







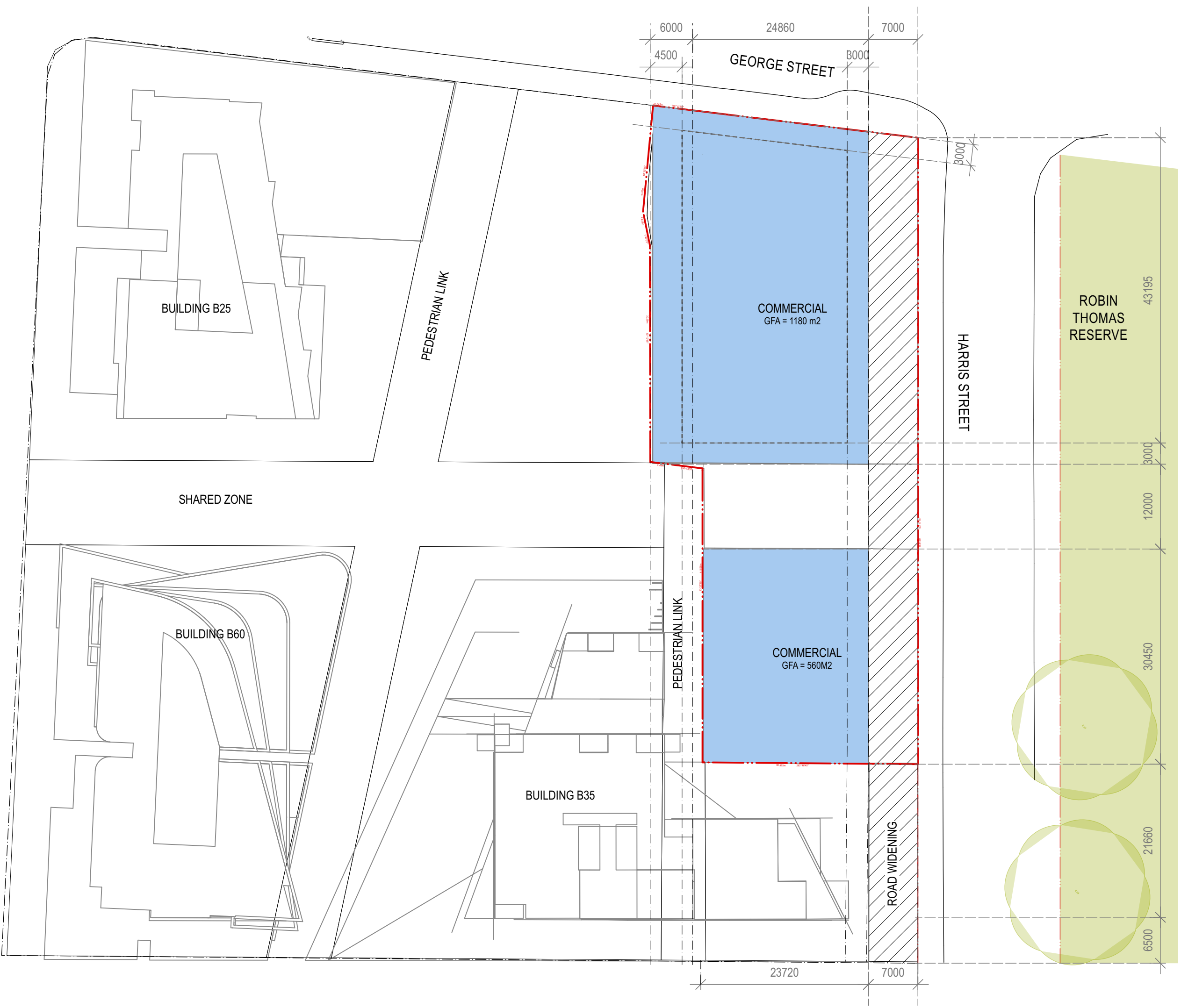
- BOUNDARY 
- COMMERCIAL 
- RESIDENTIAL 






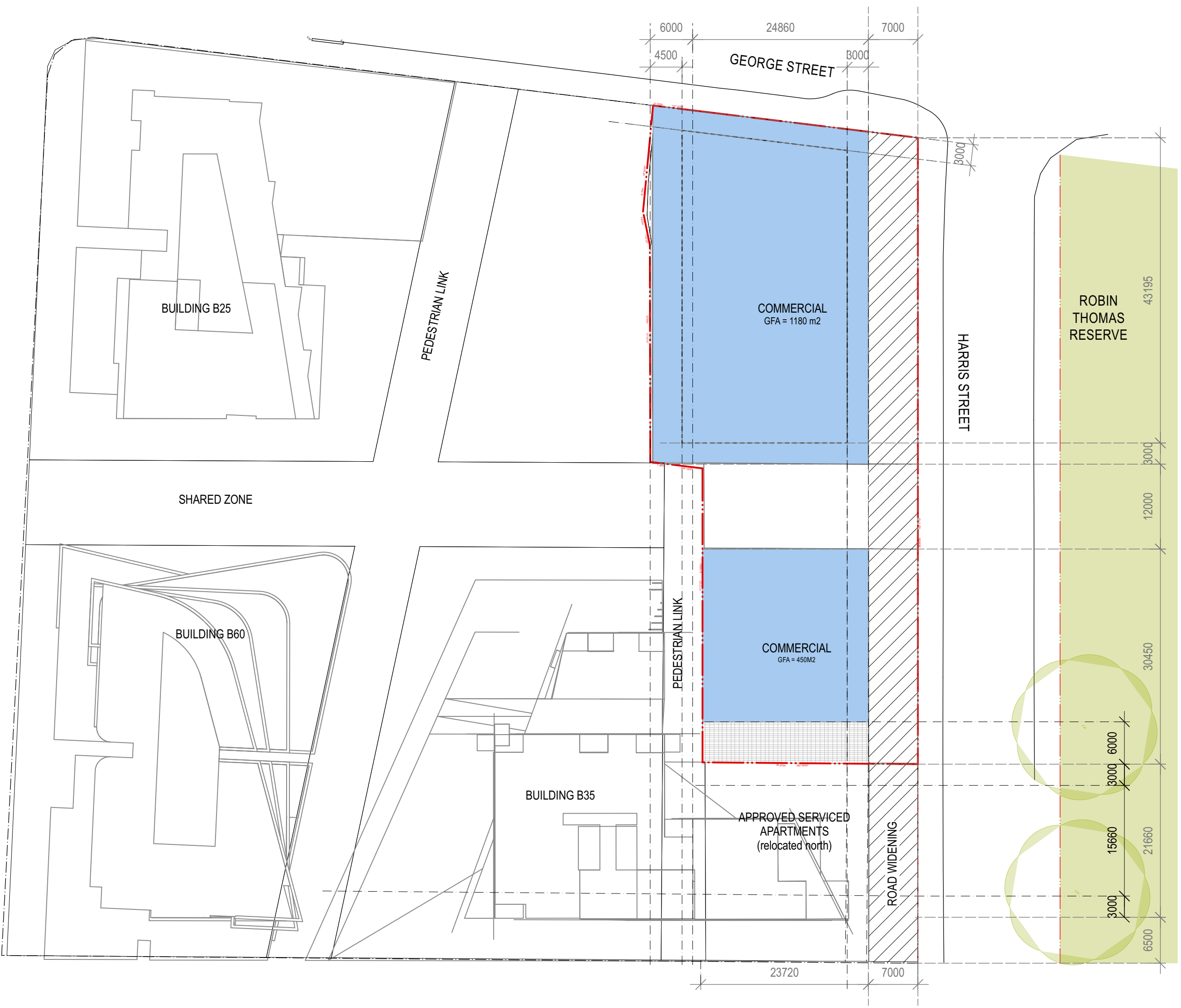


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- COMMERCIAL 
- RESIDENTIAL 





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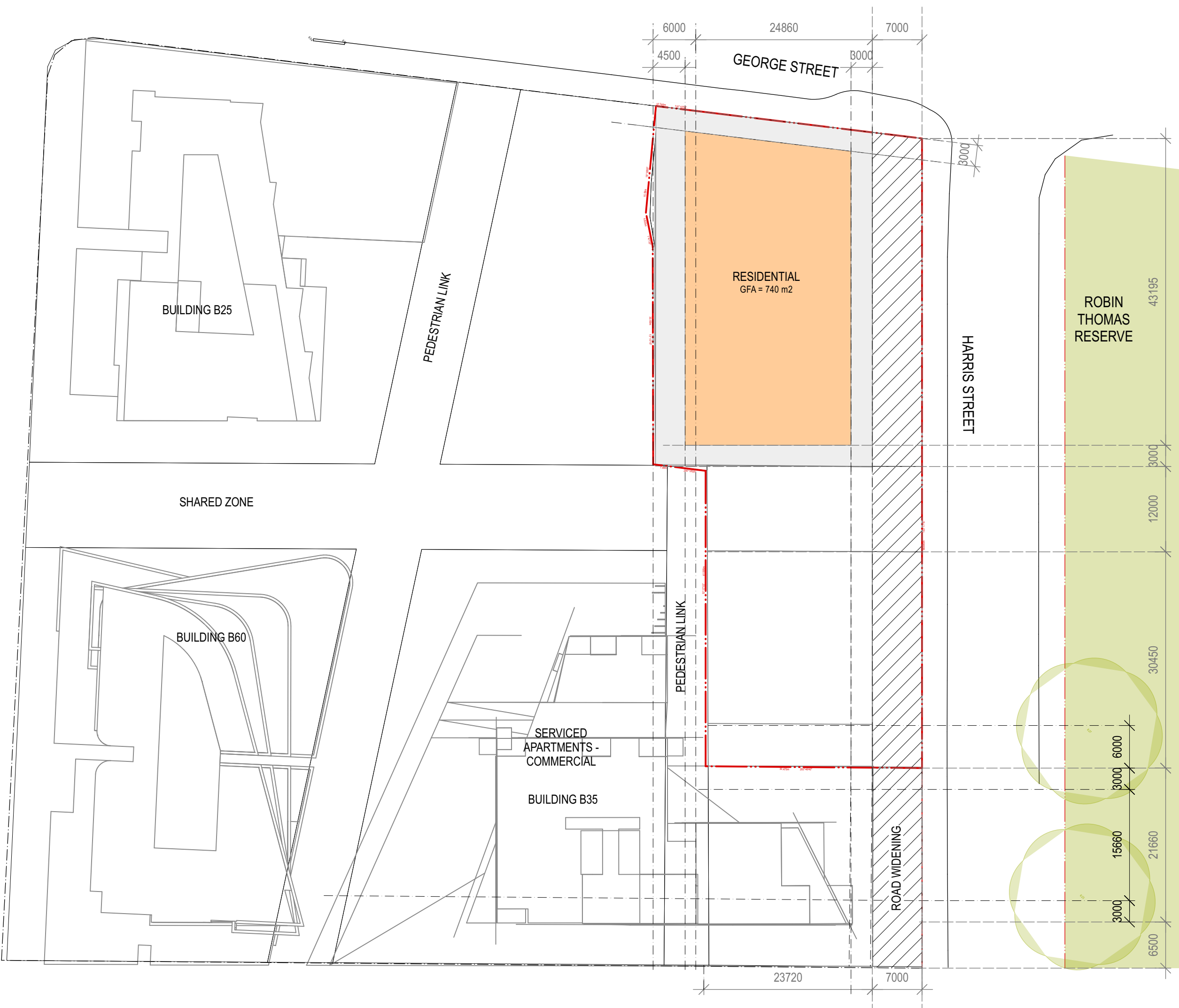
THE PROPOSAL | 5.15

135 GEORGE ST + 118 HARRIS ST, PARRAMATTA

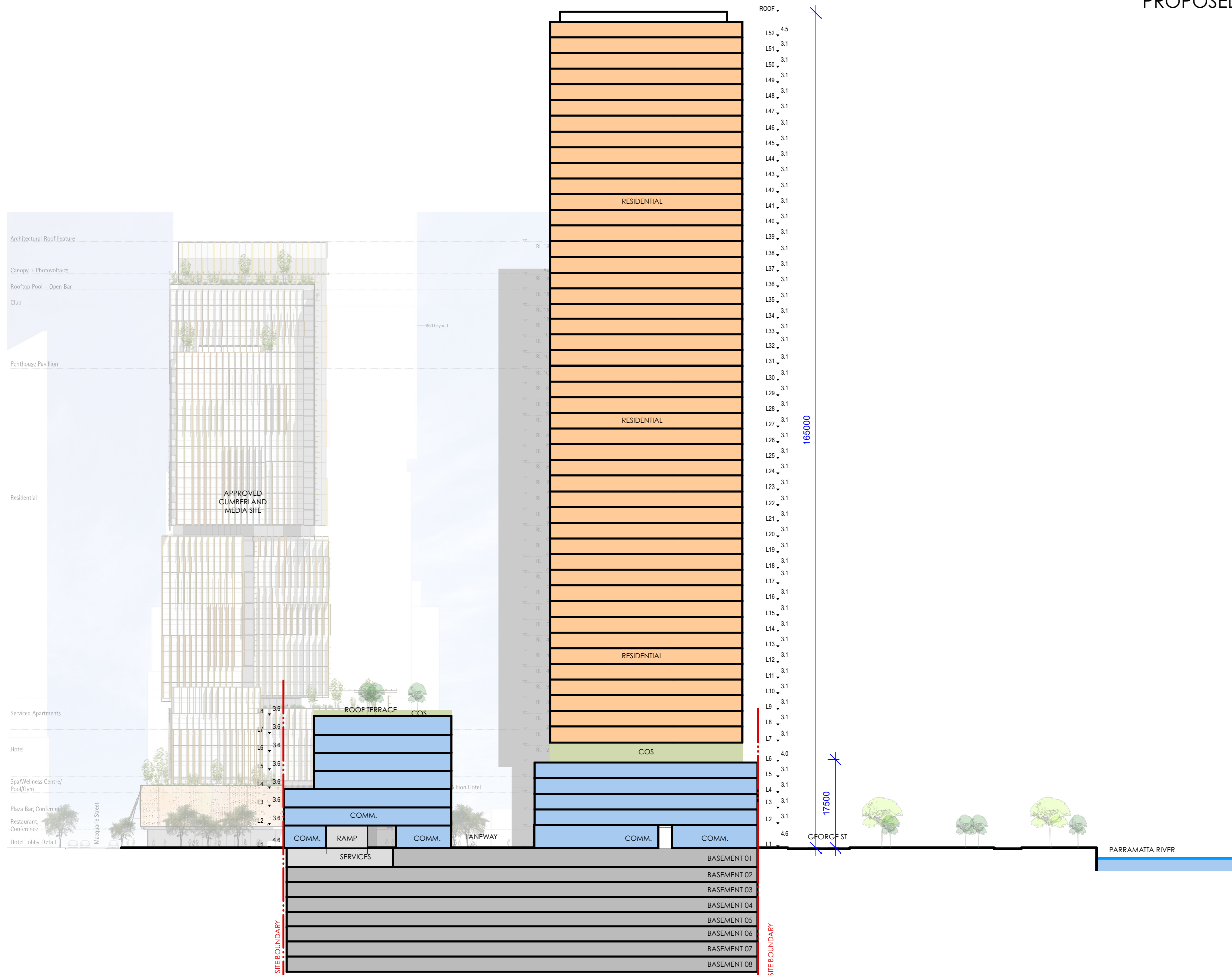
TYPICAL LEVEL 5-7 PLAN



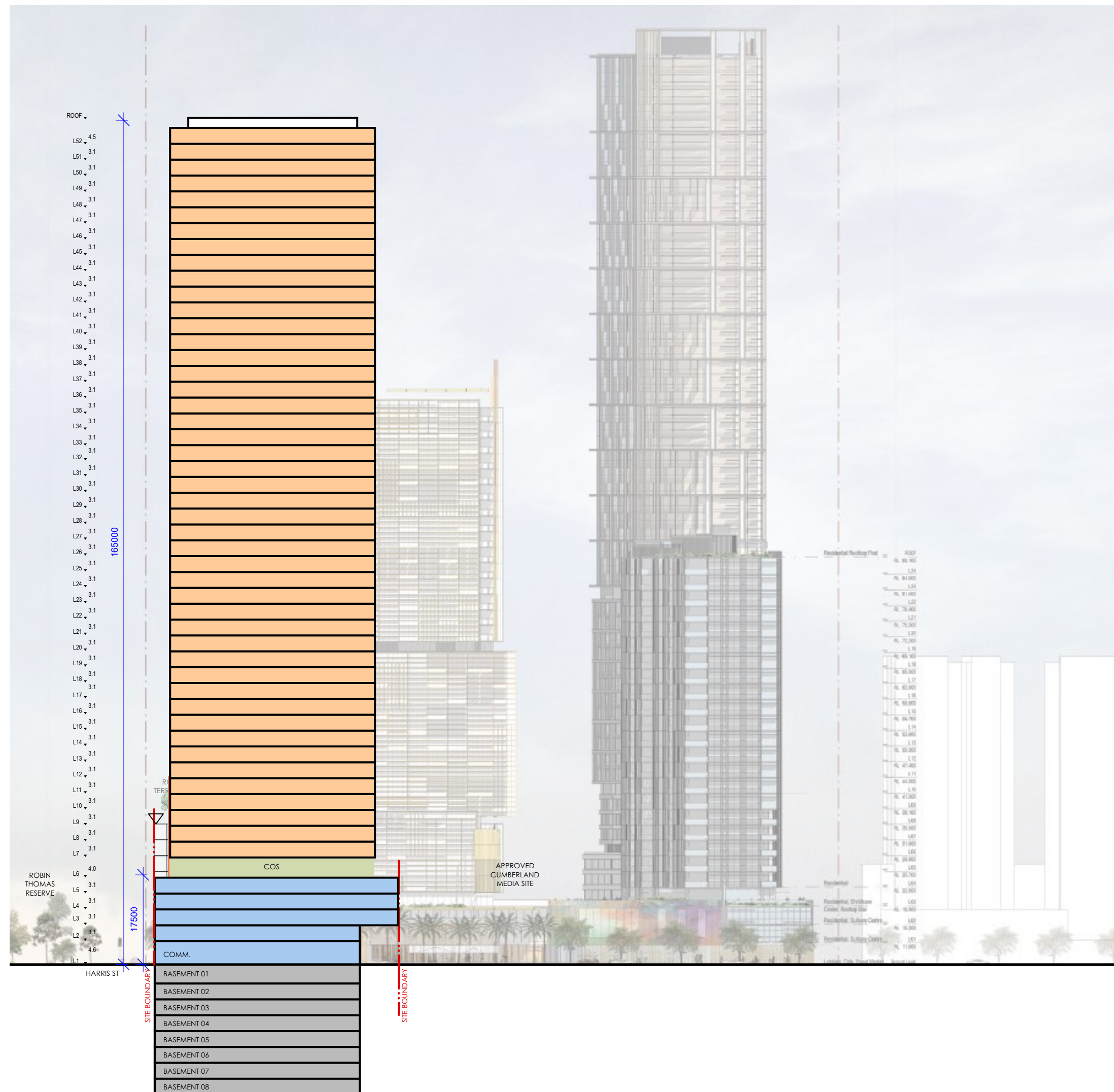
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- COMMERICAL 
- RESIDENTIAL 

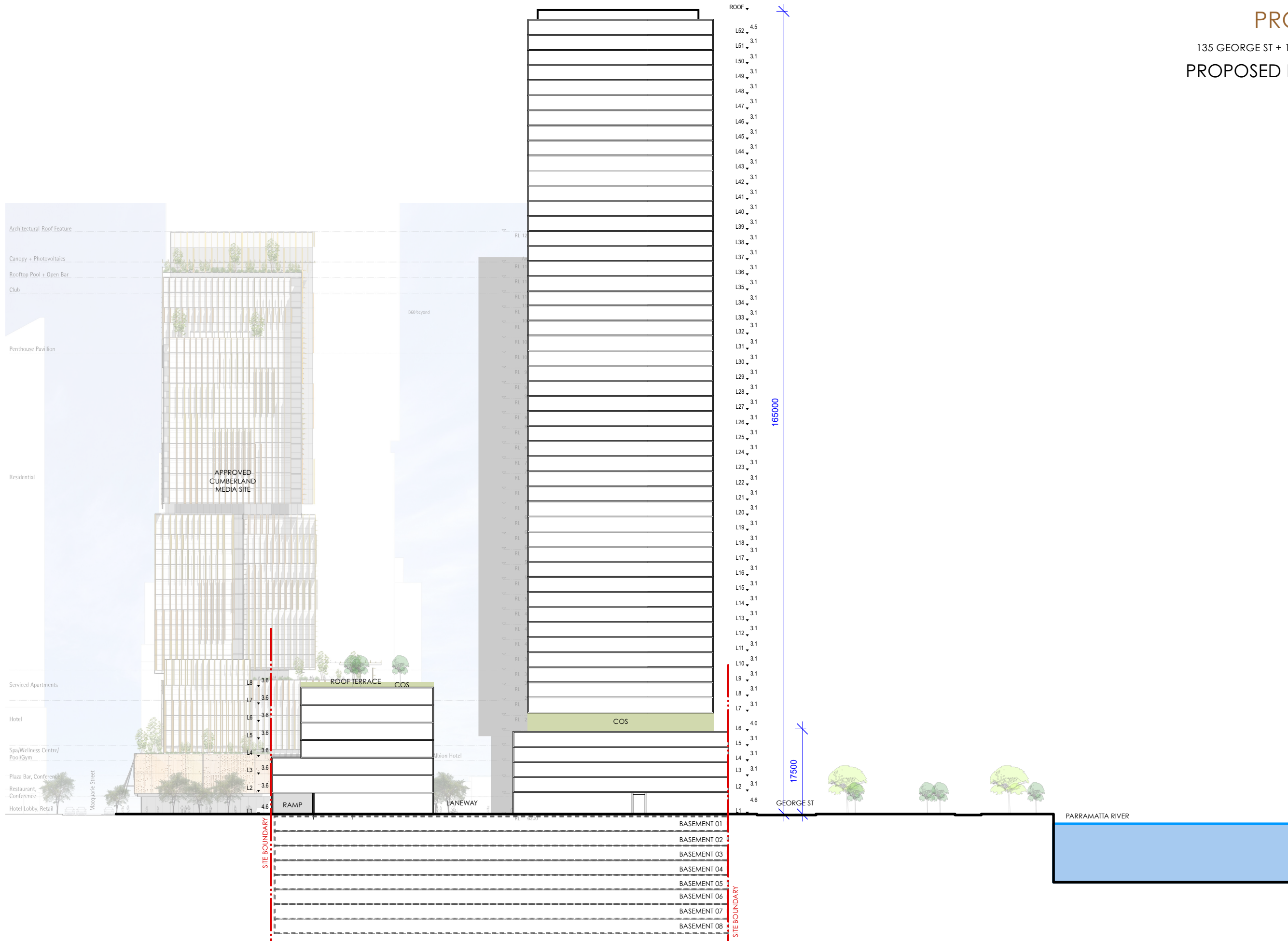


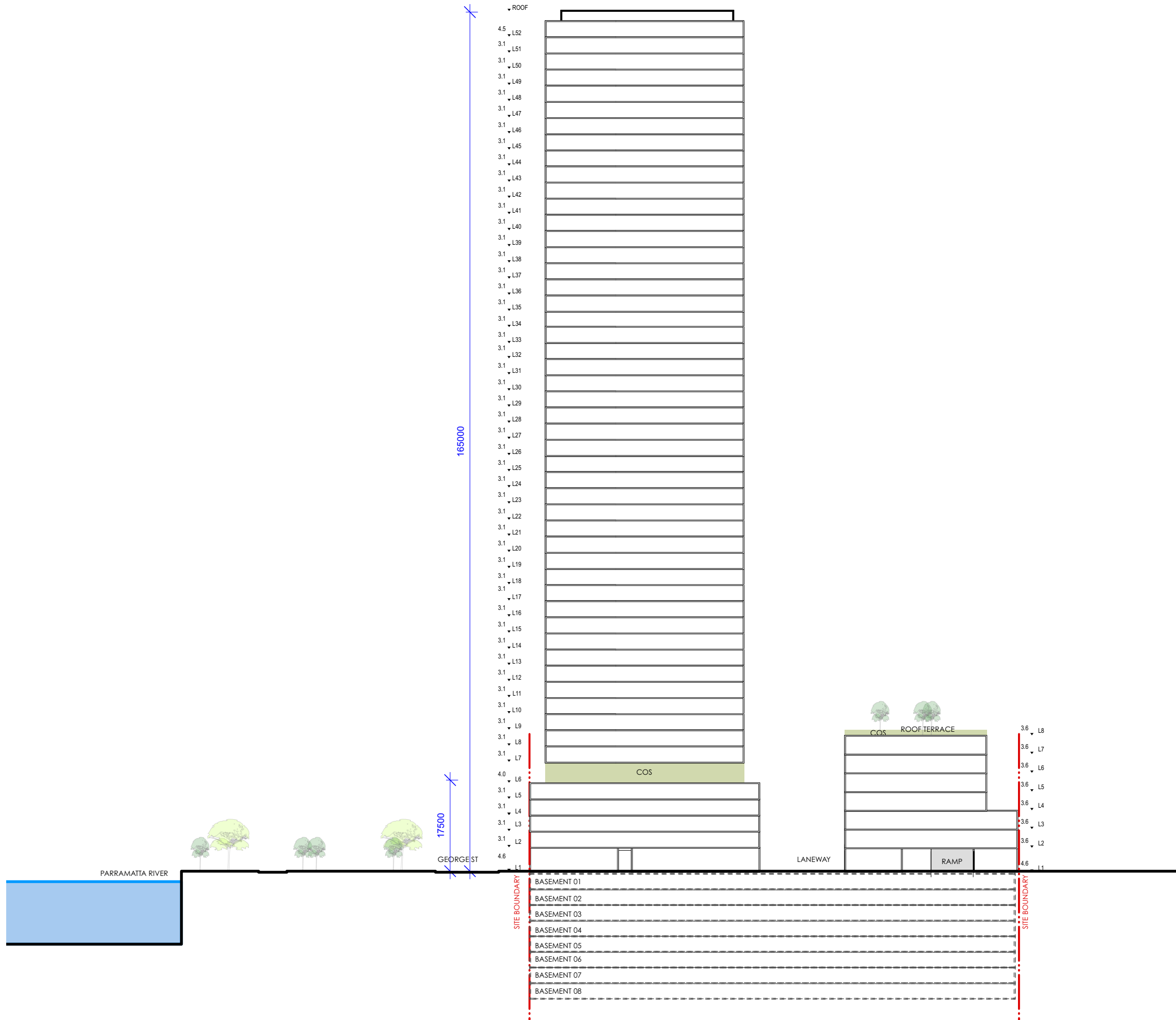
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- COMMERCIAL
- RESIDENTIAL



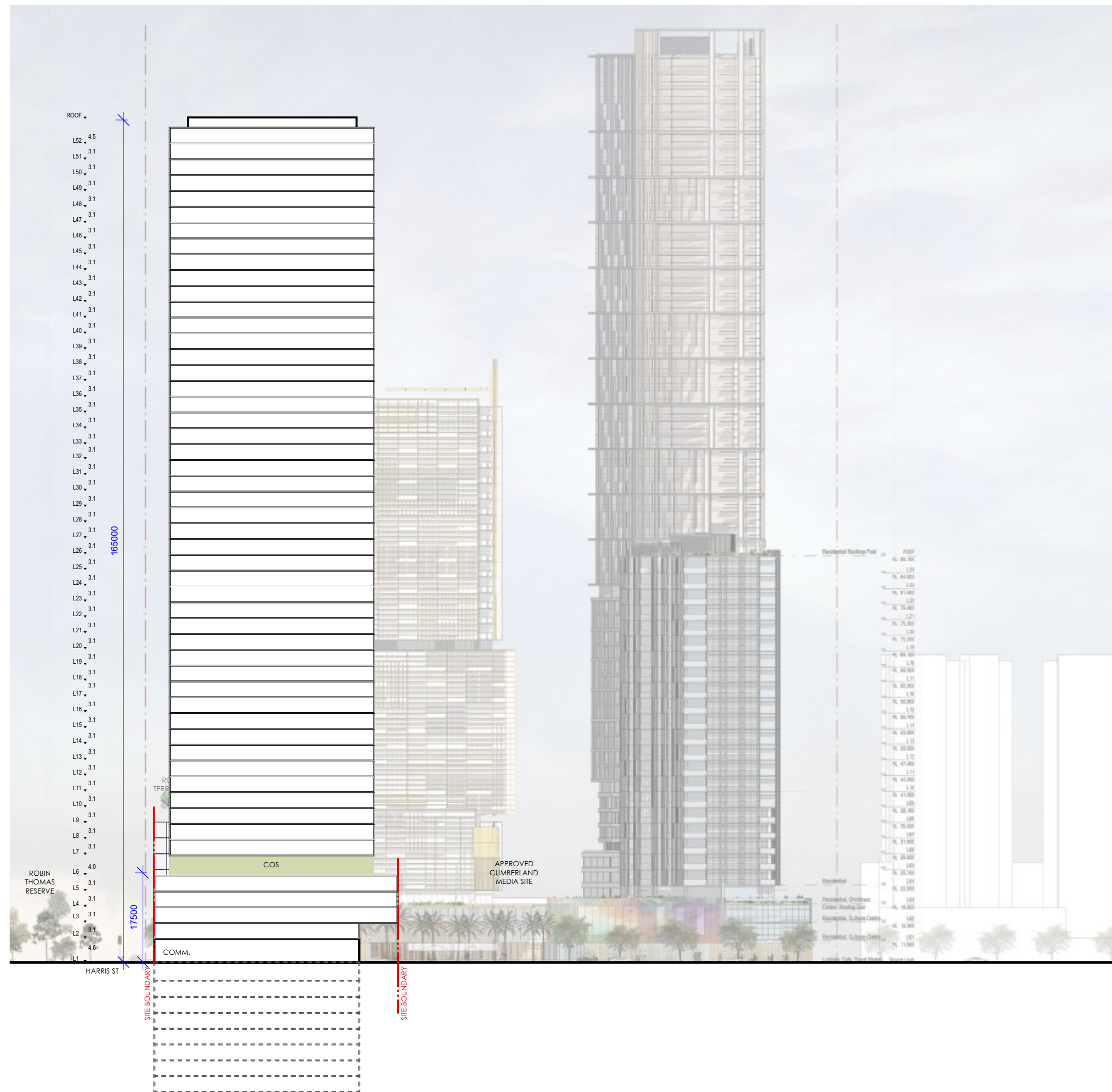
- BOUNDARY
- COMMERCIAL
- COMMUNAL OPEN SPACE
- RESIDENTIAL







PROPOSED NORTH ELEVATION





PROJECT:	16077	135 GEORGE ST, PARAMATTA	12/07/2021
CURRENT STAGE:	AMENDED UDR		

LOT 135/DP748984 3135 M²

COUNCIL CONTROLS

COUNCIL	PARRAMATTA CITY COUNCIL			COMMERCIAL PROPOSED FSR	2.15 :1
ZONE	B4 MIXED USE			RESIDENTIAL PROPOSED FSR	11.16 :1
HEIGHT LIMIT	54m			TOTAL PROPOSED FSR	13.31 :1
ALLOWABLE FSR	4.49			TOTAL GFA	41730 M ²
ALLOWABLE GFA	14076	M ²		PROPOSED COS	32% 1000 M ²
COMMUNAL OPEN SPACE (ADG)	25%	M ²		PROPOSED LANDSCAPED AREA	TBC M ²
LANDSCAPED AREA	40%	M ²			

YIELD GFA

	NO. OF STOREYS	COMMUNAL OPEN SPACE (M2)	COMMERCIAL GROSS FLOOR AREA (M2)	RESIDENTIAL GROSS FLOOR AREA (M2)	BUILDING A			BUILDING B		
					1 BED	2 BED	3 BED			
LEVEL 01	1		570							
LEVEL 02	1		1460							
LEVEL 03	1		1740							
LEVEL 04	1		1630				0	0		
LEVEL 05	1		450	740	2	7	0	0		
LEVEL 06	1	1000	450	200	0	0	0	0		
LEVEL 07	1		450	740	2	7				
LEVEL 08	1			740	2	7				
LEVEL 09-52	44			740	88	308				
SUB TOTAL	52	1000	6750	34980	94	329	0	0	0	0
							423			0
TOTAL								94	329	0

RESIDENTIAL	34980	M ²
TOTAL GFA RETAIL / COMMERCIAL	6750	M ²
TOTAL NO. OF UNITS	423	APPROXIMATE ONLY

CAR PARKING

	NO. OF UNITS	MIN. PARKING PER DWELLING	TOTAL REQUIRED	PROVIDED
1 BEDROOM	94	0.4	37.6	
2 BEDROOM	329	0.7	230.3	
3 BEDROOM	0	1.2	0.0	
1 VISITOR PER 5 APTS	423	0.14	60.4	
TOTAL			328.3	