

Innovate

PARC - REVISED PLANNING PROPOSAL
138-142 CRONULLA STREET, CRONULLA
PROPOSED COMMERCIAL DEVELOPMENT
APRIL 2020

DRAWING LEGEND

SHEET	01	MONTAGE 01
SHEET	02	MONTAGE 02
SHEET	03	MONTAGE 03
SHEET	04	SITE ANALYSIS
SHEET	05	SITE PLAN
SHEET	06	BASEMENT FLOOR PLAN
SHEET	07	GROUND FLOOR PLAN
SHEET	08	LEVEL 1
SHEET	09	LEVEL 2
SHEET	10	LEVEL 3
SHEET	11	LEVEL 4
SHEET	12	LEVEL 5
SHEET	13	LEVEL 6
SHEET	14	ELEVATIONS
SHEET	15	ELEVATIONS
SHEET	16	SHADOWS - WINTER
SHEET	17	SHADOWS - EQUINOX
SHEET	18	SHADOWS - SUMMER
SHEET	19	SHADOW ANALYSIS COMPLIANT VS. PROPOSED
SHEET	20	CALCULATIONS
SHEET	21	DCP EXISTING MODEL COMPARISON

Making the new.



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client	138-142 CRONULLA STREET, CRONULLA
project	PROPOSED COMMERCIAL DEVELOPMENT
drawing title	MONTAGE 01

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Job Number 2627			



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Address	138-142 CRONULLA STREET, CRONULLA
Project	PROPOSED COMMERCIAL DEVELOPMENT
Drawing Title	MONTAGE 03

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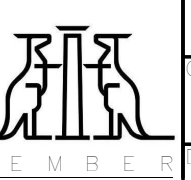
Suite 90, 32 Frederick Street
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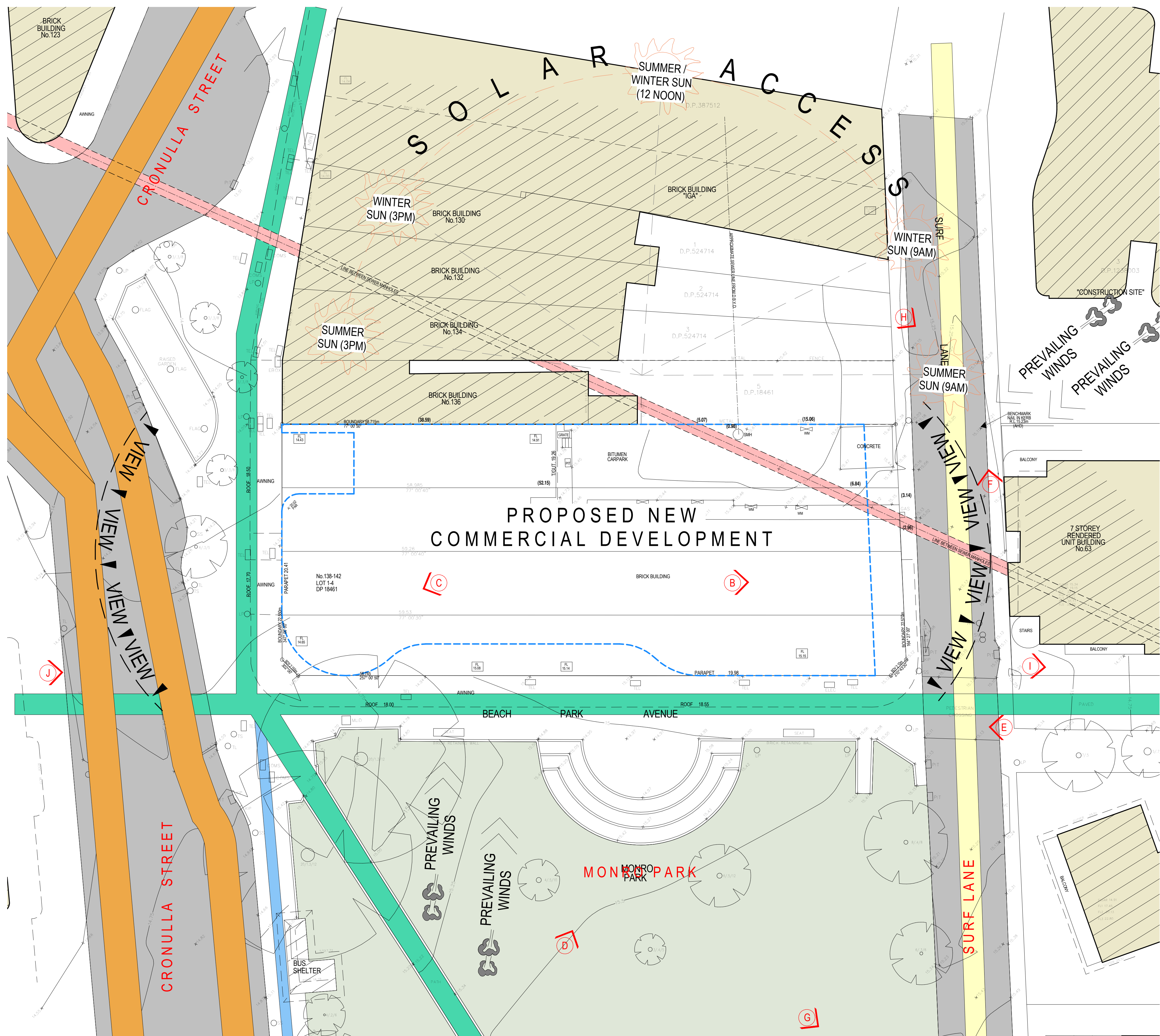
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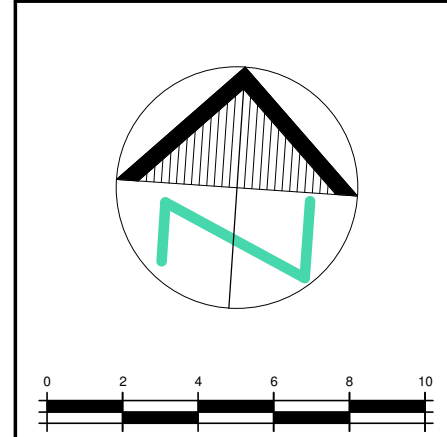
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	Date AUG 19	Sheet 03	
Job Number 2627			



1 SITE ANALYSIS
SCALE 1 : 200

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Client MUNRO OPERATIONS TRUST		Address 138-142 CRONULLA STREET, CRONULLA		Innovate Suite 90, 32 Frederick Street Cronulla NSW 2223 PO BOX 214 Cronulla NSW REGISTERED ARCHITECTS Nominated Architect Cameron Jones 7143 Architects		Drawn BCJM Scale 1:200@A1		Check GRJ Issue C		Date AUG 19		Job Number 2627		Sheet 04		PARC - REVISED PLANNING PROPOSAL	
Project PROPOSED COMMERCIAL DEVELOPMENT		Drawing title SITE ANALYSIS															



A. AERIAL PHOTO SHOWS CRONULLA STREET AND SURF LANE RUNNING ALONG EITHER SIDE OF SUBJECT SITE AND MONRO PARK TO THE SOUTH



F. PHOTO LOOKING NORTH ALONG SURF LANE



B. PHOTO LOOKING EAST FROM SUBJECT SITE TOWARDS CRONULLA BEACH



G. PHOTO LOOKING AT NEIGHBOURING BUILDING FROM MONRO PARK



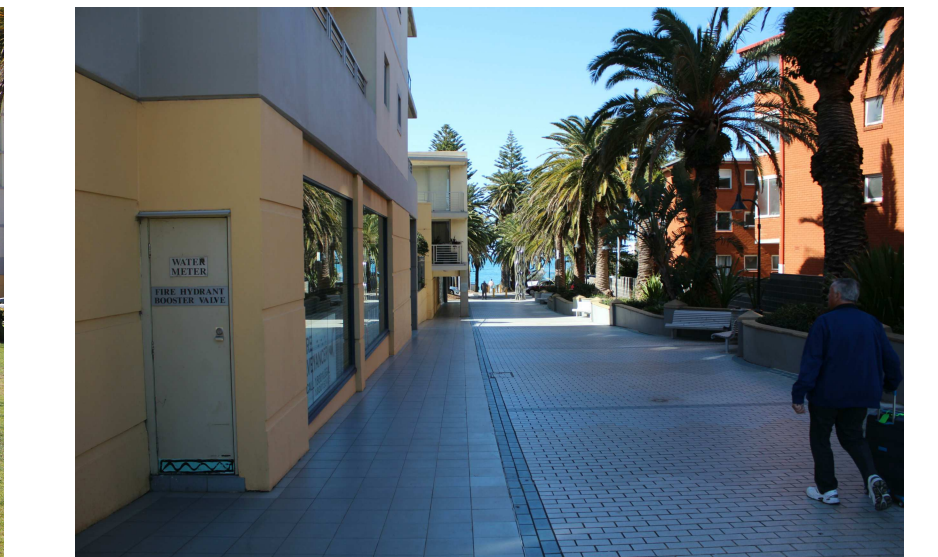
C. PHOTO LOOKING WEST FROM SUBJECT SITE AT GUNNAMATTA BAY



H. PHOTO LOOKING AT NEIGHBOURING BUILDING FROM SURF LANE



D. PHOTO LOOKING FROM MONRO PARK AT SUBJECT SITE



I. PHOTO LOOKING EAST TOWARDS CRONULLA BEACH ALONG PEDESTRIAN FOOTPATH




E. PHOTO LOOKING WEST TOWARDS CRONULLA TRAIN STATION FROM SURF LANE

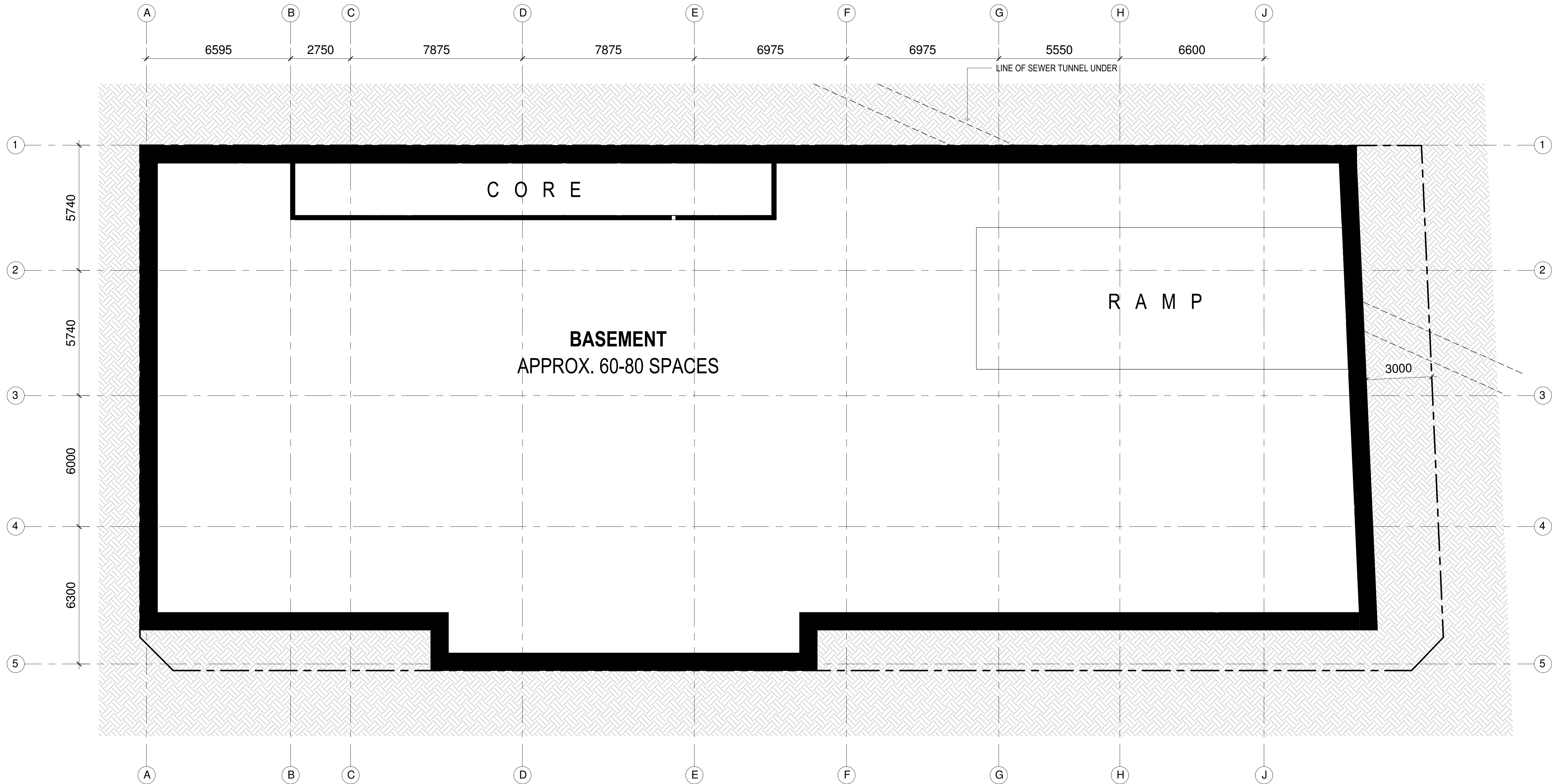


J. PHOTO LOOKING AT SUBJECT SITE FROM CRONULLA TRAIN STATION

LEGEND			
	OUTLINE OF PROPOSED BUILDING		PRIMARY PEDESTRIAN FLOW
	ADJOINING BUILDINGS		SECONDARY PEDESTRIAN FLOW
	MAIN VEHICLE TRAFFIC		SEWER TUNNEL
	SECONDARY VEHICLE TRAFFIC		



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	GRJ	C	
Date	AUG 19		
Job Number	Sheet		
2627	05		



1 BASEMENT FLOOR PLAN
SCALE 1 : 100

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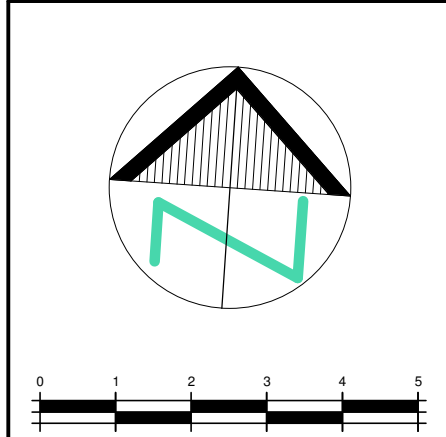
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Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	BASEMENT FLOOR PLAN

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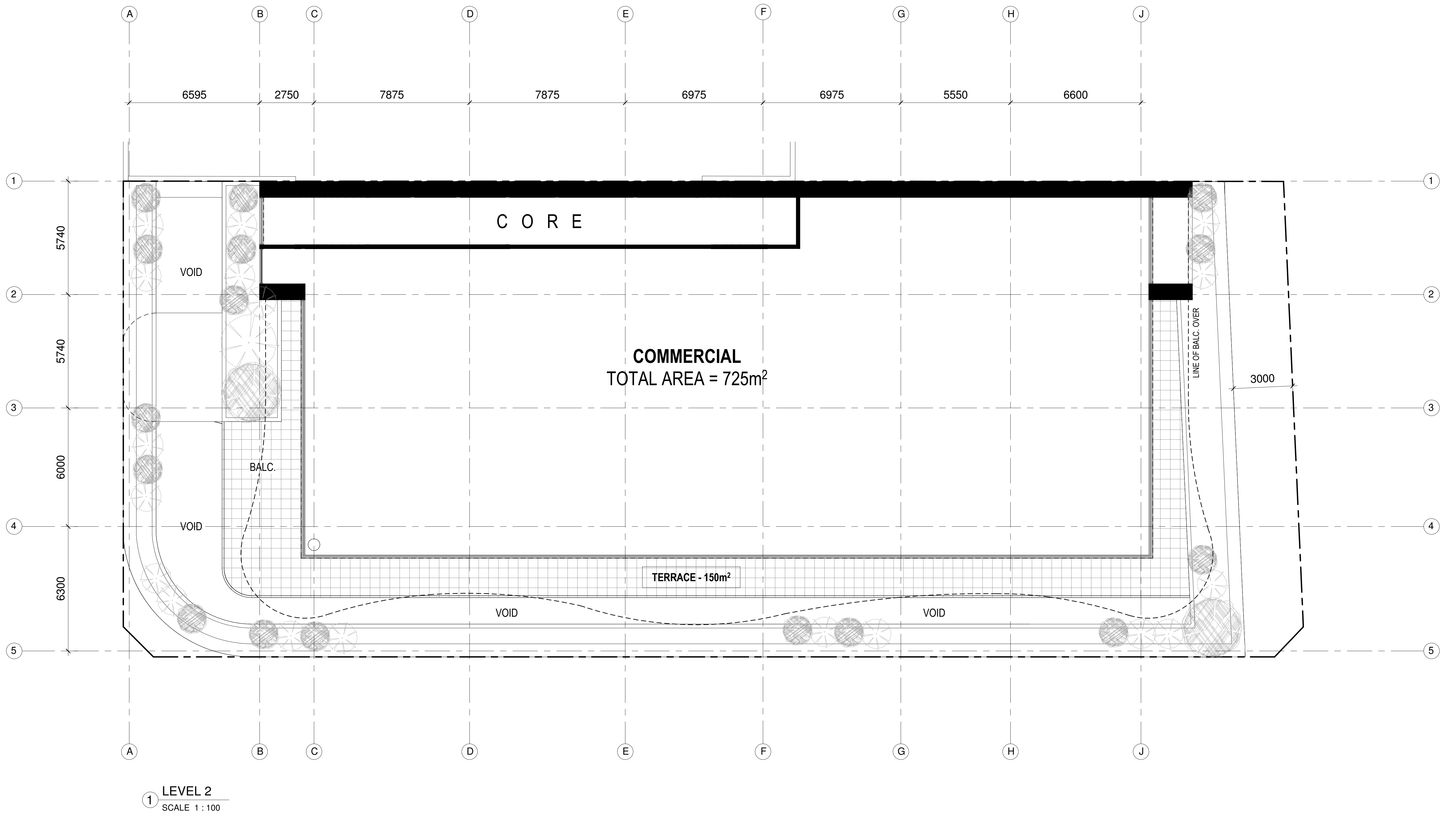
CONCEPTUAL SCHEME - SUBJECT TO CHANGE

	Drawn	BCJM	Scale	1:100@A1
	Check	GRJ	Issue	C
	Date	AUG 19	Job Number	2627
		Sheet	06	PARC - REVISED PLANNING PROPOSAL

1 LEVEL 1
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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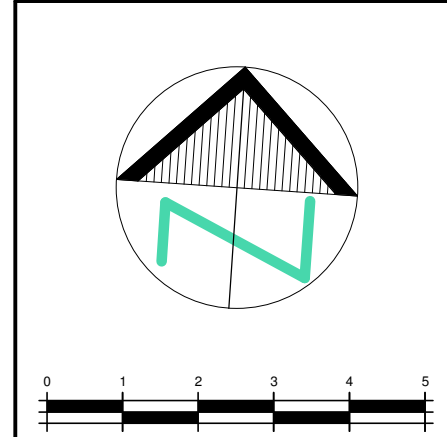
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Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	LEVEL 2

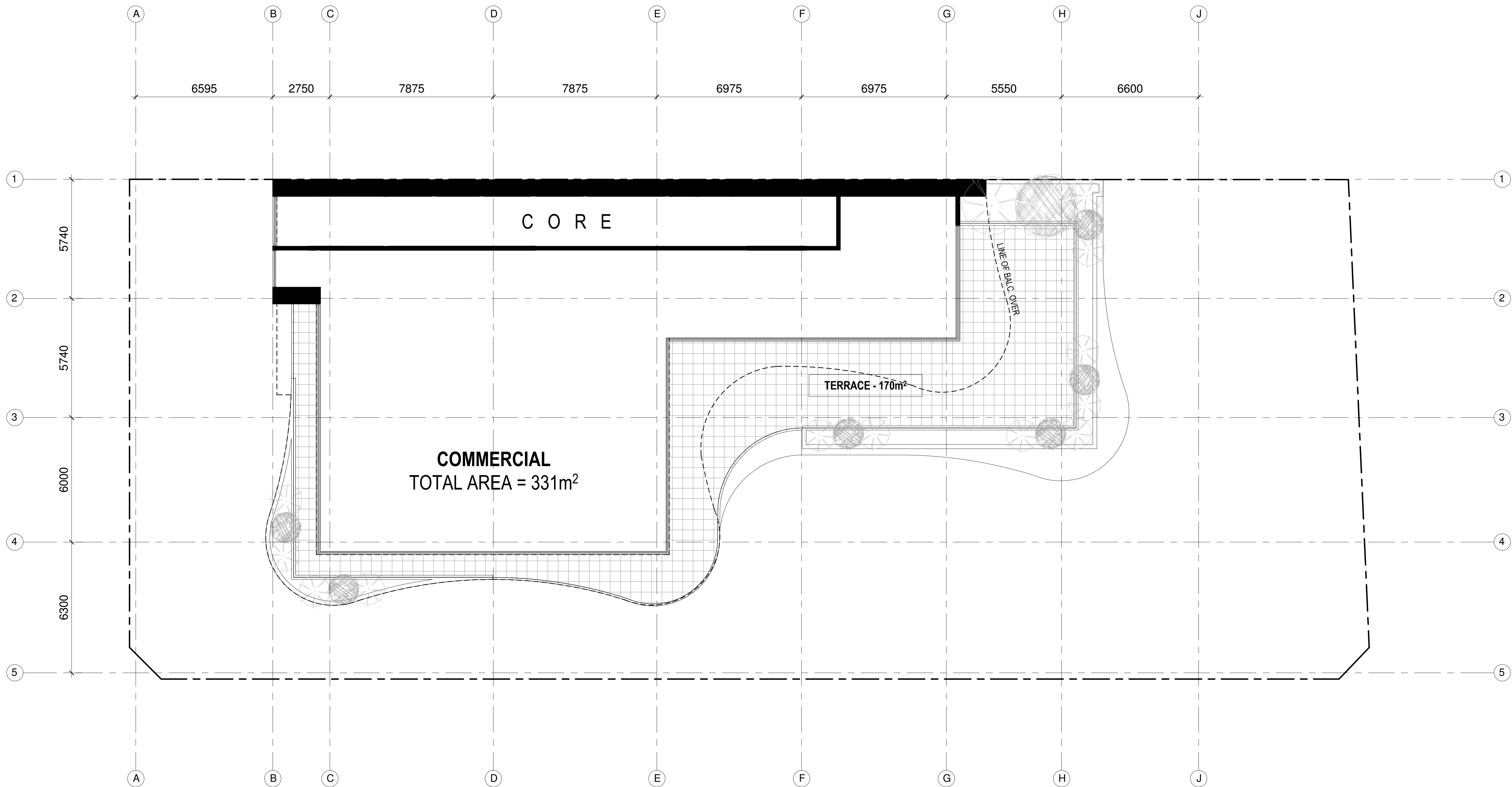
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Sheet				09
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CONCEPTUAL SCHEME - SUBJECT TO CHANGE



1 LEVEL 5
SCALE 1 : 100

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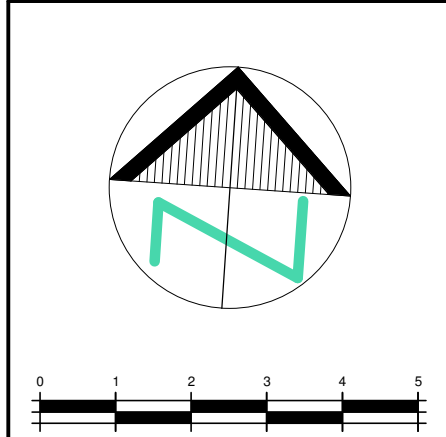
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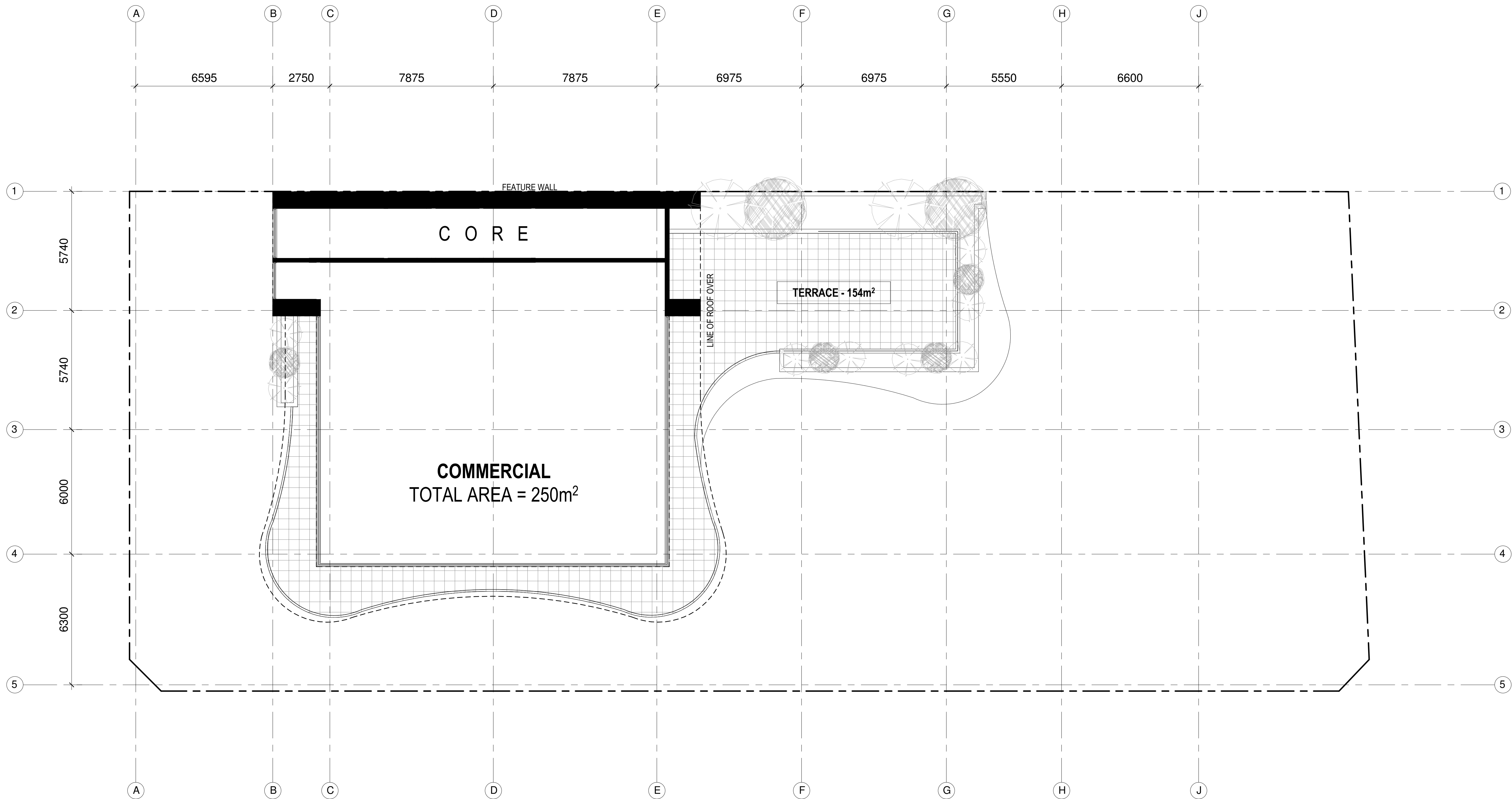
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PARC - REVISED PLANNING PROPOSAL



1 LEVEL 6
SCALE 1 : 100

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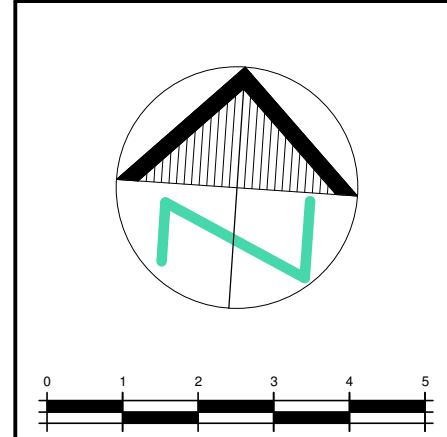
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CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

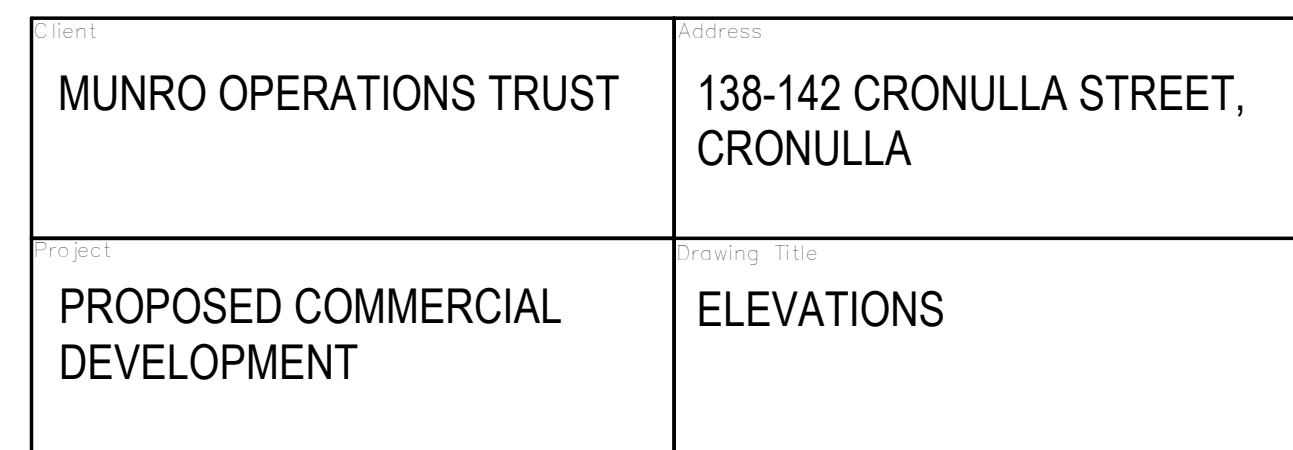
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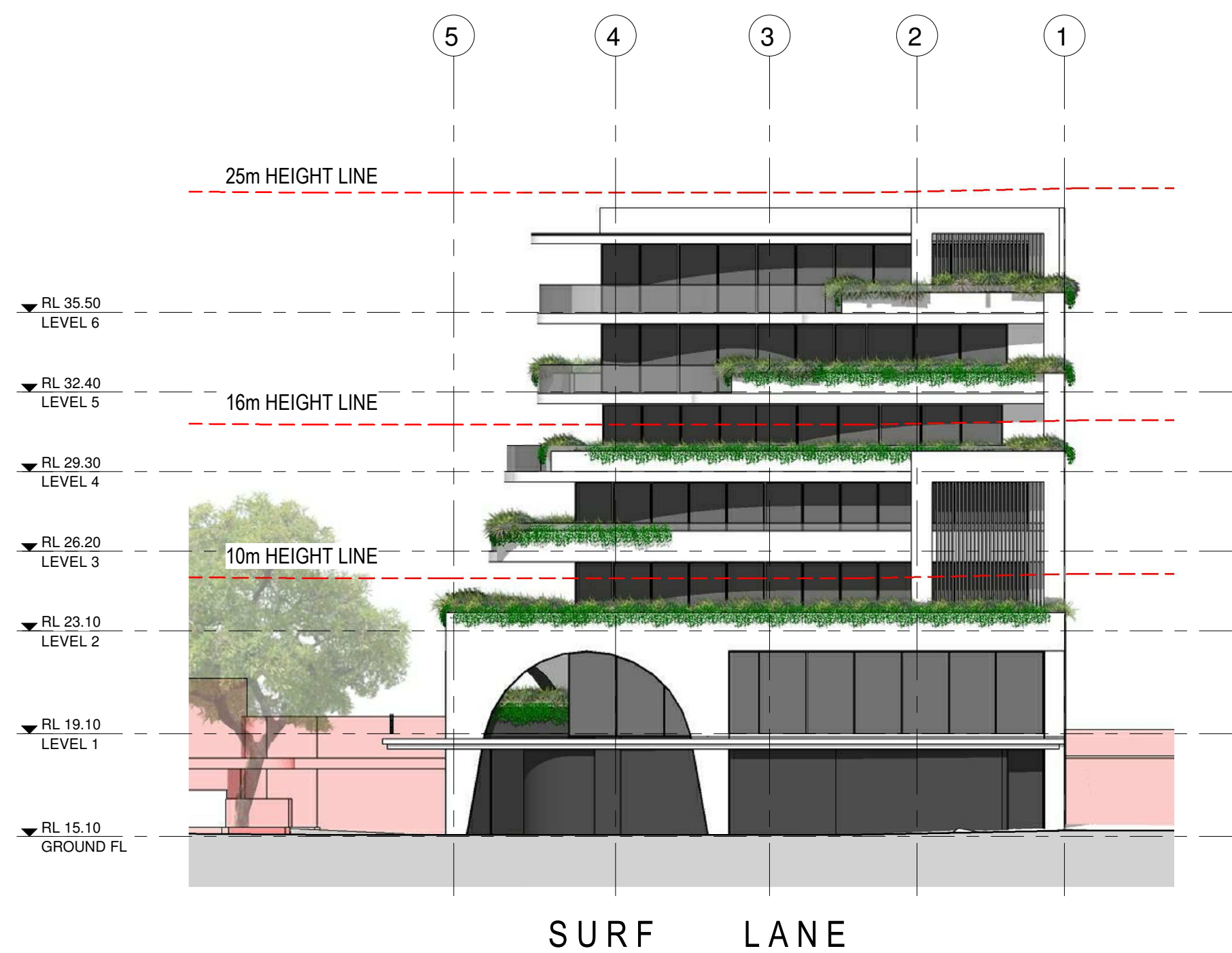
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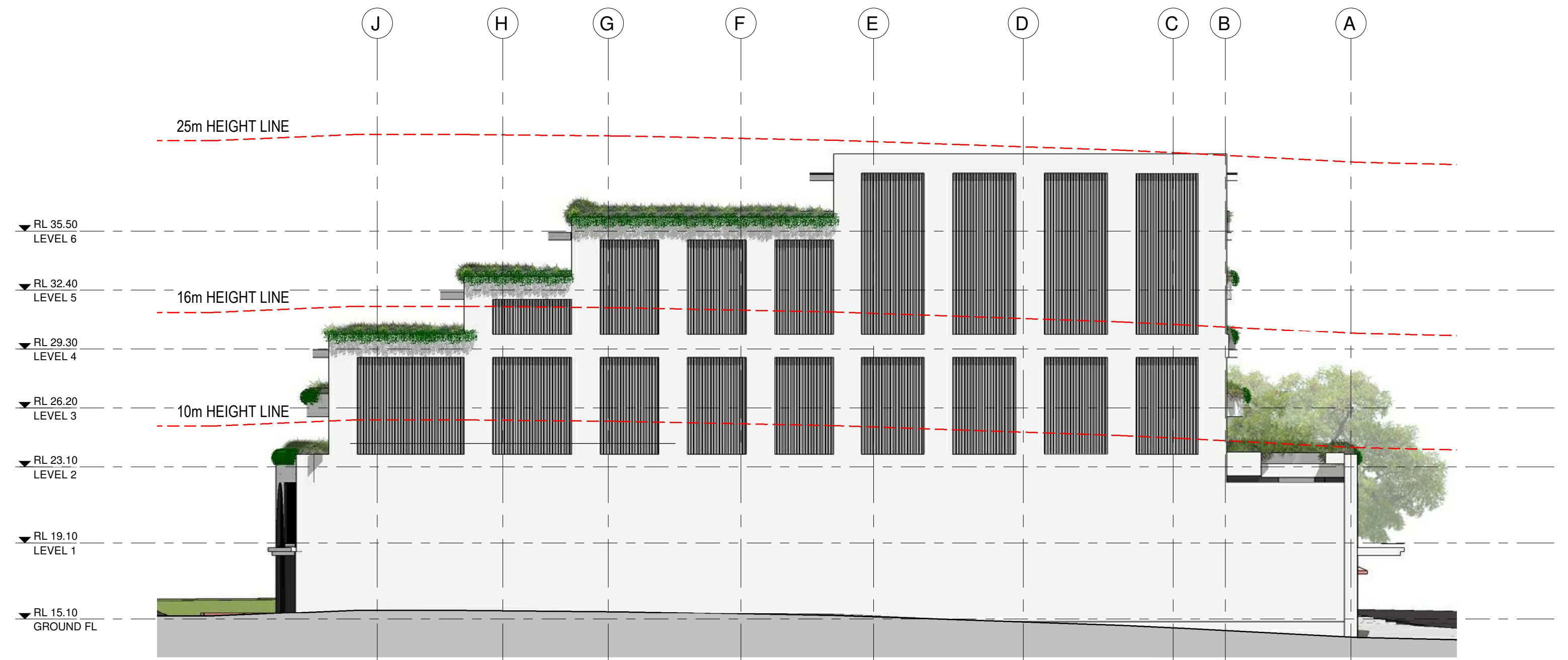
C	REVISED PLANNING PROPOSAL		APR 2020	DM
B	AMENDED PLANNING PROPOSAL		NOV 2019	DM
A	PLANNING PROPOSAL		OCT 2019	BCJUN
ISSUE	AMENDMENT		DATE	JNT



<h1>Innovate</h1> <p>Suite 9c, 32 Frederick Street Oatley NSW 2223</p> <p>PO BOX 214 Oatley NSW</p> <p>REGISTERED ARCHITECTS Nominated Architect Cameron Jones 7143</p>	<p>01 92 6565 1855</p> <p>02 9585 1944</p> <p>✉ mail@innovate.com.au</p> <p>www.innovate.com.au</p>	 <p>MEMBER</p>	<p>Version BC/JM</p> <p>Check GRJ</p> <p>Date AUG 19</p>	<p>Scale 1:200@A1</p> <p>Scale</p> <p>C</p>	<p>PARC - REVISED PLANNING PROPOSAL</p>
			<p>Job Number 2627</p>	<p>Sheet 14</p>	
	<h1>Architects</h1>				



1 EAST ELEVATION
SCALE 1 : 200



2 NORTH ELEVATION
SCALE 1 : 200

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A	PLANNING PROPOSAL	OCT 2019	BCJM
ISSUE	AMENDMENT	DATE	INT.



Client	MUNRO OPERATIONS TRUST	Address	138-142 CRONULLA STREET, CRONULLA
Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	ELEVATIONS

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

Innovate Architects

Suite 90, 32 Frederick Street
Cronulla NSW 2223

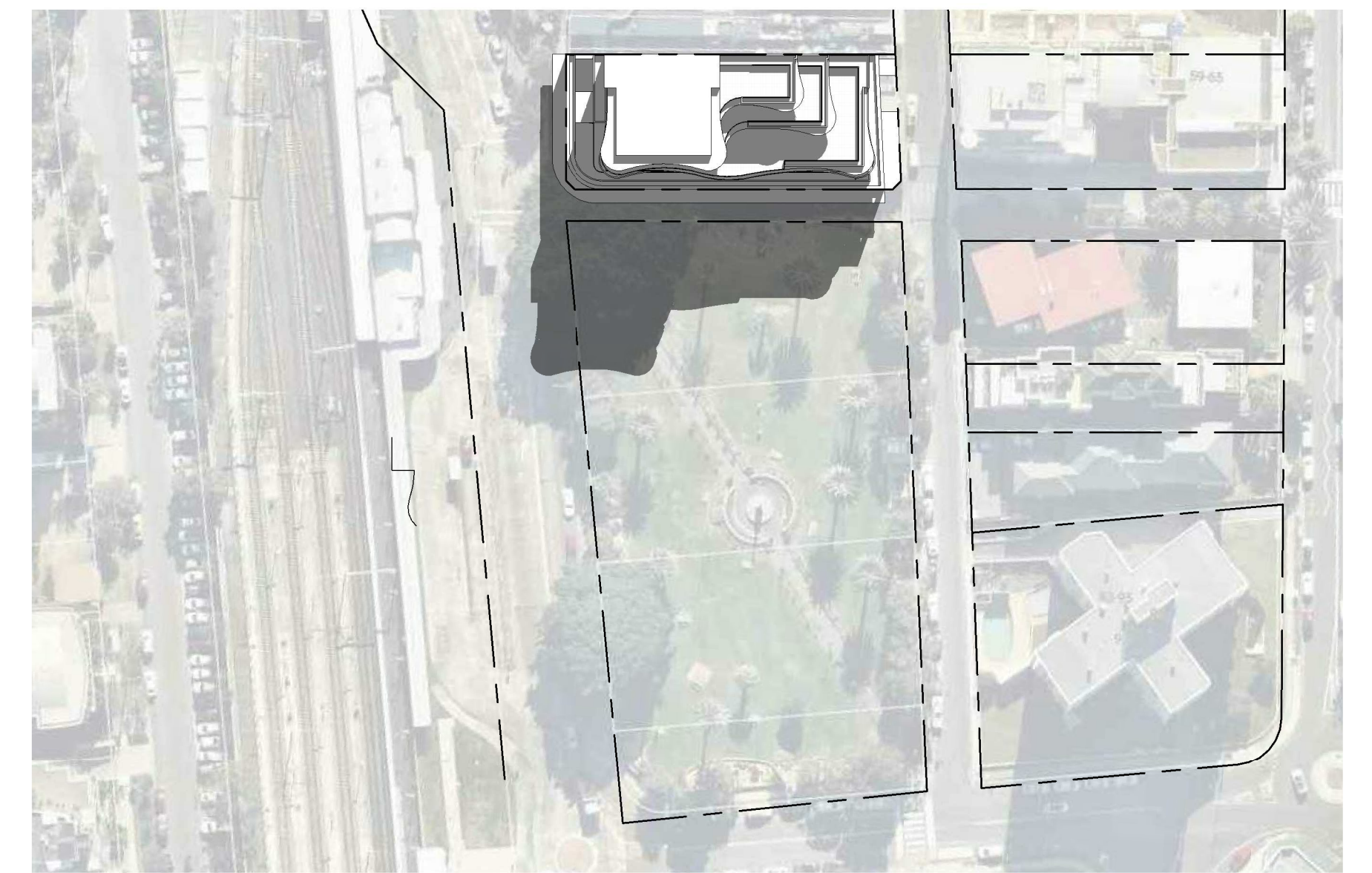
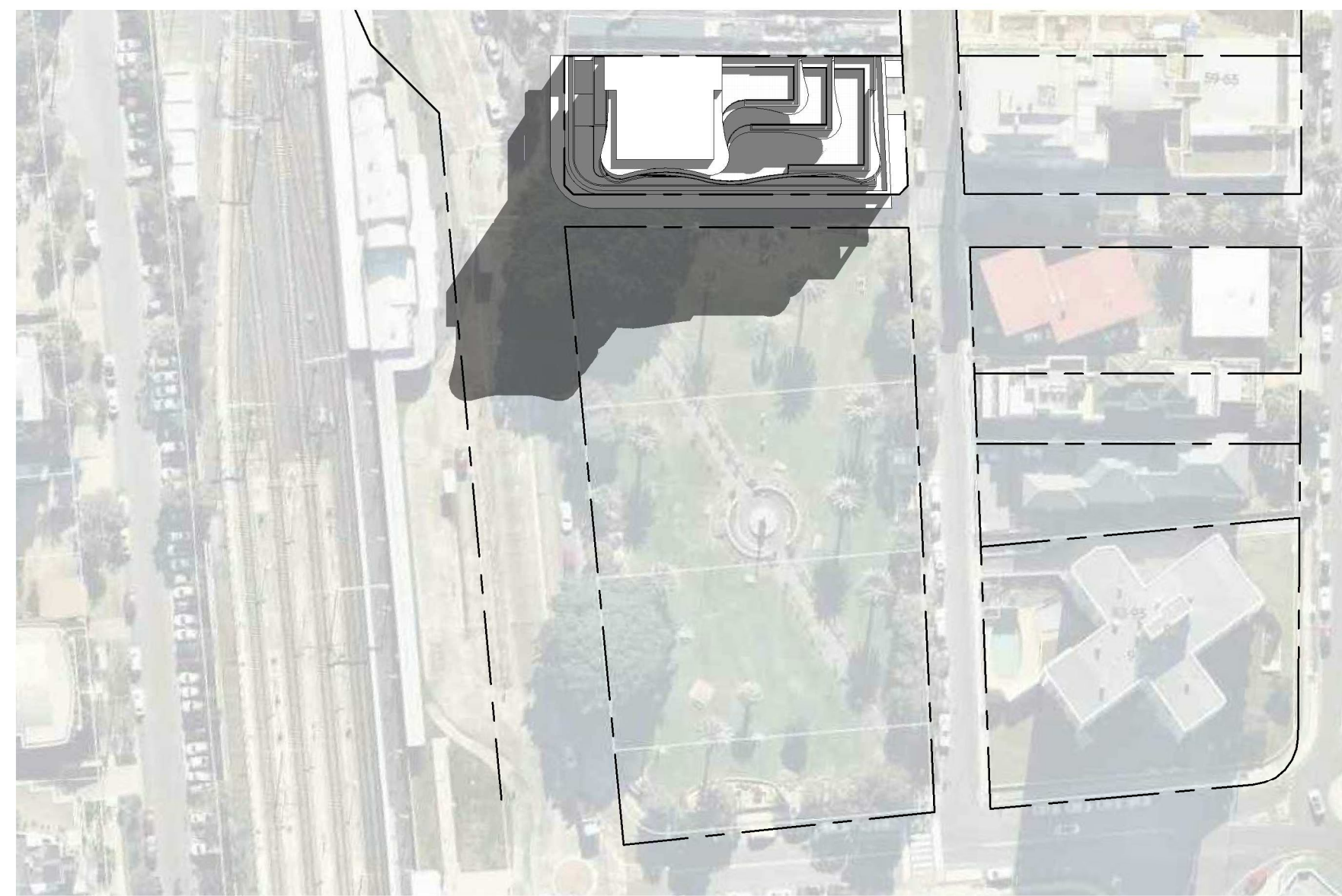
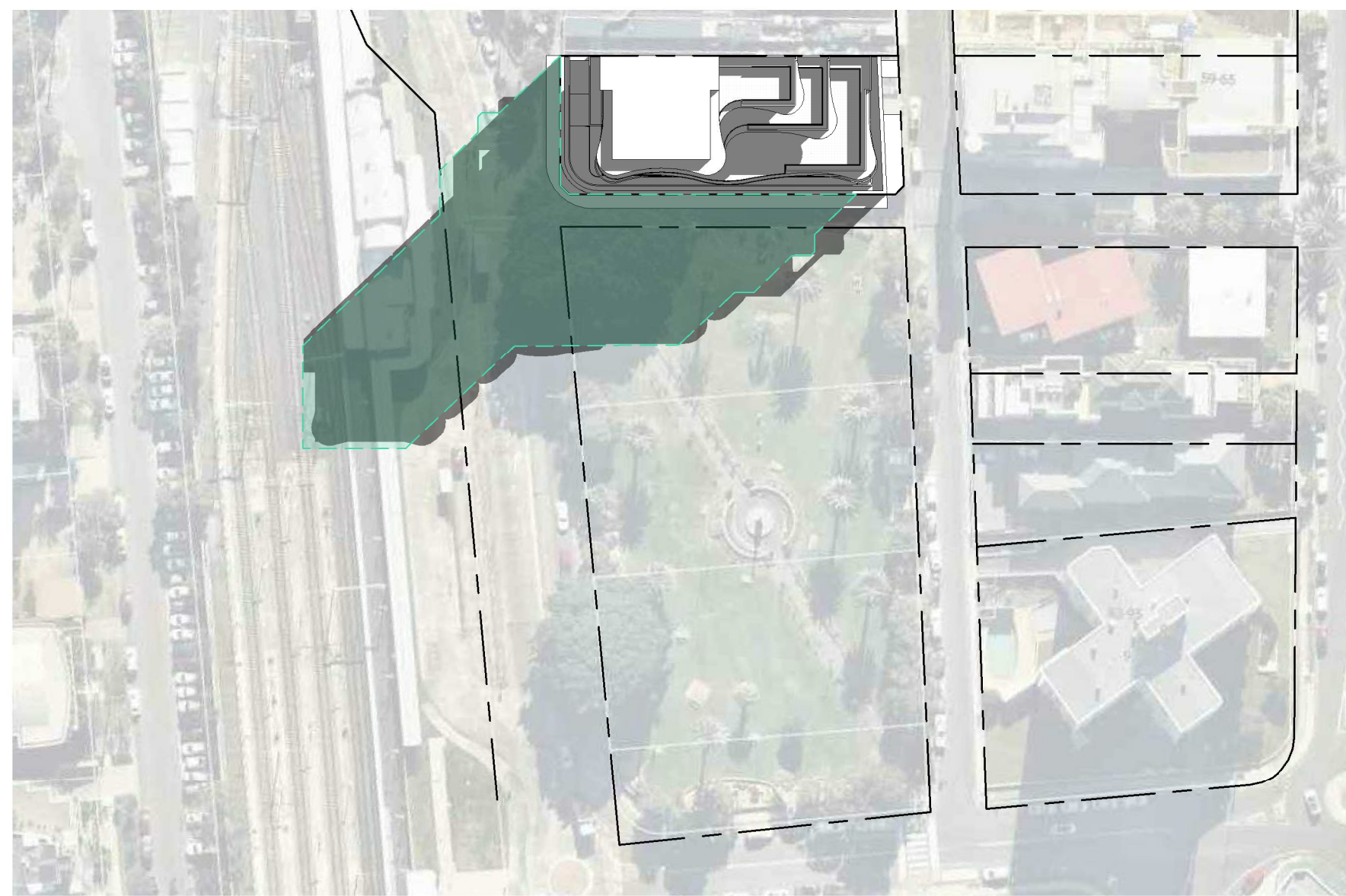
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REGISTERED ARCHITECTS
Nominated Architect
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Drawn	BCJM	Scale	1:200@A1
Check	GRJ	Issue	C
Date	AUG 19	Job Number	2627
Sheet	15		

PARC - REVISED PLANNING PROPOSAL



NOTE: COMPLIANT SHADOW SHOWN IN GREEN

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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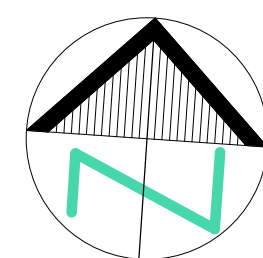
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1172 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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A	PLANNING PROPOSAL	OCT 2019	BCUM
ISSUE	DATE		



Client	MUNRO OPERATIONS TRUST
Project	PROPOSED COMMERCIAL DEVELOPMENT

Address	138-142 CRONULLA STREET, CRONULLA
Drawing Title	SHADOWS - WINTER

Innovate


Suite 9b, 32 Frederick Street
Oatley NSW 2223

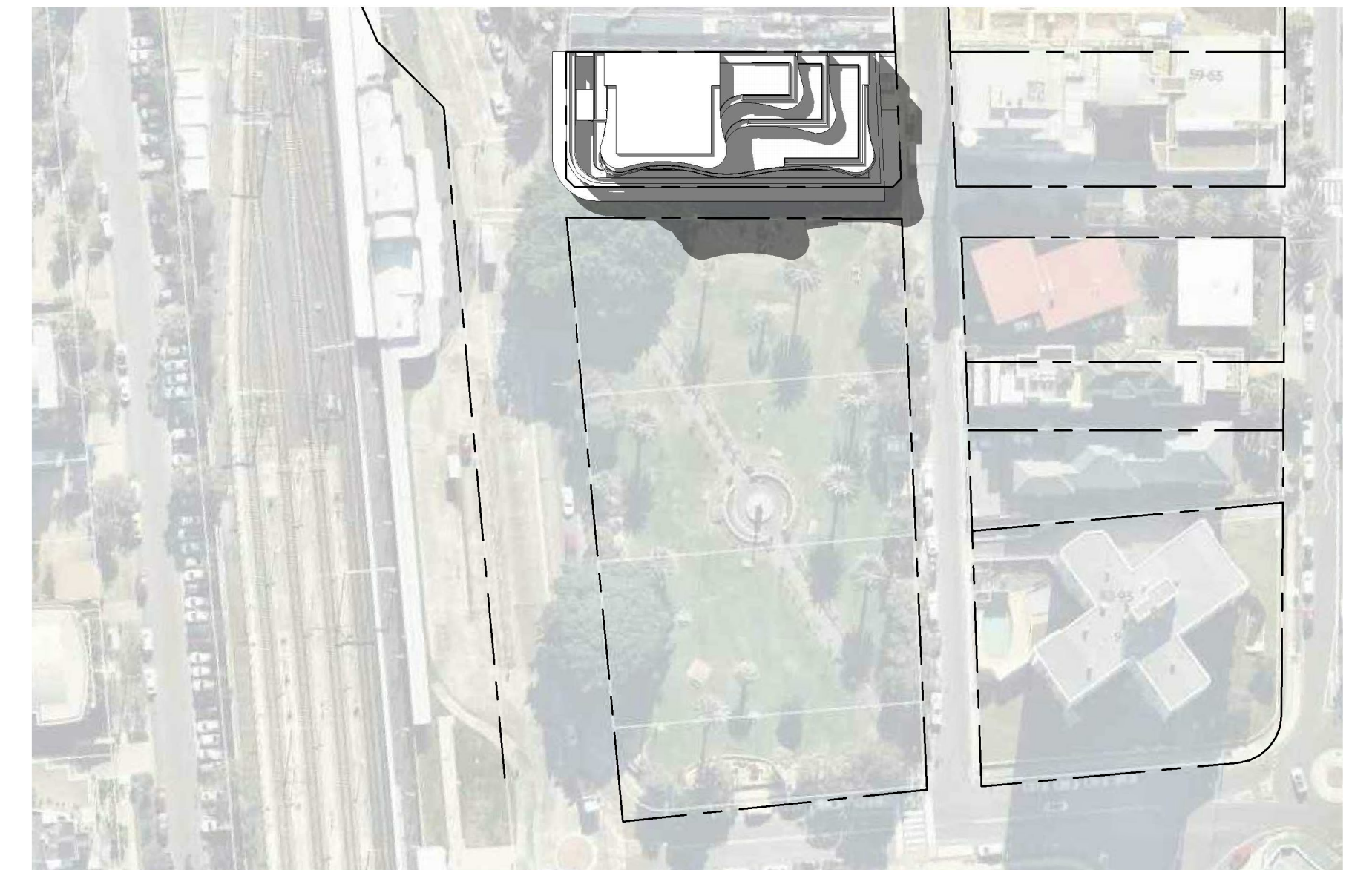
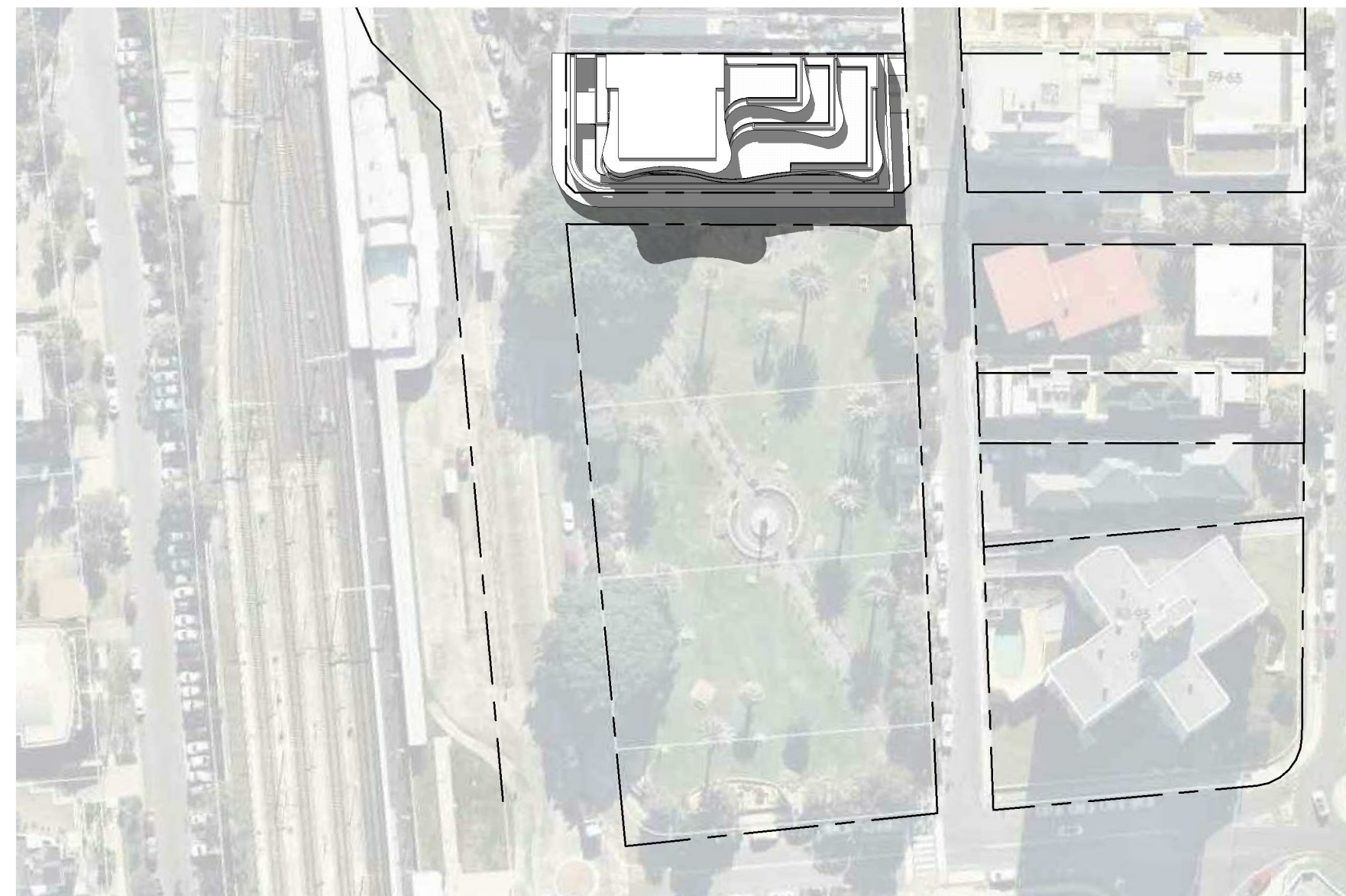
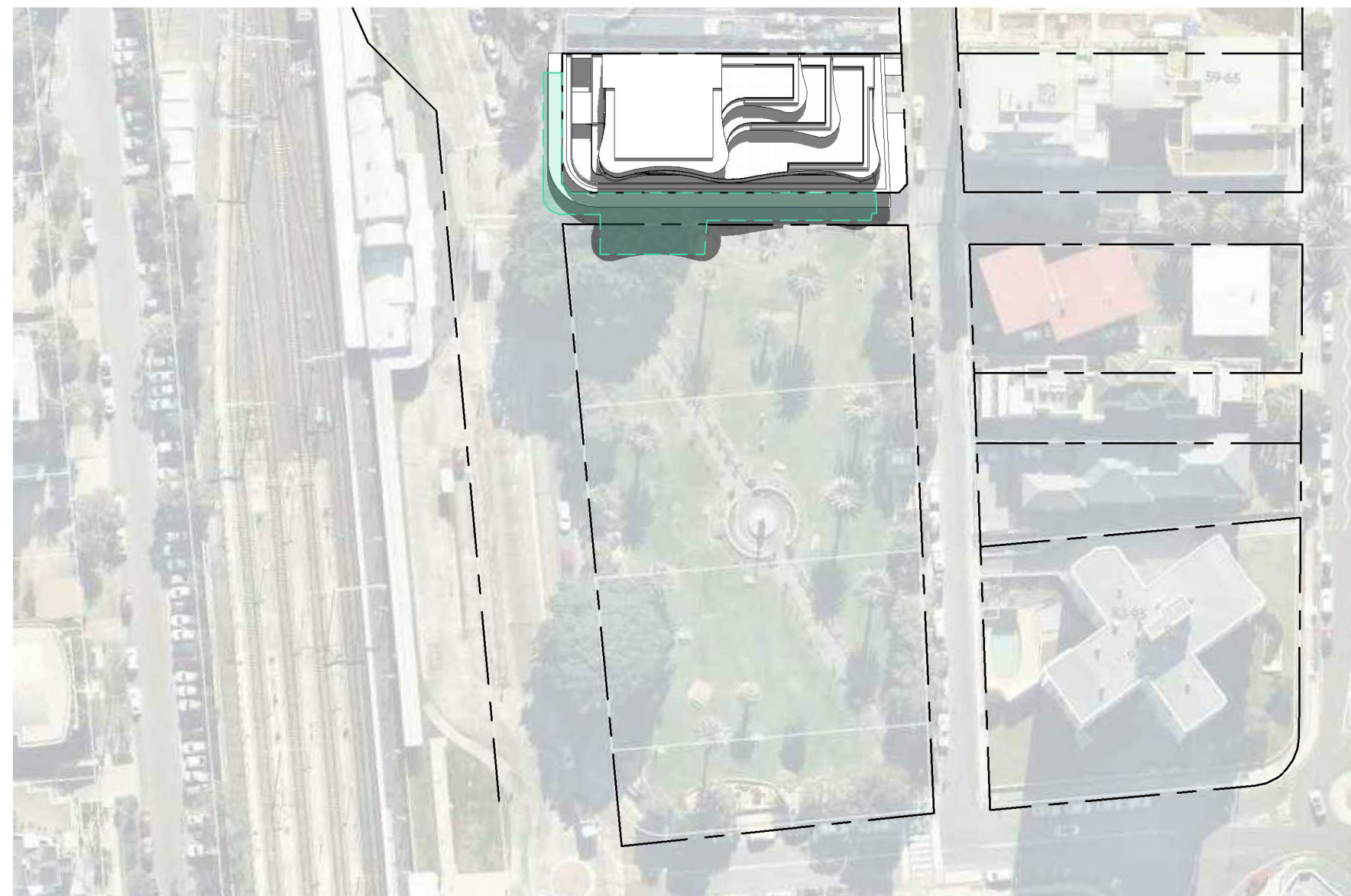
PO BOX 214 Oatley NSW

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Nominated Architect
Cameron Jones
7143

Architects

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	Drawn	Scale	PARC - REVISED PLANNING PROPOSAL
	BC/JM	NTS@A1	
	Check	Issue	
	GRJ	C	
	Date		
	AUG 19		
Job Number		Sheet	
2627		16	



NOTE: COMPLIANT SHADOW SHOWN IN GREEN

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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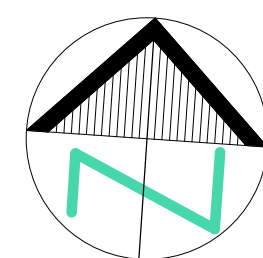
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.

All timbers to be in accordance with SAA Timber Structure Code AS1170 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

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A	PLANNING PROPOSAL	OCT 2019	BCUM
ISSUE	DATE		BCUM



Client	MUNRO OPERATIONS TRUST
Project	PROPOSED COMMERCIAL DEVELOPMENT

Address	138-142 CRONULLA STREET, CRONULLA
Drawing Title	SHADOWS - EQUINOX

Innovate


Suite 9b, 32 Frederick Street
Ostley NSW 2223

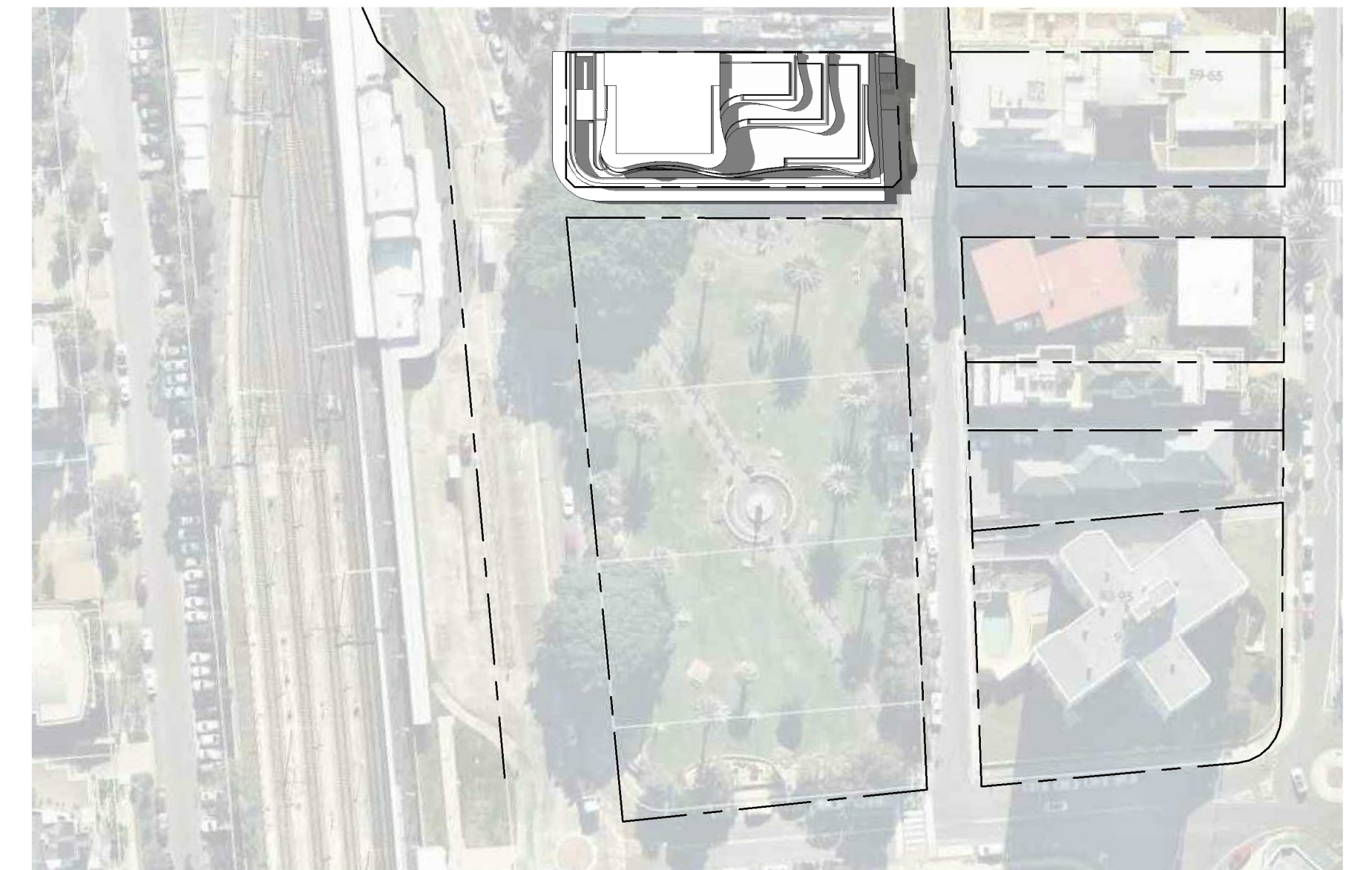
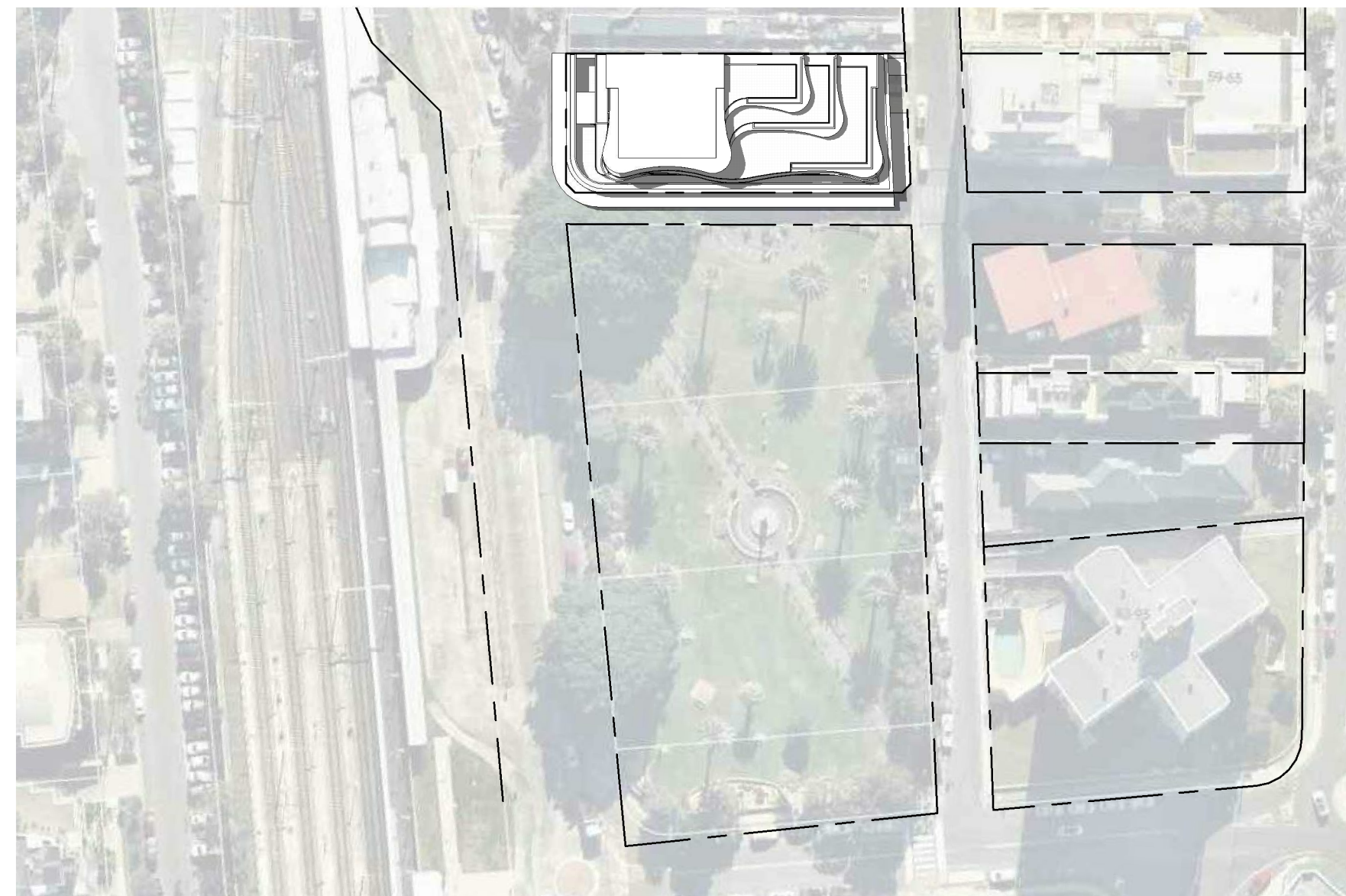
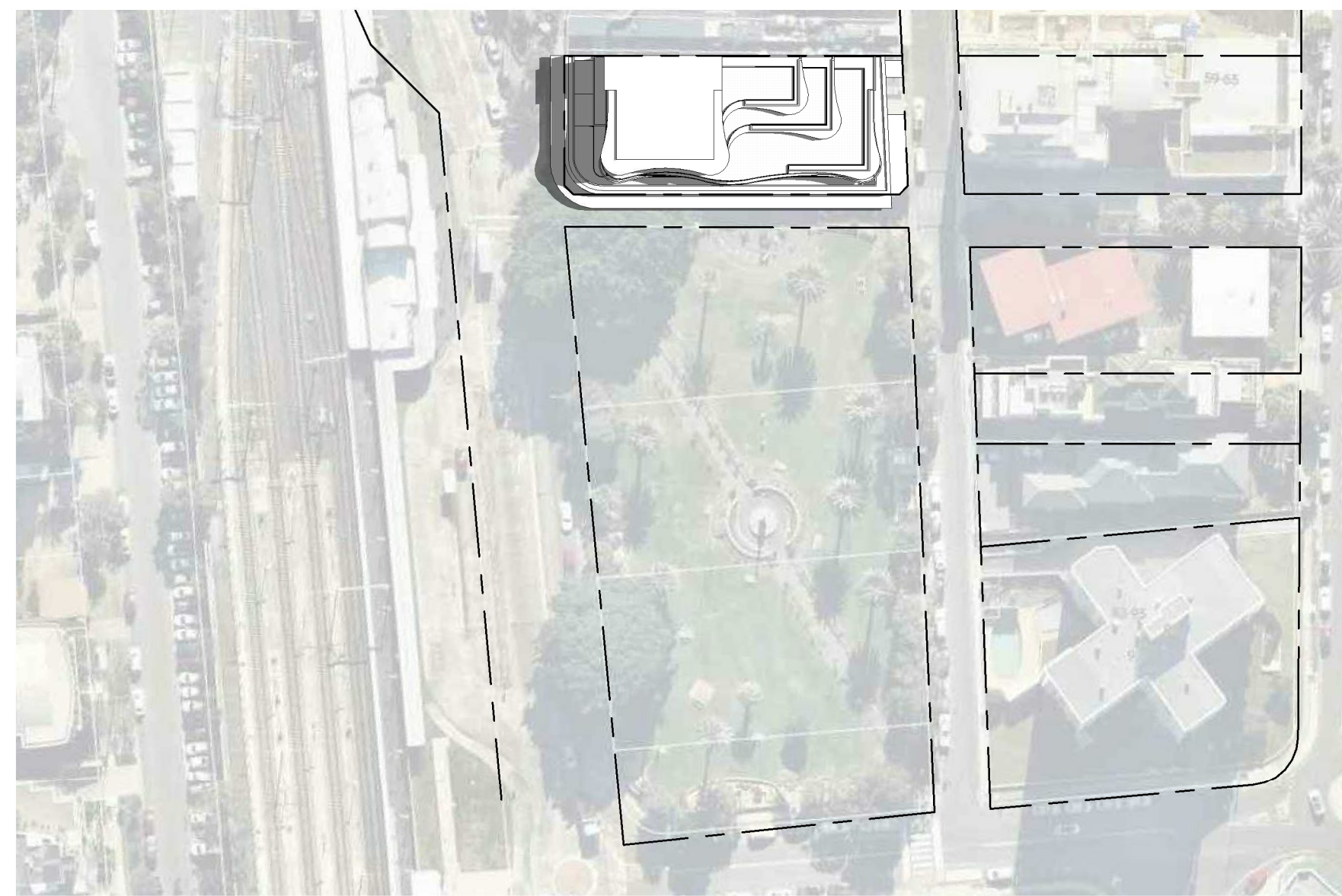
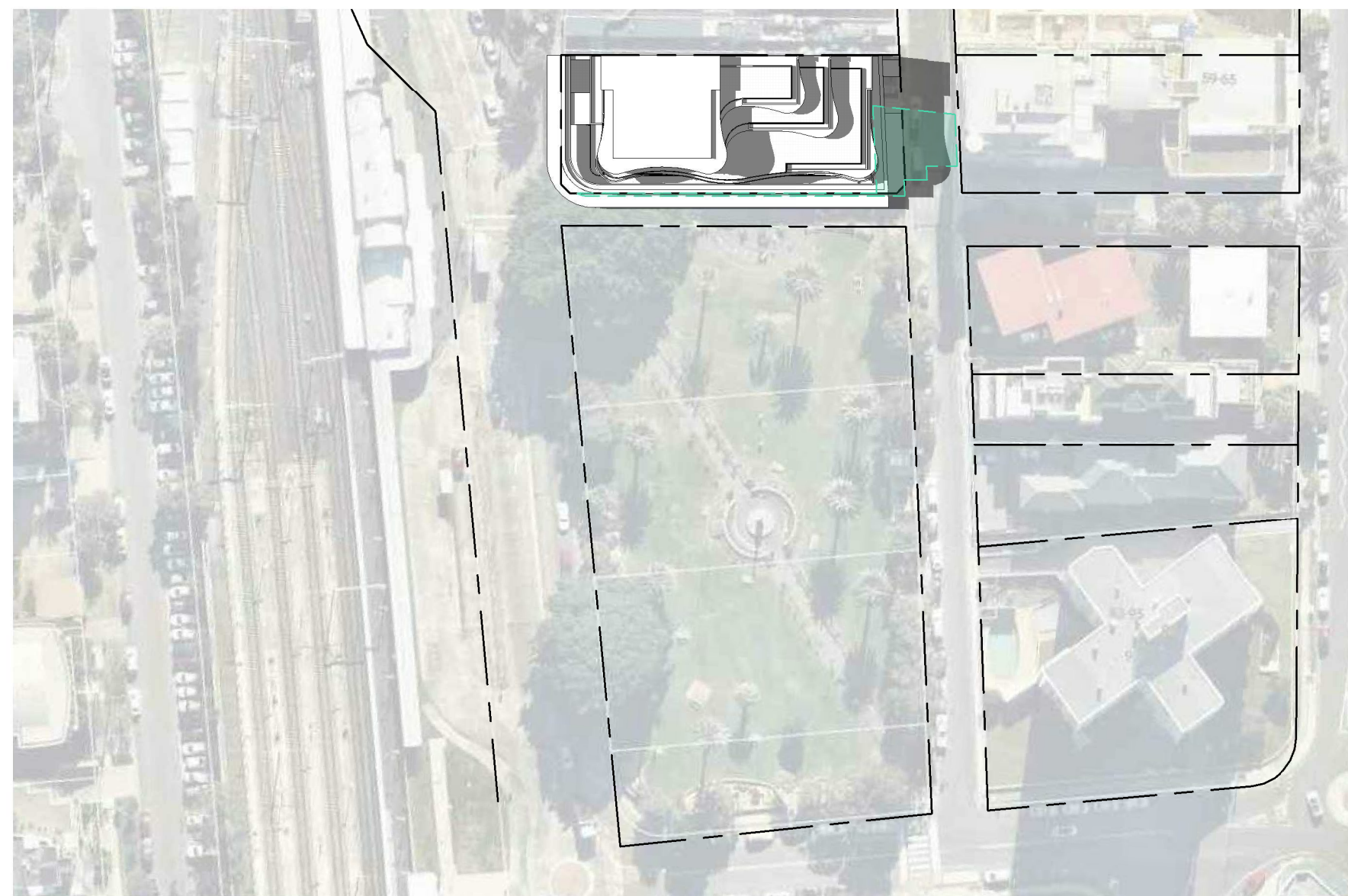
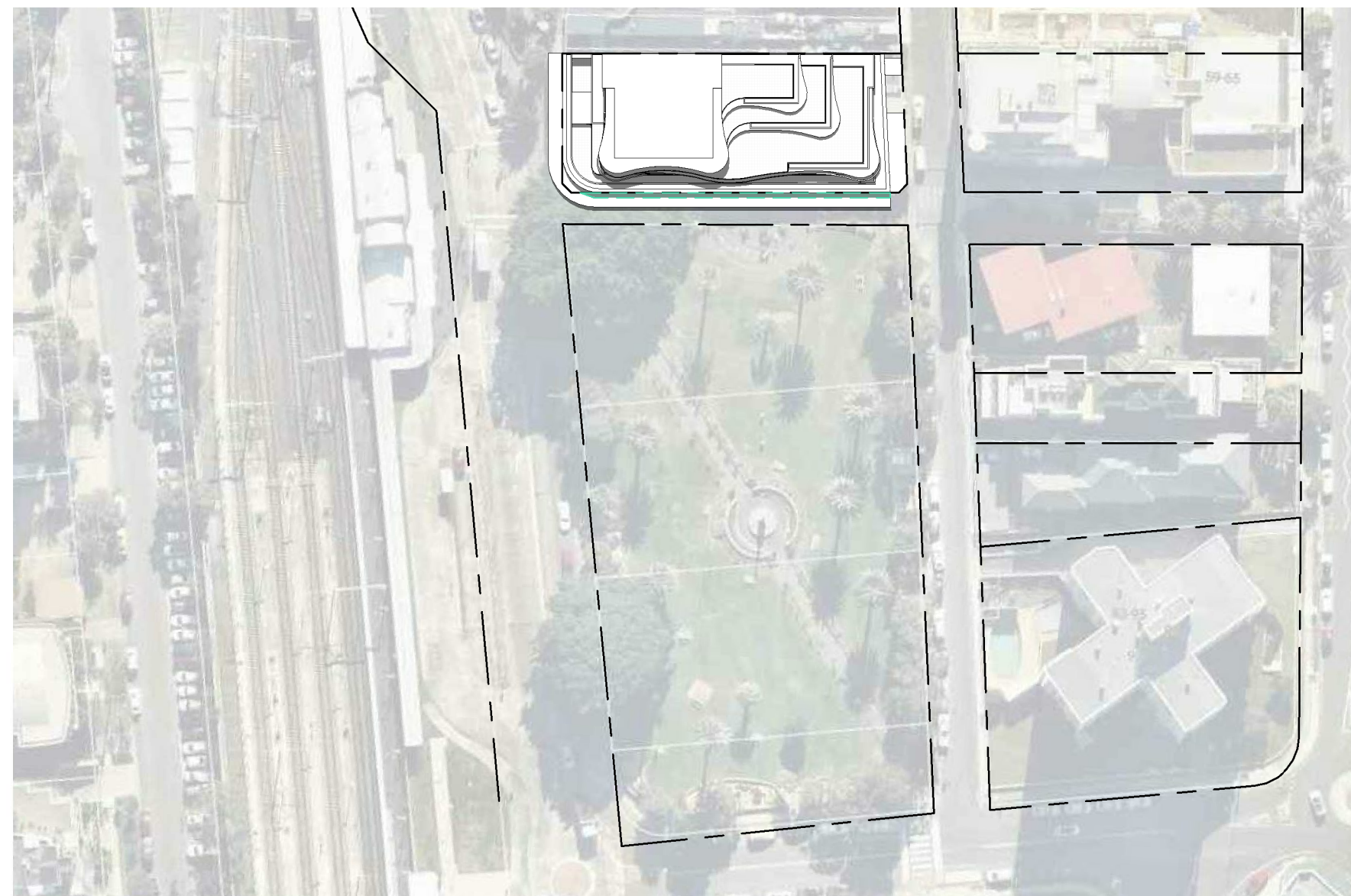
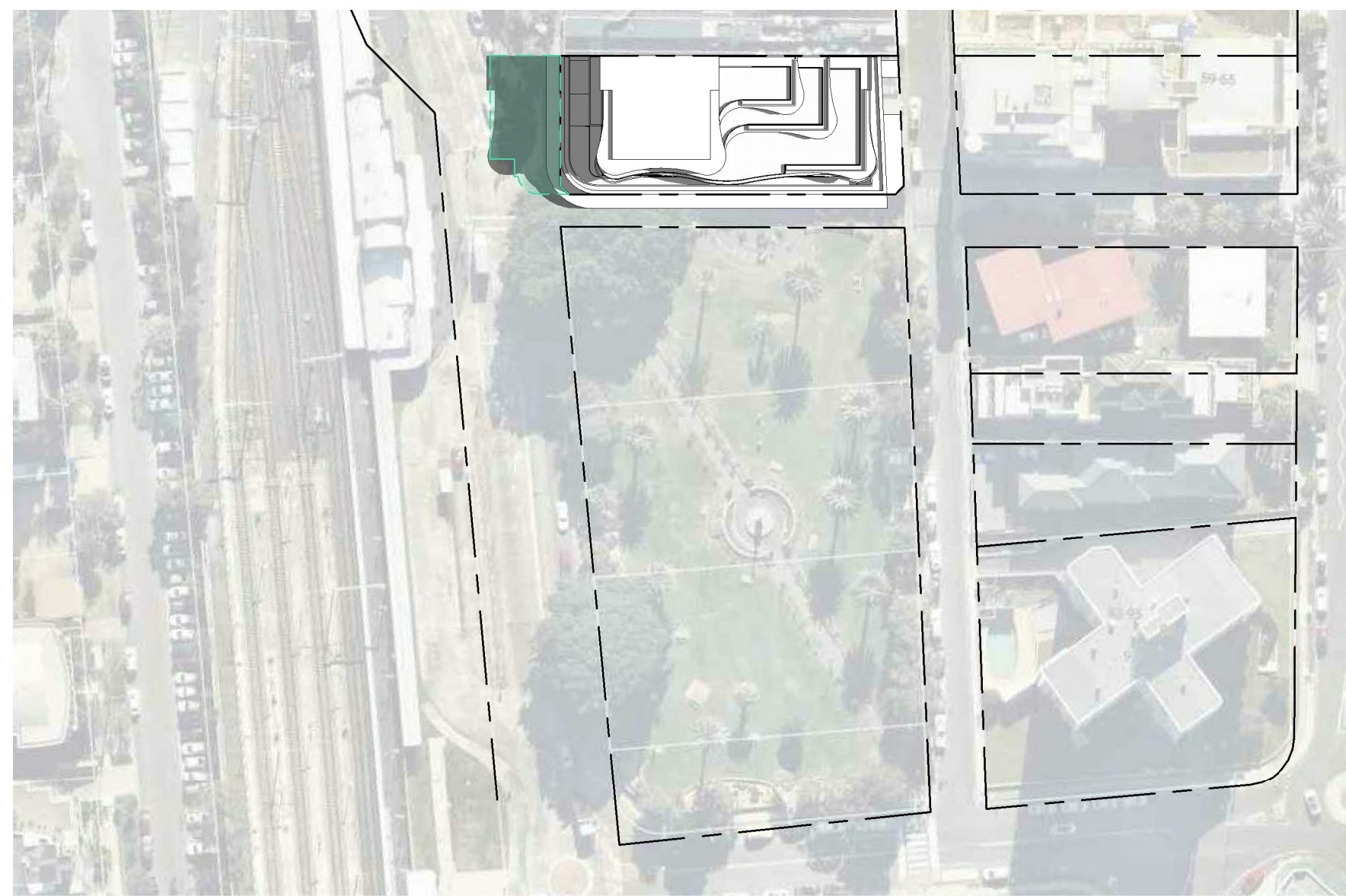
PO BOX 214 Ostley NSW

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r 02 9585 1844
e mail@innovate.com.au
w www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

 MEMBER	Name BC/JM	E-mail NTS@a1	PARC - REVISED PLANNING PROPOSAL	
	Check GRJ	Date AUG 19		C
	Job Number			
	Sheet			
	2627	17		

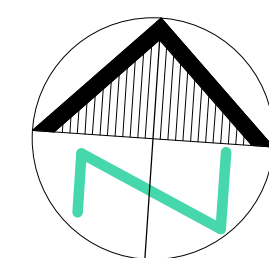


NOTE: COMPLIANT SHADOW SHOWN IN GREEN

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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A	PLANNING PROPOSAL		OCT 2019	BOCM	
ISSUE	DATE		INIT		



Client	Address
MUNRO OPERATIONS TRUST	138-142 CRONULLA STREET, CRONULLA
Project	Drawing Title
PROPOSED COMMERCIAL DEVELOPMENT	SHADOWS - SUMMER

Innovate


Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

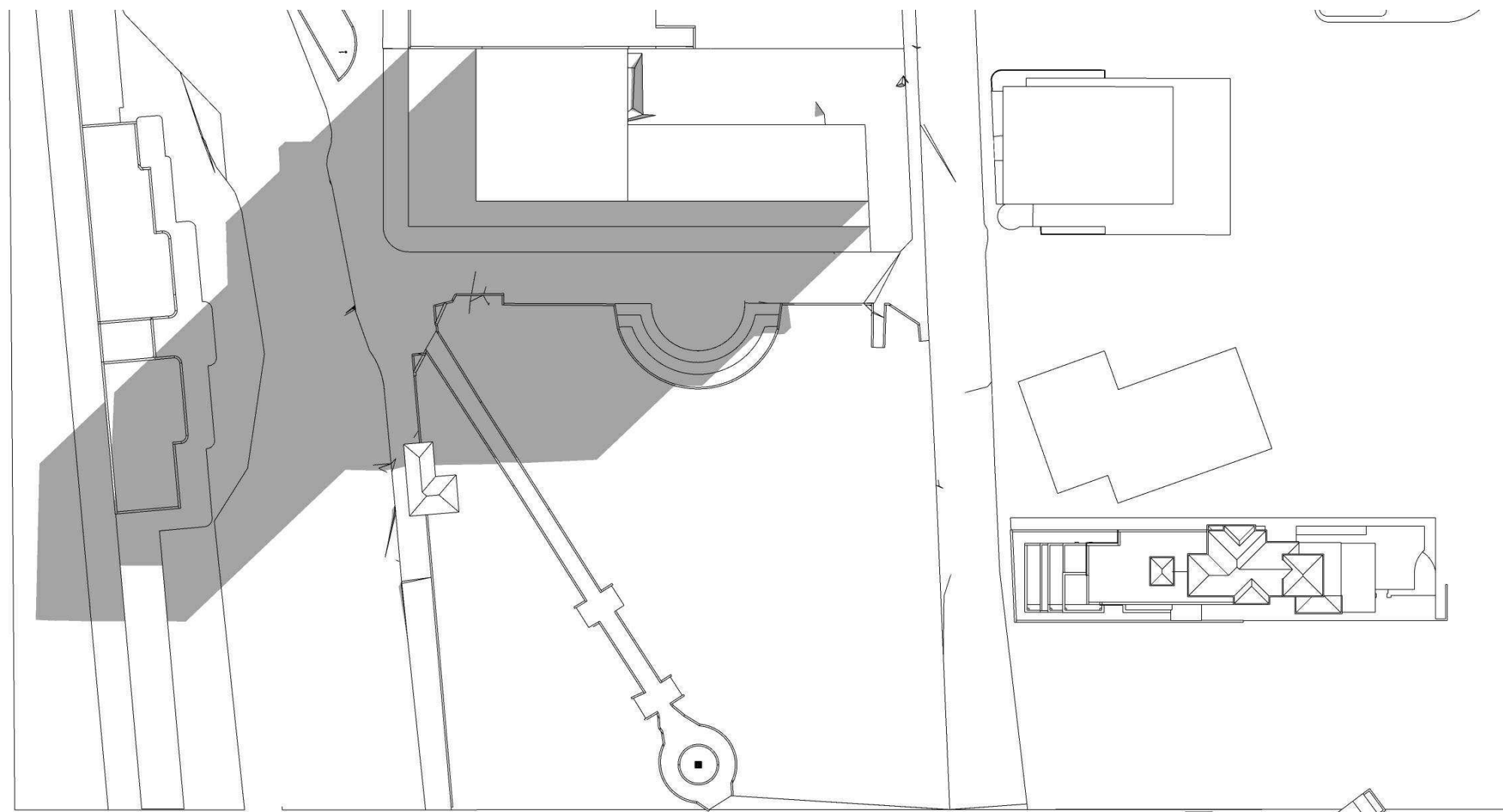
T 02 9565 1655
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E mail@innovate.com.au
W www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

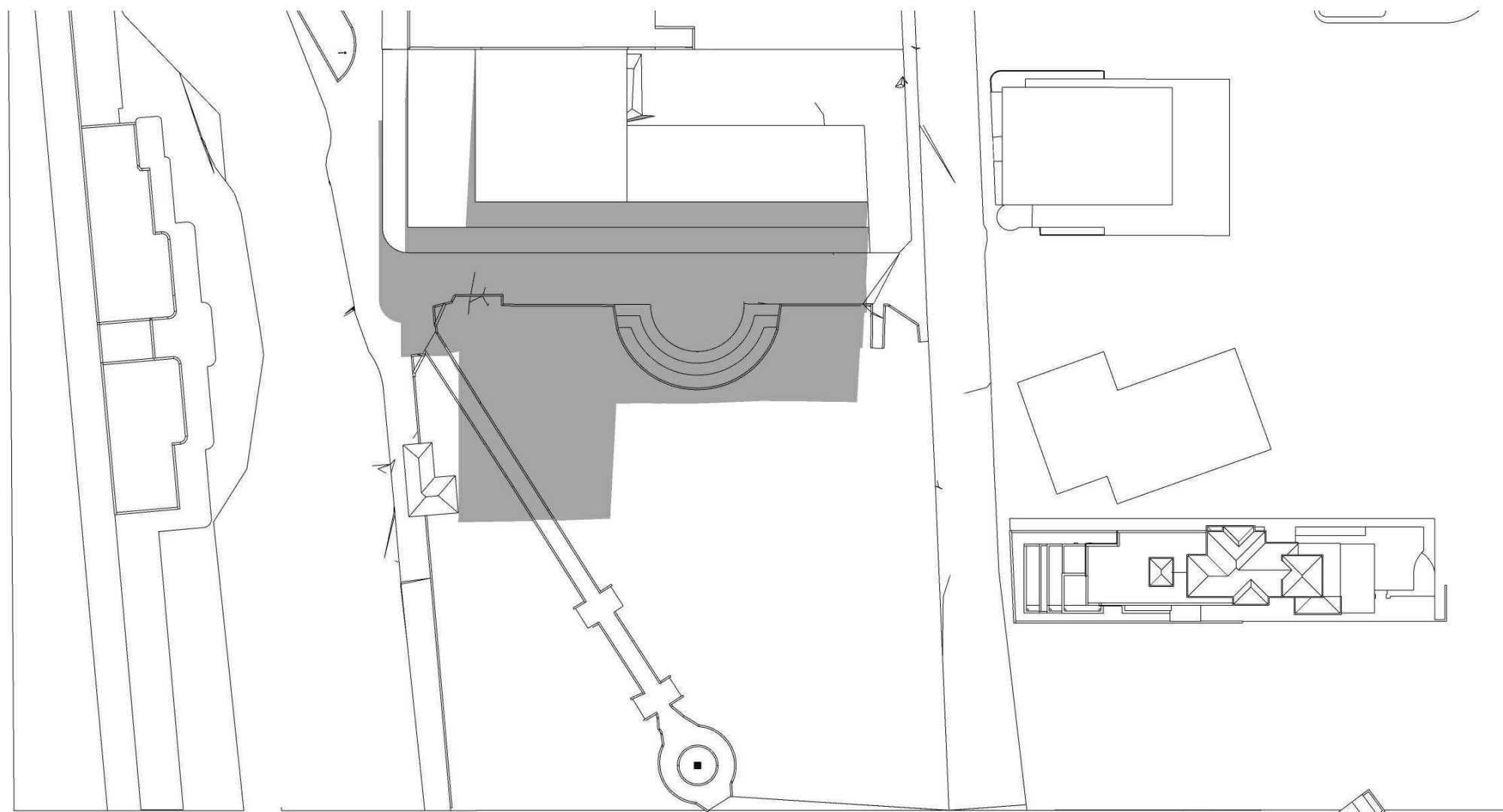
Architects

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	Check GRJ	Issue	
	Date AUG 19	C	
Job Number 2627	Sheet 18		

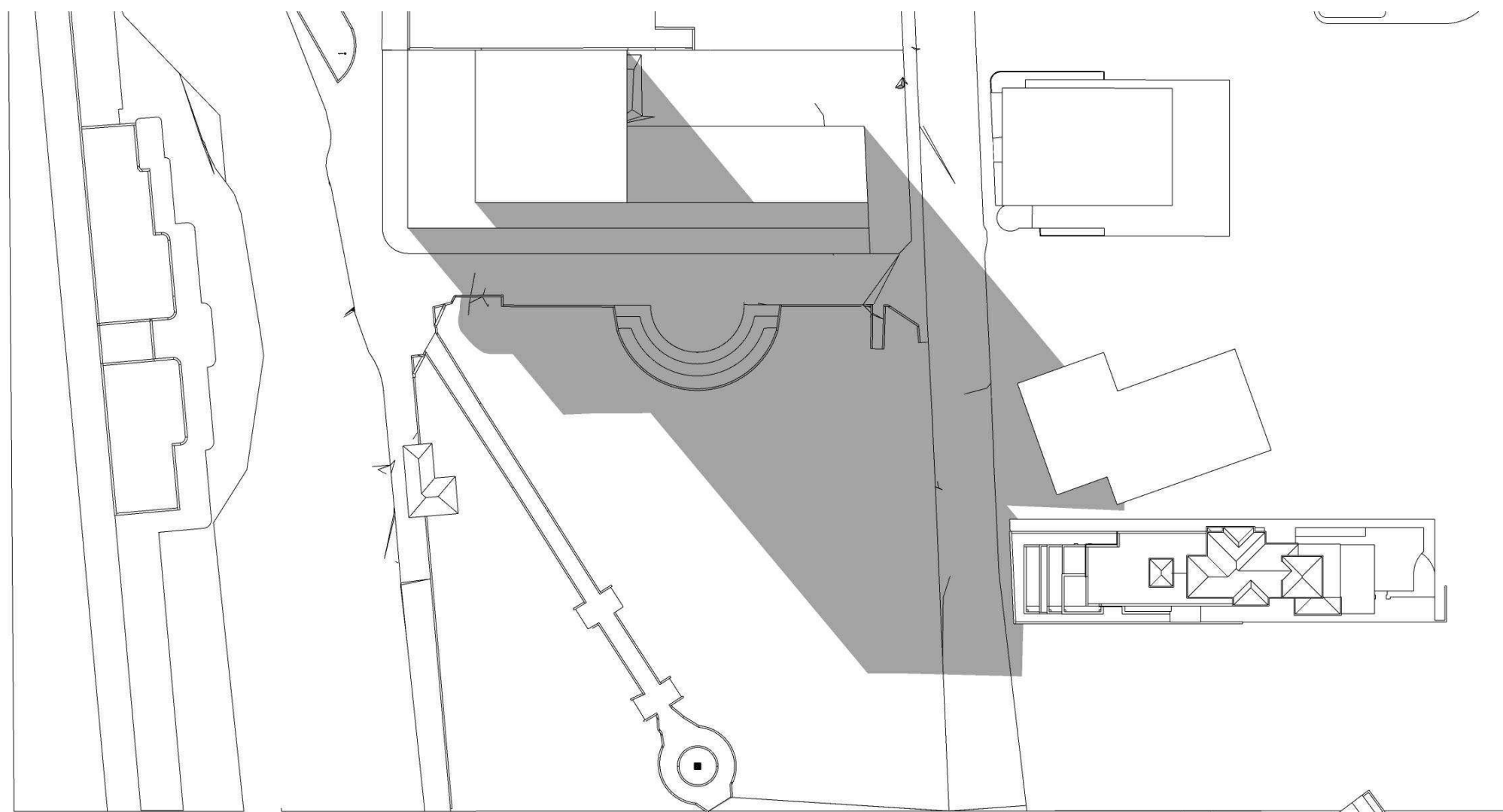
COMPLIANT SHADOWS



JUNE 9AM

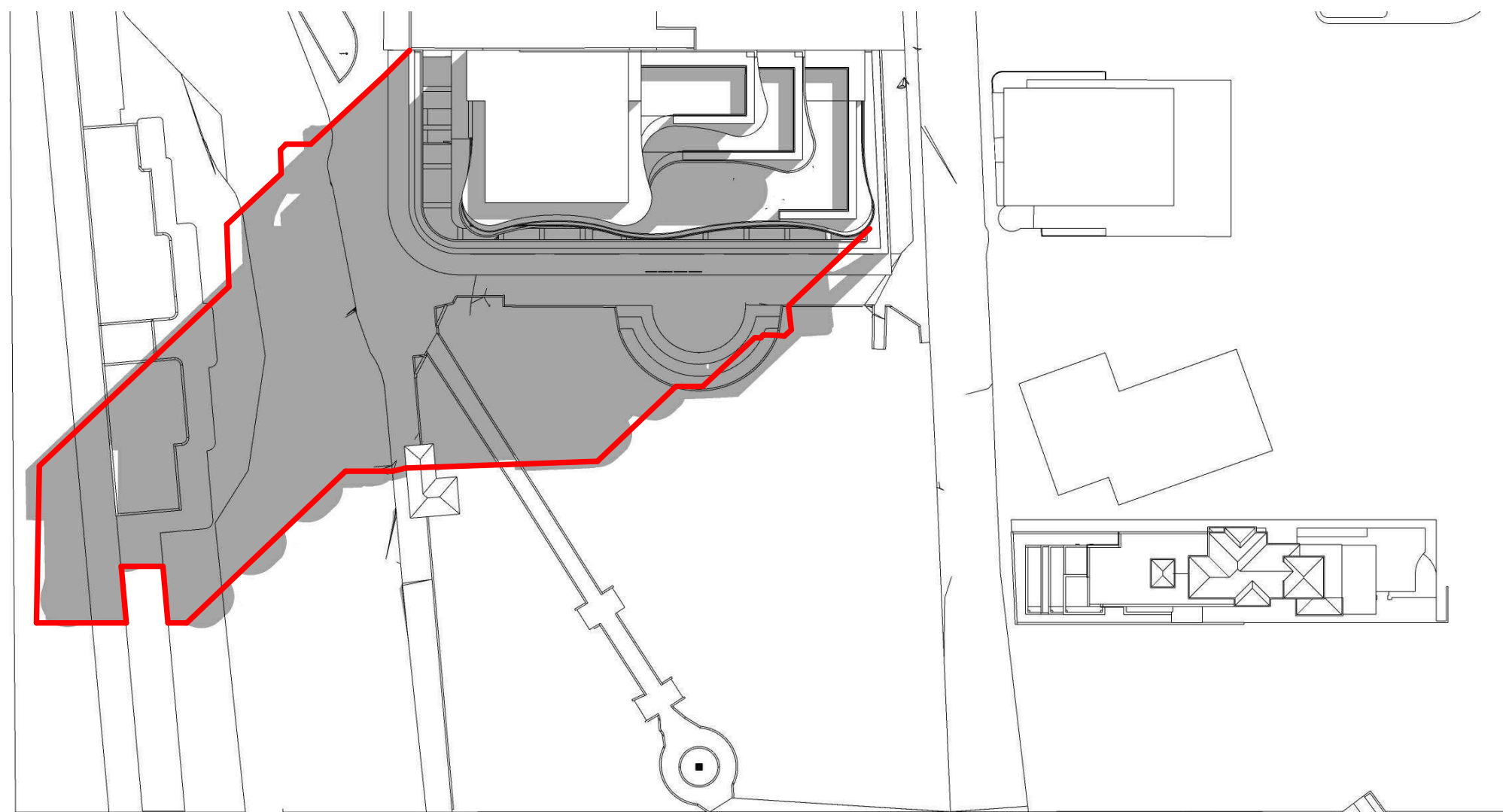


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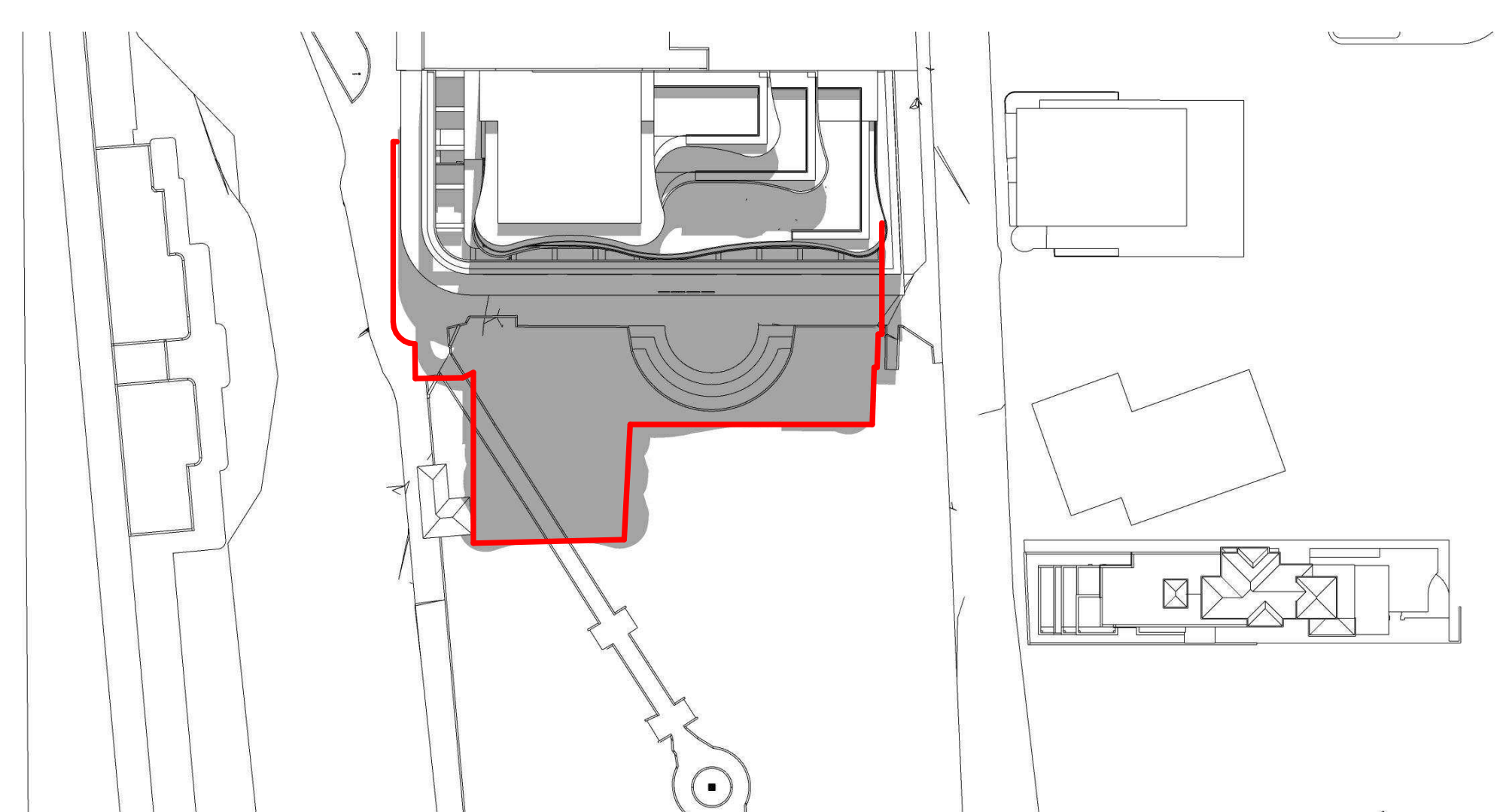


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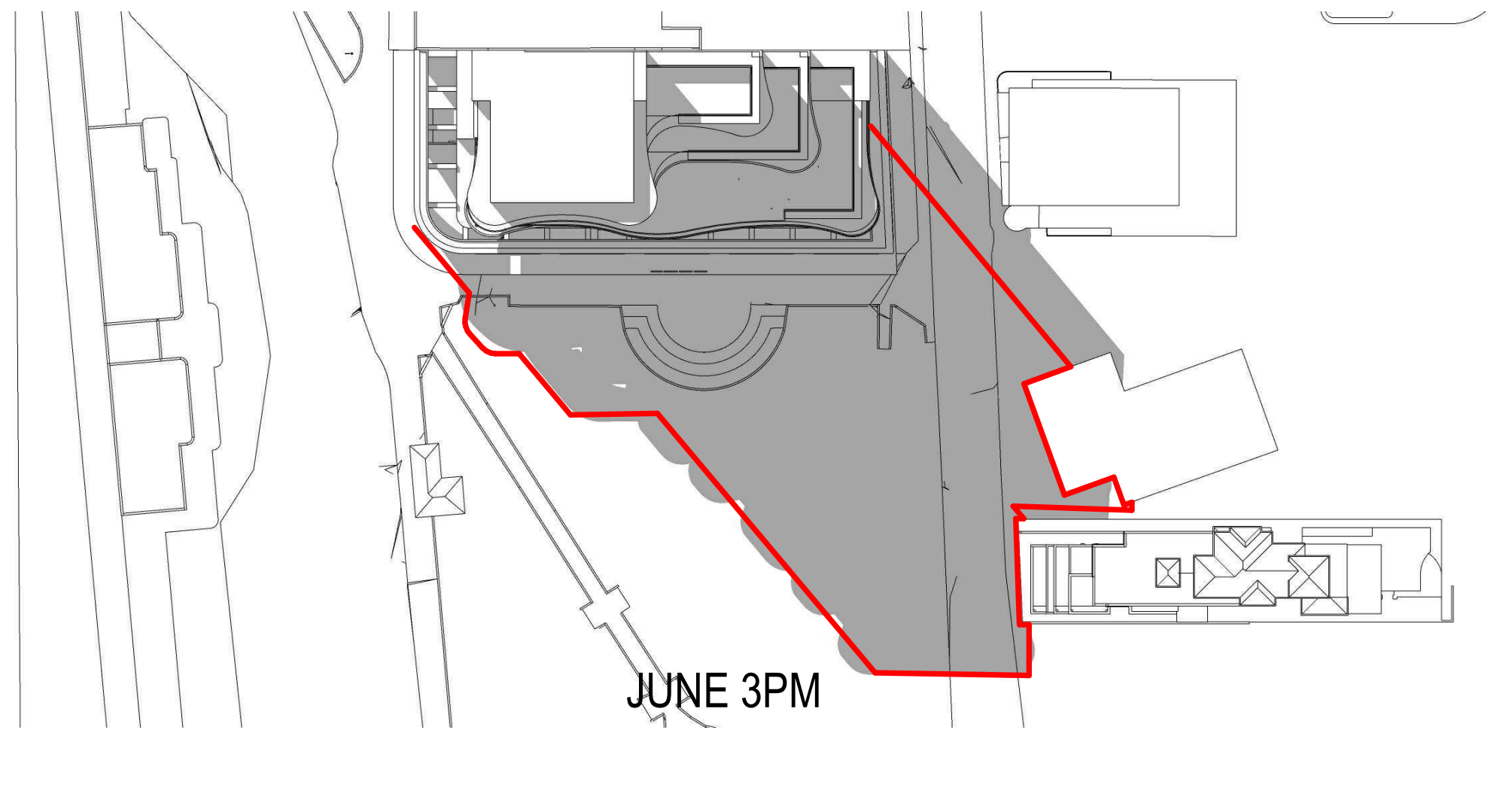
PROPOSED SHADOWS



JUNE 9AM



JUNE 12PM



JUNE 3PM

LEGEND

RED LINE INDICATES EXTENT OF COMPLIANT SHADOW

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ISSUE	AMENDMENT	DATE	INT.

Client
MUNRO OPERATIONS TRUST

Address
138-142 CRONULLA STREET,
CRONULLA

Project
PROPOSED COMMERCIAL
DEVELOPMENT

Drawing Title
SHADOW ANALYSIS
COMPLIANT VS. PROPOSED

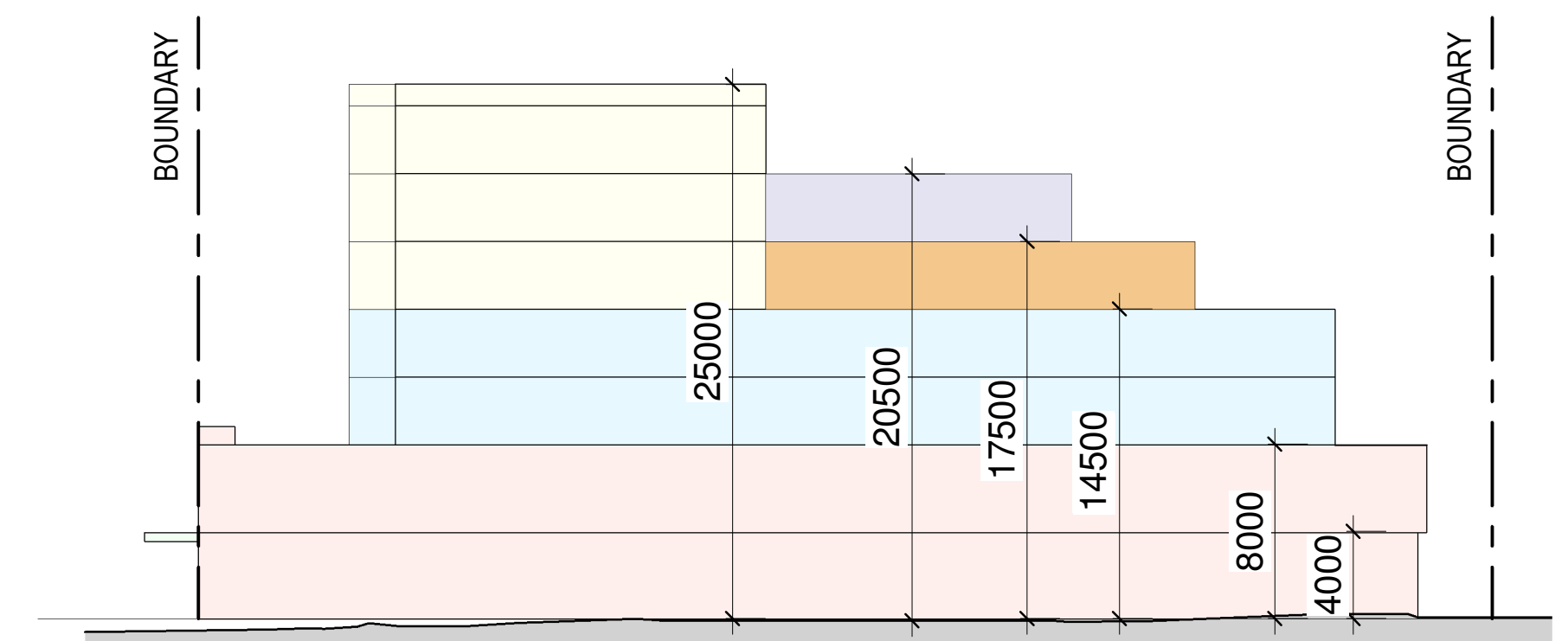
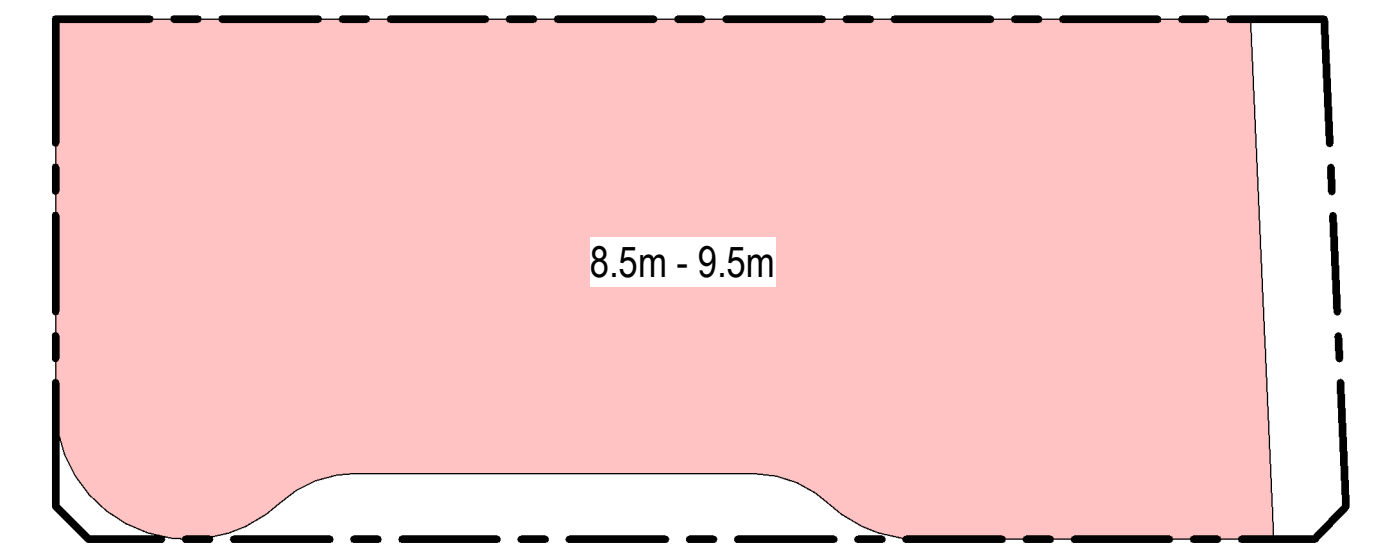
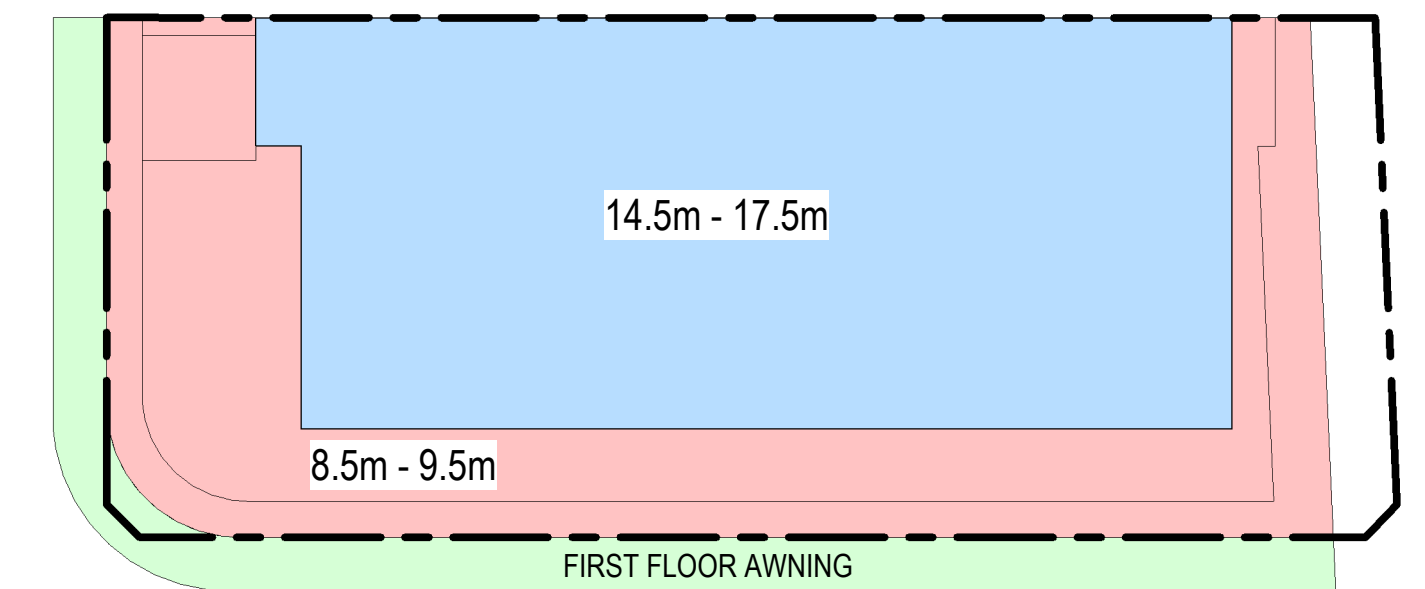
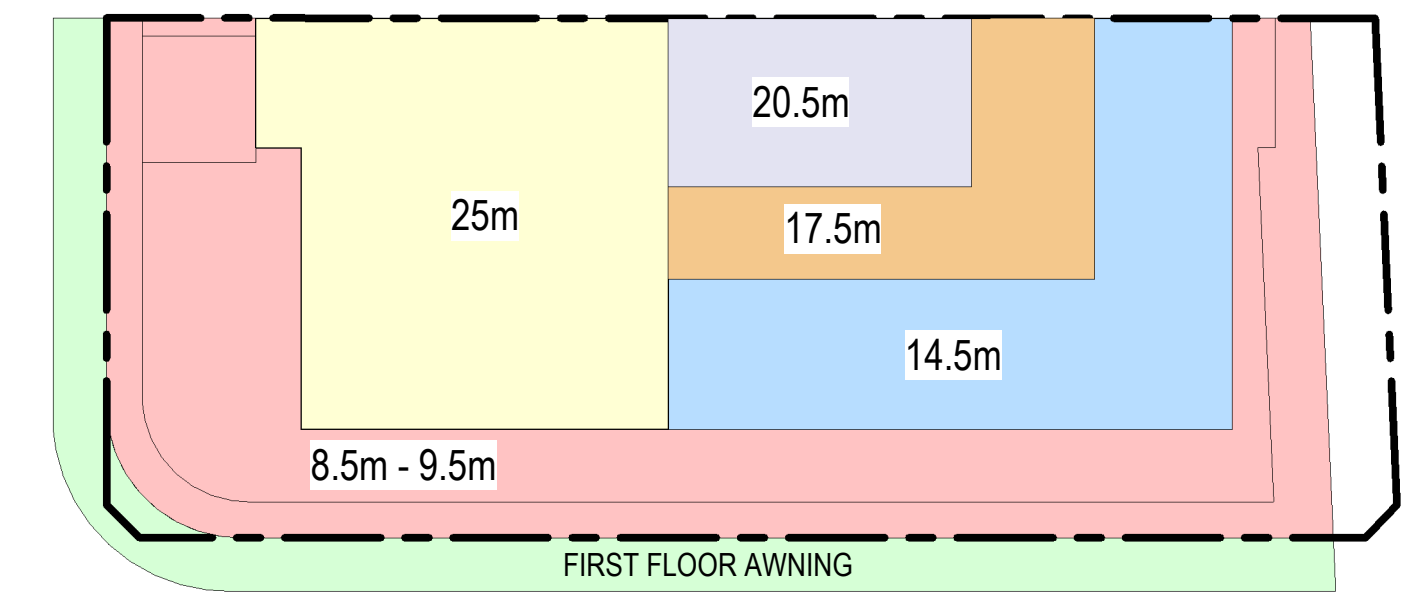
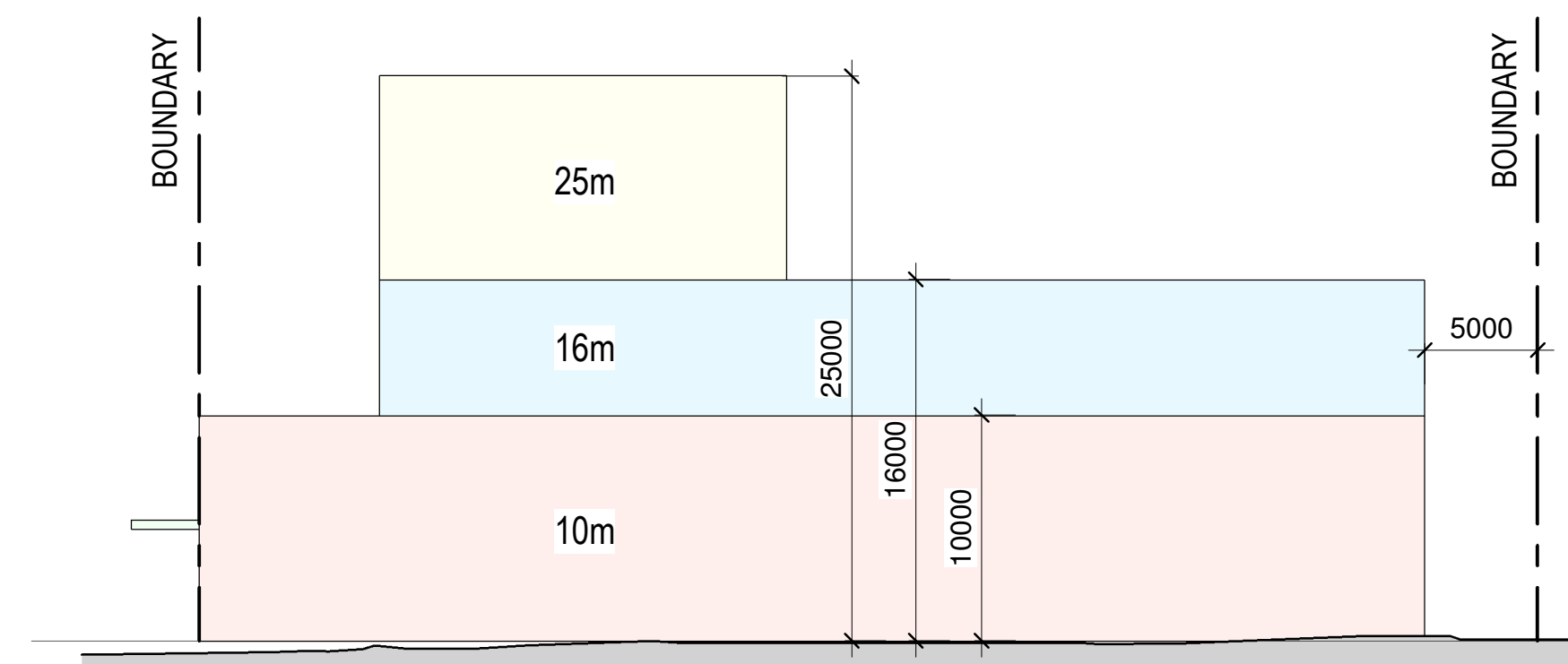
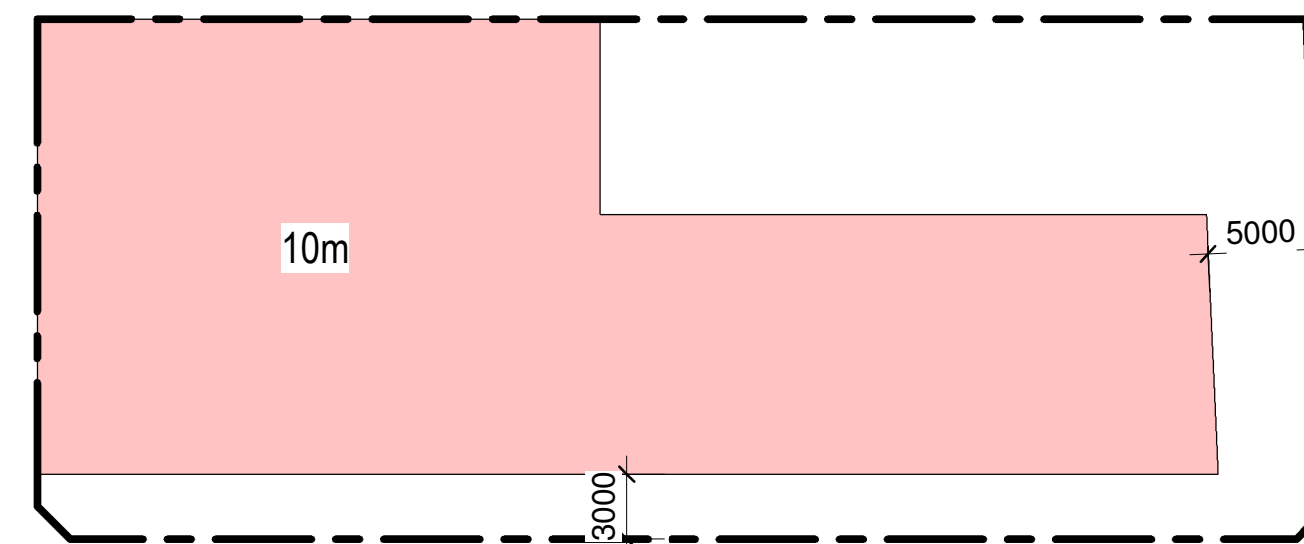
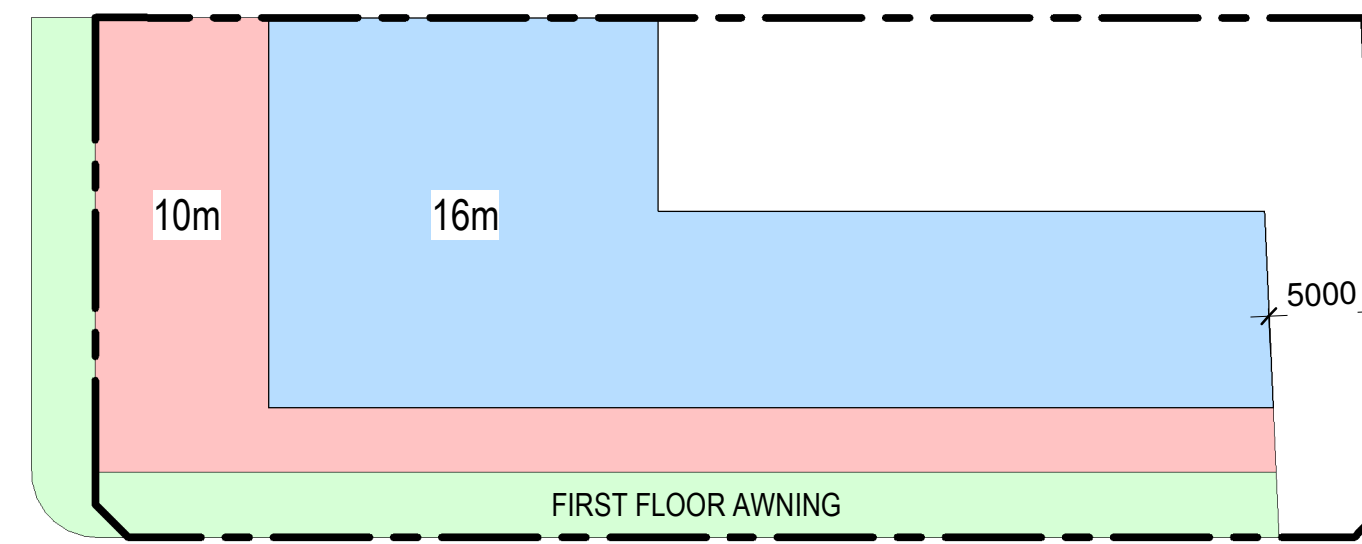
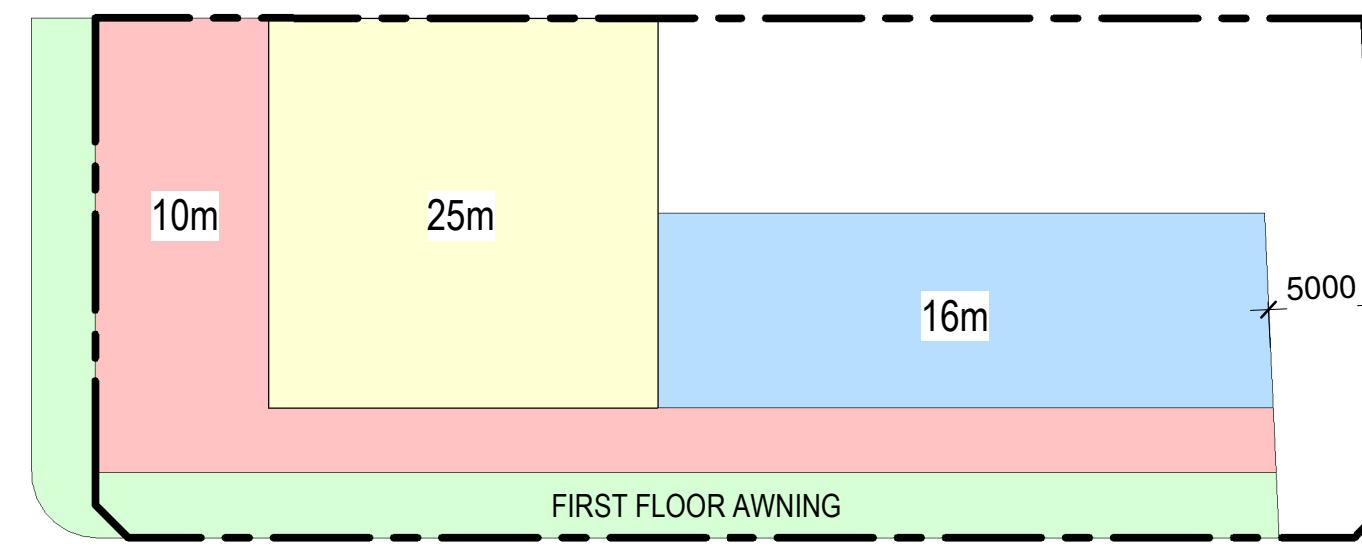
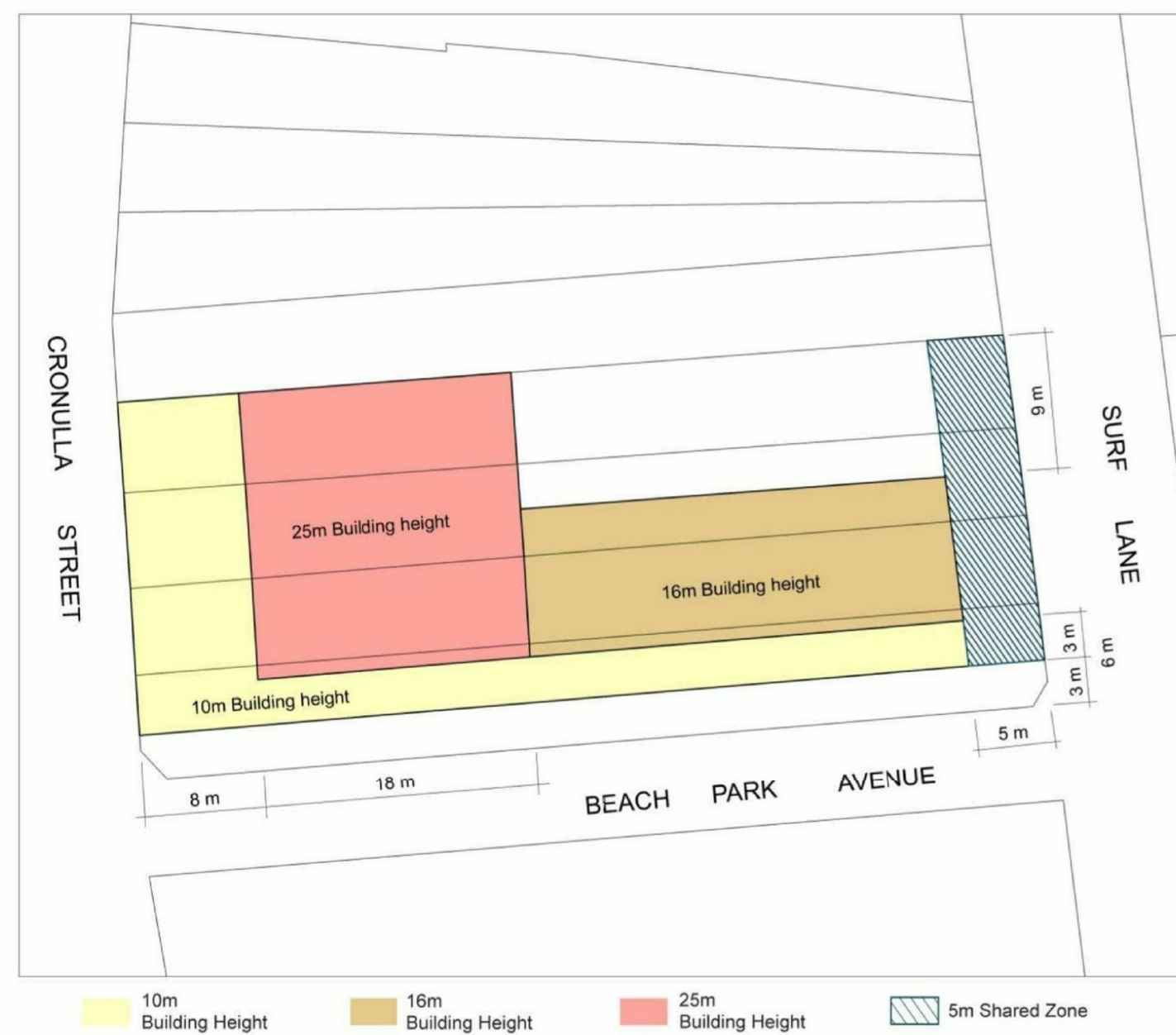
Innovate Architects
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REGISTERED ARCHITECTS
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	Drawn BC/DM	Scale NTS@A1
	Check CJ	Issue C
	Date AUG 19	Sheet 19

Job Number
2627

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

PARC - REVISED PLANNING PROPOSAL



CONCEPTUAL SCHEME - SUBJECT TO CHANGE

[illegible]