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10. Contextual View Analysis
i. View 1 -
Distant view from Parramatta Park looking south-east

View 1

Jesse Centre

Existing approved DA envelope

Jesse Centre

Proposed envelope

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March 2010 S11174

10. Contextual View Analysis
ii. View 2 -
Distant view from Crescent to old Government House and
City Centre

65

View 2

Jesse Centre

Existing approved DA envelope

Jesse Centre

Proposed envelope

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66

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March 2010 S11174

10. Contextual View Analysis
iii. View 3a -
View from St John's Cathedral looking north-west

View 3b   St John's Cathedral
            View 3a

Existing approved DA envelope

Proposed envelope

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10. Contextual View Analysis
iii. View 3b -
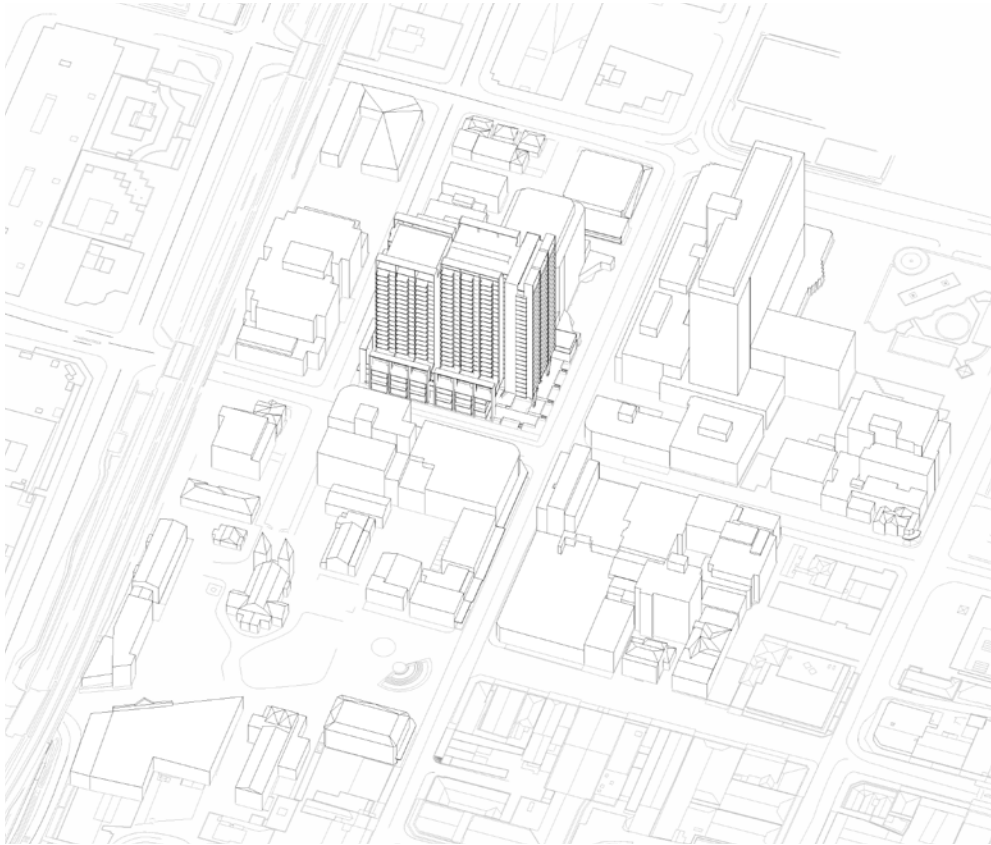**View towards St John's Cathedral along Hunter St looking south- east**

View 3b   St John's Cathedral
                        View 3a

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March 2010 S11174

11. Shadow Diagrams - Views from the sun
i. Summer Solstice (Dec 21st)

9:00am

12 midday

3:00pm

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March 2010 S11174

11. Shadow Diagrams - Views from the sun
ii. Winter Solstice (June 21st)

9:00am

12 midday

3:00pm

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70

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March 2010 S11174

11. Shadow Diagrams - Views from the sun
**iii. Equinox (March/ September 21st)**

9:00am

12 midday

3:00pm

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March 2010 S11174

12. Areas & Apartment Mix Schedule

		Areas(sq. m)	Efficiency NSA/GBA
Site Area		4900	
Total GFA		40307	
Floor Space Ratio		**8.23**	
Total NSA/NLA		33972	**74%**

Basement	GBA													Car Spaces
Level B01	3742													79
Level B02	3668													90
Level B03	3668													91
Level B04	3668													91
Level B05	3668													91
Level B06	2846													64
Total	**21260**													**506**
														(505 required)

Podium	GBA (excl. balconies)	GFA (not incl) (storage/pool)	GFA (Lobby/ circ./ garbage room)	(Resi facilities/ resi.storage)	Total GFA	NSA Residential	Retail	Commercial	Total NSA Total	Efficiency NSA/GBA	1 Bed	2 Bed	3 Bed	Total
Ground	3314	0	357		1903	0	1540	0	1540	46%				
Level 1	2435	0	283		2180	0	0	1871	1871	77%				
Level 2	2444	0	243	623	2190	0	0	1354	1354	55%				
Level 3	2587	0	377	0	2370	1005	0	897	1902	74%	7	5	2	14
Level 4	2359	0	312	95	2152	1614	0	0	1614	68%	7	10	3	20
Total	**13139**	**0**	**1572**	**718**	**10795**	**2619**	**1540**	**4122**	**8281**	**63%**	**14**	**15**	**5**	**34**

Tower	GBA (excl. balconies)	GFA	Total GFA	NSA			Total NSA Total	Efficiency NSA/GBA	1 Bed	2 Bed	3 Bed	Total
Level 5 (Lower Tower)	2009	202	1814	1529			1529	76%	7	11	2	20
Level 6	2009	202	1814	1529			1529	76%	7	11	2	20
Level 7	2009	202	1814	1529			1529	76%	7	11	2	20
Level 8	2009	202	1814	1529			1529	76%	7	11	2	20
Level 9	2009	202	1814	1529			1529	76%	7	11	2	20
Level 10 (Middle Tower)	1672	127	1505	1328			1328	79%	4	10	2	16
Level 11	1672	127	1505	1328			1328	79%	4	10	2	16
Level 12	1672	127	1505	1328			1328	79%	4	10	2	16
Level 13	1672	127	1505	1328			1328	79%	4	10	2	16
Level 14	1672	127	1505	1328			1328	79%	4	10	2	16
Level 15	1672	127	1505	1328			1328	79%	4	10	2	16
Level 16	1672	127	1505	1328			1328	79%	4	10	2	16
Level 17	1672	127	1505	1328			1328	79%	4	10	2	16
Level 18	1672	127	1505	1328			1328	79%	4	10	2	16
Level 19	1672	127	1505	1328			1328	79%	4	10	2	16
Level 20	1566	122	1413	1234			1234	79%	0	7	8	15
Level 21	1458	76	1310	1187			1187	81%	0	7	2	9
Level 22 (Upper Tower)	1011	122	912	806			806	80%	0	7	2	9
Level 23	911	70	825	722			722	79%	0	1	8	9
Level 24	904	73	793	681			681	75%	0	1	2	3
Level 25	177	0	139	136			136	77%	0	(upper)	(upper)	0
Total	**32792**	**2743**	**29512**	**25691**			**25691**	**78%**	**75**	**178**	**52**	**305**

Building Areas	GBA	GFA (Parramatta City LEP 2007)	NSA		1 Bed	2 Bed	3 Bed	Total
Basement								
Podium	13139	10795	8281		14	15	5	34
Tower	32792	29512	25691		75	178	52	305
Total	**45931**	**40307**	**33972**	**74%**	**89**	**193**	**57**	**339**
					26%	57%	17%	

Site Area (sqm)	*4900*
Floor Space Ratio	*8.23*

*GFA is the used area to determine the Floor Space Ratio (ref. Parramatta City Centre LEP) measured to the inner face of buildings, excluding lifts, stairs, plant, carparking, loading, basement storage, balconies
** Gross Building Area is the total gross floor area of the building excluding carpark & balconies. Efficiency=GFA/GBA
*** Nett Saleable Area is the nett areas, excludes circulation, walls, etc. Efficiency =Nett/GBA
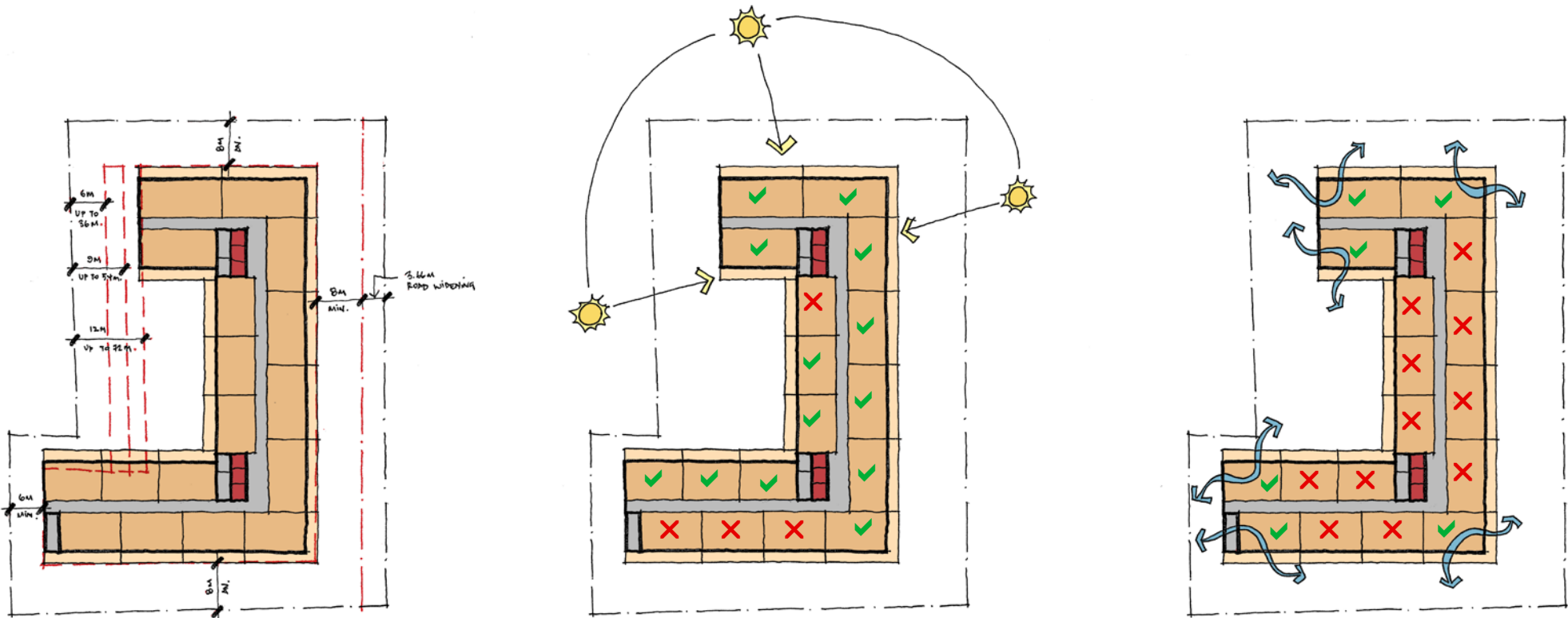
13. Appendix
i. Massing Studies
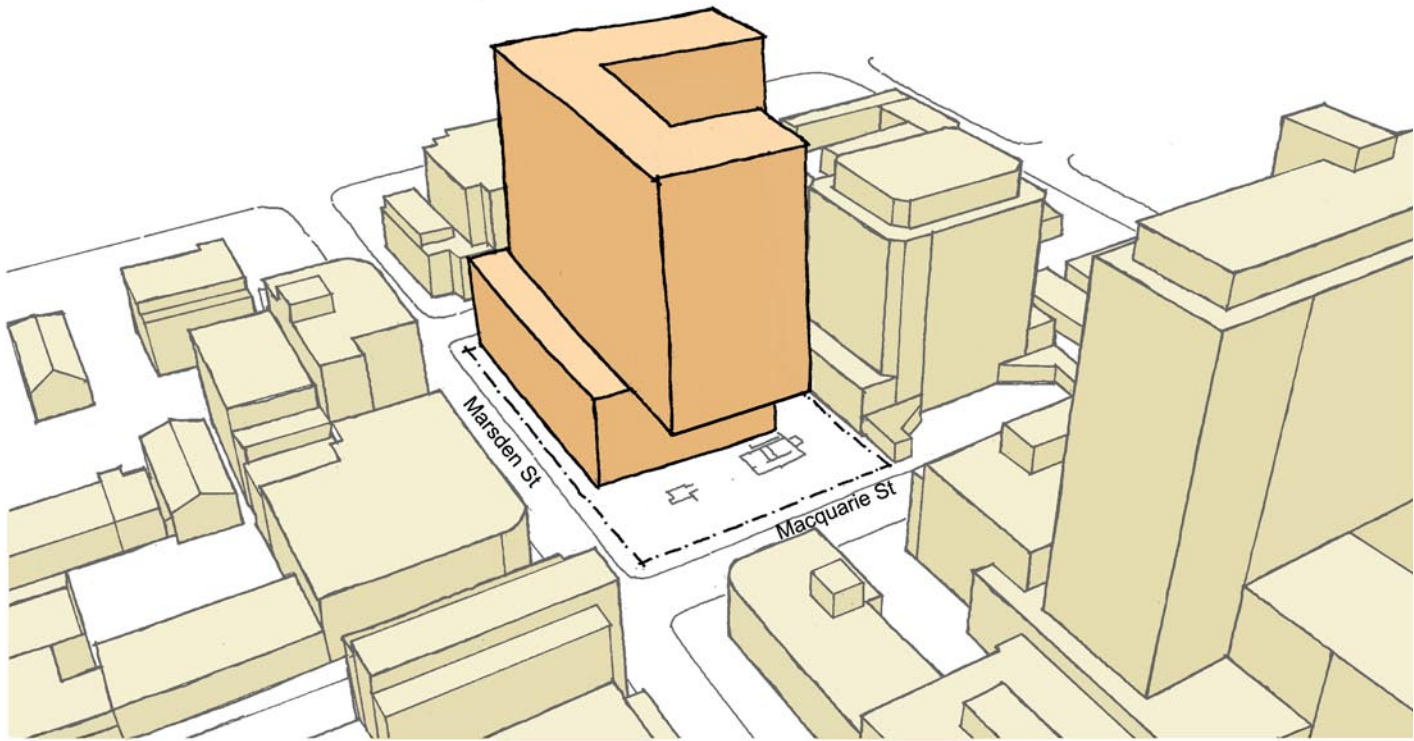
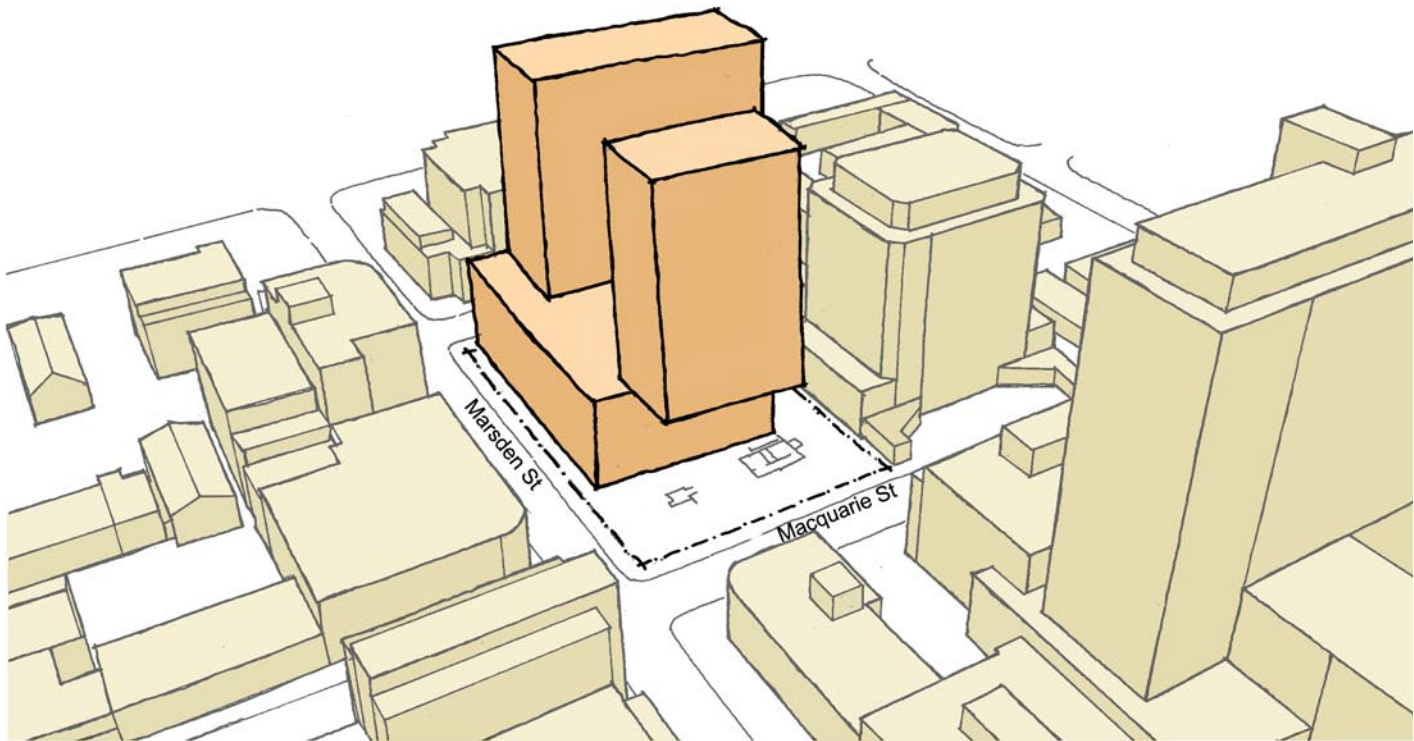**1. Building Form -**
Courtyard Block

DCP setback controls
> complies with setbacks
> 17 apartments/ typical floor

SEPP65 -
Solar Access (min. 70%)
> 13 apartments/ typ floor
  = 76%
South-facing Apartments (max. 10%)
> 3 apartments/ typ floor
  = 17%

SEPP65 -
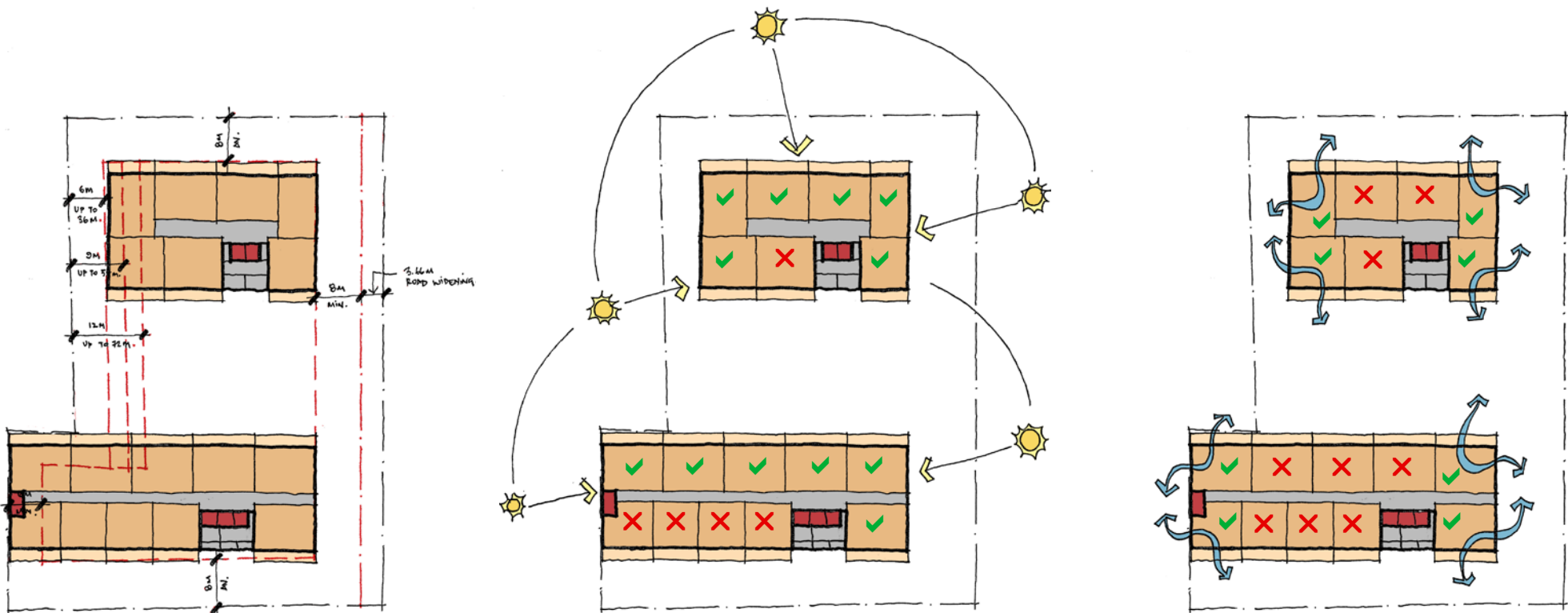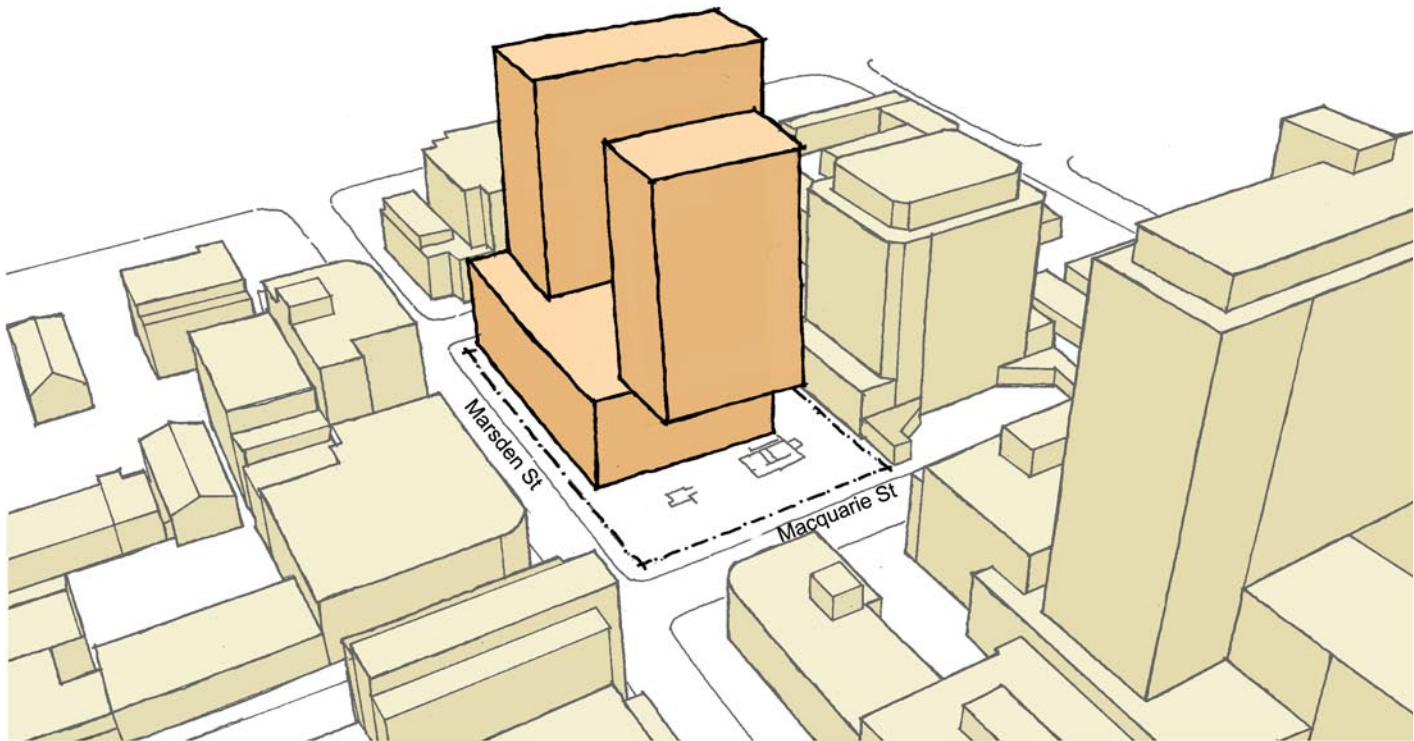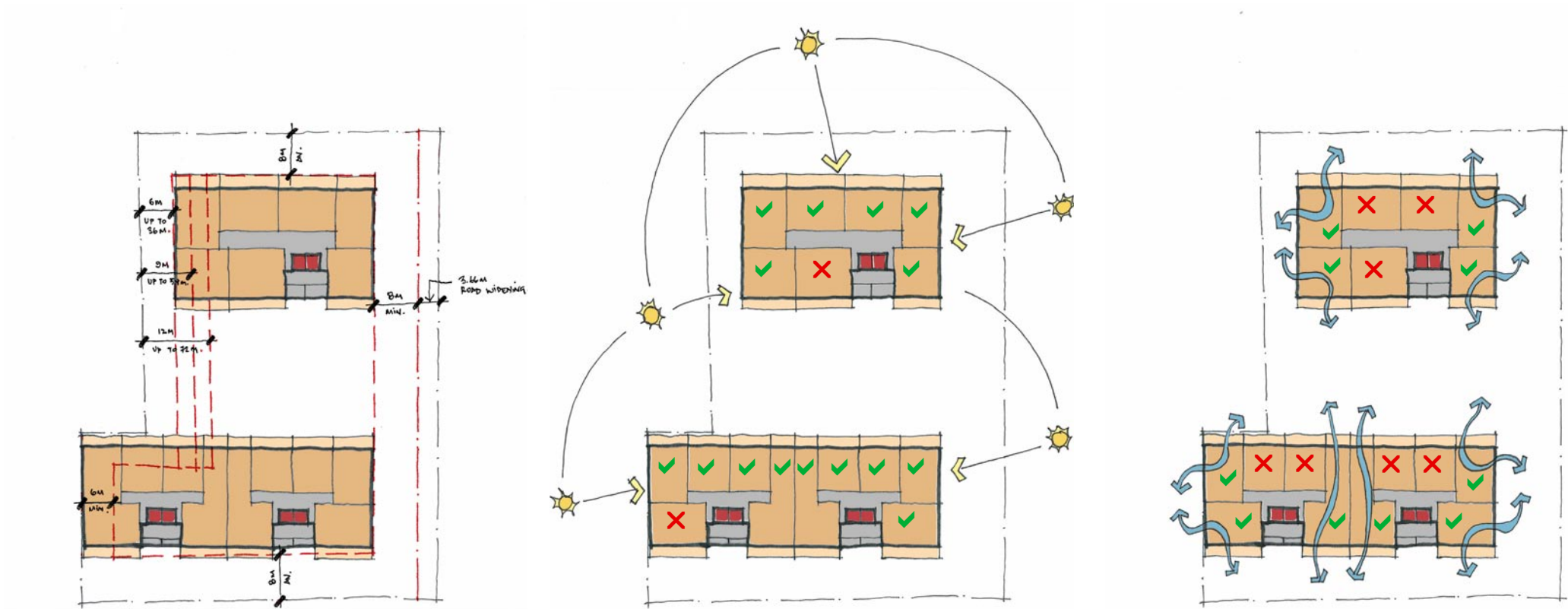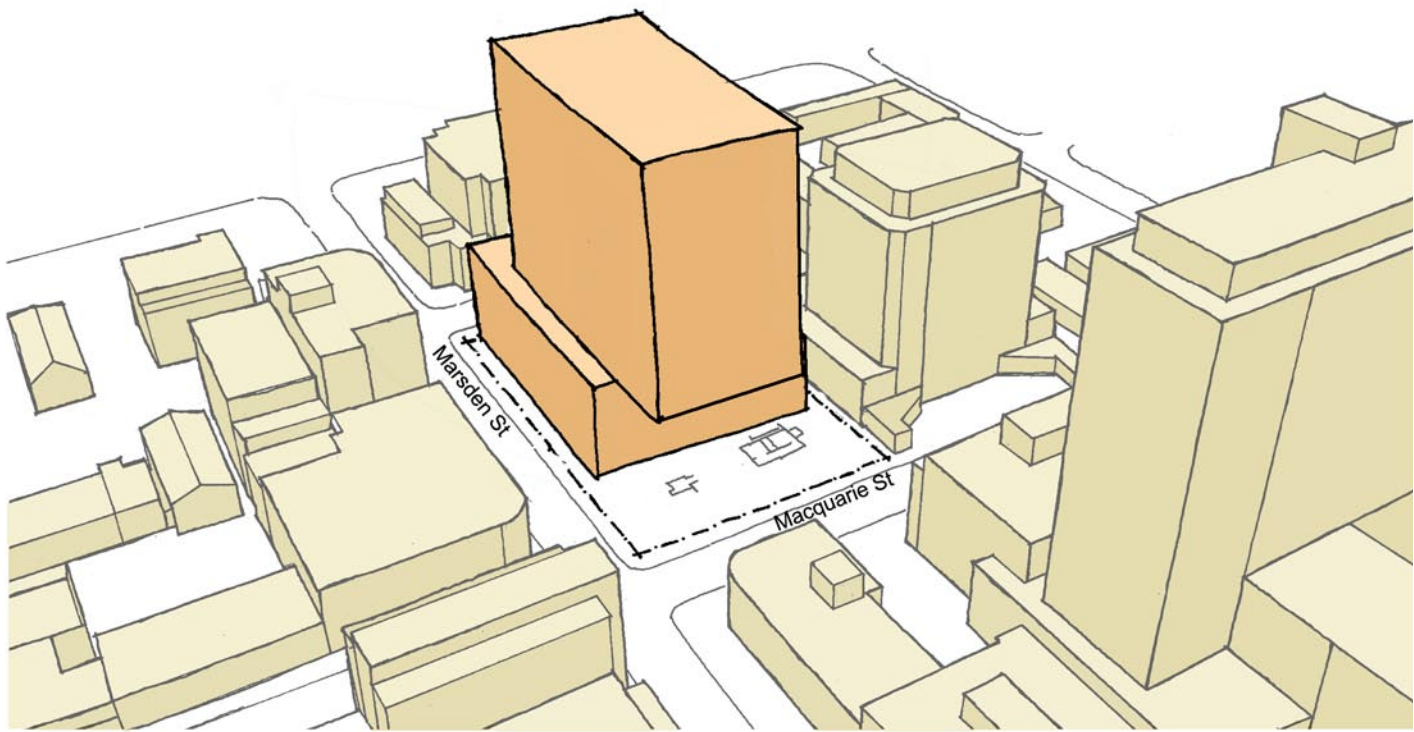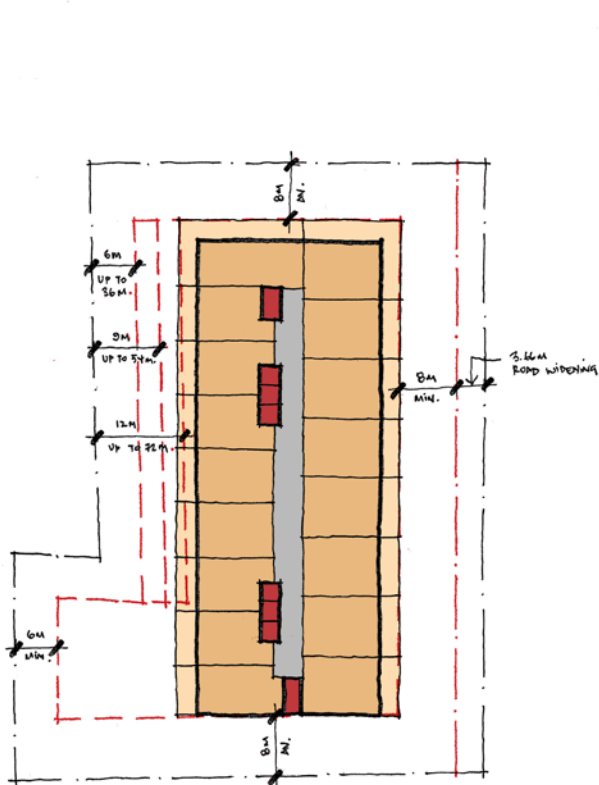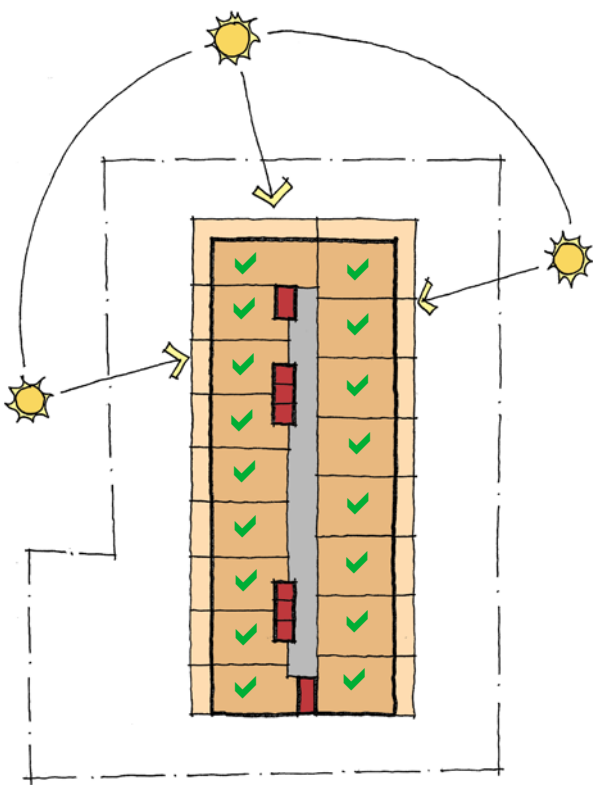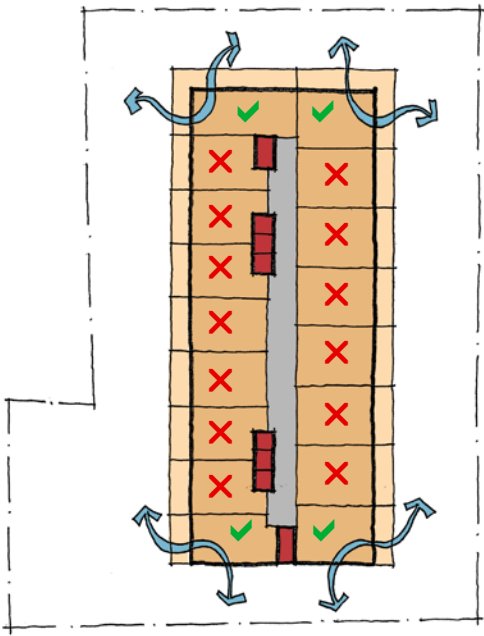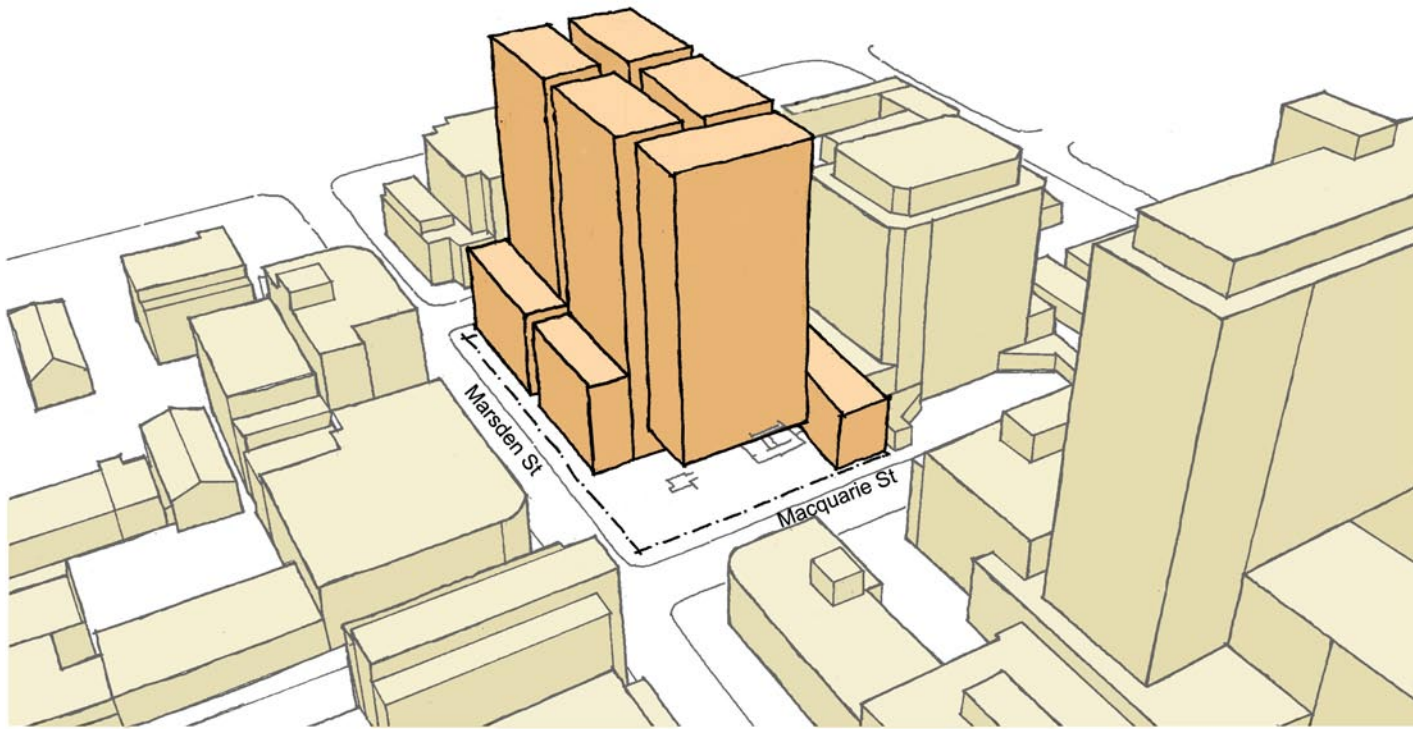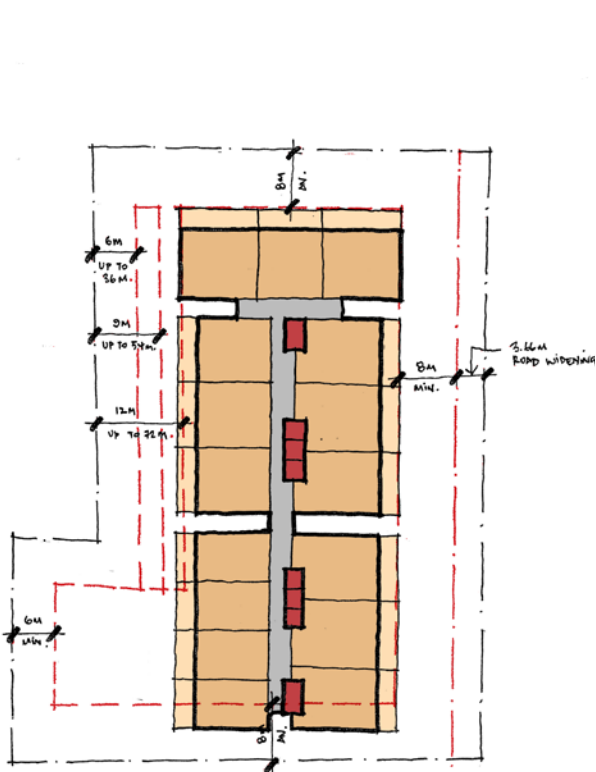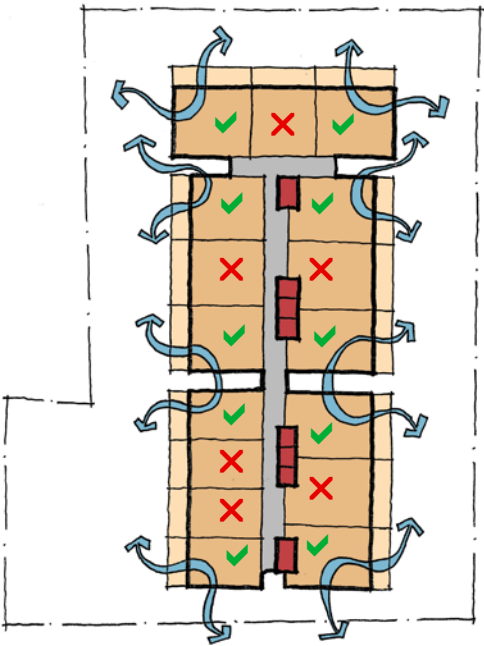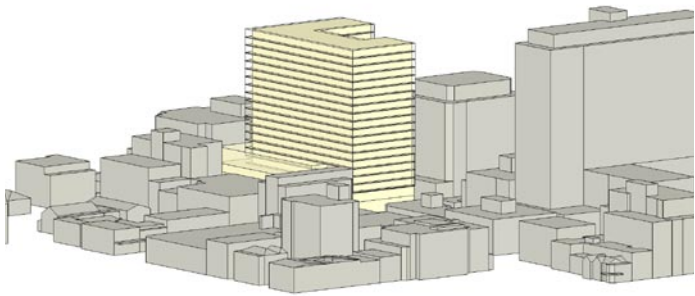**Cross-ventilation (min. 60%)**
> 6 apartments/ typ floor
  =35%

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March 2010 S11174

13. Appendix
i. Massing Studies

2A. Building Form -
Two Linear East-West Blocks with central core

DCP setback controls
> non-complying at south-western end
> 17 apartments/ typical floor

SEPP65 -
Solar Access (min. 70%)
> 12 apartments/ typ floor
  = 70%
South-facing Apartments (max. 10%)
> 5 apartments/ typ floor
  = 20%

SEPP65 -
Cross-ventilation (min. 60%)
> 8 apartments/ typ floor
  =47%

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74

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March 2010 S11174

13. Appendix
i. Massing Studies

2B. Building Form -
Two Linear East-West Blocks with multiple core

DCP setback controls
> non-complying at south-western end
> 17 apartments/ typical floor

SEPP65 -
Solar Access (min. 70%)
> 15 apartments/ typ floor
  = 88%
South-facing Apartments (max. 10%)
> 2 apartments/ typ floor
  = 12%

SEPP65 -
Cross-ventilation (min. 60%)
> 10 apartments/ typ floor
  =59%

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March 2010 S11174

13. Appendix
i. Massing Studies

3. Building Form -
Linear N-S Tower

DCP setback controls
> complies with setbacks
> 17 apartments/ typical floor

SEPP65 -
Solar Access (min. 70%)
> 17 apartments/ typ floor
  = 100%
South-facing Apartments (max. 10%)
> 0 apartments/ typ floor
  = 0%

SEPP65 -
Cross-ventilation (min. 60%)
> 4 apartments/ typ floor
  =24%

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13. Appendix
i. Massing Studies

4. Building Form -
Linear N-S Tower articulated with vertical slots

DCP setback controls
> complies with setbacks
> 16 apartments/ typical floor
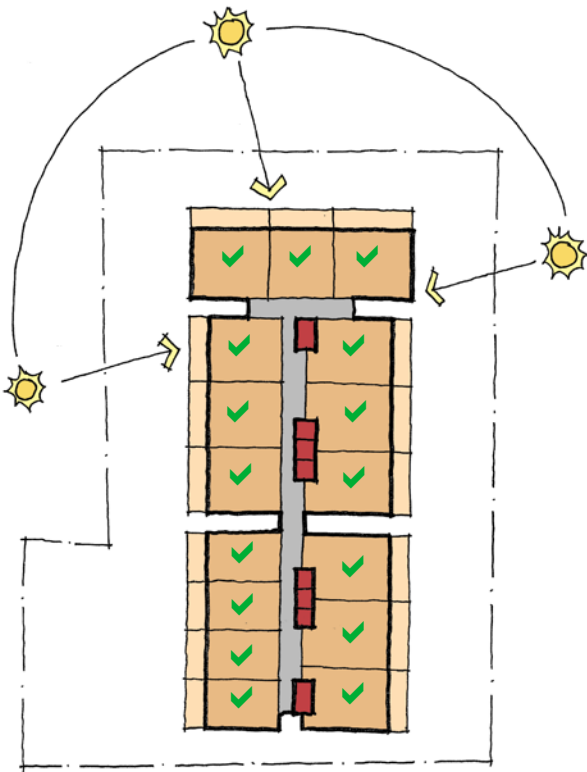
SEPP65 -
Solar Access (min. 70%)
> 16 apartments/ typ floor
  = 100%
South-facing Apartments (max. 10%)
> 0 apartments/ typ floor
  = 0%

SEPP65 -
Cross-ventilation (min. 60%)
> 10 apartments/ typ floor
  = 63%

Design Report - Major Project Application
March 2010 S11174

13. Appendix
i. Massing Studies

Solar Comparison - Winter Solstice June 21
Views from the sun

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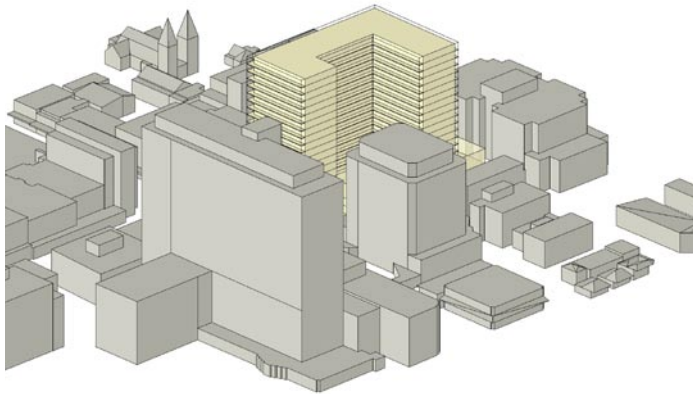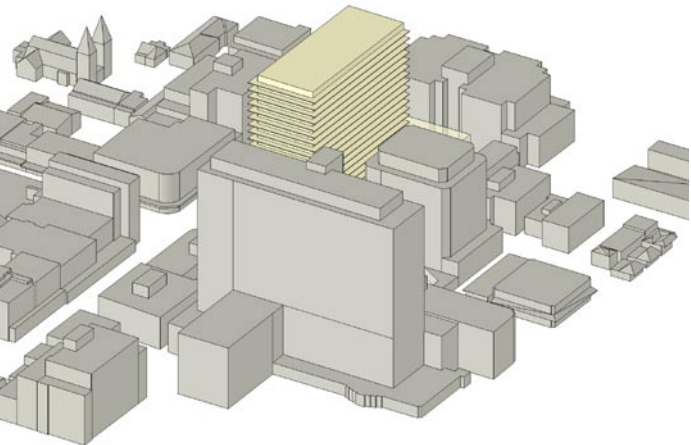Architecture - Interiors - Project Managers
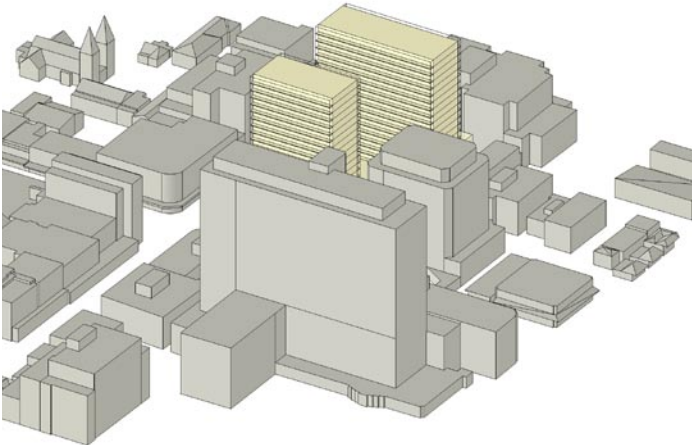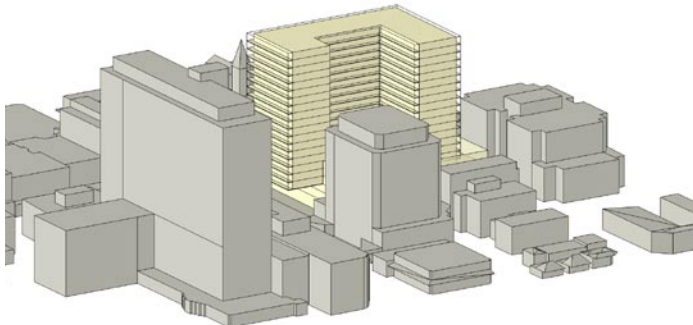
Option 1 - Perimeter Block

Option 2 - Two Linear East-West Blocks

Option 3 - Linear North-South Block

8am

9am
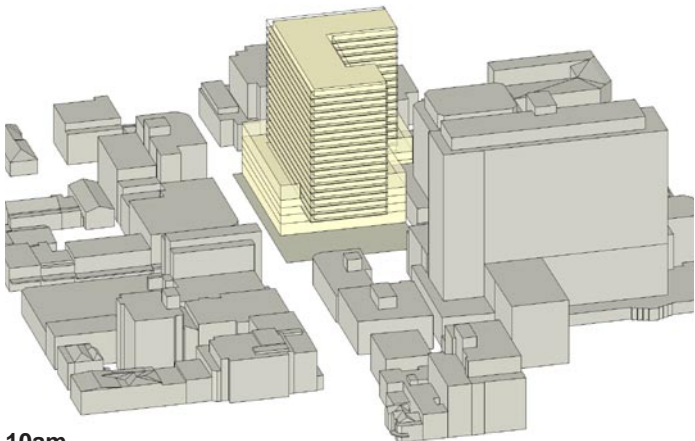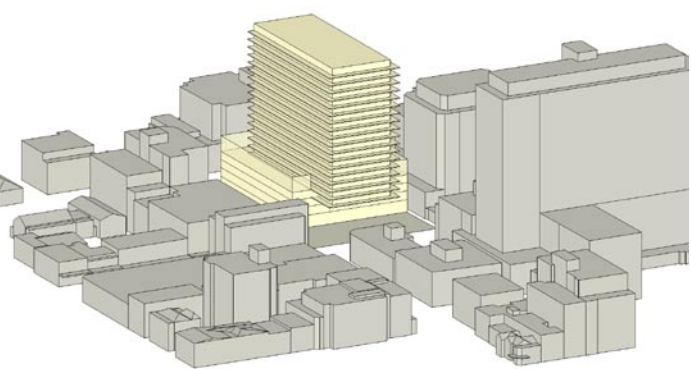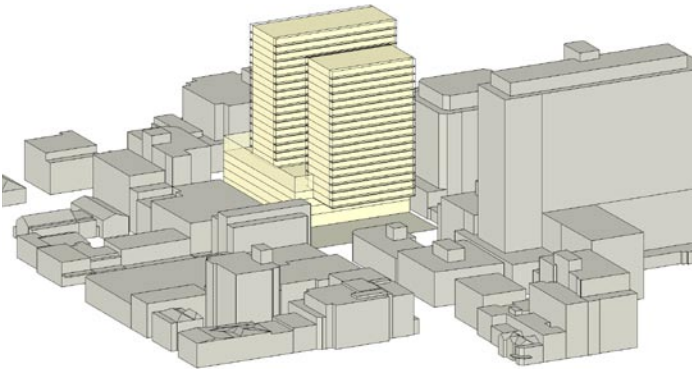
10am
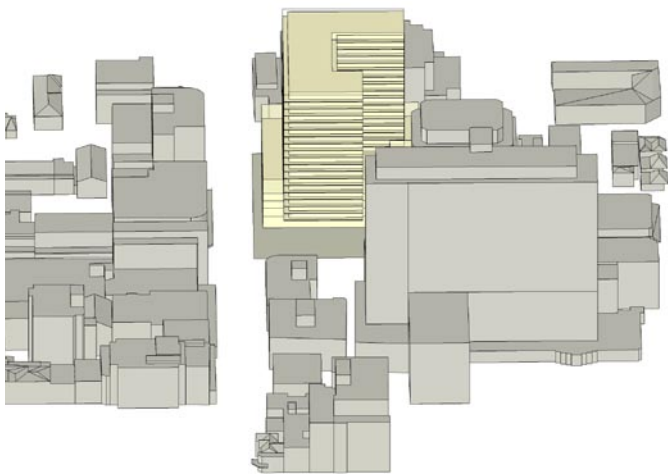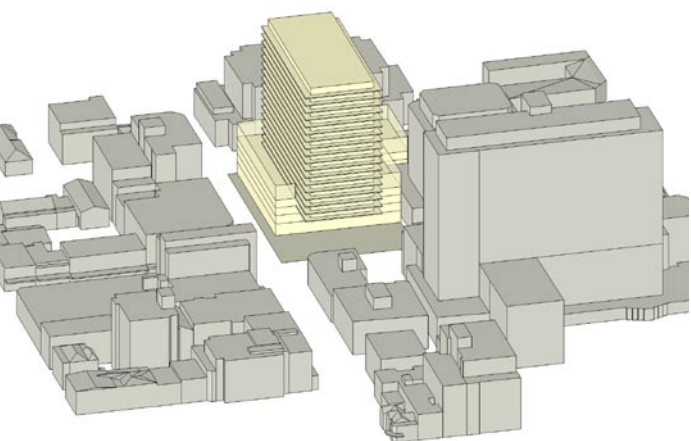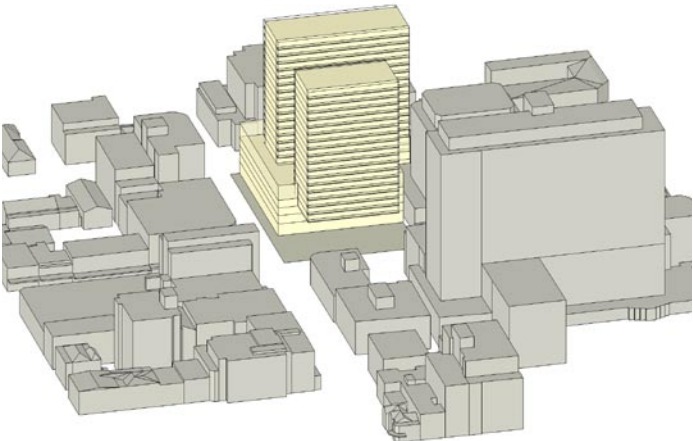
11am
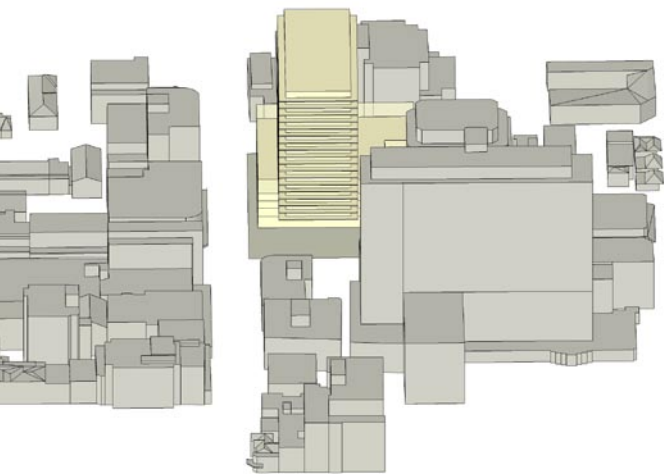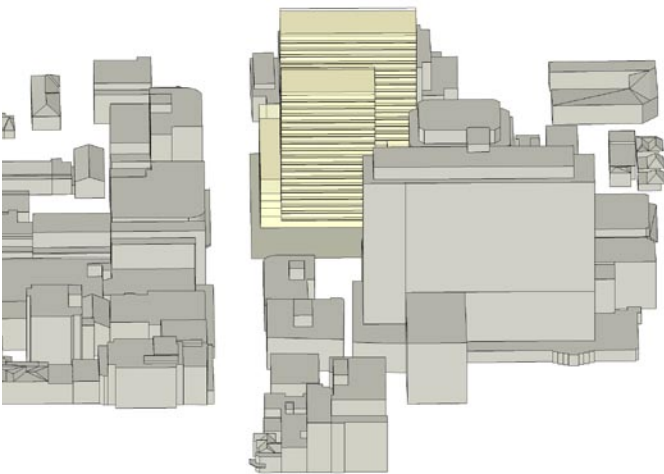
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March 2010 S11174

13. Appendix
i. Massing Studies

Solar Comparison - Winter Solstice June 21
Views from the sun
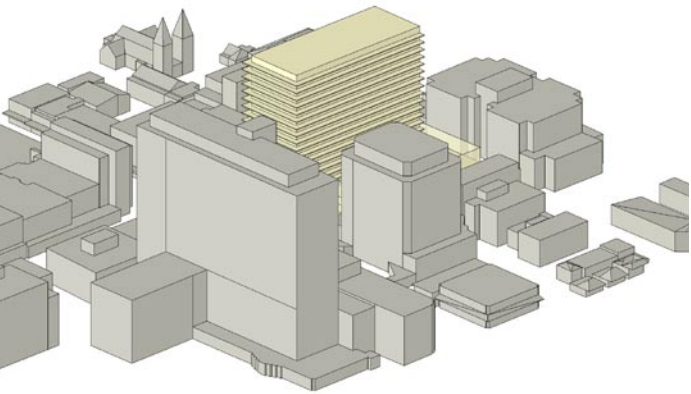
78

Option 1 - Perimeter Block

Option 2 - Two Linear East-West Blocks
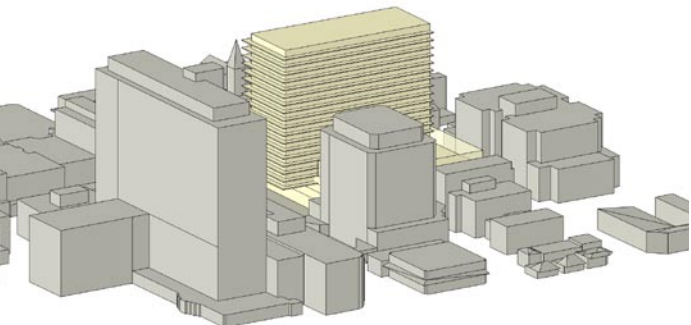
Option 3 - Linear North-South Block

12 midday

1pm

2pm

3pm

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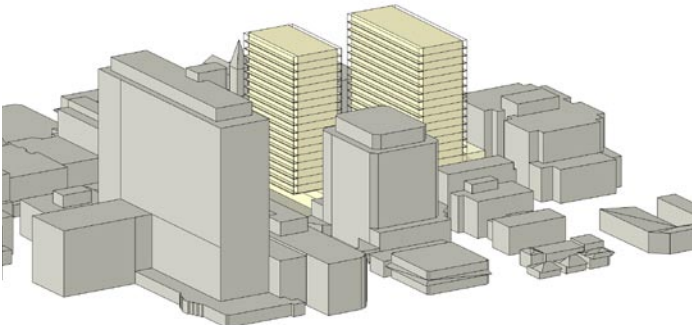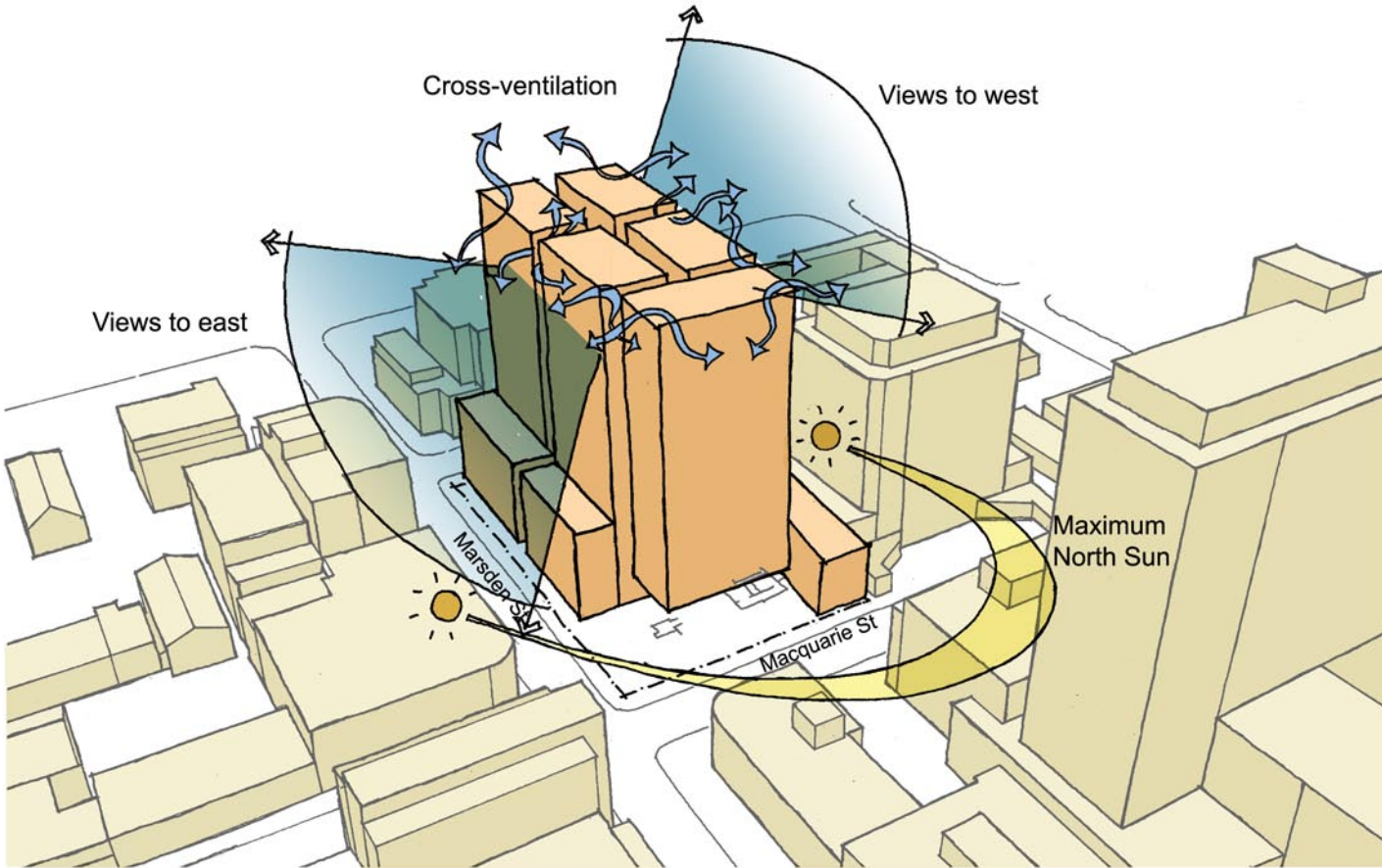Architecture - Interiors - Project Managers
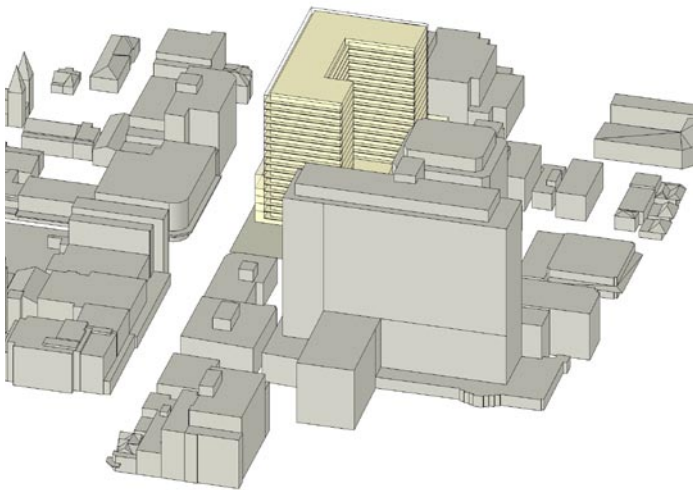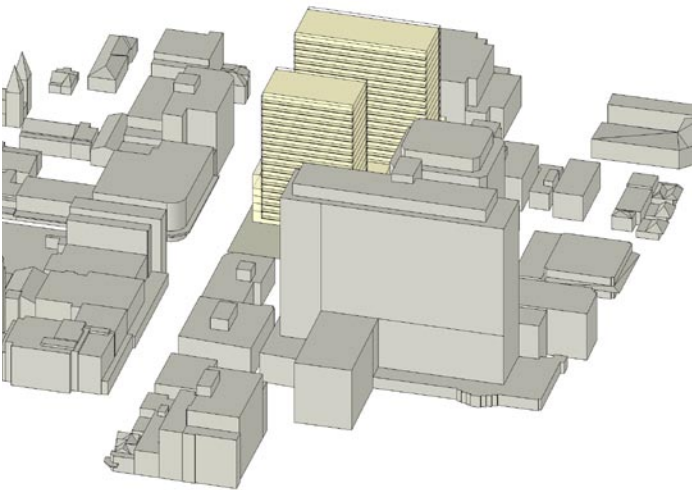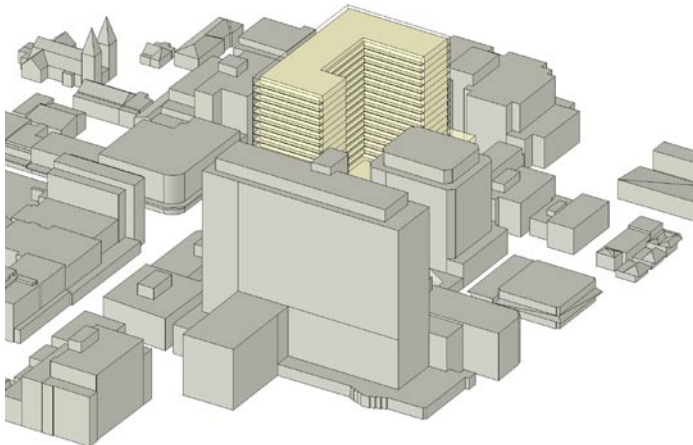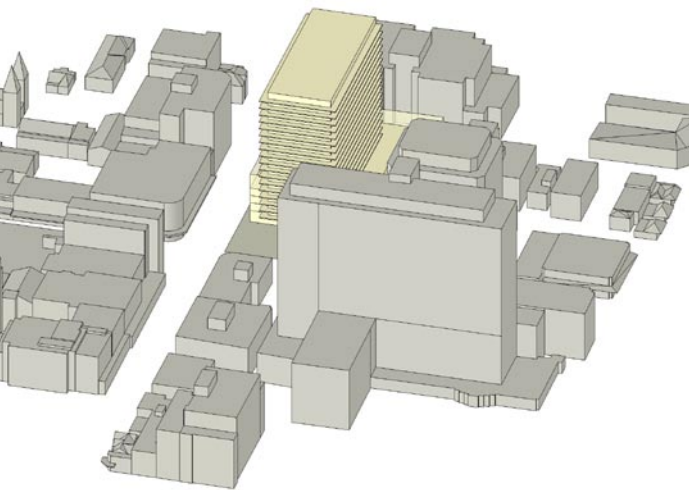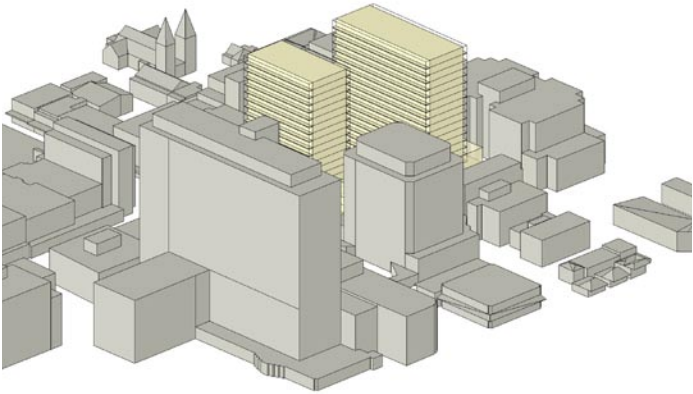
13. Appendix
i. Massing Studies

Comparitive Analysis

	Solar Access	South-Facing Apartments	Cross-Ventilation	DCP setbacks compliance
SEPP 65 - Residential Flat Design Code	**70%** minumum receive 2hrs sunlight mid-winter (for dense urban sites)	**10%** maximum	**60%** minimum	
OPTION 1 - Courtyard Block	✓ 76%	✗ 17%	✗ 35%	✓
OPTION 2A - Two linear E-W towers with central core	✓ 70%	✗ 20%	✗ 47%	✗
OPTION 2B - Two linear E-W towers with multiple cores	✓ 88%	✗ 12%	✗ 59%	✗
OPTION 3 - Linear N-S tower	✓ 100%	✓ 0%	✗ 24%	✓
OPTION 4 - Linear N-S tower with slots	✓ 100%	✓ 0%	✓ 63%	✓

4. Building Form -
Linear N-S Tower articulated with vertical slots