

CRONULLA SHARKS REDEVELOPMENT (RESIDENTIAL COMPONENT) ARCHITECTURAL STATEMENT

INCORPORATING

SEPP 65 – DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT STATEMENT
RESIDENTIAL FLAT DESIGN CODE RULES-OF-THUMB SCHEDULE

UPDATED JUNE 2015



01

SEPP 65 STATEMENT

This statement has been prepared by Turner for Bluestone Capital Ventures No.1 Pty. Ltd. It forms part of the Masterplan prepared in conjunction with Scott Carver which also includes the Cronulla Sharks Club and Retail development at Captain Cook Drive. This statement applies to the residential portion only, refer also to the Masterplan reports prepared by Scott Carver.

Below is the summary of proposed changes for the approved concept masterplan June 2015 to accompany the S75w submission:

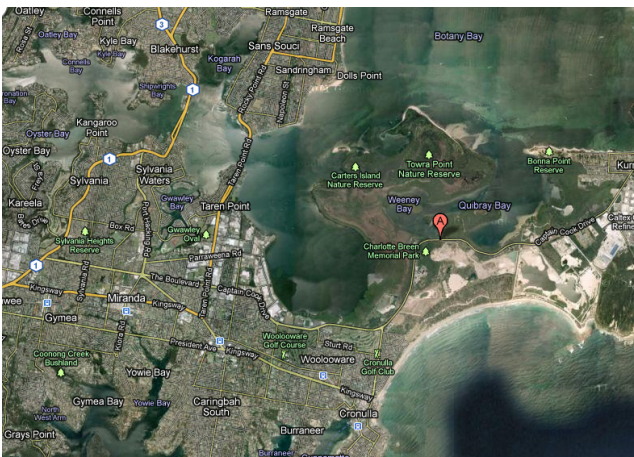
- Increase in the maximum Gross Building Area (GBA) to 165,399m², resulting in a maximum of 114,408m² in the Residential Precinct (comprising an increase of 9,989m² additional GBA); and
- Increase in the maximum Gross Floor Area (GFA) to 87,865m², resulting in a maximum of 61,370m² in the Residential Precinct (comprising an increase of 2,950m² additional GFA); and
- Adjustments to the maximum building envelopes, including:
 - Increase to the parapet and plant heights of Building B to allow for the provision of rooftop communal open space and penthouse apartment;
 - Reduction in the height of the lower step on Building B, comprising a reduction of two levels from eight stories to six stories;
 - Increase of the Building B envelope to the north to account for balconies;
 - Merging of the Building C envelopes into a single continuous envelope;
 - Increase to the height of Building C to account for skillion roofs;
 - Reduction in the northern portion of the Building C envelope;
 - Increase of the Building C envelope to the south, east and west;



VIEW FROM WEST ALONG CAPTAIN COOK DRIVE

Numerical Summary of changes			
Category	Original Concept Plan Sept 2011	Revised Project Report Dec 2013	Revised Project Report Update June 2015
Number of Units	700 Units	600 Units (approx.)	643 Units (approx.)
Maximum Height	14 Storeys + Podium (excl plant)	12 Storeys + Podium (excl plant on Level 13)	12 Storeys + Podium (plus plant, residents communal facilities & a single apartment on Level 13)
Parking	883 spaces max.	883 spaces max.	883 spaces max.
FSR	1.65:1	1.42:1	1.48:1
Height Comparison by Building (heights indicated exclude the 2 storey podium)			
Building A	7 storeys - no change		
Building B	Lower portion reduced from 8 storeys to 6 storeys Taller portion remains at 12 storeys (plus part of the approved plant area envelope at Level 13 becomes residents communal facilities & a single apartment) - no change		
Building C	2 storeys - no change		
Building D	6 storeys above podium - no change		
Building E	13 storeys above podium - no change		
Building F	7 storeys above podium - no change		
Building G	13 storeys above podium - no change		

PRINCIPLE	DESIGN QUALITY	PROPOSAL
1	<p>CONTEXT</p> <p>Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.</p> <p>Responding to context involves identifying the desirable elements of a location's current character or in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.</p>	<ul style="list-style-type: none"> • The site is located on the southern edge of Woollooware Bay. It is bound by Remondis Stadium to the East, Captain Cook Drive to the South and Solander playing fields to the West. • Other than Remondis Stadium and Sharks Leagues Club building to the east, the immediate context is characterized by verdant open space. To the north there are mangroves fringing the open expanse of Woollooware Bay. To the west are the Solander playing fields and across Captain Cook Drive to the south is Captain Cook Oval and the Woollooware Golf Course • The proposal is part of a larger masterplan for the Sharks Leagues Club Redevelopment incorporating the refurbishment of the existing club building and new retail centre plus the development of a new public Foreshore Park and associated pedestrian and cycle links. • This site is flat in topography and low in elevation (RL2-2.5M). Its previous use as a waste tip precludes excavation. • Due to the flat local topography excellent views will be enjoyed even from the lower levels of the buildings • A 2 storey retail centre has been approved on the existing car park to the east of Leagues Club.



AERIAL VIEW CONTEXT



VIEW ACROSS PLAYING FIELDS TO REMONDIS STADIUM

PRINCIPLE	DESIGN QUALITY	PROPOSAL
<p>2</p>	<p>SCALE</p> <p>Good design provides an appropriate scale in terms of bulk and height that suits the scale of the street and the surrounding buildings.</p> <p>Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.</p>	<ul style="list-style-type: none"> • The initial 3 stages of the western residential site have been divided into three main portions - the residential development, land dedicated for the New Public Foreshore Park to the North, and the Watercourse and Riparian Regeneration zone along the creek to the East • This development consists of approximately 643 apartments divided between eight buildings on a two storey podium of parking. The accommodation of parking in a raised podium is necessary due to a prohibition on excavation of this former waste tip site and issues of flooding on the site. • The proposal is organised around a boulevard running north-south that forms the main circulation artery of the site. This road configuration breaks the residential portion of the site into two main sectors. • The buildings are typically six-to-eight storeys in height above the podium. There are three taller portions of buildings B, E and G at 13 storeys above the podium respectively. These taller portions are attached to lower buildings and are set in from the perimeter of the site reducing their visibility from outside the site • The overall masterplan and specific building design has been considered to ensure that the buildings are proportional to the spaces around them. • There is no existing similar built form in the immediate vicinity. The new development, in conjunction with the new retail, will provide a New Centre for the region. • A two storey retail centre has been approved on the existing car park to the east of the leagues club. • The first two stages, completing the western half of the precinct have been approved by Sutherland Shire Council.
		

BUILDING E VIEWED FROM THE NORTH EAST ALONG THE CENTAL ROADWAY

PRINCIPLE	DESIGN QUALITY	PROPOSAL
-----------	----------------	----------

3

BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and manipulation of building's elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The South/North boulevard forms the main spine of the development. This axis runs from the site entry along Captain Cook Drive to the park on the Northern portion of the site. As one enters the site the road inclines up over the podium. It crests in the centre of the site where views of the park, mangroves, water and in the distance Sydney CBD are revealed. The boulevard then flares wider along its North West edge drawing the Public Foreshore Park into the site

- The bulk of the parking podium has been mitigated by its perimeter treatment. The main boulevard that bisects the podium gives the impression of a natural incline. To the south there is commercial space screening the podium that fronts onto Captain Cook Drive and providing activation to the principal frontage of the site. To the north the park and landscaping rise up to screen the podium. Residential units screen the first level of parking which front the podium on its Eastern and Western sides lessening the apparent size of the podium. Further indentations in the podium help to break down its appearance as a single mass.
- The residential blocks are arranged to maximise a feeling of openness embracing the surrounding natural environment. Closed more urban perimeter block forms were deemed unsuitable in this location. For the most part the buildings are bar forms running East/West with the exception of Buildings B, C, & F. This arrangement maximises optimal solar position and permits oblique distant views even for units towards the centre of the blocks. The private courtyards between the buildings on top of the podium have open sides in part, increasing the perceived size of these spaces and permitting views to the outside.
- The ends of the bar forms have expressive articulated forms that have been designed to maximise views and winter sun. They also address the Main Boulevard adding visual interest.
- The upper levels are articulated by individual roof treatments through setbacks and roof forms. All plant is concealed within the overall building form, giving animated rooflines where parapet heights vary to respond to these pragmatic needs.



AERIAL VIEW FROM THE NORTH WEST

PRINCIPLE	DESIGN QUALITY	PROPOSAL
<p>4</p>	<p>DENSITY</p> <p>Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).</p> <p>Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.</p>	<ul style="list-style-type: none"> • The residential site area is 41,280sqm. The June 2015 proposal has an FSR of 1.48:1 with a GFA of 61,950sqm. The previously approved Concept Plan had an FSR of 1.42:1 with a GFA of 58,500sqm. • There are approximately 643 apartments anticipated (shown within the illustrative plans) with a range of 1 bed, 1 bed + study, 2 bed/1bath, 2 bed/2bath and 3 bed apartments to allow for a range of typologies and living patterns. • The proposed New Retail Centre to the East of Remondis Stadium will provide the necessary facilities locally to support the community of the New Residential Centre. • A dedicated bus service will be provided to the development, linking the Woollooware Bay Town Centre to surrounding train stations. Nearby bus routes are anticipated to be extended in due course to serve the new development.



AERIAL VIEW TOWARDS BUILDINGS G & H AT SOLANDER FIELDS

PRINCIPLE	DESIGN QUALITY	PROPOSAL
5	<p>RESOURCE, ENERGY AND WATER EFFICIENCY</p> <p>Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.</p> <p>Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.</p>	<ul style="list-style-type: none"> • The development is designed to embrace ESD principles. The use of appropriate built form generates a minimum 60% cross-ventilated apartments that result in slender buildings with a range of single-storey and maisonette typologies. • The massing and orientation have been organised so as to provide good natural daylighting and solar access into the primary living spaces, external living areas and courtyards. • Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources. • The development will include tanks for the retention of stormwater to be re-used for irrigation and car wash bays. • The non-residential areas will be assessed in relation to the BCA Section J. • Renewable energy will be used for common areas. • Energy requirement offset by approximately 150sqm of PV cells on the roof of each building. • sustainable timber sources only to be used .



VIEW FROM SOLANDER FIELDS

PRINCIPLE DESIGN QUALITY PROPOSAL

<p>6</p>	<p>LANDSCAPE</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.</p> <p>Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.</p> <p>Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long-term management.</p>	<ul style="list-style-type: none"> • There are many layers of open space providing a hierarchy that responds to the need for a variety of different activities to occur within the site. • The New Public Foreshore park will provide amenity for the greater public and ties the site into local pedestrian and cycle paths. • The New Boulevard through its generous landscaping and the way it flares out to the North allows the Foreshore Park continue into the site. • The generous communal open areas of the residential buildings will offer secure outdoor amenity for residents, as well as providing a good outlook spaces for those living above. All of the common courtyards have open sides, allowing views out of the the courtyards. In turn, people in the public areas will enjoy views into the common courtyards and their landscaping. • New sizable trees will be included as part of the new landscaping works. • Each apartment has a balcony of generous depth that has been located to maximise light and views, whilst considering privacy.
----------	---	---



TYPICAL PODIUM COURTYARD



AERIAL VIEW LOOKING EAST ACROSS THE PROPOSED FORESHORE PARKLANDS

PRINCIPLE	DESIGN QUALITY	PROPOSAL
7	<p>AMENITY</p> <p>Good design provides amenity through the physical, spatial and environmental quality of a development.</p> <p>Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, outlook and ease of access for all age groups and degrees of mobility.</p>	<ul style="list-style-type: none"> • Apartments will be a mix of unit typologies, providing a high degree of cross-ventilation with dual aspect orientation. A minimum of 60% of apartments are targeted to be cross-ventilated in each apartment building. • Layouts have been developed to allow the maximum number of units to face north and enjoy the spectacular distant views. • A minimum of 70% in the illustrative plans are targeted to receive greater than 2 hours of sunlight during the winter solstice. • Privacy is maintained between apartments through orientation and internal layouts. • 20% Adaptable apartments will be provided in different typologies to offer variety to potential purchasers.



AERIAL VIEW FROM BUILDING E TOWARDS WOOLLOOWARE BAY TO THE NORTH

PRINCIPLE	DESIGN QUALITY	PROPOSAL
<p>8</p>	<p>SAFETY AND SECURITY</p> <p>Good design optimises safety and security, both internal to the development and for the public domain.</p> <p>This is achieved by maximising overlooking of public and communal spaces whilst maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private open space.</p>	<ul style="list-style-type: none"> • Safe access is achieved by clear pedestrian routes within the site • The main Boulevard running North-South through the development brings activation into the heart of the development and connects to the Foreshore Park. The street-facing perimeters of the buildings to the South will be fronted by either retail / commercial units • The central access roadway will have several lobbies, ground floor apartments and a cafe to give meaningful activation. Passive surveillance is afforded by balconies and windows at the higher levels, taking in all aspects. • There will be appropriate lighting to all exterior areas, both public and communal.



CAFE IN BUILDING H , AND ADJACENT POCKET PARK AT THE NORTHERN END OF CENTRAL ROADWAY

PRINCIPLE	DESIGN QUALITY	PROPOSAL
<p>9</p>	<p>SOCIAL DIMENSIONS</p> <p>Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood, or in the case of precincts undergoing transition, provide for the desired future community.</p> <p>New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.</p>	<ul style="list-style-type: none"> • The scheme provides a range of unit typologies and sizes that shall appeal to different price points. • The outdoor spaces are designed to engender community spirit for residents within the development by offering both public and private areas for congregation and activity, as well as good linkages to the new Retail Centre • Housing diversity and affordability will be enhanced in the locality through the provision of a range of unit sizes, including adaptable housing, to cater for the full life cycle of tenants and enabling people to age in place without the need for specialised aged accommodation. One and two bedroom units will cater for younger single people or couples as well as older “empty nesters”. • The redevelopment will facilitate a viable and regular public transport service linking the site to other centres and modes of transport (particularly the rail line). This will not only benefit users of the Club and the new retail and residential development, it will also improve transport choice for the surrounding local community and ease parking pressure on game days. • Retail and commercial spaces are proposed along the Captain Cook Drive frontage of the development. • A small cafe is proposed in Building H overlooking the central access roadway, adjacent to the pocket park and the foreshore parklands to the north. This will provide a place to residents to meet socially. • The proposal includes extensive communal facilities for residents such as an indoor lap pool and fitness centre in Building F, a podium lagoon style family pool between Buildings F & G, as well as a roof top pool on Level 13 of Building B. The proposal also includes provision for a rooftop cinema at Level 08 of Building F. • A childcare facility is envisaged to be provided in Building A. • A ‘men’s shed’ community facility is proposed in Building C. • The New Retail Centre to the east of the Remondis Stadium will provide substantial retail and restaurant options for residents as well as a large medical centre facility.



SKETCH VIEW LOOKING NORTH ALONG THE CENTRAL ROADWAY

PRINCIPLE	DESIGN QUALITY	PROPOSAL
<p>10</p>	<p>AESTHETICS</p> <p>Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.</p>	<ul style="list-style-type: none"> • The aesthetics of the proposal do not form part of the Concept Plan, these will be addressed in detail in a subsequent Stage 2 DA submissions. • Approved developments to date (Stages 1 & 2) have demonstrated a high quality of architecture and use of materials and finishes. This will be continued in stage 3. • This submission, however, includes illustrative plans and perspectives to give an indication of the type of approach that may be given in order to represent the overall scale of the buildings relative to their context. • The buildings are typified by areas of open balcony, especially in a continuous manner to the north, as well as wall surfaces that shall include areas of fenestration. • The western façades may include louvres or other treatments in response to the solar gain that would otherwise be present to these façades. • The design, materials and colours shown are purely indicative at this stage for Buildings A, B, C & D, while the remaining buidings are as per the various current Stage 2 DA submissions.



VIEW FROM EAST ALONG CAPTAIN COOK DRIVE

RULES-OF-THUMB FROM THE RESIDENTIAL FLAT DESIGN CODE

PAGE	RECOMMENDATION	CURRENT
7	Relating to local context	YES The surrounding context is not developed, with the exception of Remondis Stadium, which is a different typology to the proposal
27	In general a depth of building 10-18m (glass-to-glass) wide is appropriate. If wider, demonstration of satisfactory daylighting and natural ventilation.	YES Generally the indicative envelopes achieve these distances.
28	Distance between buildings: Over 9 storeys (over 25m) 24m between habitable / balconies 18m habitable / balconies to non-habitable 12m non-habitable to non-habitable	YES Generally the distances between buildings substantially exceeds the required distances. Where distances do not meet this requirement, careful screening and orientation of apartments is considered to allow for compliance.
44	Minimum 25% open space area to be deep planting	YES The site has an area of 41,280sqm of which 18520 is deep soil. This equals 45% of the site area.
49	Communal open space to be 25-30% of site area	YES The site has an area of 41,280sqm of which 21890sqm is public or private communal open space. This equals 53% of the site area.
49	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or car park is 25sqm; minimum preferred dimension in one direction is 4 metres.	YES The current DA applications for Stages 1 & 2, ie Buildings, E, F, G & H illustrate the compliance of private open spaces in these particular stages. The units shown in Stage 3 (ie Buildings A, B, C & D) are indicative only at this time and have not been designed in detail. The current design would allow for ground floor terraces of the required area and dimensions
50-51	Site configuration – orientation	YES The relevant section of the RFDC relates to aligning with streets and maximising the number of units facing north; this proposal reflects both of these requirements.

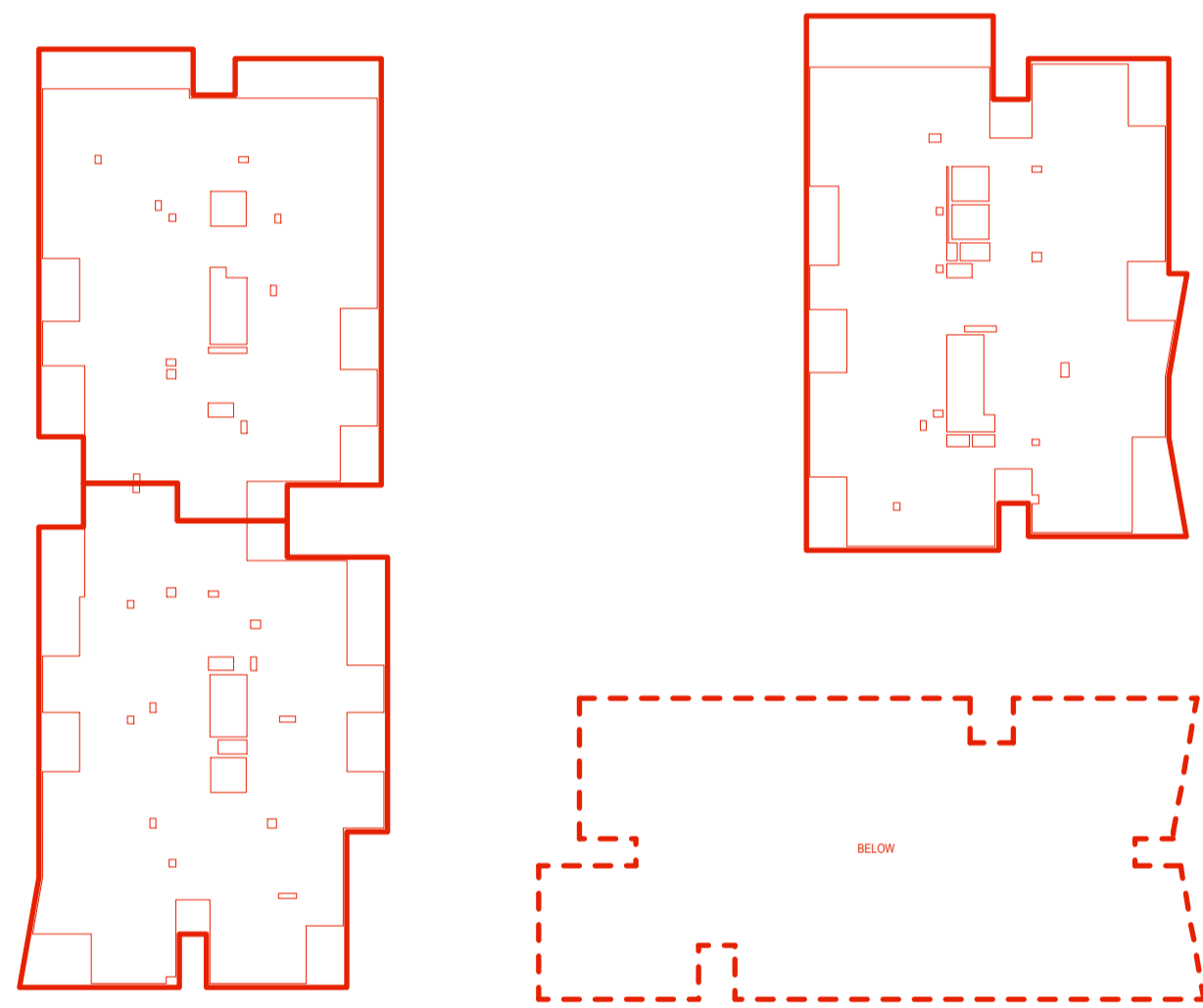
PAGE	RECOMMENDATION	CURRENT
56-57	Site amenity - safety	<p>YES</p> <p>The RFDC requires secure ground level access, passive surveillance, reinforcing the building boundary, orientating entrances to streets, providing clear lines of site from the lobbies to the street, provision of adequate illumination. The proposal responds positively to all of these requirements.</p>
58-59	Site amenity – visual privacy	<p>YES</p> <p>The buildings are typically orientated such that units face predominantly away from those in the opposite building. All other units are orientated such that there are no proximity issues with other windows and balconies.</p>
69	<p>8m max to rear of kitchen from glass.</p> <p>If more, demonstration of satisfactory daylighting and natural ventilation.</p>	<p>N/A</p> <p>The approved DA applications for Stages 1 & 2, ie Buildings, E, F, G & H illustrate general compliance in these particular stages. The units shown in Stage 3 (ie Buildings A, B, C & D) have not been yet been designed and are indicated in block form only. Compliance will be illustrated in the future detailed DA.</p>
69	<p>8m maximum depth to single aspect units.</p> <p>If more, demonstration of satisfactory daylighting and natural ventilation.W</p>	<p>N/A</p> <p>The approved DA applications for Stages 1 & 2, ie Buildings, E, F, G & H illustrate the compliance in these particular stages. The units shown in Stage 3 (ie Buildings A, B, C & D) have not been yet been designed and are indicated in block form only. Compliance will be illustrated in the future detailed DA.</p>
69	<p>Minimum unit sizes:</p> <p>Studio: Not stated</p> <p>1 bed: 50sqm</p> <p>2 bed: 70sqm</p> <p>3 bed: 95sqm</p>	<p>YES</p> <p>The approved DA applications for Stages 1 & 2, ie Buildings, E, F, G & H illustrate the compliance in these particular stages. The units shown in Stage 3 (ie Buildings A, B, C & D) have not been yet been designed and are indicated in block form but are capable of being compliant with the required areas.</p>
72	2m min balcony width, unless furniture layout can be demonstrated	<p>YES</p> <p>All primary balconies will have a minimum 2.0m depth.</p>

74	2.7m min ceiling height in habitable areas	YES minimum 3000mm floor-to-floor, therefore 2.7m is achievable to ceilings.								
74	2.25-2.4m ceiling height in non-habitable	YES								
78	Optimise the number of ground level units with separate entries.	YES, there are a substantial number of ground level units with separate entries direct from the public domain in Buildings B, C, D, E, G & H offering activation and surveillance of the surrounding street scape								
79	In general, maximum 8 apartments off a double-loaded common area (except where amenity provided through crossover, dual aspect apartments)	YES WITH QUALIFICATIONS Generally corridors comply and most of these have less than 8 units off a corridor. The corridor of indicative Building B on levels G-7 has 11 units. In this instance there are minimum two lifts and they are centrally located in a naturally lit lobby, thereby lessening the congestion in the corridor as people turn left or right. Further details of amenity will be provided with the detailed DA.								
82	Storage provision – 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. Minimum 50% within unit	YES, most apartments will have a dedicated utility/storage room provided in the apartment layout, while additional storage cages will be provided in the car park where possible.								
85	70% of units to receive 2 hours of direct sunlight in winter to living rooms and private open spaces	YES The current DA applications for Stages 1 & 2, ie Buildings, E, F, G & H illustrate the compliance in these particular stages. The units shown in Stage 3 (ie Buildings A, B, C & D) have not been yet been designed and are indicated in block form. All of the buildings acheive a minimum of 2hrs solar to the living spaces. Table below relates to Illustrative proposal <table border="1" data-bbox="775 1541 1425 1700"> <tr> <td>Building A - 69%</td> <td>Building E - 71%</td> </tr> <tr> <td>Building B - 98%</td> <td>Building F - 71%</td> </tr> <tr> <td>Building C - 100%</td> <td>Building G - 72%</td> </tr> <tr> <td>Building D - 78%</td> <td>Building H - 75%</td> </tr> </table>	Building A - 69%	Building E - 71%	Building B - 98%	Building F - 71%	Building C - 100%	Building G - 72%	Building D - 78%	Building H - 75%
Building A - 69%	Building E - 71%									
Building B - 98%	Building F - 71%									
Building C - 100%	Building G - 72%									
Building D - 78%	Building H - 75%									
87	60% of units to be cross-ventilated	YES The design of the buildings for this stage are only indicative. All of the buildings in the indicative scheme acheive a minimum of 60% of units being cross ventilated. Table below relates to Illustrative proposal <table border="1" data-bbox="775 1946 1425 2101"> <tr> <td>Building A - 76%</td> <td>Building E - 65%</td> </tr> <tr> <td>Building B - 84%</td> <td>Building F - 71%</td> </tr> <tr> <td>Building C - 100%</td> <td>Building G - 61%</td> </tr> <tr> <td>Building D - 78%</td> <td>Building H - 72%</td> </tr> </table>	Building A - 76%	Building E - 65%	Building B - 84%	Building F - 71%	Building C - 100%	Building G - 61%	Building D - 78%	Building H - 72%
Building A - 76%	Building E - 65%									
Building B - 84%	Building F - 71%									
Building C - 100%	Building G - 61%									
Building D - 78%	Building H - 72%									

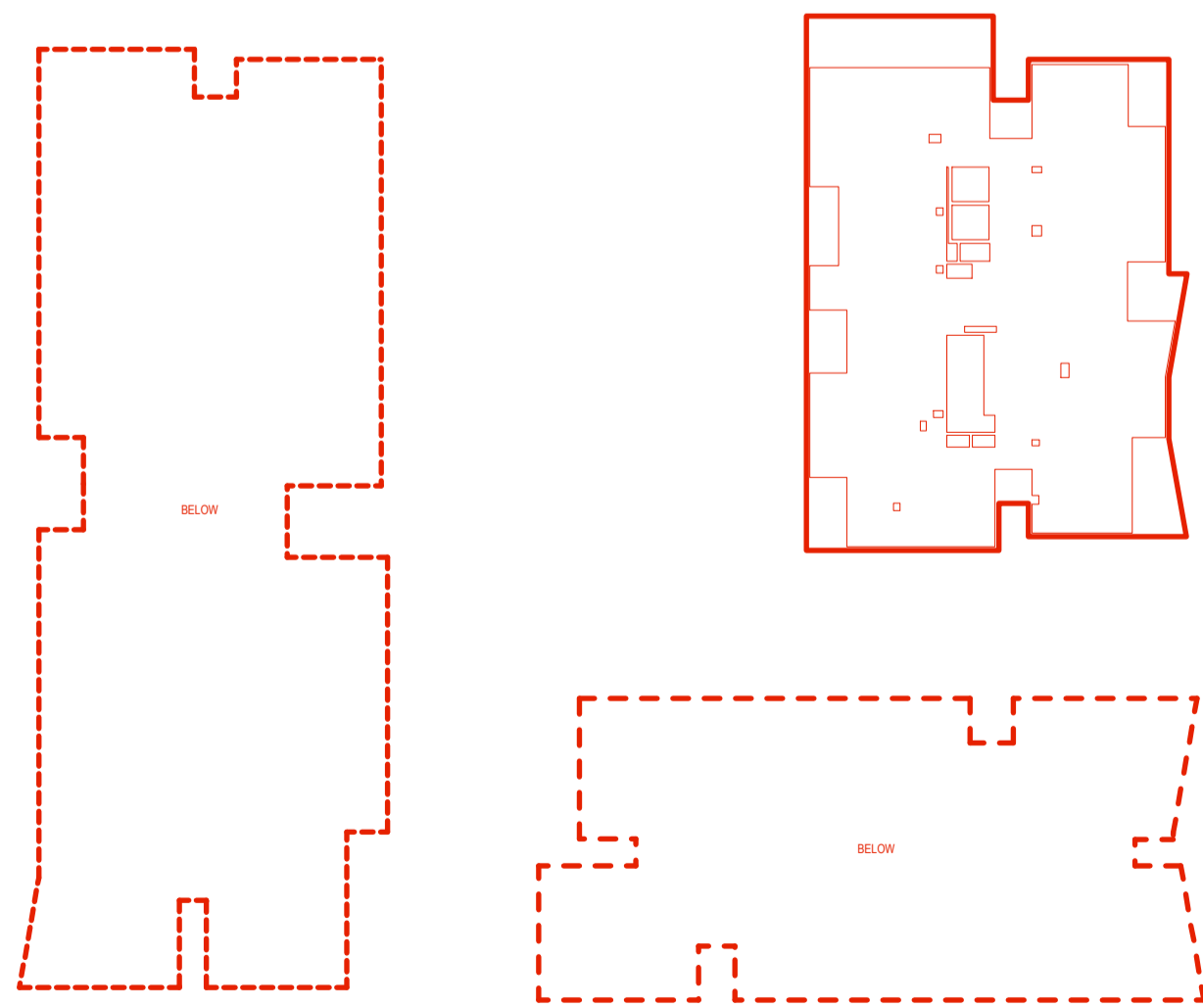




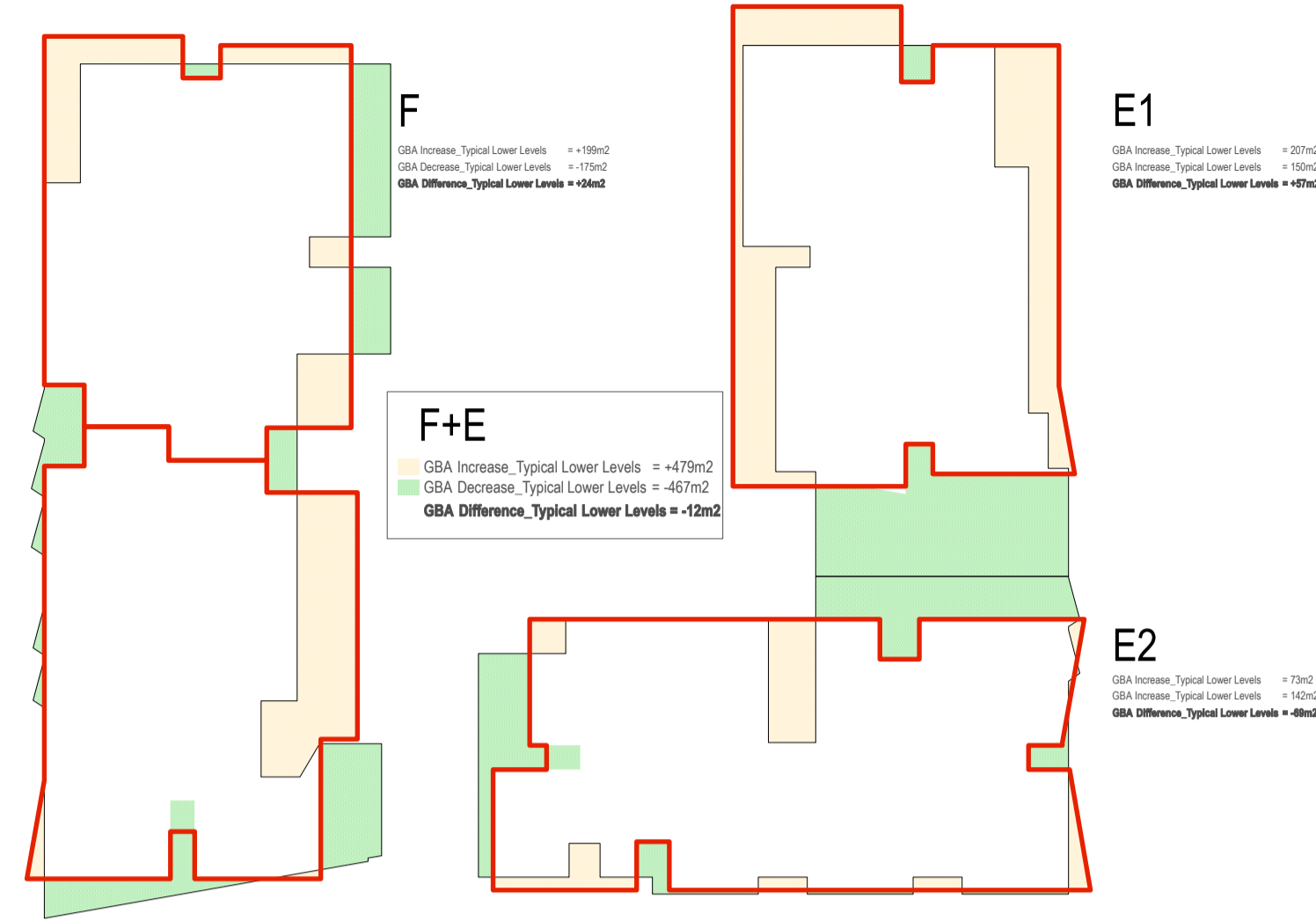
PROPOSED STAGE 1 RESIDENTIAL FLOOR PLATES
TYPICAL LOWER FLOOR LEVELS 1 - 6



PROPOSED STAGE 1 RESIDENTIAL FLOOR PLATES
TYPICAL MID-FLOOR LEVELS 6 - 7



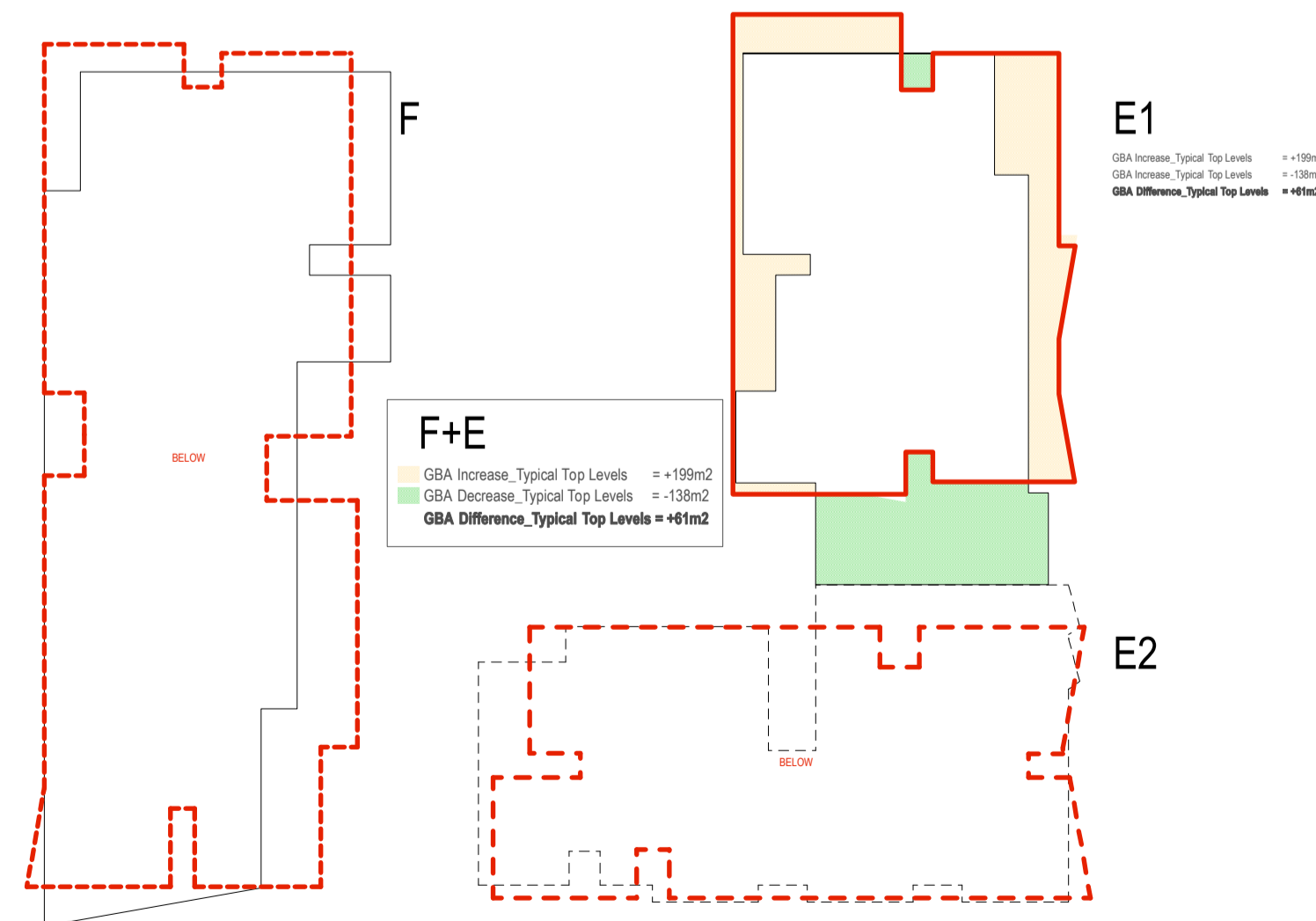
PROPOSED STAGE 1 RESIDENTIAL FLOOR PLATES
TYPICAL TOP FLOOR LEVELS 8 - 13



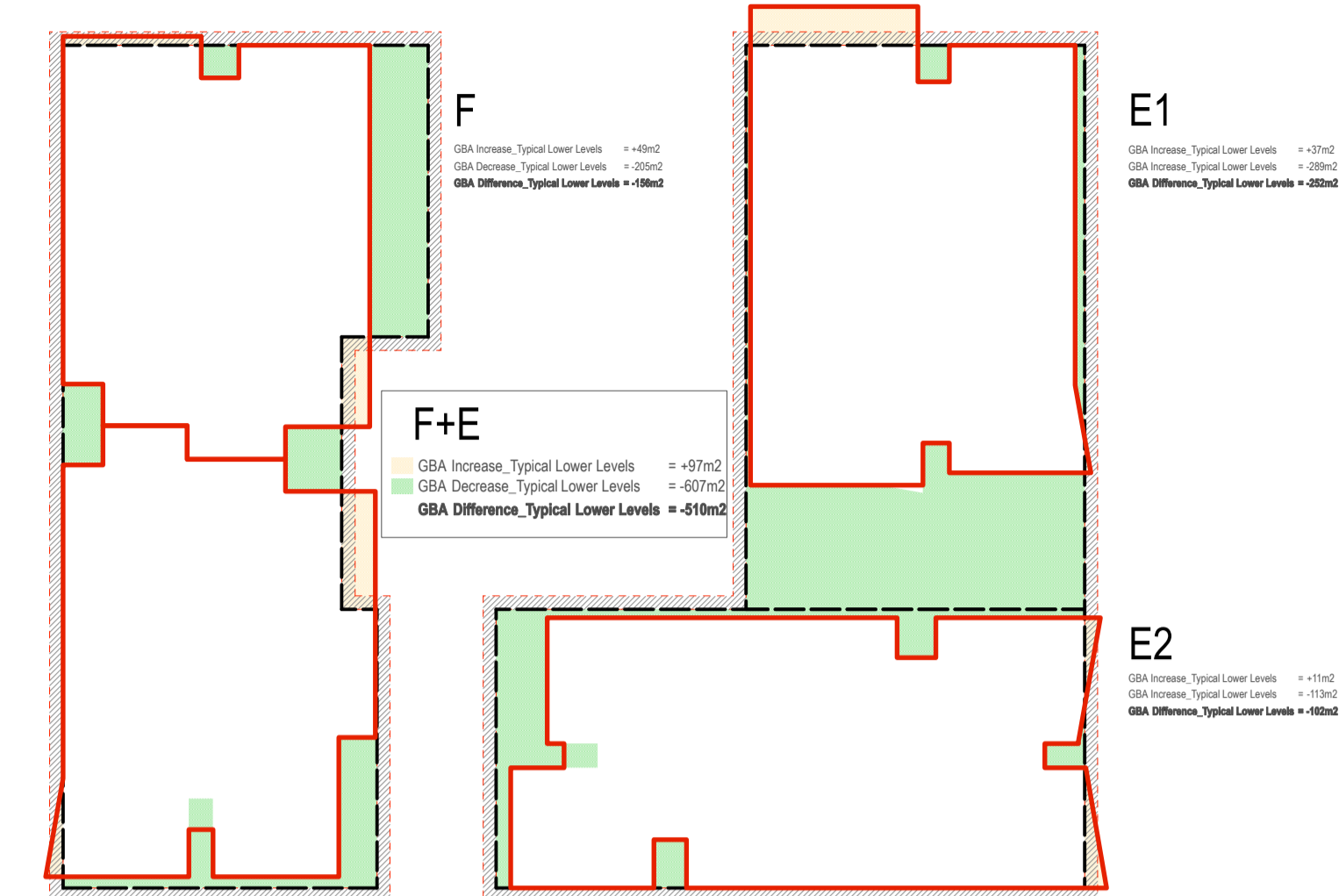
PROPOSED FLOOR PLATE COMPARISON TO INDICATIVE CONCEPT PLAN
TYPICAL LOWER FLOOR LEVELS 1 - 6



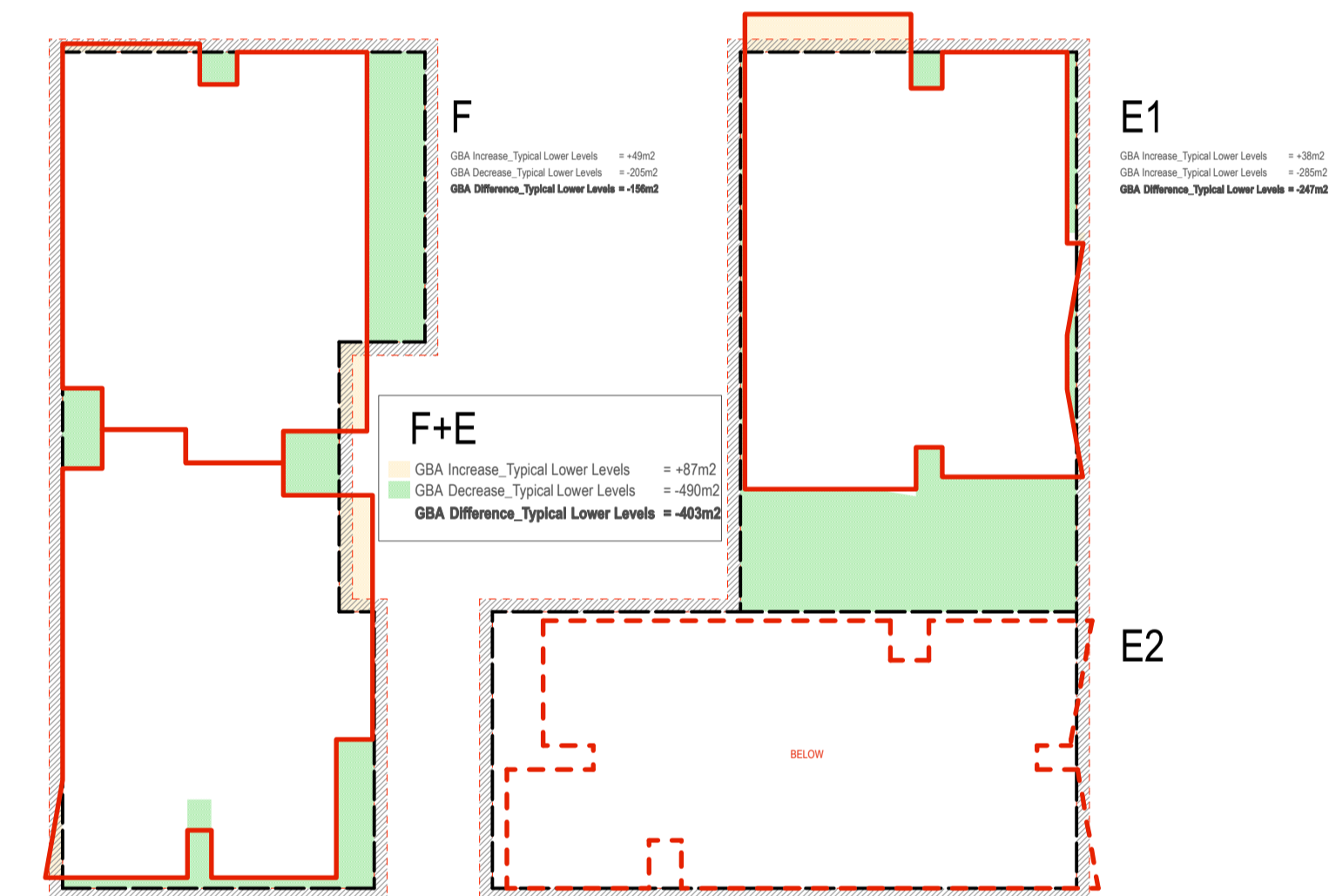
PROPOSED FLOOR PLATE COMPARISON TO INDICATIVE CONCEPT PLAN
TYPICAL MID-FLOOR LEVELS 6 - 7



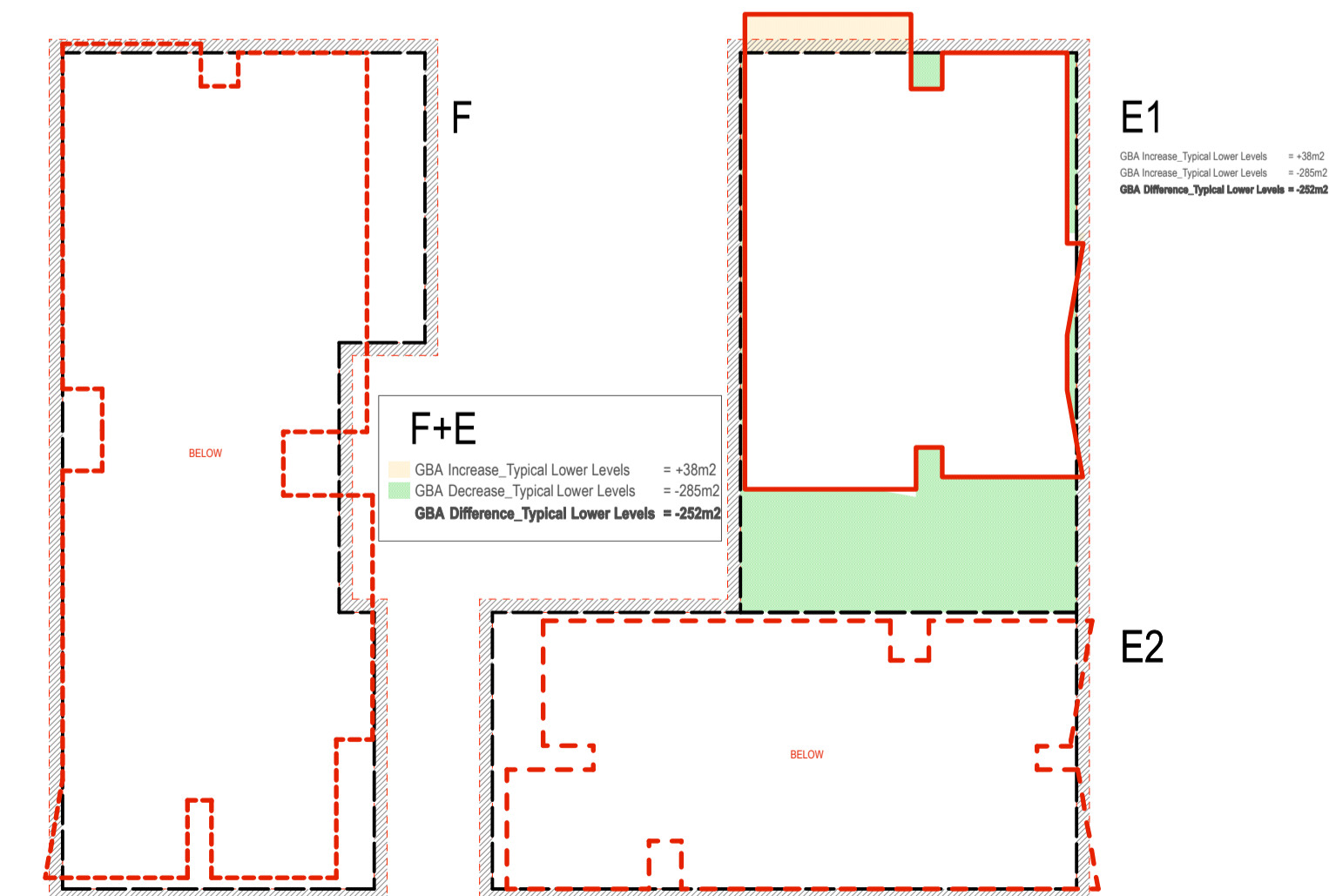
PROPOSED FLOOR PLATE COMPARISON TO INDICATIVE CONCEPT PLAN
TYPICAL TOP FLOOR LEVELS 8 - 13



PROPOSED FLOOR PLATE COMPARISON TO APPROVED BUILDING ENVELOPE
TYPICAL LOWER FLOOR LEVELS 1 - 6



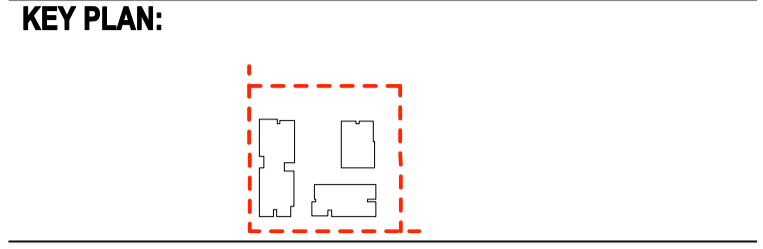
PROPOSED FLOOR PLATE COMPARISON TO APPROVED BUILDING ENVELOPE
TYPICAL MID-FLOOR LEVELS 6 - 7



PROPOSED FLOOR PLATE COMPARISON TO APPROVED BUILDING ENVELOPE
TYPICAL TOP FLOOR LEVELS 8 - 13

NOTES
THIS DRAWING IS THE COPYRIGHT OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY DIMENSIONS PROVIDED. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCC Quality Endorsed Company ISO 9001:2008 License Number 4198
Registered Architect Number 688, ARIA No 96 96 911



- LEGEND:**
- Site Boundary Line
 - Lot Boundary Line
 - Approved Building Envelope
 - Indicative Concept Envelope
 - Proposed Gross Building Area (GBA)
 - Proposed Gross Floor Area (GFA)
 - Proposed Decreased Area
 - Proposed Increased Area

BASIX Certificate Numbers: 470321_GM for Building E1, 470329M_02 for Building E2 and 471592M_02 for Building F1 and F2. Refer to BASIX report for further information.

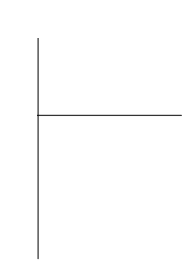
Rev.	Date	Approved by	Revision Notes
A	18.03.13	RB	Final Draft DA Issue
B	25.03.13	RB	DA Issue

CLIENT
BLUESTONE CAPITAL VENTURES NO.1 PTY LTD
Suite 11, Level 6, 71 Macquarie Street Sydney NSW 2000
T: 02 8072 4700

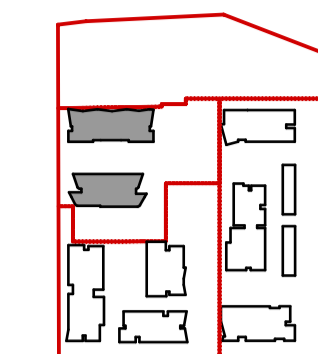
Project Title
WOOLLOOWARE BAY TOWN CENTRE RESIDENTIAL STAGE 1
Captain Cook Drive Cronulla NSW 2230

Development Application

Scale	1:500	Project No.	12032	Drawn by	TL/GSD
Status	@A1, 50%@A3	Dwg No.	DA67	Rev	B



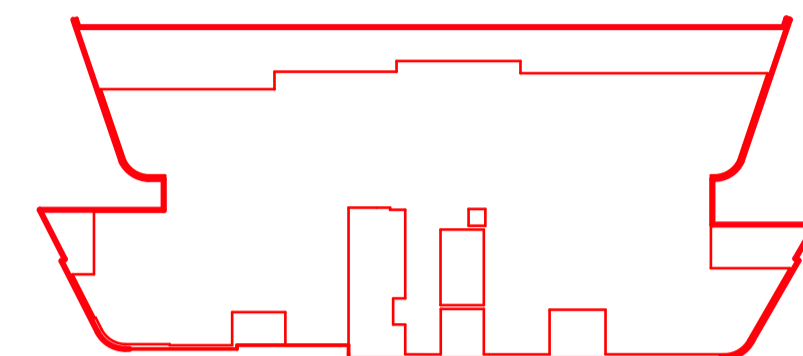
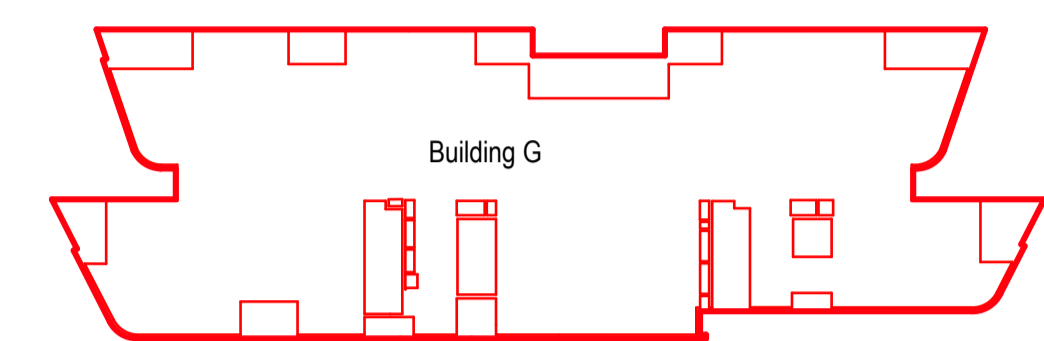
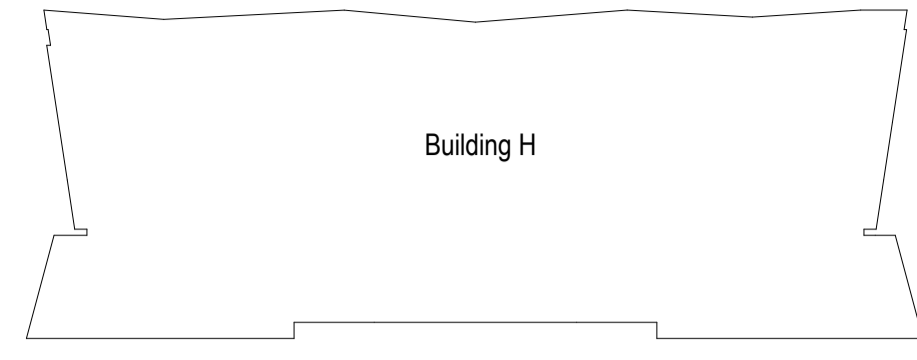
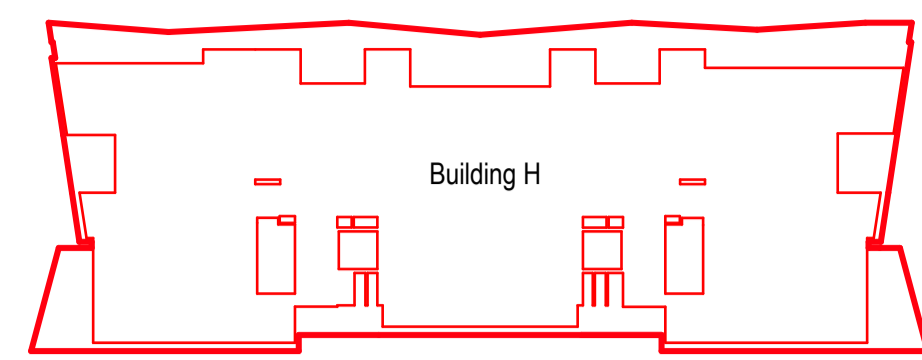
KEY PLAN



Diagrams Legend

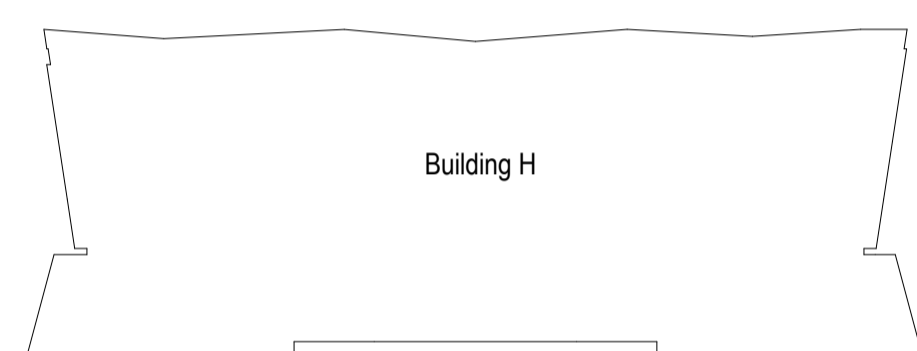
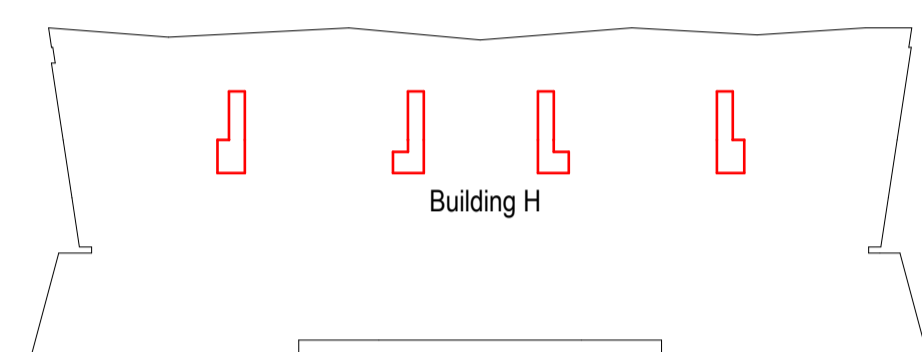
- Site Boundary Line
- Staging Boundary Line
- Approved Concept Plan Building Envelope
- Approved Concept Plan Articulation Zone
- Approved Concept Plan Illustrative Envelope
- Proposed Gross Building Area (GBA)
- Proposed Gross Floor Area (GFA)
- Proposed Decreased Area
- Proposed Increased Area

Note: Masterplan Building Envelope as per the latest S75W application.



Proposed Stage 2 Residential Floor Plates
 Typical Floor Levels 1 -7

Proposed Stage 2 Residential Floor Plates
 Typical Floor Level 12



Proposed Stage 2 Residential Floor Plates
 Typical Floor Levels 8

Proposed Stage 2 Residential Floor Plates
 Typical Floor Level 13

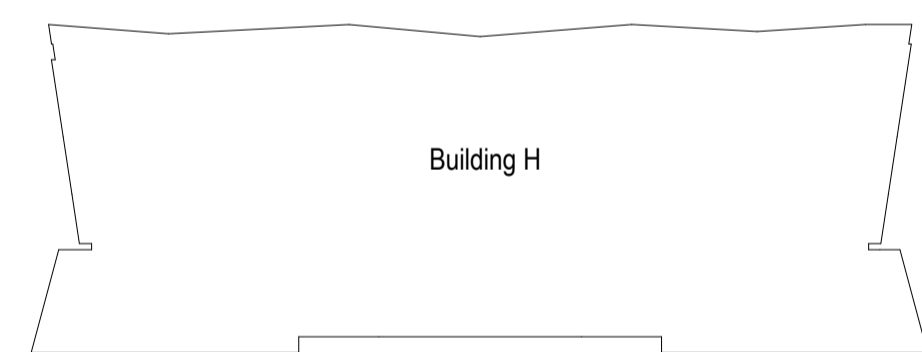
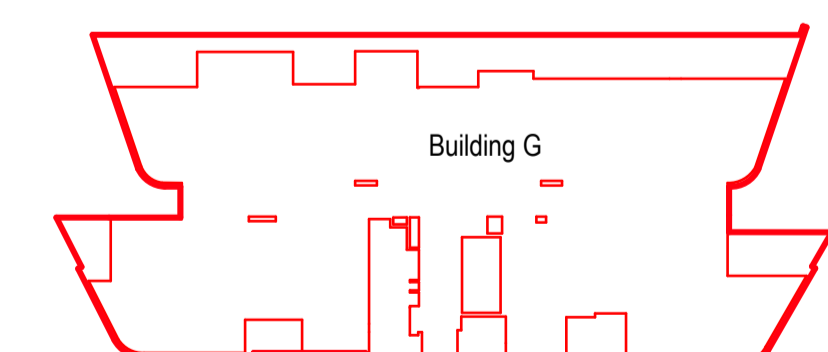
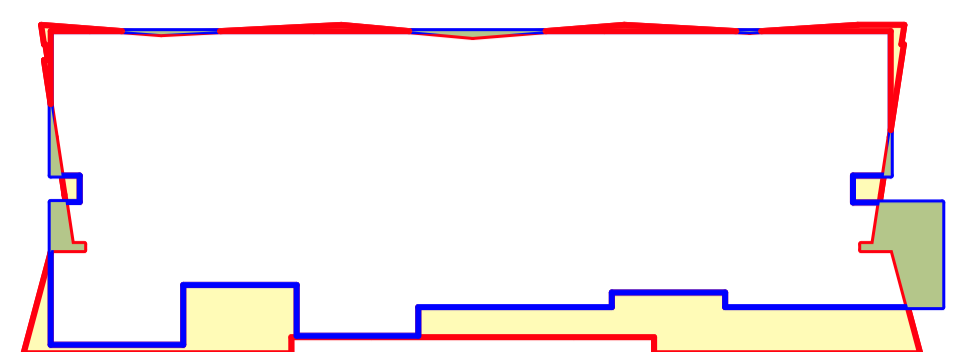


DIAGRAM COMPARING DA
 PROPOSED GBA AND GFA



Proposed Stage 2 Residential Floor Plates
 Typical Floor Levels 9-11

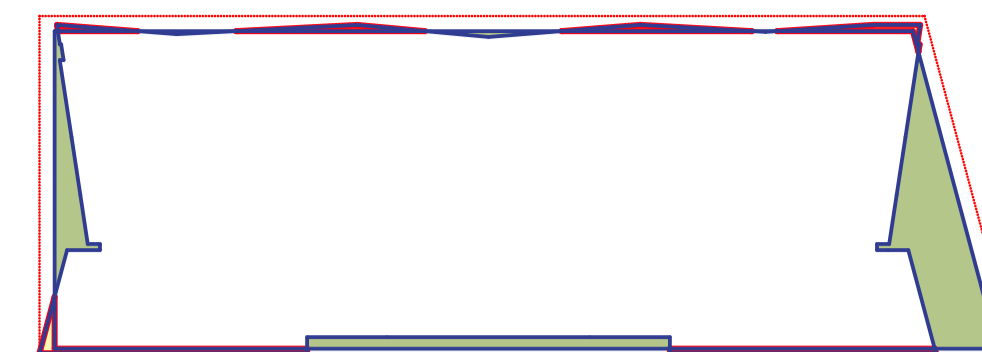


H
 GBA Increase, Typical Lower Levels = +164m²
 GBA Decrease, Typical Lower Levels = -34m²
 GBA Difference, Typical Lower Levels = +129m²

G
 GBA Increase, Typical Lower Levels = +129m²
 GBA Decrease, Typical Lower Levels = -23m²
 GBA Difference, Typical Lower Levels = +106m²

G + H
 GBA Increase, Typical Lower Levels = 293m²
 GBA Decrease, Typical Lower Levels = 57m²
 GBA Difference, Typical Lower Levels = 236m²

Proposed Floor Plate Comparison to Illustrative Concept Plan
 Typical Lower Floor Levels 1 -7

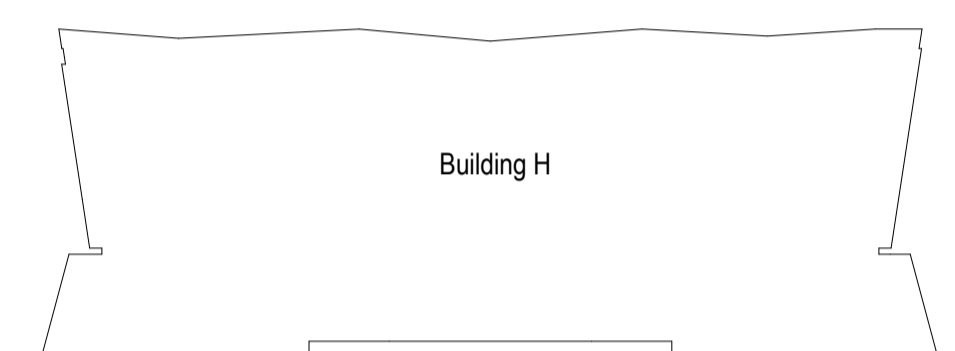


H
 GBA Increase, Typical Lower Levels = + 21 m²
 GBA Decrease, Typical Lower Levels = -10m²
 GBA Difference, Typical Lower Levels = - 82m²

G
 GBA Increase, Typical Lower Levels = + 4 m²
 GBA Decrease, Typical Lower Levels = - 193m²
 GBA Difference, Typical Lower Levels = - 189m²

G + H
 GBA Increase, Typical Lower Levels = +25m²
 GBA Decrease, Typical Lower Levels = -203m²
 GBA Difference, Typical Lower Levels = -178m²

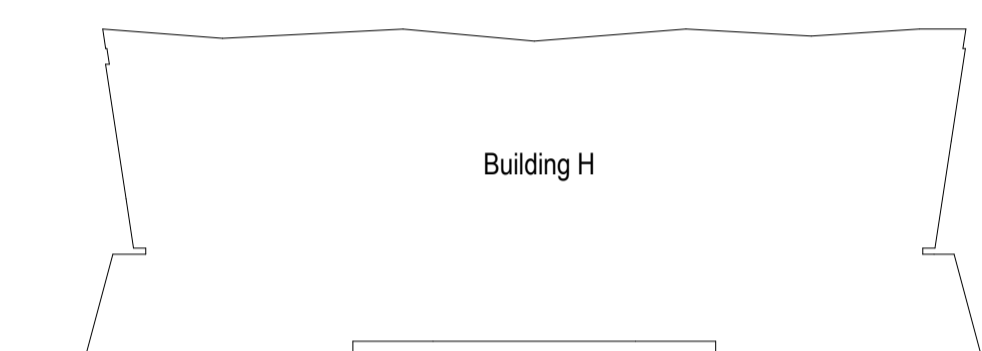
Proposed Floor Plate Comparison to Approved Building Envelope
 Typical Lower Floor Levels 1 -9



G
 GBA Increase, Typical Lower Levels = +91m²
 GBA Decrease, Typical Lower Levels = -31m²
 GBA Difference, Typical Lower Levels = 60m²

G + H
 GBA Increase, Typical Mid Levels = +191m²
 GBA Decrease, Typical Mid Levels = -31m²
 GBA Difference, Typical Lower Levels = 160m²

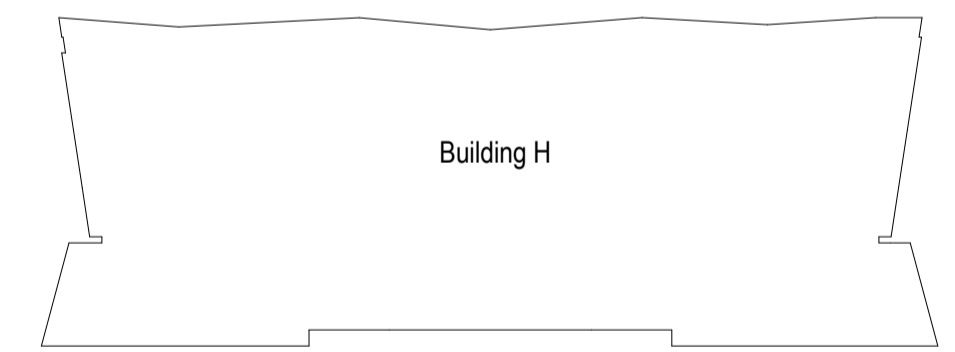
Proposed Floor Plate Comparison to Indicative Concept Plan
 Typical Mid Floor Level 8



G
 GBA Increase, Typical Lower Levels = + 31 m²
 GBA Decrease, Typical Lower Levels = - 176m²
 GBA Difference, Typical Lower Levels = - 145m²

G + H
 GBA Increase, Typical Lower Levels = +31m²
 GBA Decrease, Typical Lower Levels = -176m²
 GBA Difference, Typical Lower Levels = -145m²

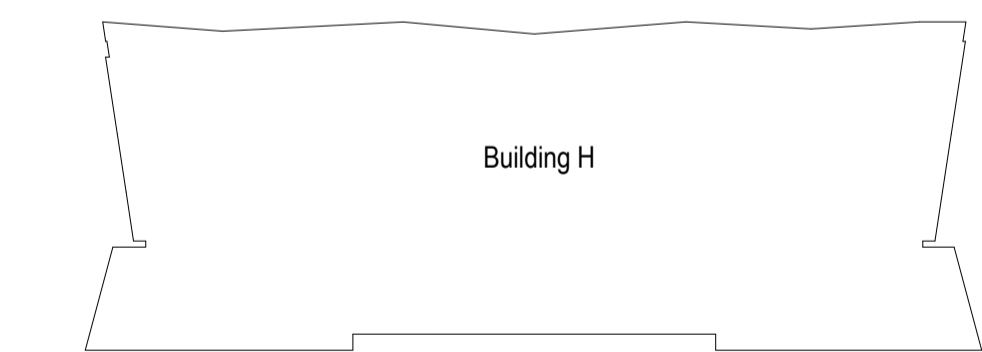
Proposed Floor Plate Comparison to Approved Building Envelope
 Typical Mid Floor Level 10-12



G
 GBA Increase, Typical Top Levels = +140m²
 GBA Decrease, Typical Top Levels = -34m²
 GBA Difference, Typical Top Levels = 106m²

G + H
 GBA Increase, Typical Top Levels = +140m²
 GBA Decrease, Typical Top Levels = -34m²
 GBA Difference, Typical Top Levels = 106m²

Proposed Floor Plate Comparison to Illustrative Concept Plan
 Typical Top Floor Levels 9-12



G
 GBA Increase, Typical Lower Levels = + 12 m²
 GBA Decrease, Typical Lower Levels = - 420m²
 GBA Difference, Typical Lower Levels = - 408m²

G + H
 GBA Increase, Typical Lower Levels = +12m²
 GBA Decrease, Typical Lower Levels = - 420m²
 GBA Difference, Typical Lower Levels = -408m²

Proposed Floor Plate Comparison to Approved Building Envelope
 Typical Top Floor Level 13

SUMMARY OF APPROX. INCREASE/DECREASE
 GBA BASED ON BUILDING ENVELOPE (SQM)

	G	H
LEVEL 1	-189	-82
LEVEL 2	-189	-82
LEVEL 3	-189	-82
LEVEL 4	-189	-82
LEVEL 5	-189	-82
LEVEL 6	-189	-82
LEVEL 7	-189	-82
LEVEL 8	-189	-
LEVEL 9	-189	-
LEVEL 10	-143	-
LEVEL 11	-143	-
LEVEL 12	-143	-
LEVEL 13	-432	-
TOTAL DECREASE	-2,562	-574
TOTAL DECREASE G+H =	-3,136	

Rev.	Date	Approved by	Revision Notes
A	31/01/14	JMJ/F	DRAFT DA ISSUE
B	19/05/14	JM	DA ISSUE
C	28/05/14	JM	DA ISSUE

DIAGRAM COMPARING GBA OF DA
 PROPOSED FLOOR PLAN
 WITH CONCEPT MASTER PLAN
 ILLUSTRATIVE FLOOR PLAN

DIAGRAM COMPARING BUILDING ENVELOPES
 OF DA PROPOSED PLAN
 WITH APPROVED CONCEPT MASTER PLAN