

Attachment A2

Urban Design Study

4 October 2023
5968

Ms Sally Peters
Manager, Central Sydney Planning, Strategic Planning & Urban Design
City of Sydney
Town Hall House
Level 2, 456 Kent Street
Sydney 2000

Dear Ms Peters,

**Re: 232-240 Elizabeth Street (“The Property”)
Planning Proposal (the Proposal)
Response to City of Sydney Planning Proposal Queries**

We write on behalf of *Stasia Holdings Pty Limited*, owners of the property at 232-240 Elizabeth Street in response to a letter from the City of Sydney (the Council) dated 18th of May 2023 and email correspondence with the Council dated 29 June 2023.

Please find below a response to the issues identified by the Council to assist in the assessment of the Planning Proposal.

Floor-to-Floor Heights, FSR & Envelope

The revised proposal appended to this letter ‘**Appendix A – Urban Design Study**’ amends the volume that was put forward in our earlier reports and provides the Council with further information to clarify the parameters of the site. We believe this proposal can fulfil the Council’s requirements while permitting the maximum flexibility for any subsequent competitive design process. We understand the revised floor heights and envelope is supportable and clarify the current proposal as follows:

1. This proposal comprises 10 storeys with 4.5m and 3.6m floor-to-floor heights allowed for all levels, as per Section 4.2.1.2 (Sydney SCP 2012);
2. The solar analysis appended to this proposal demonstrates the retained solar access to Apartments 601 and 602 at 242-254 Elizabeth Street, and 33 Reservoir Street
3. The urban outcomes in our previous Urban Design report are maintained in the enclosed design, notably:
 - a. The prevailing street wall is reinforced both along Elizabeth and Reservoir Streets by maintaining the parapet heights;
 - b. All massing above the street wall is set back so as to not be visible from the street;
 - c. The open through-site link is retained.

The Council noted in their letter that “the objective of the Planning Proposal stage is to establish a building envelope that can achieve Design Excellence while complying with the City’s planning controls and objectives”. We believe that the increased flexibility of the proposed volume will give further opportunity for design excellence to be achieved, while maintaining consistency with the key urban outcomes sought and noted.

In response to the Council’s email on the 29th of June 2023, we confirm that the floor plans are similar to those previously shown except for the two uppermost storeys which are modified to respond to the solar access considerations within the immediate context of the site.

Sustainability

In consideration of the comments and recommendations by the Council in the letter dated 18th of May, we confirm that the proponent commits to the NABERS Energy Rating of 5.5 stars + 25% for the proposal. The competitive design process will be the opportunity to investigate and provide innovative sustainability solutions to the site-specific challenges of the site.

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Nominated Architect
Angelo Candalepas
NSW 5773
VIC 17978
WA 2405
ACT 2603
QLD 5463

Through-site Link

Our client has instructed that it will consider dedicating a public road in stratum limited in height and depth by reference to reduced levels (RLs). That is, a stratum lot is offered to be created and dedicated as a Public Road. The proposed plan of subdivision to create the public road will nominate:

- (a) The depth of the lot, being a reduced level below the existing ground, and
- (b) The height to end the new lot, to allow for, maintenance of lighting and landscaping.

We are confident with the approach as there is precedent in the City of Sydney for this proposed arrangement, please refer to the attached '**Appendix B – Deposited Plan - Public Road Dedication Limited in Stratum**'. The attached deposited plan details two public roads that have been dedicated to the Council, limited in stratum.

- (a) Lot 101 is part of the George Street Road Reserve and was dedicated, in part, below RL 15.5.
- (b) Lot 103 is part of Margaret Lane and was dedicated below only to RL 24.

4.Next Steps

In consideration of our offer for the ownership of the through-site link and the Council's comments regarding Public Benefit, we note that the arrangement aligns with Section 3.1.2.2 of the Sydney DCP and the priorities of City Plan 2036. With respect to the public benefit, we consider that what is being offered is adequate for a planning proposal stage.

We trust that this letter and attachments responds meaningfully to councils requirements, please do not hesitate to telephone the undersigned if anything requires further clarification.

Yours faithfully,
CANDALEPAS ASSOCIATES



Angelo Candalepas LFRAIA
Director

Encl. 232-240 Elizabeth Street, Council RFI Response Appendices A-B

Appendix A – Urban Design Report Issue C – Candalepas Associates

Urban Design Study
(Increase in FSR 5:1 to 7:1)
Issue C



Candalepas Associates
232-240 Elizabeth St, Surry Hills
20 July 2023

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All drawings to scale at A3

INTRODUCTION

INTRODUCTION

URBAN DESIGN REPORT

This Urban Design Report has been prepared by Candalepas Associates on behalf of Stasia Pty Ltd in support of a proposed massing envelope for the property located at 232-240 Elizabeth Street, Surry Hills.

This Report describes the site, outlines the key constraints imposed by the existing controls, and sets out the strategic justification for the proposed design.

Key findings of the Report include:

- The Property is strategically located and aligned with the City Plan 2036: Local Strategic Planning Statement (LSPS) planning priorities.
- The proposal for the site will allow the City of Sydney to meet the planning priorities set out in the LSPS (Actions P 2.3, P 2.6) by ensuring adequate floor space capacity to accommodate enterprise activities.
- The proposed floor space ratio is in line with existing and emerging higher density developments in the vicinity.

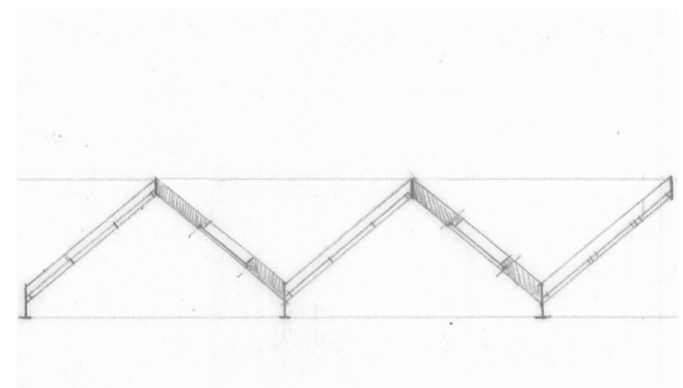
The Property is known as 232-240 Elizabeth, and is formally identified as 232-236A Elizabeth Street (SP71301), 238-240 Elizabeth Street (Lots 1&2, DP779385; Lot 1, DP664653). The combined site area is 905.6 square metres and is located within the Eastern Creative and Camperdown-Ultimo Health and Education Precincts. The site has frontages to Elizabeth Street and Reservoir Street and access to the rear from Foster Lane.

The site currently contains a collection of three storey commercial/retail and budget accommodation buildings. While these were largely constructed in the late nineteenth and early twentieth centuries they have been heavily modified and are not considered to be of heritage significance.

The site is less than 300m north of Central Station, a few hundred metres from a number of Light Rail stops and adjacent to several bus routes. It is therefore well located to provide strong connections to a wide range of areas throughout Sydney.

The area has a diverse mixture of building forms, architectural styles and scales. The proposed building use and massing envelope have been considered in order to ensure integration with the emerging surrounding uses and built form.

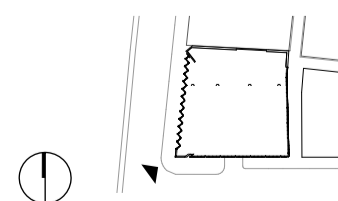
The proposed development offers an appropriate and compatible addition to this part of Surry Hills, giving an opportunity to provide floor space in support of the Eastern Creative Precinct. This is consistent with the objectives of providing economic development, innovation and jobs in this key strategic centre as well as supporting the long term economic viability and growth of the City of Sydney.





PERSPECTIVE VIEW - ELIZABETH STREET

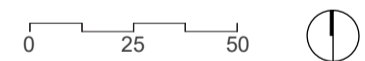
*Artistic representation of the proposed development.
Prepared by Darc Studio.*



SITE ANALYSIS



AERIAL PHOTOGRAPH



 SUBJECT SITE

Site Address 232-240 Elizabeth Street, Surry Hills NSW 2010

Site Details 232-236A Elizabeth Street - SP 1379
238-240 Elizabeth Street - LOT 1, LOT 2, DP 779385; LOT 1, DP 664653



SITE PLAN - EXISTING

SCALE 1:1000 0 10 20 40

- SUBJECT SITE
- KEY SITES
- GENERAL CONTEXT

Existing Site Controls - Sydney LEP 2012

Site Area	905.6 m2
Base FSR	5:1
Base GFA	4,528 m2
Land Zoning	B4 mixed use
Max. Height of Buildings	35 m

Key Surrounding Buildings

No.	Address	Use	Storeys
01	N/A (Railway Bridge)	Infrastructure	1 Storey
02	228 Elizabeth St	Residential	9 Storey
03	230 Elizabeth St	Mixed Use	9 Storey
04	50 Reservoir St	Commercial	7 Storey
05	52-58 Reservoir St	Commercial	9 Storey
06	45 Reservoir St	Commercial	7 Storey
07	33-37 Reservoir St	Residential	10 Storey
08	242-254 Elizabeth St	Residential	14 Storey



01. Railway Bridge



02. 228 Elizabeth Street



03. 230 Elizabeth Street



Foster Lane
(Subject Site at end of lane)



Subject Site
232-236 Elizabeth Street



Subject Site
238-240 Reservoir Street



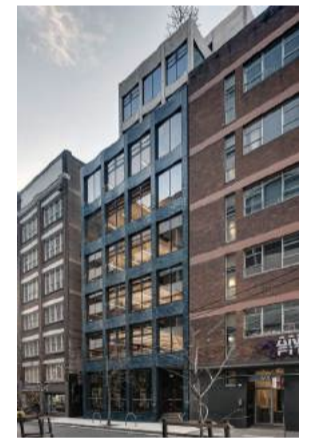
Subject Site
238-240 Reservoir Street



Subject Site
238-240 Reservoir Street



04. 50 Reservoir Street



05. 52-58 Reservoir Street
photo by Brett Boardman



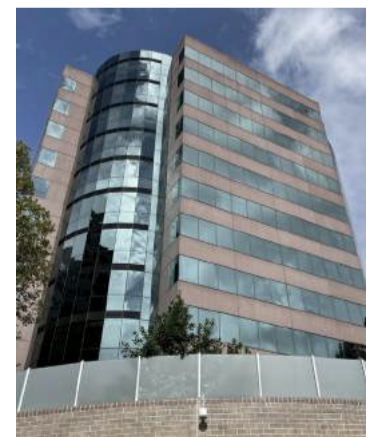
06. 45 Reservoir Street



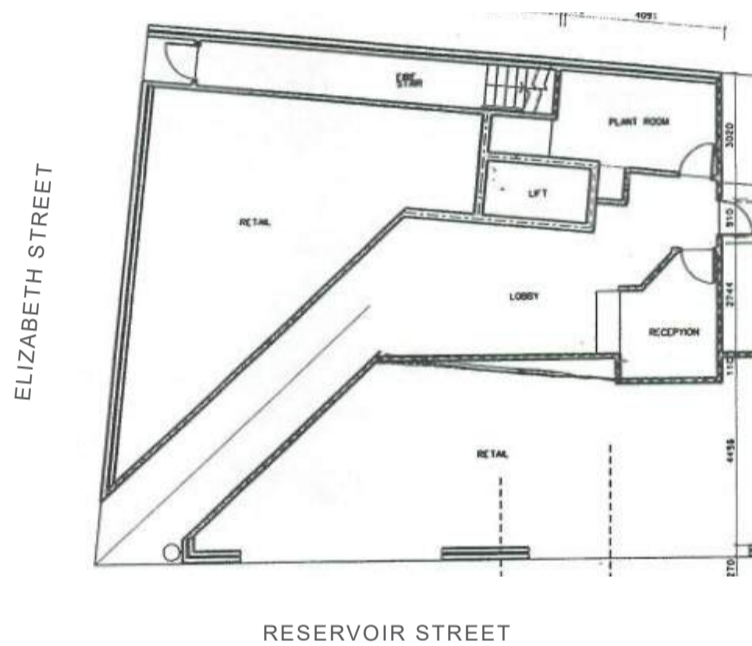
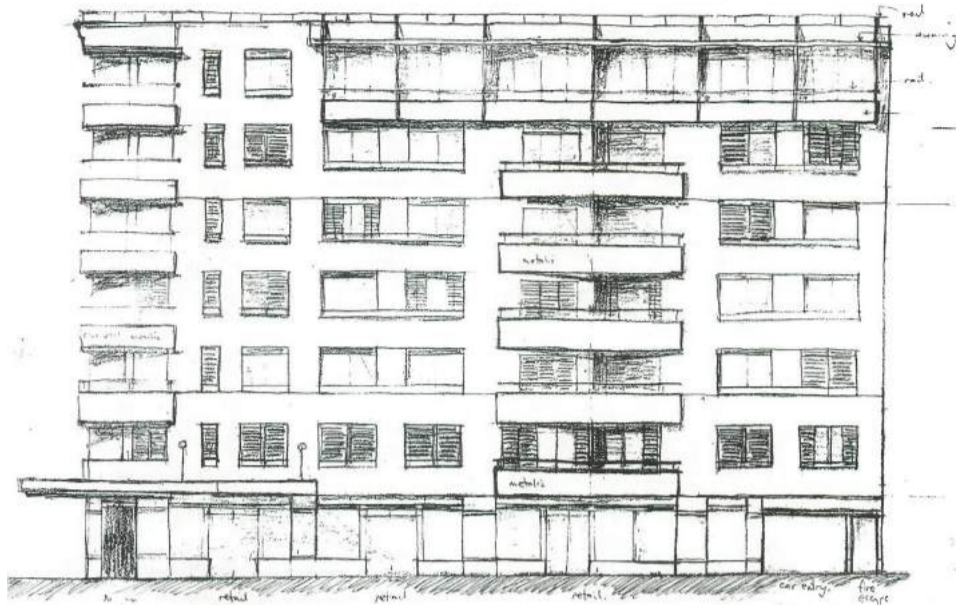
07. 33-37 Reservoir Street



08. 242-254 Elizabeth Street



260 Elizabeth Street



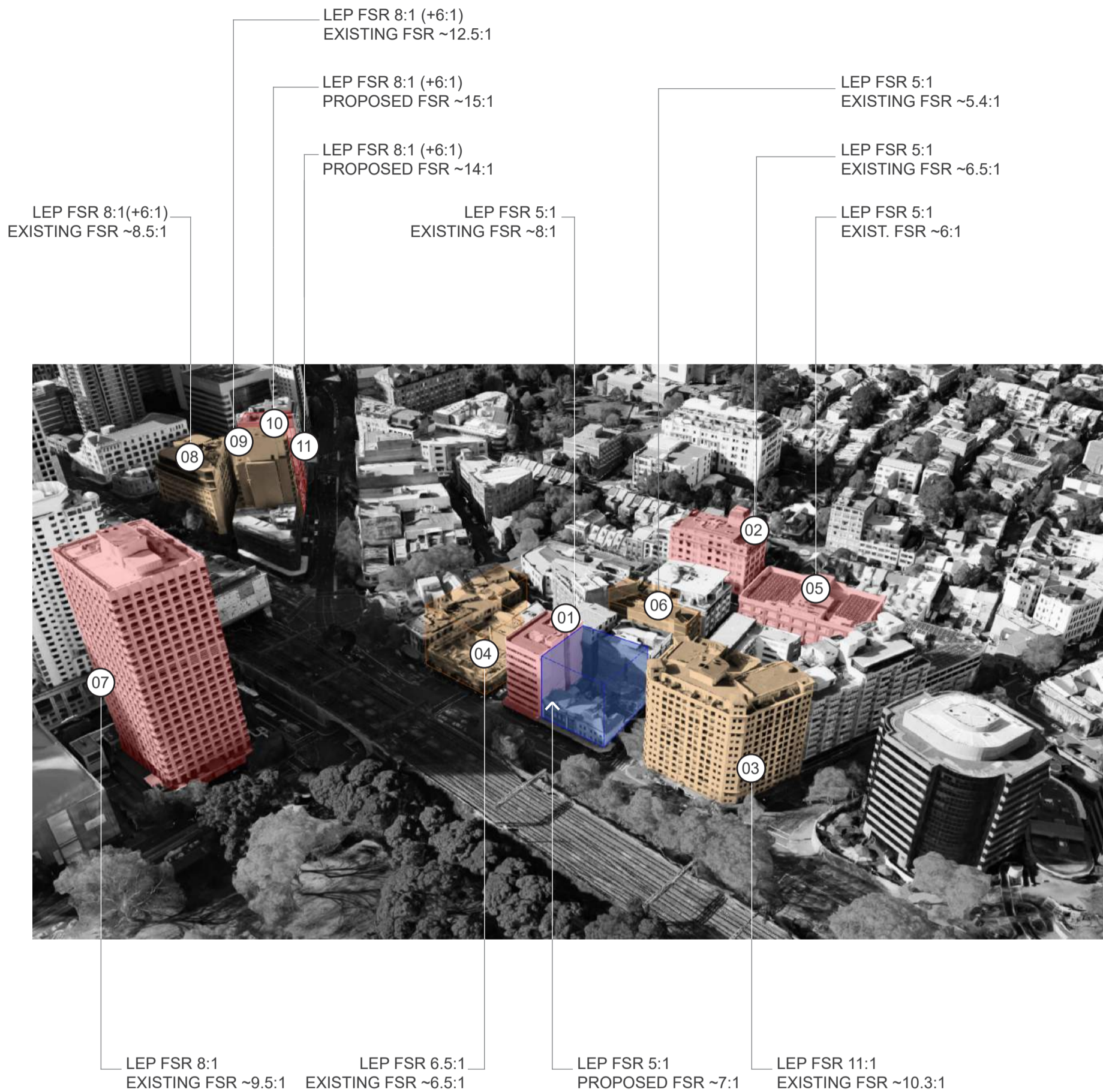
1999 Development Proposal (Joshua Farkash & Associates)

2016 DA/2016/1451 (MHN Design Union)

PRIOR DEVELOPMENT APPLICATIONS

On 21 July 2017, the NSW Land and Environment Court approved a Stage 1 Concept Development Application (DA) for the demolition of existing buildings on the site and the construction of a 2-level basement car park and mixed-use building containing residential, hotel and retail uses (referred to as D/2016/1451). The application was subsequently modified and approved on 25 November 2020 to delete 1 level of basement car parking and provide bike parking at the ground level (referred to as D/2016/1451/A). An acceptable envelope – height, bulk and scale has therefore been determined for the site through this approval.

**URBAN STUDY +
CONSIDERATIONS**



There is an inconsistency in the permitted FSR between the subject site and the surrounding sites. The subject site, with a maximum FSR of 5:1, is bordered to the north and south by sites with maximum FSRs of 6.5:1 and 11:1 respectively. In addition, nearby comparable developments on Wentworth Avenue to the north include FSR rates of up to 15:1.

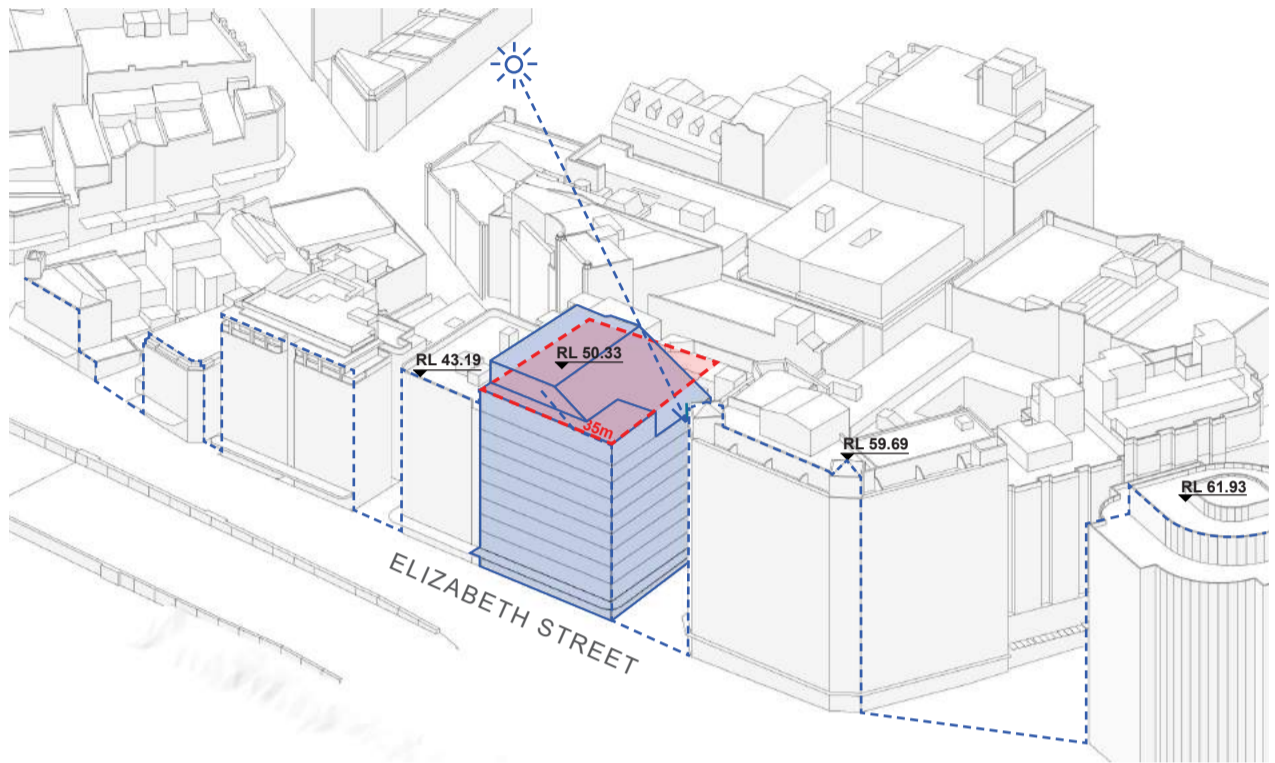
Legend

- Site
- Buildings in excess of current SLEP 2012 density control
- Compliant high density buildings (in excess of 5:1)



Key Surrounding Buildings

No.	Address	Use	Storeys
01	230 Elizabeth St	Mixed Use	9 Storey
02	74-80 Reservoir St	Commercial	7 Storey
03	242-254 Elizabeth St	Residential	14 Storey
04	228 Elizabeth St	Residential	9 Storey
05	45 Reservoir St	Commercial	7 Storey
06	52-58 Reservoir St	Commercial	9 Storey
07	323 Castlereagh St	Commercial	23 Storey
08	111 Goulburn St	Accommodation	10 Storey
09	61-65 Wentworth Ave	Accommodation	18 Storey
10	55-59 Wentworth Ave	Accommodation	20 Storey
11	47-53 Wentworth Ave	Mixed Use	10 Storey



**PROPOSED BUILDING ENVELOPE
INDICATIVE YIELD**

Height	35m
Storeys	9
FSR	7:1
Typical Floor to Floor Height	3.4m
Typical Floor Area	714 sqm

- Legend**
- Subject Site
 - Street Wall
 - 35m Height Control



The proposed building mass addresses this inconsistency by proposing an FSR of 7:1 which is in keeping with current and proposed urban development in the area.

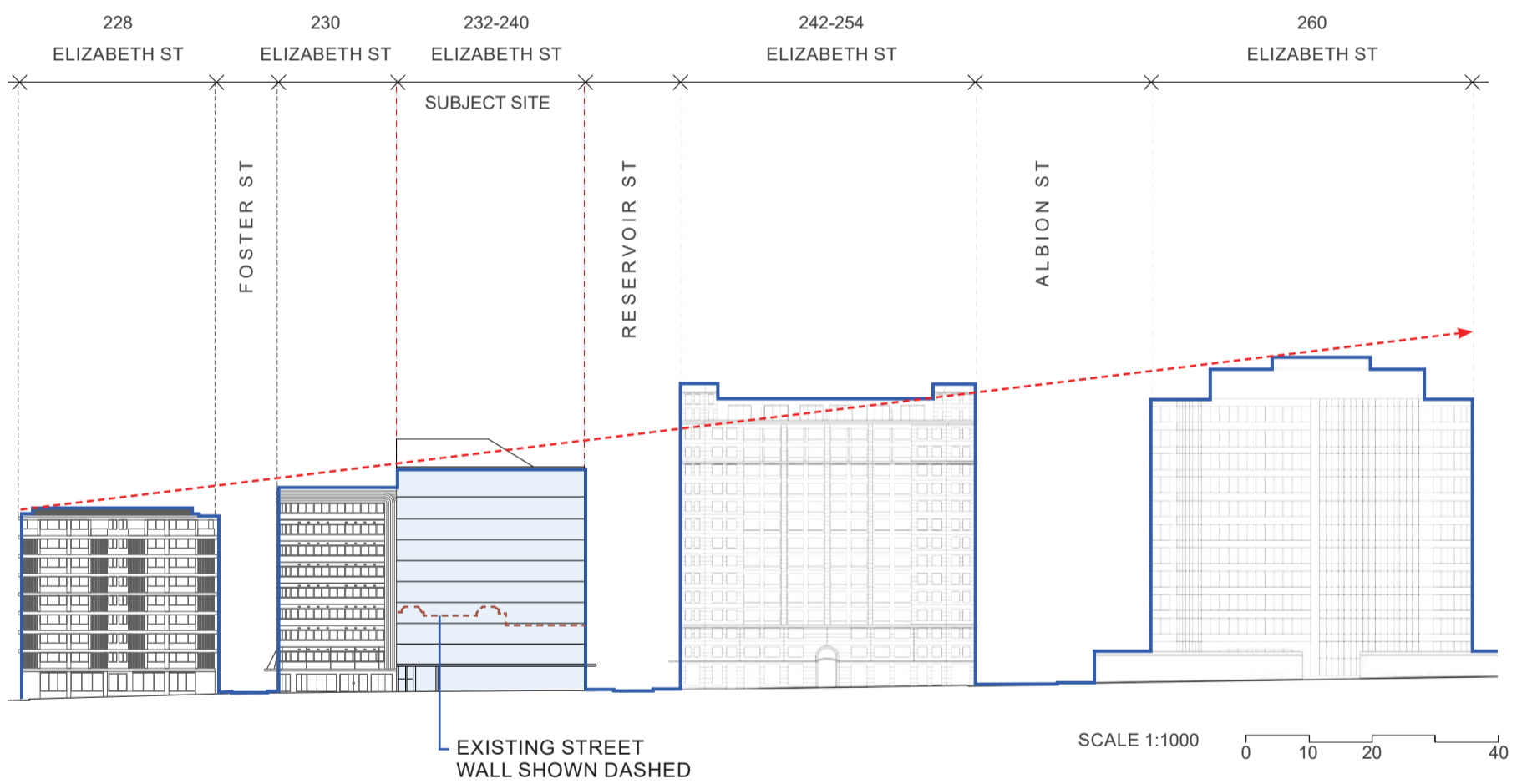
A consistent street wall is established along Elizabeth Street, infilling the previously underdeveloped site and resulting in a good urban outcome.

Negotiating the change in scale along Reservoir Street, the proposed envelope steps down at the street edge. This transition assists in maintaining solar access to 242-254 Elizabeth St & 33-37 Reservoir St, providing an overall increase in solar amenity to these dwellings compared to the approved concept scheme for the site.

Further reducing the building mass, a through site link along the eastern boundary is established. Open to the sky, this new public realm provides additional retail activation and connectivity from Reservoir St through to Foster Lane.

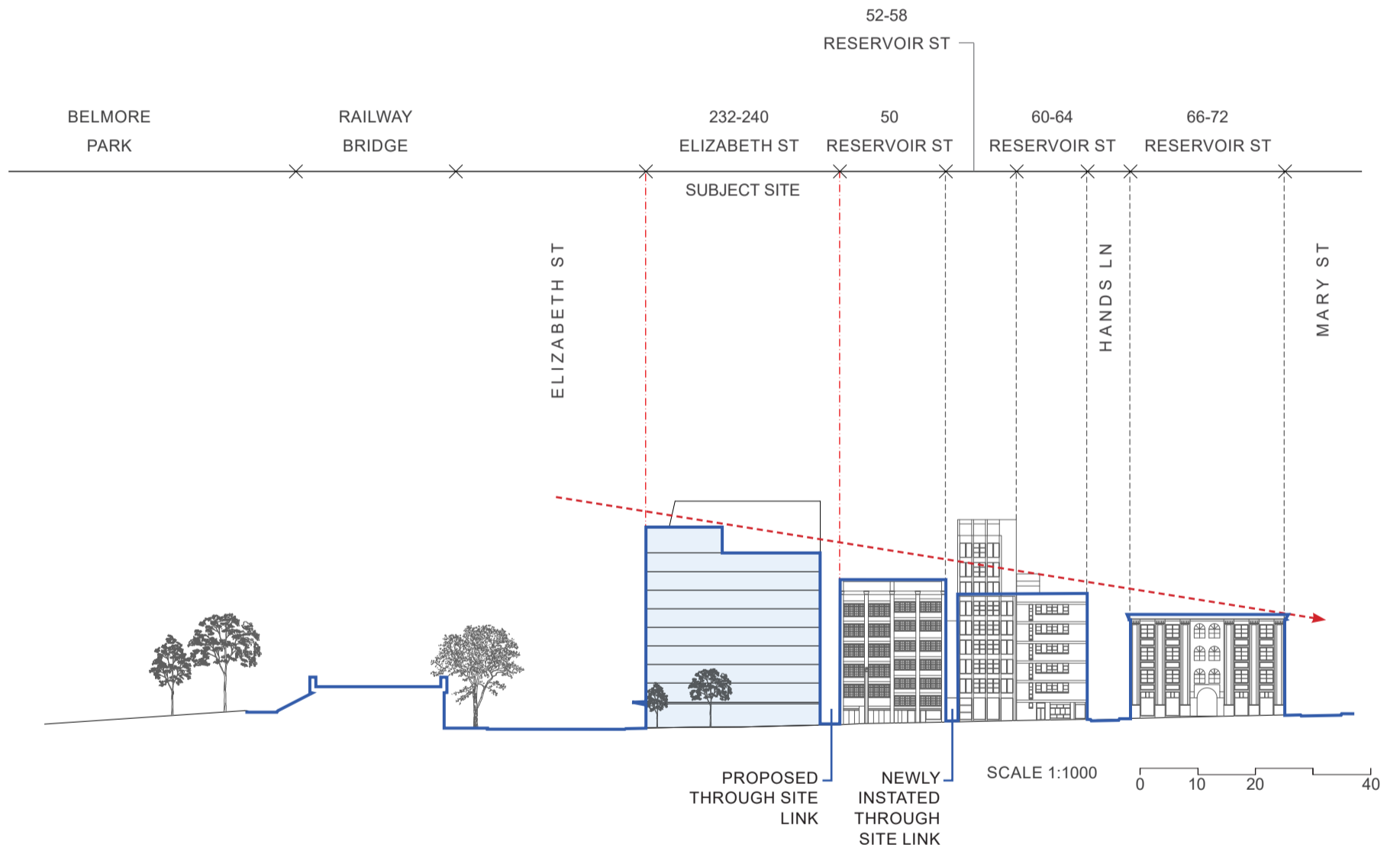
BUILDING ENVELOPE + STREET WALL ANALYSIS
ELIZABETH STREET ELEVATION

The existing street wall along Elizabeth Street can be seen to have a strong prevailing trend, stepping up gradually to the south. This trend is currently interrupted by the existing buildings on the site. A volume of the maximum permitted height on the site resolves the current inconsistency both with regard to the site's immediate neighbours and to the broader street wall trend.



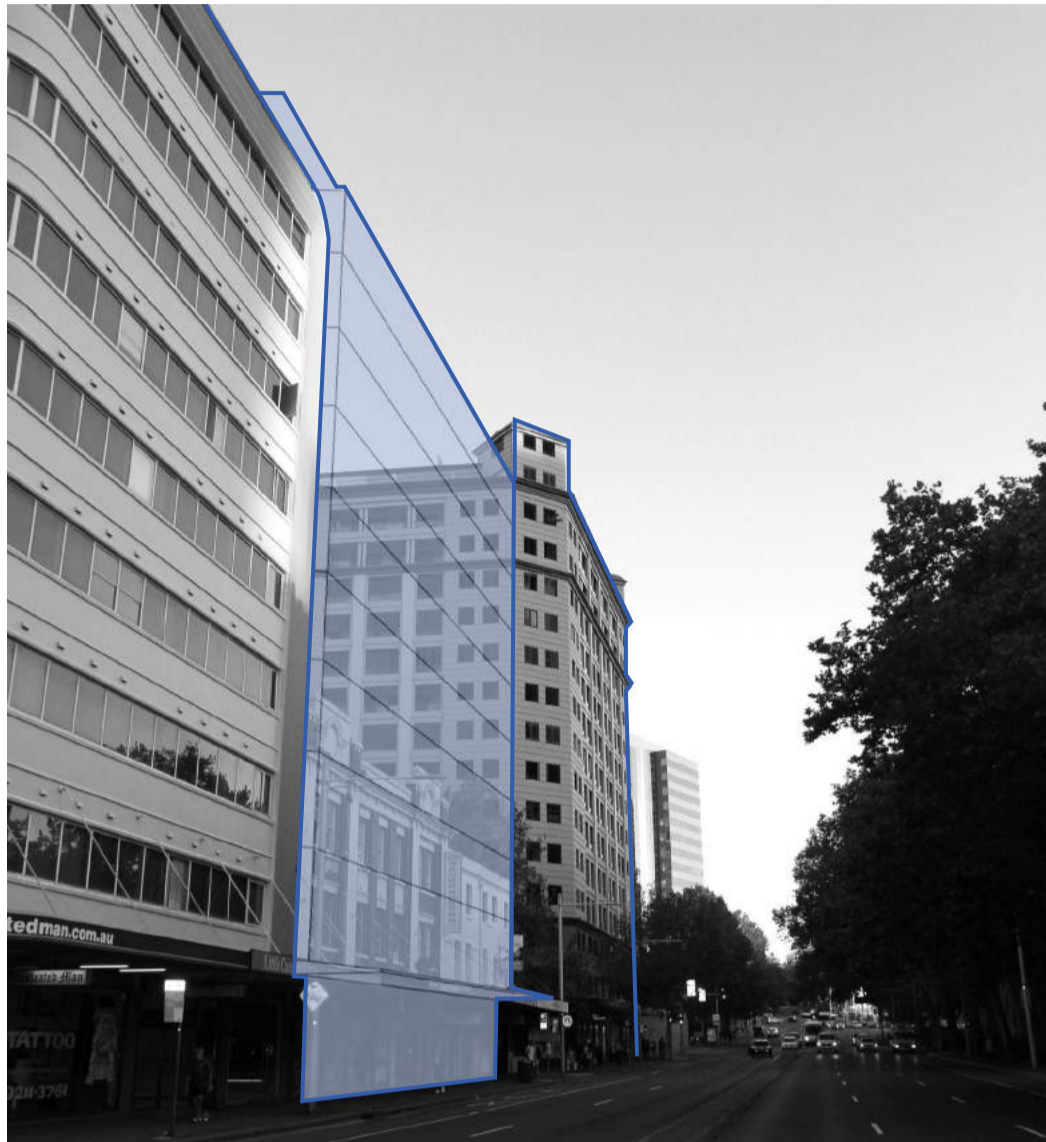
BUILDING ENVELOPE + STREET WALL ANALYSIS
RESERVOIR STREET ELEVATION

The existing street wall has a broad trend, but, unlike Elizabeth Street, features a greater level of variation. As such, the proposed volume chiefly seeks to mediate between the prevailing Elizabeth Street height and that of Reservoir Street. This is achieved by the stepped facade, which also allows greater solar amenity to opposite residential dwellings at 242-254 Elizabeth Street & 33-37 Reservoir Street.



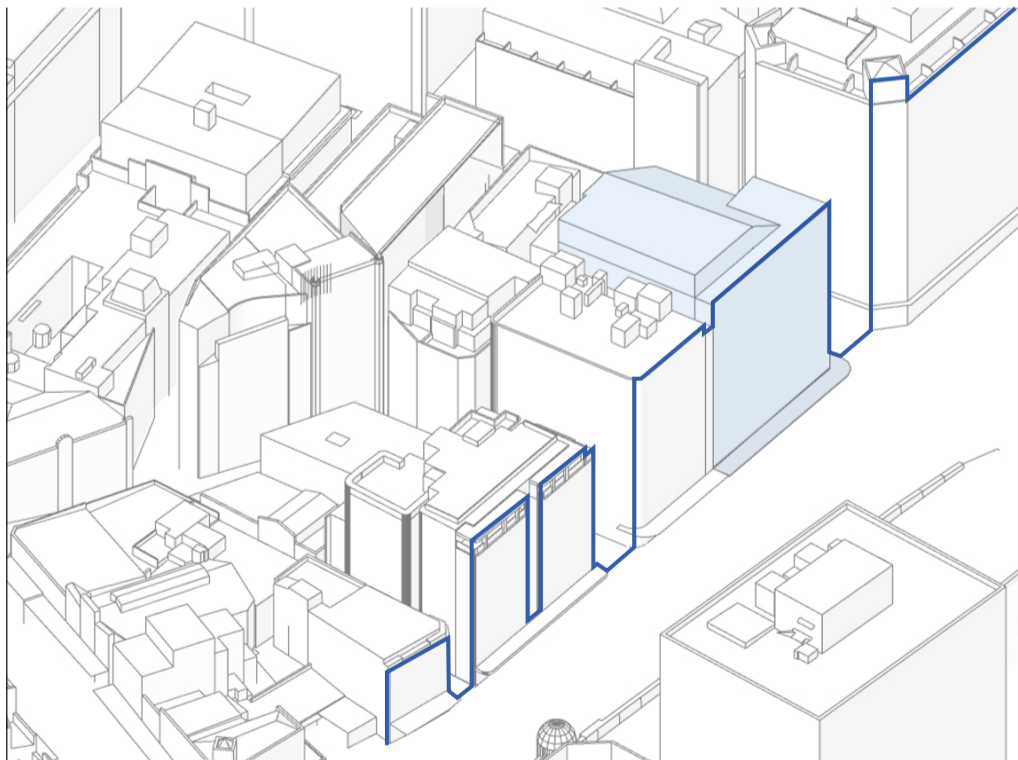
Legend

- Subject Site
- Street Wall
- - - - -> Average Street Wall Projection



VIEW 1 - PERSPECTIVE

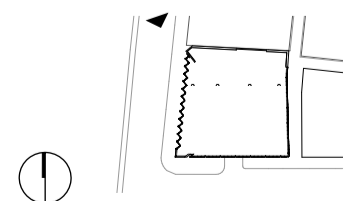
Approaching the site along Elizabeth Street from the north, there is a significant inconsistency in the street wall caused by the height of the existing buildings on the site. This interruption of the prevailing trend in the street wall represents a bad urban outcome. The proposed volume, on the other hand, resolves the existing issue in that its height represents a compromise between the two adjacent buildings along Elizabeth Street, and it continues the trend of heights stepping up to the south.

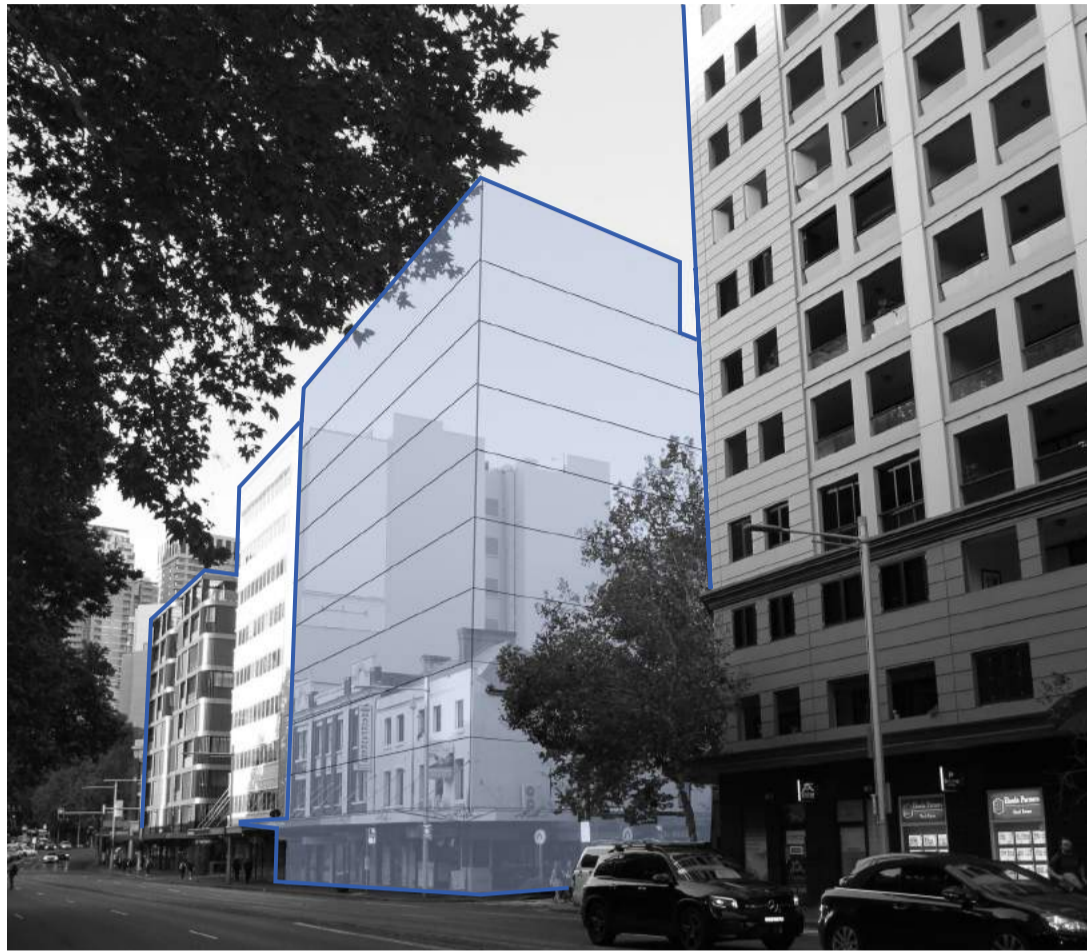


VIEW 1 - ISOMETRIC

Legend

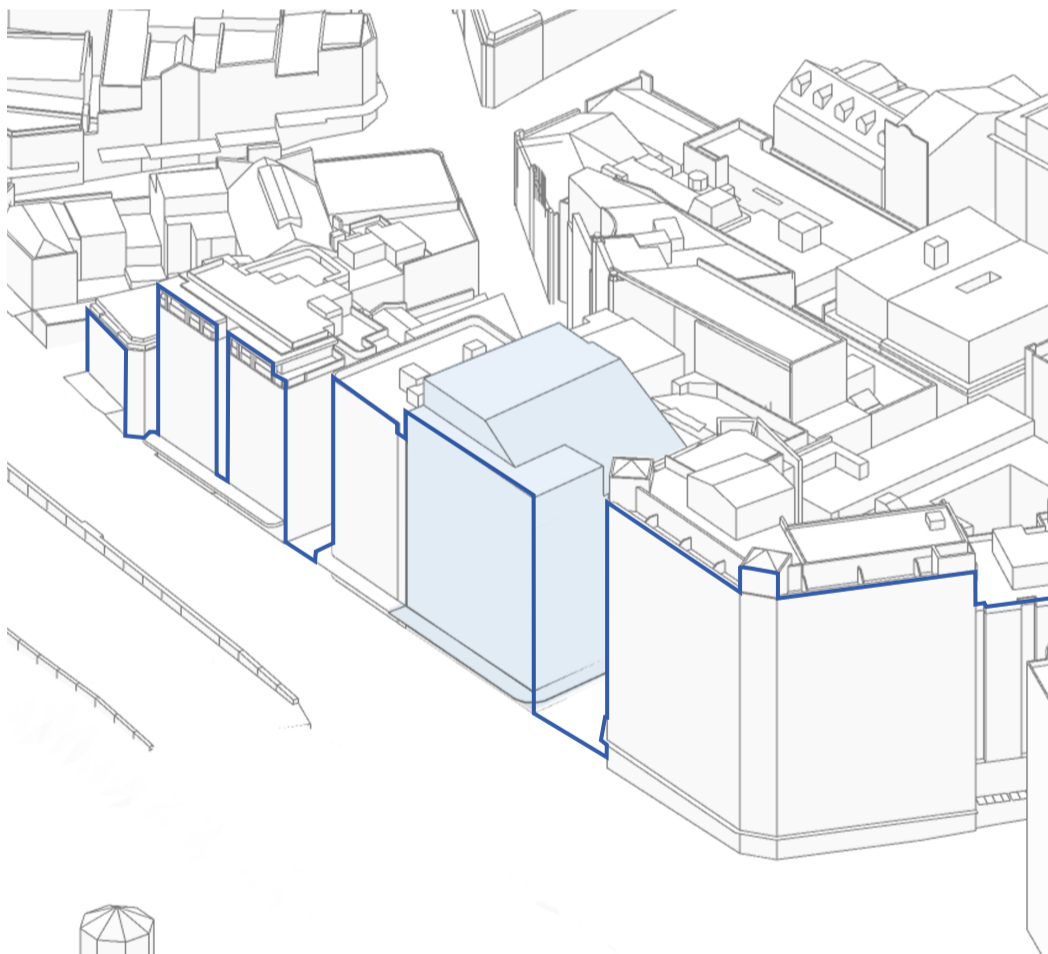
- Subject Site
- Street Wall





Approaching the site along Elizabeth Street from the south, the inconsistency noted earlier is even more pronounced. In particular, the large blank wall presented by 230 Elizabeth Street along the site boundary represents a bad urban outcome. The proposed volume, on the other hand, resolves this issue in that it creates a continuous, articulated street wall.

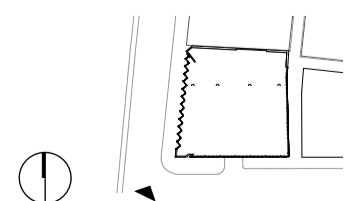
VIEW 2



VIEW 2

Legend

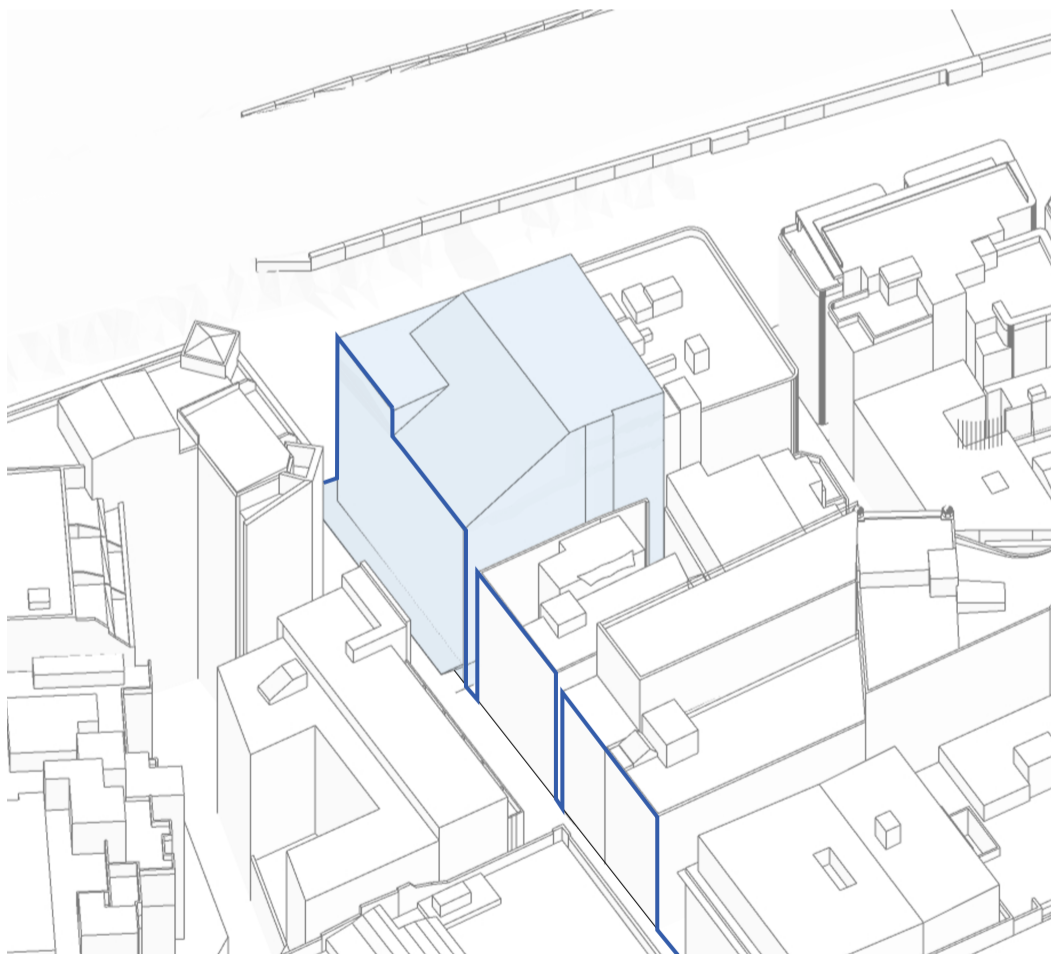
- Subject Site
- Street Wall





VIEW 3

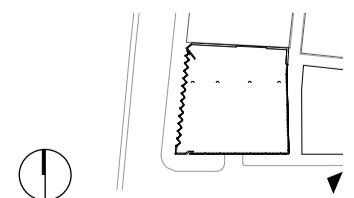
Approaching the site along Reservoir Street from the east, the height inconsistency of the street wall is less pronounced than along Elizabeth Street due to the more constricted views permitted. However, the proposed volume would bring the site more broadly into line with the heights of the buildings both opposite and adjacent along Reservoir Street. The stepped massing allows the proposed volume to mediate between the street wall along Elizabeth Street and that along Reservoir Street, as well as providing greater solar amenity to the opposite residential dwellings.



VIEW 3

Legend

- Subject Site
- Street Wall





SITE PLAN - EXISTING STREET NETWORK

SCALE 1:1000 0 10 20 40

- SUBJECT SITE
- EXISTING STREET ACTIVATION

The existing local street network sustains a level of activation, in particular along Reservoir Street. There is also some activation along Elizabeth Street but this is compromised to a degree by the large traffic volumes. Moreover, there is some scattered activation in many of the smaller streets and lanes, such as along Foster Street, although these are often isolated from the main activation arteries such as Reservoir Street. The proposed through-site link, assisted by the newly instated link at 52 Reservoir Street, will assist in opening up these existing pockets of activation as well as promoting new activation.



SITE PLAN - PROPOSED STREET NETWORK

SCALE 1:500 0 5 10 20

- THROUGH SITE LINK
- EXISTING STREET ACTIVATION
- POTENTIAL STREET ACTIVATION

Existing street activation in the immediate vicinity of the site is focussed along Reservoir Street. Foster Lane to the north-east of the site boundary has historically been inactive. Recently however, Foster Lane has been provided with a new level of activation with the creation of a through-site link at 52 Reservoir Street along its western boundary edge. This progress to integrate Foster Lane into the Reservoir Street network will be assisted by the proposed through-site link along the eastern boundary of the subject site. The combined effect of new and existing links will encourage increased street activation along Foster Lane, leading off Reservoir Street.

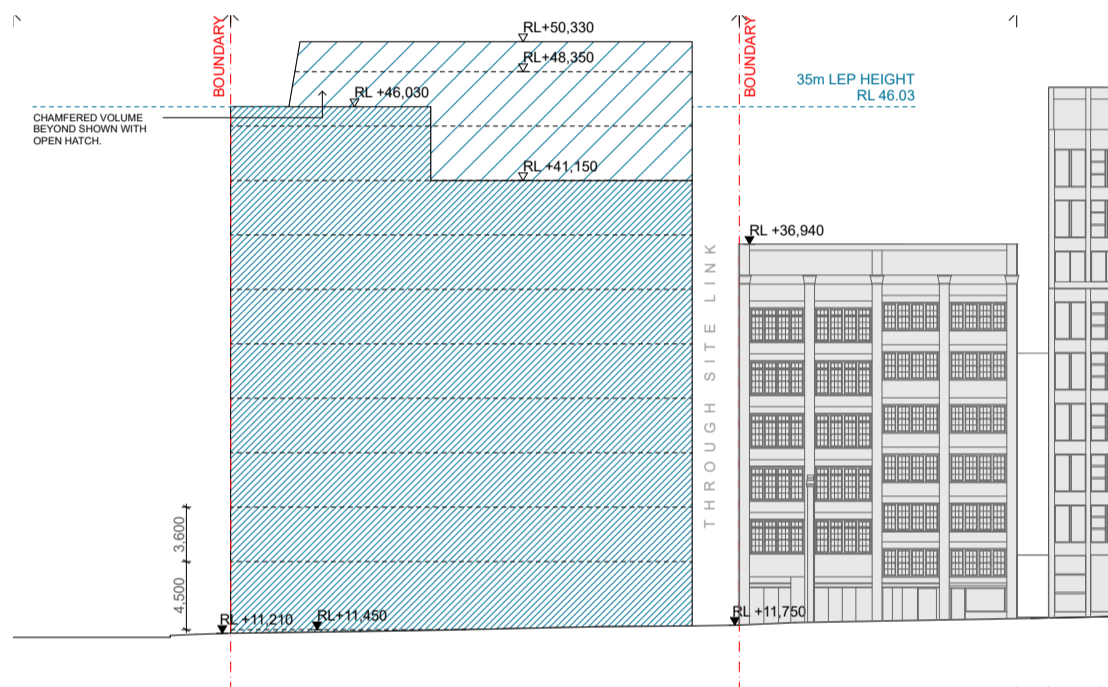


PROPOSED DCP CONTROLS

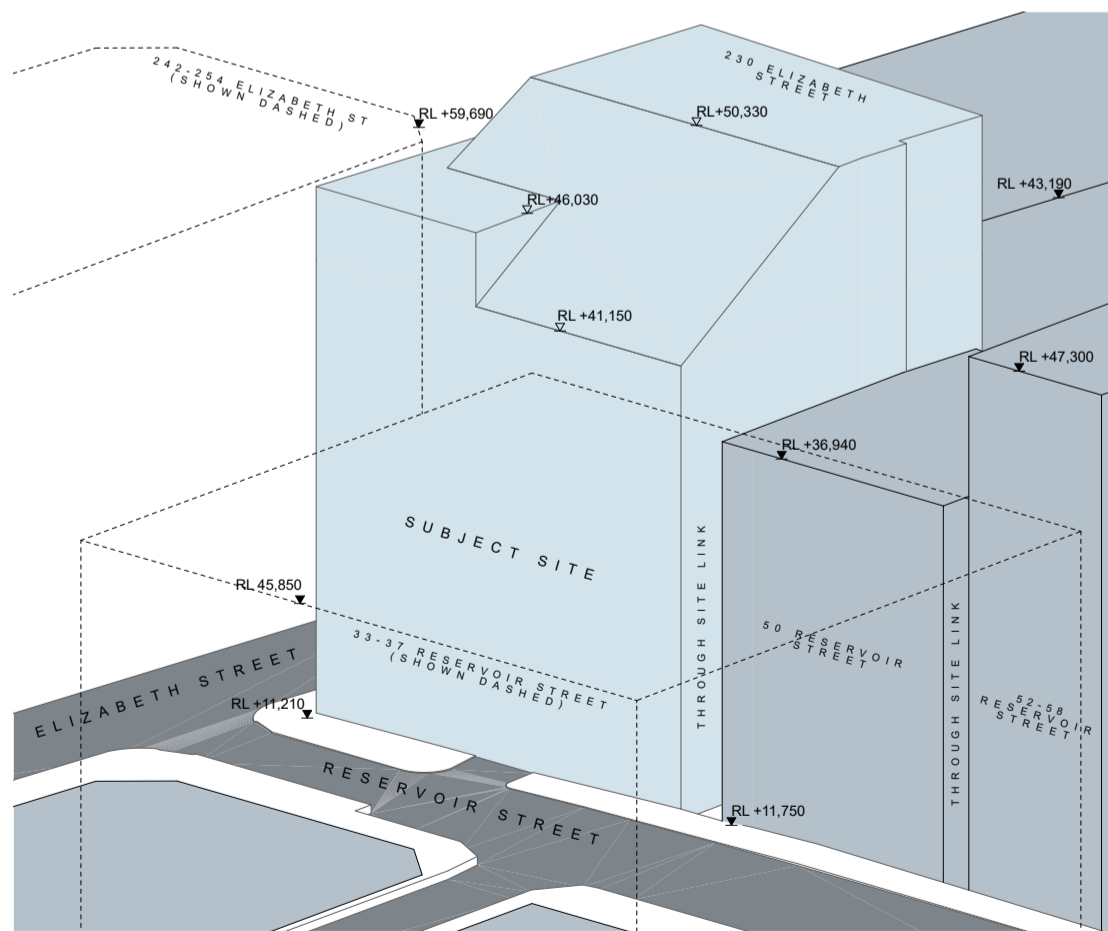


DCP CONTROLS - ROOF

ROOF PLAN - PROPOSED ENVELOPE

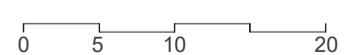


SOUTH ELEVATION - PROPOSED ENVELOPE



ISOMETRIC - PROPOSED ENVELOPE

SCALE 1:500

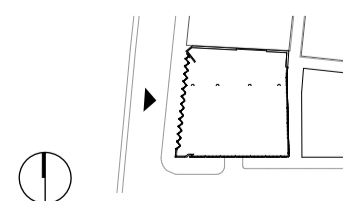


INDICATIVE PROPOSAL



PERSPECTIVE VIEW - ELIZABETH STREET

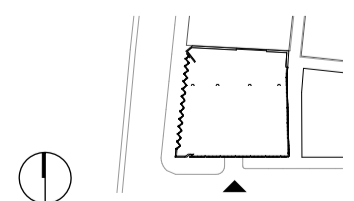
*Artistic representation of the proposed development.
Prepared by Darc Studio.*

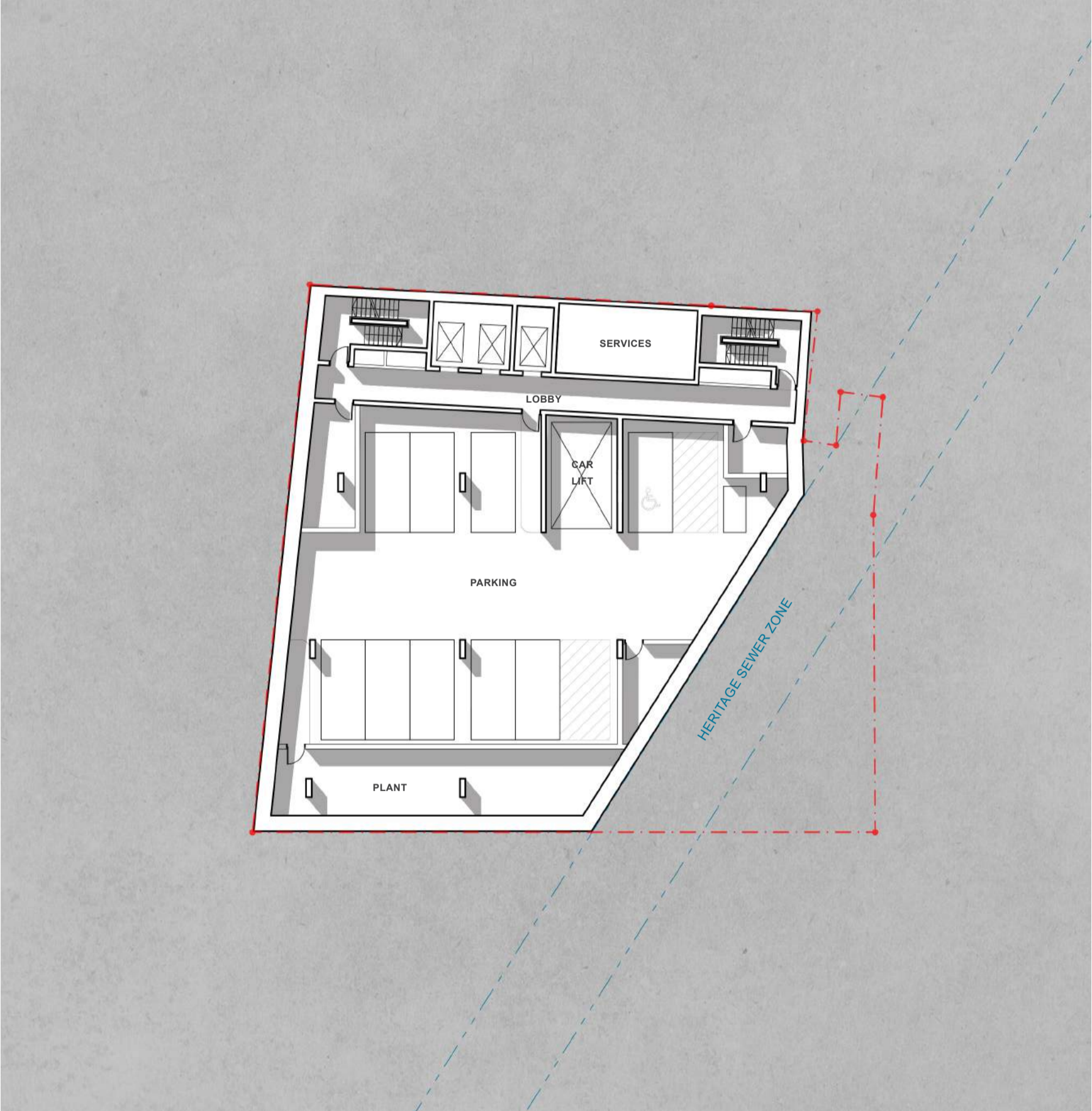




PERSPECTIVE VIEW - RESERVOIR STREET

*Artistic representation of the proposed development.
Prepared by Darc Studio.*



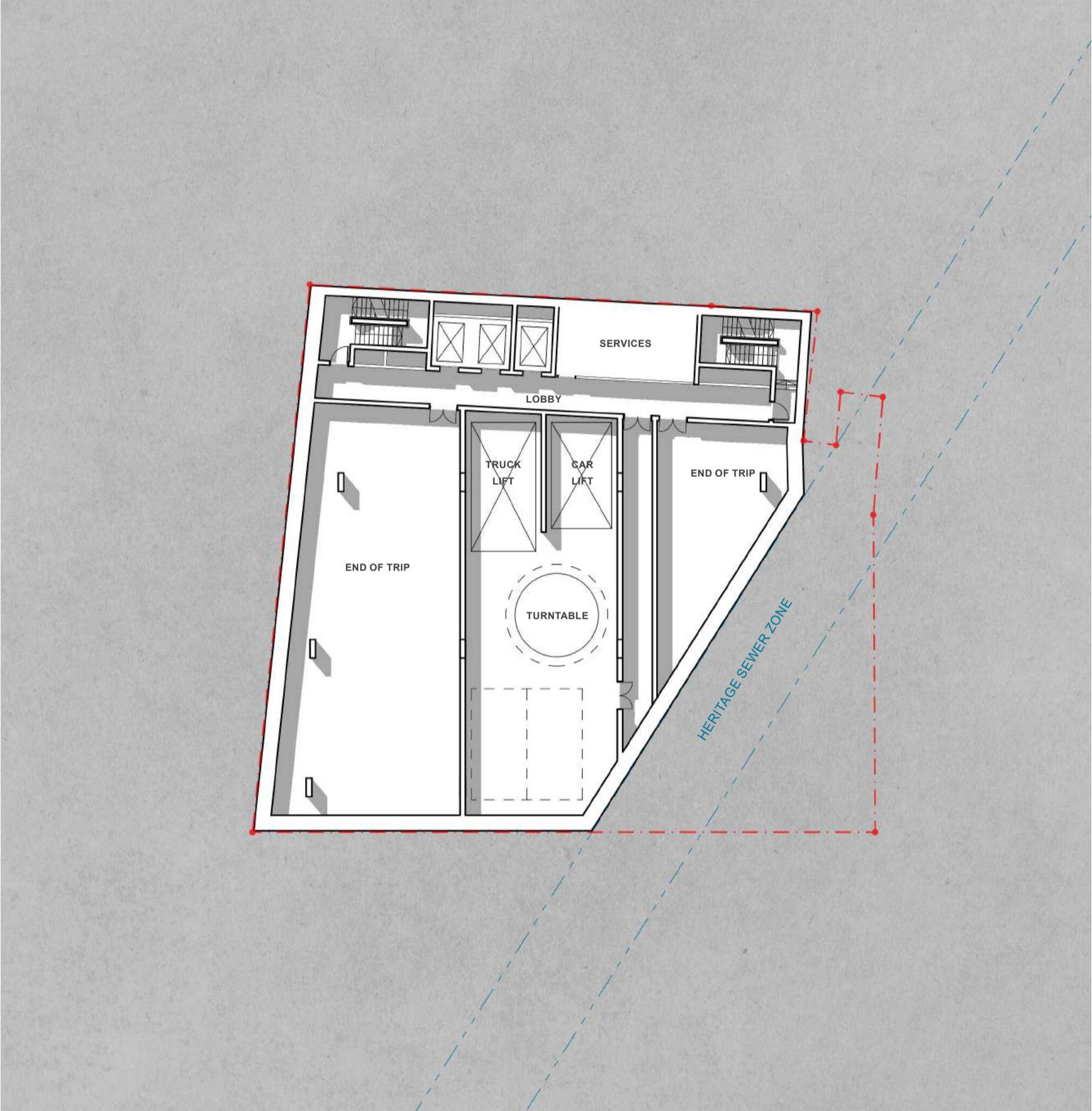


BASEMENT 3-4 PLAN

CAR PARKS PER LVL 9
MOTORCYCLE PARKS PER LVL 1

SCALE 1:250 0 5 15



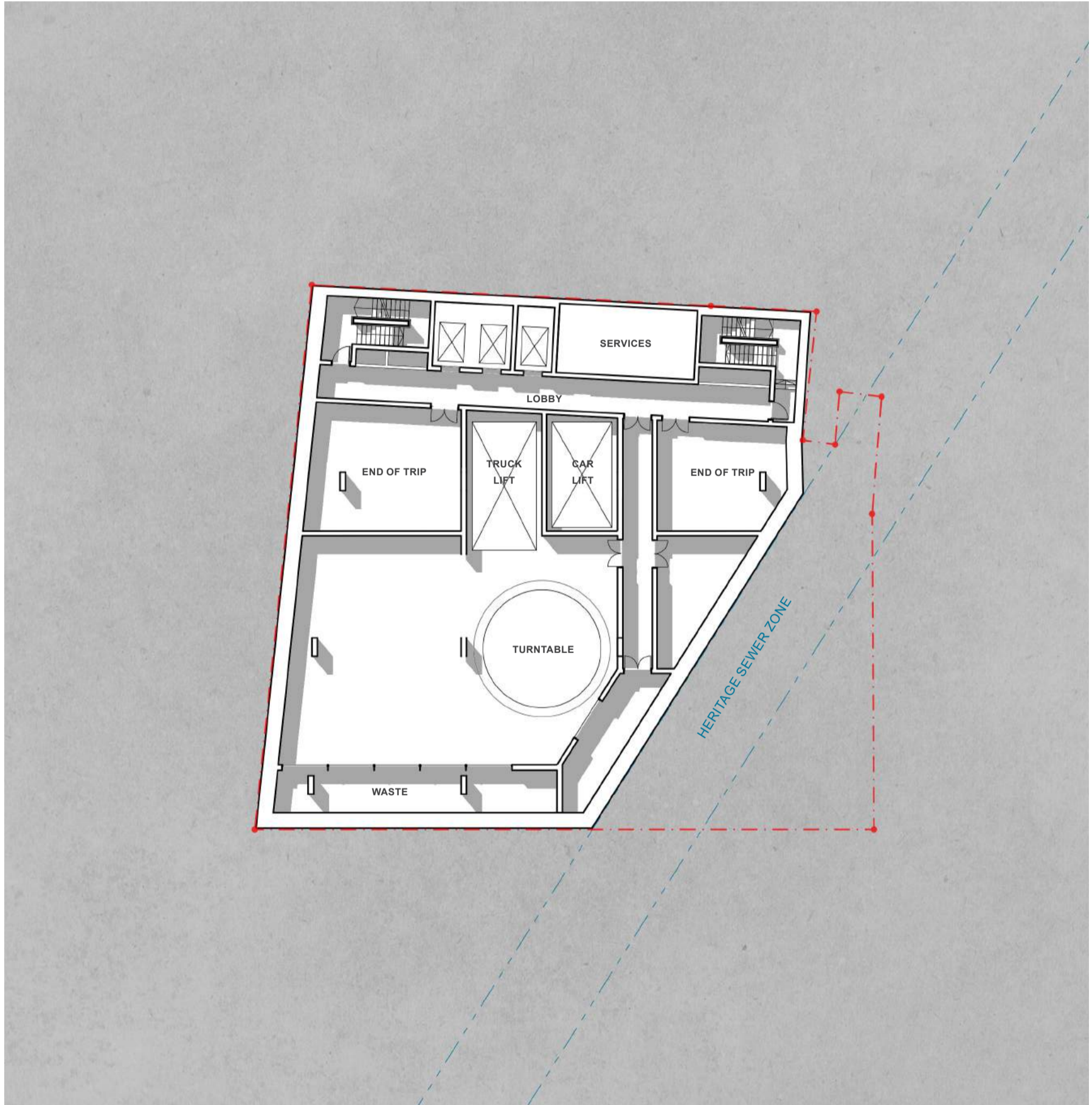


BASEMENT 2 PLAN
END OF TRIP GFA

270 m²

SCALE 1:250





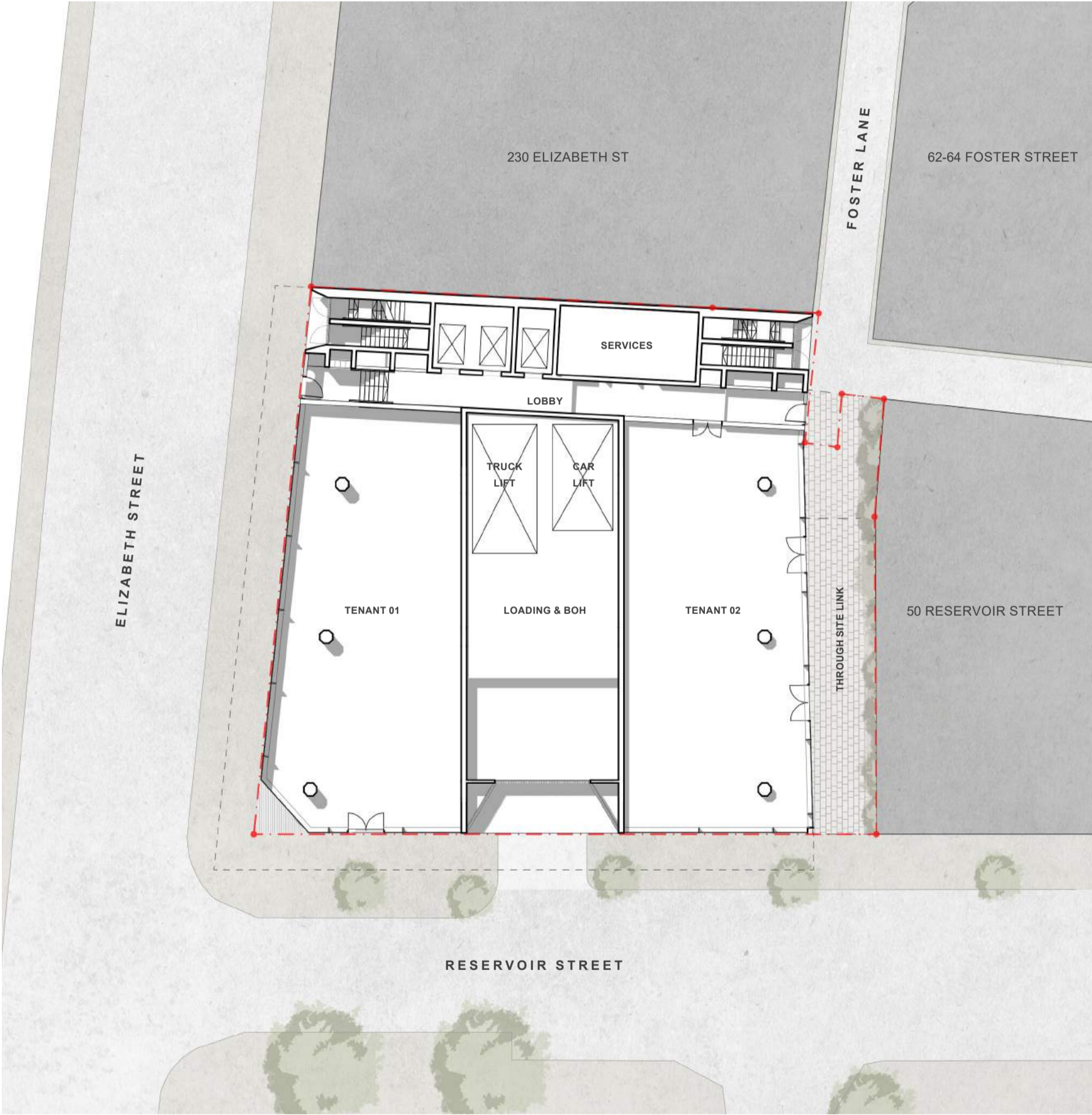
BASEMENT 1 PLAN

END OF TRIP GFA

270 m²

SCALE 1:250





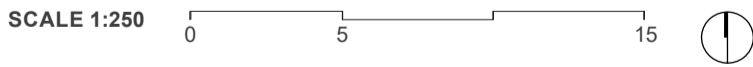
GROUND FLOOR PLAN

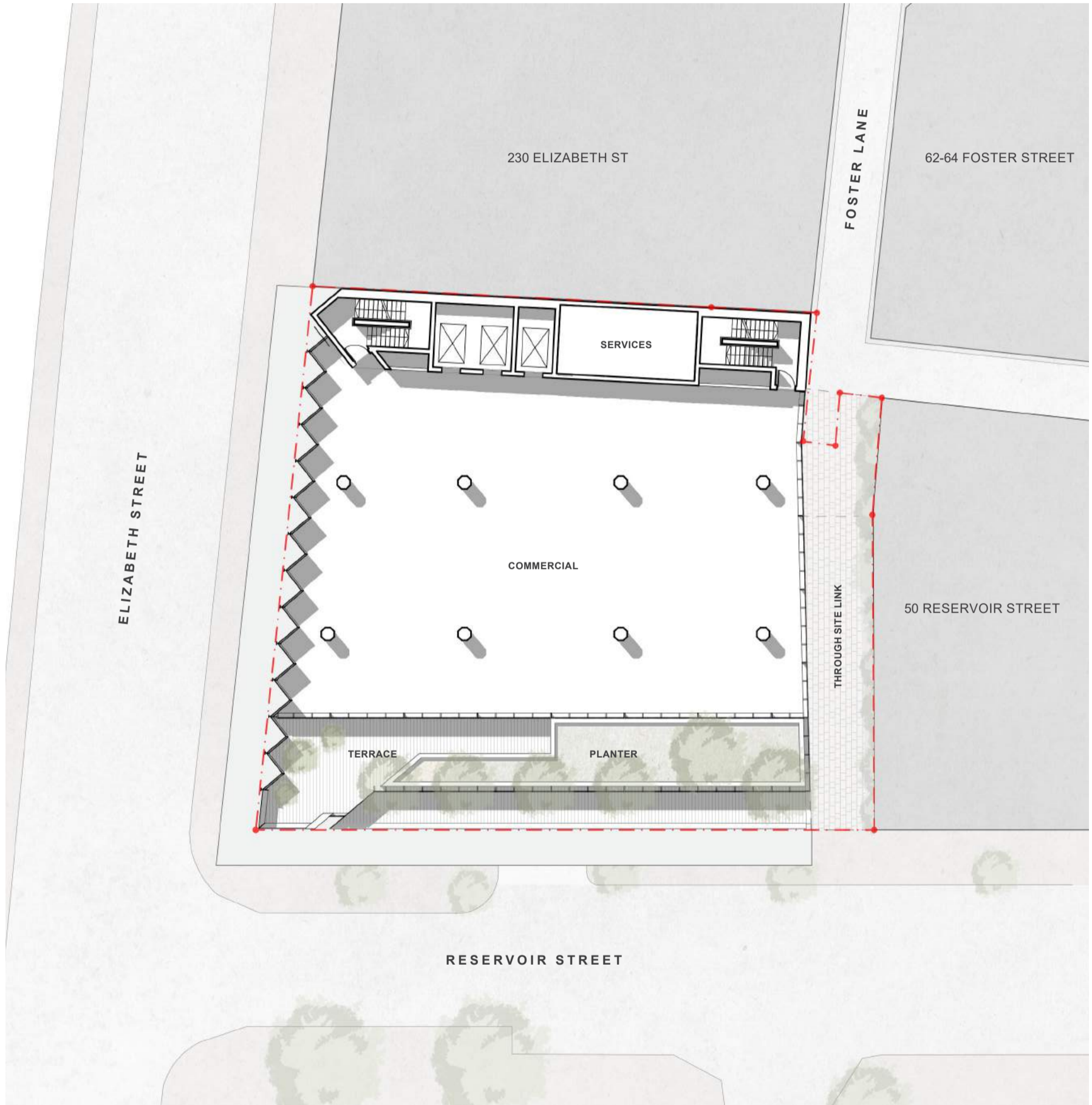
COMMERCIAL GFA 80 m²
RETAIL GFA 452 m²





TYPICAL FLOOR PLAN - L1 TO L7
COMMERCIAL GFA 714 m²





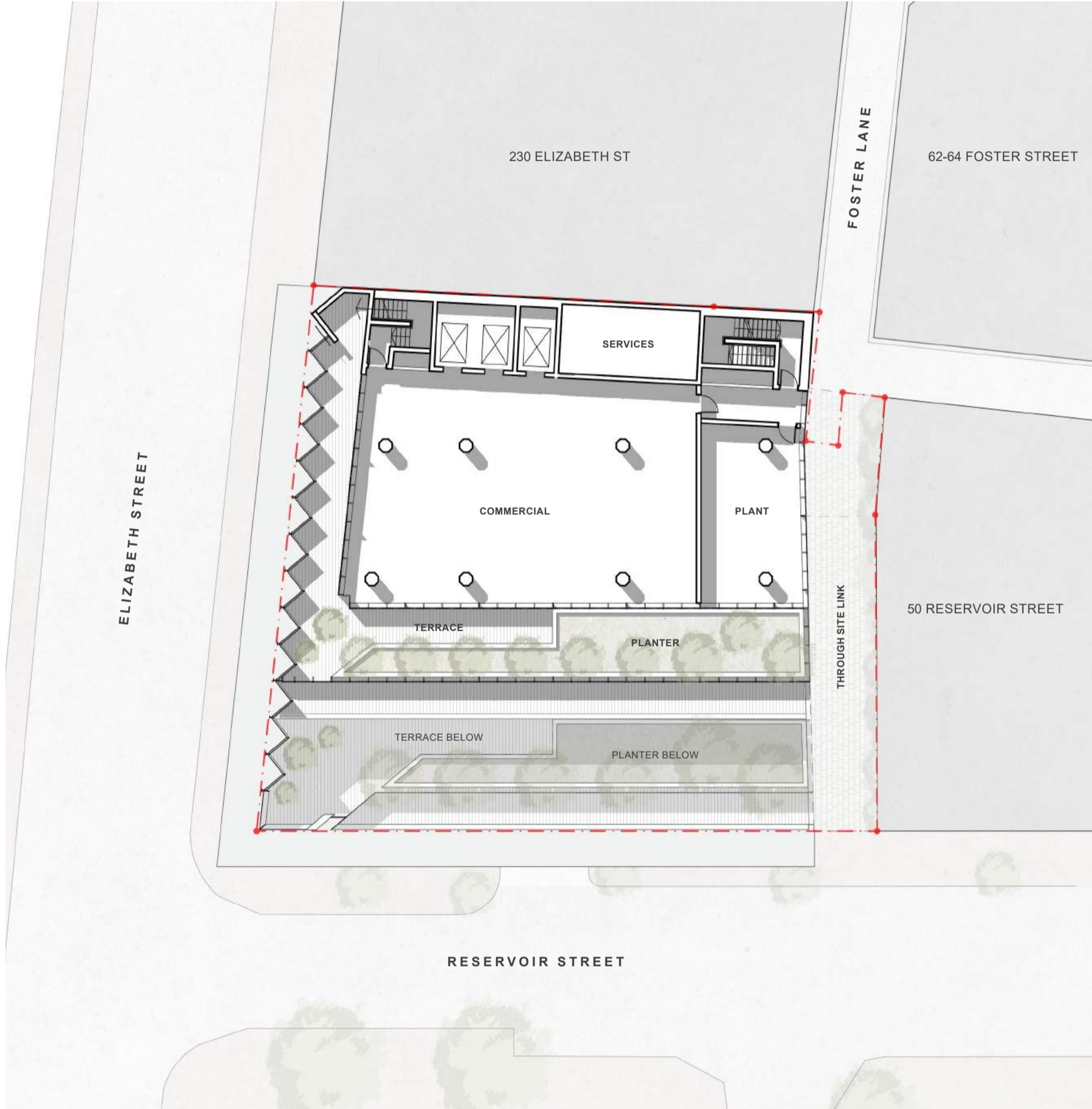
FLOOR PLAN - L8

COMMERCIAL GFA
TERRACE

539 m²
46 m²

SCALE 1:250






FLOOR PLAN - L9

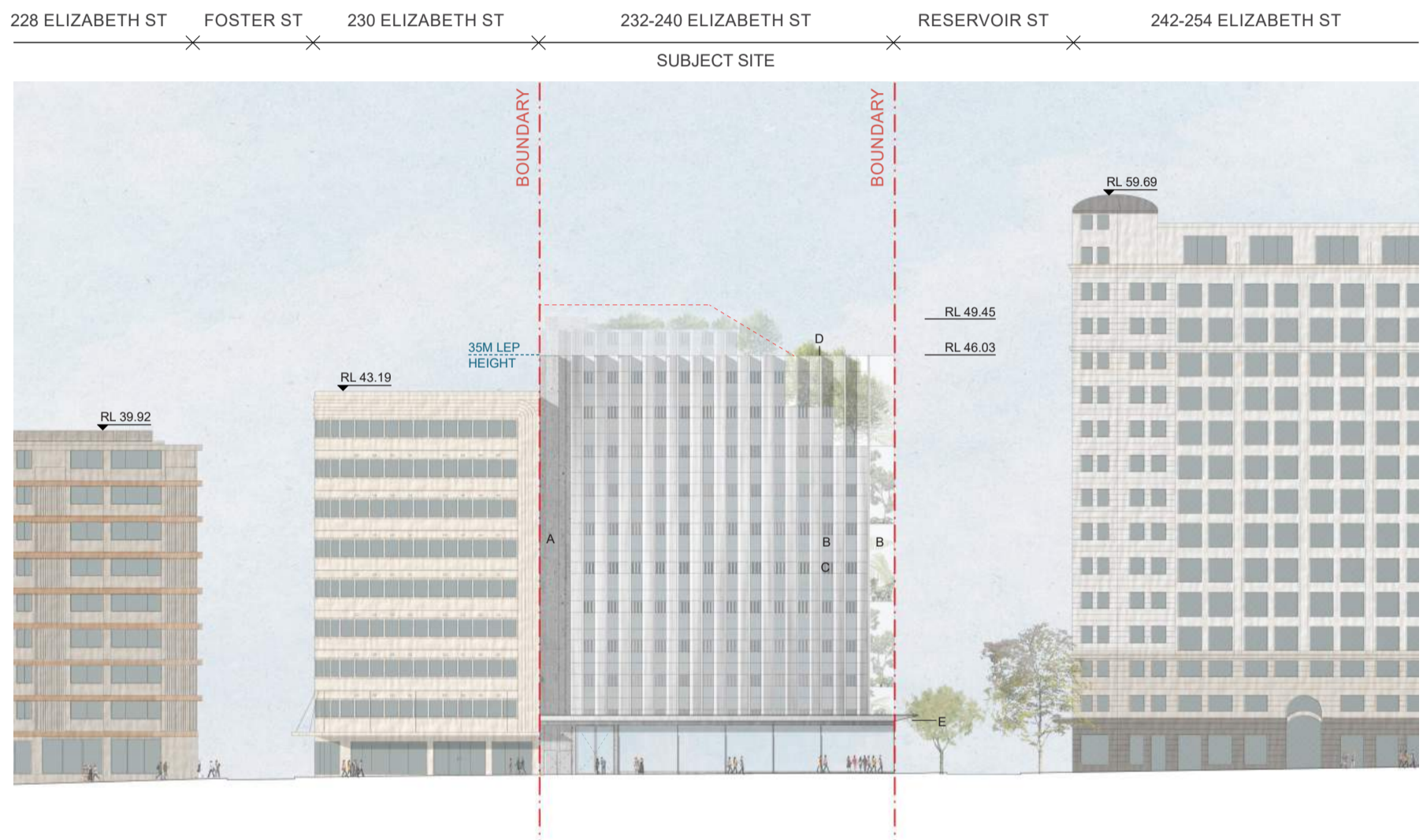
COMMERCIAL GFA	275 m ²
TERRACE	37 m ²
PLANT	173 m ²





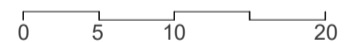
ROOF PLAN

SCALE 1:250 0 5 15 



WEST ELEVATION - ELIZABETH STREET

SCALE 1:500



A
Off-form Concrete
President Avenue
Apartments,
Candalepas Associates



B
Glass
Cullen Aalhuitzen House,
Candalepas Associates



C
Reeded Glass
Plain English Design

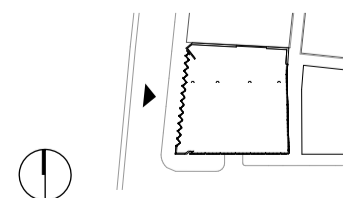


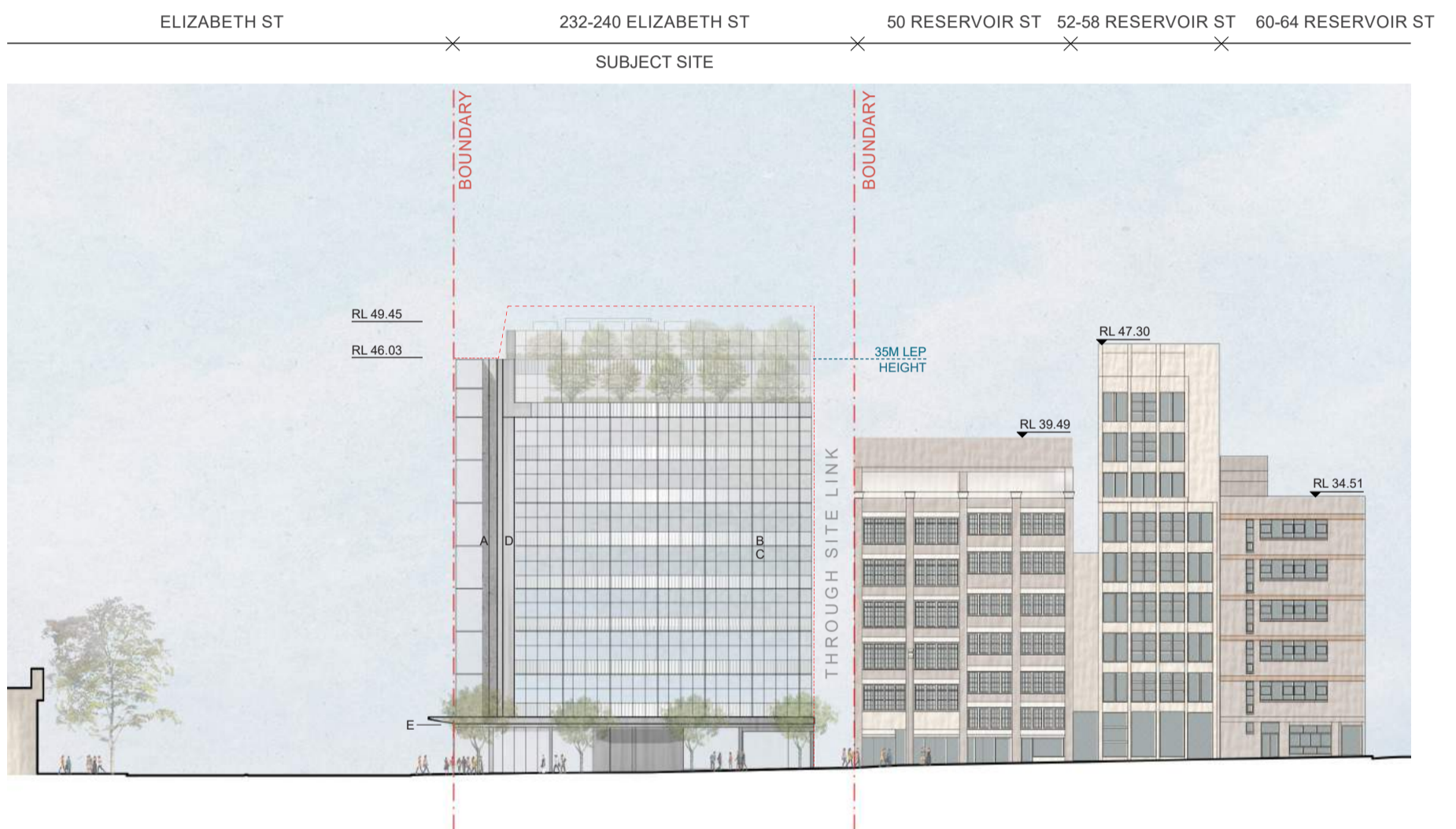
D
Stainless Steel
Virchow 6,
Álvaro Siza Vieira



E
Dark Painted Steel
QT Hotel, Melbourne,
Candalepas Associates

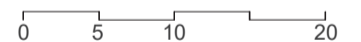
MATERIALS





SOUTH ELEVATION - RESERVOIR STREET

SCALE 1:500



A
Off-form Concrete
President Avenue
Apartments,
Candalepas Associates



B
Glass
Cullen Aalhuitzen House,
Candalepas Associates



C
Reeded Glass
Plain English Design

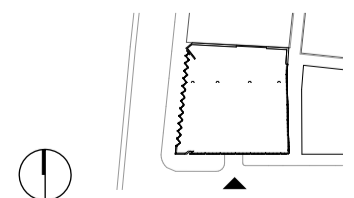


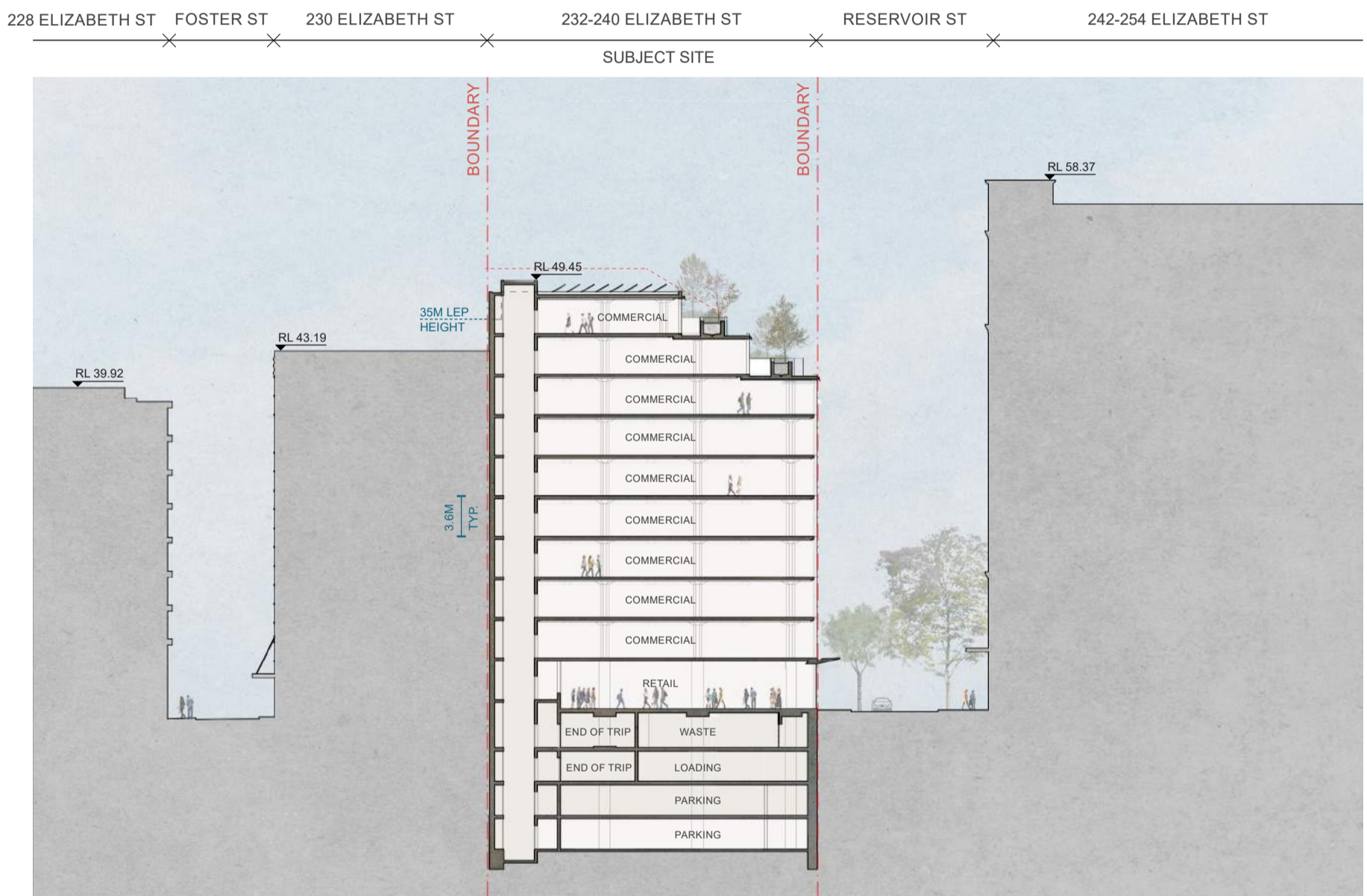
D
Stainless Steel
Virchow 6,
Álvaro Siza Vieira



E
Dark Painted Steel
QT Hotel, Melbourne,
Candalepas Associates

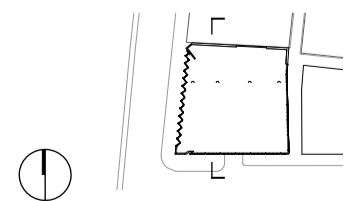
MATERIALS

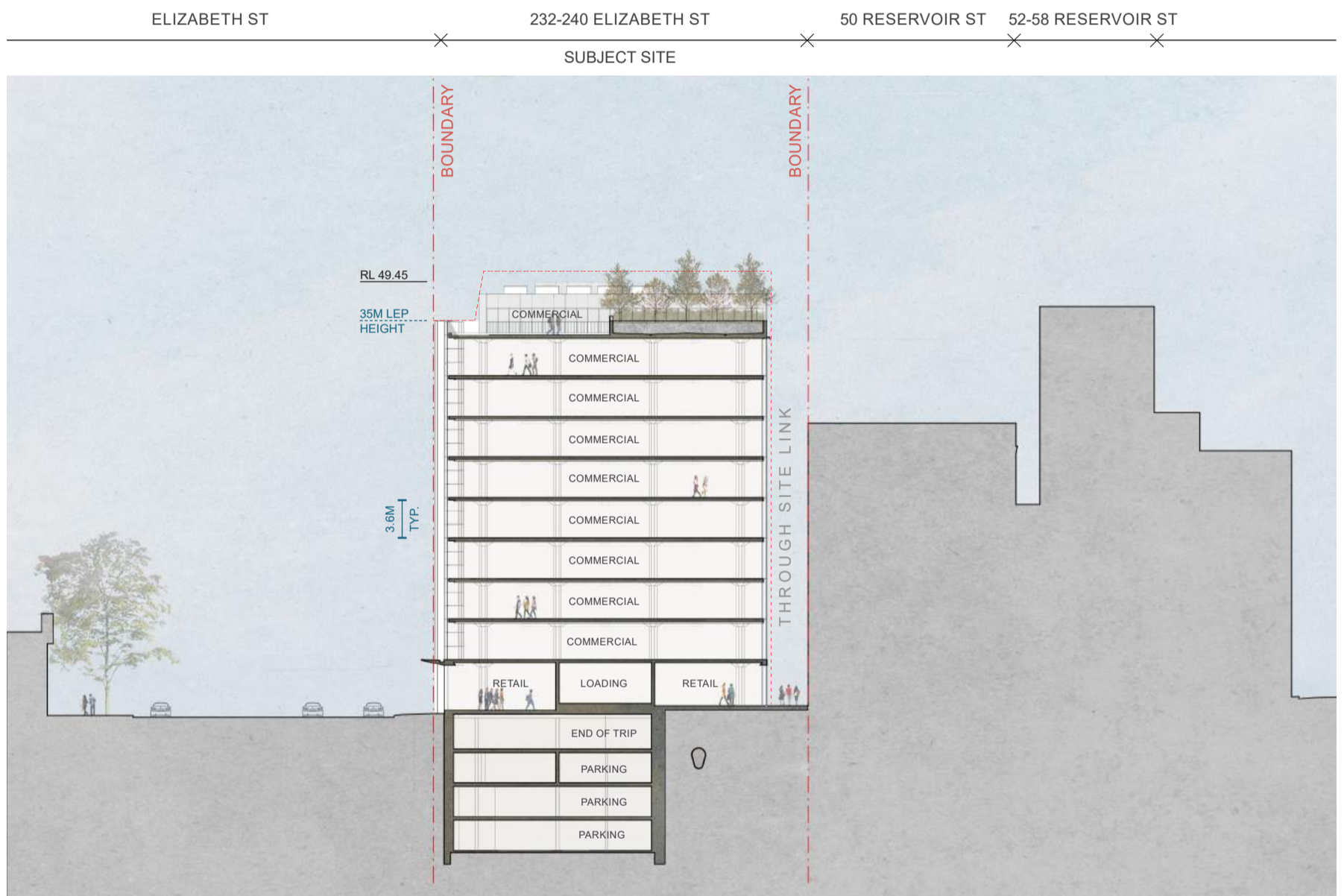




SECTION AA

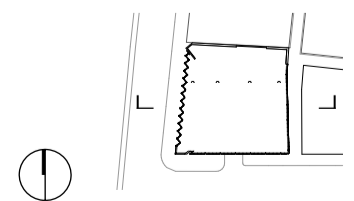
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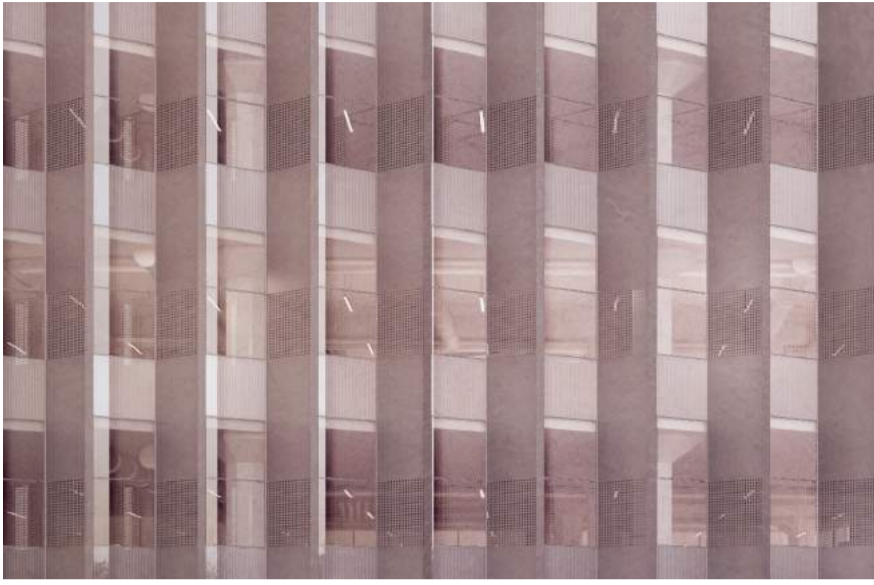




SECTION BB

SCALE 1:500 0 5 10 20

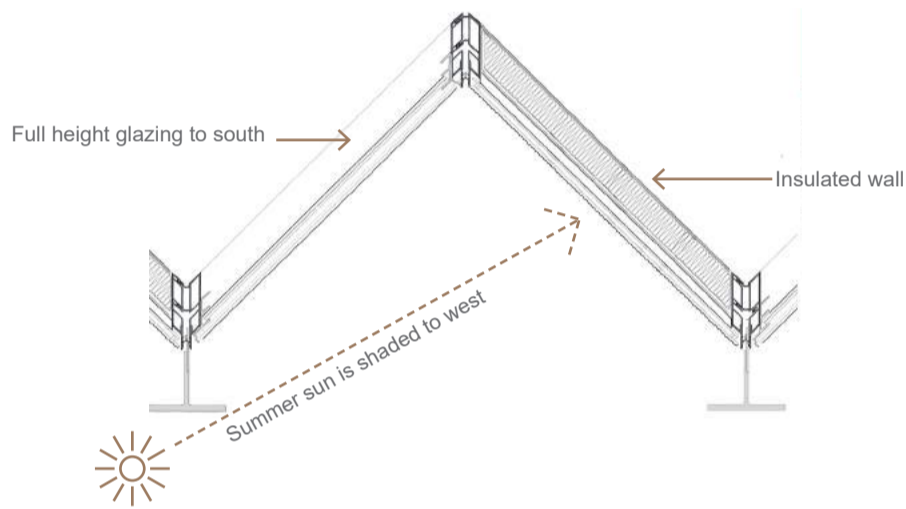




ELEVATION

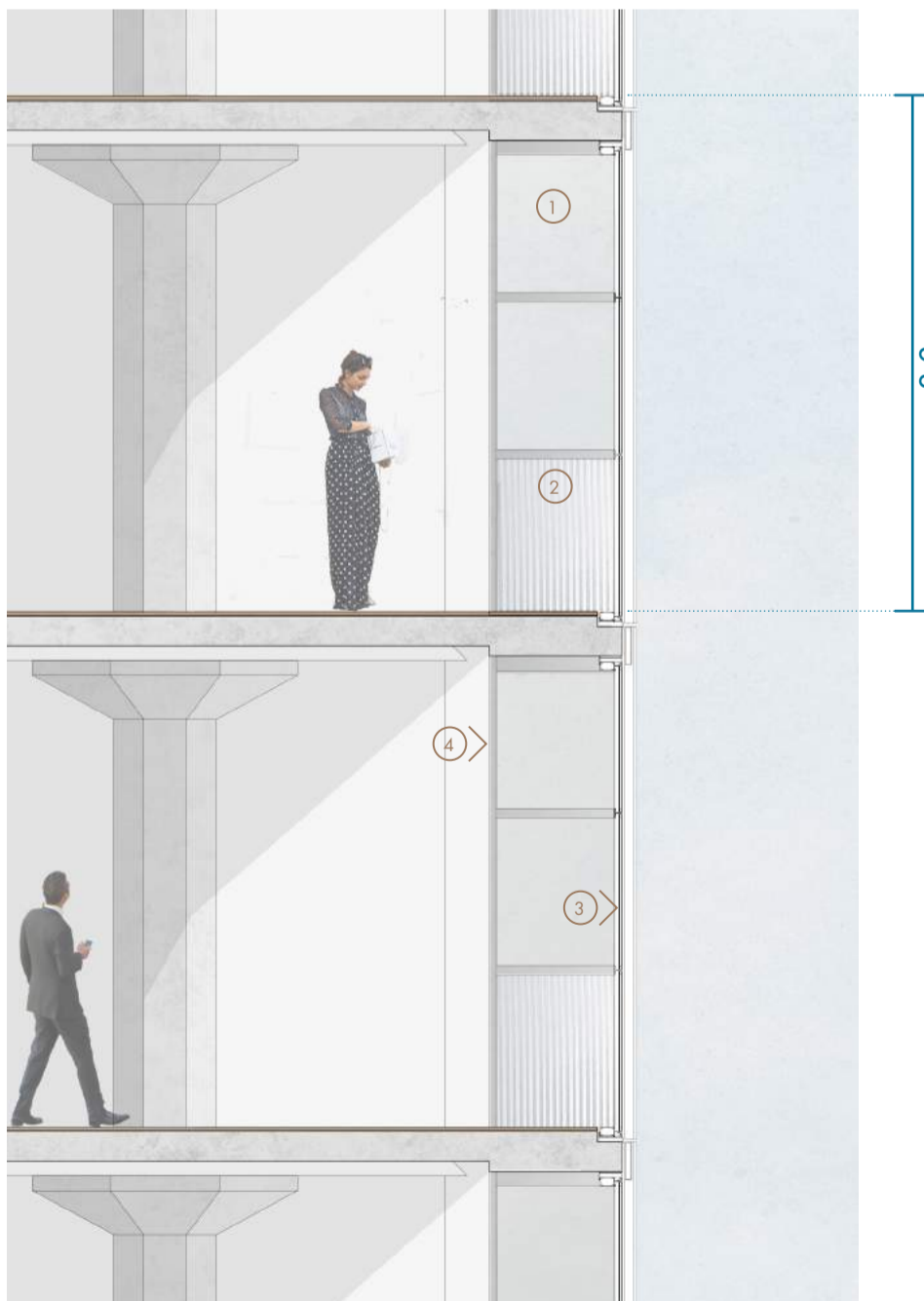
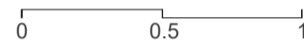
Elizabeth St Elevation Detail

NTS



PLAN

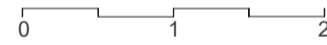
Typical Plan Detail



SECTION

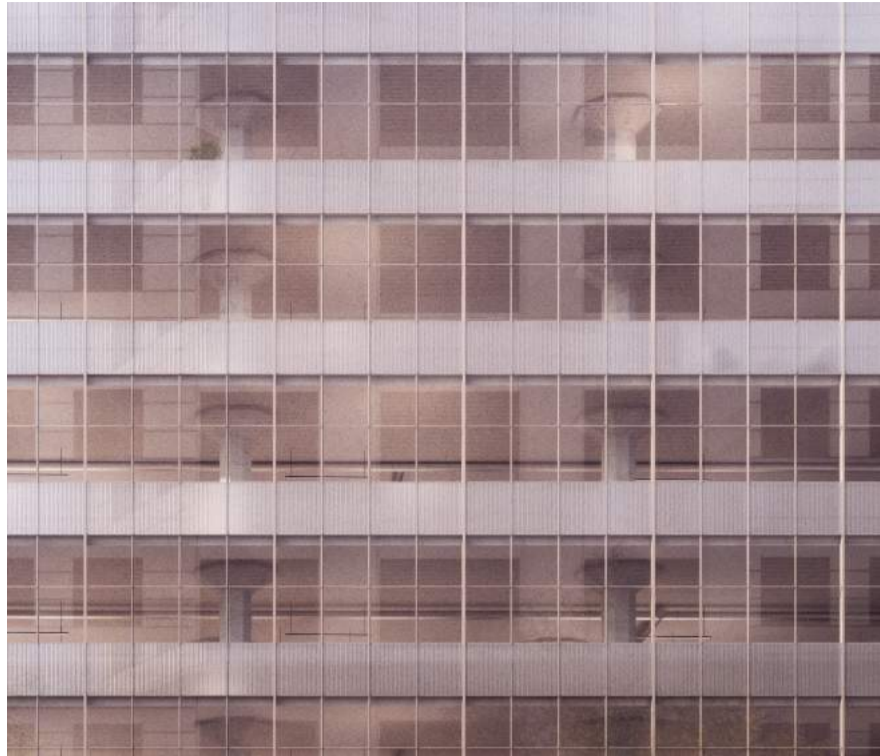
Typical Section Detail

SCALE 1:50



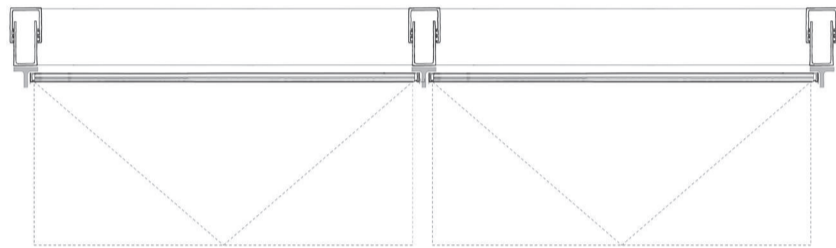
Legend

- 1 Clear glass
- 2 Ribbed glass
- 3 Double glazed unit
- 4 Stainless Steel Frame



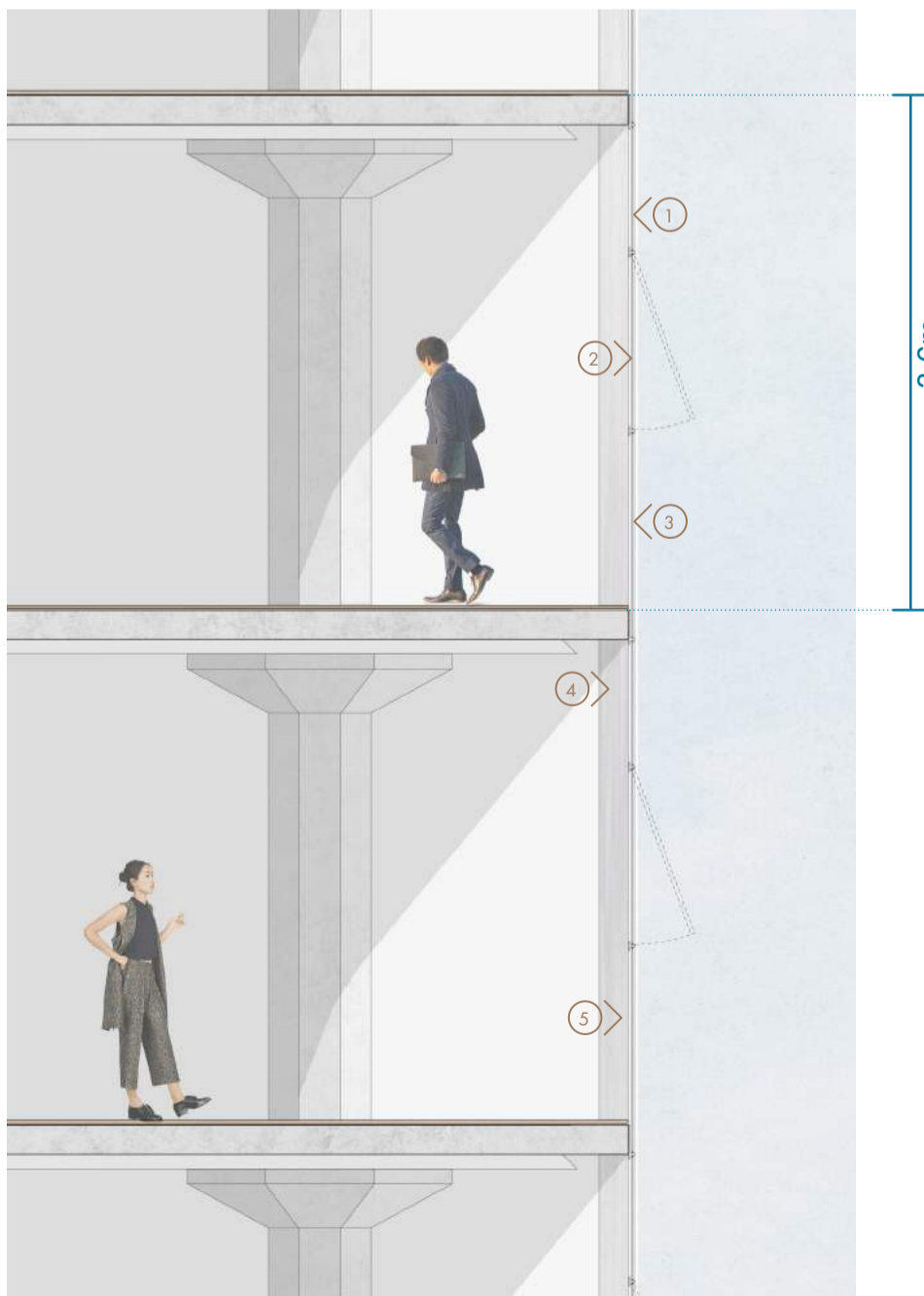
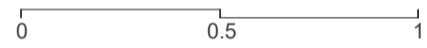
ELEVATION

**Reservoir St Elevation
Detail**
NTS



PLAN

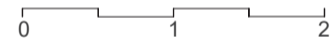
Typical Plan Detail



SECTION

Typical Section Detail

SCALE 1:50



Legend

- 1 Clear glass**
- 2 Operable Glass**
- 3 Ribbed Glass**
- 4 Steel frame**
- 5 Double glazed unit**

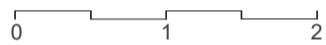
**FACADE DETAILS
THROUGH SITE LINK**



ELEVATION
Through Site Link
Detail
NTS

SECTION
Typical Section Detail

SCALE 1:50

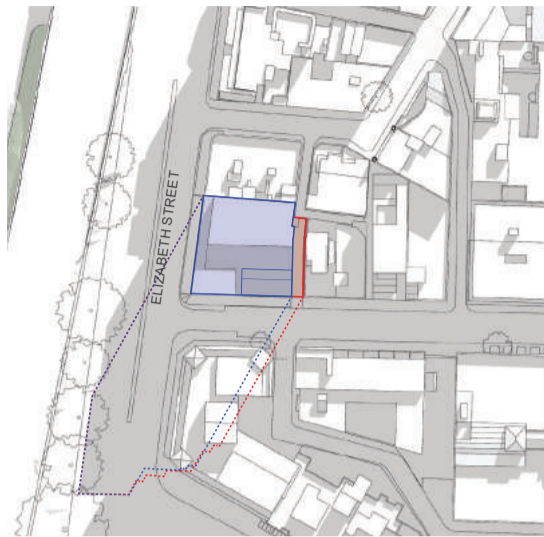


- Legend**
- 1 Glazed Entry Door
 - 2 Stone Paving
 - 3 Planter Bed
 - 4 Existing Building

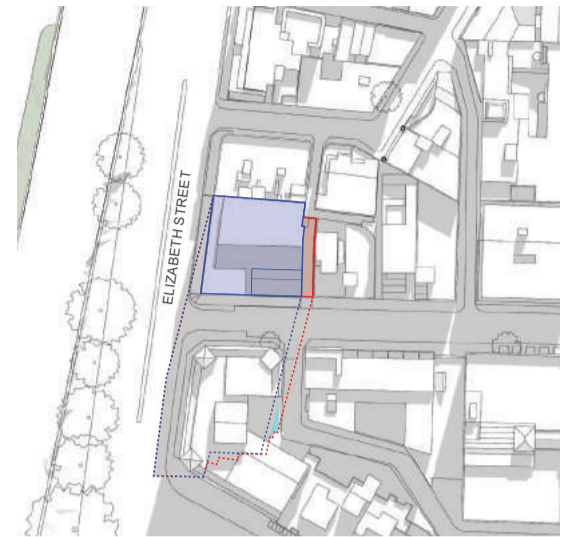




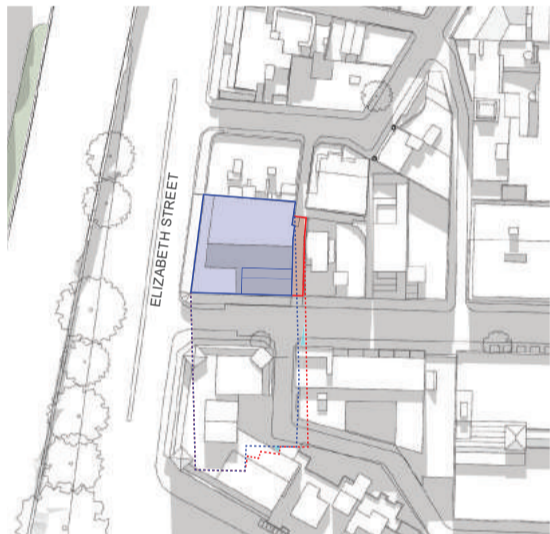
9AM JUNE 21



10AM JUNE 21



11AM JUNE 21



12PM JUNE 21



1PM JUNE 21



2PM JUNE 21



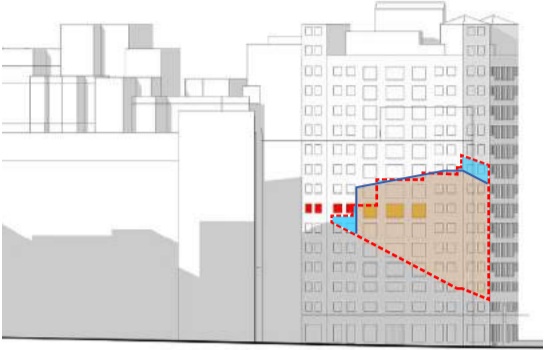
3PM JUNE 21

LEGEND

- EXISTING SHADOW
- APPROVED STAGE 1 DA ENVELOPE (DA/2016/1451)
- APPROVED STAGE 1 DA SHADOW ON GROUND (DA/2016/1451)
- PROPOSED ENVELOPE
- PROPOSED SHADOW ON GROUND
- PROPOSED SHADOW INCREASE
- PROPOSED SHADOW REDUCTION



SOLAR ANALYSIS
RESERVOIR STREET SHADOW ELEVATIONS



9AM JUNE 21



10AM JUNE 21



11AM JUNE 21



12PM JUNE 21



1PM JUNE 21



2PM JUNE 21

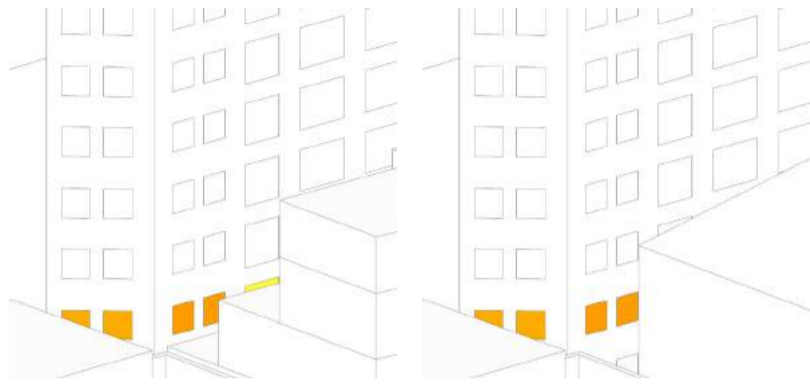


3PM JUNE 21

- LEGEND**
- EXISTING SHADOW
 - APPROVED STAGE 1 DA SHADOW ENVELOPE (DA/2016/1451)
 - PROPOSED SHADOW ENVELOPE
 - PROPOSED ADDITIONAL SHADOW
 - PROPOSED SHADOW REDUCTION
 - 601/242-254 ELIZABETH ST
 - 602/242-254 ELIZABETH ST

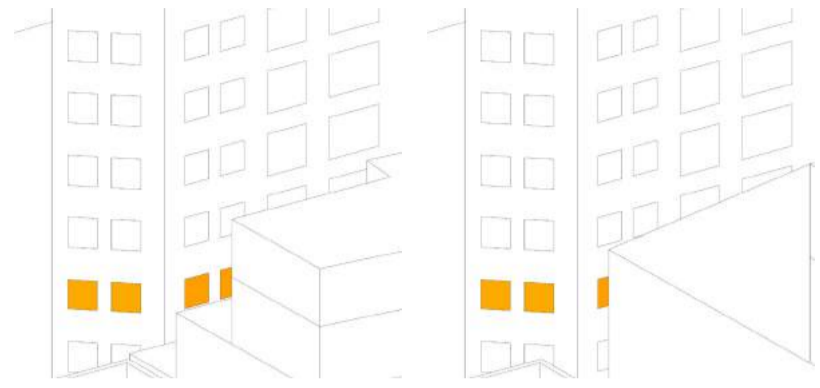
As illustrated in the adjacent diagrams, the proposed envelope provides an overall reduction in shadow cast when compared to the approved Stage 1 DA envelope. Both residential apartment buildings at 242-254 Elizabeth St & 33-37 Reservoir St are provided greater solar access on their north facing elevations than previously approved.

SOLAR ANALYSIS
242-254 ELIZABETH ST VIEWS FROM THE SUN



APPROVED STAGE 1 DA
9AM JUNE 21

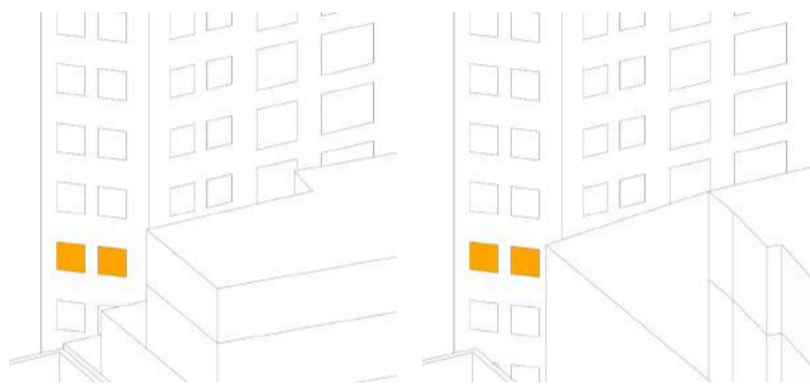
PROPOSED



APPROVED STAGE 1 DA

9:30AM JUNE 21

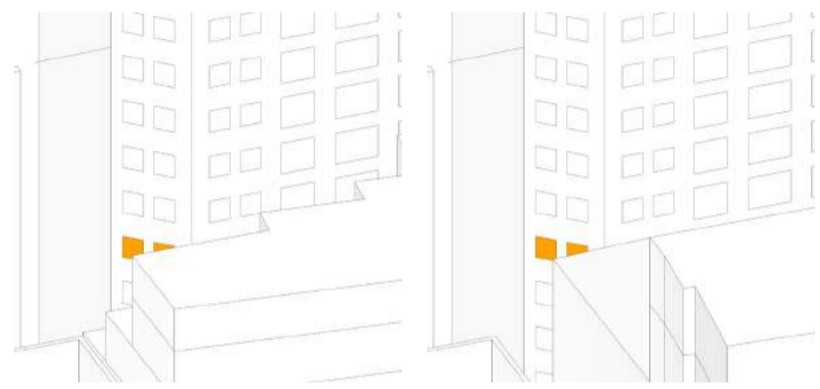
PROPOSED



APPROVED STAGE 1 DA

10AM JUNE 21

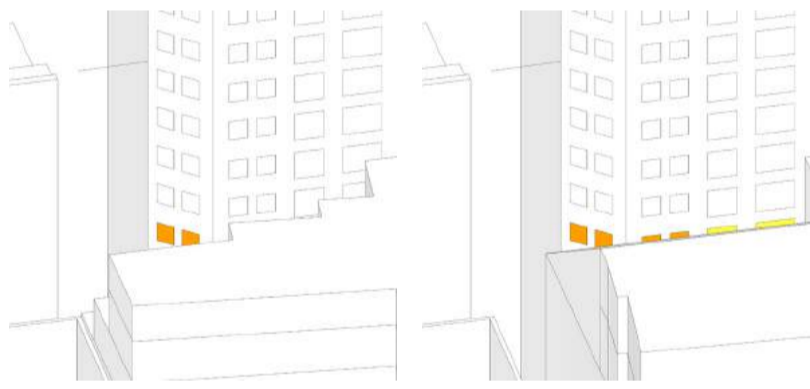
PROPOSED



APPROVED STAGE 1 DA

10:30AM JUNE 21

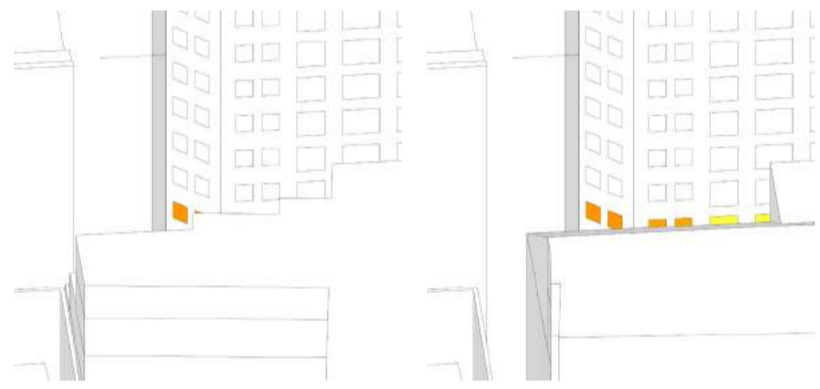
PROPOSED



APPROVED STAGE 1 DA

11AM JUNE 21

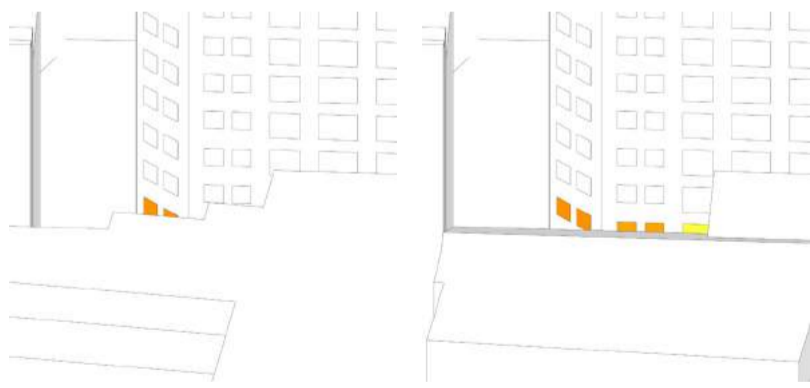
PROPOSED



APPROVED STAGE 1 DA

11:30AM JUNE 21

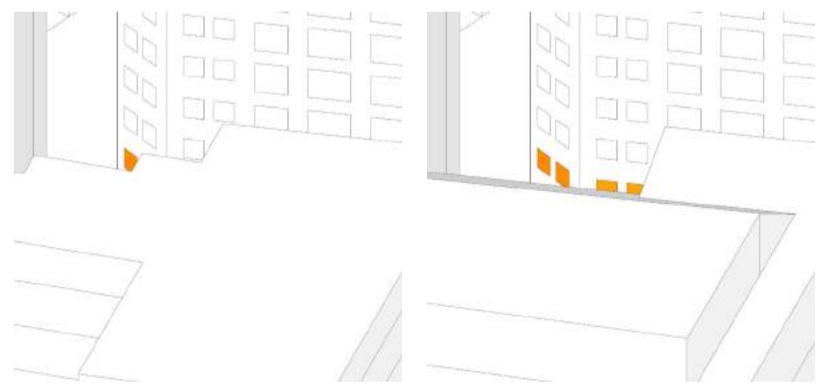
PROPOSED



APPROVED STAGE 1 DA

12PM JUNE 21

PROPOSED



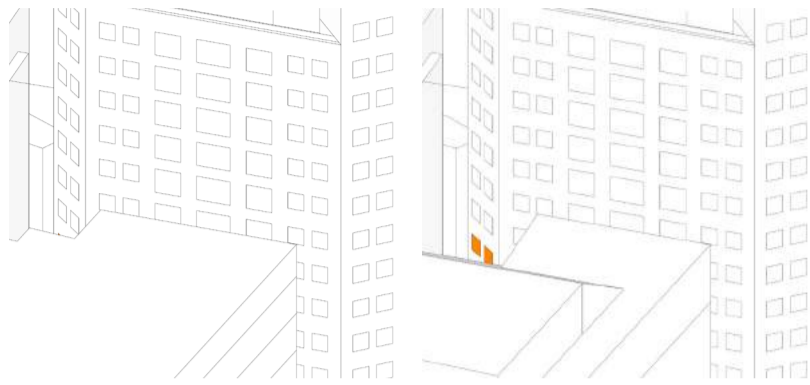
APPROVED STAGE 1 DA

12:30PM JUNE 21

PROPOSED

LEGEND

- 601/242-254 ELIZABETH ST
- 602/242-254 ELIZABETH ST



APPROVED STAGE 1 DA
1PM JUNE 21

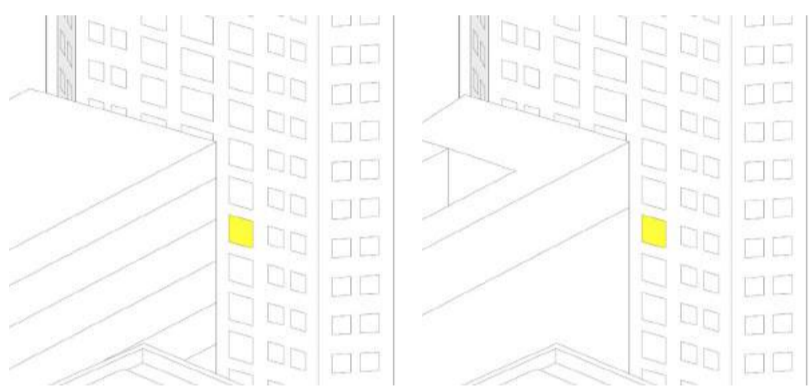
PROPOSED



APPROVED STAGE 1 DA

PROPOSED

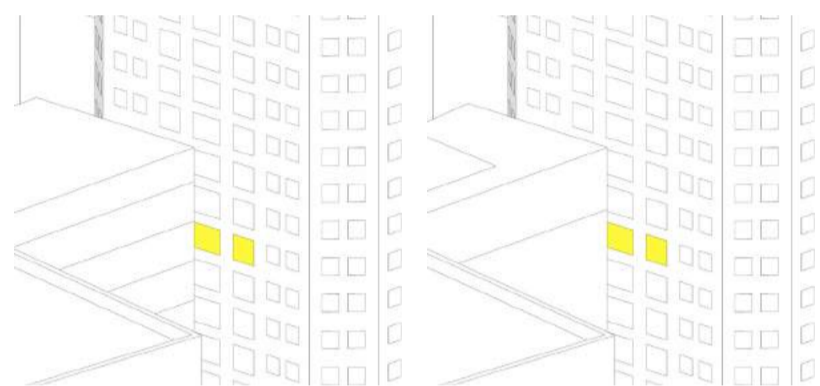
1:30PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

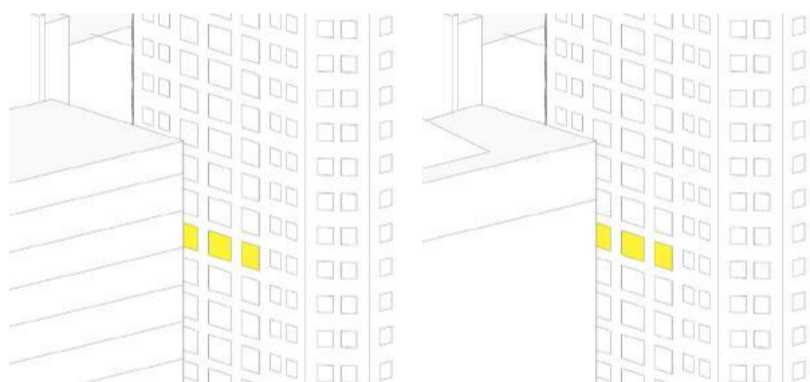
2PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

2:30PM JUNE 21



APPROVED STAGE 1 DA

PROPOSED

3PM JUNE 21

LEGEND

- 601/242-254 ELIZABETH ST
- 602/242-254 ELIZABETH ST

242 ELIZABETH ST - UNITS 601&602
COMPARATIVE SOLAR ACCESS

The following table shows the period(s) during which at least 1sqm of living space is exposed to direct sunlight for units 601 & 602 of 242-254 Elizabeth Street. As demonstrated, the proposed envelope provides a solar improvement to both apartments when compared to the approved envelope. In particular, the proposed envelope provides over 2 hours of solar access to both units which exceeds the minimum provisions of the Apartment Design Guide. It is noted that the previously approved envelope did not meet this requirement.

APPROVED

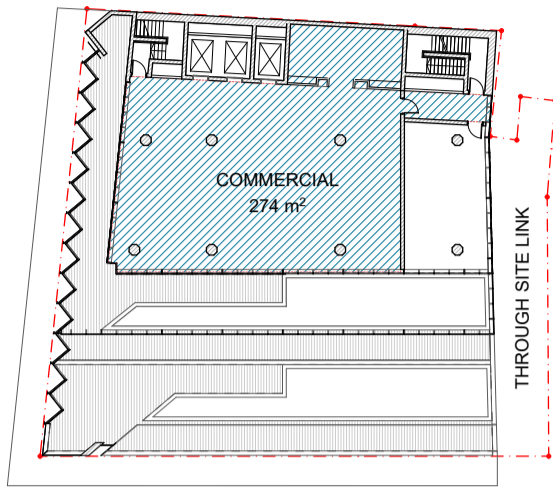
UNIT NO.	9,00 AM	9,30 AM	10,00 AM	10,30 AM	11,00 AM	11,30 AM	12,00 PM	12,30 PM	1,00 PM	1,30 PM	2,00 PM	2,30 PM	3,00 PM	TOTAL HOURS	2 + HOURS	CHANGE
601														3HR 45MIN	COMPLIES	N/A
602														1HR 45MIN	NON-COMPLIANCE	N/A

PROPOSED

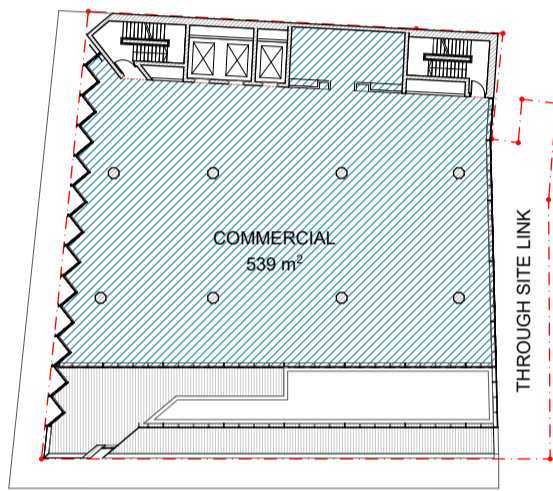
UNIT NO.	9,00 AM	9,30 AM	10,00 AM	10,30 AM	11,00 AM	11,30 AM	12,00 PM	12,30 PM	1,00 PM	1,30 PM	2,00 PM	2,30 PM	3,00 PM	TOTAL HOURS	2 + HOURS	CHANGE
601														4HR 15MIN	COMPLIES	+13%
602														2HR 15MIN	COMPLIES	+28%

INDICATES DIRECT SUN ACCESS TO GLAZING TO LIVING SPACE - OVER 1 SQM

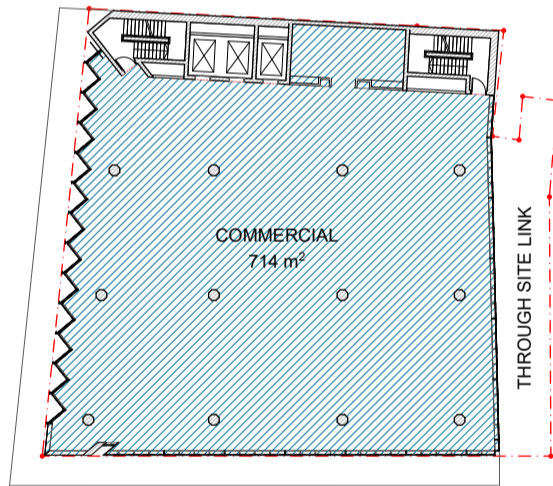
INDICATIVE PROPOSAL - PLANS



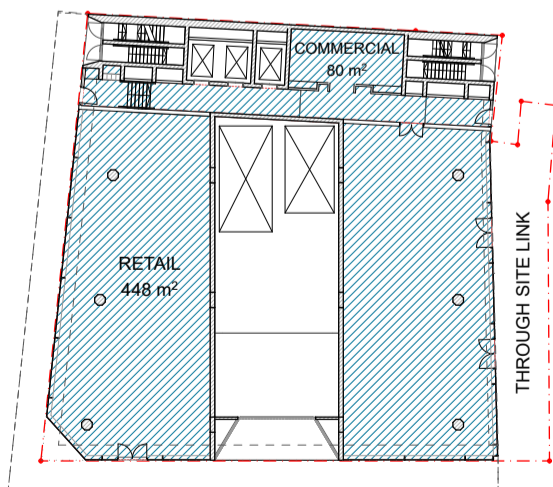
LEVEL 9 PLAN



LEVEL 8 PLAN



TYPICAL PLAN - L1- L7



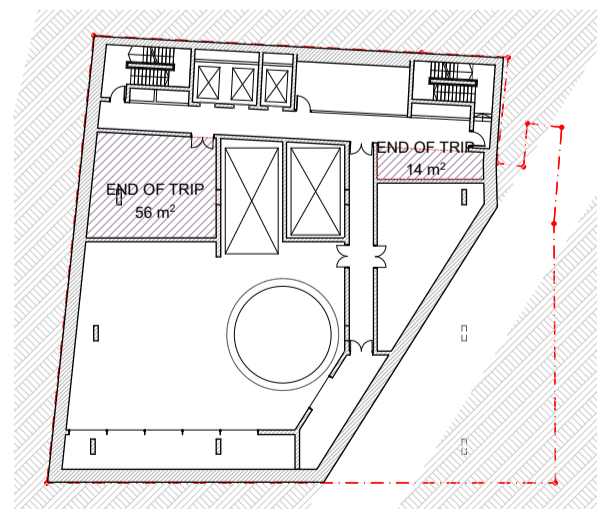
GROUND FLOOR PLAN

EXISTING CONTROLS - SYDNEY LEP 2012

SITE AREA:	905.6 SQM
ZONE:	B4 - MIXED USE
HEIGHT:	35M
STOREYS:	10
FSR:	5:1
GFA:	4,528 SQM
MAX. PARKING:	1 SPACE/200 SQM +1 ACCESSIBLE VISITOR/20 SPACES +1 SERVICE SPACE
GREENING & TERRACE:	135.84 SQM (15% SITE AREA)
END OF TRIP:	271.68 SQM (FSR 0.3:1)

INDICATIVE PROPOSAL - YIELD ANALYSIS

SITE AREA:	905.6 SQM
ZONE:	B4 - MIXED USE
HEIGHT:	35M
STOREYS:	9
FSR:	7:1
GFA:	6,339 SQM
MAX. PARKING:	16 CAR PARKING SPACES +2 ACCESSIBLE PARKING SPACES +1 SERVICE SPACE +2 MOTORCYCLE PARKING SPACES
GREENING & TERRACE:	143 SQM (15% SITE AREA)
END OF TRIP:	270 SQM (FSR 0.3:1) +42 STAFF BICYCLE PARKS +42 STAFF LOCKERS +7 SHOWER & CHANGE CUBICLES +21 VISITOR BICYCLE PARKS
GROUND	APPROX. 448 SQM
LEVEL 1	APPROX. 714 SQM
LEVEL 2	APPROX. 714 SQM
LEVEL 3	APPROX. 714 SQM
LEVEL 4	APPROX. 714 SQM
LEVEL 5	APPROX. 714 SQM
LEVEL 6	APPROX. 714 SQM
LEVEL 7	APPROX. 714 SQM
LEVEL 8	APPROX. 539 SQM
LEVEL 9	APPROX. 274 SQM
PROPOSED TOTAL GFA	6,259 SQM
PROPOSED FSR	7:1



BASEMENT 1 PLAN



Appendix B – Deposited Plan – Public Road Dedication Limited in Stratum

CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 12/07/2023 09:20
Order No. 80291562
Certificate No: 119523826
Your Reference: 3642636
Certificate Ordered: NSW LRS - Copy of Plan - Deposited Plan 597228
Available: Y
Size (KB): 120
Number of Pages: 1
Scan Date and Time: 10/09/1992 09:57

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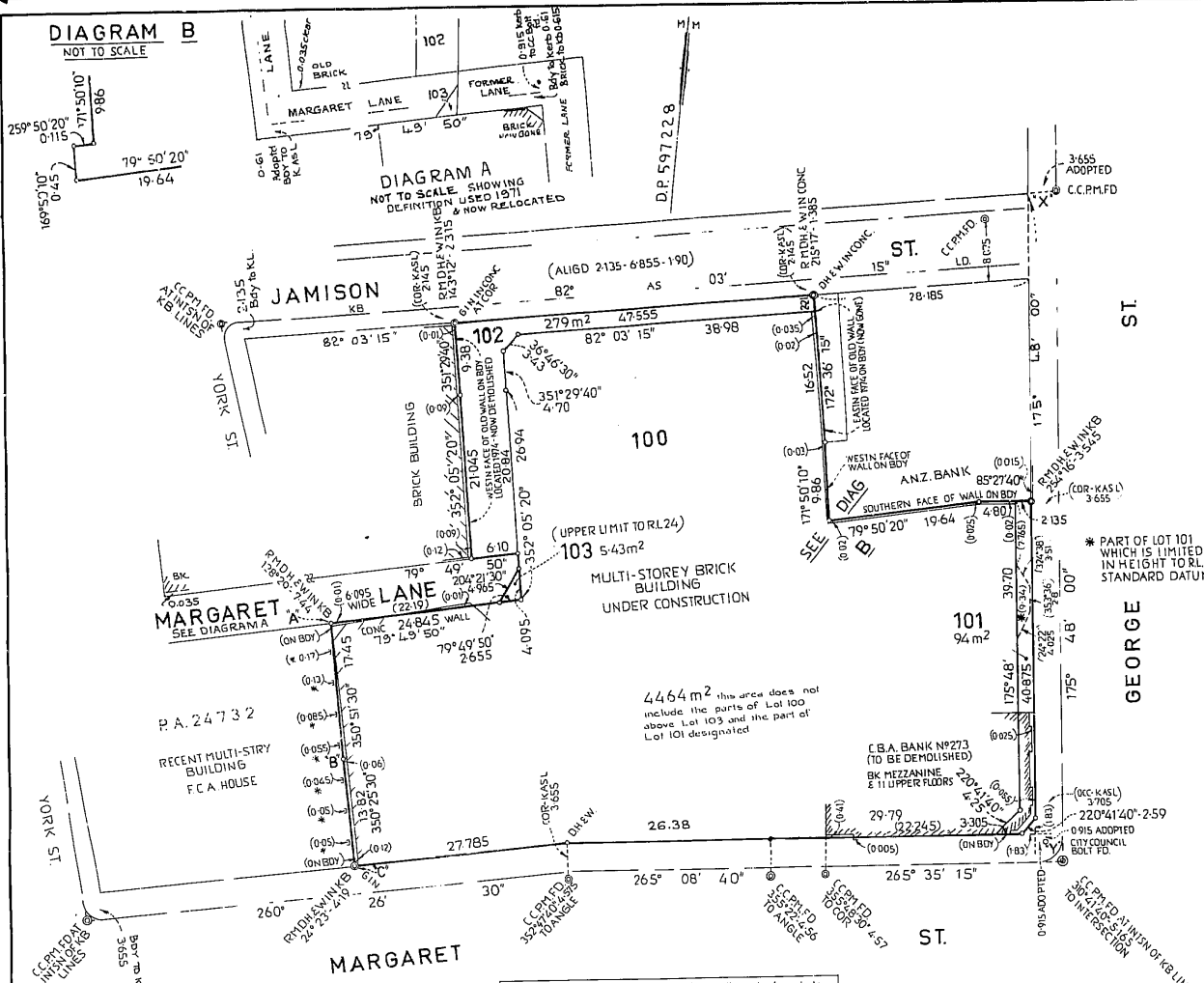
Dye & Durham Property Pty Ltd an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

INITIALS

Signatures and seals only.
DIRECTOR
SECRETARY
DATED

DIAGRAM B
NOT TO SCALE

DIAGRAM A
NOT TO SCALE
SHOWING
DEFINITIONS
& NOW RELOCATED



D.P. 597228

Registered: 17-8-1978
C.A.: No 17/1978 of 25-10-1976
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: R.P. 4337 BARRACK SQUARE
Last Plan: D.P. 250180 (1764)
DP 564209, DP 331523 & OTHERS
PLAN OF SUBDIVISION OF THE LAND IN P.A. 37536, LOT 22 D.P. 564208, APPN 37512, F.P. 62160, LOT 1718 D.P. 564209, D.P. 250180, ALLOTMENTS 13, 14, 15, 16 & PT. 12 SEC. 4 BARRACK SQ. LOT 4 F.P. 337523, P.A. 33337 & F.P. 50861
Reduction Ratio: 400
Lengths are in metres

This is sheet 1 of my plan in sheets.
(Delete if inapplicable)
WILLIAM LAWRENCE REIN COLWELL LARCOMBE & REIN of 104 BATHURST ST SYDNEY a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933, and was completed on 17th May 1978.

Signature: [Signature]
Surveyor registered under Surveyors Act, 1929, as amended.
Datum: Line of Datum: [Signature]
*Strike out either (1) or (2) in insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to use:
IT IS INTENDED TO DEDICATE TO THE PUBLIC FOR ROAD:
1) LOT 101 BUT LIMITING IN HEIGHT THAT PART OF THIS LOT SHOWN * TO RL.15'S STANDARD DATUM
2) LOT 102
3) LOT 103-BEING LIMITED IN HEIGHT TO RL.24 STANDARD DATUM
AND THERE ARE NO OBJECTIONS TO SUCH LOTS BEING SHOWN AS ROAD ON CERTIFICATES OF TITLE OF ADJOINING LANDS.

Town Council Clerk's Certificate
I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 24-B of the Metropolitan Water-Sewerage and Drainage Act-1945, as amended, in relation to the proposed subdivision
Subdivision No: 17/1978
Date: 25th October, 1978
(Signature) [Signature]
*This part of certificate to be deleted where the application is only for a consolidation or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
*Delete if inapplicable.

NOTES: BOUNDARY A-B-C
"A-B" DEFINED BY EASTERN FACE OF OLD WALL (NOW GONE)
"B-C" PASSED THROUGH BK WALL (NOW GONE) AT "C" BODY
0-73 WEST OF EASTIN FACE OF WALL (LOCATED 1974) NOW GONE (WIDE F.P. 74732)
* DENOTES FACE OF COLUMN CLEAR

The part of Lot 101 designated * is the stratum below a horizontal plane at RL.19.5. Lot 101 is otherwise unlimited in height and depth. Lot 103 is the stratum below a horizontal plane at RL.24 and is unlimited in depth. Lot 100 includes the strata above Lot 103 and the part of Lot 101 designated * and is exclusive of those lots and is otherwise unlimited in height and depth. All levels are related to standard datum.

B.M. USED TO ESTABLISH STANDARD DATUM SHOWN HEREON IS A BOLT & A CUT ON LOW STONE WALL ON SOUTH SIDE OF JAMISON ST. ABT. 7.6 METRES EAST OF YORK ST. ALIGNMENT ADOPTED AS RL.25-073 STANDARD DATUM.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: P 735/7814-4A

Photograph of the original plan with a signature and date: 1st June, 1981. Includes a scale bar and a note: 'I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.'