Appendix A

Georges Cove Village concept design and architectural statement
### DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>NSA RESIDENTIAL</th>
<th>NSA COMMERCIAL</th>
<th>NSA RETAIL</th>
<th>CIRCULATION</th>
<th>TERRACE</th>
<th>APARTMENTS</th>
<th>AMENITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>1 BEDROOM</td>
<td>2 BEDROOM</td>
<td>3 BEDROOM</td>
<td>TOTAL UNITS</td>
<td>No.</td>
<td>1 BEDROOM</td>
</tr>
<tr>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### PARKING SCHEDULE

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>CAR PARKING</th>
<th>MOTORBIKE PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>177</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>237</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>39</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>445</td>
<td>0</td>
</tr>
</tbody>
</table>

### GFA SUMMARY

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>17,219.40 m²</td>
</tr>
<tr>
<td>2</td>
<td>1,219.20 m²</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>8</td>
<td>0</td>
</tr>
</tbody>
</table>

### TOTAL SITE AREA 17,219.40 m²

### PLANNING PROPOSAL

**George Cove Village**

**Development Summary**

**Planning Proposal**

**21420S**

**27.03.19**

**PP05.001 P2**

**Rothelowman**

**2019**

---

*Note: The parking and building areas are approximate and may require adjustment based on site constraints and regulatory requirements.*

---

*GFA (Gross Floor Area): The GFA has been calculated in accordance with the Property Council of Australia Method of Measurement Guidelines. The GFA includes the following:

1. **Residential**: Gross floor area measured in accordance with the Property Council of Australia Method of Measurement Guidelines, Residential.

2. **Commercial**: Gross floor area measured in accordance with the Property Council of Australia Method of Measurement Guidelines, Commercial.

3. **Recreational, Sport, and Clubhouse**: Gross floor area measured in accordance with the Property Council of Australia Method of Measurement Guidelines, Recreational, Sport, and Clubhouse.

---

*Area calculations are approximate and may require adjustment based on site constraints and regulatory requirements.*

---

*Cross Ventilation: A minimum of 60% of apartment units are required to have cross ventilation, including windows or doors on opposing sides of the dwelling. A minimum of 15% of apartment units are required to have cross ventilation from windows or doors on opposing sides of the dwelling. The minimum cross ventilation is in accordance with the Property Council of Australia Method of Measurement Guidelines, Residential.*

---

*The parking and building areas are approximate and may require adjustment based on site constraints and regulatory requirements.*
Planning Proposal
Georges Cove Village
146 Newbridge Rd, Moorebank
March 2020
1.0 Architectural Statement / 1.01 Project Summary

The Site
146 Newbridge Road, Moorebank, NSW

The Opportunity
Create the Village Centre for the New Georges Cove Precinct. Located at the north end of the precinct, the development proposes a mixed use retail development to provide the services and retail required for the new community, along with a diversity of housing options to accompany the low density Minvac estate.

The Proposed Development
The Georges Cove Village development comprises large format supermarket, and supporting specialty retail, along with commercial office space suitable for medical and other uses. Above the retail/commercial uses is located residential space suitable for shop-top housing.

Taking advantage of the sloping land towards Newbridge Road, the car parking and loading dock are located on the Newbridge Road level, with two floors of an additional level of parking above in a semi-basement configuration.

Project Details
6 Storey Mixed Use Development
126 Residential Apartments
Retail/Commercial: 6,747.3 sqm
Residential: 9,554.3 sqm
Total GFA: 20,073.0 sqm
Total Site Area: 10,700 sqm
2.0 Urban Context and Site Analysis

The site is located on Newbridge Road, Moorebank, at the north end of the New Georges Cove residential area.

To the north across Newbridge Road is the Chipping Norton industrial estate. To the west landscape reserve and Brickmakers Drive. To the south is the Georges Cove residential development. And to the east is Flower Power Nursery.

Legend
- Subject Site
- Major Road
- Local Access Road
- Train Route
- Train Station
- Bus Stop
- Bike Path
- City Cycle Station

146 Newbridge Road, Moorebank / 2142015-145 Newbridge Rd Moorebank_Planing Proposal Design Report_2020-03-04
2.0 Urban Context and Site Analysis

2.02 Existing Planning Controls

The existing planning controls permit small neighbourhood retail shops and shop top housing.

It is proposed to amend the planning controls on the site as follows:

The Proposal:
- Schedule 1 Amendment to LEP to allow for supermarket uses above 1600m²
- Increase height limit from 15m to 25m

As part of the development we are seeking to change FSR:
- Existing FSR 0.75:1, Max GFA: 8,025 sqm
- Proposed FSR 1.00:1, Max GFA: 20,116 sqm

Total Site Area: 10,700 sqm
2.0 Urban Context and Site Analysis

View 1 / Newbridge Road looking east

View 2 / Existing Site Photographs

View 3 / Newbridge Road looking west

View 3 / Newbridge Road Frontage
The site currently has a slip lane with left in, and left out from Newbridge Road.

The proposal encompasses:
- Extension of existing slip lane to Newbridge Rd along frontage
- Entry + exit for heavy vehicles from Newbridge Rd
- Entry only for retail/commercial customer vehicles from Newbridge Rd
- All other traffic access from the new DCP road to the South

Legend
- Subject Site
- Collector Street 20m
- Main Access Street 15m
- Other Local Access Street
- Pedestrian Walkways
- Foreshore Walk

Vehicular Network
1. Site is connected to Brickmakers Drive through Minvac Estate. This is flood free access
2. Future connection through development sites to the east
3. Existing driveway access to site proposed to provide entry + exit for trucks, and entry only for cars
4. DCP road provided on site (connection)
5. Access + exit for residential vehicles
6. Access + exit for retail vehicles

3.0 Design Evolution & Response

2.01 Road Network & Access

TO CHIPPING NORTON

TO BANKSTOWN AIRPORT

NEWBRIDGE ROAD

TO LIVERPOOL CBD

DCP ROAD (FUTURE STAGE)

GEORGES COVE MARINA

TO M5 MOTORWAY & FUTURE LIGHT RAIL TERMINAL

rothelowman

146 Newbridge Road, Moorabbin
214205-4-6 Newbridge Rd Moorabbin, Planning Proposal Design Report_2020-03-04
3.0 Design Evolution & Response / 3.02 Key Design Considerations

The following key opportunities and constraints on the site have been dealt with as part of the design response.

**Opportunities**
1. Landscape outlook
2. Vehicular access to Newbridge Road
3. New DCP road providing level access
4. Significant open space enabling shelving of carpark to residential area, and elevation of building above floodplanning levels
5. Pedestrian Public Cross Link connecting Newbridge Rd to New Road and residential areas

**Constraints**
6. 80 metre setback for residential development
7. Future residential development to the South
8. Service access to East
9. Drainage channel to West
10. Adjacent industrial estate
11. Noise : serenity: constraints of Newbridge Rd lie to North of site
12. Significant visual views exist due South of site

**Legend**
- Subject Site
- High Point
- Low Point
- Pedestrian Walkway
- Drainage Channel Easement
3.0 Design Evolution & Response / 3.03 Approved Subdivision Plan

Approved subdivision of lots as per below:
3.0 Design Evolution & Response

1. Proposed site topography; Lift carparking above Floor Planning Level

2. Set main retail level to Georges Cove street network; creating carpark volume

3. Draw in the surrounding street and pedestrian network

4. Residential lifted above and setback from Newbridge Rd and industrial estate, while also enhancing views

5. Non-Residential uses on upper podium to buffer from Newbridge Road

6. Articulate residential form to allow for views and solar access to South
3.0 Design Evolution & Response

3.05 Site - Flooding

The subject site is flood affected according to Liverpool Council Modelling. The proposed development has been sited above the flood planning level throughout. The proposed critical levels are:

- Loading dock RL 3.0m
- Lower retail parking RL 4.6m
- Lowest residential parking RL 7.5m
- Retail parking RL 10.3m

All levels are above minimum RL flood planning levels.

The carpark is proposed as a suspended slab to allow for limited disruption to the current flood movement patterns. The loading dock apron will be below this level, matching current site level.

Refer to detailed flood study for additional information.
3.0 Design Evolution & Response

3.06 50m Setback

No residential uses are proposed within the existing 50m setback to Newbridge Rd. Non-residential uses are proposed within the setback, in accordance with the controls and to act as an additional buffer to traffic noise.
3.0 Design Evolution & Response

3.07 Variation to Existing Controls - Height

The subject site has been analysed with regard to:

- Solar access to sites to South
- Visual impact of development from North to South (see overleaf for view)
- The additional height proposed on the subject site creates limited impact on adjacent sites, whilst facilitating the development of a key-retail centre
The proposed tower configuration has been attuned to maximise solar access to the residential housing to the south. The two towers are orientated to create these shadow profiles with the third linear tower set to not create overshadowing to the neighbouring houses.

The majority of overshadowing generated by the development is cast onto the densely landscaped sites to the West/South-West.

The lower scale residential form on the Eastern end of the development has a height that creates no additional shadow cast into the rear yards of the housing in the Mirona Estate.

All houses except 2 identified to the south of the development, will maintain 3hrs of sunlight in mid-winter to their rear yards.

Detailed shadow studies for each dwelling is contained in Architectural Drawings.
At the solar equinox, no shadows cast from the proposed development will land on the primary private open spaces of the dwelling houses in the Miniac Estate.
4.0 Urban Context and Site Analysis

Perspective - Overview 05
Perspective – Looking at the main retail entry