

23 SEPTEMBER 2025

THE GATEWAY

TO KINGS BAY & BURWOOD PRECINCTS

REQUEST FOR SEARS - DESIGN PACK

 MUIR BURNSIDE. TERROIR

TERROIR acknowledge the traditional custodians of the land on which we work, build and inhabit. We extend our respects to their Elders past and present.

TERROIR

COPYRIGHT & CONFIDENTIALITY

The document is the copyright of Terroir Pty Ltd and is not to be copied in any form without the written permission of Muir Burnside.

It is not to be used for any purpose other than that intended by the issuing party. The contents of this document are not to be conveyed to any person or organisation other than the person to whom it has been issued. This document is subject to controlled circulation. It is not to be circulated to any person or organisation other than the person it has been issued to without the written permission of Muir Burnside.

LIMITATIONS STATEMENT

In preparing this document, Terroir Pty Ltd and its team have relied upon information provided by Muir Burnside and their consultants. Except as otherwise state in this document, Terroir has not been able to verify the accuracy or completeness of any such information.

No warranty or, guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this document. This document has been prepared on behalf of and for the exclusive use of Muir Burnside and is issued in connection with the provisions of the contract between Terroir Pty Ltd and Muir Burnside. Terroir accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

Project No.: 23253
Version No.: 01

Prepared by: TH

ISSUE NO.	DATE	VERSION NO.	ISSUED BY	ISSUED TO	REASON
01	07.10.25	01	TH	KW/CS	Request for SEARS

CONTACT

GERARD REINMUTH
FOUNDING DIRECTOR & PRINCIPAL

TERROIR PTY LTD
LEVEL 2, 79 MYRTLE STREET,
CHIPPENDALE NSW 2008
02 9698 2198
REINMUTH@TERROIR.COM.AU

BUILT FORM INDICATIVE OPTION

KEY INFORMATION REQUEST FOR SEARS	
SITE AREA	11,370m ²
RESIDENTIAL GFA	60,635M ²
NON-RESIDENTIAL GFA	1,005M ²
GFA	61,640m ²
FSR	5.42:1
DWELLINGS	781

Note: Areas have been rounded to the closest 5m²

ASSUMPTIONS	
EFFICIENCIES	
RESIDENTIAL GBA TO GFA	75%
RESIDENTIAL GFA TO NSA	85%
RETAIL/COMMERCIAL GBA TO GFA	85%
DWELLING MIX	
1 BED	35%
2 BED	50%
3 BED	15%
AVERAGE DWELLING SIZE (GFA)	77.6M ²
CARPARKING RATES	
1 BED	0.5 SPACES
2 BED	0.9 SPACES
3 BED	1.2 SPACES
ASSUMED AREA PER CARPARKING SPACE - BASEMENT (GBA)	35M ²



Figure 1.1: Indicative Option

BUILT FORM INDICATIVE OPTION

MASSING VIEW

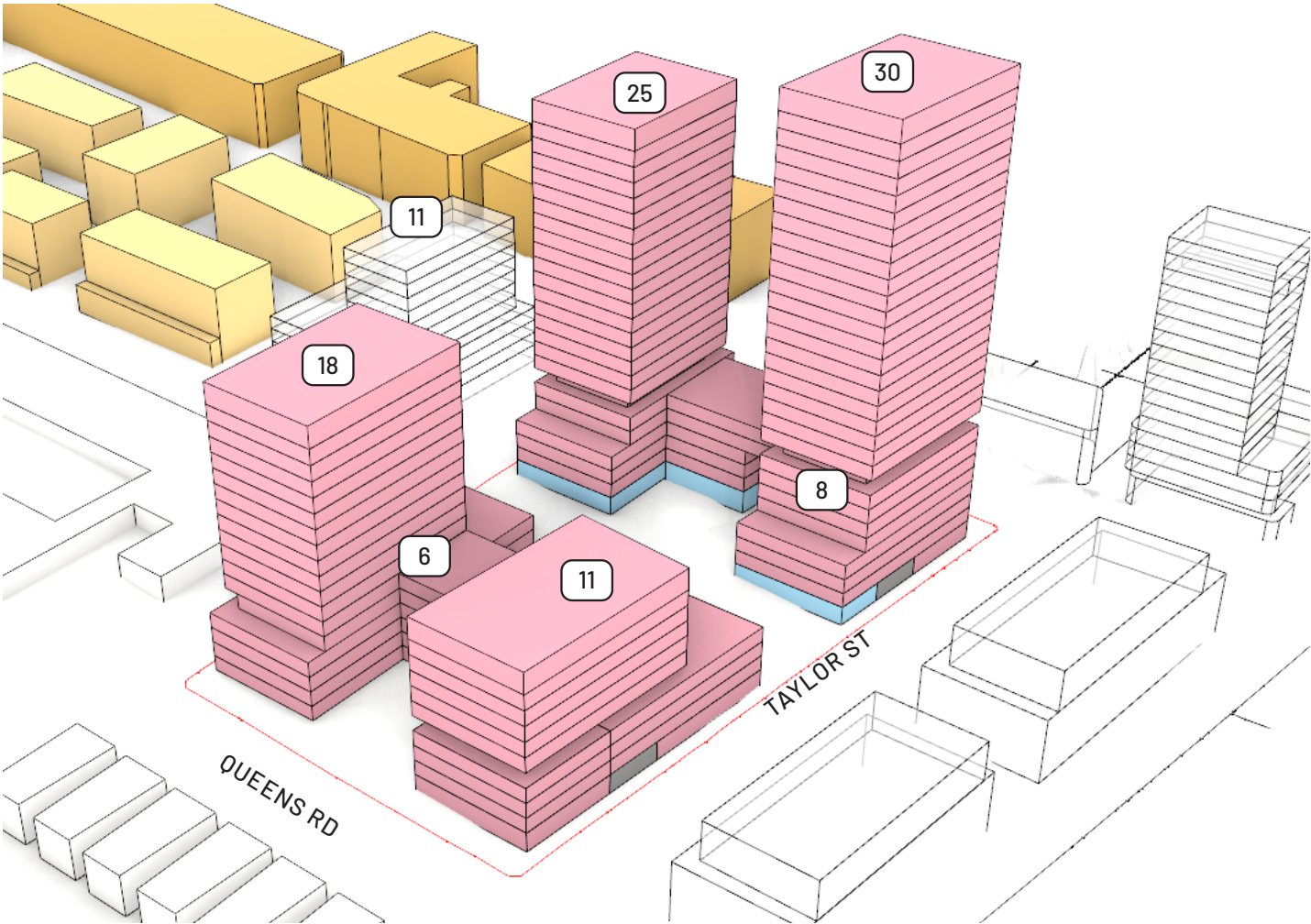


Figure 1.3: View from north west

MASSING VIEW

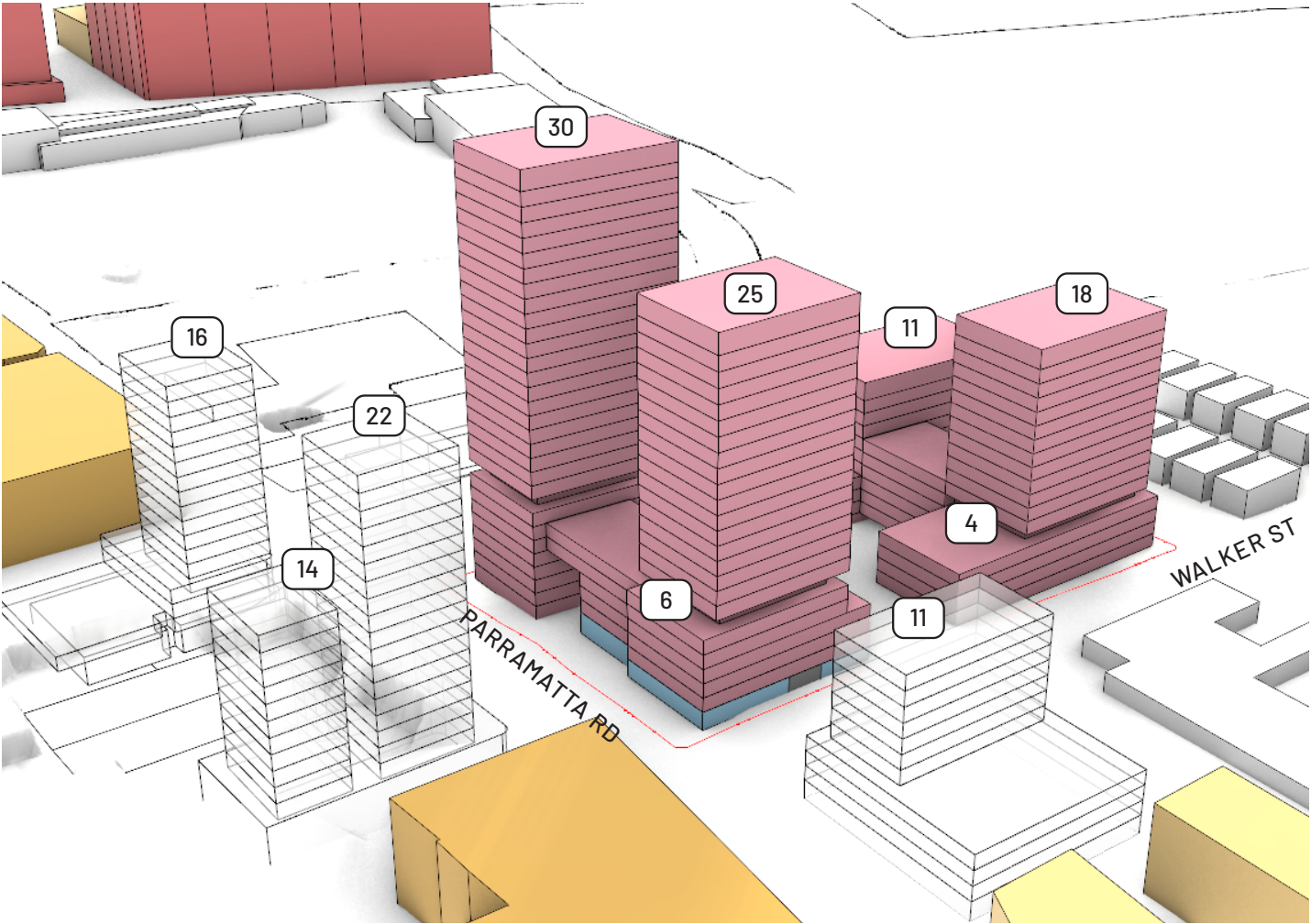


Figure 1.2: View from south east

- LEGEND**
- Site boundary
 - Residential
 - Retail
 - Servicing/carparking

BUILT FORM INDICATIVE GROUND PLAN

The northern portion of the site has a more residential character while the southern has a more urban character.



Figure 1.4: Indicative ground floor plan

EVALUATION OVERSHADOWING

These overshadowing diagrams look at the potential overshadowing impact on the subject site and surrounding sites on June 21 - winter solstice.

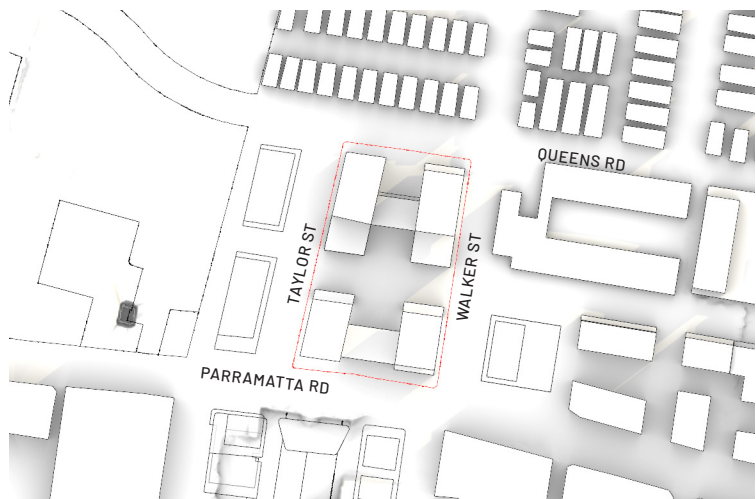


Figure 1.6: June 21 9am Overshadowing

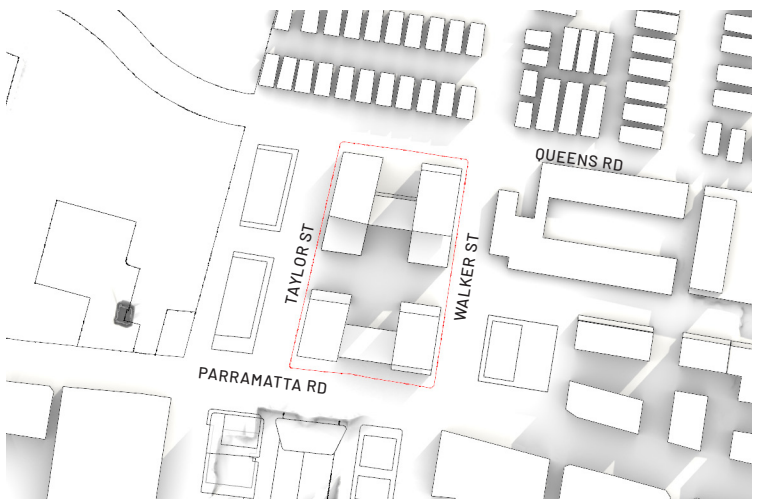


Figure 1.8: June 21 10am Overshadowing

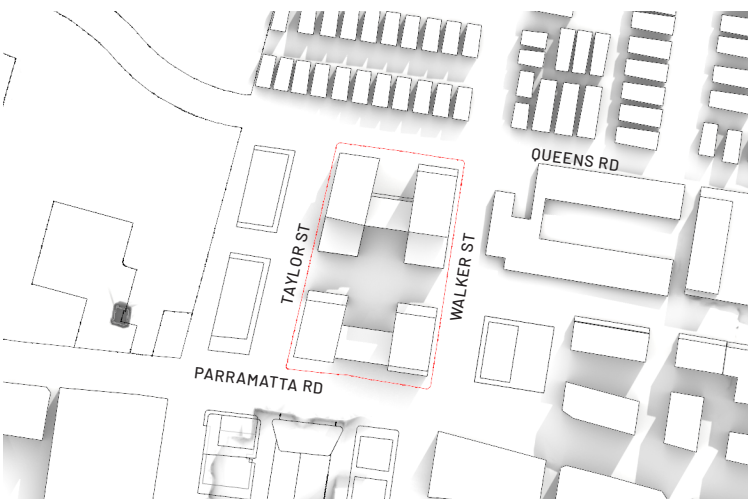


Figure 1.10: June 21 11am Overshadowing

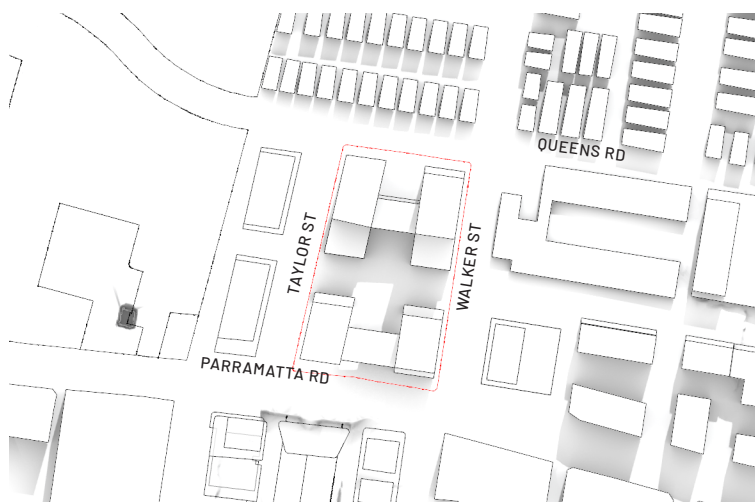


Figure 1.7: June 21 12pm Overshadowing

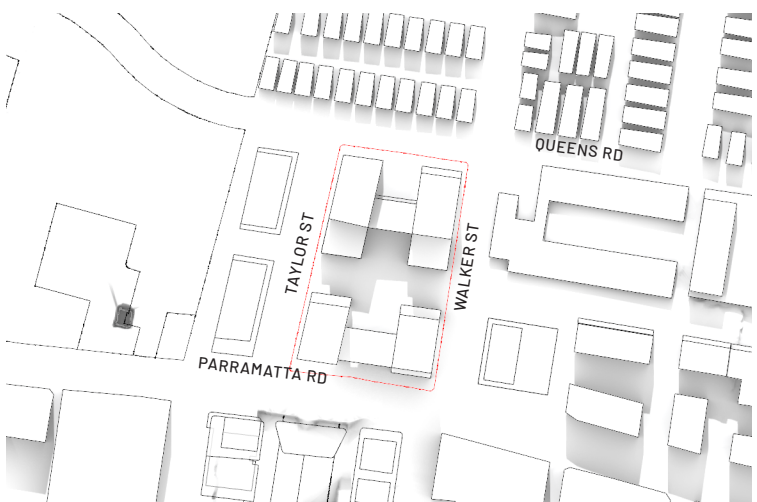


Figure 1.9: June 21 1pm Overshadowing

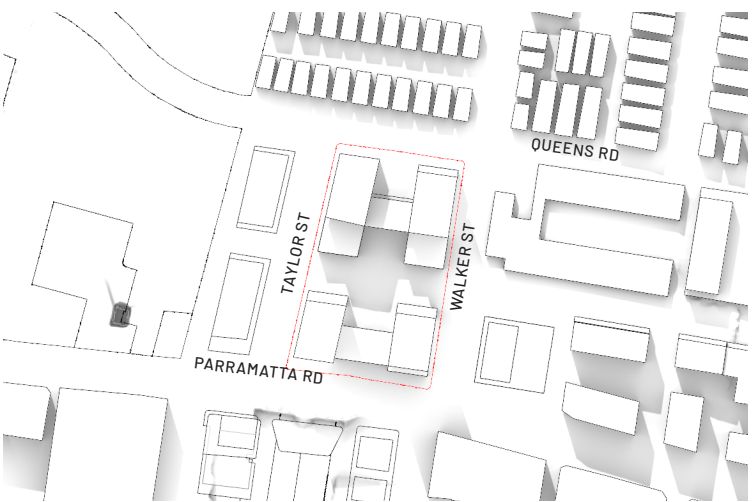


Figure 1.11: June 21 2pm Overshadowing

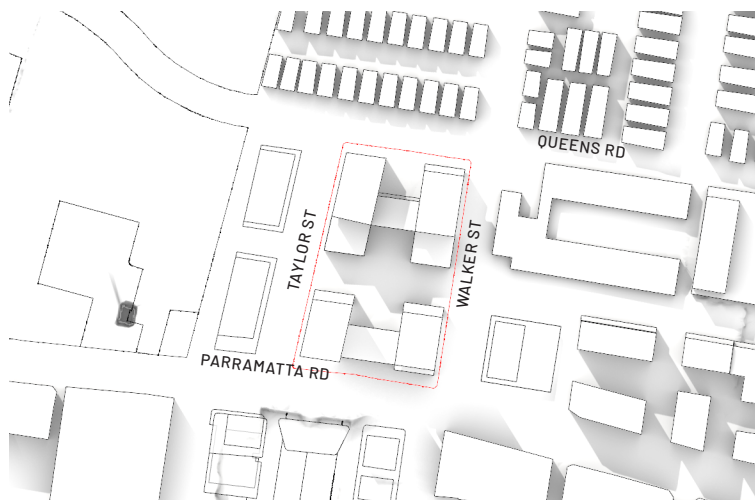
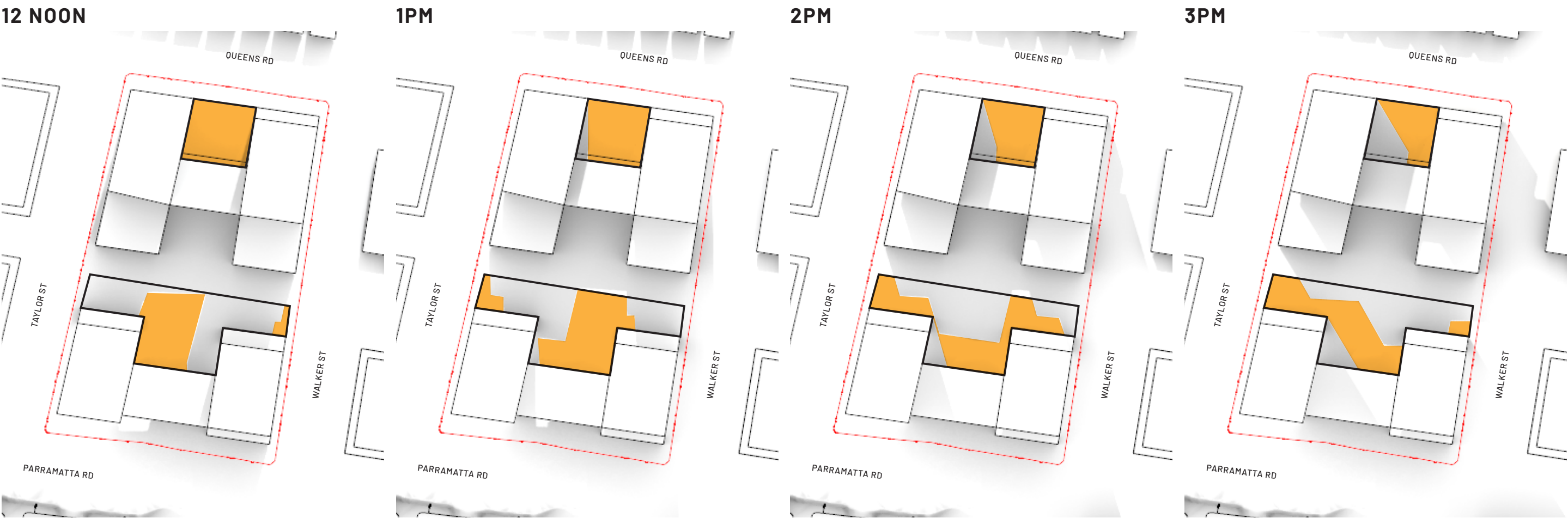


Figure 1.5: June 21 3pm Overshadowing

EVALUATION LANDCAPED CORE DAYLIGHT ACCESS



The diagrams above show solar access to two proposed open spaces.

In the north, a new communal open space for residents at ground has been formed. This receives good solar access throughout the day 10am-3pm.

In the south, the "urban plaza" portion of the site receives approximately 50% solar access from 12 noon to 3pm.

LEGEND
— Site boundary
— Direct solar access

EVALUATION DAYLIGHTING

DAYLIGHTING ANALYSIS

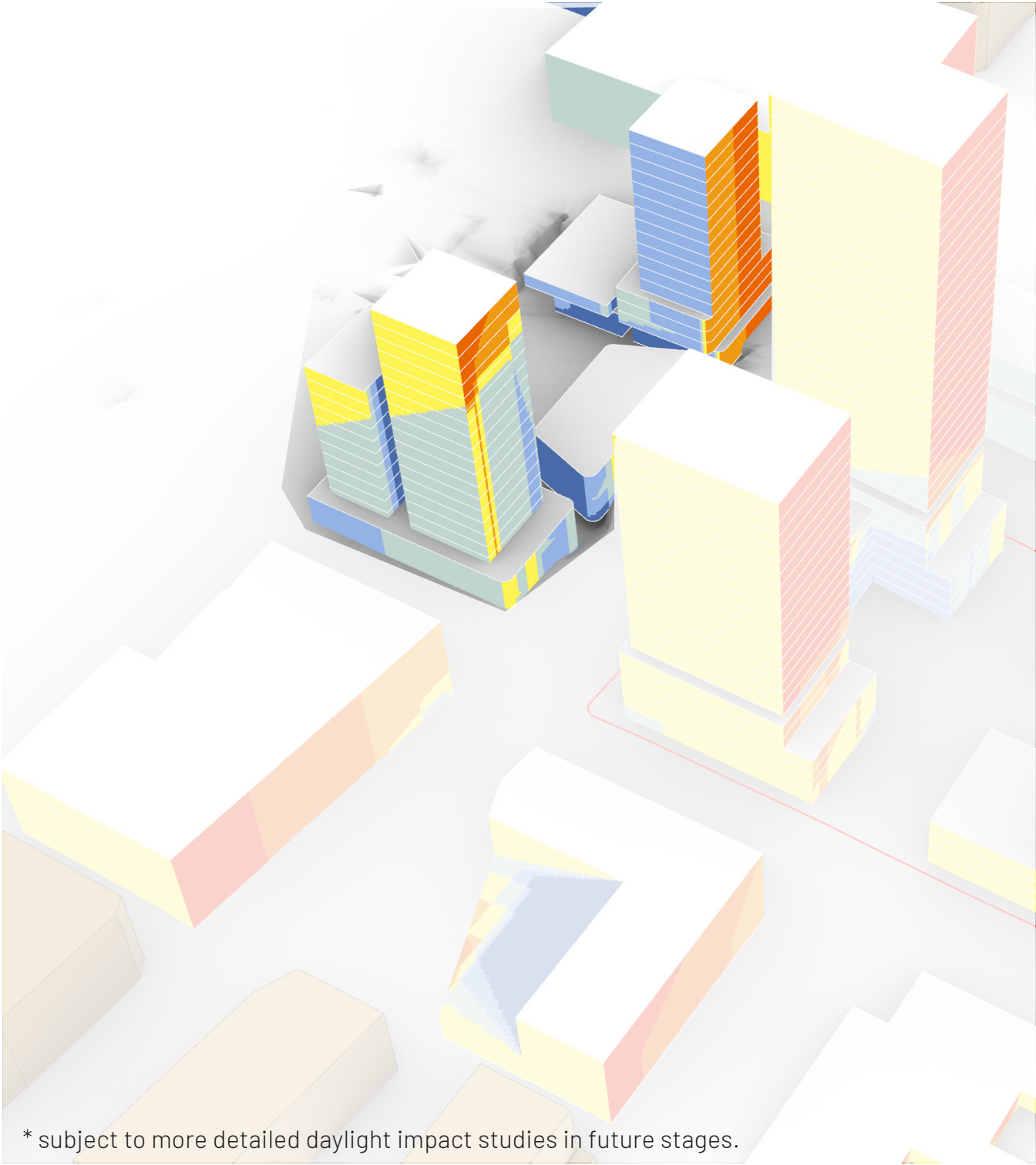


Figure 1.13: North East Daylighting View

DAYLIGHTING ANALYSIS

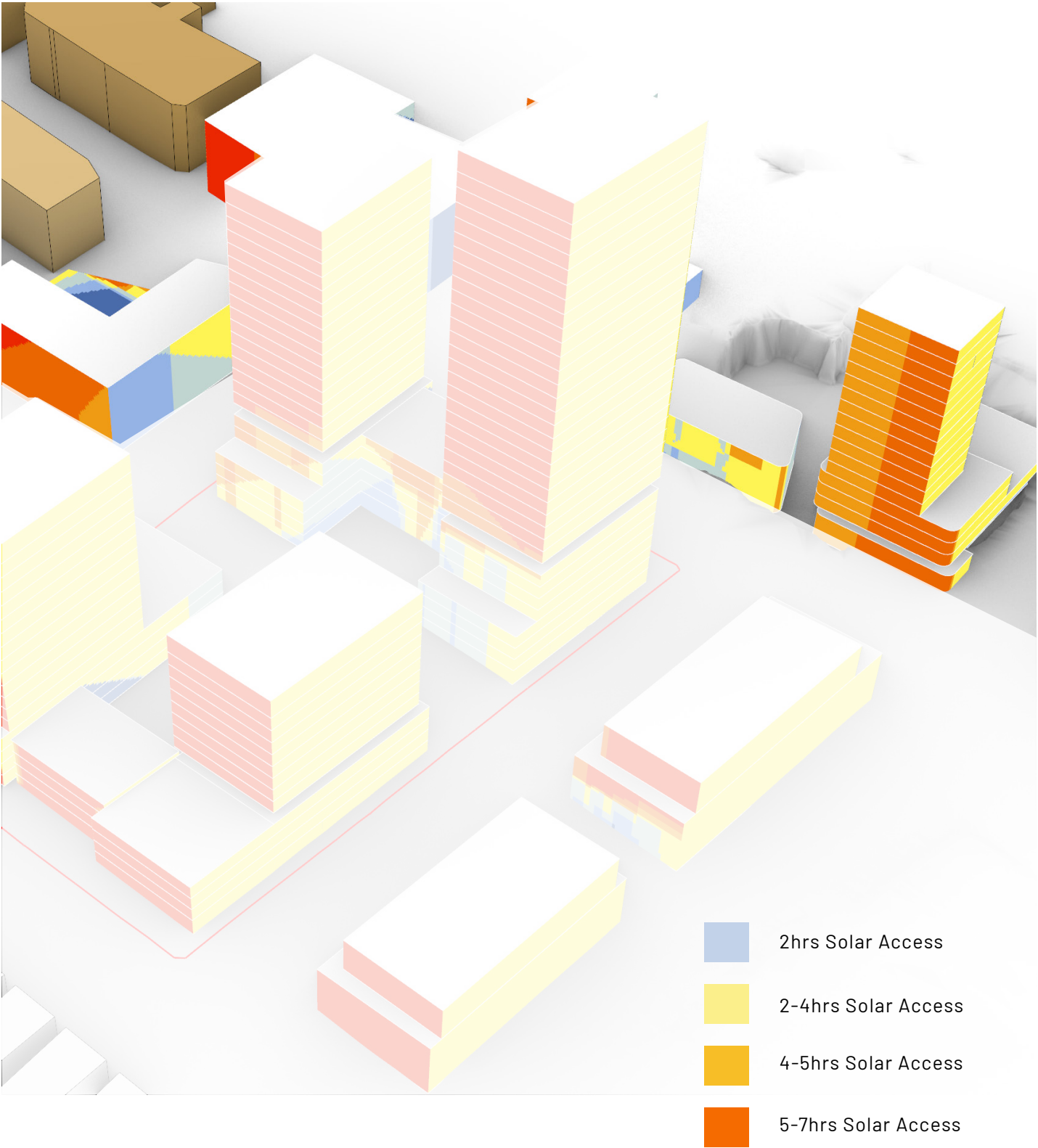


Figure 1.12: North West Daylighting View

