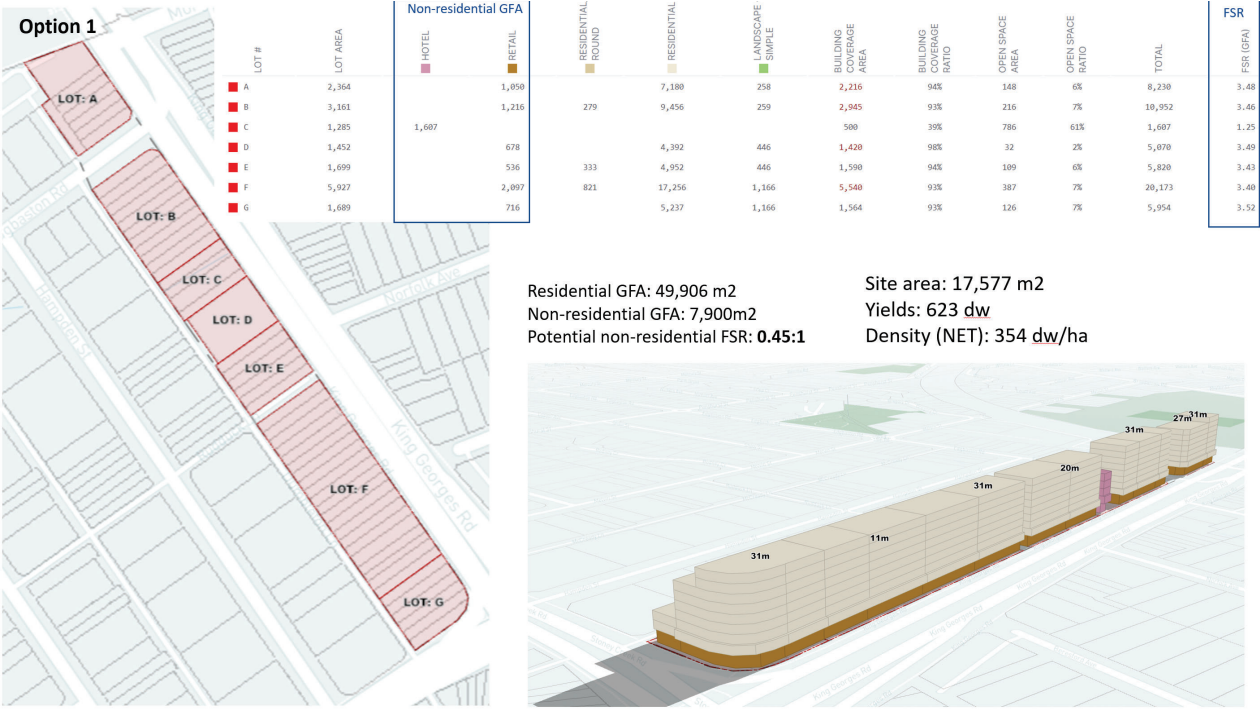


Subject: FW: Urban Design testing of HOB and FSR - RR-2023-12 - 407-511 King Georges Road, Beverly Hills

Hi Renee,

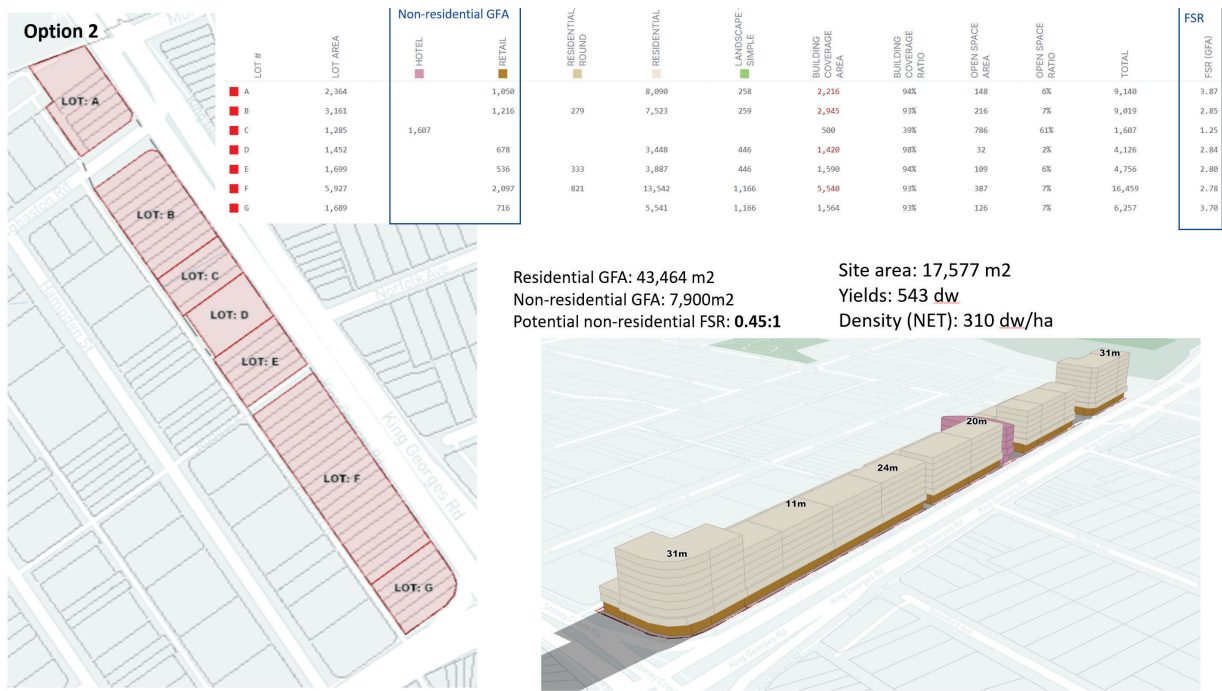
Parisa has completed the additional work as per your request. We would like to express our ongoing concerns, initially communicated in the email sent on Wednesday, 5 June 2024 at 9:46 AM. These concerns pertain to the project's compliance with the ADG in relation to solar access, cross ventilation, the ability to accommodate both non-residential and residential GFA within the defined controls, and the management of conflicting movement patterns on the lane and street. The two options presented below continue to exhibit the previous problems. However, in response to your email, please refer to the analysis of the two options provided below.

**Option 1** – Maintain the Panel’s 3.5:1 FSR across the precinct to understand the achievable maximum HOB. In this option, the height of the buildings will be up to 9 storeys along King Georges Road and 3 storeys along Dumbleton Lane. The non-residential FSR for both options remain the same at 0.45:1 (less than the Panel’s requested 0.75:1). To achieve the additional non-residential FSR of 0.3:1, about 70% of the first floor along King Georges Road needs to change from residential to non-residential if feasible.



**Option 2** (I shared this option in the previous email) – Maintain the Panel’s heights and split the area into sections to calculate the achievable maximum FSR. In these tables, as I have marked up, you can see the non-residential GFAs in each LOT boundary.

Across two options please note, the FSR of 1.25:1 for LOT C is the approved DA for the new hotel. I did not increase the controls for this development. The current DA has an FSR of 1.25:1 and 5 storeys (1,607 m<sup>2</sup> non-residential GFA). If the proponent requests to increase the HOB to 7 storeys, the GFA will increase to 2,400 m<sup>2</sup>. However, the height will exceed 24m, as the floor-to-floor height for hotel uses is higher than for residential uses (3.8m f/f vs 3.2m for residential).



I hope this analysis helps you respond to the Panel. Let me know if you need more details or further clarity.

Regards,  
  
John Kurko  
Manager Urban design  
NSW ARB 10003