

THE PROPOSAL HAS BEEN DESIGNED TO SET THE STANDARD FOR A STORAGE FACILITY THAT PRIORITISES AND RESPECTS ITS SITE CONTEXT. THE PROPOSAL HAS ANALYSED AND PICKED THE BEST ELEMENTS OF THE STREET AND CONTEXT AND IMPROVED EACH ITEM. THE PROPOSAL HAS BEEN DESIGNED TO SET THE STANDARD FOR HIGH QUALITY DESIGN IN AN INDUSTRIAL SETTING. ITS USE AS VEHICLE STORAGE IS COMPATIBLE WITH THE AREA AND WILL HAVE MINIMAL IMPACT ON RESIDENTIAL NEIGHBOURS OPPOSITE.

TOPOGRAPHY HAS A MINOR SLOPE TOWARDS THE SOUTH.

THE PROPOSAL IS VISUALLY WELCOMING TOWARDS BASSETT STREET. THE PROPOSAL ADDS A HIGH QUALITY DESIGN TO THE CORNER OF TENGAH CRESCENT AND BASSETT STREET AND ENRICHES THE LANDSCAPING QUALITY AND QUANTITY ON THE GROUND PLANE. PLEASE REFER TO PUBLIC DOMAIN PLAN.

THE PROPOSAL WILL BE ELEVATED ON CONCRETE PIERS TO ALLOW FLOODWATER TO FLOW BELOW AND REDUCE THE BUILT VOLUME THAT CURRENTLY EXISTS ON THE SITE. THE DEEP SOIL PLANTING AND NATIVE VEGETATION LOCATED NEAR THE RAINWATER TANK IS PLACED TO REFLECT AND RESPECT THE DIRECTION OF LIKELY STORMWATER AND FLOODING WATER FLOW. FOUR 20,000L RAINWATER TANKS WILL COLLECT RAINWATER FROM THE ROOF FOR RE-USE IN TOILETS AND FOR LANDSCAPE IRRIGATION.

THE SELECTION OF HIGH QUALITY ENDEMIC NATIVE PLANT SPECIES, SUCH AS EUCALYPTUS ROBUSTA (EUCALYPT), CORYMBIA MACULATA (SPOTTED GUM), WESTRINGIA FRUTICOSA (COASTAL ROSEMARY) ARE SOME OF THE PLANTS THAT WILL BE USED TO LANDSCAPE THE STREET FRONTAGE WITH DEEP SOIL PLANTING. REFER TO LANDSCAPE PLAN.

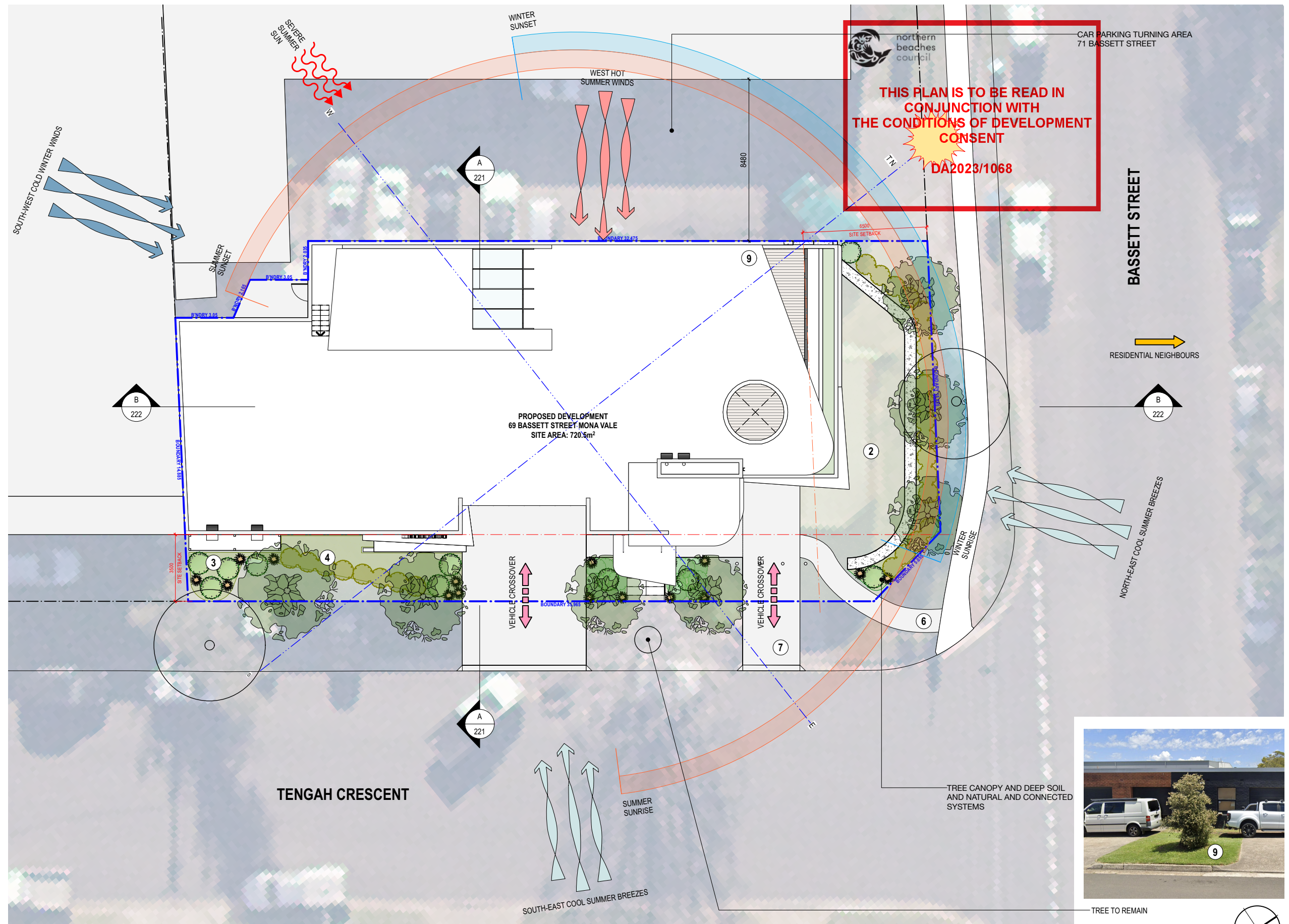
THE PROPOSED BUILDING ARTICULATES THE SETBACKS AND HAS A STEPPED FORM WITH A GREEN EDGE, REDUCING BULK AND SCALE.

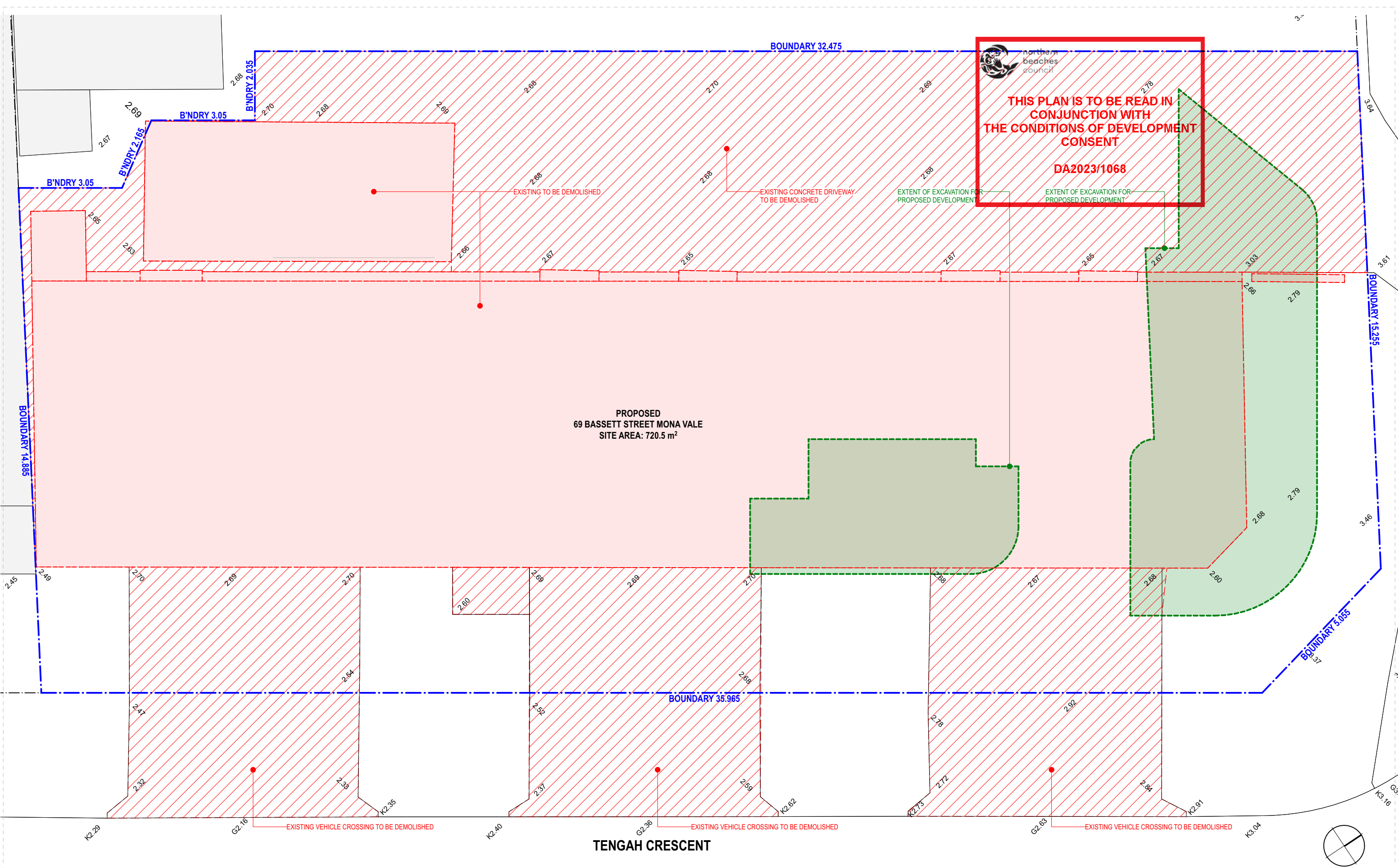
THE PROPOSAL RETAINS THE EXISTING BASSETT STREET FOOTPATH. REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

REFER TO TRAFFIC ENGINEER CONSULTANT REPORT.

THE CURRENT SITE HAS NO VEGETATION OTHER THAN GRASS AND THREE SMALL TREES (INCLUDING ONE TREE BEING NON-CONTRIBUTORY).

THE PROPOSAL IS PROTECTED AGAINST THE HARSH WESTERLY SUN, WHILE OPENING UP TO CATCH THE NORTHERN LIGHT. THE VOID WITHIN THE BUILDING BRINGS IN NATURAL LIGHT.





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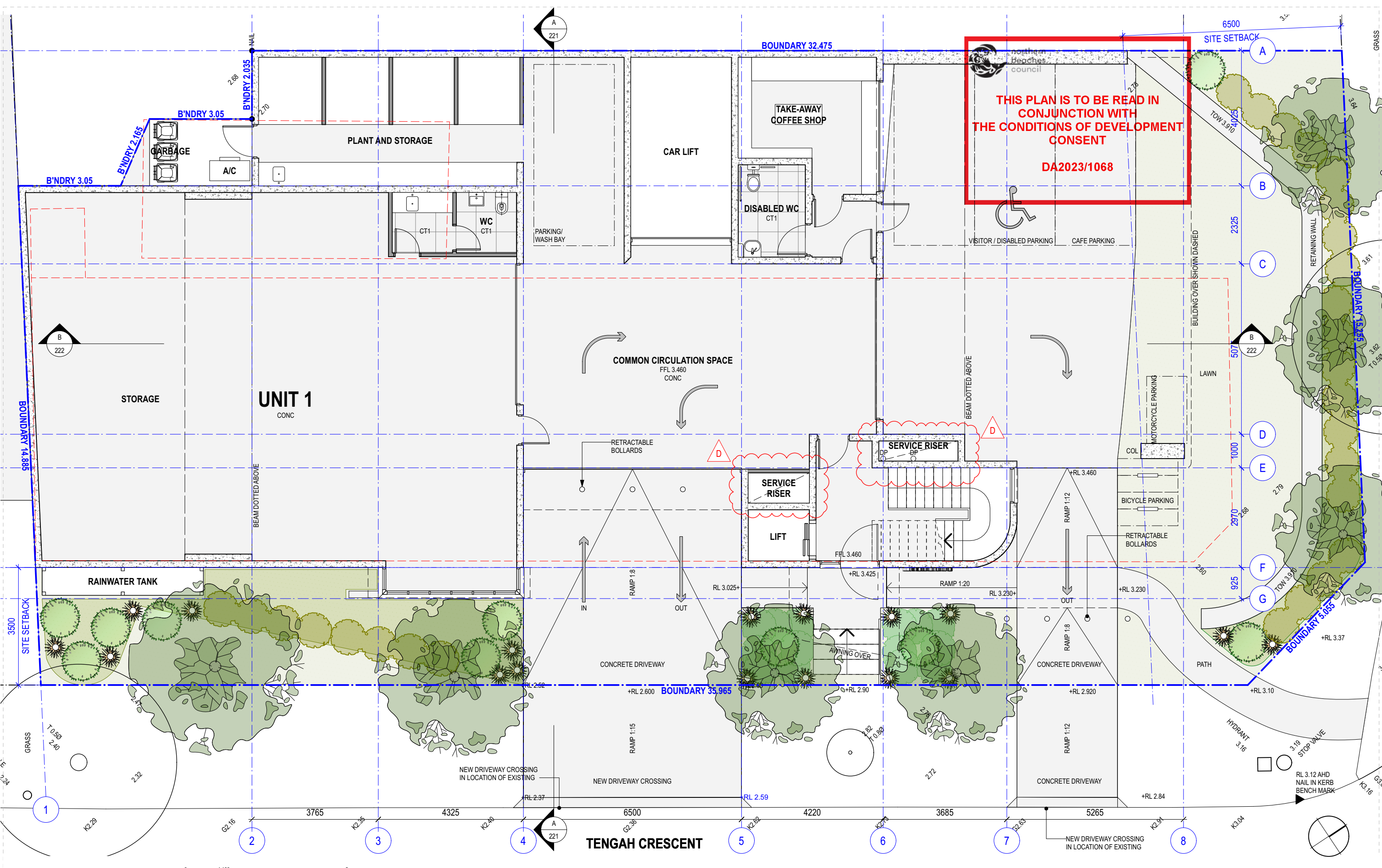
CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

**DEMOLITION PLAN &
 EXCAVATION AND FILL PLAN**

2204
A002
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 1:100 @ A3
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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

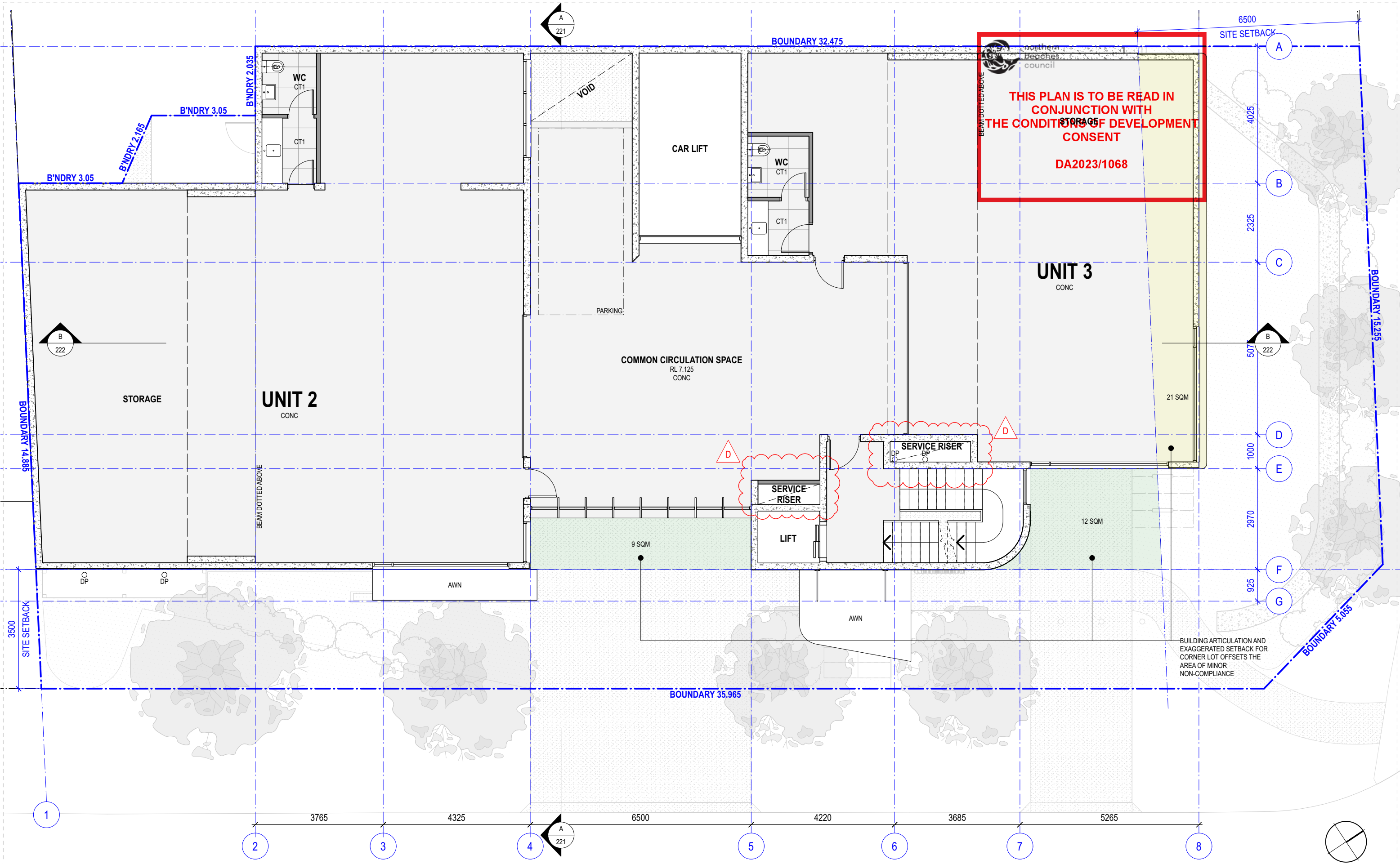
GROUND FLOOR PLAN

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CHROME TEMPLE GARAGE

69 BASSETT STREET MONA VALE

FIRST FLOOR PLAN

2204

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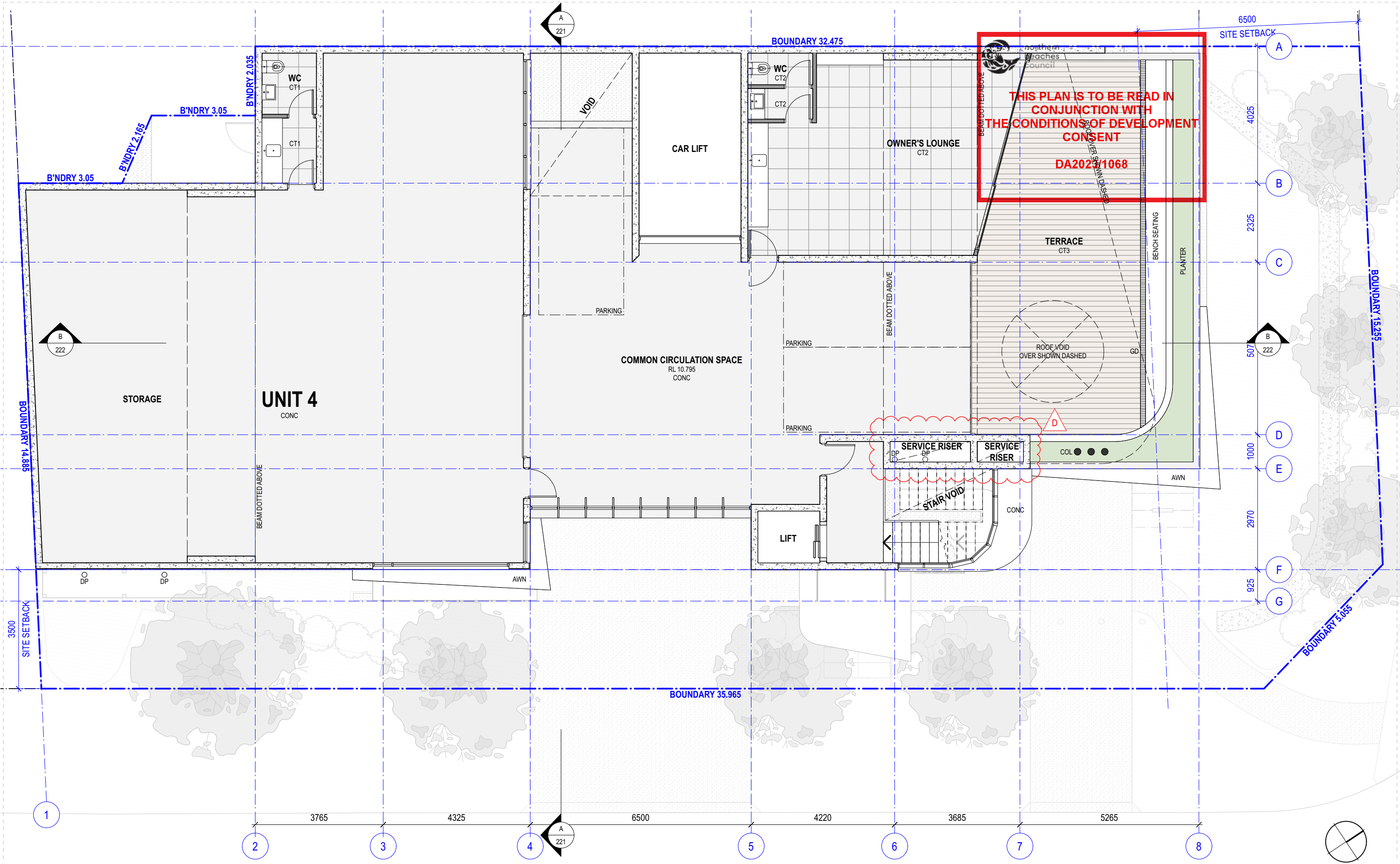
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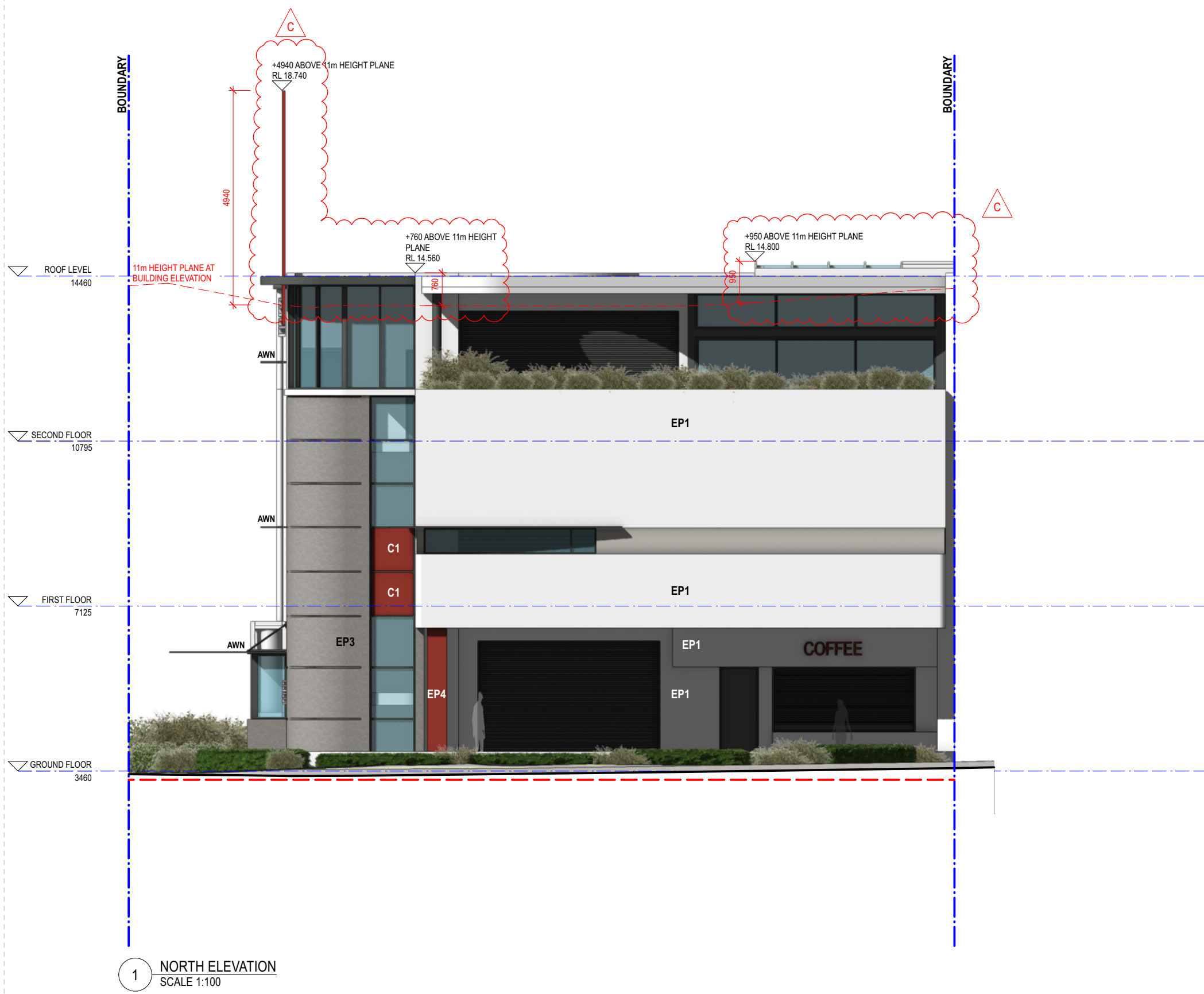
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CHROME TEMPLE GARAGE 69 BASSETT STREET MONA VALE

SECOND FLOOR PLAN

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EXTERNAL FINISHES

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EP1
PAINT FINISH
LIGHT GREY
PRE-CAST CONCRETE

EP2
PAINT FINISH
MID GREY
PRE-CAST CONCRETE

EP3
PAINT FINISH
DARK GREY
PRE-CAST CONCRETE

EP4
PAINT FINISH
DARK RED
PRE-CAST CONCRETE

C1
GLASS PANEL
DARK RED

RD1
STEEL ROLLER DOOR
MONUMENT (UNO)

GL1
ALUMINIUM FRAMED WINDOWS AND DOORS
POWDERCOAT MONUMENT (UNO)

AWN
METAL AWNING

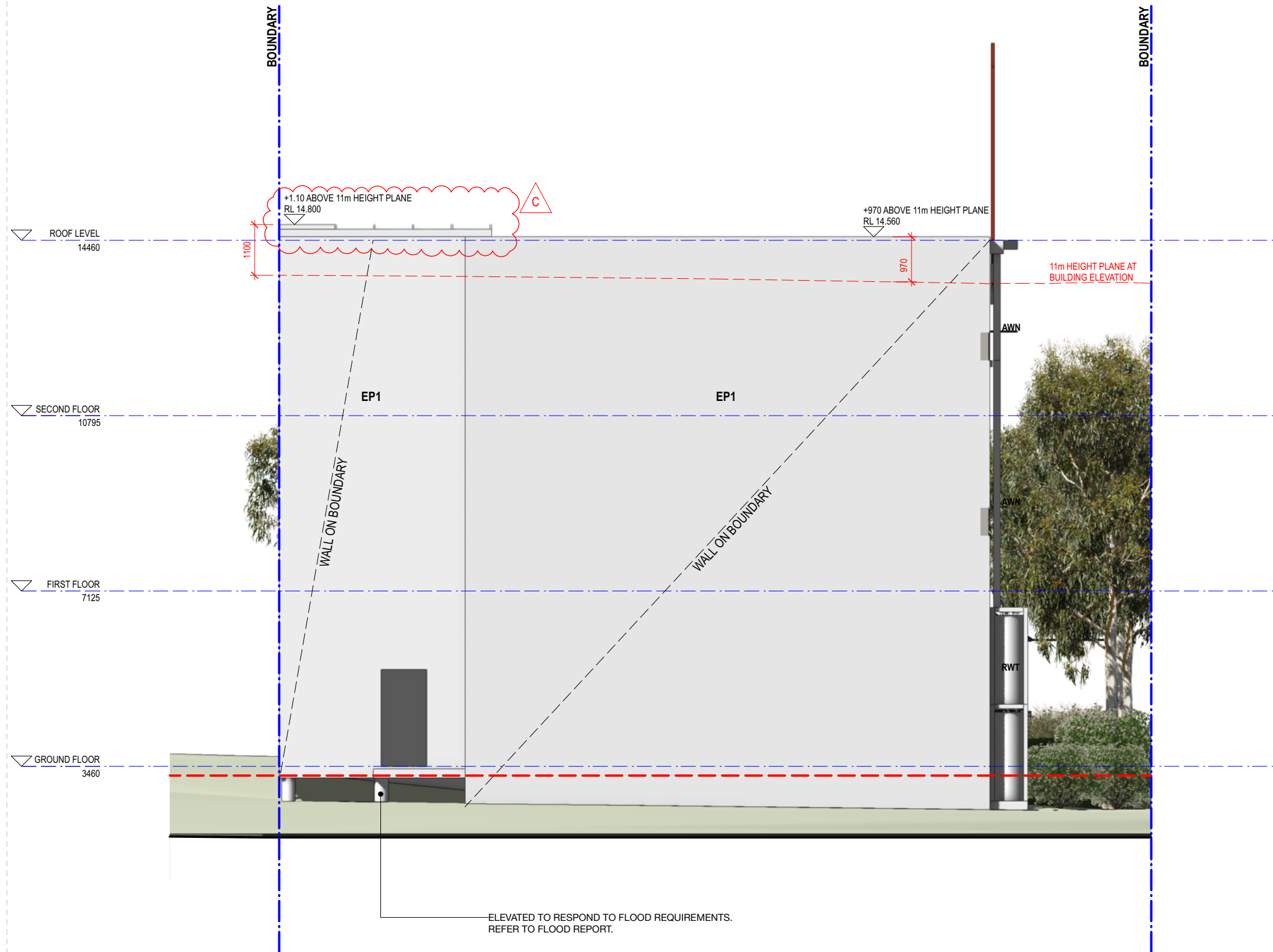
NORTH ELEVATION

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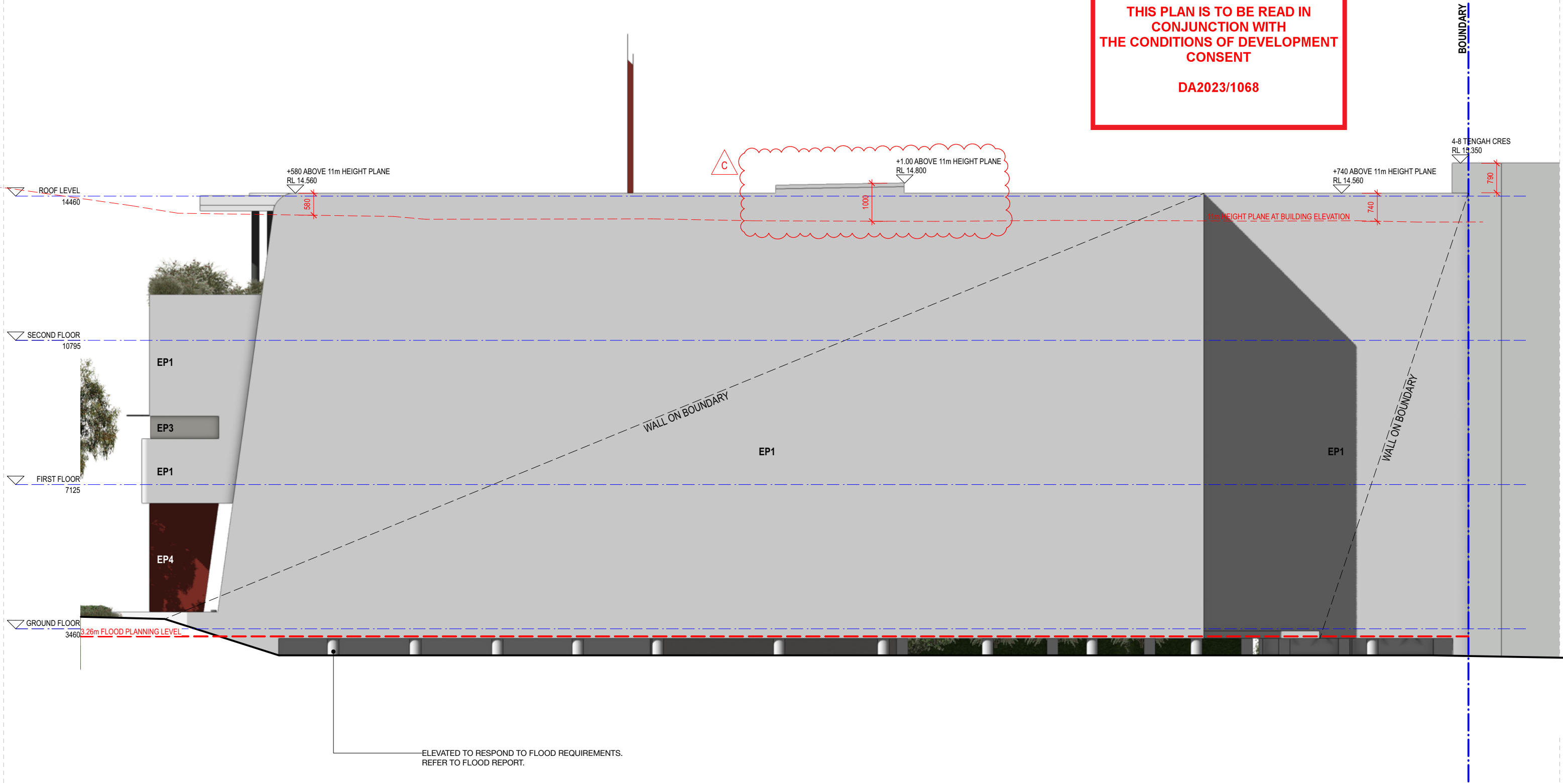




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1 WEST ELEVATION
SCALE 1:100

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WEST ELEVATION

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ENVIRONMENTAL FEATURES

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ENERGY & WATER SAVING DESIGN AND DEVICES

THE PROPOSED BUILDING WILL USE NATURAL LIGHT, NATURAL VENTILATION, CROSS VENTILATION AND THERMAL MASS TO REGULATE THE ENERGY USAGE OF THE BUILDING. TOILETS WILL USE WATER COLLECTED FROM THE ON-SITE RAINWATER TANK. SOLAR-PANELS WILL PROVIDE POWER TO THE BUILDING.



ATRIUM

NATURAL VENTILATION. NATURAL LIGHT.

THE ATRIUM WILL CONNECT THE GROUND FLOOR TO THE ROOF. CROSS-VENTILATION WILL BE ENCOURAGED VIA THE OPENING IN THE ROOF, ALLOWING AIR TO CIRCULATE THROUGHOUT THE BUILDING AND HOT AIR TO RISE AND BE EXPELLED OUT OF THE ROOF. ALL UNITS WILL HAVE ACCESS TO NATURAL VENTILATION AND NATURAL LIGHT.

AIR-CONDITIONING SYSTEM

THE AIR-CONDITIONING SYSTEM WILL ACT AS A DE-HUMIDIFIER FOR THE CAR COLLECTIONS AND WILL BE CONNECTED TO THE SOLAR PANELS TO MAKE THEM ENERGY NEUTRAL.

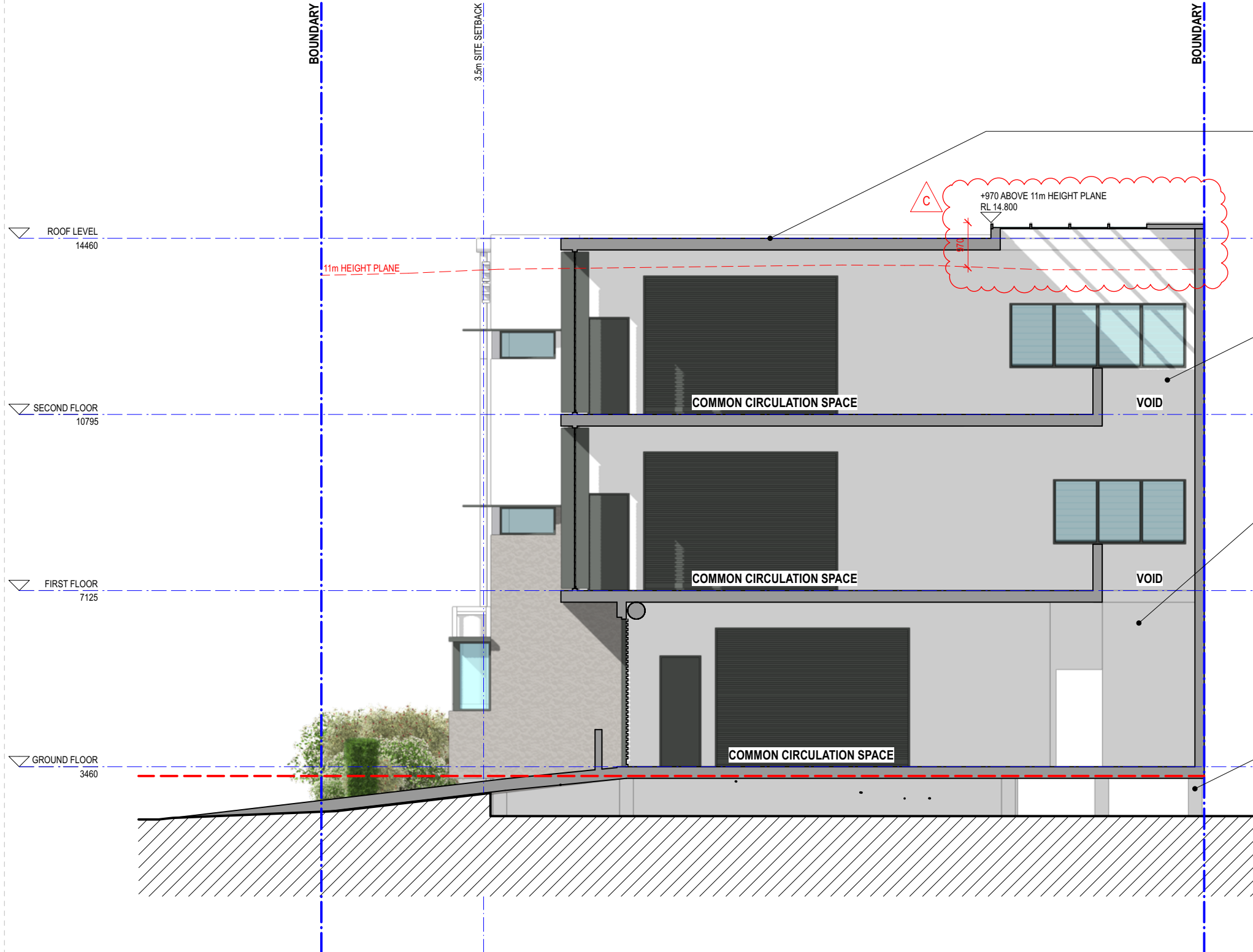


RAINWATER TANK

80,000L RAINWATER TANKS WILL BE USED TO COLLECT RAINWATER FROM THE ROOF AND FOR IRRIGATION. THIS WATER WILL BE RE-USED FOR IRRIGATION IN TOILETS AND LANDSCAPE IRRIGATION. THE RAINWATER TANK IS VISIBLE ON THE EXTERIOR OF THE BUILDING AND CELEBRATED IN THE STREETSCAPE.

FLOOD RESPONSE

THE PROPOSED BUILDING WILL BE ELEVATED WITH CONCRETE PIERS. IT WILL ALLOW FLOODWATER TO FLOW BELOW AND REDUCE THE BUILT VOLUME THAT CURRENTLY EXISTS ON THE SITE. THE DEEP SOIL PLANTING AND NATIVE VEGETATION LOCATED NEAR THE RAINWATER TANK IS PLACED TO REFLECT AND RESPECT THE DIRECTION OF LIKELY STORMWATER AND FLOOD WATER FLOW. PLEASE REFER TO STORMWATER AND FLOODING CONSULTANT REPORTS.

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CHROME TEMPLE GARAGE
69 BASSETT STREET MONA VALE

SECTION A-A

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0.5m SITE SETBACK

BOUNDARY

4-8 TENGAR CRES
RL 15.350

ROOF LEVEL
14460

SECOND FLOOR
10795

FIRST FLOOR
7125

GROUND FLOOR
3460

C

+970 ABOVE 11m HEIGHT PLANE
RL 14.800

11m HEIGHT PLANE

UNIT 4

CAR LIFT

ROOF TERRACE

UNIT 3

CAR LIFT

UNIT 2

UNIT 1

CAR LIFT

TERRACE SEAT AND PLANTER BOX
ENSURES DEPTH AND SCREENING.
PLANTING PREVENTS OVERLOOKING
AND PRIVACY ISSUES TO NEIGHBOURS
ACROSS BASSETT STREET. THIS,
ALONG WITH THE TALL TREES
SCREENING BASSETT STREET FROM
THE RESIDENCES PROVIDE
SUBSTANTIAL VISUAL AND ACOUSTIC
SEPARATION AND PRIVACY.

ELEVATED TO RESPOND TO FLOOD REQUIREMENTS.
PLEASE REFER TO FLOOD REPORT.

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ILLUMINATED BUILDING SIGNAGE



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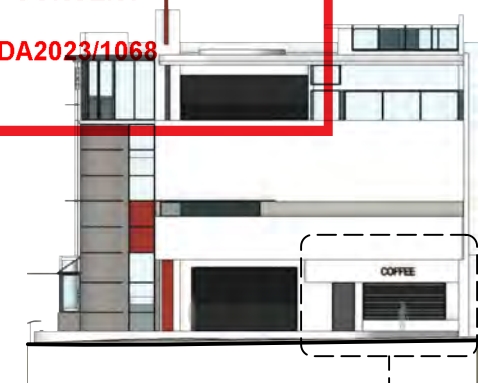
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885
420 45 420

CHROME
TEMPLE



TENGAH CRESCENT



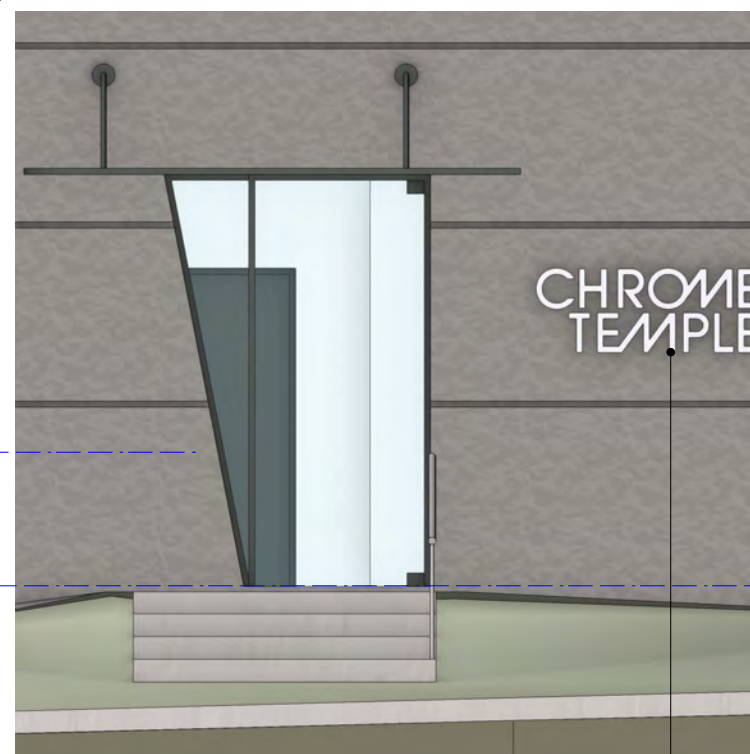
BASSETT STREET

SECOND FLOOR
RL 11.060

1475
215 1255

FIRST FLOOR
RL 7.260

GROUND FLOOR
RL 3.460



ILLUMINATED BUILDING SIGNAGE

260 260 30 550

1335

COFFEE 305

ILLUMINATED BUILDING SIGNAGE

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CHROME TEMPLE GARAGE
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BUILDING IDENTIFICATION SIGNAGE

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