

AJ+C acknowledges the Cammeraygal people of the Eora nation and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.



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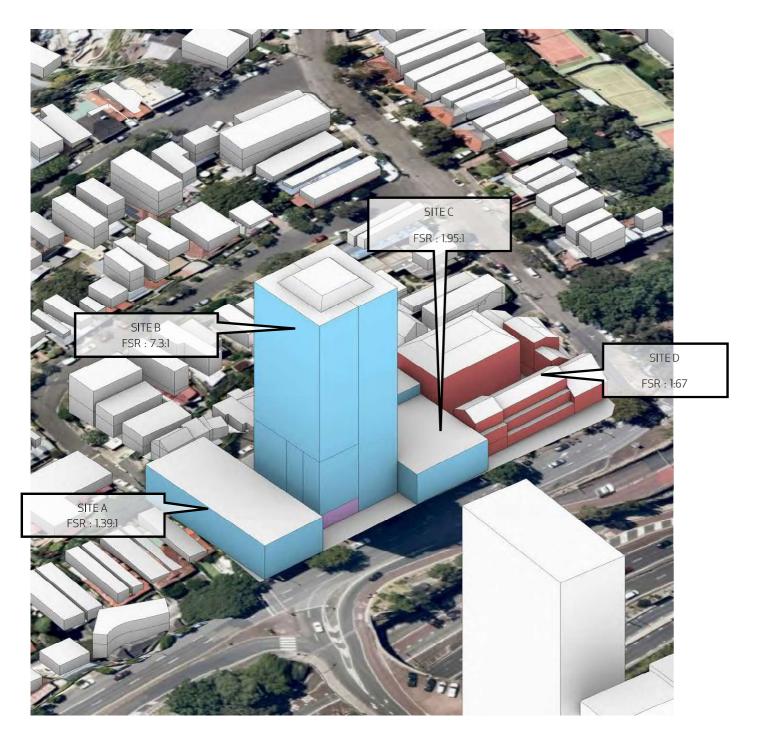
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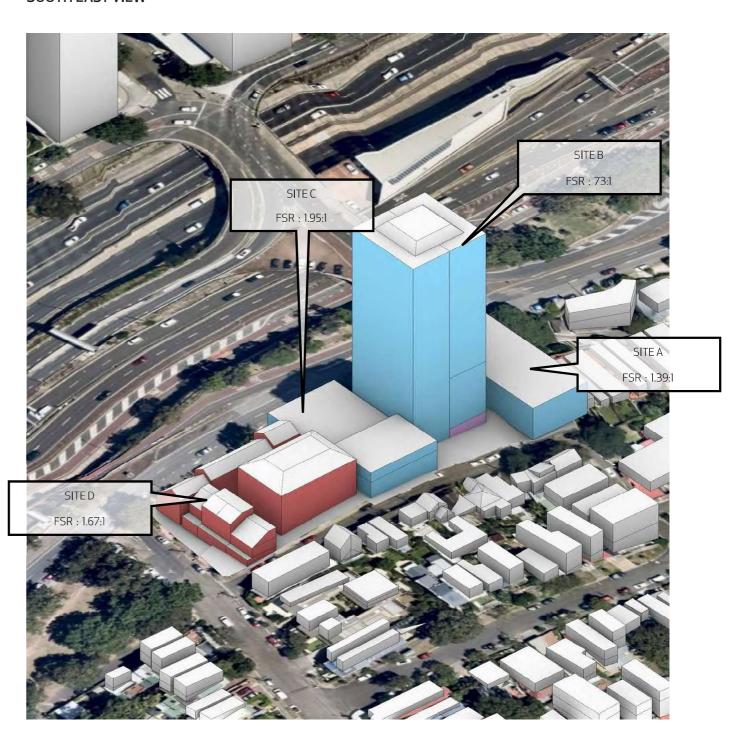
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EXISTING BUILT FORM

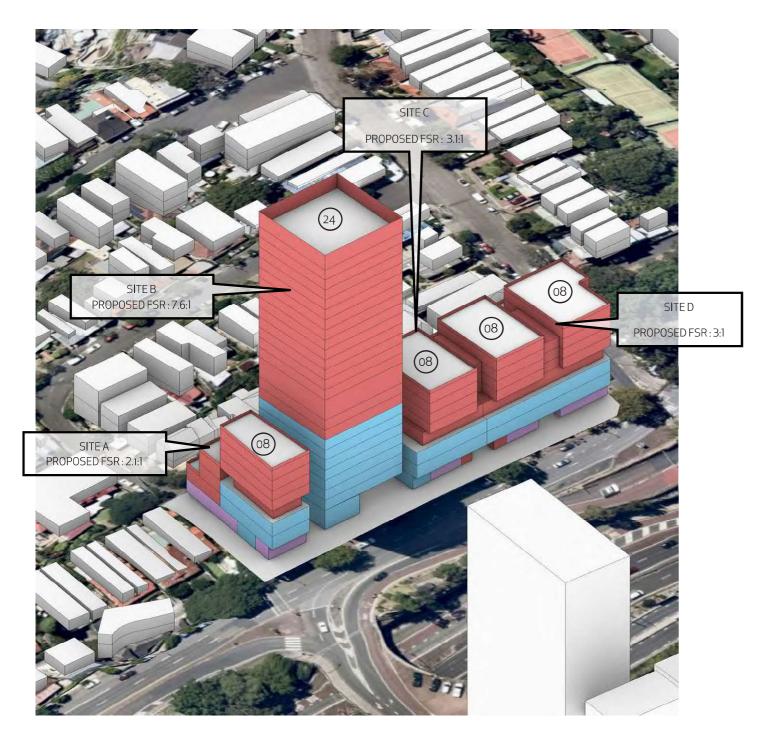
NORTH WEST VIEW



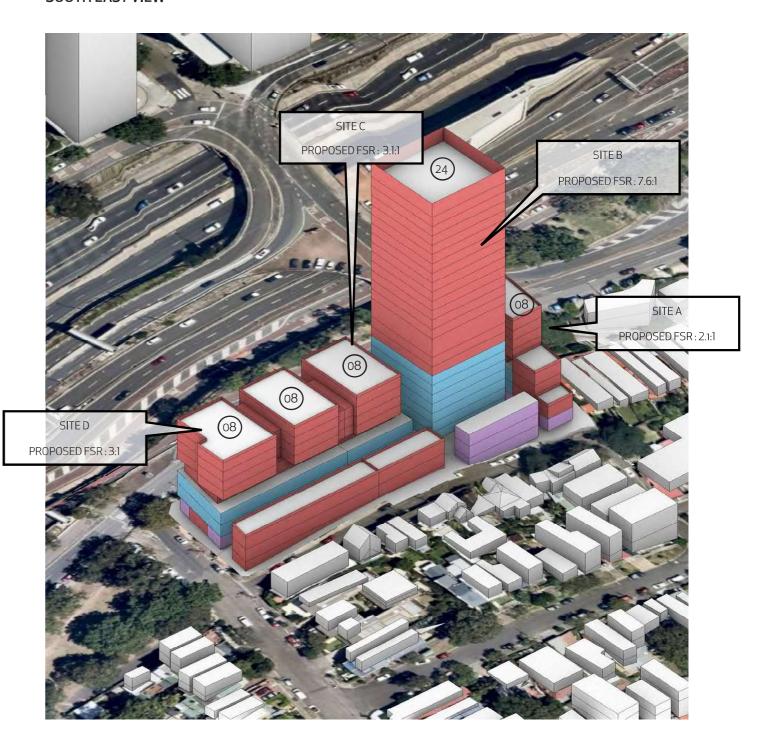


1.2 MODIFIED SCHEME (3:1 FSR APPLIED TO SITE D)

NORTH WEST VIEW

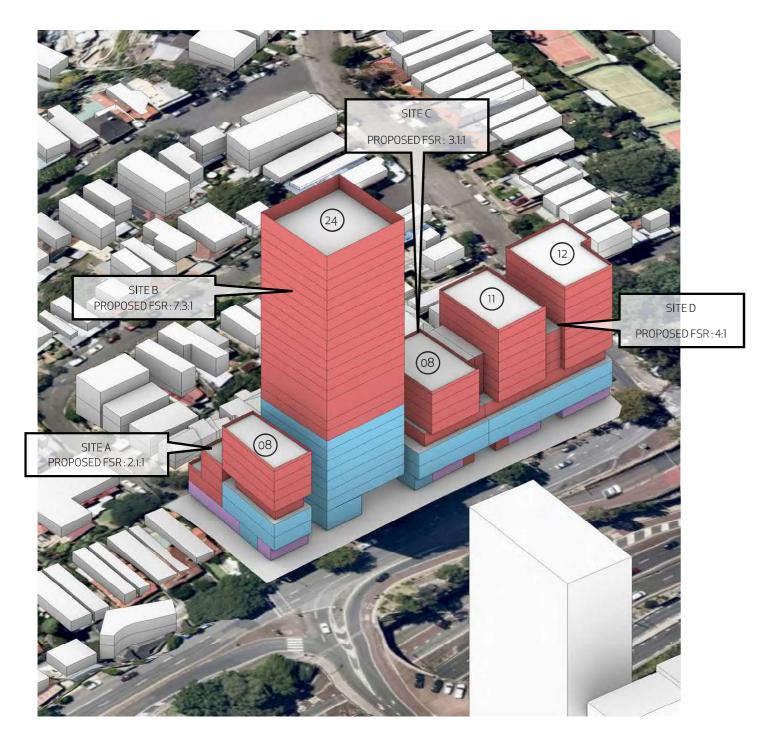


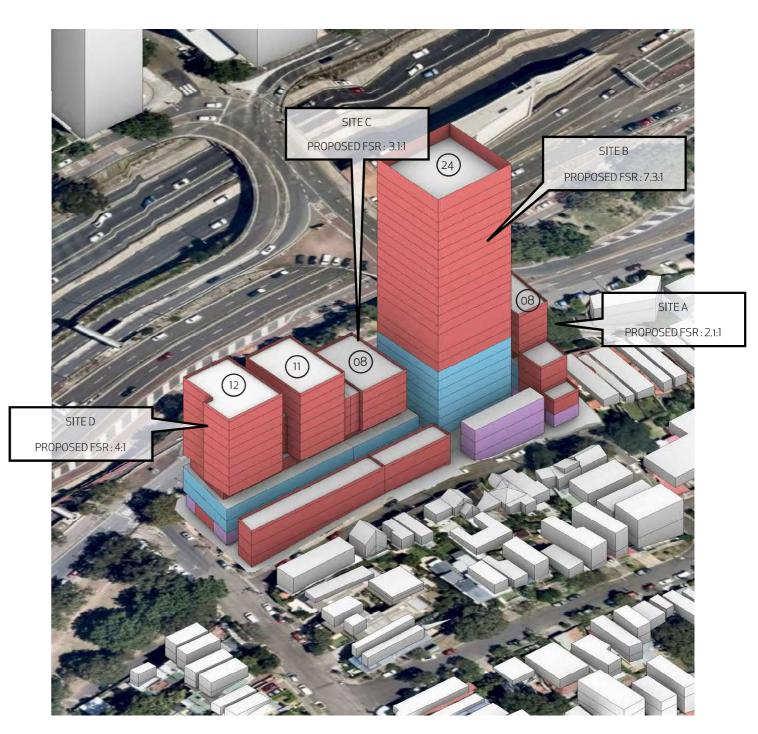
Note: The 3:1 FSR scheme is similar in height to the Grimshaw Scheme.



1.3 MODIFIED SCHEME (4:1 FSR APPLIED TO SITE D)

NORTH WEST VIEW

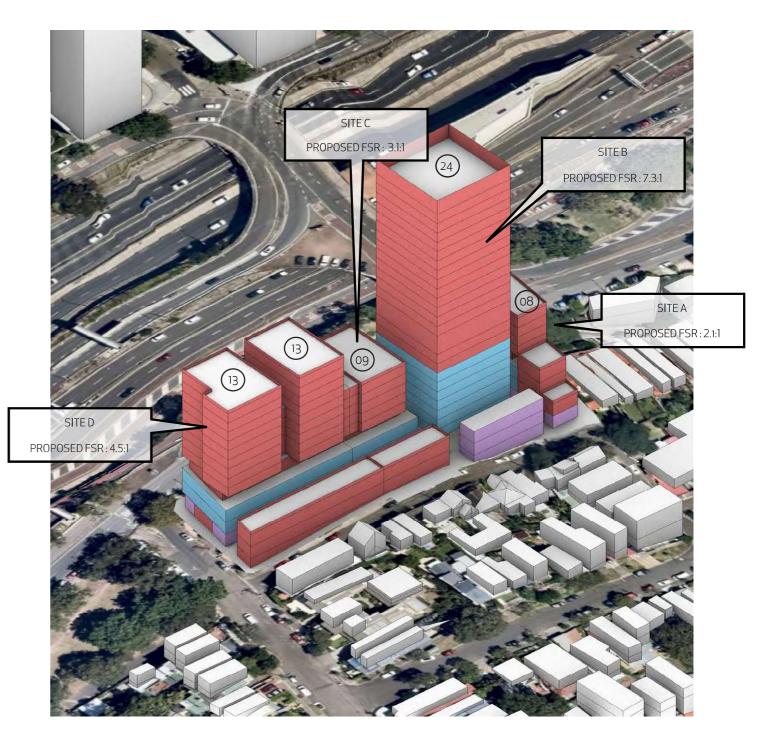




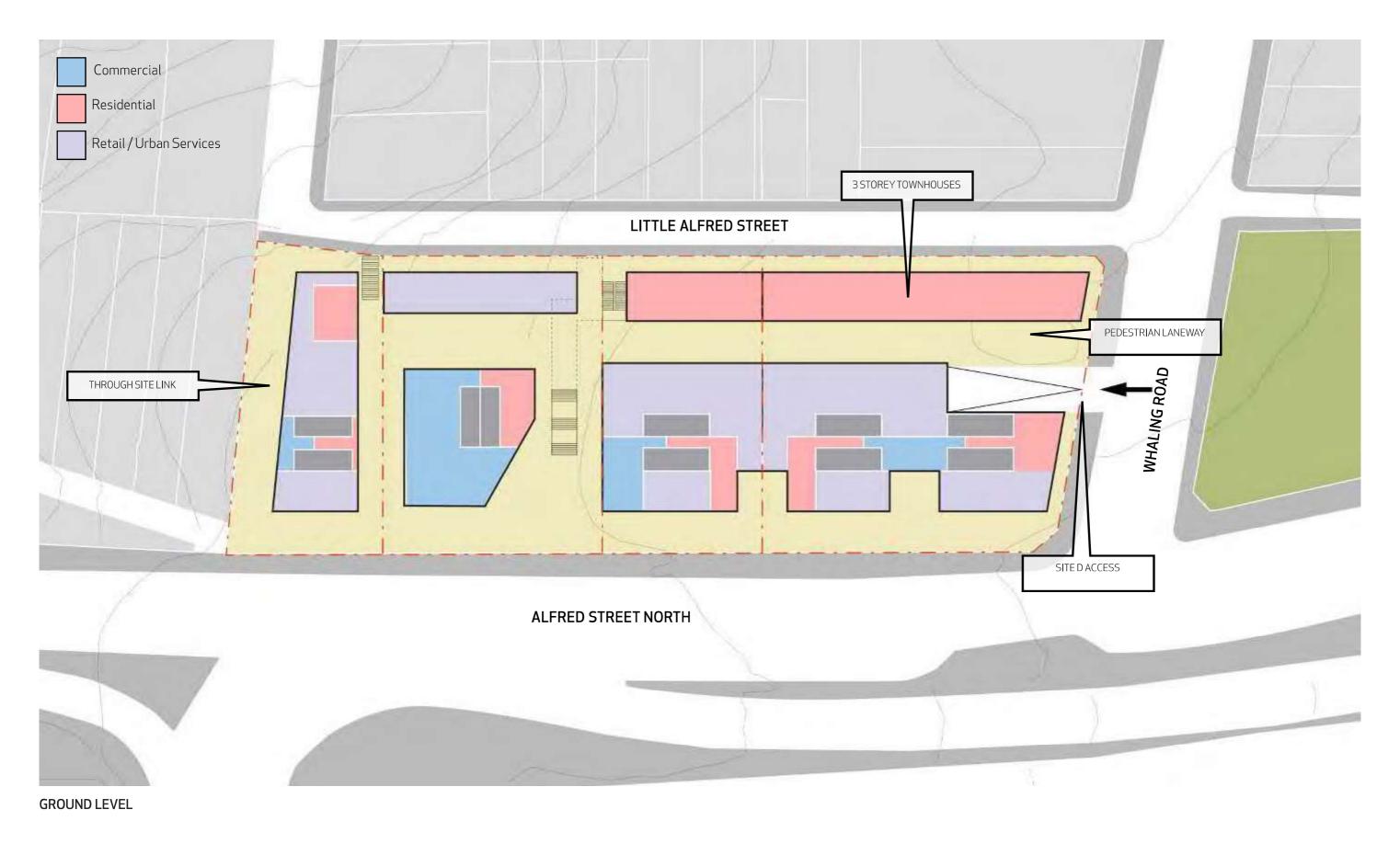
1.4 MODIFIED SCHEME (4.5:1 FSR APPLIED TO SITE D)

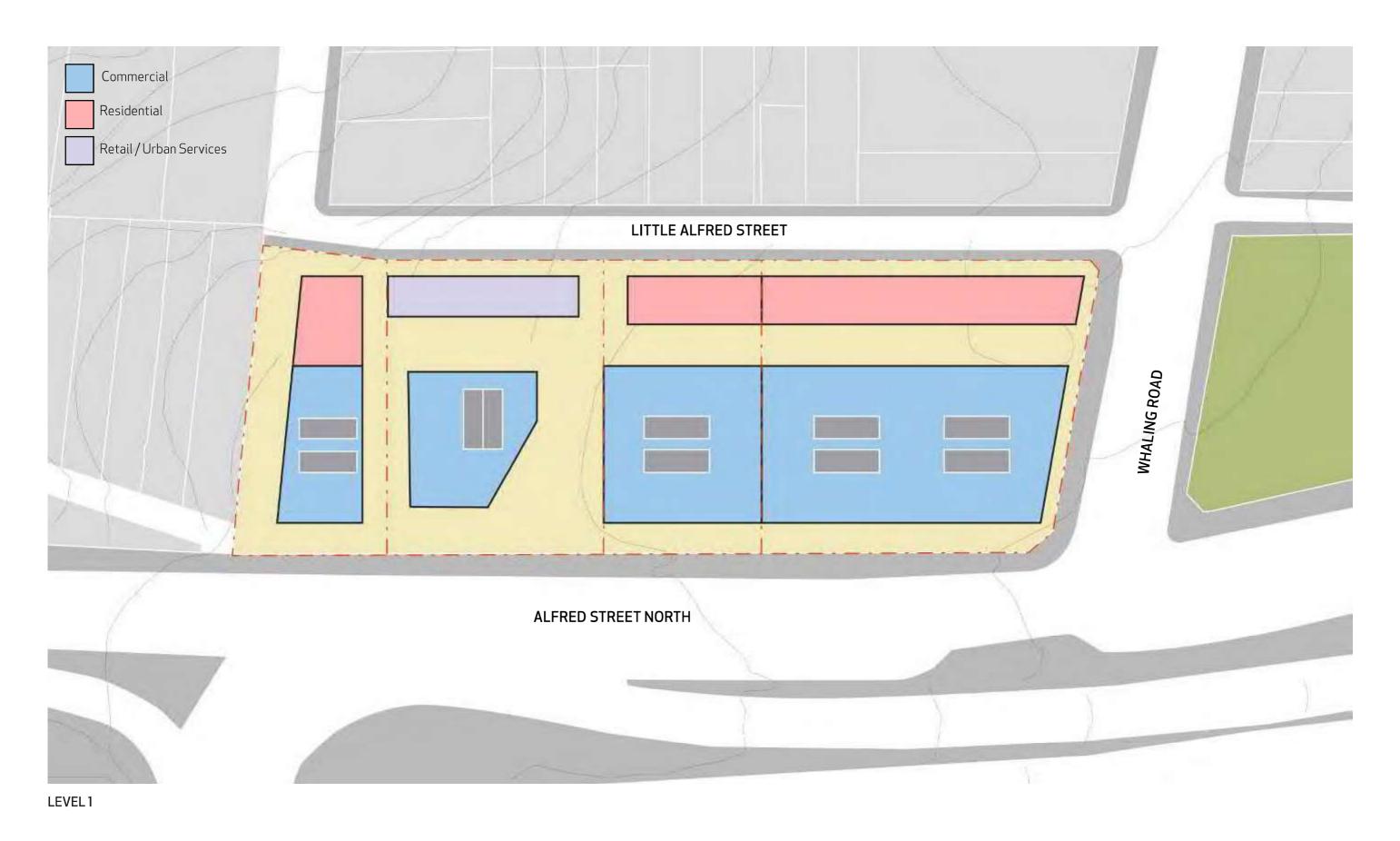
NORTH WEST VIEW

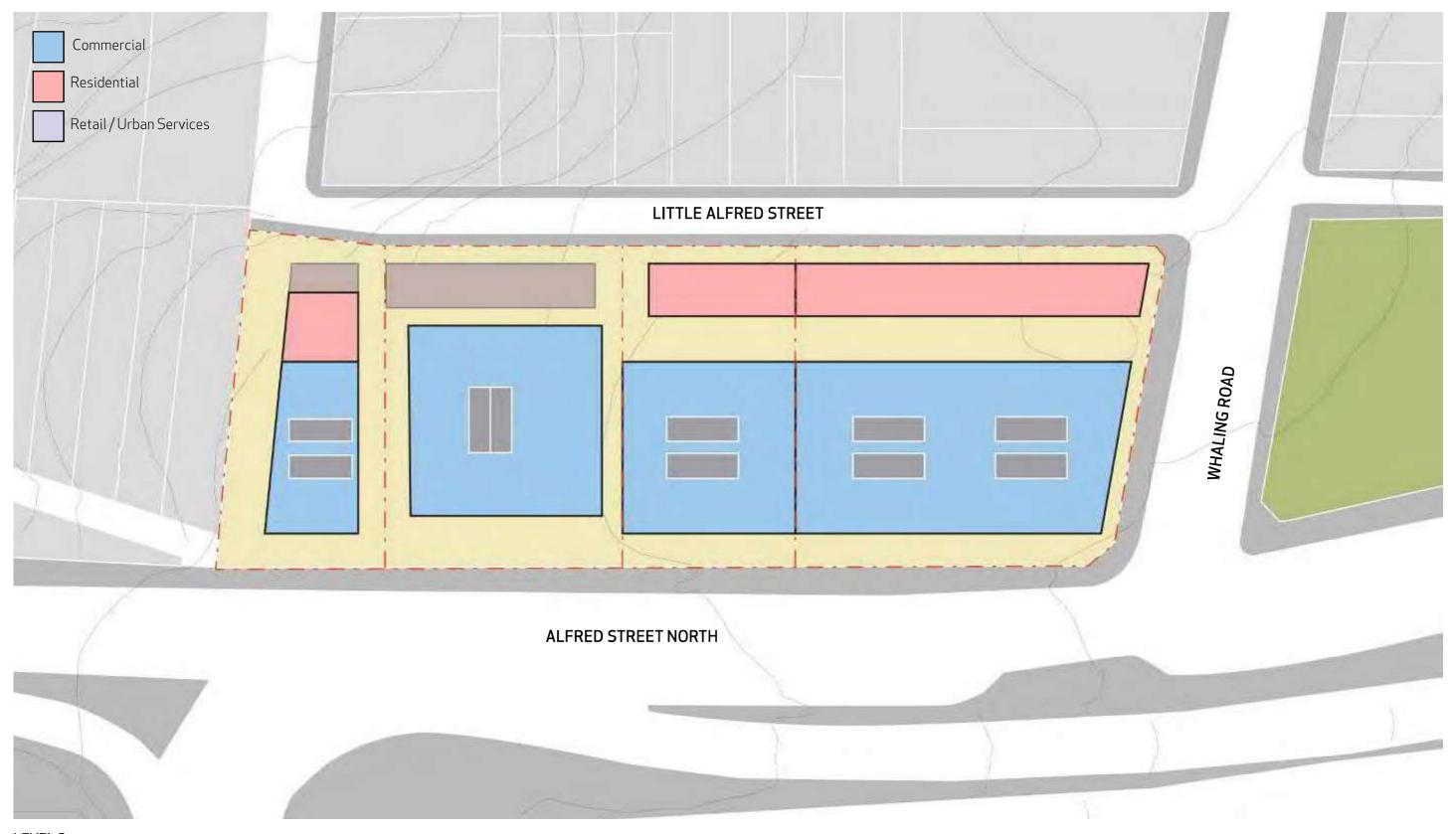


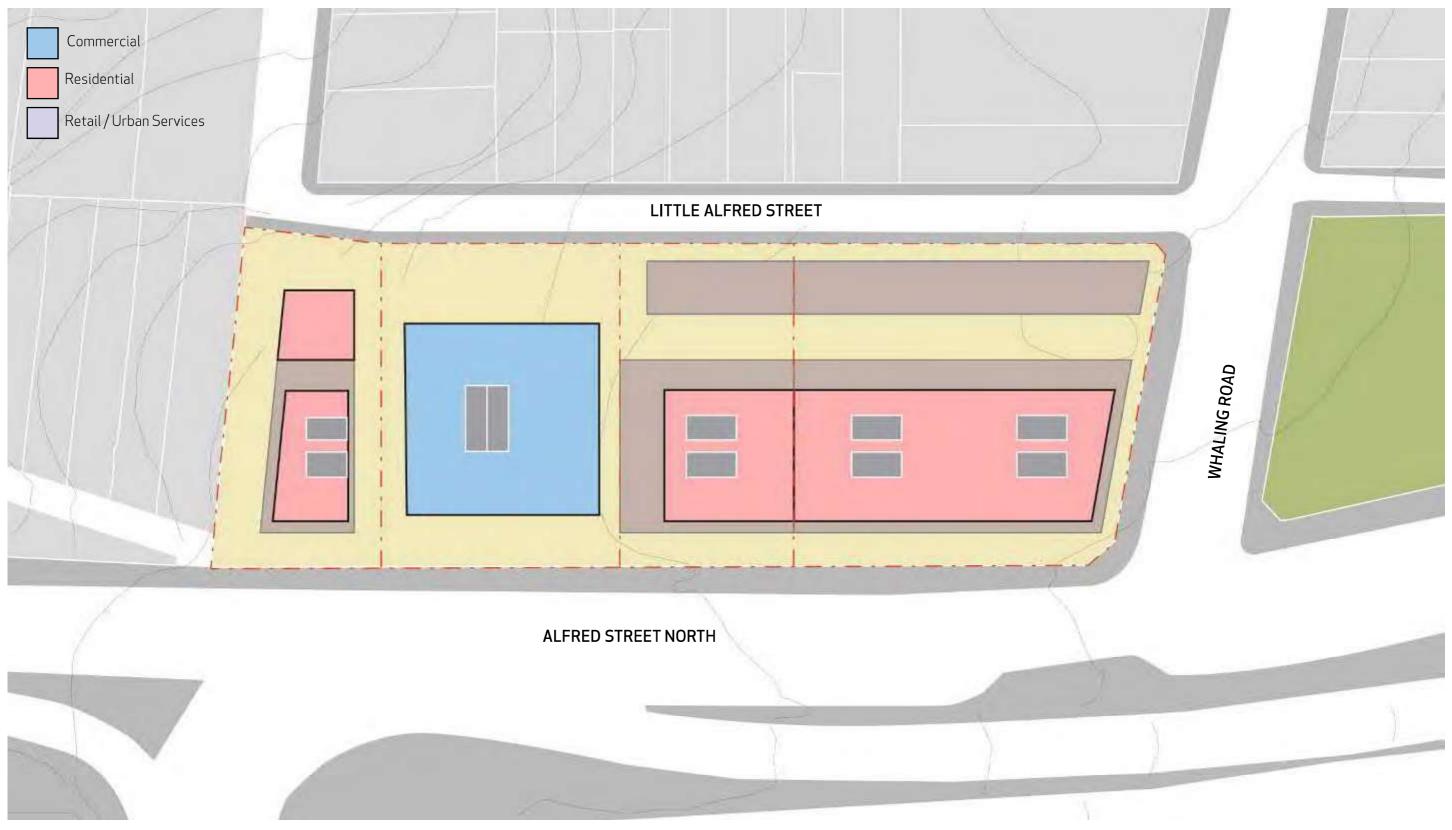


1.5 INDICATIVE REFERENCE PLANS

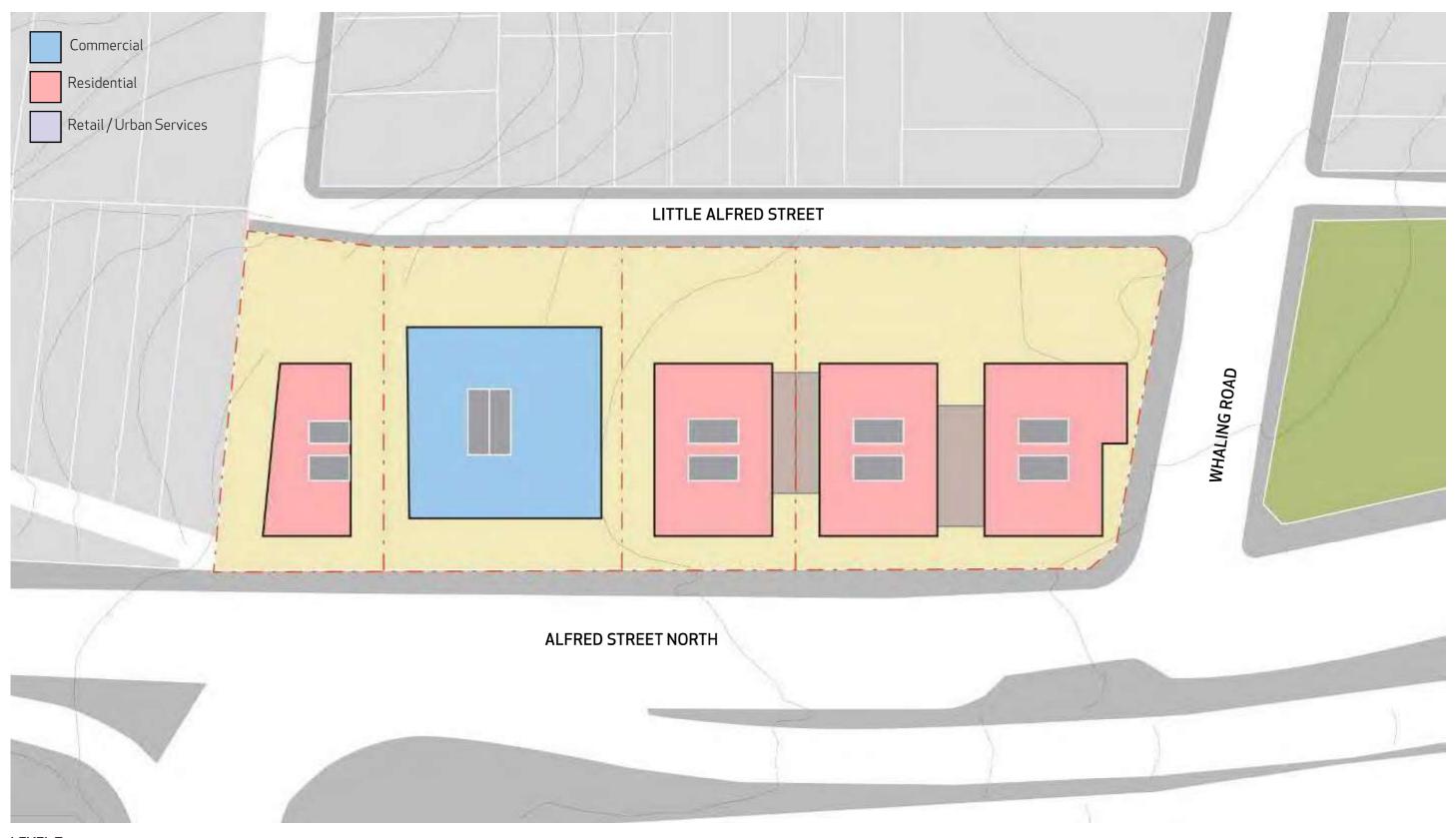














1.6 TYPICAL APARTMENT LAYOUT



1.7 SITE C & D APARTMENT LAYOUT AND ADG COMPLIANCE DIAGRAM



1.8 SHADOW ANALYSIS



9AM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- **3:1 FSR Option Shadow Extent**
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



10AM / MID-WINTER

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.



11AM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



12 NOON / MID-WINTER

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N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.



1PM / MID-WINTER

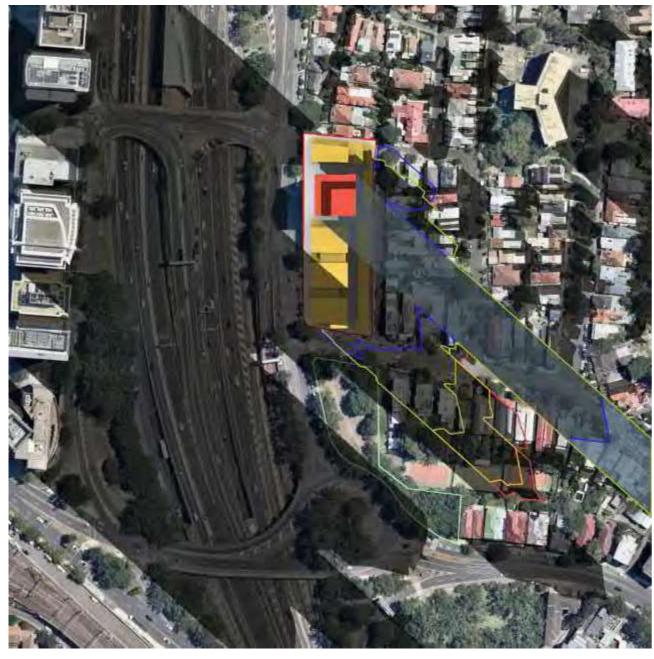
- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent
- 3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent



2PM / MID-WINTER

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.

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3PM / MID-WINTER

- Existing Bayer Building
- Existing Bayer Building Shadow Extent
- Proposed Bayer Building Shadow Extent
- Existing Built Form Shadow Extent3:1 FSR Option Shadow Extent
- 4:1 FSR Option Shadow Extent
- 4.5:1 FSR Option Shadow Extent

N.B. North Sydney CBD building shadow based on estimate 3D model provided by TRACT.

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1.10 YIELD SCHEDULES

MODIFIED SCHEME (3:1 FSR)

Site-Building	Storeys	NSA	GFA	FECA	UCA		NSA/GFA	NSA/FECA
A_283	8	864	1,091	1,208	189		79%	72%
B_275 C 271-273	8 22	5,852 1.418	6,949 1.856	7,690 2.054	1,204		84% 76%	76%
D_263-269	8	3,124	4,076	4,511	707		77%	69%
1		11,258	13,973	15,463	2,422		:	
Non Residential Areas	tial Areas							
Building	Use	NSA	GFA	FECA	UCA		NSA/GFA	NSA/FECA
A_283	Retail	127	141	226	0			56%
L1 and L2	L2 Commercial	493	548	619	0			80%
B_275		78	87	139	0			56%
L1 - L4	L4 Commercial	2,846	3,162	3,571	0			80%
C_271-273	Retail	157	174	278	0			56%
L1 and L2	L2 Commercial	842	935	1,056	0			80%
D_263-269	Retail	230	255	408	0			56%
	Commercial	1,033	1,148	1,296	0			80%
Totals		5,805	6,450	7,594	0			
Carparking areas Site-Building U	reas	NSA	GFA	FECA	UCA			
A 283	Carparking		0	453	0			
B_275	Carparking		0	2,842	0			
C_271-273	Carparking		0	747	0			
D_263-269	Carparking		0	628	0			
Total		0	0	4,669	0			
Residential n	Residential numbers and mix	:	i			}	}	
Building	Unit Type	Studio	18	1B+Study	2B_Sm	28_Lg	5% 3B	Total
	Average NSA	45	50	60	75	85	95	73
A_283	4	0	, _	3 w	3 3	2 4		12
B_2/5		0	ο α	20	20	282	. 4	8 8
C_271-273 D_263-269		0 0	4	11 5	11	15	2	43
		0	15	39	39	54	8	155
Carparking numbers				Site	Site Summary			
	Residential	Non Residential		FEC	FECA+UCA - Residential		17,885	
A_283		; <u>_</u>		FEC	A+UCA - Non reside	ntial	7,594	
B_275 C_271-273	17	2			FECA+UCA - Carparking		4,669 30.148	
D_263-269		2		GFA	GFA - Non Residential		6,450	
PUBLIC PARKIN	(STREET LOSS,	13		GFA	GFA - Residential		13,973	
CAR SHARE	131	3		GF/	GFA - Total		20,422	
	3	20		FSF	FSR - Non Residential		1.28 :1	
Permissible FSR	Cu	Allowed	Difference	FSF	FSR - Total		4.06 :1	
A_283	1.80	3.50	-1.70 :1	No.	No. of apartments		155	
B_275	7.30	3.50	3.80 :1	No.	of cars		159	
C_271-273	1.88	3.50	-1.62 :1			for high lovel foogibility	about all projections	and a second
D_263-269	1.07	3.50	-1.83 :1	DISC	Discialmen	lor nign level leasibility	ins is for nign level reasibility only and all projections are approximate	are approximate
Proposed FSR	Residential No	Non residential	Total	Site	Site Areas		Total Site	
A_283	1.29	0.82	2.11 :1	A_283	83		843.0 m ²	
B_275	5.18	2.42	7.60 :1	B_275	75		1,342.0 m ²	
C_271-273	1.97	1.18	3.14 :1	C_2	C_271-273		943.0 m²	
D_263-269	2.14	0.74	2.88 :1	<u>D_2</u>	D_263-269		1,905.0 m²	
Total				Total	_			
				Rev A			Date	

■ FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
■ UCA is Uenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
■ Efficiency = NSA/FECA

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MODIFIED SCHEME (4:1 FSR)

ESR is Floor Space Batio = GFA (I ED)/Site Area	Definitions	Total	D 263-269	C 271-273	B 275	A 283	Proposed FSR	D_263-269	C_271-273	B_275	SIDIE			CAR SHARE	D_263-269	C_271-273	B_275	A 283	Carparking numbers	D_203-203	D 263 260	B_275				Residential num	Total		.273		Site-Building A 283	area	Totals		D_263-269	L1 and L2 Commercial	C_271-273	L1-L4	R 275 Retail/Cultur	A_283	ij	sidentia		D_263-269	C_271-273	B_275	A_283
			3.18	1.97	5.18	1.29	Residential No	1.67	1.88	7.30	1.80	2	149	2	(STREET LOSS)	17	66	Residential Non Residential	bers				Avel age NOA	Mix Average NSA	Unit Type	numbers and mix		Carparking	Carparking	Carparking	Carnarking	. 0		Commercial	Retail	Commercial	Retail	L1-L4 Commercial	Retail/Cultural	Retail	Use	Areas		12	8	22	œ
			0.74	1.18	2.42	0.82	Non residential	3.50	3.50	3.50	3.50	Allowed	28	ō	13 2	2	10	Residential		0	0 0	0	0 5	0%	Studio		0				NSA	<u>.</u>	5,805	1,033	230	842	157	2,846	78	127	NSA	i	12,941	4,807	1,418	5,852	004
			3.92 :1	3.14 :1	7.60 :1	2.11 :1	Total	-1.83 :1	-1.62 :1	3.80 :1	-1.70 :1									18	7 2	ο &	1	10%	1B		0	0	0	0	GFA	?	6,450	1,148	255	935	174	3,162	87	141	GFA	?	15,953	6,056	1,856	6,949	1,001
	Rev A	Total	D 26	C 27	B 275	A 283	Site	Disc		No.	N	FSR	Site	GFA	GFA	FEC	FEC	FEC	Site	44	16 5	20	ω ⁶	25%	1B+Study		4,669	628	747	2.842	453		7,594	1,296	408	1,056	278	3,571	130	226	FECA		17,654	6,702	2,054	7,690	1,200
1			D 263-269	C 271-273	3	33	Site Areas	Disclaimer This is		No. of cars	of apartments	FSR - Non Residential	Site Area - Total	GFA - Total	GFA - Residential	FECA+UCA - Total	FECA+UCA - Carparking	FECA+UCA - Residential	Site Summarv	44	16 5	20	ω ⁷ 0	25%	2B_Sm		0	0	0	0	OCA		0	0	0	0	0	0 0	5 6	0	UCA	<u>.</u>	2,765	1,050	322	1,204	100
								This is for high level feasibility only and all projections are approximate									g	antial		62	23 /	28	4	35%	2B_Lg																						
	Date		1,905.0 m²	943.0 m ²	1,342.0 m²	843.0 m ²	Total Site	only and all projections		177	178	1.28 :1	5,033.0	22,402	0,450	32,682	4,669	20,419 7 594		9	ے د	. 4	1 95	5%	3B																NSA/GFA			79%	76%	84%	1970
								are approximate												178	2 2	80	12	100%	Total									80%	56%	80%	56%	80%	80%	56%	NOWFECA			72%	69%	76%	12%

MODIFIED SCHEME (4.5:1 FSR)

Residential Areas

	-						
Site-Building	Storeys	NSA	GFA	FECA	UCA	NSA/GFA	NSA/FECA
A_283	8	864	1,091	1,208	189	79%	72%
B_275	22	5,852	6,949	7,690	1,204	84%	76%
C_271-273	8	1,418	1,856	2,054	322	76%	69%
D_263-269	13	5,706	7,114	7,873	1,233	80%	72%
		42 040	47.040	40.024	2.049		

Non Residential Areas

Building	Use	NSA	GFA	FECA	UCA	NSA/GFA NSA/FECA
A_283	Retail	127	141	226	0	56%
L1 and	L2 Commercial	493	548	619	0	80%
B_275	Retail/Cultural	78	87	139	0	56%
L1 -	- L4 Commercial	2,846	3,162	3,571	0	80%
C_271-273	Retail	157	174	278	0	56%
L1 and	L2 Commercial	842	935	1,056	0	80%
D_263-269	Retail	230	255	408	0	56%
	Commercial	1,033	1,148	1,296	0	80%
Totals		5,805	6,450	7,594	0	

Carparking areas

Site-Building	Use	NSA	GFA	FECA	UCA	
A_283	Carparking		0	453	0	
B_275	Carparking		0	2,842	0	
C_271-273	Carparking		0	747	0	
D_263-269	Carparking		0	628	0	
Total		0	0	4,669	0	

Residential numbers and mix

Building	Unit Type	Studio	1B	1B+Study	2B_Sm	2B_Lg	3B	Total
	Mix	0%	10%	25%	25%	35%	5%	100%
	Average NSA	45	50	60	75	85	95	73
A_283		0	1	3	3	4	1	12
B_275		0	8	20	20	28	4	80
C_271-273		0	2	5	5	7	1	20
D_263-269		0	8	19	19	27	4	78
		0	19	47	47	66	10	190

Carparking numbers

	Residential	Non Residential
A_283	11	1
B_275	66	10
C_271-273	17	2
D_263-269	64	2
PUBLIC PARKING	(STREET LOSS)	13
CAR SHARE	2	
	400	20

Permissible FSR	Current	Allowed	Difference
A_283	1.80	3.50	-1.70 :1
B_275	7.30	3.50	3.80 :1
C_271-273	1.88	3.50	-1.62 :1
D_263-269	1.67	3.50	-1.83 :1

Proposed FSR	Residential	Non residential	Total
A_283	1.29	0.82	2.11 :
B_275	5.18	2.42	7.60 :
C_271-273	1.97	1.18	3.14 :
D_263-269	3.73	0.74	4.47 :

No. of cars	188
No. of apartments	190
FSR - Total	4.66 :1
FSR - Non Residential	1.28 :1
Site Area - Total	5,033.0
GFA - Total	23,460
GFA - Residential	17,010
GFA - Non Residential	6,450
FECA+UCA - Total	34,036
FECA+UCA - Carparking	4,669
FECA+UCA - Non residential	7,594
FECA+UCA - Residential	21,773

Site Areas	Total Site
A_283	843.0 m²
B_275	1,342.0 m²
C_271-273	943.0 m²
D_263-269	1,905.0 m²
Total	

- FSR is Floor Space Ratio = GFA (LEP)/Site Area

 NSA is Nett Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies

 GFA (LEP) is Gross Floor Area measured as defined by the governing Local Government Authority

 FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works

 UCA is Uenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works

 Efficiency = NSA/FECA

Total

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