

DA

20 Mac
20-22 MacQuarie Street
Parramatta
Reference Design
10:1 FSR - May 2017

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1.0 THE SCHEME

THE REFERENCE DESIGN
NOMINAL 90 METRE MIXED-USE TOWER

KEY ELEMENTS OF THE SCHEME

UPPER LEVELS - RESIDENTIAL

- 7:1 FSR PROPOSED
- FULL SEPP 65 COMPLIANCE

LOWER LEVELS - RETAIL & COMMERCIAL USE

- 3:1 FSR PROPOSED
- RETAIL AND COMMERCIAL USE

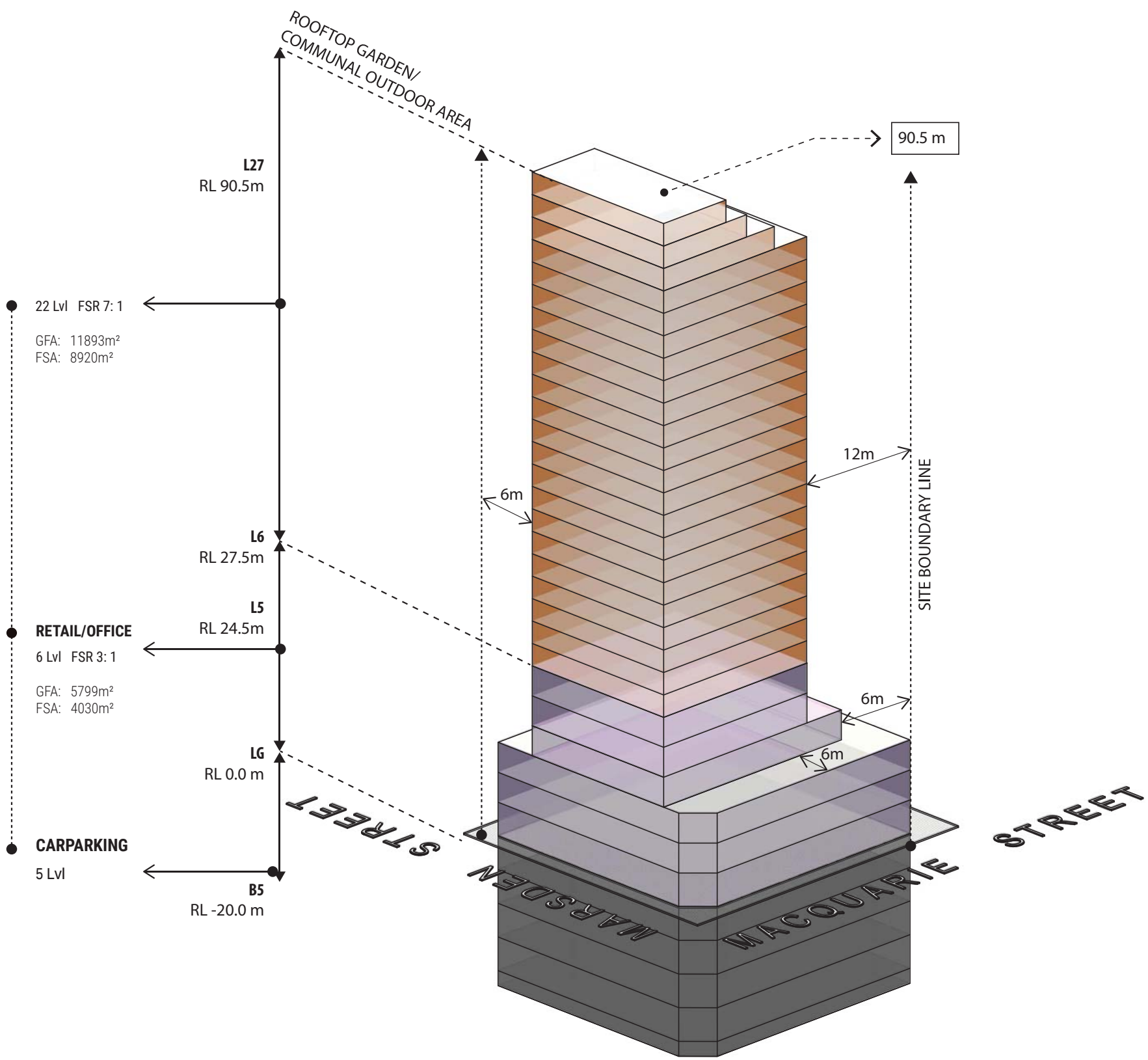
GROUND - COMMERCIAL + RESIDENTIAL ENTRY

- SERVICES & VEHICLE ACCESS

BASEMENT - CARPARK

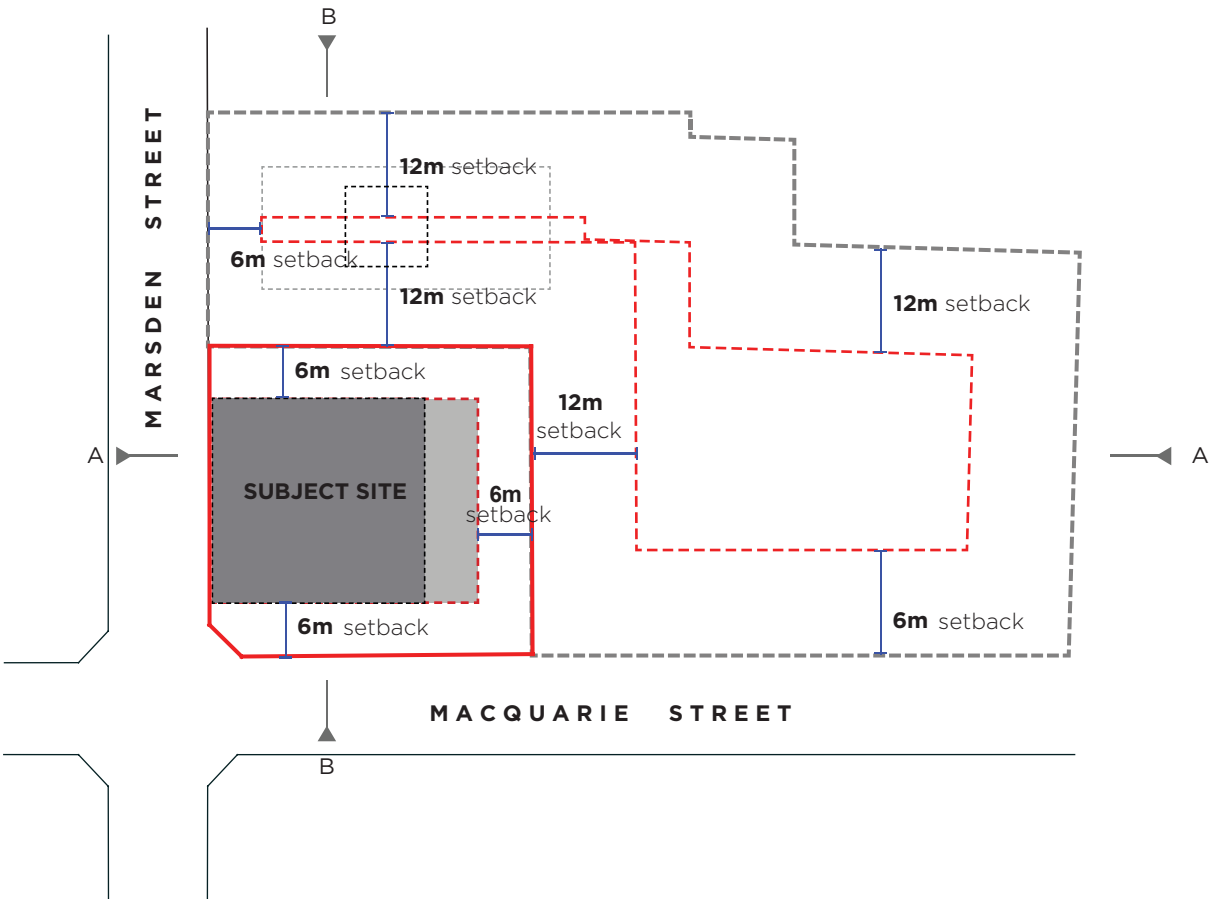
- NOMINAL 196 SPACES PROPOSED
- REDUCTION OF CARPARK NUMBER
(NO'S SUBJECT TO TRAFFIC ENGINEER)

SITE AREA: 1295m²



2.0 SEPP 65 COMPLIANCE

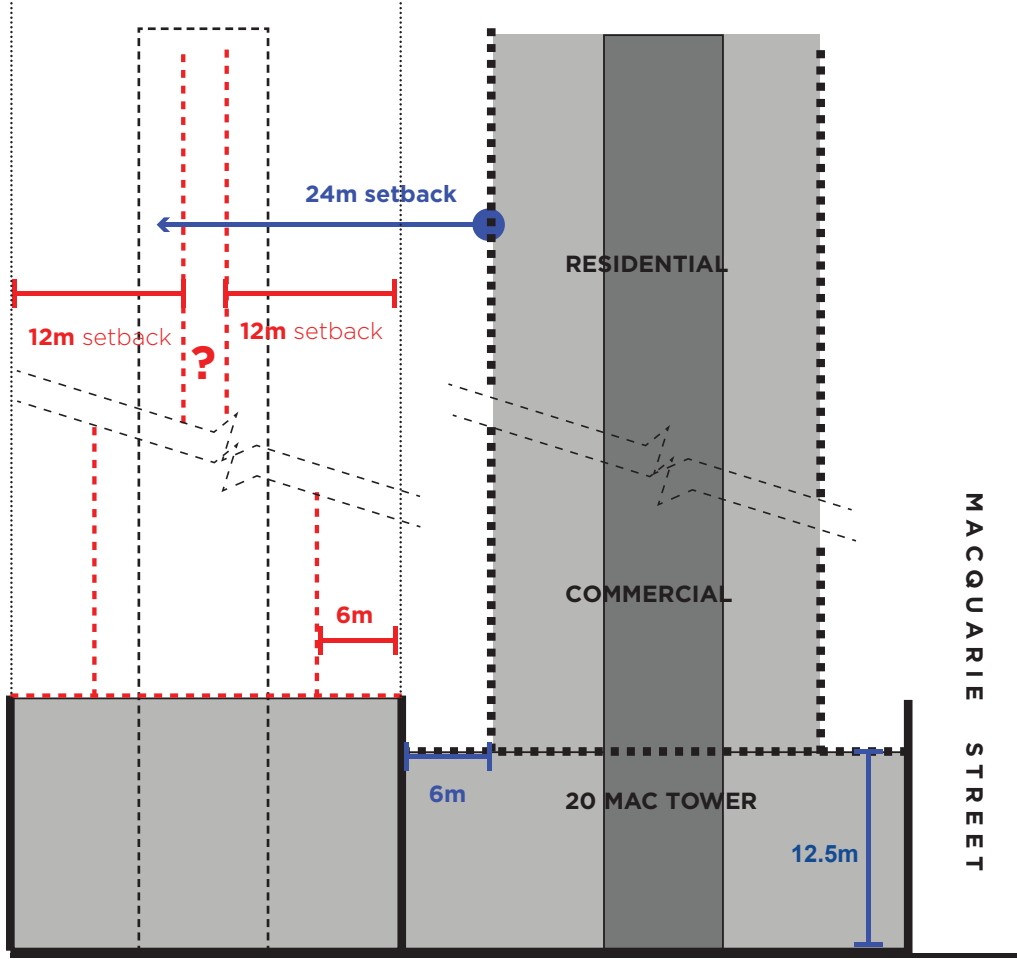
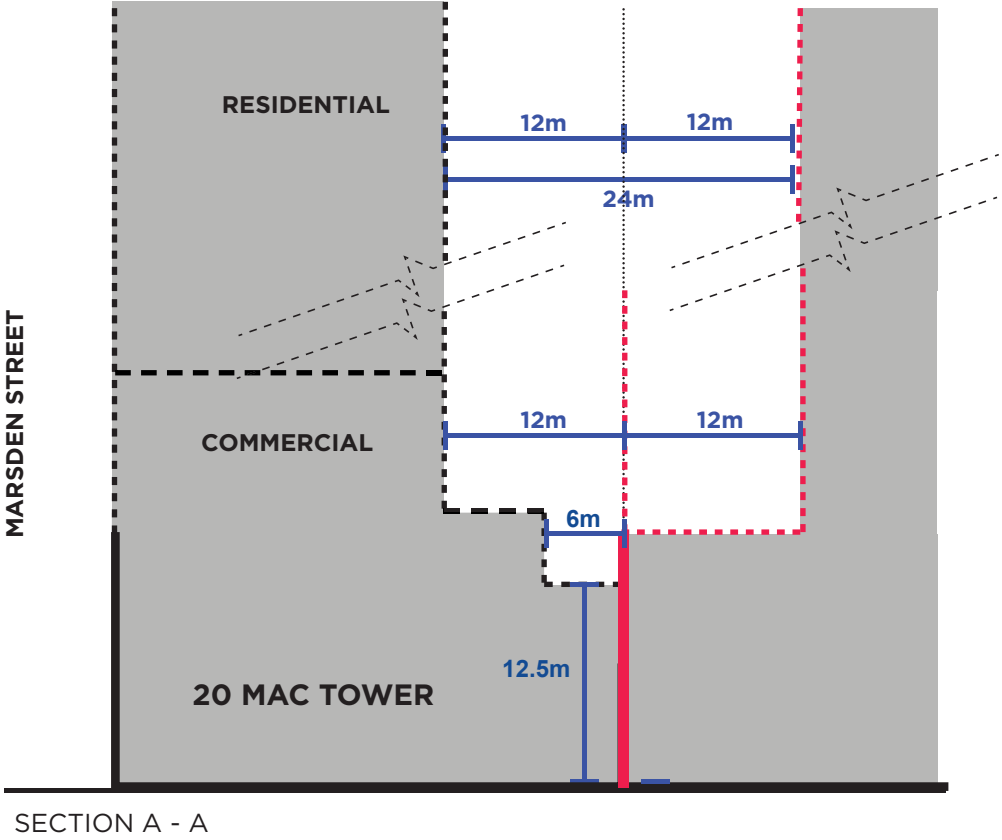
2.1 BUILDING SEPARATION



FULL COMPLIANCE TO BUILDING SEPARATION REQUIREMENT OF SEPP 65

PROVIDE 12M SETBACK TO EAST BOUNDARY TO ACHIEVE OVERALL 24M SEPARATION TO THE PROPOSED TOWER

AS THE SITE TO THE NORTH IS ONLY 28M WIDE TOWER CONSTRUCTION IS NOT VIABLE , HENCE BUILDING SEPARATION BETWEEN OUR PROPOSED TOWER TO NORTH WILL BE MORE THAN 24M



3.0 STREETScape & PEDESTRIAN EXPERIENCE

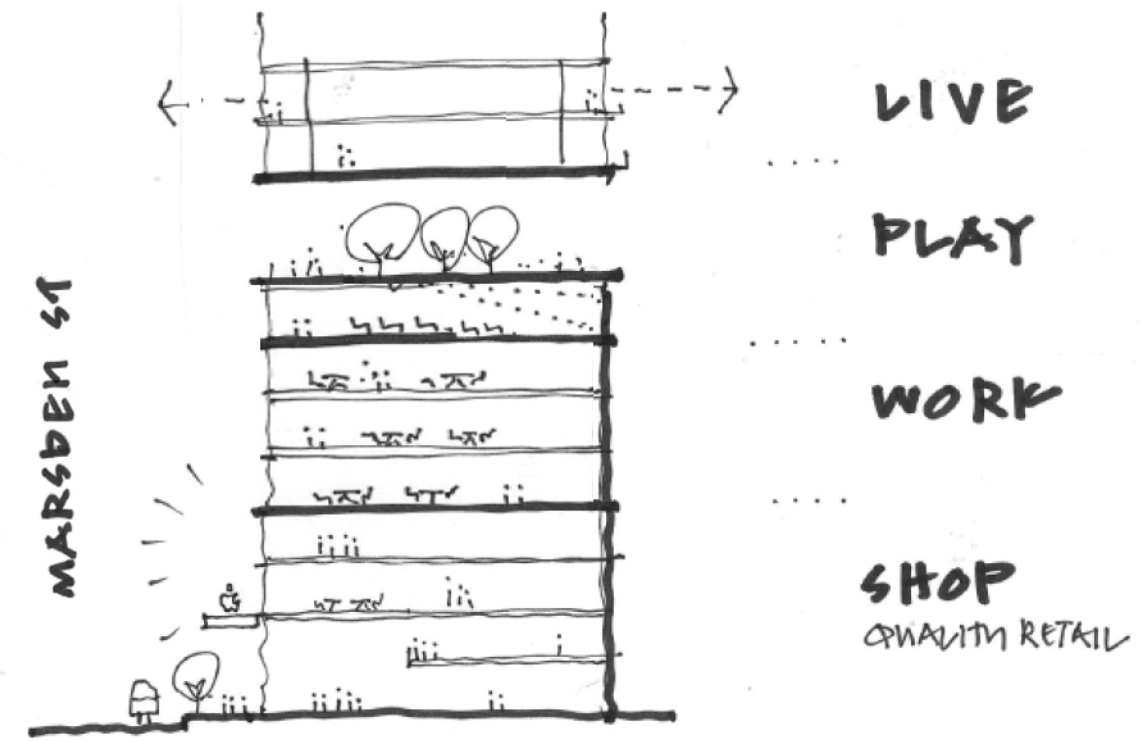
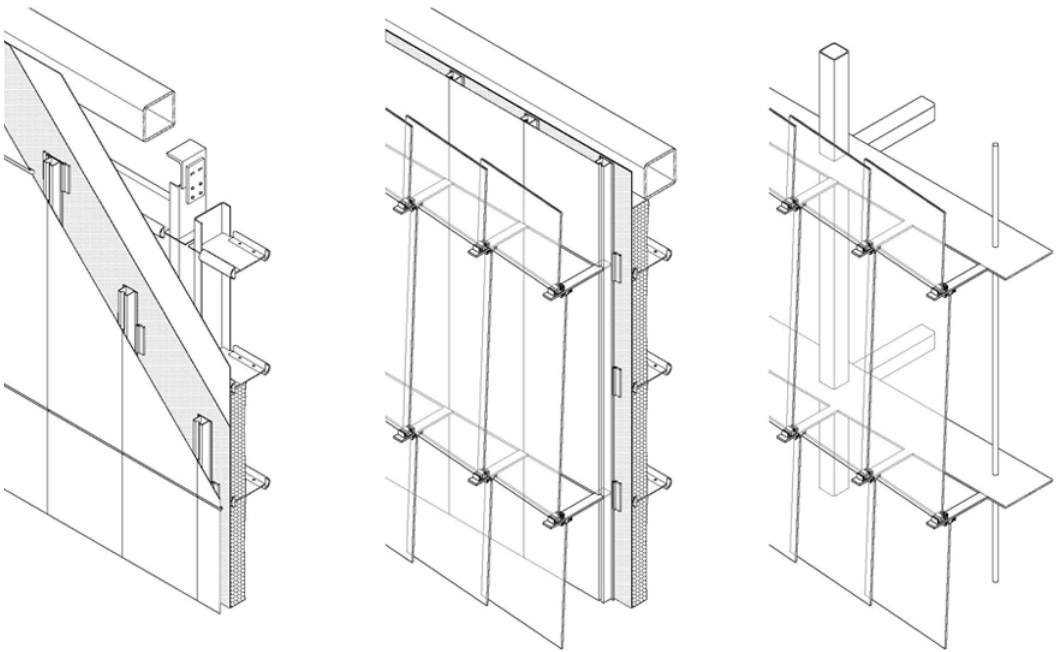
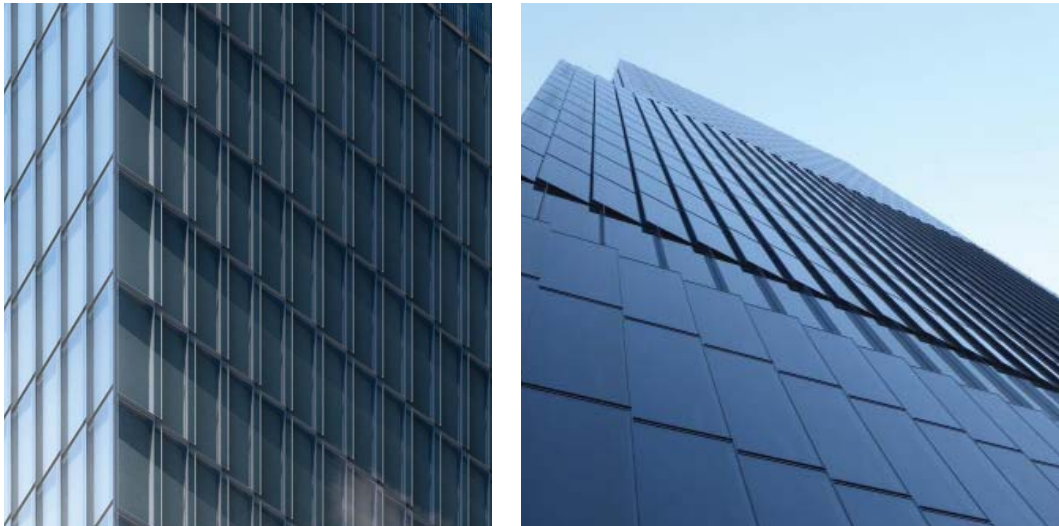
3.1 PEDESTRIAN INTERACTION

Opportunity to attract a premier retailer to the high street to transform Macquarie Street into a high quality boulevard.

Opportunity to improve pedestrian experience.

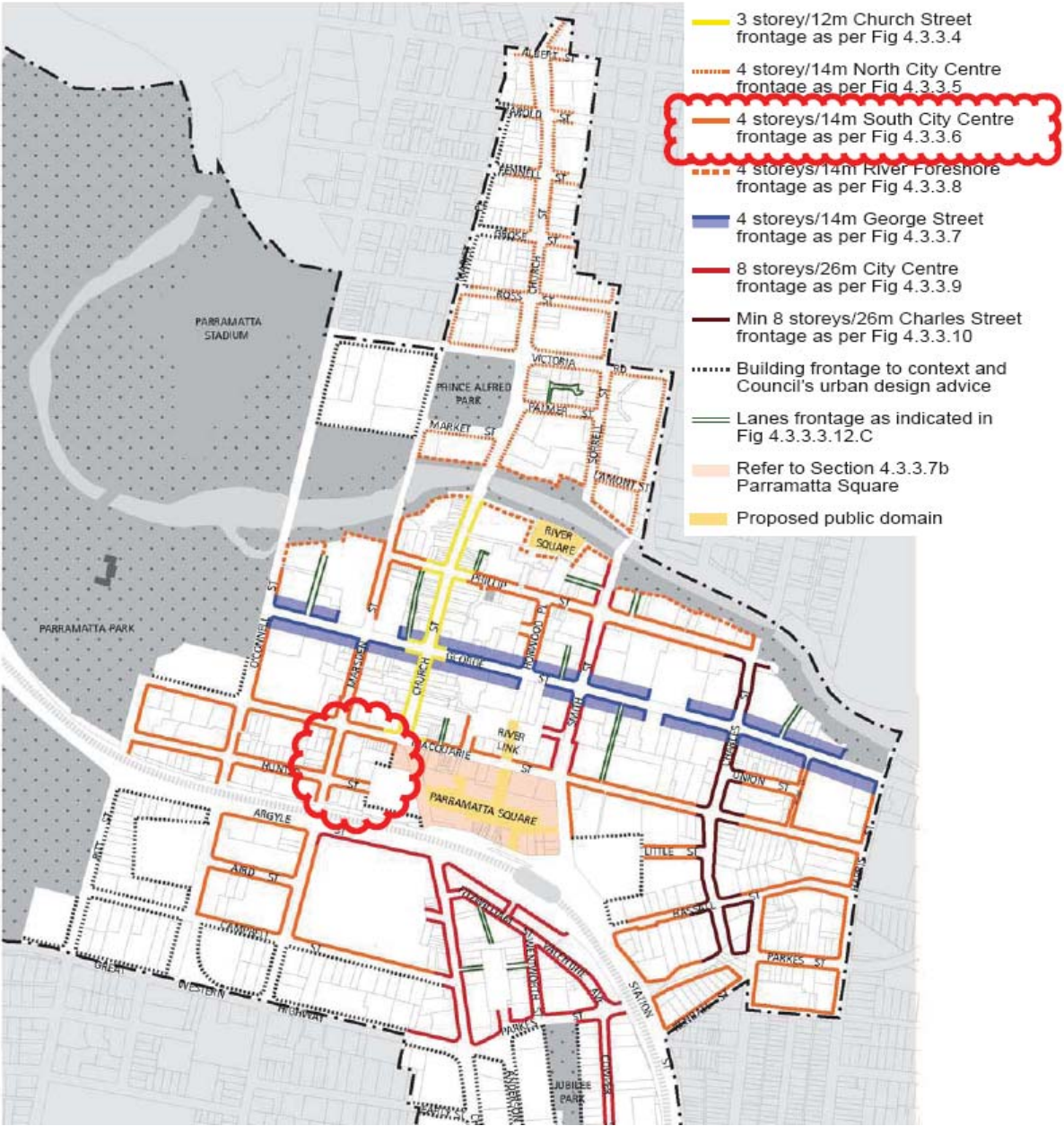
3.2 PEDESTRIAN COMFORT

Use of Shingle Facade System to eliminate wind downdraft.



4.0 DCP COMPLIANCE

4.1 BUILDING SETBACK



FULL COMPLIANCE TO DCP SETBACK OBJECTIVE TO NORTH & EAST BOUNDARY

PROVIDE LANDMARK AT THE CORNER OF MARSDEN & MACQUARIE STREET WITH TRANSITION TO ADJOINING SITES

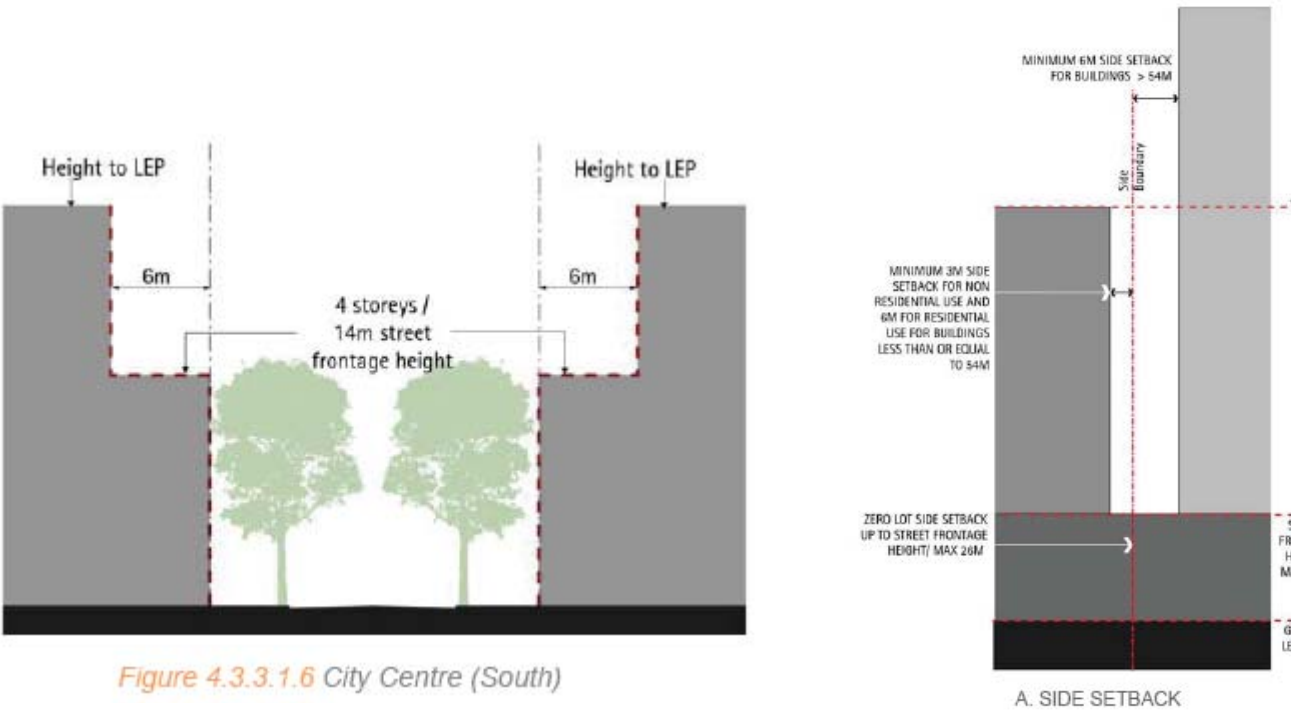


Figure 4.3.3.1.6 City Centre (South)

STREET FRONT SETBACK

SIDE SETBACK

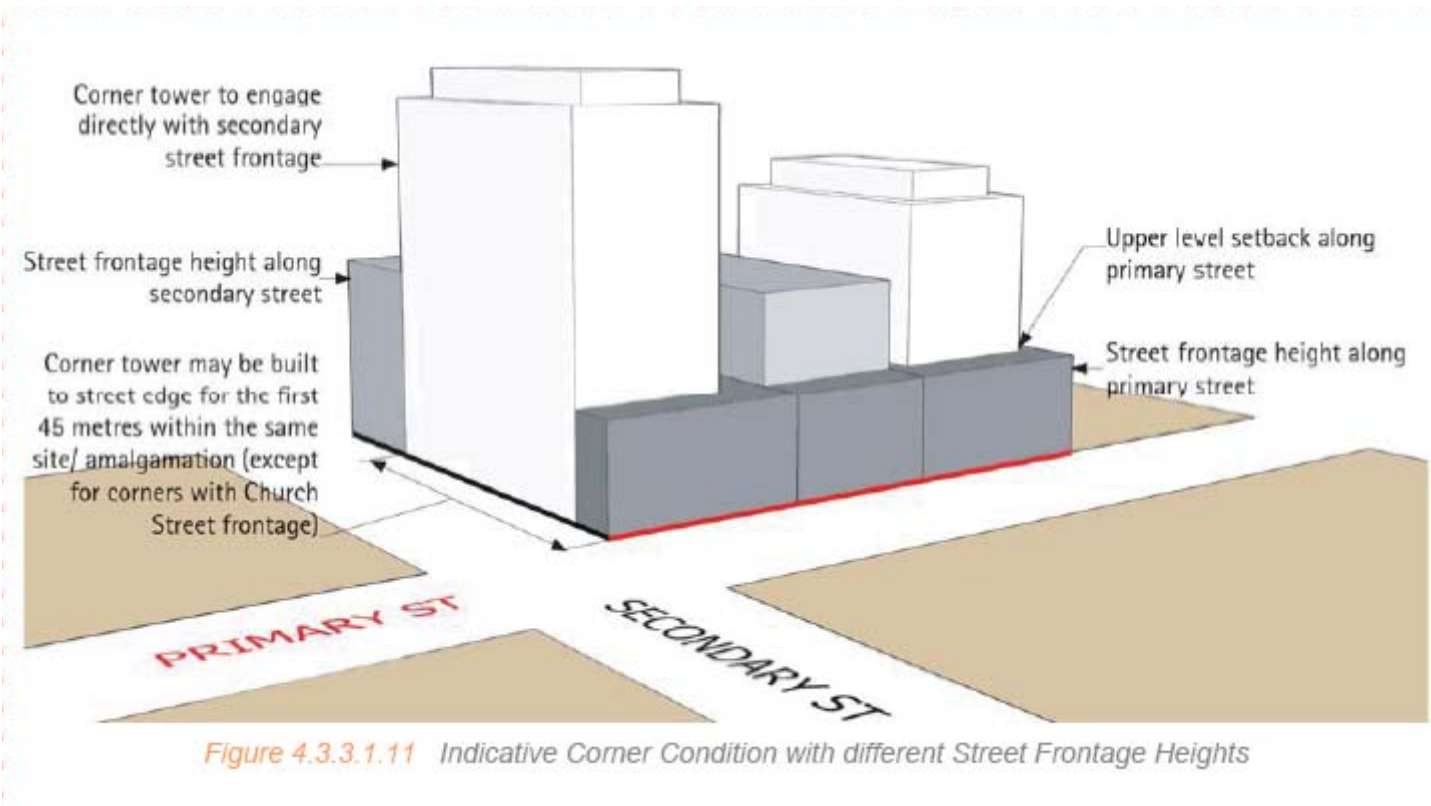
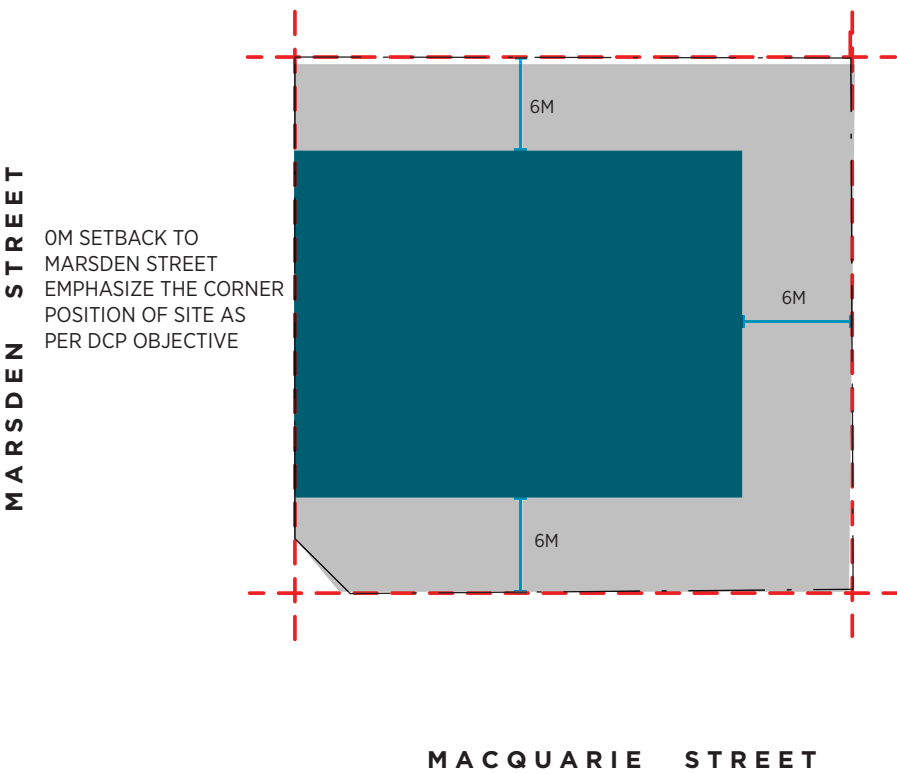


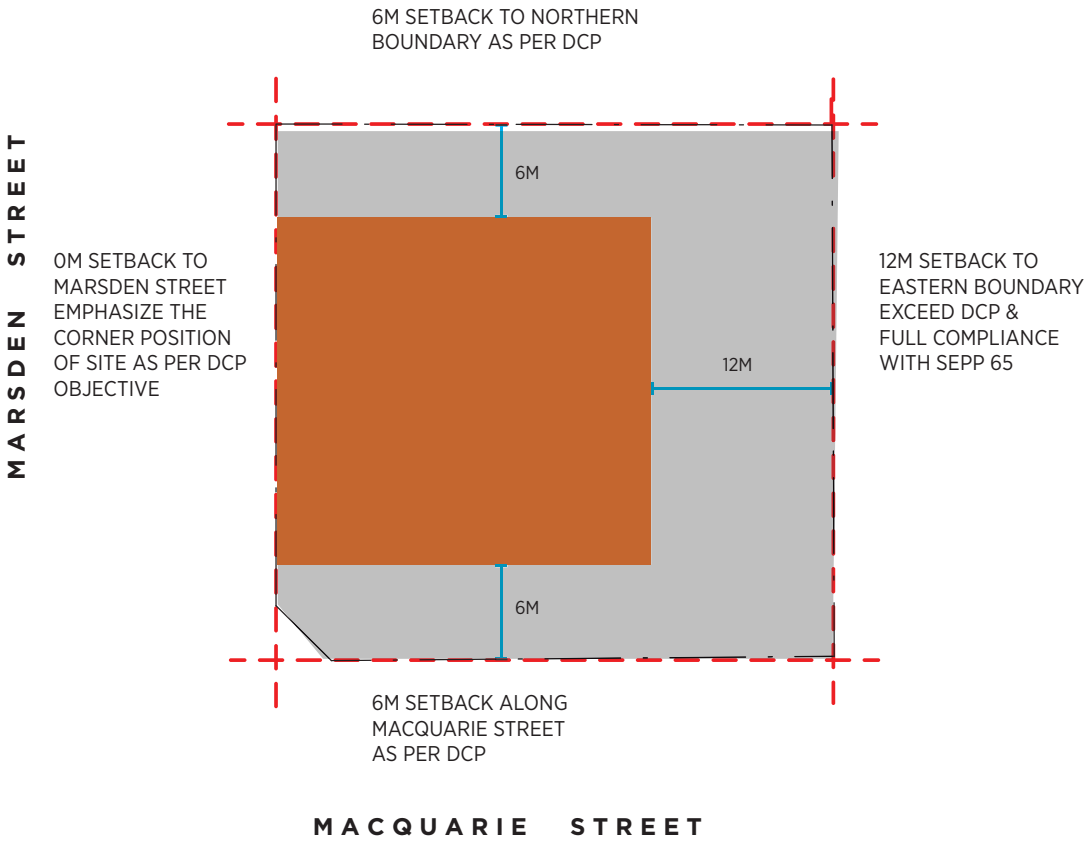
Figure 4.3.3.1.11 Indicative Corner Condition with different Street Frontage Heights

5.0 DCP COMPLIANCE

5.1 BUILDING SETBACK



COMMERCIAL LEVELS SETBACK - 2 LEVELS UP



HIGH RISE RESIDENTIAL LEVELS SETBACK

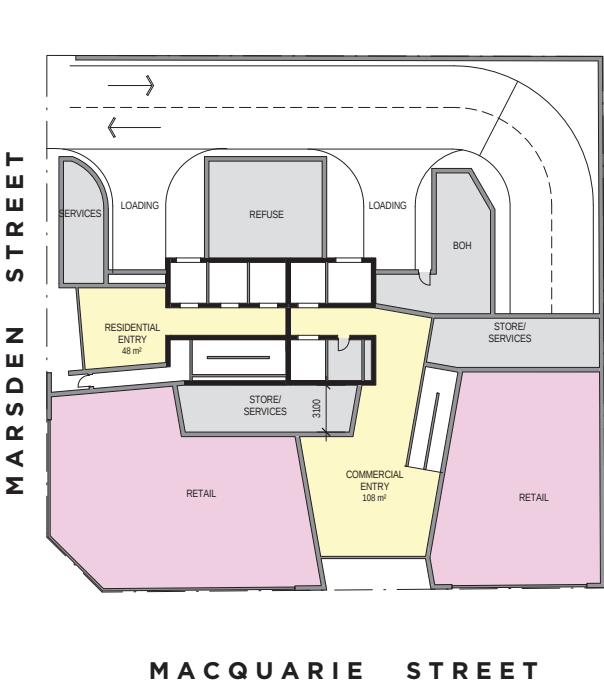


6.0 TYPICAL COMMERCIAL LEVELS LAYOUT

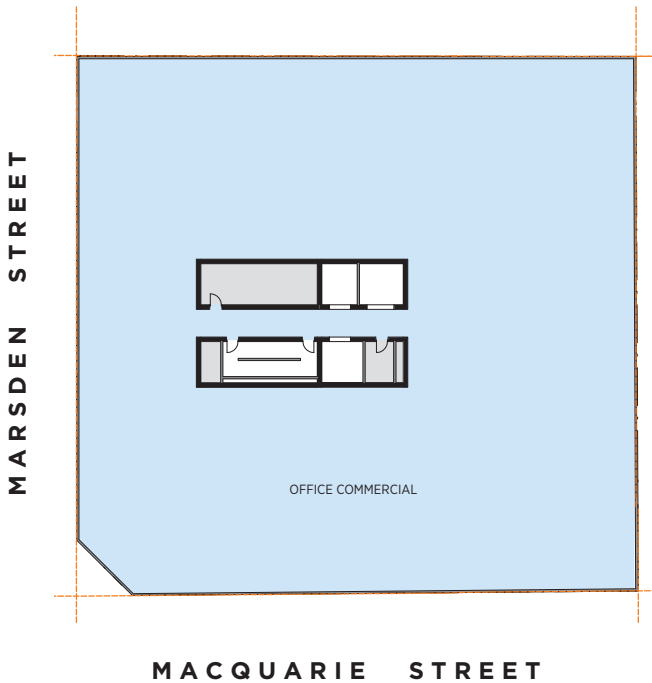
6.1 COMMERCIAL MIX

- GROUND FLOOR ENTRANCE AND RETAIL
- COMMERCIAL OFFICE LEVELS
- RECREATIONAL LEVELS

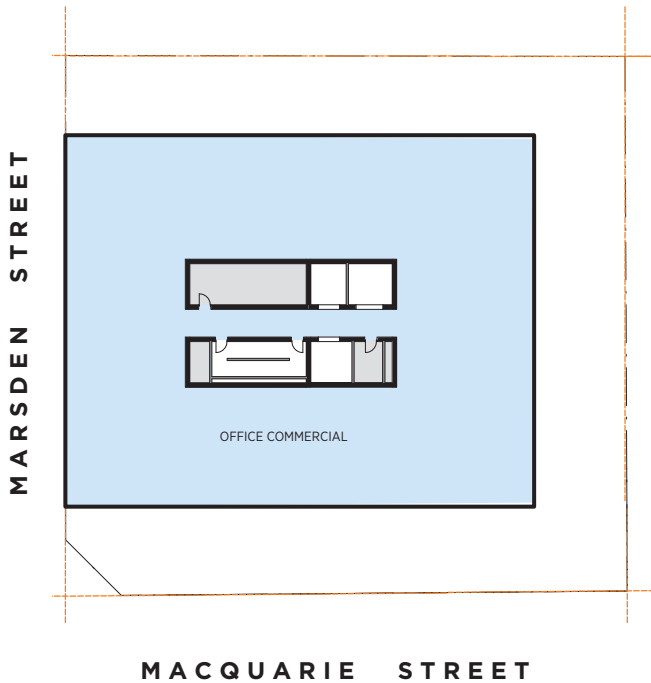
COMPLIANCE WITH DCP GUIDE



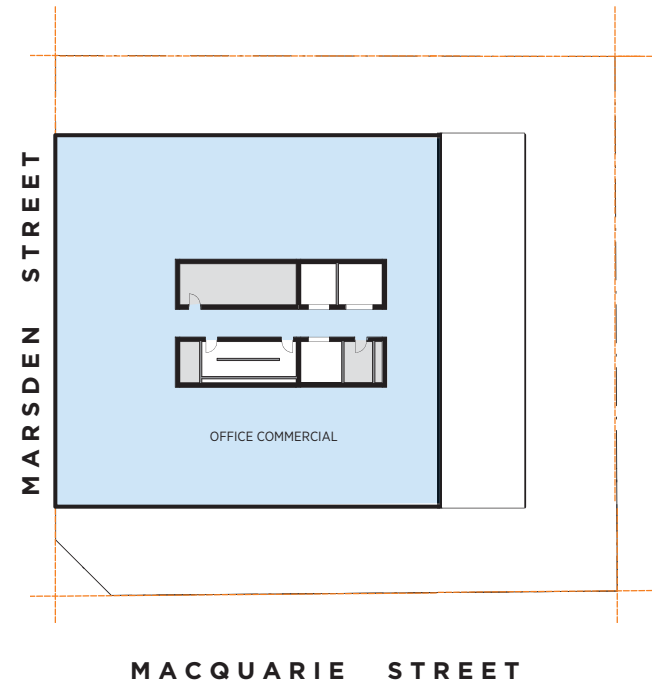
POTENTIAL GROUND LEVEL RETAIL AND ENTRY LOBBY
APPROX 350SQM RETAIL SPACE + 156SQM ENTRANCES



POTENTIAL OFFICE LEVEL ABOVE PODIUM
APPROX 1036SQM OFFICE SPACE



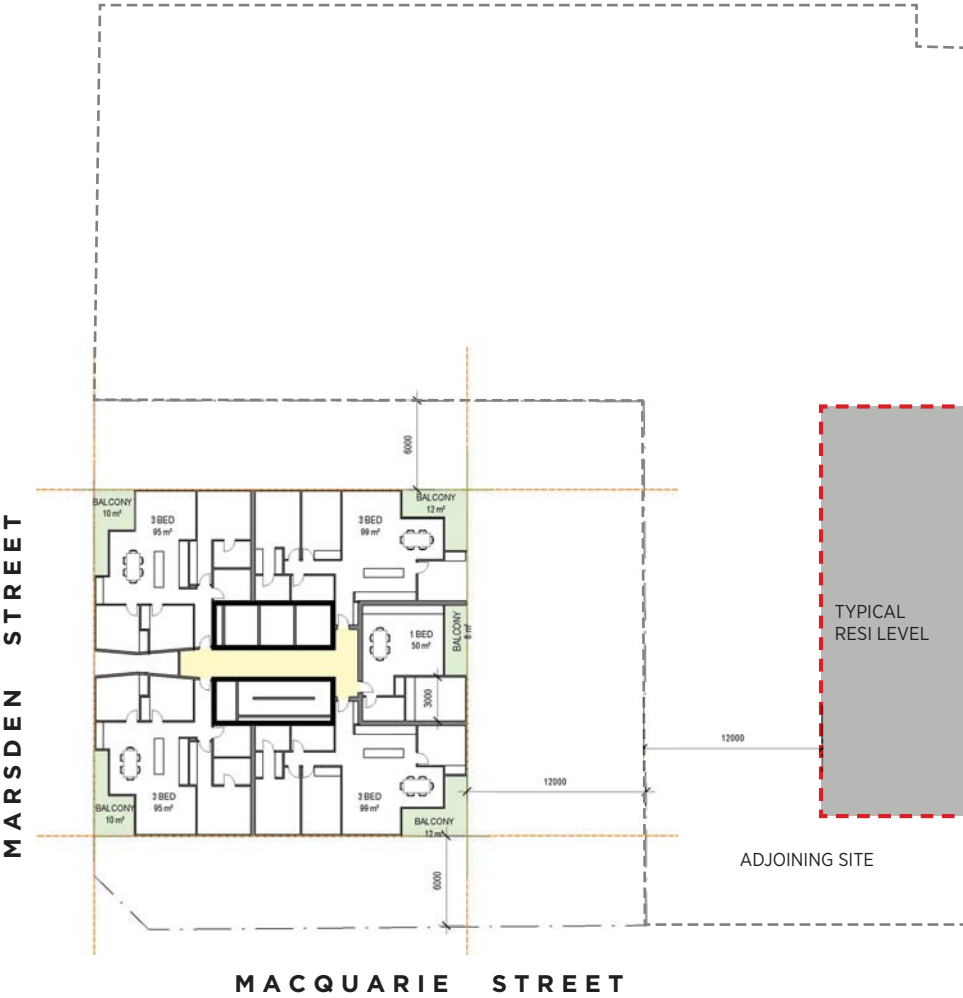
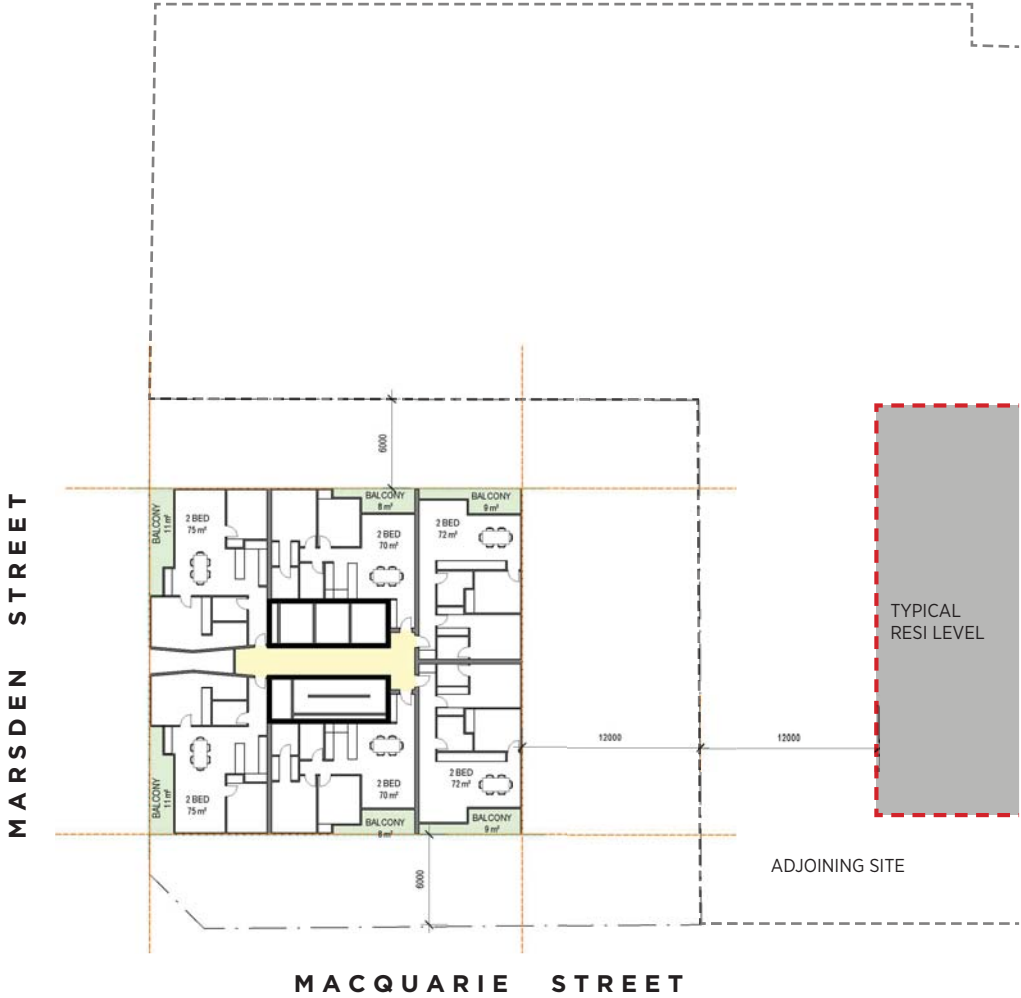
POTENTIAL OFFICE LEVEL - LEVEL 3
APPROX 503SQM OFFICE SPACE



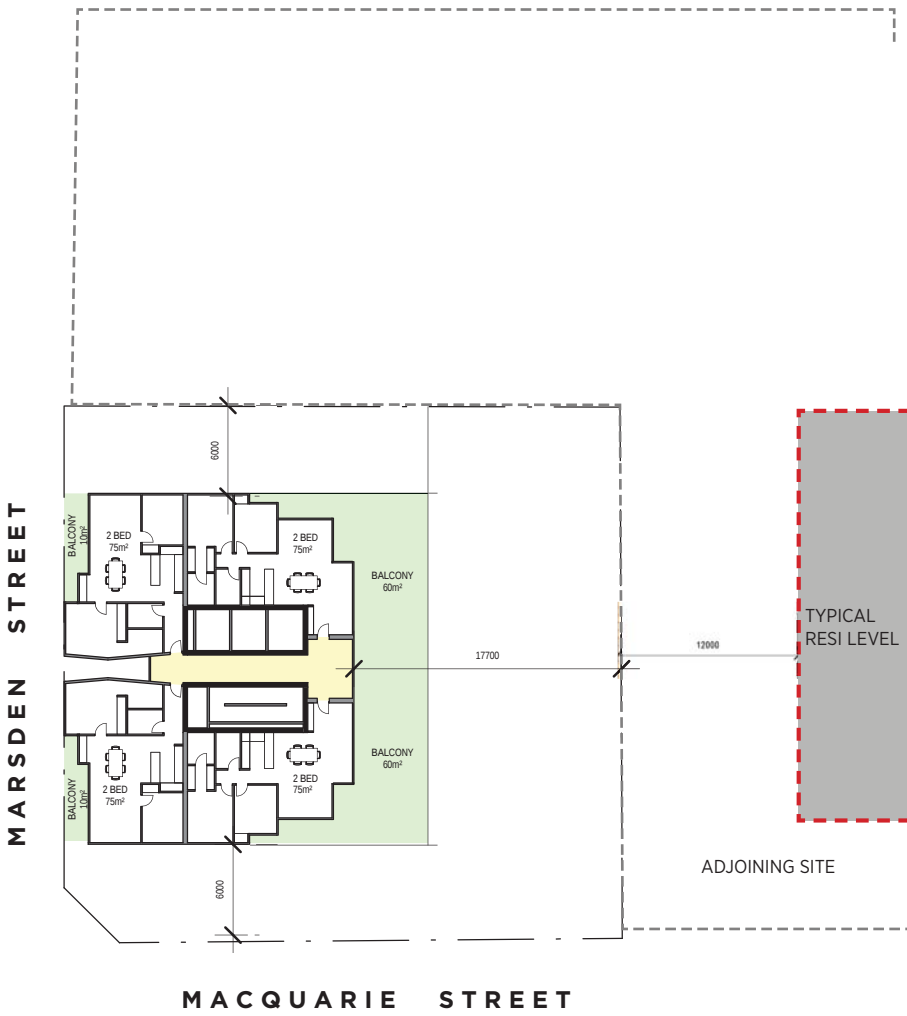
POTENTIAL OFFICE LEVEL - LEVEL 4 & 5
APPROX 464SQM OFFICE SPACE



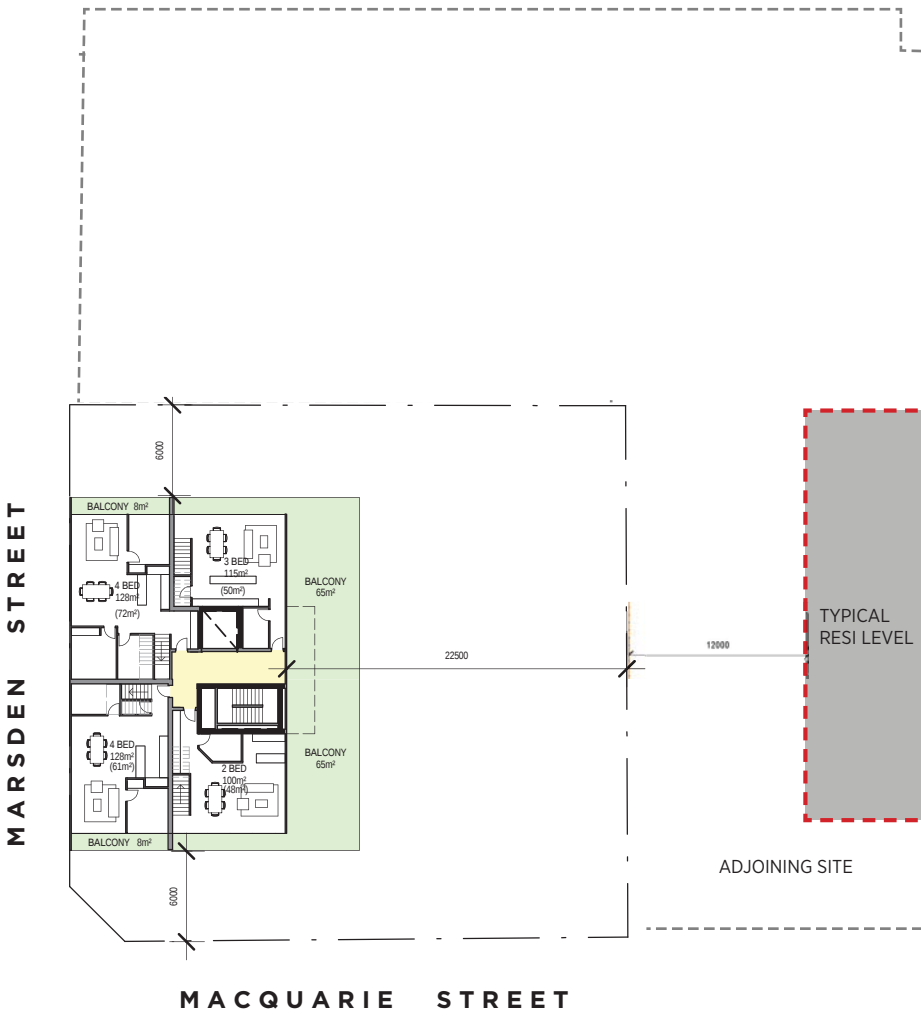
7.0 TYPICAL RESIDENTIAL LEVELS LAYOUT



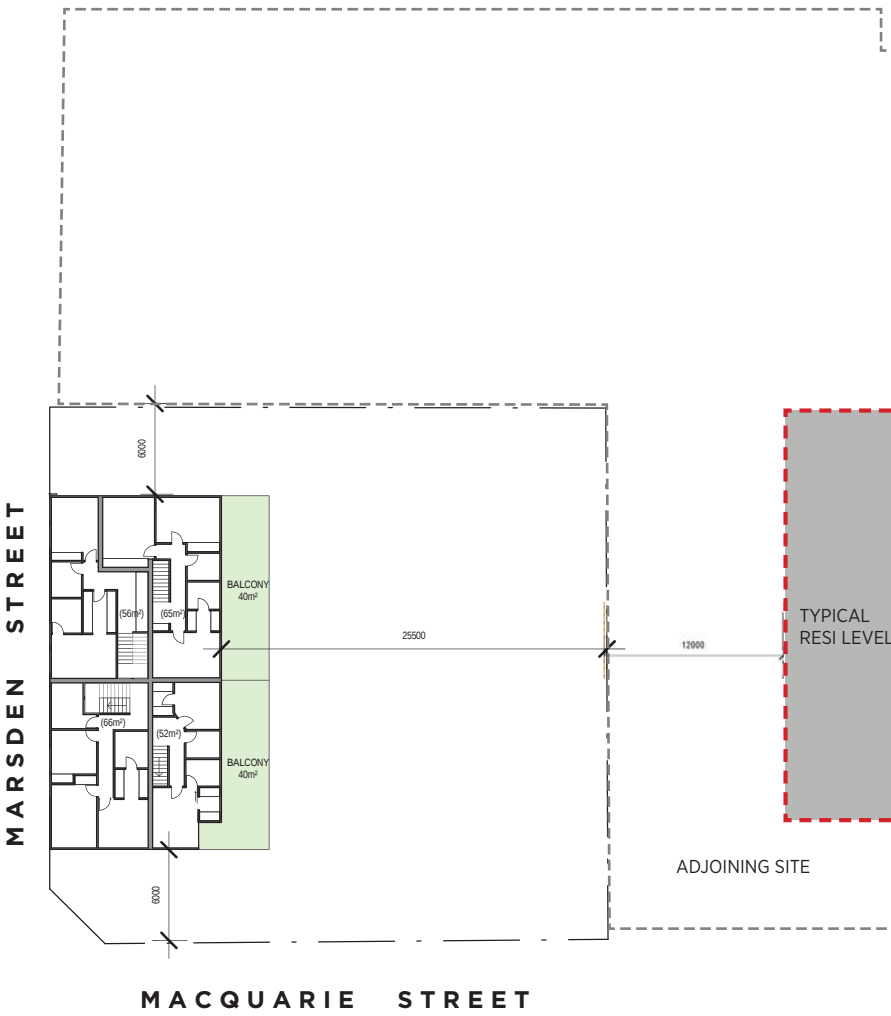
7.0 TYPICAL RESIDENTIAL LEVELS LAYOUT



LEVEL 25 FLOOR PLAN



LEVEL 26 FLOOR PLAN



LEVEL 27 FLOOR PLAN

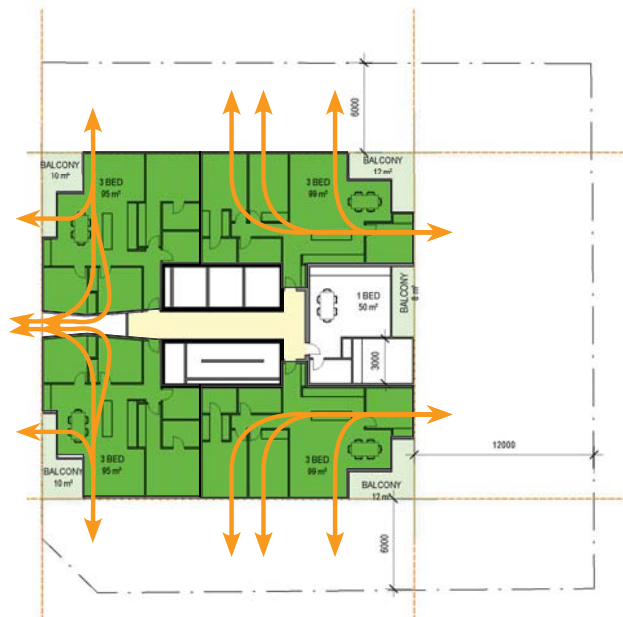


8.0 SEPP 65 ANALYSIS - TECHNICALS

8.1 SEPP 65 - CROSS VENTILATION ANALYSIS
MORE THAN 60% - **FULL COMPLIANCE**



POTENTIAL TYPICAL FLOOR PLAN A
66.7% NATURALLY CROSS VENTILATED
PER FLOOR



POTENTIAL TYPICAL FLOOR PLAN B
80% NATURALLY CROSS VENTILATED
PER FLOOR



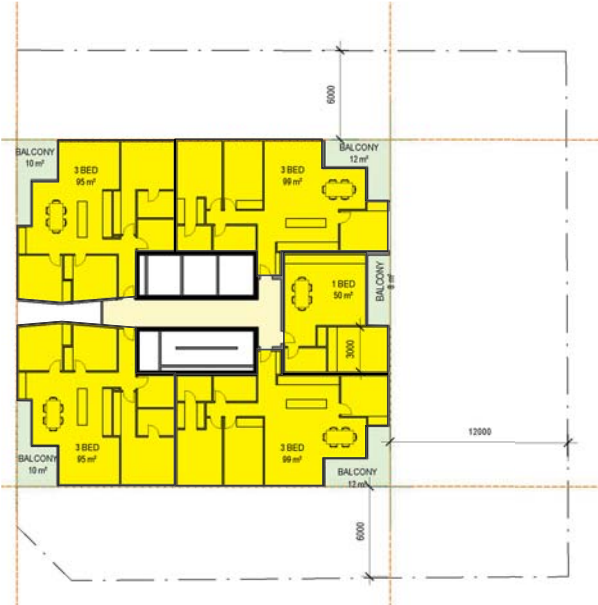
8.0 SEPP 65 ANALYSIS - TECHNICALS

8.2 SEPP 65 - BUILDING DIRECT SUN LIGHT ANALYSIS -
FULL COMPLIANCE

8.3 SEPP 65 - SOUTHERN FACING UNIT ANALYSIS -
FULL COMPLIANCE



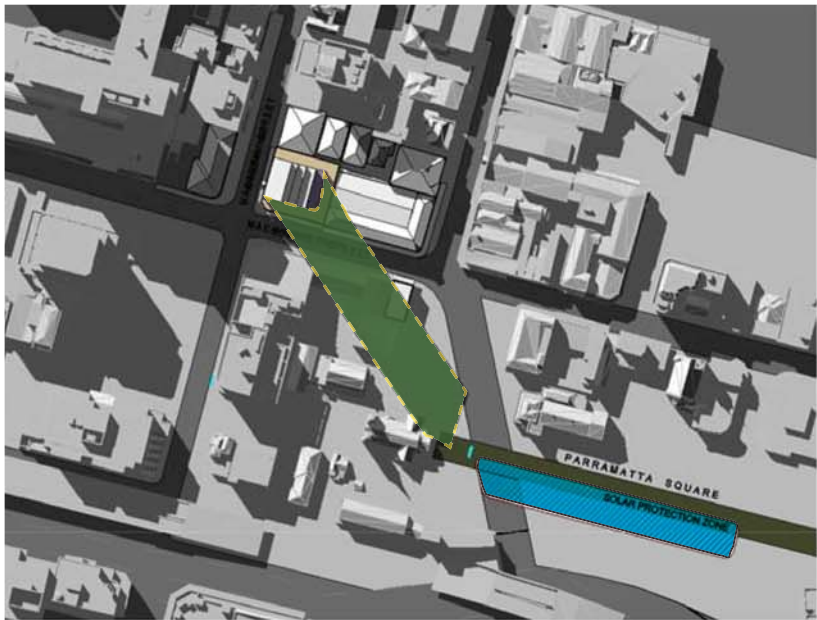
POTENTIAL TYPICAL FLOOR PLAN A
83.3% RECEIVE MIN 2 HOURS SUNLIGHT AT MID WINTER
16.7% SINGLE SOUTHERN ASPECT
PER FLOOR



POTENTIAL TYPICAL FLOOR PLAN B
100% RECEIVE MIN 2 HOURS SUNLIGHT AT MID WINTER
0% SINGLE SOUTHERN ASPECT
PER FLOOR



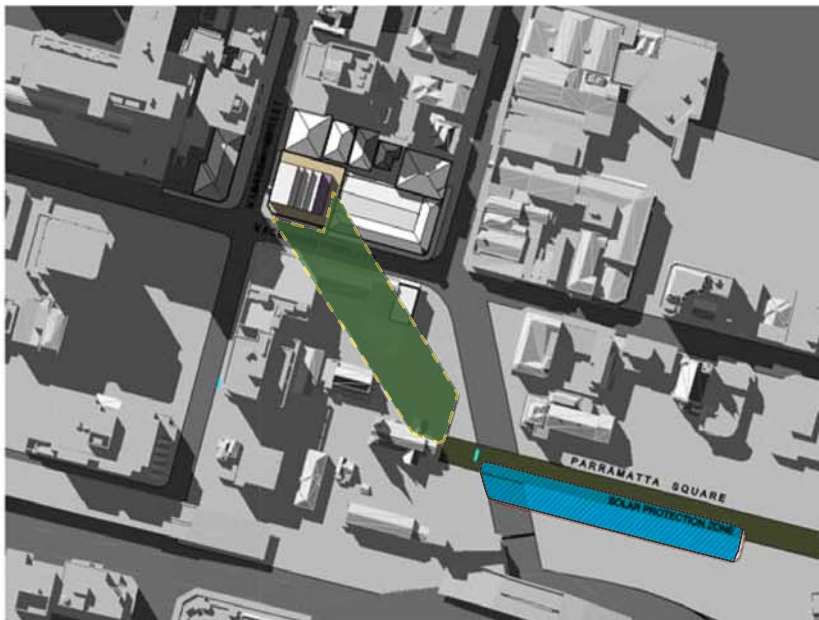
9.0 SHADOW STUDY



MAY 21 - 2PM



JUNE 21 - 2PM



JULY 21 - 2PM

10.0 FSR CALCULATION

SITE AREA: 1295 SQM

	FSA	FSR
RESIDENTIAL	8920	7:1
COMMERCIAL OFFICE/RETAIL	4030	3:1
TOTAL	12950	10:1

		FLOOR SPACE (SQM) AS PER POTENTIAL LAYOUT SUBMITTED							
		FL_FL	FL RL	RESI 7:1	COMM RETAIL3:1	FSA	GFA	EFFICIENCY RATIO	BENCH MARK RATIO
L27	RESIDENTIAL	3	90.5	187		187	249	75%	75%
L26	RESIDENTIAL	3	87.5	249		249	332	75%	75%
L25	RESIDENTIAL	3	84.5	333		333	444	75%	75%
L24	RESIDENTIAL	3	81.5	429		429	572	75%	75%
L23	RESIDENTIAL	3	78.5	429		429	572	75%	75%
L22	RESIDENTIAL	3	75.5	429		429	572	75%	75%
L21	RESIDENTIAL	3	72.5	429		429	572	75%	75%
L20	RESIDENTIAL	3	69.5	429		429	572	75%	75%
L19	RESIDENTIAL	3	66.5	429		429	572	75%	75%
L18	RESIDENTIAL	3	63.5	429		429	572	75%	75%
L17	RESIDENTIAL	3	60.5	429		429	572	75%	75%
L16	RESIDENTIAL	3	57.5	429		429	572	75%	75%
L15	RESIDENTIAL	3	54.5	429		429	572	75%	75%
L14	RESIDENTIAL	3	51.5	429		429	572	75%	75%
L13	RESIDENTIAL	3	48.5	429		429	572	75%	75%
L12	RESIDENTIAL	3	45.5	429		429	572	75%	75%
L11	RESIDENTIAL	3	42.5	429		429	572	75%	75%
L10	RESIDENTIAL	3	39.5	429		429	572	75%	75%
L9	RESIDENTIAL	3	36.5	429		429	572	75%	75%
L8	RESIDENTIAL	3	33.5	429		429	572	75%	75%
L7	RESIDENTIAL	3	30.5	429		429	572	75%	75%
L6	RESIDENTIAL	3	27.5	429		429	572	75%	75%
L5	RESIDENTIAL	4	24.5		464	464	580	80%	80%
L4	RESIDENTIAL	4	20.5		464	464	580	80%	80%
L3	RETAIL OFFICE	4	16.5		603	464	754	80%	80%
L2	RETAIL OFFICE	4	12.5		1036	1036	1295	80%	80%
L1	RETAIL OFFICE	4	8.5		1036	1036	1295	80%	80%
L0	ENTRANCE/RETAIL	4.5	0.0		427	427	1295	32.90%	33%
B1	VISITOR PARKING	4.5	-4.5	8920	4030	12811	17692		
B2	COMM PARKING	4.5	-9.0 SITE	1295	1295	1295	1295		
B4	RESIPARKING	4.5	-13.5						
B5	RESIPARKING	4.5	-18.0 FSR	7.0	3.0	10.0			
		2	-20.0						