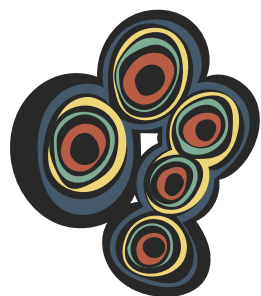




Warilla Gateway Project

29 Shellharbour Road

Hartell
urbanco



We acknowledge the traditional custodians of the land on which we work — the Gadigal people of the Eora Nation. We honour their elders both past and present, and extend that respect to all Aboriginal and Torres Strait Islander peoples.

We recognise their lands were never ceded, their continuing connection to the land, water and culture.

Lisa-Jane Van Dyk

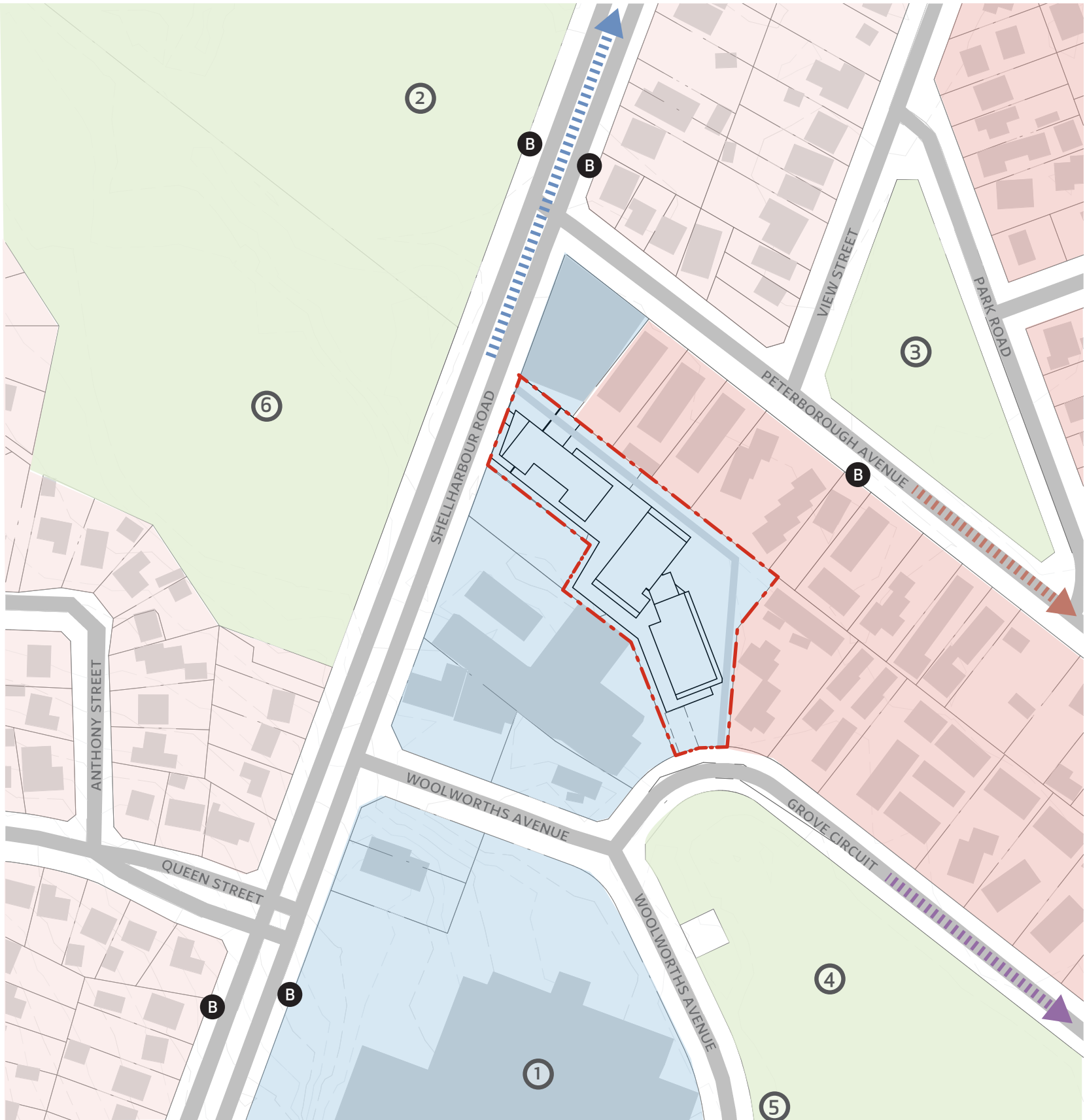
This artwork represents the Southern Cross in the night sky, which First Nations tribes used for travelling. Each dot represents a star in the constellation. For some tribes, the position of certain stars within the constellation indicated if it was nesting season for certain animals, and therefore eggs could be harvested.



SITE CONTEXT

- 1. HomeCo. Warilla Grove
- 2. Howard Fowles Oval
- 3. Graham Park
- 4. Keith Fletcher Park
- 5. Warilla Library
- 6. Howard Hockey Oval

- RE1 - Public Recreation
- R2 - Low Density Residential
- R3 - Medium Density Residential
- E1 - Mixed Use
- 1km to Windang
- 1km to Windang Island
- 600m to Warilla Beach





Floor Plan

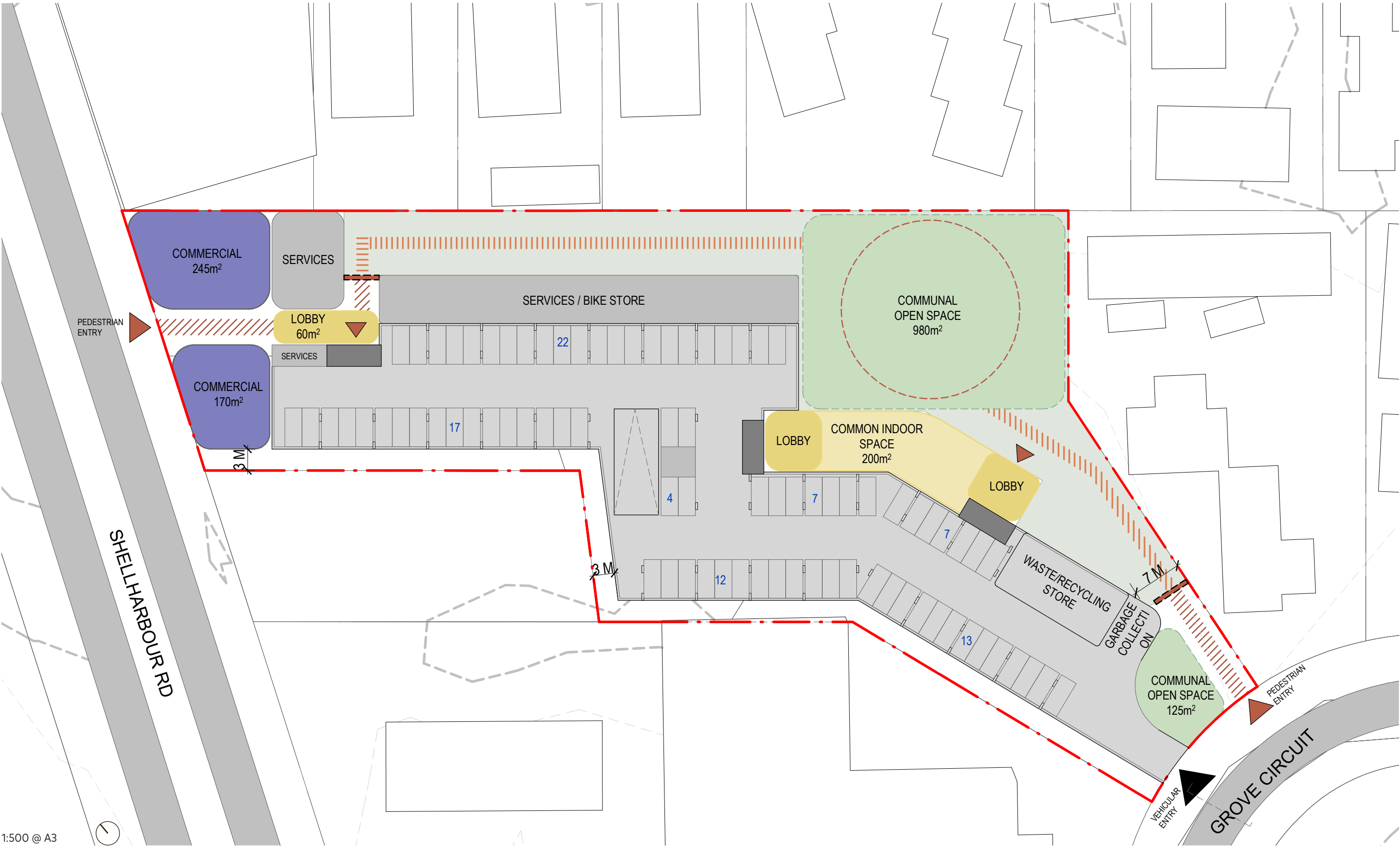
BASEMENT



1:500 @ A3

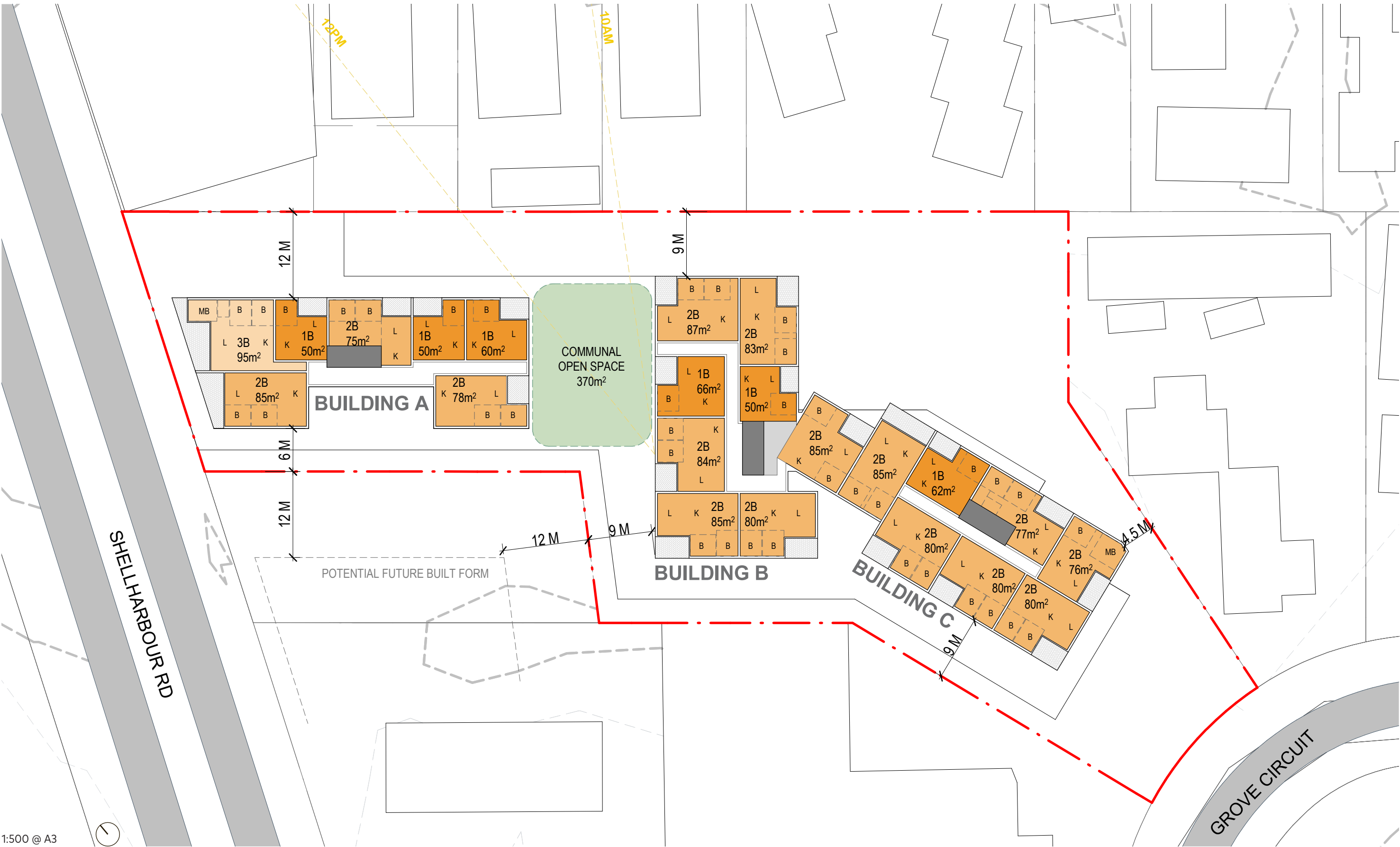


GROUND FLOOR



1:500 @ A3

LEVEL 01

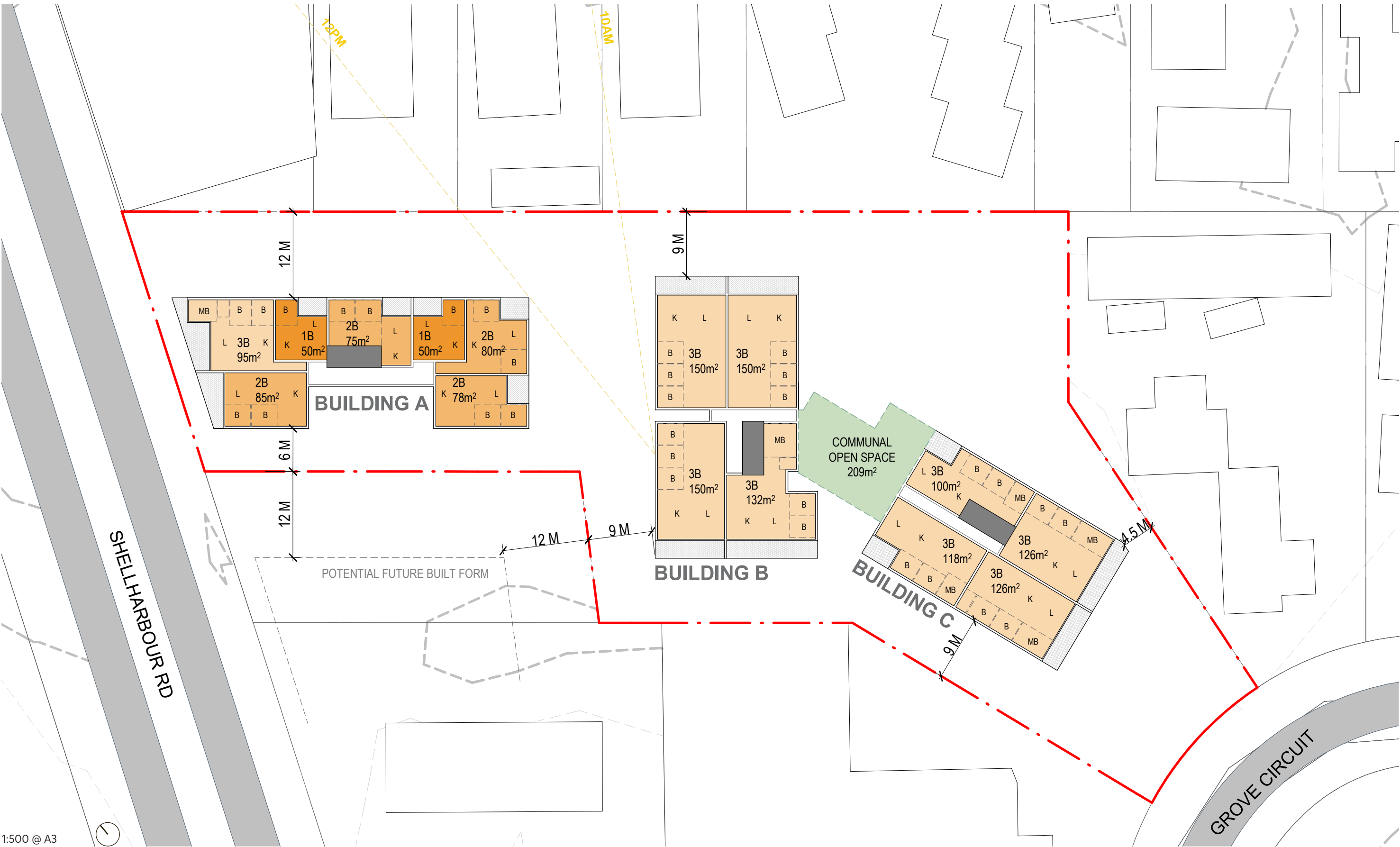


1:500 @ A3

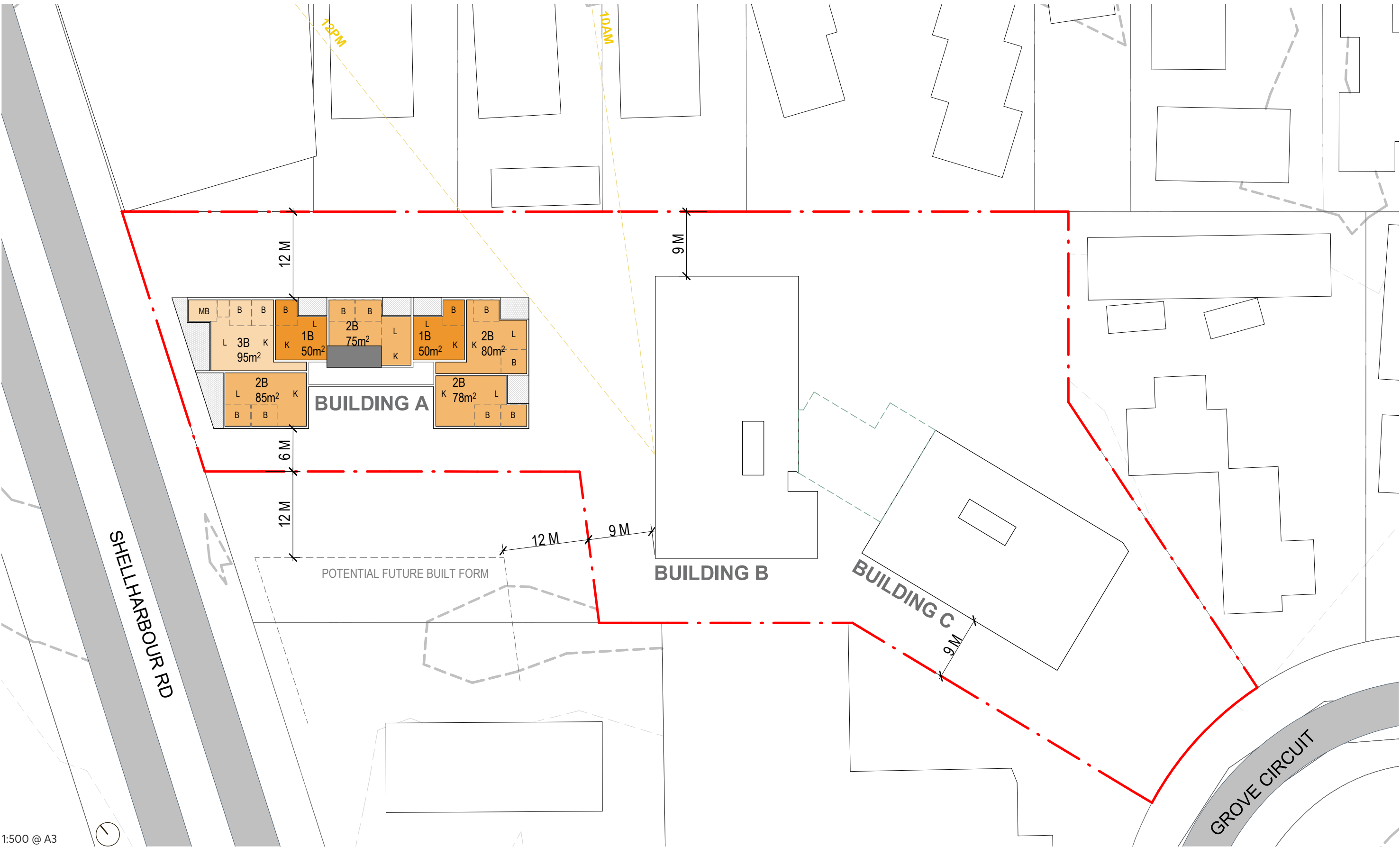
LEVEL 02-06

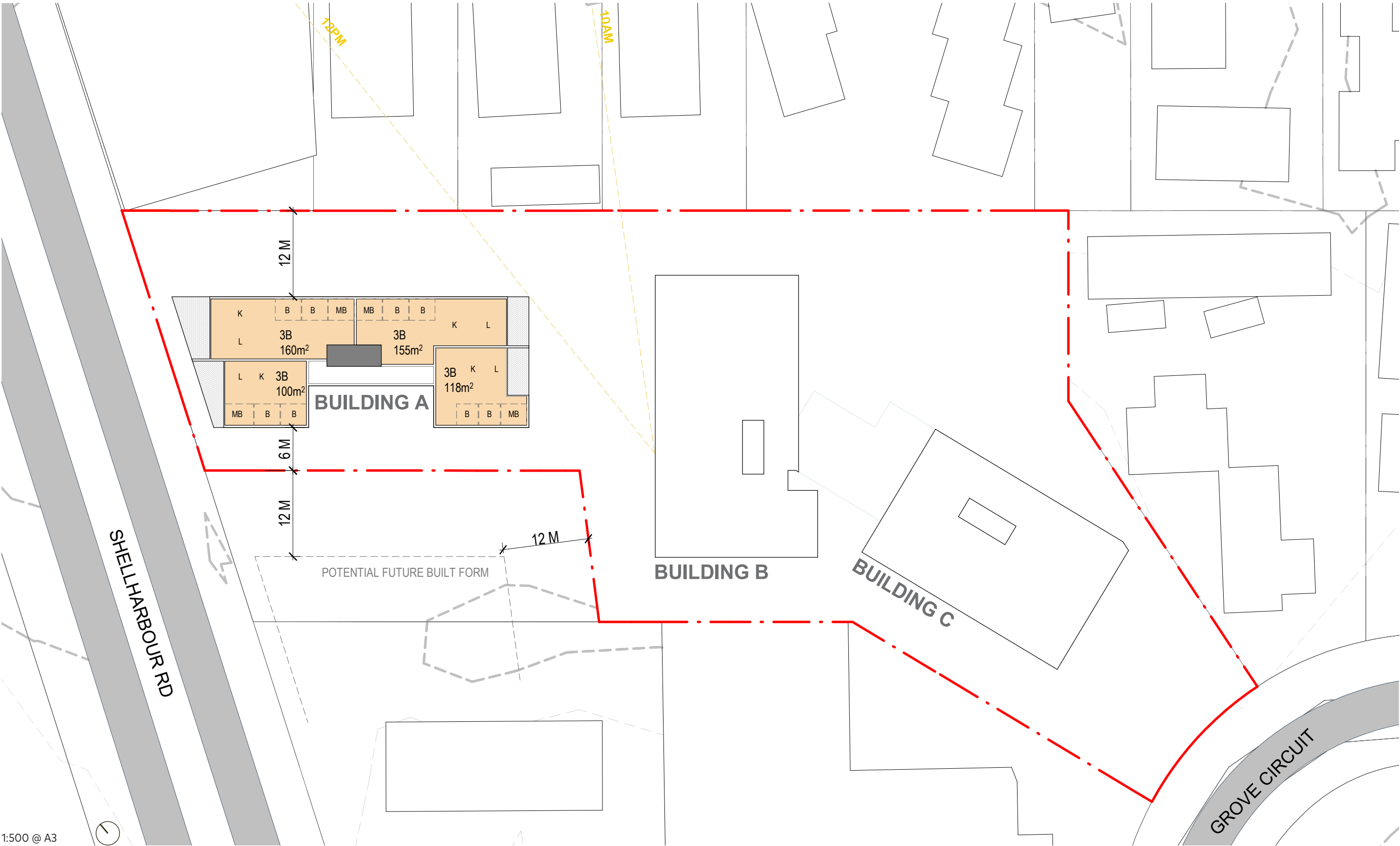


LEVEL 07



LEVEL 08-12







Schedule

SCHEDULE

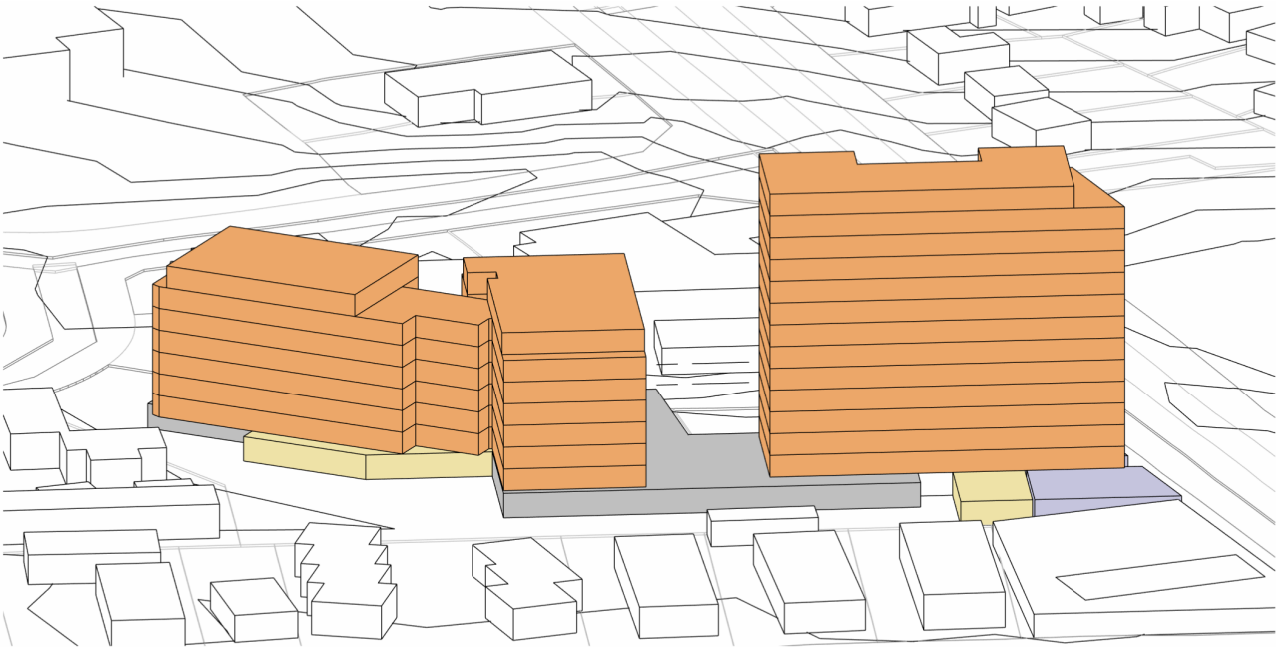
	1 Bed	1 Bed Affordable	2 Bed	2 Bed Affordable	3 Bed	Total	Retail	Common Outdoor
L0(G)							415	1179
L1		6		15	1	22		370
L2		4	17		1	22		
L3		4	17		1	22		
L4	4		17		1	22		
L5	4		17		1	22		
L6	4		17		1	22		
L7	2		4		9	15		209
L8	2		4		1	7		
L9	2		4		1	7		
L10	2		4		1	7		
L11	2		4		1	7		
L12	2		4		1	7		
L13					4	4		
Subtotal	24	14	109	15	24		415	1,758
Total	38		124		24	186		
Ratio	20%		67%		13%			
Estimated NSA/unit	50		85		110	81.1 m ² (average)		
Estimated Total NSA	15080		m ²					
Estimated Total GFA	17950		m ² (Assuming 86% Efficiency)					
Estimated FSR	2.55		:1					

Total site	7,033 m ²	(Estimate)
Deep Soil Area Required	492 m ²	
Common Outdoor Area Required	1,758 m ²	
1 Bed	20.43% approx. 50sqm	
2 Bed	66.67% approx. 85sqm	
3 Bed	12.90% approx. 110sqm	
TOTAL	186 UNITS	
Estimated Total NSA	15,080 m ²	(calculation using approximate internal unit areas listed above)
Estimated Total GFA	17,950 m ³	(calculation assuming 86% efficiency)
FSR	2.55 :1	
Car spaces required	Commercial (1 space/40sqm) plus 1 courier:	11
	Residential (1 space/1B &2B; 1.5 space3Bplus)	169
	Residential Affordable (0.4/1B; 0.5/2B, 13B)	13.1
	Visitor (0.25 space)	46.5
	Total	240
Car spaces measured	Basement	198
	Ground	82
	Total	280

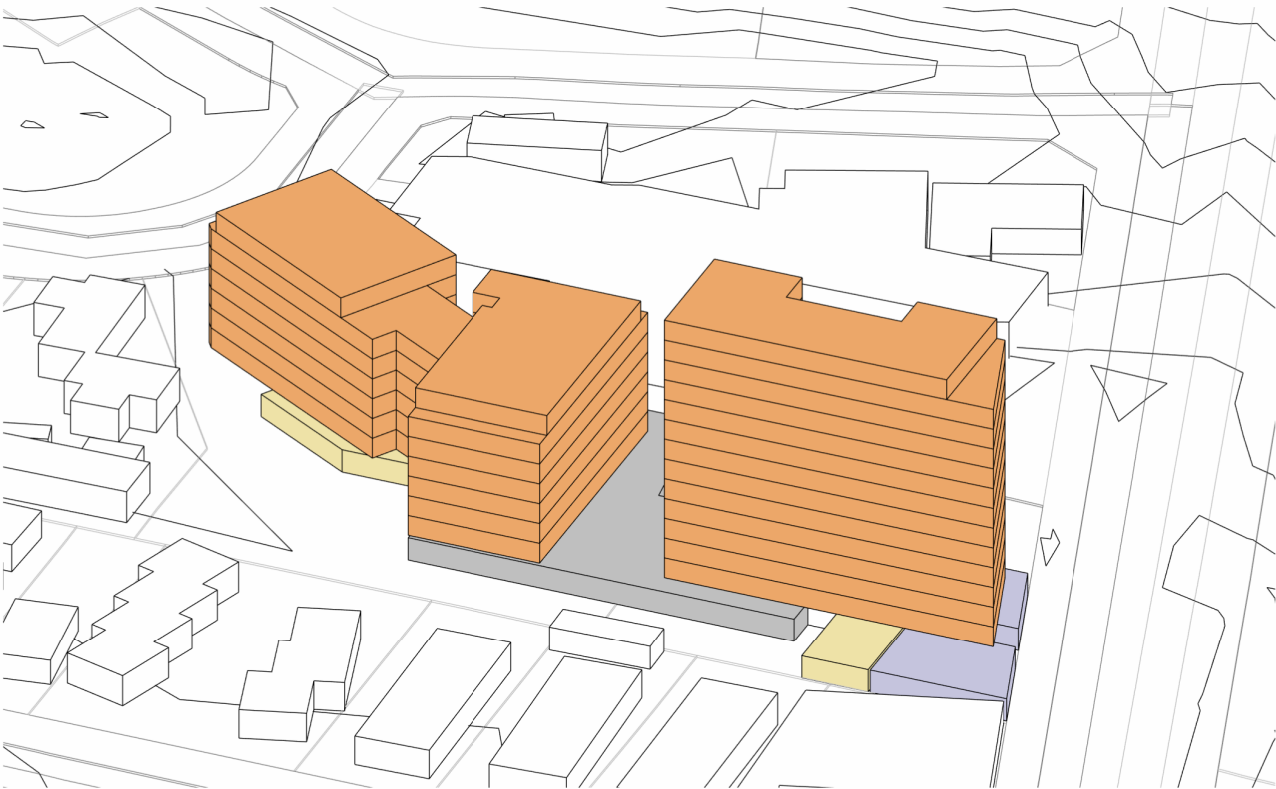


Sun Eye Diagram

SUN EYE DIAGRAM - JUNE 21



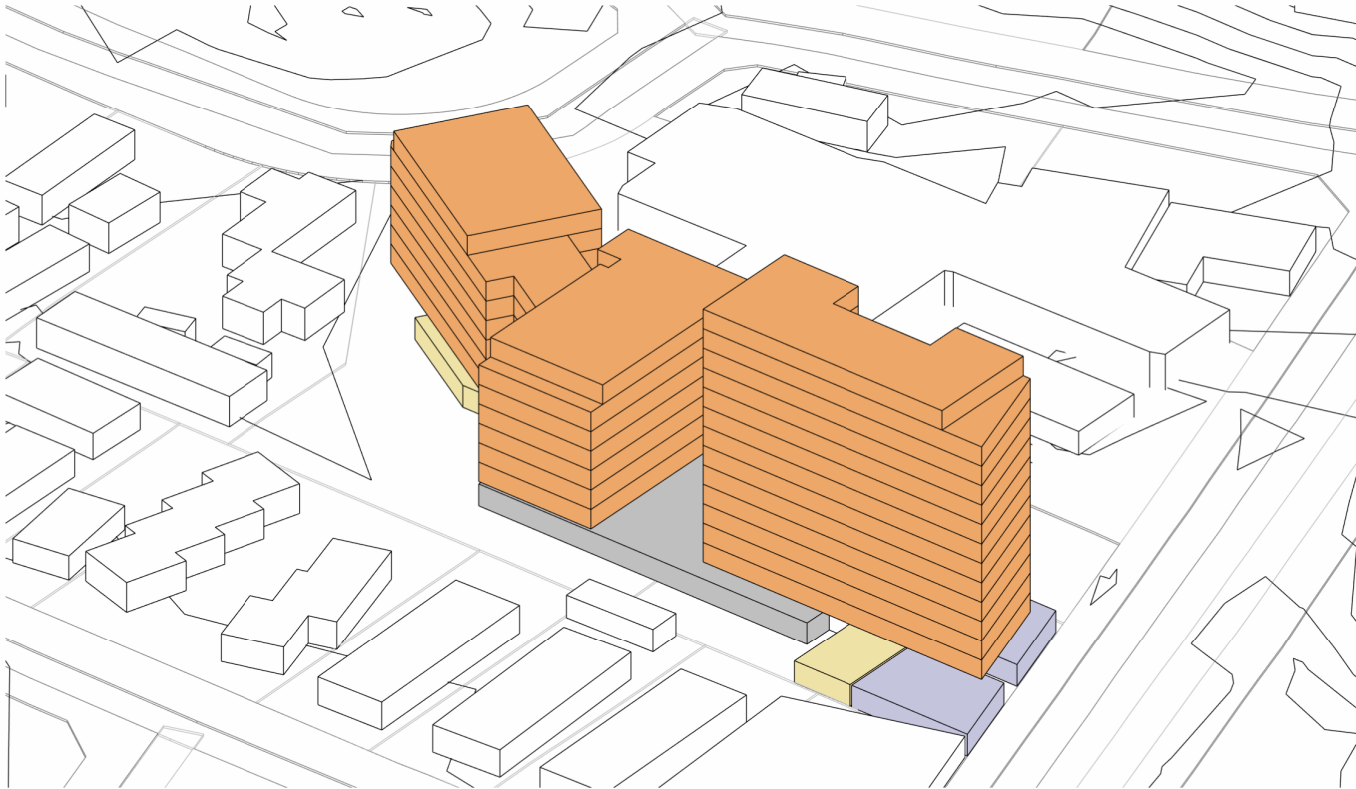
1 Winter Solstice 9AM



3 Winter Solstice 11AM

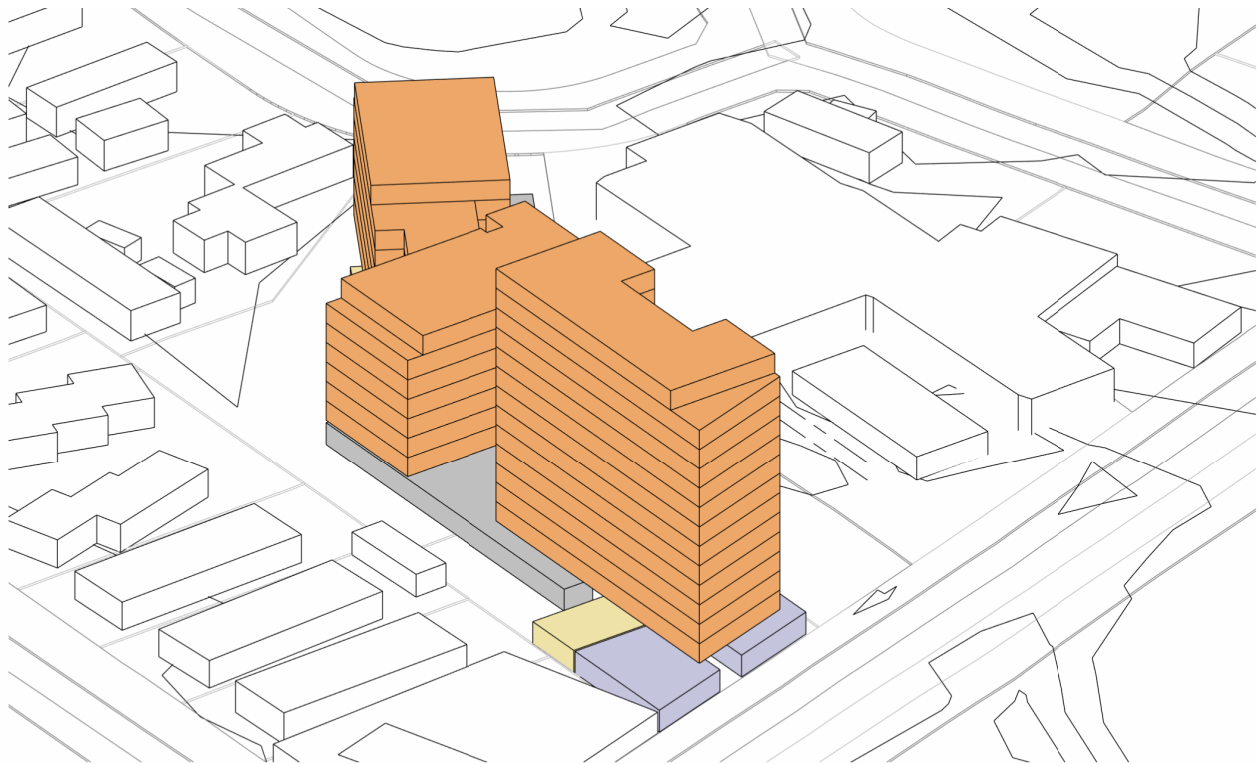


2 Winter Solstice 10AM

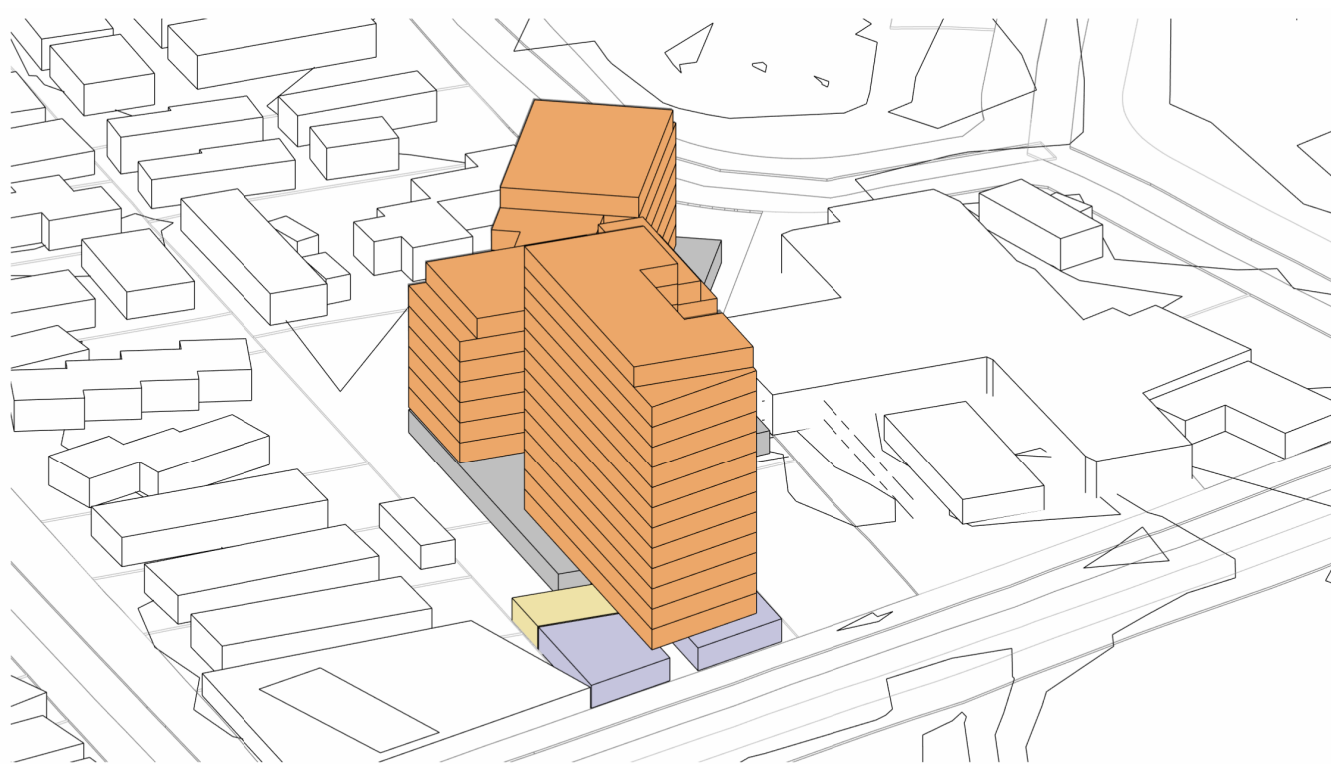


4 Winter Solstice 12PM

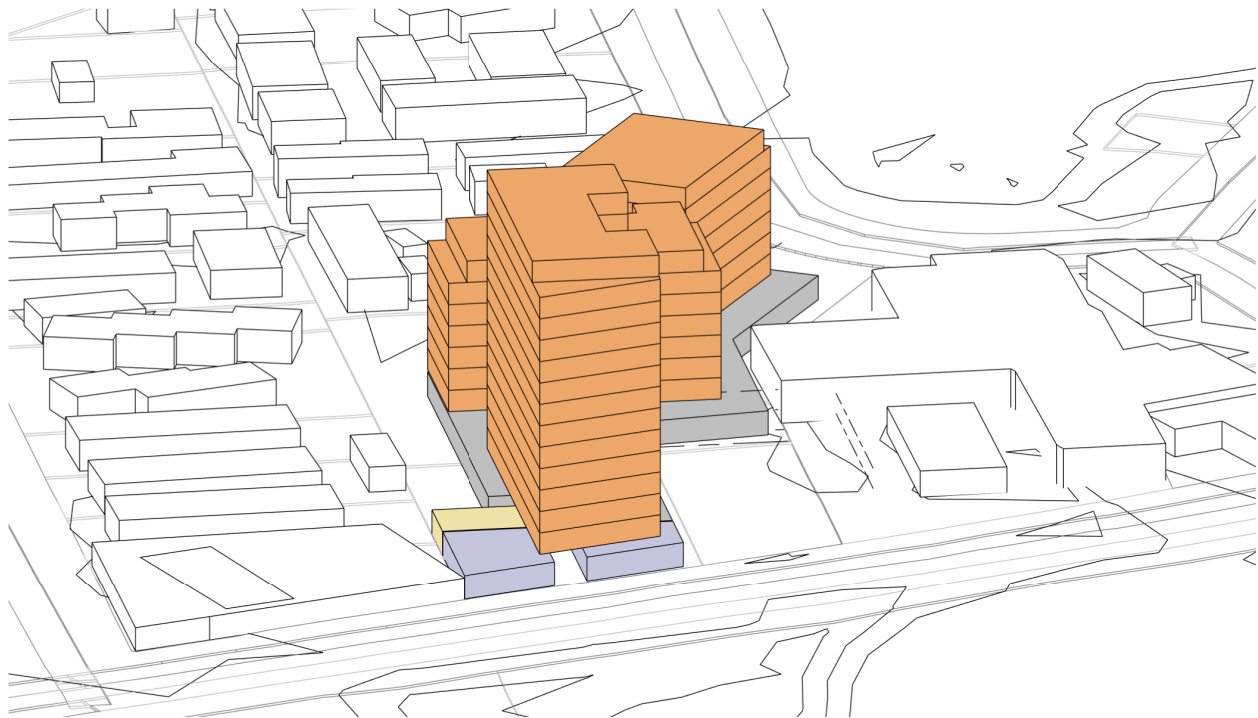
SUN EYE DIAGRAM - JUNE 21



1 Winter Solstice 1PM

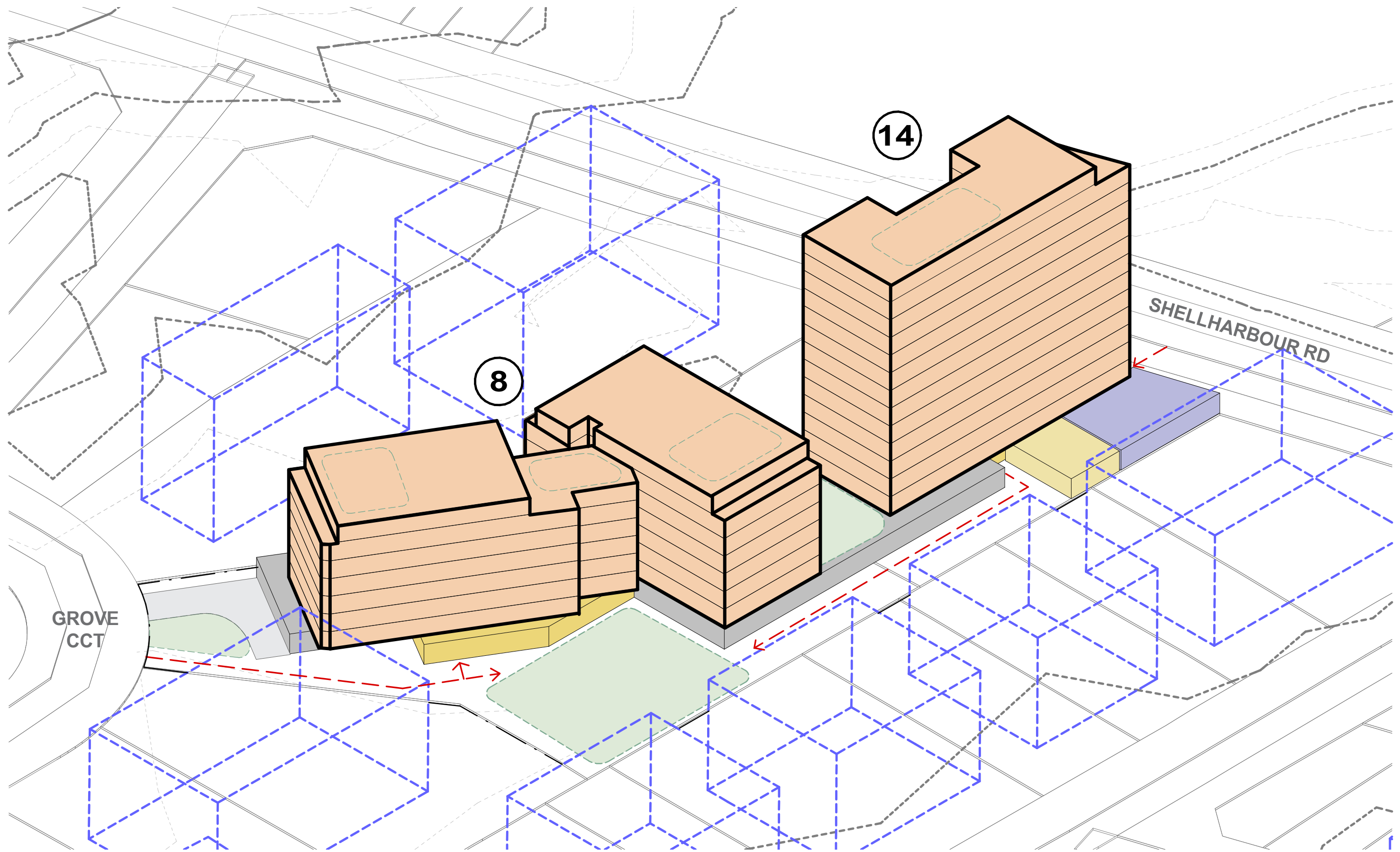


2 Winter Solstice 2PM



3 Winter Solstice 3PM

AXONOMETRIC DIAGRAM



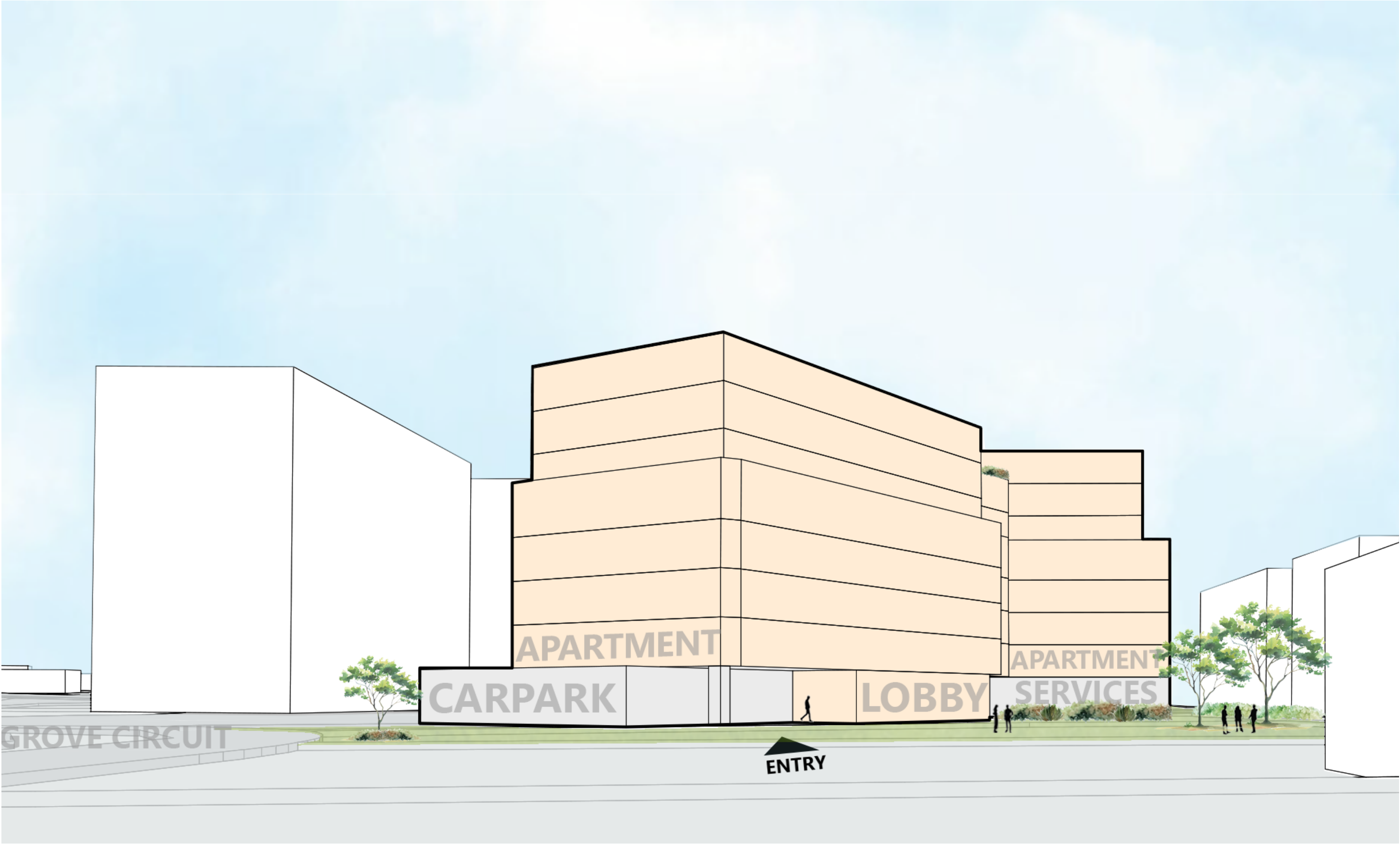
PERSPECTIVE VIEW

SHELLHARBOUR ROAD



PERSPECTIVE VIEW

GROVE CIRCUIT

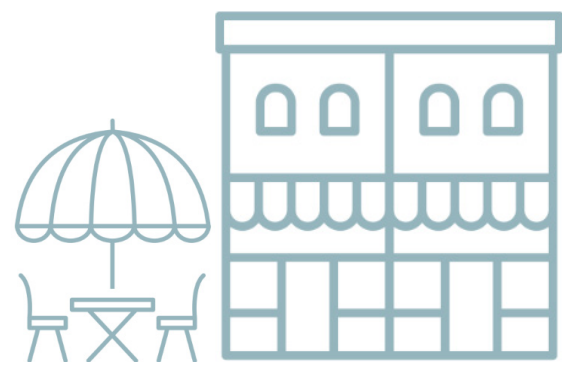




Design Principles & Precedents

DESIGN PRINCIPLES & PRECEDENTS

ACTIVE STREET FRONTAGE



Providing active commercial ground floor uses and high quality public domain fronting Shellharbour Road

QUALITY PUBLIC DOMAIN



Providing a landscaped public through site link to enhance future connectivity to Keith Fletcher Park

COMMUNITY CONNECTION



Designed to encourage community connection and social belonging



Acacia Apartments



1611 Botany Road



Melrose Park Village

DESIGN PRINCIPLES & PRECEDENTS

HIGH AMENITY AND HIGH
QUALITY HOUSING



Providing high amenity and high quality housing

Create a network of connected outdoor and indoor spaces that are welcoming, safe, and activated



88 Waterloo Road

AN EXEMPLAR BUILDING



Delivering a high quality attractive development that will positively contribute to the urban environment



Acacia Apartments



88 Waterloo Road



88 Waterloo Road



Melrose Park Village

