

## **Matthew Rosel**

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**From:** Chris Forrester <cforrester@ethosurban.com>  
**Sent:** Tuesday, 28 April 2020 3:48 PM  
**To:** Matthew Rosel  
**Cc:** Bennett, Meaghan  
**Subject:** RE: UoN Concept Proposal  
**Categories:** Amendment

Hi Matthew,

In terms of the predicted number of university students and staff, the following estimates are provided:

- Predicted No. of University Students on HCCD : 11,640
- Predicted No. of University Staff on HCCD : 683
- Predicted No. of Student Accommodation Residents : Capacity up to 400 beds (Master Plan p. 58)
- Predicted No. of Staff (associated with other uses) on HCCD : 100

We will send the requested concept plans through as soon as possible tomorrow.

Kind regards,

**Chris Forrester**

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**From:** Chris Forrester  
**Sent:** Monday, 27 April 2020 2:58 PM  
**To:** Matthew Rosel <Matthew.Rosel@planning.nsw.gov.au>  
**Cc:** Bennett, Meaghan <Meaghan.Bennett@app.com.au>  
**Subject:** RE: UoN Concept Proposal

Hi Matthew,

Further to your email below, the following tables should clarify the breakdown of GFA/FSR. We have checked through the most recently submitted documents and cannot see any discrepancies in GFA, noting that Section 6.2.1 (CP p. 58) provides the proposed maximum GFA and Section 3.1.2 (CP p. 26) states the theoretical maximum GFA.

I can confirm that no special uses are proposed for Building F. Whilst its final use is unknown at this stage, it is intended for university related uses consistent with the other buildings which make up the campus.

The Uni has been on leave and so we are still waiting on the estimated student/staff numbers but expect to be able to provide this shortly. Similarly we will come back to you with the consolidated set of Design Guidelines by Wednesday.

I understand you are out of the office today and so I've left Amy Watson a message to follow up on the draft conditions. We're eager to commence the review process for these asap given the target for determination this month and the University's sign off process.

**Table 1 FSR Calculation**

| Site Component                                        | Site Area (m <sup>2</sup> ) | FSR   | Permissible GFA (m <sup>2</sup> ) | Proposed GFA (m <sup>2</sup> ) | Difference  | Proposed FSR  |
|-------------------------------------------------------|-----------------------------|-------|-----------------------------------|--------------------------------|-------------|---------------|
| FSR Zone 'U'<br>(Lot A1, Lot A2, C, Wright Lane West) | 10,645                      | 2.5:1 | 26,613                            | 26,365                         | -248        | 2.47:1        |
| FSR Zone 'V'<br>(Lots B, D, E, F)                     | 11,866                      | 3:1   | 35,598                            | 39,250                         | +3,652      | 3.31:1        |
| FSR Zone 'T'<br>(Wright Lane East)                    | 1,885                       | 2:1   | 3,770                             | 0                              | -3,770      | 0             |
| <b>Total</b>                                          | <b>24,396</b>               |       | <b>65,981</b>                     | <b>65,615</b>                  | <b>-366</b> | <b>2.69:1</b> |

Table 2 GFA Breakdown Per Building

| Building | Site Area           | Proposed FSR | Proposed GFA         |
|----------|---------------------|--------------|----------------------|
| Lot A1   | 1,214m <sup>2</sup> | 3.3:1        | 4,000m <sup>2</sup>  |
| Lot A2   | 2,750m <sup>2</sup> | 3.9:1        | 10,770m <sup>2</sup> |
| Lot B    | 3,341m <sup>2</sup> | 3.4:1        | 11,480m <sup>2</sup> |
| Lot C    | 2,729m <sup>2</sup> | 4.2:1        | 11,595m <sup>2</sup> |
| Lot D    | 2,833m <sup>2</sup> | 3.0:1        | 8,525m <sup>2</sup>  |
| Lot E    | 2,572m <sup>2</sup> | 3.2:1        | 8,210m <sup>2</sup>  |
| Lot F    | 3,120m <sup>2</sup> | 3.5:1        | 11,035m <sup>2</sup> |

Kind regards,

**Chris Forrester**

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