

Application Details

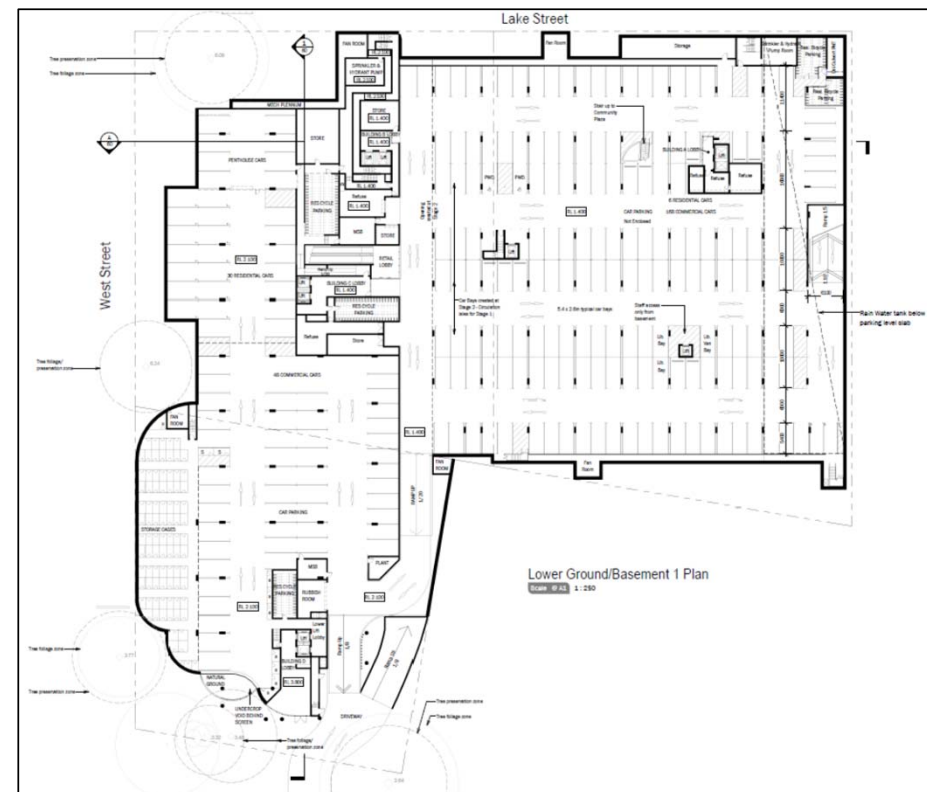
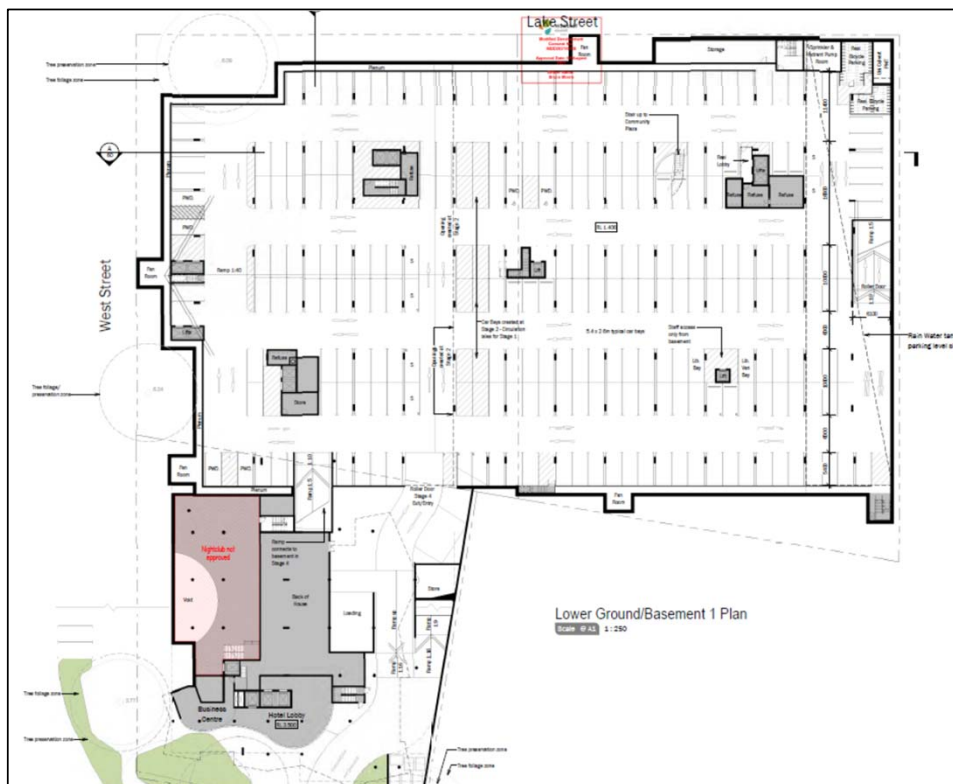
- Applicant – Tailored Planning Solutions Pty Ltd
- Developer/Owner – Enyoc Pty Ltd
- Proposal – Modification of Mixed Use Development (MOC2022/0062)
- DA Consent – DA 521/2017
- Site – 4 Lake Street, Forster
- Date Lodged – 26 February 2022
- Accepted by Council – 21 March 2022

Comparison statistics

Relevant Statistic	Approved Development	Proposed Modification
Site Area	12,153m ²	12,153m ²
Gross Floor Area	36,541m ²	32,332m ²
FSR	3.01:1	2.66:1
Landscape Area	21%	23%
Deep Soil Areas	9%	9%
Unit Numbers	146	200
Basement Parking Spaces	295	252
Podium Residential Parking Spaces	218	253
Max Building Height RL	Building A – 34.4m AHD Building B – 41.8m AHD Building C – 41.8m AHD Building D – 31.6m AHD	Building A – 34.4m AHD Building B – 41.8m AHD Building C – 41.8m AHD Building D – 32.6m AHD
Maximum Building Heights above existing ground level	Building A – 29.1m Building B – 36.2m Building C – 36.0m Building D – 26.0 - 28.0m	Building A – 29.1m Building B – 36.2m Building C – 36.0m Building D – 26.0 - 29.6m

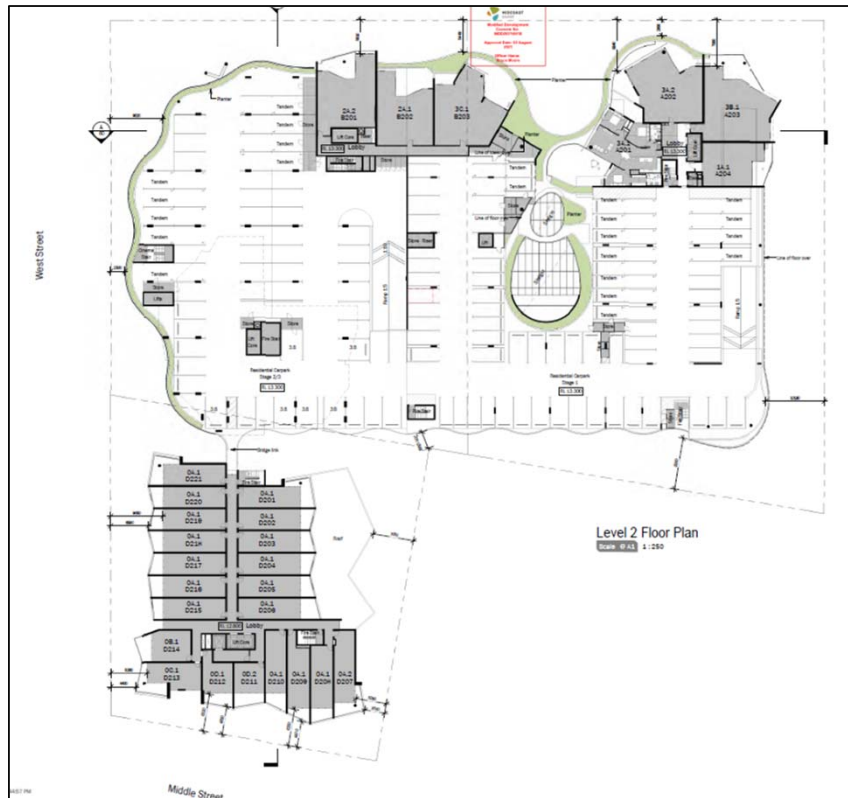
Key Modifications – Alteration of Basement Parking

- Alteration of Basement Parking
- Utilise unapproved Nightclub/Hotel area
- 216 commercial space
- 36 Residential spaces



Key Modifications – Alteration of Residential Parking

- Alteration of residential parking areas
- 253 Residential spaces
- Changes from cinema/hotel etc.



Key Modifications – Ground floor commercial

- Alteration with loss of cinemas/child care/hotel
- 253 Residential spaces



Key Modifications – seniors living units

- Use of areas formally cinema/hotel
- Previously 86 seniors, 120 hotel, 4 penthouse
- Now 160 seniors, 2 penthouse



Key Modifications – seniors communal space

- Level 2 includes new wellness centre, spa, massage rooms and hydrotherapy pool.



- Level 3 includes new Virtual golf, private theatre, bowling green, vegetable garden



Key Modifications – Building D

- **Approved Southern Elevation**



- **Proposed Southern Elevation**



Key Modifications – External footprint

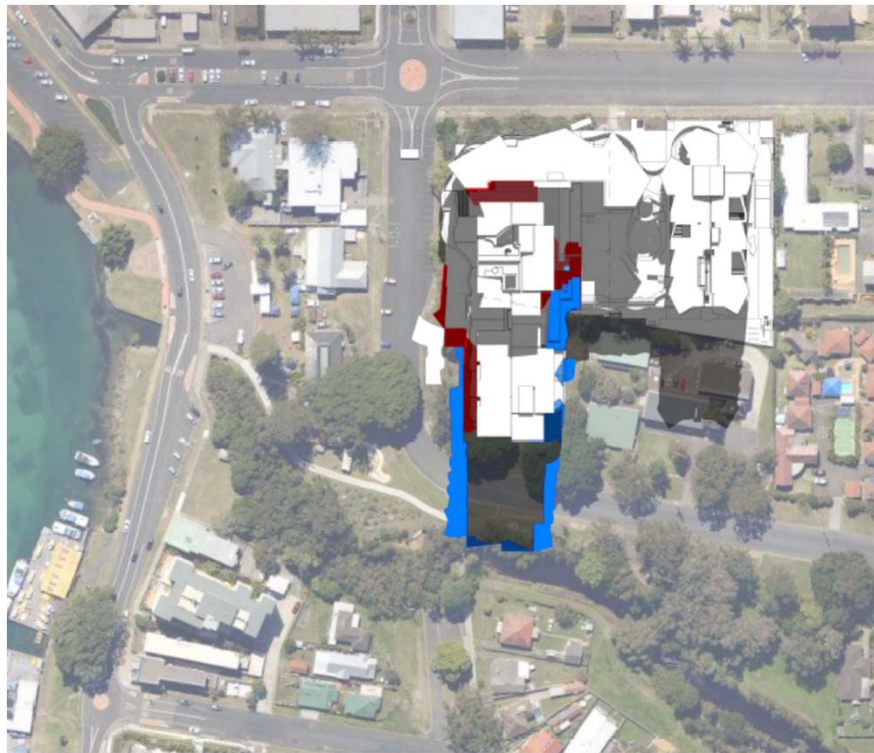
- Approved perspective



- Proposed perspective



Key Modifications – Shading Impacts



Site - Winter Solstice 12pm
Scale @ A1 1:750

Shadow Increase
Shadow Addition
Shadow Reduction
Area of additional Shadow: 744m²
Area of rescaled Shadow: 571m²



Site - Winter Solstice 3pm
Scale @ A1 1:750

Slides 6-8: Specialist reports and investigations

- Revised BASIX and NatHERS
- SEPP 65 Verification
- Stormwater – Review changes to stormwater quality – Improvement from proposed changes.
- Statement of Environmental Effects
- Traffic Impact Assessment
 - Review parking requirements
 - Review trip generation and traffic impacts
 - Review vehicle manoeuvring requirements etc.