Sammut Developments

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PARC

138-142 CRONULLA STREET, CRONULLA

PROPOSED COMMERCIAL DEVELOPMENT

OCTOBER 2019

DRAWING LEGEND

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Making the new.

NOTE:

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: MONTAGE 01

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Scale:
Issue: A
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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Job. Number: 2627	Sheet: 02

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Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: MONTAGE 03

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Job Number	2627
Sheet	03

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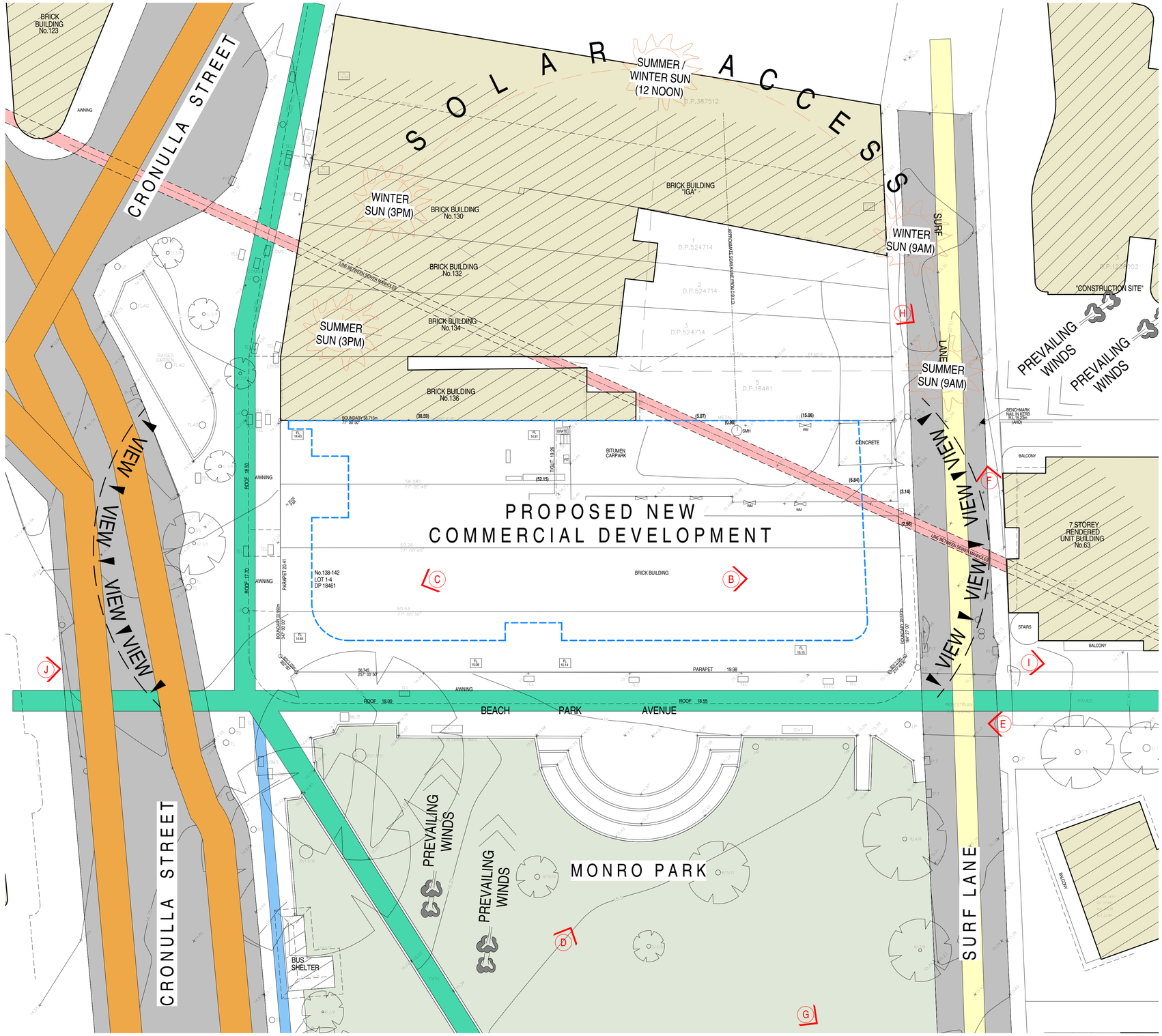

1 SITE ANALYSIS
SCALE 1 : 200

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 VEHCILE TRAFFIC
- PRIMARY PEDESTRIAN FLOW
- SECONDARY PEDESTRIAN FLOW
- SEWER TUNNEL

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0 2 4 6 8 10

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: SITE ANALYSIS

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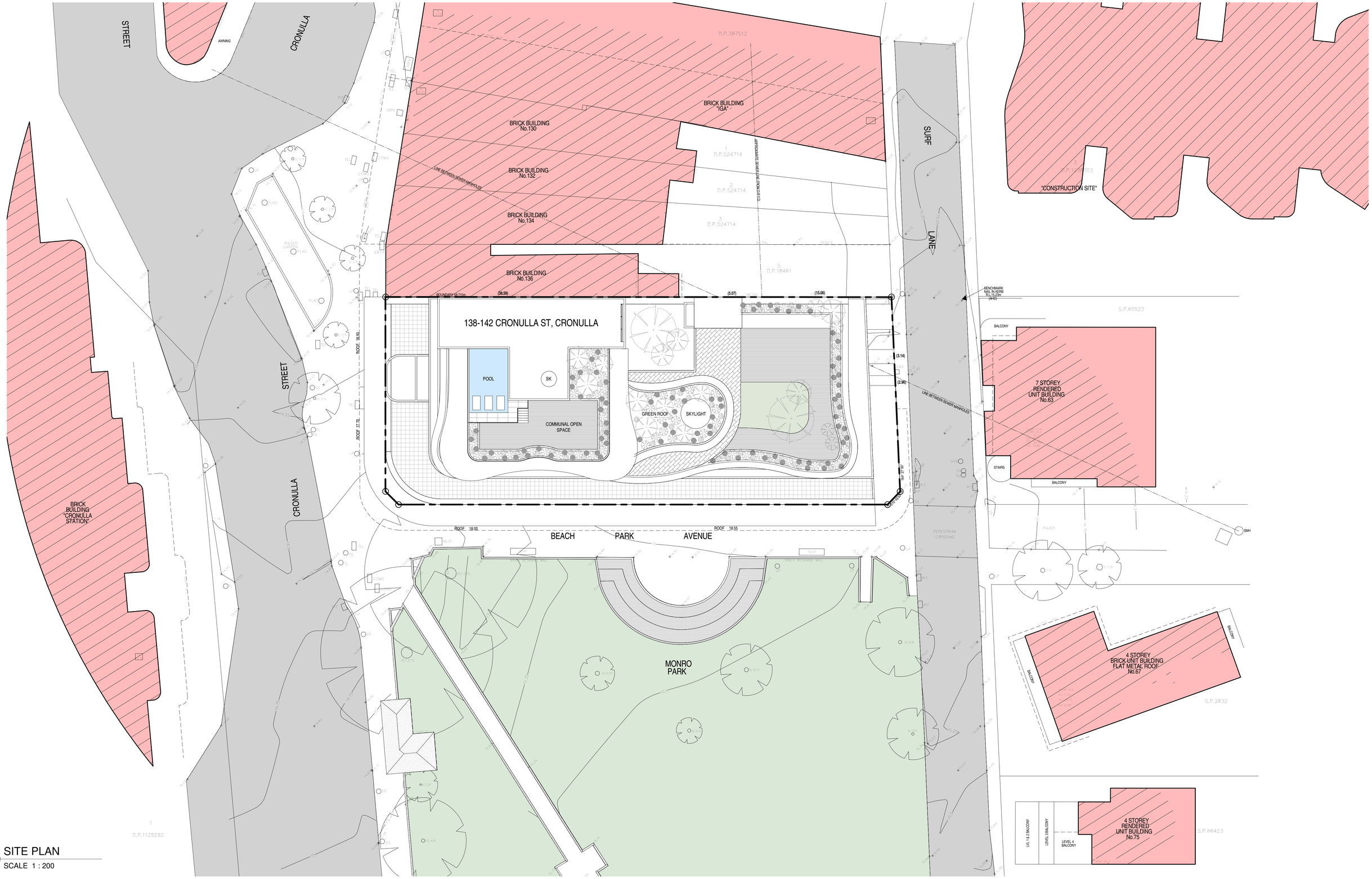
Job Number	2627
Sheet	04

PARC



1 SITE PLAN

SCALE 1 : 200

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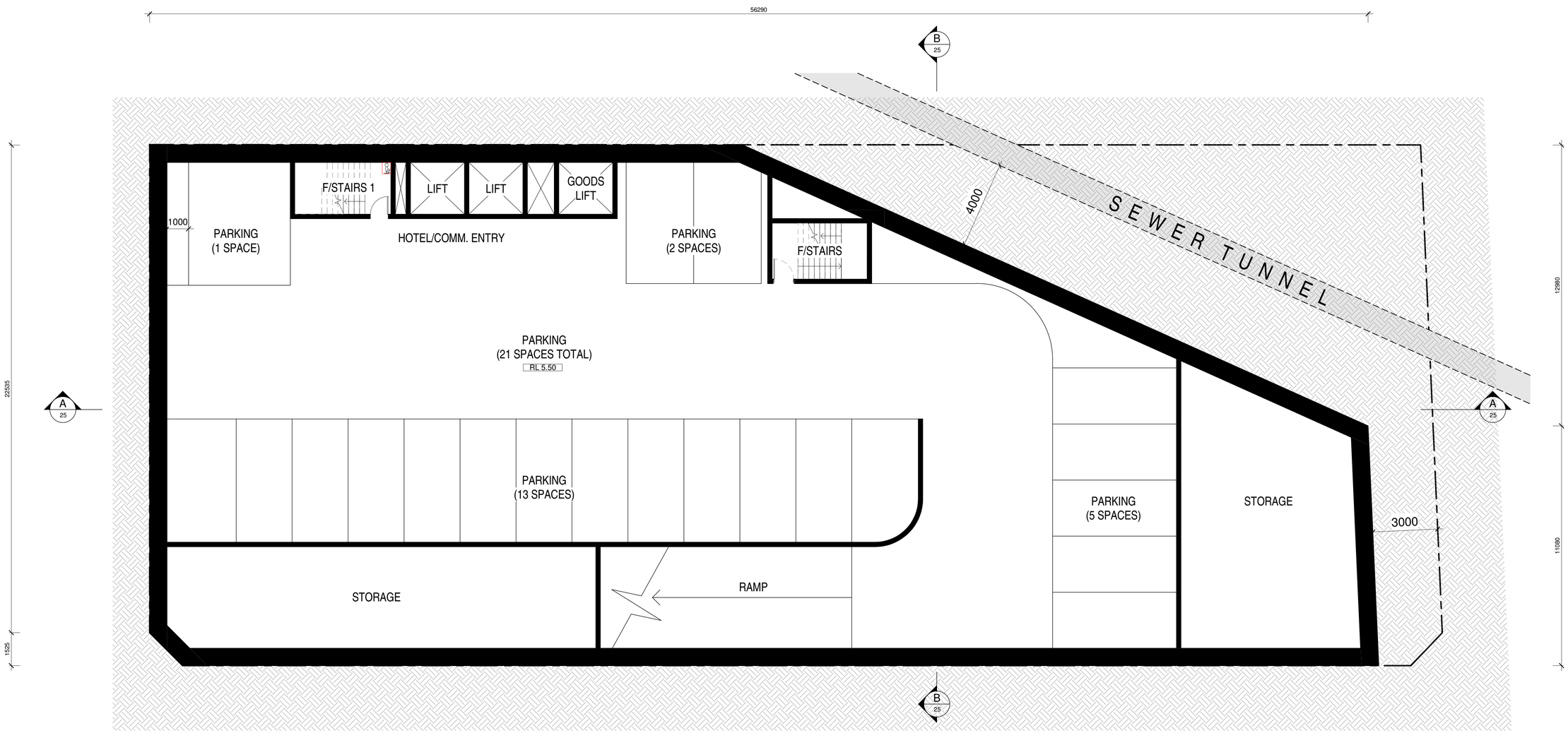

1 BASEMENT LEVEL 3

SCALE 1 : 100

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0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: BASEMENT LEVEL 3

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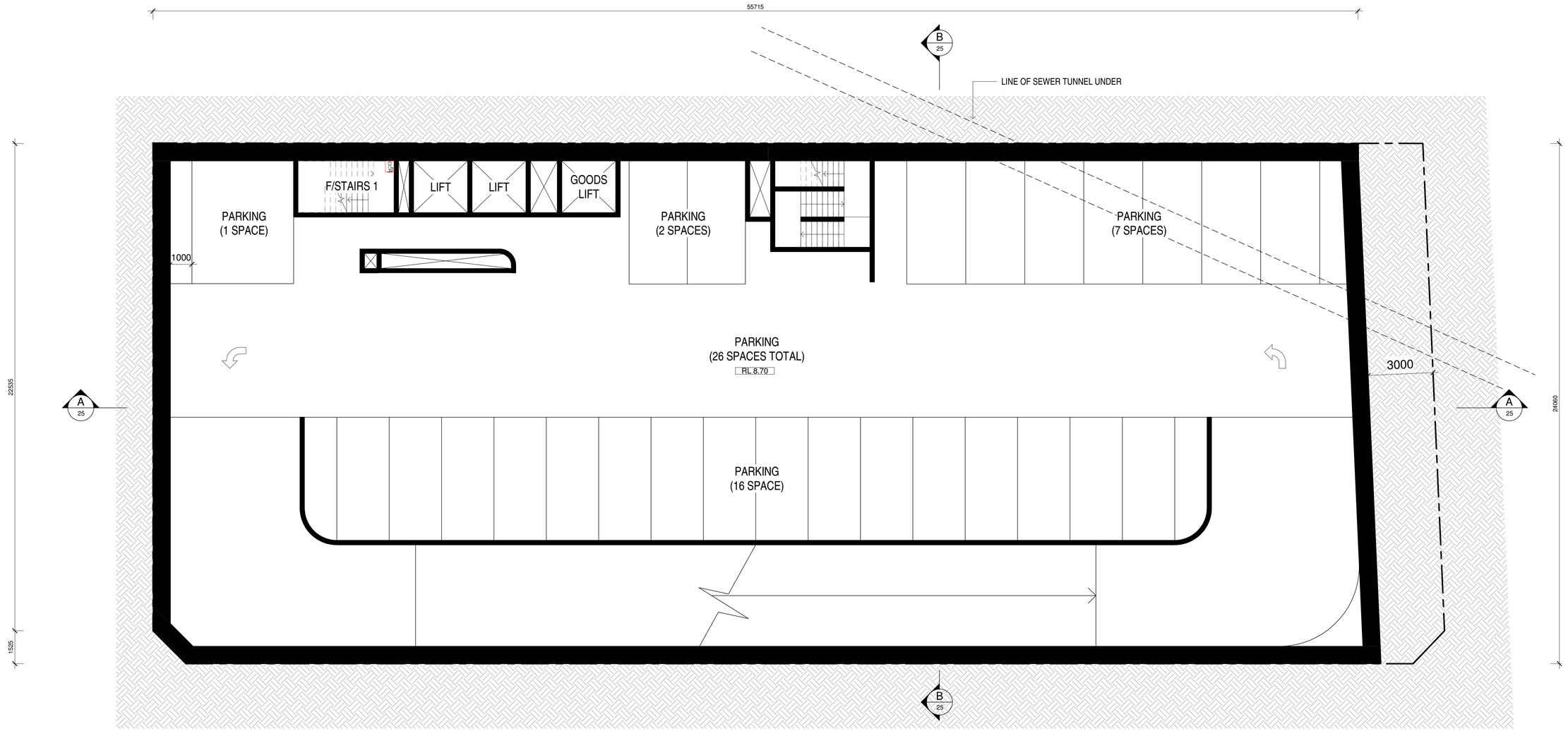

1 BASEMENT LEVEL 2

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: BASEMENT LEVEL 2

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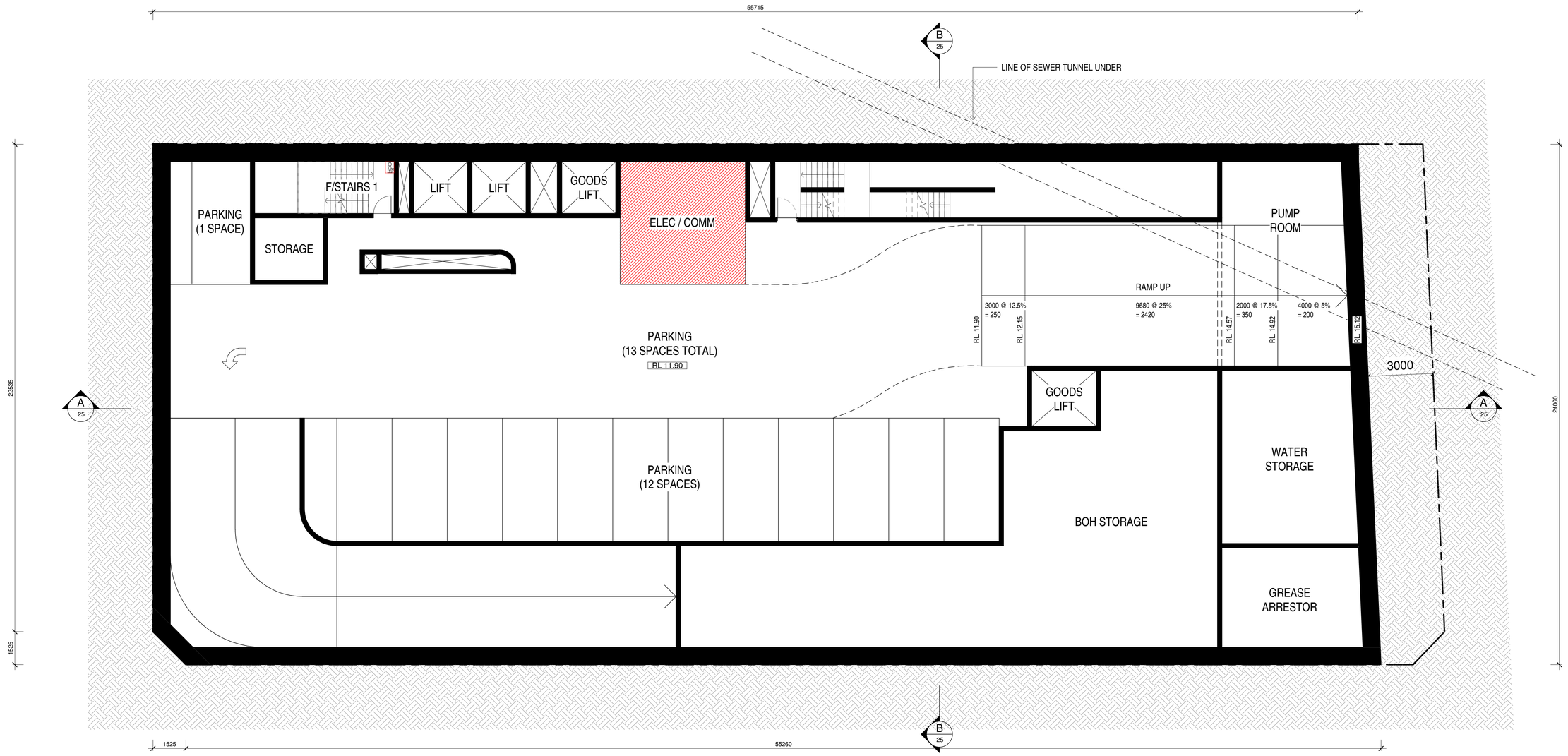

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SCALE 1 : 100

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Drawing Title: BASEMENT LEVEL 1

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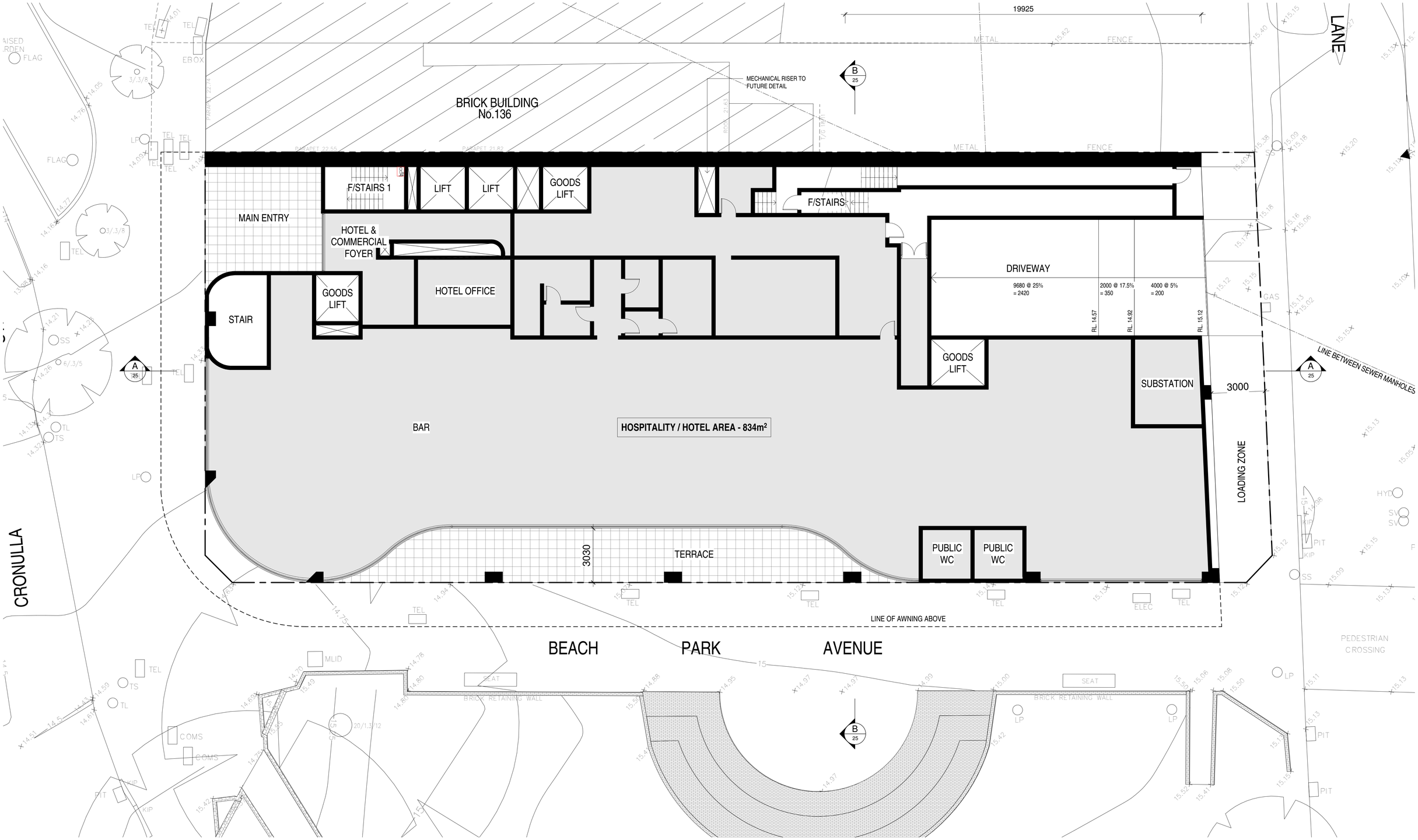

1 GROUND FLOOR LEVEL
SCALE 1 : 100

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ISSUE	AMENDMENT	DATE	INT.
A	DIMENSIONS	15/10/2019	

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: GROUND FLOOR PLAN

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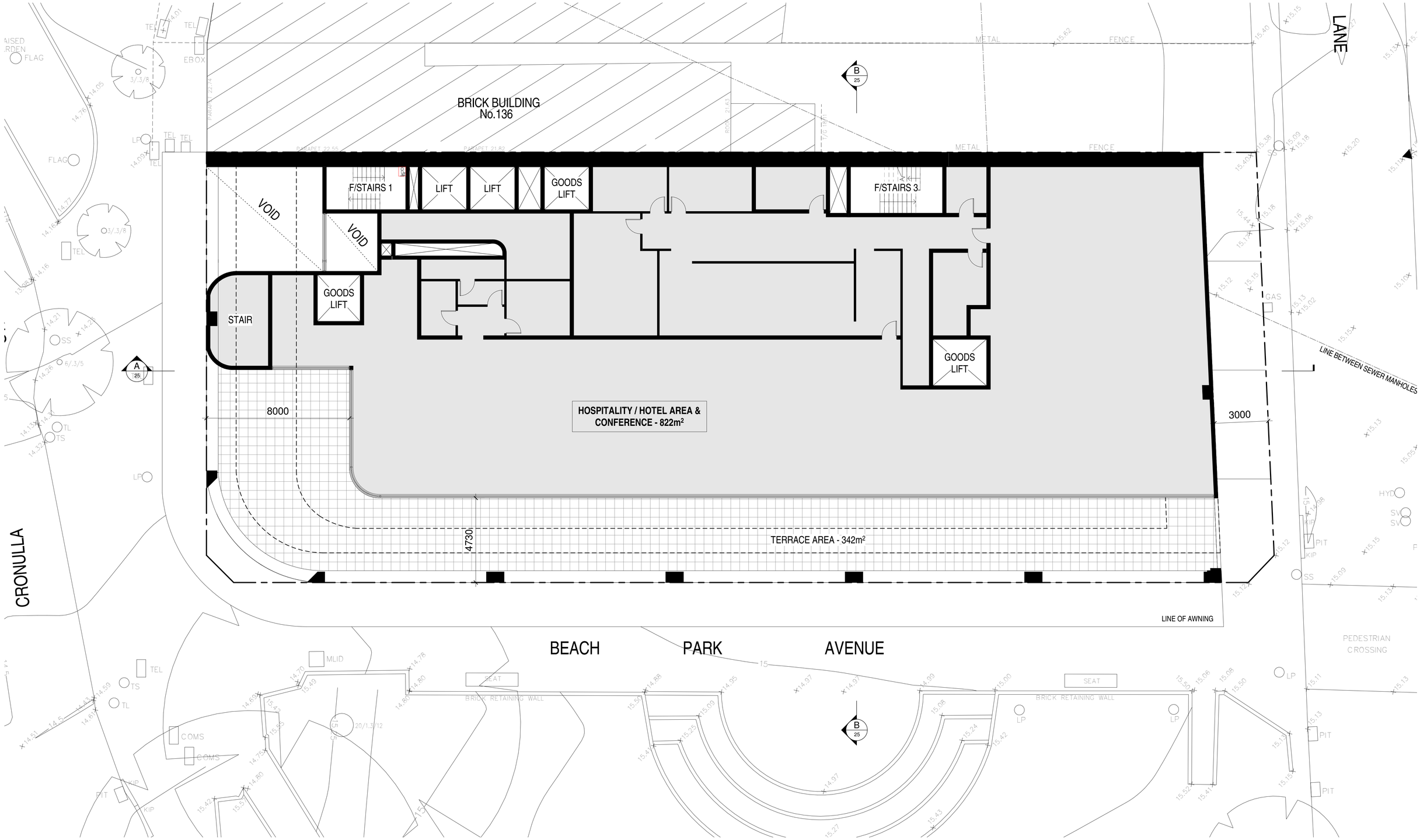

1 LEVEL 1
SCALE 1 : 100

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST
Address: 138-142 CRONULLA STREET, CRONULLA
Project: PROPOSED COMMERCIAL DEVELOPMENT
Drawing Title: LEVEL 1

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Nominated Architect
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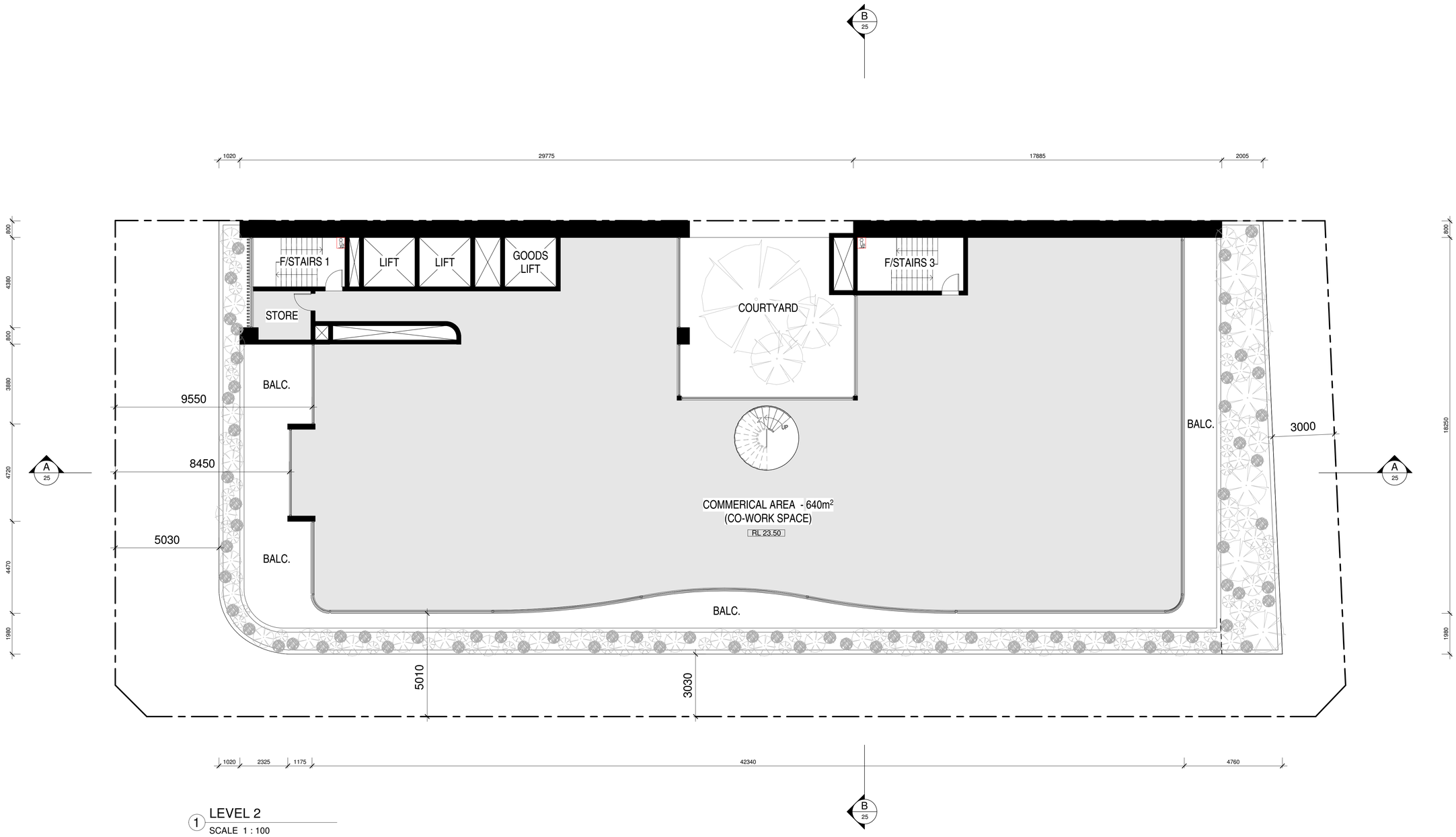
Architects

Drawn	BC/JM
Scale	1 : 100@A1
Check	GRJ
Issue	A
Date	AUG 19
Job. Number	2627
Sheet	10

PARC



1 LEVEL 2
SCALE 1 : 100

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Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: LEVEL 2

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Zone	A
Job Number	2627
Sheet	11

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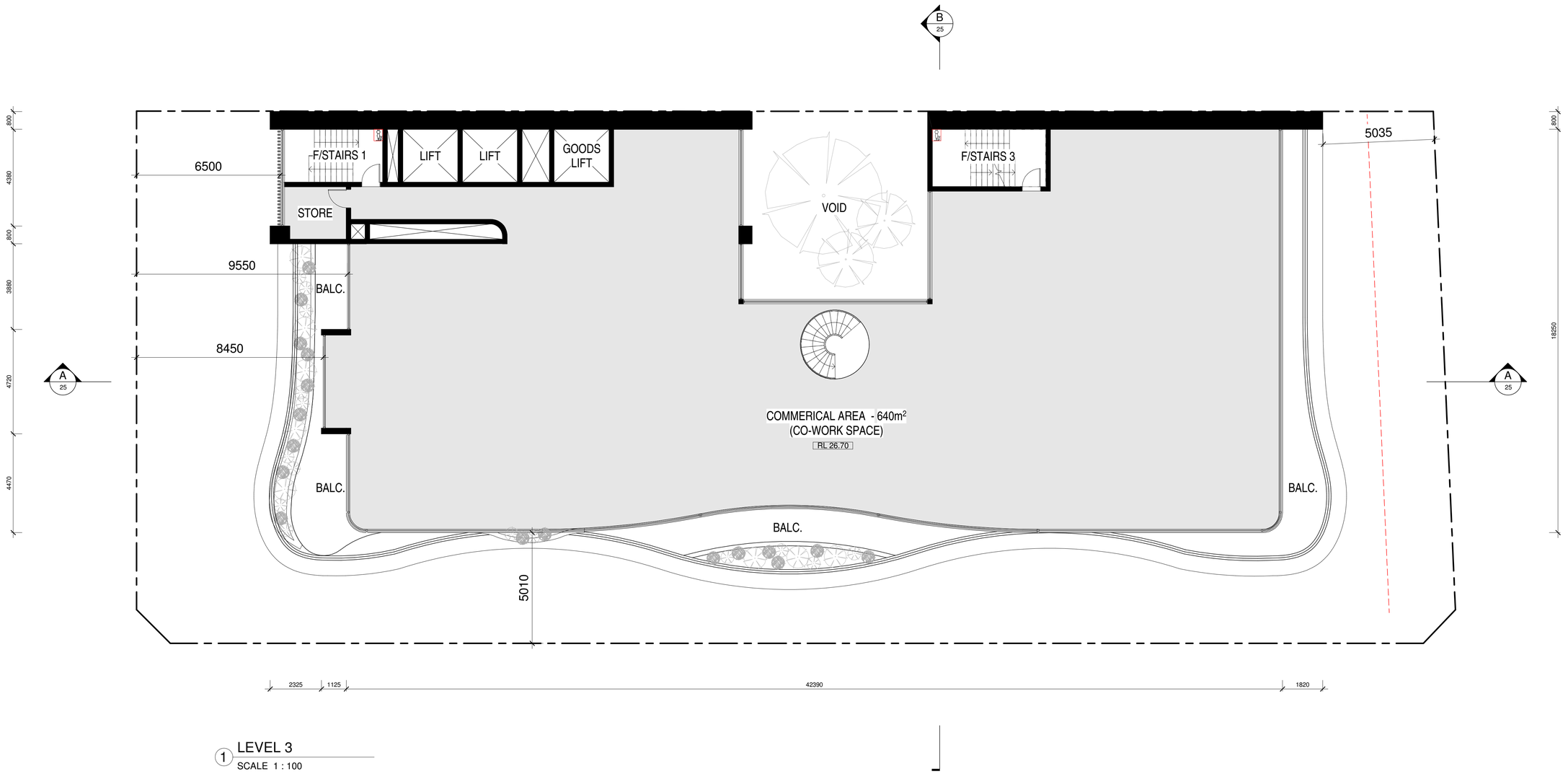

1 LEVEL 3
SCALE 1 : 100

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Check: GRJ
Size: A
Date: AUG 19
Job Number: 2627
Sheet: 12

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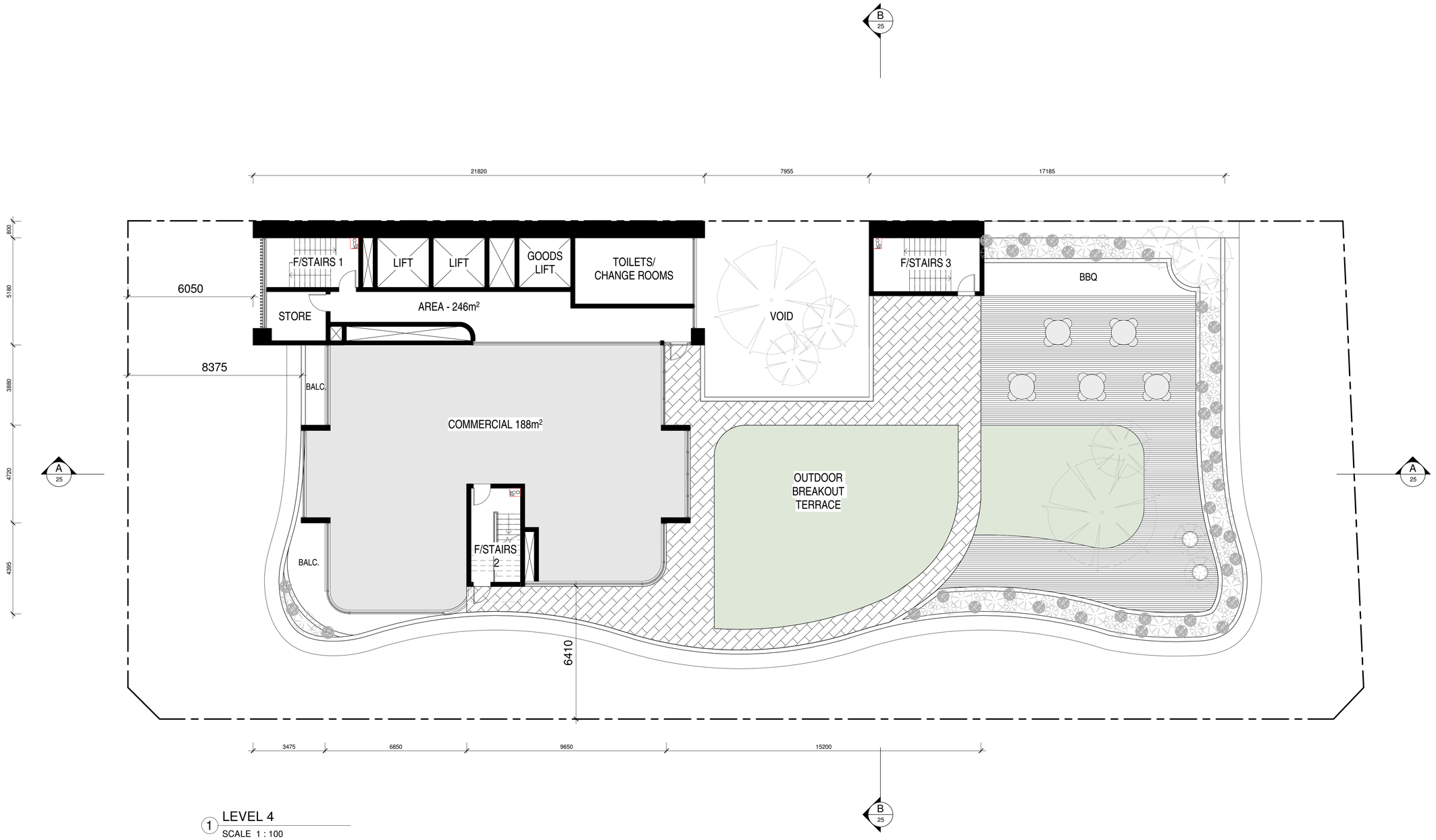

1 LEVEL 4
SCALE 1 : 100

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Drawing Title: LEVEL 4

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Issue: A
Date: AUG 19
Job Number: 2627
Sheet: 13

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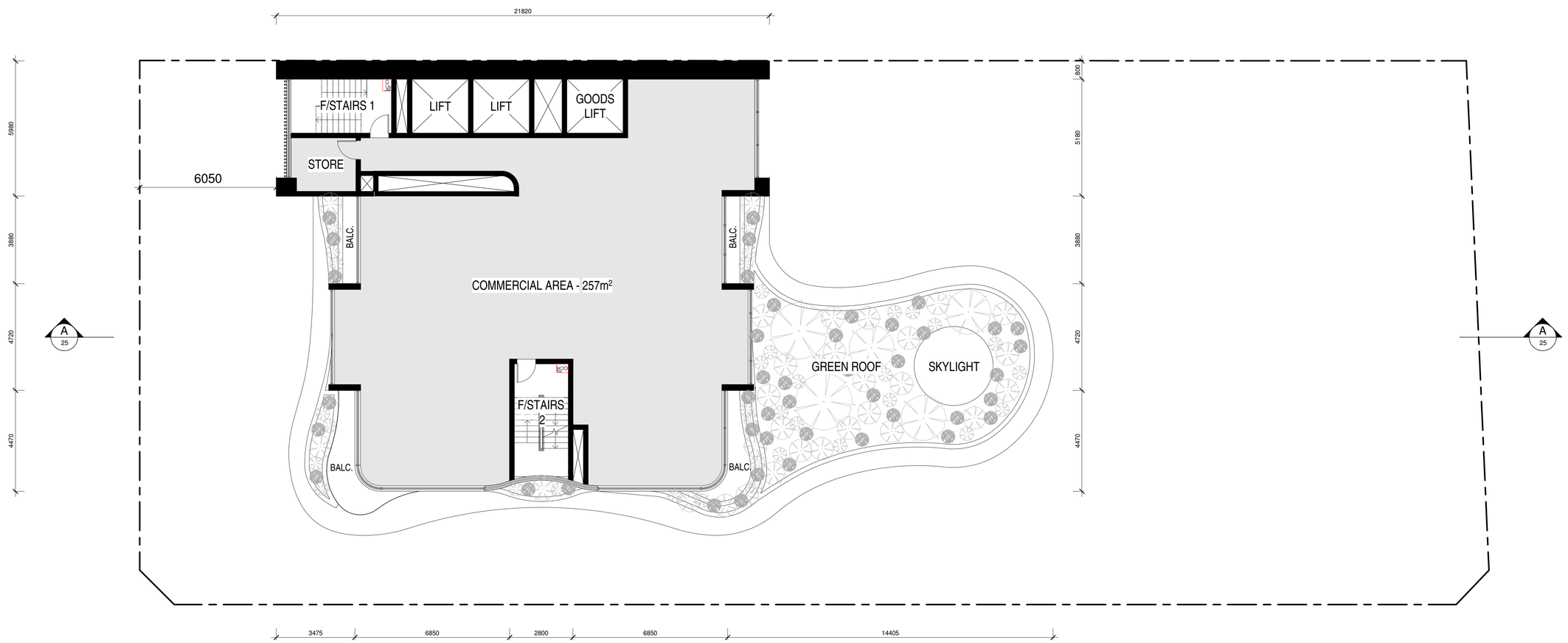

1 LEVEL 5
SCALE 1 : 100

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Issue: A
Date: AUG 19
Job Number: 2627
Sheet: 14

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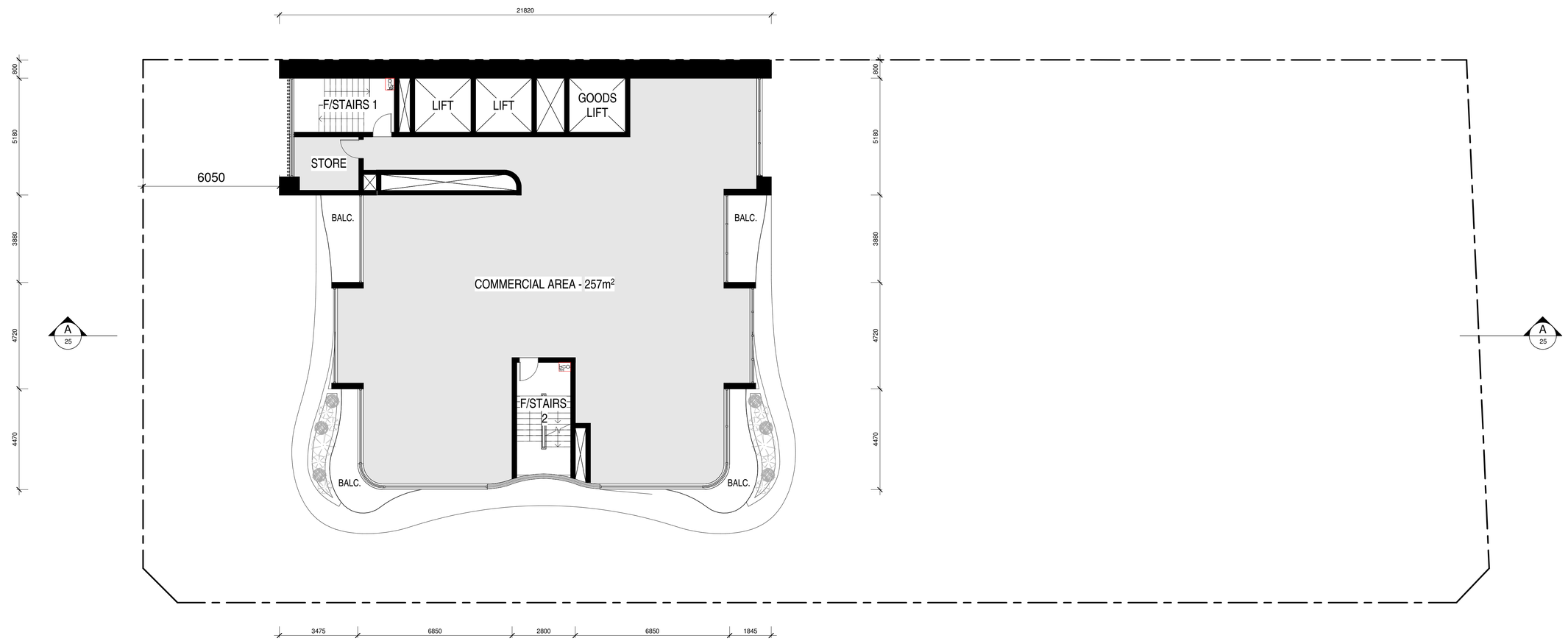

1 LEVEL 6

SCALE 1 : 100

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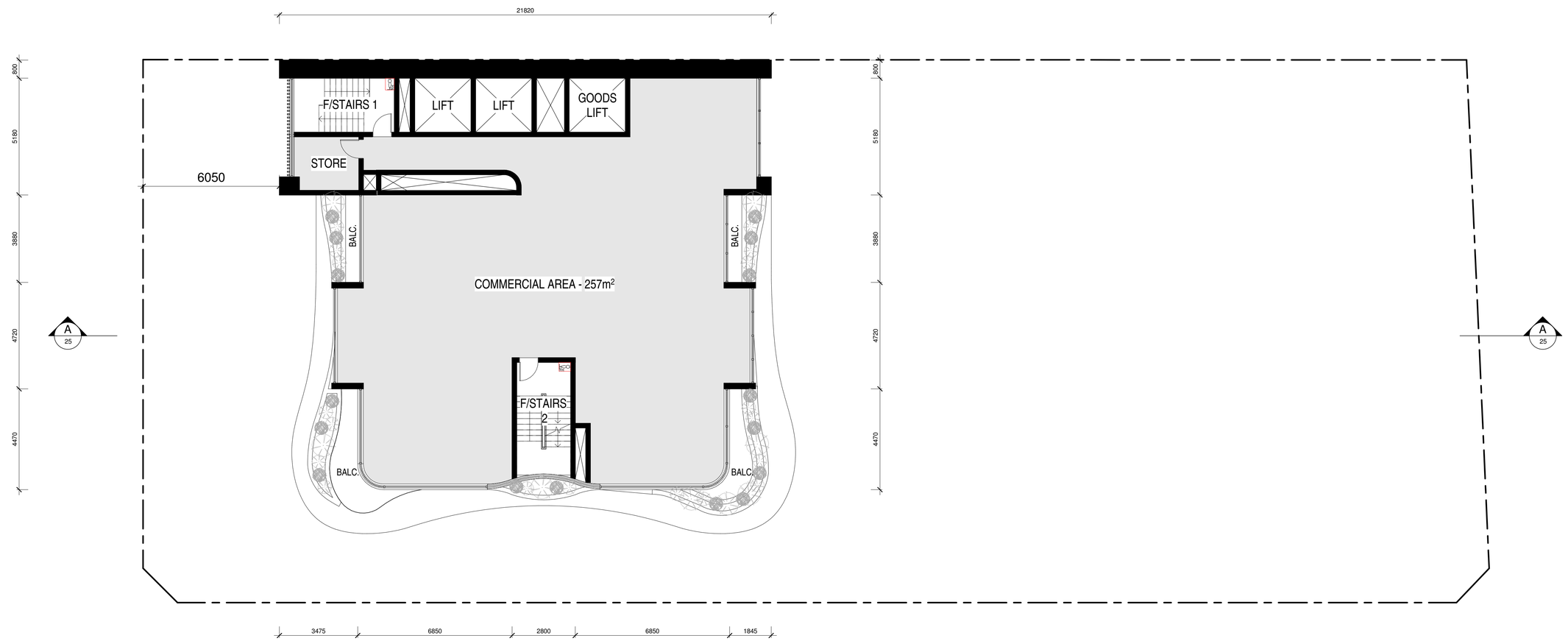
Scale: 1 : 100@A1
Check: GRJ
Issue: A
Date: AUG 19
Job Number: 2627
Sheet: 15

PARC



1 LEVEL 7

SCALE 1 : 100

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Project: PROPOSED COMMERCIAL DEVELOPMENT

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BC/JM	1 : 100@A1
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GRJ	A
Date	
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Job Number: 2627

Sheet: 16

PARC

1 LEVEL 8

SCALE 1 : 100

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Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: LEVEL 8

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Check	GRJ
Date	AUG 19
Scale	1 : 100@A1
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Sheet	17

PARC

1 LEVEL 9

SCALE 1 : 100

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Job Number: 2627	Sheet: 18

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1 LEVEL 10
SCALE 1 : 100

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PARC

1 LEVEL 11

SCALE 1 : 100

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: LEVEL 11

Innovate

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REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: BC/JM
Scale: 1 : 100@A1
Check: GRJ
Issue: A
Date: AUG 19
Job Number: 2627
Sheet: 20
PARC

1 LEVEL 12

SCALE 1 : 100

NOTE:

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: LEVEL 12

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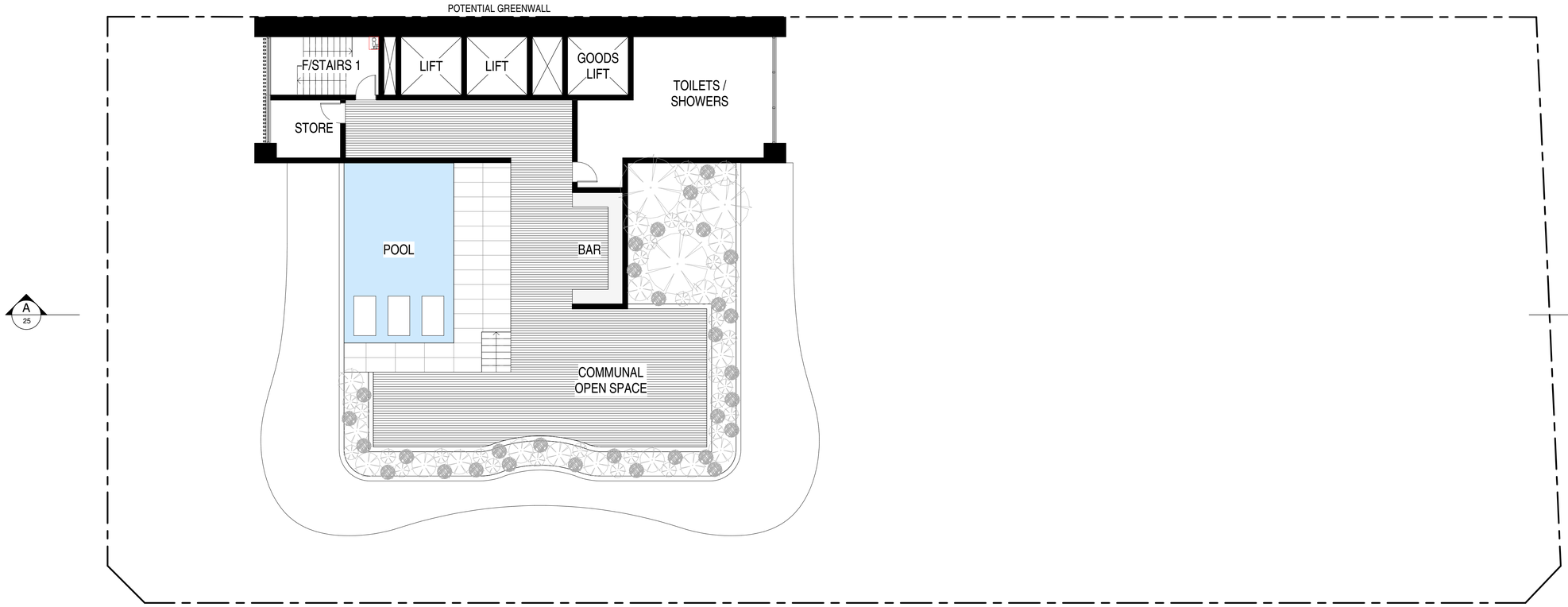
Architects

MEMBER

Drawn: BC/JM
Scale: 1 : 100@A1
Check: GRJ
Issue: A
Date: AUG 19
Job Number: 2627
Sheet: 21
PARC



1 LEVEL 13

SCALE 1 : 100

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A	PLANNING PROPOSAL	OCT 2019	BC/JM

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Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: LEVEL 13

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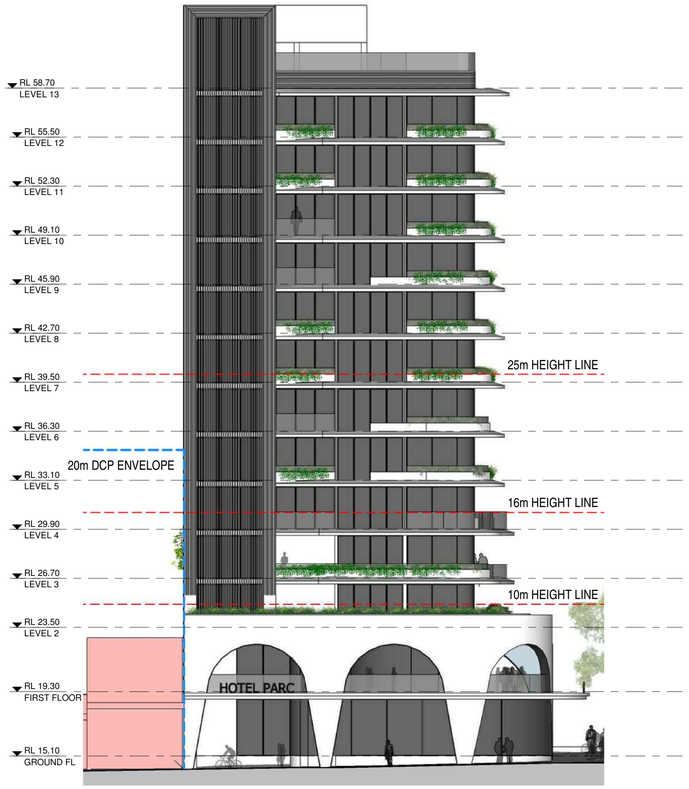
M E M B E R

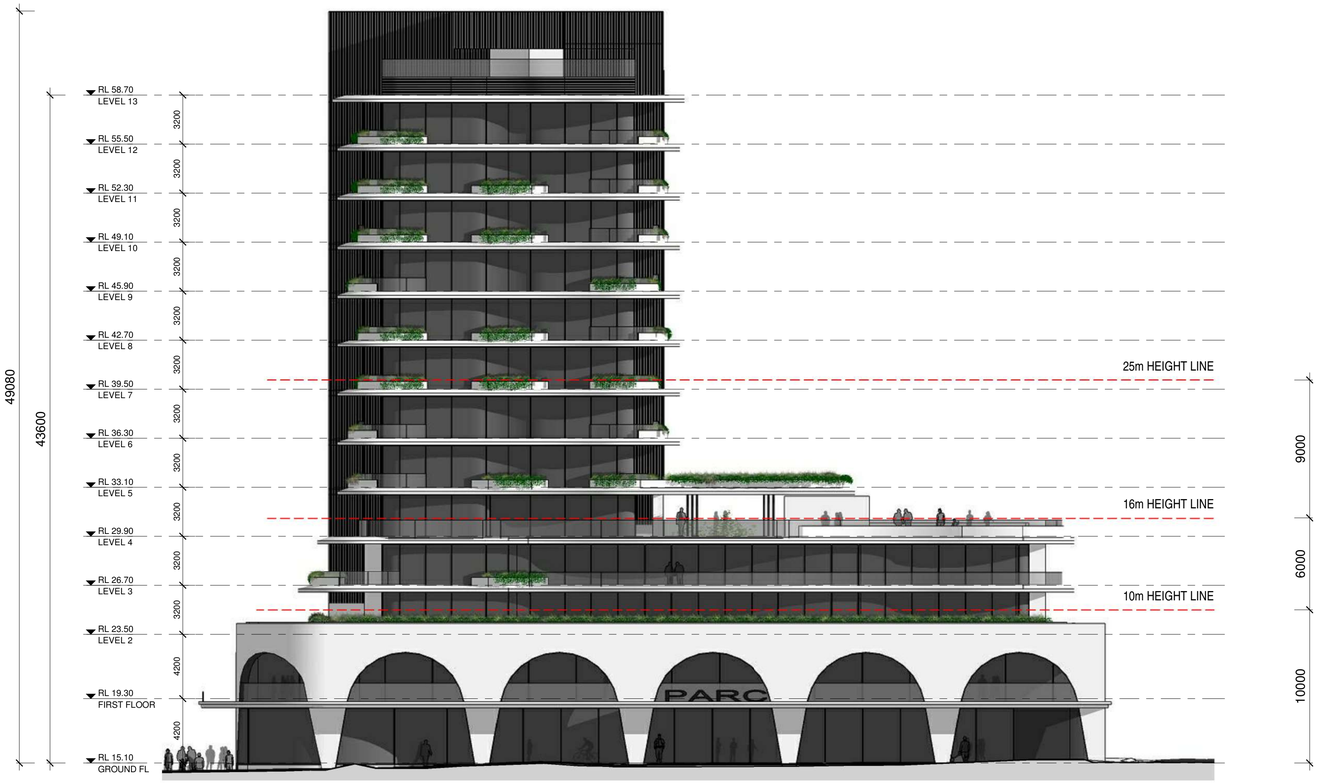
Drawn	BC/JM
Check	GRJ
Date	AUG 19
Scale	1 : 100@A1
Issue	A
Job Number	2627
Sheet	22

PARC



1 WEST ELEVATION

SCALE 1 : 200



2 SOUTH ELEVATION

SCALE 1 : 200

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 2 4 6 8 10

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: ELEVATIONS

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Nominated Architect
Cameron Jones
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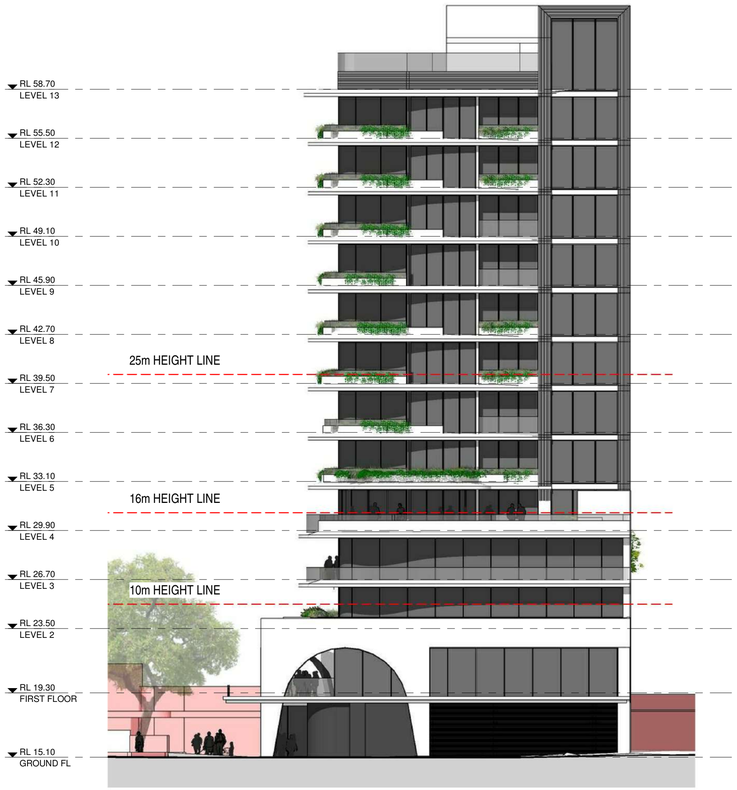
Architects

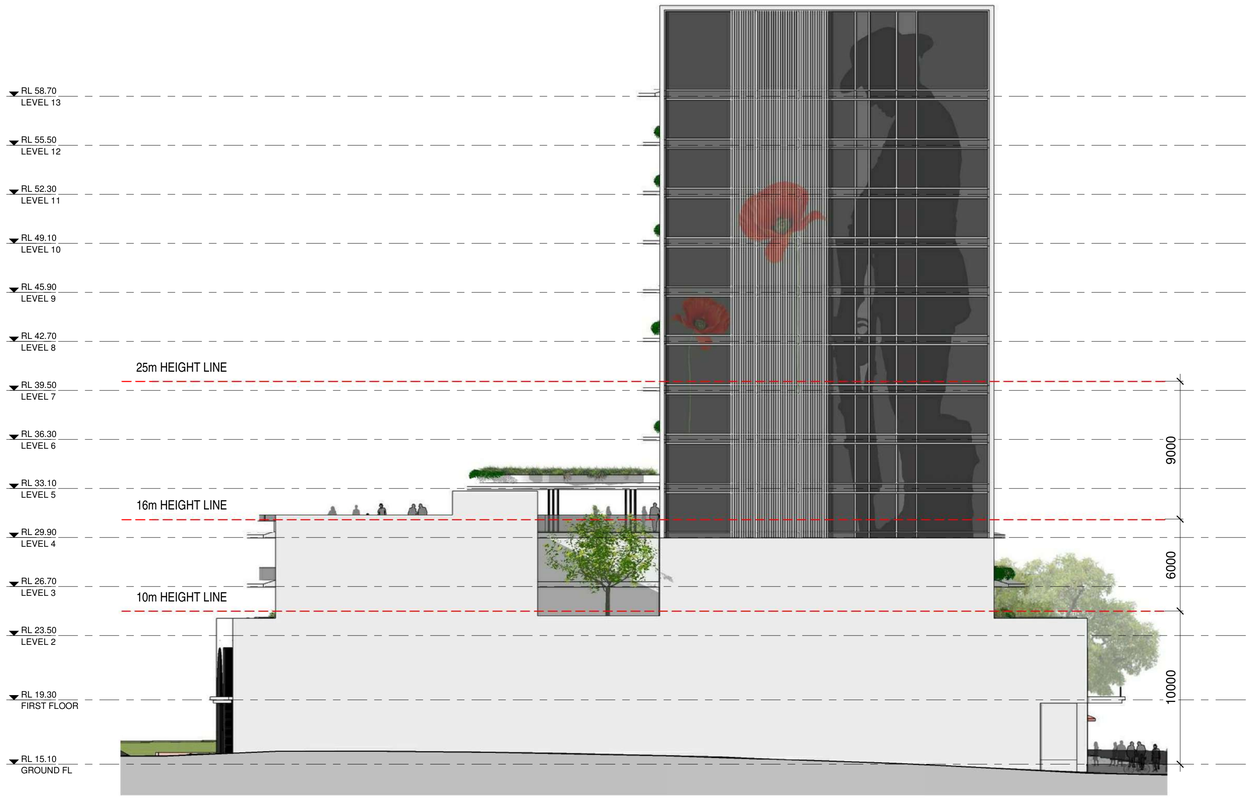
MEMBER

Drawn: BC/JM	Scale: 1 : 200@A1
Check: GRJ	Issue: A
Date: AUG 19	Sheet: 23
Job Number: 2627	PARC



1 EAST ELEVATION

SCALE 1 : 200



2 NORTH ELEVATION

SCALE 1 : 200

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 2 4 6 8 10

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: ELEVATIONS

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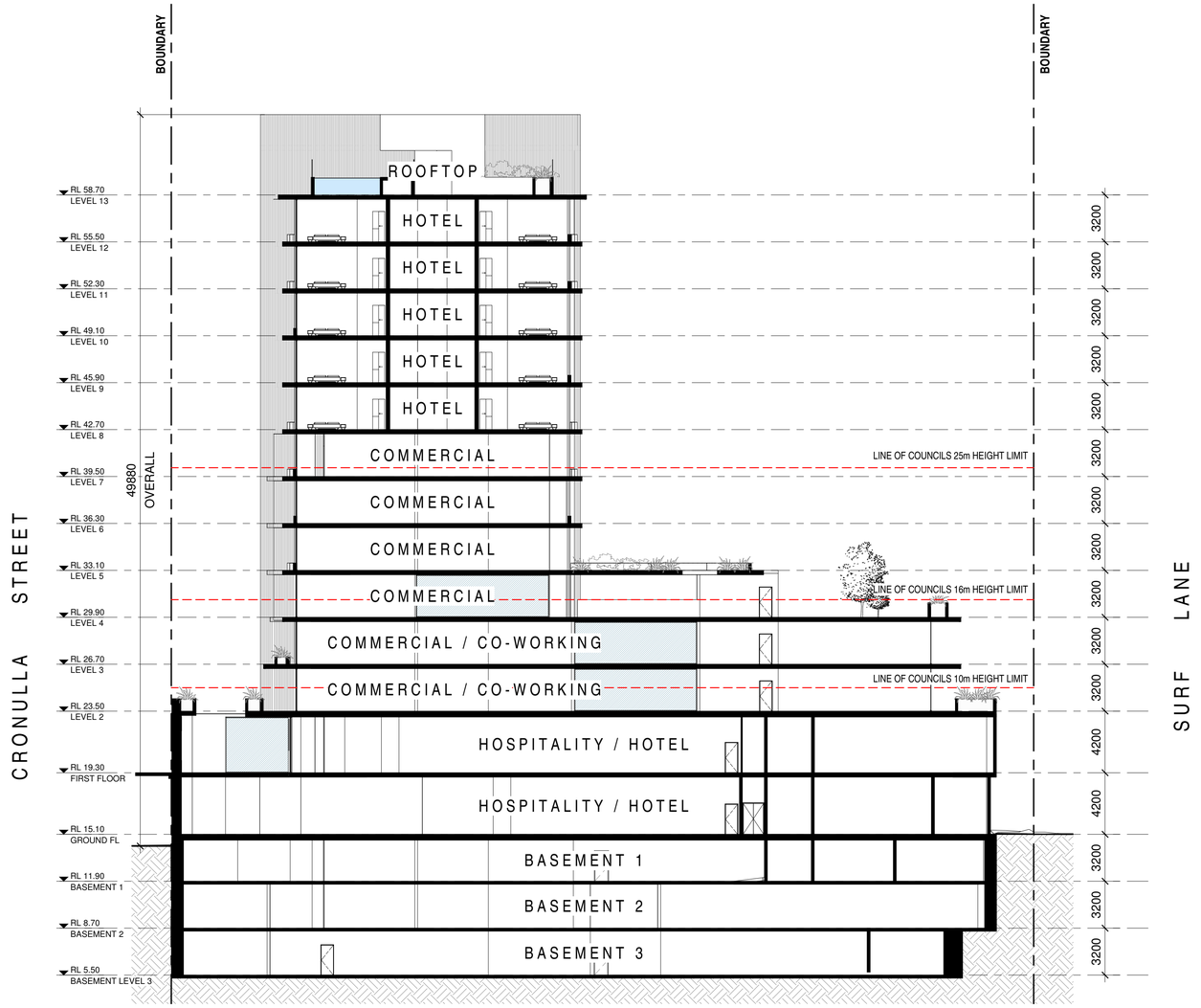
Nominated Architect
Cameron Jones
7143

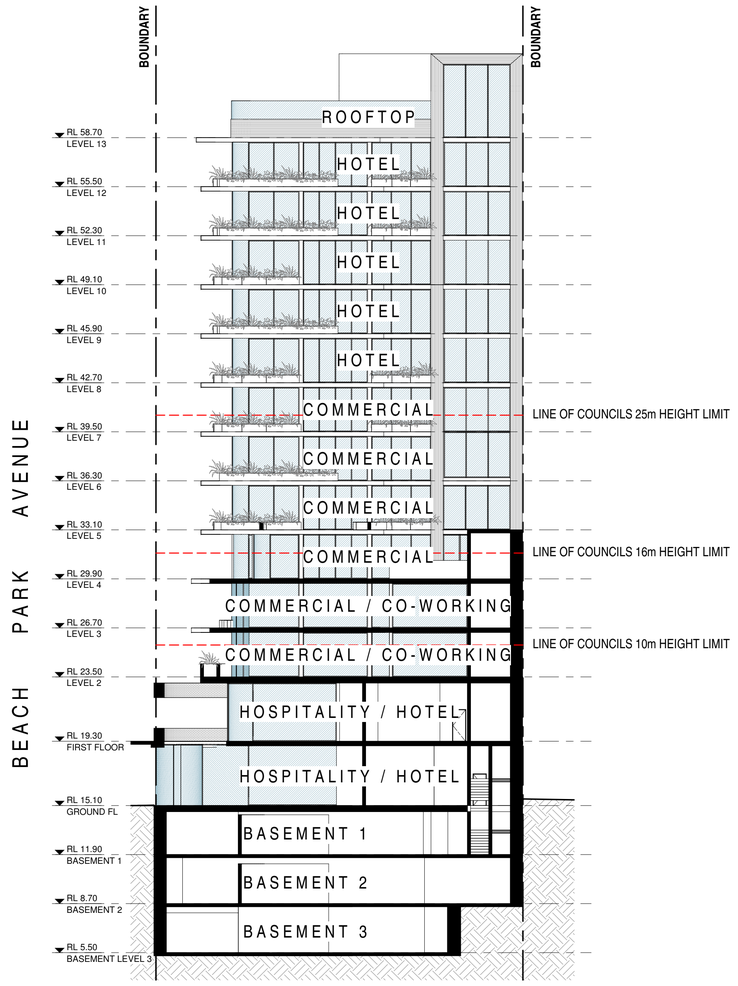
Architects

MEMBER

Drawn: BC/JM	Scale: 1 : 200@A1
Check: GRJ	Issue: A
Date: AUG 19	Sheet: 24
Job Number: 2627	PARC



A SECTION A
SCALE 1 : 200



B SECTION B
SCALE 1 : 200

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 2 4 6 8 10

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

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REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143
Architects

MEMBER

Drawn	BC/JM
Scale	1 : 200@A1
Check	GRJ
Issue	A
Date	AUG 19
Job Number	2627
Sheet	25

PARC

WINTER 21 JUN 9AM

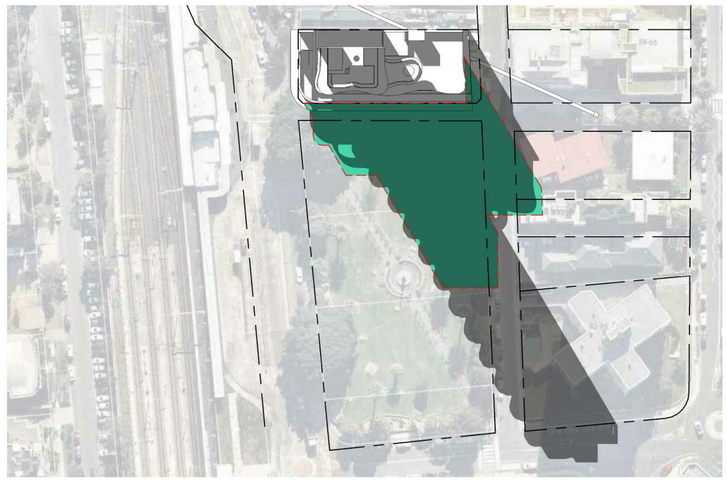
WINTER 21 JUN 10AM

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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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: SHADOWS - WINTER

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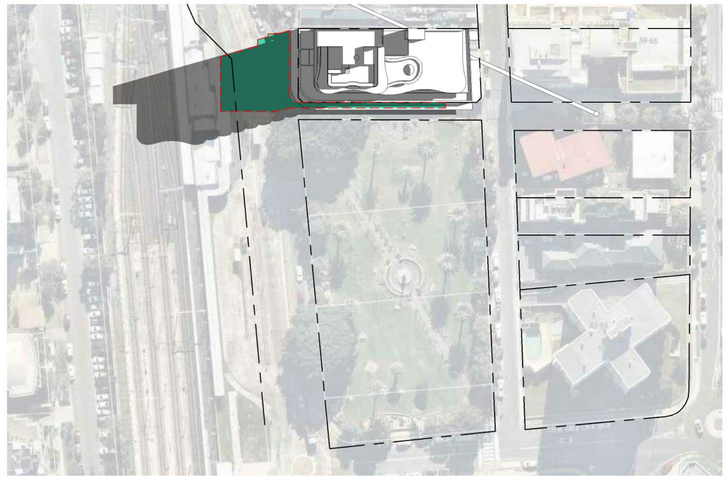
Architects

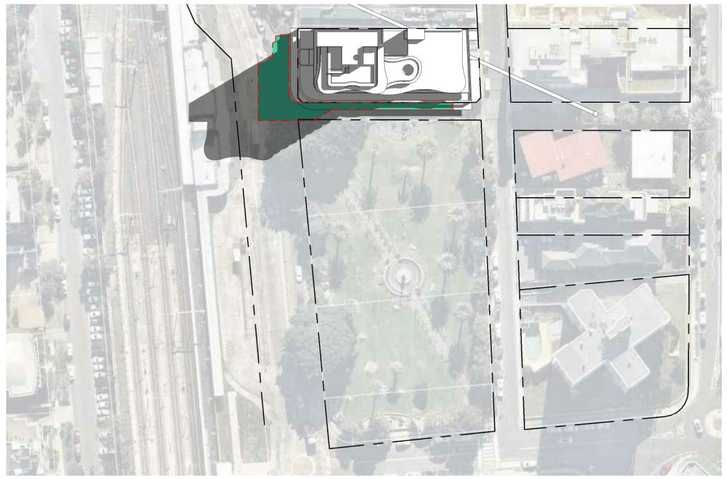
MEMBER

Drawn	BC/JM
Check	GRJ
Date	AUG 19
Scale	NTS@A1
Issue	A
Job Number	2627
Sheet	26

PARC



EQUINOX 21 MAR 9AM



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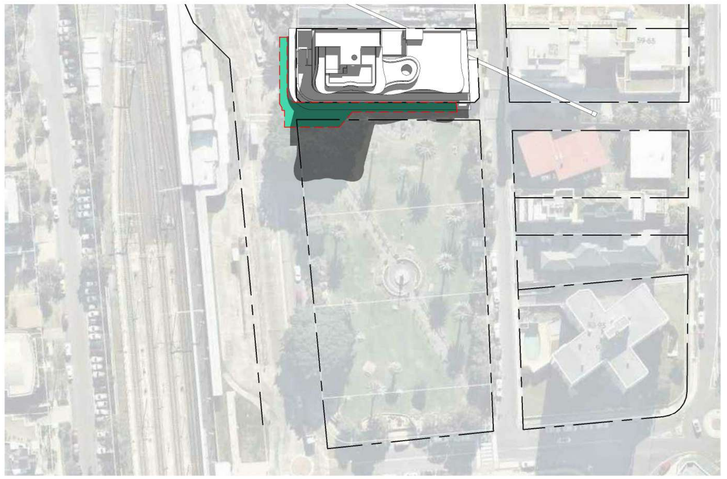
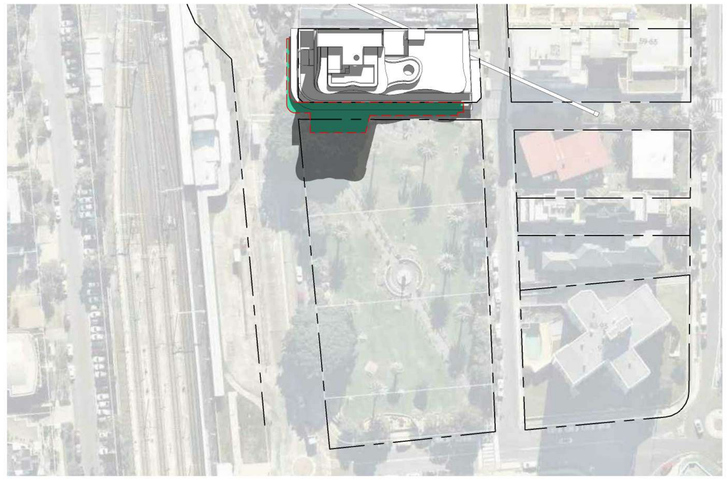


EQUINOX 21 MAR 11AM



EQUINOX 21 MAR 12PM

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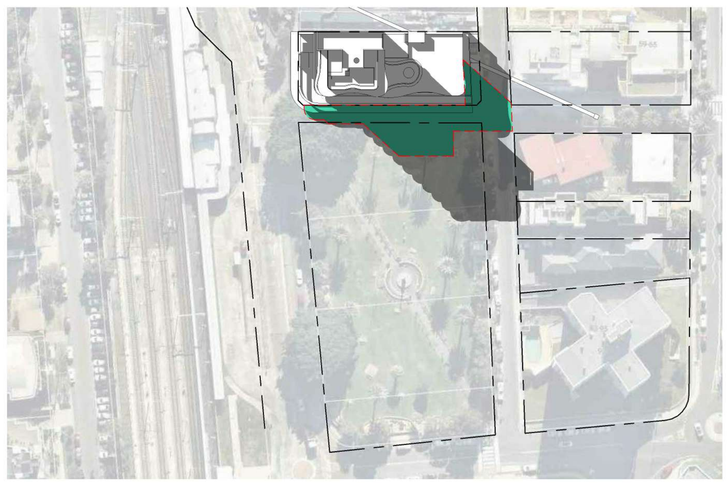

EQUINOX 21 MAR 3PM

NOTE: COMPLIANT SHADOW SHOWN IN GREEN

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: SHADOWS - EQUINOX

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Nominated Architect
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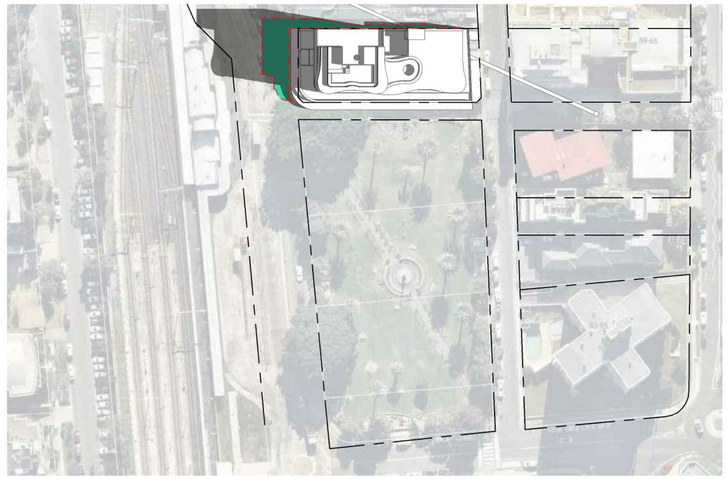
7143
Architects

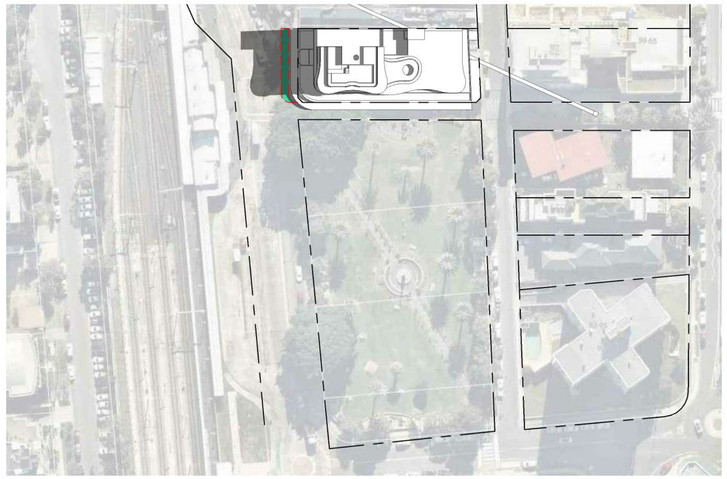
MEMBER

Drawn: BC/JM
Scale: NTS@A1
Check: GRJ
Issue: A
Date: AUG 19
Job. Number: 2627
Sheet: 27

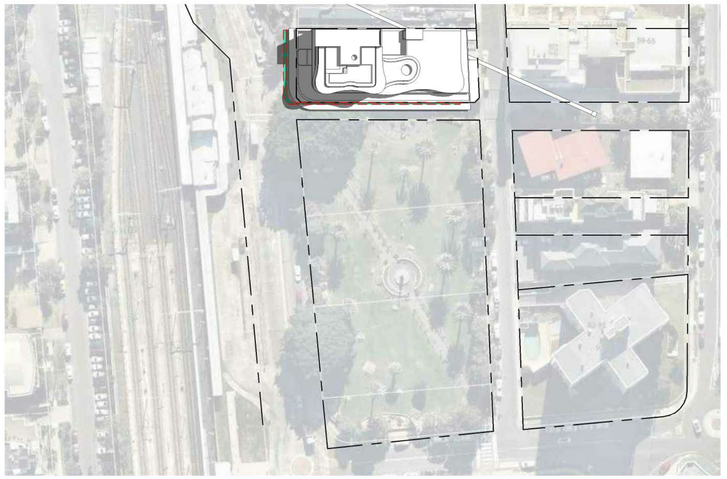
PARC



SUMMER 21 DEC 9AM



SUMMER 21 DEC 10AM



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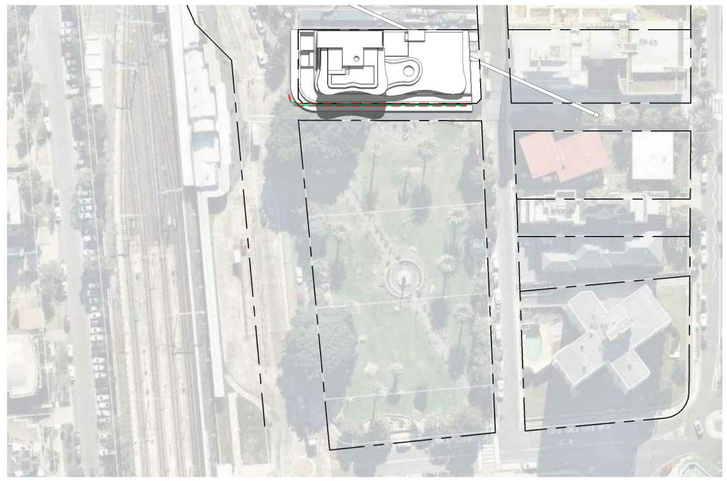
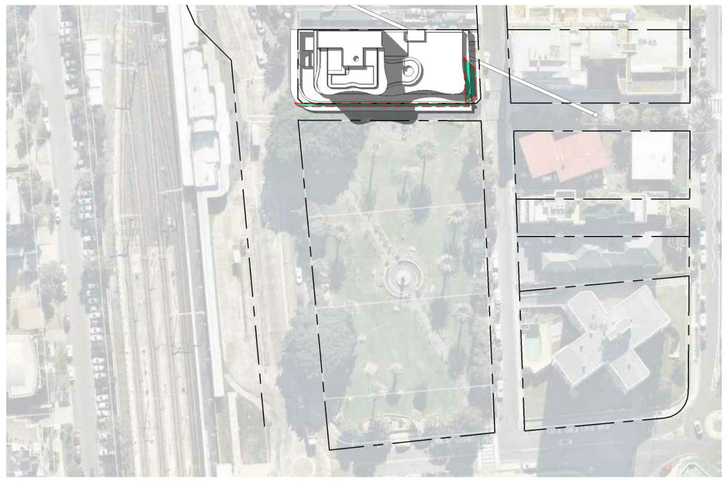


SUMMER 21 DEC 12PM



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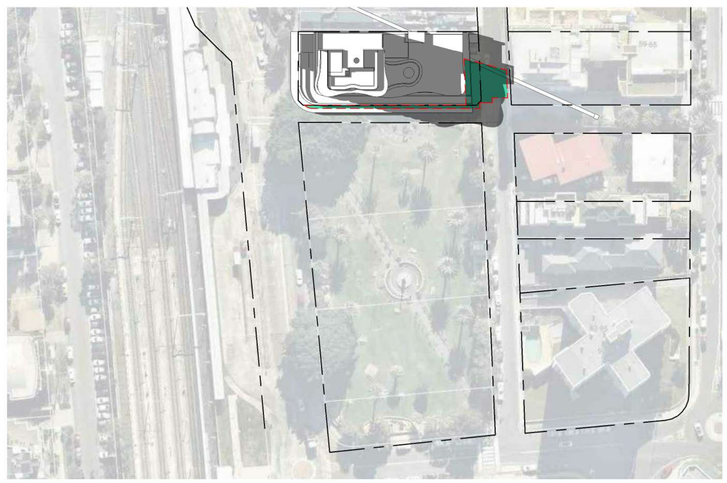
SUMMER 21 DEC 2PM



SUMMER 21 DEC 3PM

NOTE: COMPLIANT SHADOW SHOWN IN GREEN

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: SHADOWS - SUMMER

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REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn	BC/JM
Scale	NTS@A1
Check	GRJ
Issue	A
Date	AUG 19
Job. Number	2627
Sheet	28

PARC

9AM

10AM

11AM

12NOON

1PM

2PM

3PM

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: EXISTING SHADOW ANALYSIS - JUNE 21

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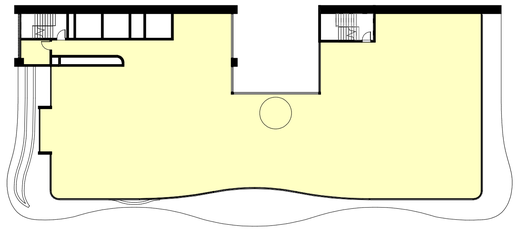
Architects

MEMBERS

Drawn	BC/JM
Scale	NTS@A1
Check	GRJ
Issue	A
Date	AUG 19
Job Number	2627
Sheet	29

PARC



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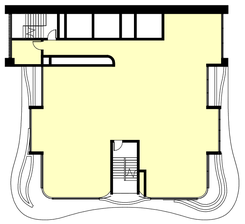

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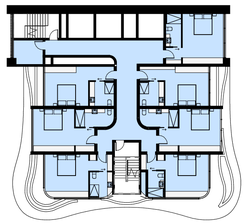

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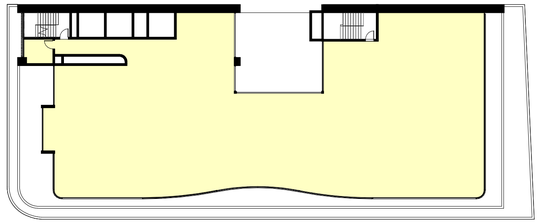

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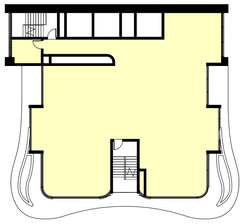

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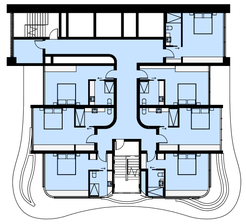

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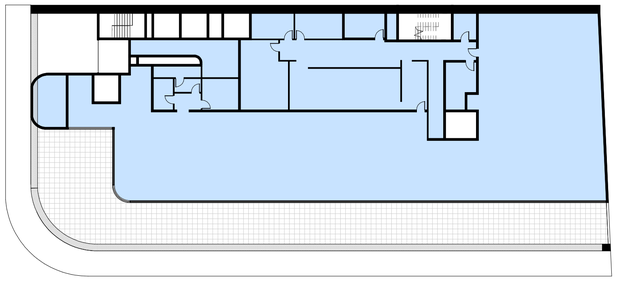

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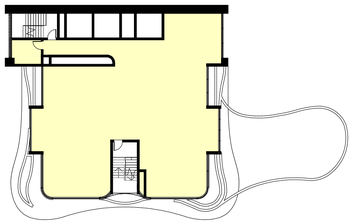

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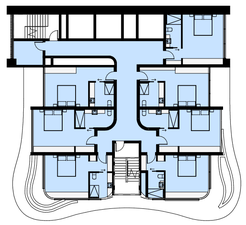


10 CALC - LEVEL 9
SCALE 1 : 300

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:	= 834m²	HOSPITALITY/HOTEL
LEVEL 1:	= 822m²	HOSPITALITY/HOTEL
LEVEL 2:	= 640m²	COMMERCIAL/COWORK
LEVEL 3:	= 640m²	COMMERCIAL/COWORK
LEVEL 4:	= 246m²	COMMERCIAL
LEVEL 5:	= 257m²	COMMERCIAL
LEVEL 6:	= 257m²	COMMERCIAL
LEVEL 7:	= 257m²	COMMERCIAL
LEVEL 8:	= 257m²	HOSPITALITY/HOTEL
LEVEL 9:	= 257m²	HOSPITALITY/HOTEL
LEVEL 10:	= 257m²	HOSPITALITY/HOTEL
LEVEL 11:	= 257m²	HOSPITALITY/HOTEL
LEVEL 12:	= 257m²	HOSPITALITY/HOTEL
SUBTOTAL:	**= 5238m²**	
PROPOSED FSR:	**= 3.68:1**	

PROPOSED PARKING NUMBERS

BASEMENT LEVEL 1:	= 13 SPACES
BASEMENT LEVEL 2:	= 26 SPACES
BASEMENT LEVEL 3:	= 21 SPACES
TOTAL	**= 60 SPACES**

FLOOR USE CALCULATIONS

SITE AREA = 1424m²

FLOOR SPACE
SSLEP 2015 - ZONE B3

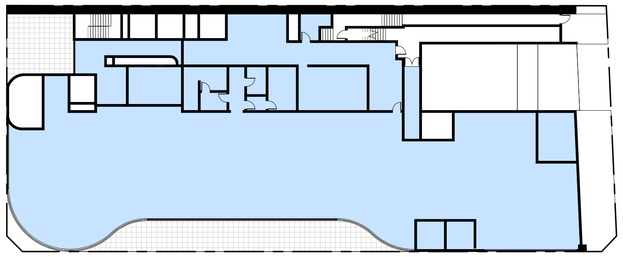
maximum FSR for Zone B3 = 2:1
[1424 x 2 = 2848m²

PROPOSED FLOOR AREAS

HOSPITALITY/HOTEL	2941m²
COMMERCIAL	2297m²

HOSPITALITY/HOTEL

COMMERCIAL



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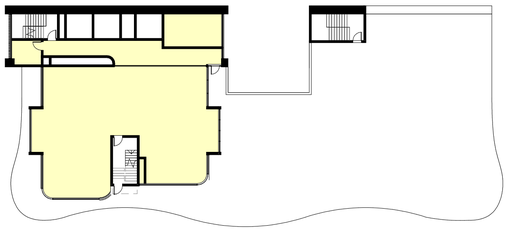

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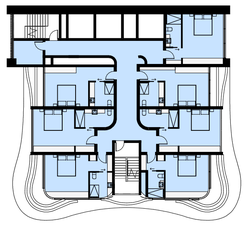

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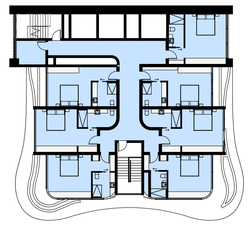

13 CALC - LEVEL 12
SCALE 1 : 300

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST

Address: 138-142 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT

Drawing Title: CALCULATIONS

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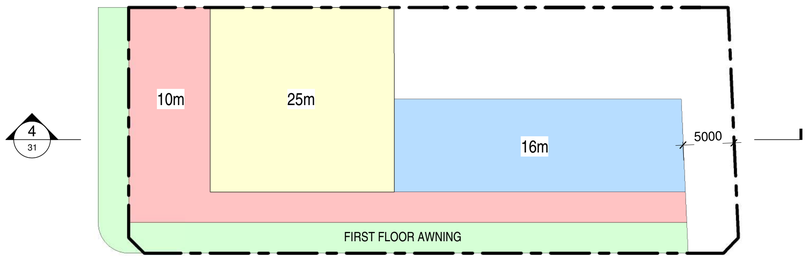
W www.innovate.com.a
REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143
Architects

MEMBER	Drawn: BC/JM	As Shown: indicated@A1	
	Check: GRJ	Issue: A	
	Date: AUG 19		
Job Number: 2627		Sheet: 30	PARC



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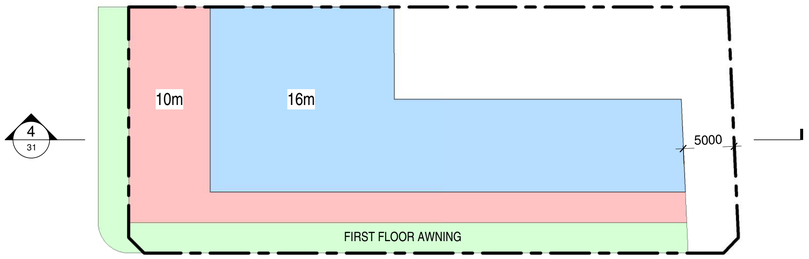

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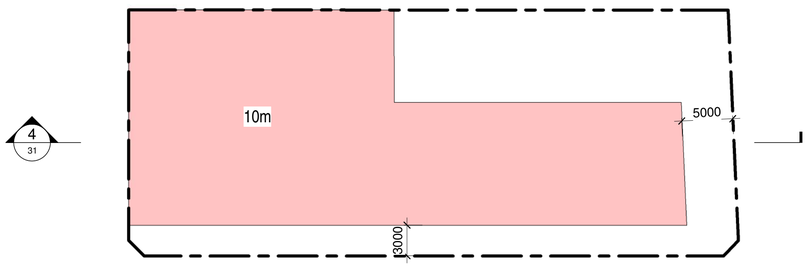

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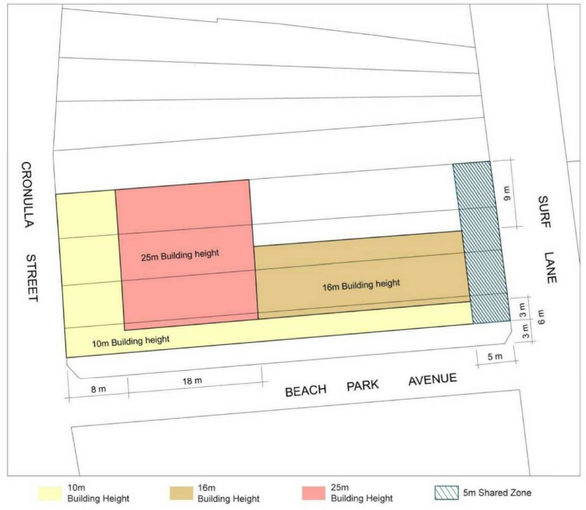
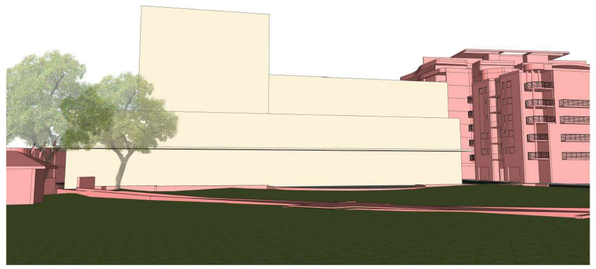
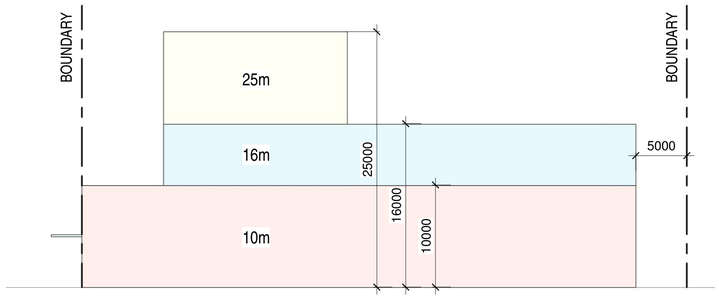


COUNCIL'S DCP B3 COMMERCIAL CORE
BUILDING ENVELOPE PLAN



COUNCIL'S BUILDING ENVELOPE PERSPECTIVE
VIEWED FROM MONRO PARK



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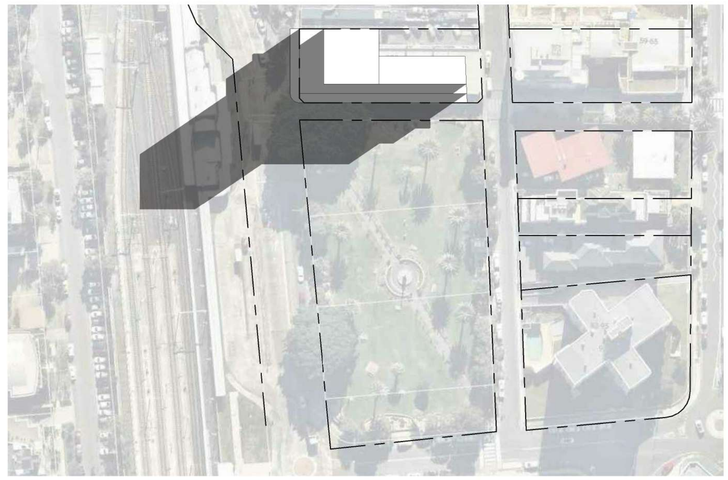
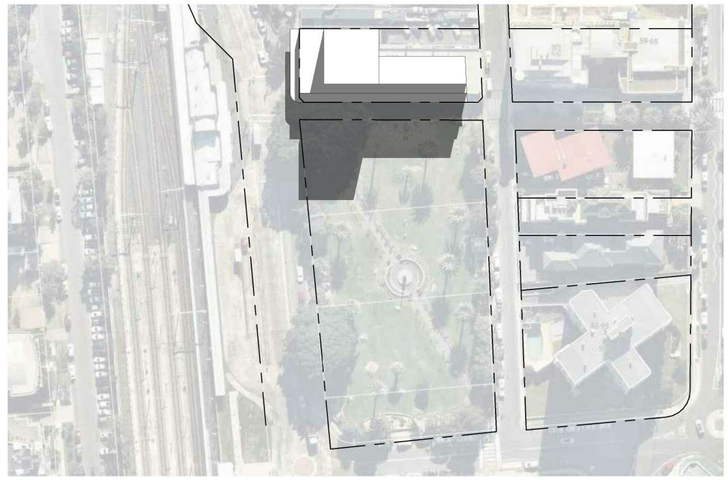
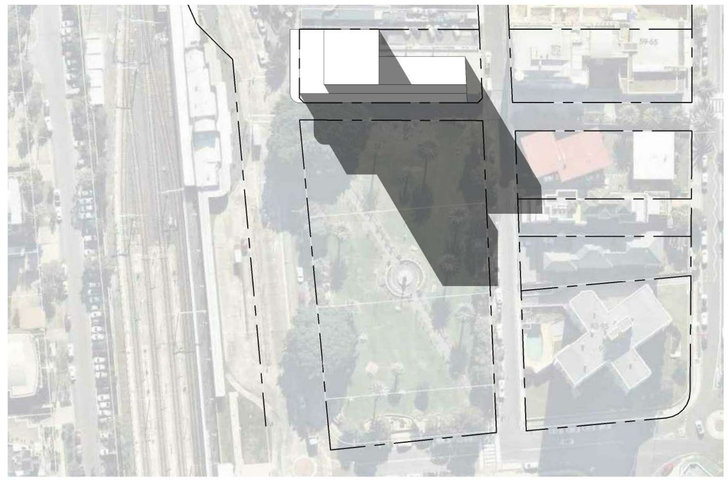


WINTER 21 JUN 9AM



WINTER 21 JUN 12PM



WINTER 21 JUN 3PM

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ISSUE	AMENDMENT	DATE	INT.
A	PLANNING PROPOSAL	OCT 2019	BC/JM

Client: MUNRO OPERATIONS TRUST
Address: 138-142 CRONULLA STREET, CRONULLA
Project: PROPOSED COMMERCIAL DEVELOPMENT
Drawing Title: DCP COMPLIANT MODEL

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REGISTERED ARCHITECT
Nominated Architect
Cameron Jones
7143
Architects

Drawn: BC/JM
Check: GRJ
Date: AUG 19
Scale: NTS@A1
Issue: A
Job Number: 2627
Sheet: 31
PARC