

Bankstown Compass Centre

Architectural Response to Reason for refusal

Item 3. - Floor Space Ratio

Ground	<p>"FCR" room located to the south of Building C ground floor lobby</p> <p><i>Note:</i> Use of this area also requires clarification to verify exclusion of GFA/FSR calculation</p>
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The Fire Control Room (FCR) is utilised as a plant room to accommodate essential equipment such as fire alarms, pumps, annunciators, and control systems.

The Gross Floor Area (GFA) excludes plant rooms, lift towers, and other areas dedicated to housing service equipment essential to the building's operation.



Figure A - "FCR" room located to the south of Building C ground floor lobby

Level 01	Retail storage adjoining retail car spaces in Building C
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Retail Storage will change to Plant room.



Figure B - Retail storage adjoining retail car spaces in Building C

Level 01	Hotel Lobby A2 in Building A
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Plan has been updated – Hotel lobby A2 removed.



Figure C - Hotel Lobby A2 in Building A
Current



Proposed

Level 01	Corridor immediately east of Lobby A2 in Building A
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Plan has been updated – Corridor removed.

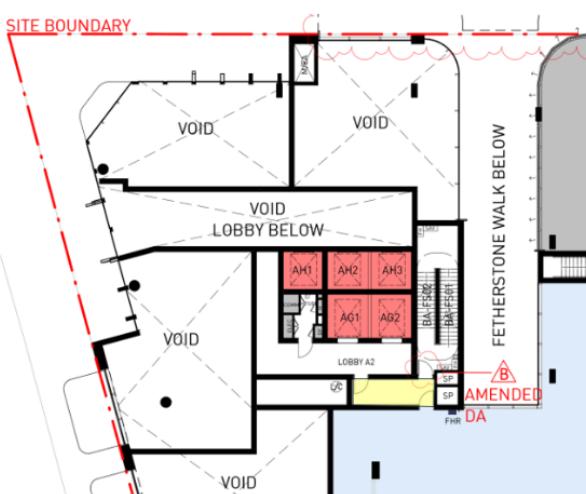
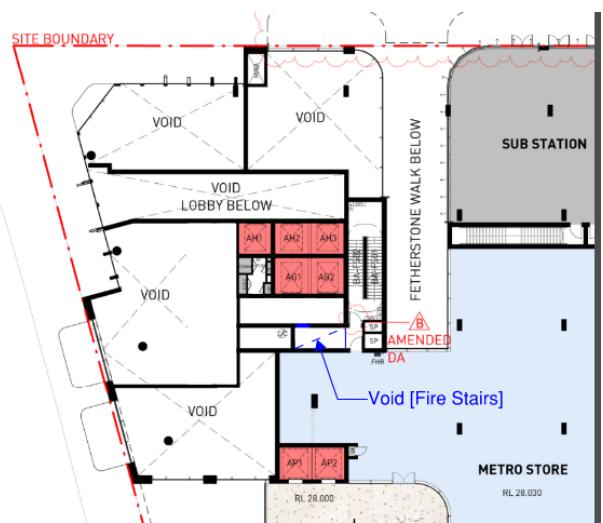


Figure D – Corridor immediately east of Lobby A2 in Building A



Level 02

Room adjacent Lobby B1 in Building B

Area will be included in Residential GFA. [6.7m²]

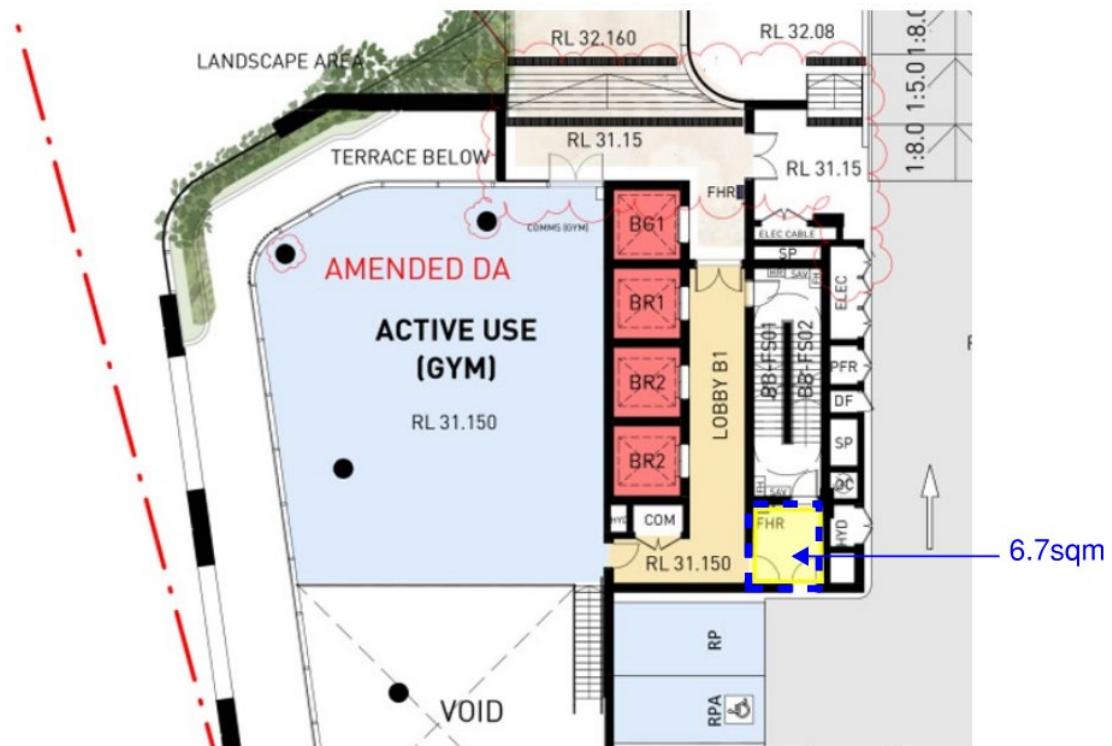


Figure E - Room adjacent Lobby B1 in Building B

Level 03

Entire Lobby A2 in Building A

The current GFA diagrams show that 19.6 sqm has already been included in the GFA calculation. The updated plan will reduce this area to 16.7 sqm, resulting in a reduction of the hotel GFA by 2.9sqm.

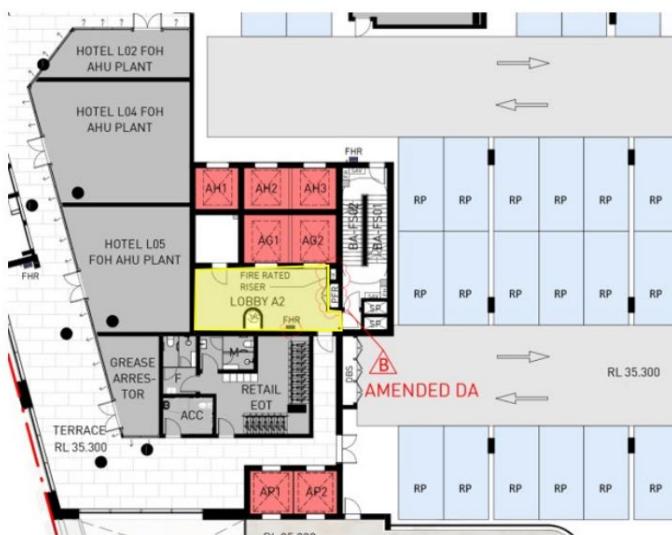
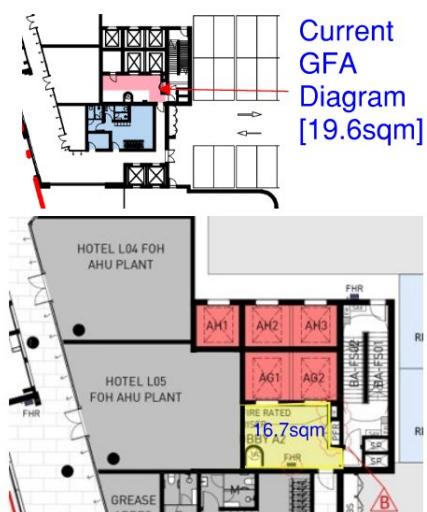


Figure F – Entire Lobby A2 in Building A



Proposed

Level 03

Room adjacent Lobby C1 in Building C

Area will be included in Residential GFA. [4.4m²]

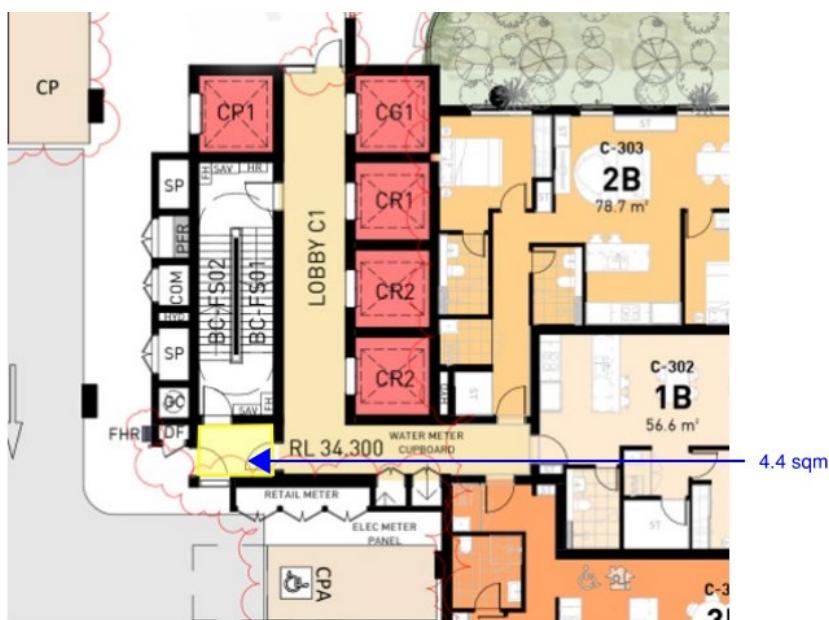


Figure G – Room adjacent Lobby C1 in Building C

Level 04

Corridor immediately east of Building A Lobby A2, Stairs, Manager Room and bathrooms

Fire corridor. Excluded in GFA



Figure H – Corridor immediately east of Building A Lobby A2, Stairs, Manager Room and bathrooms

Level 05

Section of corridor immediately west of Furniture Store in Building A

Fire door moved to match current GFA diagram

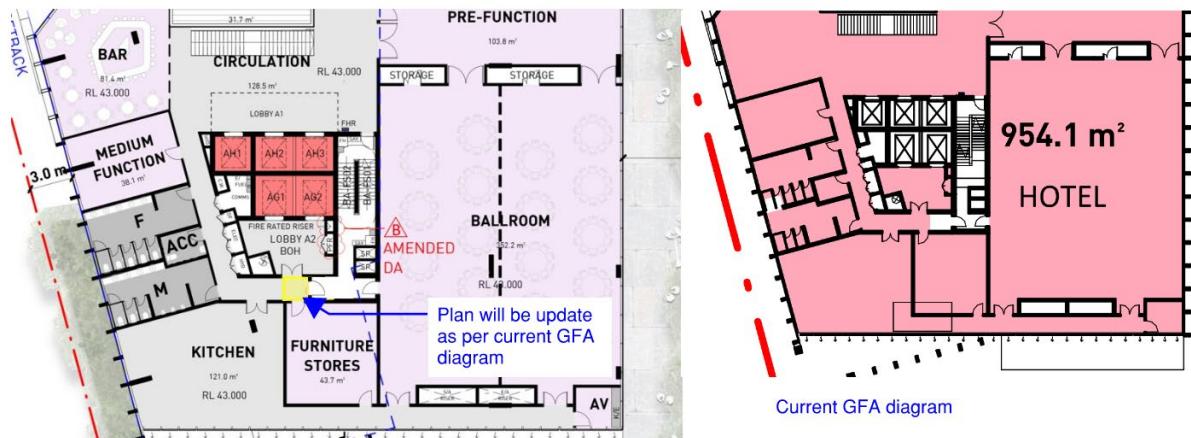


Figure I – Section of corridor immediately west of Furniture Store in Building A

Level 05

Corridor space immediately west of Reception in Building B

Area has been included in current GFA calculation

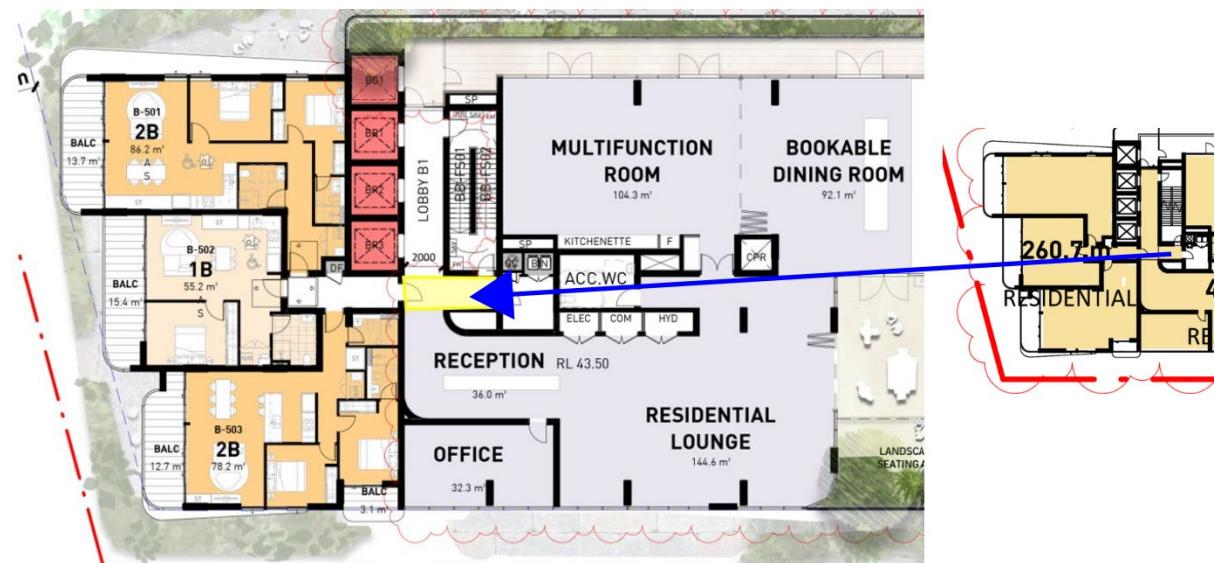


Figure J – Corridor space immediately west of Reception in Building B

Level 06-18	Entire horizontal corridor access to the stair landing in Building A
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Fire corridor. Excluded in GFA

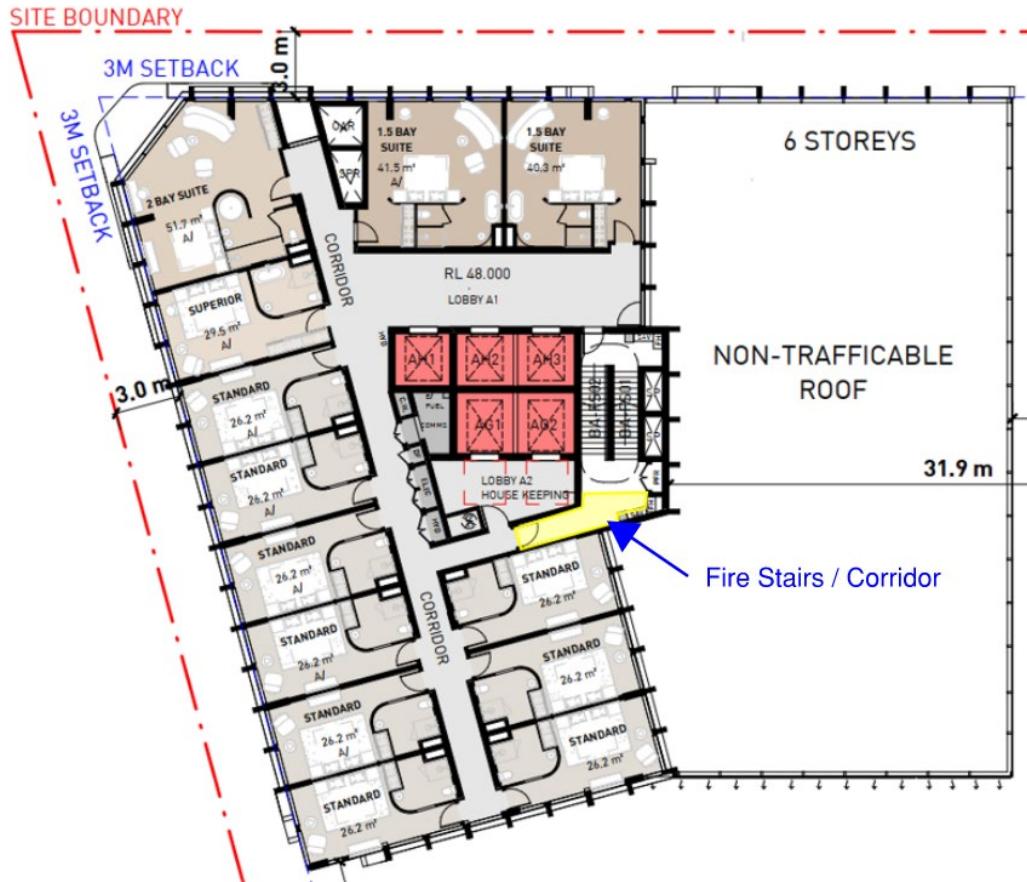


Figure K – Entire horizontal corridor access to the stair landing in Building A

In summary, the following additional GFA will be included in the proposed residential GFA.

- Level 02: Room adjacent Lobby B1 in Building B [6.7m²]
- Level 03: Room adjacent lobby C1 in Building C [4.4m²]

The hotel GFA will be reduced by 2.9m² as a result of the amendment in the lobby area on level 3 of Building A. This results in a total increase in GFA of 8.2m² which remains compliant with the maximum GFA under the LEP as summarised in the below table.

Maximum GFA Allowance	Proposed GFA
40,875m ² (5:1)	40,845.2m ² (5:1)

Item 10. – Design Excellence

Solar Access

The SunEye analysis demonstrates that the eastern façades of Buildings B and C continue to receive direct sunlight at 11:00 am under the proposed design conditions. The yellow-highlighted glazing confirms that primary living room windows and their associated private open spaces maintain solar access.

This outcome indicates that the proposal retains adequate solar exposure to principal habitable areas between 9-11am, thereby ensuring a high level of occupant amenity consistent with Council's solar access objectives.

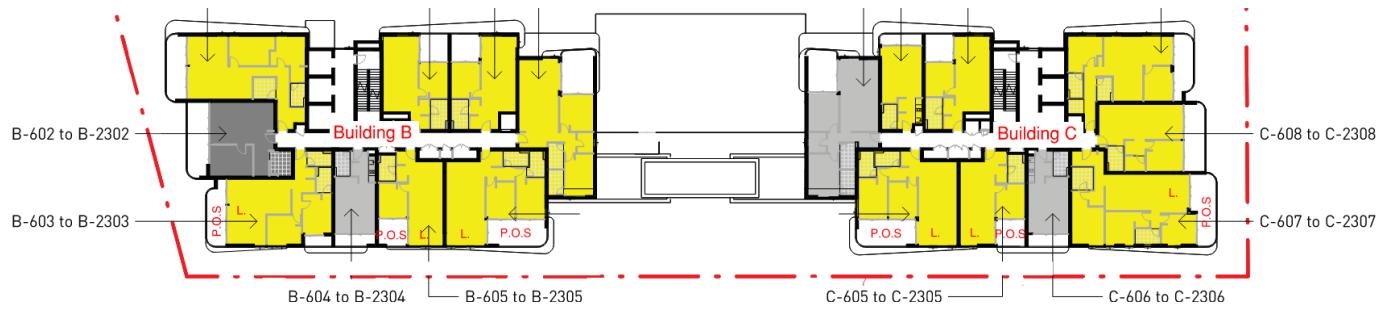
In addition, modifications have been made to the current design to further enhance solar performance, including:

- Reduction of slab projections along the eastern façade to increase daylight penetration; and
- Reconfiguration of apartment layouts to optimise orientation and solar access to living areas.

An updated solar access summary is provided below, demonstrating the improved compliance outcomes achieved through these design refinements.

SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	COUNT	%
0HRS	19	6%
<2HRS	55 74	16% 22%
>2HRS	262 243	78% 72%
TOTAL	336	100%

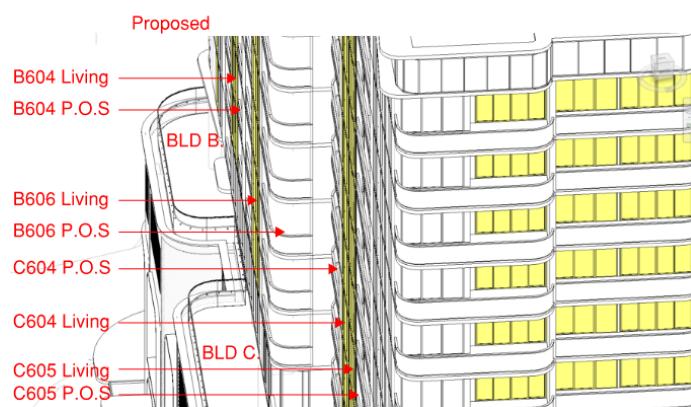
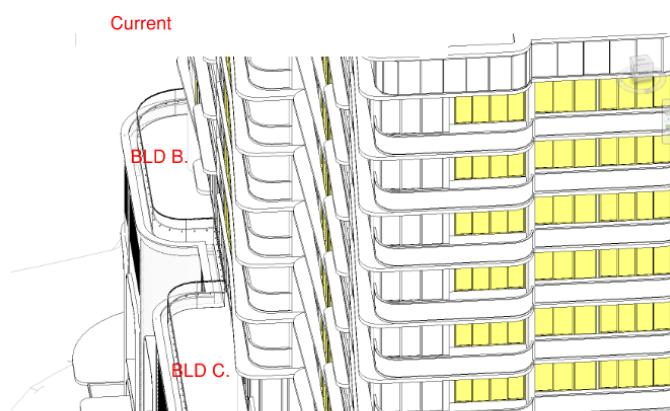
Current DA – Solar Diagram



Proposed – Solar Diagram



Sun Eye View - 21 June 11am



Natural Ventilation

A minor adjustment has been made to improve cross ventilation within the apartments, as follows:

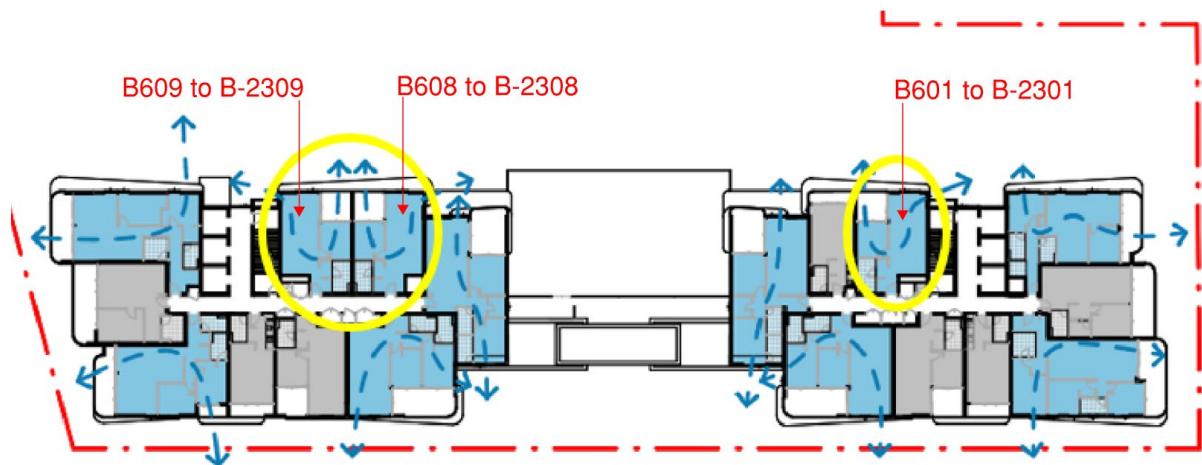
Typical Unit B-09 / Unit B-601 [mirrored]:

The wall adjacent to the side window has been removed to allow for a larger window (1.2 m [W] x 1.45 m [H], positioned 1.5 m above FFL), enhancing cross ventilation throughout the apartment.

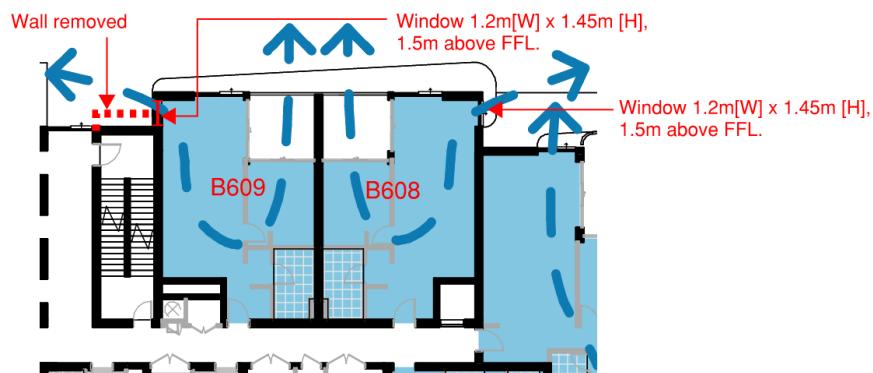
Typical Unit B-608:

No updates have been made, as the current proposed window location and size already achieve effective cross ventilation. Refer to the CPP wind consultant's advice for confirmation.

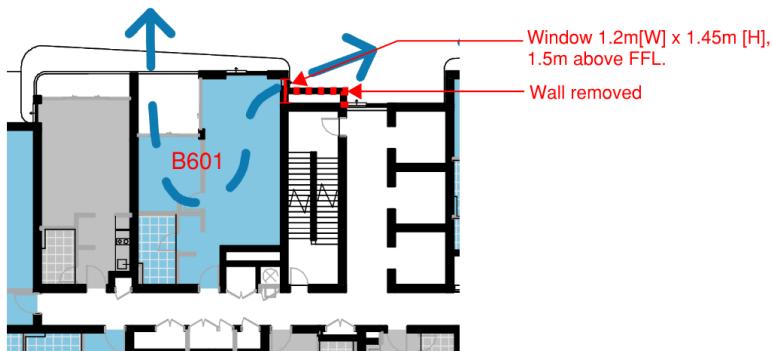
The total natural ventilation compliance remained at 66%. (AGD requirement: 60%)



Unit B609 to B2309 & B608 to B-2308



Unit B601 to B2301



Common Circulation and Spaces

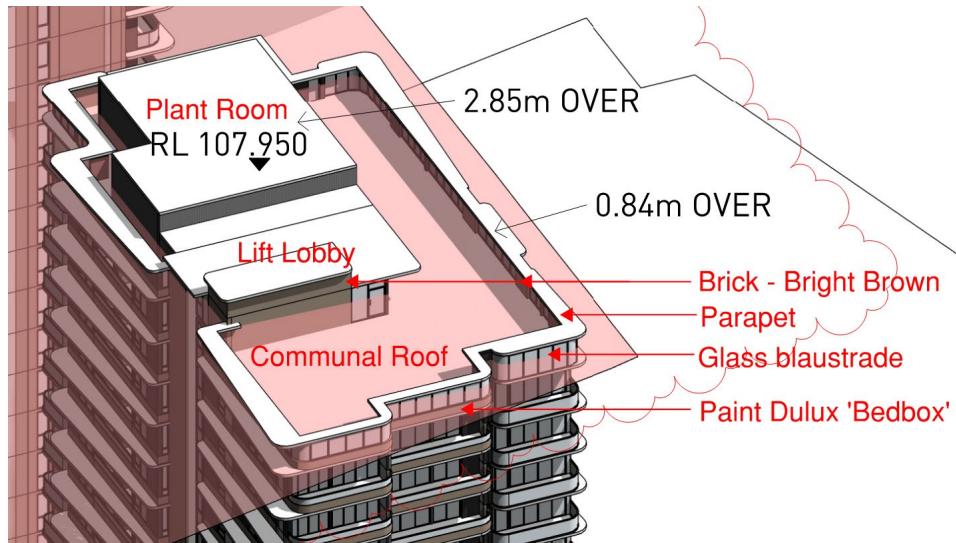
The proposed common circulation space is consistent with ADG Objective 4F-2, the corridor is centrally located within both building and has a width of 2m, providing a generous and comfortable circulation zone. A full-height operable awning window provides natural daylight penetration and ventilation.



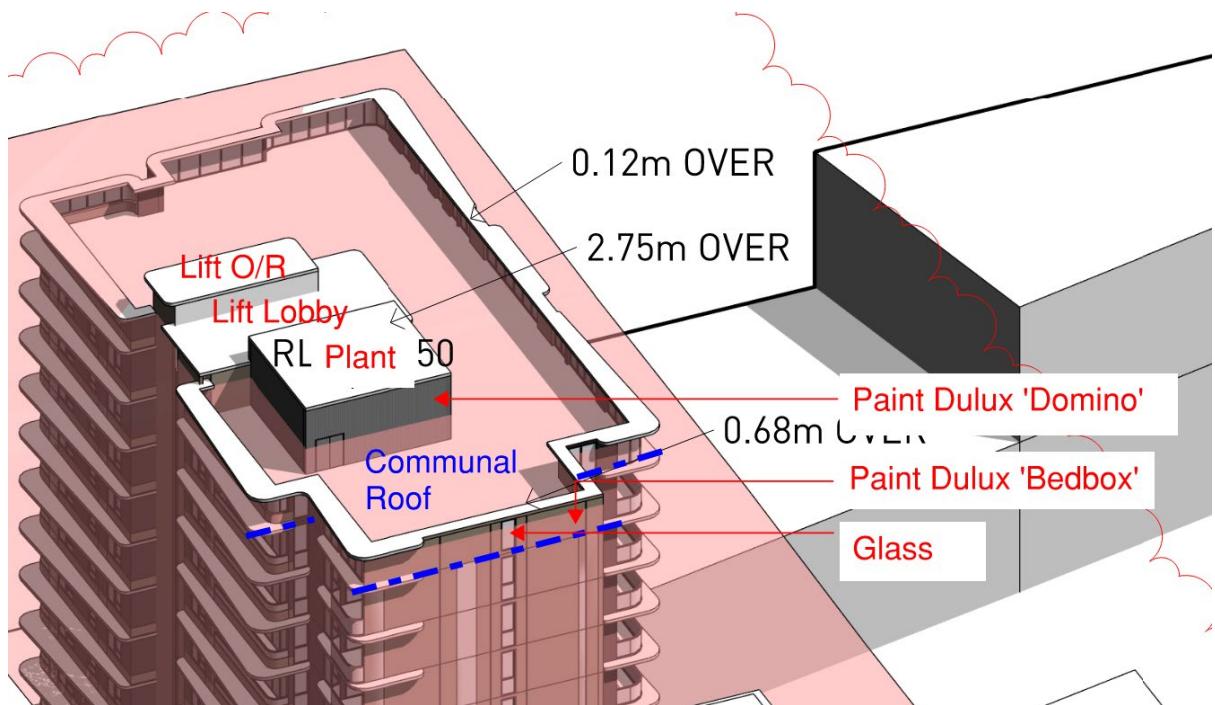
Building Height

It is noted that there are no window openings or balcony areas exceeding the height limit. The proposal includes a solid and glass balustrade/parapet which presents consistent with the lower level windows for design continuity and consistency

Building B



Building C



Waste Management

A linear track bin system is allowed in the waste rooms of both residential towers B & C



L2 & L3 Building C - provision of waste and recycling infrastructure for Level 3 residents

A general waste & recycling bin will be provided to the resident on L2 & L3 Building C.

