

CONTENTS

01 FUTURE CONTEXT MODEL

02 PRESENT PARRAMATTA

03 LOCATION

- CBD RELATIONSHIP
- CONTEXT AND SETTING

04 KEY PRINCIPLES

05 CONTEXT ANALYSIS

- SITE PHOTOS
- EXISTING ACTIVATION ALONG CHURCH STREET
- EXISTING LANEWAYS
- PARRAMATTA LANEWAYS STRATEGY

06 FUTURE URBAN DESIGN INTENT

- PEDESTRIAN AND VISUAL LINKS
- HERITAGE FOCUS - MAXIMISING HERITAGE VALUE
- RETAIL AND COMMERCIAL ACTIVATION
- STREETSCAPE + CONTINUOUS AWNING
- CHURCH STREET SETBACK DIAGRAM
- 10/12M TOWER SETBACK VIEW ANALYSIS
- CORNER SITE WITH 3-STOREY PODIUM VIEW ANALYSIS

07 DESIGN STRATEGY

- HEIGHT PRINCIPLES SECTION DIAGRAM

08 CHURCH STREET SETBACK

09 PARRAMATTA LEP MAPS

- FLOOR SPACE RATIO MAP
- HEIGHT OF BUILDING MAP

10 SITE INFORMATION

- EXISTING AND PROPOSED BUILDING CONTROLS

11 SUBJECT SITE - PRELIMINARY STUDY

- RESIDENTIAL & COMMERCIAL SECTION
- SUN EYE VIEW AND SHADOW STUDY
- BASEMENT PLANS
- GROUND FLOOR PLAN
- RETAIL UPPER FLOOR PLANS
- RESIDENTIAL AMENITY FLOOR PLANS
- TYPICAL RESIDENTIAL FLOOR PLANS
- ROOF COMMUNAL OPEN SPACE PLAN
- LOADING DOCK - HRV ACCESS
- SOLAR ACCESS & CROSS VENTILATION DIAGRAMS
- AREA SCHEDULE AND APARTMENT MIX

12 VISION

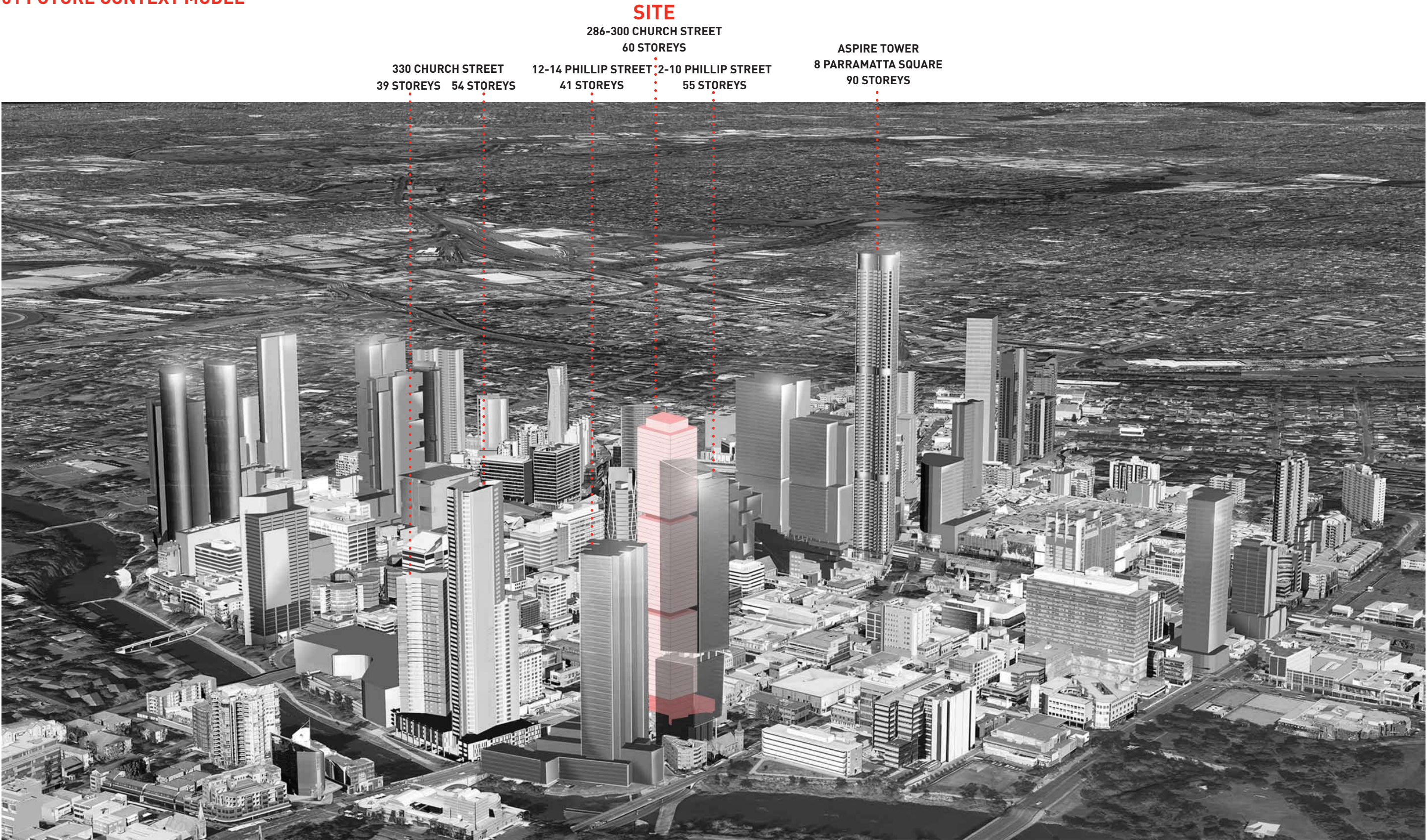
- REFERENCE TOWERS
- REFERENCE IMAGES OF MATERIALITY

13 PHOTOMONTAGE

- PODIUM LEVEL LOOKING THROUGH NEW LANEWAY
- FROM CHURCH STREET, LOOKING SOUTH TO SUBJECT SITE



01 FUTURE CONTEXT MODEL



PARRAMATTA'S CBD DEVELOPMENT CONTEXT

PARRAMATTA CITY COUNCIL www.investparramatta.com.au



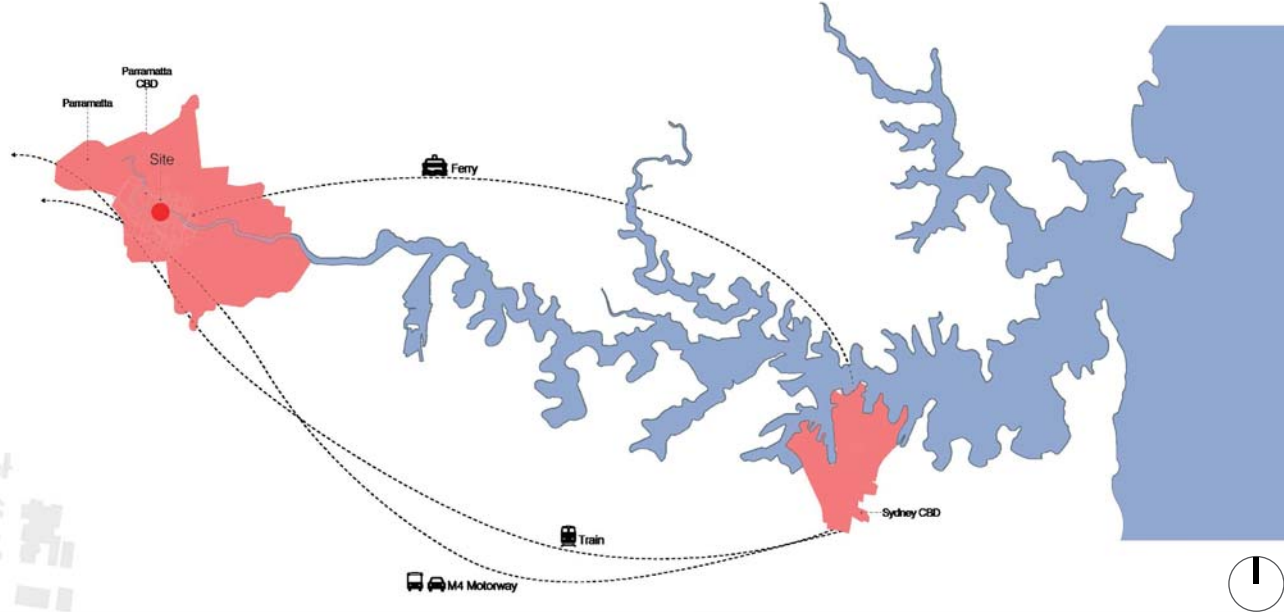
02 PRESENT PARRAMATTA



EASTERN VIEW FROM PARRAMATTA CBD TOWARDS SYDNEY CBD

03 LOCATION

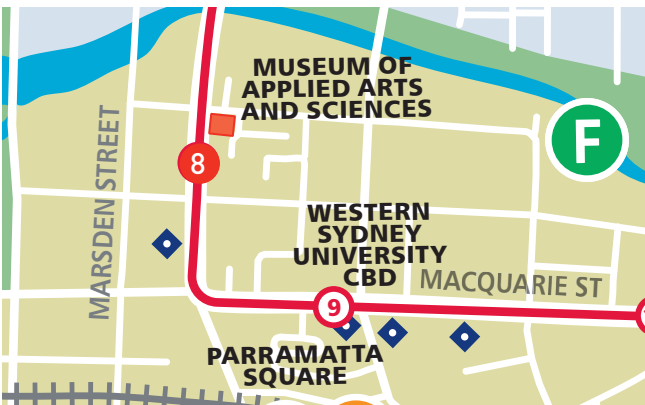
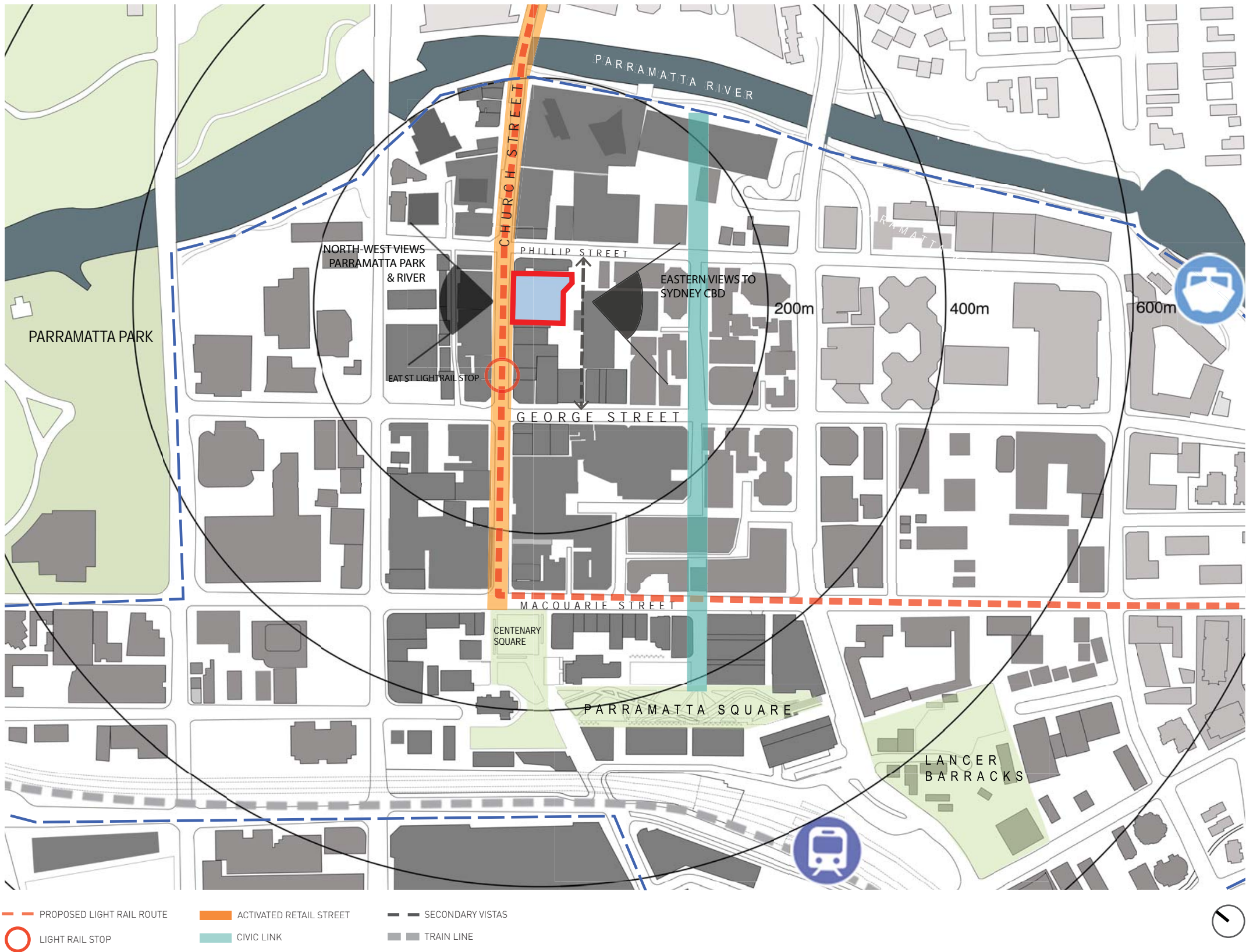
CBD RELATIONSHIP



Parramatta City River Strategy - Design and Activation Plan 2015

03 LOCATION

CONTEXT AND SETTING

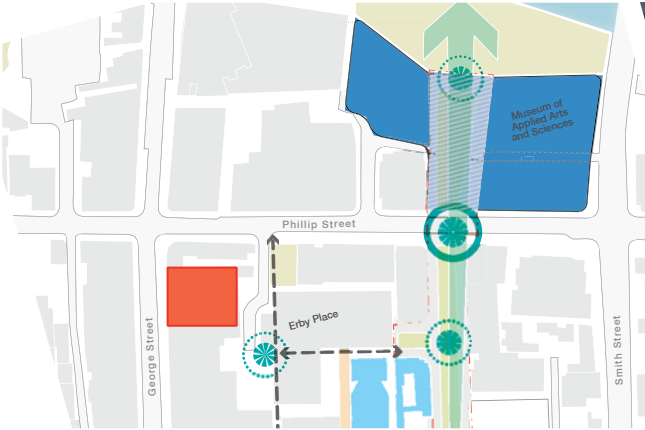


PARRAMATTA LIGHT RAIL STAGE 1 PREFERRED ROUTE



PARRAMATTA CIVIC LINK PLAN 2017 DRAFT EXTRACT

- ① CIVIC LINK: PEDESTRIANISED PUBLIC SPACE CONNECTING CIVIC AND RIVERFRONT SPACES
- ② CHURCH STREET: MAIN 'EAT STREET' WITH ACTIVATED RETAIL AND OUTDOOR DINING



PARRAMATTA CIVIC LINK PLAN 2017 DRAFT EXTRACT

- SITE
- LANDMARK BUILDINGS
- CIVIC LINK THROUGH MUSEUM
- HERITAGE ITEMS
- PRIMARY DECISION POINTS
- SECONDARY DECISION POINTS
- PRIMARY VIEW AND VISTAS
- SECONDARY VISTAS

04 KEY PRINCIPLES

This planning proposal will contribute positively to the urban design of Parramatta. In the redevelopment of 300 Church Street, this planning proposal recognizes Parramatta City as an evolving city containing a series of distinct mixed-use precincts reinforced by a hierarchy grid of streets and access ways. The following urban design principles are noted:

Urban Structure

To reinforce the evolving permeable urban structure of Parramatta city as a grid of principal streets and laneways. A new pedestrian link through the northern edge of the site (and adjacent to a heritage item) will connect Church Street with Erby Place.

To provide an activated streetscape with new uses that continue the vibrancy of Church Street between Parramatta River and the southern edges of the city.

To consider the urban design of a new residential tower - not as a standalone tower but as part of a suite of urban towers forming a distinct silhouette with the city.

To incorporate a range of new uses that recognize the northern portion of Parramatta City as becoming mixed use business and/or entertainment precinct. The proposal is likely to include a mix of cultural and/or commercial experiences to activate the ground plane.

Building Interface

To provide a mixture of activated uses within a street edge aligned podium from which a new a residential tower will visually 'spring'.

To provide a series of separate entries to delineate residential use from low rise commercial office uses.

To locate the services and basement entry for the proposal at the south-east corner of the site and away from the main pedestrian desire line between Church Street and Phillip Street via Erby Place.

To integrate significant heritage inventory items within the public experiences of the ground floor spaces.

Building Design

To incorporate regulating lines within the articulation of the podium base defined by elements that relate well in form and composition to the adjoining buildings;

To locate the tower well back from the street face of Church Street.

To consider the design of the residential tower as an element with a modulated façade, having vertical aligned recesses and a skyline silhouette.

To encourage flexibility in design, as identified in the layout of the lower stories a series of flexibility and robust spaces that will allow reuse and adaptation.

In the design of the tower to integrate a range of high quality materials in conjunction with sustainable design. The design and material use for the tower will consider minimal effects from wind turbulence, overshadowing, reflected glare, aviation navigation and telecommunication interference. A detailed solar study will reveal the extent of overshadowing the proposed tower will have on the surrounding context.

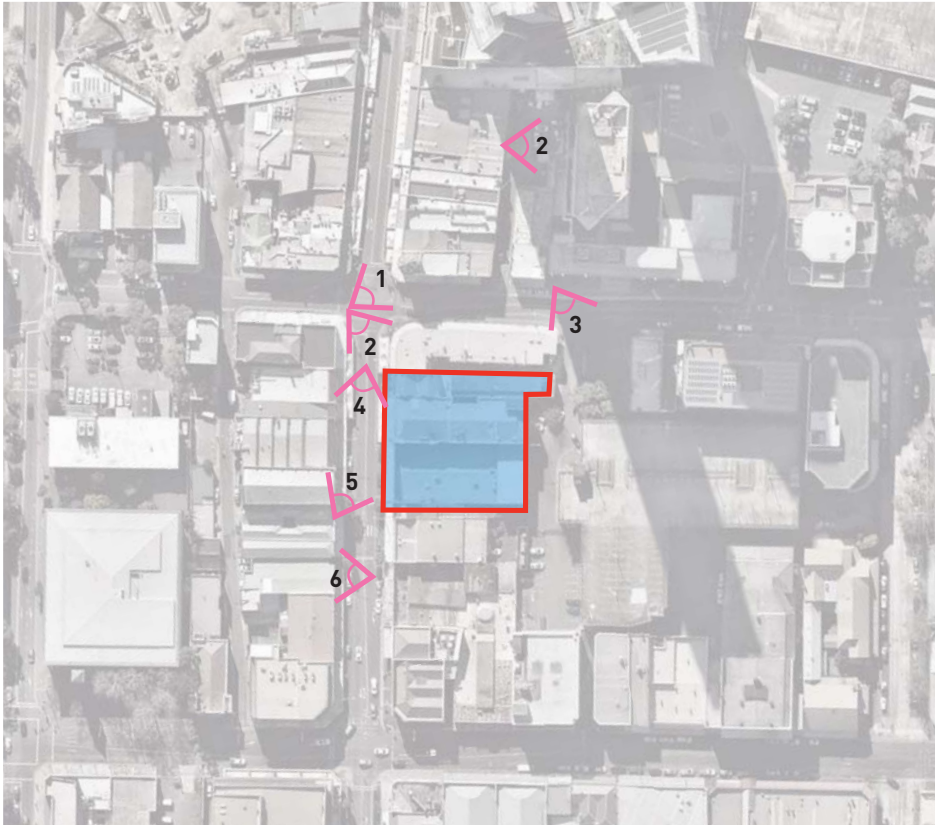
To undertake a detailed plan for the residential tower that will embrace environmental sustainability through appropriate orientation and cross ventilation of each apartment.



 SITE

05 CONTEXT ANALYSIS

SITE PHOTOS



SITE



VIEW 01
306 Church Street. Cumberland Building, built late 1800's, 2-storey heritage building with copper dome.



VIEW 04
Looking south Church Street. Eastern face of Church Street lined with outdoor seating and 2 lanes of traffic.



VIEW 02
302 Church Street, an existing 2 storey retail shop, Coco Cubano.



VIEW 05
Looking towards 292 Church Street (Sicilian Restaurant & Cash converters) with Altitude by Meriton in the background.



VIEW 03
Erby Place entry, at the rear of 302 Church Street (Coco Cubano).



VIEW 06
263a Church Street. 3 storey 1870's retail and commercial building.

05 CONTEXT ANALYSIS

EXISTING ACTIVATION ALONG CHURCH STREET



VIEW 01

Elevation montage of Church Street with the subject site highlighted. This reveals the retail extent and the large portion of rejuvenation that the subject site will provide.



VIEW 02

Corner of Church and George Street shows the network of retail and restaurant coverage lining the streets.



VIEW 03

A view towards the Cumberland Building showing the permeability of pedestrian crossings, connecting the eastern and western sides of Church Street.



VIEW 04

Restaurants line Church Street, with indoor and outdoor seating. The evenings and weekends come to life, attracting hundreds of diners.



VIEW 05

The evenings and weekends come to life, attracting hundreds of diners to popular restaurants and eateries.

05 CONTEXT ANALYSIS

EXISTING LANEWAYS



 SITE



VIEW 01
View from George Street through the laneway towards to the Council car park.



VIEW 02
Laneway view from Erby Place towards 67 Phillip Street.



VIEW 03
View from subject site to Erby place.

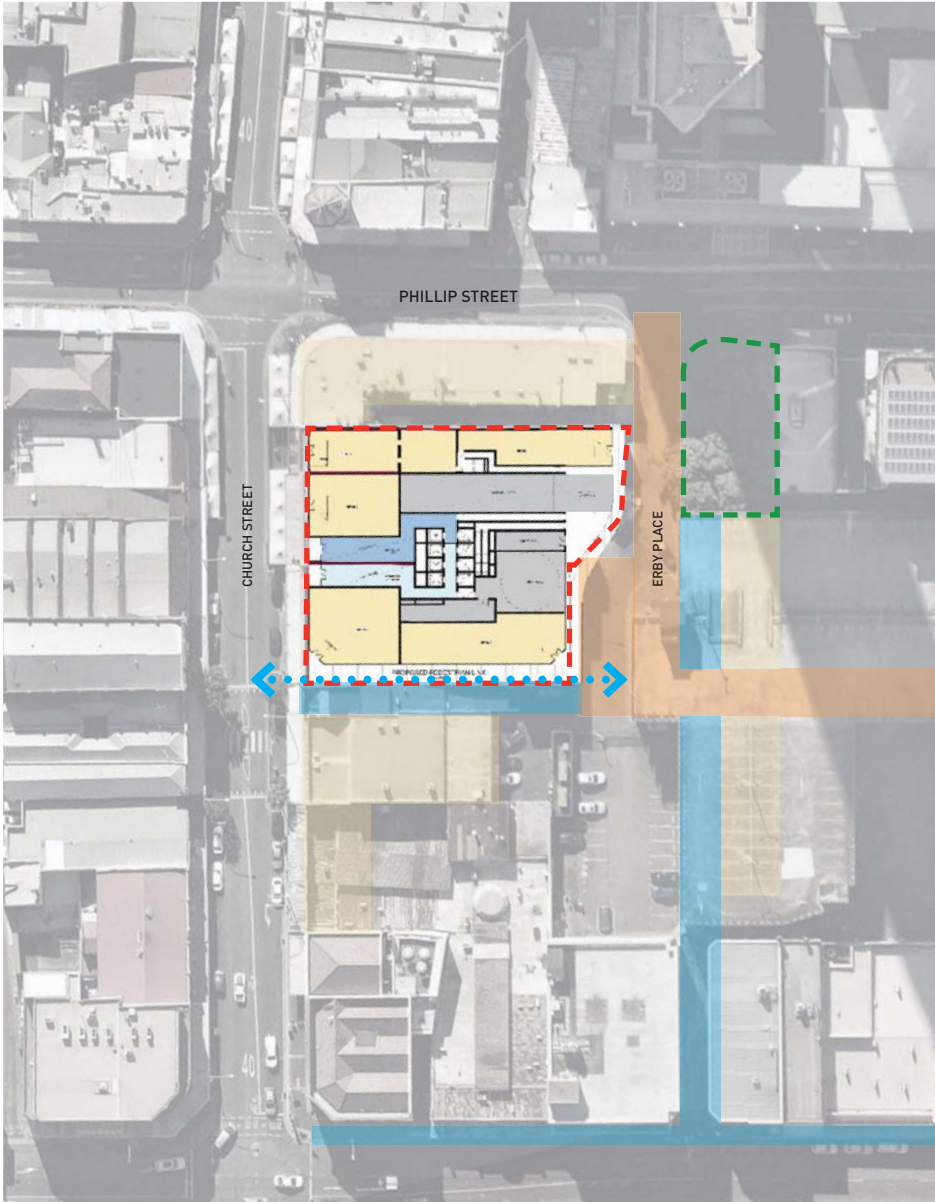


VIEW 04
Erby place laneway looking towards the site (the back of Sicilian restaurant and Cash Converters).

PTW

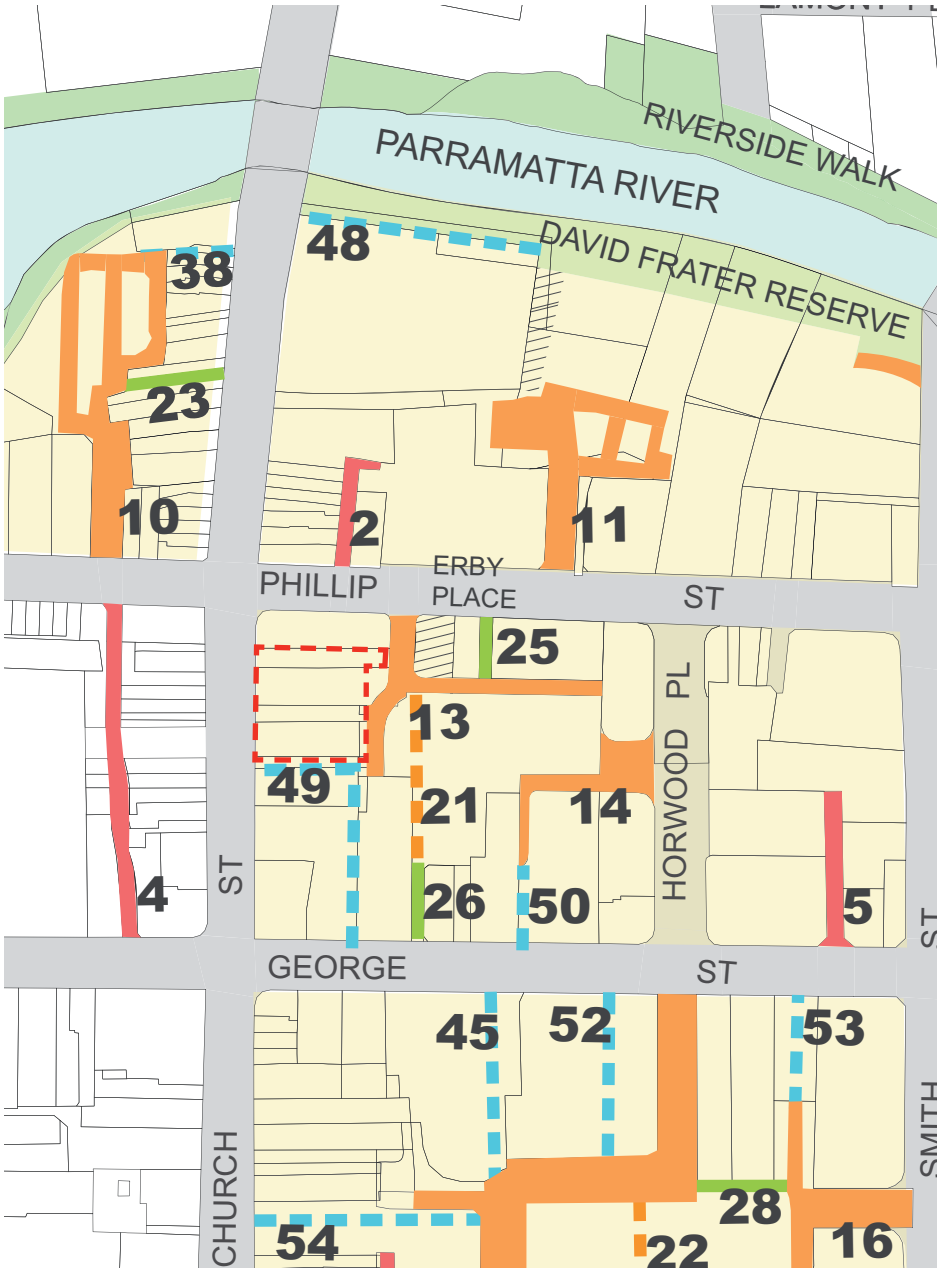
05 CONTEXT ANALYSIS

PARRAMATTA LANEWAYS STRATEGY



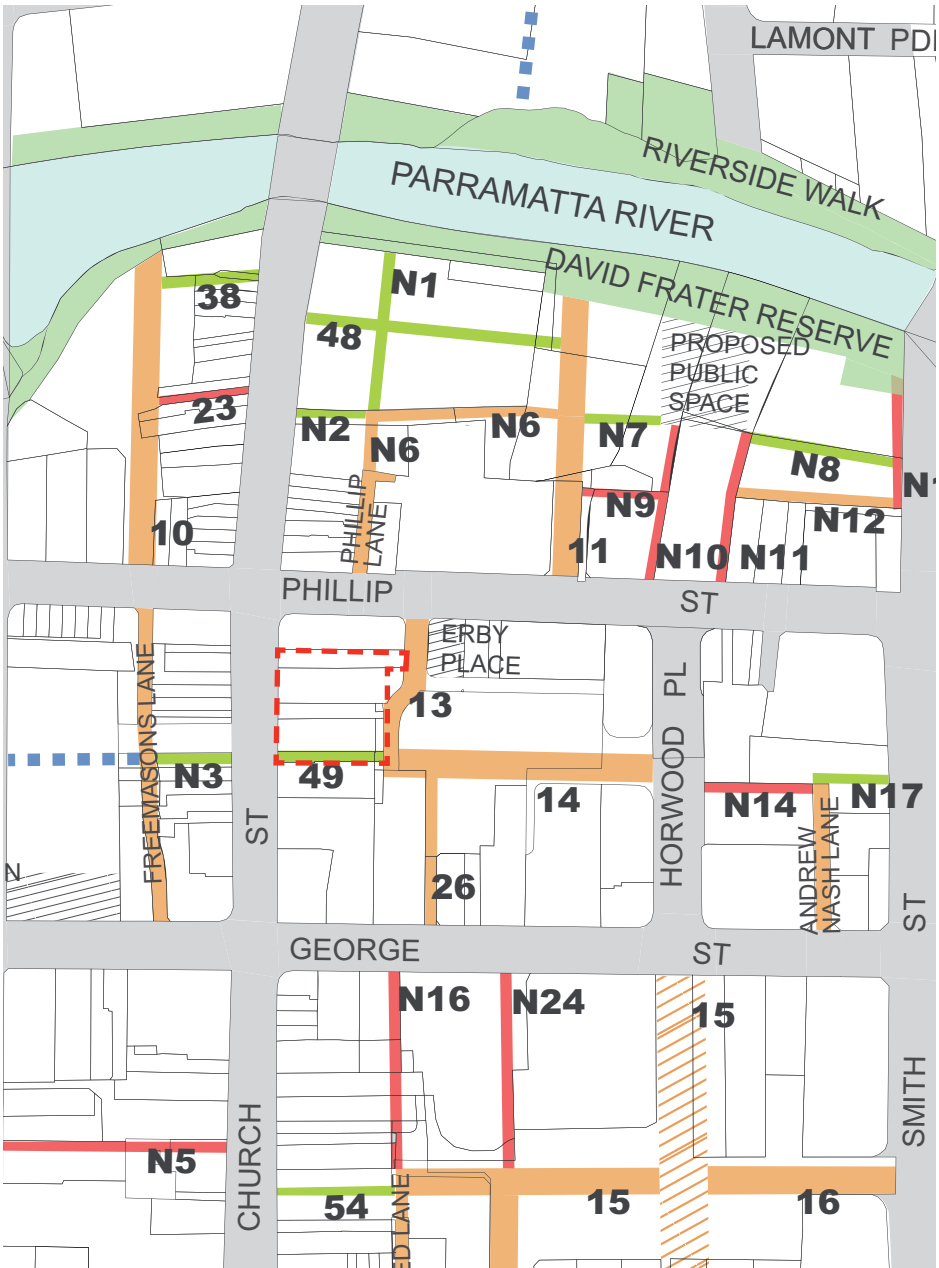
PROPOSED PUBLIC DOMAIN

- [Red dashed line] SITE
- [Blue line] PEDESTRIAN LANES
- [Blue dotted line] PROPOSED PEDESTRIAN LINK
- [Yellow line] RETAIL EXISTING AND PROPOSED
- [Orange line] SHARED / SERVICE LANE
- [Grey line] CORE / RESIDENTIAL LOBBY
- [Blue line] CORE / COMMERCIAL LOBBY
- [Green dashed line] PUBLIC / OPEN SPACE



EXISTING PARRAMATTA CITY CENTRE PEDESTRIAN NETWORK (2009)

- [Red dashed line] SITE
- [Red line] SERVICE LANES
- [Orange line] CARPARK LANES
- [Green line] RESIDENTIAL LANES
- [Blue dashed line] ARCADE / THROUGH SITE LINKS
- [Orange dashed line] RESIDENTIAL ACCESS THROUGH CARPARK
- [Hatched line] CITY PUBLIC SPACE
- [Yellow line] CITY BLOCKS WITH COUNCIL OWNED CARPARK

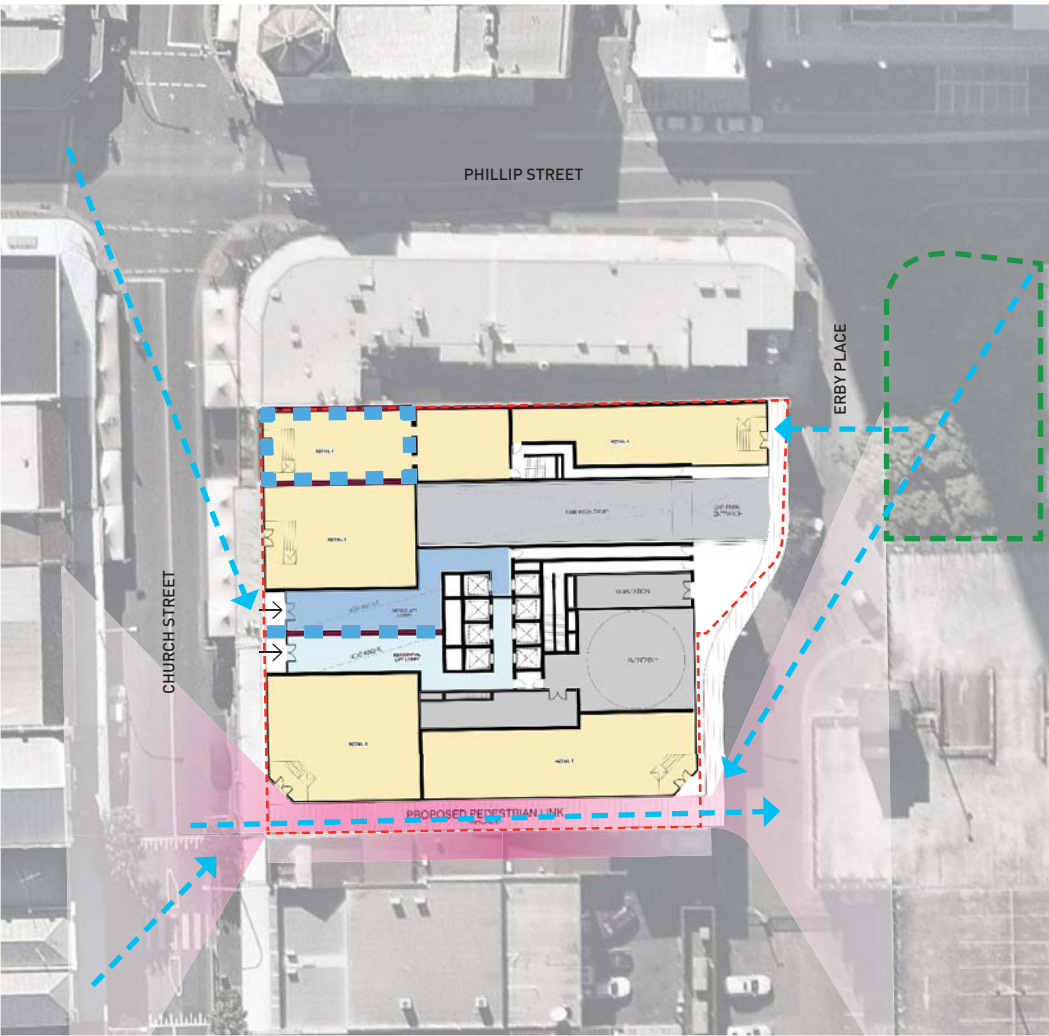


FUTURE PARRAMATTA LANES FRAMEWORK PLAN

- [Red dashed line] SITE
- [Red line] PEDESTRIAN LANES
- [Orange line] SHARED / SERVICE LANE
- [Hatched line] HORWOOD PLACE EXTENSION
- [Green line] ARCADE / THROUGH SITE LINKS
- [Black line] CITY PUBLIC SPACE

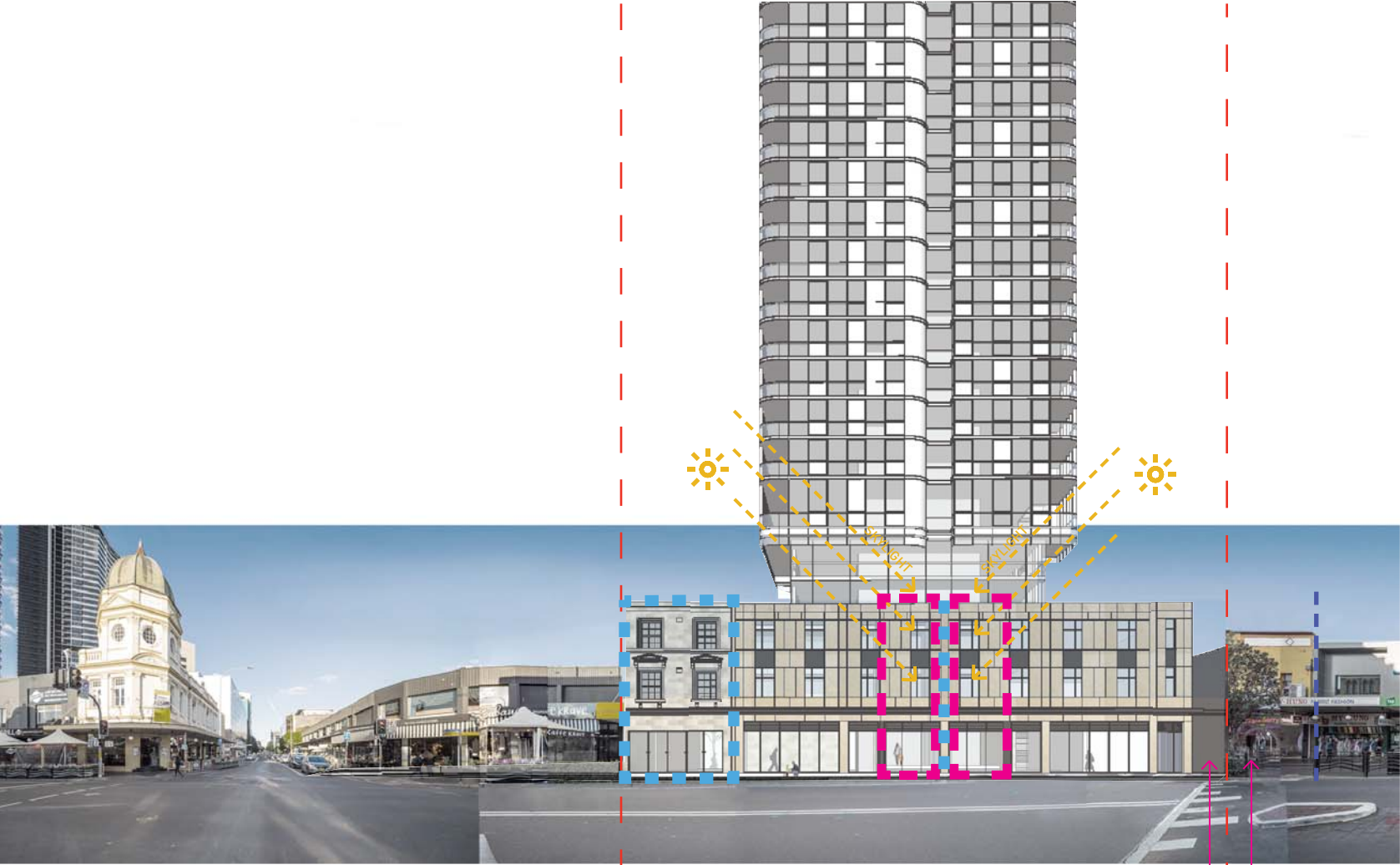
06 FUTURE URBAN DESIGN INTENT

PEDESTRIAN AND VISUAL LINKS



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PEDESTRIAN LINKS
- RETAIL
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- HERITAGE WALLS
- VISUAL LINK
- PUBLIC / OPEN SPACE



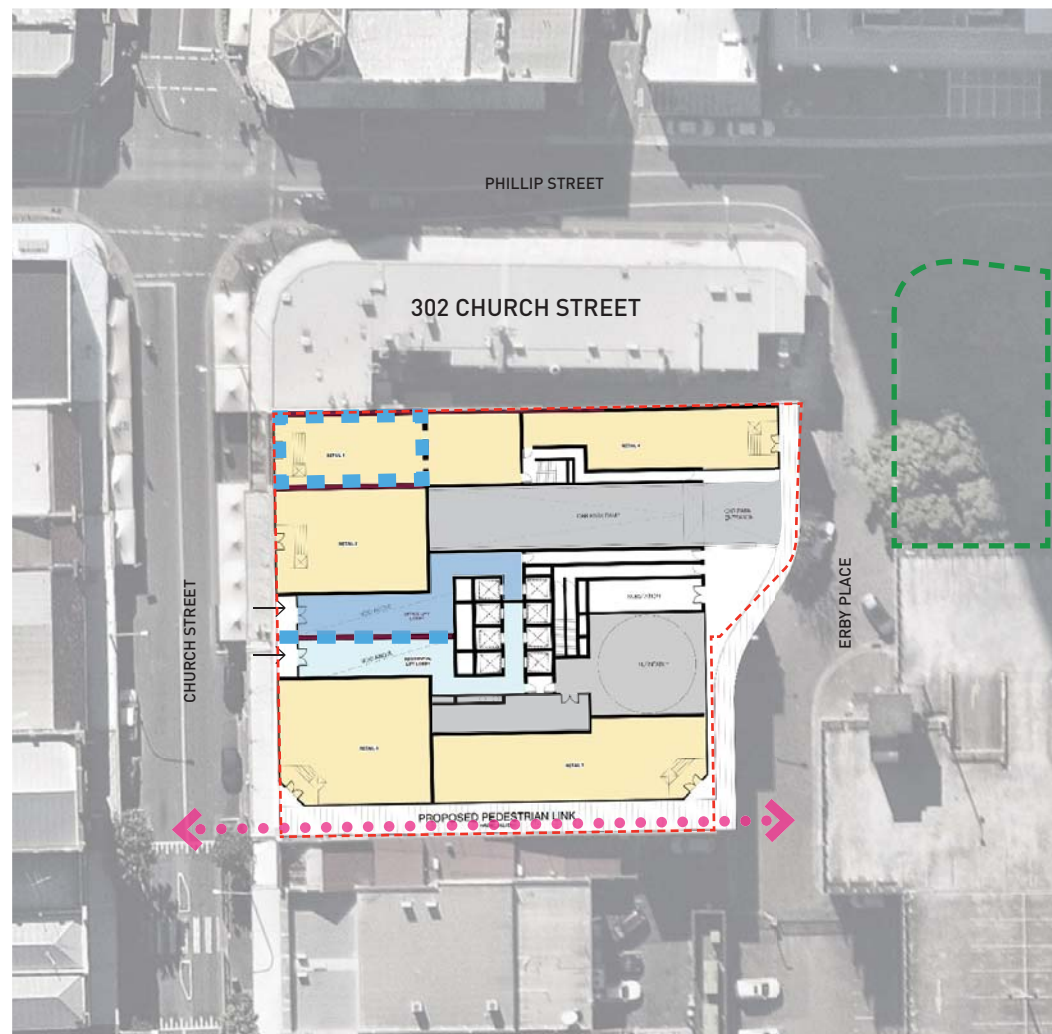
CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- PEDESTRIAN LINK
- VISUAL LINK TO THE SKY









PTW

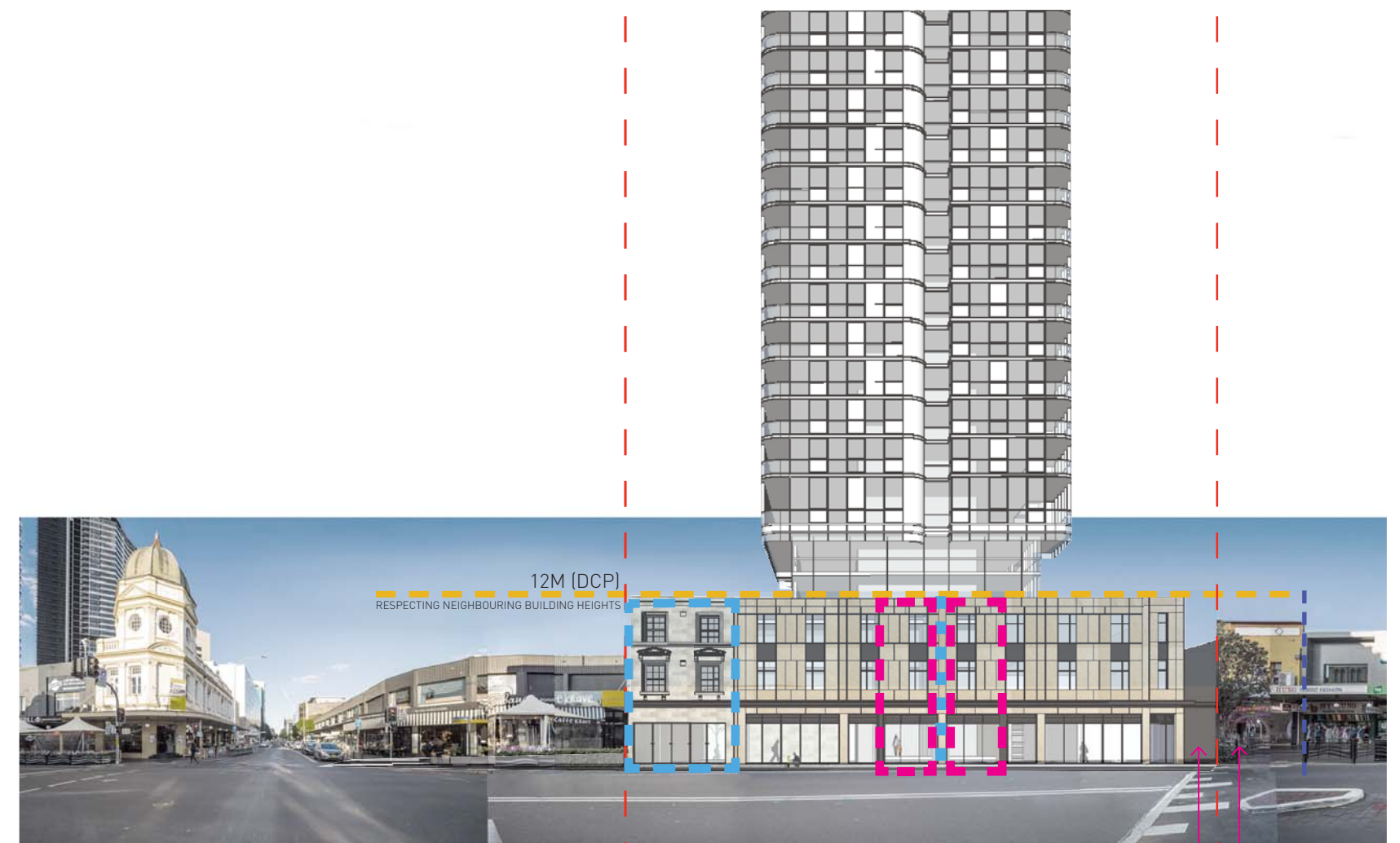
06 FUTURE URBAN DESIGN INTENT

HERITAGE FOCUS - MAXIMISING HERITAGE VALUE



GROUND FLOOR ACTIVATION DIAGRAM

-  SITE
-  PEDESTRIAN LINKS
-  RETAIL
-  CORE / RESIDENTIAL LOBBY
-  CORE / COMMERCIAL LOBBY
-  HERITAGE WALLS
-  PROPOSED PEDESTRIAN LINK
-  PUBLIC / OPEN SPACE

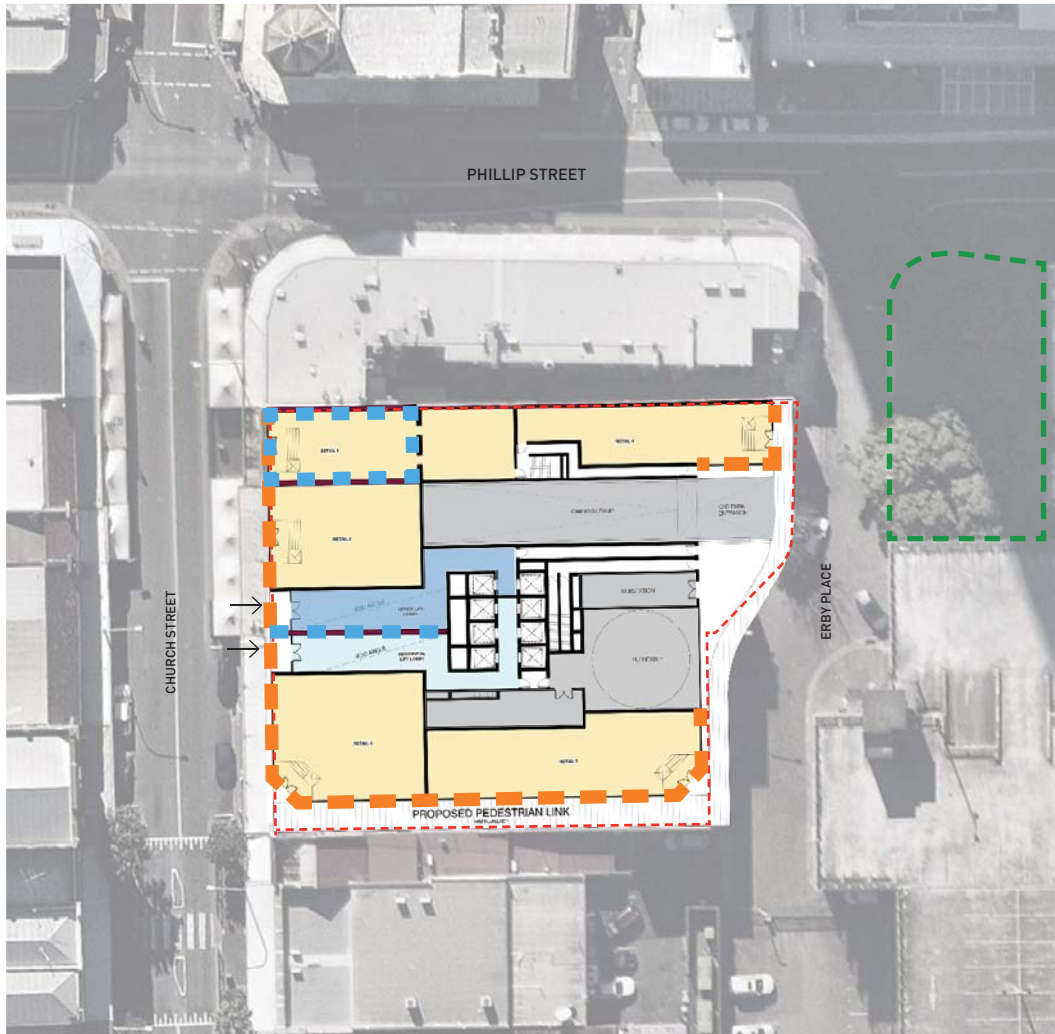


CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- 12M PODIUM HEIGHT

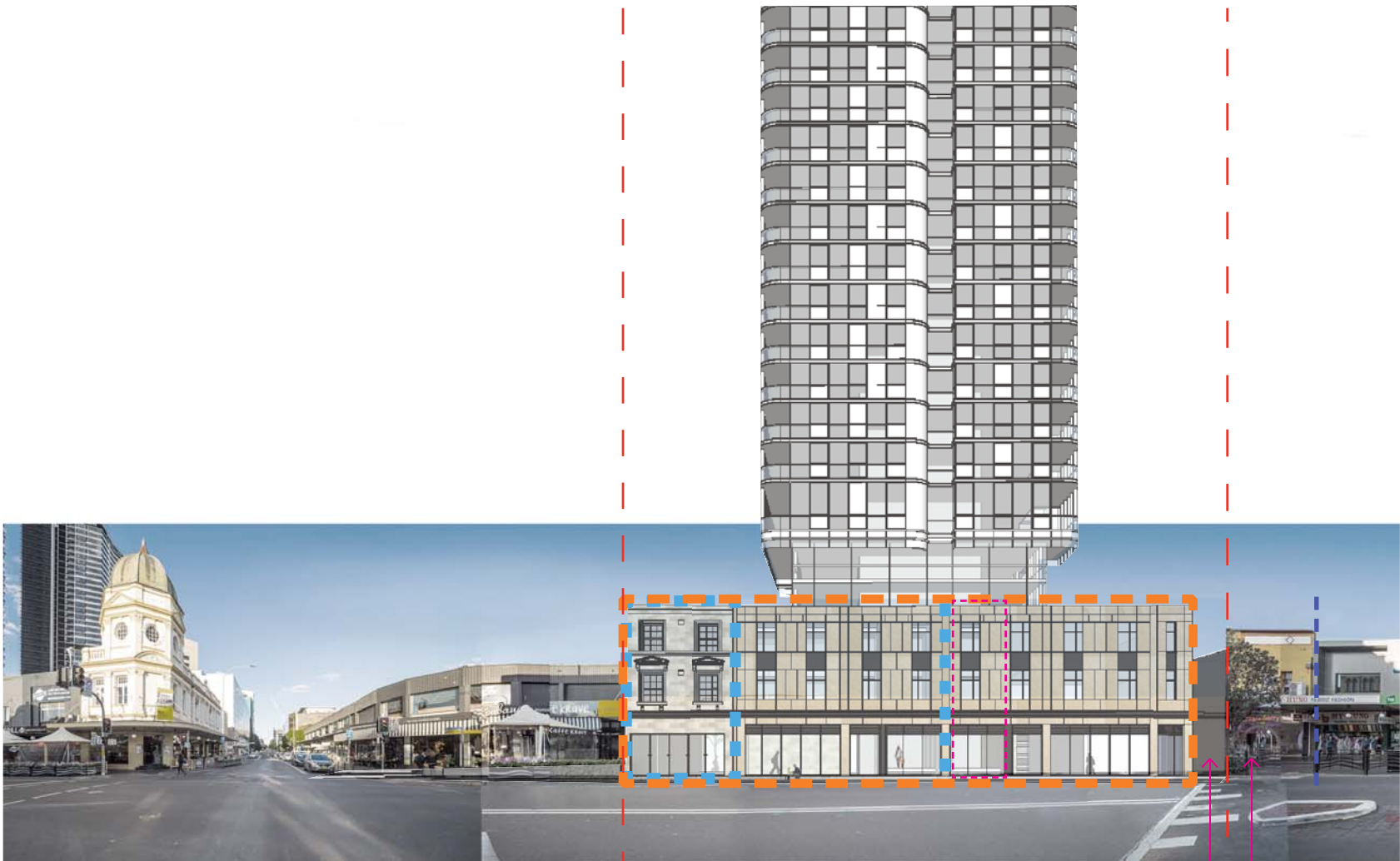
06 FUTURE URBAN DESIGN INTENT

RETAIL & COMMERCIAL ACTIVATION



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PUBLIC / OPEN SPACE
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- NEW / REVITALISED RETAIL ACTIVATION
- HERITAGE WALLS

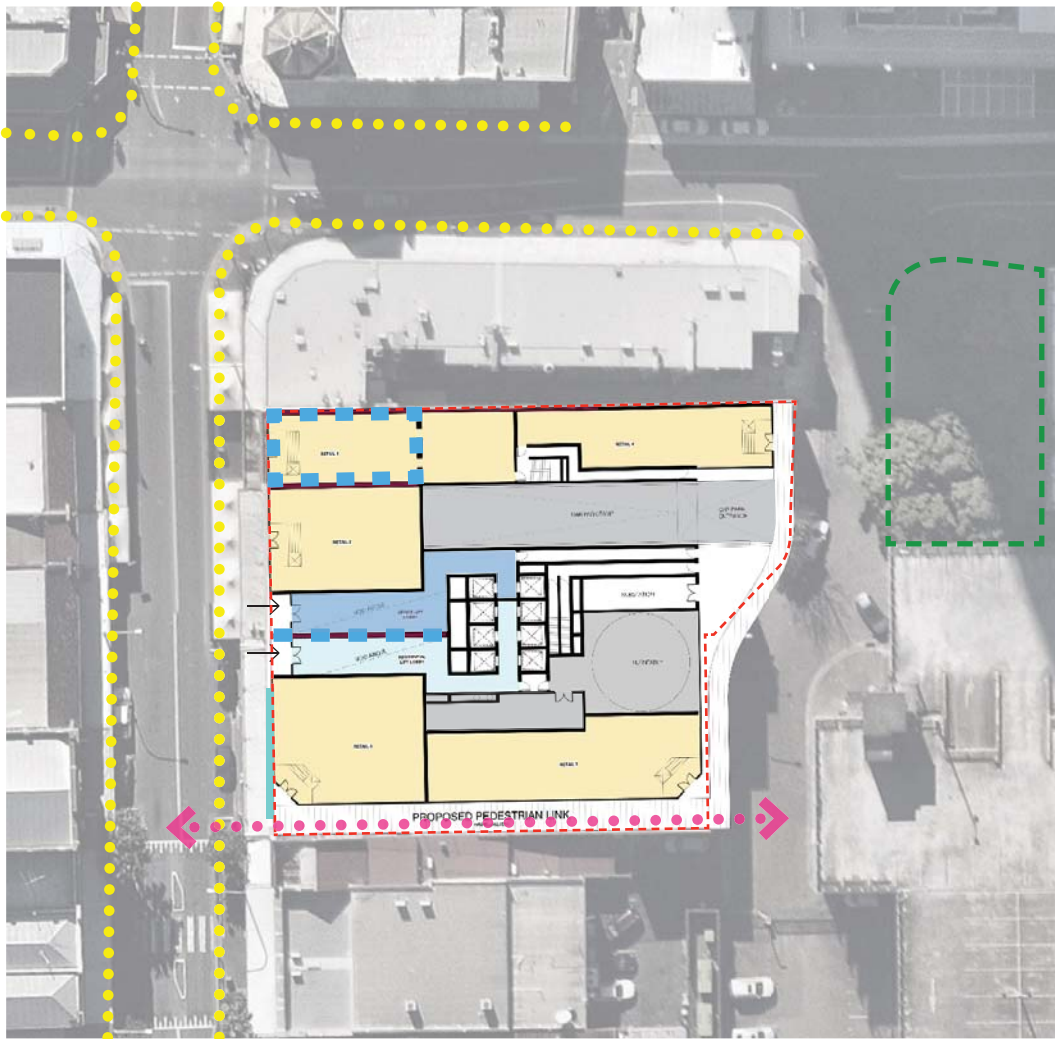


CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- NEW / REVITALISED RETAIL + COMMERCIAL ACTIVATION

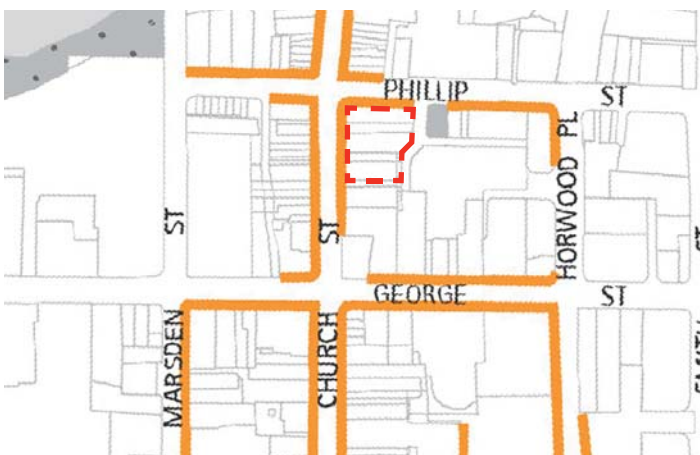
06 FUTURE URBAN DESIGN INTENT

STREET SCAPE + CONTINUOUS AWNINGS



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PUBLIC / OPEN SPACE
- CONTINUOUS AWNINGS REQUIRED
- PROPOSED PEDESTRIAN LINK



PARRAMATTA DEVELOPMENT CONTROL PLAN
2011 DCP 4.3 - 71
--- CONTINUOUS AWNINGS REQUIRED



CHURCH STREET ELEVATION

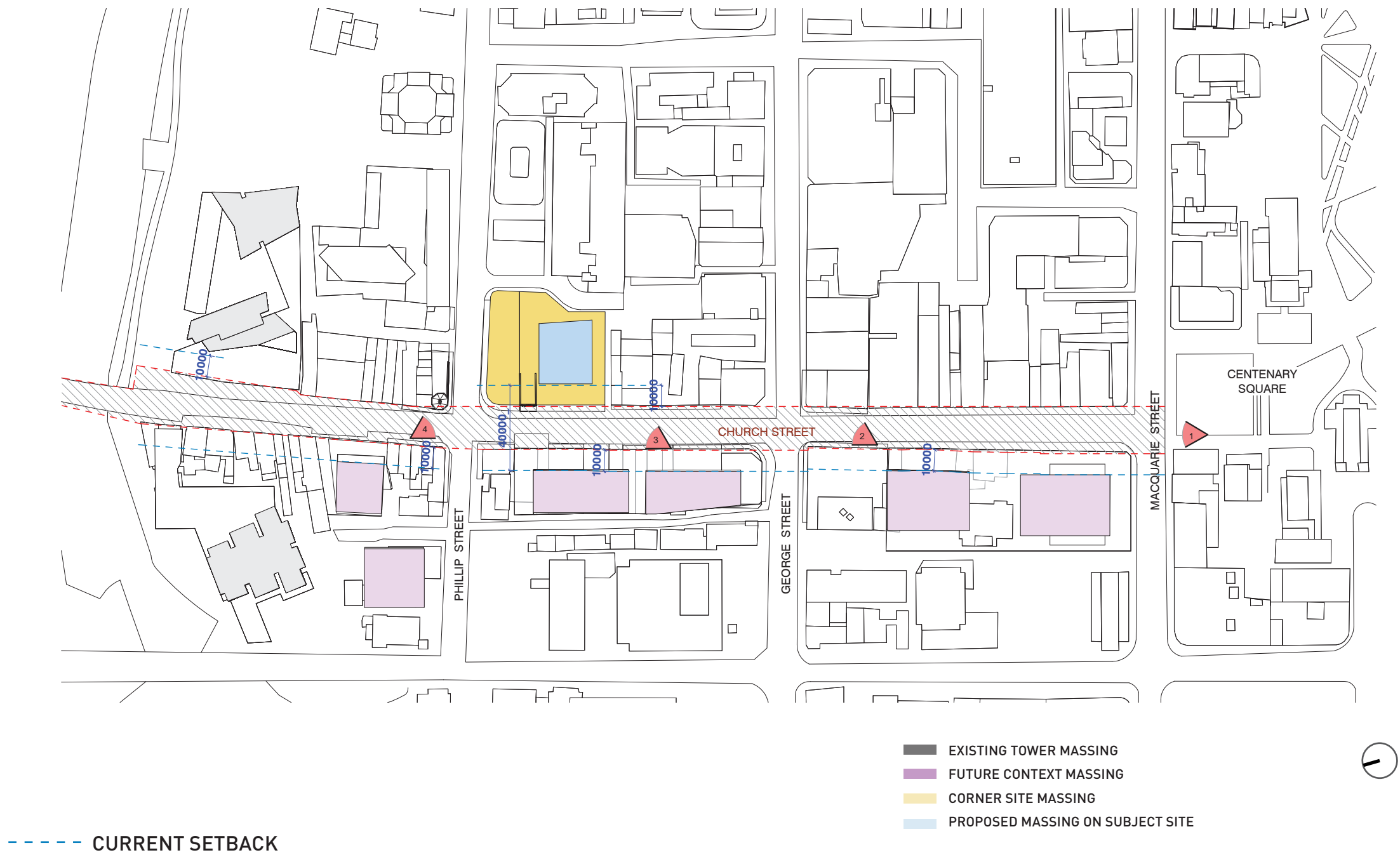
- SITE
- CORE / LOBBY
- HERITAGE WALLS
- CONTINUOUS AWNINGS REQUIRED

The proposed façade has been redesigned to respond to the solidity of the nearby buildings along Church Street, at the same scale as the c1860s building across much of the site. The wall openings respond to the geometry of the earlier building in a temporary manner. The selected new façade material would be a contemporary response to the original sandstone

06 FUTURE URBAN DESIGN INTENT

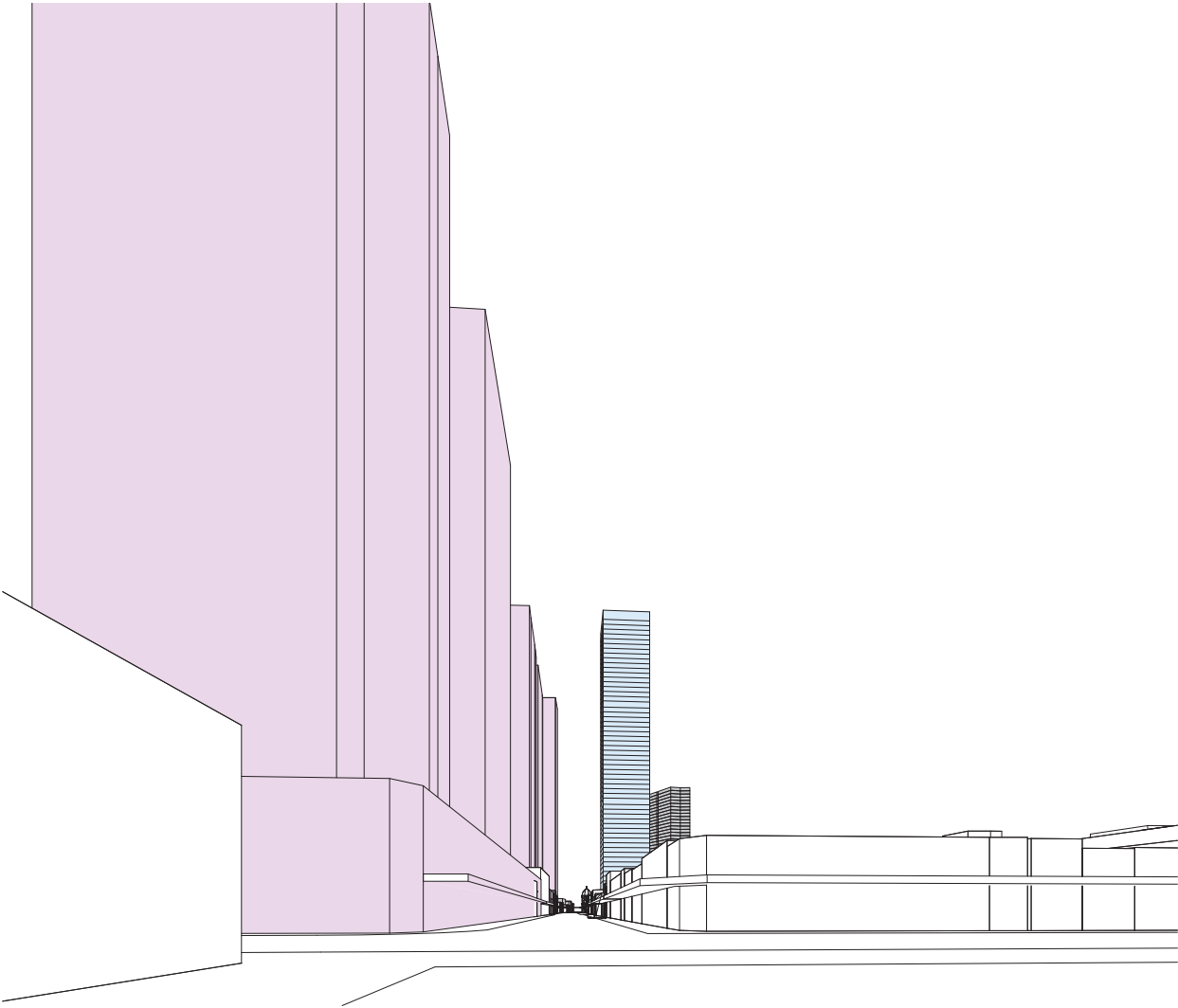
CHURCH STREET SETBACK DIAGRAM

A series of view analyses along Church street has been conducted in order to find out the urban impact of the proposed tower massing with 10m or 12m setback.

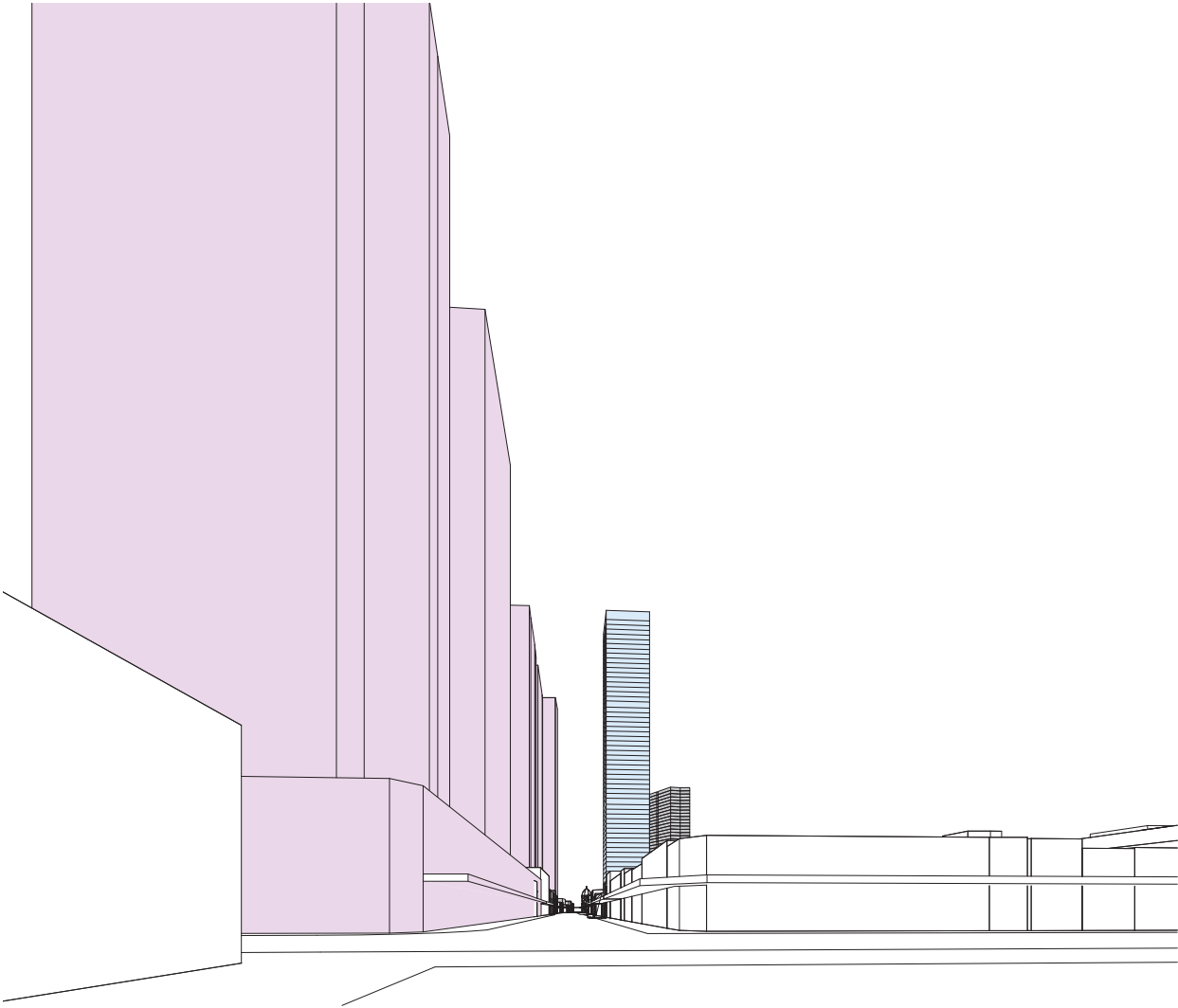


06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 01FROM CENTENARY SQUARE (FUTURE CONTEXT)



10M SETBACK

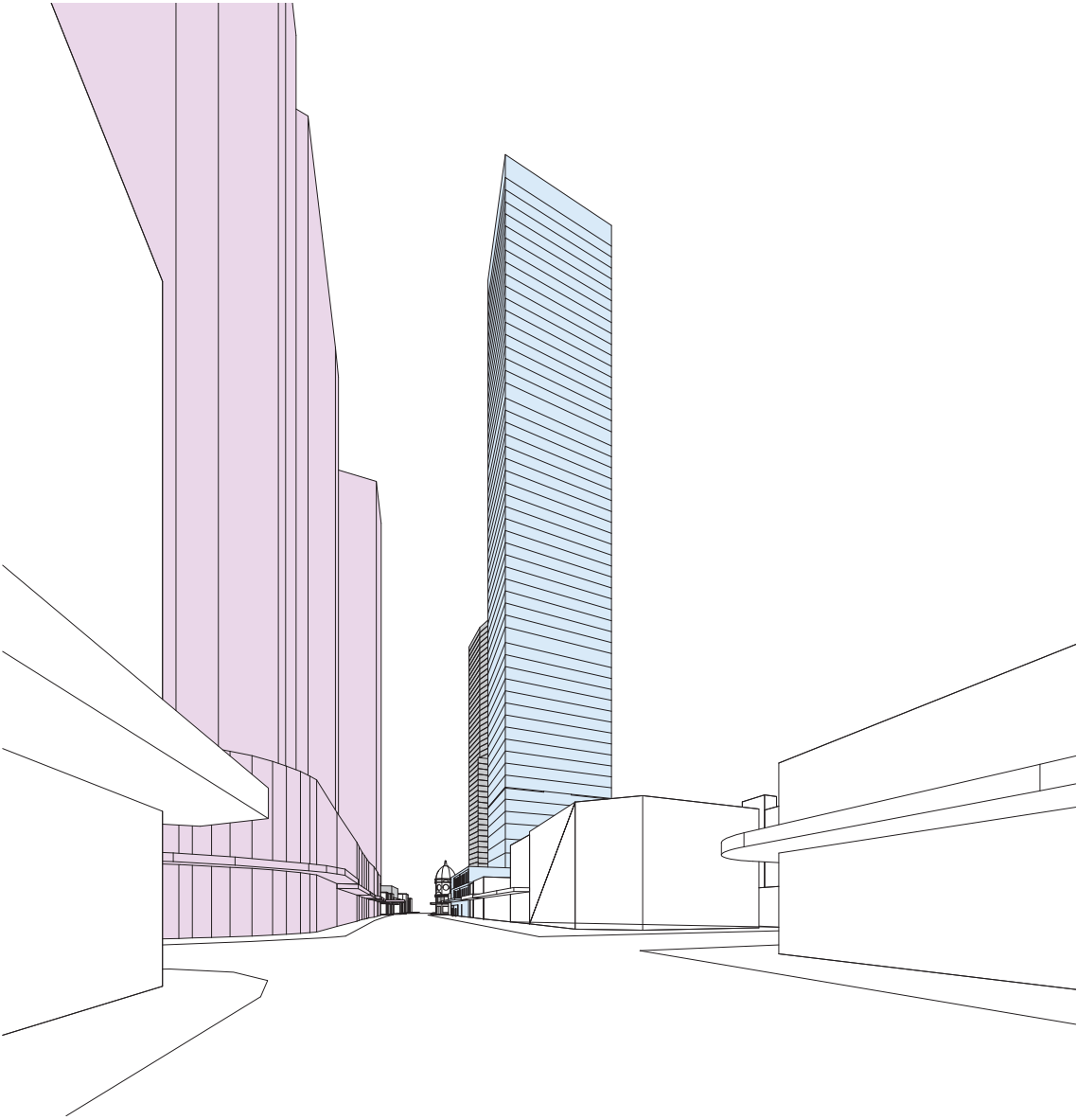


12M SETBACK

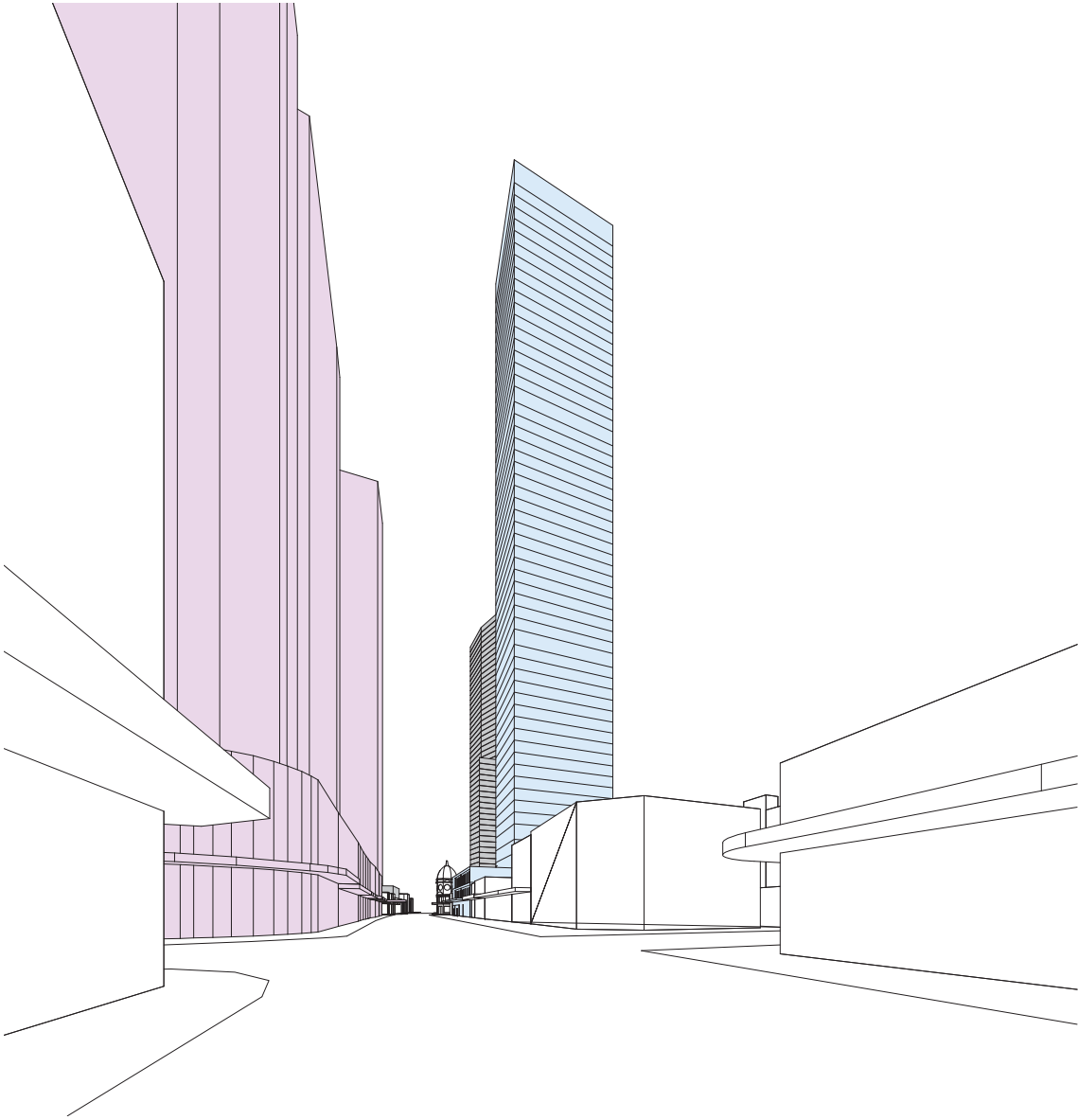
- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 02 (FUTURE CONTEXT)



10M SETBACK

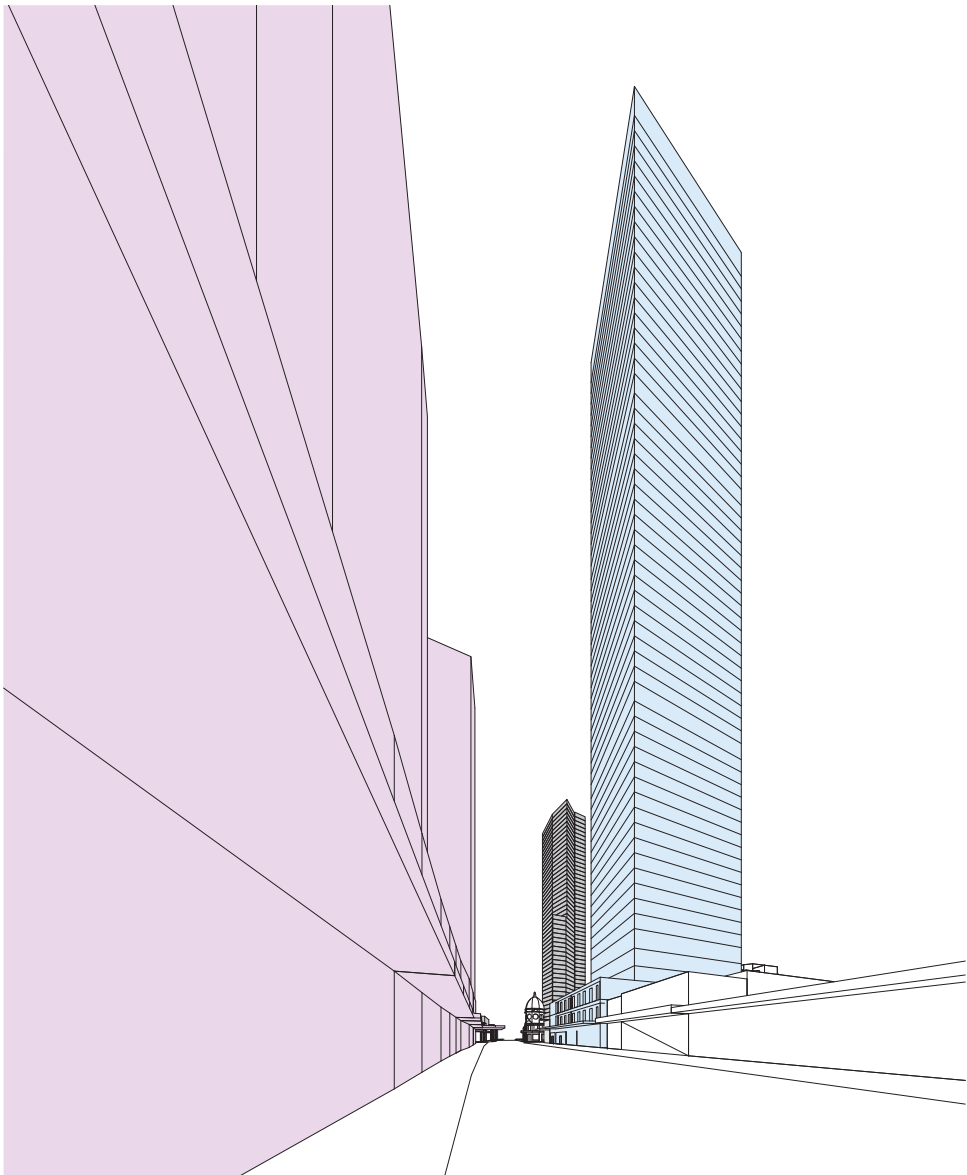


12M SETBACK

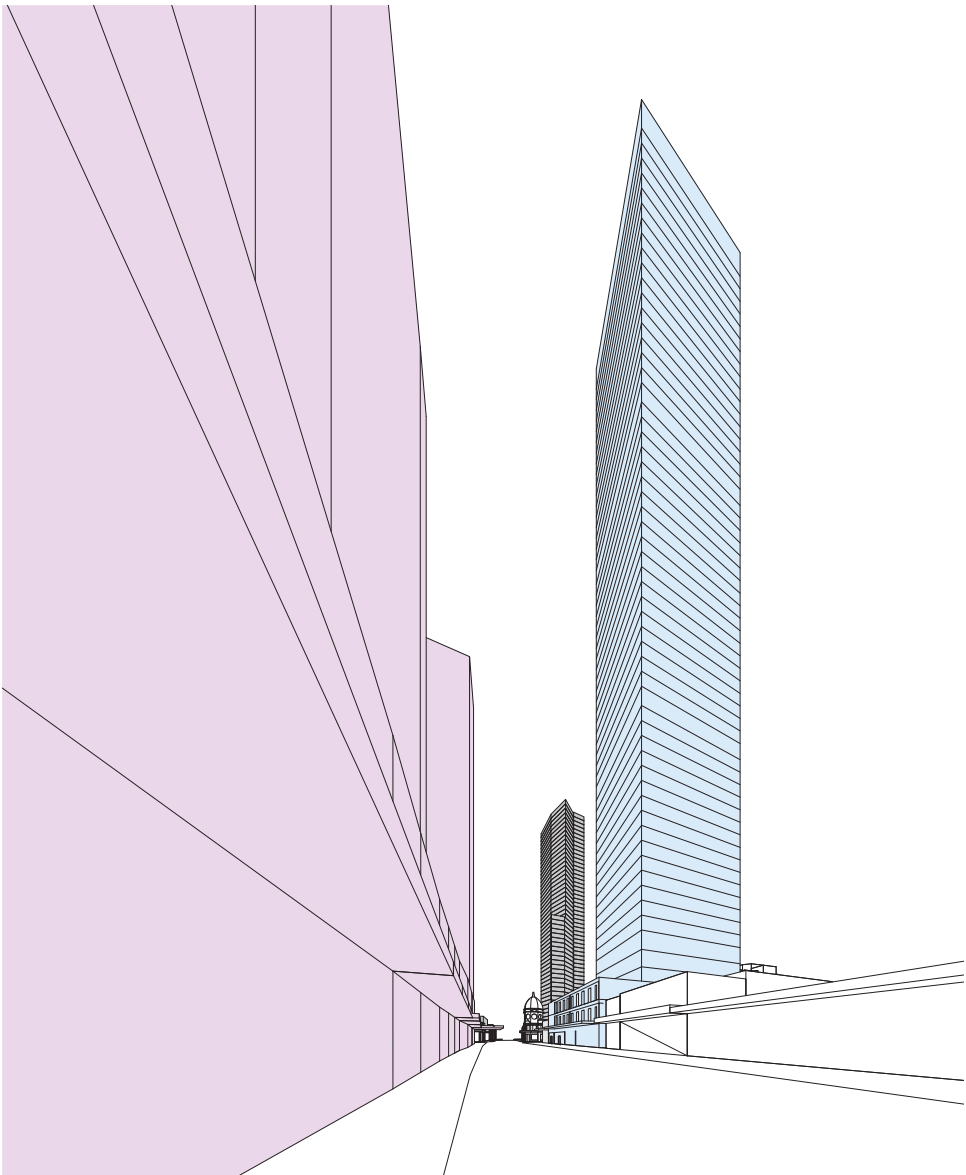
- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 03 (FUTURE CONTEXT)



10M SETBACK



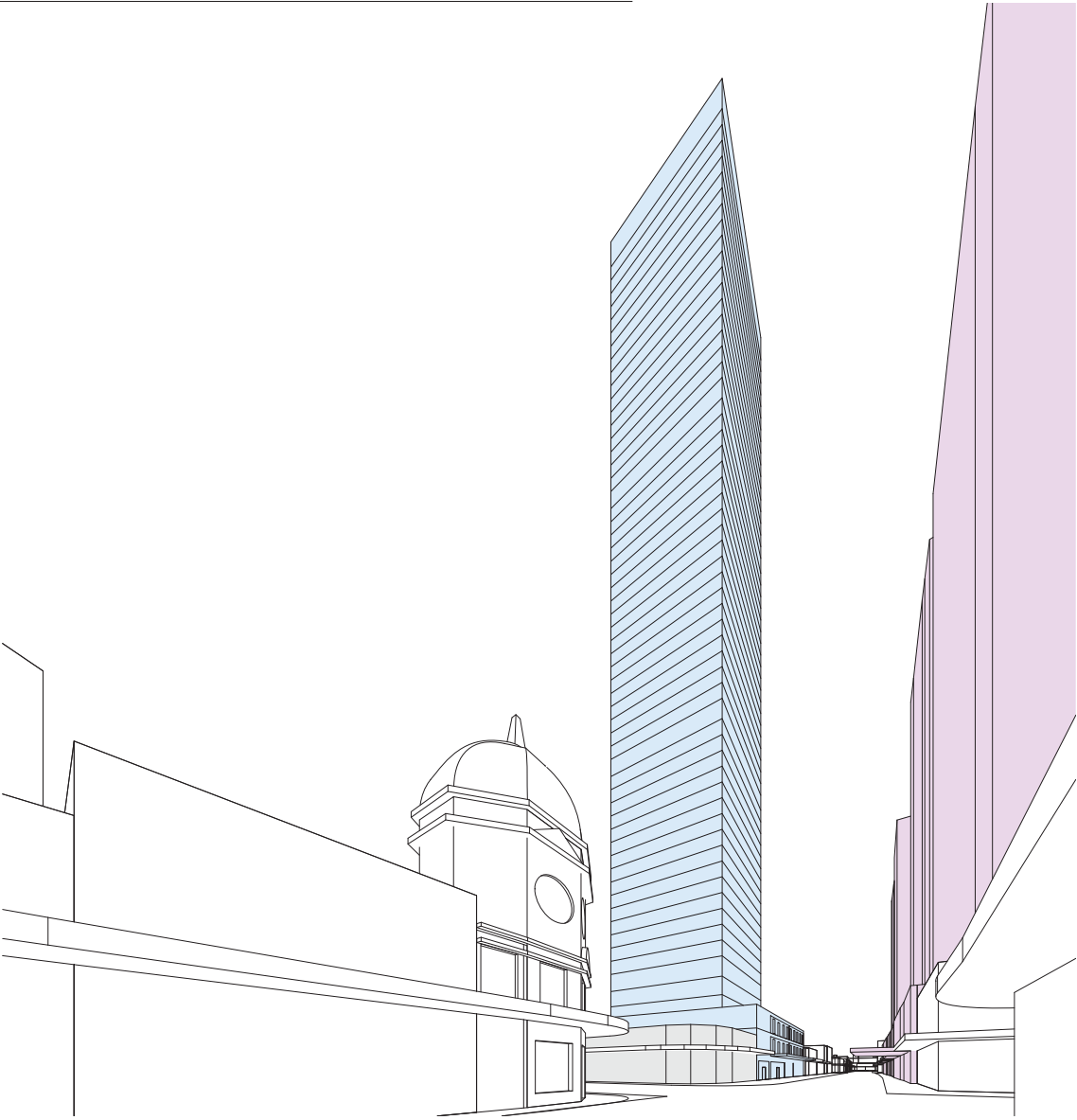
12M SETBACK

- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

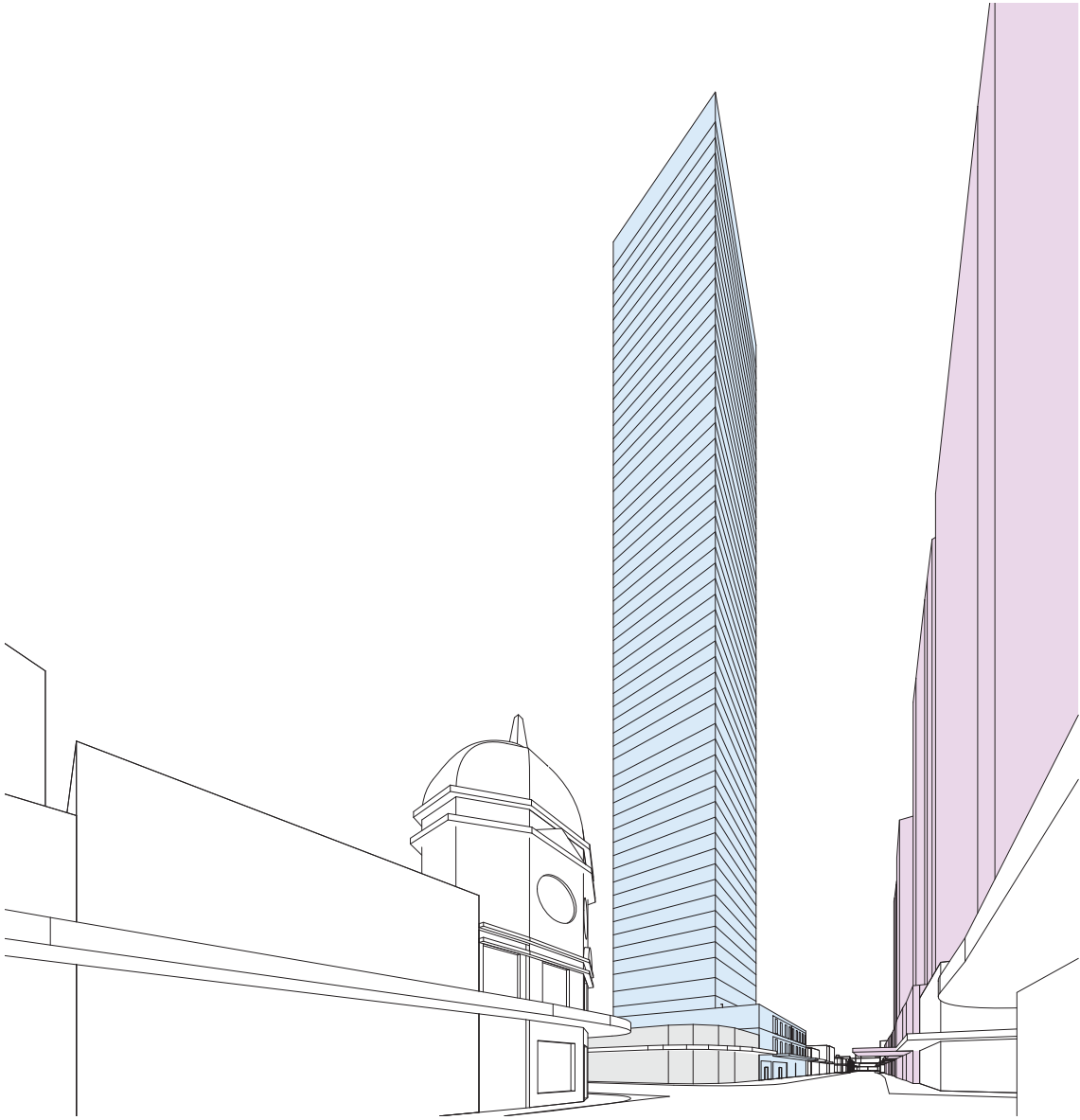
06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 04 (FUTURE CONTEXT)

PTW believe that in urban design term, a 10m setback for the tower is sufficient to make the podium a distinct urban form, that blends with the traditional scale of commercial development along both sides of Church Street.



10M SETBACK



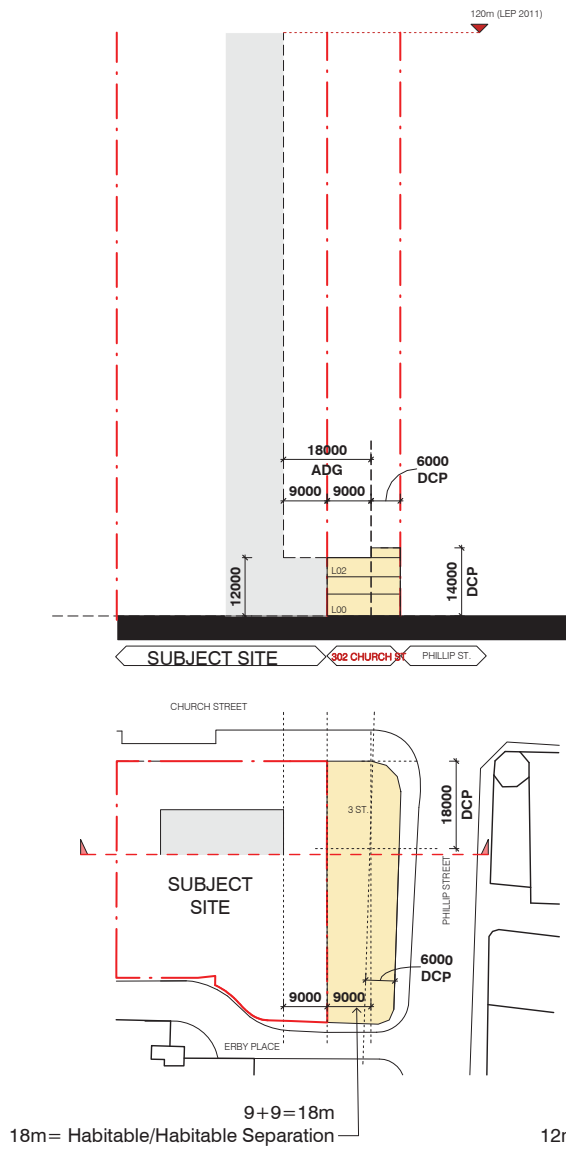
12M SETBACK

- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

302 CHURCH S-FUTURE MASSING OPTIONS COMPARISON

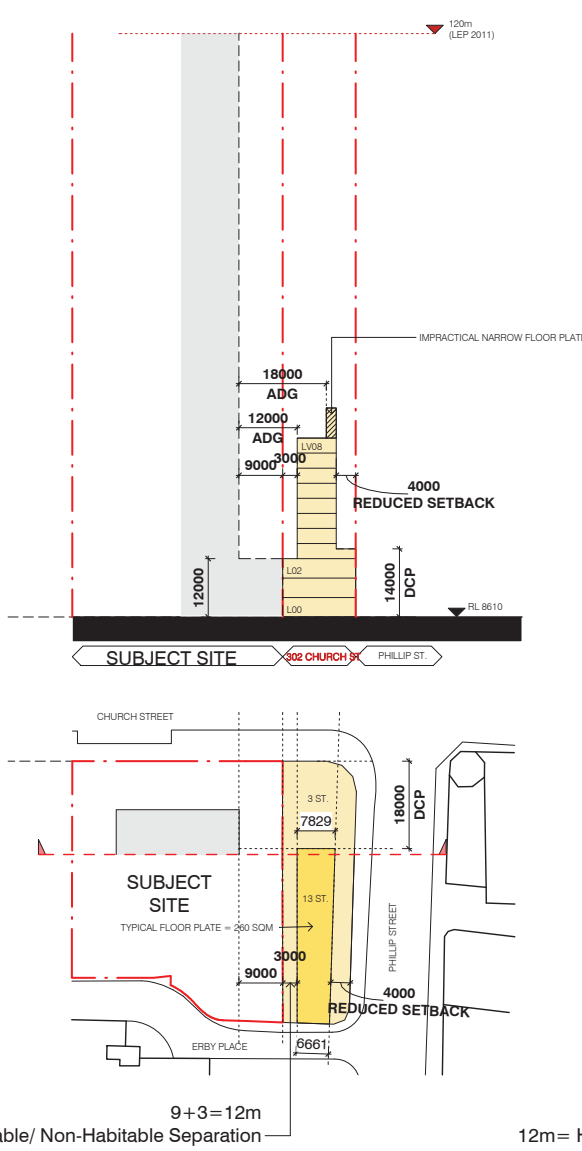
OPTION A



- DISADVANTAGE**
- TOWER NOT FEASIBLE FOR NORTHERN NEIGHBOUR AS SETBACKS OVERLAP.
 - CANNOT ACHIEVE TARGET FSR.



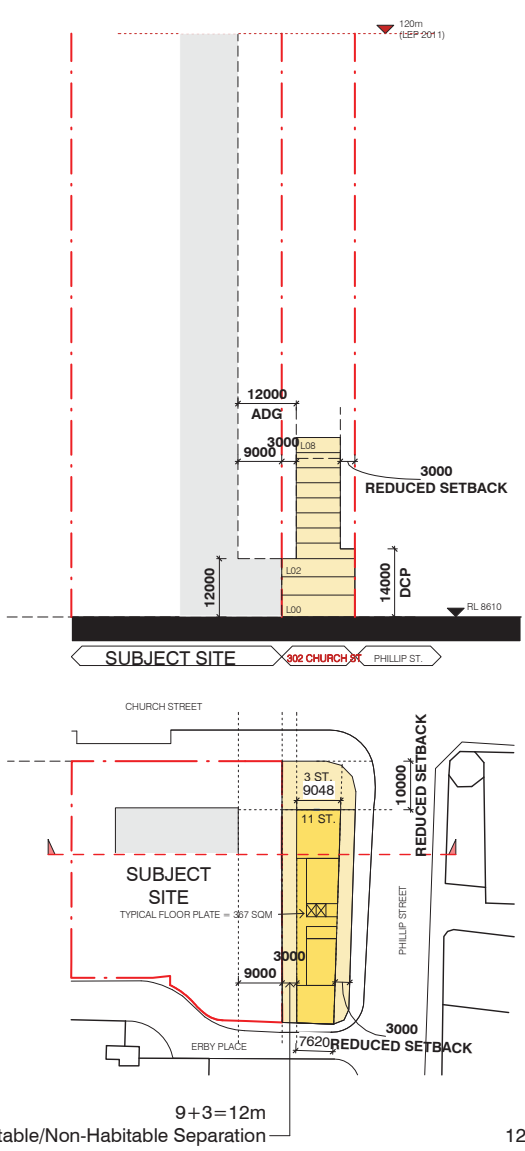
OPTION B



- DISADVANTAGE**
- IMPRACTICAL NARROW FLOOR PLATE FOR NORTHERN NEIGHBOUR
 - CANNOT ACHIEVE TARGET FSR.



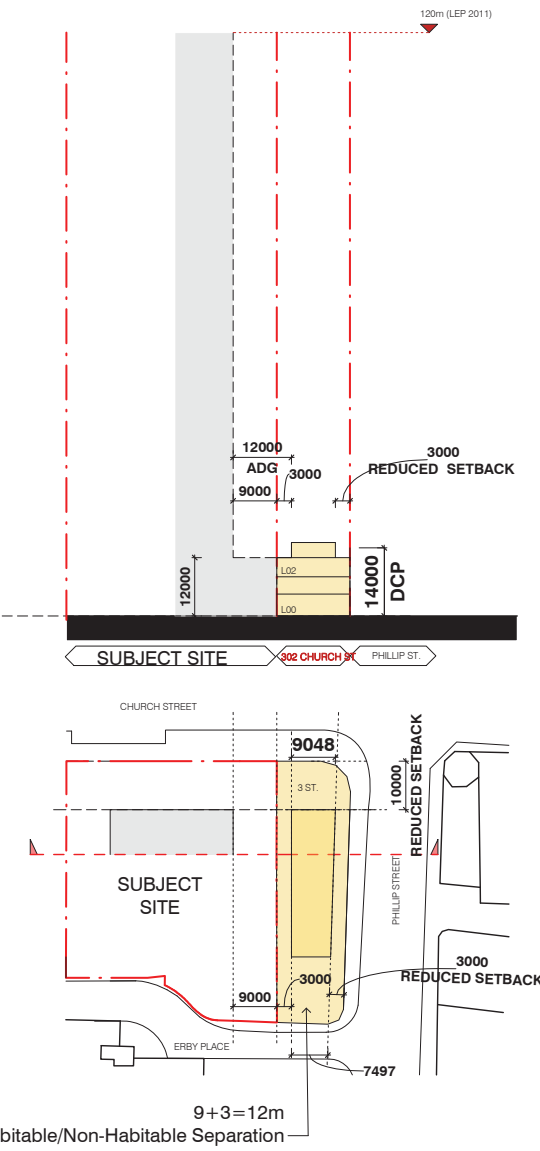
OPTION C



- ADVANTAGE**
- SINGLE LOADED CORRIDOR RESIDENTIAL LAYOUT IS POSSIBLE.
 - CAN ARCHIVE TARGET FSR.
- DISADVANTAGE**
- URBAN DESIGN MASSING IS NOT CONVINCING ON THE STREETSCAPE.
 - HERITAGE DOME OPPOSITE IS NEGATIVELY AFFECTED BY THE PRESENCE OF THE THIN SLIVER OF TOWER FORM.



OPTION D

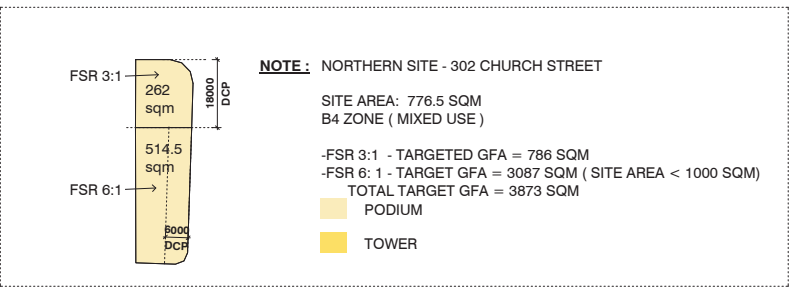


- ADVANTAGE**
- THIS OPTION IS THE ONLY ACCEPTABLE URBAN DESIGN APPROACH.
 - THIS OPTION IS THE ONLY ACCEPTABLE HERITAGE OPTION AS IT RETAINS HERITAGE DOME PROMINENCE.

- DISADVANTAGE**
- CANNOT ACHIEVE TARGET FSR FOR SITE 302.



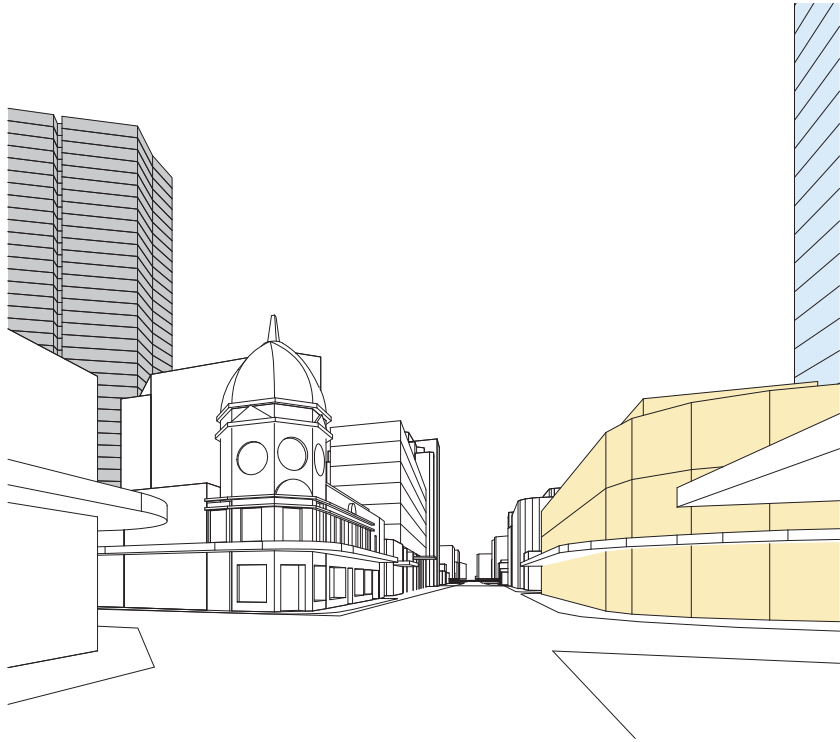
PTW



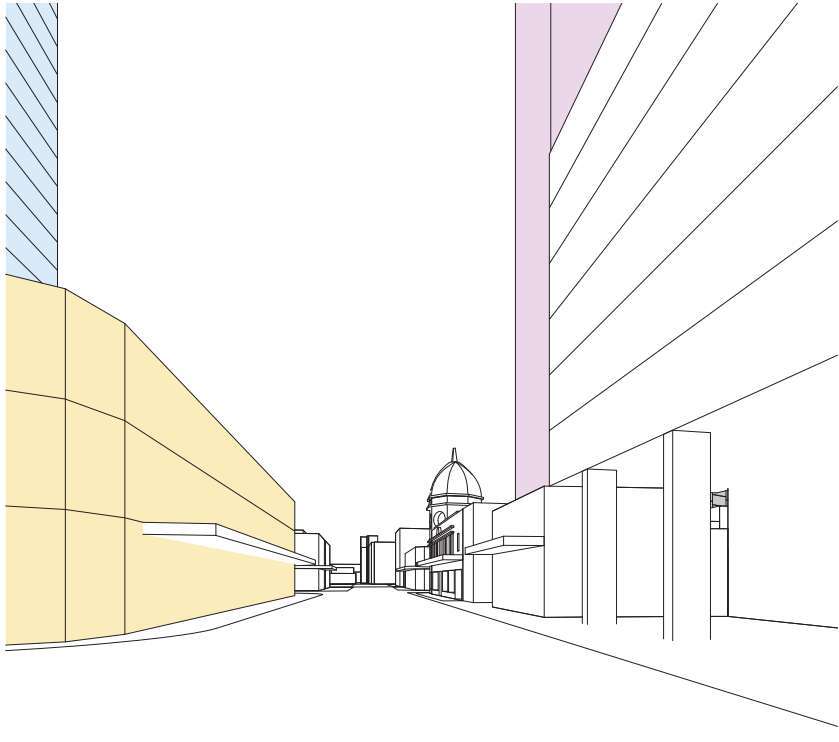
OPTION D IS THE ONLY ACCEPTABLE SOLUTION TO SITE 302.

06 FUTURE URBAN DESIGN INTENT

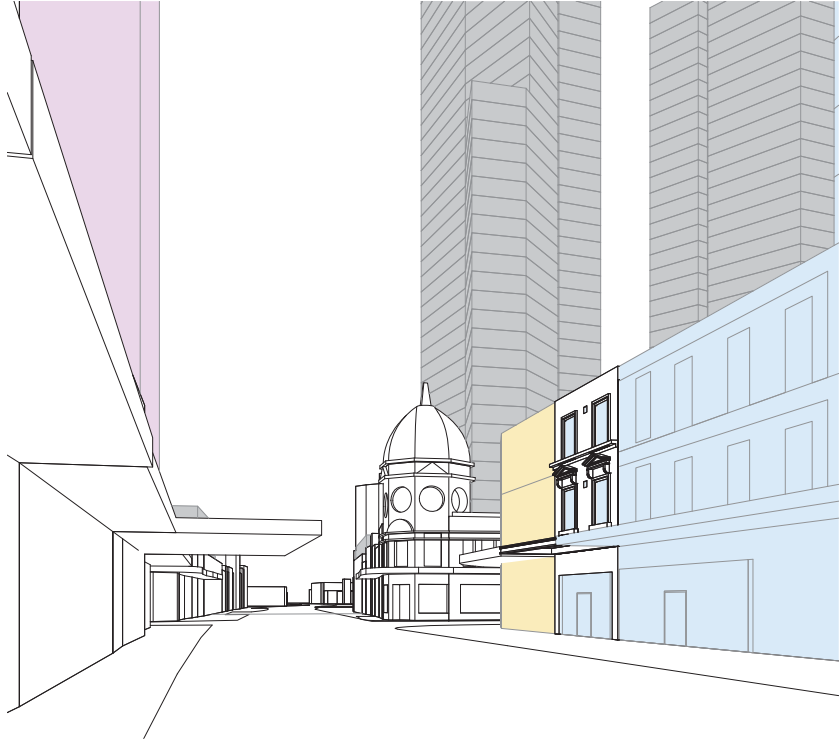
CORNER SITE WITH 3 STOREY PODIUM



VIEW 1 -PHILLIP ST LOOKING EAST



VIEW 2 -PHILLIP ST LOOKING WEST

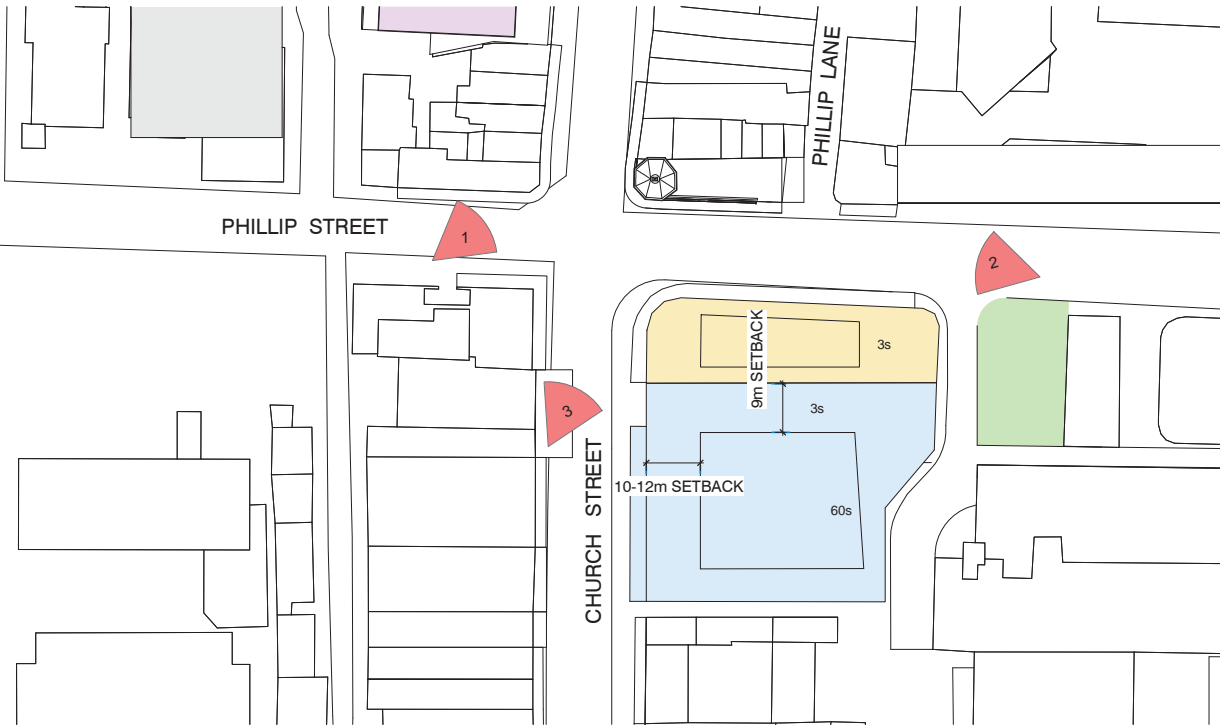


VIEW 3 -CHURCH ST LOOKING NORTH

- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- CORNER SITE MASSING
- PROPOSED MASSING ON SUBJECT SITE

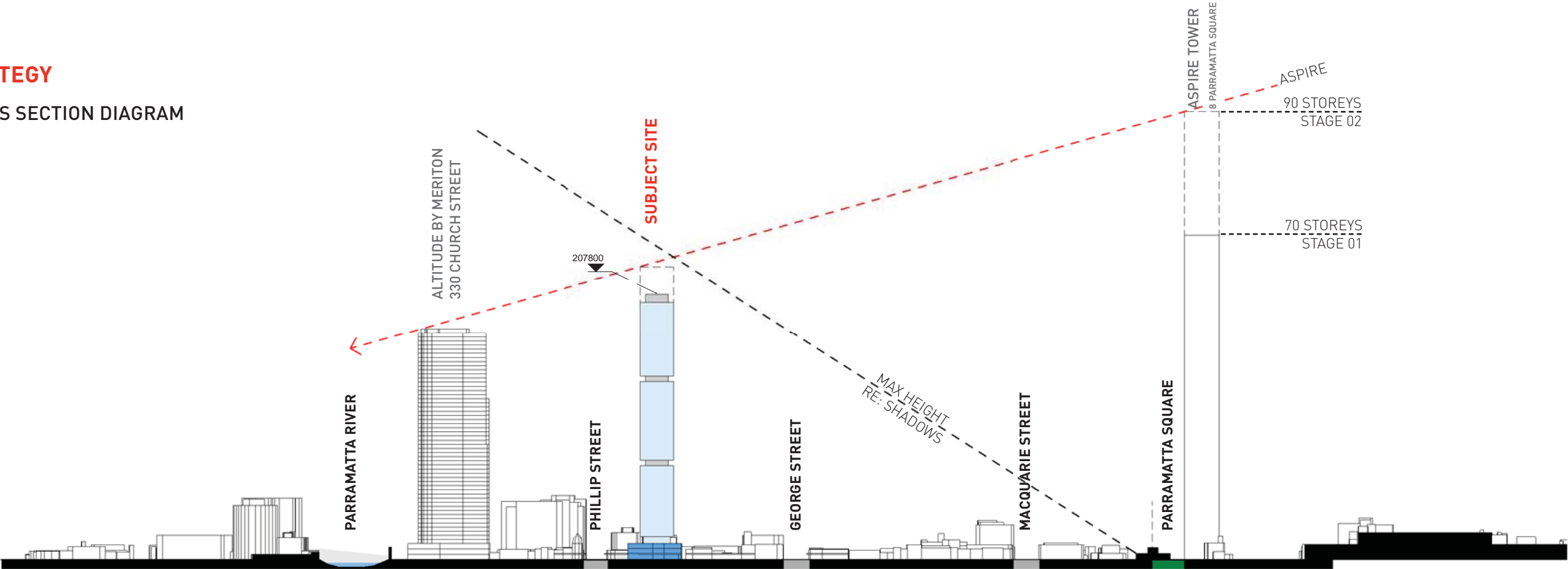
Through the view analyses along both Church St and Philip Street , PTW believe that a three storey podium scale would be the appropriate limit of development over the majority of no. 302, to fit into the wider streetscape of Church Street.

It would also be an appropriate scale to retain the prominence of the domed heritage item on the north-east corner of Church and Phillip Streets



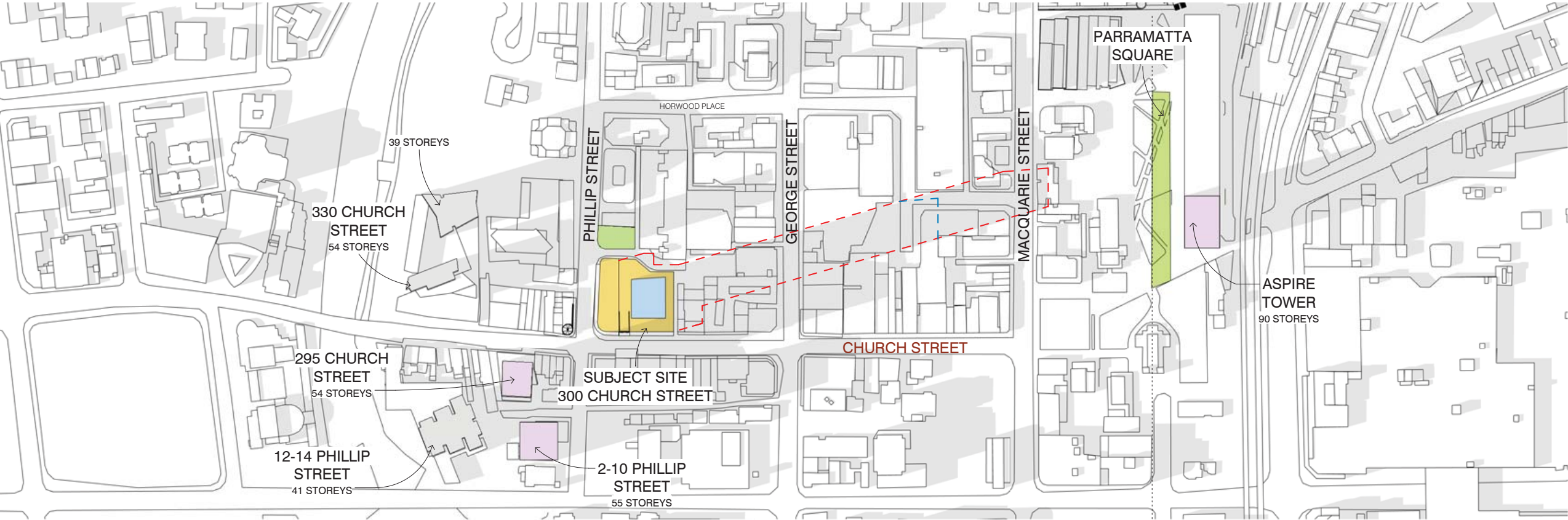
07 DESIGN STRATEGY

HEIGHT PRINCIPLES SECTION DIAGRAM



HEIGHT TRANSITION FROM ALTITUDE BY MERITON TO ASPIRE TOWER

LAST OPPORTUNITY SITE TO CAPITALISE ON HEIGHT RESTRICTIONS
(PARRAMATTA SQUARE OVERSHADOWING DCP CLAUSE)



--- Proposed shadow 21st June at 12pm

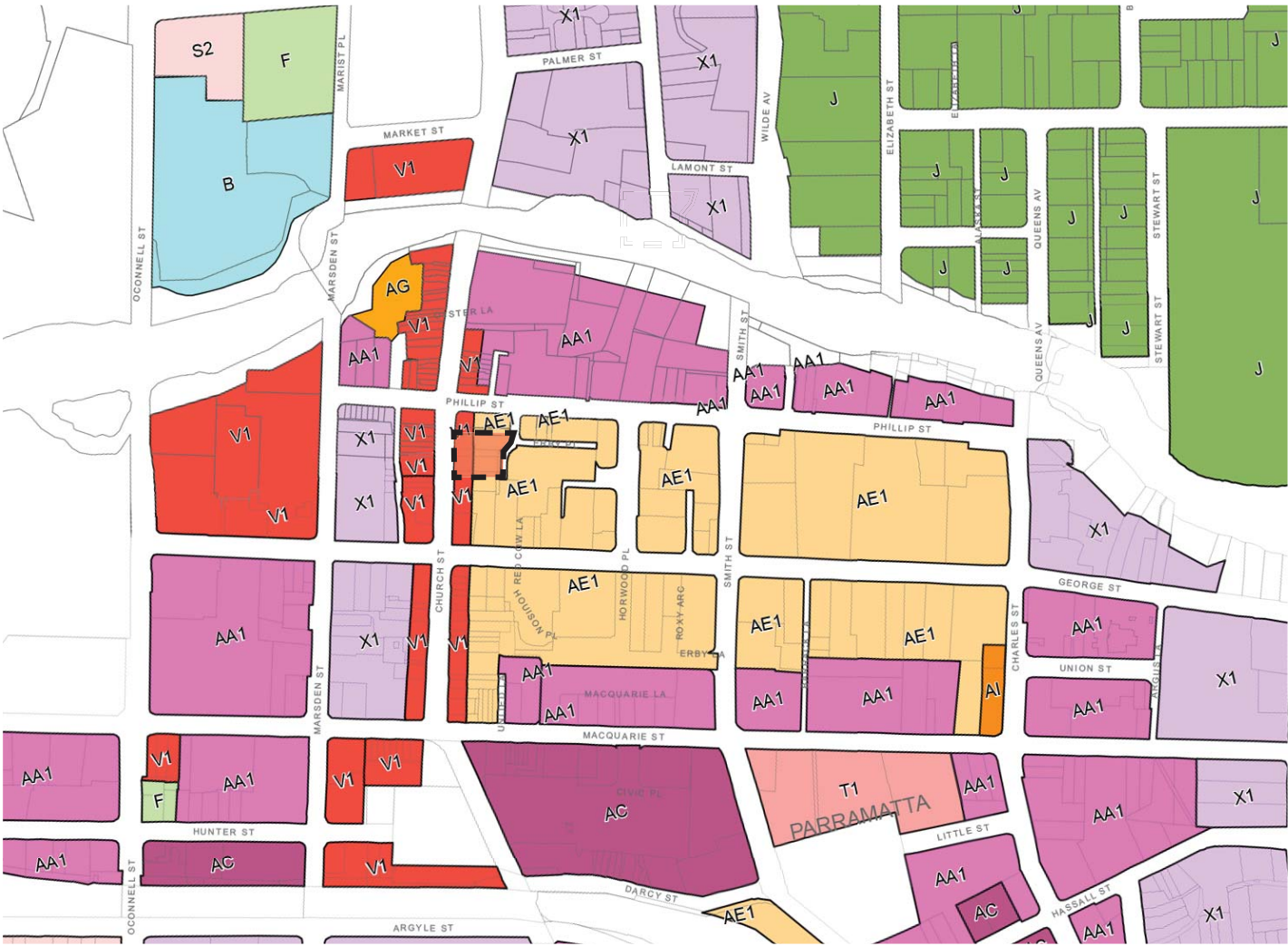
EXISTING TOWER MASSING
FUTURE CONTEXT MASSING

PROPOSED PODIUM MASSING
PROPOSED MASSING ON SUBJECT SITE

0 10 20 50 100 150m

09 PARRAMATTA LEP MAPS

FLOOR SPACE RATIO MAP



SITE

MAXIMUM FLOOR SPACE RATION (N:1)

A 0.33	T1 2.0	Z 5.0
B 0.4	T2 2.1	AA1 6.0
D 0.5	T3 2.4	AA2 6.4
F 0.6	U1 2.5	AA3 6.5
H 0.7	U2 2.6	AB 7.2
J 0.8	V1 3.0	AC 8
K 0.89	V2 3.3	AE1 10
N 1.0	V3 3.4	AE2 10.2
O 1.1	W 3.5	AG 12
P 1.2	X1 4.0	AI 19
R 1.4	X2 4.2	
S1 1.5	Y1 4.5	
S2 1.52	Y2 4.8	
S3 1.7		
S4 1.75		

Refer to Clause 4.4 (2A)

HEIGHT OF BUILDINGS MAP



SITE

MAXIMUM BUILDING HEIGHT IN RL (M)

RL 11	Q1 19	Y1 52
RL 14	Q2 20	Y2 54
E 6	R 21	AA1 60
G 7	S 24	AA2 66
J1 9	T1 25	AA3 72
J2 9.2	T2 28	AB1 80
J3 9.5	U1 31	AB2 90
K 10	U2 34	AC1 118
L 11	V1 36	AC2 120
M 12	V2 37	AD1 130
N1 13	W 40	AD2 136
N2 14	X1 48	AE 150
O1 15	X2 49	AG 200
O2 16		
P1 17		
P2 18		

Refer to table in Clause 4.3 (2A)

Refer to Clause 7.4

10 SITE INFORMATION

EXISTING AND PROPOSED BUILDING CONTROLS

EXISTING

SITE AREA	2099m²
EXISTING BUILDING HEIGHT	M - 12m and ME2 - 120m
EXISTING FSR	V1 - 3:1 and VE2 - 10.2:1
EXISTING LEVELS	3 Levels

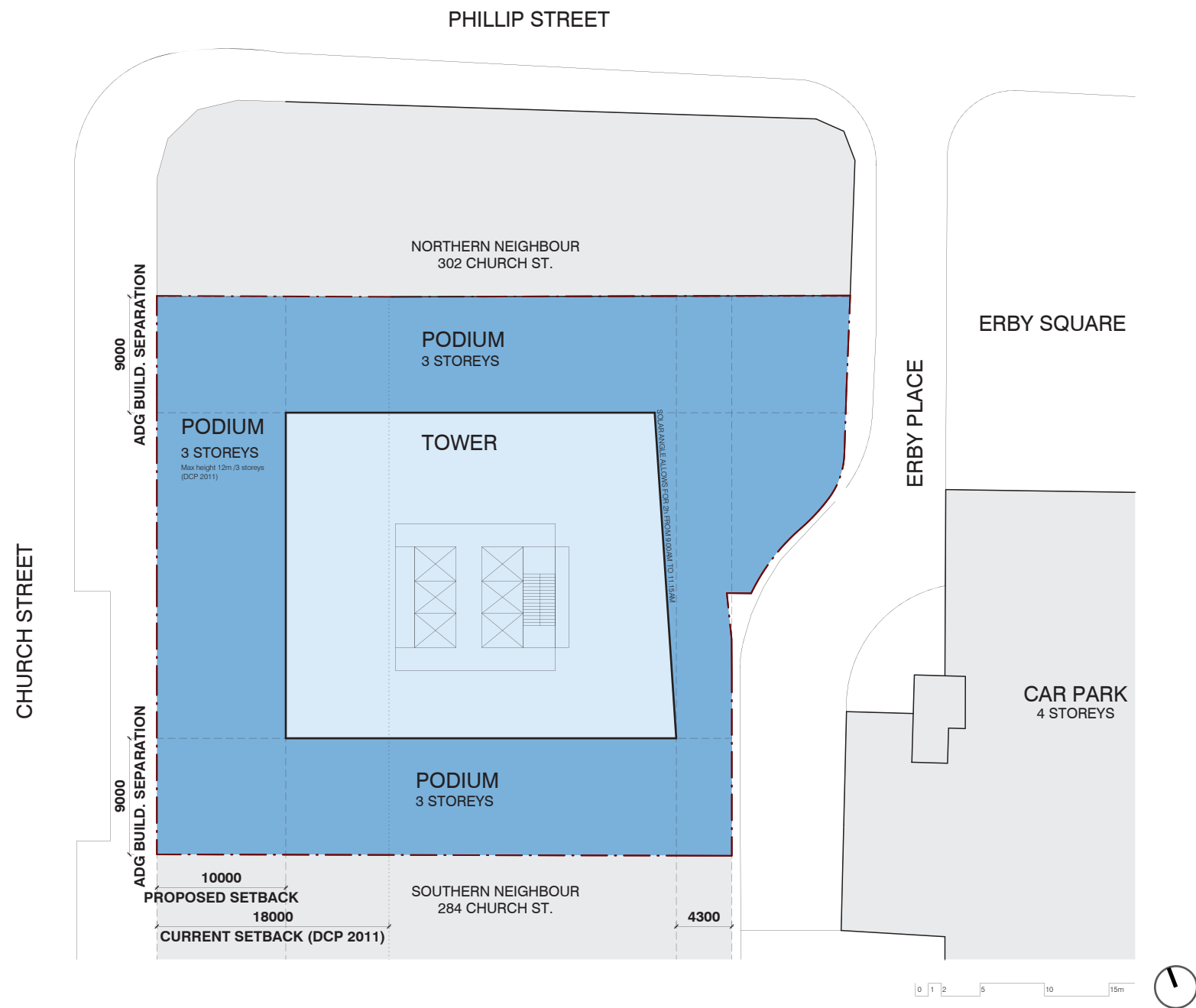
PROPOSED

REVISED BUILDING HEIGHT	202m (including lift overrun)
REVISED FSR	Residential - 14:1 Commercial/Retail - 2:1
REVISED GFA	Residential - 29377m² Commercial/Retail - 4188m²
REVISED GBA	44,249m²
REVISED LEVELS	60 Levels



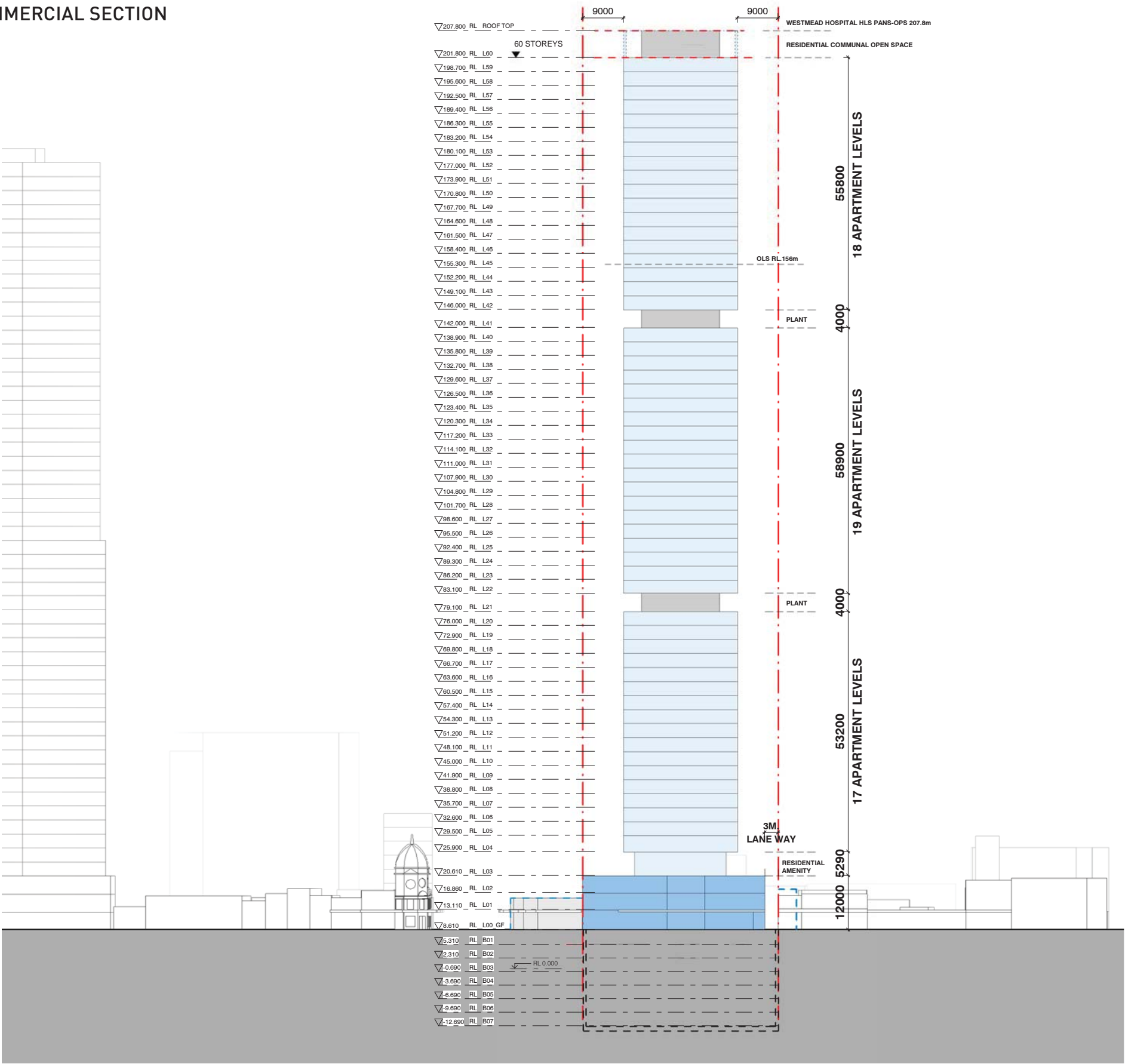
11 SUBJECT SITE - PRELIMINARY STUDY

BUILDING SETBACK DIAGRAM



11 SUBJECT SITE - PRELIMINARY STUDY

RESIDENTIAL AND COMMERCIAL SECTION

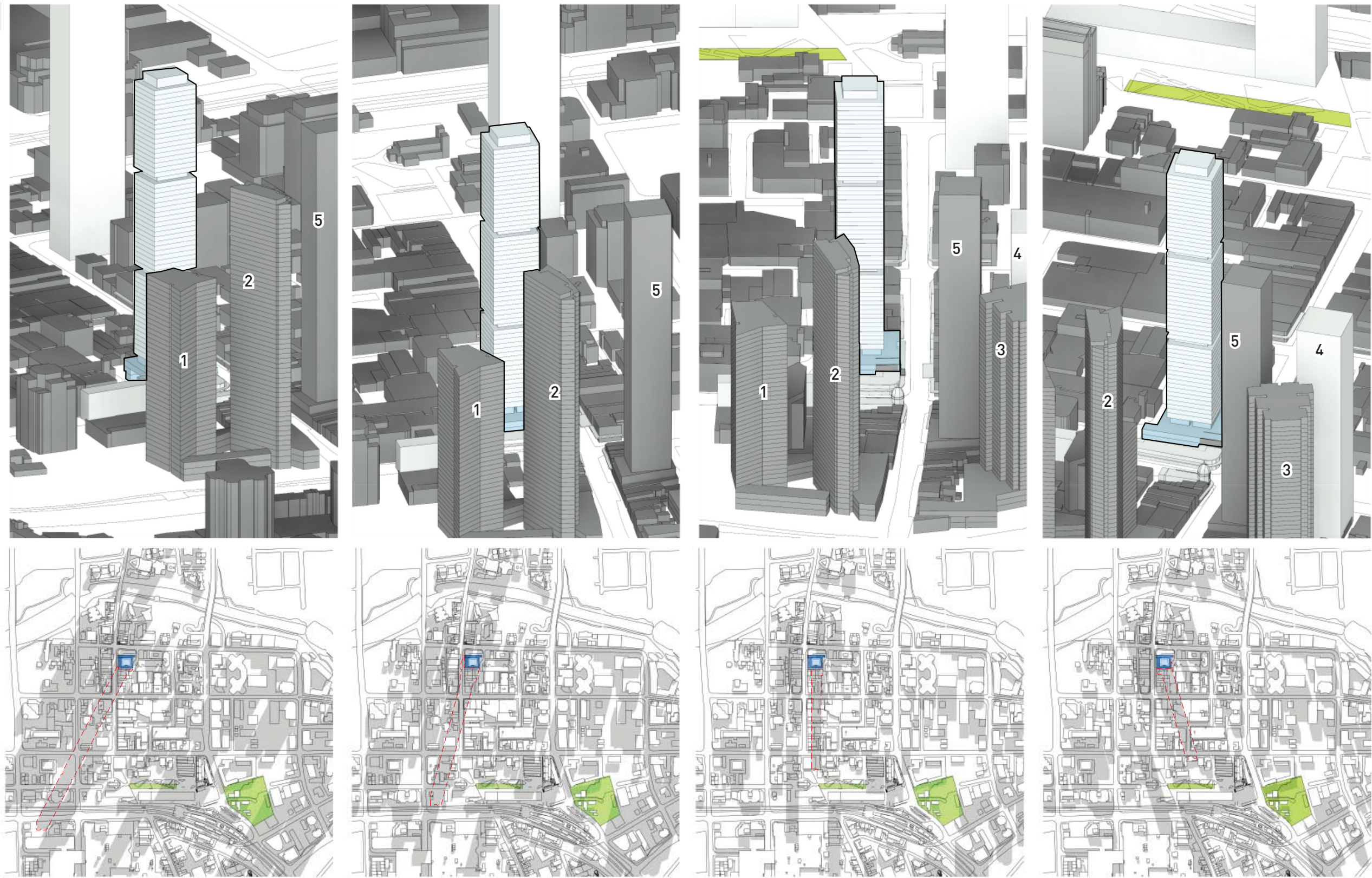


MASS AREA SCHEDULE (SUBJECT SITE)				
SITE AREA	FSR		TARGET GFA	
	14:1 RESIDENTIAL	29386m² RESIDENTIAL	2:1 COMMERCIAL/RETAIL	4198m² COMMERCIAL/RETAIL
2099m²	2099m²	2099m²	2099m²	2099m²
W	GFA	GFA	USAGE	FSR
L59	723 m²	539 m²	3. Residential	0.26
L58	723 m²	539 m²	3. Residential	0.26
L57	723 m²	539 m²	3. Residential	0.26
L56	723 m²	539 m²	3. Residential	0.26
L55	723 m²	539 m²	3. Residential	0.26
L54	723 m²	539 m²	3. Residential	0.26
L53	723 m²	539 m²	3. Residential	0.26
L52	723 m²	539 m²	3. Residential	0.26
L51	723 m²	539 m²	3. Residential	0.26
L50	723 m²	539 m²	3. Residential	0.26
L49	723 m²	539 m²	3. Residential	0.26
L48	723 m²	539 m²	3. Residential	0.26
L47	723 m²	539 m²	3. Residential	0.26
L46	723 m²	539 m²	3. Residential	0.26
L45	723 m²	539 m²	3. Residential	0.26
L44	723 m²	539 m²	3. Residential	0.26
L43	723 m²	539 m²	3. Residential	0.26
L42	723 m²	539 m²	3. Residential	0.26
L41	723 m²	539 m²	3. Residential	0.26
L40	723 m²	539 m²	3. Residential	0.26
L39	723 m²	539 m²	3. Residential	0.26
L38	723 m²	539 m²	3. Residential	0.26
L37	723 m²	539 m²	3. Residential	0.26
L36	723 m²	539 m²	3. Residential	0.26
L35	723 m²	539 m²	3. Residential	0.26
L34	723 m²	539 m²	3. Residential	0.26
L33	723 m²	539 m²	3. Residential	0.26
L32	723 m²	539 m²	3. Residential	0.26
L31	723 m²	539 m²	3. Residential	0.26
L30	723 m²	539 m²	3. Residential	0.26
L29	723 m²	539 m²	3. Residential	0.26
L28	723 m²	539 m²	3. Residential	0.26
L27	723 m²	539 m²	3. Residential	0.26
L26	723 m²	539 m²	3. Residential	0.26
L25	723 m²	539 m²	3. Residential	0.26
L24	723 m²	539 m²	3. Residential	0.26
L23	723 m²	539 m²	3. Residential	0.26
L22	723 m²	539 m²	3. Residential	0.26
L21	723 m²	539 m²	3. Residential	0.26
L20	723 m²	539 m²	3. Residential	0.26
L19	723 m²	539 m²	3. Residential	0.26
L18	723 m²	539 m²	3. Residential	0.26
L17	723 m²	539 m²	3. Residential	0.26
L16	723 m²	539 m²	3. Residential	0.26
L15	723 m²	539 m²	3. Residential	0.26
L14	723 m²	539 m²	3. Residential	0.26
L13	723 m²	539 m²	3. Residential	0.26
L12	723 m²	539 m²	3. Residential	0.26
L11	723 m²	539 m²	3. Residential	0.26
L10	723 m²	539 m²	3. Residential	0.26
L09	723 m²	539 m²	3. Residential	0.26
L08	723 m²	539 m²	3. Residential	0.26
L07	723 m²	539 m²	3. Residential	0.26
L06	723 m²	539 m²	3. Residential	0.26
L05	723 m²	539 m²	3. Residential	0.26
L04	723 m²	539 m²	3. Residential	0.26
L03	358 m²	267 m²	3. Residential	0.13
3. Residential: 55	39379 m²	29377 m²		14.00
Total: 55	39379 m²	29377 m²		14.00
L02	1794 m²	1543 m²	1. Retail/Commercial	0.73
L01	1631 m²	1403 m²	1. Retail/Commercial	0.67
L00 GF	1445 m²	1243 m²	1. Retail/Commercial	0.59
1. Retail/Commercial: 3	4870 m²	4188 m²		2.00
Total: 3	4870 m²	4188 m²		2.00
TOTAL FSR				16:1

- RESIDENTIAL
- COMMERCIAL/RETAIL
- ADJOINING BUILDINGS

11 SUBJECT SITE - PRELIMINARY STUDY

SUN EYE VIEW AND SHADOW STUDY



21 JUNE - 9AM

21 JUNE - 10AM

21 JUNE - 11AM

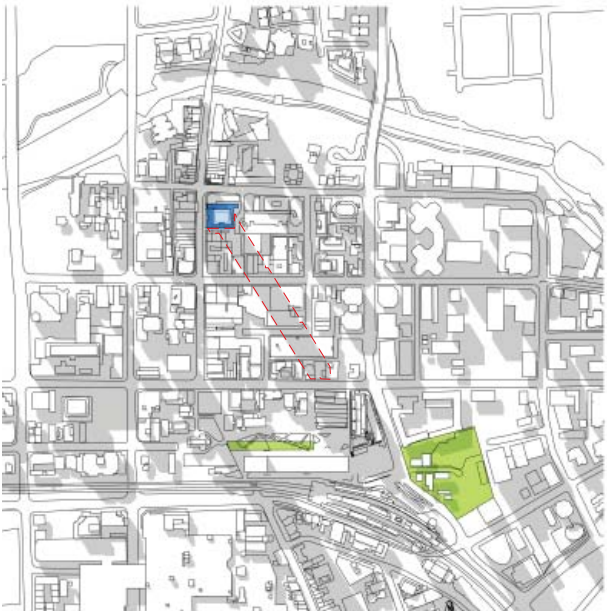
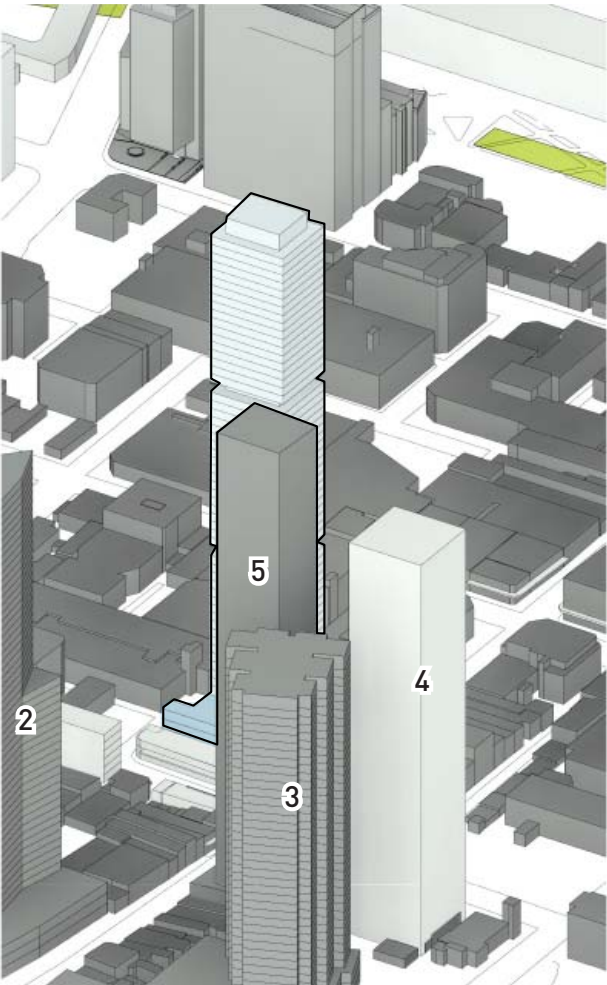
21 JUNE - 12PM

PTW

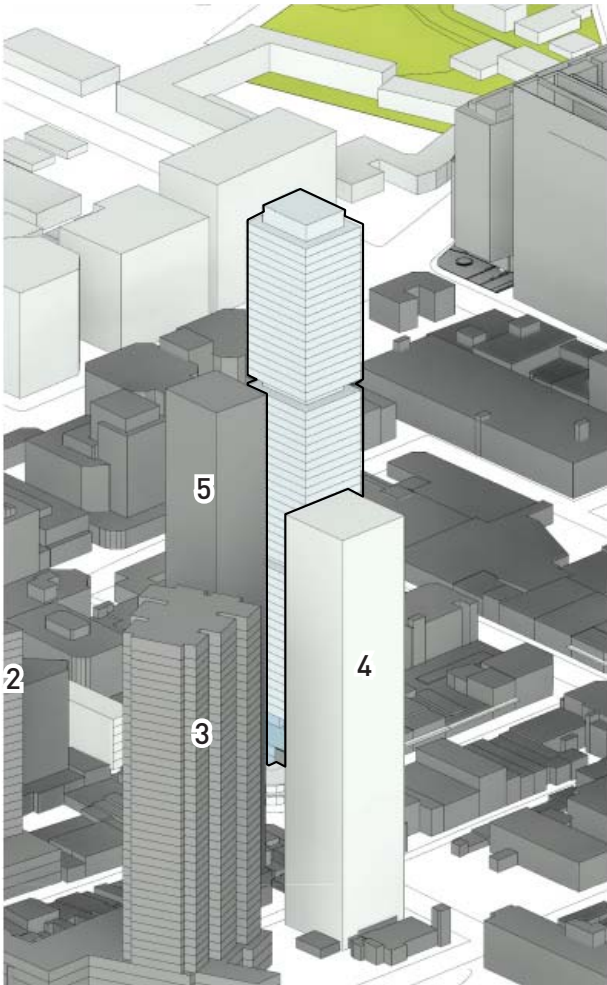
UNDER CONSTRUCTION ①②
DA APPROVED ③
DA REGISTERED ④
PP APPROVED ⑤

11 SUBJECT SITE - PRELIMINARY STUDY

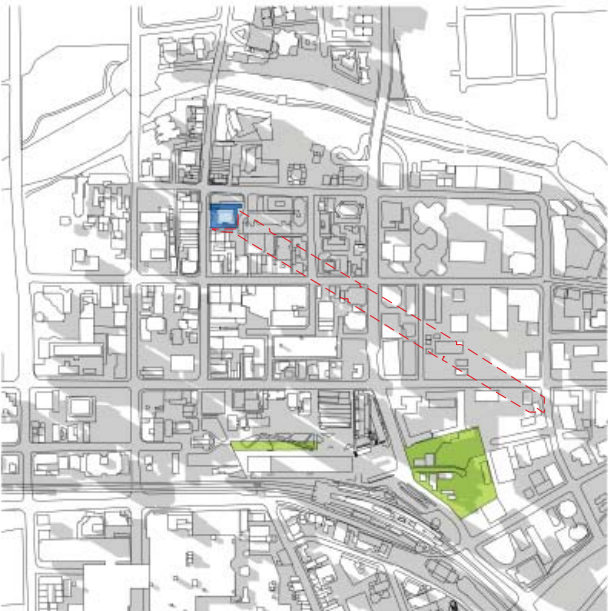
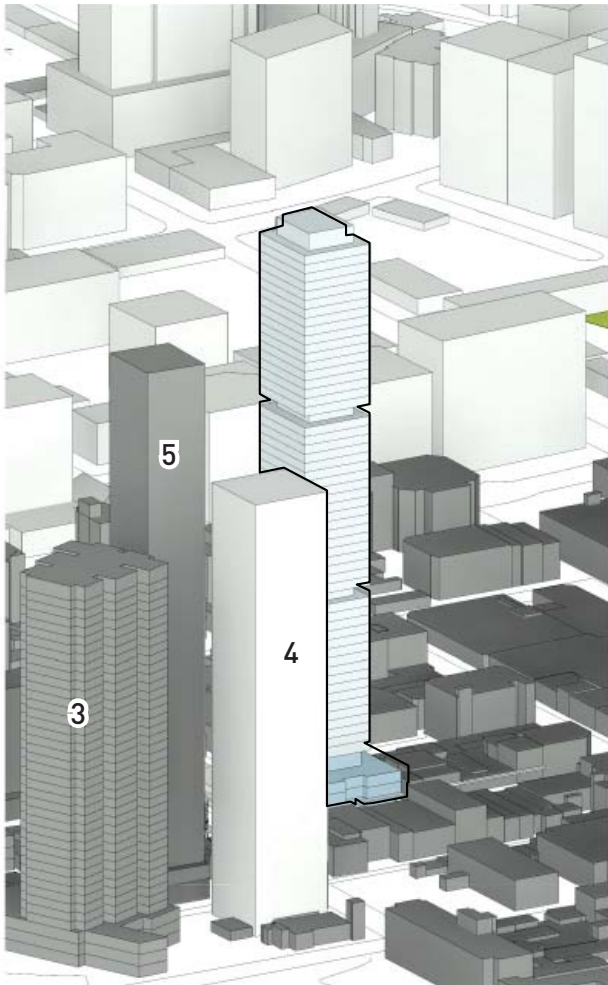
SUN EYE VIEW AND SHADOW STUDY



21 JUNE - 1PM



21 JUNE - 2PM

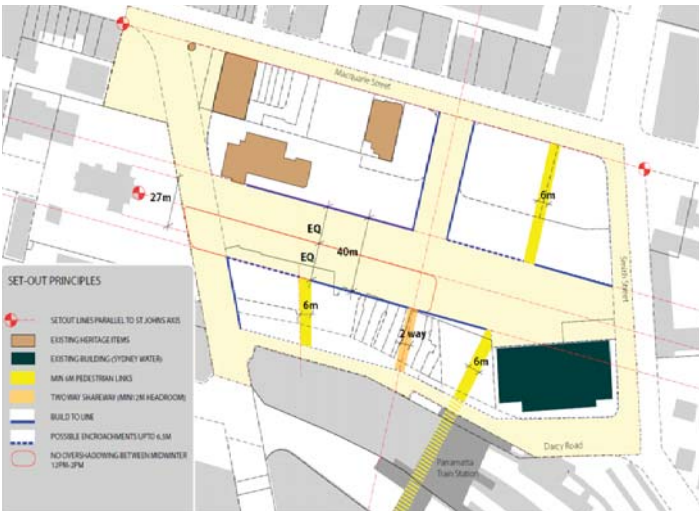


21 JUNE - 3PM



LANCER BARRACKS OVERSHADOWING CONTROLS

A PROPOSED 61 STOREY BUILDING (RL 210.610) WILL NOT OVERSHADOW LANCER BARRACKS FROM 12-2PM, BEING AT ITS CLOSEST TO THE BARRACKS AT 2PM.



PARRAMATTA SQUARE OVERSHADOWING CONTROLS (FIGURE 4.3.3.7.3 EXTRACTED FROM DCP)

A PROPOSED 61 STOREY BUILDING (RL 210.610) WILL NOT OVERSHADOW PARRAMATTA SQUARE FROM 12-12:30PM, BEING AT ITS CLOSEST TO THE BARRACKS AT 2PM.

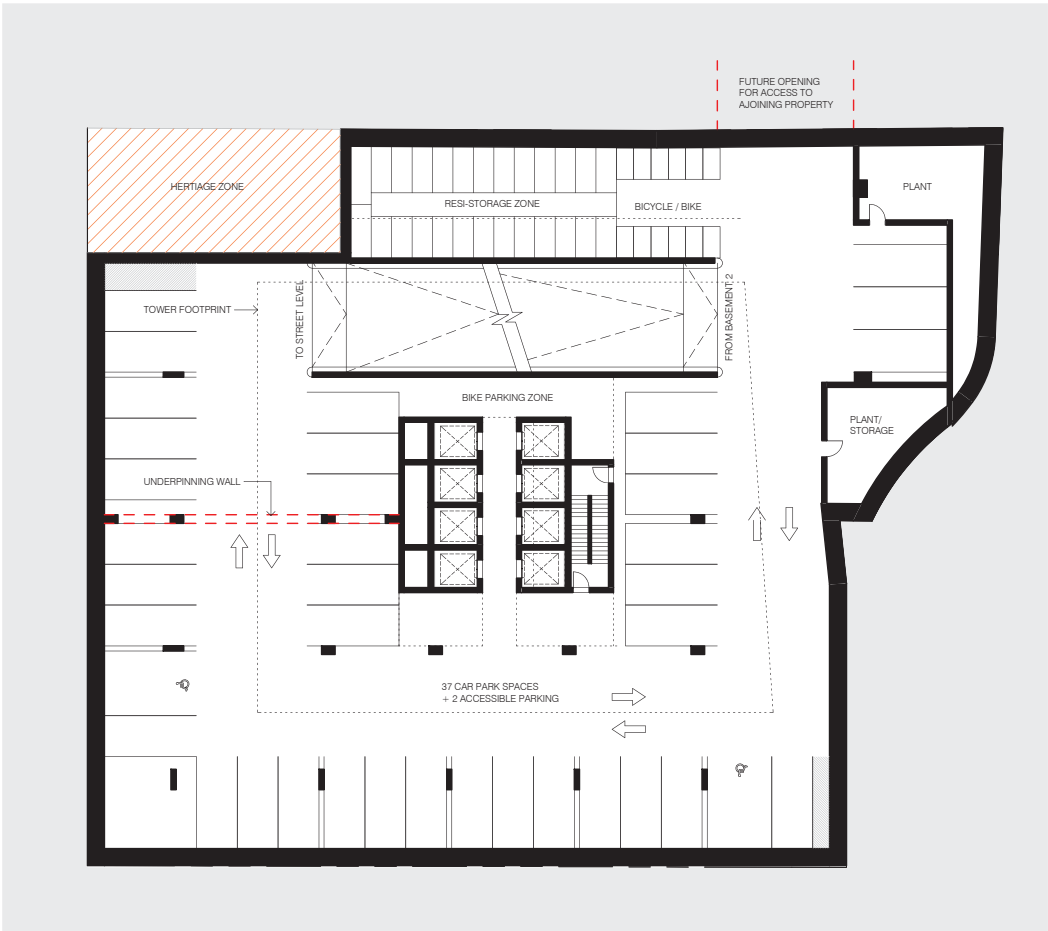
11 SUBJECT SITE - PRELIMINARY STUDY



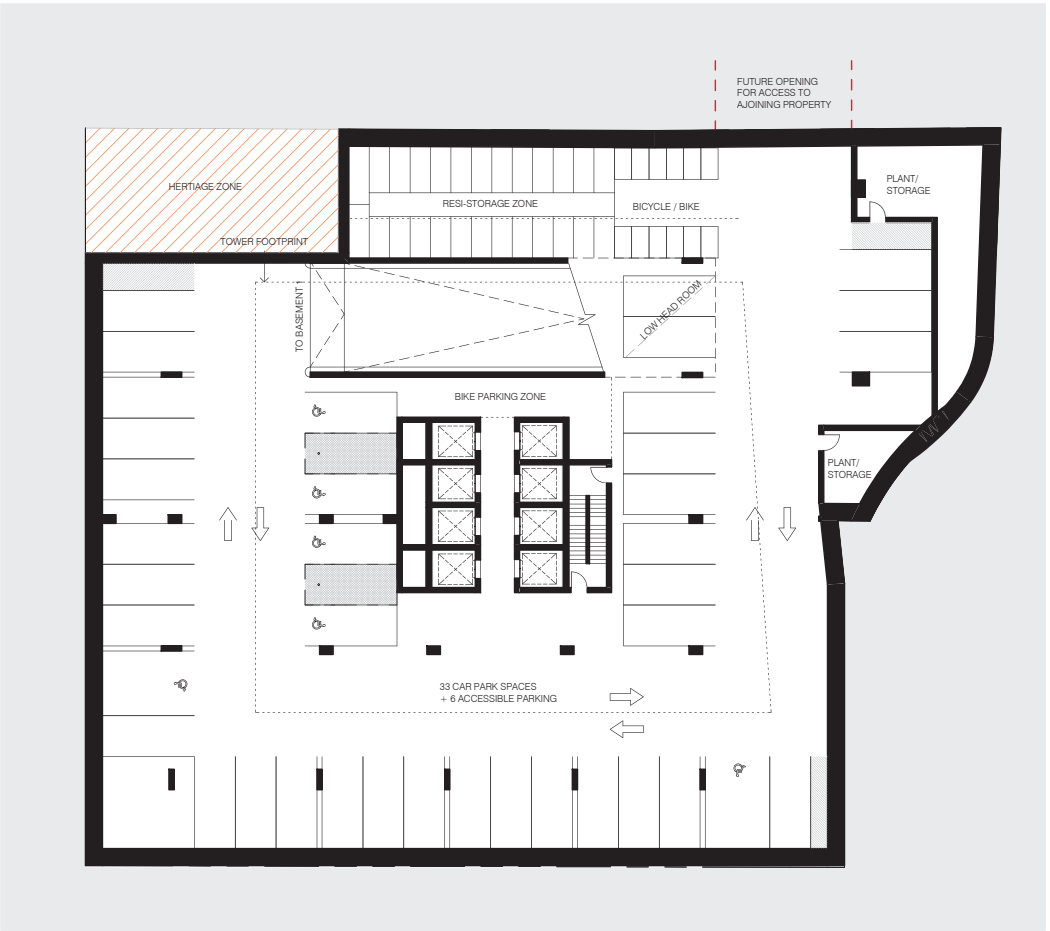
AERIAL DRONE PHOTO

11 SUBJECT SITE - PRELIMINARY STUDY

BASEMENT FLOOR PLANS



BASEMENT 01

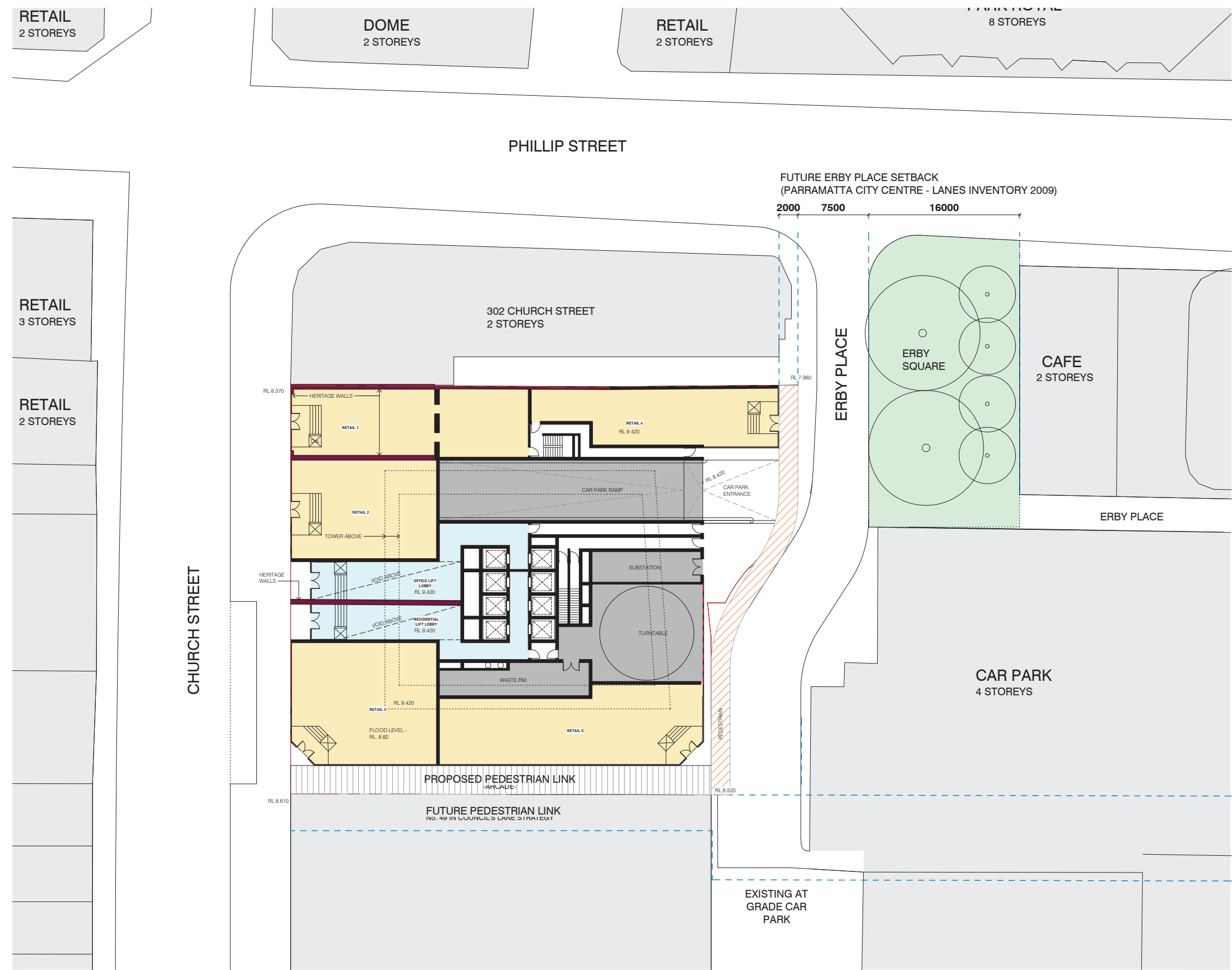


BASEMENT [LOWEST]



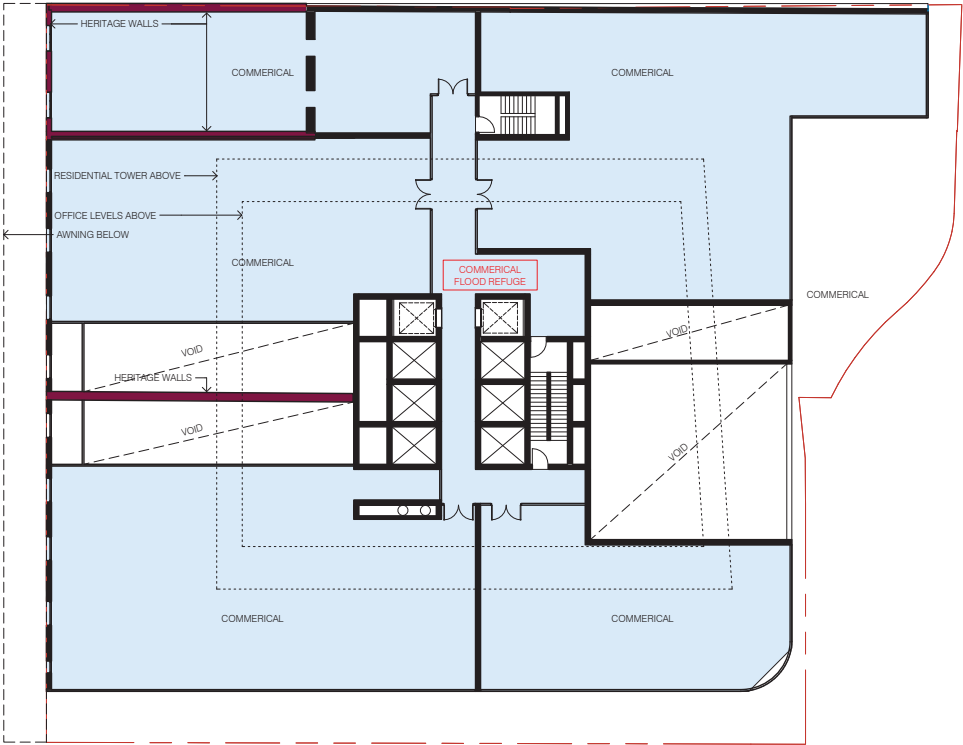
11 SUBJECT SITE - PRELIMINARY STUDY

GROUND FLOOR PLAN

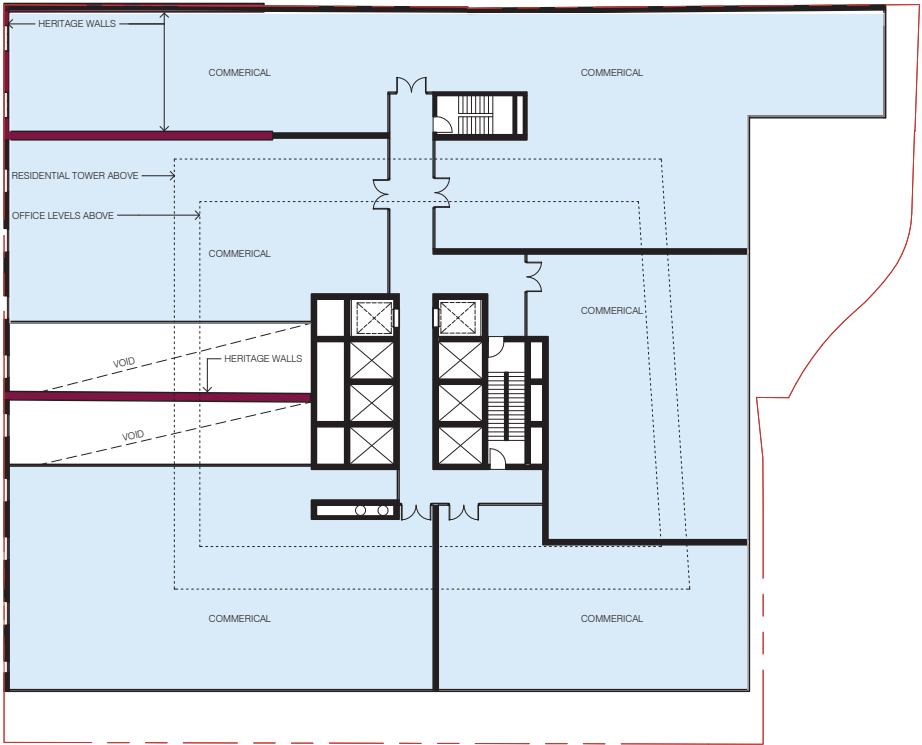


11 SUBJECT SITE - PRELIMINARY STUDY

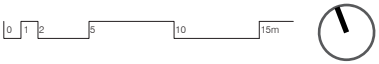
RETAIL UPPER FLOOR PLANS



LEVEL 01

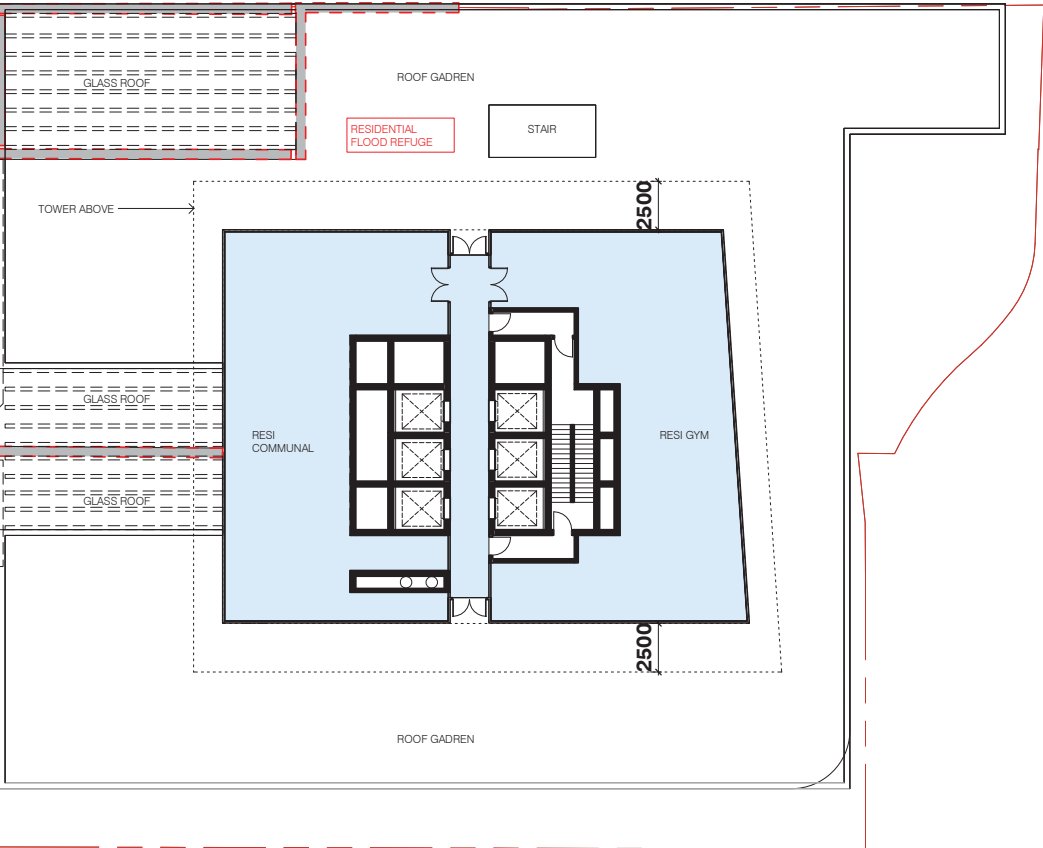


LEVEL 02



11 SUBJECT SITE - PRELIMINARY STUDY

RESIDENTIAL AMENITY FLOOR PLANS

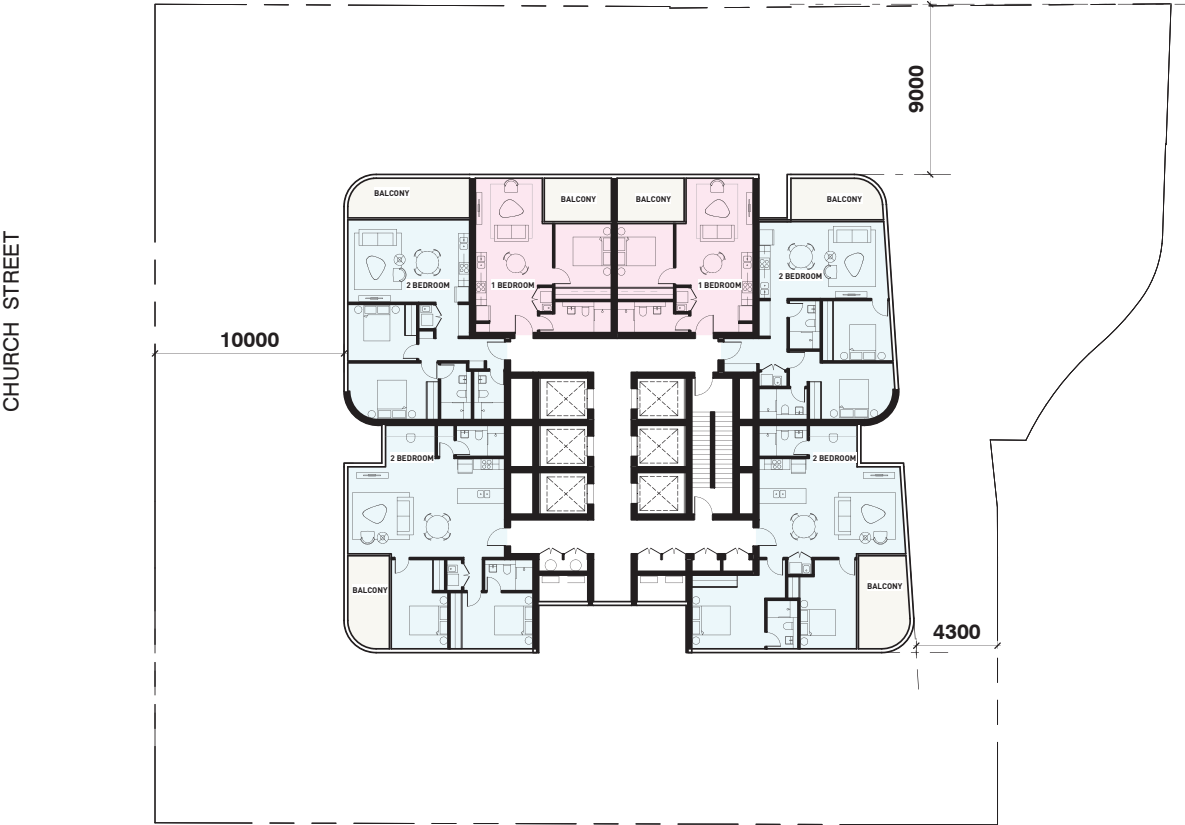


LEVEL 03 COMMERCIAL/RESIDENTIAL AMENITY FLOOR PLAN

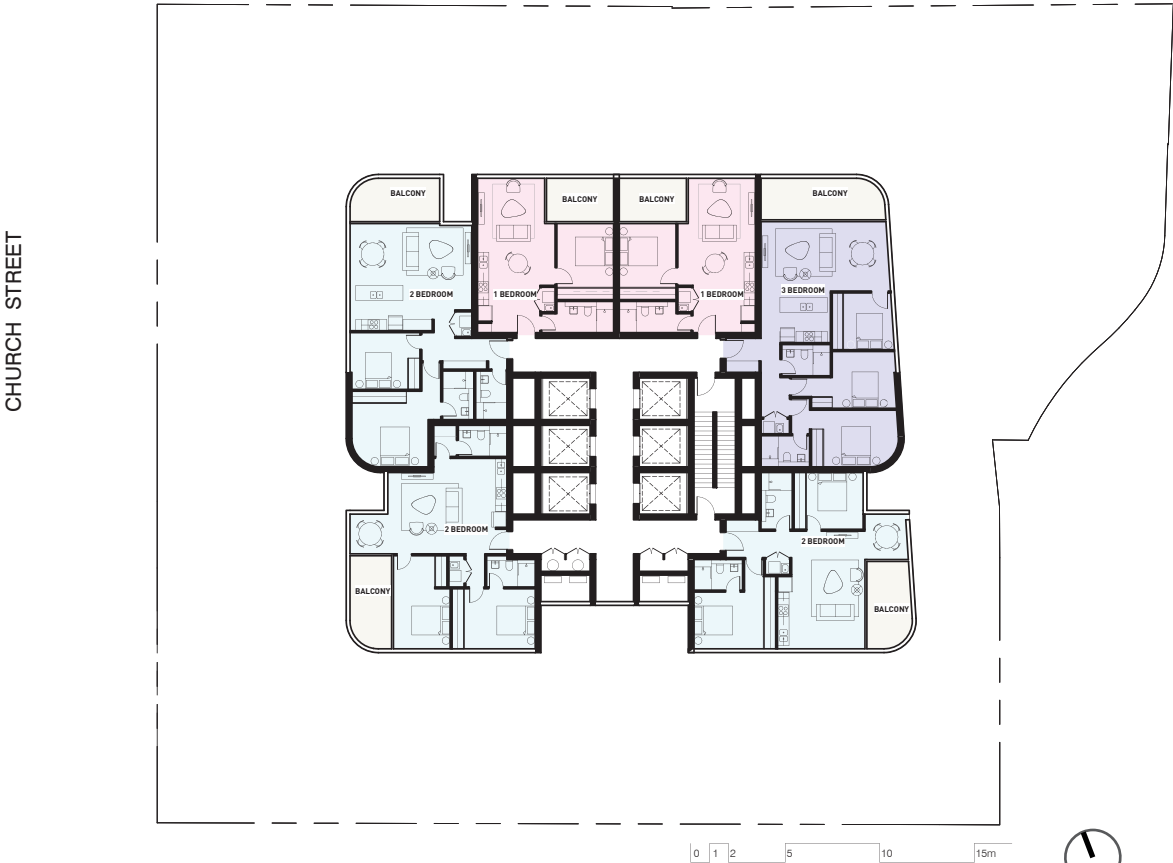


11 SUBJECT SITE - PRELIMINARY STUDY

TYPICAL RESIDENTIAL FLOOR PLANS



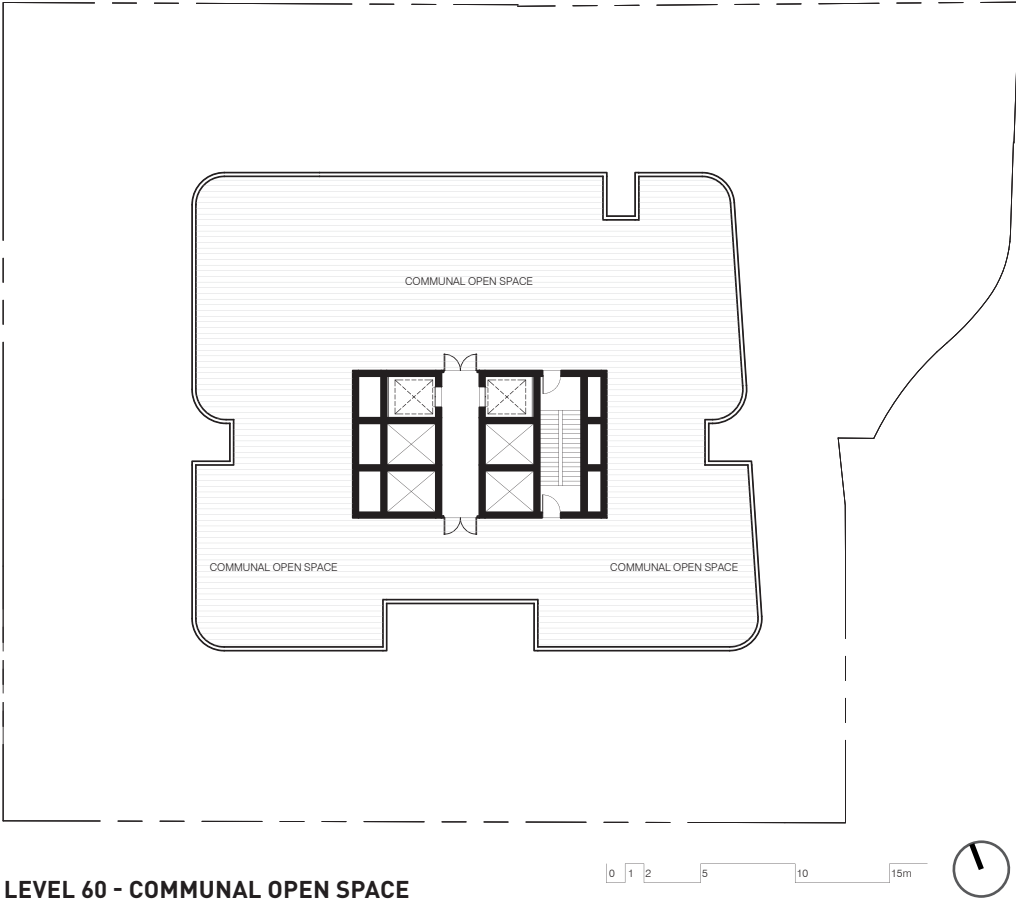
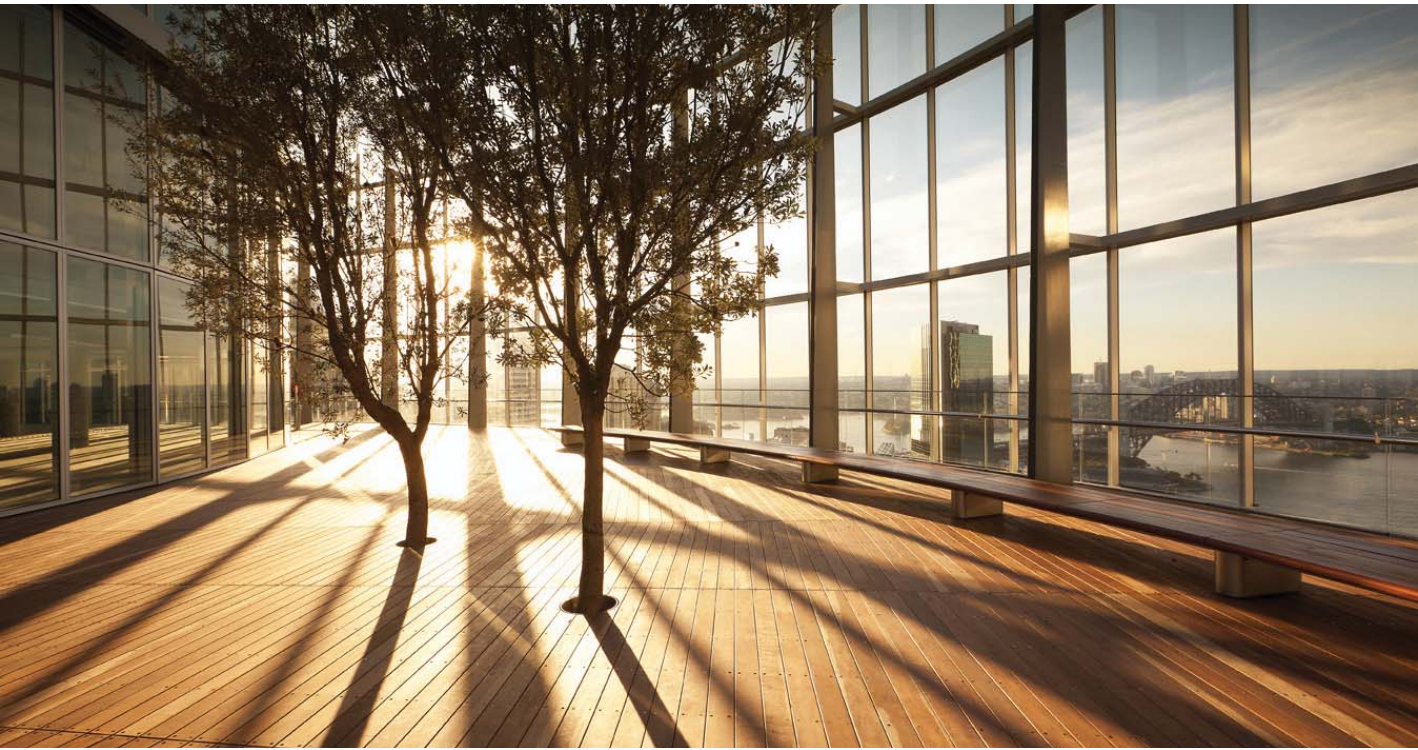
RESIDENTIAL - TYPICAL FLOOR A



RESIDENTIAL - TYPICAL FLOOR B

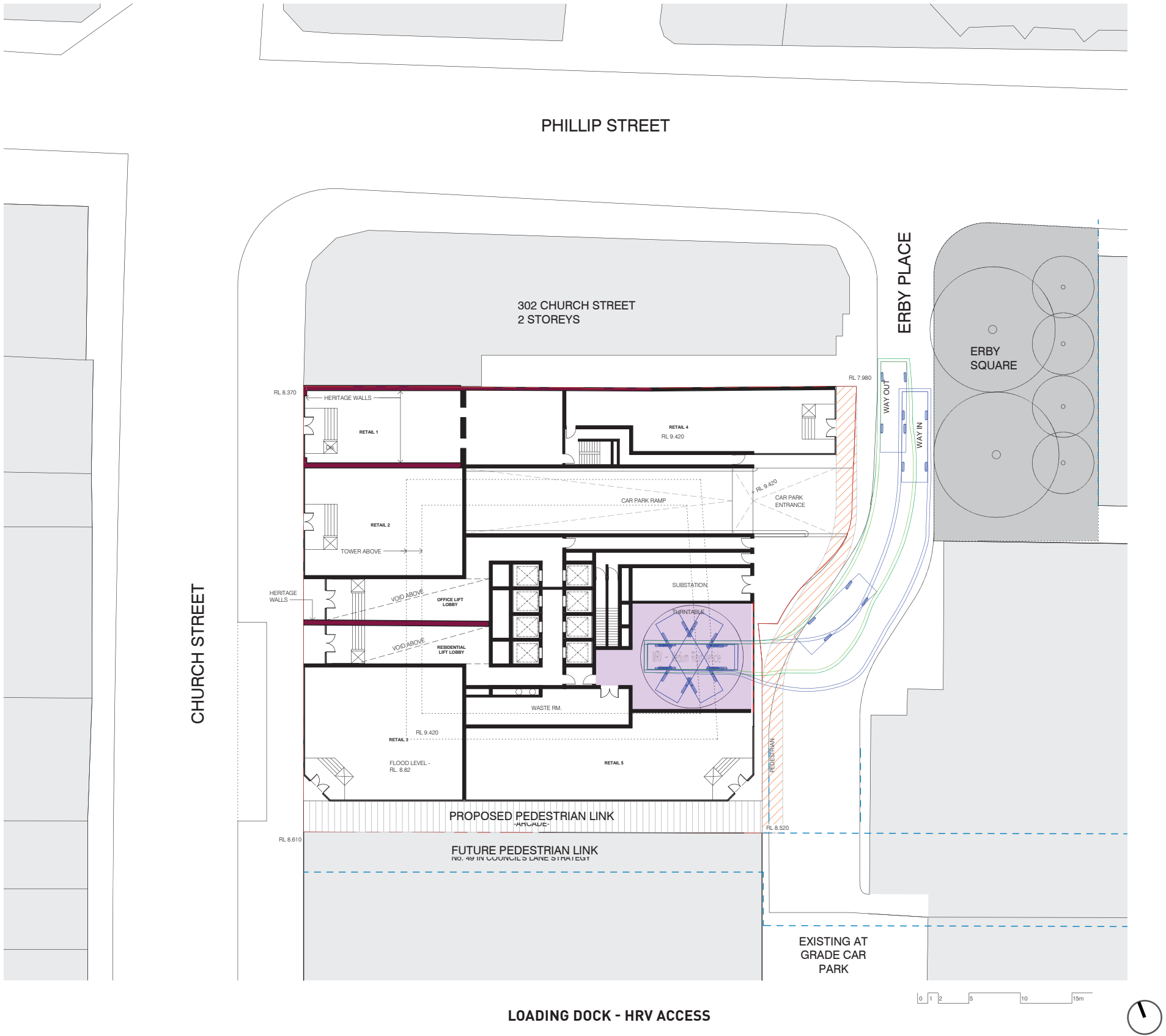
11 SUBJECT SITE - PRELIMINARY STUDY

ROOF COMMUNAL OPEN SPACE PLAN



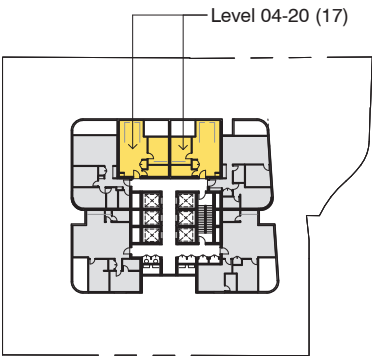
11 SUBJECT SITE - PRELIMINARY STUDY

LOADING DOCK - HRV ACCESS

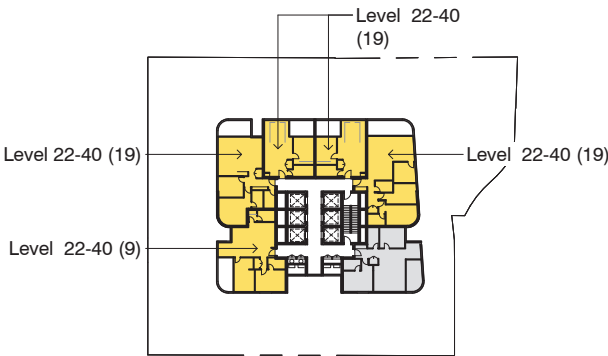


11 SUBJECT SITE - PRELIMINARY STUDY

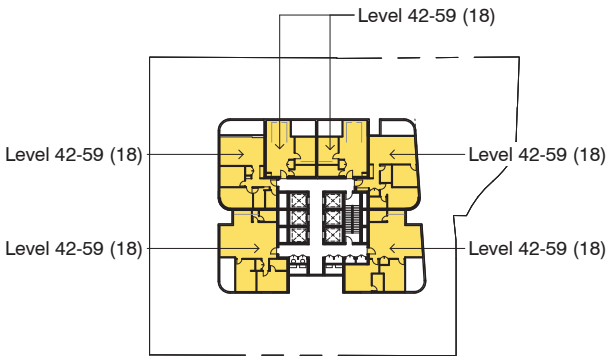
SOLAR ACCESS & CROSS VENTILATION DIAGRAMS



Solar Access Level 04-20



Solar Access Level 22-40



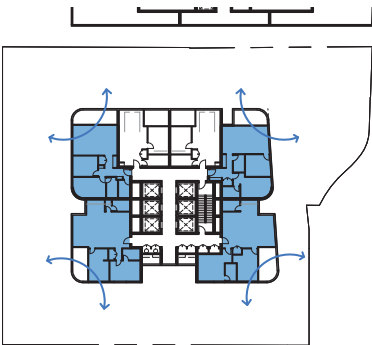
Solar Access Level 42-59

- APARTMENTS RECEIVE ≥ 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM 21 JUNE
- APARTMENTS RECEIVE ≤ 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM 21 JUNE

*ADG requires at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

SOLAR ACCESS	NO. OF APARTMENT	%
>2h	227	70.1%
<2h	97	29.9%
0h	0	0%

227/324
Solar Access Compliance Percentage 70.1%



CROSS VENTILATION DIAGRAM LEVEL 04- 08

CROSS VENTILATED

*ADG requires at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

20/30
Cross Ventilation Percentage 66.7%

11 SUBJECT SITE - PRELIMINARY STUDY

AREA SCHEDULE AND APARTMENT MIX

RL	FTF	USEAGE		LEVEL	RETAIL			COMMERCIAL			RESIDENTIAL			APARTMENT MIX						TOTAL	POVIDED CAR PARKING	ADG COMPLIANCE	
		RETAIL - R	COMMERCIAL - C		GBA (m²)	GFA (m²)	Total	GBA (m²)	GFA (m²)	Total	GBA (m²)	GFA (m²)	Total	1 BED	TOTAL	2 BED	TOTAL	3 BED	TOTAL			2hr SOLAR ACCESS	CROSS VENTILATION
207.800	-	-	-	Overrun																			
201.800	-	Communal Roof		Level 60																			
198.700	3.10	Res		Level 59							723	539		2		4		-		6		6	**
195.600	3.10	Res		Level 58							723	539		2		4		-		6		6	**
192.500	3.10	Res		Level 57							723	539		2		4		-		6		6	**
189.400	3.10	Res		Level 56							723	539		2		4		-		6		6	**
186.300	3.10	Res		Level 55							723	539		2		4		-		6		6	**
183.200	3.10	Res		Level 54							723	539		2		4		-		6		6	**
180.100	3.10	Res		Level 53							723	539		2		4		-		6		6	**
177.000	3.10	Res		Level 52							723	539		2		4		-		6		6	**
173.900	3.10	Res		Level 51							723	539		2		4		-		6		6	**
170.800	3.10	Res		Level 50							723	539		2		4		-		6		6	**
167.700	3.10	Res		Level 49							723	539		2		4		-		6		6	**
164.600	3.10	Res		Level 48							723	539		2		4		-		6		6	**
161.500	3.10	Res		Level 47							723	539		2		4		-		6		6	**
158.400	3.10	Res		Level 46							723	539		2		4		-		6		6	**
155.300	3.10	Res		Level 45							723	539		2		4		-		6		6	**
152.200	3.10	Res		Level 44							723	539		2		4		-		6		6	**
149.100	3.10	Res		Level 43							723	539		2		4		-		6		6	**
146.000	3.10	Res		Level 42							723	539		2		4		-		6		6	**
142.000	4.00	Plant		Level 41 (Plant)		-		-	-		-	-		-		-		-		-		-	-
138.900	3.10	Res		Level 40							723	539		2		3		1		6		5	**
135.800	3.10	Res		Level 39							723	539		2		3		1		6		5	**
132.700	3.10	Res		Level 38							723	539		2		3		1		6		5	**
129.600	3.10	Res		Level 37							723	539		2		3		1		6		5	**
126.500	3.10	Res		Level 36							723	539		2		3		1		6		5	**
123.400	3.10	Res		Level 35							723	539		2		3		1		6		5	**
120.300	3.10	Res		Level 34							723	539		2		3		1		6		5	**
117.200	3.10	Res		Level 33							723	539		2		3		1		6		5	**
114.100	3.10	Res		Level 32							723	539		2		3		1		6		5	**
111.000	3.10	Res		Level 31							723	539		2		3		1		6		4	**
107.900	3.10	Res		Level 30							723	539		2		3		1		6		4	**
104.800	3.10	Res		Level 29							723	539		2		3		1		6		4	**
101.700	3.10	Res		Level 28							723	539		2		3		1		6		4	**
98.600	3.10	Res		Level 27							723	539		2		3		1		6		4	**
95.500	3.10	Res		Level 26							723	539		2		3		1		6		4	**
92.400	3.10	Res		Level 25							723	539		2		3		1		6		4	**
89.300	3.10	Res		Level 24							723	539		2		3		1		6		4	**
86.200	3.10	Res		Level 23							723	539		2		3		1		6		4	**
83.100	3.10	Res		Level 22							723	539		2		3		1		6		4	**
79.100	4.00	Plant		Level 21 (Plant)		-		-	-		-	-		-		-		-		-		-	-
76.000	3.10	Res		Level 20							723	539		2		4		-		6		2	**
72.900	3.10	Res		Level 19							723	539		2		4		-		6		2	**
69.800	3.10	Res		Level 18							723	539		2		4		-		6		2	**
66.700	3.10	Res		Level 17							723	539		2		4		-		6		2	**
63.600	3.10	Res		Level 16							723	539		2		4		-		6		2	**
60.500	3.10	Res		Level 15							723	539		2		4		-		6		2	**
57.400	3.10	Res		Level 14							723	539		2		4		-		6		2	**
54.300	3.10	Res		Level 13							723	539		2		4		-		6		2	**
51.200	3.10	Res		Level 12							723	539		2		4		-		6		2	**
48.100	3.10	Res		Level 11							723	539		2		4		-		6		2	**
45.000	3.10	Res		Level 10							723	539		2		4		-		6		2	**
41.900	3.10	Res		Level 09							723	539		2		4		-		6		2	**
38.800	3.10	Res		Level 08							723	539		2		4		-		6		2	4
35.700	3.10	Res		Level 07							723	539		2		4		-		6		2	4
32.600	3.10	Res		Level 06							723	539		2		4		-		6		2	4
29.500	3.10	Res		Level 05							723	539		2		4		-		6		2	4
26.400	3.10	Res		Level 04							723	539		2		4		-		6		2	4
20.610	5.79	Res Amenity		Level 03	-	-		-	-		358	267		-		-		-		-		-	-
16.860	3.75	Commercial		Level 02				1794	1543														
13.110	3.75	Commercial		Level 01				1631	1403														
8.610	4.50	Retail		Level 00	1445	1243																	
				Basement 01																	39		
				Basement 02																	39		
				Basement 03																	39		
				Basement 04																	39		
				Basement 05																	39		
				Total	1,445	1,243		3,425	2,946		39,379	29,377		108		197		19		324	195	227	20
				%	-	-		-	-		-	-		33%		61%		6%		100%		70.1%	-

*Refer to Traffic engineer's report for the total number of car parking,
** Apartments at 10 storeys or greater are deemed to be cross ventilated (p. 85 ADG)

12 VISION

REFERENCE TOWERS



ASPIRE TOWER - BATESSMART



CUMBERLAND TOWER, NEWS LIMITED SITE - PTW ARCHITECTS



12 VISION

REFERENCE IMAGES OF MATERIALITY



PTW

13 PHOTOMONTAGES

PODIUM LEVEL LOOKING THROUGH NEW LANEWAY



PTW

13 PHOTOMONTAGES

FROM CHURCH STREET, LOOKING SOUTH TO SUBJECT SITE

PTW



PTW