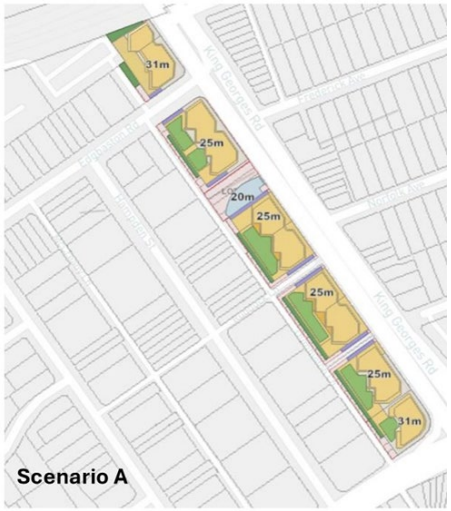
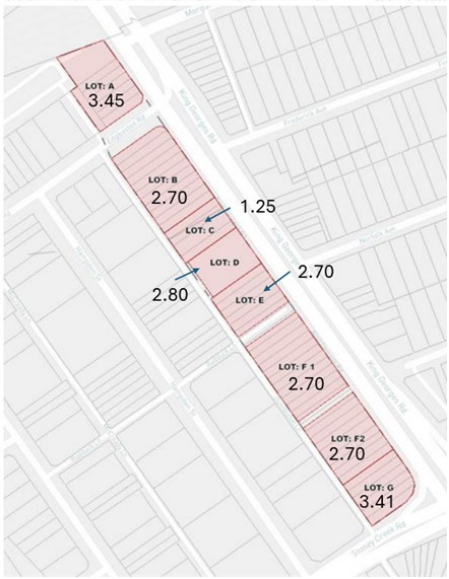
PPA Team Analysis of Secenarios

RR-2023-12/ PP-2022-4295

UBD Scenario	Analysis against Panel conditions	PPA Analysis
 	• Maintains corner block height (31m/9 storeys) consistent with Panel Conditions. • With the exception of the hotel site, the mid blocks are 1m higher than the Panel recommended controls. • Scenario A aligns with the Panel's recommendation around lower heights fronting Dumbleton Lane. • Scenario A has an average FSR of 2.7:1, which is less than the Panels blanket 3.5:1. • Corner sites proposed to have a FSR of 3.45:1 and 3.4:1, which is close to Panel controls. • This Scenario would enable approximately 406 dwellings, which is less than the scheme based on the Panel's recommendation. • Scenario A proposes a non-residential FSR of 0.75:1: (13,055 m2), which is the same as the Panel's recommendation. • Scenario A has better ADG compliance, when compared to scheme proposed by the Proponent based on the Panel controls	Scenario A, which aimed to maintain the proposed FSR and heights sort by the Panel, reworked the built form to achieve a better outcome, when compared to the Proponents Panel controls scheme. However, this has resulted in a bulkier development with larger building footprints and less opportunity for open space and deep soil planting. This has the potential to impact flood behaviour post-development. Testing shows that this scheme will likely comply with the Apartment Design Guide (ADG) requirements. This scheme improves solar access to dwellings, particularly to the ones facing Dumbleton Lane. The proponents scheme based on Panel controls would require complex design solutions to achieve a similar outcome. This scenario generally aligns with the heights proposed by the Panel, with mid blocks slightly higher (1m). The scheme maintains a lower podium level facing onto Dumbleton lane consistent with the Panel's decision. The FSR across the site is less than what was outlined in the Panel's decision, with an average of 2.7:1 across the subject site. The two corner blocks have higher FSR's than the mid blocks, however these two end lots do not meet the Panel's recommended FSR controls. While this scenario achieves the Panel's desired 0.75:1 non-residential floor space (13,055 m2), this has required the floor space to be placed on the first level of the scheme. Advice the PPA team has received, and confirmed by the Proponent, indicates that retail/commercial floor space above the ground floor is unfeasible and unlikely to be delivered. In terms of dwellings, this scheme will deliver approximately 406 dwellings, which is less than the Proponent scheme based on the Panel's controls, which delivers 560 dwellings. The average dwelling size in this scheme is larger than the proponents (85m2 compared to 80m2). Further detailed design work as part of any future development application may increase dwelling yield under this scheme.

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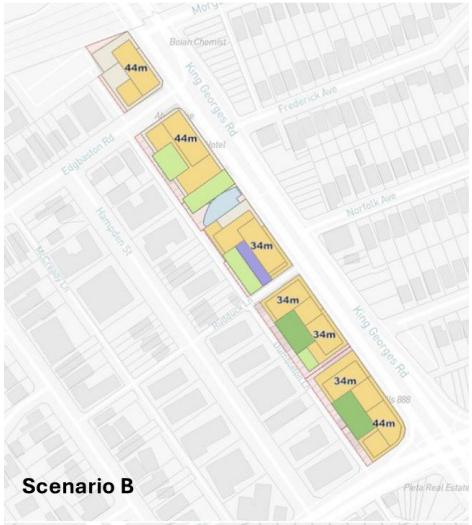
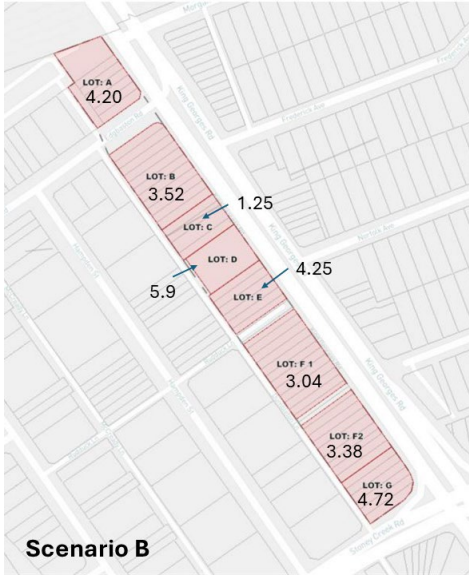
 Scenario B  Scenario B	• Heights of sites across the site are higher compared to Panel's recommended controls with the except of the hotel site. • Scenario B proposed to increase the mid blocks to 34m and the end blocks 44m. • Scenario also maintains lower podium level onto Dumbleton Lane. • Scenario B has an average FSR of 2.92:1, which is less than the Panels blanket 3.5:1. • However, when broken down by the Lots, the FSR ranges from 3.04:1 to 5.9:1. The hotel site significantly skews the average with an FSR of 1.25:1. • This Scenario would enable approximately 527 dwellings, which is less than the scheme based on the Panel's recommendation. • Scenario B proposes a non-residential FSR of 0.65:1: (11,458 m2), which is less than the Panel's recommendation. • Scenario B has better ADG compliance, when compared to scheme proposed by the Proponent based on the Panel controls	Scenario B will reduce the building footprint and, to maintain the same gross floor area and yields across the entire site, increase the building heights, to a range between 10 storeys and 13 storeys. The reduced building footprint and increased opportunities for deep soil planting (a minimum of 15%) will also help address flooding issues across the site. Testing shows that this scenario will also have similarly improved ADG compliance. The scenario proposes a further 3m setback from Dumbleton Lane (total 6m) to help activate the lane way. This scenario proposes greater built form than what was proposed by the Panel, seeking 34m (10 storeys) for the mid blocks and 44m (13 storeys) for the end blocks. The site is in a town centre located within 400 meters of the Beverly Hills station, and these heights align with the built form in neighbouring suburbs, like Hurstville. The FSR across the site is less than what was outlined in the Panel's decision, with an average of 2.92:1 across the subject site. However, this average is dragged down by the FSR on the hotel site (1.25:1). Five of the seven lots have FSR controls equal to or greater than what the Panel recommended, with the two remaining lots being 3.04:1 and 3.38:1. This scenario does not achieve the Panel's desired 0.75:1 non-residential floor space, however proposed a 0.65:1 rate (11,458 m2). This scenario locates most of non-residential floor space on the ground floor with only. Lot A and Lot B having proposed first floor commercial floor space, with Lot D having minor floorspace dedicated to non-residential uses. In terms of dwellings, this scheme will deliver approximately 527 dwellings, which is less than the proponent scheme which delivers 560 dwellings. The average dwelling size is also the same size as Scenario A and therefore bigger that the proponents average size.