BERESFORD LANE

KEY ISSUES RAISED AT JRPP

A. SETBACK ABOVE STREETWALL HEIGHT

B. IMPACTS ON ADJOINING SITE

BID STAGE

COOPER

STREET

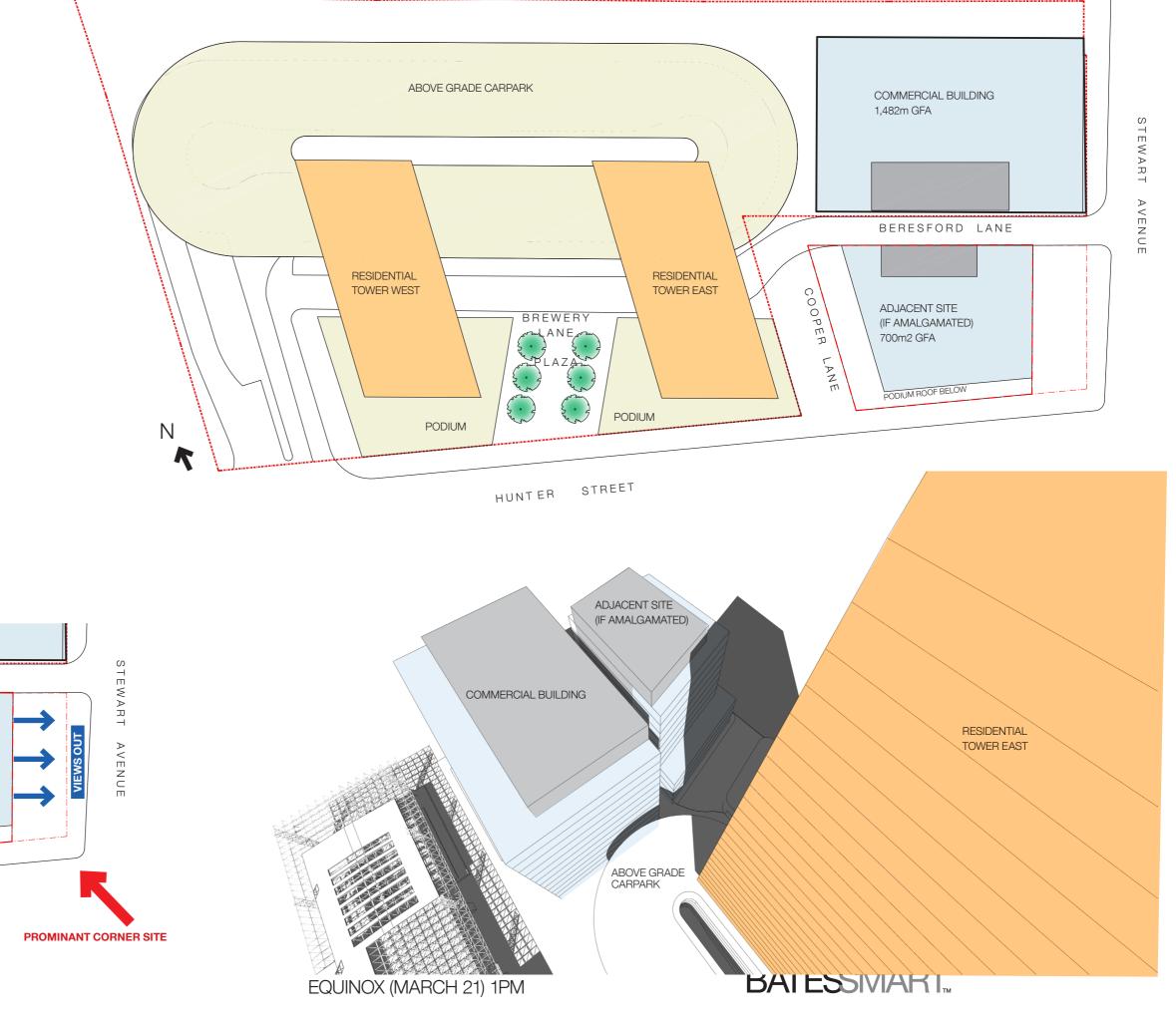
PODIUM ROOF BELOW

HUNTER

ADJACENT SITE (IF AMALGAMATED) 700m2 GFA

PODIUM ROOF BELOW

VIEWS OUT



CURRENT STAGE

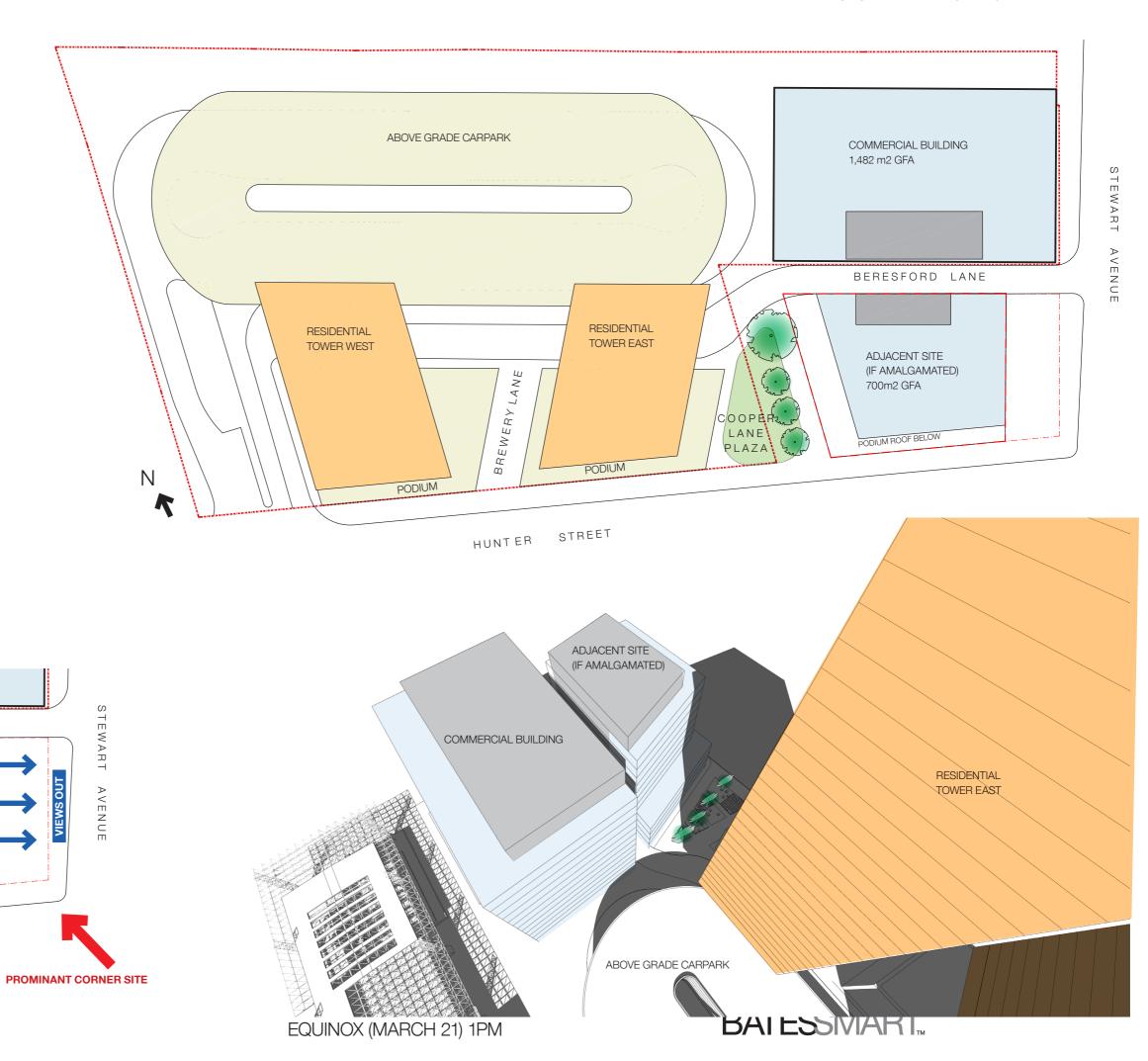
ADJACENT SITE (IF AMALGAMATED) 700m2 GFA

PODIUM ROOF BELOW

VIEWS OUT

STREET

HUNTER

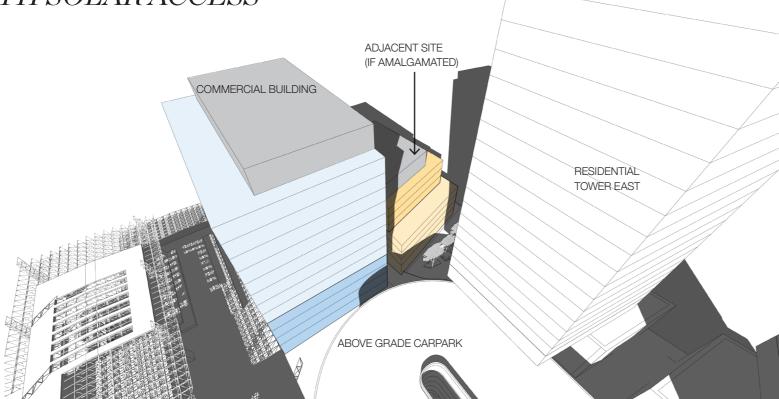


DA ENVELOPE RESIDENTIAL SCHEME

A. UNSUITABLE AS RESIDENTIAL SITE

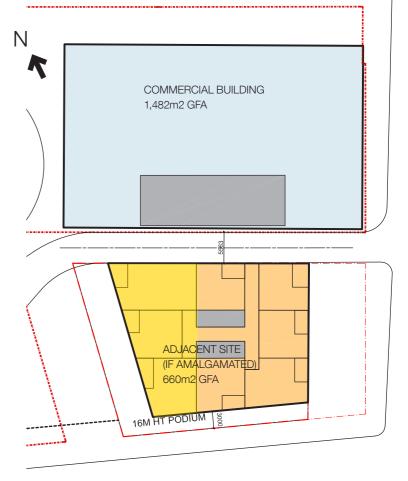
B. SIGNIFICANT AMENITY CONCERNS

C. NON-COMPLIANT ADG WITH SOLAR ACCESS

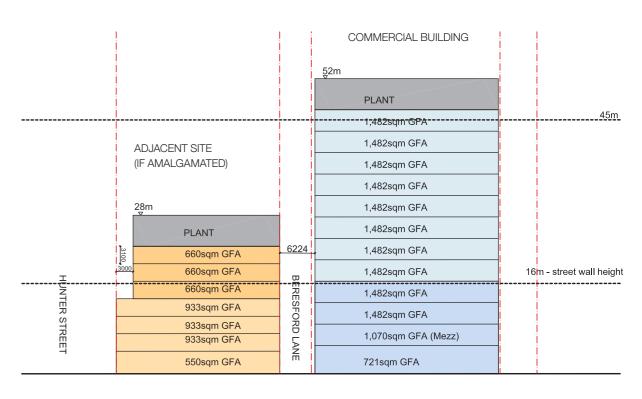


JUNE 21 1PM

Apts with 2hrs sunlight = 37%



SITE AREA = 1098sqm FSR 5:1 Max. GFA 5,490sqm



RESI FSR = 5:1 TOTAL GFA ALLOWED = 5,490m2

TOTAL GFA = 5,392m2 (using 80% GBA efficiency for GFA calc.)

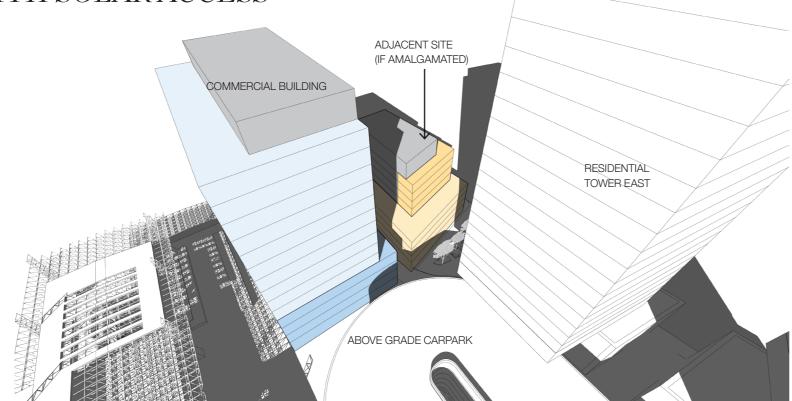
TOTAL GFA = 16,611m2 (As per DA) TOTAL GFA ALLOWED = 96,224m2

6M SETBACK ABOVE ST WALL HEIGHT RESIDENTIAL SCHEME

A. UNSUITABLE AS RESIDENTIAL SITE

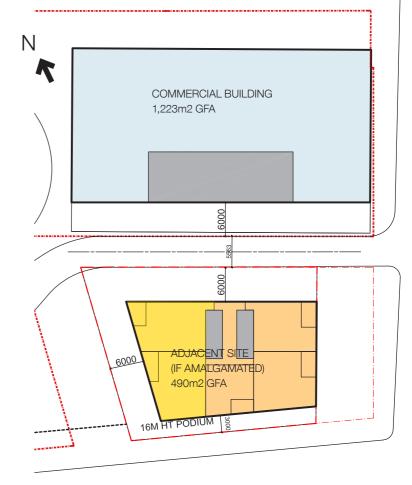
B. SIGNIFICANT AMENITY CONCERNS

C. NON-COMPLIANT ADG WITH SOLAR ACCESS

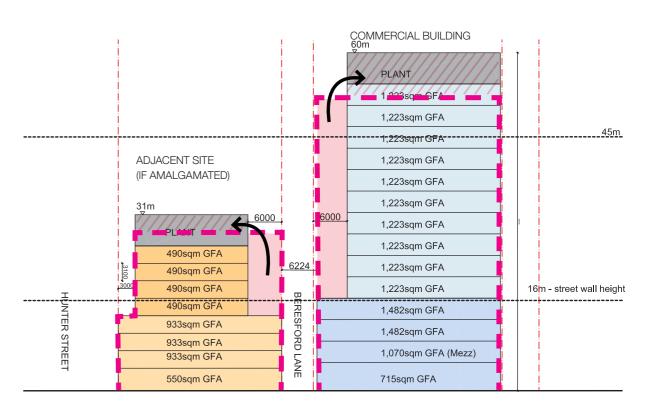


JUNE 21 1PM

Apts with 2hrs sunlight = 33%



SITE AREA = 1098sqm FSR 5:1 Max. GFA 5,490sqm

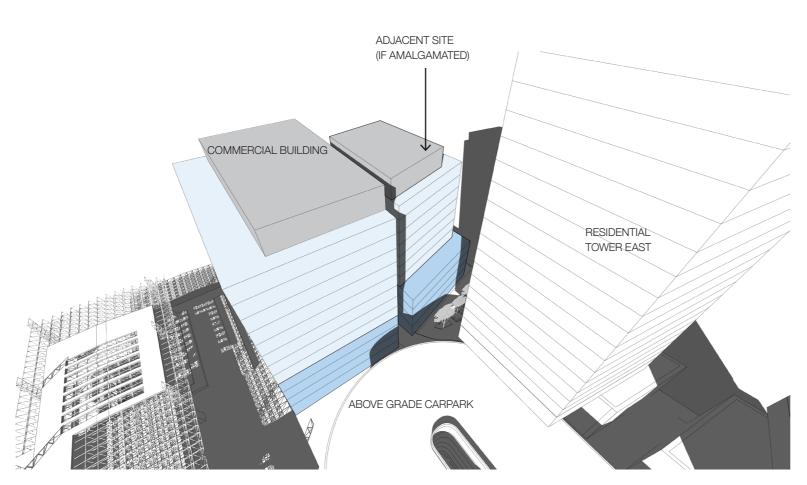


RESI FSR = 5:1 TOTAL GFA ALLOWED = 5,490m2

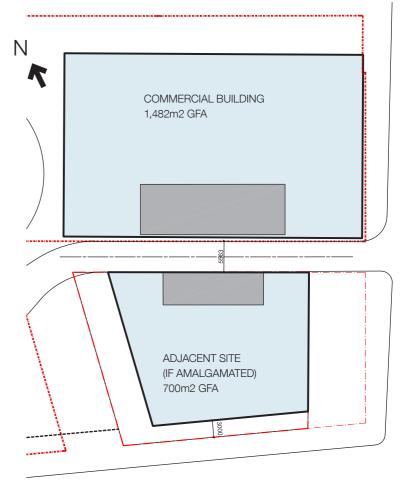
TOTAL GFA = 5,309m2 (using 80% GBA efficiency for GFA calc.)

TOTAL GFA = 16,611m2 (As per DA)
TOTAL GFA ALLOWED = 96,224m2
REDISTRIBUTED TOTAL GFA = 16,979m2
(using 85% GBA efficiency for upper levels
GFA calc.)

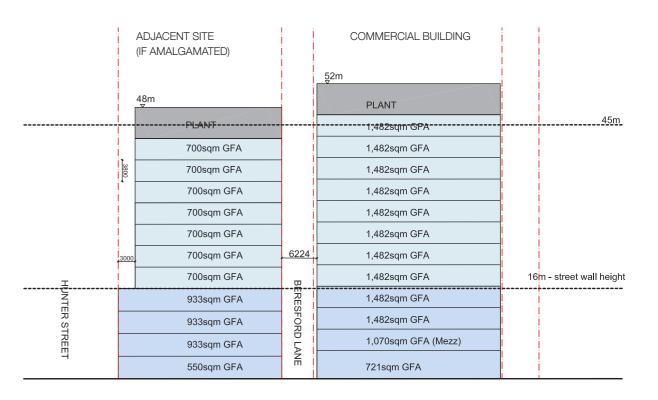
DA ENVELOPE COMMERCIAL SCHEME



JUNE 21 1PM



SITE AREA = 1098sqm FSR 8:1 Max. GFA 8,784sqm

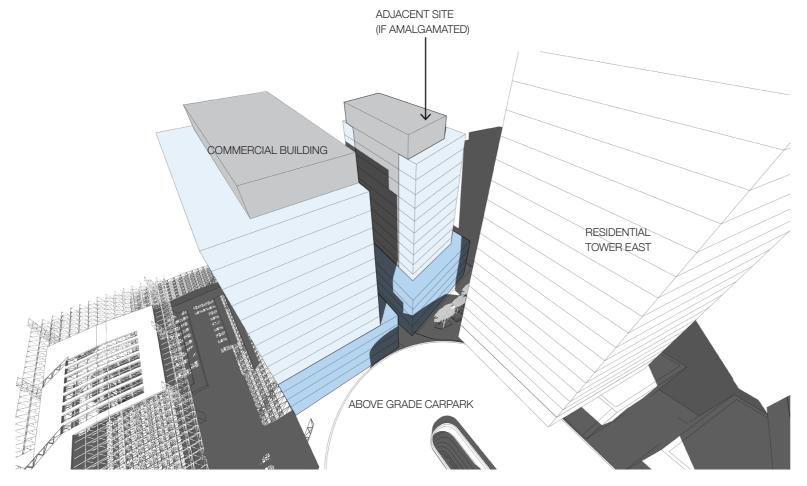


COMM FSR = 8:1 TOTAL GFA ALLOWED = 8,784m2

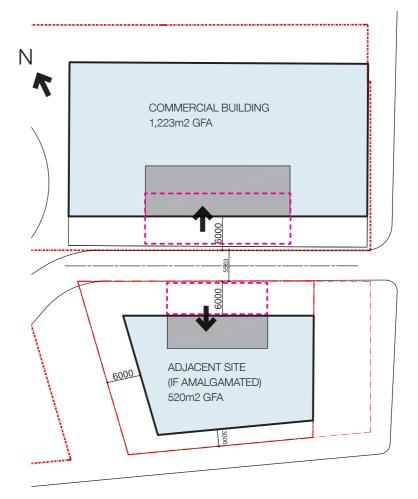
TOTAL GFA = 8,249m2 (using 85% GBA efficiency for GFA calc.)

TOTAL GFA = 16,611m2 (As per DA) TOTAL GFA ALLOWED = 96,224m2

6M SETBACK ABOVE ST WALL HEIGHT COMMERCIAL SCHEME



JUNE 21 1PM



FSR 8:1 Max. GFA 8,784sqm ADJACENT SITE COMMERCIAL BUILDING (IF AMALGAMATED) PLANT PLANT 1,000sq 6FA 1,223sgm GFA 520sgm GFA 520sqm GFA 1,223sqm GFA 1,223sqm GFA 520sqm GFA 520sqm GFA 1,223sqm GFA 6000 1,223sqm GFA 520sqm GFA 1,223sqm GFA 6224 520sqm GFA 1,223sqm GFA 520sqm GFA 1,223sqm GFA 16m - street wall height 933sqm GFA 1,482sqm GFA 1,482sqm GFA 933sqm GFA 1,070sqm GFA (Mezz) 933sqm GFA 550sqm GFA 715sqm GFA

SITE AREA = 1098sqm

TOTAL GFA = 8425m2 (BASE CASE) TOTAL GFA ALLOWED = 8,784m2 REDISTRIBUTED TOTAL GFA = 8,029m2 (using 85% GBA efficiency for GFA calc.) TOTAL GFA = 16,611m2 (As per DA)
TOTAL GFA ALLOWED = 96,224m2
REDISTRIBUTED TOTAL GFA = 16,979m2
(using 85% GBA efficiency for upper levels
GFA calc.)

ITEM 4. TRAFFIC ITEMS

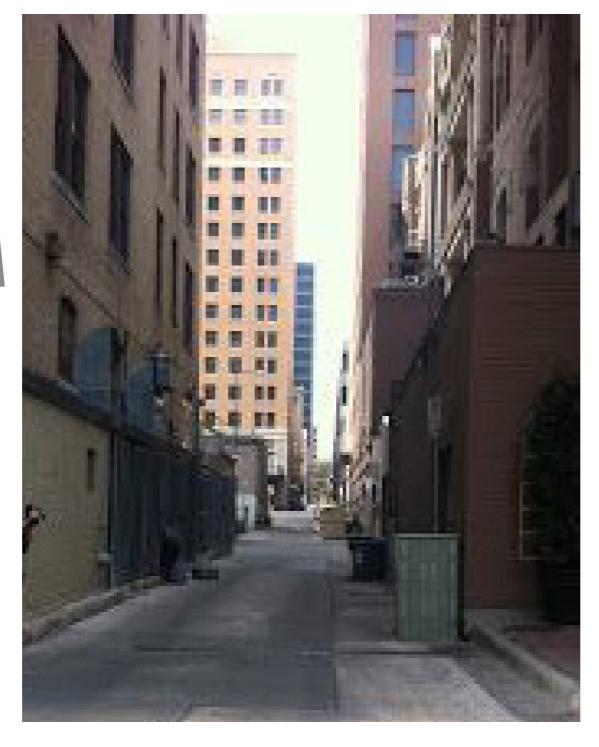
TRAFFIC ITEMS

KEY ISSUES RAISED

A. FRONT-IN AND FRONT-EXIT SERVICE VEHICLE

B. RECESSED VEHICLE DRIVEWAY 5M

PUBLIC DOMAIN INTERFACE SERVICE LANEWAY VERSUS PEDESTRIAN PLAZA





A. LIMITED DAYLIGHT
B. VEHICLE DOMINANT
C. NO ACTIVE FRONTAGES

A. DAYLIGHT MAXIMISED

B. PEDESTRIAN FOCUSED

C. VIBRANT ACTIVE FRONTAGES

BATESSMART,

PUBLIC DOMAIN INTERFACE

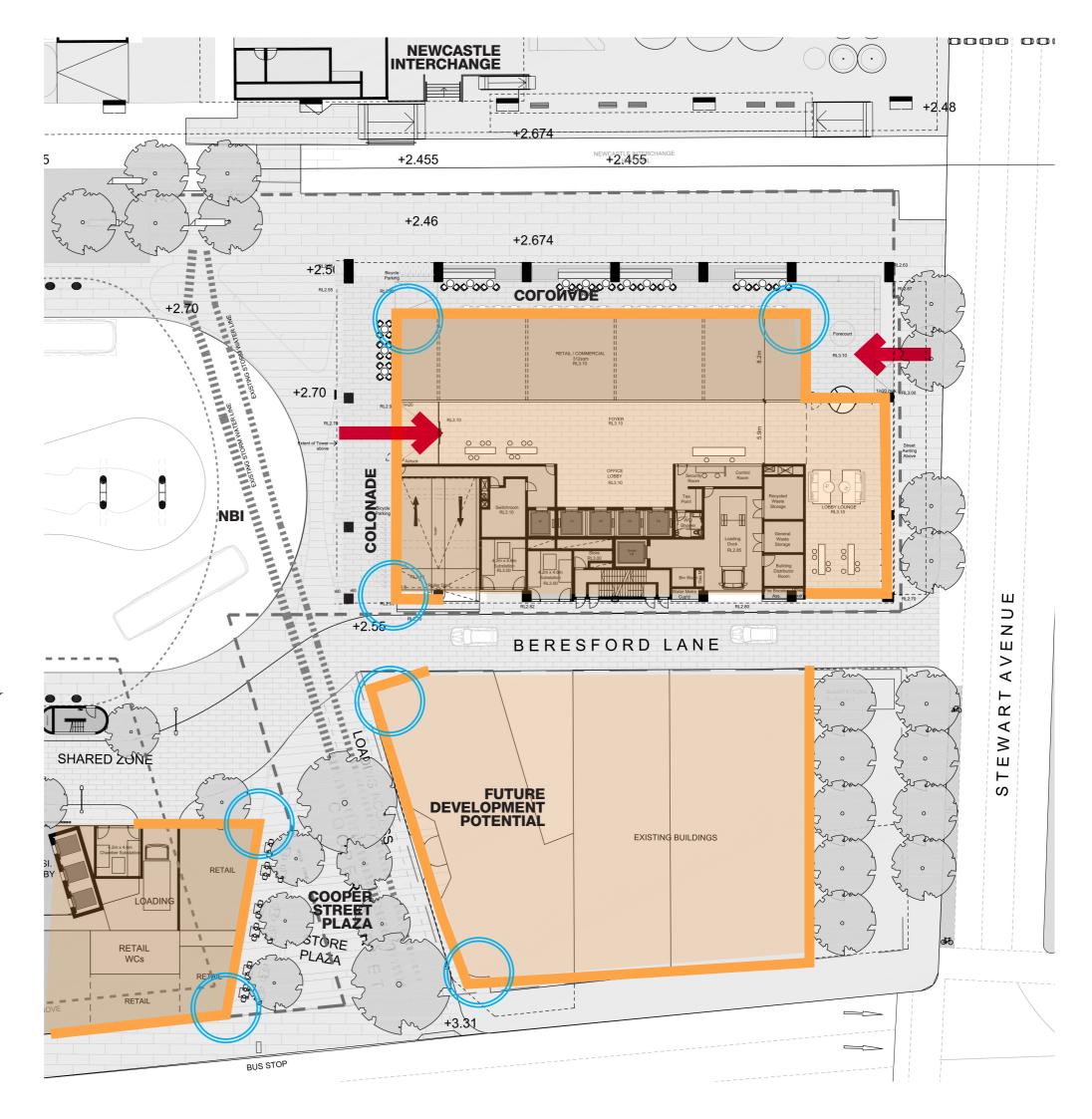
CREATE KEY RETAIL CORNERS & ACTIVE FRONTAGES

A. ENSURES PASSIVE SURVEILANCE

B. PRIORITISES PEDESTRIAN OVER VEHICLES

C. REINFORCES "PUBLIC" TRANSPORT PRECINCT

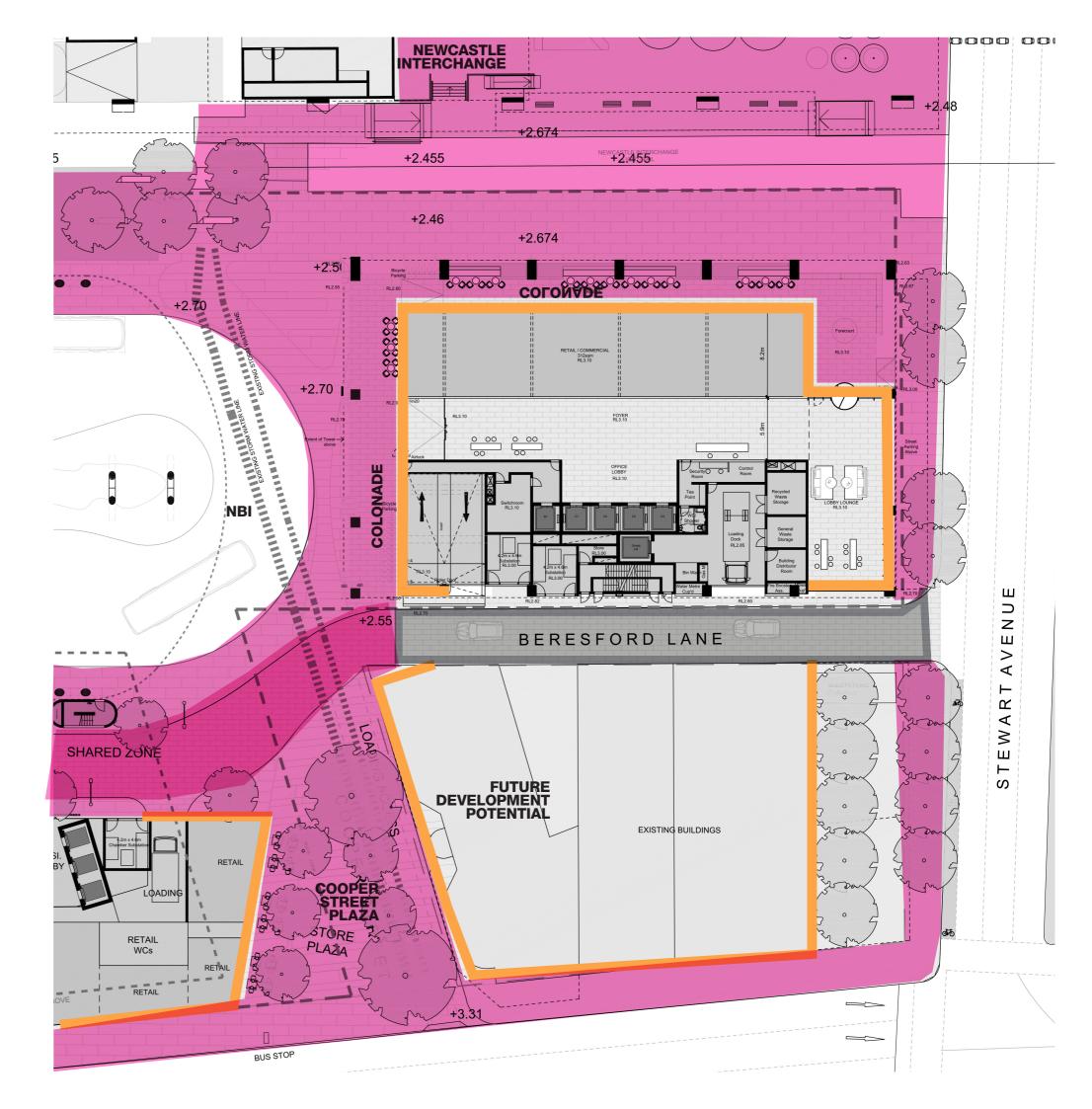




PUBLIC DOMAIN INTERFACE

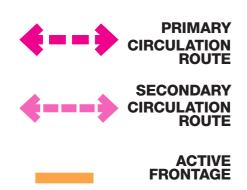
PEDESTRIAN FOCUSED VERSUS VEHICLE FOCUSED

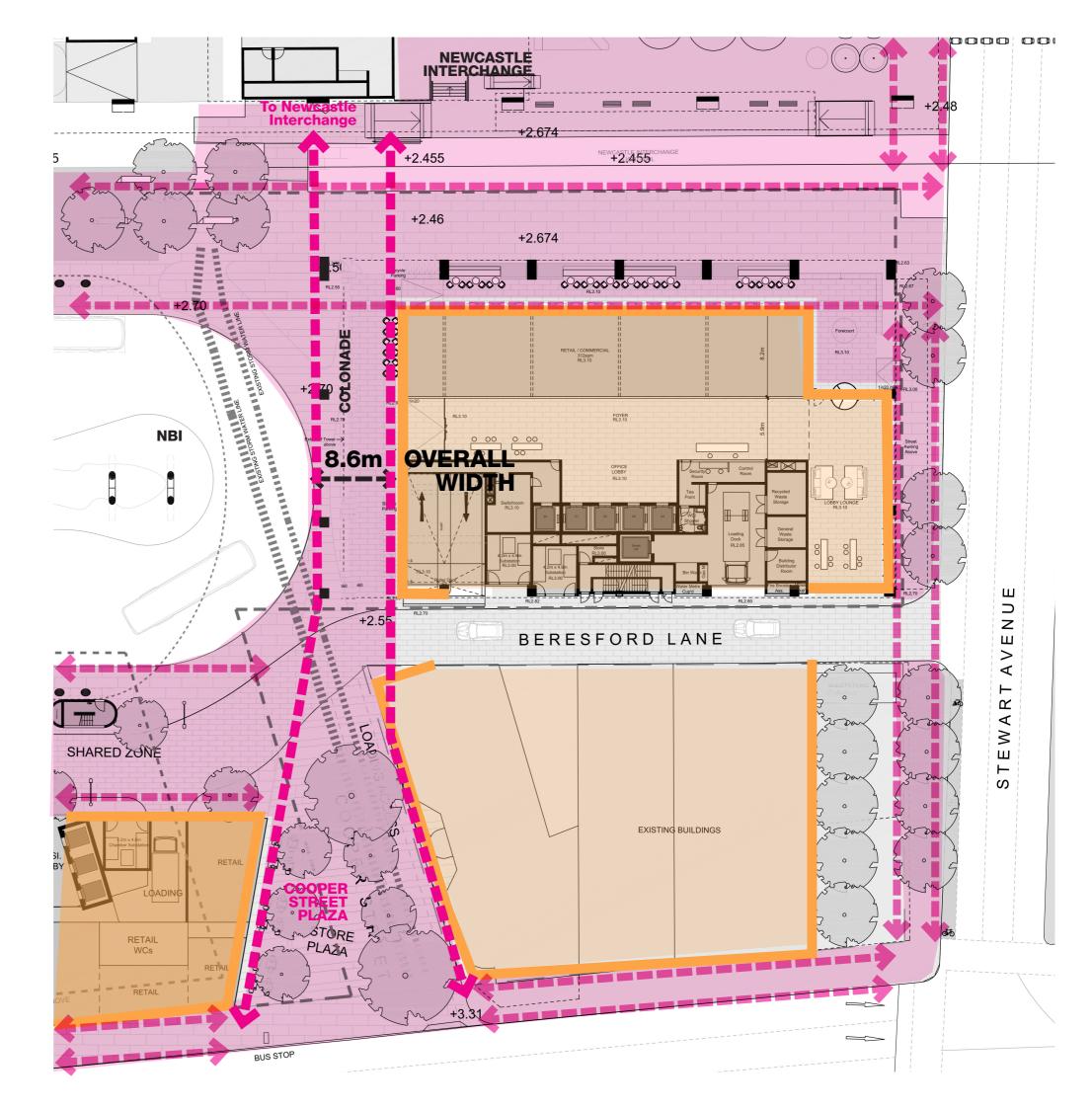




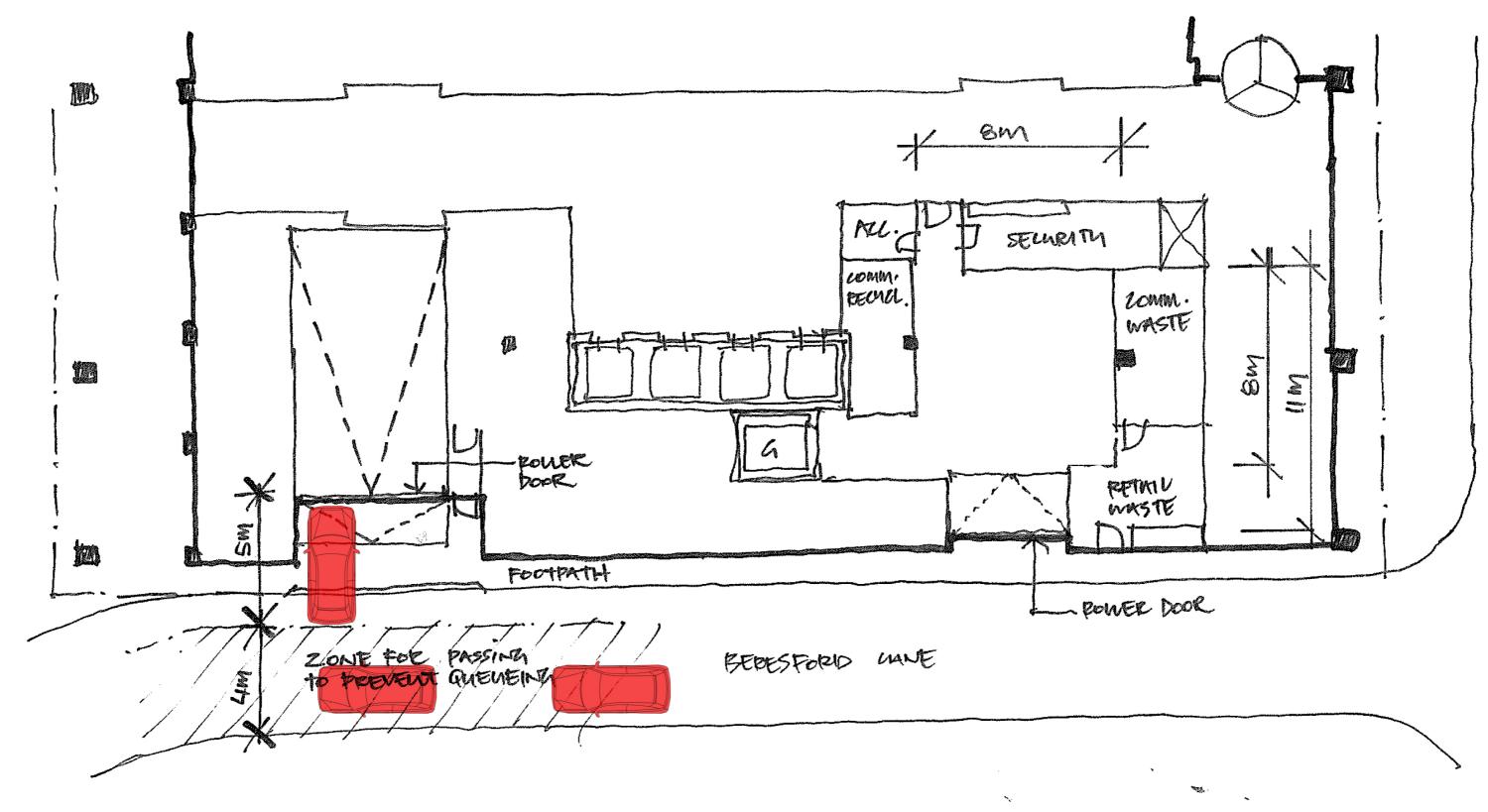
PUBLIC DOMAIN INTERFACE

PEDESTRIAN CIRCULATION





5M RECESS



BATESSMART_{TM}