CRONE
ARCHITECTS

Charles & George
180 George St, Parramatta, NSW
Urban Design Analysis Report

Meriton Group
19.02.2016

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Opening Statement and Contents

This document contains comprehensive Architectural and Urban Design information, carried out by experienced designers. The report investigates the potential for increased density at the subject site and establishes a future building envelope together with key design parameters that will be used to inform the future development of the site for a high density mixed use scheme.

The building envelope proposal has been developed in a manner that maximises flexibility and encourages innovation during the detailed design phase or competitive design process. It also includes a indicative concept design which considers surrounding amenity and attempts to improve on the potential development outcome that would occur under current applicable controls.

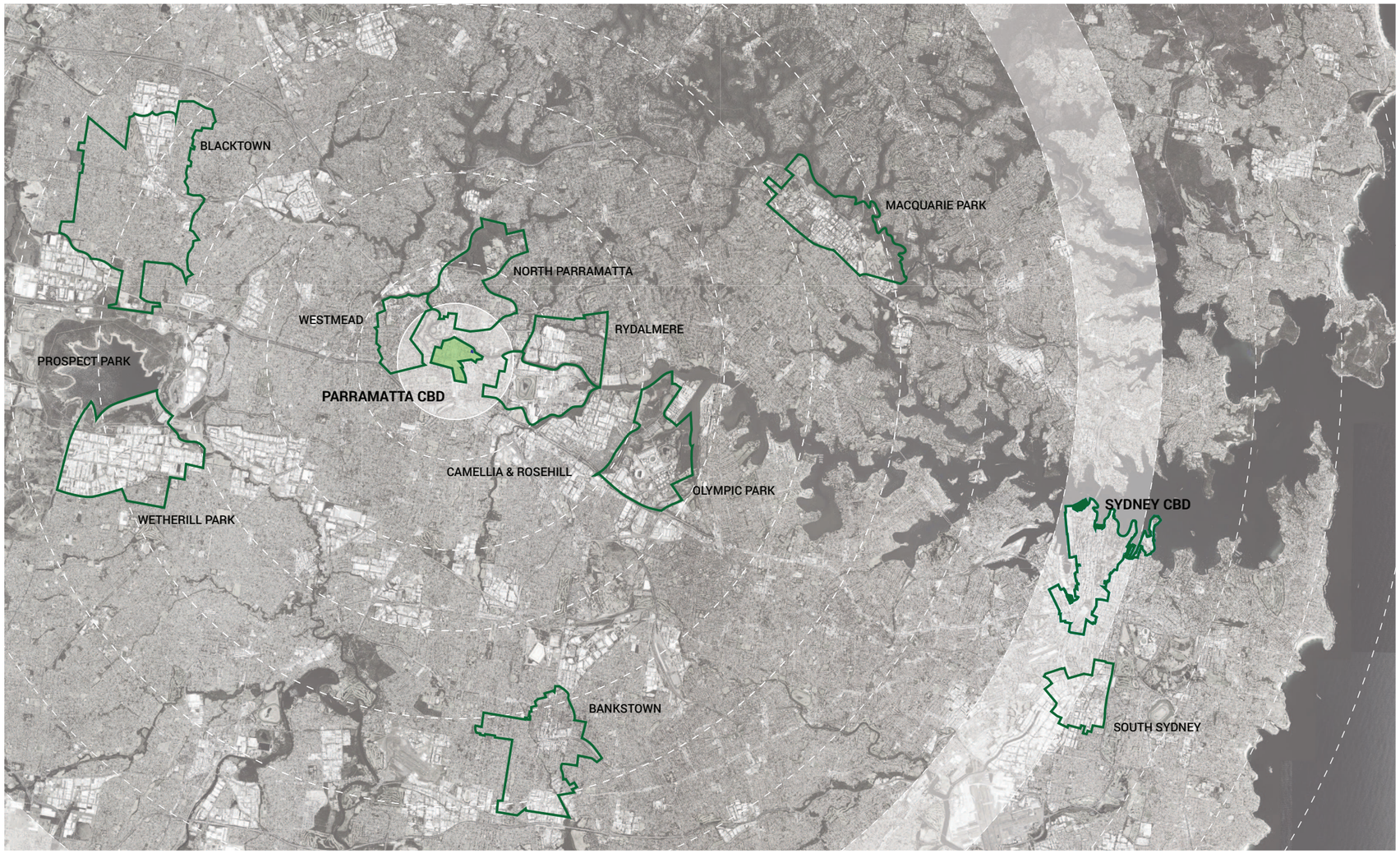
01 Investigation & Analysis

01 — Investigation and Analysis
Sydney Context

Parramatta (Post-European settlement) was established 10 months after Sydney Cove in 1788, and was the furthest navigable position inland on the river at a point where saltwater became freshwater. It was essential in providing much needed food for a growing colony.
Today, Parramatta is a lively city, a hub of dining, shopping, commerce and entertainment. It is one of Australia's most important economic regions and is regarded as Sydney's second Central Business District.
Its location is as important today as it was in 1788, with the centre point of conjunction for major arterials located here.

- East to Sydney via Parramatta Road
- East to Sydney via Parramatta Road
- East to Sydney via Victoria Road
- North to Hornsby via Pennant Hills Road
- NorthWest to the Hawkesbury River via Windsor Road
- Southwest to Liverpool and Camden via Woodville Road
- West to the Blue Mountains via the Great Western Road

Parramatta is in the prime position to capitalise on its important geographic and economic environment. New development can accomodate this through increased density and population and encourage further growth and prosperity.



01 — Investigation and Analysis
Site Location Analysis

The subject site has the potential to capitalise on its prime location within the Parramatta City Centre along the Southern Parramatta River foreshore.

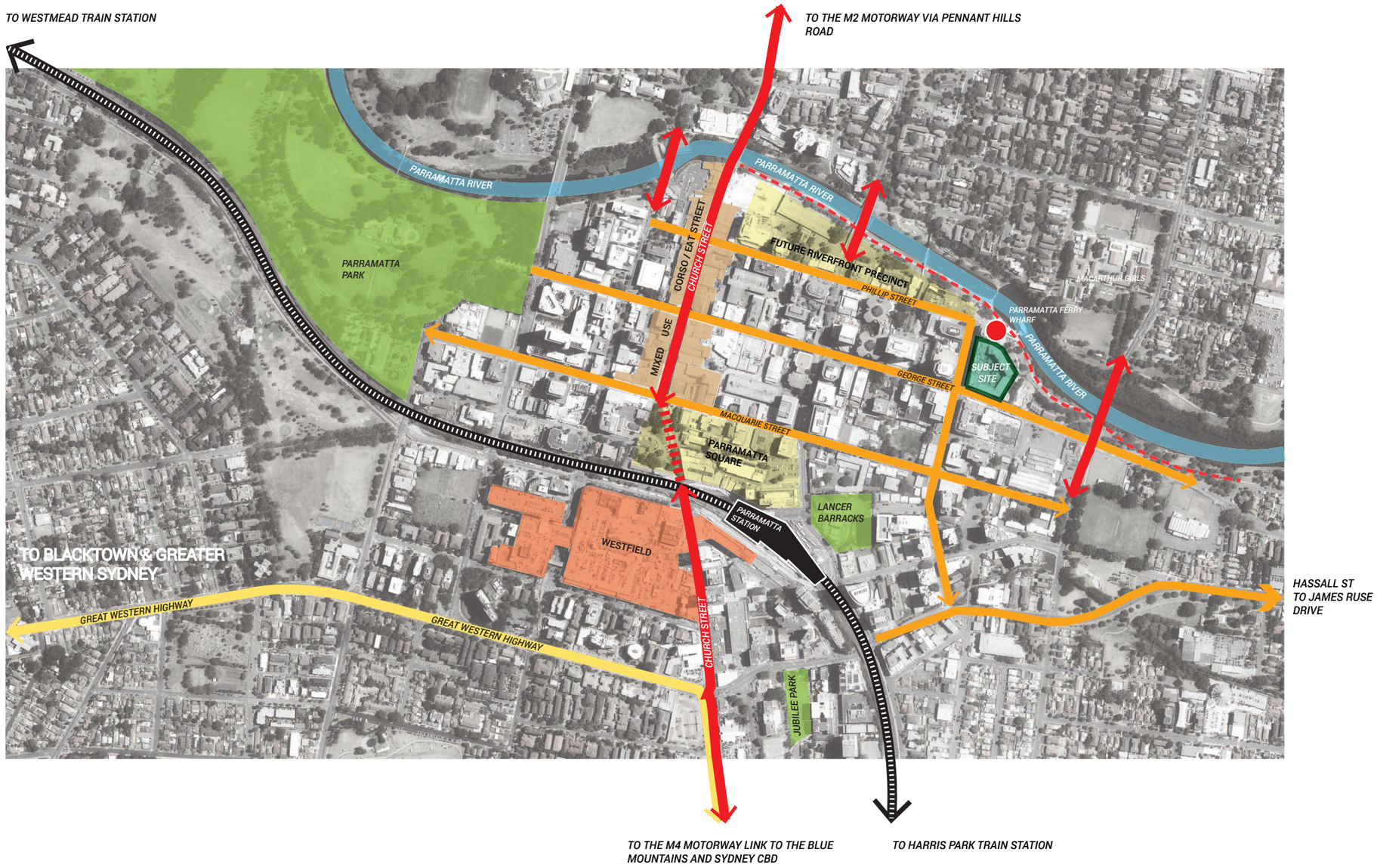
Having main frontages to both Charles and George Streets enables connections to the river, the rail / bus transport hub, major retail such as Westfield and Church Street, and main arterial links to major surrounding suburbs.

The subject site sits adjacent to Parramatta River Ferry Wharf, and foreshore redevelopment zone, the focus of a recent significant urban renewal concept study, and has the potential to complement these future developments.

Distances from subject site to key transport nodes:

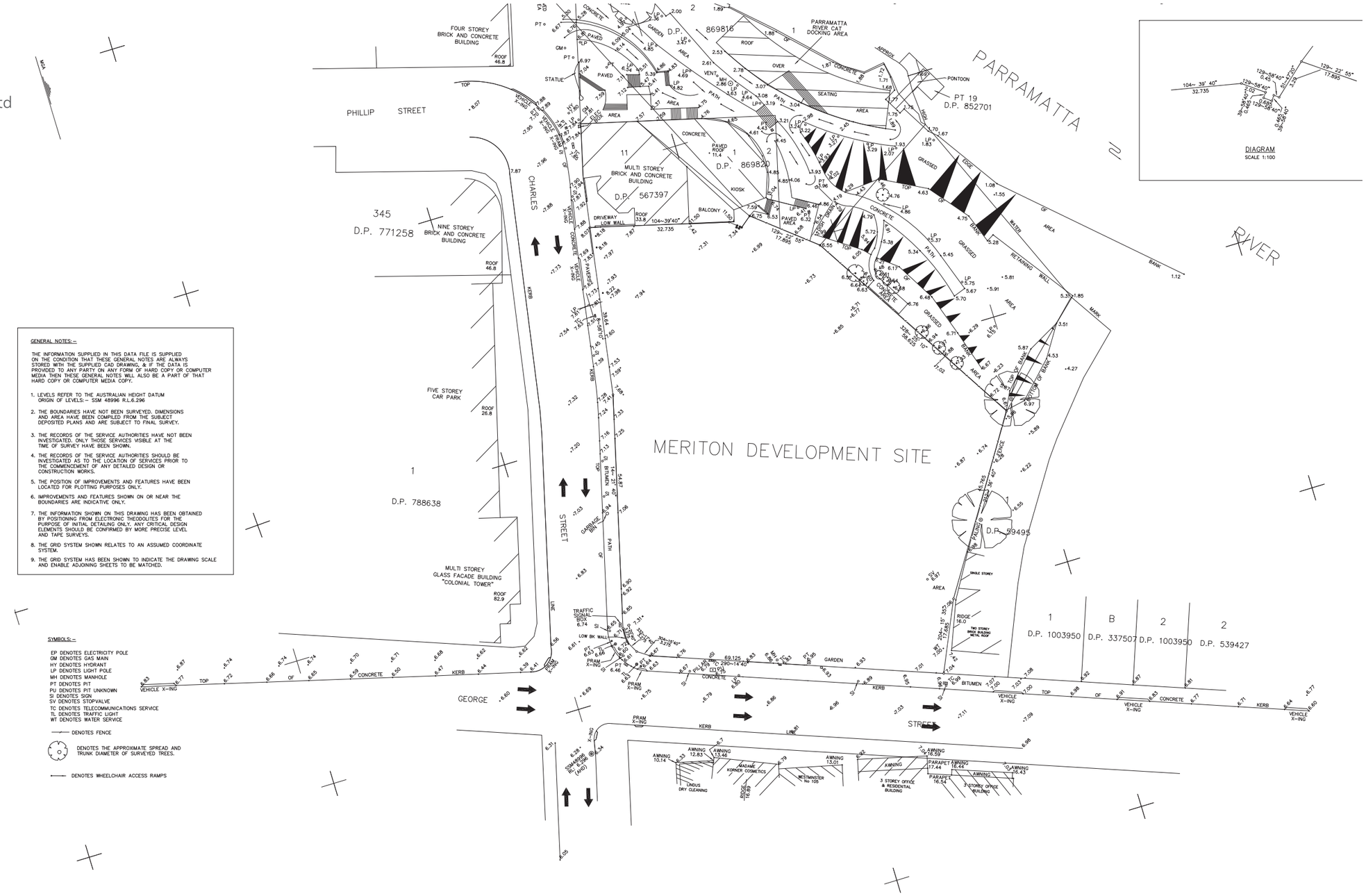
Parramatta Station — 800m
Ferry Wharf ——— 50m
Parramatta Square — 650m
James Ruse Drive — 1.3km
Victoria Road ——— 900m
M4 Motorway ——— 1.8km

River foreshore pedestrian path



01 — Investigation & Analysis
Survey Plan

Drawn by: John B. White Pty Ltd
Site Area: 7977 sqm
Note: Current buildings on subject site not indicated



GENERAL NOTES:–

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2. THE BOUNDARIES HAVE NOT BEEN SURVEYED. DIMENSIONS AND AREA HAVE BEEN COMPILED FROM THE SUBJECT DEPOSITED PLANS AND ARE SUBJECT TO FINAL SURVEY.
3. THE RECORDS OF THE SERVICE AUTHORITIES HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN SHOWN.
4. THE RECORDS OF THE SERVICE AUTHORITIES SHOULD BE INVESTIGATED AS TO THE LOCATION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY DETAILED DESIGN OR CONSTRUCTION WORKS.
5. THE POSITION OF IMPROVEMENTS AND FEATURES HAVE BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
6. IMPROVEMENTS AND FEATURES SHOWN ON OR NEAR THE BOUNDARIES ARE INDICATIVE ONLY.
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8. THE GRID SYSTEM SHOWN RELATES TO AN ASSUMED COORDINATE SYSTEM.
9. THE GRID SYSTEM HAS BEEN SHOWN TO INDICATE THE DRAWING SCALE AND ENABLE ADJOINING SHEETS TO BE MATCHED.

SYMBOLS:–

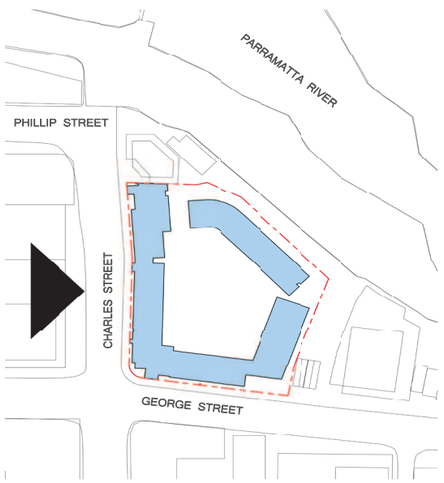
EP DENOTES ELECTRICITY POLE
GM DENOTES GAS MAIN
HY DENOTES HYDRANT
LP DENOTES LIGHT POLE
MH DENOTES MANHOLE
PT DENOTES PIT
PU DENOTES PIT UNKNOWN
SI DENOTES SIGN
SV DENOTES STOPVALVE
TC DENOTES TELECOMMUNICATIONS SERVICE
TL DENOTES TRAFFIC LIGHT
WT DENOTES WATER SERVICE

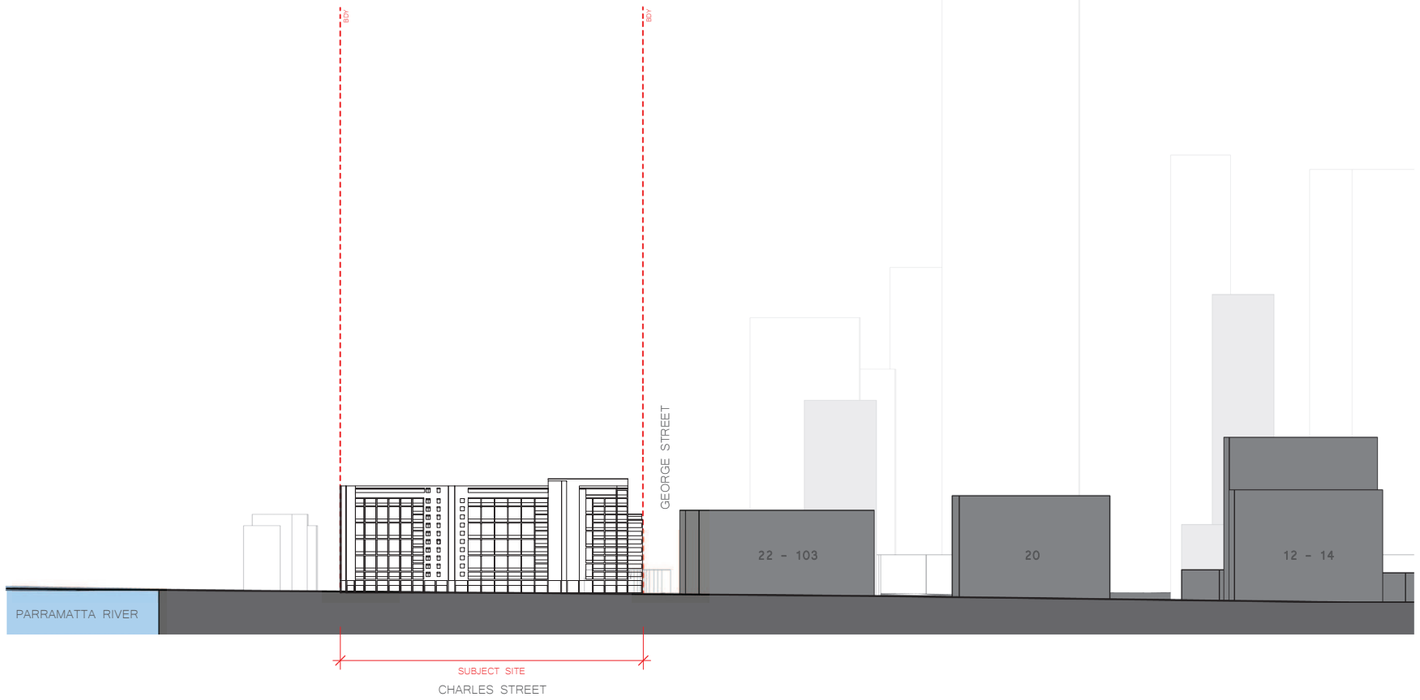
DENOTES FENCE

DENOTES THE APPROXIMATE SPREAD AND TRUNK DIAMETER OF SURVEYED TREES.

DENOTES WHEELCHAIR ACCESS RAMPS

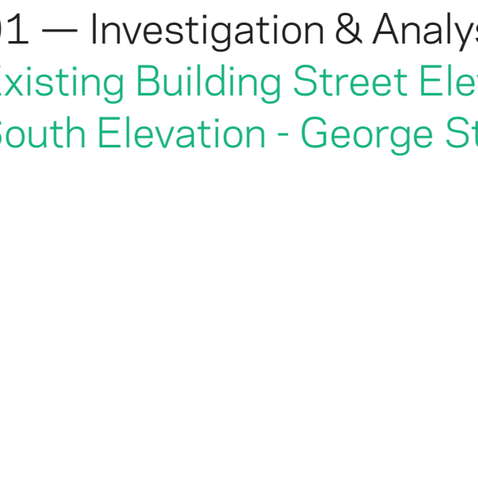
Existing Building Street Elevations
West Elevation- Charles Street

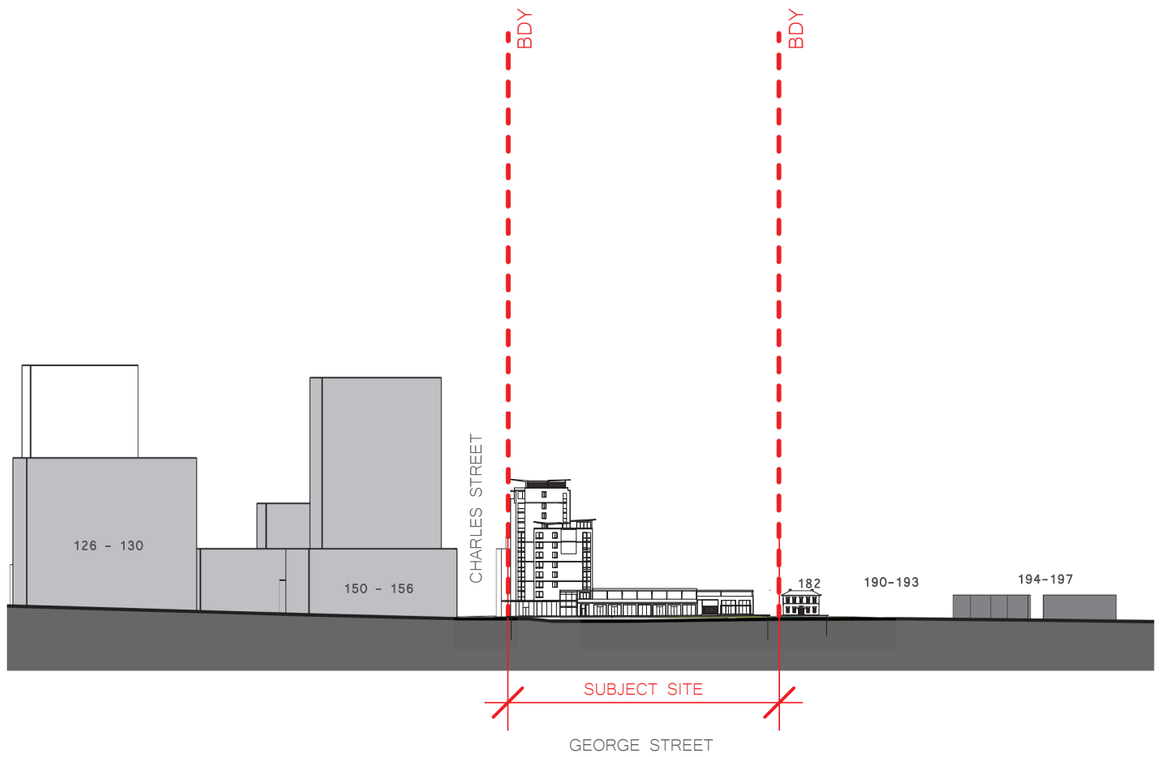




Not to scale

Existing Building Street Elevations
South Elevation - George Street





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Architectus Proposal Planning Framework Study

Architectus recently undertook a "City Centre Planning Framework Study" on Parramatta, investigating several opportunities to increase density via amended FSR and Height Control. A common theme in their studies focused around maximising development in the City Core via a broad 10:1 FSR ratio. This aligns with the proposed FSR control across the subject site and will ensure concomitance with the future vision of Parramatta.

Architectus Scenario

Increased FSR, No Height Control
Scenario C as found in document Draft Parramatta City Centre Planning Framework Study prepared by Architectus, Iterm 9.4 - Attachment 1, Page 515

Basis Of Scenario

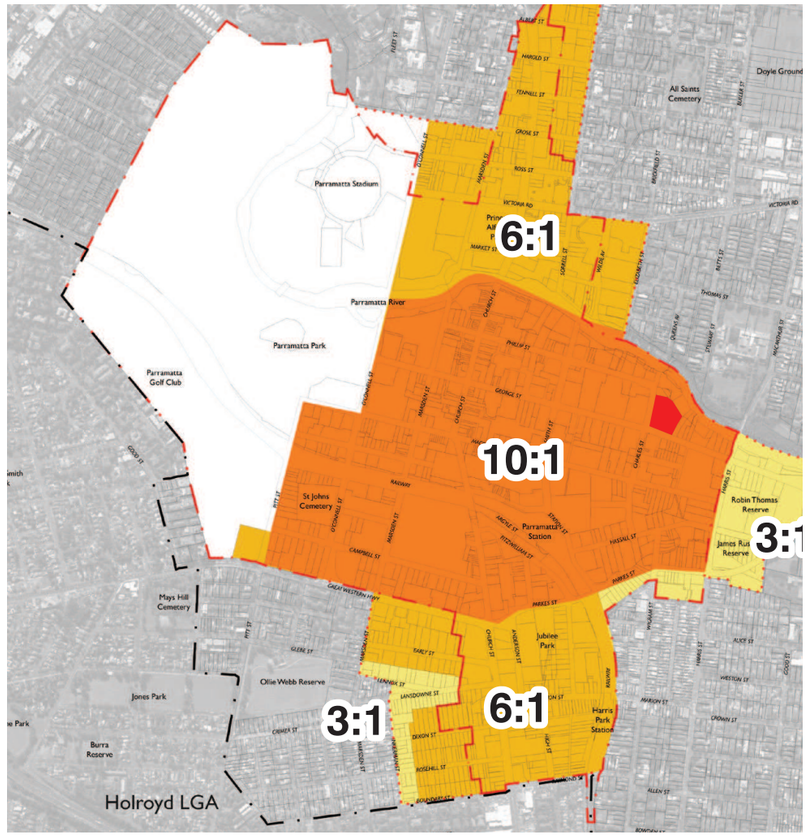
FSR controls have been developed (see diagram right) which are comparable to (slightly less than) those of Central Sydney. These are reduced in outer, transitional areas to acknowledge neighbouring sensitive areas:
No height control is provided
No solar access control is assumed
The existing Commercial Core is retained as the focus for commercial development

Opportunities

Consistent with floor space projections
With no height control, towers are encouraged to be taller, slimmer and well separated
Tall buildings with gaps between them - consistent with principles of Old Government House and Domain World Heritage site agreement
Retains the core of the City Centre as the focus of activity.

Challenges

Delivering appropriate mix of uses
Sun access to surroundings



Proposed FSR

[Scenario C as found in document Draft Parramatta City Centre Planning Framework Study prepared by Architectus, Iterm 9.4 - Attachment 1, Page 515]

01 — Investigation & Analysis
Planning Controls - Local Environment Plan
Parramatta City Centre LEP 2007

FSR and Height Control
Application of the current LEP FSR controls across the site results in a 4:1 ratio. This is not in line with the height and density of surrounding planning proposals and projected future development. Our proposal is to apply a possible 10:1 FSR ratio across the entire site and modify the height control from 36m to 180m to accomodate this increase. These changes would reflect the Architectus Planning Framework Proposal.

Zoning
B4 Mixed Use maintained

Height of Buildings
Request to amend control from 36m to 180m

Key Sites
Request to nominate subject site as a Key Site within the City Centre

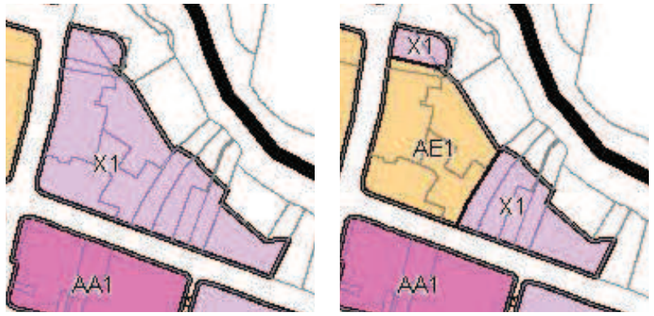
Carparking
A maximum of 1 parking space to be provided for every 100m² of gross floor area: Multi dwelling housing
1, 2 and 3 bedrooms: A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors
Shops: A maximum of 1 parking space to be provided for every 30m² of gross floor area
Childcare centre: A maximum of 1 carspace to every 4 childcare places
Proposed consolidation with Parramatta LEP 2011

Design Competition
Developments that undergo a design competition and demonstrate design excellence may make an application to achieve a building height and FSR variation by up to 10%. Following the gazettal of Parramatta LEP 2011 Amendment No.10, the variation will increase to 15%

Floor Space Ratio Map
LEP 2007 Floor Space Ration Map - FSR_001

Current
FSR 4:1

Proposed
FSR 10:1



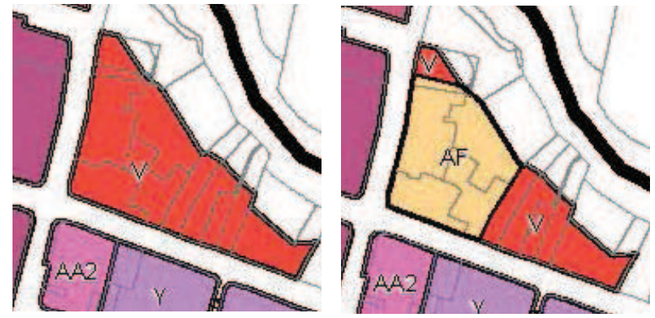
X1 4

AE1 10

Height of Buildings Map
LEP 2007 Height of Buildings Map - HOB_001

Current
36m

Proposed
FSR 180m



V 36

AF 180

01 — Investigation & Analysis
Planning Controls - Local Environment Plan
Parramatta City Centre LEP 2007

Heritage Zones
182 George Street is a state listed heritage item (Lot 1, DP59495). Proposed building envelope allows for a minimum 6m setback from site boundary to the listed building (Harrisford House).

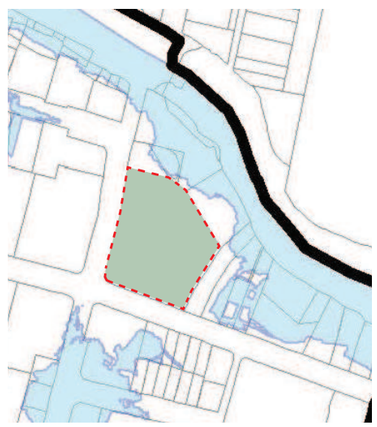
Airspace Limitation
Proposed building envelope is under the minimum radar terrain clearance chart (RTCC) requirements of 224m AHD.

Flooding Zones
Subject site is excluded from flood prone land.

River Strategy
Subject site faces Parramatta Quay which is a major ferry interchange connecting Sydney to Parramatta. Existing passageway connecting Charles Street to Parramatta Quay is maintained for ease of access. Activation between river and city is maintained at ground level. This could be transformed into an event activation zone by accommodating terraced seating and pedestrian plaza.

Heritage Zoning Map
LEP 2007 Heritage Map - HER001

Flood Zoning Map
LEP 2007 Flood Prone Land Map - FLD001



River Strategy Map
Built form and structures plan

River City Strategy Vol.01 Report by McGregor Coxall

Legend

- Site Boundary
- Cultural Landmark
- Marker Building
- Frontage
- Heritage Adaptive Reuse
- Retained Building
- Proposed Building
- Proposed Tower
- Subject site

Planning Controls - Development Control Plan
Parramatta Development Control Plan 2011

Minium building street frontage

Development parcels are required to have at least one street frontage of 20m or more on land zoned B4 Mixed Use

Building to street alignment and street setbacks

Comply with the street building alignment and front setbacks specified in Figure 4.3.3.1.1

Street and River Frontage Heights and Upper Level Setbacks

Building must comply with the relevant street and river frontage heights and upper level setbacks as shown on Figures 4.3.3.1.3 and 4.3.3.1.11. Podium heights must not exceed both the number of storeys and the height in metres.

In George St, the upper level building setback at the street frontage is required to be 20 m to interpret the historic alignment . The podium is to have a street frontage height of 4 storeys/14m on a nil setback.

Sun Access to Public Spaces

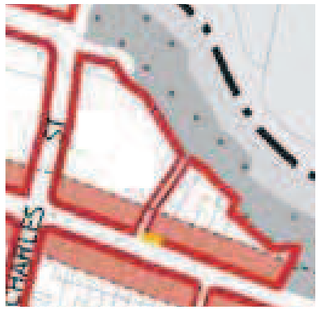
All new buildings are to comply with the sun access plane control established for the Lance Barracks site and Jubilee Park.

Mixed Use Buildings

Retail and business activity should be provided at ground level to support street activation and residential uses should be located above street level.

Building alignemtna and front Setbacks

DCP - Figure 4.3.3.1.1

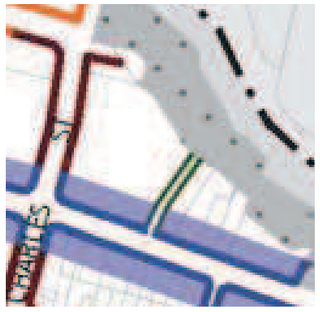


0 m setback

George St setback as per figure 4.3.3.7

Street / River Frontage Heights

DCP - Figure 4.3.3.1.3



min 8 storeys/ 26m

4 storeys/ 14 m

Fig 4.3.3.3.12.C

Existing and Desired Links

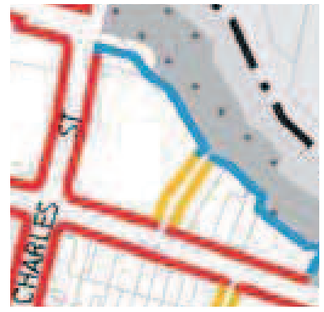
DCP - Figure 4.3.3.3.2

Existing pedestrian lane

Exisitng arcade / through site link

Above Ground Carparking Frontage Treatments

DCP - Figure 4.3.3.5.2



GF Parking fully sleeved with active uses

Active frontage at GF, screened carparking above GF

Screen above ground carparking with active uses

01 — Investigation & Analysis
Future Vision of Parramatta - Site plan

Subject Site

Potential Future Developments
01. 7 Charles St - mixed use
02. 48 Macquarie St - mixed use
03. 328 Church St - mixed use
04. 61B George St - commercial
05. Erby Carpark - 87,000sqm Commercial
06. Horwood Carpark - 50,000sqm Commercial

Residential Mixed Use
07. Macquarie carpark, 189 Macquarie St - 425 apartments & 715 public car spaces
08. Riverbank precinct - 90,000sqm mixed use
09. Meriton, 330 Church St - mixed use, 640 apartments
10. 184 Geoge St. mixed use
11. 109 - 113 George St.
12. 142 - 154 Macquarie St. 733 apartments, 79,000 residential sqm - 21,000 sqm residential
13. Aspire, Parramatta Square 2 - 500-700 apartments
14. 109-113 George St
15. 5-7 Park St
16. 189 Macquarie Street, 425 apartments, mixed use

Commercial
17. 105 Phillip St - 20,000sqm
18. 89 George St - 13,000sqm
19. Parramatta Square 1 - 27,000sqm
20. Parramatta Square 3 - 22,000sqm
21. Parramatta Square 5 & 6 - 100,000sqm
22. Parramatta Square 4 - 5,000sqm

Key Public Features
23. Public events Square
24. New public domain

NOTE: Surrounding Building Information - Parramatta Future Generation, Investing in Western Sydney, Parramatta City Council, Nov 2014; The "Greenway" Arcade by Willana Assosciates; 11 Hassall Street Height Analysis, Apr 2014 by JBA.

02 Development Parameters Drawings

02 — Development Parameters Drawings

The massing envelope drawings aim to establish parameters that enable flexibility and innovation during any potential detailed design or competitive design phases.

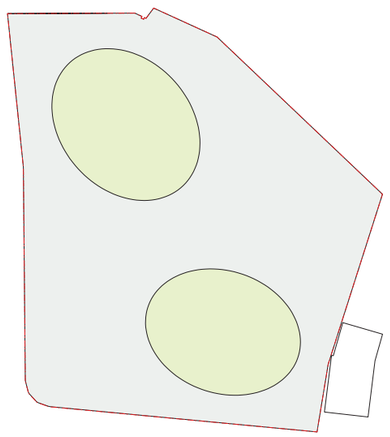
Some of these parameters include;

- An opportunity to create a key new built element for Parramatta that will make a positive contribution to the city skyline and will serve as a future landmark.
- Establish active edges for the podium levels to the street and river, whilst integrating the development with its immediate context
- Establish a built form and massing for the tower that responds to future local urban context.
- Provide permeability across the site where required.
- Provide for development flexibility; the envelope can accommodate a variety of tower and podium proportions to address future economic, market and social demands.
- Provide flexibility to retain part of existing serviced apartment blocks.

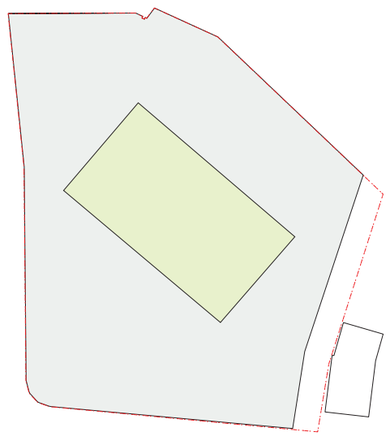
While potential uses and floorplate levels are noted in the massing envelope drawings, the final mix and individual plate heights will be determined during the detailed design or competitive design processes. This may be an entirely new development or incorporate the existing Charles St apartments.

Any final design will need to adhere to the boundaries and limits defined by the building envelope, whilst still achieving suitable building separation, solar amenity, setbacks, appropriately sized tower footprints.

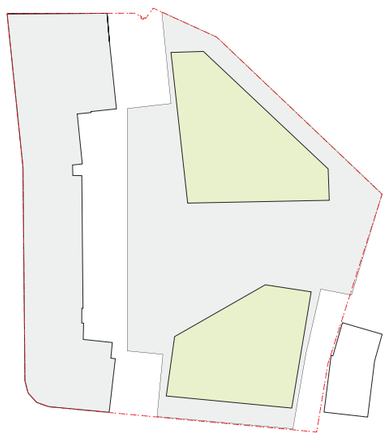
- Basement Plan
- Ground and Podium Plan
- Tower Plan
- Section AA
- North Elevation
- East Elevation
- West Elevation
- South Elevation
- 3D Massing



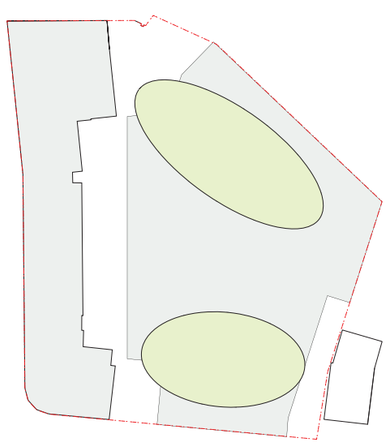
New built form (2 towers) utilising entire site



New built form (single tower) utilising entire site

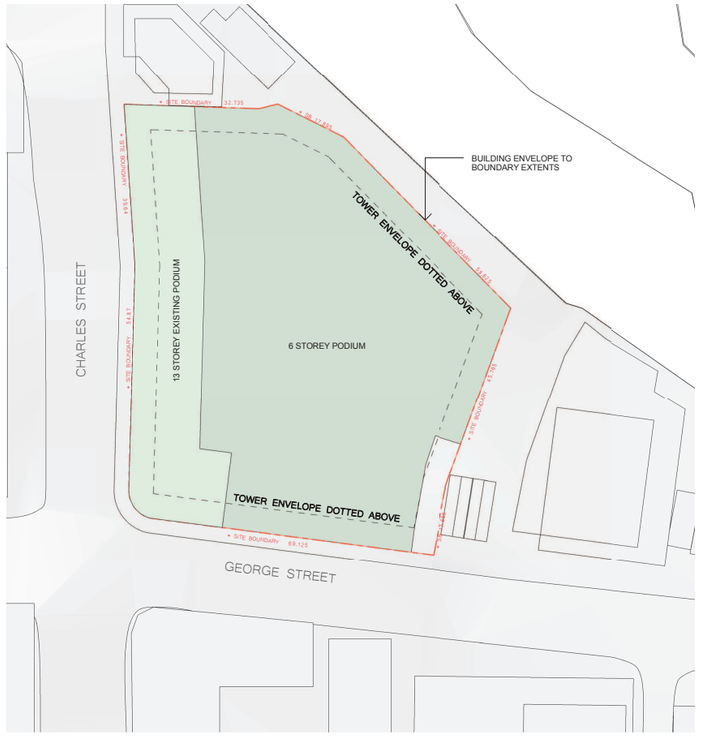


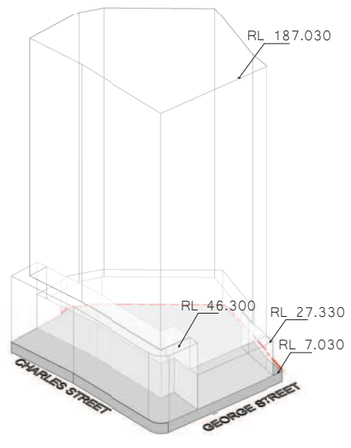
New built form (2 towers) with retained partial service apartments

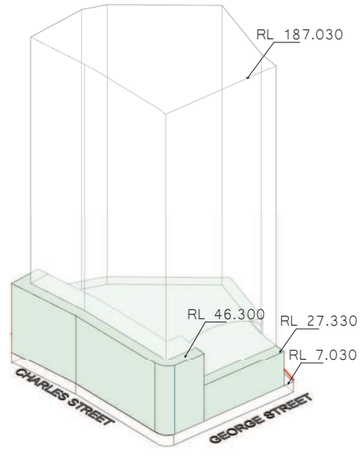


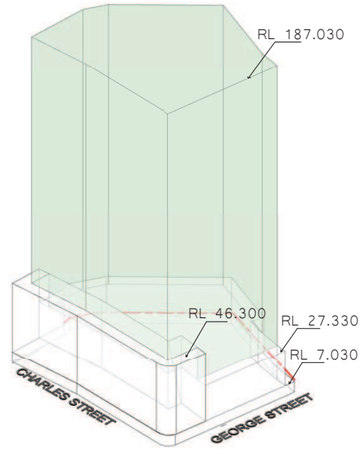
New built form (2 towers) with retained partial service apartments. Shape of current indicative concept design.

02 — Development Parameters Drawings
Plans Envelopes









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Scale
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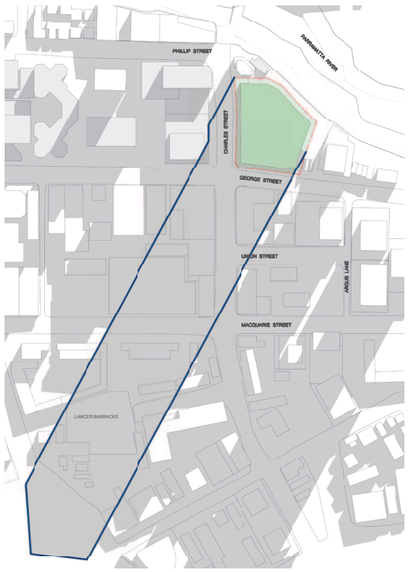
Envelope Shadows

Winter Solstice Shadow Analysis
June 21 9am-3pm

An analysis of the planning proposal envelope across the city during mid-winter has been undertaken to ensure no adverse impact occurs. The planning proposal envelope would be considerably larger than an actual development proposal envelope. This is to allow for maximum flexibility at design competition stage. Shadow analysis for the proposed reference design has also been included in this report.

Sun Access Planes

The proposal has zero impact on the solar access planes to Lancer Barracks, Jubilee Park and Parramatta Square between the prescribed times (12pm-2pm mid-winter)



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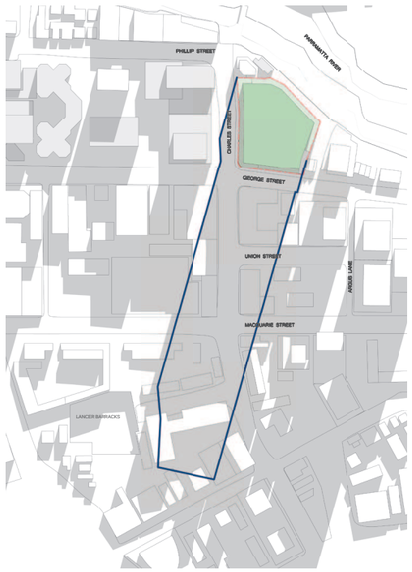

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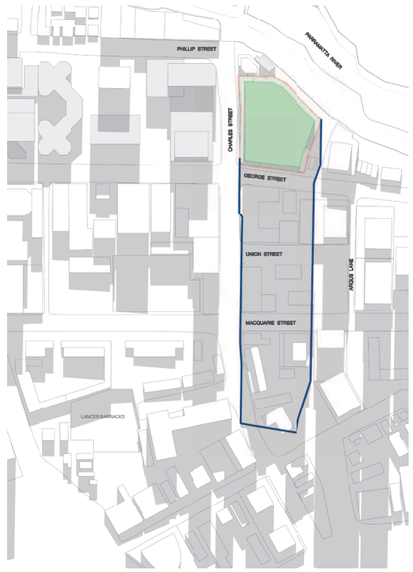

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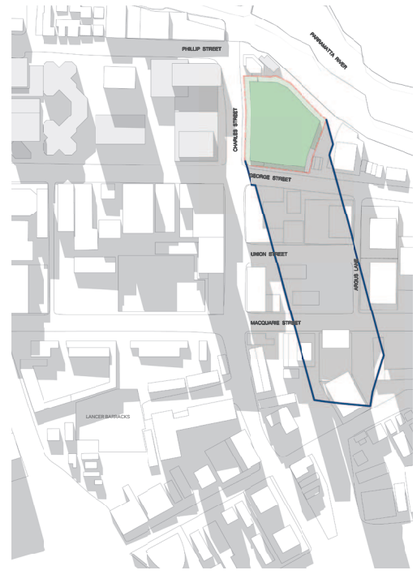
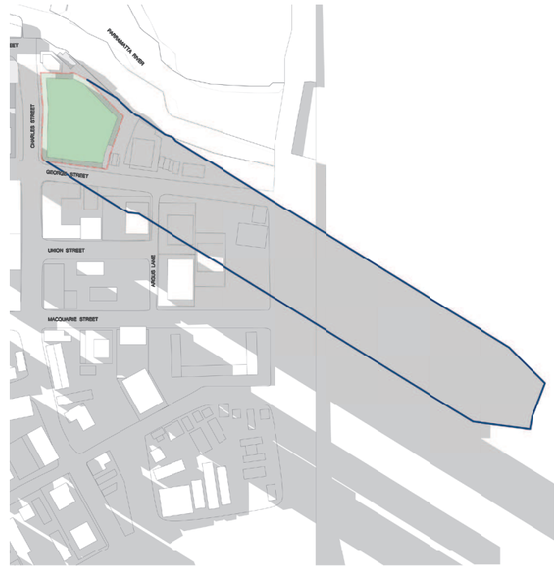


12AM

1PM

2PM



3PM

03 Indicative Concept Design

03 — Indicative Concept Design
Design Principles

Indicative Concept Design Principles

The proposed building envelope has sufficient flexibility to accomodate a variety of tower and podium proportions to address any future economic, market and social demands as well as buildability issues. This indicative concept design aims to show that the potential GFA can be achieved within the proposed building envelope while satisfying requirements for an effective design.

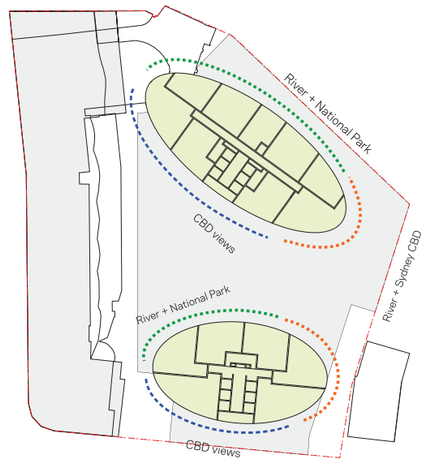
Some preliminary design principles which have informed this indicative concept design include:

01. Maximising Views
The indicative design maximises opportunity for views from all apartments, prioritising immediate views of the river and distant views of National Parks and Sydney CBD. South facing apartments would experience immediate views of Parramatta CBD.
02. Setbacks and separation
The indicative tower arrangement and shapes respond to the need for appropriate setbacks and building separation. The design improves on the 6m tower setbacks indicated in the building envelope drawings by providing weighted tower setbacks.
03. Amenity
The initial key outcome for the tower arrangement/orientation on the site was to maximise solar amenity to apartments. Th elliptical forms work to maximising solar exposure on the facade. Th ereference deisgn achieves 2hrs of mid-winter sun to 80% of apartments in the towers which helps to offset a number of existing apartments on Charles Street which currently do not achieve 2hrs. The curved forms are also effective in mitigating wind.
04. Podium
The concept design incorporates a 6 storey podium which is seen as a more proportional response to the proposed 180m tower height above. The design incorporates the existing strip of apartments and retail arcade along Charles Street as well as maintaining a green buffer/link along the Eastern edge of the site with an opportunity for an activated connection between George Street and the river promenade

Being an indicative scheme only, the final design and outcome will be subject to a detailed design or competitive design process and subsequently a development approvals process.

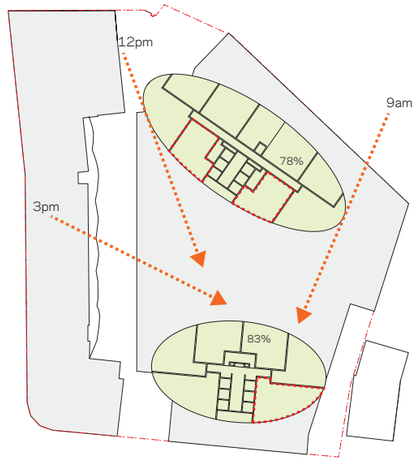
Reference design drawings included in this report are:
- Ground Plan
- Typical Podium Plan
- Typical Tower Plan
- Section AA
- Area Schedule
- 3D Montage

01



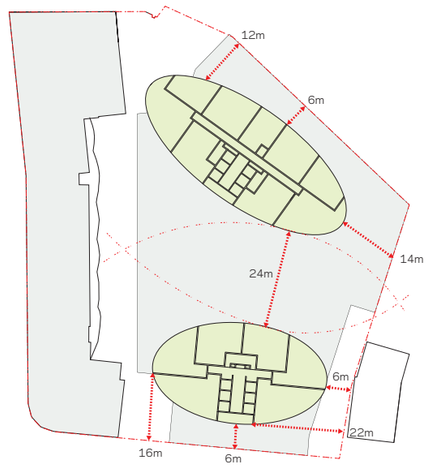
Immediate and far range views to surroundings

03



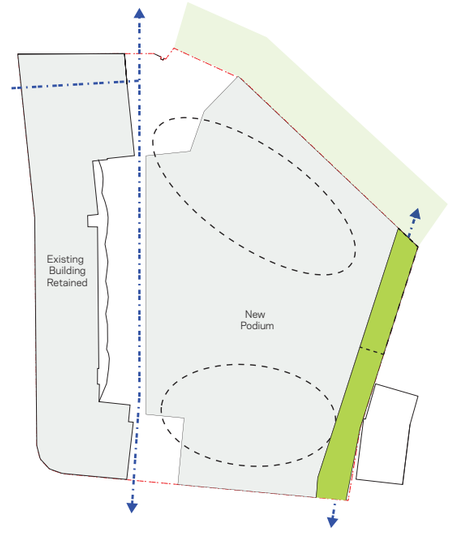
Solar access

02



Setbacks to boundaries

04



Ground level public and private access

03 — Indicative Concept Design
Design Principles

Podium

The podium is anchored by 2 key street frontages and 2 minor frontages, each requiring individual treatment driven by varying conditions.

George Street forms one of the major podium frontages and is a key East West artery in the CBD. It requires a level of openness at ground to encourage high social interactivity. Surrounded by a rich tapestry of diverse forms and scales, it requires a response that is sensitive to its historic context whilst responding to the future scale of the city centre.

Charles Street forms another major frontage and is an important N-S axial link through the city centre and to the Parramatta Ferry Wharf.

The river frontage and Eastern edge will form secondary frontages with the potential to activate these zones through childcare and retail facilities.

The existing serviced apartment building fronting Charles Street currently sits at 13 storeys. As this is a relatively new building, it may be partially retained as part of the future site development. The maximum street frontage height for the North, East and South frontages is proposed at 6 storeys. This allows for a gradual stepping of height difference from West to East rather than an abrupt 30m drop in street frontage heights.

The proposal aims to complement the existing building conditions as well as any future development.

Design Principles

Tower

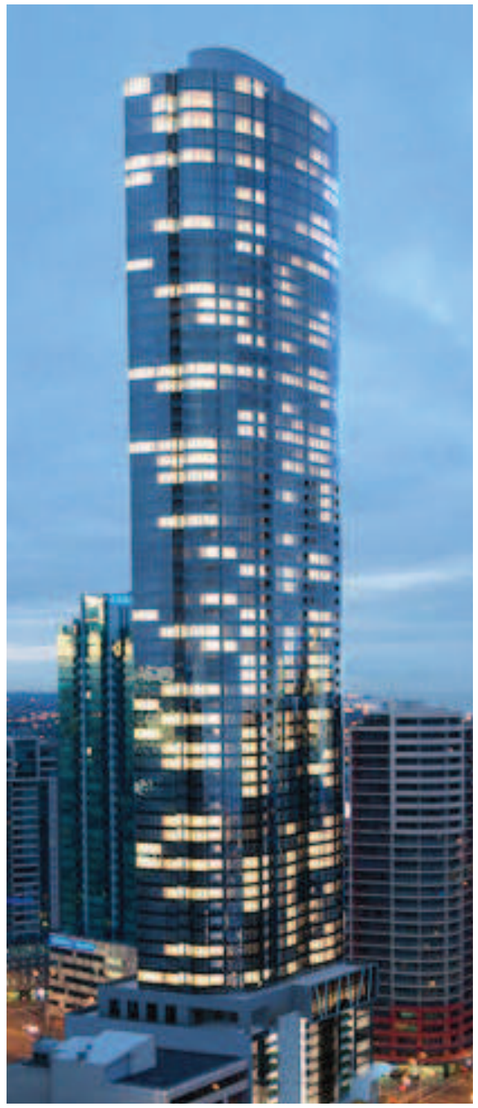
The height and placement of the towers is justified within the context of Parramatta's new vision for the city. All future developments will have the opportunity to contribute to the renewed city centre and its edges.

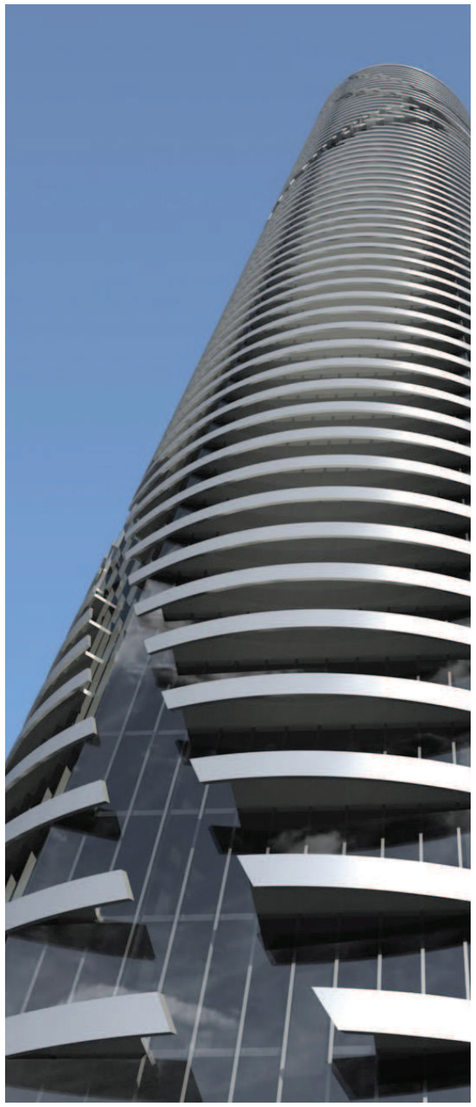
Efficicency and flexibility will need to be communicated through the slender articulated form of the towers, while maintaining permeability within the city skyline - the breathing space between the towers.

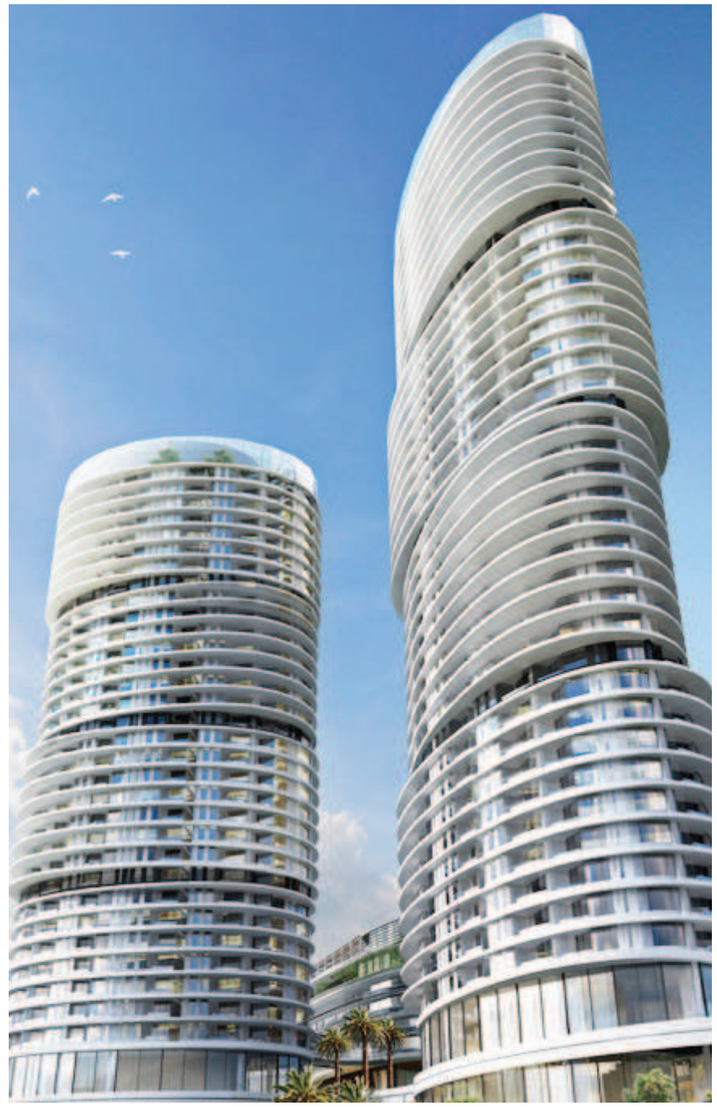
Improved internal amenity will bring natural light into the building, open and expose the residents to expansive views of Sydney CBD and the Blue Mountains, provide natural cross ventilation, and create communal and outdoor spaces that compliment inner city living. The planning is flexible to foster social wellbeing and balance.

The facade should be aesthetically compatible with commercial tower development within a mixed use zoning.

Residents will enjoy all the conveniences of inner city living – proximity to the work place, access to a vibrant city centre scattered with retail, cafes and restaurants, and modern comforts that come with living in a tower associated with the prestige of design excellence.







03 — Indicative Concept Design
Ground Floor Plan

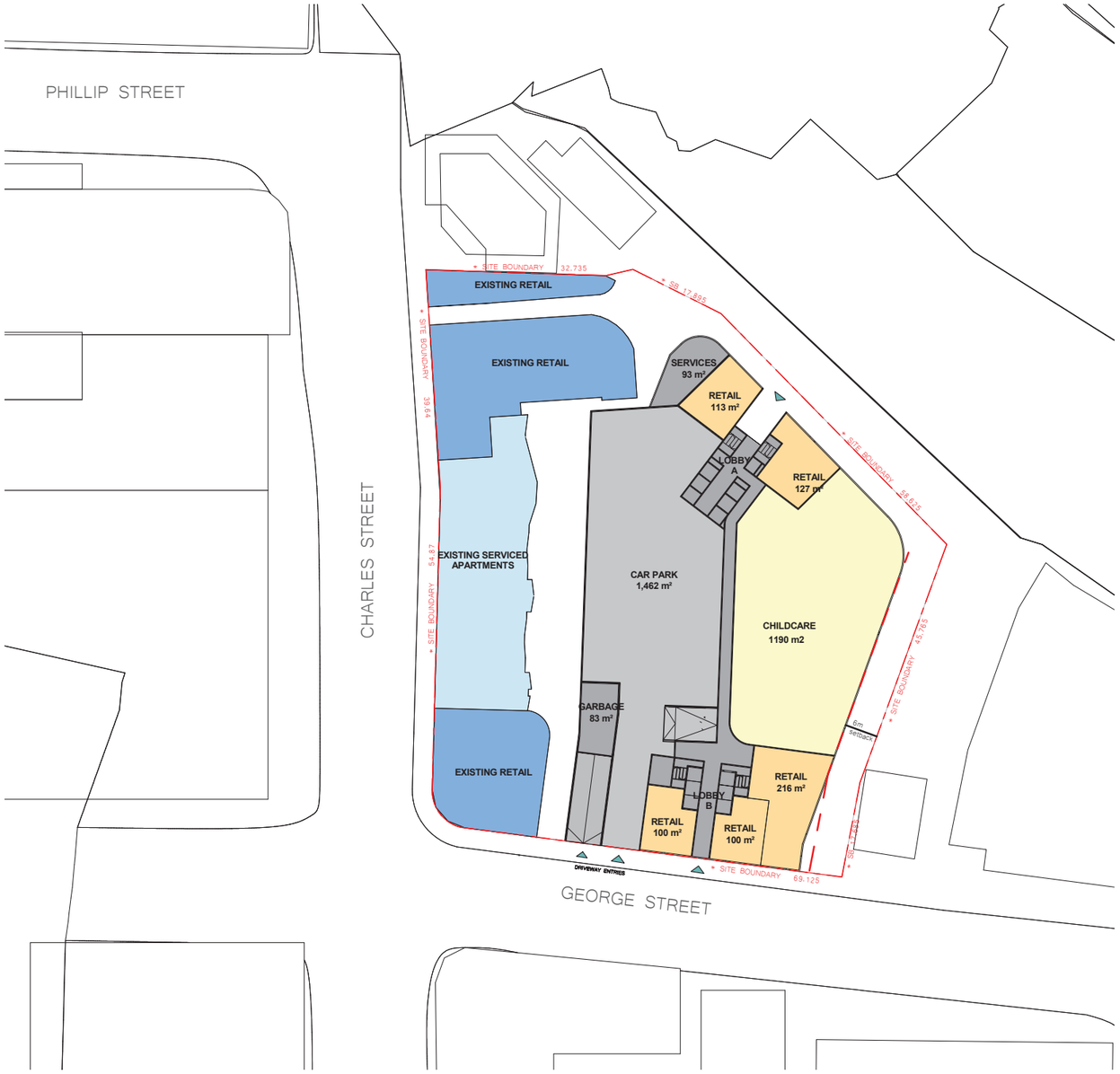
- Maximise exposure to major frontages
- Encourage retail variety
- Promote connectivity through and around the site
- Reduce the visible impact of service areas
- incorporate existing Charles street building and retail arcade

Existing Building

- Retail
- Serviced Apartments

New Proposed

- Childcare
- Carpark
- Retail
- Common + Services



0 5 15

Scale
1:1000 @ A3

03 — Indicative Concept Design
Typical Podium Plan

- Sleeve service areas and carpark program with articulated facade that reads as one with the entire podium volume
- Maximise outlook and solar amenity for podium apartments
- Provide appropriate separation to existing apartments on site

Existing Building

Serviced Apartments

New Proposed

1 Bed
2 Bed
3 Bed
Carpark
Common + Services

0 5 15

Scale
1:1000 @ A3

03 — Indicative Concept Design
Typical Tower Plan

- Apartment sizes that adhere to market and ADG recommendations
- Maximise apartment amenity, such as sunlight and cross-ventilation, that adheres to market and SEPP 65 recommendations
- Floorplate size and orientation that encourages two tall, slender towers with minimal Parramatta Square impact.

Existing Building

- Roof

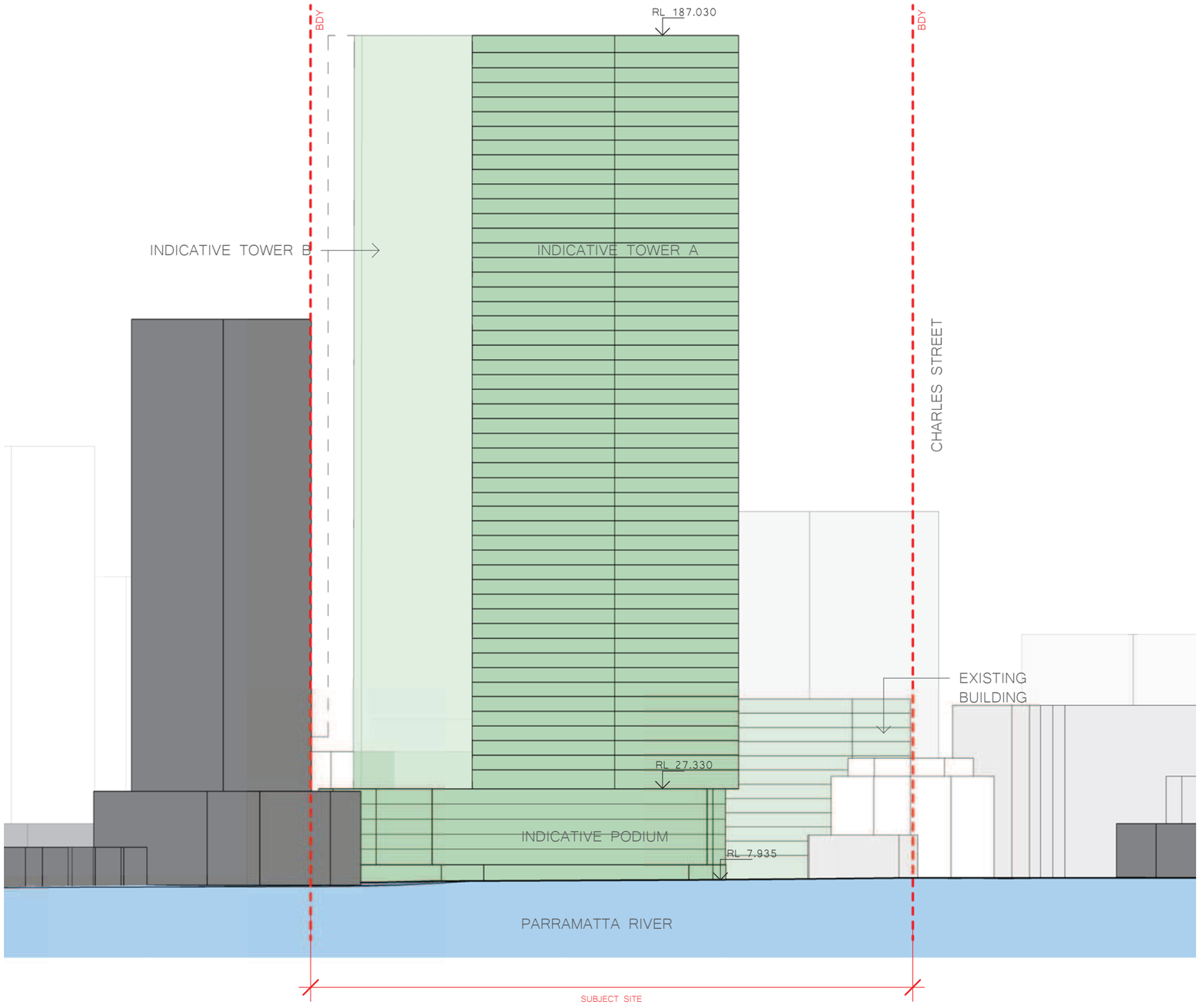
New Proposed

- 1 Bed
- 2 Bed
- 3 Bed
- Common + Services

0 5 15

Scale
1:500 @ A3

03 — Indicative Concept Design
North Elevation



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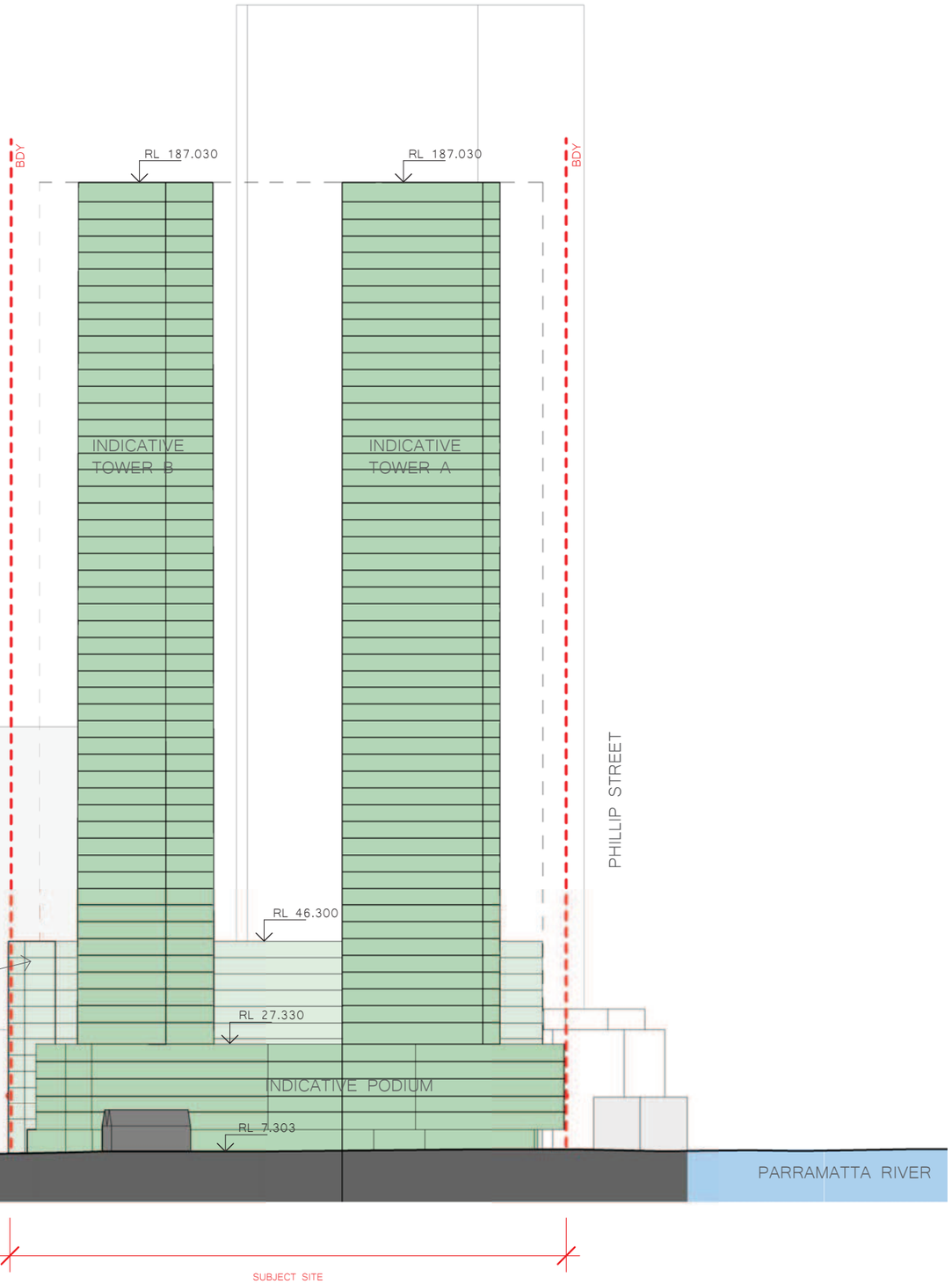
03 — Indicative Concept Design
East Elevation



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03 — Indicative Concept Design
West Elevation

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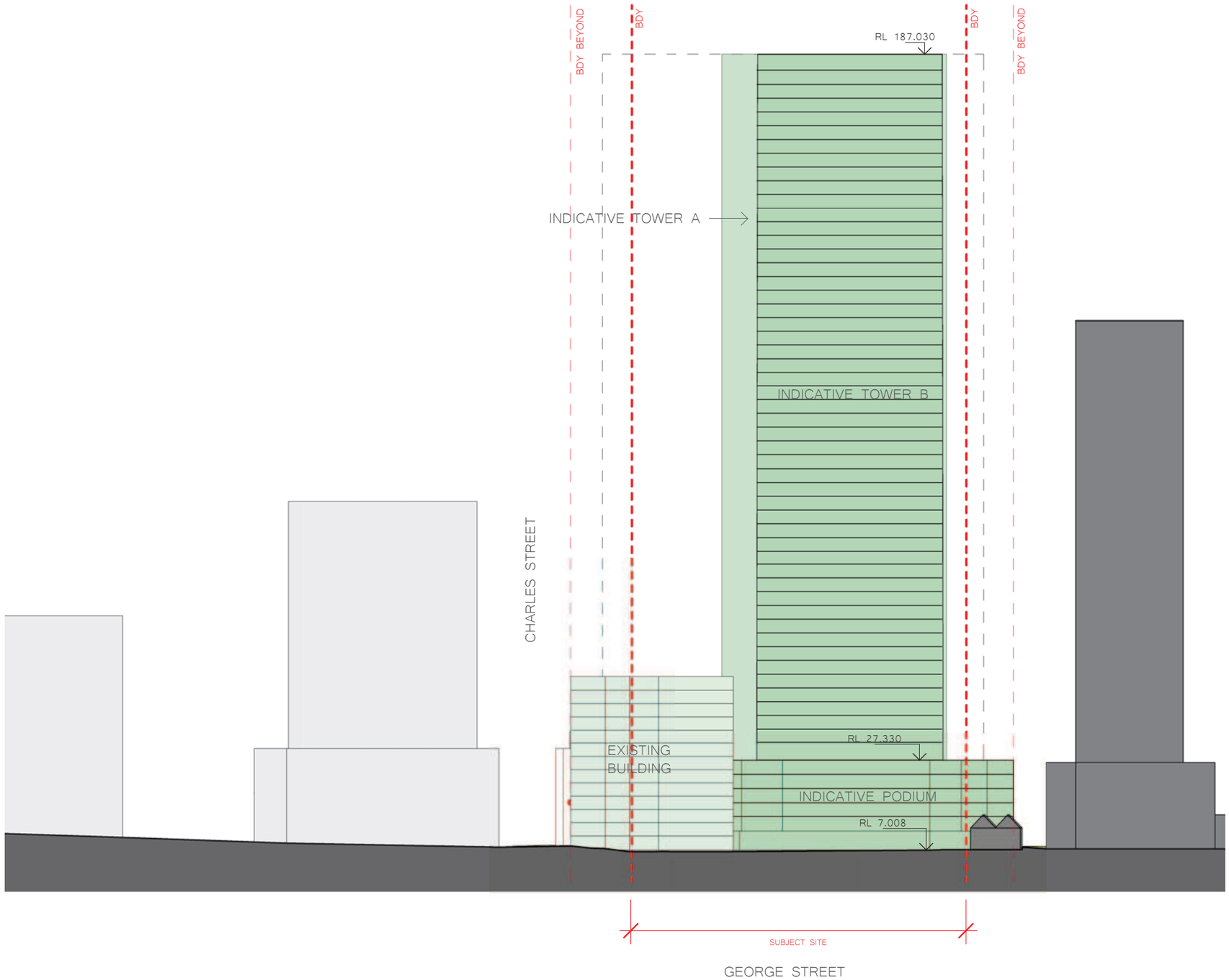
Scale
1:1000 @ A3

03 — Indicative Concept Design
South Elevation



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Scale
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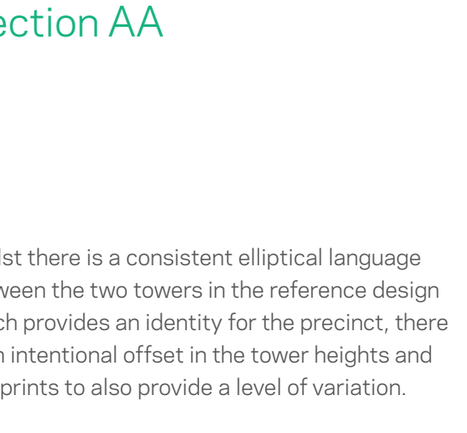
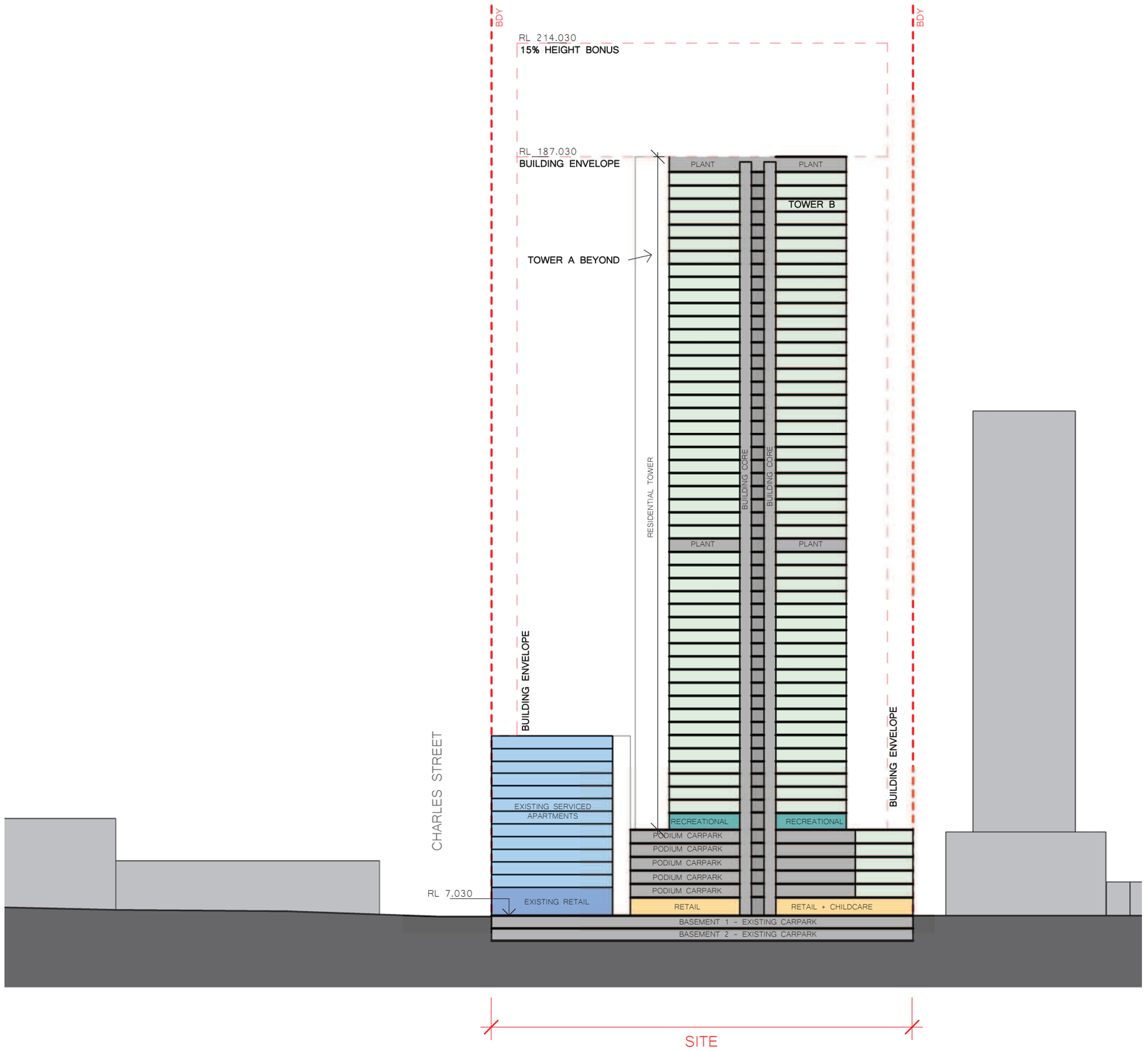
03 — Indicative Concept Design
Section AA

Whilst there is a consistent elliptical language between the two towers in the reference design which provides an identity for the precinct, there is an intentional offset in the tower heights and footprints to also provide a level of variation.





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Scale
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03 — Indicative Concept Design
River Skyline elevation

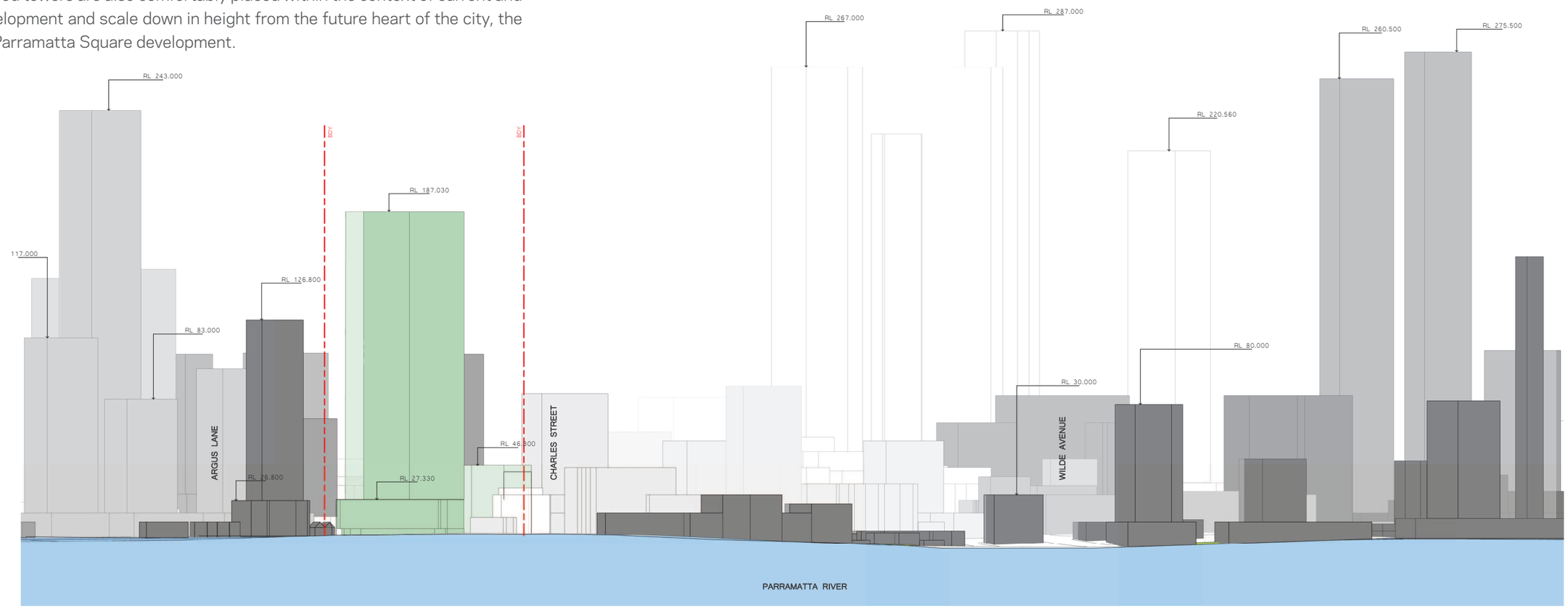
City Skyline Analysis - Parramatta river

A comparative analysis of podium and tower heights has been undertaken across the portion of the city which is relevant to the subject site. The east –west sectional diagram and surrounding plan below identifies the scale of major proposed and existing buildings along the river and reveals the potential density of the city skyline

The proposed 6 storey podium height on the subject site is in keeping with existing and proposed developments which immediately surround the site, particularly the equivalent 5- 6 level podium that is proposed on 184 George Street.

The proposed towers are also comfortably placed within the context of current and future development and scale down in height from the future heart of the city, the proposed Parramatta Square development.

Podium storeys plan



NOTE: Surrounding Building Information - Parramatta Future Generation, Investing in Western Sydney, Parramatta City Council, Nov 2014; The "Greenway" Arcade by Willana Assosciates; 11 Hassall Street Height Analysis, Apr 2014 by JBA.

03 — Indicative Concept Design
Future Vision of Parramatta - 3D Massing

Subject Site*

* represents reference design envelope

The reference design sits within a cluster of future mixed use development. When viewed within a possible future vision, the building mass appears to be consistent with this vision.

When compared to the surrounding context of the future vison for Parramatta, a scheme that responds to current FSR controls on the subject site fails to capitalise on its prime location, particularity Parramatta river.

Tower proportion and balance are key factors which will help drive the economic and social potential of Parramatta in the future. The subject site will play an important role in the success of this vision, and requires a development with an appropriate and complimentary mass beyond that allowed under the current controls.

The reference design included in this report begins to respond to these factors in more detail.

NOTE: Surrounding Building Information - Parramatta Future Generation, Investing in Western Sydney, Parramatta City Council, Nov 2014; The "Greenway" Arcade by Willana Assosciates; 11 Hassall Street Height Analysis, Apr 2014 by JBA.

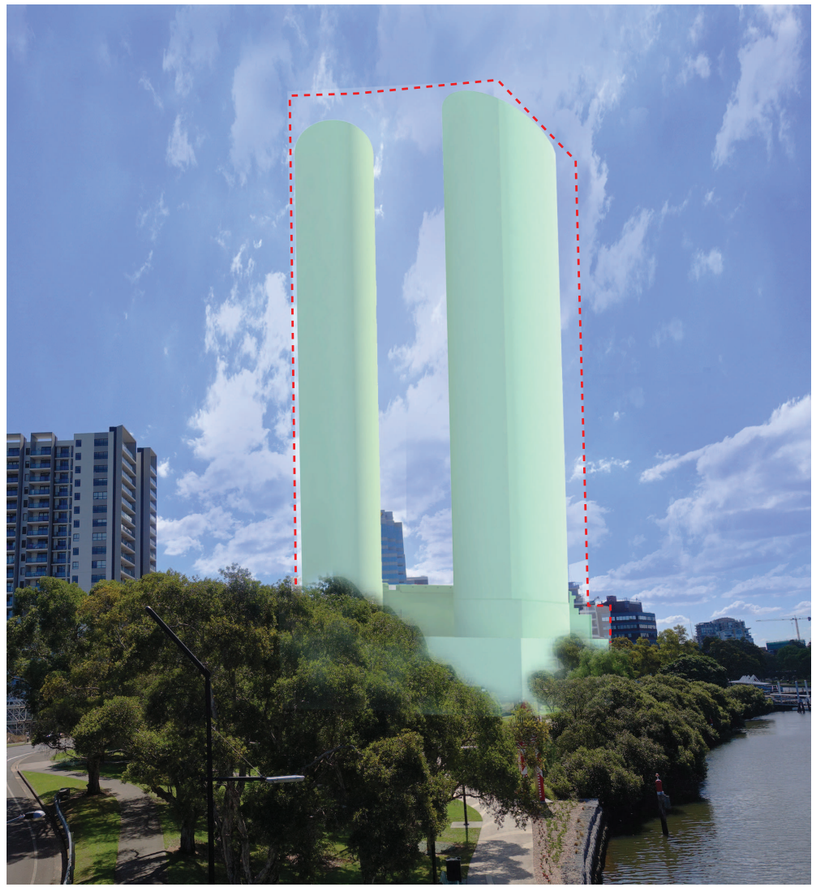
View Corridors

Photo overlays from key view corridors across the city have been undertaken showing the proposed indicative concept design and reference planning envelope.

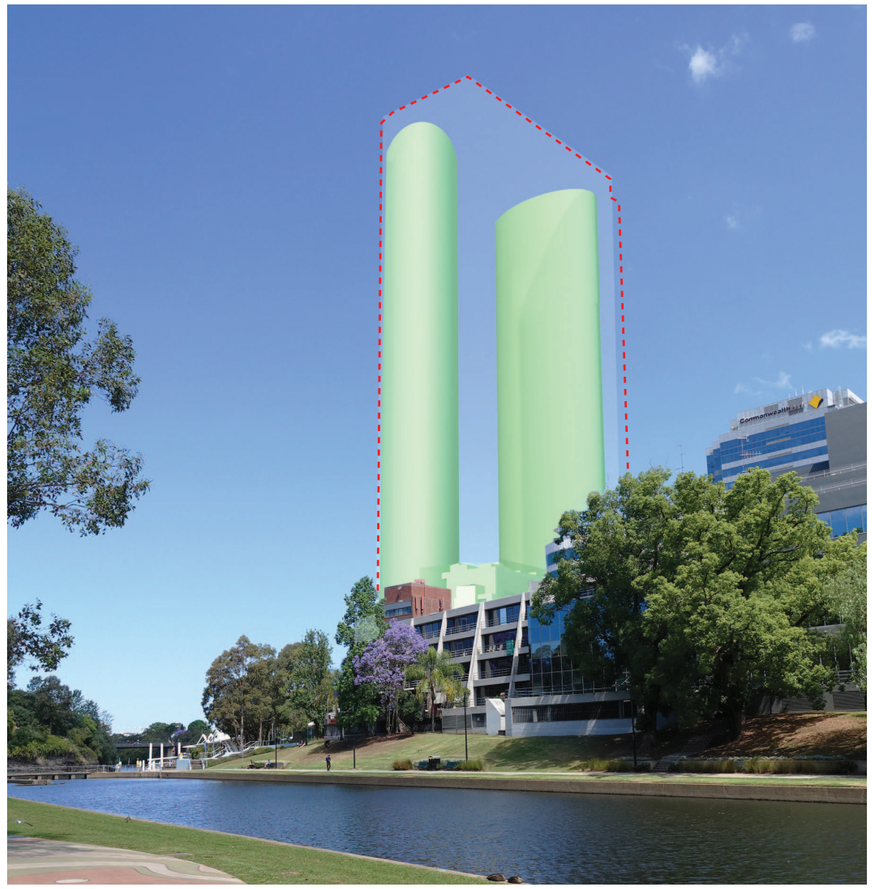
Indicative Concept Design

Planning Envelope

01. View from Macarthur Street Bridge
02. View from Northern River Promenade (West of site)



01.



02.

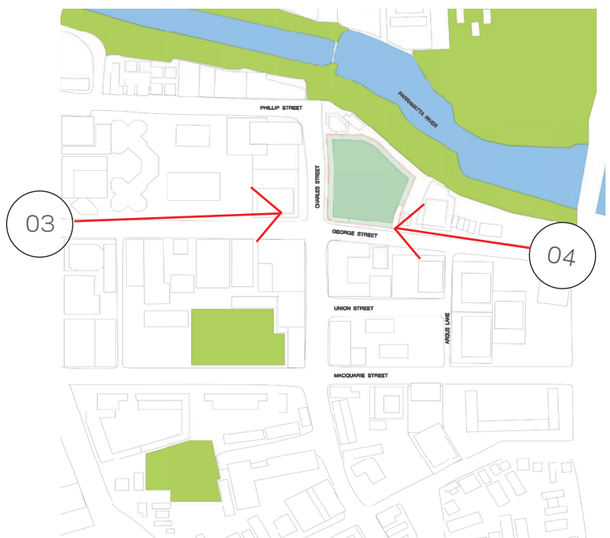
View Corridors

Photo overlays from key view corridors across the city have been undertaken showing the proposed indicative concept design and reference planning envelope.

Indicative Concept Design

Planning Envelope

03. View from Church St and George St corner
04. View from George Street (East of site)



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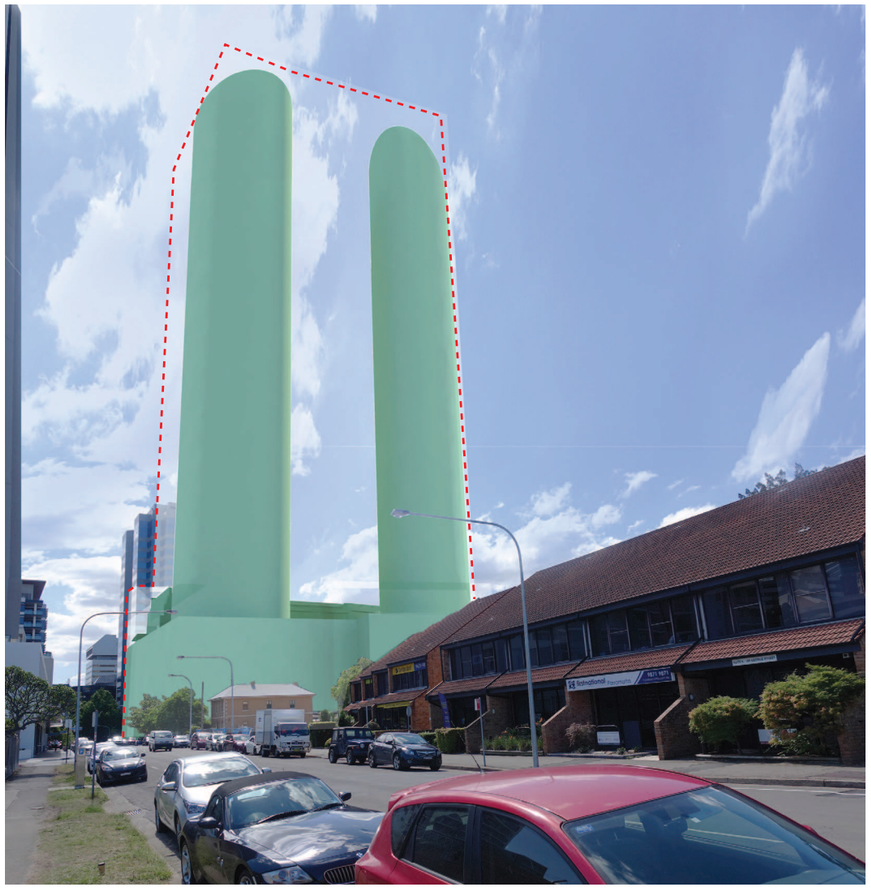


04.

02 — Development Parameters Drawings
Development control plan + design principles

Proposed Development Controls Summary

Podium

- 0m setback to Charles St, George St and river frontage
- 6m setback to Eastern Boundary at Heritage interface
- George Street and river frontage 20m (6 storeys) street frontage height to match neighbouring building
- Charles Street 39.5m (13 storeys) street frontage height
- Above ground parking to be sleeved with residential and retail to street and river frontages

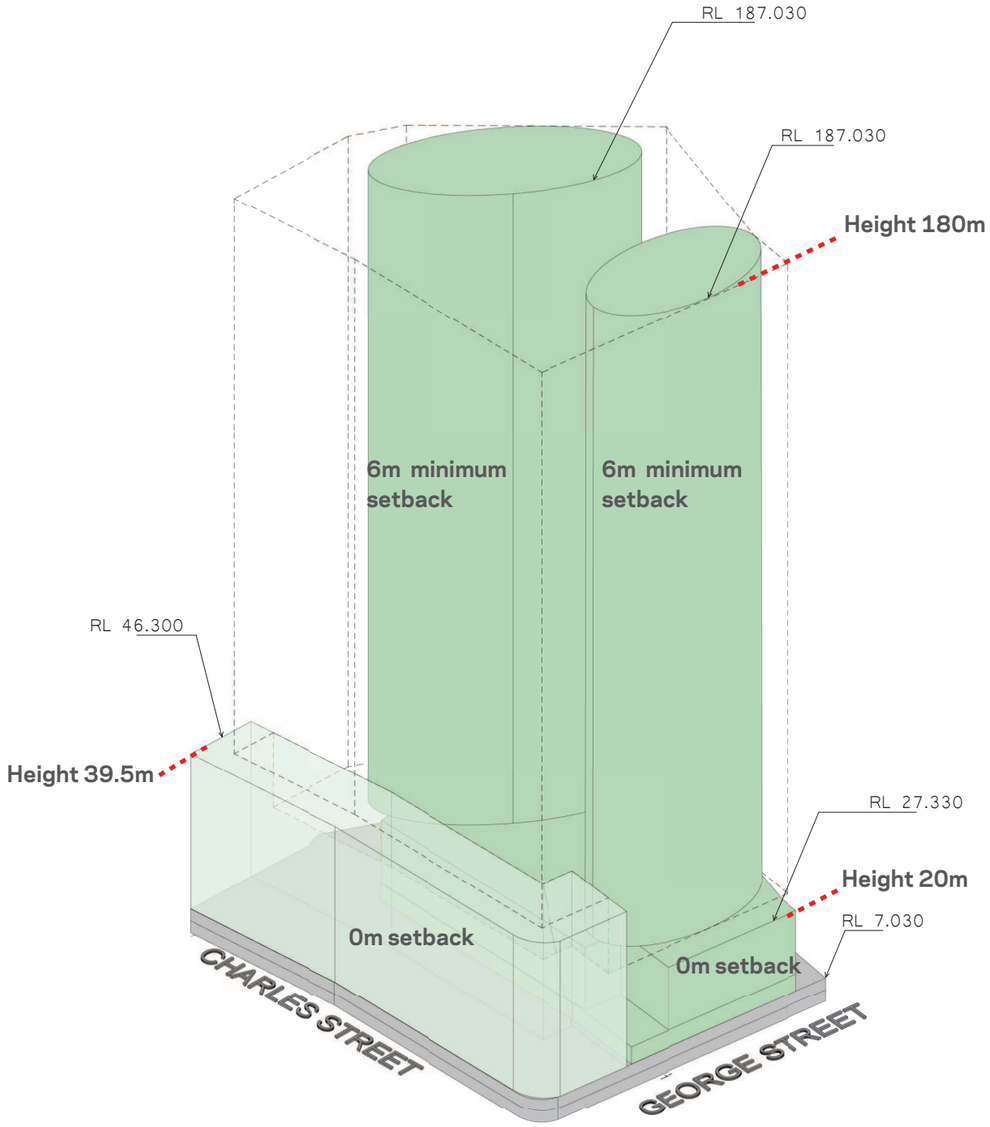
Tower

- 6m setbacks on all boundaries to tower above podium height
- Minimum 24m tower separation
- 180m tower height

Tower Envelope

Ground and Podium Envelope

Basement Envelope

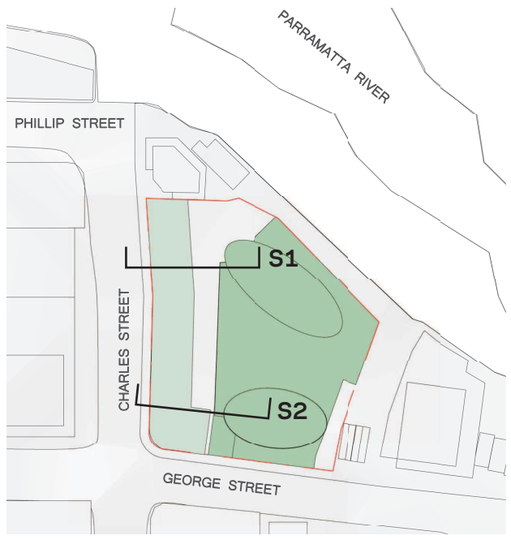


02 — Development Parameters Drawings
Building Separation Diagram

During the analysis process in determining the position of the proposed towers in the reference design, priority was taken in achieving fully compliant tower separation, as this formed the dominant portion of the development.

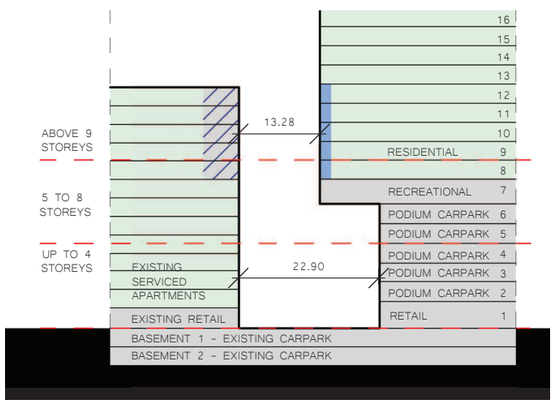
In doing so, a small portion of the lower levels of the tower are not within the recommended separation distance to the existing Charles St building on the site, if this is chosen to be retained. The Charles St building operates as a serviced apartment complex, so privacy concerns are somewhat abated, especially with the addition of privacy screens to the small portion of the building that is affected.
Changing the internal layouts to non-habitable use in these areas will also relieve privacy concerns.

Habitable Room
Non Habitable room
Privacy Devices
Possible Change of Use

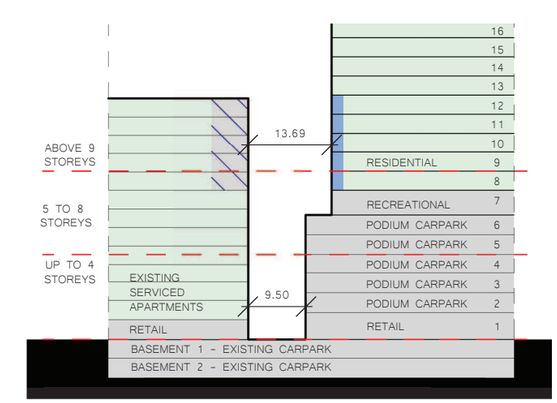


Podium Plan

Towers Plan



Section S1



Section S2

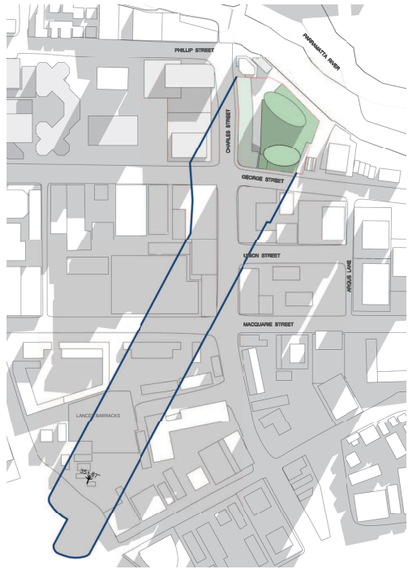
Shadows

Winter Solstice Shadow Analysis
June 21 9am-3pm

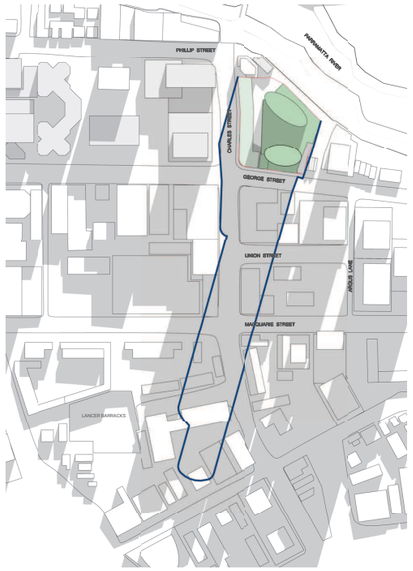
An analysis of the indicative building design during mid-winter has been undertaken to ensure no adverse impact occurs.

Sun Access Planes

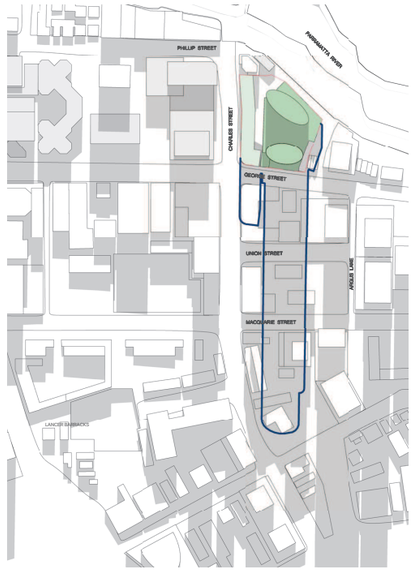
The proposal has zero impact on the solar access planes to Lancer Barracks, Jubilee Park and Parramatta Square between the prescribed times (12pm-2pm mid-winter)



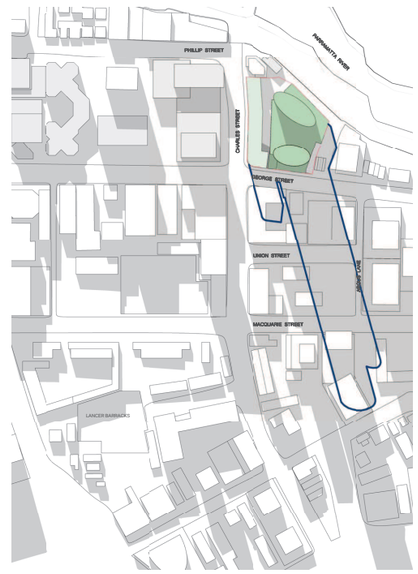
9AM



10AM



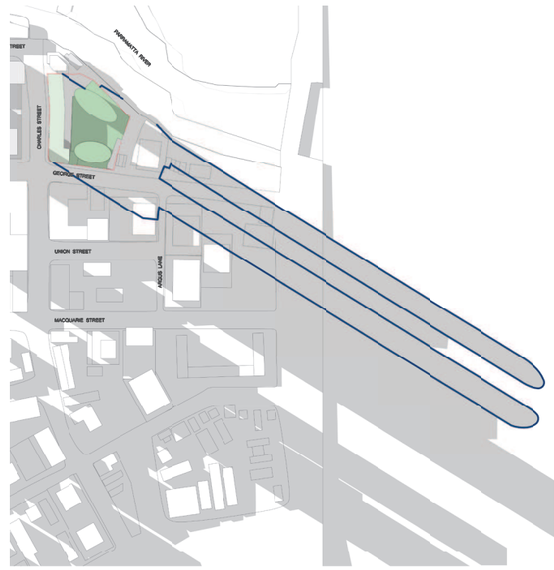
11AM



12AM

1PM

2PM



3PM

03 — Indicative Concept Design
Area Table

Site Area	**7,977** sqm
Permissble FSR (+15%)	**11.5 :1**
Permissible GFA	**91,736** sqm
Existing GFA	13,715 sqm
Proposed GFA	78,017 sqm
TOTAL GFA	**91,732** sqm
Difference	-4 sqm

Project				Typology													
180 George Street, Parramatta				**Mixed Use Tower**													**CA3348**
Levels	Use	Floor to Floor height (m	RL (m)	GBA	GFA (exc balcony)	Efficiency	Tower A				Tower B					2h Sun Acess			No Daylight		
							1B	2B	3B		1B	2B	3B		Cars	Tower A	Tower B	Podium	Tower A	Tower B	Podium
Roof	Roof		187.030																		
Plant	Plant	3.600	183.430																		
level 55	Residential	3.200	180.230	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 54	Residential	3.100	177.130	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 53	Residential	3.100	174.030	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 52	Residential	3.100	170.930	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 51	Residential	3.100	167.830	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 50	Residential	3.100	164.730	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 49	Residential	3.100	161.630	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 48	Residential	3.100	158.530	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 47	Residential	3.100	155.430	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 46	Residential	3.100	152.330	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 45	Residential	3.100	149.230	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 44	Residential	3.100	146.130	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 43	Residential	3.100	143.030	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 42	Residential	3.100	139.930	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 41	Residential	3.100	136.830	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 40	Residential	3.100	133.730	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 39	Residential	3.100	130.630	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 38	Residential	3.100	127.530	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 37	Residential	3.100	124.430	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 36	Residential	3.100	121.330	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 35	Residential	3.100	118.230	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 34	Residential	3.100	115.130	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
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level 32	Residential	3.100	108.930	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 31	Residential	3.100	105.830	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 30	Residential	3.100	102.730	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 29	Residential	3.100	99.630	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 28	Residential	3.100	96.530	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 27 (p)	Plant + Residential	3.200	93.330	1865	1248	0.67	3	3	2	8	0	3	2	5		7	5		0	0	
level 26	Residential	3.100	90.230	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 25	Residential	3.100	87.130	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 24	Residential	3.100	84.030	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 23	Residential	3.100	80.930	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 22	Residential	3.100	77.830	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 21	Residential	3.100	74.730	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 20	Residential	3.100	71.630	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 19	Residential	3.100	68.530	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 18	Residential	3.100	65.430	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 17	Residential	3.100	62.330	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
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level 15	Residential	3.100	56.130	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 14	Residential	3.100	53.030	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 13	Residential	3.100	49.930	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 12	Residential	3.100	46.830	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 11	Residential	3.100	43.730	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 10	Residential	3.100	40.630	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 9	Residential	3.100	37.530	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 8	Residential	3.100	34.430	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 7	Residential	3.100	31.330	1865	1408	0.75	3	4	2	9	0	4	2	6		7	5		0	1	
level 6	Recreational	4.000	27.330	1865	835	0.45	0	0	0	0	0	0	0	0							
level 5	Residential/Carpark	3.200	24.130	4450	1247	0.28	2	4	2	8	0	1	2	3	77			6			5
level 4	Residential/Carpark	3.200	20.930	4450	1247	0.28	2	4	2	8	0	1	2	3	74			6			5
level 3	Residential/Carpark	3.200	17.730	4450	1247	0.28	2	4	2	8	0	1	2	3	74			6			5
level 2	Residential/Carpark	3.200	14.530	4450	1247	0.28	2	4	2	8	0	1	2	3	74			6			5
level 1	Residential/Carpark	3.200	11.330	4385	1215	0.28	2	4	2	8	0	2	1	3	61			6			5
Ground	Retail/Childcare Centre	4.300	7.030	4170	2147	0.51	0	0	0	0	0	0	0	0	24	343	245	30	0	48	25
level P1	Existing Carpark	3.000	4.030												180						
level P2	Existing Carpark	3.000	1.030												180						
Total				**119,605**	**78,017**	**0.65**	157	215	108	480	0	201	107	308	744	**78.0%**	**83.6%**	**54.5%**	**0.0%**	**16.4%**	**45.5%**
				GBA	**GFA (exc balcony)**		**788**									**78.4%**			**9.3%**		

Min required = 70 % Max. allowed = 15%

General Notes:
GBA - Gross Building Area - Total Building Area
GFA - Gross Floor Area - As per Council Definition
All areas and numbers are based on concept drawings and are subject to final design and survey

03 — Indicative Concept Design
Montage

View from river North-West of the subject site

03 — Indicative Concept Design
Montage

View from Macarthur Street Bridge