

Innovate

PARC

138-142 CRONULLA STREET, CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

NOVEMBER 2019

DRAWING LEGEND

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Making the new.



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ISSUE	AMENDMENT	DATE	INT.
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM

Client MUNRO OPERATIONS TRUST	Address 138-142 CRONULLA STREET, CRONULLA
Project PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title MONTAGE 01

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	Drawn BCJM	Scale
	Checked GRJ	Issue B
	Date AUG 19	
Job Number 2627	Sheet 01	PARC



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Client MUNRO OPERATIONS TRUST	Address 138-142 CRONULLA STREET, CRONULLA
Project PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title MONTAGE 02

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Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	MONTAGE 03

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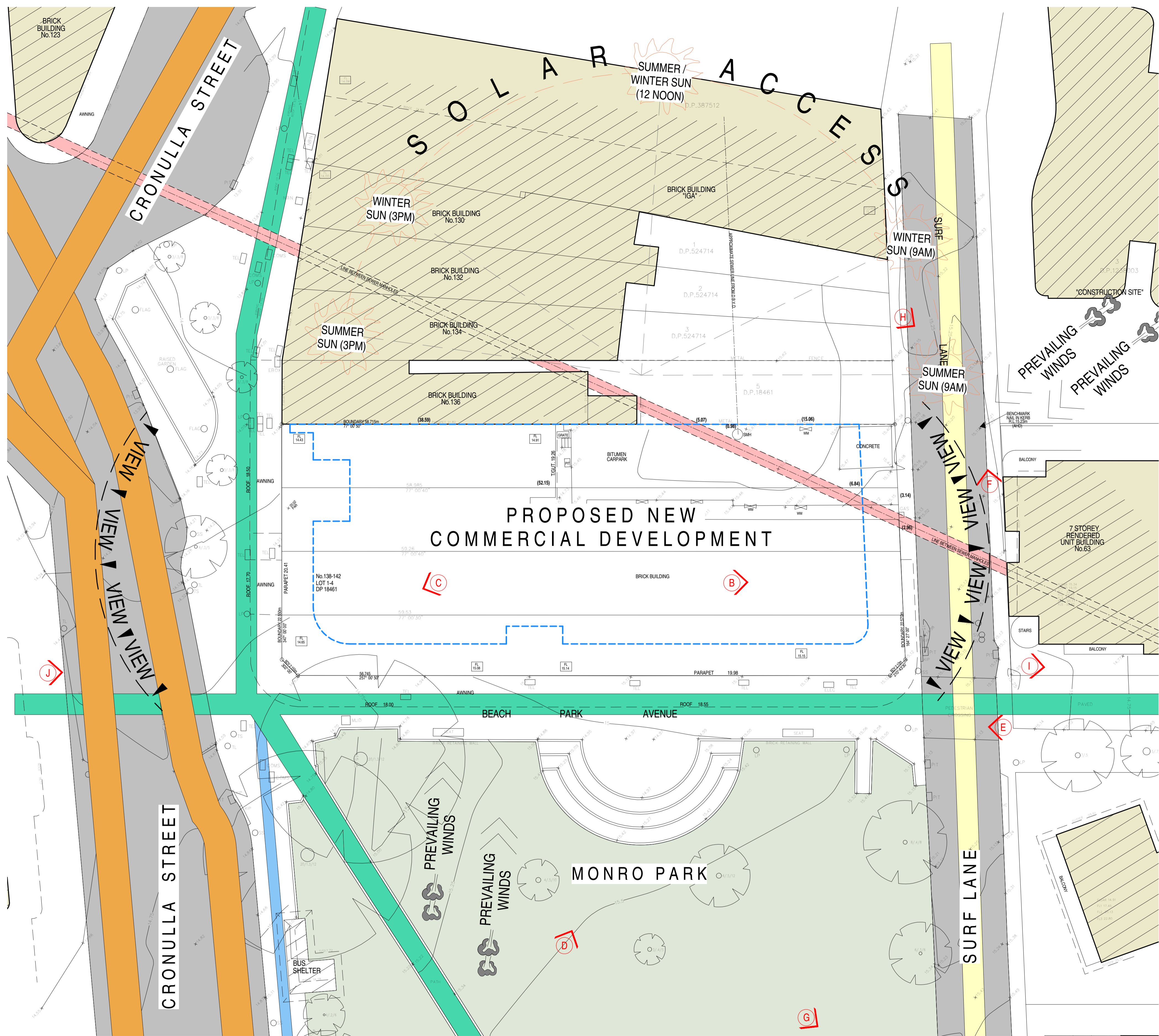
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	Check	GRU	Issue	B
	Date	AUG 19	Sheet	03
Job Number	2627	PARC		



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
- ADJOINING BUILDINGS
- MAIN VEHICLE TRAFFIC
- SECONDARY VEHICLE TRAFFIC
- PRIMARY PEDESTRIAN FLOW
- SECONDARY PEDESTRIAN FLOW
- SEWER TUNNEL

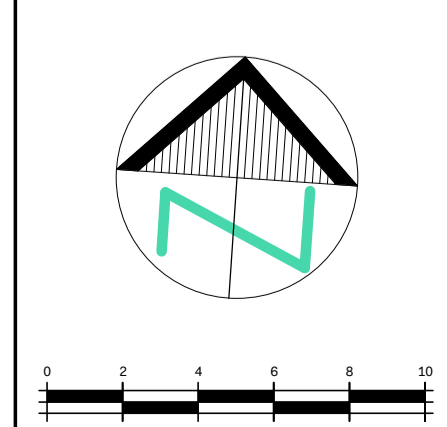
1 SITE ANALYSIS
SCALE 1 : 200

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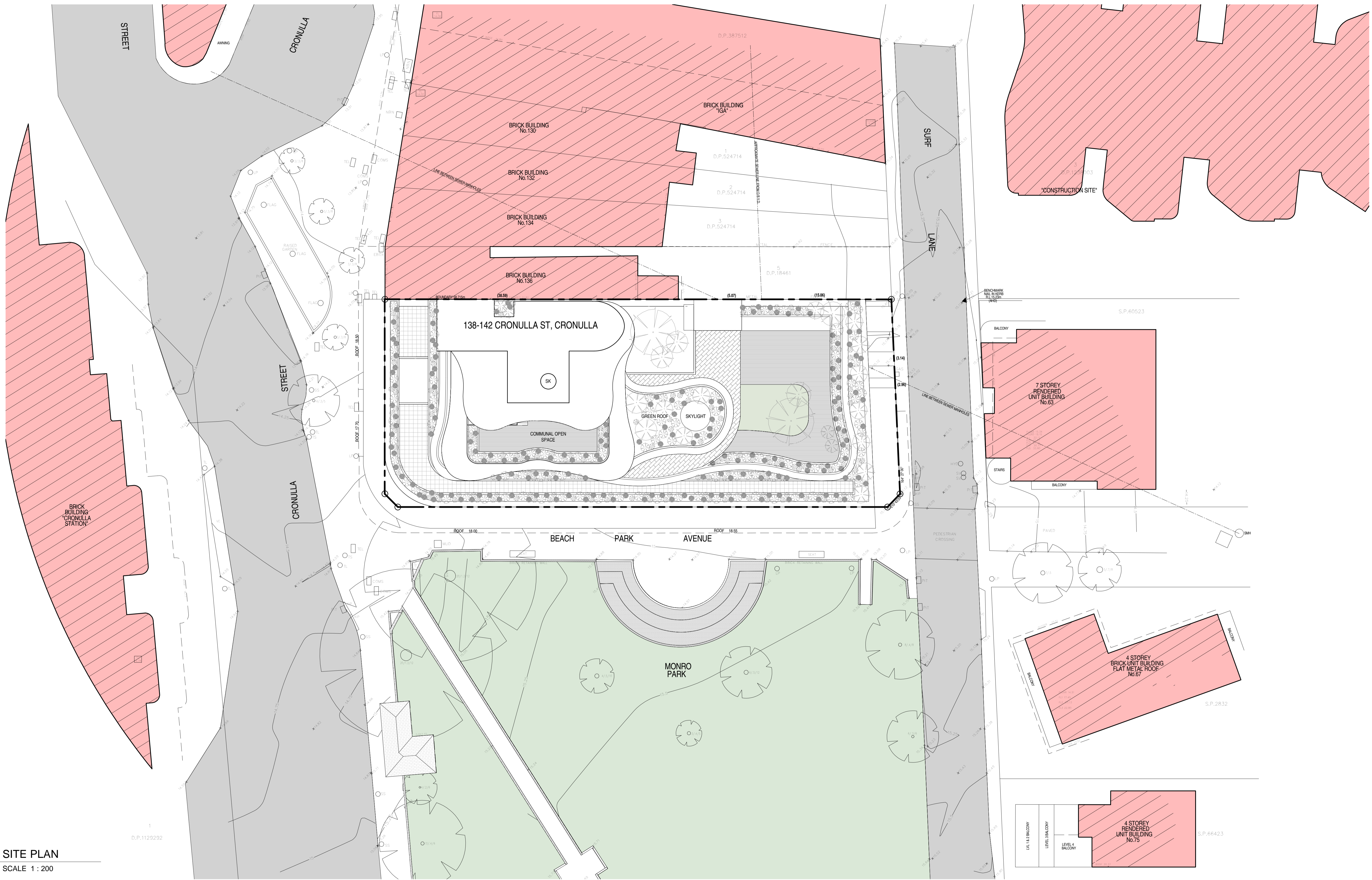


MUNRO OPERATIONS TRUST
138-142 CRONULLA STREET, CRONULLA
PROPOSED COMMERCIAL DEVELOPMENT

SITE ANALYSIS

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BCJM	1:200@A1
GRJ	B
AUG 19	04
2627	PARC



1 SITE PLAN
SCALE 1 : 200

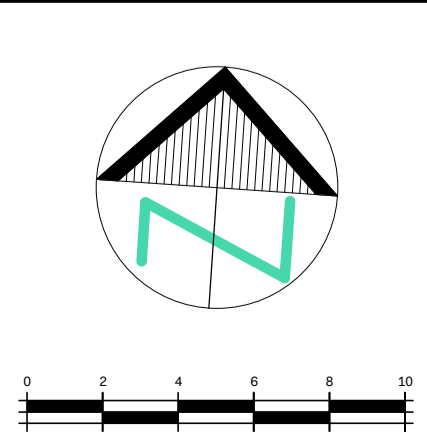
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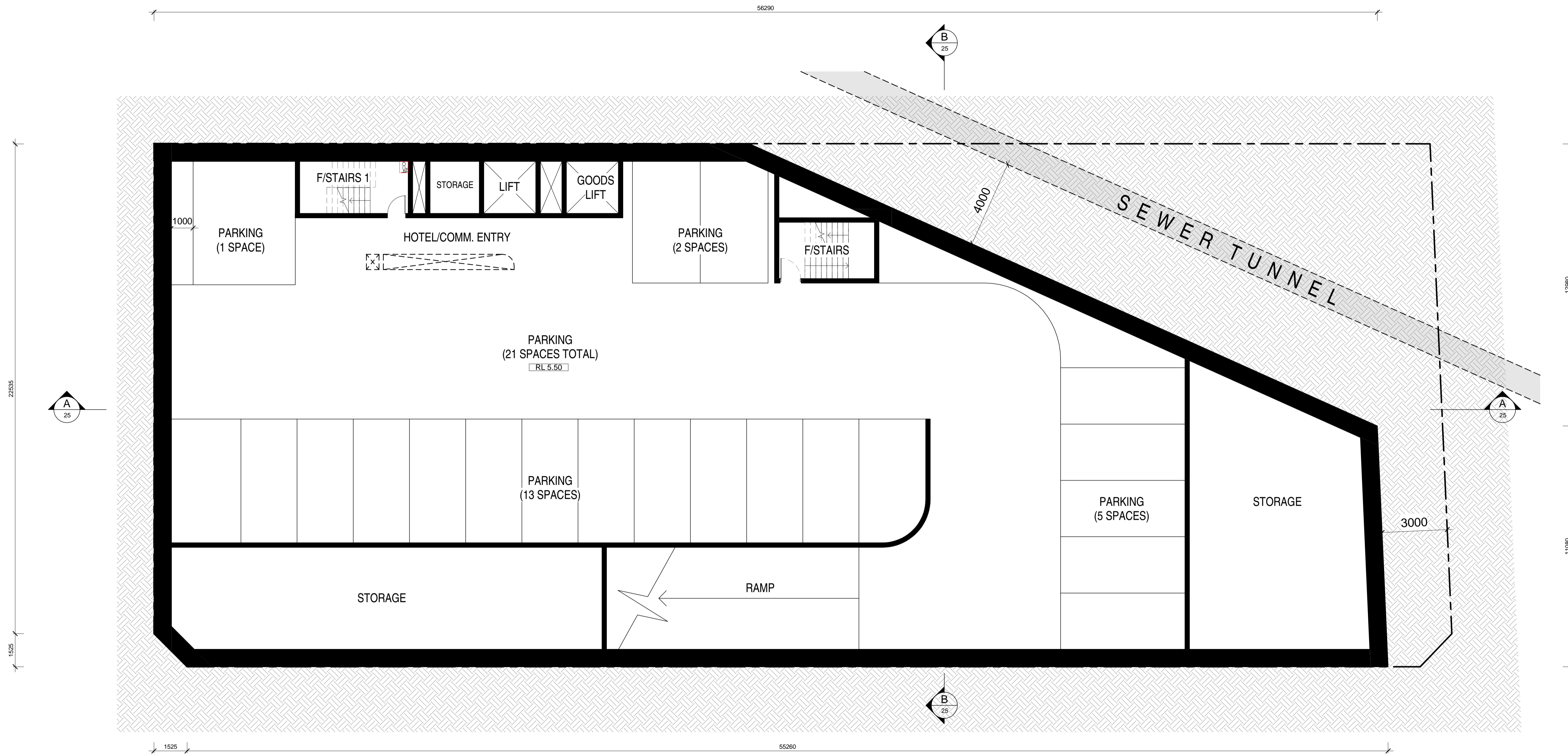
Client: **MUNRO OPERATIONS TRUST**
Address: **138-142 CRONULLA STREET, CRONULLA**
Project: **PROPOSED COMMERCIAL DEVELOPMENT**

Drawing Title: **SITE PLAN**

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Checked: GRJ	Issue: B
Date: AUG 19	Sheet: 05
Job Number: 2627	PARC



1 BASEMENT LEVEL 3
SCALE 1 : 100

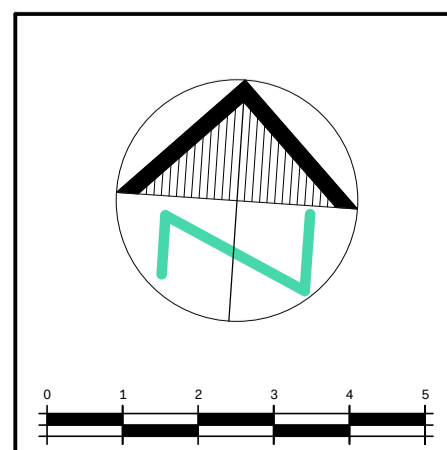
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Address:
138-142 CRONULLA STREET, CRONULLA

Drawing Title:
BASEMENT LEVEL 3

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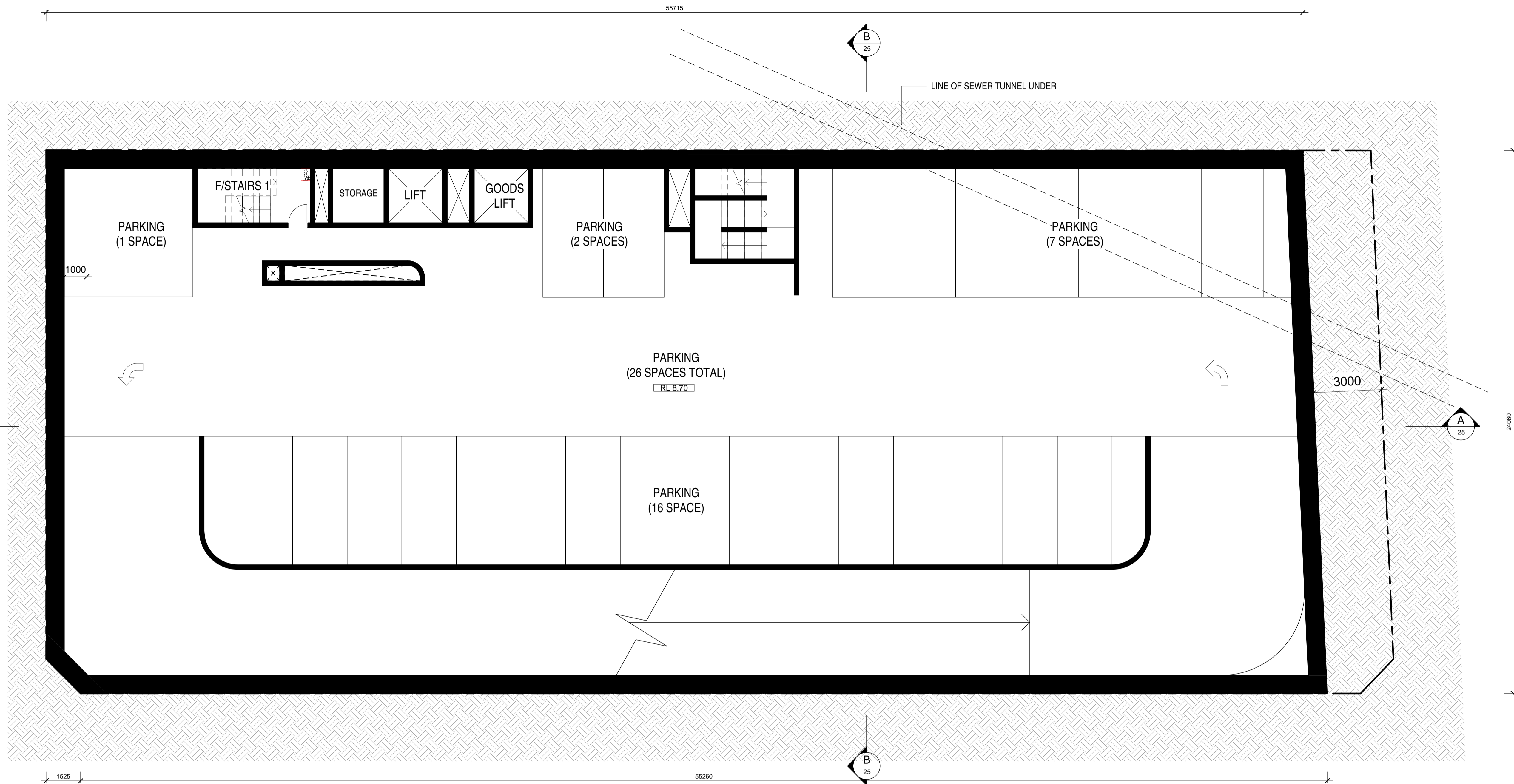
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Date AUG 19		Sheet 06
Job Number 2627		PARC



1 BASEMENT LEVEL 2
SCALE 1 : 100

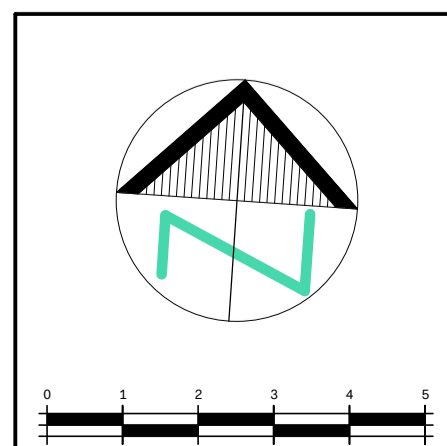
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PROPOSED COMMERCIAL DEVELOPMENT

Address:
138-142 CRONULLA STREET, CRONULLA

Drawing Title:
BASEMENT LEVEL 2

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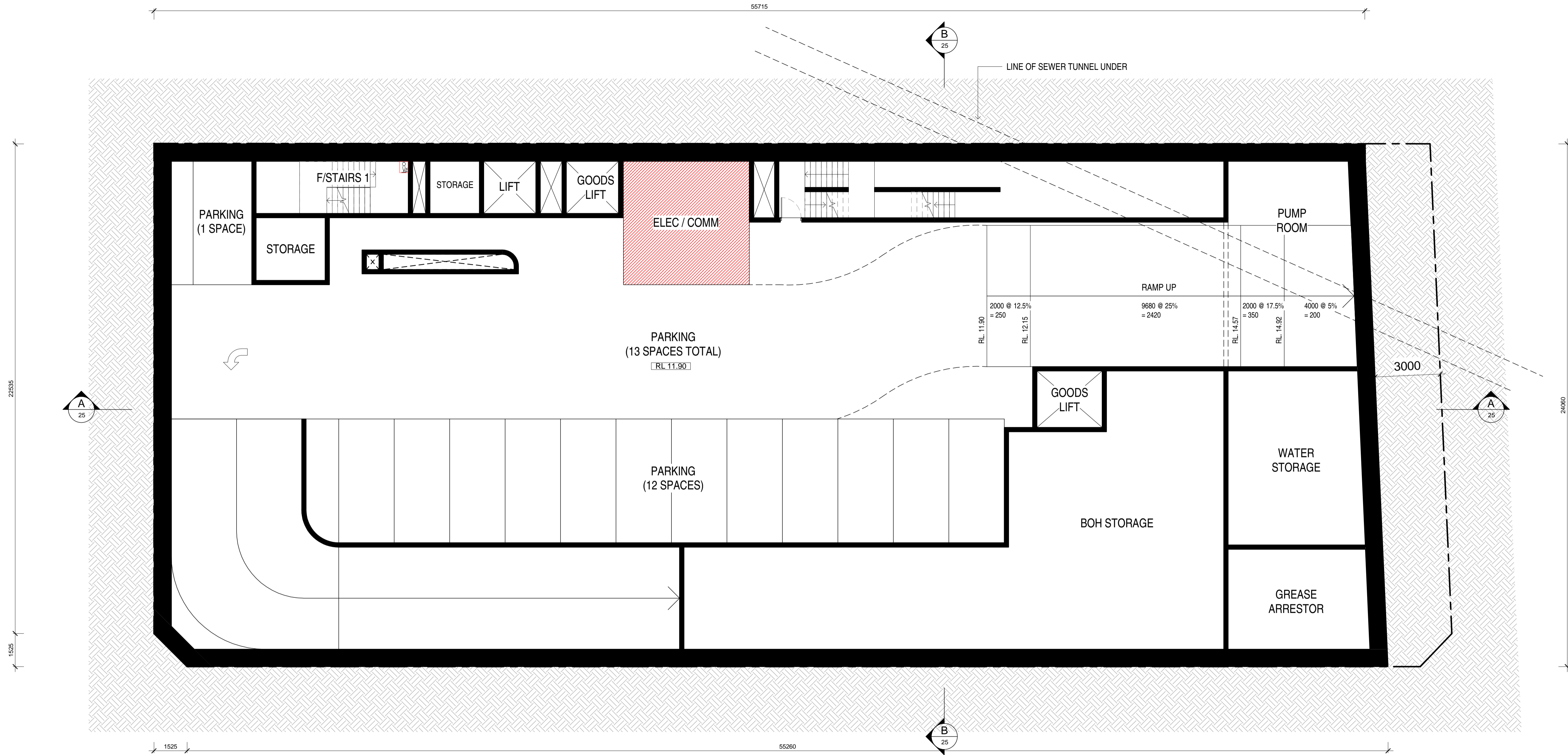
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Date AUG 19	Job Number 2627	Sheet 07
		PARC



1 BASEMENT LEVEL 1
SCALE 1 : 100

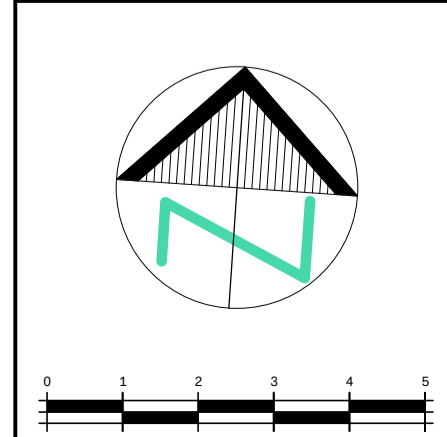
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PROPOSED COMMERCIAL DEVELOPMENT

Address:
138-142 CRONULLA STREET, CRONULLA

Drawing Title:
BASEMENT LEVEL 1

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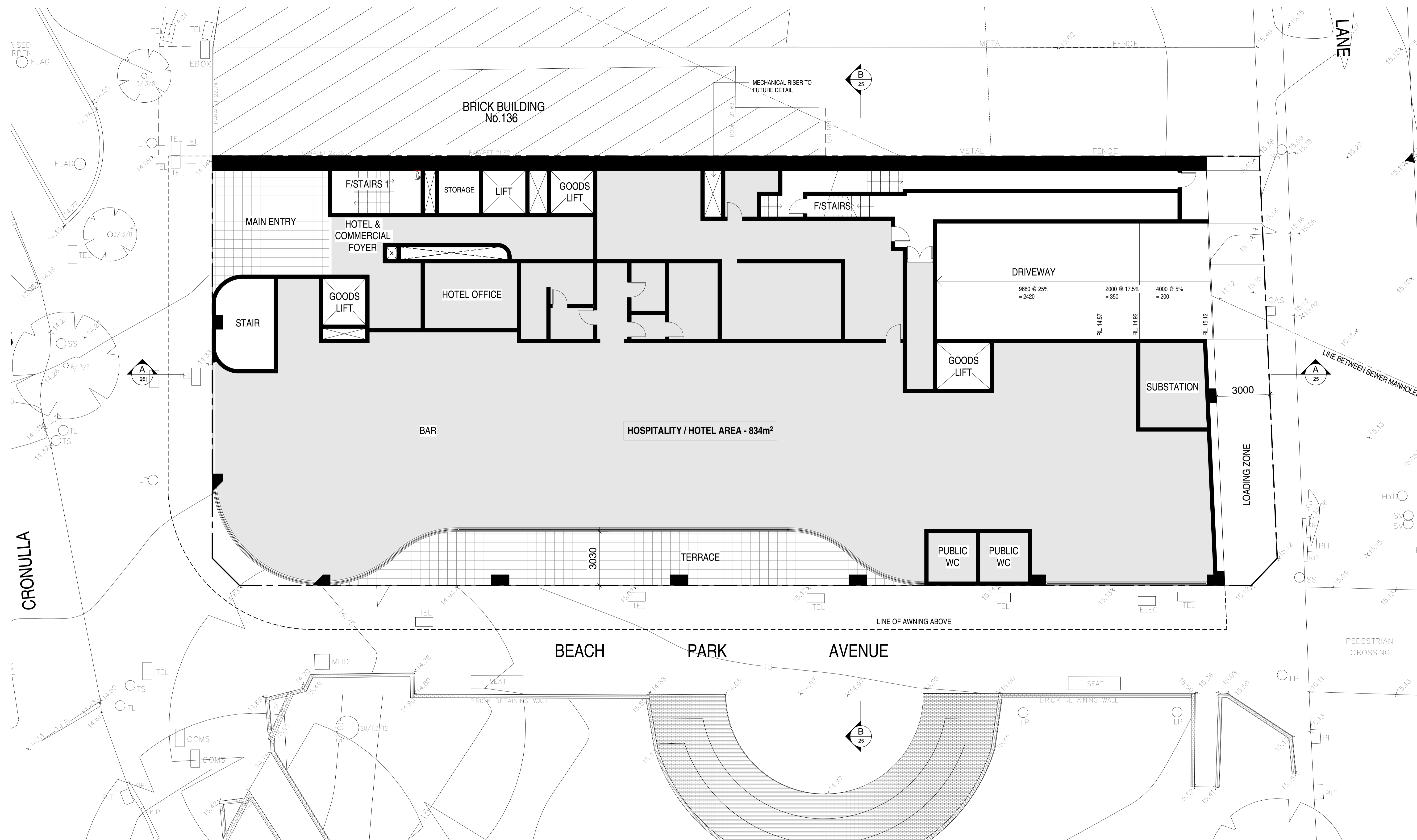
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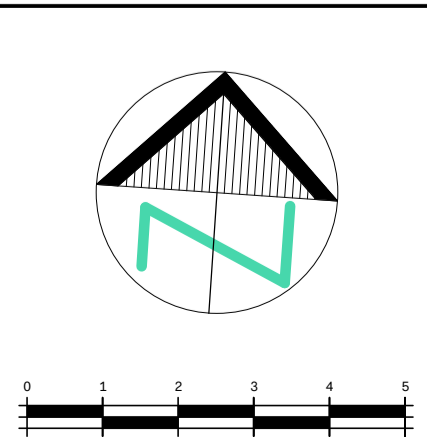
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Drawing Title:
GROUND FLOOR PLAN

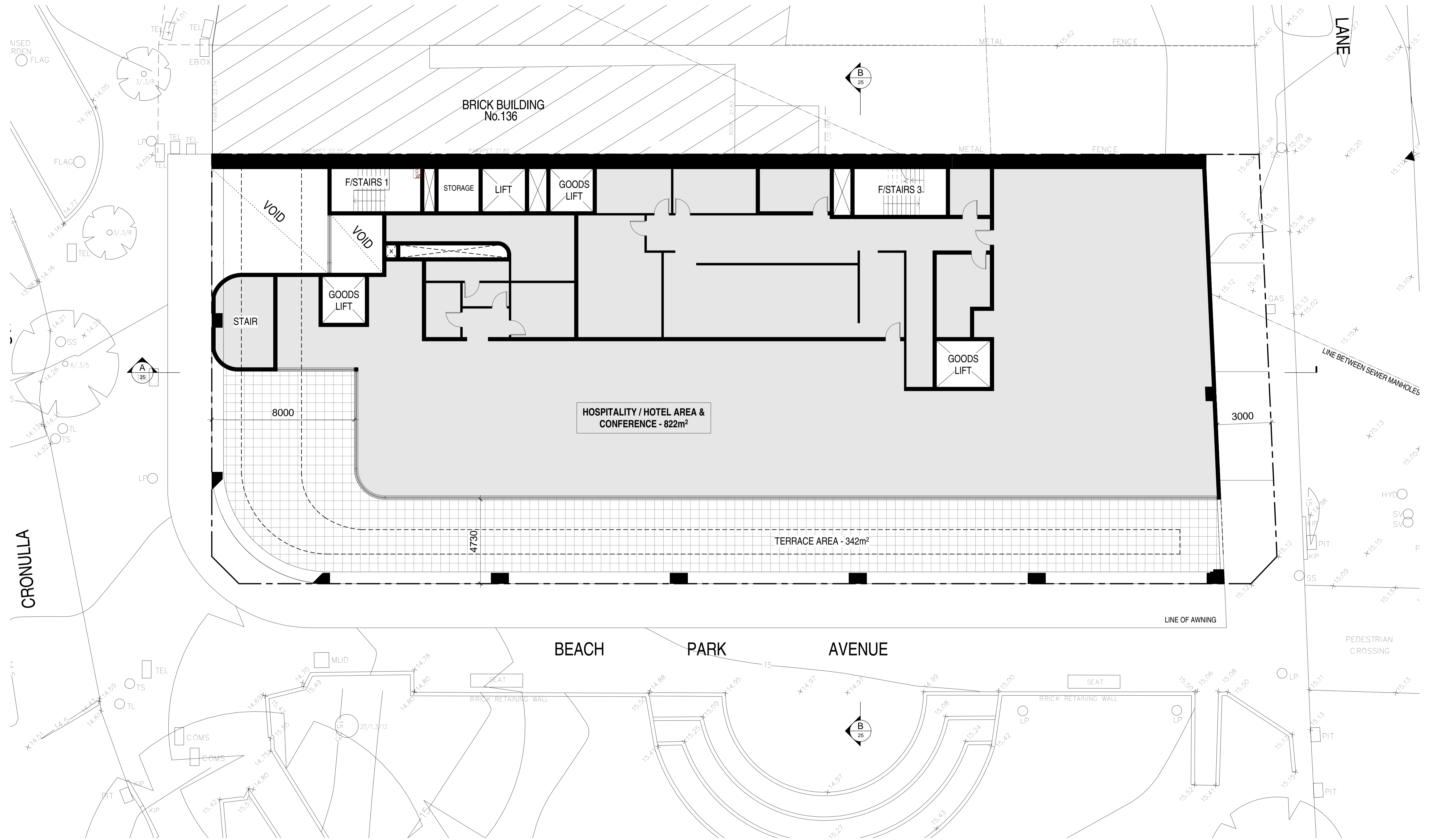
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Sheet			B
Job Number	2627	09	PARC



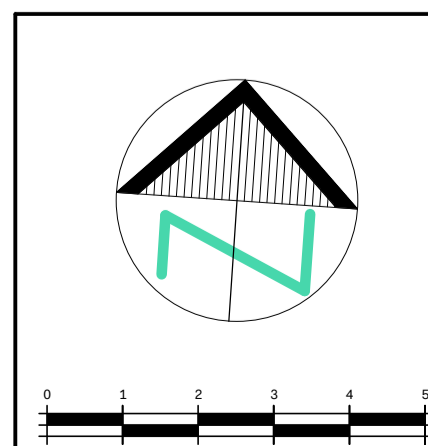
1 LEVEL 1
SCALE 1 : 100

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Project
PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title
LEVEL 1

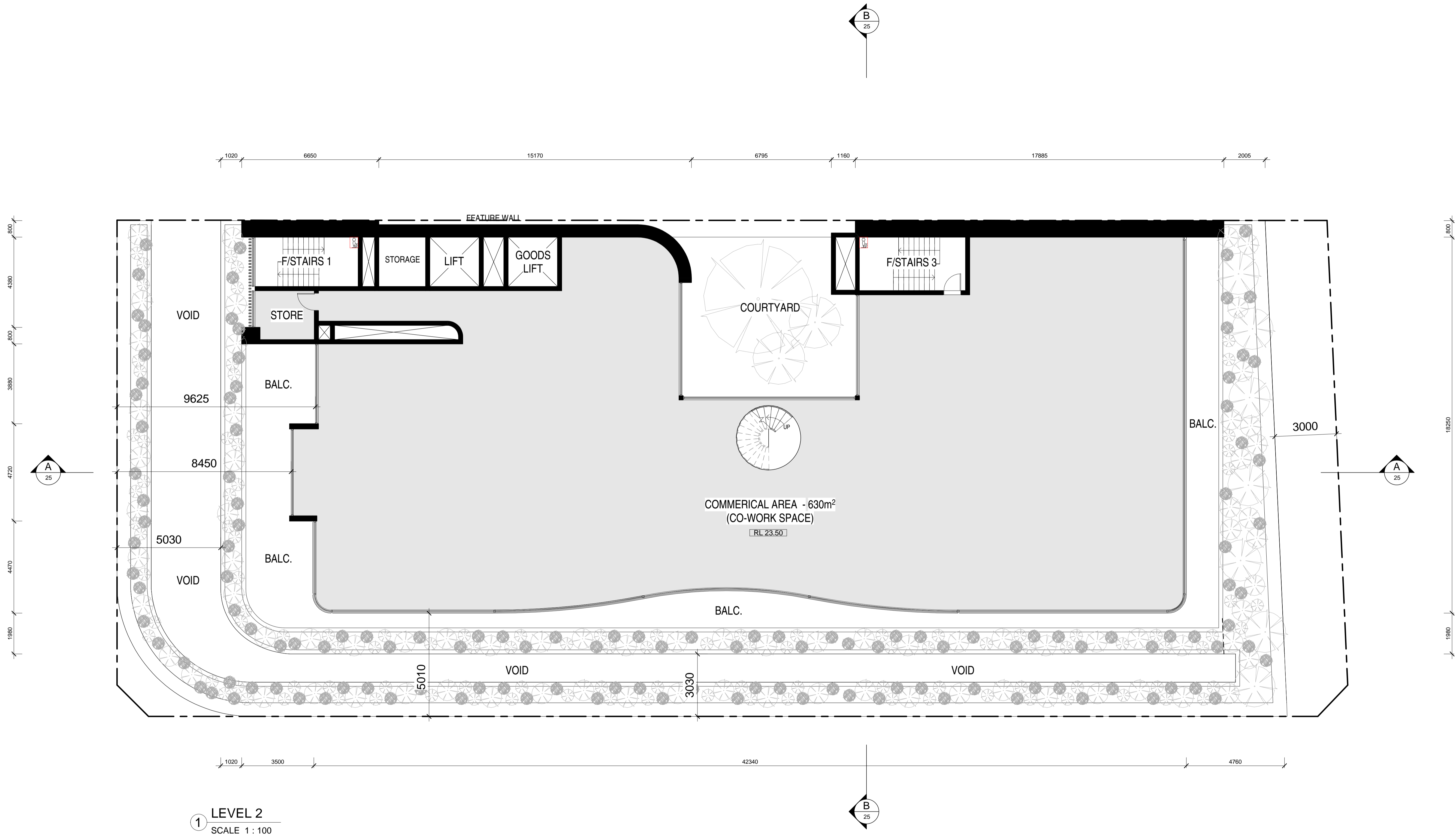
Innovate
Architects

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Nominated Architect
Garrison Jones
7143

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	Checked GRJ	Issue B
Date AUG 19		Sheet 10
Job Number 2627		PARC



1 LEVEL 2
SCALE 1 : 100

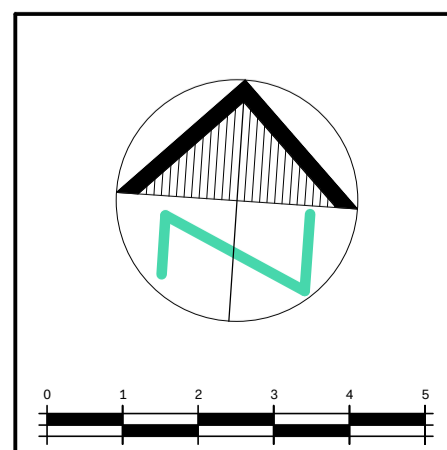
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LEVEL 2

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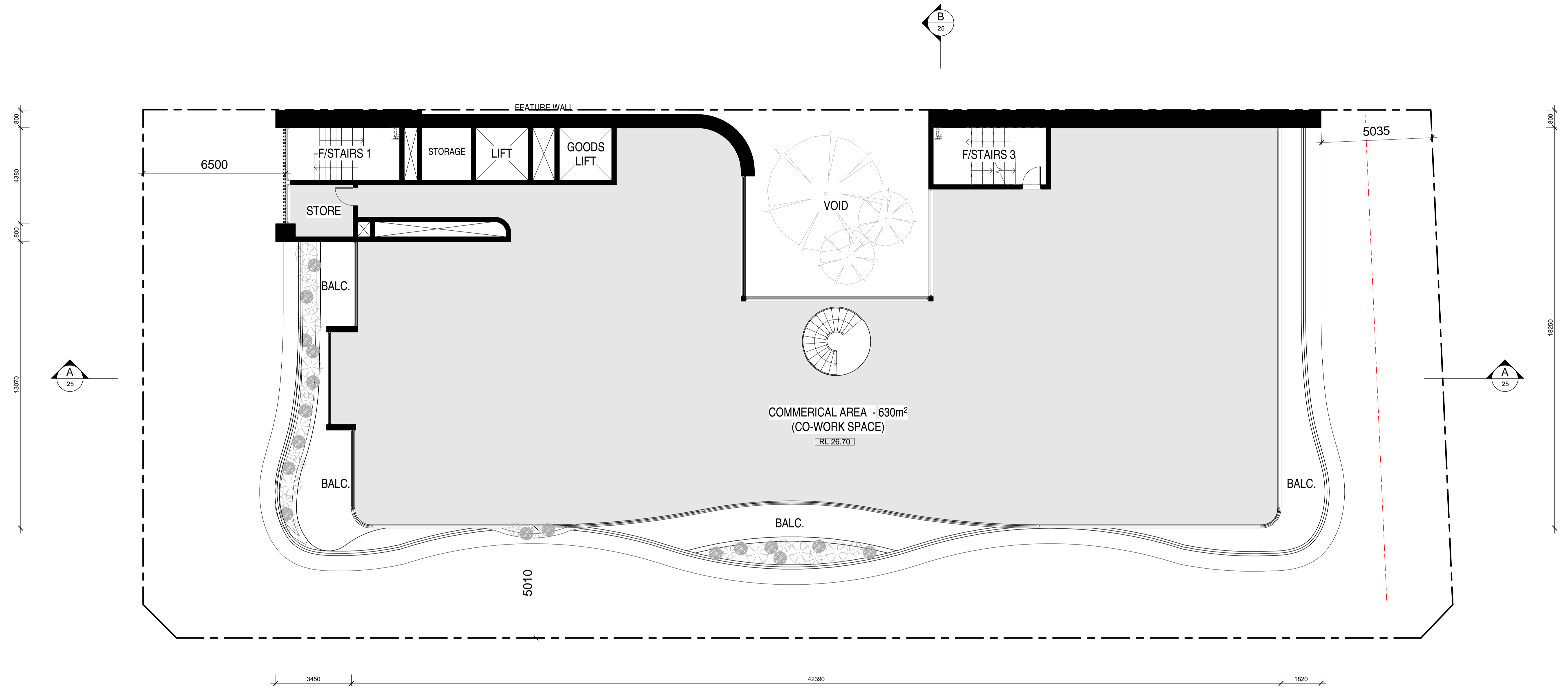
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	Check GRJ	Issue B
Date AUG 19	Job Number 2627	Sheet 11
		PARC



1 LEVEL 3
SCALE 1 : 100

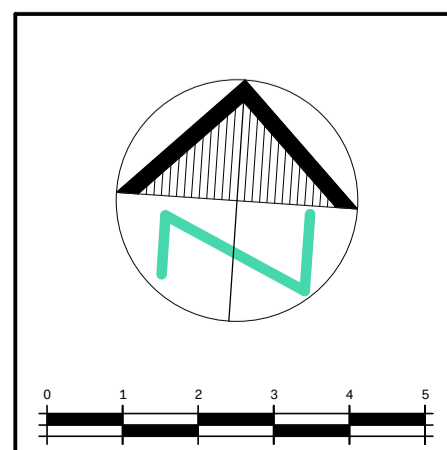
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LEVEL 3

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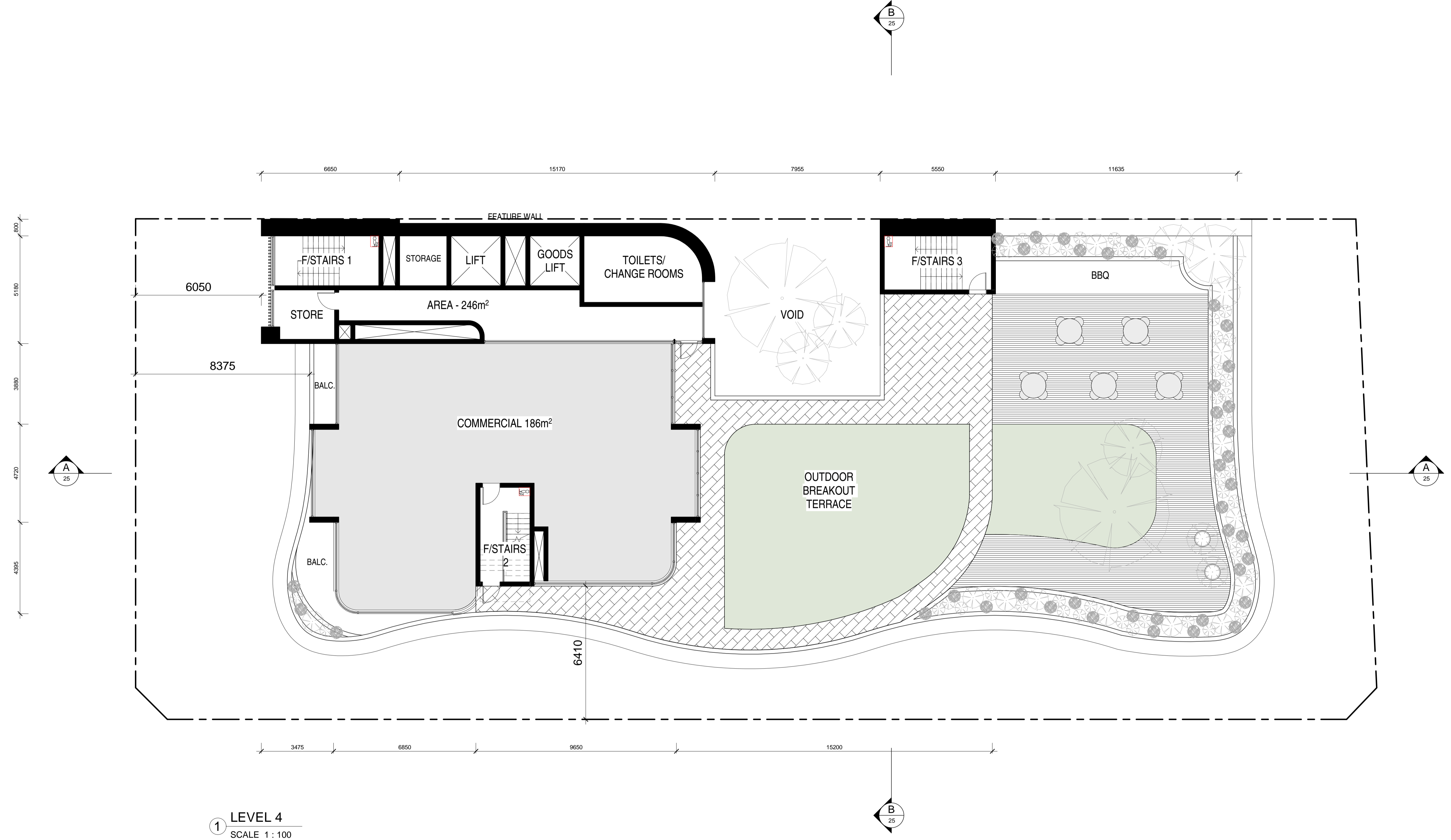
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① LEVEL 4
SCALE 1 : 100

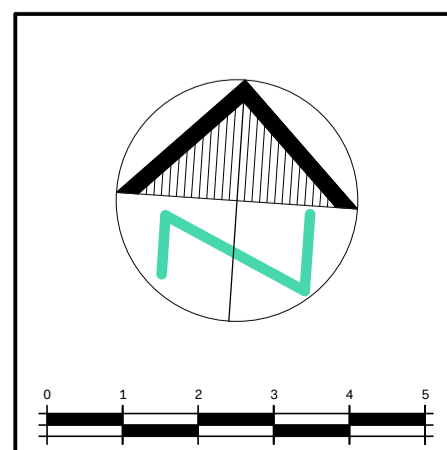
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LEVEL 4

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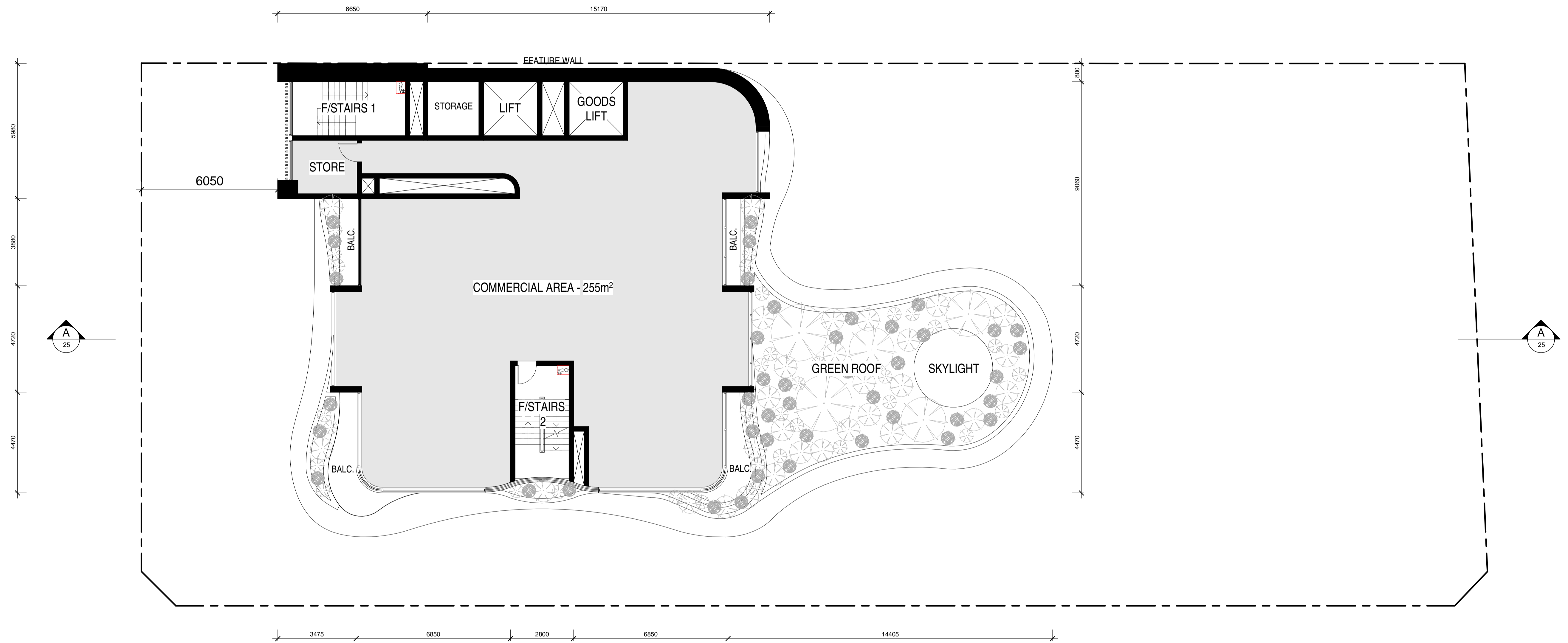
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Job Number 2627		PARC



① LEVEL 5
SCALE 1 : 100

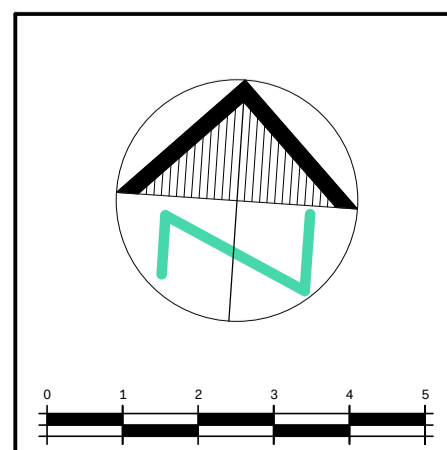
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LEVEL 5

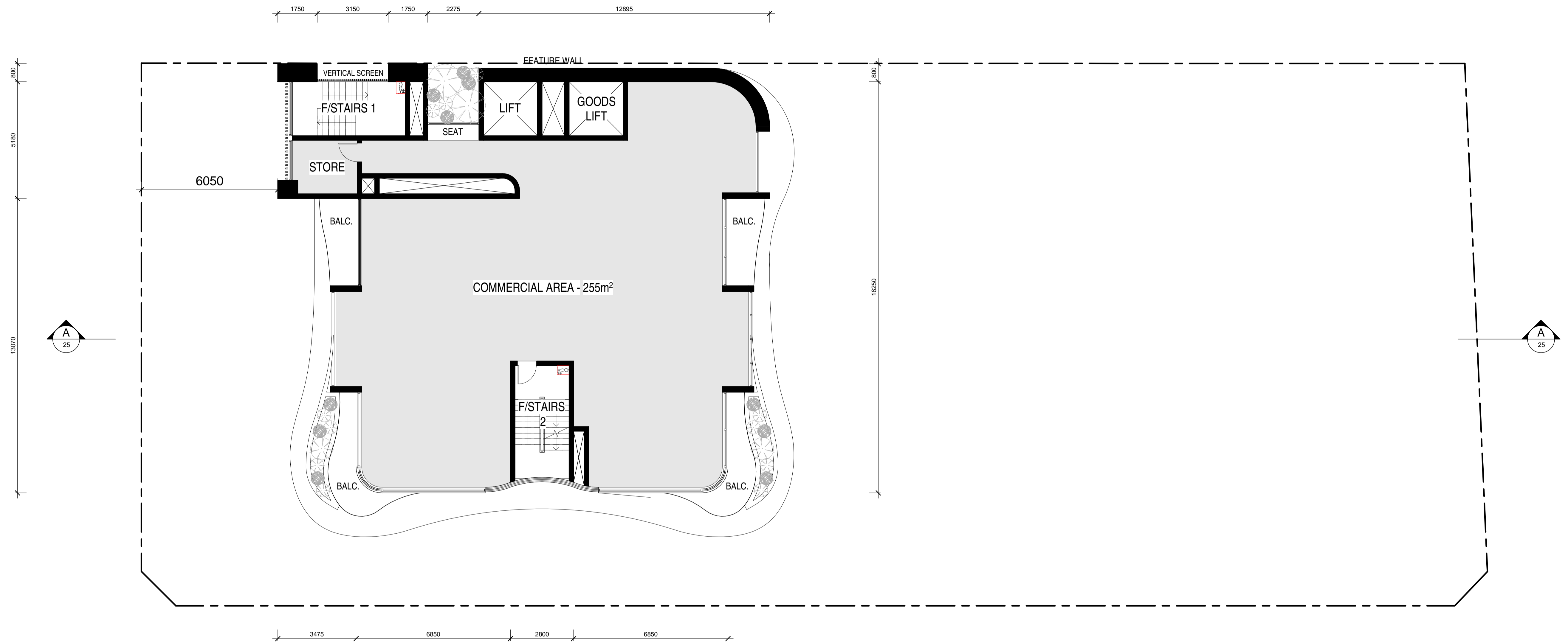
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Date AUG 19		Sheet 14
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① LEVEL 6
SCALE 1 : 100

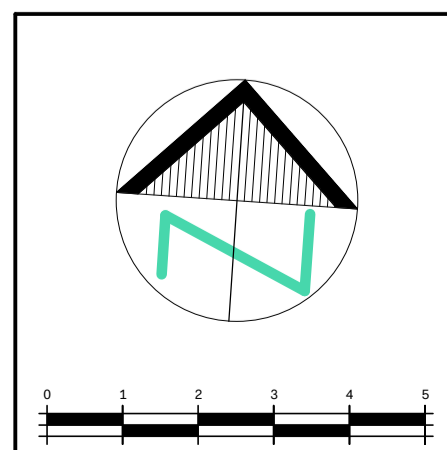
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LEVEL 6

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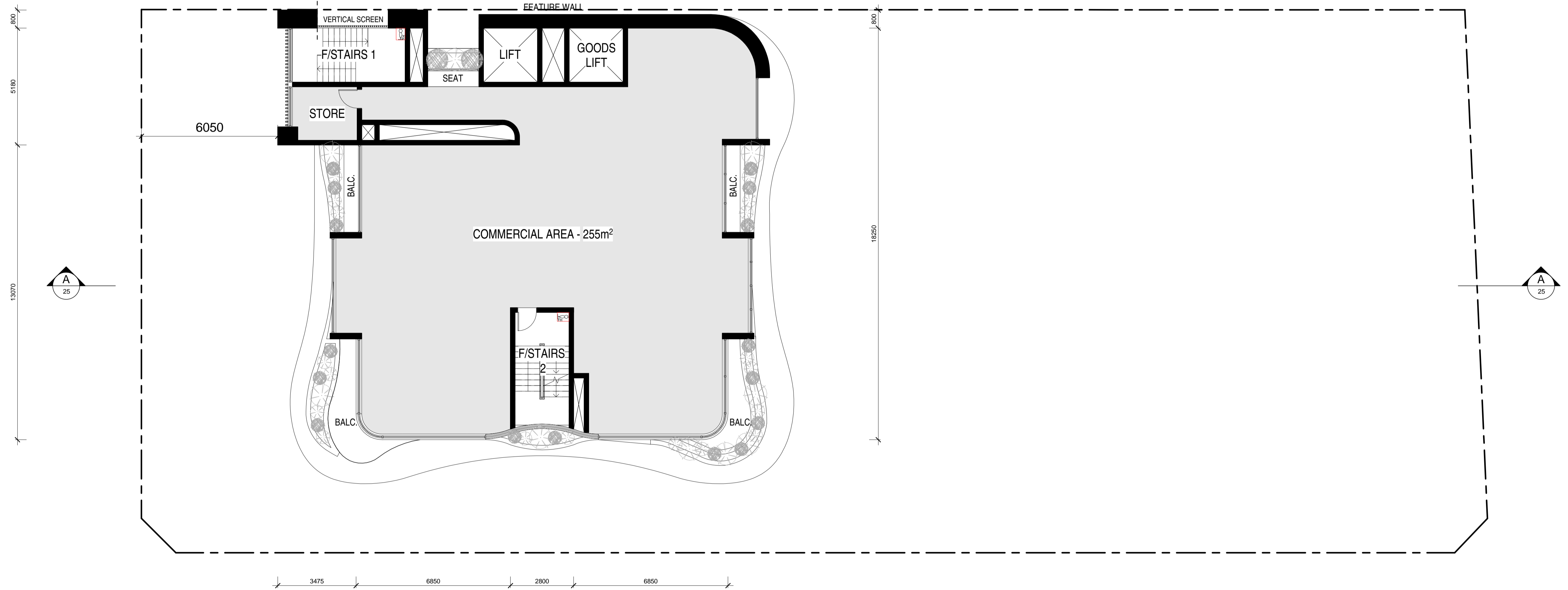
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Date AUG 19		Sheet 15
Job Number 2627		PARC



1 LEVEL 7
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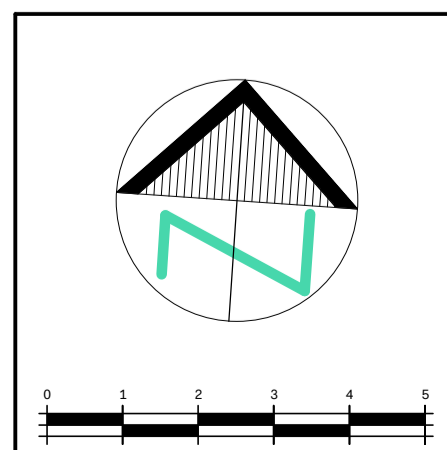
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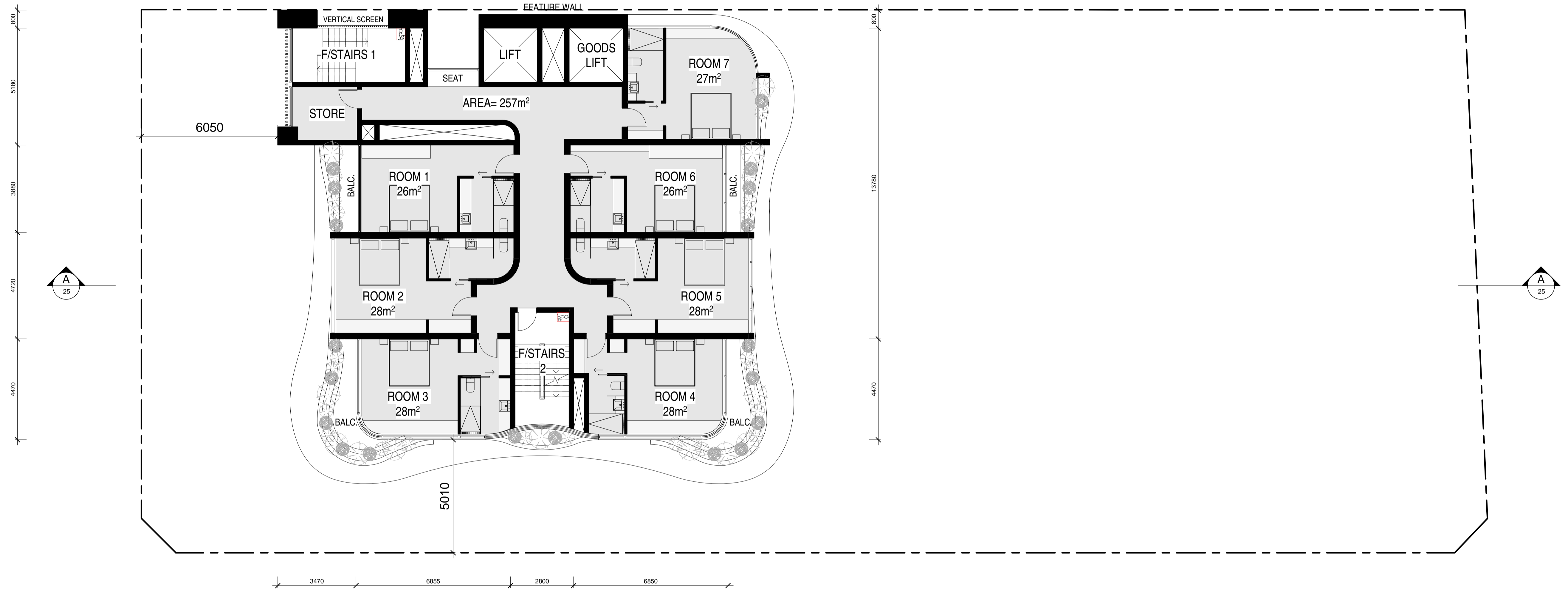
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1 LEVEL 8
SCALE 1 : 100

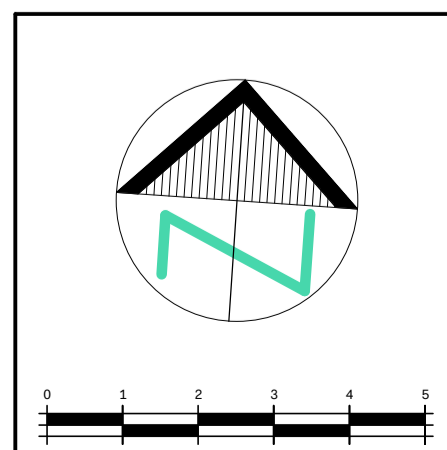
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Project
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DEVELOPMENT

Drawing Title
LEVEL 8

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Nominated Architect
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	Check GRJ	Issue B
Job Number 2627	Date AUG 19	Sheet 17
		PARC



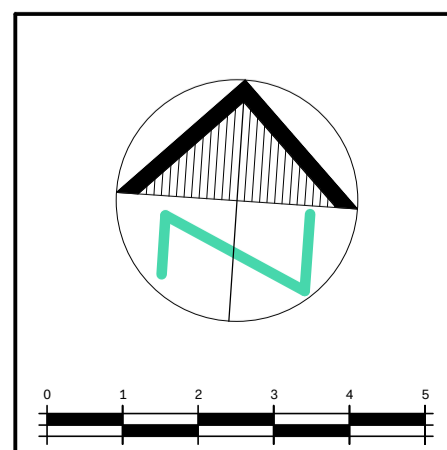
① LEVEL 9
SCALE 1 : 100

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LEVEL 9

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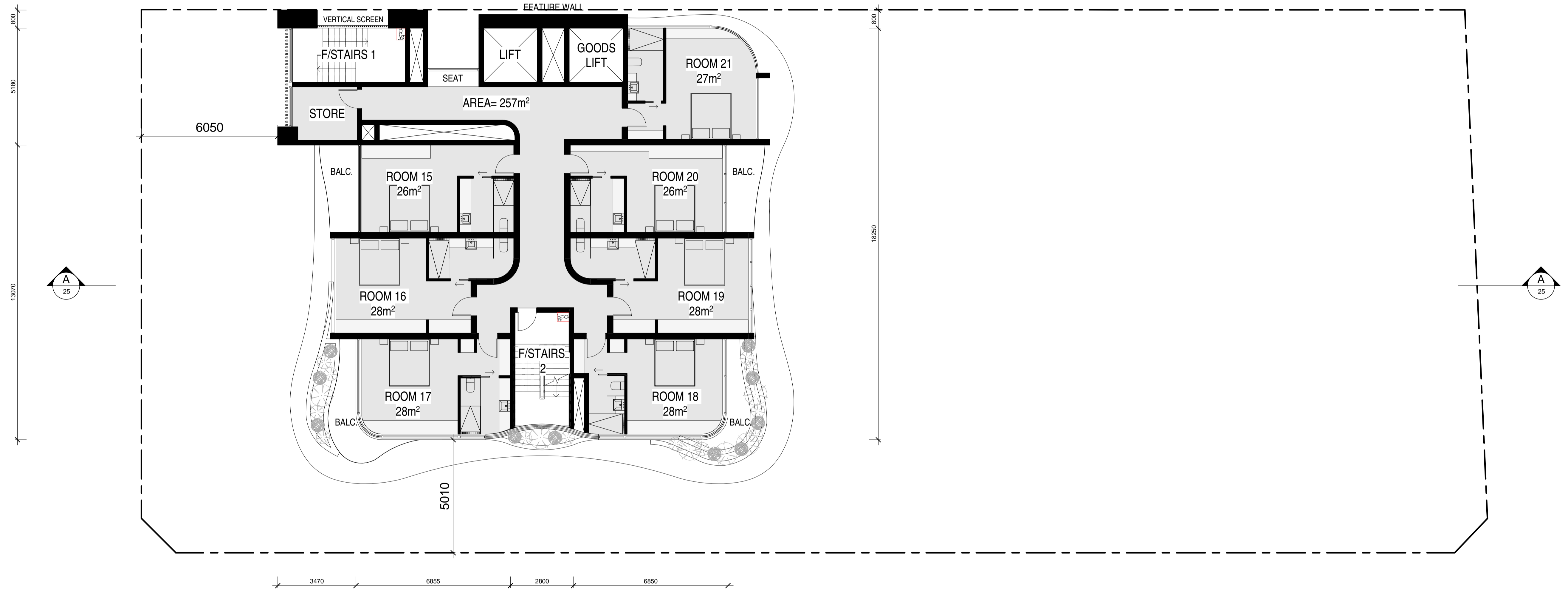
Suite 9b, 32 Frederick Street
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Job Number 2627		PARC



1 LEVEL 10
SCALE 1 : 100

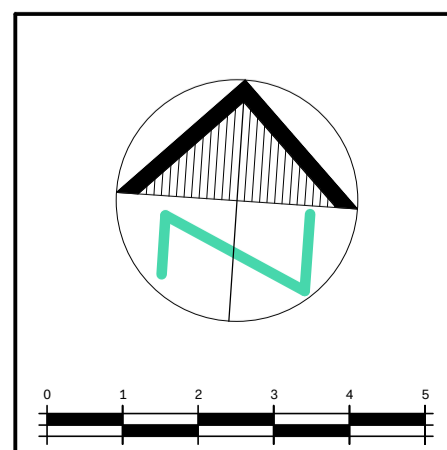
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ISSUE	AMENDMENT	DATE	INT.



Client:
MUNRO OPERATIONS TRUST

Address:
138-142 CRONULLA STREET,
CRONULLA

Project:
PROPOSED COMMERCIAL
DEVELOPMENT

Drawing Title:
LEVEL 10

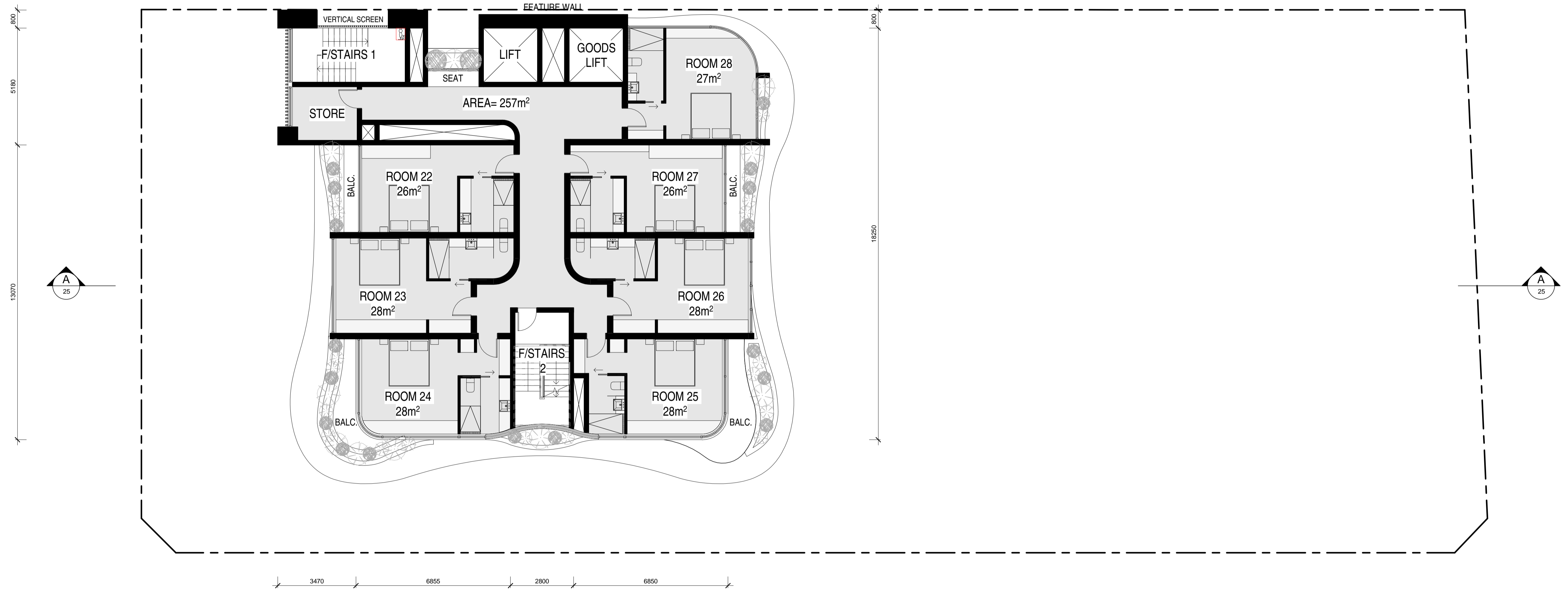
Innovate
Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW

t 02 9585 1855
f 02 9585 1844
e mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
7143

Architects

	Drawn DM	Scale 1:100@A1
	Check CJ	Issue B
Date AUG 19		Sheet 19
Job Number 2627		PARC



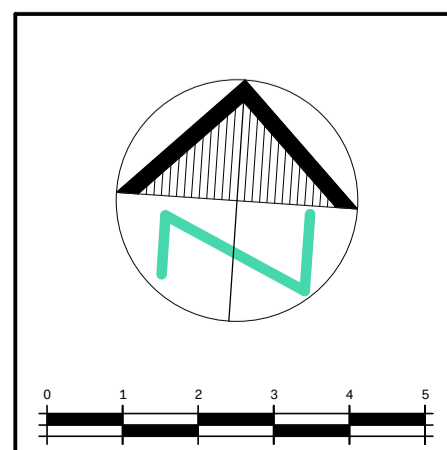
1 LEVEL 11
SCALE 1 : 100

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Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
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Drawing Title
LEVEL 11

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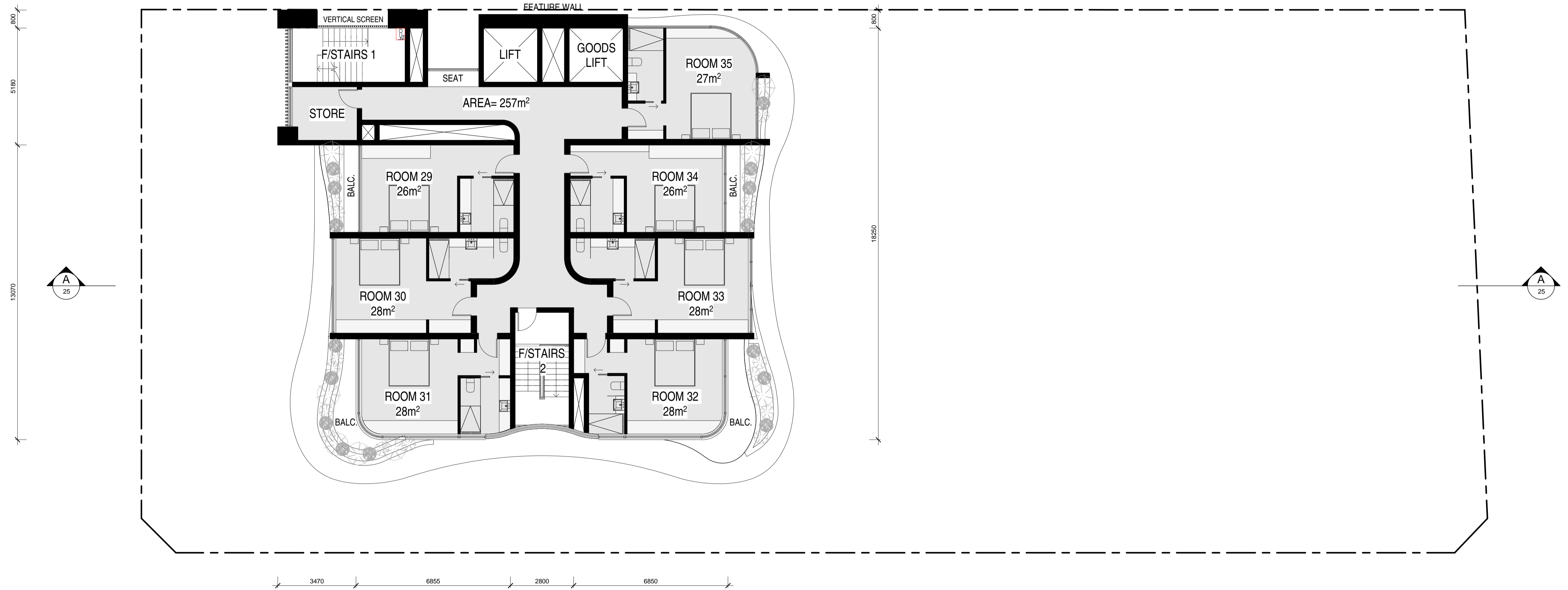
Suite 9b, 32 Frederick Street
Cronulla NSW 2223

PO BOX 214 Outley NSW

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Nominated Architect
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02 9585 1855
02 9585 1844
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	Drawn BCJM	Scale 1:100@A1
	Check GRJ	Issue B
Date AUG 19	Job Number 2627	Sheet 20
		PARC



1 LEVEL 12
SCALE 1 : 100

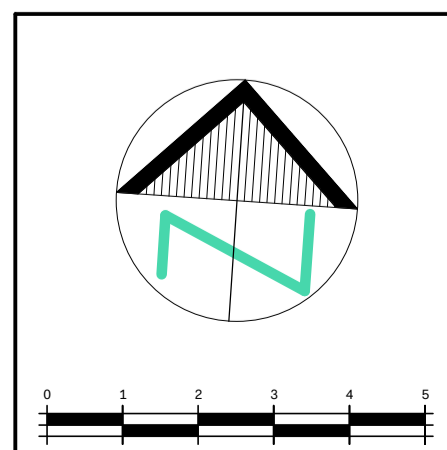
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138-142 CRONULLA STREET,
CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

LEVEL 12

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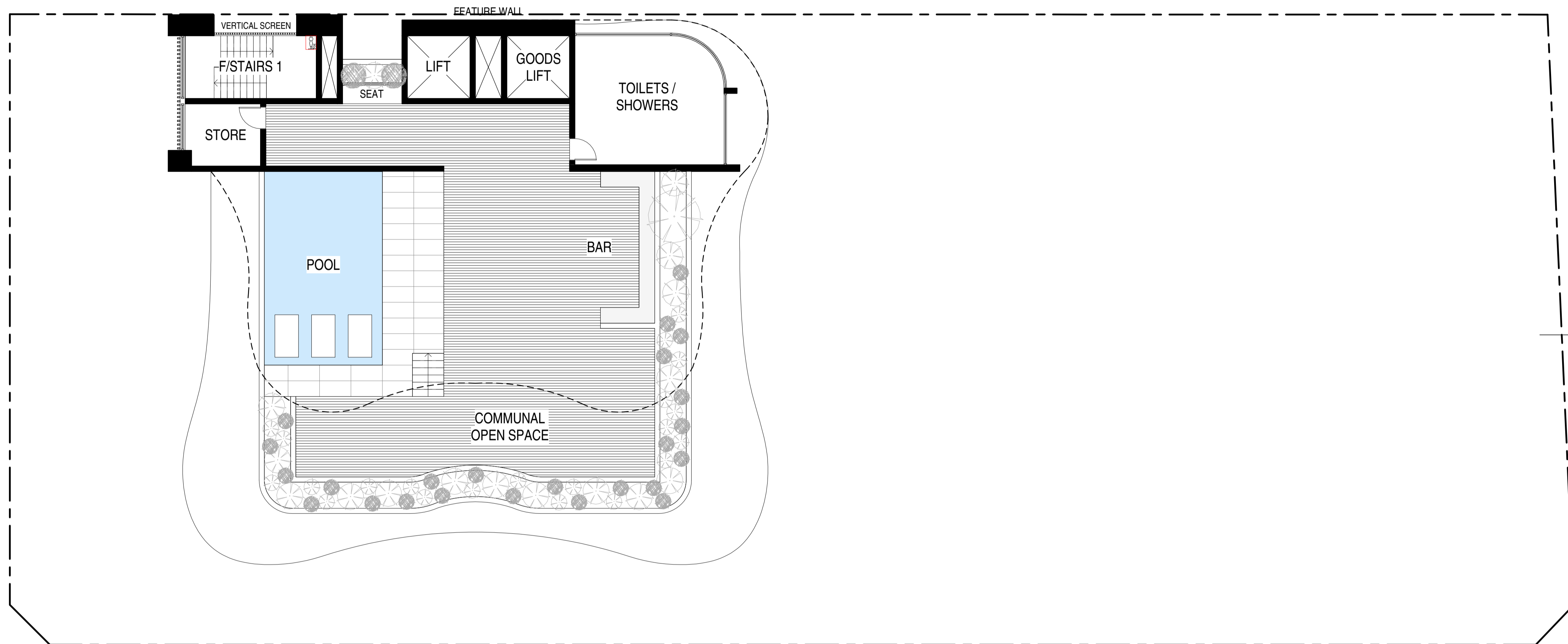
Suite 9b, 32 Frederick Street
Cronulla NSW 2223

PO BOX 214 Cronulla NSW

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Nominated Architect
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	Drawn BCJM	Scale 1:100@A1
	Check GRJ	Issue B
Job Number 2627	Date AUG 19	Sheet 21
		PARC



1 ROOFTOP
SCALE 1 : 100

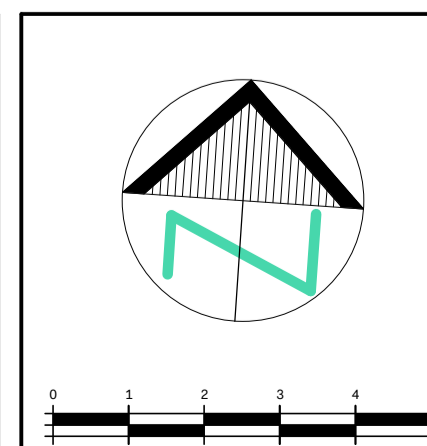
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Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET,
CRONULLA

Drawing Title
ROOFTOP

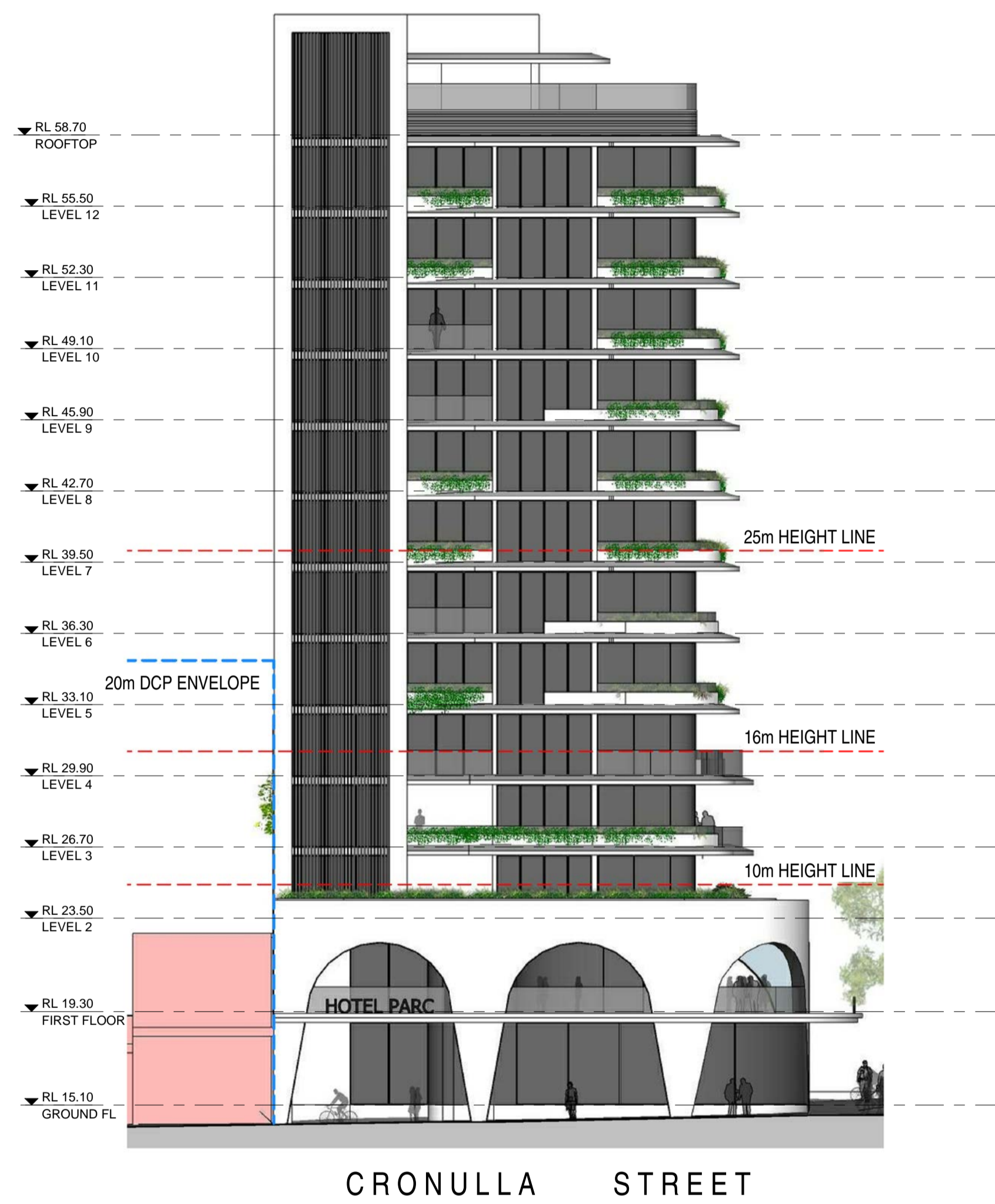
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PO BOX 214 Outley NSW

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mail@innovate.com.au
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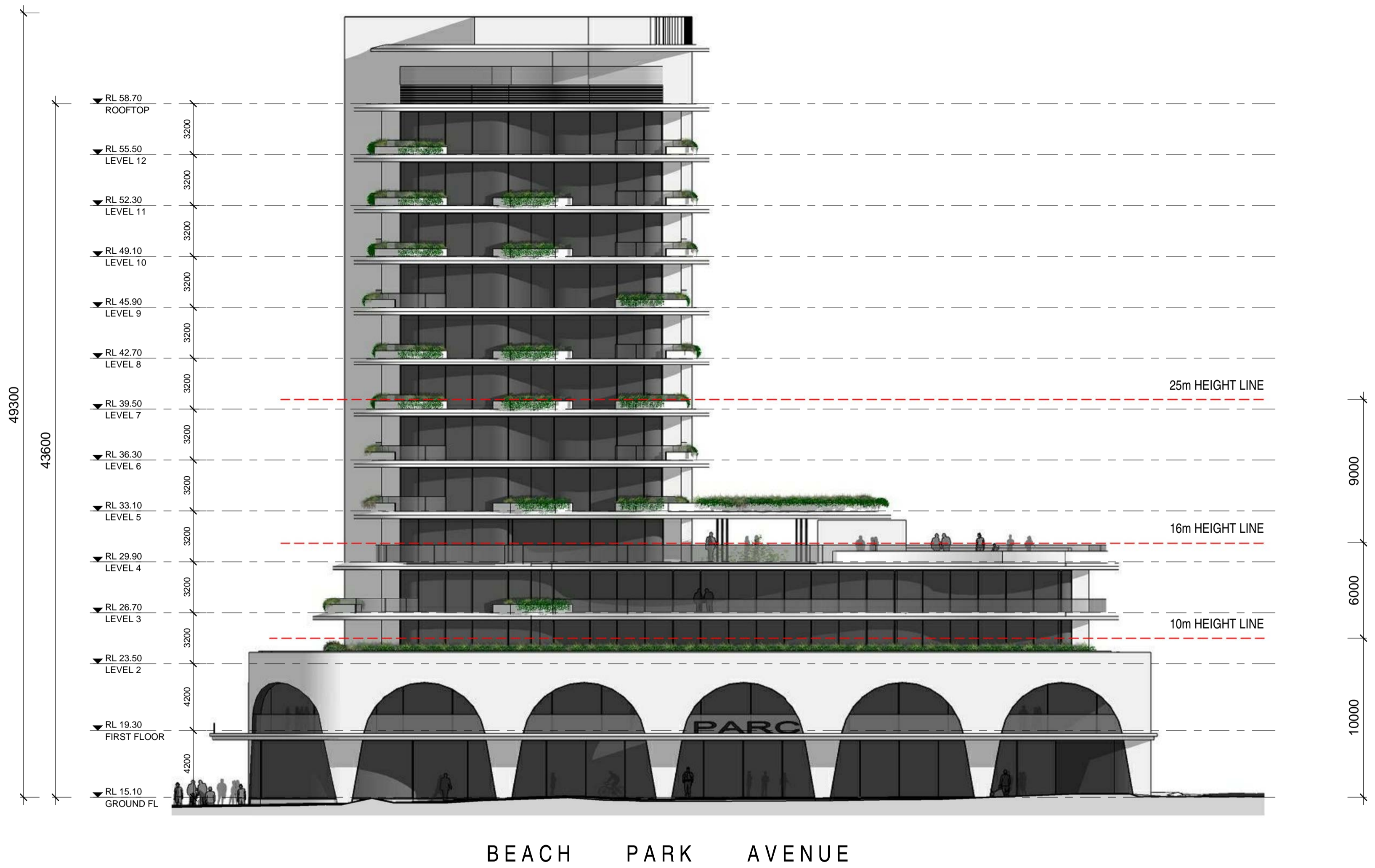
REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
7143

Architects

	Drawn BCJM	Scale 1:100@A1
	Check GRJ	Issue B
Date AUG 19		Sheet 22
Job Number 2627		PARC



① WEST ELEVATION
SCALE 1 : 200



② SOUTH ELEVATION
SCALE 1 : 200

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

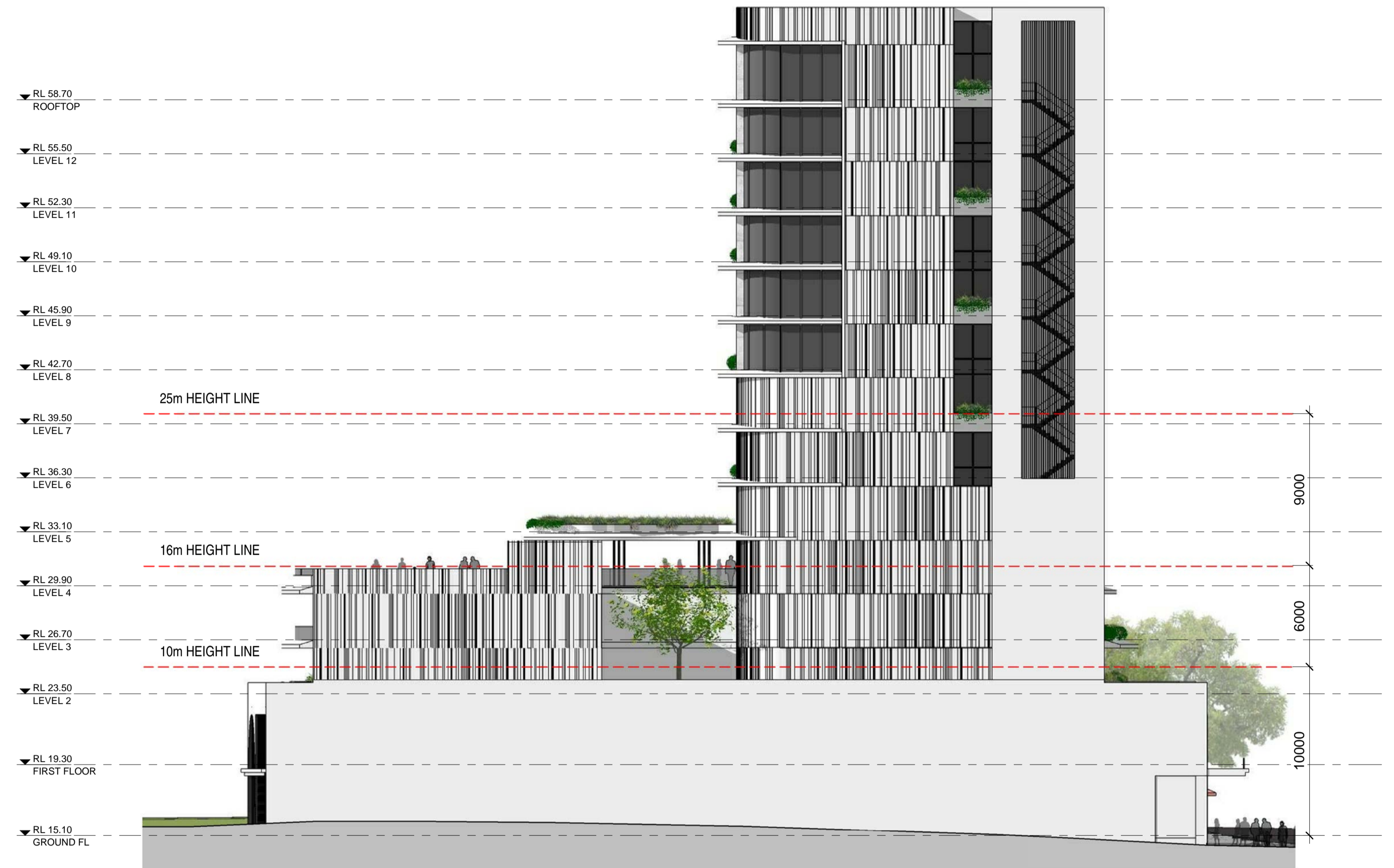
Project	MUNRO OPERATIONS TRUST
Address	138-142 CRONULLA STREET, CRONULLA
Project	PROPOSED COMMERCIAL DEVELOPMENT
Drawing Title	ELEVATIONS

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REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
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Drawn	BCJM	Scale	1:200@A1
Checked	GRJ	Issue	B
Date	AUG 19	Job Number	2627
Sheet	23	PARC	



1 EAST ELEVATION
SCALE 1 : 200



2 NORTH ELEVATION
SCALE 1 : 200

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

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

Innovate Architects

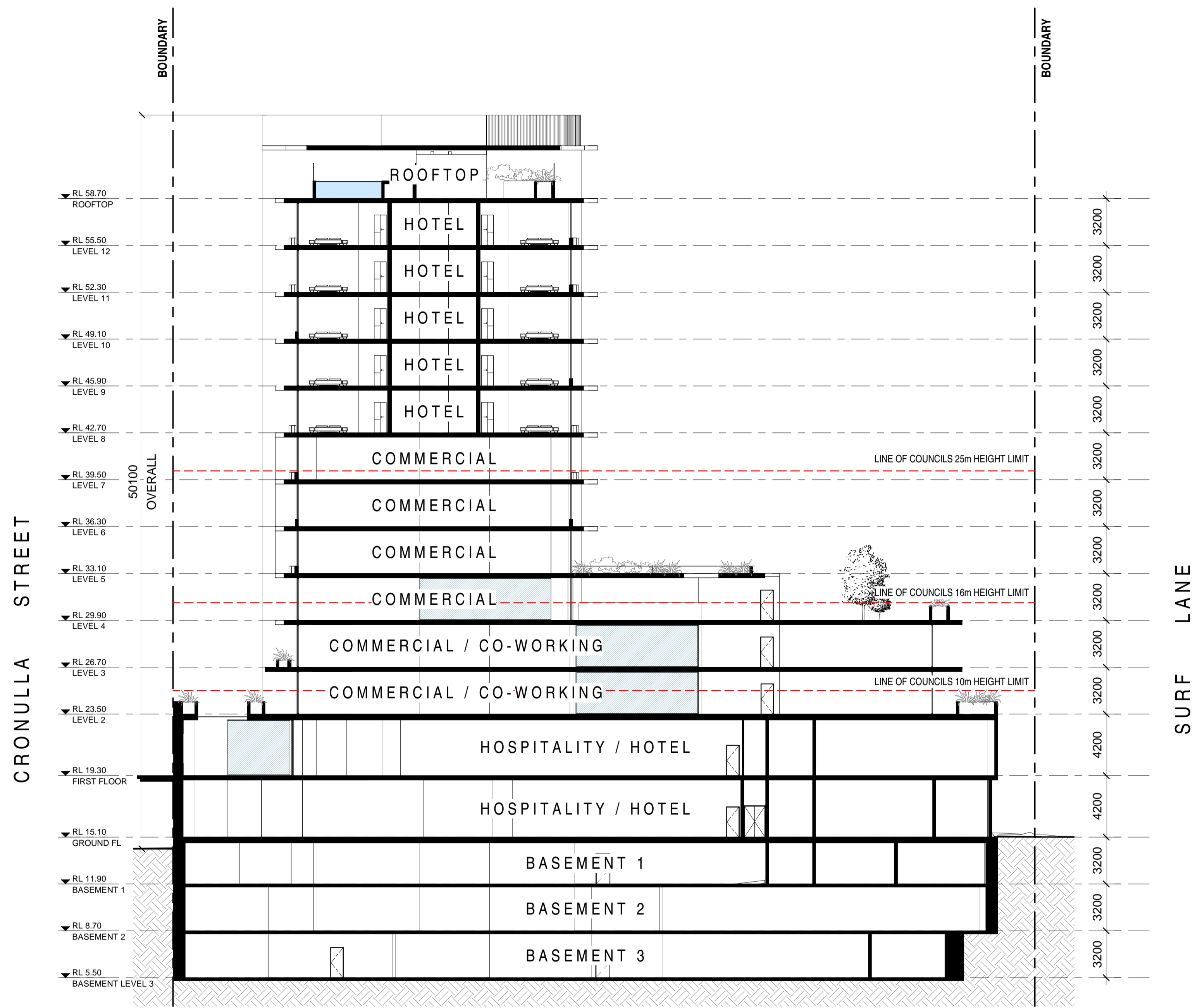
Suite 9b, 32 Frederick Street
Cronulla NSW 2223

PO BOX 214 Cronulla NSW

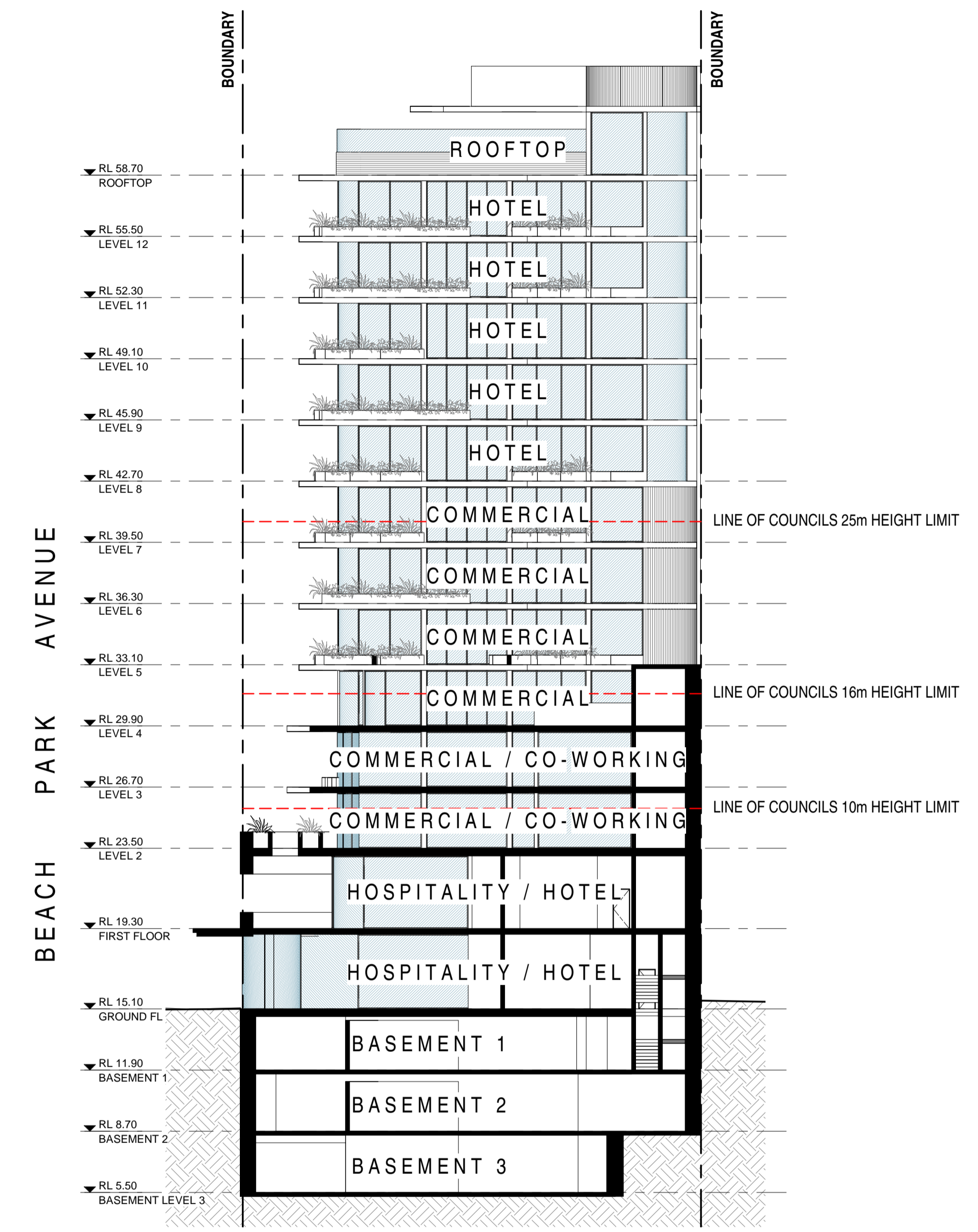
REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
7143

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02 9585 1844
mail@innovate.com.au
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Drawn	BCJM	Scale	1:200@A1
Checked	GRJ	Issue	B
Date	AUG 19	Job Number	2627
Sheet	24	PARC	



(A) SECTION A
SCALE 1:200



(B) SECTION B
SCALE 1:200

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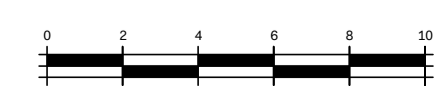
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ISSUE	AMENDMENT	DATE	INT.



CLIENT MUNRO OPERATIONS TRUST	ADDRESS 138-142 CRONULLA STREET, CRONULLA
PROJECT PROPOSED COMMERCIAL DEVELOPMENT	DRAWING TITLE SECTIONS

Innovate
Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW
REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

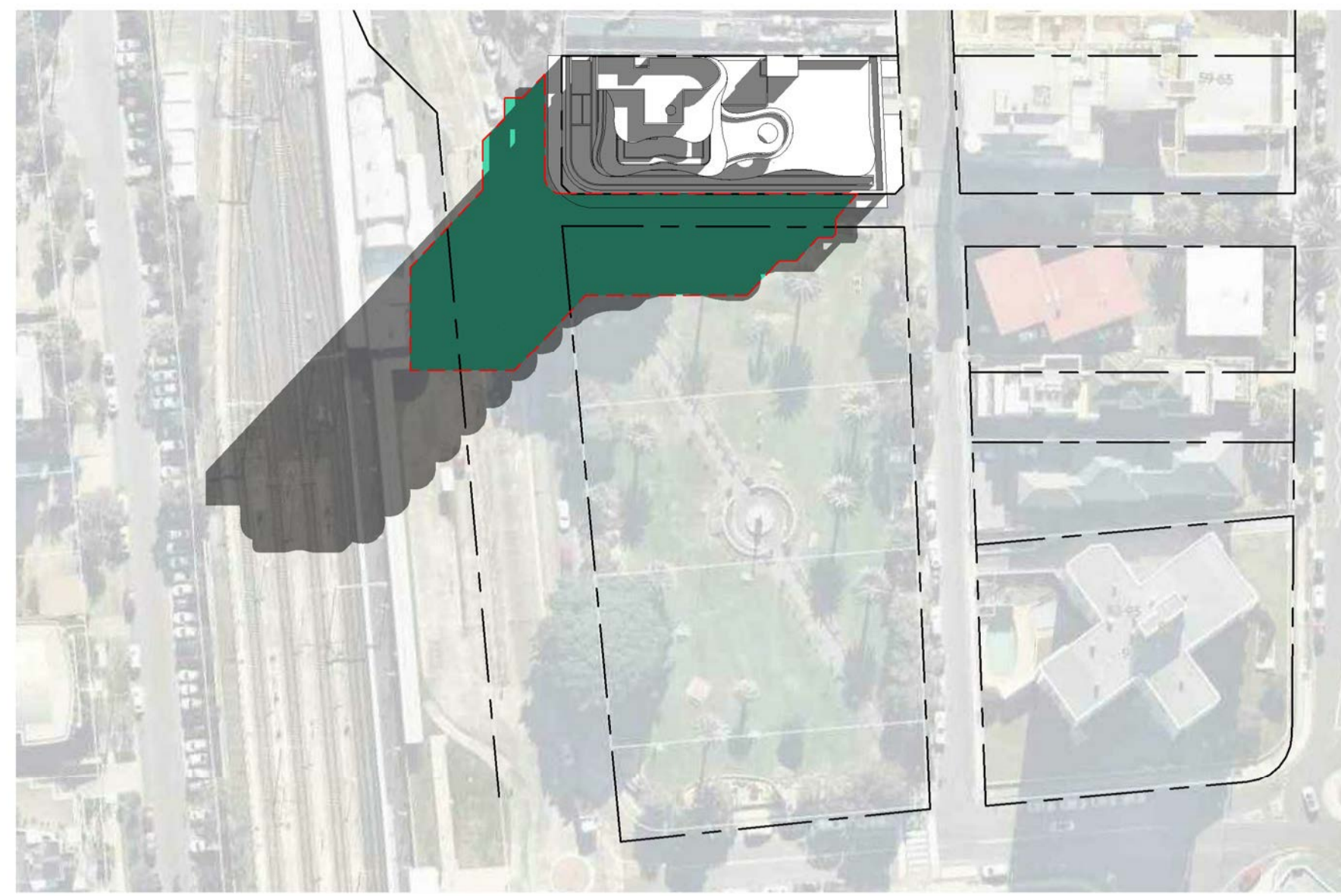
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Architects

REVISIONS	DATE	ISSUE	SCALE
BCJM	AUG 19	B	1:200@A1
GRJ			
JOB NUMBER	SHEET	PARC	
2627	25		



WINTER 21 JUN 9AM



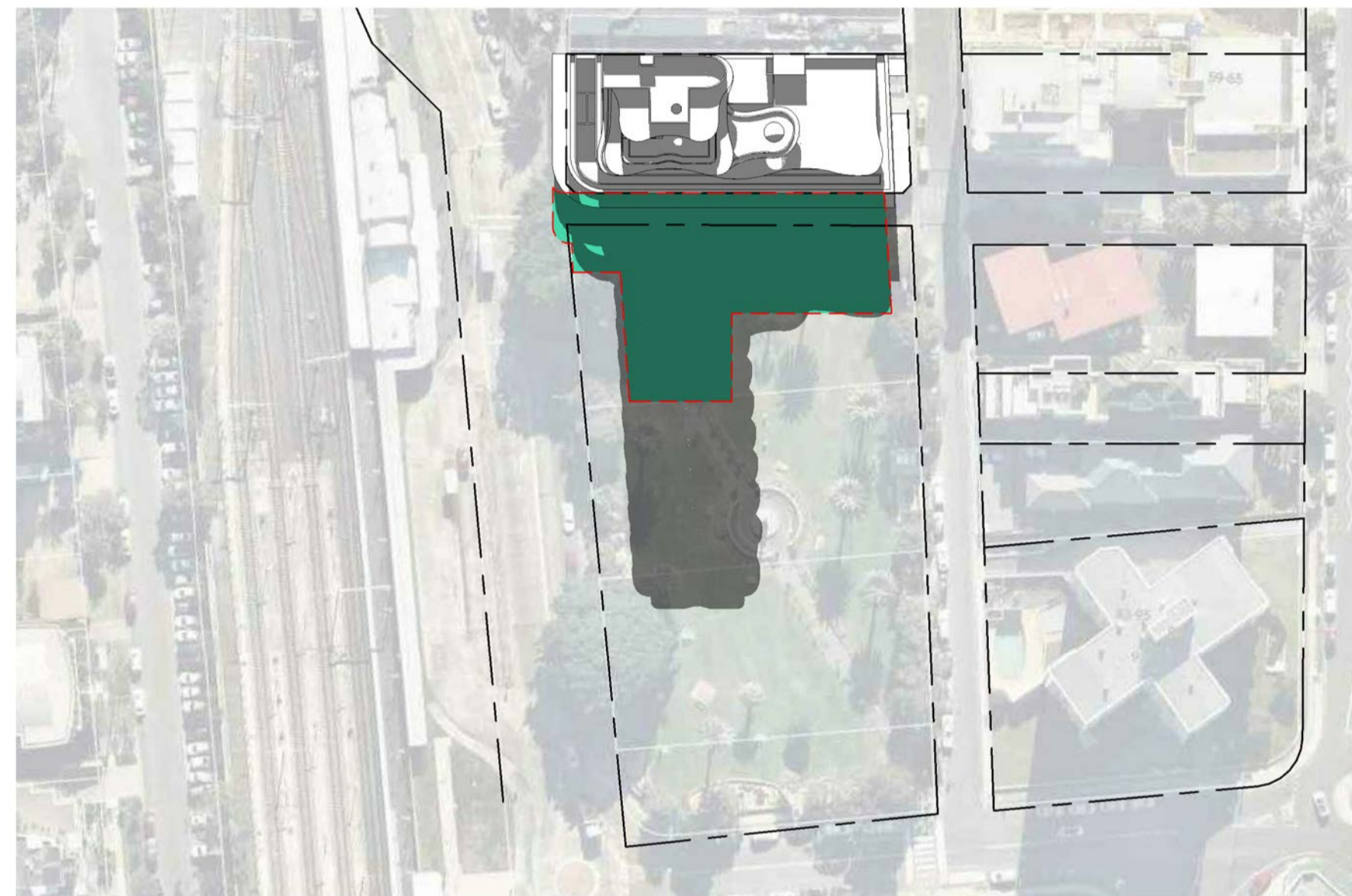
WINTER 21 JUN 10AM



WINTER 21 JUN 11AM



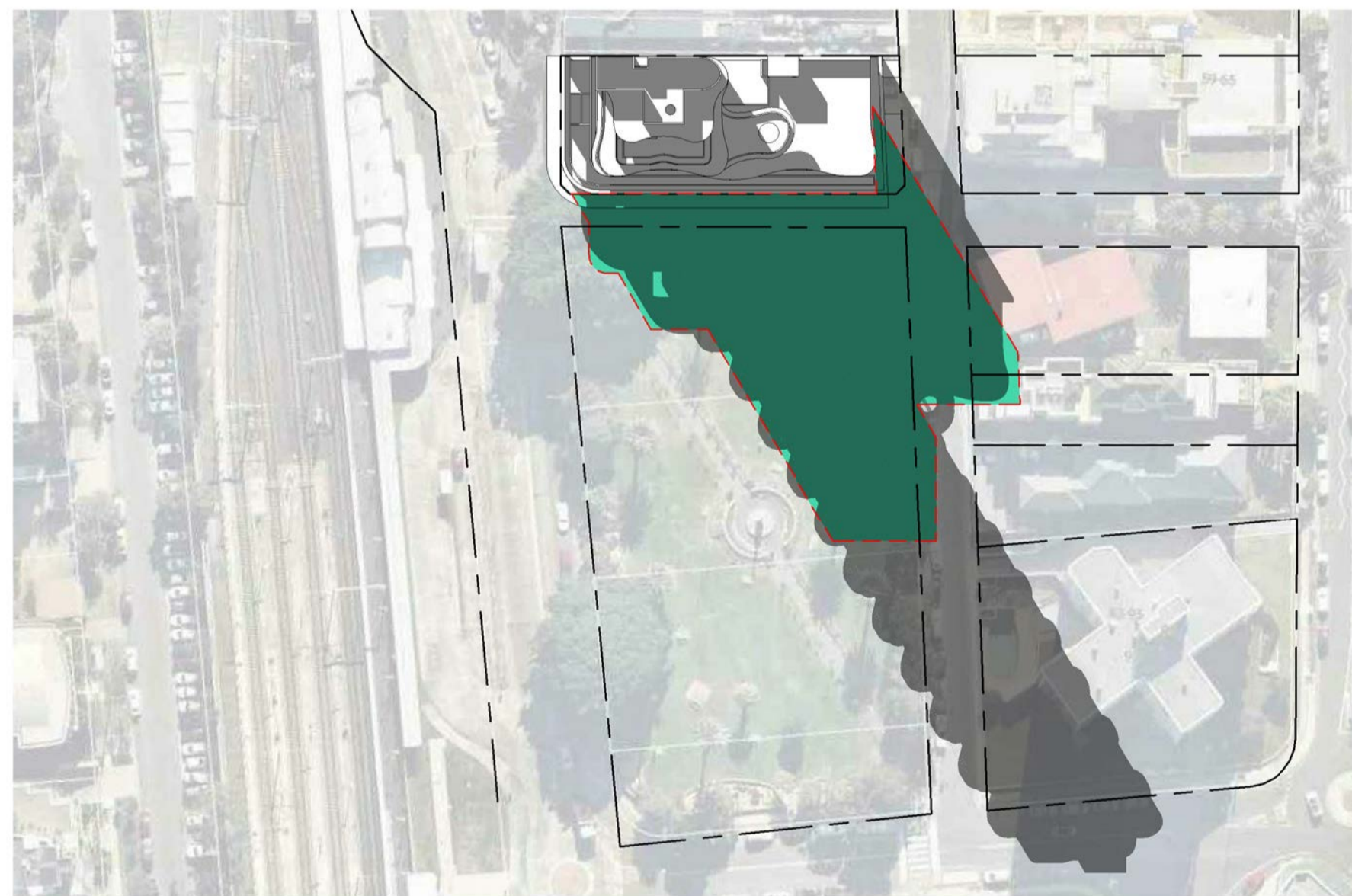
WINTER 21 JUN 12PM



WINTER 21 JUN 1PM



WINTER 21 JUN 2PM



WINTER 21 JUN 3PM

 NOTE: COMPLIANT SHADOW SHOWN IN GREEN

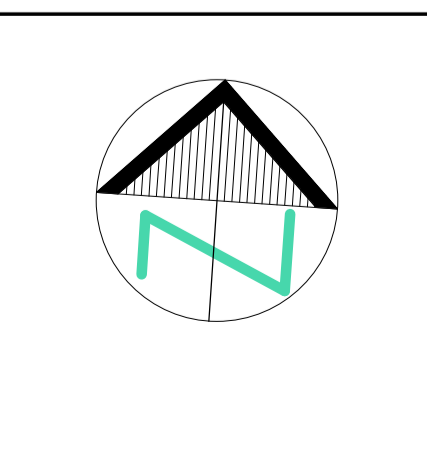
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Project
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Address
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Drawing Title
SHADOWS - WINTER

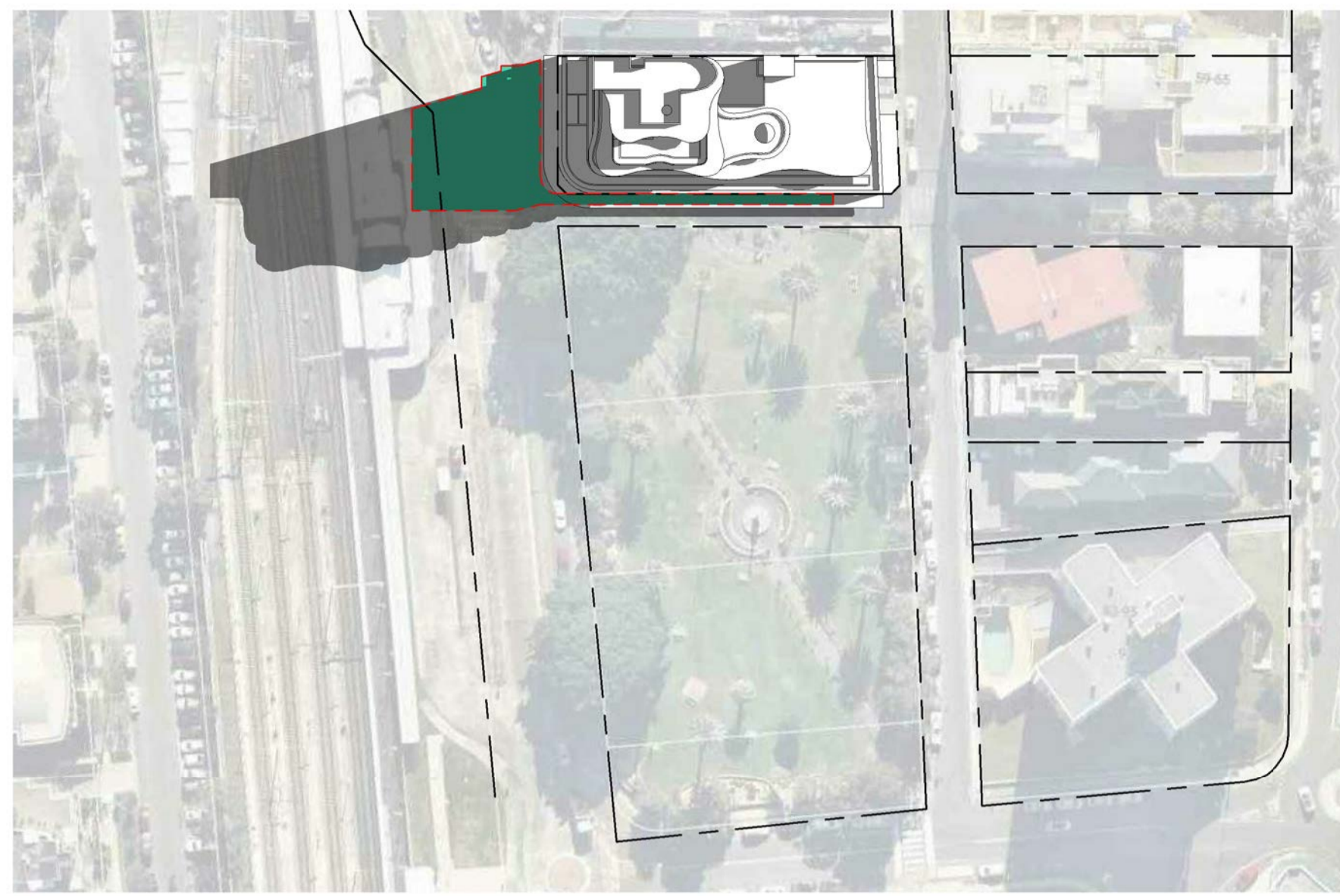
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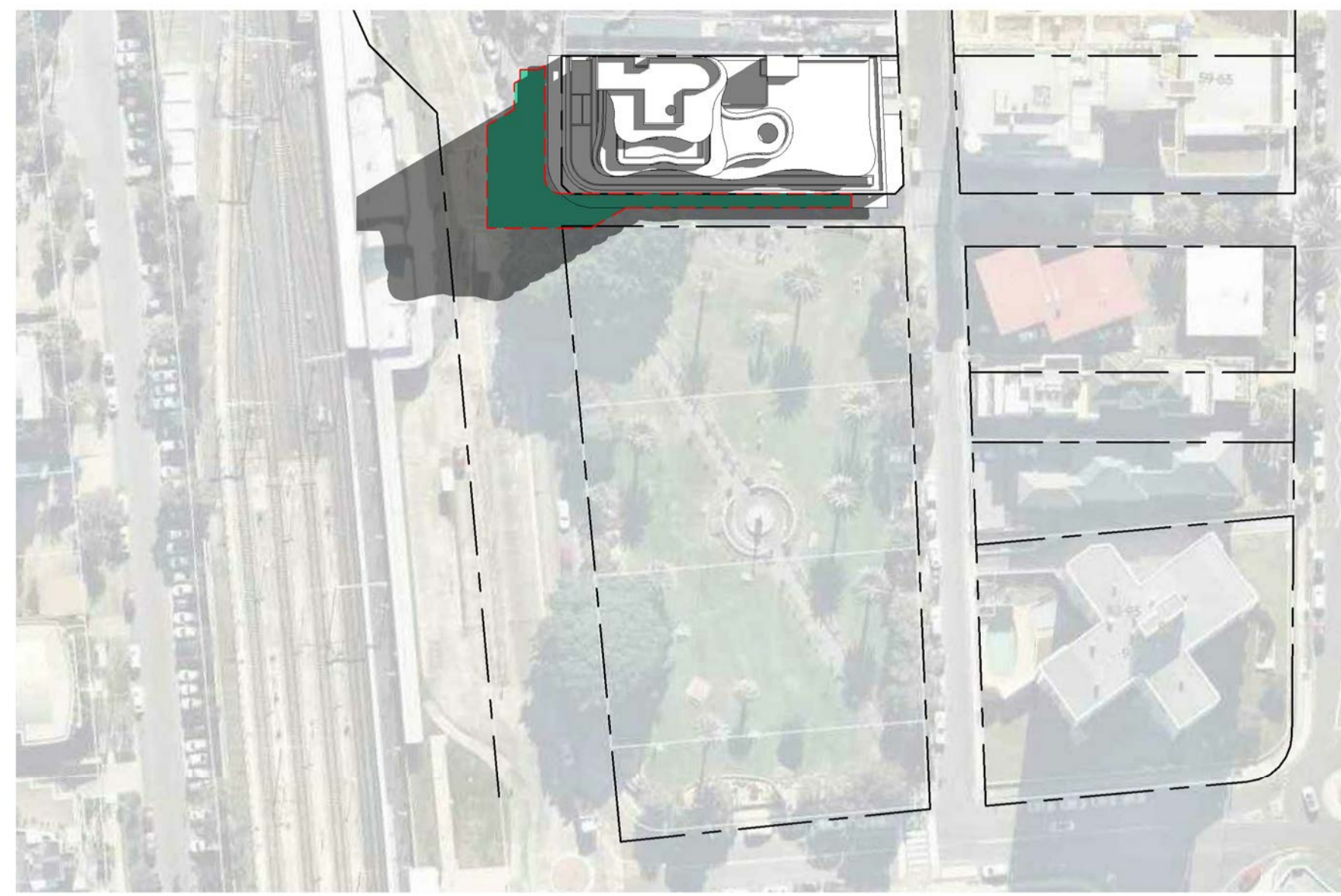
REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

Drawn	Check	Date	Scale
BCJM	GRJ	AUG 19	NTS@A1
Job Number			Sheet
2627			26

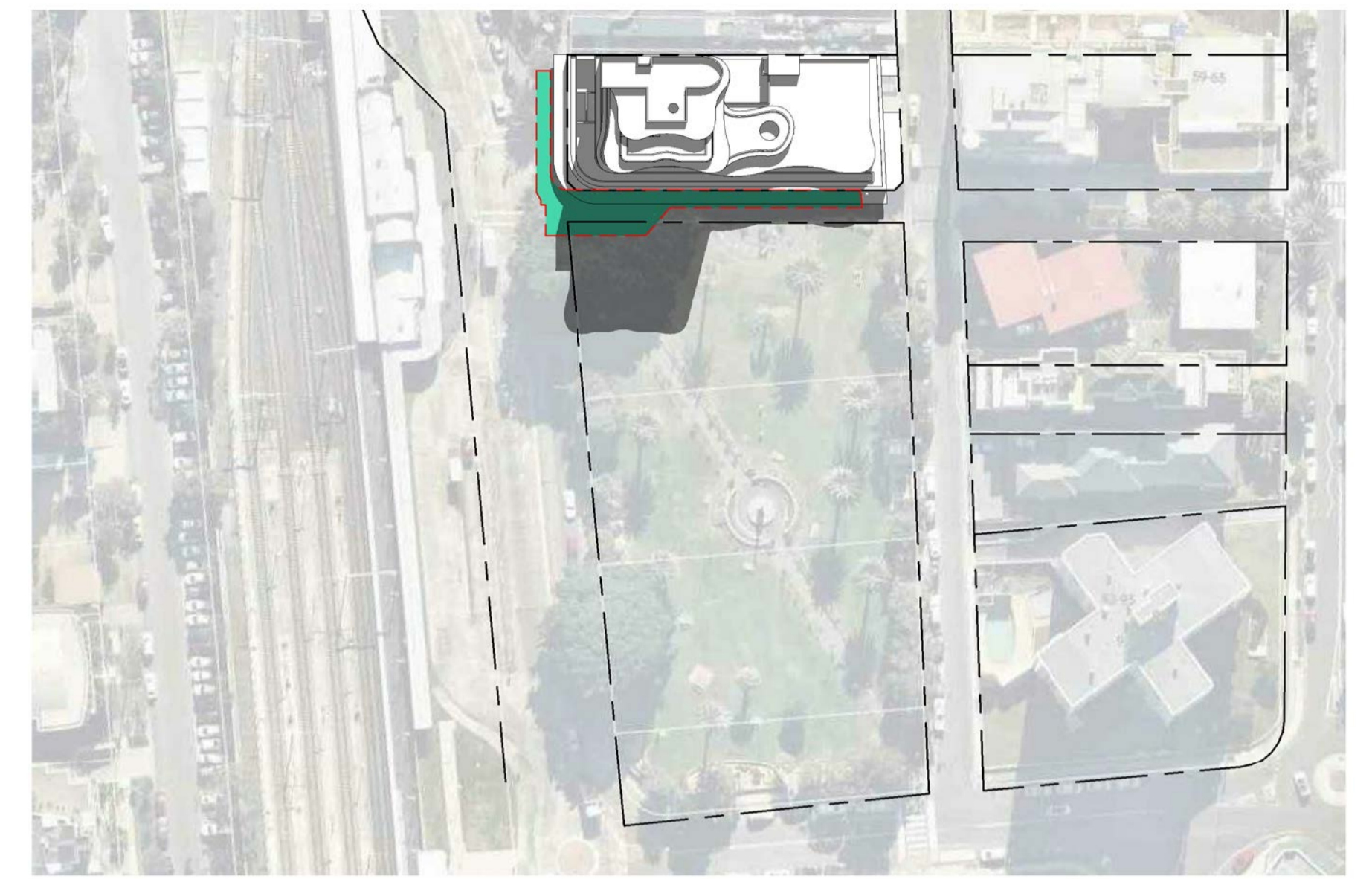
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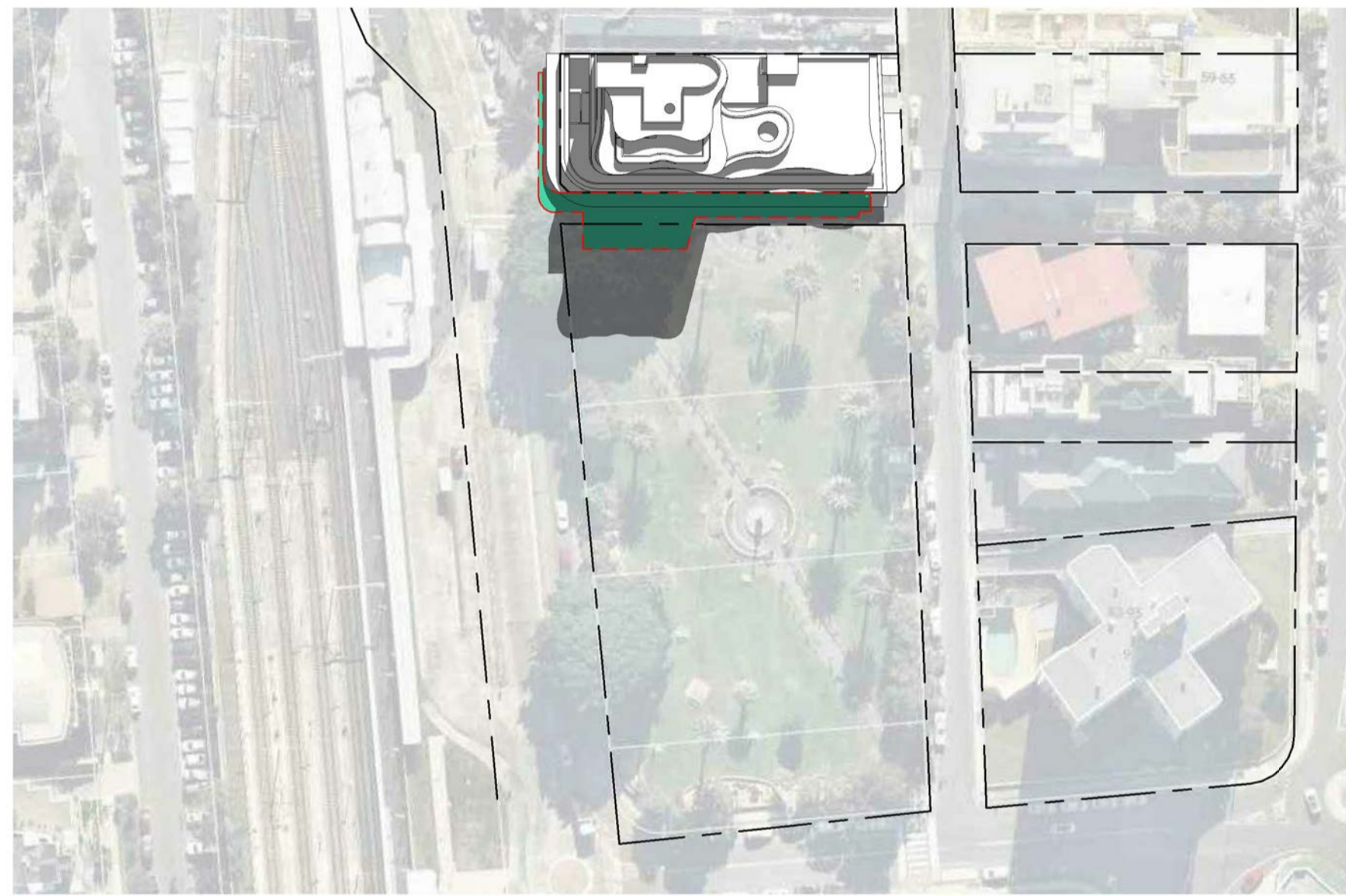
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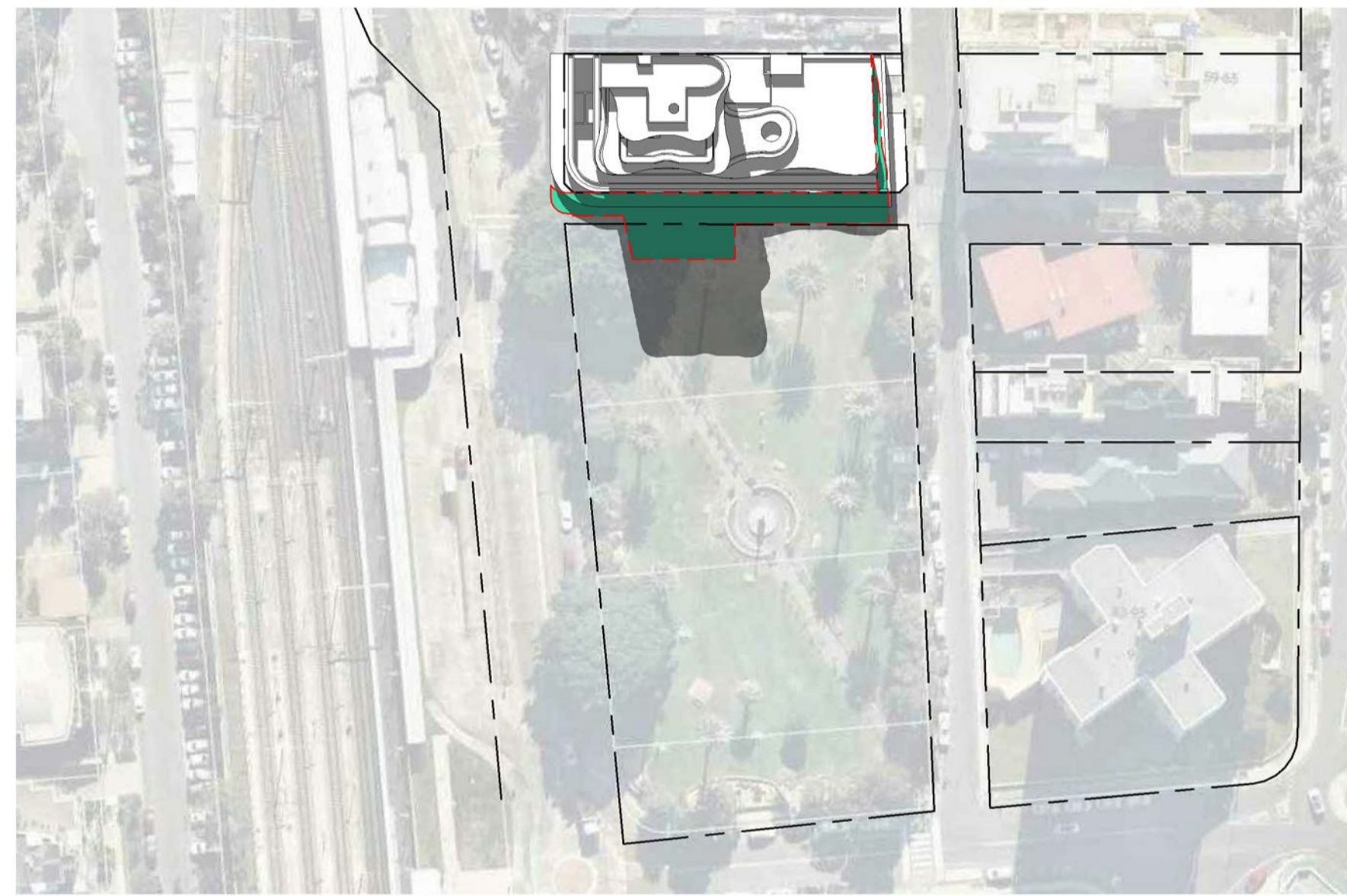
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EQUINOX 21 MAR 11AM



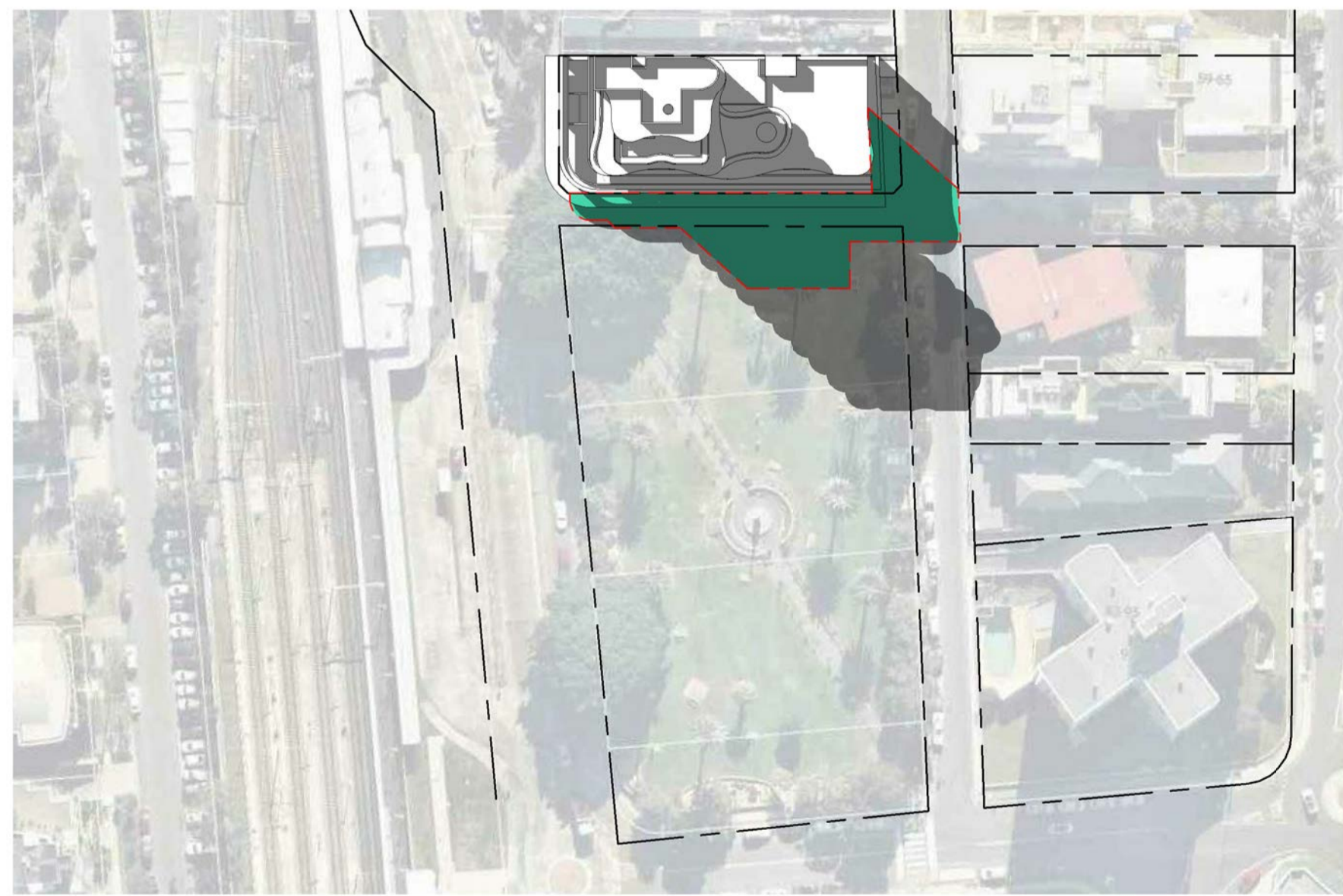
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EQUINOX 21 MAR 1PM



EQUINOX 21 MAR 2PM



EQUINOX 21 MAR 3PM

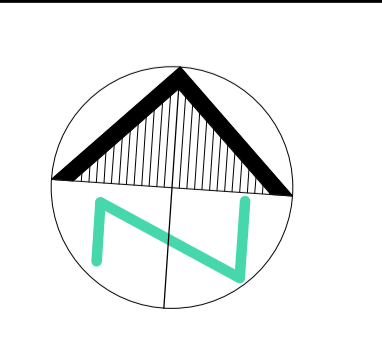
 NOTE: COMPLIANT SHADOW SHOWN IN GREEN

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B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM



Client
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Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
SHADOWS - EQUINOX

Innovate
Suite 9b, 32 Frederick Street
Coutley NSW 2223
PO BOX 214 Coutley NSW

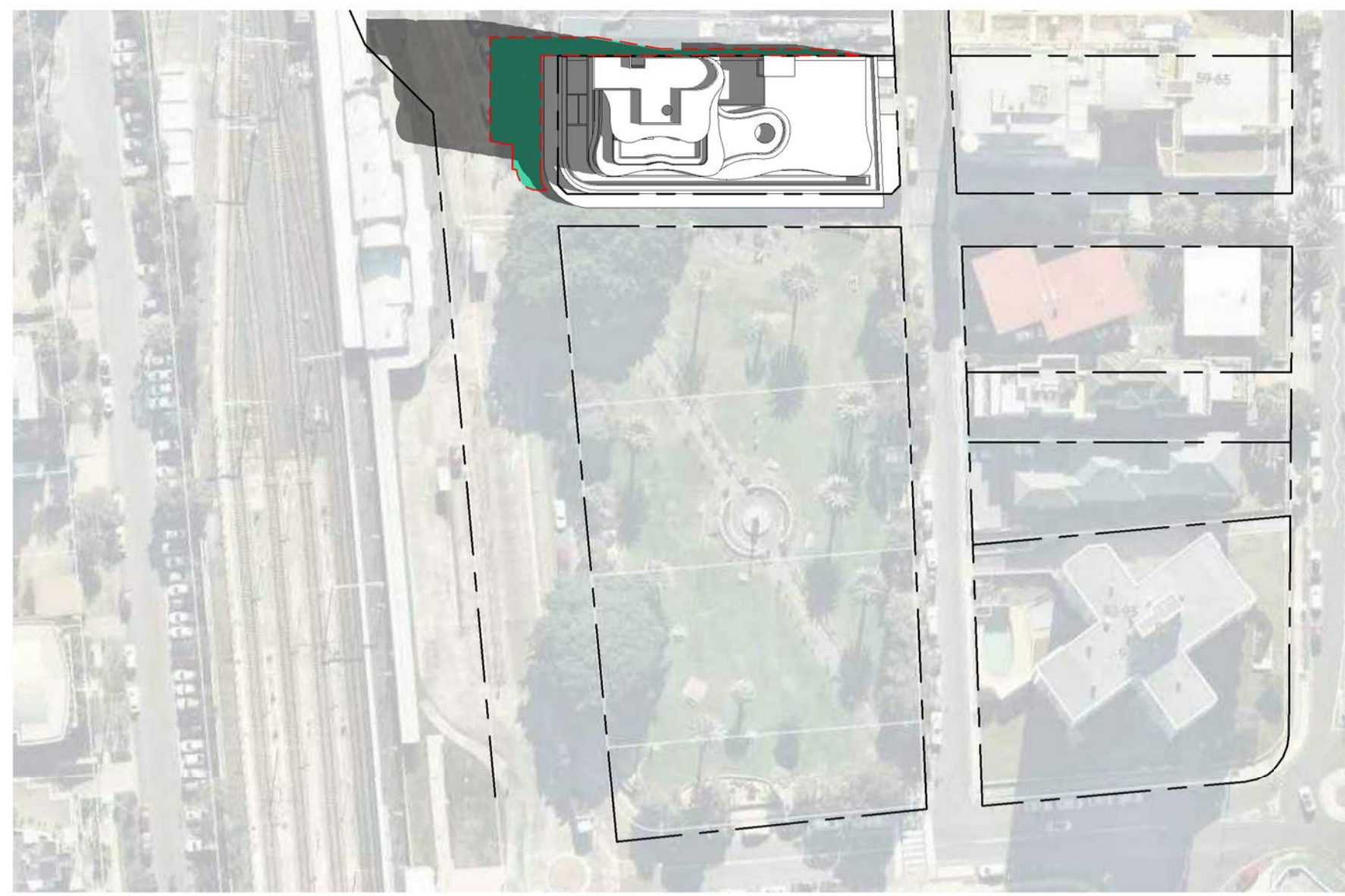
02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
7143

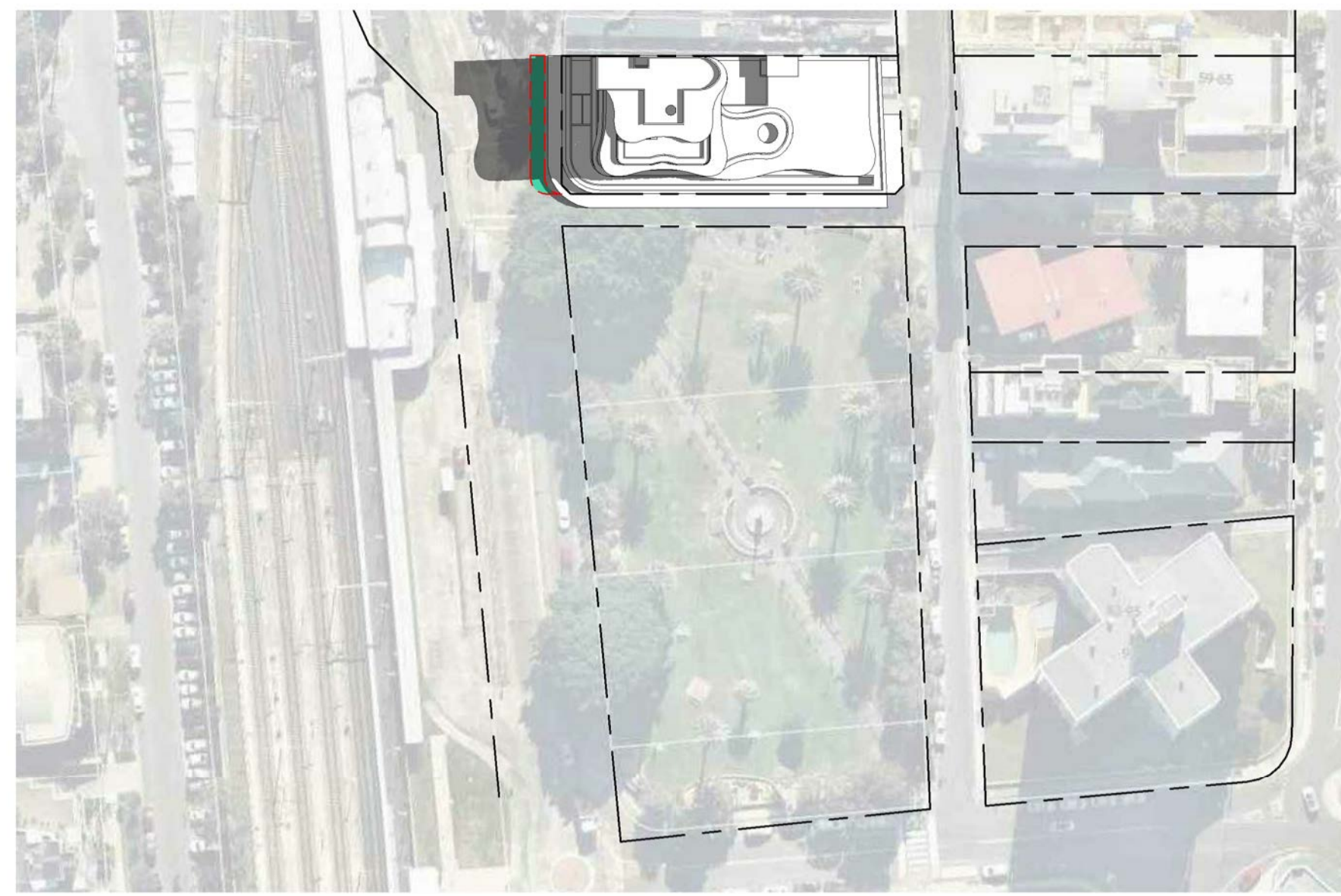
Architects

Drawn	Check	Date	Scale
BCJM	GRJ	AUG 19	NTS@A1
Job Number			Sheet
2627			27

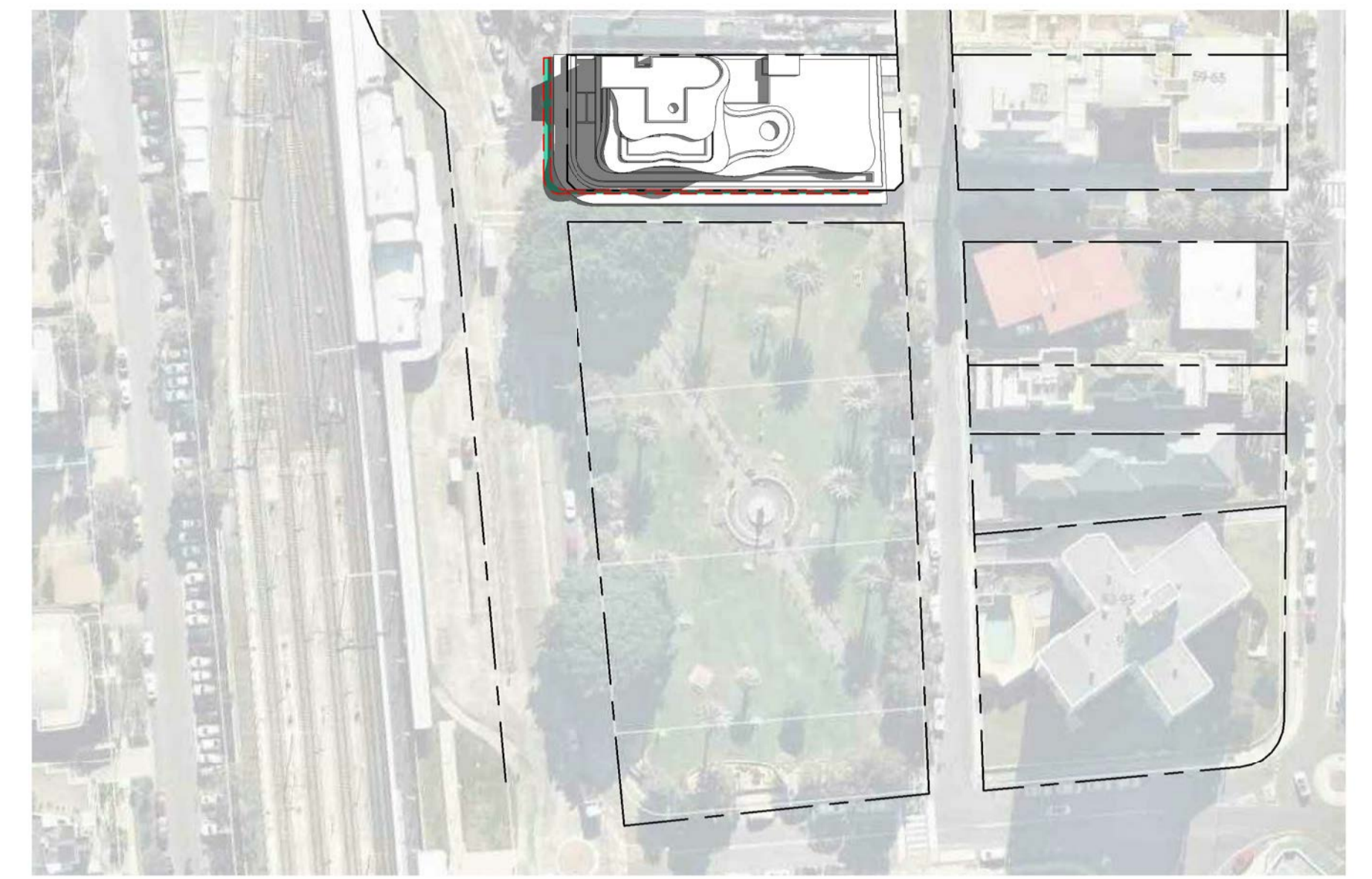
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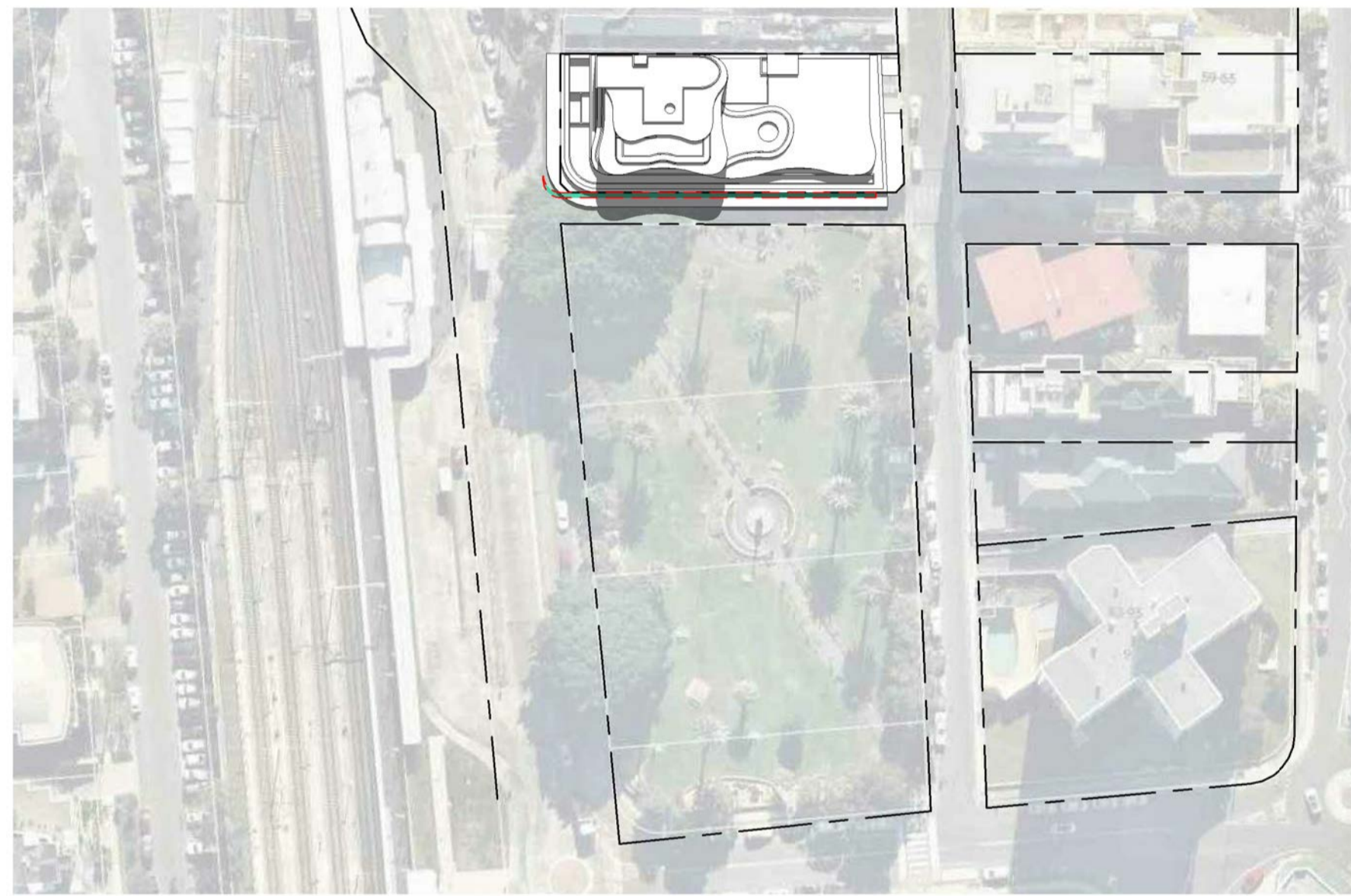
SUMMER 21 DEC 9AM



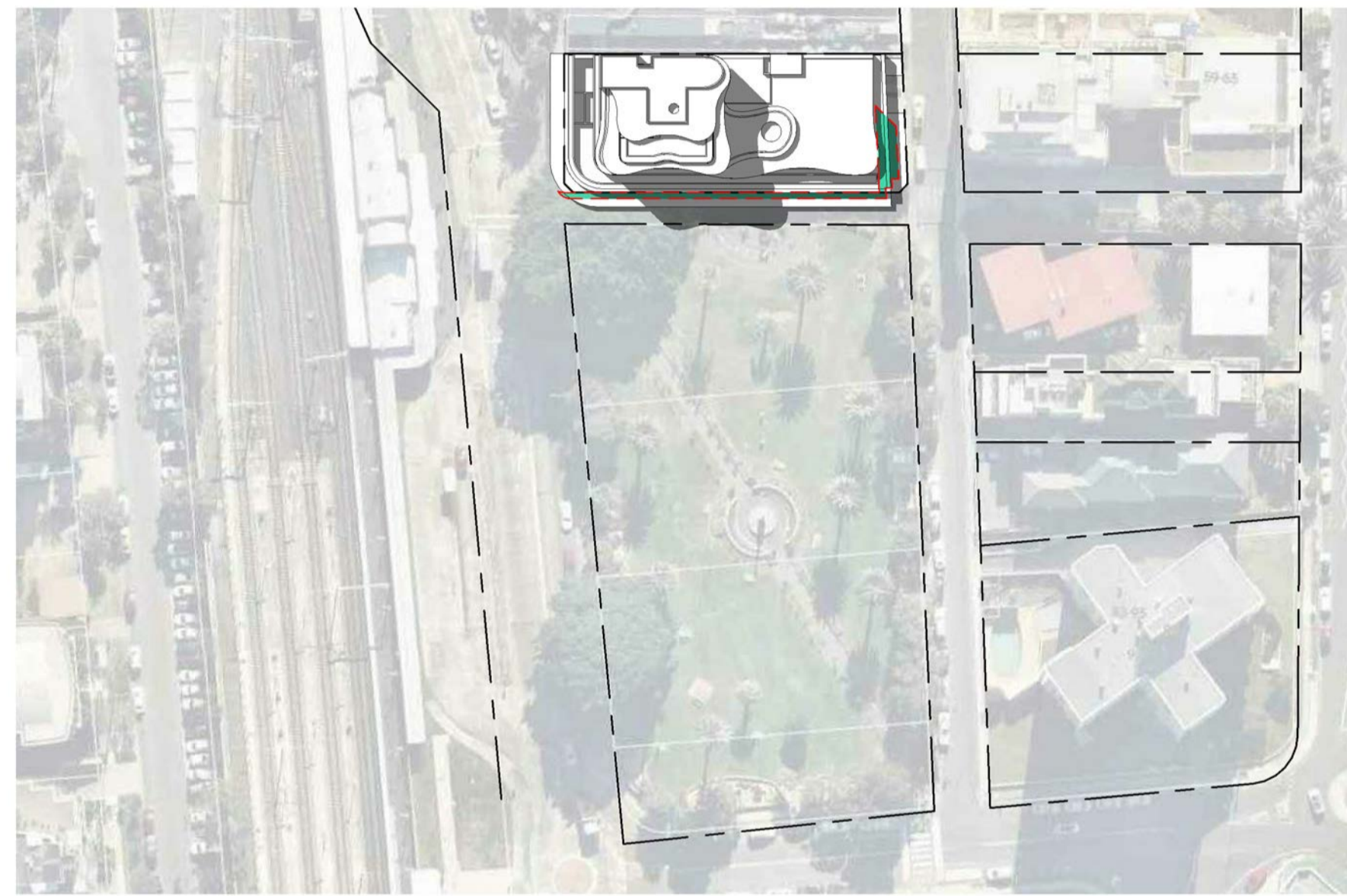
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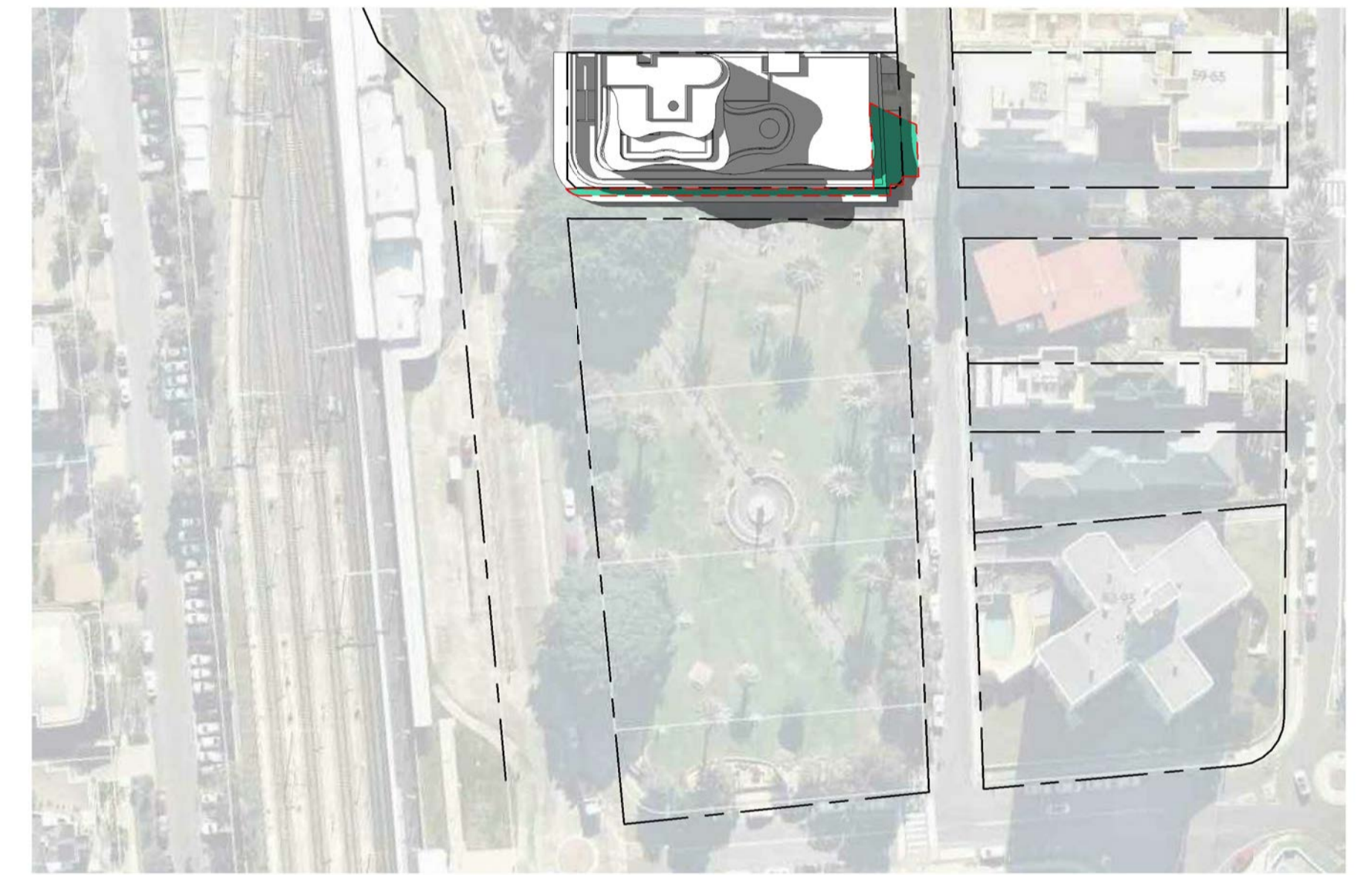
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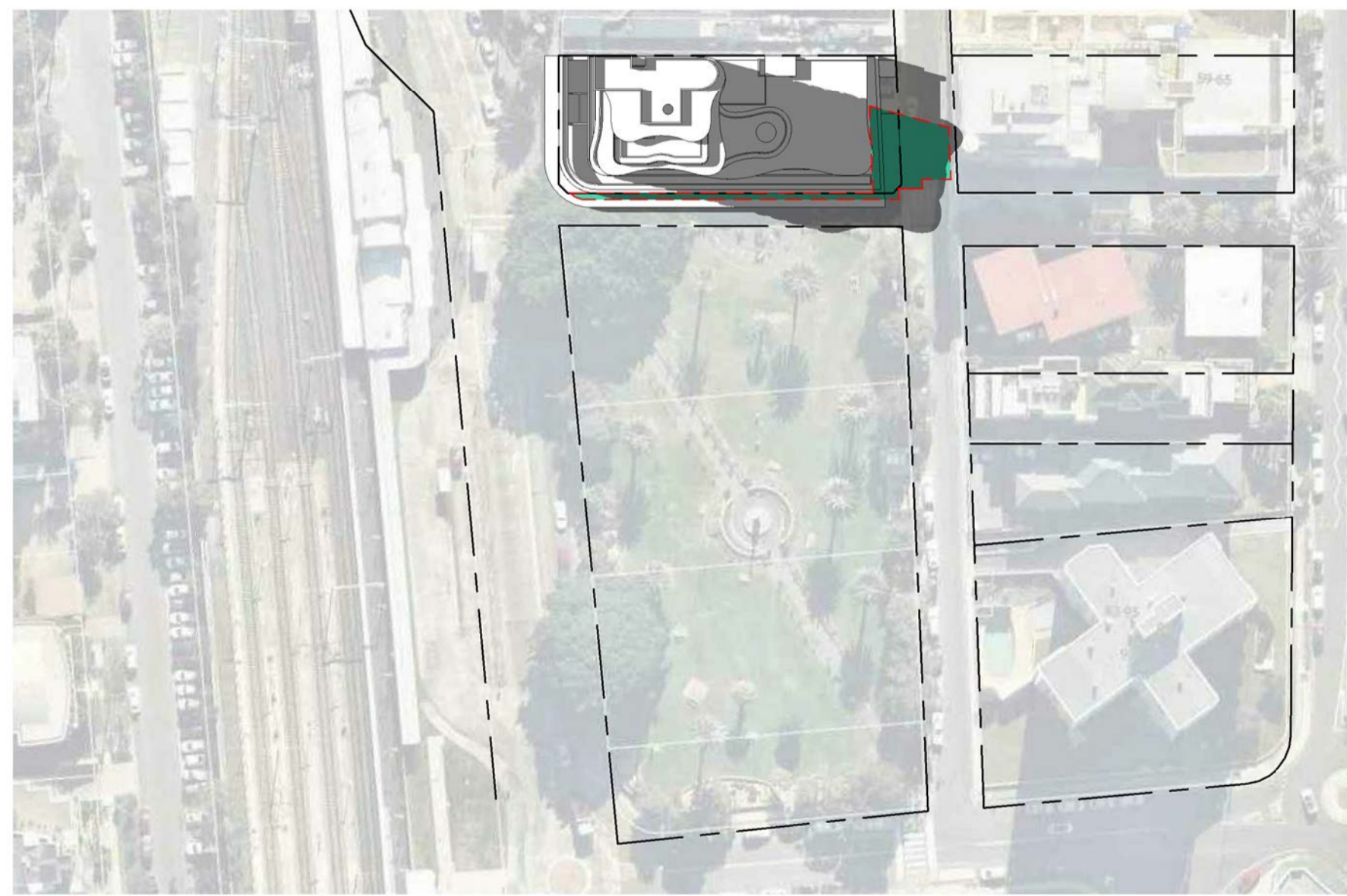
SUMMER 21 DEC 12PM



SUMMER 21 DEC 1PM



SUMMER 21 DEC 2PM



SUMMER 21 DEC 3PM

NOTE: COMPLIANT SHADOW SHOWN IN GREEN

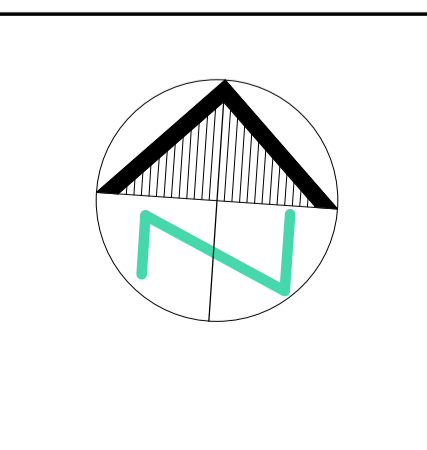
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B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM
ISSUE	AMENDMENT	DATE	INT.



MUNRO OPERATIONS TRUST

PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET, CRONULLA

SHADOWS - SUMMER

Innovate Architects

Suite 9b, 32 Frederick Street
Coutley NSW 2223

PO BOX 214 Coutley NSW

REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

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www.innovate.com.au

	Drawn	BCJM	Scale	NTS@A1
	Check	GRJ	Issue	B
Date		AUG 19		
Job Number	2627	Sheet	28	PARC



9AM



10AM



11AM



12NOON



1PM



2PM



3PM

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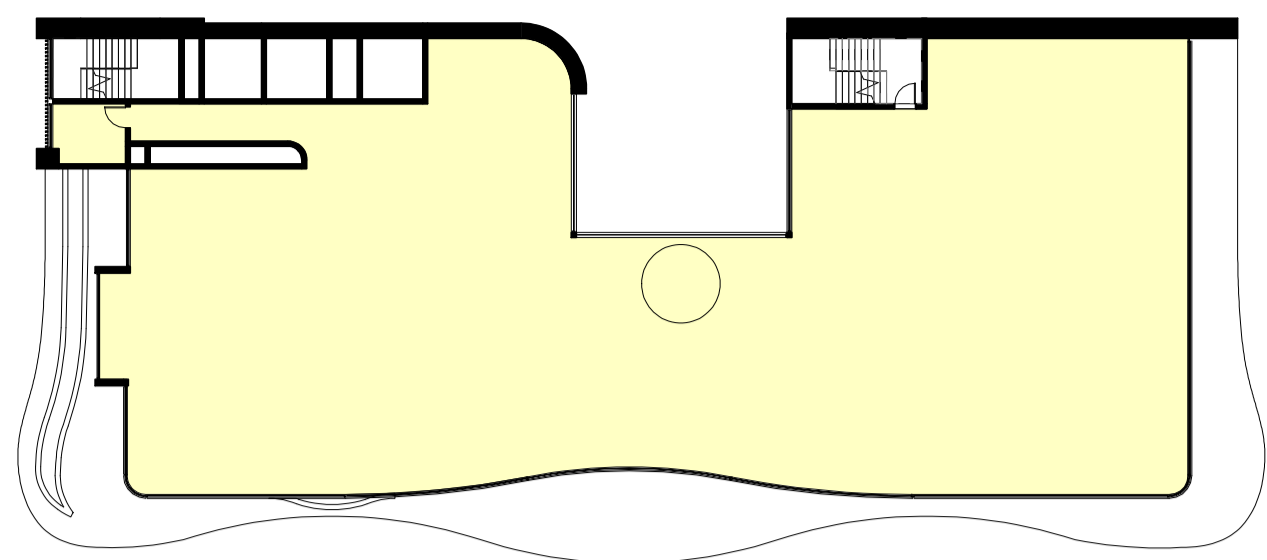
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B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
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ISSUE	AMENDMENT	DATE	INT.

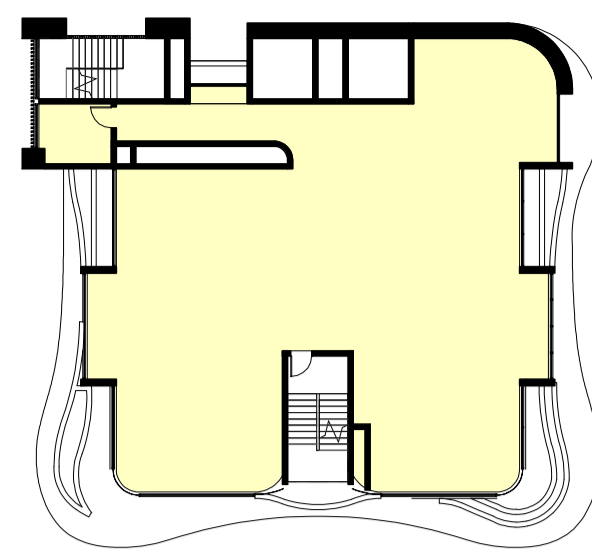
Client	MUNRO OPERATIONS TRUST	Address	138-142 CRONULLA STREET, CRONULLA
Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	EXISTING SHADOW ANALYSIS - JUNE 21

Innovate
 Suite 9b, 32 Frederick Street
 Outley NSW 2223
 PO BOX 214 Outley NSW
 REGISTERED ARCHITECT
 Nominated Architect
 Cameron Jones
 7143
 02 9585 1855
 02 9585 1844
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 www.innovate.com.au
Architects

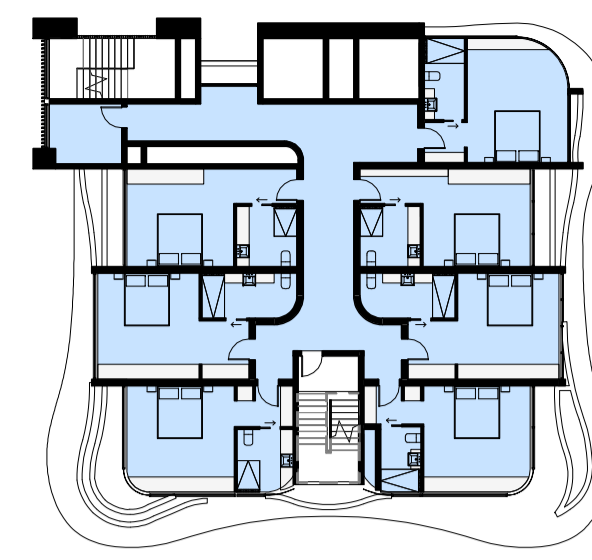
Drawn	BCJM	Scale	NTS@A1
Checked	GRJ	Issue	B
Date	AUG 19	Sheet	29
Job Number	2627	PARC	



4 CALC - LEVEL 3
SCALE 1 : 300



8 CALC - LEVEL 7
SCALE 1 : 300



12 CALC - LEVEL 11
SCALE 1 : 300

SITE CALCULATIONS

SITE AREA = 1424m²

FLOOR SPACE
SSLEP 2015 - ZONE B3
maximum FSR for Zone B3 = 2:1
[1424 x 2 = 2848m²]

PROPOSED FLOOR AREAS	USE
GROUND FLOOR:	= 834m ² HOSPITALITY/HOTEL
LEVEL 1:	= 822m ² HOSPITALITY/HOTEL
LEVEL 2:	= 638m ² COMMERCIAL/COWORK
LEVEL 3:	= 638m ² COMMERCIAL/COWORK
LEVEL 4:	= 246m ² COMMERCIAL
LEVEL 5:	= 257m ² COMMERCIAL
LEVEL 6:	= 258m ² COMMERCIAL
LEVEL 7:	= 258m ² COMMERCIAL
LEVEL 8:	= 258m ² HOSPITALITY/HOTEL
LEVEL 9:	= 258m ² HOSPITALITY/HOTEL
LEVEL 10:	= 258m ² HOSPITALITY/HOTEL
LEVEL 11:	= 258m ² HOSPITALITY/HOTEL
LEVEL 12:	= 258m ² HOSPITALITY/HOTEL
ROOFTOP:	= 34m ² HOSPITALITY/HOTEL

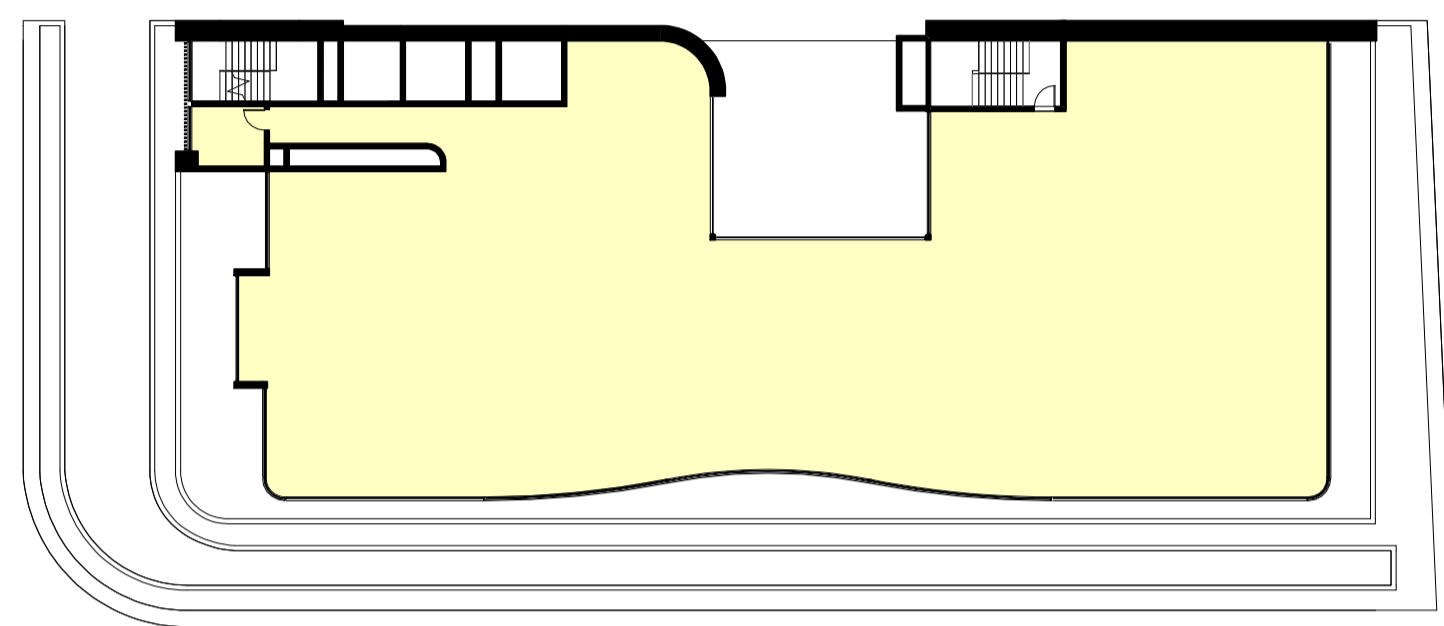
SUBTOTAL: = 5275m²

PROPOSED FSR: = 3.70:1

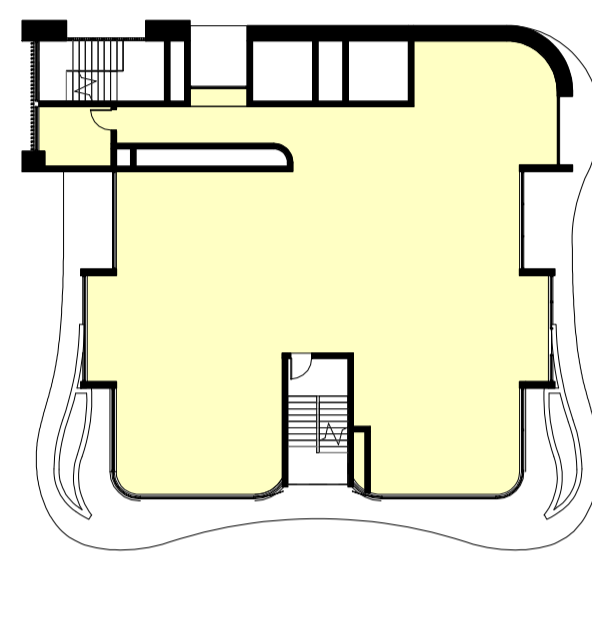
PROPOSED PARKING NUMBERS

BASEMENT LEVEL 1:	= 13 SPACES
BASEMENT LEVEL 2:	= 26 SPACES
BASEMENT LEVEL 3:	= 21 SPACES

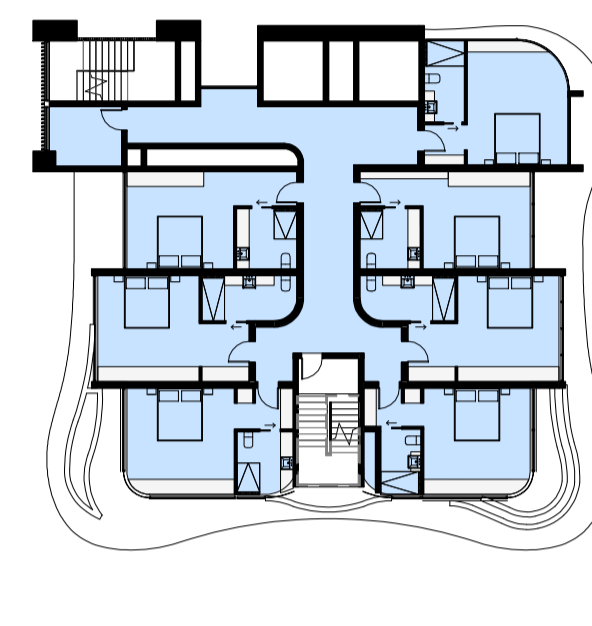
TOTAL = 60 SPACES



3 CALC - LEVEL 2
SCALE 1 : 300



7 CALC - LEVEL 6
SCALE 1 : 300



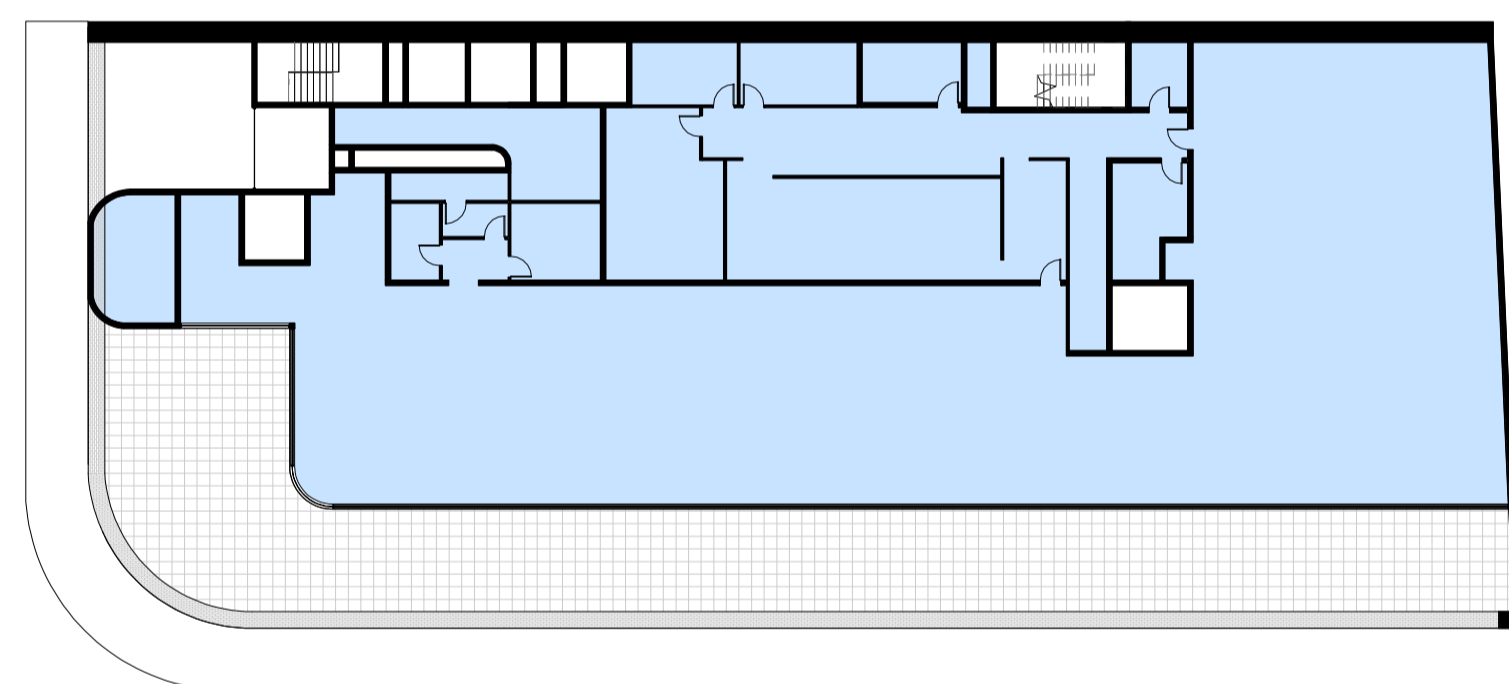
11 CALC - LEVEL 10
SCALE 1 : 300

FLOOR USE CALCULATIONS

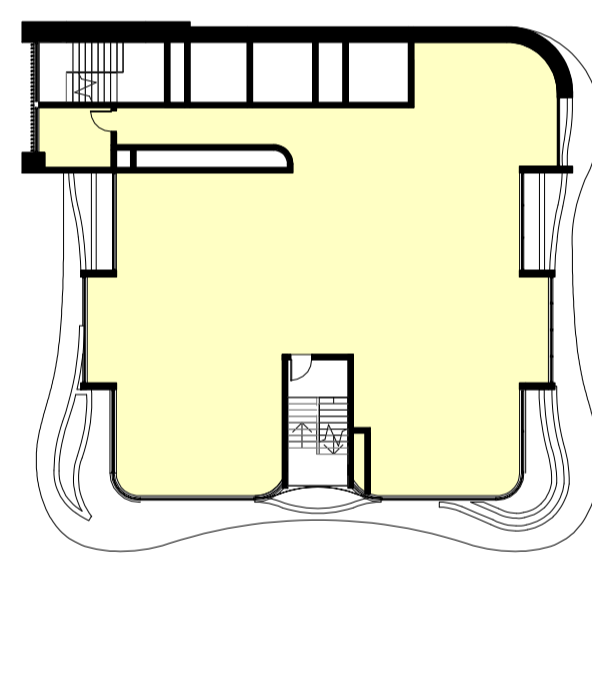
SITE AREA = 1424m²

FLOOR SPACE
SSLEP 2015 - ZONE B3
maximum FSR for Zone B3 = 2:1
[1424 x 2 = 2848m²]

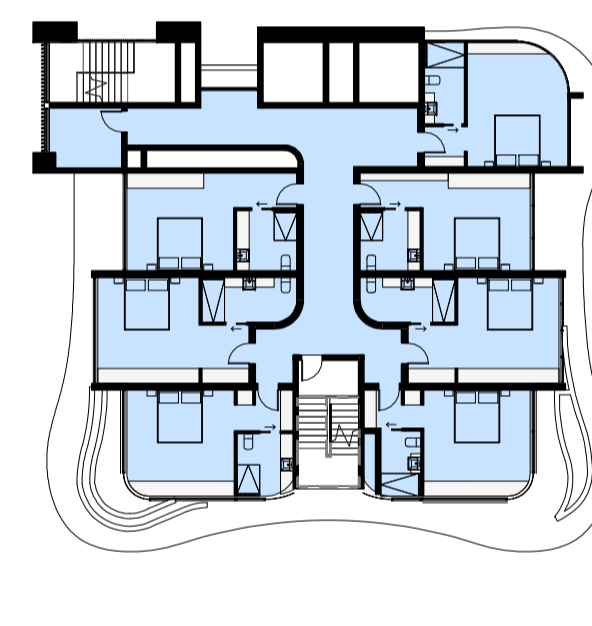
PROPOSED FLOOR AREAS	USE
HOSPITALITY/HOTEL	2980m ²
COMMERCIAL	2295m ²



2 CALC - LEVEL 1
SCALE 1 : 300

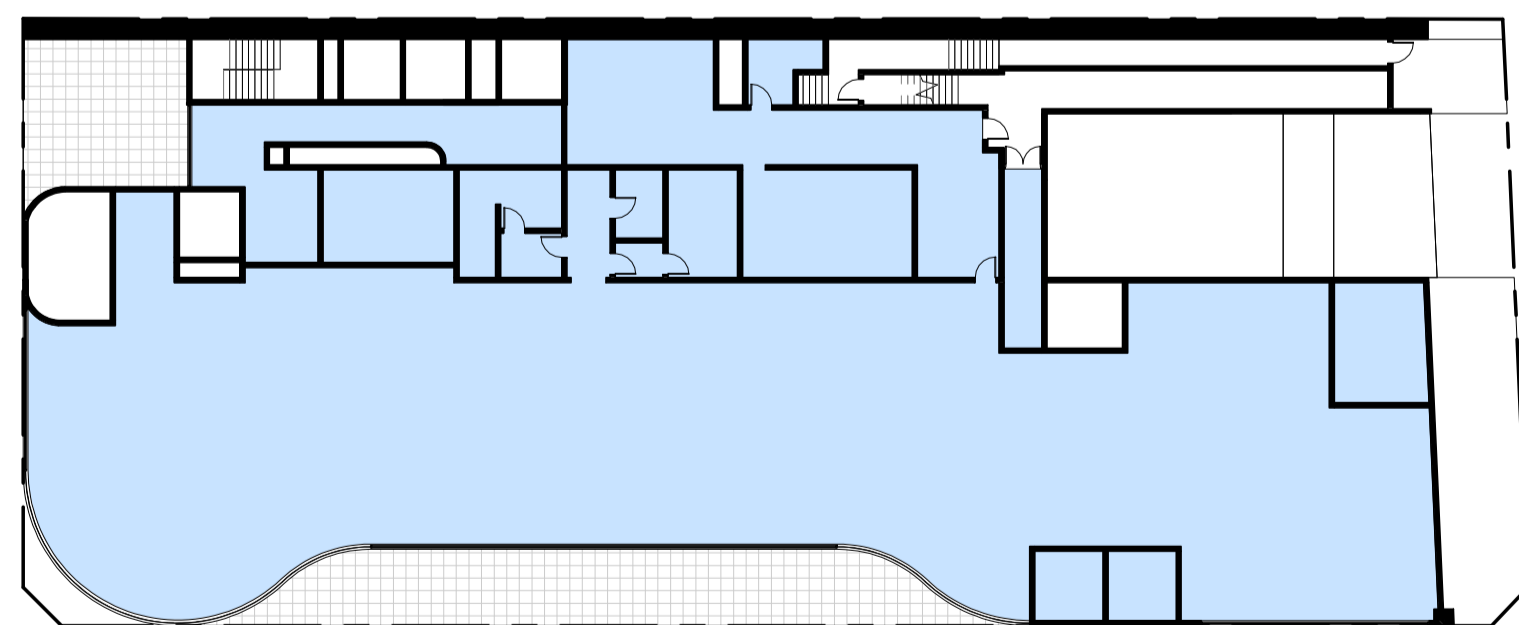


6 CALC - LEVEL 5
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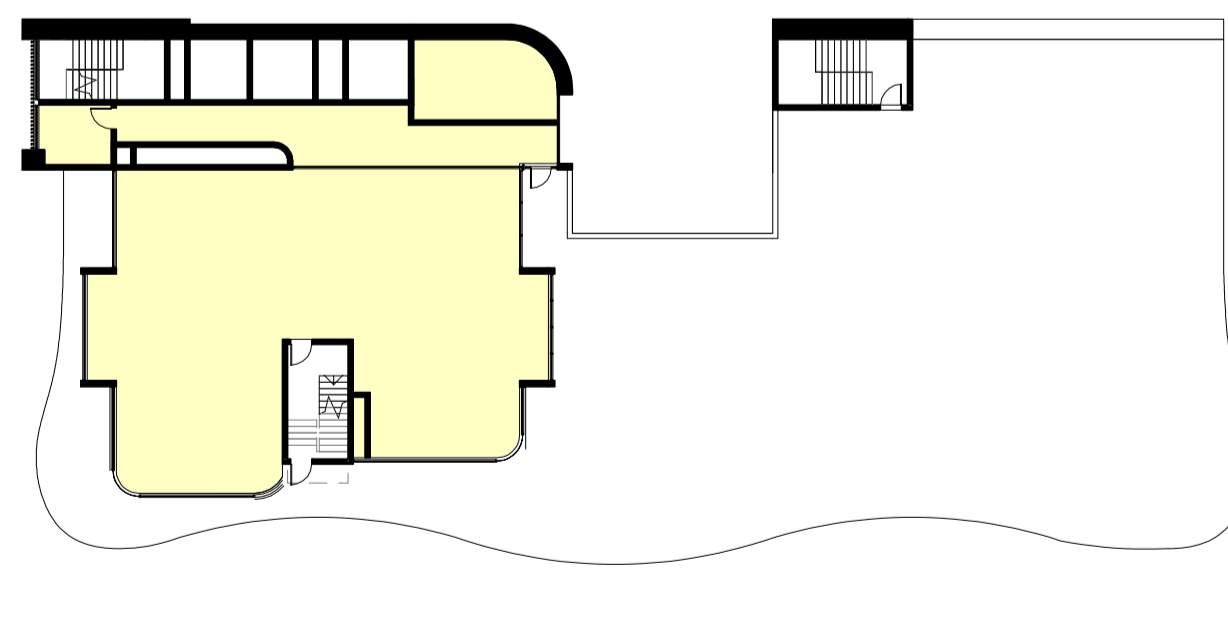


10 CALC - LEVEL 9
SCALE 1 : 300

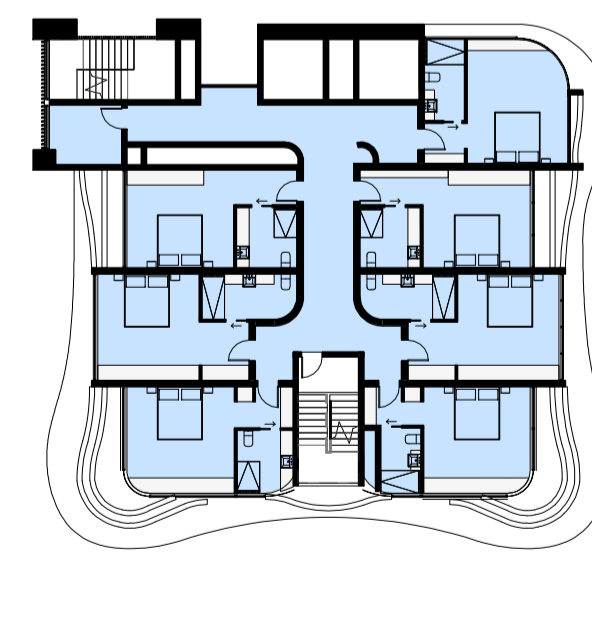
HOSPITALITY/HOTEL
COMMERCIAL



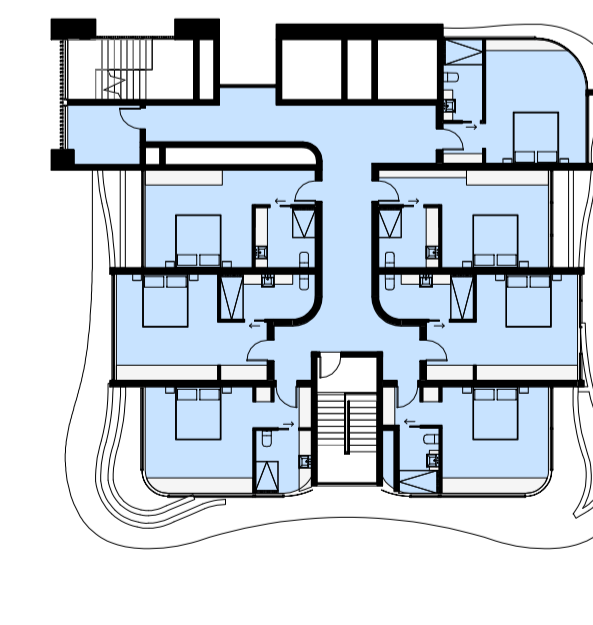
1 GROUND FLOOR
SCALE 1 : 300



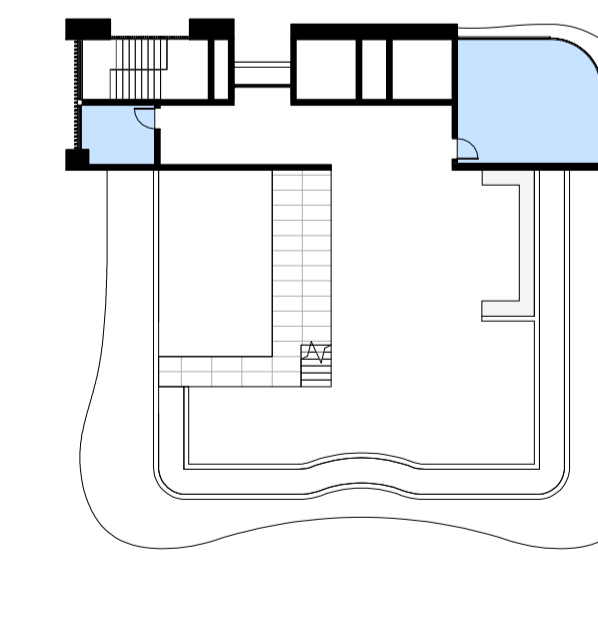
5 CALC - LEVEL 4
SCALE 1 : 300



9 CALC - LEVEL 8
SCALE 1 : 300



13 CALC - LEVEL 12
SCALE 1 : 300



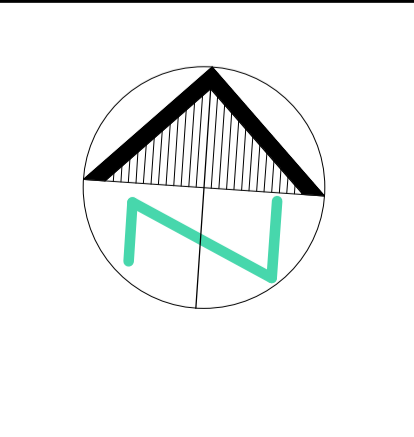
14 CALC - ROOFTOP
SCALE 1 : 300

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B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM

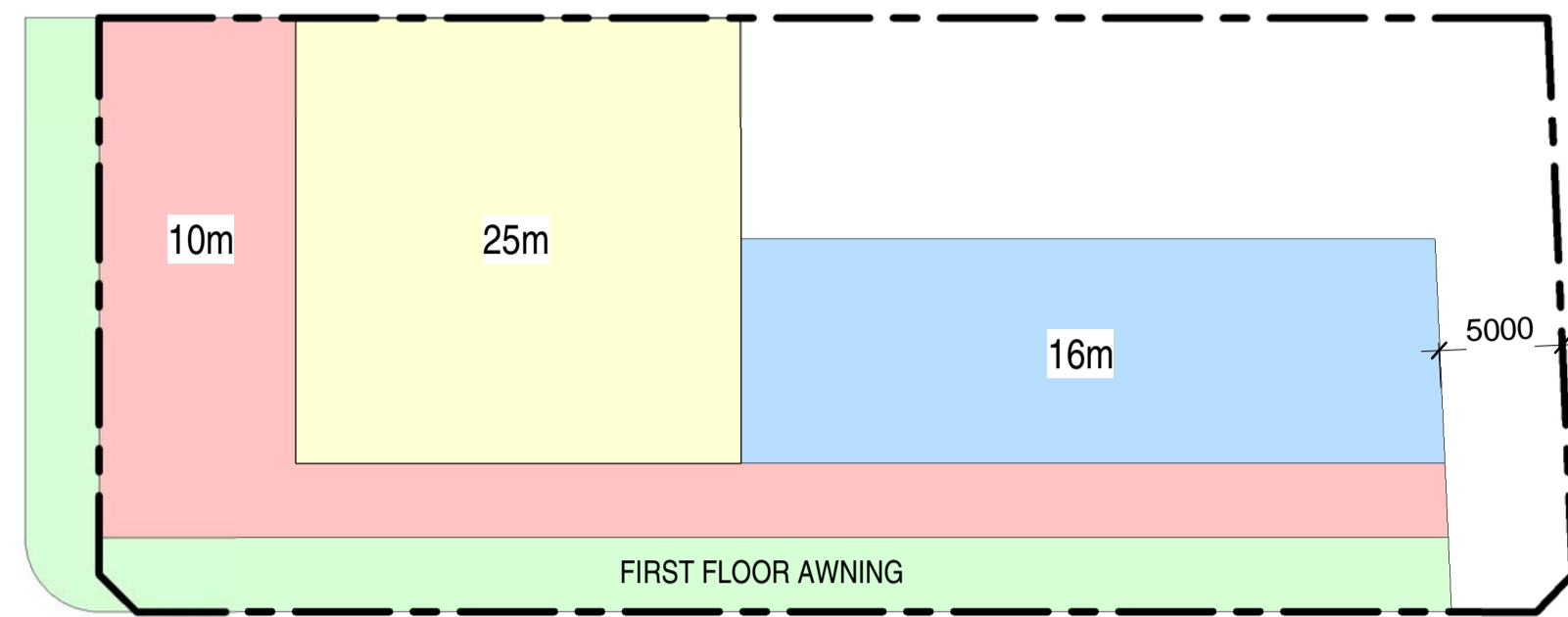


MUNRO OPERATIONS TRUST
138-142 CRONULLA STREET,
CRONULLA

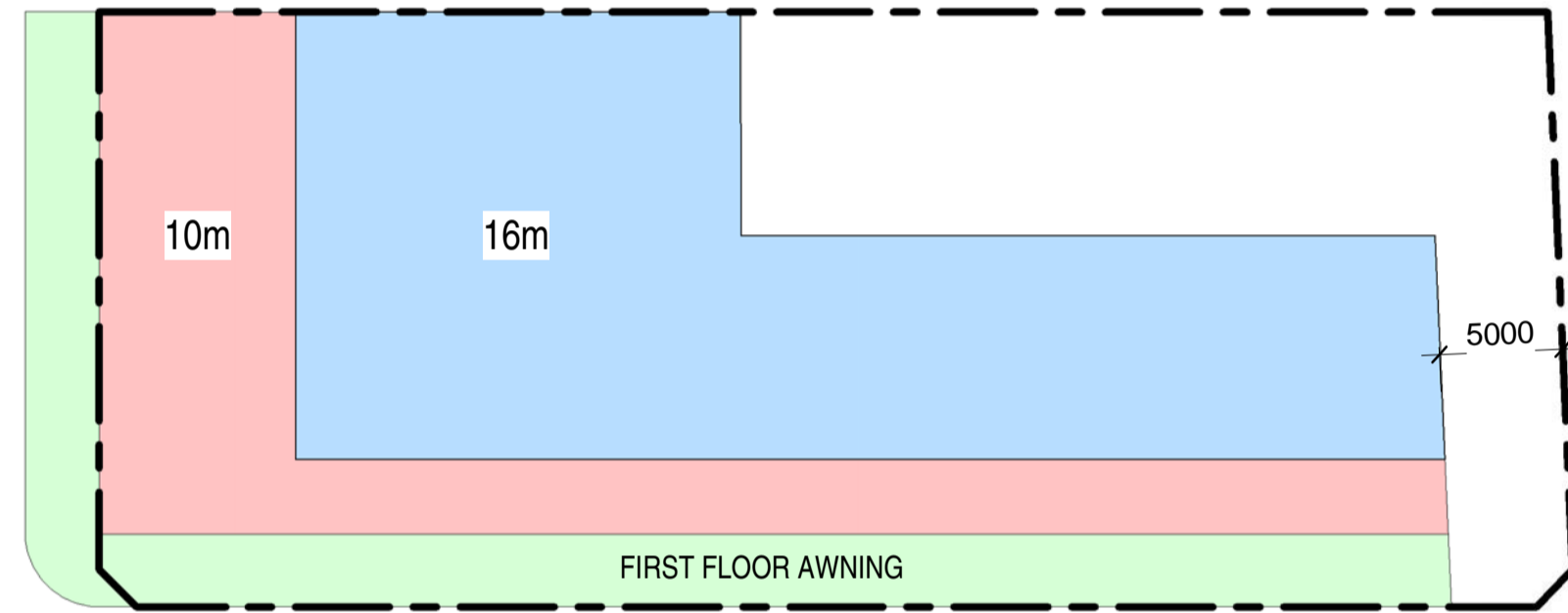
PROPOSED COMMERCIAL DEVELOPMENT
CALCULATIONS

Innovate Architects
Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW
02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au
REGISTERED ARCHITECT
Nominated Architect
Garrison Jones
7143

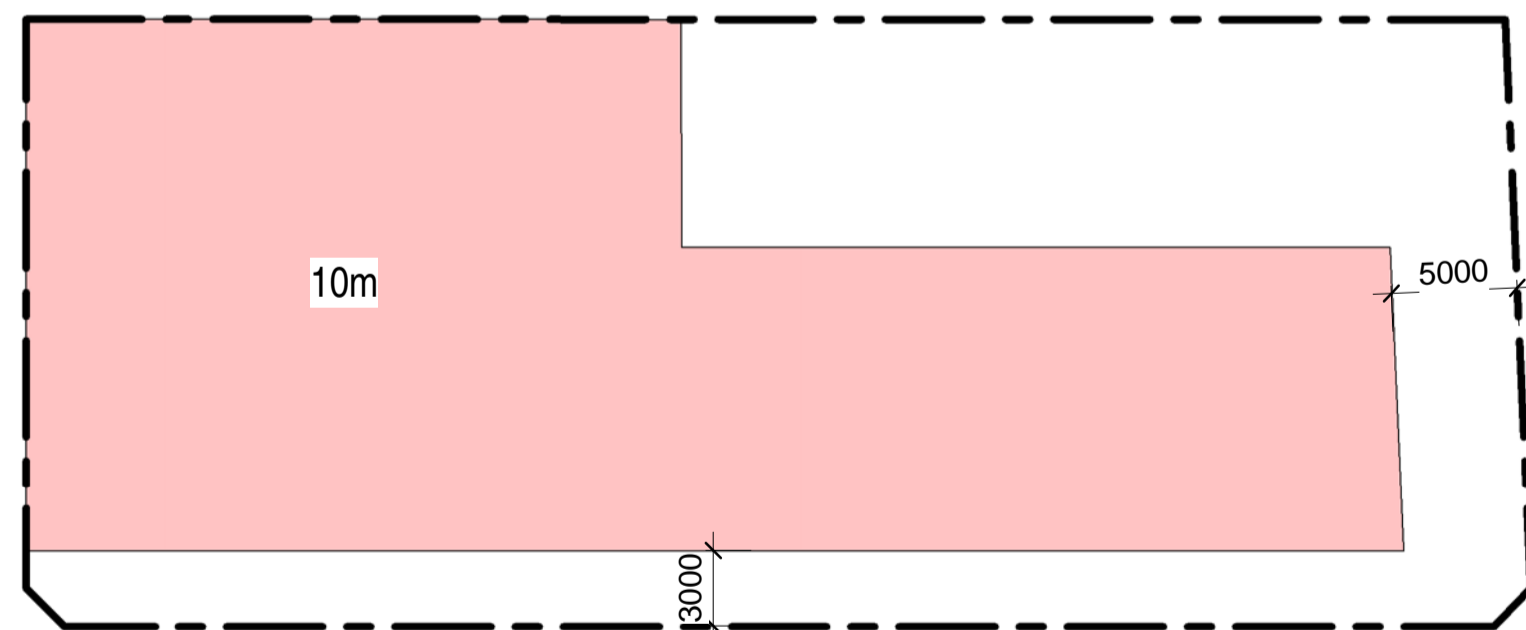
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Checked	GRJ	B
Date	AUG 19	
Job Number	2627	Sheet
		30
		PARC



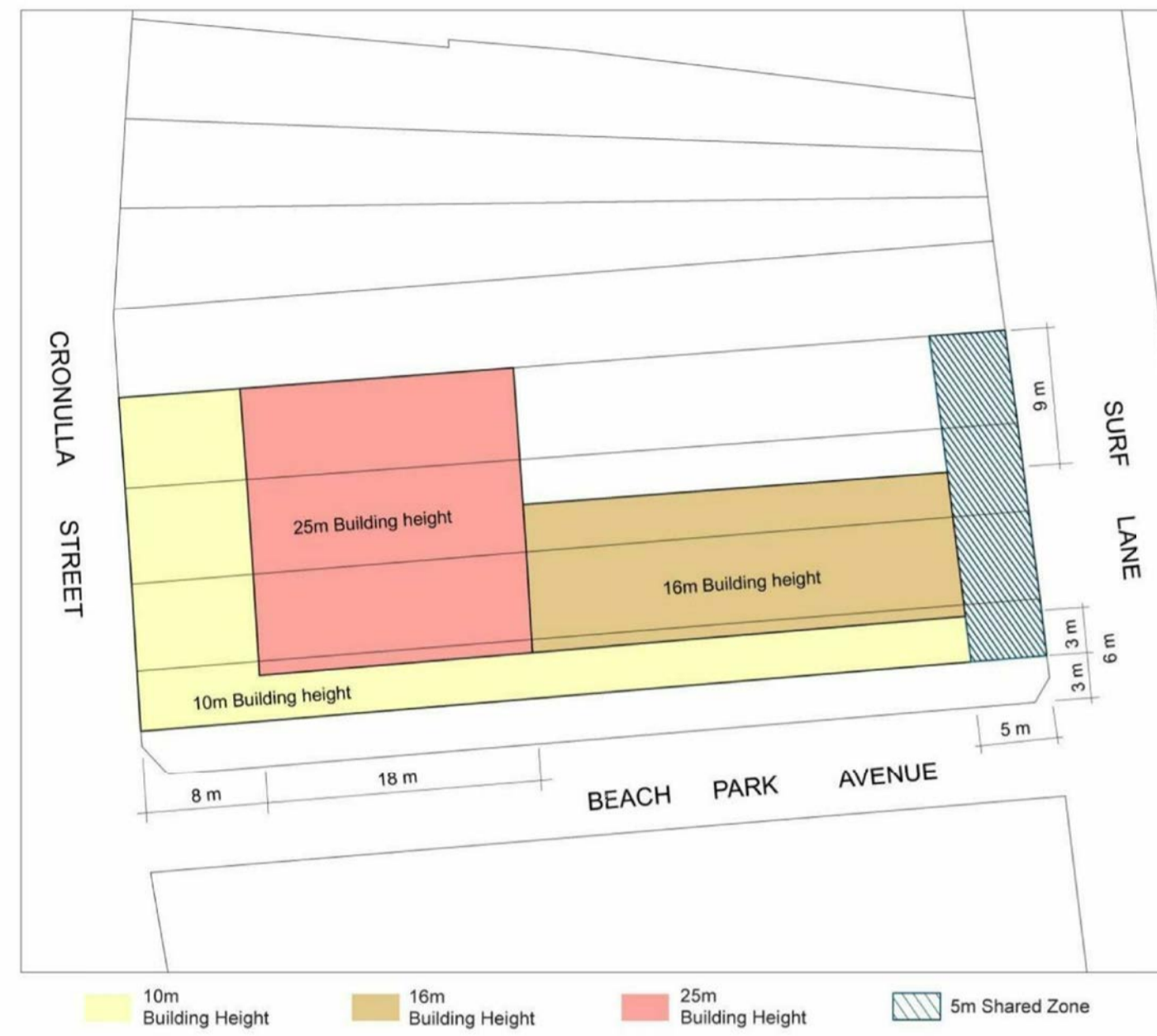
③ LEVEL 6-7 (25m)
SCALE 1 : 300



② LEVEL 4-5 (16m)
SCALE 1 : 300



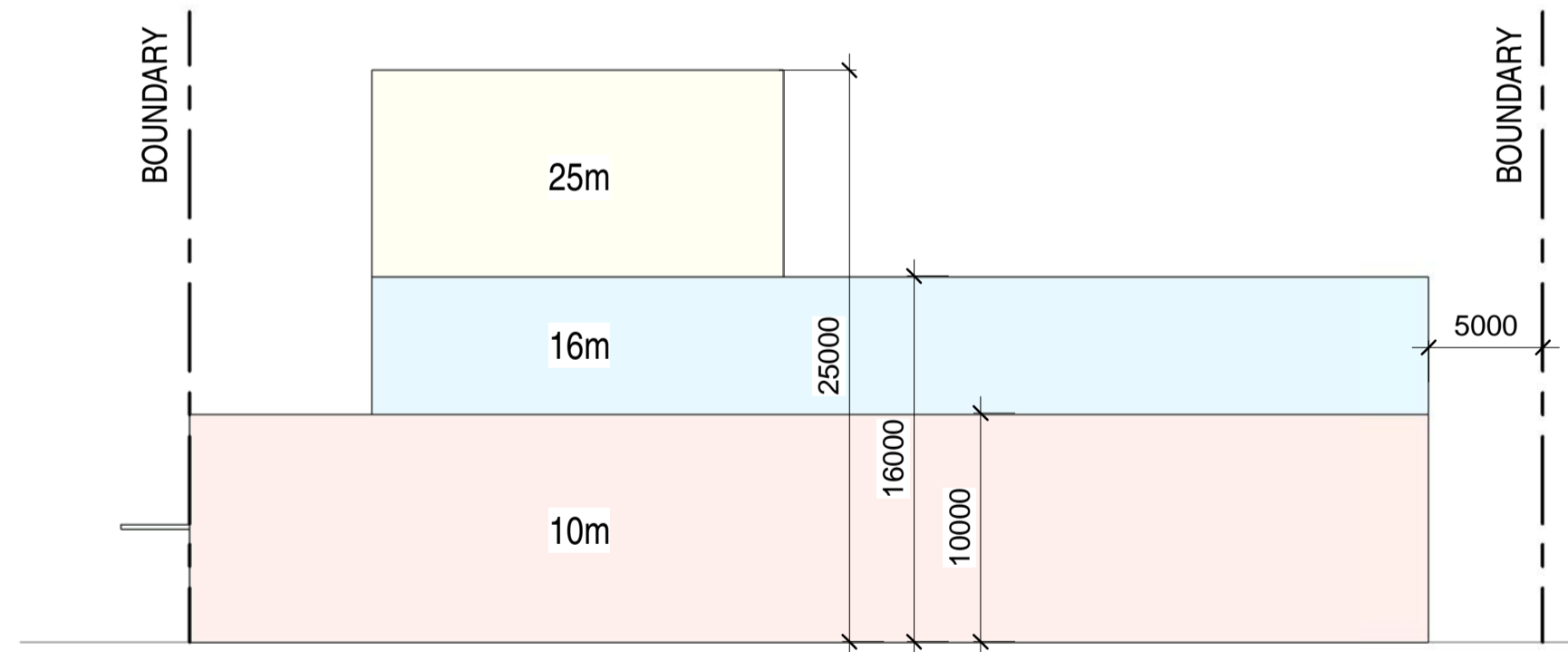
① LEVEL 1-3 (10m)
SCALE 1 : 300



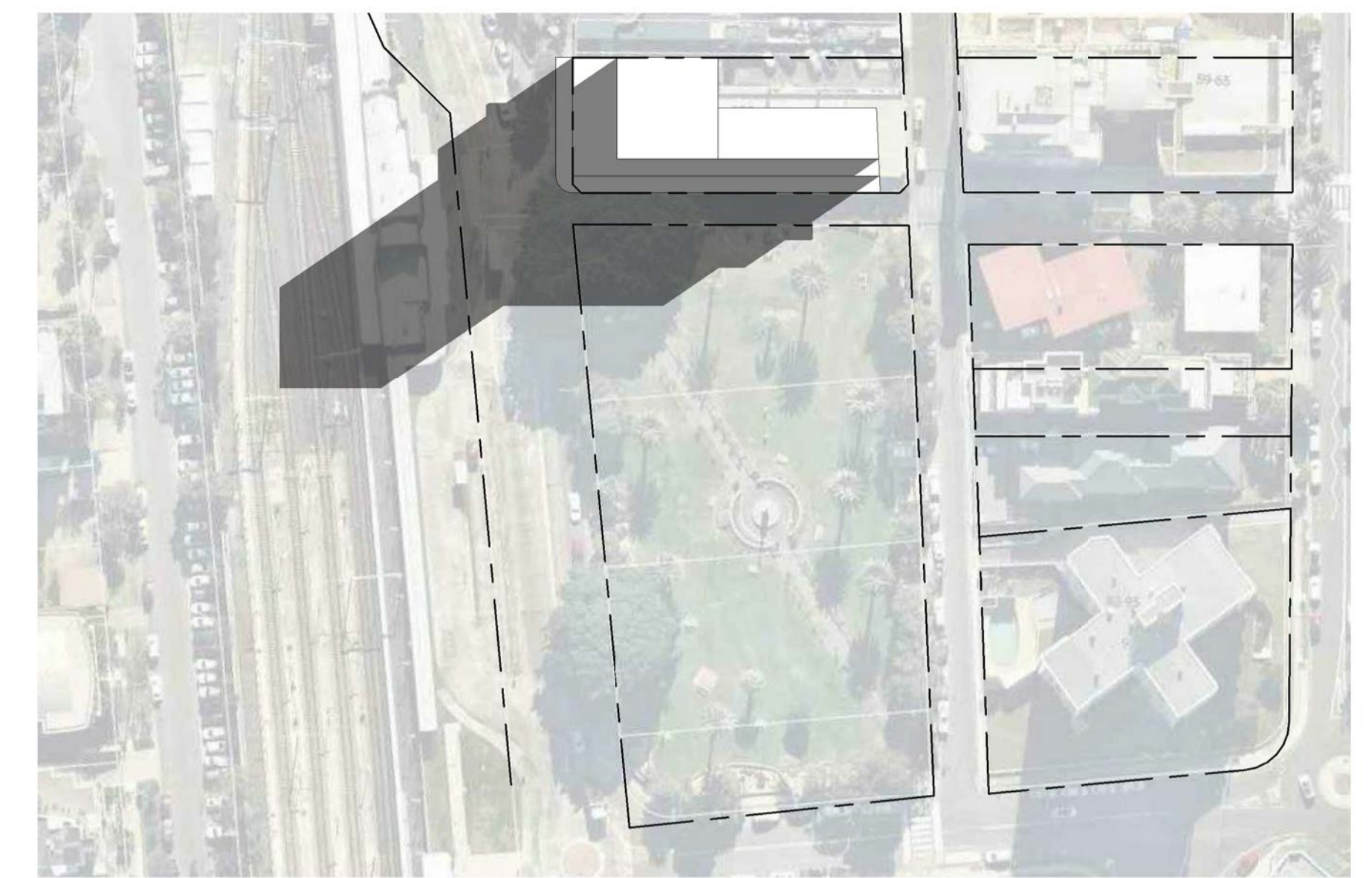
COUNCIL'S DCP B3 COMMERCIAL CORE
BUILDING ENVELOPE PLAN



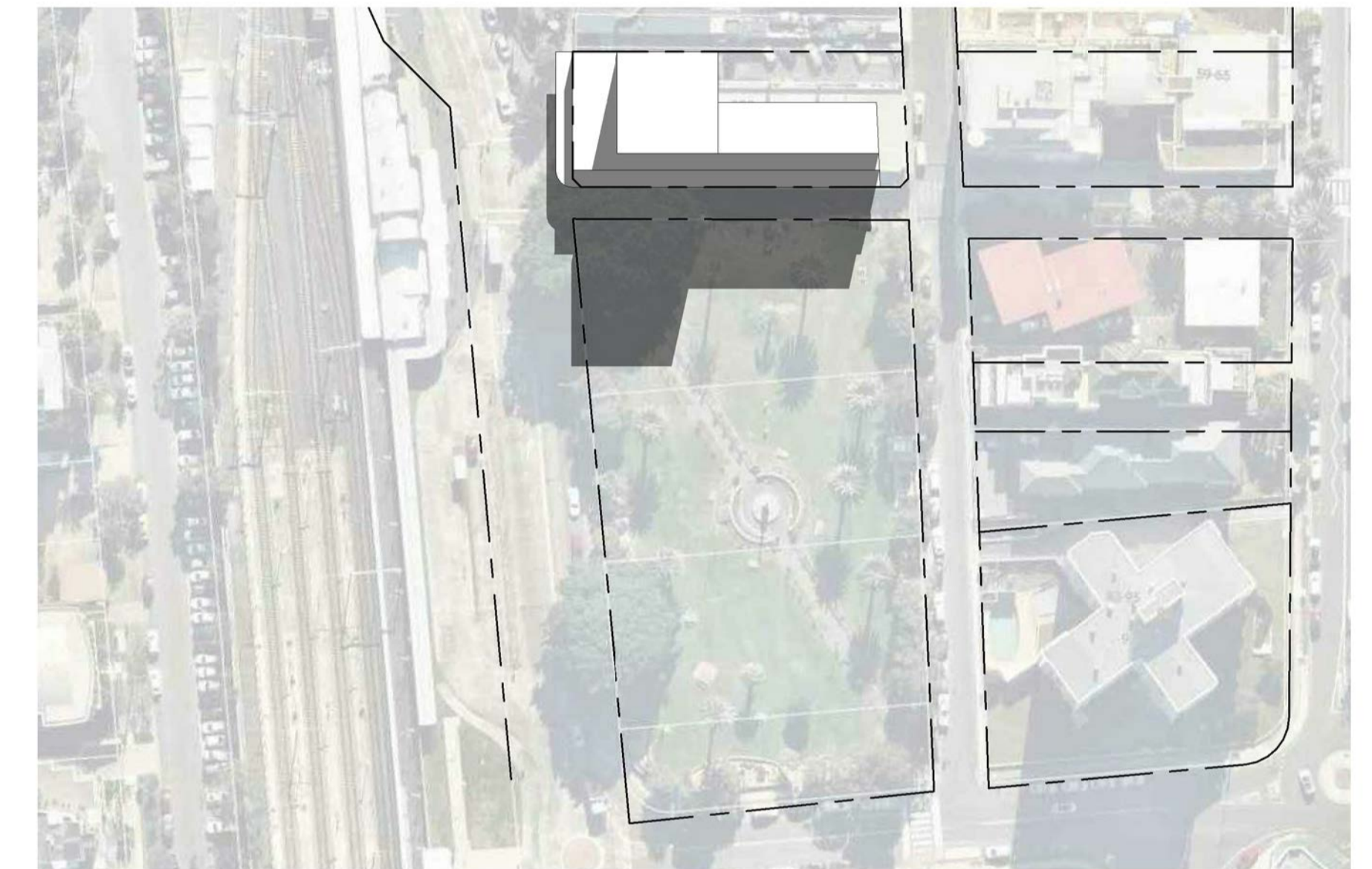
COUNCIL'S BUILDING ENVELOPE PERSPECTIVE
VIEWED FROM MONRO PARK



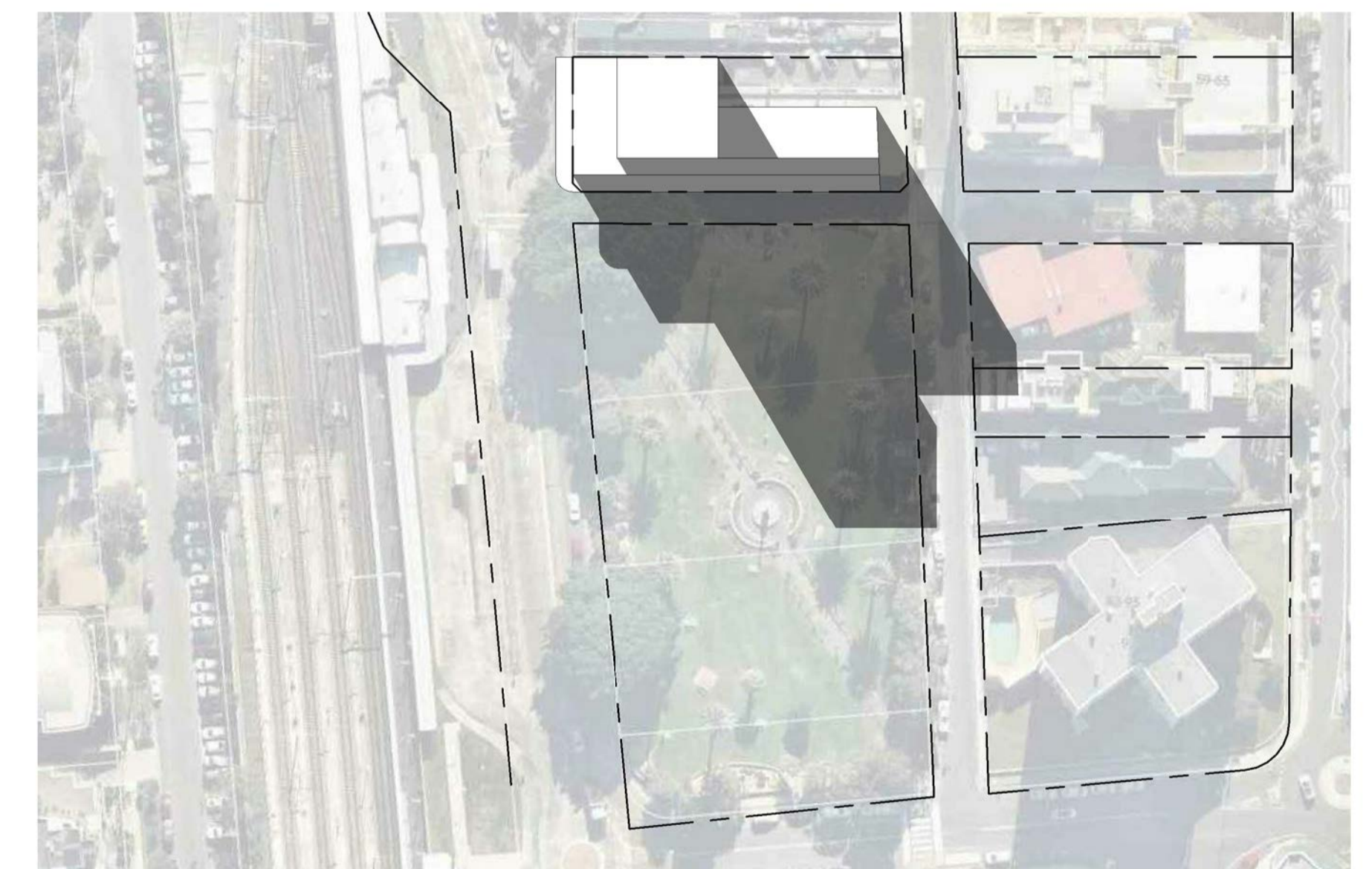
④ SECTION - COMPLIANT DESIGN
SCALE 1 : 300



WINTER 21 JUN 9AM



WINTER 21 JUN 12PM



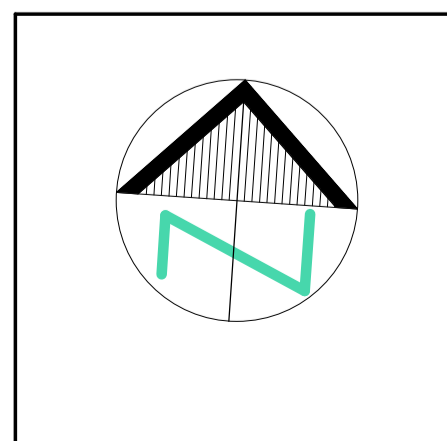
WINTER 21 JUN 3PM

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Client
MUNRO OPERATIONS TRUST

Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
DCP COMPLIANT MODEL

Innovate
Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW

REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

Architects

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www.innovate.com.au

	Drawn BCJM	Scale NTS@A1
	Checked GRU	Issue B
Date AUG 19		Sheet 31
Job Number 2627		PARC