

# Appendix A

## Benchmarking and precedents








**FINAL**

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Architecture Urban Design Interiors  
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# Benchmarking and precedents









## Residential exemplar development projects

Project type					
Residential					
					
<b>Address</b>	29–35 Prince Street Cronulla, NSW	1–7 Gordon Street, Brighton-Le-Sands, NSW	1 Herarde Street Batemans Bay, NSW	19 Broadbeach Boulevard, Broadbeach, QLD	66 Hope Street, South Brisbane, QLD
<b>Number of stories</b>	3	5	6	9	30
<b>Site area (sqm)</b>	2100	1000	3000	500	1350
<b>Mix</b>	Residential	Residential	Residential	Residential	Residential
<b>Number of dwellings</b>	12	11	67	7	188
<b>Floor Area Ratio</b>	1.6	2.3	4.4	5.8	18.9
<b>Architect</b>	Candalepas Associates	Candalepas Associates	Judd Studio	BDA	Koichi Takada Architects



# Benchmarking and precedents




## Residential exemplar development projects

Project type				
Residential				
				
<b>Address</b>	68-76 Wentworth Street, Randwick, NSW	8 Kings Road, Five Dock, NSW	3 Roker Street, Cronulla, NSW	18 Huntley Street, Alexandria, NSW
<b>Number of stories</b>	3	4	5	6
<b>Site area (sqm)</b>	8000	5600	995	5590
<b>Mix</b>	Residential	Residential	Residential	Residential
<b>Number of dwellings</b>	66	79	11	152
<b>Floor Area Ratio</b>	1.4	1.4	1.9	3.2
<b>Architect</b>	Jackson Teece Architects	Jackson Teece Architects	PBD Architects	DKO



# Benchmarking and precedents

## Mixed use exemplar development projects

Project type					
Mixed use					
					
<b>Address</b>	4 Marvell Street, Byron Bay, NSW	25-35 Eastlake Parade, Kingston, ACT	33 Honeysuckle Drive, Newcastle, NSW	75-79 Hall Street, Bondi Beach, NSW	3018 Surfers Paradise Boulevard, Surfers Paradise QLD
<b>Number of stories</b>	3	6	8	10	19
<b>Site area (sqm)</b>	1000	5300	4800	3700	3000
<b>Mix</b>	Hotel, retail	Apartments, retail	Residential, retail	Serviced apartments, residential, retail	Hotel, apartments and retail
<b>Floor Area Ratio</b>	2.1	2.6	5.8	6.4	11.4
<b>Architect</b>	Harley Graham Architects	Colin Stewart Architects	SJB Architects	Bates Smart	Noel Robinson Architects

# Benchmarking and precedents





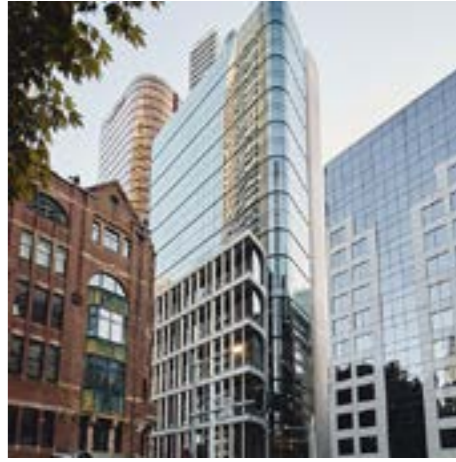





## Mixed use exemplar development projects

Project type		
Mixed use	 	 
<b>Address</b>	165-173 Military Road, Neutral Bay, NSW	1 Merewether Street, Newcastle, NSW
<b>Number of stories</b>	6	9
<b>Site area (sqm)</b>	760	4300
<b>Mix</b>	Shoptop residential, retail	Residential, retail
<b>Floor Area Ratio</b>	6.0	3.1
<b>Architect</b>	EM BE CE	Chrofi, De Rome, Dezignteam



# Benchmarking and precedents

Commercial exemplar development projects

Project type					
Commercial					
					
<b>Address</b>	1 Sussex Street, Sydney, NSW	1 Eden Park Drive, Macquarie Park, NSW	54 First Avenue, Maroochydore, QLD	152 Wharf Street, Brisbane, QLD	210 George Street, Sydney, NSW
<b>Number of stories</b>	7	9	12	27	27
<b>Site area (sqm)</b>	2200	3800	2700	1420	2150
<b>Mix</b>	Commercial, retail	Commercial	Commercial	Commercial	Commercial
<b>Floor Area Ratio</b>	6.4	4.7	11.8	27.0	27.0
<b>Architect</b>	Tzannes	Architectus	Cottee Parker Architects, Comuniti	The NRA Collaborative	Grimshaw



# Benchmarking and precedents

Comparable precincts/  
townships (LEP)

Project type				
Precinct/ township				
				
				
Precinct/township	Byron Bay	Bondi Beach	Cronulla	Nelson Bay
Floor Area Ratio range (LEP)	Local Centre 1:3	Local Centre 3:1, 2:1	Commercial Core 3:1, 2:5, 2:1	Local Centre 3:1, 2:5, 2:1
	Medium Density Residential 0:5, 0:1	Medium Density Residential 0:9, 0:1	High Density Residential 1:8, 1:5, 1:1	Medium Density Residential 2:5, 2:1
	Mixed Use 0:5, 0:1			
Maximum building height range (LEP)	Local Centre 11.5m (2 storeys)	Local Centre 13-15m (3 storeys)	Commercial Core 16-30m (4-7 storeys)	Local Centre 10.5-42m (2-10 storeys)
	Medium Density Residential No limit	Medium Density Residential 12.5m (3 storeys)	High Density Residential 16-20m (4-6 storeys)	Medium Density Residential 17.5m (5 storeys)
	Mixed Use No limit			



# Benchmarking and precedents

Comparable precincts/  
townships (LEP)













Precinct/township	Forster	Brighton-Le-Sands	Newcastle	Wollongong
<b>Floor Area Ratio range (LEP)</b>	Commercial Core None specified	Special Purposes Tourist 4:1	Commercial Centre 8:1, 6:1, 5:1, 4:1	Commercial Centre 6:1, 3:5, 3:1, 2:1, 1:5, 1:1
	High Density Residential None specified	High Density Residential 1:1	High Density Residential 3:1, 2:1, 1:5, 1:1, 0:9, 0:1	General Residential 1:5, 1:1
	Mixed Use 3:1	Mixed Use 3:1	Mixed Use 5:1, 4:1, 3:1, 2:5, 2:1, 1:5, 1:1	
<b>Maximum building heights (LEP)</b>	Commercial Core 18-30m (4-7 storeys)	Special Purposes Tourist 36-51m (9-12 storeys)	Commercial Centre 24-90m (6-22 storeys)	Commercial Centre 32-120m (8-30 storeys)
	High Density Residential 18-33m (5-10 storeys)	High Density Residential 14.5-20.5m (4-6 storeys)	High Density Residential 10-35m (3-10 storeys)	General Residential 9-32m (2-10 storeys)
	Mixed Use 30m (7 storeys)	Mixed Use 28m (7 storeys)	Mixed Use 10-45m (2-11 storeys)	



# Benchmarking and precedents

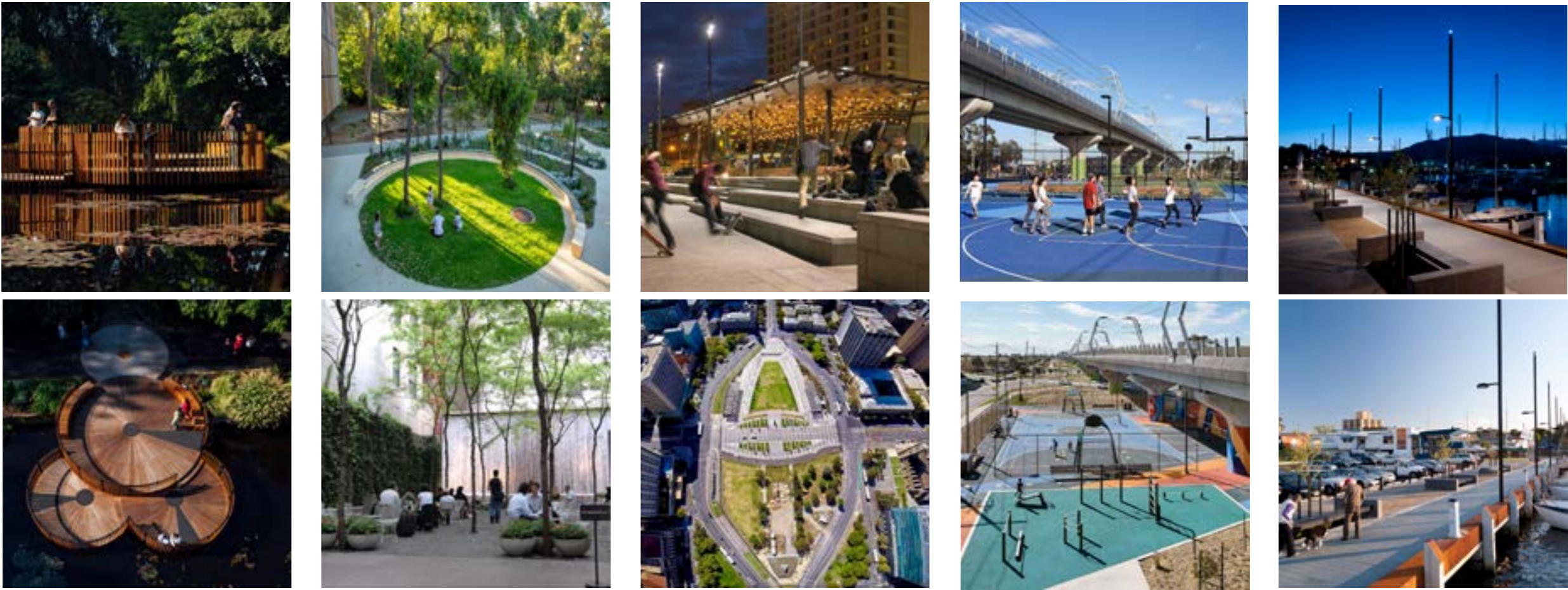
## Blue network exemplar projects

Project type					
Blue network					
					
					
<b>Location</b>	St Clair, SA (top) Malmo, Sweden (bottom)	Adelaide Botanic Gardens	Aker Brugge, Oslo, Norway	Sheffield, England (top) Copenhagen (bottom)	Stora Varvsgatan, Malmo, Sweden (top) Auckland (bottom)
<b>Typology</b>	Watergardens	Watergardens	Foreshore	Blue/Green Streets	Blue/Green Streets
<b>Description</b>	Urban detention basin	Wetland demonstration	Foreshore promenade extension as shared space	Rain gardens	Rain gardens
<b>Why best practice?</b>	Controls volume of run-off, improves water quality, open space feature	Quality open space features utilising water feature as a core element	Provides for safe multiple uses of foreshore. High quality finishes with integrated furniture and lighting	Controls volume of run-off, irrigates street planting, calms traffic, adds colour and movement	Controls volume of run-off, irrigates street planting, calms traffic, adds colour and movement
<b>Why relevant to Batemans Bay?</b>	Upgrade of Watergarden or to add to quality of mixed use development	Significant opportunity to upgrade look, feel and use of the Watergardens	Need for protective treatment to foreshore edge address sea level rise	Future proofing against flooding and sea level rise	Future proofing against flooding and sea level rise
<b>Landscape architect</b>	Design Flow (top) City of Malmo (bottom)	TCL	LINK Landskap	Nigel Dunnett (top) City of Copenhagen (bottom)	City of Malmo (top) City of Auckland (bottom)



# Benchmarking and precedents

## Green network exemplar projects

Project type					
Green network					
<b>Location</b>	Royal Tasmanian Botanical Gardens	University of Western Australia (top) Paley Park, New York (bottom)	Victoria Square/Tarntanyangga, Adelaide	Dandenong, Victoria	Kangaroo Bay, Tasmania
<b>Typology</b>	Urban Parks/Watergarden	Urban Parks (small/passive)	Urban Parks (plaza)	Urban Parks (large/active)	Urban Parks (waterfront)
<b>Description</b>	Timber seating deck	Small gathering space with quality finishes	Stepped urban plaza with quality finishes	Hard surfaced active outdoor facilities	Foreshore promenade with armoring
<b>Why best practice?</b>	Exemplar of quality open space infrastructure	Comfortable fit with its location and purpose as a social gathering space	Quality finishes. Sunken space accommodates flooding. Dark sky appropriate lighting	Quality facilities, aesthetically designed, focused on target market (youth)	Integration of cycle and pedestrian corridor. Use of recycled materials. Dark sky lighting
<b>Why relevant to Batemans Bay?</b>	Enables people to safely engage with water	Exemplar of appropriate treatment for small urban spaces	Quality urban setting with day/night possibilities. Appropriate to areas likely to flood	Activation Strategy posited the idea of 'Youth Central' on the foreshore under the new bridge	Need to extend and upgrade foreshore to mitigate impacts of sea level rise and flooding
<b>Landscape architect</b>	Inspiring Place	UDLA+SIS (top) Robert Zion	TCL	Aspect Studios	Inspiring Place

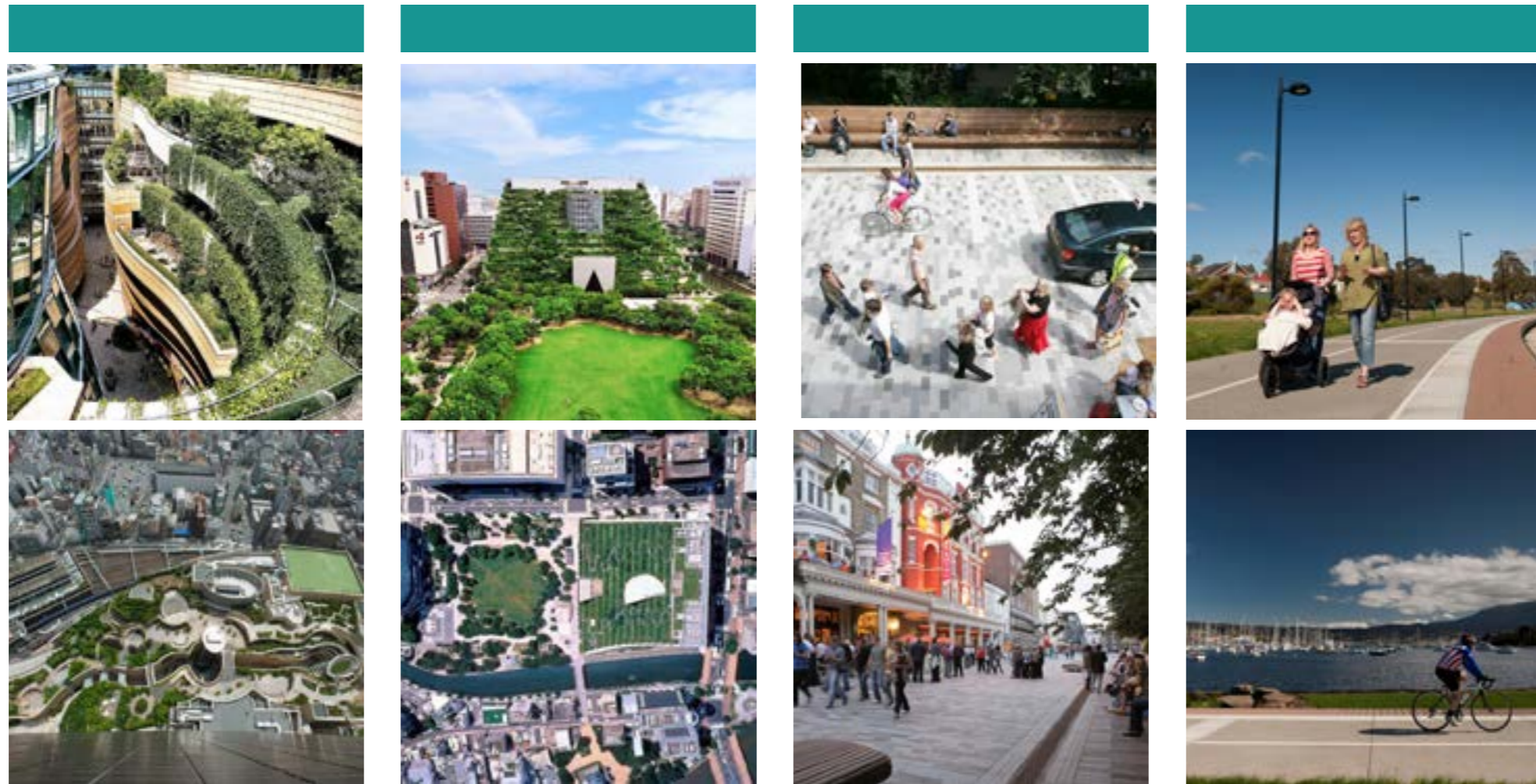


# Benchmarking and precedents

## Plaza exemplar projects

**Project type**

Green network



<b>Location</b>	Namba Parks Mall, Osaka	Fukuoka Prefecture Building, Kyushu	Brighton, UK	Bellerive, Tasmania
<b>Typology</b>	Green Building/Urban Plazas	Green Building/Urban Plaza	Streetscape	Open Space Connection
<b>Description</b>	Major shopping centre with integrated landscape as a feature	Podium gardens with integrated parkland	Shared active transport corridor	Shared active transport corridor
<b>Why best practice?</b>	Demonstrates possibilities for integration of commerce and open space. Absorbs stormwater and modulates urban heat sink	Shows that significant open space can be created using a building as a platform for greening	Illustrates how low use road can become a useable public plaza shared with pedestrians, scooters and bikes	Exemplar of quality shared path integrated with open space
<b>Why relevant to Batemans Bay?</b>	Proposed developments will need to be articulated to reduce scale	Greening of buildings will break down their scale with environmental and aesthetic benefits	Perry Street redevelopment will require this kind of treatment in places	Connections like this are needed to improve access to the CBD from adjacent housing areas
<b>Landscape architect</b>	Jon Jerde Associates	Amelio Ambaz Associates	Gehl Associates	Inspiring Place



