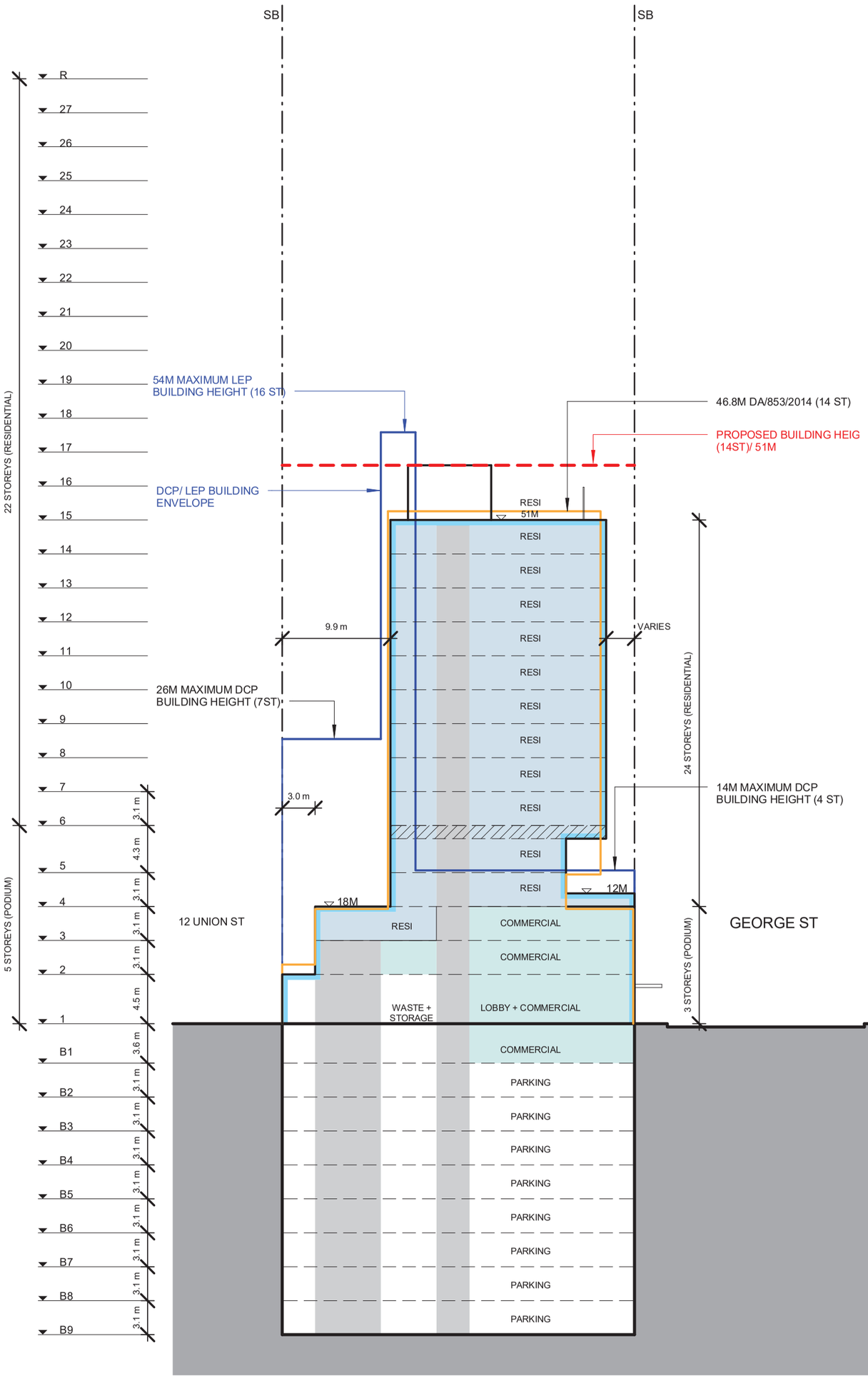
REVISED OPTION

OPTION - 14 STOREYS

GEORGE STREET ELEVATION

TOTAL NO. OF STOREYS	14
INCLUDING:	
• 1 x LEVEL RETAIL	
• 1.5 x LEVELS COMMERCIAL	
• 11.5 x LEVELS RESIDENTIAL	
• 1 x BASEMENT LEVEL RETAIL (GYM)	
• 8 x BASEMENT LEVELS CARPARKING	
SITE AREA	631.2 m²
GROSS FLOOR AREA:	
• RETAIL	0m²
• COMMERCIAL	631.2 m²
• RESIDENTIAL	3124 m²
TOTAL GFA	4355 m²
TOTAL RESIDENTIAL GFA	3724 m²
RESIDENTIAL FSR	5.91
TOTAL FSR	6.9:1
TOTAL NO. OF APARTMENTS	39
INDICATIVE MIX:	
• 1 BED	16 (40%)
• 2 BED	19 (50%)
• 3 BED	4 (10%)

RETAIL
COMMERCIAL
RESIDENTIAL

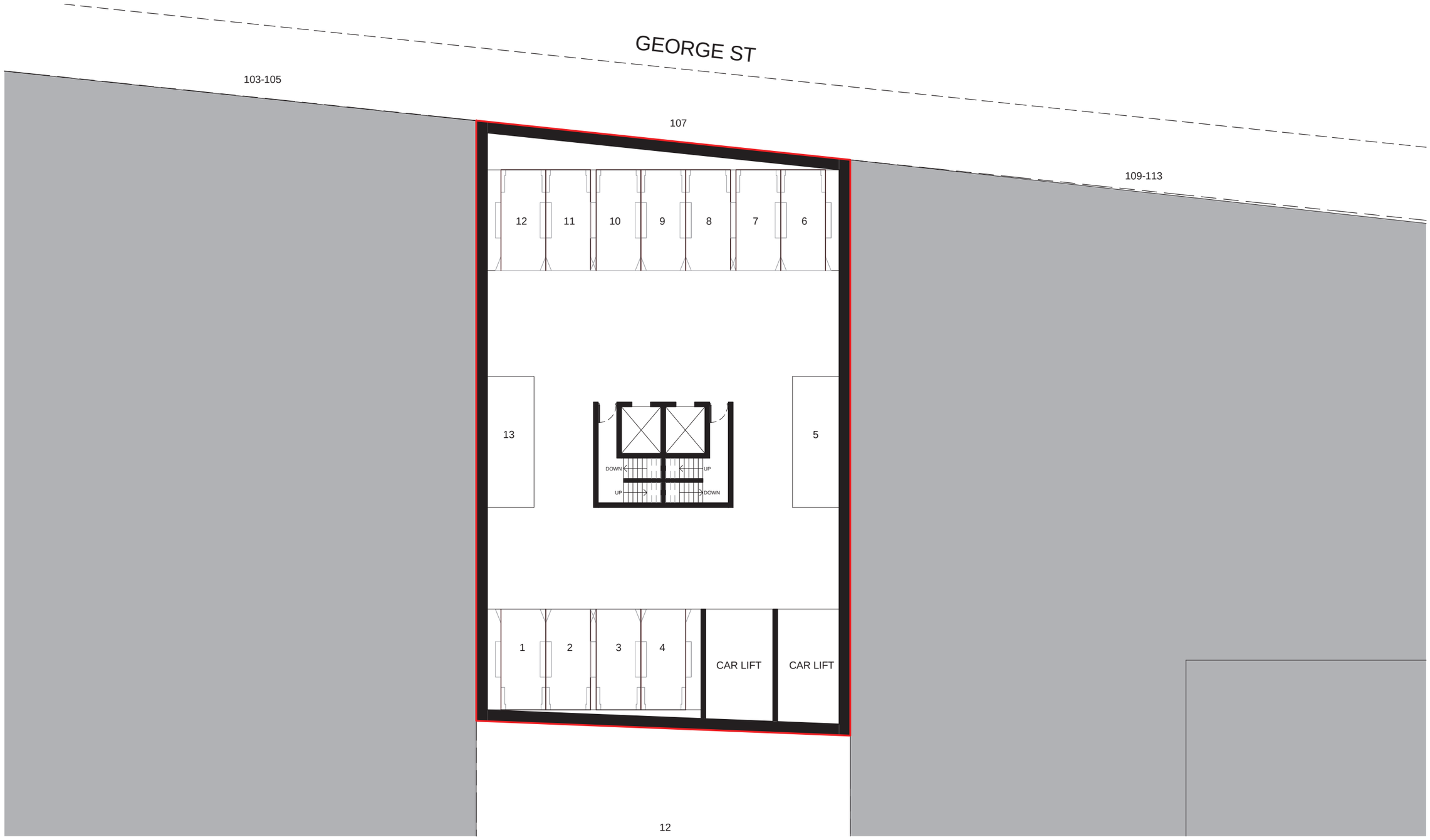


REVISED OPTION

CONTROL SECTION

URBAN DESIGN REPORT

OUTLINE CONCEPT PLAN



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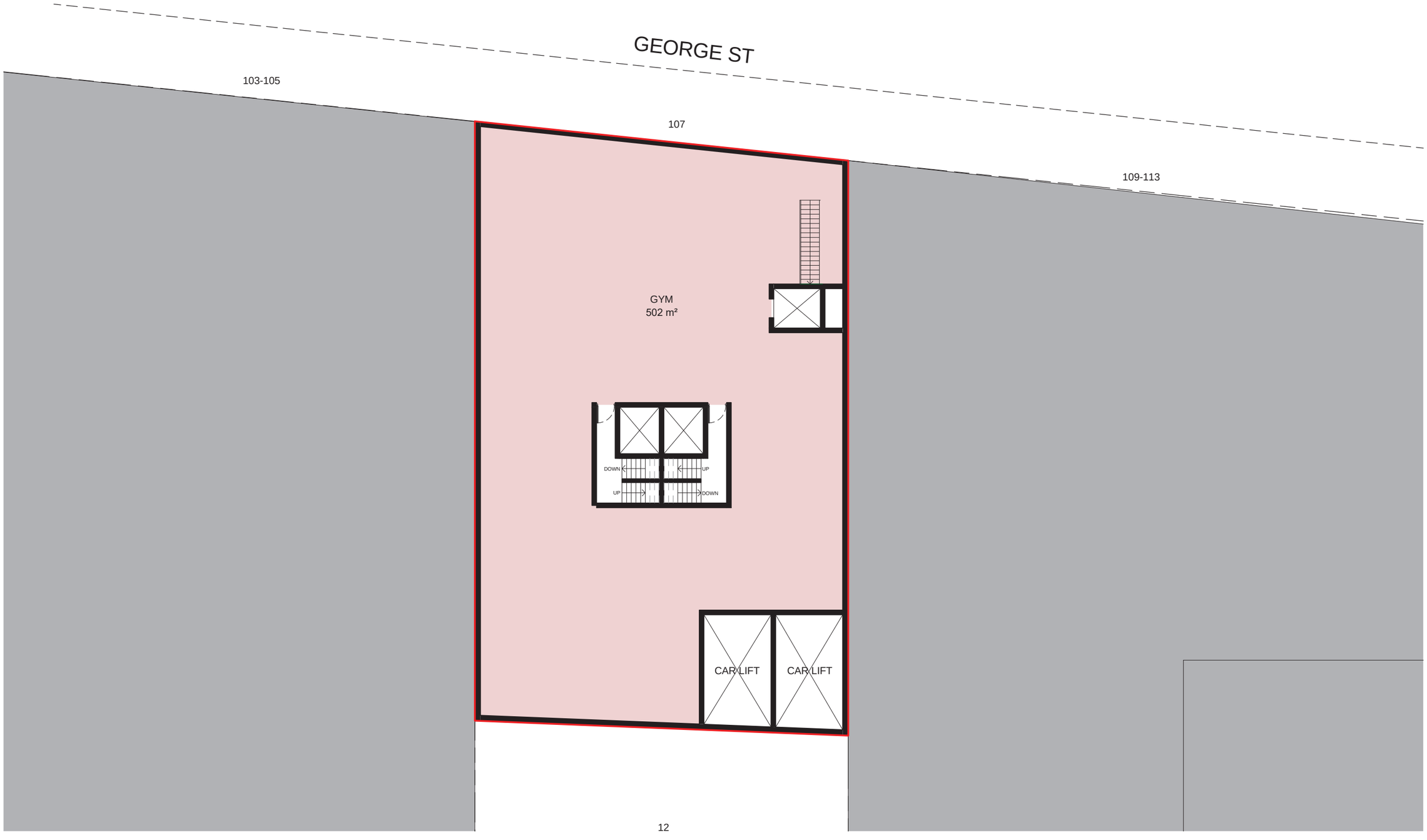
tn mn

TYPICAL BASEMENT LEVEL

OUTLINE CONCEPT PLAN



12

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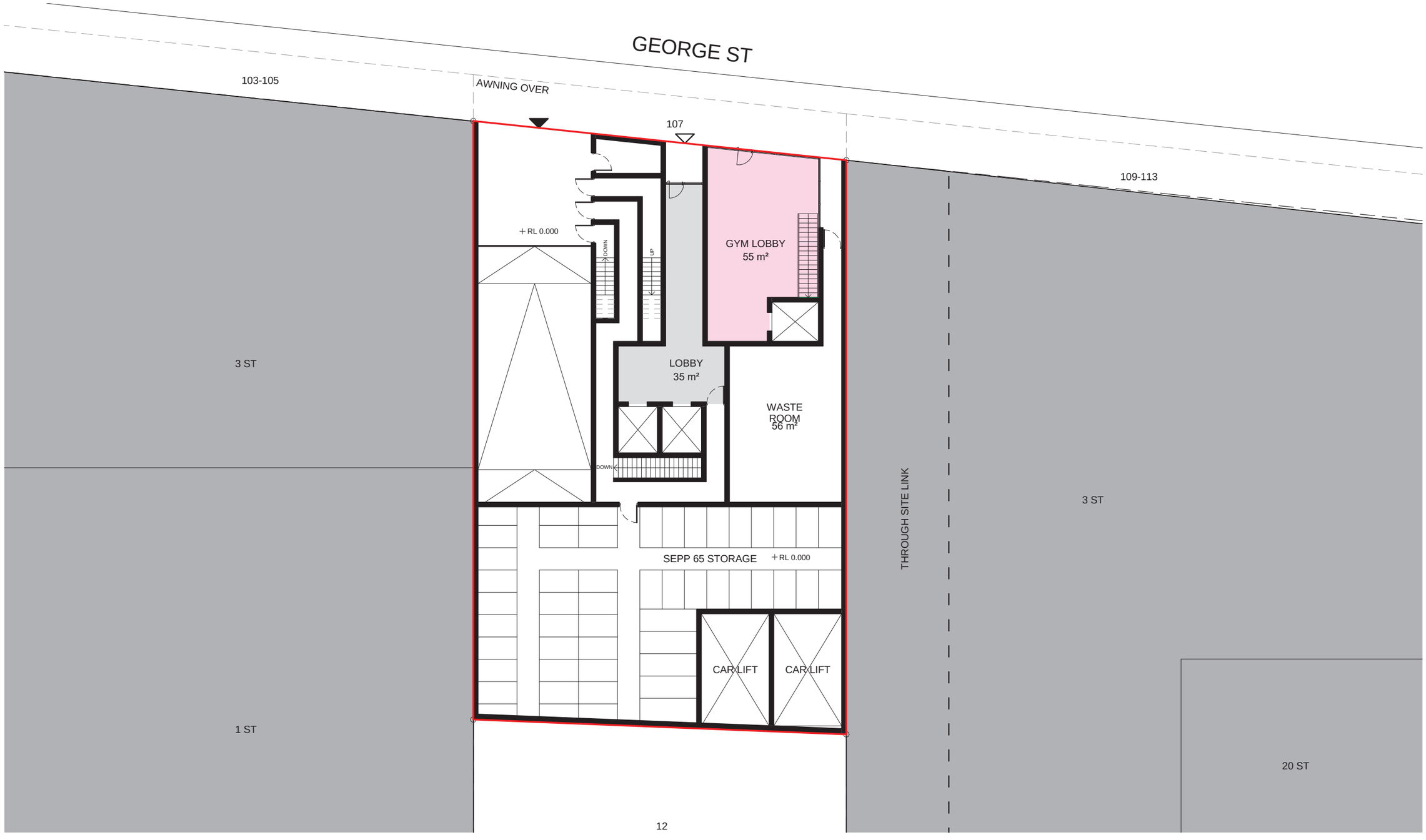
BASEMENT 1

OUTLINE CONCEPT PLAN



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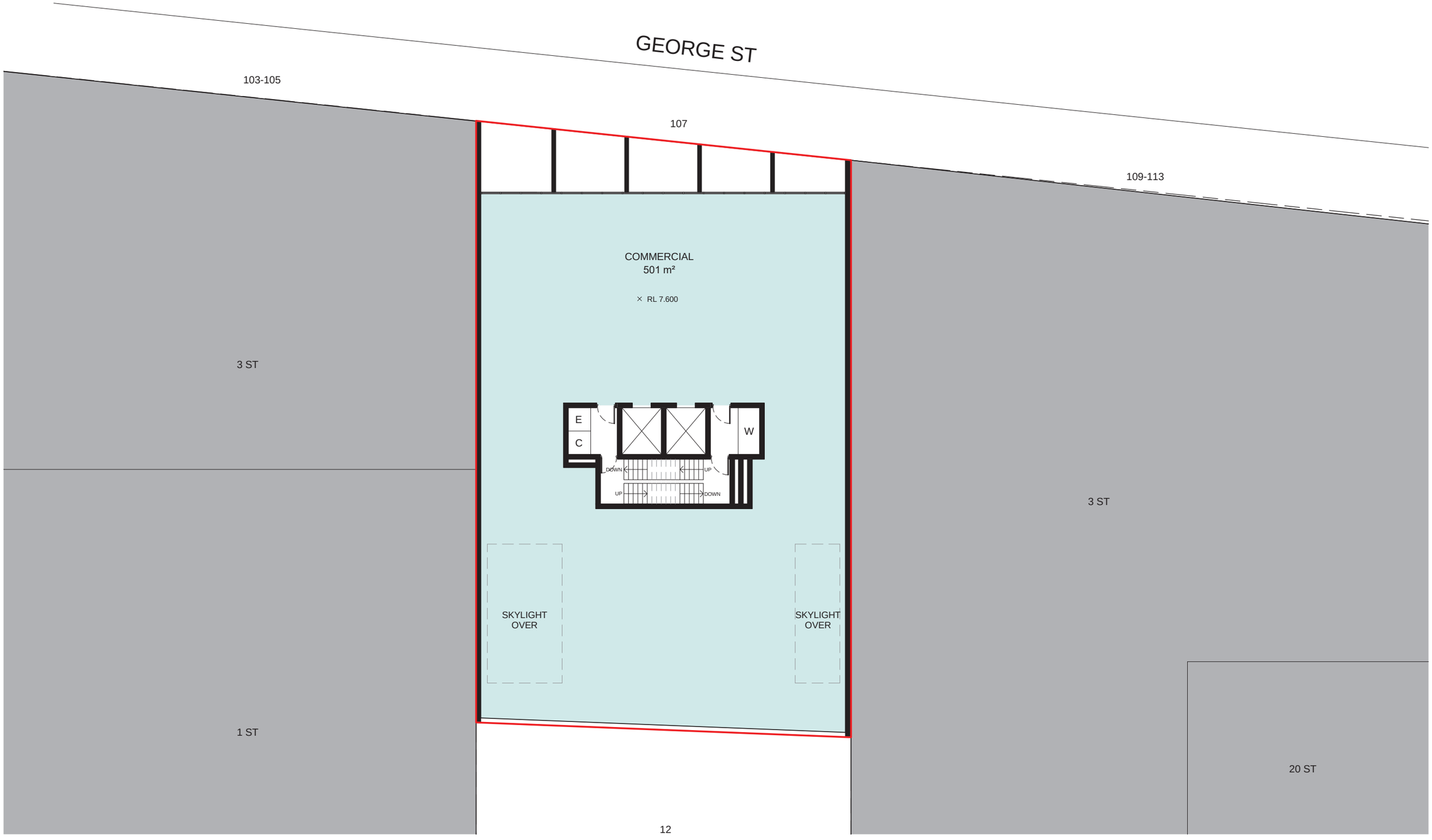
GROUND/ LEVEL 1

OUTLINE CONCEPT PLAN



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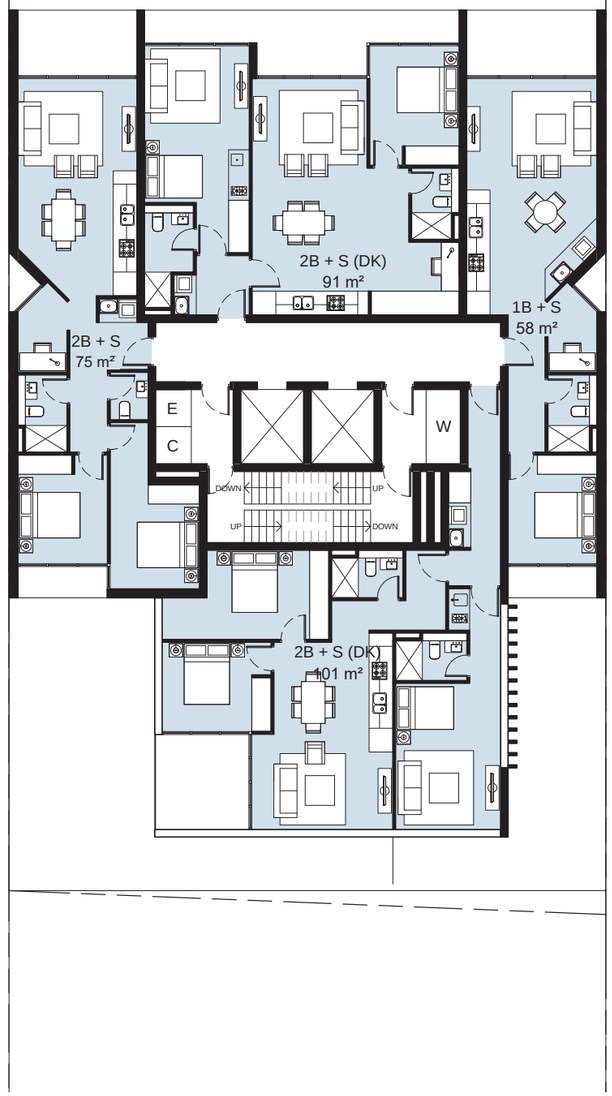
TYPICAL COMMERCIAL LEVEL 3

OUTLINE CONCEPT PLAN

GEORGE ST

3 ST



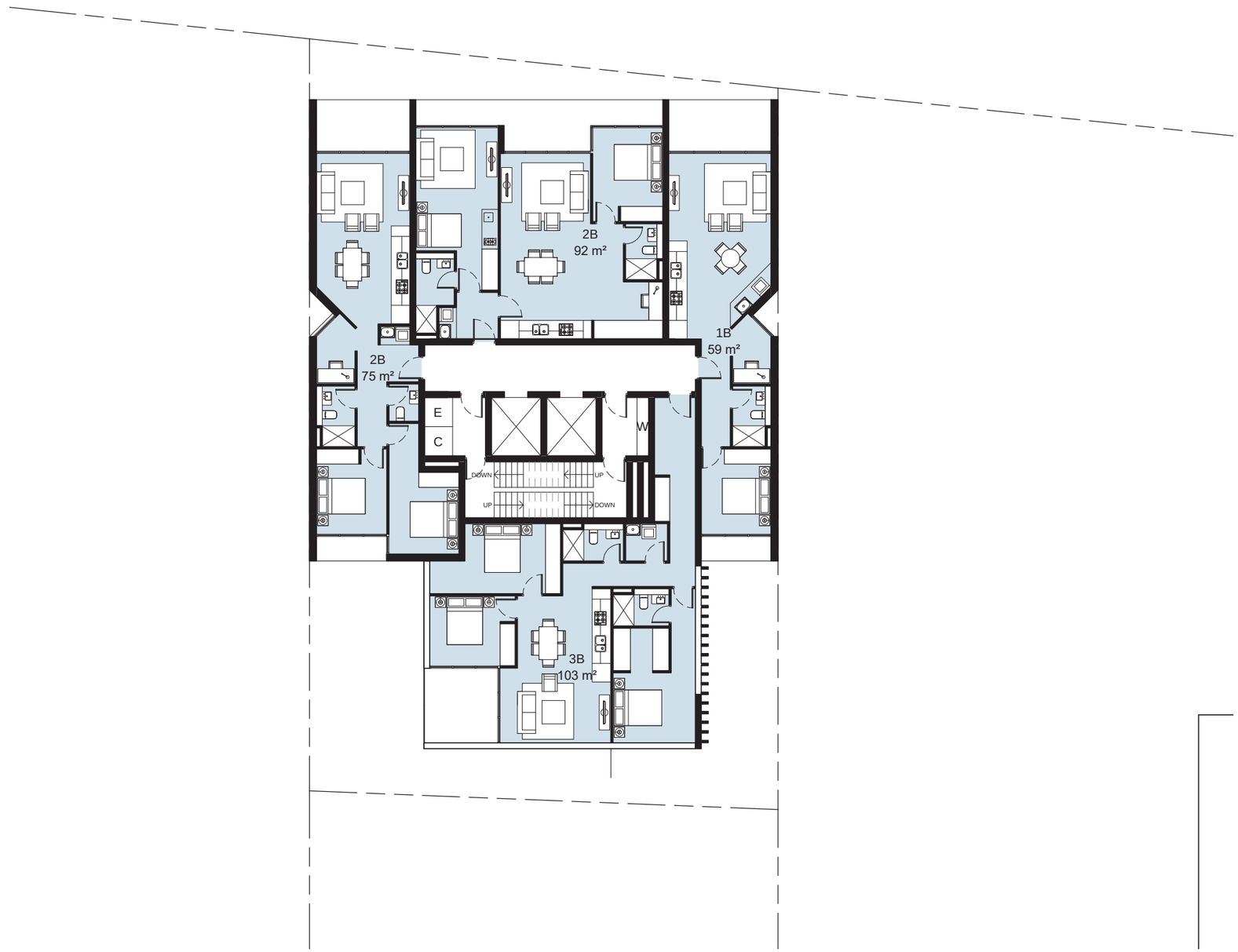
3 ST

20 ST

scale bar 0 2 4 6 8 m

TYPICAL PLAN

OUTLINE CONCEPT PLAN



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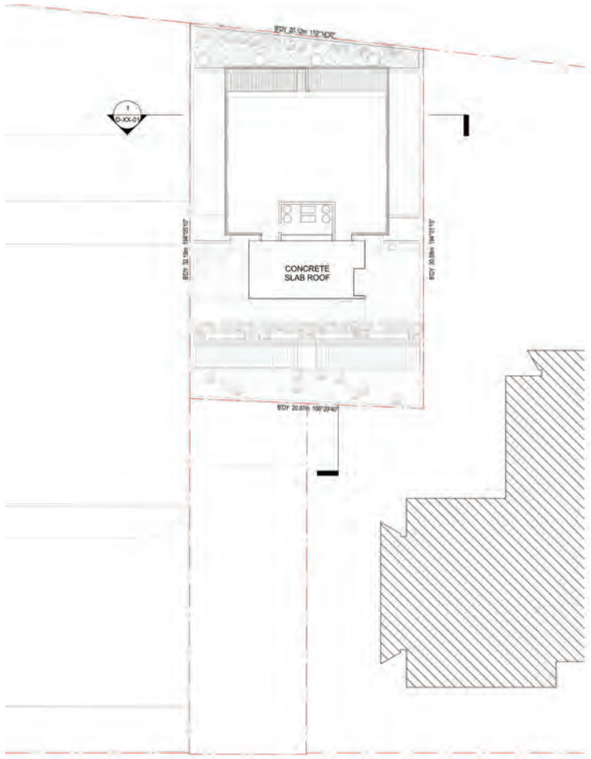
tn mn

TYPICAL DUAL KEY PLAN



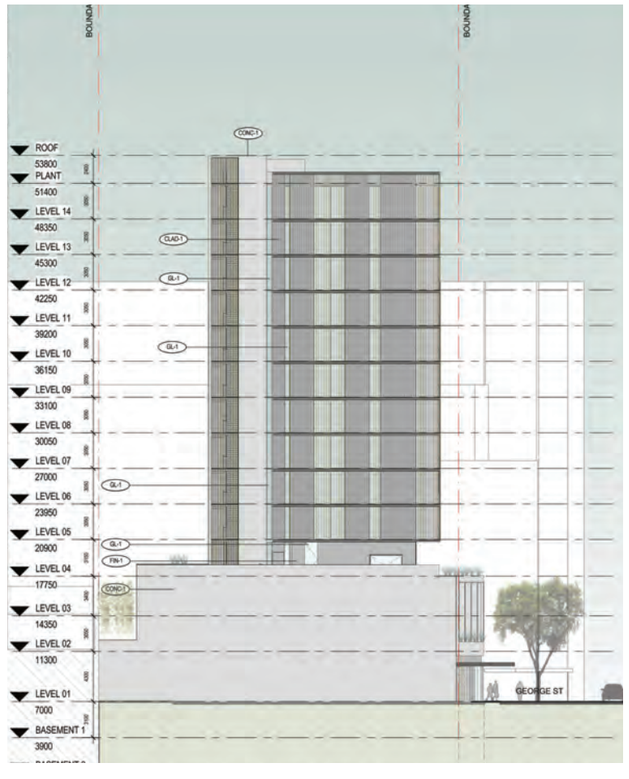
DEVELOPMENT APPLICATIONS

In December 2014, a development application was submitted to Council for a 14 storey (46.8m) mixed use development for the site. It comprised retail and lobby at ground level, with 2 storeys of residential units built to the street alignment with a residential tower setback approximately 1-2m from George Street, 3m from the side boundaries and 8m from the rear boundary.

Importantly, it established a 3 storey street wall height that is consistent with the 109-113 George Street to the east and the existing mixed use development to the west.

Source:
Development Application, 107 George Street, Parramatta
Prepared by BVN (10/12/14)

A form similar to this with a higher FSR of 6:1 (6.9:1 with design excellence) could be achieved in keeping with Council's resolution of 23 May 2015. Shadow diagrams for DA/853/2014 are included in the following pages.



OVERSHADOWING STUDY

In order determine the overshadowing impacts of Option C (Preferred Form), an overshadowing study was undertaken which tests the development application for the site (DA/853/201) with the DCP/ LEP envelope on the surrounding context on the development at 109-113 George Street under construction.

The site at 109-113 George Street has windows located in the western wall. Windows to the north of the western wall at higher levels are to bedrooms. There are 2 x living areas and private open spaces per floor towards Union Street.

According to Assessment Report prepared by Parramatta City Council for the site at 109-113 George Street, only 53% of dwellings receive 2 hours of solar access to living areas and 75% to private open space at mid-winter. It was noted by Council's urban design team that:

> *"the proposal does not meet the RFDC 'rule of thumb' for at least 70% of apartments in dense urban areas to receive 2 hours of direct sunlight to living rooms and private open space between 9am and 3pm in mid winter. This daylight access is achieved to living rooms for 53% of units and to private open space for 75% of units.*
>
> *Whilst recognising that the proposal does not meet the RFDC recommendation, this variation is considered acceptable given the layouts of the apartments, the orientation and outlook of the living spaces and the amount of daylight provided to communal and private open space."*

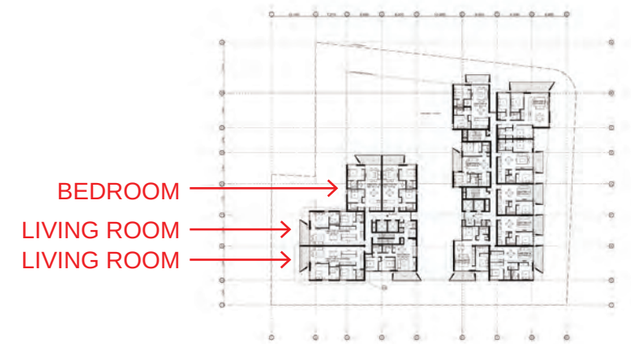
The grid of Parramatta has generally been set to magnetic north. In Sydney, true north is 13-13.5 degrees west of magnetic north. Subsequently, it is not possible for any dwellings that are oriented to the east (Argus Lane) to achieve 2 hours of solar access as required by SEPP 65/ Apartment Design Guide. However, if the hours are extended by 1 hour to 8am, all units that are oriented to Argus Lane receive solar access for 2 hours at mid-winter, representing an additional 78 units. The total number of units achieving solar access would be approximately 218/264 (82.5%) (refer to 2011SYDW113 DA - JRPP) .

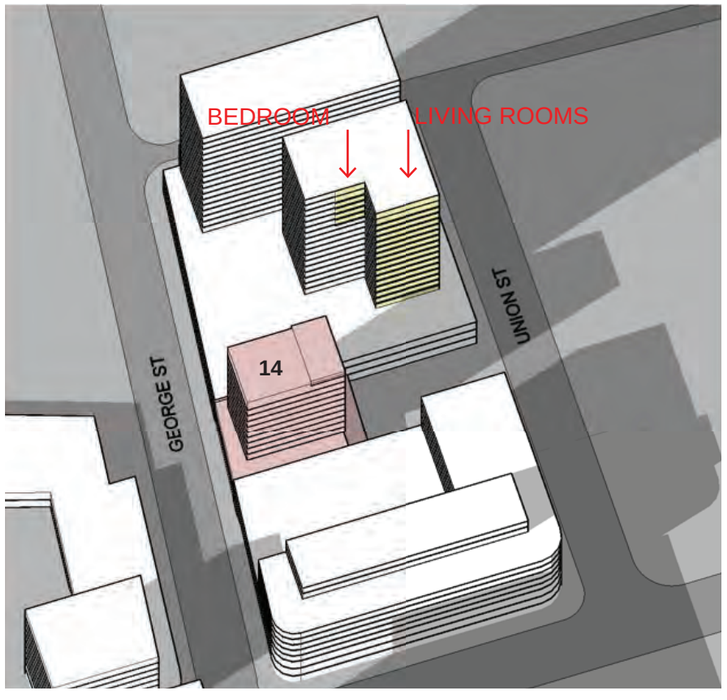
The overshadowing study illustrates the following:

- Approximately 17 of 34 units along the western boundary at 109-117 George Street receive 2 hours of solar access between 12pm and 3pm at mid-winter, with the remaining units being overshadowed by the existing buildings and DCP/LEP envelope.
- Of the remaining 17 units that receive 2 hours of solar access approximately 9 units will receive 2 hours of solar access if the hours are extended to 4pm at mid-winter.
- Approximately 8 units will be overshadowed by Option C (Preferred), representing 3% of the total number of units in the development.

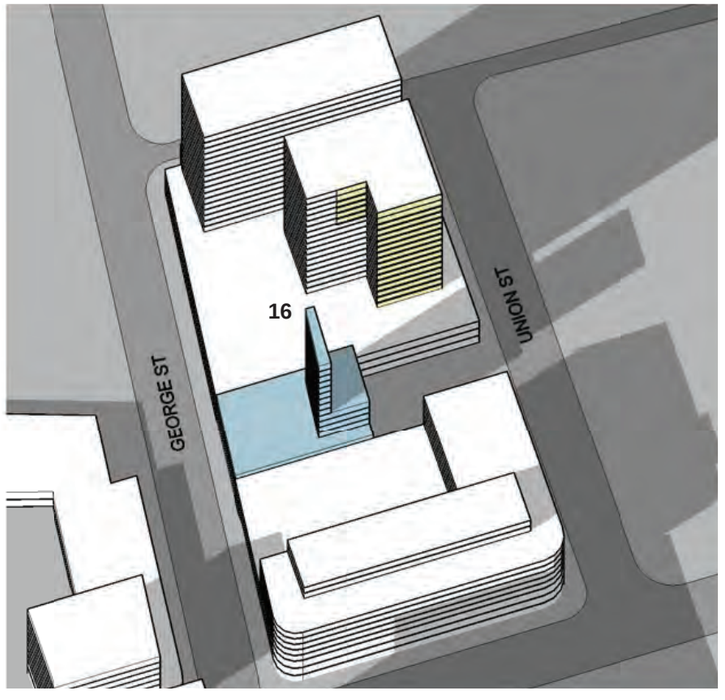
Taking into consideration the layout of apartments, orientation and outlook of living spaces and the amount of daylight provided to communal and private open spaces, Option C (Preferred) is considered appropriate for this site and will have negligible impacts on the neighbouring development.

However, if the hours of solar access are extended to 8am, then 210/ 264 units (80%) of neighbouring dwellings will receive 2 hours of solar access at mid-winter, exceeding the minimum requirement of the residential flat design code.

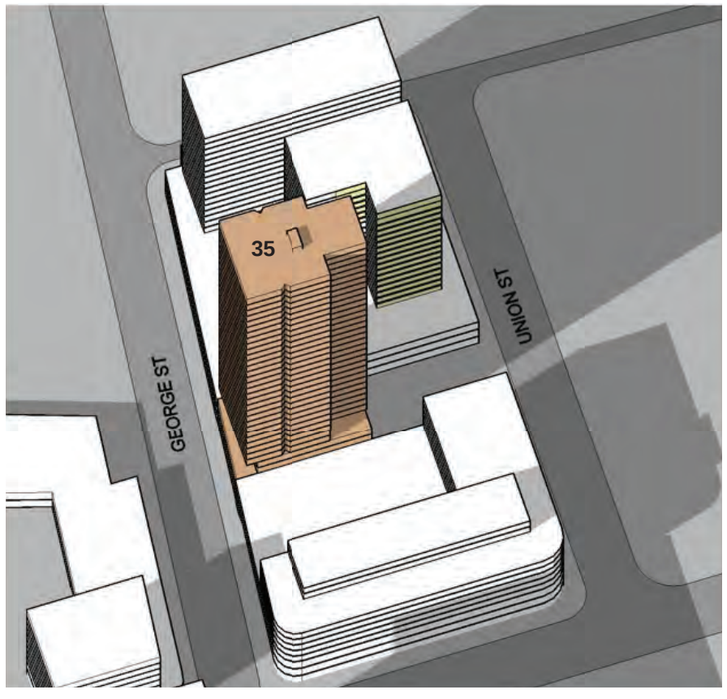




21 JUN 12PM - DA/853/2014

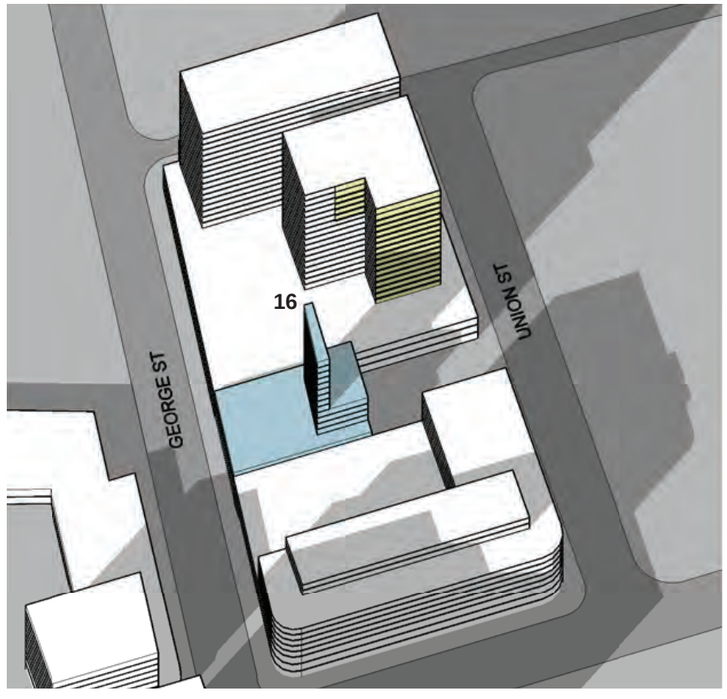


21 JUN 12PM - DCP / LEP ENVELOPE



21 JUN 12PM - OPTION C

21 JUN 1PM - DA/853/2014



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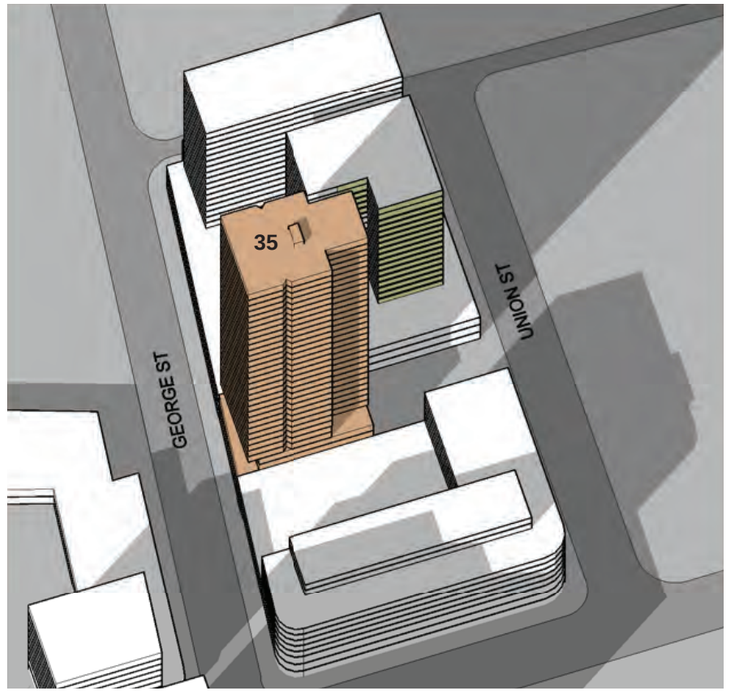
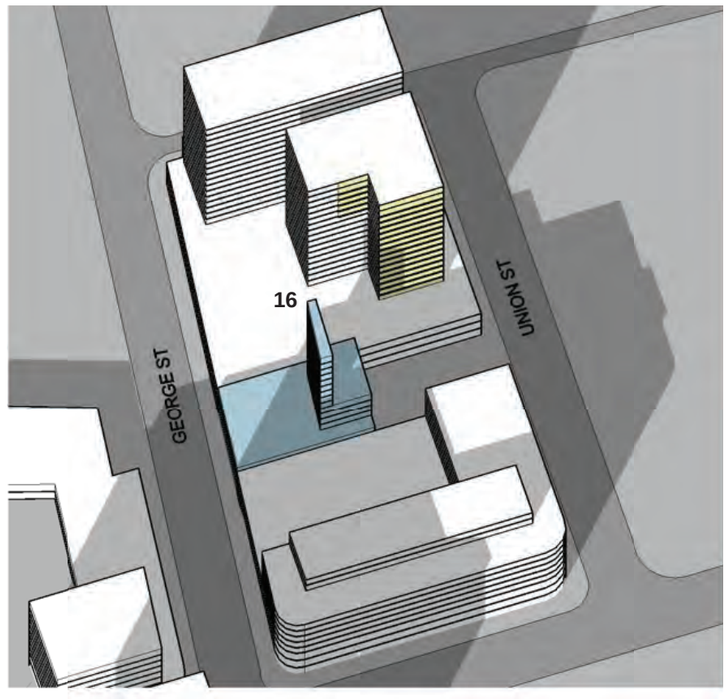


21 JUN 1PM - OPTION C

21 JUN 2PM - DA/853/2014



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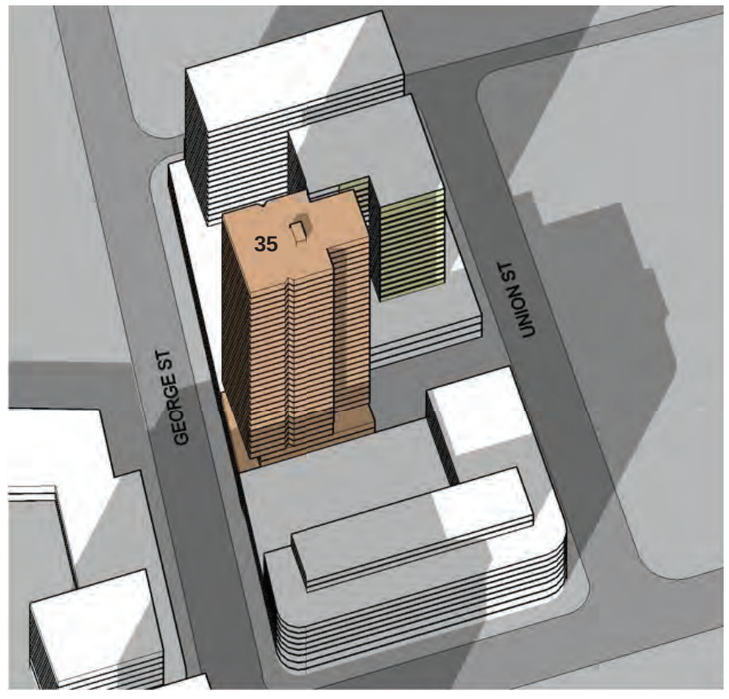
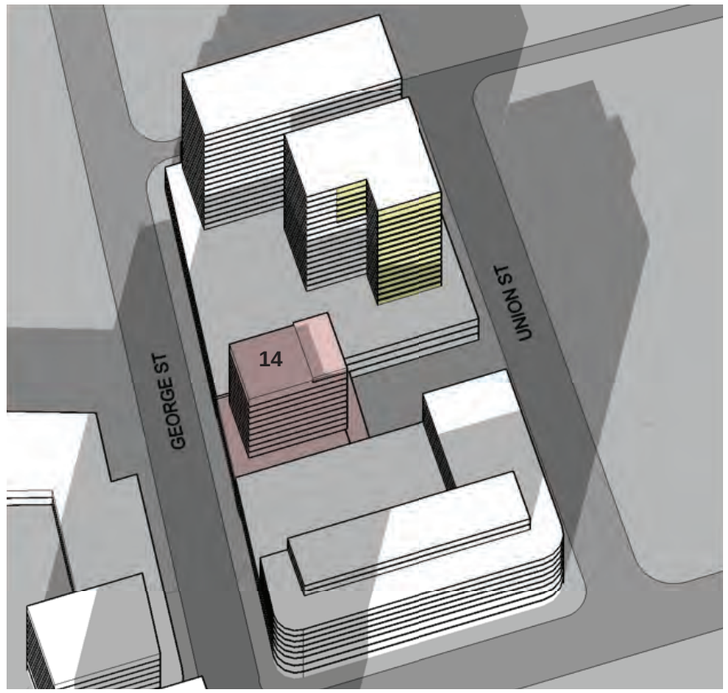


21 JUN 2PM - OPTION C

BUILDING ENVELOPE TESTING



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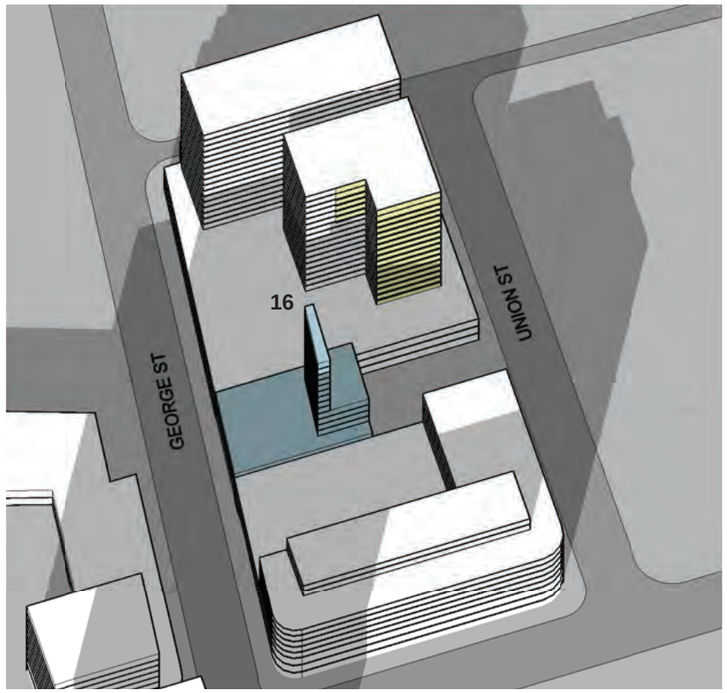

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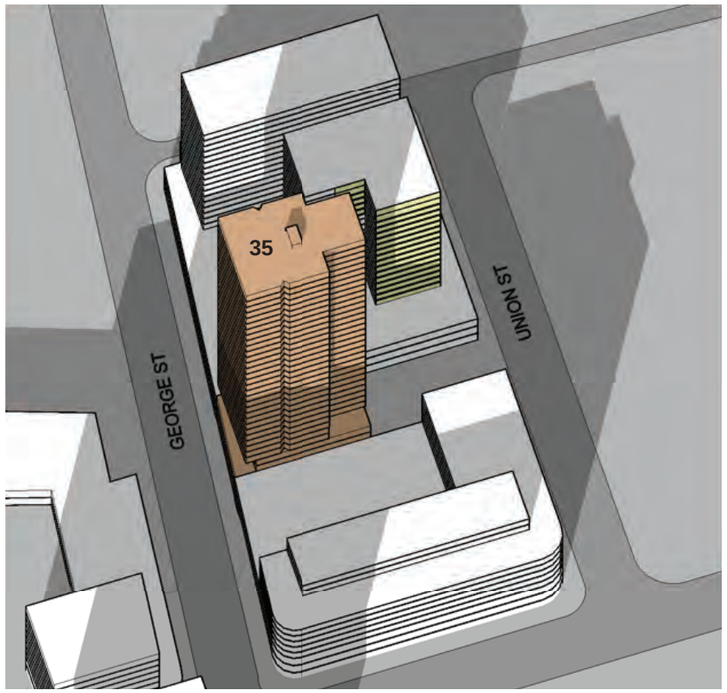

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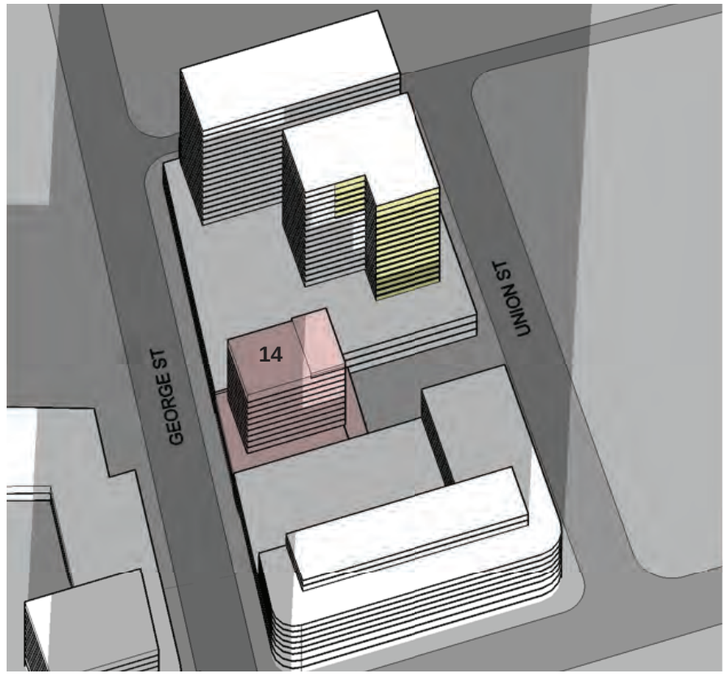

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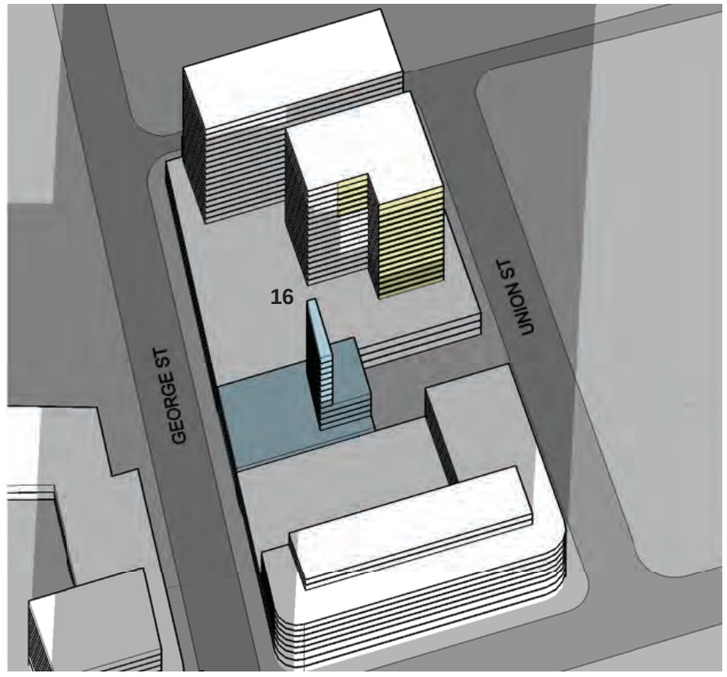

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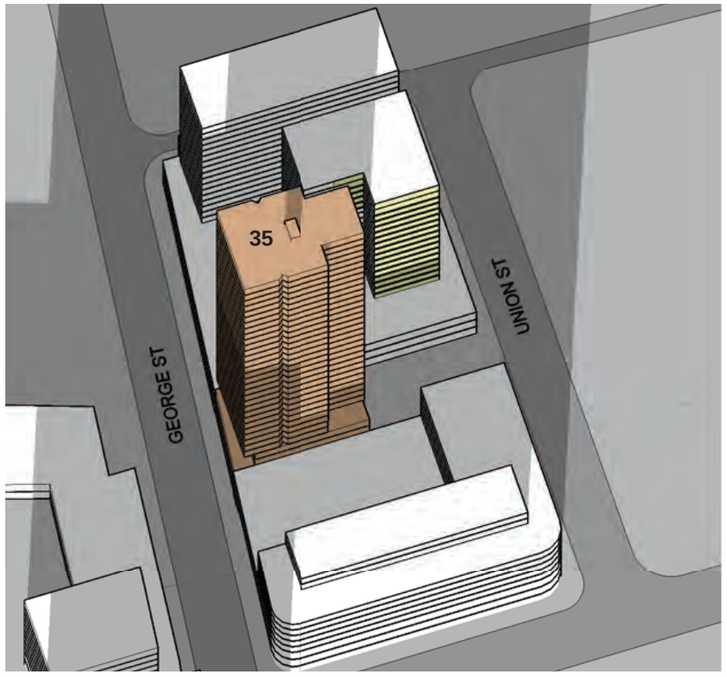

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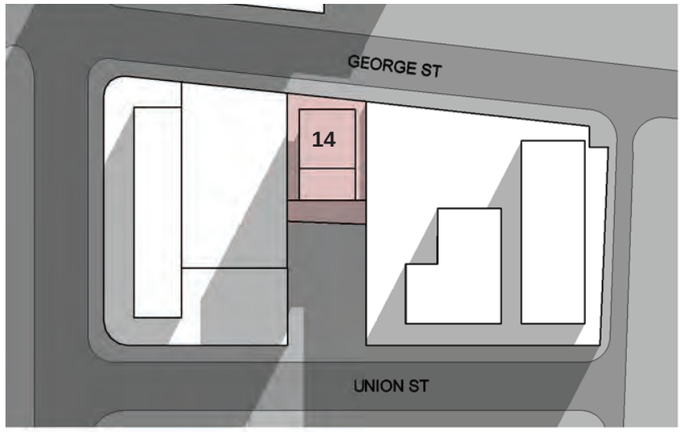

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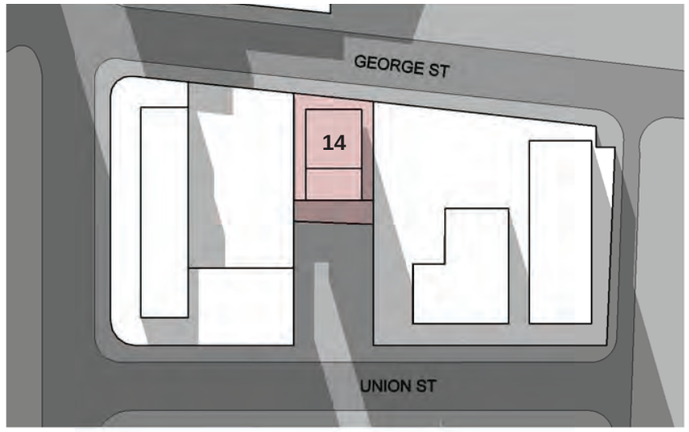

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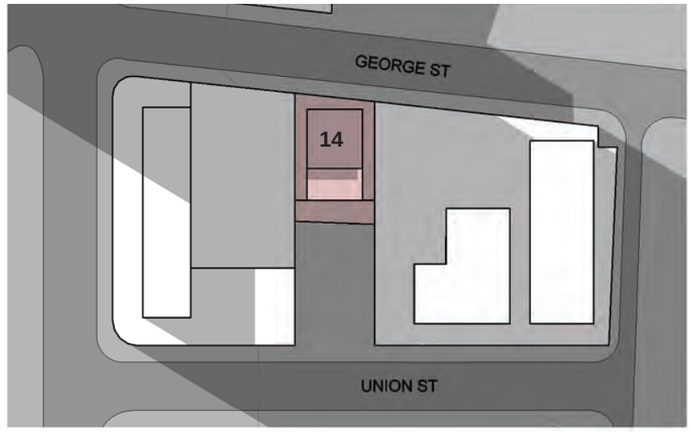

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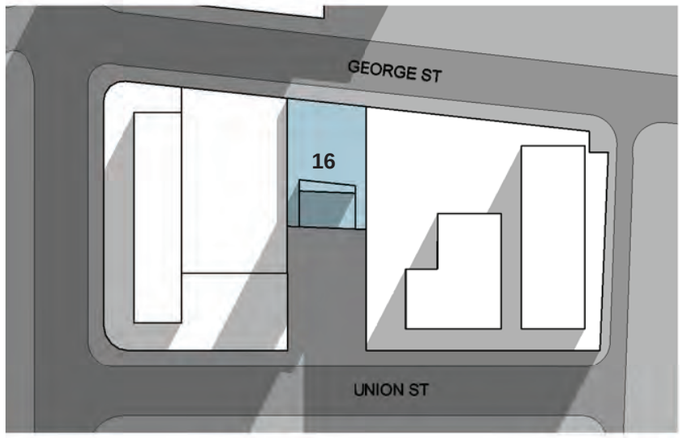
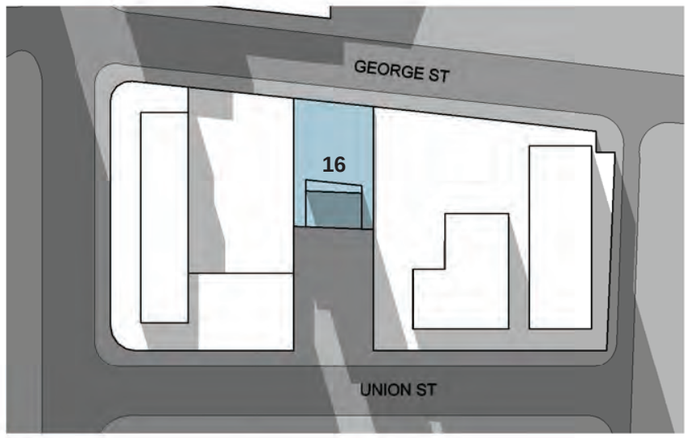


21 JUN 9AM - DCP/ LEP ENVELOPE



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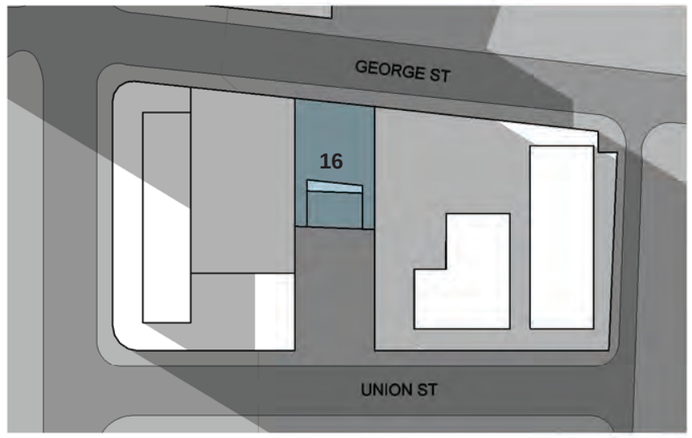

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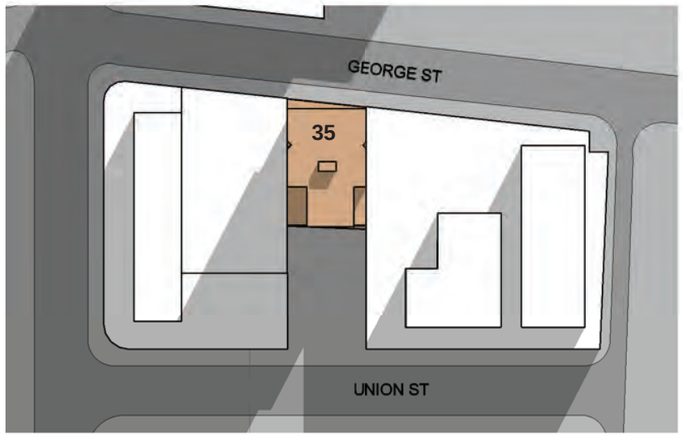

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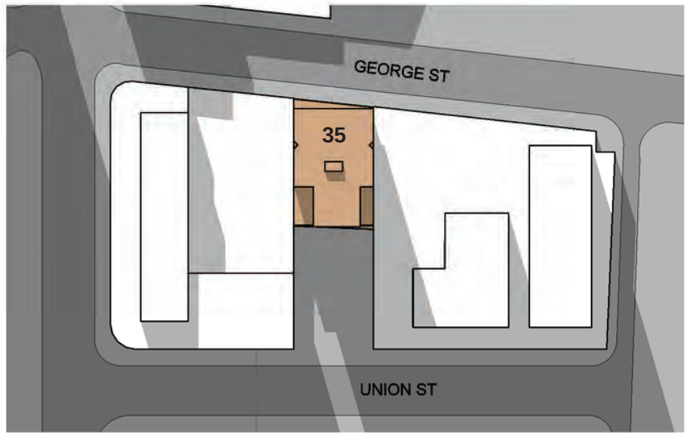

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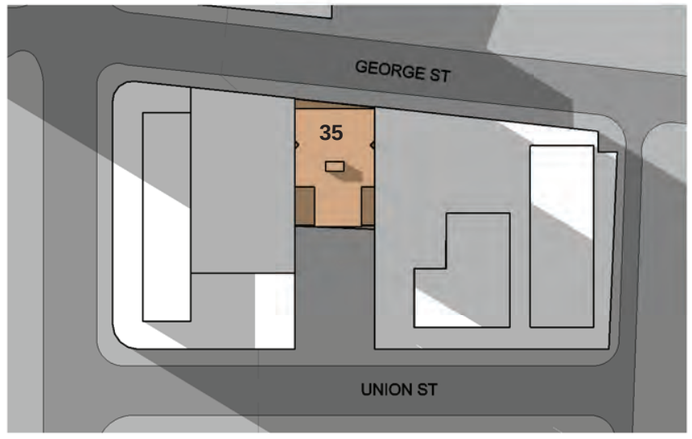

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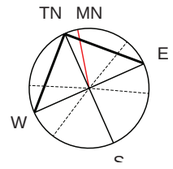

BUILDING ENVELOPE TESTING