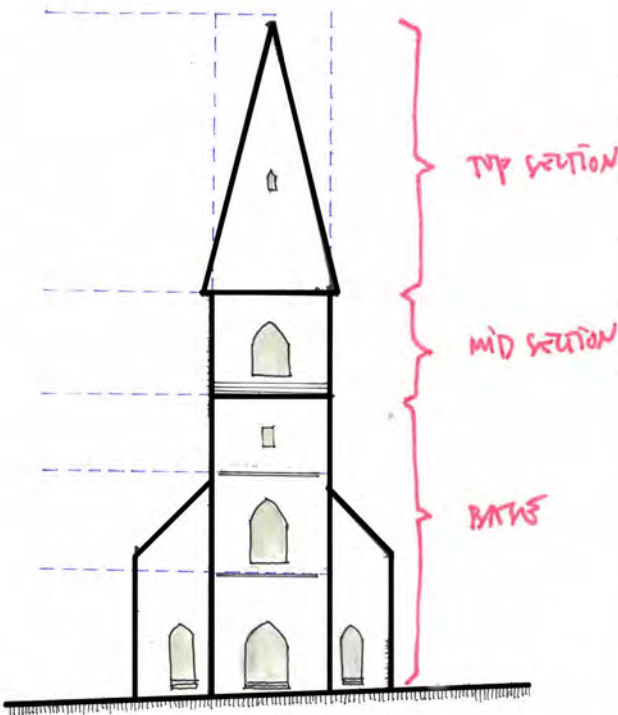


H3

CHRIST CHURCH ST. LAURENCE



CHANGE OF MATERIALITY AND GEOMETRY

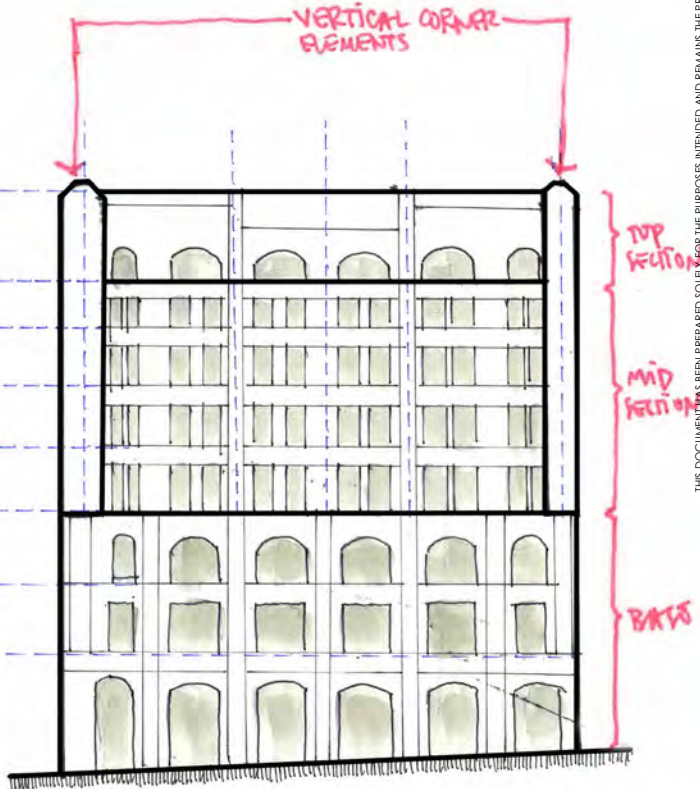
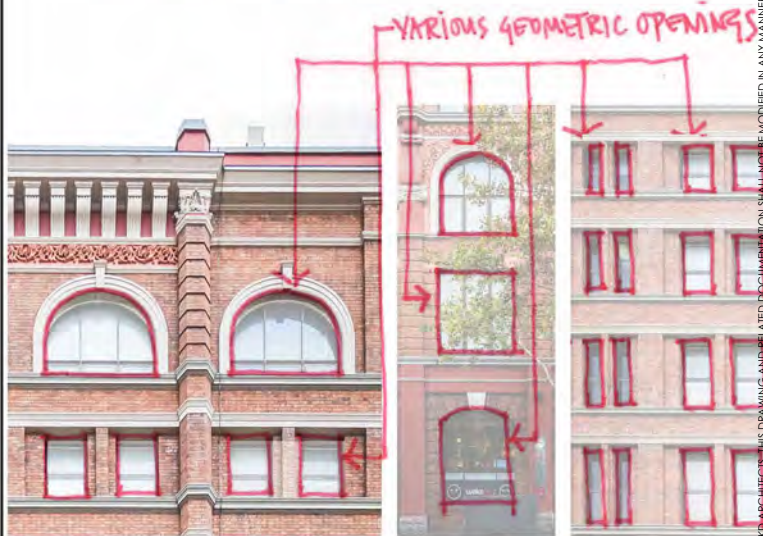


H4

WAKE UP! HOSTEL



KEY PLAN



1 STREETScape ELEVATION



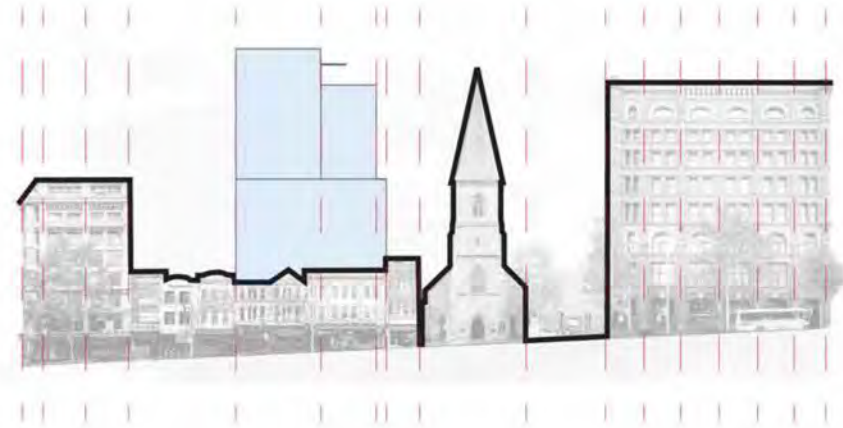
2 PERMISSIBLE ENVELOPE



3 SETTING UP REFERENCE DATUM LINES



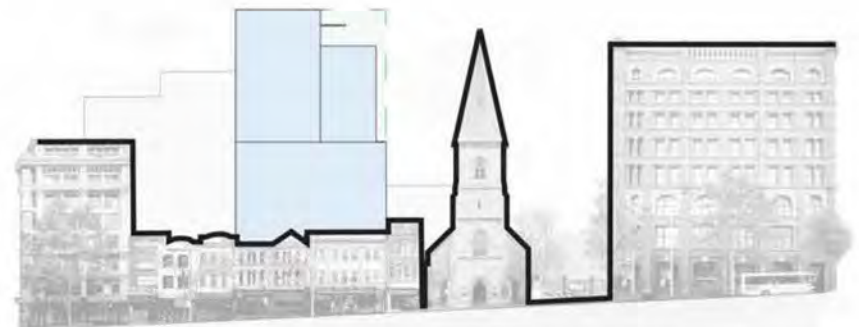
4 VERTICAL REFERENCE TO NEIGHBOURING BUILDINGS



5 CHURCH ZONE

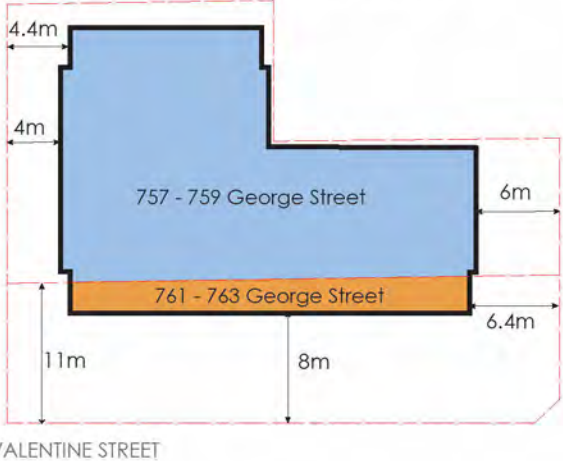


6 PROPOSED BUILDING ENVELOPE



1.2

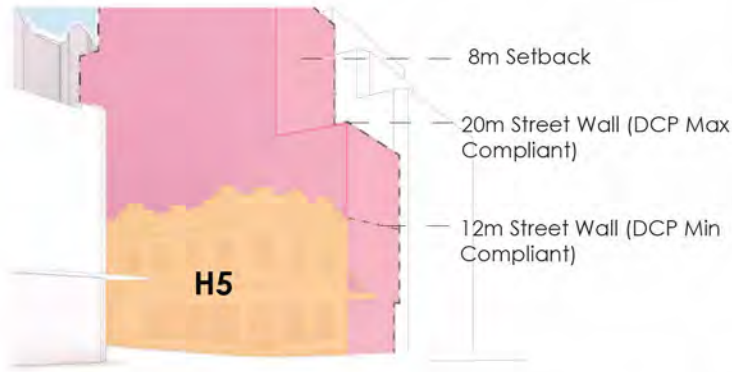
DIAGRAMATIC PROPOSED SETBACKS PLAN



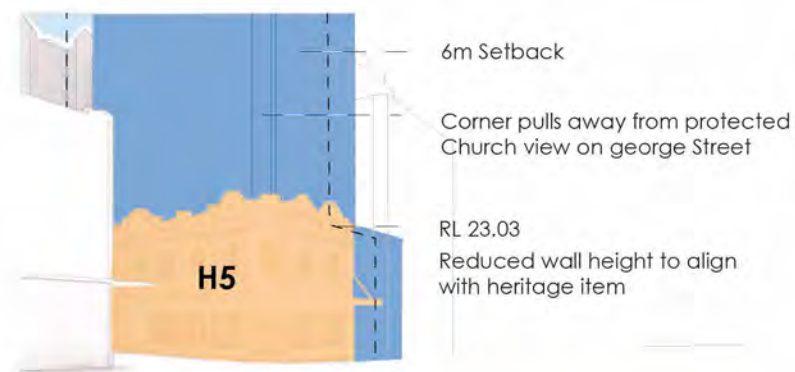
STREET FRONTAGE HEIGHT



DCP COMPLIANT SETBACKS



PROPOSED SETBACKS



PREFERRED ENVELOPE

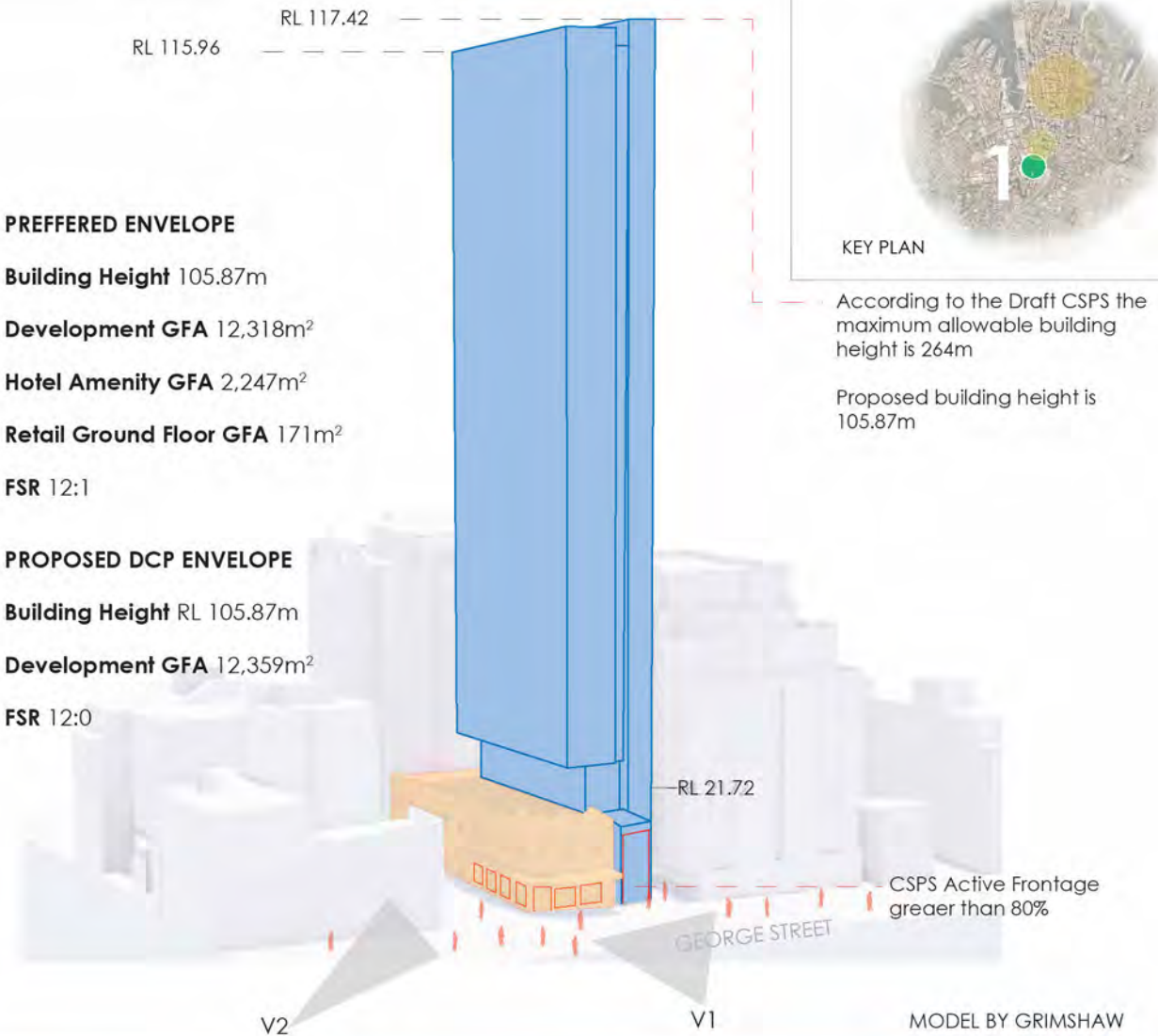
Building Height 105.87m
Development GFA 12,318m²
Hotel Amenity GFA 2,247m²
Retail Ground Floor GFA 171m²
FSR 12:1

PROPOSED DCP ENVELOPE

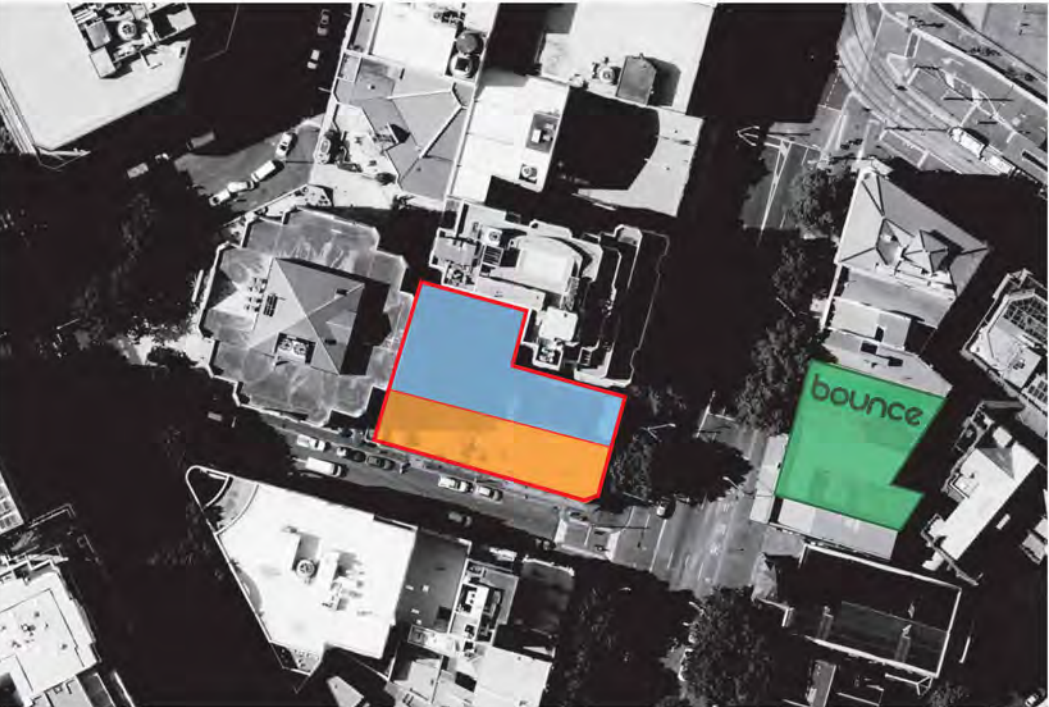
Building Height RL 105.87m
Development GFA 12,359m²
FSR 12:0

KEY PLAN

According to the Draft CSPS the maximum allowable building height is 264m
Proposed building height is 105.87m



MODEL BY GRIMSHAW



- SUTTON FOREST MEAT COMPANY
- 757 - 759 GEORGE STREET, HAYMARKET
- THE SITE
- THE BOUNCE



VIEW 1

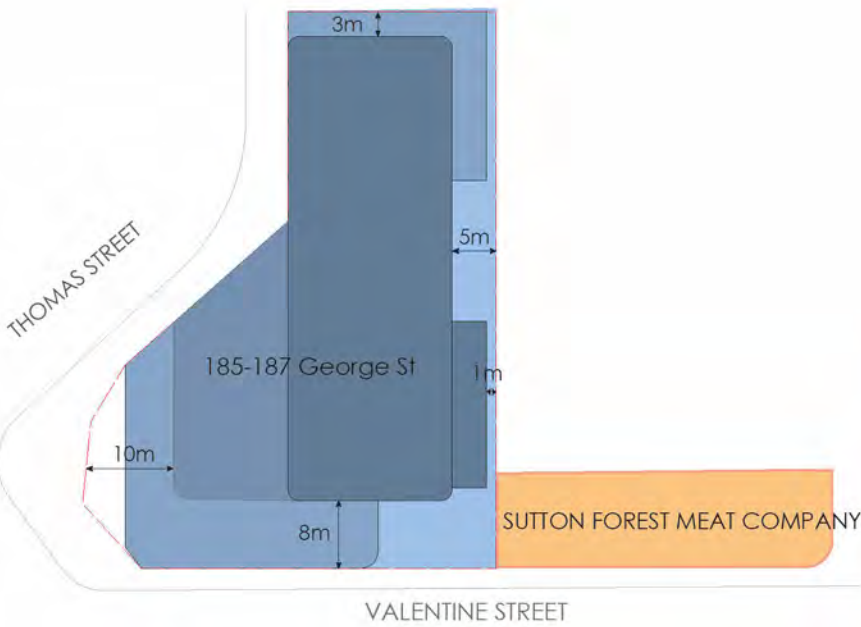


VIEW 2

PERSPECTIVES BY GRIMSHAW

1.3

DIAGRAMATIC ROOFTOP PLAN



- SUTTON FOREST MEAT COMPANY
- 185-187 THOMAS STREET, HAYMARKET
- THE SITE
- THE BOUNCE

PREFERRED ENVELOPE

Building Height RL 209.8m
Development GFA 51,714m²
Hotel Amenity GFA 10,966m²
Commercial GFA 33,100m²
Innovation GFA 7,429m²
Retail GFA 219m²

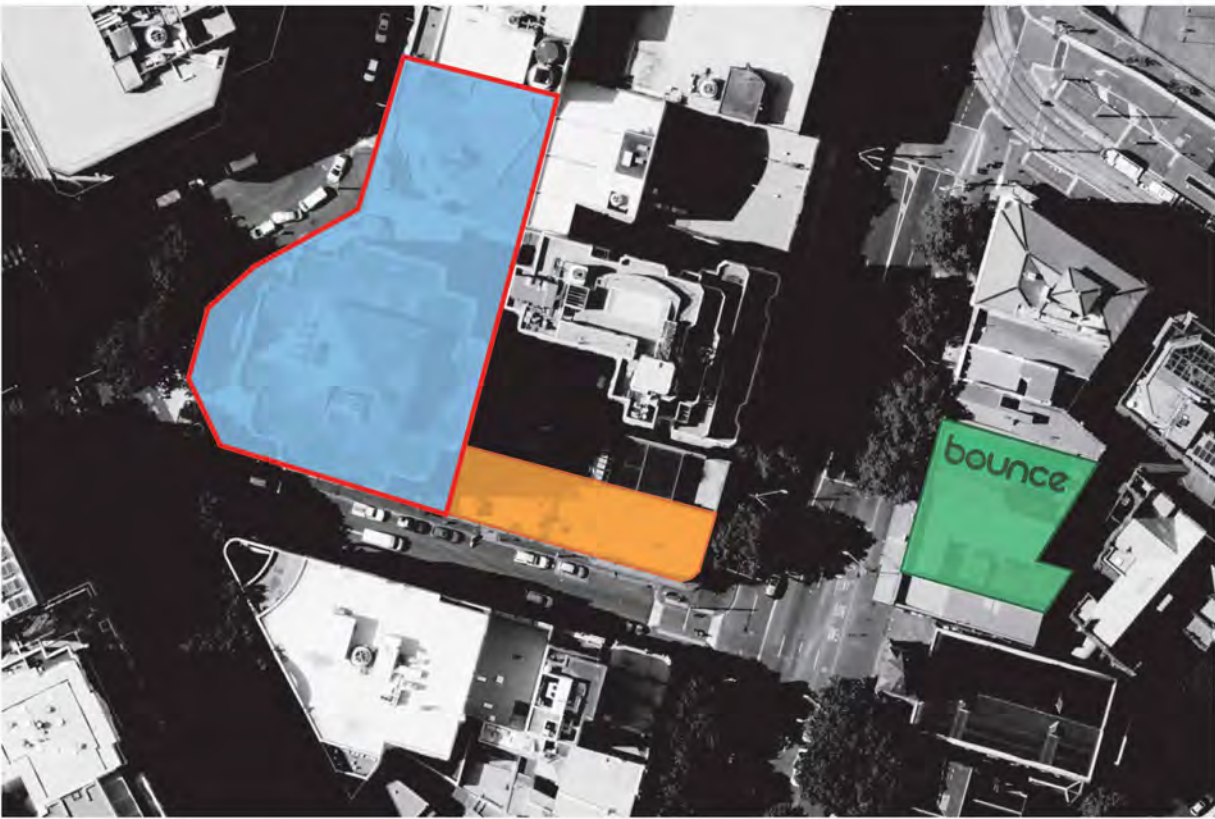
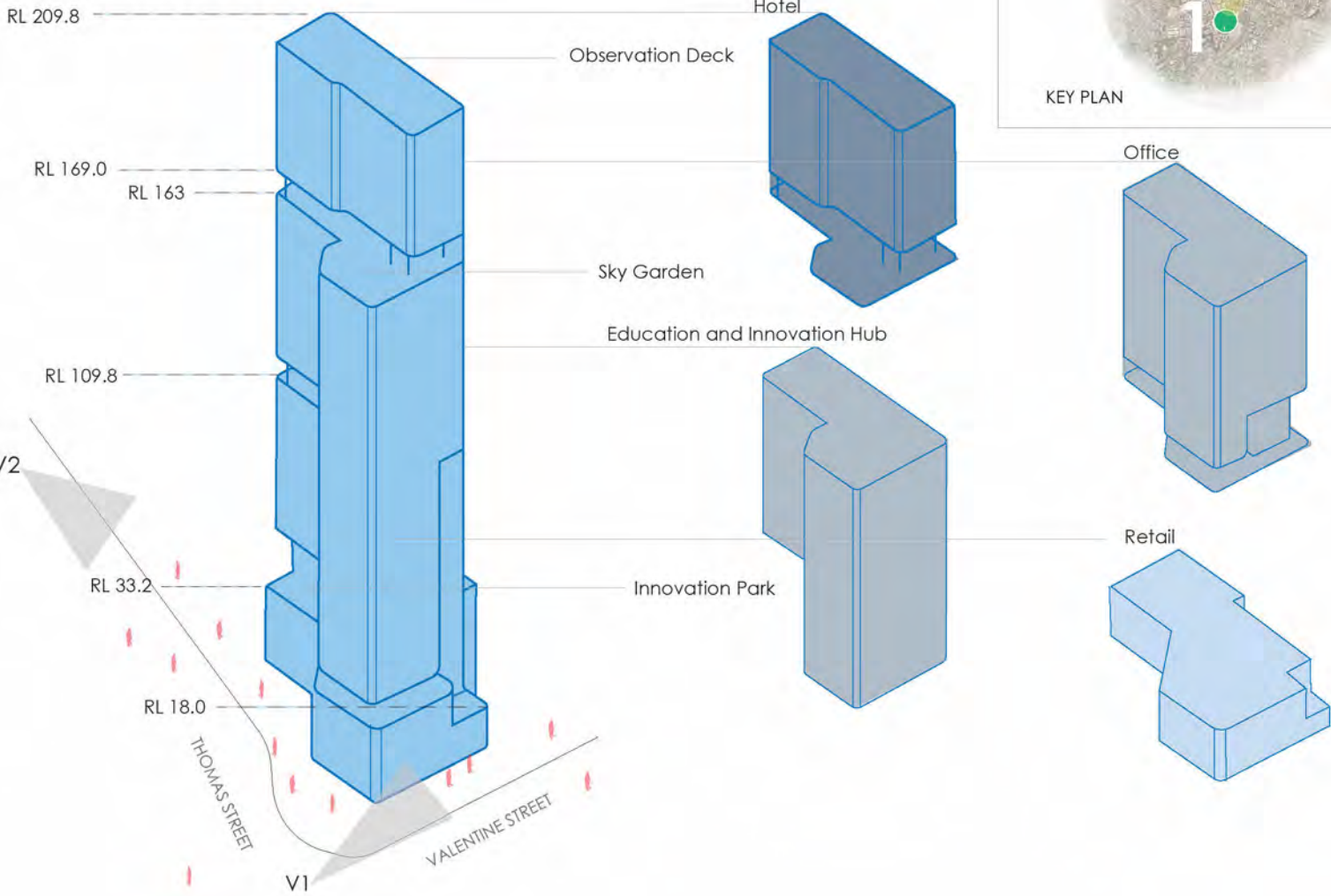
PROPOSED DCP ENVELOPE

Building Height RL 226.8m
Development GFA 59,800m²
FSR 25:1

ALTERNATIVE ENVELOPE

Building Height RL 206.0m
Development GFA 47,031m²
FSR 20:1

Proposed DCP Envelope roof
RL is 226.8m
RL 209.8



VIEW 1



VIEW 2



PERMISSIBLE AND PREVIOUS APPROVED DA ENVELOPE





806 - 812A HEIGHT LIMIT

814 GEORGE HEIGHT DATUM

790 GEORGE HEIGHT DATUM

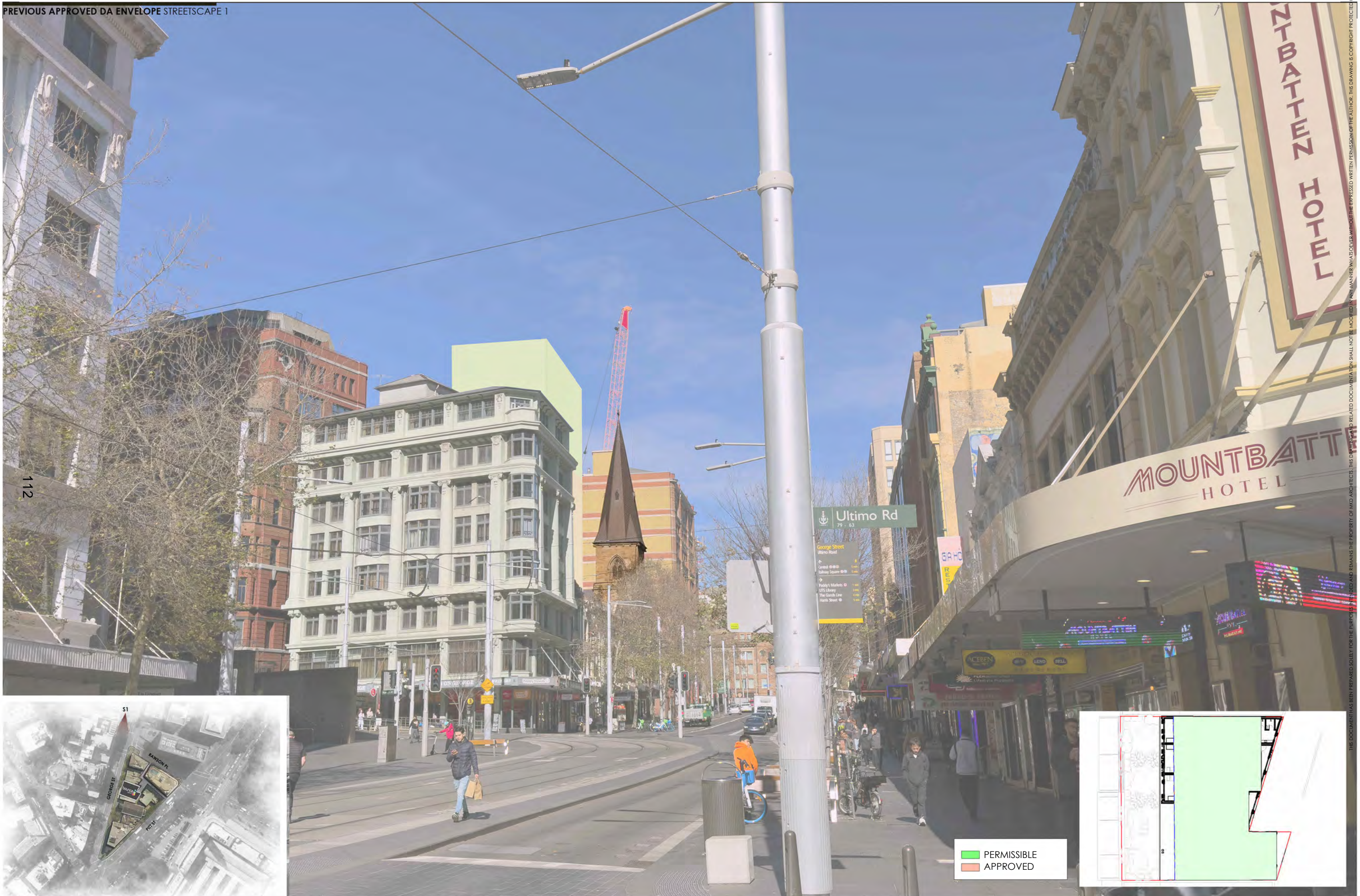
800 - 812 GEORGE HEIGHT DATUM
GF + L1 + L2 STREET FRONTAGE

111



PREVIOUSLY APPROVED ENVELOPE
PREVIOUSLY PROPOSED ENVELOPE

PERMISSIBLE
APPROVED

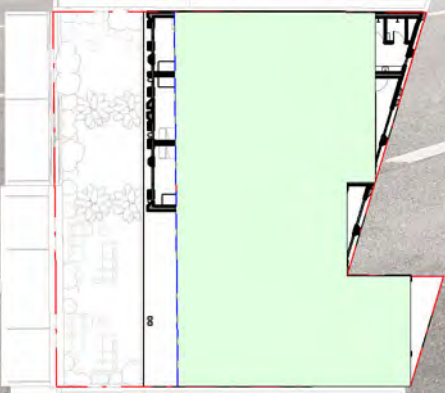






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PERMISSIBLE
APPROVED

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GFA CALCULATION

EXISTING CONDITIONS	
SITE AREA:	563m ²
FSR:	7.5:1
PERMISSIBLE GFA:	4222.5m ²

PROPOSED	
BASEMENT:	7m ²
GROUND LEVEL:	433m ²
1st LEVEL:	465m ²
2nd LEVEL:	465m ²
3rd LEVEL:	300m ²
4th LEVEL:	320m ²
5th LEVEL:	320m ²
6th LEVEL:	320m ²
7th LEVEL:	248m ²
8th LEVEL:	248m ²
9th LEVEL:	248m ²
10th LEVEL:	248m ²
11th LEVEL:	248m ²
12th LEVEL:	238m ²
13th LEVEL:	139m ²
14th LEVEL:	126m ²

TOTAL	
PROPOSED GFA:	4373m ²

BONUS GFA CALCULATION
AREA 4 - LEP CLAUSE 6.4

SITE AREA:	563m ²
BONUS FSR:	1.5:1
TOTAL BONUS GFA:	844.5m ²

PERCENTAGE OF AREA 4 USE ACROSS ALL FLOORS

GROUND LEVEL:	284m ²
LEVEL 12:	238m ²
LEVEL 13:	139m ²
LEVEL 14:	126m ²

TOTAL AREA 4 GFA:	787m ²
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787/4373=	17.99%
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TOTAL ELIGIBLE BONUS GFA:	151.98m ²
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SUMMARY:

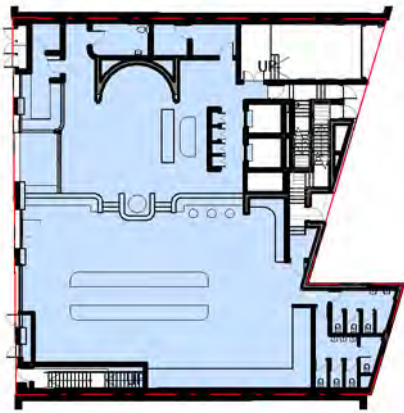
TOTAL PERMISSIBLE GFA:	4374.48m ²
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TOTAL PROPOSED GFA:	4373m ²
---------------------	--------------------

BEDS CALCULATION

PROPOSED	
GROUND LEVEL:	0
1st LEVEL:	82 5x5 Beds 6
2nd LEVEL:	82
3rd LEVEL:	0
4th LEVEL:	64
5th LEVEL:	62
6th LEVEL:	62
7th LEVEL:	45
8th LEVEL:	45
9th LEVEL:	45
10th LEVEL:	45
11th LEVEL:	45
12th LEVEL:	8 HOTEL ROOMS
13th LEVEL:	0
14th LEVEL:	0

TOTAL	
BEDS:	577
HOTEL ROOMS:	8 HOTEL ROOMS



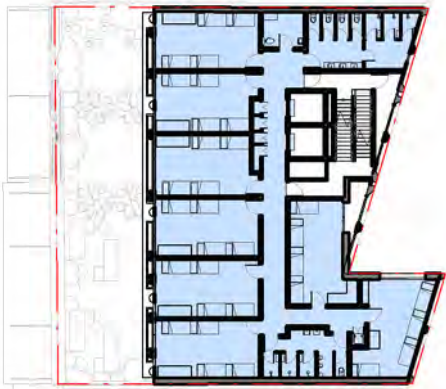
1 GROUND LEVEL FSR
1 : 500



2 LEVEL 01-02 TYPICAL FSR
1 : 500



3 LEVEL 03 FSR
1 : 500



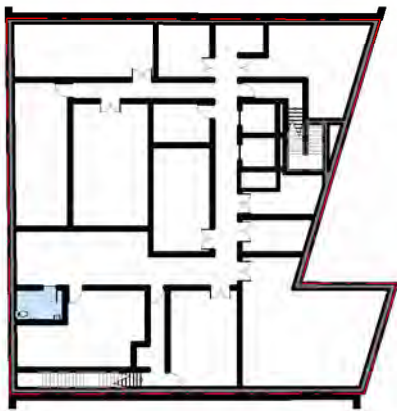
4 LEVEL 04-06 TYPICAL FSR
1 : 500



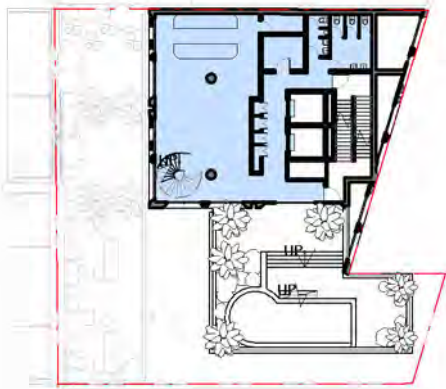
5 LEVEL 07-11 TYPICAL FSR
1 : 500



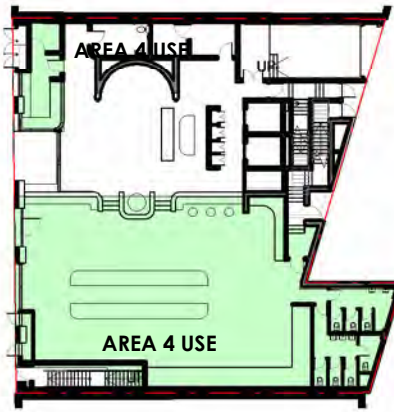
13 LEVEL 12 FSR
1 : 500 / Referencing Drawing: DA-5.01



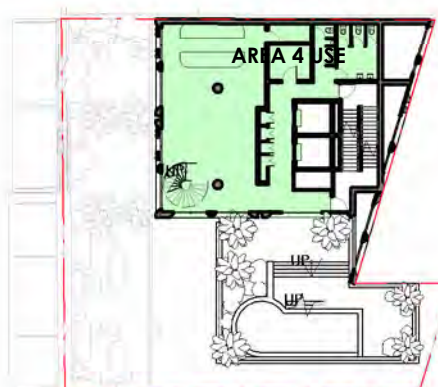
12 BASEMENT FSR
1 : 500



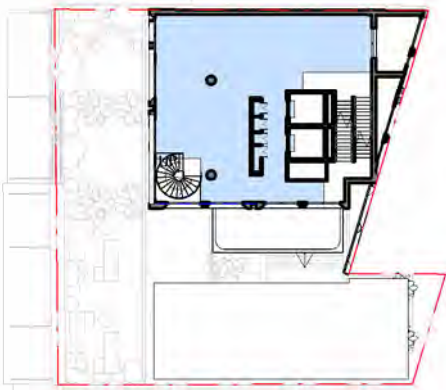
6 LEVEL 13 FSR
1 : 500



7 GROUND LEVEL BONUS FSR
1 : 500



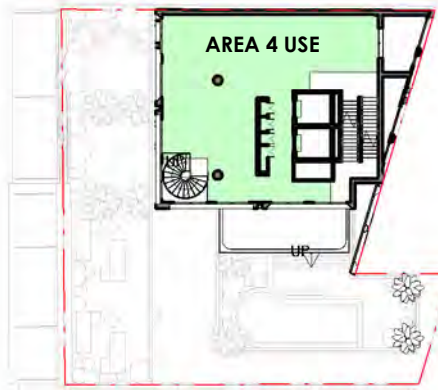
10 LEVEL 13 BONUS FSR
1 : 500



9 LEVEL 14 FSR
1 : 500



11 LEVEL 12 BONUS FSR
1 : 500



8 LEVEL 14 BONUS FSR
1 : 500

