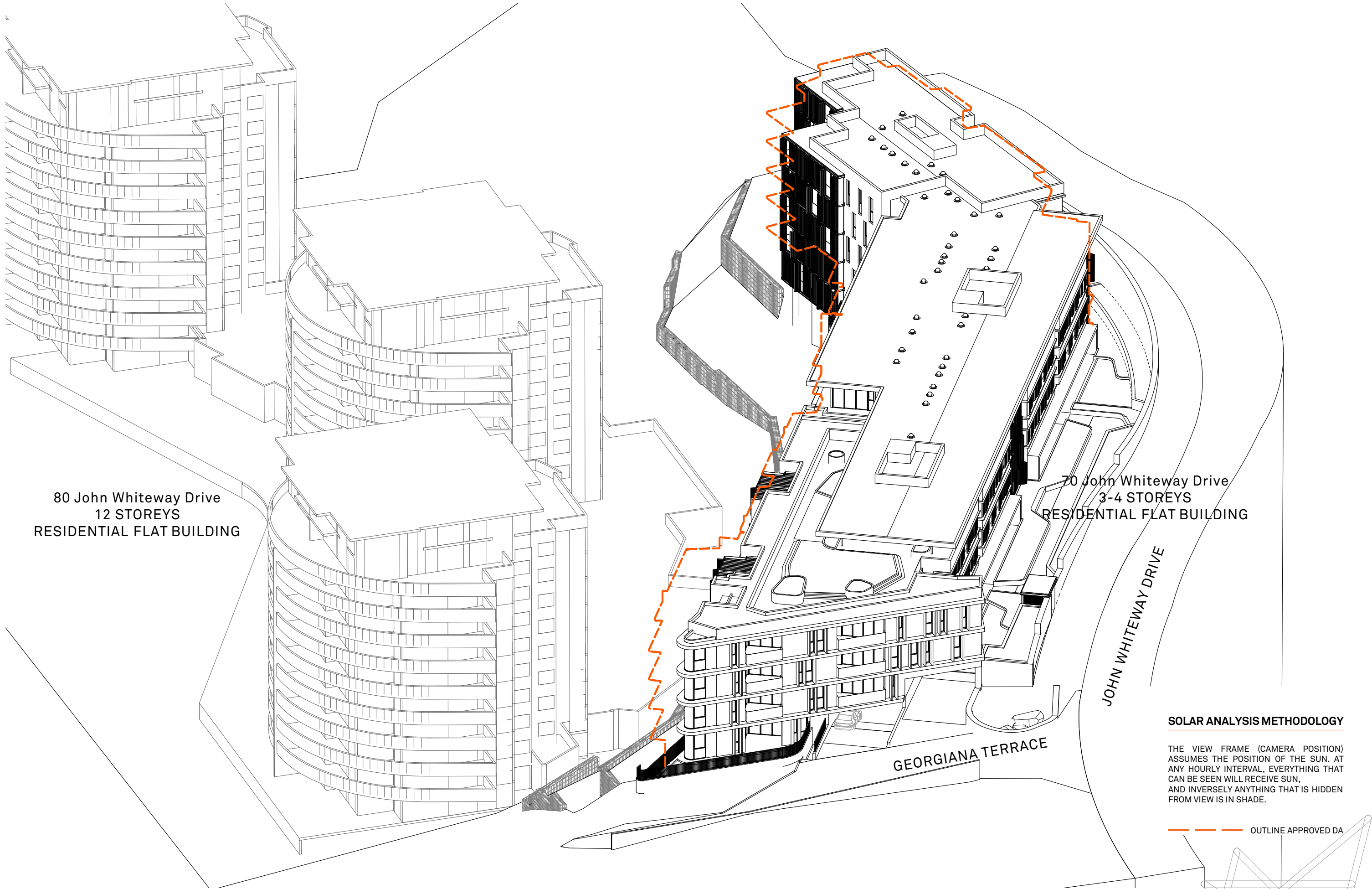




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MAR 18

ISSUE

S4.55(2)

ISSUE 01

CLIENT

Emirates Holdings Australia Pty Ltd
54-58 Stoney Creek Road
Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE

@ A3

PROJECT NO.

1767A

DRAWING NO.

A-1314

DRAWING

SOLAR ACCESS - JUNE 21 -
10 AM

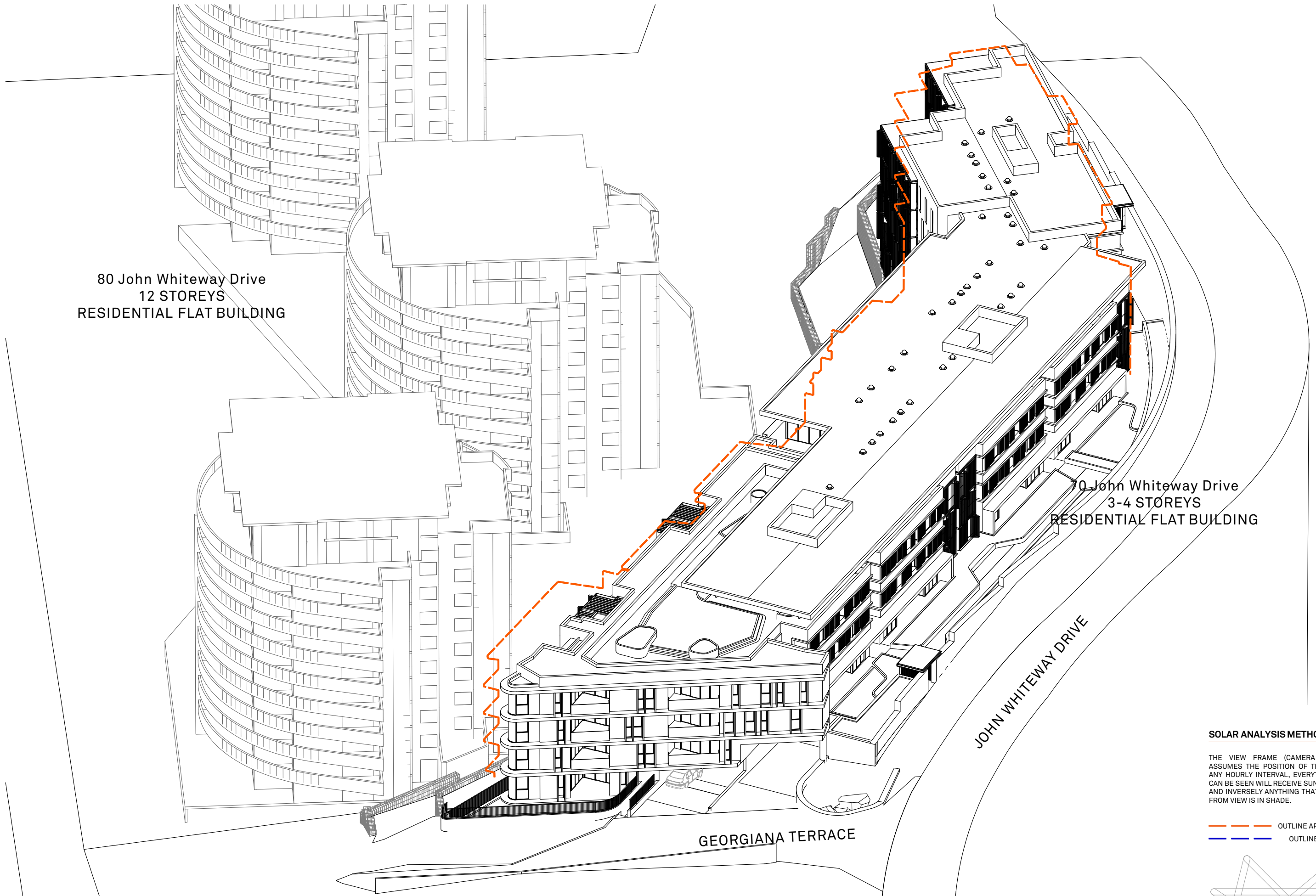
ISSUE

A

ARCHITECT

P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



80 John Whiteway Drive
12 STOREYS
RESIDENTIAL FLAT BUILDING

70 John Whiteway Drive
3-4 STOREYS
RESIDENTIAL FLAT BUILDING

JOHN WHITEWAY DRIVE

GEORGIANA TERRACE

SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

— — — — — OUTLINE APPROVED DA
— — — — — OUTLINE PROPOSAL

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CLIENT
Emirates Holdings Australia Pty Ltd
54-58 Stoney Creek Road
Bextley NSW 2207

PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH
N

SCALE
@ A3

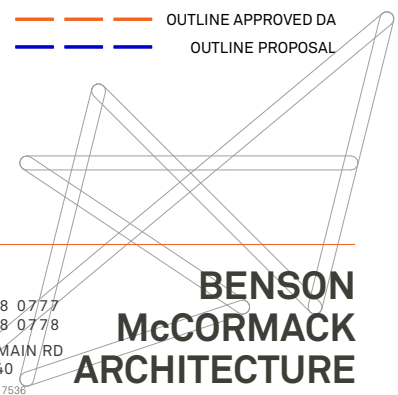
PROJECT NO.
1767A

DRAWING NO.
A-1315

DRAWING
SOLAR ACCESS - JUNE 21 -
11 AM

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70 John Whiteway Drive
3-4 STOREYS
RESIDENTIAL FLAT BUILDING

JOHN WHITEWAY DRIVE

GEORGIANA TERRACE

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CLIENT
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PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1767A

DRAWING NO.
A-1316

DRAWING
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12 PM

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**BENSON
McCORMACK
ARCHITECTURE**

80 John Whiteway Drive
12 STOREYS
RESIDENTIAL FLAT BUILDING

70 John Whiteway Drive
3-4 STOREYS
RESIDENTIAL FLAT BUILDING

GEORGIANA TERRACE

JOHN WHITEWAY DRIVE

SOLAR ANALYSIS METHODOLOGY

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PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1767A

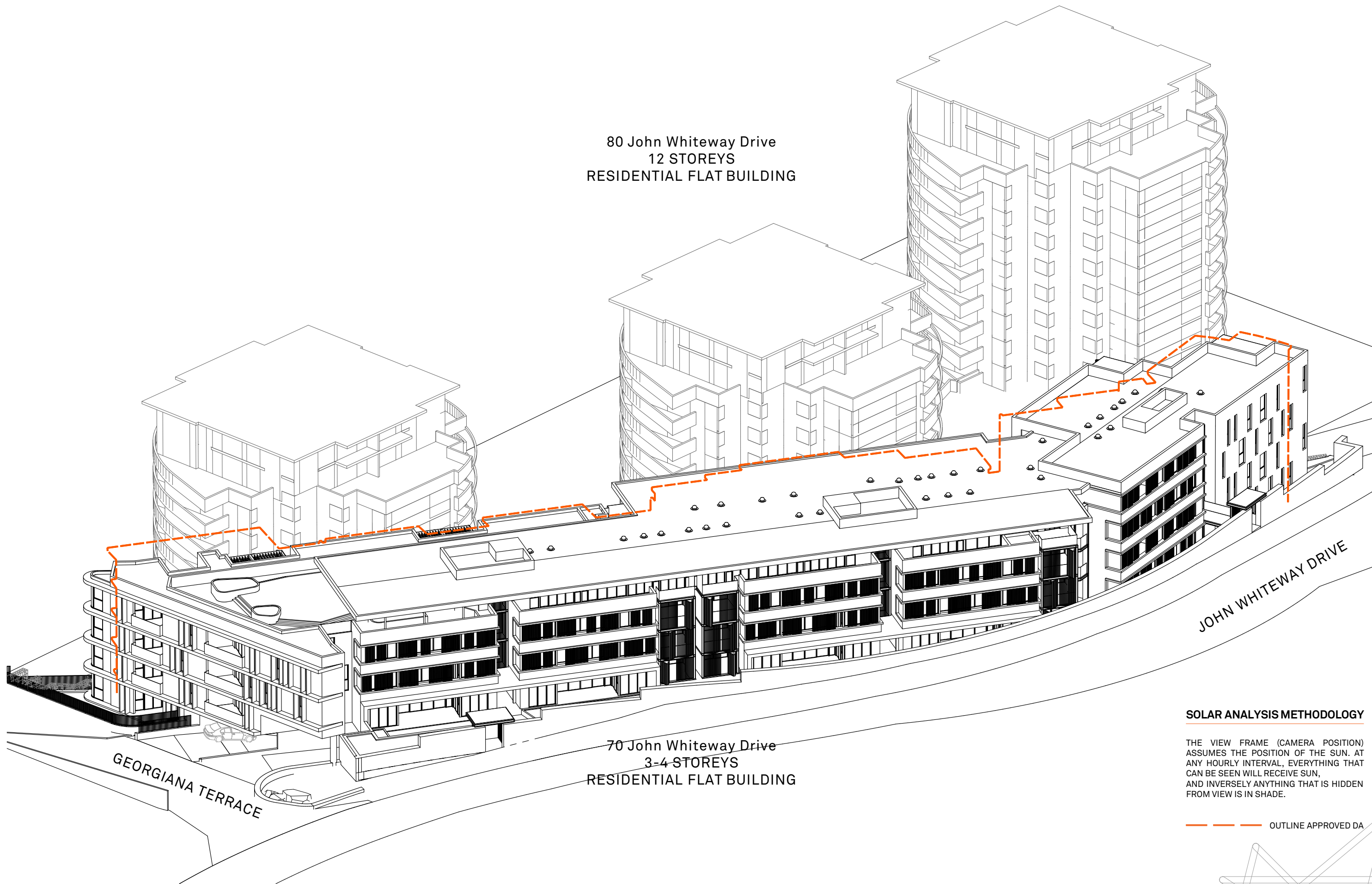
DRAWING NO.
A-1317

DRAWING
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PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
@ A3

PROJECT NO.
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DRAWING NO.
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DRAWING
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02 PM

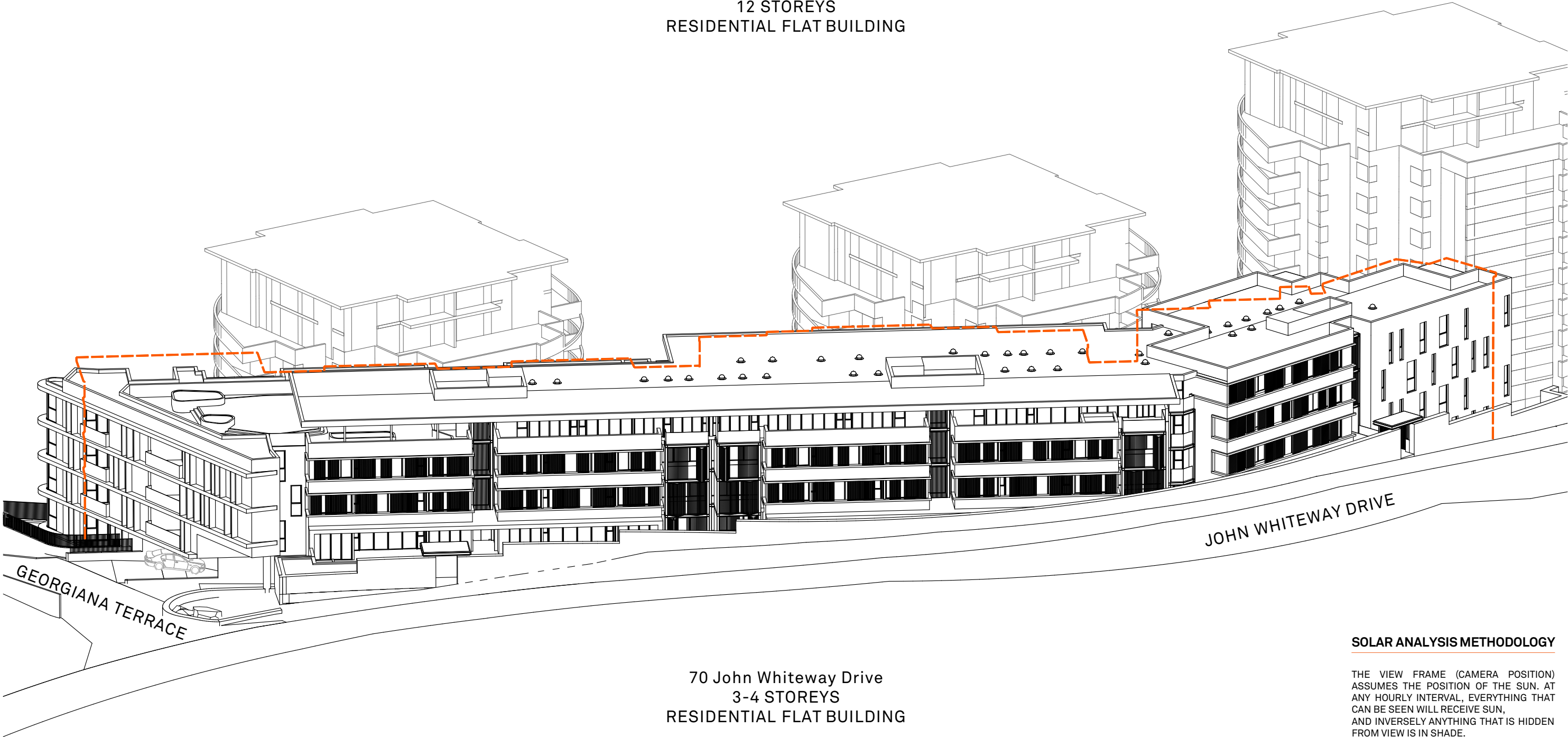
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**BENSON
McCORMACK
ARCHITECTURE**

80 John Whiteway Drive
12 STOREYS
RESIDENTIAL FLAT BUILDING



70 John Whiteway Drive
3-4 STOREYS
RESIDENTIAL FLAT BUILDING

SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

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54-58 Stoney Creek Road
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PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH

SCALE

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PROJECT NO.

1767A

DRAWING NO.

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DRAWING

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BENSON
McCORMACK
ARCHITECTURE

SOLAR ACCESS

PROPOSED UNITS
SOLAR ACCESS

A001	A002	A003	B001	B002	B003	B004	C001	C002	C003
Yes	No	Yes	No	No	No	No	No	No	No
C004	C005								
No	Yes								
A101	A102	A103	B101	B102	B103	B104	B105	B106	C101
Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes
C102	C103	C104	C105	C106	C107	C108			
Yes	No	No	No	Yes	Yes	Yes			
A201	A202	A203	B201	B202	B203	B204	B205	B206	C201
Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes
C202	C203	C204	C205	C206	C207	C208			
Yes	No	No	No	Yes	Yes	Yes			
A301	A302	A303	B301	B302	B303	B304	B305	B306	C301
Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes
C302	C303	C304	C305	C306	C307	C308			
Yes	No	No	Yes	Yes	Yes	Yes			
A401	A402	A403	B401	B402	B403	B404	B405	B406	
Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	

TOTAL: 46 / 72 UNITS (64%)
SEPP 65 REQUIREMENT = 70%

SOLAR ACCESS INTO LIVING AREAS & PRIVATE OPEN SPACES - PROPOSED UNITS

LEVEL	UNIT NO	HOUR														TOTAL	COMPLIANCE
		9 am	9.30	10 am	10.30	11 am	11.30	12 pm	12.30	1 pm	1.30	2 pm	2.30	3 pm			
GROUND LEVEL	A001														3	Y	
	A002														2	N	
	A003														3	Y	
	B001														0	N	
	B002														0	N	
	B003														0	N	
	B004														0	N	
	C001														0	N	
	C002														0	N	
	C003														0	N	
	C004														0	N	
C005														6	Y		
LEVEL 01	A101														3	Y	
	A102														2.5	N	
	A103														3	Y	
	B101														5.5	Y	
	B102														3	Y	
	B103														0	N	
	B104														0.5	N	
	B105														4.5	Y	
	B106														5.5	Y	
	C101														5.5	Y	
	C102														3.5	Y	
	C103														0	N	
	C104														0.5	N	
	C105														0	N	
	C106														6	Y	
	C107														6	Y	
C108														5	Y		
LEVEL 02	A201														3	Y	
	A202														2.5	N	
	A203														3	Y	
	B201														5	Y	
	B202														4.5	Y	
	B203														0	N	
	B204														0.5	N	
	B205														5	Y	
	B206														5	Y	
	C201														5	Y	
	C202														4.5	Y	
	C203														0	N	
	C204														0.5	N	
	C205														0	N	
	C206														6	Y	
	C207														6	Y	
C208														5	Y		
LEVEL 03	A301														3	Y	
	A302														3	Y	
	A303														3	Y	
	B301														5	Y	
	B302														4.5	Y	
	B303														0.5	N	
	B304														0.5	N	
	B305														5	Y	
	B306														5	Y	
	C301														5	Y	
	C302														4.5	Y	
	C303														1.5	N	
	C304														1.5	N	
	C305														3	Y	
	C306														6	Y	
	C307														6	Y	
C308														5	Y		
LEVEL 04	A401														5	Y	
	A402														3	Y	
	A403														3	Y	
	B401														4.5	Y	
	B402														4	Y	
	B403														0.5	N	
	B404														4.5	Y	
	B405														5	Y	
B406														5	Y		

> 3 HRS DIRECT SUNLIGHT INTO PRIMARY LIVING AREAS & PRIVATE OPEN SPACE : 46 / 72 = 64 %
SEPP 65 REQUIREMENT = 70%
NO DIRECT SUNLIGHT INTO PRIMARY LIVING AREAS & PRIVATE OPEN SPACE : 14 / 72 = 19%
SEPP 65 REQUIREMENT = 15% max
WINDOWS TO LIVING/DINING AREA & PRIVATE OPEN SPACE WITH NO SOLAR ACCESS
WINDOWS TO LIVING/DINING AREA & PRIVATE OPEN SPACE WITH SOLAR ACCESS

NATURALLYCROSS VENTILATED UNITS

LEVEL	UNIT NO	CROSS VENTILATION
GROUND LEVEL	A001	
	A002	
	A003	
	B001	
	B002	
	B003	
	B004	
	C001	
	C002	
	C003	
	C004	
	C005	
	A101	
	A102	
	A103	
	B101	
LEVEL 01	B102	
	B103	
	B104	
	B105	
	B106	
	C101	
	C102	
	C103	
	C104	
	C105	
	C106	
	C107	
	C108	
	A201	
	A202	
	A203	
LEVEL 02	B201	
	B202	
	B203	
	B204	
	B205	
	B206	
	C201	
	C202	
	C203	
	C204	
	C205	
	C206	
	C207	
	C208	
	A301	
	A302	
LEVEL 03	A303	
	B301	
	B302	
	B303	
	B304	
	B305	
	B306	
	C301	
	C302	
	C303	
	C304	
	C305	
	C306	
	C307	
	C308	
	A401	
LEVEL 04	A402	
	A403	
	B401	
	B402	
	B403	
	B404	
	B405	
	B406	

CROSS VENTILATED UNITS: 63 / 72 = 87.5 %
SEPP 65 REQUIREMENT = 60%

NATURAL CROSS VENTILATION

MARQUE

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A	MAR 18	S4.55(2) ISSUE 01

CLIENT
Emirates Holdings Australia Pty Ltd
54-58 Stoney Creek Road
Bextley NSW 2207

PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH

SCALE
1:66.67,
1:105.26 @
A3

PROJECT NO.
1767A

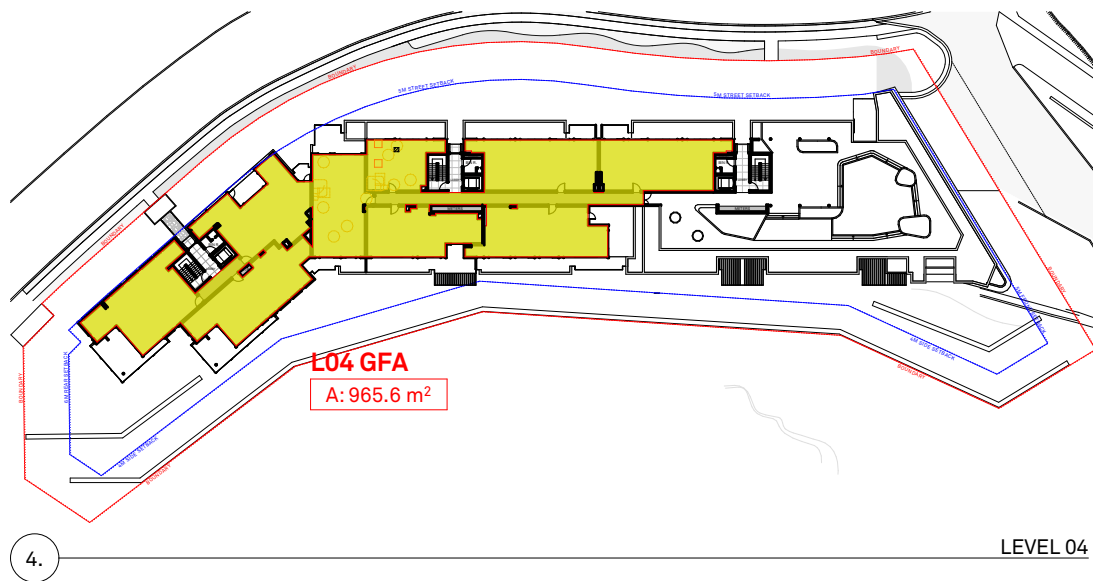
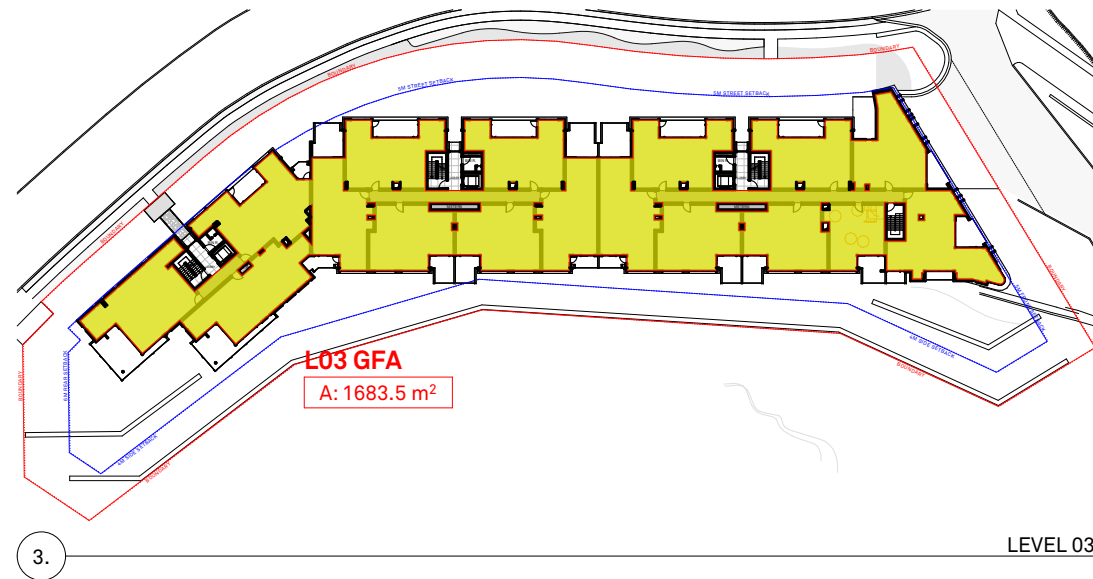
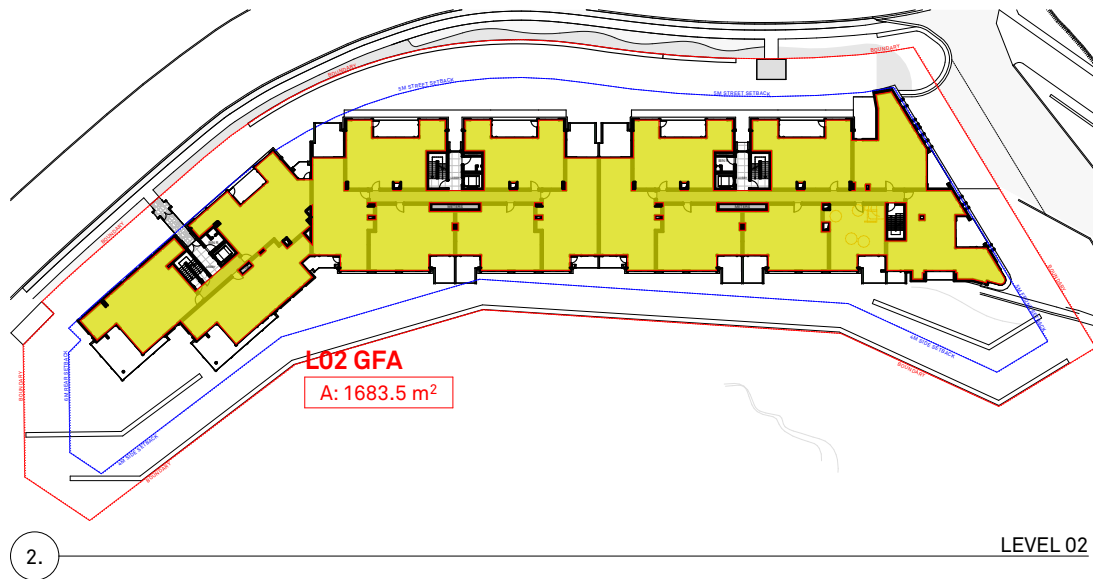
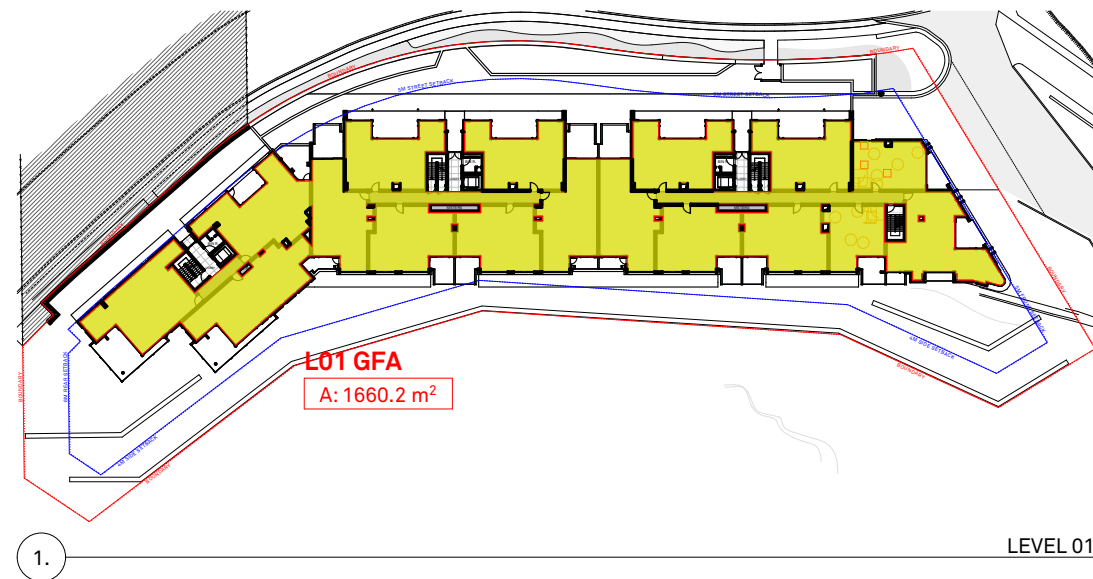
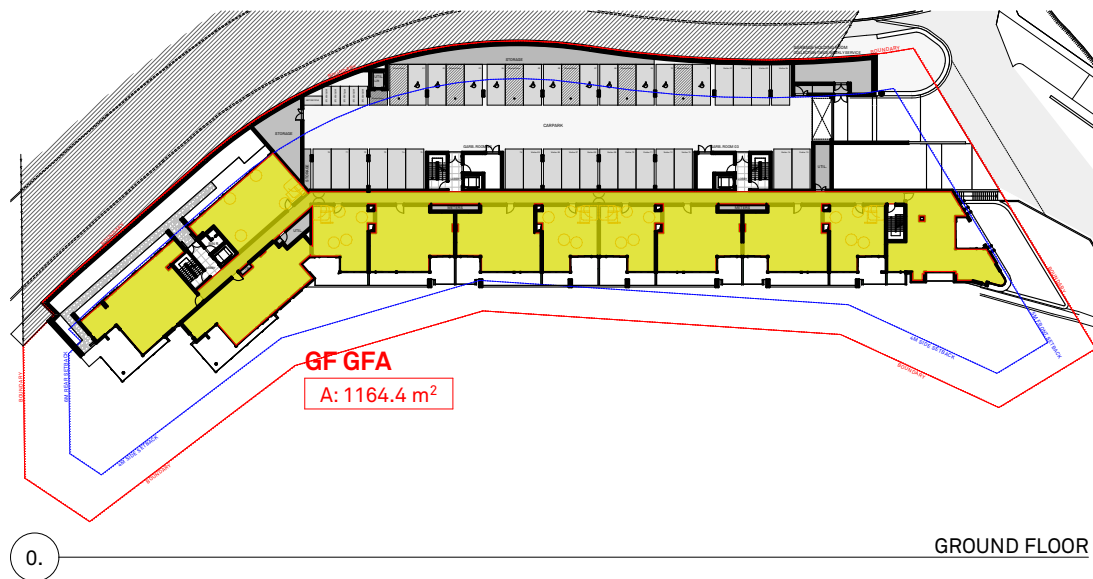
DRAWING NO.
A-1320

DRAWING
SOLAR ACCESS & CROSS
VENTILATION ASSESSMENT

ISSUE
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LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE



GFA CALCULATION

LAND ZONING:	R1
SITE AREA:	4776 M ²
FLOOR SPACE RATIO:	1.5/1
PERMISSIBLE GFA:	7164 M ²

	APPROVED	PROPOSED
GROUND	793 M ²	1164.4 M ²
LEVEL 01	1578 M ²	1660.2 M ²
LEVEL 02	1595 M ²	1683.5 M ²
LEVEL 03	1595 M ²	1683.5 M ²
LEVEL 04	847 M ²	965.6 M ²
TOTAL	6408 M ²	7157.2 M ²
FSR RATE	1.34:1	1.49:1

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PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH
N

SCALE
1:1000 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1321

DRAWING
GFA/FSR CALCULATIONS

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ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



NORTH EAST CORNER

FINISHES AND MATERIALS

- BRK1 : WHITE WASHED BRICK CLADDING - LIGHT COLOUR
Finish, Texture and Colour TBD
- ST1 : MILD STEEL FRAME, GALVANISED - DARK BRONZE
Paint finish, Texture and Colour TBD
- CLD1 : ALUMINIUM CLADDING - DARK BRONZE
Finish, Texture and Colour TBD
- OPC1 : OPERABLE ALUMINIUM PRIVACY SCREEN - DARK BRONZE
Finish, Texture and Colour TBD

- CON1 : OFF FORM CONCRETE - NATURAL COLOUR
Finish, Texture and Colour TBD
- CON2 : PRECAST CONCRETE - NATURAL COLOUR
Finish, Texture and Colour TBD
- GL1 : GLASS - TYPE 1 - UNITS
Clear glazing in aluminium frame to BASIX req.

- RP1 : RENDER AND PAINT - LIGHT COLOUR
Finish, Texture and Colour TBD
- BL1 : BALUSTRADE - TYPE1
Clear glazing frameless
- BL2 : ALUMINIUM PALISSADE FENCING - DARK BRONZE
Finish, Texture and Colour TBD



BRK1 : WHITE WASHED BRICK CLADDING - LIGHT COLOUR



CON1 : OFF FORM CONCRETE - FINISH LIGHT COLOUR



GL1 : POWDERCOATED ALUM. FRAME & CLEAR GLAZING



CLD1 : ALUMINIUM CLADDING - DARK COLOUR

MARQUE

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PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250



SCALE
@ A3

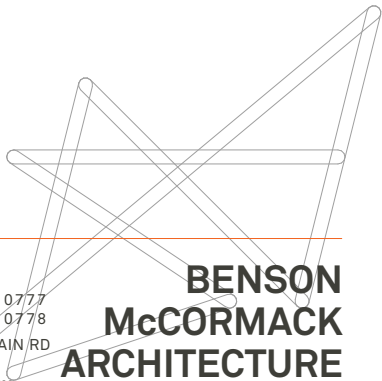
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1767A

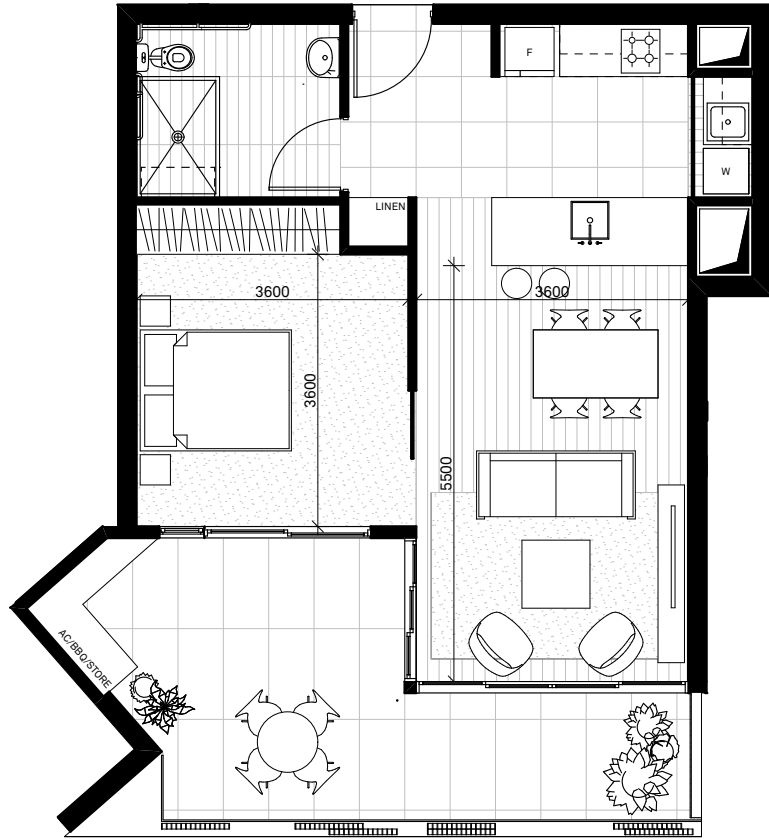
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A-1322

DRAWING
FINISHES

ISSUE
A

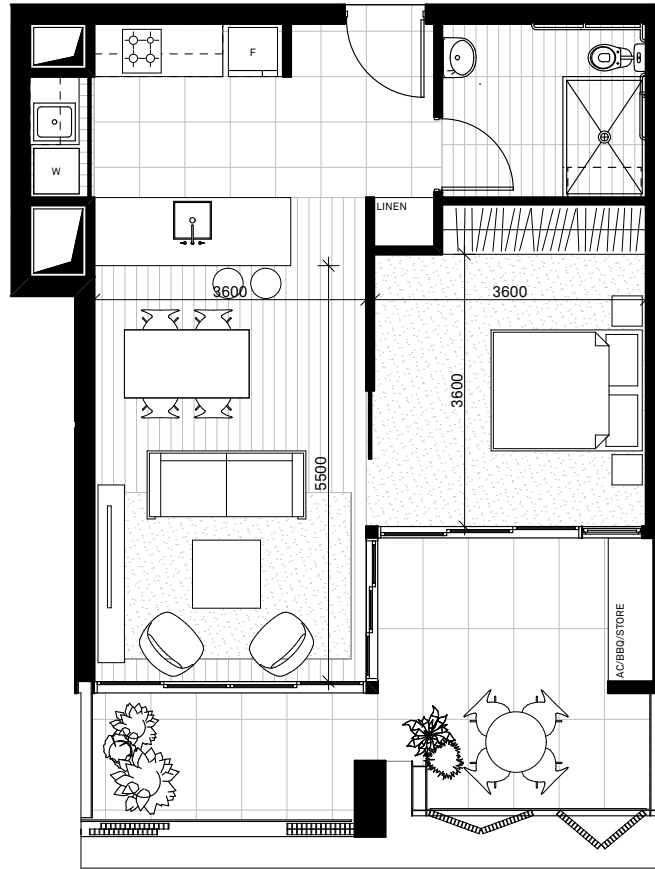
ARCHITECT
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LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536





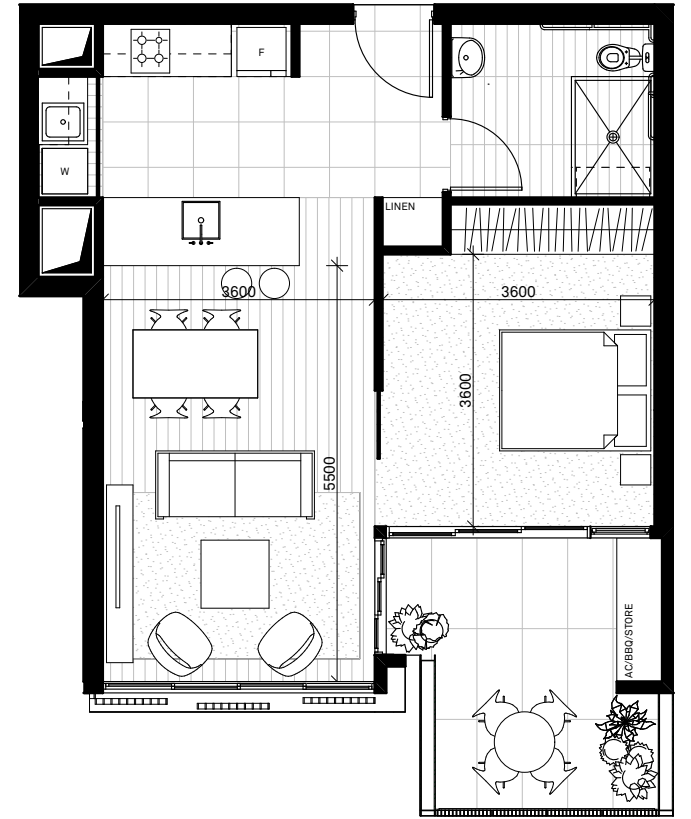
01. 1 BEDROOM TYPE 01A

UNIT B001 - ADAPT INTERNAL 57.3M²
EXTERNAL 21.5M²



02. 1 BEDROOM TYPE 01B

UNIT B004 - ADAPT INTERNAL 57.3M²
C001 - ADAPT EXTERNAL 18.8M²
C004 - ADAPT



03. 1 BEDROOM TYPE 01C

UNIT C105 - ADAPT INTERNAL 57.3M²
C205 - ADAPT EXTERNAL 11.5M²
C305 - ADAPT

MARQUE

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PROJECT DETAILS

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70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
1:100 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1323

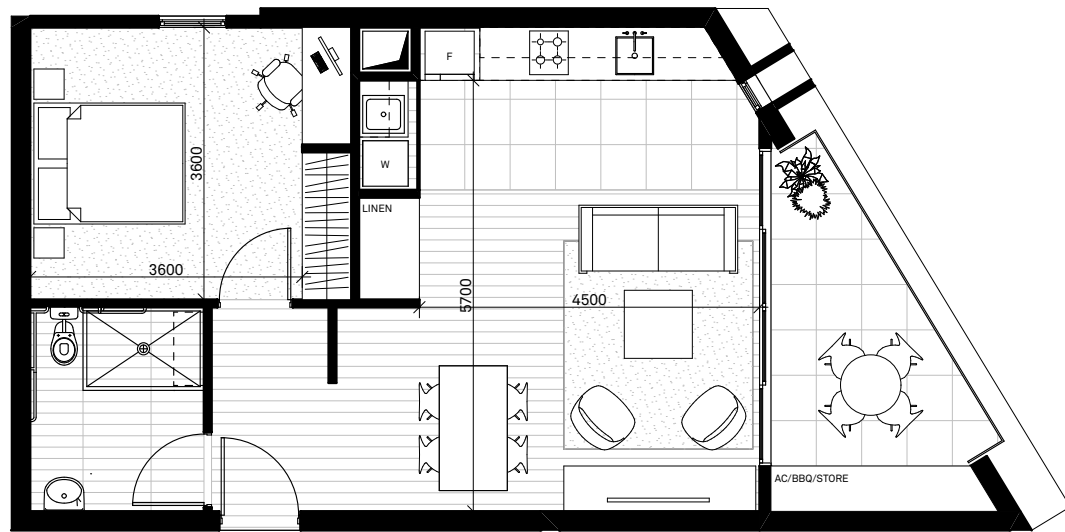
DRAWING
UNITS TYPOLOGY - 1
BEDROOM

ISSUE
A

ARCHITECT

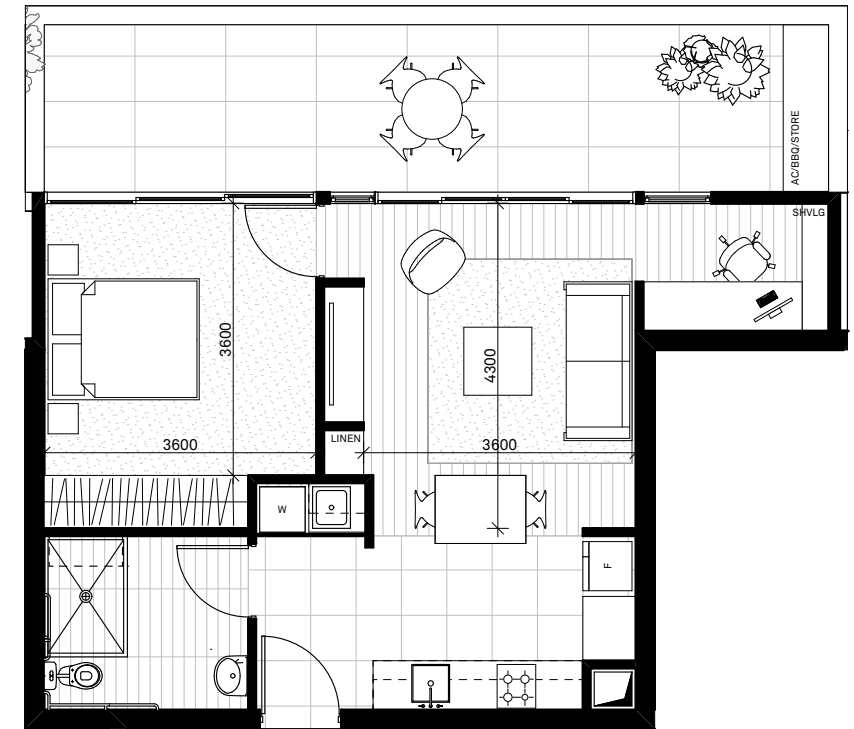
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ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



05. 1 BEDROOM TYPE 02

UNIT C107 - ADAPT INTERNAL 60.8M²
EXTERNAL 10.1M²



04. 1 BEDROOM TYPE 03

UNIT B401 - ADAPT INTERNAL 56.2M²
EXTERNAL 23.0M²

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PROJECT DETAILS

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70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
1:100 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1324

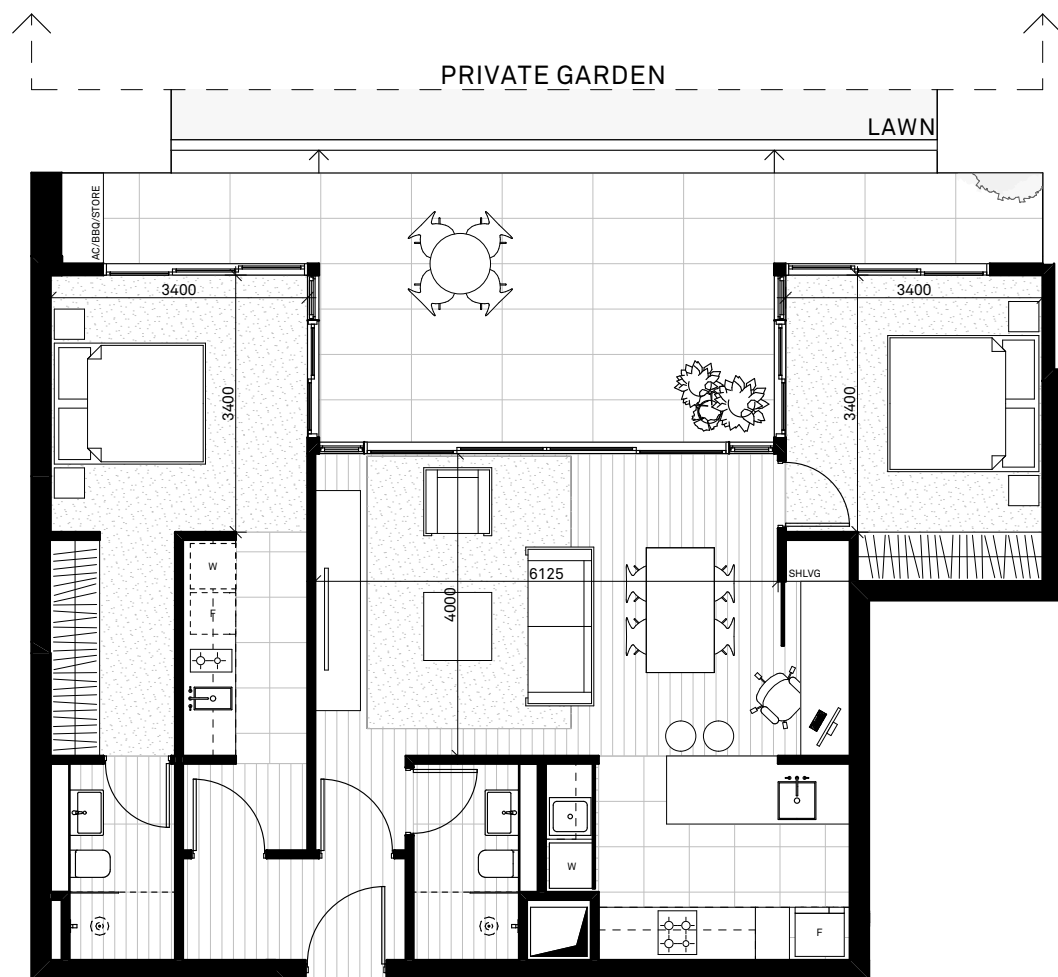
DRAWING
UNITS TYPOLOGY - 1
BEDROOM

ISSUE
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ARCHITECT

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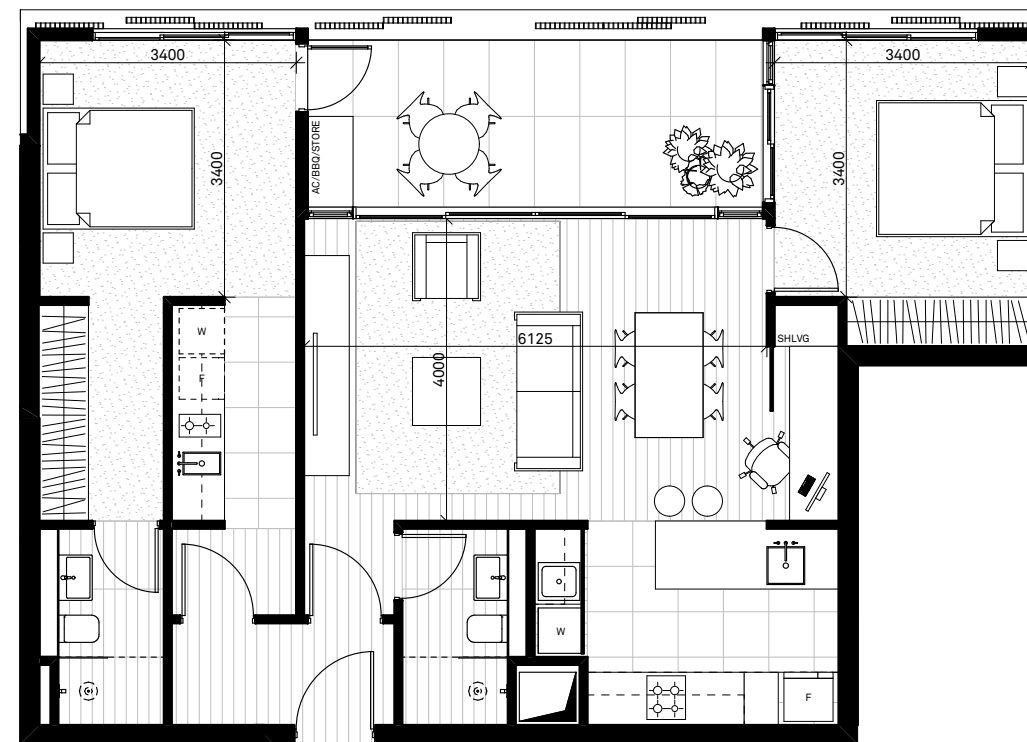


01.

2 BEDROOM TYPE 01A

UNIT B101 INTERNAL 90.1M²
 B106 EXTERNAL 29.7M²
 C101
 C108

UNIT B101 GARDEN 49.0 M²
 B106 GARDEN 12.0 M²
 C101 GARDEN 12.0 M²
 C108 GARDEN 47.0 M²



02.

2 BEDROOM TYPE 01B

UNIT B201 UNIT C201 INTERNAL 90.1M²
 B206 C208 EXTERNAL 13.3M²
 B301 C301
 B306 C308

MARQUE

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A	MAR 18	S4.55(2) ISSUE 01

CLIENT

Emirates Holdings Australia Pty Ltd
 54-58 Stoney Creek Road
 Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
 70 WHITEWAY DRIVE
 GOSFORD NSW 2250

PROJECT NORTH



SCALE

1:100 @ A3

PROJECT NO.

1767A

DRAWING NO.

A-1325

DRAWING

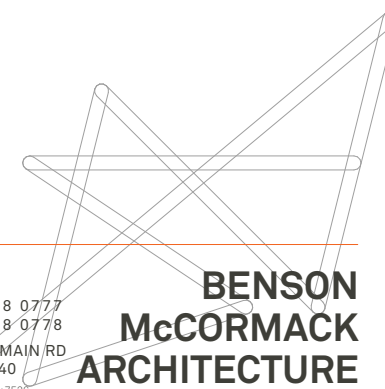
UNITS TYPOLOGY - 2
 BEDROOM

ISSUE

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03. 2 BEDROOM TYPE 02A

UNIT B002 INTERNAL 84.4M²
 B003 EXTERNAL 24.6M²
 C002
 C003



04. 2 BEDROOM TYPE 02B

UNIT B103 UNIT C103 INTERNAL 84.4M²
 B104 C104 EXTERNAL 10.1M²
 B203 C203
 B204 C204
 B303 C303
 B304 C304

MARQUE

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CLIENT

Emirates Holdings Australia Pty Ltd
 54-58 Stony Creek Road
 Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
 70 WHITEWAY DRIVE
 GOSFORD NSW 2250

PROJECT NORTH



SCALE
 1:100 @ A3

PROJECT NO.
 1767A

DRAWING NO.
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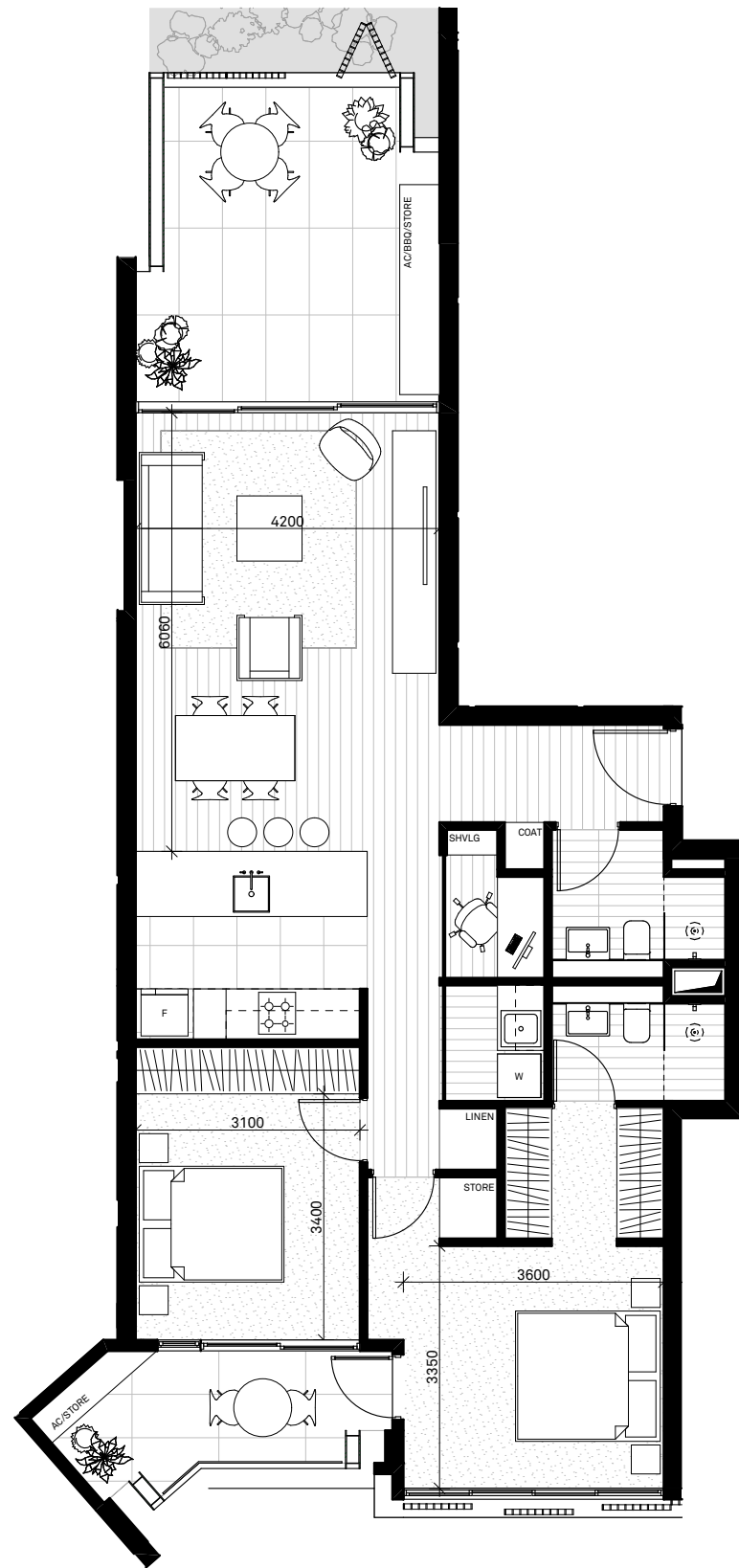
DRAWING
 UNITS TYPOLOGY - 2
 BEDROOM

ISSUE
 A

ARCHITECT

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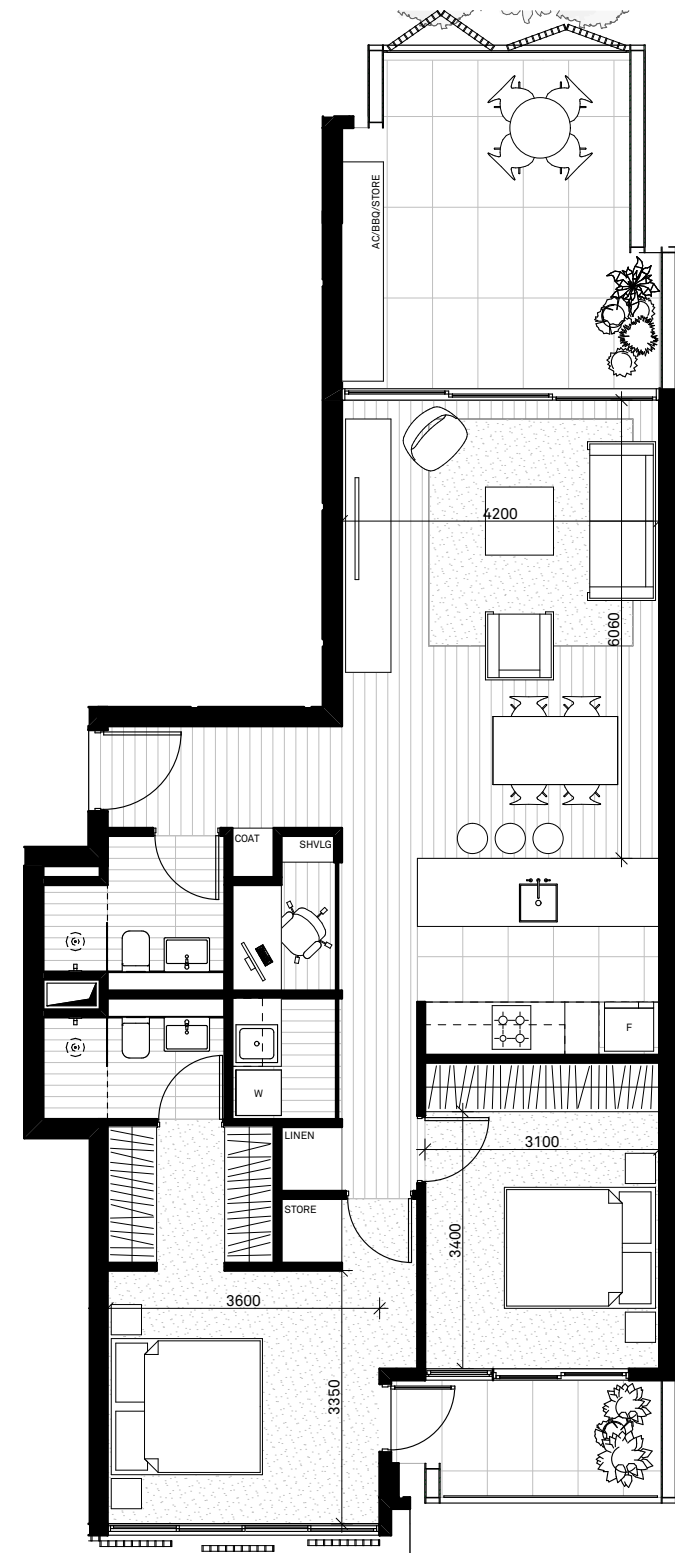
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05.

2 BEDROOM TYPE 03A

UNIT B102 INTERNAL 89.7M²
B202 EXTERNAL 24.4M²
B302



06.

2 BEDROOM TYPE 03B

UNIT B105 UNIT C102 INTERNAL 89.7M²
B205 C202 EXTERNAL 22.5M²
B305 C302

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PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE

1:100 @ A3

PROJECT NO.

1767A

DRAWING NO.

A-1327

DRAWING

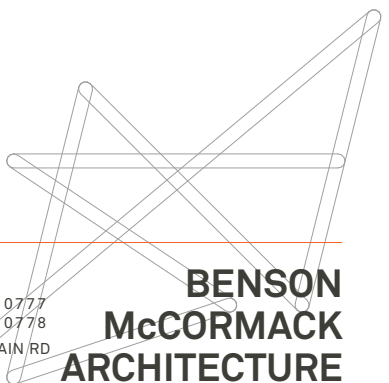
UNITS TYPOLOGY - 2
BEDROOM

ISSUE

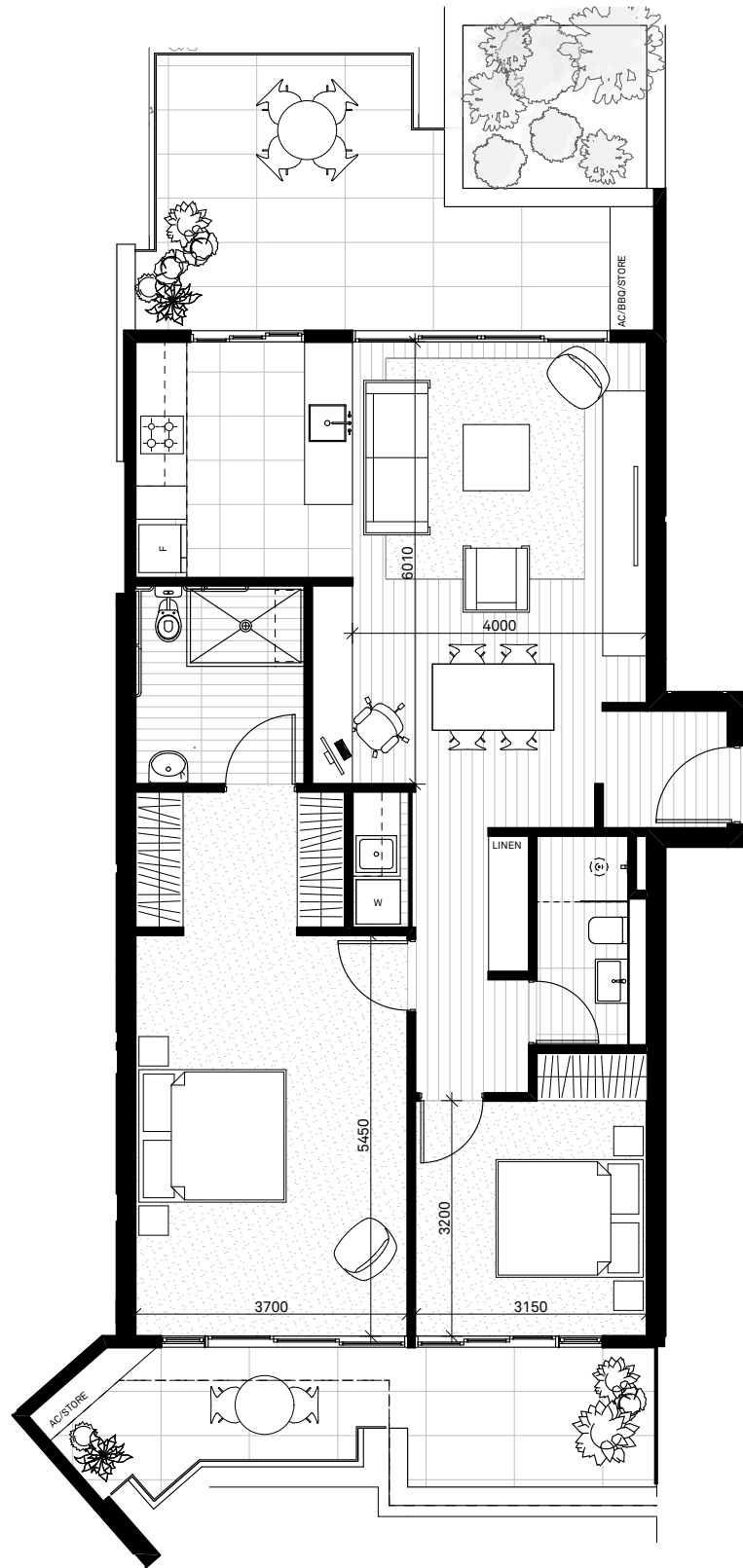
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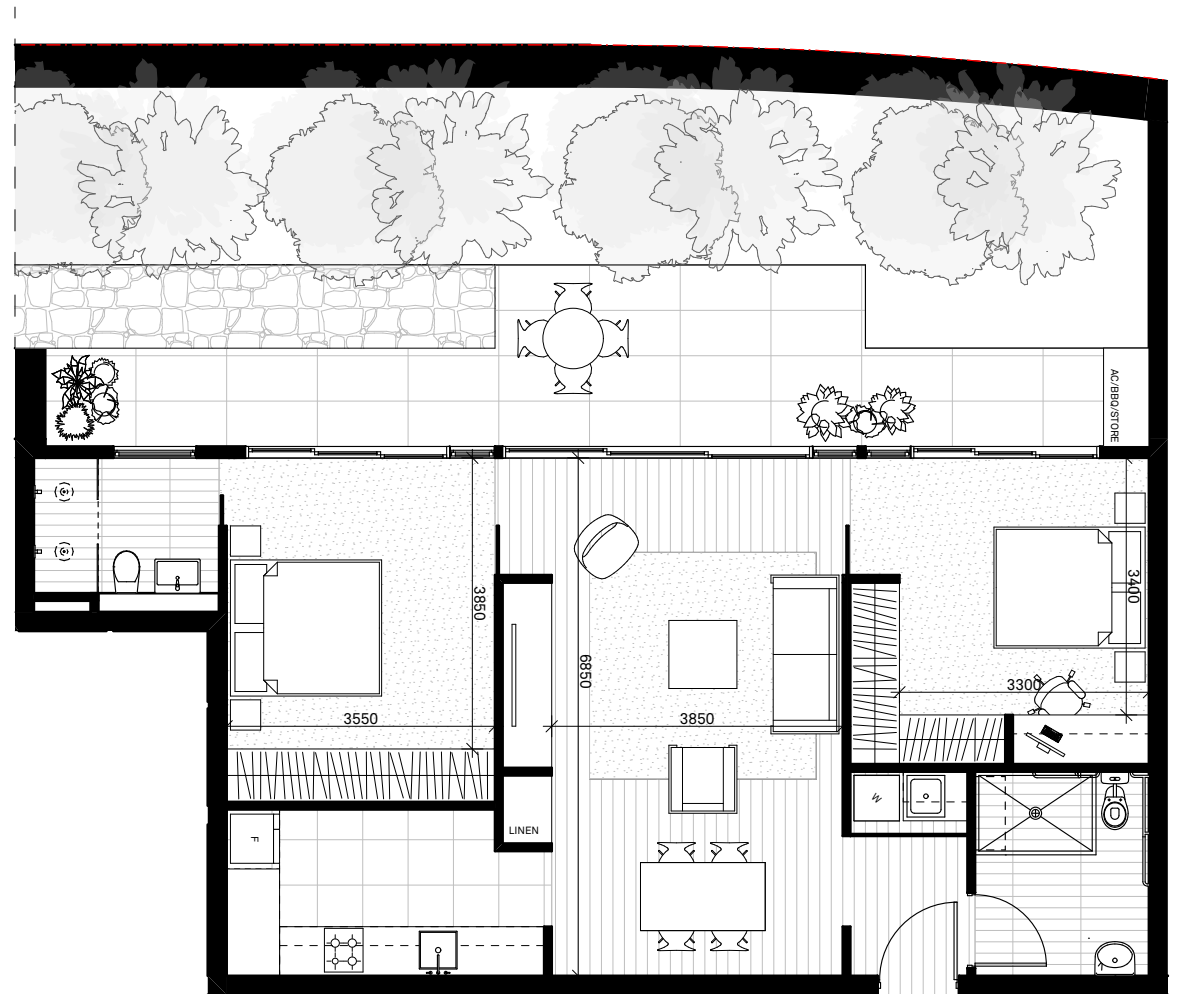
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07.

2 BEDROOM TYPE 04

UNIT B402 - ADAPT INTERNAL 95.4M²
EXTERNAL 33.2M²
GARDEN 8.15M²



08.

2 BEDROOM TYPE 05

UNIT A003 - ADAPT INTERNAL 88.6M²
EXTERNAL 24.4M²
GARDEN 15.0M²

MARQUE

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CLIENT

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54-58 Stoney Creek Road
Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
1:100 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1328

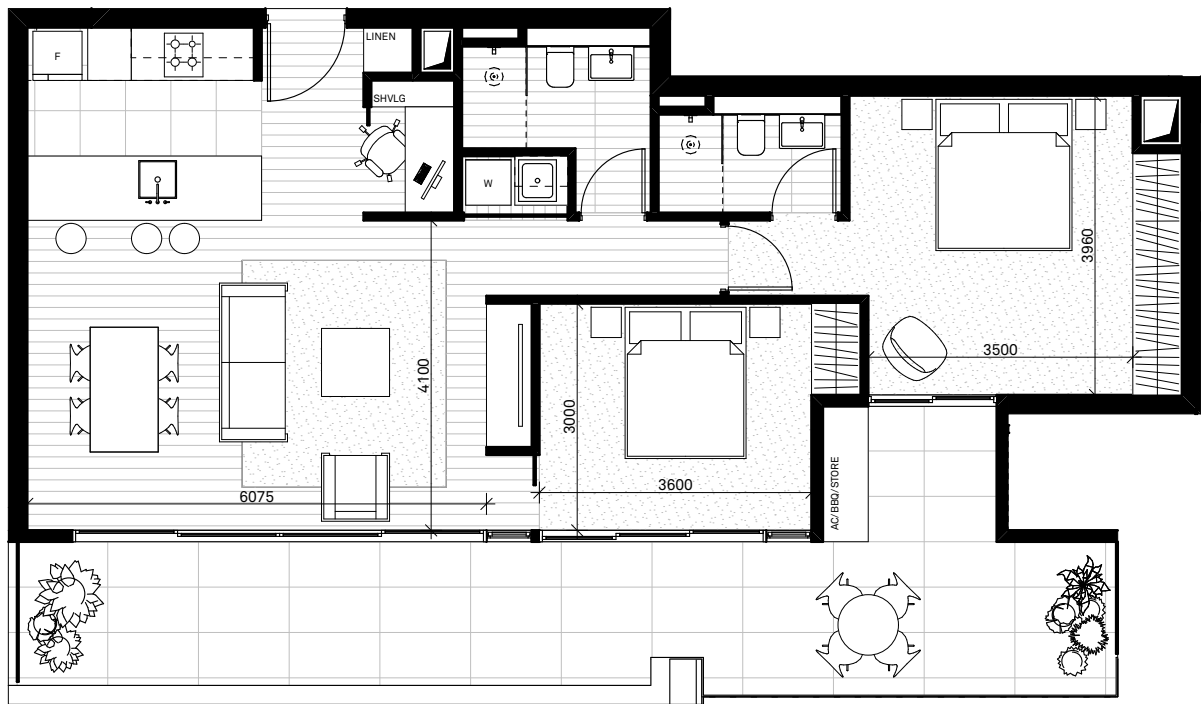
DRAWING
UNITS TYPOLOGY - 2
BEDROOM

ISSUE
A

ARCHITECT

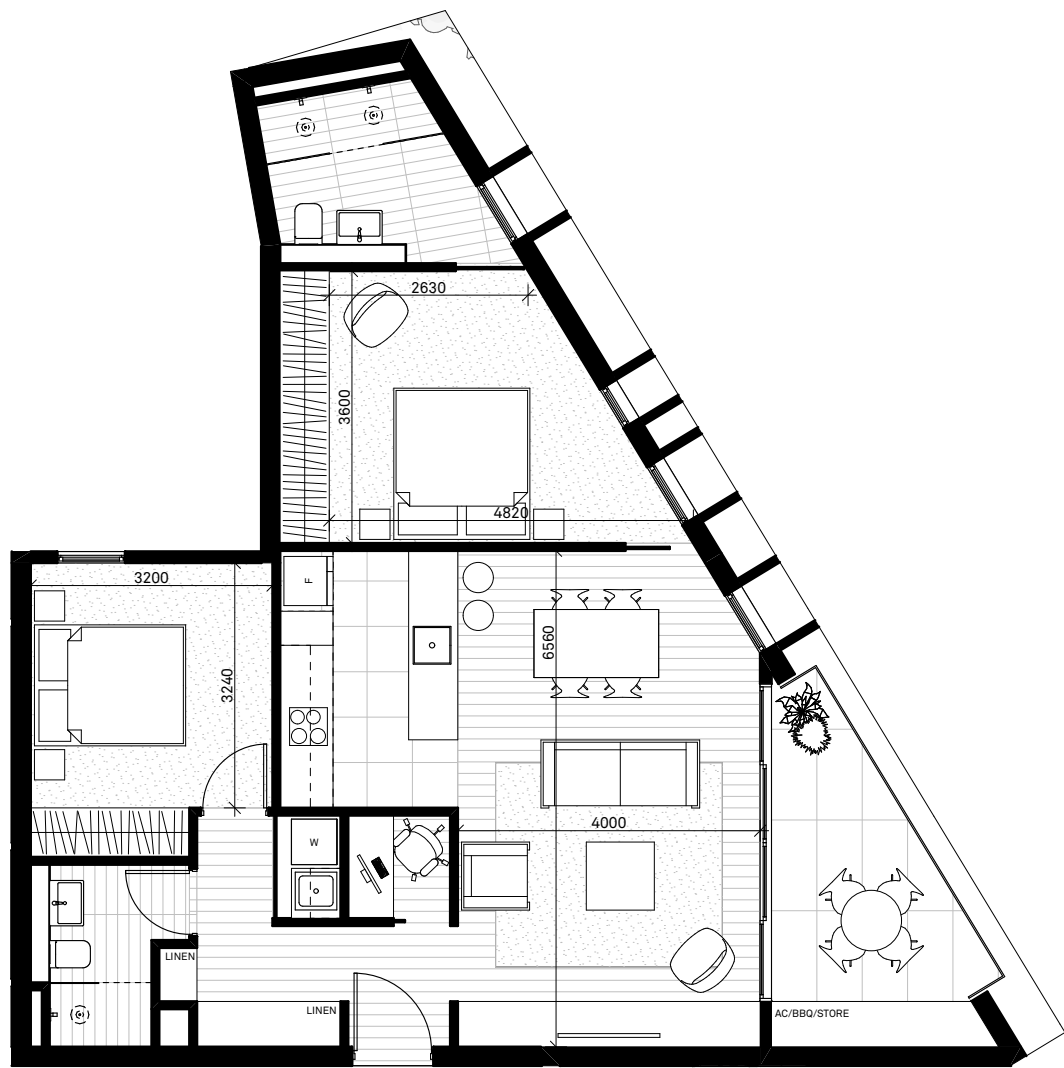
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09. 2 BEDROOM TYPE 06

UNIT B403 INTERNAL 85.1M²
EXTERNAL 32.3M²



10. 2 BEDROOM TYPE 07

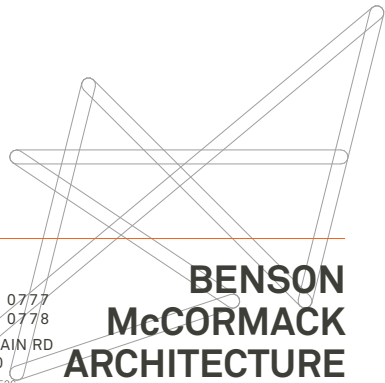
UNIT B207 INTERNAL 84.9M²
B307 EXTERNAL 10.1M²

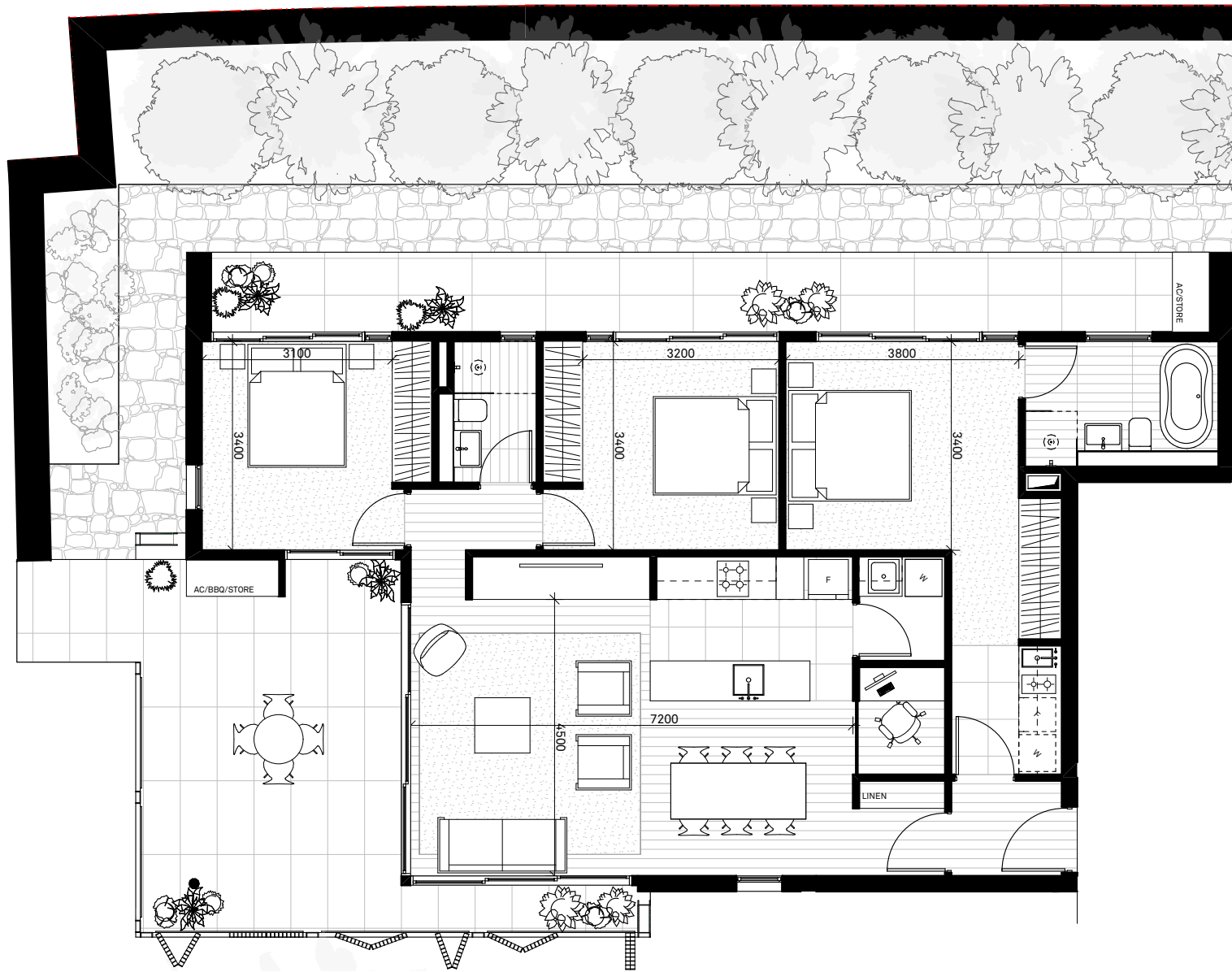
MARQUE

NOTES	REV	DATE	ISSUE	CLIENT	PROJECT DETAILS	PROJECT NORTH
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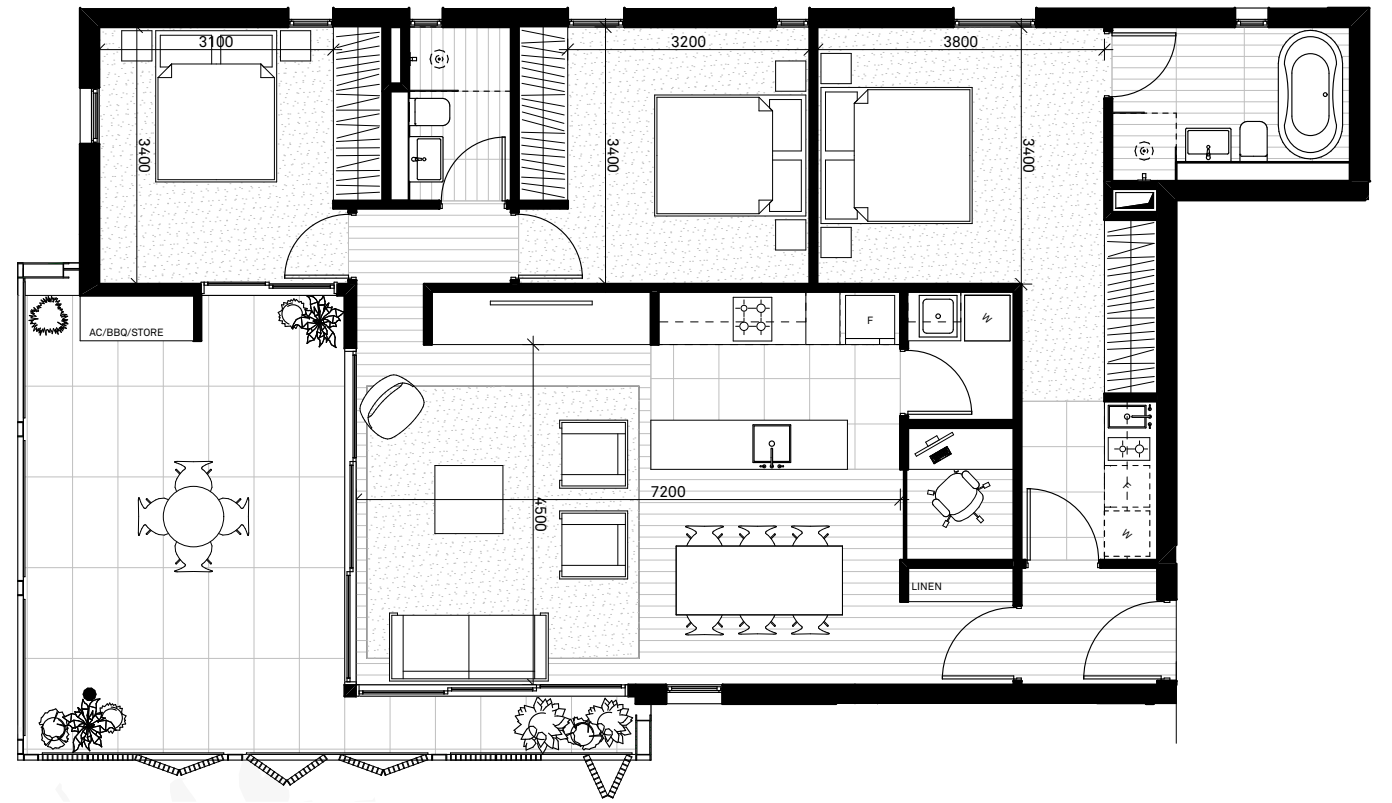
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1:100 @ A3	1767A	A-1329	UNITS TYPOLOGY - 2 BEDROOM	A	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536





01. 3 BEDROOM TYPE 01A

UNIT A001 INTERNAL 108.3M²
EXTERNAL 53.3M²
GARDEN 74.0M²



02. 2 BEDROOM TYPE 01B

UNIT A101 INTERNAL 108.3M²
A201 EXTERNAL 29.0M²
A301
A401

MARQUE

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Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
1:100 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1330

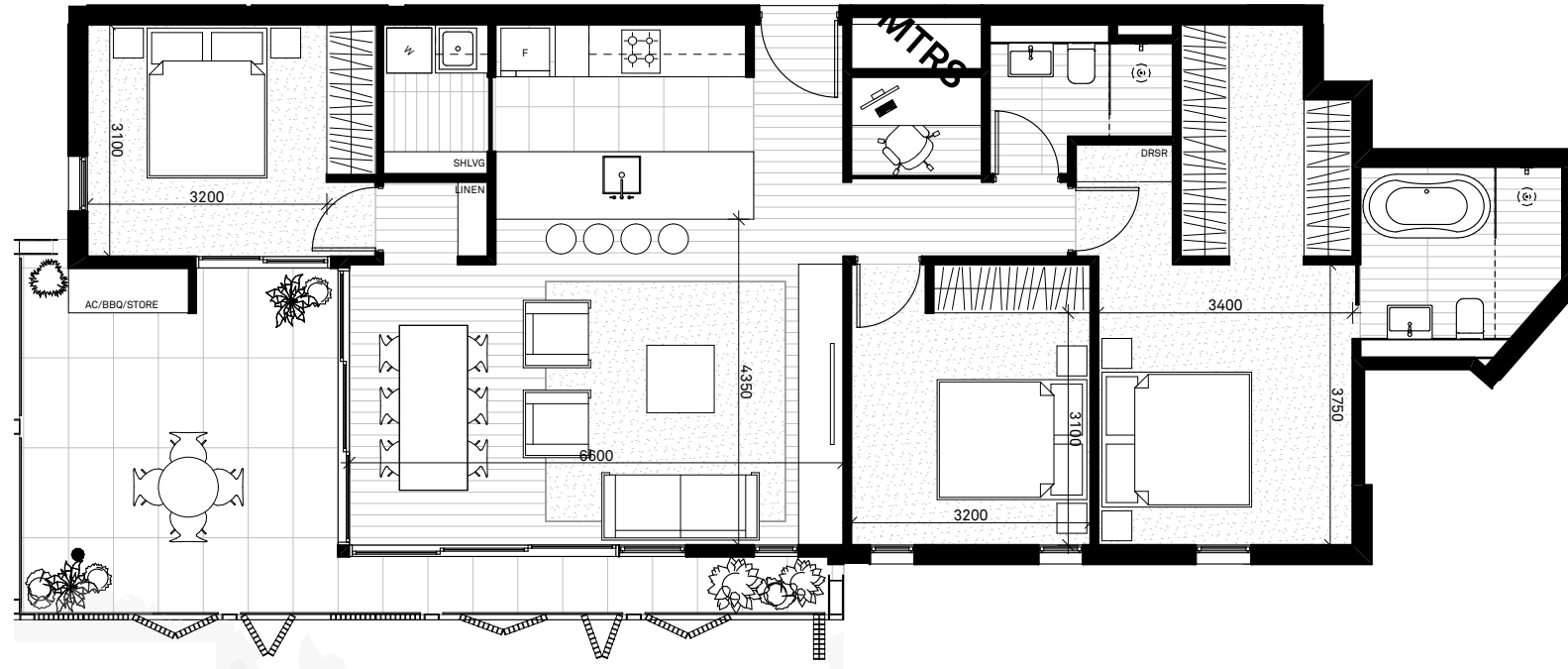
DRAWING
UNITS TYPOLOGY - 3
BEDROOM

ISSUE
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UNIT A002 INTERNAL 108.4M²
 A102 EXTERNAL 24.9M²
 A202
 A302
 A402

03.

3 BEDROOM TYPE 02



UNIT B404 INTERNAL 104.9M²
 EXTERNAL 63.0M²
 GARDEN 13.0M²

04.

3 BEDROOM TYPE 03

MARQUE

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PROJECT DETAILS

70 JOHN WHITEWAY DR.
 70 WHITEWAY DRIVE
 GOSFORD NSW 2250

PROJECT NORTH



SCALE
 1:100 @ A3

PROJECT NO.
 1767A

DRAWING NO.
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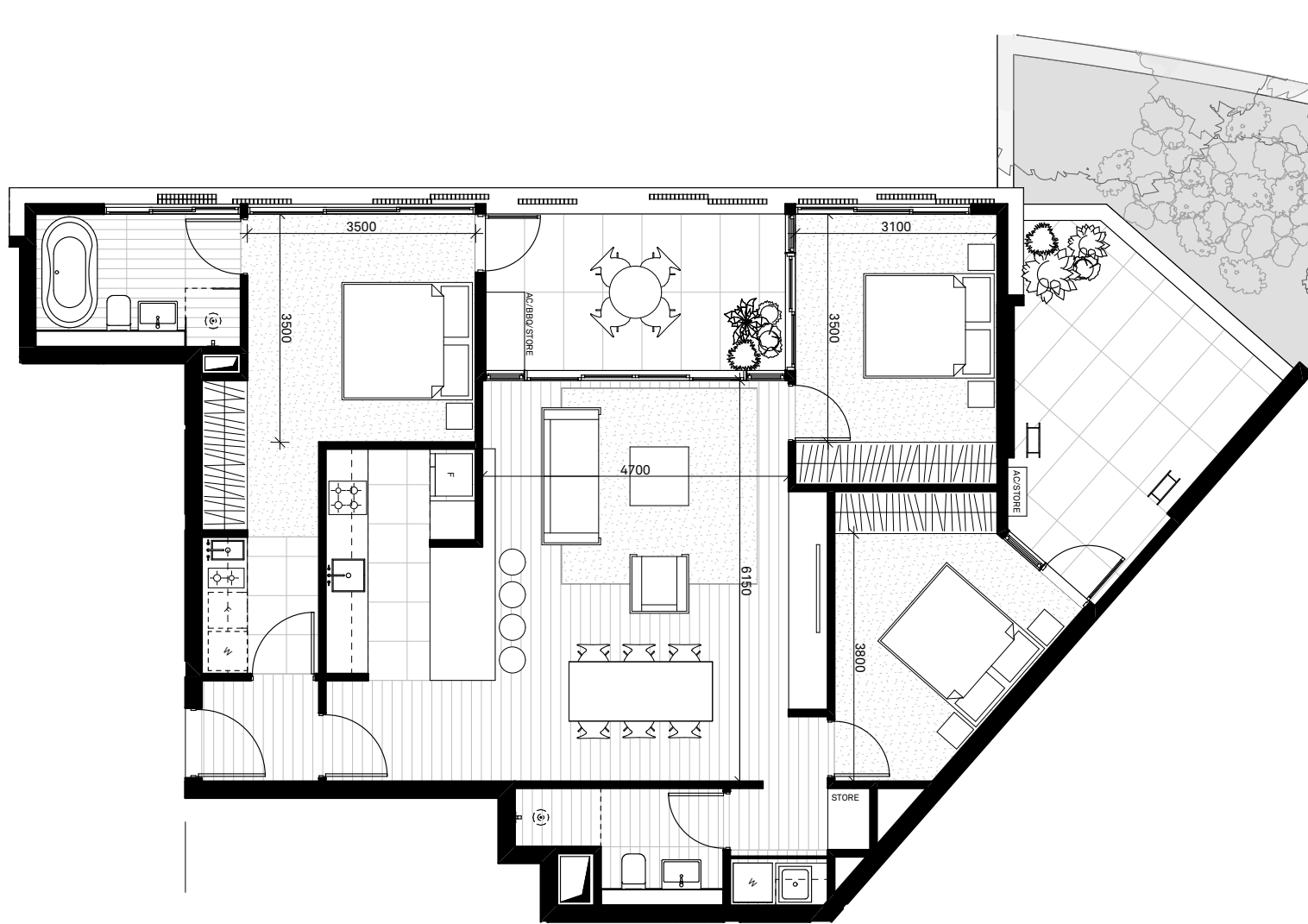
DRAWING
 UNITS TYPOLOGY - 3
 BEDROOM

ISSUE
 A

ARCHITECT

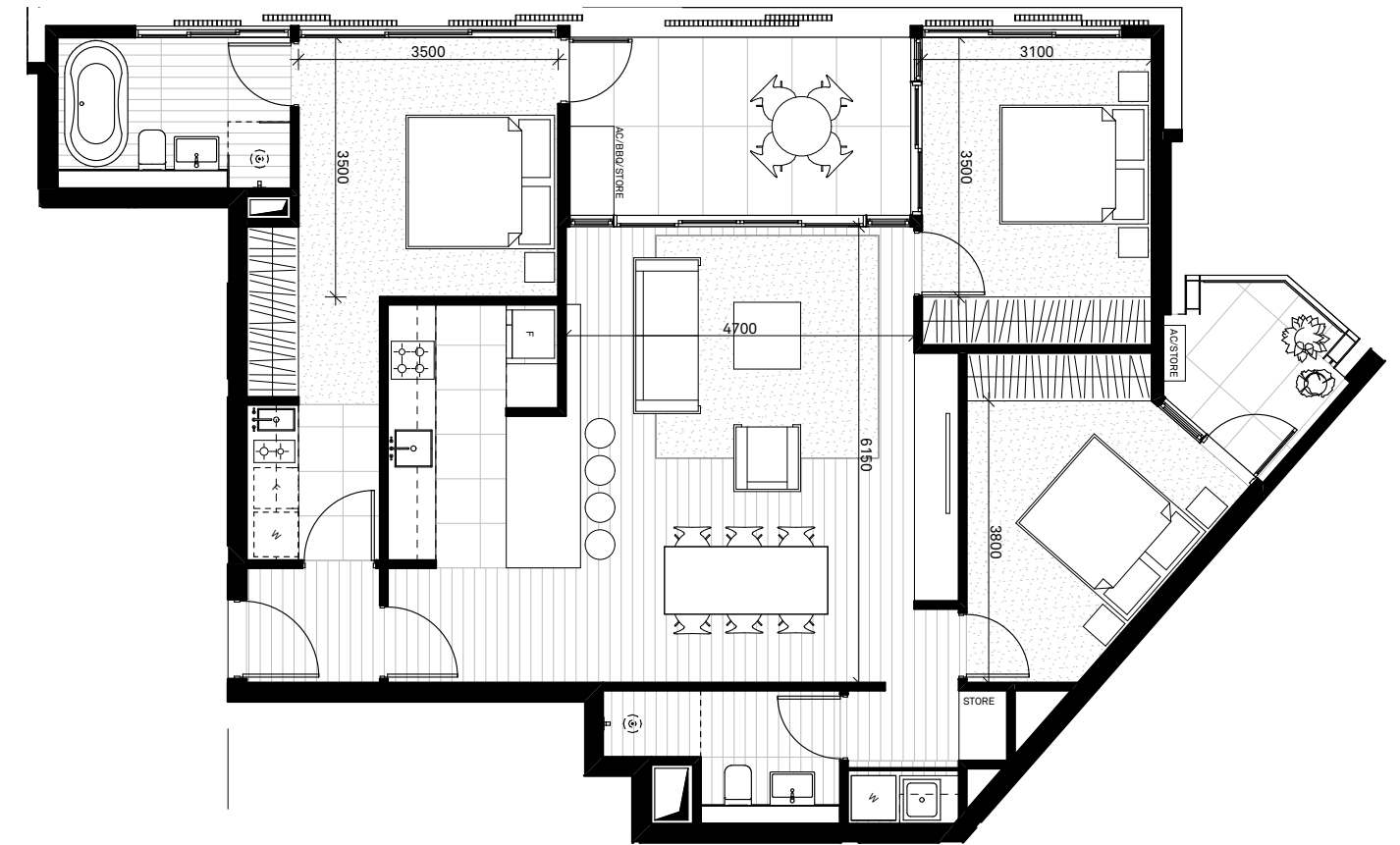
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05. 3 BEDROOM TYPE 04A

UNIT A103 INTERNAL 108.3M²
EXTERNAL 26.4M²
GARDEN 15.0M²



06. 3 BEDROOM TYPE 02

UNIT A203 INTERNAL 108.3M²
A303 EXTERNAL 15.8M²
A403

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CLIENT
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PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH

SCALE
1:100 @ A3

PROJECT NO.
1767A

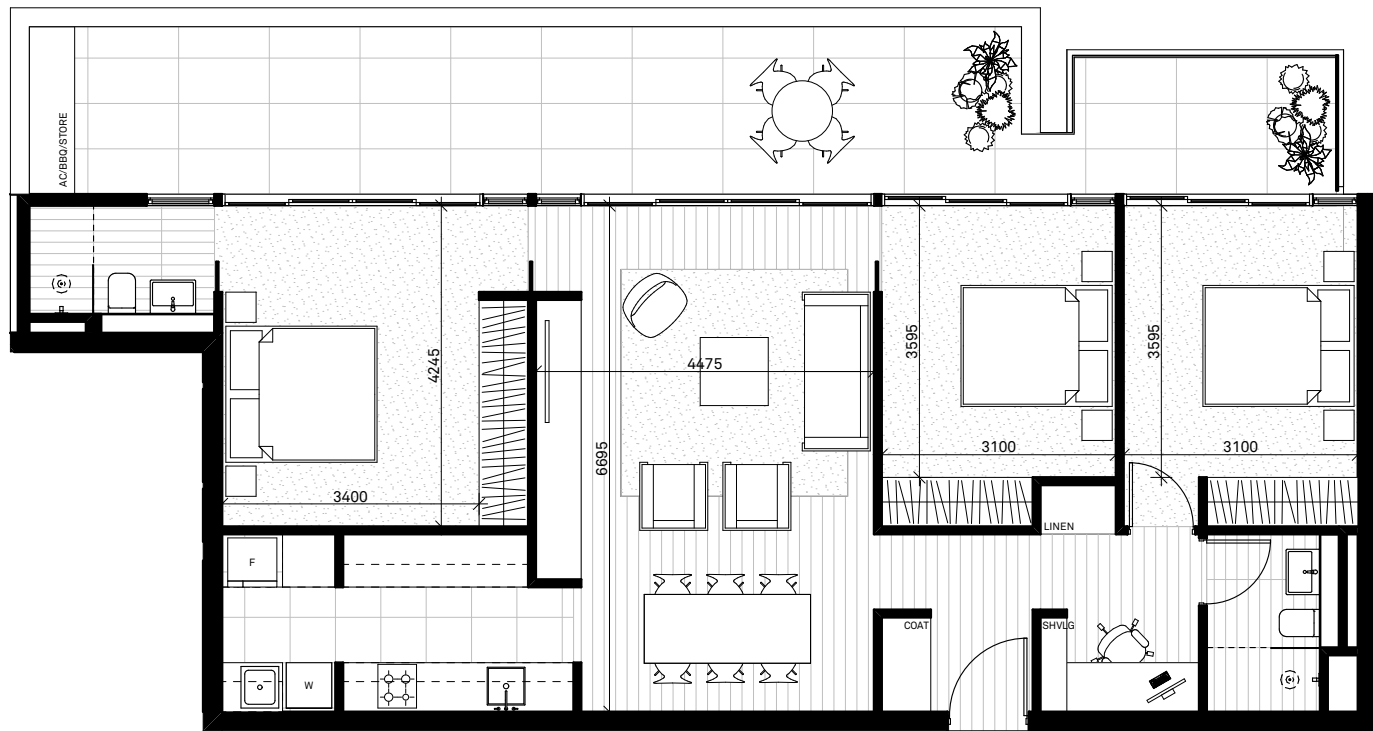
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A-1332

DRAWING
UNITS TYPOLOGY - 3 BEDROOM

ISSUE
A

ARCHITECT
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STUDIO 5, 505 BALMAIN RD
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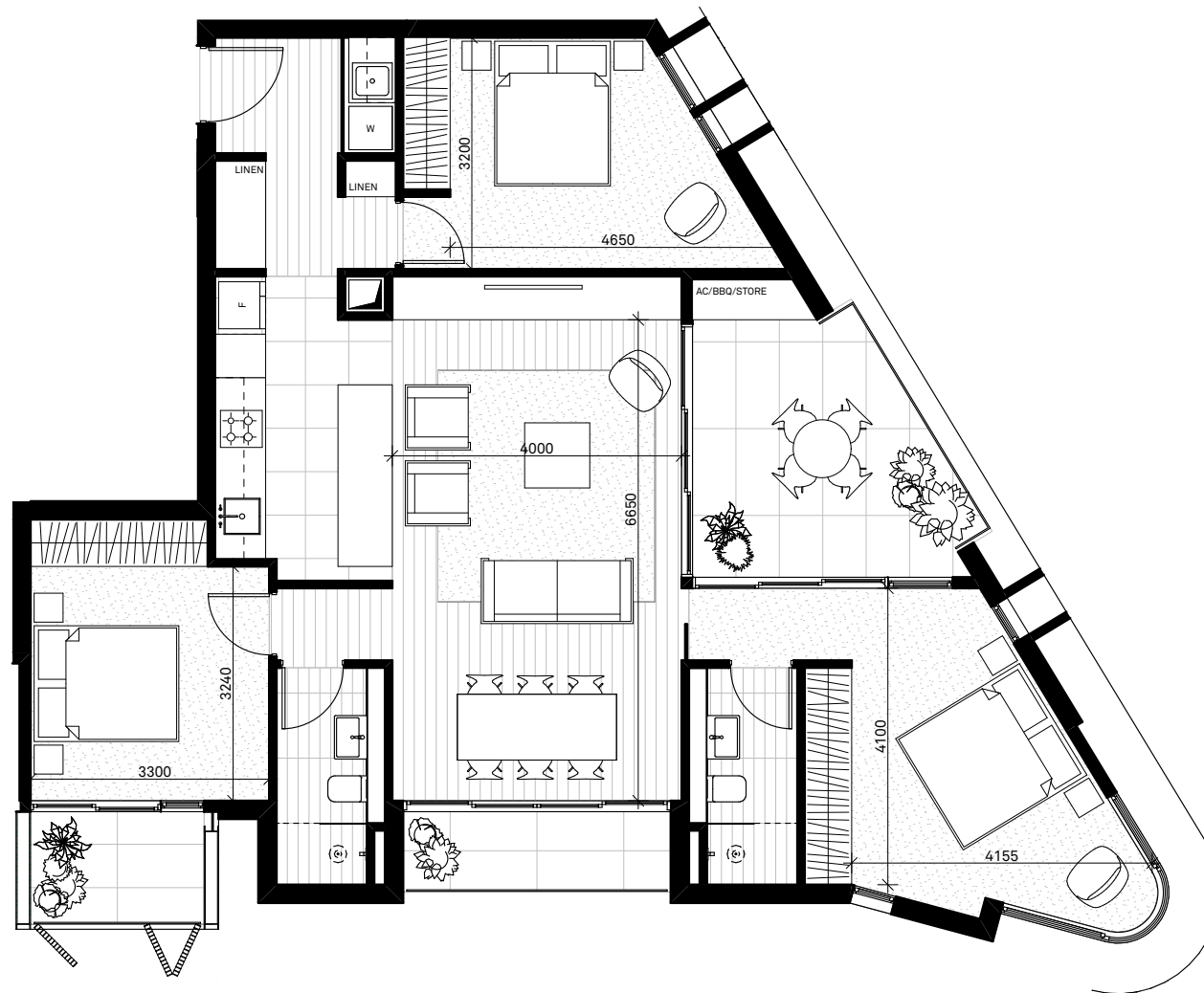
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07.

3 BEDROOM TYPE 05

UNIT B405 INTERNAL 103.9M²
B406 EXTERNAL 35.9M²



08.

3 BEDROOM TYPE 06A

UNIT C106 INTERNAL 103.7M²
C206 EXTERNAL 20.6M²
C306

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54-58 Stoney Creek Road
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PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE
1:100 @ A3

PROJECT NO.
1767A

DRAWING NO.
A-1333

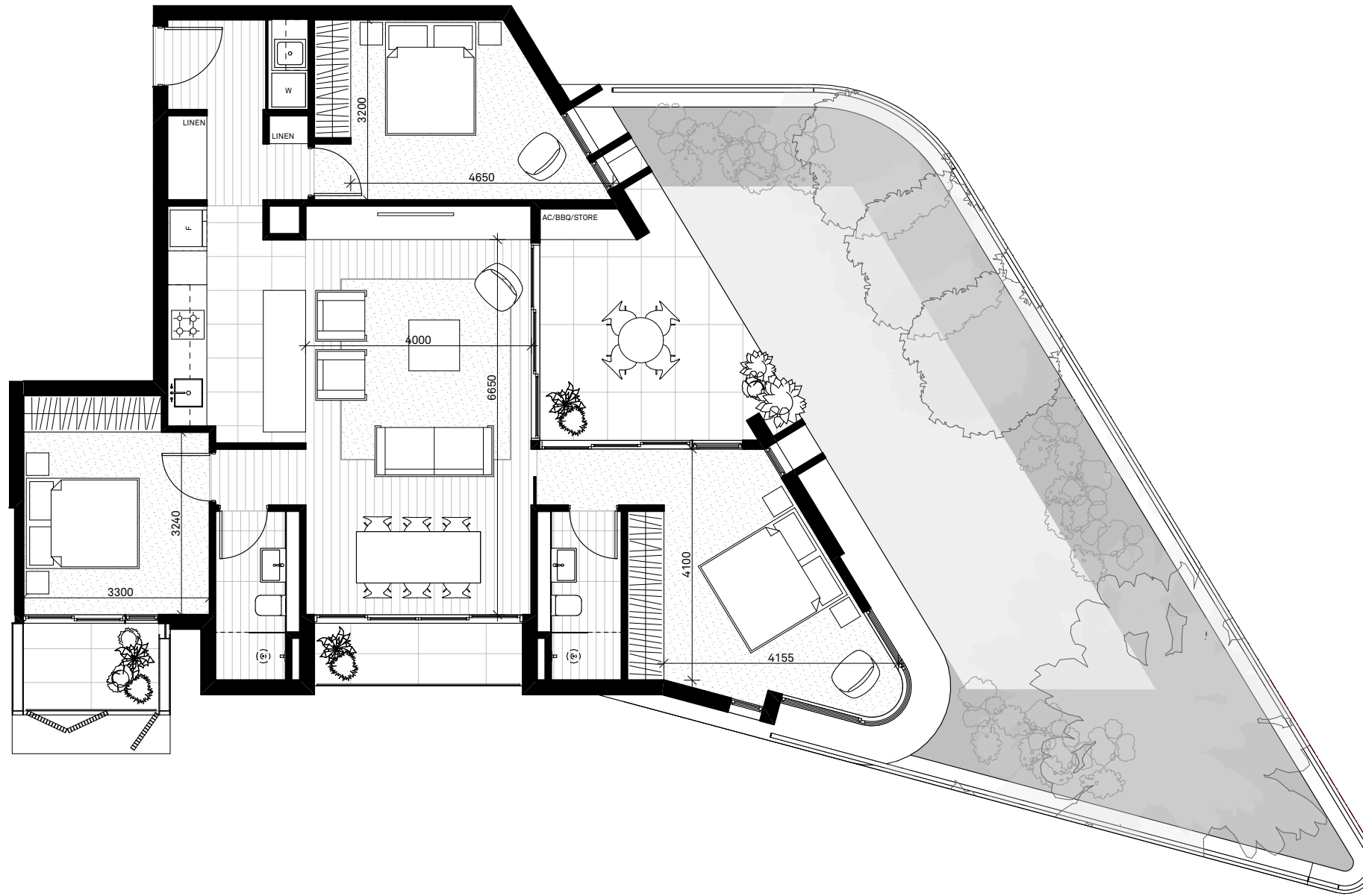
DRAWING
UNITS TYPOLOGY - 3
BEDROOM

ISSUE
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09.

3 BEDROOM TYPE 06B

UNIT C005 INTERNAL 103.7M²
EXTERNAL 20.6M²
GARDEN 74.0M²

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CLIENT

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54-58 Stony Creek Road
Bextley NSW 2207

PROJECT DETAILS

70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

PROJECT NORTH



SCALE

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PROJECT NO.

1767A

DRAWING NO.

A-1334

DRAWING

UNITS TYPOLOGY - 3
BEDROOM

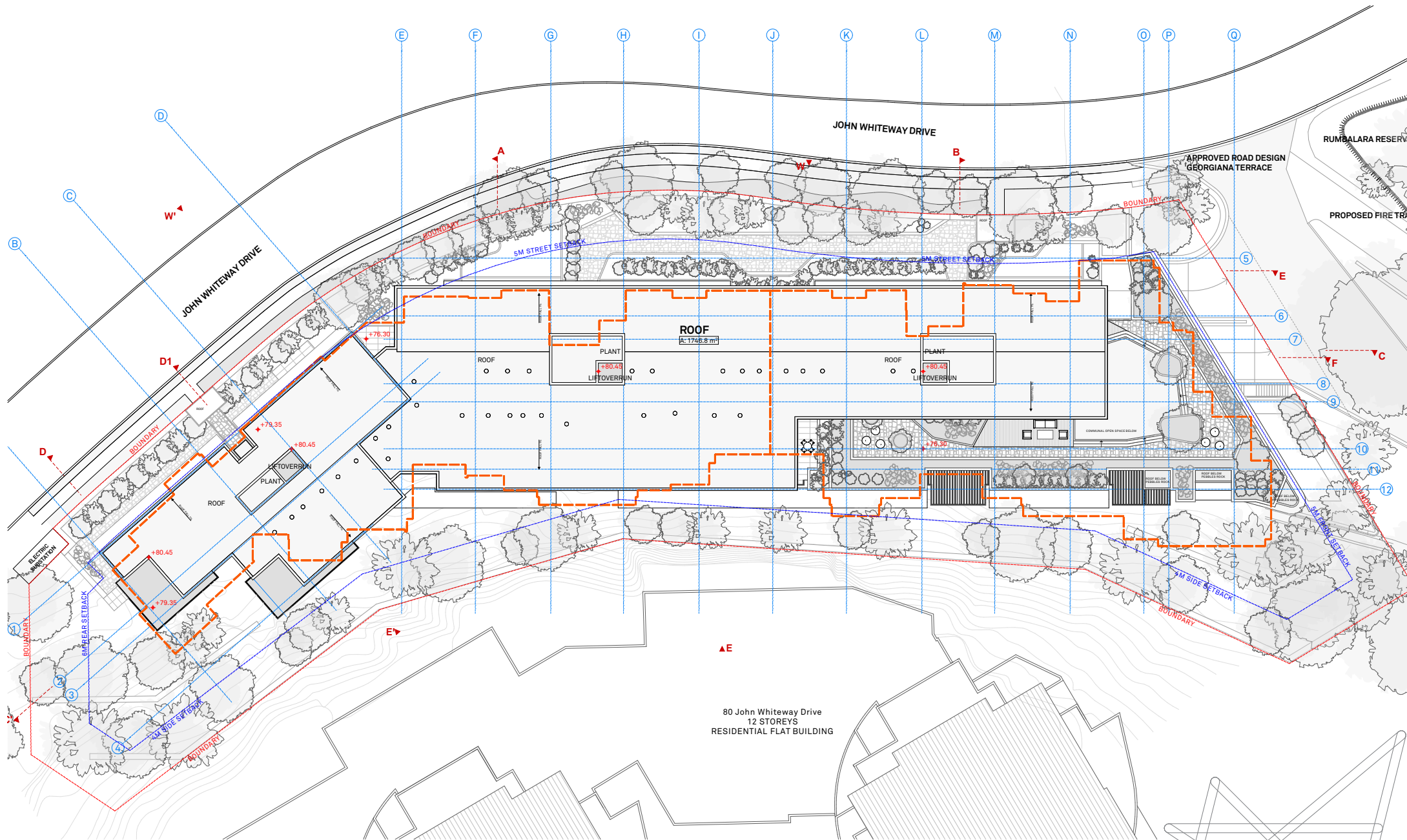
ISSUE

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ARCHITECT

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MARQUE

CLIENT
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Australia Pty Ltd
54-58 Stony Creek Road
Bextley NSW 2207

PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250



SCALE
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PROJECT NO.
1767A

DRAWING NO.
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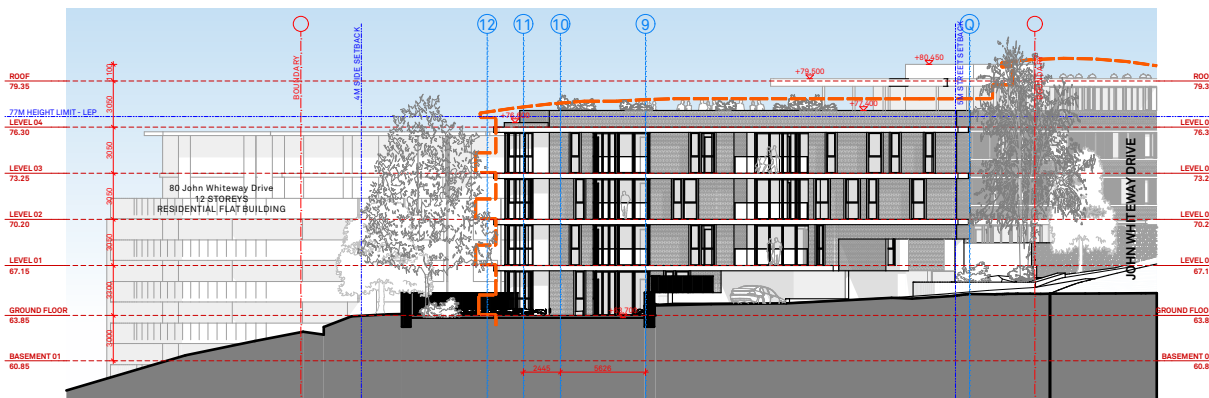
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S4.55 Notification - Site Plan

ISSUE
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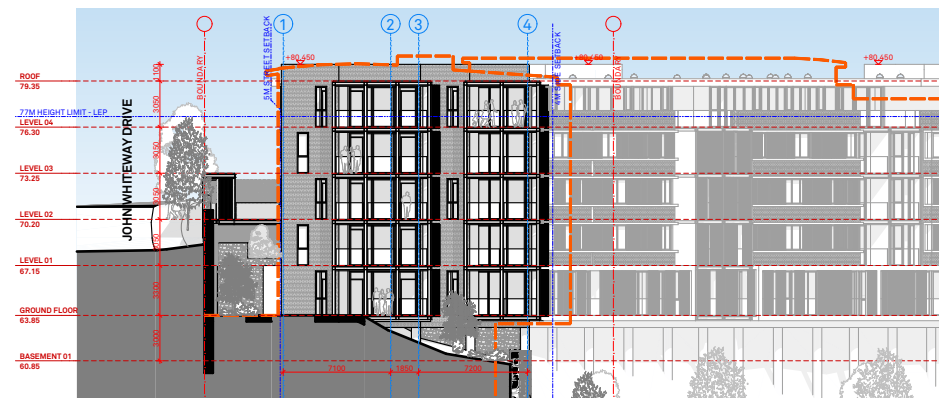
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LILYFIELD NSW 2040
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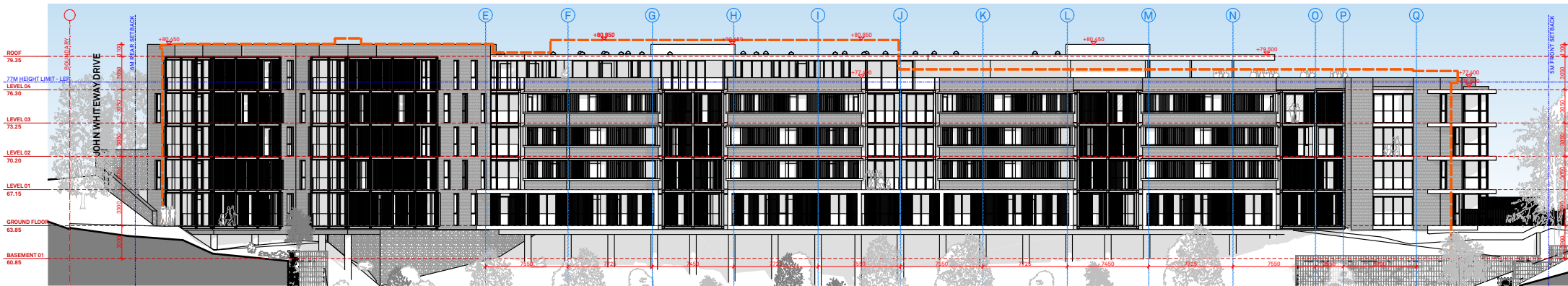
S4.55(2)



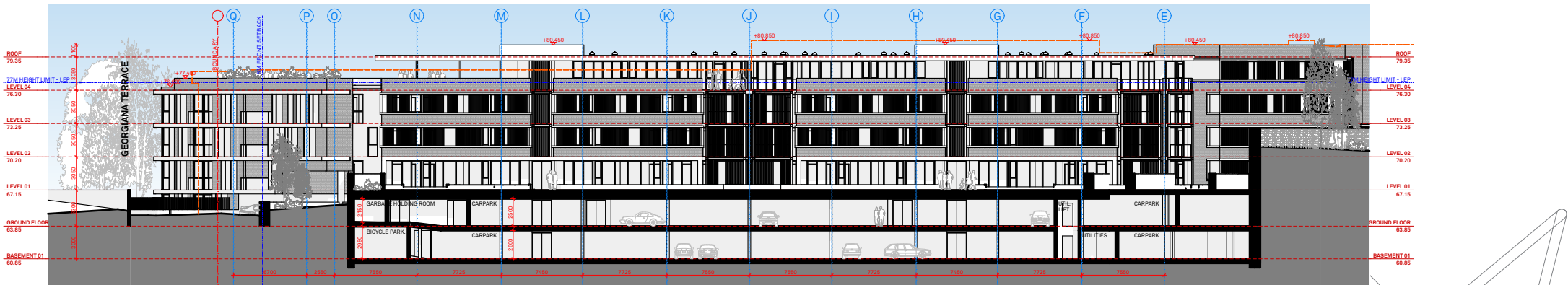
ELEVATION NORTH



ELEVATION SOUTH



ELEVATION EAST



ELEVATION WEST

MARQUE

CLIENT
Emirates Holdings
Australia Pty Ltd
54-58 Stony Creek Road
Bextley NSW 2207

PROJECT DETAILS
70 JOHN WHITEWAY DR.
70 WHITEWAY DRIVE
GOSFORD NSW 2250

NORTH

SCALE
1:500 @ A4

PROJECT NO.
1767A

DRAWING NO.
A-1336

DRAWING
S4.55 Notification -
Elevations

ISSUE
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