

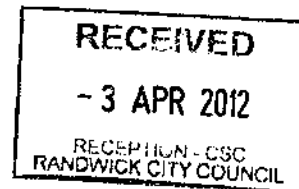
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Submission to Randwick Council

DRAFT Randwick LEP 2012

*Randwick City Council
03 APR 2012
Records Received*



54 Oberon Street, Randwick

**Recommended rezoning from proposed Zone R2 Low
Density Residential to Zone R3 Medium Density
Residential plus an increase of FSR and building height
for No. 54 Oberon Street, Randwick**

Submitted to
Randwick City Council
On Behalf of [REDACTED]

April 2012

General Manager

Randwick City Council,
30 Frances Street, RANDWICK NSW 2031

**RE: 54 OBERON STREET, RANDWICK
APPLICATION FOR CHANGE OF PROPOSED ZONING FROM R2 TO R3
AND PROPOSED FSR AND BUILDING HEIGHT
WITHIN THE DRAFT RANDWICK LOCAL ENVIRONMENTAL PLAN 2012**

Dear Sir,

Reference is made to the Council's exhibition of the *Draft Randwick Local Environmental Plan 2012*. We have reviewed the plans and accompanying documentation for the *Draft Randwick Local Environmental Plan 2012* and submit this report proposing and justifying a change of zoning for No. 54 Oberon Street, Randwick from Zone R2 Low Density Residential to Zone R3 Medium Density Residential plus an increase of FSR and building height. We make this submission on behalf of our client Mr Anthony Chianese, owner of No. 54 Oberon Street, Randwick.

1. EXECUTIVE SUMMARY

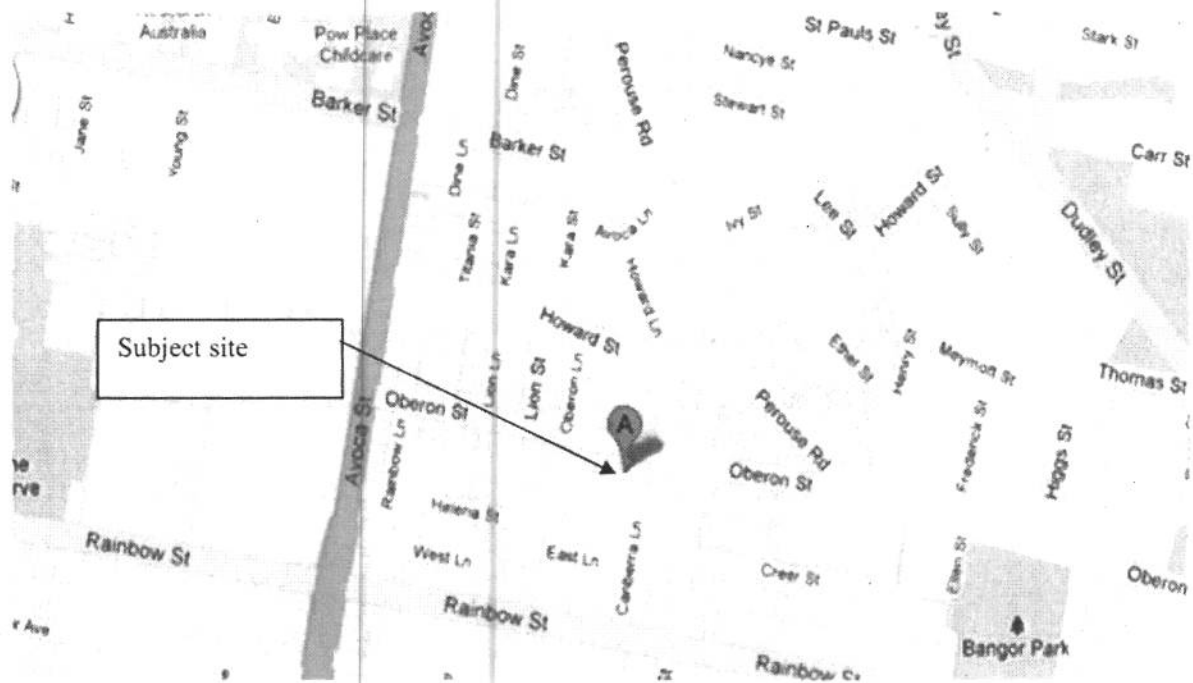
The proposed rezoning of No. 54 Oberon Street from Zone R2 to Zone R3 and accompanying increase in FSR (from 0.6:1 to 1:1) and building height (from 9.5m to 13m) is justified on the following grounds:

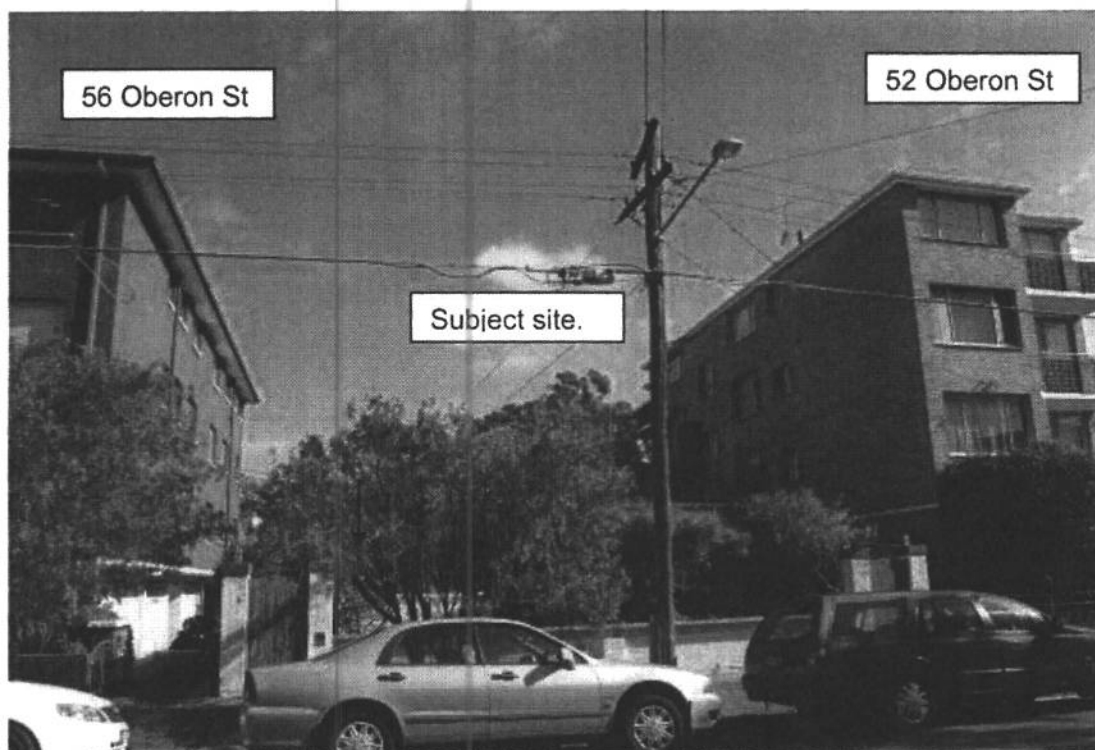
- It is consistent with the *Metropolitan Plan Sydney 2036*, the *East Subregional Strategy* and *Randwick City Plan* by providing improved housing choice for more but smaller and more affordable homes.
- It is consistent with the Oberon Street and Helena Street/Lane streetscapes consisting of dual-frontage, medium-density 2-4-storey RFBs and terrace houses with vehicle access from Helena Street/Lane.
- The proposed height and FSR meet the Council requirements for setbacks, landscaped area, apartment sizes, shadowing, privacy and views while providing sufficient area for a viable multi-dwelling development on the subject site.
- It is in close proximity to local centres at The Spot and Randwick Town Centre, and educational establishments such as Randwick Girls' High School.
- It is in close proximity to strategic bus corridor/frequent bus routes along Canberra Street, linking to Randwick Town Centre and Maroubra Junction.
- Any residential development on the subject site as proposed with the additional height and FSR would be consistent with the objectives of the proposed R3 zoning.

Therefore it is considered that the proposed rezoning from Draft LEP2012 Zone R2 Low Density Residential to Zone R3 Medium Density Residential plus an increase of FSR and building height for No. 54 Oberon Street, Randwick is worthy of support.

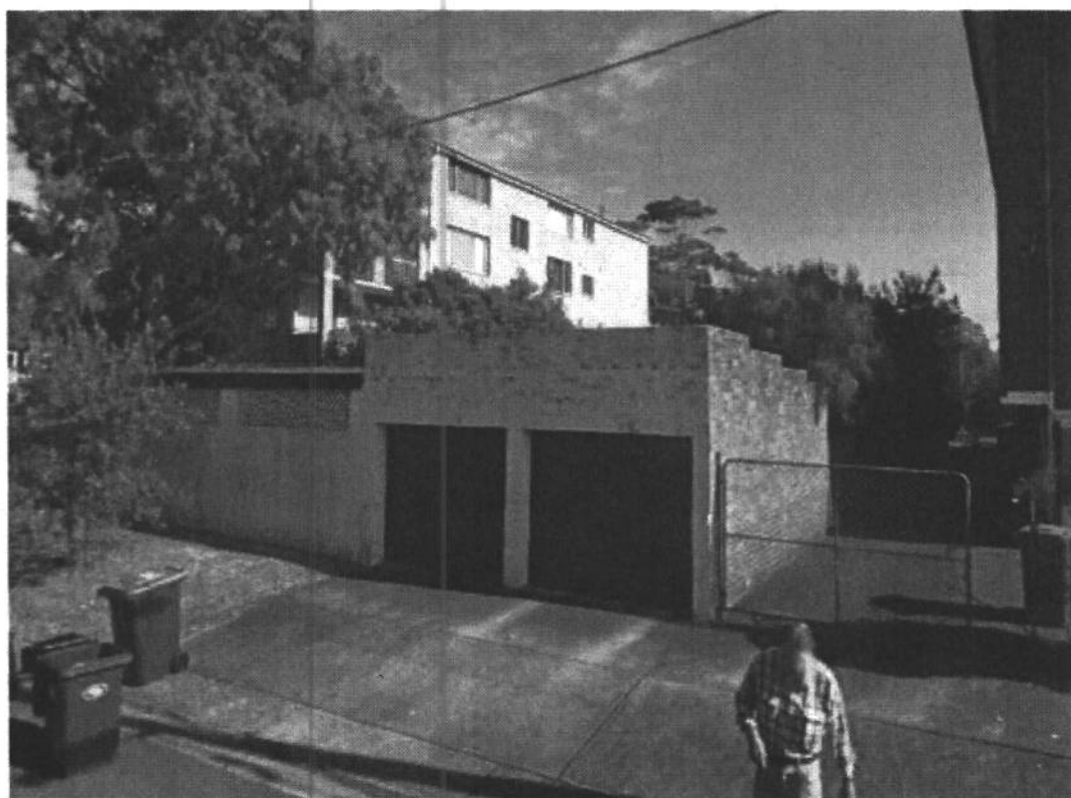
2. SUBJECT SITE

The subject site contains a single-storey, single residence. It is located, like the rest of Oberon Street between Rainbow Lane and Clarke Lane, on a dual-frontage north-south block fronting Oberon Street to the north and Helena Street and Helena Lane to the south.





Subject site viewed looking south in Oberon Street, located between 4-storey residential flat buildings.



Rear of subject site viewed north from Helena Street showing trend for rear vehicle entry.

3. SURROUNDING CONTEXT

Typical of Oberon Street are medium-density 2-4-storey RFBs and terrace houses.



Nos 38 and 36 Oberon Street.

4. PROPOSAL & JUSTIFICATION

a. Proposed:

Proposed is an amendment of the Draft Randwick LEP 2012 Land Zoning Map, FSR Map and Height Map (Grid Reference Map #7) to enable the redevelopment of the single residence at 54 Oberon Street, Randwick (Location map), for medium-density housing.

	Current	Draft RLEP2012	Proposed
Zone	2A	R2 Low Density Residential	R3 Medium Density Residential
FSR	0.6:1	0.6:1	1:1
Height	9.5m (dwelling houses by merit)	9.5m	13m

b. Consistency with State and Council Planning Initiatives:

i. Metropolitan and Subregional

The proposed rezoning for higher density is consistent with the housing strategic direction of the *Metropolitan Plan Sydney 2036* insofar as it addresses the projected demand for more -- but smaller and more affordable -- homes (*Strategic Direction D : Housing Sydney's Population*).

The proposed rezoning for higher density is also consistent with the key directions of the *draft East Subregional Strategy*, namely to improve housing choice by providing more medium-

density housing in Randwick. Currently medium density housing represents approx. 24% of dwelling types, compared with approx. 30% separate dwellings and approx. 38% high-density dwellings.

ii. Council Strategic Documents

The proposed rezoning for higher density is consistent with *The Randwick City Plan – A 2036 Year Plan* by “facilitating a diverse and affordable range of housing to meet our housing needs” (page 30).

c. Consistency with predominant Streetscapes:

As shown in the photographs above, the predominant streetscape of the north-south blocks between Oberon Street and Helena Street/Lane is of dual-frontage, medium-density 2-4-storey RFBs and terrace houses with vehicle access from Helena Street/Lane. The proposal is for rezoning to enable a ground+3-level RFB with vehicle access from Helena Street, consistent with the predominant streetscape.

d. Complies with all controls for Medium Density:

i. Setbacks

A ground+3-level RFB with vehicle access from Helena Street to basement parking for 8 vehicles on an approx. 414m² site is a viable design within the following setback requirements for the site:

- 4 metre front (Oberon Street) setback;
- 3 metre side setbacks;
- 8 metre rear setback.

Refer to accompanying concept drawings. Within these setbacks, a footprint of 132m² is possible, which at a proposed height of 13 metres provides four storeys. This translates to a gross floor area of approx. 414m² or an FSR of 1:1. This permits two apartments per floor of approx. 50m² each (allowing for internal circulation). This is consistent with medium-density apartments in Randwick.

ii. Landscaped area

Within the above footprint, a landscaped area of approx. 280m² is provided, which is approx. 67% of site area, well in excess of the 50% required by Council.

iii. Apartment sizes

SEPP65 Design Guidelines for RFBs recommends for 1-bedroom apartments (dual aspect, as these would be) a unit area of 50m². The setbacks and height limits set and proposed for this site permit apartments of 50m² each (allowing for internal circulation). Therefore, a dwelling size of 1-bedroom apartments is possible.

iv. Street width

Helena Street/Lane is approx. 8 metres kerb-to-kerb which is sufficient for street parking on both sides of the road and vehicles to pass.

This distance also contributes to the sense that a potential 13m height building in this street, set 8 metres back from the property boundary does not overshadow Helena Street to the south or create an excessive sense of bulk and scale. Further, the potential 13m height of building is in reasonable scale with Oberon Street at 13 metres width kerb-to-kerb, and approx. 30 metres from building-to-building..

v. Overshadowing

The rear of a proposed multi-dwelling building at 54 Oberon Street would be approx. 27 metres north of the building to the immediate south and therefore at 13 metres height would not overshadow. With regards to the adjoining RFBs at No. 52 and No. 56 Oberon Street, because the properties all run north-south, overshadowing from a similar-scaled building would not impact on the neighbours for more than approx. 2 hours per day.

vi. Privacy

Along the western and eastern walls of apartments on the subject site, any windows could be either frosted or at high sill heights, thus preserving visual privacy for adjoining RFBs.

vii. Views

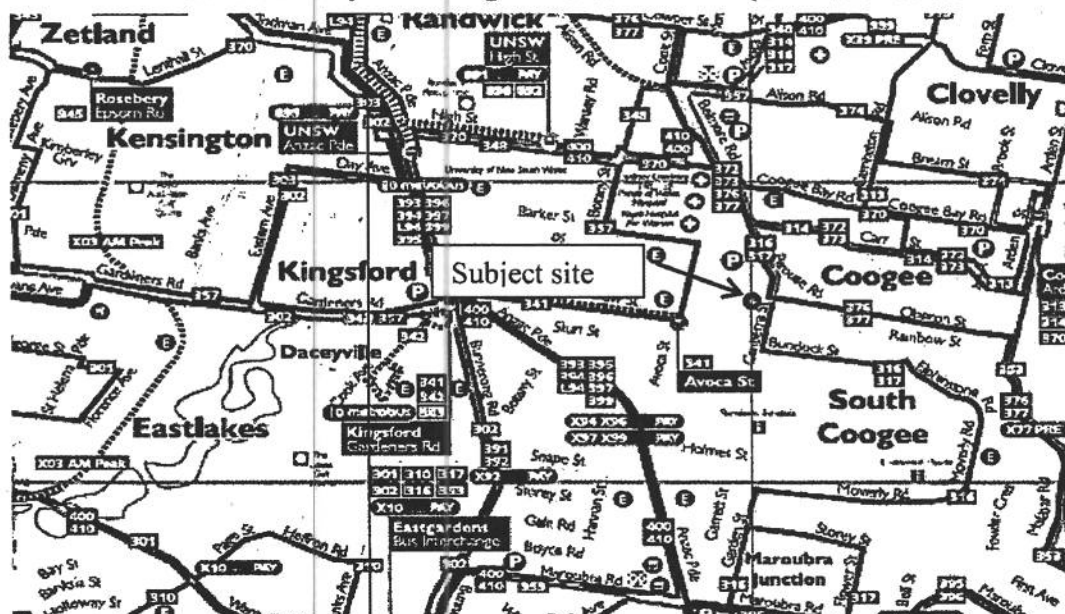
There are no significant views across the subject site that might be compromised by a 13 metre high building.

e. Strategic Location:

i. Proximity to town centre, services and educational establishments

The subject site is in close proximity to the small village centre known as The Spot, 600 metres to the north. The Randwick Girls' High School, Barker Street is located 500 metres west on Avoca Street. As described below, the subject site is linked by frequent buses along Canberra Street to Randwick Town Centre and Maroubra Junction.

ii. Proximity to strategic bus corridor/frequent bus routes



Bus map indicates bus links to Randwick town Centre, Maroubra Junction and The Spot.

iii. Rear lane access

Vehicle access to the dual-frontage blocks is from Helena Street/Lane. This carriageway is approx. 8 metres kerb-to-kerb which is sufficient for street parking on both sides of the road and vehicles to pass.

f. Objectives of R3 zone:

The objectives of the proposed zone are:

1. *To provide for the housing needs of the community within a medium density residential environment.*
2. *To provide a variety of housing types within a medium density residential environment.*
3. *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
4. *To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, contribute to the desired future character of the area.*
5. *To protect the amenity of residents.*
6. *To encourage housing affordability.*
7. *To enable small scale business uses in existing commercial buildings.*

As indicated above, the context of the subject site contains mostly 2-4-storey RFBs, terraces and dual-occupancies, consistent with the objectives for the draft R3 Medium Density zone. This streetscape represents a precinct in transition from Low (R2) to Medium (R3) density residential density. The existing dwelling types support a description for this area more consistent with the objectives of an R3 zone than a low density R2 zone.

5. CONCLUSION

We have reviewed the plans and accompanying documentation and submit this report for change of zoning from R2 to R3 on behalf of our client Mr Anthony Chianese, owner of No. 54 Oberon Street, Randwick.

This statement proposes that the subject site be rezoned to an R3 medium density zoning. Further that it be allocated a height and FSR consistent with that zoning and with the bulk and scale of the majority of dwellings in the vicinity.

The proposed height and FSR for the subject site complies with all the relevant objectives for zoning, height and FSR, both current and draft and is therefore considered to be appropriate for the subject site and the locality. Additionally, the proposed height and FSR will not be responsible for any adverse amenity impacts on surrounding development while also being compatible with the streetscape.

The proposal would also provide for additional housing choice in a convenient location and is considered to be appropriate for the site and locality and therefore worthy of adoption by Council.

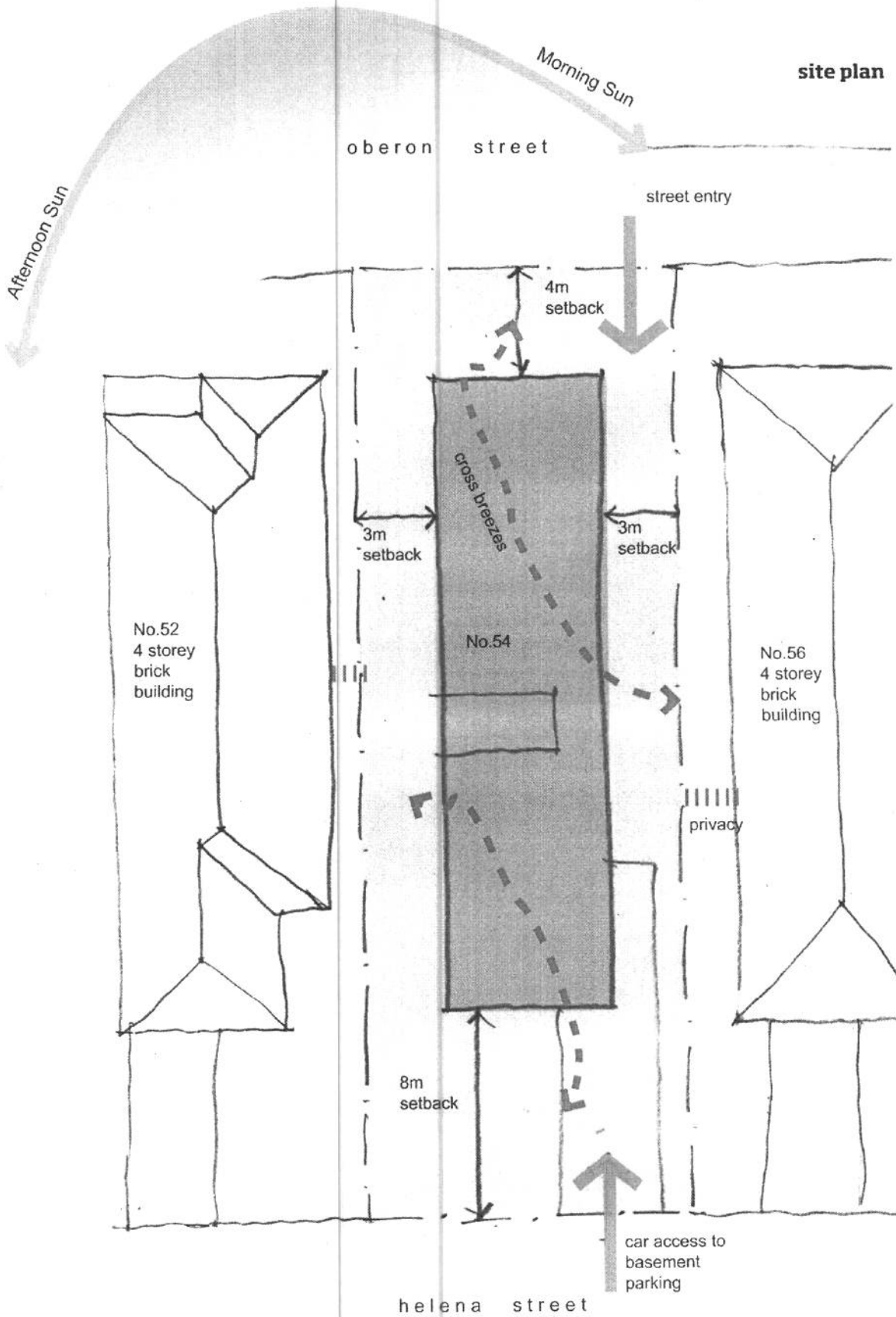
If you require any additional information, or clarification on any of the above matters, please contact me on 0412 622 643 or anthony@abcplan.com.au

Yours sincerely,

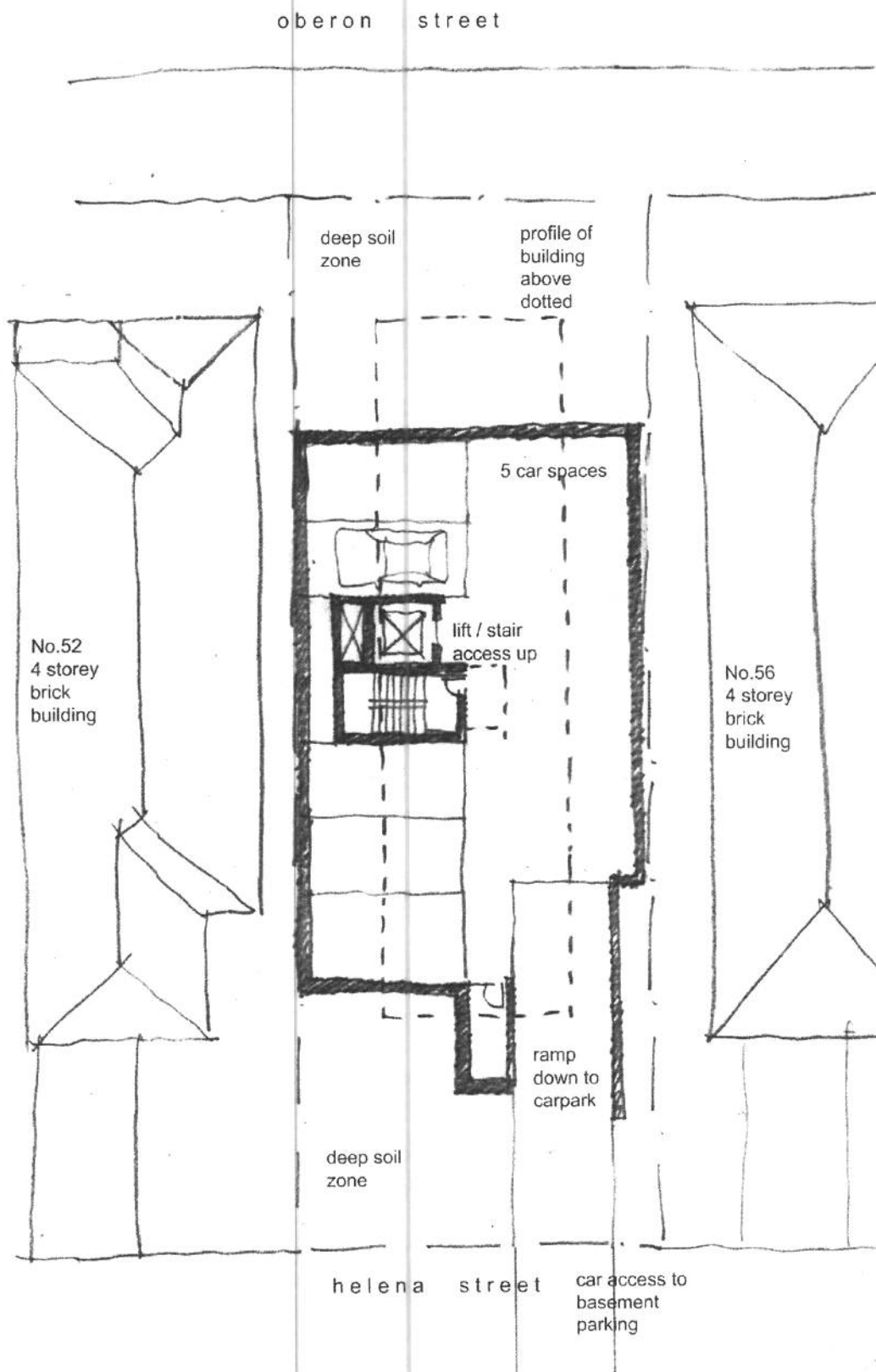
Anthony Betros

Director, ABC Planning P/L

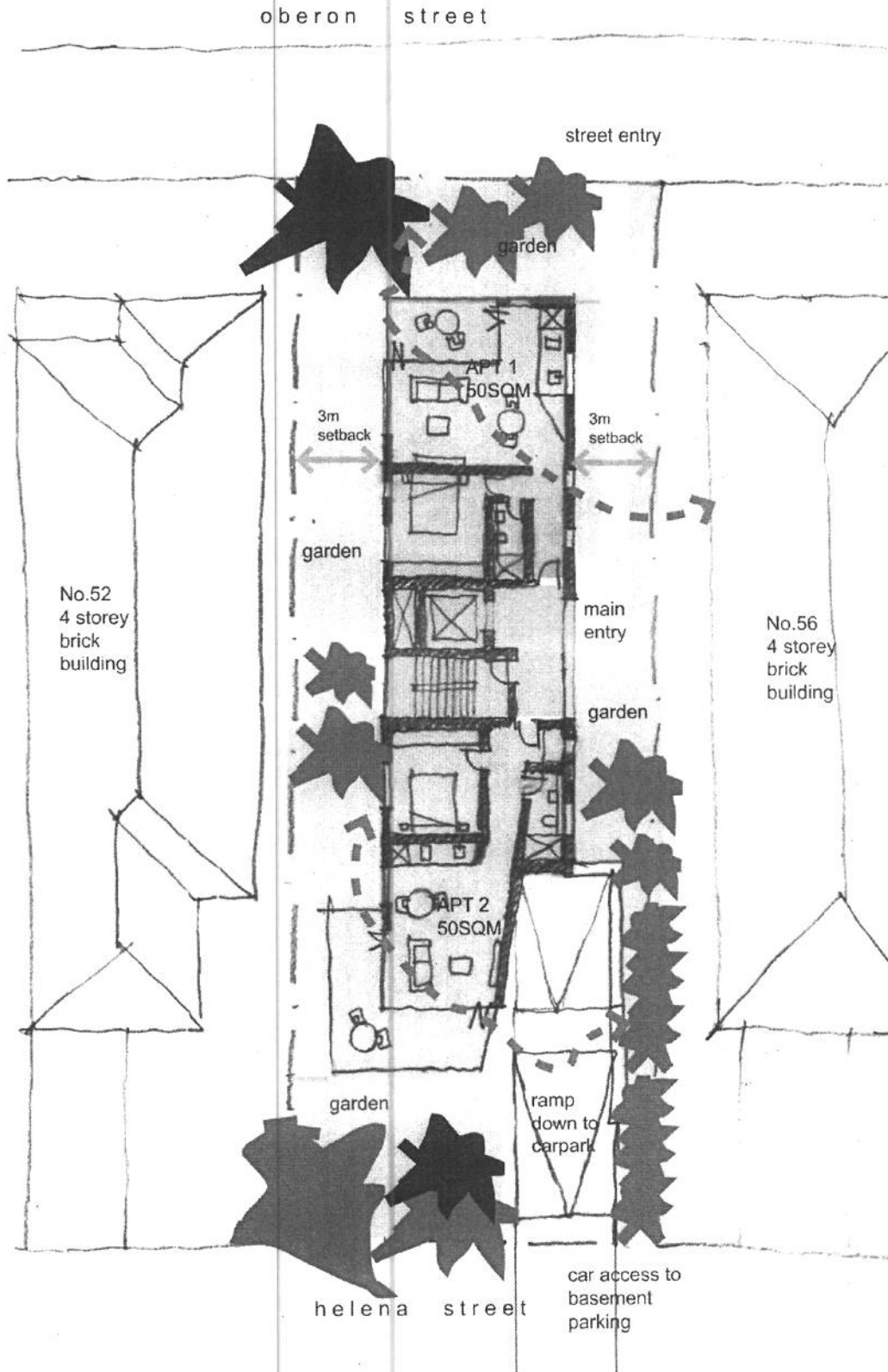
*Bachelor of Town Planning, UNSW
Graduate Diploma in Urban Estate Management, UTS*



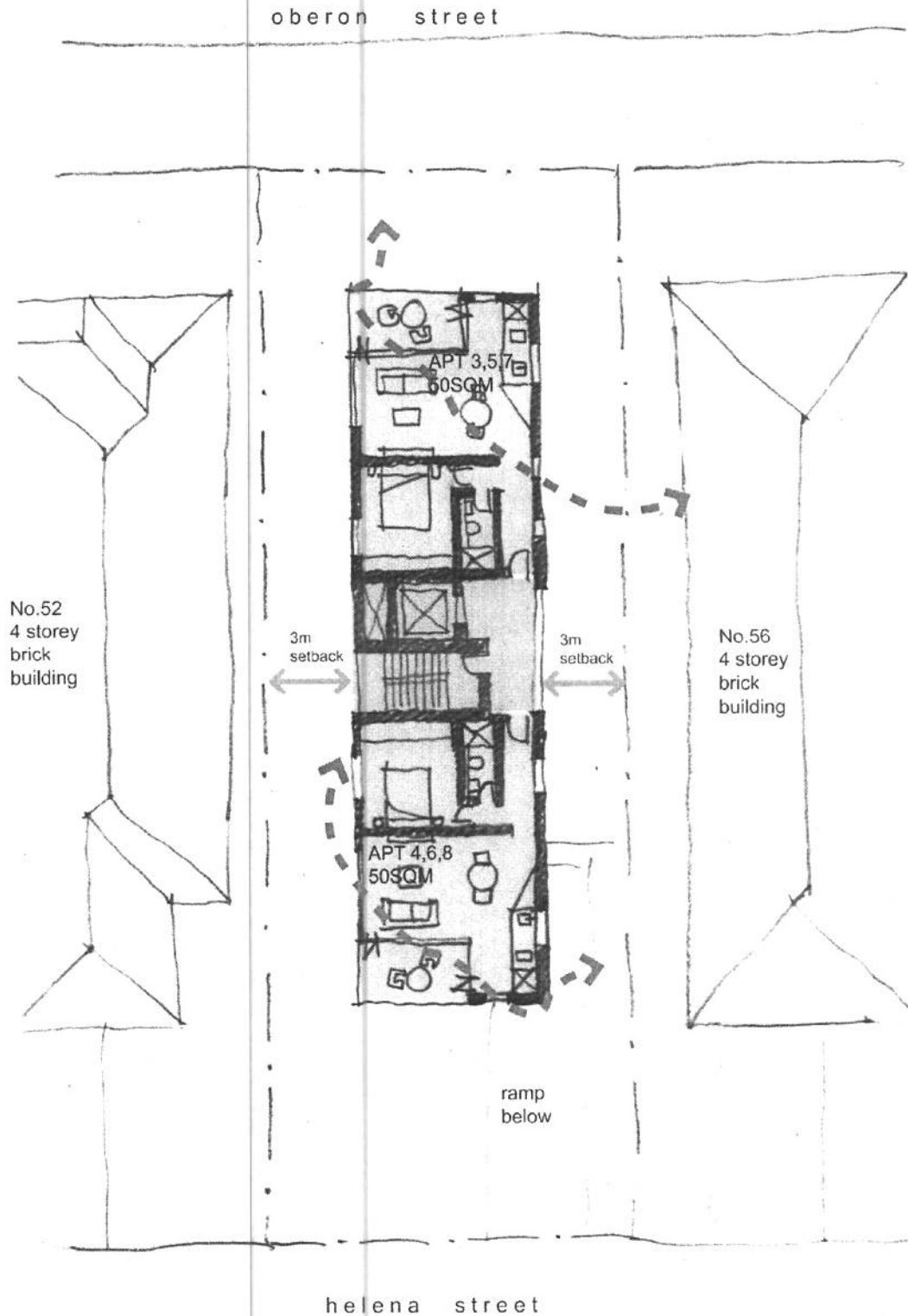
proposed basement plan



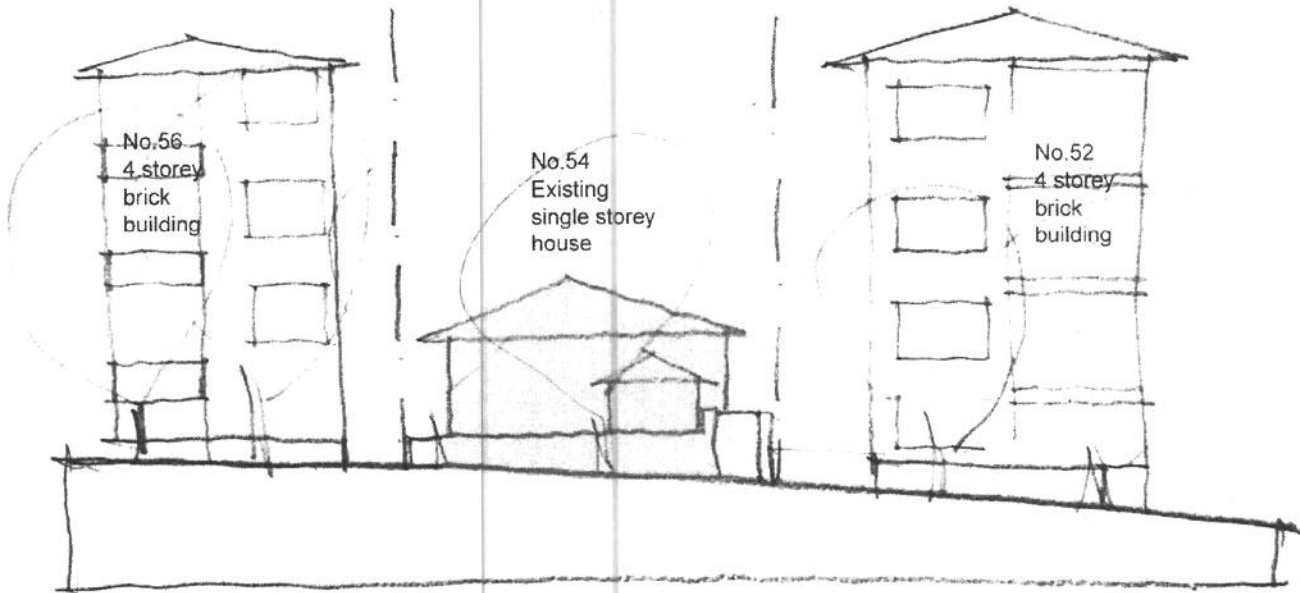
proposed ground floor plan



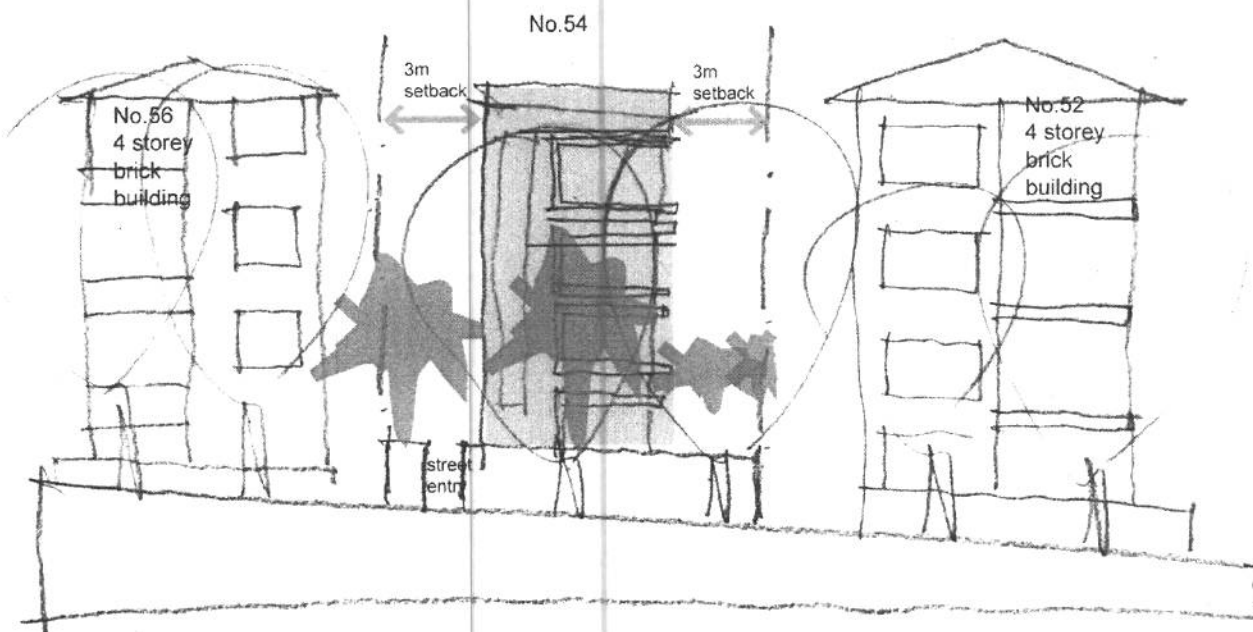
proposed typical floor plan



existing elevation - Oberon Street



proposed elevation - Oberon Street





www.landcom.com.au

27th March 2012

General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Attention: Ms Sima Truvert Director City Planning

Dear Sima,

Prince Henry Lot 65, Submission on Draft Local Environmental Plan (LEP)

Further to recent discussions, Landcom have engaged Bates Smart and RPS to prepare a submission on the draft Randwick LEP 2012 in relation to one of the remaining undeveloped land parcels on Prince Henry site, known as Prince Henry Stage 4 (Lot 65).

The letter summarises the forthcoming submission and formally requests an extension of time to make this submission, while architectural, urban design and planning work is undertaken.

In summary the submission will cover the following.

Randwick Local Environmental Plan 1998 (consolidation) (LEP) prescribes among other things:

- an FSR standard of 1.1:1 for this site
- a limit of 3 stories on the eastern part of the site

Draft Randwick LEP 2012 proposes to retain the 1.1:1 FSR for the site but removes the 3 storey height restriction.

Building design and massing studies undertaken to date indicate that:

A uniform building envelope of 5 storeys, rather than a stepped 3 and 5 storey form is more appropriate in the context of existing buildings.
This allows a separation to the existing building to the east of the site, greater than is required.
A 5 storey built form does not result in any overshadowing of adjacent private and public land and buildings, nor create any privacy or view loss impacts.
Within such a building envelope an FSR yield of in excess of 1.3:1 can be achieved for residential apartments that fully comply with SEPP 65.

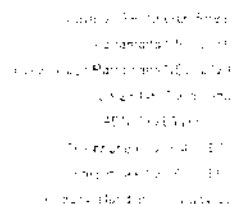
On this basis, the submission on the draft LEP will make the case that the maximum FSR control applicable to this parcel of land should be 1.3:1.



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Keiran Wallington
Development Director, Urban Renewal





LANDCOM

13th April 2012

Attention: Ms Sima Truuvert Director City Planning

Prince Henry Lot 65, Submission on Draft Local Environmental Plan (LEP)

Landcom seeks Council support of the proposed planning amendment given the merits demonstrated within the RPS Group and Bates Smart submissions that justifies an overall net benefit to not only the site but the broader precinct, than that of the existing controls.

Yours faithfully,

Hope

Keiran Wallington
Development Director, Urban Renewal



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Draft Randwick Local Environmental Plan 2012

Submission for Lot 65, Prince Henry, Little Bay

Prepared by:

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Prepared for:

LANDCOM

Client Manager: Timothy Moore
Report Number: PR1128022
Version / Date: Rev 0, 13 April 2012

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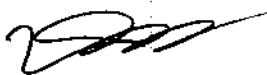
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Document Status

Version	Purpose of Document	Orig	Review	Review Date
Rev A	Issue for client review	MF	TM	13 April 2012
Rev 0	Final issue for submission	MF	TM	13 April 2012

Approval for Issue

Name	Signature	Date
Tim Moore		13 April 2012

1. Introduction

RPS have been engaged by Landcom to prepare this submission to the Draft Randwick Local Environmental Plan 2012 (Draft LEP 2012). Overall the Draft LEP 2012 is supported however this submission focuses on an essential and minor modification to the FSR control for Lot 65, of the Prince Henry site to ensure an appropriate redevelopment outcome, in accordance with the original master planned vision for the Prince Henry Site.

A detailed study has been undertaken by Bates Smart to determine the most appropriate built form of a residential building on Lot 65 and is the basis of this submission.

2. Location and Context

The subject site at 33 Harvey Street, Little Bay is legally described as Lot 65 in DP 270427 and known as Lot 65 of the Prince Henry site. It is an irregular shaped lot 2,931m² in area, located at the eastern end of Harvey Street towards St Michaels Golf Course. It is bounded by a 3 storey building to the east - currently used as an Aboriginal Health Centre, Bob-A-Day Park to the north, bushland to the west and St Michaels Golf Club car park to the south. Refer to the map in Section 1.0 of Bate Smart's submission and photos at Section 2.0.

3. Requested FSR Change for Lot 65

The Draft LEP 2012 nominates an FSR for the subject site of 1.1:1. This is also the current FSR for the site under both the Randwick Local Environmental Plan 1998 (LEP 1998) and the Prince Henry Development Control Plan.

This submission makes one single request to change to the Draft LEP 2012 by increasing the maximum FSR for this site from 1.1:1 up to 1.3:1. This increase is still well within the overall FSR maximum for the broader Prince Henry site.

Following the detailed design studies by Bates Smart and strategic considerations by RPS, it has been identified that an increase of the FSR to 1.3:1 can be easily achieved within an otherwise compliant building envelope. The increased FSR is appropriate and essential to realise the site's potential and enable the achievement of the desired building height in a form that is more suitable within the context. This minor increase of 0.2:1 of 586.2m² of GFA can deliver apartments with an exceptionally high level of design quality and amenity, without creating any additional environmental impacts such as view loss, overshadowing or privacy impacts, beyond the current permitted FSR and building envelope.

4. Justifications

The 1.3:1 FSR is well justified, considering its physical context, environmental impacts, the amenity that will be achieved and the strategic context and there are strong planning merits in support of this change. The submission by Bates Smart provides detailed analysis of the site, built form controls, massing and amenity outcomes of both the current draft controls and the preferred building for the site. The preferred building has an FSR of 1.3:1 and demonstrates that the site has the potential to accommodate a building of this scale without adverse impacts and with a number of benefits. The justification and illustration of planning merits

are explained with respect to context, environmental impact, design excellence / quality residential amenity and strategic context.

4.1 Physical Context

The Prince Henry site is characterised by rectilinear block buildings with uniform rather than stepped heights, many of which have heritage significance. Although less than 5 storeys, many have a bulk and scale equivalent to a 5 storey building.

The development of a building with a uniform 5 storey scale is therefore consistent with the overall height control in the current and draft LEP 2012 and is an appropriate response to this context, as shown in the Section 4.1 - Preferred Massing of Bates Smart's report. Internal planning and floor space yield analysis shows that this preferred form is easily capable of achieving an FSR of 1.3:1.

4.2 Environmental Impacts

The adoption of this preferred built form, with an FSR of 1.3:1 would achieve positive environmental impacts as demonstrated through the preferred building analyses in Bates Smart's report. These include:

- Reduction in overshadowing to Aboriginal Health Building
- A significantly increased separation between the preferred and Aboriginal Health buildings by 8.3m adding to an appreciation of the open space and bushland environment and improving the visual and aural privacy of each building.
- Increased landscape buffer between the Aboriginal Health Centre and the preferred building
- Reduced site footprint enabling increased landscaping elsewhere on the site
- A floorplate with reduced depth, essential to achieve residential buildings with high amenity.
- Improved amenity for future residents with a broader outlook across surrounding open space, bushland and the ocean, without compromising views and outlook from existing surrounding buildings.
- Improved solar access to the preferred building

From the detailed design investigations undertaken by Bates Smart there are no identified adverse environmental impacts generated by an increase in FSR from 1.1:1 to 1.3:1. Building bulk and articulation is appropriate and would be much more sympathetic to the neighbouring heritage items than the current controls, as shown in Section 3.4 of the attached report.

Privacy would be achieved with potential improvements to a 1.1:1 scheme due to the increased setback from the Aboriginal Health Centre building. Views would not be compromised with views from adjacent buildings to the east and north-west concentrated towards the golf course and ocean to the east. Additional view loss will not occur from the Aboriginal Health Centre to the bushland beyond the altered outlook resulting from the allowable 18m height control.

The increase in FSR would allow for a minor increase in the residential population able to be accommodated on the site. The impacts of this on the existing road networks and services would be negligible, with current capacities to cater for this increase.

4.3 Amenity

The preferred building has demonstrated that a very high level of residential amenity can be achieved on the site, within a compliant building envelope, whilst achieving an FSR of 1.3:1. The most appropriate means to assess this is against State Environmental Planning Policy no. 65 – Design Quality of Residential Flat Development. Bates Smart's report provides SEPP 65 assessments in Sections 4.1, 5.0 and 6.0 which confirms that the preferred building would achieve or exceed SEPP 65 requirements relating to:

- Solar access and single southern aspect

- Cross ventilation
- Minimum bedroom size
- Apartment to lift ratio
- Deep soil and open space
- Views
- Privacy
- Overshadowing

Apartment mix can also be achieved. A mix of 1 and 2 bed apartments have been shown however it is possible to reconfigure the layout to also accommodate 3 bedroom apartments without change to the built form or SEPP 65 compliance.

4.4 Strategic Context

The strategic context of the FSR control has been considered in detail, demonstrating that the FSR of 1.3:1 has clear strategic merit.

- The above sections and Bates Smart's report have demonstrated that an FSR of 1.3:1 meets all the above objectives. The Draft LEP 2012 FSR objectives are as follows:
 - (a) To ensure that the size and scale of development is compatible with the desired future character of the locality,*
 - (b) To ensure that buildings are well articulated, and respond to environmental and energy needs,*
 - (c) To ensure that development is compatible with the scale and character of contributory buildings in the conservation area and heritage items,*
 - (d) To ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.*
- An increase in the FSR to 1.3:1 would result in a development that is compatible with the desired future character and local heritage, can achieve good articulation and will not have adverse impacts in terms of visual bulk, privacy, overshadowing and views.
- The FSR increase to 1.3:1 will only increase the overall Prince Henry site FSR by 0.01:1, resulting in a site FSR of 0.41:1. This is still significantly under the maximum site FSR for Prince Henry of 0.46:1, as nominated under the masterplan.
- The current LEP 1998 and Prince Henry Development Control Plan require a stepped built form. The Draft LEP 2012 removes this requirement. Through this, Council acknowledges that a uniform height built form is a more appropriate development
- The site is recognised as being suitable for a larger scale development in the context of the Prince Henry site through the nominated maximum building height of 5 storeys. The FSR of 1.3:1 allows for the achievement of a 5 storey building with more suitable visual bulk as discussed above.
- The 1.1:1 FSR was originally nominated for the subject site through the Prince Henry site masterplan. These controls were developed for larger conceptual scale strategic planning with limited consideration of site specific details. The controls under the masterplan were later adopted under Randwick's DCP, with development standards transferred to Randwick's LEP 1998. It is therefore suggested that the FSR of 1.1:1 may not be adequately suited as a statutory control without detailed site specific studies. The 1.3:1 FSR has been justified from detailed architectural investigations and site studies and is found to achieve an improved built form.

5. Conclusion

A building that is uniform in height, with relatively narrow width is an appropriate built form for the site. Removal of the stepped height control from the draft LEP shows some acknowledgement of this. The attached design investigations demonstrate that an FSR of 1.3:1 can be easily achieved within a compliant and uniform building envelope to house residential apartments with a very high level of amenity.

The FSR of 1.3:1 on the subject site is justified as:

- it would achieve a built form that responds well to its context;
- it would enable a building with no adverse environmental impacts and numerous environmental benefits, as identified;
- apartments within such a building can achieve a high level of amenity, and
- it fits the strategic planning context.

PRINCE HENRY LOT 65

SUBMISSION TO DRAFT
RANDWICK LEP 2012

13 APRIL 2012

S110882C

CLIENT



CONSULTANTS

Architects

Bates Smart

Planning

RPS Group

PROJECT NUMBER

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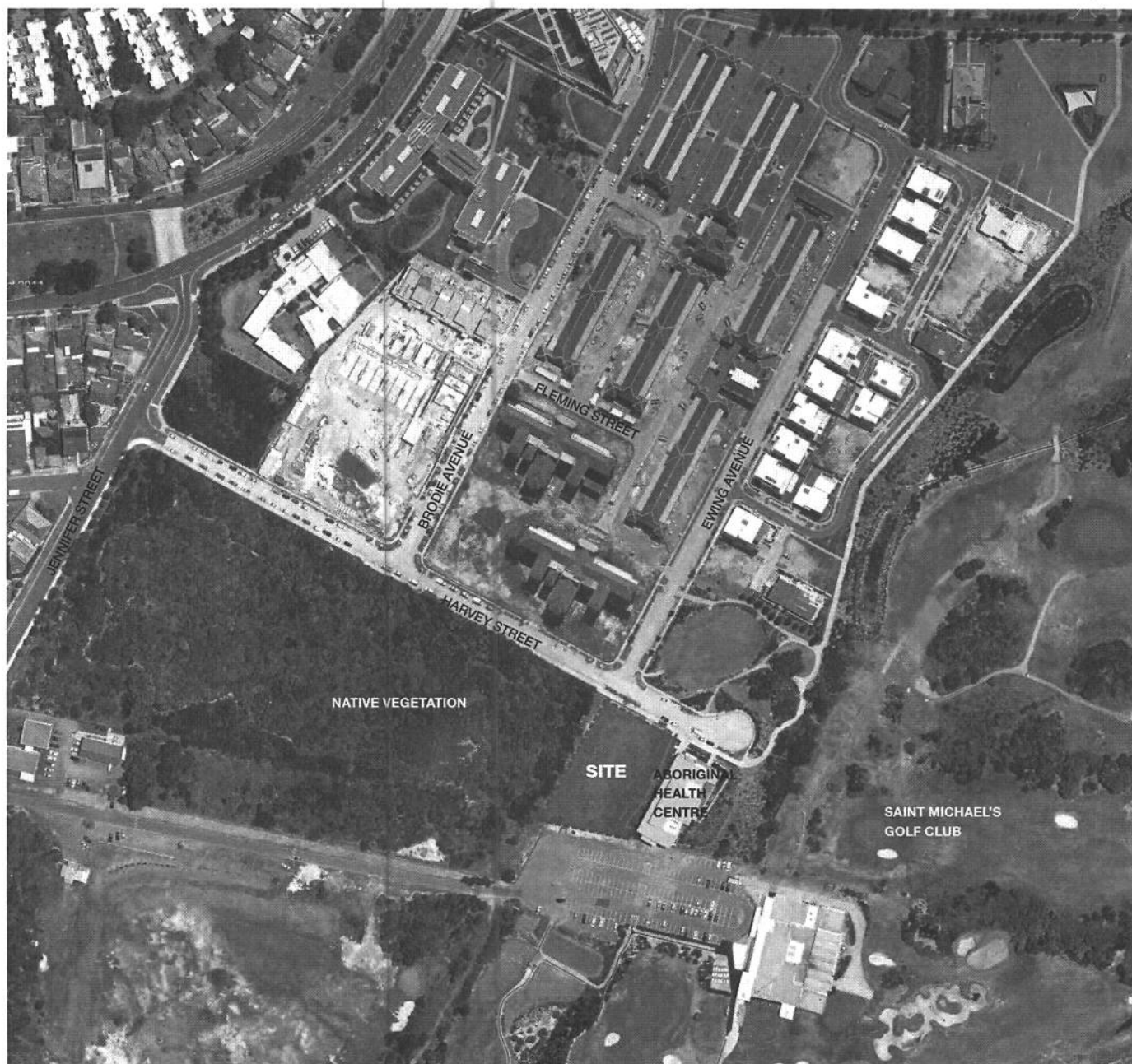
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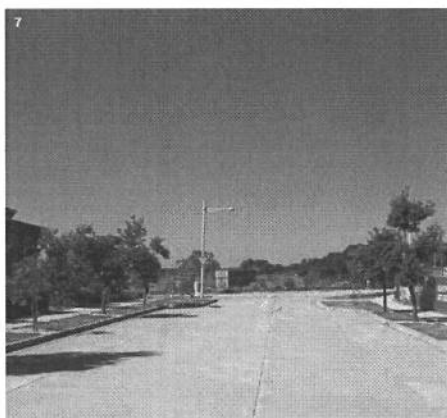
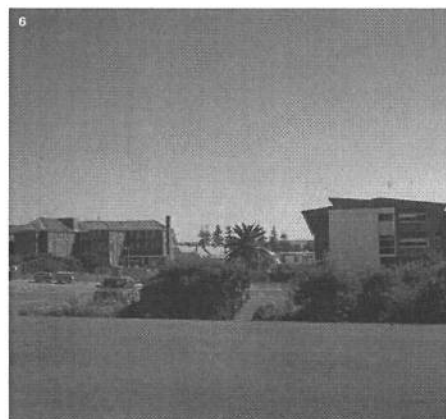
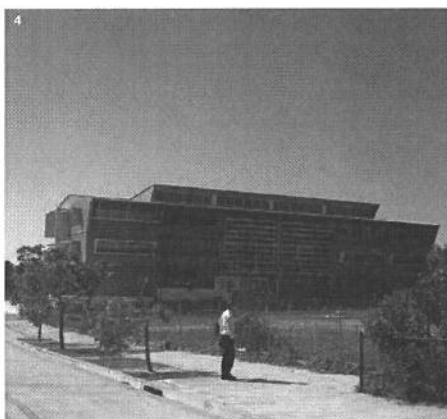
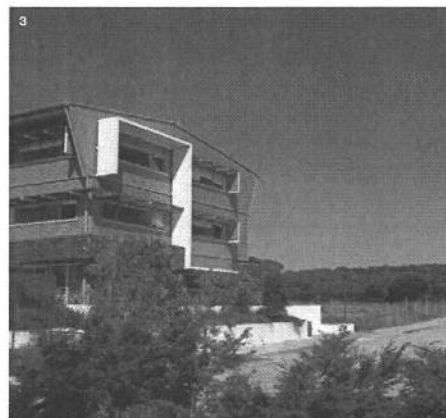
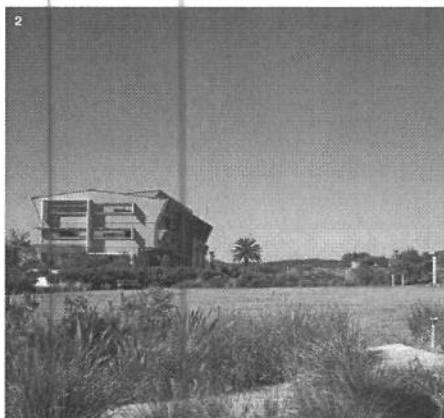
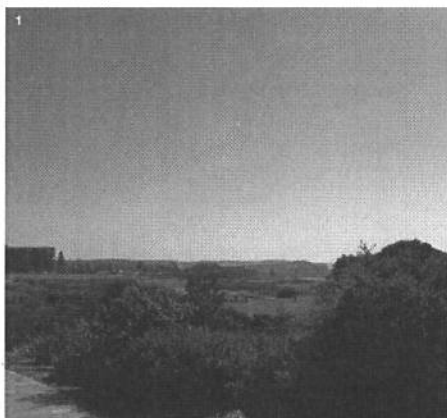
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1.0 LOCATION



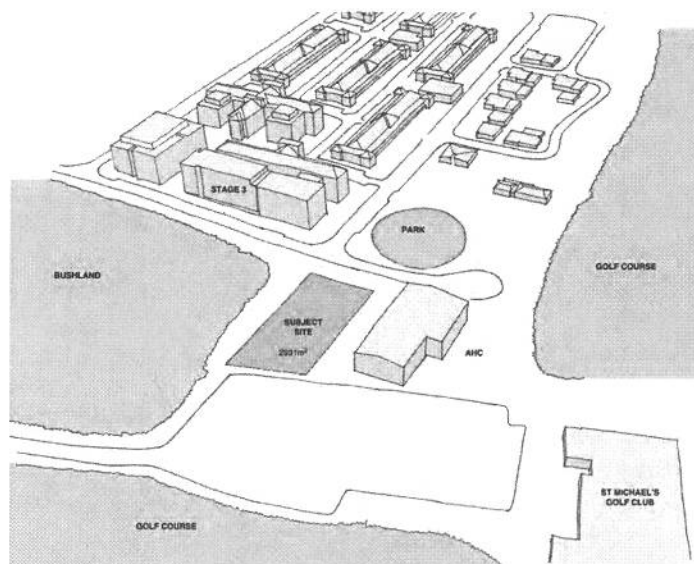
2.0 SITE PHOTOS



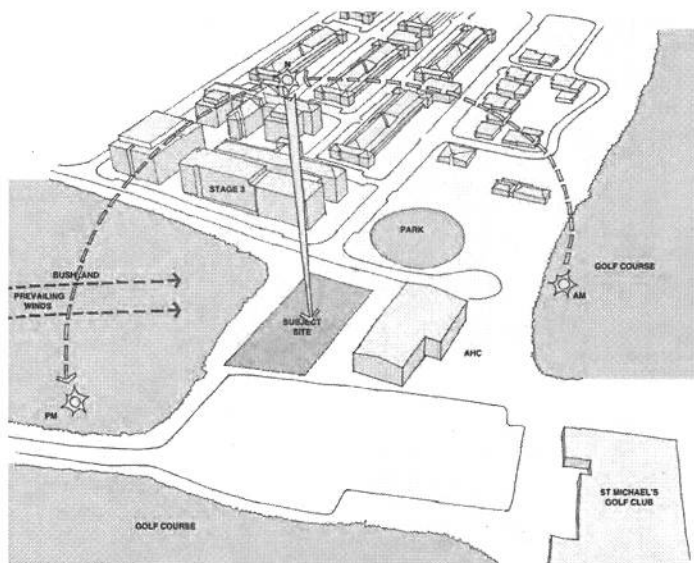
PICTURED
1/ View from golf course
2/ Northern view of site
3/ North East view of site and neighbouring AHC Building
4/ View from Harvey Street
5/ View from carpark
6/ Southern view of site

7/ Harvey Street
8/ Neighbouring golf course
9/ View looking East across site

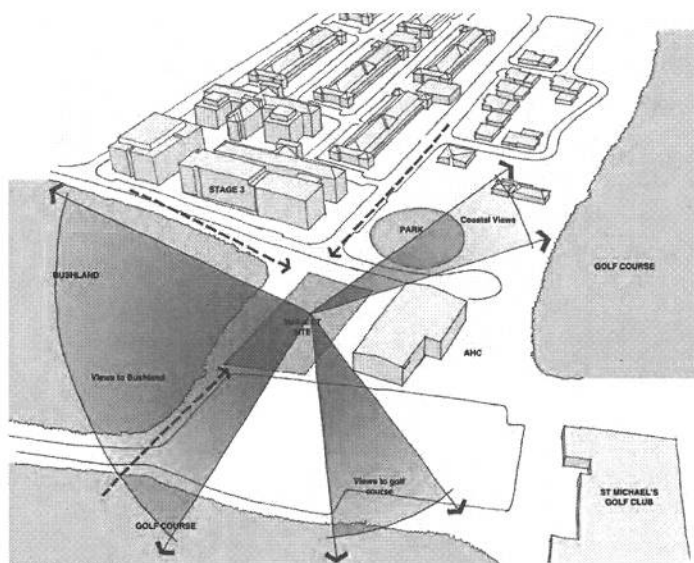
3.0 SITE ANALYSIS



SITE PLAN



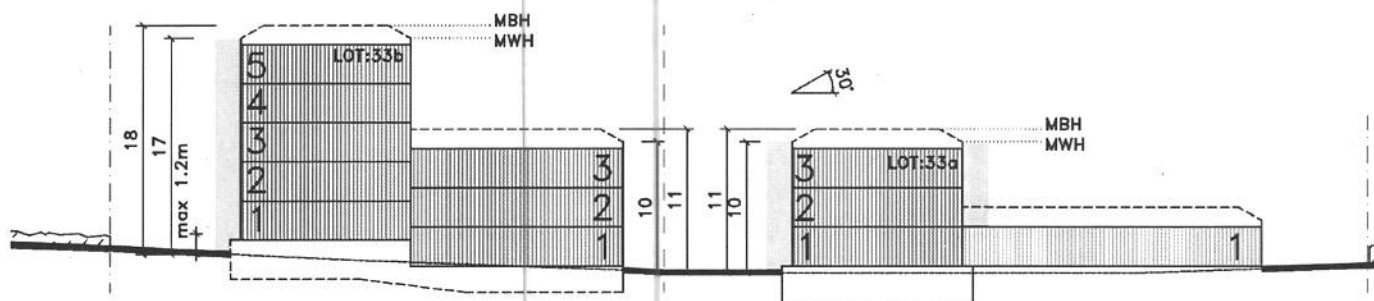
SOLAR + WINDS



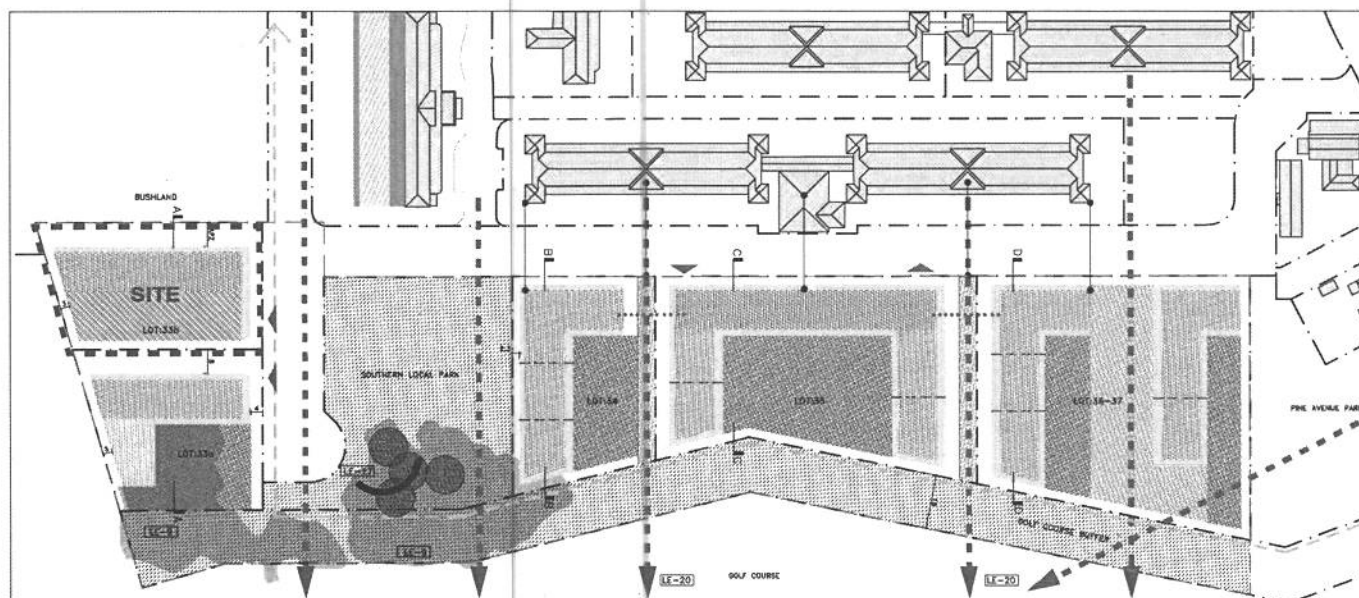
VIEWS + VISTA

4.0 PRINCE HENRY PROJECT PLANNING CONTROLS

	Masterplan	Actual	Proposed
Gross Floor Area	159,816	139,394	140,332
Area of Developable Site Area	344,264	344,264	344,264
Floor Space Ratio (FSR)	0.46	0.4	0.41
Dwellings total	837	953	977



SECTION AA
PRINCE HENRY SITE
DEVELOPMENT CONTROL PLAN 2004



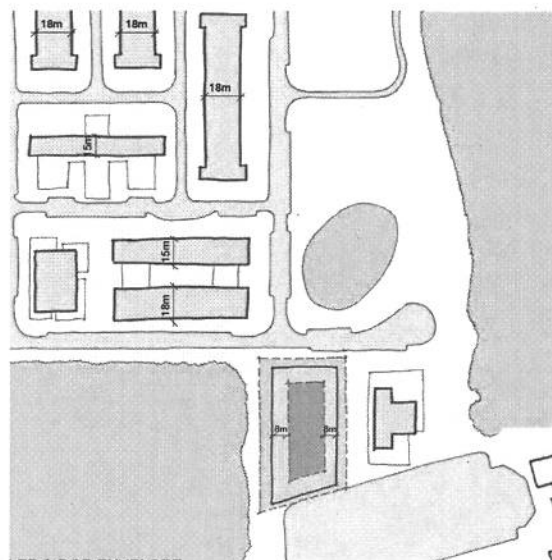
PRECINCT PLAN
PRINCE HENRY SITE
DEVELOPMENT CONTROL PLAN 2004

Relationships	Building	Building Envelope	Access	Landscape	Built and Landscape Heritage
- Views and vistas - Match building alignment - Shared basement carparking	- Lot boundaries - Setback - Building articulation - Building form steps (indicated) - Precinct 4 - Cycle path	1 storey 2 storey 3 storey 4 storey 5 storey	Indicative vehicular entry point	- Indicative landscaped private / communal open spaces - Required open space - Public open space - Public Permitted Covenant - Significant trees	- Built Element - Landscape Element For further detail on Built and Landscape Heritage Elements refer to Conservation Management Plan (CMP)

4.1 MASSING ANALYSIS

LEP & DCP ENVELOPE

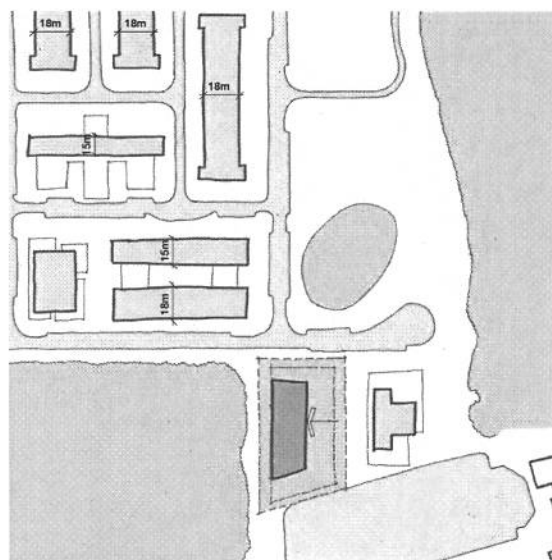
- / Total depth of 32m
- / Under SEPP 65 maximum depth for single aspect unit is 8m
- / Southern facade length is 32m
- / Open Space 40%



LEP & DCP ENVELOPE

PREFERRED ENVELOPE

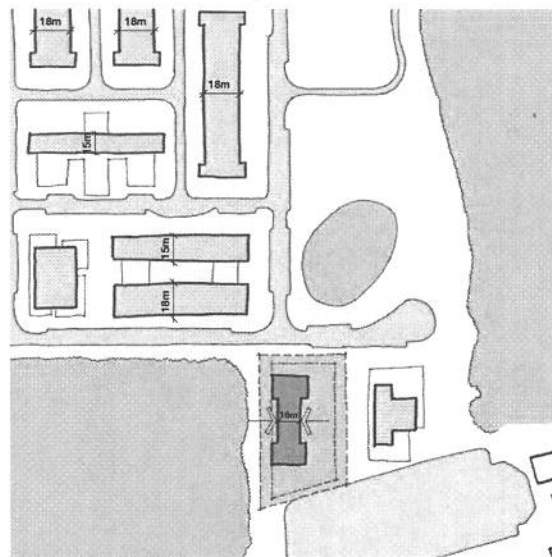
- / Average Masterplan building depth of 18m
- / Average Masterplan building separation 25m
- / Proposed separation to AHC building 24m
- / Proposed open space - 54%



PREFERRED ENVELOPE

PREFERRED MASSING

- / Dual aspect units - under SEPP 65 maximum depth of 18m



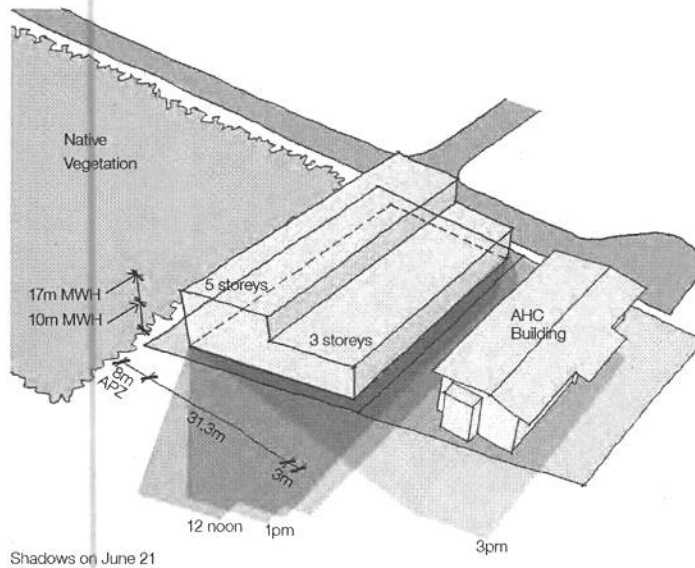
PREFERRED MASSING

4.1 MASSING ANALYSIS

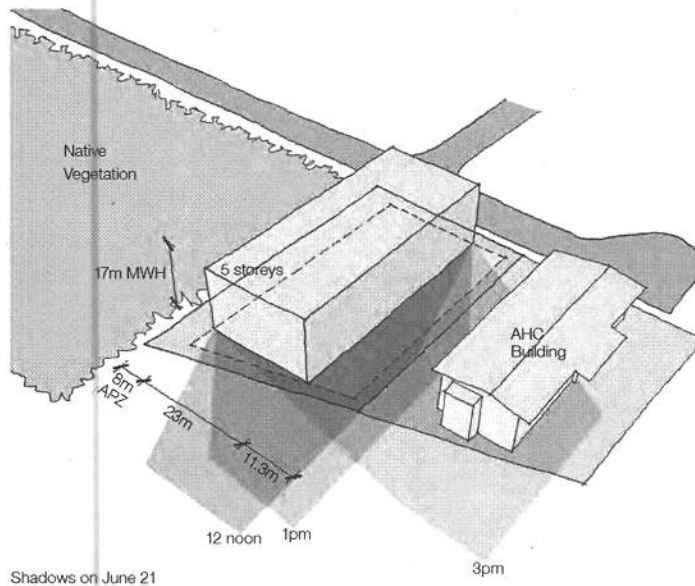
	CONTROLS	Proposed
Site Area	2931m ²	2931m ²
Site Cover	66%	46%
Envelope GFA	7720m ²	6825m ²
Max Wall Height	17m	17m
Max Building Height	18m	18m
Max Storeys	5-3	5
Landscape area	40%	54%
Soft Landscape area	30%	35%
Eastern set back from boundary	3m	11.3m
Building separation (from AHC Building)	15.1m	23.4m
Envelope GFA with 60% allowable articulation zone	6489m ²	4095m ²
FSR Control	1:1:1	
FSR for proposal		1.3:1
Yield	3 beds = 7 2 beds = 24 TOTAL 31*	2 beds = 30 1 beds = 25 TOTAL 55
Carparking	47 undercover	55 undercover

* Masterplan

LEP & DCP ENVELOPE



PREFERRED ENVELOPE

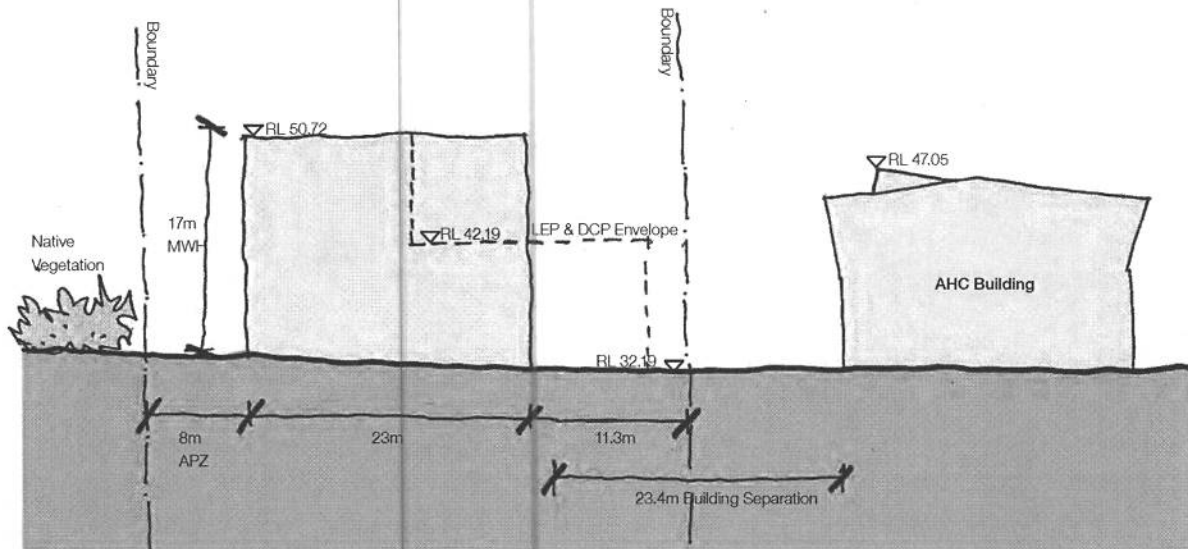


4.2 PROPOSED MASSING

ADVANTAGES OF PROPOSED MASSING

/ REDUCED OVERSHADOWING OF AHC / IMPROVED AMENITY FOR RESIDENTS THROUGH BROADER OUTLOOK

- / Improved setback between buildings - 8.3m increase.
- / Introduction of landscape buffer between the AHC and apartment buildings. Better separation between the two functions.
- / Smaller footprint on the site
- / Increased soft landscape generally
- / Better solar access to the apartment building due to increased set back.
- / Narrow floorplate appropriate for residential (23m provides maximum 18m glass to glass as required by SEPP 65)
- / Slimmer, better proportioned building which allows for improved design generally
- / A reduction in the amount of overshadowing on the AHC site (and particularly the northern parts of the building).
- / Improved amenity for future residents through an improved outlook (i.e. capitalising on coastal views).



SECTION
PREFERRED ENVELOPE

5.0 INDICATIVE FLOOR PLANS

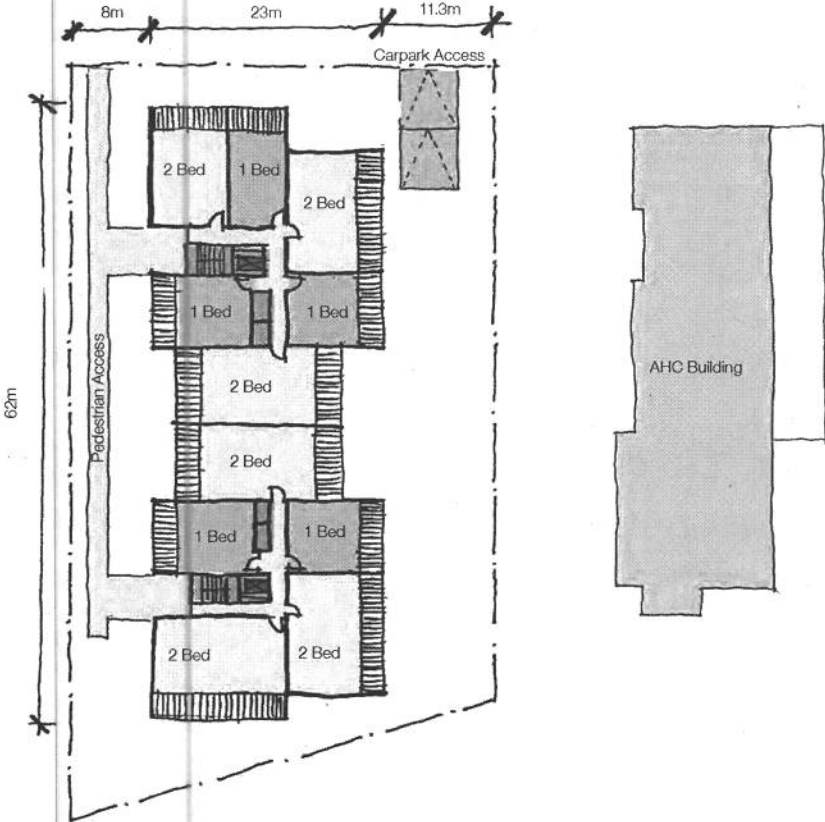
INDICATIVE GROUND FLOOR PLAN
11 Apartments per floor



	SEPP 65	Proposed
Deep Soil	up to 25%	25%
Open Space	between 25 to 30%	54%
Solar Access	min 70%	72%
Single Southern Aspect	Max 10%	0%
Cross ventilated apartments	min 60%	81%
Min 1 bed size	40m²	45m²
Min 2 bed size	70m²	70m²
Apartments per lift lobby	8	max 6 apartments

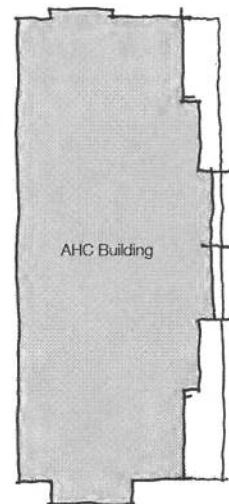
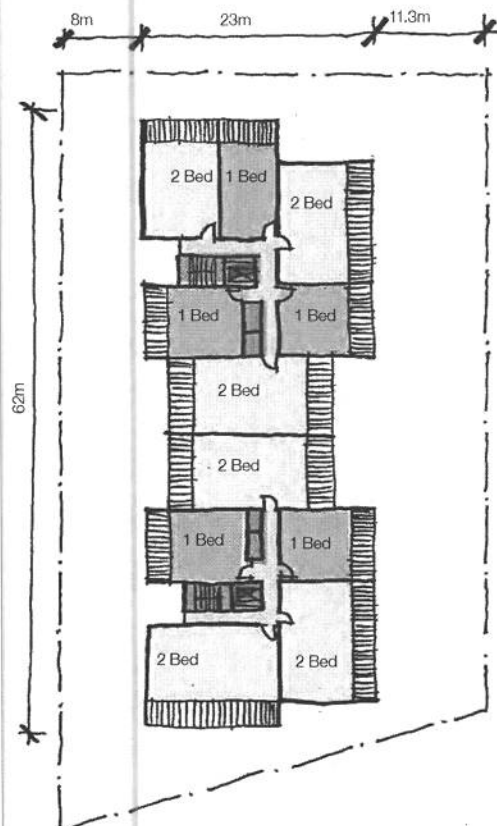
APARTMENT MIX
55 apartments total
/ 25 x 1 bed
/ 30 x 2 bed

COMMENTS
/ 100% Views
/ Core naturally ventilated / illuminated.
/ Dual core minimises circulation
/ Proposed FSR 1.3:1



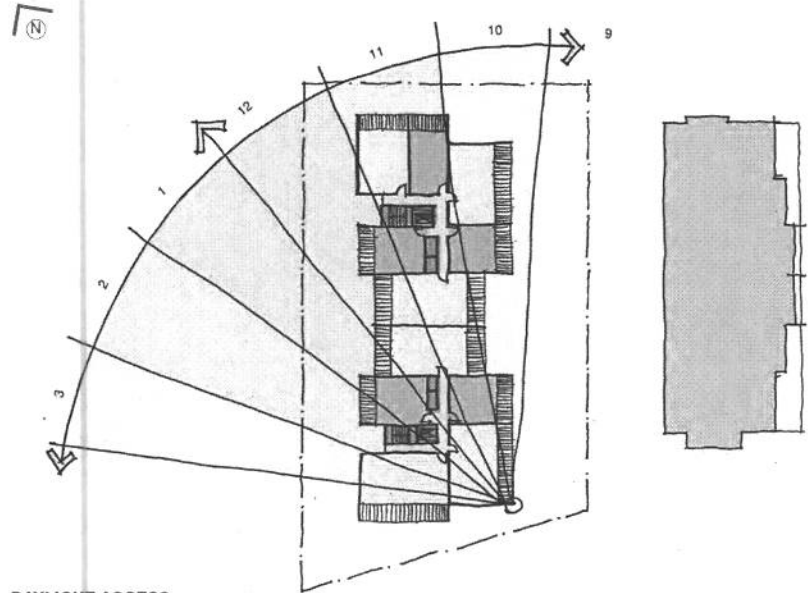
INDICATIVE TYPICAL FLOOR PLAN

11 Apartments per floor

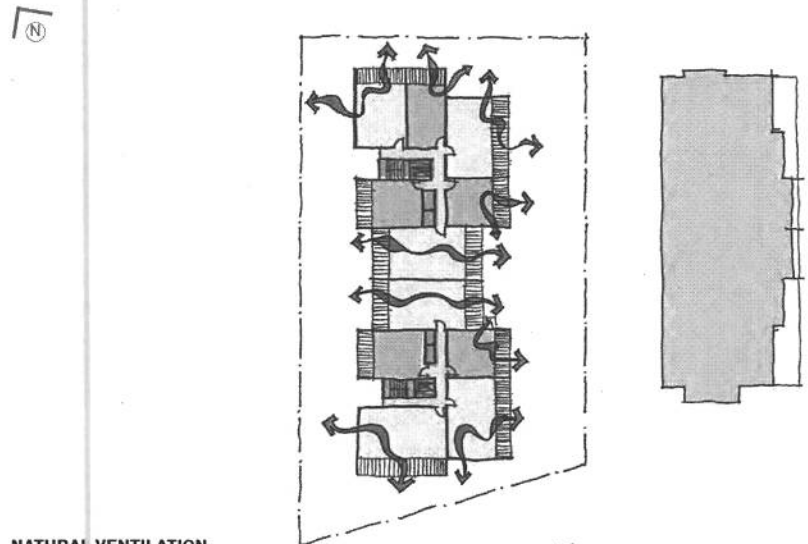


6.0 SEPP 65

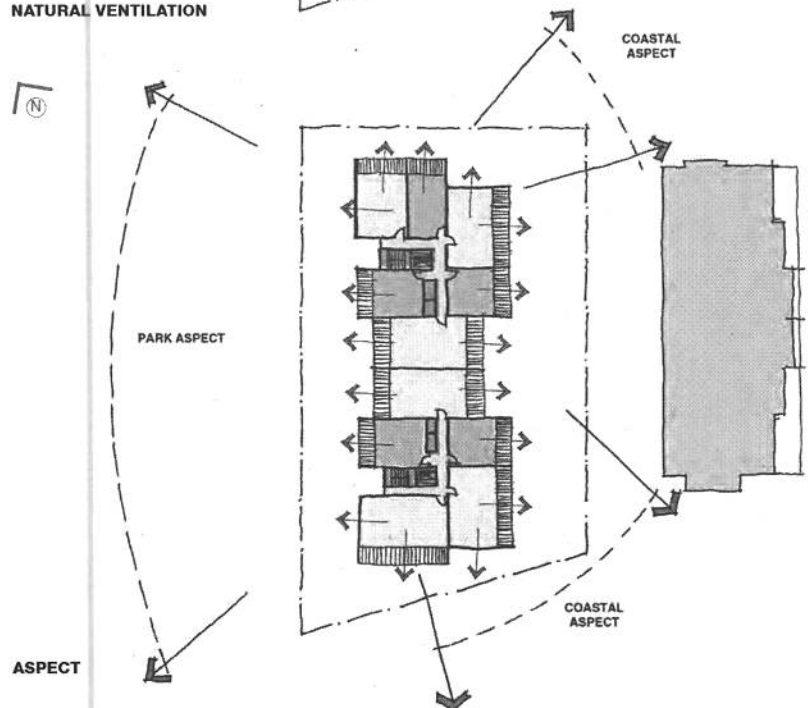
- / Total apartments 55
- / 40 out of 55 (72%) apartments receive 3 hours of direct sunlight between 9am and 3pm on 21st June. Minimum SEPP 65 requirement is 70%
- / 45 out of 55 (81%) apartments are naturally ventilated. Minimum SEPP 65 requirement is 60%
- / 65% of units have dual aspect.
- / 0% of units are single aspect south facing units.



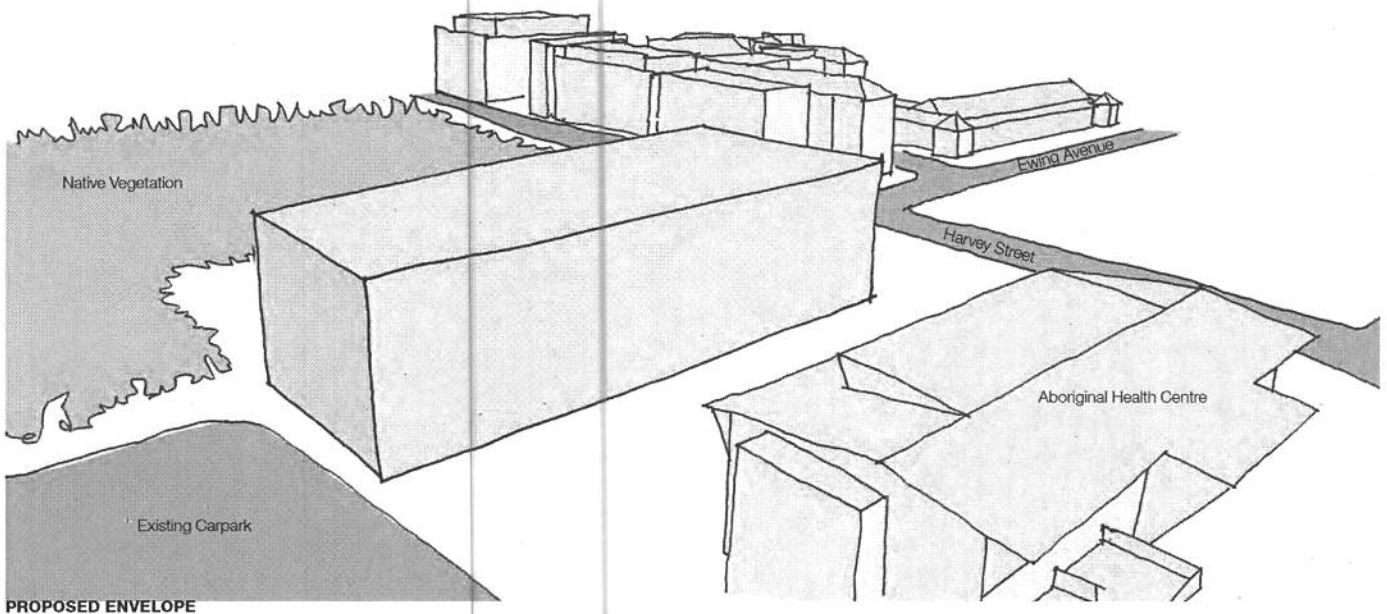
DAYLIGHT ACCESS



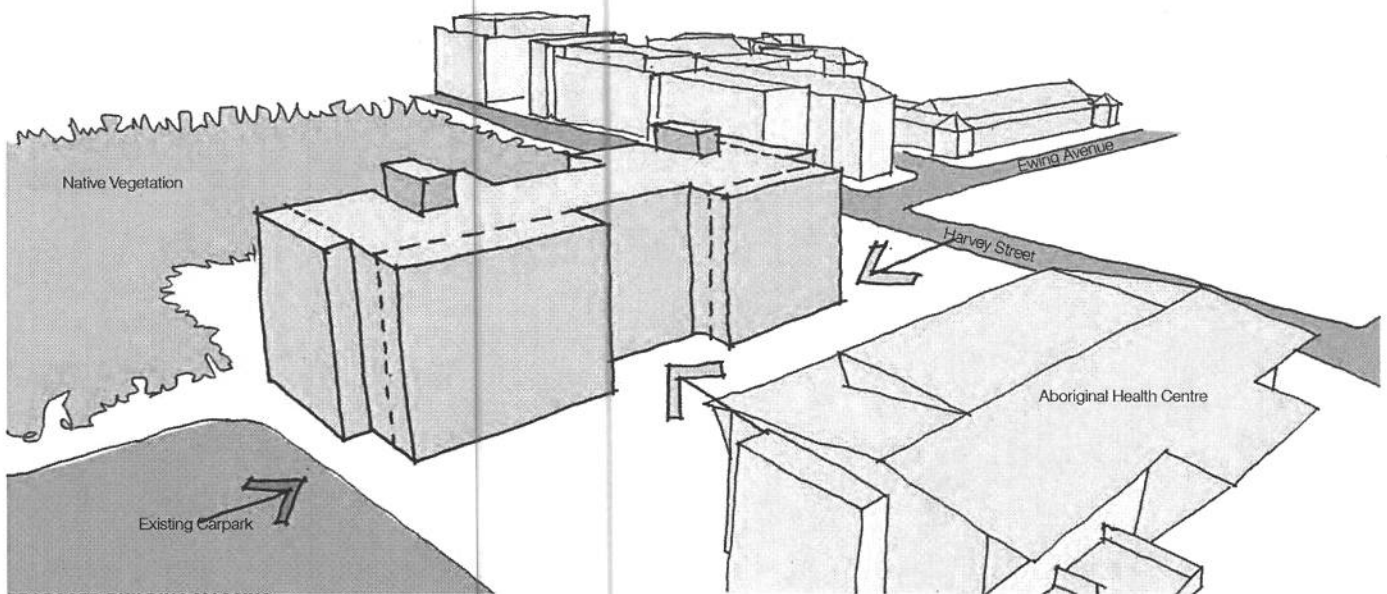
NATURAL VENTILATION



7.0 3D VIEW



PROPOSED ENVELOPE



PROPOSED BUILDING MASSING