

# SHORT STREET MIXED-USE DEVELOPMENT

10 Denning Street, The Entrance, NSW

Location Map



Perspective Images



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## General Abbreviations

AHD	AUSTRALIAN HEIGHT DATUM	LC	LIGHTWEIGHT CLADDING
A/C	AIR CONDITIONING	M	MIRROR
AP	ACCESS PANEL	MC	METAL ROOF CAPPING
B	BENCH	MECH	MECHANICAL RISER
BAL	BALUSTRADE TYPE	MF	METAL FLASHING
BEJ	BRICK EXPANSION JOINT	MR	METAL ROOF SHEET
BL	BLOCK WORK	MRPB	MOISTURE RESISTANT PLASTERBOARD
BNCH	BENCH	OF	OVERFLOW
BOL	BOLLARD	PB	PLASTER BOARD - PAINTED
BRL	BEDROOM READING LIGHT	PC	POLISHED CONCRETE
C	CORNICE	PF	PAINT FINISH
CC	CONCRETE COLUMN	R	RISER
CFC	COMPRESSED FIBRE CEMENT	RAG	RETURN AIR GRILLE. REFER MECH ENGINEER
CH	COAT HOOK	RB	BLOCKWORK - CEMENT RENDER FINISH -
COL	COLUMN	PAINTED	
CONC.	CONCRETE	RD	RECESSED DOWNLIGHT
COS	CONFIRM ON SITE	RH	ROBE HOOK
CT	CERAMIC TILE	RP	RECESSED PELMET
CV	COVERING	RS	ROLLER SHUTTER DOOR
D	DOOR	RV	ROOF VENTILATION
DP	DOWN PIPE	SD	SMOKE DETECTOR
E	EXTINGUISHER	SDS	SOAP DISPENSER
EF	EXHAUST FLUE	SC	STRUCTURAL COLUMN
EFN	EXHAUST FAN	SCD	SOLID CORE DOOR
EM	ENTRY MAT	SCT	SUSPENDED CEILING TILE
FB	FACE BRICKWORK	SG	SLIDING GLASS
FC1	FIBRE CEMENT SHEETING - PAINTED	SGD	SLIDING GLASS DOOR
FCL	FINISHED CEILING LEVEL	SK	SKIRTING
FG	FIXED GLASS	SNK	SINK
FFL	FINISHED FLOOR LEVEL	SNP	SUMP - REFER HYDRAULIC DRAWINGS
FHR	FIRE HOSE REEL	SP	DOWN PIPE SPREADER
FIP	FIRE INDICATOR PANEL	SPB	SUSPENDED PLASTERBOARD
FL	FLUORESCENT LIGHT	SPH	HYDRANT
FP	FLUSH PLATE	ST	STONE CLADDING
FW	FLOOR WASTE	STR	STORE
G	GAS INSTANTANEOUS HOT WATER	STD	STRIPORAIN
GD	STRIP GRATED DRAIN	SWG	SWING GLASS DOOR
GPO	POWER OUTLET	T	TIMBER
GR	GRAB RAIL	TC1	TIMBER CLADDING - EXTERNAL
GS	GLASS SHELF	TC2	TIMBER CLADDING - INTERNAL
H	HANDLE	TGI	TACTILE GROUND INDICATORS
HB	HAND BASIN	TRH	TOILET ROLL HOLDER
HT	HOSE TAP	TR	TOWEL RAIL
HR1	HAND RAIL	UNO	UNLESS NOTED OTHERWISE
HTR	HAND TOWEL RAIL	V	NON-DUCTED VENT
HWU	HOT WATER UNIT	W	WINDOW
HYD	HYDRAULIC RISER	WC	WATER CLOSET
		WL	WALL LIGHT
		WP	WALL PANEL

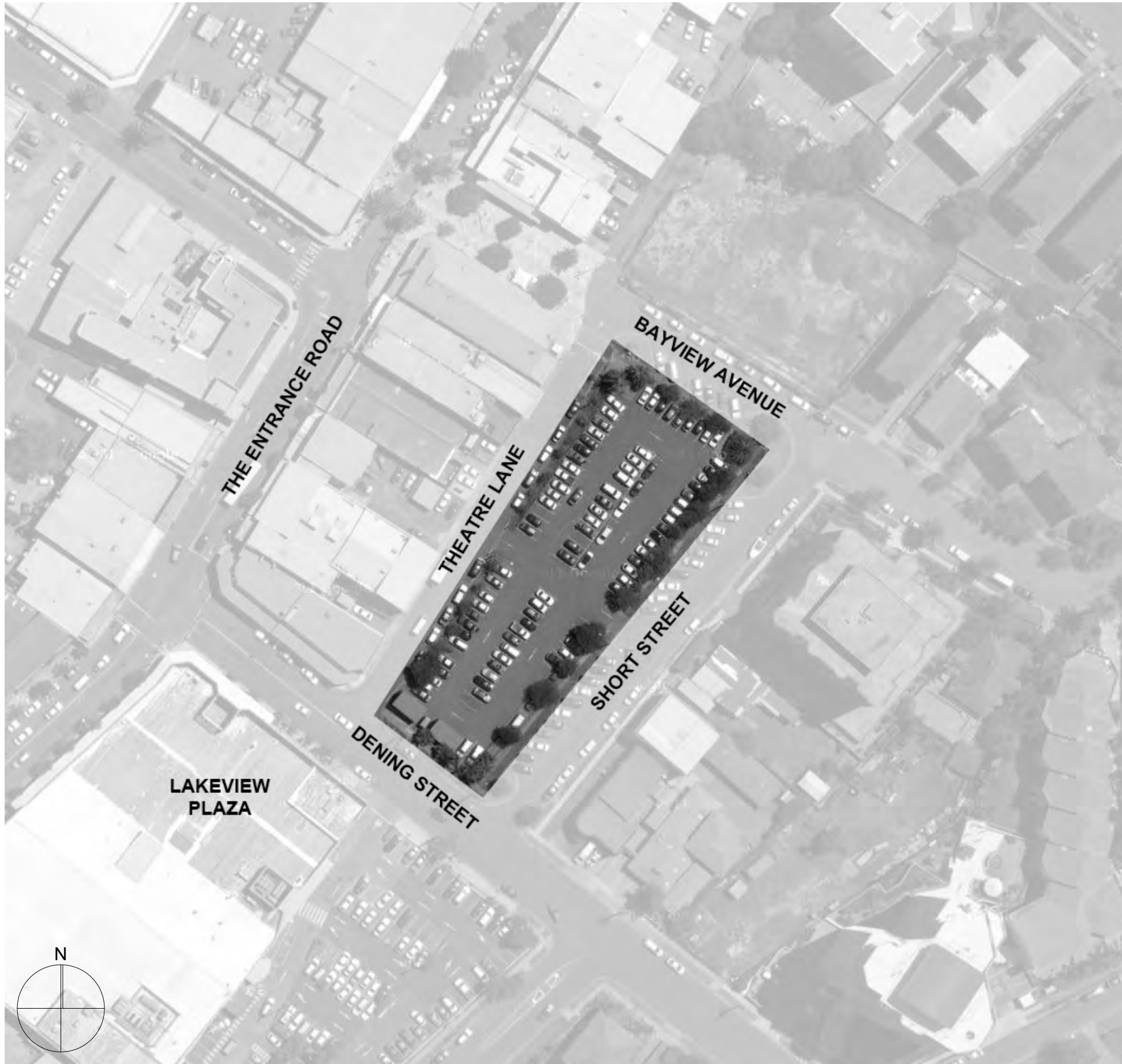
## General Notes

1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOTIFY THE SUPERINTENDANT IMMEDIATELY IF AND DISCREPANCIES ARE FOUND.
2. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. DRAWINGS MADE TO LARGER SCALES AND THOSE SHOWING PARTICULAR PARTS OF THE WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO SMALLER SCALES AND THOSE FOR MORE GENERAL PURPOSE.
4. THE DRAWINGS SHALL BE READ IN CONJUNCTCION WITH THE SPECIFICATIONS AND SCHEDULES.
5. FOR DETAILS OF ALL STRUCTURAL COMPONENTS REFER TO ALL STRUCTURAL AND CIVIL ENGINEERS DOCUMENTS.
6. FOR DETAILS OF ALL INGROUND STORMWATER, ROADS, FOOTPATHS KERB AND GUTTERS REFER SO CIVIL ENGINEERS DOCUMENTS.
7. FOR DETAILS OF LANDSCAPING REFER TO LANDSCAPE ARCHITECTS DOCUMENTS.
8. FOR DETAILS OF ALL HYDRAULIC COMPONENTS REFER TO THE HYDRAULIC CONSULTANTS DOCUMENTS.
9. FOR DETAILS OF ALL MECHANICAL COMPONENTS REFER TO THE MECHANICAL CONSULTANTS DOCUMENTS
10. FOR DETAILS OF ALL ELECTRICAL COMPONENTS REFER TO THE ELECTRICAL CONSULTANTS DOCUMENTS

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## The Site

The site for the proposed mixed-use development is located in The Entrance; a District Centre and coastal town on the Central Coast of NSW. It exhibits the following features:

- The site is approximately 95m long and tapers from approximately 25m at the south end fronting Denning Street to 35m at the northern Bayview Avenue frontage.
- The site is orientated south west to north east along its length.
- The site is falls approximately 4m down from South to North.
- The site contains an existing at grade carparking lot with amenities buildings and an electrical kiosk at the southern Denning Street end.

A 9 storey apartment building is located directly across South Street on the corner of Bayview Avenue. North of the site

A 9 storey apartment block on Short Street sits directly to the east of the site. North of the site is a vacant lot and low rise residential flats and dwellings. Bayview Pedestrian Mall provides direct access to the north of the site from The Entrance Road. Low rise retail and commercial buildings with frontage to The Entrance road lie immediately to the west of the site with their back of house areas spilling onto Theatre Lane. An at grade carpark lies directly to the south.



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# Site Analysis

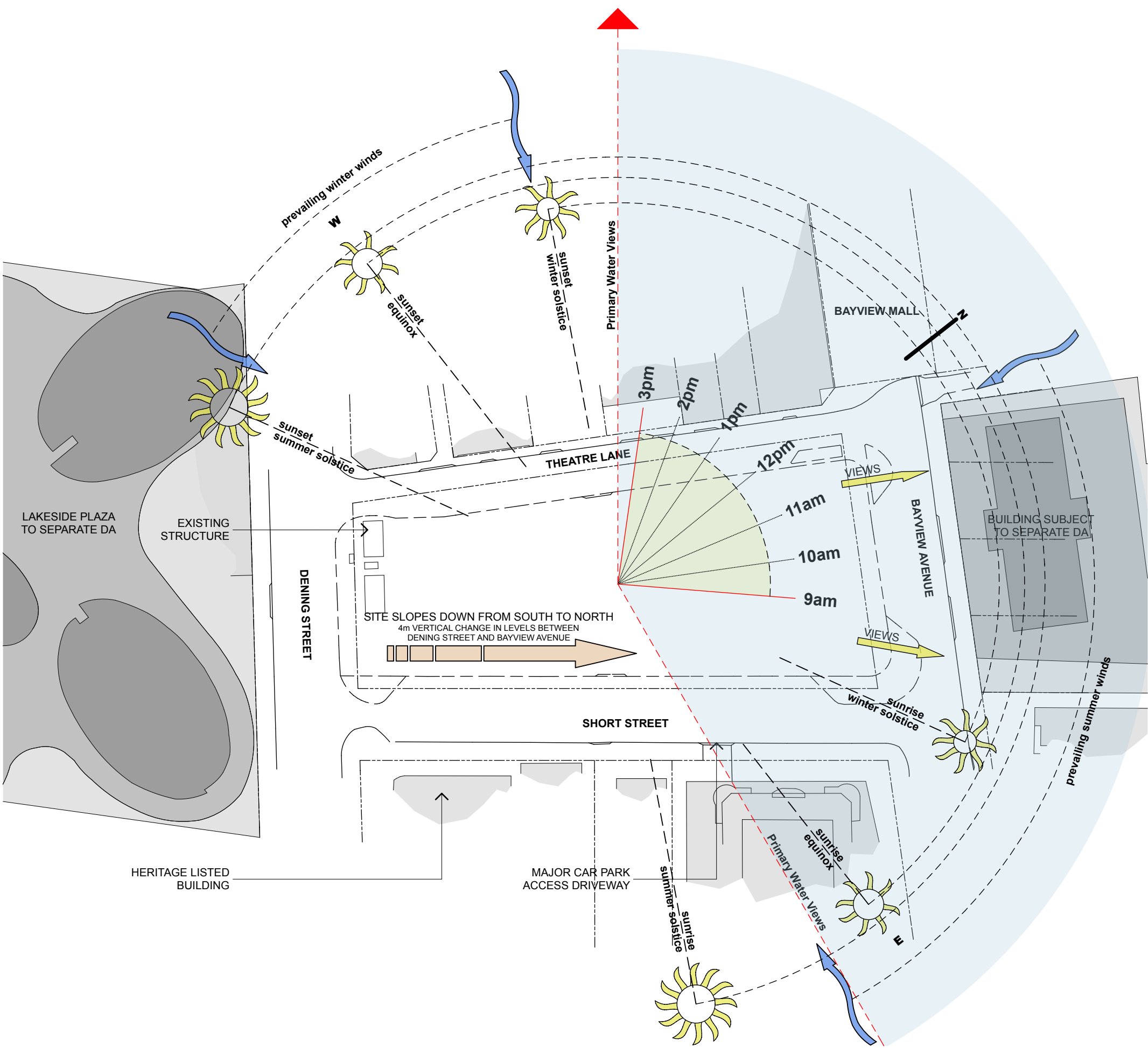
The site analysis diagram adjacent shows a conflict between the ideal solar orientation and preferred view orientation for the site. The ideal placement for apartments (more specifically, living areas) is to be directly North facing which provides the most desirable sun in winter. On this particular site, the most desirable views of the ocean which will increase value and popularity lie from North-East to South East.

An ideal scenario being northern facing living areas with direct ocean views on the site.

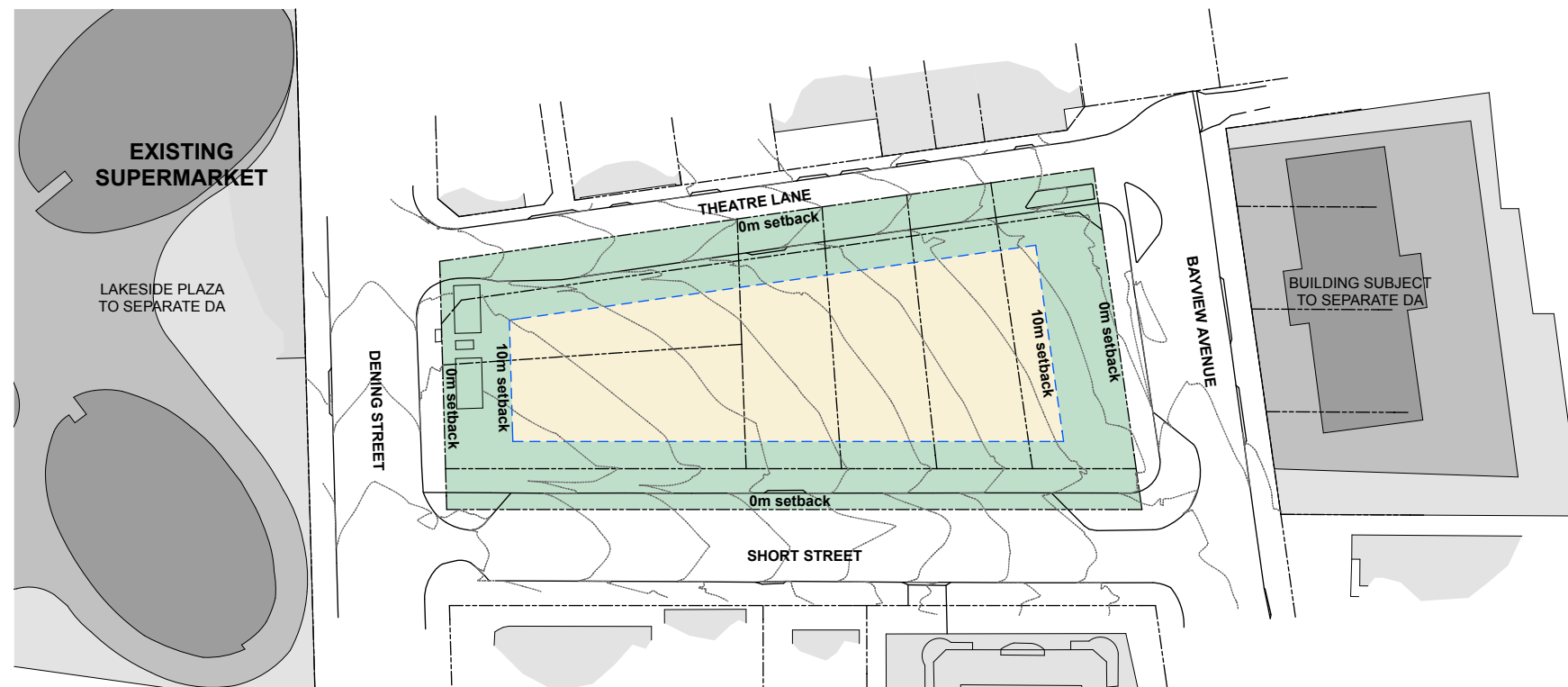
There is also a requirement to reduce overshadowing to the south, where a public open space will be located, and the east, where there are existing residential buildings.

Existing vehicle access to the site is restricted and directed by the 3 one-way roads (Theatre Lane, Bayview Avenue and Short Street) adjacent. Existing major driveways on neighbouring sites service the Lakeview Plaza site immediately to the west and a large residential tower immediately to the south. Potential public squares on Bayview Avenue and Denning Street will also affect traffic flows around the site.

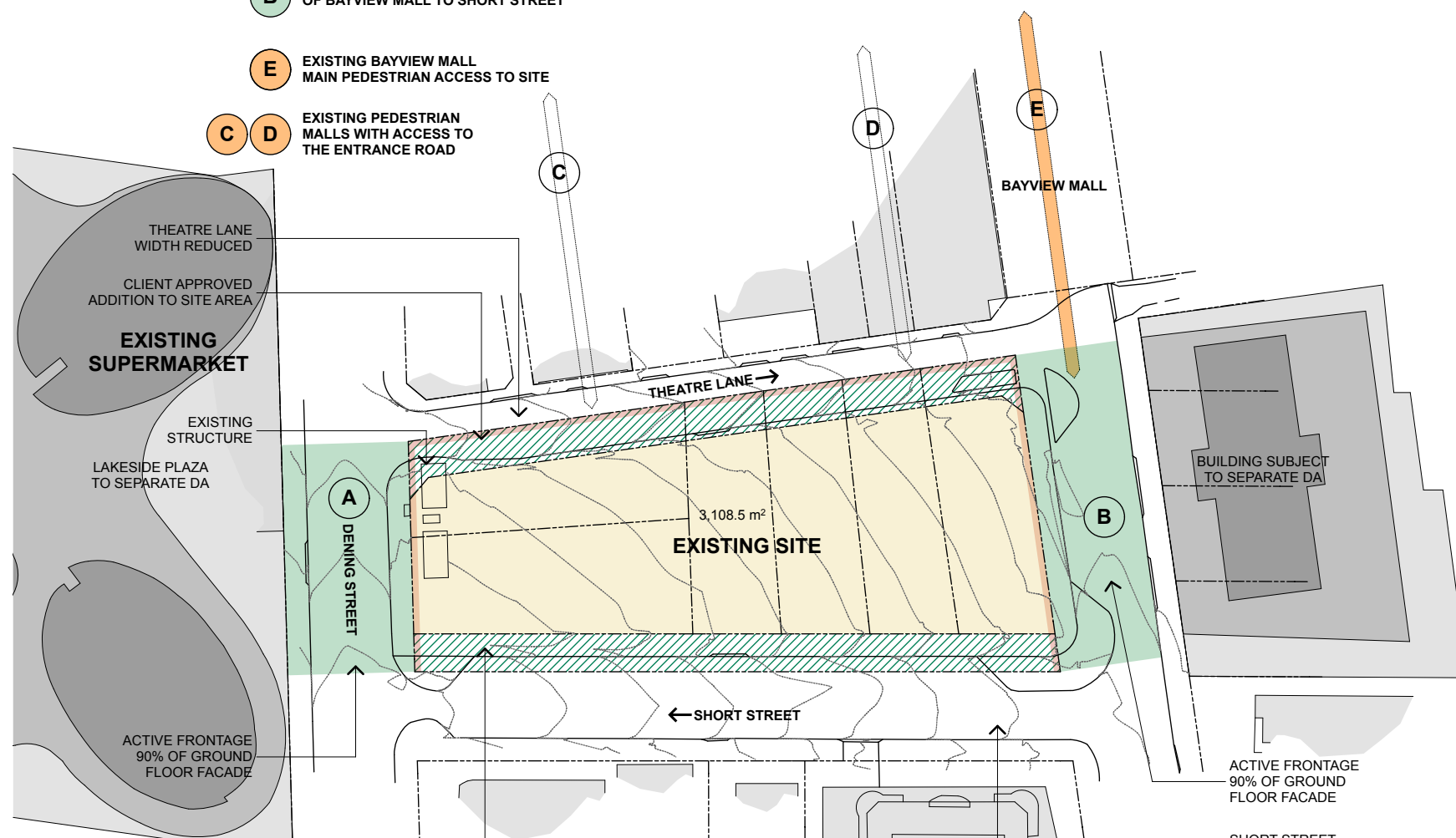
A heritage listed building exists on the corner of Denning and Short Streets and is currently used as a police station.







- A** POTENTIAL FUTURE TOWN SQUARE
- B** POTENTIAL EXTENSION OF BAYVIEW MALL TO SHORT STREET



## WSC Planning + Design Controls

### LEP and DCP Controls

The proposed development site is subject to the following Planning and Design controls as summarised below and illustrated in the adjacent diagram.

Wyong Shire Council: LEP 2013, DCP 2.11 Parking and Access, DCP 5.3 The Entrance Peninsula, DCP 6.1 Key Sites State Planning Policies: SEPP 65, SEPP 71

**Zoning: B2 Local Centre**  
**Floor Space Ratio: 3:1**

#### Built Form

**Podium:** Streetfront podium elements are to be built predominately to the street frontages and the building height limited to 2 storeys (7-8m podium to natural ground level).

**Tower:** Up to 31m (approx. 10 storeys) with potential to increase height plane to 50m.

#### Tower Setbacks

All streets: 10m

Maintain the amount of sunlight that is currently available to significant public spaces between 10am and 2pm midwinter.

Setback from a laneway (Theatre Lane) boundary by half of the "distance separation" that is specified in the SEPP 65 (9m maximum).

## WSC Planning + Design Controls

### Specific DCP Outcomes

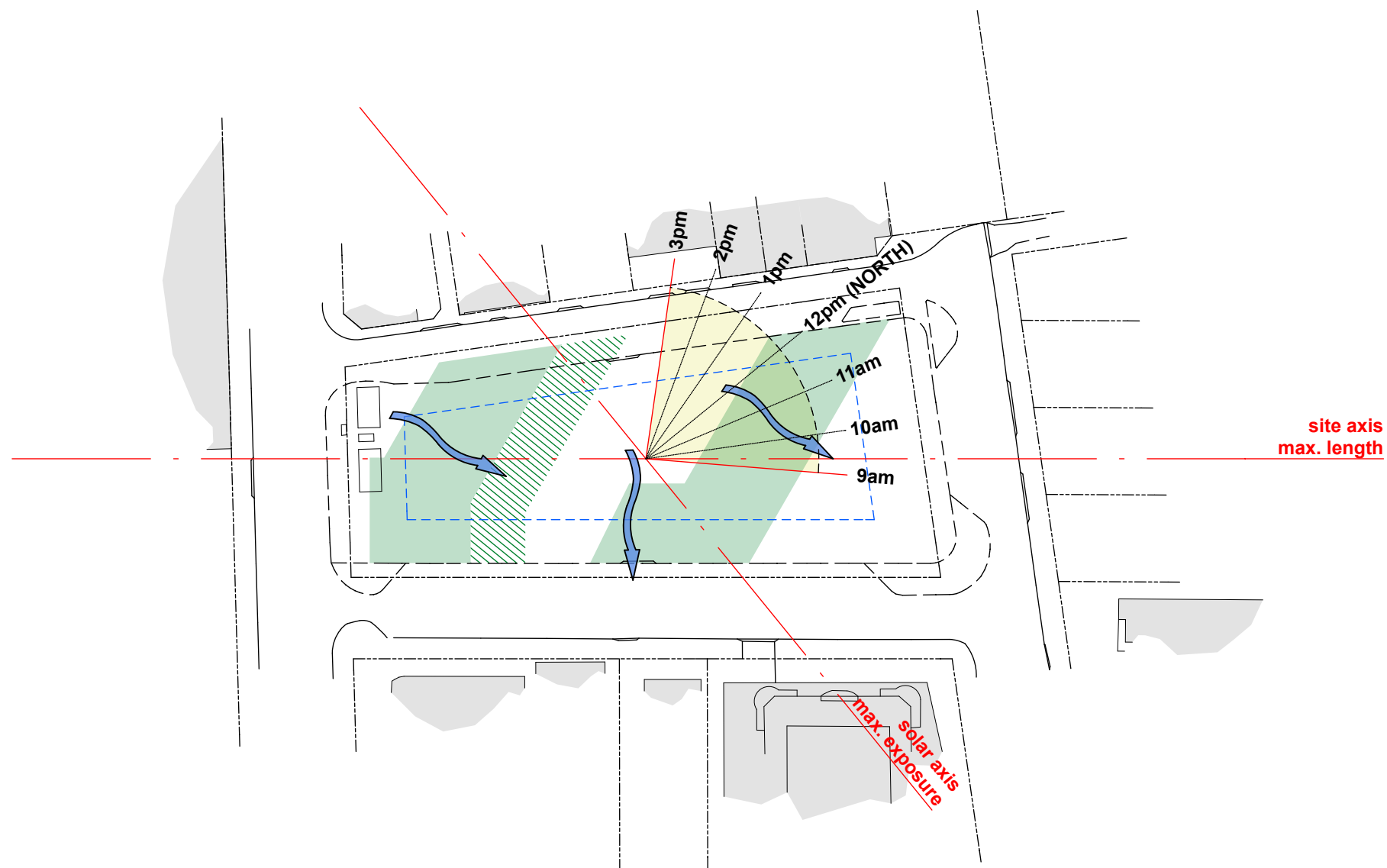
Additional requirements relating to the provision of public spaces are set out in DCP 5.3. These include:

- Short Street and Theatre Lane revised to single lane traffic and to incorporate the left over area into the development site.
- A new potential town square due to the activation along Denning Street between The Entrance Road and Short Street.
- An extension to the Bayview Avenue pedestrian mall to Short Street subject to a positive traffic assessment and the redirection of existing traffic,
- Public car parking is to be provided, including retaining the existing spaces on site.

- An evaluation of existing town centre traffic is to be undertaken with a view to providing these public spaces.

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## WSC Planning + Design Controls

### SEPP 65

The State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development is an environmental planning instrument under the Environmental Planning Assessment Act 1979, gazetted 26 July 2002. The Residential Flat Design Code is a resource to enable councils, planners, developers and architects to improve residential flat design and provides additional detail and guidance to applying the design quality principles outlined in SEPP 65/2015.

#### 2015 SEPP 65: Residential Flat Design Code - Tower Apartment

The key principles affecting the built form of the proposed mixed-use development have been outlined below and illustrated in the adjacent diagram.

Setback to adjoining sites, between buildings and internal courtyards:

- 12m separation up to 4 storeys (12m)
- 18m separation between 5-8 storeys (up to 25m)
- 24m separation from 9 storeys (over 25m)

Building Orientation: to maximise North - (within 30 degrees of east and 20 degrees of west)

Balcony Depth Guideline: 2m minimum

Ceiling Height Guideline: 2.7m residential, 3.3m retail/commercial

Building Depth Guideline: 18m maximum

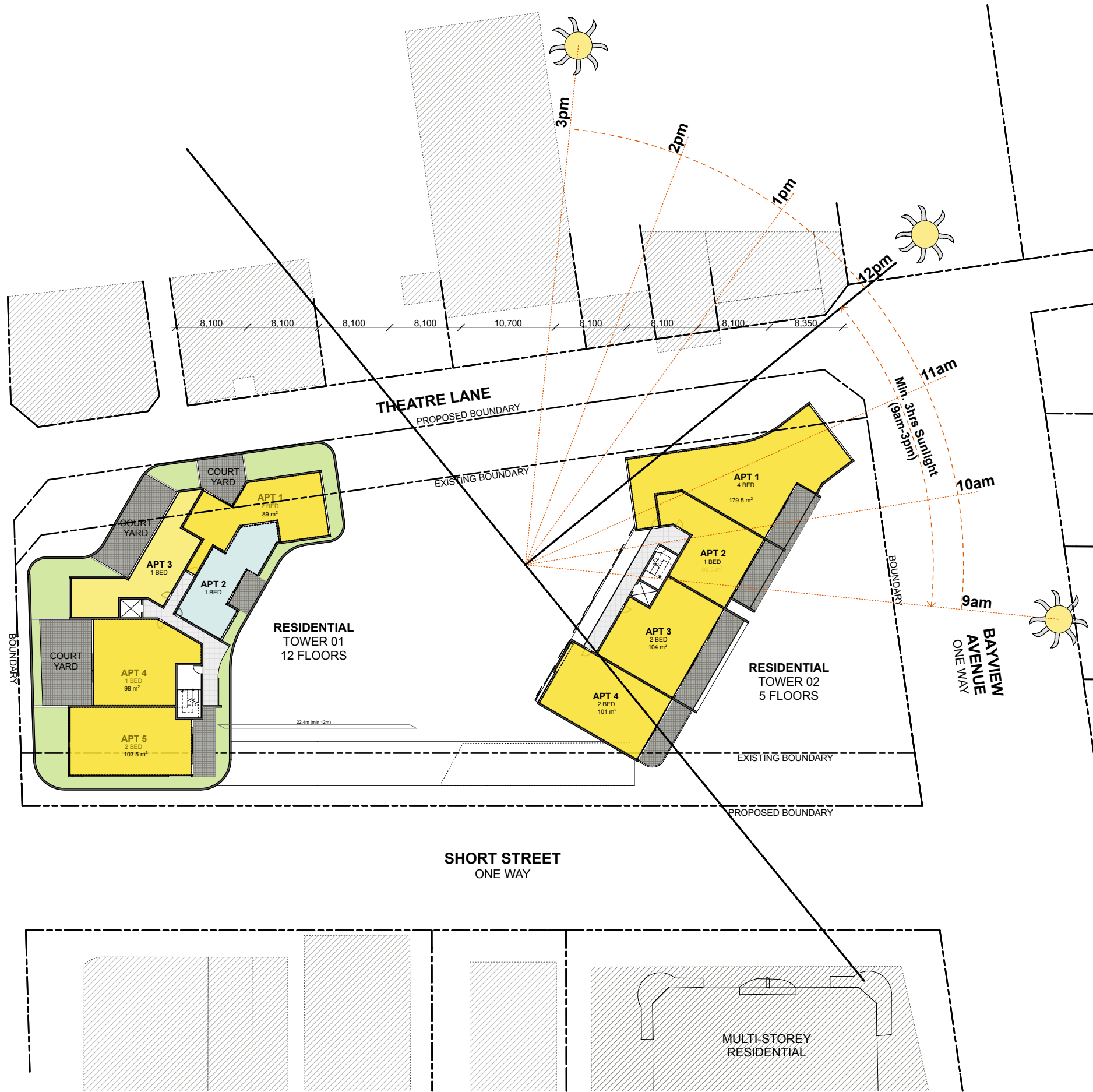
2015 SEPP 65 (RFDC) Solar Access guidelines:

The Residential Flat Design Code requires that at least 70% of all apartments must achieve a minimum 2 hours of direct sunlight into living areas and habitable rooms.

The diagrams on the following page illustrate the exploration of Built Form and Orientation with the intent of: maximising solar access in accordance with SEPP 65 (RFDC), maximising coastal views and natural cross ventilation, maximising building area across the longest axis of the site, adhering to SEPP 65 setbacks and Local Planning Controls, adhering to SEPP 65 guidelines for built form and maximum apartment depths.

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## WSC Planning + Design Controls 2015/SEPP 65

The State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development is an environmental planning instrument under the Environmental Planning Assessment Act 1979, gazetted 26 July 2002. The Residential Flat Design Code is a resource to enable councils, planners, developers and architects to improve residential flat design and provides additional detail and guidance to applying the design quality principles outlined in SEPP 65.

### SEPP 65: Residential Flat Design Code - Tower Apartment

The key principles affecting the built form of the proposed mixed-use development have been outlined below and illustrated in the adjacent diagram. Setback to adjoining sites, between buildings and internal courtyards:

#### Up to 4 storeys (12m)

- 12m between habitable rooms/balconies
- 9m between habitable & non-habitable rooms
- 6m between non-habitable rooms

#### Between 5-8 storeys (up to 25m)

- 18m between habitable rooms/balconies
- 12m between habitable & non-habitable rooms
- 9m between non-habitable rooms

Building Orientation: to maximise North - (within 30 degrees of east and 20 degrees of west)

Balcony Depth Guideline: 2m minimum

Ceiling Height Guideline: 2.7m residential, 3.3m retail/commercial

Building Depth Guideline: 18m maximum

SEPP 65 (RFDC) Solar Access guidelines:

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The diagrams on the following page illustrate the exploration of Built Form and Orientation with the intent of: maximising solar access in accordance with SEPP 65 (RFDC), maximising coastal views and natural cross ventilation, maximising building area across the longest axis of the site, adhering to SEPP 65 setbacks and Local Planning Controls, adhering to SEPP 65 guidelines for built form and maximum apartment depths.

### NOTE: SEPP 65 SOLAR COMPLIANCE

**Tower 01, Levels PODIUM-08 (65 Units)** 52 Compliant 13 Non Compliant

**80% SEPP 65 Compliance (approx)**

**Tower 02, Level PODIUM-05 (16 Units)** 16 Compliant 0 Non Compliant

**100% SEPP 65 Compliance (approx)**

**Compliant Unit** **Non-Compliant Unit**

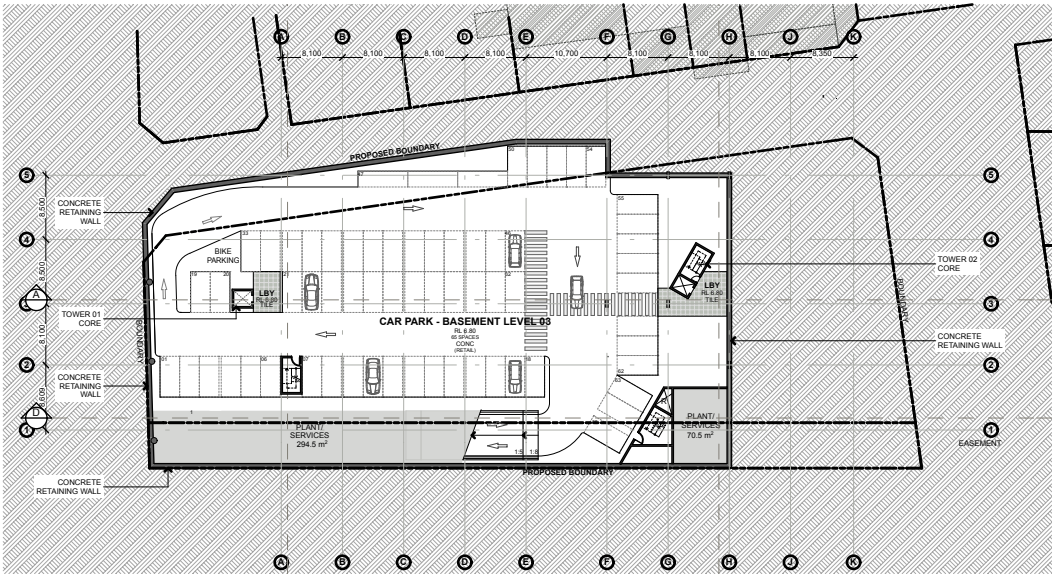
### PRELIMINARY SEPP 65 ASSESSMENT - STAGE 02

CONTROL	EVALUATION	COMPLIANCE
<b>BUILDING DEPTH</b> IN GENERAL AN APARTMENT BUILDING OF MAXIMUM DEPTH OF 18 METRES IS APPROPRIATE	MAXIMUM 12.5 METRES BUILDING DEPTH IS PROPOSED TO ONE BEDROOM UNITS	YES
<b>BUILDING SEPARATION</b> UP TO FOUR STORIES		
12M BETWEEN HABITABLE ROOMS / BALCONIES	THE DEVELOPMENT MEETS THIS REQUIREMENT	
9M BETWEEN HABITABLE / BALCONIES AND NON-HABITABLE	THE DEVELOPMENT MEETS THIS REQUIREMENT	
6M BETWEEN NON-HABITABLE ROOMS	THE DEVELOPMENT MEETS THIS REQUIREMENT	YES
<b>DAYLIGHT ACCESS</b> LIVING ROOMS AND PRIVATE OPEN SPACES FOR AT LEAST 70% OF APARTMENTS IN A DEVELOPMENT SHOULD RECEIVE A MINIMUM OF TWO HOURS SUNLIGHT BETWEEN 9AM AND 3PM IN MID-WINTER. IN DENSE URBAN AREAS IN MINIMUM OF TWO HOURS MAY BE ACCEPTABLE	ALL UNITS WILL RECEIVE TWO HOURS OF NATURAL SUNLIGHT DURING MID-WINTER	
LIMIT THE NUMBER OF SINGLE ASPECT APARTMENTS WITH A SOUTHERLY ASPECT (SW-SE) TO A MAXIMUM OF 10% OF THE TOTAL UNITS PROPOSED. DEVELOPMENTS WHICH SEEK TO VARY FROM THE MINIMUM STANDARDS MUST DEMONSTRATE HOW SITE CONSTRAINTS AND ORIENTATION PROHIBIT THE ACHIEVEMENT OF THESE STANDARDS AND HOW ENERGY EFFICIENCY IS ADDRESSED) SEE ORIENTATION AND ENERGY EFFICIENCY.	SINGLE ASPECT APARTMENTS WITH A SOUTHERLY ASPECT HAVE BEEN LIMITED TO A MAX OF 10%	YES
<b>DAYLIGHT ACCESS</b> BUILDINGS DEPTHS, WHICH SUPPORT NATURAL VENTILATION TYPICALLY RANGE FROM 10 TO 18M	UNITS HAVE A MAXIMUM DEPTH OF 12.5M	
60% OF RESIDENTIAL UNITS SHOULD BE NATURALLY CROSS VENTILATED	MORE THAN 60% OF UNITS ARE CROSS VENTILATED	
25% OF KITCHENS WITHIN A DEVELOPMENT SHOULD HAVE ACCESS TO NATURAL VENTILATION	APPROX. (MIN) OF KITCHENS HAVE ACCESS TO NATURAL VENTILATION	YES

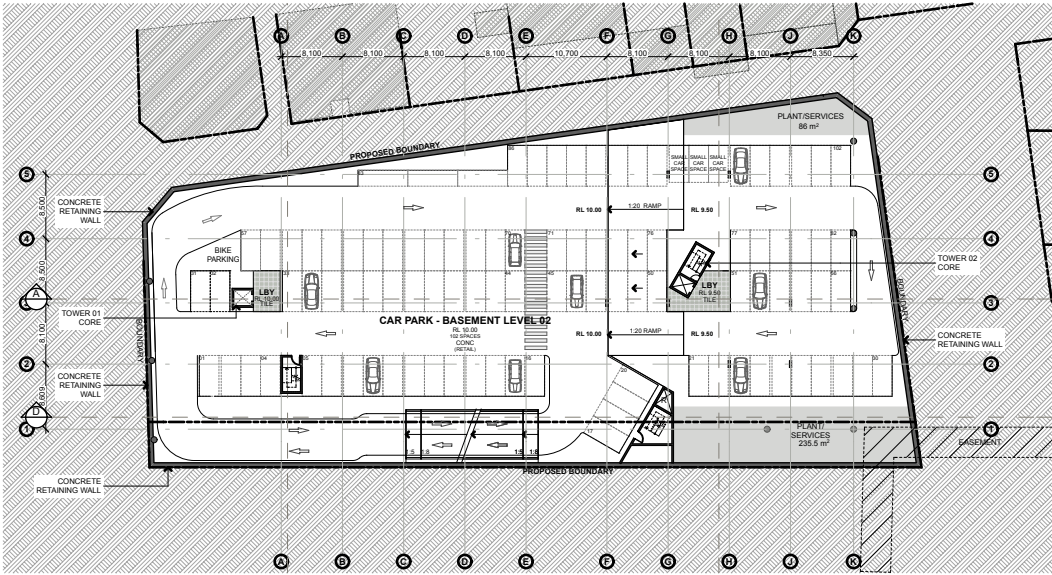
(NOTE: PRELIMINARY ASSESSMENT AND SUMMARY OF MAIN POINTS OF SEPP 65 ONLY. PRELIMINARY ASSESSMENT INDICATES THAT STAGE 02 RESIDENTIAL DEVELOPMENT GENERALLY COMPLIES. ALL RESIDENTIAL UNITS TO BE DESIGNED AT LENGTH THROUGHOUT DETAILED DESIGN TO ENSURE COMPLIANCES.

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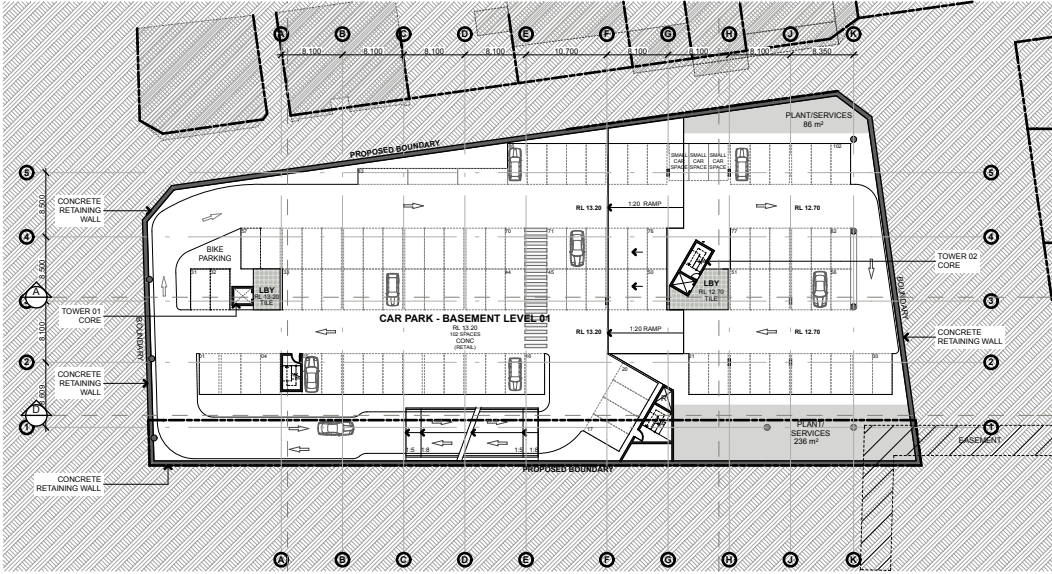




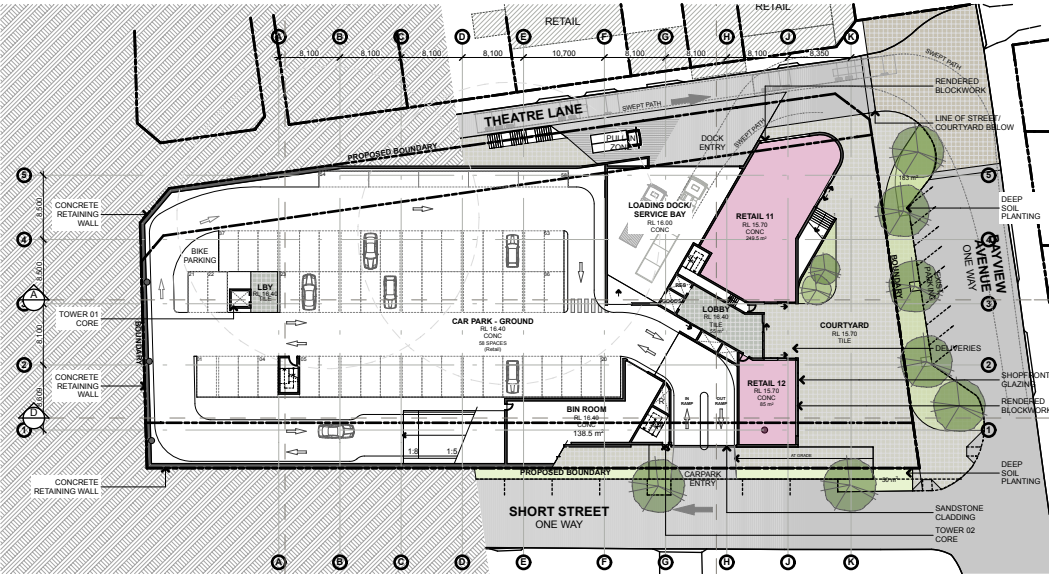
Basement -3 - 1:1000



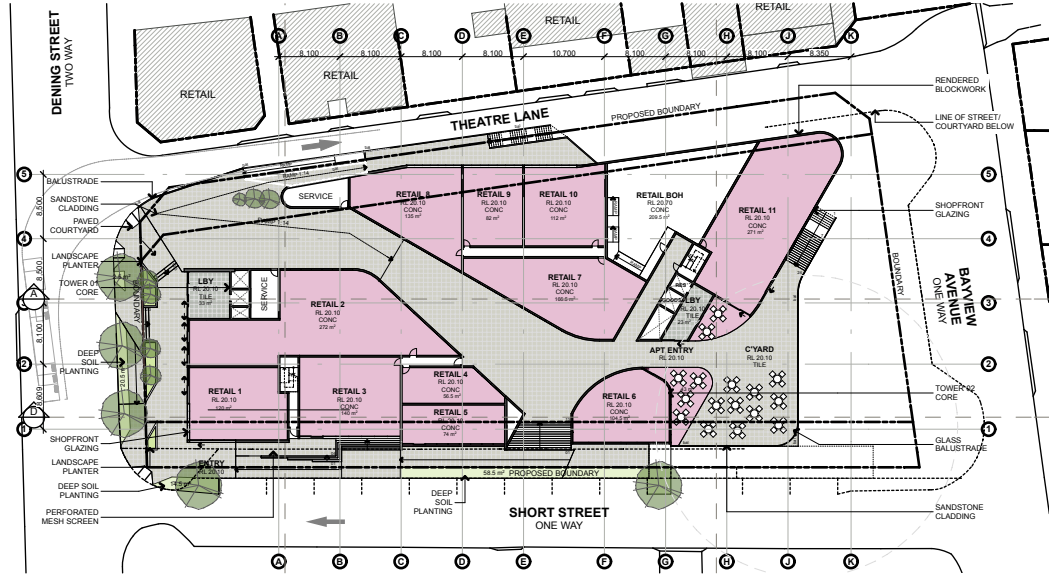
Basement -2 - 1:1000



Basement -1 - 1:1000



Lower Ground Floor - 1:1000



Upper Ground (Level 1) - 1:1000

# Apartment / Carparking Calculations -

<b>01. SITE DETAILS</b>	
Site area	4,302.1 sqm
FSR 3:1	12906.3 sqm
Height	50m

**Proposed FSR** **3.0:1**

<b>Podium Breakdown</b>	
Proposed Retail Area - Lower Ground	<b>389.5 sqm</b>
Proposed Retail Area - Upper Ground	<b>1,809 sqm</b>

<b>TOTAL RETAIL</b>	<b>2,198m<sup>2</sup></b>
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<b>02. APARTMENT BREAKDOWN</b>	
<b>50m Height Plane</b>	
<b>Tower 1</b>	<b>(13 levels)</b>
1 Bed apartments	28
2 Bed apartments	26
3 Bed apartments	11
4 Bed apartments	0
<b>Total apartments</b>	<b>65</b>
<b>Total Floor Area</b>	<b>542.5m<sup>2</sup> Per Floor</b>
	<b>= 6,457m<sup>2</sup></b>

<b>Tower 2</b>	<b>(4 levels)</b>
1 Bed apartments	4
2 Bed apartments	8
3 Bed apartments	1
4 Bed apartments	3
<b>Total apartments</b>	<b>16</b>
<b>Total Floor Area</b>	<b>511m<sup>2</sup> Per Floor</b>
	<b>= 1,533m<sup>2</sup></b>

**Podium** **= 3,047m<sup>2</sup>**

<b>TOTAL APARTMENTS</b>	
1 Bed apartments	32
2 Bed apartments	34
3 Bed apartments	12
4 Bed apartments	3

<b>TOTAL</b>	<b>81</b>
<b>Total Floor Area</b>	<b>11,037m<sup>2</sup> (inc podium)</b>

<b>03. CAR PARKING</b>	
031. Retail (2,198.5sqm)	
Neighbourhood Centre @ 4.7 spaces per 100sqm GFA	
<b>Total</b>	<b>104</b>
<b>Service Vehicles</b>	<b>2</b>

032. Existing Car Spaces	
On Site	93
Short Street	21
Bayview Avenue	7
Theatre Lane	10
<b>Total</b>	<b>131</b>

033. Residential	92
Visitors @ 1 per 5 apartments	16
Service Vehicles	1
<b>Total</b>	<b>109</b>

<b>TOTAL REQUIRED</b>	<b>346 (including 2 x service spaces)</b>
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<b>TOTAL PROPOSED CAR PARKING BREAKUP</b>	
Basement Level -3 (Retail)	65
Basement Level -2 (Retail)	102
Basement Level -1 (Retail)	102
Basement Level 1 (Retail)	58

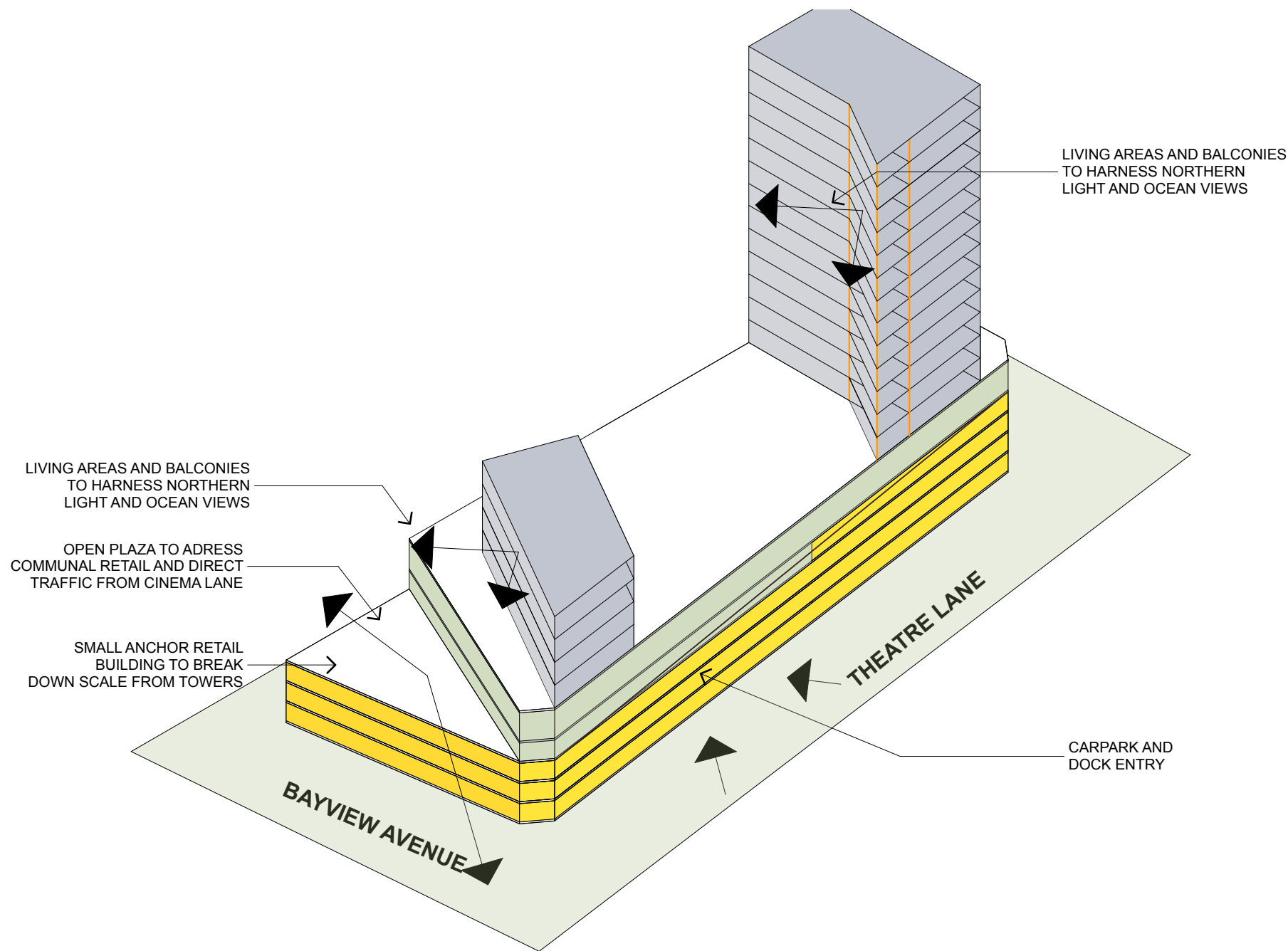
Short Street Parking (Parallel)	11
Bayview Avenue (Angled)	8
Theatre Lane (Parallel)	0

<b>Total</b>	<b>346</b>
<b>Extra Car Spaces</b>	<b>0</b>

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- RESIDENTIAL
- RETAIL / COMMUNAL
- PARKING / SERVICE



## Design Concept - Dual Tower

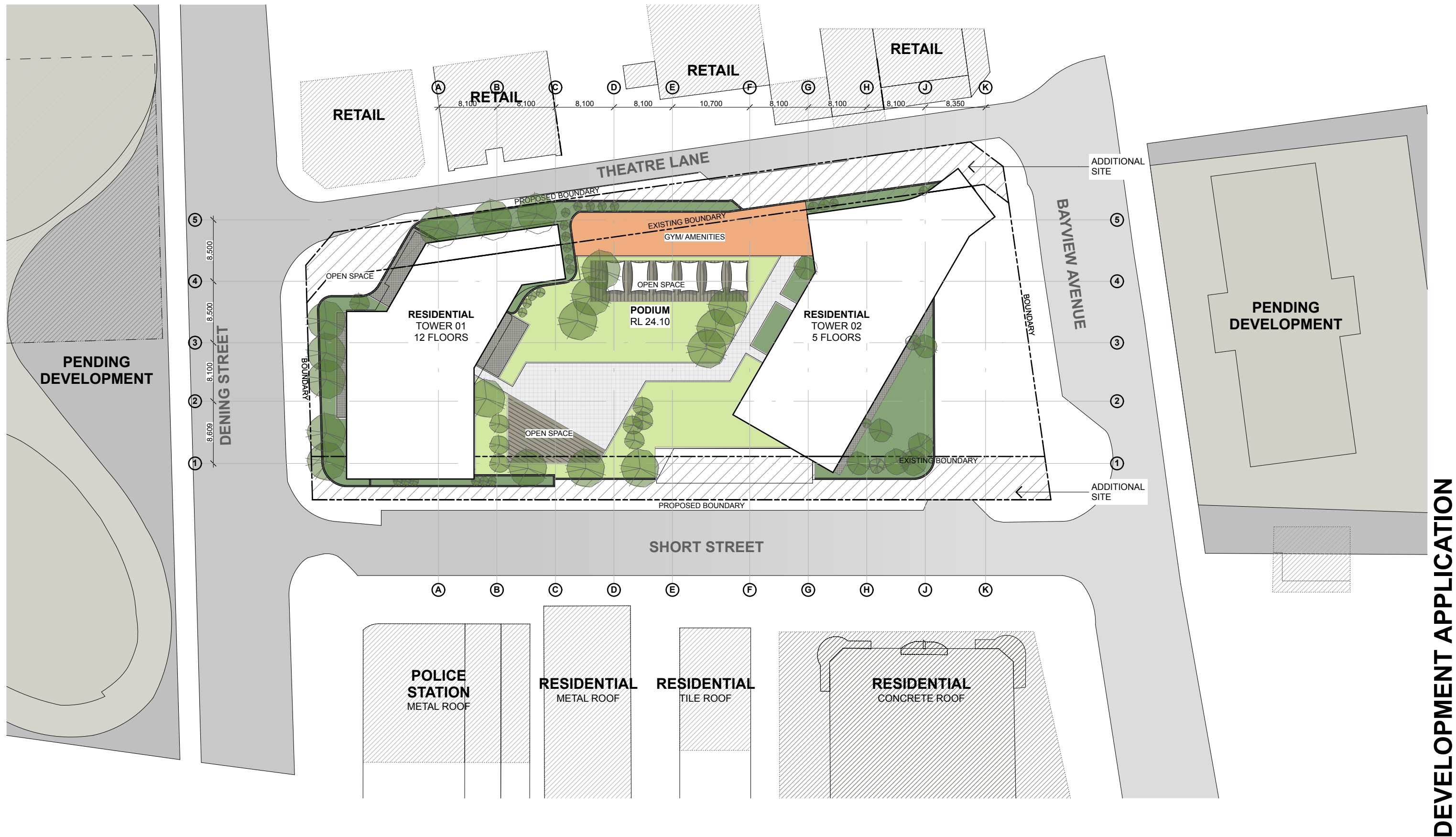
Overall, the design concept for the development aims to create an integrated podium - tower form. This way of thinking lends itself to an aesthetically iconic building design that can successfully define good public spaces and reduce superfluous private floorspace on the site.

The design of the ground plane is driven by an aim to integrate the various levels of the site and building with the implied future public spaces on Bayview Avenue and Dening Street while at the same time creating strong street walls and well defined public space along the largely vehicular Short Street and Theatre Lane.

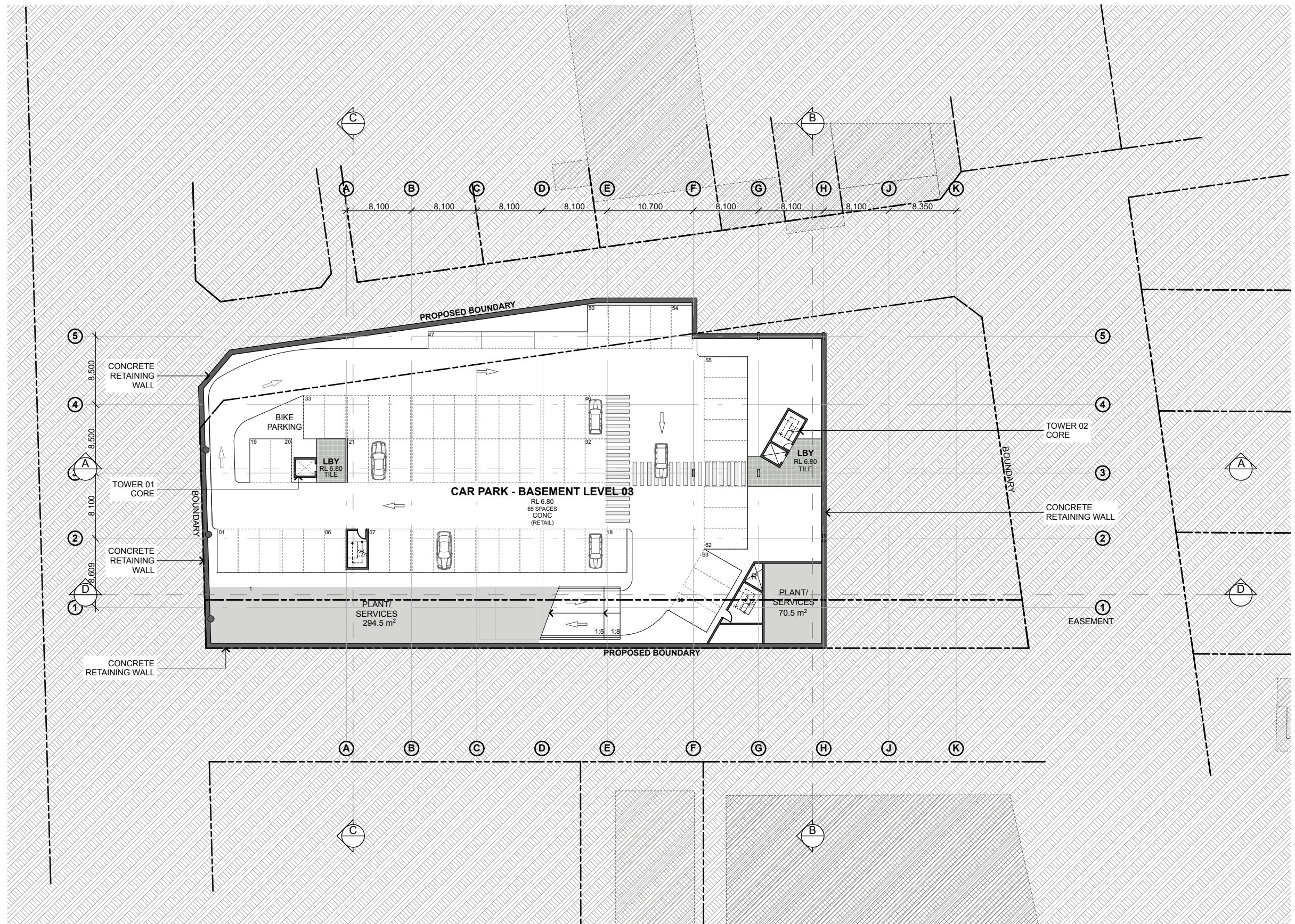
The tower design maintains a simple core and utilises the strong horizontality and depth of the decks to create a dynamic form. Level by level the corners of the decks are pushed and pulled so that the end result is that the tower tilts and tuns in both plan and elevation.

Like the podium, each level of the tower will be "pulled apart" to create strong shadow lines. A clear material or formal element is used to link the podium, ground plane and tower together so that the development reads as a seamless whole.





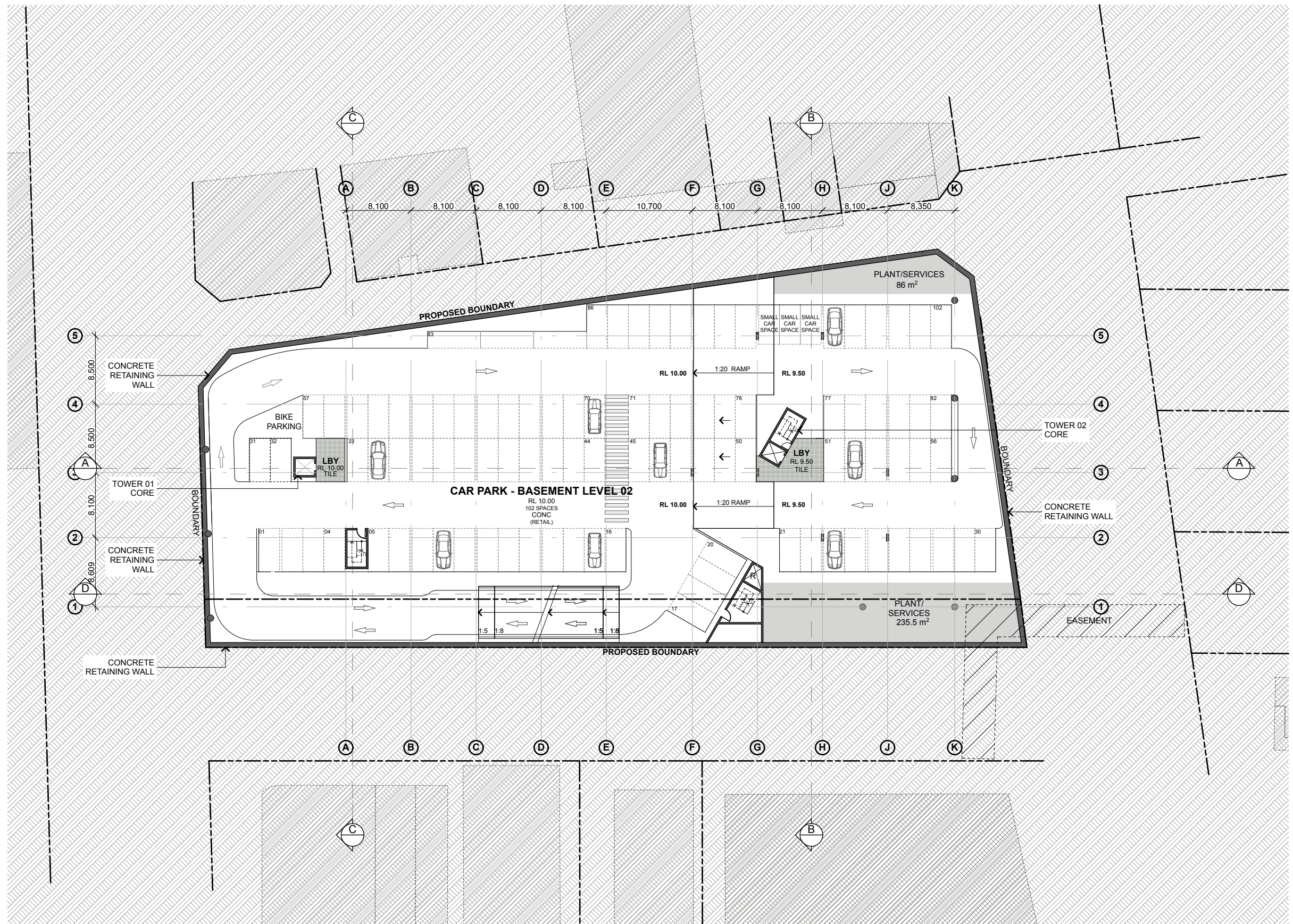
DEVELOPMENT APPLICATION



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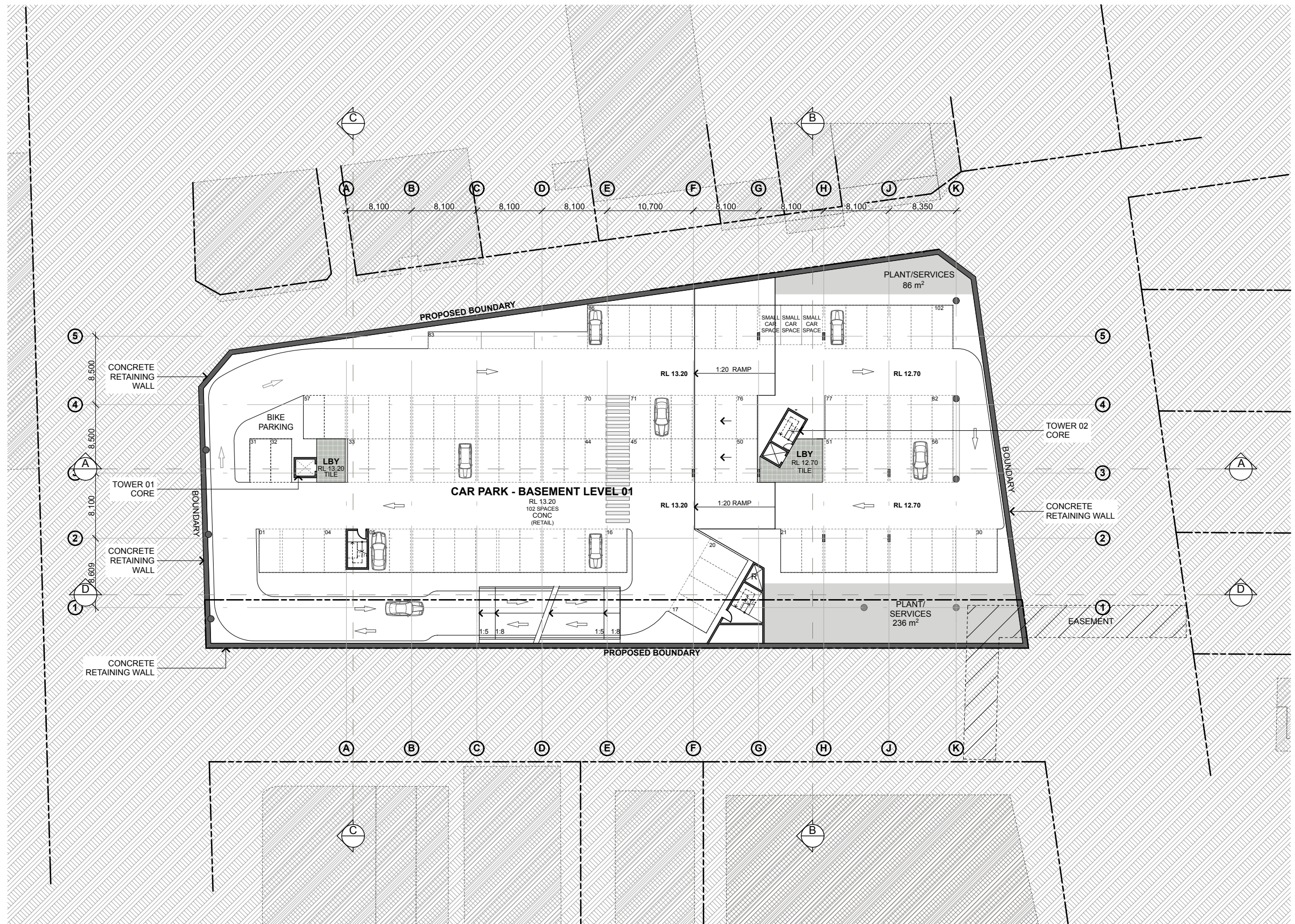




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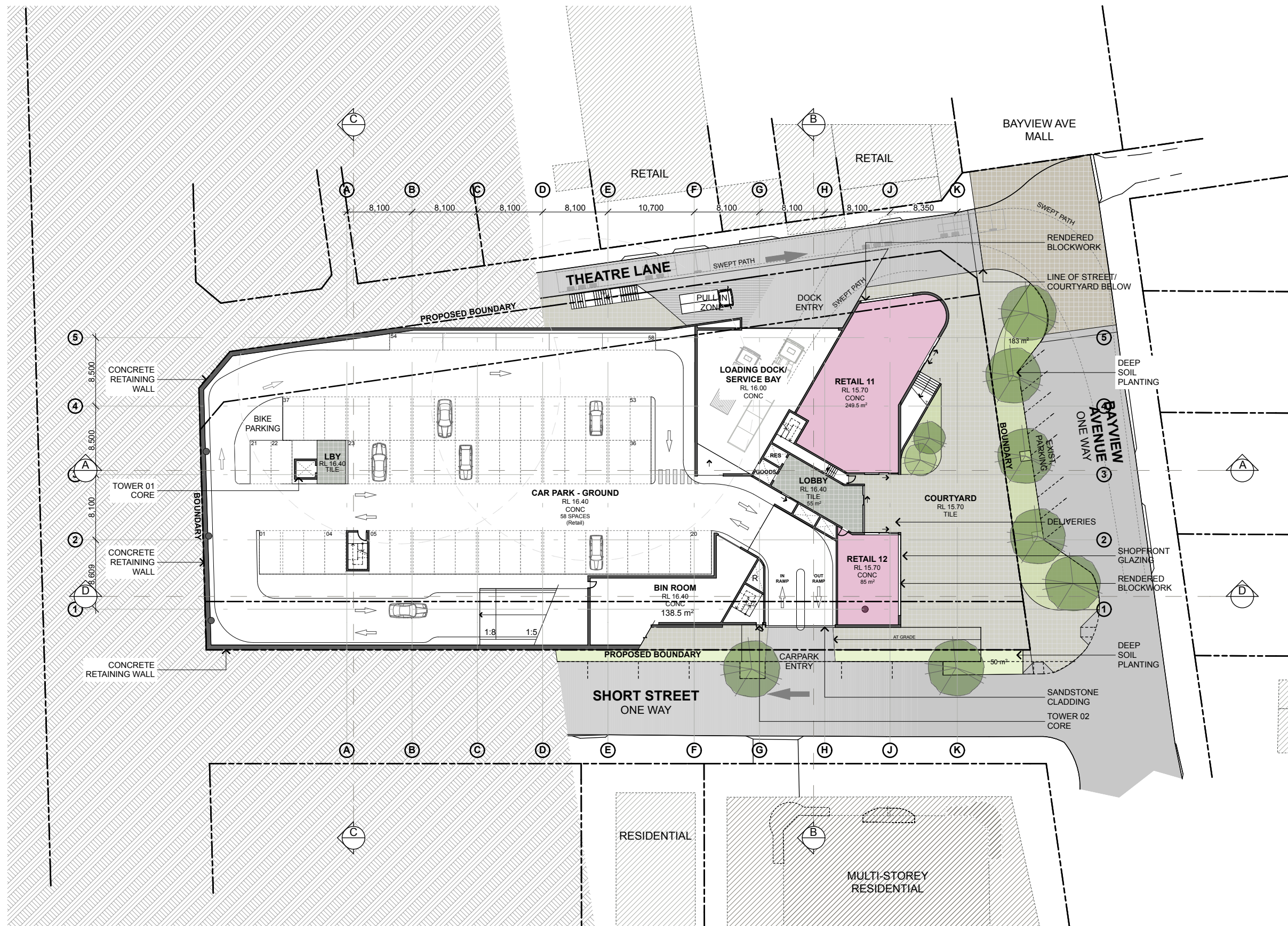




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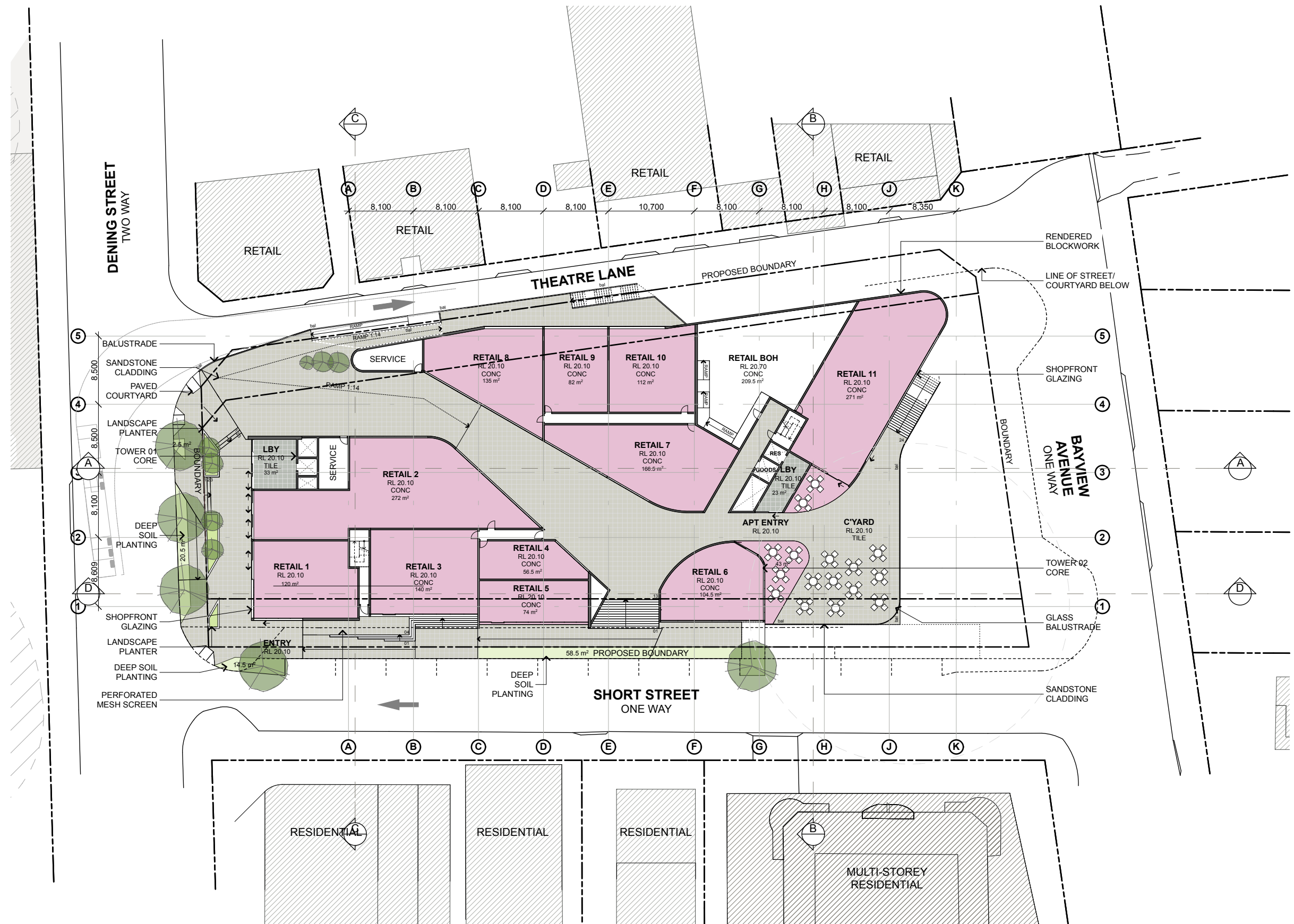






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	Tower 1 (13 storeys)		Tower 2 (4 storeys)		
Storey	Aparment Type	Total per Storey	Aparment Type	Total per Storey	
Podium 01	1 Bed	3	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	1	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	-	
Podium 02	1 Bed	3	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 3	1 Bed	2	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 4	1 Bed	2	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 5-13	1 Bed	2			
	2 Beds, 2 Bath	2			
	3 Beds, 2 Bath	1			
	4 Beds, 2 Bath	-			
Aparment Type	1 Bed	2 Beds, 2 Bath	3 Beds, 2 Bath	4 Beds, 2 Bath	
Total	32	34	12	3	81
	39%	44%	15%	4%	



Apartment Mix  
50m Height Plane, 3:1 FSR

	Tower 1 (13 storeys)		Tower 2 (4 storeys)		
Storey	Aparment Type	Total per Storey	Aparment Type	Total per Storey	
Podium 01	1 Bed	3	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	1	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	-	
Podium 02	1 Bed	3	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 3	1 Bed	2	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 4	1 Bed	2	1 Bed	1	
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2	
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-	
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1	
Level 5-13	1 Bed	2			
	2 Beds, 2 Bath	2			
	3 Beds, 2 Bath	1			
	4 Beds, 2 Bath	-			
Aparment Type	1 Bed	2 Beds, 2 Bath	3 Beds, 2 Bath	4 Beds, 2 Bath	
Total	32	34	12	3	81
	39%	44%	15%	4%	

DEVELOPMENT APPLICATION





Apartment Mix  
50m Height Plane, 3:1 FSR

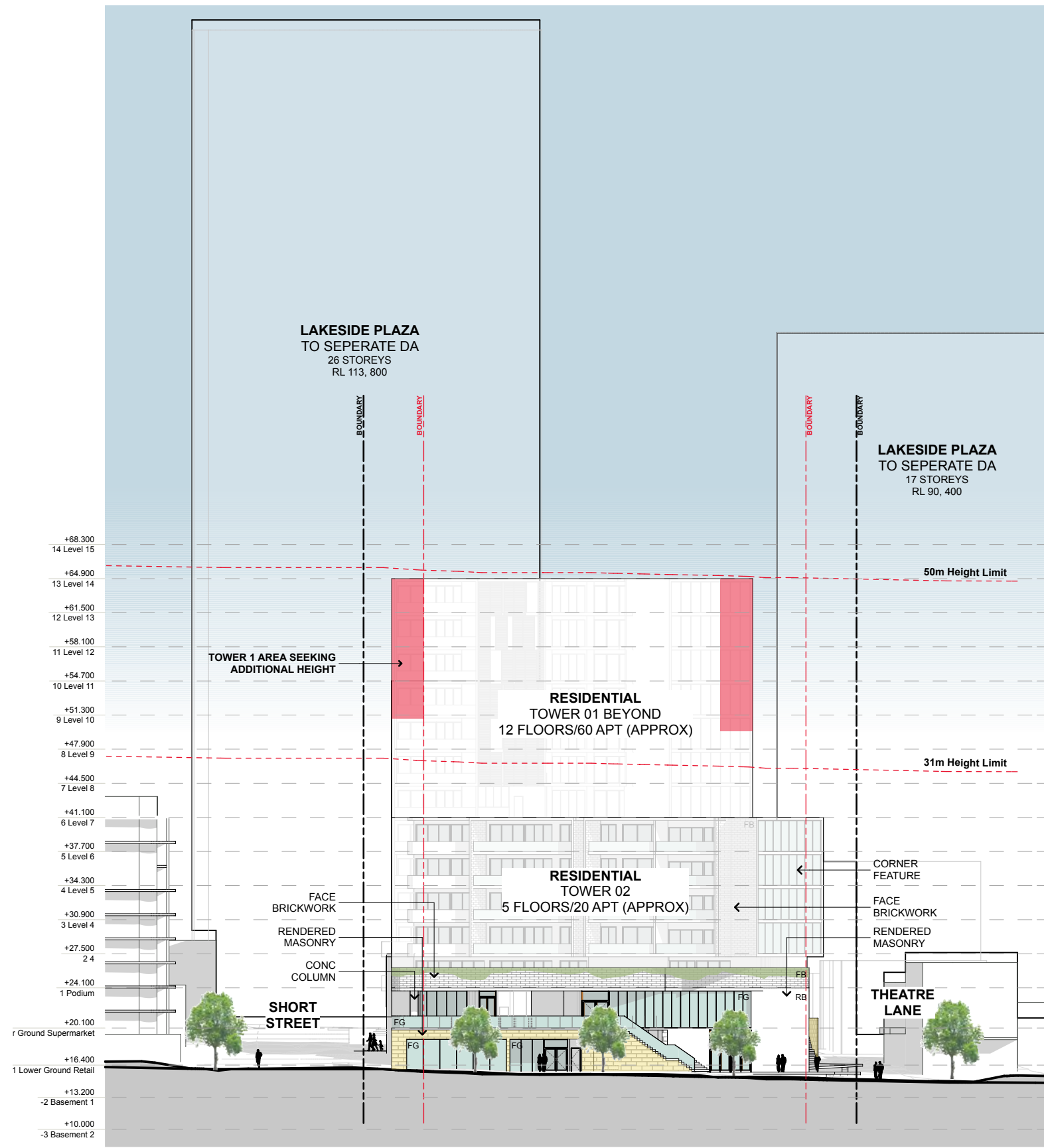
Storey	Tower 1 (13 storeys)		Tower 2 (4 storeys)	
	Aparment Type	Total per Storey	Aparment Type	Total per Storey
Podium 01	1 Bed	3	1 Bed	1
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	1
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	-
Podium 02	1 Bed	3	1 Bed	1
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2
	3 Beds, 2 Bath	-	3 Beds, 2 Bath	-
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1
Level 3	1 Bed	2	1 Bed	1
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1
Level 4	1 Bed	2	1 Bed	1
	2 Beds, 2 Bath	2	2 Beds, 2 Bath	2
	3 Beds, 2 Bath	1	3 Beds, 2 Bath	-
	4 Beds, 2 Bath	-	4 Beds, 2 Bath	1
Level 5-13	1 Bed	2		
	2 Beds, 2 Bath	2		
	3 Beds, 2 Bath	1		
	4 Beds, 2 Bath	-		

Aparment Type	1 Bed	2 Beds, 2 Bath	3 Beds, 2 Bath	4 Beds, 2 Bath	
Total	32	34	12	3	81
	39%	44%	15%	4%	

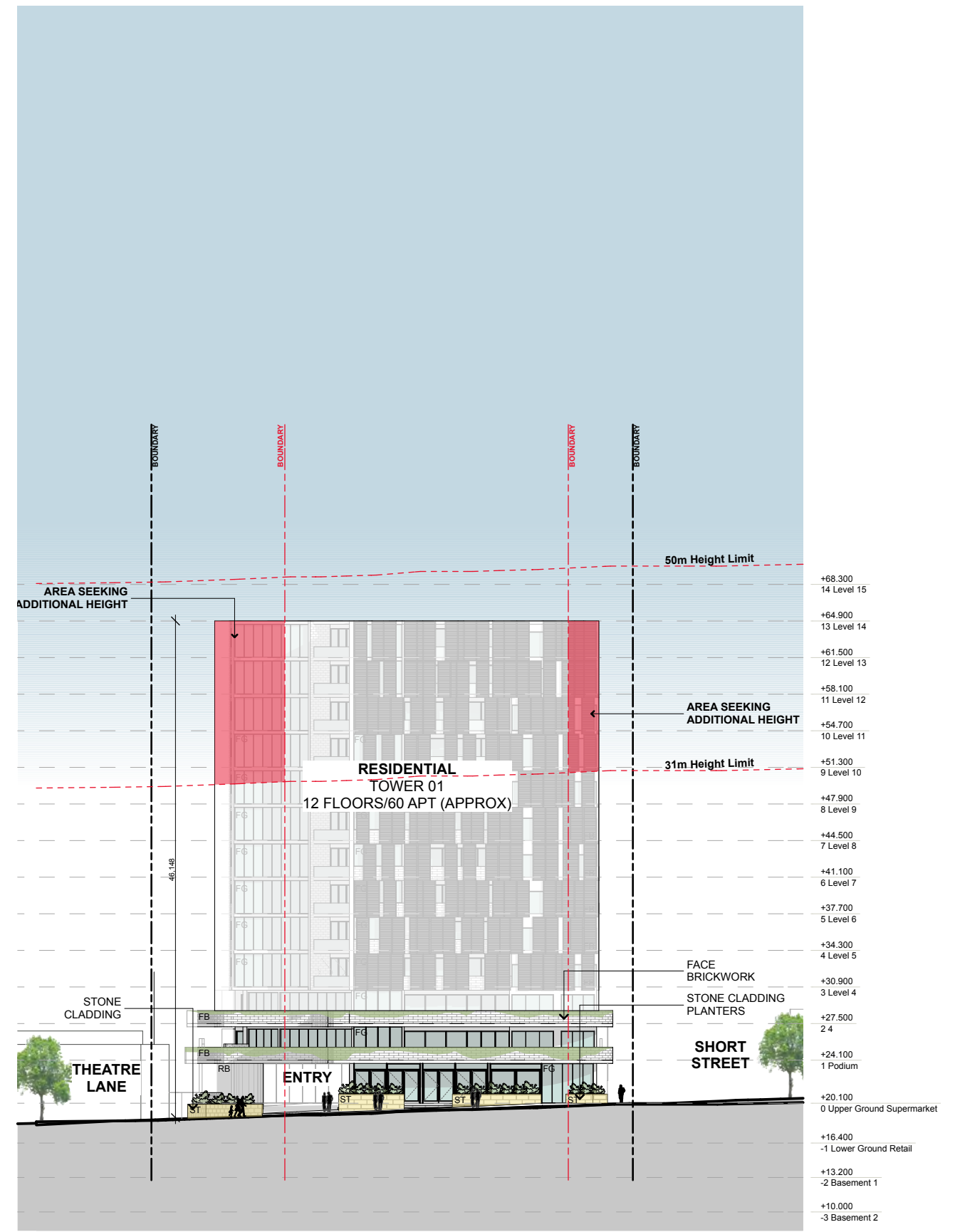


IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

DEVELOPMENT APPLICATION



1 North Elevation  
SCALE 1:500 @ A3

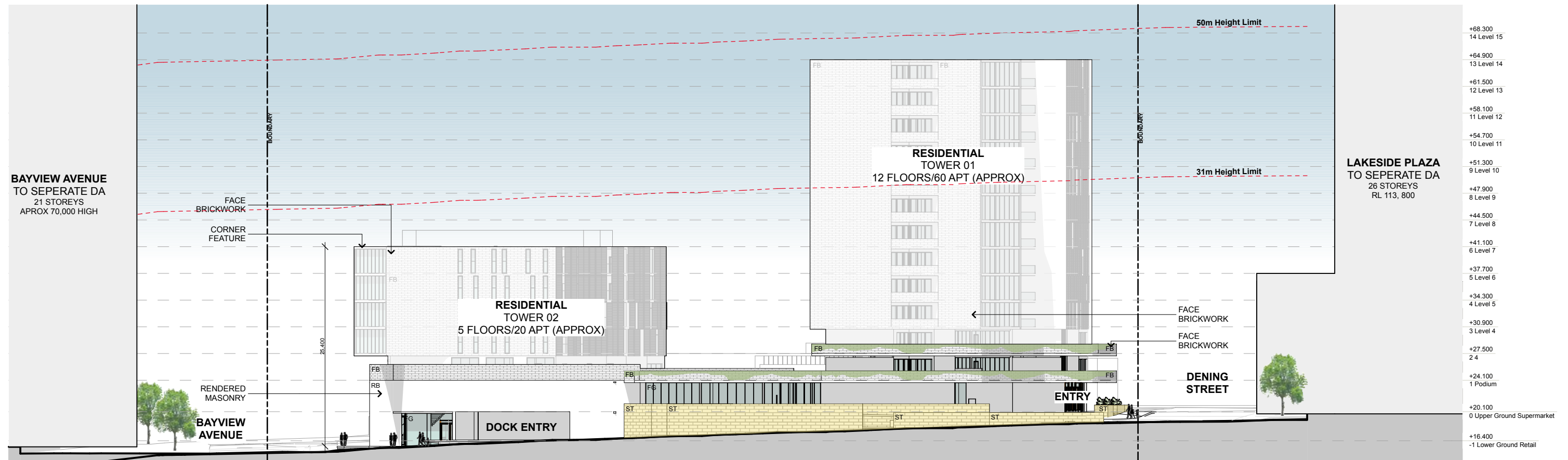


2 South Elevation  
SCALE 1:500 @ A3

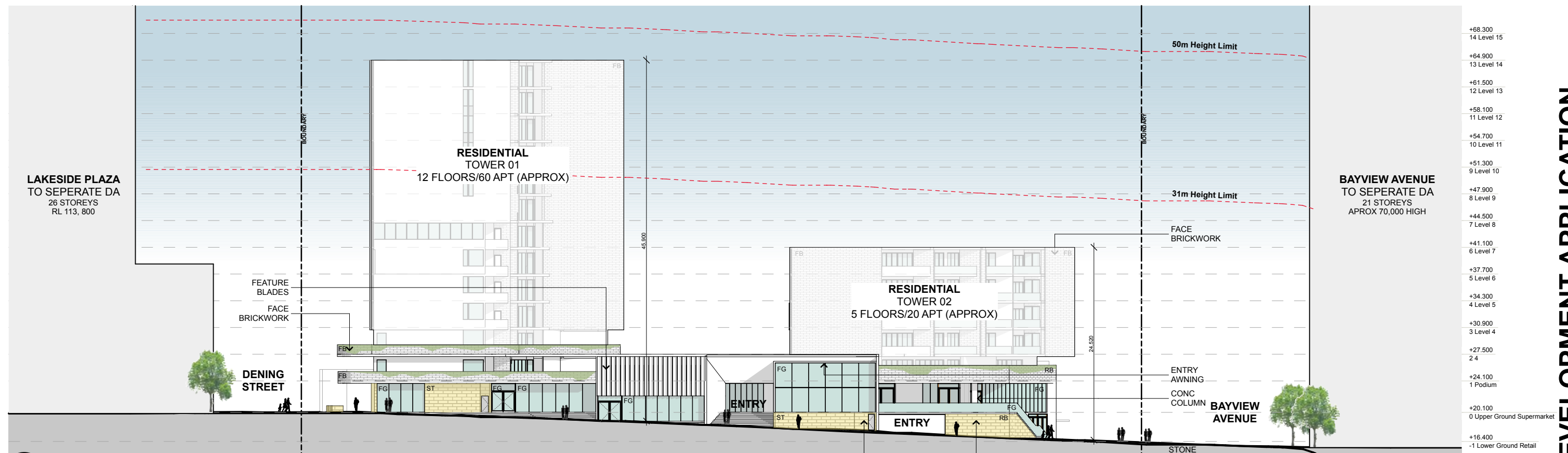
IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

DEVELOPMENT APPLICATION





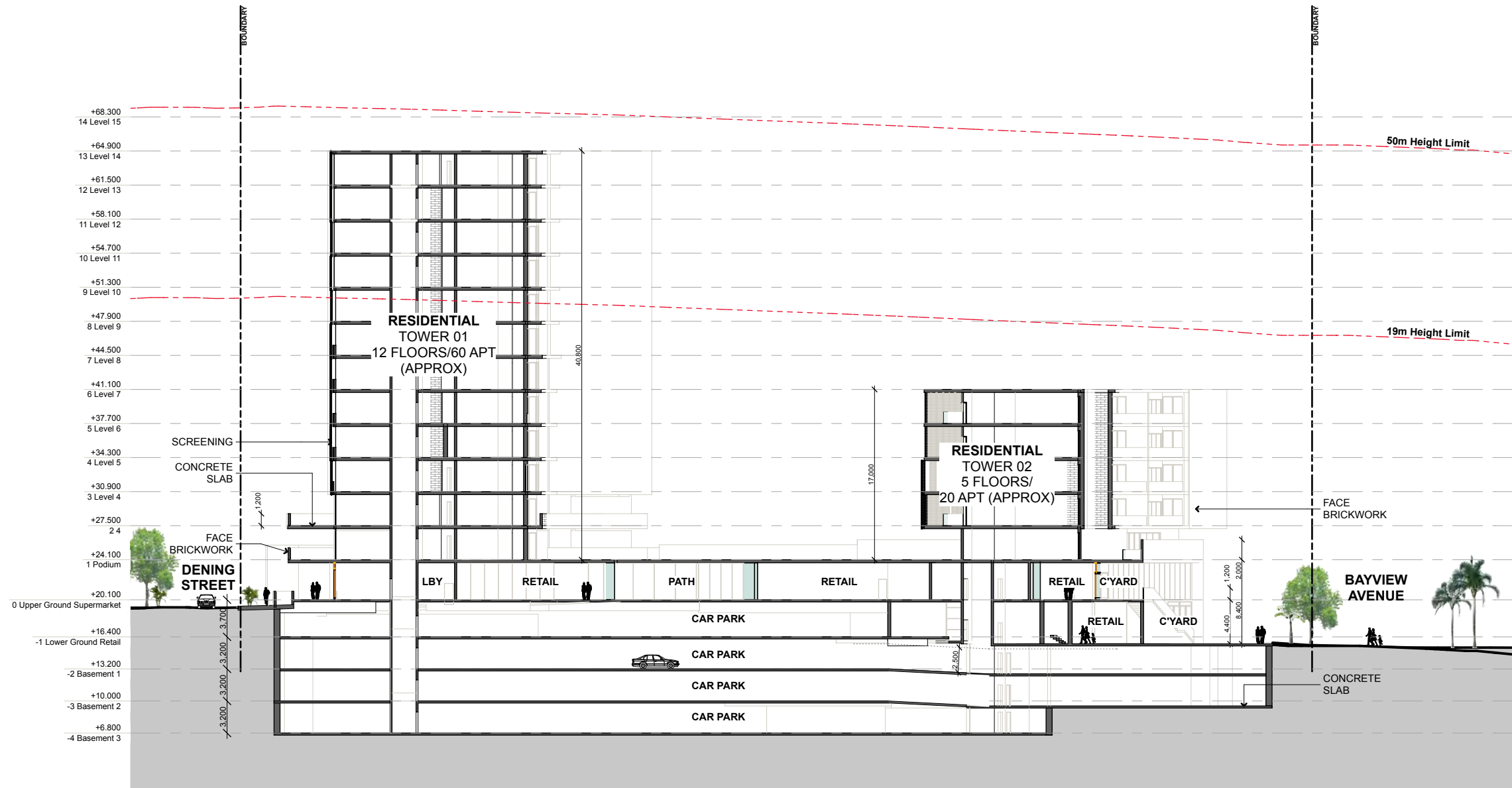
3 **West Elevation**  
SCALE 1:500 @ A3



4 **East Elevation**  
SCALE 1:500 @ A3

**DEVELOPMENT APPLICATION**

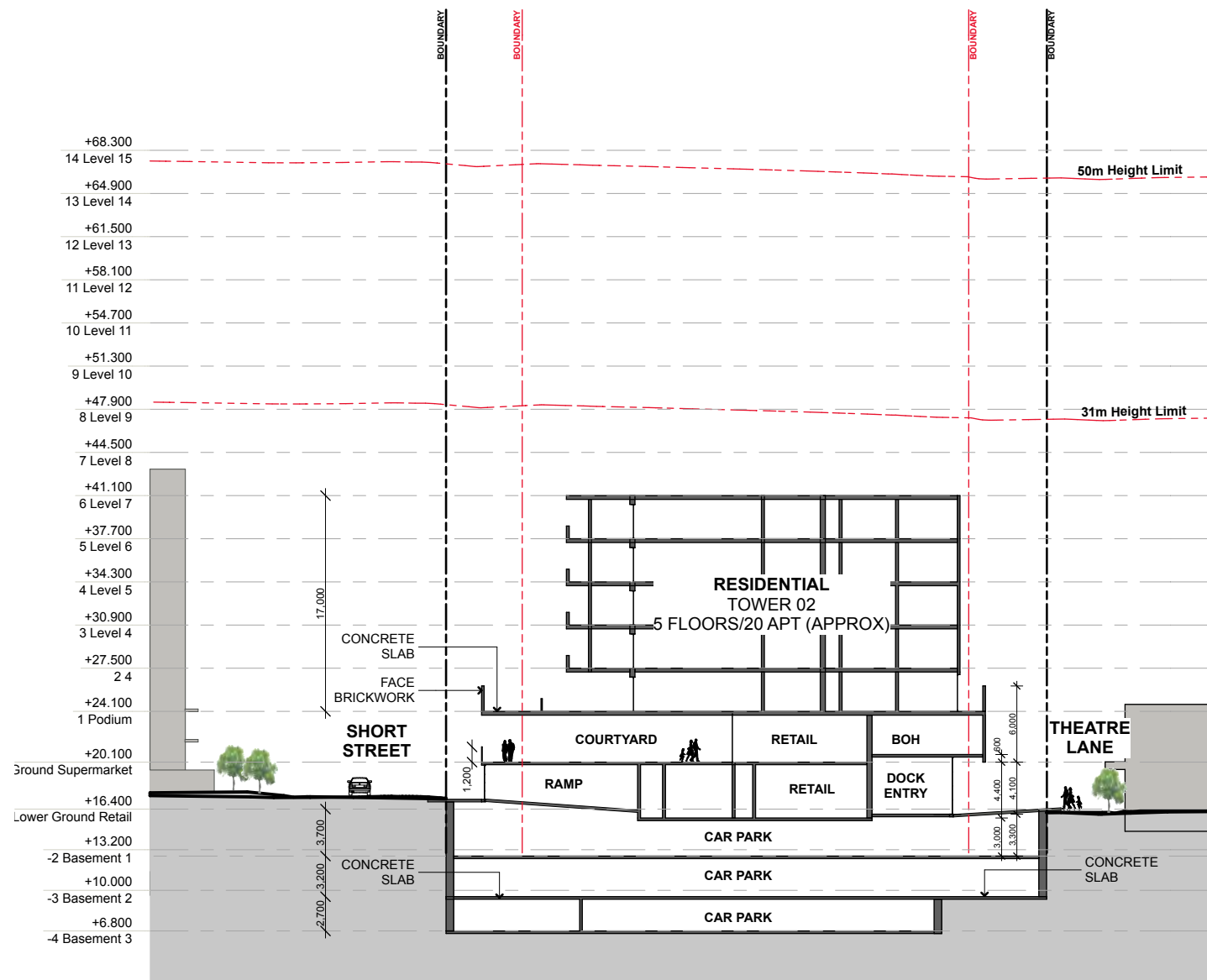




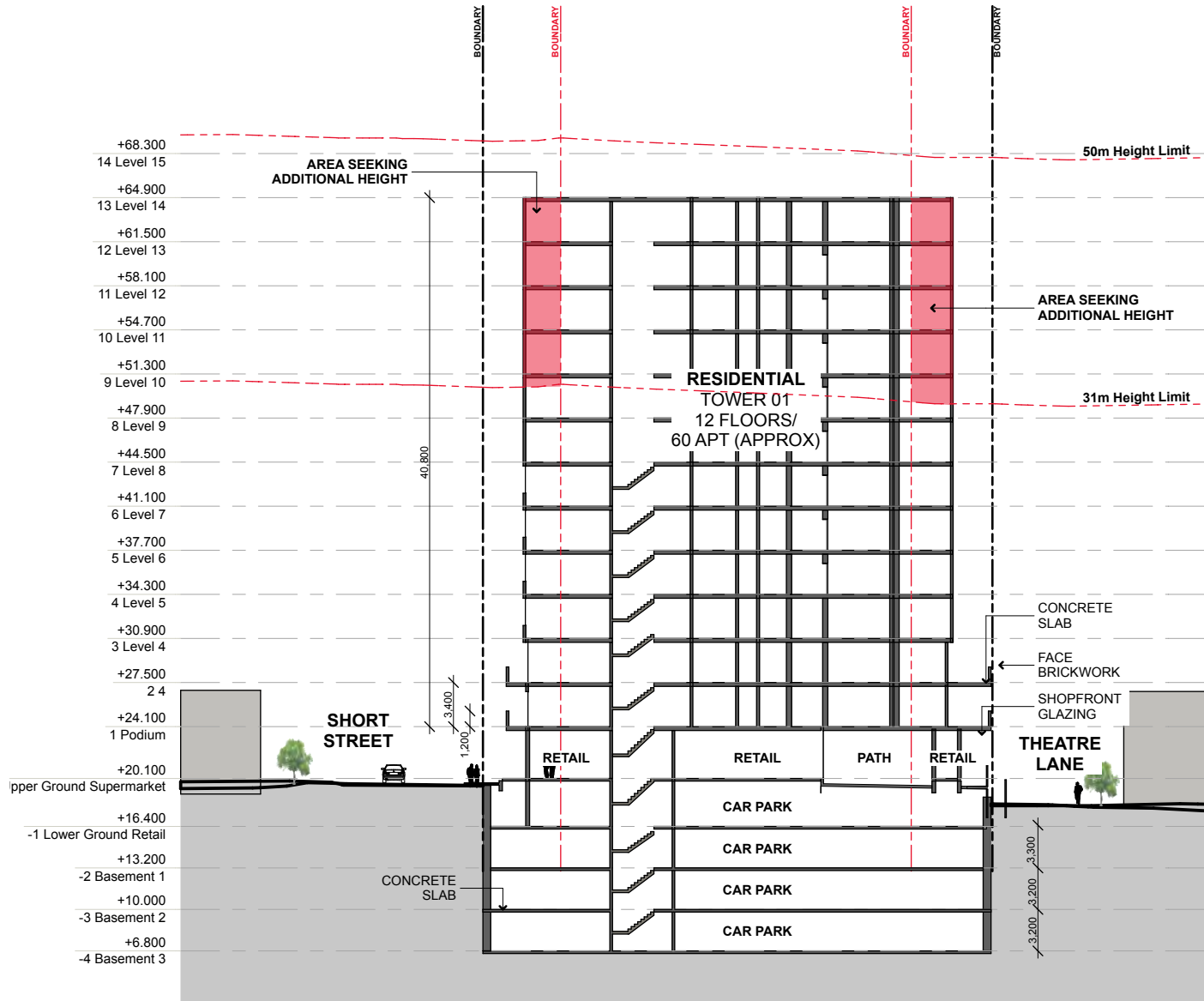
1 Section A  
SCALE 1:500 @ A3







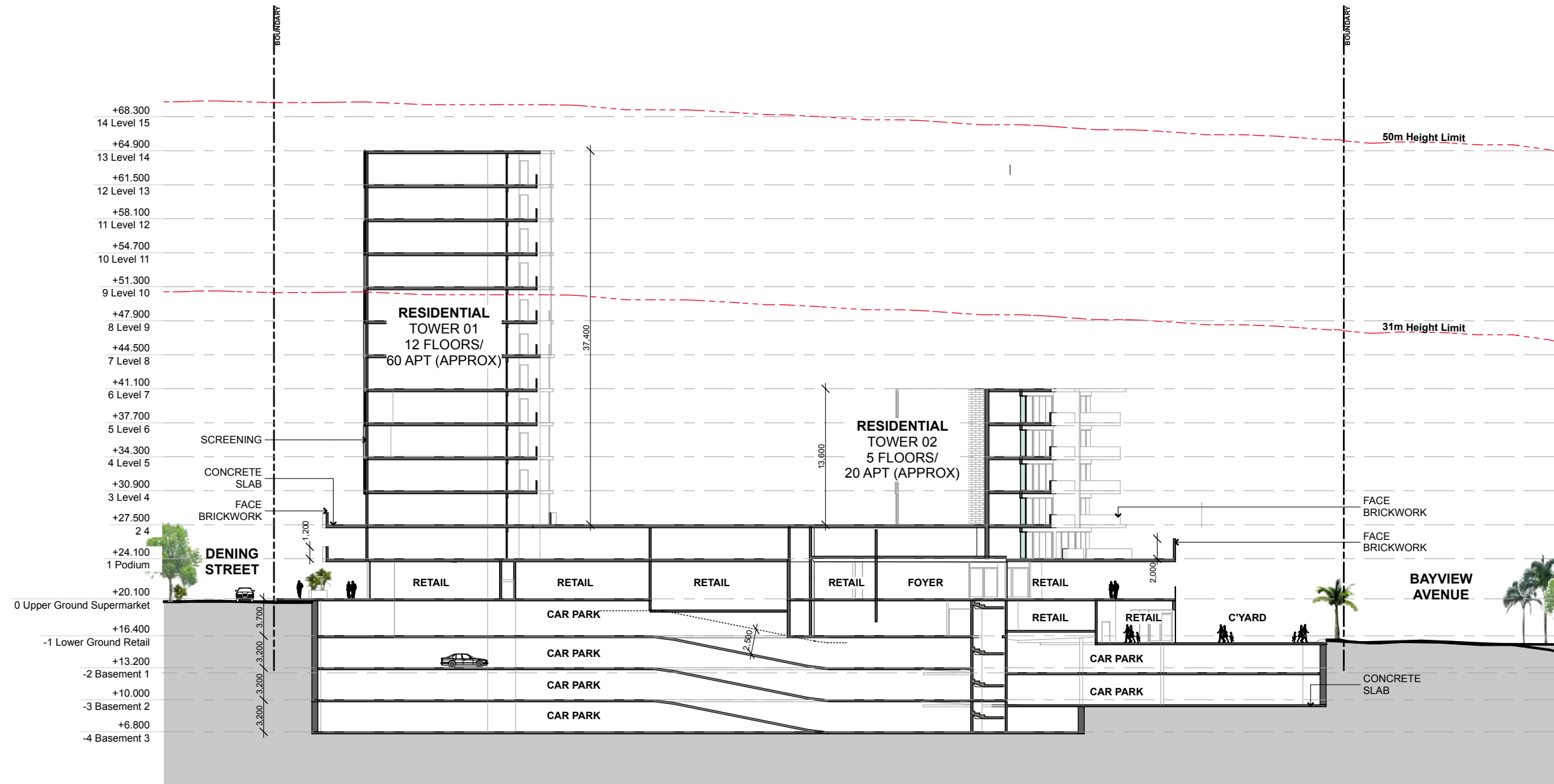
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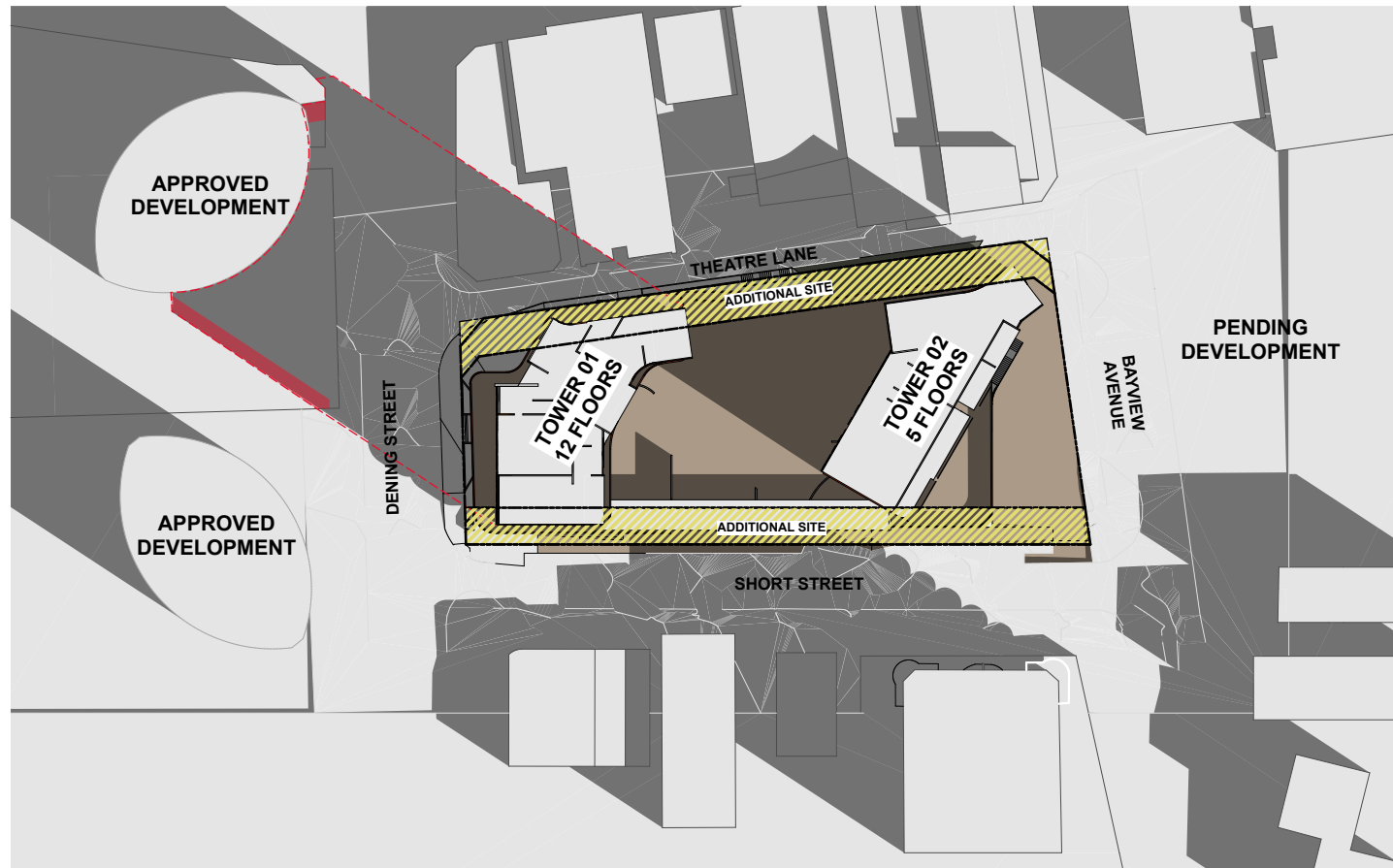
2 Section C  
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IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

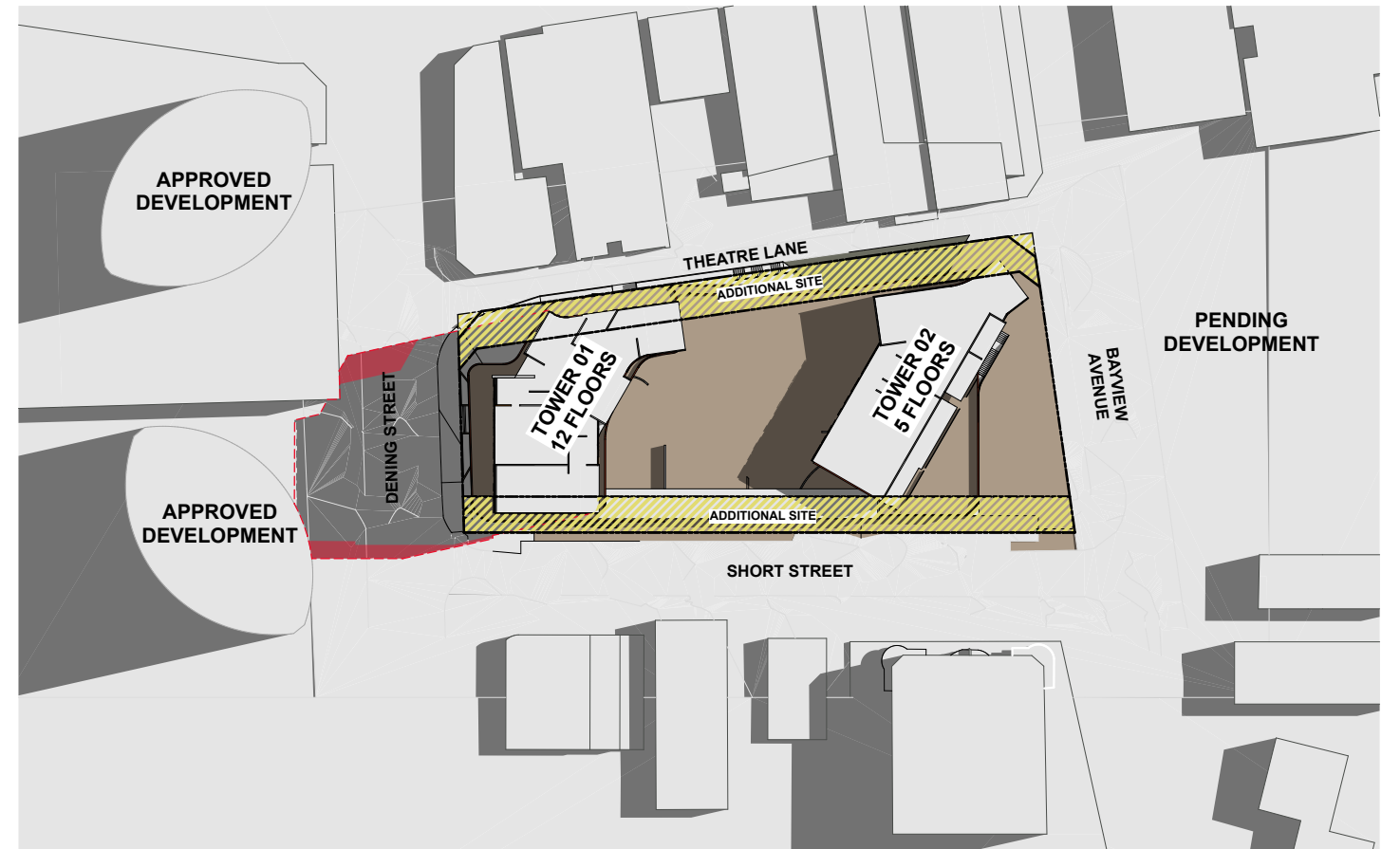
DEVELOPMENT APPLICATION



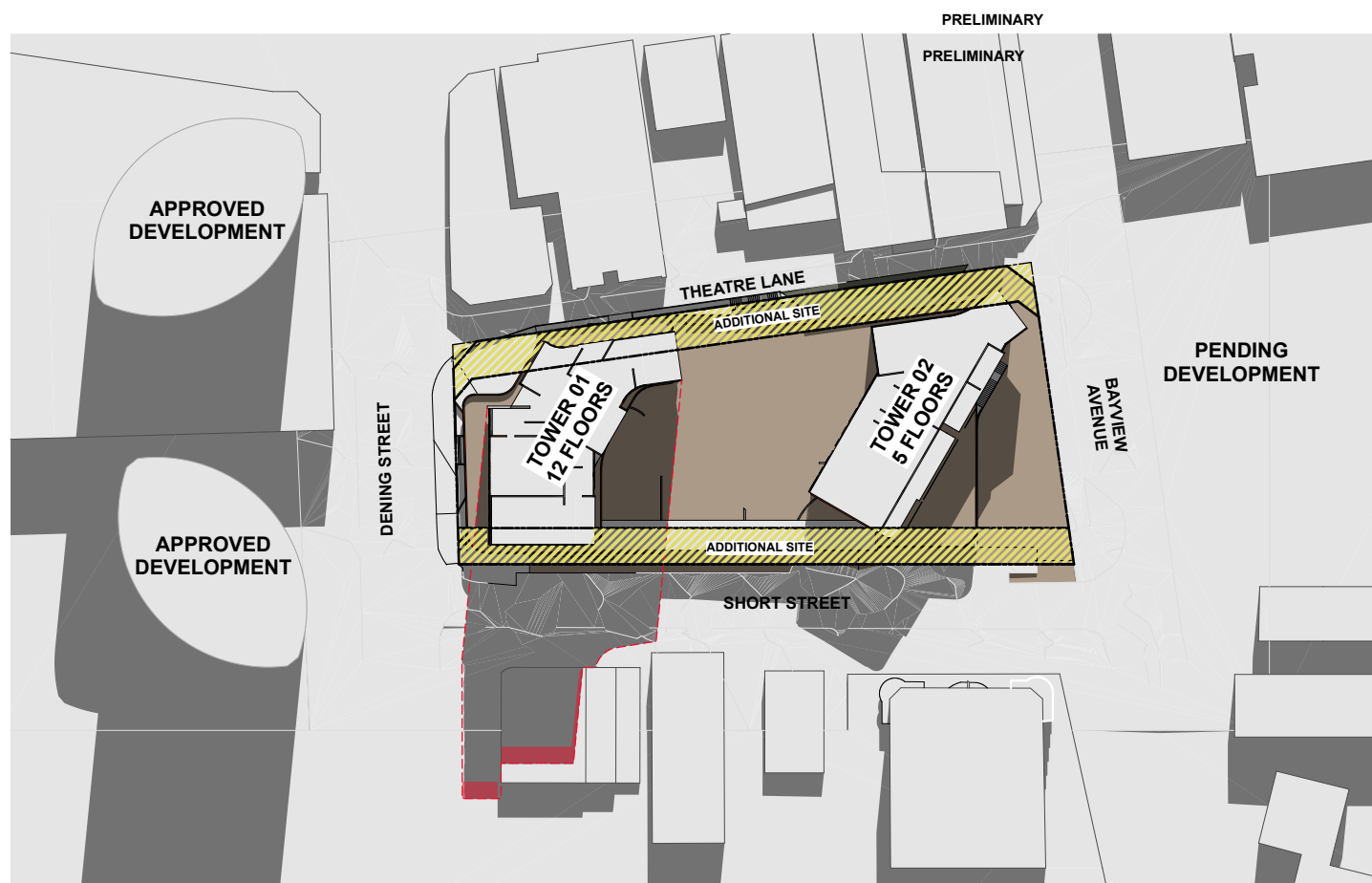




**March 21, 9am**



**March 21, 12pm**



**March 21, 15pm**



IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

**CKDS** ARCHITECTURE

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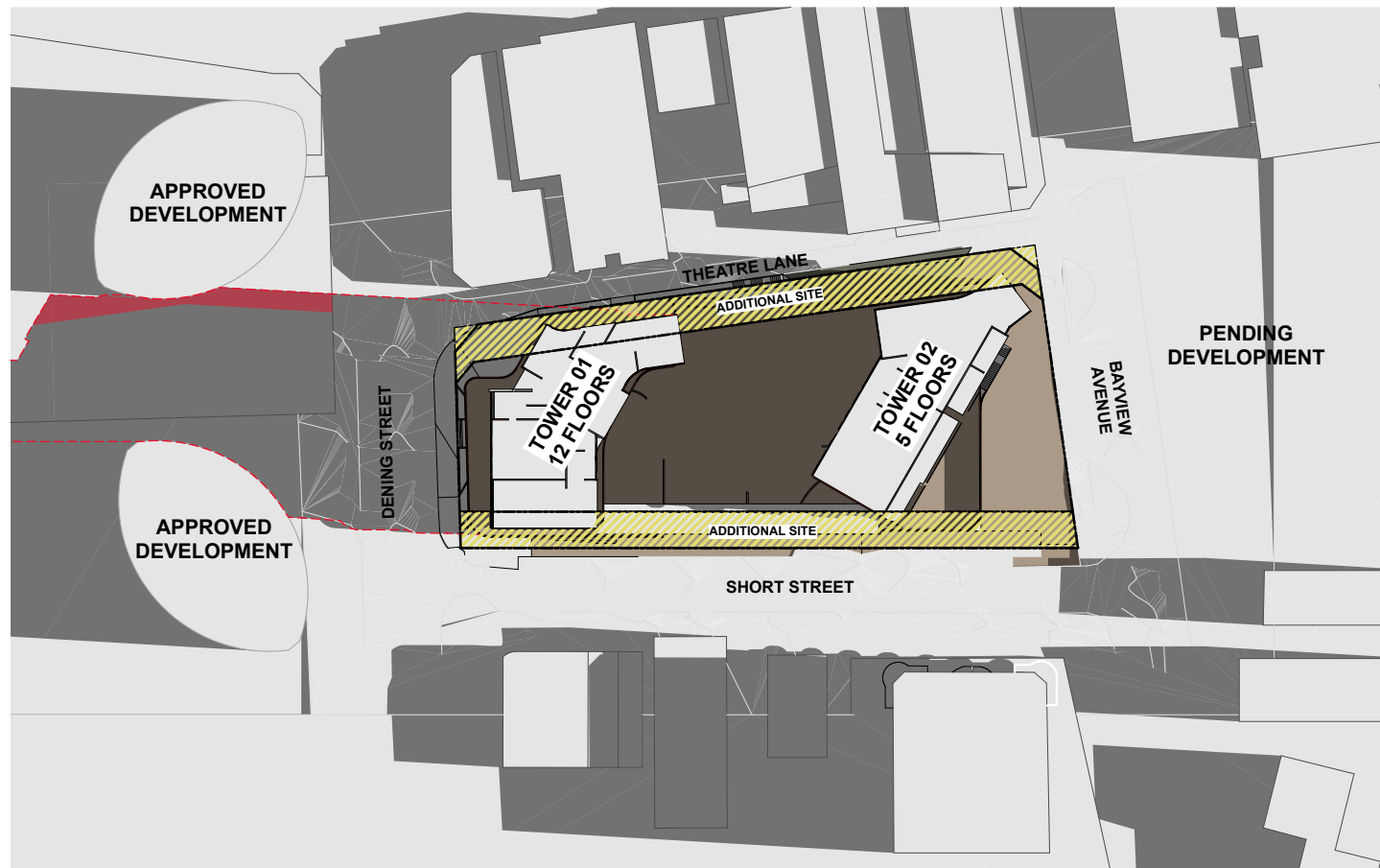
**Short Street Mixed Use**

project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

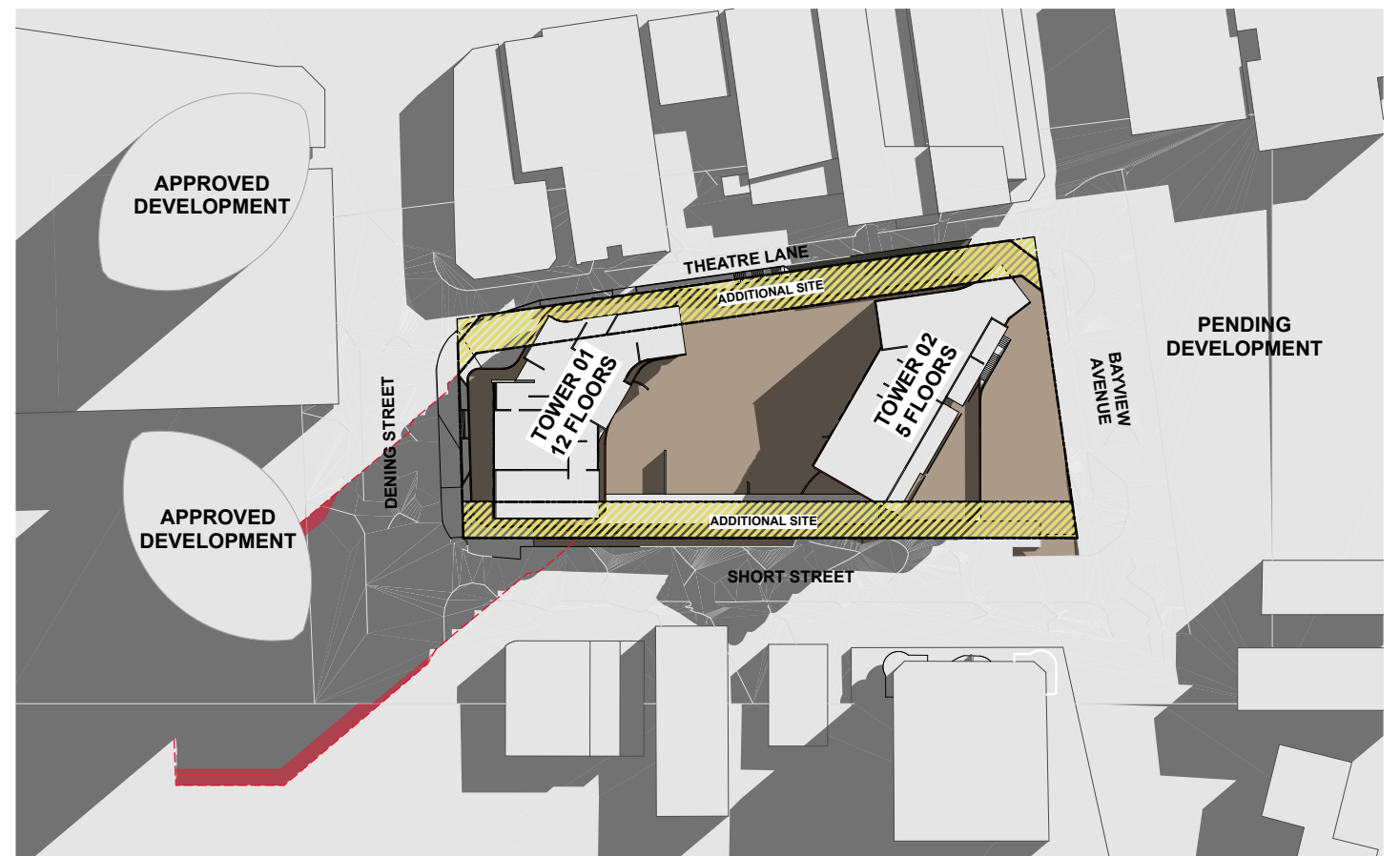
**March Shdows**

drawing #  
**A-401**  
1:1200 @ A3  
issue  
**G**  
6/12/2016

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**June 21, 9am**



**June 21, 12pm**



**June 21, 15pm**



IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

**CKDS** ARCHITECTURE

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**Short Street Mixed Use**

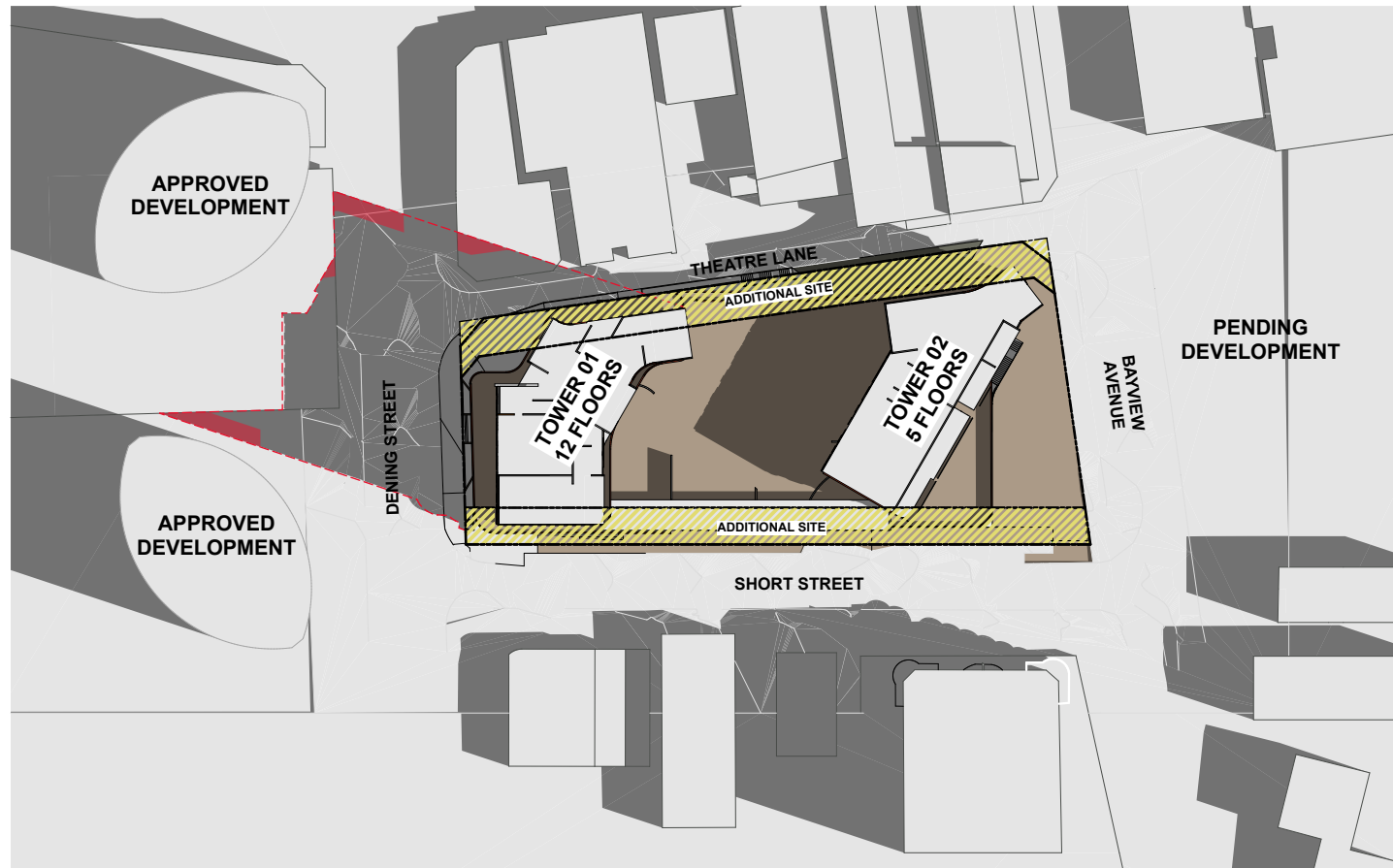
project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

**June Shadows**

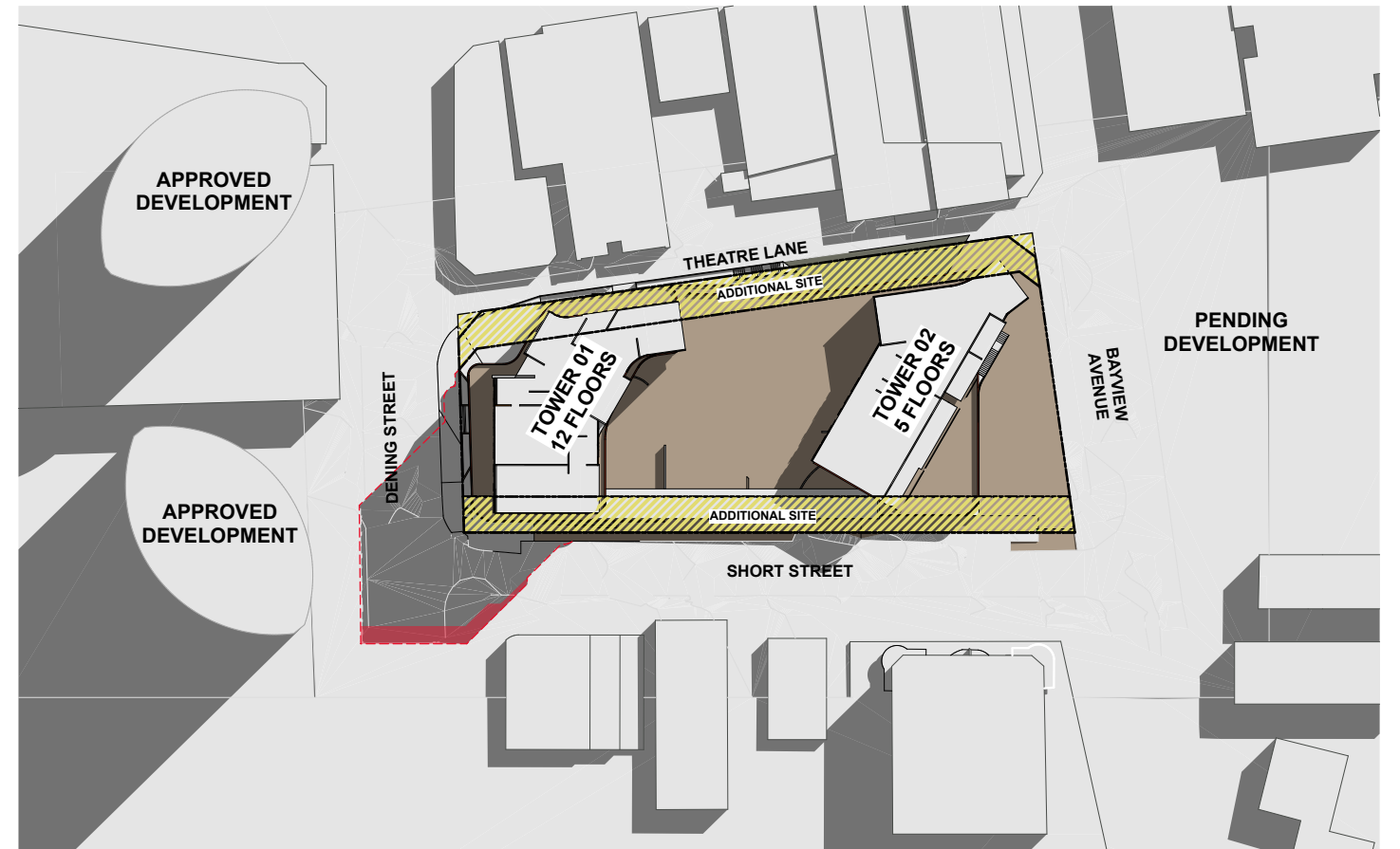
drawing #  
**A-402**  
1:1200 @ A3  
issue  
**G**  
6/12/2016

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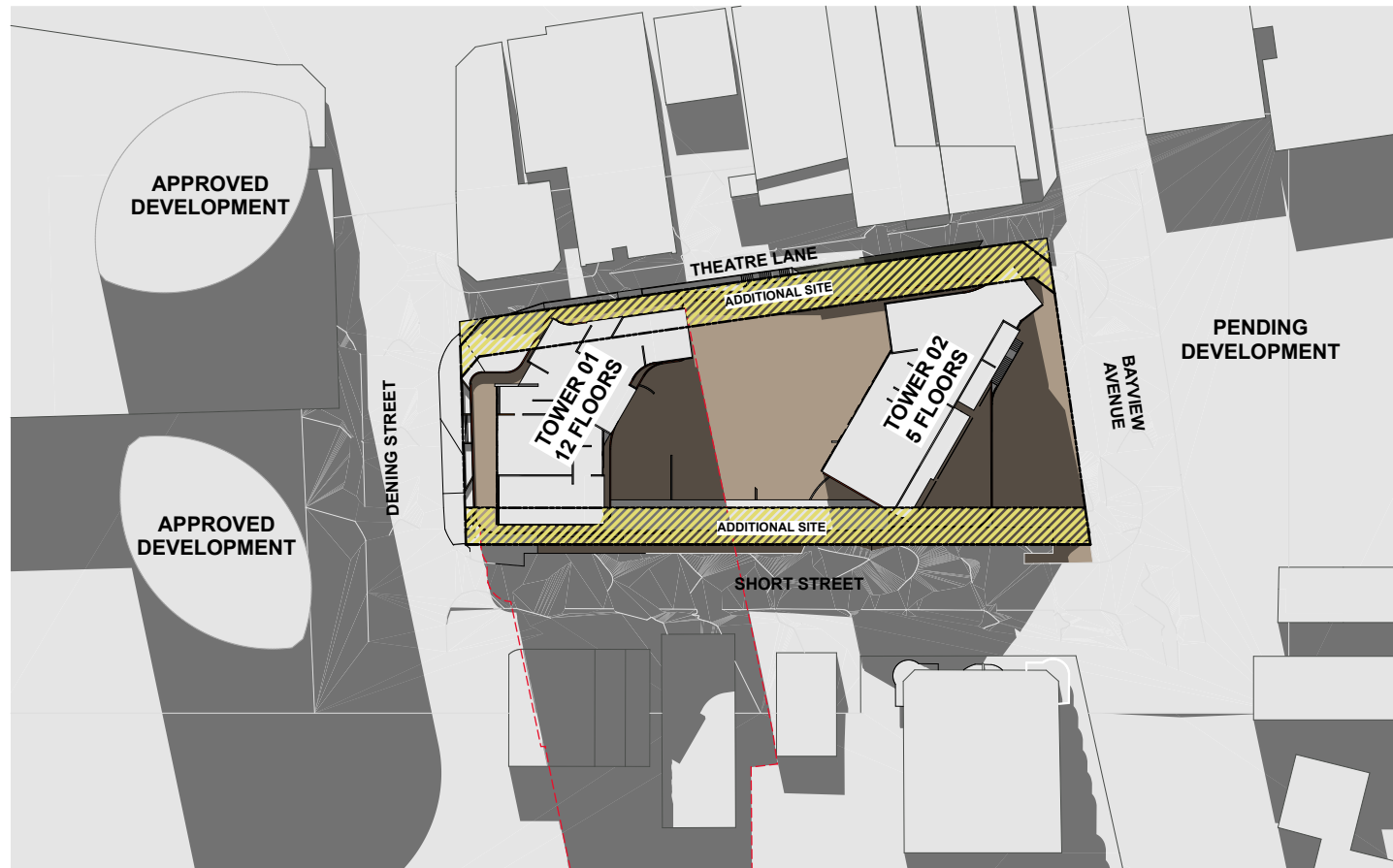




**September 21, 9am**



**September 21, 12pm**



**September 21, 15pm**



IMPACT OF ADDITIONAL SITE  
OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

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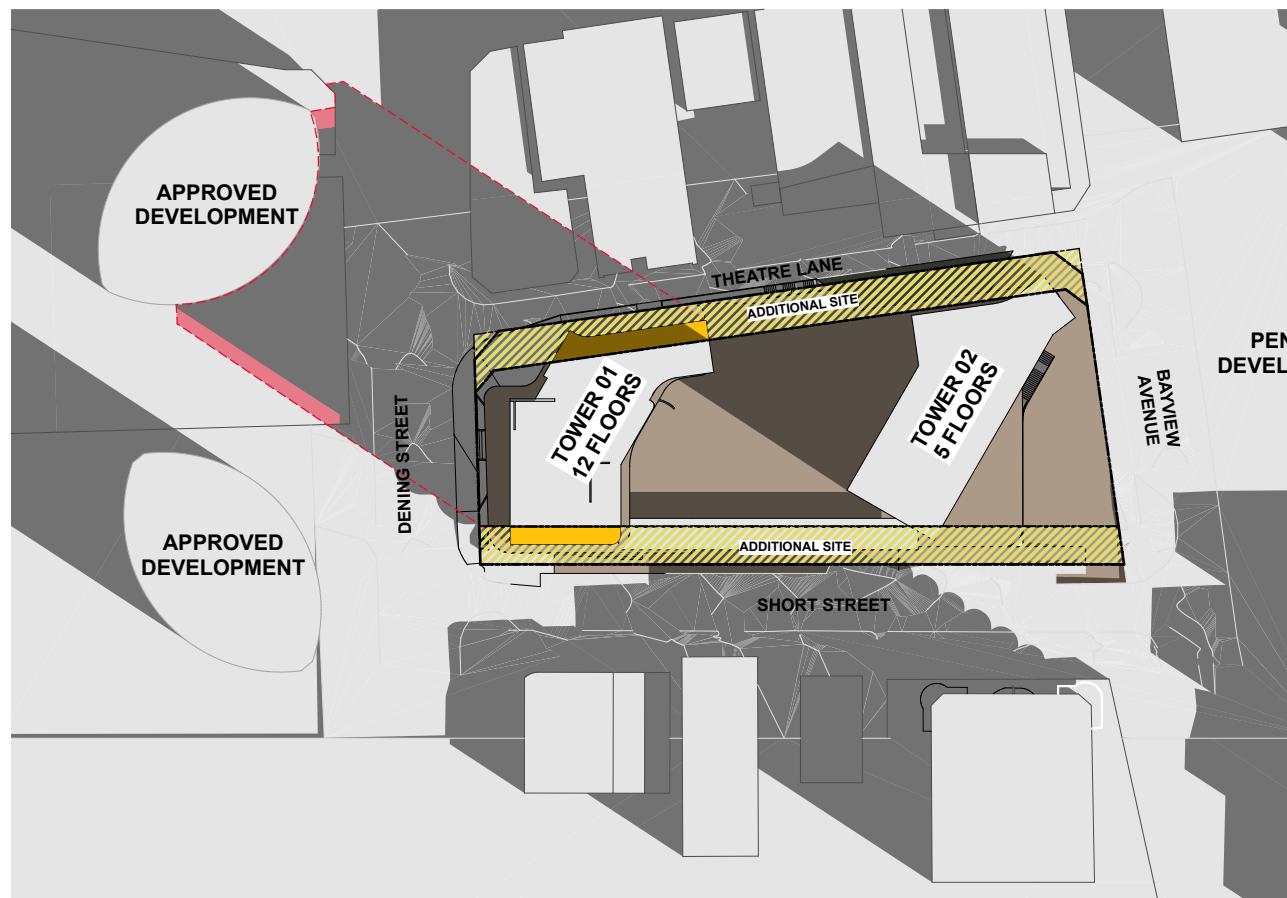
**Short Street Mixed Use**

project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

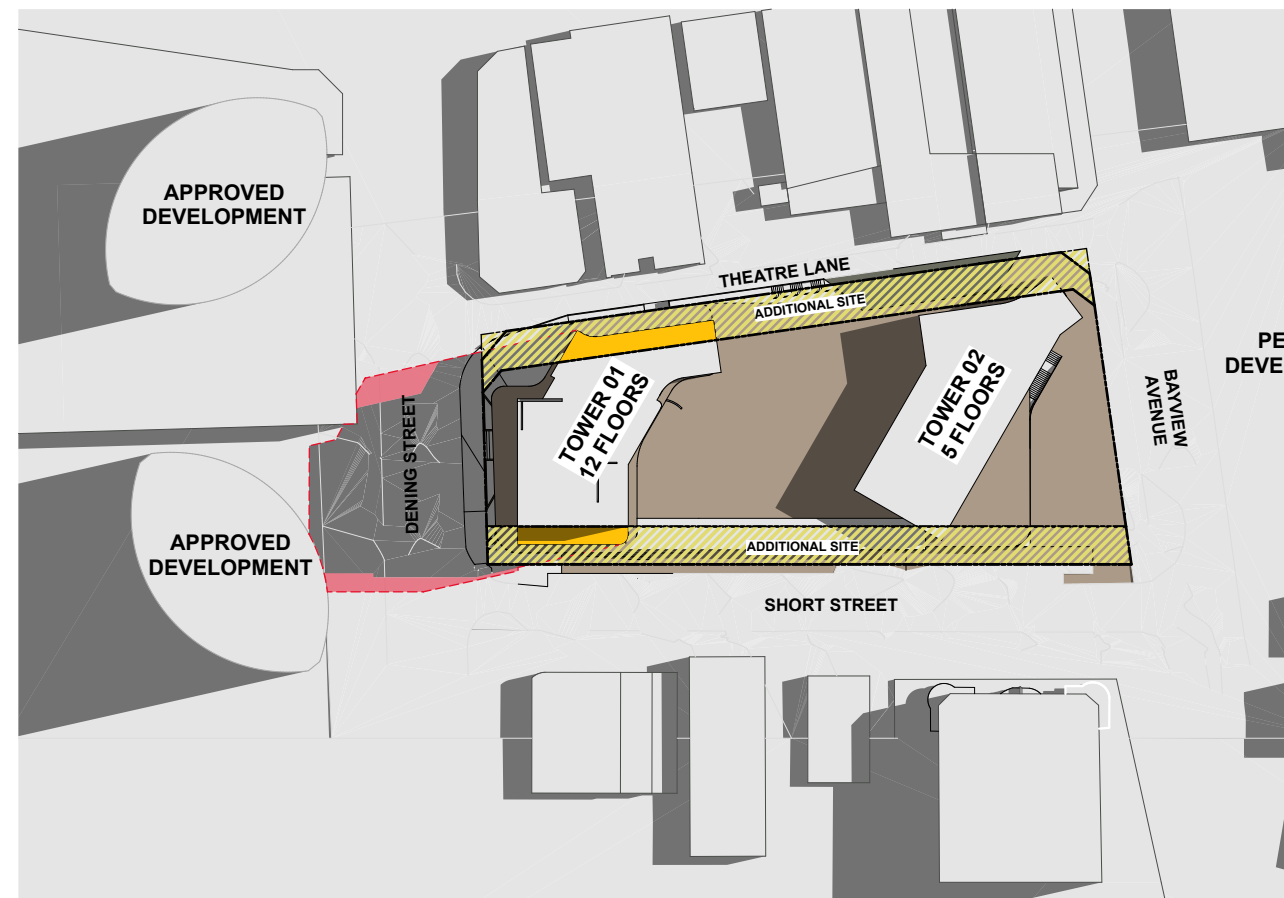
**September Shadows**

drawing #  
**A-403**  
1:1200 @ A3  
issue  
**G**  
6/12/2016

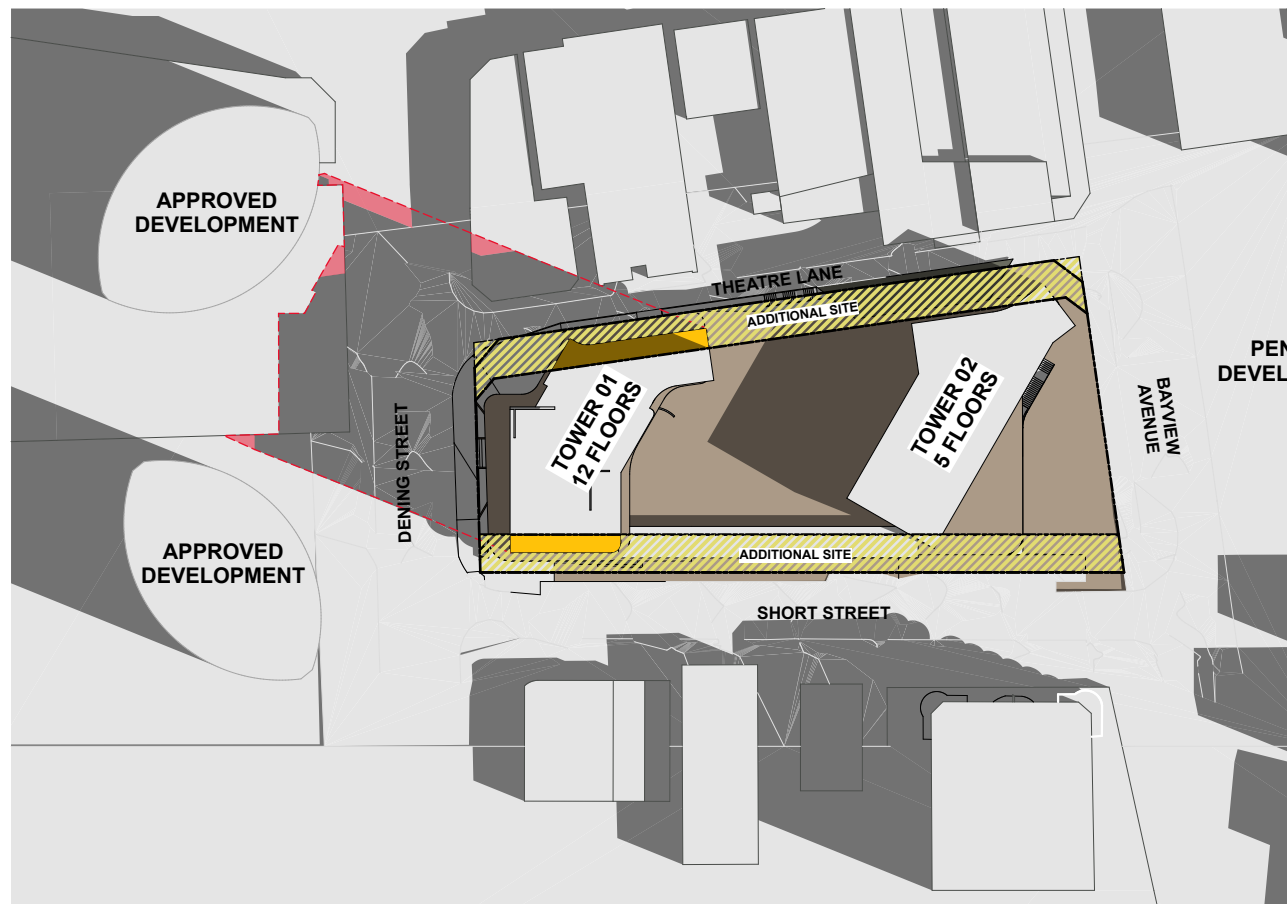
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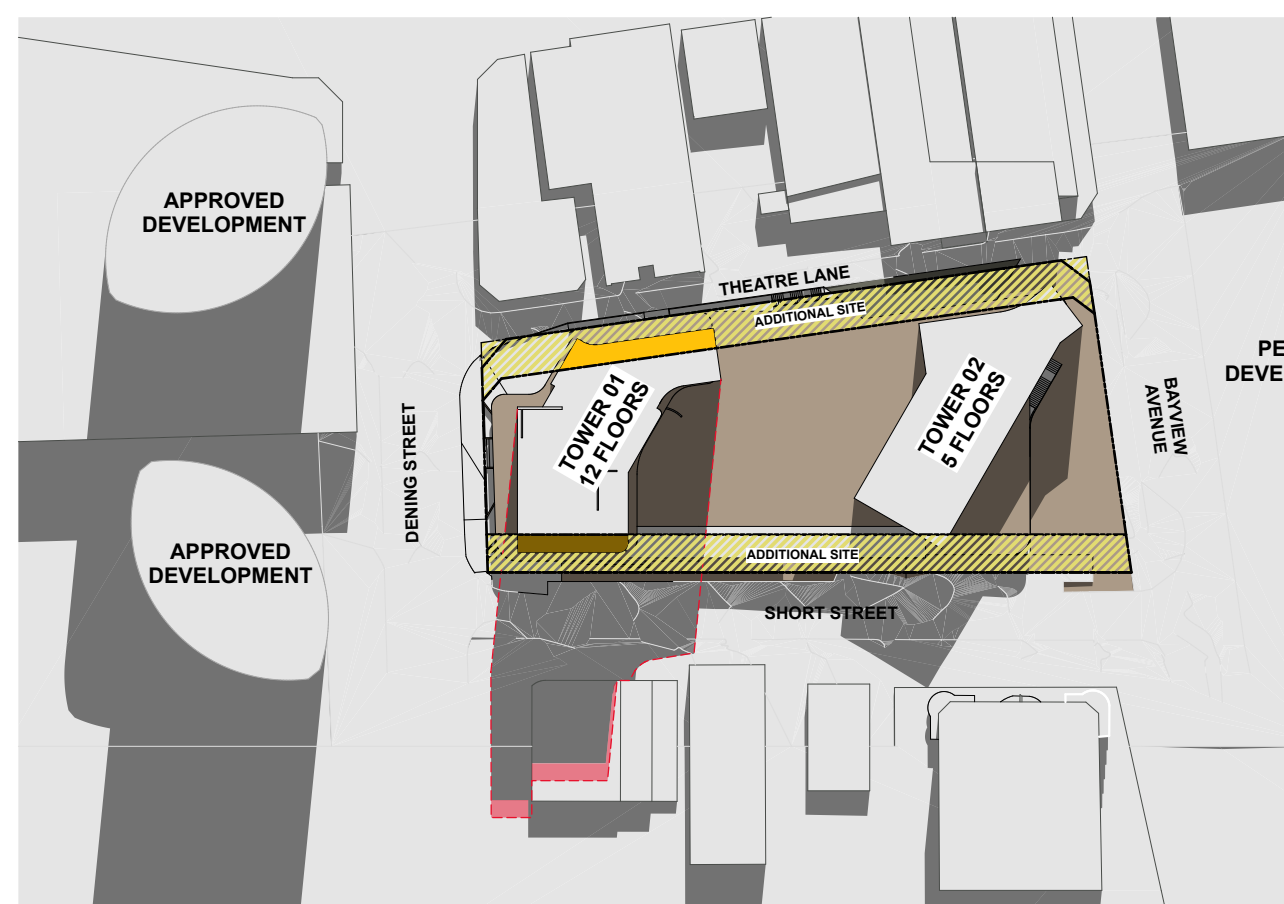
**March 21, 9am**






**March 21, 12pm**



**March 21, 10pm**



**March 21, 15pm**

-  ADDITIONAL SITE HEIGHT LIMIT 31m
-  ADDITIONAL SHADOW CAST FROM EXTENDING THE BUILDING HEIGHT OVER 31m (i.e. TO MATCH PROPOSED BUILDING WITHIN KEY SITE BOUNDARY)
-  LINE OF SHADOW CAST FROM PROPOSED BUILDING (INCLUDING ADDITIONAL SITE UNDER KEY SITE CONTROLS)

 IMPACT OF ADDITIONAL SITE OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

**CKDS ARCHITECTURE**

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**Short Street Mixed Use**

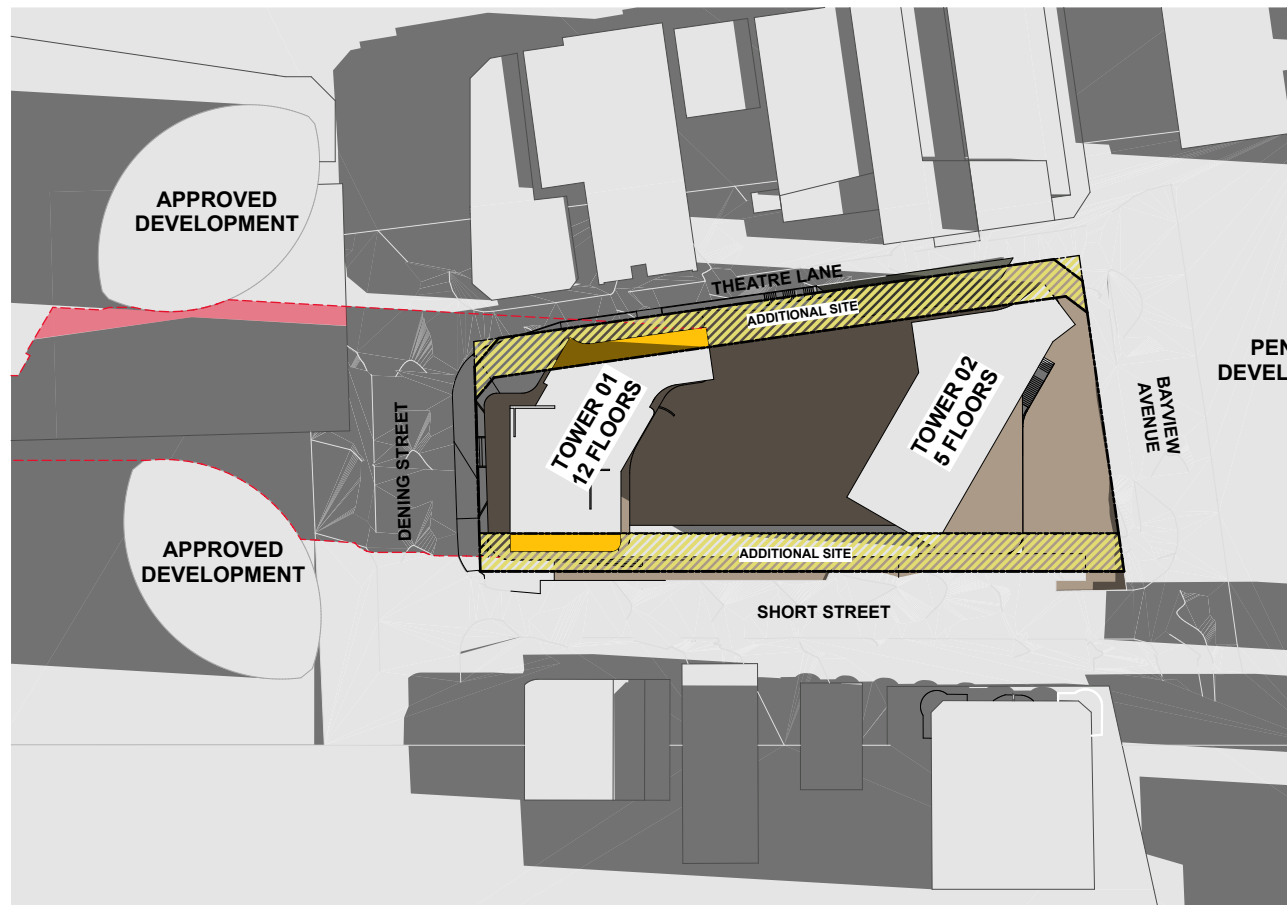
project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

**March Shdows**

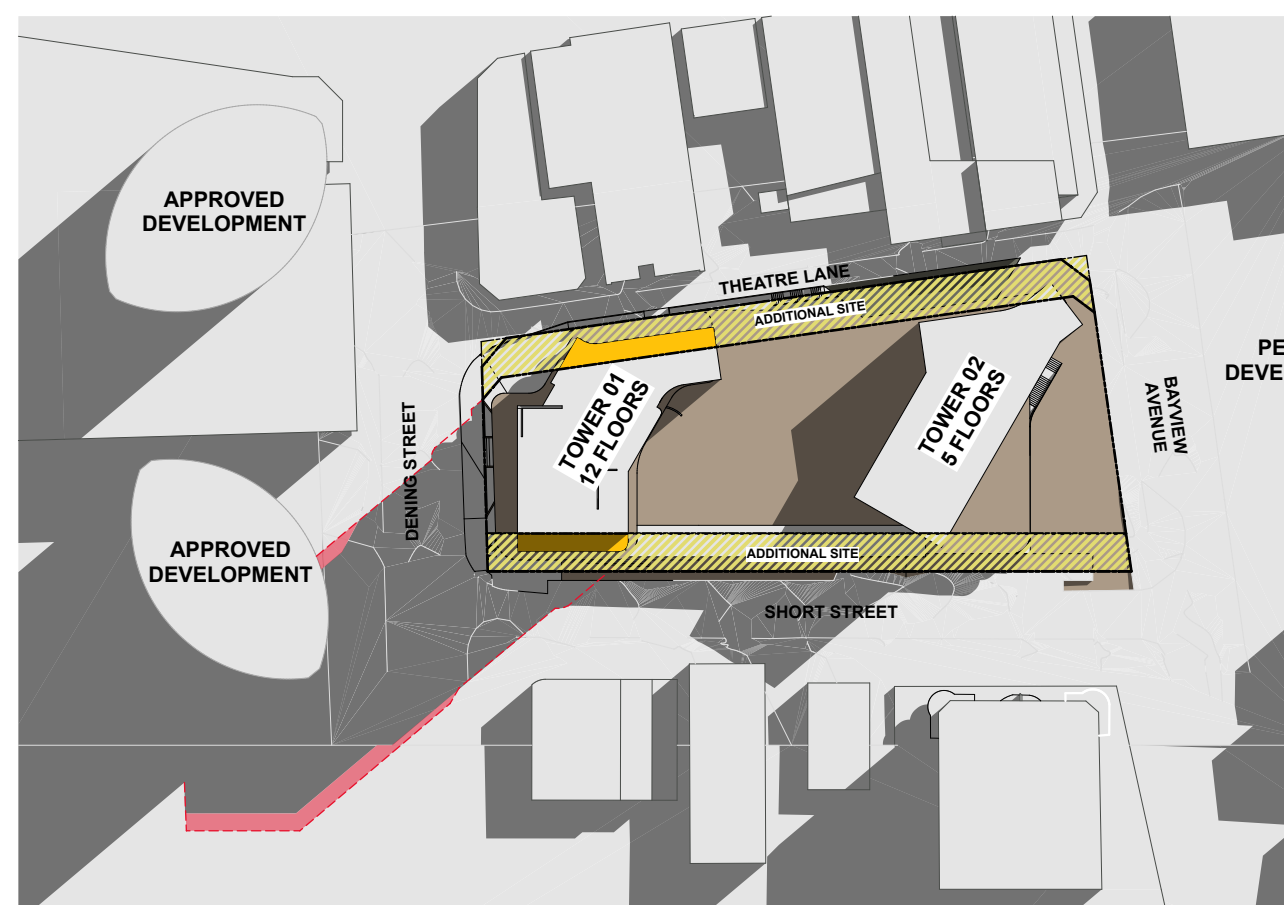
drawing #  
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1:1200 @ A3  
issue  
**G**  
6/12/2016

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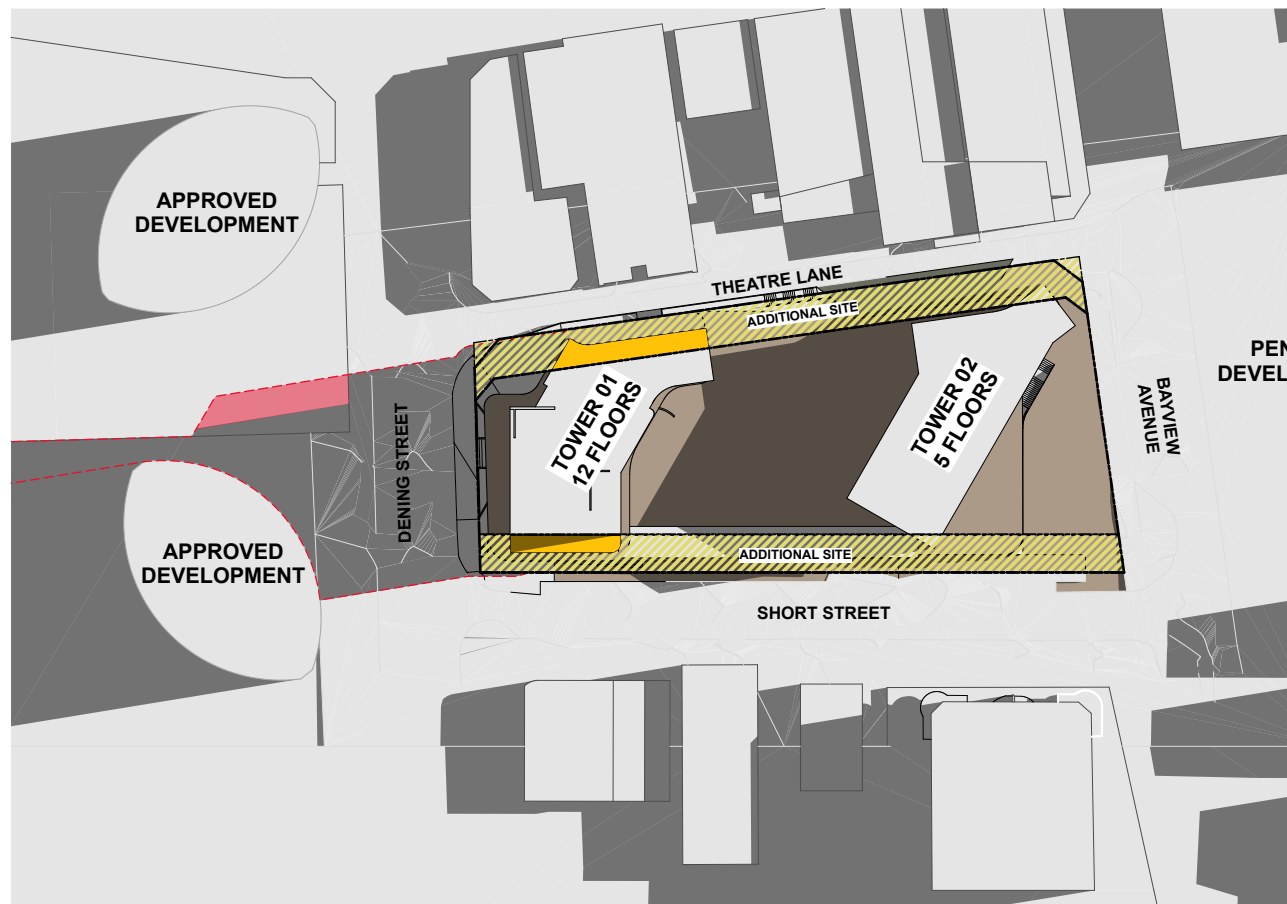




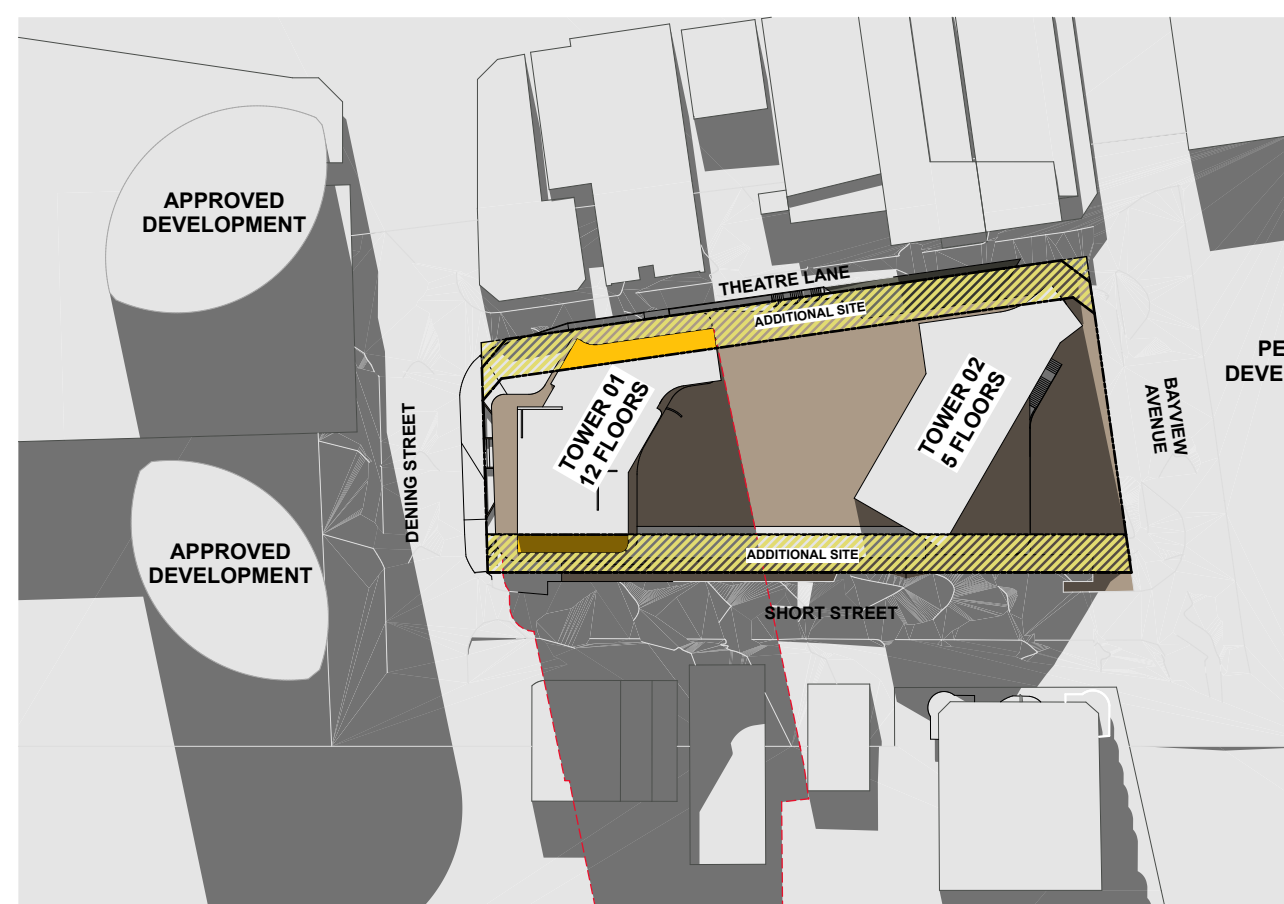
**June 21, 9am**



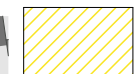


**June 21, 12pm**



**June 21, 10pm**



**June 21, 15pm**

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 IMPACT OF ADDITIONAL SITE OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

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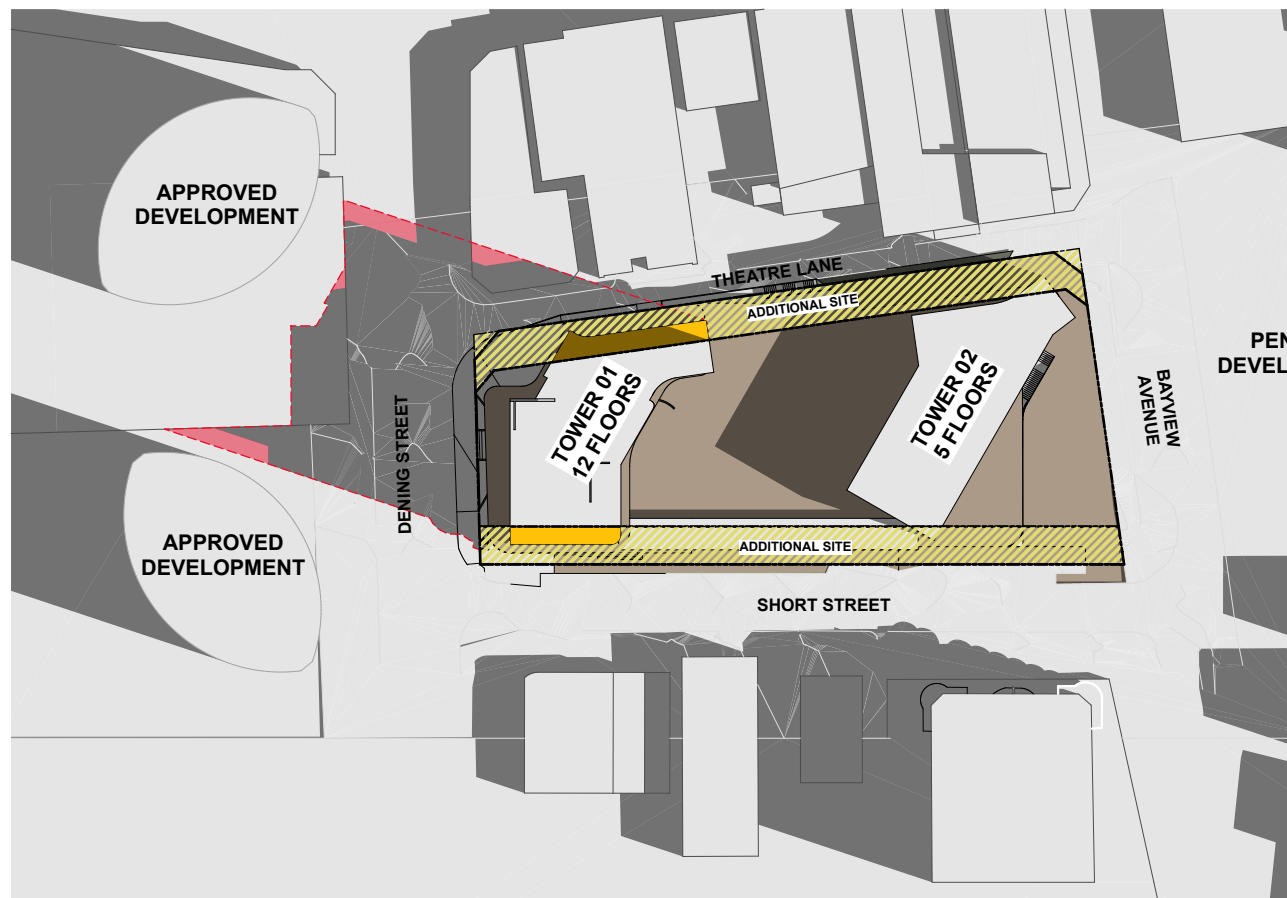
**Short Street Mixed Use**

project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

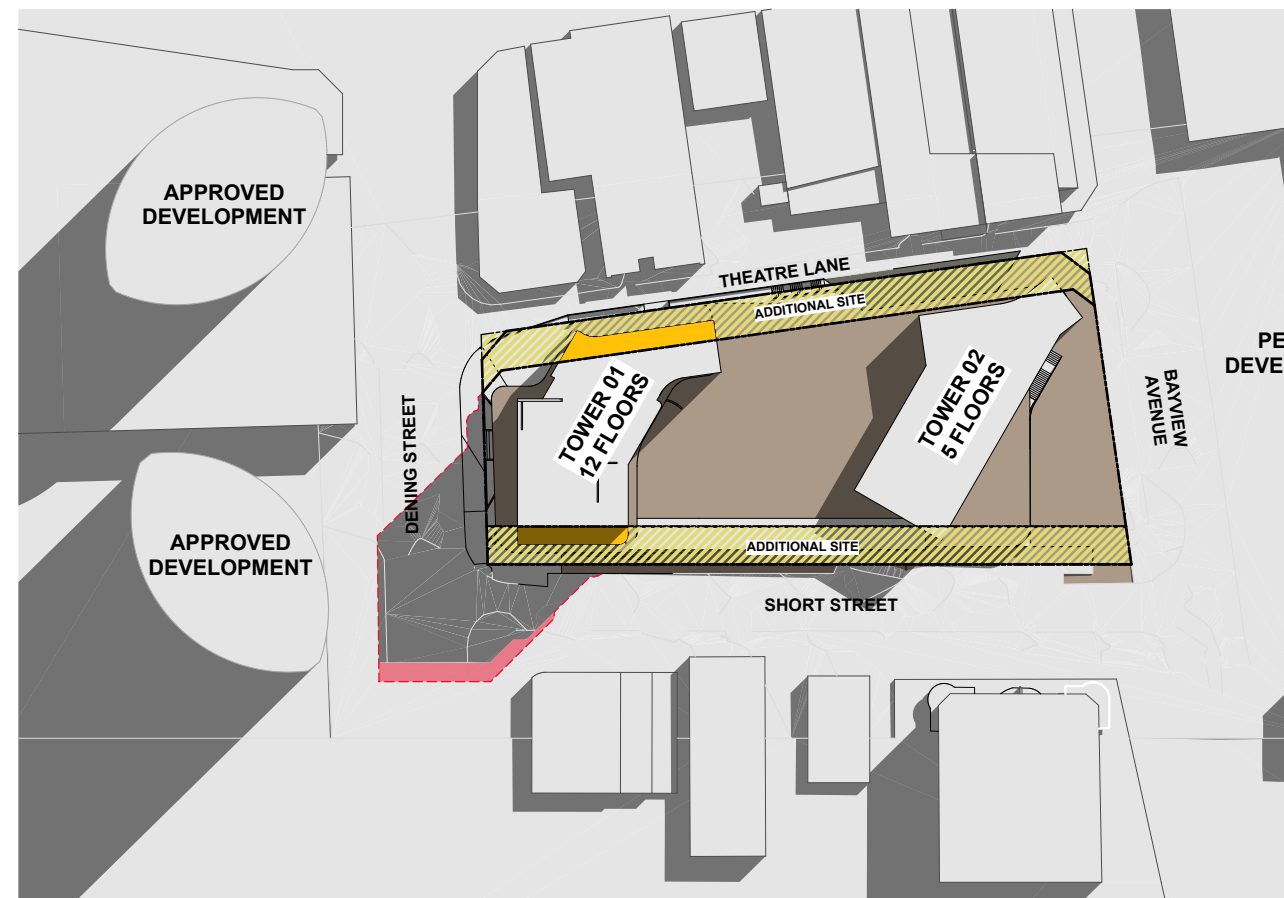
**June Shadows**

drawing #  
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**G**  
6/12/2016

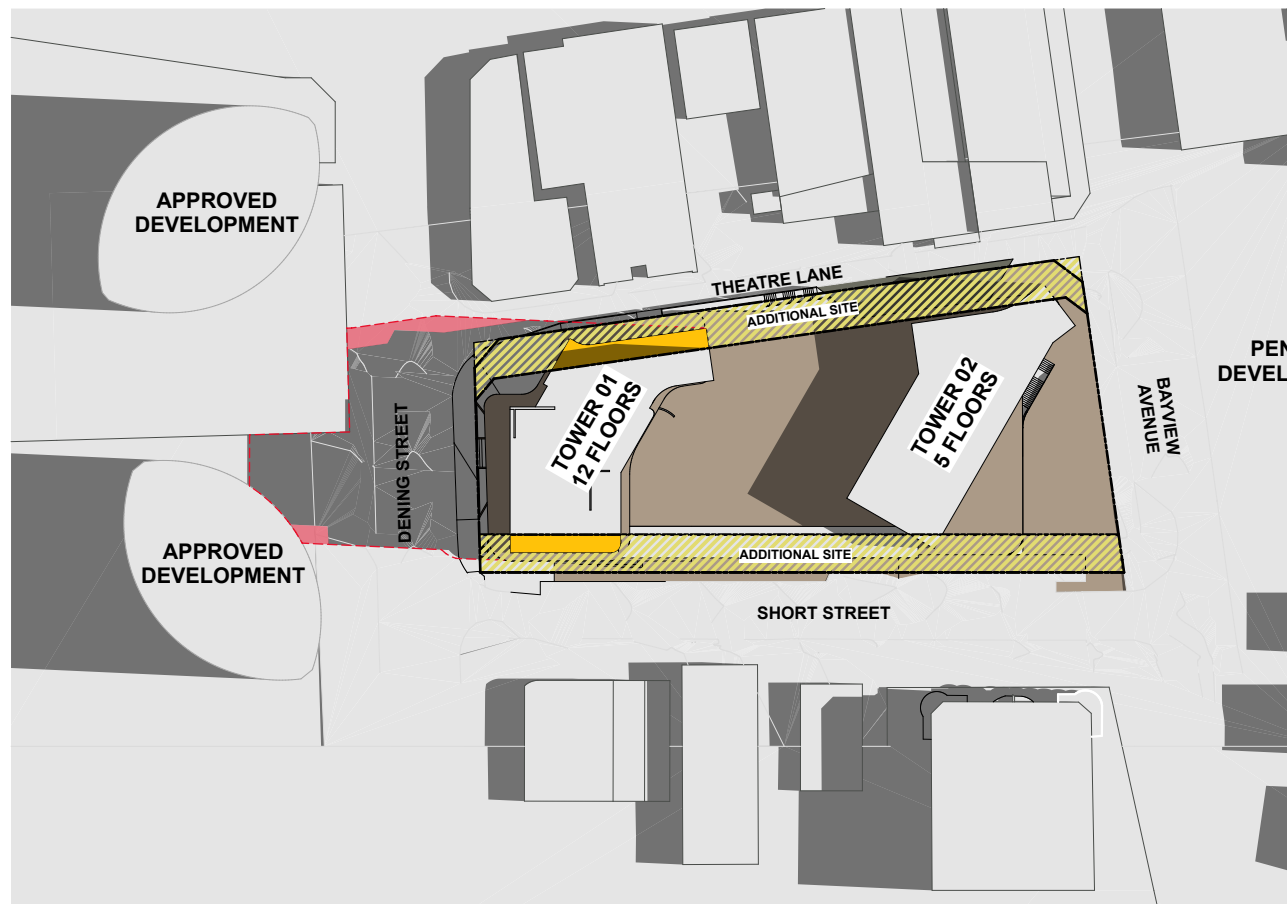
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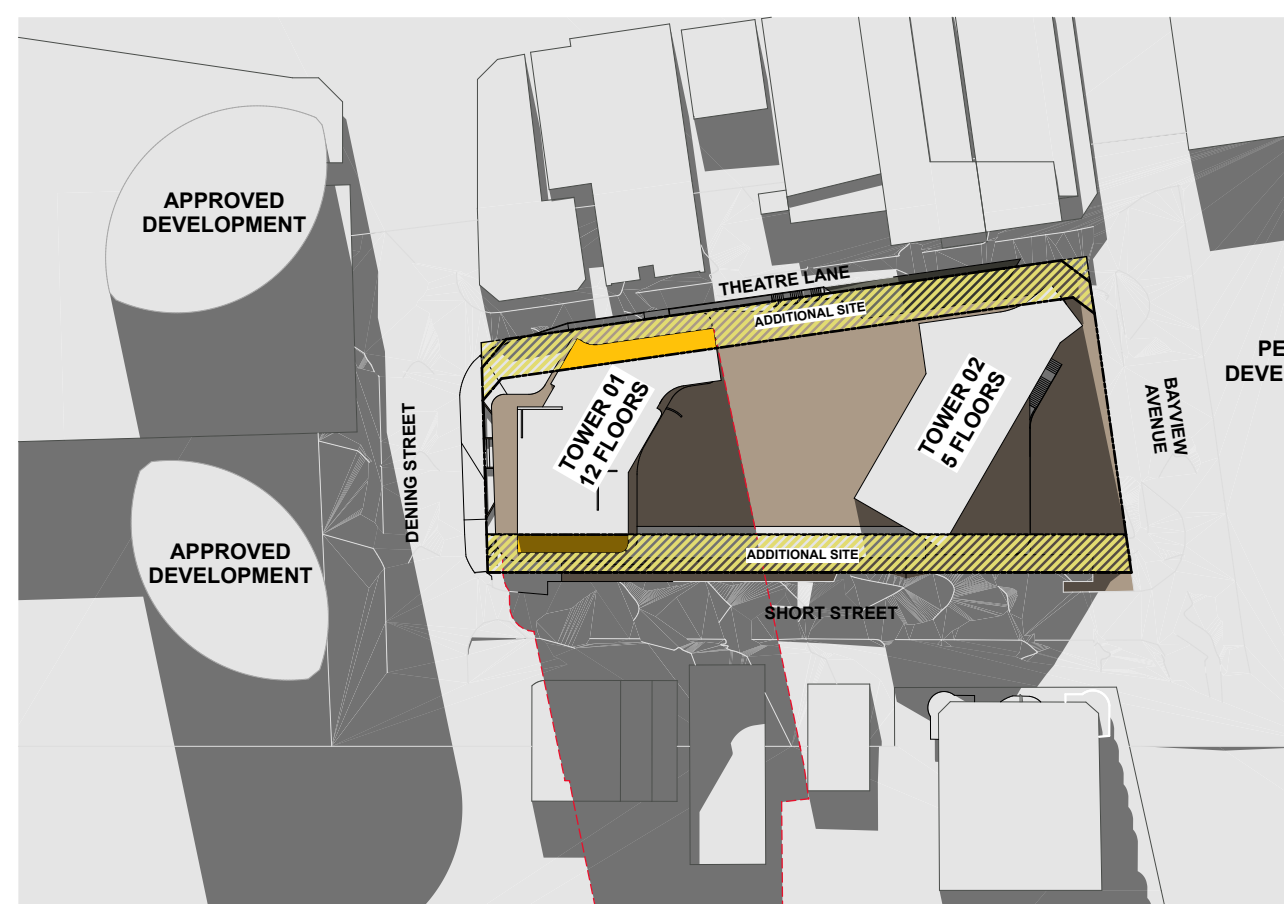
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**September 21, 10pm**



**September 21, 15pm**

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 IMPACT OF ADDITIONAL SITE OVER 31m HEIGHT PLANE

**DEVELOPMENT APPLICATION**

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**Short Street Mixed Use**

project #  
**1408**  
10 Denning Street  
The Entrance NSW 2261

**September Shadows**

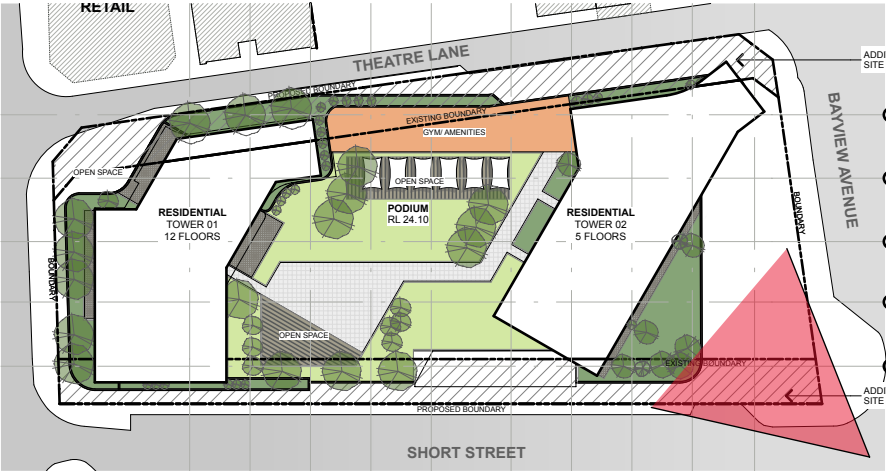
drawing #  
**A-406**  
1:1200 @ A3  
Issue  
**G**  
6/12/2016

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CNR BAYVIEW AVE & SHORT STREET

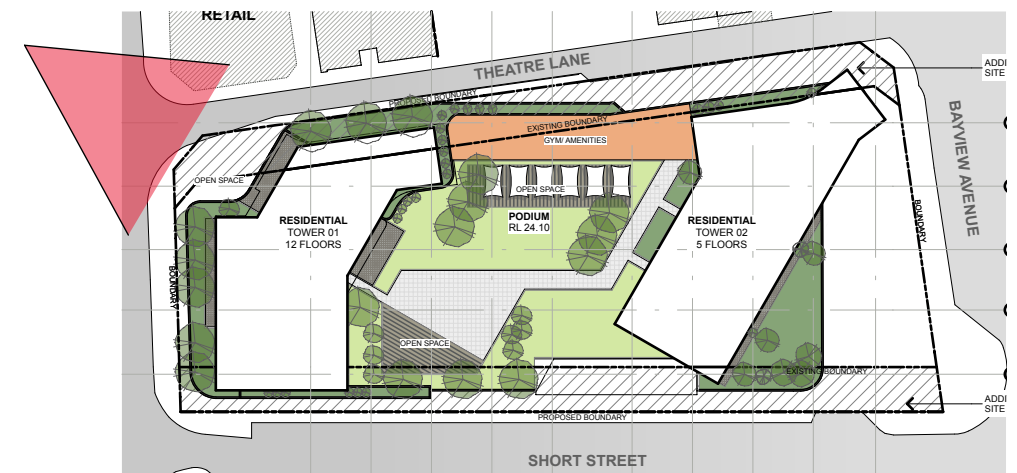


DEVELOPMENT APPLICATION





INTERNAL COURTYARD VIEW  
(RESIDENTIAL)



DEVELOPMENT APPLICATION





← APPROVED TOWERS



APPROVED TOWERS →

DEVELOPMENT APPLICATION



EXTERNAL SUN SHADING

OPERABLE TIMBER PANELS



TOWER 1 CLADDING

DARK BRICKWORK



TOWER 1 CLADDING

PERFORATED ALUMINIUM PANELLING



TOWER CLADDING

LIGHT BRICKWORK WITH PLANTING



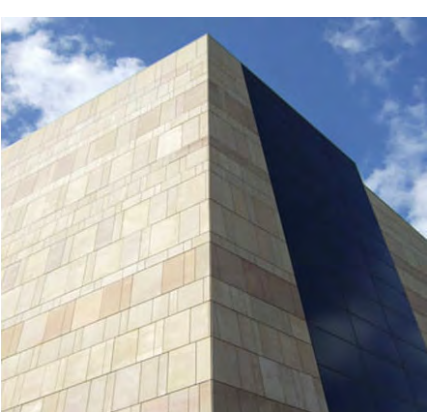
PODIUM

CEMENT RENDERED FINISH



GROUND FLOOR CLADDING

TEXTURED SANDSTONE CLADDING



DEVELOPMENT APPLICATION