

Innovate

PARC - REVISED PLANNING PROPOSAL

138-142 CRONULLA STREET, CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

APRIL 2020

DRAWING LEGEND

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Making the new.



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Client	MUNRO OPERATIONS TRUST	Address	138-142 CRONULLA STREET, CRONULLA
Project	PROPOSED COMMERCIAL DEVELOPMENT	Drawing Title	MONTAGE 03

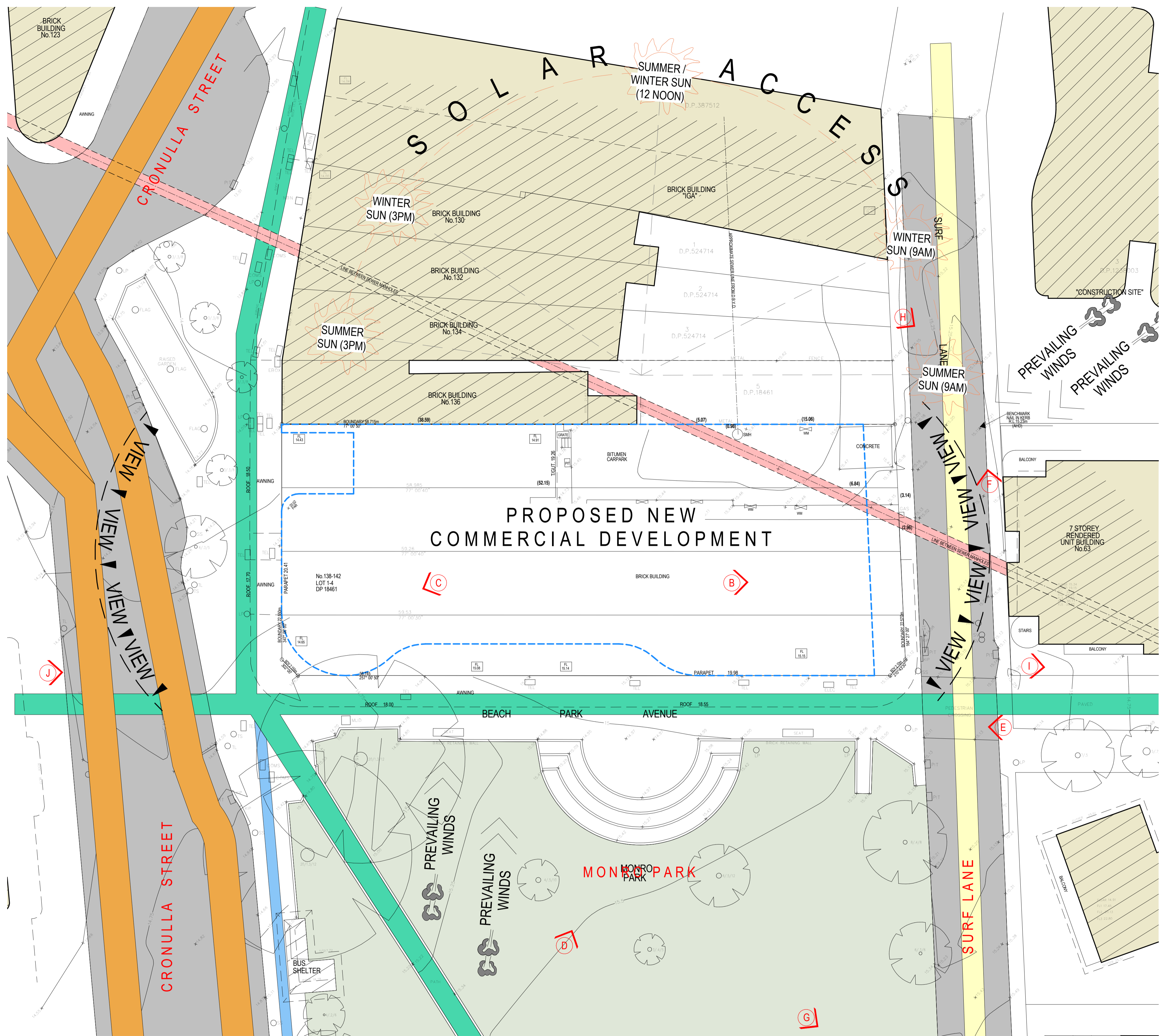
Innovate
 Suite 9b, 32 Frederick Street
 Croyley NSW 2223
 PO BOX 214 Croyley NSW

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

REGISTERED ARCHITECTS
 Nominated Architect
 Cameron Jones
 7143

Architects

	System	BCJM	Scale	
	Check	GRJ	Issue	C
	Date	AUG 19	Sheet	03
Job Number		2627	PARC - REVISED PLANNING PROPOSAL	



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

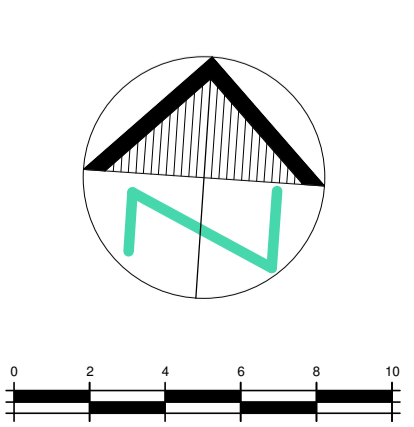
1 SITE ANALYSIS
SCALE 1 : 200

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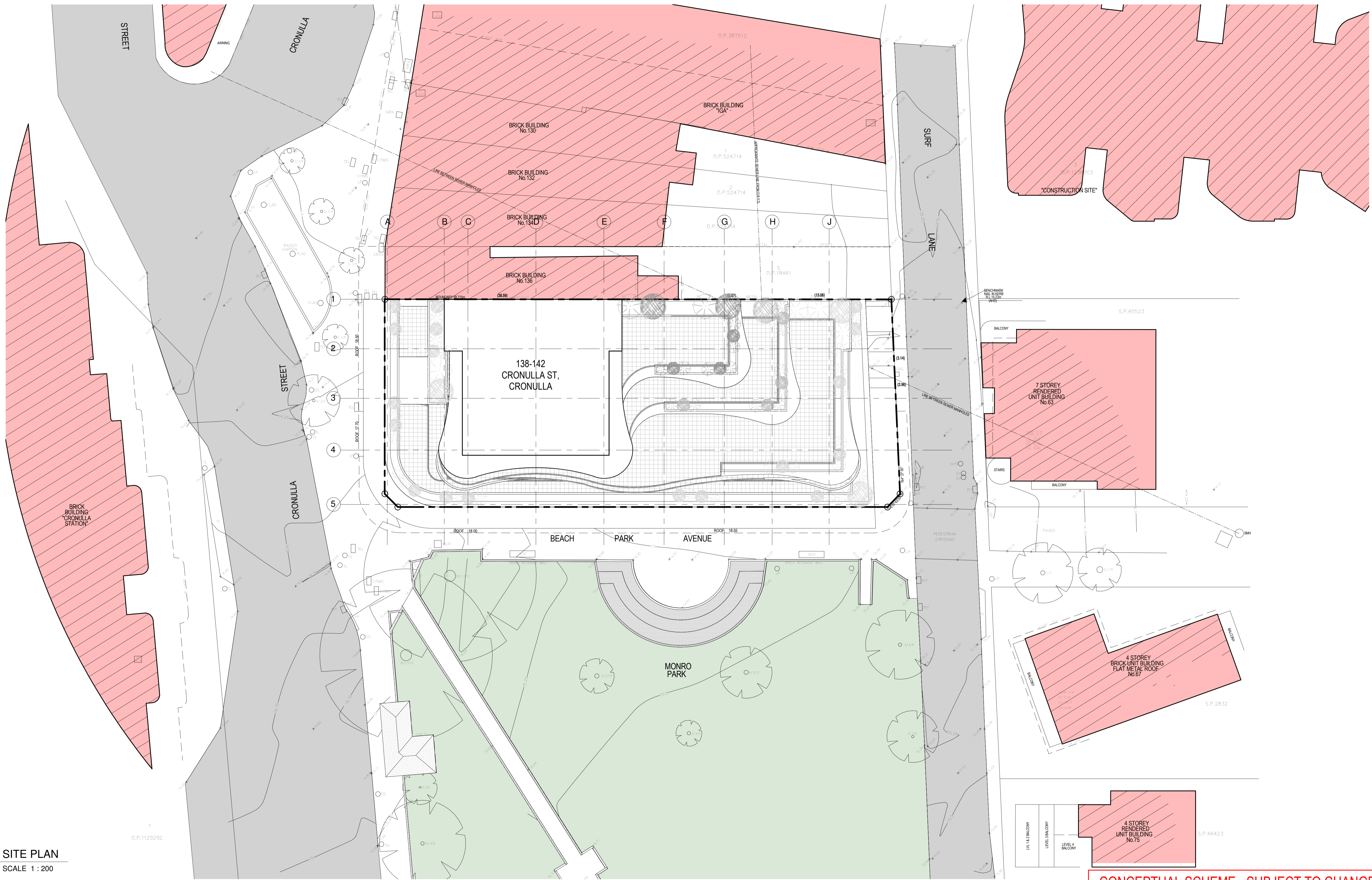


MUNRO OPERATIONS TRUST
138-142 CRONULLA STREET, CRONULLA
PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET, CRONULLA
SITE ANALYSIS

Innovate
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
Architects

BCJM
GRJ
AUG 19
2627
1:200@A1
C
04
PARC - REVISED PLANNING PROPOSAL



1 SITE PLAN
SCALE 1 : 200

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

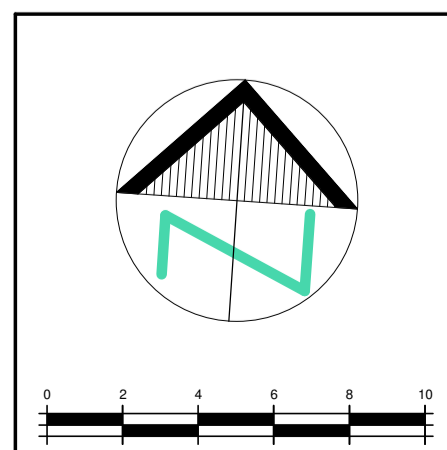
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Address: **138-142 CRONULLA STREET, CRONULLA**
Project: **PROPOSED COMMERCIAL DEVELOPMENT**

Drawing Title: **SITE PLAN**

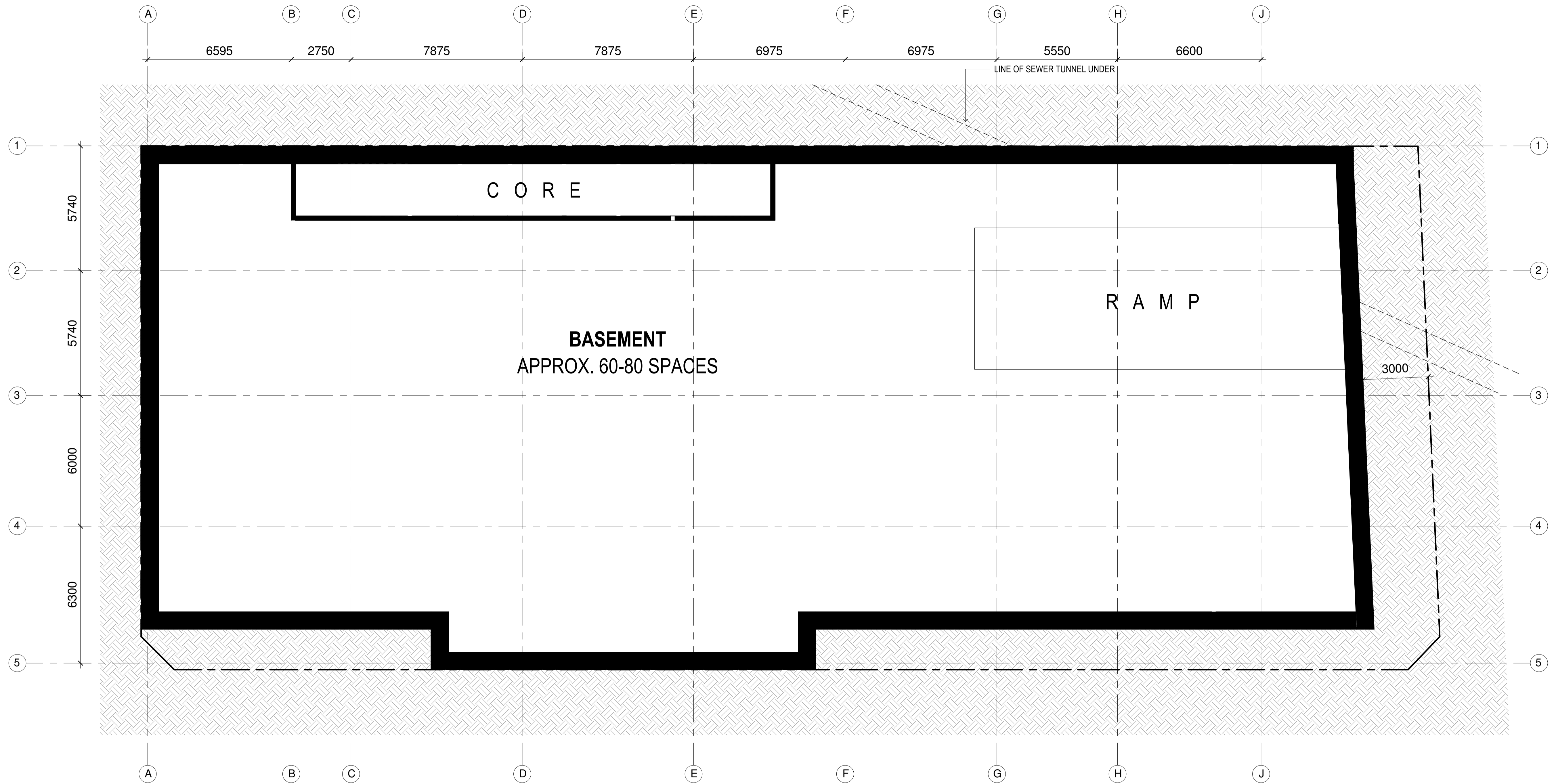
Innovate
Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW

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

REGISTERED ARCHITECTS
Accredited Architect
Cameron Jones
7143

Architects

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	Checked	GRJ	Issue	C
	Date	AUG 19	Job Number	2627
	Sheet	05	Project	PARC - REVISED PLANNING PROPOSAL



1 BASEMENT FLOOR PLAN
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

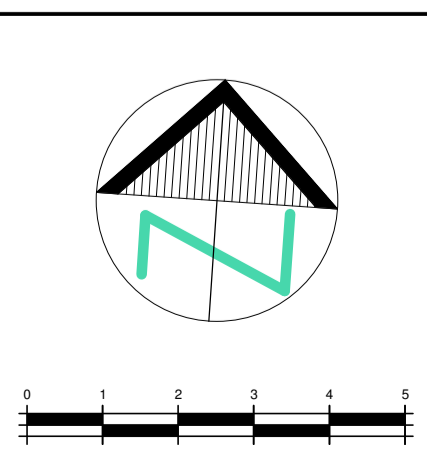
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138-142 CRONULLA STREET,
CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

BASEMENT FLOOR PLAN

Innovate Architects

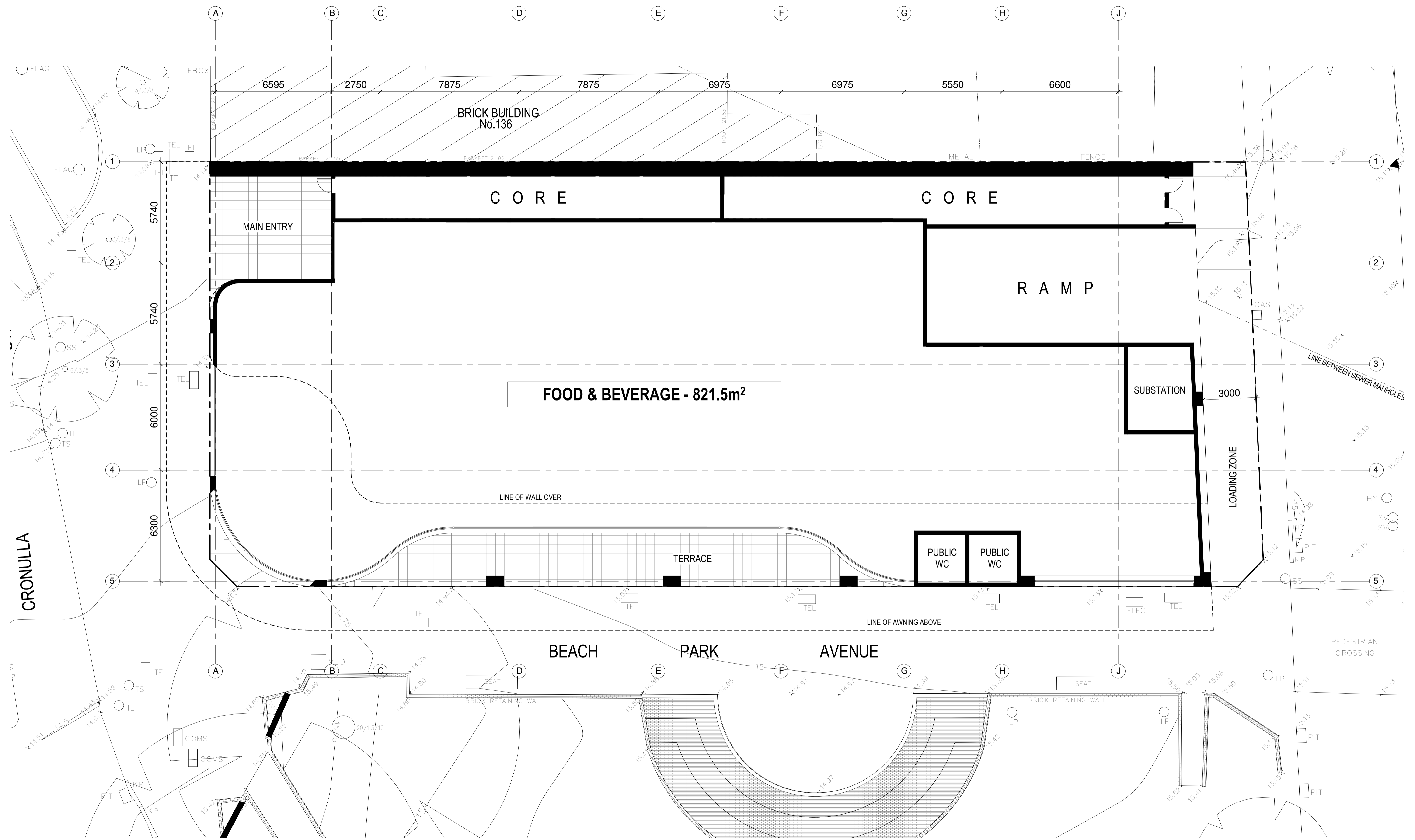
Suite 9b, 32 Frederick Street
Cronulla NSW 2223

PO BOX 214 Cronulla NSW

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

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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	Checked GRJ	Date AUG 19		
Job Number 2627	Sheet 06			



1 GROUND FLOOR LEVEL
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

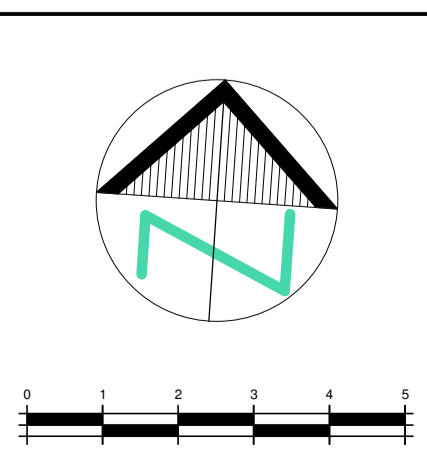
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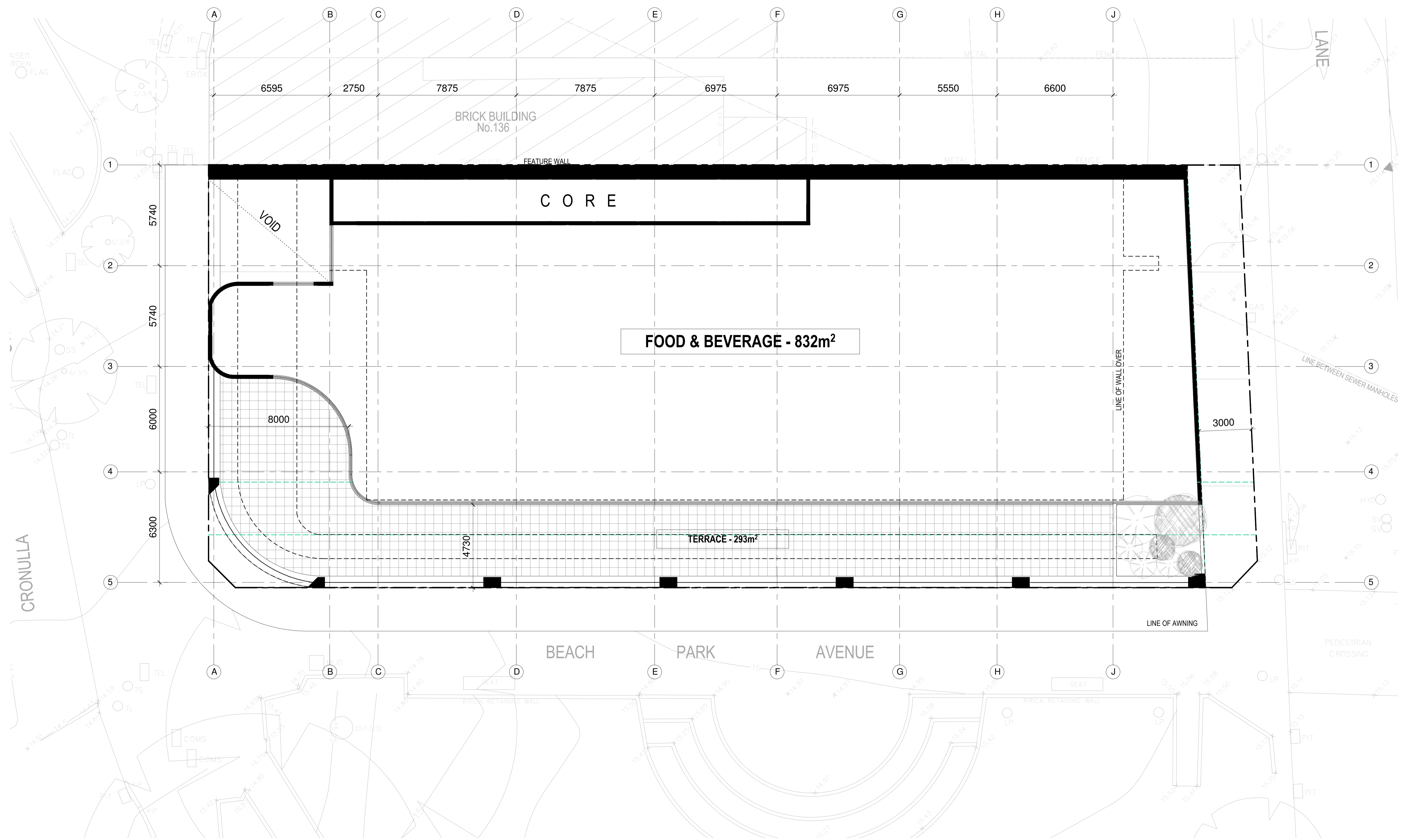


MUNRO OPERATIONS TRUST
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PROPOSED COMMERCIAL DEVELOPMENT
GROUND FLOOR PLAN

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Suite 9b, 32 Frederick Street
Cronulla NSW 2223
PO BOX 214 Cronulla NSW
02 9585 1855
02 9585 1844
mail@innovate.com.au
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	Checked CJ	Date AUG 19	
Job Number 2627			



1 LEVEL 1
SCALE 1 : 100

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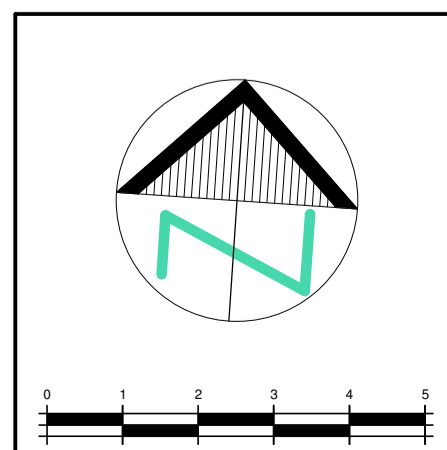
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PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET,
CRONULLA

LEVEL 1

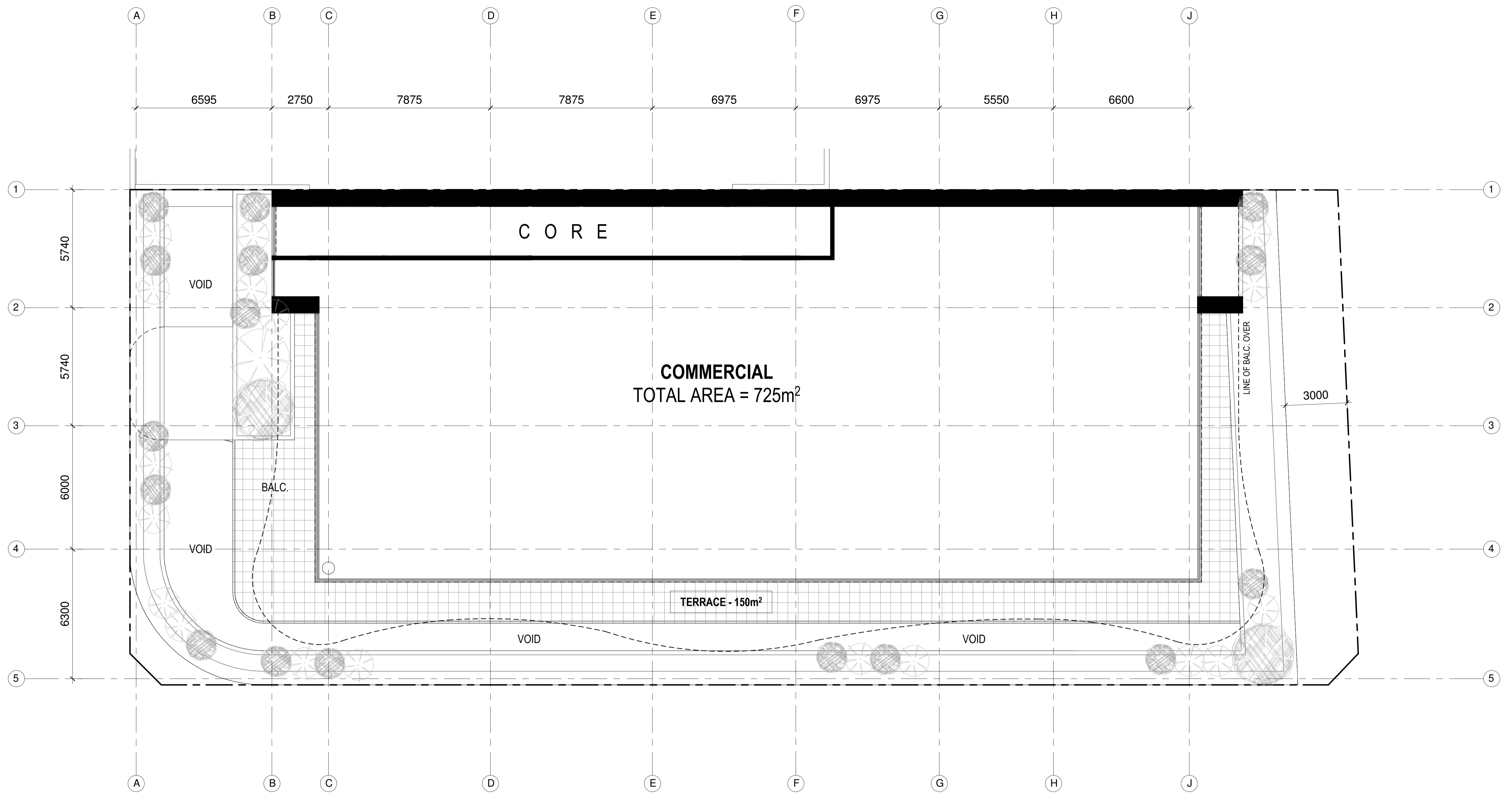
Innovate
Suite 9b, 32 Frederick Street
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02 9585 1844
mail@innovate.com.au
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REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

	Drawn BCJM	Scale 1:100@A1	C	PARC - REVISED PLANNING PROPOSAL
	Check GRJ	Issue AUG 19		
Job Number 2627	Sheet 08			



1 LEVEL 2
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

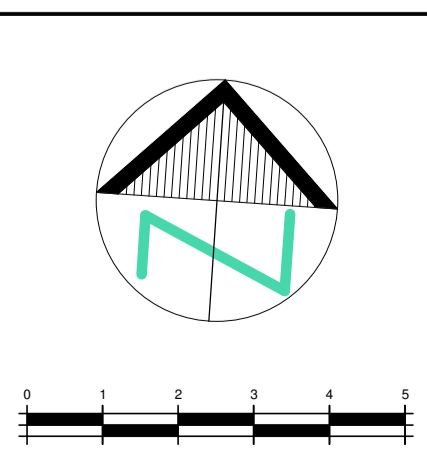
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Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
LEVEL 2

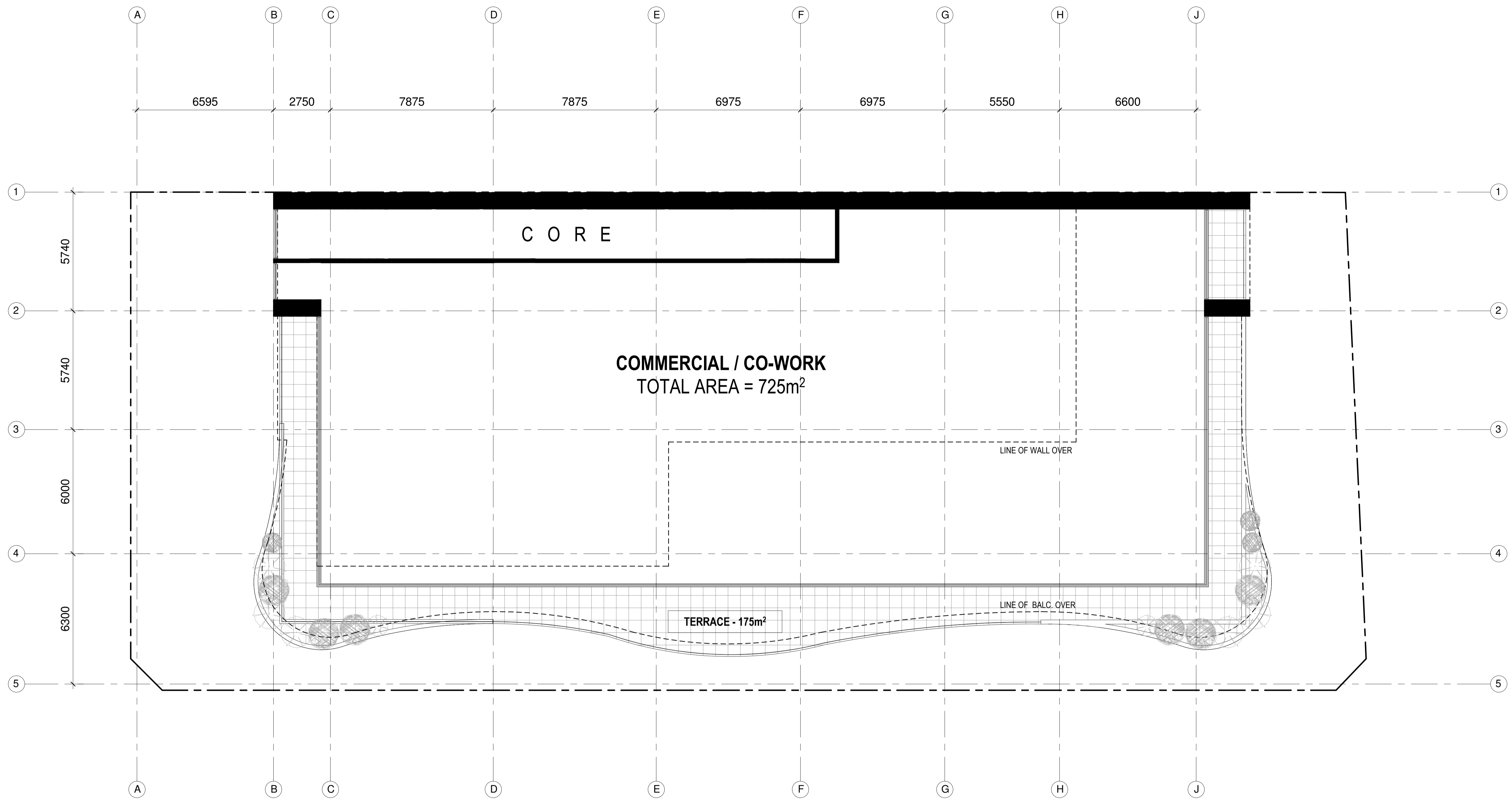
Innovate
Suite 9b, 32 Frederick Street
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Architects

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Check GRJ	Date AUG 19			

PARC - REVISED PLANNING PROPOSAL



1 LEVEL 3
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

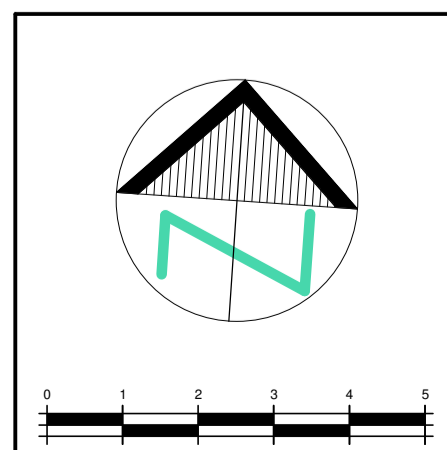
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Project
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Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
LEVEL 3

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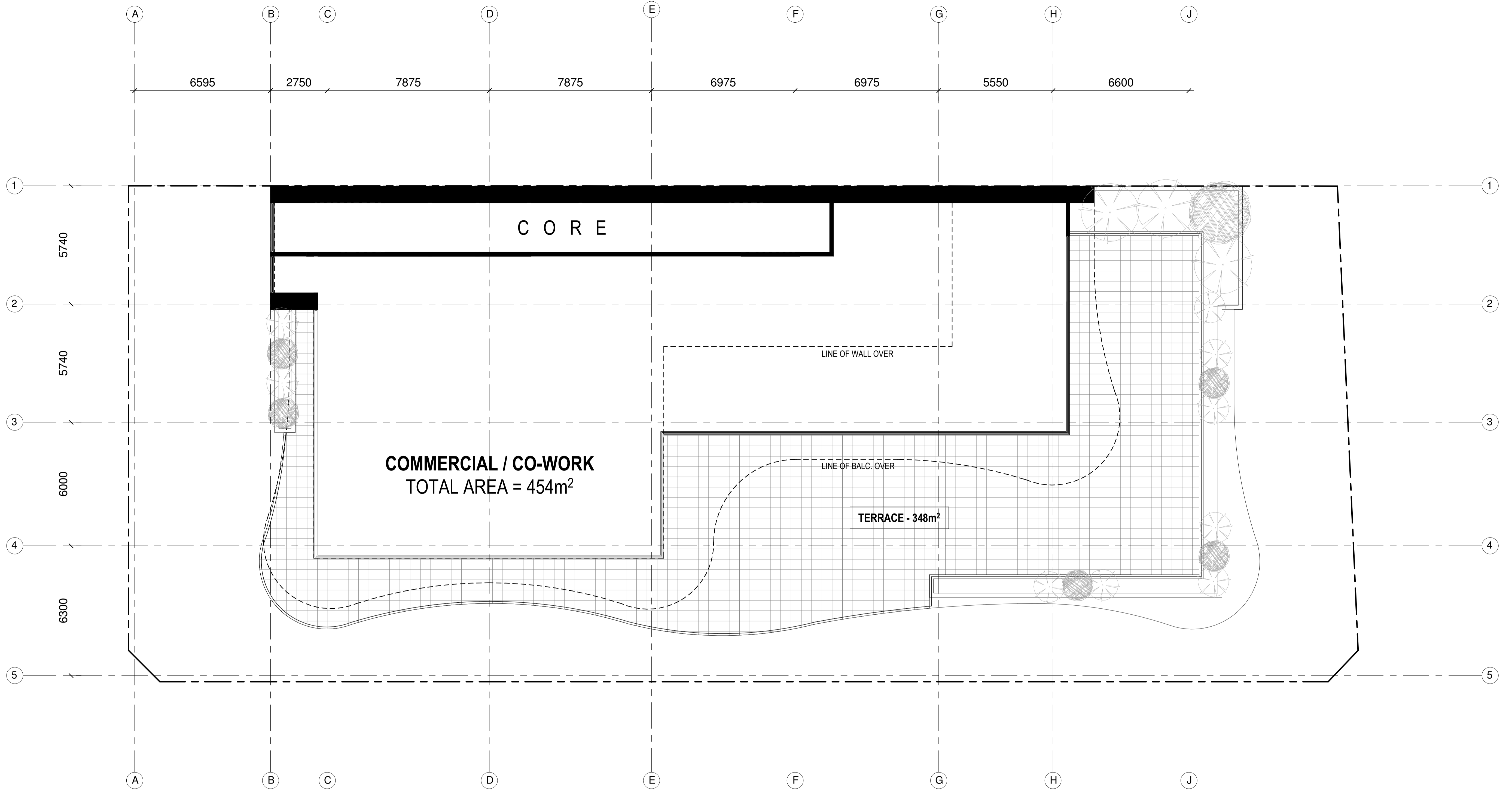
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PO BOX 214 Cronulla NSW

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

REGISTERED ARCHITECTS
Nominated Architect
Camaron Jones
7143

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1 LEVEL 4
SCALE 1 : 100

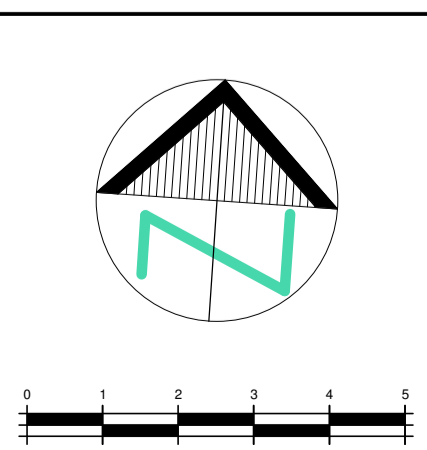
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A	PLANNING PROPOSAL	OCT 2019	BCJM



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138-142 CRONULLA STREET,
CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

LEVEL 4

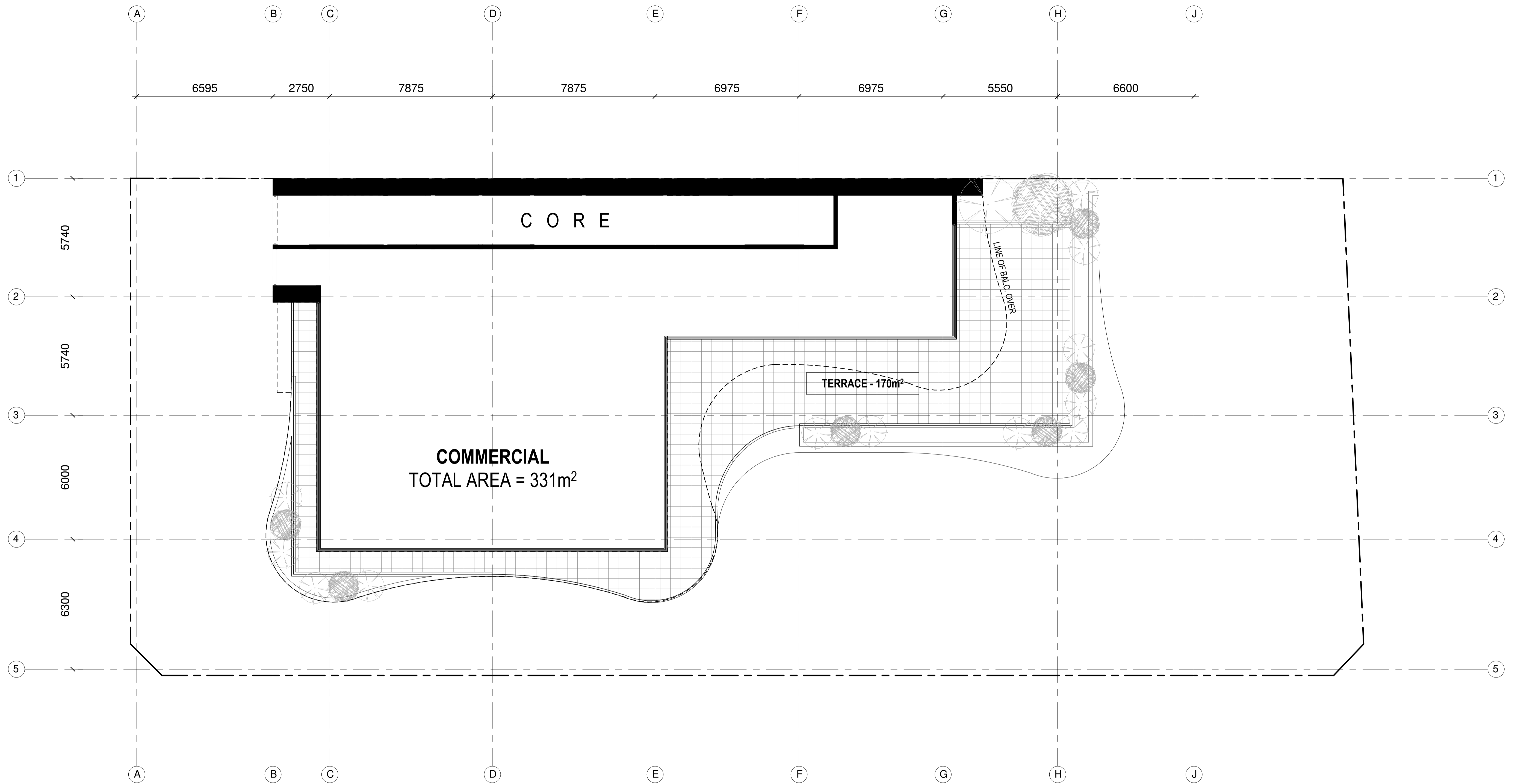
CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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 ARCHITECTS
Nominated Architect
Cameron Jones
7143

	Drawn: BCJM Checked: GRJ Date: AUG 19	Scale: 1:100@A1 Issue: C Sheet: 11
Job Number: 2627		PARC - REVISED PLANNING PROPOSAL



1 LEVEL 5
SCALE 1 : 100

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

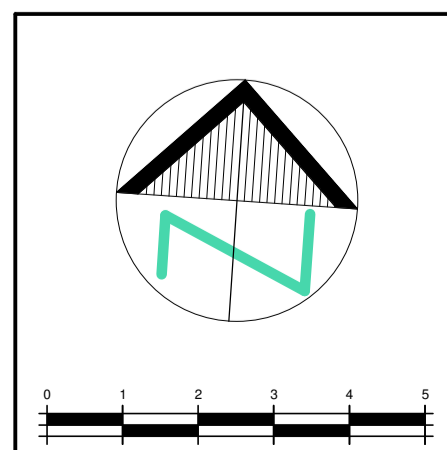
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ISSUE	AMENDMENT	DATE	INT.
C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM



MUNRO OPERATIONS TRUST
138-142 CRONULLA STREET,
CRONULLA

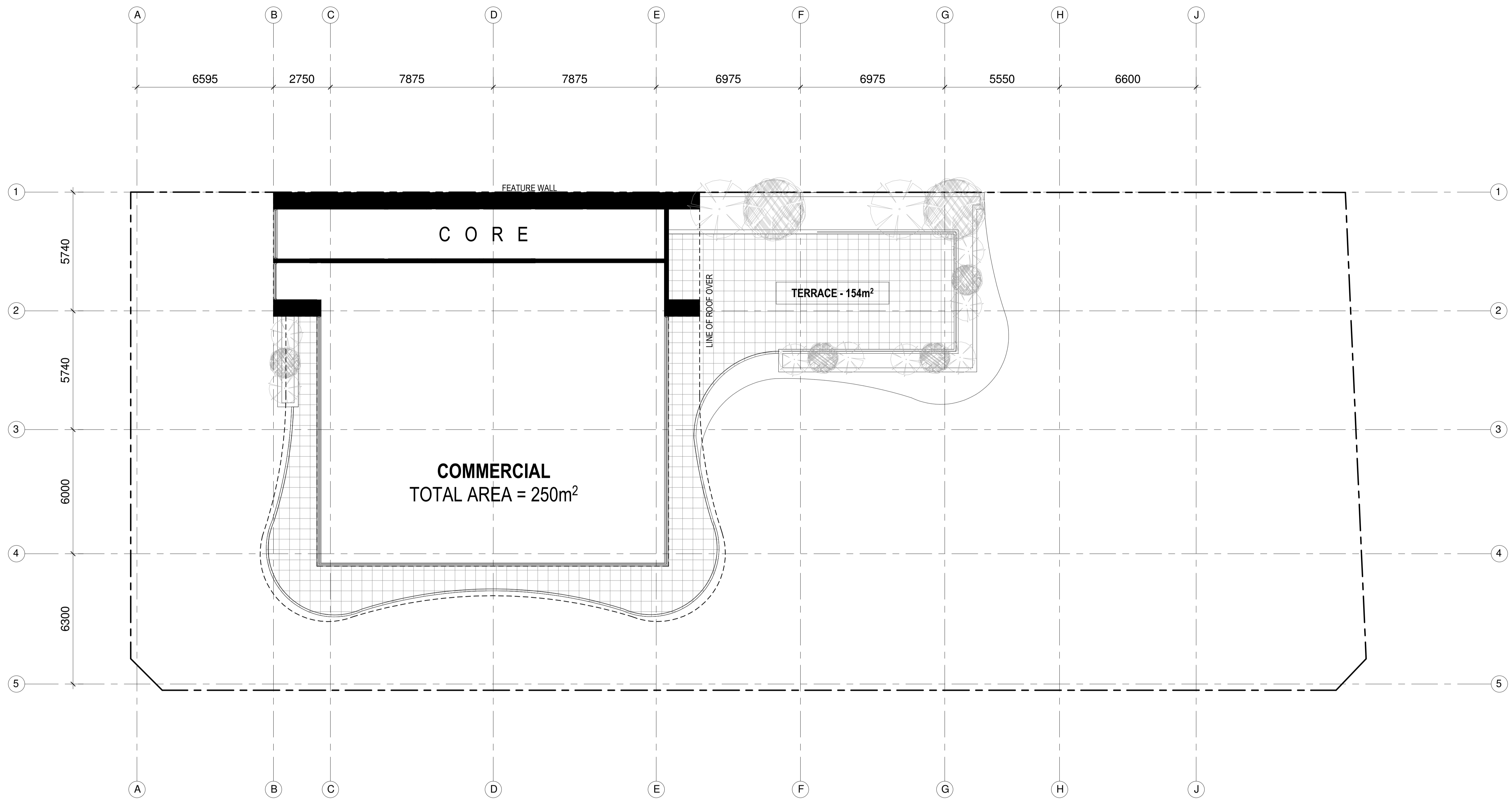
PROPOSED COMMERCIAL DEVELOPMENT

LEVEL 5

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Cronulla NSW 2223
PO BOX 214 Cronulla NSW
02 9585 1855
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www.innovate.com.au

	Drawn BCJM	Scale 1:100@A1	C	12
	Check GRJ	Issue AUG 19		
Job Number 2627		Sheet		

PARC - REVISED PLANNING PROPOSAL



1 LEVEL 6
SCALE 1 : 100

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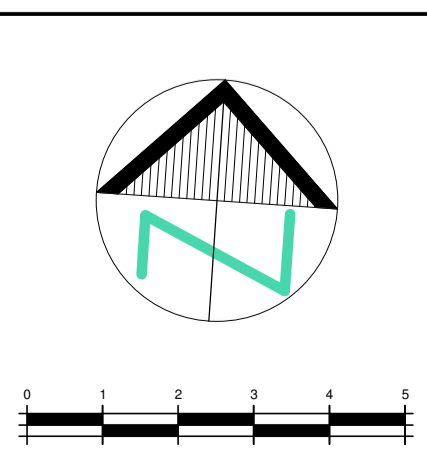
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Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

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Client
MUNRO OPERATIONS TRUST

Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
LEVEL 6

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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Architects

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Cronulla NSW 2223
PO BOX 214 Cronulla NSW

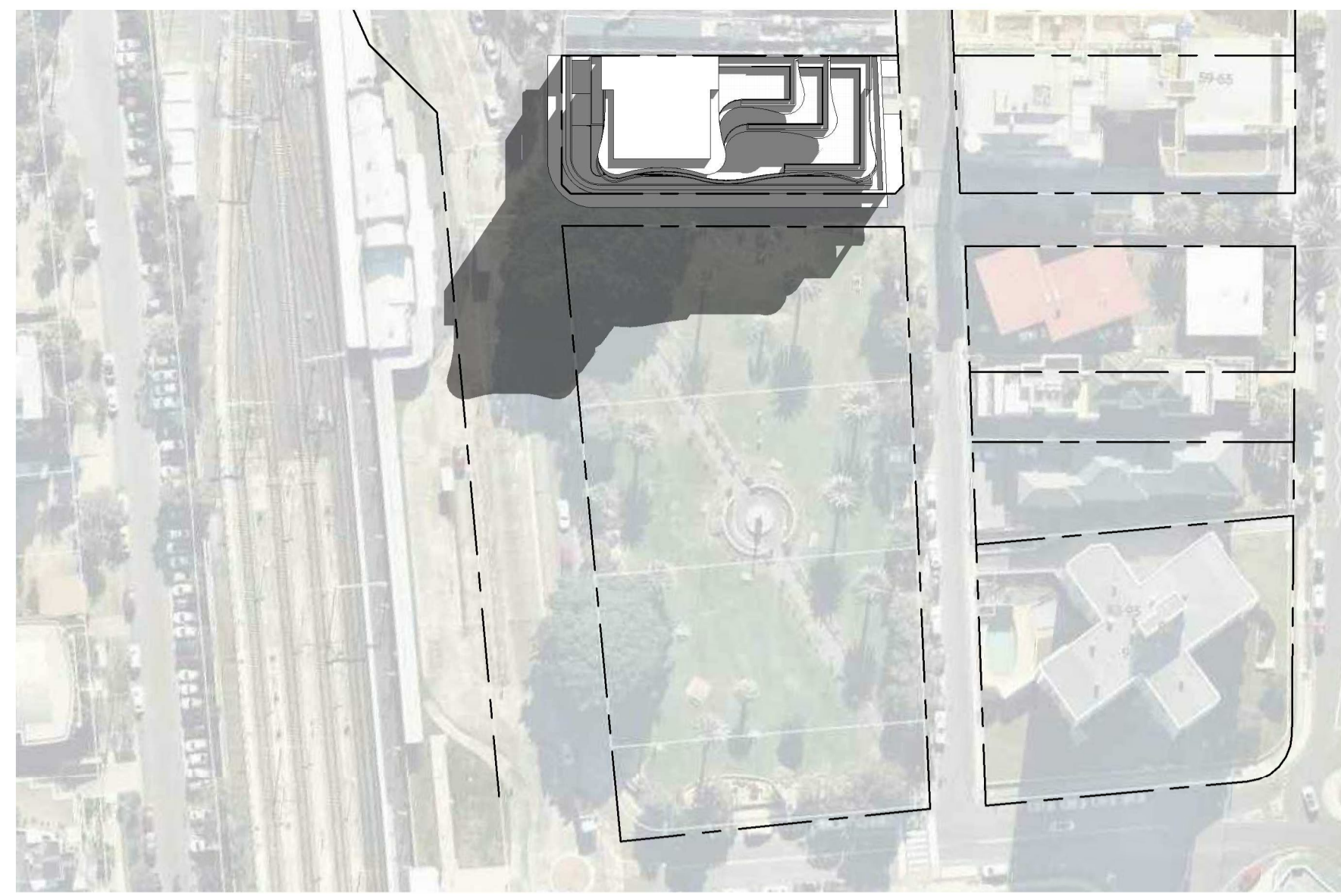
02 9585 1855
02 9585 1844
mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

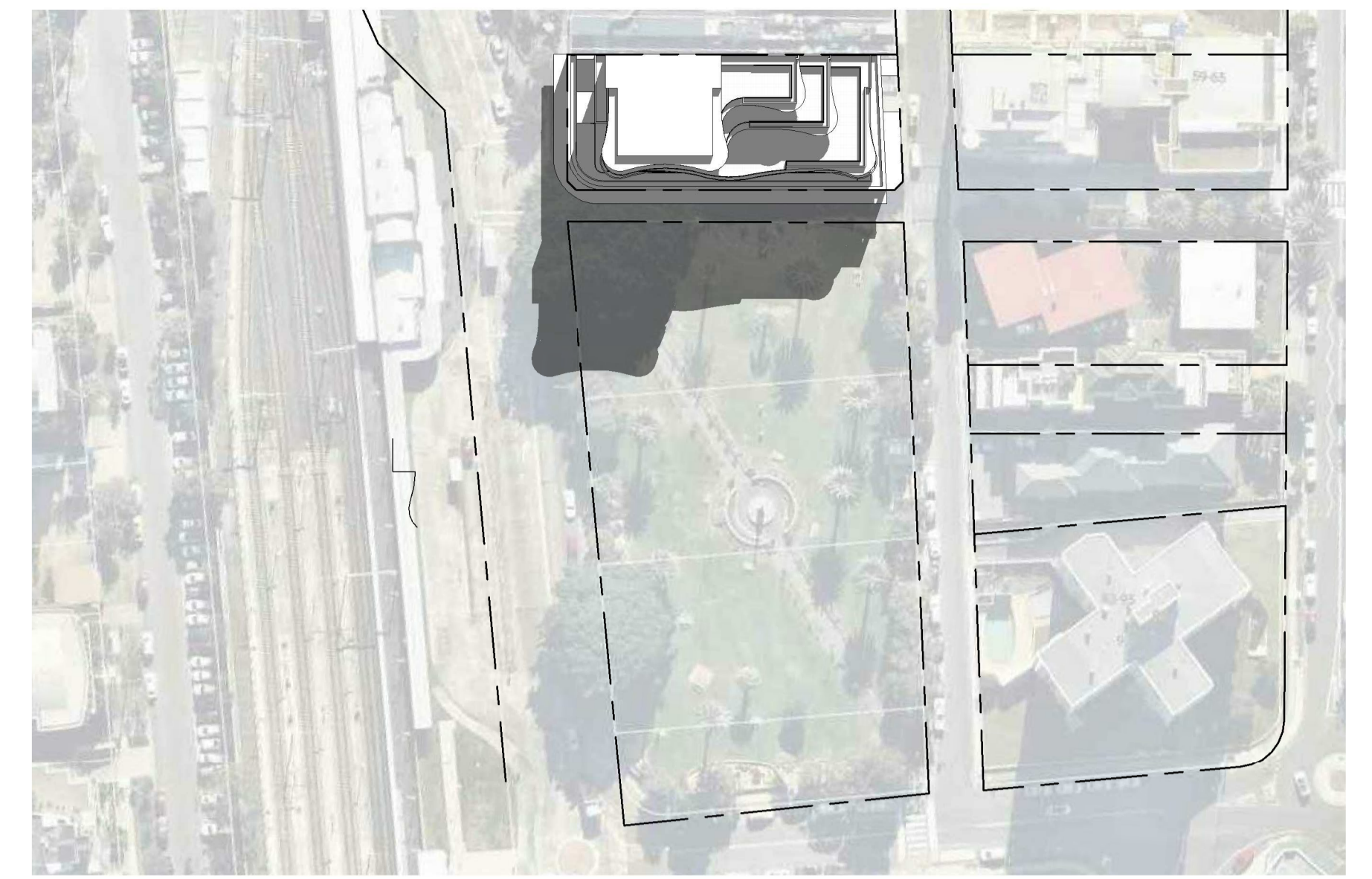
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BCJM	GRJ	C	1:100@A1
Date		Sheet	
AUG 19		13	
Job Number		PARC - REVISED PLANNING PROPOSAL	
2627			



WINTER 21 JUN 9AM



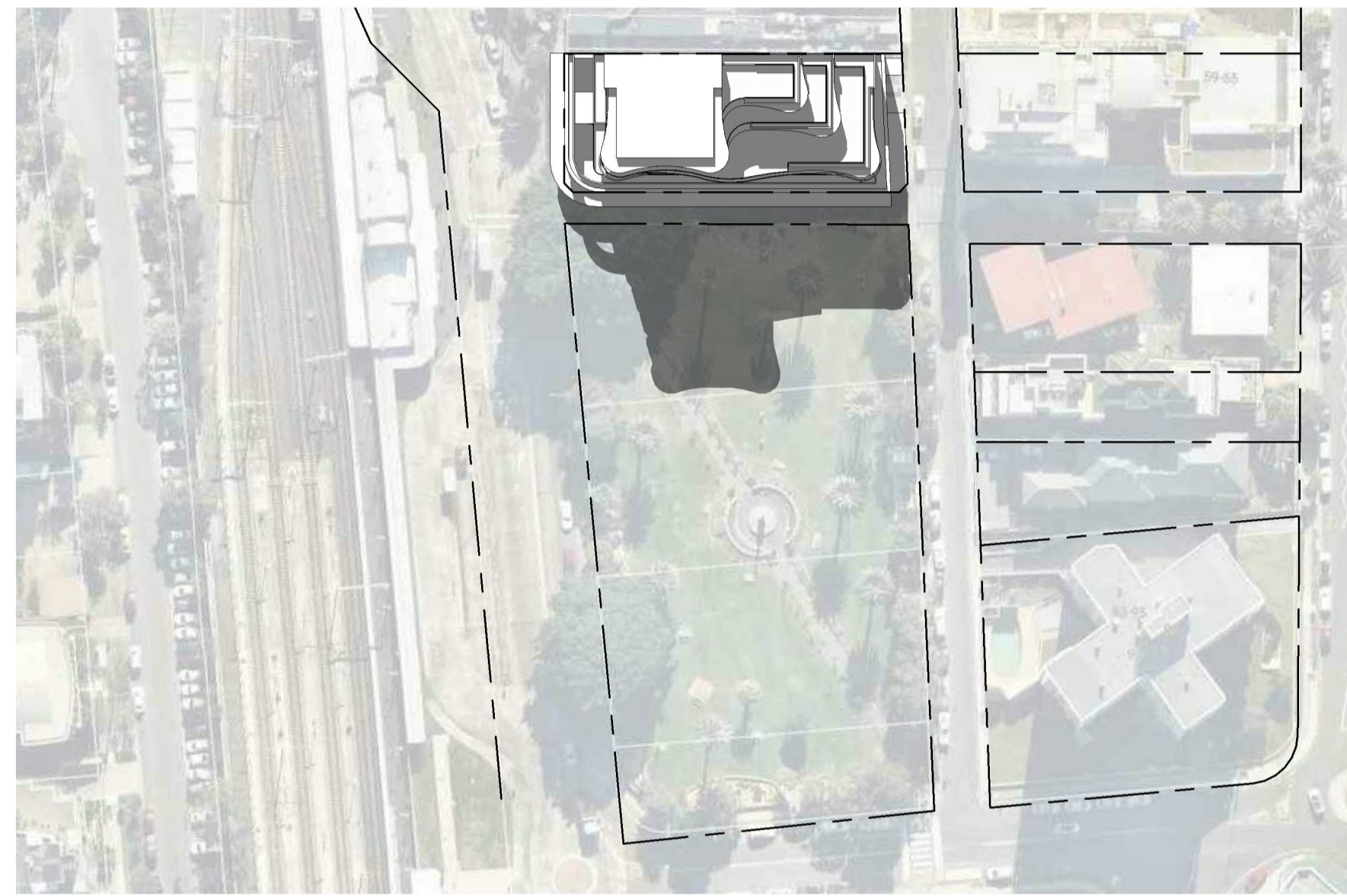
WINTER 21 JUN 10AM



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

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

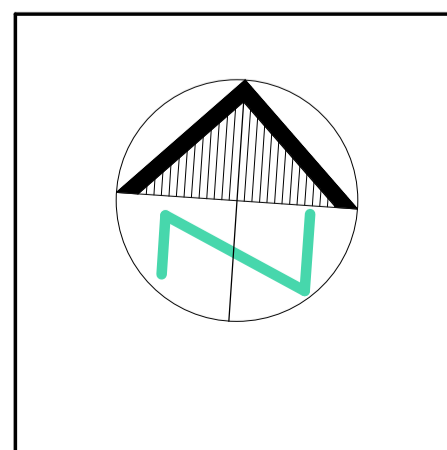
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Client
MUNRO OPERATIONS TRUST

Address
138-142 CRONULLA STREET,
CRONULLA

Project
PROPOSED COMMERCIAL
DEVELOPMENT

Drawing Title
SHADOWS - WINTER

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

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

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

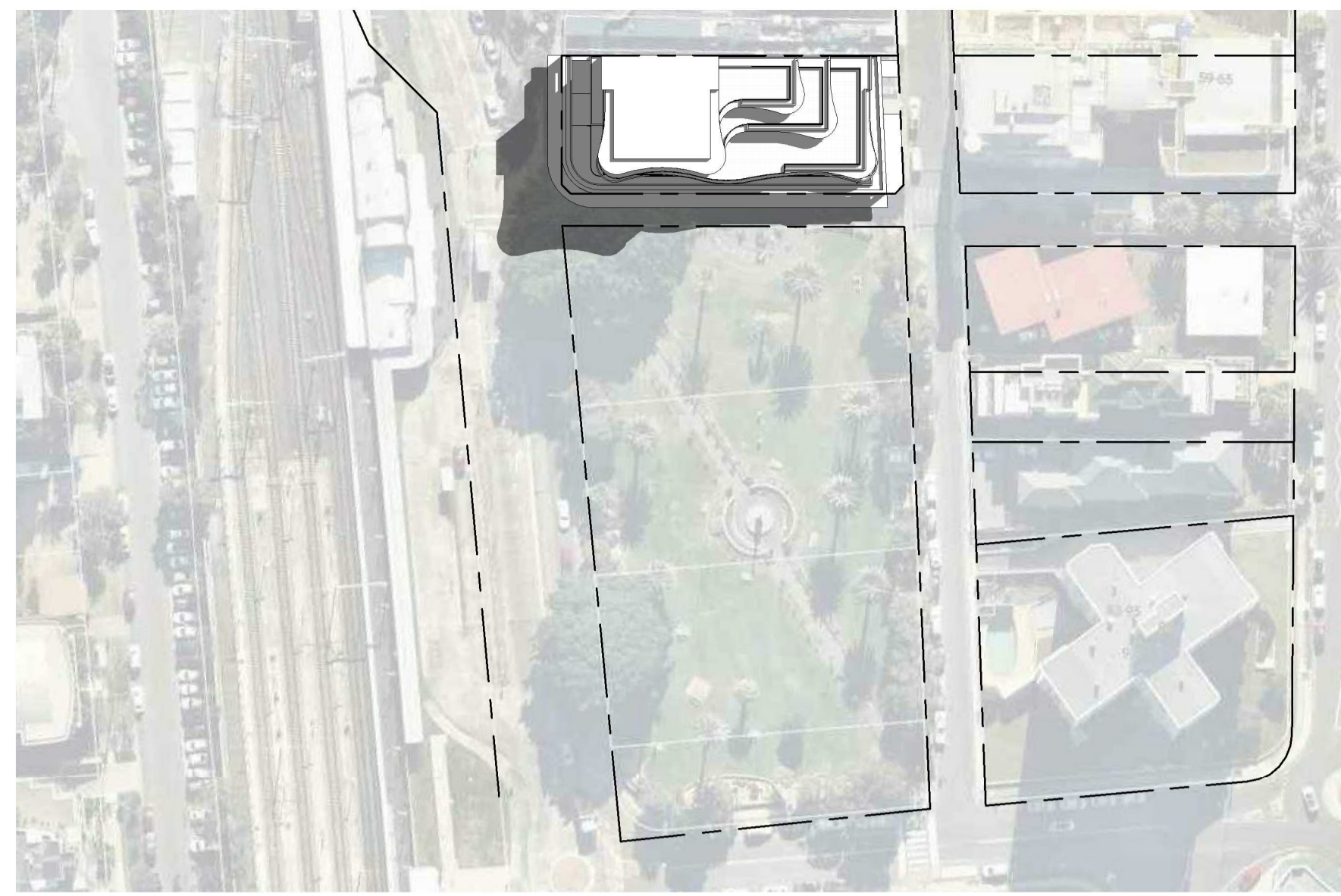
Architects

Drawn	Check	Date	Scale	Issue
BCJM	GRJ	AUG 19		C
Job Number 2627				Sheet 16

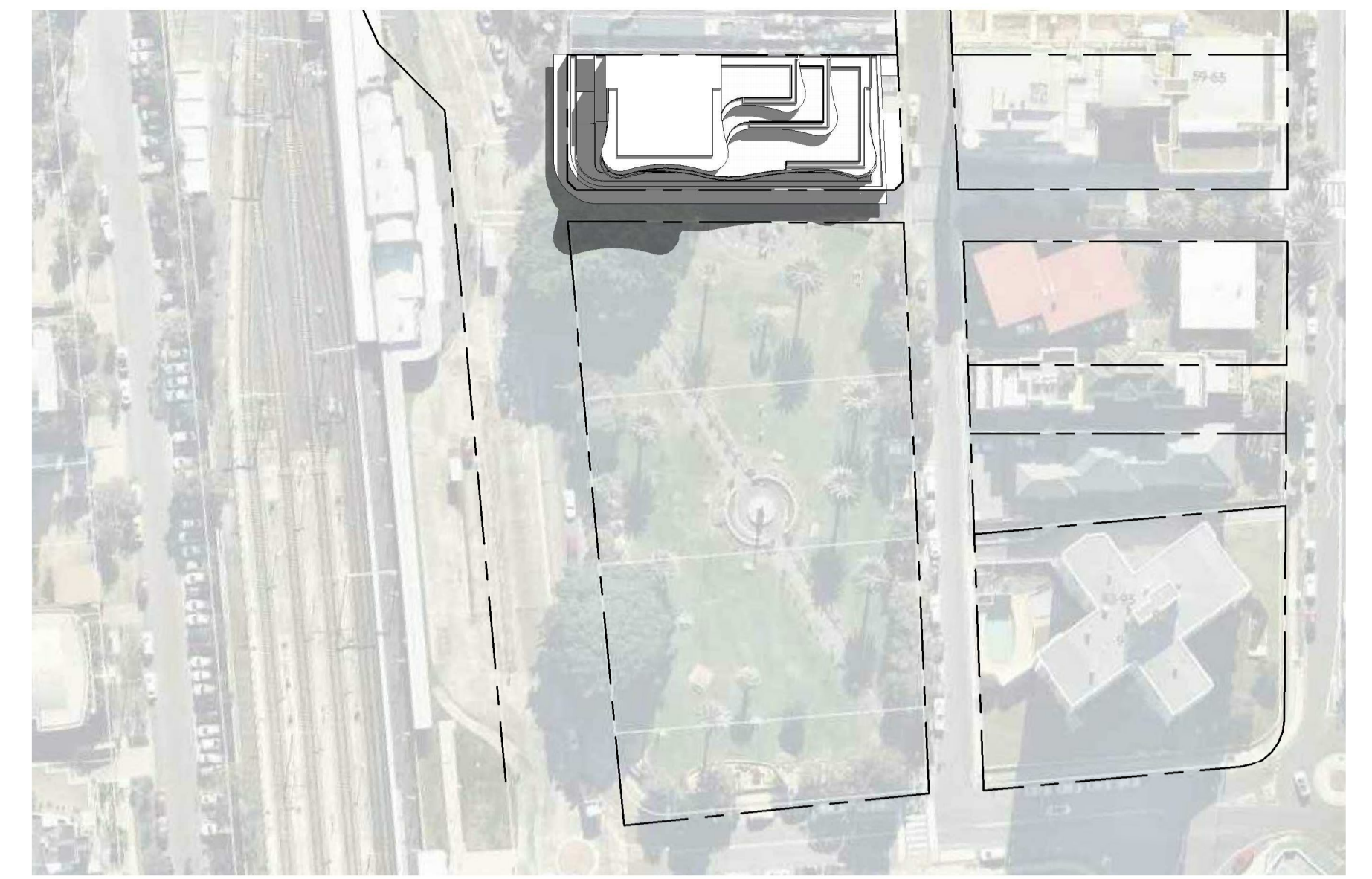
PARC - REVISED PLANNING PROPOSAL



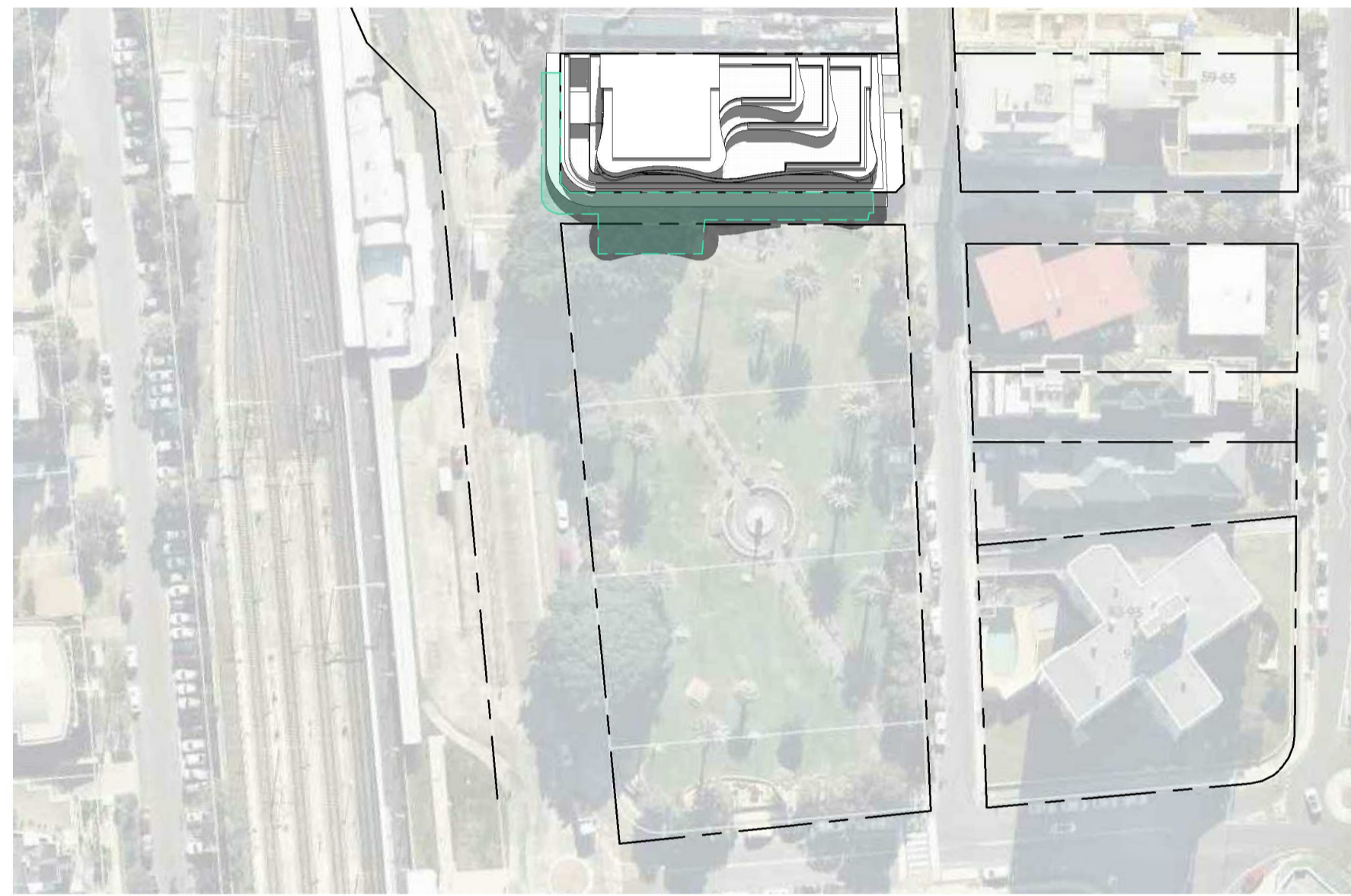
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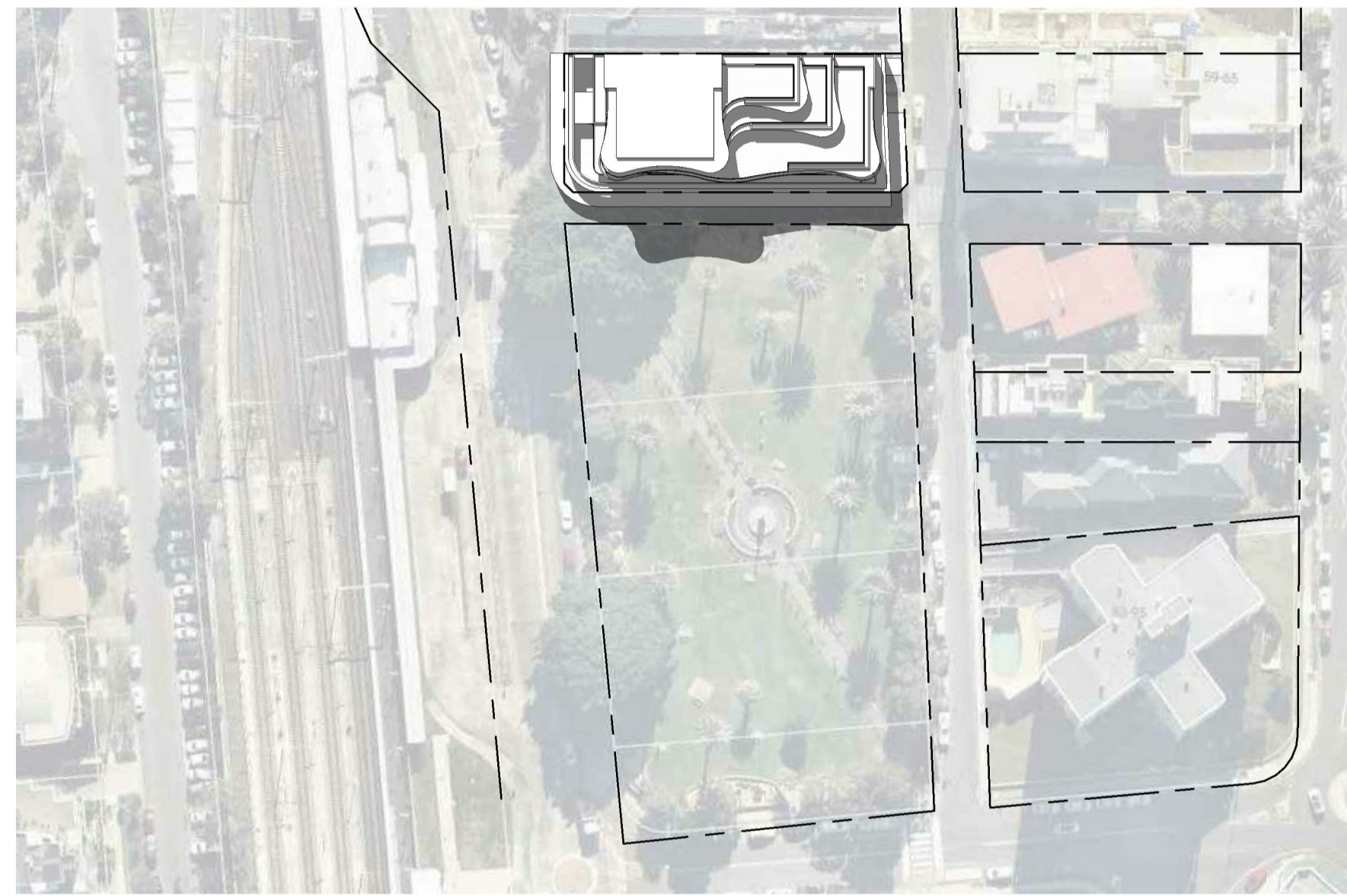
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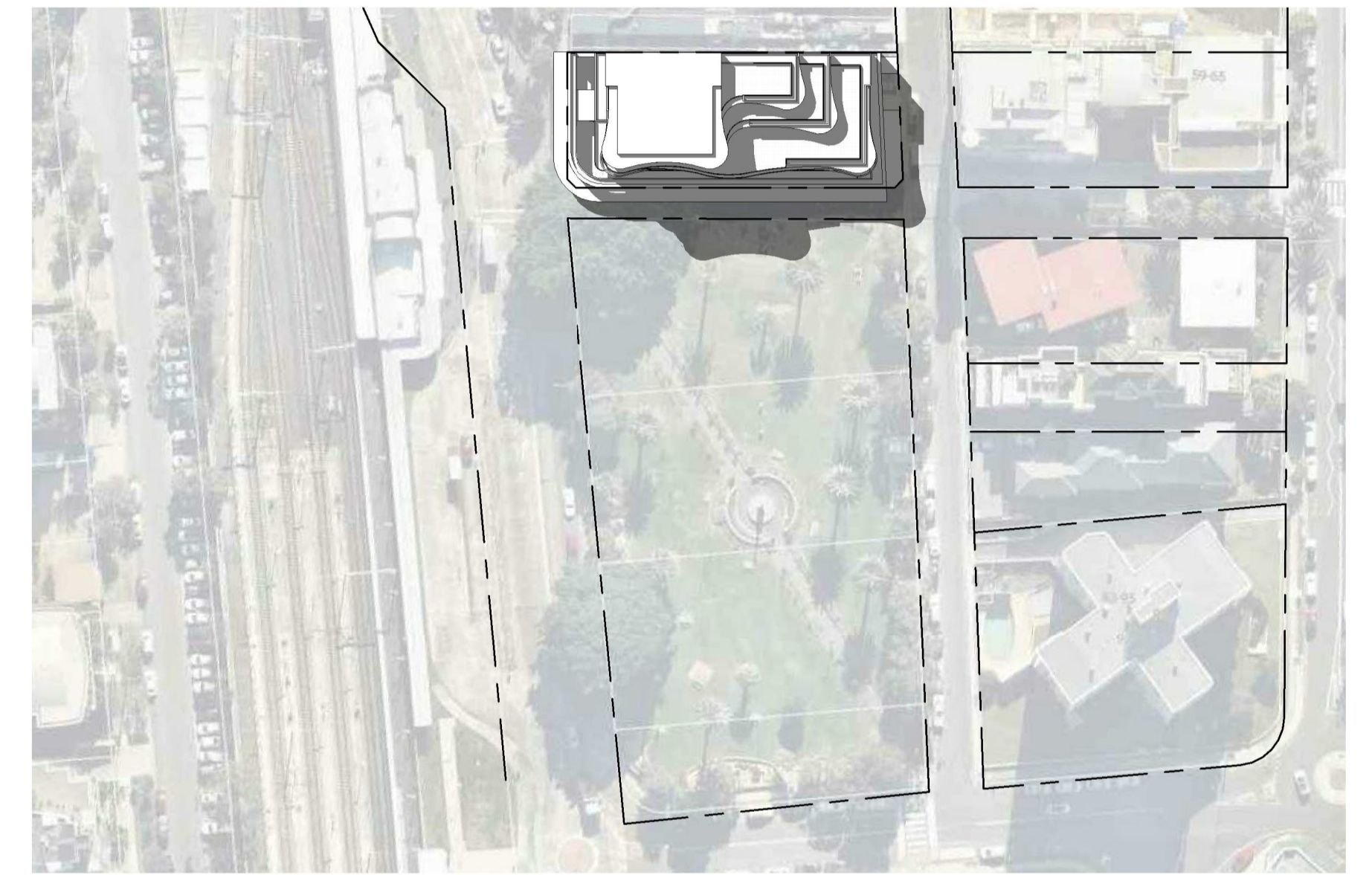
EQUINOX 21 MAR 11AM



EQUINOX 21 MAR 12PM



EQUINOX 21 MAR 1PM



EQUINOX 21 MAR 2PM



EQUINOX 21 MAR 3PM

NOTE: COMPLIANT SHADOW SHOWN IN GREEN

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

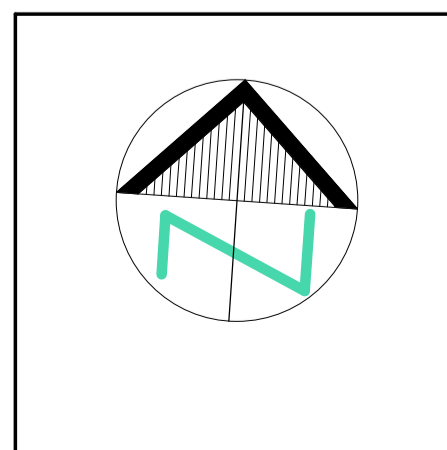
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MUNRO OPERATIONS TRUST

PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET, CRONULLA

SHADOWS - EQUINOX

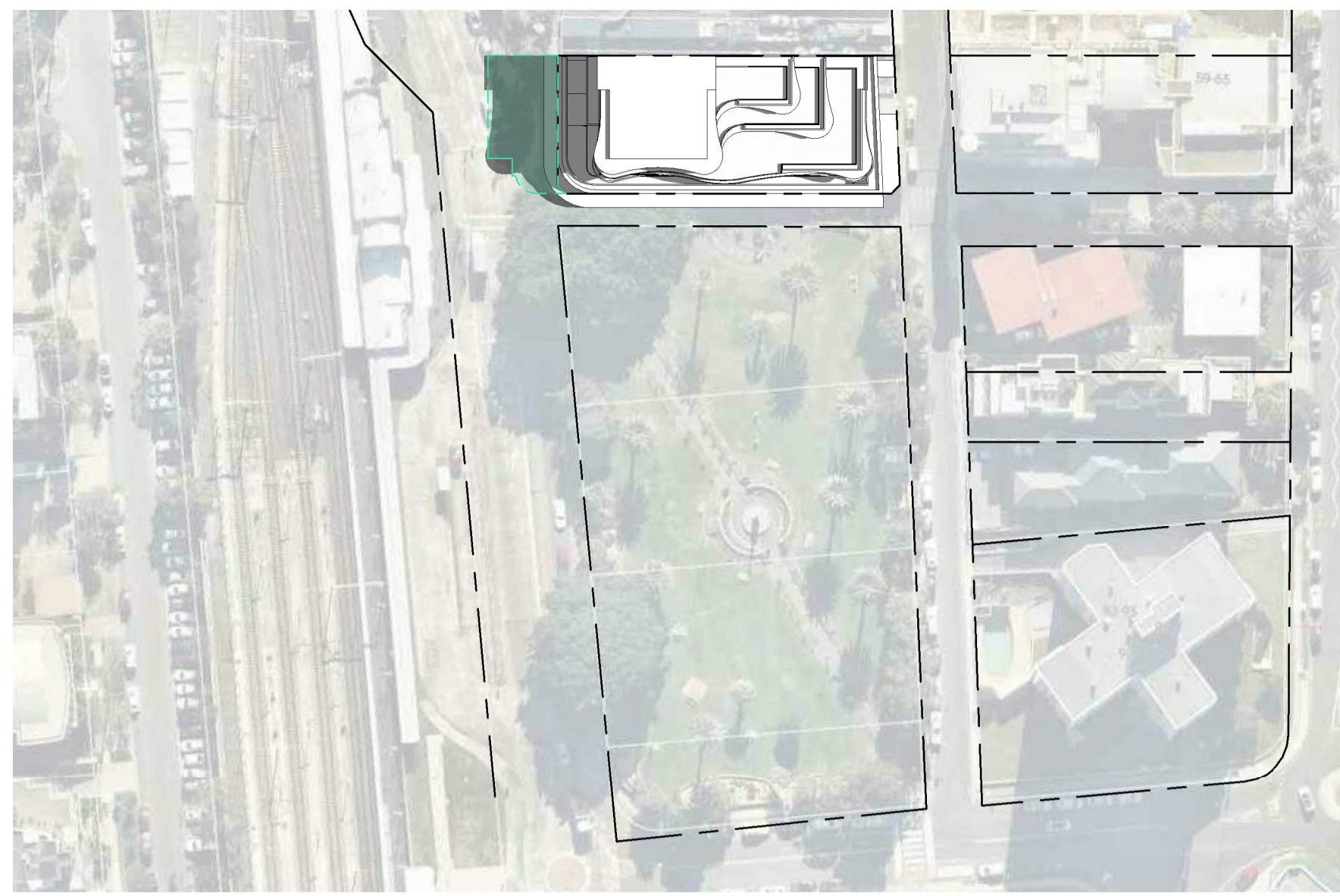
Innovate Architects

Suite 9b, 32 Frederick Street
Catalay NSW 2203

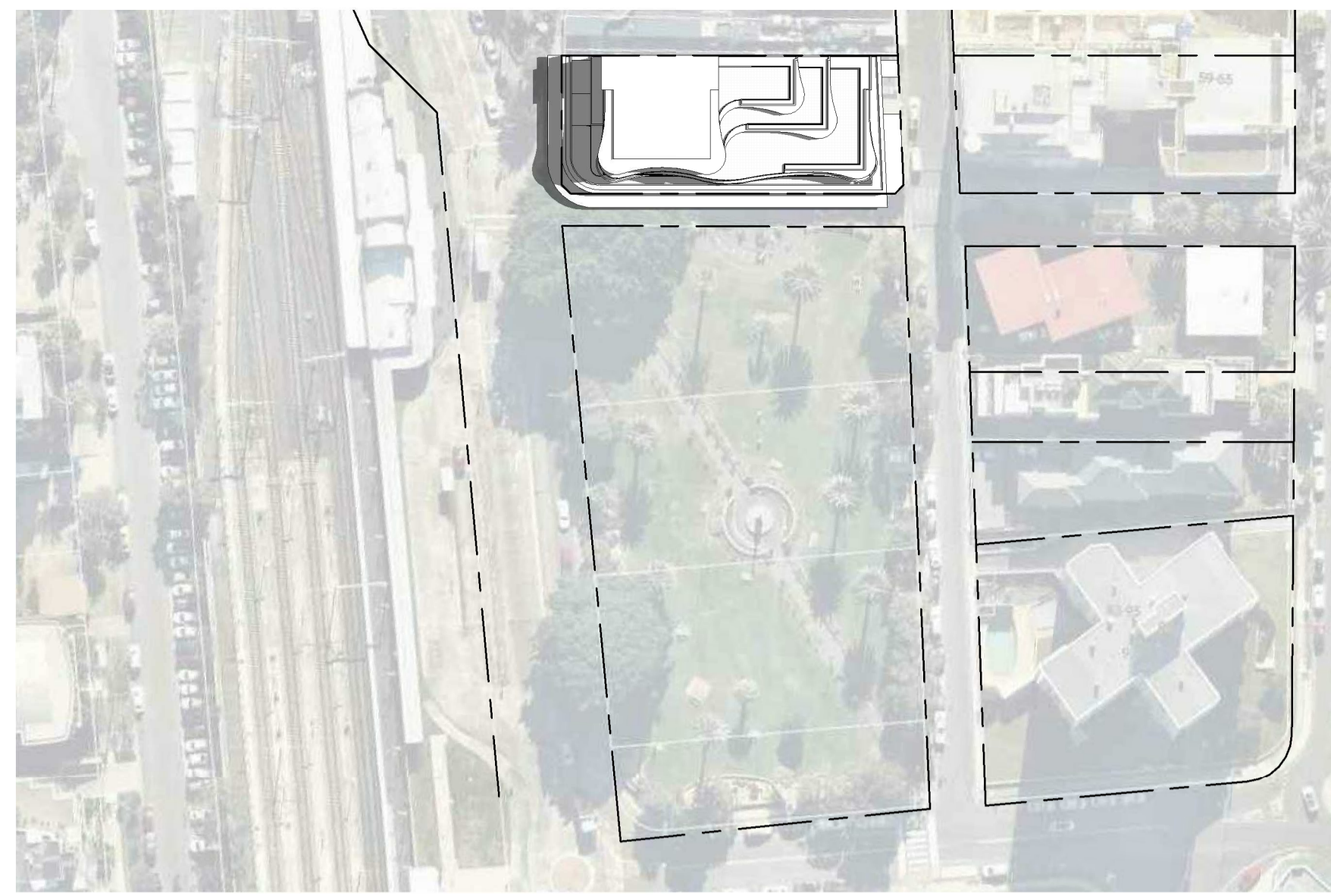
02 9585 1855
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mail@innovate.com.au
www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

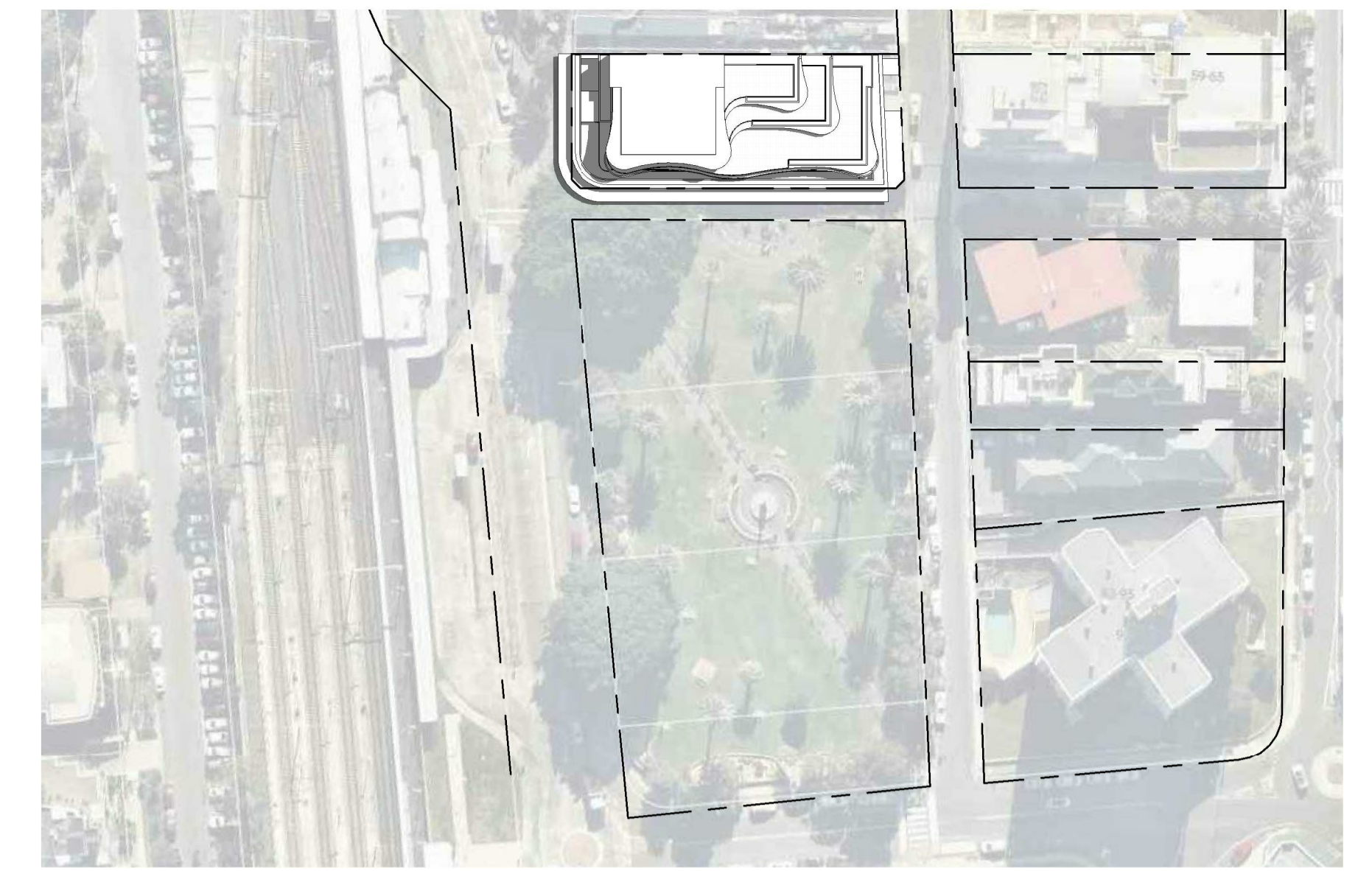
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Job Number	2627	Sheet	17	
PARC - REVISED PLANNING PROPOSAL				



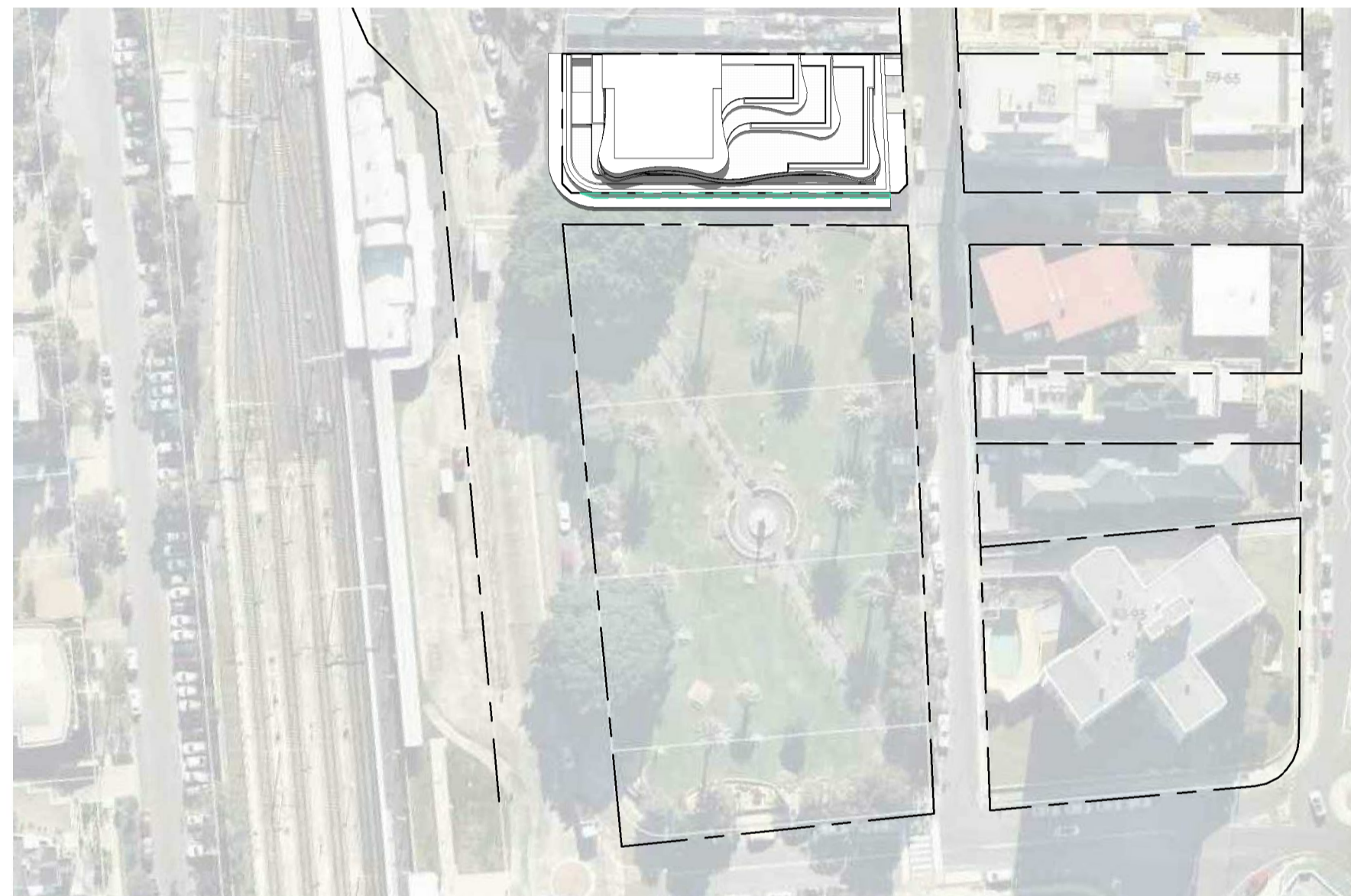
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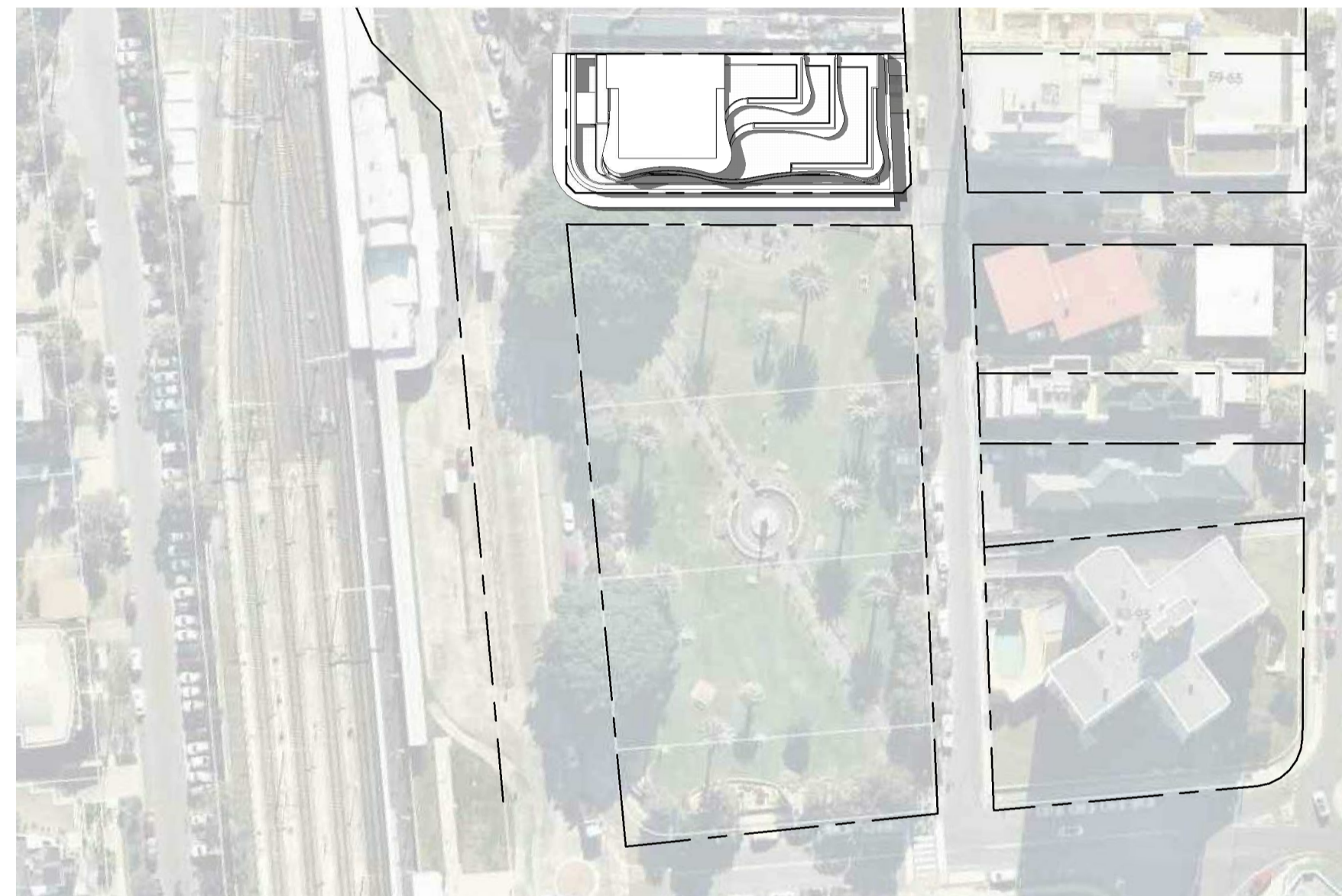
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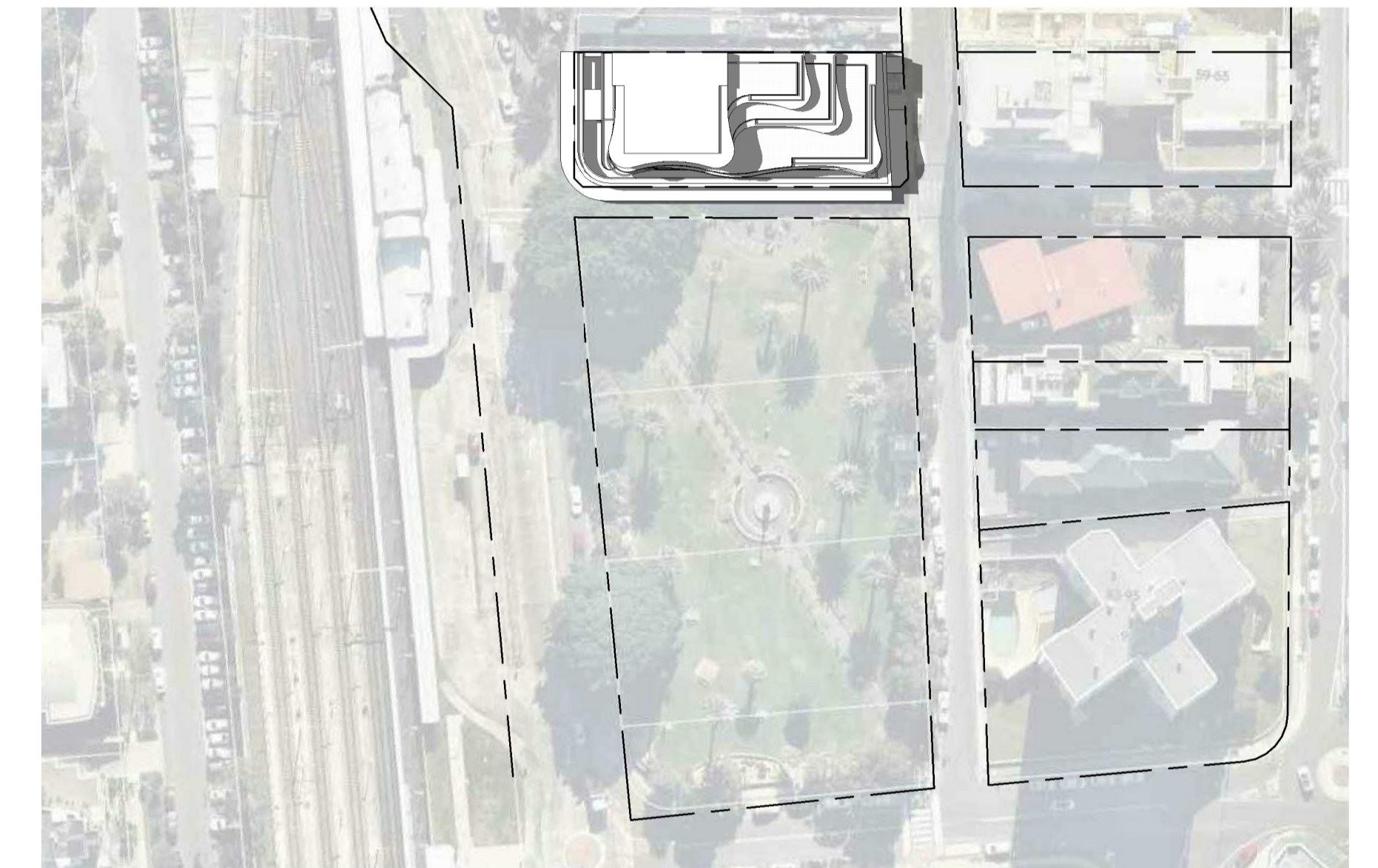
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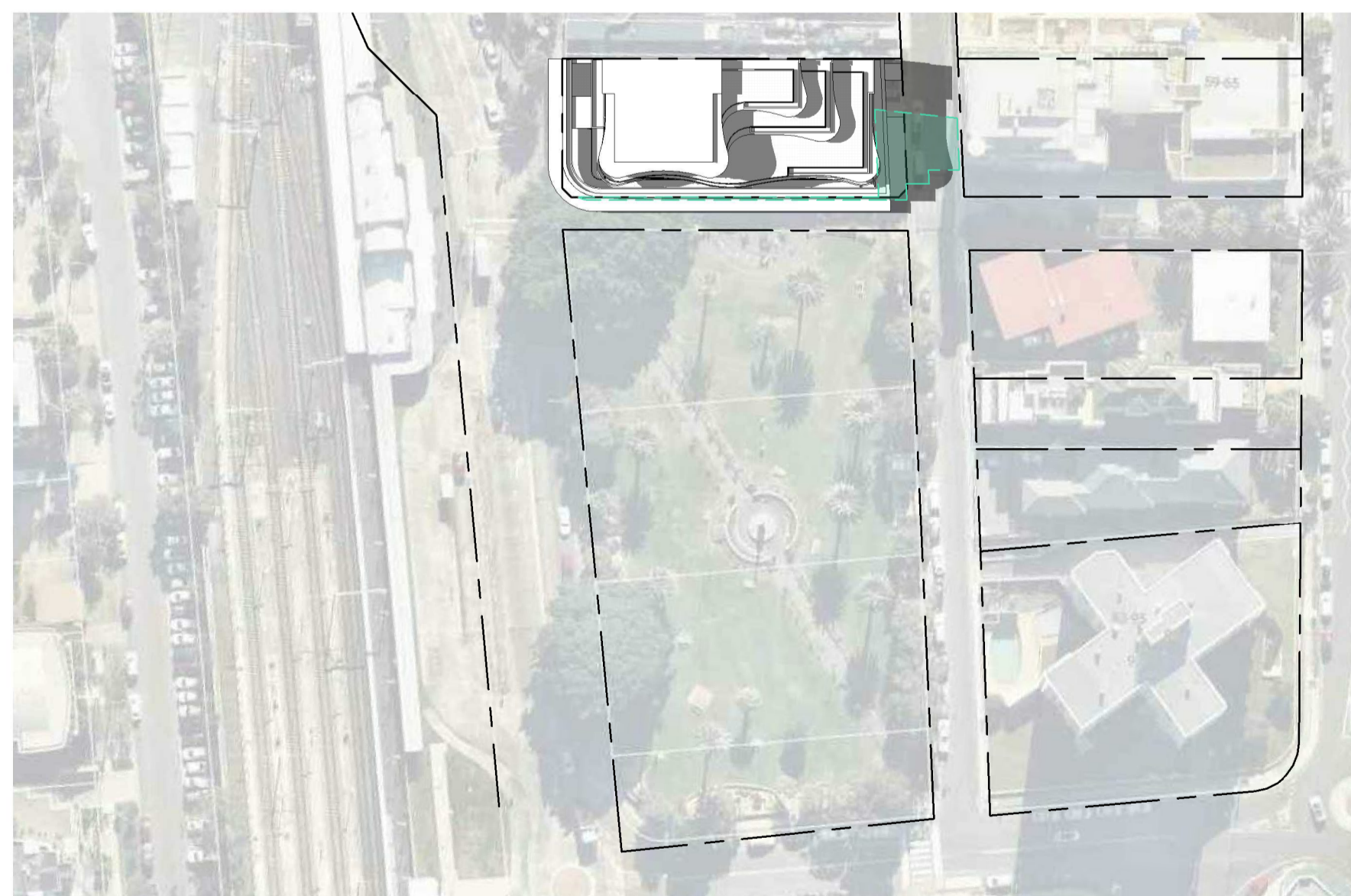
SUMMER 21 DEC 12PM



SUMMER 21 DEC 1PM



SUMMER 21 DEC 2PM



SUMMER 21 DEC 3PM

NOTE: COMPLIANT SHADOW SHOWN IN GREEN

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

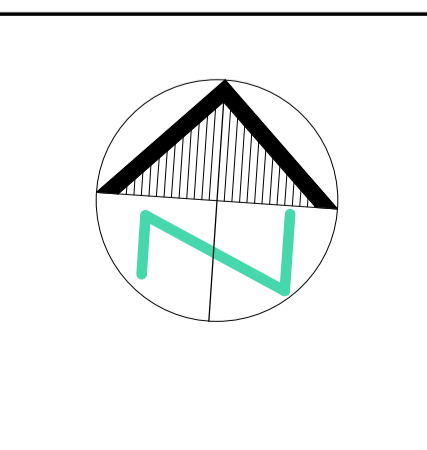
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B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM



Client
MUNRO OPERATIONS TRUST

Project
PROPOSED COMMERCIAL DEVELOPMENT

Address
138-142 CRONULLA STREET, CRONULLA

Drawing Title
SHADOWS - SUMMER

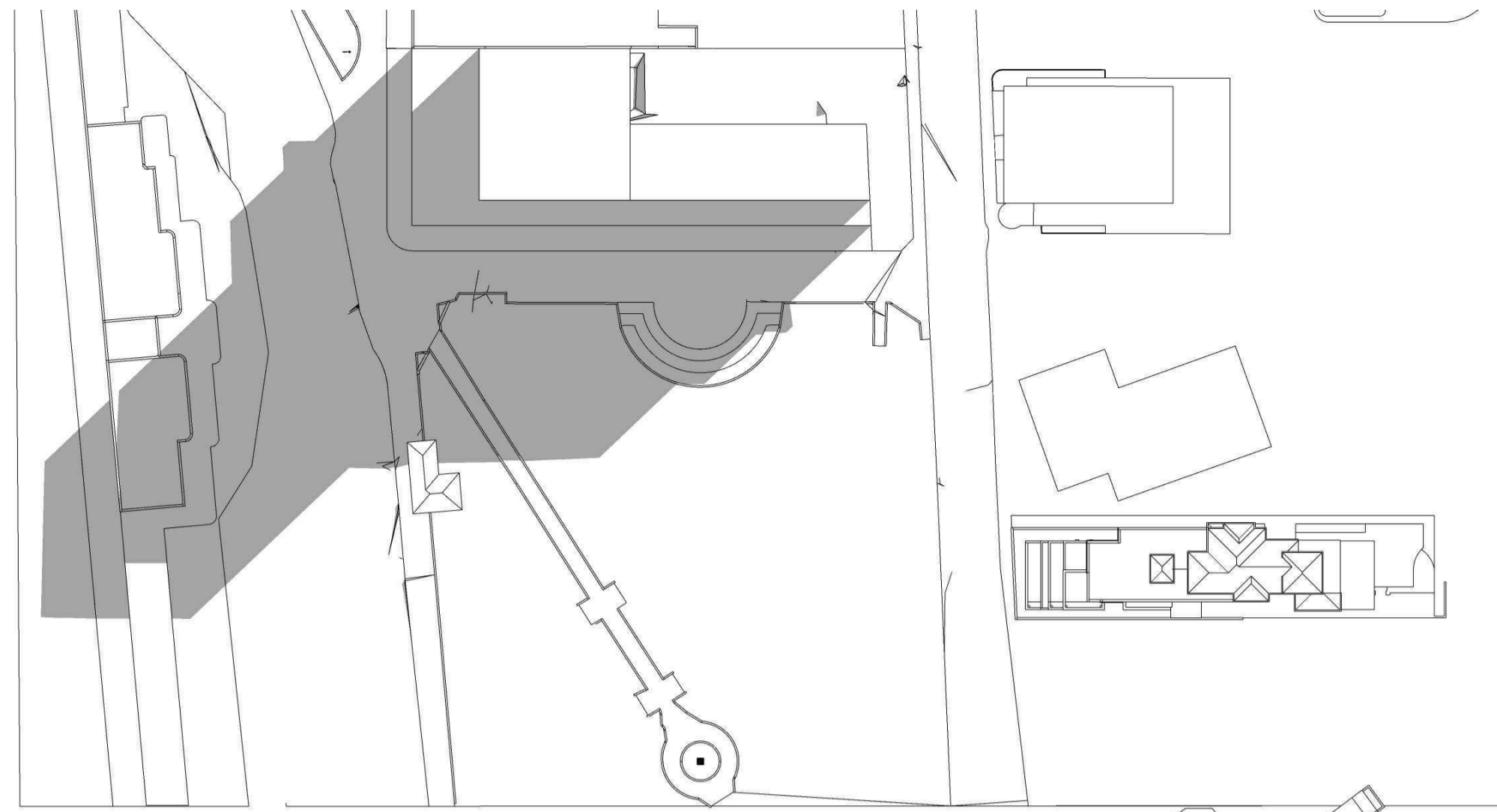
Innovate Architects
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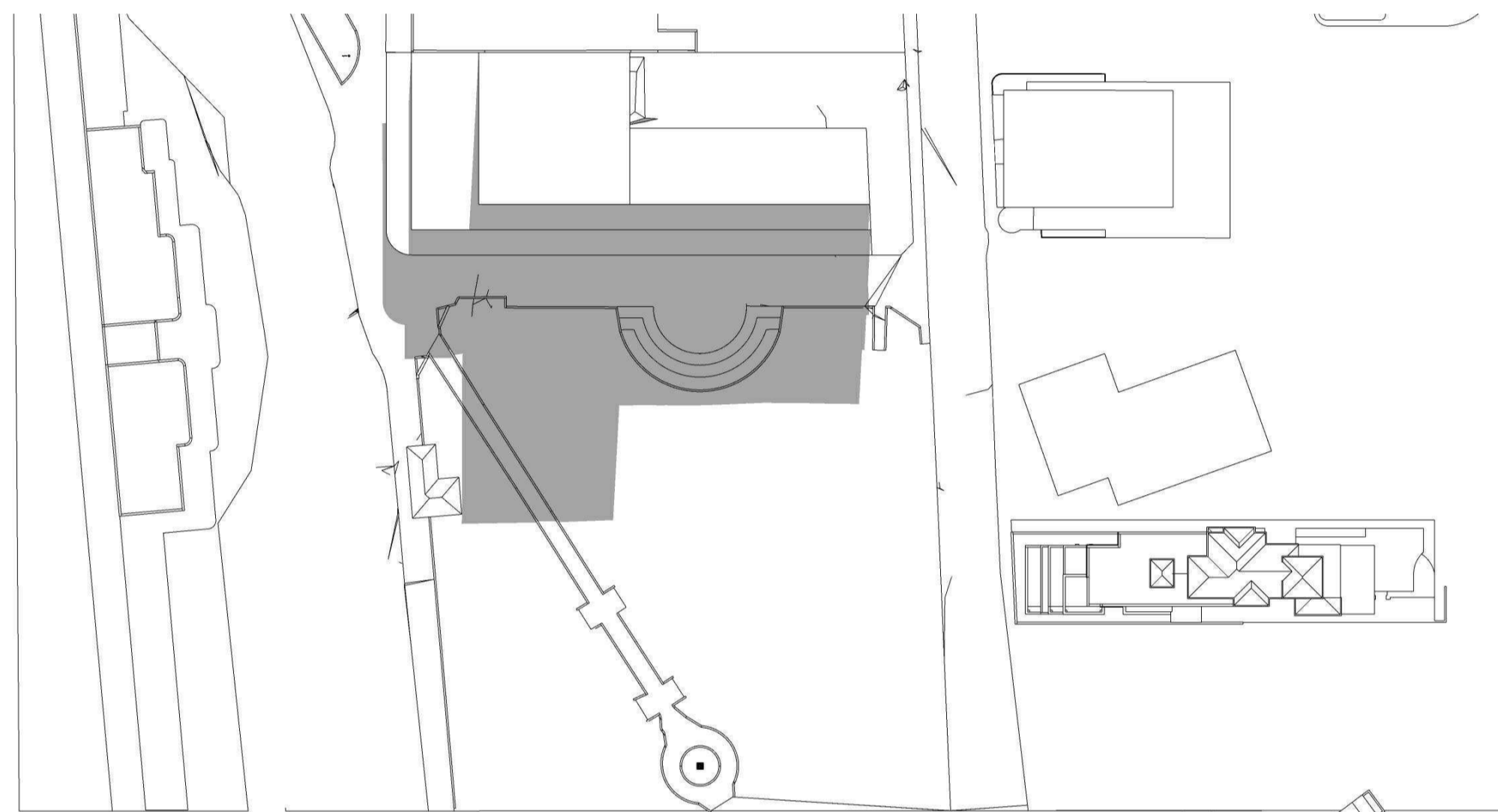
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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	Date AUG 19	Sheet 18		
Job Number 2627		PARC - REVISED PLANNING PROPOSAL		

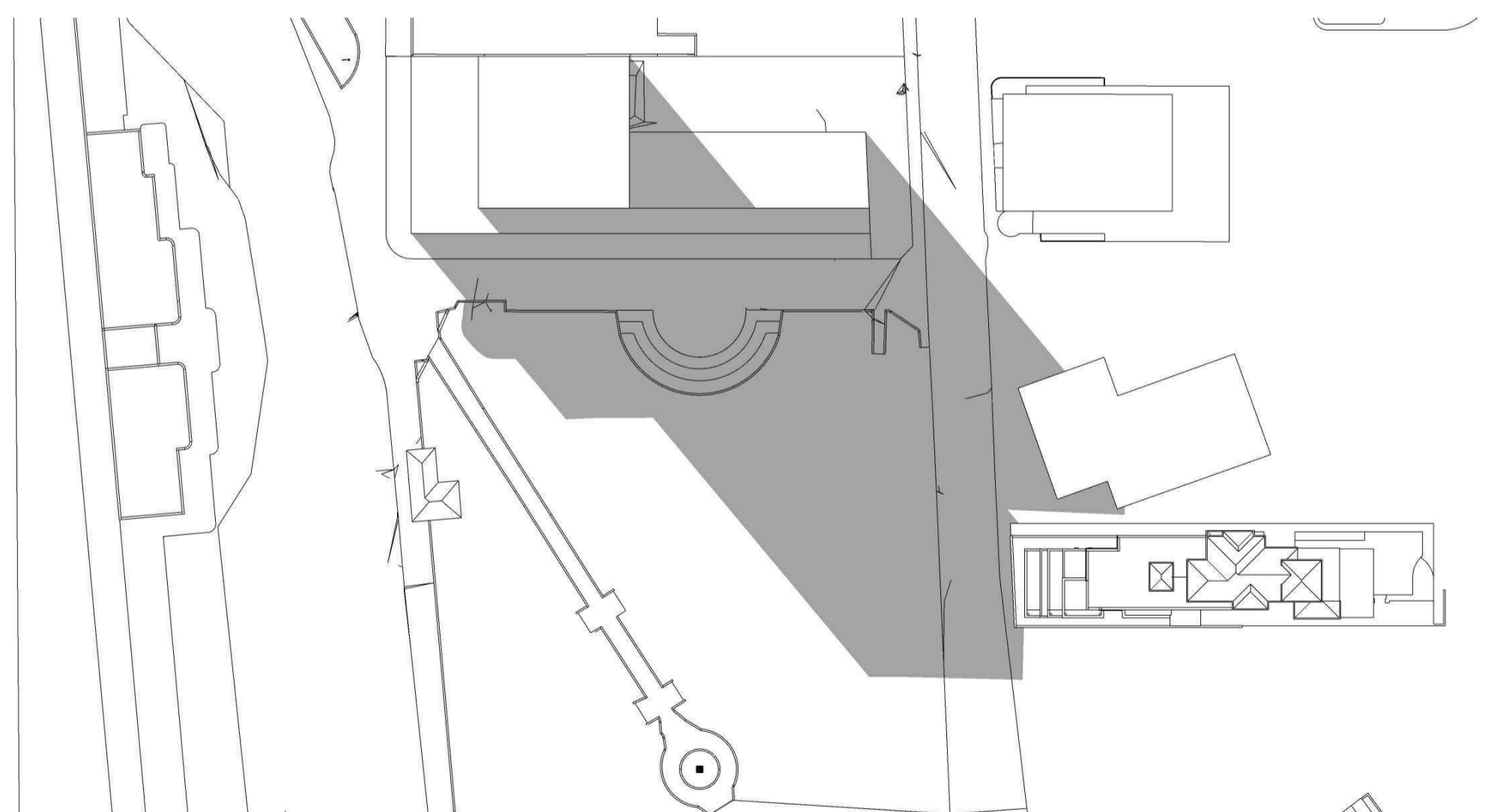
COMPLIANT SHADOWS



JUNE 9AM

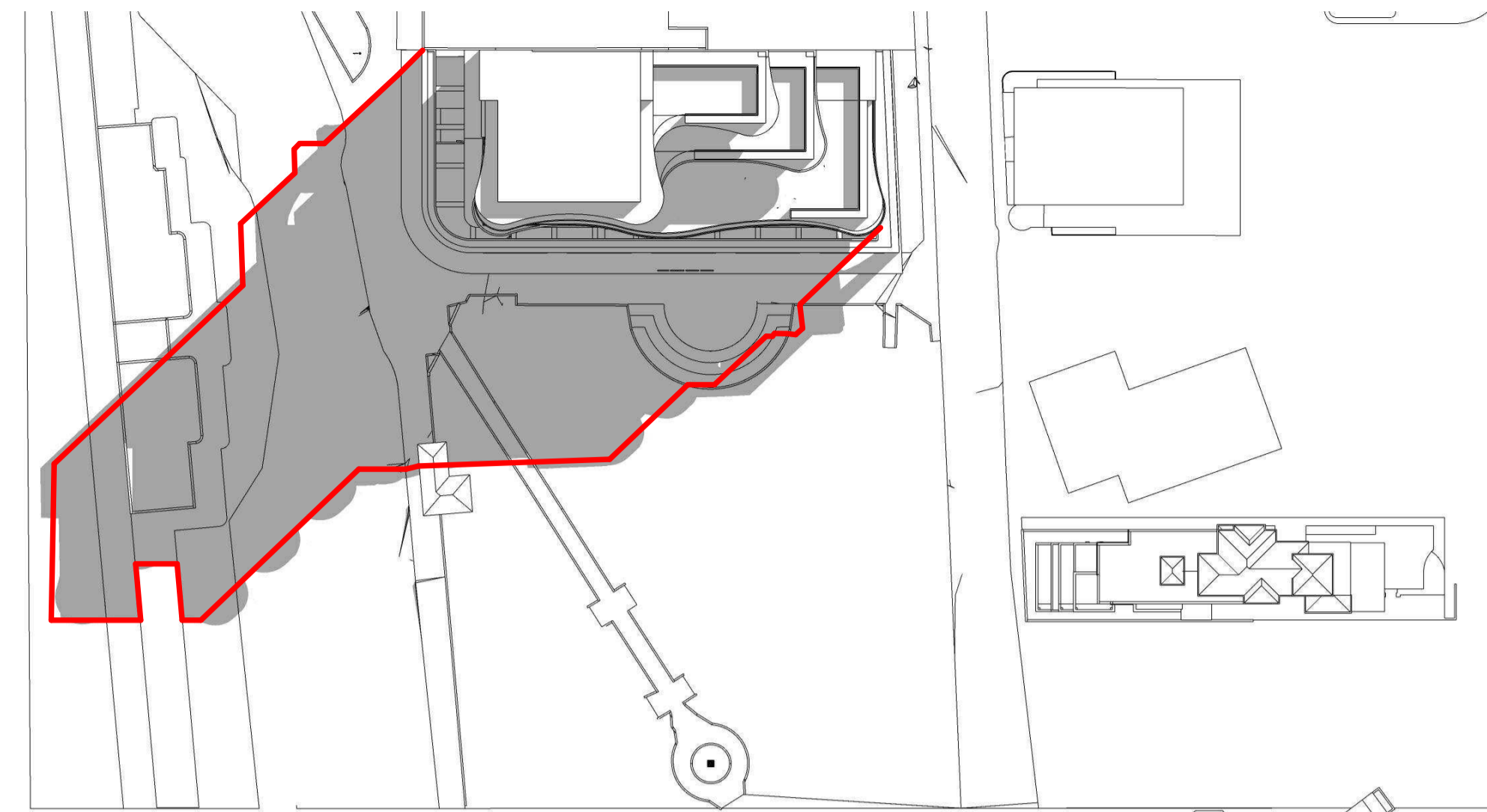


JUNE 12PM

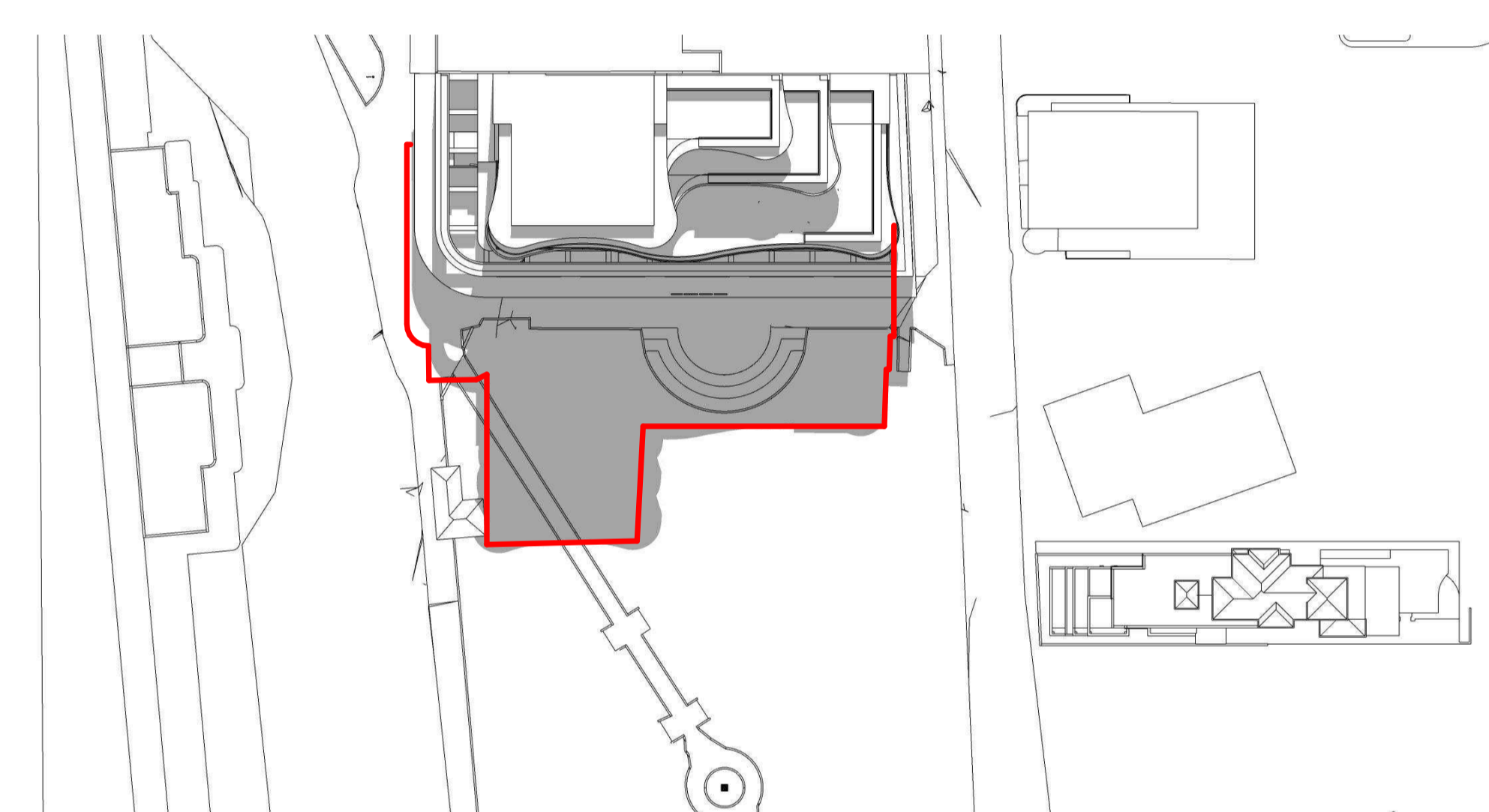


JUNE 3PM

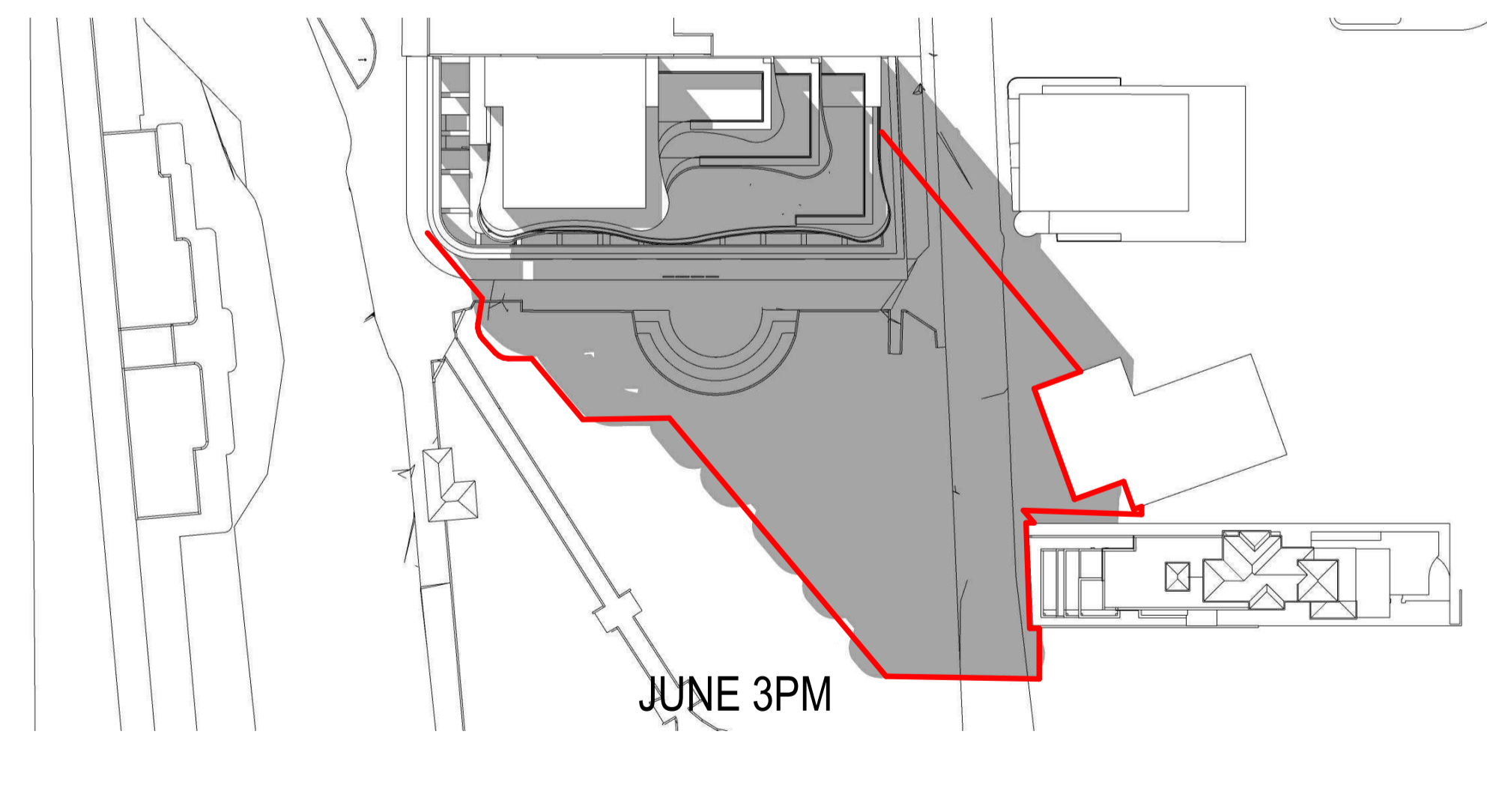
PROPOSED SHADOWS



JUNE 9AM



JUNE 12PM



JUNE 3PM

LEGEND

RED LINE INDICATES EXTENT OF COMPLIANT SHADOW

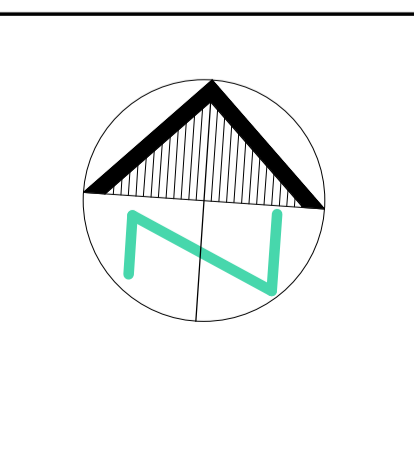
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MUNRO OPERATIONS TRUST

PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET, CRONULLA

SHADOW ANALYSIS COMPLIANT VS. PROPOSED

Innovate Architects

Suite 9b, 32 Frederick Street
Culley NSW 2223

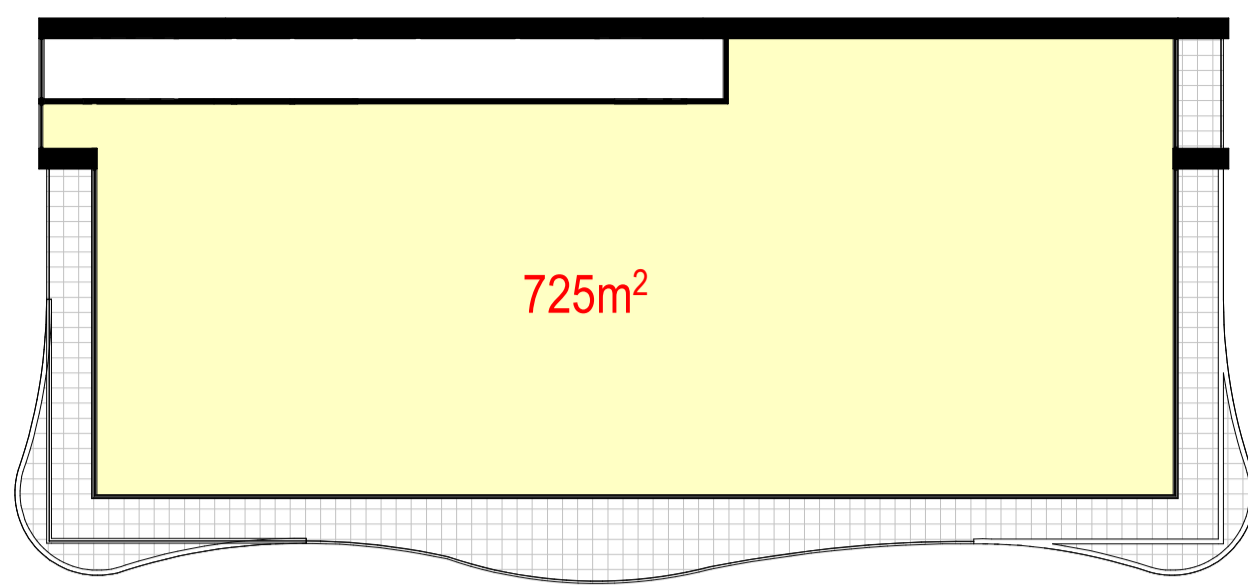
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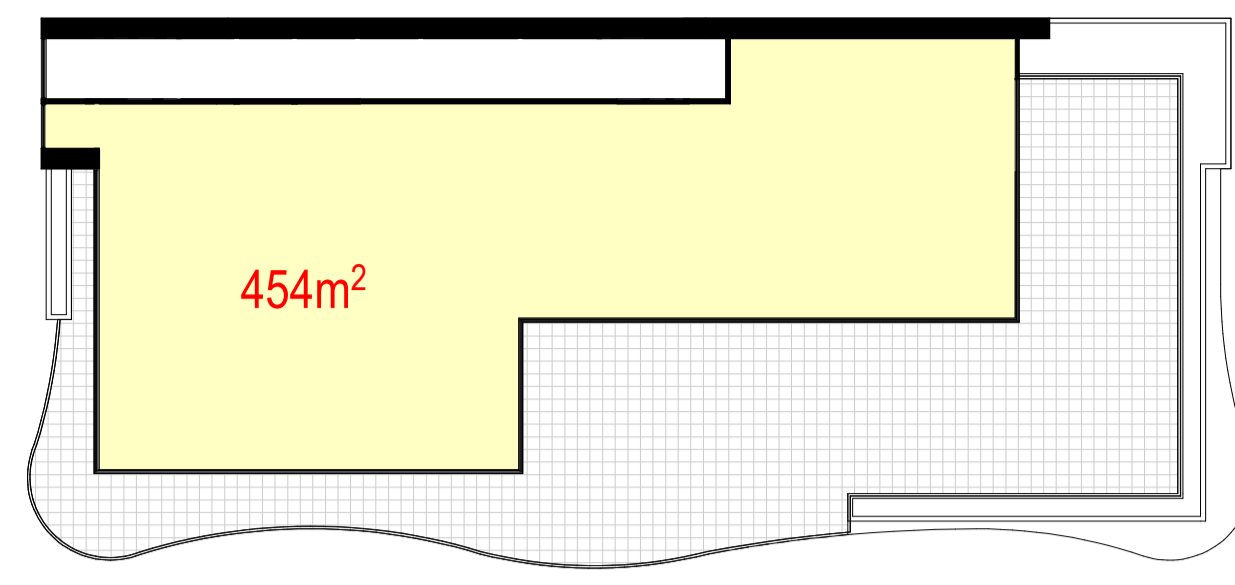
CONCEPTUAL SCHEME - SUBJECT TO CHANGE

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	CJ	AUG 19		
Job Number	2627	Sheet		

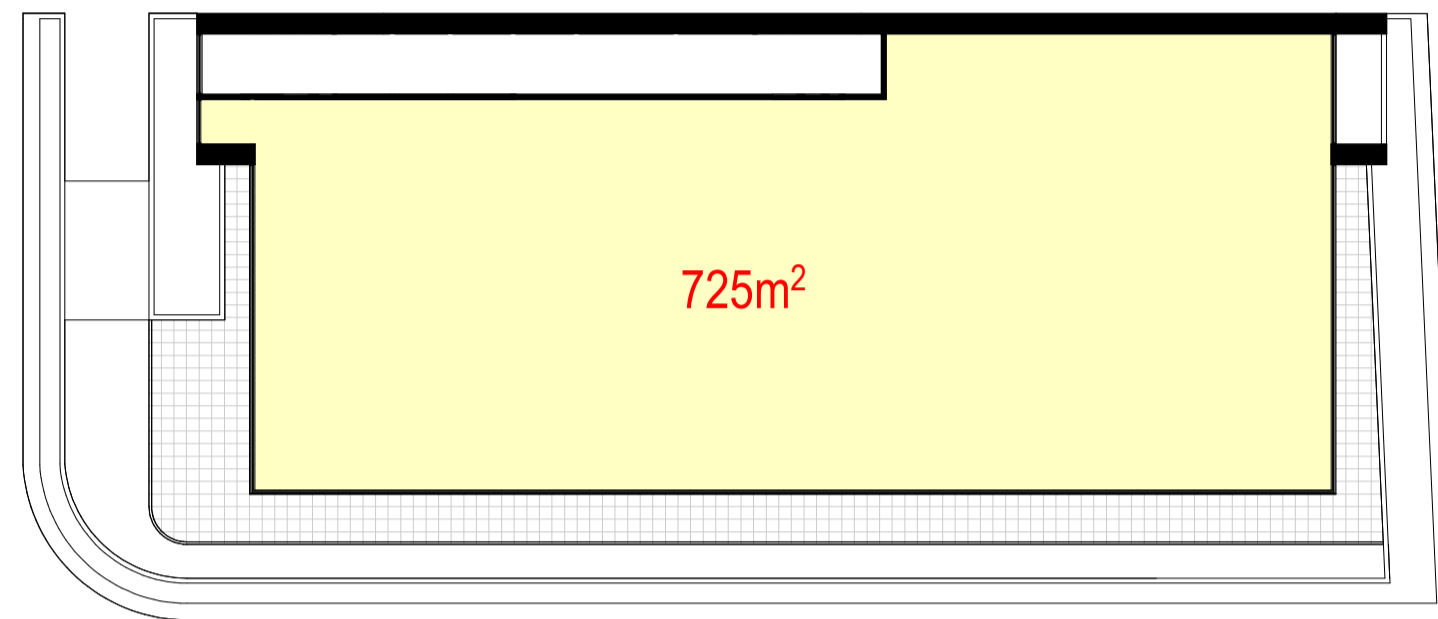
PARC - REVISED PLANNING PROPOSAL



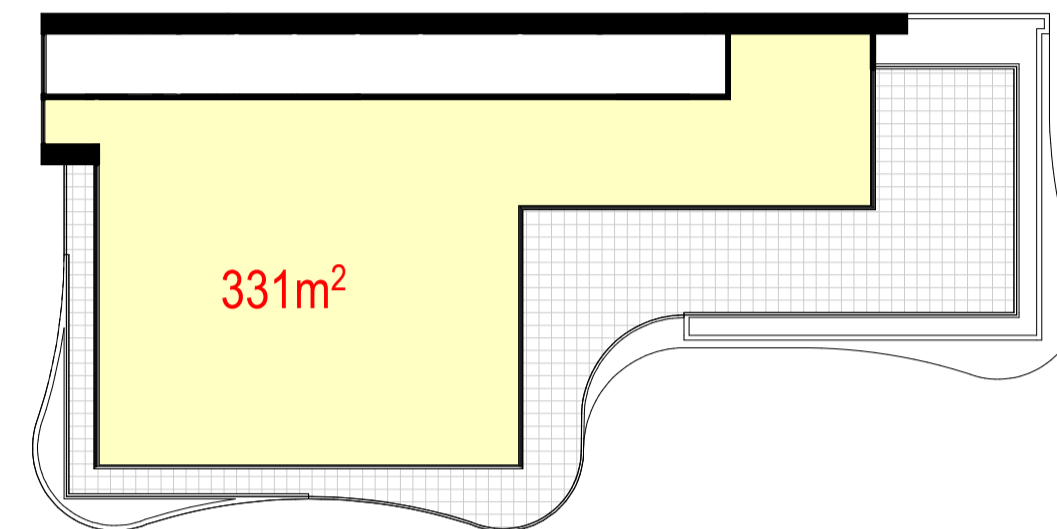
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SCALE 1 : 300



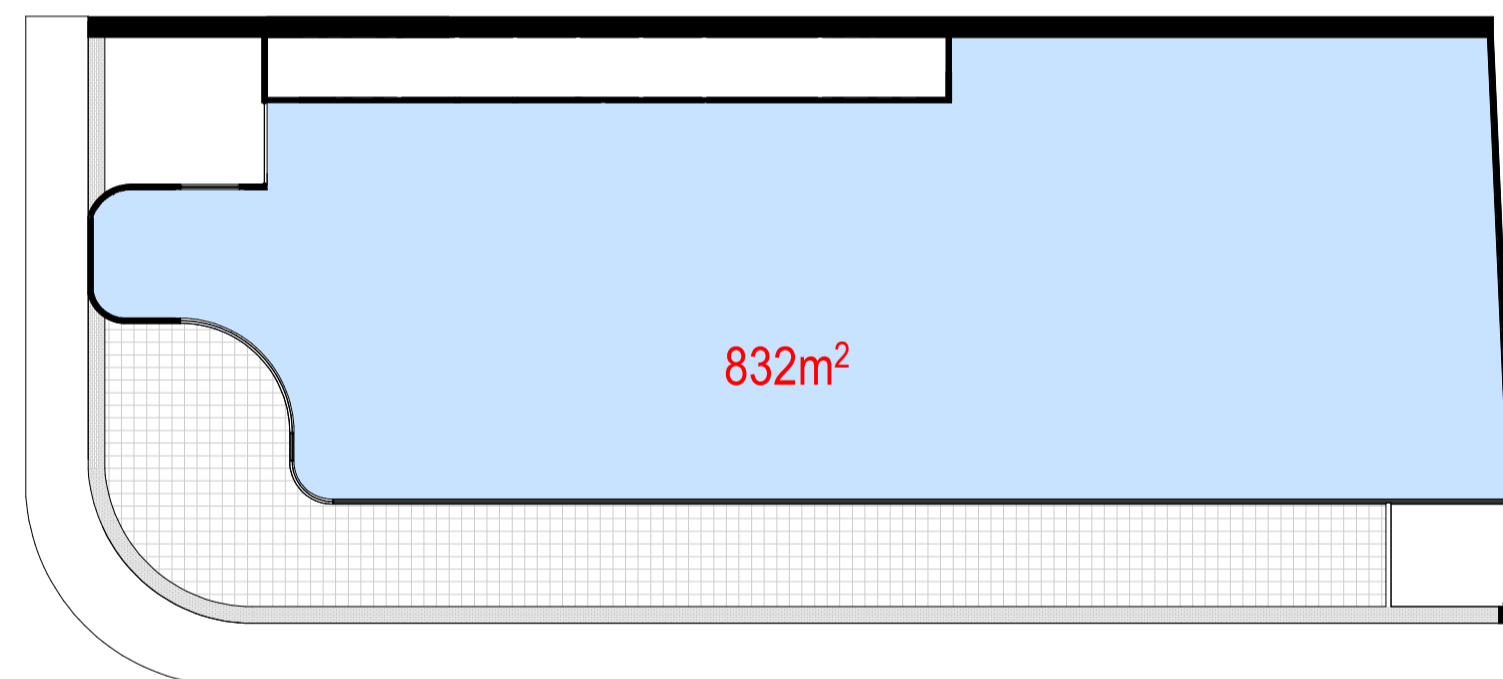
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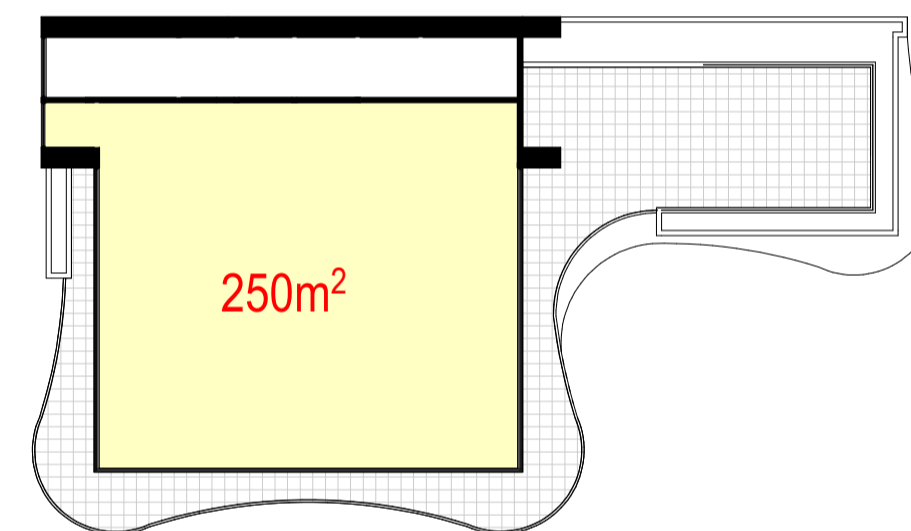
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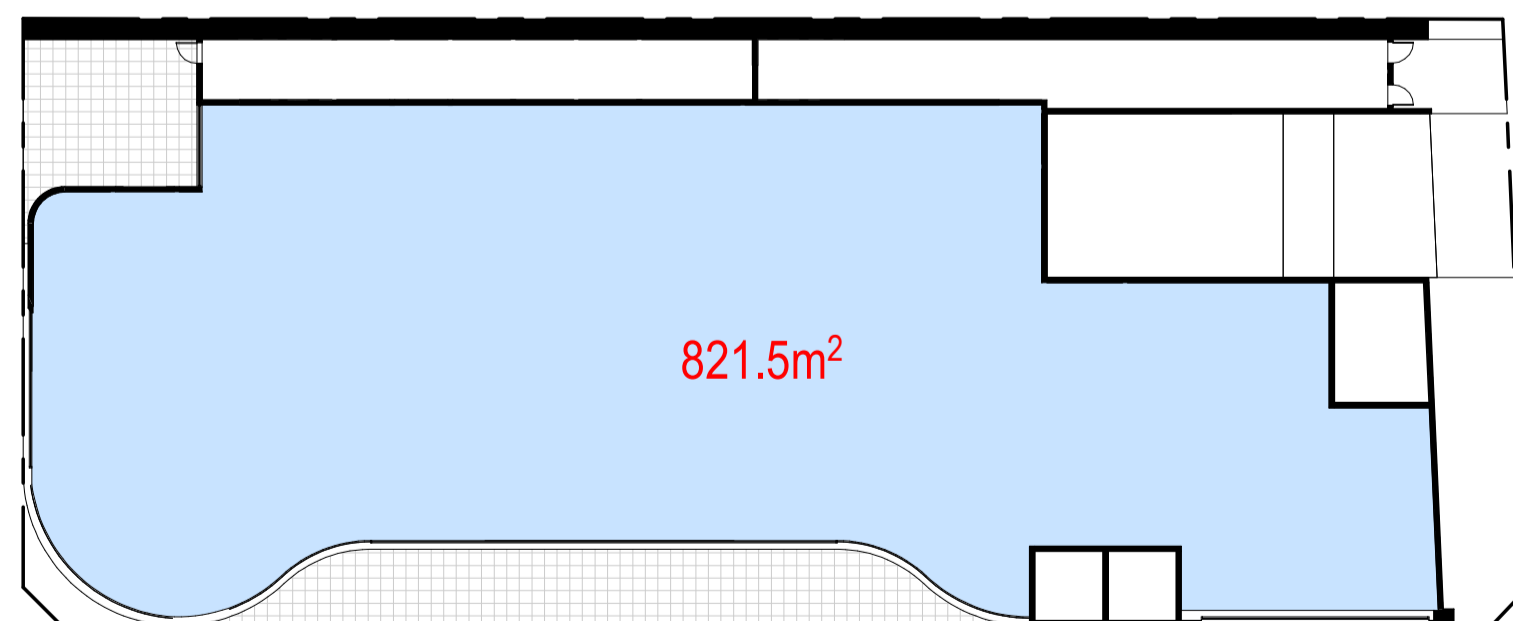
6 CALC - LEVEL 5
SCALE 1 : 300



2 CALC - LEVEL 1
SCALE 1 : 300



7 CALC - LEVEL 6
SCALE 1 : 300



1 GROUND FLOOR
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:	= 821.5m² FOOD & BEVERAGE
LEVEL 1:	= 832m² FOOD & BEVERAGE
LEVEL 2:	= 725m² COMMERCIAL
LEVEL 3:	= 725m² COMMERCIAL/COWORK
LEVEL 4:	= 454m² COMMERCIAL/COWORK
LEVEL 5:	= 331m² COMMERCIAL
LEVEL 6:	= 250m² COMMERCIAL

SUBTOTAL: = 4138.5m²

PROPOSED FSR: = 2.90:1

INDICATIVE PARKING NUMBERS

BASEMENT: = 60 - 80 SPACES

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

FOOD & BEVERAGE	1650.5m²
COMMERCIAL	2479m²

- FOOD & BEVERAGE
- COMMERCIAL

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

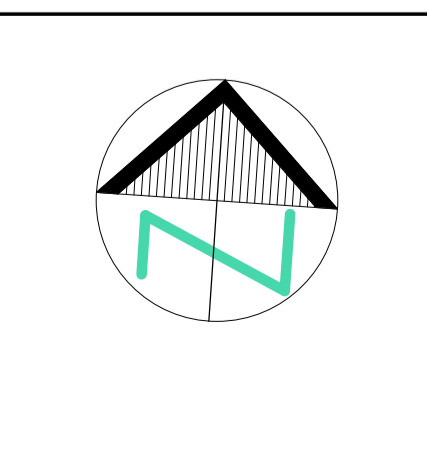
NOTE:
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ISSUE	AMENDMENT	DATE	INT.
C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM



MUNRO OPERATIONS TRUST

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT

138-142 CRONULLA STREET, CRONULLA

DRAWING TITLE: CALCULATIONS

Innovate Architects

Suite 9b, 32 Frederick Street
Cronulla NSW 2223

PO BOX 214 Cronulla NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

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

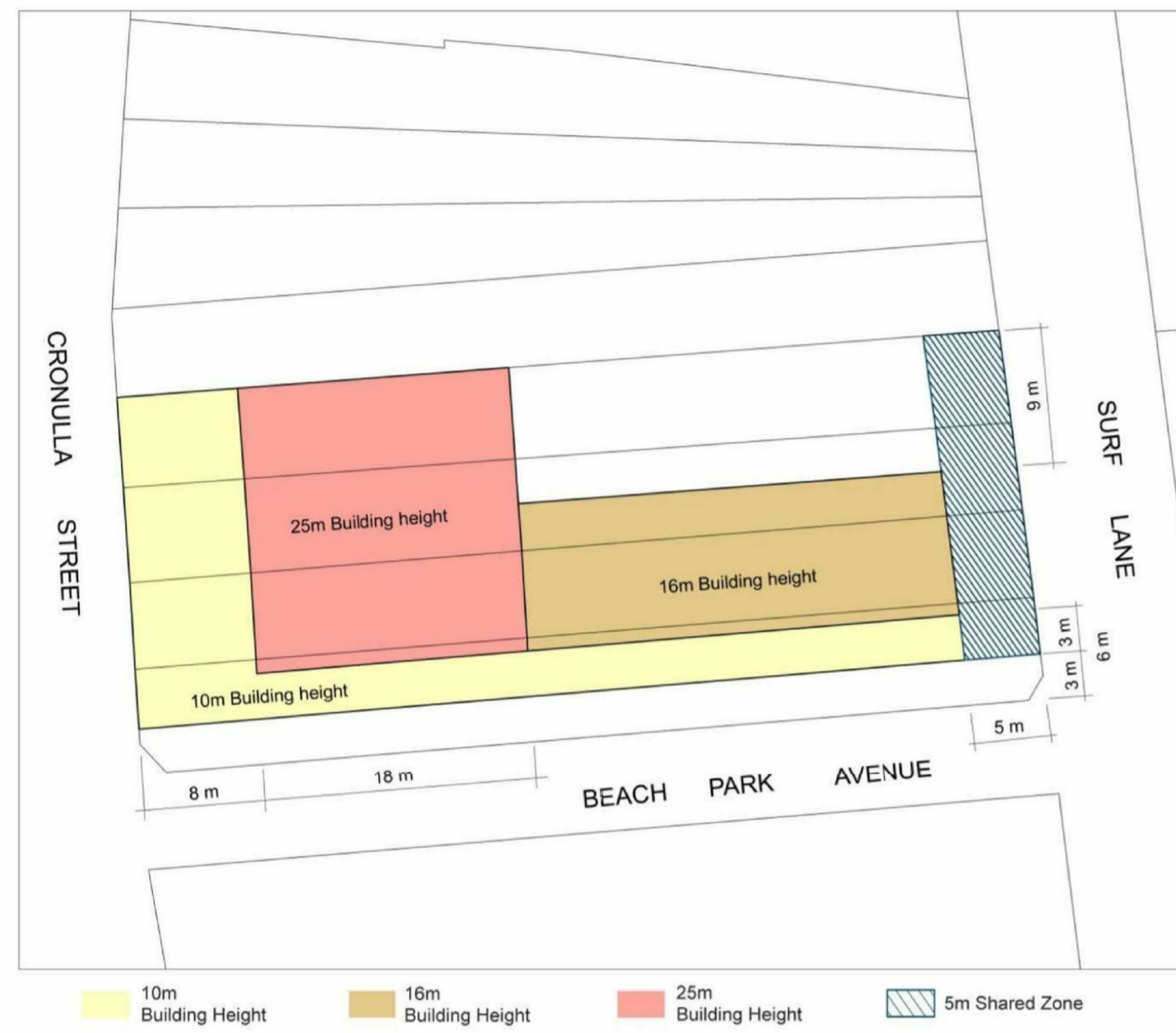
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AUG 19	GRJ	A1	20

Job Number: 2627

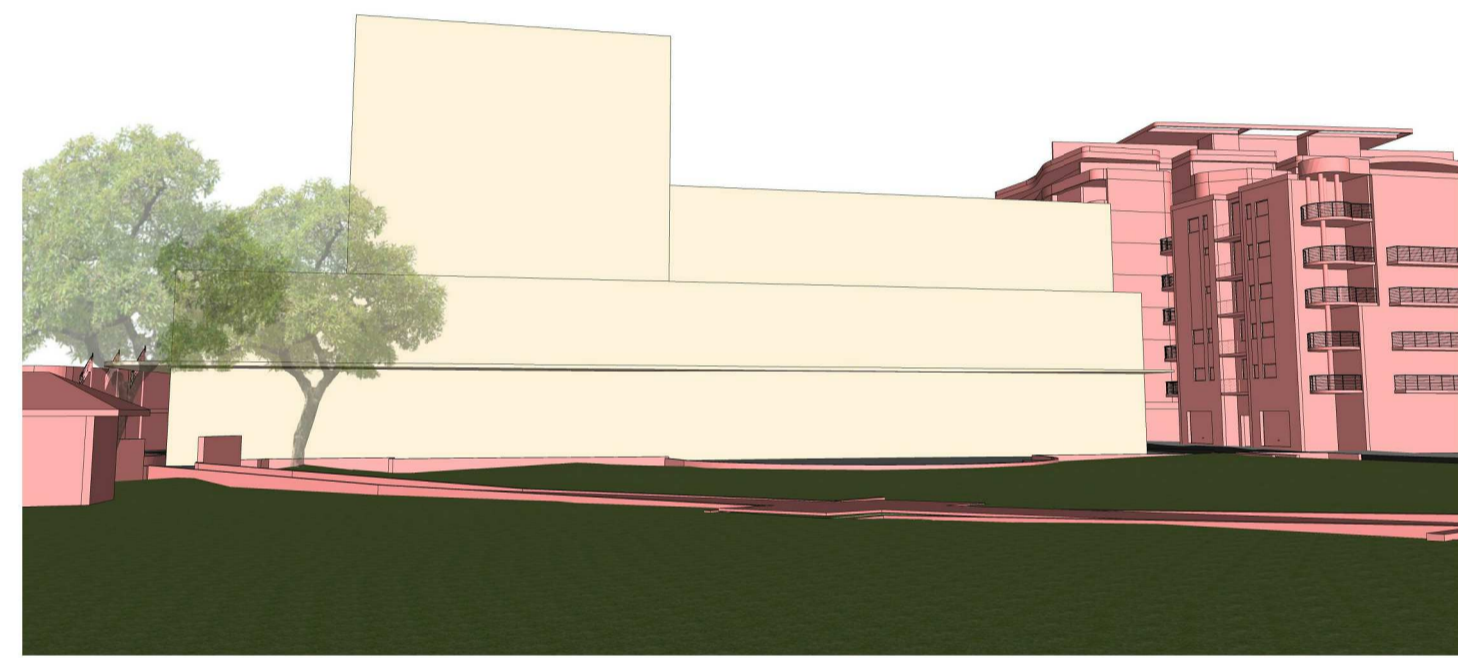
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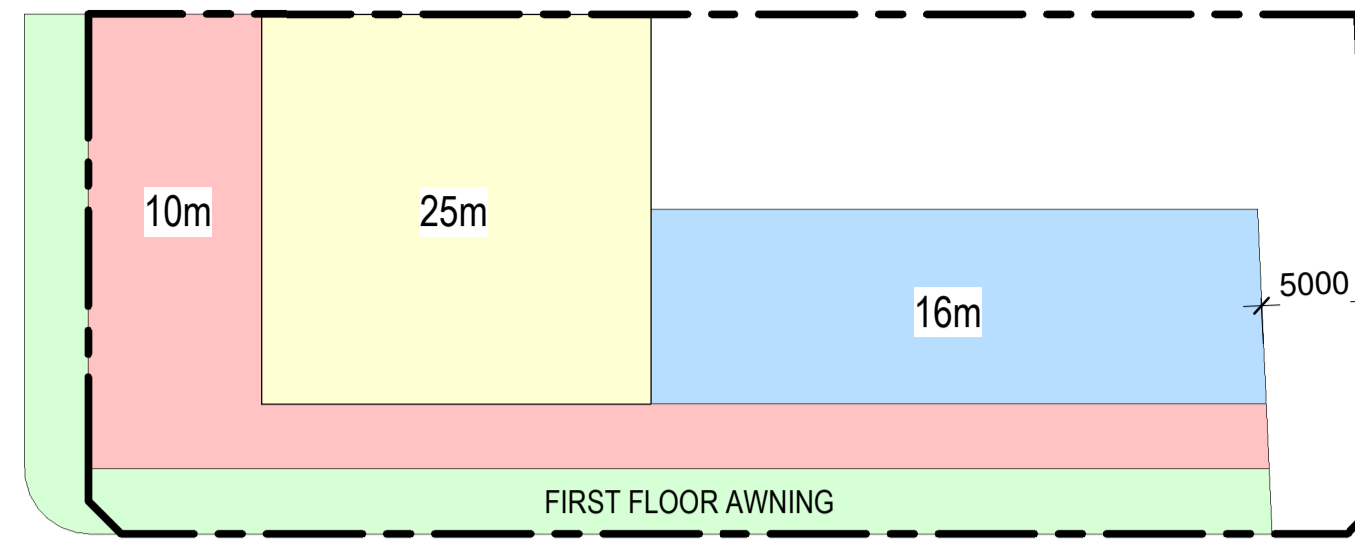
PARC - REVISED PLANNING PROPOSAL



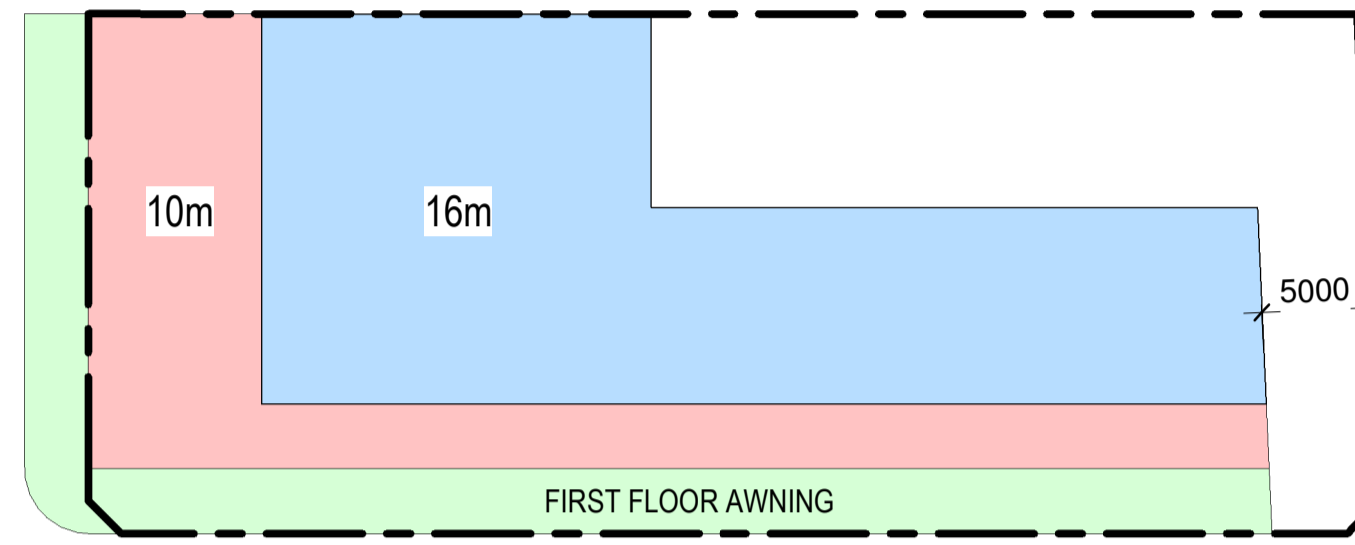
COUNCIL'S DCP B3 COMMERCIAL CORE BUILDING ENVELOPE PLAN



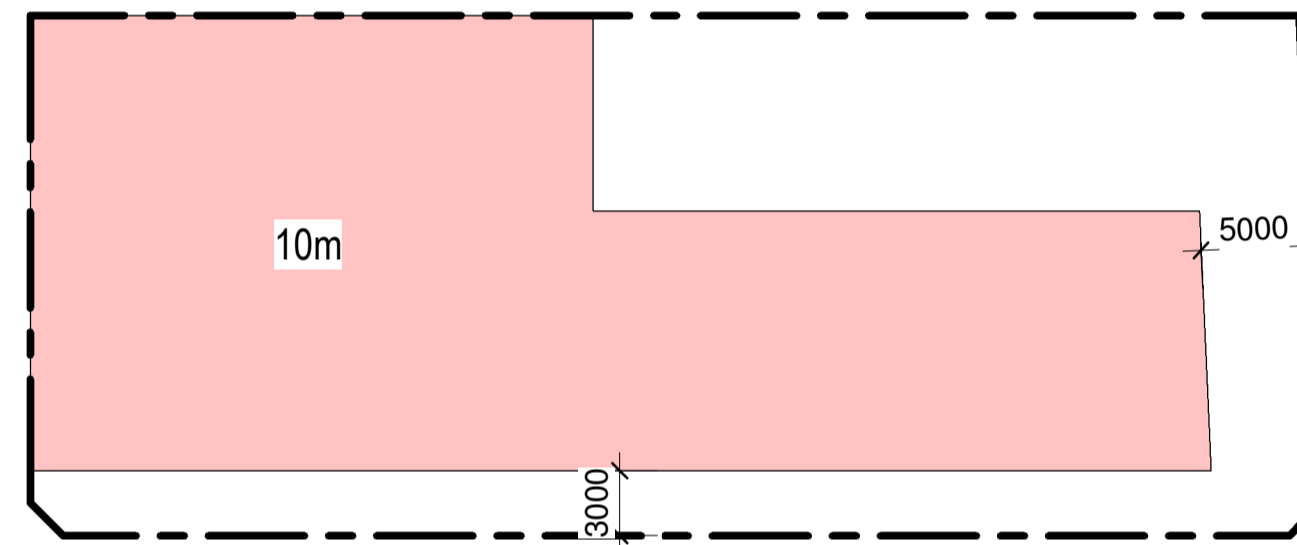
COUNCIL'S BUILDING ENVELOPE PERSPECTIVE VIEWED FROM MONRO PARK



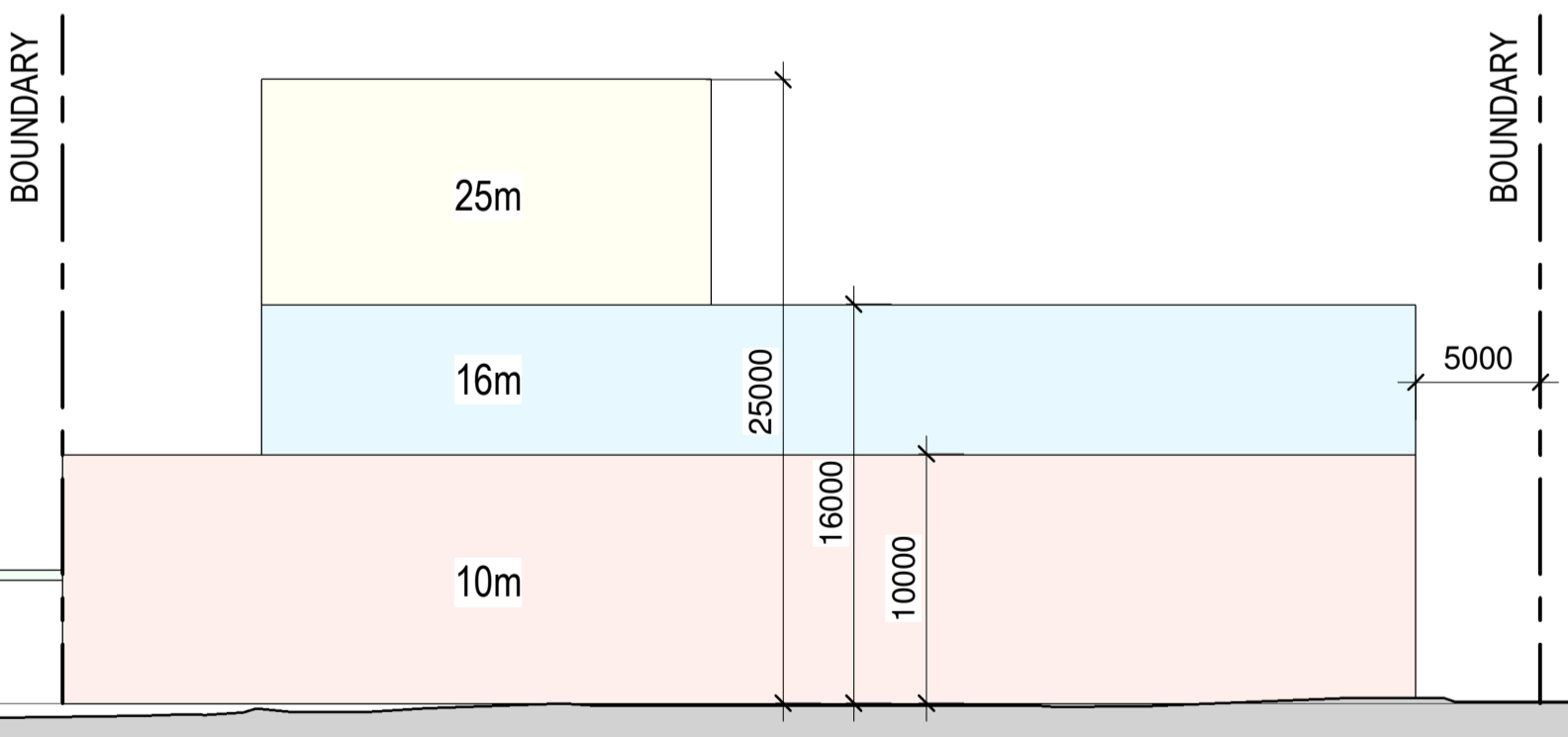
1 LEVEL 6-7 (25m) EXISTING DCP CONTROLS
SCALE 1 : 350



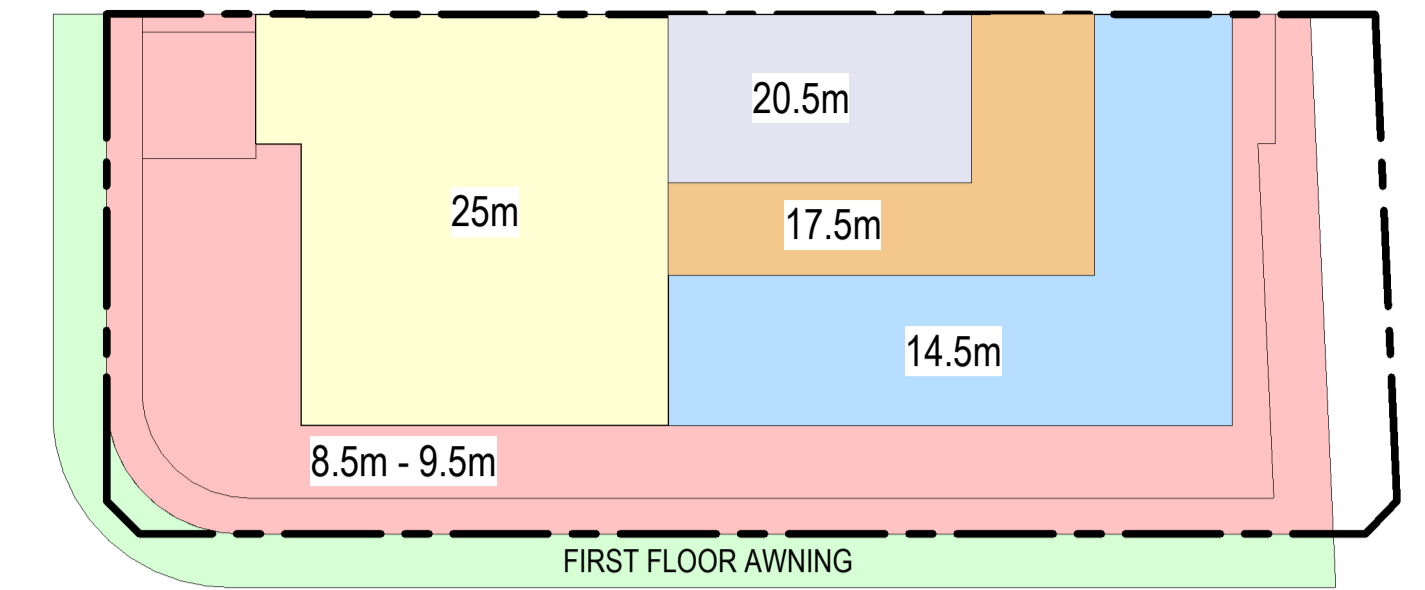
2 LEVEL 4-5 (16m) EXISTING DCP CONTROLS
SCALE 1 : 350



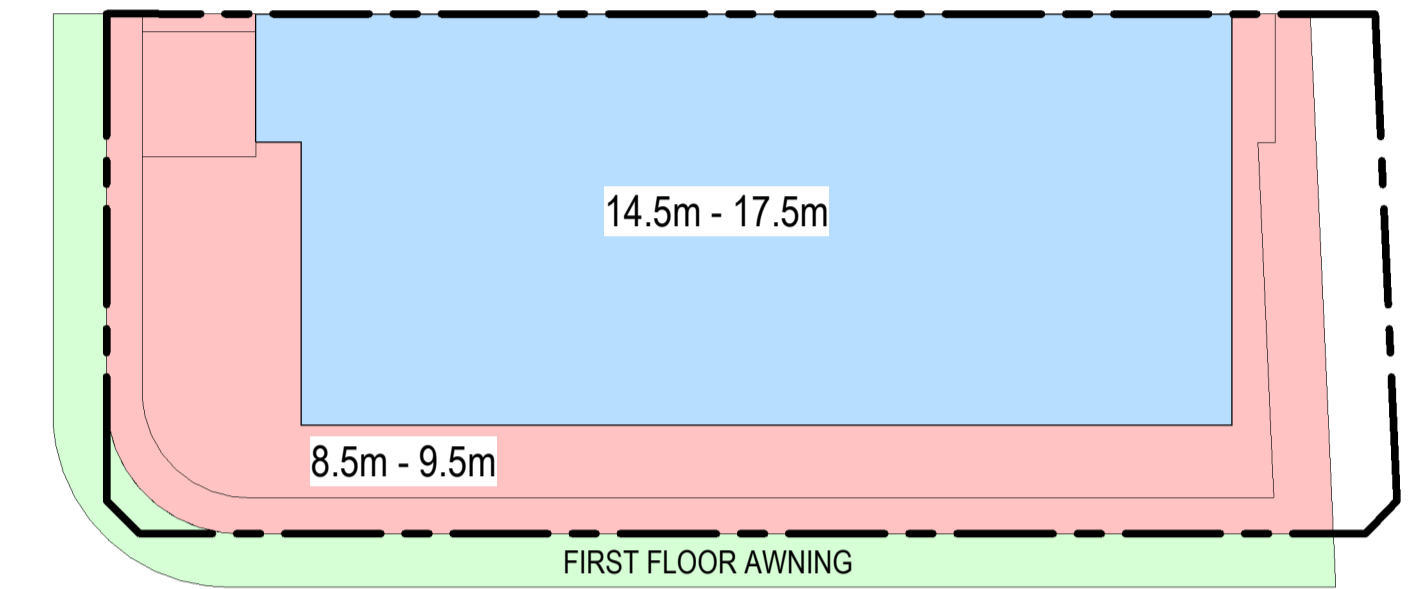
3 LEVEL 1-3 (10m) EXISTING DCP CONTROLS
SCALE 1 : 350



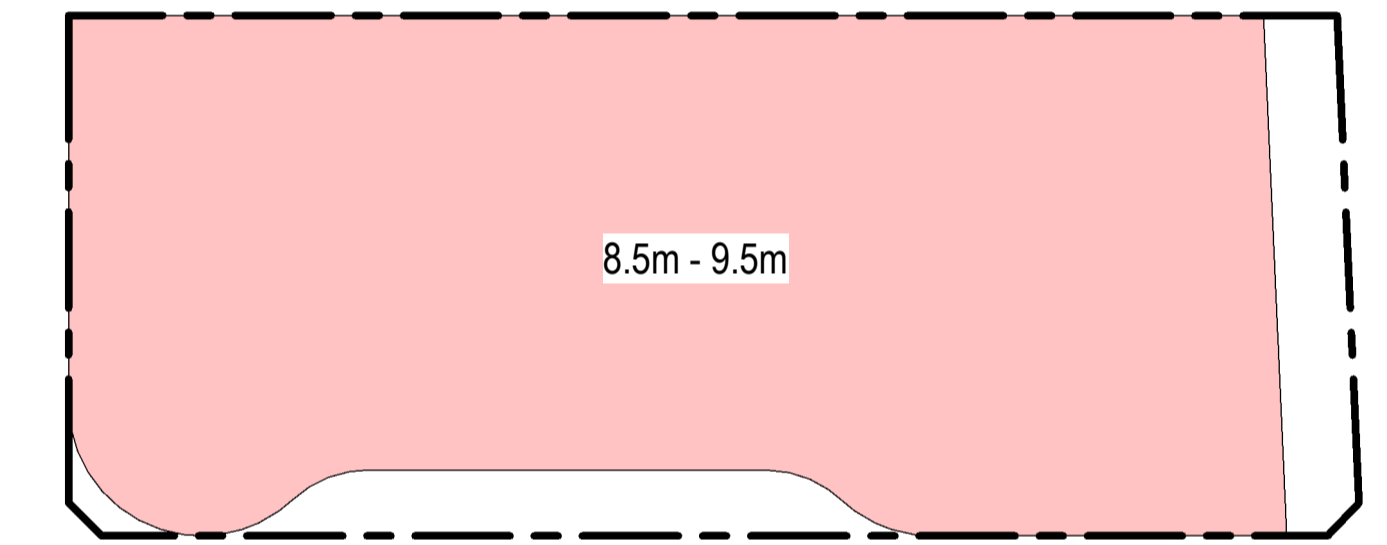
4 SECTION - EXISTING DCP CONTROLS
SCALE 1 : 300



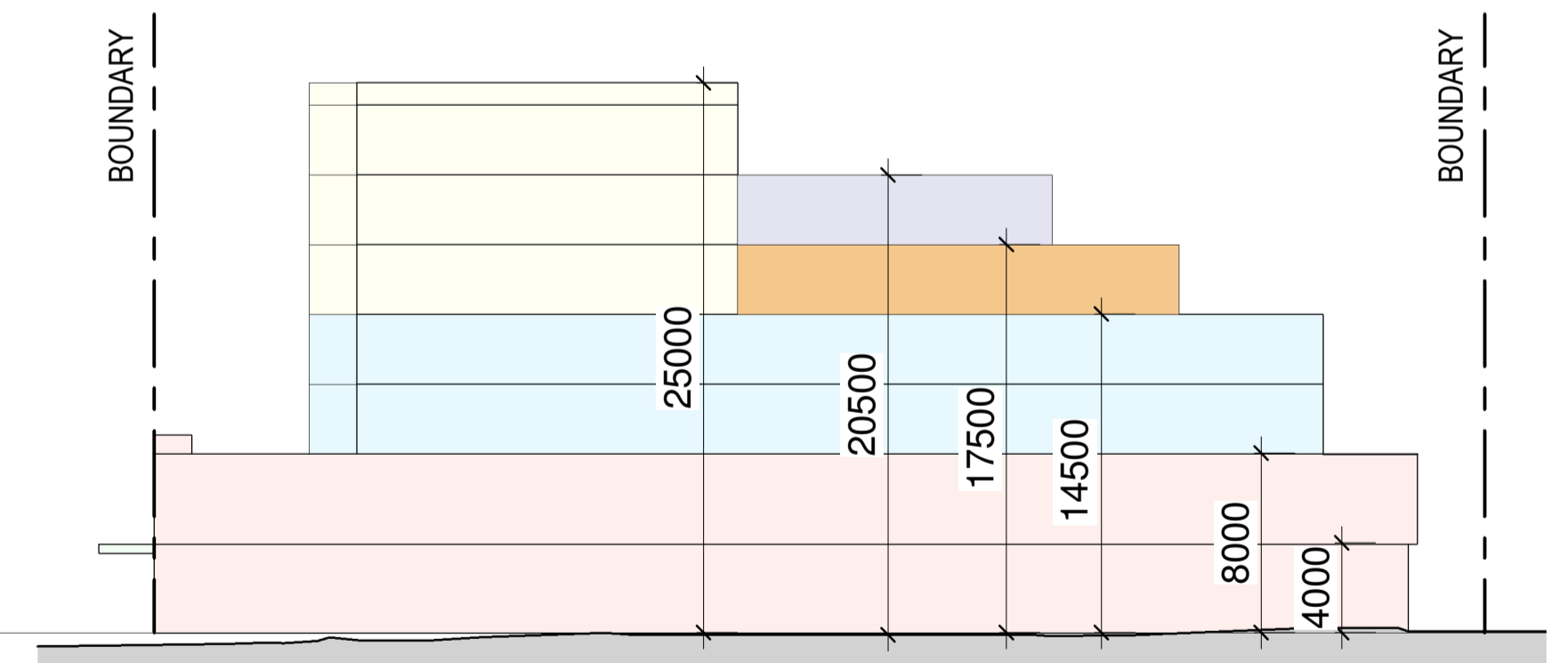
5 LEVEL 6-7 (25m) - PROPOSED DCP CONTROLS
SCALE 1 : 350



6 LEVEL 4-5 (16m) - PROPOSED DCP CONTROLS
SCALE 1 : 350



7 LEVEL 1-3 (10m) - PROPOSED DCP CONTROLS
SCALE 1 : 350



8 SECTION - PROPOSED DCP CONTROLS
SCALE 1 : 300

CONCEPTUAL SCHEME - SUBJECT TO CHANGE

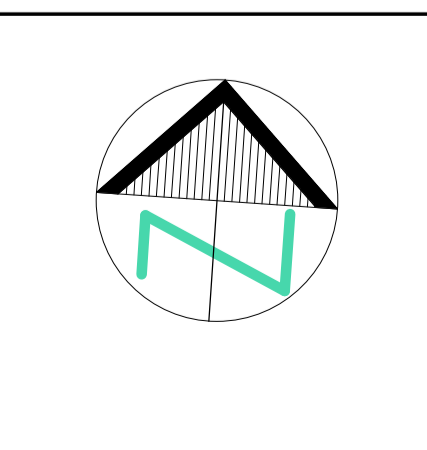
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MUNRO OPERATIONS TRUST

138-142 CRONULLA STREET,
CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

DCP EXISTING MODEL COMPARISON

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 ARCHITECTS
Nominal Architect
Cameron Jones
7143

	BCJ/M GRJ	NTS@A1 C	2627 21
	AUG 19	C	

Job Number: 2627
Sheet: 21

PARC - REVISED PLANNING PROPOSAL