



Artist impression

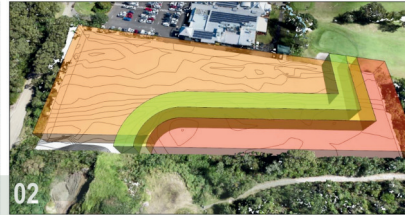
Sanderling Avenue Plans

September 2025



01

The site is situated with bushland to the north, bushland and Bennetts Beach to the east, Sanderling Avenue to the south, and Hawks Nest Golf Club to the west. This is a green field site.



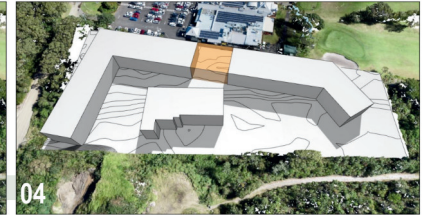
02

Developable area mass is identified, taking into consideration site constraints such as boundary setbacks, bushfire setbacks and height limit.



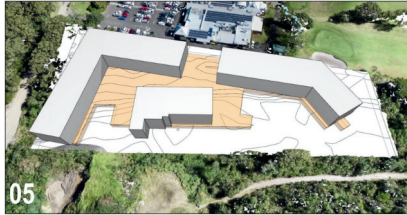
03

Developable area massing divided into two buildings separated to provide access to ventilation, natural light and views, whilst achieving compliant building separation.



04

Massing further separated to provide articulation and efficient circulation.



05

Basement located below building footprints housing car parking, bicycle parking, storage and building services.



06

Building mass further articulated to provide greater solar access and ventilation to units, whilst reducing building bulk and scale from street and boundaries.



07

Building masses setback on top floor to further reduce bulk and scale of development.



08

Landscaping and communal open spaces to activate the site and provide visual relief and amenity, whilst providing links to vertical circulation points.

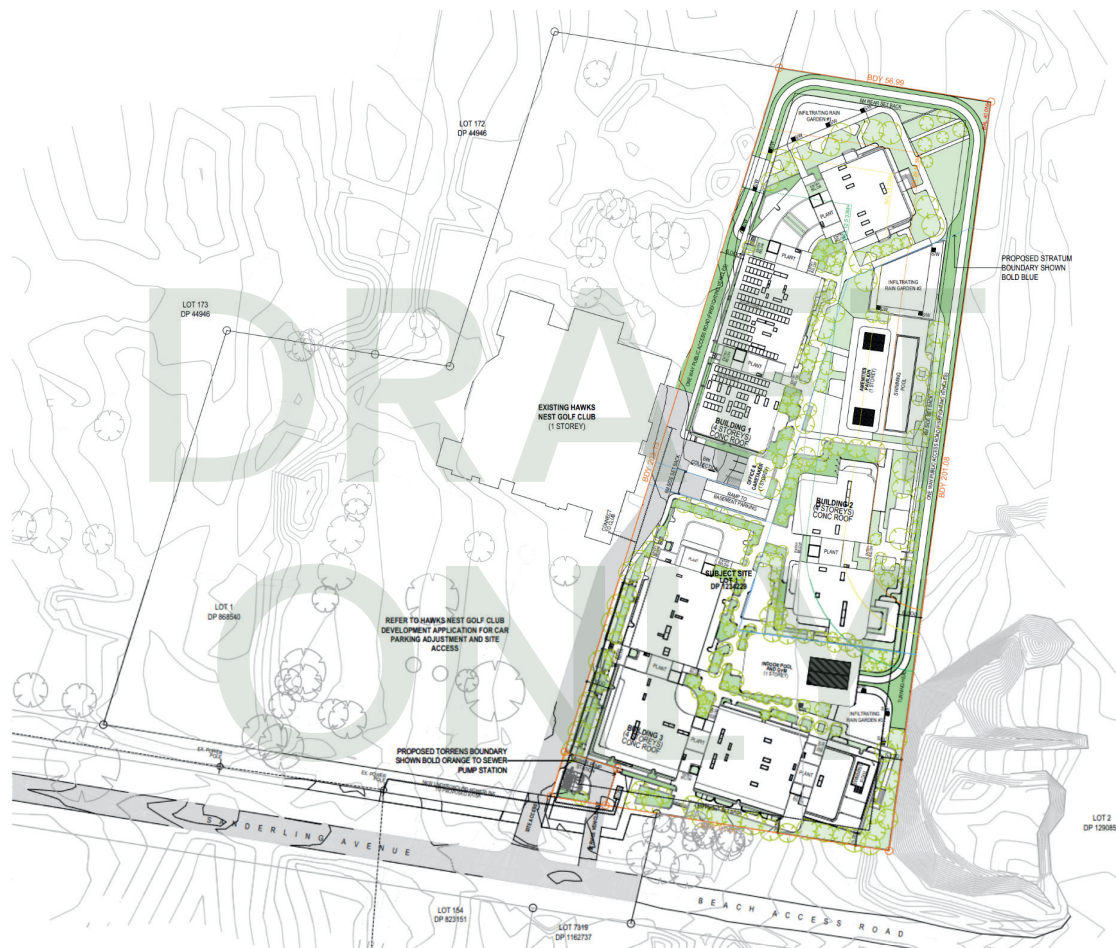


Massing Diagram

September 2025

Artist impression

01



- 3 apartment buildings
- Up to four storeys
- 1.4 hectare site

Bedroom breakdown:

- 12 x studios
- 6 x 1 beds
- 51 x 2 beds
- 26 x 3 beds
- 9 x 4 beds

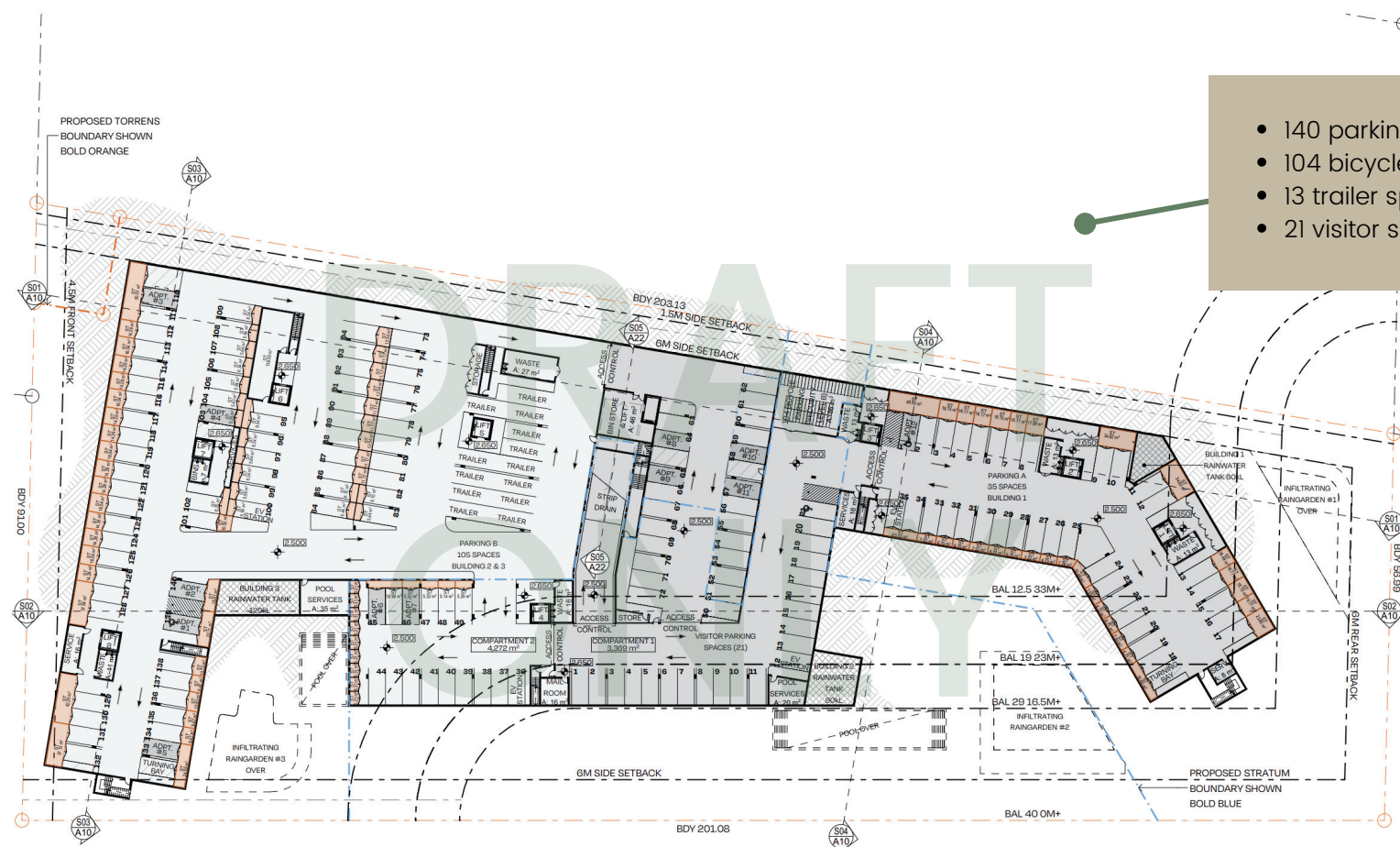
Total = 104

Site Plan

September 2025

Artist impression

- 140 parking car spaces
- 104 bicycle spaces
- 13 trailer spaces
- 21 visitor spaces



>> Basement Plan

September 2025

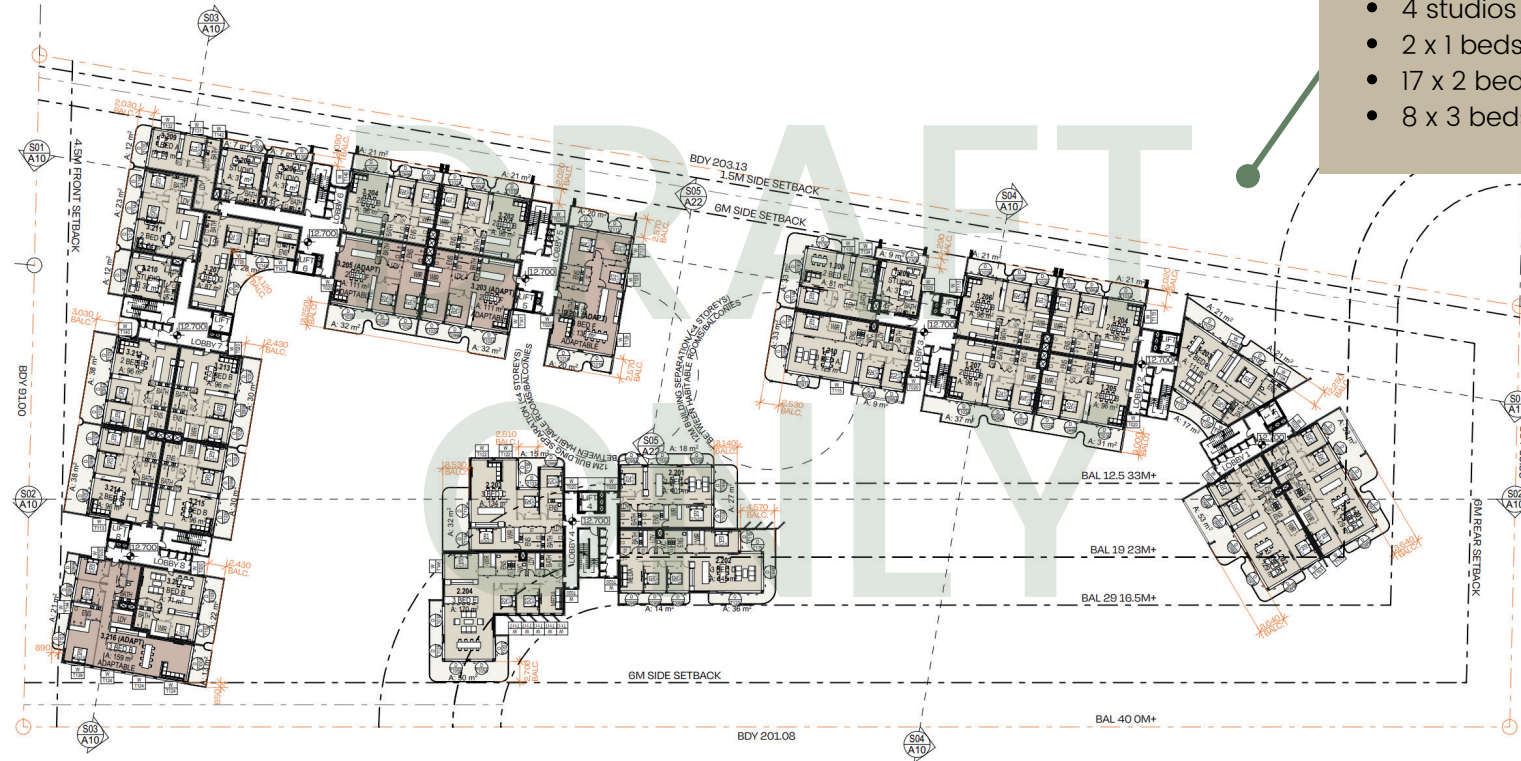
Artist impression

Bedroom breakdown:

- 4 studios
- 2 x 1 beds
- 17 x 2 beds
- 8 x 3 beds



- 4 studios
- 2 x 1 beds
- 17 x 2 beds
- 8 x 3 beds



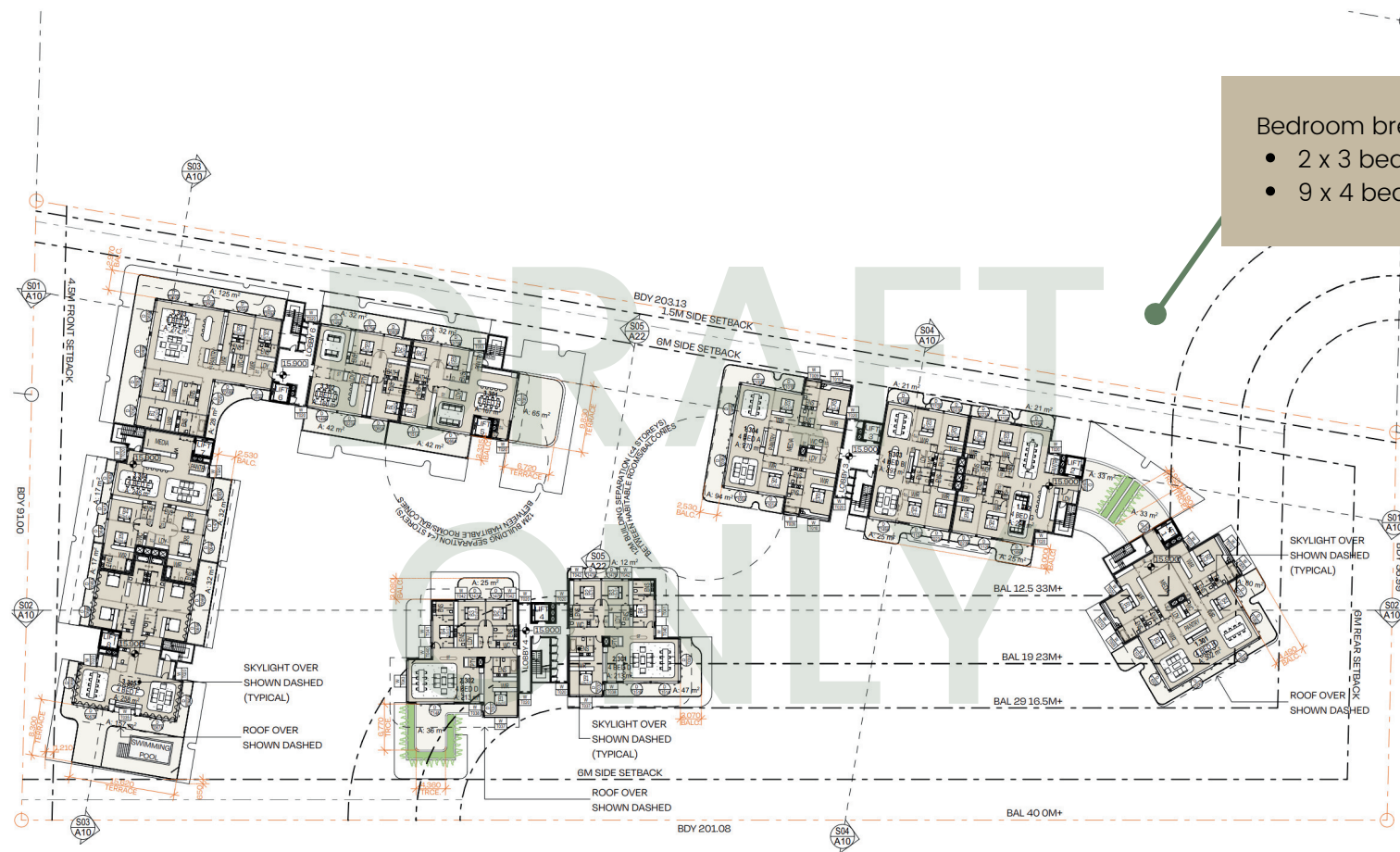
Level 02 Floor Plan

September 2025

06

Bedroom breakdown:

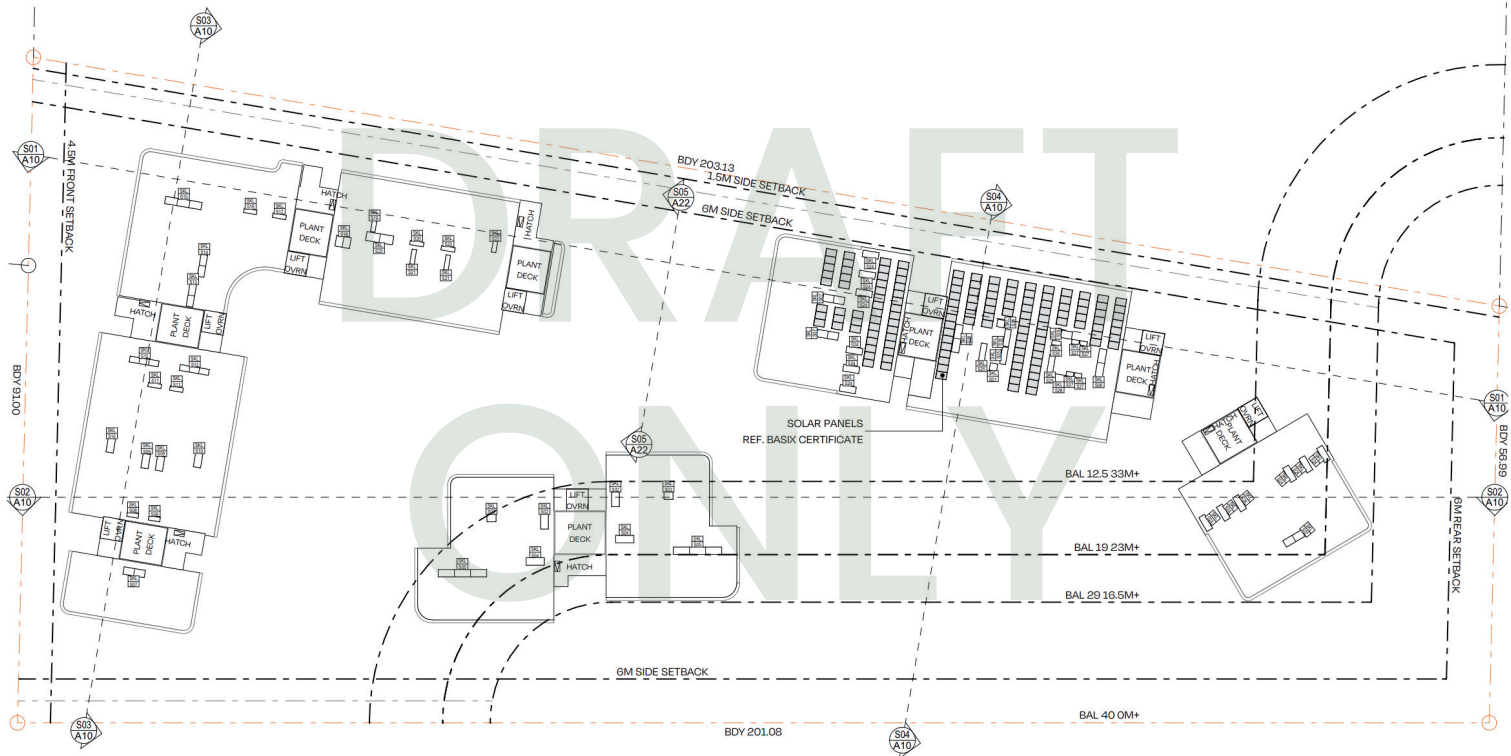
- 2 x 3 beds
- 9 x 4 beds

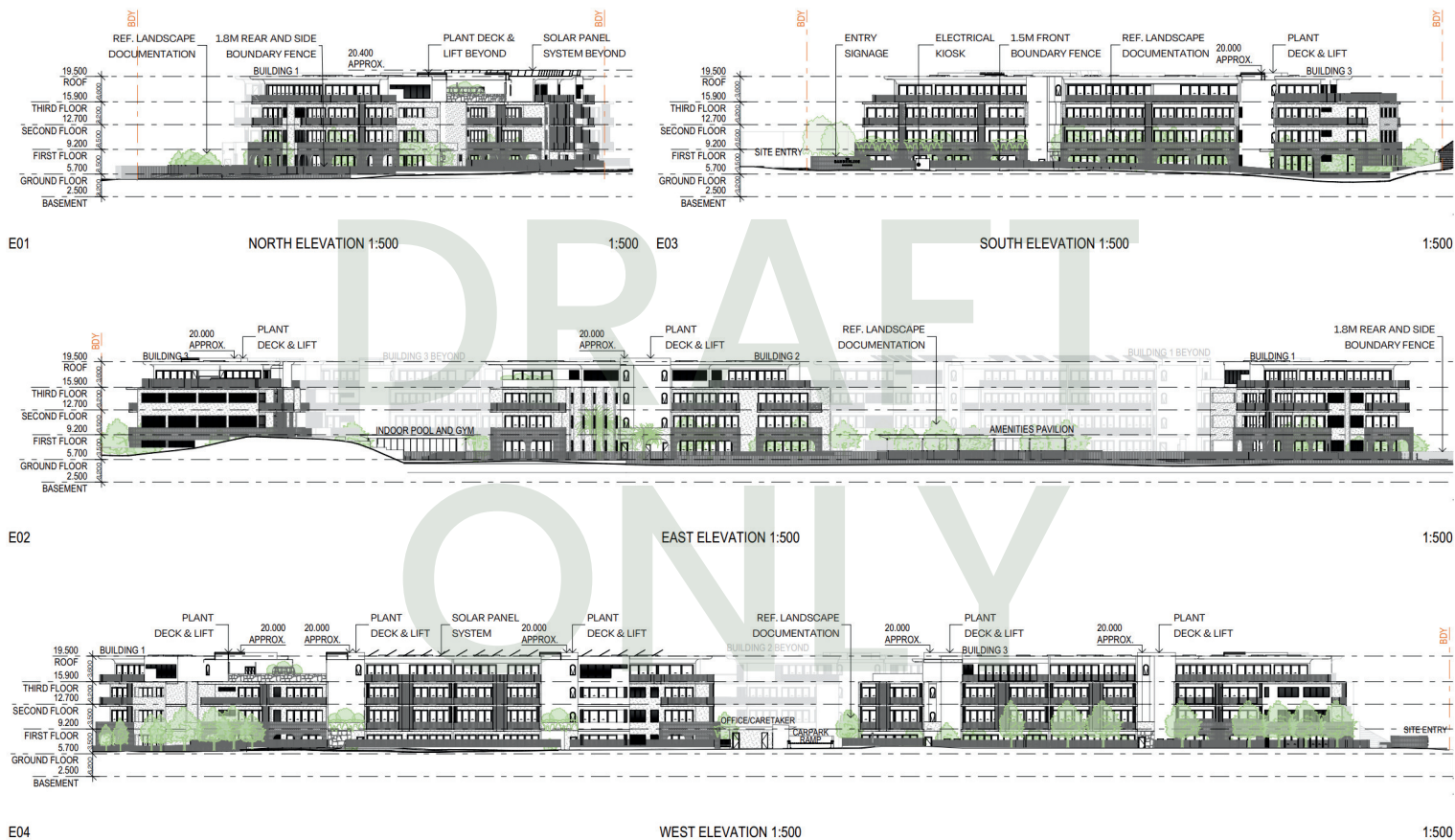


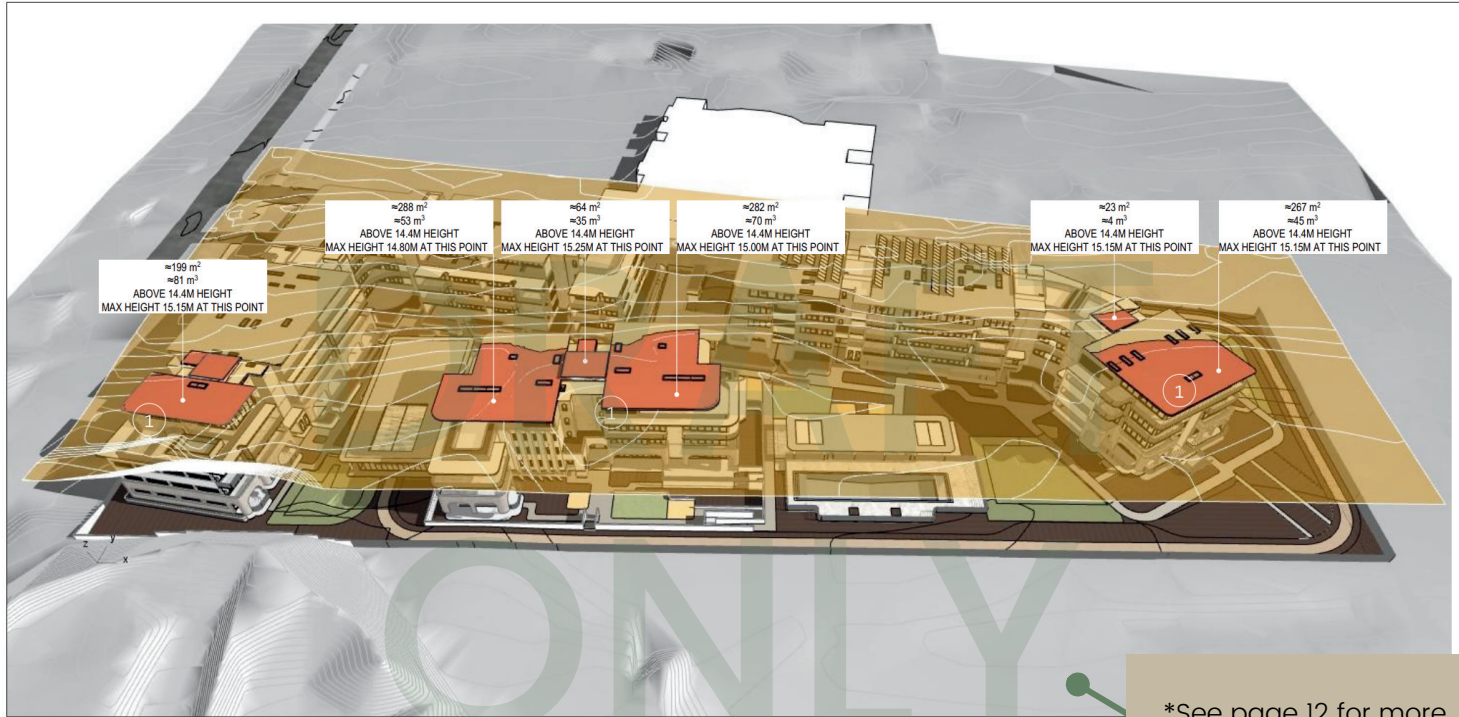
>> Level 03 Floor Plan

September 2025

Artist impression





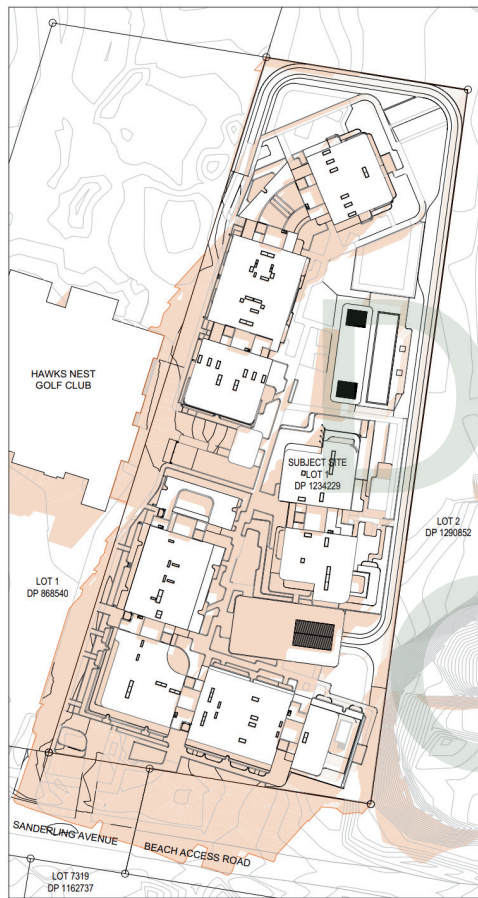


- ① CONCENTRATED SITE LOW POINTS
- 14.4M HEIGHT (12M +20%)
- MINOR EXCEEDANCE A LOW POINTS

*See page 12 for more information on the project height allowances.

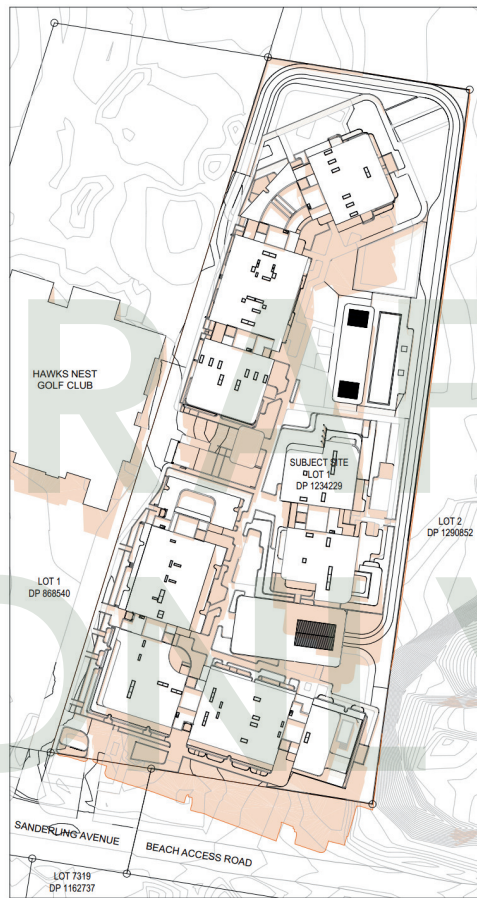
* The Housing Delivery Authority will accept an application for a building height up to 20% above the Great Lakes Local Environment Plan (LEP) 2014. This means a maximum height of 14.4 metres (12m + 20%). The design keeps most of the buildings under this height. For any variations above the 12 metres the application will need to justify the variation.

Only a very small part of the roof goes above 14.4 metres due to the natural landform (3 small dips in the site). This affects less than 8% of the total roof area, with the highest section being just 64m² — or 0.004% of the total building footprint.



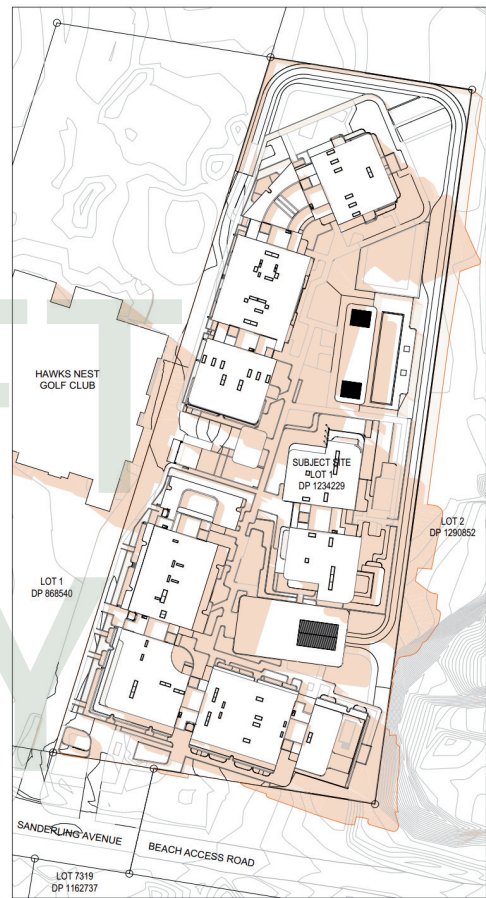
JUNE 21 - 9am

1:1000



JUNE 21-12pm

1:1000



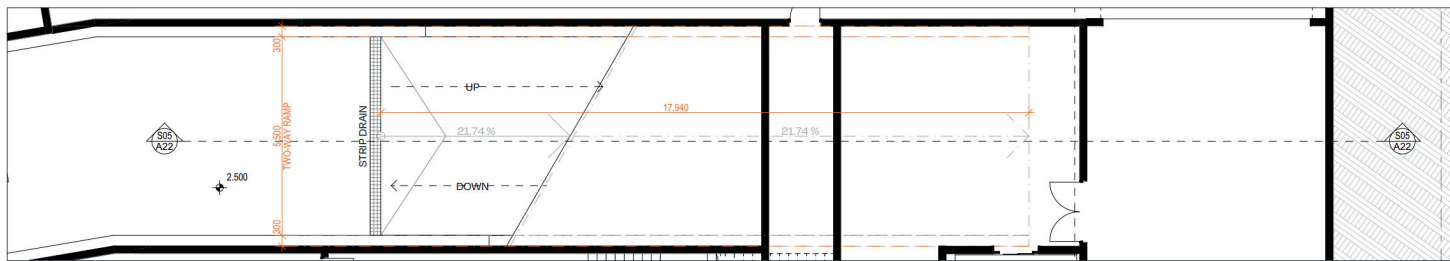
JUNE 21-3pm

1:1000

>> Shadow Diagrams

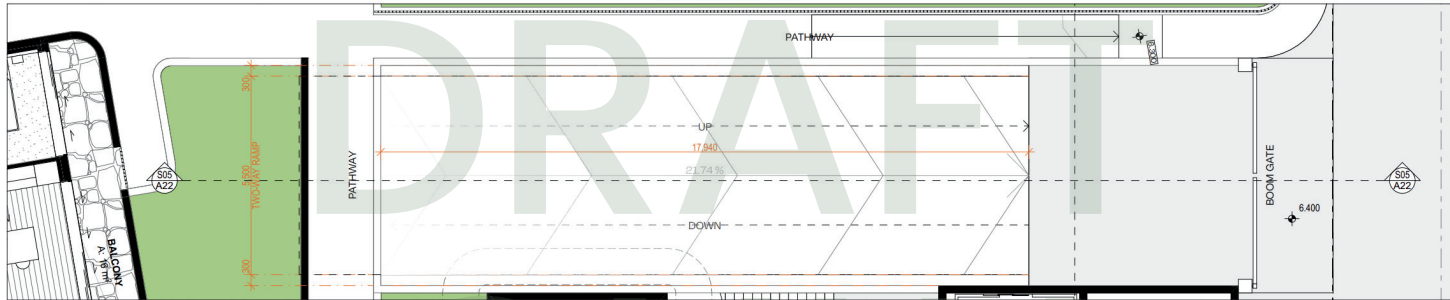
September 2025

Artist impression



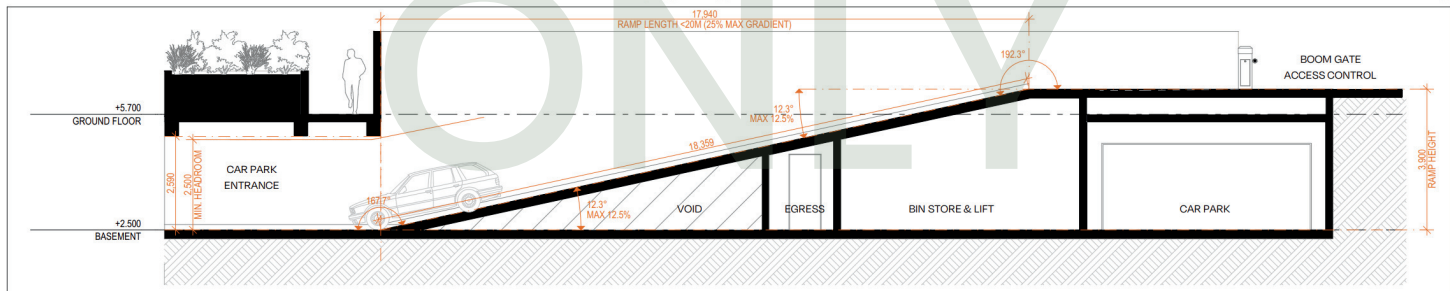
BASEMENT RAMP PLAN

1:100



GROUND FLOOR RAMP PLAN

1:100



RAMP SECTION

1:100

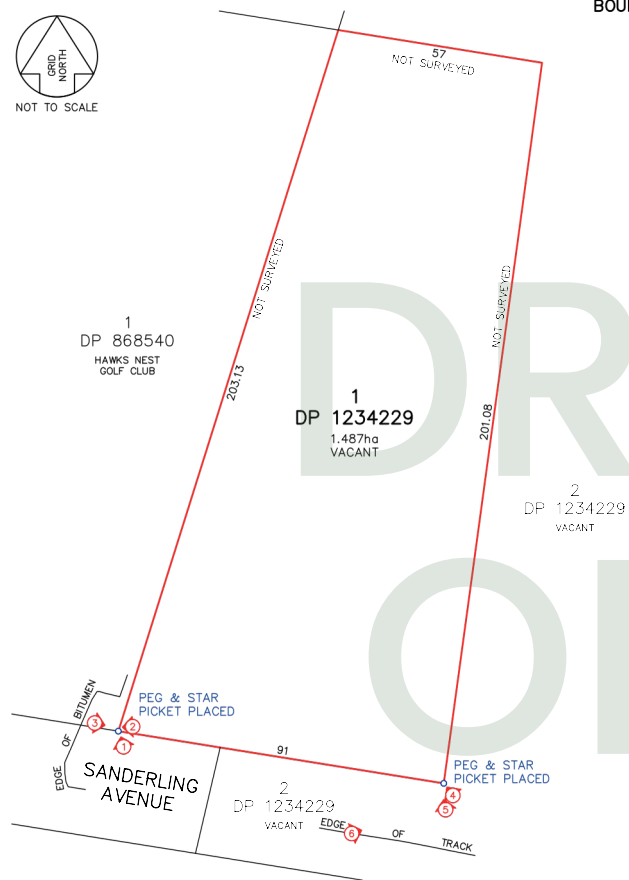
>> Vehicle Ramp Details

September 2025

Artist impression



BOUNDARY MARKING SKETCH



1



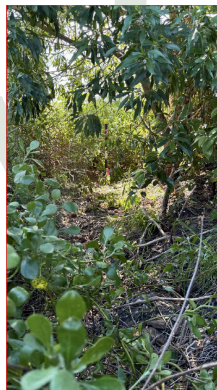
2



3



4



5



6

>> Southern Boundaries

September 2025

Artist impression