

0691SYD - Ltr2650-19

9 October 2019

Teresa Gizzi
NSW Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

30-46 AUBURN ROAD FSR ADDENDUM TO URBAN DESIGN REVIEW REPORT

Dear Teresa,

As requested, please find below the addendum to the Urban Design Report supporting a recommended FSR of 2.4:1.

To establish the FSR, it is important to determine the efficiency rates applied to GBA to get to a realistic GFA that in return will determine the FSR.

In terms of seeking disciplinary consensus on assessing the relationships between GBA and FSR, we have consulted various Architectural practices, which have decades of experience in both delivery of residential projects as well as framing planning proposals within Council and State regulatory frameworks.

We have received the following advice:

Advice 1:

As a starting point, 75% efficiencies is applied for GBA to GFA.

The next layer of detail includes;

- 60-65% for ground floor uses, accounting for service areas, ramps, lobbies, etc
- 80-82% for tower developments, excluding the podiums (some clients push for 85%, but that's only proven when the building envelope is more refined and accurate).
- 77% for podiums and street wall (block) development where greater confidence of the building form is known (i.e. not singular forms that run the length of a block).

Advice 2:

General Rule of Thumb for back of the envelope feasibility is 75/85. i.e GFA is 75% x GEA (envelope) and NSA (sellable) is 85% x GFA.

A 75/85 Rule for feasibility and urban design studies is generally used for mid-rise (up to 6 storeys) and 70/85 Rule for high rise (+6 storeys), which usually is quite accurate for dwelling yields. A 65/75 (Discount) Rule for ground floor levels is typically overlaid to allow for carpark entrances, plant and equipment rules and two storey void entries.

Taking into account both calculation methodologies, we can conservatively offer that a basic yield figure between GBA and FSR is 80%. Applying this figure to the area calculated from the model supplied by Pacific Planning delivers the following results:

- $63,293.1 \times .80 = 50,634.5\text{m}^2$ GFA
- 50,634.5 divided by the site area (21,170) results in an FSR figure of 2.39.

This is within an acceptable range of the notional figure agreed upon by all participants, which was 2.4.

Based on this we conclude and recommend that the agreed upon FSR for the site should be 2.4:1.

Sydney

PO Box 1083 Manly NSW 1655
Suite 101, Level 1, 39 East
Esplanade
Manly NSW 2095

Ph 02 9188 7500
sydney@mcgregorcoxall.com
www.mcgregorcoxall.com
ABN 16 439 584 596

Please don't hesitate to call if you have any questions, or if you'd like to discuss any of this information further.

Dajon Veldman
Associate Director Urbanism

Sydney

PO Box 1083 Manly NSW 1655
Suite 101, Level 1, 39 East
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