



TURNER

SYDNEY

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 E office@turnerstudio.com.au

40 MEMORIAL AVENUE SEARs APPLICATION

February 2025

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CLIENT
 Landen Property
 Level 3, Suite 303 7-9 Irvine Place Bellavista
 NSW 21053 Australia

Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
 Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
 SEARs Application
 Cover Sheet

Scale	Project No.	Drawn by	North
1:111.02, 1:1 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For Information	00	A	

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DLLC Quality Endorsed Company ISO 9001:2015, Registration Number 25476
 Notified Architect Nicholas Turner, AEC, APR 98 264 584 811



TURNER acknowledges First Nations peoples as the Traditional Custodians of the many lands upon which we gather, work and journey across. We recognise their ongoing connections to land, sea and community and pay our respects to their Elders past and present.

Artwork by Yukupin.

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

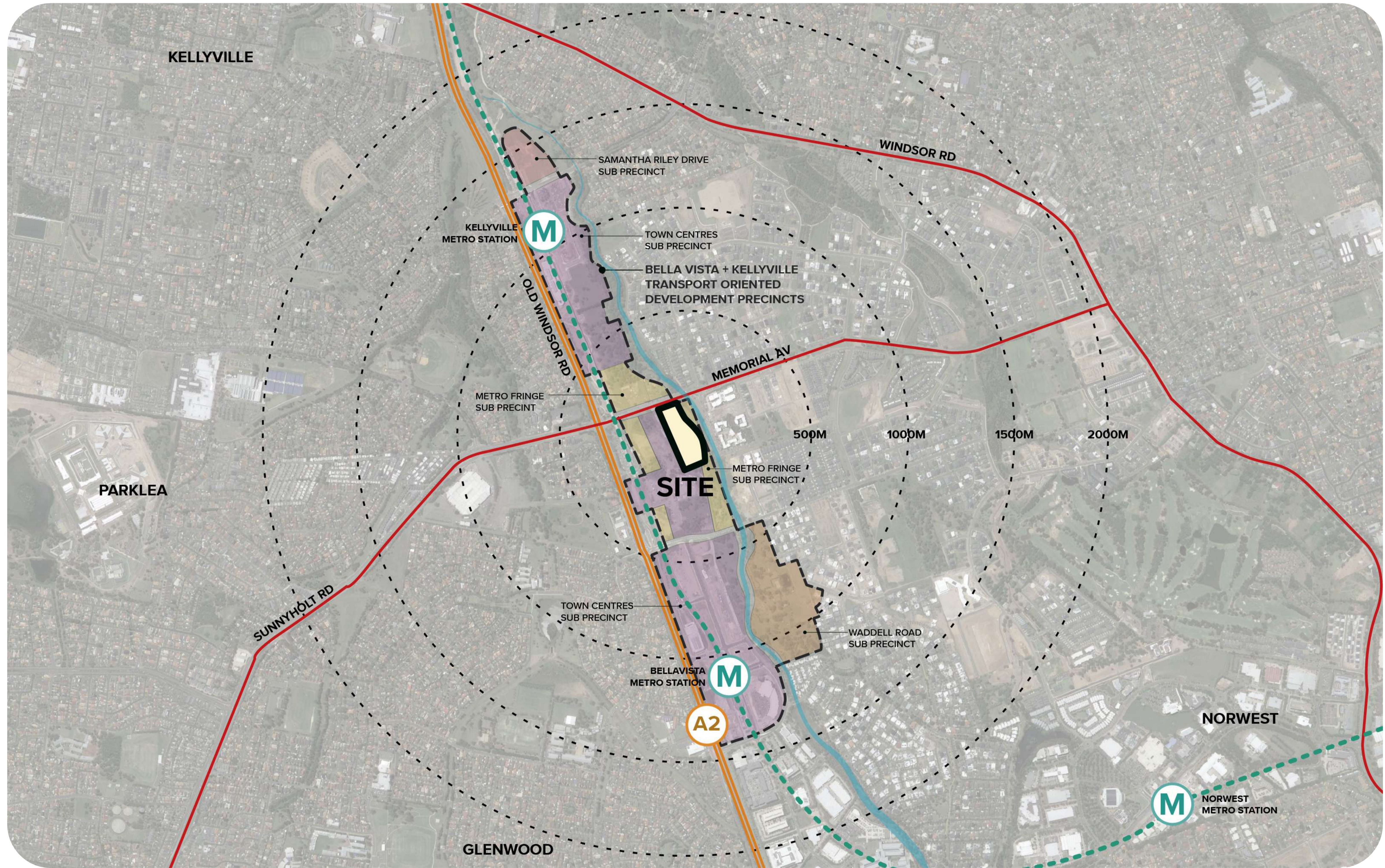
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 For Information

Project No.	21098	Drawn by	North
Dwg No.	01	Rev	A

Drawing Title
SEARs Application
Acknowledgement of Country

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1

Site Analysis Plan

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

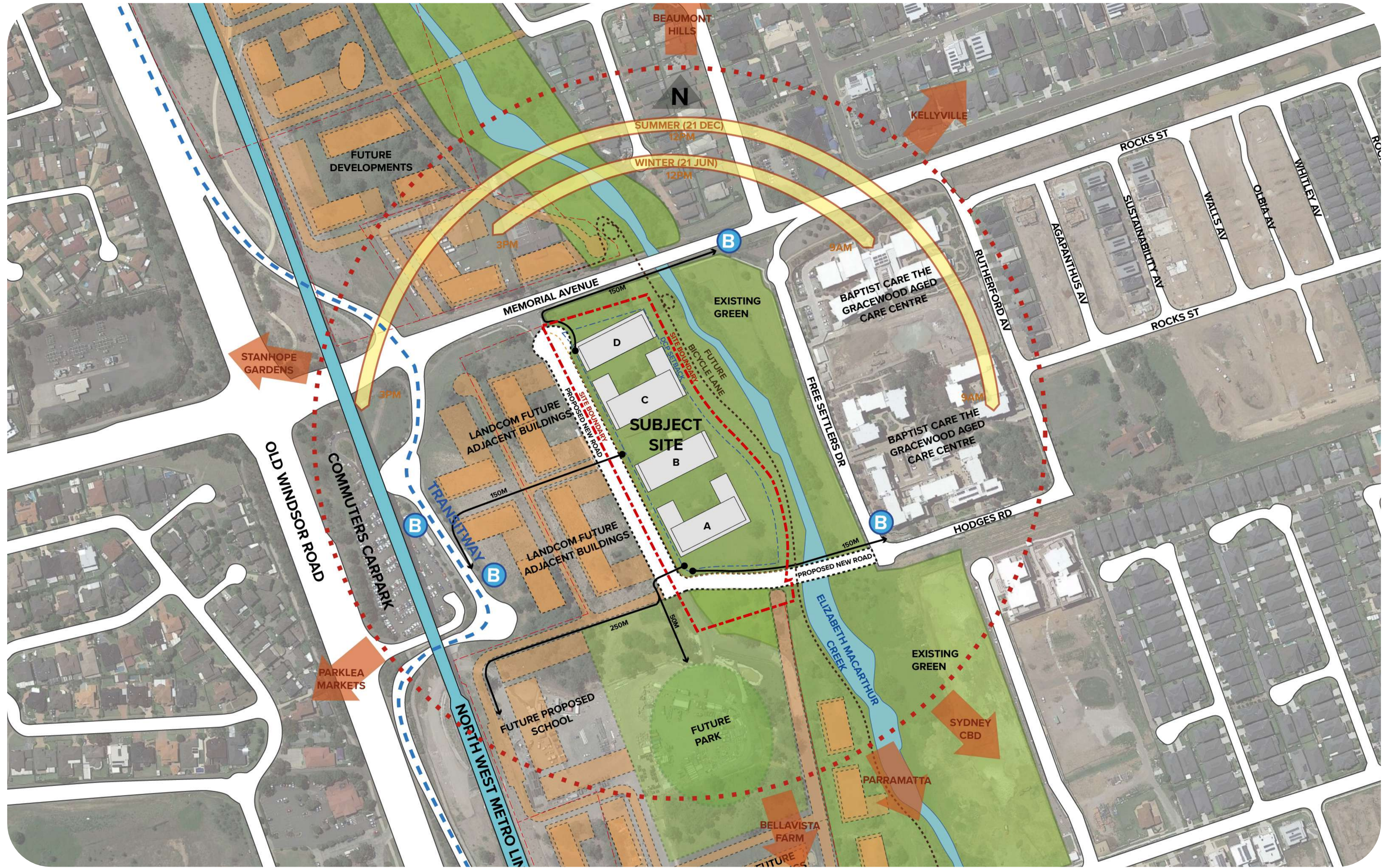
Drawing Title
SEARs Application
Context Plan

Scale	Project No.	Drawn by	North
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Sheet	Dwg No.	Rev	
For Information	02	A	

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)
 Nominated Architect Nicholas Turner (NSR, APR 98 304 394 811)

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Site Analysis Plan

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Landen Property
 Level 3, Suite 303 7-9 Irvine Place Bellavista
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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
 Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

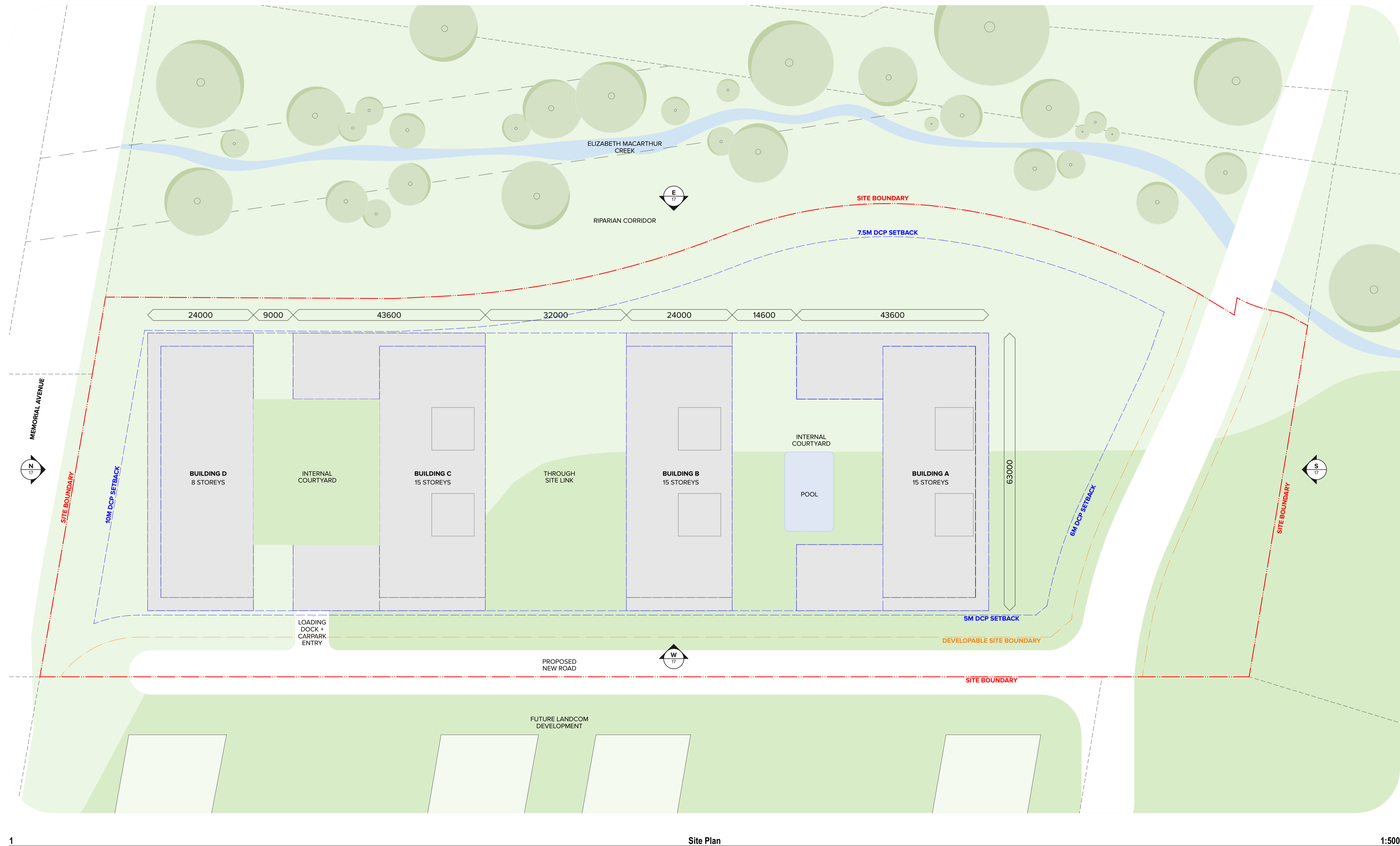
Drawing Title
 SEARs Application
 Site Analysis Plan

Scale	Project No.	Drawn by	North
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Sheet	Dwg No.	Rev	
For Information	03	A	

DLCC Quality Endorsed Company ISO 9001:2015, Registration Number 25476
 Nominated Architect Nicholas Turner 0025 4499 9000/904 994 911

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1

Site Plan

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Site Plan

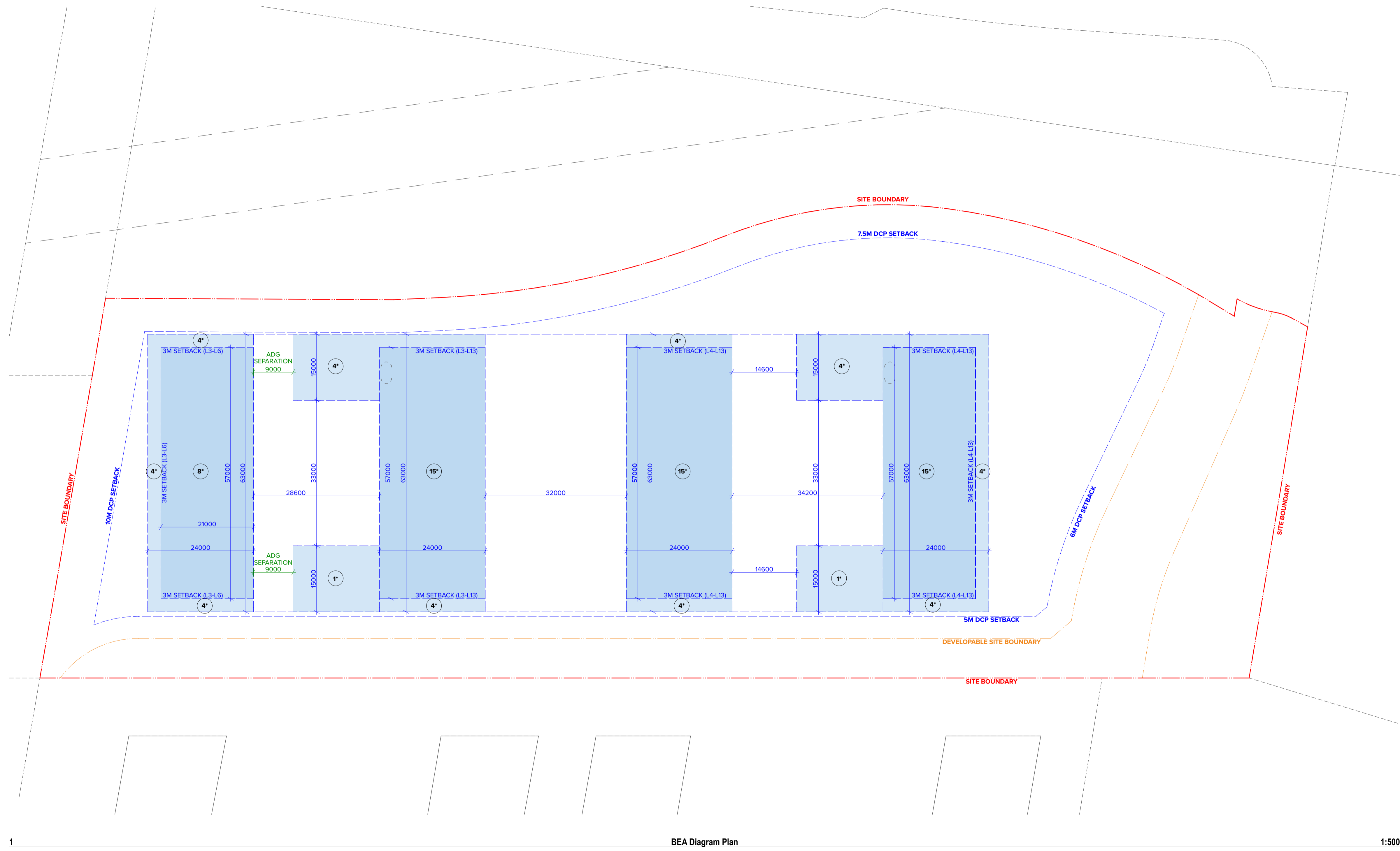
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Sheet	Dwg No.	Rev	
For Information	04	A	

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)
 Nominated Architect: Nicholas Turner (ABR, APR, BP, SQ, SA, ST)

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1

BEA Diagram Plan

1:500

BEA DIAGRAM

NOTE: * = NUMBER OF STOREYS

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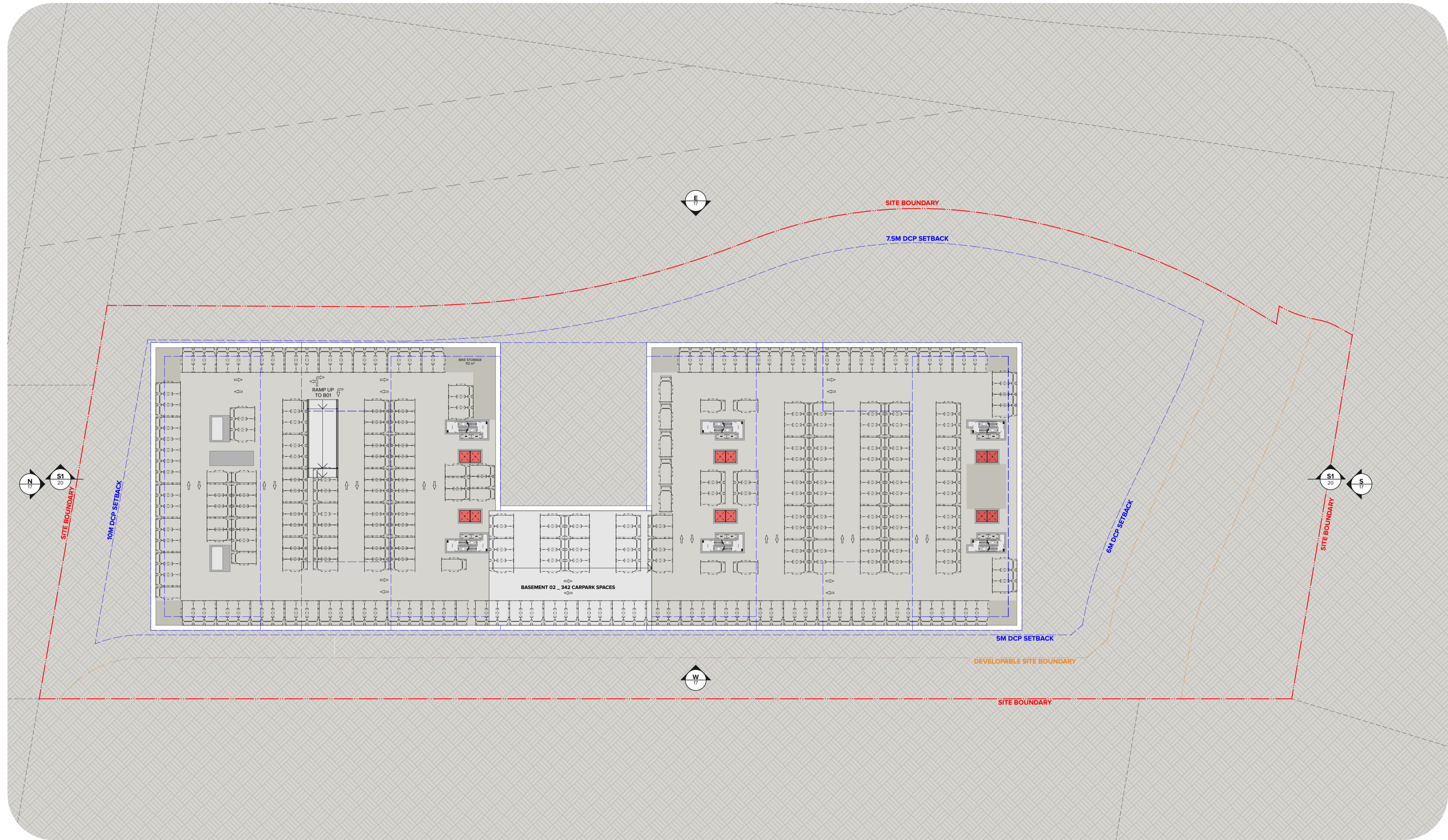
Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
BEA Diagram

Scale	Project No.	Drawn by	North
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Sheet	Dwg No.	Rev	
For Information	05	A	

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 Nominated Architect: Nicholas Turner, AECQ, APN 90-394-034-011

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1

Basement 02

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
 Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
 SEARs Application
 Basement Plan 02

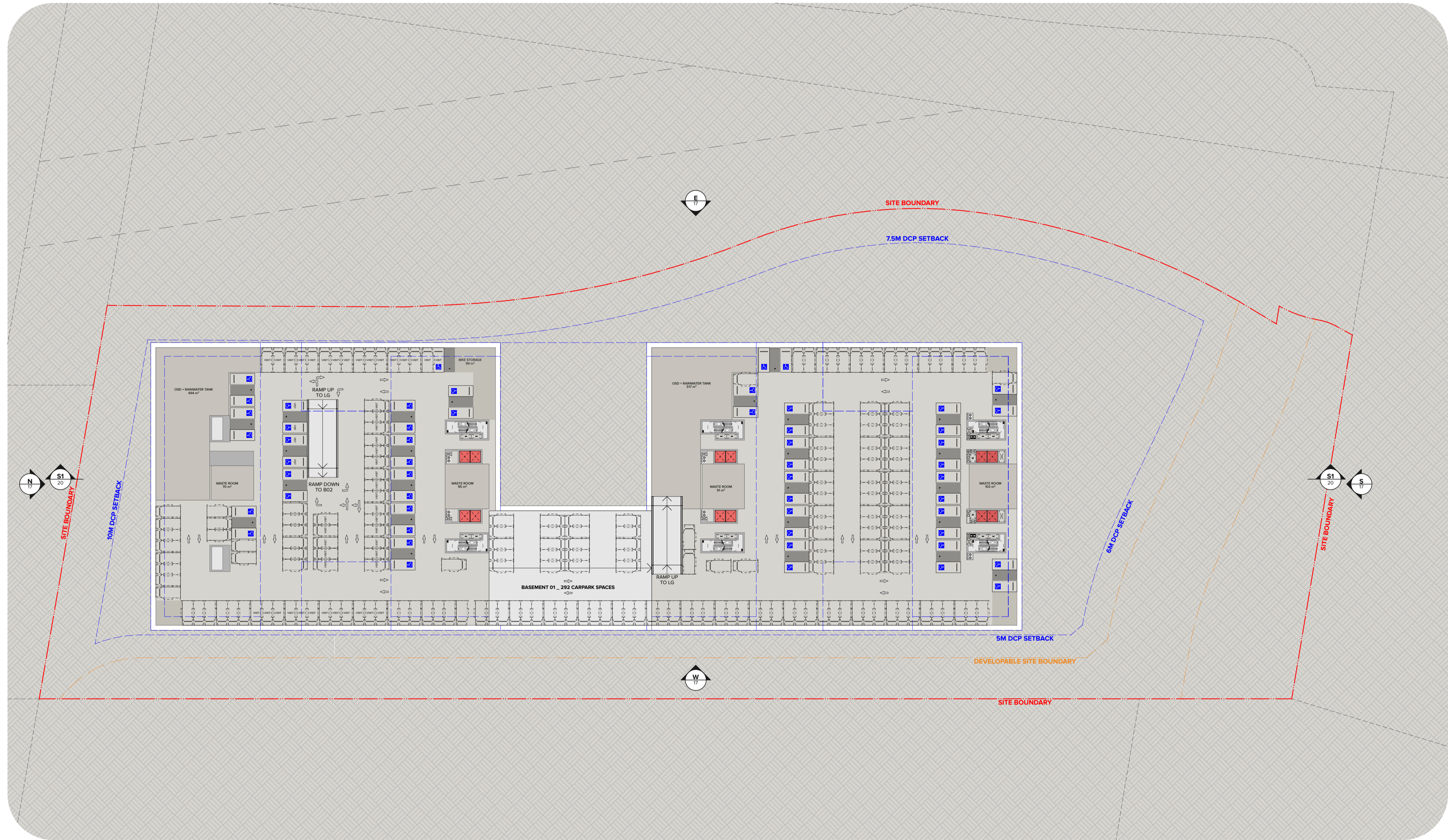
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For Information	06	A	

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1

Basement 01

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

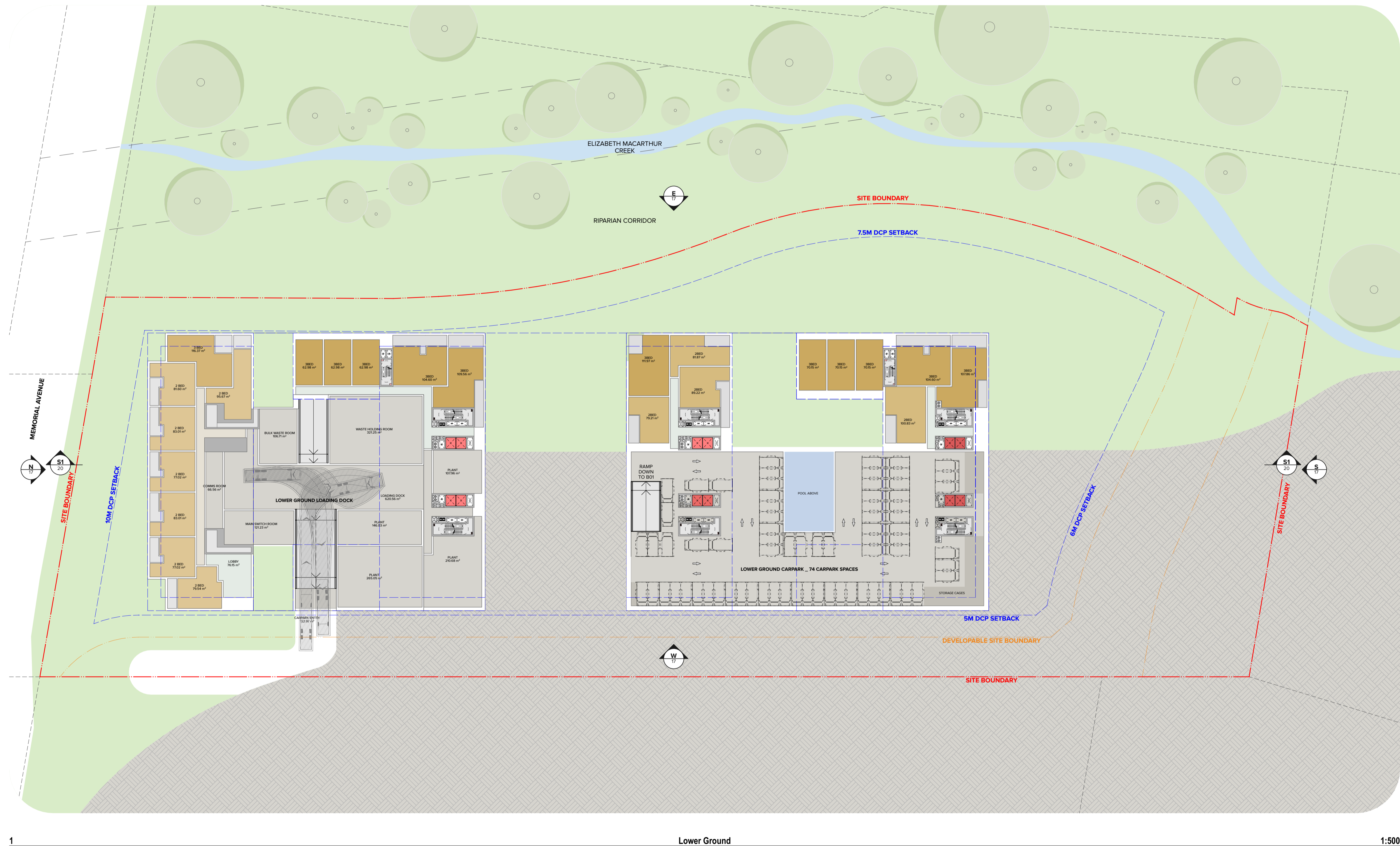
Drawing Title
SEARs Application
Basement Plan 01

Scale	Project No.	Drawn by	North
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Sheet	Dwg No.	Rev	
For Information	07	A	

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 Nominated Architect Nicholas Turner (NSW, APN 90 394 594 811)

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1

Lower Ground

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Scale	1:500 @A1, 50% @A3	Project No.	21098	Drawn by	TM	North
Client	For Information	Dwg No.	08	Rev	A	

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)
 Notified Architect Nicholas Turner (AEC, APN 90 394 394 911)

SEARs Application
Lower Ground Level Plan

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1

Ground Level

1:500

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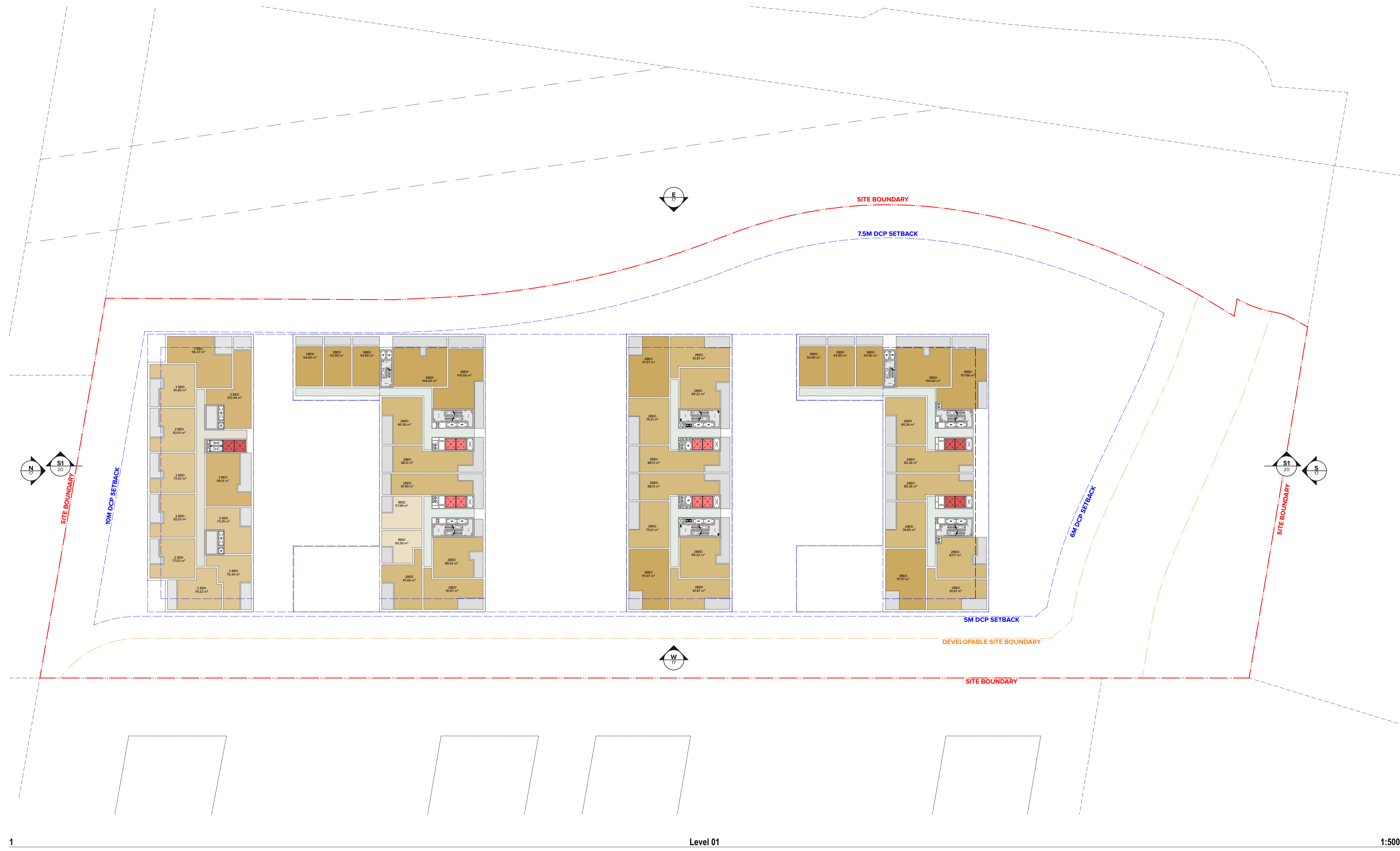
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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Ground Level Plan

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	21098	TM	North
Sheet	Dwg No.	Rev	
For Information	09	A	



1

Level 01

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

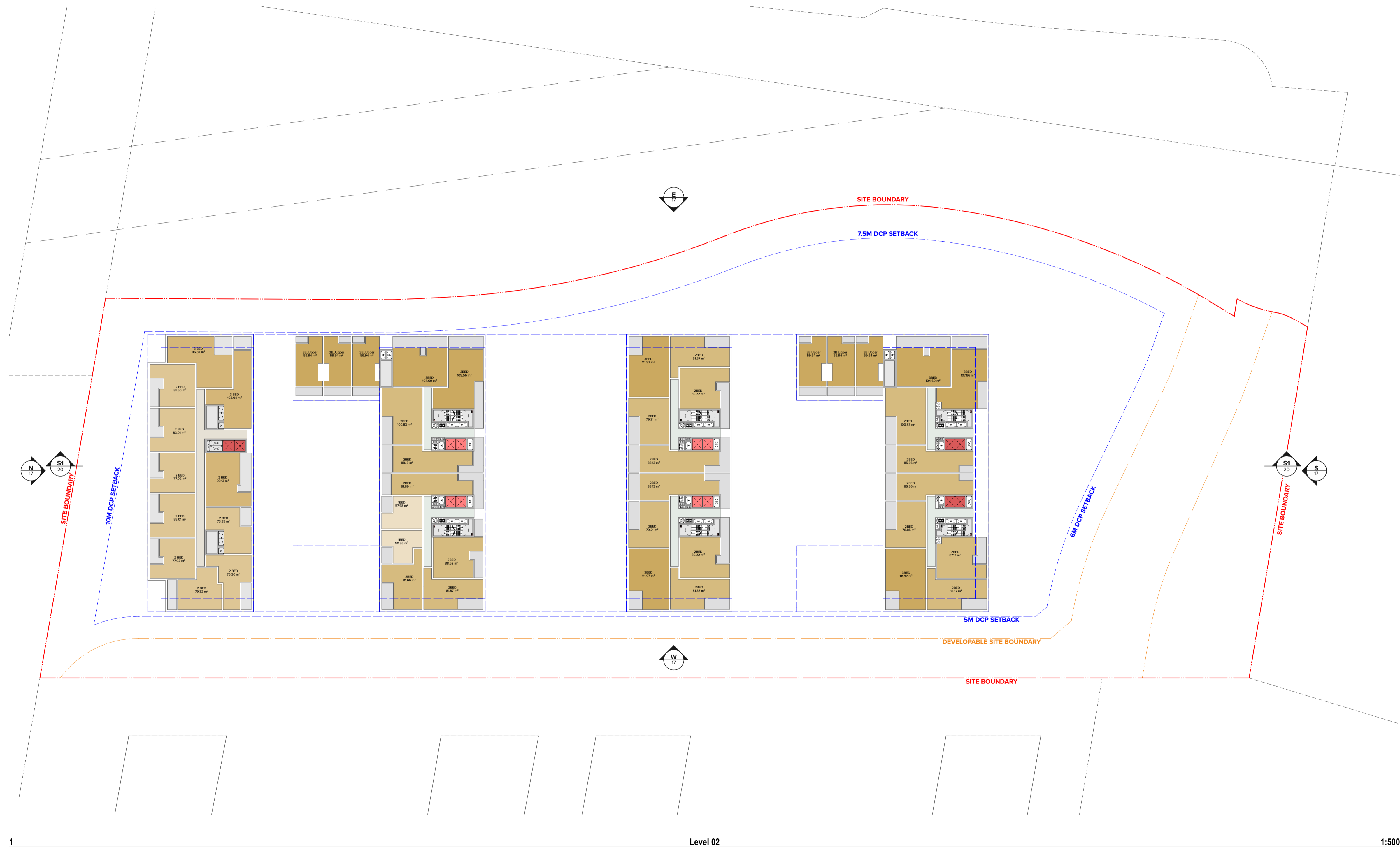
Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Scale: 1:500 @A1, 50% @A3
 Status: For Information
 Project No.: 21098
 Drawing No.: 10
 Rev: A
 Drawn by: TM
 North

DLCC Quality Endorsement Company (ISO 9001:2015, Registration Number 25476)
 Nominated Architect Nicholas Turner (NSR, APR 98 304 334 811)

SEARs Application
 Level 1 Plan

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1

Level 02

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Level 2 Plan

Scale
 1:500 @A1, 50% @A3

Project No. 21098

Drawn by TM

Checked by A

Dwg No. 11

Rev A

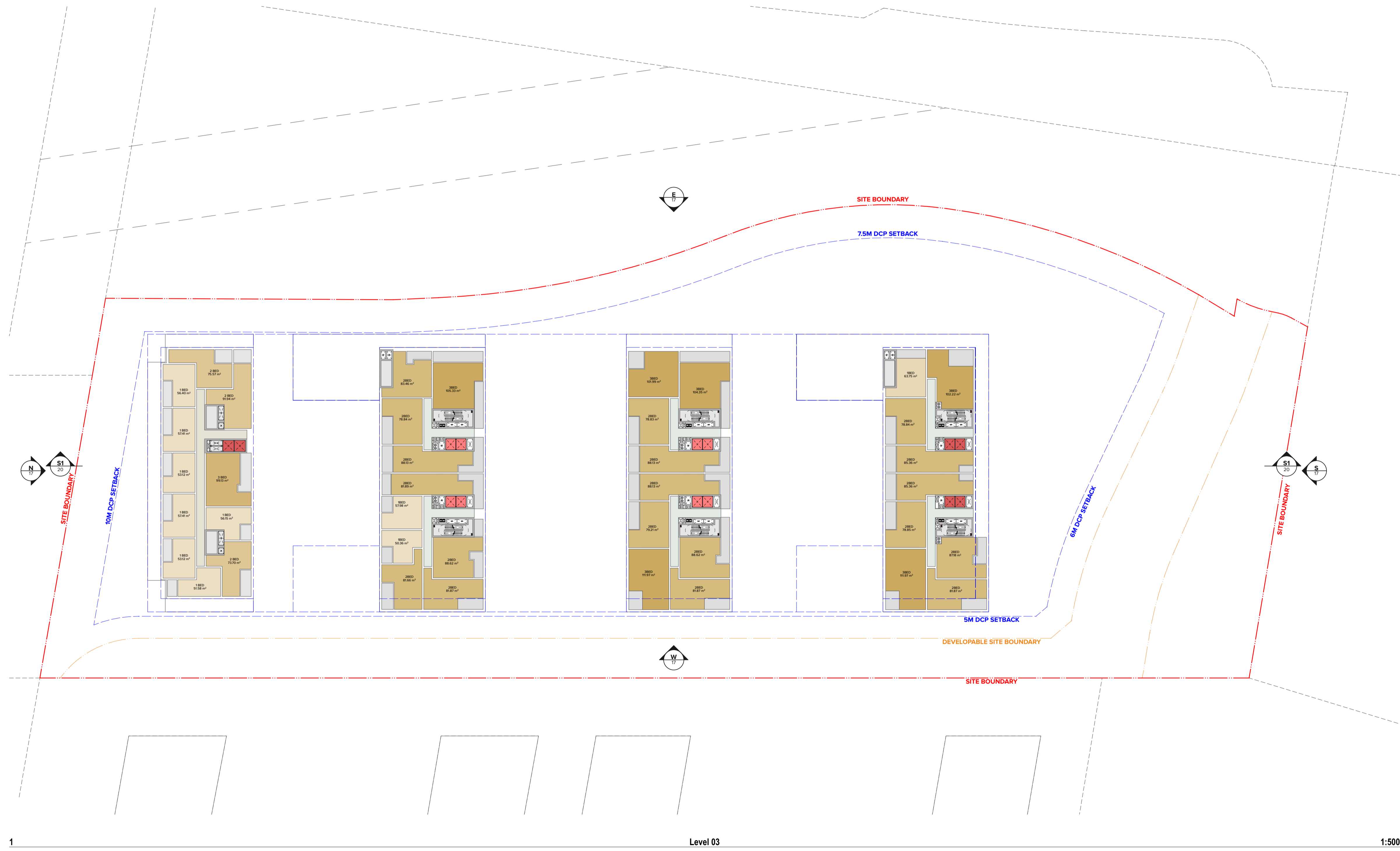
For Information

DLCC Quality Endorsement Company (ISO 9001:2015, Registration Number 25476)
 Notwithstanding to whomsoever, Turner, 4002, APR 30 2004 04 011

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Level 03

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Level 3 Plan

Scale
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Project No. 21098

Drawn by TM

Checked by A

Dwg No. 12

Rev A

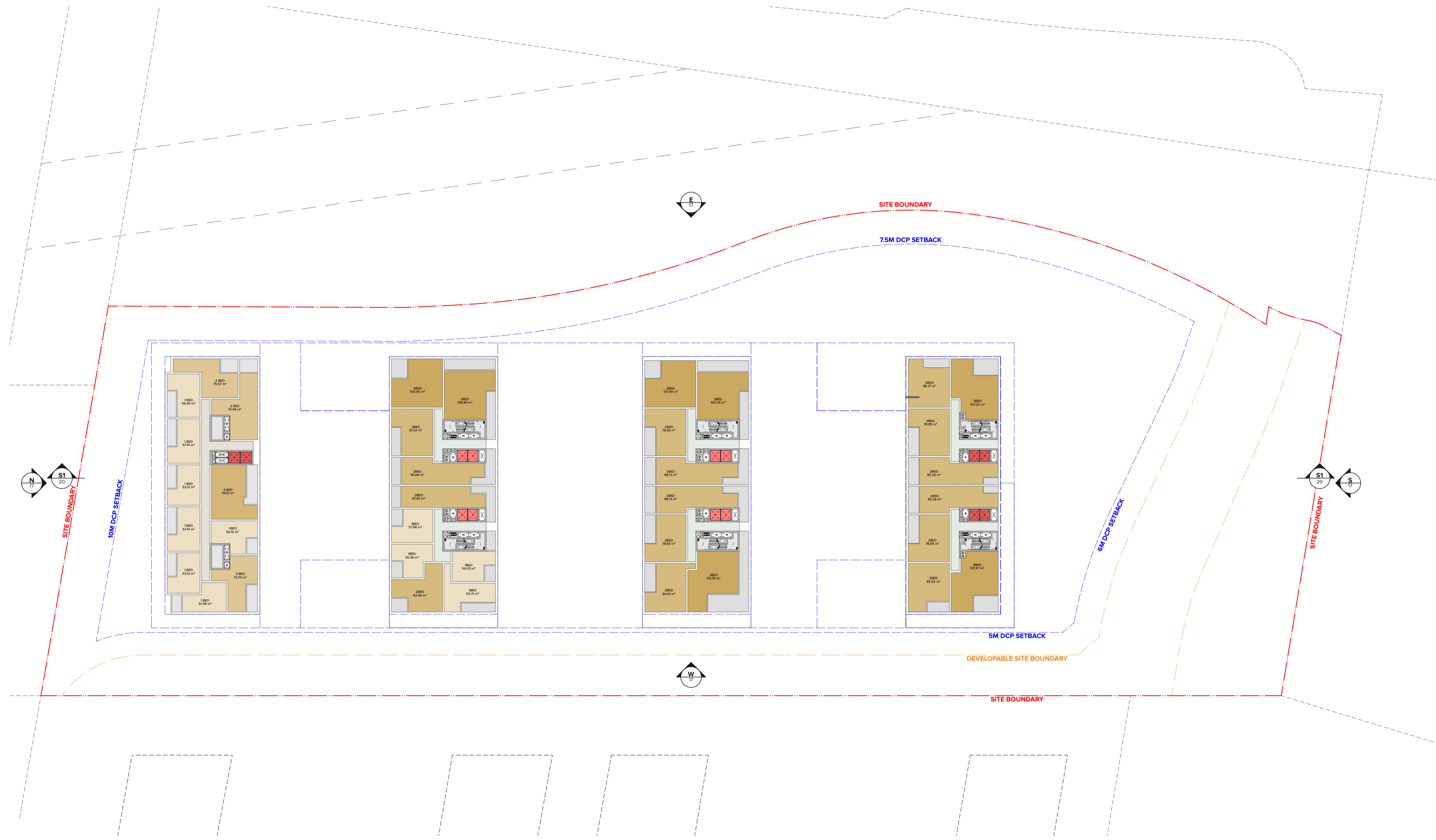
For Information

DLCC Quality Endorsement Company (ISO 9001:2015, Registration Number 25476)
 Nominated Architect Nicholas Turner (AEC, APR 90-94/94-97)

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1 Level 3-6 (Building D) - Level 4-10 (Building C) - Level 4-13 (Building A & B) 1:500

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Rev	Date	Approved by	Revision Notes
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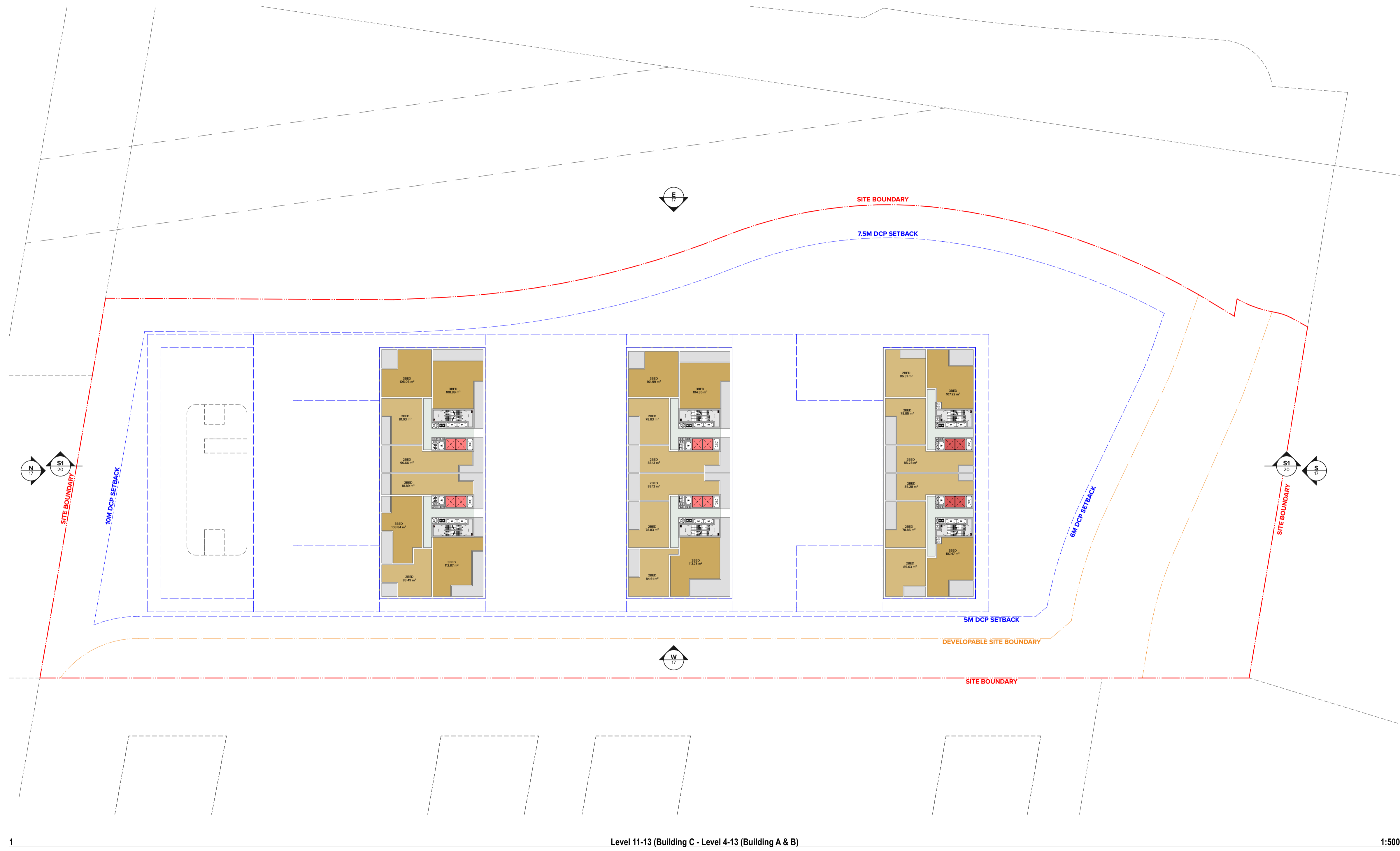
Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Scale: 1:500 @A1, 50% @A3
 Status: For Information
 Project No.: 21098
 Drawing No.: 13
 Drawn by: TM
 Rev: A

SEARs Application
 Typical Mid Tower Plan (L4-L6)

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Level 11-13 (Building C) - Level 4-13 (Building A & B)

1:500

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Typical Upper Tower Plan (L7-L13)

Scale
 1:500 @A1, 50% @A3

Project No. 21098

Drawn by TM

Checked by A

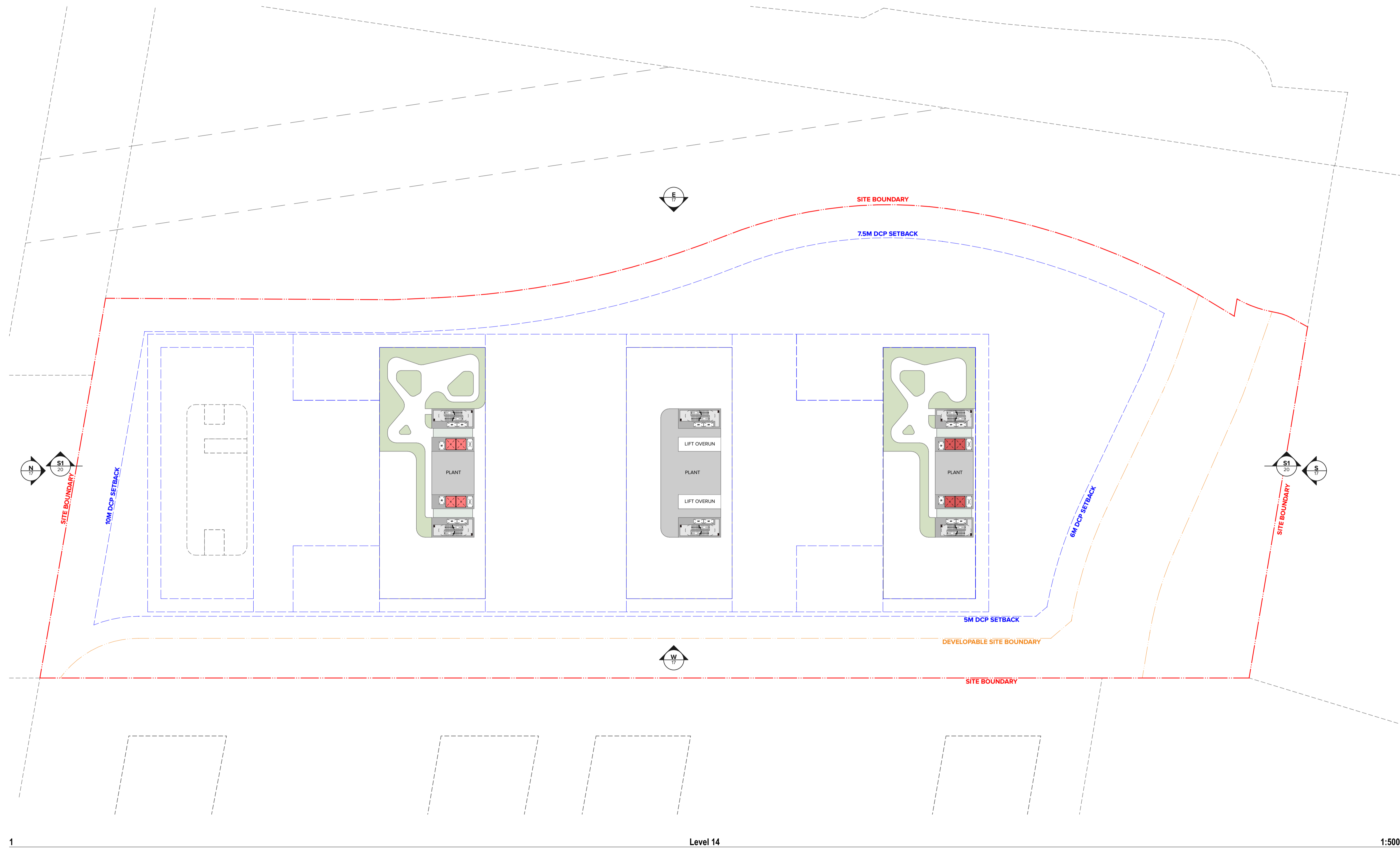
Dwg No. 14

Rev A

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1

Level 14

1:500

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Project Title
Memorial Avenue
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Drawing Title
SEARs Application
Rooftop Plan

Scale
 1:500 @A1, 50% @A3

Project No. 21098

Drawn by TM

Checked by A

Dwg No. 15

Rev A

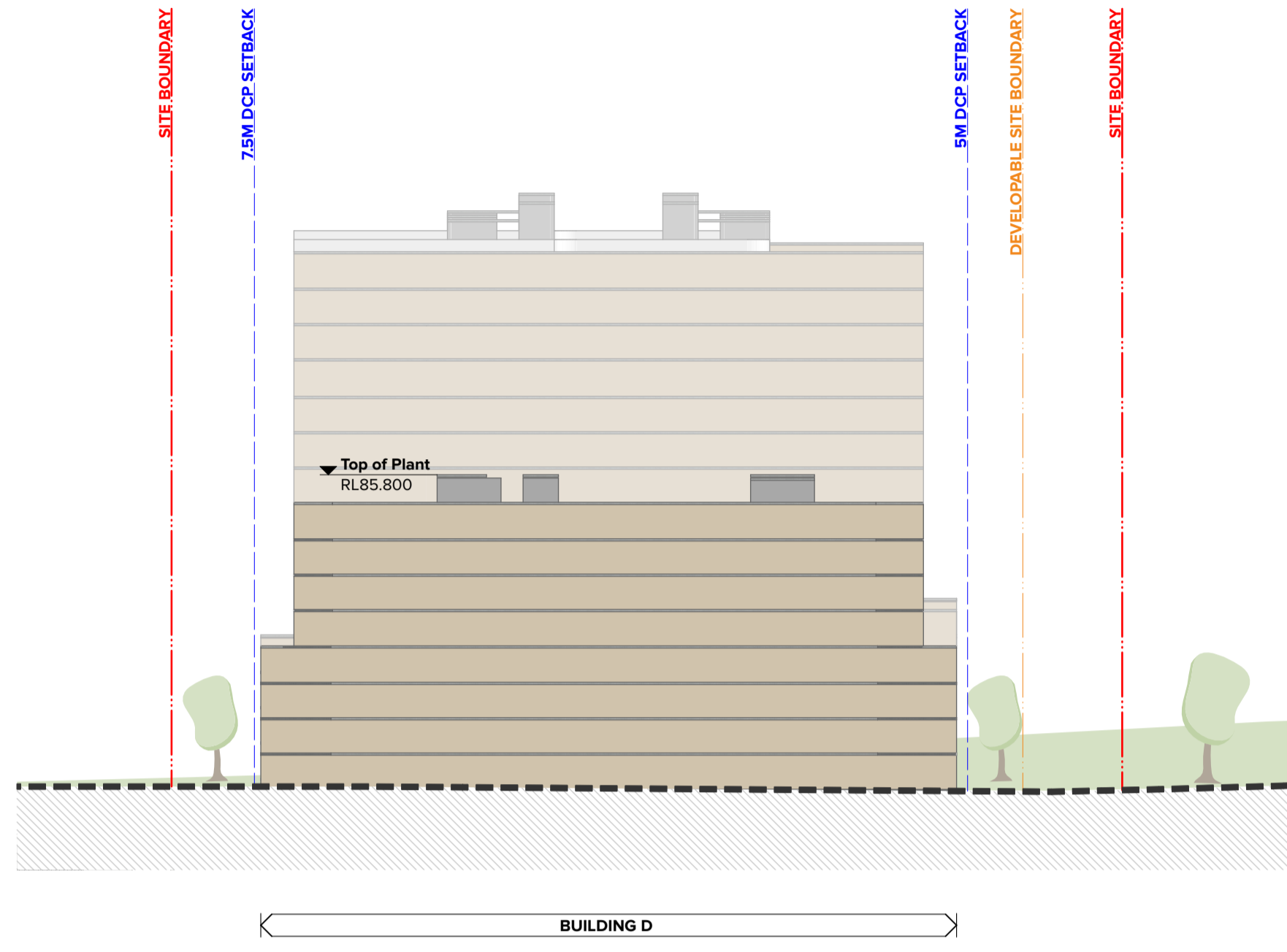
For Information

DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)
 Nominated Architect: Nicholas Turner (AEC, APR 98-99-04-01)

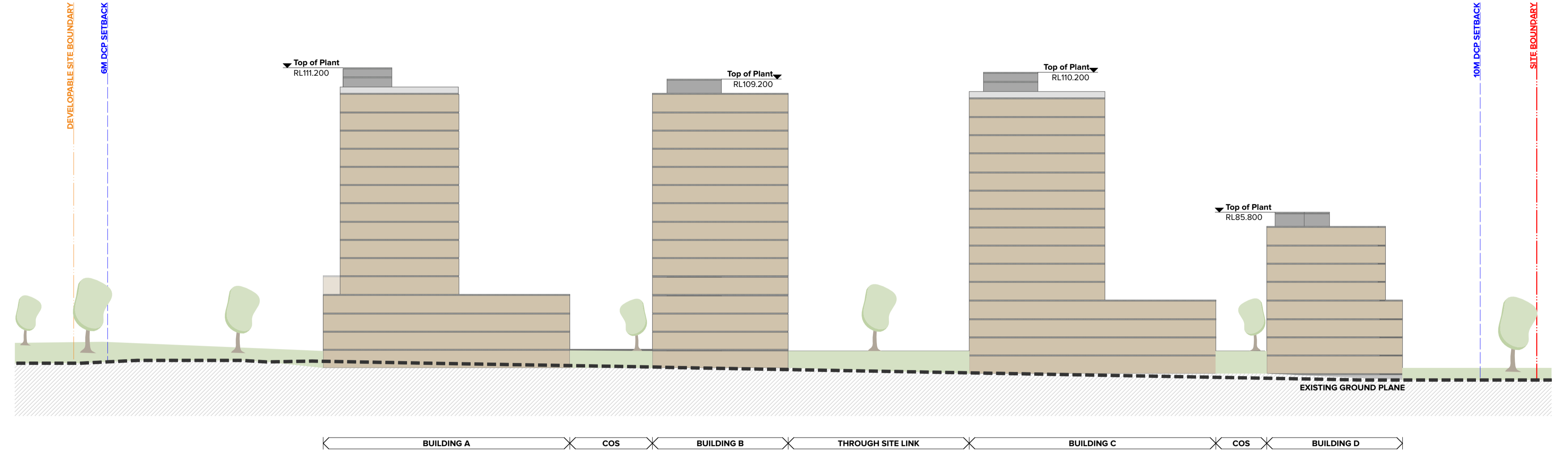
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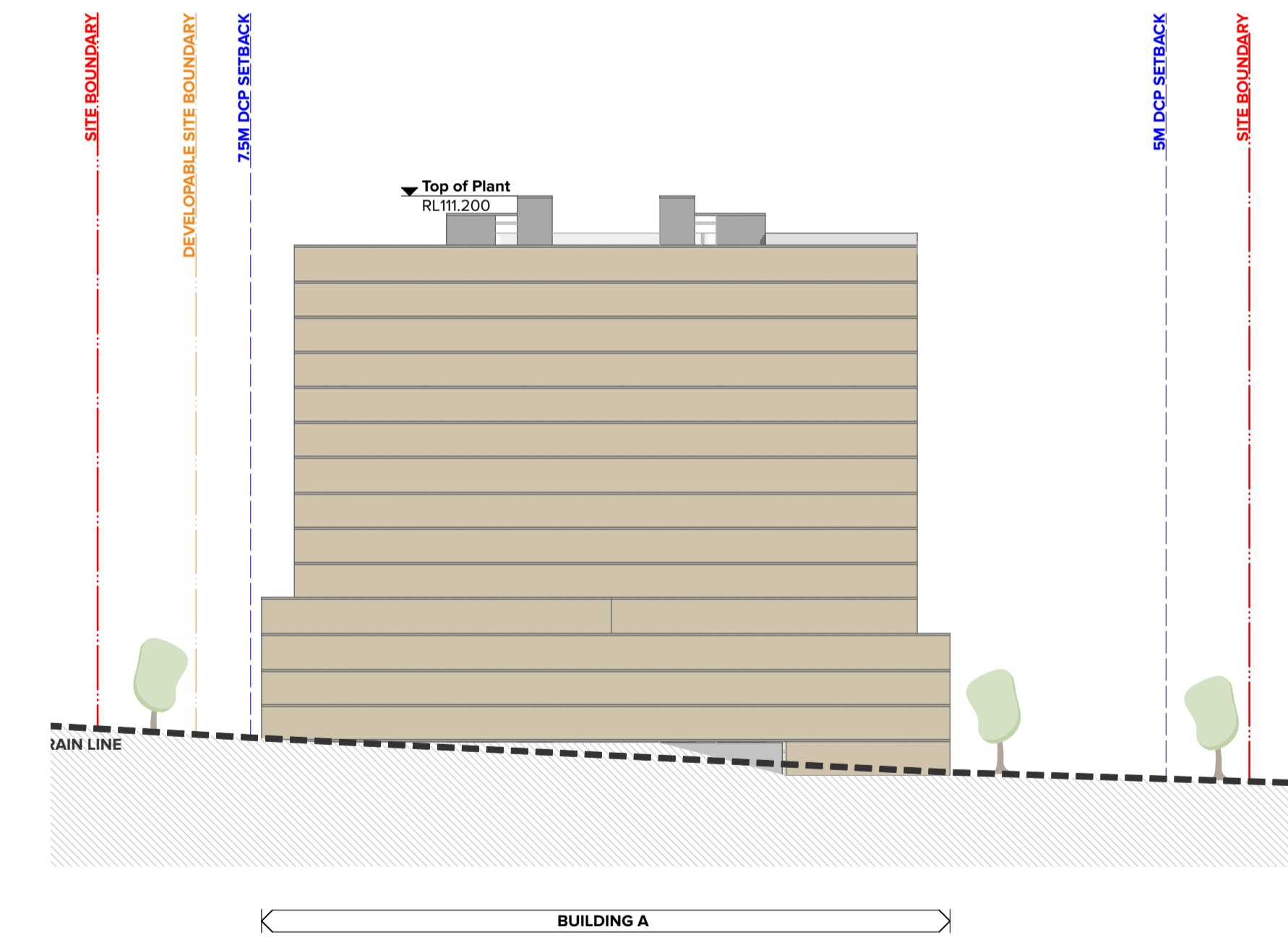
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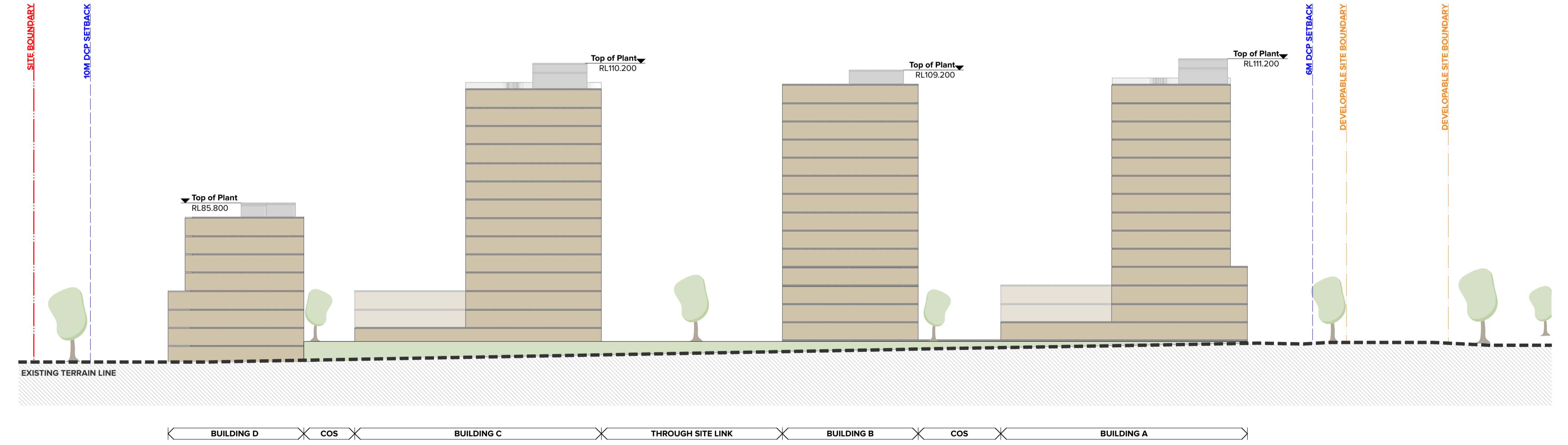
1 North Elevation 1:500



2 East Elevation 1:500



3 South Elevation 1:500



4 West Elevation 1:500

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Landen Property
 Level 3, Suite 303 7-9 Irvine Place Bellavista
 NSW 21053 Australia

Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

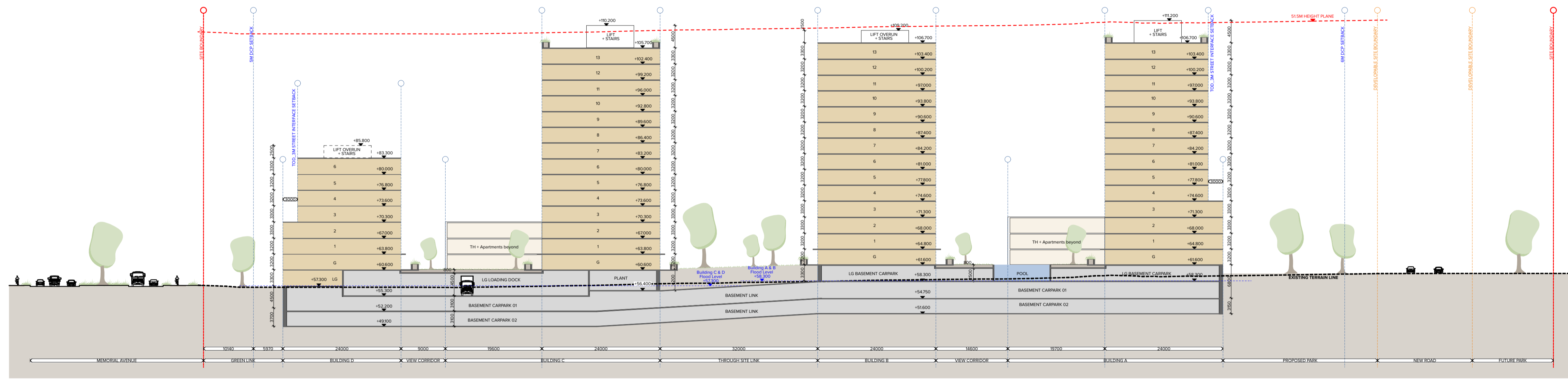
Drawing Title
SEARs Application
 Elevation_North, South, East & West

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	21098	TM	
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	17	A	

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1

Cross Site Section

1:500

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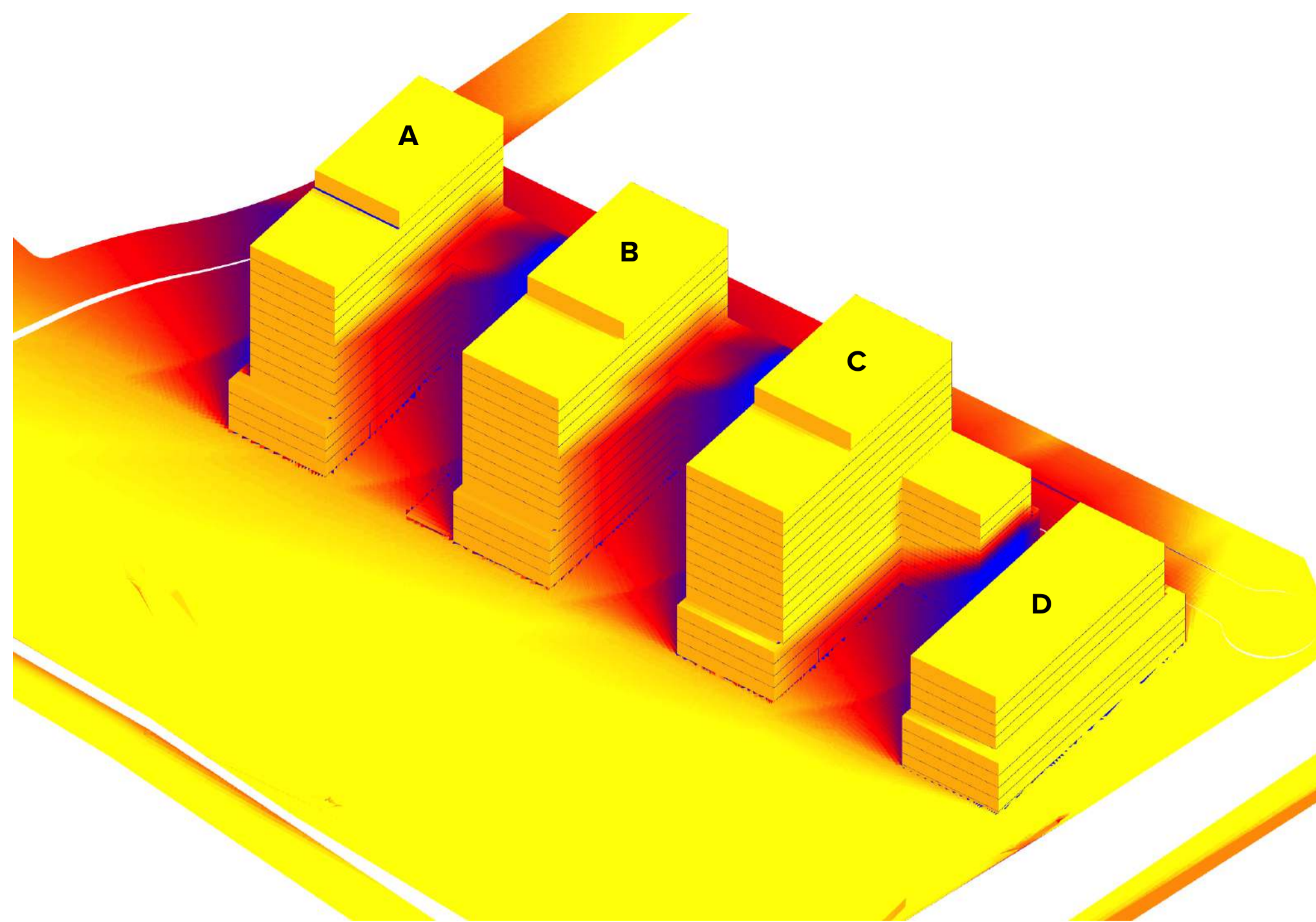
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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
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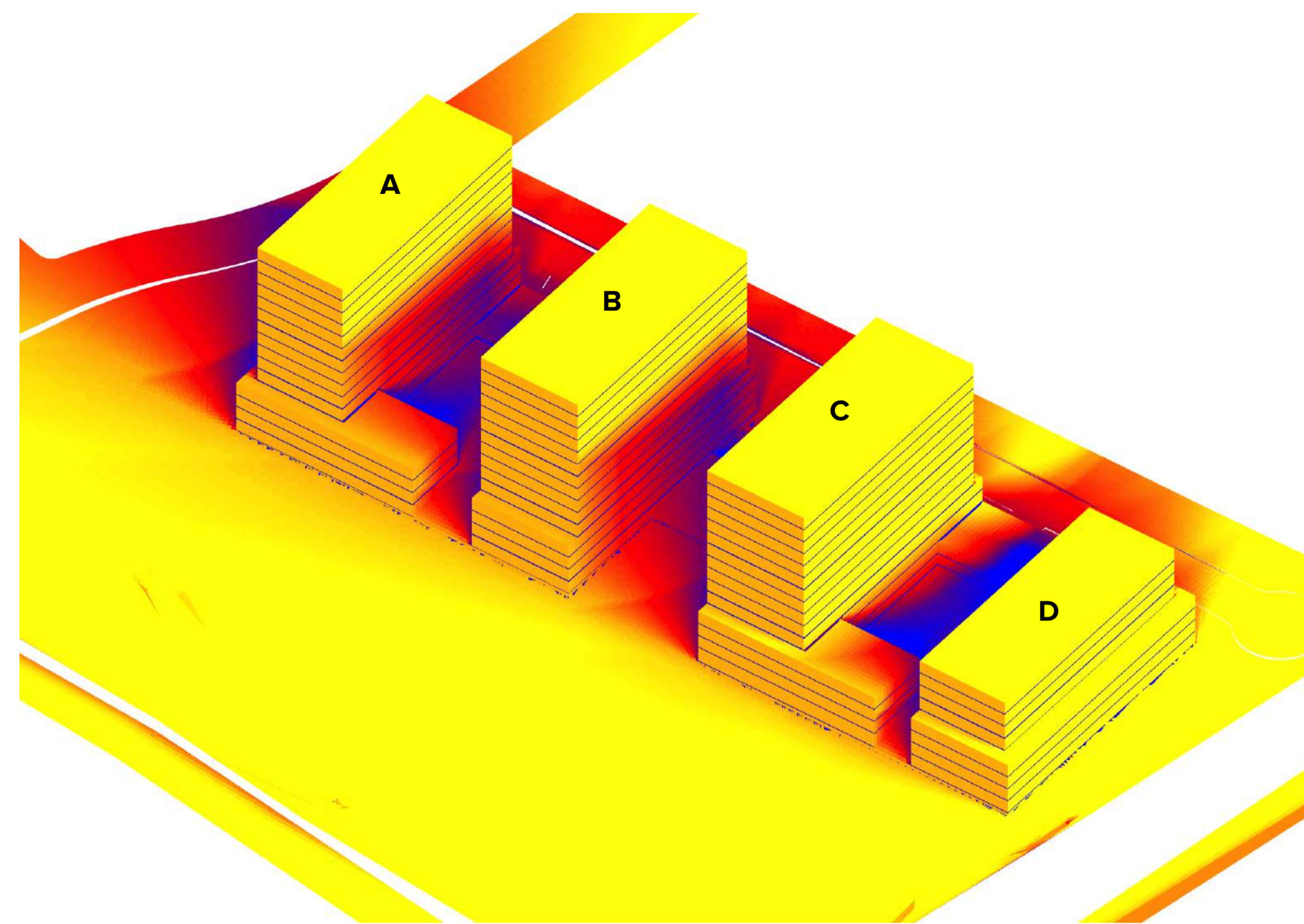
Drawing Title
SEARs Application
Section 1_North-South

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	21098	TM	
Status	Dwg No.	Rev	
For Information	18	A	



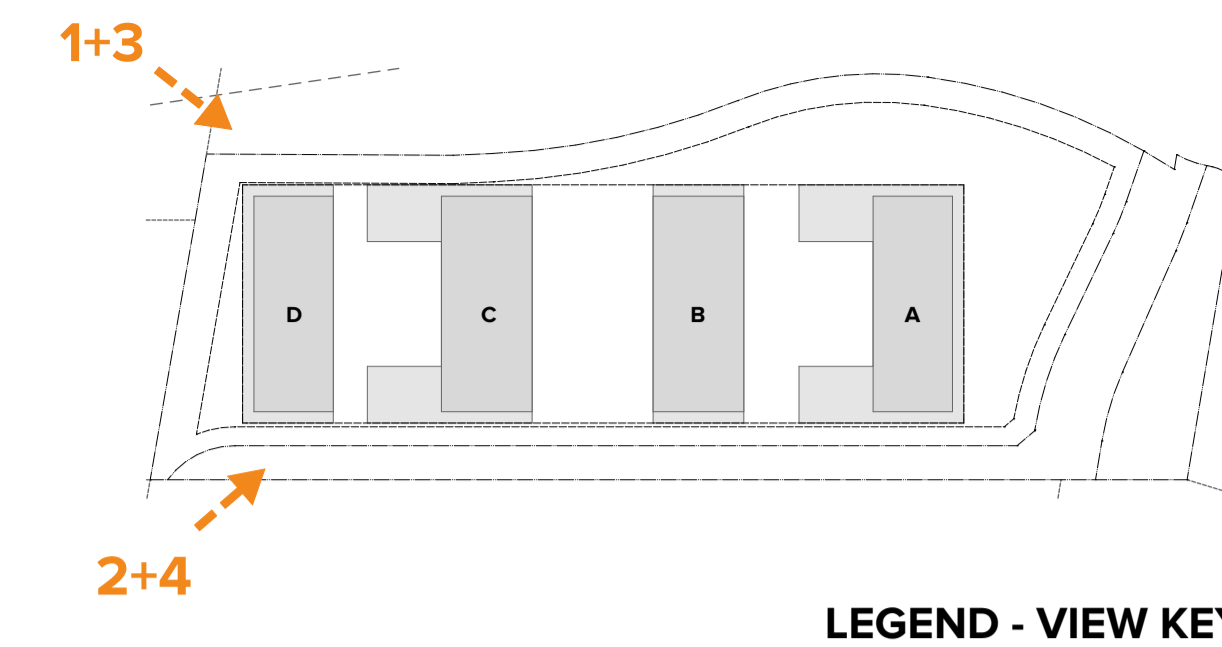
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NE View - TOD Massing

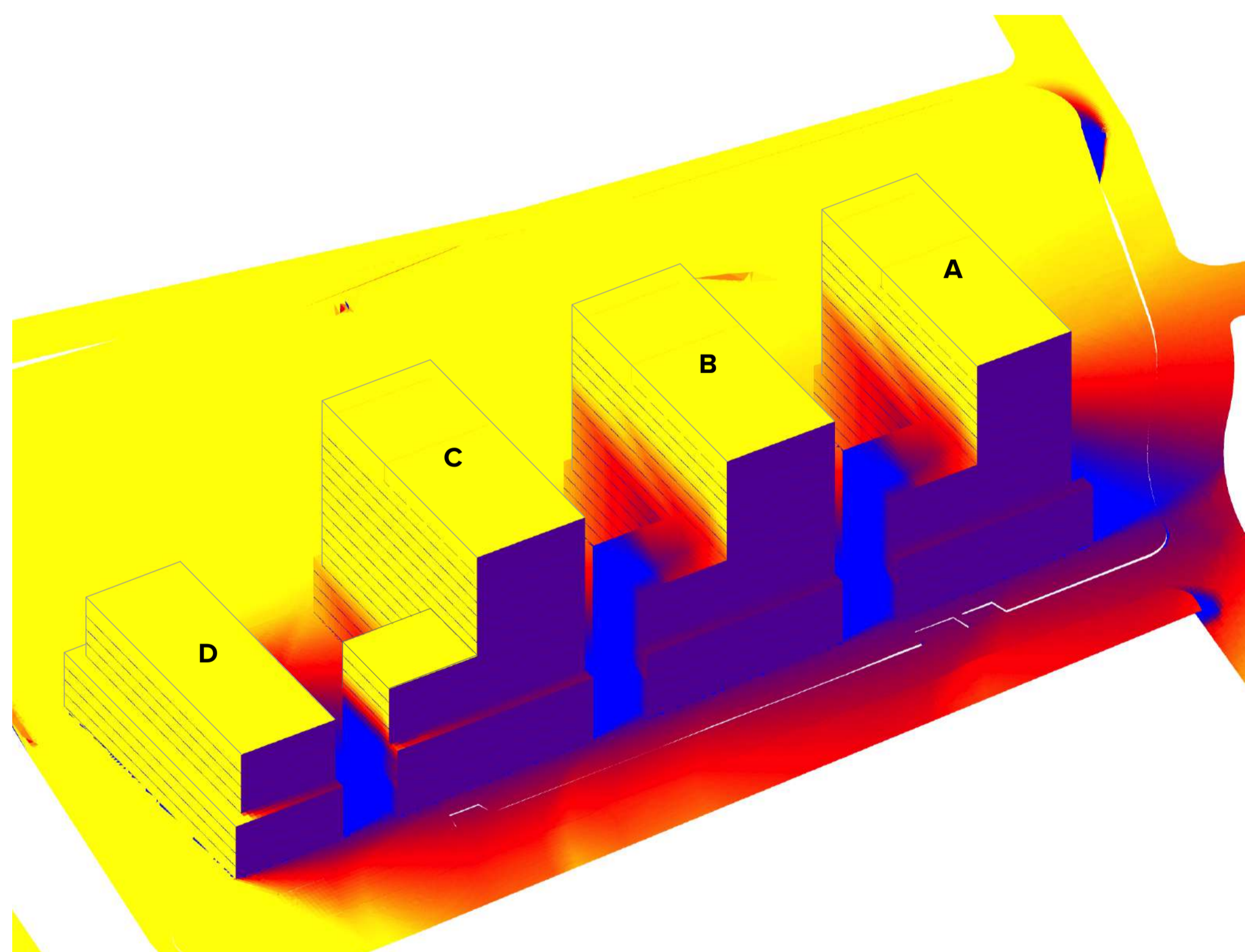


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NE View - Proposed Massing

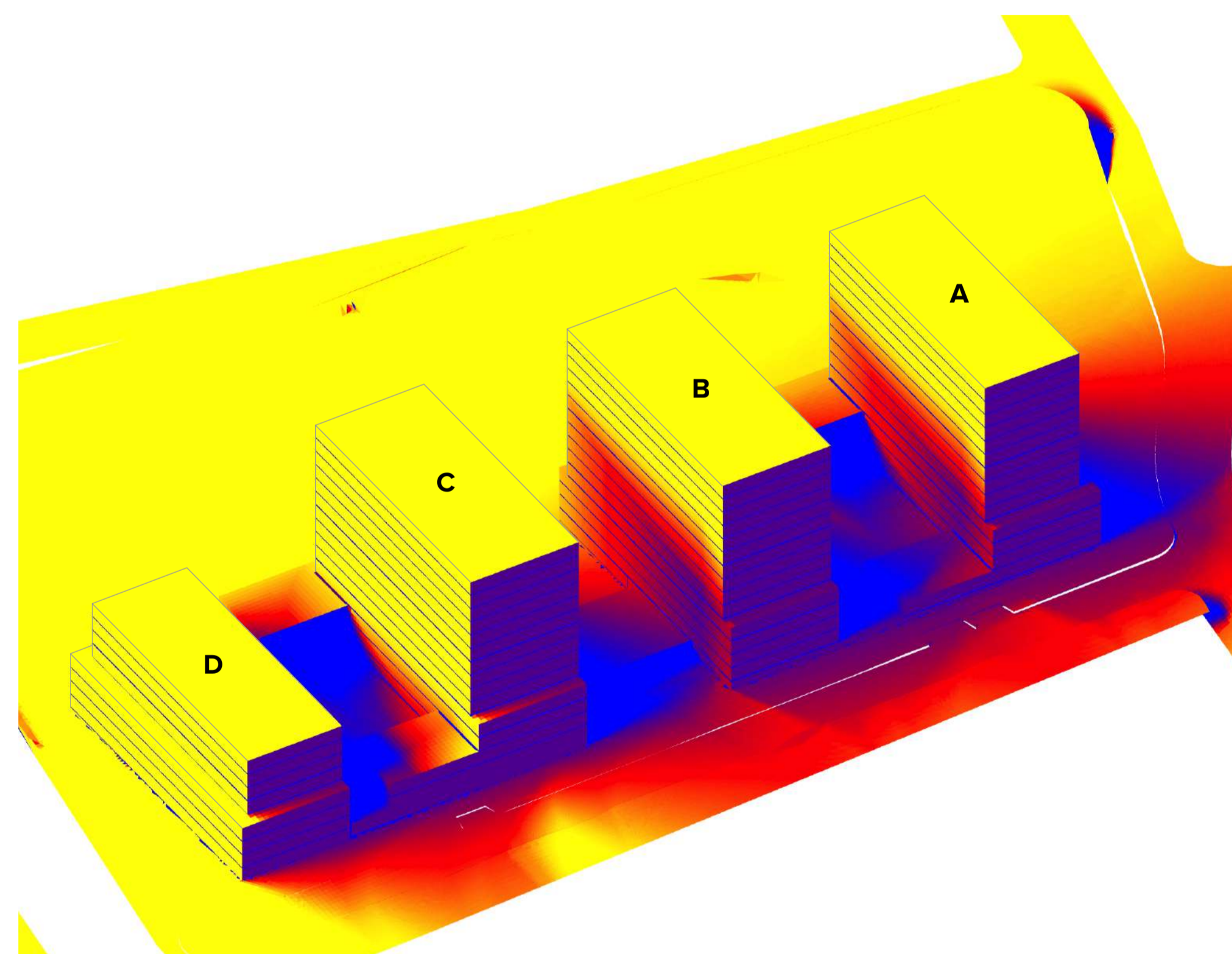
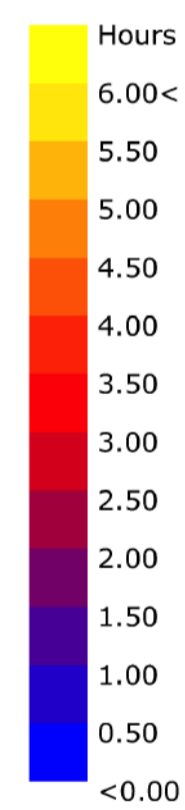


LEGEND - VIEW KEY



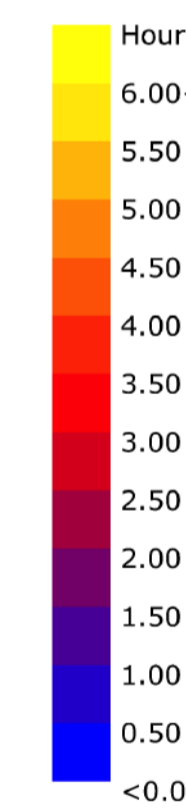
2

NW View - TOD Massing



4

NW View - Proposed Massing



Solar Analysis - TOD Building Envelope Massing

Percentage of facade area that achieves 2 or more hours of solar access between 9am and 3pm on 21st June:
= **40.4%**

Solar Analysis - Proposed Massing

Percentage of facade area that achieves 2 or more hours of solar access between 9am and 3pm on 21st June:
= **45.9%**

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Landen Property
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Rev A Date 09/02/2025 Approved by JMC Revision Notes SEARs Package

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia
Drawing Title
SEARs Application
Sun Analysis Diagrams

Scale 1:2.86, 1:2000 @A1, 50% @A3
Project No. **21098**
Drawing No. **19**
Rev **A**

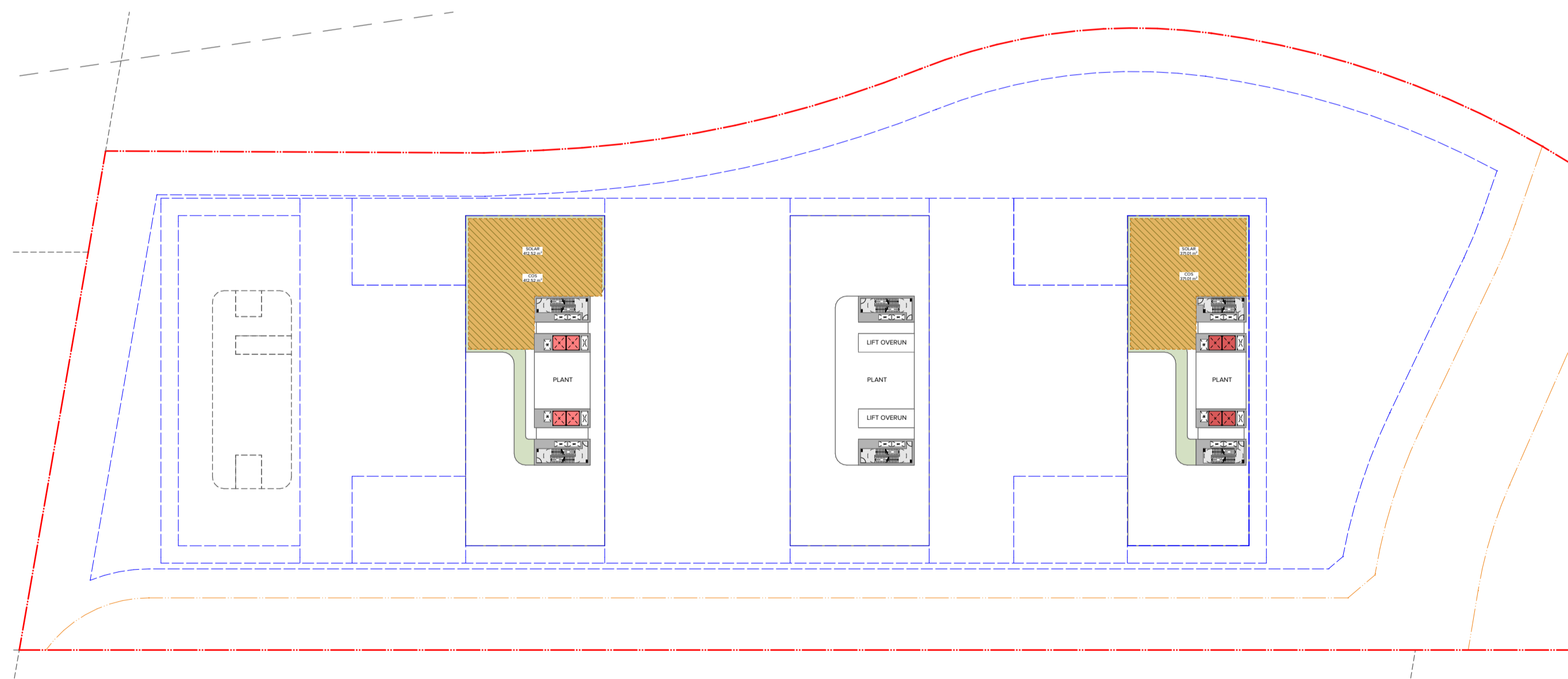
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DLCC Quality Endorsed Company (ISO 9001:2015, Registration Number 25476)
Notified Architect Nicholas Turner (NSW, APR 98 364 584 811)



1 Ground Level 1:750



1 Level 14 1:750

Communal Open Space (COS)

Developable Site Area:
20,511m²

Communal Open Space Requirement

ADG Requirement Minimum 25% of Developable Site Area
= 5,127.7m²

Total Communal Open Space Provided: 6,046m²
= 29.49% of Developable Site Area

Total Communal Open Space 2hrs Solar Access Provided: 3,275m²
= 54.14% of Communal Open Space

Legend

 Communal Open Space

 Communal Open Space 2hr Solar Access

FOR CLIENT CONFIRMATION 05/02/2025

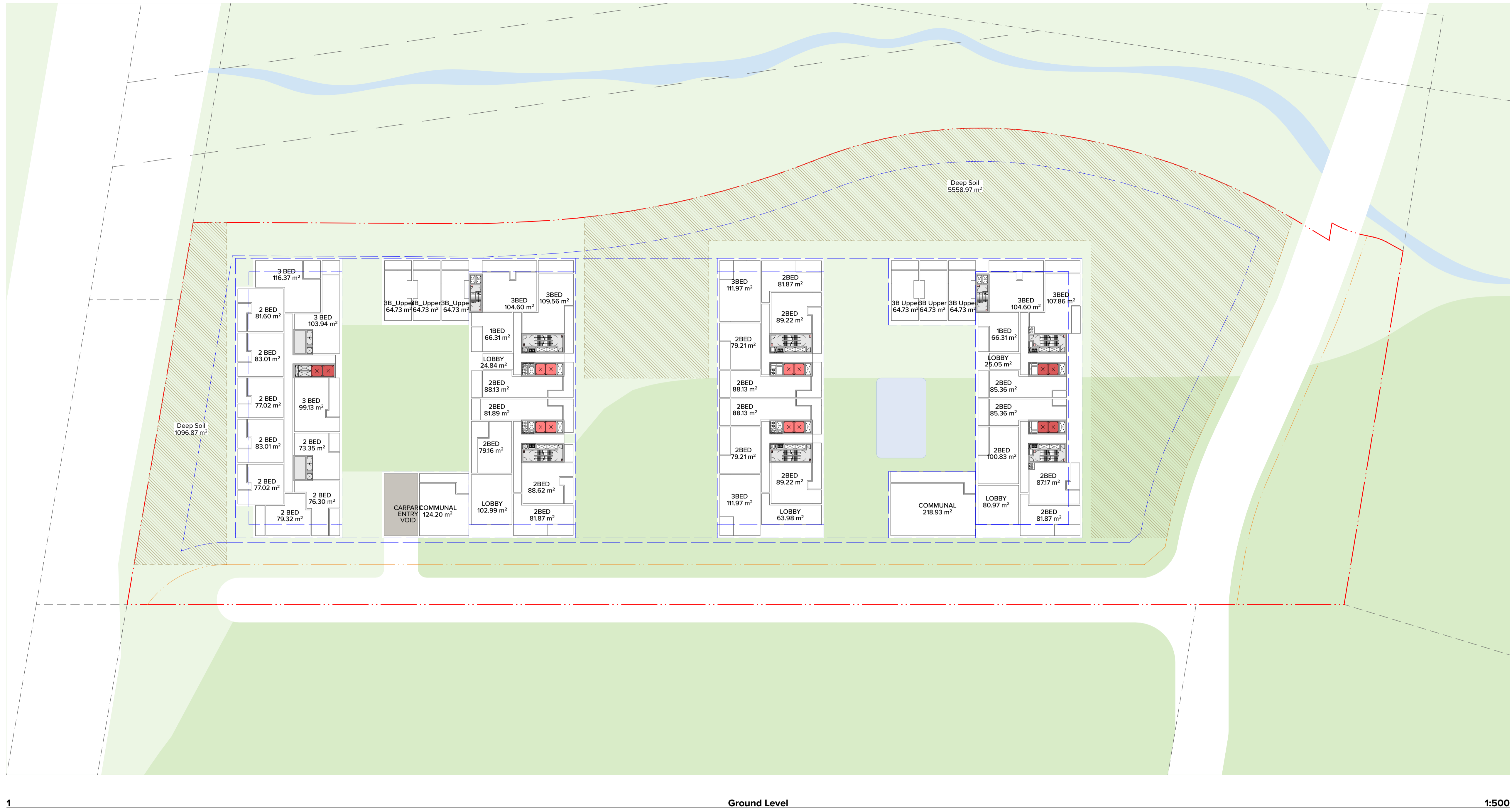
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A	05/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Scale	Project No.	Drawn by	North
1:750, 1:0.68 @A1, 50% @A3	21098	TM	↗
Status	Dwg No.	Rev	
For Information	20	A	



Legend

Deep Soil

Deep Soil

Developable Site Area:
20,511m²

Deep Soil Requirement

ADG Requirement:
Minimum 7% of developable site area = 1,435.8m²

Total Deep Soil Provided: 6,655.84m²
= 32.45% of developable site area

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Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Scale
1:500 @A1, 50%@A3

Project No.
21098

Drawn by
TM

Dwg No.
21

Rev
A

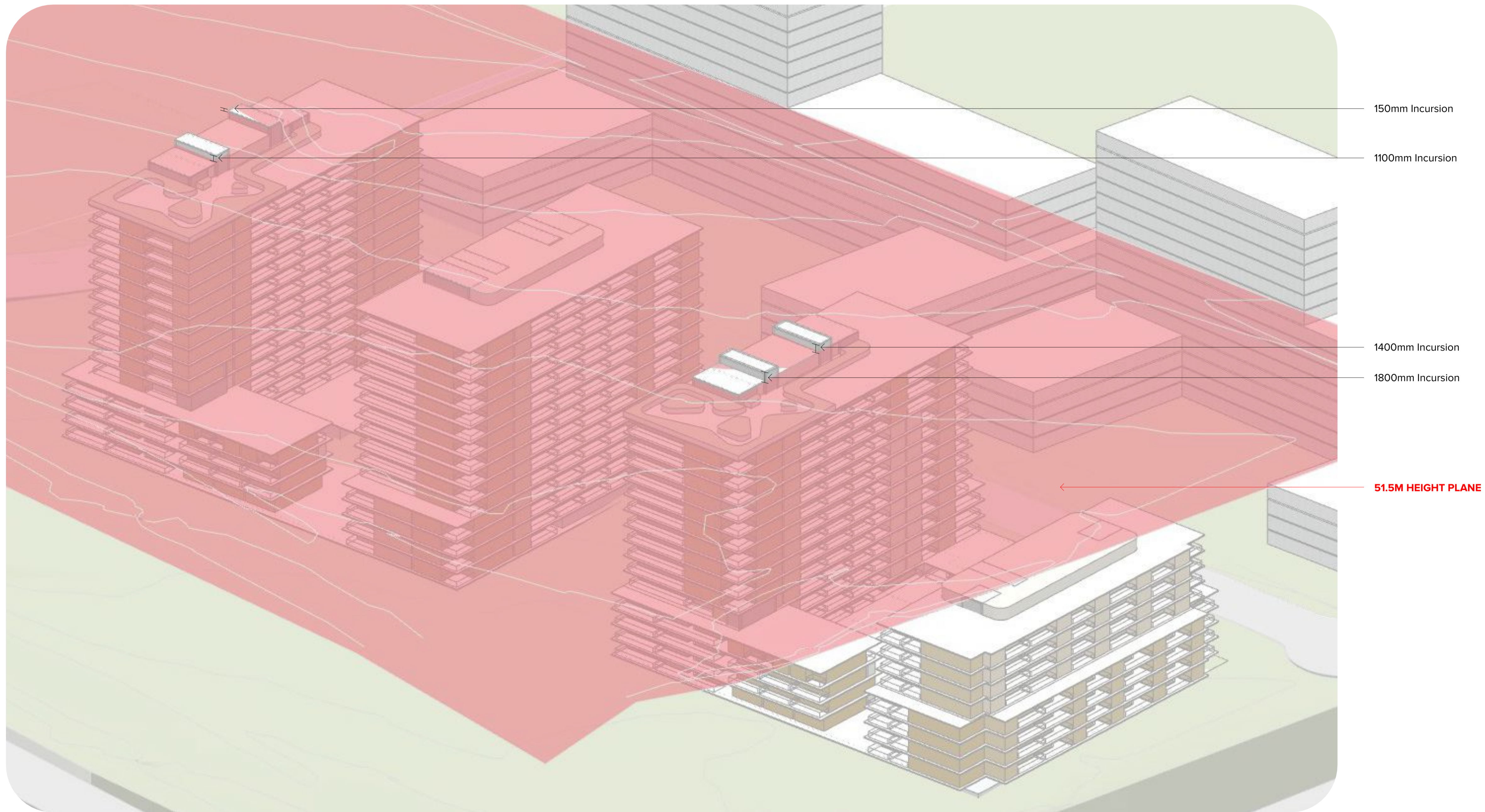
North

Drawing Title
SEARs Application
Deep Soil

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HEIGHT INCURSION DIAGRAM

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Rev	Date	Approved by	Revision Notes
A	09/02/2025	JMC	SEARs Package

Project Title
Memorial Avenue
 40 Memorial Avenue Bellavista NSW 2153 Australia

Drawing Title
SEARs Application
Height Incursion Diagram

Scale	Project No.	Drawn by	North
1:84.99 @A1, 50%@A3	21098	TM	
Client	Dwg No.	Rev	
For Information	22	A	

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 Nominated Architect Nicholas Turner (NSW, APN 90 394 594 811)

TURNER

21098
40 MEMORIAL RD_BELLAVISTA
05/02/2025

SSDA SCHEME SUMMARY SCHEDULE

BUILDING A

STOREYS	LEVEL	Floor Height	BEA	EFFICIENCY	GFA	DWELLING MIX			CROSS VENT			SOLAR			
						1B	2B	3B	No. Units	YES	NO	No. Units	2HRS	NO	
15	Roof	4.5													
14	13	3.3	1224.0	67.9%	8317	6	2	8				8	0		
13	12	3.2	1224.0	67.9%	8317	6	2	8				7	0		
12	11	3.2	1224.0	67.9%	8317	6	2	8				7	0		
11	10	3.2	1224.0	67.9%	8317	6	2	8				7	0		
10	9	3.2	1224.0	67.9%	8317	6	2	8				7	0		
9	8	3.2	1224.0	67.9%	8317	6	2	8				7	0		
8	7	3.2	1368.0	60.8%	8317	6	2	8			6	2	8		
7	6	3.2	1368.0	60.8%	8317	6	2	8			6	2	8		
6	5	3.2	1368.0	60.8%	8317	6	2	8			6	2	8		
5	4	3.2	1368.0	60.8%	8317	6	2	8			6	2	8		
4	3	3.3	1512.0	61.0%	9218	1	6	2	9		6	3	9	3	1
3	2	3.2	1512.0	78.4%	1185.3	0	6	3	9		8	4	12	5	1
2	1	3.2	1512.0	79.6%	1203.0	0	6	6	12		5	4	9	2	1
1	Ground	3.2	1512.0	93.0%	1406.1	1	5	2	8		7	4	11	5	2
0	Lower Ground	5.6	932.0	63.2%	589.0	0	1	5	6		1	2	3	2	1
-1	Basement 1	3				2	84	38	124		51	25	76	84	6
-2	Basement 2	3									67%	33%		68%	5%
			BEA	19796.0	m ²										
			GFA	13622.0	m ²										
			NSA		m ²										

BUILDING C

STOREYS	LEVEL	Floor Height	BEA	EFFICIENCY	GFA	DWELLING MIX			CROSS VENT			SOLAR				
						1B	2B	3B	No. Units	YES	NO	No. Units	2HRS	NO		
15	Roof	3.3														
14	13	3.2	1224.0	72.4%	885.7	4	4	8				8	0			
13	12	3.2	1224.0	72.4%	885.7	4	4	8				7	0			
12	11	3.2	1224.0	72.4%	885.7	4	4	8				7	0			
11	10	3.2	1224.0	74.0%	905.5	4	4	2	10			8	1			
10	9	3.2	1224.0	74.0%	905.5	4	4	2	10			8	1			
9	8	3.2	1224.0	74.0%	905.5	4	4	2	10			8	1			
8	7	3.2	1368.0	66.2%	905.5	4	4	2	10			6	4	10		
7	6	3.2	1368.0	66.2%	905.5	4	4	2	10			6	4	10		
6	5	3.2	1368.0	66.2%	905.5	4	4	2	10			6	4	10		
5	4	3.2	1368.0	66.2%	905.5	4	4	2	10			6	4	10		
4	3	3.3	1512.0	61.6%	931.3	2	7	1	10			6	4	10		
3	2	3.2	1512.0	78.1%	1180.5	2	6	2	10			8	5	13		
2	1	3.2	1512.0	79.3%	1198.4	2	6	5	13			5	5	10		
1	Ground	3.2	1512.0	86.2%	1302.9	1	5	2	8			7	4	11		
0	Lower Ground	3.3	1512.0	34.5%	522.0	0	0	5	5			1	1	2		
-1	Basement 1	3				35	64	41	140			51	35	86	113	12
-2	Basement 2	3										59%	41%		81%	9%
			BEA	20376.0	m ²											
			GFA	14130.8	m ²											
			NSA		m ²											

SITE WIDE

YIELD CALCULATIONS		TARGET	DIFFERENCE
SITE AREA	25569 m ²		
Total GFA	48576.7 m ²	48581 m ²	-4.4 m ²
FSR	1.90 :1	1.9 :1	0.00 :1

UNIT MIX

Type	m ²	No. Dwellings	Mix	Target Mix	Diff.
1 Bed	50-55	65	13.8%	10%	4%
2 Bed	75-78	273	58.0%	60%	-2%
3 Bed	100-105	133	28.2%	30%	-2%
		471			

Affordable Housing

%	7%
Total Habitable Dwellings	TBC

Habitable Housing

Total Dwellings	471
%	20%
Total Habitable Dwellings	94

Liveable Housing

Total Dwellings	471
%	10%
Total Habitable Dwellings	47

ADG COMPLIANCE

SOLAR	No. Dwellings	Total Dwellings	%	Minimum Compliance	Complies
Achieve 2hr Solar	338	471	72%	70% Min.	✓
No Solar	38	471	8%	15% Max.	✓

NATURAL CROSS VENTILATION

Achieve Crossvent	No. Dwellings	Total Dwellings	%	Minimum Compliance	Complies
Achieve Crossvent	203	321	63.2%	60% Min.	✓

CARPARKING REQUIREMENTS

RESIDENTS	No.	Rates	CLIENT BRIEF RATES	TOD RATES
Unit Type				
1B	65	0.8	52.0	0.6 39.0
2B	273	1	273.0	0.9 245.7
3B	133	1.5	199.5	1.4 186.2
			525	471
ACCESIBLE	1 x Acces. Unit		47	47
VISITOR				
Visitor	1/10 Units	0.1	47	0.1 47
Accessible Visitor	1/10 Visitor	0.1	5	0.1 5
TOTAL SPACES REQUIRED			576	523

PROPOSED CARPARK CALCULATIONS _INDICATIVE ONLY BASED ON INITIAL BASEMENT LAYOUT

PROPOSED NUMBER OF CARPARK SPACES	706 (INDICATIVE ONLY)
TOTAL BASEMENT AREA	27262 m ²
EFFICIENCY OF BASEMENT CARPARK	38.6 m ² /CARPARK SPACE
NUMBER OF BASEMENTS	2.6

BUILDING B

STOREYS	LEVEL	Floor Height	BEA	EFFICIENCY	GFA	DWELLING MIX			CROSS VENT			SOLAR				
						1B	2B	3B	No. Units	YES	NO	No. Units	2HRS	NO		
15	Roof															
14	13	3.3	1224.0	69.8%	853.8	0	5	3	8				8	0		
13	12	3.2	1224.0	69.8%	853.8	0	5	3	8				7	0		
12	11	3.2	1224.0	69.8%	853.8	0	5	3	8				7	0		
11	10	3.2	1224.0	69.8%	853.8	0	5	3	8				7	0		
10	9	3.2	1224.0	69.8%	853.8	0	5	3	8				7	0		
9	8	3.2	1224.0	69.8%	853.8	0	5	3	8				7	0		
8	7	3.2	1368.0	62.4%	853.8	0	5	3	8			6	2	8		
7	6	3.2	1368.0	62.4%	853.8	0	5	3	8			6	2	8		
6	5	3.2	1368.0	62.4%	853.8	0	5	3	8			6	2	8		
5	4	3.3	1368.0	62.4%	853.8	0	5	3	8			6	2	8		
4	3	3.2	1512.0	63.0%	952.2	0	6	3	9			6	3	9	3	1
3	2	3.2	1512.0	69.1%	1044.9	0	8	2	10			6	4	10	3	2
2	1	3.2	1512.0	69.1%	1044.9	0	8	2	10			6	4	10	3	2
1	Ground	3.3	1512.0	67.7%	1024.3	0	7	2	9			5	4	9	3	2
0	Lower Ground	5.6	646.0	66.4%	429.2	0	3	1	4			2	2	4	3	1
-1	Basement 1	3				0	82	40	122			49	25	74	81	8
-2	Basement 2	3				0%	67%	33%				66%	34%		66%	7%
			BEA	19510.0	m ²											
			GFA	13033.0	m ²											
			NSA		m ²											

BUILDING D

STOREYS	LEVEL	Floor Height	BEA	EFFICIENCY	GFA	DWELLING MIX			CROSS VENT			SOLAR				
						1B	2B	3B	No. Units	YES	NO	No. Units	2HRS	NO		
8	Roof															
7	6	3.3	1105.0	83.3%	920.7	7	3	1	11			11	0			
6	5	3.2	1105.0	83.3%	920.7	7	3	1	11			5	6	11	7	2
5	4	3.2	1105.0	83.3%	920.7	7	3	1	11			5	6	11	7	2
4	3	3.3	1512.0	60.9%	920.7	7	3	1	11			5	6	11	7	2
3	2	3.2	1512.0	76.2%	1152.0	8	3	11	11			7	4	11	7	2
2	1	3.2	1512.0	76.2%	1152.0	8	3	11	11			7	4	11	7	2
1	Ground	3.2	1512.0	76.2%	1152.0	8	3	11	11			7	4	11	7	2
0	Lower Ground	3.3	1512.0	59.7%	902.3	0	7	1	8			5	3	8	7	0
-1	Basement 1	3				28	43	14	85			52	33	85	60	12
-2	Basement 2	3										33%	51%	16%		
			BEA	10875.0	m ²											
			GFA	8040.9	m ²											
			NSA		m ²											

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Rev A Date 09/02/2025 Approved by JMC Revision Notes SEARs Package

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Scale
1:0.37 @A1, 50%@A3

Project No.
21098

Drawn by
TM

Dwg No.
23

Rev
A

Drawing Title
SEARs Application
Project Schedule

Scale
1:0.37 @A1, 50%@A3

Project No.
21098

Drawn by
TM

Dwg No.
23

Rev
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Drawing Title
SEARs Application
Project Schedule

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Project Title
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40 Memorial Avenue Bellavista NSW 2153 Australia
Drawing Title
SEARs Application
Final Page

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21098	TM	
Status	Dwg No.	Rev	
For Information	24	A	

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