

Darrell Lea Site Kogarah

From: Malcolm Gunning </o=first organization/ou=exchange administrative group (fydibohf23spdl)/cn=recipients/cn=malcolm gunning">
To: vbadalat [REDACTED]
Cc: Daniel Gunning <dg@gunningcommercial.com>
Date: Thu, 11 Sep 2014 08:57:17 +1000
Attachments: Attachments A.PDF (5.58 MB)

Vince,

Please see attached a copy of the latest and last submission to JRPP for the subject site.

Michael Lea advised during last week's meeting, the feedback from the Department of Planning and Infrastructure advising that the Joint Regional Planning Panel support the submission of a 2:1 increase in the fsr (up from 1:1) and for residential no longer industrial use on the site.

The attached submission shows the various options put forward. The preferred position of the Department is 2(a).

Daniel may have passed on this report to Corey, if not please do so.

The purchaser of the Hurstville Business Park was the Great Tang Family, apparently currently building at Mascot / Botany.

With 300 Forest Rd, we currently are closing in on a sale at near \$4.0m.

Regards,

Malcolm Gunning

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Attachment Index

Attachment A.1 – *Masterplan for option 1(a)*

Attachment A.2 – *Masterplan for option 1(b)*

Attachment A.3 – *Masterplan for option 2(a)*

Attachment A.4 – *Masterplan for option 2 (b)*

Attachment B.1 – *Building profiles vs council proposed height plane:*

Options 1(a) and 1(b)

Attachment B.2 – *Building profiles vs council proposed height plane:*

Options 2(a) and 2(b)

Attachment C – *Residential Flat Design Code Compliance Table*

Attachment D – *Community Benefits Schedule*

ATTACHMENT A.1: MASTERPLAN FOR OPTION 1(a)

ATTACHMENT A.1
MASTERPLAN FOR OPTION 1(a)

TOTAL SITE AREA: 33 488 m²

R4 RESIDENTIAL ZONE

SITE AREA: 22 325 m²
FLOOR SPACE: 33 823 m²
FSR: 1.52:1

UNIT MIX		COUNCIL DCP
1 BED UNITS:	96 (30.7%)	10-30%
2 BED UNITS:	183 (58.7%)	50-75%
3 BED UNITS:	33 (10.6%)	10-30%
TOWNHOUSES:	25	

TOTAL DWELLINGS: 337

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	7 764 (35% OF SITE AREA)	5 581 25%
DEEP SOIL ZONE	2 312 (30% OF COMM. OPEN SPACE)	1 395 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

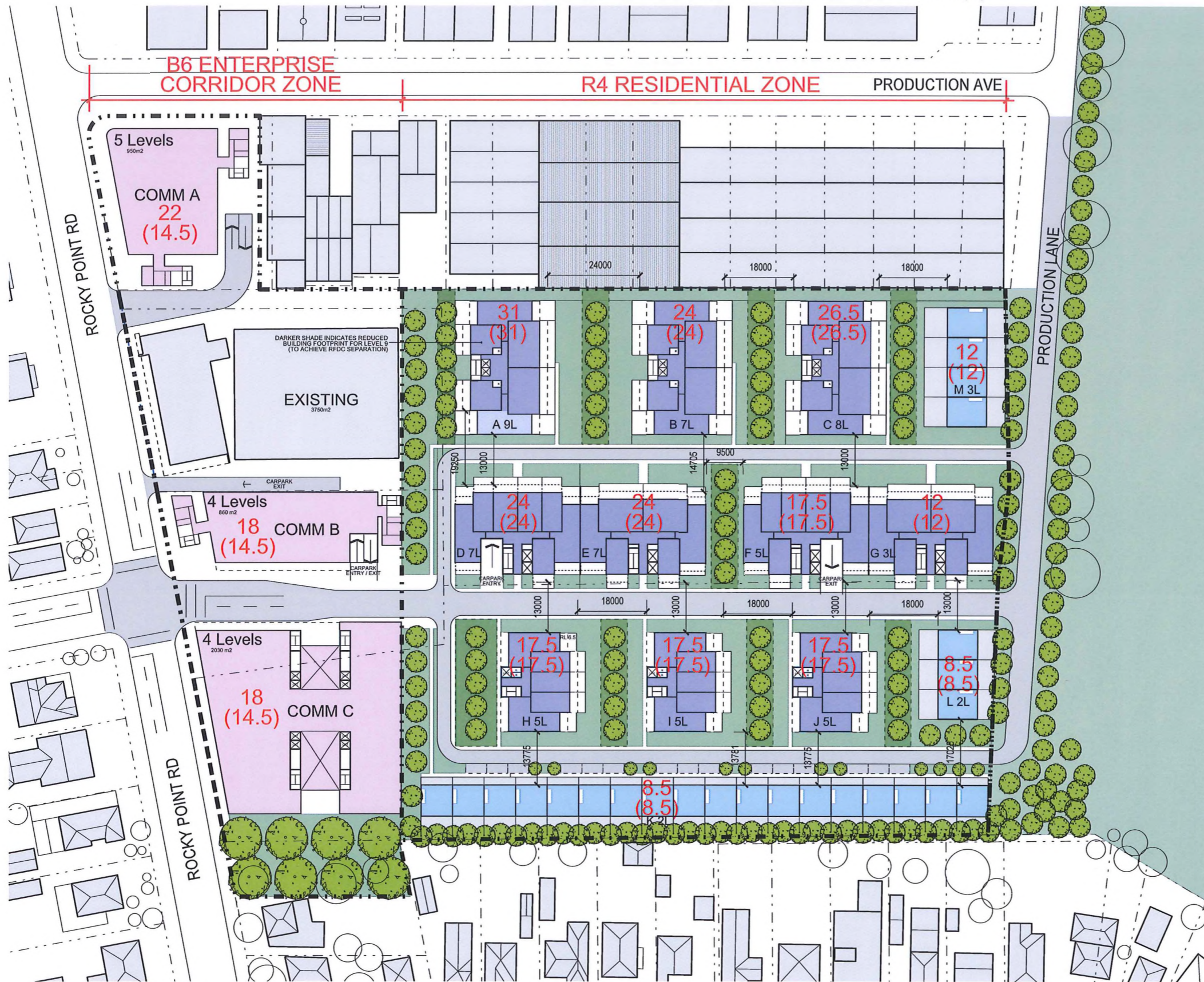
SITE AREA: 11 163 m²
FLOOR SPACE: 3 750 EXISTING, 16 310 PROPOSED TOTAL
FSR: 20 060m² 1.8:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	30	HARVEY NORMAN
TOTAL =	403	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)
(8.5) ← COUNCIL PROPOSED HEIGHT (m)
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)



152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL
MASTERPLAN FOR OPTION 1(a)

TITLE: GROUND FLOOR PLAN
SCALE: 1:1000 @ A3
DATE: 23rd MAY 2014

Lippmann

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ATTACHMENT A.2: MASTERPLAN FOR OPTION 1(b)

ATTACHMENT A.2
MASTERPLAN FOR OPTION 1(b)

TOTAL SITE AREA: 33 488 m²

R4 RESIDENTIAL ZONE

SITE AREA: 24 135 m²
FLOOR SPACE: 37 624 m²
FSR: 1.56:1

UNIT MIX		COUNCIL DCP
1 BED UNITS:	109 (30.3%)	10-30%
2 BED UNITS:	213 (59.2%)	50-75%
3 BED UNITS:	38 (10.6%)	10-30%
TOWNHOUSES:	21	

TOTAL DWELLINGS: 381

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	9 282 (38% OF SITE AREA)	6 033 25%
DEEP SOIL ZONE	2 700 (29% OF COMM. OPEN SPACE)	1 508 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

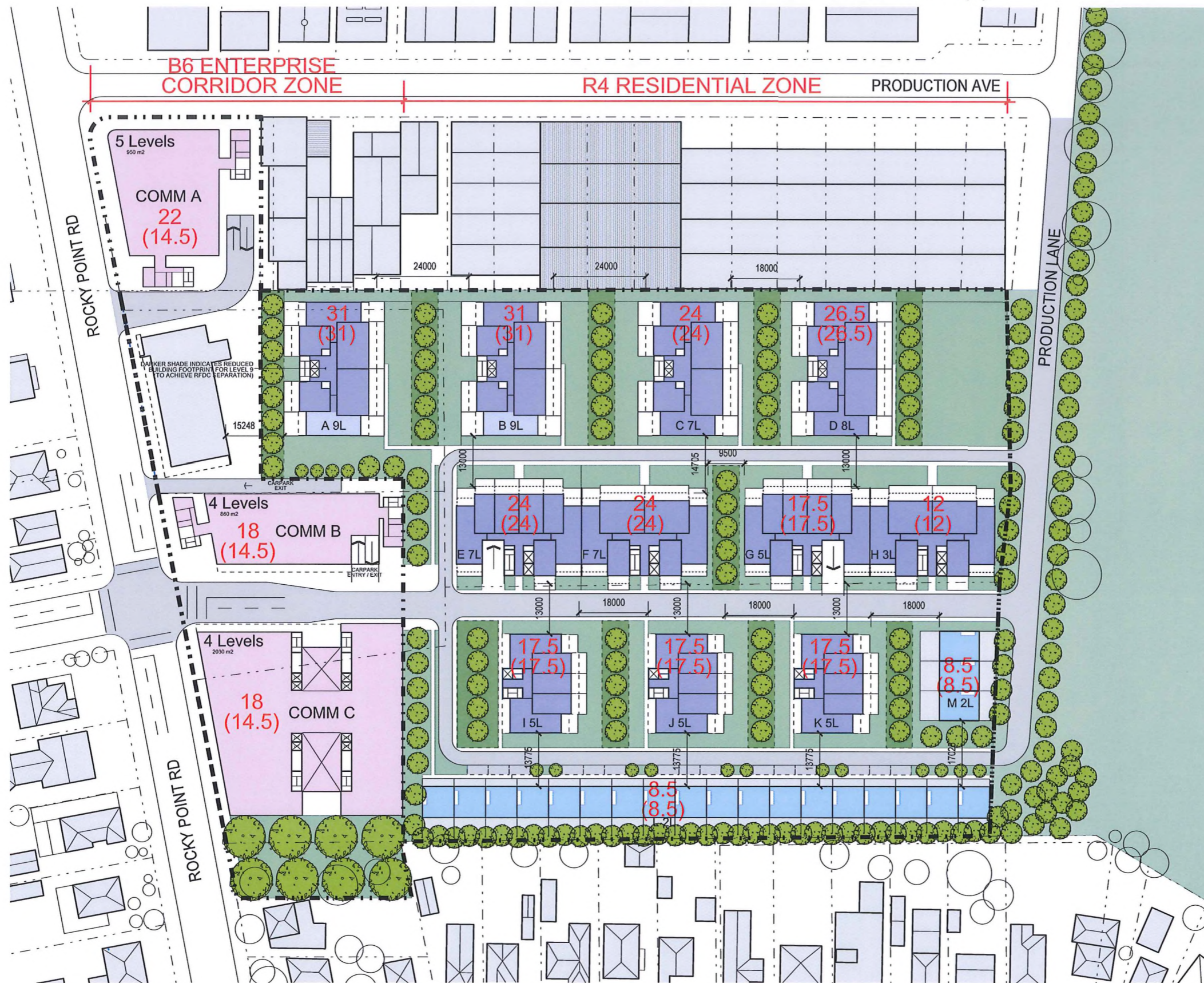
SITE AREA: 9 353
FLOOR SPACE: EXISTING 2 300, PROPOSED 16 310, TOTAL 18 610 m²
FSR: 1.9:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	16	HARVEY NORMAN
TOTAL =	373	
	389	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5 ← PROPOSED HEIGHT (m)
(8.5) ← COUNCIL PROPOSED HEIGHT (m)
G 3L ← BLOCK (G) AND NUMBER OF LEVELS (3)



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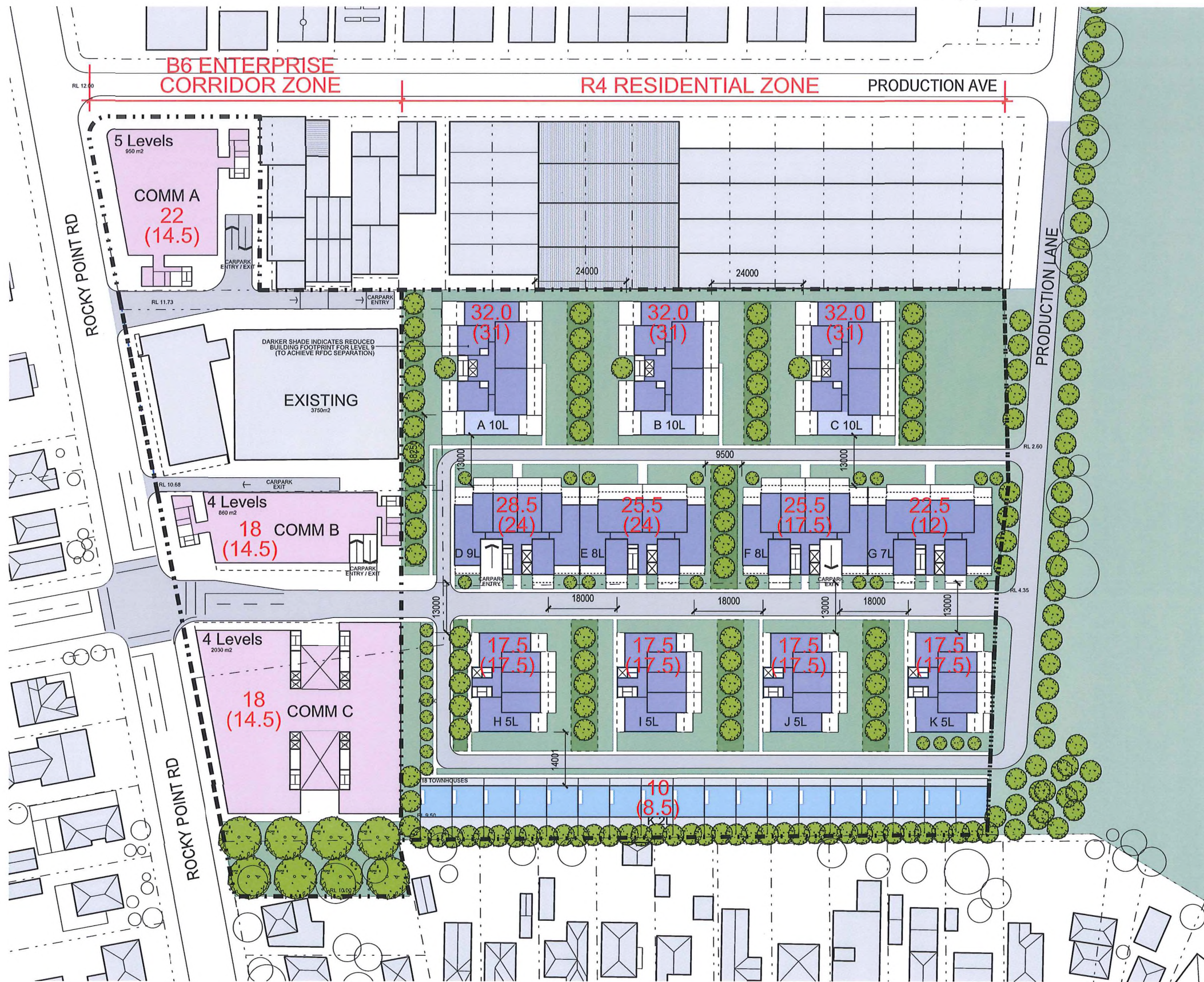
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ATTACHMENT A.3: MASTERPLAN FOR OPTION 2(a)

ATTACHMENT A.3
MASTERPLAN FOR OPTION 2(a)



TOTAL SITE AREA:	33 488 m ²
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R4 RESIDENTIAL ZONE

SITE AREA:	22 325 m ²
FLOOR SPACE:	44 686 m ²
FSR:	2.00:1

UNIT MIX	COUNCIL DCP
1 BED UNITS: 128 (30.9%)	10-30%
2 BED UNITS: 240 (58.0%)	50-75%
3 BED UNITS: 46 (11.1%)	10-30%
TOWNHOUSES: 18	

TOTAL DWELLINGS: 432

	PROVIDED	RFDC REQUIREMENT
COMMUNAL OPEN SPACE	8 508 (38% OF SITE AREA)	5 581 25%
DEEP SOIL ZONE	2 191 (36% OF COMM. OPEN SPACE)	1 395 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE

SITE AREA:	11 163 m ²
FLOOR SPACE:	
EXISTING	3 750
PROPOSED	16 310
TOTAL	20 060 m ²
FSR:	1.8:1

EMPLOYMENT TABLE

1. PRE 2010	90	DARREL LEA
2. CURRENTLY	90	DARREL LEA
	30	HARVEY NORMAN
TOTAL =	120	
3. PROPOSED	30	HARVEY NORMAN
TOTAL =	403	

LEGEND FOR RESIDENTIAL BLOCK NOTATION

8.5	←	PROPOSED HEIGHT (m)
(8.5)	←	COUNCIL PROPOSED HEIGHT (m)
G 3L	←	BLOCK (G) AND NUMBER OF LEVELS (3)

TITLE: GROUND FLOOR PLAN
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DATE: 23rd MAY 2014

152-206 ROCKYPOINT ROAD, ROCKDALE, PLANNING PROPOSAL
MASTERPLAN FOR OPTION 2(a)

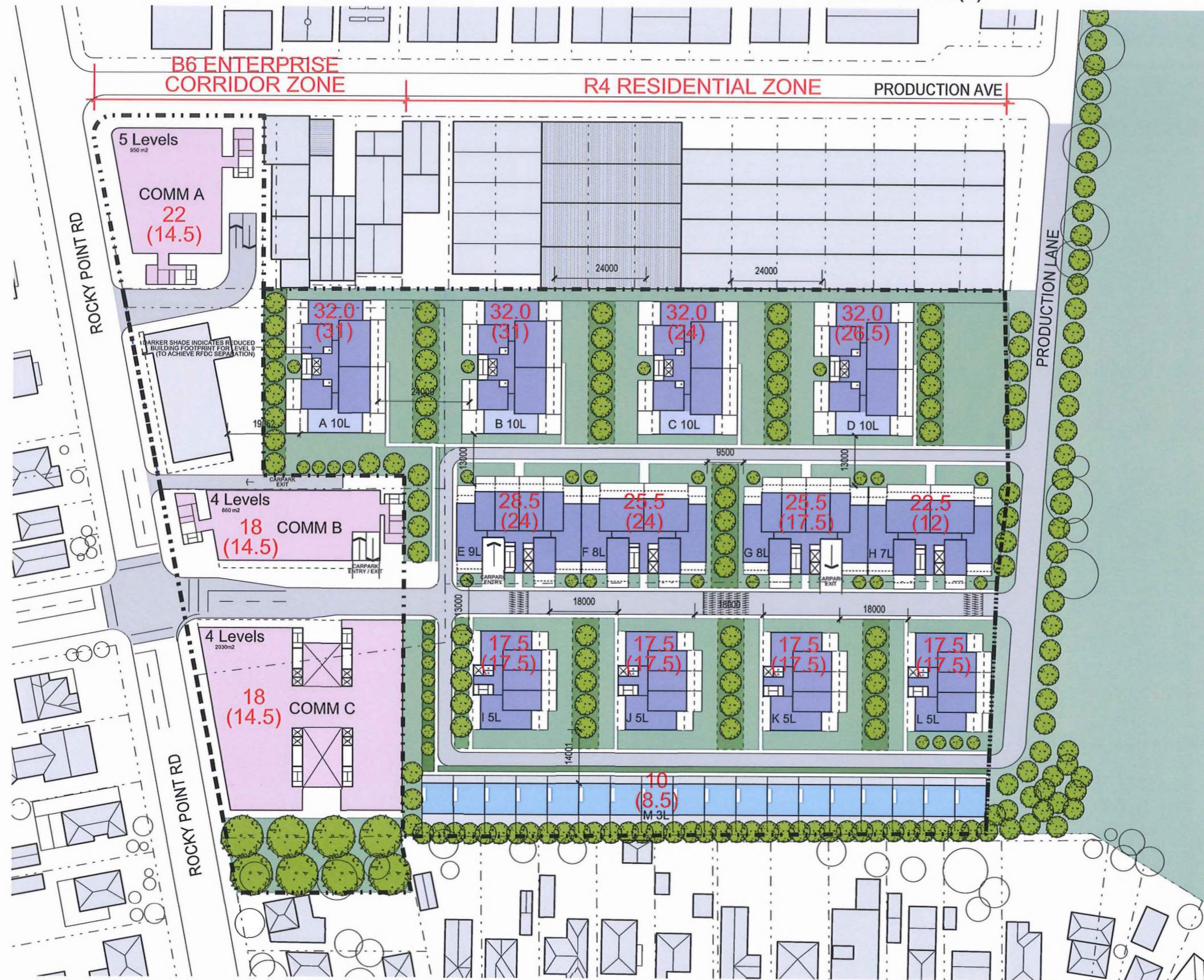
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ATTACHMENT A.4: MASTERPLAN FOR OPTION 2(b)



ATTACHMENT A.4
MASTERPLAN FOR OPTION 2(b)

TOTAL SITE AREA:	33 488 m ²
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R4 RESIDENTIAL ZONE	
SITE AREA:	24 135 m ²
FLOOR SPACE:	49 546 m ²
FSR	2.05:1
UNIT MIX	COUNCIL DCP
1 BED UNITS: 143 (30.6%)	10-30%
2 BED UNITS: 274 (58.6%)	50-75%
3 BED UNITS: 50 (10.7%)	10-30%
TOWNHOUSES: 18	
TOTAL DWELLINGS:	485
	PROVIDED RFDC REQUIREMENT
COMMUNAL OPEN SPACE	9 223 (38% OF SITE AREA) 6 033 25%
DEEP SOIL ZONE	2 542 (29% OF COMM. OPEN SPACE) 1 508 (25% OF COMM. OPEN SPACE)

B6 ENTERPRISE CORRIDOR ZONE	
SITE AREA:	9 353
FLOOR SPACE:	
EXISTING	2 300
PROPOSED	16 310
TOTAL	18 610 m ²
FSR:	1.9:1

EMPLOYMENT TABLE		
1. PRE 2010	90	DARREL LEA
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TOTAL =	389	

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