

# ALEKSANDAR PROJECTS



**URBAN DESIGN REPORT**  
114, 116-118 HARRIS STREET, HARRIS PARK  
HARRIS PARK DEVELOPMENTS PTY LTD

REVISION D MARCH 2019

**ALEKSANDAR**  
PROJECTS

52 KELLETT STREET,  
POTTS POINT NSW 2011

T: 02 9361 5560

E: [AJ@ALEKSANDARPROJECTS .COM.AU](mailto:AJ@ALEKSANDARPROJECTS.COM.AU)

[WWW.ALEKSANDARPROJECTS .COM.AU](http://WWW.ALEKSANDARPROJECTS .COM.AU)

NOMINATED ARCHITECT:

ALEKSANDAR JELICIC

REGISTRATION NO. 7167

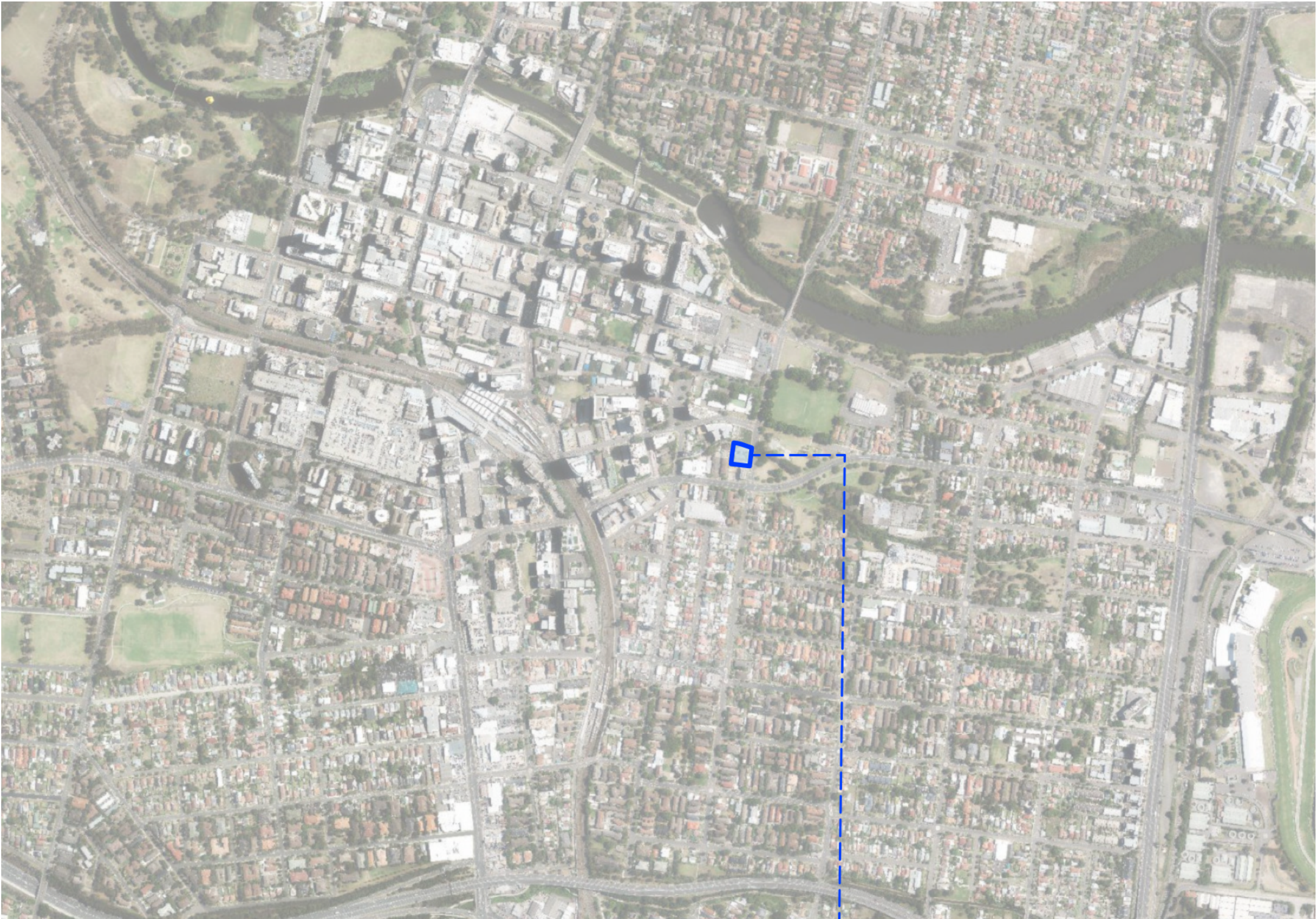
© COPYRIGHT ALEKSANDAR PROJECTS PTY LTD

**REVISIONS:**

REVISION A  
REVISION B  
REVISION C  
REVISION D

MAY 2018  
JUNE 2018  
AUGUST 2018  
MARCH 2019

|   |   |    |       |
|---|---|----|-------|
|   | INTRODUCTION                            |    |       |
| 1 | STRATEGIC POSITIONING                   | 04 |       |
|   | INTRODUCTION                            | 05 |       |
|   | CONTEXT                                 | 06 |       |
|   | TRANSPORT - LIGHT RAIL                  | 07 |       |
|   | OPEN SPACES & WALKING CATCHMENT         | 08 |       |
| 2 | PLANNING FRAMEWORK                      | 09 |       |
|   | CURRENT LEP FRAMEWORK 01                | 10 |       |
|   | CURRENT LEP FRAMEWORK 02                | 11 |       |
| 3 | SITE ANALYSIS                           | 12 |       |
|   | OPPORTUNITIES & CONSTRAINTS             | 13 |       |
|   | BUILDING HEIGHT COMPARISON              | 14 |       |
|   | STREETSCAPE                             | 15 |       |
| 4 | PROPOSAL                                | 16 |       |
|   | SITE PLAN                               | 17 |       |
|   | TYPICAL BASEMENT PLAN                   | 18 |       |
|   | BASEMENT PLAN 01                        | 19 |       |
|   | GROUND FLOOR PLAN                       | 20 |       |
|   | LEVEL 01 FLOOR PLAN                     | 21 |       |
|   | LEVEL 02 - 03 FLOOR PLAN                | 22 |       |
|   | LEVEL 04 FLOOR PLAN                     | 23 |       |
|   | LEVEL 05 - 17 FLOOR PLAN                | 24 |       |
|   | LEVEL 18 FLOOR PLAN                     | 25 |       |
|   | LEVEL 19 - 31 FLOOR PLAN                | 26 |       |
|   | LEVEL 32 - 34 FLOOR PLAN                | 27 |       |
|   | LEVEL 35 - 37 FLOOR PLAN                | 28 |       |
|   | SECTIONS                                | 29 |       |
|   | MASSING ELEVATIONS 01                   | 30 |       |
|   | MASSING ELEVATIONS 02                   | 31 |       |
|   | BUILT FORM EVOLUTION 01                 | 32 |       |
|   | BUILT FORM EVOLUTION 02                 | 33 |       |
|   | BUILT FORM EVOLUTION 02                 | 34 |       |
|   | SHADOW DIAGRAM 01                       | 35 |       |
|   | SHADOW DIAGRAM 02                       | 36 |       |
|   | SHADOW DIAGRAM 03                       | 37 |       |
|   | SHADOW DIAGRAM 04                       | 38 |       |
|   | SOLAR ANALYSIS 01                       | 39 |       |
|   | SOLAR ANALYSIS 02                       | 40 |       |
|   | CROSS VENTILATION ANALYSIS              | 41 |       |
|   | YIELD                                   | 42 |       |
|   | 3D PERSPECTIVE IMAGE                    | 43 |       |
| 5 | CONCLUSION                              |    | 44    |
|   | BACK COVER                              |    | 45    |
|   | APPENDIX                                |    | 46    |
|   | DETAILED SHADOW DIAGRAMS (1.45-2.00 PM) |    | 47-50 |



Source: Six Maps

**SITE**

This UDR is prepared as part of the Planning Proposal submitted in accordance with Section 55 of the Environmental Planning and Assessment (EP&A) Act 1979 and provides an outline and justification for the proposed amendments to the development controls for B4 Mixed Use Land at 114, 116-118 Harris Street (the subject site). This proposal seeks to amend FSR and Height Control in the Parramatta Local Environmental Plan (LEP) 2011.

This UDR has been prepared in support of an application to increase the maximum building height control from 54 metres to 135 metres and increase the maximum floor space ratio (FSR) control from 4.0 : 1 to 11.4 : 1. The subject site is zoned B4 Mixed Use and no change to the land use zone is proposed. The UDR will facilitate a landmark 38 storey mixed use building (135 metres), containing ground retail, commercial on Level 01, and 216 residential apartments. The eastern side of the site is facing local parks and located within 600 metres walking distance of the Parramatta railway station and 800m distance of Harris Park Station.

The site comprises three (3) allotments and is known legally as follows:

114 Harris Street (SP35413)  
116-118 Harris Street (SP53257)  
Site Area: 1776m<sup>2</sup> in total

This UDR forms part of a package of supporting documents for consideration by Council and the Gateway under Section 56 of the EP&A Act 1979. This UDR application is therefore supported by the following studies and documentations:

- Urban Design Report by Urbis
- Architectural Drawings by Aleksandar Projects pty ltd
- Traffic Report by Traffix
- Flood Report by Cardno (NSW/ACT)pty ltd
- Wind Report by WindTech Consultants pty ltd

1

---

# STRATEGIC POSITIONING



Source: Six Maps

Harris Park is located approximately 20kms west of the Sydney, located between Parramatta and Rosehill Stations on the T1 Western Line. The precinct is a 25 minute commute from Sydney CBD.

The study area is bound by the Western Motorway and Great Western Highway to the south. The boundary of the precinct is based on a radius of 800m – 1.5km from Harris Park Station, which represents a 10-20 minute walking trip. The precinct is one of the major business and cultural centres for the region, with a mix of commercial, cultural, retail, civic and residential land uses.

The precinct is characterised by a major split between the eastern and western sides of the railway station. The eastern side is a mix of retail, commercial, civic and residential uses, while light industrial and automobile dealers uses are predominant on the western side of the station along Great Western Highway.

Residential development on the eastern side of the station is characterised by 3-4 storey medium rise housing and low rise housing further north from the station. There are areas of medium rise development located close to the station and a number of high rise developments currently under construction.

- Train Stations
- Harris Park Boundary
- Experiment Farm House
- Proposed new developments & developments under construction

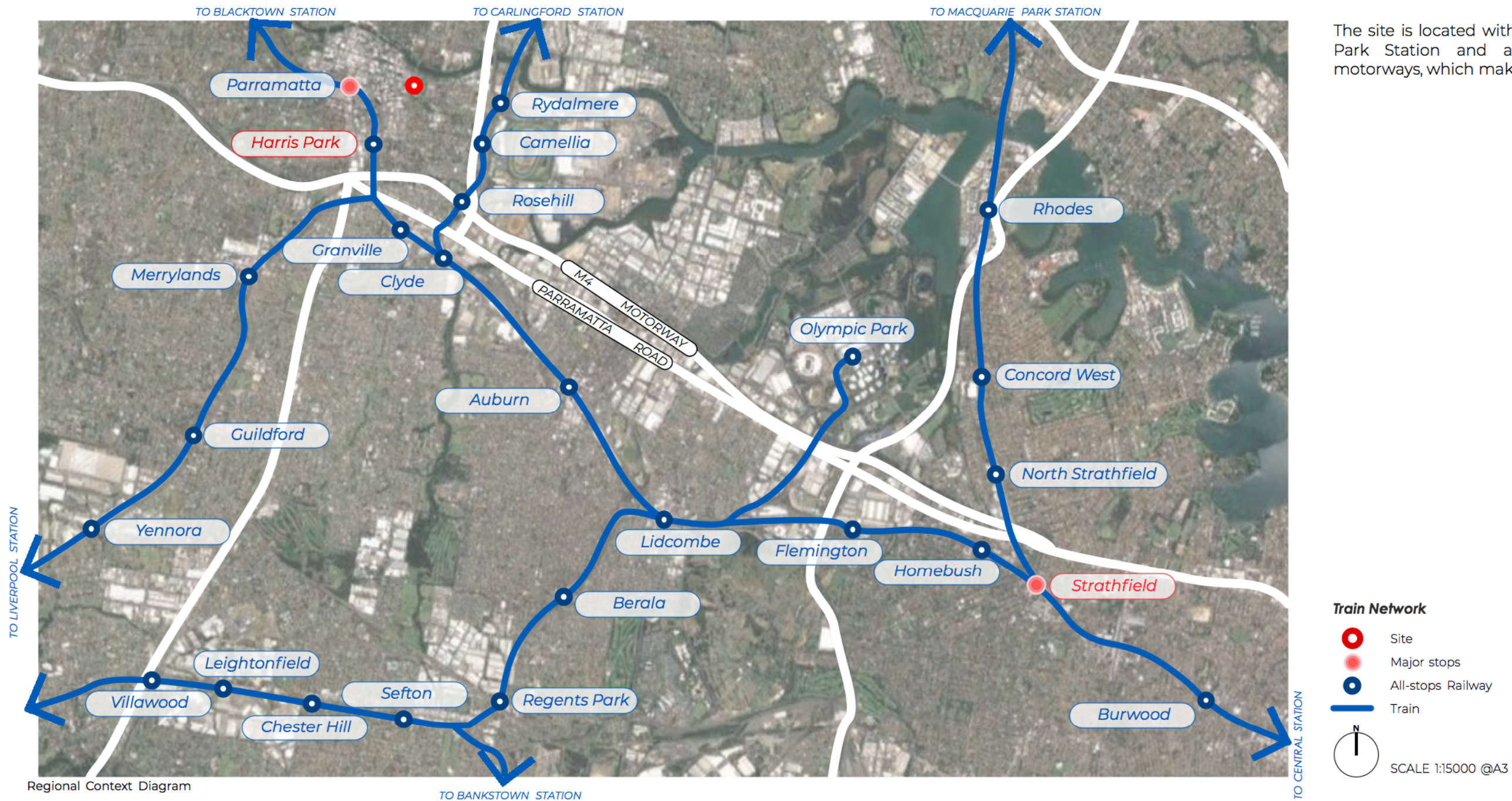


**SITE**

5

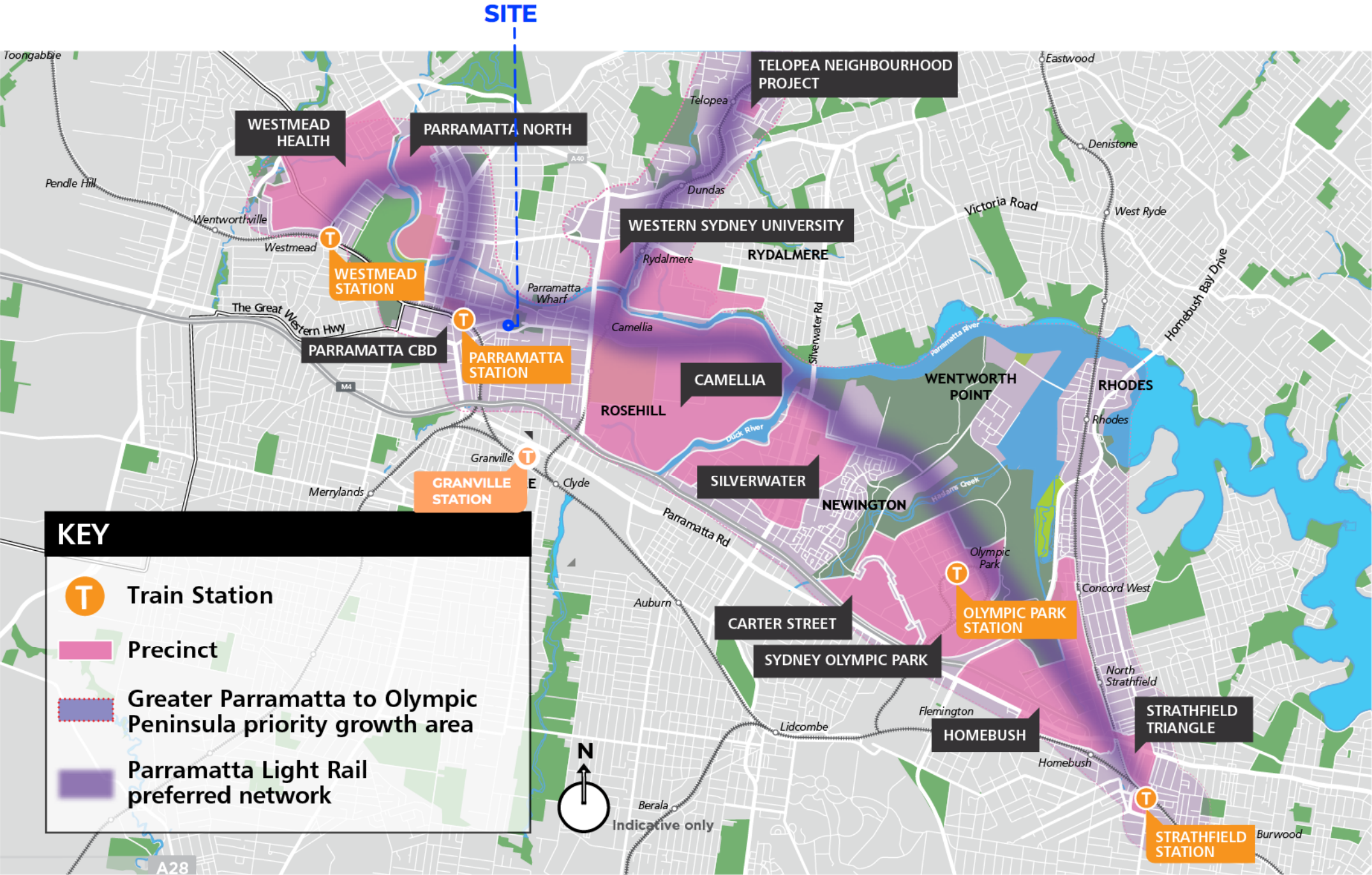
REV D MARCH 2019

## STRATEGIC POSITIONING CONTEXT



The site is located within 600m distance to Harris Park Station and a short distance major motorways, which makes the site highly accessible.

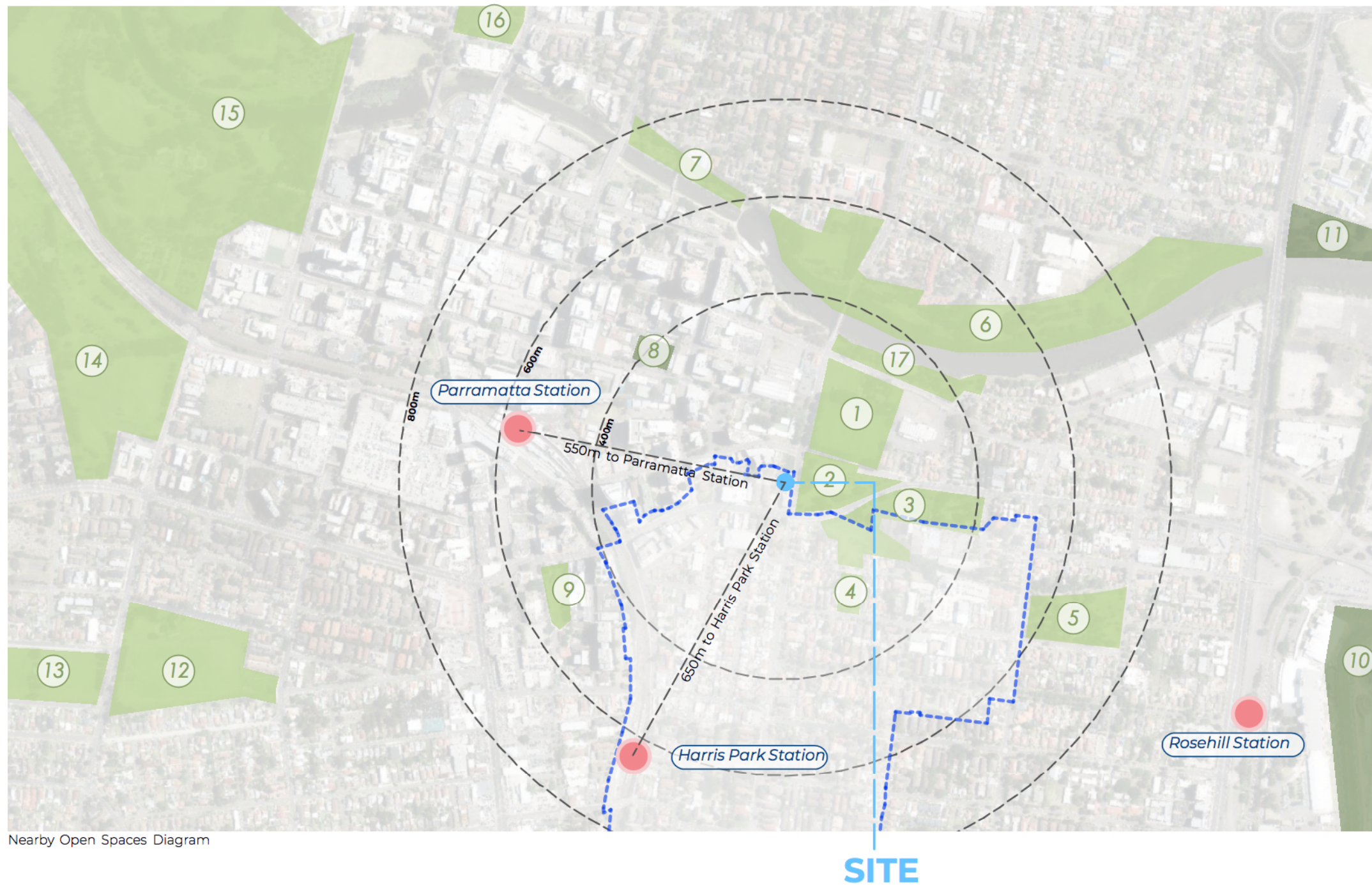
STRATEGIC POSITIONING  
LIGHTRAIL



The site will gain the benefit from the future light rail aimed to link the precincts from Westmead, Carlingford and Strathfield.

Parramatta Light Rail proposed map, <http://parramattalightrail.nsw.gov.au>

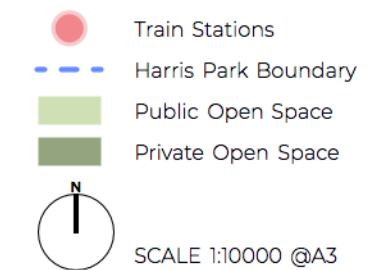
STRATEGIC POSITIONING  
OPEN SPACES, WALKING CATCHMENT



Nearby Open Spaces Diagram

The Site Enjoys A Mix Of Public And Private Open Spaces In Close Proximity:

1. Robin Thomas Reserve
2. James Ruse Reserve
3. Hambledon Cottage Reserve
4. Experimenet Farm
5. Elizabeth Farm
6. Rangihou Reserve
7. Robin Thomas Reserve
8. Parramatta Public School
9. Jubilee Park
10. Rosehill Gardens Racecourse
11. University Of Western Sydney
12. Ollie Webb Reserve
13. Jones Park
14. Southern Domain
15. Parramatta Park
16. Prince Alfred Square
17. Queen's Wharf Reserve

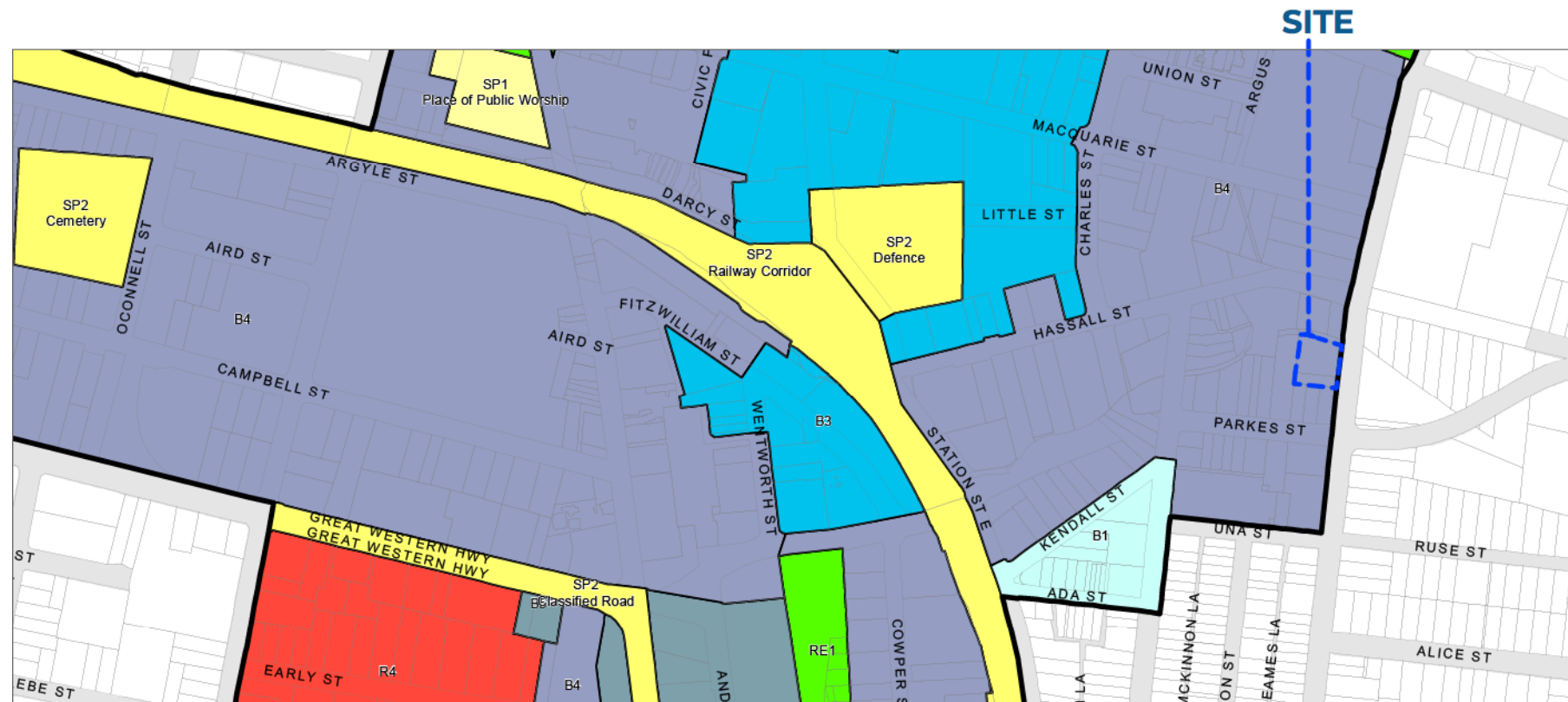


2

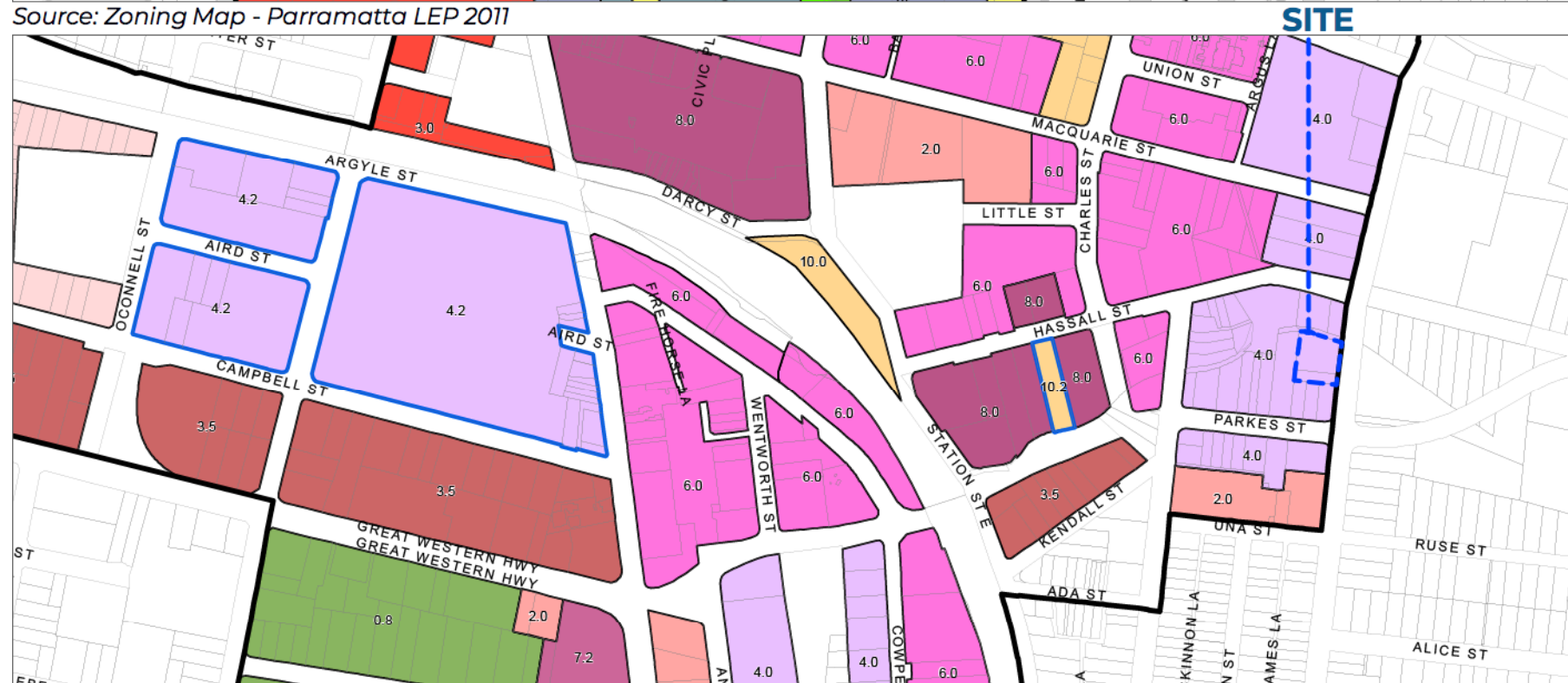
---

## PLANNING FRAMEWORK

## PLANNING FRAMEWORK CURRENT LEP FRAMEWORK



Source: Zoning Map - Parramatta LEP 2011



Source: Floor Space Ratio Map - Parramatta LEP 2011

### Land zoning

The site is zoned B4 Mixed Use.  
(current Parramatta LEP)

- Planning Proposal Area
- Parcels
- LGA Boundary

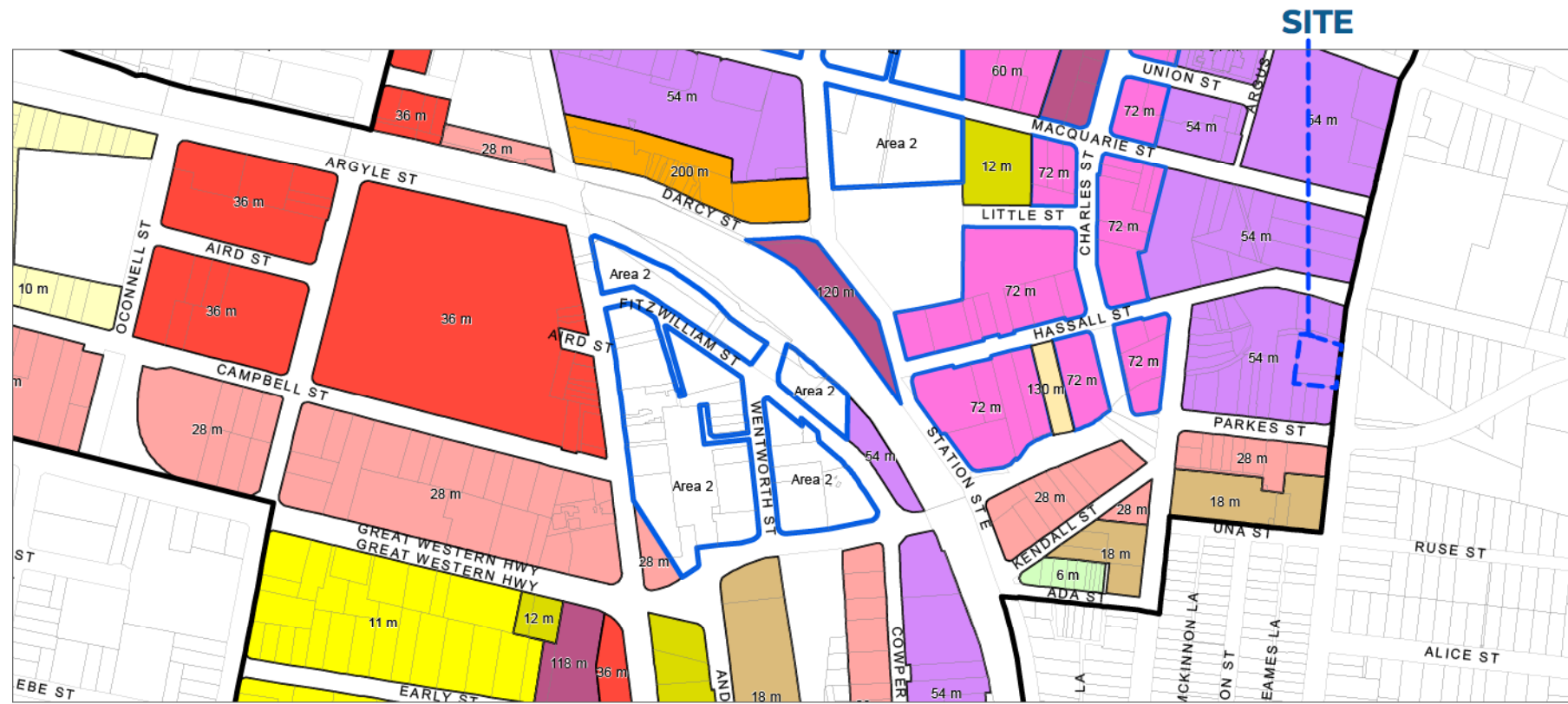
### Current Zoning

- B1 - Neighbourhood Business
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- RE1 - Public Recreation
- SP1 - Special Activities
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways

### Floor Space Ratio

The site is permitted to have floor space ratio of 4.0:1.  
(current Parramatta LEP)

- Planning Proposal Area
  - Parcels
  - LGA Boundary
- Maximum Floor Space Ratio (n:1)**
- 0.4
  - 0.5
  - 0.6
  - 0.8
  - 1.5
  - 2.0
  - 3.0
  - 3.5
  - 4.0
  - 4.2
  - 6.0
  - 6.4
  - 7.2
  - 8.0
  - 10.0
  - 10.2
  - 12

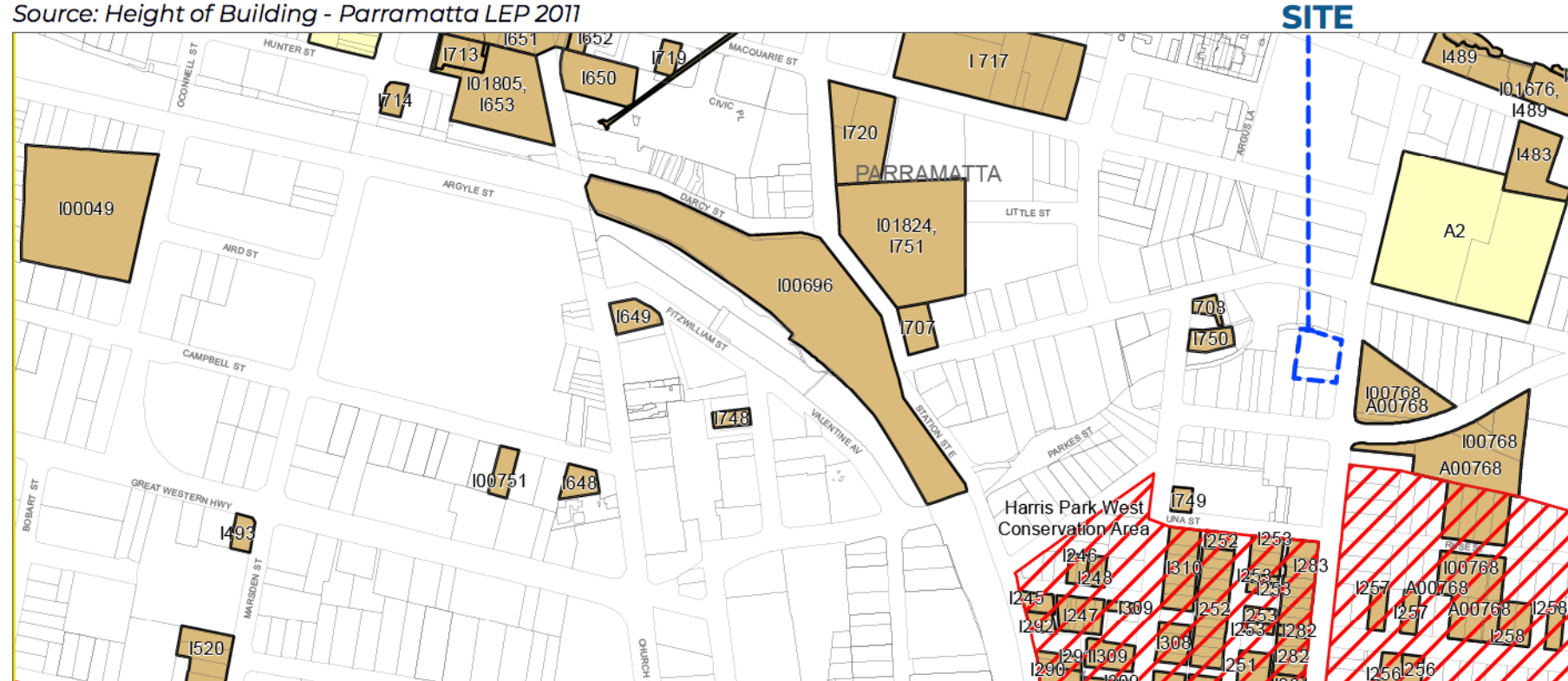


Source: Height of Building - Parramatta LEP 2011

### Height of Buildings

The site is permitted to have a building height of 54m. (current Parramatta LEP)

#### Maximum Building Height (m)



Source: Floor Space Ratio Map - Parramatta LEP 2011

### Heritage

- ▨ Conservation area - General
- ▨ Item - Archaeological
- ▨ Item - General

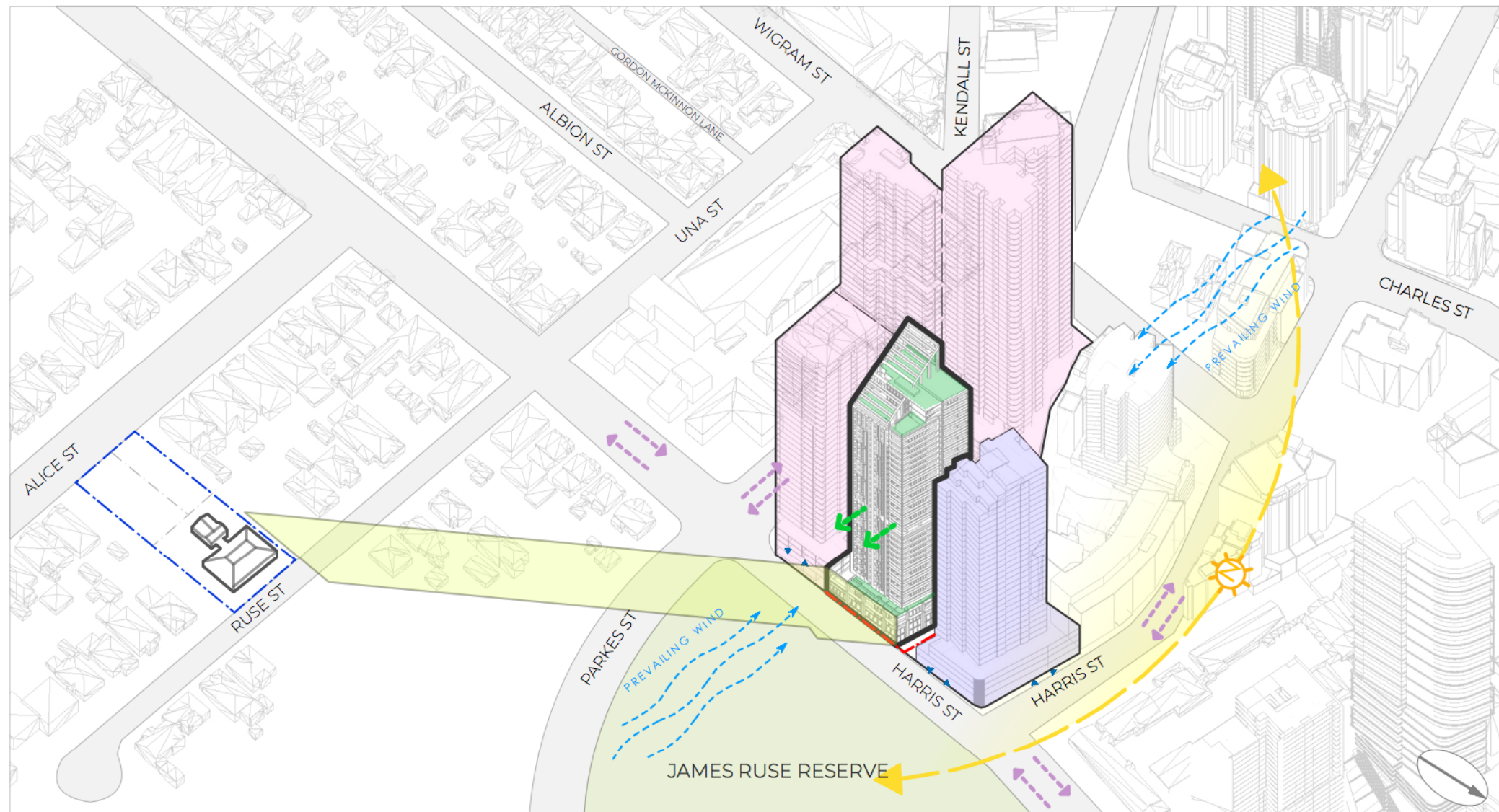
The site is not a heritage item.  
(current Parramatta LEP)

3

---

SITE ANALYSIS

**SITE ANALYSIS**  
OPPORTUNITIES & CONSTRAINTS

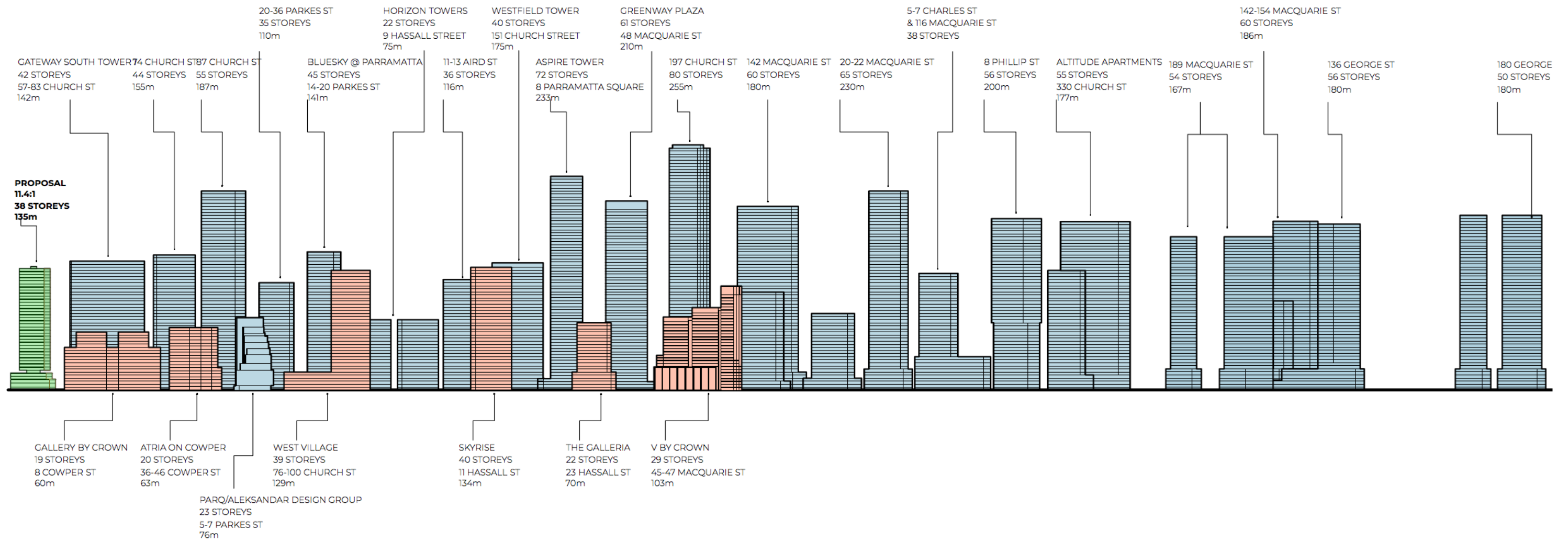


**KEY**

- COS
- SUBJECT SITE
- EXPERIMENT FARM BOUNDARY
- PROPOSED ADJACENT DEVELOPMENT
- FUTURE DEVELOPMENT
- SHADOW IMPACT ON EXPERIMENT FARM AT 2PM 21TH JUNE
- OVERLOOKING TO LOCAL PARK
- PEDESTRIAN TRAFFIC
- VEHICLE TRAFFIC
- PREVAILING WIND

# ALEKSANDAR PROJECTS

## SITE ANALYSIS BUILDING HEIGHT COMPARISON



Existing and Proposed Towers in Parramatta CBD with Residential Component Height Comparison





1. South-East view from Harris Street



2. North-East view from Harris Street



3. East View to local park from No.114 Harris Street



4. North view Cordeaux Street

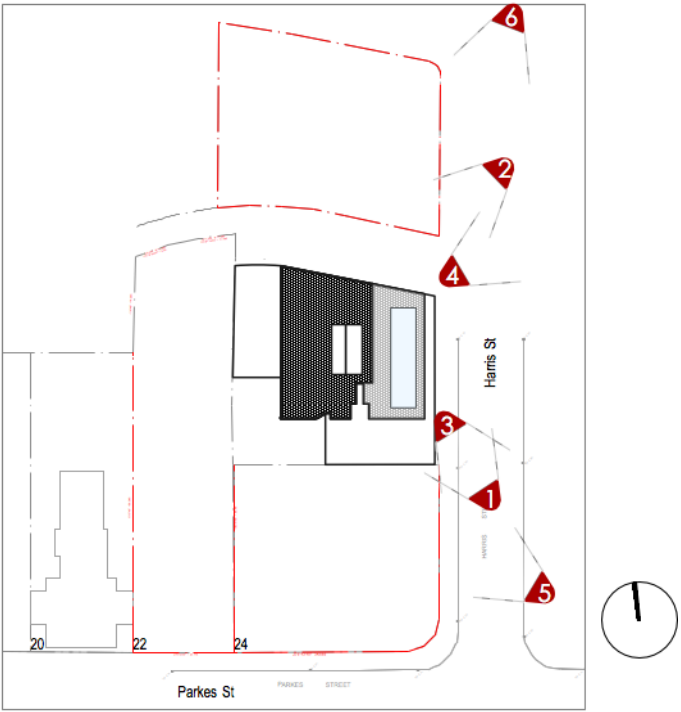


5. View from South-East Parkes St  
Source: Google Streetview



6. View from North Harris Street

- 1 View 1
- 2 View 2
- 3 View 3
- 4 View 4
- 5 View 5
- 6 View 6
- Site Boundary

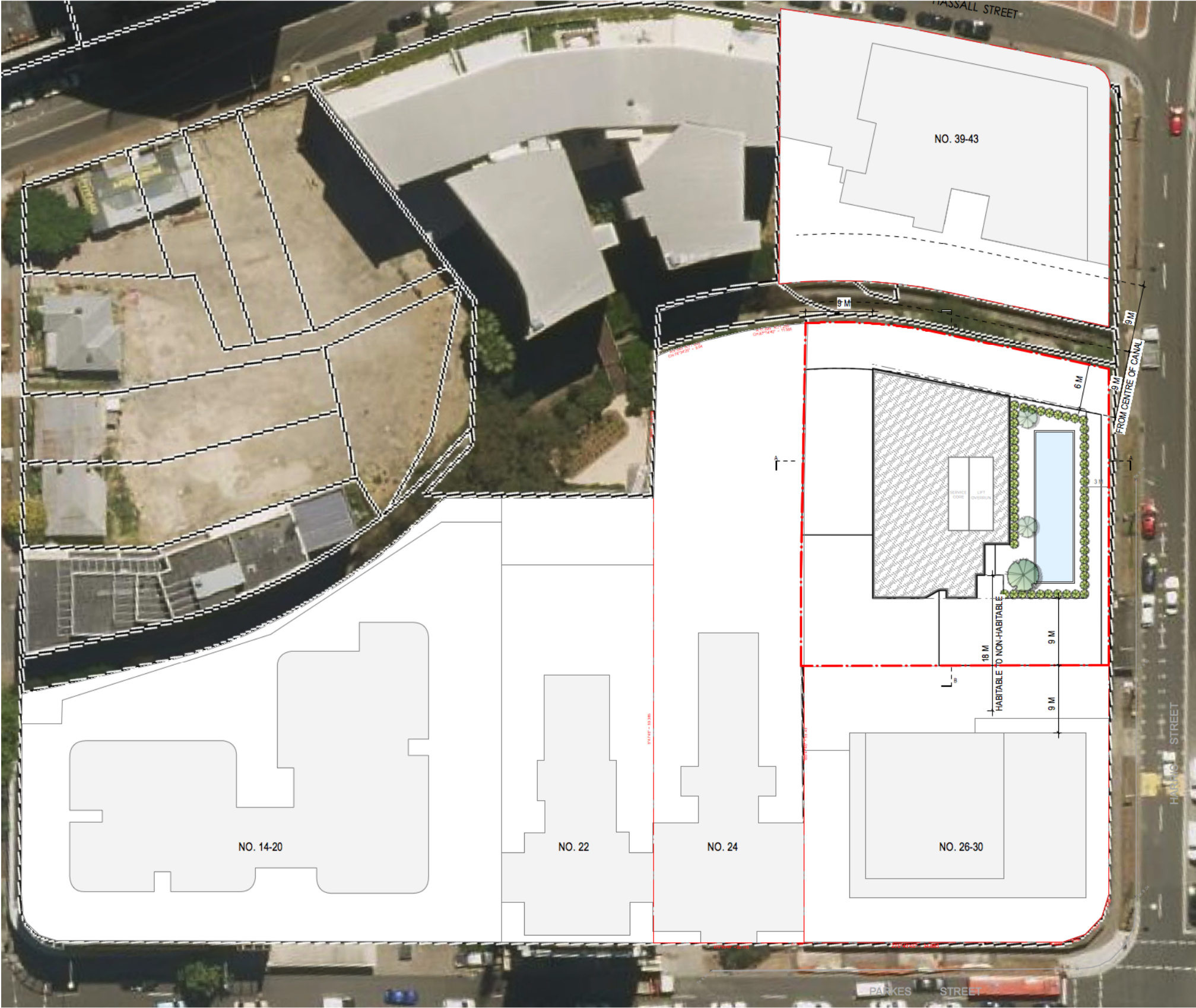


4

---

PROPOSAL

PROPOSAL  
SITE PLAN



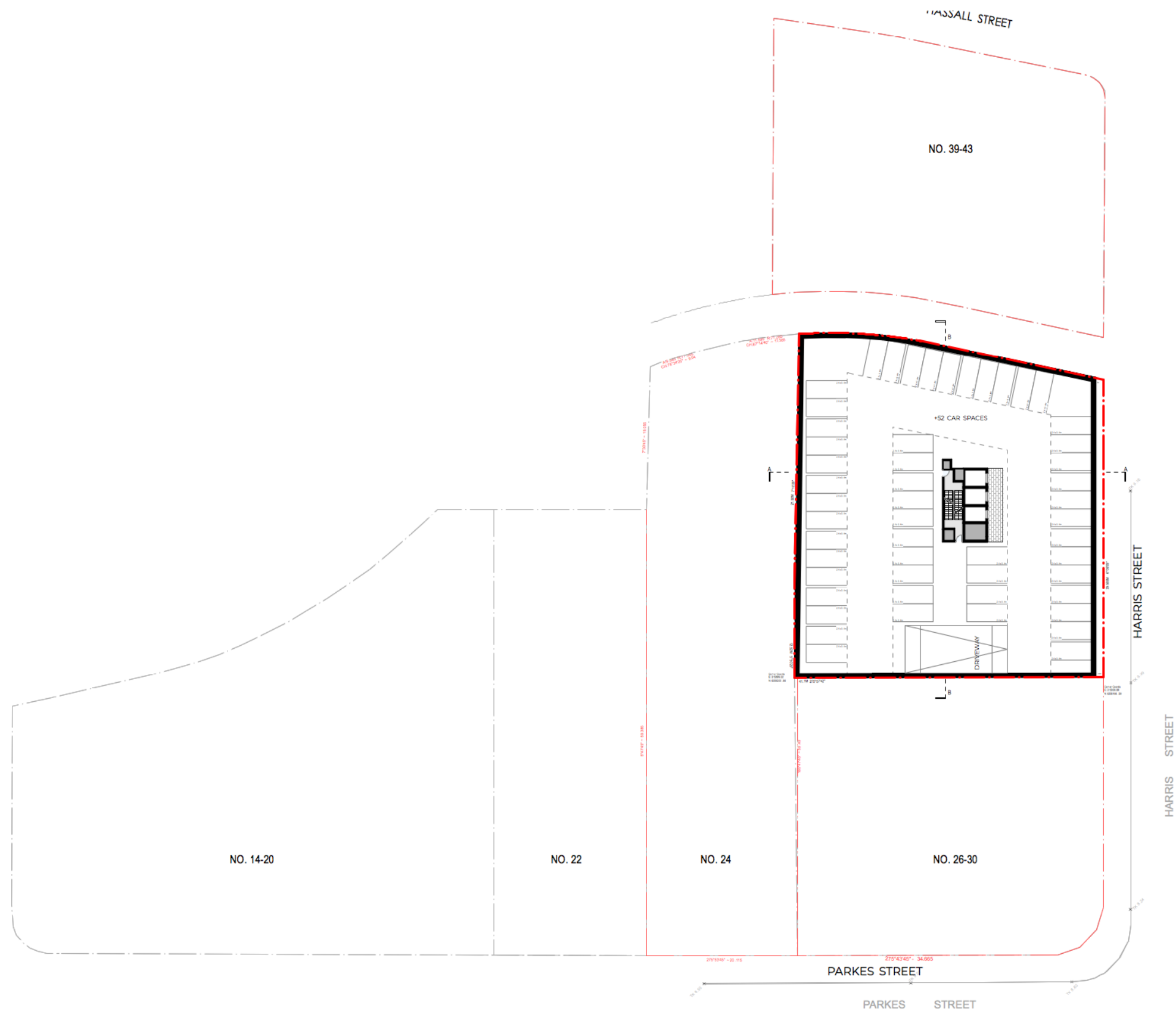
**NOTE:**

COMMUNAL OPEN SPACE CALCULATION:  
LEVEL 4: 620 M2  
LEVEL 35: 290 M2  
**TOTAL: 910 M2 (51.2%)**  
min. 25% required  
2 HOURS SOLAR 460 M2 (50.5%)  
min. 50% required

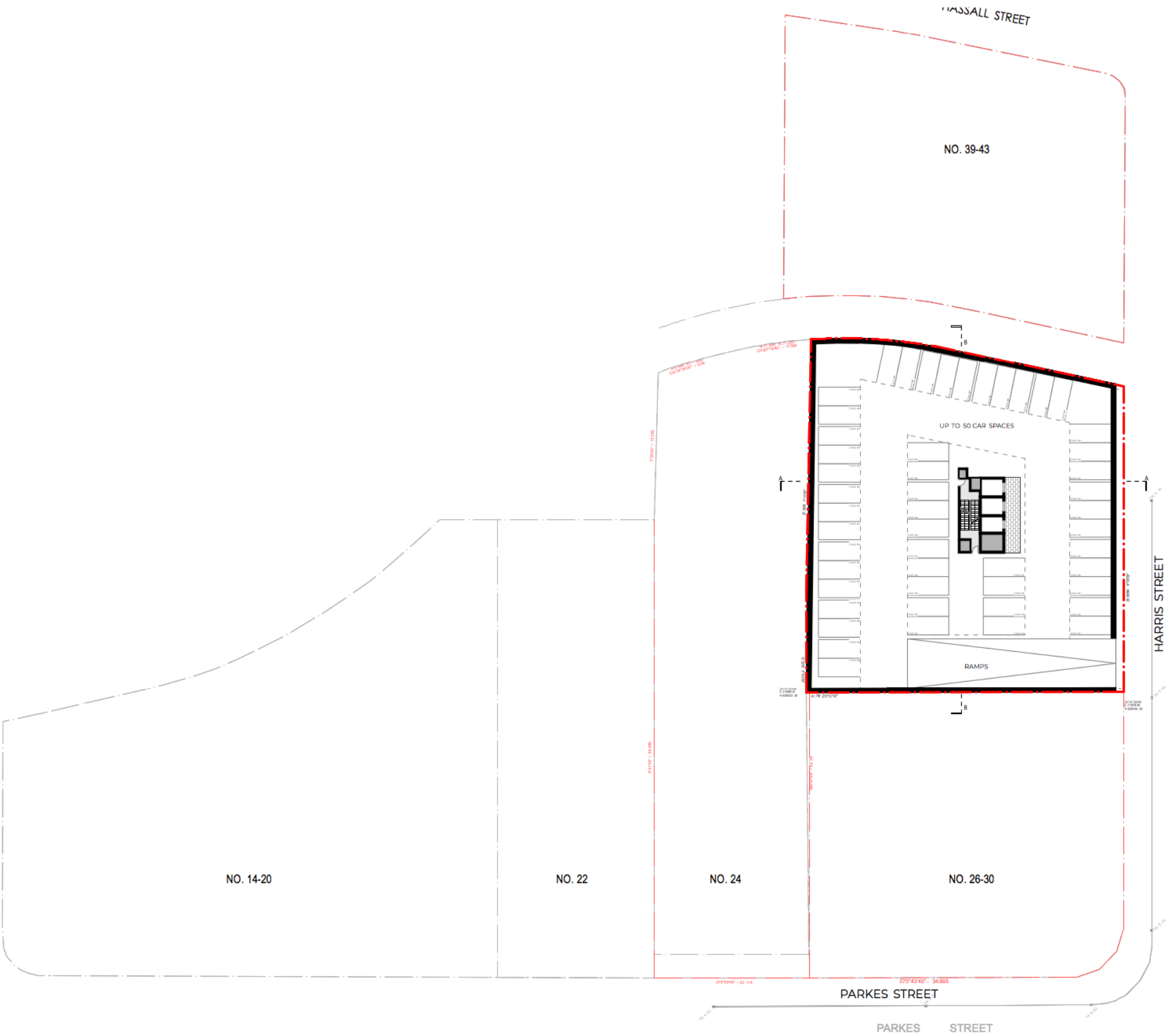
- KEY**
- SUBJECT SITE BOUNDARY
  - PROPOSED BUILT FORM ADJACENT SITES
  - RETAIL
  - COMMERCIAL
  - 1 BEDROOM
  - 2 BEDROOM
  - 2 BEDROOM (SPLIT LEVEL)
  - 3 BEDROOM
  - 4 BEDROOM
  - COMMUNAL AREAS
  - PROPOSED HABITABLE ROOMS

SCALE 1:600

PROPOSAL  
TYPICAL BASEMENT 02-04 PLAN



PROPOSAL  
BASEMENT 01 PLAN

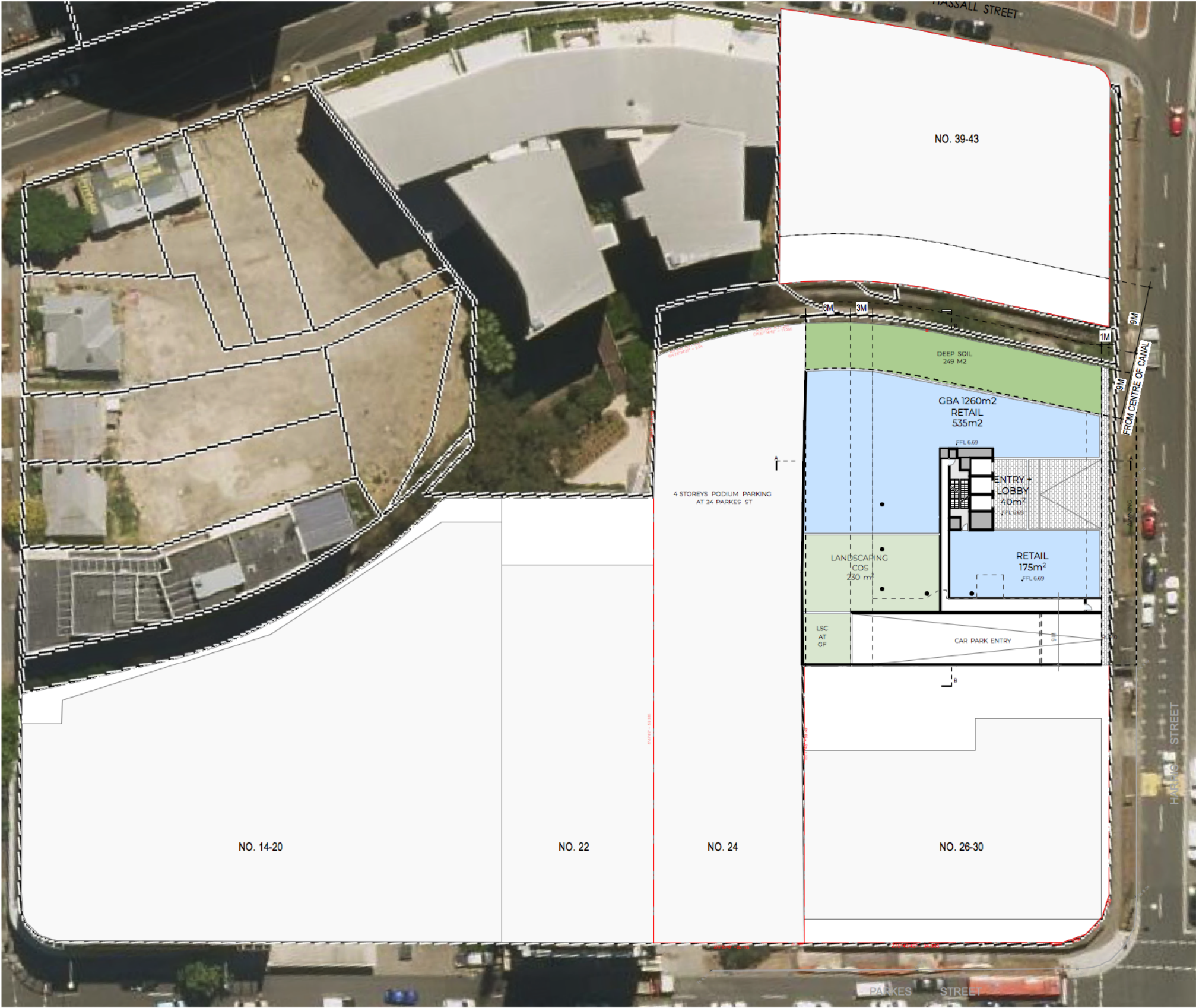


**NOTE:**

|                         |                 |
|-------------------------|-----------------|
| CAR SPACES CALCULATION: | PER LEVEL       |
| TYPICAL BASEMENT LEVEL: | 50 CARS         |
| BASEMENT 01:            | 52 CARS         |
| <b>TOTAL PROVIDED:</b>  | <b>148 CARS</b> |

- KEY**
- FIRE STAIR
  - SERVICE / PLANT ROOMS
  - MOTOBIKE / BIKE PARKING
  - STORAGE
  - DEEP SOIL

SCALE 1:600



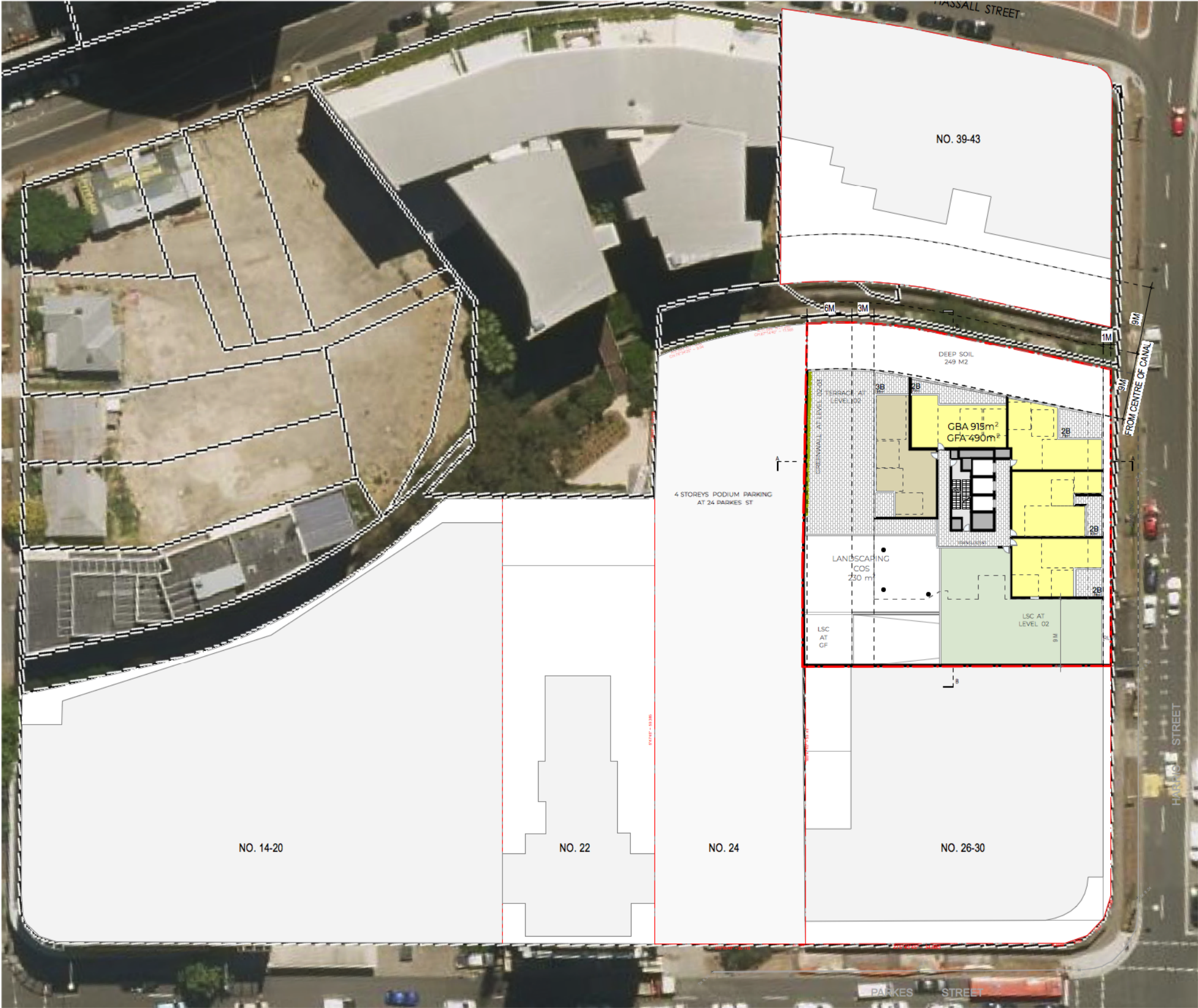
PROPOSAL  
PODIUM FLOOR PLAN



**KEY**

- SUBJECT SITE BOUNDARY
- PROPOSED BUILT FORM  
ADJACENT SITES
- RETAIL
- COMMERCIAL
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM (SPLIT LEVEL)
- 3 BEDROOM
- 4 BEDROOM
- COMMUNAL AREAS
- PROPOSED HABITABLE  
ROOMS
- SCALE 1:600

PROPOSAL  
L2-3 FLOOR PLAN

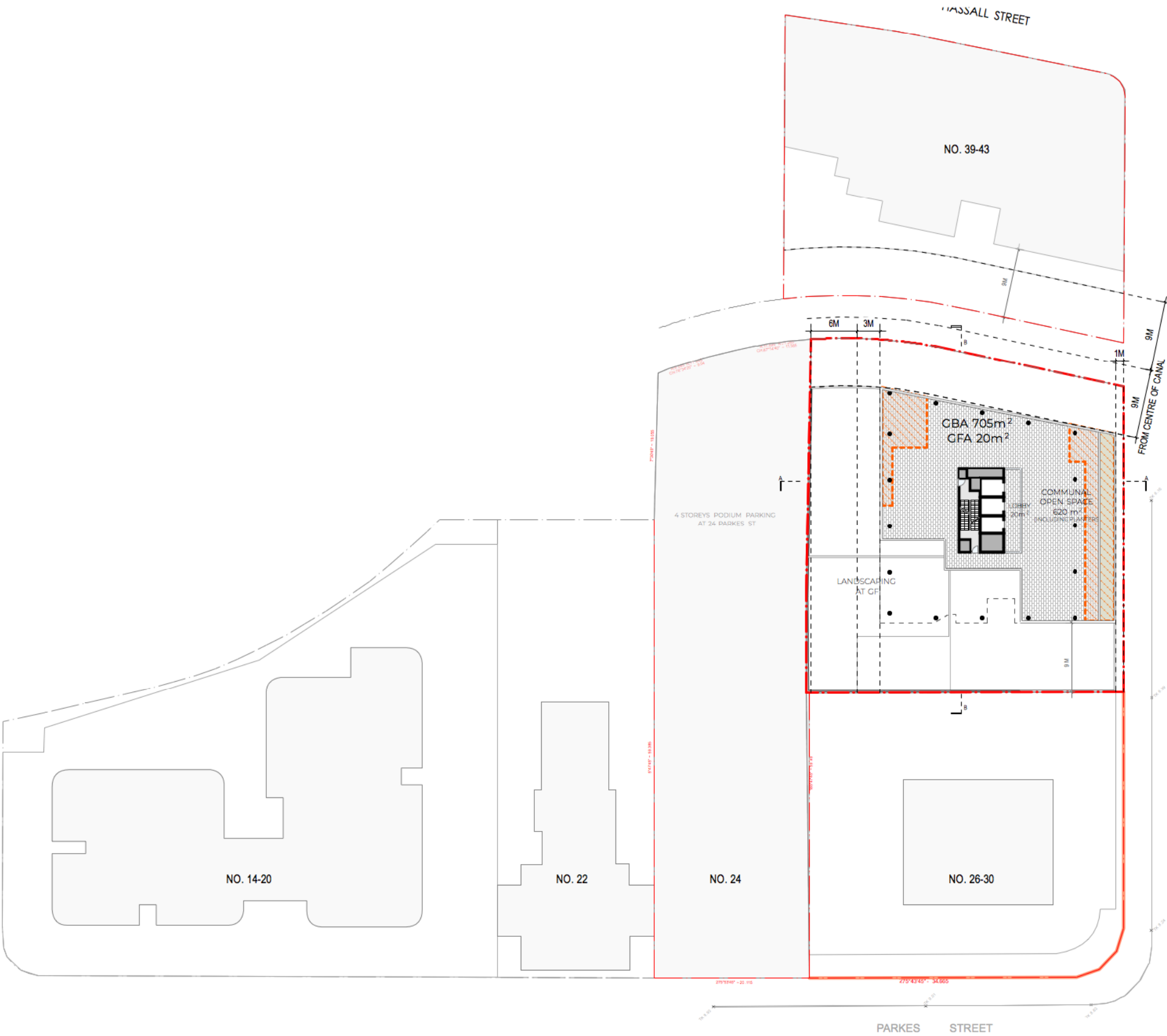


**NOTE:**  
SOLAR + PRIVACY SCREENINGS ARE TO BE  
DESIGNED AT DA STAGE

**KEY**

- SUBJECT SITE BOUNDARY
- PROPOSED BUILT FORM ADJACENT SITES
- RETAIL
- COMMERCIAL
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM (SPLIT LEVEL)
- 3 BEDROOM
- 4 BEDROOM
- COMMUNAL AREAS
- PROPOSED HABITABLE ROOMS
- SCALE 1:600

PROPOSAL  
L4 FLOOR PLAN

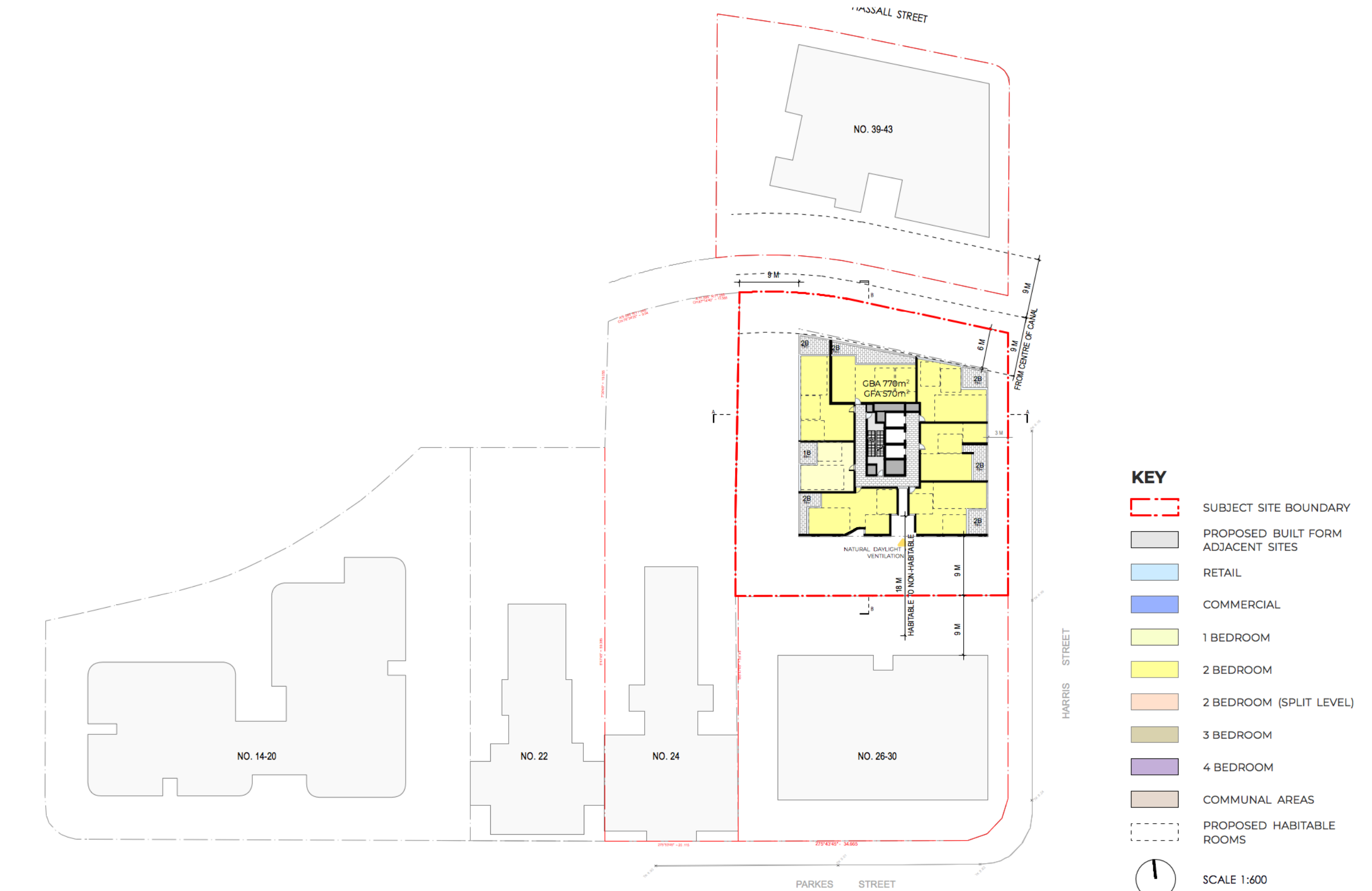


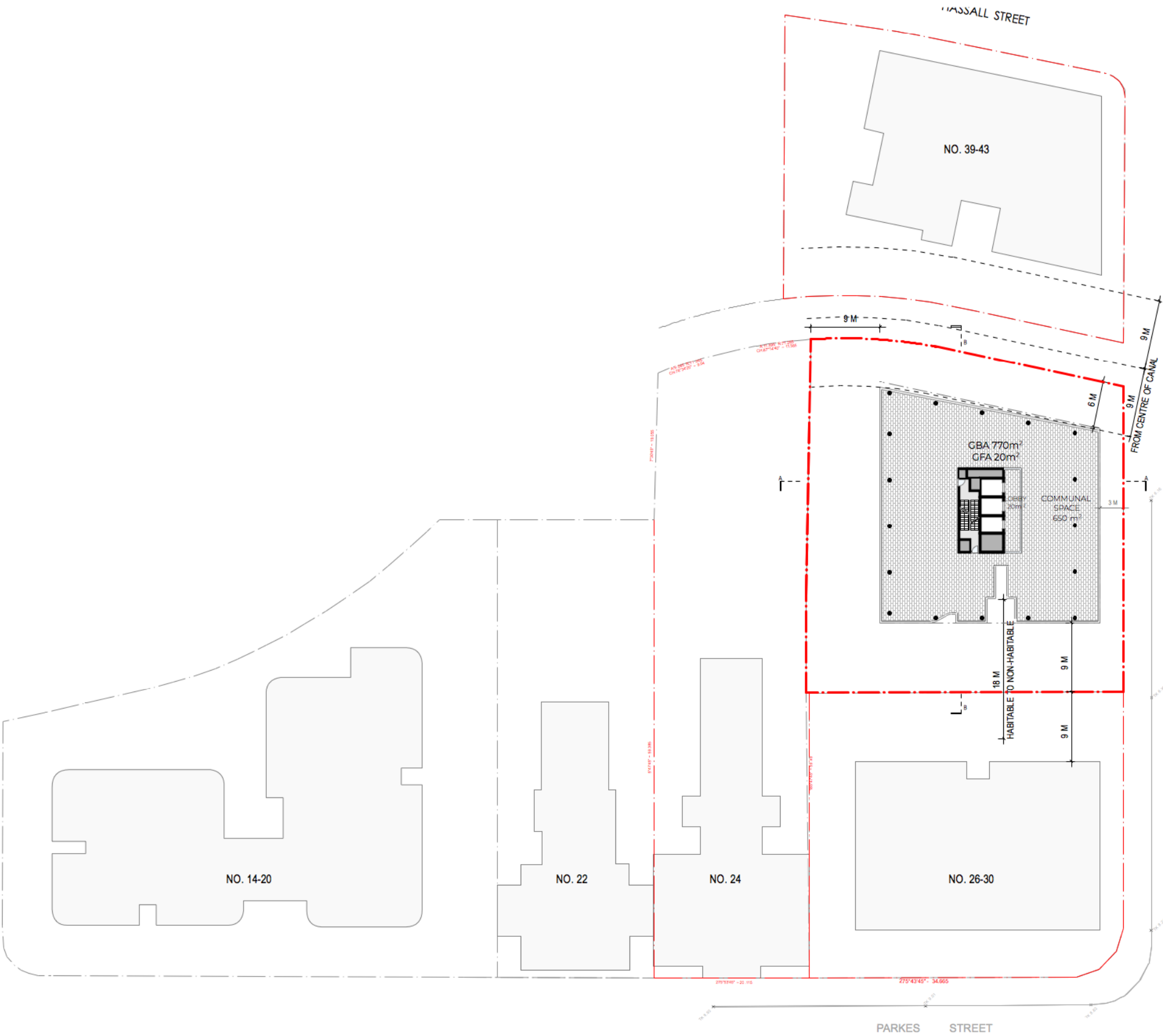
**NOTE:**  
COMMUNAL OPEN SPACE: 620 M2  
COS RECEIVING 2 HOURS SOLAR: 170 M2

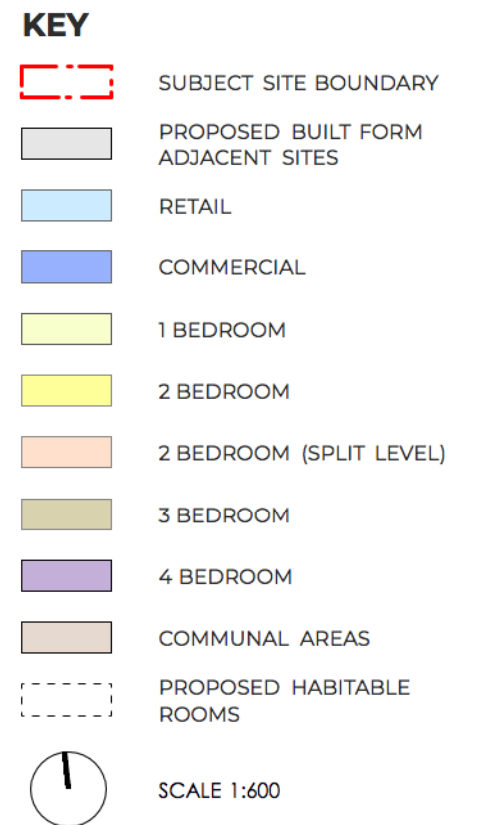
**KEY**

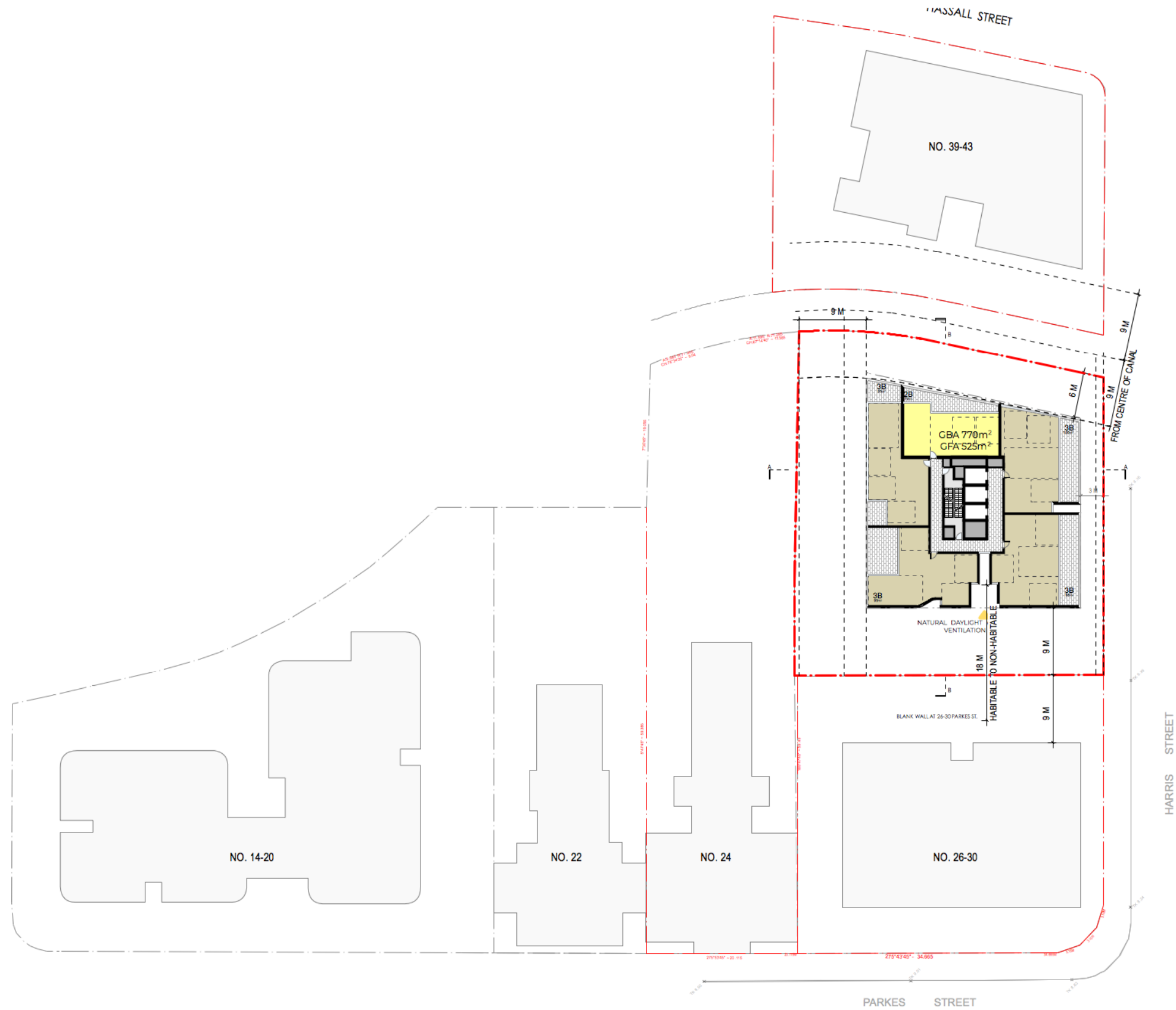
- SUBJECT SITE BOUNDARY
- COMMUNAL ROOM/ SPACE
- COMMUNAL OPEN SPACE
- LANDSCAPING
- 1M DEEP PLANTER
- COMMUNAL AREAS RECEIVING 2HR SOLAR

SCALE 1:600





















PROPOSAL  
L35-37 PENTHOUSE FLOOR PLAN



**NOTE:**

COMMUNAL AREA: 290 M2  
COS RECEIVING 2 HOURS SOLAR: 290 M2

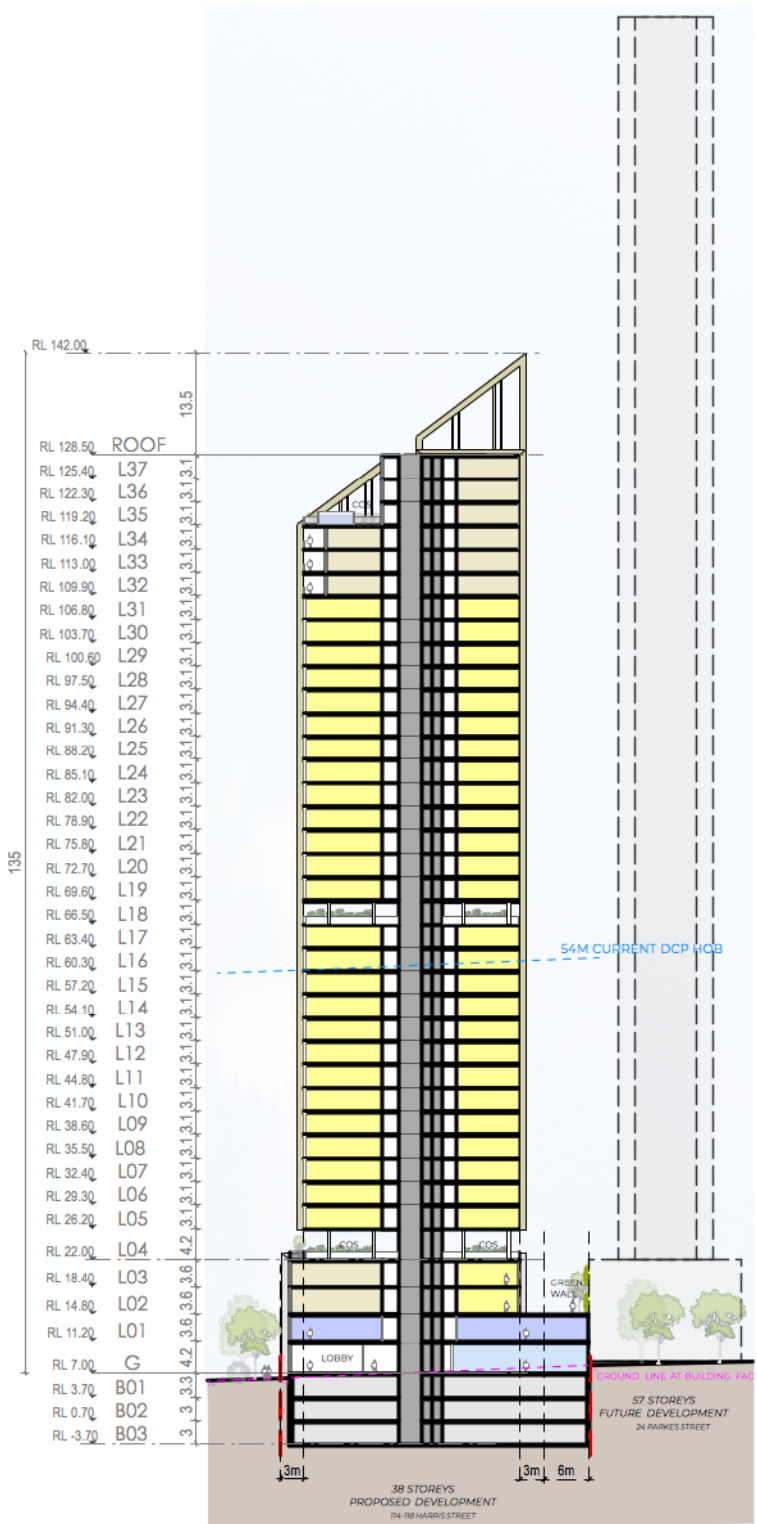
## KEY

- |   |                                       |
|---|---------------------------------------|
|  | SUBJECT SITE BOUNDARY                 |
|  | PROPOSED BUILT FORM<br>ADJACENT SITES |
|  | RETAIL                                |
|  | COMMERCIAL                            |
|  | 1 BEDROOM                             |
|  | 2 BEDROOM                             |
|  | 2 BEDROOM (SPLIT LEVEL)               |
|  | 3 BEDROOM                             |
|  | 4 BEDROOM                             |
|  | COMMUNAL AREAS                        |
|  | PROPOSED HABITABLE<br>ROOMS           |
|  | COMMUNAL AREAS<br>RECEIVING 2HR SOLAR |

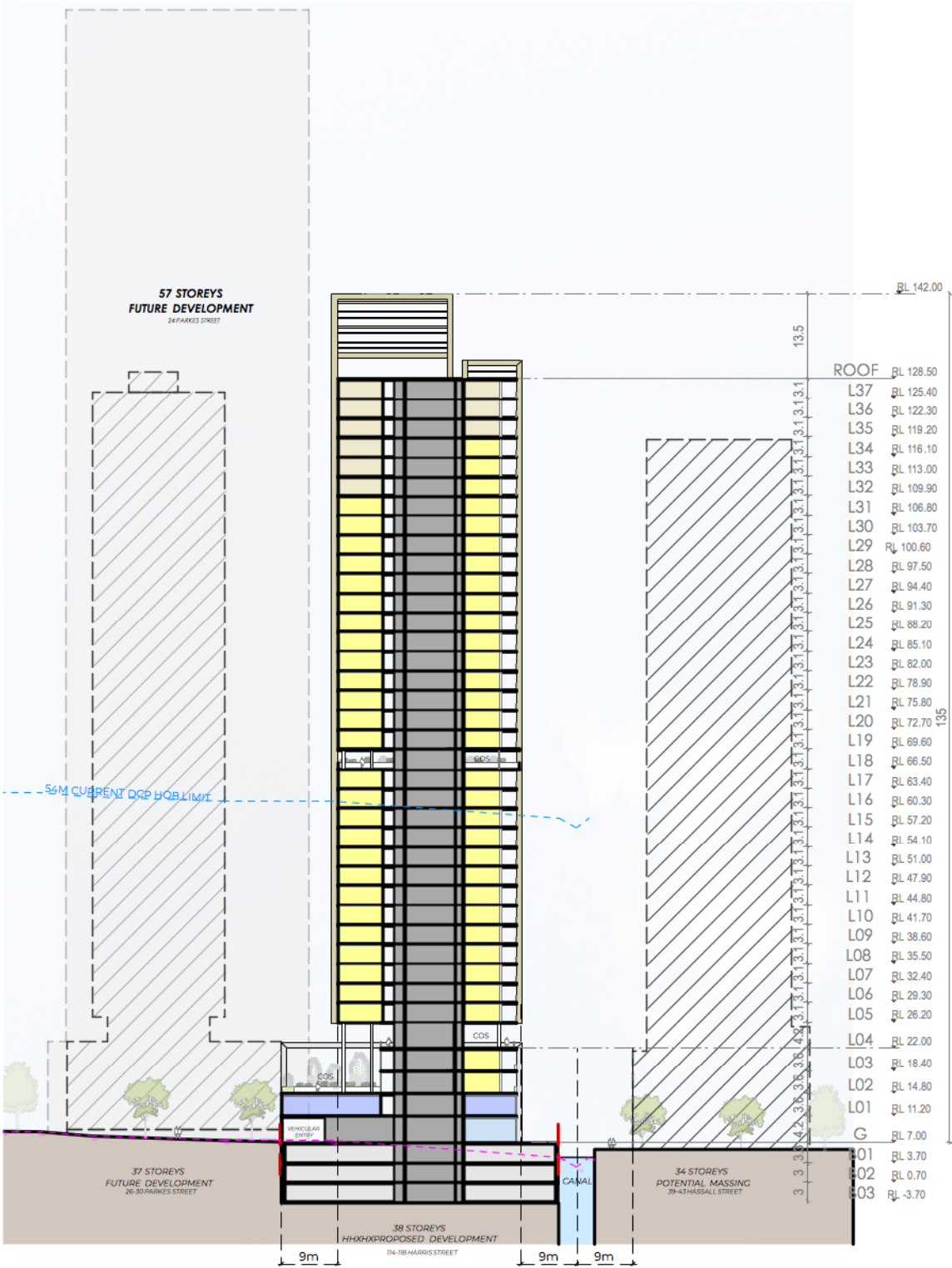


SCALE 1:600

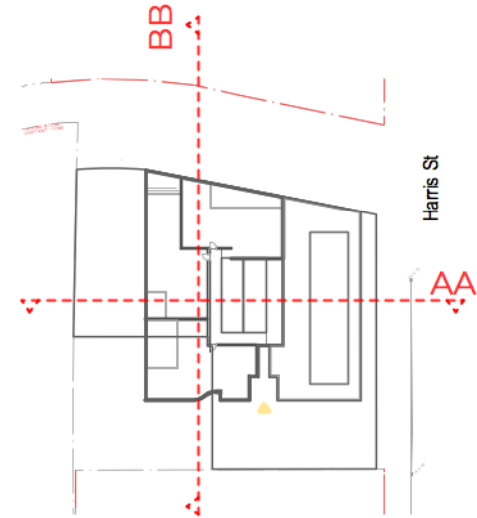
PROPOSAL  
SECTION



SECTION A-A SCALE 1:1000

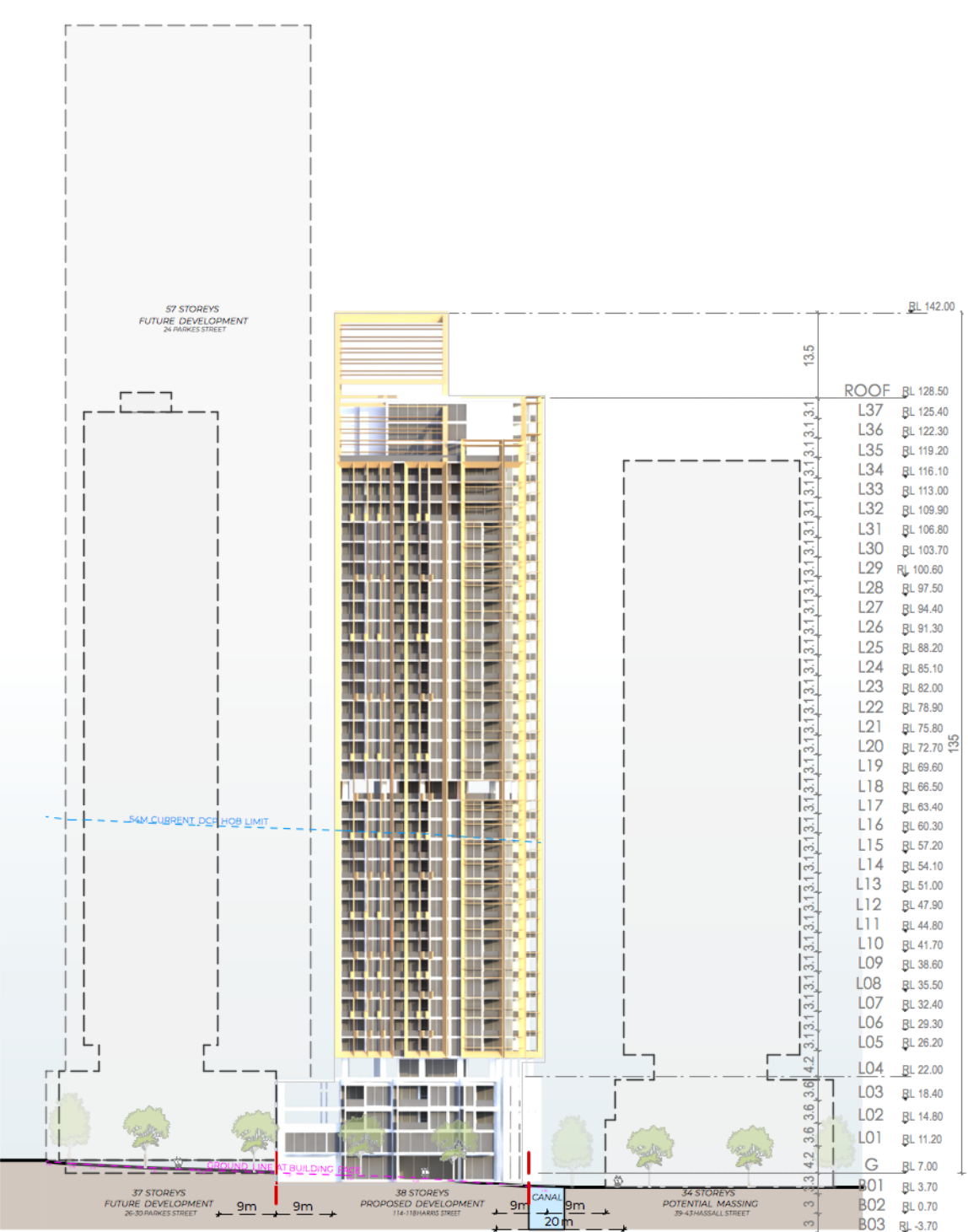


SECTION B-B SCALE 1:1000

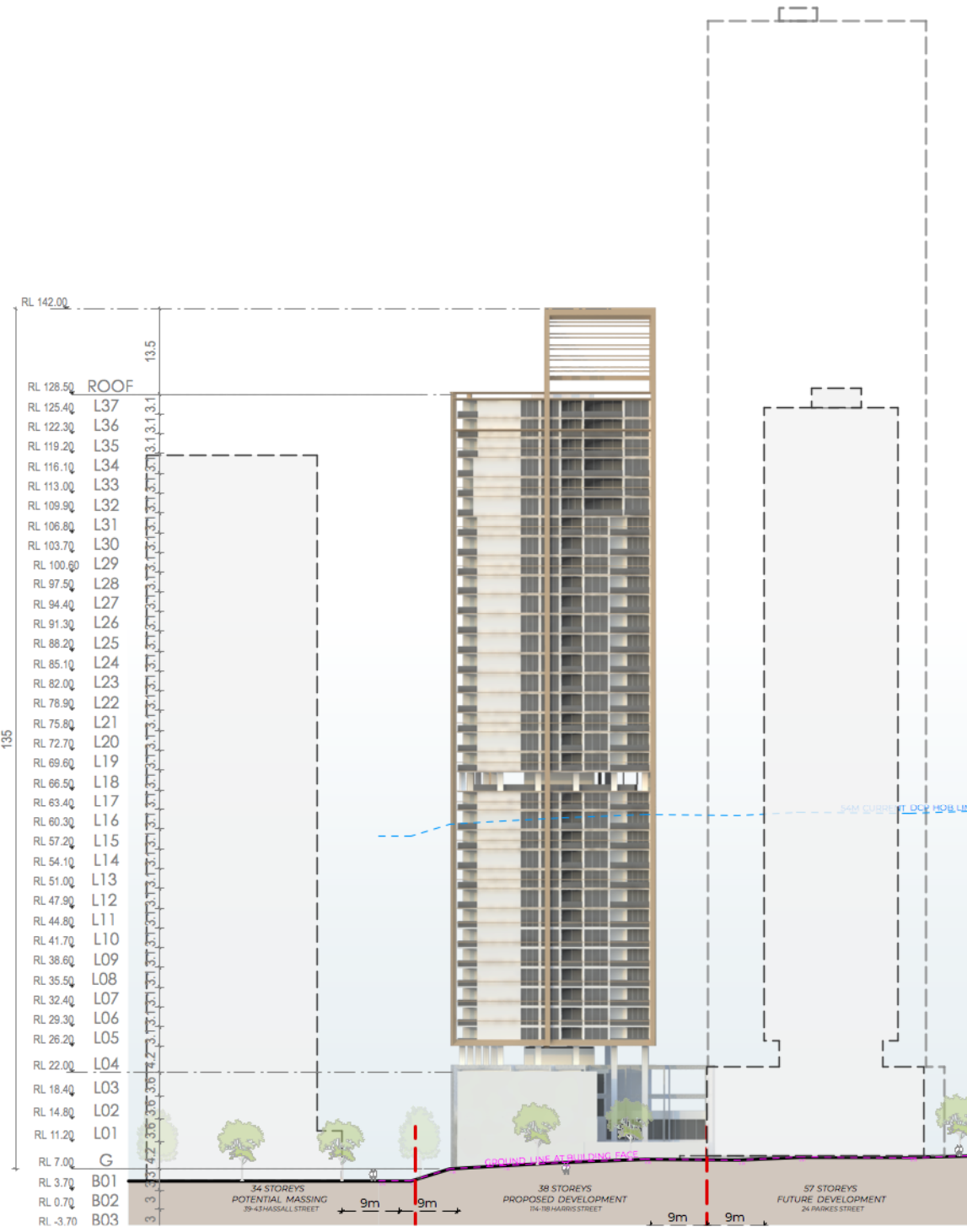


KEY

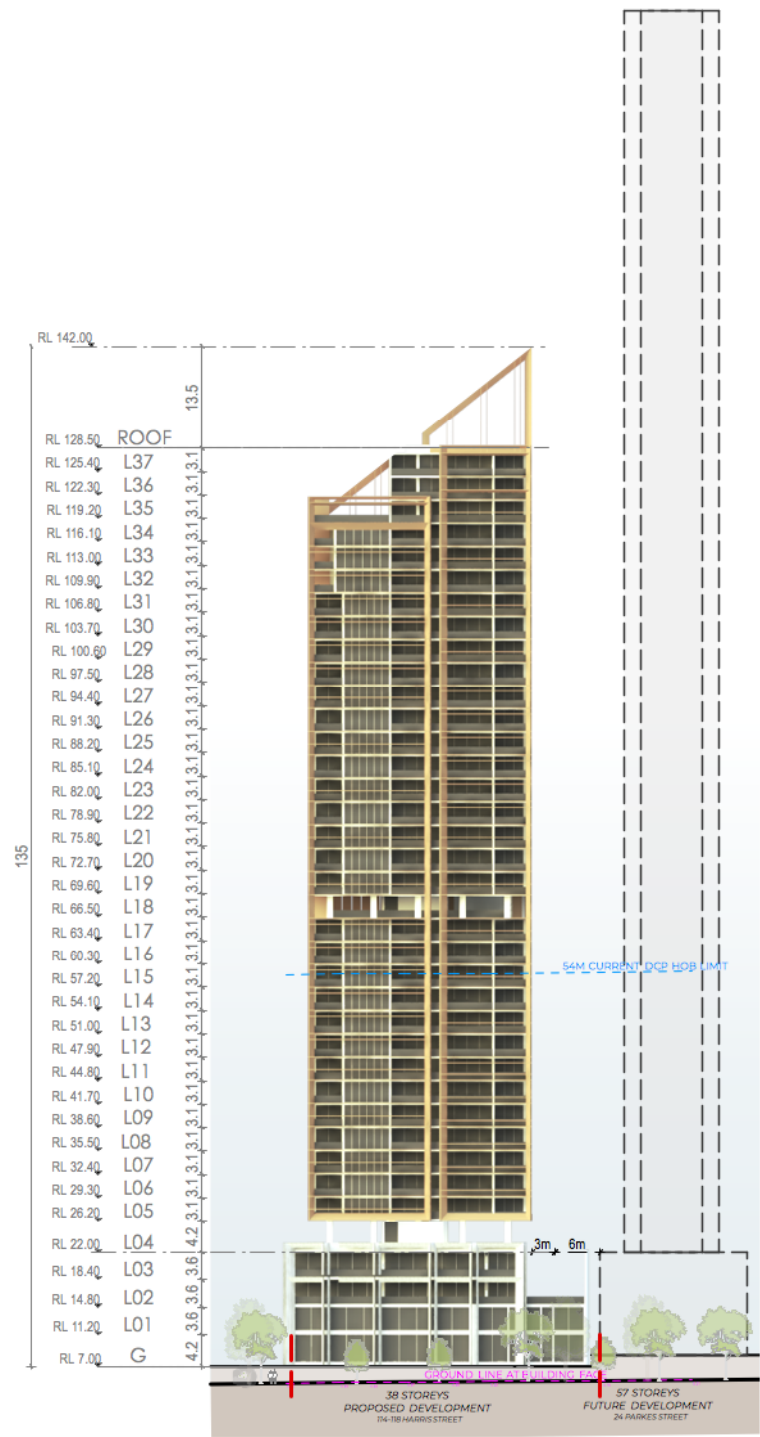
- SUBJECT SITE BOUNDARY
- PROPOSED BUILT FORM ADJACENT SITES
- RETAIL
- COMMERCIAL
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM (SPLIT LEVEL)
- 3 BEDROOM
- 4 BEDROOM
- COMMUNAL AREAS
- PROPOSED HABITABLE ROOMS



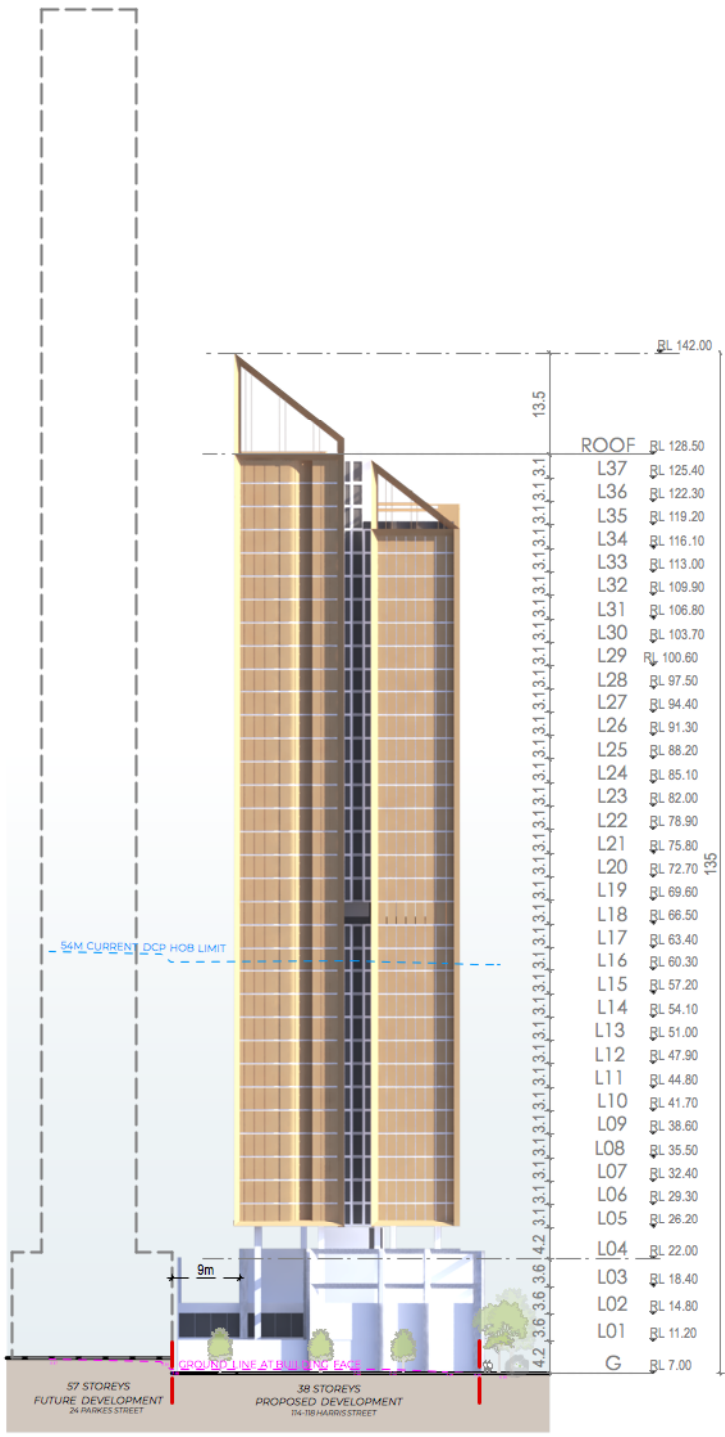
EAST ELEVATION (HARRIS STREET) SCALE 1:1000



WEST ELEVATION SCALE 1:1000



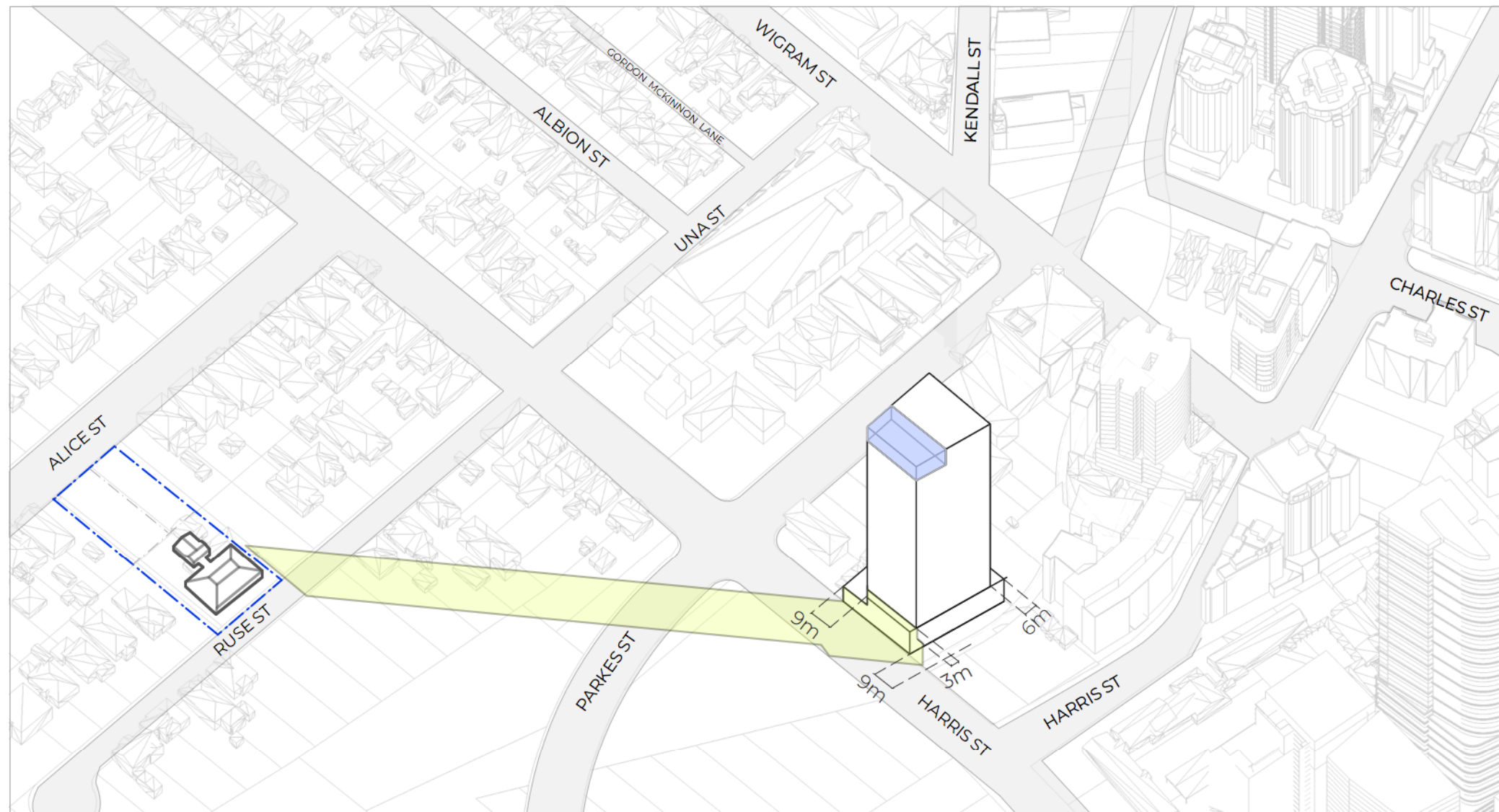
NORTH ELEVATION (HASSALL STREET) SCALE 1:1000



SOUTH ELEVATION (PARKES STREET) SCALE 1:1000



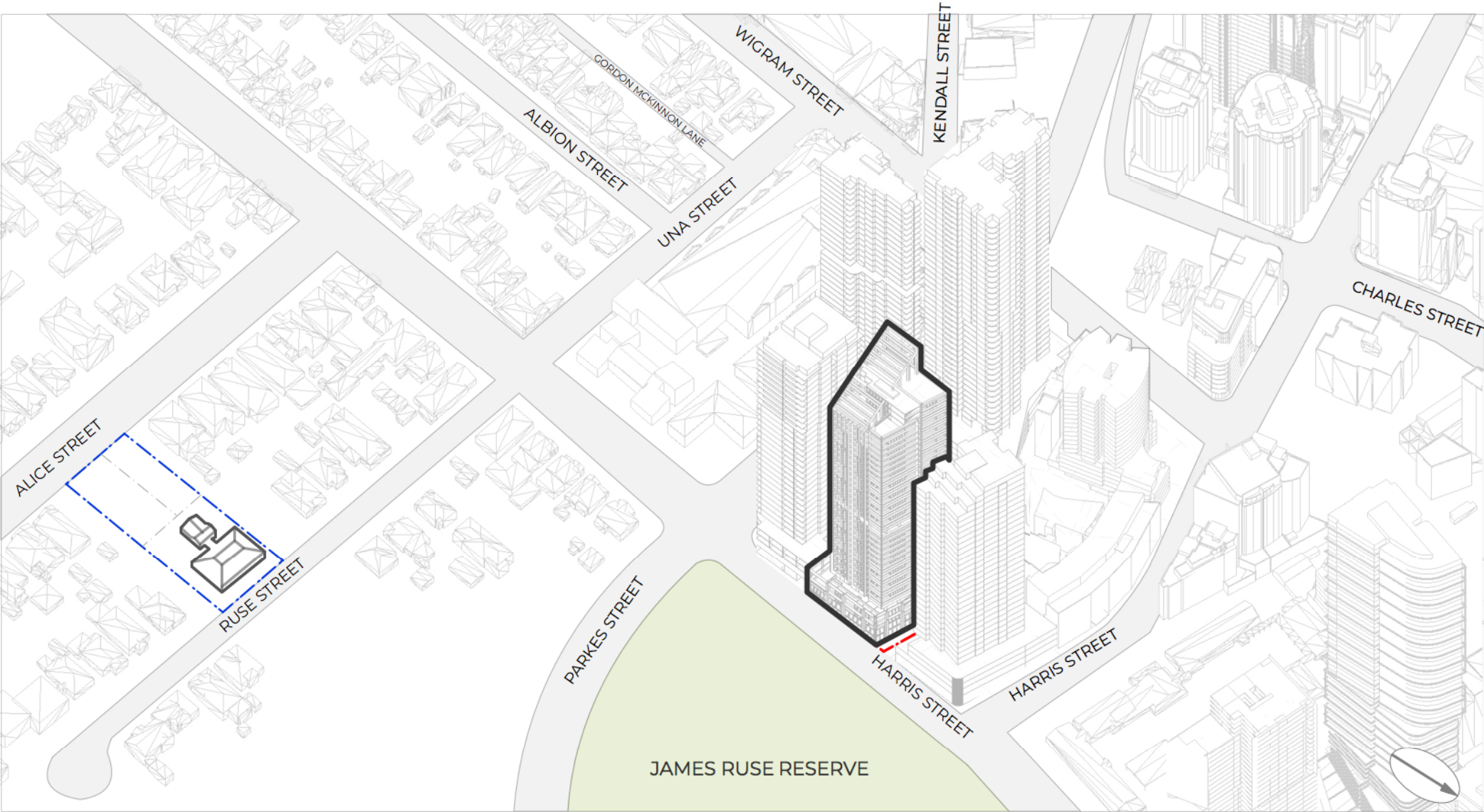
**1. SUBJECT SITE WITHIN CURRENTLY EXISTING CONTEXT.**



**2.** SETBACK APPLIED AS PER ADG REQUIRED. PROPOSED SCHEME IS LIMITED AT 38 STOREY TO AVOID OVERSHADOWING EXPERIMENT FARM. (2PM 21ST JUNE)

**KEY**

- SUBJECT SITE
- EXPERIMENT FARM BOUNDARY
- EXISTING STREETS
- MASSING REMOVED
- PROJECTED SHADOW FROM PROPOSED SCHEME

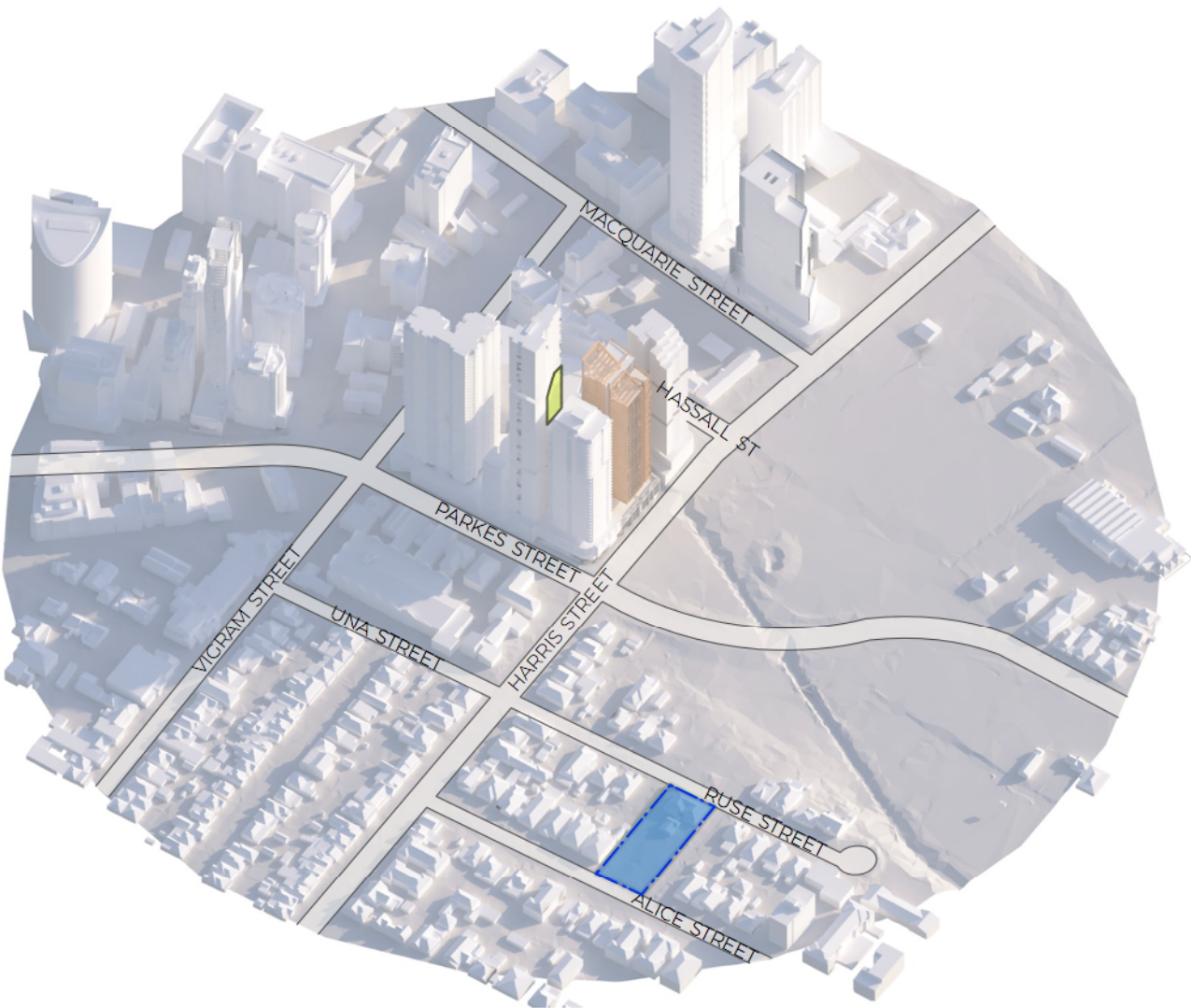


KEY

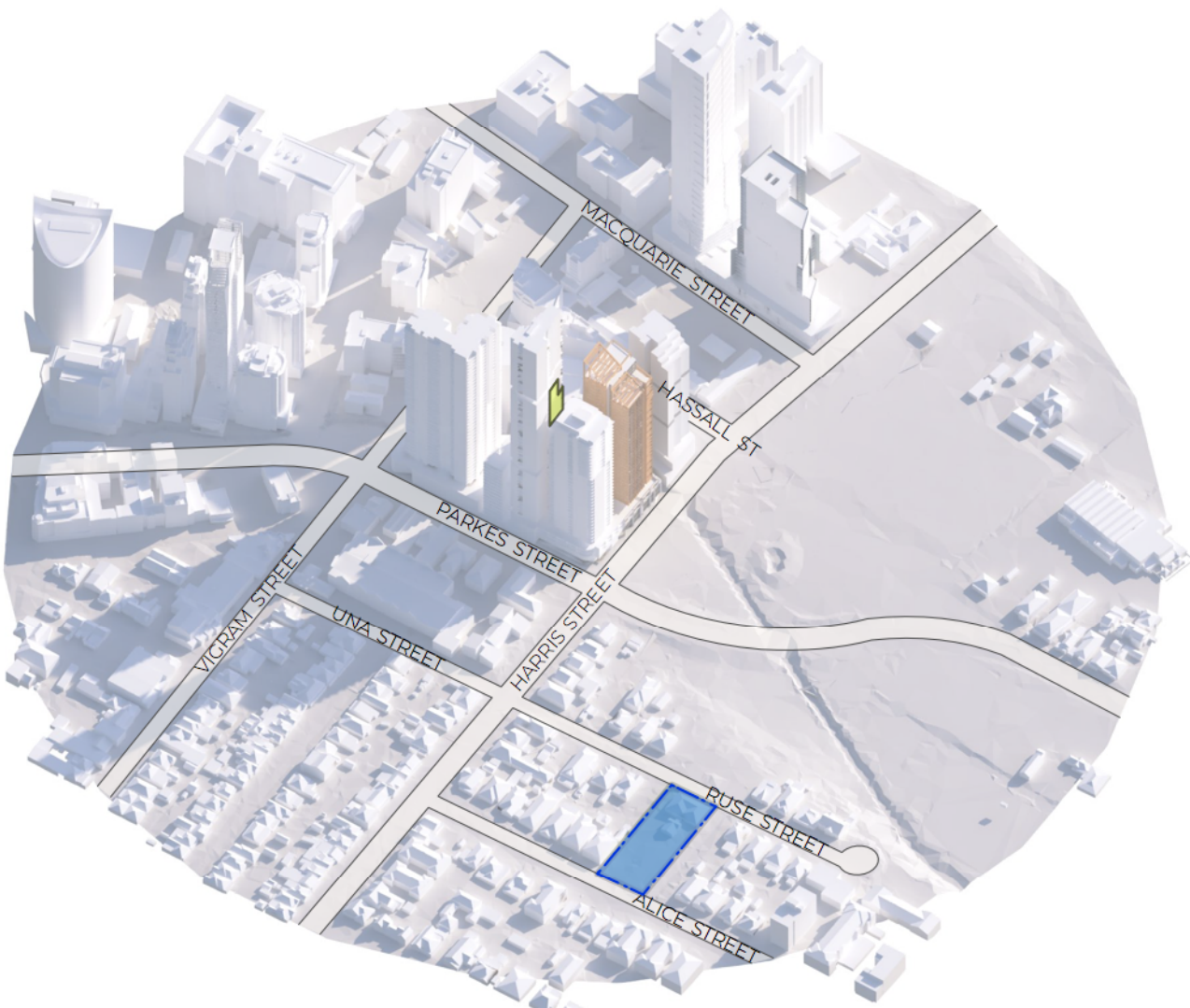
SUBJECT SITE

EXPERIMENT FARM BOUNDARY



3. PROPOSED BUILT FORM 38 STORIES (135M) + FACADE DESIGN

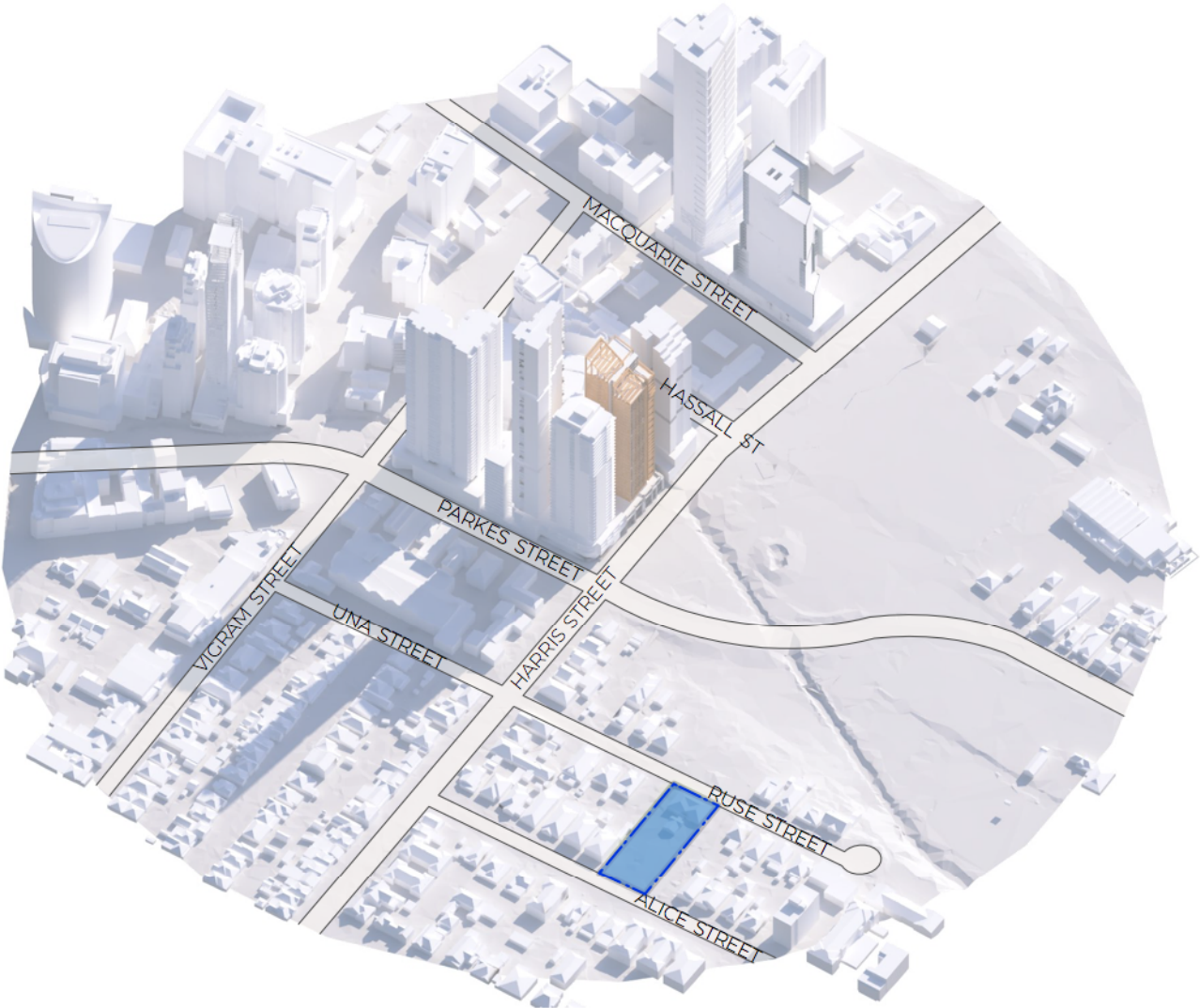


9:00 AM ON 21 JUNE

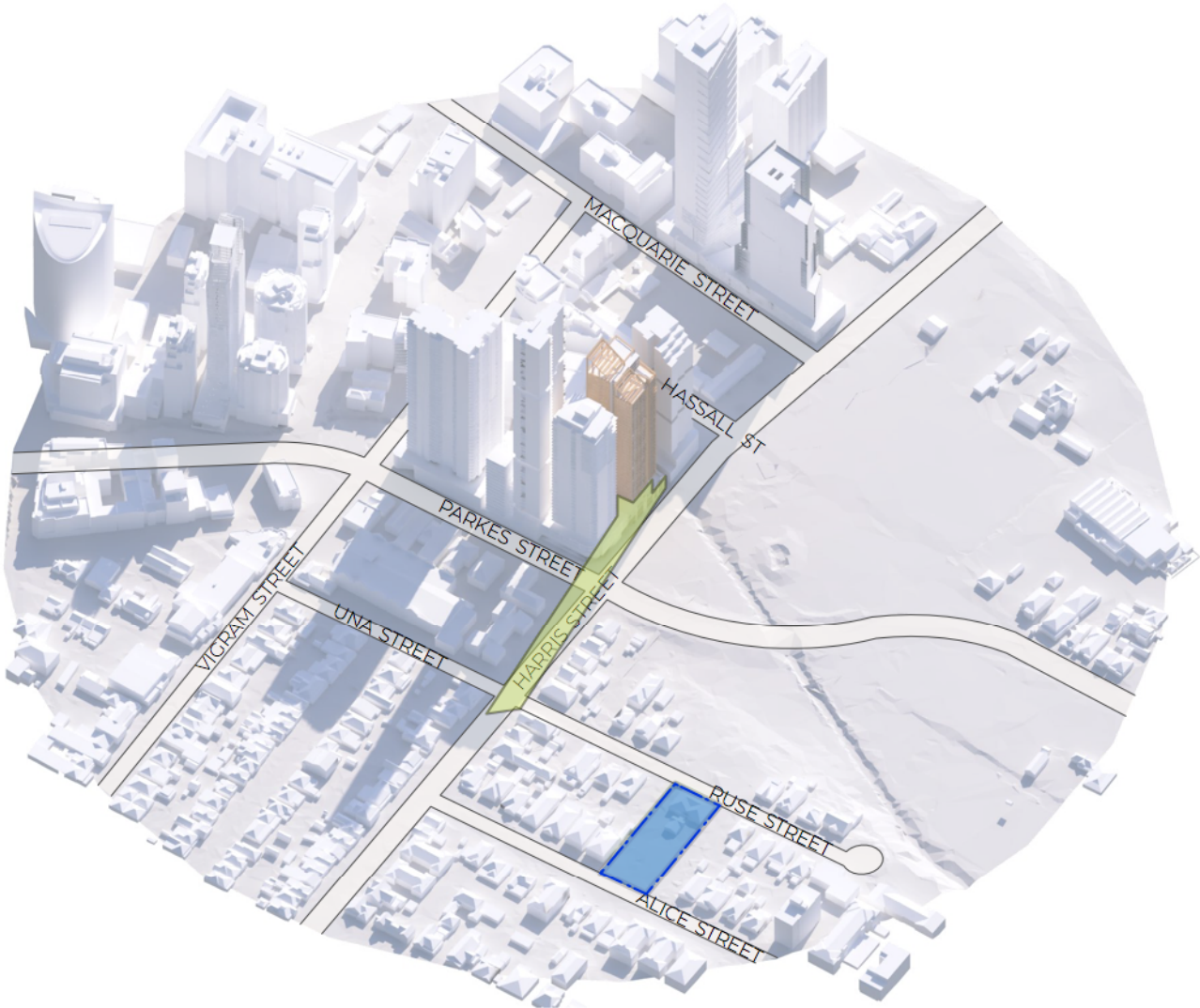


10:00 AM ON 21 JUNE

-  PROJECTED SHADOW FROM PROPOSAL
-  EXPERIMENT FARM BOUNDARY

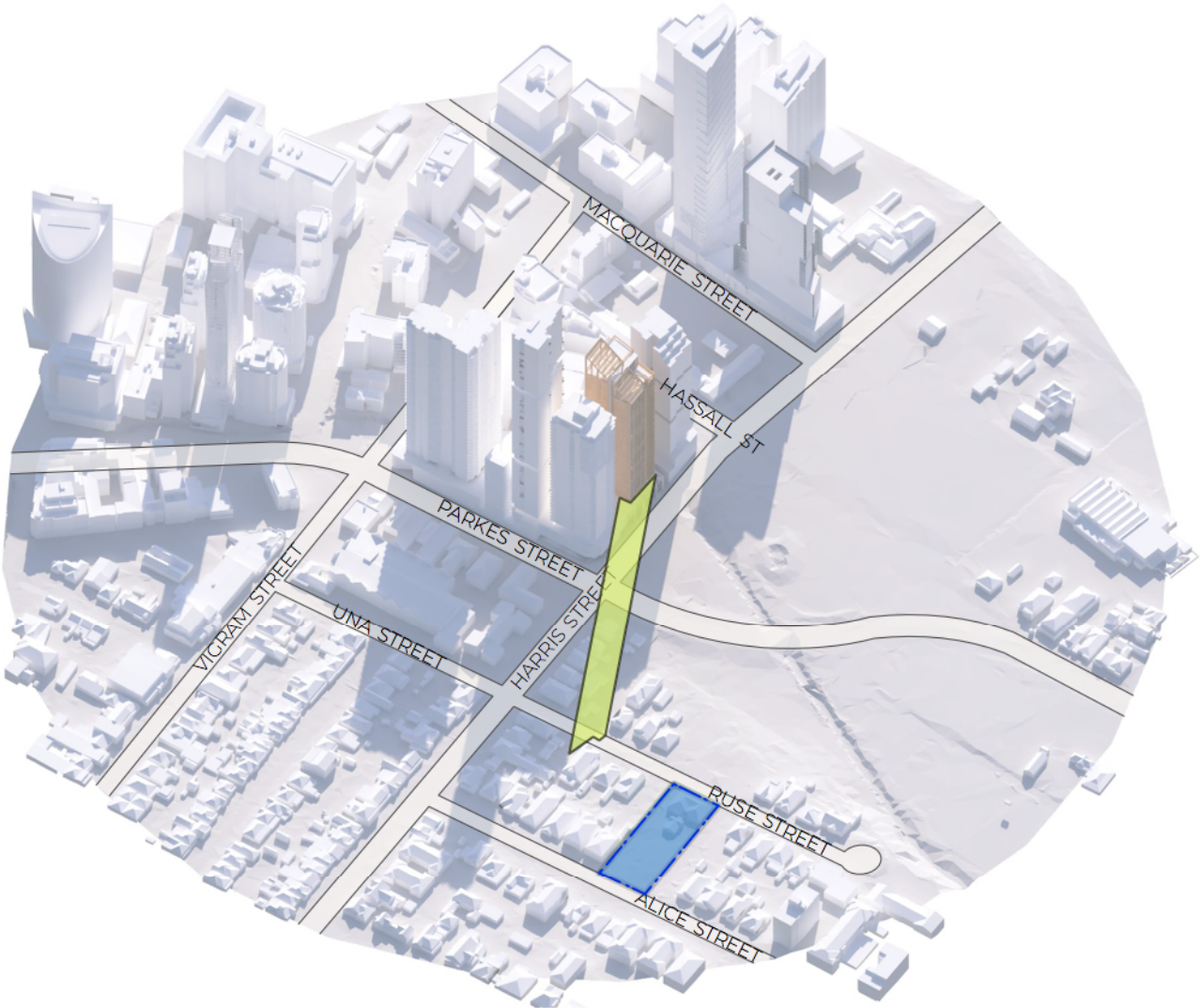


11:00 AM ON 21 JUNE

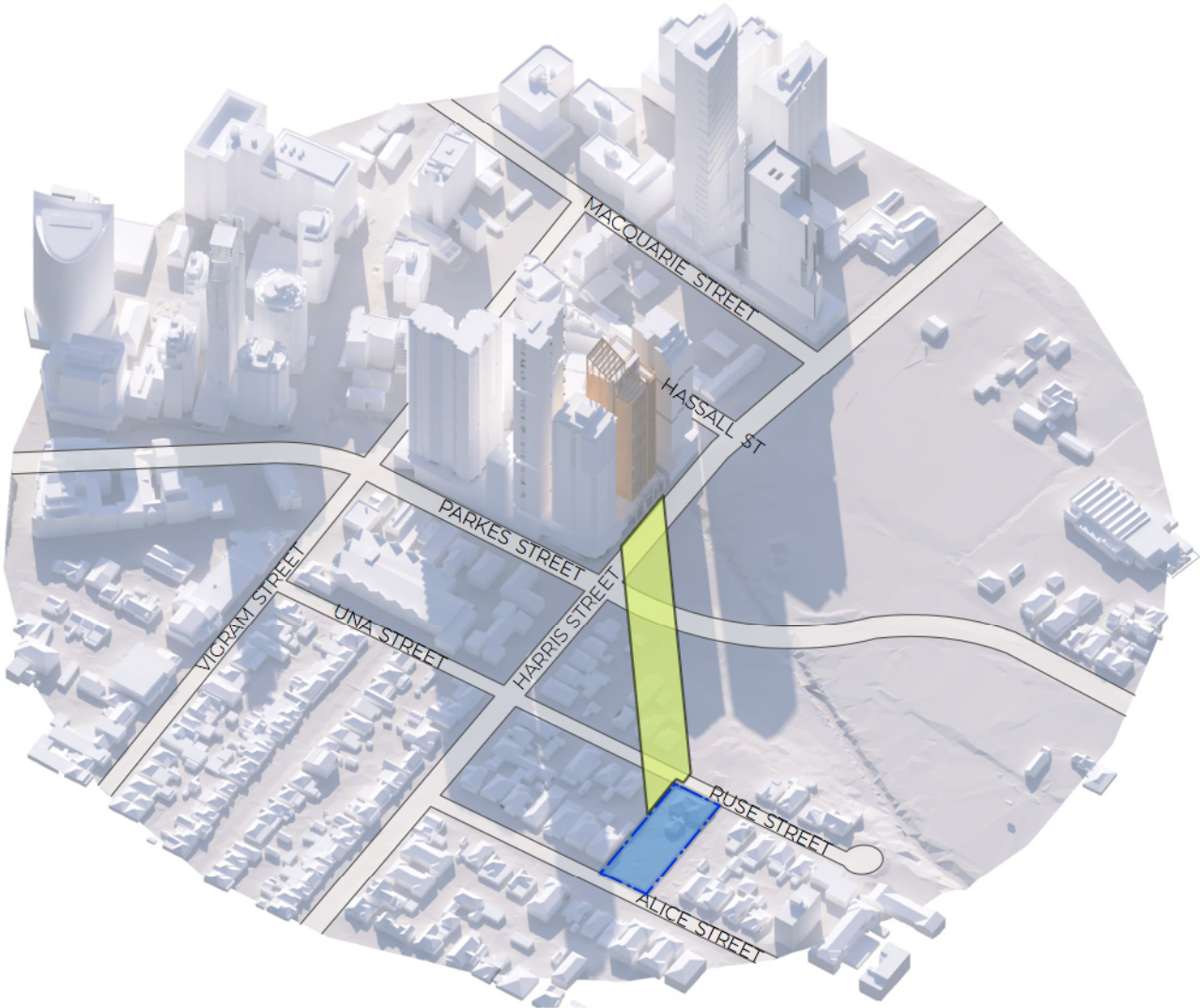


12:00 PM ON 21 JUNE



- PROJECTED SHADOW FROM PROPOSAL
- EXPERIMENT FARM BOUNDARY

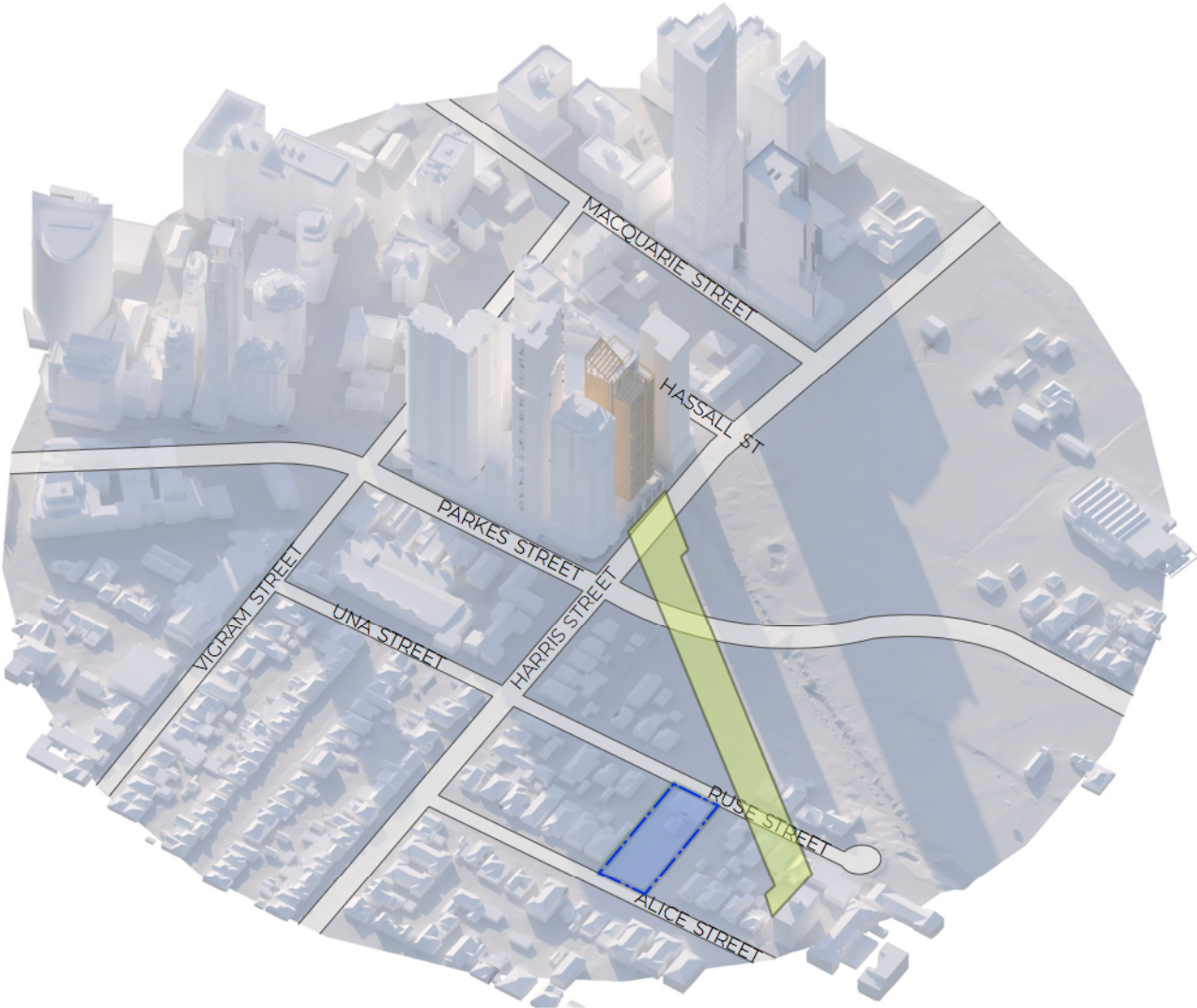


13:00 AM ON 21 JUNE



14:00 PM ON 21 JUNE

-  PROJECTED SHADOW FROM PROPOSAL
-  EXPERIMENT FARM BOUNDARY

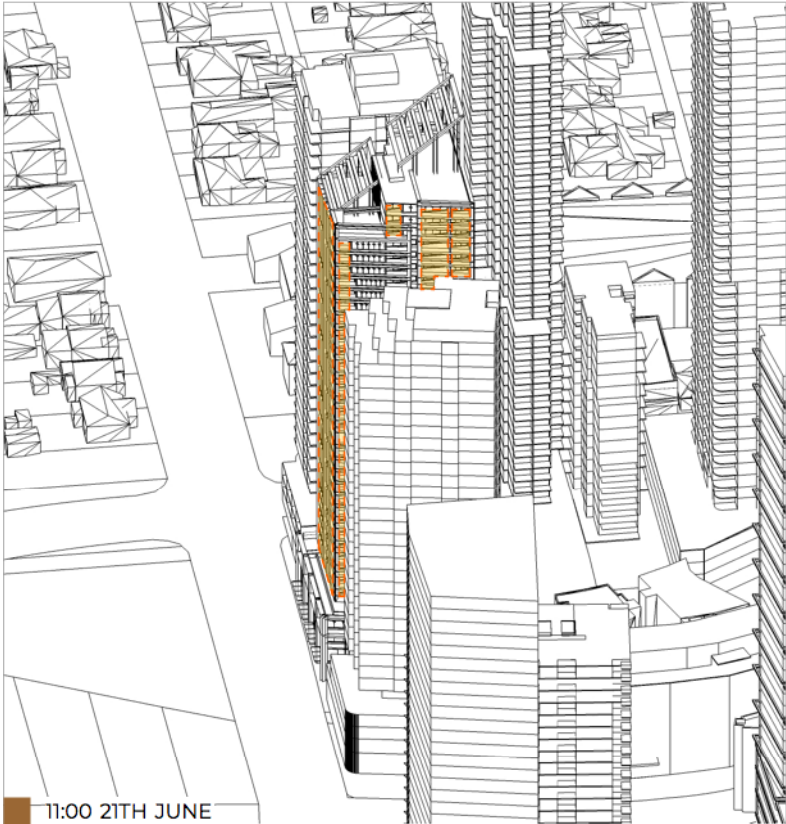
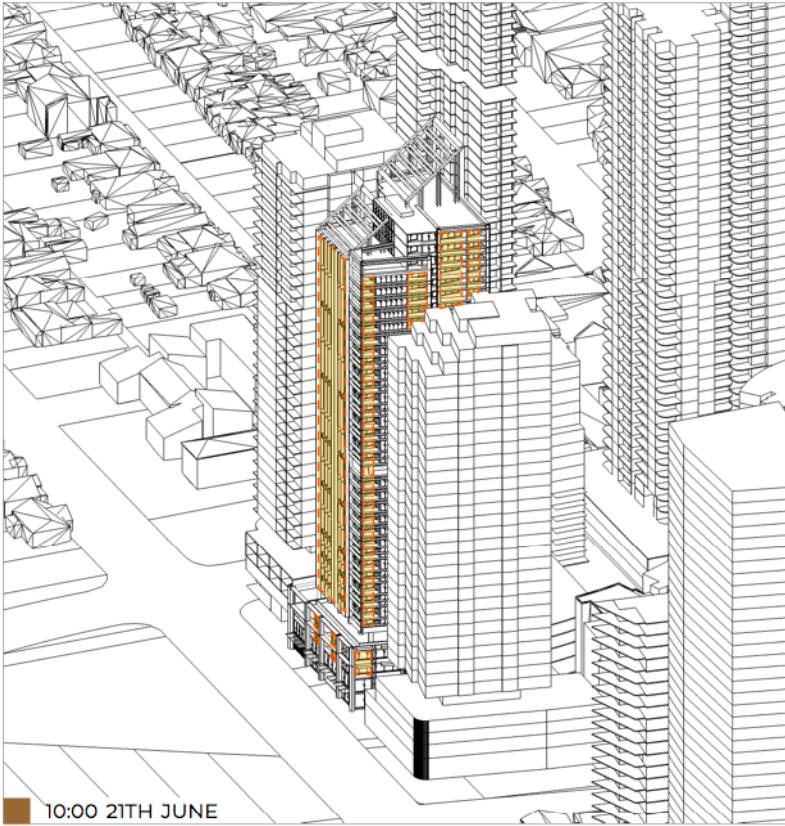
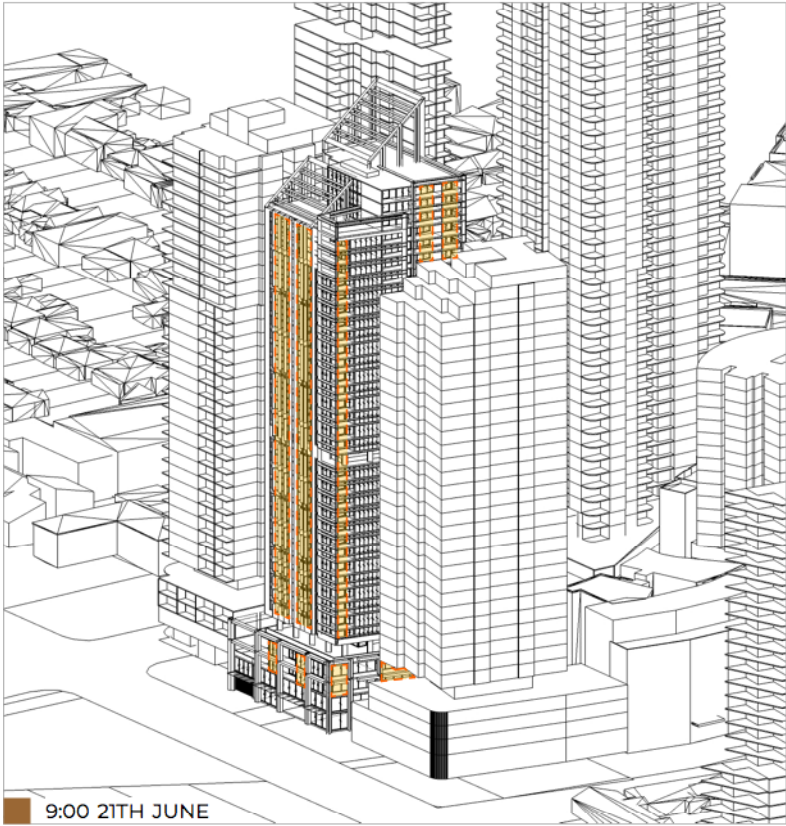


15:00 AM ON 21 JUNE



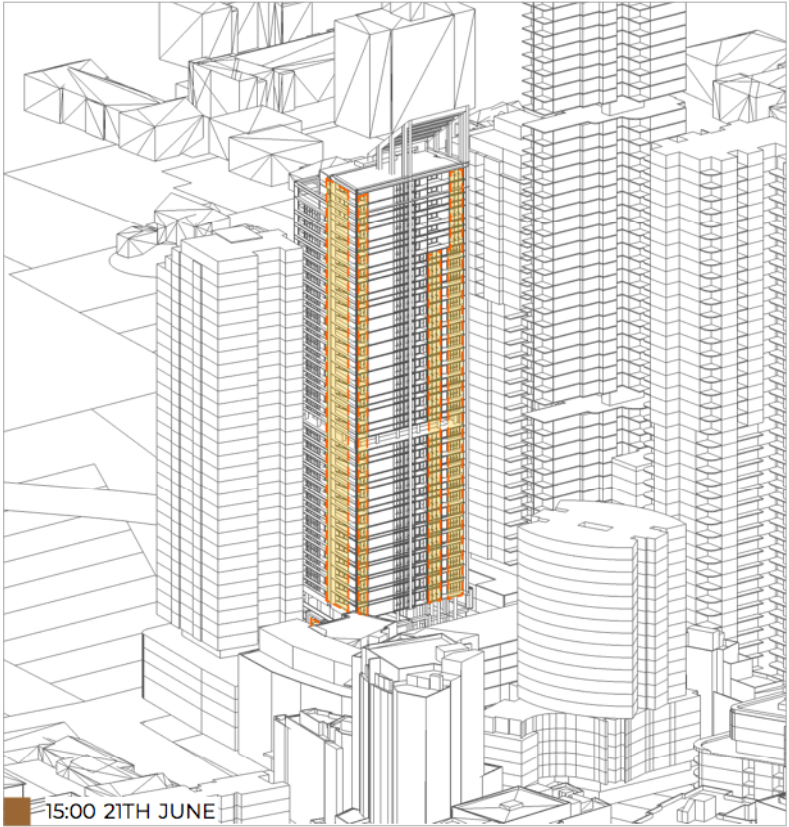
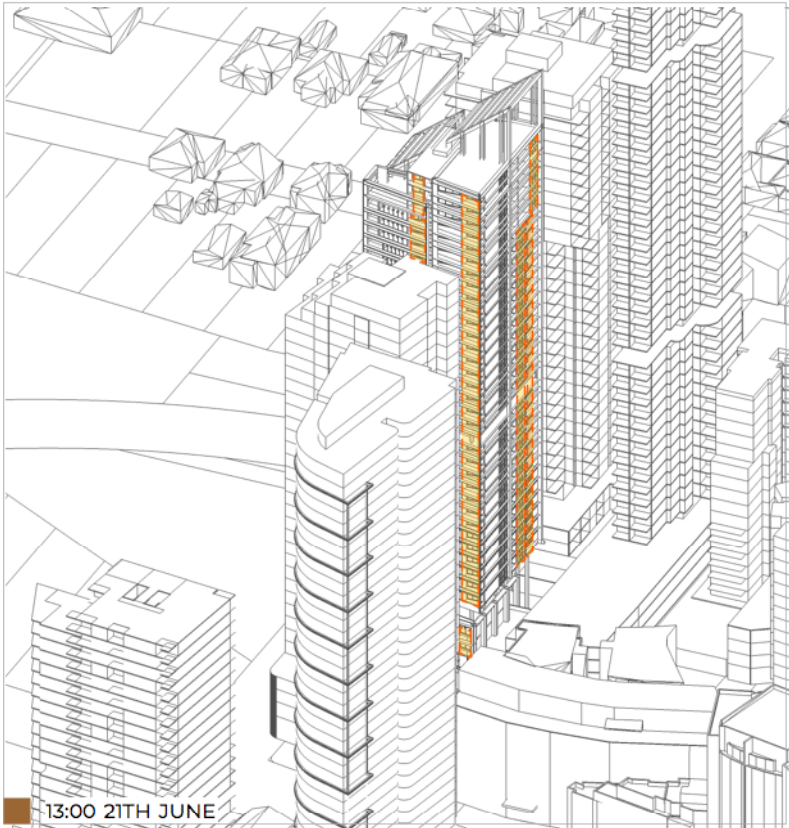
SHADOW PROJECTED BY PROPOSED BUILDING AROUND EXPERIMENT FARM  
14:00 PM ON 21 JUNE

- PROJECTED SHADOW FROM PROPOSAL
- EXPERIMENT FARM BOUNDARY



KEY  
DIRECT SOLAR ACCESS

1: 500




**NOTE:**

APARTMENTS RECEIVING 2 HOURS SOLAR  
ACCESS (21TH JUNE)  
**85.2%.** min. 70%

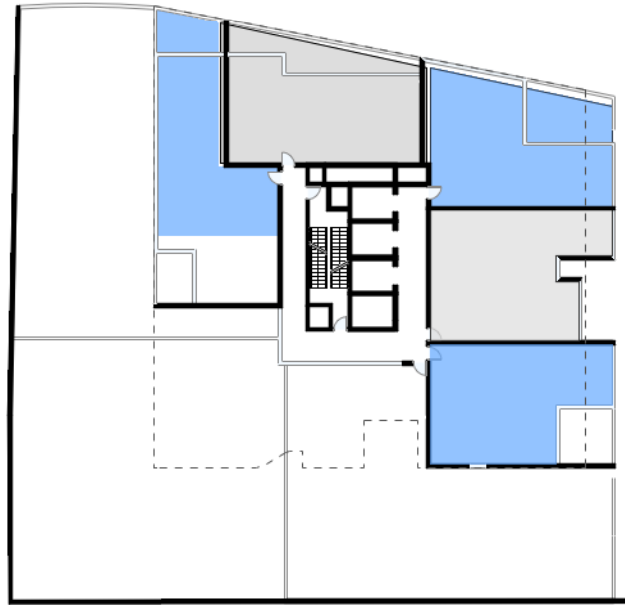
APARTMENTS RECEIVING 0 HOURS SOLAR  
ACCESS (21TH JUNE)  
**0%** max. 15%



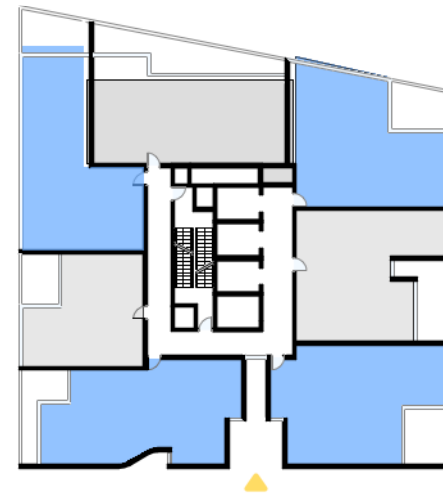
KEY

 DIRECT SOLAR ACCESS

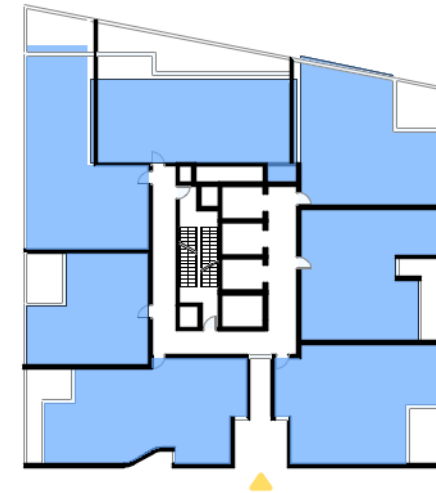
1: 500



L02-03



L05-L08



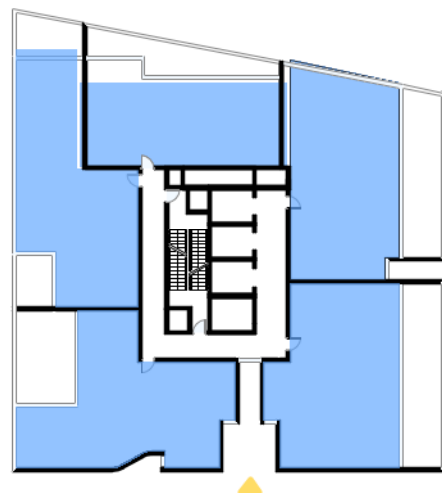
L09-L31



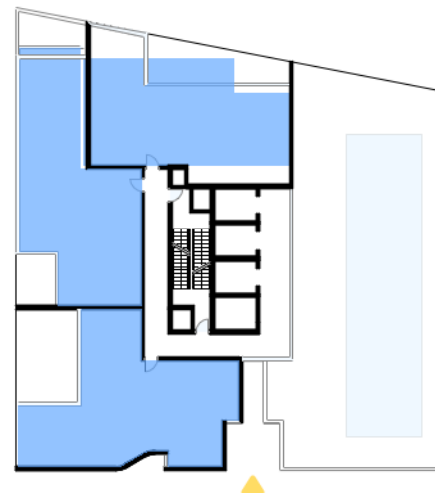
**NOTE:**

CROSS VENTILATED APARTMENTS  
(FIRST 8 LEVELS)

**82.4%.** min. 60%



L32-L34



L35-37



**KEY**

- ACHIEVING CROSS VENTILATION
- NO CROSS VENTILATION

1: 500

PROPOSAL  
YIELD

| SITE AREA  |                         |                    | 1776                   |       |       |       |       |     |      |               |             |                      | M² |  |  |
|--|-------------------------|--------------------|------------------------|-------|-------|-------|-------|-----|------|---------------|-------------|----------------------|----|--|--|
| YIELD  |                         |                    |                        |       |       |       |       |     |      |               |             |                      |    |  |  |
| LEVEL  | RESIDENTIAL<br>GFA (M²) | RETAIL<br>GFA (M²) | COMMERCIAL<br>GFA (M²) | 1 BED | 2 BED | 3 BED | 4 BED | COS | (M²) | 0-2H<br>SOLAR | 2H<br>SOLAR | CROSS<br>VENTILATION |    |  |  |
| GF   | 40                      | 710                |                        |       |       |       |       |     |      |               |             |                      |    |  |  |
| LEVEL 01   |                         |                    | 1065                   |       |       |       |       |     |      |               |             |                      |    |  |  |
| LEVEL 02   | 490                     |                    |                        |       | 4     | 1     |       |     |      |               | 3           | 3                    |    |  |  |
| LEVEL 03   | 490                     |                    |                        |       | 4     | 1     |       |     |      |               | 3           | 3                    |    |  |  |
| LEVEL 04   | 20                      |                    |                        |       |       |       |       | 620 |      |               |             |                      |    |  |  |
| LEVEL 05   | 567                     |                    |                        | 1     | 6     |       |       |     |      |               | 4           | 4                    |    |  |  |
| LEVEL 06   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 4                    |    |  |  |
| LEVEL 07   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 4                    |    |  |  |
| LEVEL 08   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 4                    |    |  |  |
| LEVEL 09   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 10   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 11   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 12   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 13   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 14   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 15   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 16   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 17   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 18   | 20                      |                    |                        |       |       |       |       |     |      |               |             |                      |    |  |  |
| LEVEL 19   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 20   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 21   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 22   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 23   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 24   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 25   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 26   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 27   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 28   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 29   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 30   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 31   | 570                     |                    |                        | 1     | 6     |       |       |     |      |               | 6           | 6                    |    |  |  |
| LEVEL 32   | 525                     |                    |                        |       | 1     | 4     |       |     |      |               | 5           | 5                    |    |  |  |
| LEVEL 33   | 525                     |                    |                        |       | 1     | 4     |       |     |      |               | 5           | 5                    |    |  |  |
| LEVEL 34   | 530                     |                    |                        |       | 1     | 4     |       |     |      |               | 5           | 5                    |    |  |  |
| LEVEL 35   | 340                     |                    |                        |       |       | 3     |       | 290 |      |               | 3           | 3                    |    |  |  |
| LEVEL 36   | 340                     |                    |                        |       |       | 3     |       |     |      |               | 3           | 3                    |    |  |  |
| LEVEL 37   | 340                     |                    |                        |       |       | 3     |       |     |      |               | 3           | 3                    |    |  |  |
| HEIGHT LIMITED TO 38 STOREYS (AT TYPICAL 3.1M FLR TO FLR) SO NO OVERSHADOWING OF EXPERIMENT FARM COTTAGE |                         |                    |                        |       |       |       |       |     |      |               |             |                      |    |  |  |
| SUB TOTALS   | 18477                   | 710                | 1065                   | M²    |       |       |       |     |      |               |             |                      |    |  |  |
| TOTALS   | 20252                   |                    |                        | 26    | 167   | 23    | 0     | 910 | M²   | 0             | 184         | 178                  |    |  |  |
| 1:1 MAX. RETAIL / COMMERCIAL REQUIRED = 1776M²   |                         |                    |                        | 12.0% | 77.3% | 10.6% |       |     |      |               | 85.2%       | 82.4%                |    |  |  |
| TOTAL UNITS  |                         |                    |                        |       |       | 216   |       |     |      |               |             |                      |    |  |  |
| RESIDENTIAL FSR  |                         |                    |                        |       |       | 10.40 | :1    |     |      |               |             |                      |    |  |  |
| COMMERCIAL /RETAIL FSR   |                         |                    |                        |       |       | 1.00  | :1    |     |      |               |             |                      |    |  |  |
| FSR  |                         |                    |                        |       |       | 11.40 | :1    |     |      |               |             |                      |    |  |  |

| PARKING | SUBTOTAL | RATE | REQUIRED | PROVIDED |
|---------|----------|------|----------|----------|
| 1 BED   | 26       | 0.3  | 7.8      | 8        |
| 2 BED   | 167      | 0.7  | 116.9    | 117      |
| 3-4 BED | 23       | 1    | 23.0     | 23       |
|         |          |      | 148      | 148      |



This UDR has been prepared in support of an application to increase the maximum building height control from 54 metres to **135 metres** and increase the maximum floor space ratio (FSR) control from 4.0:1 (current LEP) and 10:1 (Parramatta Planning Proposal 2011) to **11.40:1**, which is meeting the predicted residential growth highlighted in Parramatta Planning Proposal (2011).

The proposed scheme is in compliance with Apartment Design Guide in terms of building separations, solar and cross ventilations etc, without overshadowing the experiment park on the South-East of the project site.

# ALEKSANDAR PROJECTS

## **ALEKSANDAR PROJECTS**

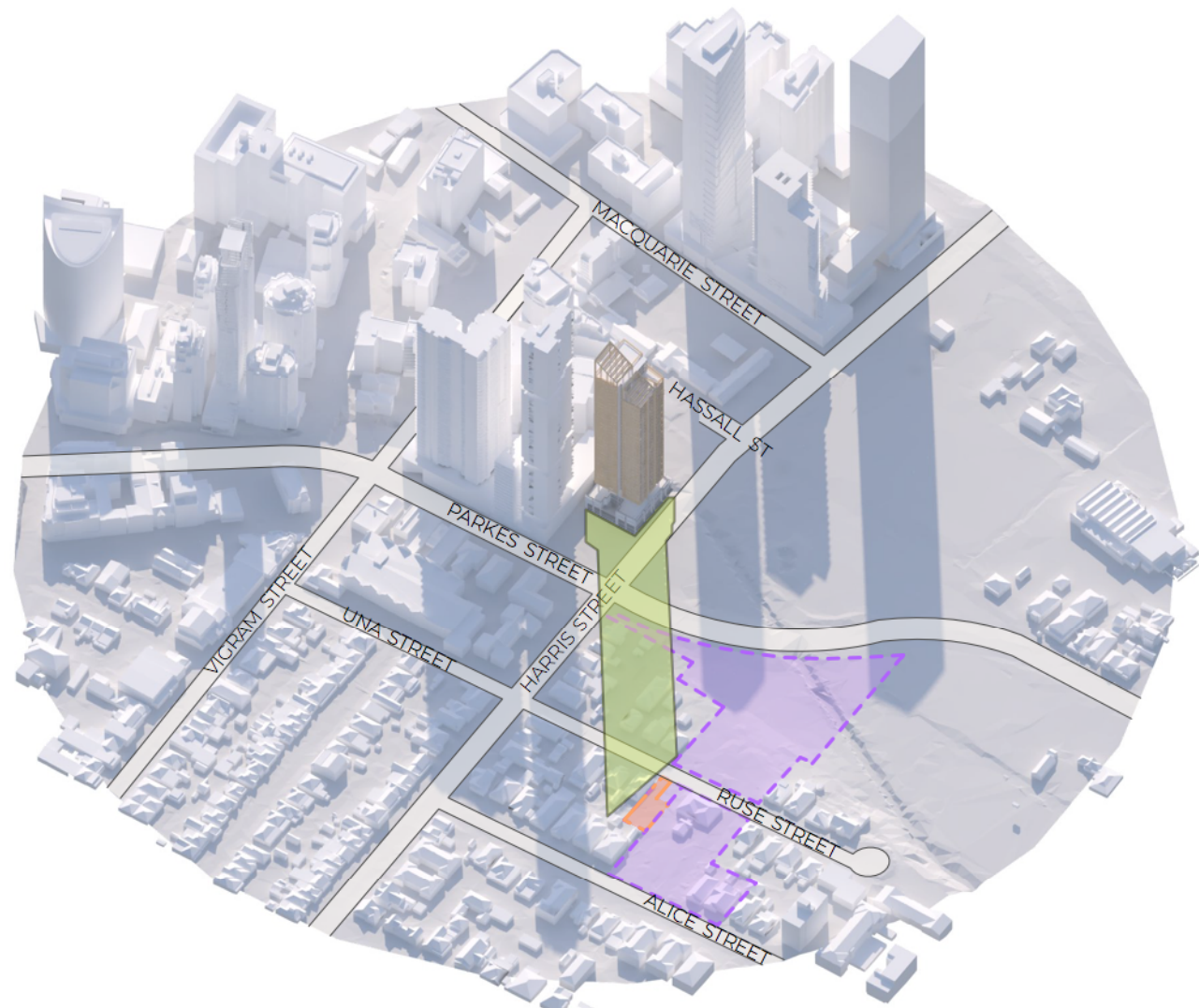
52 KELLETT STREET POTTS POINT NSW 2011  
+612 9361 5560 [MJ@ALEKSANDARPROJECTS.COM.AU](mailto:MJ@ALEKSANDARPROJECTS.COM.AU)  
[ALEKSANDARPROJECTS.COM.AU](http://ALEKSANDARPROJECTS.COM.AU)

NOMINATED ARCHITECT: ALEKSANDAR JELICIC REGISTRATION NO. 7167  
© ALEKSANDER PROJECTS PTY LTD

5

---

APPENDIX

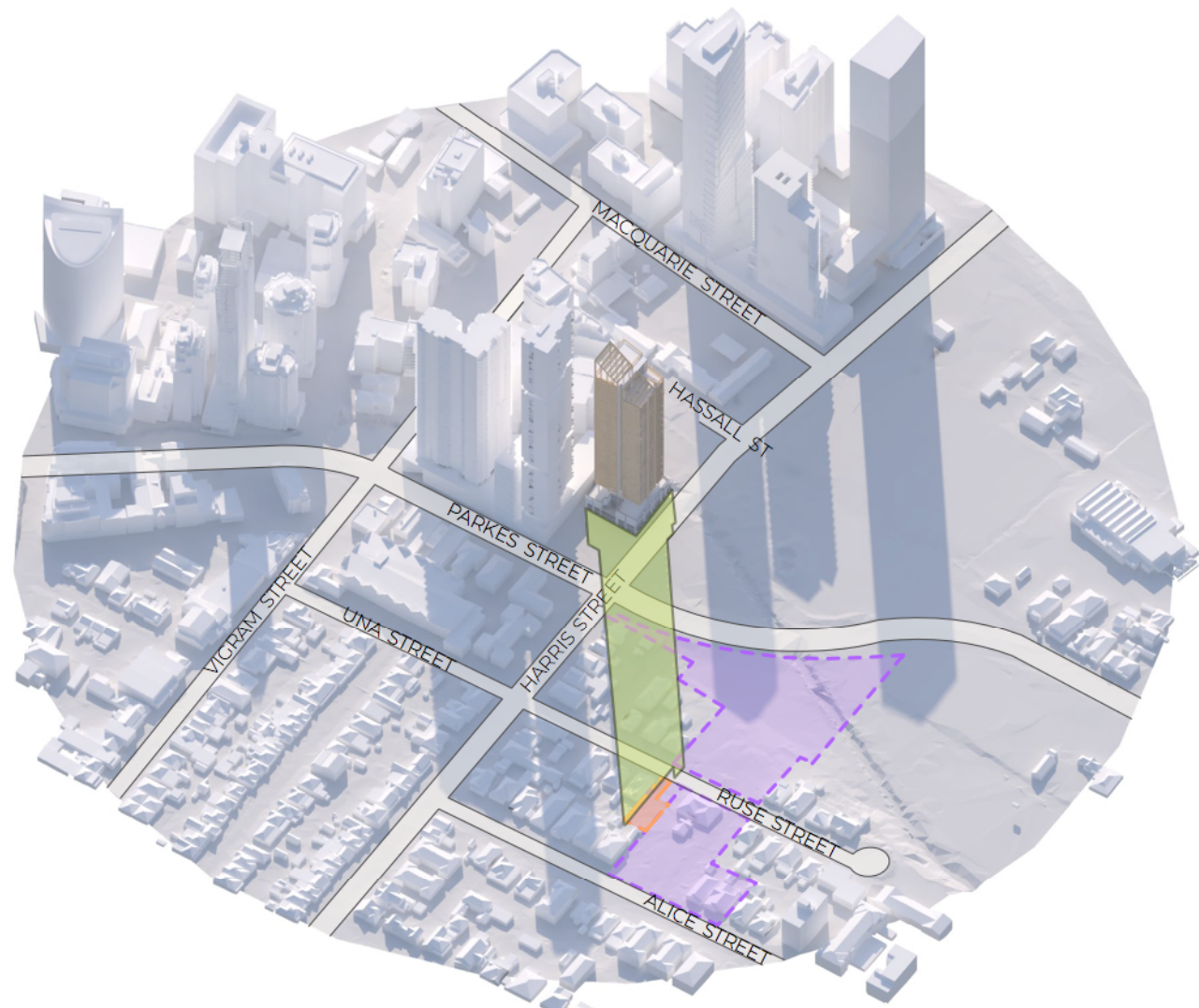


13:45 PM ON 21 JUNE



SHADOW PROJECTED BY PROPOSED BUILDING AROUND EXPERIMENT FARM  
13:45 PM ON 21 JUNE

- PROJECTED SHADOW FROM PROPOSAL
- EXISTING CAR SPACES + DRIVEWAY AT 7 RUSE STREET
- STATE HERITAGE ACT 1977 NO 136: EXPERIMENT FARM COTTAGE BOUNDARY

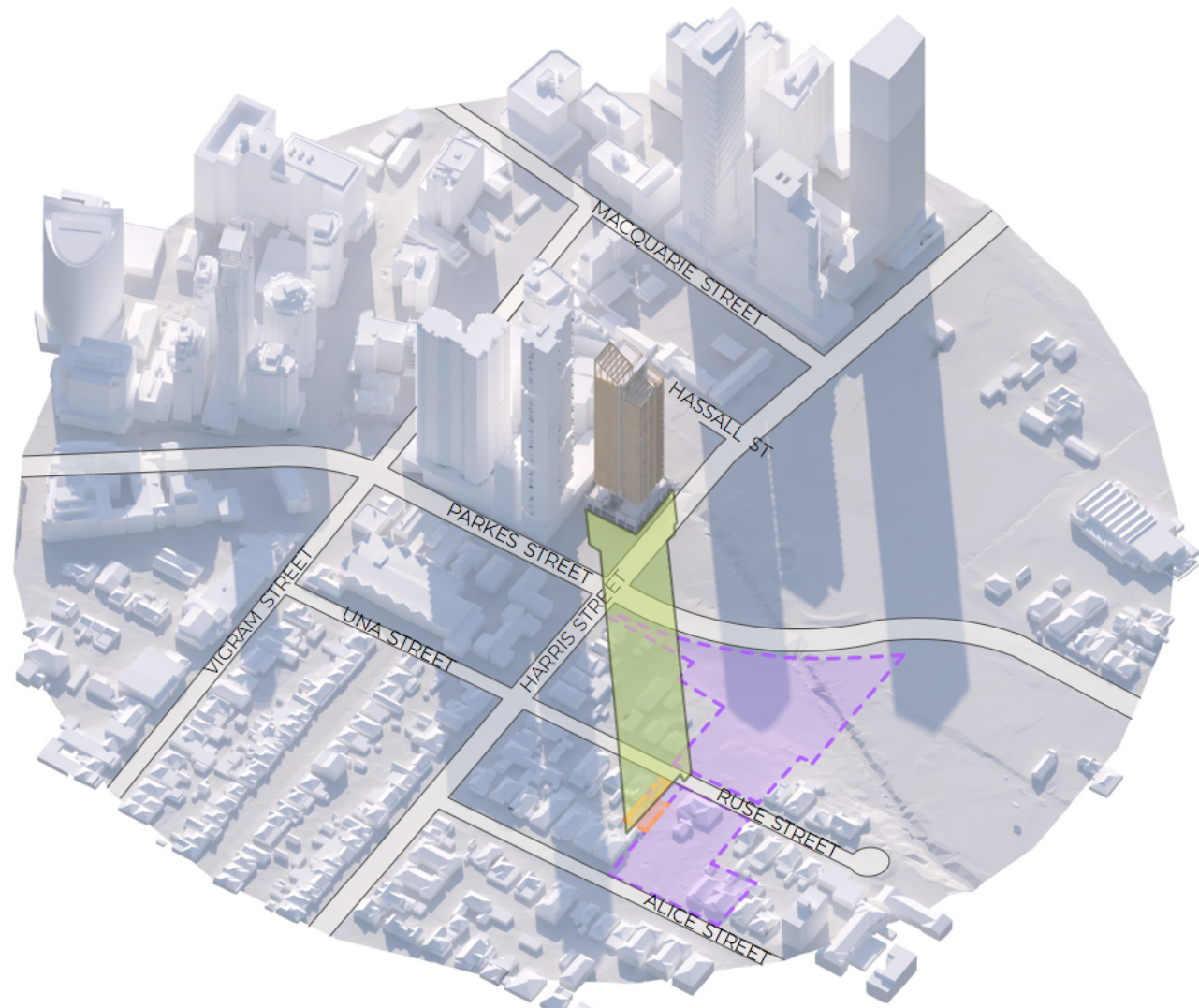


13:50 PM ON 21 JUNE



SHADOW PROJECTED BY PROPOSED BUILDING AROUND EXPERIMENT FARM  
13:50 PM ON 21 JUNE

- PROJECTED SHADOW FROM PROPOSAL
- EXISTING CAR SPACES + DRIVEWAY AT 7 RUSE STREET
- STATE HERITAGE ACT 1977 NO 136: EXPERIMENT FARM COTTAGE BOUNDARY

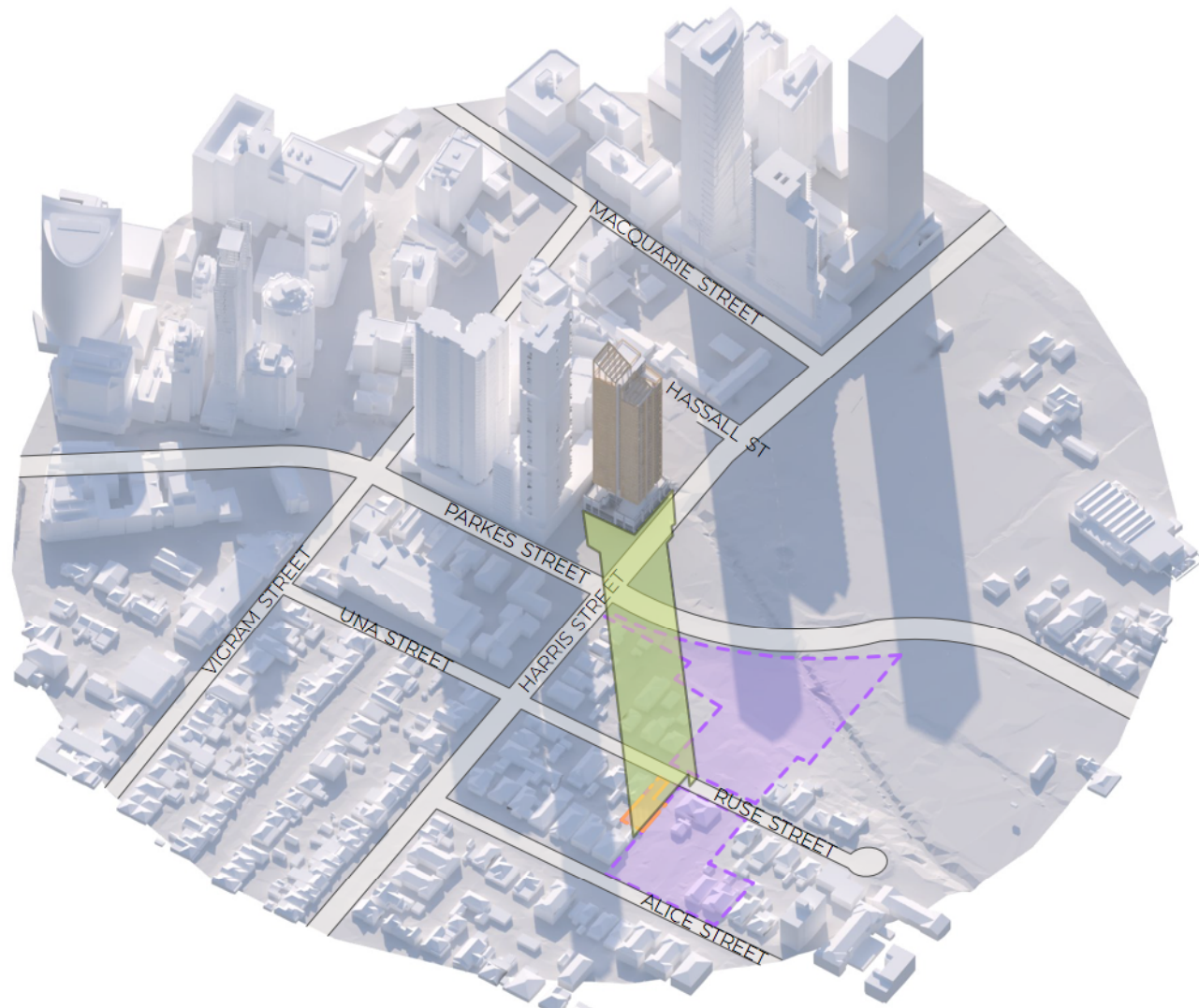


13:55 PM ON 21 JUNE

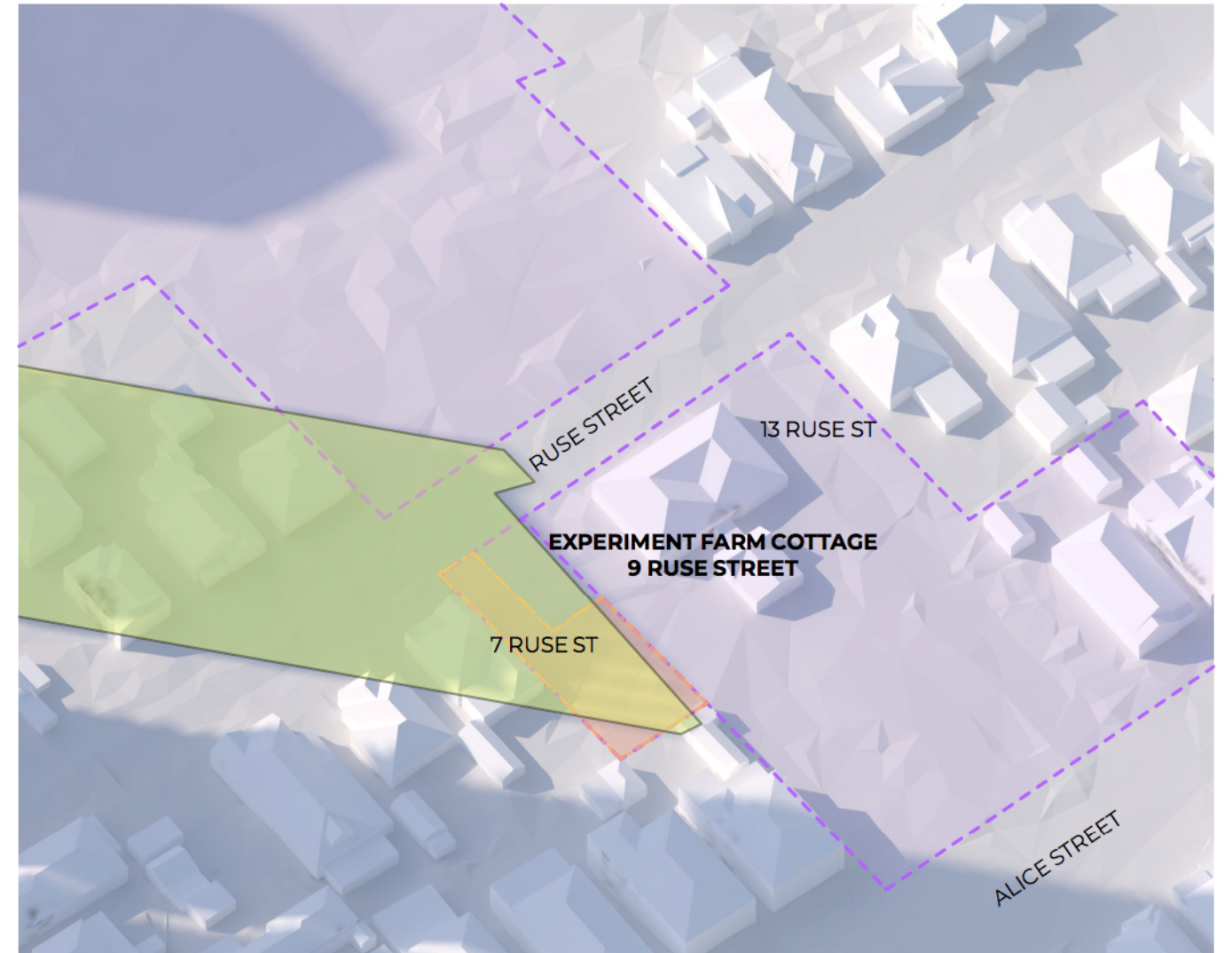


SHADOW PROJECTED BY PROPOSED BUILDING AROUND EXPERIMENT FARM  
13:55 PM ON 21 JUNE

- PROJECTED SHADOW FROM PROPOSAL
- EXISTING CAR SPACES + DRIVEWAY AT 7 RUSE STREET
- STATE HERITAGE ACT 1977 NO 136: EXPERIMENT FARM COTTAGE BOUNDARY



14:00 PM ON 21 JUNE



SHADOW PROJECTED BY PROPOSED BUILDING AROUND EXPERIMENT FARM  
14:00 PM ON 21 JUNE

- PROJECTED SHADOW FROM PROPOSAL
- EXISTING CAR SPACES + DRIVEWAY AT 7 ROSE STREET
- STATE HERITAGE ACT 1977 NO 136: EXPERIMENT FARM COTTAGE BOUNDARY