



source: SIXmaps



ANGLICARE

Sandon Point Village Bulli

s75W Re-Submission 10.10.18

Architectural Drawings

SK0.01	Cover Sheet	2
--------	-------------	---

Concept Plans

SK1.02	Site Plan	1
SK1.03	Concept Plan	1
SK1.04	Concept Masterplan	1
SK1.05	Riparian & APZ Buffers	1
SK1.06	Concept Plan - Linkages	1
SK1.07	Staging Plan	1
SK1.08	Subdivision Plan	1
SK2.11	Gross Floor Area & Site Coverage Calculations	1
SK7.36	3D View - Central Precinct	1
SK7.37	3D View - Central Precinct	1
SK7.38	3D View - Central Precinct	1

Analysis

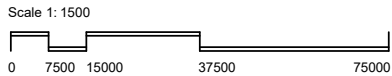
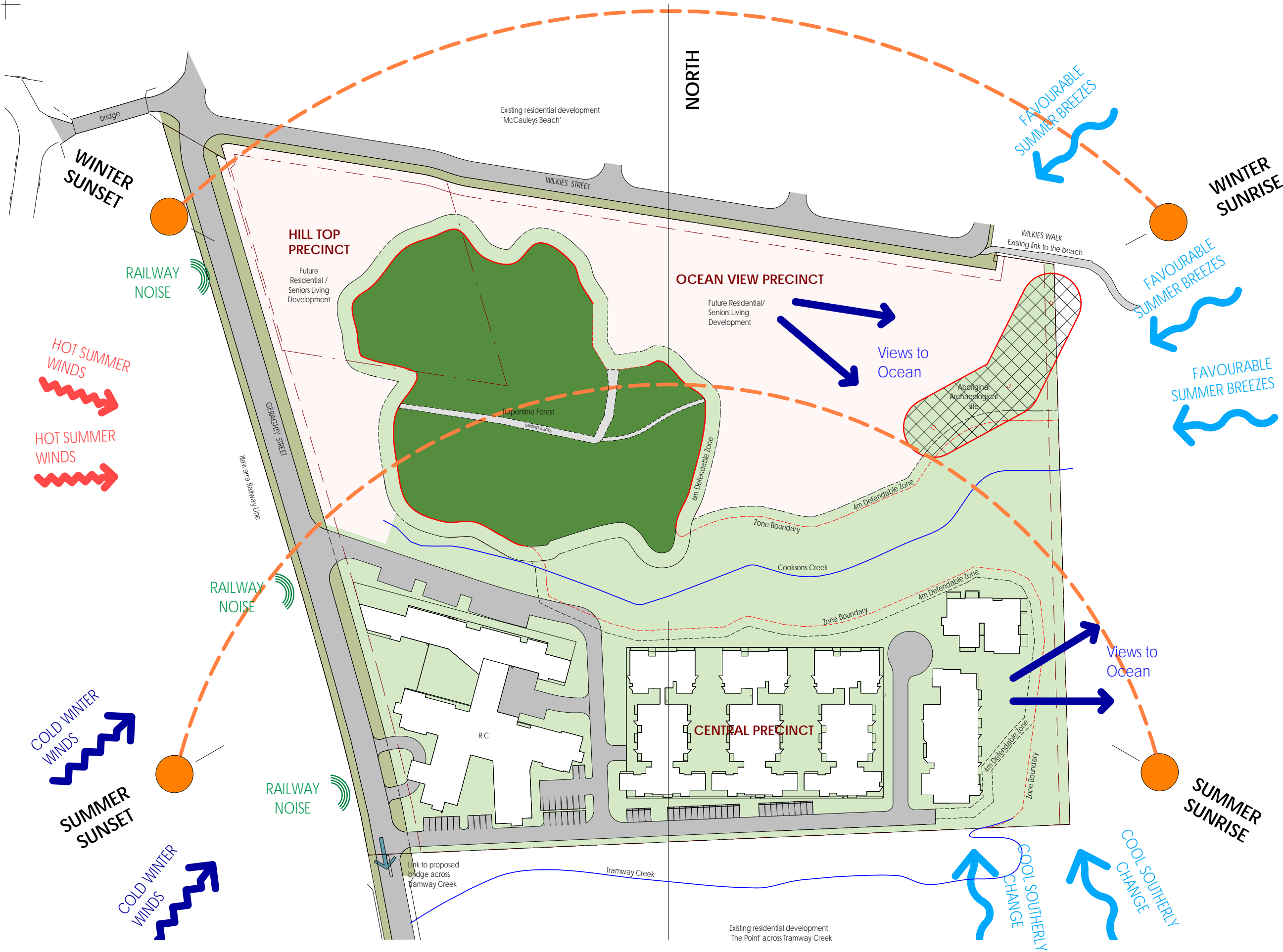
SK0.02	Compliance with Codes	1
SK0.03	Compliance with Codes	1
SK0.04	Compliance with Codes	1
SK0.05	Compliance with Codes	1
SK0.06	Compliance with Codes	1
SK0.07	Compliance with Codes	1
SK0.08	Compliance with Codes	1

Appendix - Precinct Plans

SK2.00	Central Precinct Plan	1
SK2.01	Hilltop & Ocean View Precincts Plan	2
SK3.02	Townhouses - Typical North-South Lots	1
SK3.03	Townhouses - Typical East-West Lots	1
SK3.05	Townhouses - Typical East-West Lots - Alternate	1
SK5.21	Sections	1

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au





© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		03.07.18
B	Issued for Information		03.07.18
C	Issued for Information		23.07.18
D	Final Draft		31.07.18
E	Final Draft - re-issue		01.08.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Site Plan

Scales 1: 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.02	Approved KU 6460
Plot Date: 02-08-18 5:21:31 PM	Revision 1

PRELIMINARY



View looking north over typical courtyard in Central Precinct

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.07.18
B	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
3D View - Central Precinct

Scales @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK7.36	Approved KJ 6460
Plot Date: 02-08-18 5:26:43 PM	Revision 1



Concept Plan

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		06.07.18
B	Issued for Information		13.07.18
C	Issued for Information		23.07.18
D	Final Draft		31.07.18
1	s75W Submission		03.08.18

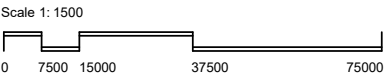
Project
Village Bulli
Sandon Point
For
ANGLICARE



J S A STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Concept Plan



Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.03	Approved KJ 6460
Plot Date: 02-08-18 5:21:54 PM	Revision 1

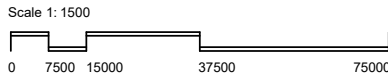
PRELIMINARY



Individual building footprints are provided here to illustrate a potential outcome on the site. Approval will be sought for the design of individual building forms in a future Project Application.

A description of the components for which approval is sought is outlined in the accompanying report by Ethos Urban.

PRELIMINARY



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		06.07.18
B	Issued for Information		13.07.18
C	Issued for Information		23.07.18
D	Final Draft		31.07.18
E	Final Draft - re-issue		01.08.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Concept Masterplan
Indicative Building Footprint

Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.04	Approved KJ 6460
Plot Date: 02-08-18 5:24:10 PM	Revision 1



View looking south into typical courtyard in Central Precinct

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.07.18
B	Final Draft		31.07.18
1	s75W Submission		03.08.18

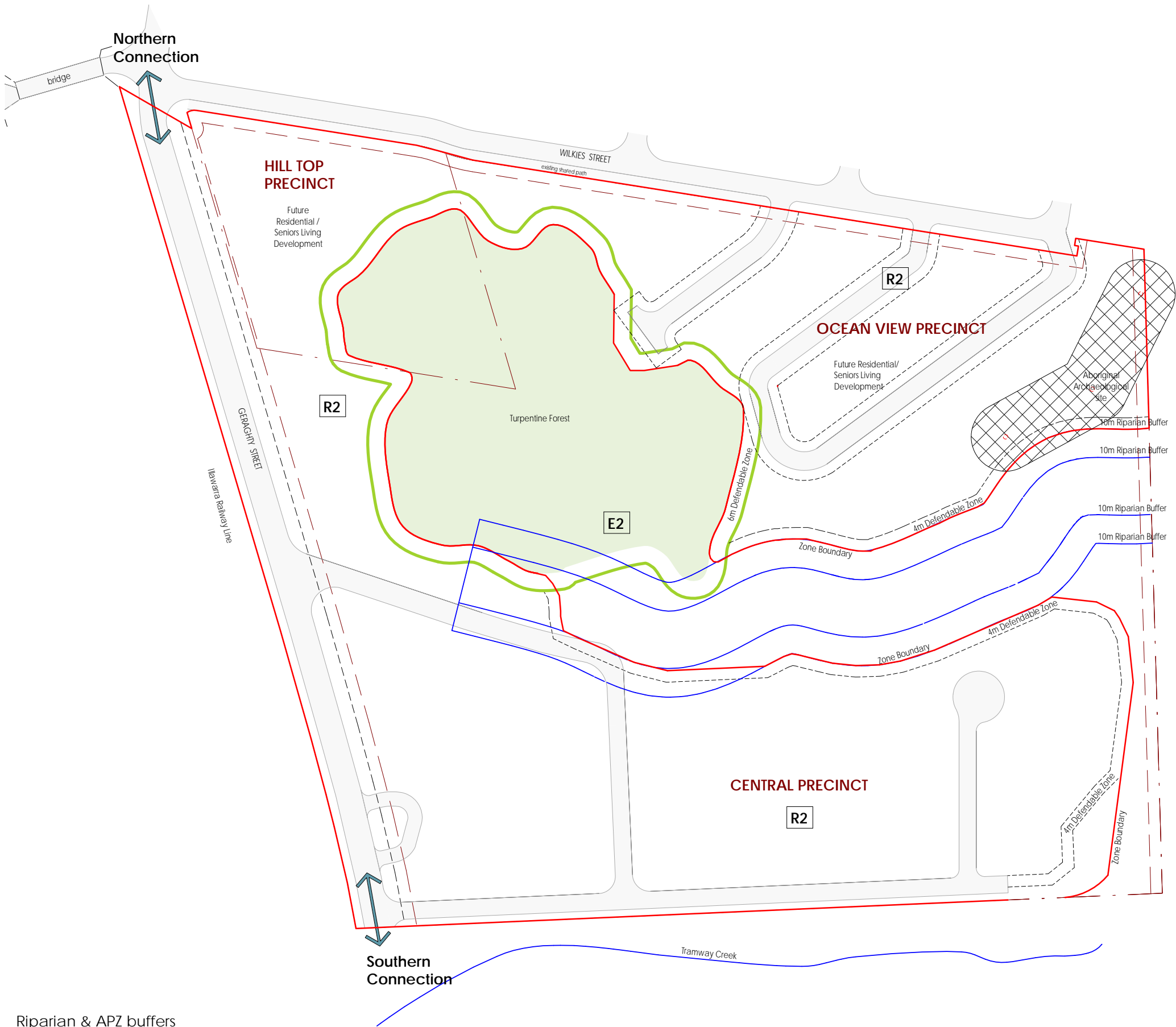
Project
Village Bulli
Sandon Point
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
3D View - Central Precinct

Scales @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK7.38	Approved KJ 6460
Plot Date: 02-08-18 5:27:31 PM	Revision 1



Riparian & APZ buffers

LEGEND

- Riparian Zone/ Buffer
- Turpentine Forest Asset Protection Zone/ Buffer
- SSP SEPP Zone Boundary
- Aboriginal Archeological Site

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		06.07.18
B	Issued for Information		13.07.18
C	Issued for Information		23.07.18
D	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

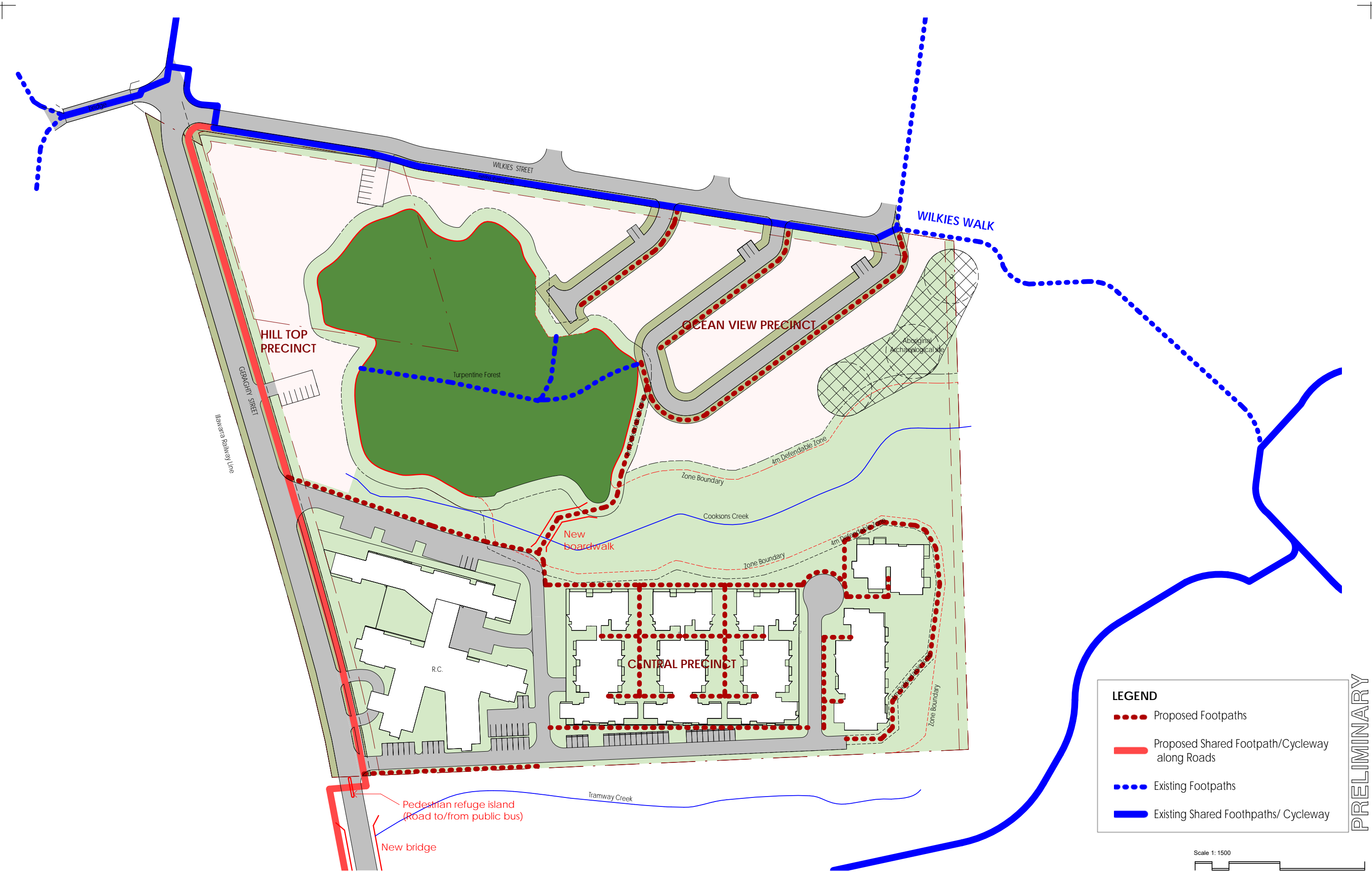


J S A STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

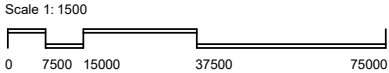


Title
Riparian & APZ Buffers

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.05	Approved KJ 6460
Plot Date: 02-08-18 5:24:32 PM	Revision 1



- LEGEND**
- Proposed Footpaths
 - Proposed Shared Footpath/Cycleway along Roads
 - Existing Footpaths
 - Existing Shared Footpaths/ Cycleway



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		10.07.18
B	Issued for Information		13.07.18
C	Issued for Information		23.07.18
D	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

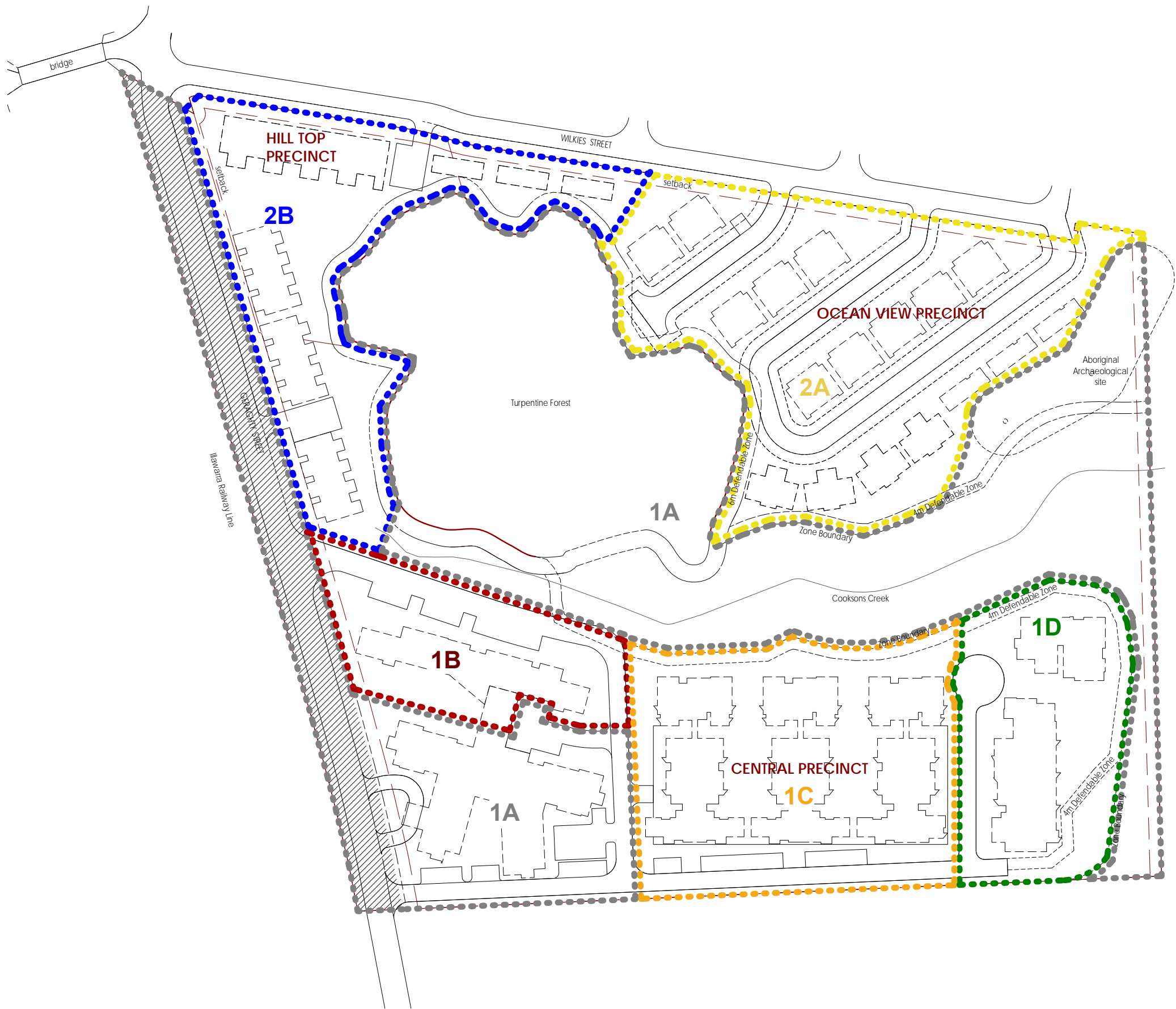
J S A STUDIO
Suite 2 Level 1
505 Balmain Rd
Lillyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Concept Plan - Linkages
Linkages

Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.06	Approved KJ 6460
Plot Date: 02-08-18 5:25:11 PM	Revision 1

PRELIMINARY

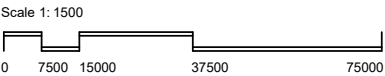


LEGEND

- Stage 1A
- Stage 1B
- Stage 1C
- Stage 1D
- Stage 2A
- Stage 2B
- North-South Link Road

PRELIMINARY

Staging Plan



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Final Draft		31.07.18
B	Final Draft - re-issue		01.08.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

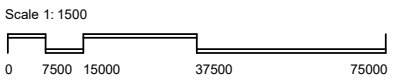


Title
Staging Plan

Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.07	Approved KJ 6460
Plot Date: 02-08-18 5:25:32 PM	Revision 1



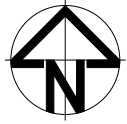
PRELIMINARY



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
1	s75W Re-Submission		10.10.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

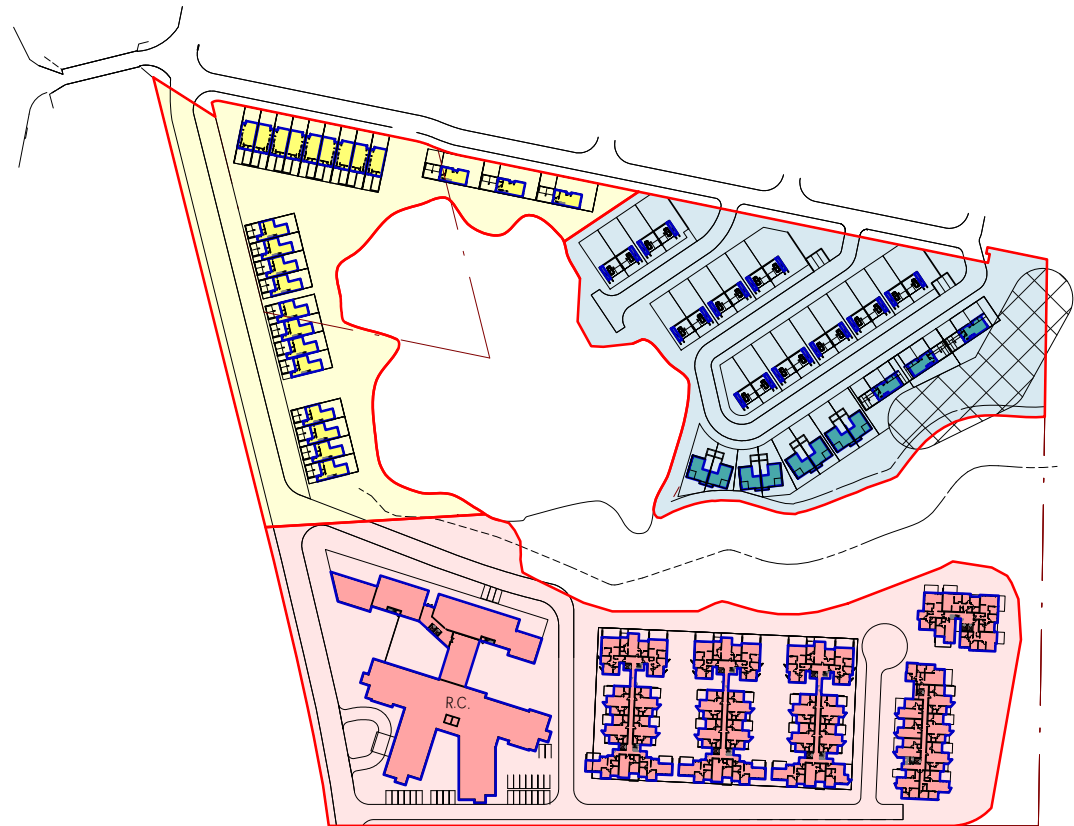


JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

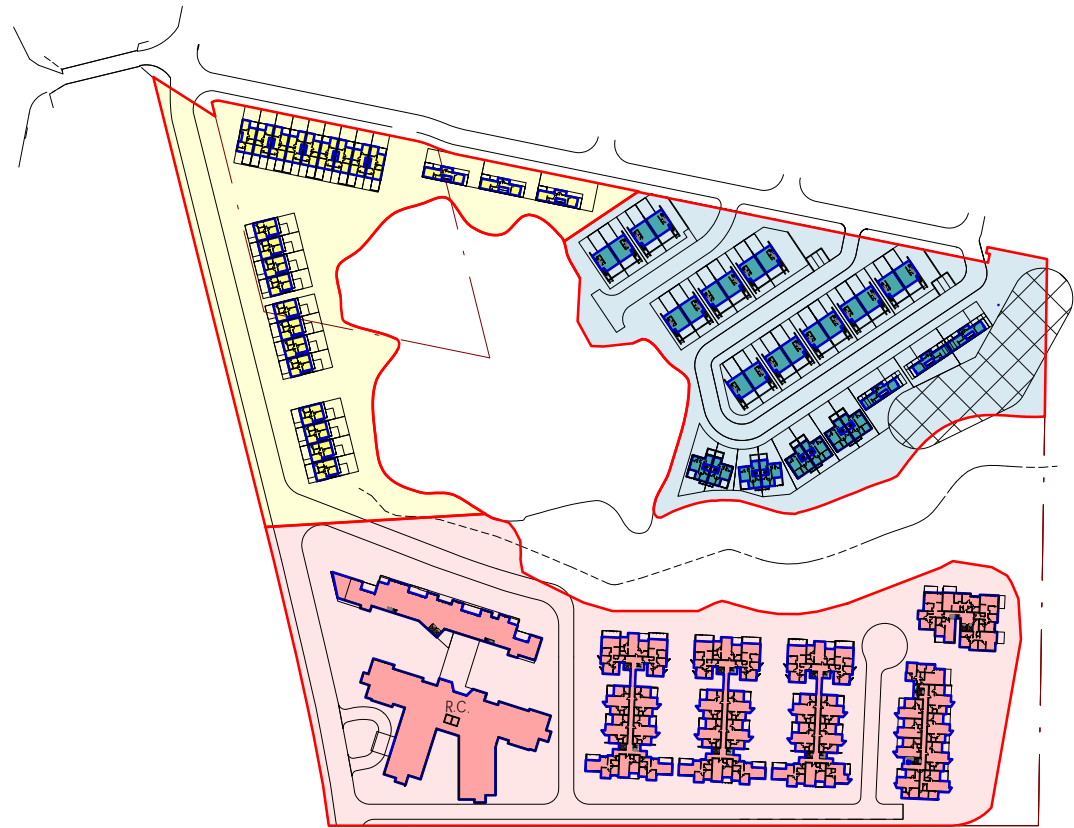


Title
Subdivision Plan

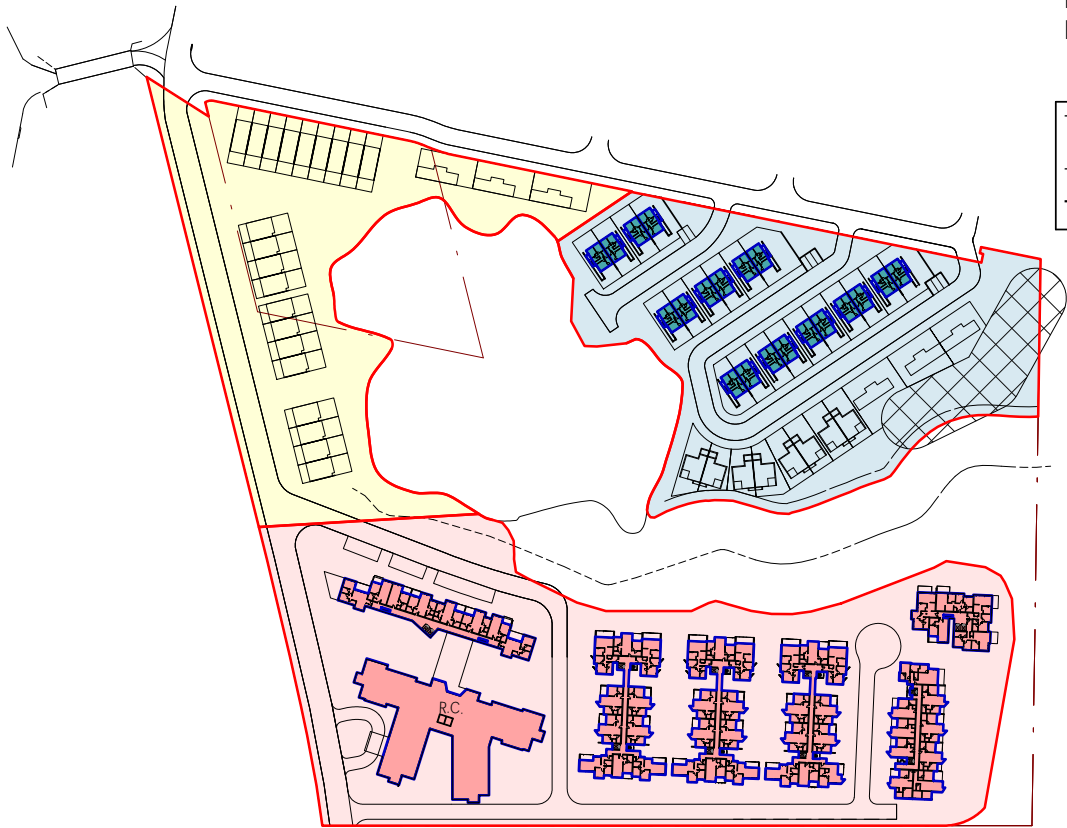
Scales 1 : 1500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK1.08	Approved KJ 6460
Plot Date: 10-10-18 5:02:05 PM	Revision 1



Ground Level



Level 1



Level 2

SITE COVERAGE

Hilltop Precinct	
Precinct Area	12889 m ²
Site Coverage	2489 m ² (19.3%)
Ocean View Precinct	
Precinct Area	16035 m ²
Site Coverage	3175 m ² (19.8%)
Central Precinct	
Precinct Area	28287 m ²
Site Coverage	8349 m ² (29.5%)

TOTAL SITE COVERAGE	14013 m ²
---------------------	----------------------

TOTAL SITE AREA	79468 m ²
R2 ZONE AREA (excl E2 zone)	57211 m ²
SITE COVERAGE (whole site)	17.6%
SITE COVERAGE (R2 zone)	24.4%

'Site Coverage' refers to building footprints

FSR

LEVEL	GFA
Hill Top Precinct	
Ground Floor	1553 m ²
Level 1	1487 m ²
Total GFA	3039 m ²
PRECINCT AREA	12889 m ²
PRECINCT FSR	0.2 : 1

Ocean View Precinct	
Ground Floor	802 m ²
Level 1	1891 m ²
Level 2	1226 m ²
Total GFA	3919 m ²
PRECINCT AREA	16035 m ²
PRECINCT FSR	0.2 : 1

Central Precinct	
Ground Floor	7825 m ²
Level 1	7382 m ²
Level 2	7258 m ²
Total GFA	22464 m ²
PRECINCT AREA	28287 m ²
PRECINCT FSR	0.8 : 1

TOTAL SITE GROSS FLOOR AREA	29421 m ²
TOTAL R2 SITE AREA (excl E2 zone)	57211 m ²
TOTAL SITE FSR	0.5 : 1

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		06.07.18
B	Issued for Information		13.07.18
C	Final Draft		31.07.18
D	Final Draft - re-issue		01.08.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Gross Floor Area & Site Coverage Calculations

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK2.11	Approved KJ 6460
Plot Date: 02-08-18 5:26:21 PM	Revision 1

PRELIMINARY



View from within typical courtyard in Central Precinct

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.07.18
B	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
3D View - Central Precinct

Scales @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK7.37	Approved KJ 6460
Plot Date: 02-08-18 5:27:08 PM	Revision 1

Code Compliance

The objective with the design of the Anglicare development, Bulli is to enhance the sense of community. The site is situated adjacent to a remnant turpentine forest and wetland which requires minimal disturbance. Three distinct habitable precincts have been identified: the Central Precinct; the Ocean View Precinct and the Hilltop Precinct. The Central Precinct is to be developed as a Retirement Village with approximately 140 ILUs and a Residential Care Facility. The Hilltop and Ocean View Precincts are to be subdivided for up to 60 Townhouses.

The site generally has been designed in accordance with:

- Coastal Design Guidelines for NSW
- Crime Prevention Through Environmental Design

The Central Precinct specifically has been designed in accordance with:

- SEPP (Housing for Seniors or People with a Disability)
- SEPP 65 & Apartment Design Guide (ADG)

Coastal Design Guidelines for NSW

New Coastal Settlements: Villages and Hamlets best describes the type of development.

The proposed development takes into account the following design principles:

2.1 Defining the Footprint & Boundary

The site is constrained by the natural environment in the form of the riparian corridor which bisects the site from east to west, the remnant turpentine forest and the aboriginal archaeological zone near the eastern boundary. Appropriate buffers are provided between the natural and built environments resulting in distinct boundary edges and clear compact settlement footprints. This has resulted in the creation of 3 distinct precincts - Ocean View Precinct, Hilltop Precinct and Central Precinct.

The design takes into account the natural topography and concentrates small apartment buildings on the flat land in the Central Precinct and smaller semi-detached houses on the sloping land in the Hilltop and Ocean View Precincts.

2.2 Connecting Open Spaces

The natural features of the site - the riparian corridor and the existing remnant vegetation within the turpentine forest are linked and provide a continuous ecological corridor through the site linking to the riparian land and coastal edge to the east.

A pedestrian/cycle pathway will be continued along the infill section of the collector road on the western boundary. A pedestrian/cycle network will be established through the site linking to the western collector road and to Wilkies Walk and the beach access to the north east. The pedestrian/cycle paths will connect the three precincts of the site passing through the natural areas of the site with the aim of creating as minimal disturbance as possible.

Pedestrian pathways around the development define the edge between urban and natural and provide access for bushfire control and open up the land adjoining the natural areas to the public.

The Aboriginal archaeological zone will not be accessible. It will be preserved and maintained as a place of cultural heritage within the open-space network.

2.3 Protecting the Natural Edges

All development on the site will be setback from the natural areas in order to protect the ecosystem and provide for bushfire protection.

The setbacks will also protect visual amenity of the riparian corridor.

Public access will be encouraged to the natural edges with public open spaces located adjoining the setback which are linked via a path network.

2.4 Reinforcing the Street Pattern

A major collector road, Geraghty Street is proposed along the railway line on the western boundary linking the existing sections of the road to the north with the road to the south via a new bridge across Tramway Creek. This road links the site to the highway as well as the surrounding settlements.

On the site, the 3 precincts are separated by the natural features and will be accessed independently. In the Ocean View precinct on the sloping land to the north, the street pattern responds to the topography with roads accessed off Wilkies Street.

The Hilltop Precinct will be accessed directly off Wilkies Street and Geraghty Street. However, public open spaces will be provided between the developed areas so that the Turpentine Forest is accessible to the public.

The Central Precinct is on the flat land currently occupied by industrial buildings. A main street will run off Geraghty Street along the southern edge of the riparian corridor. Street-edge commercial and community facilities will located at ground level to the south.

Views of the important natural features of the site are possible from the street network

Wayfinding and legibility will be promoted

High quality landscaping will be incorporated into the road reserves.

2.5 Appropriate Buildings for a Coastal Context

New buildings will be located to protect views and vistas throughout the site and the surrounding areas from public places.

Small apartment buildings will be located on the lower flat section of the site in the Central Precinct. These buildings will be screened by the existing riparian vegetation. Smaller 2 storey semi-detached residential buildings will be located on the sloping land to the north in the Ocean View and Hilltop Precincts resulting in less visual impact and creating less overshadowing.

Two storey dwellings will align Wilkies Street creating a consistent height, bulk and scale with the street and the existing dwellings immediately to the north of the site.

Building materials will be carefully selected to blend with the existing coastal setting.

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY. ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS. CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION. TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS. NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS: KIM JONES Registration No. 6460	Rev.	Revision Description	Chk.	Date	Project	<div>J S A S T U D I O</div> <div>Suite 2 Level 1</div> <div>505 Balmain Rd</div> <div>Lilyfield NSW</div> <div>PO Box 483</div> <div>Rozelle NSW 2039</div> <div>phone: 02 9555 7464</div> <div>mail @ jsastudio.com.au</div> <div></div> <div>www.jsastudio.com.au</div> <div>ARCHITECTS</div>	Title	Scales @ A3		Drawn JSA	
	A	Issued for Information		23.07.18	Village Bulli Sandon Point For ANGLICARE			Project No.	Checked JH		
	B	Final Draft		31.07.18				171101	Approved KJ 6460		
	1	s75W Submission		03.08.18				Drawing No.	Revision		
								SK0.02		1	
								Plot Date: 02-08-18 5:28:58 PM			

Crime Prevention through Environmental Design

The design of the Site will satisfy the following 4 principles:

Surveillance

The courtyard style arrangement of buildings in the Central Precinct promotes passive surveillance with clear sightlines from windows in the ILUs over the common courtyard spaces as well as the periphery of the development. Houses in the Ocean View and Hilltop Precincts will overlook the surrounding natural features - the riparian corridor and turpentine forest allowing for passive surveillance. The landscaping will not provide concealment opportunities. Lighting will be provided to further enhance passive surveillance.

Access Control

In the Central Precinct the common courtyards will be attractive public spaces where people can meet and interact. Restricted access will be provided to the Lobbies and Carpark of the apartments.

Territorial Reinforcement

The buildings in the Central Precinct are arranged around common courtyards to create a sense of community. The surrounding landscapes will incorporate paths to encourage use and thereby passive surveillance. Links to the different precincts occur around the periphery of the Central Precinct. Similarly the houses in the Ocean View and Hilltop Precincts will be grouped to create small community enclaves.

Space Management

The Public spaces surrounding the buildings will be managed by an on-site manager in the Central Precinct to ensure that the spaces are maintained.



PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.07.18
B	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039

phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Compliance with Codes
Crime Prevention through Environmental Design

Scales 1 : 2000 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.03	Approved KJ 6460
Plot Date: 02-08-18 5:29:20 PM	Revision 1

Density & Scale: FSR is 0.36 : 1

Deep Soil Zones: Approximately 32% of the site is deep soil.

Parking: 0.5 car spaces have been provided per bedroom

Security: Pathway lighting will be designed to comply

Private Car Accommodation: Carparking spaces have been provided in accordance with the AS2890 requirements for parking for persons with a disability. 5% are capable of being increased to 3.8m. The carpark will have a power-operated door.

This detailed floor plan illustrates a 2-bedroom apartment layout with various accessibility features and dimensions. The plan includes a Lobby, two Bedrooms, a Living Area, a Dining Area, a Kitchen, a Bathroom, and a Terrace. Key accessibility annotations include:

- Entrance:** Accessible entry to AS1428.2, indicated by a dashed purple line.
- Clearances:** Minimum clearances of 850mm are marked in red for the main living area, bedrooms, and bathroom. A 600mm clearance is marked in green for the kitchen area.
- Dimensions:**
 - Overall width: 1285mm (1000mm min).
 - Overall depth: 1530mm (1000mm min).
 - Living Area: Circular clearances of $\phi 1550$ and $\phi 2250$ are shown.
 - Bedrooms: Queen bed dimensions are 2030mm by 1200mm.
 - Bathroom: Minimum clearances of 850mm are shown for the toilet and shower area.
 - Kitchen: Minimum clearances of 850mm are shown for the sink and stove area.
- Room Labels:** Lobby, Storage, Wardrobe, queen, queen bed, Terrace, Dining, Living, Kitchen, Bathroom, and two Bedrooms.

SEPP (HSPD) requirements shown in red
Circulation spaces to entry door to AS1428.2
Circulation spaces to internal doors to AS1428.1

<p>© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHTED AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.</p> <p>ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.</p> <p>CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.</p> <p>TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.</p> <p>NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:</p> <p>KIM JONES Registration No. 5460</p>				<p>Rev.</p> <p>A</p> <p>B</p> <p>1</p>	<p>Revision Description</p> <p>Issued for Information</p> <p>Final Draft</p> <p>s75W Submission</p>	<p>Chk.</p> <p>Date</p> <p>23.07.18</p> <p>31.07.18</p> <p>03.08.18</p>	<p>Project</p> <p>Village Bulli</p> <p>Sandon Point</p> <p>For</p> <p>ANGLICARE</p>	<p>JSA STUDIO</p> <p>Suite 2 Level 1</p> <p>505 Balmain Rd</p> <p>Lillyfield NSW</p> <p>P.O. Box 483</p> <p>Rozelle NSW 2039</p> <p>phone: 02 9555 7464</p> <p>mail: @jsastudio.com.au</p>  <p>www.jsastudio.com.au</p> <p>ARCHITECTS</p>	<p>Title</p> <p>Compliance with Codes</p> <p>SEPP (Housing for Seniors or People with a Disability)</p>	<p>Scales</p> <p>1: 100 @ A3</p> <p>Project No.</p> <p>171101</p> <p>Drawing No.</p> <p>SK0.04</p> <p>Plot Date: 02-08-18 5:36:17 PM</p>	<p>Drawn</p> <p>JSA</p> <p>Checked</p> <p>JH</p> <p>Approved</p> <p>KJ 6460</p> <p>Revision</p> <p>1</p>
--	--	--	--	--	---	---	--	--	---	--	---

The design of the apartment buildings in the Central Precinct has been prepared by the firm JSA Studio under the direction of Kim Charles Jones being a Registered Architect in the State of NSW. The design acknowledges the Design Quality Principles set out in SEPP 65 and in accordance with the design criteria outlined in the Apartment Design Guide (ADG).

Refer to the ADG checklist and commentary sheets following for compliance.

APARTMENT DESIGN GUIDE	COMMENT	COMPLIES												
Design Criteria														
3D Communal & Public Open Space														
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping														
Design criteria 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	Central Precinct site area: 27,699 m ² Central Precinct Communal Open Space : 7,902.5m ² (28%)	✓												
		✓												
3E Deep Soil Zones														
Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality														
Design criteria 1. Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th> <th>Minimum dimensions</th> <th>Deep soil zone (% of site area)</th> </tr> </thead> <tbody> <tr> <td>less than 650m²</td> <td>-</td> <td rowspan="4">7%</td> </tr> <tr> <td>650m² - 1,500m²</td> <td>3m</td> </tr> <tr> <td>greater than 1,500m²</td> <td>6m</td> </tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td> <td>6m</td> </tr> </tbody> </table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	Central Precinct site area : 27,699 m ² Central Precinct deep soil area : 8,922m ² (32%)	✓
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													
3F Visual Privacy														
Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy														
Design criteria 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1"> <thead> <tr> <th>Building height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</p> <p>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	All buildings are three storey and under 12m The minimum separation distance between buildings is 10.8m but blank walls and screens have been used to maximise privacy.	✓
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												

APARTMENT DESIGN GUIDE Design Criteria	COMMENT	COMPLIES
3J Bicycle & Car Parking Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas Design criteria		
1. For development in the following locations: <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street	Site is NOT within 400m of land zoned B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre	N/A N/A
4A Solar & Daylight Access Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space Design criteria	Refer Views from the Sun following	
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas		N/A
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter	77% of units receive the minimum 3 hours of direct sunlight between 9am and 3pm at mid winter	✓
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	12 out of 140 units (8.5%) receive no direct sunlight between 9am and 3pm at mid winter	✓
4B Natural Ventilation Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents Design criteria		
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	70% of apartments are dual aspect, corner or cross-through apartments.	✓
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Cross-through apartments are maximum 8m deep.	✓

APARTMENT DESIGN GUIDE	COMMENT	COMPLIES												
Design Criteria														
4C Ceiling Heights														
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access														
Design criteria														
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table> These minimums do not preclude higher ceilings if desired	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	3.0m floor to floor has been provided to allow for required ceiling heights	✓
Minimum ceiling height for apartment and mixed use buildings														
Habitable rooms	2.7m													
Non-habitable	2.4m													
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area													
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope													
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use													
4D Apartment Size & Layout														
Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity														
Design criteria														
1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²		✓		
Apartment type	Minimum internal area													
Studio	35m ²													
1 bedroom	50m ²													
2 bedroom	70m ²													
3 bedroom	90m ²													
2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms		✓												
Objective 4D-2 Environmental performance of the apartment is maximised														
Design criteria														
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height		✓												
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window		✓												

APARTMENT DESIGN GUIDE Design Criteria	COMMENT	COMPLIES															
4D (cont'd)																	
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs																	
Design criteria																	
1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)		✓															
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		✓															
3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments		✓															
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		✓															
4E Private Open Space & Balconies																	
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity																	
Design criteria																	
1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m		✓
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m		✓															
4F Common Circulation & Spaces																	
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments																	
Design criteria																	
1. The maximum number of apartments off a circulation core on a single level is eight	Apartment blocks have more than 8 apartments off a circulation core but the blocks are made up of essentially 2 linked cores.	✓															
2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		N/A															

APARTMENT DESIGN GUIDE Design Criteria		COMMENT	COMPLIES										
4G Storage													
Objective 4G-1 Adequate, well designed storage is provided in each apartment													
Design criteria													
1.	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><thead><tr><th>Dwelling type</th><th>Storage size volume</th></tr></thead><tbody><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></tbody></table> <p>At least 50% of the required storage is to be located within the apartment</p>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	50% of the storage will be located in the carpark.	✓
Dwelling type	Storage size volume												
Studio apartments	4m ³												
1 bedroom apartments	6m ³												
2 bedroom apartments	8m ³												
3+ bedroom apartments	10m ³												

PRELIMINARY

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.07.18
B	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

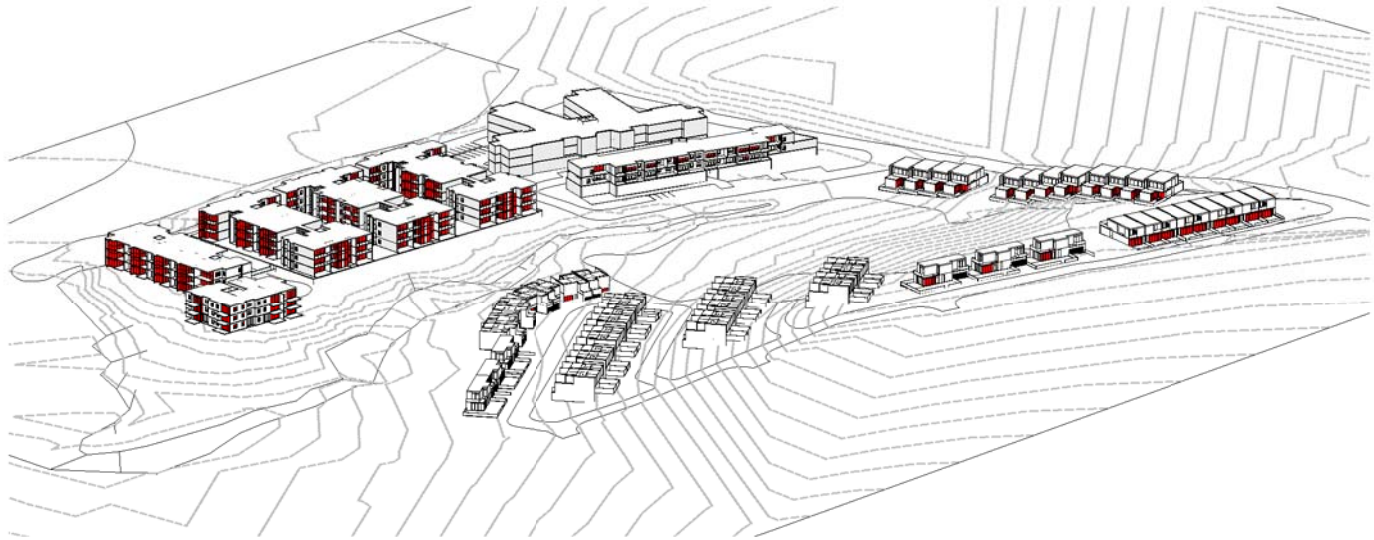
J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039

phone: 02 9555 7464
mail @ jsastudio.com.au

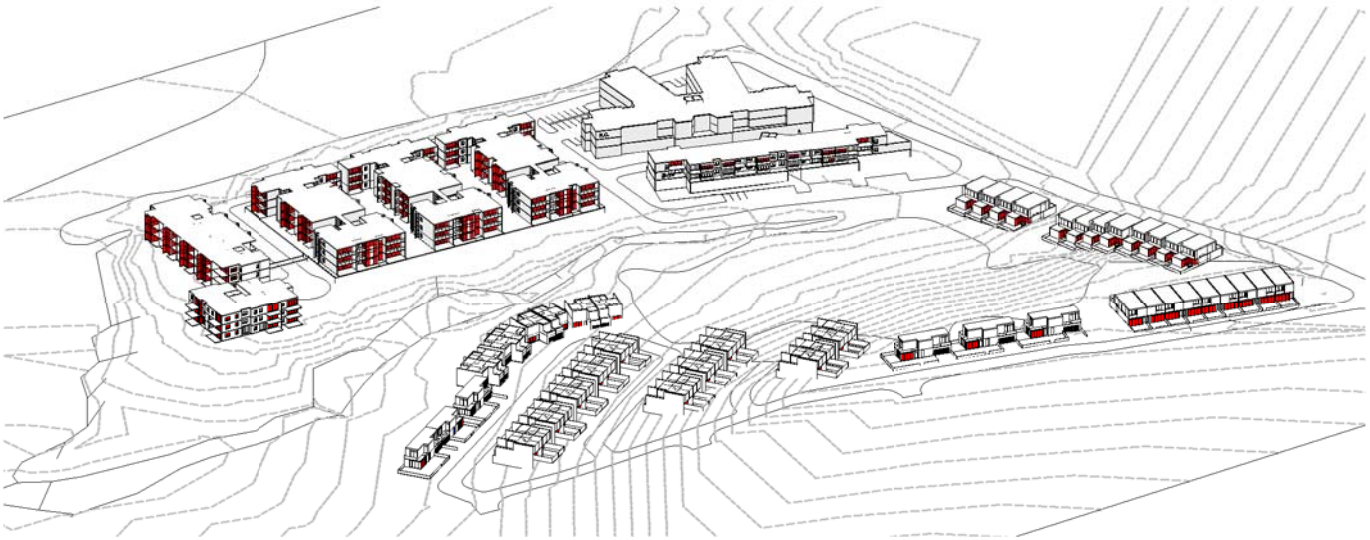


Title
Compliance with Codes
SEPP 65 & ADG

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.06	Approved KJ 6460
Plot Date: 02-08-18 5:36:54 PM	Revision 1



9am



10am



11am



12 noon

PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.02.18
B	Issued for Information		23.03.18
C	Issued for Information		27.03.18
D	Re-issued for Information		04.05.18
E	Drawing Renumbered		20.07.18
F	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Compliance with Codes
Views from the Sun 9am -12pm

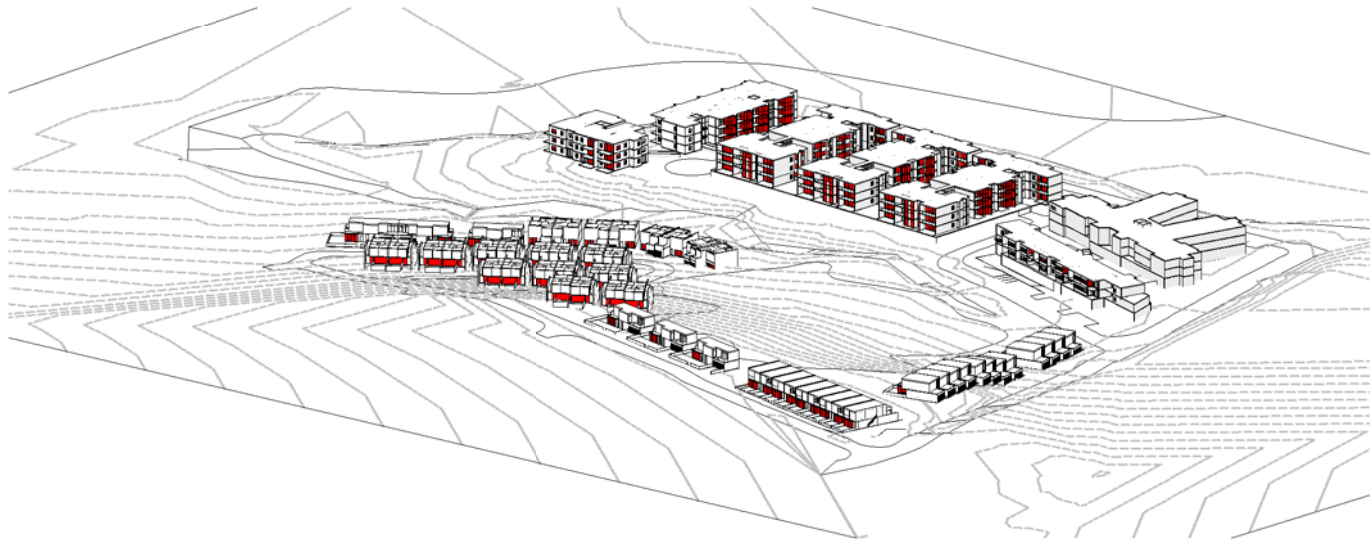
Scales @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.07	Approved KJ 6460
Plot Date: 02-08-18 5:40:31 PM	Revision 1



1pm



2pm



3pm

HILLTOP & OCEAN VIEW PRECINCT SOLAR ACCESS

HILLTOP PRECINCT
100% of the 24 Townhouses receive 3+ hours of direct sunlight mid-winter between 9am and 3pm

OCEAN VIEW PRECINCT
100% of the 31 Townhouses receive 3+ hours of direct sunlight mid-winter between 9am and 3pm

CENTRAL PRECINCT APARTMENT SOLAR ACCESS

APARTMENT BLOCKS	Achieves 3hr sunlight	Total Units
V1N	8	8
V2N	9	9
V2C	9	12
V2S	6	9
V3N	9	9
V3C	9	12
V3S	6	9
V4N	9	9
V4C	9	12
V4S	6	9
V5N	9	15
V5C	15	21
V5S	4	6
TOTAL:	108 UNITS	140 UNITS
	77% achieves min 3hr Solar Access	

PRELIMINARY

Rev.	Revision Description	Chk.	Date
A	Issued for Information		02.02.18
B	Issued for Information		23.03.18
C	Issued for Information		27.03.18
D	Re-issued for Information		04.05.18
	Drawing Renumbered		20.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

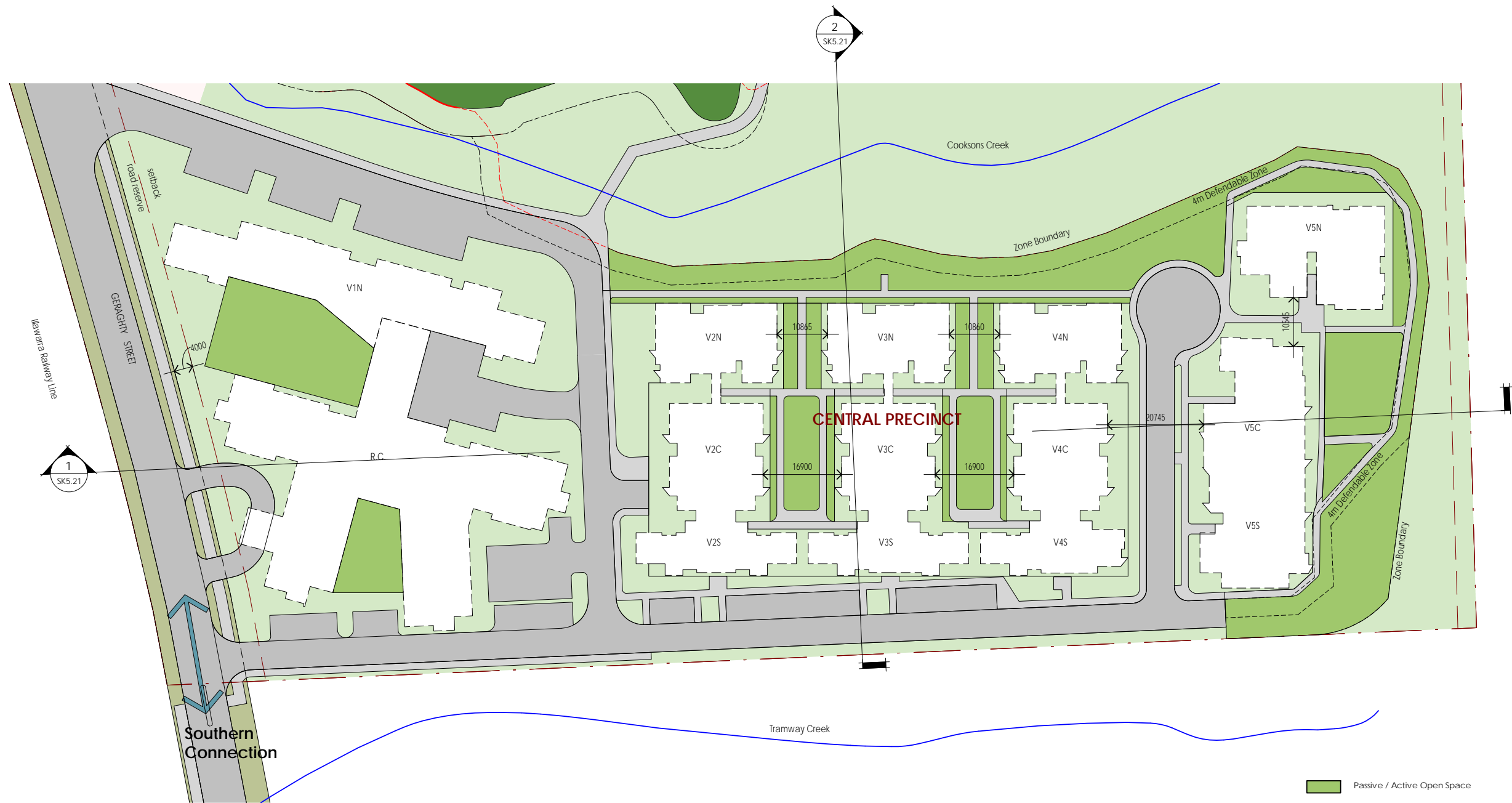


Title
Compliance with Codes
Views from the Sun 1pm - 3 pm

Scales 1 : 100 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK0.08	Approved KJ 6460
Plot Date: 02-08-18 5:44:13 PM	Revision 1

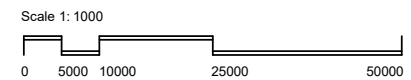
Following are indicative layouts for the Central Precinct and the Hilltop and Ocean View Precincts.

- The indicative plans:
- demonstrate that the development can be contained within the approved footprint with no encroachment into the Turpentine forest.
 - include an indicative subdivision pattern for the Hilltop and Ocean View Precincts responsive to the site conditions and constraints.
 - demonstrate along with the Views from the Sun shown on SK0.05 and SK0.06 that the future development lots can be oriented to maximise solar access to the dwellings.
 - show that perimeter roads are maintained and appropriate buffers are provided to the riparian corridors
 - show adjustments to the road network to accommodate the revised built form
 - indicate that sufficient passive and active open space is provided for the expected additional population and demographic.
 - show that permeability is maintained through the site with links to the beach.
 - show that there will be minimal potential for vehicle, bicycle and pedestrian conflicts.
 - demonstrate that the proposed building envelopes would facilitate appropriate design within the site's setting
 - together with SK2.11 demonstrate that the proposed building envelopes would achieve compliance with the approved maximum height , site coverage and FSR controls



1 Central Precinct
Indicative layout only

PRELIMINARY



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

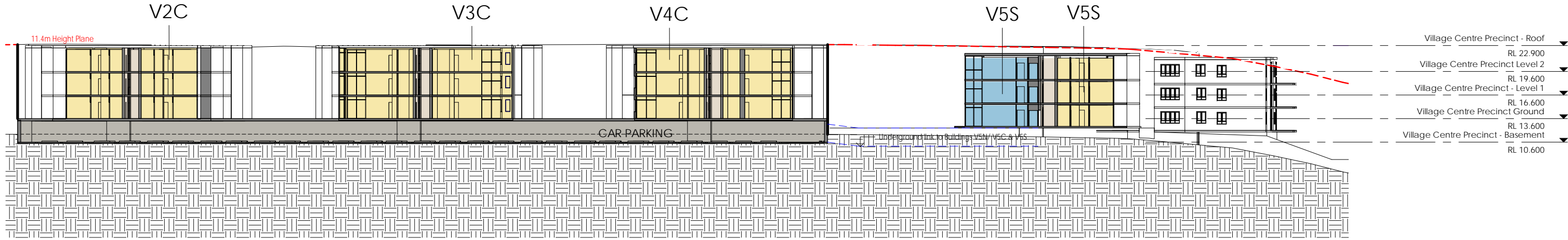


JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

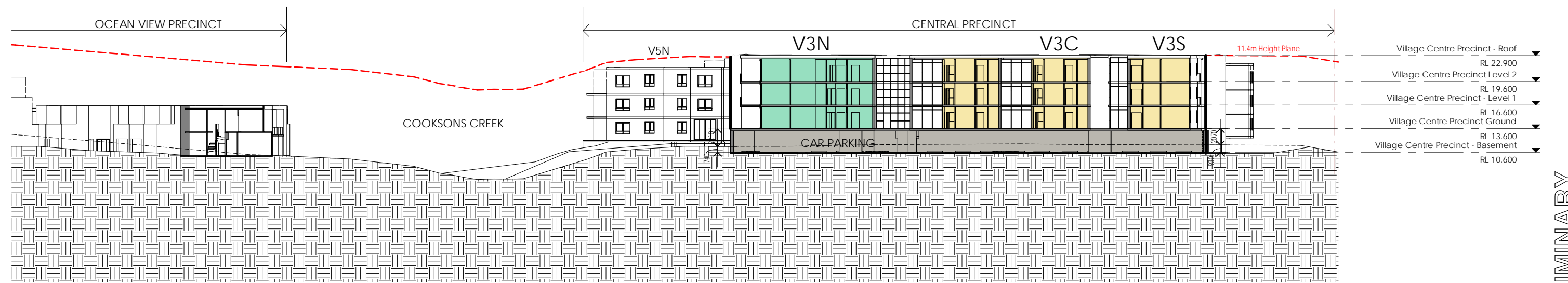


Title
Central Precinct Plan
Indicative Layout

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK2.00	Approved KJ 6460
Plot Date: 02-08-18 6:00:22 PM	Revision 1

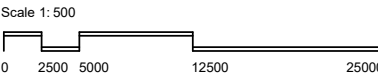


Section A - Section through Central Precinct



Section B

PRELIMINARY



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6860

Rev.	Revision Description	Chk.	Date
A	Issued for Information		23.03.18
B	Re-issued for Information		04.05.18
C	Issued for Information		13.07.18
D	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE

J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



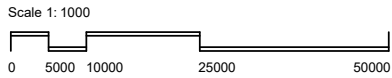
Title
Sections

Scales 1 : 500 @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK5.21	Approved KJ 6460
Plot Date: 02-08-18 6:08:39 PM	Revision 1



1 Hilltop and Ocean View Precincts
Indicative layout only - 55 Townhouses shown

PRELIMINARY



© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
D	Issued for Information		02.02.18
E	Issued for Information		16.03.18
F	Issued for Information		23.03.18
G	Issued for Information		13.07.18
H	Issued for Information		23.07.18
I	Final Draft		31.07.18
1	s75W Submission		03.08.18
2	s75W Re-Submission		10.10.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

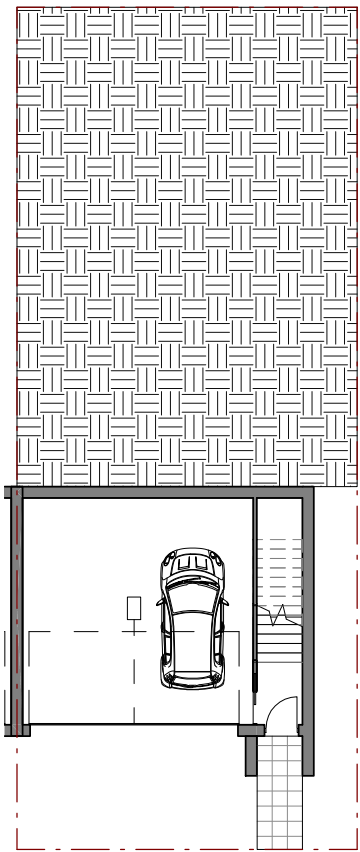
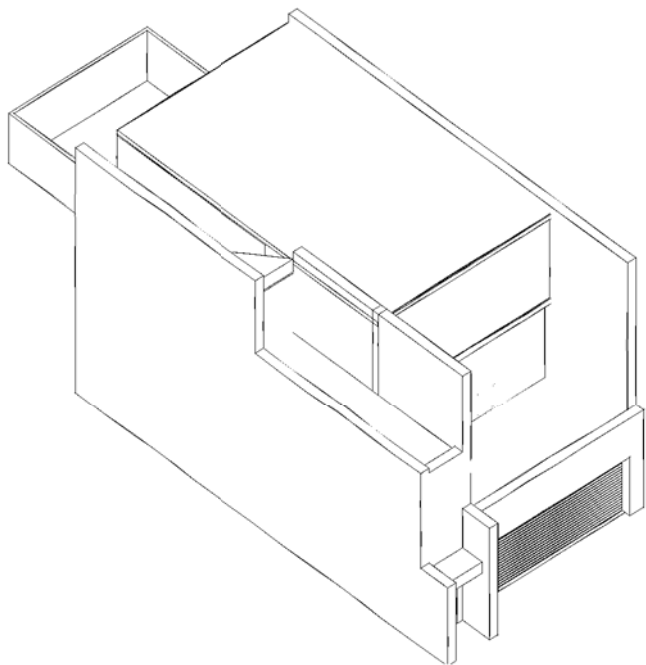


Title
Hilltop & Ocean View Precincts Plan
Indicative Lot Plan

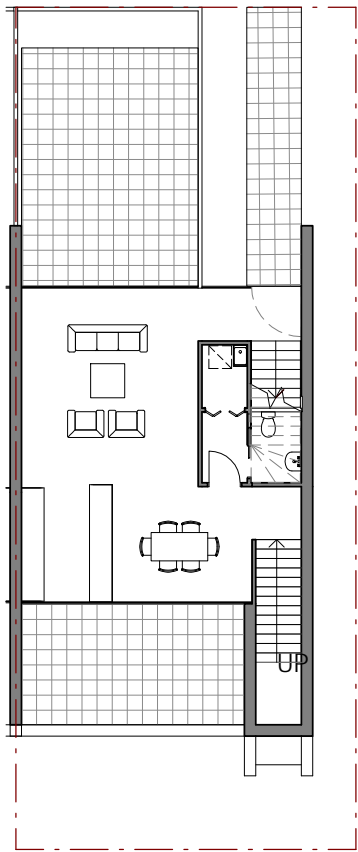
Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK2.01	Approved KJ 6460
Plot Date: 10-10-18 4:16:00 PM	Revision 2

Typical North-South Lot
3 Bed/ 2.5Bath /2 Onsite Parking

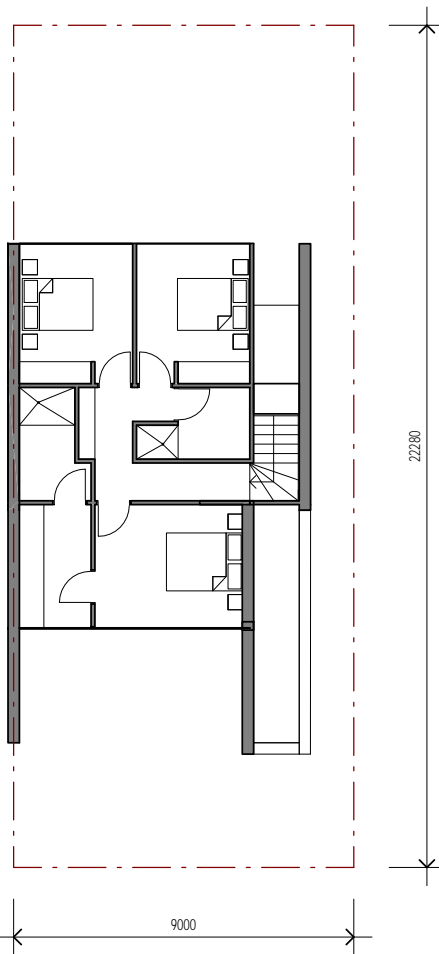
Lot Size 200m2
Internal Area 115m2
External Courtyard area 34m2



1 Ground Floor Plan
1 : 200
Indicative Layout only



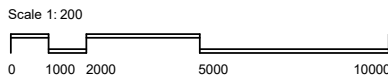
2 Level 1 Plan
1 : 200



3 Level 2 Plan
1 : 200



Key Plan
Indicative Locations



PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION. TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		30.11.17
B	Issued for Information		02.02.18
C	Issued for Information		23.03.18
D	Issued for Information		13.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



J S A STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

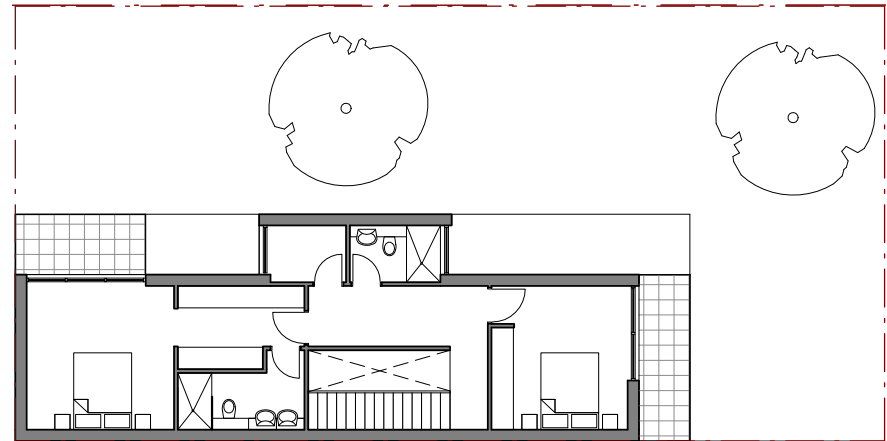
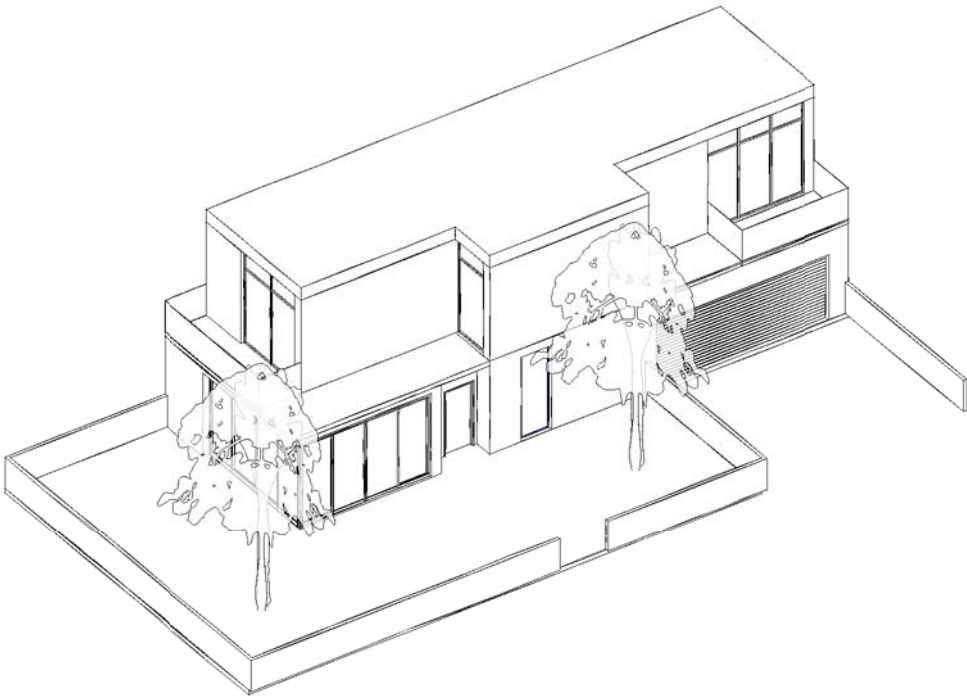


Title
Townhouses - Typical North-South Lots

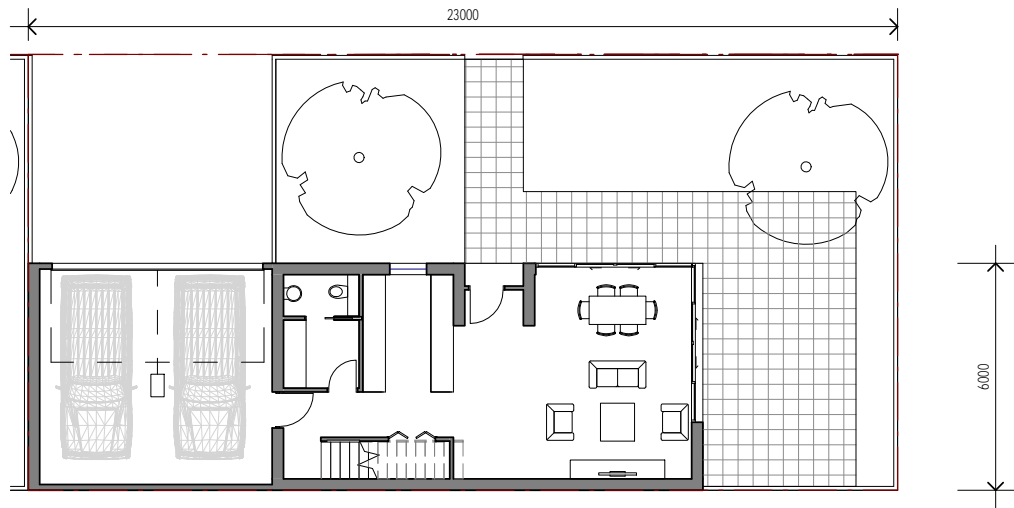
Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.02	Approved KJ 6460
Plot Date: 02-08-18 6:02:15 PM	Revision 1

Typical East-West Lot
2 Bed /2.5Bath / 2 Onsite Parking

Lot Size 265m2
Internal Area 123m2
External Courtyard area 119m2



2 Level 1 Plan
1 : 200

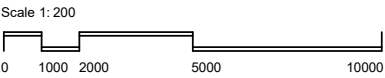


1 Ground Floor Plan
1 : 200

Indicative Layout only



Key Plan
Indicative Locations



PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description
A	Issued for Information
B	Issued for Information
C	Issued for Information
D	Issued for Information
E	Issued for Information
F	Issued for Information
G	Final Draft
1	s75W Submission

Chk.	Date
	30.11.17
	02.02.18
	23.03.18
	27.03.18
	13.07.18
	23.07.18
	31.07.18
	03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



J S A S T U D I O
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au

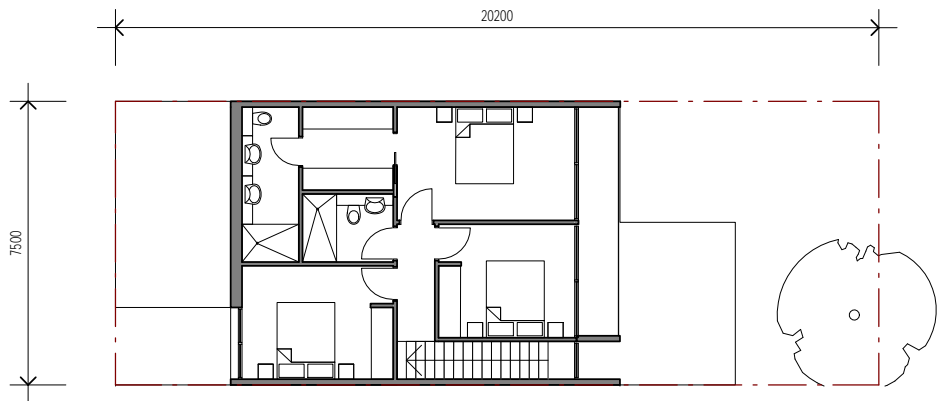
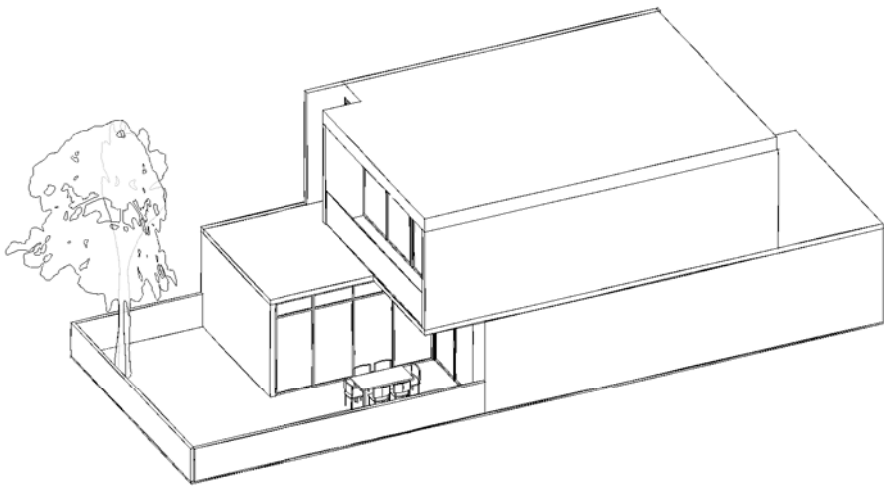


Title
Townhouses - Typical East-West Lots

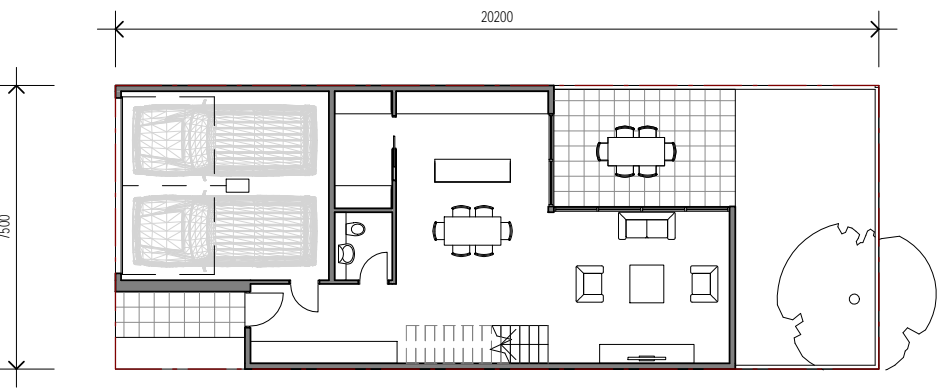
Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.03	Approved KJ 6460
Plot Date: 02-08-18 6:03:02 PM	Revision 1

Typical East-West Lot - Alternate Layout
3 Bed/ 2.5Bath /2 Onsite Parking

Lot Size 151m2
Internal Area 124m2
External Courtyard area 42m2



2 Level 1 Plan
1 : 200

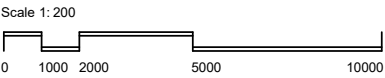


1 Ground Floor Plan
1 : 200

Indicative Layout only



Key Plan
Indicative Locations



PRELIMINARY

© KIM JONES ARCHITECTS TRADING AS JSA STUDIO. ALL RIGHTS RESERVED. THIS WORK IS COPYRIGHT AND CANNOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JSA STUDIO. ANY LICENSE TO USE THIS DOCUMENT, WHETHER EXPRESSED OR IMPLIED, IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN JSA STUDIO AND THE INSTRUCTING PARTY.
ALL DIMENSIONS IN MILLIMETRES U.N.O. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO JSA STUDIO PRIOR TO CONSTRUCTION.
TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
NSW ARCHITECTS REGISTRATION BOARD REGISTERED ARCHITECTS:
KIM JONES Registration No. 6460

Rev.	Revision Description	Chk.	Date
A	Issued for Information		30.11.17
B	Issued for Information		02.02.18
C	Issued for Information		23.03.18
D	Issued for Information		13.07.18
E	Issued for Information		23.07.18
F	Final Draft		31.07.18
1	s75W Submission		03.08.18

Project
Village Bulli
Sandon Point
For
ANGLICARE



JSA STUDIO
Suite 2 Level 1
505 Balmain Rd
Lilyfield NSW
PO Box 483
Rozelle NSW 2039
phone: 02 9555 7464
mail @ jsastudio.com.au



Title
Townhouses - Typical East-West Lots - Alternate

Scales As indicated @ A3	Drawn JSA
Project No. 171101	Checked JH
Drawing No. SK3.05	Approved KJ 6460
Plot Date: 02-08-18 6:03:58 PM	Revision 1