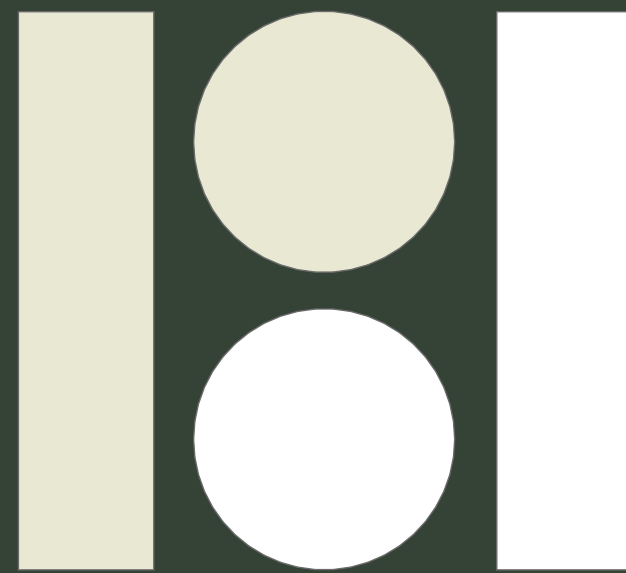




SCOPING REPORT

LOCATION

575-591 President Ave &
822-826 Old Princes Hwy
Sutherland NSW 2232

DATE

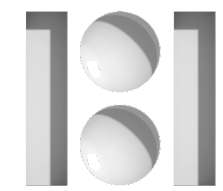
27/06/2025

CLIENT

K2 Property
Development
Group

NOMINATED ARCHITECT

PAUL BULJEVIC
NSW 7768

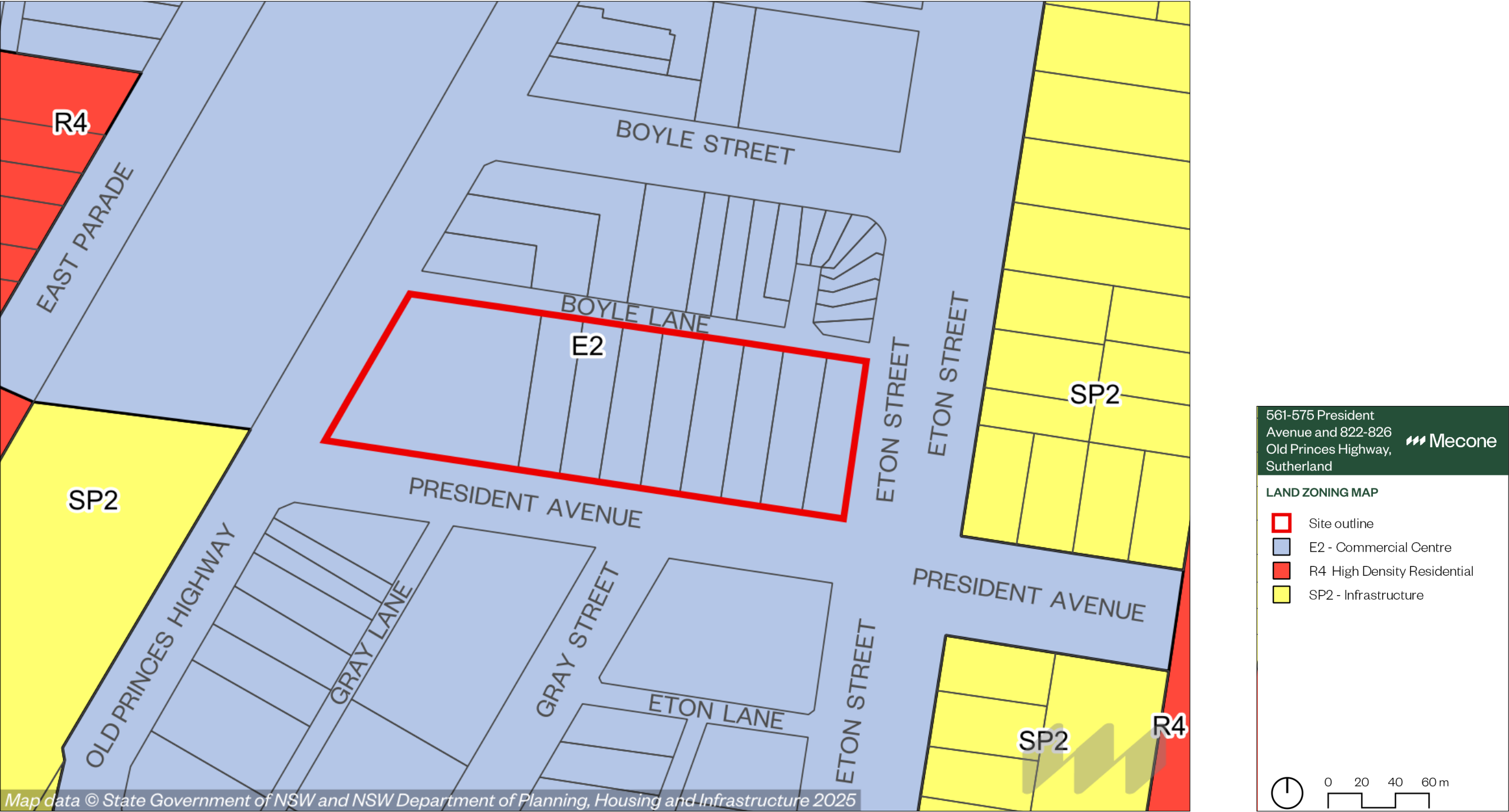


SITE ANALYSIS

SITE ANALYSIS

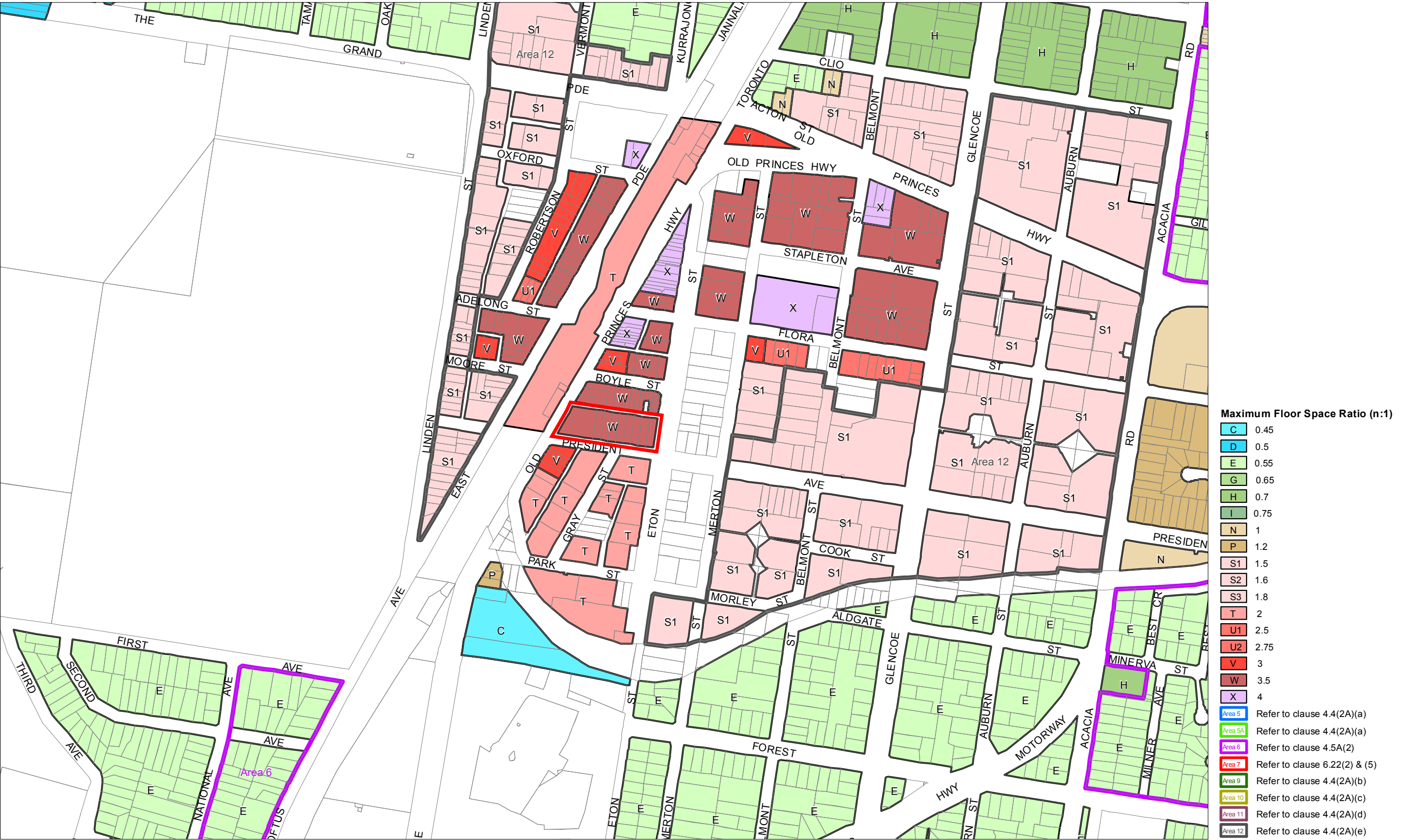
CONTEXT





SITE ANALYSIS

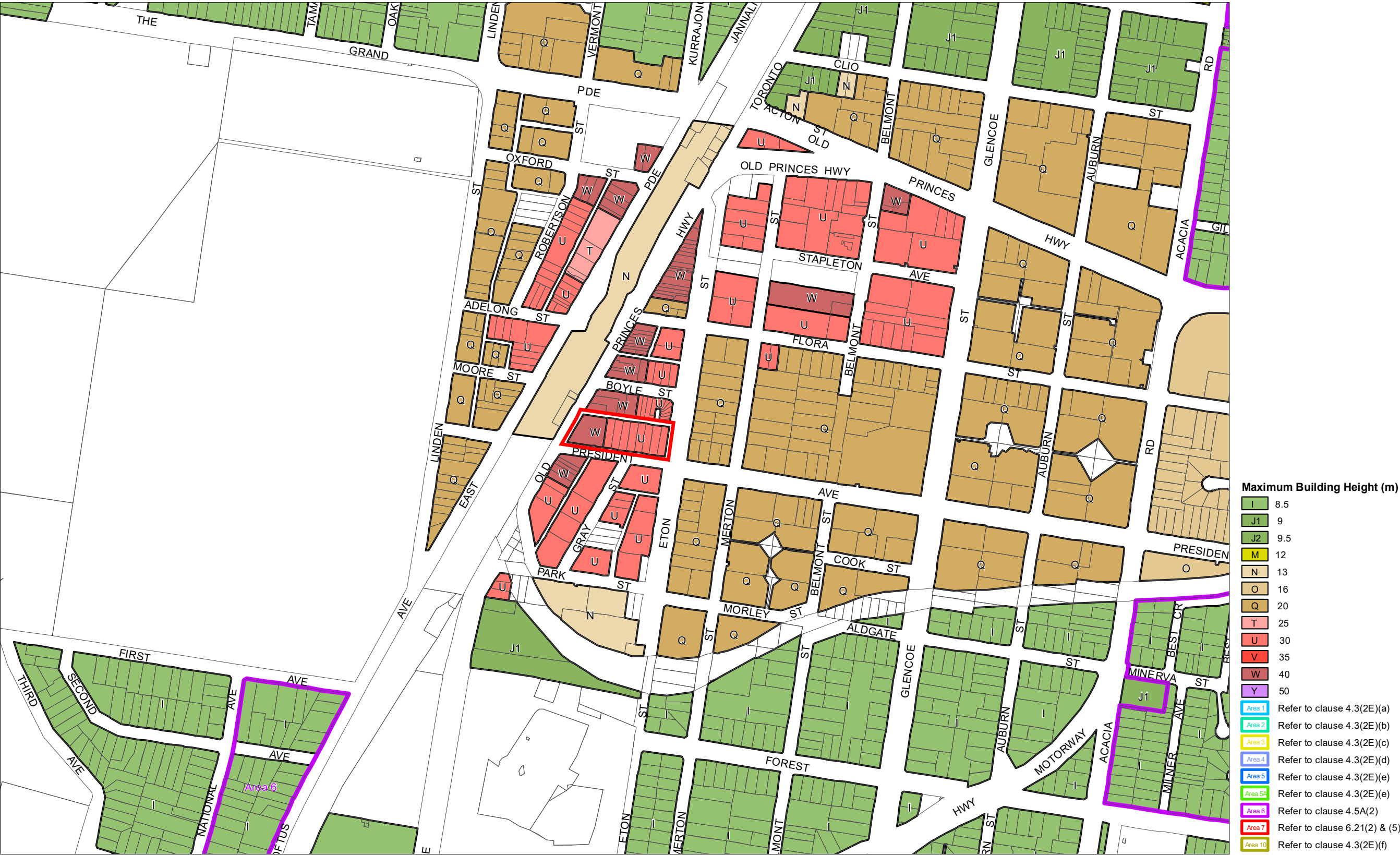
CONTROLS - FSR



PERMISSIBLE FSR INCLUSIVE OF 30% UPLIFT = 31,986.2m²

SITE ANALYSIS

CONTROLS - HEIGHT LIMIT

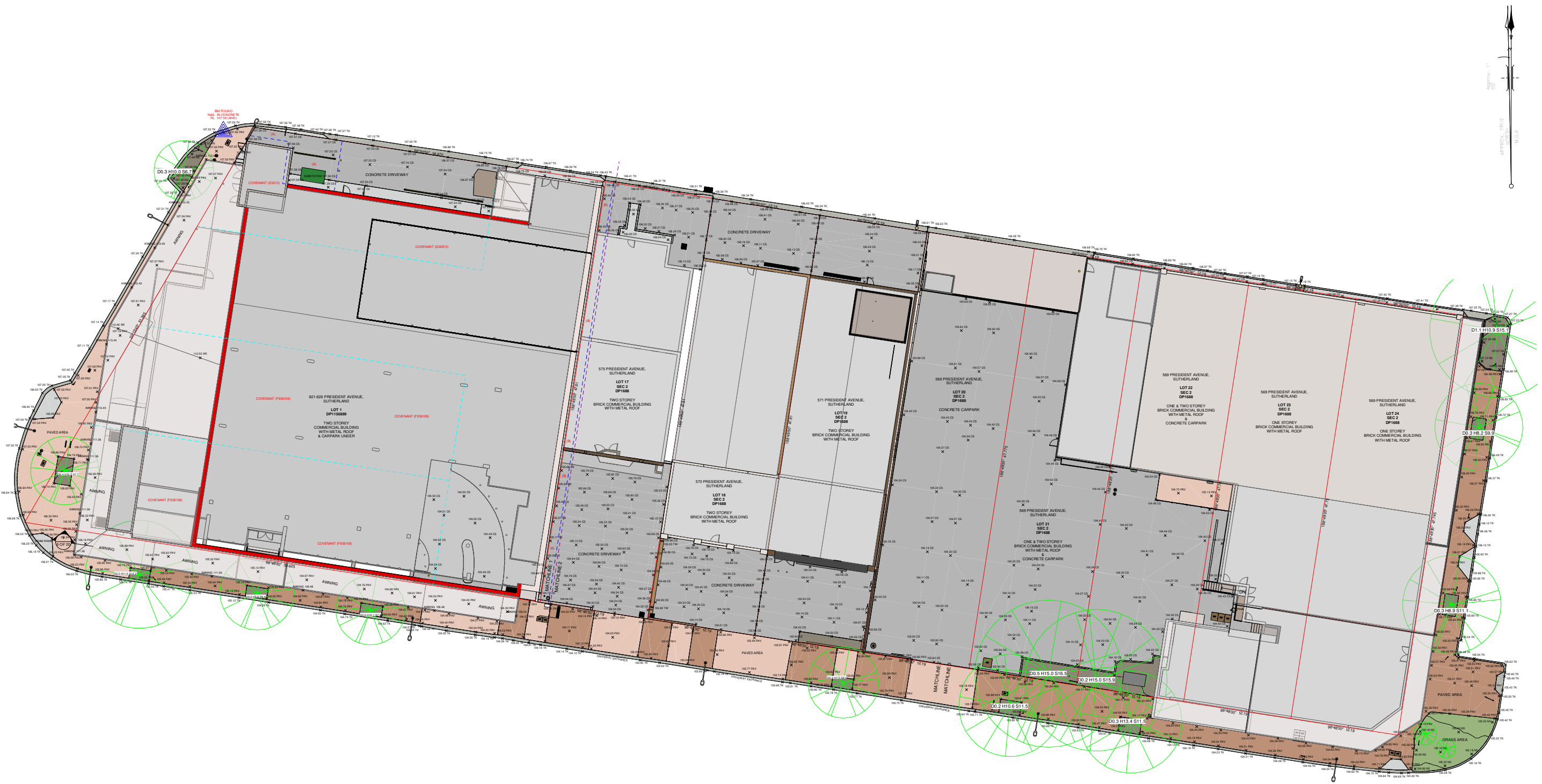


PERMISSIBLE BUILDING HEIGHT INCLUSIVE OF 30% UPLIFT: ZONE W = 52m
ZONE U = 39m



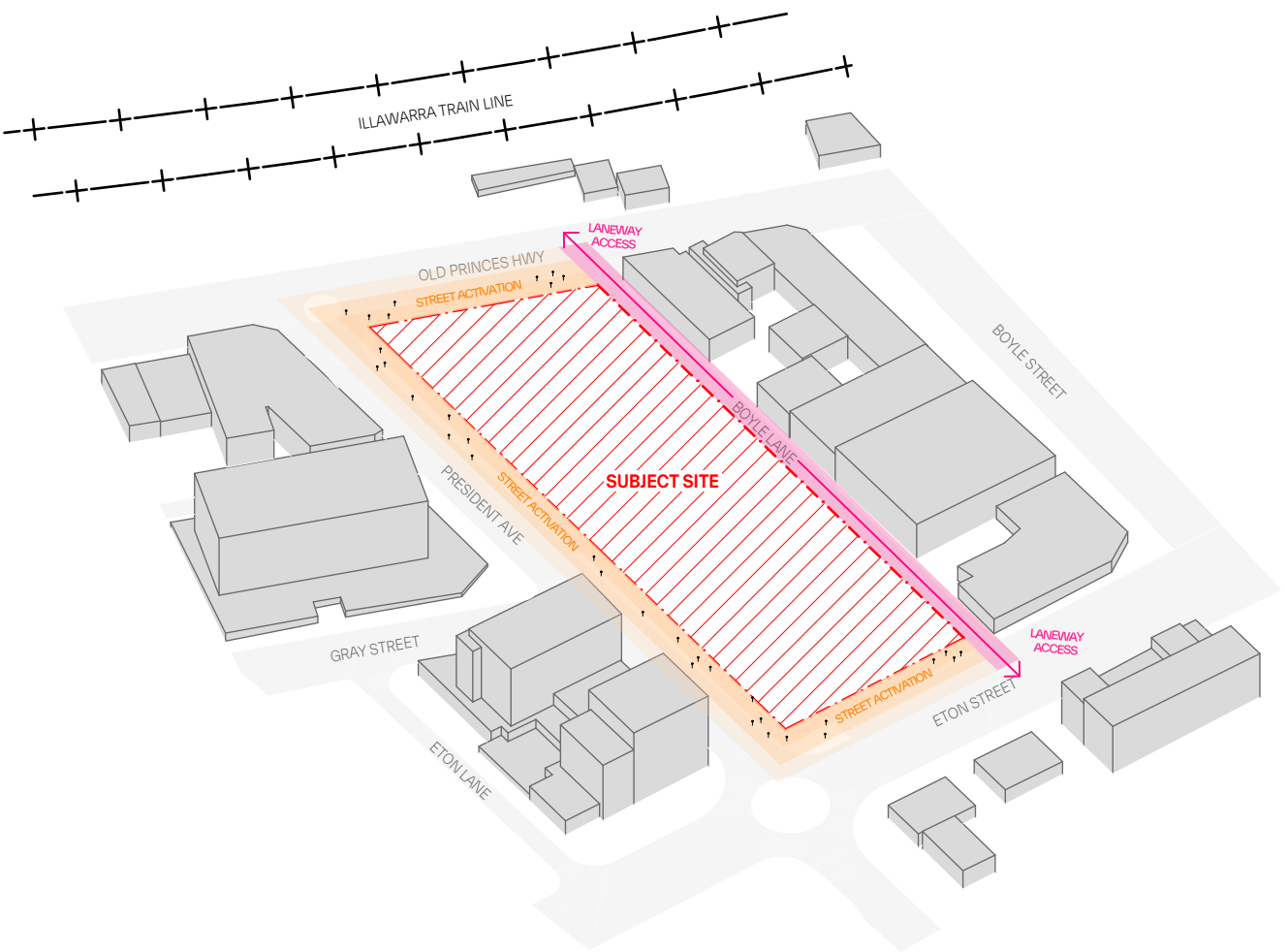
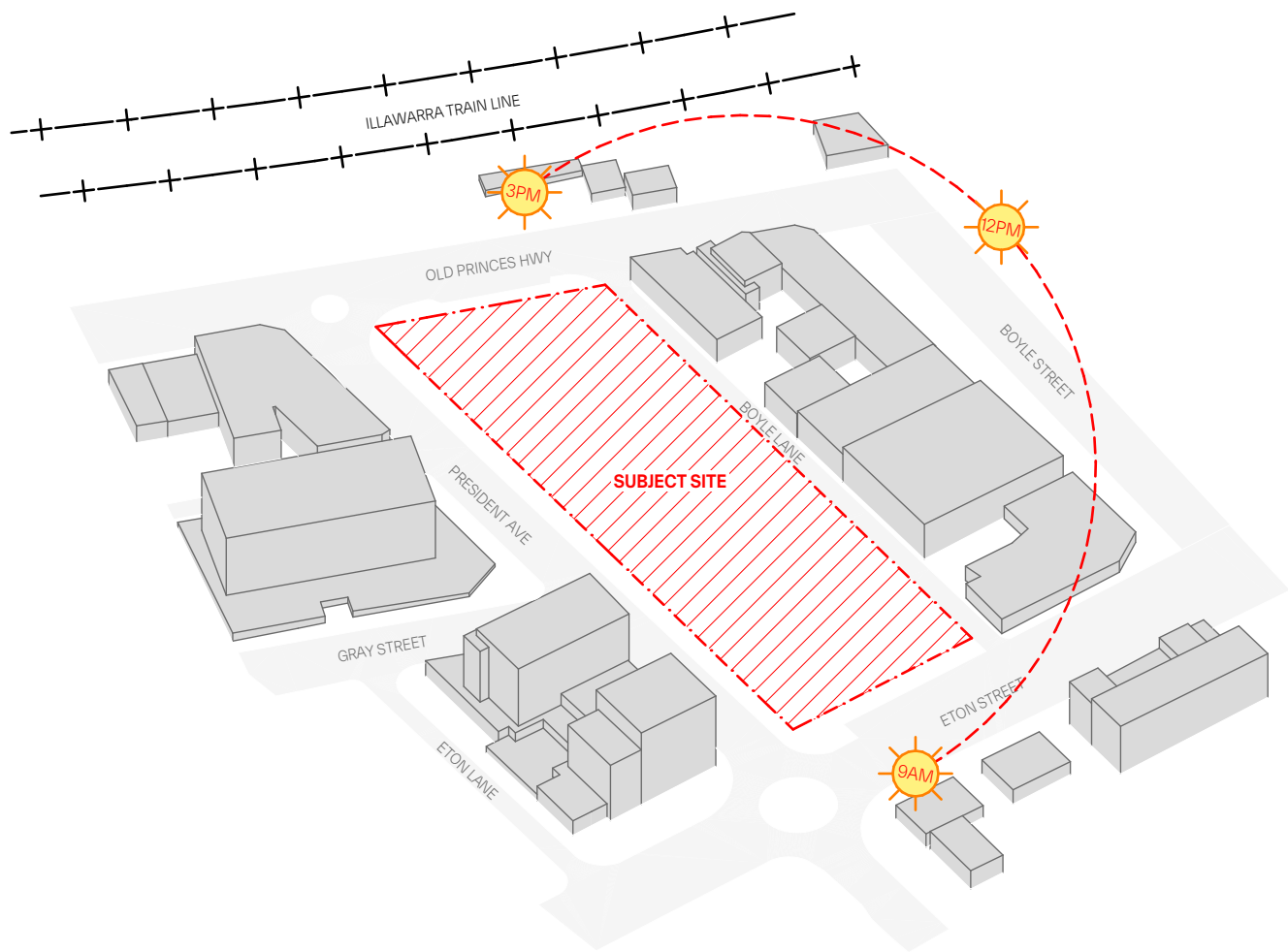
SITE ANALYSIS

SITE SURVEY



SITE ANALYSIS

OPPORTUNITIES AND CONSTRAINTS



SOLAR IMPACT

Solar path allows for the opportunity to maximise north facing apartments along Boyle Lane

FUTURE CHARACTER

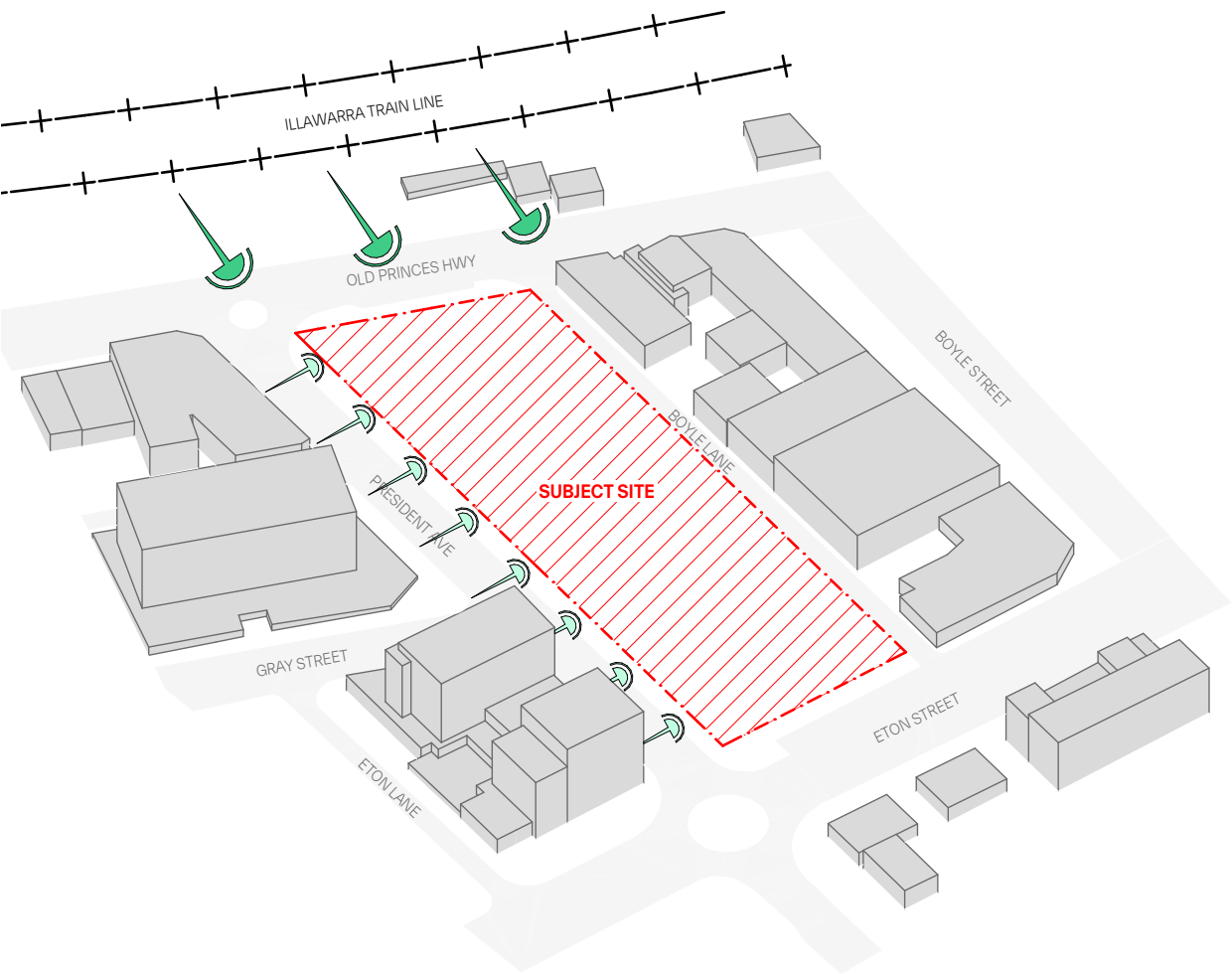
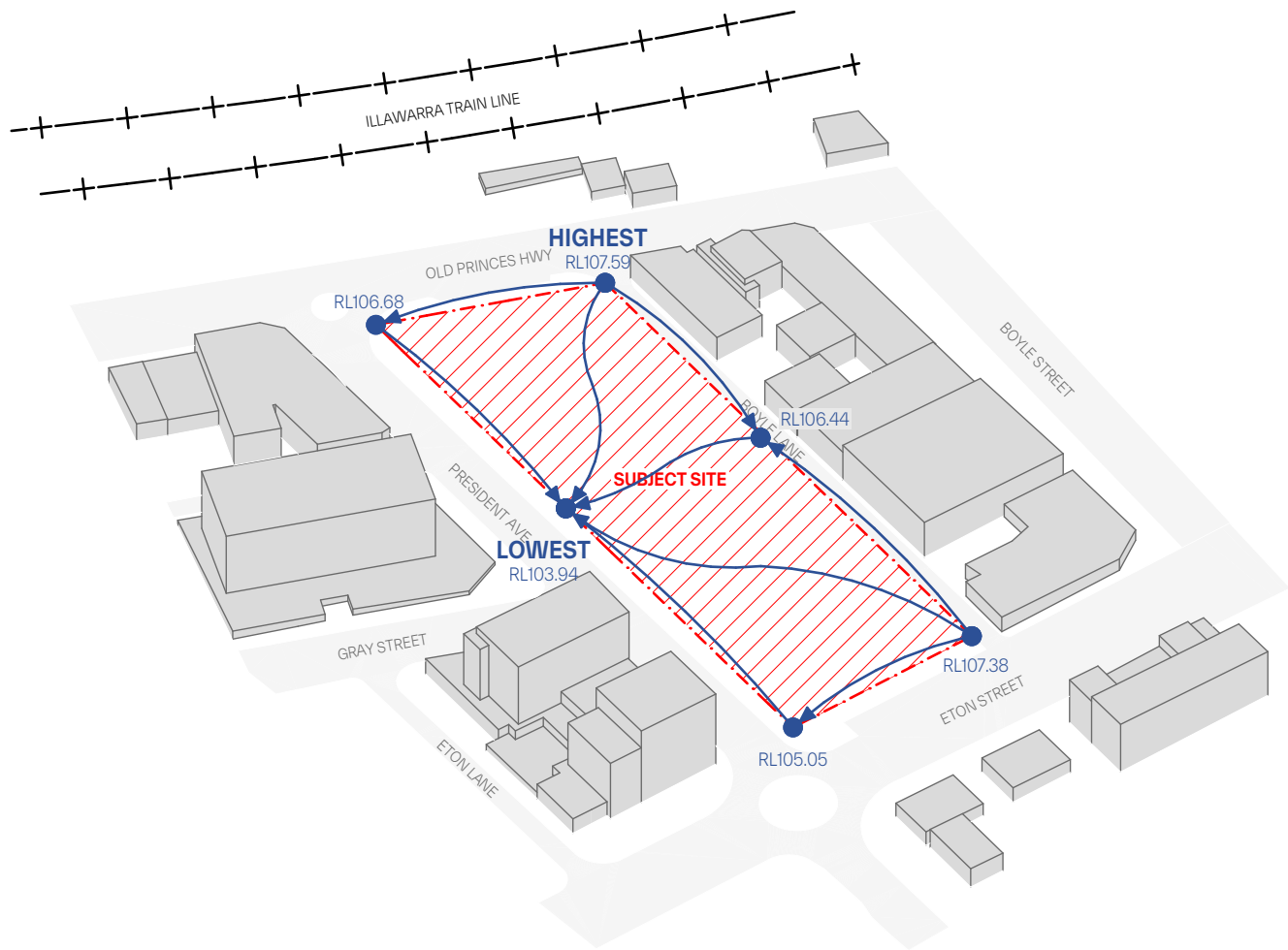
Subject site located within Sutherland commercial core

OPPORTUNITIES

- Consolidation of the island site
- Solar
- Activation
- Laneway improvement (sizing, servicing)

SITE ANALYSIS

OPPORTUNITIES AND CONSTRAINTS



EXISTING TOPOGRAPHY

Gradual fall of approximate 2.5m from the corner of Old Princes Highway and Boyle Lane down to Eton Street and President Avenue.

ACOUSTIC IMPACT

Subject site is located close to Illawarra train line experiencing noise from train and heavy traffic on President Avenue

CONSTRAINTS

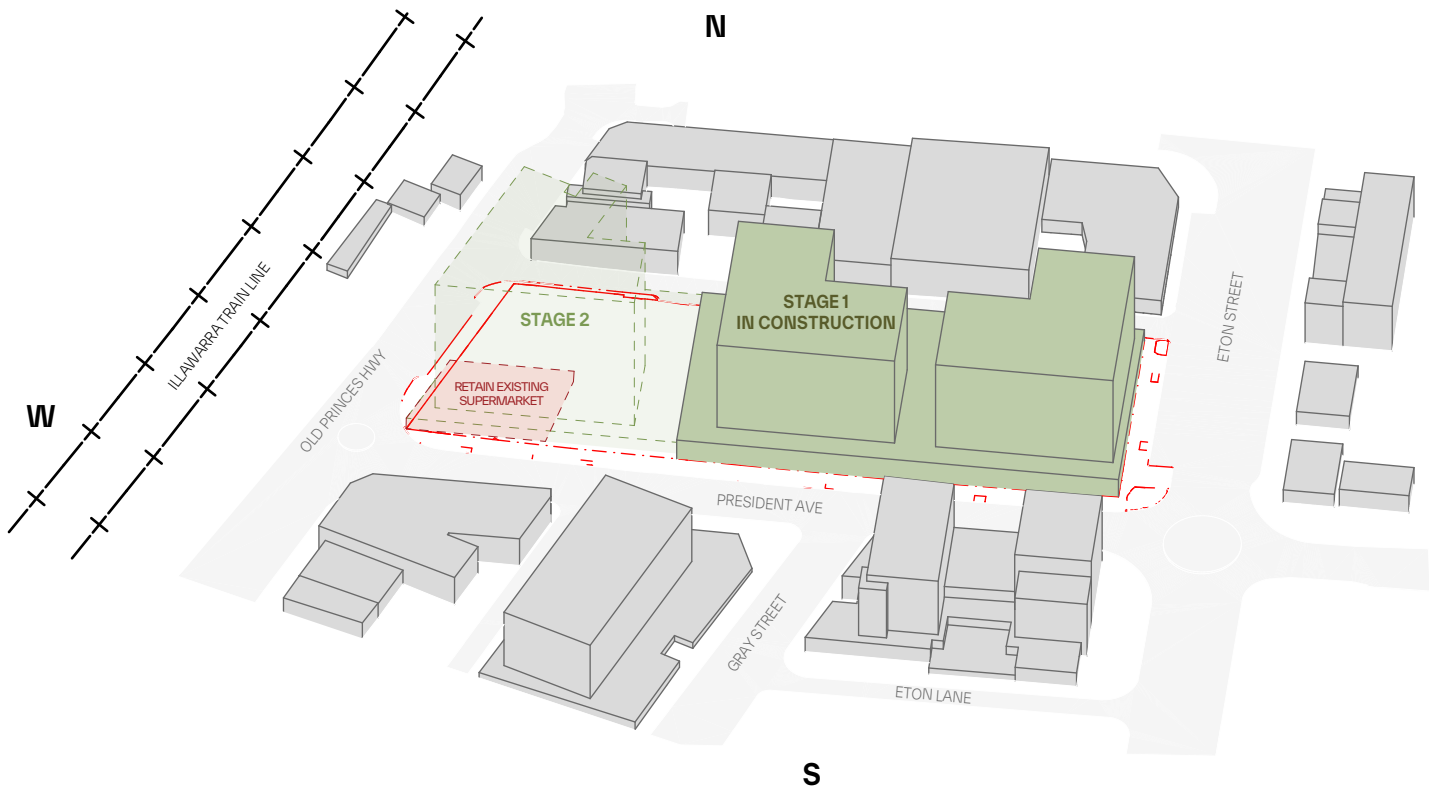
- Falls
- Laneway
- Noise
- South facing frontage
- Servicing

DESIGN STRATEGY



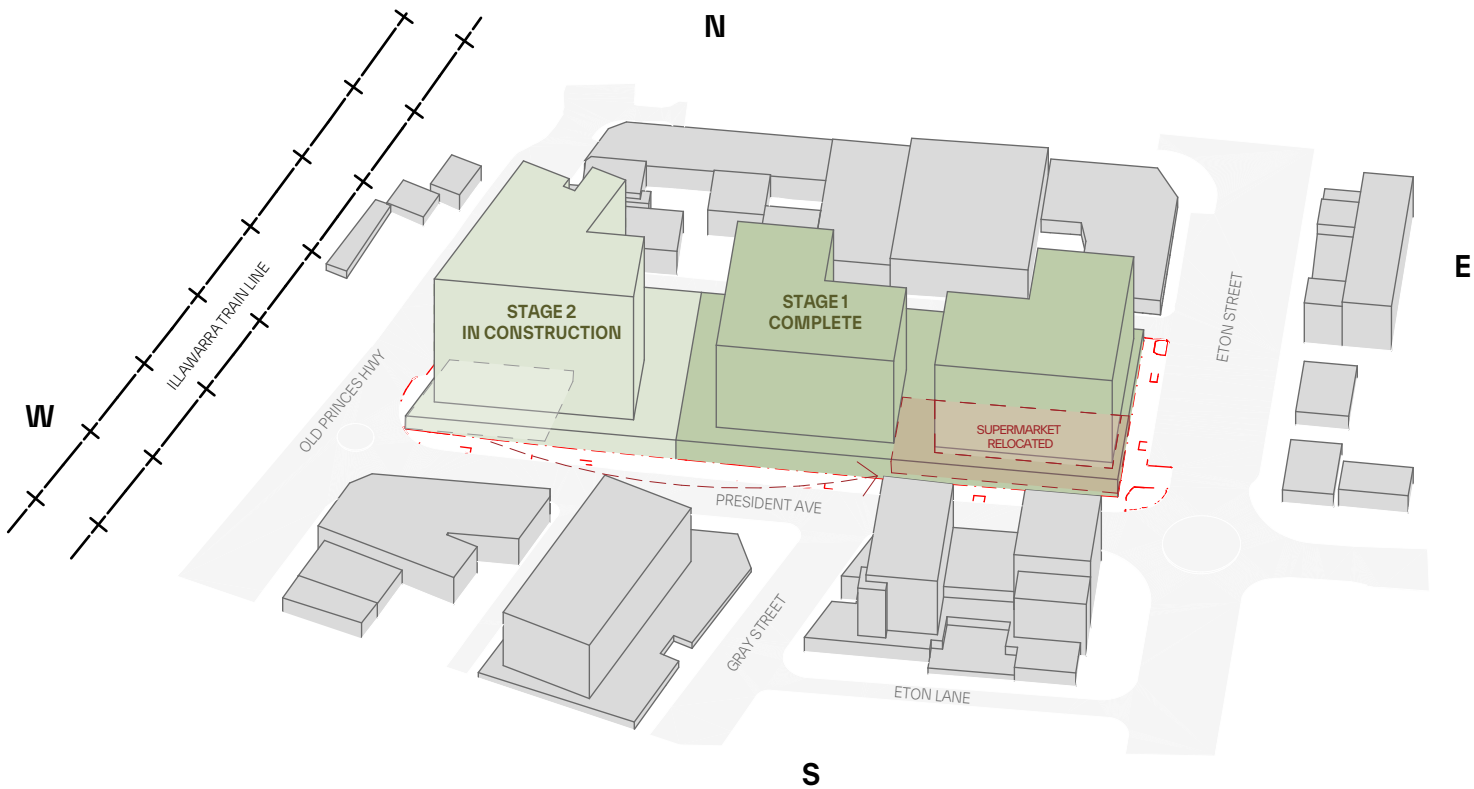
DESIGN STRATEGY

PROJECT STAGES



STAGE 1

STAGE 1 includes the development of the two towers on the eastern end of site to retain use of the existing supermarket on site.



STAGE 2

Once STAGE 1 is complete the supermarket can be relocated so STAGE 2 can begin.

DESIGN STRATEGY

BUILDING SEPARATION & HEIGHT PLANE



HEIGHT PLANE

Building height restrictions allows for the western tower to be up to 70.4m tall and other two towers to be 58m tall after bonus height is applied.

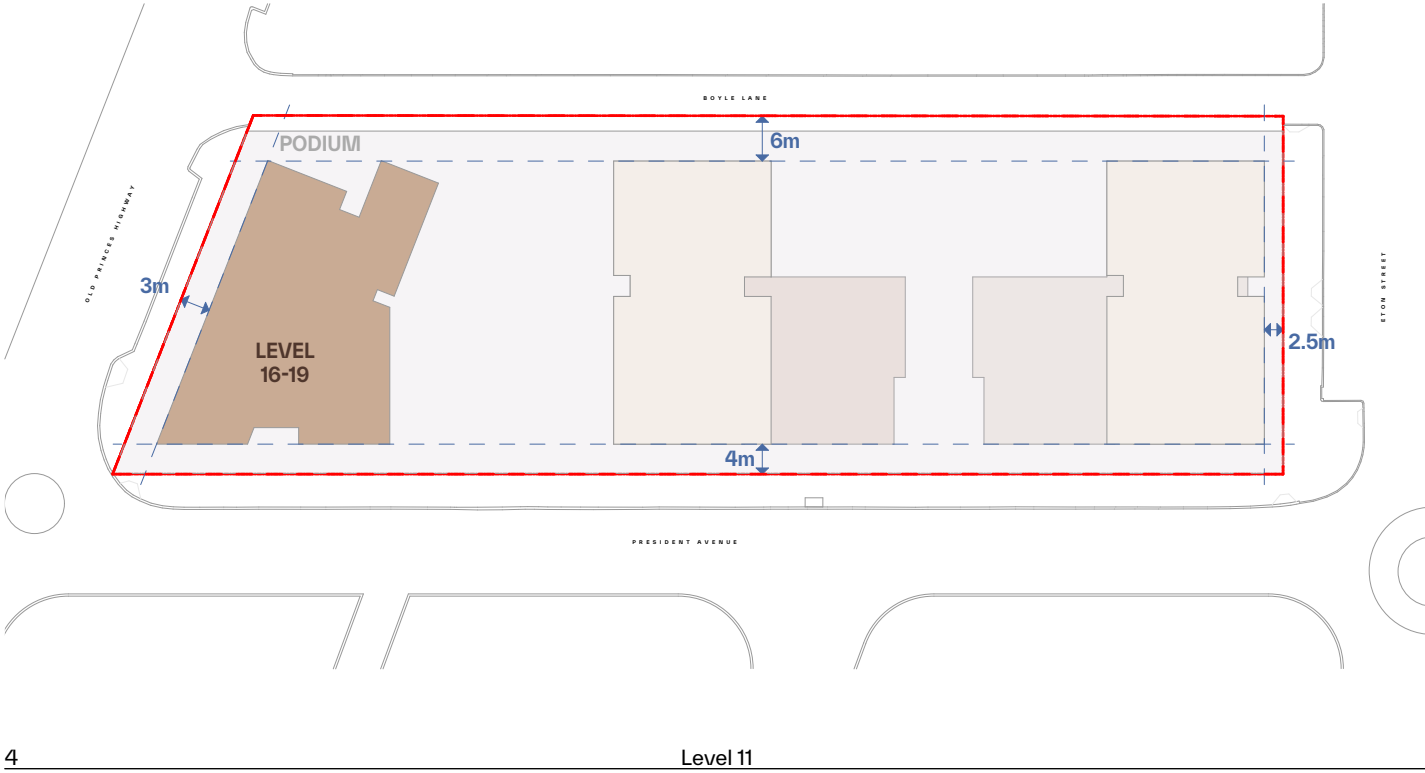
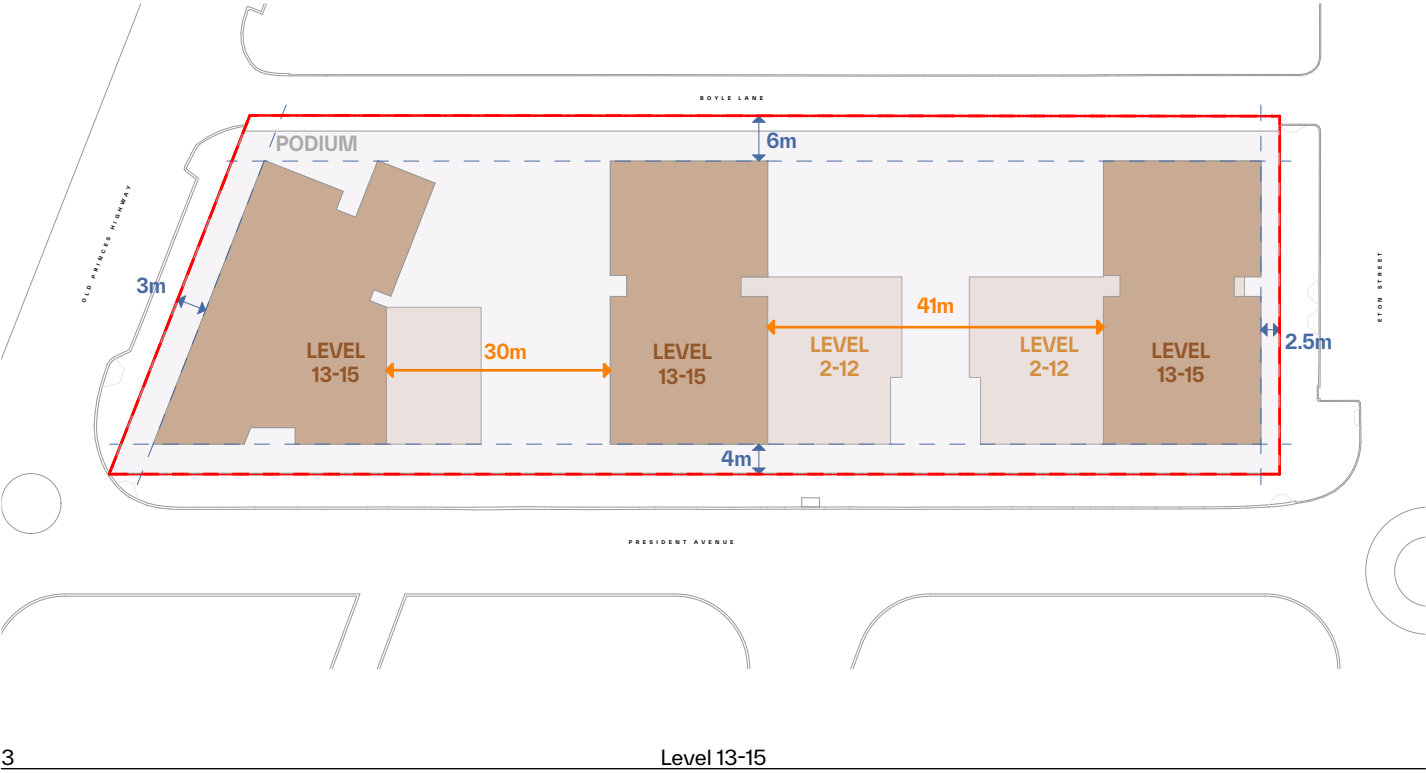
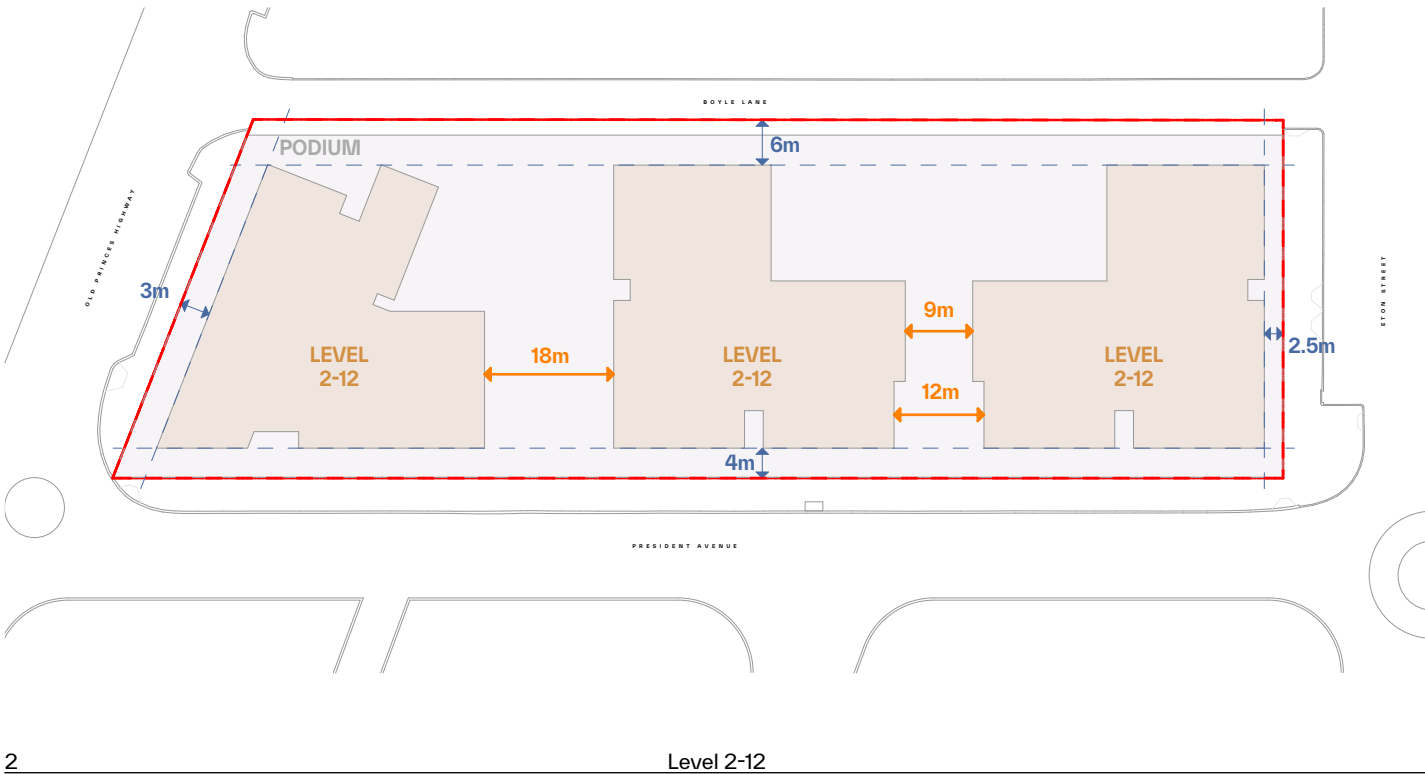
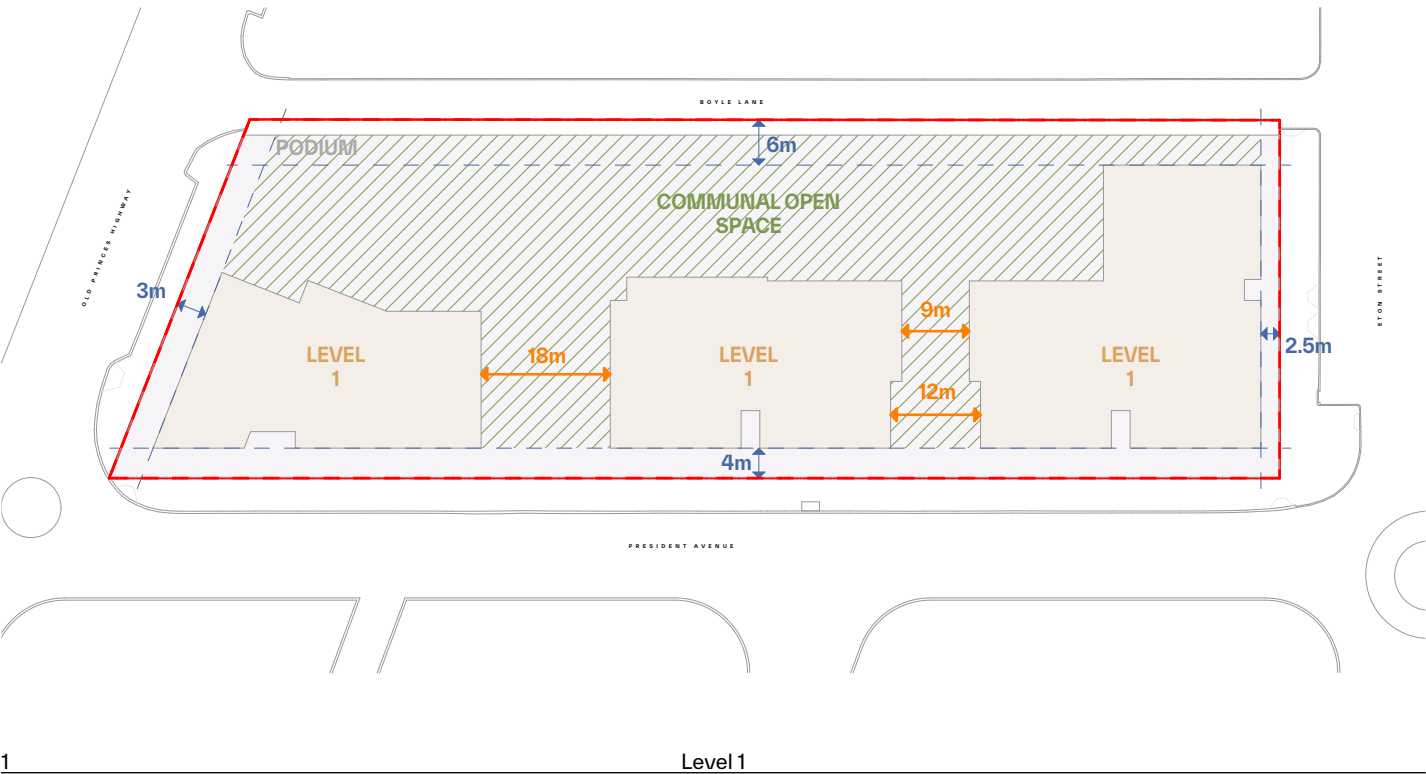


BUILDING SEPARATION

Using ADG building separation guidelines to inform building form.

DESIGN STRATEGY

BUILDING SEPARATION



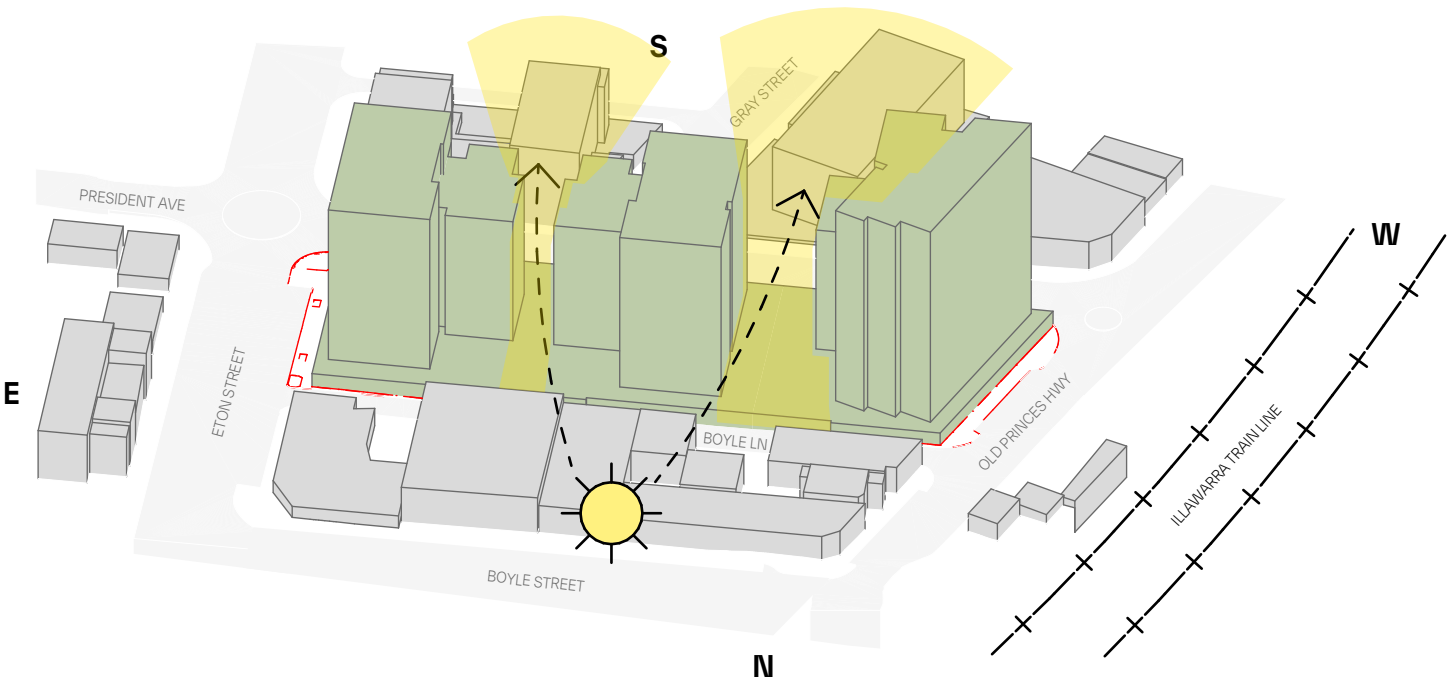
DESIGN STRATEGY

COMMUNAL OPEN SPACE & SOLAR ACCESS



COMMUNAL OPEN SPACE

Opportunities for Communal Open Spaces to be placed facing north for optimum sun access located on top of the podium level for ease of access from all buildings.

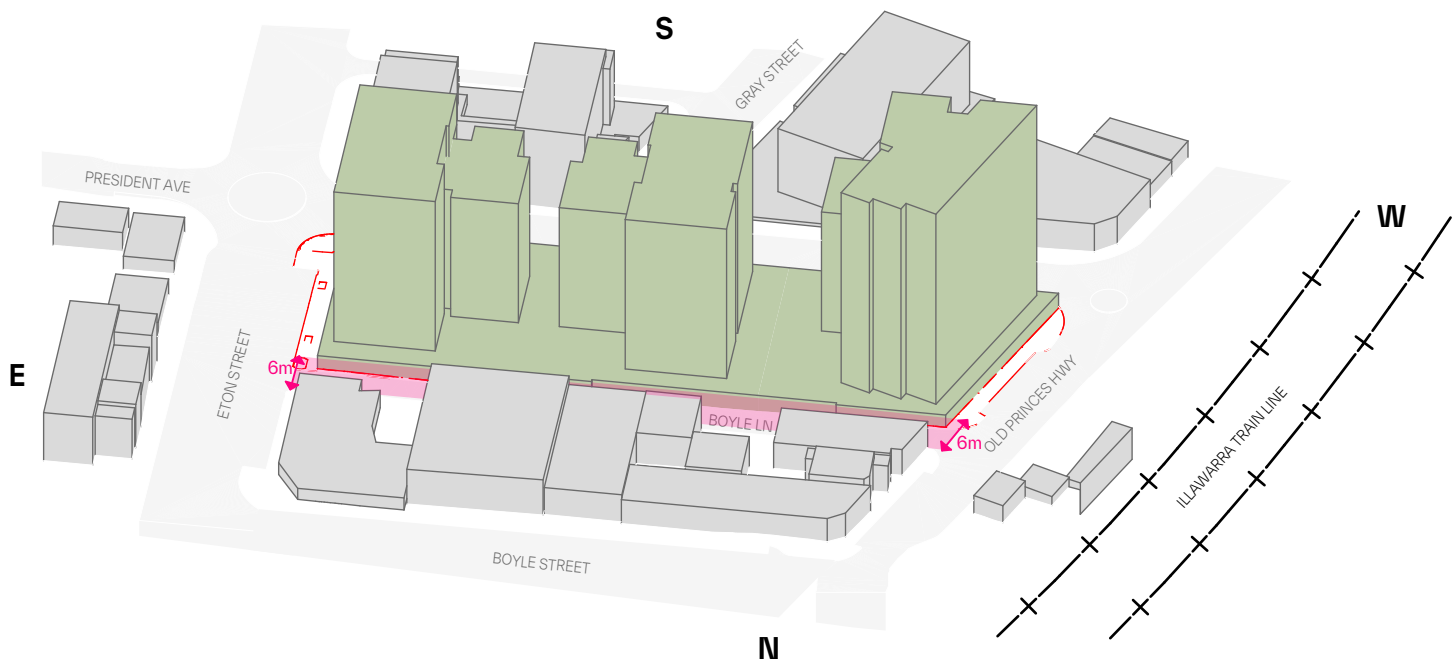


SOLAR ACCESS FOR NEIGHBOURING BUILDINGS

Breaks in the development allows for neighbouring buildings to receive solar access throughout the day.

DESIGN STRATEGY

GROUND FLOOR ACTIVATION



BOYLE LANE WIDENED

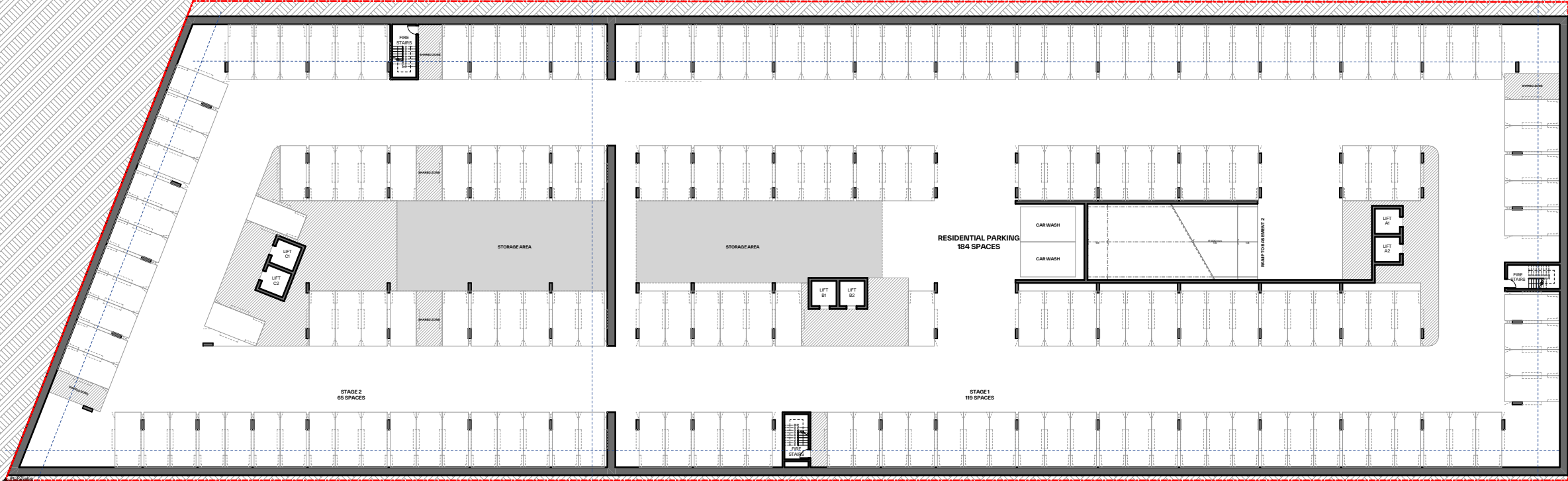
Boyle Lane widened to 6m for improved vehicular circulation with two way traffic access and activation of site.

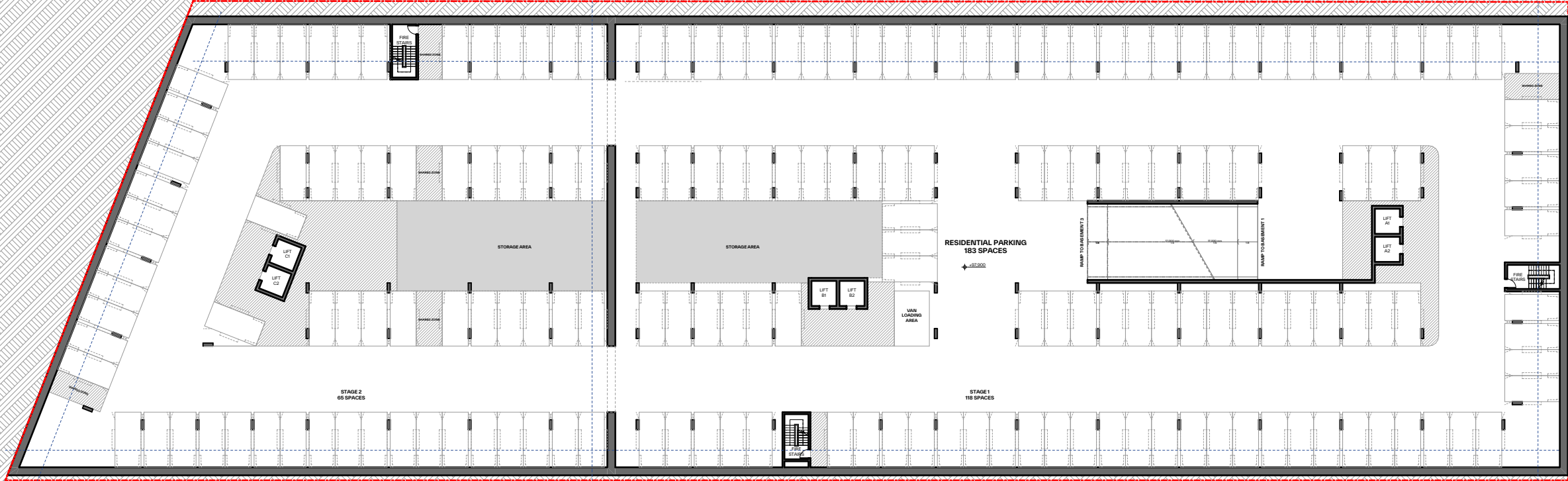


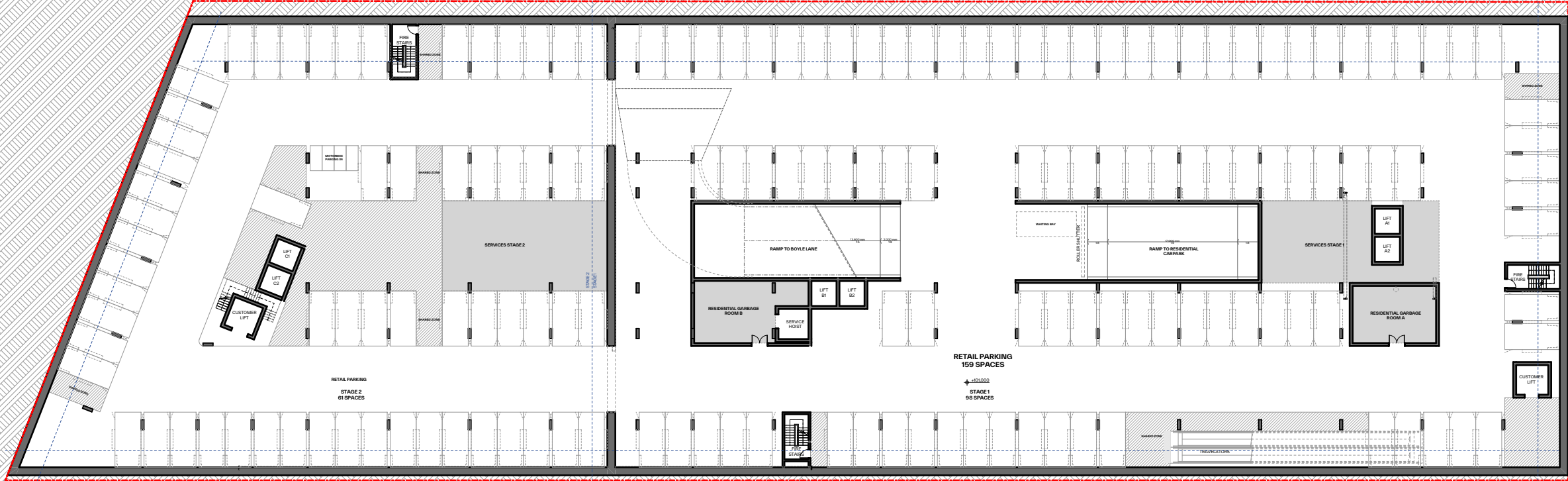
GROUND FLOOR ACTIVATION

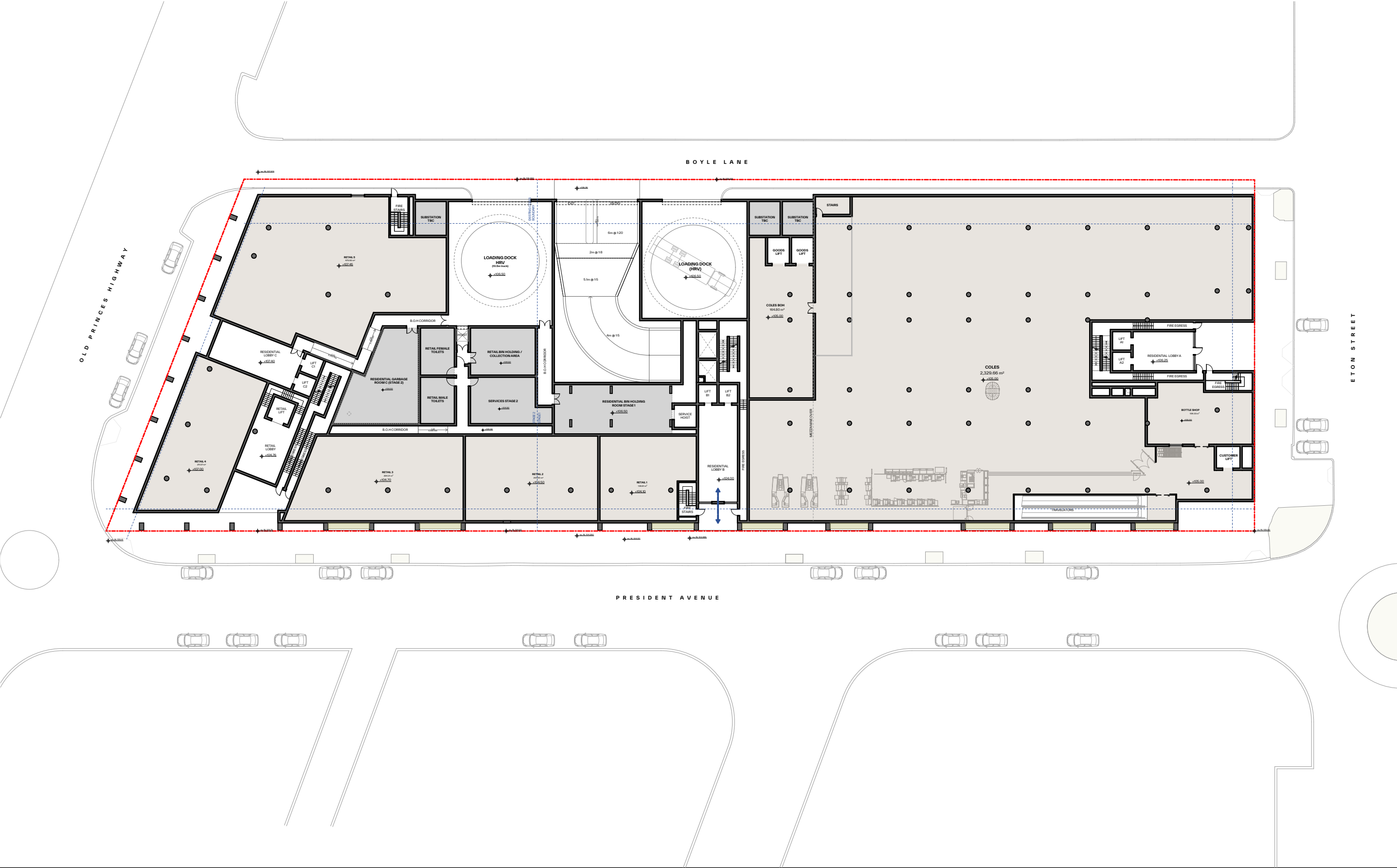
Retail frontages located facing Old Princes Highway and President Avenue allowing for activation of site and connection with existing context.

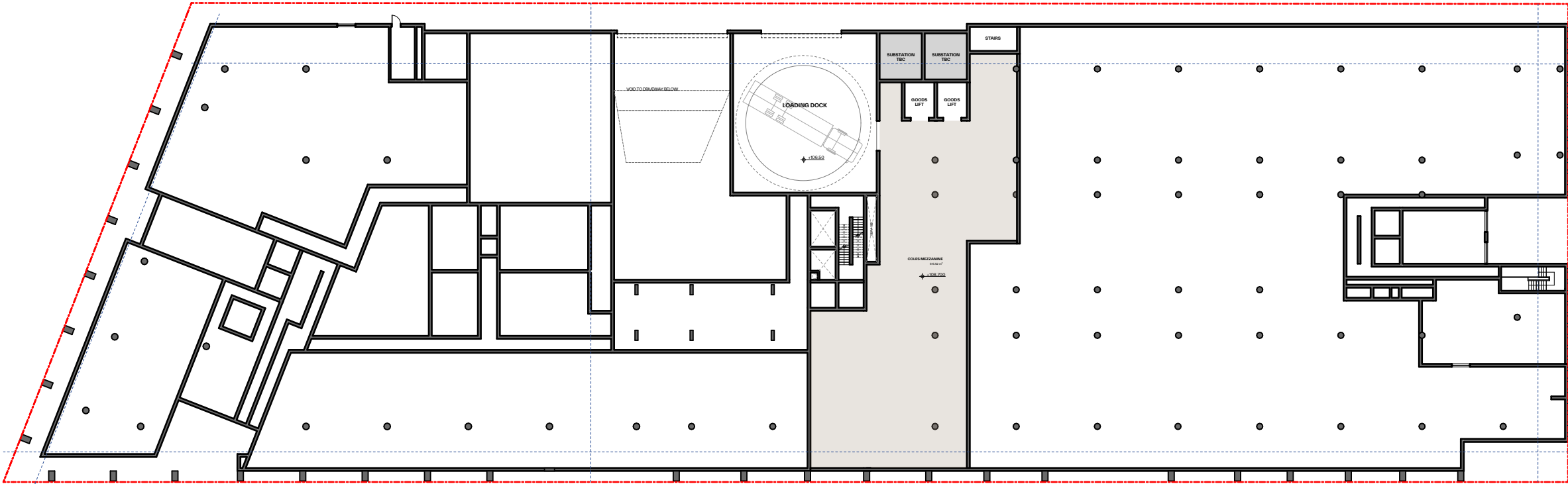
ARCHITECTURAL DRAWINGS

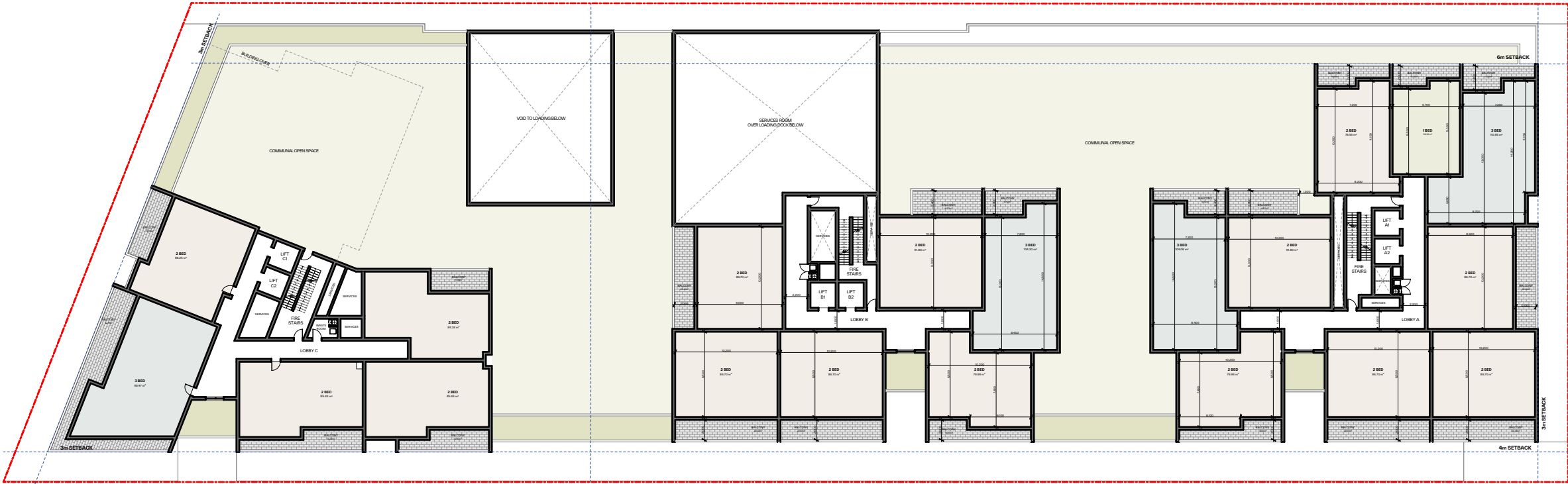




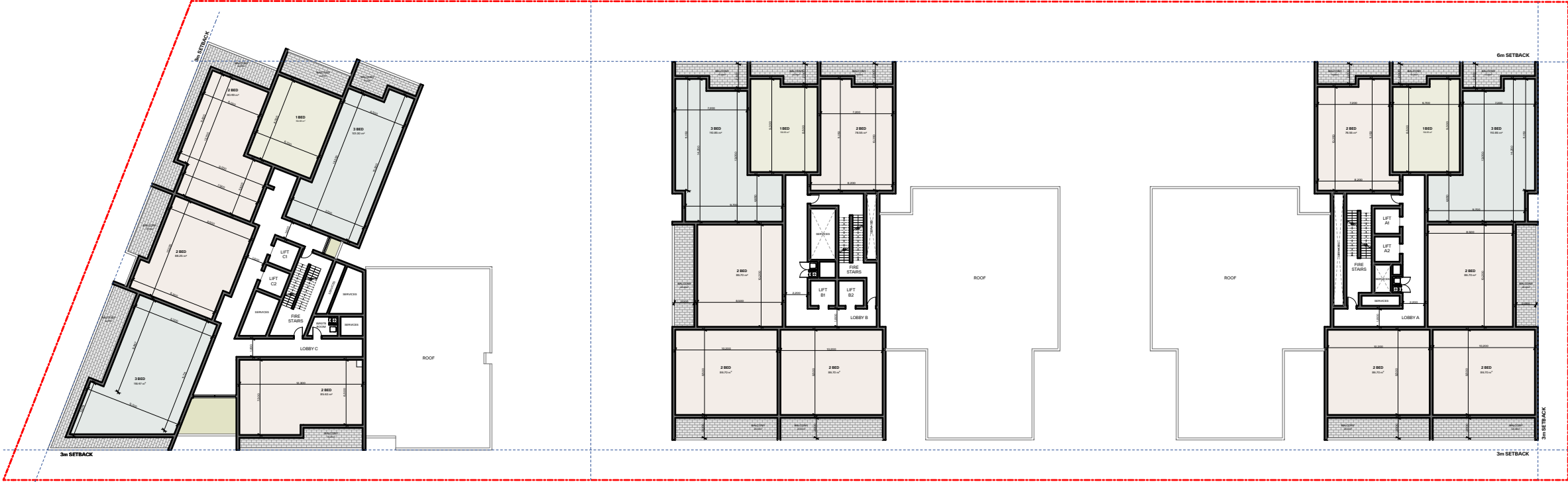


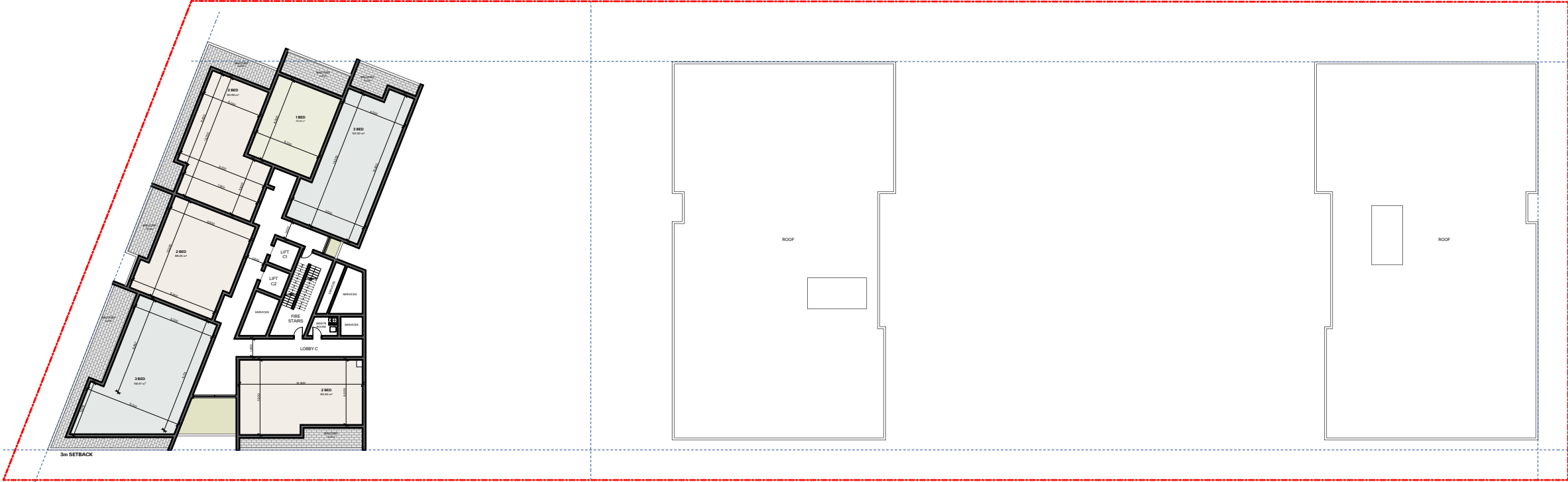


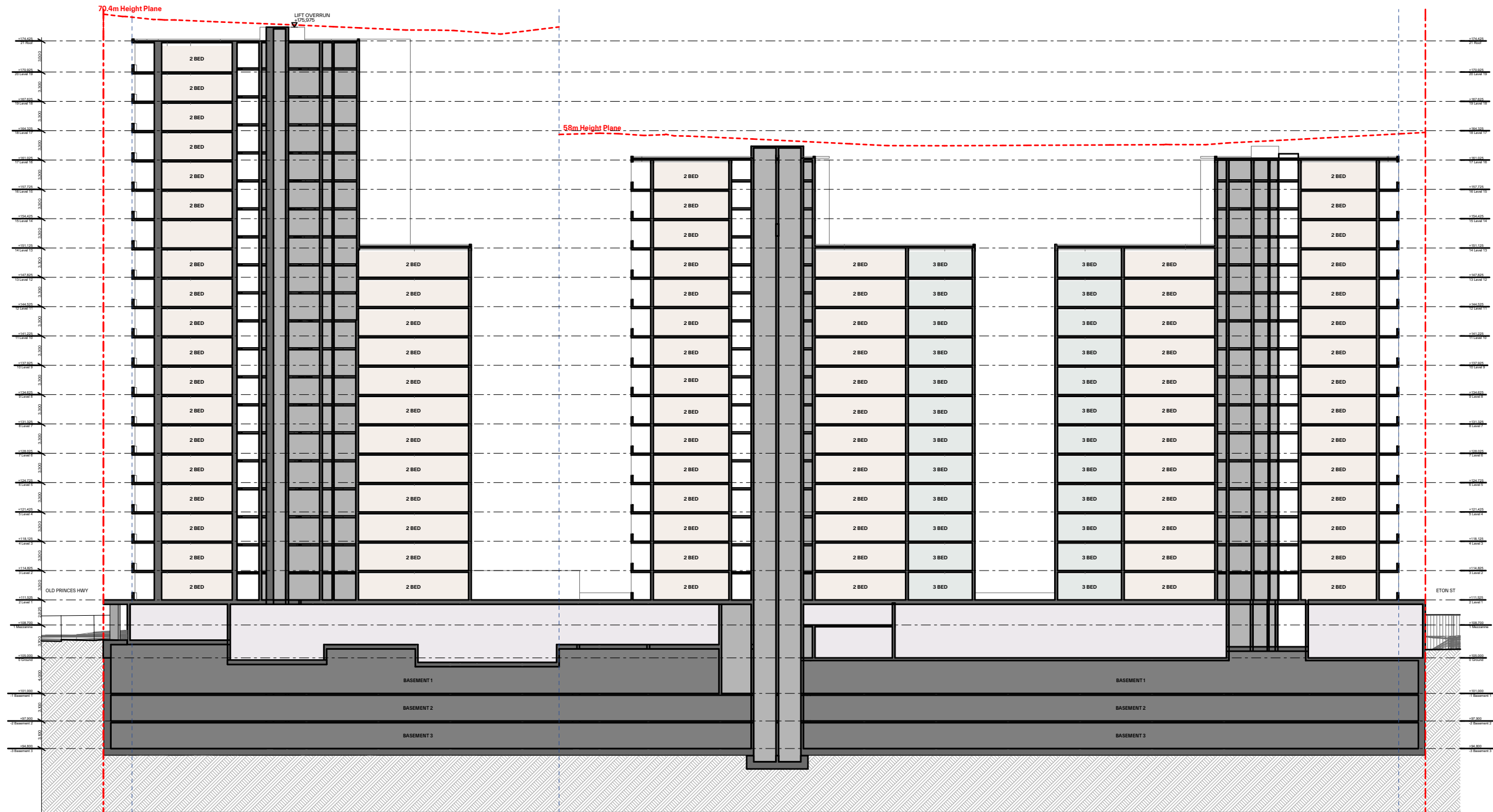




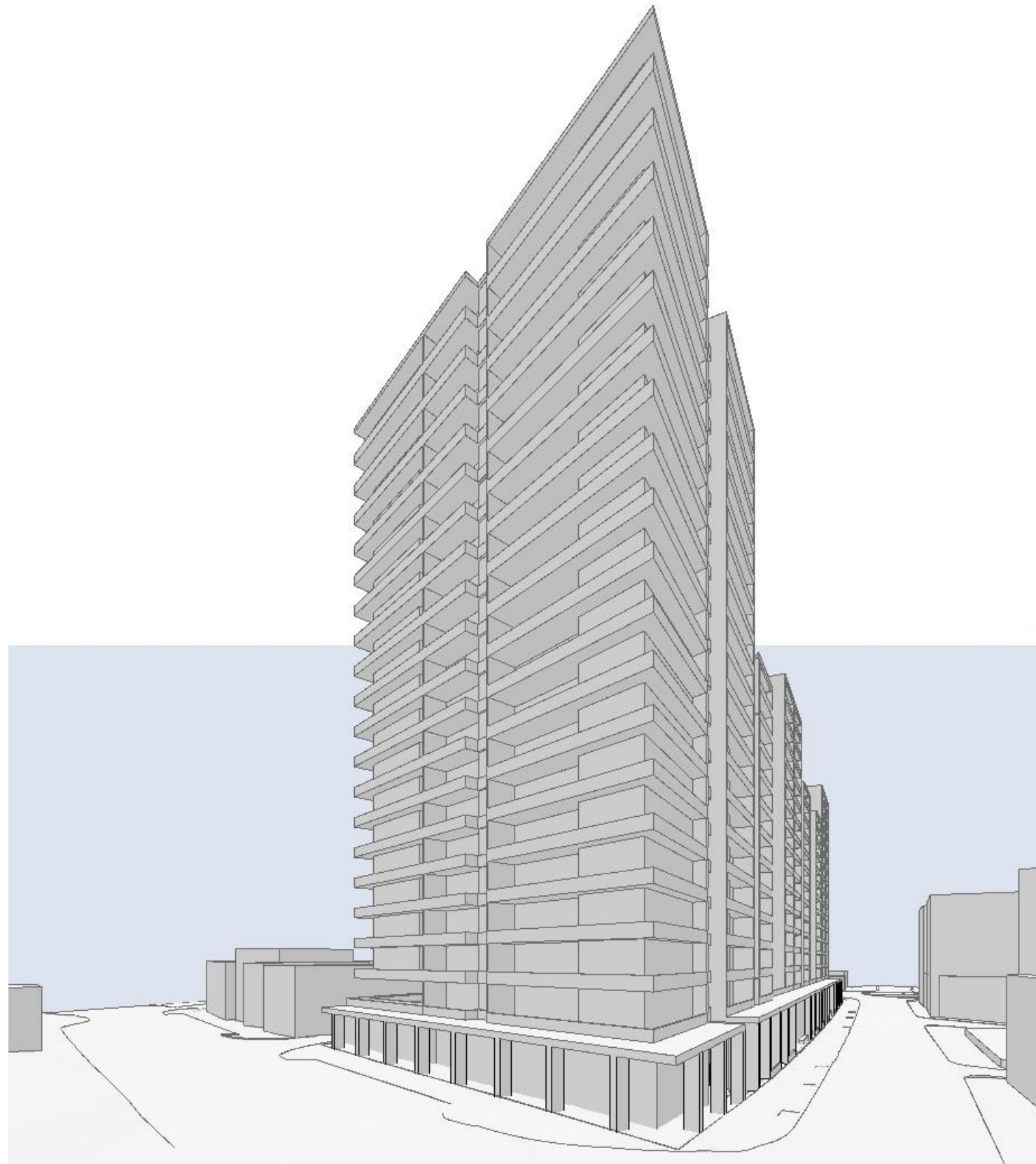


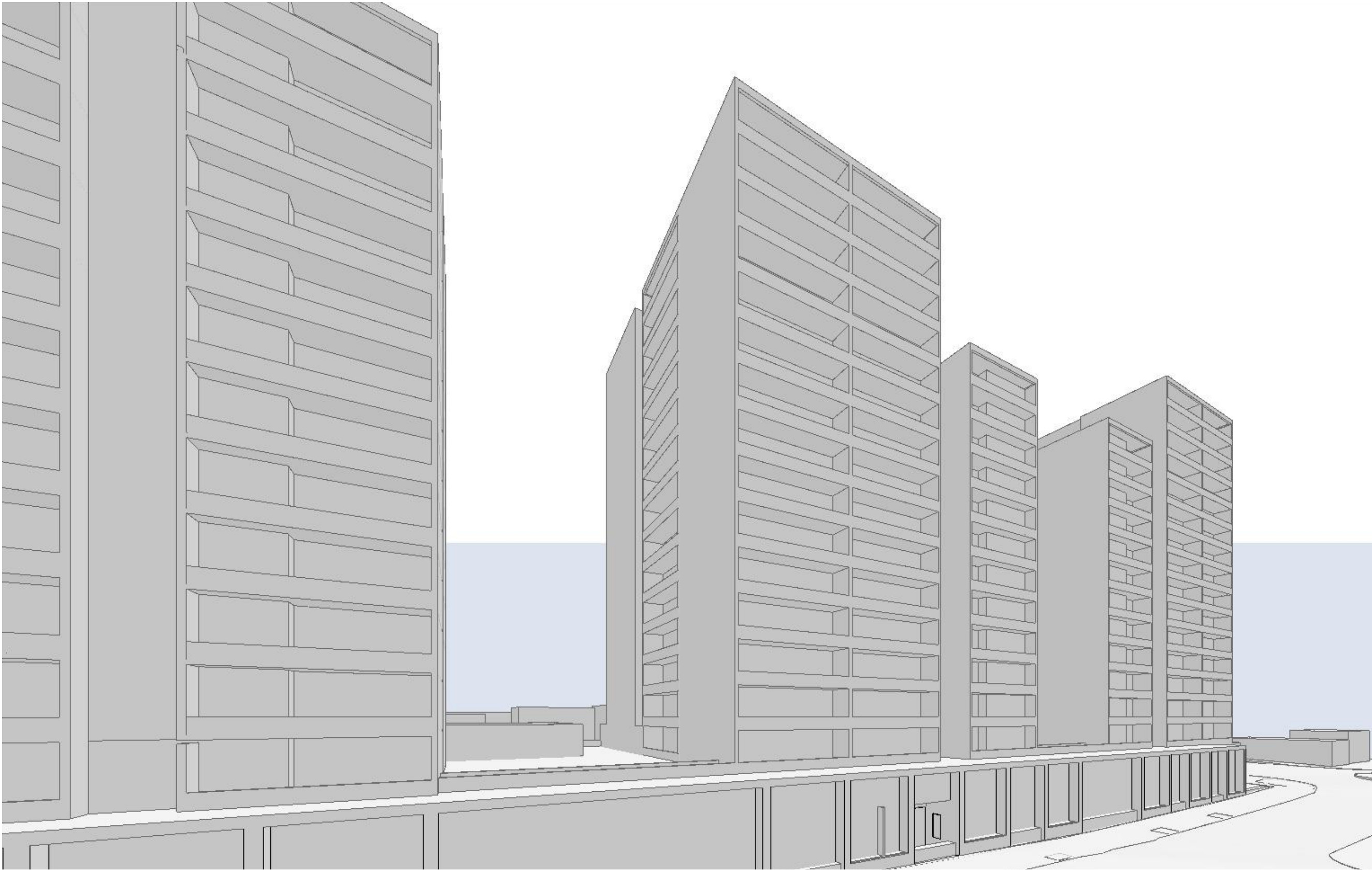










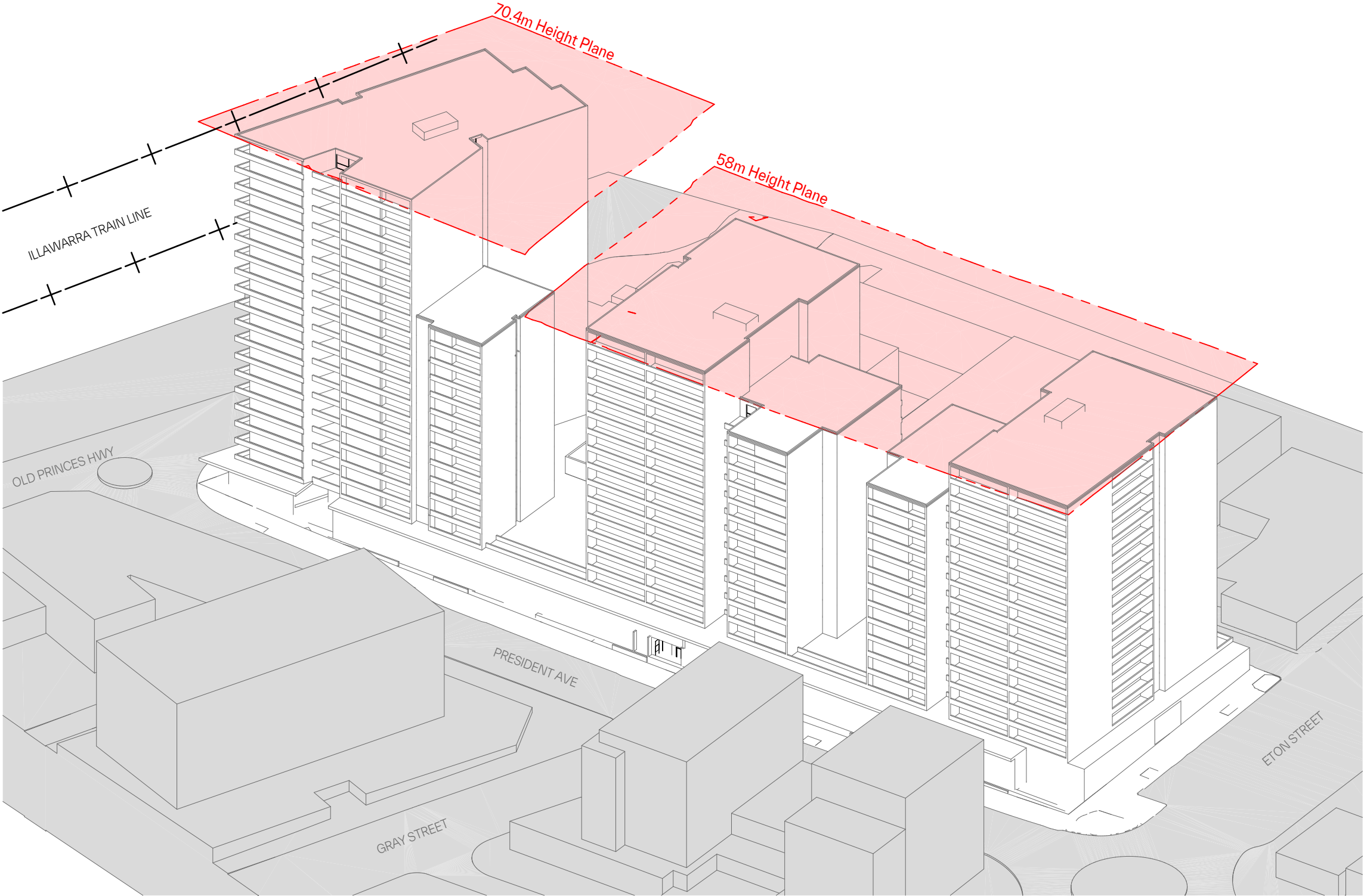






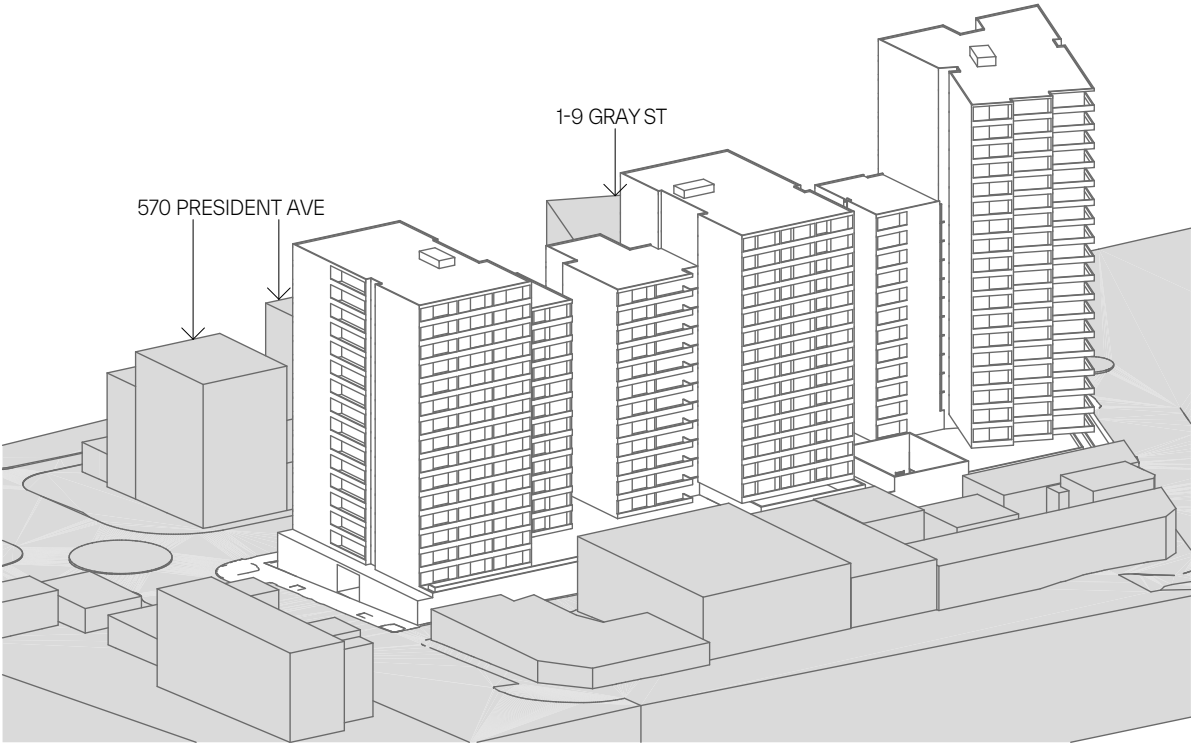


SUPPLEMENTARY DIAGRAMS

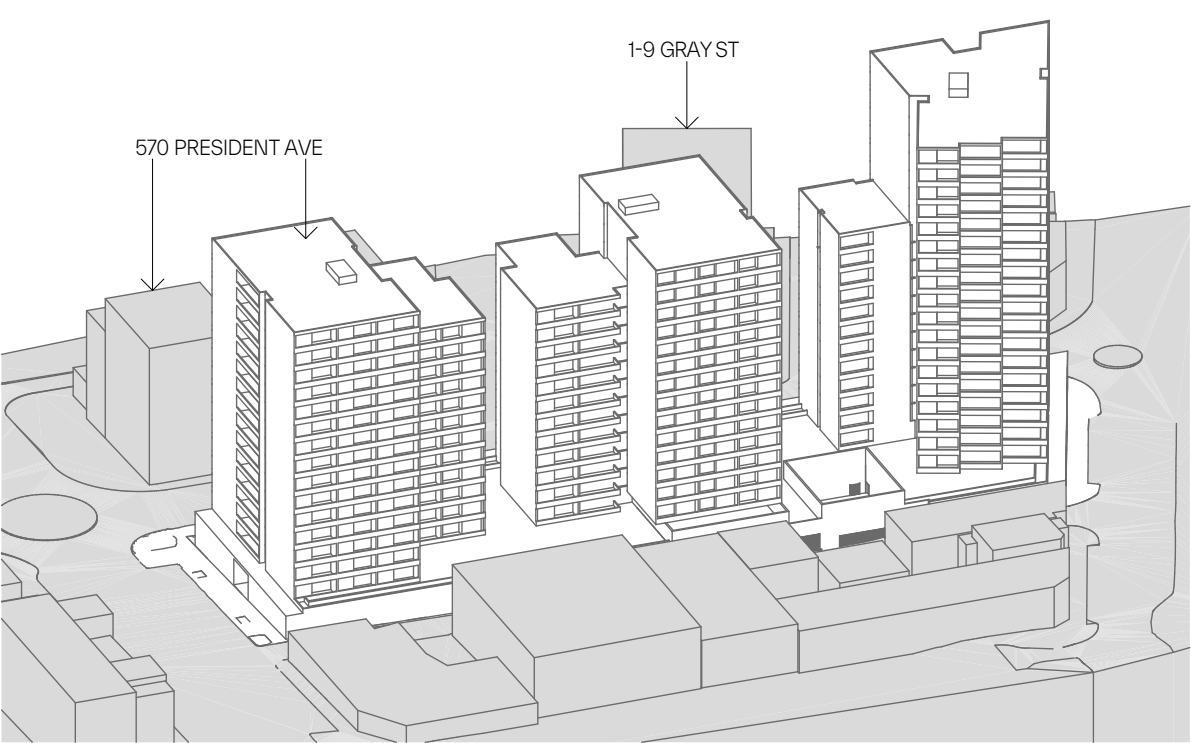


LEGEND:

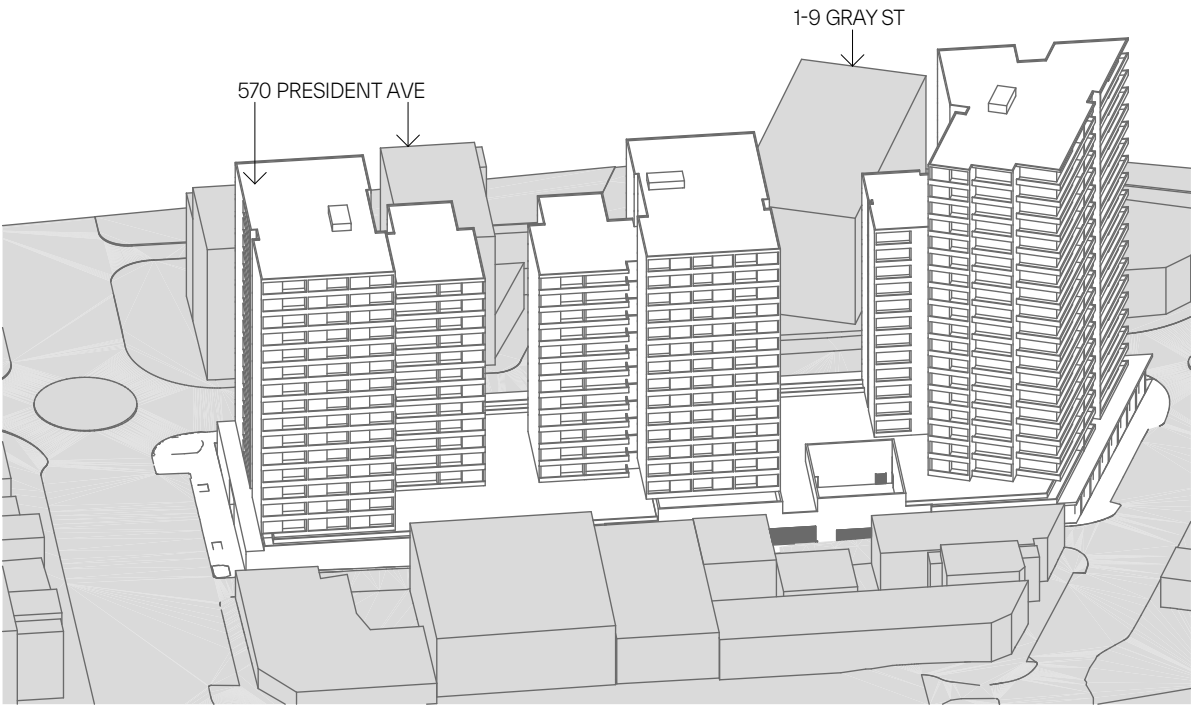
- HEIGHT PLANE
- HEIGHT PLANE INCLUSIVE OF 30% UPLIFT



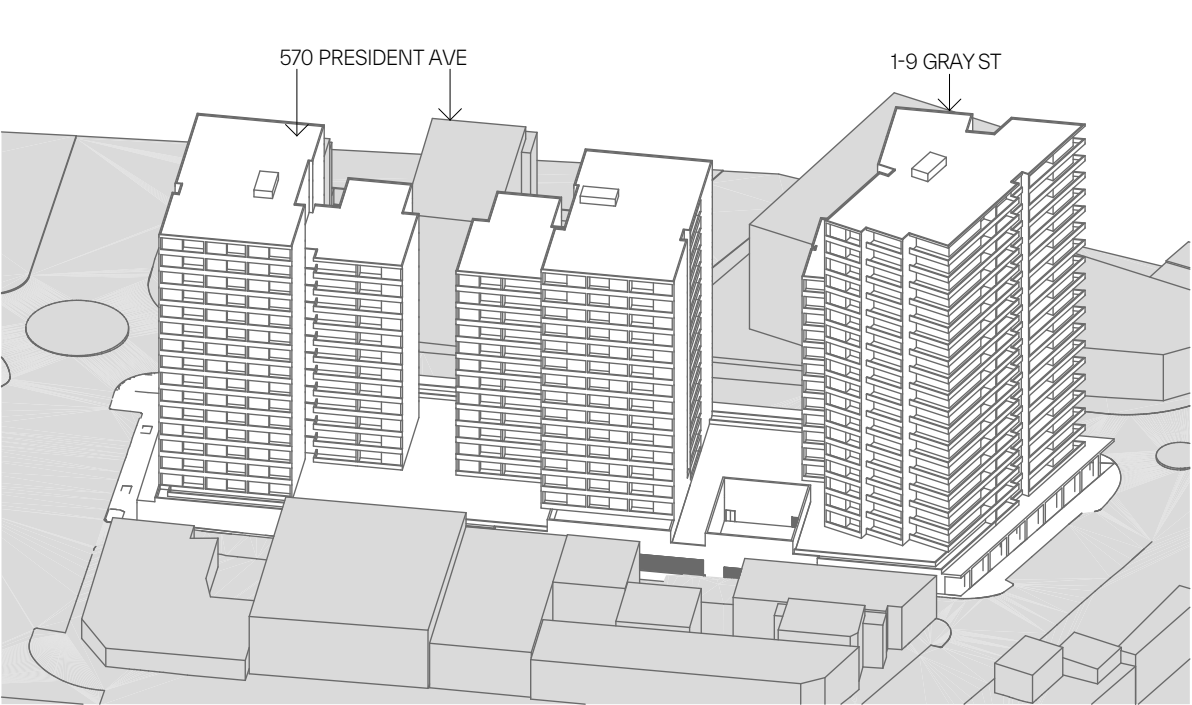
1 21st June - 9am



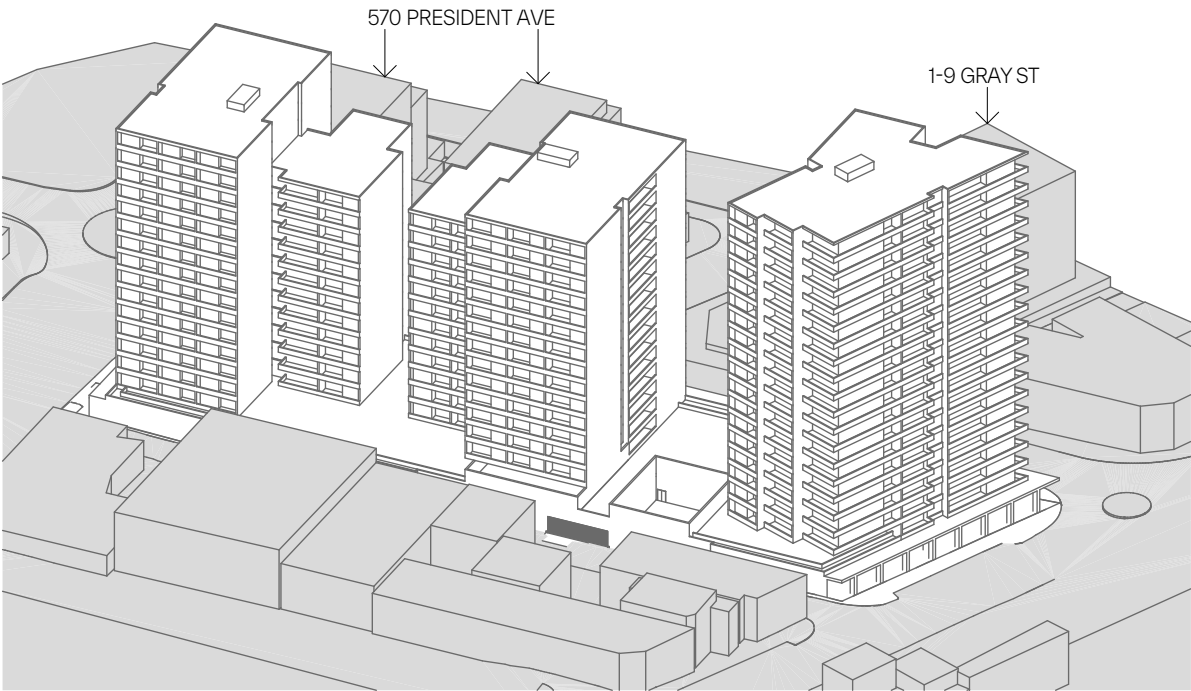
2 21st June - 10am



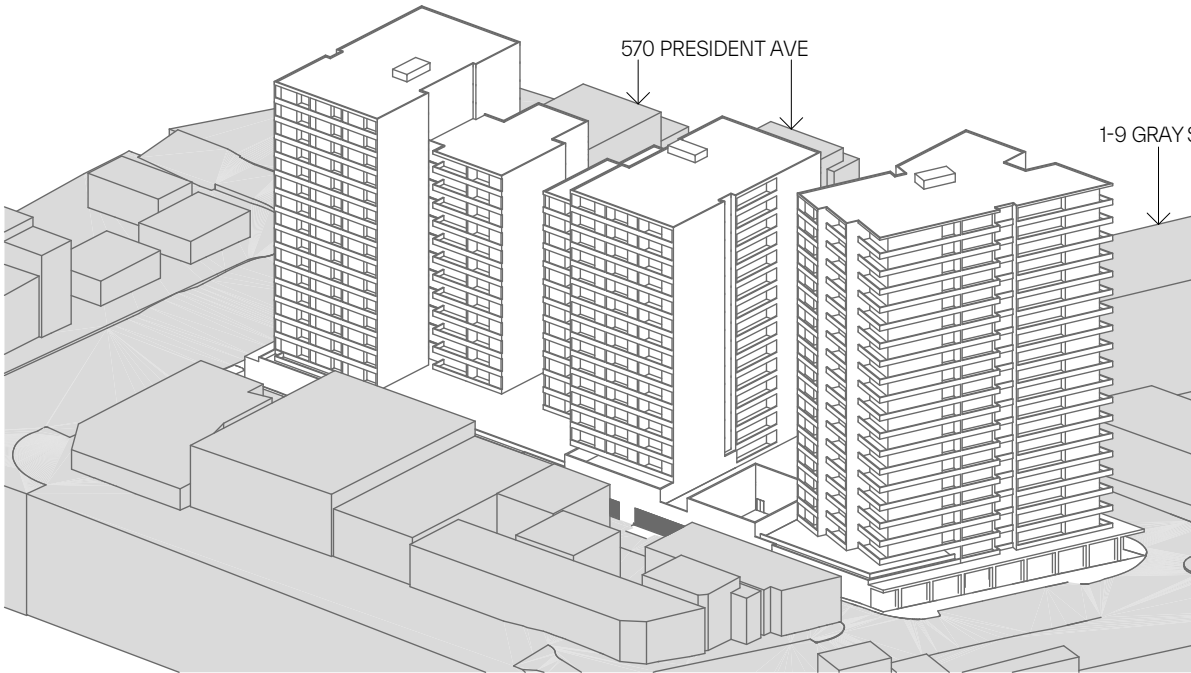
3 21st June - 11am



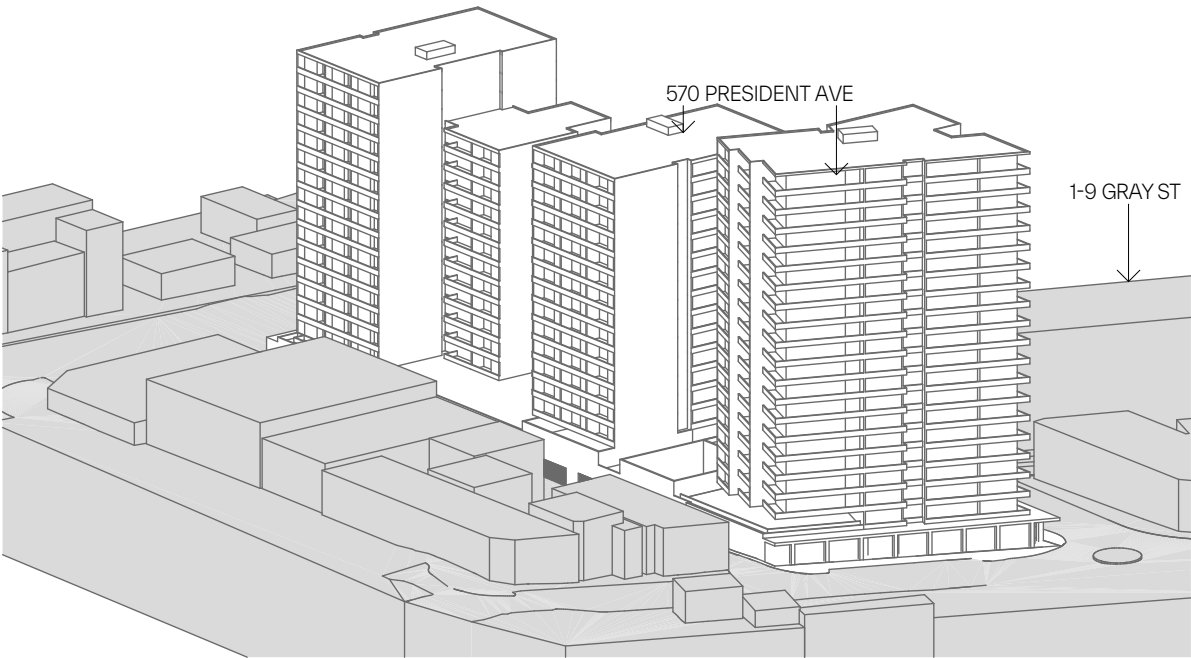
4 21st June - 12pm



5 21st June - 1pm



6 21st June - 2pm



7 21st June - 3pm



1 Existing - 21st June 9am



2 Proposed - 21st June 9am

LEGEND:

- [] SITE BOUNDARY
- EXISTING CONTEXT SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- SHADOW CAST BY EXISTING BUILDING ON SITE
- REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
- ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA



1 Existing - 21st June 10am



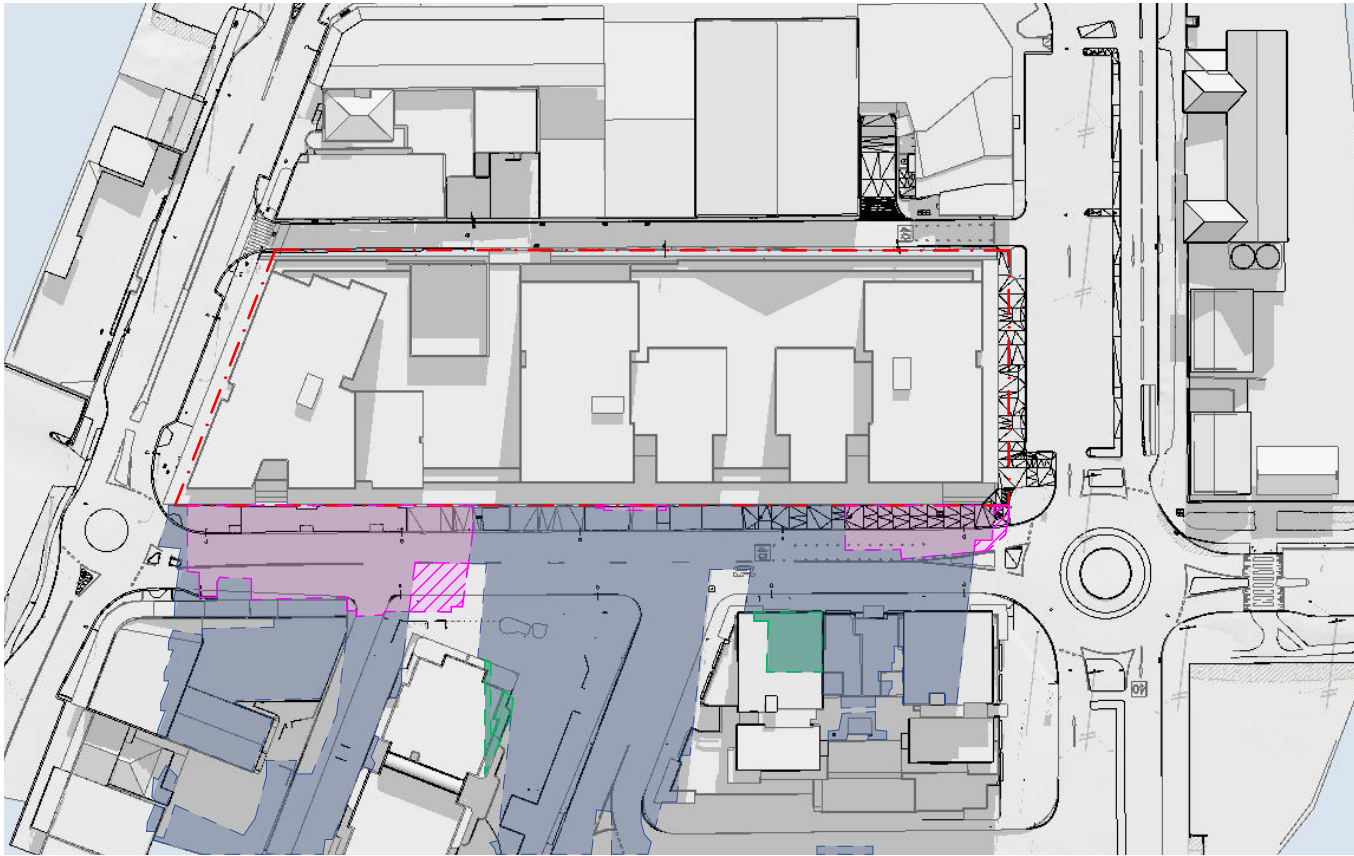
2 Proposed - 21st June 10am

LEGEND:

- [] SITE BOUNDARY
- EXISTING CONTEXT SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- SHADOW CAST BY EXISTING BUILDING ON SITE
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1 Existing - 21st June 11am



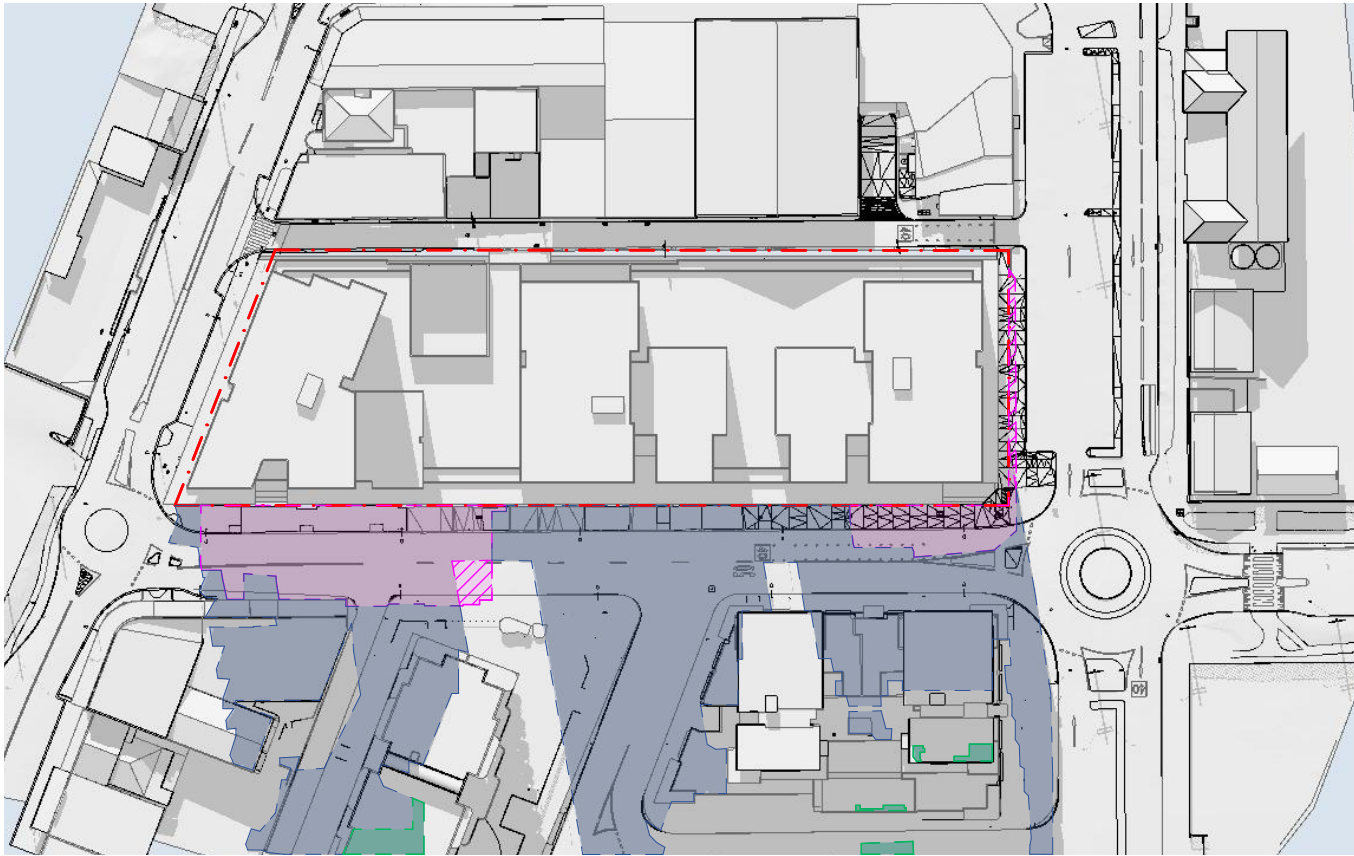
2 Proposed - 21st June 11am

LEGEND:

- [- -] SITE BOUNDARY
- EXISTING CONTEXT SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- SHADOW CAST BY EXISTING BUILDING ON SITE
- REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
- ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA



1 Existing - 21st June 12pm



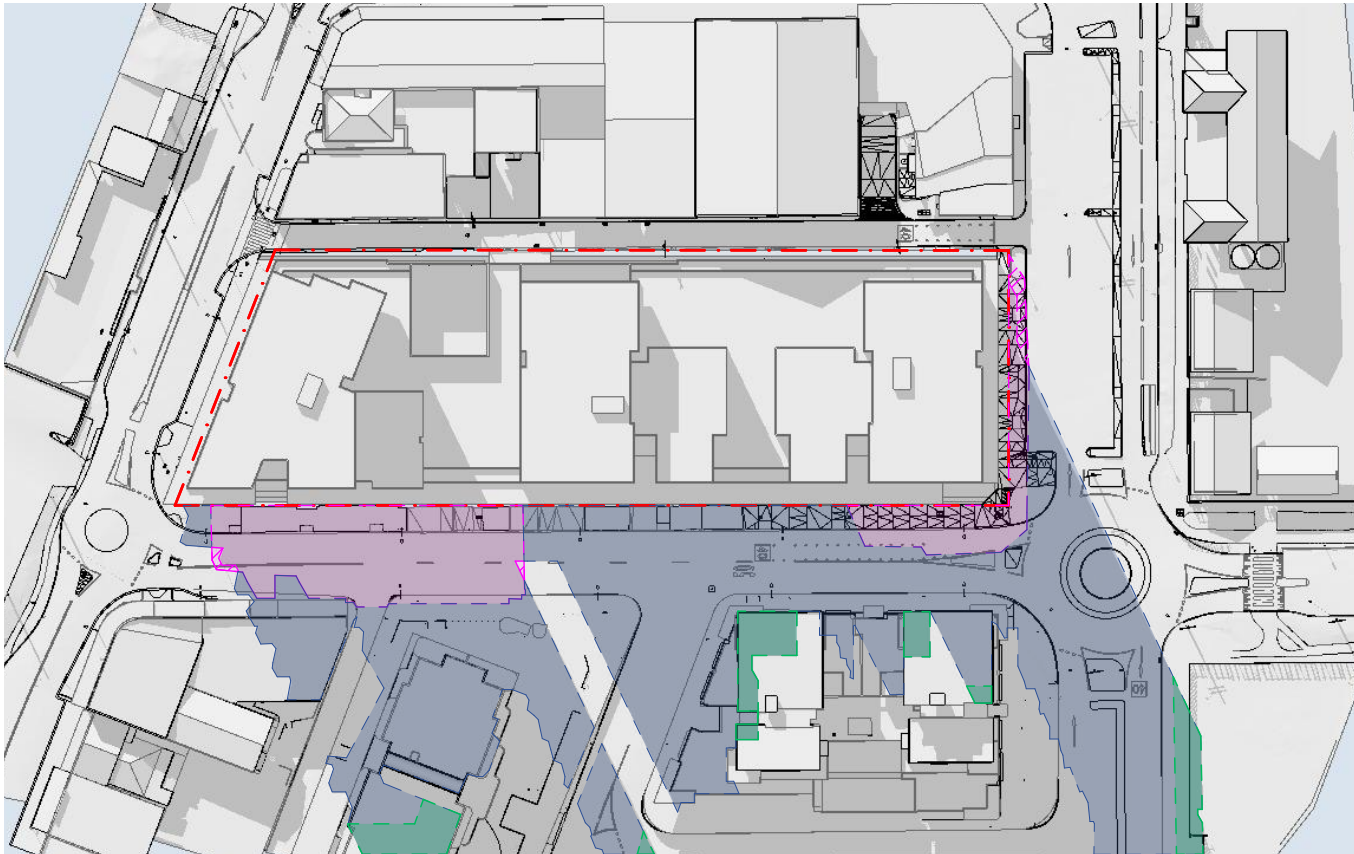
2 Proposed - 21st June 12pm

LEGEND:

- [- -] SITE BOUNDARY
- EXISTING CONTEXT SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- SHADOW CAST BY EXISTING BUILDING ON SITE
- REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
- ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA

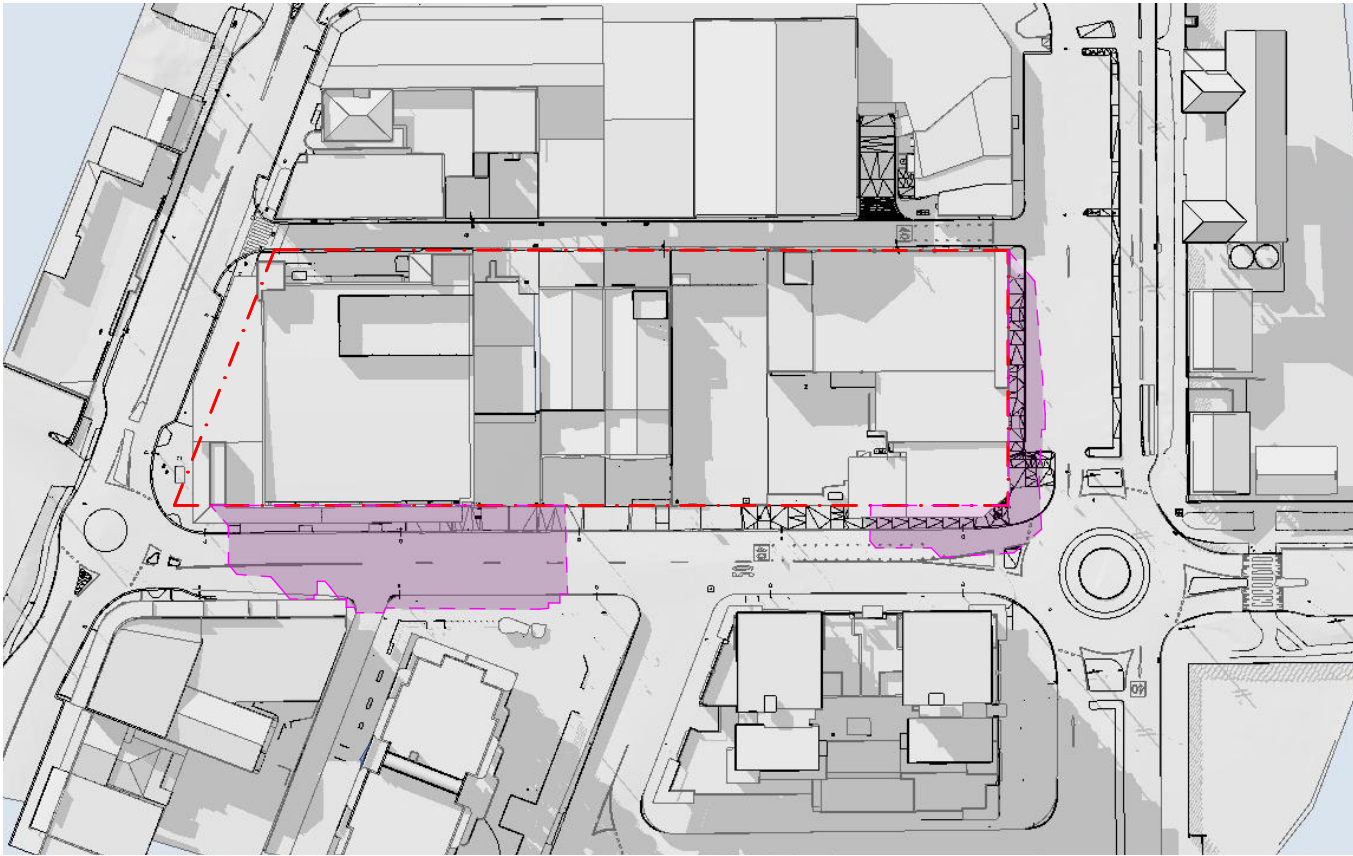


1 Existing - 21st June 1pm



2 Proposed - 21st June 1pm

- LEGEND:
- [- -] SITE BOUNDARY
 - EXISTING CONTEXT SHADOW
 - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
 - SHADOW CAST BY EXISTING BUILDING ON SITE
 - REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
 - ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA

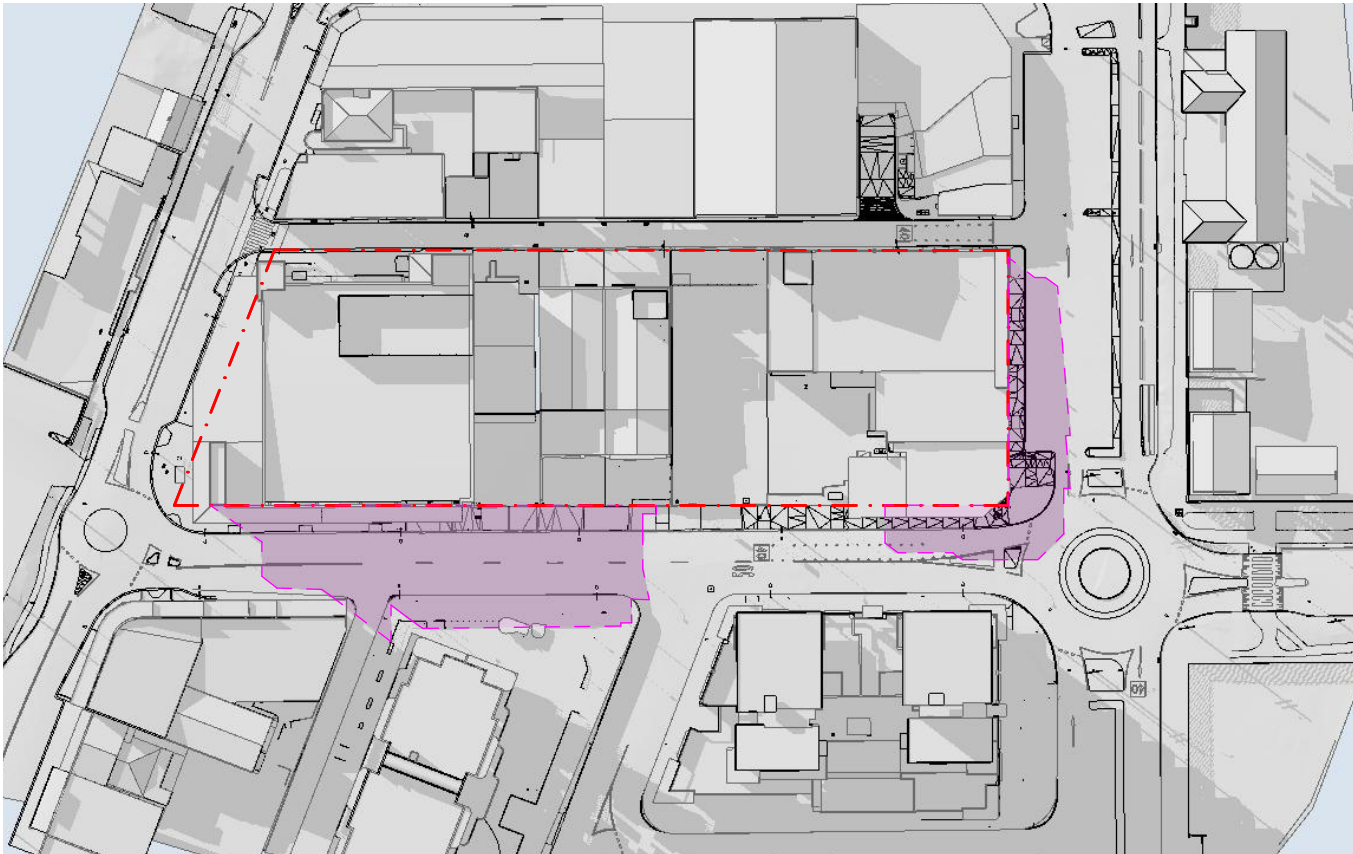


1 Existing - 21st June 2pm



2 Proposed - 21st June 2pm

- LEGEND:
- [- -] SITE BOUNDARY
 - EXISTING CONTEXT SHADOW
 - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
 - SHADOW CAST BY EXISTING BUILDING ON SITE
 - REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
 - ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA



1 Existing - 21st June 3pm



2 Proposed - 21st June 3pm

- LEGEND:
- [- -] SITE BOUNDARY
 - EXISTING CONTEXT SHADOW
 - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
 - SHADOW CAST BY EXISTING BUILDING ON SITE
 - REDUCTION OF SHADOW CAST BY EXISTING BUILDING ON SITE
 - ADDITIONAL SHADOW CAST BY 2 STOREYS ABOVE HDA

DEVELOPMENT SUMMARY



DEVELOPMENT SUMMARY

COMPLIANCE CAPABILITY

Site Data	
Site Area	7014
Maximum FSR	5.46
Maximum GFA	38296.4
Actual FSR	5.95
Total GFA	41733.1
Resi GFA	36752.8
Comm GFA	4980.3
Affordable GFA (15% Unit Yield)	5526.08
Residential Data	
NSA	32265.0
Efficiency	88%
Unit Yield	368
1B	55
2B	219
3B	94
Commercial Data	
NLA	4270.4
Efficiency	86%
Parking Data	
Car Spaces	503
No. Residential Lifts	6
Units / Lift	61
avg NSA / unit	87.7
Total Storeys	16
Total Basement Levels	3

Floor to Floor Height	Level	Residential Data Stage 1	
		GFA	NSA
Residential Affordable	Roof		
	3500 L15	1137.7	1017.8
	3300 L14	1137.7	1017.8
	3300 L13	1137.7	1017.8
	3300 L12	1137.7	1017.8
	3300 L11	1137.7	1017.8
	3300 L10	1762.7	1569.8
	3300 L9	1762.7	1569.8
	3300 L8	1762.7	1569.8
	3300 L7	1762.7	1569.8
	3300 L6	1762.7	1569.8
	3300 L5	1762.7	1569.8
	3300 L4	1762.7	1569.8
	3300 L3	1762.7	1569.8
	3300 L2	1762.7	1569.8
	3300 L1	1515.0	1321.0
	Varies G (Res lobby)		
	Subtotal	23068.0	20538
		Efficiency	89%

Level	Unit Mix Stage 1			
	1B	2B	3B	Total
Roof				
L15	2	8	2	12
L14	2	8	2	12
L13	2	8	2	12
L12	2	8	2	12
L11	2	8	2	12
L10	2	12	4	18
L9	2	12	4	18
L8	2	12	4	18
L7	2	12	4	18
L6	2	12	4	18
L5	2	12	4	18
L4	2	12	4	18
L3	2	12	4	18
L2	2	12	4	18
L1	1	11	3	15
G (Res lobby)				
Subtotal	29	159	49	237
	12.2%	67.1%	20.7%	100%

Floor to Floor Height	Level	Residential Data Stage 2	
		GFA	NSA
Residential Affordable	Roof		
	3500 L19	636.6	540.8
	3300 L18	636.6	540.8
	3300 L17	636.6	540.8
	3300 L16	636.6	540.8
	3300 L15	636.6	540.8
	3300 L14	636.6	540.8
	3300 L13	636.6	540.8
	3300 L12	636.6	540.8
	3300 L11	636.6	540.8
	3300 L10	823.6	710.8
	3300 L9	823.6	710.8
	3300 L8	823.6	710.8
	3300 L7	823.6	710.8
	3300 L6	823.6	710.8
	3300 L5	823.6	710.8
	3300 L4	823.6	710.8
	3300 L3	823.6	710.8
	3300 L2	823.6	710.8
	3300 L1	543.4	462.4
	G (Res lobby)		
	Subtotal	13684.8	11727
		Efficiency	86%

Level	Unit Mix Stage 2			
	1B	2B	3B	Total
Roof				
L19	2	1	3	6
L18	2	1	3	6
L17	2	1	3	6
L16	2	1	3	6
L15	2	1	3	6
L14	2	1	3	6
L13	2	1	3	6
L12	2	1	3	6
L11	1	3	2	6
L10	1	5	2	8
L9	1	5	2	8
L8	1	5	2	8
L7	1	5	2	8
L6	1	5	2	8
L5	1	5	2	8
L4	1	5	2	8
L3	1	5	2	8
L2	1	5	2	8
L1	0	4	1	5
G (Res lobby)				
Subtotal	26	60	45	131
	19.8%	45.8%	34.4%	100%

Podium	Podium Data (Non Residential)		
	Mezz	GFA	NSA
Basement			
	3.0 B1	0	0
	3.0 B2	0	0
	3.0 B3	0	0
	Subtotal	4980	4270
		GFA	NSA

Level	Affordable Stage 1			
	1B	2B	3B	Total
L3	1	6	2	9
L2	2	12	4	18
L1	1	11	3	15
Subtotal	4	29	9	42

Level	Affordable Stage 2			
	1B	2B	3B	Total
L3				0
L2	1	5	2	8
L1	0	4	1	5
Subtotal	1	9	3	13

Use		NLA
Shop 1	Retail	136.61
Shop 2	Retail	207
Shop 3	Retail	254.31
Shop 4	F&B	211.07
Shop 5	F&B	475.93
Supermarket	Coles	2944.18
Total		4229.1



THANK YOU!



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Nominated Architect:
Paul Buljevic NSW 7768