

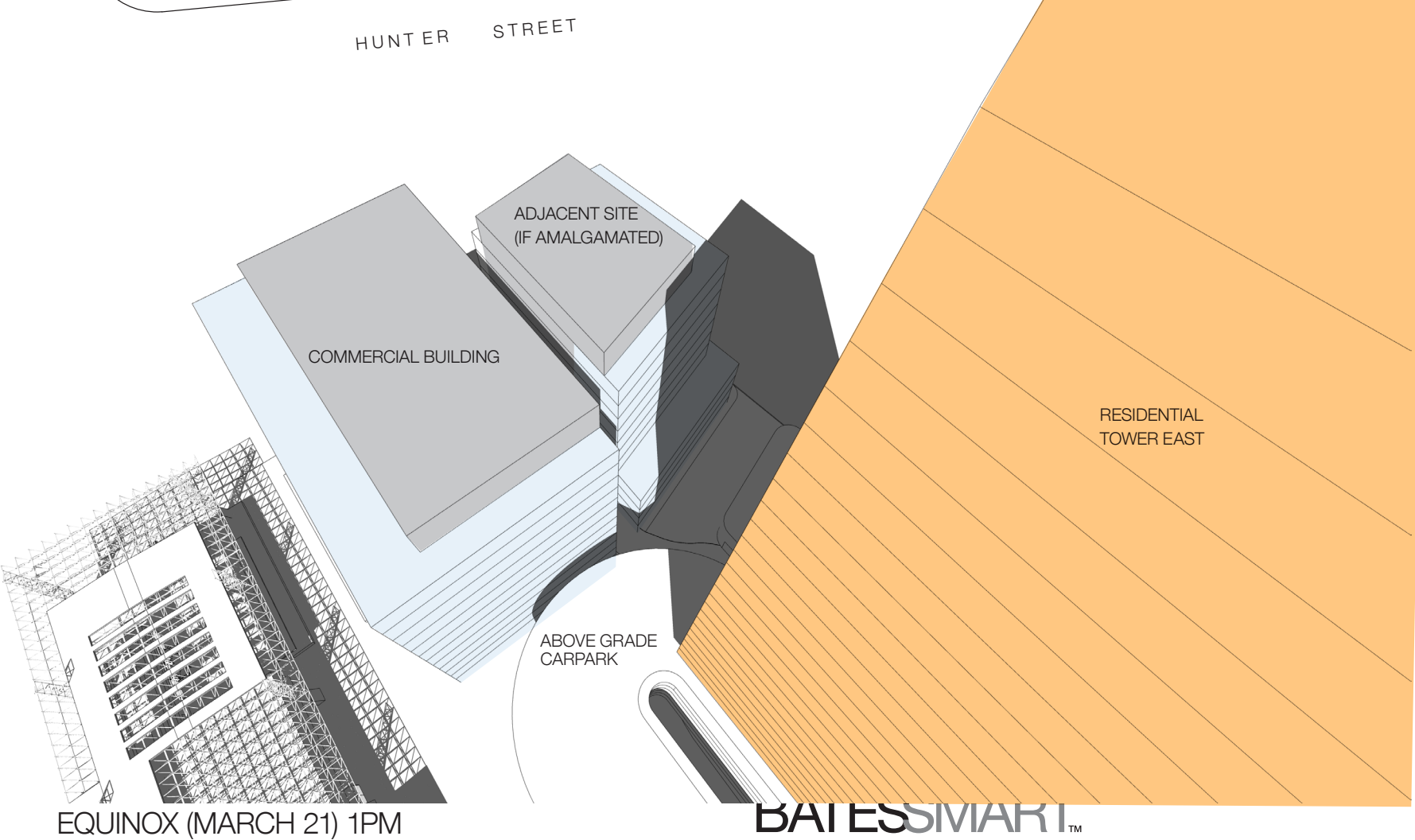
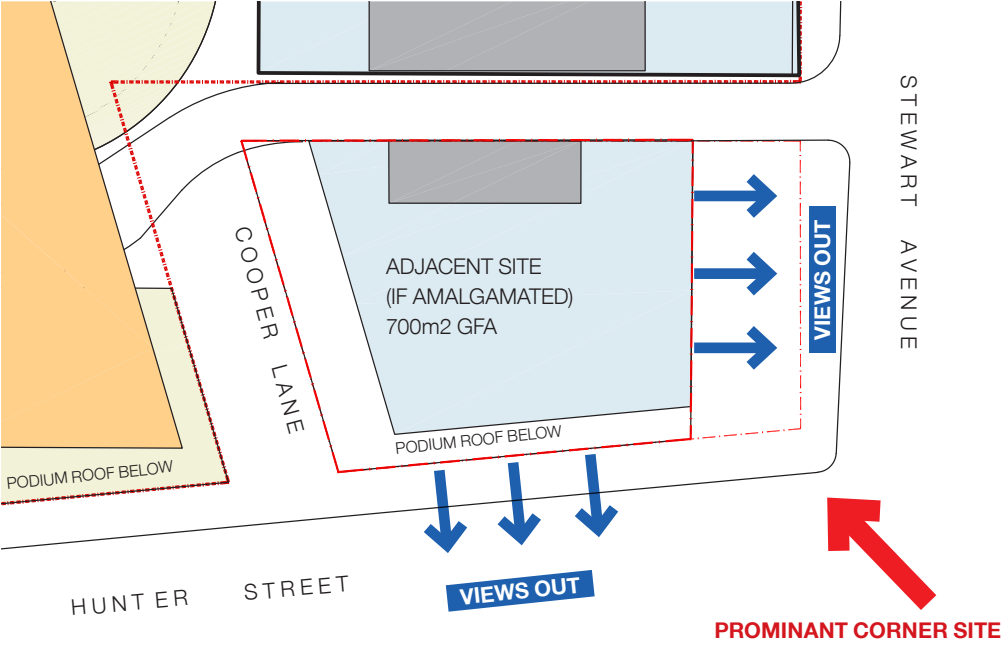
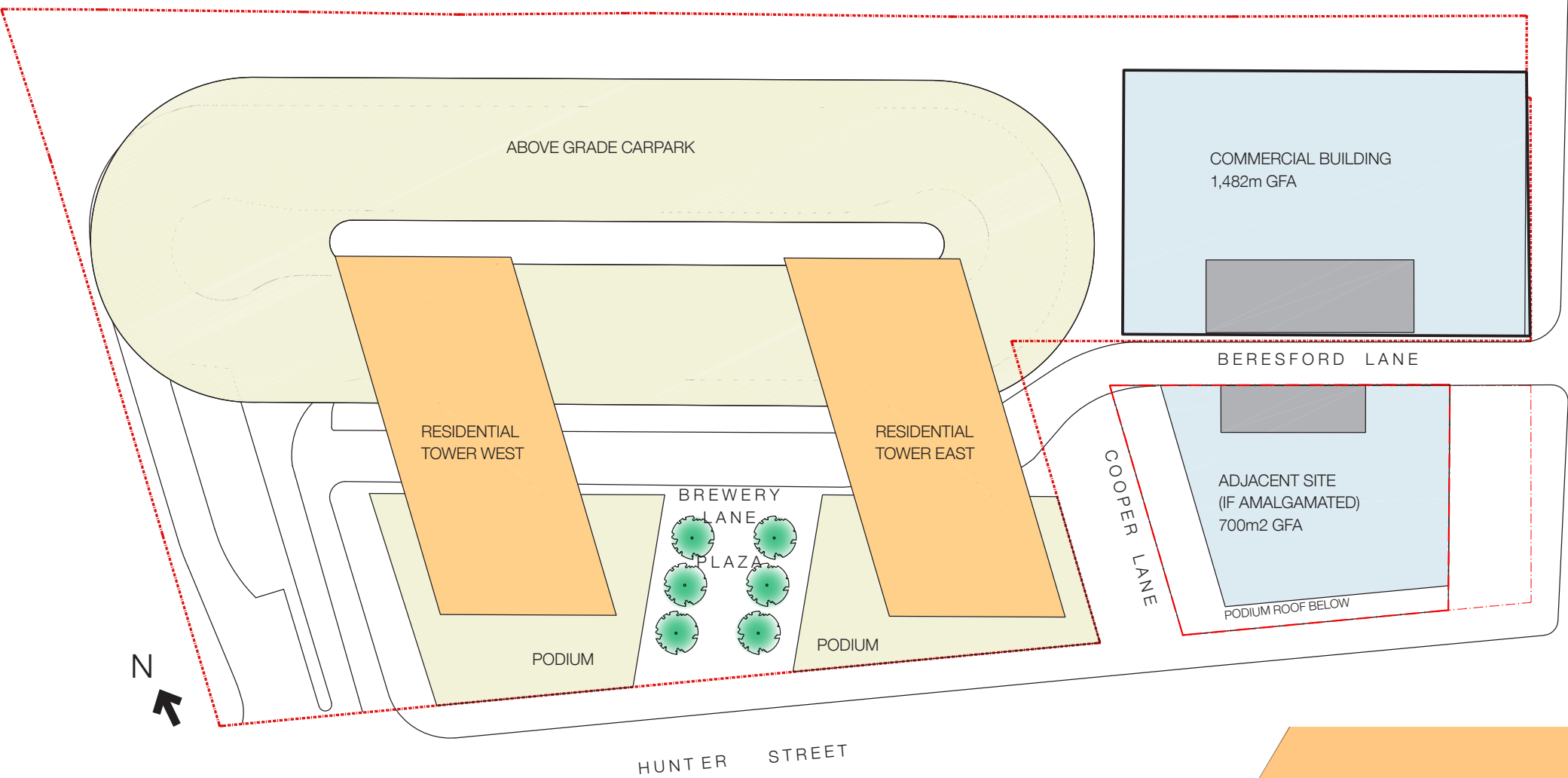
BERESFORD LANE

KEY ISSUES RAISED AT JRPP

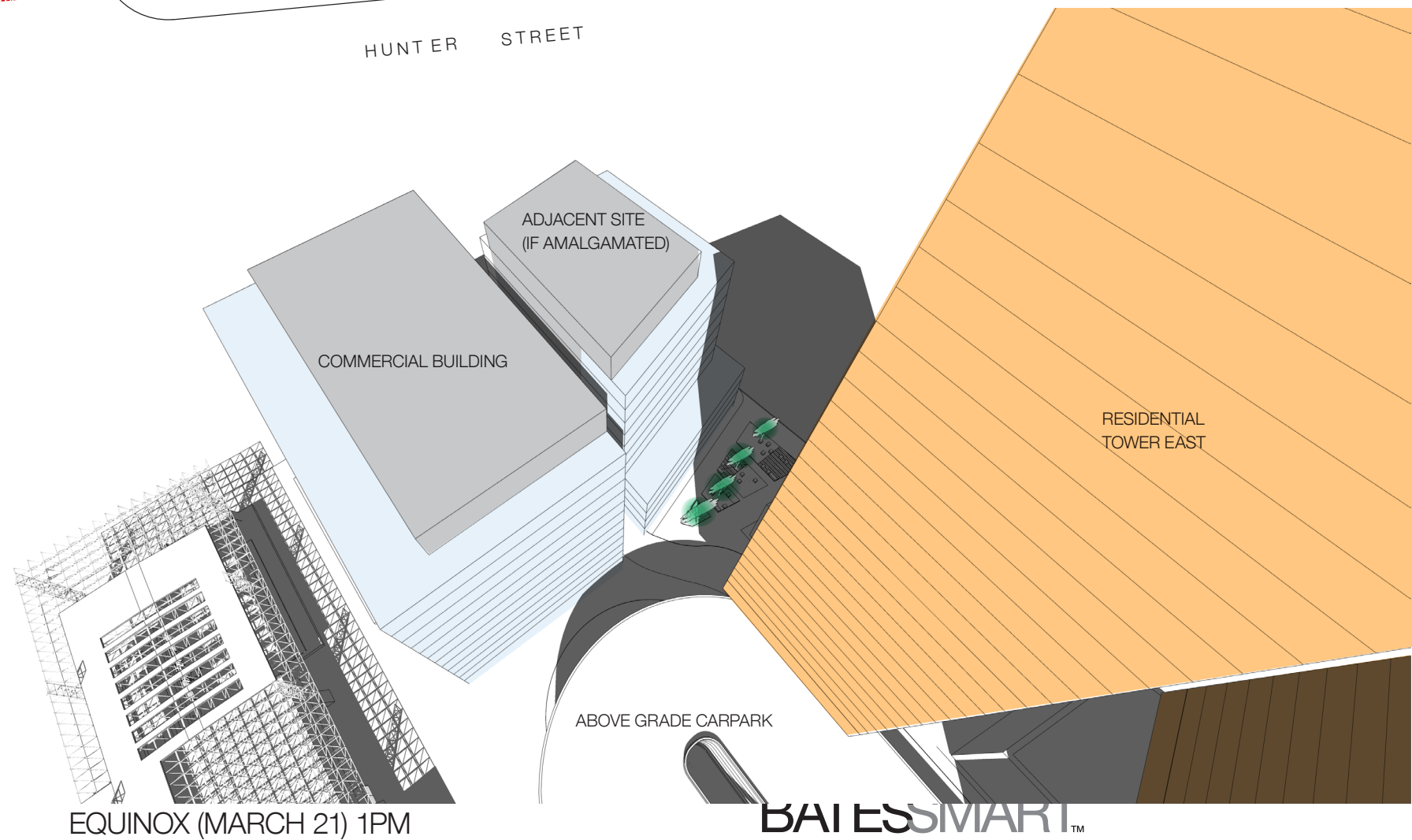
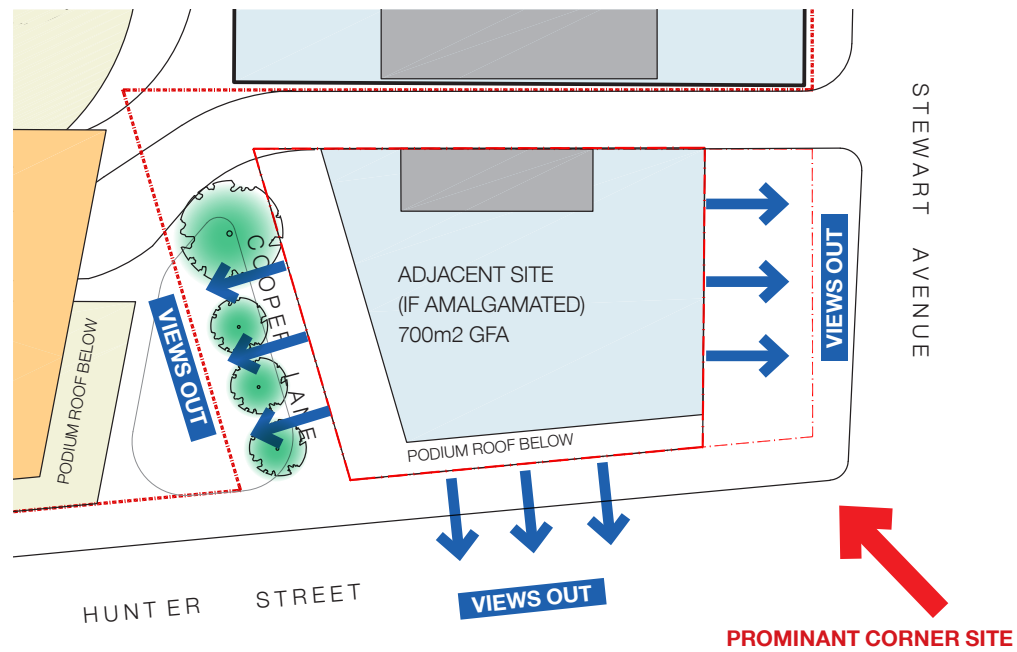
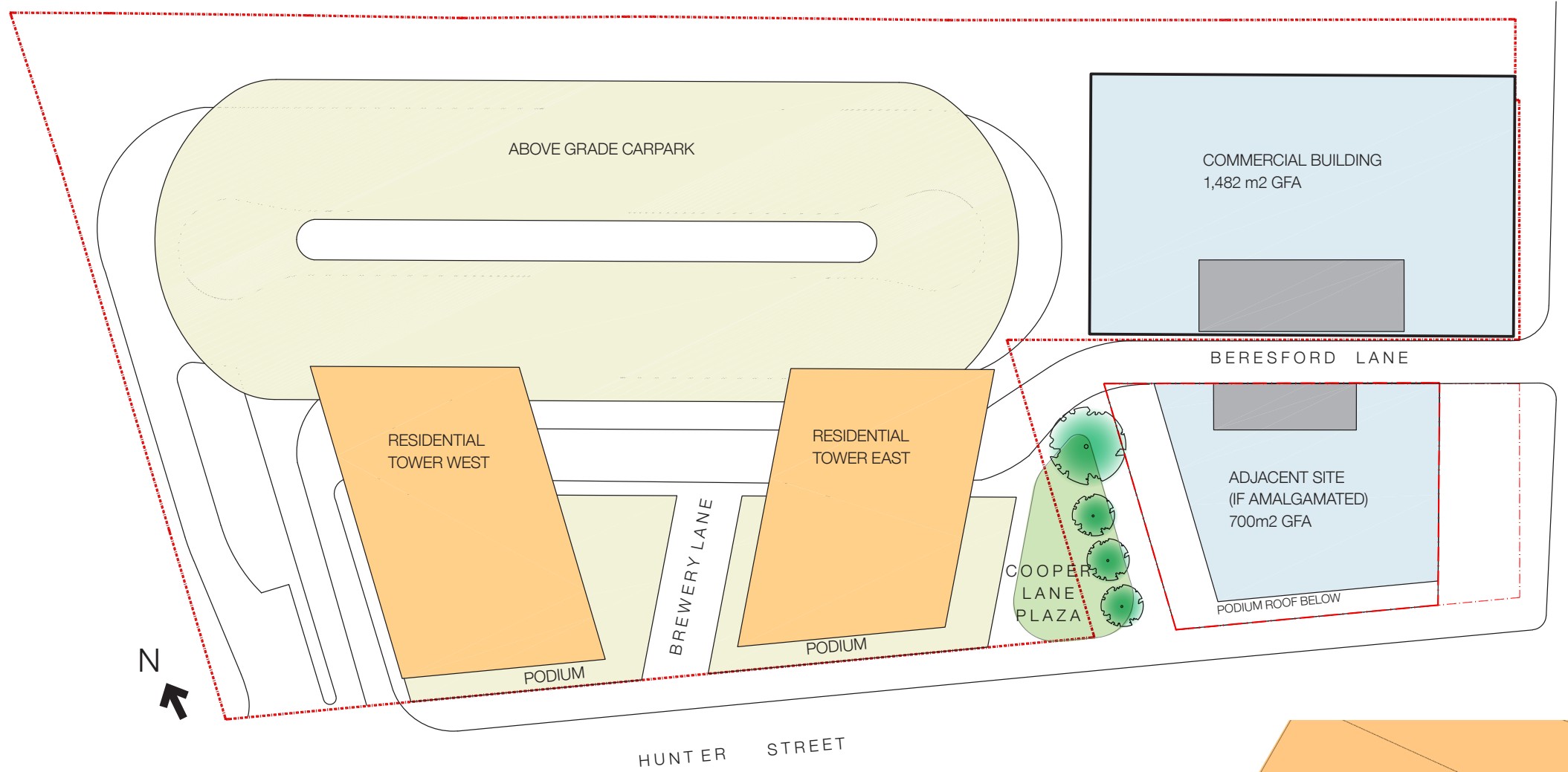
*A. SETBACK ABOVE
STREETWALL HEIGHT*

*B. IMPACTS ON
ADJOINING SITE*

BID STAGE



CURRENT STAGE




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

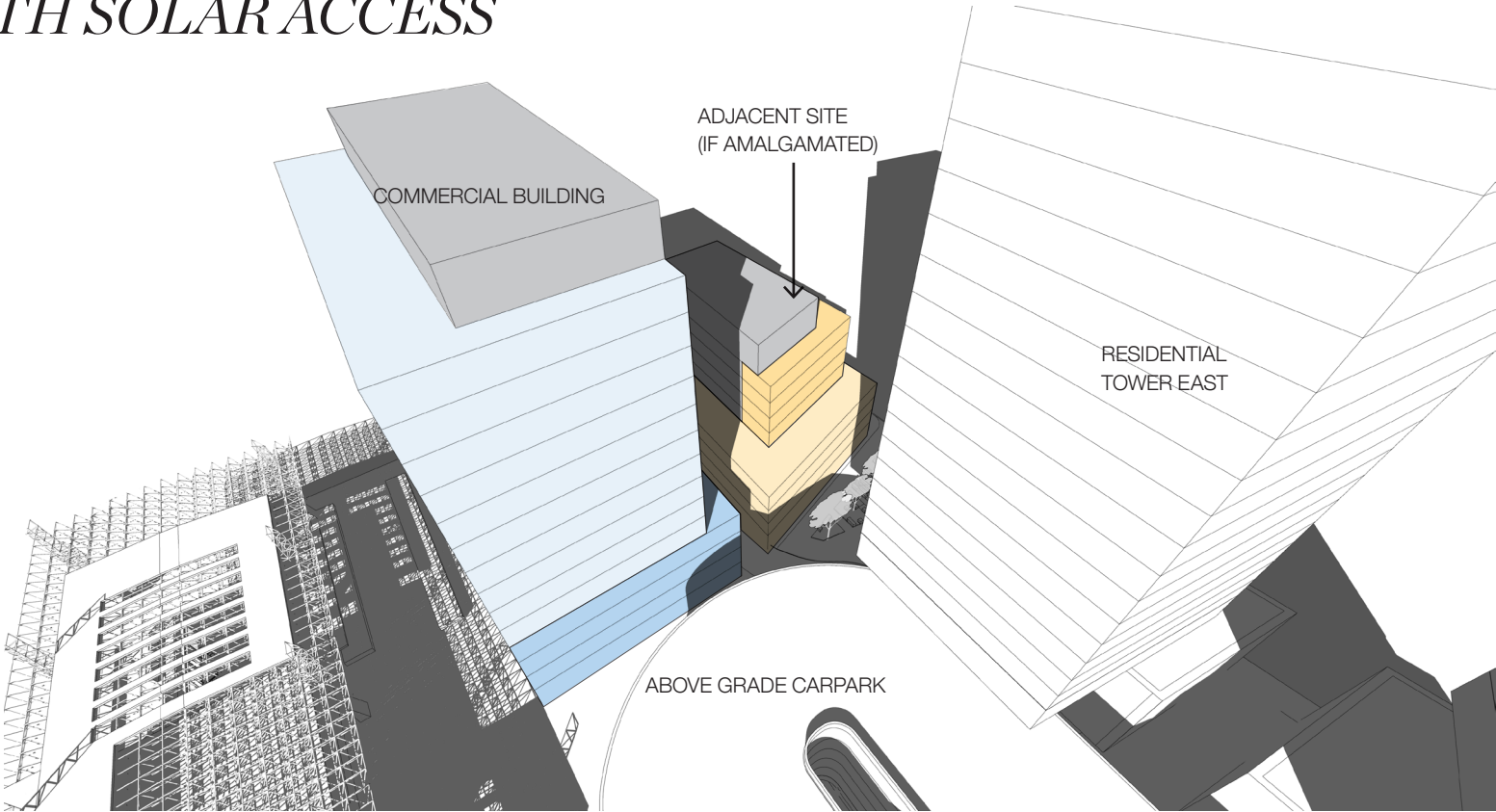
6M SETBACK ABOVE ST WALL HEIGHT RESIDENTIAL SCHEME

A. UNSUITABLE AS
RESIDENTIAL SITE

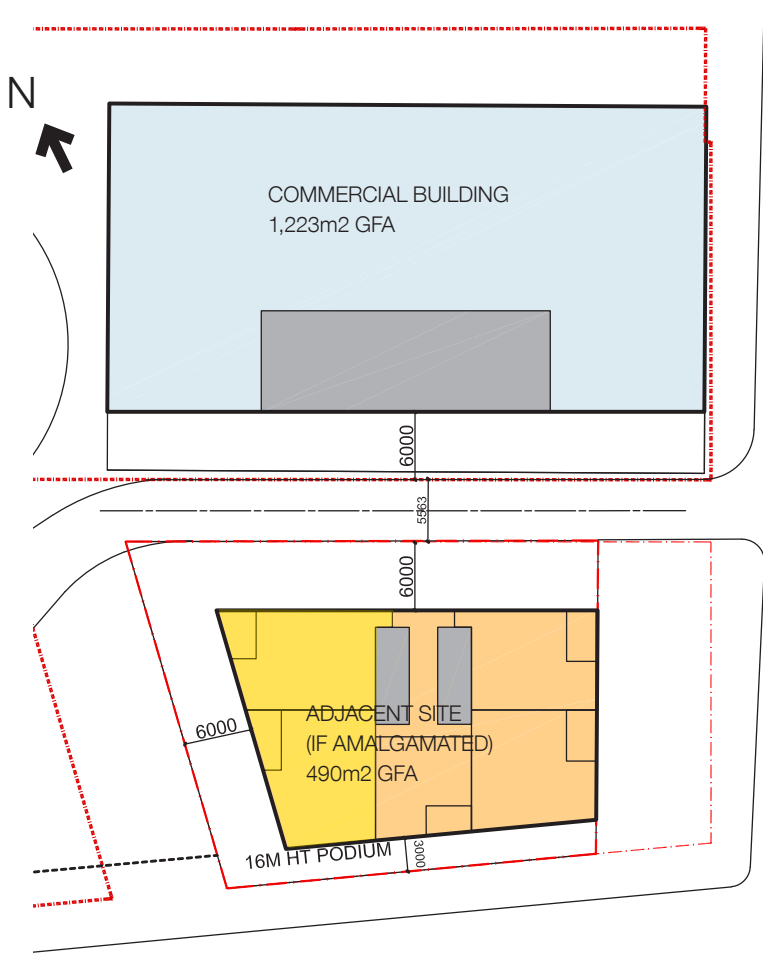
B. SIGNIFICANT
AMENITY CONCERNS

C. NON-COMPLIANT ADG
WITH SOLAR ACCESS

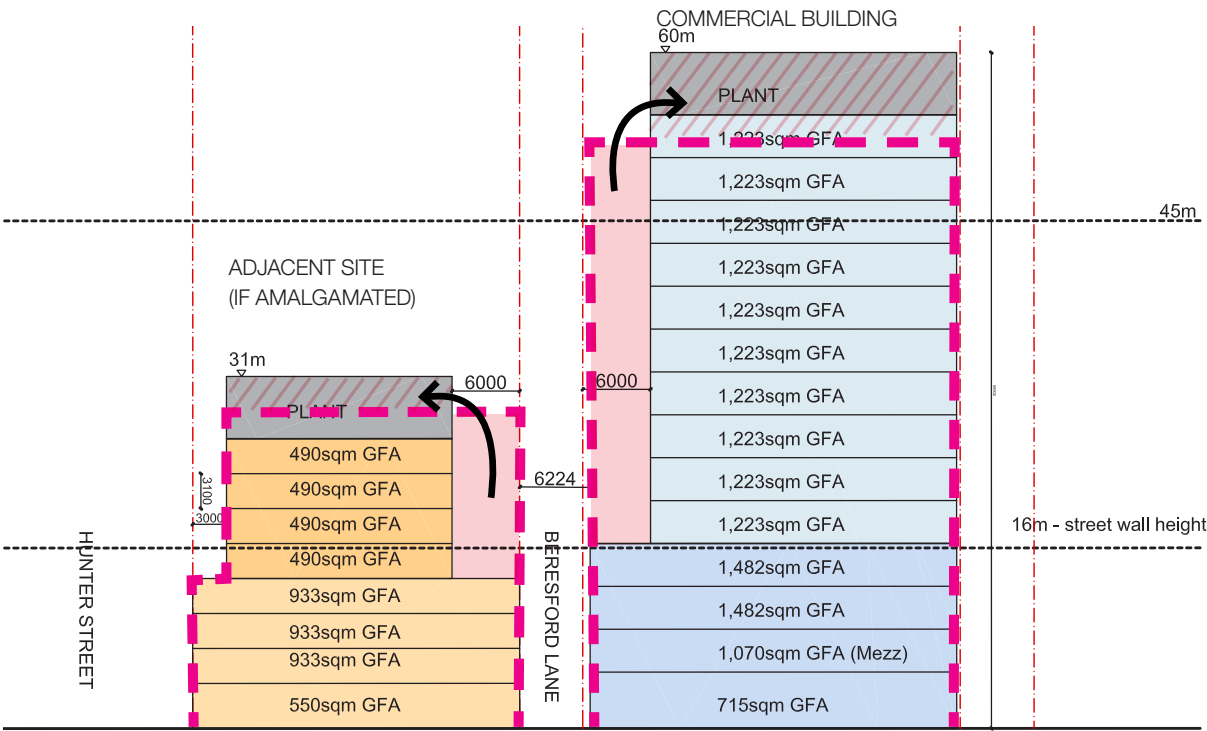
 Apts with 2hrs sunlight = 33%



JUNE 21 1PM



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

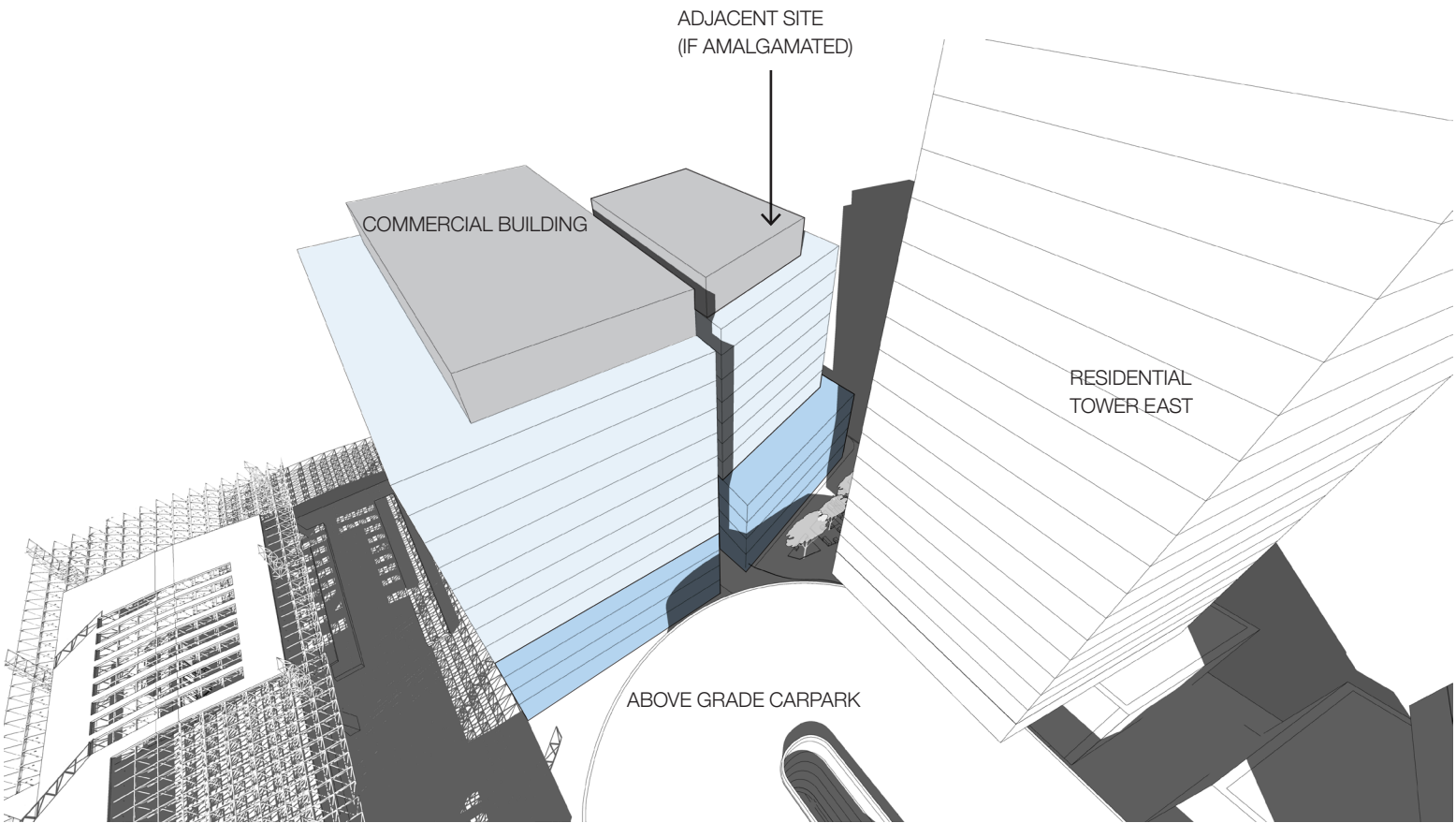


RESI FSR = 5:1
TOTAL GFA ALLOWED = 5,490m2

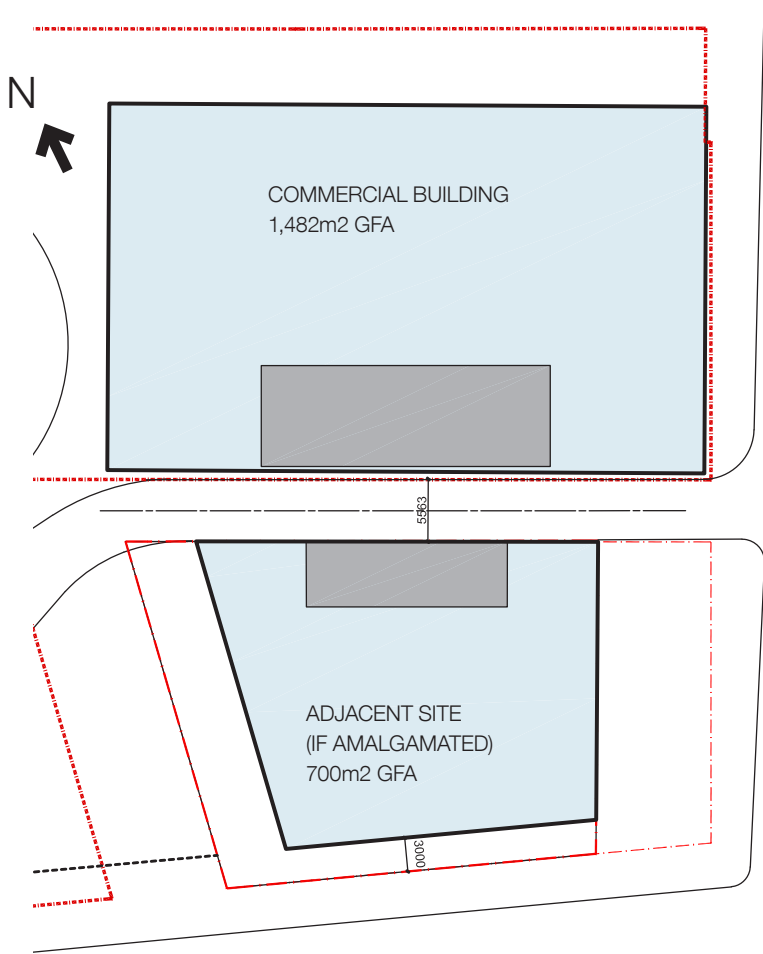
TOTAL GFA = 5,309m2
(using 80% GBA efficiency for GFA calc.)

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.)

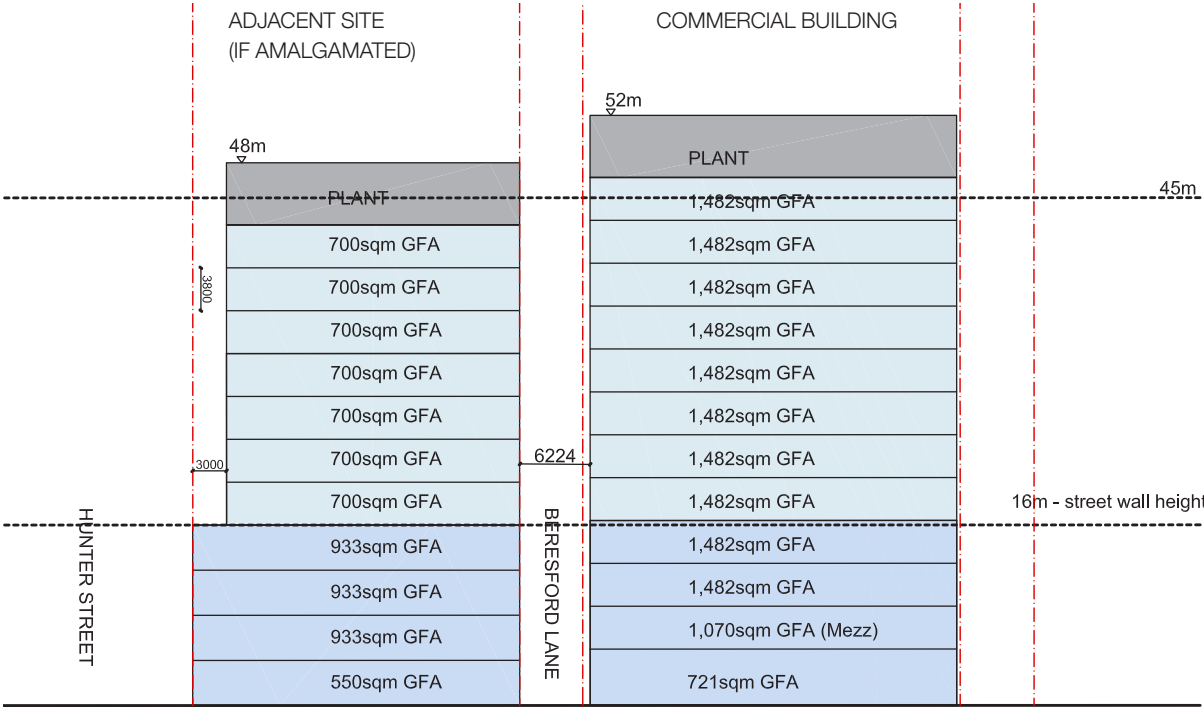
DA ENVELOPE COMMERCIAL SCHEME



JUNE 21 1PM



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

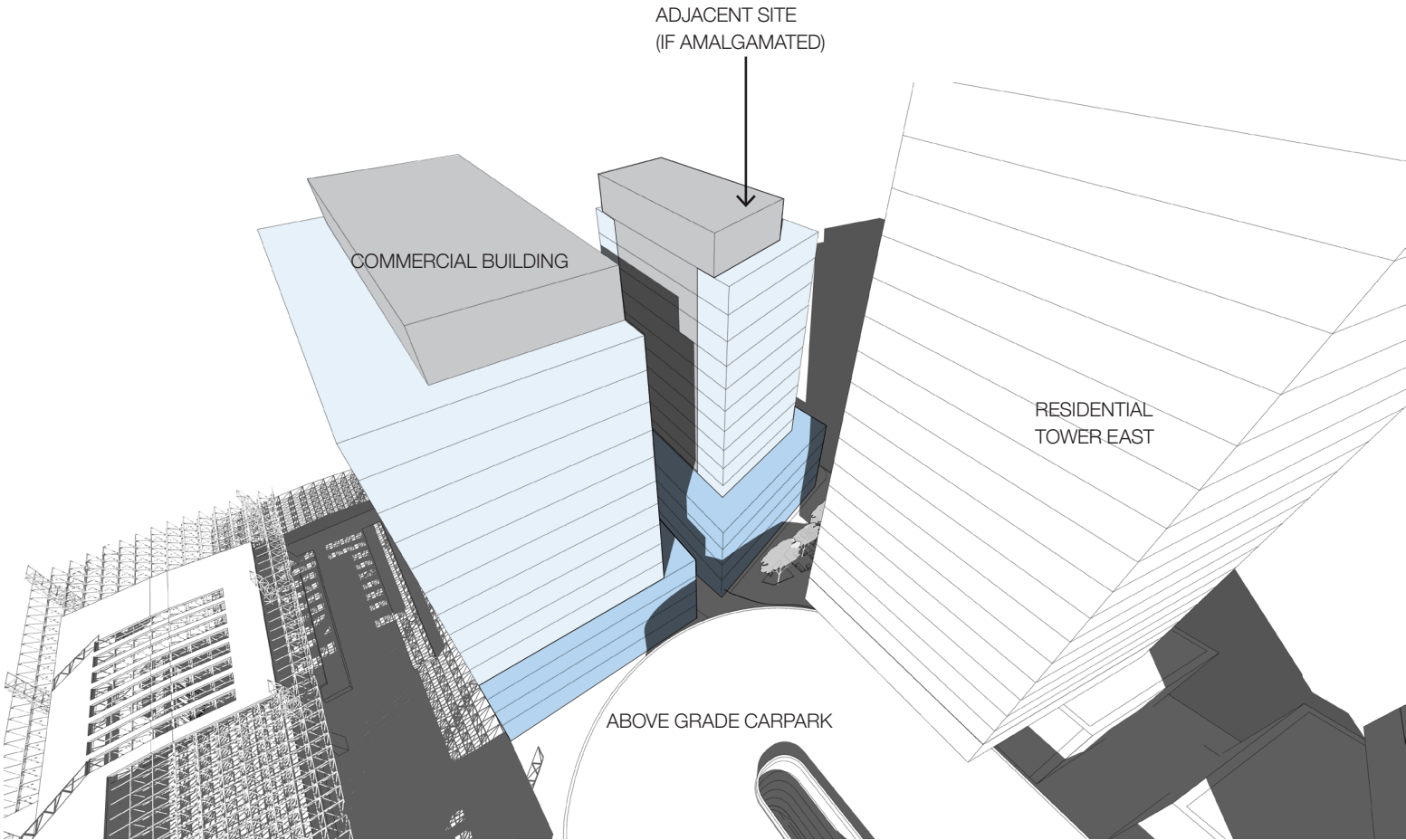


COMM FSR = 8:1
TOTAL GFA ALLOWED = 8,784m2

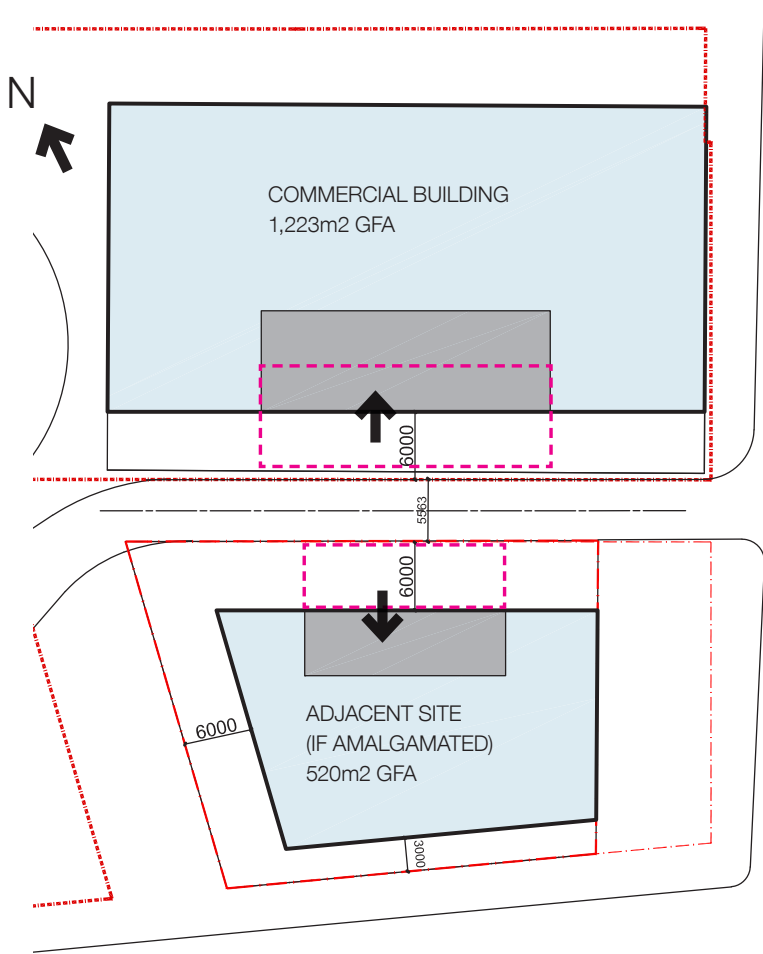
TOTAL GFA = 8,249m2
(using 85% GBA efficiency for GFA calc.)

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

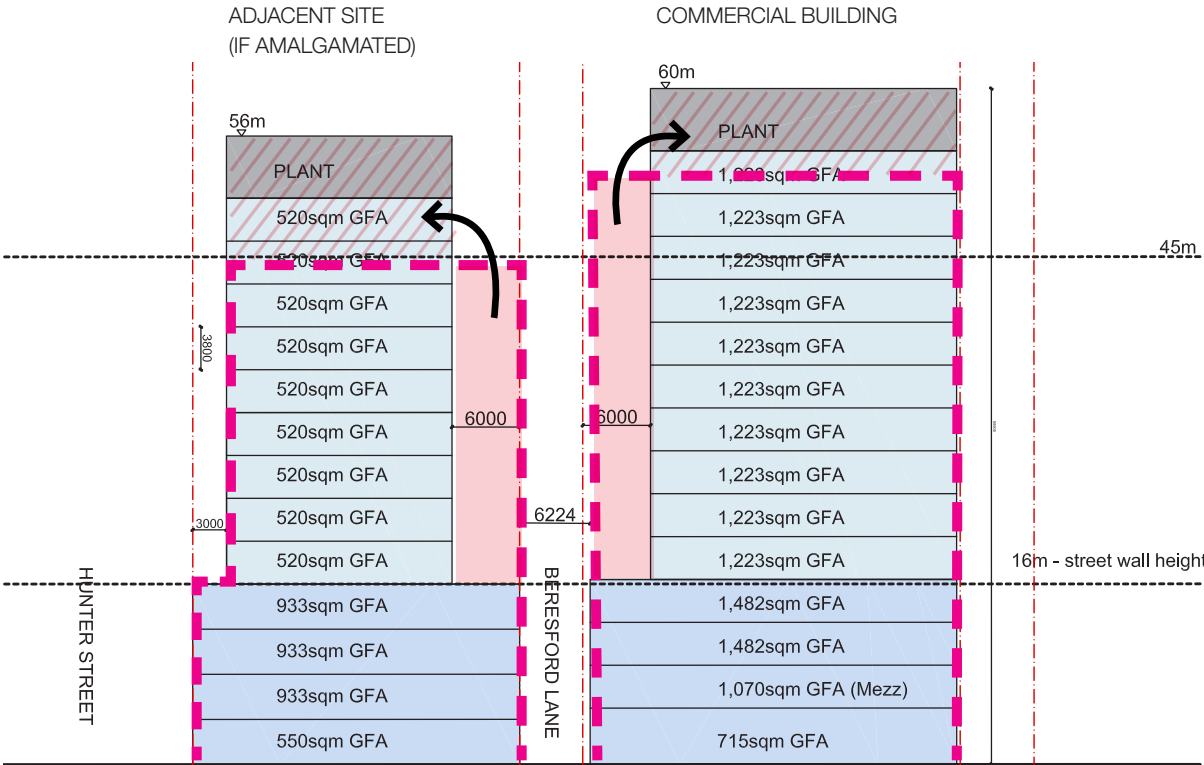
6M SETBACK ABOVE ST WALL HEIGHT COMMERCIAL SCHEME



JUNE 21 1PM



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



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



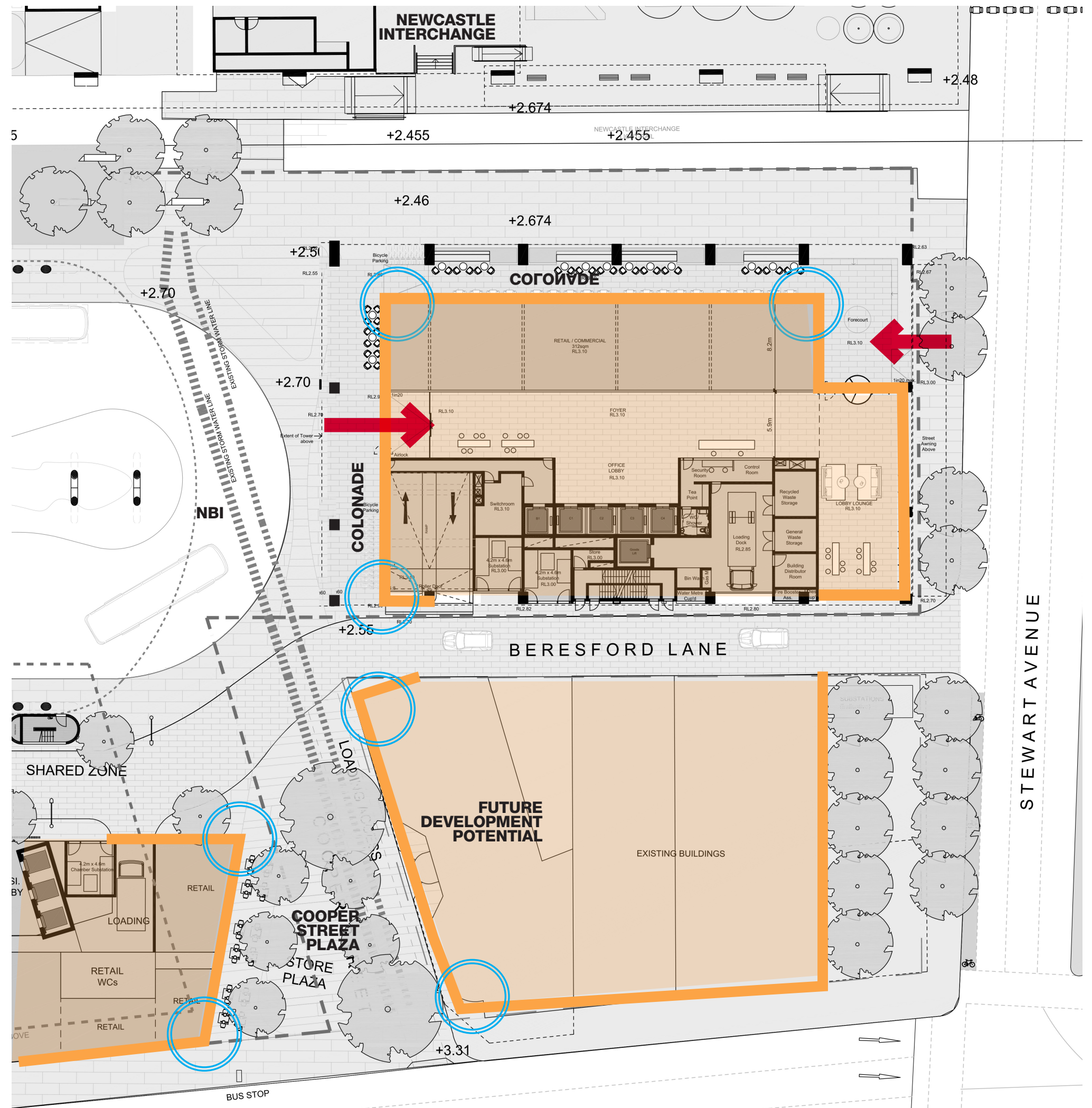
- A. LIMITED DAYLIGHT*
- B. VEHICLE DOMINANT*
- C. NO ACTIVE FRONTAGES*



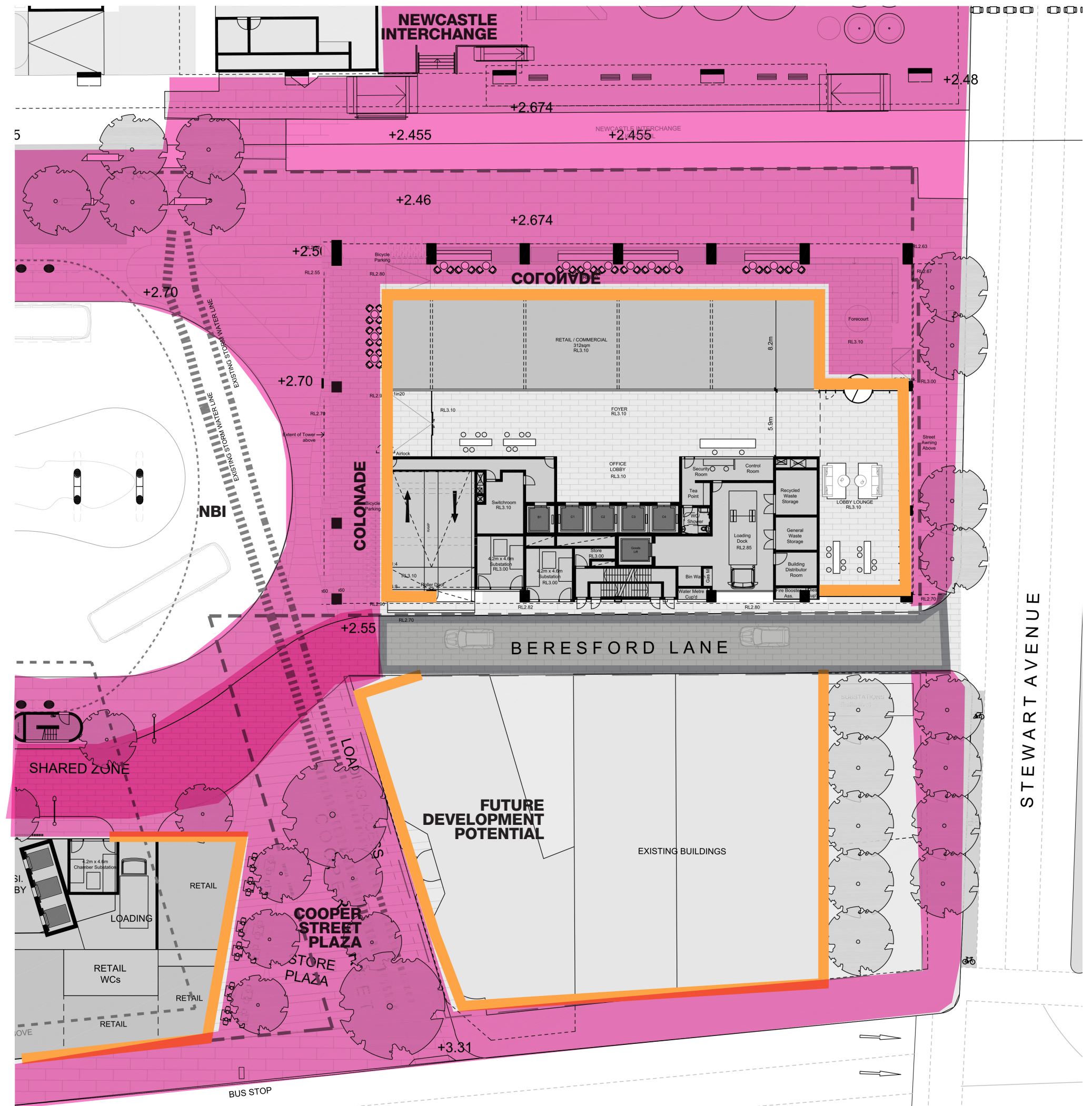
- A. DAYLIGHT MAXIMISED*
- B. PEDESTRIAN FOCUSED*
- C. VIBRANT ACTIVE FRONTAGES*

CREATE KEY RETAIL CORNERS & ACTIVE FRONTAGES

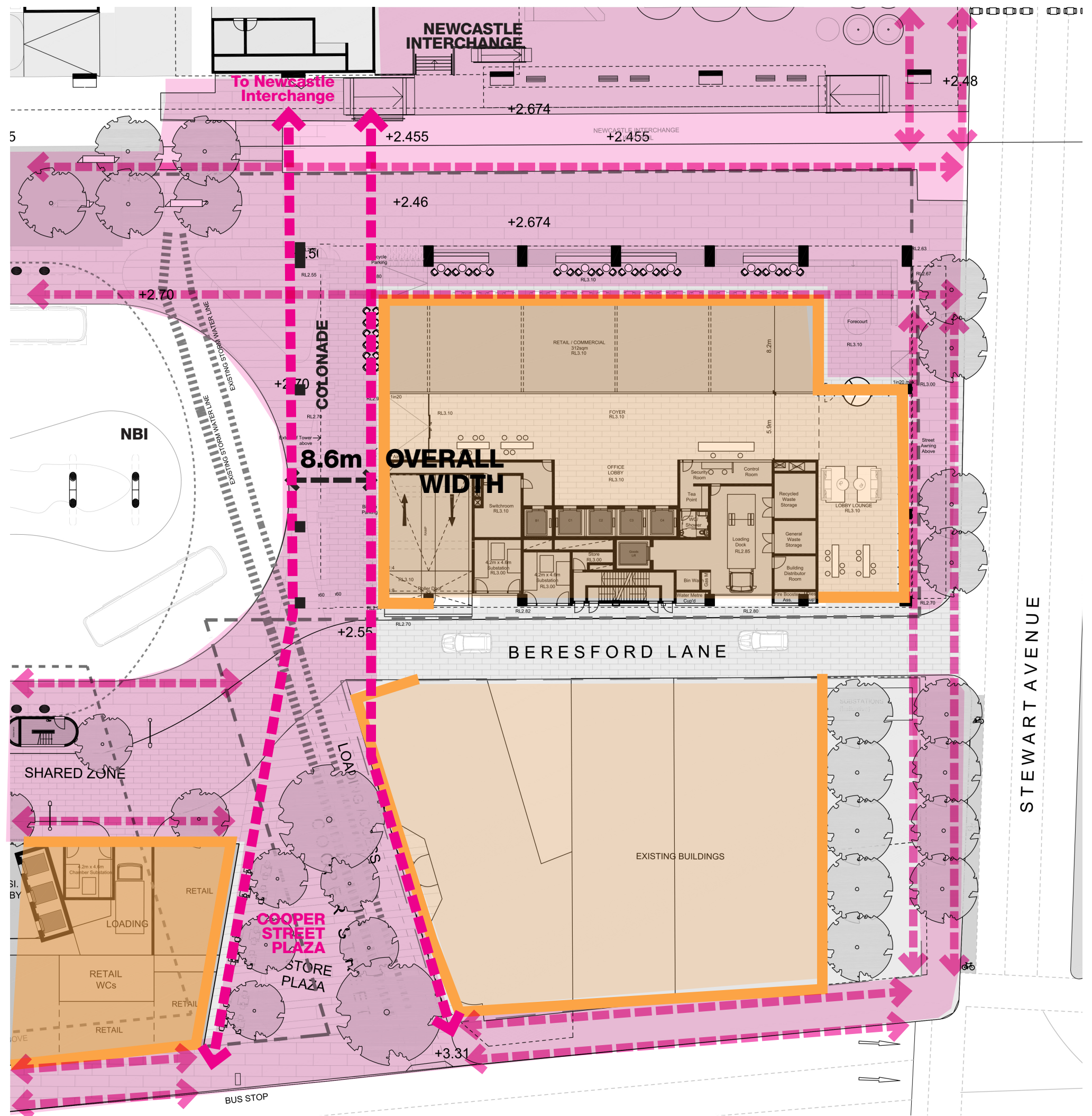
C. REINFORCES “PUBLIC” TRANSPORT PRECINCT



PEDESTRIAN FOCUSED VERSUS VEHICLE FOCUSED



PEDESTRIAN CIRCULATION



5M RECESS

