

# 355 CHURCH STREET PARRAMATTA

Additional Floor Space Option

PREPARED FOR  
PARRAMATTA COUNCIL  
AND STOCKLAND

August 2020



Stockland

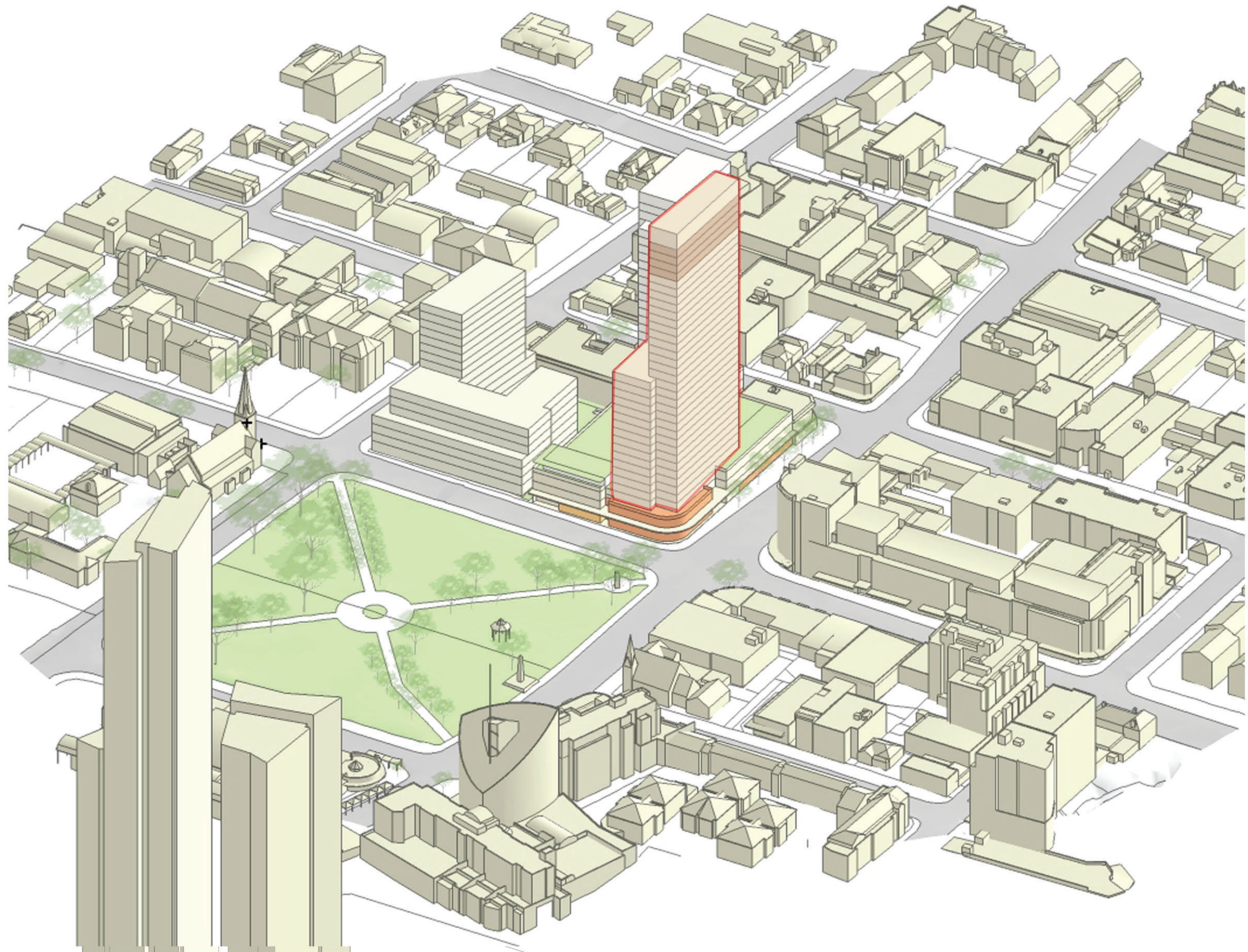




# ADDITIONAL FLOOR SPACE OPTION

- South Tower increased in height to 35 storeys (excluding plant).

**AERIAL**



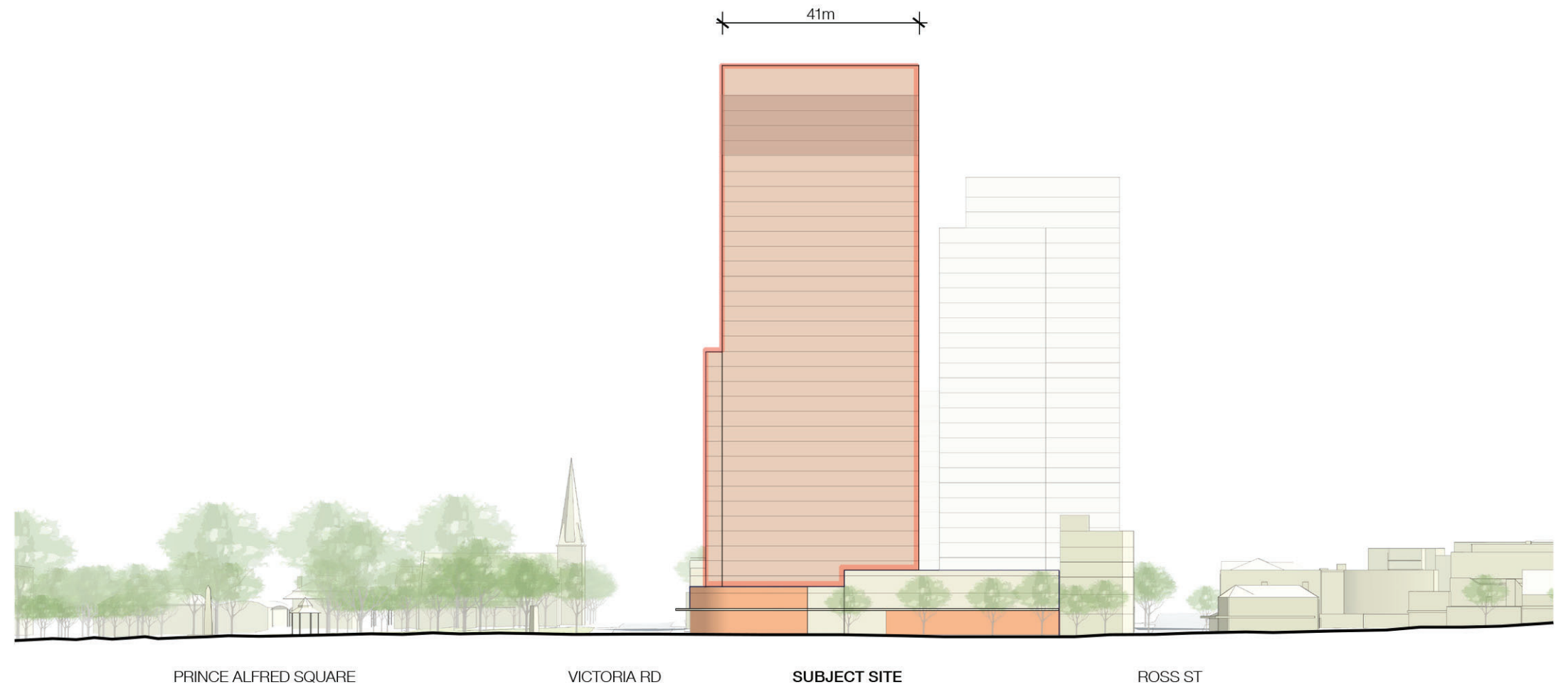
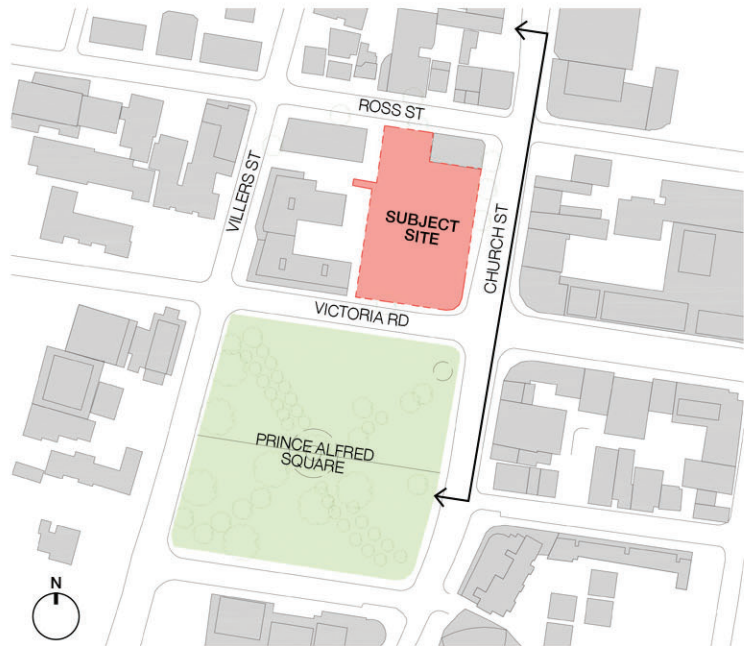


# ADDITIONAL FLOOR SPACE OPTION

- South Tower increased in height to 35 storeys (excluding plant).

## CHURCH STREET ELEVATION

The two tower scheme reduces the scale impact on the park and frames the public open space. The three storey podium height responds to the surrounding buildings. The podium helps to mediate between the tower and street, defining and framing the public open space of Prince Alfred Square.

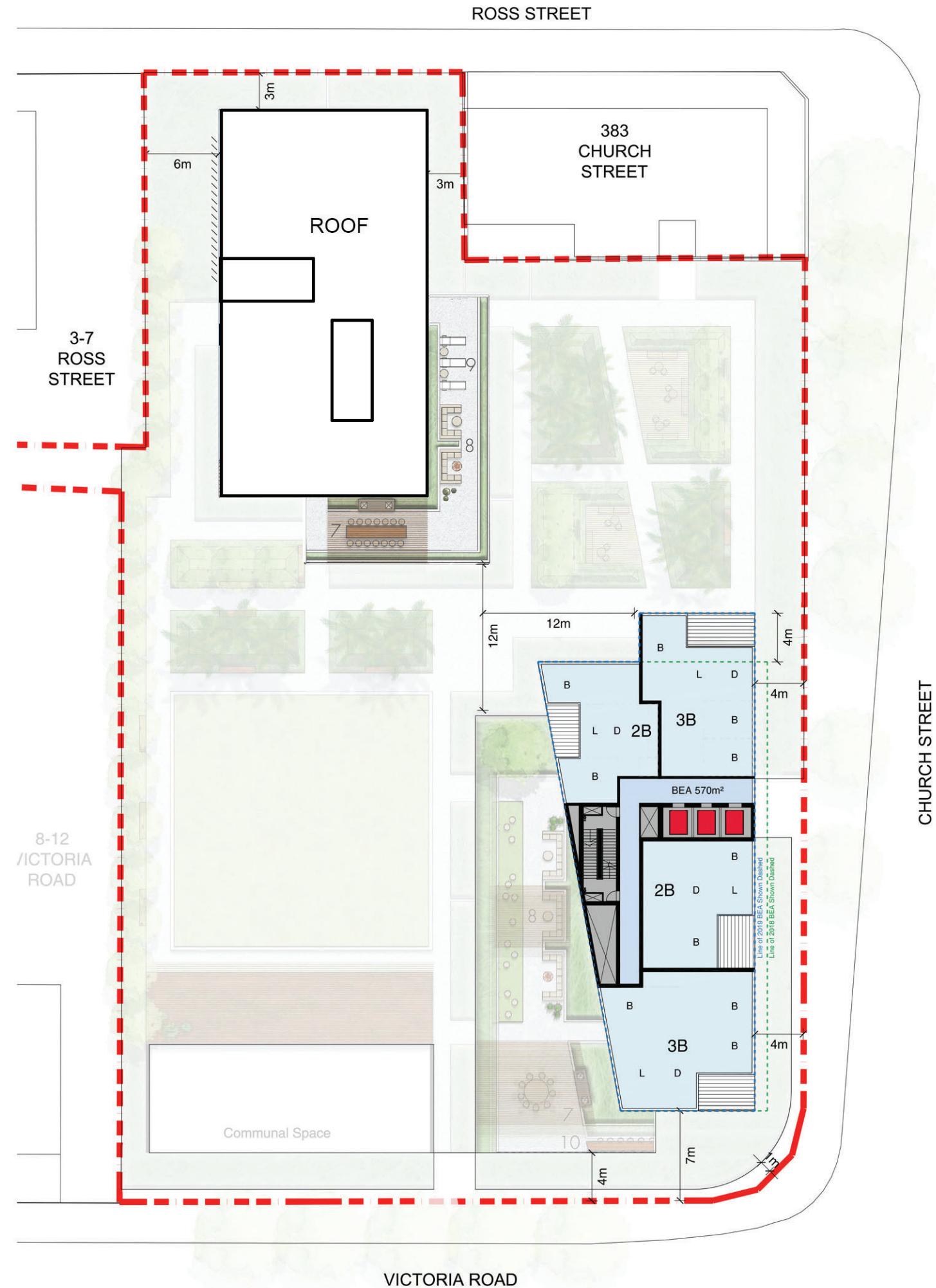


# ADDITIONAL FLOOR SPACE OPTION

- South Tower increased in height to 35 storeys  
(excluding plant)

## TYPICAL HIGH RISE LEVEL PLAN (L29-32)

The northern tower sets back, helping to articulate the tower form into two-interlocking vertical forms.

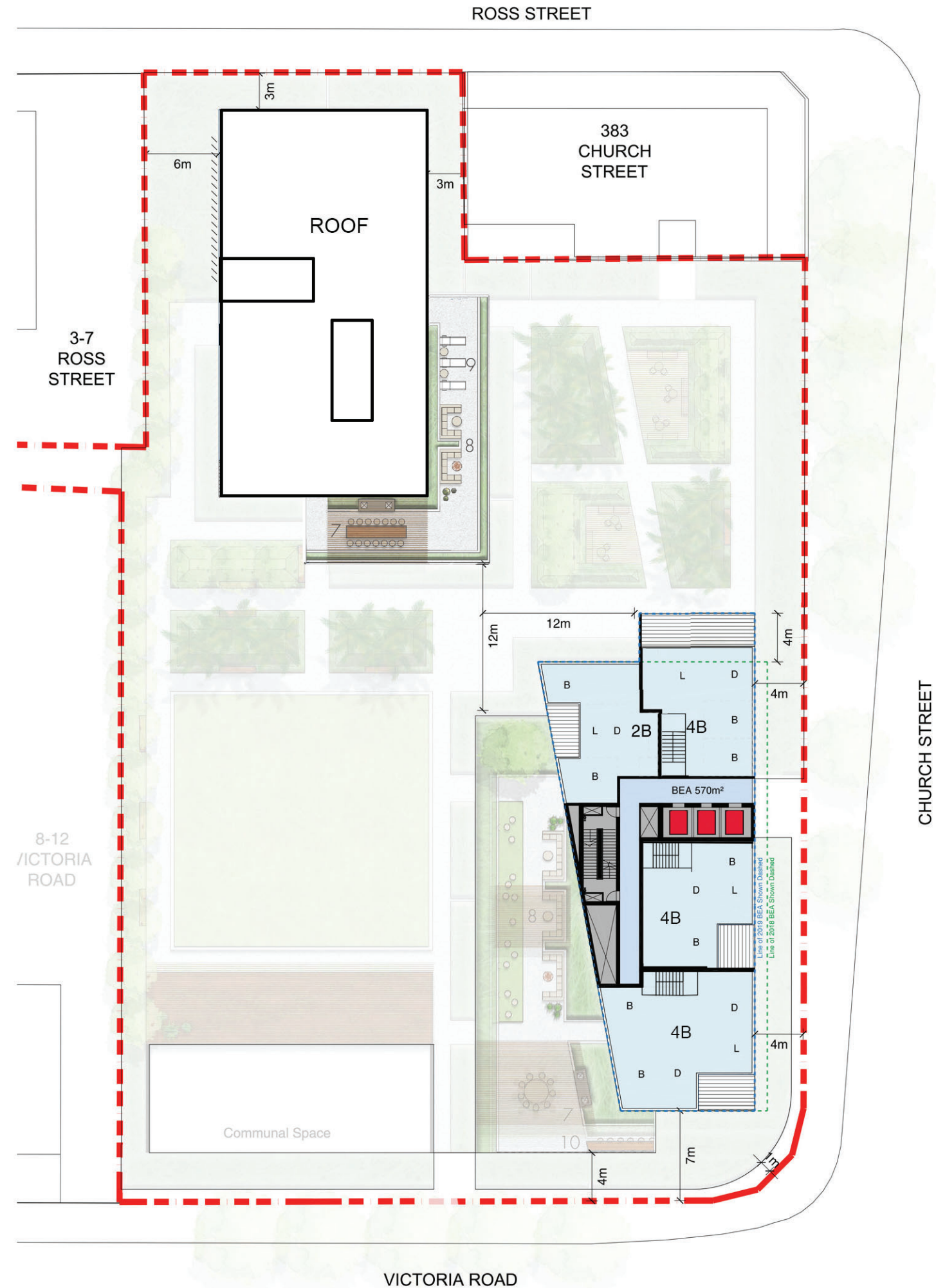




# ADDITIONAL FLOOR SPACE OPTION

## TYPICAL HIGH RISE LEVEL PLAN L33 - PENTHOUSE LEVEL

2 storey penthouse apartments are provided to the upper levels of the South tower with access to private roof terraces.

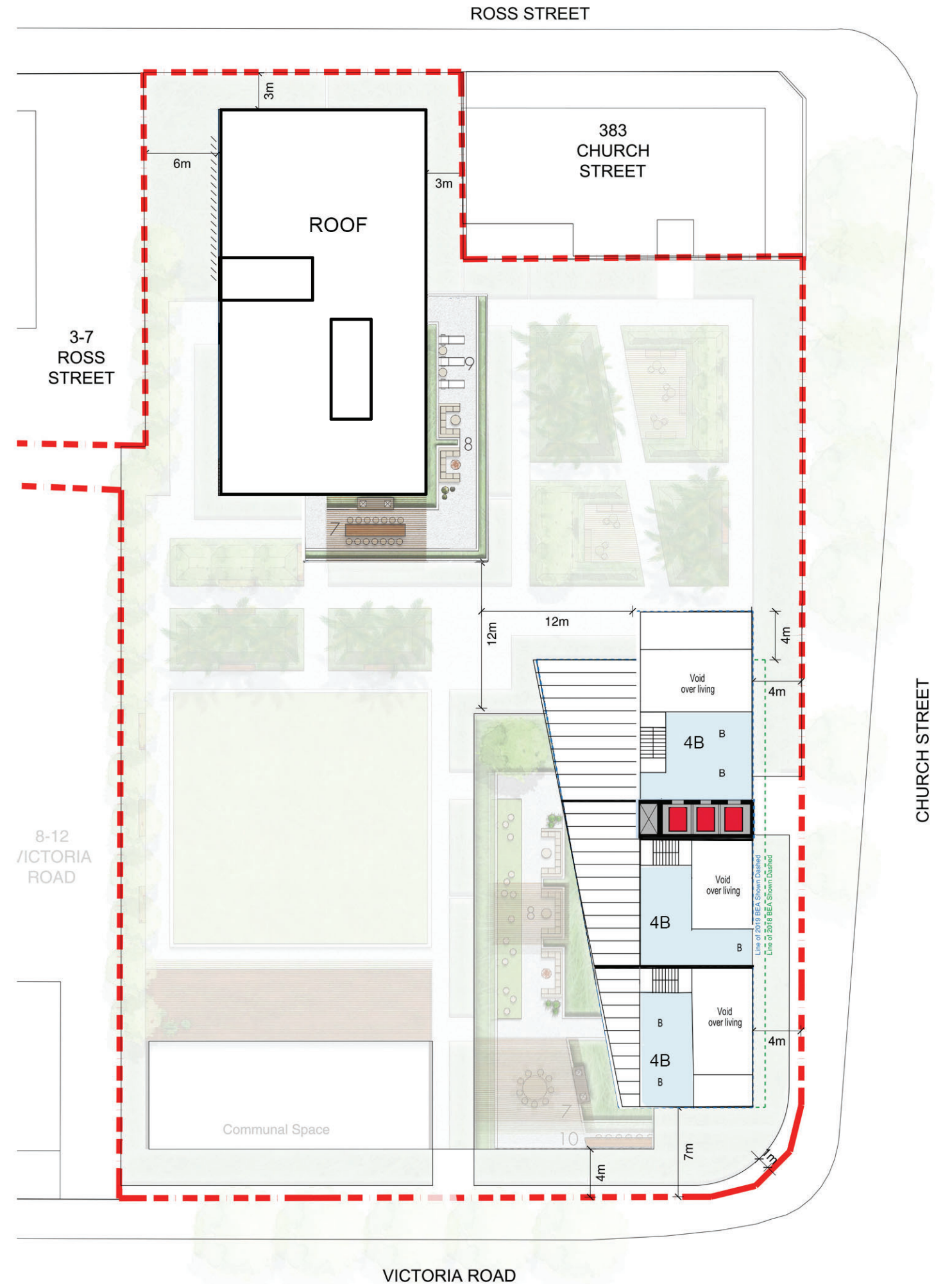




# ADDITIONAL FLOOR SPACE OPTION

## TYPICAL HIGH RISE LEVEL PLAN L34 - PENTHOUSE LEVEL

Upper Level Penthouse level  
with private roof terrace access



1:400 @ A3





# ADDITIONAL FLOOR SPACE OPTION

- Floor Space Ratio 7.2 :1
- Permissible GFA - 34,106 m<sup>2</sup>
- South Tower increased in height by 3.5 storeys
- 12 additional apartments ( 5x 2B, 4 x 3B, 3 penthouse suites)
- 11 additional residential car spaces required.

## YIELD SCHEDULE



355 Church St		Site Area		FSR		GFA		
Pair of Towers		4,737 m <sup>2</sup>		7.2 : 1		34,106m <sup>2</sup>		
Level	Use	Residential		Commercial		Other (Non-GFA)		Total GFA
		BEA	GFA	BEA	GFA	BEA	GFA	
<b>Summary</b>								
	North Tower	17,947 m <sup>2</sup>	13,460 m <sup>2</sup>			544 m <sup>2</sup>		13,460 m <sup>2</sup>
	South Tower	22,708 m <sup>2</sup>	17,030 m <sup>2</sup>			570 m <sup>2</sup>		17,030 m <sup>2</sup>
	Podium	3,515 m <sup>2</sup>	2,260 m <sup>2</sup>	1,671 m <sup>2</sup>	1,355 m <sup>2</sup>	11,800 m <sup>2</sup>		3,615 m <sup>2</sup>
		<b>44,190 m<sup>2</sup></b>	<b>32,765 m<sup>2</sup></b>	<b>1,671 m<sup>2</sup></b>	<b>1,355 m<sup>2</sup></b>	<b>12,914 m<sup>2</sup></b>		<b>34,105 m<sup>2</sup></b>

North Tower							
L28	Plant	3L				544 m <sup>2</sup>	
L27	Residential	2L	544 m <sup>2</sup>	408 m <sup>2</sup>			408 m <sup>2</sup>
L26	Residential	1L	544 m <sup>2</sup>	408 m <sup>2</sup>			408 m <sup>2</sup>
L25	Residential	23L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L24	Residential	22L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L23	Residential	21L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L22	Residential	20L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L21	Residential	19L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L20	Residential	18L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L19	Residential	17L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L18	Residential	16L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L17	Residential	15L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L16	Residential	14L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L15	Residential	13L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L14	Residential	12L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L13	Residential	11L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L12	Residential	10L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L11	Residential	9L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L10	Residential	8L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L09	Residential	7L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L08	Residential	6L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L07	Residential	5L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L06	Residential	4L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L05	Residential	3L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L04	Residential	2L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
L03	Residential	1L	733 m <sup>2</sup>	550 m <sup>2</sup>			550 m <sup>2</sup>
			<b>17,947 m<sup>2</sup></b>	<b>13,460 m<sup>2</sup></b>		<b>544 m<sup>2</sup></b>	<b>13,460 m<sup>2</sup></b>

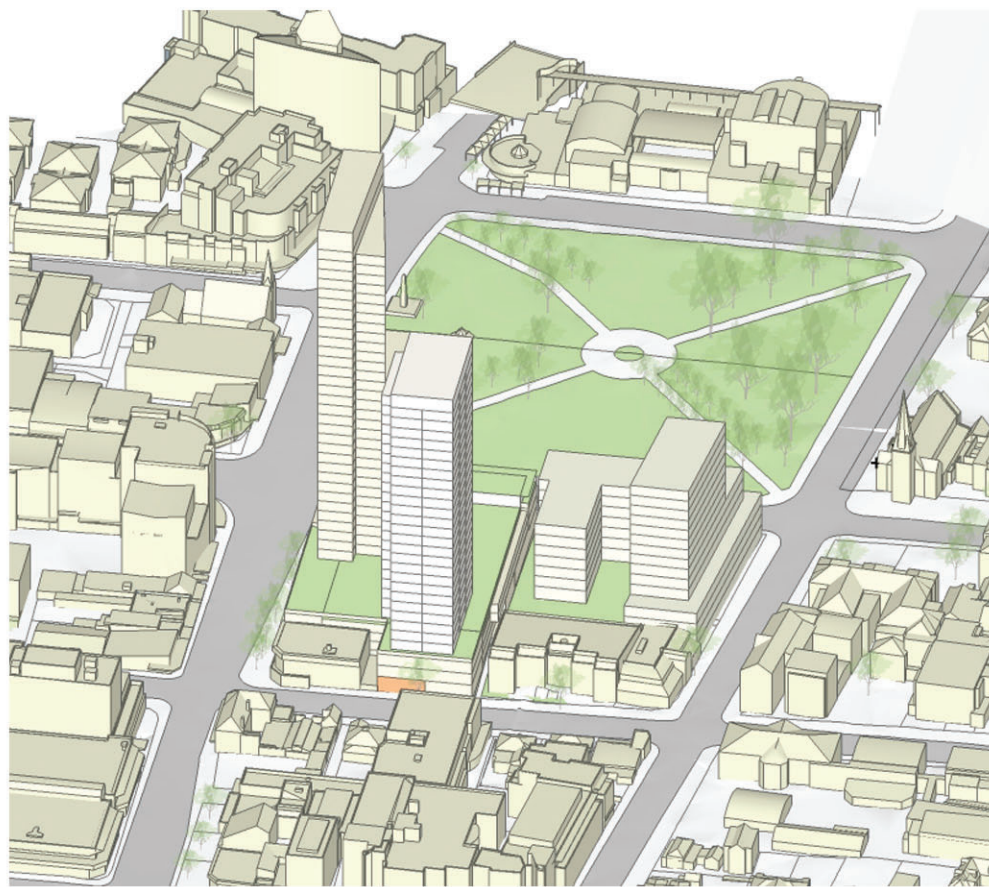
South Tower							
L35	Plant	15L				570 m <sup>2</sup>	
L34	Residential	14L	170 m <sup>2</sup>	125 m <sup>2</sup>			428 m <sup>2</sup>
L33	Residential	13L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L32	Residential	12L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L31	Residential	15L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L30	Residential	14L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L29	Residential	13L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L28	Residential	12L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L27	Residential	11L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L26	Residential	10L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L25	Residential	9L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L24	Residential	8L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L23	Residential	7L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L22	Residential	6L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L21	Residential	5L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L20	Residential	4L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L19	Residential	3L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L18	Residential	2L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L17	Residential	1L	570 m <sup>2</sup>	428 m <sup>2</sup>			428 m <sup>2</sup>
L16	Residential	14L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L15	Residential	13L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L14	Residential	12L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L13	Residential	11L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L12	Residential	10L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L11	Residential	9L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L10	Residential	8L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L09	Residential	7L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L08	Residential	6L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L07	Residential	5L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L06	Residential	4L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L05	Residential	3L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L04	Residential	2L	912 m <sup>2</sup>	684 m <sup>2</sup>			684 m <sup>2</sup>
L03	Resi / Communal	1L	992 m <sup>2</sup>	744 m <sup>2</sup>			744 m <sup>2</sup>
			<b>22,708 m<sup>2</sup></b>	<b>17,030 m<sup>2</sup></b>		<b>570 m<sup>2</sup></b>	<b>15,621 m<sup>2</sup></b>

Podium				As Measured			
L02	Mixed						
	Ross St Resi or Commercial	407 m <sup>2</sup>	300 m <sup>2</sup>				300 m <sup>2</sup>
	Residential (exc Ross St)	1,478 m <sup>2</sup>	973 m <sup>2</sup>				973 m <sup>2</sup>
	Carpark					2,240 m <sup>2</sup>	
	Storage/Plant					767 m <sup>2</sup>	
L01	Mixed						
	McDonald's	407 m <sup>2</sup>	300 m <sup>2</sup>	467 m <sup>2</sup>	300 m <sup>2</sup>		300 m <sup>2</sup>
	Ross St Resi or Commercial	931 m <sup>2</sup>	537 m <sup>2</sup>				300 m <sup>2</sup>
	Residential						537 m <sup>2</sup>
	Carpark					2,185 m <sup>2</sup>	
	Storage/Plant					959 m <sup>2</sup>	
Mez	Carpark					924 m <sup>2</sup>	
	Carpark					97 m <sup>2</sup>	
	Storage/Plant						
L00	Mixed						
	McDonald's			677 m <sup>2</sup>	600 m <sup>2</sup>		600 m <sup>2</sup>
	Retail/Commercial	292 m <sup>2</sup>	150 m <sup>2</sup>	527 m <sup>2</sup>	455 m <sup>2</sup>		455 m <sup>2</sup>
	Residential						150 m <sup>2</sup>
	Carpark					2,663 m <sup>2</sup>	
	Storage/Plant					630 m <sup>2</sup>	
B01	Carpark					960 m <sup>2</sup>	
	Carpark					375 m <sup>2</sup>	
	Storage/Plant						
		<b>3,515 m<sup>2</sup></b>	<b>2,260 m<sup>2</sup></b>	<b>1,671 m<sup>2</sup></b>	<b>1,355 m<sup>2</sup></b>	<b>11,800 m<sup>2</sup></b>	<b>3,615 m<sup>2</sup></b>

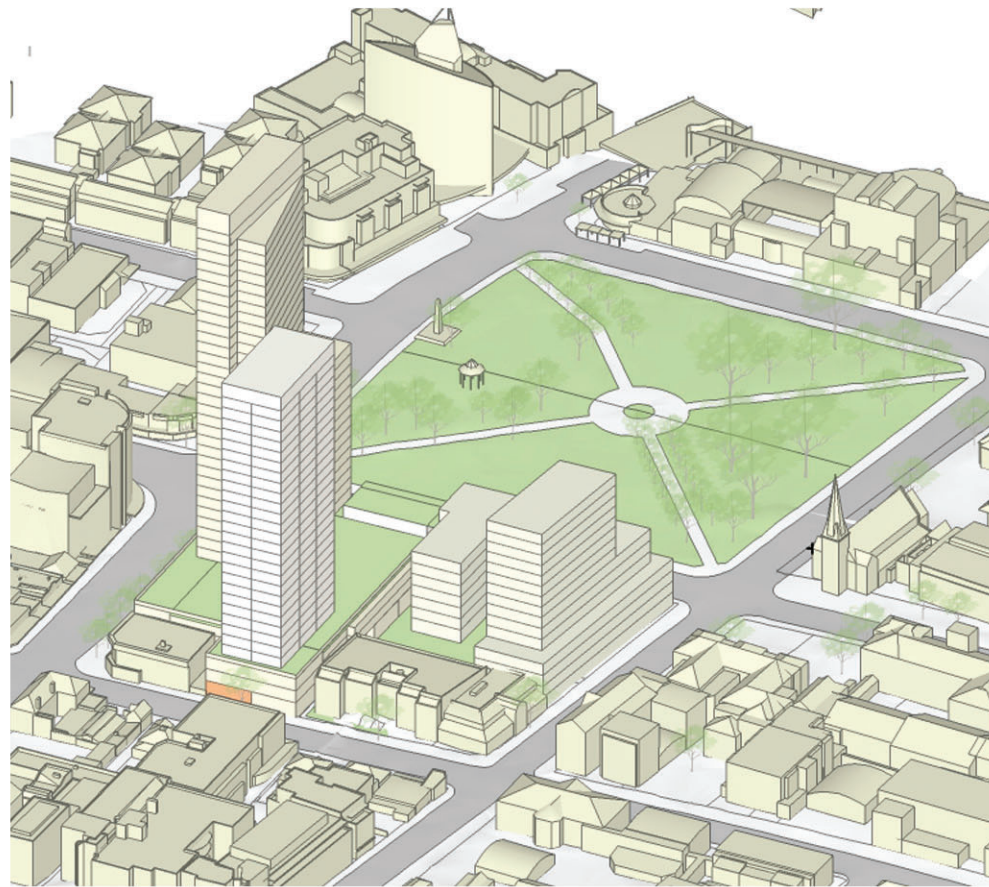


# ADDITIONAL FLOOR SPACE OPTION

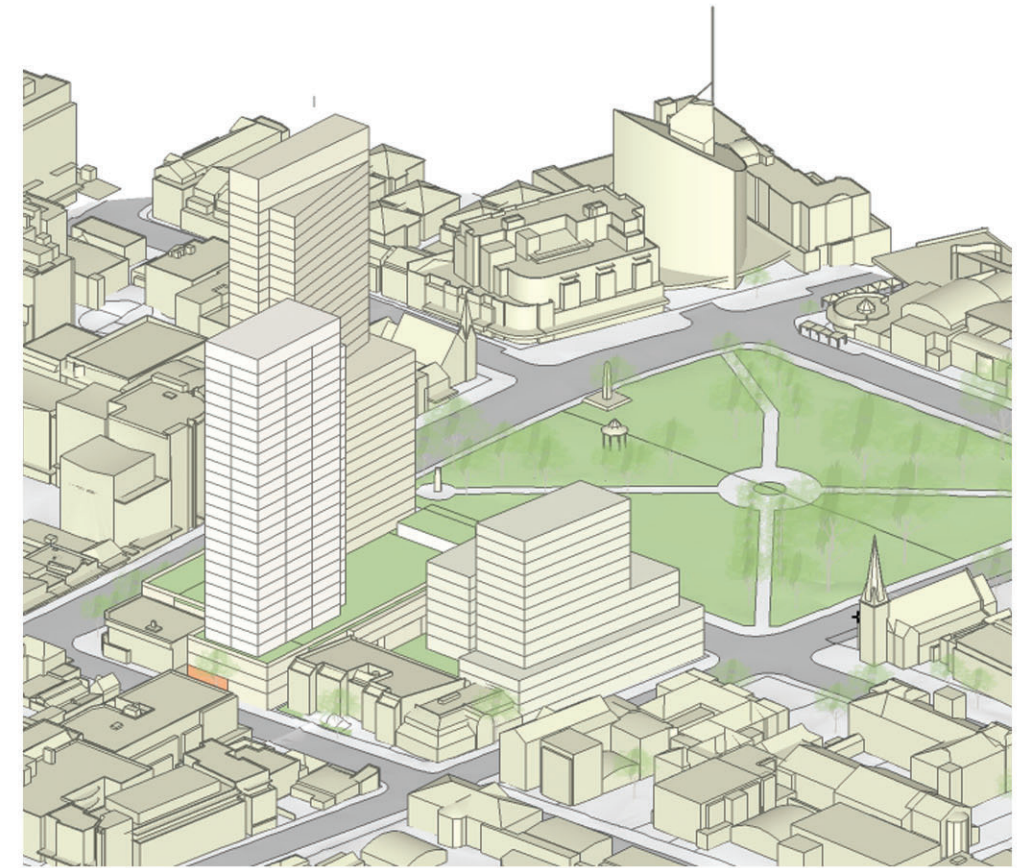
## VIEWS FROM THE SUN



12pm Mid-Winter



1pm Mid-Winter



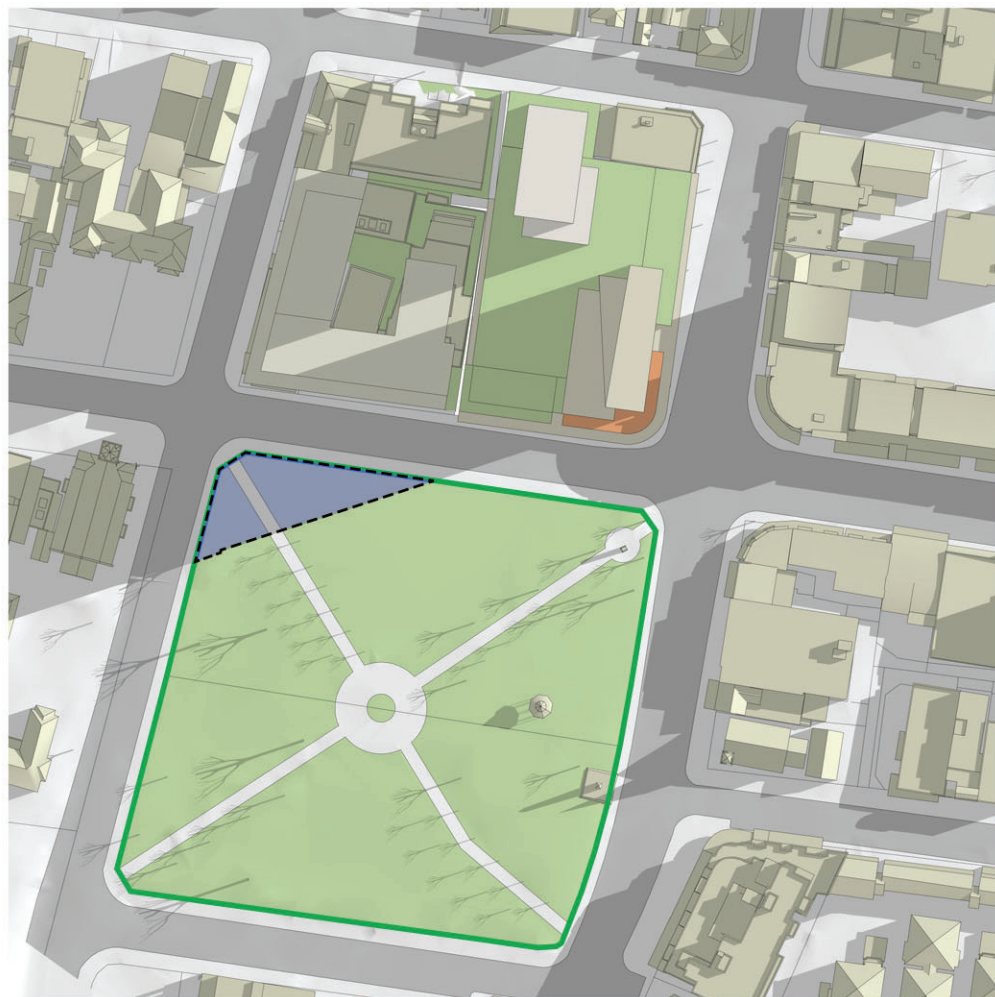
2pm Mid-Winter



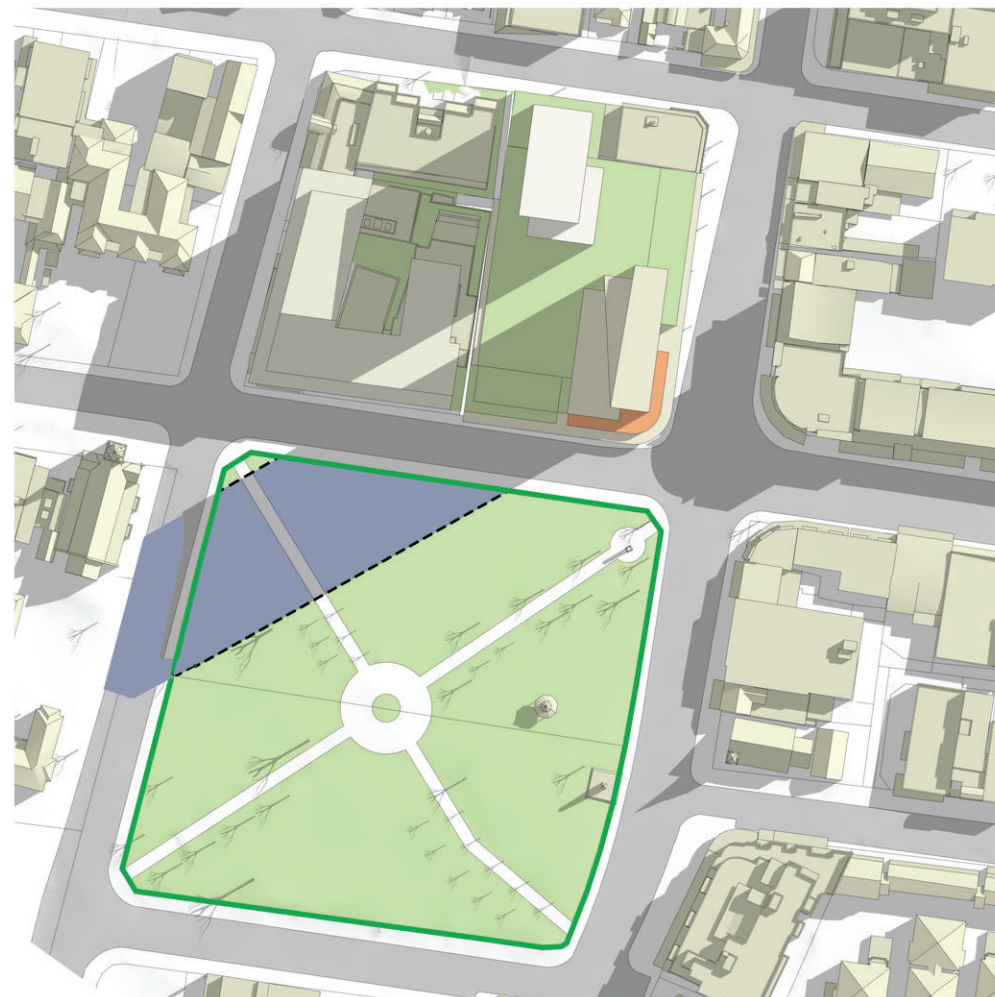
# ADDITIONAL FLOOR SPACE OPTION

## AUTUMNAL EQUINOX SHADOW ANALYSIS

30TH MARCH. DAYLIGHT SAVINGS TIME IN EFFECT.



**6%** of Prince Alfred Square in Shadow  
**9am** Daylight Savings Time (**8am Solar Time**)



**16%** of Prince Alfred Square in Shadow  
**10am** Daylight Savings Time (9am Solar Time)



**13%** of Prince Alfred Square in Shadow  
**11am** Daylight Savings Time (10am Solar Time)



# ADDITIONAL FLOOR SPACE OPTION

## AUTUMNAL EQUINOX SHADOW ANALYSIS

30TH MARCH. DAYLIGHT SAVINGS TIME IN EFFECT.



**8%** of Prince Alfred Square in Shadow  
**12pm** Daylight Savings Time (11am Solar Time)



**5%** of Prince Alfred Square in Shadow  
**1pm** Daylight Savings Time (12pm Solar Time)



**0.4%** of Prince Alfred Square in Shadow  
**2pm** Daylight Savings Time (1pm Solar Time)



# ADDITIONAL FLOOR SPACE OPTION

## WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

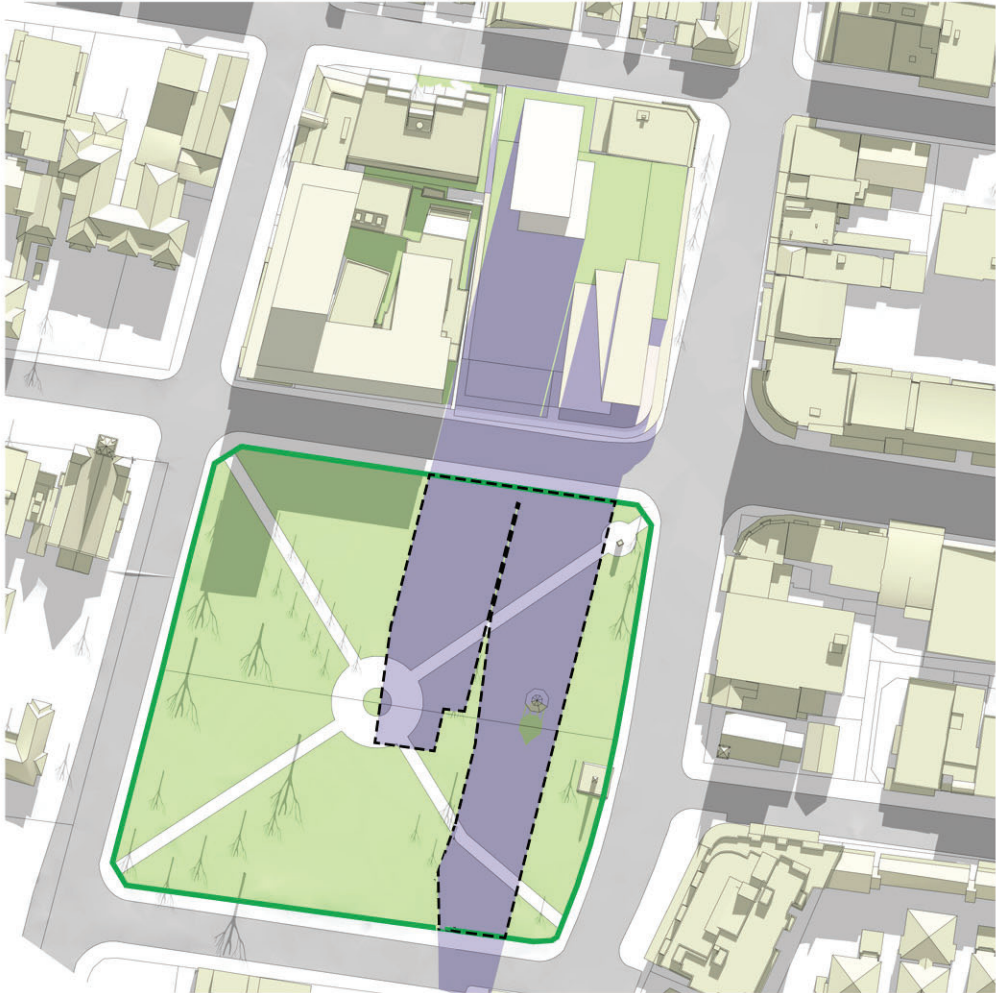
DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.



**38%** of Prince Alfred Square in Additional Shadow  
**9am**



**44%** of Prince Alfred Square in Additional Shadow  
**10am**



**31%** of Prince Alfred Square in Additional Shadow  
**11am**

 ADDITIONAL SHADOW



# ADDITIONAL FLOOR SPACE OPTION

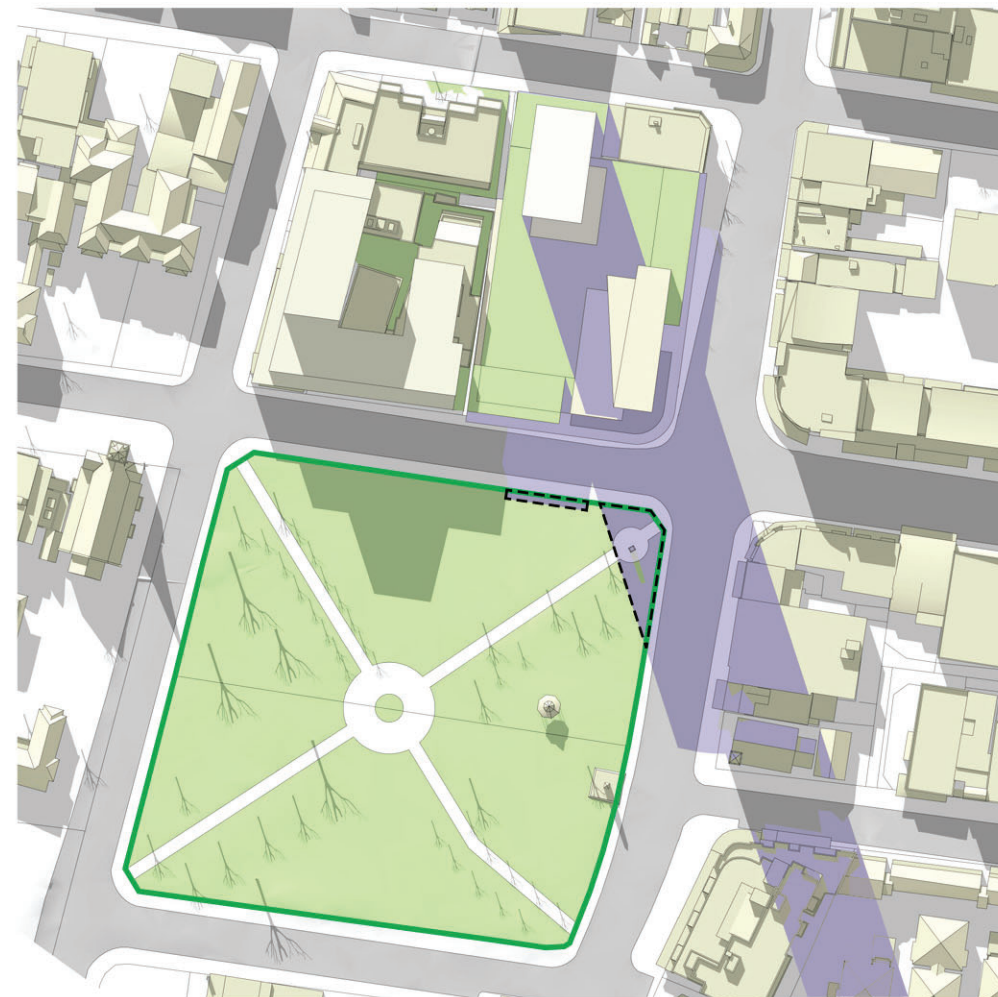
## WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

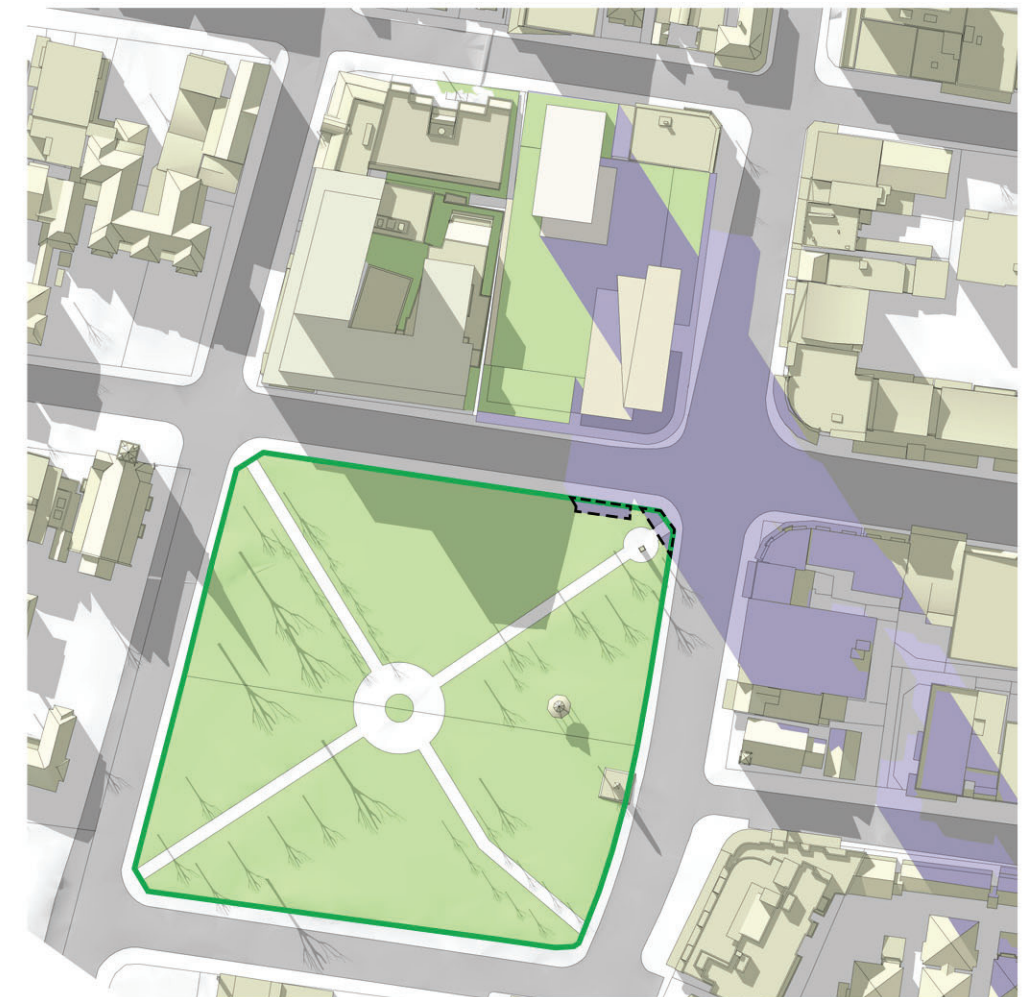
DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.



**13%** of Prince Alfred Square in Additional Shadow  
**12pm**



**3%** of Prince Alfred Square in Additional Shadow  
**1pm**



**0.7%** of Prince Alfred Square in Additional Shadow  
**2pm**

 ADDITIONAL SHADOW

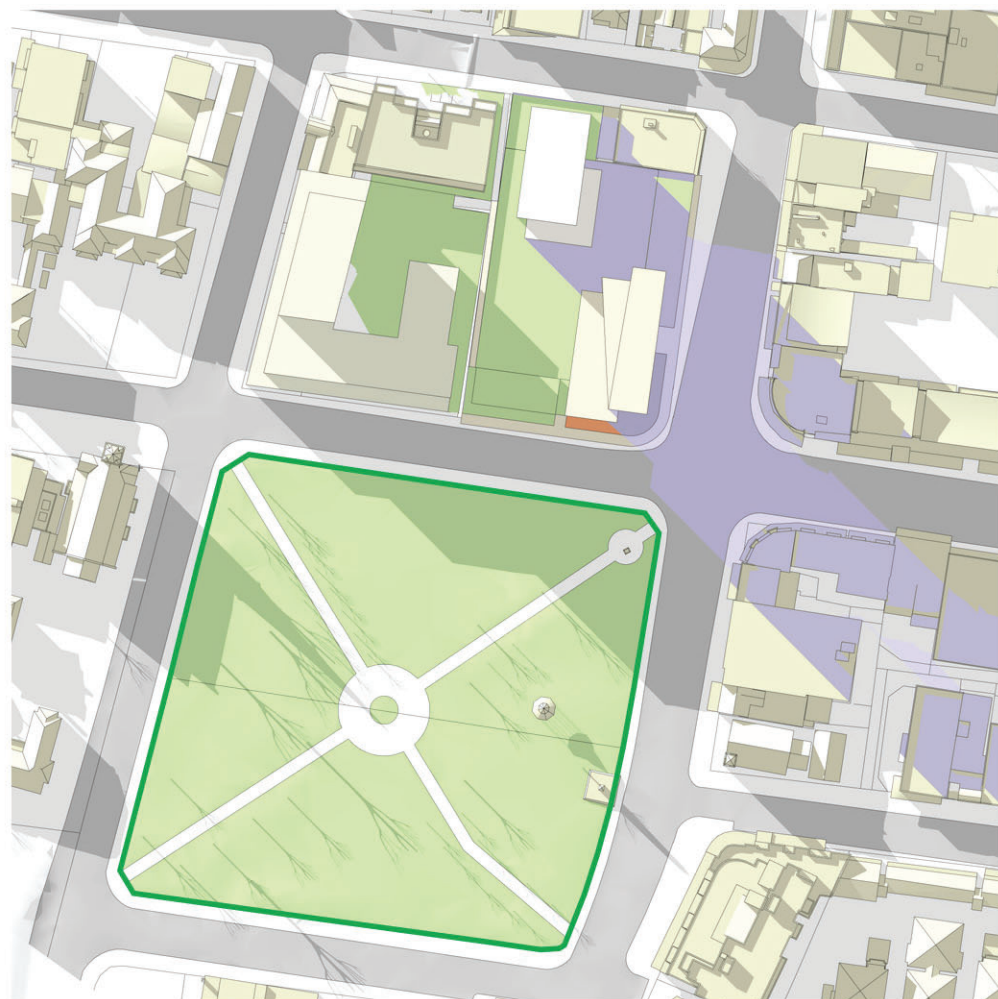


# ADDITIONAL FLOOR SPACE OPTION

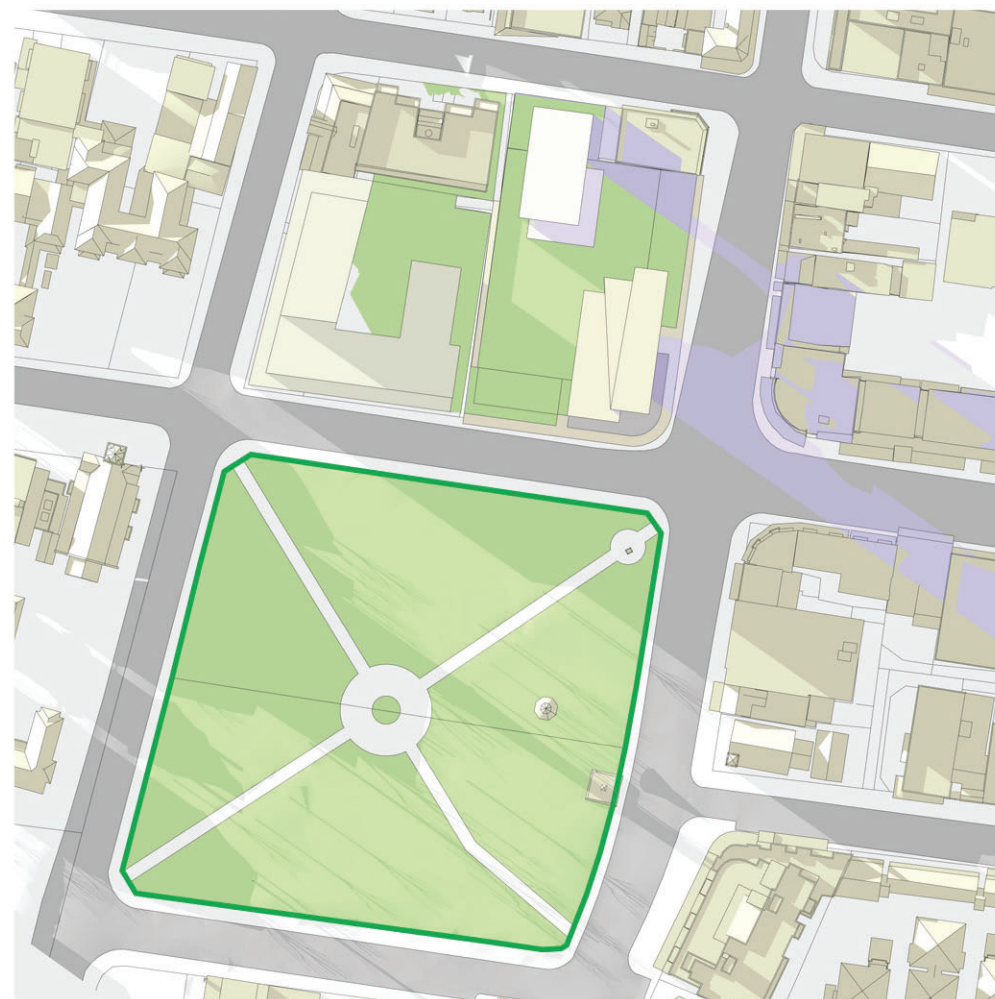
## WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.



**0.0%** of Prince Alfred Square in Additional Shadow  
**3pm**



**0.0%** of Prince Alfred Square in Additional Shadow  
**4pm**

 ADDITIONAL SHADOW



# ADDITIONAL FLOOR SPACE OPTION

## SPRING EQUINOX SHADOW ANALYSIS

23RD SEPTEMBER. NO DAYLIGHT SAVINGS IN EFFECT.



**19 %** of Prince Alfred Square in Shadow  
**9am**



**12%** of Prince Alfred Square in Shadow  
**10am**



**7%** of Prince Alfred Square in Shadow  
**11am**

 ADDITIONAL SHADOW



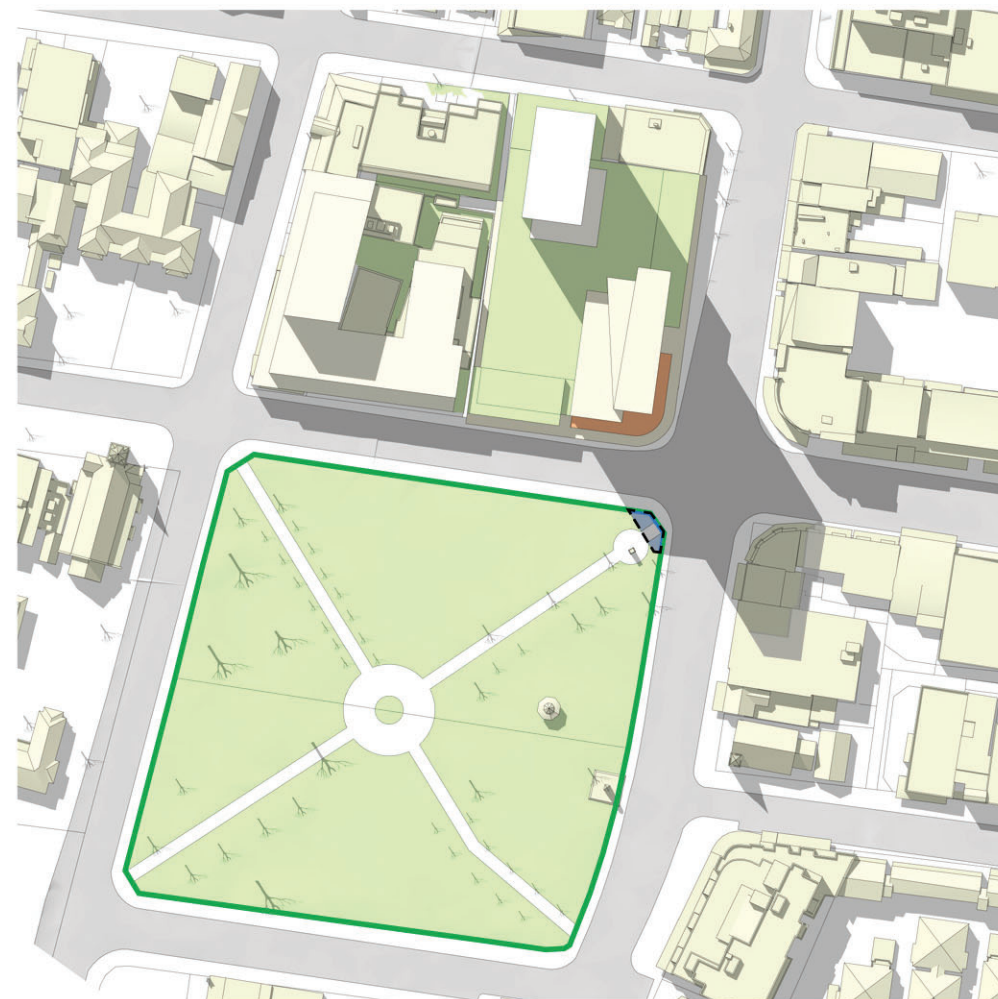
# ADDITIONAL FLOOR SPACE OPTION

## SPRING EQUINOX SHADOW ANALYSIS

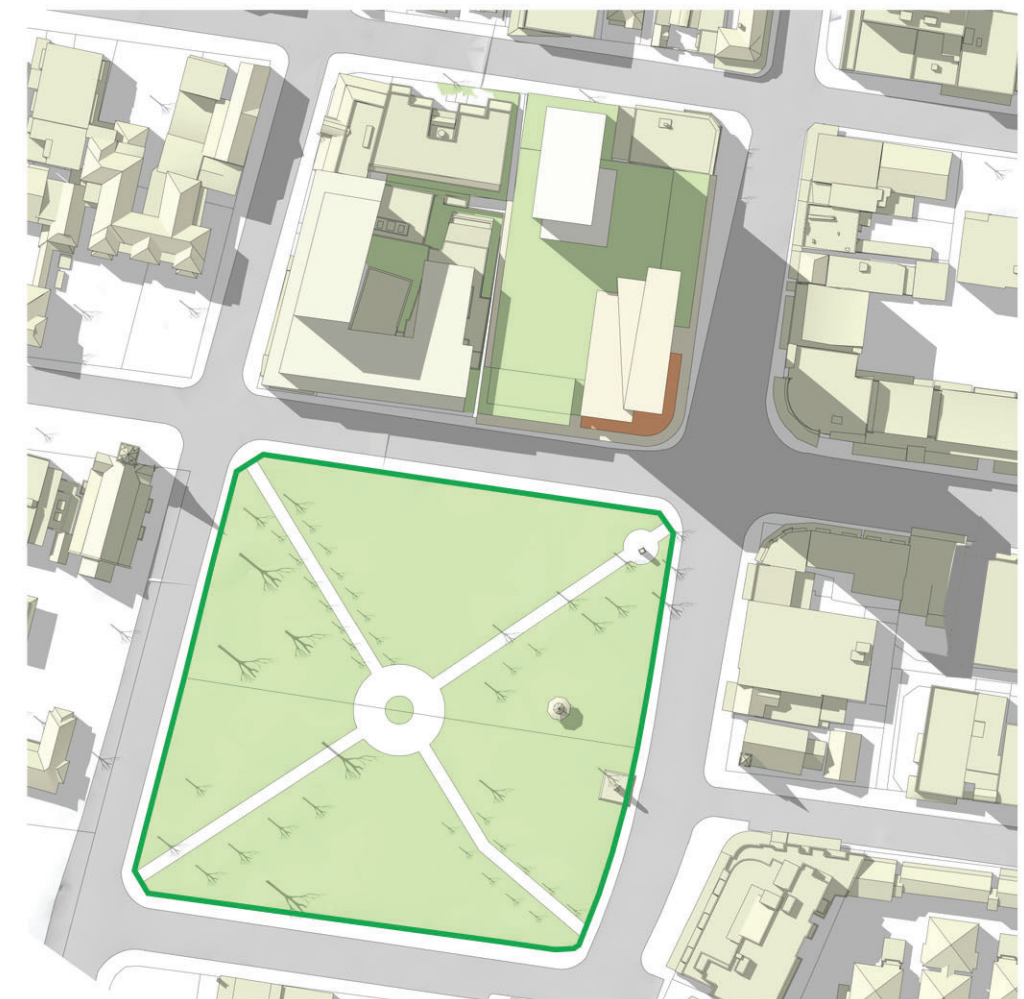
23RD SEPTEMBER. NO DAYLIGHT SAVINGS IN EFFECT.



**3%** of Prince Alfred Square in Shadow  
**12pm**



**0.4%** of Prince Alfred Square in Shadow  
**1pm**



**0.0%** of Prince Alfred Square in Shadow  
**2pm**

 ADDITIONAL SHADOW