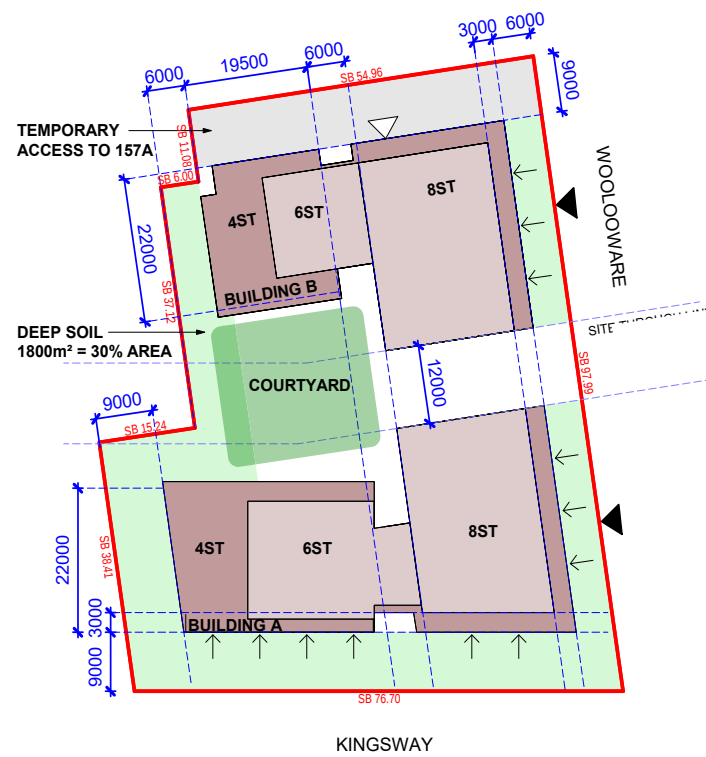


6.5 Consultation with DPHI - amended built form

Following a meeting with the Department of Planning, amendments have been made to the built form in response to their feedback:

- The eastern form along Woollooware Road has been reduced from 10 levels to 8, to better align with the Low-to-Mid-Rise Policy and anticipated future forms within the adjoining R3 zone which has a height limit of approximately 32 metres, as outlined under SEPP (Housing) 2021) - Chapter 6, Division 1.
- Show a clear transition in built form across the site from east to west, to better align with the adjacent R2 zone, which anticipates future forms up to 4 storeys in height.

This adjustment ensures the proposal achieves a compatible urban outcome, maintaining the integrity of the established design methodology while providing a measured transition in scale. The revised massing responds to the Department’s comments to better complementsthe surrounding context, reinforcing a cohesive built form and urban character in line with policy intent.



^ Floor plate



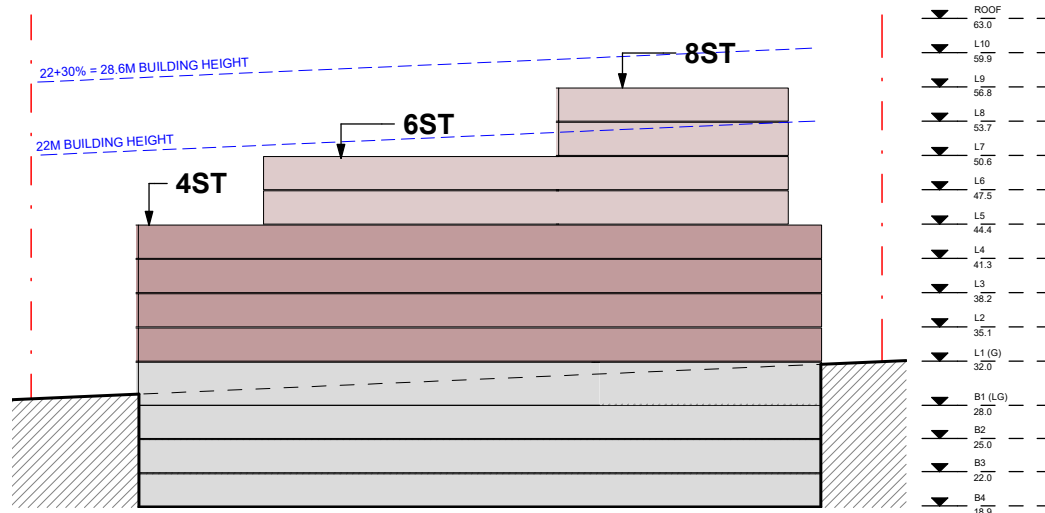
^ Solar analysis - Winter solstice

Height	4 to 8 storeys
Floor plate	2,800m ² GBA

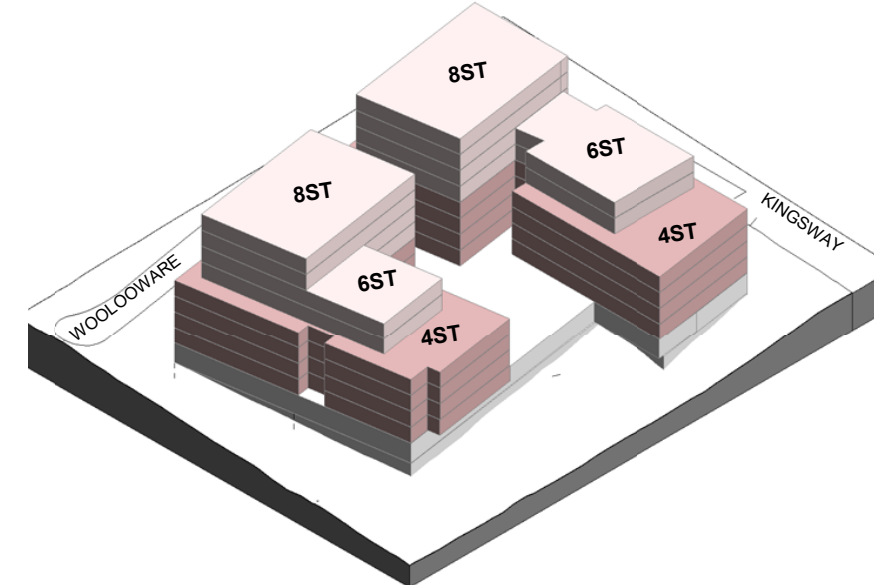
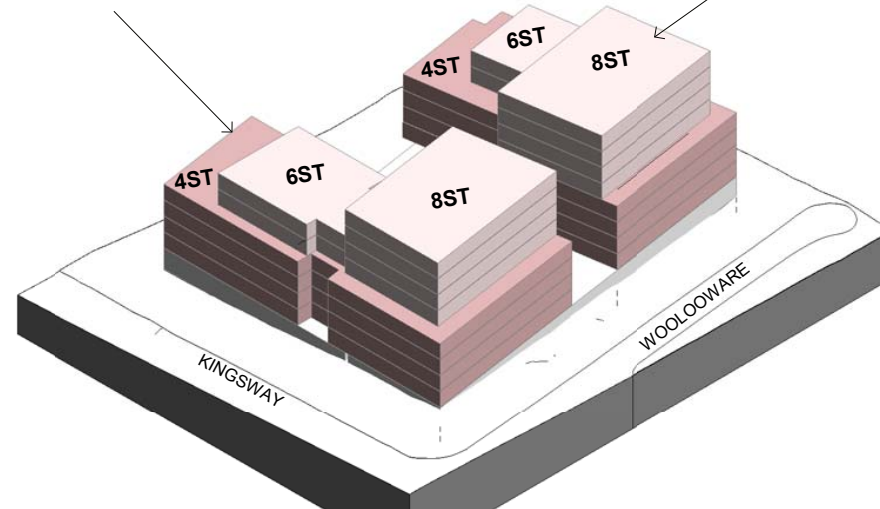
- Reinforce the Kingsway as an avenue
- Enhance movement network and nodes
- Built form to define Kingsway and Woollooware Road
- Extend green web along railway
- Transition built forms from inner core to outer core areas
- Respect heritage items

Reduced building height on the west boundary to better transition to the existing and anticipated future forms up to 4 storeys in height

Reduced height of the built form along Woollooware Road to better align with the Low and Mid Rise Housing Provisions provisions.



^ Kingsway elevation



Amended built form: FSR 2.5:1

Revised built form incorporating feedback from DPHI



^ 2.2:1 showing context with potential future context anticipated by Housing SEPP looking South-West

Amended built form: FSR 2.5:1

Revised built form incorporating feedback from DPHI

