



HOLLYLEA RD PLANNING PROPOSAL



MARCH 2024

*REVISED DESIGN
PACKAGE*



HATCH

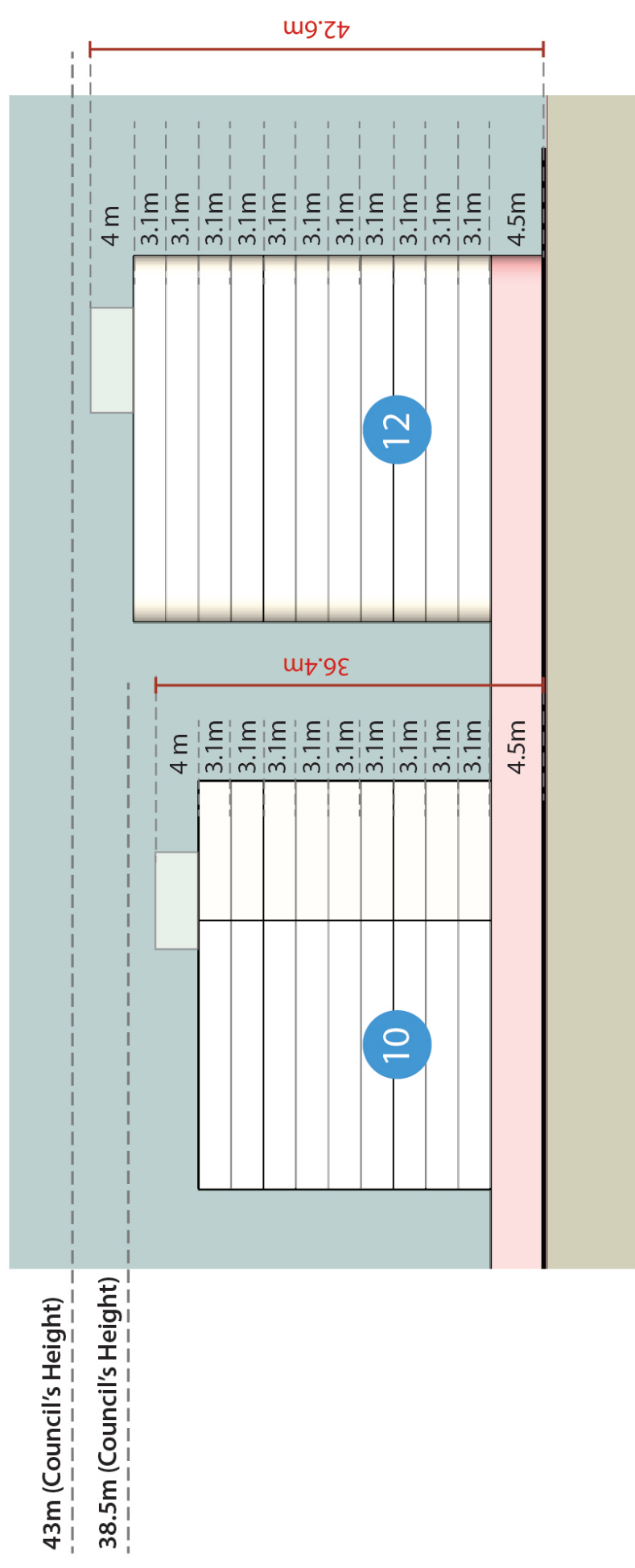
HEIGHT ANALYSIS

The height analysis demonstrates that in order to achieve the identified number of storeys, it is required to either increase the height in LEP Maps or include a 'Clause' to exempt plant and lift overruns in building height calculation/ RL of a building.



Proposed Height Map

Council's proposed heights in metres plus lift overrun and plant room.



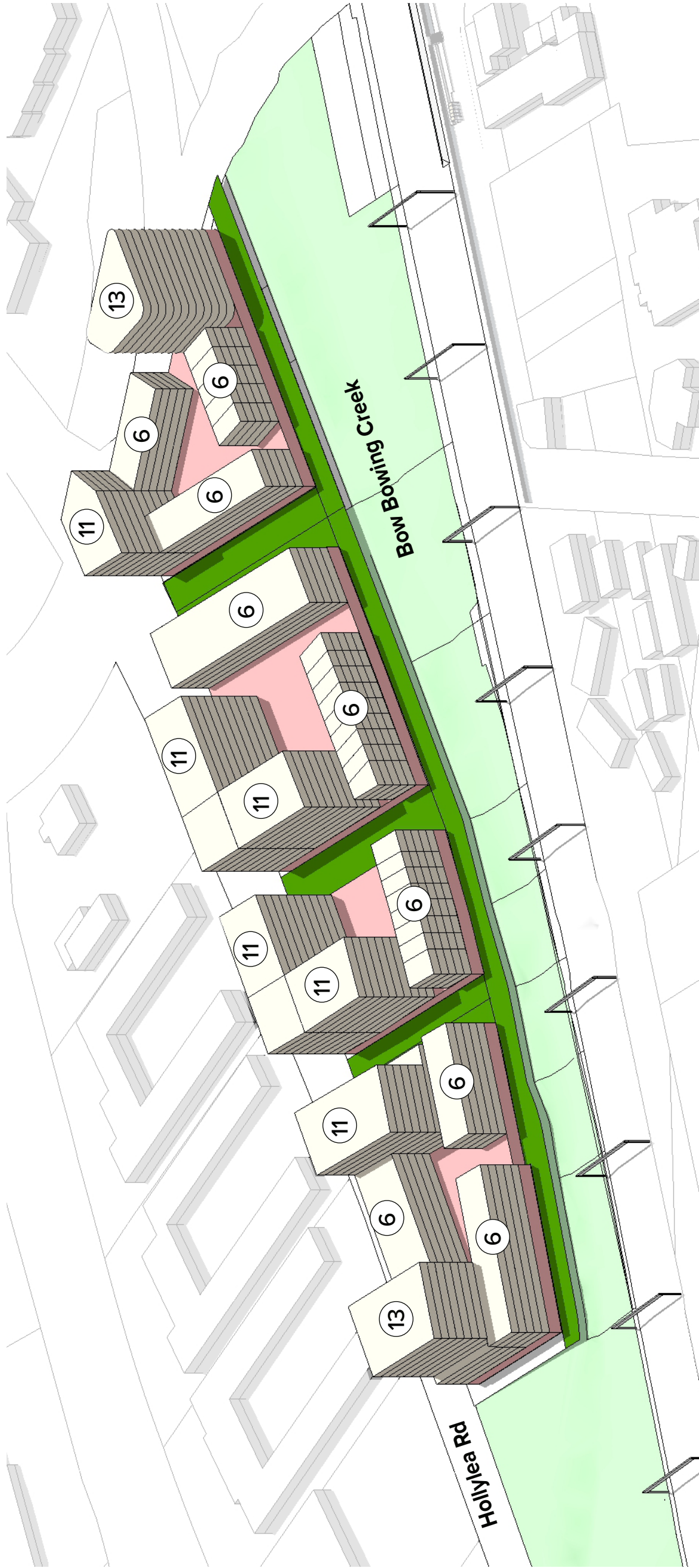
Floor Height Detail

Note: The graphic illustrates that height of buildings will be reduced by 1 storey through inclusion of lift overrun/ plant room.

X Number of Storeys

REVISED DESIGN

An FSR of **3.08:1** is achieved by implementing Council's proposed heights throughout the site.



REVISED OPTION

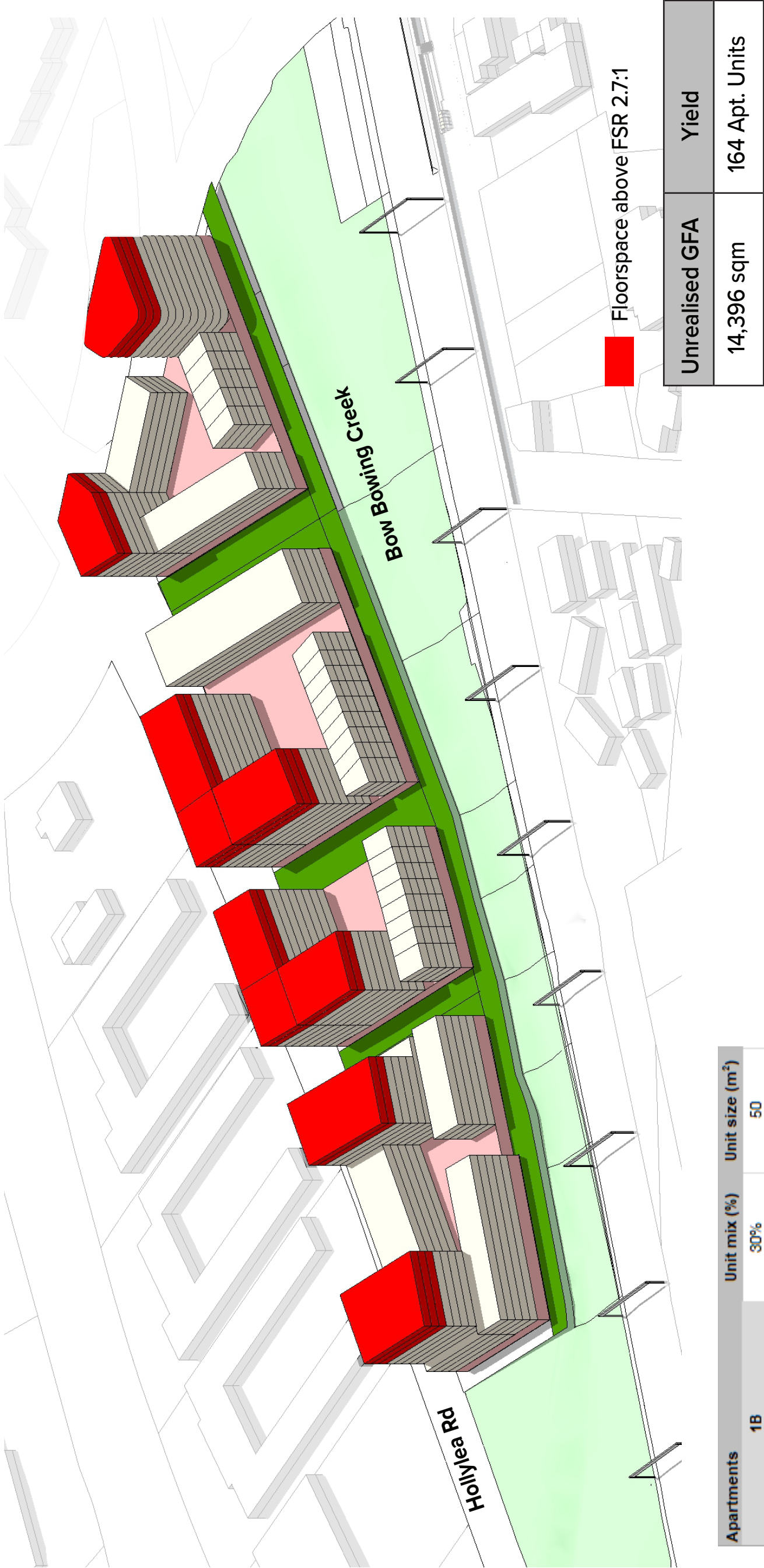
Total FSR: 3.08:1

(X) Number of storeys

FSR AND HEIGHT CONFLICT

Unrealised GFA in Council's Proposed FSR

The 3d model demonstrates that an FSR of 2.7:1 “undercooks” the site by not realising more than 14,000 sqm GFA throughout the development.



Apartments	Unit mix (%)	Unit size (m²)
1B	30%	50
2B	60%	80
3B	10%	115

Assumption for Apartments

SHADOW ANALYSIS (WINTER SOLSTICE)



9AM



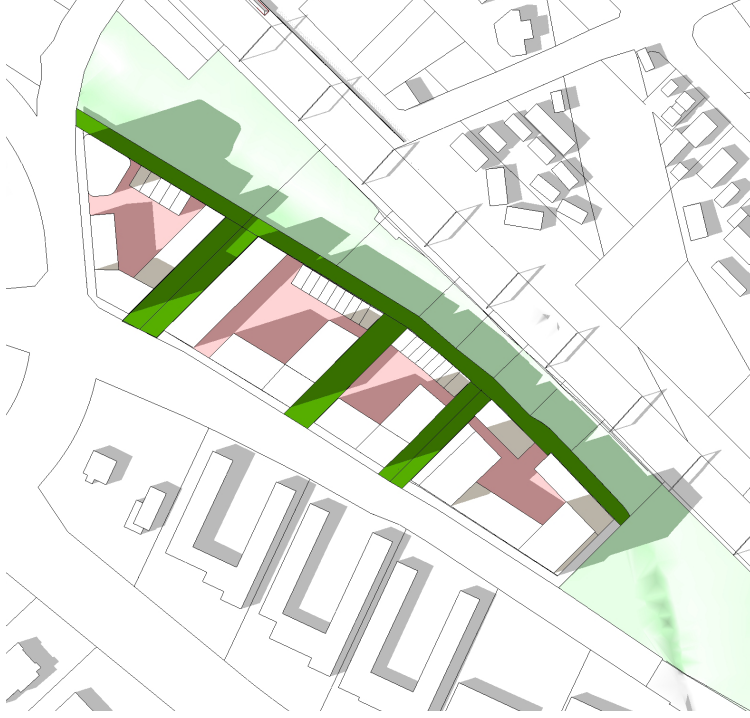
10AM



11AM



12PM



1PM



2PM



3PM

Proposed public open spaces receive direct sunlight in mid-winter:

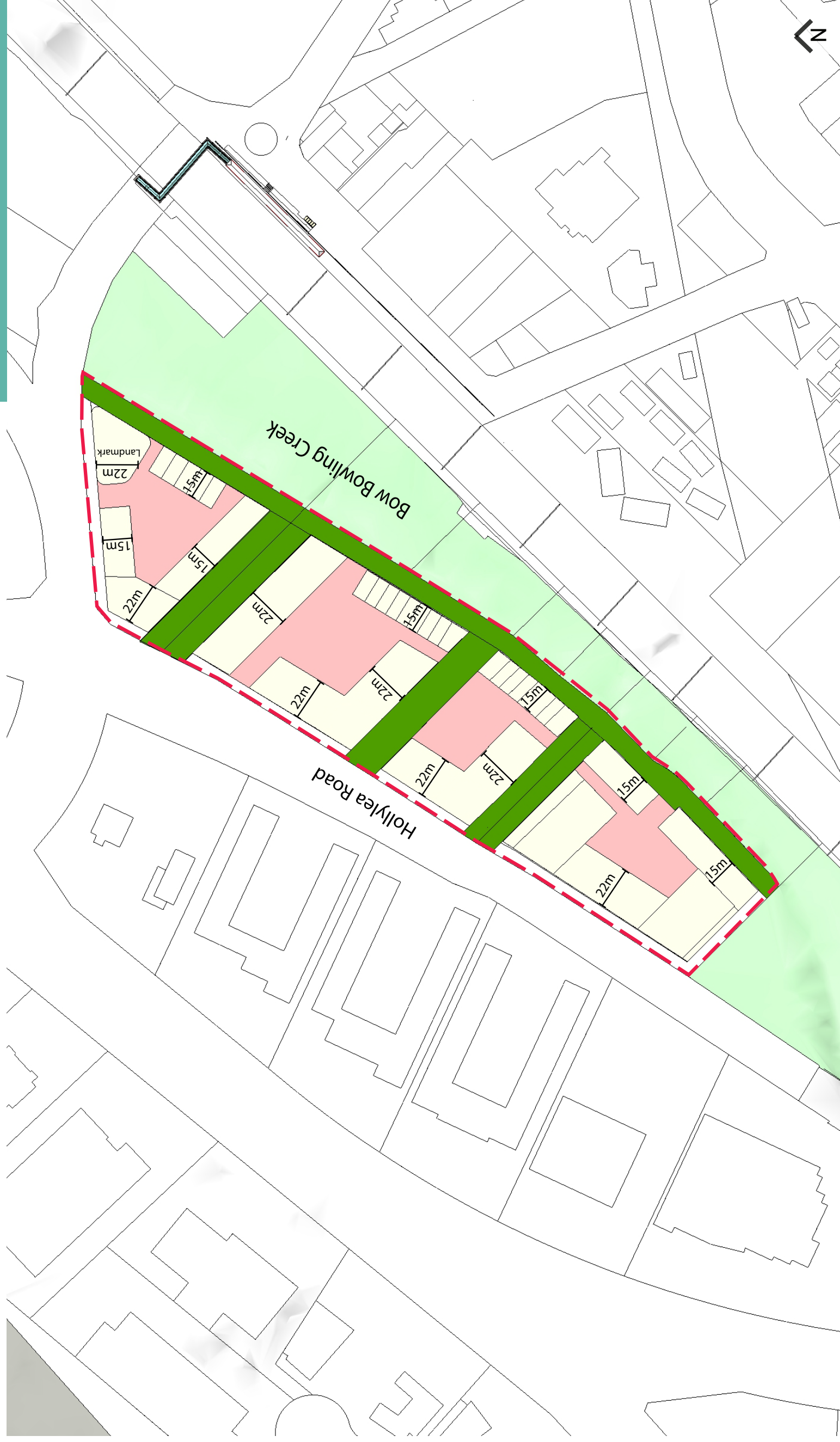
- Creek corridor and promenade in the morning
- Plaza and green through-site links in the afternoon

Note: refer page 7 for solar access to communal open spaces.

ADG COMPLIANCE

Building Depth for Residential Use

Proposed building depths for residential uses are compliant with the Apartment Design Guide requirements.



Note: Building depth is not shown for non-residential uses including potential seniors living which is not subject to ADG compliance.

ADG COMPLIANCE

Proposed Communal Open Space



More than 25% of the whole site is allocated to communal open space including green podiums and green roofs.
Minimum 50% of the communal open spaces receive 2 hour direct sunlight in mid-winter.

DISTRIBUTION OF GFA

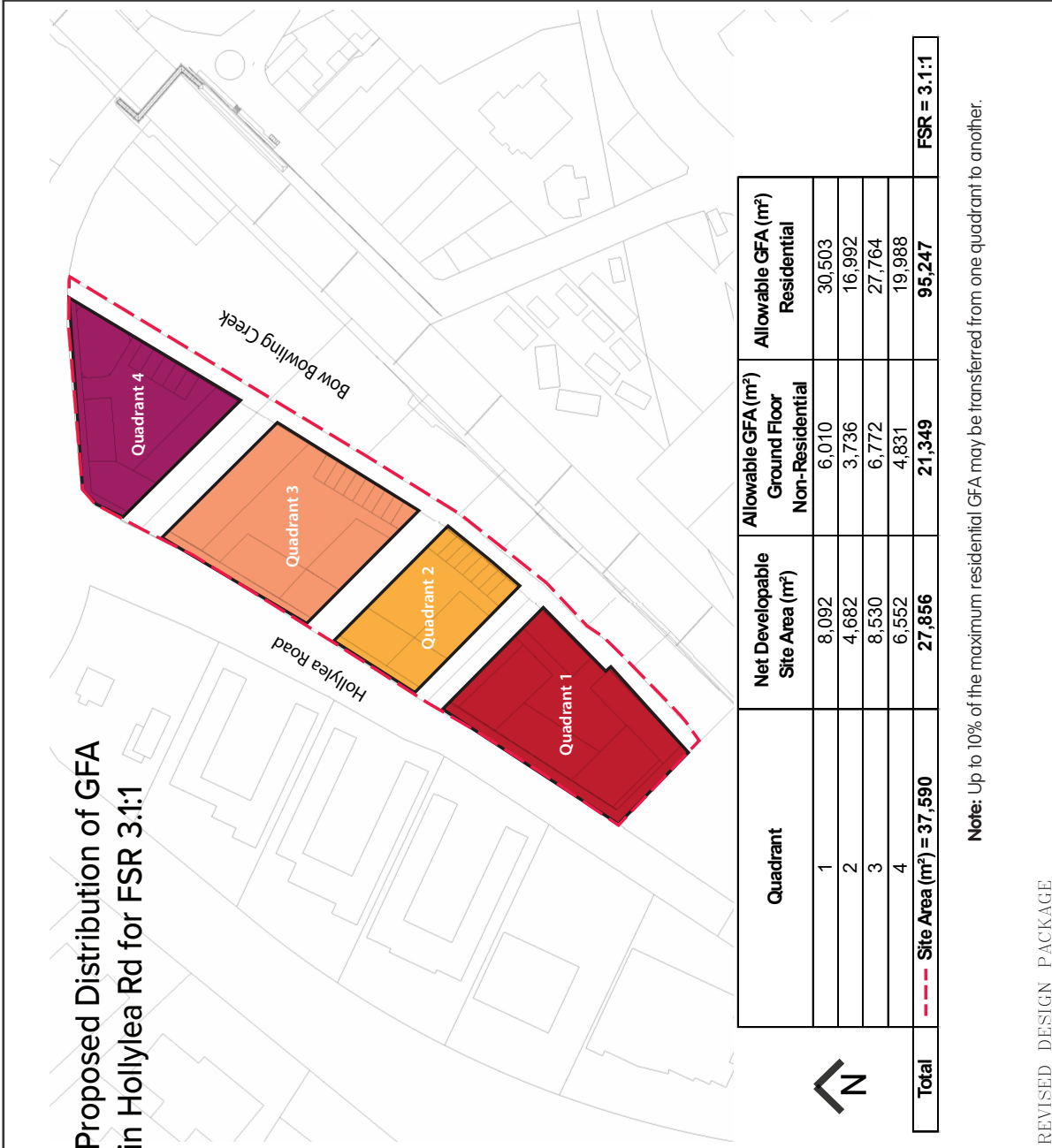
Precedent for FSR Replacement within LEP/ SEPPs (Fraser's Town Centre - Edmondson Park South)

State Environmental Planning Policy (State Significant Precincts) 2005:

Clause	Provision	Council Comment
Clause 19 – Floor space ratio	The maximum floor space ratio of a building on any land within the Edmondson Park South site is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. Site affected by 2.5:1 FSR.	Complies As per Council's assessment the total GFA within the town centre core east is 65,925 sqm. The site area of town centre core east is 29,935 sqm. Accordingly, the proposed FSR is 2.2:1.

MOD 6 of the concept approval was sought by Frasers to reflect the redistribution of floor space within the different quadrants as per their most up-to-date site:

MOD 6 Condition	Applicants Comment	Council Comment																																				
1.3A Future development application within the Frasers Town centre Core are not to exceed the GFA and building heights specified in the table below: a) <table><tr><th>TCC Quadrant</th><th>Gross floor area (m2)</th><th>Maximum height (RL)</th></tr><tr><td>North West</td><td>20,000</td><td>99.5</td></tr><tr><td>North East</td><td>41,500</td><td>105.8</td></tr><tr><td>South West</td><td>55,500</td><td>95.7</td></tr><tr><td>South East</td><td>28,025</td><td>96.4</td></tr><tr><td>Total</td><td>145,025</td><td></td></tr></table>	TCC Quadrant	Gross floor area (m2)	Maximum height (RL)	North West	20,000	99.5	North East	41,500	105.8	South West	55,500	95.7	South East	28,025	96.4	Total	145,025		Amended GFA North East Quadrant: 41,696m ² South East Quadrant: 23,388m ² Total GFA: 65,084m ²	<table><tr><th>TCC Quadrant</th><th>Gross floor area (m2)</th><th>Proposed GFA</th></tr><tr><td>North West</td><td>20,000</td><td>N/A</td></tr><tr><td>North East</td><td>41,500</td><td>41,747</td></tr><tr><td>South West</td><td>55,500</td><td>N/A</td></tr><tr><td>South East</td><td>28,025</td><td>24,178</td></tr><tr><td>Total</td><td>145,025</td><td>65,925</td></tr></table> Maximum height in North East Quadrant is 105.8(RL) • Building 10 maximum 88.750(RL) • Building 11 maximum 97.485(RL) • Building 12 maximum 105.7(RL) • Building 13 maximum 97.150(RL) Maximum height in South East Quadrant is 96.4(RL) • Building 6 maximum 85.820(RL) • Building 7 maximum 96.320(RL)	TCC Quadrant	Gross floor area (m2)	Proposed GFA	North West	20,000	N/A	North East	41,500	41,747	South West	55,500	N/A	South East	28,025	24,178	Total	145,025	65,925
TCC Quadrant	Gross floor area (m2)	Maximum height (RL)																																				
North West	20,000	99.5																																				
North East	41,500	105.8																																				
South West	55,500	95.7																																				
South East	28,025	96.4																																				
Total	145,025																																					
TCC Quadrant	Gross floor area (m2)	Proposed GFA																																				
North West	20,000	N/A																																				
North East	41,500	41,747																																				
South West	55,500	N/A																																				
South East	28,025	24,178																																				
Total	145,025	65,925																																				
1.3A b) Notwithstanding the GFA figures in a) above, GFA in any quadrant may exceed the maximum by up to 10 per cent, provided that the total GFA for all quadrants is not to exceed: and	Consistent.	<table><tr><th>TCC Quadrant</th><th>Gross floor area (m2)</th><th>Proposed GFA</th></tr><tr><td>North West</td><td>20,000</td><td>N/A</td></tr><tr><td>North East</td><td>41,500</td><td>41,747</td></tr><tr><td>South West</td><td>55,500</td><td>N/A</td></tr><tr><td>South East</td><td>28,025</td><td>24,178</td></tr><tr><td>Total</td><td>145,025</td><td>65,925</td></tr></table> GFA is 0.6% over in North East, however, is an exceedance of less than 10% and does not cause an exceedance of GFA in all quadrants.	TCC Quadrant	Gross floor area (m2)	Proposed GFA	North West	20,000	N/A	North East	41,500	41,747	South West	55,500	N/A	South East	28,025	24,178	Total	145,025	65,925																		
TCC Quadrant	Gross floor area (m2)	Proposed GFA																																				
North West	20,000	N/A																																				
North East	41,500	41,747																																				
South West	55,500	N/A																																				
South East	28,025	24,178																																				
Total	145,025	65,925																																				



HATCH

HATCH