

ALEKSANDAR PROJECTS



MASSING STUDY REPORT

11-16 LOFTUS CRESCENT, 2 SUBWAY LANE, 88-92 PARRAMATTA ROAD
HOMEBUSH

REVISION F AUGUST 2018



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POTTS POINT NSW 2011

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NOMINATED ARCHITECT:
ALEKSANDAR JELICIC
REGISTRATION NO. 7167

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REVISIONS:

REVISION A	DEC 2017
REVISION B	JAN 2018
REVISION C	FEB 2018
REVISION D	MAR 2018
REVISION E	MAY 2018
REVISION F	AUGUST 2018
REVISION G	SEPTEMBER 2018

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CONTEXT CONTEXT ANALYSIS



The site is located in the local government area of Strathfield, within the proposed Homebush Precinct according to Parramatta Road Urban Transformation Strategy.

It is surrounded by a mix of residential dwellings and to the West and South, and business mixed use buildings to the North and East.

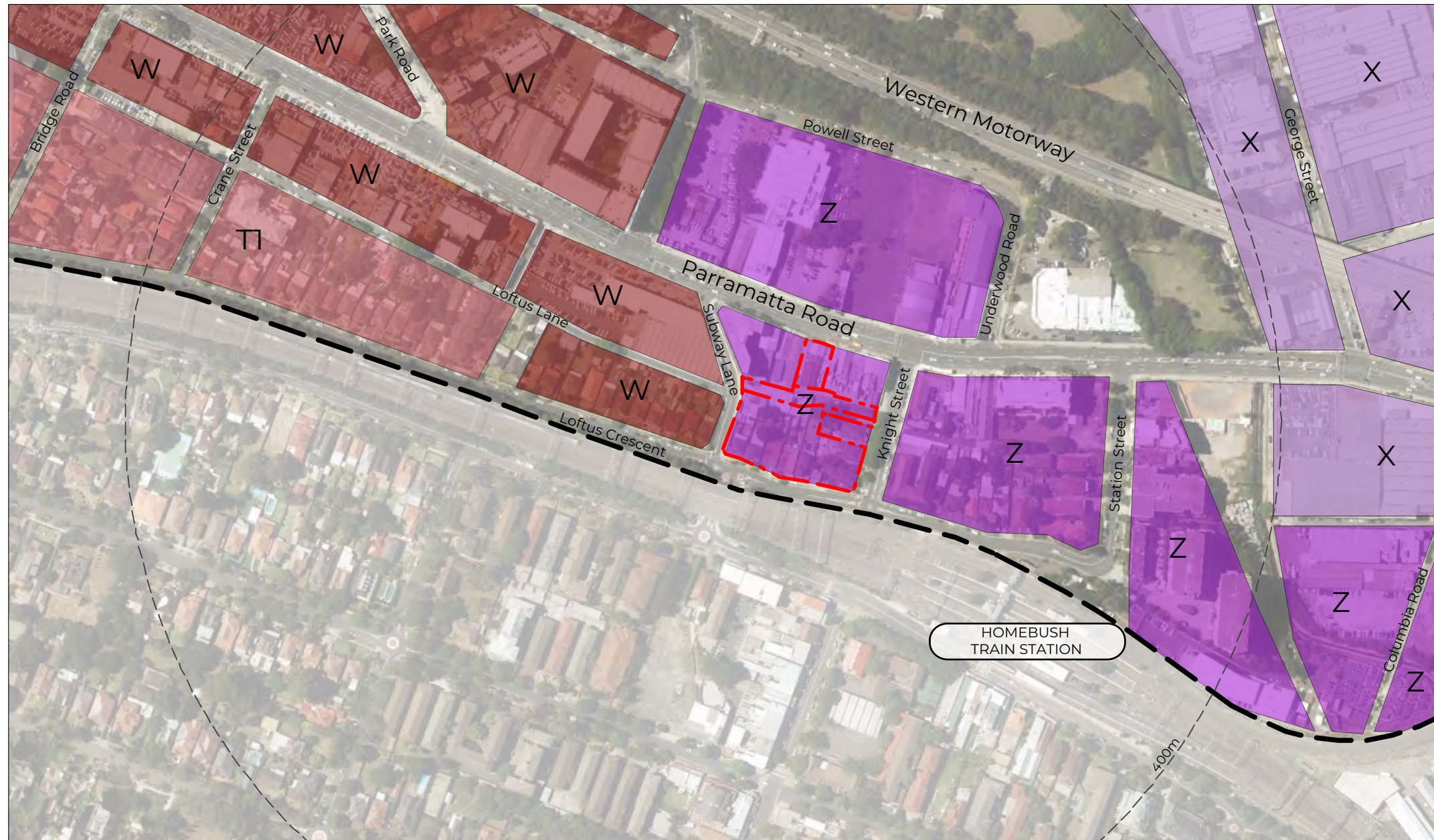
The site is within 400m from HHomebush train station and buses on Parramatta Road to CBD and Parramatta. It also close to future light rail stop which connects to Parramatta and Carlingford

The site has good public amenity, being 1000m from shopping centres and minutes walk to local parks.

- LOCAL BUSINESS
- R4 HIGH DENSITY RESIDENTIAL
- R3 MEDIUM DENSITY RESIDENTIAL
- R2 LOW DENSITY RESIDENTIAL
- TRAIN STATION
- 400M RADIUS
- SUBJECT SITE



CONTEXT URBAN GROWTH STRATEGY



The site is nominated to have a 5.0:1 FSR as stated in the amendments to the Parramatta Road Corridor Urban Transformation Strategy.

Floor Space Ratio

D	0.5:1
H	0.7:1
I	0.75:1
N	1.0:1
Q	1.3:1
R	1.4:1
S1	1.5:1
S2	1.6:1
S3	1.9:1
T1	2.2:1
T2	2.3:1
T3	2.4:1
U	2.8:1
V	3.2:1
W	3.6:1
X	4.0:1
Z	5.0:1

--- 400M RADIUS

--- SUBJECT SITE

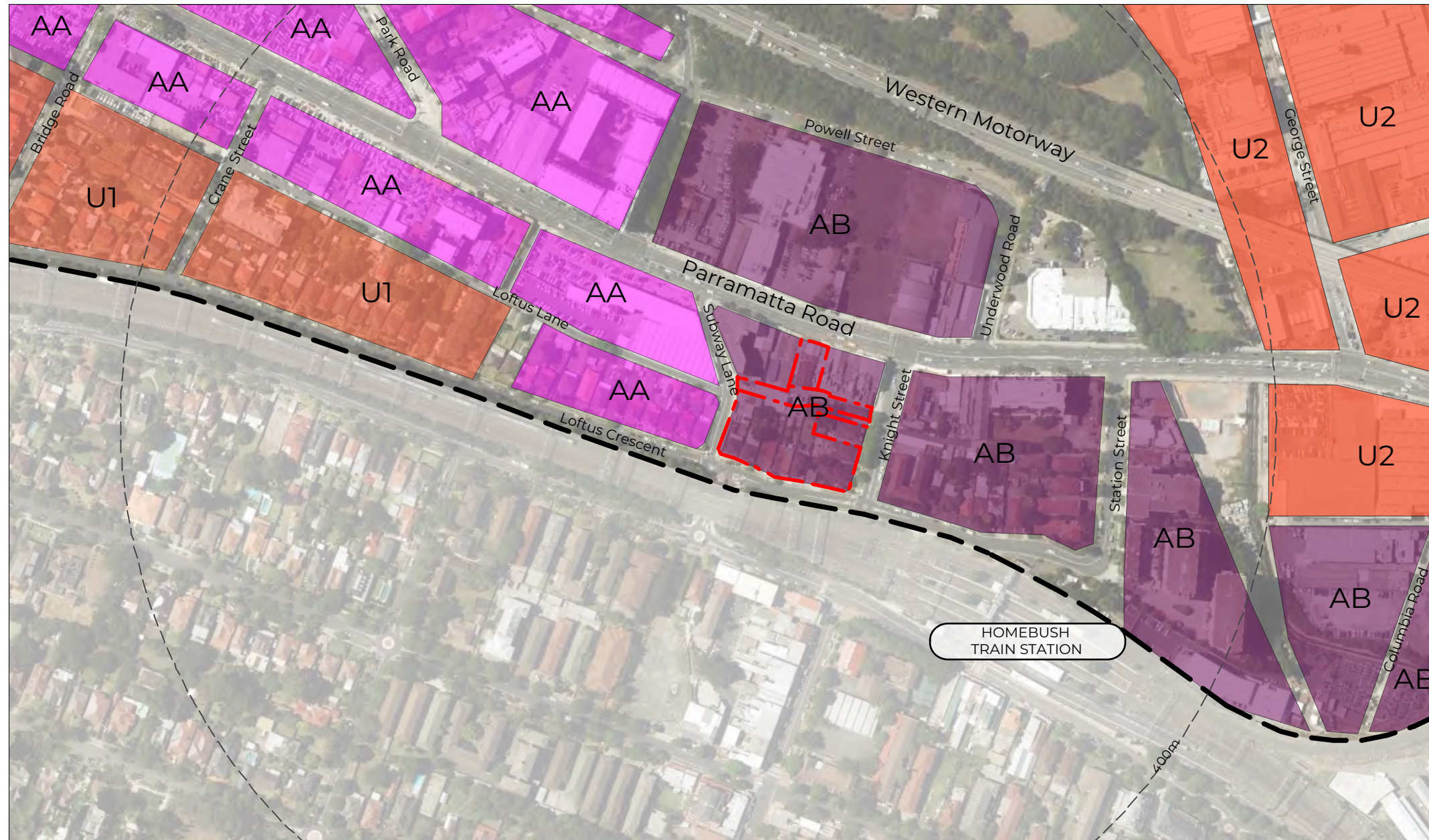
--- HOMEBUSH PRECINCT BOUNDARY

RECOMMENDED FSR CHANGES TO HOMEBUSH LEP,
"PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION - PLANNING AND DESIGN GUIDELINE NOV 2016"



CONTEXT

URBAN GROWTH STRATEGY - HOB



The site is nominated to have a 80m HOB as stated in the amendments to the Parramatta Road Corridor Urban Transformation Strategy.

Height of Buildings

I	8.5m
K	10m
L	11m
M	12m
O	16m
P	17m
R	22m
T1	25m
T2	26m
U1	30m
U2	32m
V	35m
W	41m
Y	50m
Z	59m
AA	75m
AB	80m

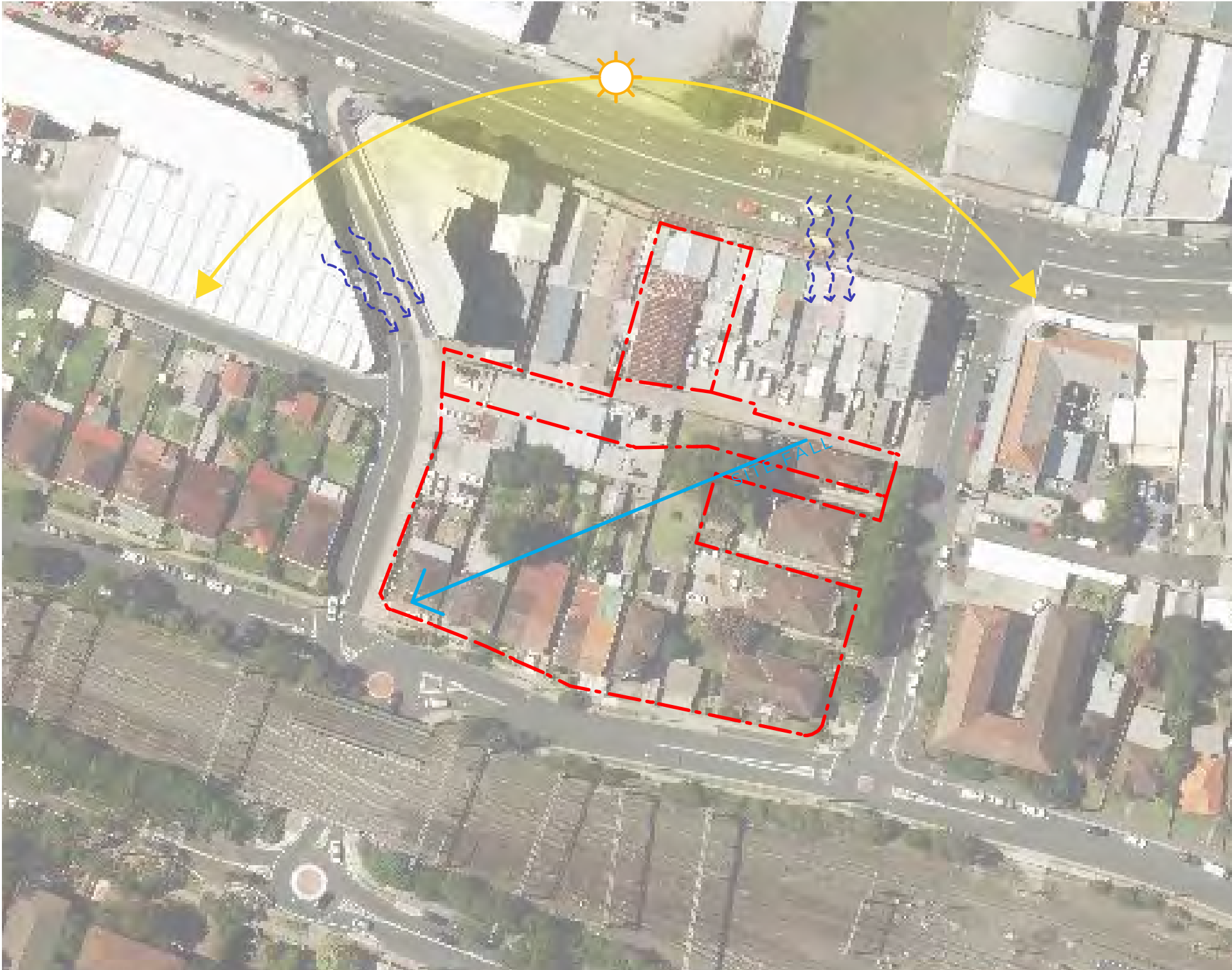
--- 400M RADIUS

--- SUBJECT SITE

--- HOMEBUSH PRECINCT BOUNDARY

RECOMMENDED HOB CHANGES TO HOMEBUSH LEP,
"PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION - PLANNING AND DESIGN GUIDELINE NOV 2016"



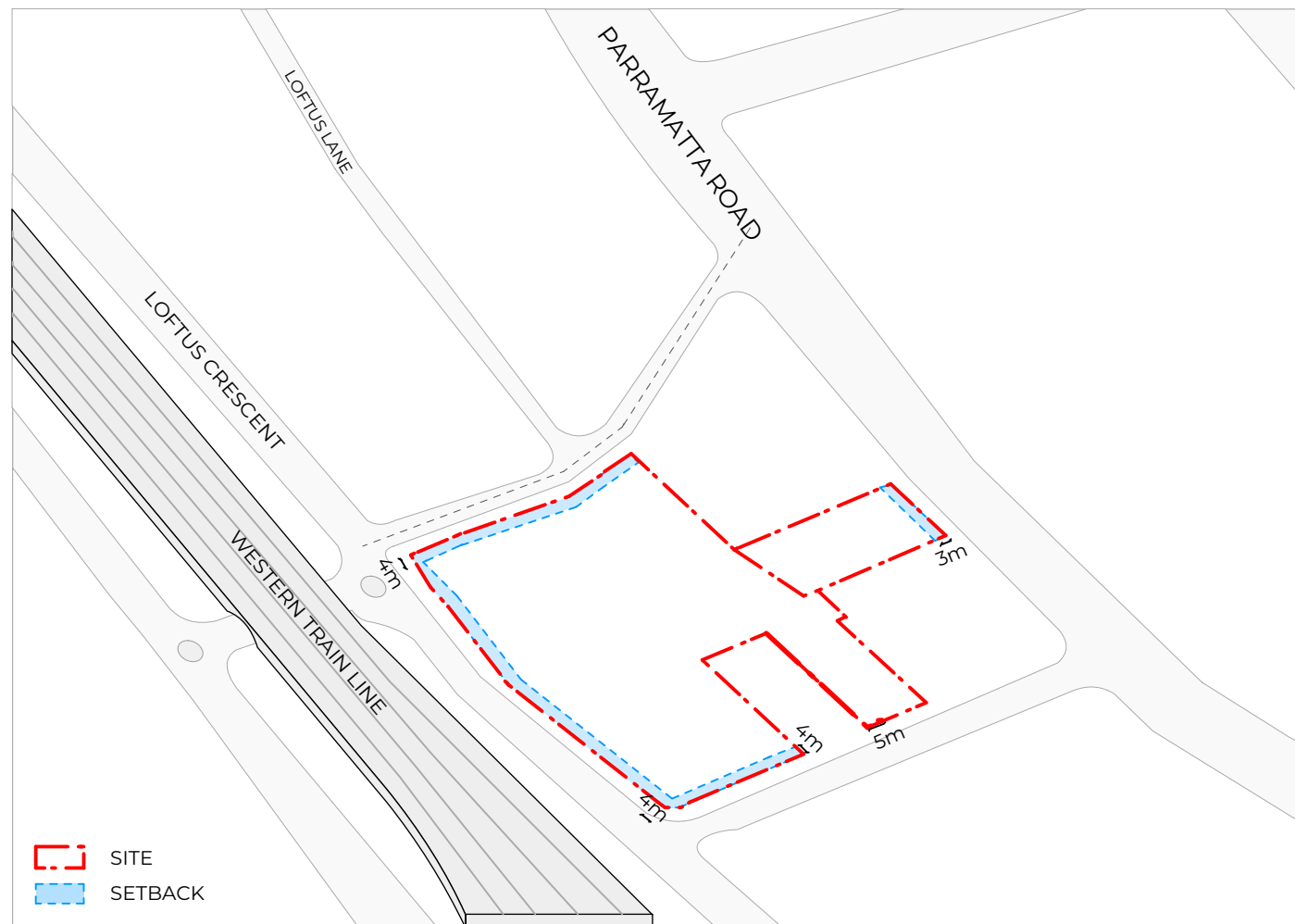


SITE ANALYSIS 1:1000

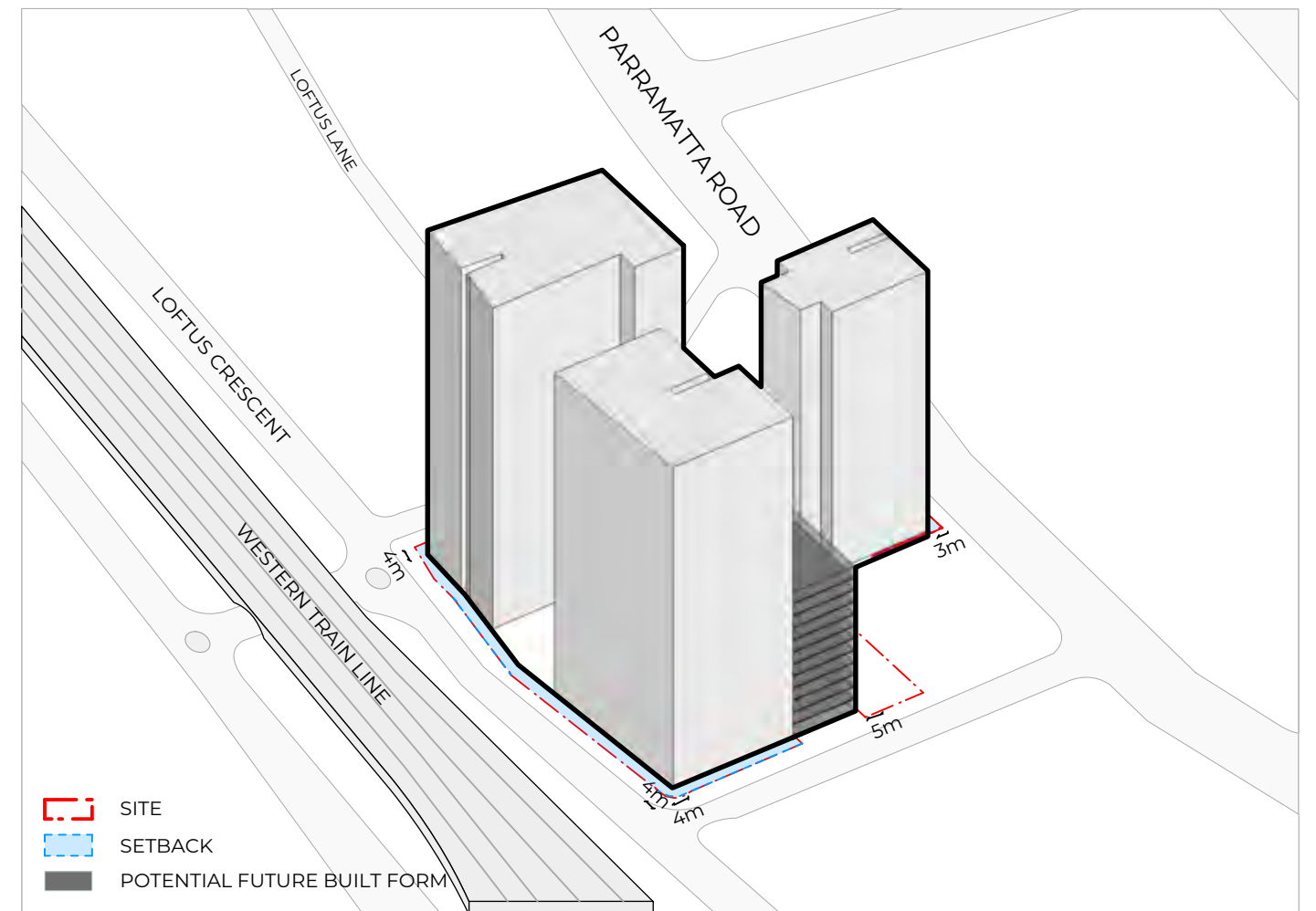
LEGEND

- SITE
- SITE FALL
- PREVAILING WINDS

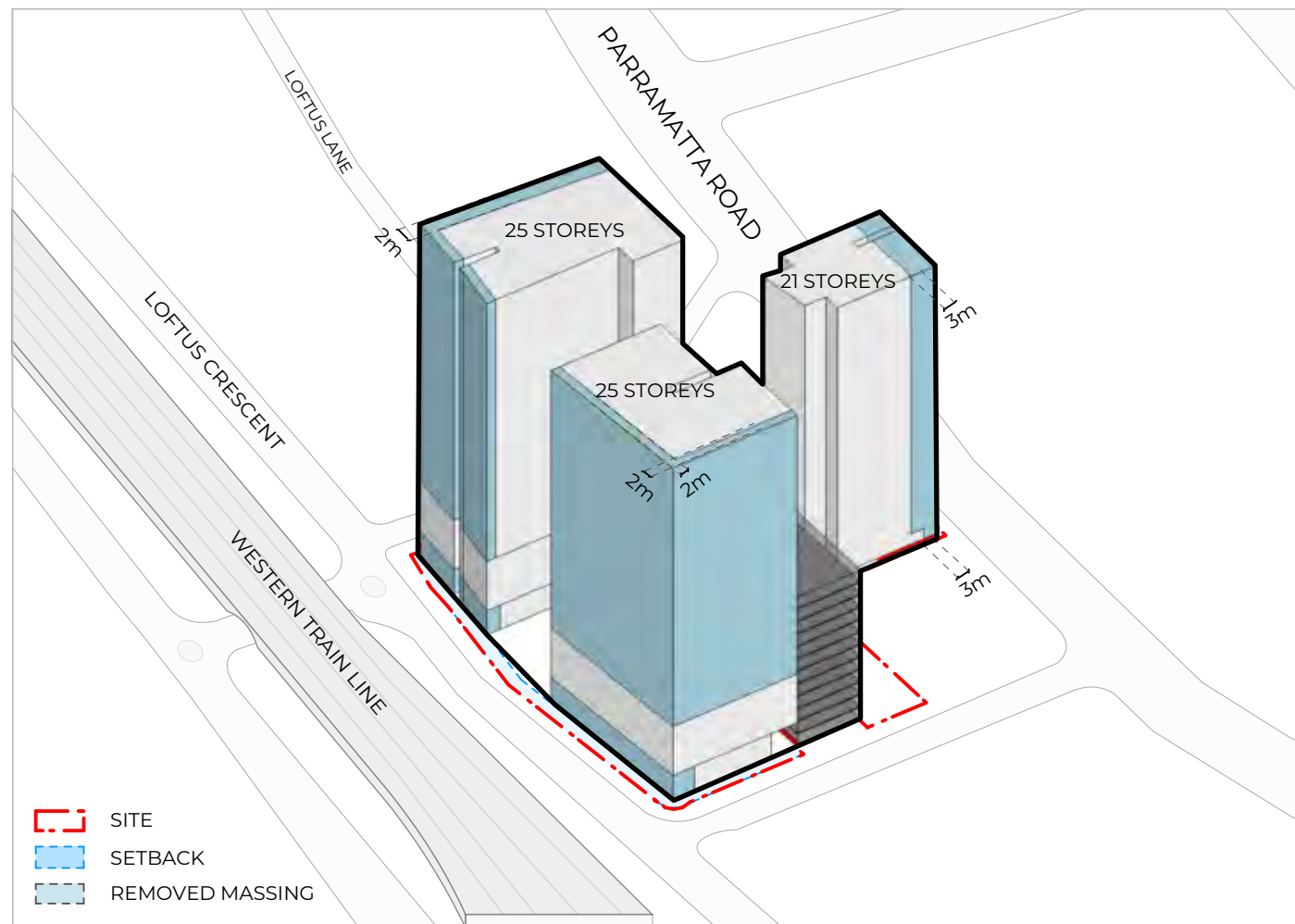




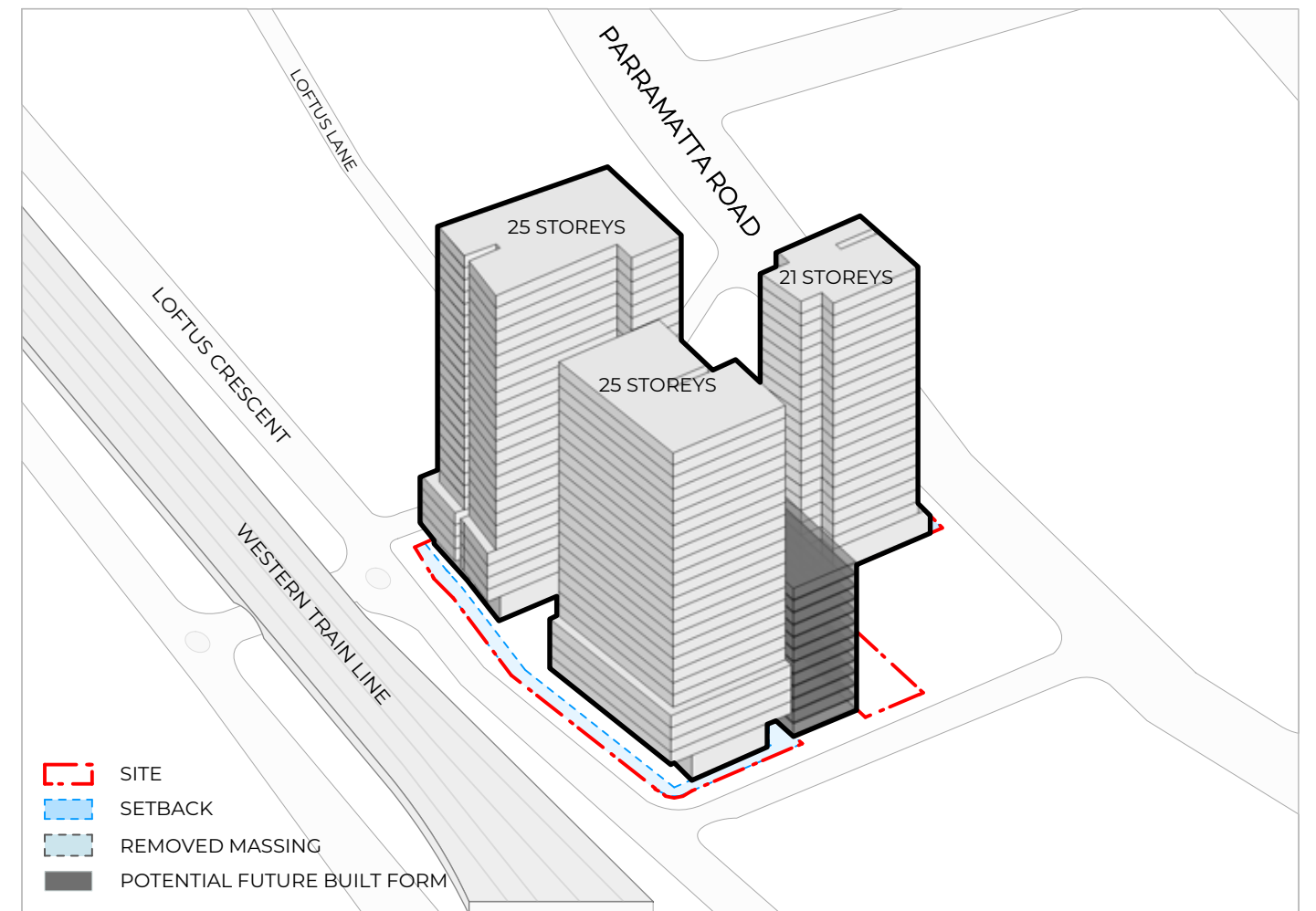
1. Setbacks and controls to subject site according to Parramatta Road Urban Transformation Strategy Report.



2. Massing of two 25 storey towers + one 21 storey tower, complying with recommended building height by Parramatta Road Urban Transformation Strategy Report.



3. Massing removed from upper levels to comply with ADG building separation to adjacent future development and ground floor recesses in.



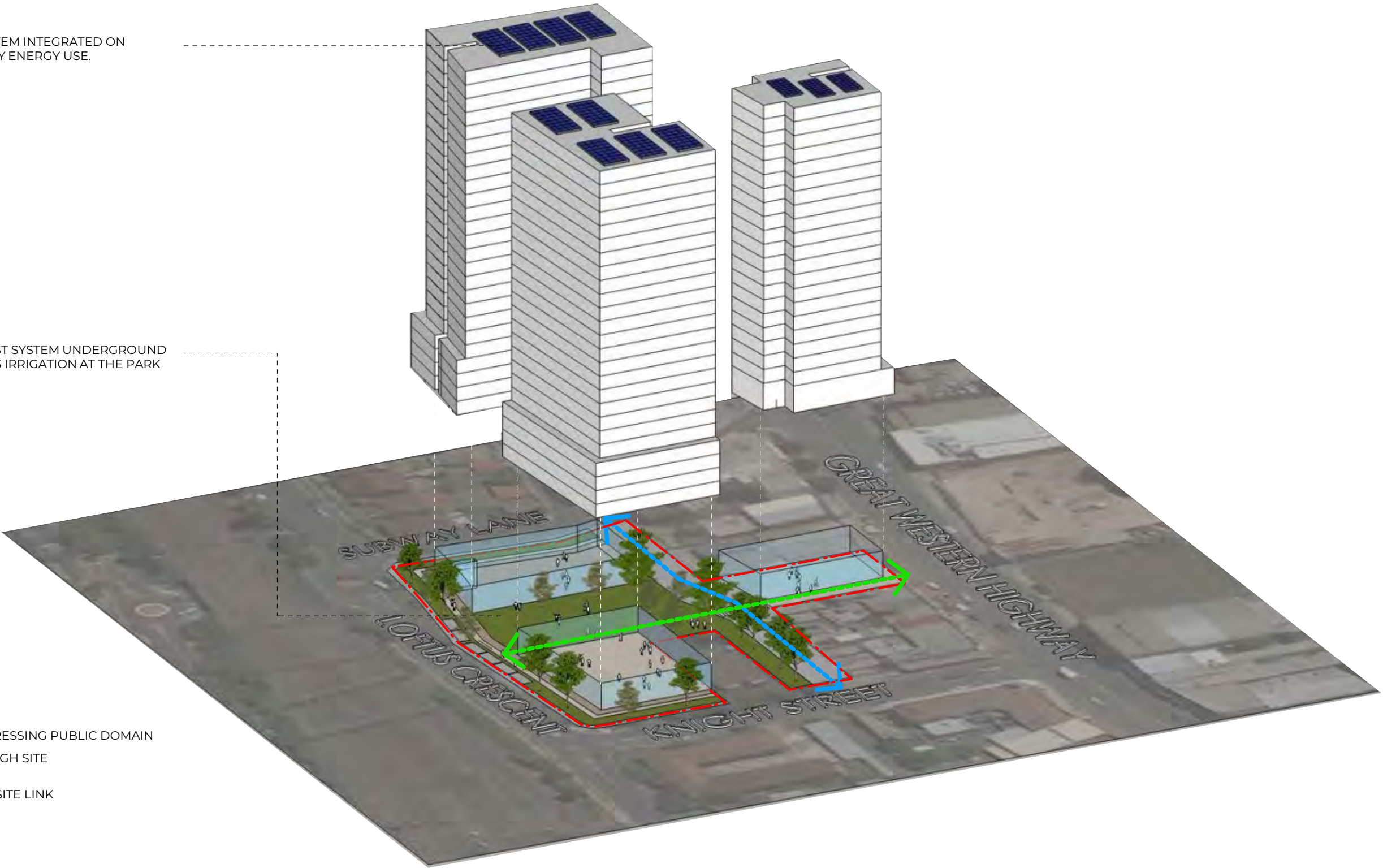
4. Proposed massing

PROPOSAL
THROUGH SITE LINK + PARK

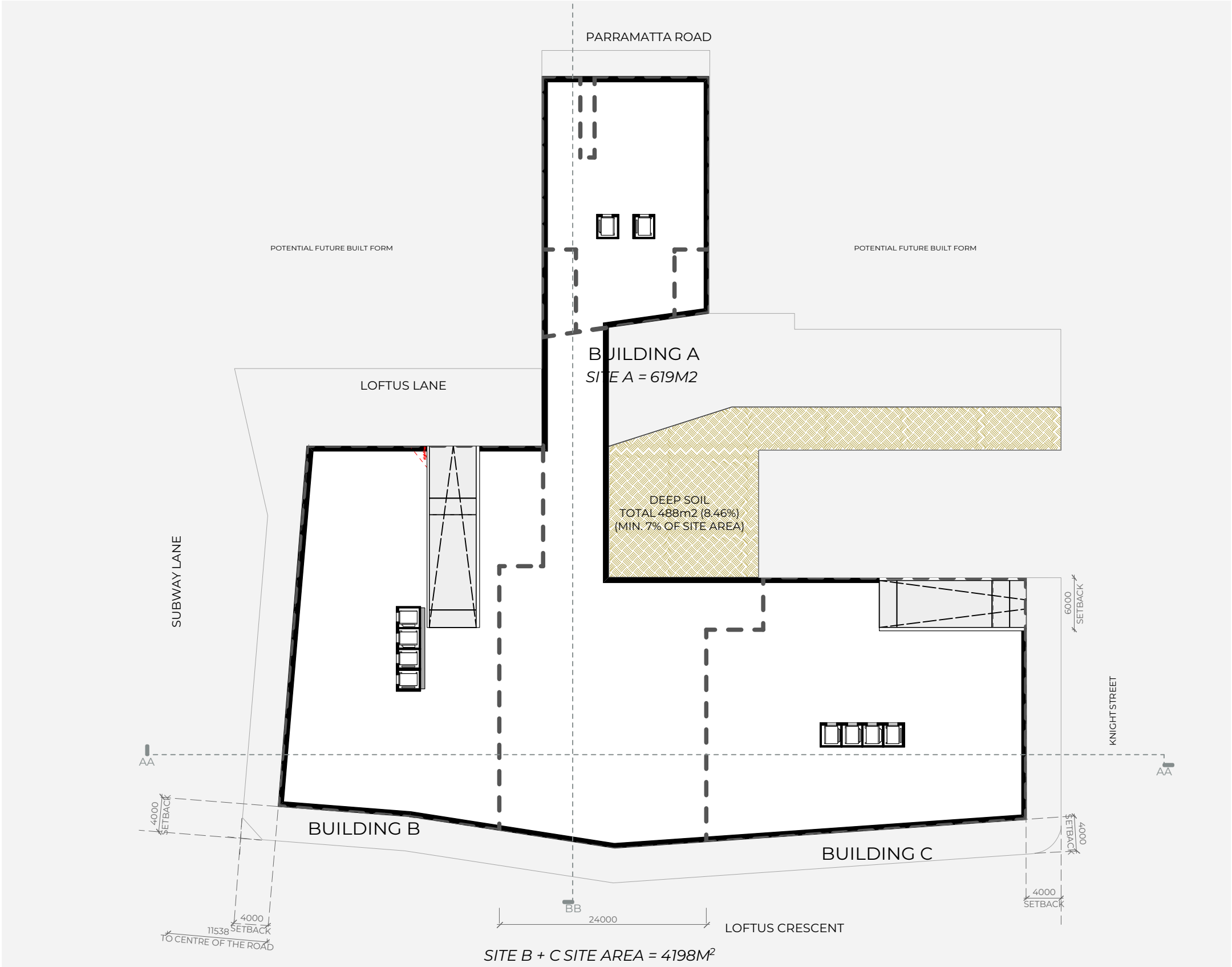
SOLAR ENERGY SYSTEM INTEGRATED ON
ROOF TOP FOR DAILY ENERGY USE.

RAINWATER HARVEST SYSTEM UNDERGROUND
FOR PLANTS / GRASS IRRIGATION AT THE PARK

- SITE
- LANDSCAPE & PARK
- ACTIVE RETAIL ADDRESSING PUBLIC DOMAIN
- PEDESTRIAN THROUGH SITE LINK
- VEHICLE THROUGH SITE LINK







LEGEND

- SITE
- BUILDING ABOVE
- DEEP SOIL AREA

SCALE 1:500

PROPOSAL GROUND FLOOR PLAN





BUILDING B
KNIGHT STREET + LOFTUS CRESCENT INTERSECTION



BUILDING A
ACTIVE STREET FRONTAGE - RETAIL / SHOPS / CAFES
SUBWAY LANE + LOFTUS CRESCENT INTERSECTION

PROPOSAL TYPICAL PODIUM L02 - 04 FLOOR PLAN



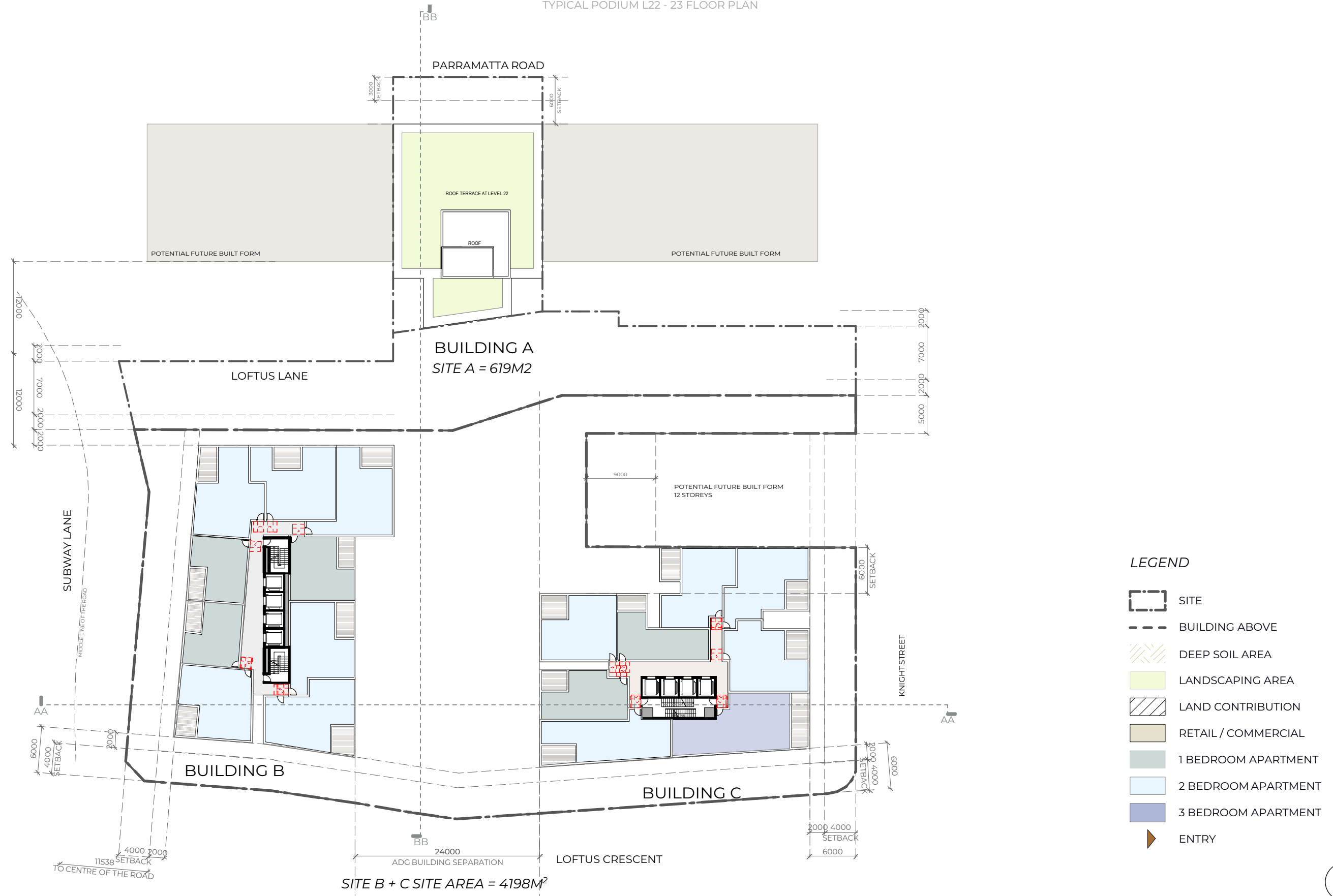
PROPOSAL
TYPICAL PODIUM L05 - 08 FLOOR PLAN



SCALE 1:500



PROPOSAL TYPICAL PODIUM L22 - 23 FLOOR PLAN

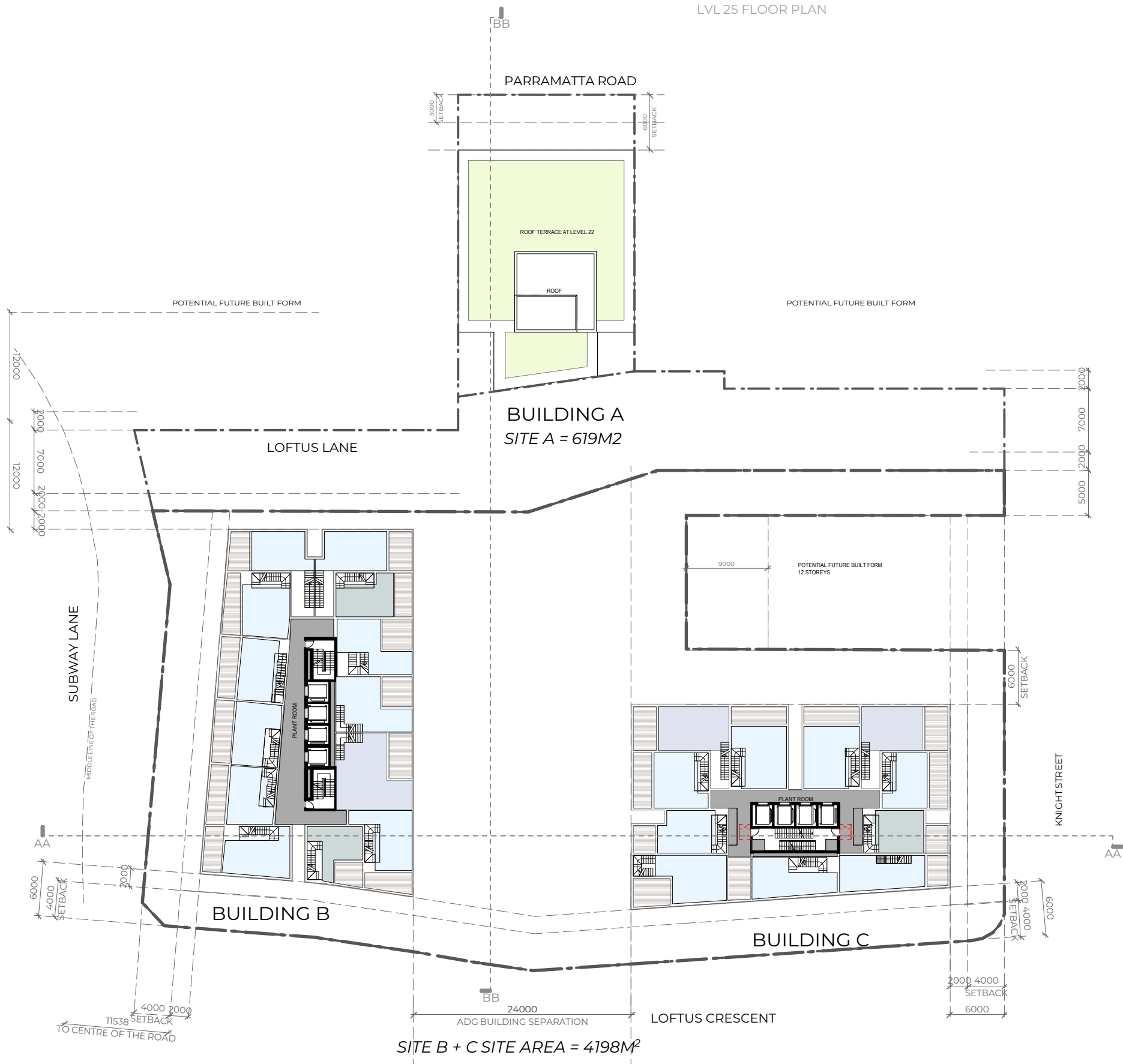


SCALE 1:500



SCALE 1:500

PROPOSAL
LVL 25 FLOOR PLAN



LEGEND

- SITE
- BUILDING ABOVE
- DEEP SOIL AREA
- LANDSCAPING AREA
- LAND CONTRIBUTION
- RETAIL / COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- ENTRY



SCALE 1:500

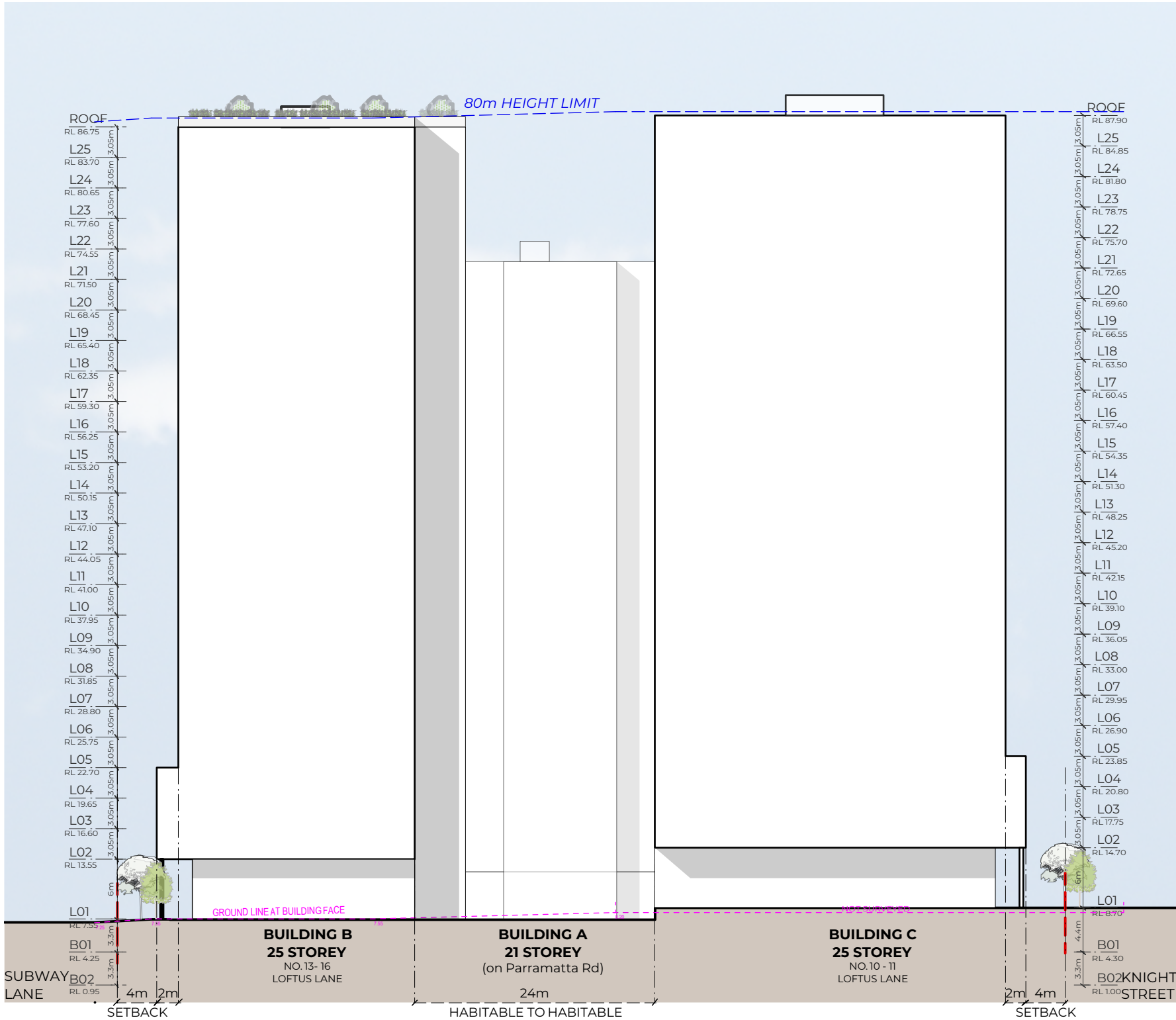


BUILDING C
PODIUM TERRACE

BUILDING C
ROOFTOP TERRACE + FACADE

BUILDING B
CURVED WALL ON THE FACADE

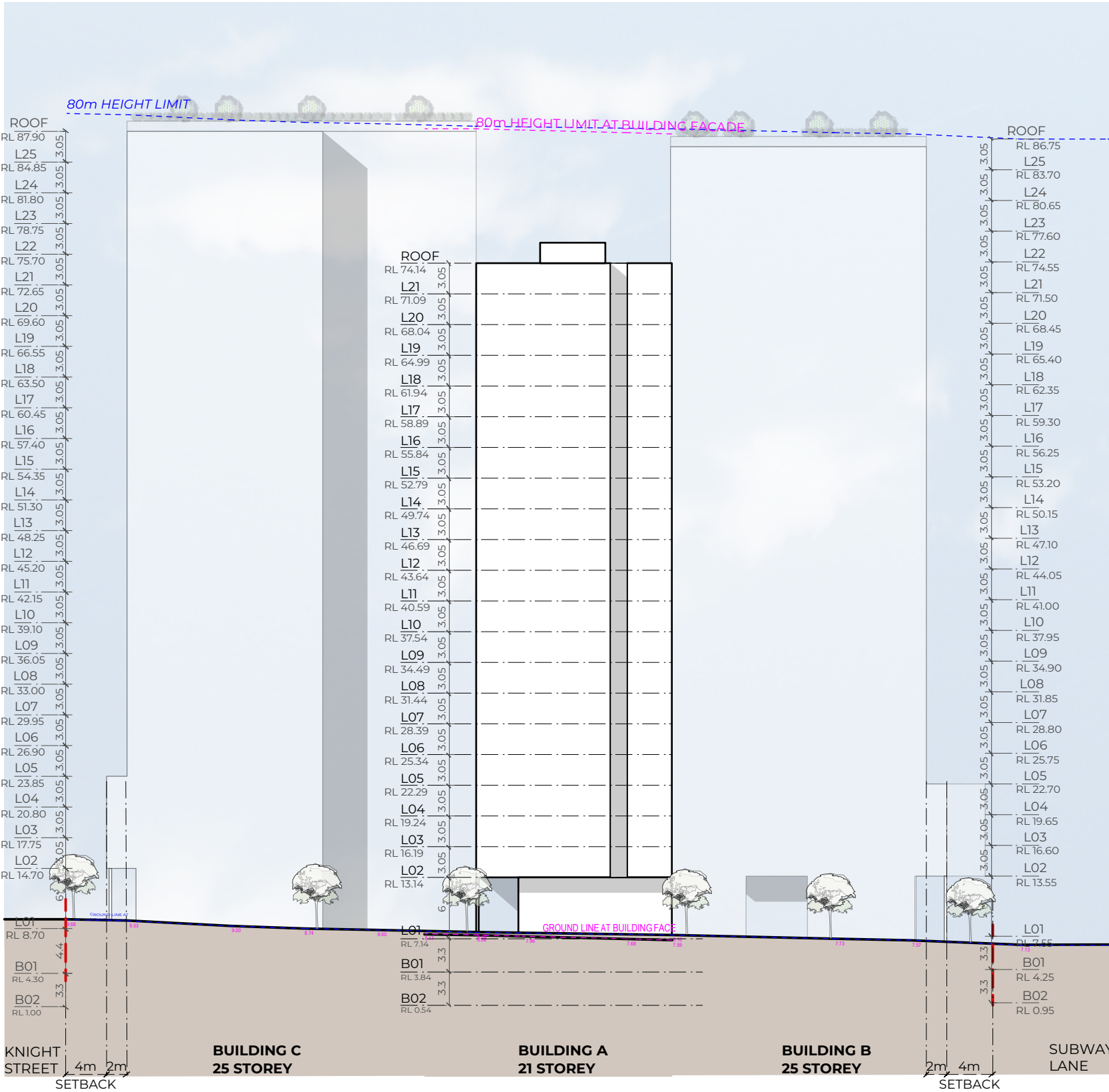
BUILDING B
V COLUMNS + PODIUM TERRACE



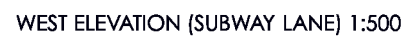
SOUTH ELEVATION (LOFTUS CRESCENT)
1:500

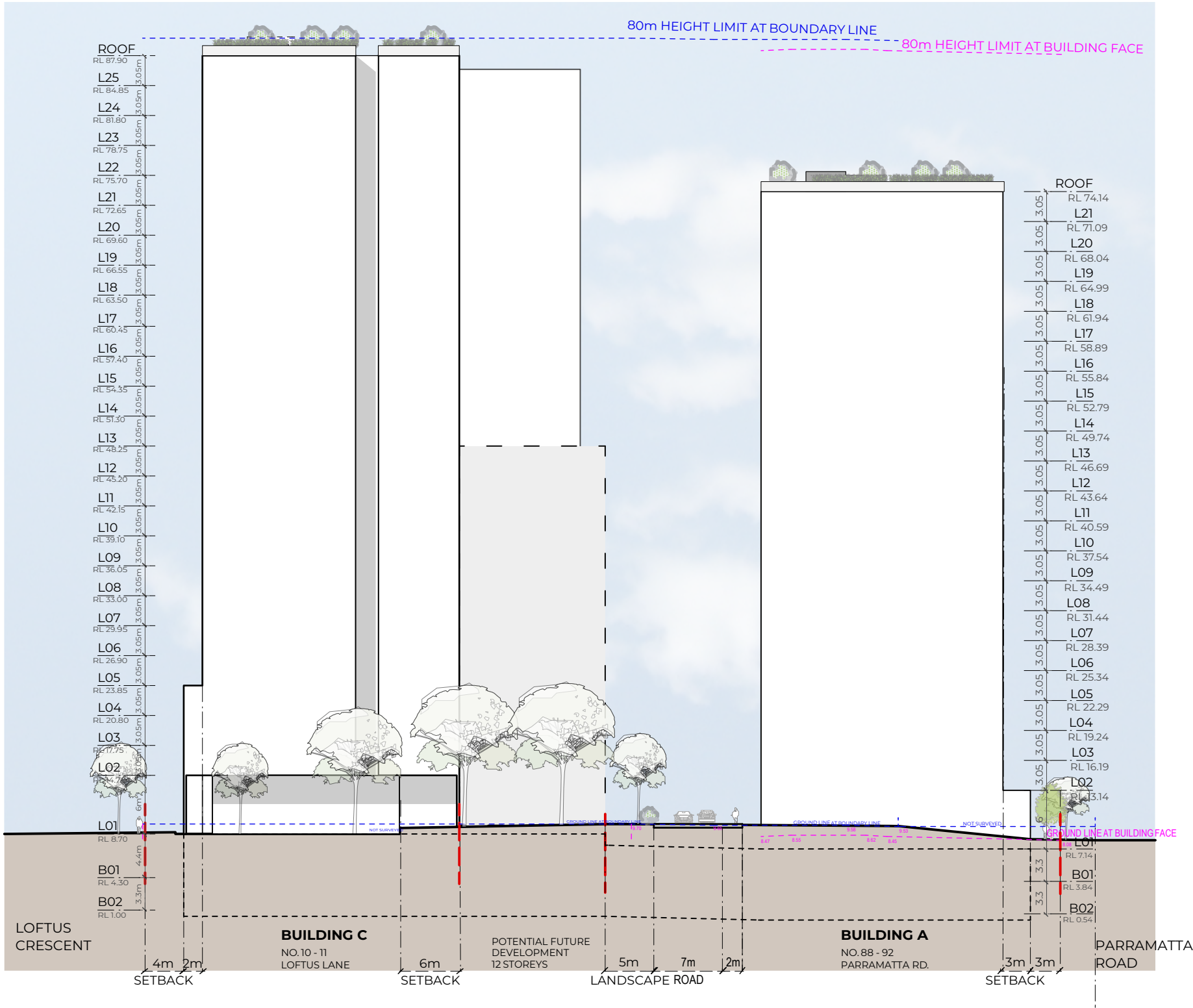
LEGEND

- SITE
- BUILDING ABOVE
- DEEP SOIL AREA
- LANDSCAPING AREA
- LAND CONTRIBUTION
- FUTURE DEVELOPMENT
- ENTRY



NORTH ELEVATION (PARRAMATTA ROAD) 1:500

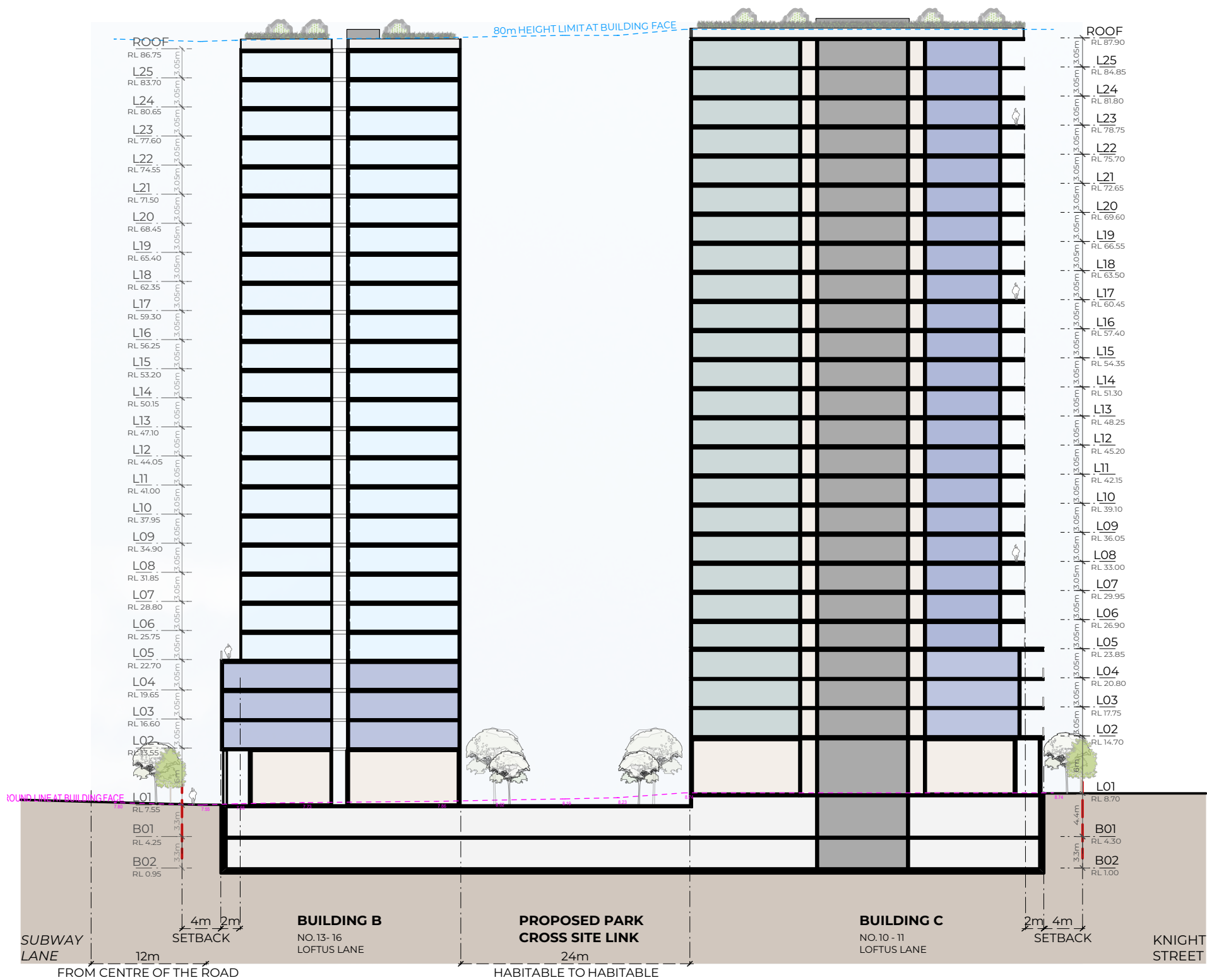




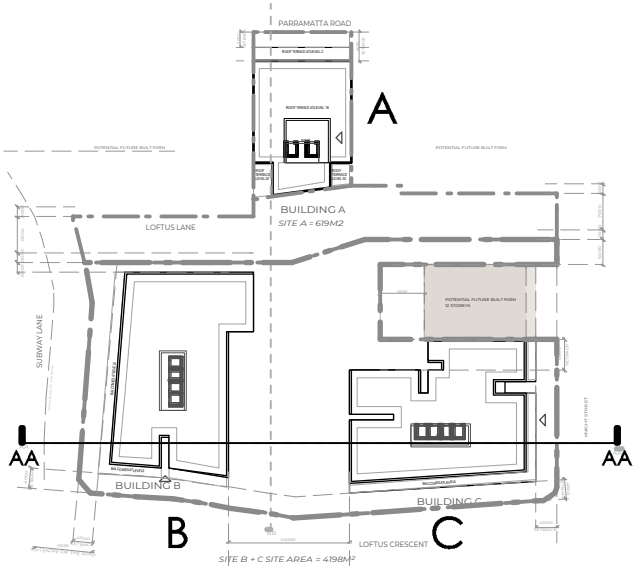
EAST ELEVATION (KNIGHT STREET) 1:500

- LEGEND
- SITE
 - BUILDING ABOVE
 - DEEP SOIL AREA
 - LANDSCAPING AREA
 - LAND CONTRIBUTION
 - FUTURE DEVELOPMENT
 - ENTRY

PROPOSAL
MASSING SECTION 01



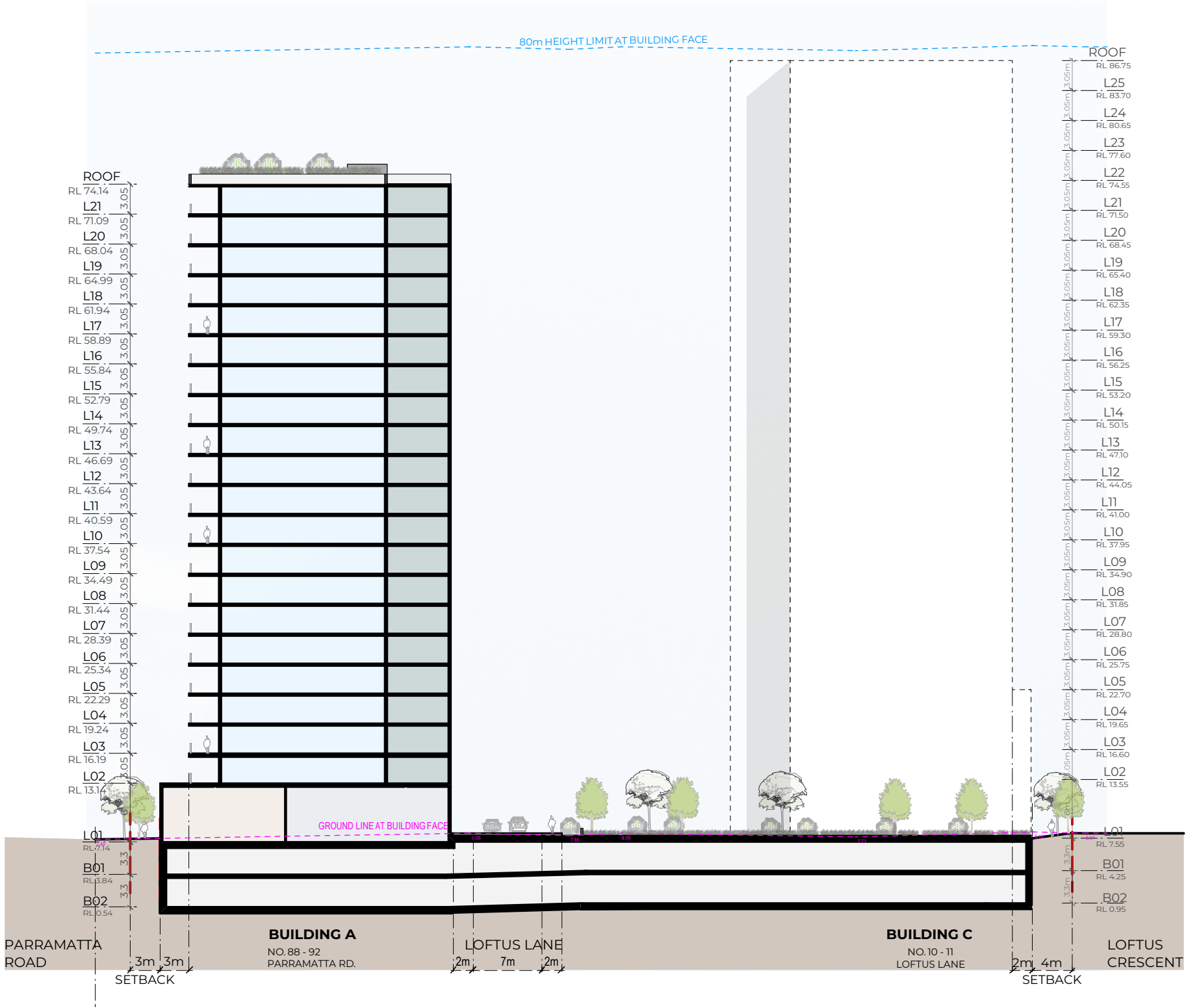
SECTION AA 1:500



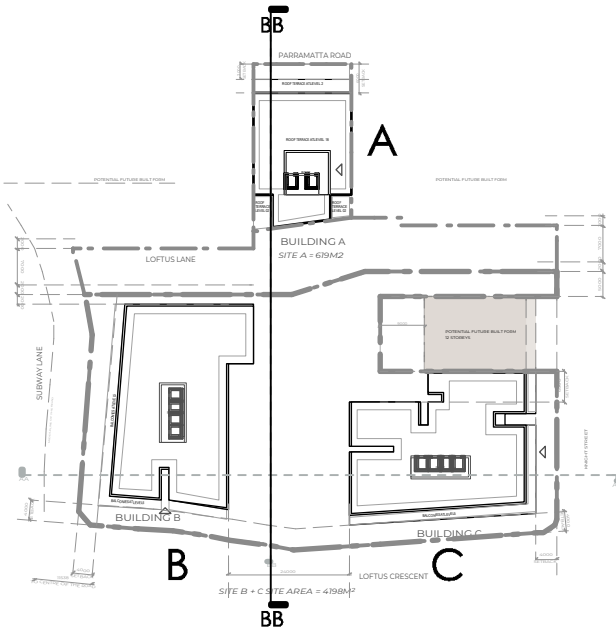
LEGEND

- SITE
- BUILDING ABOVE
- DEEP SOIL AREA
- LANDSCAPING AREA
- LAND CONTRIBUTION
- RETAIL / COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- ENTRY

PROPOSAL
MASSING SECTION 01



SECTION BB 1:500



LEGEND

- SITE
- BUILDING ABOVE
- DEEP SOIL AREA
- LANDSCAPING AREA
- LAND CONTRIBUTION
- RETAIL / COMMERCIAL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- ENTRY

PROPOSAL
YIELD

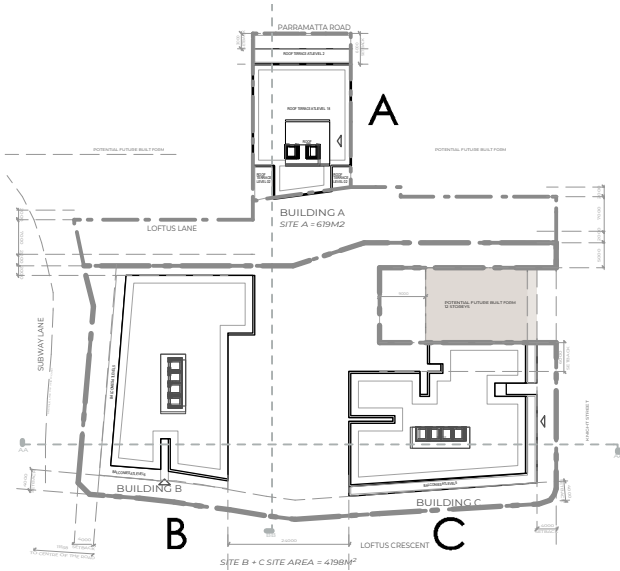
TOTAL SITE AREA	5765 M ²			
YIELD SUMMARY				

BUILDING A	NO. OF STOREY	GFA/LEVEL (M2)	UNITS/LEVEL	TOTAL GFA (M2)	1 BED	2BED	3 BED	TOTAL UNITS
LEVEL 1 COMMERCIAL + RES LOBBY	1	210	NA	210				NA
TYPICAL LEVEL 2 - 4 RESIDENTIAL	3	320	4	960	3	9		12
TYPICAL LEVEL 5 - 8 RESIDENTIAL	4	320	4	1280	4	12		16
TYPICAL LEVEL 9 - 22 RESIDENTIAL	13	320	4	4160	13	39		52
SUB TOTAL	21			6610	20	60		80
					25%	75%		
				TOTAL COM. GFA				210
				TOTAL RES. GFA				6400
				TOTAL NO. OF UNITS				80
				TOTAL GFA				6610

BUILDING B	NO. OF STOREY	GFA/LEVEL (M2)	UNITS/LEVEL	TOTAL GFA (M2)	1 BED	2BED	3 BED	TOTAL UNITS
LEVEL 1 COMMERCIAL + RES LOBBY	1	546	NA	546				NA
TYPICAL LEVEL 2 - 4 RESIDENTIAL	3	816	9	2448	3	18	6	27
TYPICAL LEVEL 5 - 23 RESIDENTIAL	19	712	9	13528	57	114		171
LEVEL 24 RESIDENTIAL	1	740	13	740	2	10	1	13
LEVEL 25 RESIDENTIAL	1	390		390				
SUB TOTAL	25			17652	62	142	7	211
					29%	67%	3%	
				TOTAL COM. GFA				546 M ²
				TOTAL RES. GFA				17106 M ²
				TOTAL NO. OF UNITS				211
				TOTAL GFA				17652 M ²

BUILDING C	NO. OF STOREY	GFA/LEVEL (M2)	UNITS/LEVEL	TOTAL GFA (M2)	1 BED	2BED	3 BED	TOTAL UNITS
LEVEL 1 COMMERCIAL + RES LOBBY	1	522	NA	522				NA
TYPICAL LEVEL 2 - 4 RESIDENTIAL	3	740	9	2220	9	15	3	27
TYPICAL LEVEL 5 - 8 RESIDENTIAL	4	648	8	2592	8	20	4	32
TYPICAL LEVEL 9 - 12 RESIDENTIAL	4	648	8	2592	8	20	4	32
TYPICAL LEVEL 13 - 23 RESIDENTIAL	11	648	8	7128	22	55	11	88
LEVEL 24 RESIDENTIAL	1	625	11	625	1	8	2	11
LEVEL 25 RESIDENTIAL	1	365		365				
SUB TOTAL	25			16044	48	118	24	190
					25%	62%	13%	
				TOTAL COM. GFA				522 M ²
				TOTAL RES. GFA				15522 M ²
				TOTAL NO. OF UNITS				190
				TOTAL GFA				16044 M ²
				OVERALL	27%	67%	6%	

BUILDINGS A, B, C		
TOTAL SITE AREA	5765	
TOTAL COM. GFA	1278	M ²
TOTAL RES. GFA	39028	M ²
TOTAL NO. OF UNITS	481	
TOTAL GFA	40306	M ²
TOTAL FSR	7.0	:1



PROPOSAL
SHADOW ANALYSIS



21st JUNE 9AM

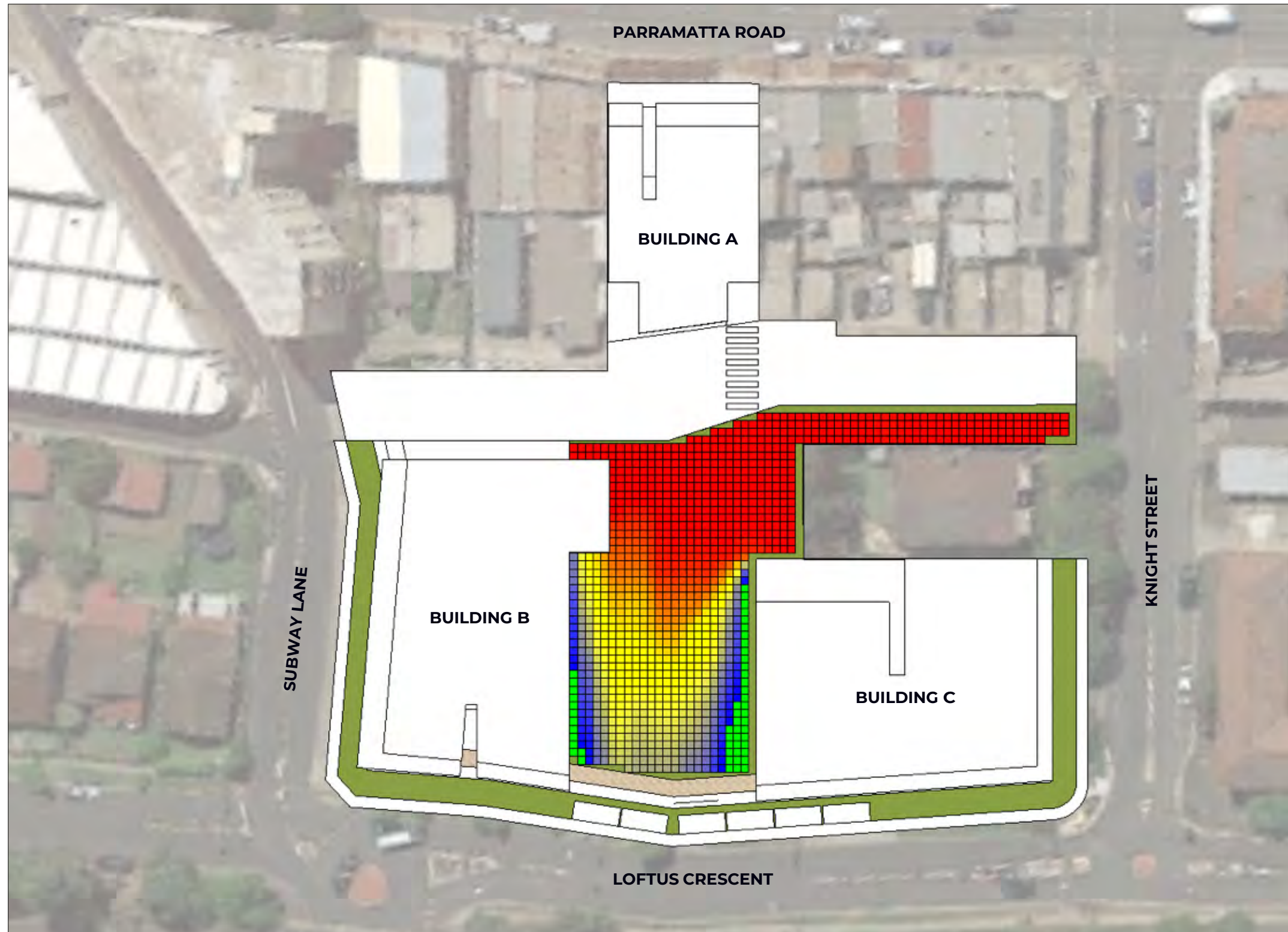


21st JUNE 12PM

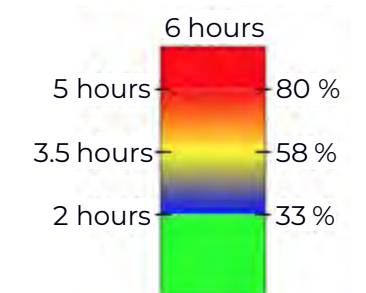


21st JUNE 3PM





SCALE BAR

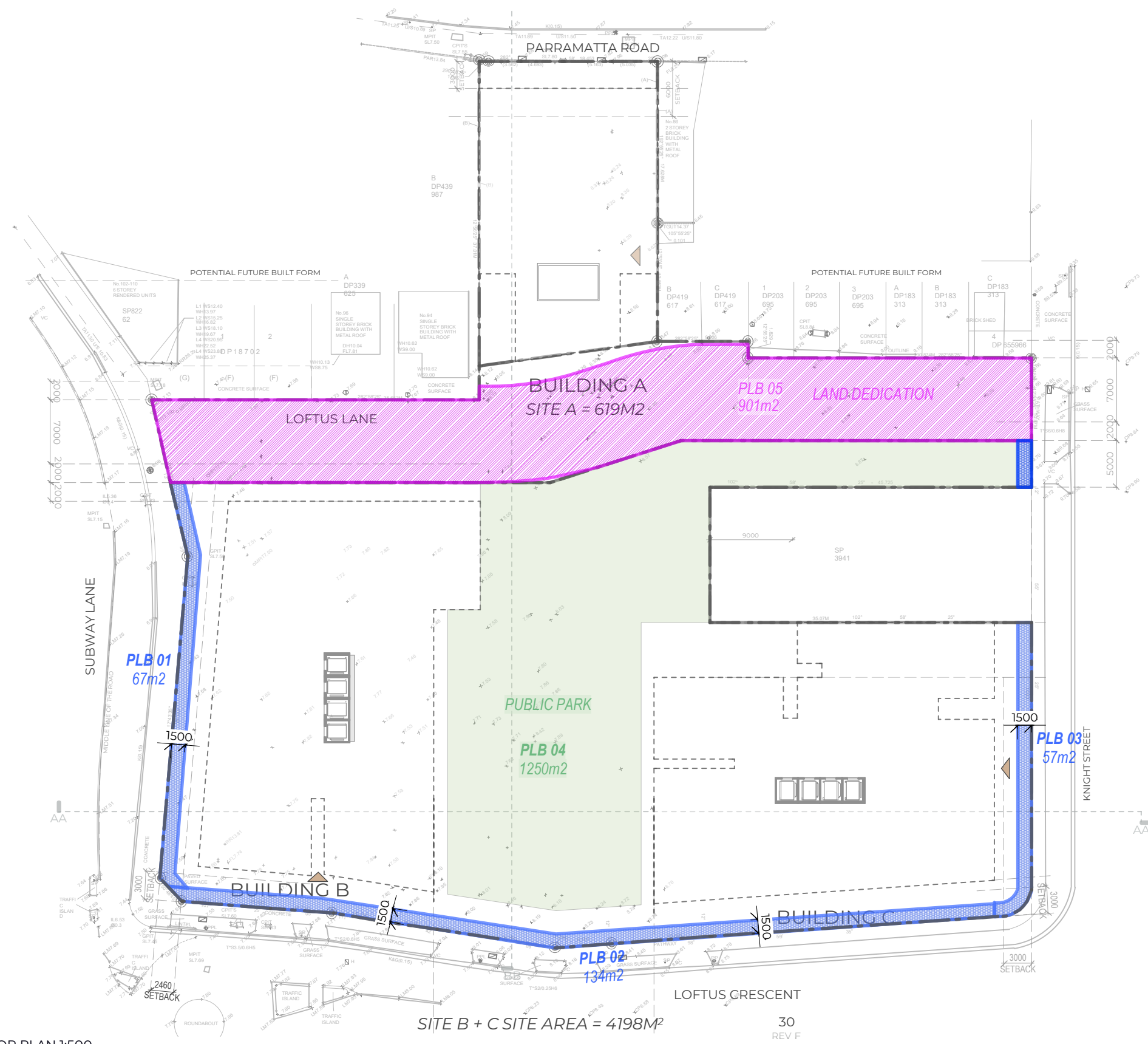


9:00 - 15:00
1ST JANUARY - 31 DECEMBER
ANNUAL SOLAR ANALYSIS (APPROXIMATE)

MEASUREMENT METHOD BY "SUNHOURS" APPLICATION
IN SKETCHUP 2017



PROPOSAL
SITE DEDICATION PLAN



POTENTIAL LAND DEDICATION AREAS:

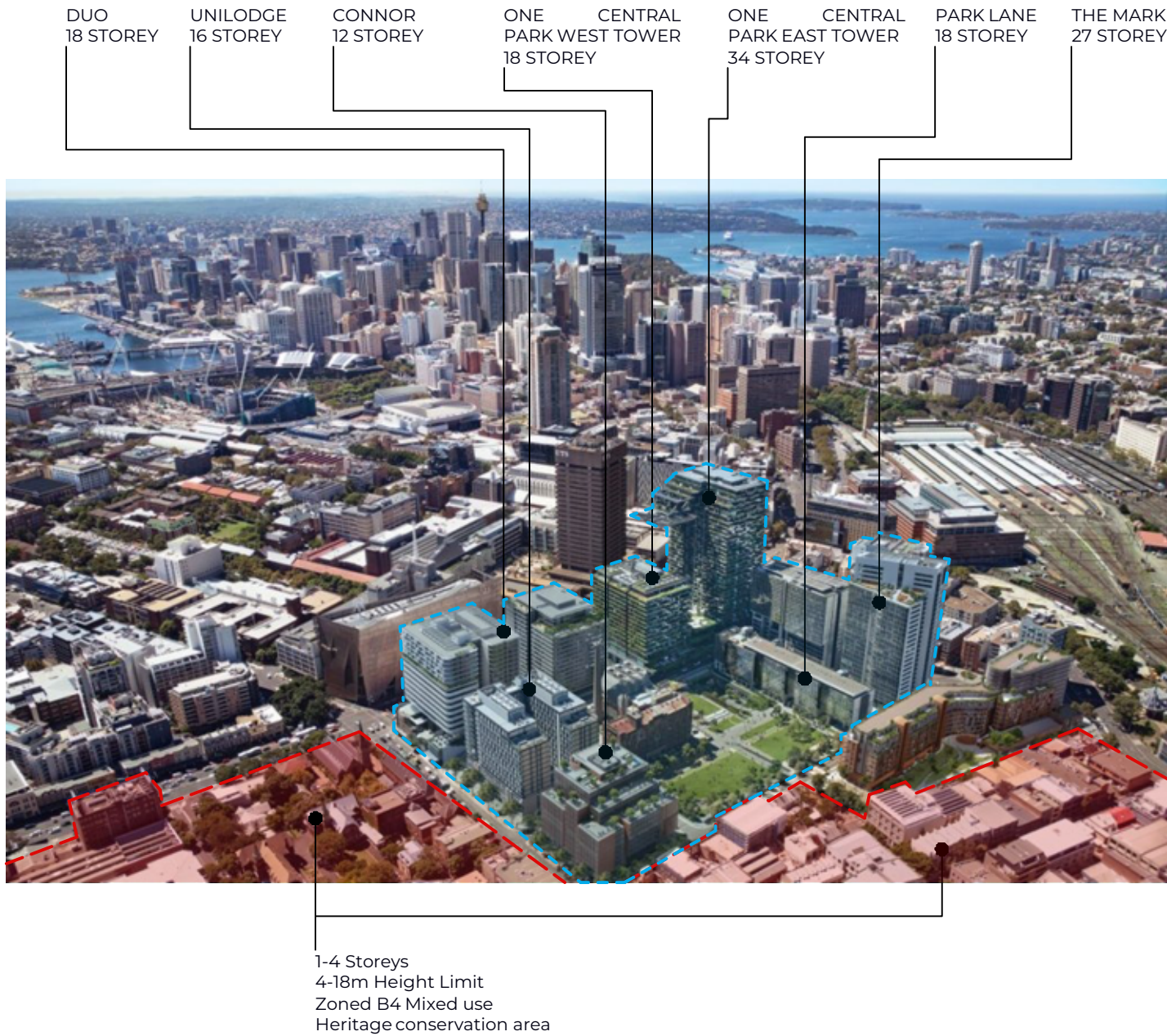
PLB 01	67 m2
PLB 02	134 m2
PLB 03	57 m2
PLB 04	1250 m2
PLB 05	901 m2

LEGEND

- SITE
- PROPOSED BUILDING ABOVE
- LAND DEDICATION
- POTENTIAL LAND DEDICATION
- PARK

GROUND FLOOR PLAN 1:500

PRECEDENTS



ONE CENTRAL PARK
34 STOREYS
28 BROADWAY, CHIPPENDALE
117m

One Central Park is an award winning mixed-use building located in Chippendale developed by Frasers Property and Sekisui House as part of the Central Park renewal project. Designed by Foster and Partners, Ateliers Jean Nouvel and PTW Architects, the building features two residential towers, 34 storey and 17 storey, including 4 storeys of retail.



Building C
view from intersection between Knight St and
Loftus Crescent



Building B
view from intersection between Subway Ln
and Loftus Crescent

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