

Eastlakes **LIVE** North

Crown Group

21 June 2018



CONTEXT STRATEGY

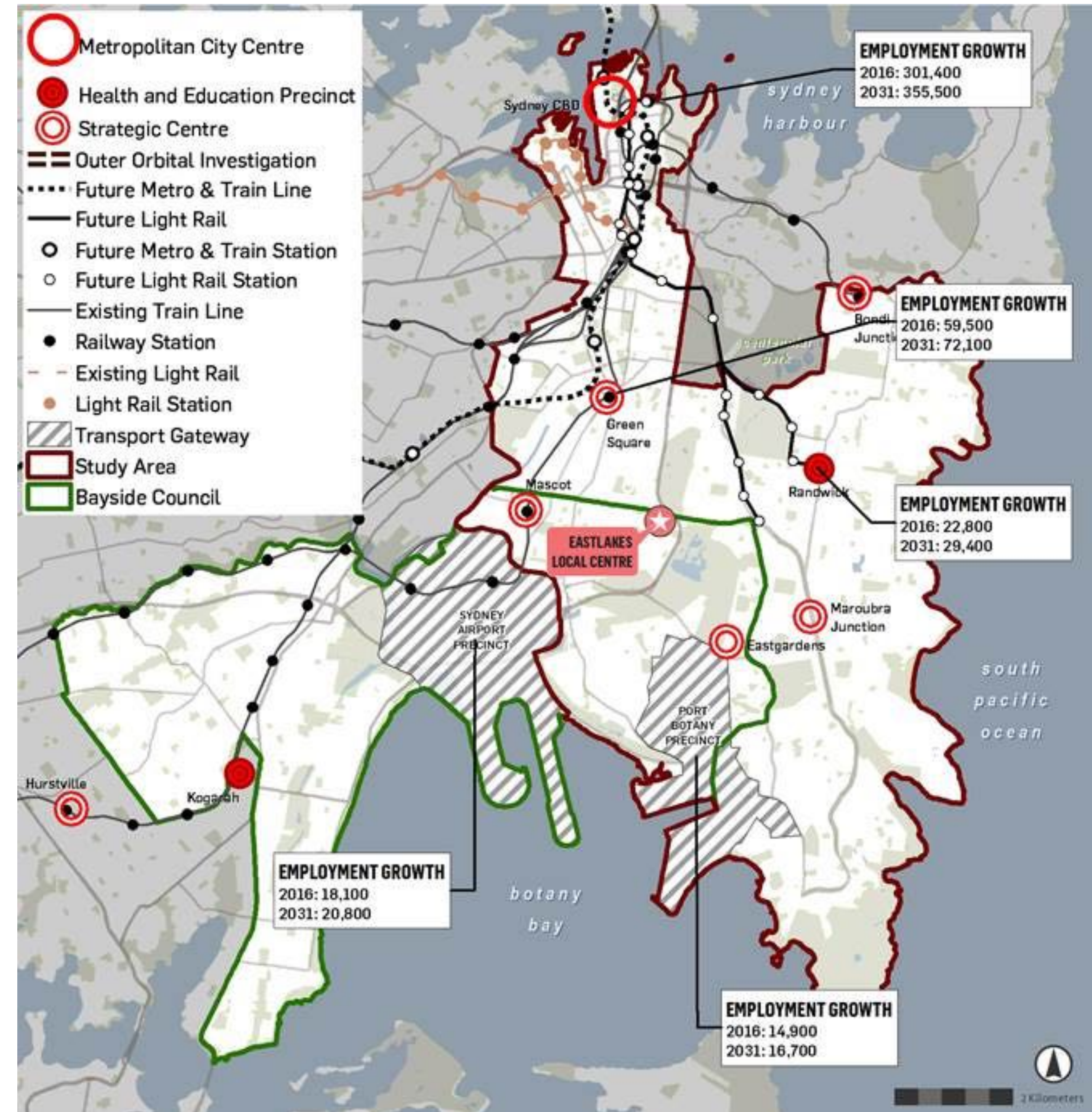
CONTEXT STRATEGY

Eastlakes is identified as a local centre and has good access to services, transport and employment opportunities.

- Highly accessible
 - 2.5km to Randwick Health and Educational Precinct
 - 3km to Maroubra and Eastgardens
 - 2km to Mascot and Green Square

- Key road/transport networks elements over the next 20 years:
 - Sydney Metro West & Sydney Metro South West
 - CBD and South East Light Rail extension to Maroubra Junction
 - Harbour CBD to Green Square mass transit link
 - Centre-serving transport links such as Green Square to La Perouse rapid bus and Eastern Suburbs to Inner West bus

The proposal can support the density without adverse environmental and amenity impacts.



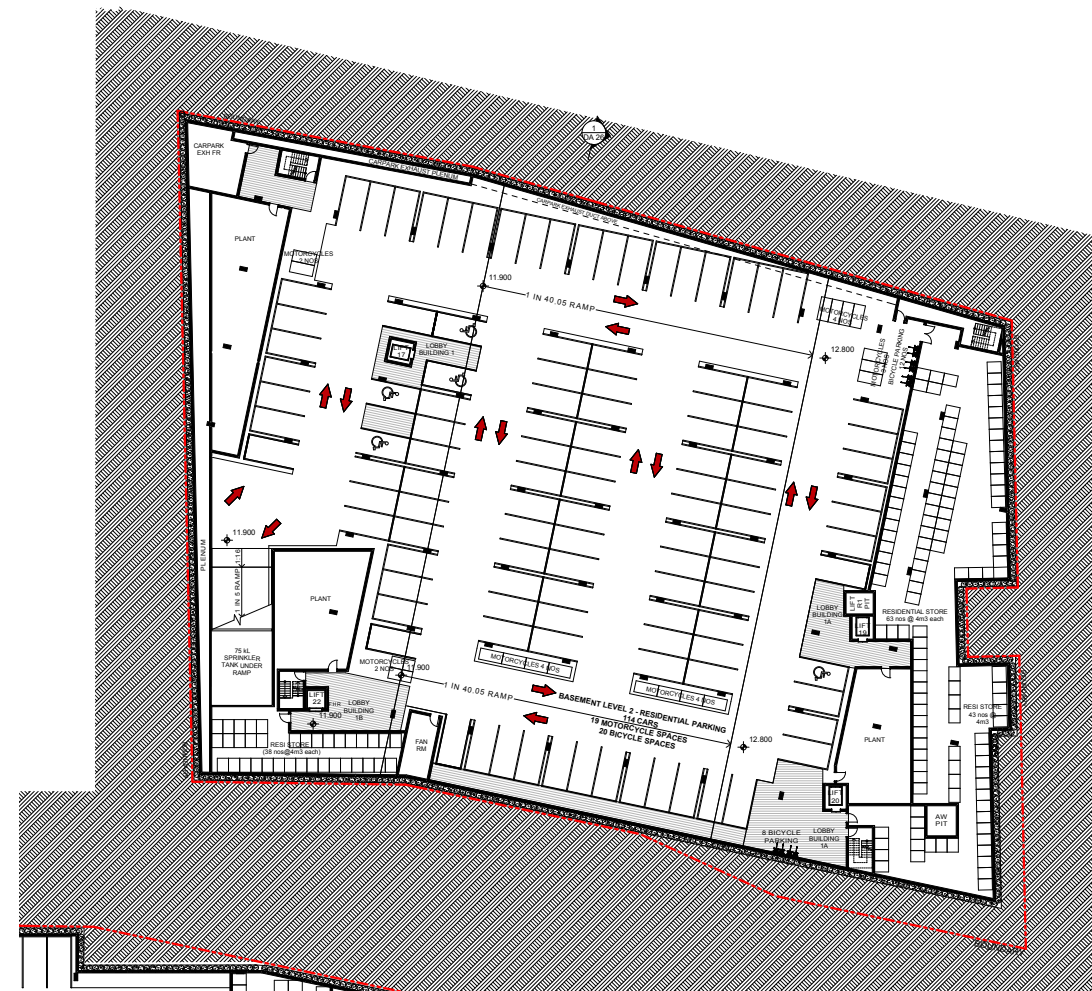
APPROVED SCHEME

PROJECT APPROVAL HISTORY

- Demolition and removal of all existing buildings
- Construction of a mixed-use development generally between two-six storeys above podiums
- Maximum ground floor retail and and community floor space of 14,404m²
- Maximum 405 residential apartments with a maximum GFA of 34,636 m²



APPROVED PLANS



BASEMENT 02



GROUND FLOOR



LEVEL 01 (PODIUM)



LEVEL 02 (TYPICAL)

APPROVED ELEVATIONS



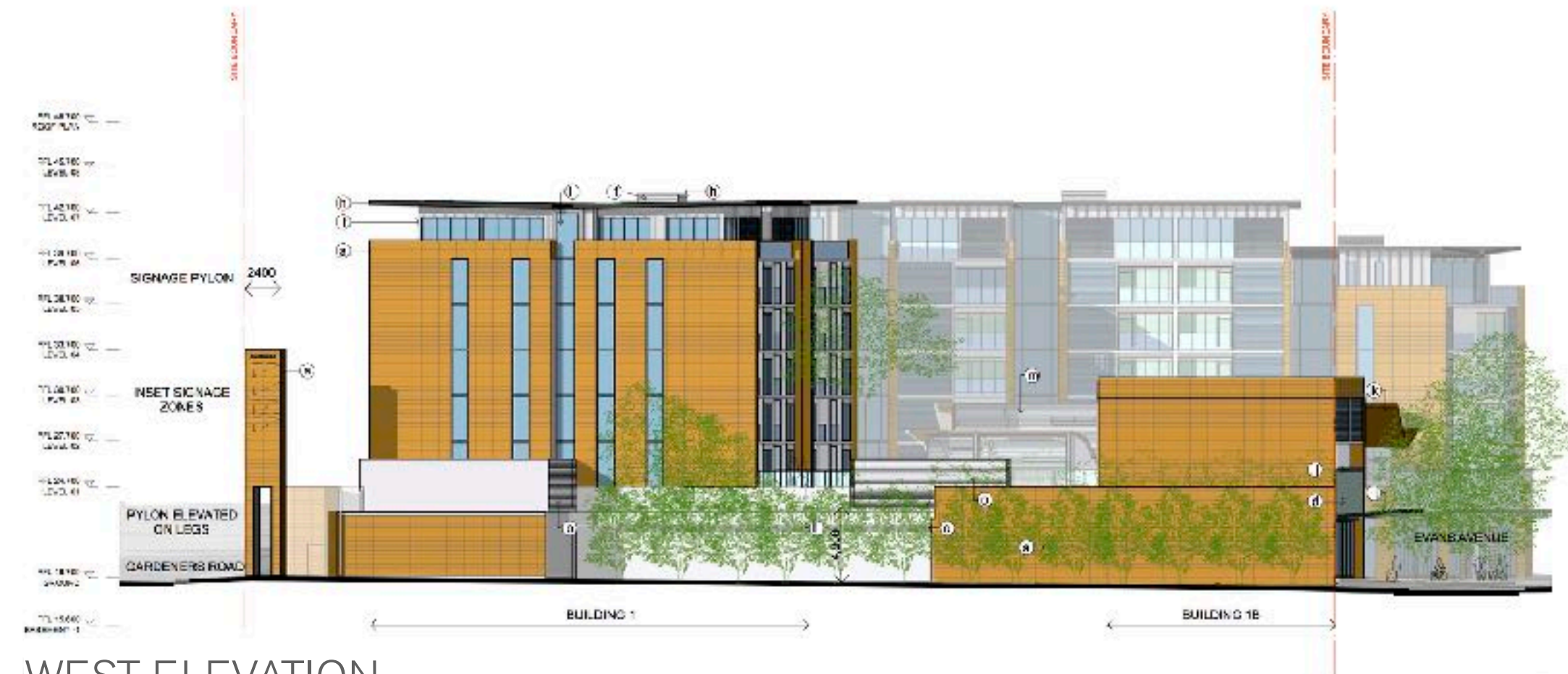
SOUTH ELEVATION (EVANS AVENUE)



NORTH ELEVATION (GARDENERS ROAD)



EAST ELEVATION



WEST ELEVATION

Section 75W

DEVELOPMENT STATISTICS COMPARISON

- Increase in total GFA by 1778m², or 3.6%
- Only 21 additional apartments

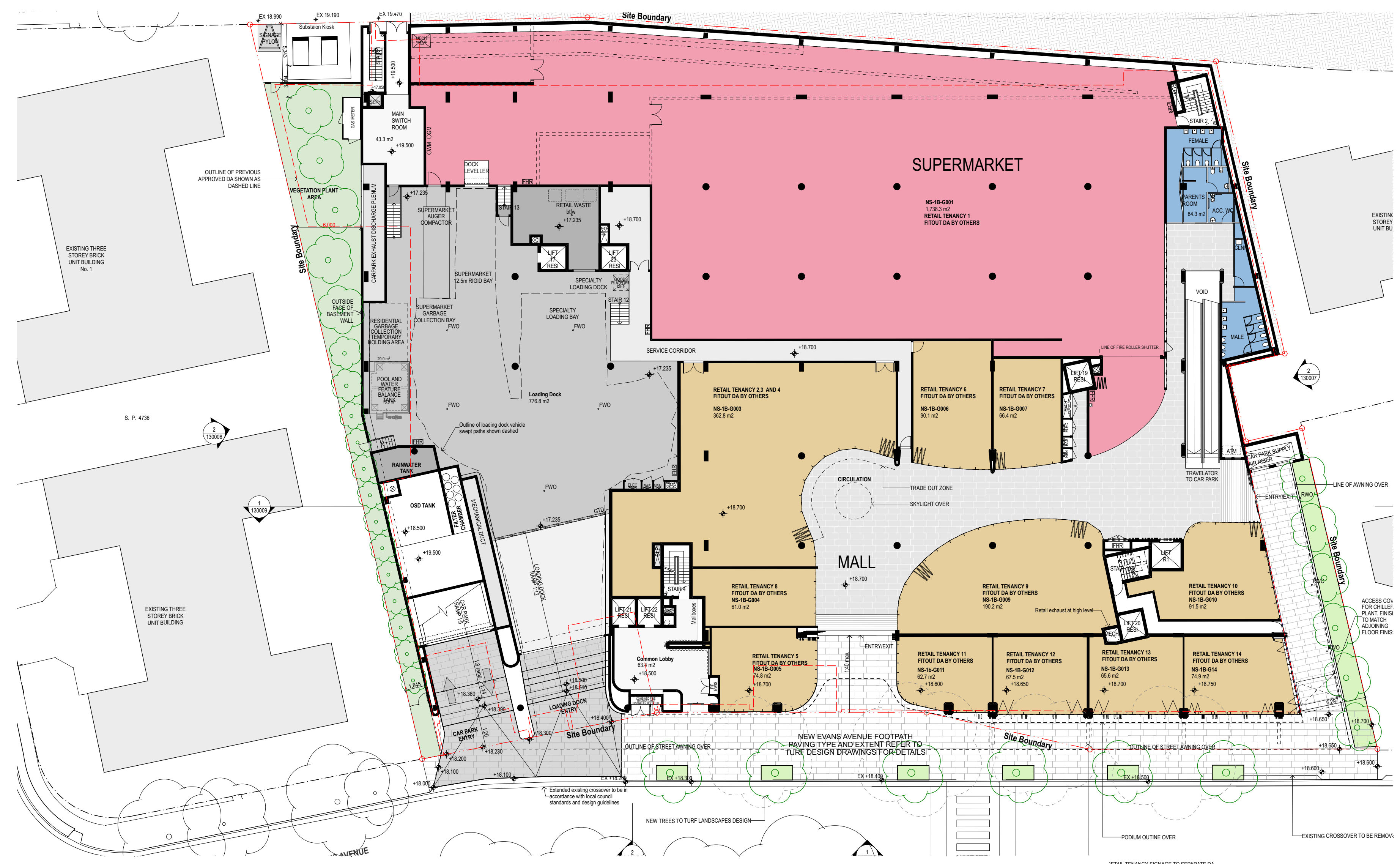
Numeric	Approved Development	Proposed (Mod 1)	Difference
Total GFA (sqm)	49,040sqm	50,818sqm	1,778sqm
Commercial GFA (sqm)	14,404sqm	14,591sqm	187sqm
Residential GFA (sqm)	34,636sqm	36,228sqm	1,592sqm
Residential (units)	404	425	21
Height above retail podium (in storeys)	3-7 storeys	3-8 storeys	+1
Car parking spaces	916 spaces	980 spaces	64

S75 SUMMARY

- Modification of building 1B envelope
- Increased height of building 1B from three to eight storeys (above the podium level)
- Modification of ground floor retail levels
- Provision of additional basement parking level
- Increase in total GFA by 17,78m², or 3.6%
- Only 21 additional apartments
- Amendments to landscaping and podium design along the norther, eastern and western boundaries

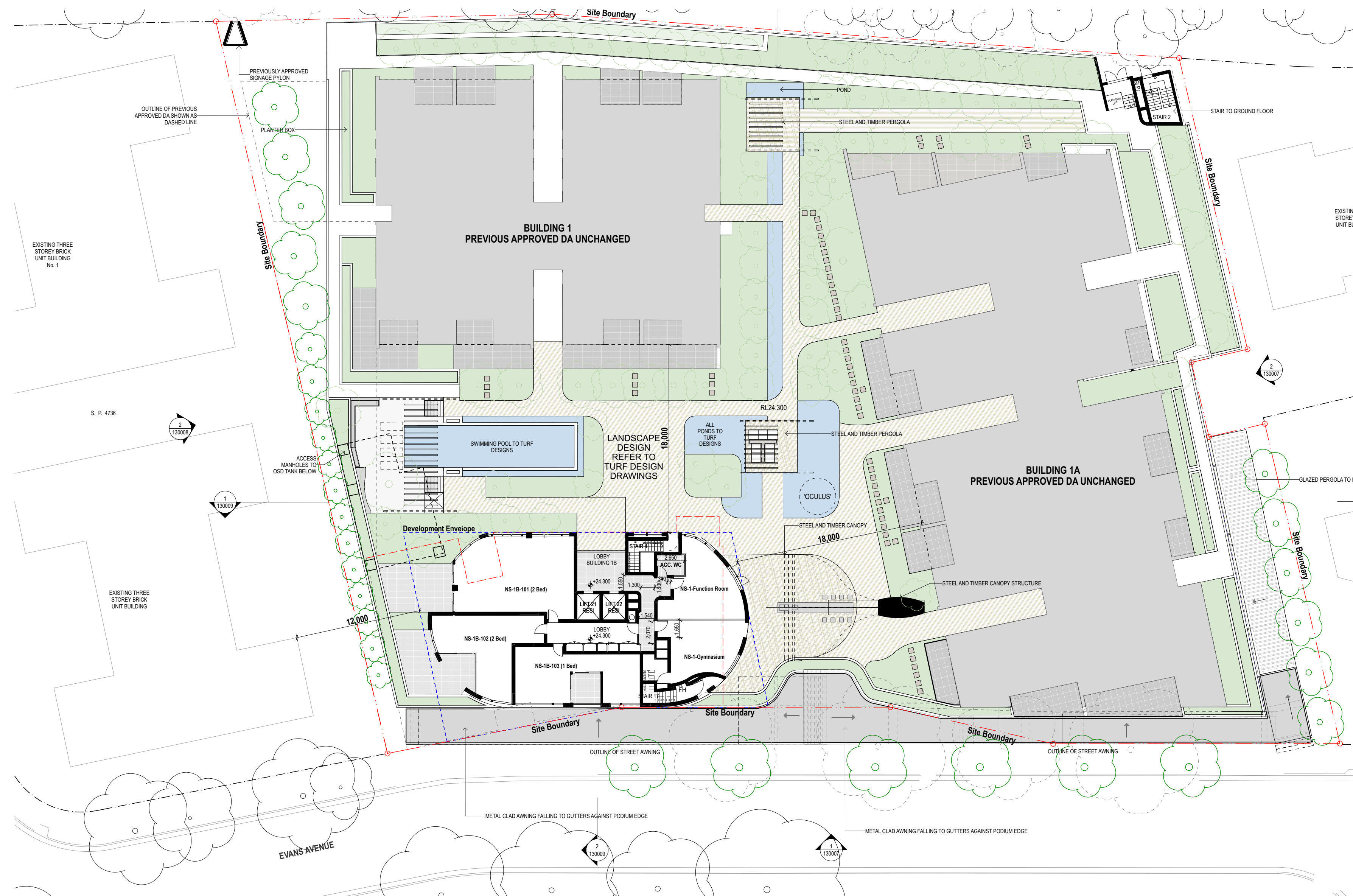


PROPOSED GROUND FLOOR

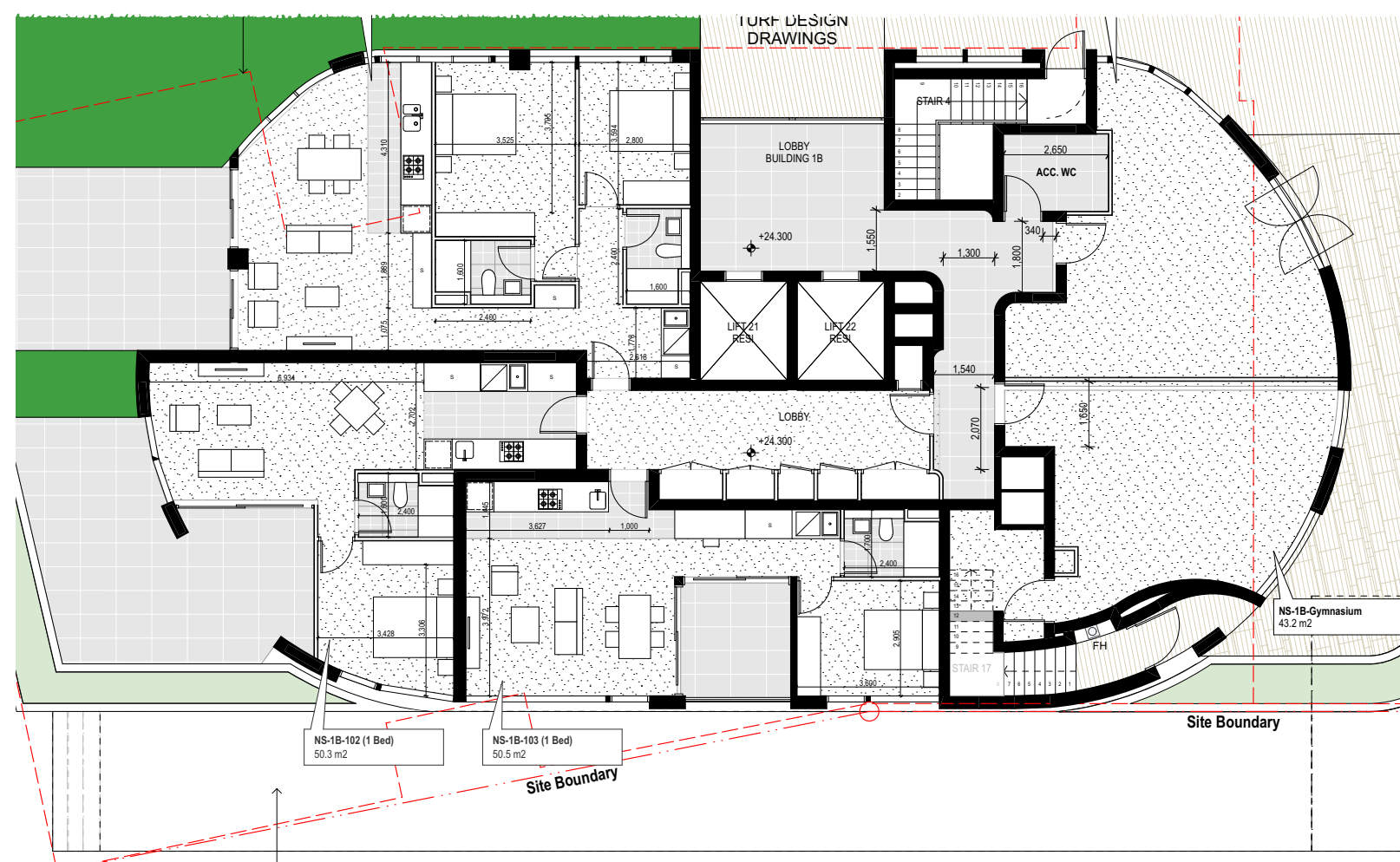


RETAIL TENANCY SIGNAGE TO SEPARATE DA

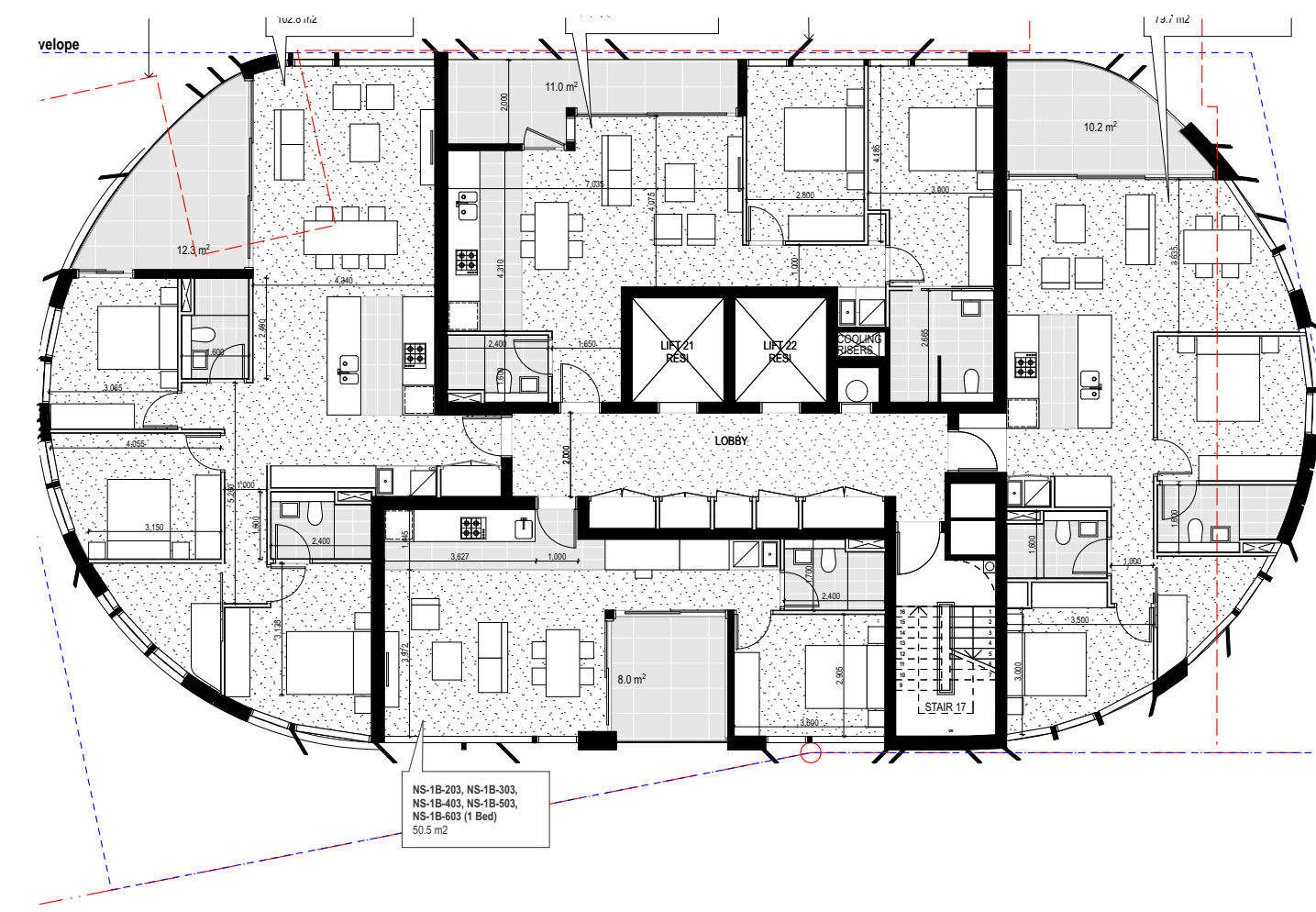
PROPOSED FIRST FLOOR (PODIUM)



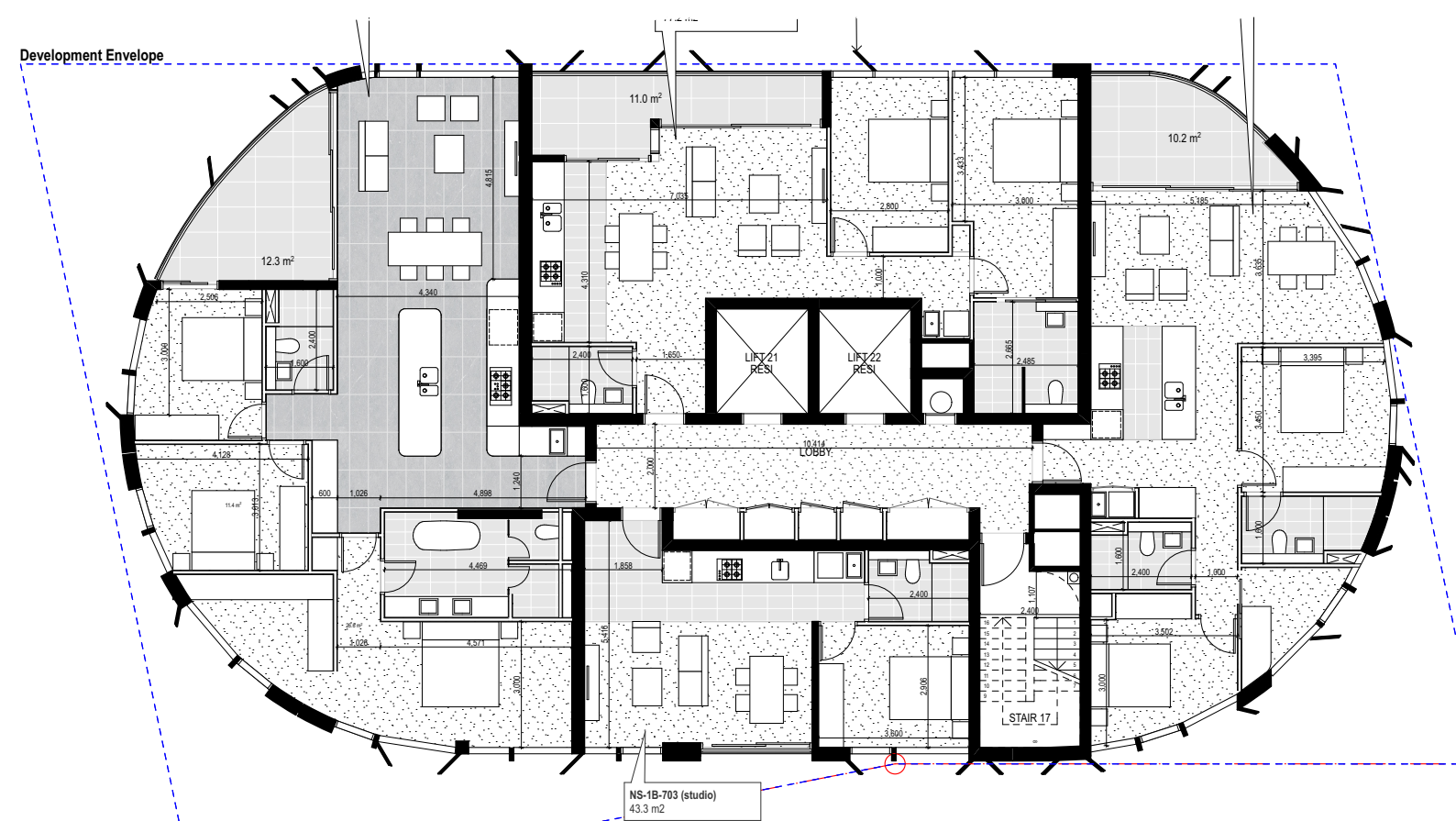
PROPOSED FLOOR PLANS



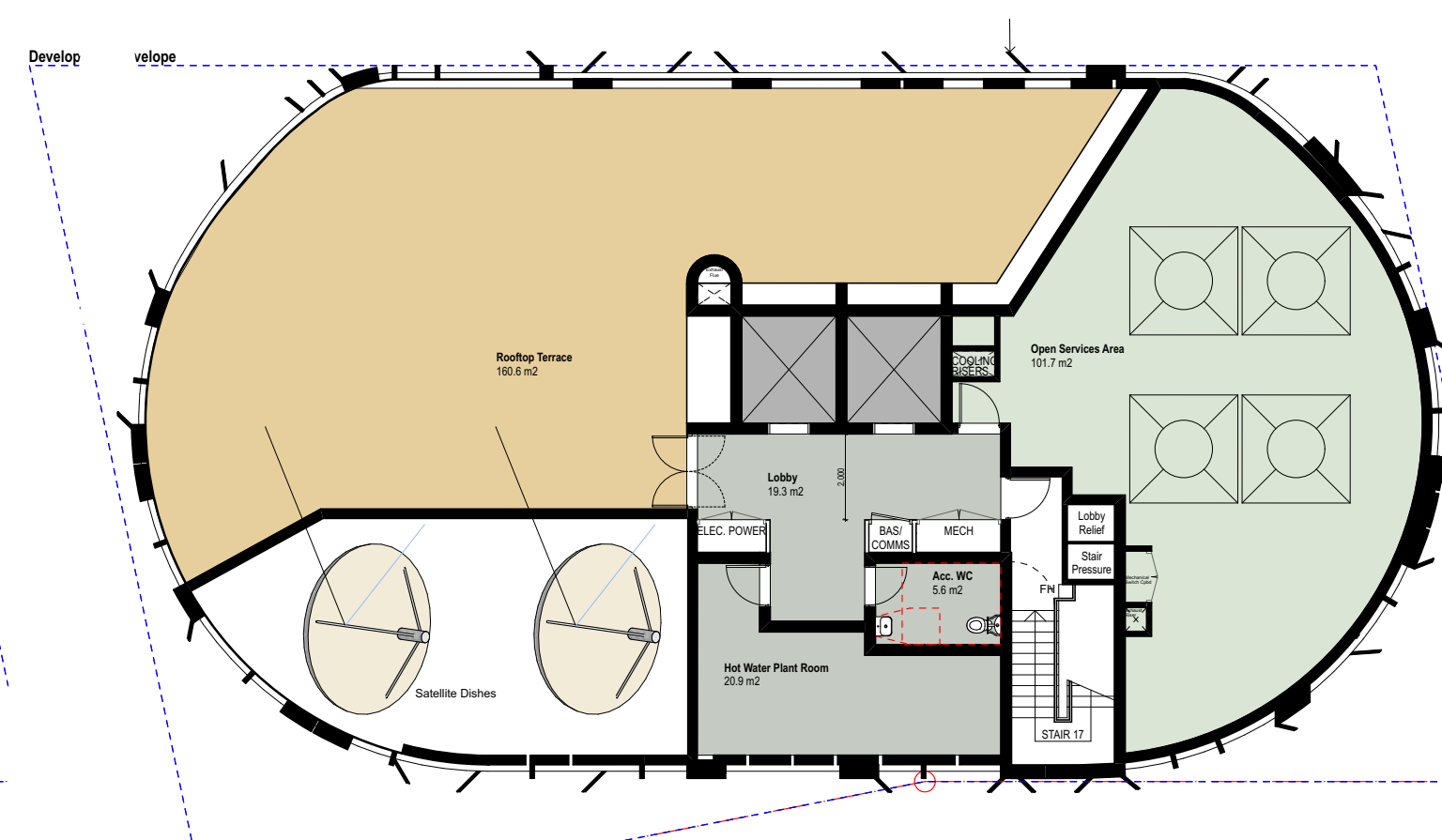
LEVEL 01 (PODIUM)



② LEVEL 02-06 (TYPICAL)

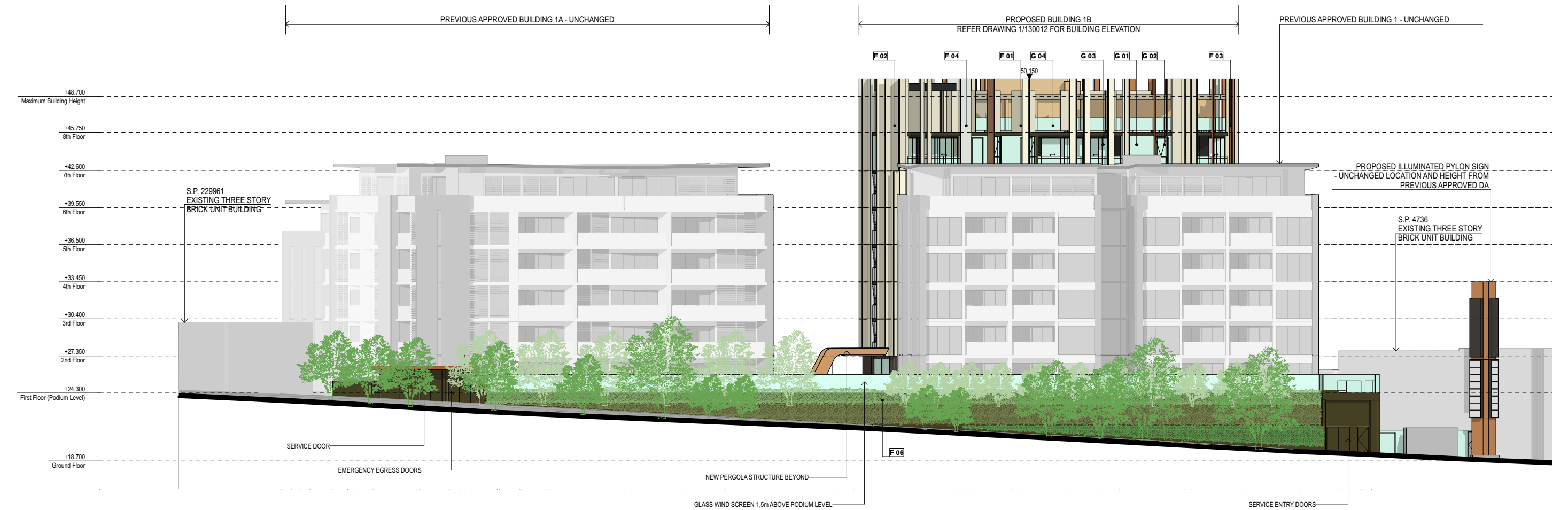


LEVEL 07

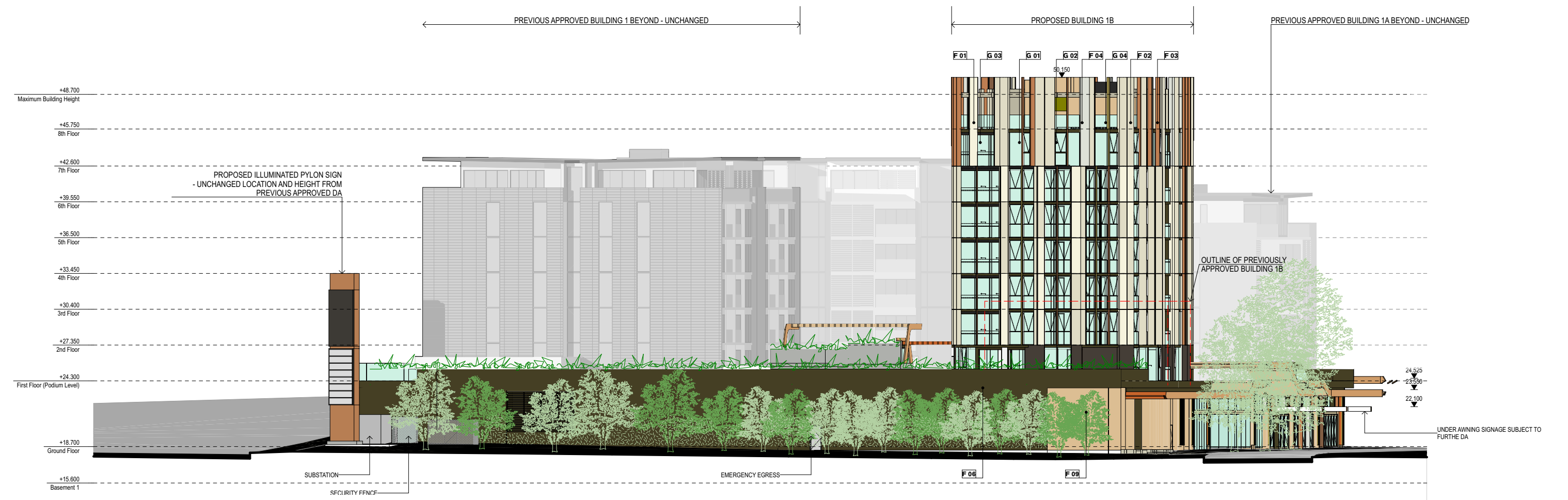


LEVEL 08 (ROOF TERRACE)

- Modification of building 1B envelope
- Increased height of building 1B from three to eight storeys above the podium level



NORTH ELEVATION (GARDENERS ROAD)



WEST ELEVATION

BUILDING 1B PROPOSAL

- Building 1B is a gateway building that makes an architectural statement and introduces a greater variety in appearance
- 8 storeys above podium (including roof level)
- Curvilinear and slender form fits the context of the town centre and minimises visual impacts
- Top section designed to be largely open with views to the sky
- Designed to ensure no adverse impacts on the neighbouring building at 16 Evans Avenue



BUILDING 1B PROPOSAL

- Commensurates in height with other approved buildings
- Not immediately apparent from most viewpoints



BUILDING 1B WESTERN SETBACK

BUILDING 1B

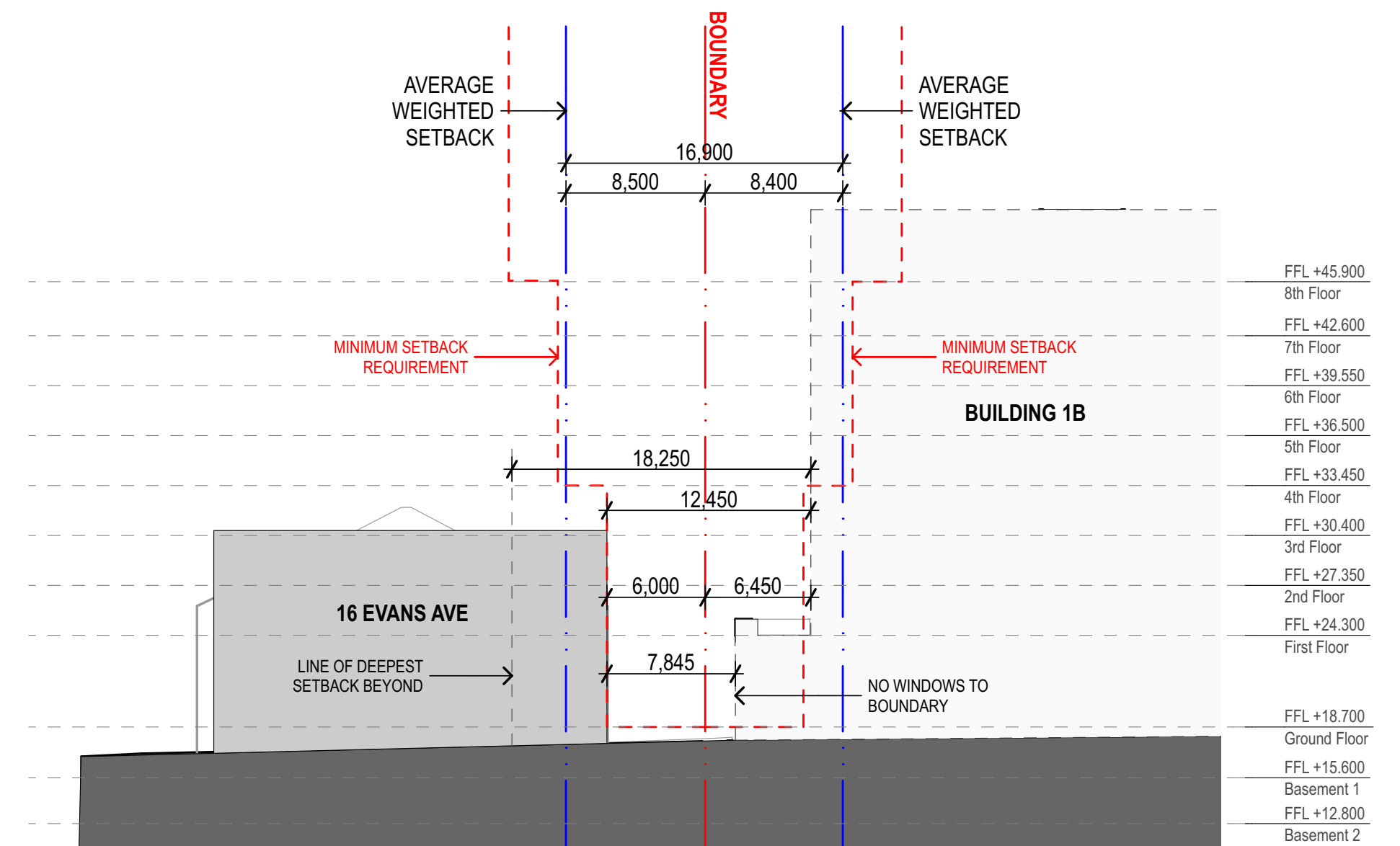
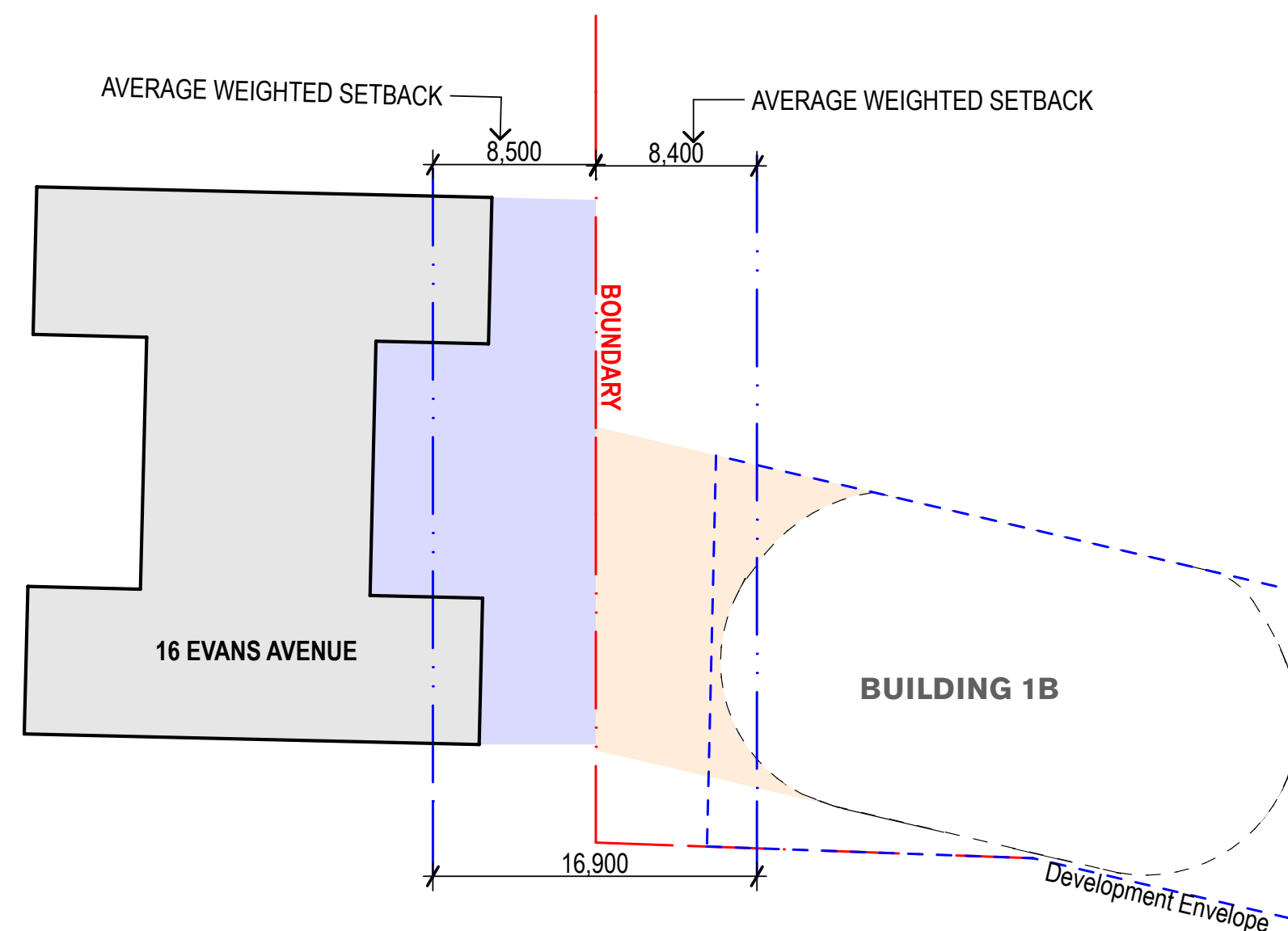
- Setback of 6.45m at closest point
- Average weighted setback of 8.4m

16 EVANS AVENUE

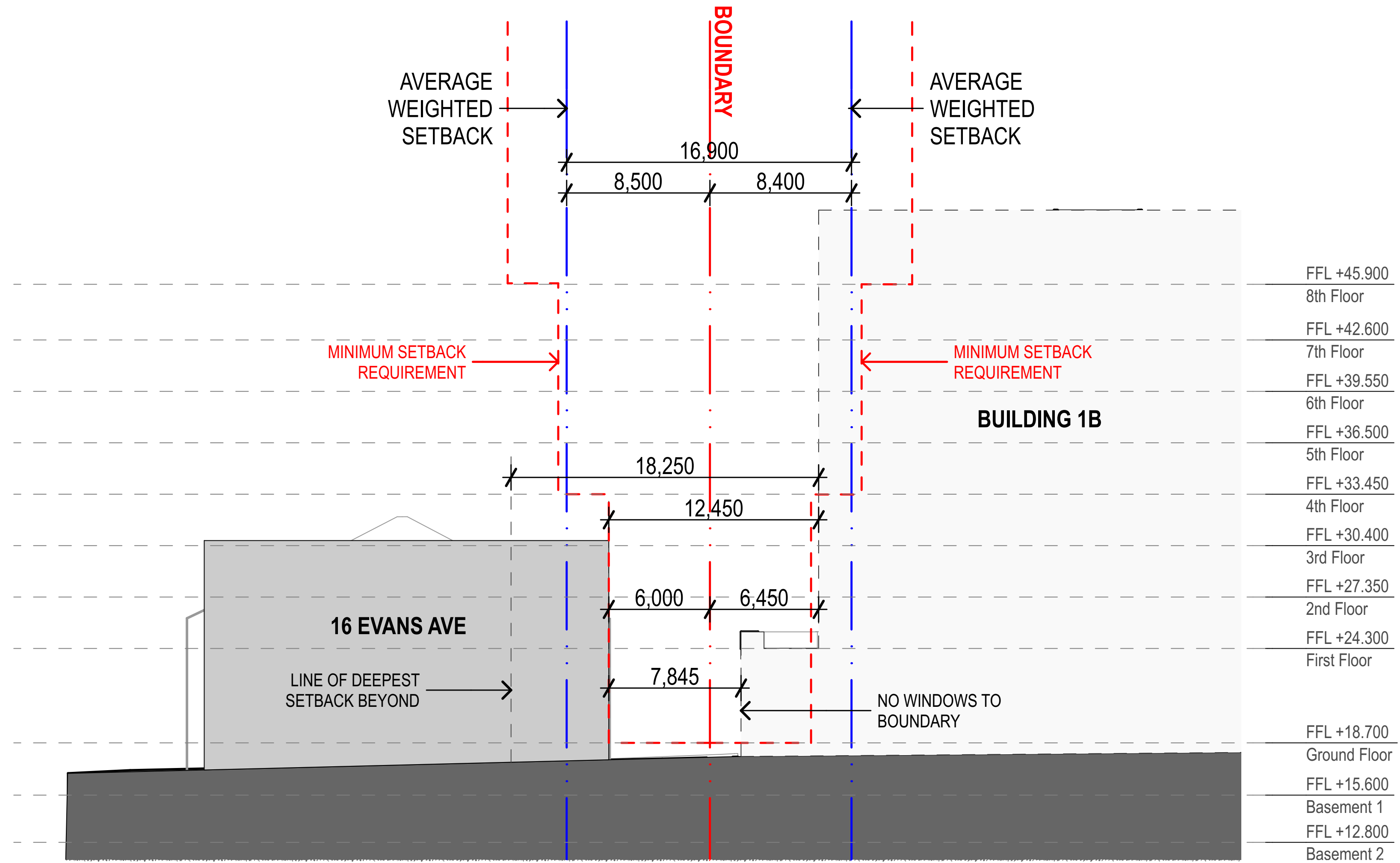
- Setback of 6m at closest point
- Setback of 11.8m at furthest point
- Average weighted setback of 8.5m

16 Evans Ave to Building 1B

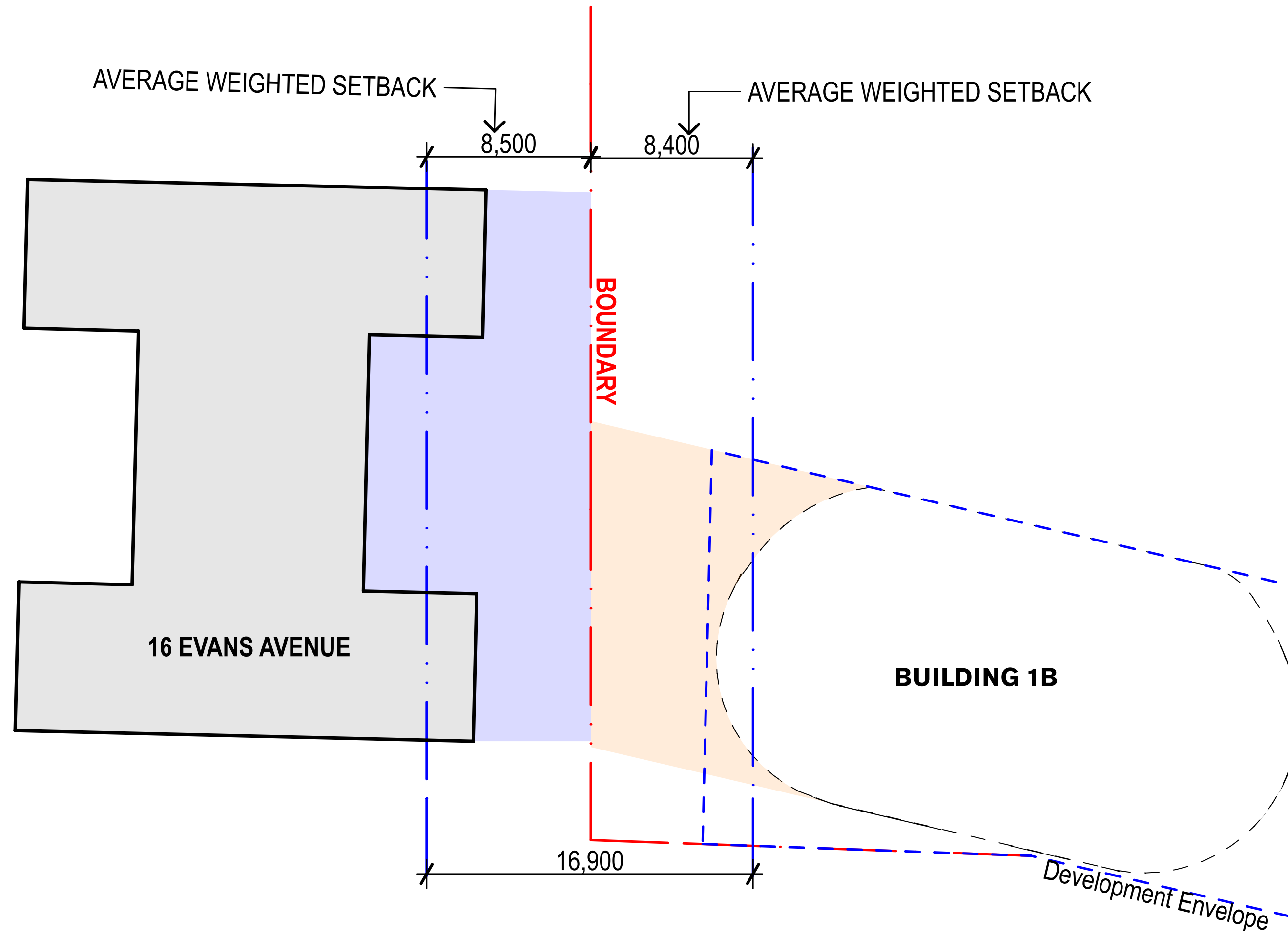
Shortest Building Separation: 12.45m
Average Building Separation: 16.9m



BUILDING 1B WESTERN SETBACK



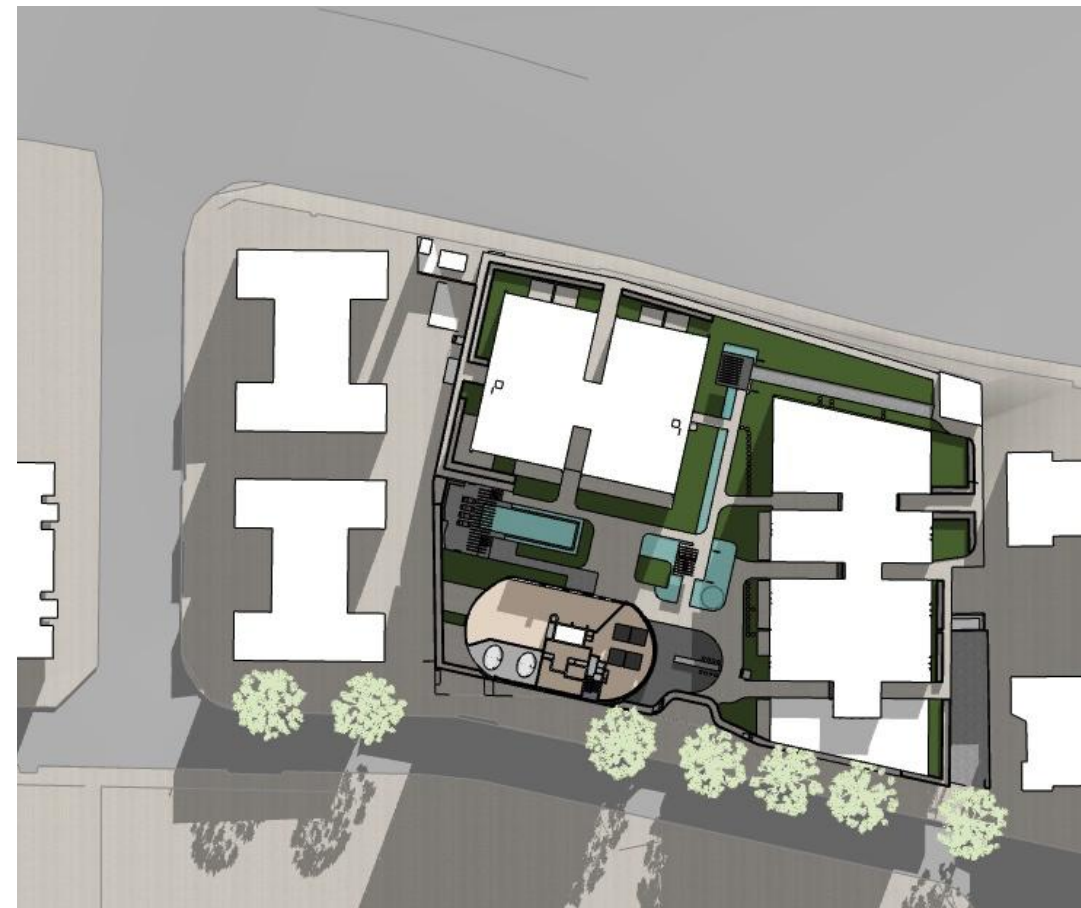
BUILDING 1B WESTERN SETBACK



SHADOW ANALYSIS



JUNE 21 - 9AM



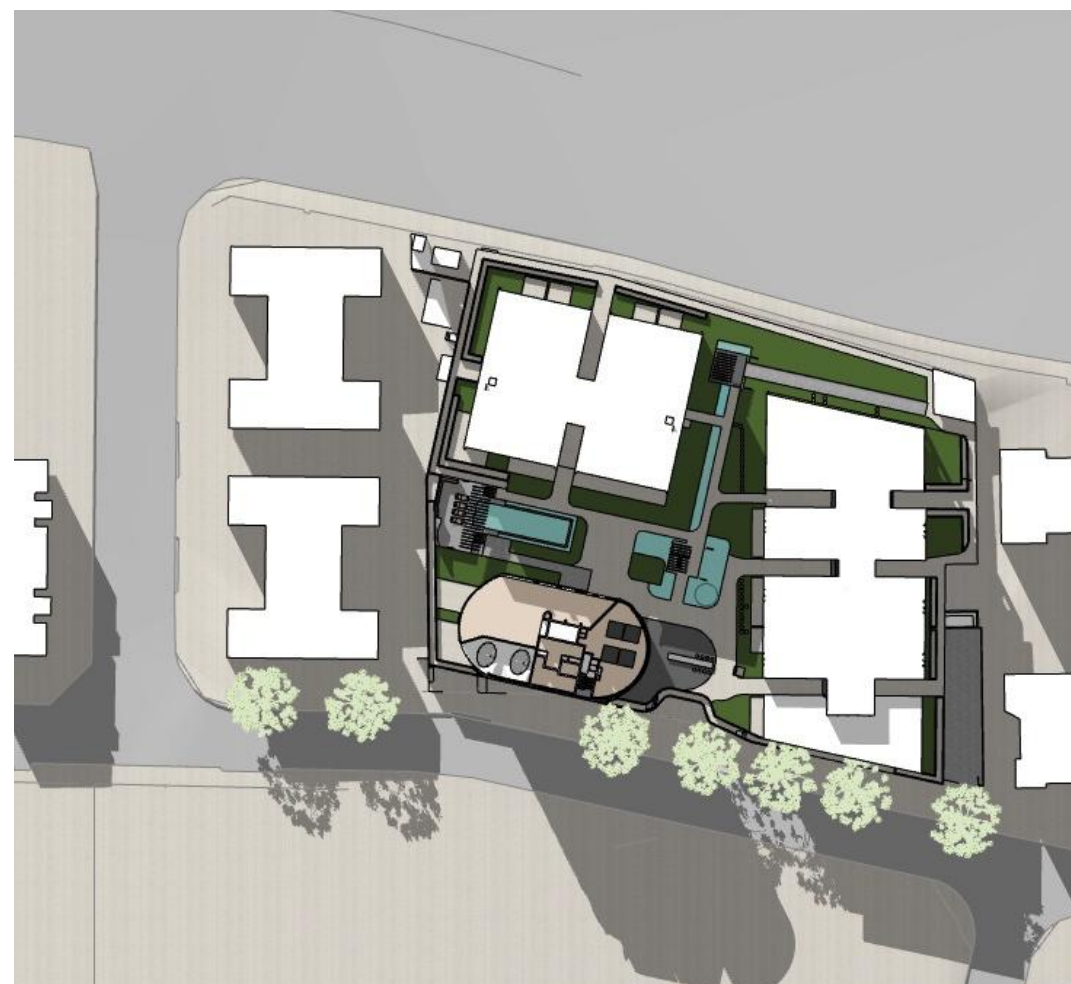
JUNE 21 - 10AM



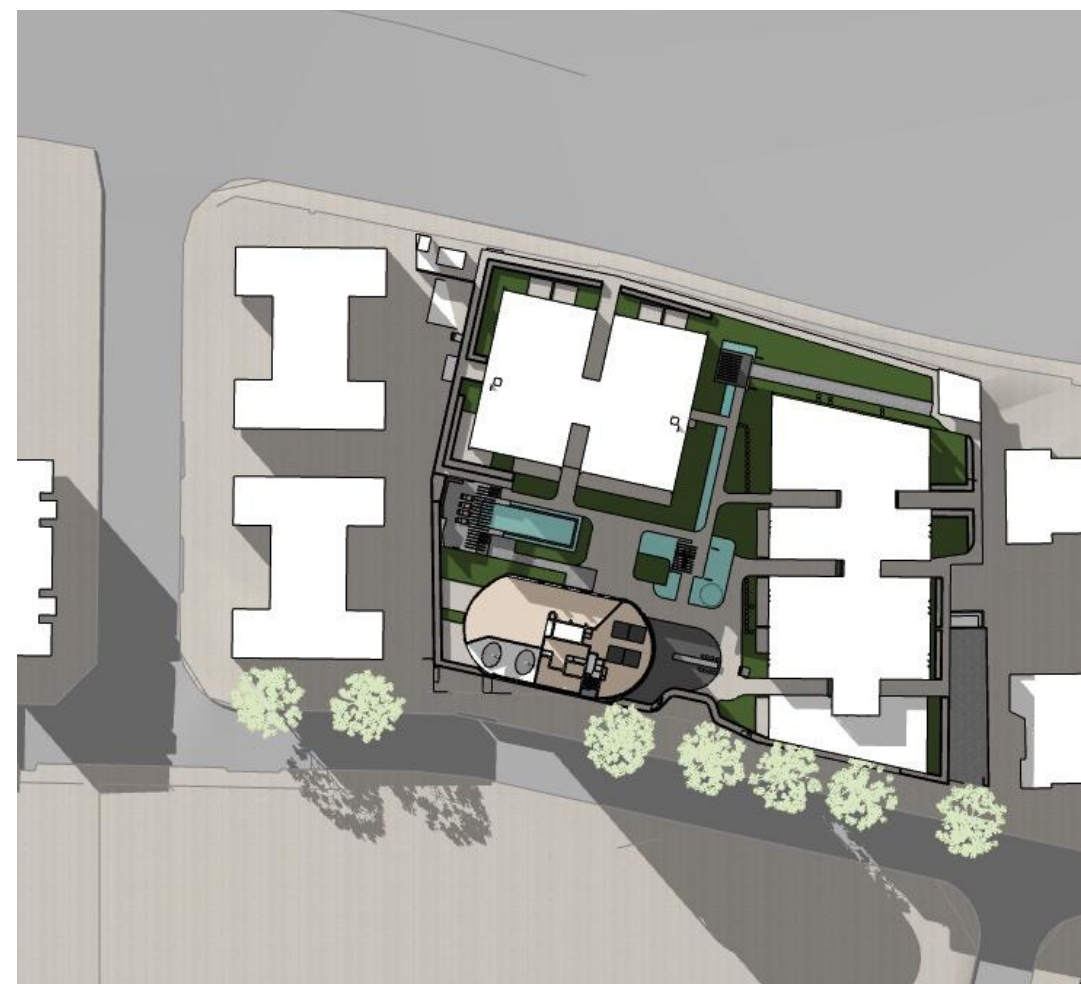
JUNE 21 - 11AM



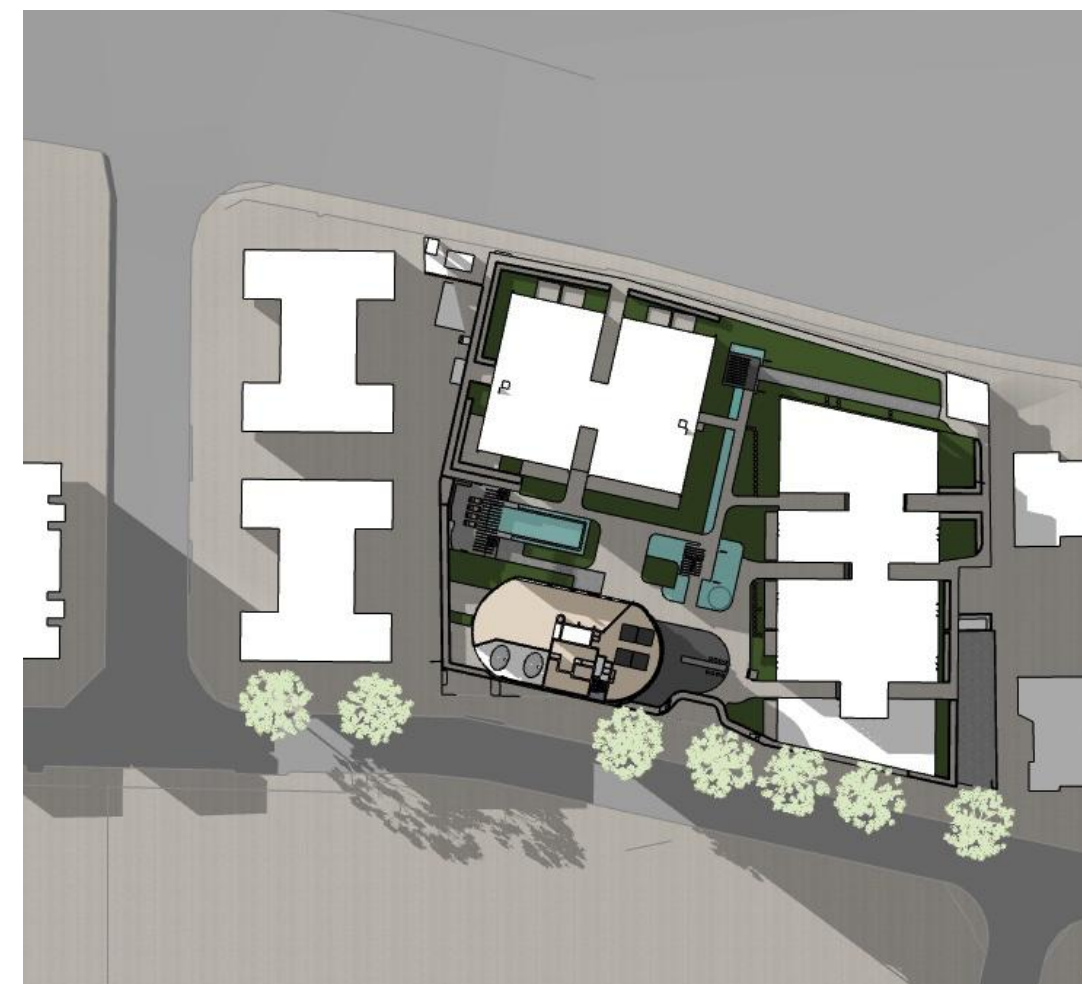
JUNE 21 - 12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

Legend

BUILDING 1B PROPOSAL



Landscaping

PROPOSED LANDSCAPING - GROUND FLOOR

- Changes to podium landscaping including relocation of pool
- Rearrangement of hard and soft landscaping areas
- Plantings over structure along northern boundary at Gardeners Road
- Additional ground level landscaping to western boundary
- Reduced plantings to eastern boundary



LEGEND : SURFACE TREATMENT

- CONCRETE PATH
- ROAD
- STONE UNIT PAVING

LEGEND : PLANTING

- EXISTING TREES TO BE REMOVED (refer to tree report only)
- UNDERSTOREY PLANTING
- PROPOSED TREE
- EXISTING TREE (TO BE RETAINED)

GENERAL NOTES

1. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED WITHOUT THE APPROVAL OF THE ARCHITECT.
2. THE DRAWING IS THE PROPERTY OF TURF DESIGN AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TURF DESIGN.
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6. SURVEY INFORMATION: TURF DESIGN STUDIO

SCALE: 1:500

Rev	Date	Description
D	11.05.2018	FOR APPROVAL
C	10.04.2018	FOR APPROVAL
B	27.03.2018	FOR APPROVAL
A	05.03.2018	FOR APPROVAL

Consultant: **turf4**
 Turf Design Studio - PO Box 1000, Sydney NSW 1585
 Phone (+61 2) 9527 3380, Email: sydney@turfdesign.com.au

Client: **CROWN GROUP**

Project: **EASTLAKES NORTH SITE**

Project No: **1602**

Drawing title: **GROUND FLOOR LANDSCAPING**

Drawing status: **FOR APPROVAL**

Drawing No: **L-DA-01**

PROPOSED LANDSCAPING - PODIUM



- LEGEND : SURFACE TREATMENT
- FEATURE PAVING TO BBQ AREA
 - PRIVATE COURTYARDS
 - DECKING AREA
 - WATER

- LEGEND : PLANTING
- UNDERSTORY PLANTING
 - PROPOSED TREES

APPROVED LANDSCAPE

- 300mm soil on structure - 74m²
- 300-600mm soil on structure - 349m²
- 600mm soil on structure - 283m²
- 1000mm soil on structure - 545m²

Deep soil - 0m²

Total approved planting area: 1,251m²

PROPOSED LANDSCAPE

- 300-400mm soil on structure - 172m²
- 600mm soil on structure - 361m²
- 800mm soil on structure - 266m²
- 1000mm soil on structure - 572m²

Deep soil - 259m²

Total proposed planting area: 1,640m²

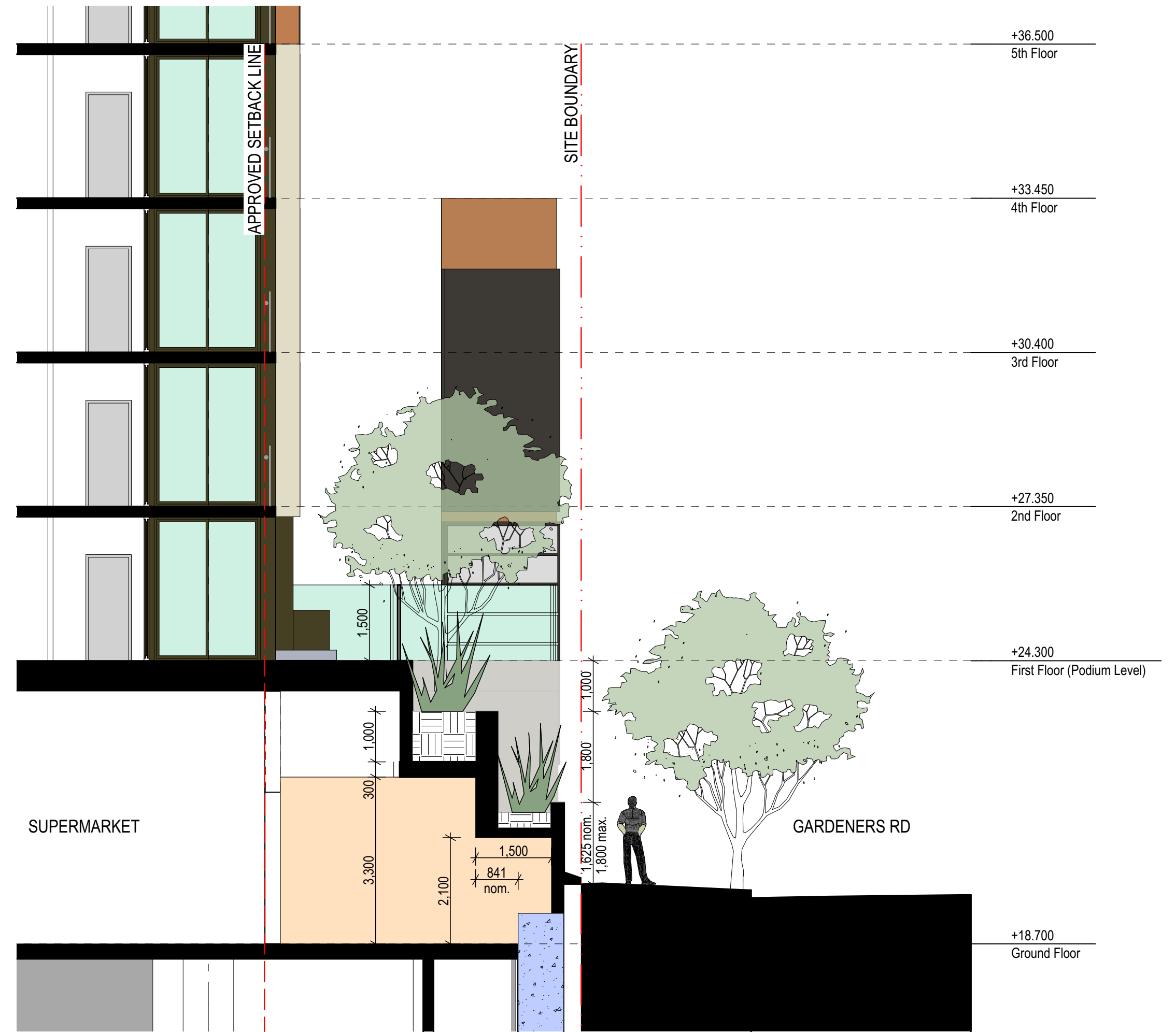
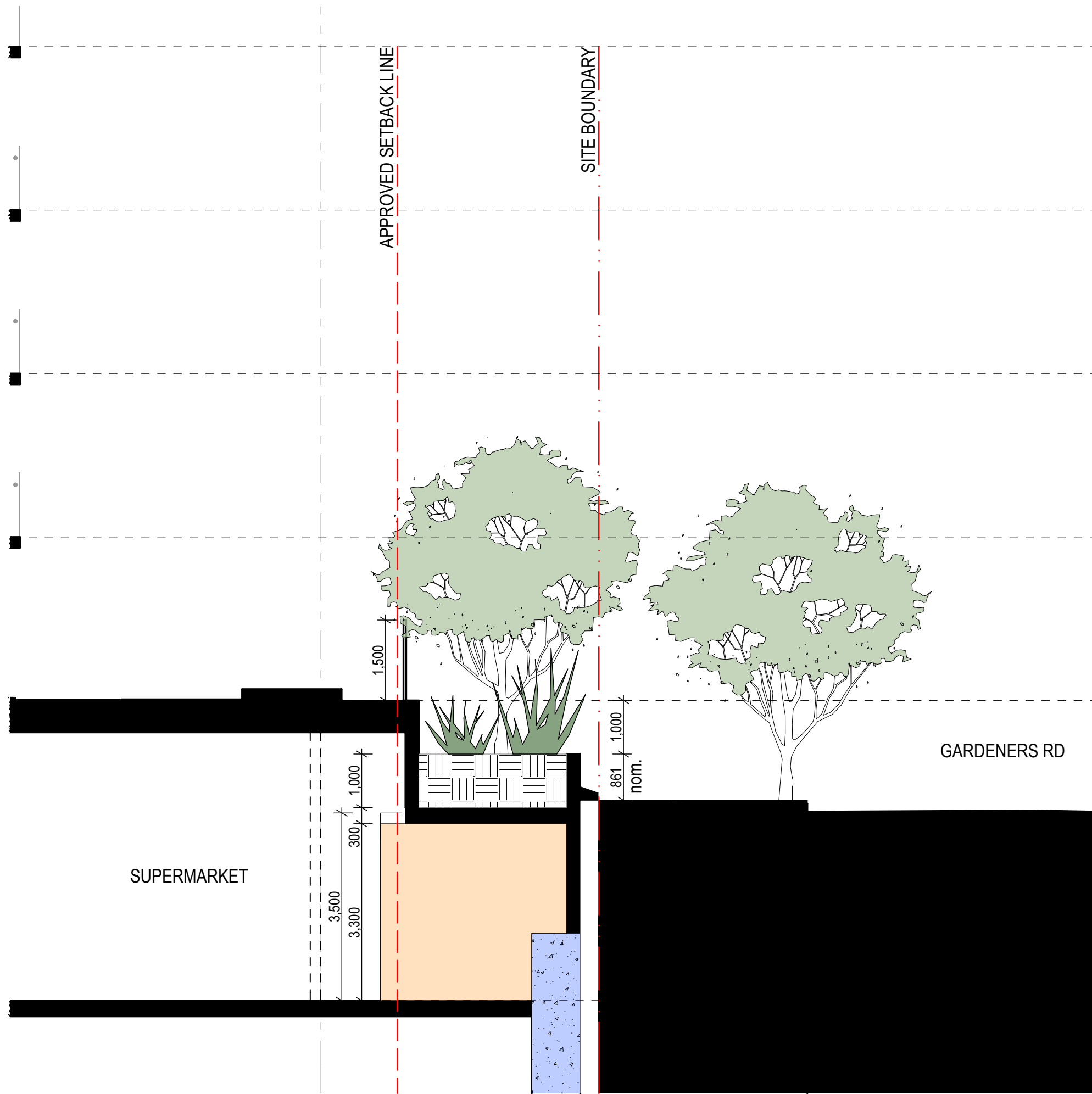
AND LEVELS THIS DRAWING MUST INCLUDE DRAWING SURVEY INFORMATION	
TURF DESIGN STUDIO	
SCALE: 1:1000	
D	11.05.2018 FOR A
C	10.04.2018 FOR A
B	27.03.2018 FOR A
A	05.03.2018 FOR A
Rev	Date Descr
Consultant	
 Turf Design Studio - PO Box 1602 Phone (+61 2) 9527 3380, Email: sydney@turfdesign.com.au	
Client	
Project	
EASTLAKES NORTH SITE	
Project No.	
1602	
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Drawing status	
FOR APPROVAL	
Drawing No.	
L-DA-02	

LANDSCAPING - GARDENERS ROAD

- Stepped podium along Gardeners Road frontage
- Bookend structures at eastern and western ends of podium



LANDSCAPING - GARDENERS ROAD



LANDSCAPING - EASTERN PODIUM WALL

- Eastern podium wall has a maximum height of 3m to 293 Gardeners Road
- Stepped wall provides dense tree plantings above
- Stepped wall mitigates visual impacts and overlooking

