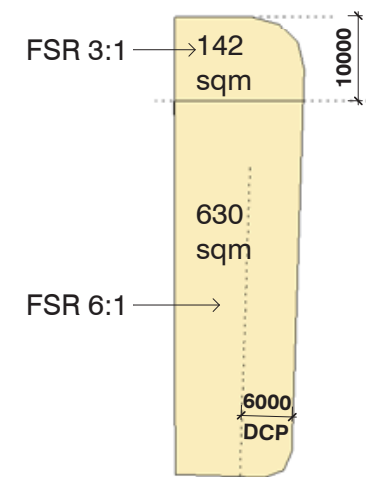


OPTION STUDIES FOR 302 CHURCH ST, PARRAMATTA

302 Church Street - Option 1



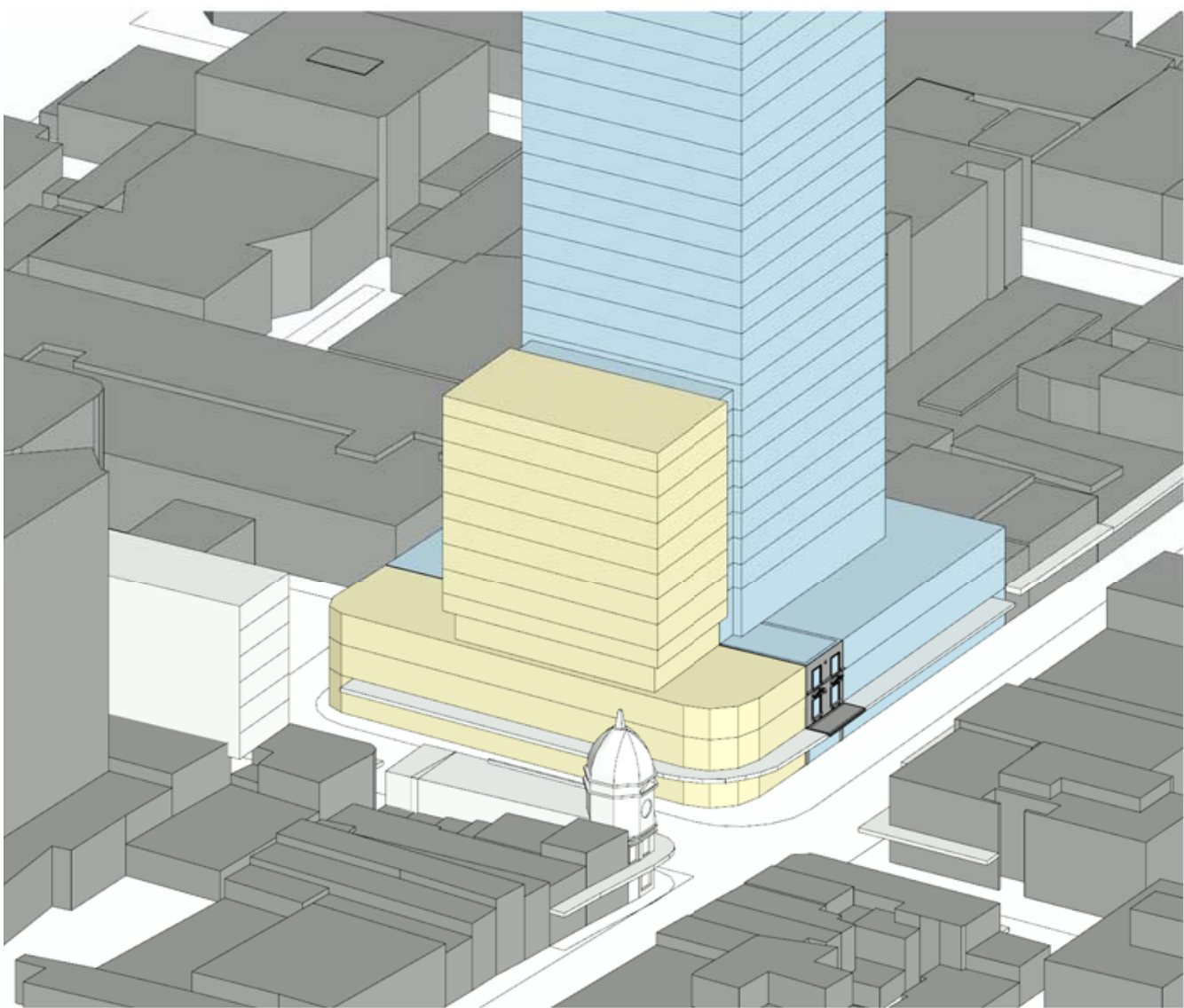
NOTE: NORTHERN SITE - 302 CHURCH STREET

SITE AREA: 776.5 SQM
B4 ZONE (MIXED USE)

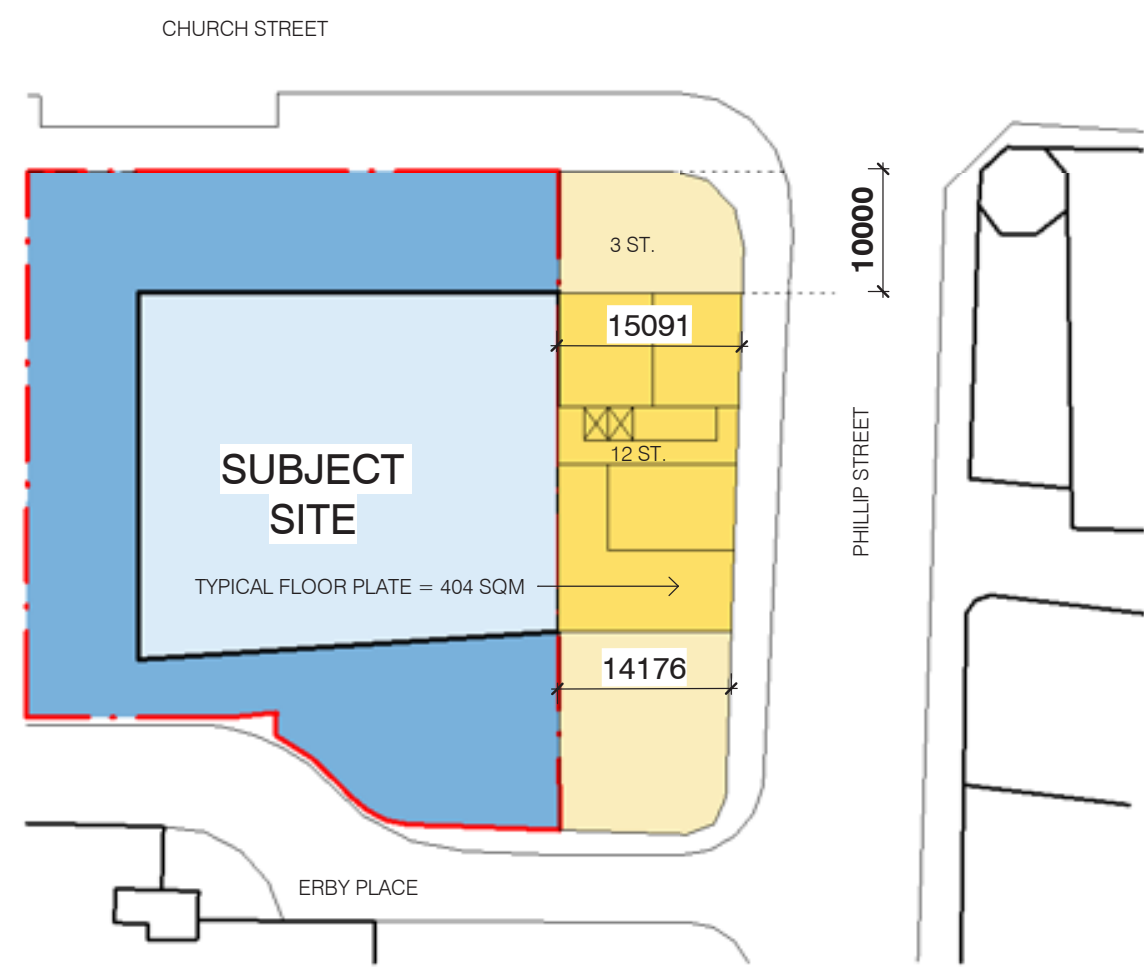
-FSR 3:1 - TARGETED GFA = 426 SQM
-FSR 6: 1 - TARGET GFA = 3780 SQM (SITE AREA < 1000 SQM)
TOTAL TARGET GFA = 4206 SQM

- PODIUM
- TOWER

- ADVANTAGES :**
- This option complies to setback on Phillip St.
 - Achieving Target FSR
- DISADVANTAGES :**
- Zero setback to short tower on Phillip St undermines the street wall podium below.

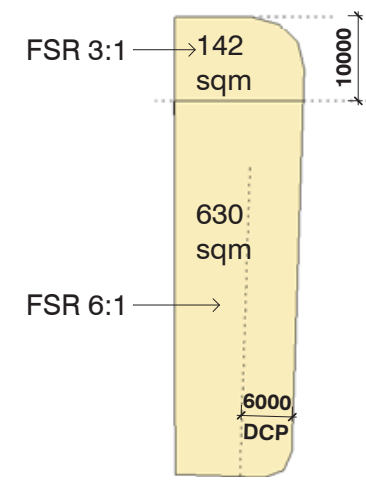


NORTH-EAST MASSING VIEW - 0M SETBACK FROM PHILLIP ST.



Northern Site - Attached option

302 Church Street - Option 2



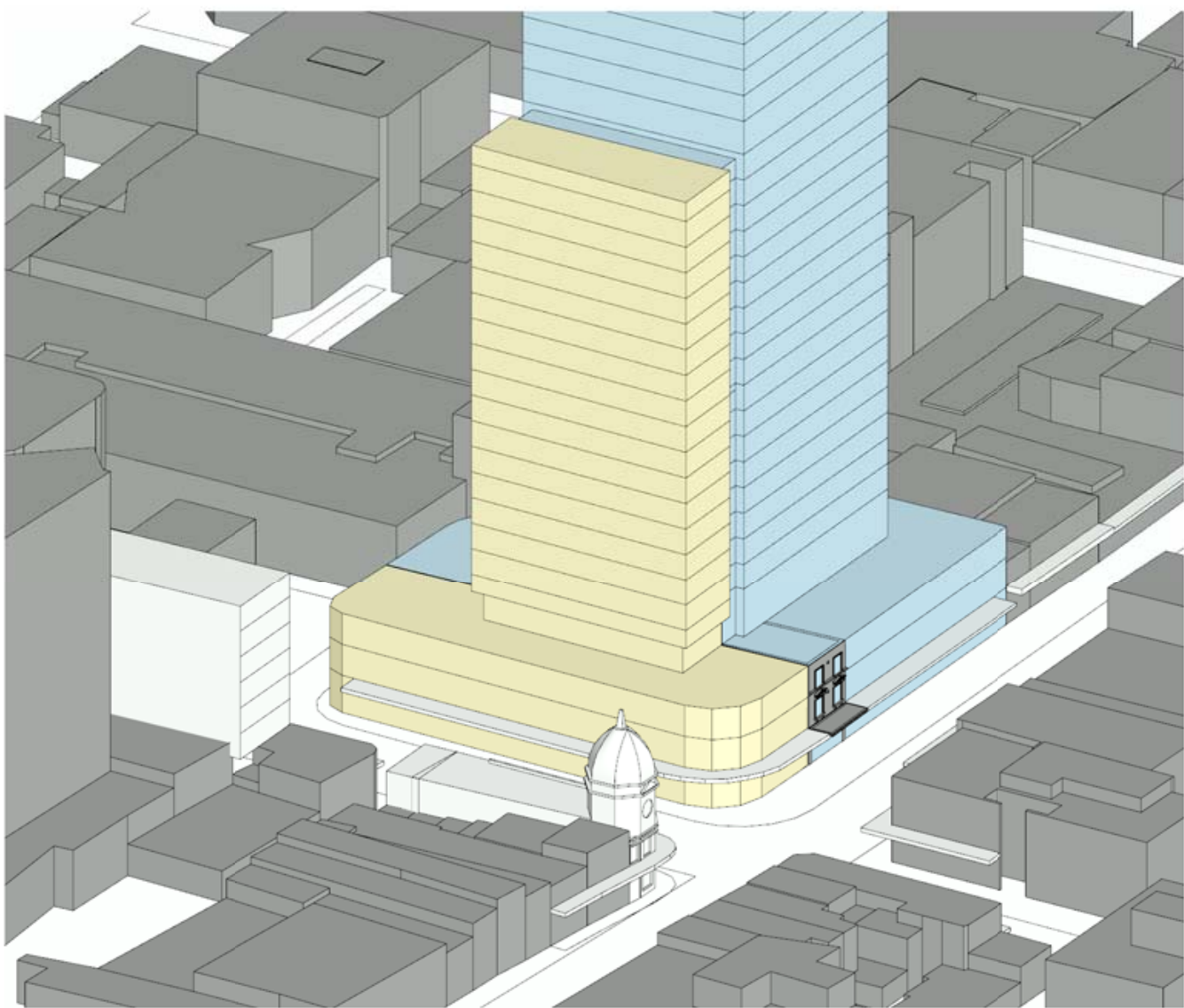
NOTE : NORTHERN SITE - 302 CHURCH STREET

SITE AREA: 776.5 SQM
B4 ZONE (MIXED USE)

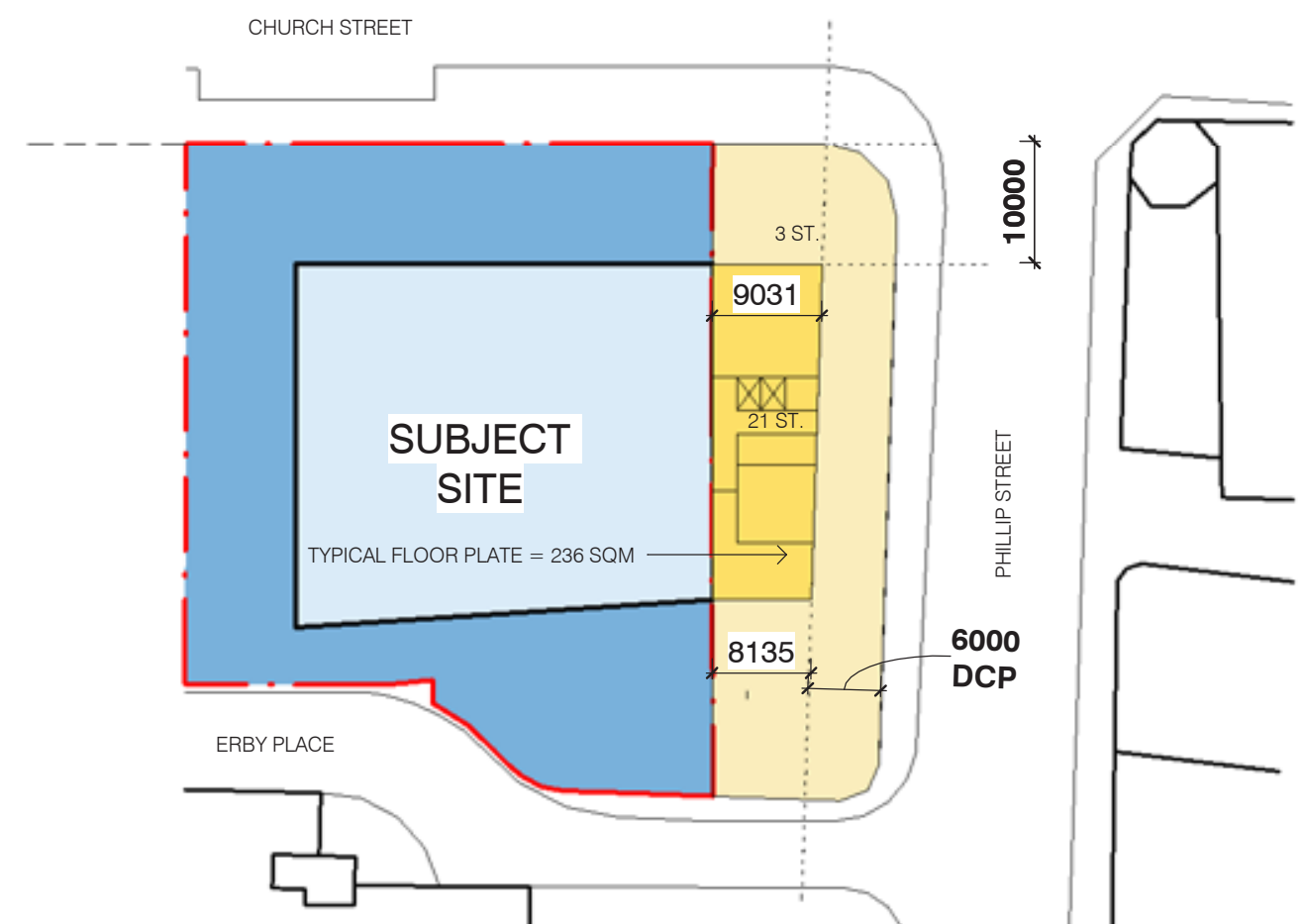
-FSR 3:1 - TARGETED GFA = 426 SQM
-FSR 6: 1 - TARGET GFA = 3780 SQM (SITE AREA < 1000 SQM)
TOTAL TARGET GFA = 4206 SQM

PODIUM
TOWER

- ADVANTAGES :**
- This option complies to setback on Phillip St.
 - Achieving Target FSR
- DISADVANTAGES :**
- This option creates odd condition to neighbouring tower in terms of Urban design tower massing.
 - Visible blank wall revealed if a time difference between the two tower commencement dates.

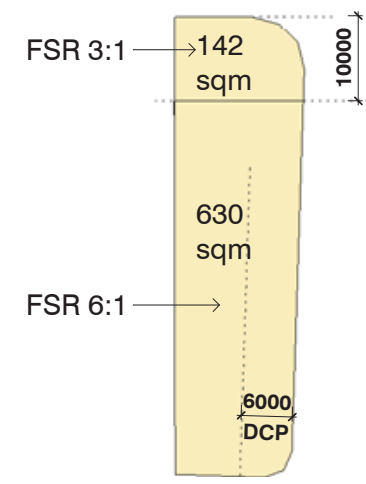


NORTH-EAST MASSING VIEW - 6M DCP SETBACK FROM PHILLIP ST.



Northern Site - Attached option

302 Church Street - Option 3



NOTE : NORTHERN SITE - 302 CHURCH STREET

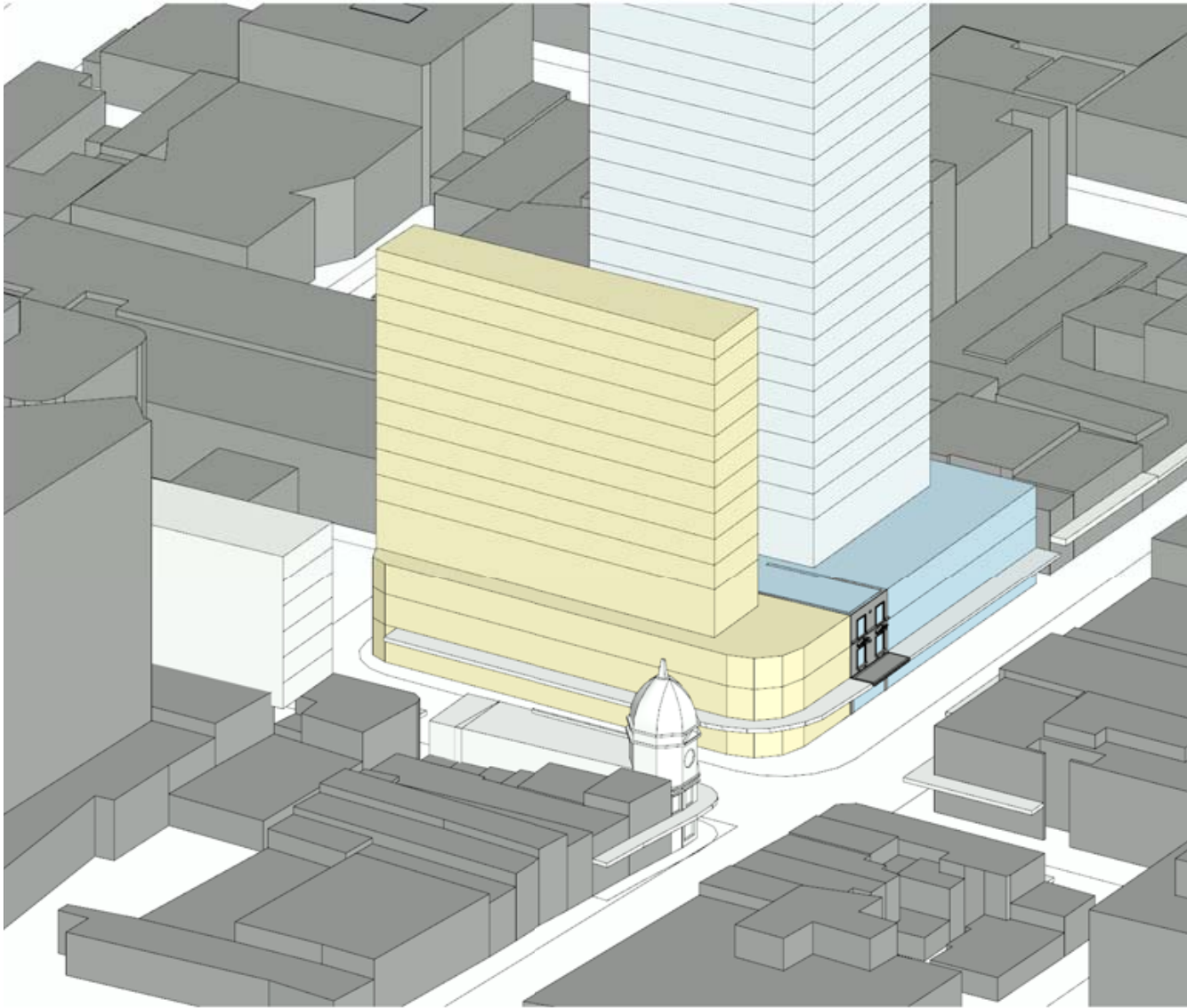
SITE AREA: 776.5 SQM
B4 ZONE (MIXED USE)

-FSR 3:1 - TARGETED GFA = 426 SQM
-FSR 6: 1 - TARGET GFA = 3780 SQM (SITE AREA < 1000 SQM)
TOTAL TARGET GFA = 4206 SQM

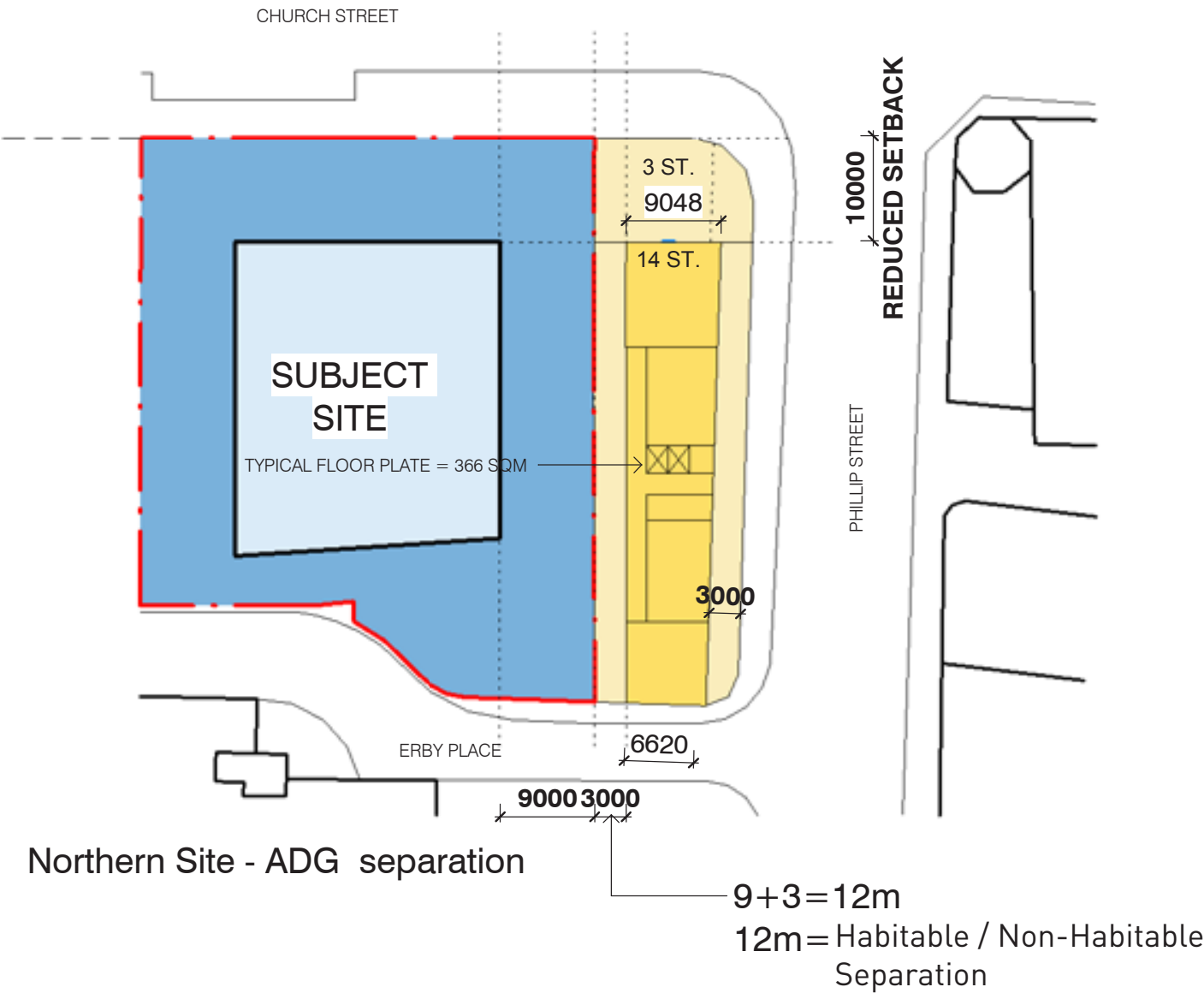
PODIUM

TOWER

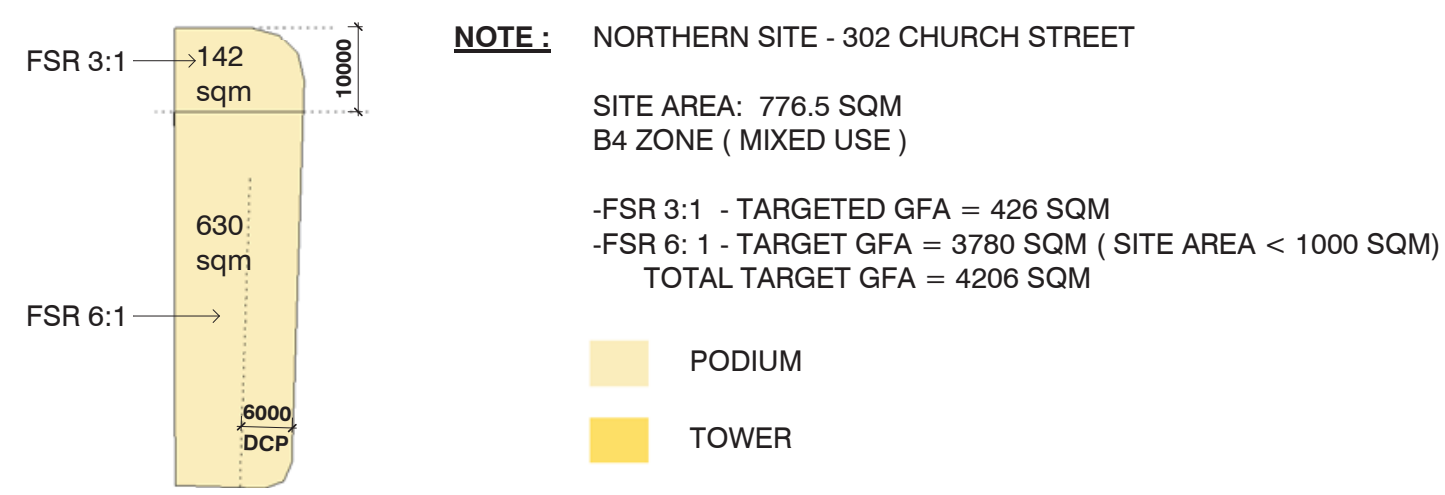
- ADVANTAGES :**
- This option complies to a much-reduced setback on Phillip St .
 - Achieving Target FSR
- DISADVANTAGES :**
- This option creates a very uncomfortable space between the two towers in terms of Urban Design.
 - Full height blank wall to south of #302.
 - View from the reserve on Phillip St is negatively impacted by the eastern edge of tower on #302.



NORTH-EAST MASSING VIEW - 3M SETBACK FROM PHILLIP ST.



302 Church Street - Option 4

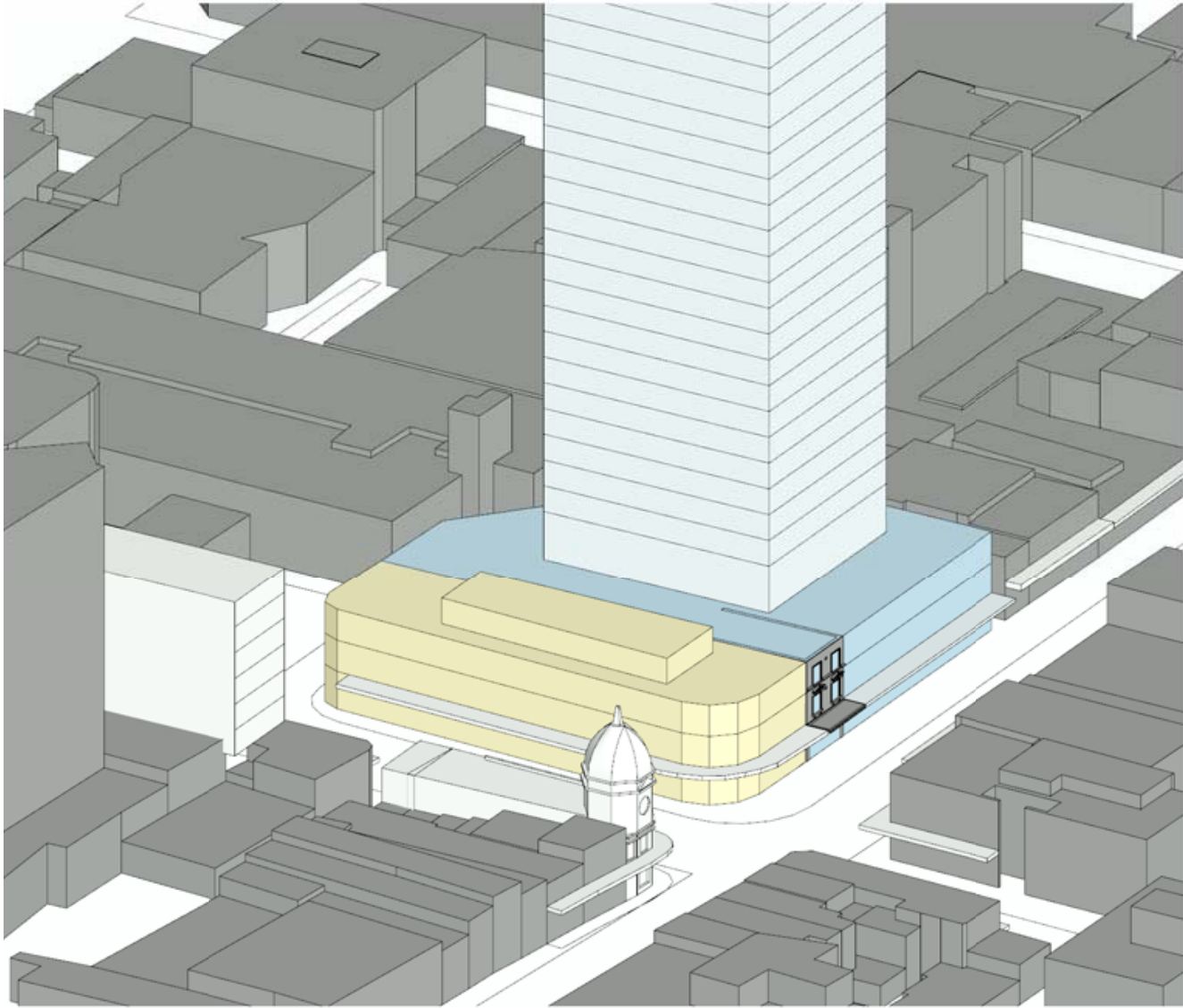


ADVANTAGES :

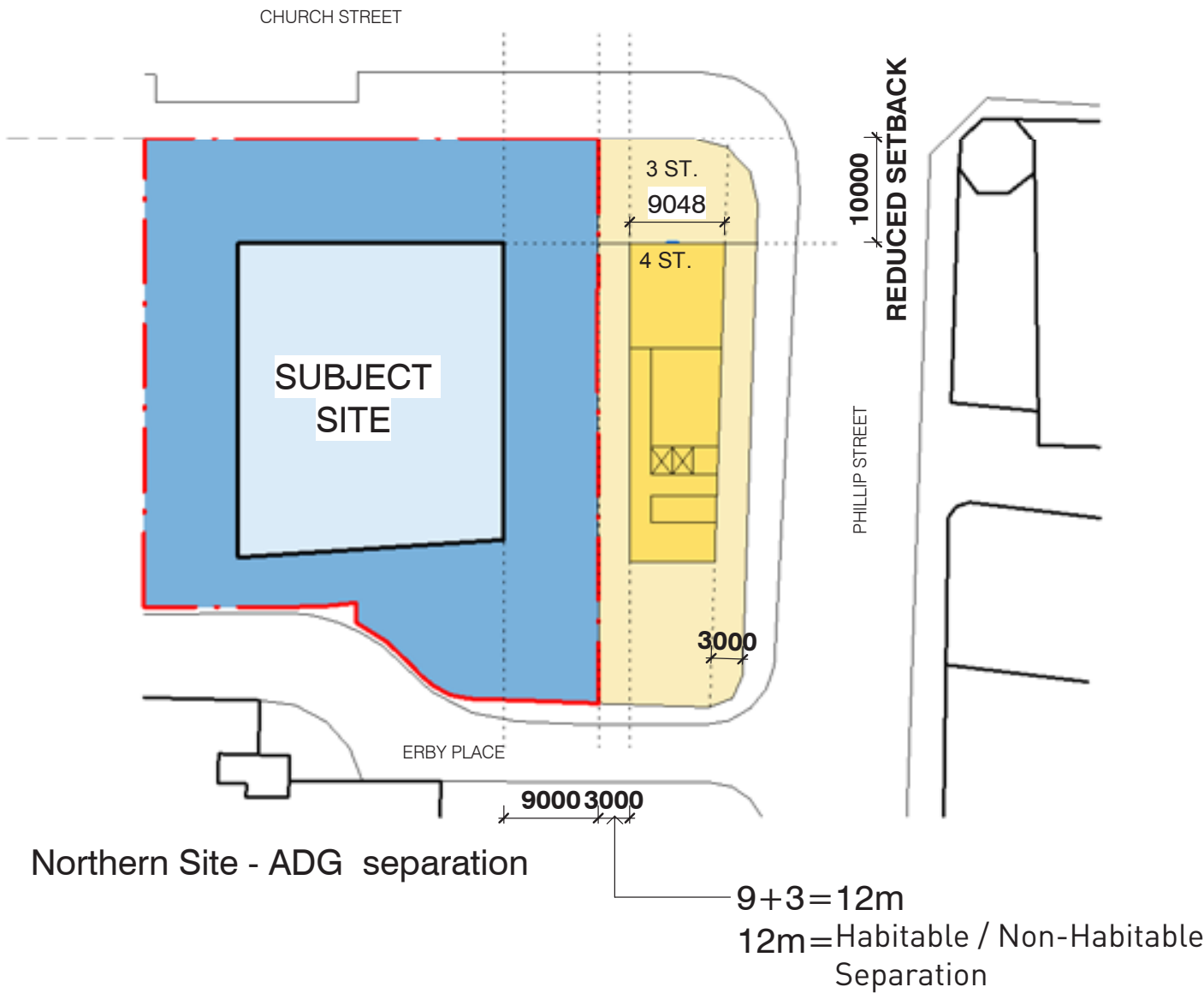
- This option is the only acceptable urban design approach.
- It's only acceptable heritage option as it retains heritage dome prominence.

DISADVANTAGES :

- This option cannot achieve target FSR.

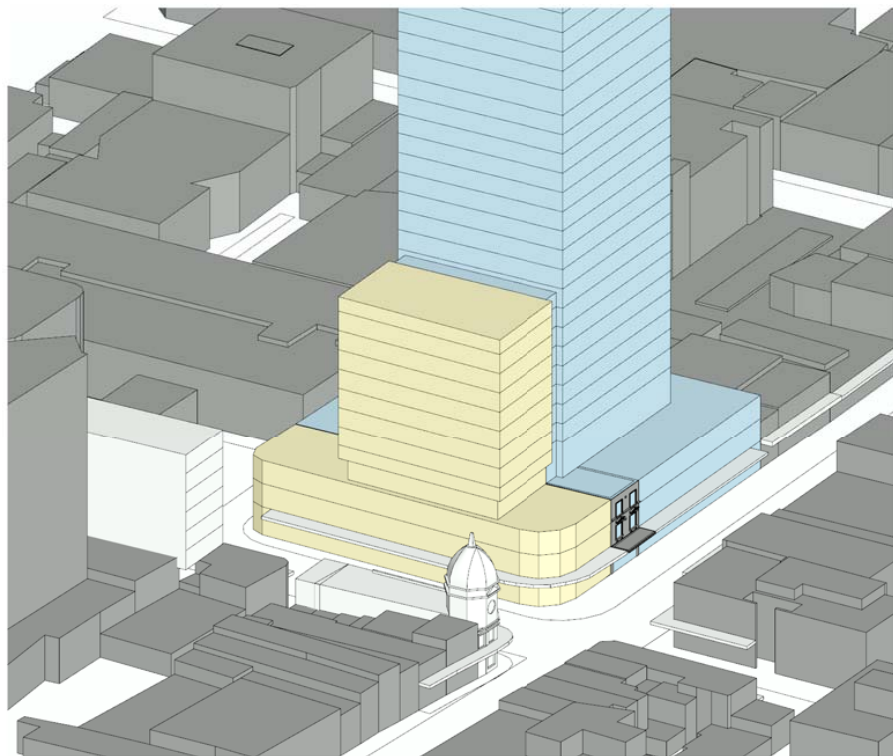


NORTH-EAST MASSING VIEW - 3M SETBACK FROM PHILLIP ST



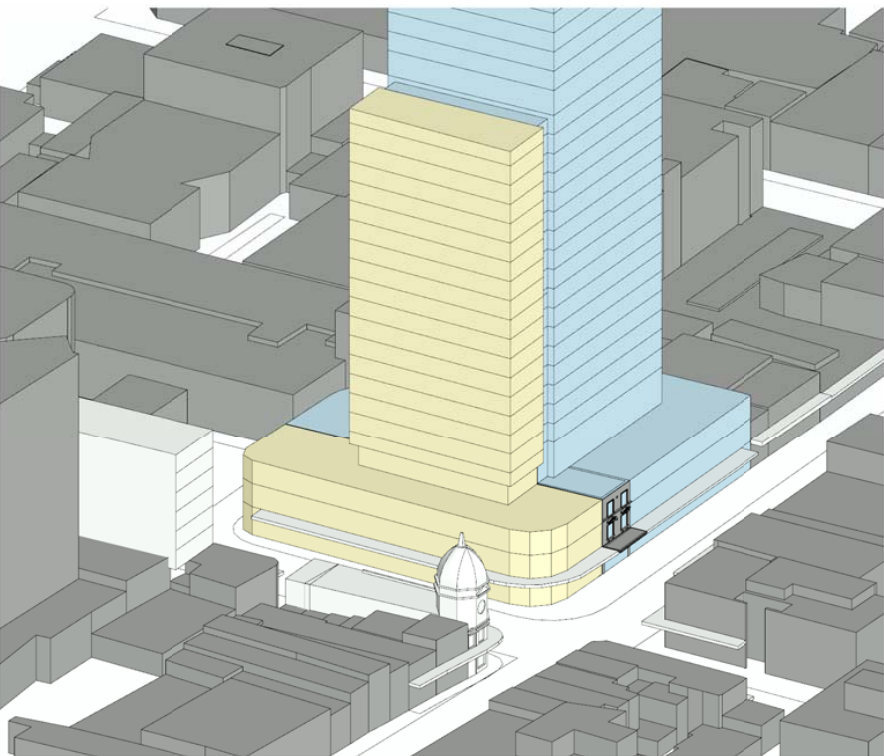
302 Church Street - Summary comparison of options

Option 1

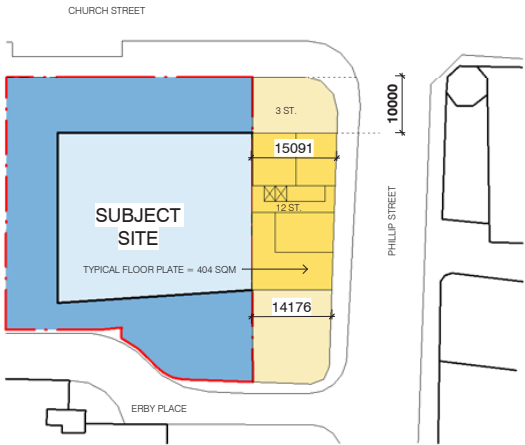
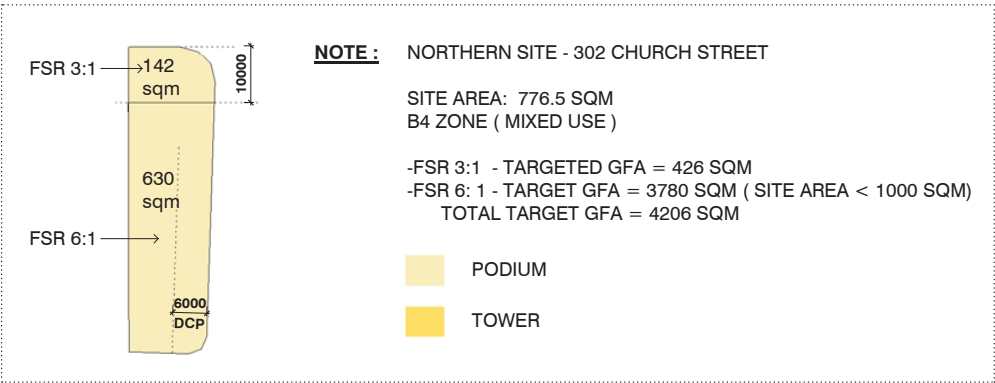


NORTH-EAST MASSING VIEW - 0M SETBACK FROM PHILLIP ST.

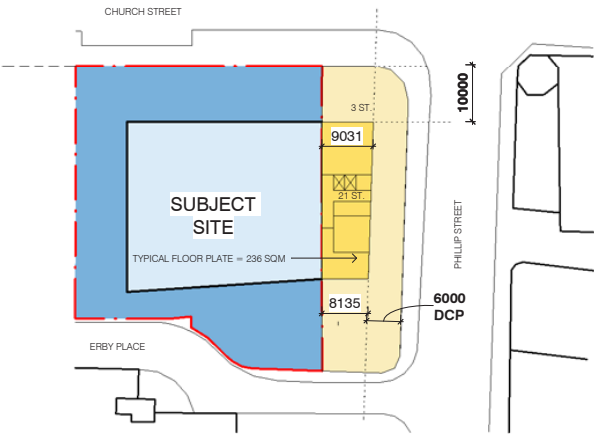
Option 2



NORTH-EAST MASSING VIEW - 6M DCP SETBACK FROM PHILLIP ST.



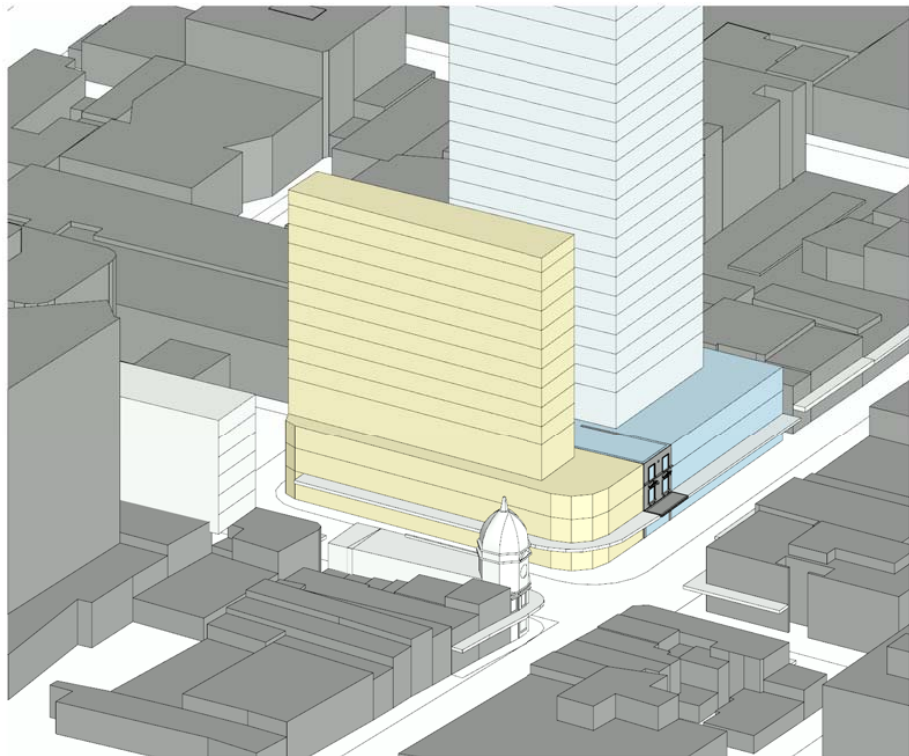
Northern Site - Attached option



Northern Site - Attached option

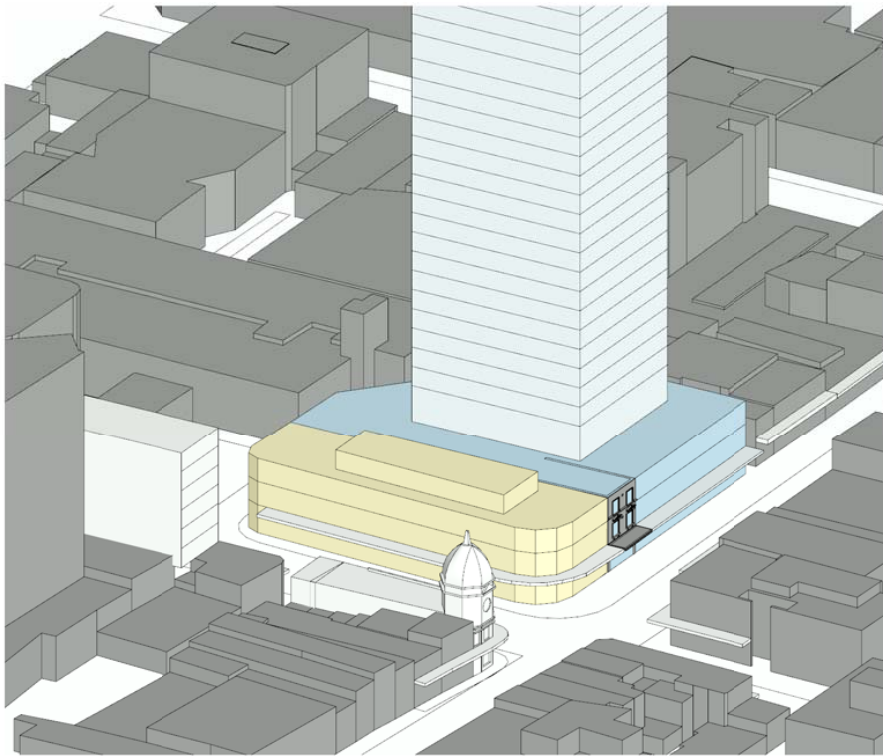
302 Church Street - Summary comparison of options

Option 3

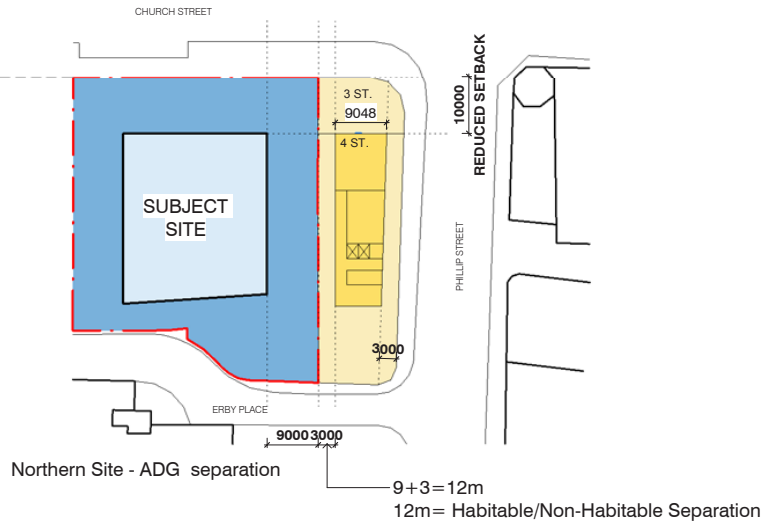
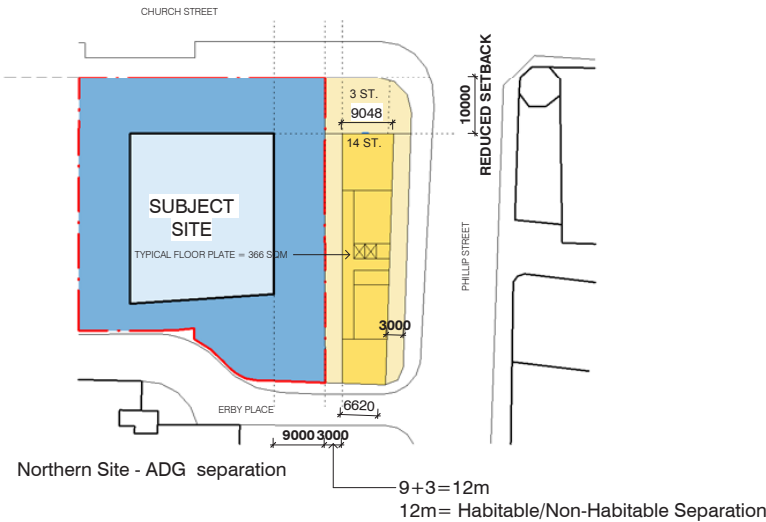
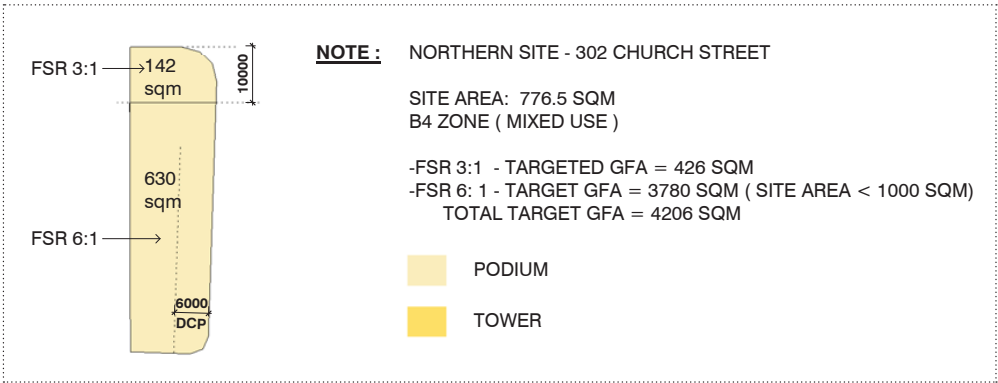


NORTH-EAST MASSING VIEW - 3M SETBACK FROM PHILLIP ST.

Option 4



NORTH-EAST MASSING VIEW - 3M SETBACK FROM PHILLIP ST



CONCLUSION :

- Options 1, 2 and 3 produce varying urban design results, none of which are ideal.
- Our conclusion is that the neighbouring site 302 Church St cannot achieve its target FSR, without negative urban design and/or heritage impacts. While amalgamation of the two sites is ideal, the development potential of 302 Church St is unlikely to ever achieve its target FSR.
- PTW believes Option 4 is the only acceptable architectural solution for this site.