

Coby Tomlins

From: Ben Craig
Sent: Friday, 27 November 2015 1:48 PM
To: Jonathon Carle; bpechey@cityofsydney.nsw.gov.au
Cc: Guy Lake (glake@batesmart.com); jfraser@batesmart.com; jamie.stewart@fitzpatrickproperty.com.au
Subject: Junction Street, Forest Lodge
Attachments: 151126_Plan with Lscape Areas.pdf; Option 3 Massing Study_Oct.dwg

Hi Jonathan,

Please find below responses to your queries.

1. The park at present is 1055sqm. The total area of the proposed extension is 471sqm. The total combined area of the park would therefore be 1,526sqm which is in excess of the 1,500sqm requirement. A 2m landscape buffer along the frontage to the car park can be provided, however if it is then the dedication of parkland potentially 393sqm, which takes the combined area of the park down to 1,448sqm. We don't have an issue with this but it is ultimately Council's decision what you want to do with the park and the landscape buffer. As illustrated in our documentation. There is an option with or without the land dedication for the park.
2. With regard to the landscape buffer it is worth pointing out that this is not necessarily the only option to screen the park, the car park interface could be dealt with very effectively through treatment of the façade. Some great examples of where this has been done elsewhere include Brisbane Domestic Airport and the Wintergarden on Brisbane Mall.
3. These matters could be dealt with through a letter to Council that outlines the principles/terms of a Public Benefit Offer. It is however important to lock down exactly what is agreed in the first instance before any in principle offer is drafted.
4. Currently GEA of the building is 1146sqm. The commercial GEA/GFA ratio is 84.7% which results in 981sqm of GFA. If we use the residential GEA/GFA ratio this would result in $1146 \times 0.75 = 860$ sqm GFA and a loss of 121sqm GFA. This would reduce FSR from 1.77:1 to 1.75:1.
5. Table with floor by floor below and cad file attached.

S11792_2-22 JUNCTION STREET, FOREST LODGE

Feasibility Analysis

PROPOSED OPTION 2 Building C with extra storey and setbacks

Areas	Areas(sqm)
Site Area	4,824
FSR	1.77
Total GEA	10,528
Total GBA	9,482
Total GFA	8,550
Total NSA	7,963

Residential Mix Combined

GEA	GBA	GFA	NSA	Studio	1bed	2bed	3bed
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					45sqm	50sqm	72sqm	95sqm
Ground	2257	1940	1797	1561		4	11	3
Level 01	2257	1983	1812	1696		9	14	0
Level 02	2257	1983	1812	1696		9	14	0
Level 03	1819	1744	1534	1448		9	7	3
Level 04	780	674	614	581		3	5	0
	9370	8324	7569	6982	0	34	51	6
		89%	91%	92%	0%	37%	56%	7%

Parking									
			Commercial / m2		Visitors	Studio	1bed	2bed	3bed
Parking Rate / DCP Category C	1per		175		0.1	0.4	0.5	1.0	1.2
Apartments / Area			981		91	0	34	51	6
Total Permissible			6		9	0	17	51	7
Total Provided									

Cost Estimate^

Commercial Total				
	GEA	GBA	GFA	NSA
Ground	386	386	327	327
Level 01	386	386	327	327
Level 02	386	386	327	327
	1158	1158	981	981

I hope this helps and happy to discuss.

Cheers

Ben Craig Associate

Office +61 2 9956 6962 Direct +61 2 9409 4953 Mobile +61 416 917 365

jbaurban.com.au - Level 7, 77 Berry Street, North Sydney (PO Box 375, North Sydney NSW 2059)



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