

An aerial photograph of a coastal urban area. In the foreground, a large, modern building with a curved, white facade and a central swimming pool is visible. To its right, a smaller building with a flat roof and a pool is situated. Further back, there are several other buildings, including a large one with a red-tiled roof. A parking lot with many cars is located in the upper left. The bottom of the image shows a sandy beach and the ocean. The text '43-46 THE ESPLANADE' and 'ETTALONG BEACH' is overlaid in the top left, and 'ADG architects' is in the bottom right.

43-46 THE ESPLANADE ETTALONG BEACH

UPDATED JUNE 2022

URBAN DESIGN AND
PUBLIC DOMAIN

SITE

ADG architects

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SITE



INTRODUCTION

The site is located in Ettalong Beach, a boutique area of the coast filled with unique shops and restaurants. It is characterised by its beautiful waterfront with views to Wagstaffe only 200m away across the water. The site itself is surrounded by larger developments ranging from four to nine storeys to the West with smaller one and two storey dwellings to the East. The shape of the trees along the waterfront shows that there is a strong coastal breeze that comes off the water from the South. The main shopping area is a block away to the North.

SITE LOCATION AND CONTEXT

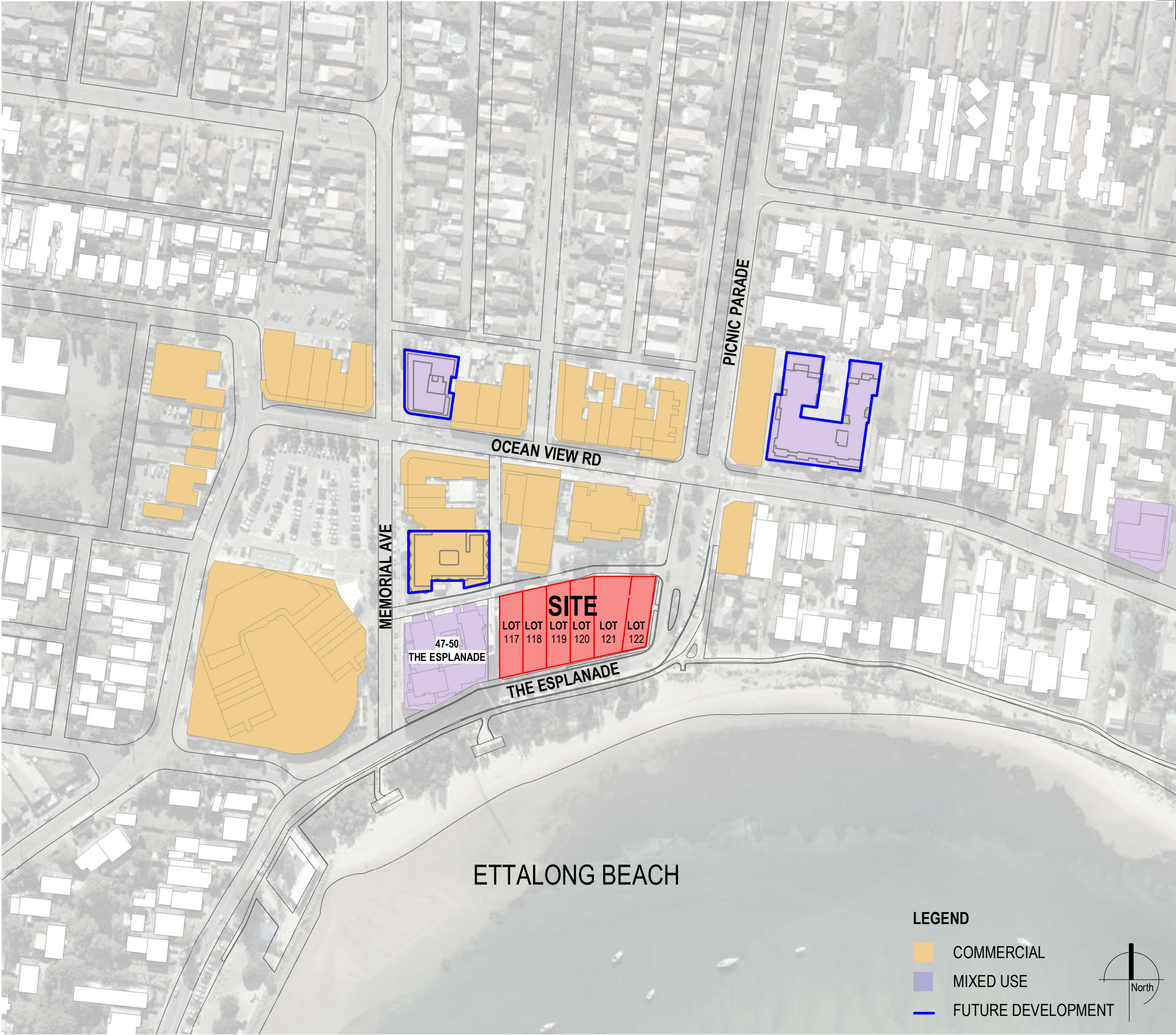


SITE DESCRIPTION

The site occupies a **3,167.6 m²** site area and is located at 43-46 The Esplanade, Ettalong Beach.

The site comprises 6 lots and is described as:

	PROPERTY DESCRIPTION	SITE AREA
•	43 THE ESPLANADE ETTALONG BEACH LOT 122/-/DP10650	448.9 m ²
•	44 THE ESPLANADE ETTALONG BEACH LOT 121/-/DP10650	670.3 m ²
•	45 THE ESPLANADE ETTALONG BEACH LOT 120/-/DP10650	512.1 m ²
•	46 THE ESPLANADE ETTALONG BEACH LOT 117/-/DP10650	512.1 m ²
	LOT 118/-/DP10650	512.1 m ²
	LOT 119/-/DP10650	512.1 m ²



LEGEND

COMMERCIAL

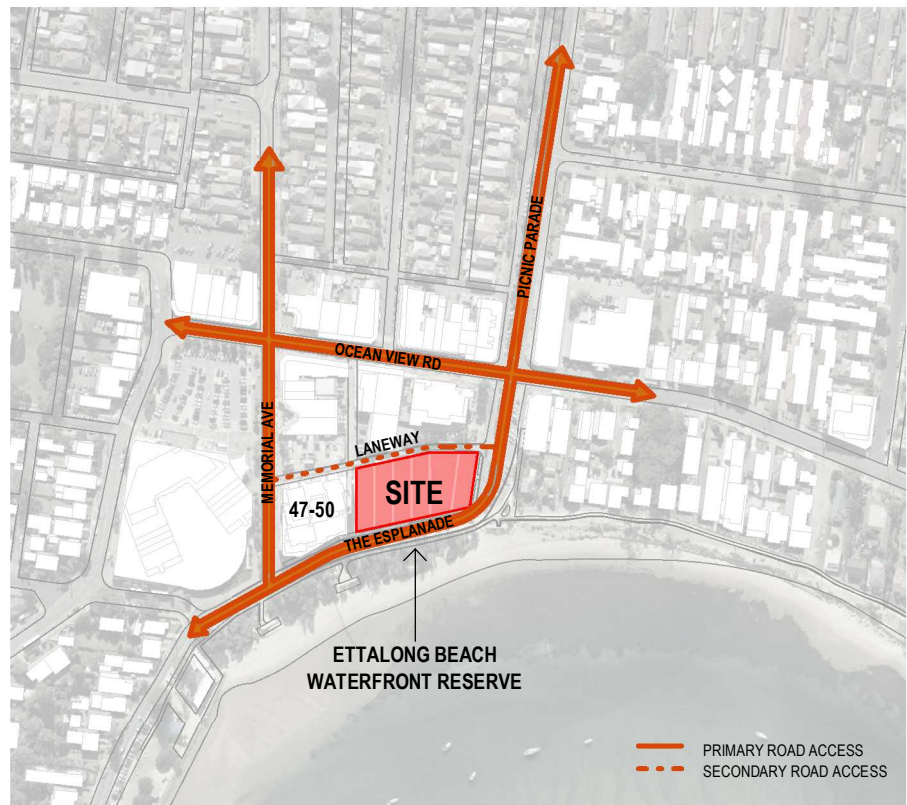
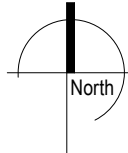
MIXED USE

FUTURE DEVELOPMENT





URBAN STRUCTURE



URBAN STRUCTURE - ACCESS

The Esplanade road and Picnic Parade road provide existing entry and exit point to the proposed site. The two roads connect the site to Ettalong Beach Waterfront Reserve.

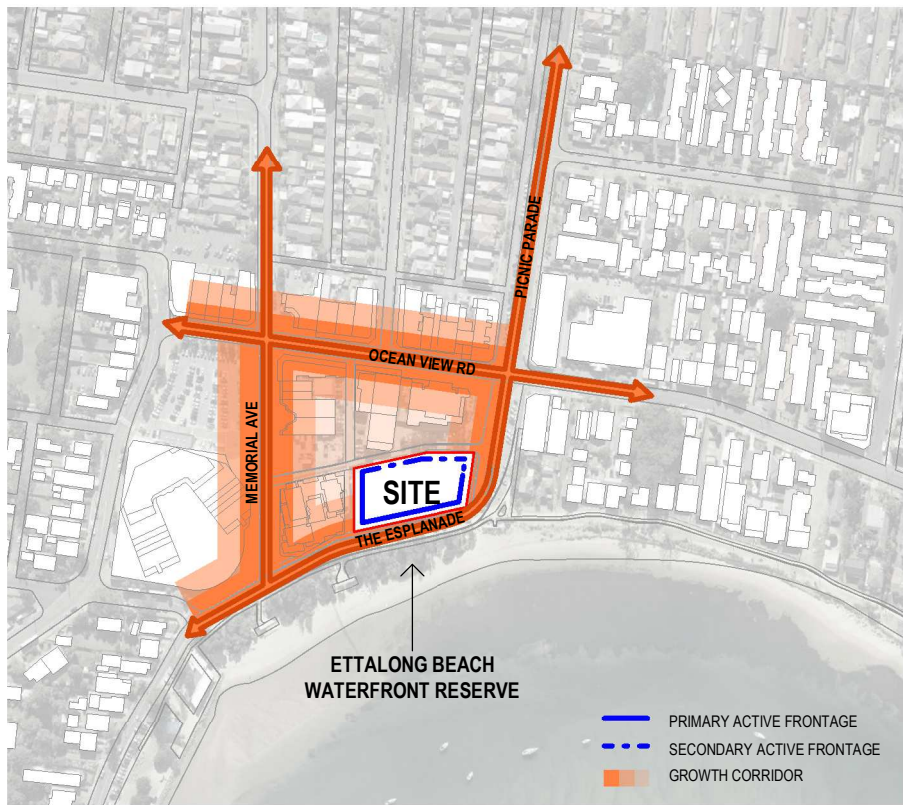
The rear laneway (northern end of the site) is one way road access; enters from Memorial Avenue and exits onto Picnic Parade. There is no footpath and there are currently carparks that access from the lane, including the adjoining mixed use development 47-50 The Esplanade.



URBAN STRUCTURE - GREEN SPACE AND CONNECTIONS

Ettalong Beach Waterfront Reserve is located on the southern boundary of the site which is accessed from The Esplanade and Picnic Parade Avenue. The reserve links to footpaths along Picnic Avenue and there are existing pedestrian crossings (1) along Memorial Avenue and The Esplanade.

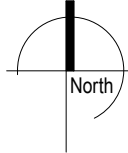
However, to access the reserve from the existing 47-50 The Esplanade pedestrian link (2), a pedestrian needs to travel backwards to the Memorial Avenue intersection (1). An additional crossing is needed for future growth between Memorial Avenue and Picnic Parade. There is an opportunity to connect Ettalong Beach Reserve and viewing platform (3) via the new crossing (shown in blue).



URBAN STRUCTURE - GROWTH CORRIDOR

Primary Active Frontages require high quality facades with no blank walls or vehicle entry points. This is a significant opportunity to extend the growth corridor along The Esplanade and Picnic Avenue and signifying the pedestrian experience along the waterfront reserve.

LEP CONTROLS



PERMISSIBLE



LAND ZONING : B2 zone local centre



CURRENT LEP HEIGHT OF BUILDING : 11.5 m



CURRENT FLOOR SPACE RATIO 1:1

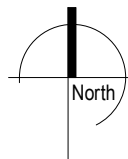
OPPORTUNITIES



PROPOSED HEIGHT OF BUILDING : 17 m



PROPOSED FLOOR SPACE RATIO 1.7 :1



DCP CONTROLS

PERMISSIBLE



CURRENT STREET SETBACKS : require 3 m active laneway setback



CURRENT ACTIVE STREET FRONTAGES : require active street frontage - awnings along The Esplanade and Picnic Avenue
: require laneway frontage - along The Laneway



CURRENT ETTALONG BEACH VILLAGE CENTRE : street frontage map

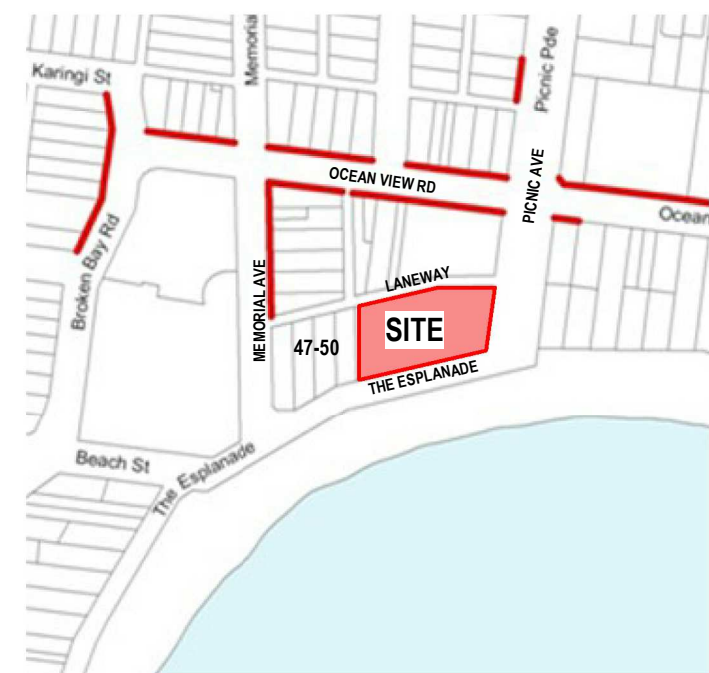
OPPORTUNITIES



PROPOSED STREET SETBACKS : 3m & 1m SETBACKS



PROPOSED ACTIVE STREET FRONTAGES : require active street frontage - awnings along The Esplanade and Picnic Avenue
: require laneway frontage - along The Laneway



PROPOSED ETTALONG BEACH VILLAGE CENTRE : street frontage map

CHARACTER ANALYSIS AND OPPORTUNITIES

CHARACTER



ETTALONG BEACH WATERFRONT RESERVE - FOOTPATH AND VIEWING PLATFORMS FIGURE (1)



LOCAL NEIGHBOURING SHOPS FIGURE (2)



MIXED USE AND LANEWAY FIGURE (3)

OPPORTUNITIES



IMPROVE ON ETTALONG BEACH WATERFRONT RESERVE CONNECTION FROM THE SITE FIGURE (4)



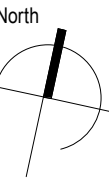
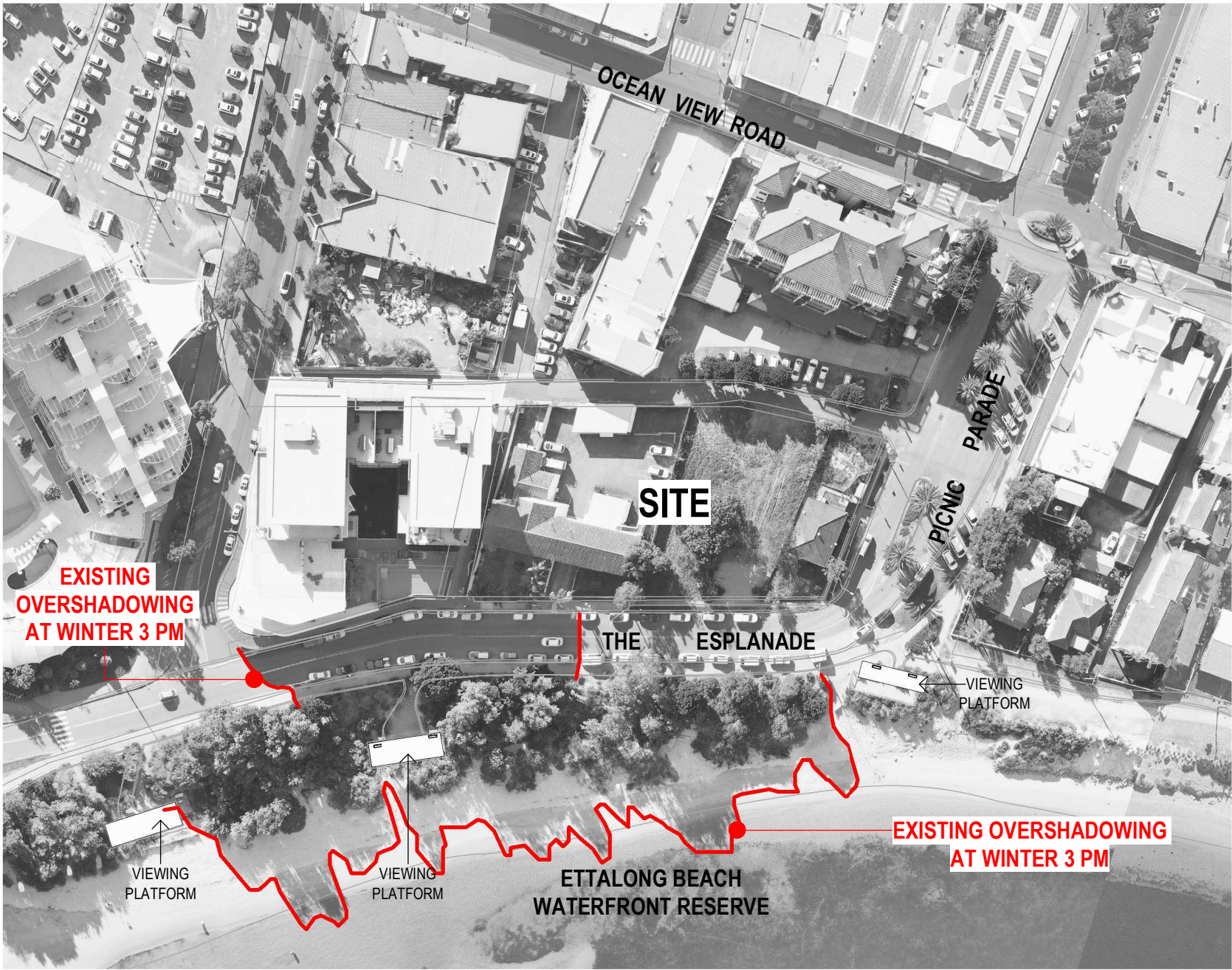
COMMERCIAL AND RETAIL ACTIVATION : pedestrian linkage along 47-50 The Esplanade
 - signifying the pedestrian linkage onto Ocean View Road and onto Waterfront Reserve
 - Increasing more programmatic interactions FIGURE (5)



COMMERCIAL AND RETAIL ACTIVATION : from Ocean View Road (laneway)
 - increasing interactions onto the laneway and improving surveillance
 - relocating the postal box, and increasing visual interactions
 - engaging more pedestrians onto the laneway FIGURE (6)



SITE ANALYSIS AND EXISTING OVERSHADOWING



47-50 THE ESPLANADE DEVELOPMENT AND OVERSHADOWING
(WINTER 3 PM)

DENSITY AND LOT SIZE

DENSITY AND LOT SIZE LEGEND

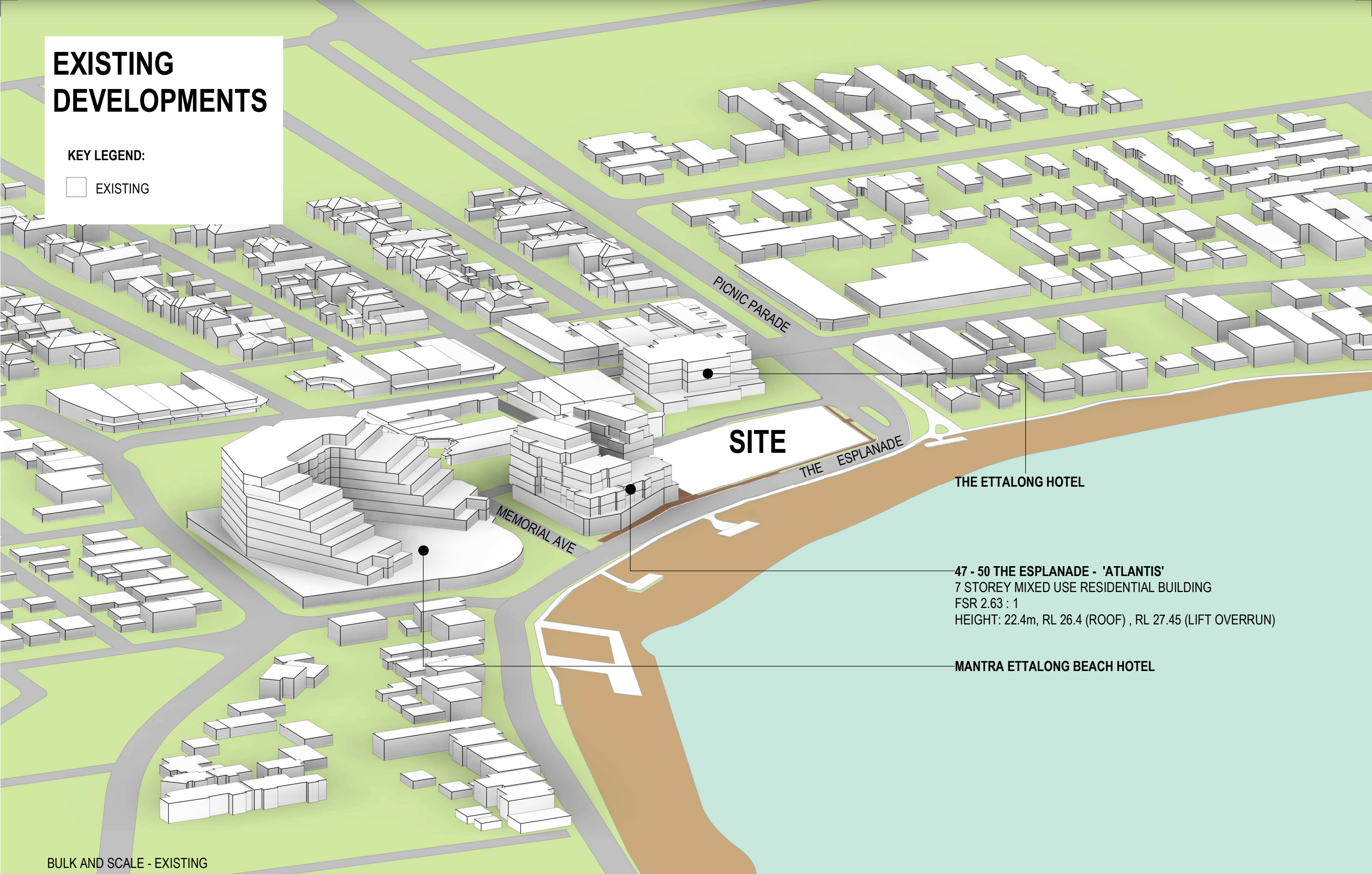
- LOT SIZE < 500 m²
- LOT SIZE BETWEEN 500 m² - 2,000 m²
- LOT SIZE BETWEEN 2,000 m² - 5,000 m²
- LOT SIZE > 5,000 m²



EXISTING DEVELOPMENTS

KEY LEGEND:

EXISTING

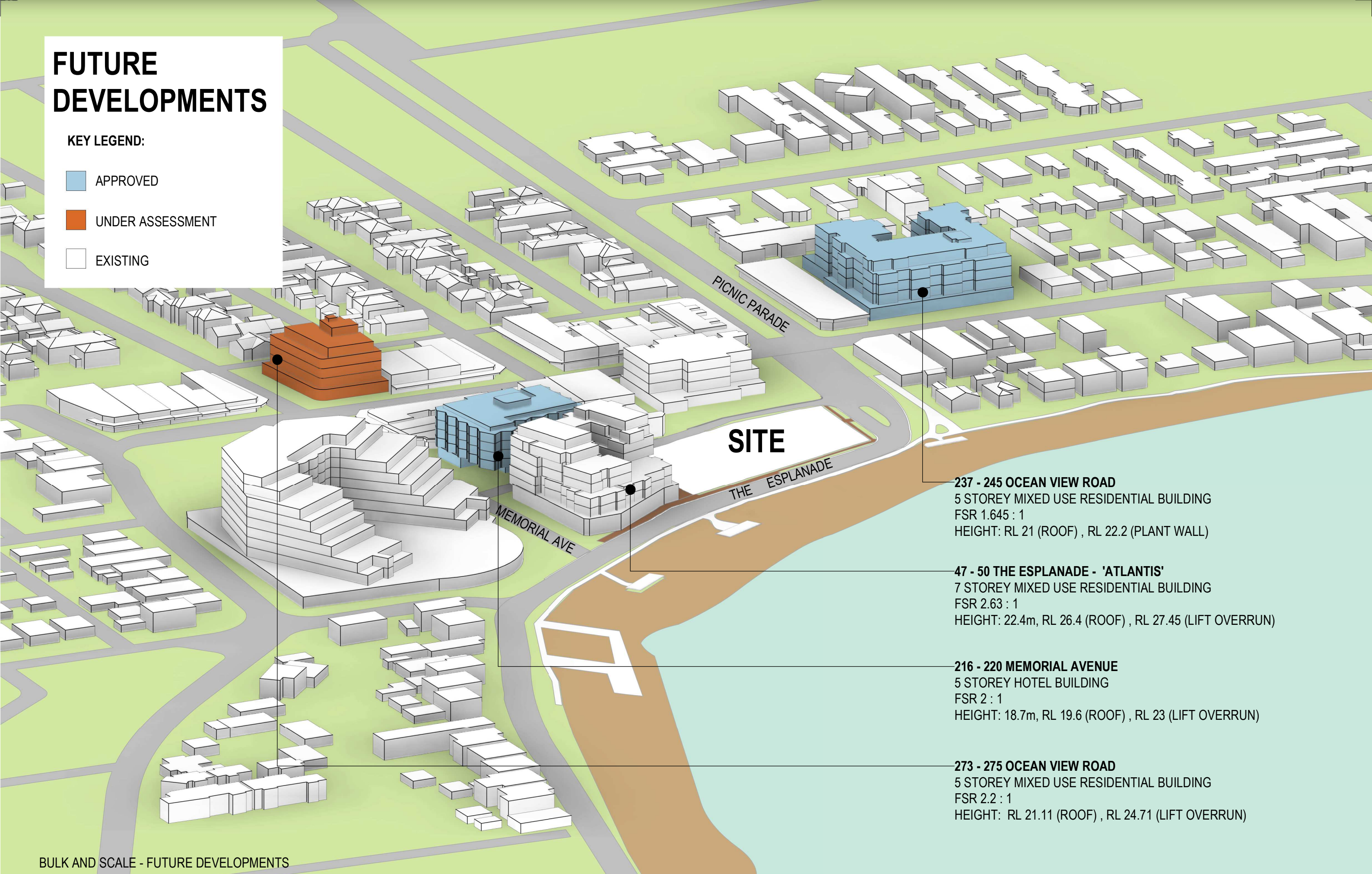


BULK AND SCALE - EXISTING

FUTURE DEVELOPMENTS

KEY LEGEND:

- APPROVED
- UNDER ASSESSMENT
- EXISTING



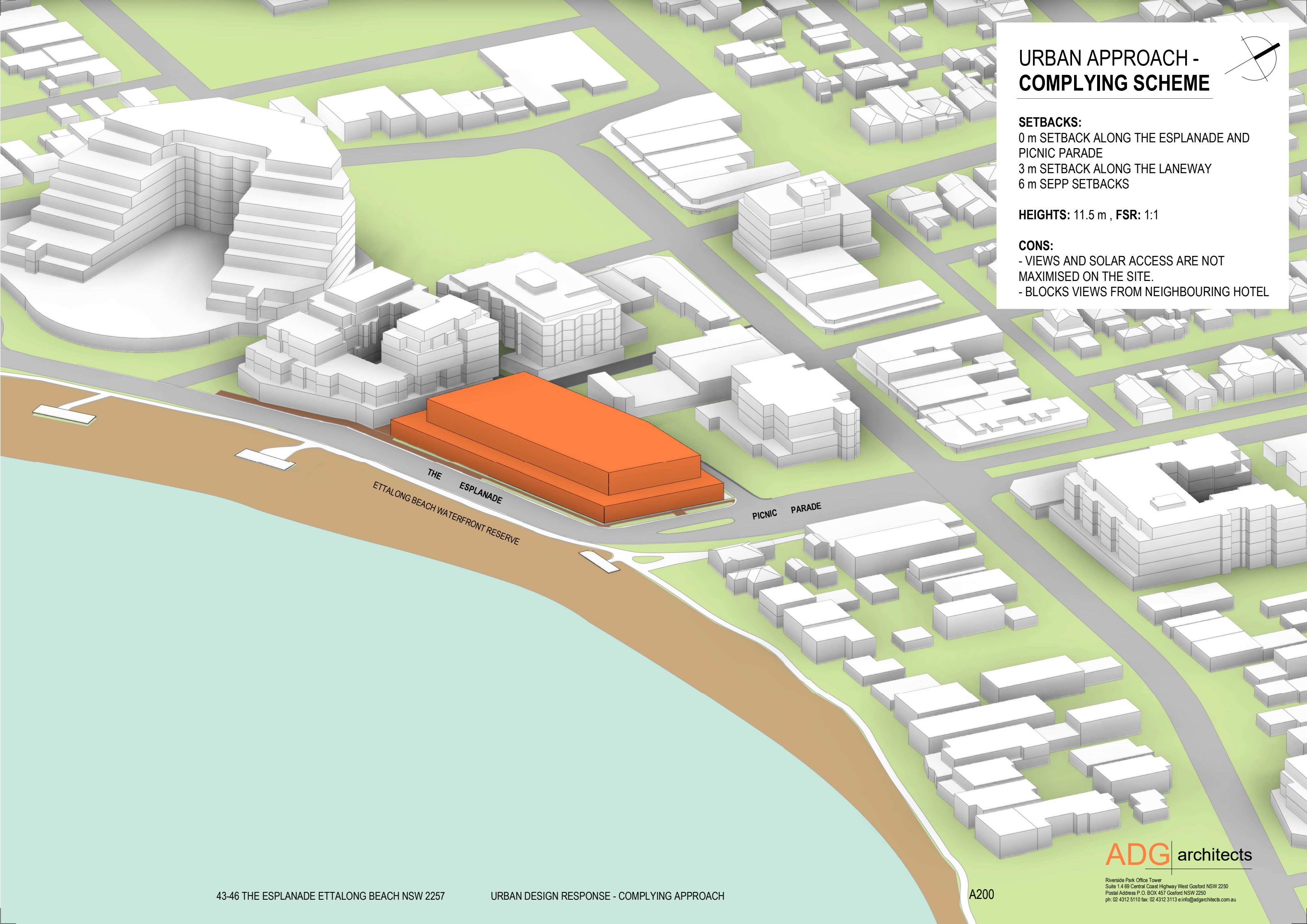
237 - 245 OCEAN VIEW ROAD
 5 STOREY MIXED USE RESIDENTIAL BUILDING
 FSR 1.645 : 1
 HEIGHT: RL 21 (ROOF) , RL 22.2 (PLANT WALL)

47 - 50 THE ESPLANADE - 'ATLANTIS'
 7 STOREY MIXED USE RESIDENTIAL BUILDING
 FSR 2.63 : 1
 HEIGHT: 22.4m, RL 26.4 (ROOF) , RL 27.45 (LIFT OVERRUN)

216 - 220 MEMORIAL AVENUE
 5 STOREY HOTEL BUILDING
 FSR 2 : 1
 HEIGHT: 18.7m, RL 19.6 (ROOF) , RL 23 (LIFT OVERRUN)

273 - 275 OCEAN VIEW ROAD
 5 STOREY MIXED USE RESIDENTIAL BUILDING
 FSR 2.2 : 1
 HEIGHT: RL 21.11 (ROOF) , RL 24.71 (LIFT OVERRUN)

BULK AND SCALE - FUTURE DEVELOPMENTS



URBAN APPROACH - COMPLYING SCHEME

SETBACKS:

0 m SETBACK ALONG THE ESPLANADE AND
PICNIC PARADE
3 m SETBACK ALONG THE LANEWAY
6 m SEPP SETBACKS

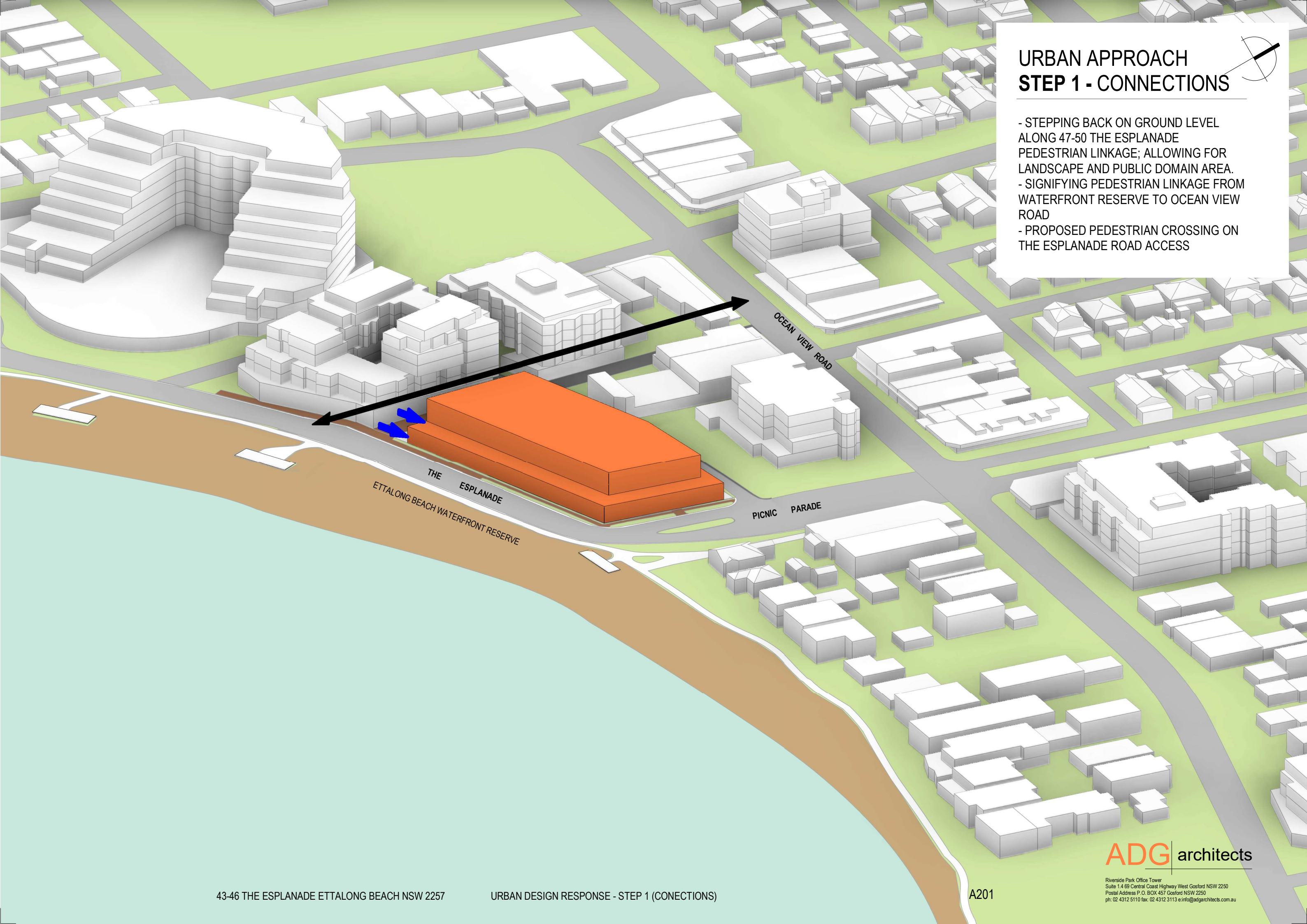
HEIGHTS: 11.5 m , FSR: 1:1

CONS:

- VIEWS AND SOLAR ACCESS ARE NOT
MAXIMISED ON THE SITE.
- BLOCKS VIEWS FROM NEIGHBOURING HOTEL

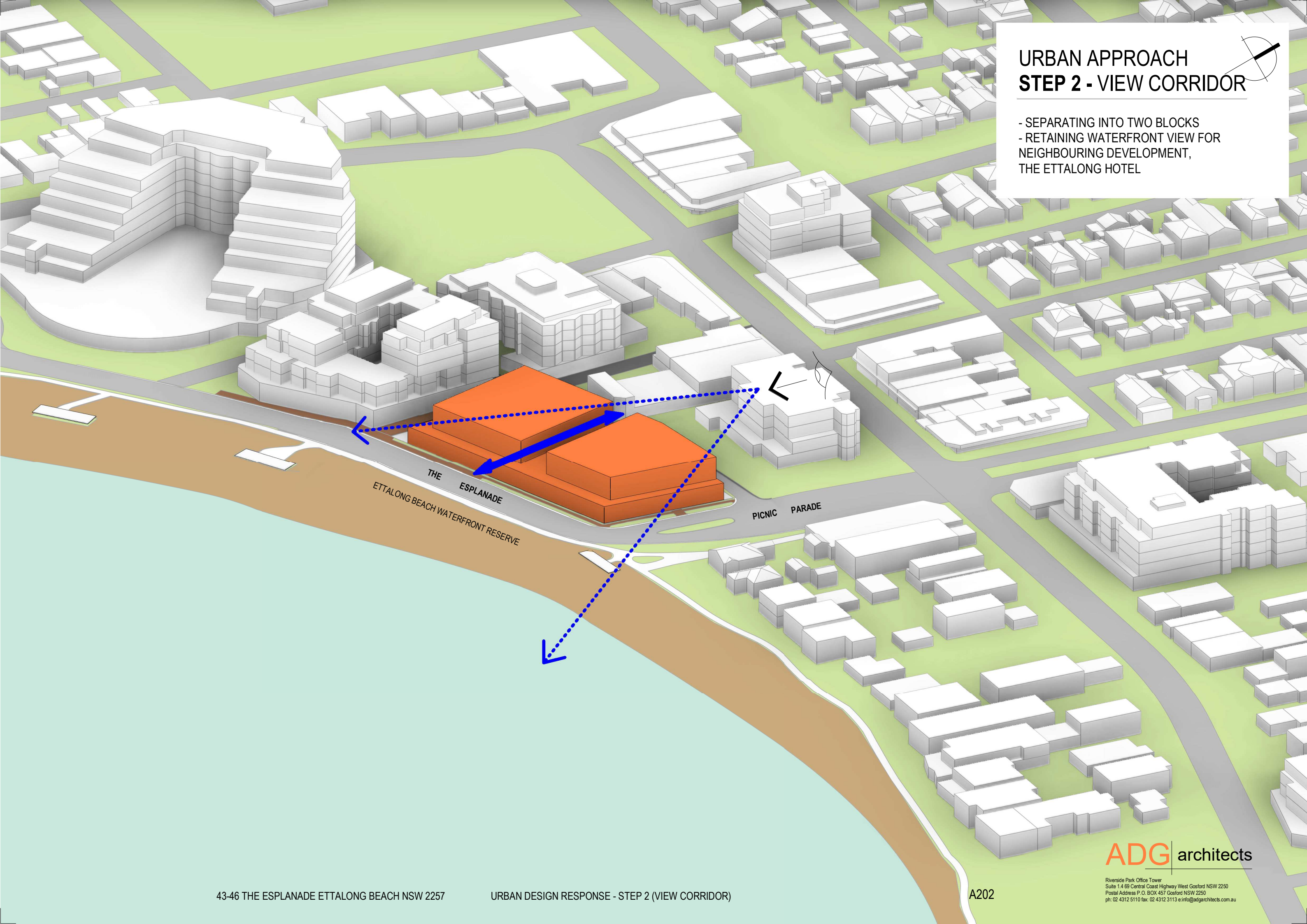
URBAN APPROACH STEP 1 - CONNECTIONS

- STEPPING BACK ON GROUND LEVEL ALONG 47-50 THE ESPLANADE PEDESTRIAN LINKAGE; ALLOWING FOR LANDSCAPE AND PUBLIC DOMAIN AREA.
- SIGNIFYING PEDESTRIAN LINKAGE FROM WATERFRONT RESERVE TO OCEAN VIEW ROAD
- PROPOSED PEDESTRIAN CROSSING ON THE ESPLANADE ROAD ACCESS



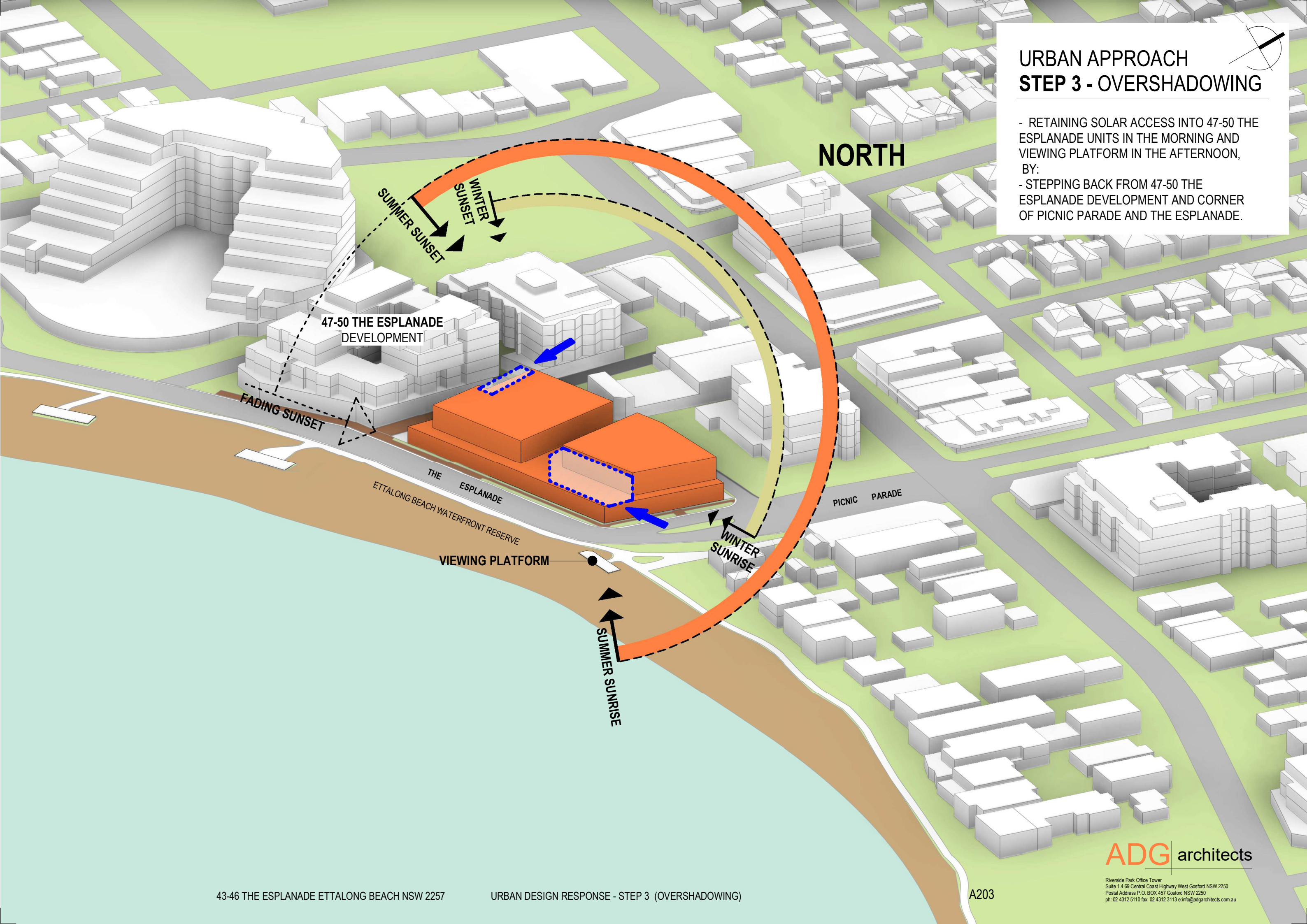
URBAN APPROACH STEP 2 - VIEW CORRIDOR

- SEPARATING INTO TWO BLOCKS
- RETAINING WATERFRONT VIEW FOR NEIGHBOURING DEVELOPMENT, THE ETTALONG HOTEL

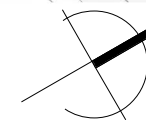


URBAN APPROACH STEP 3 - OVERSHADOWING

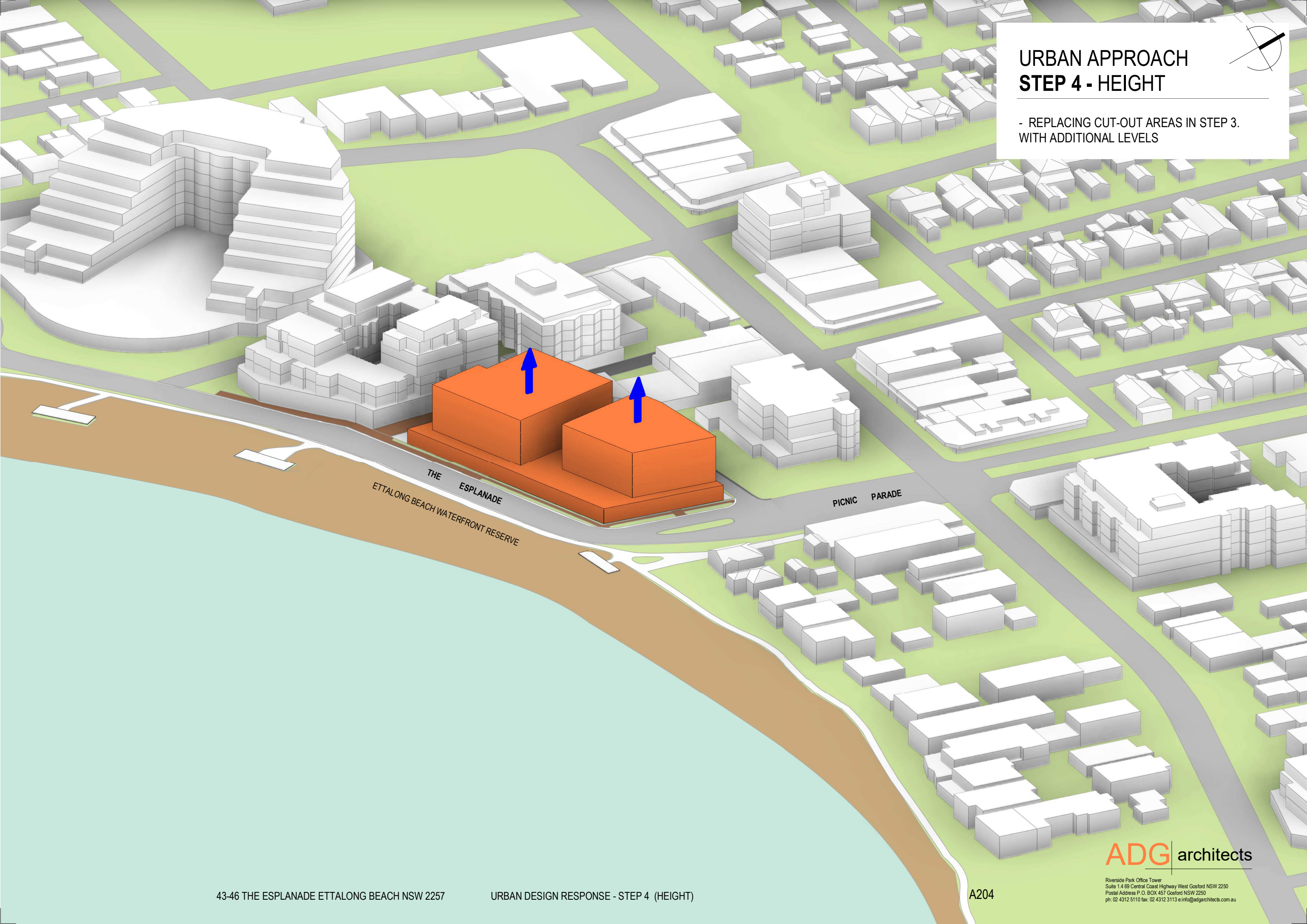
- RETAINING SOLAR ACCESS INTO 47-50 THE ESPLANADE UNITS IN THE MORNING AND VIEWING PLATFORM IN THE AFTERNOON, BY:
- STEPPING BACK FROM 47-50 THE ESPLANADE DEVELOPMENT AND CORNER OF PICNIC PARADE AND THE ESPLANADE.



URBAN APPROACH STEP 4 - HEIGHT



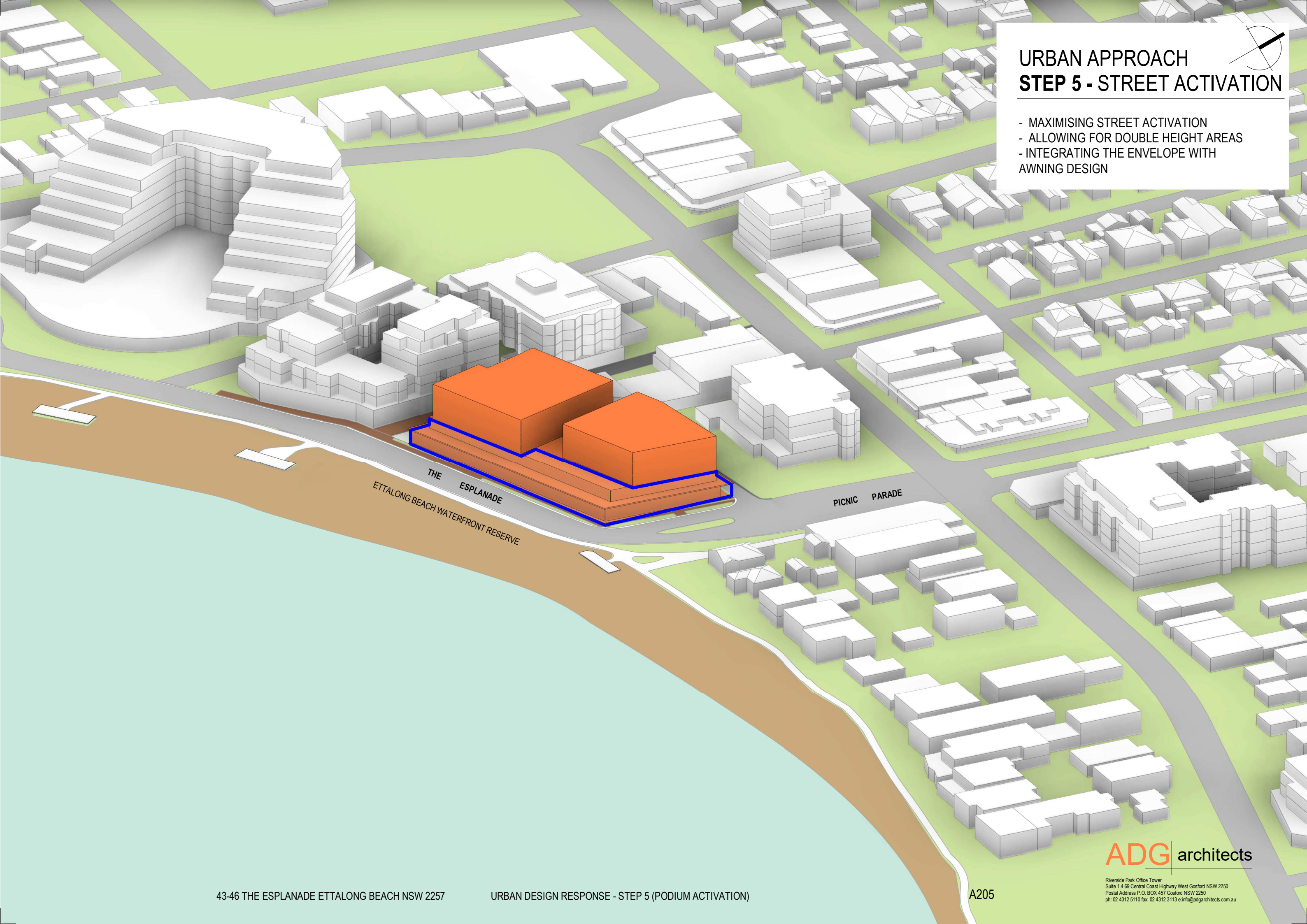
- REPLACING CUT-OUT AREAS IN STEP 3.
WITH ADDITIONAL LEVELS





URBAN APPROACH STEP 5 - STREET ACTIVATION

- MAXIMISING STREET ACTIVATION
- ALLOWING FOR DOUBLE HEIGHT AREAS
- INTEGRATING THE ENVELOPE WITH AWNING DESIGN





URBAN APPROACH STEP 6 - SOLAR ACCESS

BY STEPPING BACK:

- MAXIMIZING SOLAR ACCESS AND AMENITIES FOR THE UNITS
- RETAINING SOLAR ACCESS ON VIEWING PLATFORM AND NEIGHBOURING 47-50 THE ESPLANADE DEVELOPMENT

47-50 THE ESPLANADE
DEVELOPMENT

THE
ESPLANADE

ETTALONG BEACH WATERFRONT RESERVE

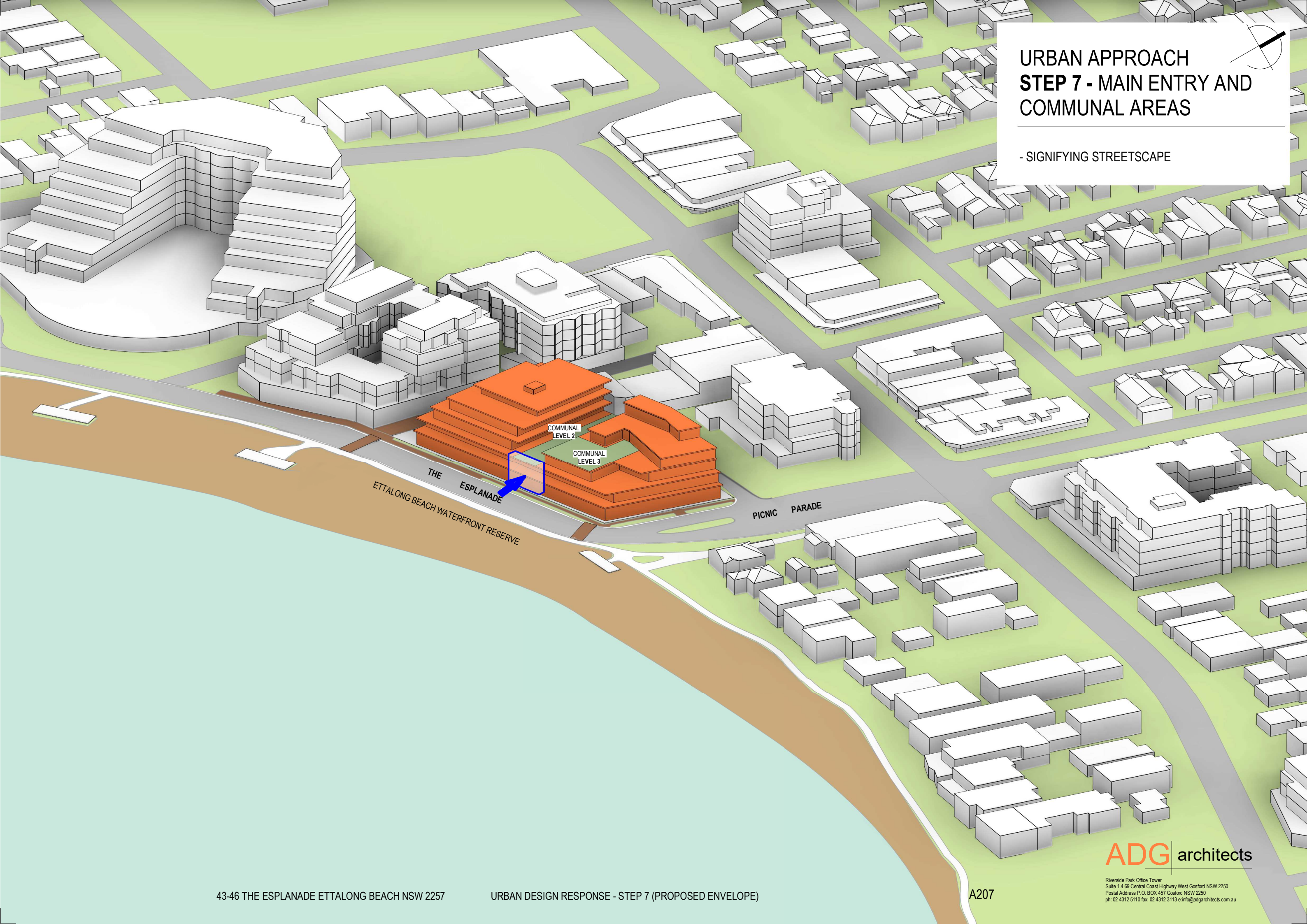
VIEWING PLATFORM

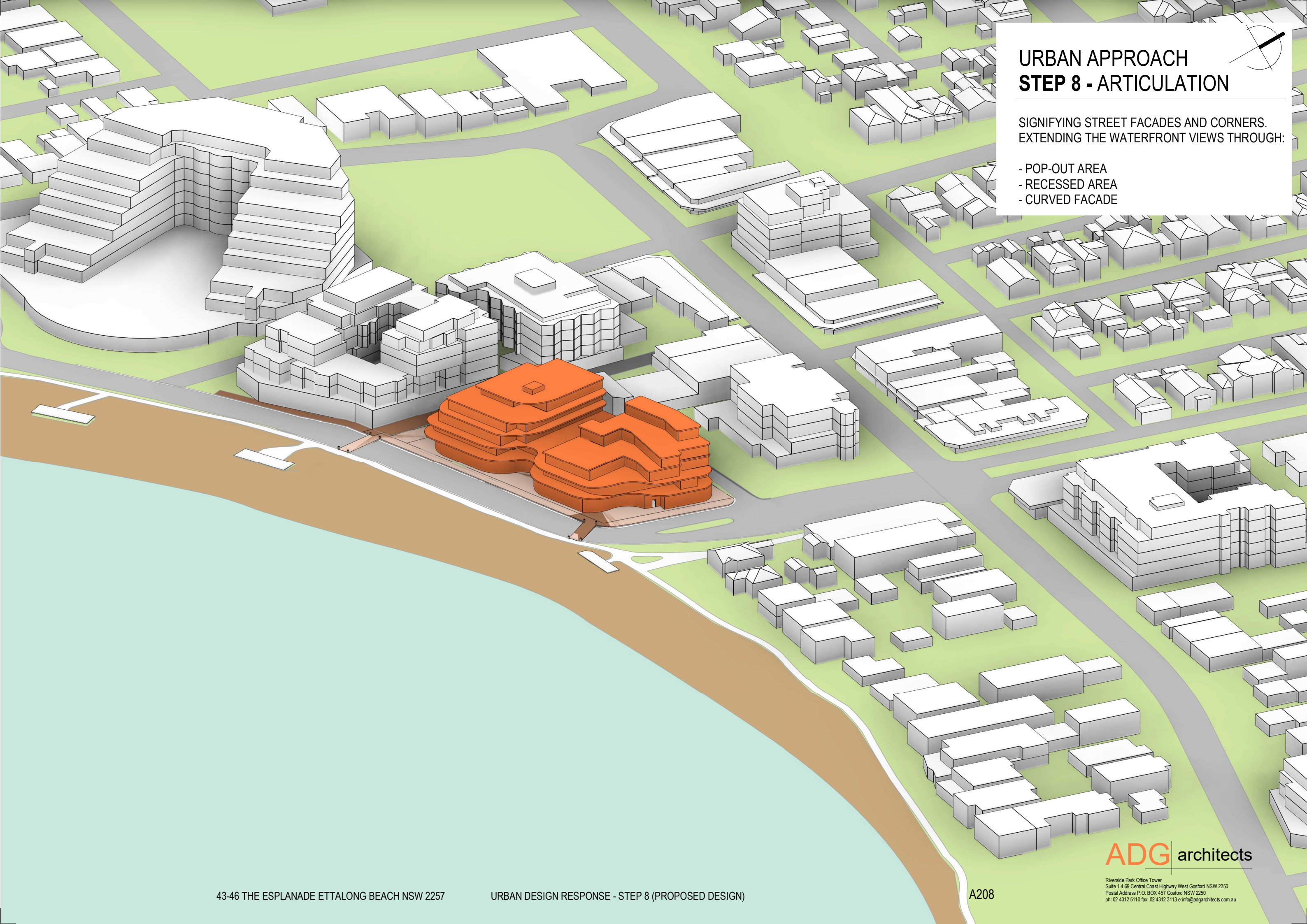
PICNIC
PARADE



URBAN APPROACH STEP 7 - MAIN ENTRY AND COMMUNAL AREAS

- SIGNIFYING STREETSCAPE

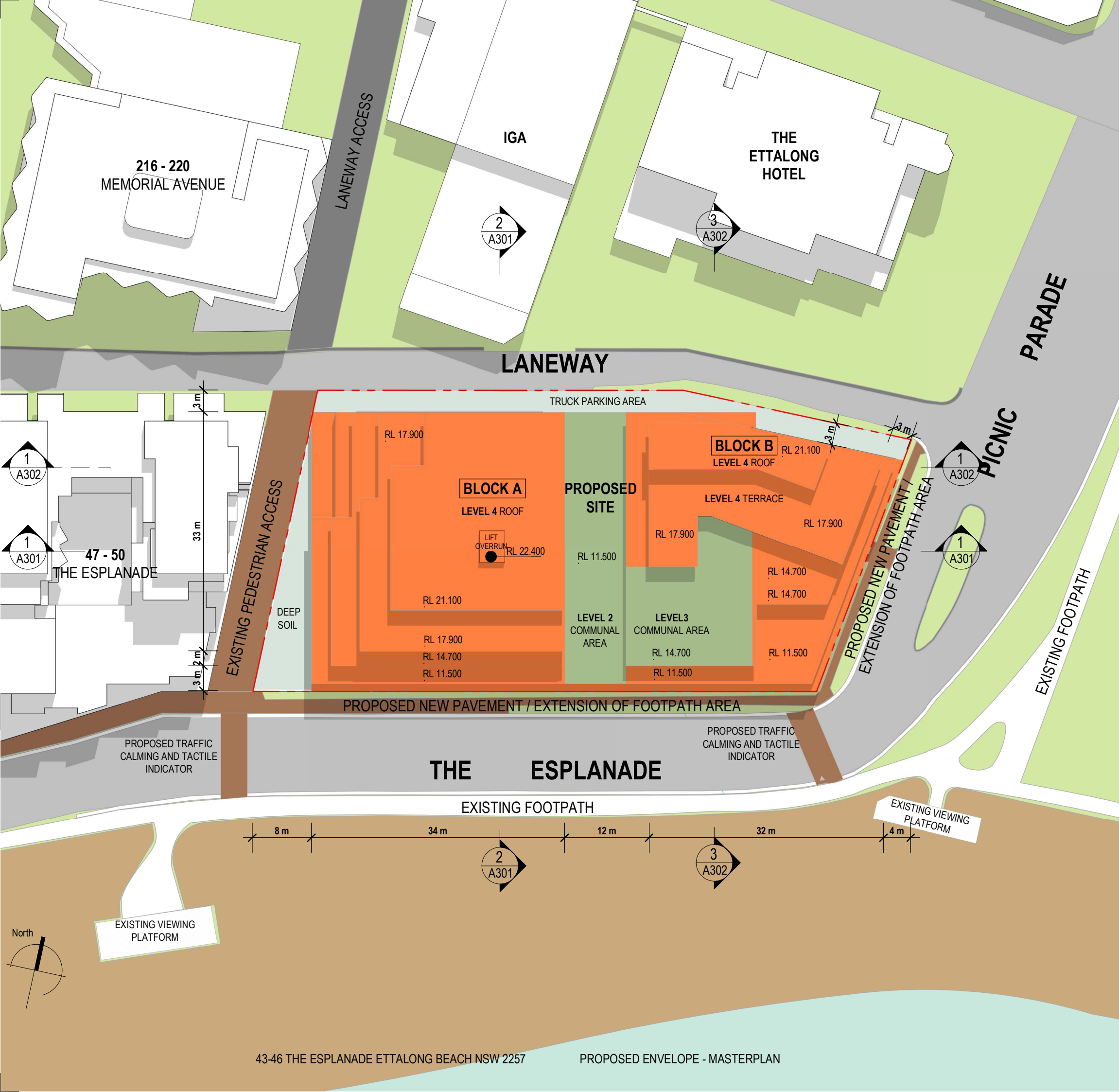




URBAN APPROACH STEP 8 - ARTICULATION

SIGNIFYING STREET FACADES AND CORNERS.
EXTENDING THE WATERFRONT VIEWS THROUGH:

- POP-OUT AREA
- RECESSED AREA
- CURVED FACADE



PROPOSED:

TOTAL GROSS FLOOR AREA :

TOTAL GFA	
CIRCULATION	606 m²
COMMERCIAL	480 m²
RESIDENTIAL	4062 m²
SERVICES	162 m²
TOTAL	5310 m²

PROPOSED FSR

PROPOSED MAXIMUM HEIGHT
: 17.0 m ROOF LEVEL (RL 21.10) AND
: 18.3 m LIFT OVERRUN (RL 22.40)

SITE AREA : 3,167.6 m²

DEEP SOIL: 7 % OF SITE AREA

DEEP SOIL	240 m²
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COMMUNAL AREA : 25 % OF SITE AREA

COMMUNAL	792 m²
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PARKING

REQUIRED:

SHOPTOP HOUSING 1 CAR SPACE PER DWELLING = 40 CAR SPACES

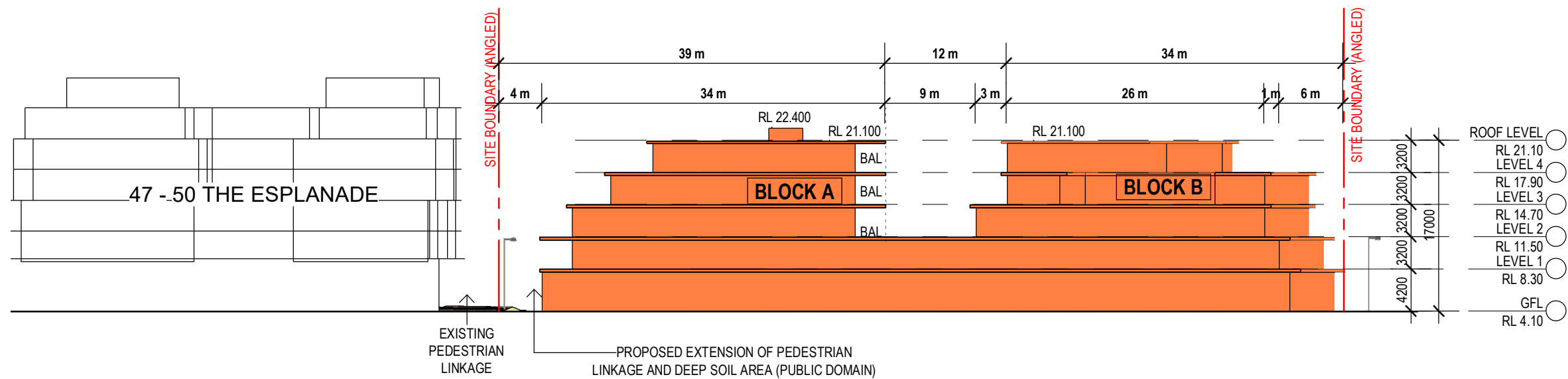
COMMERCIAL 1 SPACE PER 40M² GROSS FLOOR AREA = 12 CAR SPACES

TOTAL REQUIRED : = 52 CAR SPACES

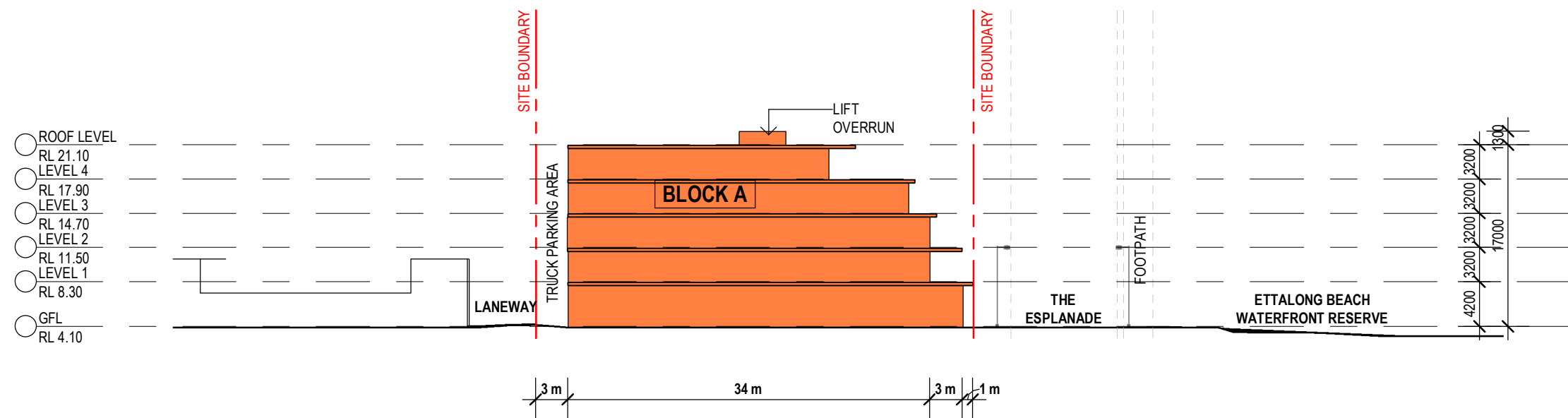
TOTAL PROPOSED : = 52 CAR SPACES

ADG architects

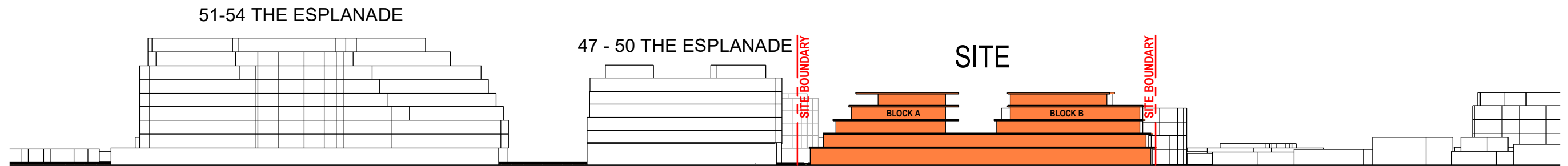
Riverside Park Office Tower
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ph: 02 4312 5110 fax: 02 4312 3113 e:info@adgarchitects.com.au



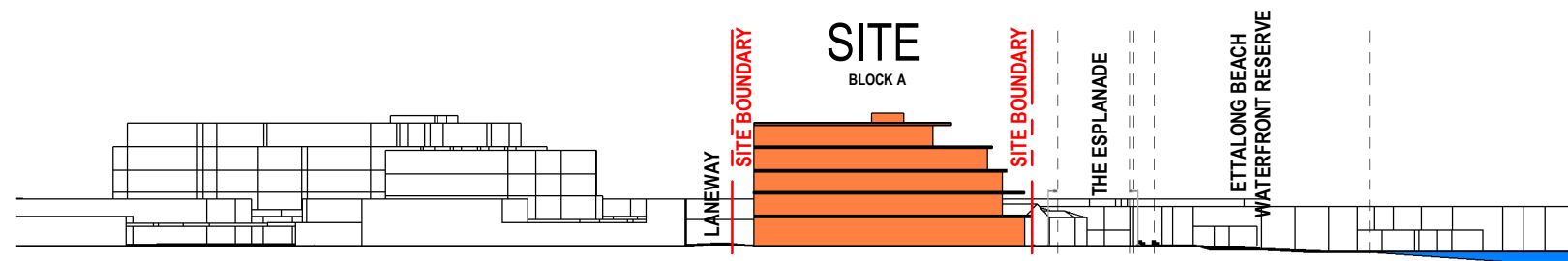
1 PROPOSED ENVELOPE - SECTION 1
A300 1 : 500



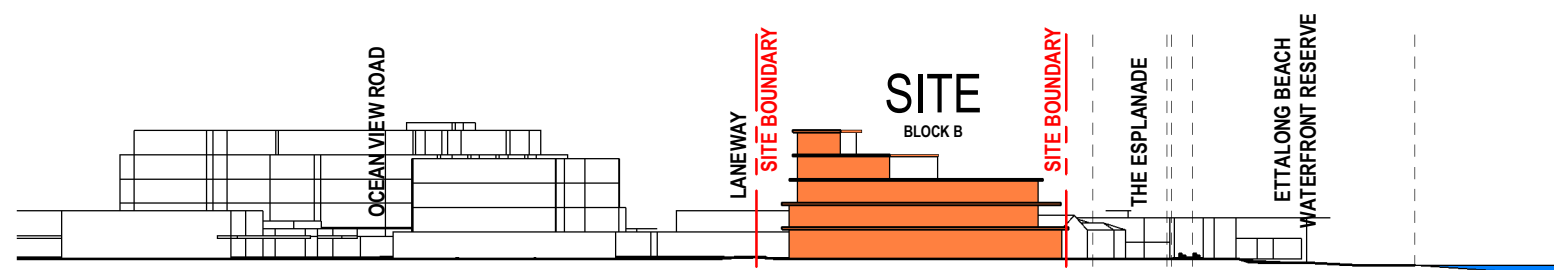
2 PROPOSED ENVELOPE - SECTION 2
A300 1 : 500



1 HEIGHT TRANSITION DIAGRAM A
A300 1 : 1000



2 HEIGHT TRANSITION DIAGRAM B
1 : 1000

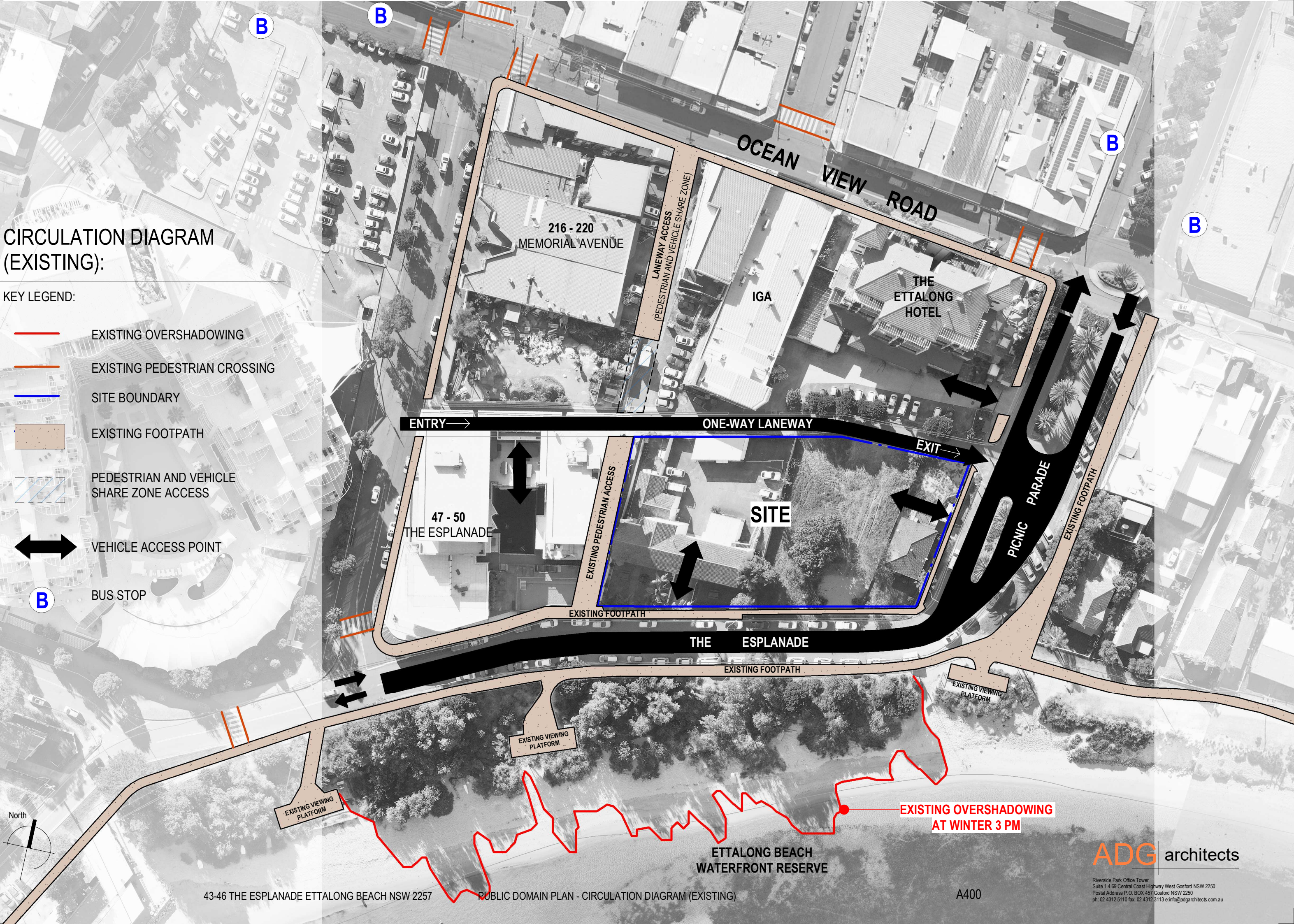


3 HEIGHT TRANSITION DIAGRAM C
A300 1 : 1000

CIRCULATION DIAGRAM
(EXISTING):

KEY LEGEND:

- EXISTING OVERSHADOWING
- EXISTING PEDESTRIAN CROSSING
- SITE BOUNDARY
- EXISTING FOOTPATH
- PEDESTRIAN AND VEHICLE SHARE ZONE ACCESS
- VEHICLE ACCESS POINT
- BUS STOP



CIRCULATION DIAGRAM
(PROPOSED):

- KEY LEGEND:
- EXISTING PEDESTRIAN CROSSING
 - EXISTING FOOTPATH
 - PEDESTRIAN AND VEHICLE SHARE ZONE ACCESS
 - VEHICLE ACCESS POINT
 - BUS STOP
 - NEW PROPOSED PEDESTRIAN CONNECTIONS
 - NEW PROPOSED LOADING AREA



PUBLIC DOMAIN STRATEGIES:

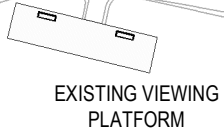
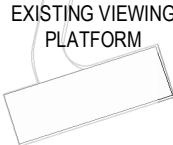
- (1) RELOCATE POSTAL BOX
- (2) EXTENSION OF PAVEMENT AND PEDESTRIAN TRAFFIC CALMING / TACTILE INDICATOR (SHARE ZONE LANEWAY ACCESS)
- (3) EXPANSION OF PEDESTRIAN ACCESS AND PROGRAMMATIC ACTIVATION
- (4) PUBLIC DOMAIN ACTIVATION:
 - (4A) DEEP SOIL
 - (4B) STREET TREE
 - (4C) AWNING
 - (4D) PAVING
 - (4E) STREET FURNITURE
- (5) PROPOSED TRAFFIC CALMING AND TACTILE INDICATOR TO WATERFRONT RESERVE
- (6) MAIN ENTRY AS PUBLIC SURVEILLANCE

KEY LEGEND:

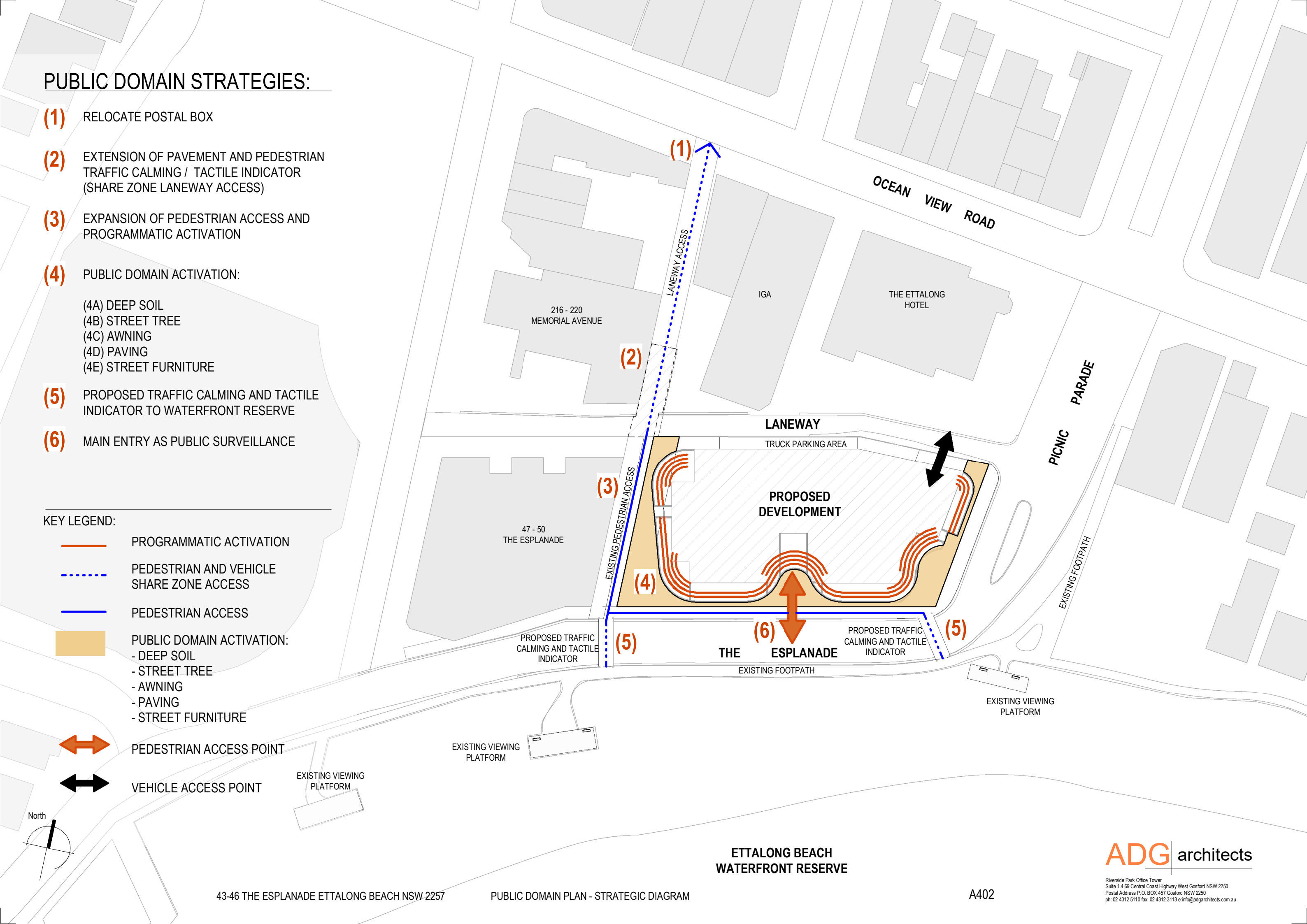
- PROGRAMMATIC ACTIVATION
- PEDESTRIAN AND VEHICLE SHARE ZONE ACCESS
- PEDESTRIAN ACCESS
- PUBLIC DOMAIN ACTIVATION:
 - DEEP SOIL
 - STREET TREE
 - AWNING
 - PAVING
 - STREET FURNITURE

PEDESTRIAN ACCESS POINT

VEHICLE ACCESS POINT



ETTALONG BEACH WATERFRONT RESERVE

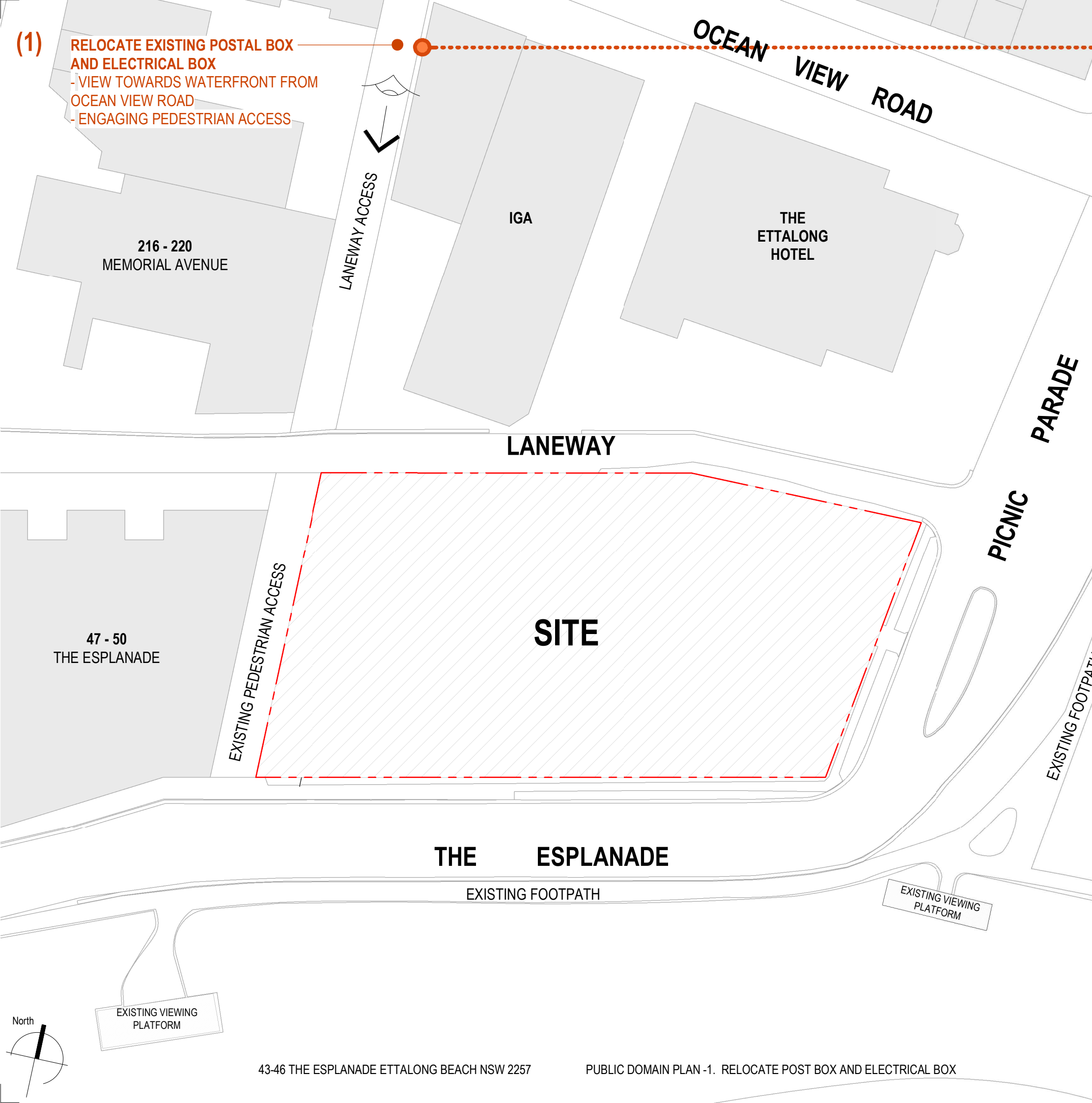




PROPOSED DEVELOPMENT

North

- (1) **RELOCATE EXISTING POSTAL BOX AND ELECTRICAL BOX**
- VIEW TOWARDS WATERFRONT FROM OCEAN VIEW ROAD
 - ENGAGING PEDESTRIAN ACCESS



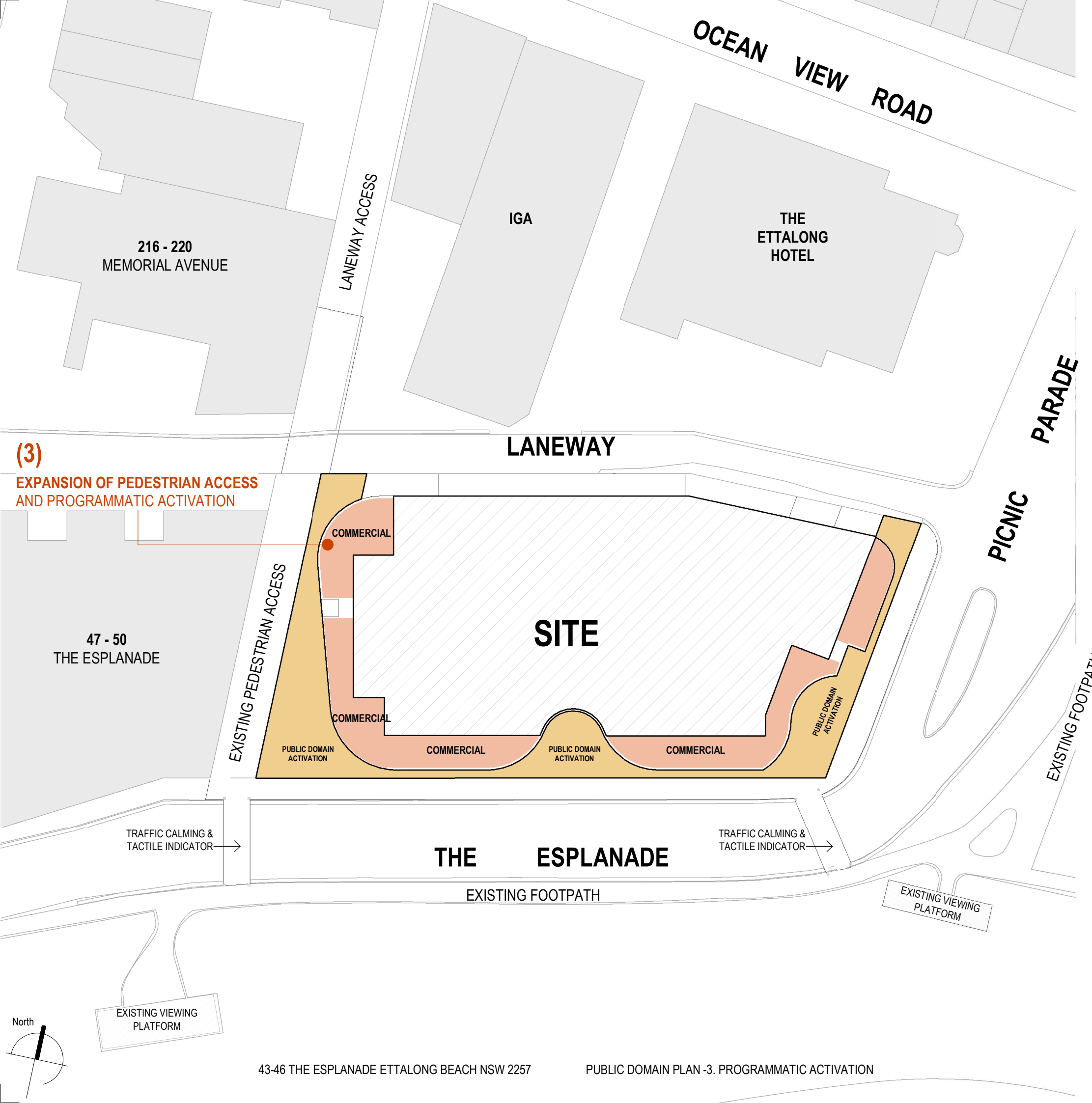
EXISTING POST BOX AND ELECTRICAL BOX CREATE OBSTRUCTION



RELOCATE POST BOX AND ELECTRICAL BOX TO CLEAR PATH FOR PEDESTRIANS

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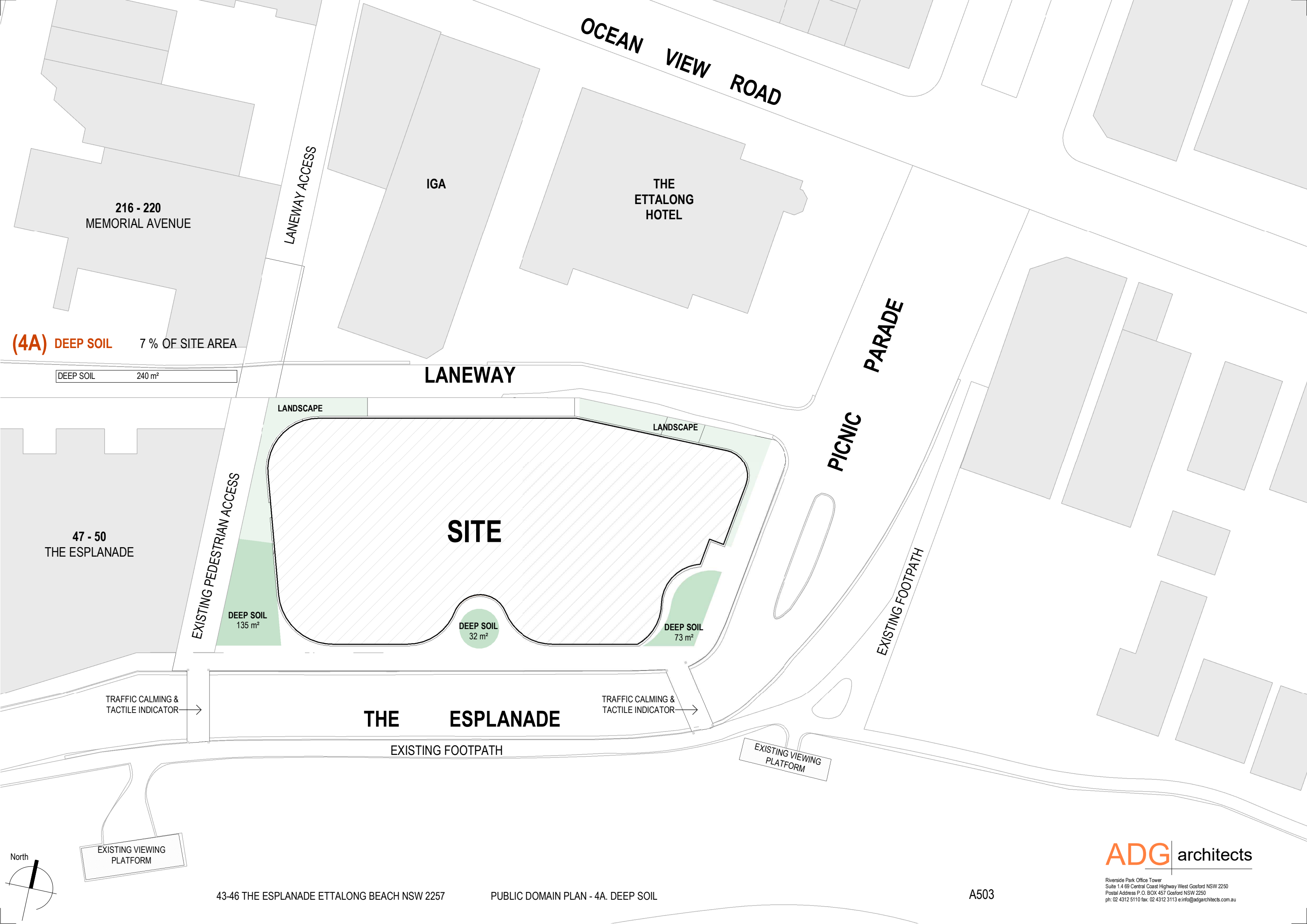
PRECEDENT: SYDNEY BARRACK PLACE - COMMERCIAL ACTIVATION 'INSIDE & OUTSIDE'



PRECEDENT: BARANGAROO DAVID JONES - MATERIALITY, CURVED CORNER



PRECEDENT: BARANGAROO ANADARA - INTEGRATIONS OF PUBLIC AREA AND COMMERCIAL



(4A) DEEP SOIL 7 % OF SITE AREA

DEEP SOIL 240 m²

LANEWAY

LANDSCAPE

LANDSCAPE

SITE

DEEP SOIL 135 m²

DEEP SOIL 32 m²

DEEP SOIL 73 m²

EXISTING PEDESTRIAN ACCESS

PICNIC PARADE

EXISTING FOOTPATH

TRAFFIC CALMING & TACTILE INDICATOR →

TRAFFIC CALMING & TACTILE INDICATOR →

THE ESPLANADE

EXISTING FOOTPATH

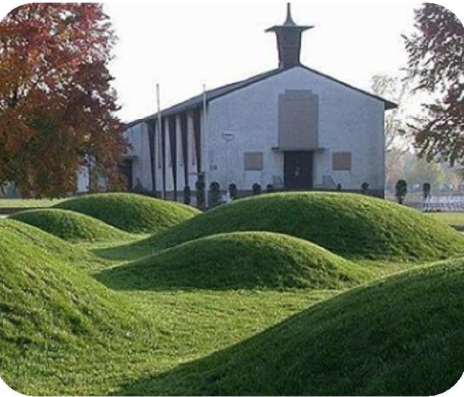
EXISTING VIEWING PLATFORM

EXISTING VIEWING PLATFORM

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GRASSED SEATING / PLANTING



PLANTING



BANGALOW PALM TREE



GYMEA LILY



CABBAGE TREE PALM



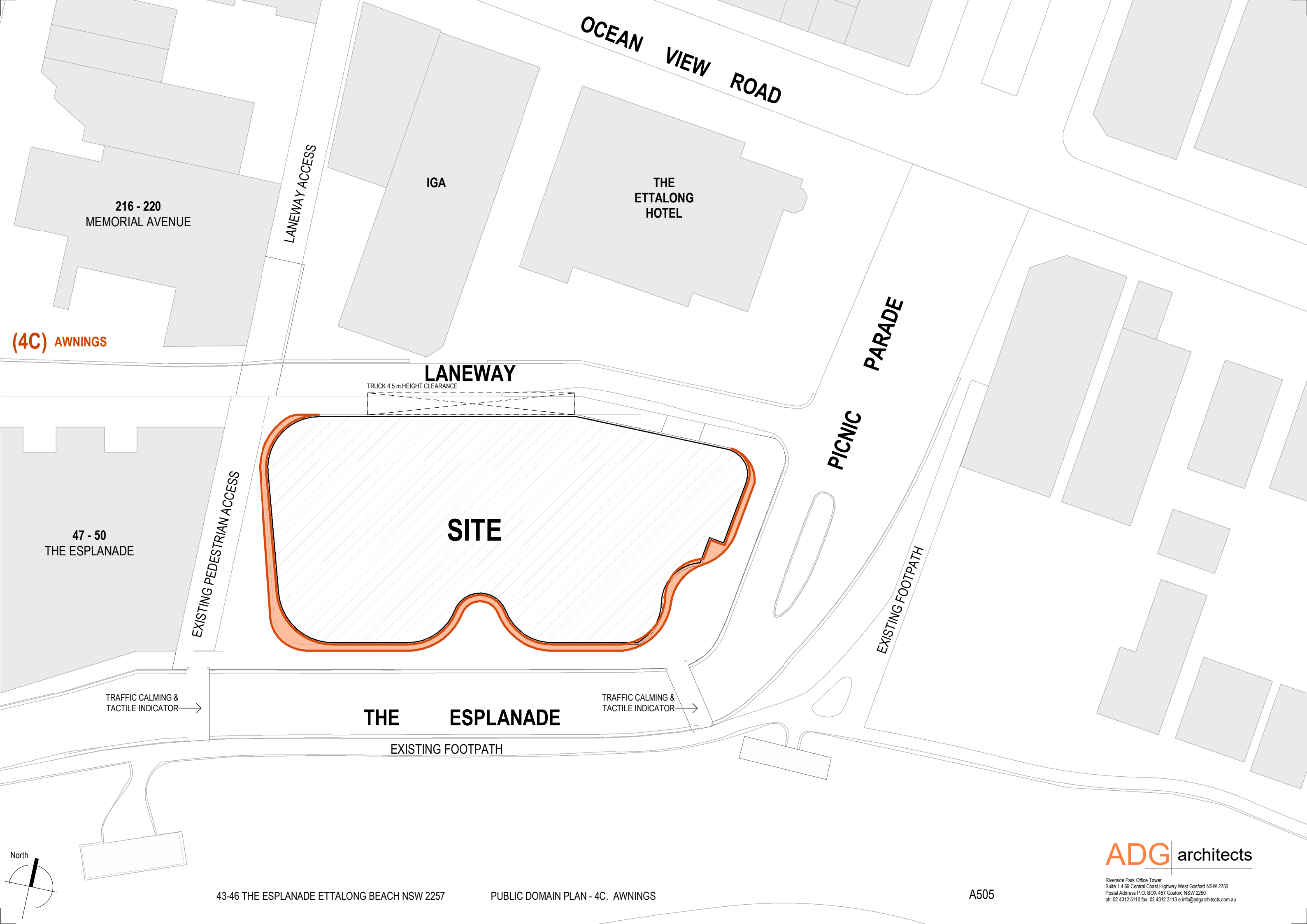
COASTAL ROSEMARY

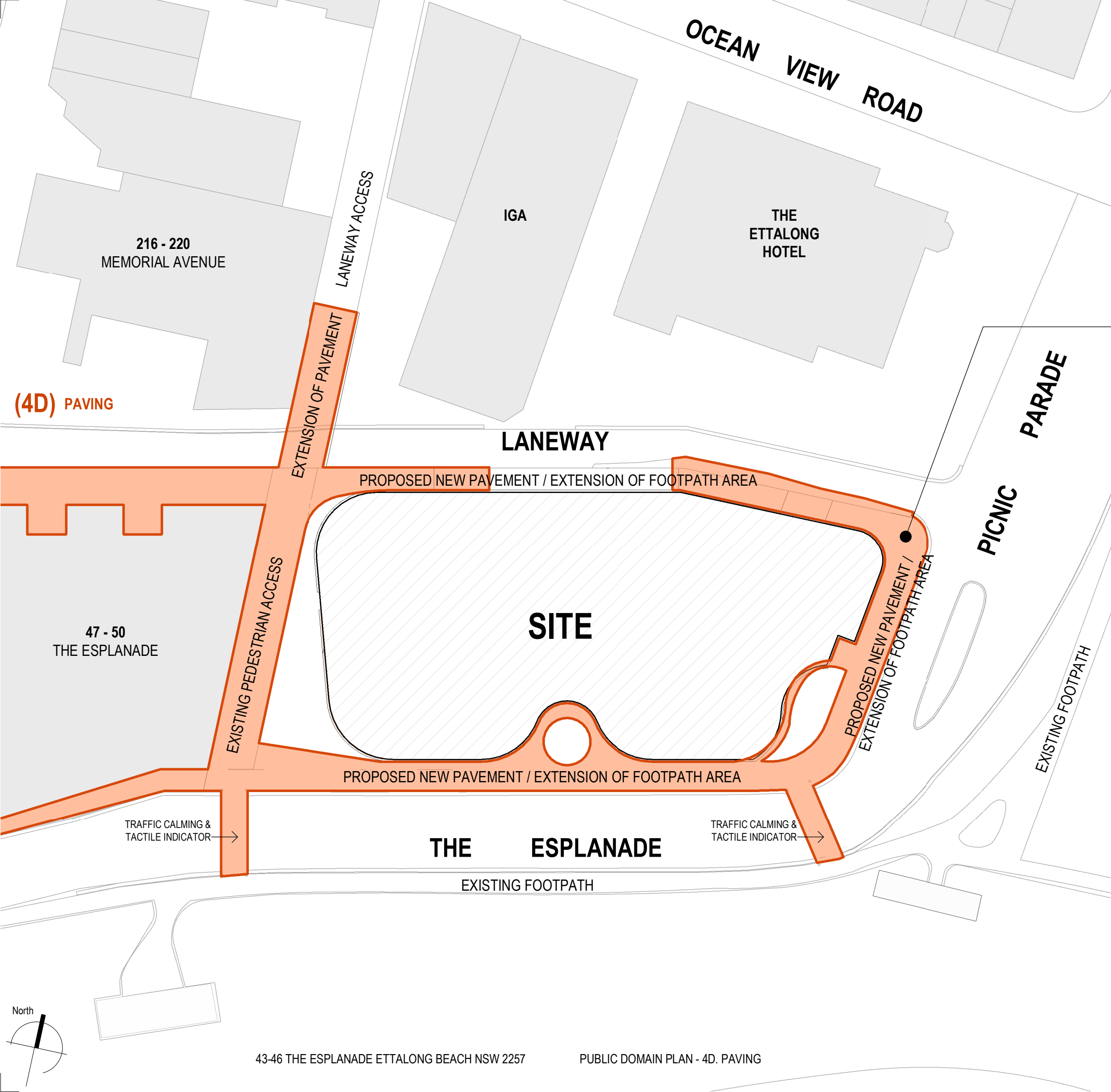


CANDLESTICK BANKSIA

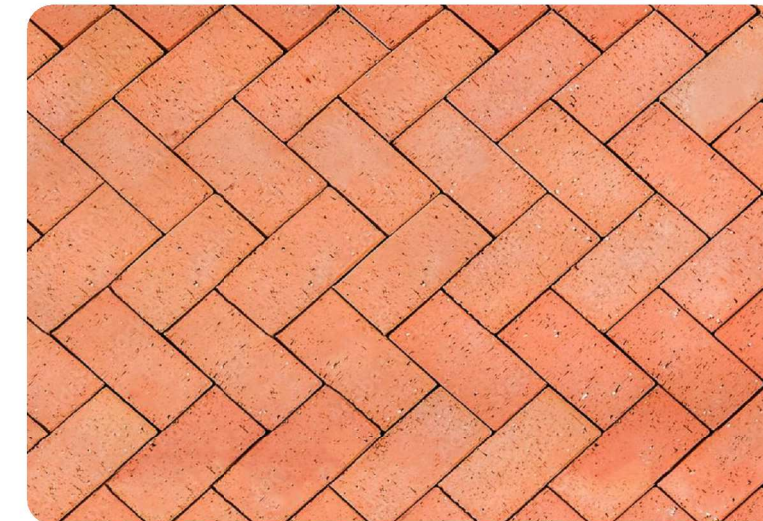


CANDLESTICK BANKSIA



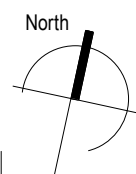


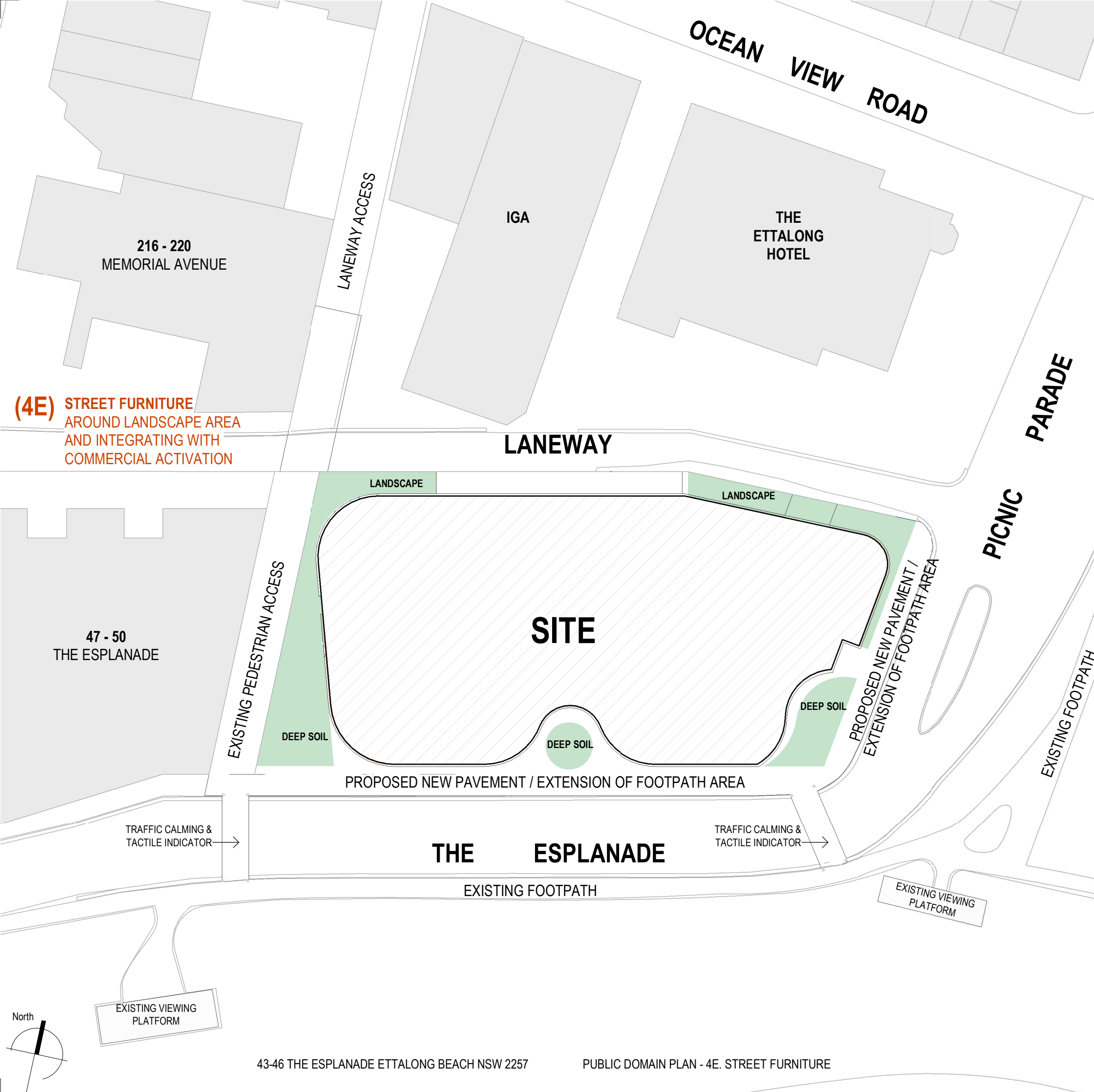
PAVEMENT MATERIAL



PAVEMENT TO SUIT SURROUNDING AREA/ NEIGHBOURING PATHS

(4D) PAVING





(4E) STREET FURNITURE
AROUND LANDSCAPE AREA
AND INTEGRATING WITH
COMMERCIAL ACTIVATION

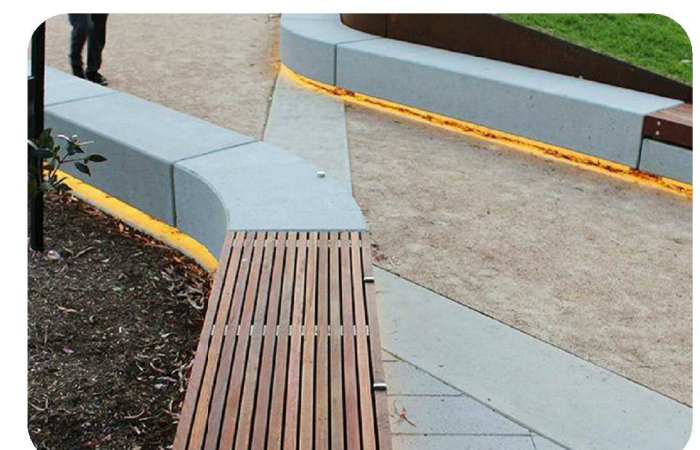
PUBLIC SEATING



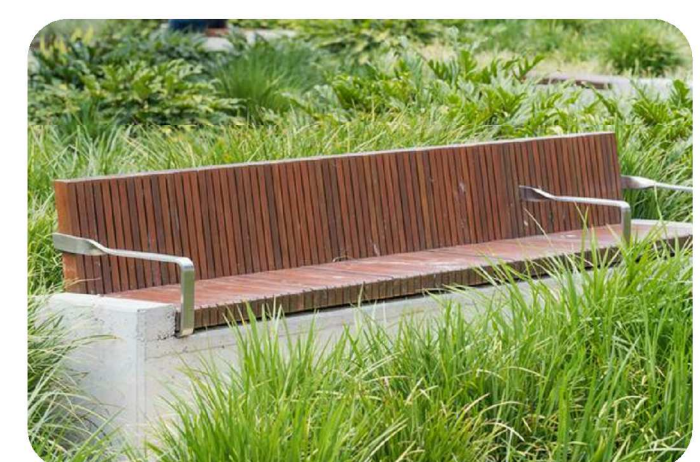
Aspect Studios - Quay Quarter Lanes



Botton + Gardiner - Public Seating Bench



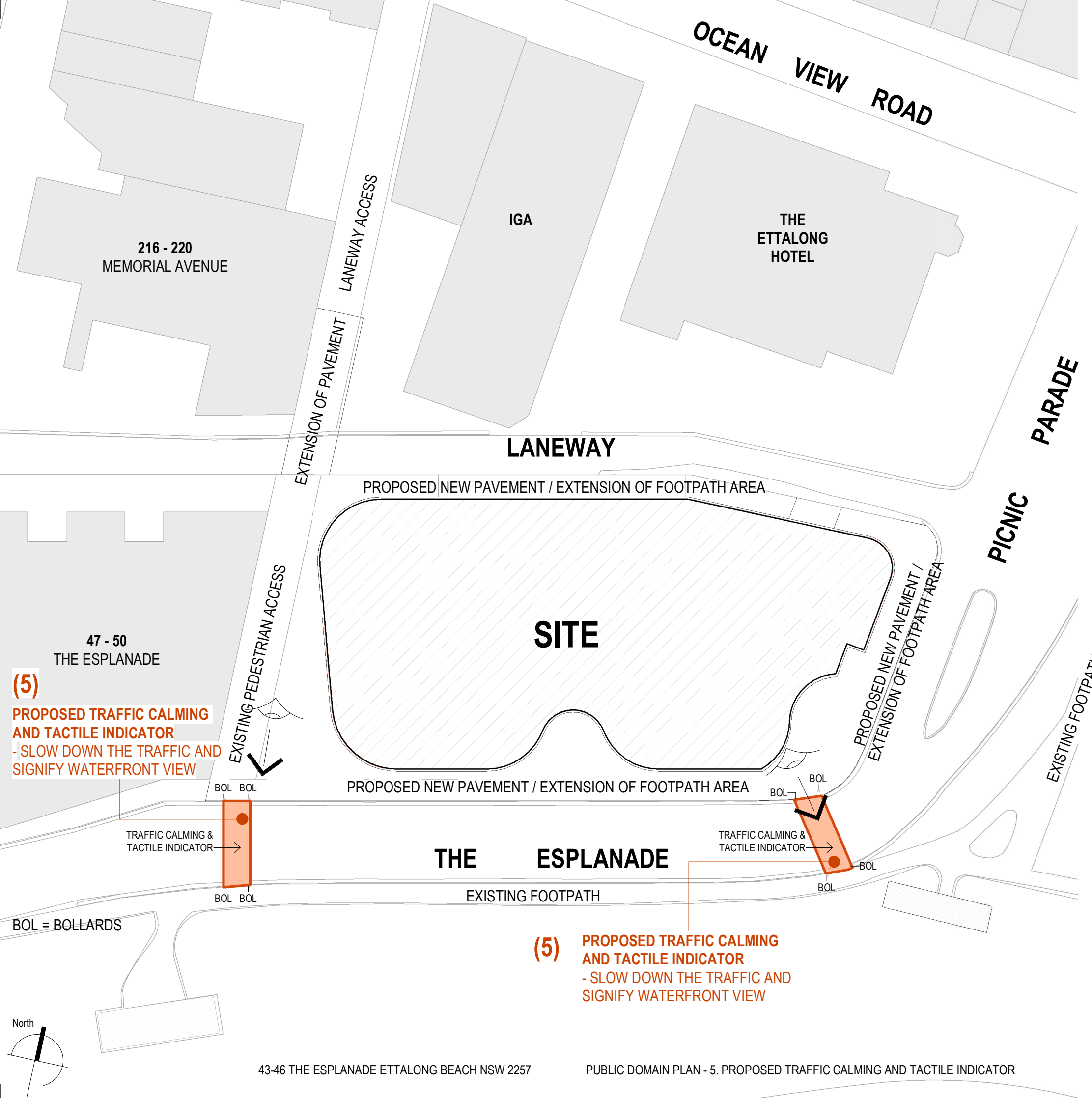
Mala Studios - Dockland Parks

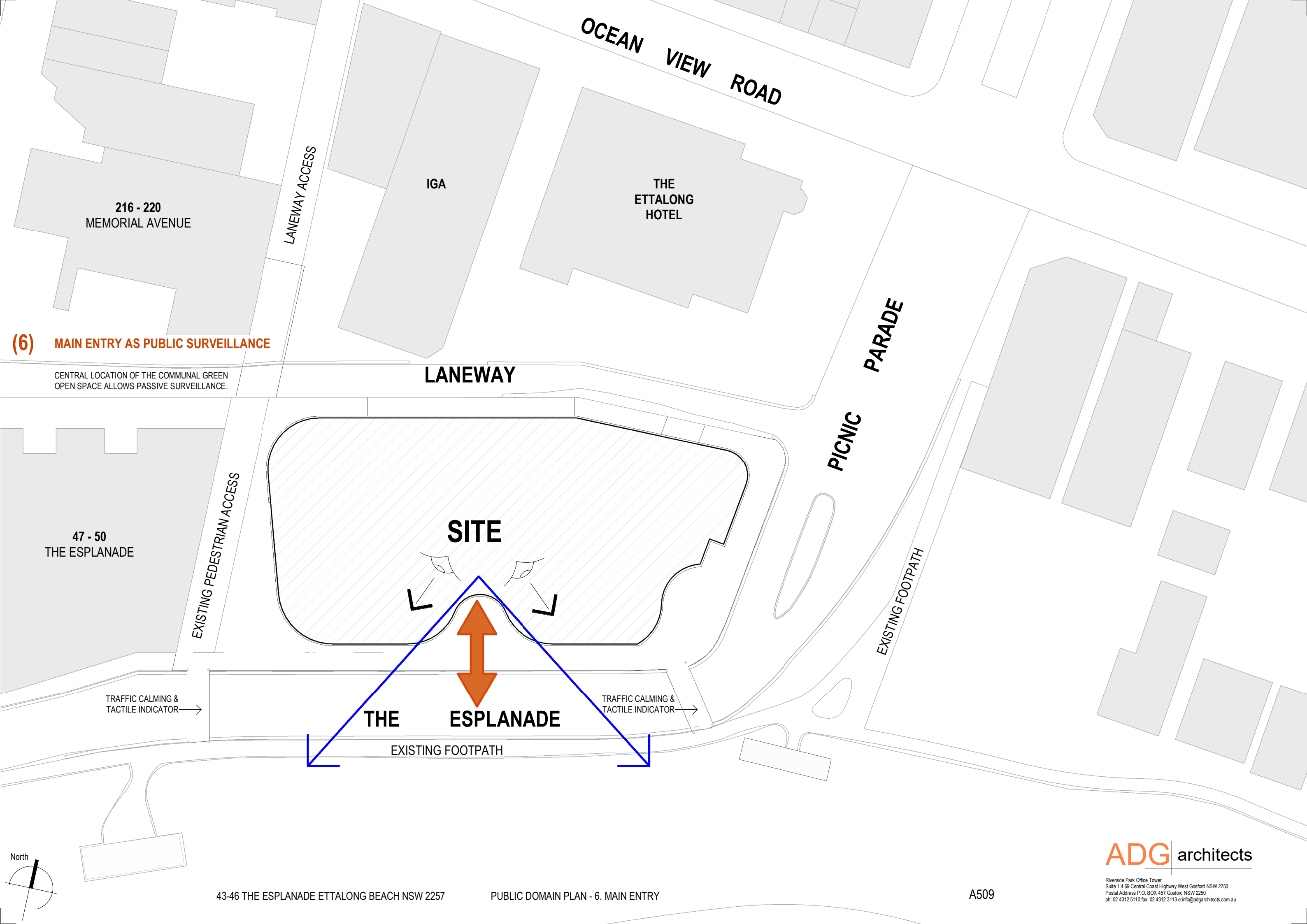


Bench 2 - Aspect Studios

ADG architects

Riverside Park Office Tower
Suite 1.4 69 Central Coast Highway West Gosford NSW 2250
Postal Address P.O. BOX 457 Gosford NSW 2250
ph: 02 4312 5110 fax: 02 4312 3113 e:info@adgarchitects.com.au



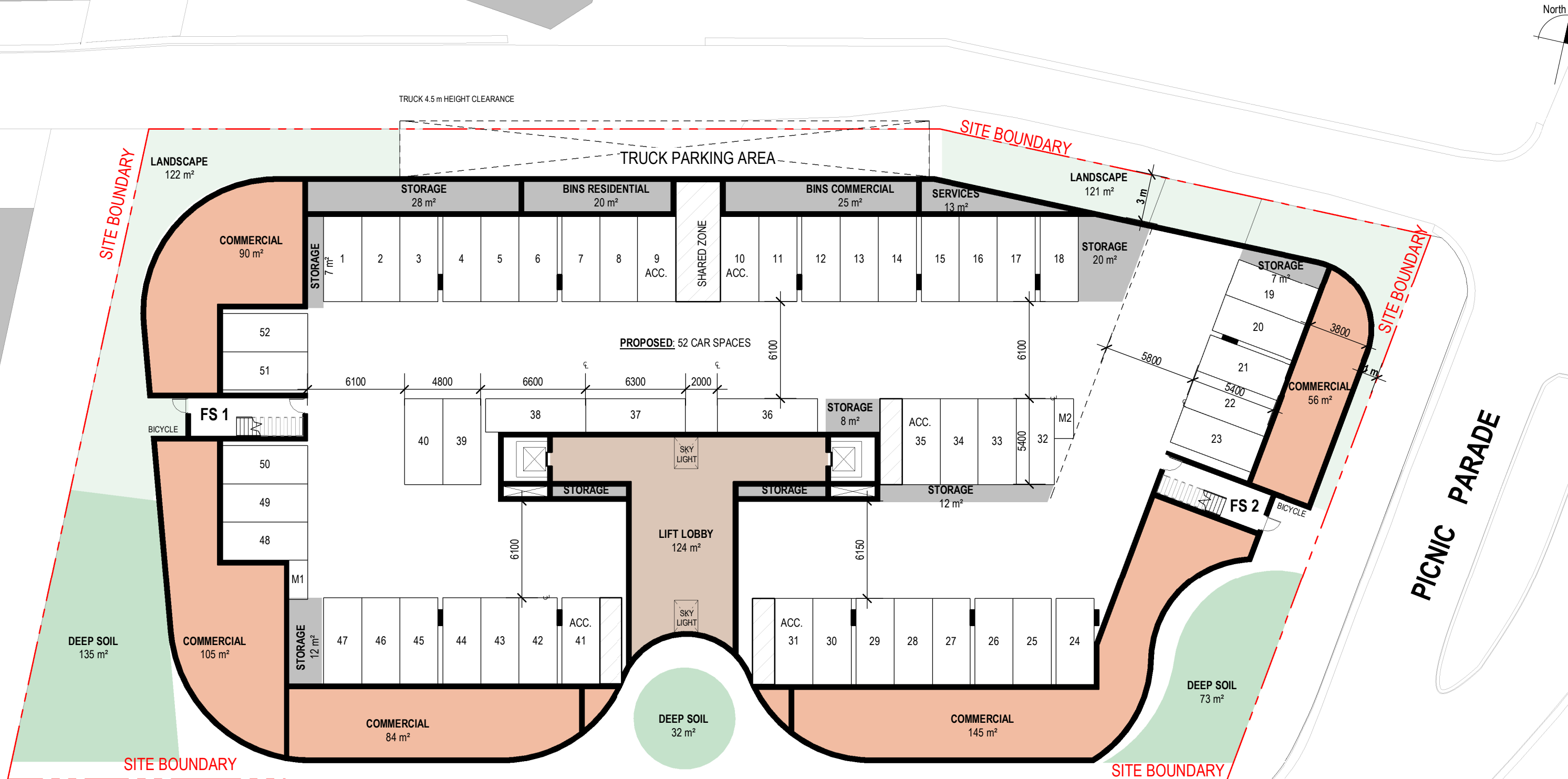


(6) MAIN ENTRY AS PUBLIC SURVEILLANCE

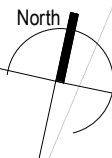
CENTRAL LOCATION OF THE COMMUNAL GREEN OPEN SPACE ALLOWS PASSIVE SURVEILLANCE.

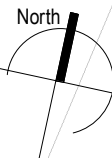




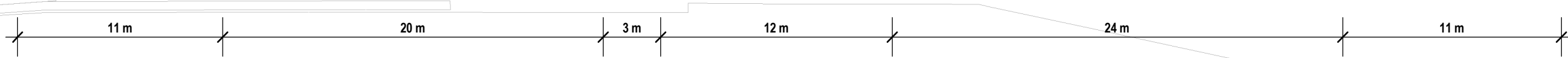


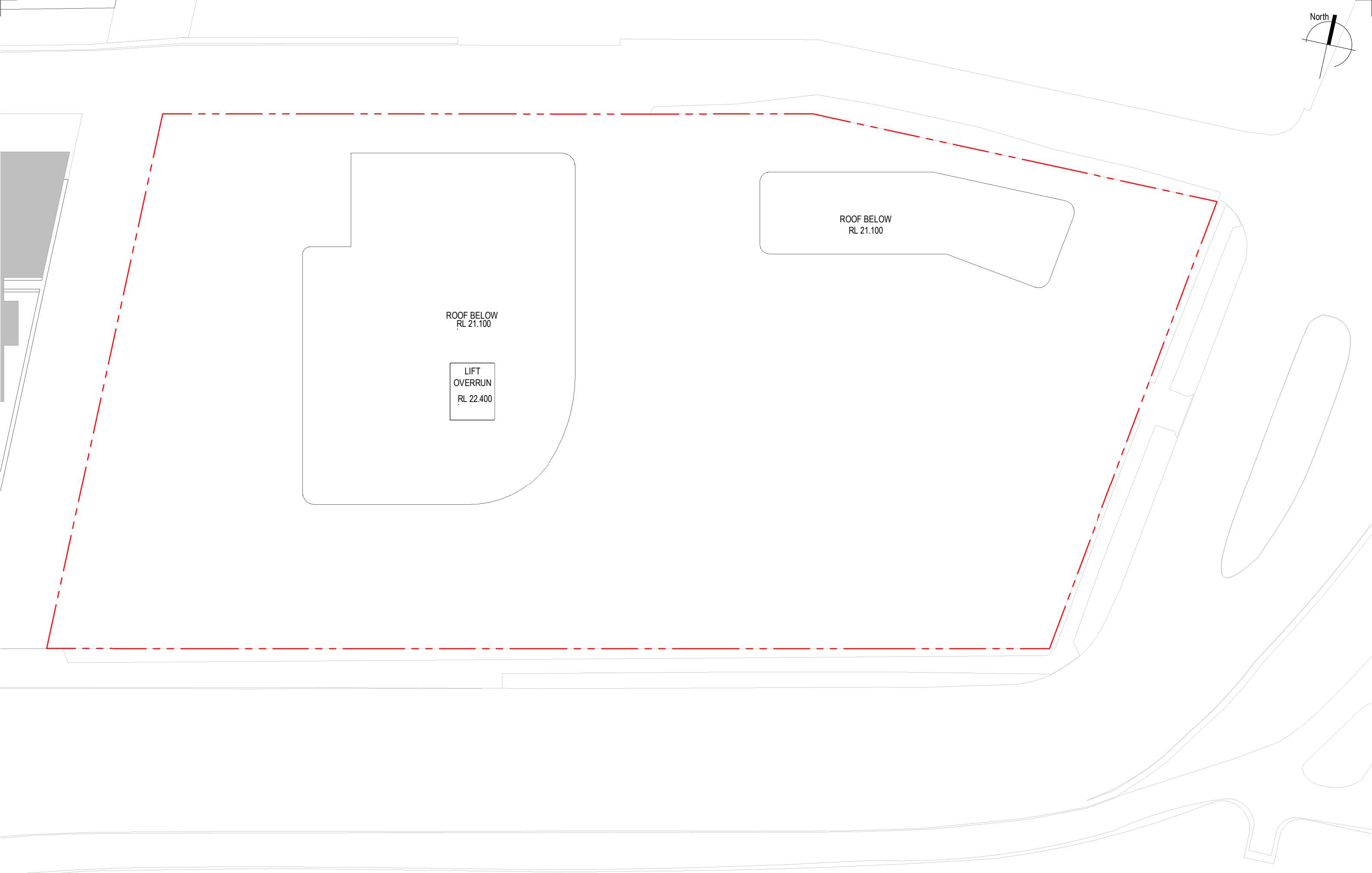
THE ESPLANADE

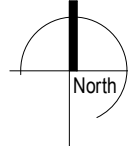




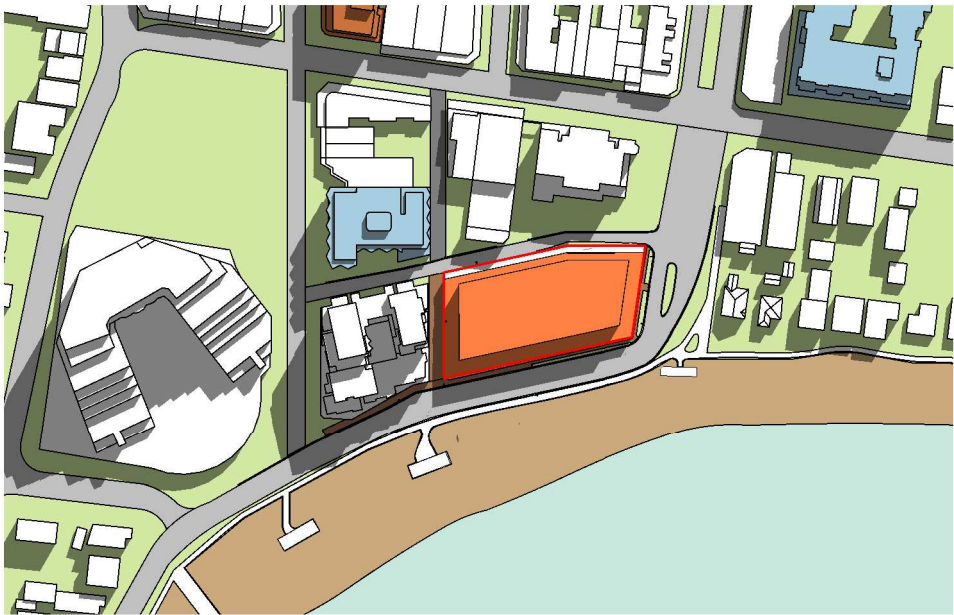




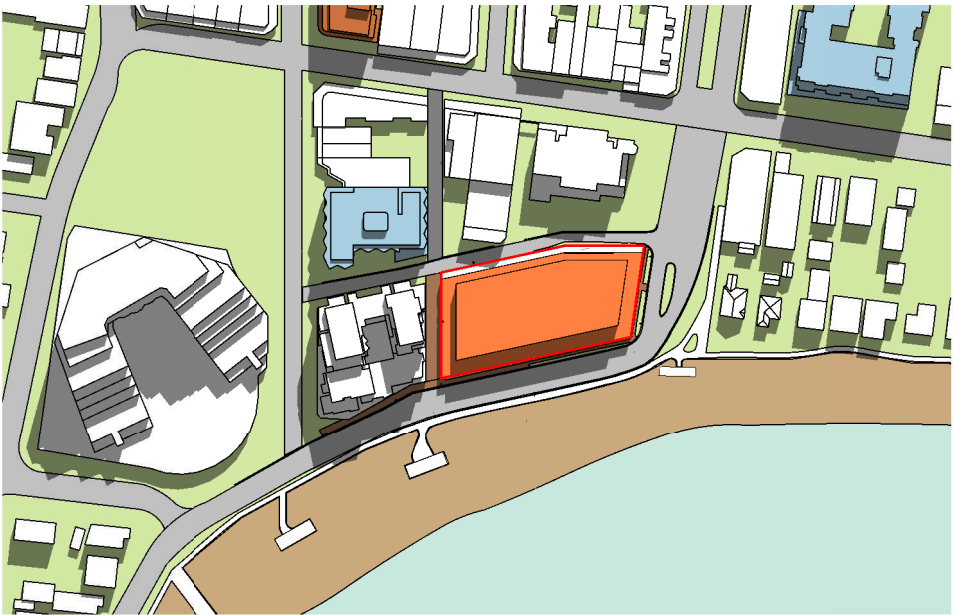




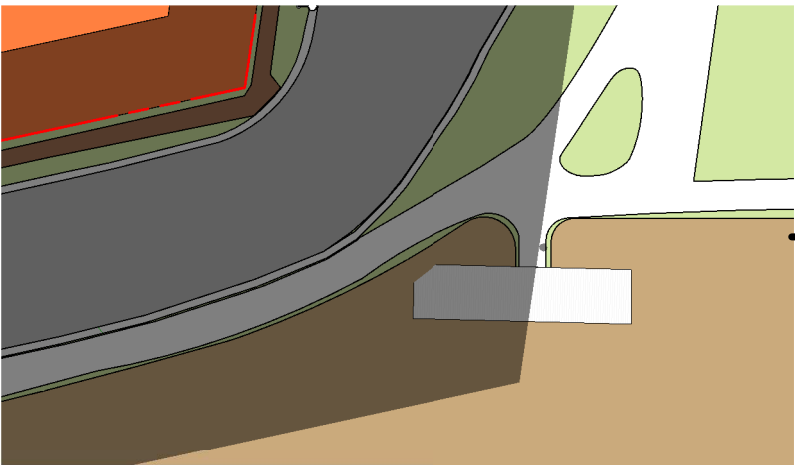
SOLAR ACCESS JUNE 21 9AM - COMPLYING HEIGHT



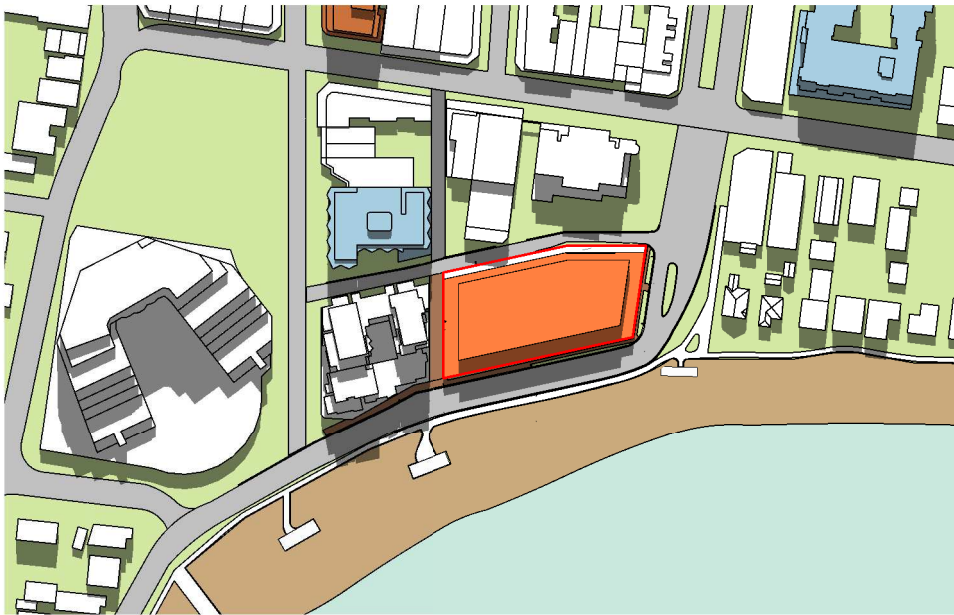
SOLAR ACCESS JUNE 21 10AM - COMPLYING HEIGHT



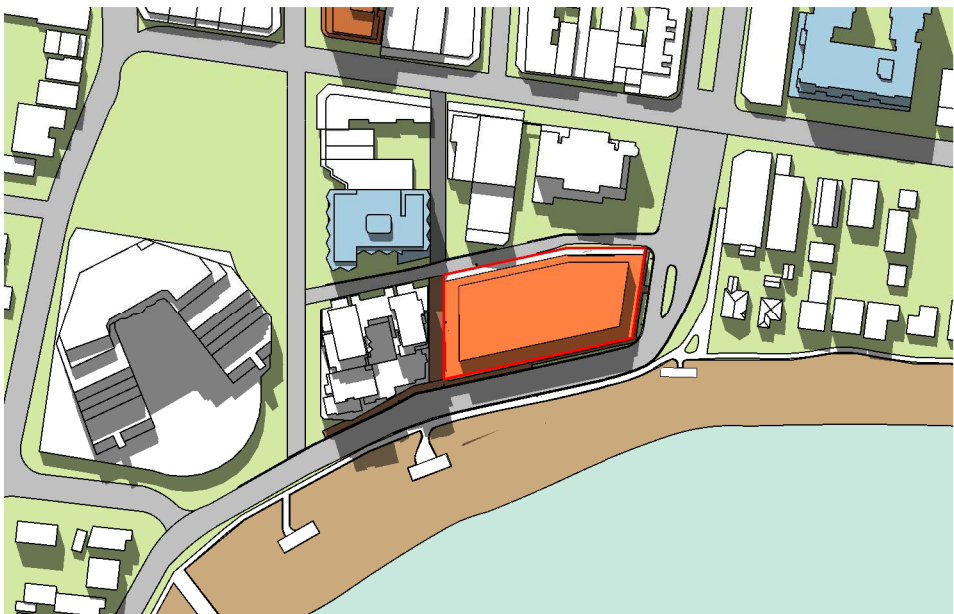
SOLAR ACCESS JUNE 21 11AM - COMPLYING HEIGHT



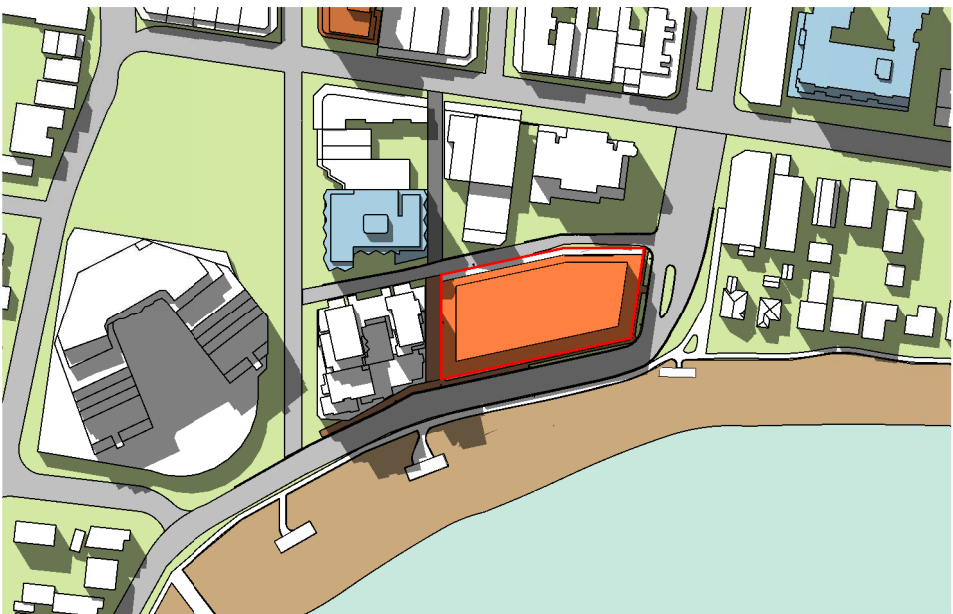
JUNE 21 3PM - COMPLYING HEIGHT (AT EXISTING VIEWING PLATFORM)



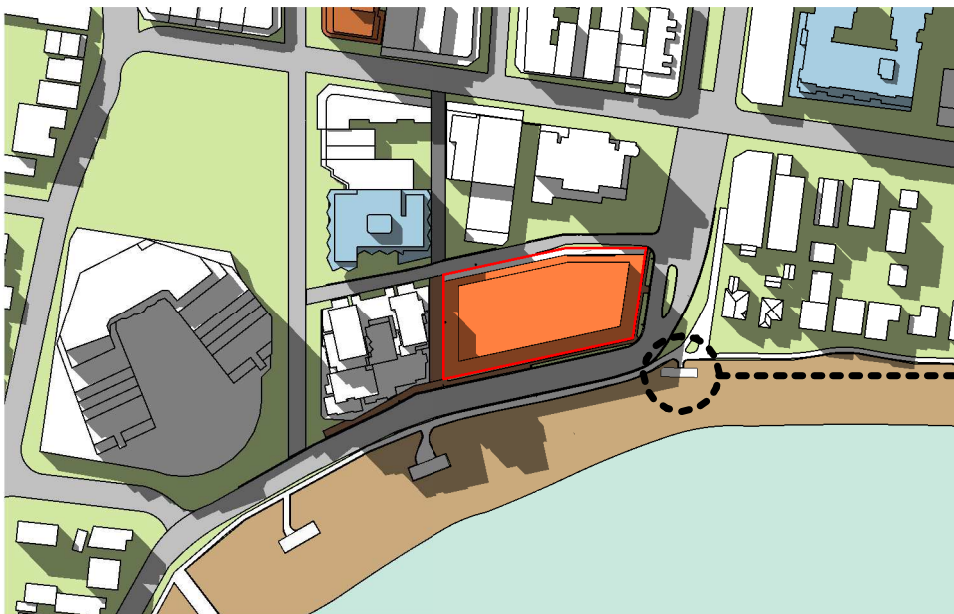
SOLAR ACCESS JUNE 21 12PM - COMPLYING HEIGHT



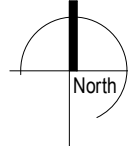
SOLAR ACCESS JUNE 21 1PM - COMPLYING HEIGHT



SOLAR ACCESS JUNE 21 2PM - COMPLYING HEIGHT



SOLAR ACCESS JUNE 21 3PM - COMPLYING HEIGHT



SOLAR ACCESS JUNE 21 9AM - PROPOSED



SOLAR ACCESS JUNE 21 10AM - PROPOSED



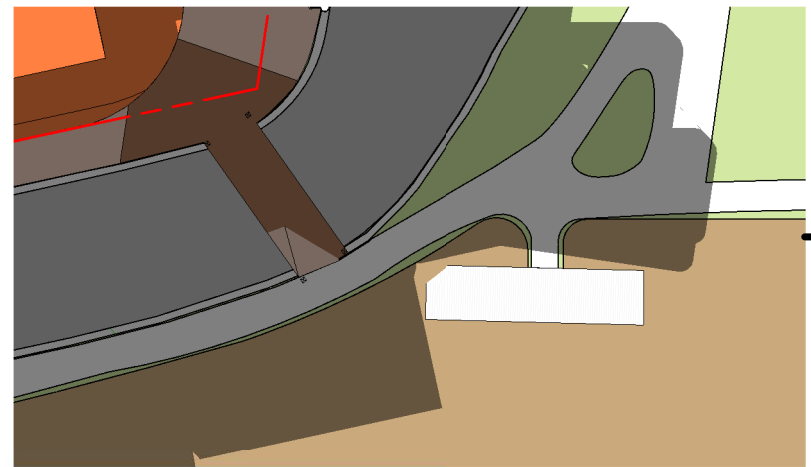
SOLAR ACCESS JUNE 21 1PM - PROPOSED



SOLAR ACCESS JUNE 21 11AM - PROPOSED



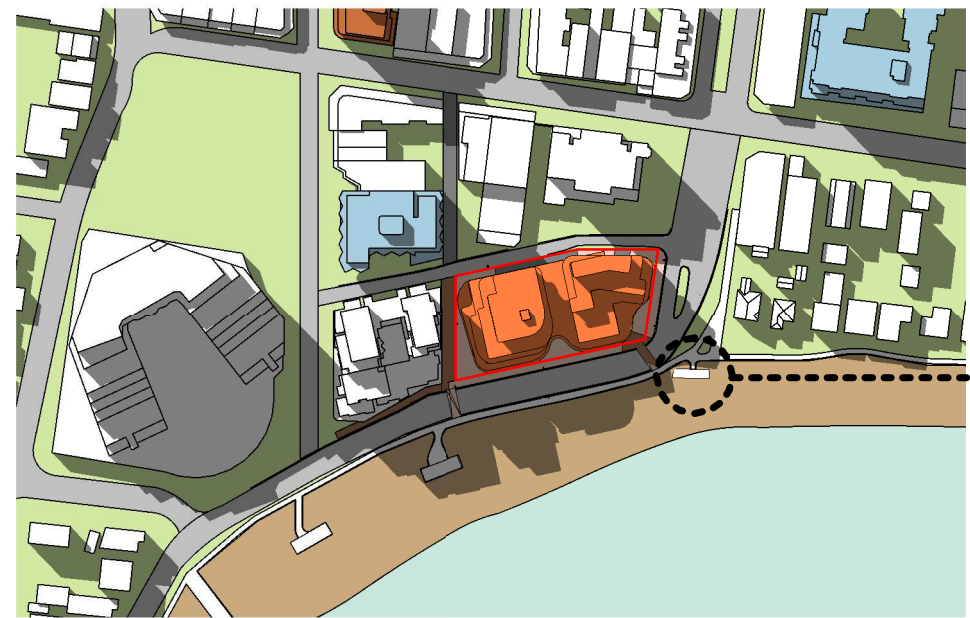
SOLAR ACCESS JUNE 21 2PM - PROPOSED



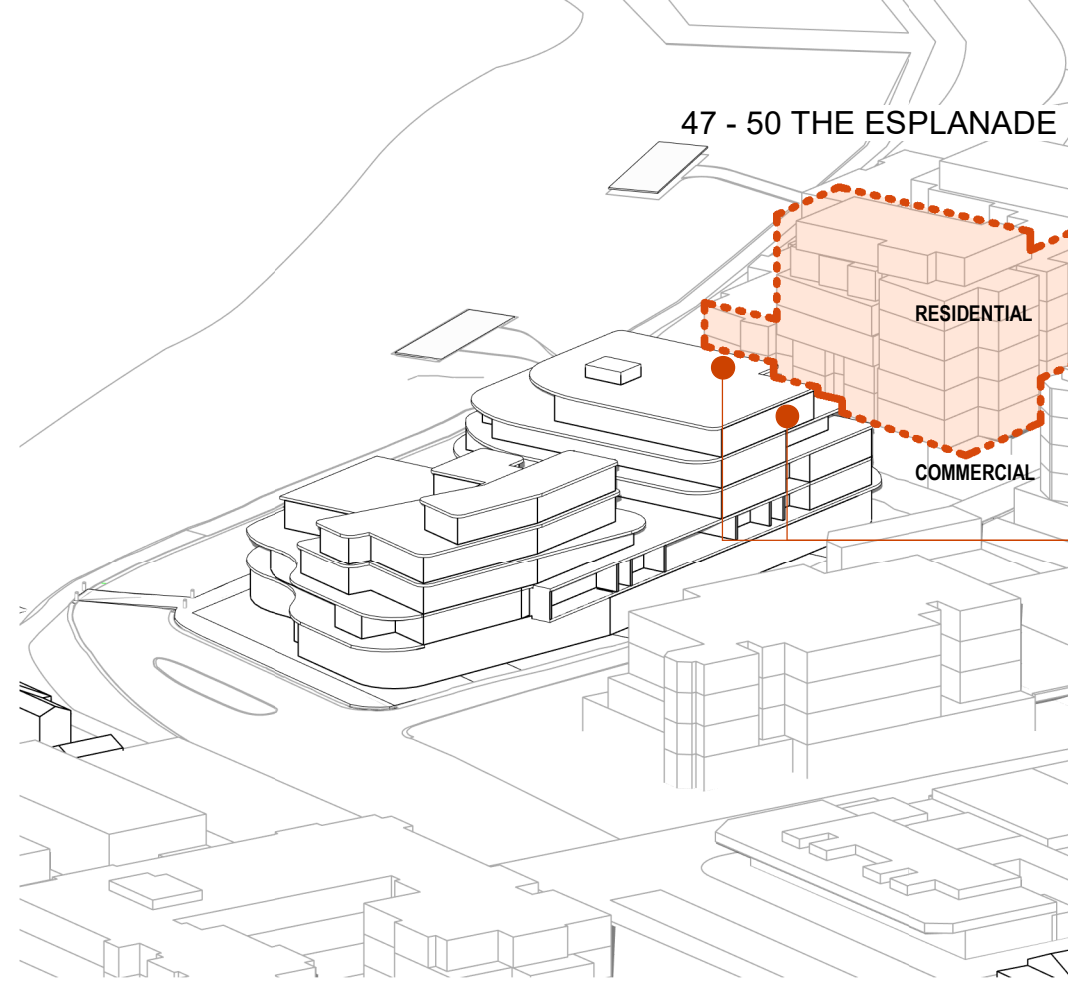
JUNE 21 3PM - PROPOSED (AT EXISTING VIEWING PLATFORM)



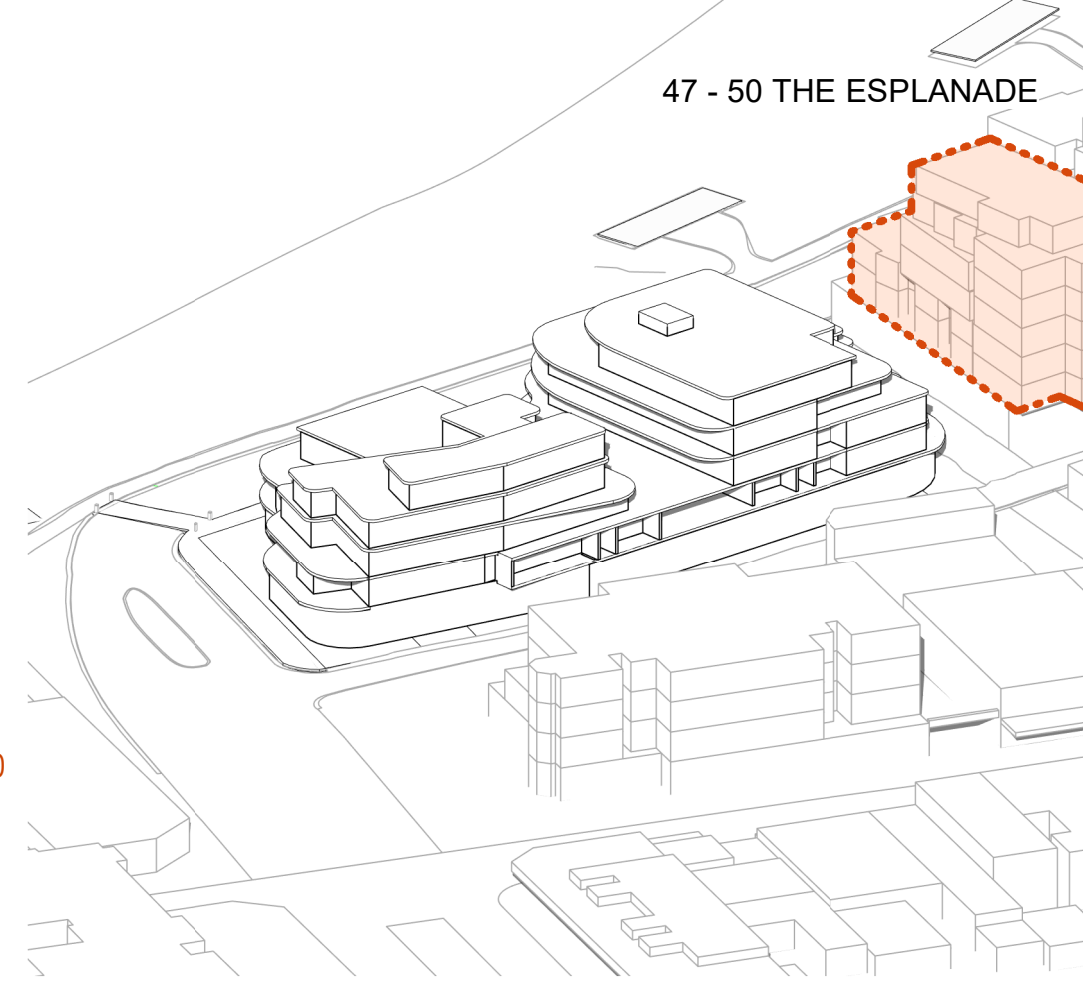
SOLAR ACCESS JUNE 21 12PM - PROPOSED



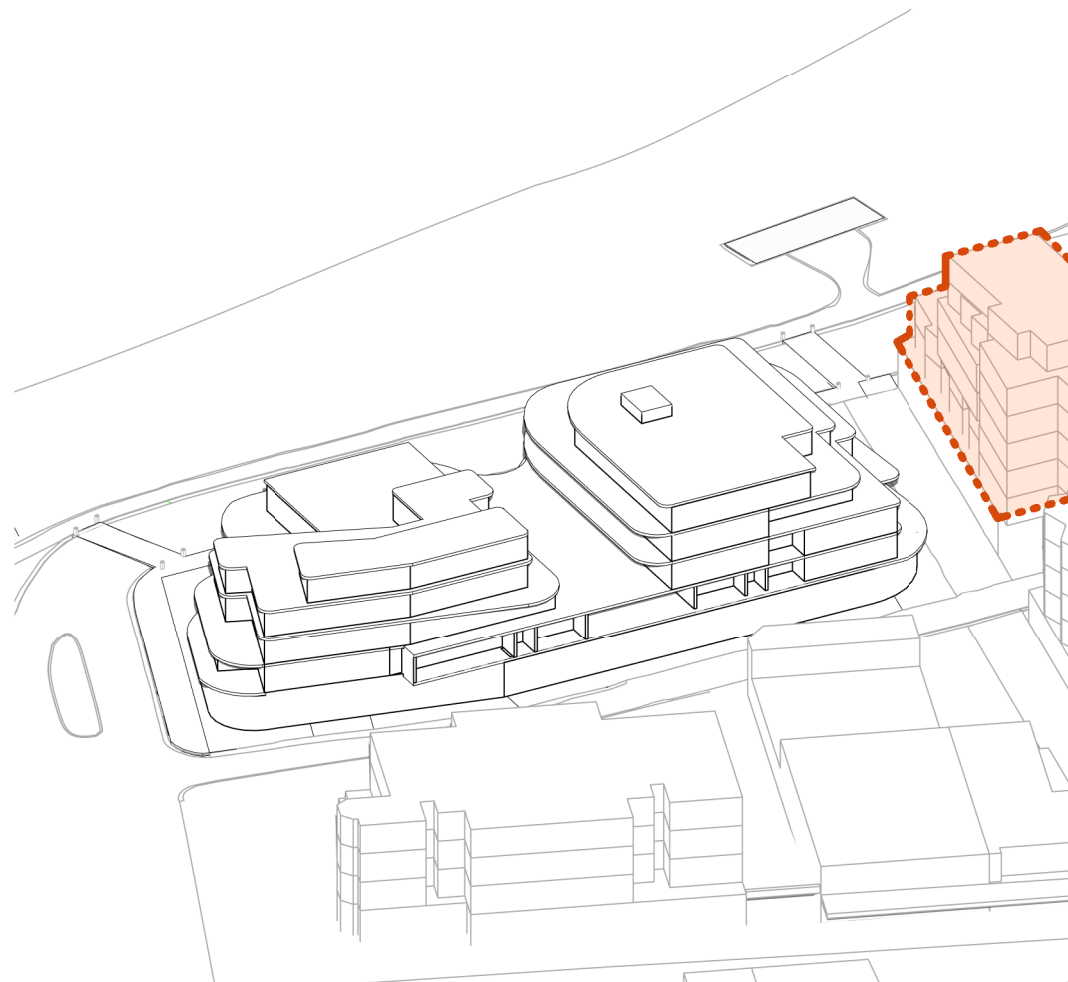
SOLAR ACCESS JUNE 21 3PM - PROPOSED



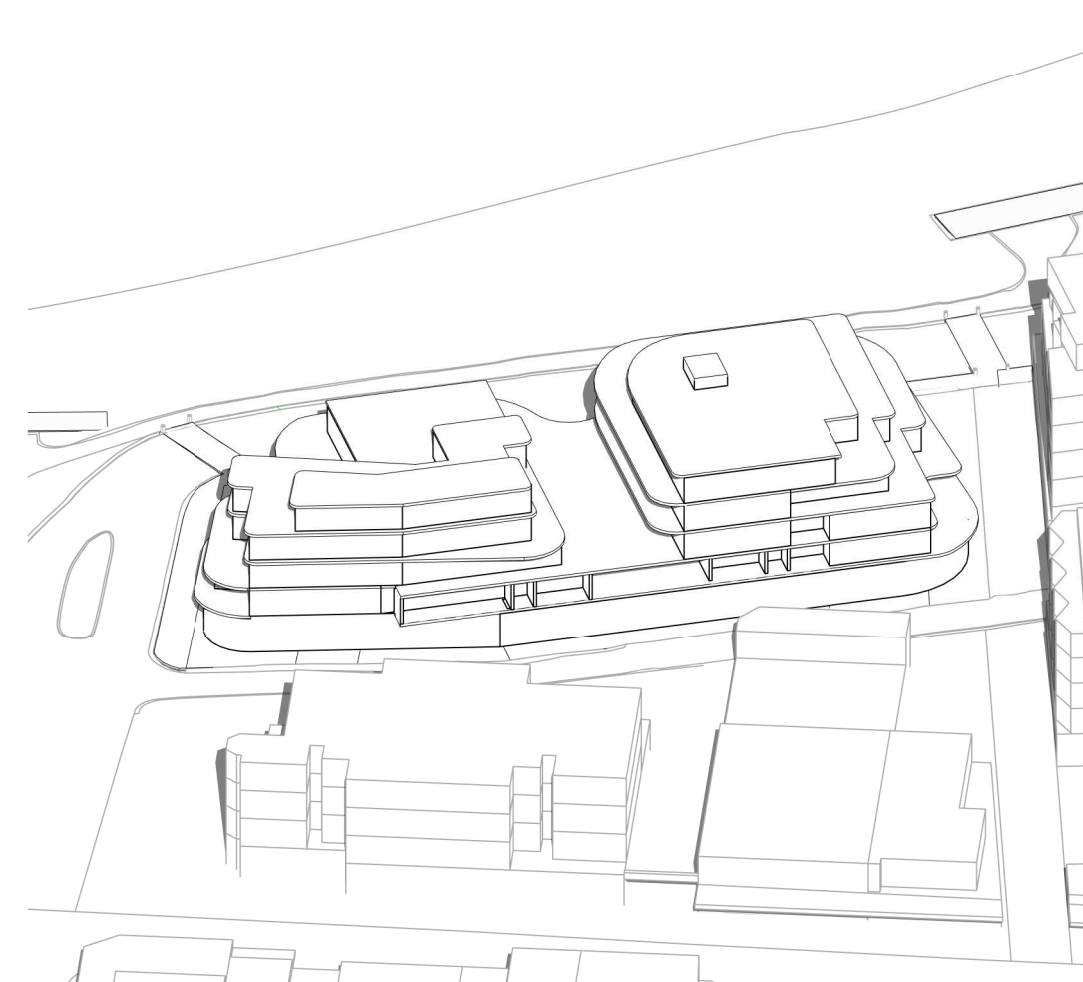
SUN EYE VIEW 9AM JUNE 21



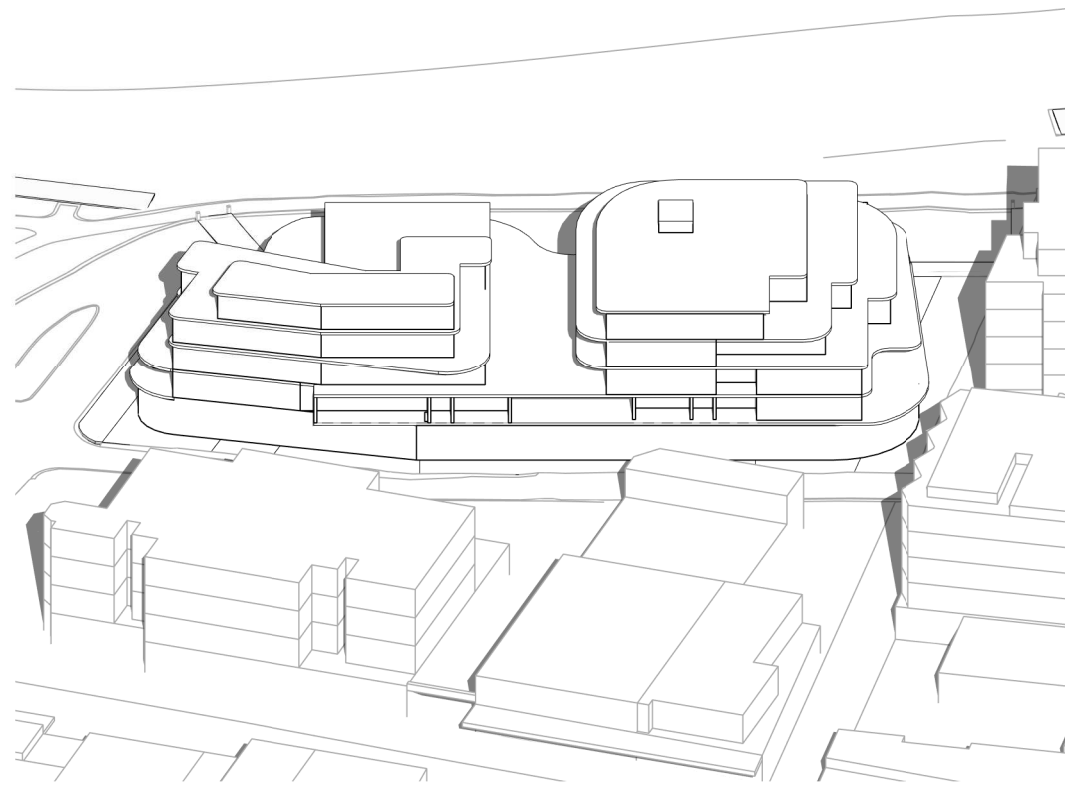
SUN EYE VIEW 10AM JUNE 21



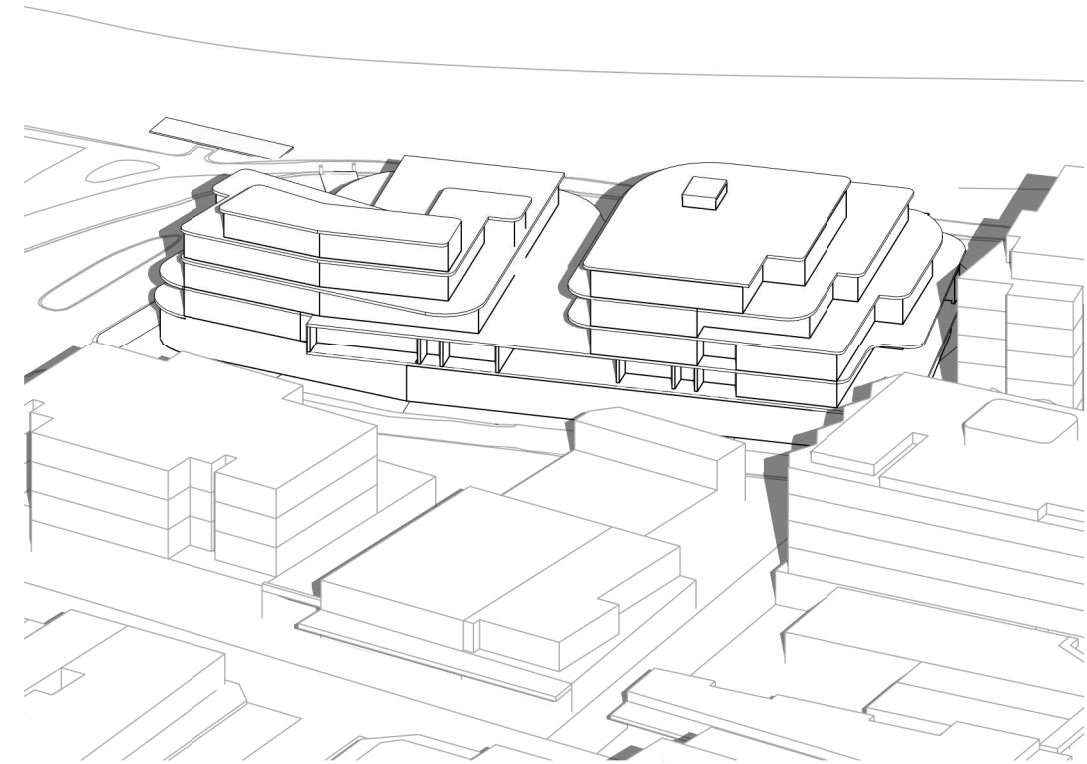
SUN EYE VIEW 11AM JUNE 21



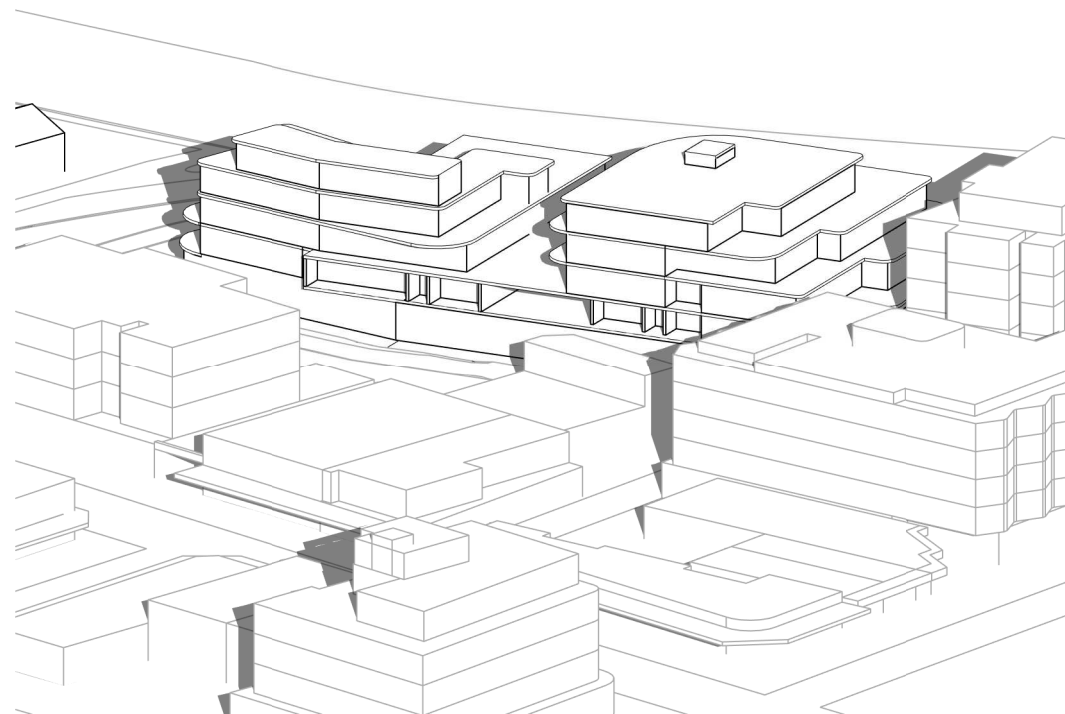
SUN EYE VIEW 12PM JUNE 21



SUN EYE VIEW 1PM JUNE 21



SUN EYE VIEW 2PM JUNE 21



SUN EYE VIEW 3PM JUNE 21

DESIGN EXCELLENCE

SEPP 65 - Principle No. 1
Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

The Design responds to the height and materiality of the existing context while creating a fresh look. The proposed aesthetics for the development is light and curvaceous with timber highlights. Curving awnings and concrete slabs provide additional shading and attenuate the wind from the water.

These light colours and curved forms are a response to the beach and the colours and shapes found in the sand.



Precedent image: 5-9 Prince St Cronulla by EMK Architects

Proposed Character for Development



Existing Character



DESIGN EXCELLENCE

Principle No. 2:
Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

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

The built form and scale responds to its neighbouring context and retains solar access to key areas. The highest areas are to the West to step up to the developments there while it steps down to the East where smaller one and two storey dwellings are located across the road.

The built form is created to avoid overshadowing neighbouring apartments and the beach viewing platform to the South East.



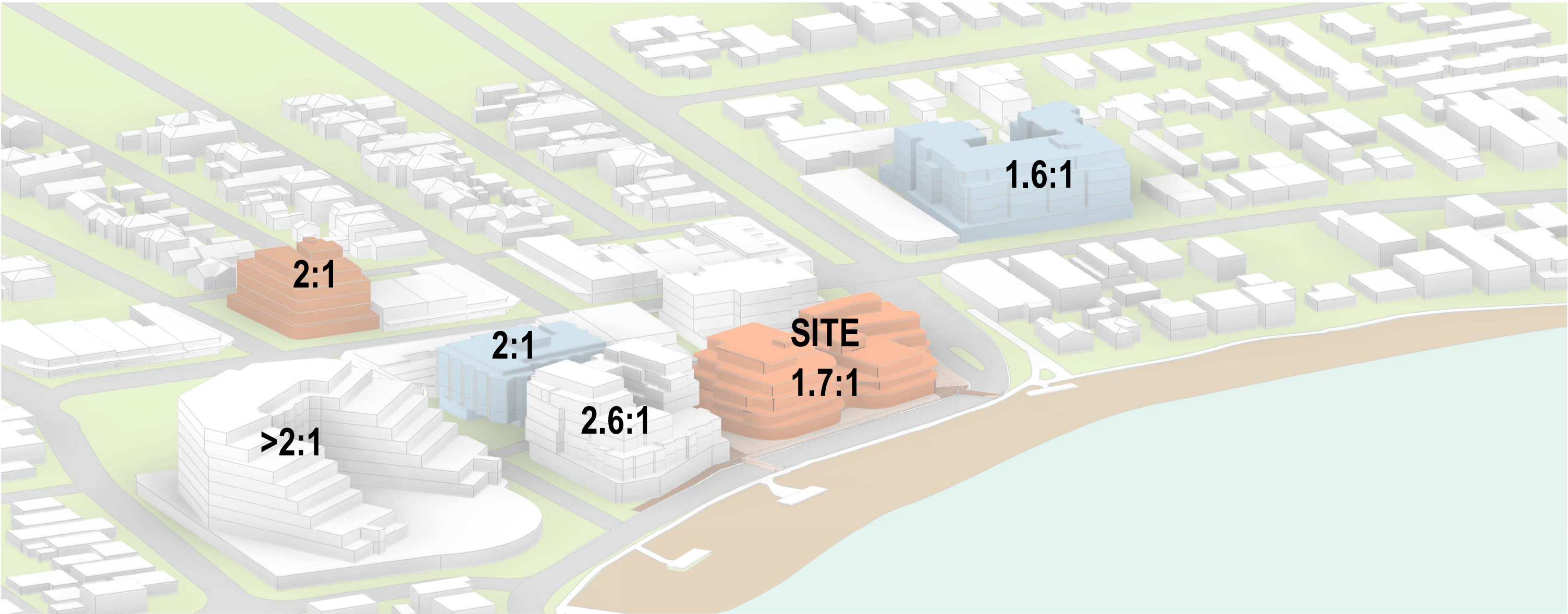
Proposed Form and Scale appropriate to the existing of the street and surrounds

DESIGN EXCELLENCE

Principle No. 3
Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The height and FSR controls have been designed to enable apartments to comply with controls for solar access and natural ventilation - refer to A700 and A701. The diagram below shows that the density is appropriate to the site and its context.



Proposed Density (FSR) appropriate to the existing of the street and surrounds

DESIGN EXCELLENCE

Principle No. 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs

The proposed development includes numerous initiatives that contribute to the efficient use of resources, through sustainable design measures and actively managed systems. These can be summarised as follows:

1. North – South orientation of the forms to maximise solar access to the development.
2. 70% of apartments receiving 3 hours of direct sunlight to the main living spaces and outdoor areas at midwinter, 9.7% receive 0 hours.
3. 72.5% of apartments receive natural cross ventilation.
4. Operable glazing, including awning windows to allow natural ventilation and reduce heating and cooling requirements.
5. Deep recesses on the facade to reduce excessive solar gain and moderate occupant privacy, whilst also allowing for natural ventilation and daylight to the adjacent living space.
6. Shading devices designed to provide shade in Summer and allow Solar Access in Winter
7. Retaining existing solar access to neighbouring private open spaces between 9am-3pm on June 21.
8. Compliance with BASIX, NatHERS and Section J
9. Selection of low maintenance materials.
10. Low water planting and use of rainwater tanks.
11. Re-use of waste and excess materials.
12. Use of solar panels.

DESIGN EXCELLENCE

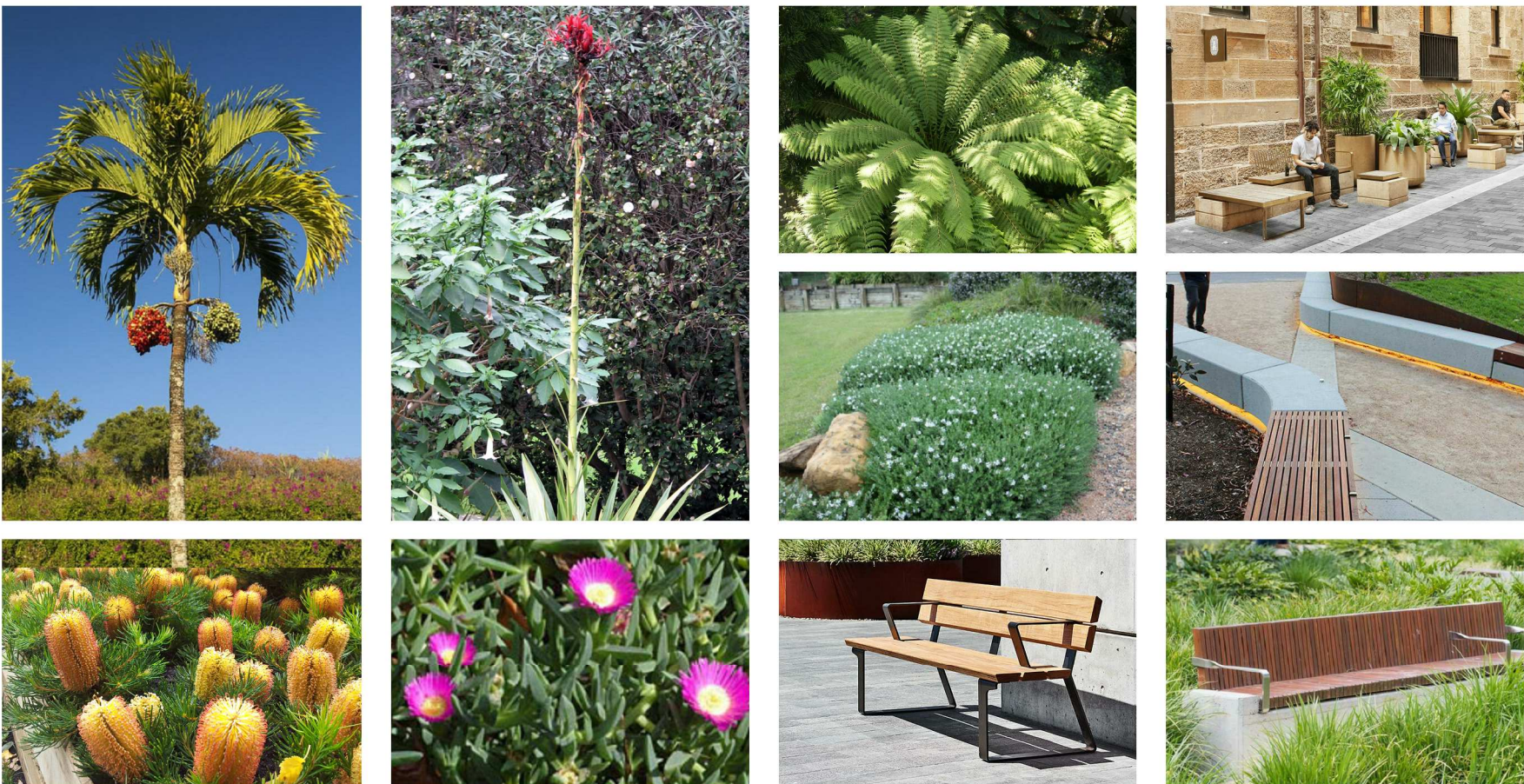
Principle No. 5:
Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.

The design incorporates new street trees, street furniture, pedestrian crossings and paving to create a development that integrates into the area and produces better public spaces. Relocating the post box and electrical box in the laneway will open this link up.



Landscape Plan



Proposed Planting and Seating

DESIGN EXCELLENCE

Principle No. 6:
Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.



Existing Post Box and Electrical Box



Relocated Post Box and Electrical Box

Relocating utilities opens up laneway to pedestrians

Residential apartments within the proposed development have been planned to maximise amenity. This has been considered in relation to solar access, visual privacy, cross ventilation and outlook, and ensures consistency with SEPP 65. The overall building massing and placement on the site has been largely driven by opportunity for solar access. As such, a minimum of 70% of apartments receive 3 hours of direct sunlight to living areas in midwinter. Outdoor areas have been carefully placed to prevent overlooking and shield excessive solar gain, whilst allowing daylight penetration. Openings are maximised where living areas and balconies are located. The result is a composition which carefully considers and satisfies the amenity principles required by the SEPP.

Solar access to existing neighbours has been protected so that they retain the same amount of solar access between 9am-3pm on 21 June.

Pedestrian crossings using matching paving and the relocation of the Post Box and Electrical Box in the laneway will contribute to a more pedestrian friendly area.

DESIGN EXCELLENCE

Principle No. 7:
Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.

Opportunities to maximise passive surveillance of public and communal areas promote safety.

The design proposes the following security measures to restrict, control and manage communal access in and around the proposed development:

- Residential entry points and circulation areas are clearly identified and securable.
- Central location of the communal green open space allows passive surveillance.
- Low level planting and clear sight lines.
- High quality and discreet architectural lighting throughout the development will assist in securing the area at night.
- CCTV security system will enable security measures and management for the development.

DESIGN EXCELLENCE

Principle No. 8:
Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Apartment planning has been carefully considered throughout the development to ensure layouts remain flexible to provide for a range of occupants. Solar access has played a significant role. Internal apartment areas and room sizes have will be designed in accordance with SEPP 65 requirements.

Initial massing has created apartment sizes that are capable of creating a good apartment mix of different bedroom apartments.

BLOCK COLOUR LEGEND

- 2 BED
- 3 BED



Typical layouts with a mix of different apartments

DESIGN EXCELLENCE

Principle No. 9:
Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The proposed aesthetics for the development is light and curvaceous with timber highlights. Curving awnings and concrete slabs provide additional shading and attenuate the wind from the water.

These light colours and curved forms are a response to the beach and the colours and shapes found in the sand.



Precedent image: 5-9 Prince St Cronulla by EMK Architects

Proposed Aesthetics for Development



(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

(a) has considered whether the proposed development is likely to cause an adverse impact on the following—

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposal maintains the existing, safe access to and along the foreshore.

(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,

The proposal maintains solar access to the viewing platform to the South East between 9am and 3pm on the winter solstice. It maintains the views from the laneway and Ocean View Road to the foreshore. The proposal uses generous overhangs to prevent wind funnelling.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

The proposal maintains views to Wagstaffe headland from the laneway and Ocean View Road. It maintains the current scenic qualities of the Ettalong Coast with the building providing a height transition from its taller neighbours to the West to its smaller residential neighbours to the East.

(iv) Aboriginal cultural heritage, practices and places,

The site was previously small dwellings with no overt signs of aboriginal cultural heritage or practices.

(v) cultural and built environment heritage, and

There is a heritage dwelling across the road from the site on Picnic Parade. Solar access is maintained to the heritage item between 9am and 3pm on June 21. Views from the heritage item to the foreshore are maintained.

(b) is satisfied that—

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or

The proposal is designed, sited and will be managed to avoid adverse impact on access to the foreshore, overshadowing, views, visual amenity and cultural and built environment heritage.

(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

The proposal is designed to minimise its impact. The proposal maintains solar access to existing apartments and dwellings. It allows for view sharing from the existing hotel to the North. It maintains the views from the laneway and Ocean View Road to the foreshore.

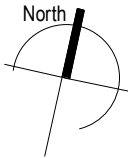
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

The form of the proposal is created to maximise solar access and view sharing.

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The bulk, scale and size of the proposal takes into account the surrounding built environment and creates a transition in height from the higher building to the West to the lower buildings to the East.

SOLAR ACCESS



TOTAL SOLAR

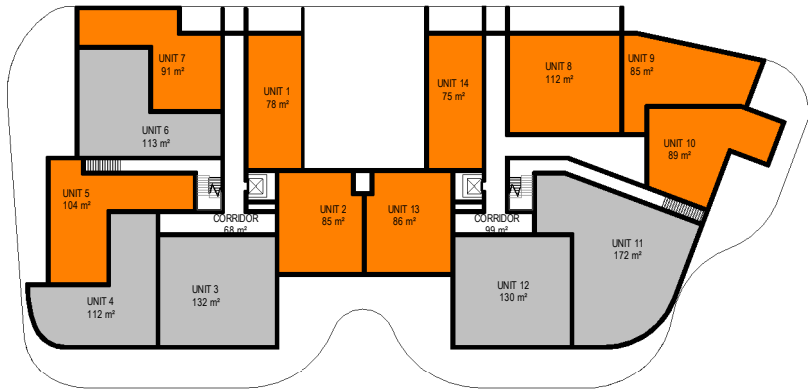
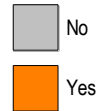
DESCRIPTOR	SOLAR ACCESS COMPLY
UNIT 3	No
UNIT 4	No
UNIT 6	No
UNIT 11	No
UNIT 12	No
UNIT 17	No
UNIT 18	No
UNIT 20	No
UNIT 27	No
UNIT 29	No
UNIT 30	No
UNIT 31	No
No: 12	
UNIT 1	Yes
UNIT 2	Yes
UNIT 5	Yes
UNIT 7	Yes
UNIT 8	Yes
UNIT 9	Yes
UNIT 10	Yes
UNIT 13	Yes
UNIT 14	Yes
UNIT 15	Yes
UNIT 16	Yes
UNIT 19	Yes
UNIT 21	Yes
UNIT 22	Yes
UNIT 23	Yes
UNIT 24	Yes
UNIT 25	Yes
UNIT 26	Yes
UNIT 28	Yes
UNIT 32	Yes
UNIT 33	Yes
UNIT 34 (L2)	Yes
UNIT 35 (L2)	Yes
UNIT 36 (L2)	Yes
UNIT 37	Yes
UNIT 38	Yes
UNIT 39	Yes
UNIT 40	Yes
Yes: 28	

TOTAL:

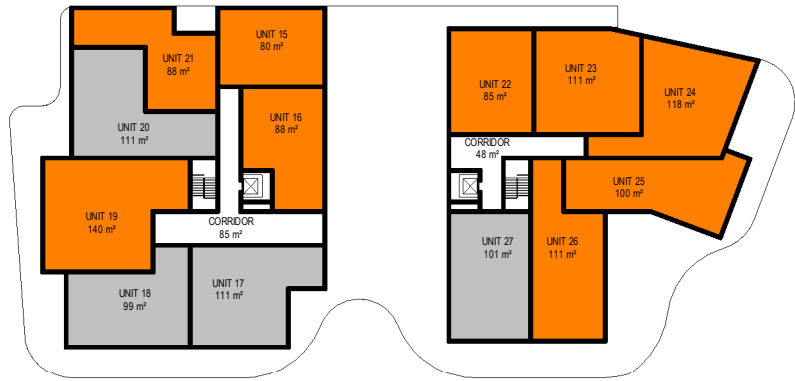
28 UNITS OUT OF 40 UNITS COMPLY WITH 3 HOURS OF SOLAR ACCESS

= 70 % (COMPLY)

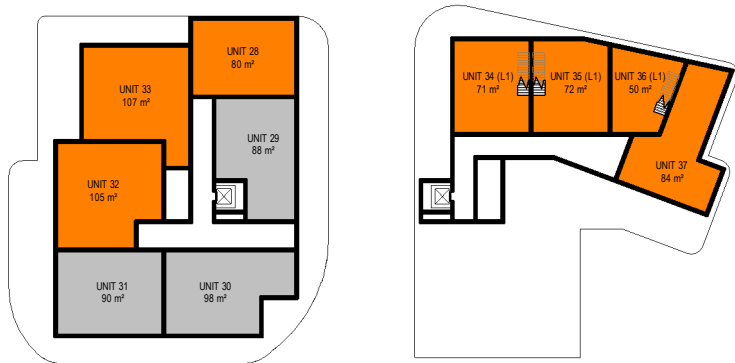
BLOCK COLOUR LEGEND



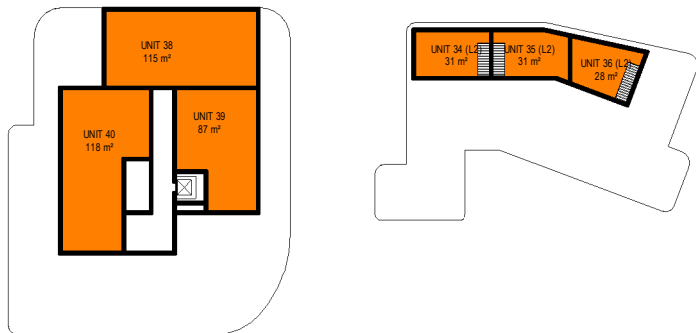
1 SEPP DIAGRAM - LVL 1 SOLAR ACCESS 3 HRS
A301 1 : 750



2 SEPP DIAGRAM - LVL 2 SOLAR ACCESS 3 HRS
A301 1 : 750

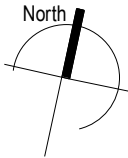


3 SEPP DIAGRAM - LVL 3 SOLAR ACCESS 3 HRS
A301 1 : 750



4 SEPP DIAGRAM - LVL 4 SOLAR ACCESS 3 HRS
A301 1 : 750

NATURAL VENTILATION



TOTAL NATURAL VENTILATION	
DESCRIPTOR	NATURAL VENTILATION
UNIT 3	No
UNIT 5	No
UNIT 6	No
UNIT 8	No
UNIT 10	No
UNIT 12	No
UNIT 16	No
UNIT 20	No
UNIT 23	No
UNIT 29	No
UNIT 32	No
No: 11	
UNIT 1	Yes
UNIT 2	Yes
UNIT 4	Yes
UNIT 7	Yes
UNIT 9	Yes
UNIT 11	Yes
UNIT 13	Yes
UNIT 14	Yes
UNIT 15	Yes
UNIT 17	Yes
UNIT 18	Yes
UNIT 19	Yes
UNIT 21	Yes
UNIT 22	Yes
UNIT 24	Yes
UNIT 25	Yes
UNIT 26	Yes
UNIT 27	Yes
UNIT 28	Yes
UNIT 30	Yes
UNIT 31	Yes
UNIT 33	Yes
UNIT 34 (L2)	Yes
UNIT 35 (L2)	Yes
UNIT 36 (L2)	Yes
UNIT 37	Yes
UNIT 38	Yes
UNIT 39	Yes
UNIT 40	Yes
Yes: 29	

TOTAL:

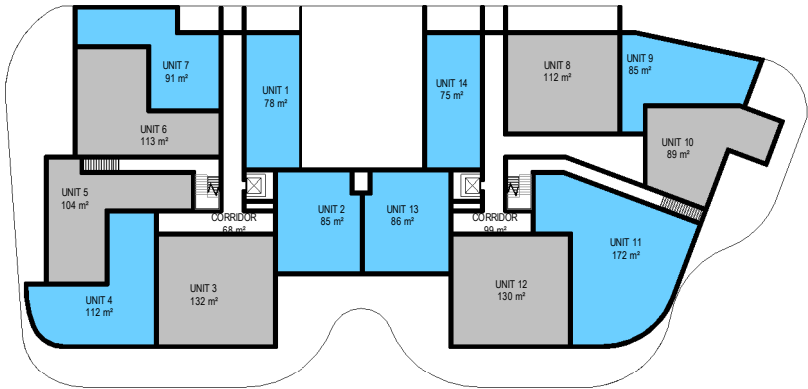
29 UNITS OUT OF 40 UNITS COMPLY WITH 3 HOURS OF SOLAR ACCESS

= 72.5 % (COMPLY)

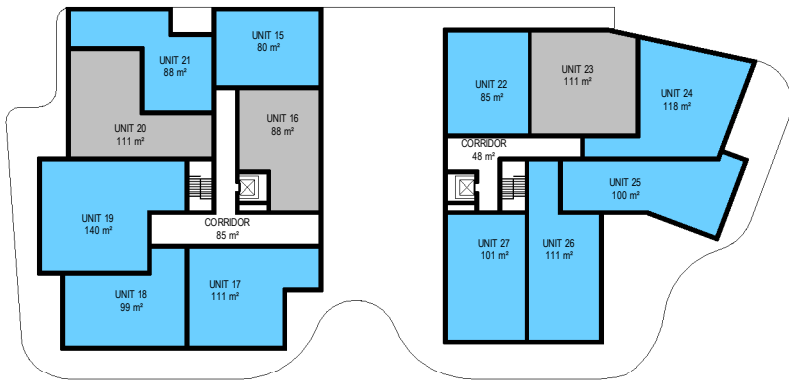
BLOCK COLOUR LEGEND

No

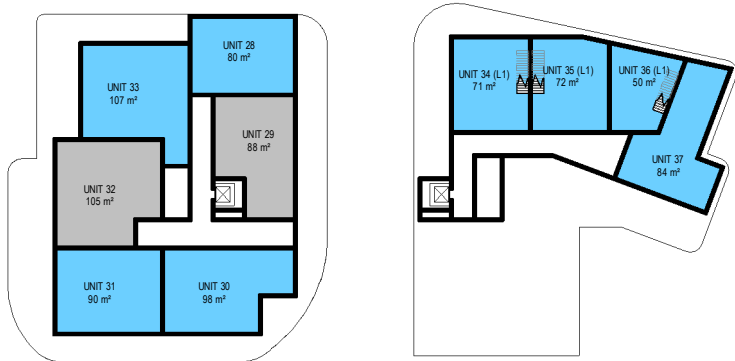
Yes



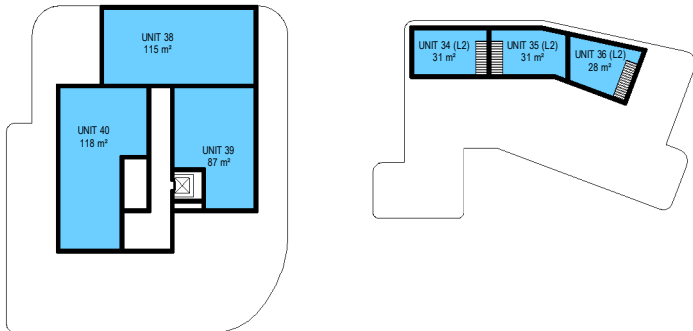
1 SEPP DIAGRAM - LVL 1 NATURAL VENTILATION
A301 1 : 750



2 SEPP DIAGRAM - LVL 2 NATURAL VENTILATION
A301 1 : 750



3 SEPP DIAGRAM - LVL 3 NATURAL VENTILATION
A301 1 : 750



4 SEPP DIAGRAM - LVL 4 NATURAL VENTILATION
A301 1 : 750

GFA DIAGRAMS

LEP DEFINITIONS:

Gross Floor Area

- gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Basement

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

GFA CALCULATED AREA

TOTAL GFA	
CIRCULATION	606 m²
COMMERCIAL	480 m²
RESIDENTIAL	4062 m²
SERVICES	162 m² (GROUND LEVEL)
TOTAL	5310 m²

PARKING

REQUIRED:

SHOPTOP HOUSING 1 CAR SPACE PER DWELLING

= 40 CAR SPACES

COMMERCIAL 1 SPACE PER 40M² GROSS FLOOR AREA

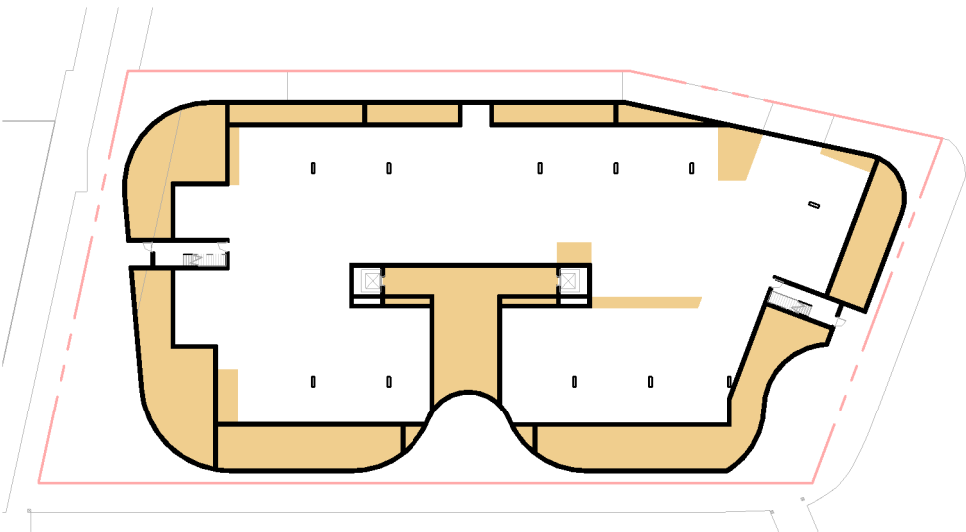
= 12 CAR SPACES

TOTAL REQUIRED :

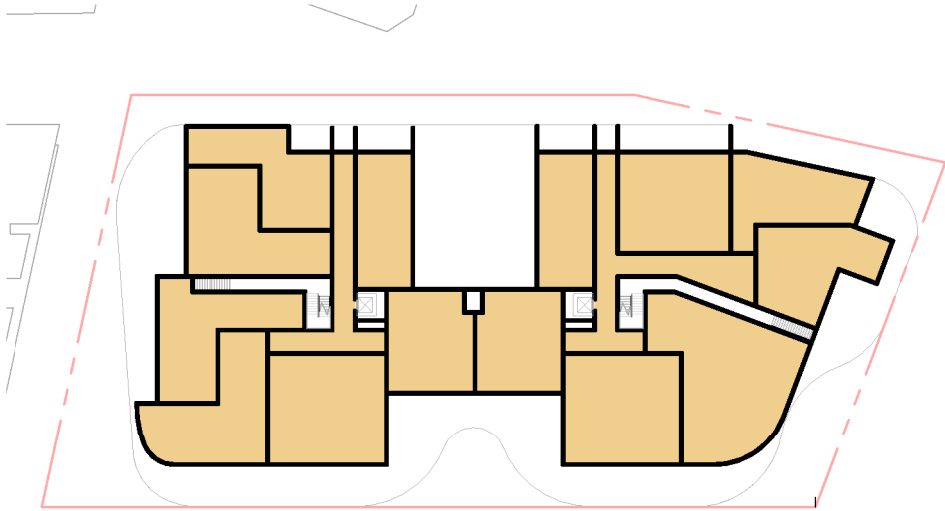
= 52 CAR SPACES

TOTAL PROPOSED :

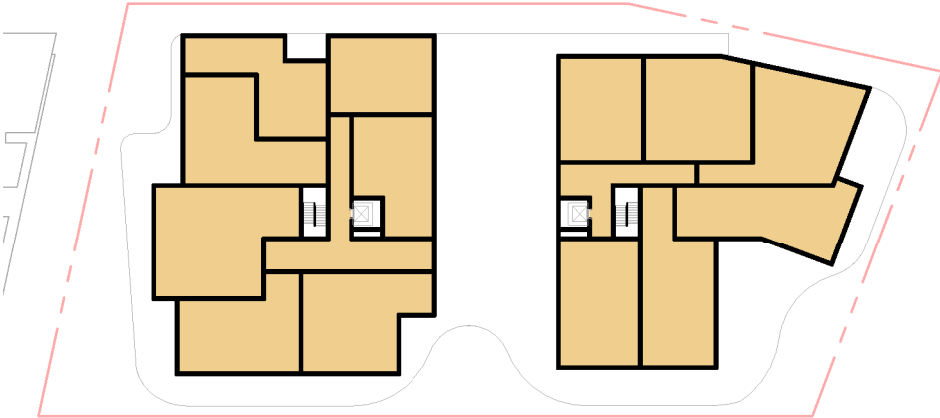
= 52 CAR SPACES



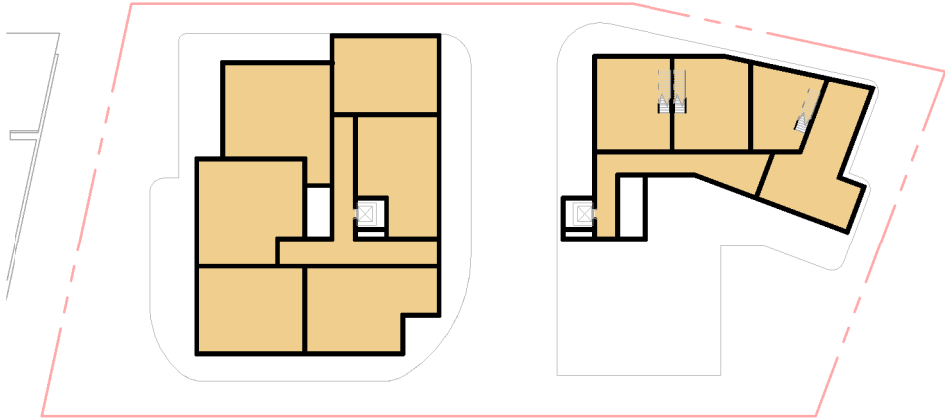
1 GFA - LEVEL GROUND
A301 1 : 750



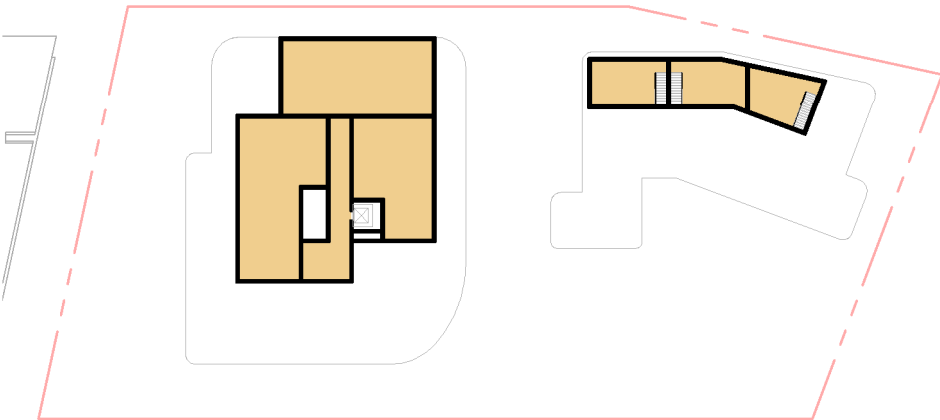
2 GFA - LEVEL 1
A301 1 : 750



3 GFA- LEVEL 2
A301 1 : 750



4 GFA - LEVEL 3
A301 1 : 750



5 GFA - LEVEL 4
A301 1 : 750

VIEW ANALYSIS

VIEW 1 - VIEW FROM PICNIC PARADE AND LANEWAY

 PROPOSED DEVELOPMENT




EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

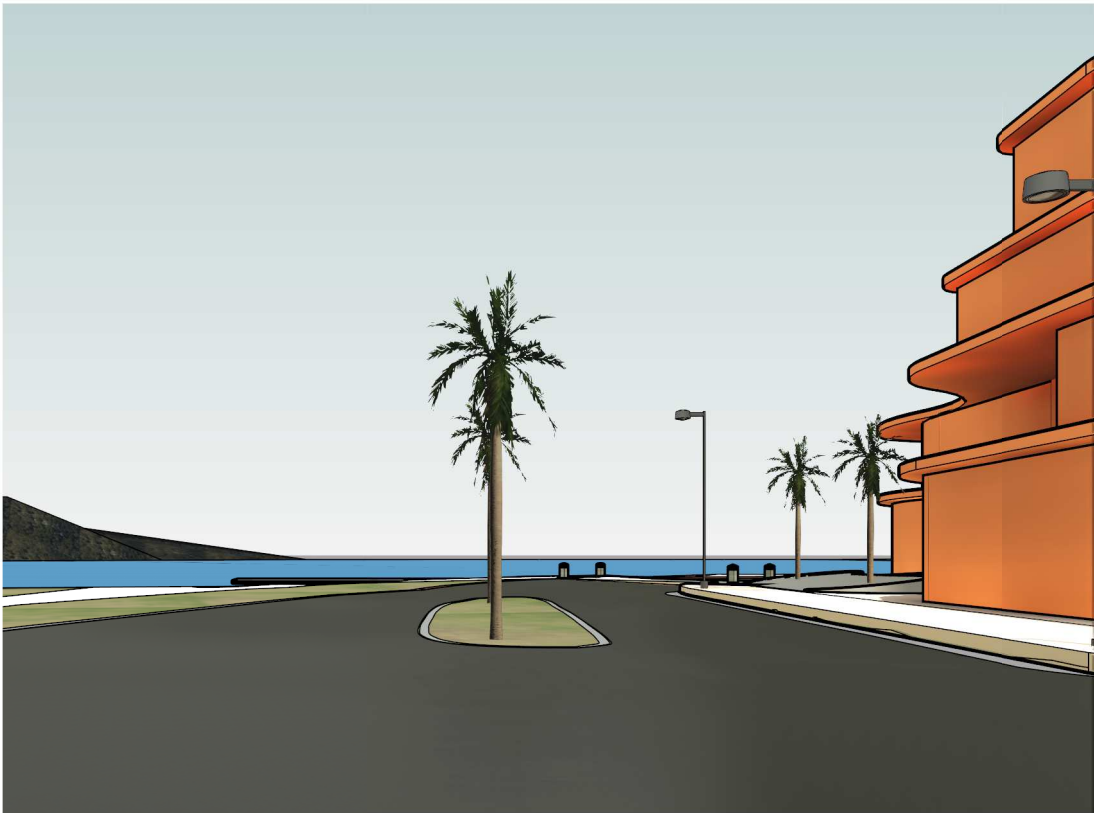
VIEW ANALYSIS

VIEW 2 - VIEW FROM PICNIC PARADE TOWARDS WATERFRONT RESERVE

 PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

VIEW ANALYSIS

VIEW 3- VIEW FROM THE ESPLANADE (LOOKING TOWARDS EAST)

 PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

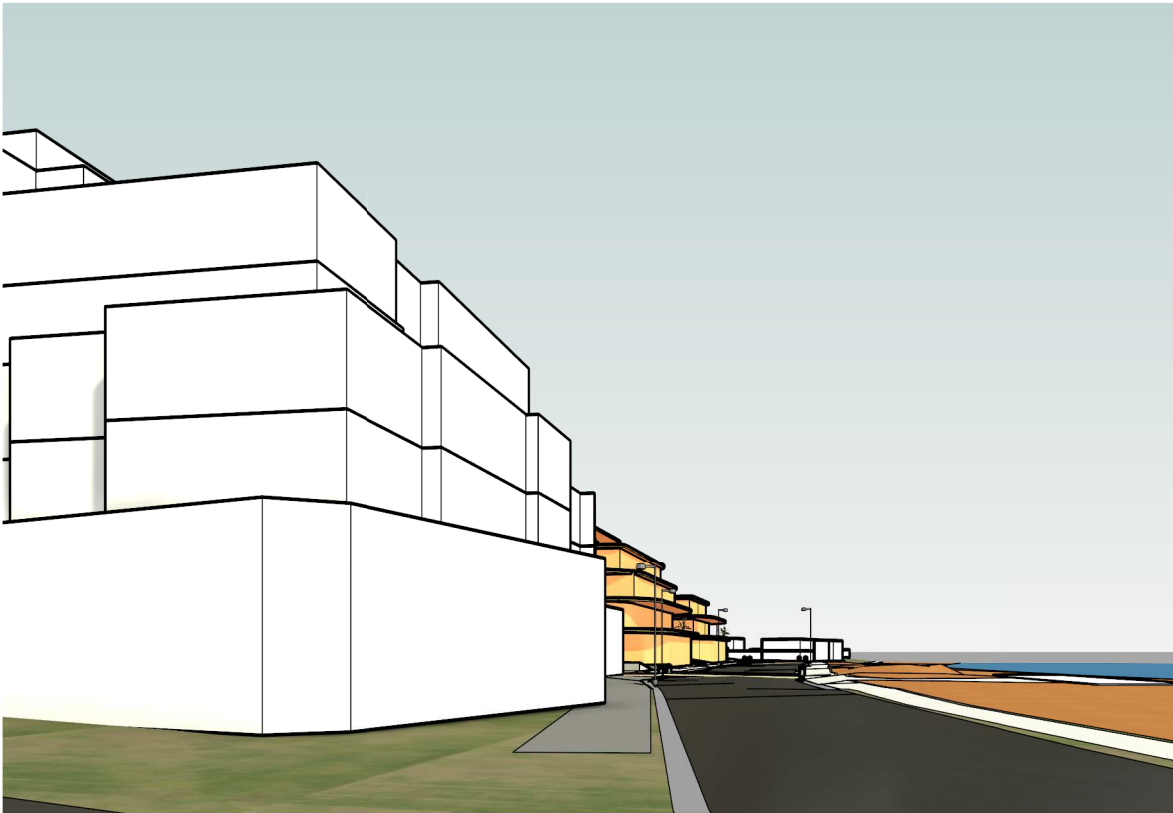
VIEW ANALYSIS

VIEW 4 - VIEW FROM CORNER OF MEMORIAL AVENUE AND THE ESPLANADE

 PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

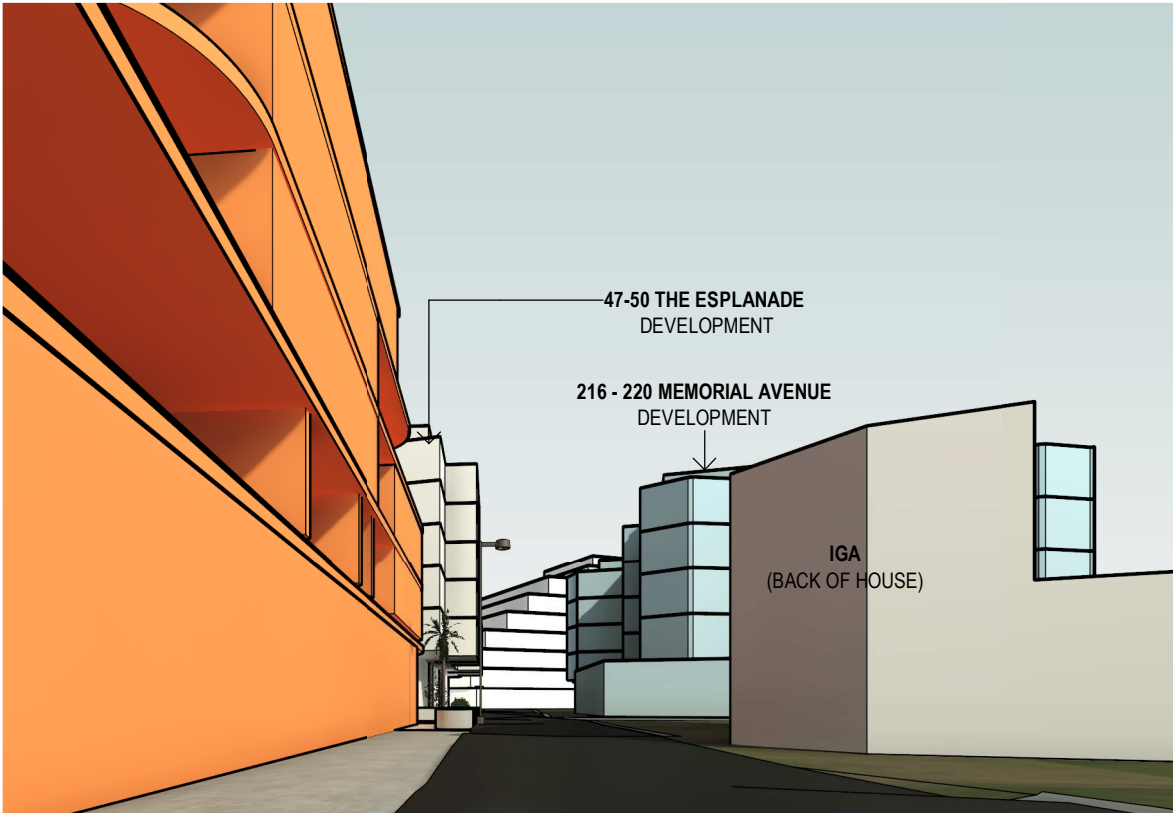
VIEW ANALYSIS

VIEW 5 - VIEW FROM THE LANEWAY TOWARDS MEMORIAL AVENUE

 PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

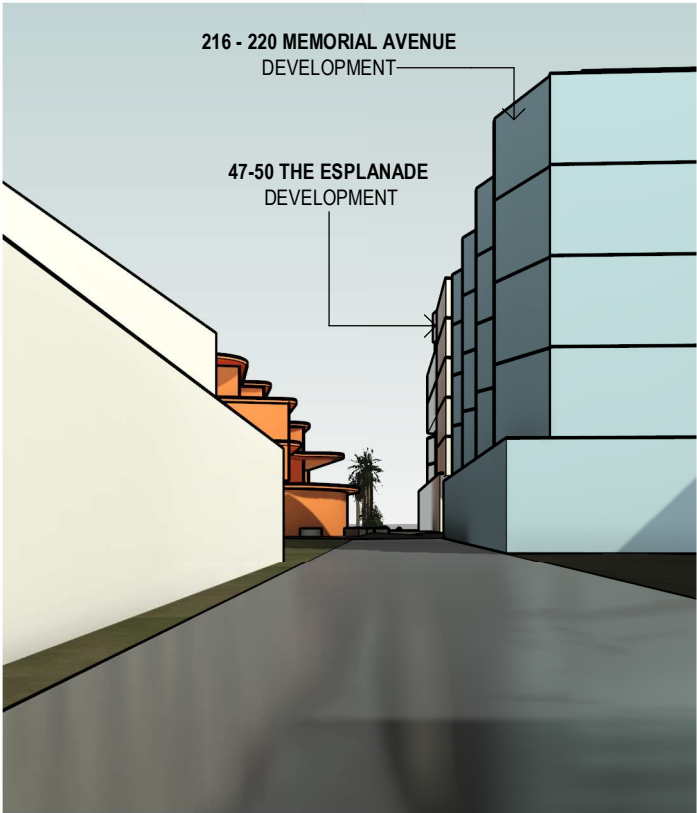
VIEW ANALYSIS

VIEW 6 - VIEW FROM THE LANEWAY FROM OCEAN VIEW ROAD

 PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT

DESIGN QUALITY STATEMENT

Objectives

In designing the proposal the following objectives were identified and guided the design parameters and goals during the design response:

- Maintain solar access to the viewing platform to the South East between 9am-3pm on June 21
- Limiting overshadowing to the beach, public open space and bushland in the area
- Maintain solar access to neighbouring private outdoor areas between 9am-3pm on June 21
- Create a form capable of achieving a minimum 70% of apartments with 3 hours of solar access on June 21 between 9am-3pm and a minimum 60% of apartments with natural ventilation while achieving good views of the water to the South
- Allowing for view sharing with other developments in the B2 zoned land in the area
- Create active edges and good open spaces
- Providing for good building separation and setbacks
- Create good quality pedestrian links to the waterfront
- Create good landscaping in the public domain
- Transition in height between the higher density development and lower density development areas
- Creating public domain improvements
- Sensitively incorporating car parking, truck access and vehicle access into the design
- Consolidating small lots into a single larger lot
- Incorporating a design aesthetic that responds to the existing character of the area and its beach front location

The Proposal

The proposal is a form that is capable of providing 40-44 apartments and 5 commercial spaces that will activate the site and create a better public domain. The proposal meets the design objectives that it has set out to achieve and is appropriate for its site and context.

The built form and scale responds to its neighbouring context and retains solar access to key areas. The highest areas are to the North and East to step up to the developments there while it steps down to the east where smaller one and two storey dwellings are located across the road. The built form is created to avoid overshadowing neighbouring apartments and the beach viewing platform to the South East.

The proposed development includes numerous initiatives that contribute to the efficient use of resources, through sustainable design measures and actively managed systems.

Apartment planning has been carefully considered throughout the development to ensure layouts remain flexible to provide for a range of occupants. Solar access has played a significant role. Internal apartment areas and room sizes have will be designed in accordance with SEPP 65 requirements.

The proposed aesthetics for the development is light and curvaceous with timber highlights. Curving awnings and concrete slabs that provide additional shading and attenuate the wind from the water. These light colours and curved forms are a response to the beach and the colours and shapes found in the sand.

The proposal exhibits design excellence and meets the objectives that create a great outcome for the site.
Kind Regards,

Anthony Kelly
Principal Architect Reg:6999



