# 2018SSH015 – 5, 7 and 9 Ozone Street, Cronulla

## DA18/0323

# ASSESSMENT REPORT APPENDICES

# Appendix A Draft Conditions of Consent

- B Pre-Application Discussion dated 1 February 2018
- C Report from Pre-DA Design Review Forum dated 1 March 2018
- D Report from Design Review Forum dated 1 June 2018
- E Report from Design Review Forum dated 25 October 2018
- F List of Public Submissions
- G SEPP 65 Compliance Table
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- K Plans
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  - Landscape Plans
  - Stormwater Plans

# DEVELOPMENT APPLICATION NO. 18/0323 DRAFT CONDITIONS OF CONSENT

## 1. Approved Plans and Documents

The development must be undertaken substantially in accordance with the BASIX certificate, details and specifications set out on the following approved plans:

Plan number	Reference	Prepared by	Date
DA03.02 Revision H	Basement 03	Vic Lake Architect 6 November 2018	
DA03.03 Revision H	Basement 02	Vic Lake Architect 6 November 2018	
DA03.04 Revision H	Basement 01	Vic Lake Architect	6 November 2018
DA03.05 Revision H	Ground Floor	Vic Lake Architect	6 November 2018
DA03.06 Revision H	Level 01	Vic Lake Architect	6 November 2018
DA03.07 Revision H	Level 02	Vic Lake Architect	6 November 2018
DA03.08 Revision H	Level 03	Vic Lake Architect	6 November 2018
DA03.09 Revision H	Level 04	Vic Lake Architect	6 November 2018
DA03.10 Revision H	Level 05	Vic Lake Architect	6 November 2018
DA03.11 Revision H	Level 06	Vic Lake Architect	6 November 2018
DA03.12 Revision H	Level 07	Vic Lake Architect	6 November 2018
DA03.13 Revision H	Level 08	Vic Lake Architect	6 November 2018
DA03.14 Revision H	Roof Terrace Level	Vic Lake Architect	6 November 2018
DA03.15 Revision H	Roof Level	Vic Lake Architect	6 November 2018
DA04.01 Revision H	East Elevation	Vic Lake Architect	6 November 2018
DA04.02 Revision H	West Elevation	Vic Lake Architect	6 November 2018
DA04.03 Revision H	North Elevation	Vic Lake Architect	6 November 2018
DA04.04 Revision H	South Elevation	Vic Lake Architect	6 November 2018
DA04.05 Revision H	Streetscape and	Vic Lake Architect	7 November 2018
	Context Analysis		
DA04.06 Revision H	Streetscape and	Vic Lake Architect	7 November 2018
	Context Analysis		
DA05.01 Revision H	Section AA	Vic Lake Architect	6 November 2018
DA05.02 Revision H	Section BB	Vic Lake Architect	6 November 2018
DA05.03 Revision H	Driveway Ramp	Vic Lake Architect	6 November 2018
	Section		
DA05.04 Revision H	Section Detail Façade	Vic Lake Architect	7 November 2018
DA06.01 Revision H	Adaptable and Livable	Vic Lake Architect	6 November 2018
	Apartment Plan		
DA06.05 Revision H	Apartment Storage	Vic Lake Architect	6 November 2018
DA06.07 Revision H	Communal Open	Vic Lake Architect	6 November 2018
	Space		

DA06.30 Revision A	Construction	Vic Lake Architect	20 March 2018
	Management Plan -		
	Stage One		
DA06.31 Revision A	Construction	Vic Lake Architect	20 March 2018
	Management Plan -		
	Stage Two		
DA06.32 Revision A	Construction	Vic Lake Architect	20 March 2018
	Management Plan -		
	Stage Three		
DA06.48 Revision H	Planting Pocket	Vic Lake Architect	7 November 2018
17A09_DA_C000	Cover Sheet, Drawing	Henry & Hymas	31 July 2018
Revision 01	Schedule, Notes &		
	Locality Sketch		
17A09_DA_C100	Stormwater	Henry & Hymas	31 July 2018
Revision 01	Management Plan		
17A09_DA_200	OSD Tank Sections	Henry & Hymas	31 July 2018
Revision 01	and Details		
17-0679L L06	Landscape Plan -	Habit8	8 November 2018
Revision M	Ground Level		
17-0679L L07	Landscape Plan -	Habit8	8 November 2018
Revision M	Balcony Planters Level		
	1, 2, 3, 4, 5, 6 & 7		
17-0679L L08	Landscape Plan -	Habit8	8 November 2018
Revision M	Rooftop Terrace		
17-0679L L09	Landscape Sections	Habit8	8 November 2018
Revision M			
17-0679L L10	Landscape Sections	Habit8	8 November 2018
Revision M			
17-0679L L11	Landscape Sections	Habit8	8 November 2018
Revision M			
17-0679L L12	Landscape Sections	Habit8	8 November 2018
Revision M			

and any details on the application form and on any supporting information received with the application except as amended by the following conditions.

Note: The following must be submitted to Sutherland Shire Council prior to the commencement of any building work.

- i) A Construction Certificate.
- ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.

iii) Notification of the commencement of building works with a minimum of 2 days' notice of such commencement.

## 2. Integrated Development Approval - Requirements of WaterNSW

## A. General Terms of Approval from WaterNSW

The development must be undertaken in accordance with all General Terms of Approval (GTA) from WaterNSW issued under Section 4.46 of the Environmental Planning and Assessment Act 1979 as follows:

- A Water Supply Work Approval from WaterNSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an Application for approval for water supply works, and/or water use.
- 2. An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for New or amended Works and/or Use Approvals). The information required for the processing of the water supply work application may include preparation of a dewatering management plan. Please refer to checklist attached.
- 3. If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the Protection of the Environment Operations Act 1997 (NSW) may also be required.
- 4. WaterNSW prefers "tanking" (i.e. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (e.g. a drainage blanket behind the water-proof membrane).
- 5. If the basement is not "tanked", the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an Application for a new water access licence with a zero share component.

A copy of the GTA and any further requirements are attached to this development consent. These requirements must be incorporated in the application for a Construction Certificate and where required by the GTAs, relevant approvals must be obtained prior to the release of the Construction Certificate.

#### 3. Fire Hydrant Booster Radiant Heat Shield

#### A. Before Construction

A radiant heat shield for a required fire hydrant booster assembly is not approved by this development consent. If a fire hydrant booster assembly is required by the Building Code of Australia, a performance solution to <u>not</u> provide a radiant heat shield in accordance with the requirements of AS2419.1-2005 or AS2419.1:2017 must form part of an application for a Construction Certificate.

#### 4. Positive Covenant over Green Wall

#### A. Before Occupation

Before the issue of any Occupation Certificate, a positive covenant pursuant to Section 88E of the Conveyancing Act, 1919 shall be created on the title of the allotment to ensure that the green wall on the eastern elevation of Ground floor and Level 1 (adjacent to the main building entry from Ozone Street) remains an integral component of the building for the life of the development. To this end the registered proprietor(s) of the property shall covenant with Sutherland Shire Council and its successors that the green wall shall be maintained, irrigated and (if necessary) replanted in perpetuity in accordance with Condition 24. Ongoing maintenance of the green wall shall be undertaken in accordance with the Green Wall Maintenance Plan required under Condition 25.

#### 5. Public Place Environmental, Damage & Performance Security Bond

#### A. Before Issuing of any Construction Certificate

Prior to the issue of a Construction Certificate or the commencement of any works on site, whichever occurs first, the person acting on this consent must provide security to Sutherland Shire Council against damage that may be caused to any Council property and/or the environment as a consequence of the implementation of this consent. The security may be provided by way of a deposit with Council or a bank guarantee. A non-refundable inspection/administration fee is included in the bond value.

It is the responsibility of the person acting on this consent to notify Sutherland Shire Council of any existing damage to public areas in the vicinity of the development site by the submission of a current dilapidation report supported by photographs. This information must be submitted to Council at least 2 days prior to the commencement of works.

In the event that the dilapidation report is not submitted 2 days prior to commencement and the public area sustains damage the person acting on this consent may be held liable.

Should any public property and/or the environment sustain damage as a result of the works associated with this consent, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The costs incurred must be deducted from the bond.

The value of the bond is \$20,200.00

Note: Bond amount includes a non-refundable administration fee which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

Use of Bank Guarantee - As bond releases may occur under different timeframes only one bond amount/bond purpose is permitted on a Bank Guarantee. Multiple bonds will require multiple bank guarantees to be lodged.

#### B. After Occupation

A request for release of the bond may be made to Sutherland Shire Council after all works relating to this consent have been completed. Such a request must be submitted to Council on the 'Bond Release Request Form' signed by the owner or any person entitled to act on the consent and must be accompanied by a current dilapidation report including photographs.

## **SECTION 94 CONTRIBUTIONS (FIN3000)**

The following dedication of land and/or monetary contributions have been levied in relation to the proposed development pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

#### 6. S94 2016 Contribution Plan - Cronulla Centre Precinct

#### A. Before Construction

Pursuant to Section 94 of the Environmental Planning and Assessment Act 1979 and Sutherland Shire Council Section 94 Plan 2016, a <u>total</u> monetary contribution of \$440,000.00 must be paid to Sutherland Shire Council toward the cost of regional and local public domain works contained in the Works Programme of the Contributions Plan.

This contribution has been assessed and calculated in accordance with the Sutherland Shire 2016 S94 Contribution Plan on the basis of 32 proposed Residential Flat Units, Apartments etc, with a concession for 10 existing Residential Flat Units, Apartments etc.

## Infrastructure & Facilities

**Contribution Required** 

Local open space and public domain works Regional open space

\$346,390.40 \$93,609.60

Payment must be made prior to the issue of the Construction Certificate.

#### 7. Approvals Required under Roads Act or Local Government Act

#### A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required

development works and may include but are not limited to the following:

- Frontage works including construction of a driveway, footpath, etc.
- Road openings and restoration to provide services to the development.
- Work Zones and hoardings.
- Skip bins.
- Shoring / anchoring.
- Standing of cranes, concrete pumps, etc.

Note: All Plans and Permits are required to be on site, at all times and may be requested by Council officers at any time.

Note: Approval under the Roads Act or Local Government Act cannot be granted by a Principal Certifying Authority or by a Private Certifier. Failure to obtain approval may result in fines or prosecution.

## 8. Design and Construction of Works in Road Reserve (Council Design)

#### A. Design

Council has determined that the proposed development generates a need for the following works to be undertaken by the applicant in the road reserve. To this end a Detailed Frontage Works application under the Roads Act 1993 must be submitted to Sutherland Shire Council, prior to the release of the Construction Certificate. The form is available on Council's website. A fee applies for the relevant inspections, assessment, coordination, creation of design brief and the issue of permits providing consent to undertake frontage works. The design will be quoted separately by Council's Design Services unit.

This design will generally comply with the approved architectural design drawings and the current website version of Council's Public Domain Design Manual (PDDM) and Public Domain Technical Manual (PDTM) except where modified by/or addressing the following:

- i) <u>Property alignment/ boundary levels</u> establish the property alignment/ boundary levels and crossing profiles.
- ii) <u>Grades</u> regrade footpath verge to final design levels including topsoil, turf and all associated soft landscaping.
- iii) Vehicle Crossings construct a vehicle crossing on Cecil Monroe Avenue measuring 8.5m wide.
- iv) Redundant Laybacks and Crossings remove redundant laybacks and vehicle crossings and replace with kerb and gutter (including associated road reconstruction works).

- v) <u>Stormwater Connection</u> construct and upgrade existing stormwater infrastructure as required to facilitate drainage for the proposed development.
- vi) <u>Footpath</u> install new footpath pavement along all frontages of the site including the adjustment of kerb and gutter and road pavement as required.
- vii) Parking Bays adjust parking bays as required by Council.
- viii) <u>Infrastructure Transitions</u> ensure there are adequate transitions between newly constructed and existing infrastructure as required.
- ix) Road Pavement construct road pavement as required.
- x) <u>Kerb and Gutter</u> reconstruct kerb and gutter as required including associated road reconstruction.
- xi) <u>Street Signage & Line Marking</u> alter existing and/or install new street signage and line marking as required.
- xii) Trees remove and replace street trees as required by Council.
- xiii) <u>Undergrounding</u> provide replacement of existing local distribution power lines and other overhead utilities with subsurface utilities or with insulated aerial bundles cables (ABC) as required.
- xiv) <u>Street Lighting</u> install new street lighting in conjunction with the undergrounding of local distribution power lines and other utilities as required.
- xv) <u>Utility Services</u> adjust public services infrastructure as required.
- xvi) NBN the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

NBN is the IPOLR (infrastructure provider of last resort) in developments of 100 lots or more within its fixed-line footprint and in new development where its fixed-line network is available, or the NBN rollout has been announced (www. nbnco .com.au/learn-about-the-nbn/rollout-map.html).

If you use NBN, you will need to provide six months' notice before your network needs to be

available.

Evidence of the lodgement of this application must be provided to the PCA prior to the release of the Construction Certificate

#### B. Before Construction

Prior to the release of the Construction Certificate property alignment levels and crossing profiles must be obtained from Sutherland Shire Council.

## C. Before Occupation

Prior to the occupation of the building or the issue of an Occupation/Subdivision Certificate the following certification must be provided to Sutherland Shire Council:

i) The supervising engineer must certify that the road frontage works were constructed in accordance with the development consent and associated approval under the Roads Act 1993 including the approved drawings and specification.

#### 9. Construction Environmental Management Plan

## A. Design

A Construction Environmental Management Plan (CEMP) must be prepared by an appropriately qualified, experienced and certified environmental practitioner to manage and control all aspects of environmental site management throughout development.

- (i) The CEMP must address, but not be limited to, the following:
  - a. Description of works.
  - b. Details of all contractors involved with the project.
  - c. Environmental awareness and training of contractors.
  - d. Compliance with legislation and regulations.
  - e. Measures to prevent noise, water, air and land pollution.
  - f. Safe access to and from the site during construction.
  - g. Safety and security of work site, road and footpath area; including details of any proposed fencing, signage, hoarding and lighting, as required.
  - h. Method of loading and unloading excavation machines, construction materials etc.
  - Details of how and where construction material and any waste materials will be appropriately managed, stored and disposed of.
  - j. Details of any fuel storage and management.
  - k. Detailed erosion and sediment control measures including methods to prevent material impacting adjoining waterways, roadways and neighbouring land.
  - I. Protection of existing trees and vegetation.
  - m. Unexpected Finds Protocol i.e. the address unexpected finds of soil and/or groundwater contamination.

- n. Work, Health & Safety requirements.
- o. Contingency and emergency response plans.
- p. Inclusion of a detailed site plans.
- q. The largest sized vehicle permitted to service the property for the purposes of construction and deliveries is limited to a Heavy Ridged Vehicle "HRV" sized truck as defined in AS2890.2.

#### B. Prior to Commencement and Issue of Construction Certificate

The CEMP must be included in the documentation for any construction certificate.

## C. During Works

The site management measures outlined above must remain in place and be maintained throughout the period of works until the site is stabilised and landscaped.

## 10. Pre-commencement Inspection

## A. Before Works

A Pre-commencement Inspection/meeting is to be convened by the Applicant on-site a minimum 5 days prior to any demolition and/or construction activity and between the hours of 8.00 am and 4.30 pm Monday to Friday. The meeting must be attended by a representative of Council's Public Domain Assets Branch, the Principal Certifying Authority, the builder/site manager of the building/civil construction company and where necessary the supervising engineer. The attendance of the owner is required when it is intended to use more than one builder/principal contractor throughout the course of construction.

The purpose of the meeting is to:

- Ensure safe passage for pedestrians, Work and Hoarded Zones are maintained in accordance with Council requirements.
- ii) Check the installation and adequacy of all traffic management devices.
- iii) Confirm that the supervising engineer has a copy of Council's Specification for Civil Works Associated with Subdivisions and Developments.

**Note:** An inspection fee must be paid to Council prior to the lodgement of the Notice of Commencement. Please refer to Sutherland Shire Councils Adopted Schedule of Fees and Charges.

## 11. Supervising Engineer

#### A. Before Construction

The applicant must engage an Accredited Certifier in civil engineering works or a Chartered Civil Engineer to supervise construction of any:

- i) Road frontage works.
- ii) Construction / installation of stormwater drainage.

- iii) Rainwater harvesting and reuse.
- iv) All other works that form part of a subdivision.

The PCA must be informed of the supervising engineer's name and contact details, in writing, prior to the commencement of any construction works.

#### B. During Construction

The engineer must supervise the works as listed above to ensure compliance with:

- i) All relevant conditions of development consent.
- ii) Any Consent issued under the Roads Act for this development.

#### C. Before Occupation

The supervising engineer must certify the works required in A. above were undertaken and completed in accordance with the requirements of this Development Consent and to their satisfaction.

#### 12. Internal Driveway, Parking and Manoeuvring

#### A. Design

The internal driveway profile, parking and manoeuvring areas must be designed in accordance with the approved architectural plans except where modified by the following:

- i) Align with Access and Alignment levels issued by Council's Public Domain Unit.
- ii) The convex mirror located on the caretakers office wall of basement 01 is to be deleted Traffic light system are to be provided instead with the priority given to entering traffic
- iii) A 1m x 1m splayed corner must be provided on the eastern wall of the basement ramp within Basement 01 reducing the size of the waste room to facilitate suitable manoeuvring to and from the ramp.
- iv) The internal driveway must be paved or concreted and must be finished in materials other than plain or exposed aggregate concrete.
- v) Provide adequate sight distance for the safety of pedestrians using the footpath area.
- vi) Provide a maximum grade of 5% for the first 13 metres inside the property boundary.
- vii) Comply with AS2890.1(2004) user class 1A, in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.
- viii) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring for the HRV vehicle.
- ix) The maximum longitudinal grade of the driveway must not exceed 25%.

#### B. Construction

Certification from an appropriately qualified engineer to the effect that the design requirements of A. above have been met must accompany the Construction Certificate.

## C. Occupation

Prior to the occupation of the development or the issue of any occupation certificate a suitably qualified engineer must certify that the works required in A. above were undertaken and completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy also provided to Council.

## D. On-going

The approved parking must be used exclusively for car parking as approved for the life of the development.

## 13. Basement Car Park Design and Construction

#### A. Design

The basement car park must be designed in accordance with the approved architectural drawings, subject to the following modifications:

- i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position in accordance with clause 5.3 of AS2890.1.
- ii) Any single garage accessing off a 6.0m aisle must have a minimum width of 3m with a minimum door opening of 2.75m wide x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.
- iii) Any double garage accessing off a 6.0m aisle must have a minimum width of 5.7m with a minimum door opening of 5.2m wide x 2.2m high clear of any necessary hinges, jambs or fixtures required for the operation of garage doors or any services within the garage area.
- iv) A parking bay within each adaptable garage must have a clear width of 3.8m, a clear length of 5.4m and a head height clearance of 2.5m, except where this space is occupied by a remote controlled roller door.
- v) The security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and / or columns.

#### B. Prior to Construction

Certification from a Chartered Civil Engineer or a Registered Surveyor, to the effect that the car park layout and vehicle access-way design has been prepared in accordance with A above must accompany the Construction Certificate.

#### C. Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate a Chartered Civil Engineer or a Registered Surveyor must certify that the works required in "A" above have been completed to their satisfaction and in accordance with the requirements of this Development Consent. This certification must be provided to the PCA and a copy provided to Council.

## D. On-going

The approved parking must be used exclusively for car parking for the life of the development.

## 14. Stormwater Drainage

## A. Design

The stormwater drainage system must be designed in accordance with the approved stormwater drainage design drawing; Australian Standard AS3500.3:2015; the BASIX Certificate issued for this development; Sutherland Shire Environmental Specification - Stormwater Management. Except where modified by the following:

- i) A detailed drainage design supported by drainage calculations must demonstrate the management of stormwater flow / discharge for all events up to the 100 ARI storm event. This must include roof gutters / downpipes and in-ground drainage lines and the on-site detention system.
- ii) A layout of the drainage system showing existing and proposed pipe sizes, type, class, grades, lengths, invert levels, finished surface levels and location of all pipes with levels reduced to Australian Height Datum. Impacts on existing trees must be indicated on the plan.
- iii) Water from pathways and access driveways shall be prevented from entering the road reserve as surface flow. This can be achieved by constructing a box drain at the boundary equipped with a 300mm wide grate and frame to collect the flow or directing the flow to a sag pit within the property.
- iv) The rate of discharge of stormwater from the site to a drainage system under Council's control must be controlled so that it does not exceed the pre-development rate of discharge. Any required on-site detention facility must be designed to cater for all storm events up to the Recurrence Interval of 1 in 100 years.
- v) A new kerb inlet pit and associated lintel must be provided within Cecil Monro Avenue to facilitate the private connection to Councils piped system.
- vi) All levels reduced to Australian Height Datum.
- vii) The pipeline within the footpath verge must be a hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres or reinforced concrete.

#### B. Before Construction

Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to

the effect that the drainage design is to their satisfaction and satisfies the design requirements in A. above must accompany the application for a Construction Certificate.

#### C. Before Occupation

Prior to the issue of an Occupation Certificate:

- i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities. An original or a colour copy must be submitted to Sutherland Shire Council.
- ii) The supervising engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent, and Public Domain Technical Manual. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

## D. Ongoing

- i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.
- ii) The stormwater detention / absorption facility must be:
  - Kept clean and free from silt, rubbish and debris.
  - Be maintained so that it functions in a safe and efficient manner.
  - Not be altered without prior consent in writing of the Council.

**Note:** Upon submission of the Works-As-Executed drawing for the stormwater drainage system a notation will be added to the Section 10.7 certificate advising future owners that their property is burdened by a stormwater detention facility.

## 15. Stormwater Treatment

## A. Before Construction

Appropriate stormwater treatment measures, selected and designed in accordance with Engineers Australia (2006) Australian Runoff Quality - A guide to Water Sensitive Urban Design, Argue J R (2013) WSUD: Basic Procedures for 'Source Control' of Stormwater - A Handbook for Australian practice, or other relevant industry design guidelines, must be provided as part of the permanent site stormwater quality management system. Details of the design, construction and maintenance must accompany the Construction Certificate.

## B. Before Occupation

The work required by A. above must be completed to the satisfaction of the supervising engineer

before occupation of the site or the issue of any Occupation Certificate.

## C. Ongoing

The stormwater treatment measure must be maintained in accordance with the manufacturers' or designer's specification for the life of the development.

**Note:** Upon approval of the stormwater management designs a notation will be added to the Section 10.7 certificate in relation to any required stormwater treatment device.

## 16. Waste Collection (On Site Collection)

#### A. Design

The waste collection point must be designed in accordance with the following requirements:

- i) A "HRV" sized loading bay must be provided in accordance with AS2890.2 within the subject property (*i.e.* within the driveway) for waste collection use.
- ii) The maximum long and cross section grade of the loading bay and temporary bin holding area must be ±5%.
- iii) The temporary bin holding area is to be adjacent to the loading bay to facilitate ease of access for Council staff on collection day. The bin holding area must be 4.5m long x 2m wide to allow the temporary storage of all allocated bins for the development.
- iv) Clear and direct access must be provided from the bin holding areas to the loading bay.
- v) The permanent communal garbage and/or recycling storage area in Basement 01 must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

### B. Before Construction

Prior to the issue of any Construction Certificate a suitable qualified civil engineer must certify that the waste collection point has been design in accordance with part A. above. A copy of this certification must accompany the Construction Certificate.

#### C. Before Occupation

Prior to the occupation of the site or the issue of any Occupation Certificate a suitable qualified civil engineer must certify that the waste collection point has been constructed to their satisfaction and in accordance with part A. above. A copy of this certification must accompany the Occupation Certificate.

#### D. On-going

i) All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements and how bins are to be moved from waste

- storage area/s to collection area/s are to carried out in accordance with the approved Waste Management Plan for the development.
- ii) All waste and recycling bins (including hard waste) must be stored wholly within the approved permanent communal garbage and/or recycling storage area in Basement 01. The bins must only be placed in the temporary bin holding area in the southern building setback at ground level on the evening prior to collection and then returned to the permanent communal garbage and/or recycling storage area in Basement 01 as soon as possible after pick-up, on the same day.

## 17. Damage to Adjoining Properties

#### A. Before Excavation and Construction Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, including the basement of 20 Gerrale Street, Cronulla, a Geotechnical Engineer's Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support (including to ensure that no damage occurs to, or additional loads are placed on, the basement levels of 20 Gerrale Street Cronulla). This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

#### B. During Excavation and Construction Works

The constraints and recommendations of the Geotechnical Engineers Report must be implemented.

All excavation and construction works must be supervised by a suitably qualified structural engineer.

## 18. Public Utilities

This condition is imposed to facilitate the provision of services to the development and reduce conflicts between services and lot boundaries, buildings or associated facilities.

#### A. Before Construction

Suitable arrangements must be made with all relevant utility service providers to ensure the development is appropriately serviced by electricity, gas, telecommunications (including NBN) and the like, and any necessary underground conduits are provided. The Australian Government has issued a new policy on the provision of telecommunications infrastructure in new development. This policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network. NBN is the IPOLR (infrastructure provider of last resort). NBN require 6 months' notice in order to make the network available.

A copy of the agreements/contracts with the utility providers must form part of the supporting construction certificate documentation.

## B. Before Occupation/Subdivision

Prior to issue of any Occupation/Subdivision certificate, certification must be provided from each utility

service provider/approved agent to the effect that each lot has been serviced to their satisfaction.

Prior to the issue of any Occupation/Subdivision certificate, evidence satisfactory to the Certifying Authority that arrangements have been made for:

- The installation of fibre-ready facilities (conduits and pits) to all individual lots and/or premises/dwelling to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Certification from each carrier/provider must be provided to the PCA that they are satisfied that the fibre ready facilities are fit for purpose.
- ii) The provision of fixed-line telecommunications infrastructure (cables) in the fibre-ready facilities to all individual lots and/or premises/dwellings must be installed and certification from the carrier/provider must be provided to the PCA stating that the infrastructure has been provided and to their satisfaction.
- iii) Installation of gas and/or electricity must be constructed/installed by the utility service provider/approved agent to each allotment. Certification must be provided from each provider/agent stating that all allotments have been serviced to their satisfaction.
- iv) WAE drawings must to be prepared by a registered surveyor detailing location and depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

Note: Should these requirements result in any significant change to the approved design an application must be made to modify the consent under s.4.55 of the Environmental Planning and Assessment Act.

#### 19. Registration of Plan of Consolidation and Road Dedication

## A. Prior to Construction

Prior to the issue of any Construction Certificate, a Plan of Subdivision must be registered with NSW Land Registry Services showing the following:

- i) Consolidation of Lot 20 DP839823, Lot D DP366048 and Lot 2 DP202936.
- ii) A 3m x 3m splay on the south-eastern corner of the site dedicated as road to Sutherland Shire Council in Stratum to improve vehicle sight lines.

#### 20. Landscaping Works

#### A. Design

The landscaping works must be designed in accordance with the approved Landscape Plan except where modified by the following:

 Provide amendments as shown on the approved landscape plans referenced in Condition 1 of this consent.

- iii) Clearly show on plan existing trees to be removed /retained including tree numbering in accordance with the arborist report OR provide a separate existing tree plan and schedule.
- iv) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.
- v) Provide minimum soil depths in planter boxes as follows:
  - 1200mm for large trees.
  - 900mm for small trees and tall shrubs.
  - 600mm low shrubs.
  - 450mm grass and ground covers.
- vi) The Communal Open Space (COS) to the north western corner of the site must accommodate a universal toilet, BBQ, basic kitchen facilities and furniture.
- vii) All landscape retaining walls and planter boxes must be constructed in masonry, stone or gabions. Timber is not acceptable.
- viii) Each ground floor unit must be provided with a clothes line easily accessible from the laundry. Each unit above the ground floor must be provided with a clothes line on a balcony located below balustrade height, with the balustrade treated so that clothes are not readily visible from the street.
- ix) All landscape areas including those on slab must be provided with a water-efficient irrigation system and taps at 25m centres, connected to a pump and the rainwater tank or mains, to enable effective landscape maintenance.
- x) The private open space of each ground floor dwelling must be provided with one tap, connected to mains water.
- xi) To improve coverage and reduce weeds and maintenance, planting densities in all planting areas including planter boxes must achieve a minimum of 4 plants per square metre.
- xii) To reduce long term maintenance of planting beds turf species must be native grass such as *Zoysia macrantha* 'Nara' or Buffalo grass varieties.

The applicant must engage a suitably qualified Landscape Designer or Landscape Architect to oversee any design changes to the approved Landscape Plan and amendments required above. Details of these design changes must be included in the documentation submitted with the application for a Construction Certificate.

#### Notes:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

If demolition works to occur prior to the Construction Certificate being issued, tree protection measures must be installed prior to commencement of demolition.

#### B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction. A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, and that all new indigenous plants on the site and within the road reserve are the correct species.

To arrange a Final Landscape Inspection please phone 9710-0333 a minimum of 48 hours prior to the required inspection date. An inspection fee will be charged in accordance with the current schedule of rates listed on Council's website. Any secondary inspections will incur a reinspection fee.

## C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 38).

Any plants found faulty, damaged, diseased or dead shall be replaced with the same species in the same sized container within one month with all costs borne by the owner.

Note: If difficulty is experienced sourcing suitable indigenous plants from other suppliers, plants grown from locally provenance seed may be available from:

Sutherland Shire Council Nursery 345 The Boulevarde, Gymea

Ph: 02 9524 5672

## 21. Tree Removal on Private and Council Land (Projects Dual Occupancies and Larger)

The removal of the following trees is approved:

 Trees identified on the approved Landscape Plan as "existing tree to be removed" and/or as listed below:

Tree No.	Tree Species (botanical and	Location	
	common name)		
5	Hibiscus tiliaceus	Refer to Drawing TMP01 of the Arboricultural	
		Impact Appraisal and Method Statement	
		prepared by Naturally Trees dated 27th Sept,	
		2017	
6	Hibiscus tiliaceus	64	
7	Melalueca quinquenervia	45	
8	Lagunaria patersonii	44	
18	Archontophoenix alexandrae	44	
19	Lagunaria patersonii	44	
20	Archontophoenix alexandrae	65	

- ii) Any declared noxious plant. The applicant is to ensure that all noxious plants are properly identified and controlled/removed.
- iii) Any tree species exempted by the Sutherland Shire Local Environmental Plan 2015.

All other vegetation that would require approval to be removed must be protected.

#### A. Tree Replacement

- i) Seven (7) trees are approved for removal as part of this consent. Where trees are proposed to be removed Sutherland Shire Council requires indigenous replacement canopy tree planting at a ratio of 8:1 on private land (dual occ / medium / high density) and 4:1 on Council land (Council Resolution EHR003-17 of 18 July 2016).
- ii) Fifty six (56) replacement trees are required to be planted.
- iii) A minimum number of ten (10) <u>indigenous</u> trees must be planted on the site and/or the street. Replacement trees within the site must be planted within 3m of the front or rear setback of the subject property and not within 4m of an existing or approved building or swimming pool.
- iv) Trees must have a minimum container size of 5 litres.

**Note:** For the remaining forty six (46) replacement trees required by "B ii)" above, Council offers offsite planting under a 'Deed of Agreement' as an alternative to on site planting, at a cost of \$110 per tree. Offsite planting will be undertaken as part of Council's Green Street Program. 'Deed of Agreement' forms can be downloaded from Council's website at

<u>www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-Tree-Replacement-and-Deed-of-Agreement</u>. A completed form and payment must be submitted to Council prior to the release of the Construction Certificate.

#### B. Tree Removal on Council Land

Council has preferred supplier agreements in place with arborists who are approved to carry out arbor works on Council land. Removal / pruning of the tree/s listed below must only be undertaken using Council's preferred supplier at the applicant's expense. The applicant is responsible for contract management and payment of the arborist prior to works being undertaken.

Alternatively, if Council's Contractor is unavailable, the applicant may engage their own contractor with appropriate qualifications, licences and insurances and forward their name and details to Council prior to the commencement of work. This information will be kept on record in the event of any reportable incidents. The applicant is responsible for contract management and payment of the Arborist. Any contractor used <u>must</u> undertake all work according to the Australian Standard for Amenity Pruning (AS4373).

Select from Council's list of preferred suppliers listed on Council's website: <a href="http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land">http://www.sutherlandshire.nsw.gov.au/Residents/Trees/Trees-on-Council-or-Public-Land</a>. Payment of the quoted amount provided must be made prior to any works commencing on site.

#### C. Prior to Occupation/Occupation Certificate

The replacement tree planting must be completed in accordance with the approved Landscape Plan/required street tree planting. Certification will be provided as part of the Final Landscape Inspection by Council's landscape officer (refer Condition - Approved Landscape Plan).

#### D. Ongoing

Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP2015 Chapter 39). Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

**Note:** If you have difficulty sourcing suitable indigenous plants from other suppliers, plants grown from local provenance seed may be available from:

Sutherland Shire Council Nursery 345 The Boulevarde, Gymea

Ph: 02 9524 5672

Opening hours - Monday to Friday 7.00am-3.00pm (excluding public holidays).

#### 22. Tree Retention and Protection

The following condition applies to all trees on the subject site, trees on the adjoining sites (which are potentially affected by the development works), as well as trees on the adjoining Council land that are not approved for removal.

#### A. Before Works

Prior to the commencement of any demolition, excavation or construction works on site the applicant must engage a suitably qualified and experienced Supervising Consulting Arborist to oversee the measures for the protection of existing trees as listed below.

**Note:** A Consulting Arborist is a person with a current membership of the Institute of Australian Consulting Arborculturalists (IACA) or alternatively a person who has obtained an Australian Qualifications Framework AQF Level 5 in Arboriculture.

All trees not approved for removal must be protected by the measures outlined in the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 27<sup>th</sup> September, 2017 and as outlined below:

- i) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 27<sup>th</sup> September, 2017. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".
- ii) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.
- iii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.
- iv) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.
- vi) Where it is impossible to install protection fencing to the full extent of the specified Tree Protection Zone- install trunk and branch boarding protection as shown in Figure 4 of the Australian Standards AS4970- Protection of Trees on Development Sites (Page 17).

## B. During Works

- i) The tree protection measures detailed in 'A' above must be maintained during construction.
- ii) The supervising Consulting Arborist must be present during any approved hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.
- iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm

in diameter.

iv) If the tree/s identified for retention in 'A' above are damaged or destabilised during construction then works must cease and Council's Tree Assessment Officer (ph. 9710 0333) must be contacted to assess the tree/s and recommend action to be taken.

Hold	Task	Responsibility	Certification	Timing of Inspection	Sign/Date
Point					
1.	Indicate clearly with spray paint trees approval for removal only	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
2.	Establishment of tree protection fencing	Principal Contractor	Supervising Arborist	Prior to demolition and site establishment	
3.	Supervise all excavation works proposed within the TPZ	Principal Contractor	Supervising Arborist	As required prior to the works proceeding adjacent to the tree	
4.	Inspection of trees by Project Arborist	Principal Contractor	Supervising Arborist	Bi-monthly during construction period	
5.	Final inspection of trees by project Arborist	Principal Contractor	Supervising Arborist	Prior to issue of interim/final Occupation Certificate	

v) Ensure each hold point outlined below within the Tree Protection Schedule is signed off and dated progressively by the Consulting Arborist throughout the various development stages, including preconstruction, construction and post construction. Photographic evidence must also be provided.

## C. Before Occupation

Prior to the issue of an Occupation Certificate the Supervising Arborist's signed and dated checkpoint list and photographic evidence must be provided to both the Private Certifying Authority and Council's Landscape Officer at the time of the final landscape inspection.

## 23. Green Wall Design

## A. Design

The design of the green wall on the eastern elevation of Ground floor and Level 1 (adjacent to the main building entry from Ozone Street) must demonstrate the response to site conditions, including in particular light availability, sun and wind impacts.

#### B. Before Construction

Prior to the issue of a Construction Certificate, the following design details of the proposed green wall

must be prepared and endorsed by a suitably qualified Landscape Designer or Landscape Architect:

- i) Detailed drawings demonstrating how the green wall is constructed, including proposed materials, planter dimensions, and integration into the wall structure;
- ii) Details of the proposed growing medium, including soil depth and type;
- iii) Location, numbers, type and size of plant species selected (with plants being selected on the basis of the site conditions);
- iv) Drainage, irrigation and waterproofing details (as applicable); and
- v) Details of any additional lighting (where applicable).

#### Note:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

#### 24. Green Wall Maintenance Plan

#### A. Before Construction

Prior to the issue of a Construction Certificate, a "Green Wall Maintenance Plan" is to be prepared by a suitably qualified Landscape Designer or Landscape Architect, relating to the green wall on the eastern elevation of Ground floor and Level 1 (adjacent to the main building entry from Ozone Street). The maintenance plan must include information on:

- (i) How access will be provided to the plants, soil and structural elements for installation and maintenance;
- (ii) How the Green Wall irrigation system will be maintained and periodically checked;
- (ii) Details outlining the intended replacement strategy for the plants in the event that the plants fail.

#### Note:

A Landscape Designer is a person eligible for membership of the Australian Landscape Designers and Managers and a Landscape Architect is a person eligible for membership of the Australian Institute of Landscape Architects as a Registered Landscape Architect.

## 25. Unexpected Finds Protocol

## A. Before Construction and Issue of a Construction Certificate

An Unexpected Finds Protocol (UFP) must be prepared as part of a Construction Environmental Management Plan (CEMP), by an appropriately qualified and experienced environmental consultant to manage the discovery of unexpected soil and/or groundwater contaminants which may be encountered during excavation and/or construction works.

The environmental consultant must be certified by one of the following certification schemes, or demonstrate an equivalent standard acceptable to Sutherland Shire Council, Manager Environmental Science:

- EIANZ 'Certified Environmental Practitioner Site Contamination' scheme (CEnvP SC)
- Soil Science Australia 'Certified Professional Soil Scientist Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM)

The Unexpected Finds Protocol and the Construction Environmental Management Plan must accompany the application for a construction certificate.

## B. During Works

If unexpected contaminants are encountered during excavation and/or construction works, the situation is to be assessed and managed in accordance with the Unexpected Finds Protocol and Construction Environmental Management, under the supervision of an appropriately qualified and experienced environmental consultant.

## 26. Management of Site Soil / Fill Material

#### A. During Works

## i) Disposal of site soils

Any soils to be excavated and disposed of from the site must be analysed and classified by an appropriately qualified and experienced environmental consultant, in accordance with relevant NSW EPA guidelines including the "Waste Classification Guidelines" 2014, prior to off-site disposal.

The environmental consultant must be certified by one of the following certification schemes, or demonstrate an equivalent standard acceptable to Sutherland Shire Council, Manager Environmental Science:

- EIANZ 'Certified Environmental Practitioner Site Contamination' scheme (CEnvP SC).
- Soil Science Australia 'Certified Professional Soil Scientist Contaminated Site Assessment & Management' scheme (SSA CPSS CSAM).

Excavated material is to be transported to an appropriately licensed waste facility by an EPA licensed waste contractor in accordance with relevant NSW EPA guidelines.

## ii) Importation of fill material

Any fill material that is imported onto the site must comprise Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other suitable material in accordance with the relevant Resource Recovery Exemption issued under the *Protection of the Environment Operations (Waste)* Regulation 2014.

#### 27. Basement Design - Management of Groundwater

#### A. Design

The subsurface/ basement structure must be designed with a water proof retention system (i.e. tanking) with adequate provision for future fluctuation of the water table. The subsurface structure is required to be designed with consideration of uplift due to water pressure and "flotation" (buoyancy)

effects. Subsoil drainage around the subsurface structure must allow free movement of groundwater around the structure, but must not be connected to the internal drainage system.

#### B. Before Construction

Certification must be provided by a suitably qualified, chartered professional Civil or Structural Engineer that the subsurface/ basement structure has been designed in accordance with 'A' above.

## C. Before Occupation

Certification must be provided by a suitably qualified, chartered professional Civil or Structural Engineer that the subsurface/ basement structure has been constructed to their satisfaction in accordance with the development consent, prior to the issue of an occupation certificate

## 28. Car Wash Bay

To prevent contamination of the stormwater drainage system, the Carwash Bay in the north-western corner of Basement 02 must meet the following requirements:

#### A. Design

The wash-bay must be graded to an internal drainage point and connected to the sewer.

#### B. Before Construction

Details of the design satisfying 'A' above must accompany the application for a Construction Certificate.

## C. Before Occupation

The Principal Certifying Authority must be satisfied that

- i) 'A' above has been complied with and
- ii) any discharge to the sewer from the premises is in accordance with the requirements of Sydney Water.

#### D. Ongoing

All car-wash, engine degreasing and steam cleaning must be conducted in the wash-bay detailed in 'A' above. Wastewater must be treated in accordance with the requirements of Sydney Water.

#### 29. Garbage, Recycling and Green-waste Storage Area

To ensure the proper storage of waste from the premises:

#### A. Design

The garbage and recycling storage area must have a smooth impervious floor that is graded to a floor waste. A tap and hose must be provided to facilitate regular cleaning of the bins and all waste water must be discharged to the sewer in accordance with the requirements of Sydney Water. Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

#### B. Before Construction

Details of compliance with 'A' above must form part of the documentation accompanying the applications for a Construction Certificate.

## C. Before Occupation

The works must be completed prior to the issue of any Occupation Certificate.

#### D. Ongoing

All waste and recycling bins (including hard waste) must be stored wholly within the approved Waste Room (and Hard Waste Area) in Basement 01. The bins must only be placed in the temporary bin holding area in the southern building setback at ground level on the evening prior to collection and then returned to the permanent communal garbage and/or recycling storage area in Basement 01 as soon as possible after pick-up, on the same day.

## 30. External Lighting - (Amenity)

To ensure that any lighting on the site does not cause a nuisance to neighbours or motorists on nearby roads:

## A. Design

All lighting must be designed in accordance with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.

## B. Ongoing

All lighting must be operated and maintained in accordance with the Standard above.

## 31. Noise Control - Residential Air Conditioning Units

To minimise the noise impact on the surrounding environment:

#### A. Design

The units must be designed so that noise generated does not cause an LAeq (15min) sound pressure level in excess of 5 dB(A) above the ambient background level when measured on or within any residential property.

## B. Ongoing

- i) The units must be operated in accordance with 'A' above.
- ii) Between the hours of 10.00pm and 8.00am on weekends and public holidays and 10.00pm and 7.00am any other day, noise emitted must not be heard within any residence with its windows and/or doors open or closed.

## 32. Noise and Vibration Control - Residential Car Park

To minimise noise and vibration from use of the security door in the car park:

#### A. Design

The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads or otherwise installed to prevent vibration noise transmission through the concrete walls and / or columns.

## B. Before Occupation

The Principal Certifying Authority must be satisfied that 'A' above has been complied with.

#### 33. Demolition Work

To ensure that demolition of structures is carried out in an environmentally acceptable and safe manner:

## A. Before Commencement

If works involve the removal of more than 10 square metres of asbestos material, a bonded asbestos licence is required. A friable asbestos licence is required to remove, repair or disturb any amount of friable asbestos. For further information contact SafeWork NSW.

#### B. During Works

- The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.
- ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of \$5 million. A copy of the Policy must be submitted to the Council prior to demolition.

To ensure that the removal and transportation of any asbestos material, regardless of the quantity, is carried out in an environmentally acceptable and safe manner, all work must comply with the following:

- a) Work Health and Safety Act 2011;
- b) Work Health and Safety Regulation 2011;
- c) Safe Work Australia Code of Practice How to Manage and Control Asbestos in the Workplace;
- d) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
- e) SafeWork NSW 'Working with Asbestos Guide 2008';
- f) Protection of the Environment Operations Act 1997; and
- g) Protection of the Environment Operations (Waste) Regulation 2005.

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW EPA to accept asbestos waste. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. More information can be found at <a href="https://wastelocate.epa.nsw.gov.au">https://wastelocate.epa.nsw.gov.au</a>.

#### 34. Dilapidation Report - Adjoining Properties

#### A. Before Works

To assist in the resolution of any future disputes about damage to properties adjoining the development site, prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at No.s 14, 18 & 20 Gerrale Street, including any basements and ancillary structures. The reports must be provided to the Principal Certifying Authority and to the owners of the properties that are the subject of the report.

The reports must be prepared by a suitably qualified and experienced person, such as a structural engineer.

#### 35. Design Requirements for Adaptable Housing

#### A. Design

A report prepared by a suitably qualified Adaptable Housing Specialist must be submitted with the Construction Certificate, demonstrating that the development complies with the requirements of AS4299 - Adaptable Housing. The report must contain a completed checklist (Appendix A - AS4299) demonstrating compliance with the requirements of a Class C Adaptable House.

## B. Before Occupation

A suitably qualified Adaptable Housing Specialist must certify prior to the issue of any Occupation Certificate that the development has been constructed in accordance with the requirements of AS4299 - Adaptable Housing for a Class C Adaptable House. A copy of this certification must accompany the Occupation Certificate.

#### 36. Verification of Design for Construction - SEPP 65

## A. Design

Design verification must be provided by a registered Architect pursuant to SEPP 65 stating that the design intent approved by the Development Consent has been maintained in the building / architectural plans submitted with the Construction Certificate. This must accompany the application for a Construction Certificate.

## B. Before Occupation

Prior to the issue of the final Occupation Certificate design verification must be provided in accordance with SEPP 65.

#### 37. External Walls and Cladding Flammability

#### A. Design

The external walls of the building, including attachments, must comply with the relevant requirements of the *National Construction Code (NCC)*. This includes the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels

#### B. Before Construction

Details of compliance with "A" above must form part of the application for a Construction Certificate.

#### C. Before Occupation

Certification, including an appropriate level of detail to demonstrate compliance with the NCC as built, must be provided by an appropriately accredited professional that external finishes of the building complies with "A" above.

#### 38. Certification Requirement of Levels

#### A. During Construction

At the following stages of construction:

- i) Prior to the pouring of each floor or roof slab,
- ii) Upon completion of the roof frame.
- iii) Prior to the pouring / installation of the swimming pool shell

A registered surveyor must provide the Principal Certifying Authority with Certification that the stage of structure complies with the development consent in respect of levels.

#### B. Before Occupation

The certification referred to above must form part of the application for an Occupation Certificate.

## 39. Sydney Water Requirements & Section 73 Compliance Certificate

## A. Before Any Works

Prior to the commencement of any works on site, including demolition or excavation, the plans approved as part of the Construction Certificate must also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Customers will receive an approval receipt which must be included in the Construction Certificate documentation.

Please refer to the web site <a href="www.sydneywater.com.au">www.sydneywater.com.au</a>.

#### B. Before Occupation / Subdivision Certificate

Prior to the issue of an Occupation Certificate or a Subdivision Certificate a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, must be submitted to Council by the Principal Certifying Authority. Sydney Water may require the construction of works and/or the payment of developer charges. This assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to the mains.

## **Sydney Water Advice on Compliance Certificates:**

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water

or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

Go to <a href="www.sydneywater.com.au/section73">www.sydneywater.com.au/section73</a> or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

#### 40. Dial Before You Dig

#### A. Before Construction

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at <a href="https://www.1100.com.au">www.1100.com.au</a> or telephone on 1100 before excavating or erecting structures (this is the law in NSW).

It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

## 41. Noise Control and Permitted Hours for Building and Demolition Work

#### A. During Works

To minimise the noise impact on the surrounding environment:

- i) The LAeq sound pressure level measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the ambient background level (LA90 15min) by more than 10dB(A) when measured at the nearest affected premises.
- ii) All building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work must be carried out on Sundays and Public Holidays.

On 13 occasions, only for the purpose of pouring large floor or roof slabs, work may be carried out on the site from 7.00am to 8pm Monday to Friday, excluding Public Holidays on a week day.

In order to activate the extended hours of operation both Council and affected neighbours must be notified a minimum of 48 hours prior to commencement. Affected neighbours include those in the immediate vicinity, adjacent or adjoining the development site. Notification must be by way of written advice including:

- Date/s the extended hours will be utilised.
- The purpose of the extended hours pouring large slab.
- Address of the development works / site.
- Contact name and number of appropriate site officer (supervisor or manager) for enquiries.

Notification to Council must include a copy of the letter and a map or list identifying those affected neighbours who have been notified.

#### 42. Toilet Facilities

#### A. During Works

Toilet facilities must be available or provided at the work site at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site before works begin and must be maintained until the works are completed.

#### Each toilet must:

- i) be a standard flushing toilet connected to a public sewer, or
- ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii) be a temporary chemical closet approved under the Local Government Act 1993.

#### 43. Street Numbering and Provision of Letter Box Facilities

## A. Before Occupation

- i) Street numbers must be clearly displayed.
- ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications.
- iii) The dwellings must have the following street address format:
  - The site must be known as 5 Ozone Street Cronulla
  - The units must be number in a hotel style format i.e. G01, G02, 101, 102, 201, 202 etc.

## 44. Car parking Areas

#### A. Ongoing

To ensure that the car parking area satisfies the demands of the development, any parking nominated as visitor parking or common property (including trades or service vehicle parking) must be continually available as common property.

#### 45. Car Parking Allocation

#### A. Before Subdivision

Car parking must be allocated to individual strata lots as part of their unit entitlement.

Visitor parking and trades or service vehicle spaces and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

Residential dwellings: 59 spaces

Residential visitors: 1 space

Trades or service vehicle spaces: 2 spaces

Car wash bay: 1 space

## B. Ongoing

The car-parking provided must only be used in conjunction with the dwellings contained within the development as detailed above and not for any other purpose.

## 46. Loading and Unloading

To preserve the amenity and ensure the safety of the public:

#### A. Ongoing

All loading and unloading of vehicles (including removalist trucks) associated with the apartments must be carried out:

- i) Within the waste collection loading bay within the property and not from the public roadway
- ii) Only between the hours of 9am and 8pm on Mondays Tuesdays and Thursdays Sundays (including public holidays) and between 12pm and 8pm on Wednesdays.
- iii) Using vehicles no larger than Heavy Rigid Vehicle (HRV)

## 47. Restricted Hours of Use of Rear Communal Open Space

#### A. Ongoing

The rear communal open space located in the north-western corner of the site may only be utilised between the hours of 8am and 10pm, 7 days a week (including public holidays). Prominent signage must remain affixed to all entry points of this communal open space to clearly alert residents and visitors to this restriction.

## 48. Basement Car Park Security Requirements

#### A. Design

The following design requirements must be satisfied:

- Security shutters / roller door must be installed at the main entry to the basement car park levels.
   An intercom system must be installed for visitors to gain entry.
- ii) Storage rooms within the basement car park levels must be fitted with deadlocks.
- iii) The basement car park levels must be painted in bright colour/s to reflect light (thereby improving security), appear larger and more spacious and reduce the number of lights required to illuminate the basement.

#### 49. Closed Circuit Television (CCTV)

#### A. Before Occupation

To increase resident safety and security, a CCTV system must be installed to monitor all common areas (including letter boxes), the access / exit driveway and all basement car park levels including lift areas.

#### **END OF CONDITIONS**



Martin Southwell - 9710 0250 File Ref: PAD17/0098

1 February 2018

Ozone Cronulla Pty Ltd Suite 6.02, 120 Sussex St SYDNEY NSW 2000

Dear Sir/Madam

Pre-Application Discussion No. PAD17/0098

Proposal: Residential Flat Building with Basement Car Parking

Property: 5, 7 & 9 Ozone Street, Cronulla

Council is committed to achieving quality built outcomes for the benefit of residents and the broader community. The Pre-Application (PAD) process is intended to assist in this goal and I appreciate you taking the time to attend.

The PAD held on 28 November 2017 regarding the above development proposal was attended by Carolyn Howell (Team Leader), Martin Southwell (development assessment officer), David Jarvis (architect) and Barbara Buchanan (landscape architect) on behalf of Council and by Juliet Grant and Francisco Medina (City Plan Strategy & Development), Jun Sakaguchi and Courtney Ryan (Jackson Teece), Allen Linz and Greg Barr (Rebel Property Group), Joseph Oh (LEDA Holdings) and Ghassy Bayni (Ozone).

The purpose of this letter is to provide a summary of the issues discussed at the meeting and provide information that will assist you complete a development application (DA). Council cannot provide you with certainty on the determination of the proposal until a DA has been lodged and assessed.

Your DA will need to be supported by a Statement of Environmental Effects addressing all relevant Environmental Planning Instruments and the detailed planning controls within the Sutherland Shire Development Control Plan 2015 (SSDCP 2015).

## The Site and Proposal:

The development site is located to the east of Cronulla commercial centre and is surrounded by Ozone Street to the east, Ocean Grove Avenue to the north and Cecil Monro Avenue to the south. It consists of 3 separate allotments, each of which is occupied by a 3 storey residential flat building. The overall width of the site (Ozone Street frontage)

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4-20 Eton Street, Sutherland NSW 2232
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is nearly 57m and the average width is about 29m, yielding a total area of 1,592m<sup>2</sup>. The land is generally flat. There are some existing trees and bushes on the site, particularly on No. 9. Directly adjacent to the site on Ozone Street are 10 parking spaces at 90 degrees to the kerb, interspersed by two large palm trees and a third smaller tree.

The proposal is to develop a 9 storey residential flat building containing 34 apartments with 2 basement levels for parking 67 cars.

The property is within Zone B3 Commercial Core under the provisions of Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). The proposed *residential flat building* is a permissible form of development within this zone.

SSLEP2015 indicates that the site is on land mapped as being Acid Sulfate Soils - Class 5. This specific characteristic of the site will need to be taken into consideration when preparing your DA.

## Comments on the Proposal:

The following comments are provided in respect to the concept plans presented for consideration at the meeting:

## 1. <u>Building Design</u>

The SSDCP 2015 states that most developments of this nature in this locality are expected to be mixed use, with ground floor residential only permitted subject to amenity. However, Council's assessment officers are not convinced that ground floor commercial would be a valid response in the context of this site given that all nearby sites on the eastern side of Gerrale Street are solely residential (apart from some commercial tenancies at 14 Gerrale Street, which front Gerrale Street).

The architectural design appears to be well composed. It is highly recommended that the proposal be considered at a Pre-DA Design Review Forum (DRF) meeting prior to the lodgement of the DA. This will allow the DRF architects to provide input on the composition of the building so that necessary changes can be made before the DA is lodged.

Please ensure the architectural plans submitted with the DA include elevations and sections of the screening to the rooftop plant area and other such utilities on site.

#### 2. Floor Space Ratio

The proposed development has an FSR of 3.3:1 according to the documentation submitted for the Pre-Application Discussion. This is a 10% variation to the maximum FSR of 3.0:1 that is permitted on the site under SSLEP 2015. Council's planning officers presently see no circumstances or constraints specific to this site that would prevent compliance with this development standard. Therefore, Council's current advice based on the design scheme submitted for the Pre-Application Discussion is that a variation to the FSR standard of SSLEP 2015 will not be supported and the proposal must be amended to achieve compliance.

Given that a rooftop Communal Open Space area is recommended (see point 4 below), the deletion of one of the penthouse apartments and replacement with a COS area would likely go some way towards achieving a compliant FSR.

Please note that the gross floor area of the building must be calculated strictly in accordance with the definition of gross floor area in SSLEP 2015. Please contact Martin Southwell for clarification during the design amendment process if you require any assistance in this regard.

## 3. Building Height

The plans submitted with the Pre-Application Discussion indicate that the proposal exceeds the 30m building height control. A written Clause 4.6 Objection must be submitted with the DA in relation to that non-compliance. Where Council has approved residential flat buildings with a variation to the building height control, those developments have provided rooftop communal open space and the applicants have successfully demonstrated that the building height variation results in a better outcome considering the location of the communal open space. This is particularly of relevance to this proposal given that the proposed communal open space areas at ground level are not considered to be of high quality in terms of residential amenity and enjoyment. This is discussed in further detail below.

## 4. Building Setbacks

There are a number of point encroachments to the 4m street setback by both walls and balconies, particularly in the eastern setback from Ozone Street. These could theoretically be acceptable on merit in a dense commercial context but in this instance are not suitable in the strictly residential context of Ozone Street. Given that the proposal is significantly over the maximum FSR standard as established above, these encroachments should be eliminated.

#### 5. Landscape Design

There are no significant trees on the site that are worthy of retention or protection.

Neither the narrow Communal Open Space (COS) at ground level on the western side of the building nor the COS at the north-eastern corner of the site in the street setback has a high level of amenity. Both are unlikely to meet the functionality and amenity requirements of the Apartment Design Guide. The western area is also unlikely to meet the relevant solar access requirements in winter. An alternative scheme should be achieved, with perhaps one area at ground level that visually and physically connects the front entry, lobby and rear garden, and one area on the roof which has good solar access and views. To achieve this at ground level, the lifts, stairs and lobby space will need to be reconfigured to allow clear views from the front entry through to the rear garden. One of these two COS areas (preferably the rooftop COS) should be provided with a toilet, BBQ and basic kitchen facilities. Both spaces would need shade or all-weather structures plus furniture and planting to make them usable.

The narrow strips of deep soil along the western and northern boundaries should be utilised for indigenous canopy trees. These will soften the bulk and scale of the

building and ameliorate the microclimate around the building. Note that the ADG requires a minimum of 7% of the site to be deep soil landscaping.

The proposal to set down the planter boxes along the eastern boundary is supported. Please note that to grow trees along the frontage will require soil depths of 900-1200mm. It will be necessary to provide low planter boxes or mounding above the basement slab to achieve these depths.

Direct access to the ground floor units from the street should also be explored. An underground rainwater tank to supply water for garden irrigation, toilet flushing etc. should be provided within the development. The tanks should have a total capacity of at least 15,000 litres.

#### 6. Geotechnical Investigation and Contamination

The Geotechnical Investigation report prepared by JK Geotechnics and dated 11 October 2017 indicates that groundwater was found in a borehole and recommends further monitoring and completion of pump out tests to assess seepage volumes and rates. Please note that a groundwater / aquifer interference application to WaterNSW (via Integrated Development) is required where a development intercepts the water table. Therefore to delay determination of the DA, it should be lodged as Integrated Development and the results of the additional groundwater monitoring should be provided with the application to enable WaterNSW to make a thorough assessment of the proposal.

The adjoining site to the west known as 14 Gerrale Street was previously a service station. Tanks were likely to have been removed during the redevelopment of that site prior to 2001. However, post-remediation validation of that site was not undertaken. Council is concerned that there may be residual contaminants in the groundwater which may pose a vapour risk for the new development on the subject site. As such, it should be confirmed that the groundwater is not contaminated with petroleum hydrocarbons at a level that would restrict the development. This should be undertaken by an appropriately qualified environmental consultant prior to lodgement of the DA.

#### 7. Engineering Comments

An application for Property Alignment Levels must be lodged to Council and the levels information received must inform the final design of the development, including driveway grades and basement finished floor levels. The internal driveway grades and change in grades must comply with AS2890.1.

Basement spaces and vehicular aisles must comply with AS2890.1 User Class 1A. Car parking rates must comply with the controls within SSDCP 2015.

A concept stormwater drainage design must be prepared by a suitably qualified civil engineer including OSD, treatment device and supporting calculations and music model.

Bin storage and waste collection areas must be designed in accordance with the latest version of Council's waste management policy.

#### 8. Utilities and Infrastructure

You are advised to make enquiry early with the various infrastructure and utility providers to ensure relevant considerations for the provision of services have been taken into account early in the building design. Urban infrastructure and utilities are reaching, or have reached maximum capacity in some localities. Electricity substations are required on occasion to ensure sufficient power to buildings and NSW Fire have required substantial water tanks in some instances to meet flow requirements for sprinkler systems.

Infrastructure to support these requirements in the front boundary set back at the expense of landscaping or parking requirements is not likely to be acceptable. So you are encouraged to make enquiries and plan in advance.

#### Conclusion:

Council supports quality, well considered development and the comments provided are intended to help you work toward this outcome.

The proposal appears generally to be an appropriate, well composed response to the site given the residential context in which it is located. The overall design should be informed in more detail by your attendance at and consideration by Council's Design Review Forum (DRF). Building and balcony setbacks on Ozone Street in particular should be increased to better suit the residential context. Minor point encroachments for aesthetic reasons may be acceptable if supported by the DRF on design grounds.

The FSR of the proposal is presently well in excess of the maximum permitted on the site under SSLEP 2015. Based on the information provided to date, Council is unlikely to support a variation to the FSR development standard given that there do not appear to be any particular constraints or circumstances relevant to this site that preclude compliance with the standard.

Further design consideration should be undertaken and should be informed by the DRF process. In particular, the locations of the COS areas are presently compromised. A rooftop COS area should be given due consideration, particularly as the proposed variation to the Building Height development standard currently benefits only private penthouse apartment owners as opposed to all future residents of the building.

It is important to note that the information provided in this letter is based on the planning instruments applicable at the time of writing. You should make yourself aware of any subsequent changes to legislation or local planning controls before lodging your development application.

Council strongly recommends that you distribute this letter to all professionals within your design team including architects, landscape architects and engineers.

For detailed information about how to prepare and lodge a development application, please refer to the "Development" section of Council's website (www.sutherlandshire.nsw.gov.au). A "DA Guide" is available and an online tool called "Development Enquirer", which searches the applicable planning instruments for the planning controls relevant to your site and development.

To make sure lodgement of your application is quick and easy, make an appointment with Council's Development Enquiry Officers on 9710 0520 when you are ready to lodge. Requests for appointments can also be made via Council's website.

Please contact Council if you believe any of the above information to be incorrect or if you need clarification of the advice provided. Your initial point of contact should be Martin Southwell (9710 0250) as this is Council's development assessment officer who will most likely be responsible for the assessment of your DA.

Yours faithfully

Mark Adamson

Manager - Projects and Development Assessment

### **Design Review Forum**

Proposal: Proposed demolition of existing structures on-site and the construction of a

residential flat building with basement car parking, and the associated landscaping

and public domain works

Property: 5 - 9 Ozone Street CRONULLA NSW 2230

Applicant: Greg Barr
File Number: ARAP18/0001

The following is the report of the Design Review Forum Meeting held on 15 February 2018 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

"

Date of Meeting	15 February 2018
Time of Meeting	
Panel Members	Tony Caro (Chair)
	Brendan Randles (Member)
	Peter Hill (Member)
	Suzanne Moulis (Member)
Apologies	
Council Staff Present	Martin Southwell; Carine Elias; David Jarvis; Barbara Buchanan;
Declarations of Interest	

**Pre DA or DA:** Pre-Development Application

File No: ARAP18/0001

Proposal: Proposed demolition of existing structures on-site and the construction of a

residential flat building (14x2 bedroom; 12x3) with basement car parking, and

the associated landscaping and public domain works

Project Address: 5 Ozone Street Cronulla

Zoning: B3 Commercial Core

**Applicant:** Greg Barr (Rebel Property)

**PAD:** Yes (PAD17/0098)

ARAP Pre-DA: No

Responsible Officer: Martin Southwell
Team Leader: Carine Elias

Applicant Team: Greg Barr, Joseph C

: Greg Barr, Joseph Oh, Ghussy Bagin – Development Managers

Vic Lake, Fabrizio Ceruiti – Architects

Juliet Grant, Francisco Medina – planners

David Vago – Landscape architect

2

Consent Authority: Sutherland Shire Planning

#### **Design Quality Test**

The Panel makes the following comments in relation to the proposal:

#### PRINCIPLE 1 – CONTEXT AND NEIGHBOURHOOD CHARACTER

- The site is zoned B3 Commercial core, but is surrounded by R4 zoned residential sites to north and east. The DCP provides height control, and also requires 'Detailed analysis' to establish setbacks and building form. This has not been adequately addressed.

- The precinct has a strong, varied residential character in a mature landscape setting, notwithstanding it being on the edge of the Cronulla town centre.
- Whilst the surrounding buildings are almost entirely residential there is marked variety in development sizes and types, creating a relaxed overall character that is depends on its existing landscape of mature trees within the street and spaces between buildings.
- The rationale for how the building is sitting in the street is not demonstrated or convincing, suggesting a more rigorous analysis and response to context.
- It is noted that the basement extends to three boundaries (side and rear) with a small pocket of deep soil at north-east corner. Noting that the zone is B3, the Panel considers that the scheme must as a minimum comply with ADG minimum recommendation of 7% deep soil (guideline of 15%).
- Western neighbour balconies (14-16 Gerrale St) have not been shown correctly. Whilst it is understood these sites are being considered for redevelopment in the near future, their narrow width means that setbacks to the common boundary must be very carefully considered.

#### PRINCIPLE 2 - SCALE AND BUILT FORM

- The proposal is for a very broad, horizontally fenestrated built form spread across three sites. The building is nine storeys to the street with a setback top level.
- The Panel considers that it appears too bulky on site, which is largely a consequence of significant non-compliance with setbacks.
- The meagre front setback is a particular issue, as this is where the generous landscape character and amenity of street must be reinforced rather than diminished.
- The rear setback should also be increased to allow for landscape and privacy separation.

- The north-western end of the site could create a building alignment reflecting the geometry of Gerrale St, as these traces are historically important and contribute to the character and individuality of the precinct.
- Whilst the organic form with pervasive horizontal expression is in itself a reasonable aesthetic approach, in this context it seems to be wilfully imposed on the site, making the building a very large object in the round with awkward contextual fit
- The size of the units and balconies together with the curvilinear form is contributing substantially to this issue, and a reduction in the overall footprint is recommended to address above concerns.
- The Panel also suggests investigation of moving the entry west to create two smaller, non-symmetrical masses separated by the entry. This may also allow light and views through to rear yard.
- The lower levels are designed as a two-storey colonnade. This is not particularly reflective of the unit allocation behind and perhaps more suitable to a civic or commercial building. The break in the façade is limited to 2 storeys at the entry and as noted above could be extended full height to break down the perceived mass of the built form.

#### **PRINCIPLE 3 - DENSITY**

- Although appearing to be compliant with maximum FSR and height controls, as noted above the proposed form and large dwelling sizes should be re-considered to reduce the bulk and visual impact of the building through compliance with setbacks.
- The alternate exits seem to be required for BCA compliance because the stairs to the penthouse private open spaces are internal. This should be investigated as it could reduce the bulk and cost.
- Two lifts are suitable for a building of this standard.

#### **PRINCIPLE 4 – SUSTAINABILITY**

- Non-compliant with ADG requirements for natural cross ventilation.
- There may also be difficulties with ADG solar access, to be confirmed with Council.
- Landscape provision is inadequate
- Extensive areas of glazed walls will contribute to heat load. Shading and spec will be critical.

- Active ESD provisions such as rainwater re-cycling, solar power and solar hot water were not discussed at the meeting, however it is assumed that at a minimum these measures will be included in the development.

#### PRINCIPLE 5 - LANDSCAPE

- Need to increase both deep soil and communal open space (COS) to comply with ADG high-level objectives.
- Provide visual connection through the building from front to COS at the rear to break up bulk and scale
  of building at street level.
- Re-organise requirement for building services on ground floor to allow increase in COS.
- Need to 'punch-in' landscape areas at intervals along the front façade to break up the continuous second-storey banding and colonnade and allow more substantial planting.
- If a consolidated area of COS on the roof is unsuitable consider locating on the north-east corner at ground level, extending into the building with inside-outside spaces for common uses.

#### **PRINCIPLE 6 – AMENITY**

- Address possible impacts on northern neighbour due to non-compliant rear setbacks.
- The main entry is large and impressive though perhaps lacking in spatial character, and is not suitable for use as COS in its current configuration.
- Well-designed, functional COS is essential to provide recreational and well-being options for residents of different demographics and circumstances. Increasing the amount of landscape in the front setback, connecting the open space visually and physically at the ground floor and incorporating deep soil will assist in meeting COS and deep soil requirements and supporting the landscape character of the area. With such low provision at ground level, a portion of COS should be included on roof.
- Apartments and terraces are large and commodious, however the planning should be tightened up to address building bulk issues.
- ADG solar requirements to be reviewed in particular unit 01 stack does not receive adequate winter sunlight.
- ADG compliant natural cross ventilation cannot rely on fan-assisted plenums as suggested

#### **PRINCIPLE 7 – SAFETY**

- Acceptable.

#### PRINCIPLE 8 - HOUSING DIVERSITY AND SOCIAL INTERACTION

- Small development of luxury dwellings appropriate to location.

#### **PRINCIPLE 9 – AESTHETICS**

The key issue is a perceived over-development of the site: the building is too monolithic and bulky, and this is amplified by a relentless aesthetic character of mainly glazed balconies that is at odds with the setting. A finer grain and scale is recommended, particularly if the aesthetic proposition is to be retained.

#### **RECOMMENDATIONS**

A questionable strategy with some significant design quality issues has been proposed, and these should be addressed in accordance with the comments made in this report, summarised as follows:

- Further urban analysis is required to create appropriate setbacks and a building form for the site that will be more consistent with the existing scale and landscape quality of the precinct.
- In doing so it may not be possible to realise the maximum FSR of to the site.
- The quality of common open space needs to be improved.
- Deep soil planting should be increased.
- The streamlined minimalist aesthetic may be appropriate if the built form is more articulated and reduced in bulk so that it can be integrated into a more generous landscape setting.

Tony Caro

**DRF** Chairman

01 March 2018

### **Design Review Forum**

Proposal: Demolition of existing structures and construction of a residential apartment

building

Property: 5-9 Ozone Street CRONULLA NSW 2230

Applicant: Ozone Cronulla Pty Ltd

File Number: DA18/0323

The following is the report of the Design Review Forum Meeting held on 24 May 2018 at the Administration Centre, Sutherland Shire Council, Eton Street, Sutherland. The report documents the Panel's consideration of the proposed development described above.

Date of Meeting	24 May 2018
Panel Members	John Dimopolous (Chair)
	Peter Hill (Member)
	Peter Brooker (Member)
Apologies	Martin Southwell
Council Staff Present	Peter Brooker, Carine Elias, Barbara Buchanan, Pam Snellgrove
Declarations of	
Interest	

Business Item 1	
Pre DA or DA:	DA
File No:-	DA18/0323
Proposal:-	Demolition of existing structures and construction of a residential apartment building
Project Address:-	5-9 Ozone Street, Cronulla
Zoning:-	B3 Commercial Core
Applicant:-	Ozone Cronulla Pty Ltd, Greg Barr
PAD:-	PAD17/0098
ARAP Pre-DA:-	ARAP18/0001
Responsible Officer:-	Martin Southwell
Team Leader:-	Carine Elias
Applicant Team:	Vic Lake (VLA), Fabrizio Conuti (VLA), Juliet Grant (Cityplan)

#### **DESIGN QUALITY TEST**

#### **PREAMBLE**

Proposal for the site was previously reviewed at the Design Review Forum on 15 February 2018 at the Pre DA stage, and earlier comments made have been taken into account in framing this report.

The site was visited by the panel prior to the meeting of the applicant.

The proposal has been considered in relation to the Design Quality Principles of SEPP65. Matters relating to Principle 5 (Landscaping) are not covered by this panel and will be separately reported by Council officers.

Issues to be considered to be relevant to the proposal are noted below.

#### **COMMENTS**

- Overall the panel felt that the submission as presented had not gone far enough to addressed the comments from the previous DRF meeting. Specifically, this was mostly in regard to context and neighbourhood character as repeated below:
  - "The site is zoned B3 Commercial core, but is surrounded by R4 zoned residential sites to north and east. The DCP provides height control, and also requires "Detailed analysis' to establish setbacks and building form." This has not been adequately addressed.
  - 'The precinct has a strong, varied residential character in a mature landscape setting, notwithstanding it being on the edge of the Cronulla town centre.'
  - Whilst the surrounding buildings are almost entirely residential there is marked variety in development sizes and types, creating a relaxed overall character that depends on its existing landscape of mature trees within the street and spaces between buildings'.
  - 'The rationale for how the building is sitting in the street is not demonstrated or convincing, suggesting a more rigorous analysis and response to context."
- 2. The panel still considers the building to be too bulky, which is largely a consequence of significant non-compliance with set-backs to the common internalised space between it and its western neighbour on Gerrale Street, minimal setbacks to the streets at southeast and north, and the overall over-reaching and over simplified aesthetic design strategy addressing its 3 street frontages.
- 3. A significant concern was the internal space between this building and the future development outcome of its western neighbour on Gerrale Street. A western boundary setback of 6m for a height of 9 levels is neutralising, or at the very least, severely restricting, the future development of the adjoining site; not to mention the undesirable wind tunnel and unsightliness of the blank walls that will be the result of such a narrow setback and building separation.
- 4. The panel was concerned that the overall masterplan for the whole site across all 4 street frontages, was lacking in any complex thought and biased towards the subject site.
- 5. Therefore, a more thorough, fine grain and rational site design analysis should be provided with further submissions that provide clear graphic justification of the decision making in future revisions of the built form. This analysis should respond to how the modelling of the form is, as an example, responding horizontally to sightlines and the desired future character of the blocks opposite and also vertically to the topographical experience of the narrow streets and neighbourhood quality.

- 6. The panel is in agreement with the previous DRF comments:
  - "Whilst the organic form with relentless horizontal expression is in itself a reasonable aesthetic approach, in this context it seems to be wilfully imposed on the site, making the building a very large object in the round with awkward contextual fit."
  - "The size of the units and balconies together with the curvilinear form is contributing substantially to this issue, and a reduction in the overall footprint is recommended to address above concerns",

Amending the proposal to address these concerns may result in the numerical maximum FSR of the site not being achieved.

- 7. The building's base form seems to be weak given both the general neighbouring architectural base language of 2 to 4 levels, and the balance of apparent bulk of the curved form sitting above it. It was therefore suggested that increasing the height of the podium, along with more subtle and sophisticated articulation to the façade, might help break down the apparent bulk of the building and present a better proportional experience.
- 8. The panel was still not convinced that ADG solar requirements had been met, in particular it seems Unit 01 Stack does not receive adequate winter sunlight, or at least not to the appropriate living areas.
- 9. Well-designed functional common open space is essential to provide recreational and well-being options for residents of different demographics and circumstances, regardless of surrounding amenity. The panel maintains that the common open space options provided on the ground level are inadequate and cannot be supported. A useful area of common open space should be provided on part of the roof.
- 10. The key aesthetic issue is a perceived over-development of the site: the building is too monolithic and bulky, and this is amplified by a relentless aesthetic character of mainly glazed balconies that is at odds with the setting. A finer grain and scale is recommended, particularly if the aesthetic proposition is to be retained.
- 11. The proposal needs to increase both deep soil and common open space to comply with ADG high level objectives.
- 12. The western internal pathway to the foyer entrance, along with the buildings northern response to the vista from Gerrale Street, is less than acceptable and could be redesigned to achieve a more meaningful ground experience.

#### **RECOMMENDATIONS**

The applicant is commended for addressing some of the issues raised by the previous DRF. The panel, however, is still of the opinion that for a satisfactory outcome, further improvement is required through satisfactorily addressing and resolving the issues highlighted above.

The onus is on the applicant to demonstrate that the proposal can be designed to achieve acceptable built form and mitigate amenity impacts on adjacent sites at the maximum permissible density. It may be that an appropriate built outcome cannot achieve strict compliance with the maximum numerical FSR available for this site. Therefore, in its current form, the panel is of the view that the proposal has still not reached acceptable outcomes and cannot be supported.

John Dimopolous DRF Chairman

01 June 2018

# Report and Recommendations of the Design Review Forum Panel Sutherland Shire Council 25 October 2018

Panel Members: Harry Levine (Chair), Peter Hill & Peter Brooker

Council Staff: Martin Southwell (ROFF) Carine Elias (Team Leader) Stevie Medcalf

(Landscape)

Applicant Team: Vic Lake, Vic Lake Architects - Director

Pablo Cerotti, Vic Lake Architects - Project Architect

Greg Barr, Rebel – Applicant Rep Juliet Grant, City Plan – Town Planner

DA No: DA18/0323
ARAP No: ARAP18/0001
PAD No: PAD17/0098

Proposal: Demolition of existing structures and construction of a residential apartment

building containing 32 apartments and 3 basement parking levels

Project Address: 5 – 9 Ozone Street, Cronulla NSW

#### **PREAMBLE**

A proposal for the site was previously reviewed by Council on the 24 May 2018 (DRF), on the 15 February 2018 (ARAP) and on the 28 November 2017 (PAD). The comments made have been taken into account in framing this report.

The site was visited by the Panel members prior to the meeting.

The proposal has been considered in relation to the Design Quality Principles of SEPP 65. Detail matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

#### **COMMENTS**

 There have been some changes to the design proposal since the DA submission. However, these changes have been, for the most part, minor. Comments from earlier ARAP/DRF meeting reports relating to the scale of the proposal, especially in relation to the south-east street setback, remain relevant:

'The DCP provides height control, and also requires 'Detailed analysis' to establish setbacks and building form. This has not been adequately addressed. ...

The precinct has a strong, varied residential character in a mature landscape setting, notwithstanding it being on the edge of the Cronulla town centre....

The rationale for how the building is sitting in the street is not demonstrated or convincing, suggesting a more rigorous analysis and response to context.'...

'The proposal is for a very broad, horizontally fenestrated built form spread across three sites. The building is nine storeys to the street with a setback top level.

The Panel considers that it appears too bulky on site, which is largely a consequence of significant non- compliance with setbacks.

The meagre front setback is a particular issue, as this is where the generous landscape character and amenity of street must be reinforced rather than diminished.'...

'Whilst the organic form with pervasive horizontal expression is in itself a reasonable aesthetic approach, in this context it seems to be wilfully imposed on the site, making the building a very large object in the round with awkward contextual fit.'...

'The Panel also suggests investigation of moving the entry west to create two smaller, nonsymmetrical masses separated by the entry. ...

The lower levels are designed as a two-storey colonnade. This is not particularly reflective of the unit allocation behind and perhaps more suitable to a civic or commercial building. The break in the façade is limited to 2 storeys at the entry and as noted above could be extended full height to break down the perceived mass of the built form.

'The key [aesthetic] issue is a perceived over-development of the site: the building is too monolithic and bulky, and this is amplified by a relentless aesthetic character of mainly glazed balconies that is at odds with the setting. A finer grain and scale is recommended, particularly if the aesthetic proposition is to be retained.'

"...it may not be possible to realise the maximum FSR of the site."

2. The proposed common open space at the north-east street corner is not convincing. The

interface with the street and the adjacent ground floor apartment remain unresolved.

3. The western façade is generally closed to reduce privacy impacts on the adjacent sites. The

walls require more consideration of material and articulation to create depth and shadow on the

blank facades. Consideration should be given to setting back the upper levels of the western

wall to comply with ADG separation distances.

4. Planting pockets have been provided for canopy planting on the south-eastern street frontage.

The Panel is unconvinced that they are large enough for suitable canopy planting, and the 8

storey façade is too close to permit an adequate spread of canopy. The Panel believes that

ideally the street setback should be 6m, but given the constraints of the site, a minimum of 4m

should be provided with consolidated areas of adequate depth for tree planting.

5. There may still be difficulties complying with ADG requirements for solar access to dwellings,

which should be confirmed with Council.

6. It is understood that the third basement triggers a requirement for smoke exhaust from the

basements to the atmosphere - the significant ducts required should be shown as they will

impact the plan and potentially the ground floor elevation.

RECOMMENDATIONS

The revised submission goes some way to addressing issues noted previously, however, there remain

concerns with significant aspects of the proposal:

the response to context;

the problems of scale, mass and articulation of the street frontages and the rear elevation;

adequacy of the front setback, and tree planting within the setback;

ADG requirements for solar access.

Further design development should be undertaken to respond to the issues noted.

In its current form the Panel does not support the proposal.

Harry Levine

**DRF** Chairperson

### **APPENDIX F**

#### **List of Public Submissions**

Address	Date of Letter/s	Issues
38/31-33 Gerrale Street	17 & 23 April 2018, 11 May 2018	1 - 9
403/19 Gerrale Street	26 April 2018	1, 2, 3, 4, 14
16/1 Ocean Grove Ave	27 April 2018	4, 1
14/22-24 Ozone St	27 April 2018	10, 11
7/14 Gerrale St	9 May 2018	2, 12, 13, 14
301/20 Gerrale Street	9 May 2018, 23 May 2018, 5	1, 2, 3, 4, 6, 14,15, 16, 33, 41, 42, 43, 44
	June 2018 & 16 June 2018	
303/20 Gerrale St	11 May 2018 & 5 June 2018	1, 5, 13, 17, 18,
701/19 Gerrale St	12 May 2018	1, 4, 14, 19, 20, 21
No address provided	13 May 2018	1, 3, 14, 22, 23, 24
2 McDonald Street	14 May 2018	1, 23
1001/20 Gerrale St	14 May 2018 & 31 May 2018	1, 2, 4, 14, 25, 26, 27, 28, 29, 30, 64
263 Burraneer Bay	14 May 2018	3, 29, 1,
Road, Caringbah South		
12 Green St, Cronulla	14 May 2018	1, 2, 3,
202/19 Gerrale St	15 May 2018	1, 2, 3, 14
702/19 Gerrale St	15 May 2018, 6 June 2018 & 4	1, 2, 3, 20
	July 2018	
No address provided	15 May 2018	1, 3, 14,
402/20 Gerrale St	16 May 2018, 22 May 2018 & 27	1, 2, 5, 10, 13, 14, 30, 67
	July 2018	
502/20 Gerrale St	17 May 2018 & 30 May 2018	1, 2, 3, 4, 5, 9, 14, 20,
9/10-12 Gerrale St	17 May 2018	1
202-203/20 Gerrale St	18 May 2018 & 30 May 2018	1, 2, 3, 5, 8, 14, 30, 31, 32
404/19 Gerrale St	18 May 2018	1,3
1303/20 Gerrale St	20 May 2018	1, 2, 3, 5, 16
1306/20 Gerrale St	20 May 2018	1
303/19 Gerrale St	20 May 2018	1, 2, 3, 4, 14, 19, 29,
401/20 Gerrale St	21 May 2018	1, 3, 4, 10, 14, 16,
606/20 Gerrale St	21 May 2018	1, 3, 13,
No address provided	21 May 2018	1, 2, 3, 4, 14, 19, 23, 26, 28, 34, 35
18/22-24 Ozone St	21 May 2018	1, 4, 14, 20

11/18 Ozone St	22 May 2018	1, 3, 4, 14, 23,
201/20 Gerrale St	22 May 2018	1, 3, 4, 13, 14, 36,
104/20 Gerrale St	22 May 2018	1, 10, 13, 14, 25, 37
10/22-24 Ozone St	21 May 2018	1, 3, 4, 14
No address provided	22 May 2018 & 4 June 2018	1, 2, 3, 4, 14, 16, 19, 30, 45
3/18 Ozone St	22 May 2018	1, 3, 4, 6, 9, 13, 14, 16, 19, 25, 38, 29, 37
1104/20 Gerrale St	23 May 2018	1, 8, 30, 39, 40
1302/20 Gerrale St	23 May 2018	1, 2, 3, 4, 14, 16, 19, 45
801/20 Gerrale St	23 May 2018	1, 2, 3, 4, 5, 14, 30
802/20 Gerrale St	23 May 2018	1, 2, 3, 4, 45
502/19 Gerrale St	22 May 2018, 23 May 2018 & 3	1, 2, 3, 4, 19, 29, 30, 45, 46, 47, 48
	June 2018	
1004/20 Gerrale Street	23 May 2018 & 11 June 2018	1, 2, 3, 4, 14, 16, 29
501/20 Gerrale Street	24 May 2018	3, 4
4/3 The Esplanade	22 May 2018 (x2)	1, 2, 3, 4, 14
24 Bruce Avenue	23 May 2018	1, 30
No address provided	22 May 2018	1
209 Gannons Road,	24 May 2018	1, 3
Caringbah South		
106/20 Gerrale Street	24 May 2018	1, 4, 10
204/20 Gerrale Street	24 May 2018	1, 3, 4, 10, 14, 29, 45
603/19 Gerrale Street	24 May 2018, 25 May 2018 & 13	1, 2, 3, 4, 8, 19, 29, 45, 46, 47, 48, 49, 50,
	June 2018	51, 52, 65, 66
601/20 Gerrale Street	24 May 2018 & 31 May 2018	1, 2, 3, 4, 14, 19, 30, 45, 64
305/20 Gerrale Street	24 May 2018	3, 13, 14, 19, 23, 31, 32, 45, 53
302/19 Gerrale Street	25 May 2018	1, 2, 14
602/19 Gerrale Street	25 May 2018	1, 2, 3, 4, 14
101/19 Gerrale Street	25 May 2018	1, 3, 6, 54
No address provided	25 May 2018	1, 3
201/19 Gerrale Street	25 May 2018	1, 6, 14, 29
15/22-24 Ozone Street	25 May 2018	1, 3, 4, 14, 25, 55, 56, 58
103/19 Gerrale Street	25 May 2018	1, 2, 4, 14, 19, 25, 27, 29, 47, 57, 58, 59
12/22-24 Ozone Street	25 May 2018	60
4A/14-16 Burraneer Bay	25 May 2018	1, 3, 37
Road, Cronulla		
3/3 Ozone Street,	25 May 2018	1, 6, 32, 61, 62, 63
Cronulla		
No address provided	5 June 2018	1, 2, 3, 6, 14, 45

2 Castlewood Avenue,	17 June 2018	1,3
Cronulla		

The issues raised in these submissions are as follows:

Issue 1: Parking and Traffic Impacts – extra traffic congestion, narrow street, already very difficult to park particularly at night and on summer weekends, loss of existing street parking due to garbage truck parking, visitor parking is inadequate, traffic congestion during waste collection due to bins being located on the street, no parking facilities for removalists trucks and service/trades vehicles, increased potential for traffic accidents and pedestrian incidents, most residents use cars rather than public transport, difficulty for emergency services vehicles, unrestricted resident parking leaves no room for visitors, will Council issue even more "Zone 1" resident parking permits?

Comment: Traffic generation and parking demand have been addressed in detail within Section 9.11 of this report. The proposal is consistent with relevant SSDCP 2015 requirements. The question of the issuing of additional "Zone 1" resident parking permits is not a relevant consideration under this DA and is subject to a separate consideration process.

Issue 2: View Loss of water, beach, city skyline, Norfolk Pine trees to the north and of the sky/moon – no view sharing and general non-compliance with Tenacity planning principle, view loss due to non-compliant western setback, views replaced with featureless walls, many nearby apartment owners purchased prior to planning rule changes (height increase)

Comment: View loss impacts are addressed in further detail in Section 9.5 of this report. The "upzoning" of the site (increased maximum building height and density) occurred as a result of extensive community consultation and exhibition (including public hearing) of the Draft SSLEP 2015 and also the Draft DCP 2015.

Issue 3: Overdevelopment in Cronulla – adverse impacts to local beachside and streetscape/village character (including art-deco style), the site is too small, the building too large, maximised FSR at expense of everything else, the site is not the right one for this development, overconcentration of population, infrastructure has not kept pace with development

Comment: The proposal involves the redevelopment of the site in accordance with the maximum building height and density requirements of the SSLEP 2015. The construction of a residential flat building is suitable for the site and is consistent with the desired future character of the locality and its residential context. This matter is addressed in more detail in Sections 9.1 and 9.2 of this report. It is expected that local infrastructure will be upgraded as the need arises, as determined by relevant sections of Council and State departments.

Issue 4: Bulk and Scale – too high, narrow footprint, inadequate setbacks, 4-6 storeys more appropriate, proposal unlikely to comply, featureless 9 storey walls, visually imposing

Comment: Bulk and scale is addressed in detail in Sections 9.1 and 9.2 of this report.

#### Issue 5: Loss of Property Value and Desirability

Comment: Potential loss of property value and desirability is not a relevant planning consideration under the Environmental Planning and Assessment Act 1979. Though economic impacts are a relevant consideration, there is no suggestion that the proposal would have broad adverse economic impacts to the Cronulla centre as a whole.

Issue 6: Noise and/or Dust during construction – Council should impose conditions that prevent "out of hours" works during construction, and developer should be required to clean up dust

*Comment*: Appropriate standard conditions of consent have been imposed to manage adverse amenity impacts during the excavation and construction phases.

#### Issue 7: Noise due to waste collection in Cecil Munro Avenue

Comment: Waste collection will occur within the driveway off Cecil Munro Avenue. It is reasonable to conclude that regular waste collection in this location will be of no greater amenity impact in the locality than waste collection from other nearby residential apartment buildings, including The Cecil Apartments opposite the site which has a loading area at ground level.

#### Issue 8: Inadequate public transport – buses and taxis

Comment: The site is only a 5-6 minute walk from Cronulla railway station. Gerrale Street is also serviced by the 969, 971 and 985 bus routes. Taxis are available within the Cronulla centre and private ride services such as Uber are becoming increasingly popular and provide additional transport services for the locality.

#### Issue 9: Against community interests generally

Comment: The proposal involves the redevelopment of the site in accordance with the zoning and development standards of SSLEP 2015. The construction of a residential flat building is suitable for the site and is consistent with the desired future character of the locality and its residential context. This matter is addressed in more detail in Sections 9.1 and 9.2 of this report.

Issue 10: Driveway Conflict - between this development and driveway (and loading dock) of The Cecil Apartments opposite – and/or -- Basement Entry should be from Cecil Monro (southern end of site) and Exit onto Ocean Grove Avenue at western end (north-western corner of site)

Comment: Council's assessment team engineer has reviewed this particular issue and concluded that the proposal's driveway location would not be so significant an impact to residents of The Cecil Apartments that an alternative driveway location is required.

### Issue 11: Emergency parking required on Cecil Monro Street near entry, with room for at least 2 spaces

*Comment*: If approved, it is anticipated that emergency services vehicles would utilise the driveway in the event of an emergency if street parking is unavailable.

#### Issue 12: Noise to adjacent apartments due to communal open space location

Comment. Refer to Section 9.3 for further discussion.

### Issue 13: Structural Damage to adjacent buildings due to vibration during excavation and/or Structural damage to The Cecil Apartments basement which extends under Cecil Monro Ave

Comment: Geotechnical and structural engineers' advice were submitted during the DA assessment process and reviewed by Council's assessment teams engineer. The engineer concluded that the recommendations of the advice are appropriate to minimise excavation and construction impacts to the adjoining basement. A condition of consent is included requiring the preparation and submission of a detailed geotechnical report to prevent damage to adjoining properties during excavation and construction, including to the basement levels of The Cecil Apartments, and that all works must be supervised by a structural engineer.

# Issue 14: Overshadowing impacts – shadow cast on beachfront, shadow cast on adjacent buildings, increase in thermal energy usage of nearby buildings, adverse health effects due to loss of sunlight and warmth

Comment: The proposal will not overshadow the beachfront between 9am and 3pm in mid-winter. Shadow diagrams submitted with the proposal also demonstrate that it complies with relevant DCP requirements for retention of sunlight to adjacent and nearby properties. Further detail is provided in Section 9.7 of the assessment report.

#### Issue 15: Cultural significance of existing buildings on the site

Comment: The existing buildings on site are not identified as heritage items or of particular cultural significance under any relevant planning document.

### Issue 16: Architectural Quality - unappealing / clumsy design, concrete jungle, already looks dated

Comment: Architectural design quality is subjective. The proposal has been reviewed by Council's independent Design Review Forum. Their reports are held at **Appendices C – E**.

#### Issue 17: Construction vehicles blocking traffic

Comment: Standard conditions of consent have been included to manage construction impacts. In particular, Council's standard condition stipulates that "No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the

development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993".

#### Issue 18: Noise impacts from rooftop swimming pools – time limit?

Comment: Ongoing use of the private swimming pool areas of the two penthouse apartments will be subject to residential noise restrictions under Protection of the Environment (Noise Control) Regulation 2008 legislation.

### Issue 19: Non-compliant / inadequate street setbacks, side setbacks and ADG building separation

Comment: These issues are addressed in further detail within Sections 9.1, 92 and 9.6 of the assessment report.

Issue 20: Adverse impacts on existing well established trees (private trees and street trees) that contribute to streetscape character and provide a habitat for numerous local birdlife, including an 8m healthy Melaleuca referred to in the submitted Arborist Report

Comment: Council's landscape architect has reviewed the proposal in relation to tree removal and raised no objection subject to replacement planting of appropriate street trees. Refer to Section 9.2 for further details on landscaping.

# Issue 21: The proposal takes a large portion of existing natural open space away and limits deep soil planting

Comment. This matter is addressed in further detail under Section 9.2 of the assessment report.

Issue 22: General adverse impacts of overdevelopment in Cronulla including ugly washing hanging from buildings, Air BnB rentals, balconies used for storage of bikes/furniture, the smell of garbage in the laneways, increased pedestrian traffic and potential for injury, loading zones used for commercial parking, loading issues for trucks etc., all of which are highlighted by current issues in Surf Lane

*Comment*: Current amenity issues in Surf Lane are not relevant to assessment of this DA. Many such issues relevant to this application have been addressed within the Assessment section of this report.

Issue 23: Waste collection vehicles – the on-street collection is inappropriate due to proximity to Cecil Monro driveway / where will garbage trucks stop, loading zone is only 2.4m high and large waste trucks and removalists trucks will end up on the street

Comment: Refer to Section 9.11 of the assessment report for discussion on these matters.

Issue 24: SSLEP 2015 development standards support such development as this, with no concern for impacts to the local area. Developers profit and move on with the community and local residents left to suffer the consequences.

Comment: SSLEP 2015 was finalised after extensive public consultation and exhibition. Amenity impacts are assessed during the DA assessment process.

Issue 25: Privacy impacts to residents living adjacent, including due to reduced setbacks

Comment: Refer to Section 9.6 of the assessment report.

Issue 26: Inadequate setbacks do not allow for planting large trees

Comment: Refer to Section 9.2 of the assessment report.

Issue 27: The waste management / garbage chute relies on employment of somebody to rotate the bins, which is unlikely to happen as it will be too expensive for a block of 30 units

Comment: The removal of waste will be managed by the body corporate. Should ongoing costs associated with use of the garbage chute prove prohibitive, then residents will need to carry waste to the waste room that is readily accessible within Basement 01, as occurs in many residential apartment buildings.

#### Issue 28: Increased wind drafts and tunnelling of southerly winds

Comment: The proposal is unlikely to result in any increase in such impacts compared to the existing residential flat buildings on the site.

Issue 29: Inadequate deep soil landscaping, open space and greenery to soften the appearance of the building

Comment: Refer to Section 9.2 of the assessment report.

Issue 30: Cumulative impacts of both this DA and DA18/0349 at 18 Gerrale Street (construction of mixed use building) immediately adjacent to the subject site; both DAs were submitted separate but should be assessed together

*Comment*: Relevant consideration was given during the DA assessment process to the impacts of both developments on the amenity of the locality.

Issue 31: The findings of the McLaren Traffic & Parking Impact Assessment report lodged with the DA are inaccurate and based on inadequate traffic generation assumptions and should be dismissed

Comment: Council's traffic engineer has reviewed the report and found no major flaw in its methodology or findings. Moreover, construction of a 30m high building containing residential apartments was anticipated within SSLEP 2015.

Issue 32: Dilapidation report – is required for The Cecil Apartments and all Council infrastructure and adjoining structures (external and internal), not just for the 2 sites identified in the submitted Geotechnical report (being 14 and 18 Gerrale St)

*Comment*: A dilapidation report will be required for 14, 18 and 20 Gerrale Street and a damage deposit required for Council infrastructure.

#### Issue 33: The building will block the north-east cooling breeze

adopted Section 94 Development Contribution Plan 2016.

Comment: Construction of a 30m high building on the site, with an FSR of 3:1, was anticipated within SSLEP 2015.

#### Issue 34: The proposal restricts the development potential of adjacent sites

Comment: The proposal will not unduly restrict the development potential of 14 or 18 Gerrale Street as it has been designed to achieve a high level of visual privacy to those properties in accordance with the objectives of the visual privacy design criteria of the ADG.

Issue 35: No additional amenities for the extra residents – hospitals, schools, sports fields Comment. The proposal generates a requirement for payment to Council of Section 7.11 Developer Contributions to fund local and regional space and infrastructure facilities in accordance with Council's

### Issue 36: Additional traffic counts must be undertaken during the DA assessment process to determine whether any additional traffic and parking solutions are required

Comment: Council's traffic engineer reviewed the submitted traffic and parking impact assessment report and concluded that the proposal is satisfactory with respect to traffic and parking. The construction of a 30m high building containing residential apartments was anticipated within SSLEP 2015.

## Issue 37: Time spent waiting for the vehicle lift and/or car stackers will increase road congestion

Comment: The proposal does not include a vehicle lift or car stackers.

### Issue 38: Cost of apartments will be prohibitive and not consistent with the "housing for all" argument

Comment: Purchase prices of the apartments are influenced by myriad factors of the property market and not a relevant planning consideration under the Environmental Planning & Assessment Act 1979. Furthermore, the proposal does not involve the construction of new affordable rental housing under the State Environmental Planning Policy (Affordable Rental Housing) 2009.

### Issue 39: Adverse impacts to mental health of existing residents of The Cecil Apartments, many of whom are elderly

*Comment*: Amenity impacts of the proposal have been addressed within the assessment report and found to be acceptable. It is not expected that the proposal, if approved, would unreasonably impact the mental health of adjacent or nearby residents.

Issue 40: The developers of each site in the locality should be compelled to make a contribution to any works required to accommodate cumulative additions to traffic, in addition to the regular Developer Contribution

*Comment*: Council has not adopted a policy requiring development contributions that are specifically available for road network improvements.

#### Issue 41: Adverse impacts to tourism due to loss of sunlight

*Comment*: The proposal will have acceptable overshadowing impacts to neighbouring properties as discussed within Section 9.7 of the assessment report.

#### Issue 42: Adverse impacts to local businesses due to loss of customers

Comment: There is no suggestion that the proposal will have broader adverse economic impacts to the Cronulla centre. Rather, it is reasonable to conclude that an additional 22 dwellings (*i.e.* in addition to the existing dwellings on site) will result in increased patronage of local businesses. In fact, this is explicitly stated as an expected outcome in Chapter 19 of SSDCP 2015.

## Issue 43: Inadequate geotechnical exploration undertaken to confirm the structural integrity of proposal / land slippage will not occur

Comment: Geotechnical and a structural engineers' advice were prepared and submitted during the DA assessment process. Refer to Section 9.9 of the assessment report for further details.

## Issue 44: The proposal erodes nearby residents' legal right to "quiet enjoyment of one's property" and is therefore an illegal build

*Comment*: The proposal has been assessed against relevant planning considerations as detailed within the assessment report.

Issue 45: The proposal is inconsistent with the SSLEP 2015 objectives, the B3 Commercial Core zone objectives and many controls of SSDCP 2015 and SEPP 65 / ADG and failure to adequately address SEPP (Coastal Management) 2018 and BCA; "Detailed analysis" required by SSDCP 2015 has not occurred

Comment: These matters have been addressed in detail within the assessment report.

Issue 46: Neighbour notification was flawed / A much larger radius of properties should have been notified (including Breeze Apartments) and not all documents submitted were available on DA Tracker during the entire notification period, including a DCP Compliance table which was only uploaded after it was queried with a Council officer

Comment: The DA was publicly exhibited in accordance with Chapter 42 of SSDCP 2015. The radius / extent of notification is at Council's discretion. There is no specific requirement within Chapter 42 for

DCP compliance tables to be made available on Council's online DA Tracker. Notwithstanding, the proposal was thoroughly assessed by Council's assessment staff for compliance against SSDCP 2015.

### Issue 47: Inadequate view sharing assessments / view sharing analysis were submitted with the DA

Comment: Further view sharing assessments were submitted during the DA assessment process and reviewed by Council's assessment staff. Refer to Section 9.5 of the assessment report for further discussion of view loss impacts.

#### Issue 48: Non-compliance with ADG communal open space design criteria

Comment: Refer to Section 9.3 of the assessment report.

Issue 49: No preliminary Acid Sulfate Soils (ASS) Assessment submitted with DA but is required as it will lower the watertable as concluded in the Groundwater Modelling Assessment Comment: Council's environmental scientist has reviewed the proposal and concluded that a preliminary ASS Assessment is not required due to the site's elevation and separation from the nearest Class 1 and Class 2 ASS land. Precautionary conditions of consent have been included in the recommended conditions to manage any unexpected ASS finds during excavation. Refer to Section 9.8 for further details.

#### Issue 50: Groundwater - Potential Subsidence, on-going dewatering

Comment: This matter has been addressed during the DA assessment process. The DA is an Integrated DA and was referred to WaterNSW. Council's environmental scientist has also recommended a condition of consent requiring tanking of the basement to avoid the need for ongoing dewatering. Refer to Section 8.1 of this report for further information.

#### Issue 51: Stormwater impacts – adequacy of existing Council stormwater system

*Comment*: The proposed method of stormwater management and disposal was assessed by Council's assessment team engineer. Refer to Sections 8.5 and 9.10 for further information.

Issue 52: The cost of works is potentially artificially inflated (compared to other similar developments from recent years including by the same designer) so that it can be determined by SSPP rather than by the correct approving authority

Comment: A Quantity Surveyor's report was submitted with the DA and confirms the cost of the project as being over \$30 million.

## Issue 53: Weight of construction vehicles using Cecil Monro Avenue, which is located over the basement of The Cecil Apartments

Comment: A condition of consent has been imposed limiting vehicles using Cecil Monro Avenue to Heavy Rigid Vehicles (HRV) as recommended by Council's assessment team engineer.

### Issue 54: Public use of footpaths, roads & malls for "Construction Zones" – adverse impacts to pedestrians and local community

Comment. Refer to Issue 17 above.

#### Issue 55: Public safety impacts during construction

*Comment*: If approved, standard conditions of consent would be imposed. Provided all such conditions are met, there is no reason to believe that construction of the proposal would have any greater level of public safety impacts than any other redevelopment that has occurred in the Sutherland Shire.

Issue 56: Council should consider purchasing this block to use for a multi-level underground carpark with parkland on top, also construct a similar parking station below the Cronulla Beach Park, construct an overpass above the rail track joining Laycock Avenue with Tonkin Street North leading to Searle Road

Comment: The site is not currently on the property market.

### Issue 57: Inconsistent zoning in the locality – some land zoned B3 Commercial Core and some not, with no amalgamation requirement

Comment: The site is located at the periphery of the B3 Commercial Core and forms part of the Cronulla centre. There is no specific amalgamation plan for the site under SSDCP 2015.

# Issue 58: The lower levels of the building may be converted to commercial tenancies, exacerbating the impacts

Comment: The site is zoned B3 Commercial Core and a mixed use development is permitted in the zone. Nonetheless, the current proposal involves residential uses only.

# Issue 59: Street sweepers (Council) already cannot access kerbs to clean due to so many cars parking in the street – this will exacerbate the issue

Comment: The proposal is not expected to have any greater level of impact than exists currently in relation to this particular issue.

# Issue 60: During construction, part of the beachside public carpark should be set aside and sign posted for use by residents in Precinct 1, as all parking in front of the building will be taken by construction staff

Comment: This is a consideration for Council's Traffic Committee and/or Property Services division. This requirement cannot reasonably form the basis of a condition of consent.

Issue 61: The name "Ozone" is already used by the nearby development identified as S/P No. 1998 (1-3 Ozone Street and 8 Gerrale Street, Cronulla) and has been for some years. The proposal is to be called Ozone which will cause considerable confusion and conflict.

Comment: The name of the building is a commercial consideration and not a relevant planning consideration under the Environmental Planning and Assessment Act 1979.

Issue 62: Access along all three frontages should be maintained at all times, for pedestrians and vehicles

Comment: The proposal would not impact access along all three frontages of the site.

Issue 63: The developer should contribute to improvement of the public domain - footway, parking, redundant driveways removed, landscaping, planting and future maintenance *Comment*. Refer to Issue 35 above.

Issue 64: The entire block should be amalgamated and/or 18 Gerrale Street should be amalgamated with adjacent sites in order to be developed to its full FSR and height potential *Comment:* There is no specific amalgamation requirement for the entire block under SSDCP 2015. The proposal has been assessed against relevant considerations within the DCP.

Issue 65: Submissions made during public exhibition of both SSLEP 2015 and SSDCP 2015 were ignored by Council officers and elected Councillors

Comment. This matter is not a relevant planning consideration for this DA.

Issue 66: The B3 Commercial Core zoning of the block bounded by Gerrale, Cecil Monro and Ozone Streets should be reconsidered, or adopt clear and strict DCP guidelines for built form *Comment*. This matter is not a relevant planning consideration for this DA, but is rather a question of wider strategic policy direction.

Issue 67: The Norfolk Pine trees to the north of the site may be adversely impacted by heat stress due to sun hitting the building and reflecting back on the trees – expert advice should be obtained and a substantial tree bond should be imposed and forfeited if any die

Comment: Council's tree assessment officer has advised that Norfolk Pine trees have a high light tolerance. Furthermore, the trees are about 8 – 9 storeys high and will provide shading to the northern wall of the proposal, thereby reducing any heat and light reflection off the building.

#### **SEPP 65 Compliance Table**

#### An assessment of the proposal having regard to the design quality principles of SEPP 65:

Design Quality	Assessment
Principles	
Principle 1: Context and	Construction of residential apartments on the site is in keeping with the
neighbourhood character	desired future character established by SSLEP 2015 and is appropriate
	given the residential context of Ozone Street. The adopted built form
	and massing responds well to the immediate context and streetscape
	and neighbourhood character in the locality.
Principle 2: Built Form and	The scale of the proposed built form is significant but consistent with the
Scale	anticipated 30m building height established by SSLEP 2015. The scale
	of the building is appropriate when considered in the context of the site
	(which includes two 9-storey and a 13 storey building). The built form will
	complement the street setback character in the locality and maximises
	view retention to nearby buildings.
Principle 3: Density	The density of the scheme (established by the proposal's FSR) is
	consistent with the density standard enabled by SSLEP 2015.
Principle 4: Sustainability	The proposal fails to achieve compliance with the minimum solar access
	requirements of the ADG with respect to direct sunlight to private open
	space areas in mid-winter. However, this matter has been addressed in
	the body of the report and is acceptable in the circumstances. The
	proposal also satisfies the minimum BASIX requirements with respect to
	sustainability.
Principle 5: Landscape	The proposal does not meet the minimum 7% deep soil zone
	requirement of the ADG as detailed within the assessment report.
	However, this is more than compensated for by the fact that 3.4m deep
	planting pockets (in addition to the primary deep soil zones) will provide
	for canopy tree planting along the Ozone Street and (by condition)
	Ocean Grove Avenue. These trees will ameliorate the scale of the
	building at the street level.
Principle 6: Amenity	The proposal satisfies most 'rules of thumb' contained in the ADG in
	terms of residential amenity, including minimum sizes of apartments and
	private open space, but does not meet the minimum design criteria in
	relation to solar access to private open space. Furthermore, the
	proposal does not meet the ADG requirement that at least 50% of the
	principal usable part of COS shall receive at least 2 hours of direct
	sunlight. However, these matters have been discussed in detail within

	the Assessment section of this report and are acceptable on merit given the constraints of the site.
Principle 7: Safety	The applicant has adequately considered Crime Prevention Through
	Environmental Design (CPTED) principles in the design of the project
	and taken into consideration the comments received from NSW Police
	during the assessment process. The development provides increased
	activation and passive surveillance of the public domain compared to the
	current small RFBs on the site.
Principle 8: Housing	The proposal provides a mix of apartment types (including 1, 2 and 3
Diversity and Social	bedroom units) which will encourage diversity in the future occupation of
Interaction	the development. The development also includes facilities to encourage
	social interaction including two separate communal open space areas
	and a generous single entry foyer (where the letter boxes are located)
	and single lobby with two adjacent lifts.
Principle 9: Aesthetics	In general terms the building form, proportions and compositional
	strategies proposed for the development are of a contemporary standard
	and will make a positive contribution to the locality.

#### **ADG Compliance Table**

### An assessment of the proposal against key ADG design criteria

Apartment Design Guide (ADG) – Key Controls				
Building separation	Up to 12m (4 storeys):	Min. 6m including	Yes	
	3m non-habitable rooms	habitable rooms &		
	6m habitable rooms & balconies	balconies on Ground and		
		Level 1.		
		Min. 4.4m to rear balcony	No (27%)	
		of Levels 2 – 3		
	12 – 25m (5-8 storeys):	6m non-habitable	Yes	
	4.5m non-habitable rooms	4.4m – 6m to habitable,	No (51%) but	
	9m habitable rooms & balconies	but screened with louvres	defensively	
		(rear balcony) or opaque	composed to	
		glazing (window)	avoid privacy	
			impacts	
	Over 25m (9+ storeys):	Min. 6m to non-habitable	No (23%)	
	6m non-habitable rooms	apart from circular		
	12m habitable rooms &	staircase of Apt 801 to		
	balconies	rooftop terrace (4.6m,		
		measured from 18		
		Gerrale Street)		
		Min. 4m to habitable	No (63%)	
		media room of Apt 801		
		but angled louvre screen		
		provided for privacy		
Solar access	Living rooms and private open	16 of 32 units receive 2	No (50%)	
	space, 2 hours direct sunlight	hours direct sunlight to		
	between 9am and 3pm, mid-	living rooms = 50%		
	winter to 70% of apartments,			
	(i.e. 22 apartments)	15 of 32 areas of private	No (32%)	
		open space receive 2		
		hours direct sunlight to		
		POS areas = 47%		

Maximum depth of	8m from a window	All compliant except Units	No (5%) but
open plan layout	om nom a window	G04 & 104 (8.4m depth)	acceptable on
apartments		304 & 104 (6.4iii deptii)	merit since the
apariments			
			last 400mm is a
			circulation area
Natural ventilation	60% of apartments to be	19 apartments are	Yes
	naturally cross ventilated.	naturally cross ventilated	
	i.e. 19 apartments		
	Max. Depth 18m for cross-	No cross-through	Yes
	through apartment		165
As artes and aire	1br: 50m <sup>2</sup>	apartments	V <sub>2</sub> =
Apartment size		All units exceed the	Yes
	2br: 70m <sup>2</sup>	minimum size	
	3br: 90m <sup>2</sup>	requirements	
	(Add 5m <sup>2</sup> if second bathroom		
	proposed)		
Ceiling heights	2.7m	2.7m achievable due to	Yes
		3.1m floor to floor height	
Private open space:	Primary balconies:	All units exceed minimum	Yes
1 br apartment	8m <sup>2</sup> , min. 2m depth	balcony area and	
2 br apartment	10m <sup>2</sup> , min. 2m depth	dimensions	
3 br apartment	12m <sup>2</sup> , min 2.4m depth		
Communal open			
space (COS):			
Size:	Min 25% (398m²)	25.3% (402.6m²)	Yes
Solar Access:	Direct sunlight to at least 50% of	Compliance not achieved	No – refer to
	principal area of COS for 2	to "COS 2" as shown on	Assessment
	hours between 9am – 3pm	Drawing No. DA06.44	section for
		Revision C	discussion
Residential storage	6m <sup>3</sup> per 1br apartment	1br: 19.8m <sup>3</sup> – 25.9m <sup>3</sup>	Yes
	8m³ per 2br apartment	2br: 19.4m <sup>3</sup> – 50.4m <sup>3</sup>	Yes
	10m <sup>3</sup> per 3br apartment	3br: 21.3m <sup>3</sup> – 65m <sup>3</sup>	Yes
	At least 50% of storage to be	30/32 apartments have	No but
	located within the apartments	<50% of their total	acceptable on
		storage located in the	merit given that
		apartments, but all	numerical
		<u> </u>	

	apartments could comply	compliance
	if some basement storage	could simply be
	is deleted	achieved by
		deleting
		basement
		storage

### **APPENDIX I**

#### **SSDCP 2015 Compliance Table**

Sutherland Shire Development Control Plan 2015				
Chapter 19 "B3 Commercial Core Cronulla"				
Centre Aims	Most redevelopment	Residential only – site not	Yes	
	expected to be mixed	identified for mixed use		
	use as shown in light	This is a reasonable outcome		
	blue on Cronulla	in the residential context of		
	Centre Strategy Map	the site at the fringe of		
	on p7, Ch 19 of DCP	Cronulla Centre		
Civil works - Shared	Eastern frontage in	Subject to detailed frontage	Conditioned	
pedestrian vehicle way	Ozone Street	design by Civil Assets		
Civil works - Street Tree	Small street trees	Subject to detailed frontage	Conditioned	
Concept	(secondary route)	design by Civil Assets /		
	along eastern and	Landscape Services		
	southern frontages			
Built form - generally	30m height limit	30m max.	Yes	
Built form - Building	Must comply with	No building envelope plan	N/A	
envelope	building envelope	specified		
	where shown			
Built form -	Minimal impact to solar	No impact to Cronulla Mall	Yes	
Overshadowing	access of Cronulla			
	Mall in mid-winter			
Built form – street	Must address the	Addresses Ozone Street	Yes	
address	street			
Built form – design	Should acknowledge	Acceptable built form on	Yes	
	the established rhythm	merit		
	and scale of existing			
	shopfronts / small lot			
	subdivisions in vertical			
	façade proportions			
	Built form articulated to	Acceptable level of	Yes	
	avoid large expanses	articulation to break up the		
	of unbroken wall and	massing of the building.		
	visually reduce bulk			

	December 12 12 1	Decement's satisfact to	Van autorio
	Basements integrated	Basement is satisfactorily	Yes, subject to
	into architectural	integrated. Driveway walls	condition
	design. Driveway walls	could be treated by condition.	
	treated.		
	Ground floor	Satisfactory amenity	Yes
	residential only		
	permitted subject to		
	demonstration of		
	satisfactory amenity for		
	occupants		
Road access	With 2 or more road	Cecil Monro Avenue is a	Yes
	frontages, vehicle	lower order road	
	access from lowest		
	order road, or rear lane		
	where provided		
Built form - materials	Highly reflective wall	Appropriate materials	Yes
	and roof cladding not	proposed	
	accepted		
Amalgamation	Must not isolate lots	No isolation proposed	Yes
	Ensure that	The amalgamated lots will	Yes
	amalgamated lots	allow for a development that	
	allow for the	complies with relevant	
	development of built	setbacks including street	
	forms that make a	setback to Ozone Street and	
	positive contribution to	offers an adequate level of	
	the spatial definition of	amenity for occupants	
	the street and create	and the second second	
	or maintain amenity for		
	existing and future		
	occupants		
	Ensure safe and	Basement entry point is	Yes
	efficient car park and	acceptable according to	. 55
	vehicle entry points		
	can be achieved	assessment team engineer	
Min frontoge wields ("		Evenedo 50m	Vac
Min. frontage width (if	20m for larger scale	Exceeds 50m	Yes
non-compliant with	development		

amalgamation plan)			
Street setbacks	4m to RFB without	N – 4.2m min.	Yes
	active street frontage	E – 4m min. generally,	No (up to 22.5%)
		except minor point	
		encroachments to 3.1m	
		S – 4m min.	Yes
	Changes in level,		
	landscaping and	Acceptable privacy impacts	Yes
	building design	to occupants of apartments	
	employed to facilitate		
	privacy for occupants		
Side and rear setbacks	Assessed on merit /	Refer to ADG Compliance	Refer to ADG
	Must be in accordance	table	Compliance table
	with ADG		at Appendix H
Basement setbacks	Where ground floor	Canopy tree provided in	Yes
	setback required –	deep soil at NE corner.	
	setback to provide	"Planting pockets" at SE	Yes
	indigenous trees – can	corner to allow for canopy	
	be 1.2m for large trees	tree planting, and one	
	over basement	additional in the northern	
		setback	
Clothes drying facilities	To be provided, not	4.5 star clothes driers will be	Yes
	visible from public	provided and compliance	
	place and have access	with BASIX energy targets is	
	to sunlight	achieved	
Adaptable units	20% of 30 units	6 units (Units 204, 304, 404,	Yes
	i.e. 6 units	504, 603 and 703)	
Livable units	10% of 30 units	3 units (Units 202, 302 and	Yes
	i.e. 3 units	402)	
Rainwater reuse	Communal RWT and	No RWT is required within	No but no BASIX
	pump located in	BASIX commitments	commitment made
	common open space		for RWT
Common and Private	As per the ADG	Acceptable	Yes
Open space	requirements		
	Also:	6m	Yes
	Min dimension 3m	Shelter, furniture, BBQ, toilet	Yes
		and trees provided in rear	
		COS area	

	Provide shelter, furniture, facilities,		
	canopy trees		
Solar access:	Direct sun between	Refer to ADG compliance	Yes
Open space	March and September	table at Appendix H and	
		Section 9.3 of the	
		assessment report	
Waste storage	Provided for general	Waste collected from	Yes
	waste and recyclables	driveway	
	Permitted for waste		
	trucks to reverse onto	Waste storage room in	Yes
	a site where it is safe	basement. Temporary	
	to do so	holding area in S setback	
	Waste storage rooms	currently screened from view	
	at ground level to be		
	behind building		
	setback, integrated		
	into overall design, not		
	compromise amenity,		
	screened from view		
	from the street		
Car parking	Residential:		
	Min. 1 space per unit	59 residential spaces subject	Yes
	(i.e. 32 spaces)	to conditions of consent	
	Max 2 spaces per unit		
	(i.e. 64 spaces)		
	Residential visitor:	1 visitor space located in	No – refer to
		1	
	No visitor parking	Basement 02	Assessment
			section
	No car wash bays	1 car wash / shared space	No but acceptable
	required	provided in Basement 02	on merit
Motorbike parking	1 motorbike space per	3 spaces	Yes
- 1 - · · · · · · · · · · · · · · · · ·	25 car spaces or part	'	
	thereof = 3 spaces		
Bicycle parking	1 space per 10 car	6 spaces	Yes
	parking spaces for first	·	
	200 car spaces = 6		

	spaces		
Vehicles manoeuvring	All vehicles must enter	Yes apart from garbage truck	Yes
	and exit site in a	which is acceptable to	
	forward direction	reverse onto street	
Loading areas	Avoid on-street loading	Furniture removal trucks can	Conditioned with
	Freely available at all	also utilise the waste	limited times
	times	collection area in the	
		driveway – signage to be	
		provided	

#### APPENDIX J



PO Box 398, Parramatta NSW 2124 Level 14, 169 Macquarie Street Parramattta NSW 2150 www.waternsw.com.au ABN 21 147 934 787

Contact Richard Meares
Phone 02 9865 2324

Email richard.meares@waternsw.com.au

Our ref IDAS1106700 Your ref DA 18/0323

Date 26 July 2018

Martin Southwell Sutherland Shire Council Locked Bag 17 Sutherland NSW 1499

Via email: ssc@ssc.nsw.gov.au

Dear Martin,

## Integrated Development referral under s.91A of the *Environmental Planning and Assessment Act 1979* for 5-9 Ozone Street Cronulla NSW

Reference is made to your request for a response in relation to the proposed development described as SP48254, 5-9 Ozone Street Cronulla and identified as DA reference DA-18/0323.

WaterNSW has determined that the proposed development will encounter groundwater during the excavation process, and is subject to a Water Supply Work Approval under the *Water Management Act 2000* for dewatering during the construction phase. If there is ongoing take of groundwater during the post construction phase, a Water Supply Work Approval and a Water Access Licence will be required. This determination is subject to appropriate construction methods to be employed to minimise volume of groundwater take during the construction phase. WaterNSW provides General Terms of Approval attached.

For further information in regards to making an application, and information required for the Approval information licensing requirements, including the preparation of a dewatering management plan, please contact Richard Meares, Water Regulation Officer on (02) 9865 2324, or by email to <a href="mailto:richard.meares@waternsw.com.au">richard.meares@waternsw.com.au</a>.

Yours Sincerely,

Richard Meares

Water Regulation Officer

Per: KAzzard

Coastal (Parramatta)

**Water NSW** 



## **General Terms of Approval**

For water supply work approval under the Water Management Act 2000

**DA reference** DA-18/0323

Proponent Ozone Cronulla Pty Ltd

Specified location SP48254

Proposed development Basement carparking

Water sharing plan Greater Metropolitan Region Groundwater Sources WSP 2011

Water source Sydney Basin Central Groundwater Source

Water management zone

### **General Terms of Approval**

- 1. A Water Supply Work Approval from WaterNSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an <u>Application for approval for water supply works</u>, and/or water use.
- An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for <u>New or</u> <u>amended Works and/or Use Approvals</u>). The information required for the processing of the water supply work application may include preparation of a dewatering management plan. Please refer to checklist attached.
- 3. If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the *Protection of the Environment Operations Act 1997 (NSW)* may also be required.
- 4. WaterNSW prefers "tanking" (ie. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (eg. a drainage blanket behind the water-proof membrane).
- 5. If the basement is not "tanked", the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an <u>Application for a new water access licence with a zero share component</u>.



# **Dewatering Checklist**

Mandatory information requirements to support an application for a water supply work approval under the Water Management Act 2000

DA reference					
Proponent					
Specified location					
Proposed development					
The information must be provide	rmation is considered essential to allow Water NSW to assess approval applications. ed along with the approval application prior to commencement of works. Your until the following requirements have been satisfactorily addressed and received by				
Application for an Application for a A	proval under the Water Management Act 2000.				
	197.11 (low risk approvals); or \$2,029.63 (where details assessment required).  Sees for water access licences, water supply work and use approvals and dealings for				
3. Written authorisation	for the disposal of the extracted groundwater (obtained from Council or Sydney Water)				
	Copy of a valid planning consent for the project and architectural or survey drawings that show the plan and section of the subsurface excavation including relative levels (AHD) and the groundwater table				
5. A Dewatering Mana	gement Plan which clearly and concisely sets out the following:				
bores and should be interpretation of the g	Current groundwater levels, preferably based on at least three repeat measurements from at least three monitoring bores and should be used to develop a water table map for the site and its near environs, be accompanied by an interpretation of the groundwater flow direction from these data, and an assessment of the likely level to which groundwater might naturally rise during the life of the building.  Relevant report & Page No:				
	olume of groundwater to be extracted at the property – the method of calculation and the basis tes and any assumptions used to derive the volume are to be clearly documented  Relevant report & Page No:				
5.3. Predicted duration of for no more than 12	dewatering at the property, noting that temporary dewatering approvals are generally issued months  Relevant report & Page No:				
	ering volumes are to be measured, eg. by calibrated flow meter or other suitable method, and the proposed dewatering system  Relevant report & Page No:				
	ted impacts or particular issues, eg. proximity of groundwater dependent ecosystems springs; es by neighbouring groundwater users potential subsidence impacts on nearby structures or				
doi.doi.do	Relevant report & Page No:				
	proposed during the dewatering program. These should be designed to inform and facilitate identified potential impacts				
the protection of any	Relevant report & Page No:				
applied to pumped w manage pH, reduce are compatible with a	oundwater quality conditions beneath the property and of any proposed treatment to be later prior to disposal – at a minimum, treatment must be undertaken to remove contaminants, suspended solids and turbidity to acceptable levels and ensure that dissolved oxygen levels ambient quality requirements in receiving waters. Groundwater cannot be re-injected into an opecific approval of, and licensing by, DPI Water  Relevant report & Page No:				
	ing will occur during and following the dewatering program, to confirm that predicted quantities				
and quality objective	Relevant report & Page No:				
	ethod of dewatering and related construction including any proposal to use temporary piling or e relative depths thereof				
Support wans and the	Relevant report & Page No:				

	NUMBER	ISSUE	TITLE	SCALE(s)
DA01 GENERAL INFO				
	DA01.01	Н	COVER SHEET	
DA02 SITE ANALYSIS				
	DA02.02	Н	SITE SURVEY	1:100
DA03 PLANS				
	DA03.02	Н	BASEMENT 03	1:100
	DA03.03	Н	BASEMENT 02	1:100
	DA03.04	Н	BASEMENT 01	1:100
	DA03.05	Н	GROUND FLOOR	1:100
	DA03.06	Н	LEVEL 01	1:100
	DA03.07	Н	LEVEL 02	1:100
	DA03.08	Н	LEVEL 03	1:100
	DA03.09	Н	LEVEL 04	1:100
	DA03.10	Н	LEVEL 05	1:100
	DA03.11	Н	LEVEL 06	1:100
	DA03.12	Н	LEVEL 07	1:100
	DA03.13	Н	LEVEL 08	1:100
	DA03.14	Н	ROOF TERRACE LEVEL	1:100
	DA03.15	Н	ROOF LEVEL	1:100
DA04 ELEVATIONS				
	DA04.01	Н	EAST ELEVATION	1:100
	DA04.02	Н	WEST ELEVATION	1:100
	DA04.03	Н	NORTH ELEVATION	1:100
	DA04.04	Н	SOUTH ELEVATION	1:100
	DA04.05	Н	STREETSCAPE AND CONTEXT ANALYSIS	1:250
	DA04.06	Н	STREETSCAPE AND CONTEXT ANALYSIS	1:250
DA05 SECTIONS				
	DA05.01	Н	SECTION AA	1:100
	DA05.02	Н	SECTION BB	1:100
	DA05.03	Н	DRIVEWAY RAMP SECTION	1:50
	DA05.04	Н	SECTION DETAIL FAÇADE	1:20, 1:50
DA06 DATA				
	DA06.01	Н	ADAPTABLE AND LIVABLE APARTMENT PLAN	1:100
	DA06.02	Н	GFA & LANDSCAPING CALCULATION	1:300
	DA06.03	Н	SOLAR ACCESS	NOT TO SCALE
	DA06.03.1	Н	SOLAR ACCESS	NOT TO SCALE
	DA06.04	Н	NATURAL VENTILATION	1:300
	DA06.05	Н	APARTMENT STORAGE	1:300
	DA06.07	Н	COMMUNAL OPEN SPACE	NOT TO SCALE
	DA06.10	Н	PROPOSED SHADOWS - WINTER SOLSTICE	NOT TO SCALE
	DA06.10.02	Н	PROPOSED SHADOWS - WINTER SOLSTICE	NOT TO SCALE
	DA06.21	Н	VIEW ANALYSIS FROM 20 GERRALE ST, CRONULLA Sheet 1	NOT TO SCALE
	DA06.22	Н	VIEW ANALYSIS FROM 20 GERRALE ST, CRONULLA Sheet 2	NOT TO SCALE
	DA06.39	Н	BUILDING FORM DEVELOPMENT DIAGRAM	NOT TO SCALE
	DA06.41	Н	PROPOSED VIEWS ANALYSIS	NOT TO SCALE
	DA06.42	Н	VIEW ANALYSIS FROM 19 GERRALE ST, CRONULLA	NOT TO SCALE
	DA06.43	Н	VIEW ANALYSIS FROM 31-33 GERRALE ST, CRONULLA	NOT TO SCALE

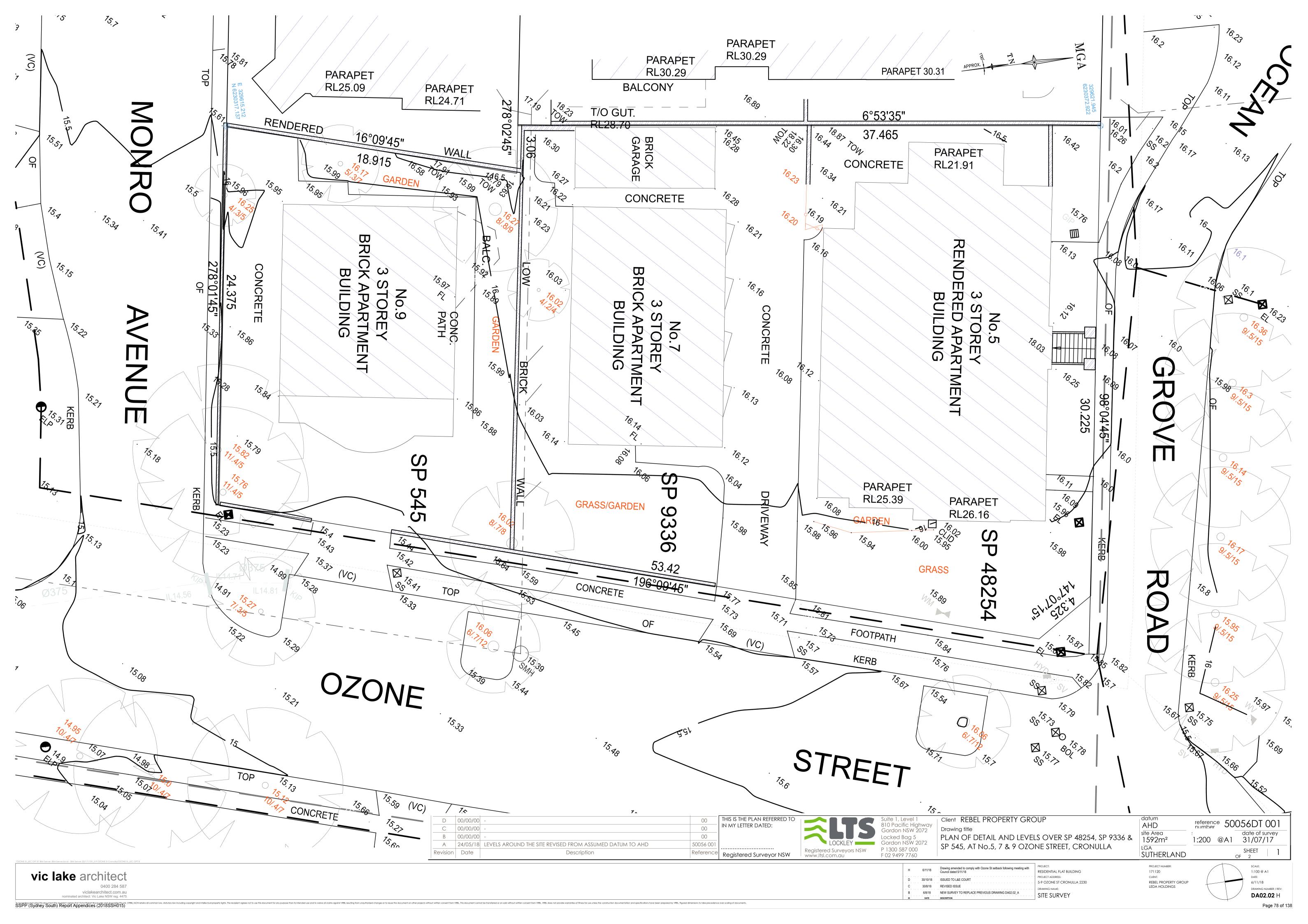
### **APPENDIX K**

NUMBER	ISSUE	TITLE	SCALE(s)
DA06.44	Н	COS SOLAR ACCESS	NOT TO SCALE
DA06.45	Н	BUILDING SEPERATION DIAGRAM	NOT TO SCALE
DA06.46	Н	SOLAR STUDY ON CECIL APARTMENTS	NOT TO SCALE
DA06.48	Н	PLANTING POCKET	1:200, 1:50

## RESIDENTIAL FLAT BUILDING 5-9 OZONE ST CRONULLA 2230

vic lake architect
0414 46 3573
viclakearchitect.com.au
REG 4475

SSPP (Sydney South) Report Appendices (2018SSH015) Page 77 of 138

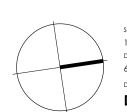




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RESIDENTIAL FLAT BUILDING PROJECT ADDRESS: F 5/11/18 Draft - Option B - DRF Revision 5-9 OZONE ST CRONULLA 2230 E 30/10/18 ISSUED TO L&E COURT D 7/10/18 REVISION 2 BASEMENT 03

PROJECT NUMBER: 171120 REBEL PROPERTY GROUP LEDA HOLDINGS



1:100 @ A1 6/11/18 **DA03.02** H



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nominated architect: Vic Lake NSW reg. 4475

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 H
 6/11/18
 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18

 F
 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

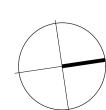
 D
 7/10/18
 REVISION 2

RESIDENTIAL FLAT BUILDING PROJECT ADDRESS:

BASEMENT 02

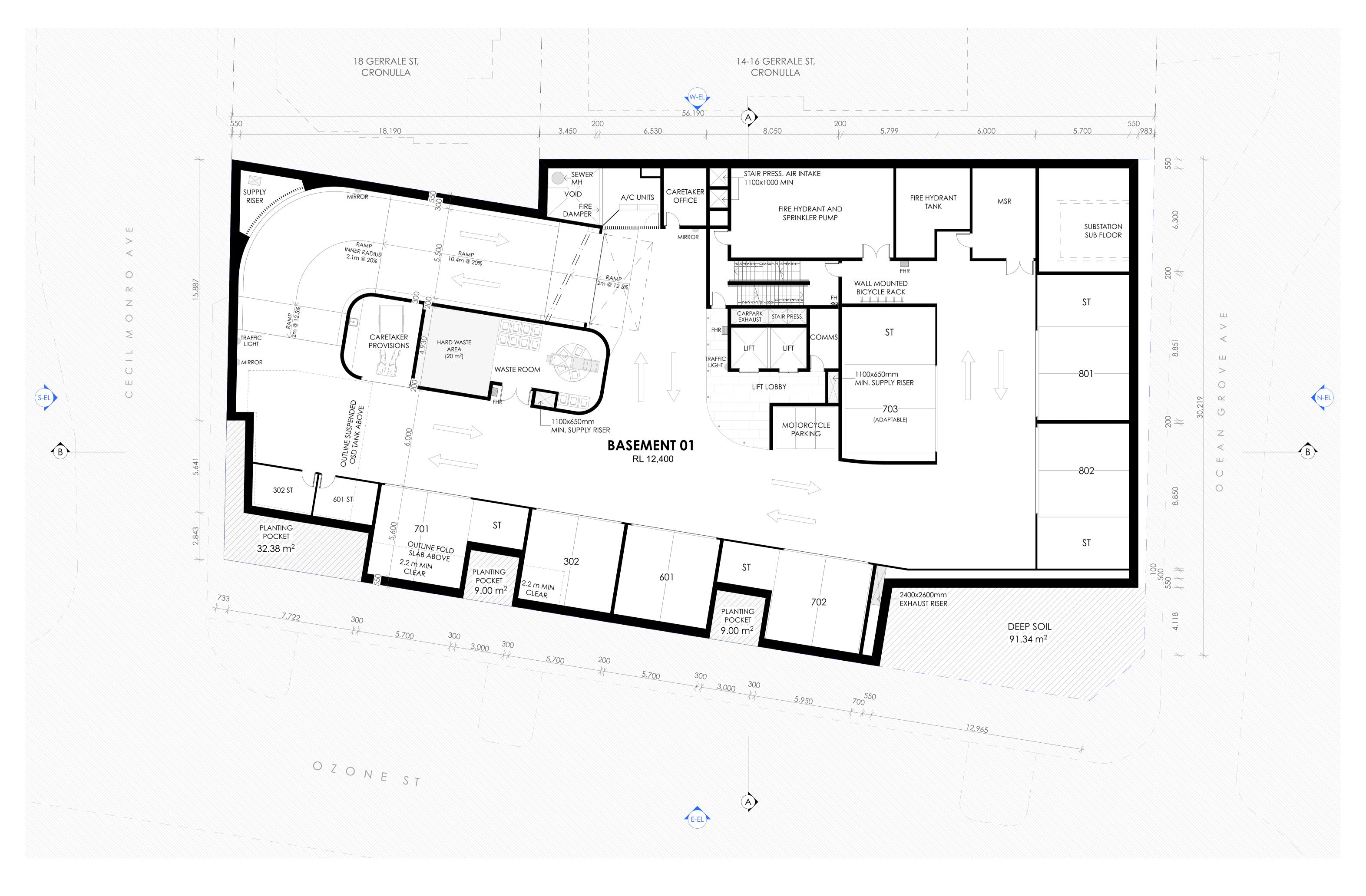
5-9 OZONE ST CRONULLA 2230

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.03 H

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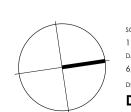


vic lake architect 0400 284 587

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H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18 RESIDENTIAL FLAT BUILDING PROJECT ADDRESS: F 5/11/18 Draft - Option B - DRF Revision 5-9 OZONE ST CRONULLA 2230 E 30/10/18 ISSUED TO L&E COURT D 7/10/18 REVISION 2 BASEMENT 01

PROJECT NUMBER: 171120 REBEL PROPERTY GROUP LEDA HOLDINGS



1:100 @ A1 6/11/18 **DA03.04** H

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PROJECT:

RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
CLIENT:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:

GROUND FLOOR

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

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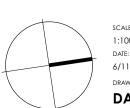
 F
 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

 D
 7/10/18
 REVISION 2

ng with PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 01

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



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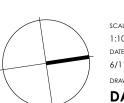
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 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

 D
 7/10/18
 REVISION 2

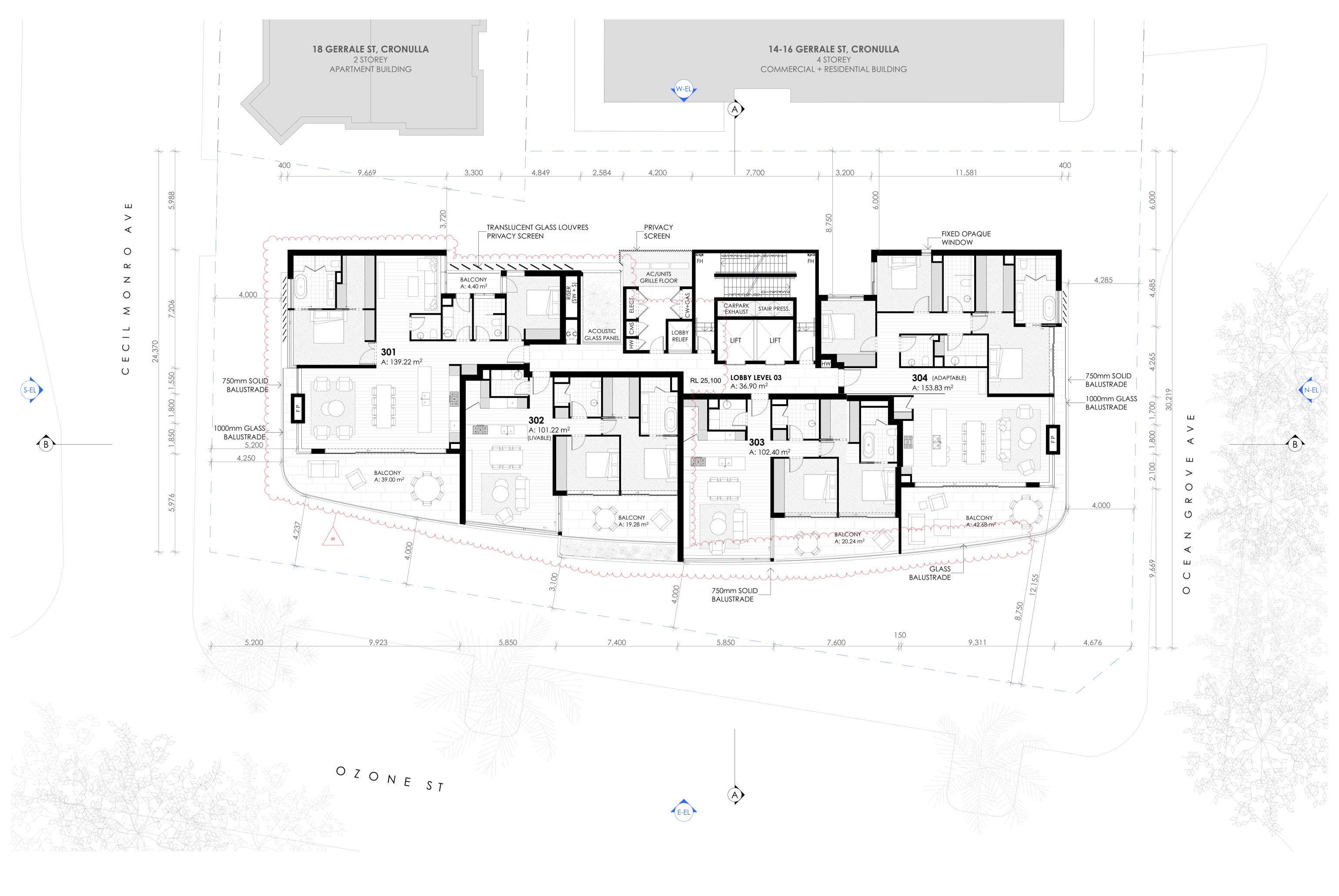
PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 02

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



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1:100 @ A1
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 H
 6/11/18
 Drawing amended to comply with Oz Council dated 5/11/18

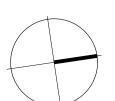
 F
 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

 D
 7/10/18
 REVISION 2

with PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 03

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.08 H

Page 85 of 138



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 H
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 Drawing amended to comply with Council dated 5/11/18

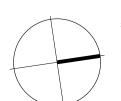
 F
 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

 D
 7/10/18
 REVISION 2

PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 04

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
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DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.09 H

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 H
 6/11/18
 Drawing amended to comply with Council dated 5/11/18

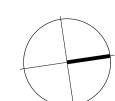
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 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

 D
 7/10/18
 REVISION 2

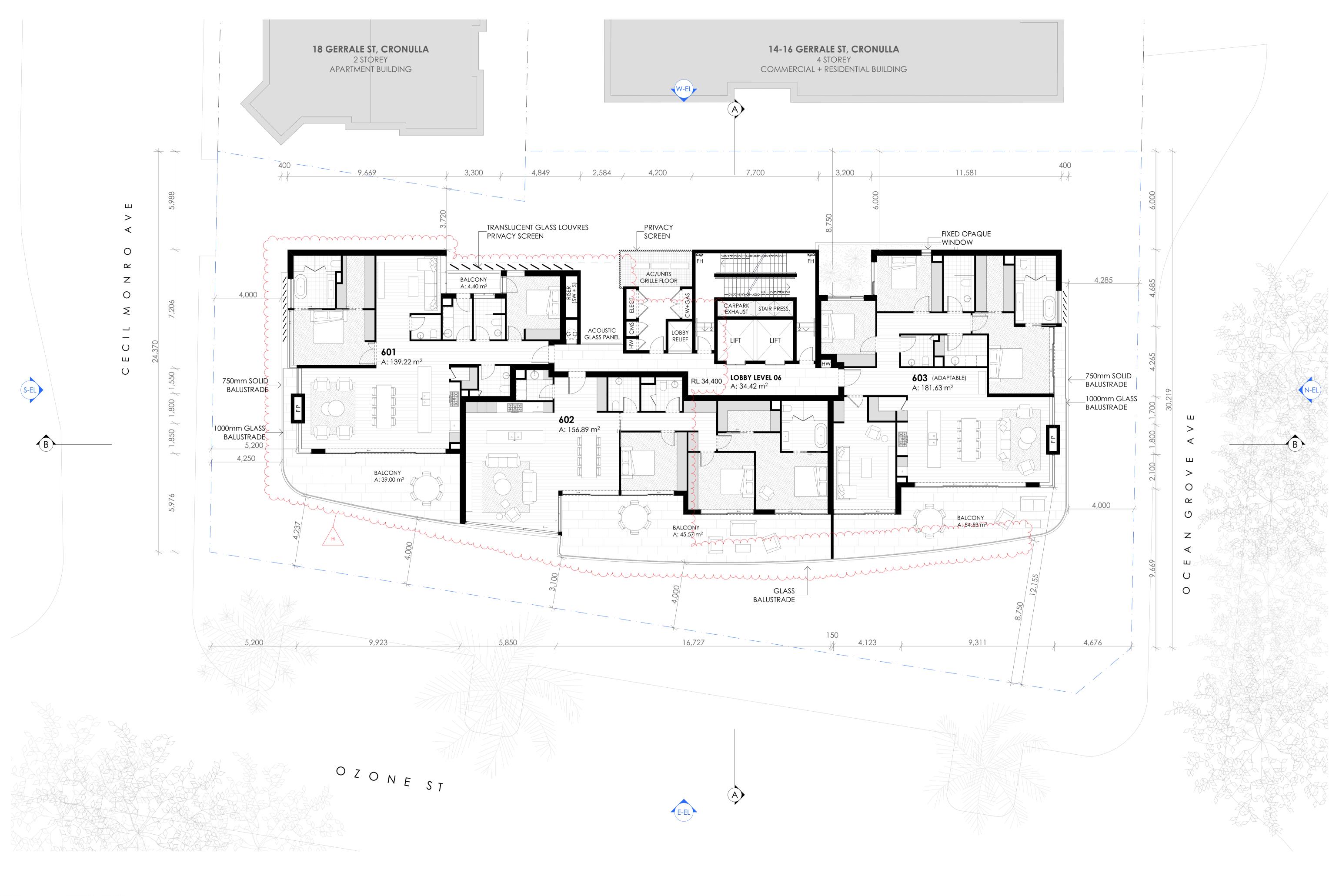
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RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 05

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.10 H

Page 87 of 138



vic lake architect
0400 284 587
viclakearchitect.com.au

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F 5/11/18 Draft - Option B - DRF Revision

E 30/10/18 ISSUED TO L&E COURT

D 7/10/18 REVISION 2

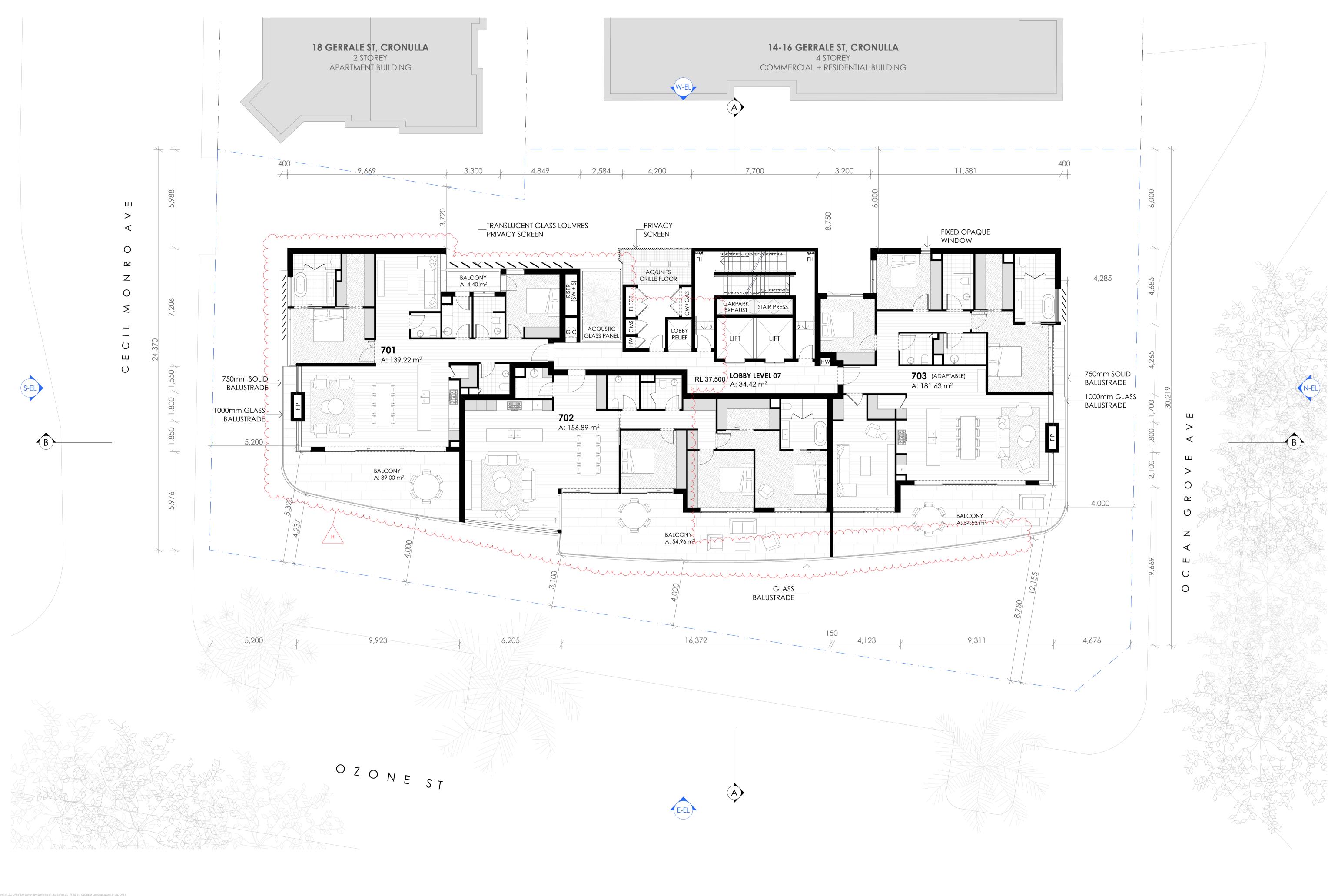
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RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 06

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.11 H

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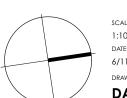


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5/11/18 Draft - Option B - DRF Revision E 30/10/18 ISSUED TO L&E COURT D 7/10/18 REVISION 2

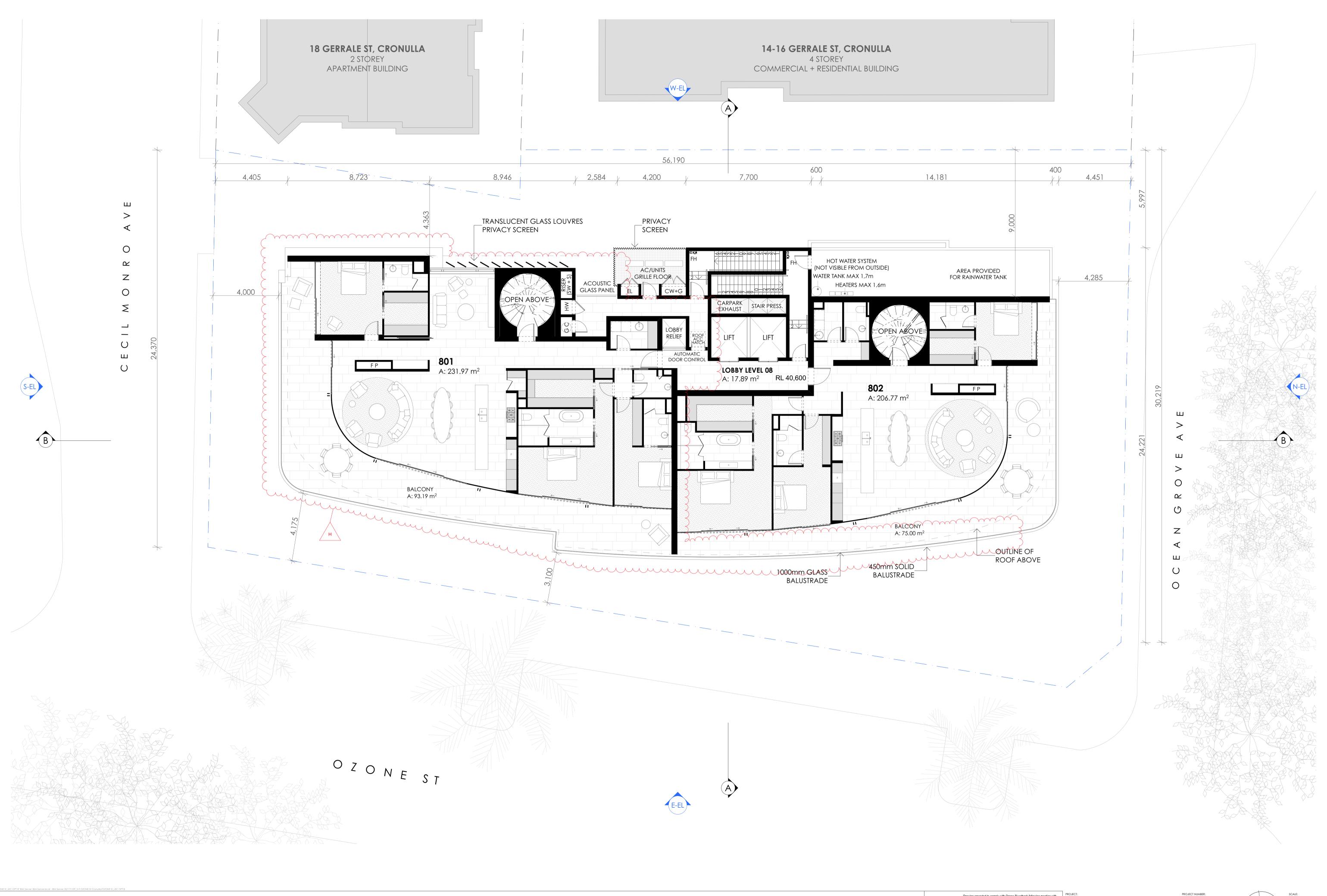
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171120 REBEL PROPERTY GROUP LEDA HOLDINGS



1:100 @ A1 6/11/18 **DA03.12** H

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 H
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 Drawing amended to comply with Council dated 5/11/18

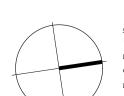
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 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

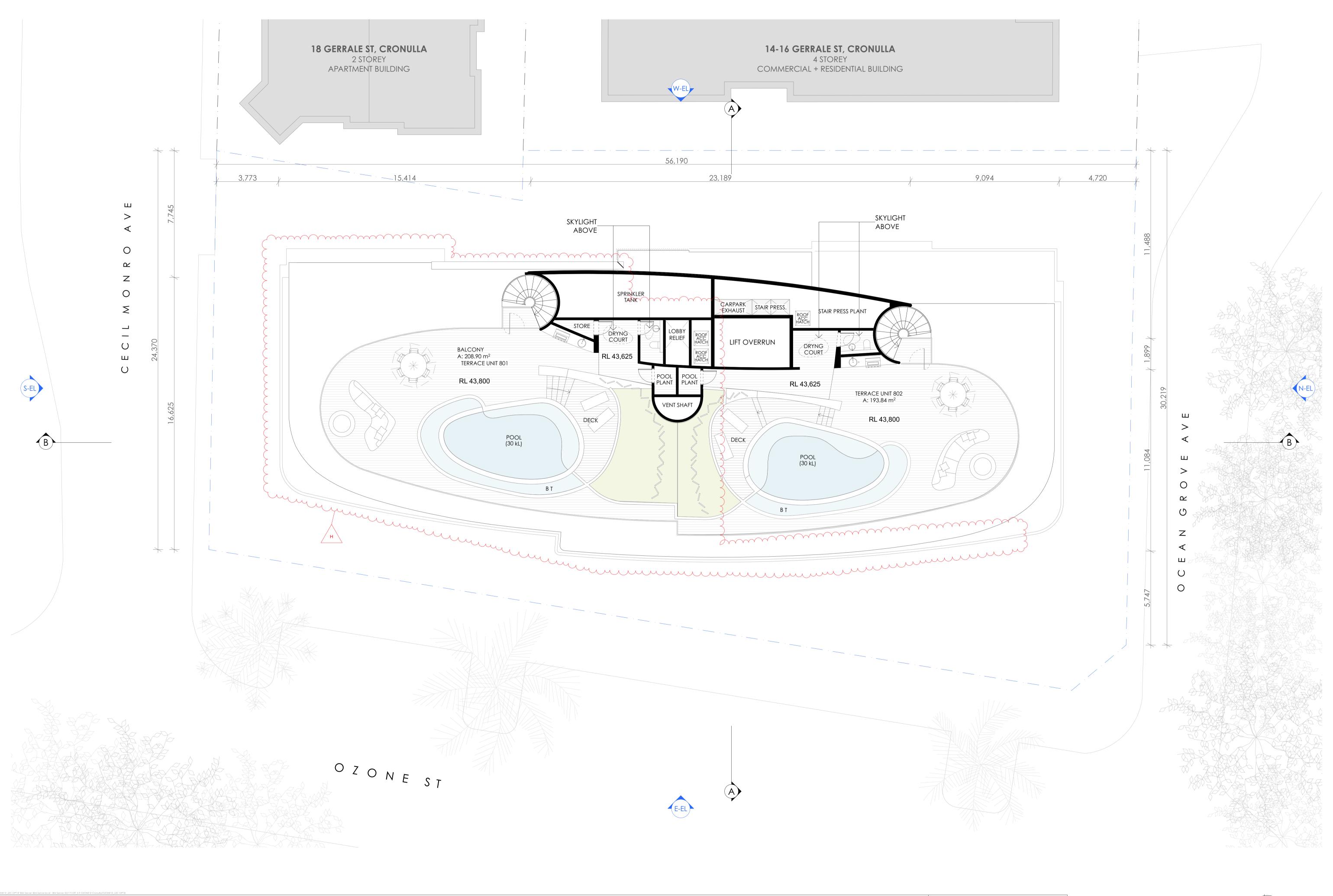
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 7/10/18
 REVISION 2

PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
LEVEL 08

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



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DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.13 H



vic lake architect
0400 284 587
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 H
 6/11/18
 Drawing amended to comply with Ox Council dated 5/11/18

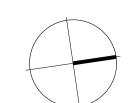
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 5/11/18
 Draft - Option B - DRF Revision

 E
 30/10/18
 ISSUED TO L&E COURT

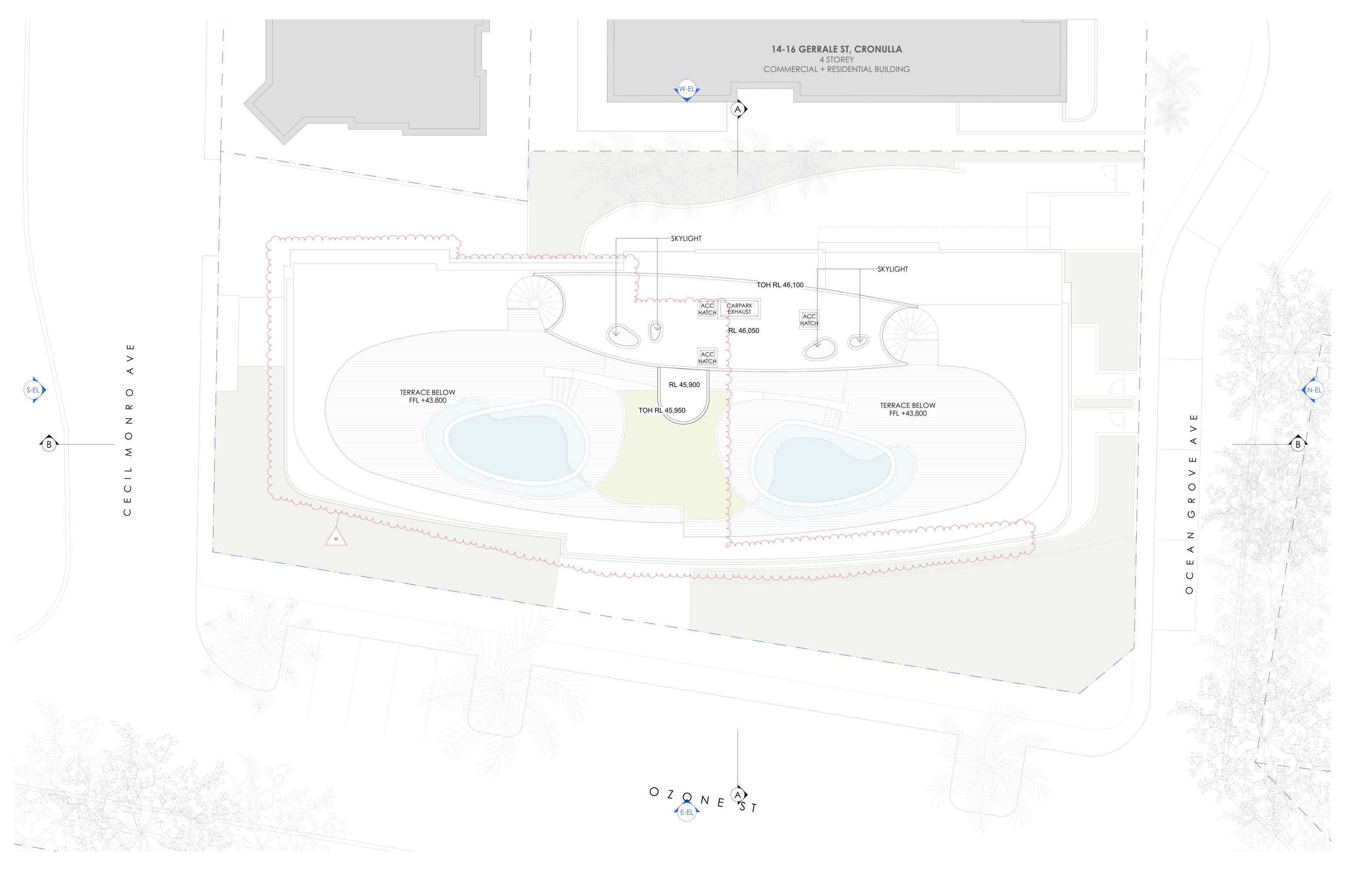
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 7/10/18
 REVISION 2

PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
CLIENT:
5-9 OZONE ST CRONULLA 2230
REBEL PROPERTY GROUP
LEDA HOLDINGS

ROOF TERRACE LEVEL



SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.14 H



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 6/11/18
 Drawing amended to comply with Council dated 5/11/18

 C
 30/10/18
 ISSUED TO L&E COURT

 B
 7/10/18
 REVISION 2

 A
 20/3/18
 ISSUE FOR COUNCIL

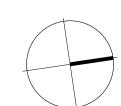
PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

RESIDENTIAL FLAT BUILDING

5-9 OZONE ST CRONULLA 2230

PROJECT ADDRESS:

ROOF LEVEL



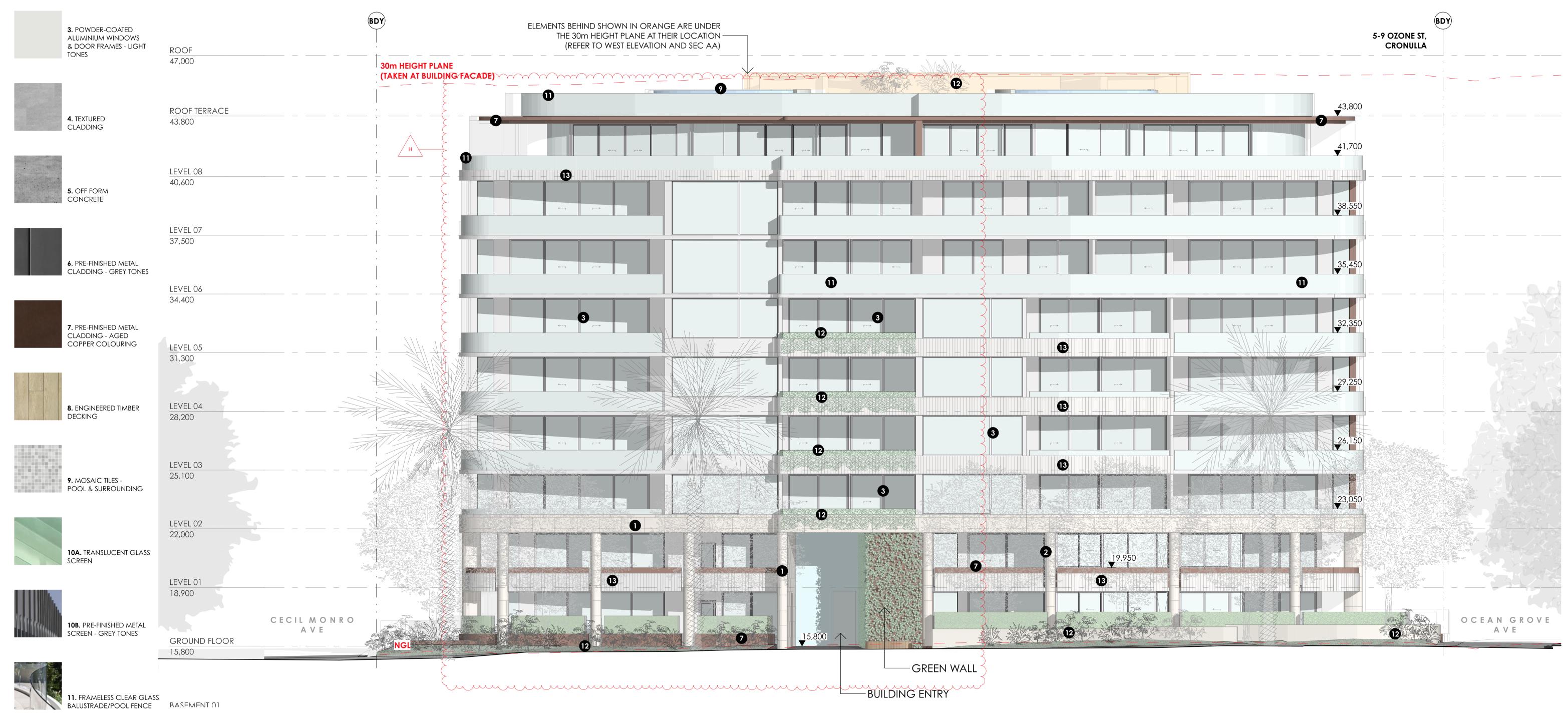
SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA03.15 H



1. SANDSTONE CLADDING



2. PAINTED RENDER, WARM WHITE







**13.** PRECAST CONCRETE PANEL

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H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18 vic lake architect F 5/11/18 Draft - Option B - DRF Revision 0400 284 587 E 30/10/18 ISSUED TO L&E COURT viclakearchitect.com.au nominated architect: Vic Lake NSW reg. 4475 D 7/10/18 REVISION 2

RESIDENTIAL FLAT BUILDING 5-9 OZONE ST CRONULLA 2230

PROJECT ADDRESS:

EAST ELEVATION

PROJECT NUMBER: 171120 REBEL PROPERTY GROUP LEDA HOLDINGS



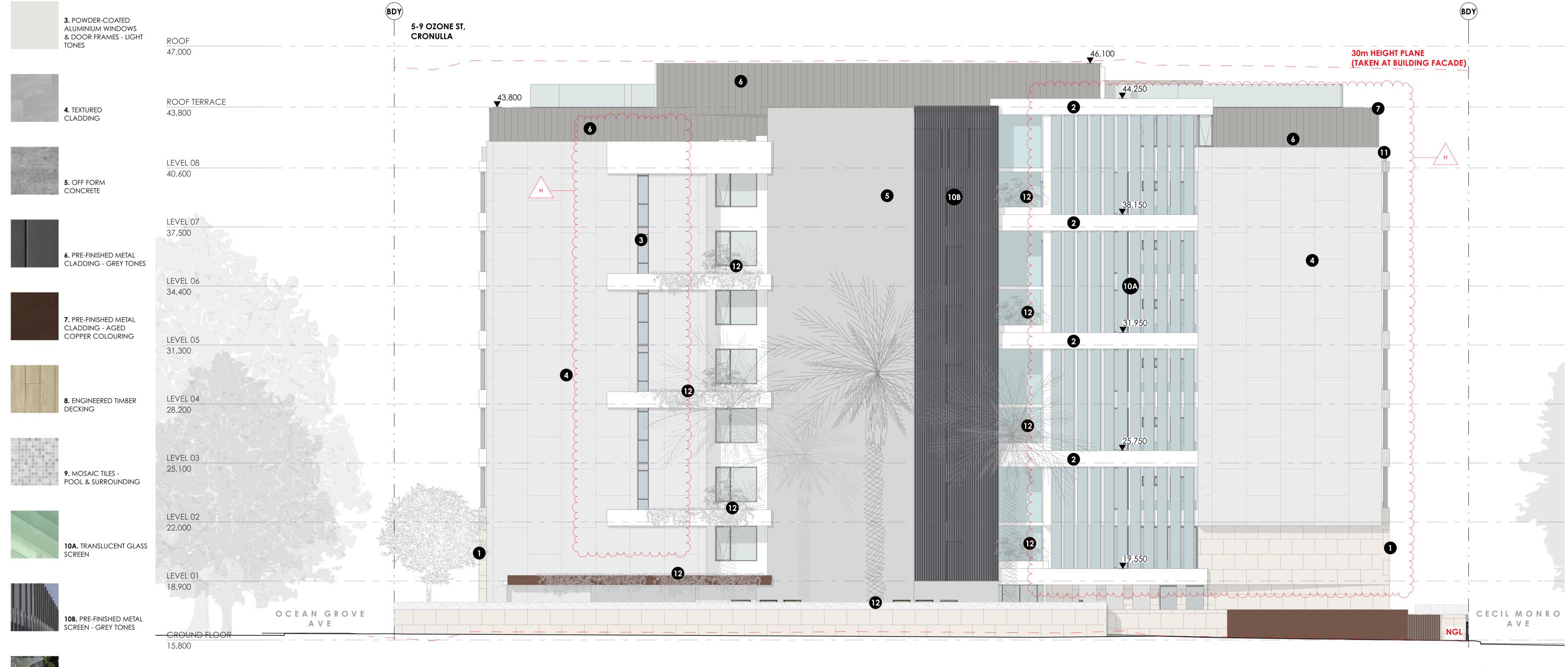
Page 93 of 138



1. SANDSTONE CLADDING



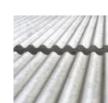
2. PAINTED RENDER, WARM WHITE





11. FRAMELESS CLEAR GLASS BALUSTRADE/POOL FENCE





**13.** PRECAST CONCRETE PANEL

vic lake architect

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0400 284 587 viclakearchitect.com.au nominated architect: Vic Lake NSW reg. 4475 H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18 F 5/11/18 Draft - Option B - DRF Revision E 30/10/18 ISSUED TO L&E COURT D 7/10/18 REVISION 2

PROJECT NUMBER: 171120 RESIDENTIAL FLAT BUILDING REBEL PROPERTY GROUP LEDA HOLDINGS 5-9 OZONE ST CRONULLA 2230

PROJECT ADDRESS:

WEST ELEVATION

1:100 @ A1 6/11/18 **DA04.02** H

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### **FINISHES**



1. SANDSTONE CLADDING



2. PAINTED RENDER, WARM WHITE



& DOOR FRAMES - LIGHT TONES



**4.** TEXTURED CLADDING



**5.** OFF FORM CONCRETE



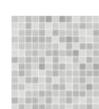
**6.** PRE-FINISHED METAL CLADDING - GREY TONES



7. PRE-FINISHED METAL CLADDING - AGED COPPER COLOURING



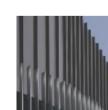
8. ENGINEERED TIMBER DECKING



9. MOSAIC TILES -POOL & SURROUNDING



**10A.** TRANSLUCENT GLASS SCREEN



10B. PRE-FINISHED METAL SCREEN - GREY TONES



11. FRAMELESS CLEAR GLASS BALUSTRADE/POOL FENCE





**13.** PRECAST CONCRETE PANEL



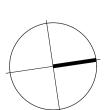
30m HEIGHT PLANE
(TAKEN AT BUILDING FACADE) ROOF TERRACE 43,800 LEVEL 08 40,600 38,550 • LEVEL 07 37,500 35,450 LEVEL 06 34,400 32,350 LEVEL 05 31,300 30,310 29,250 LEVEL 04 26,150 0 LEVEL 03 25,100 23,050 LEVEL 02 22,000 LEVEL 01 18,900 OZONE ST GROUND FLOOR 15,800 \_ Substation kiosk

BDY

ROOF 47,000

BDY

5-9 OZONE ST, 14-16 GERRALE ST, CRONULLA



### **FINISHES**



1. SANDSTONE CLADDING



2. PAINTED RENDER, WARM WHITE



3. POWDER-COATED ALUMINIUM WINDOWS & DOOR FRAMES - LIGHT TONES



**4.** TEXTURED CLADDING



5. OFF FORM CONCRETE



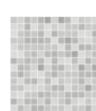
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7. PRE-FINISHED METAL CLADDING - AGED COPPER COLOURING



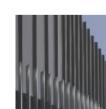
8. ENGINEERED TIMBER DECKING



9. MOSAIC TILES -



**10A.** TRANSLUCENT GLASS



**10B.** PRE-FINISHED METAL SCREEN - GREY TONES



11. FRAMELESS CLEAR GLASS BALUSTRADE/POOL FENCE





**13.** PRECAST CONCRETE PANEL

vic lake architect

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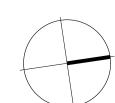
0400 284 587 viclakearchitect.com.au nominated architect: Vic Lake NSW reg. 4475

H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18 RESIDENTIAL FLAT BUILDING PROJECT ADDRESS: F 5/11/18 Draft - Option B - DRF Revision 5-9 OZONE ST CRONULLA 2230 E 30/10/18 ISSUED TO L&E COURT D 7/10/18 REVISION 2 SOUTH ELEVATION

OZONE ST

BDY

PROJECT NUMBER: 171120 REBEL PROPERTY GROUP LEDA HOLDINGS



1:100 @ A1 6/11/18

LEVEL 07 37,500 0 LEVEL 06 34,400 32,350 LEVEL 05 31,300 7 29,250 LEVEL 04 LEVEL 03 25,100 POOL & SURROUNDING 23,050 LEVEL 02 22,000 LEVEL 01 18,900

FHB

\_ DRIVEWAY ENTRY

18 GERRALE ST, **5-9 OZONE ST**,

CRONULLA CRONULLA

30m HEIGHT PLANE

(TAKEN AT BUILDING FACADE)

ROOF

47,000

43,800

LEVEL 08 40,600

ROOF TERRACE

GROUND FLOOR

15,800

ELEMENTS BEHIND SHOWN IN ORANGE ARE UNDER

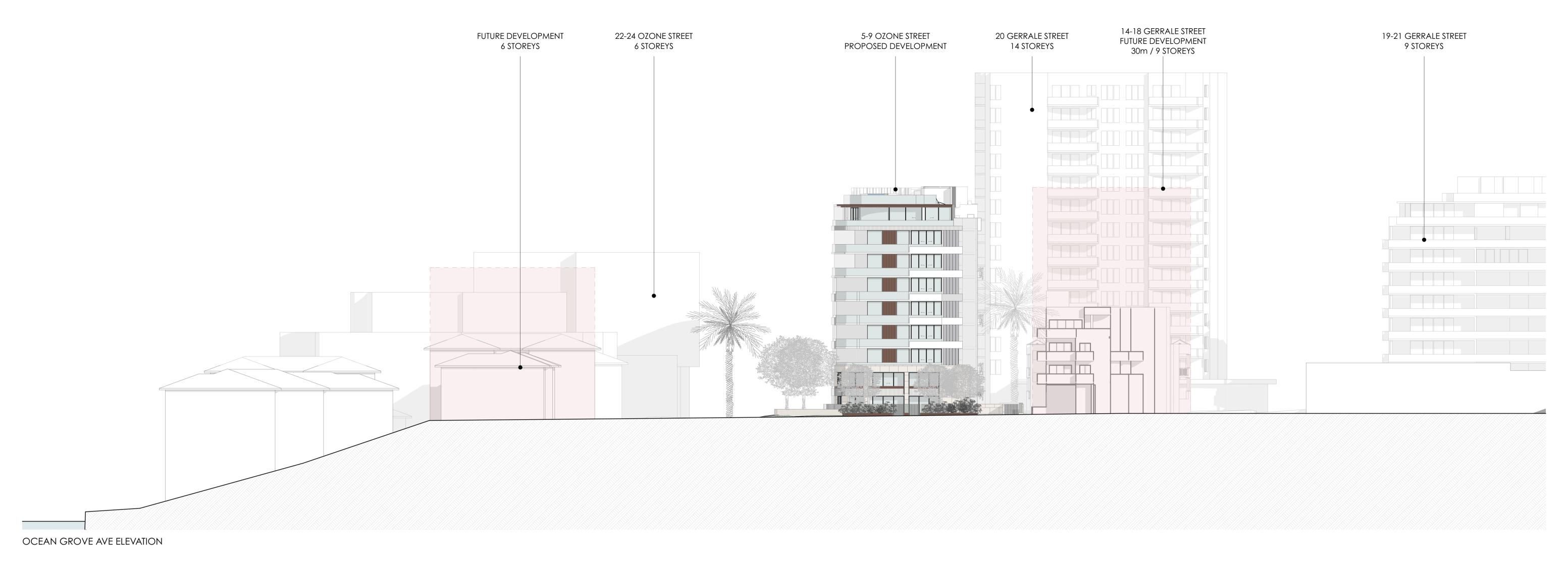
\_43,800

**4**1,700

0

THE 30m HEIGHT PLANE AT THEIR LOCATION

(REFER TO WEST ELEVATION AND SEC AA)





1:250 @ A1

7/11/18

**DA04.05** H

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OZONE STREET ELEVATION

vic lake architect

H 7/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18

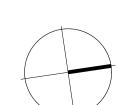
C 30/10/18 ISSUED TO L&E COURT

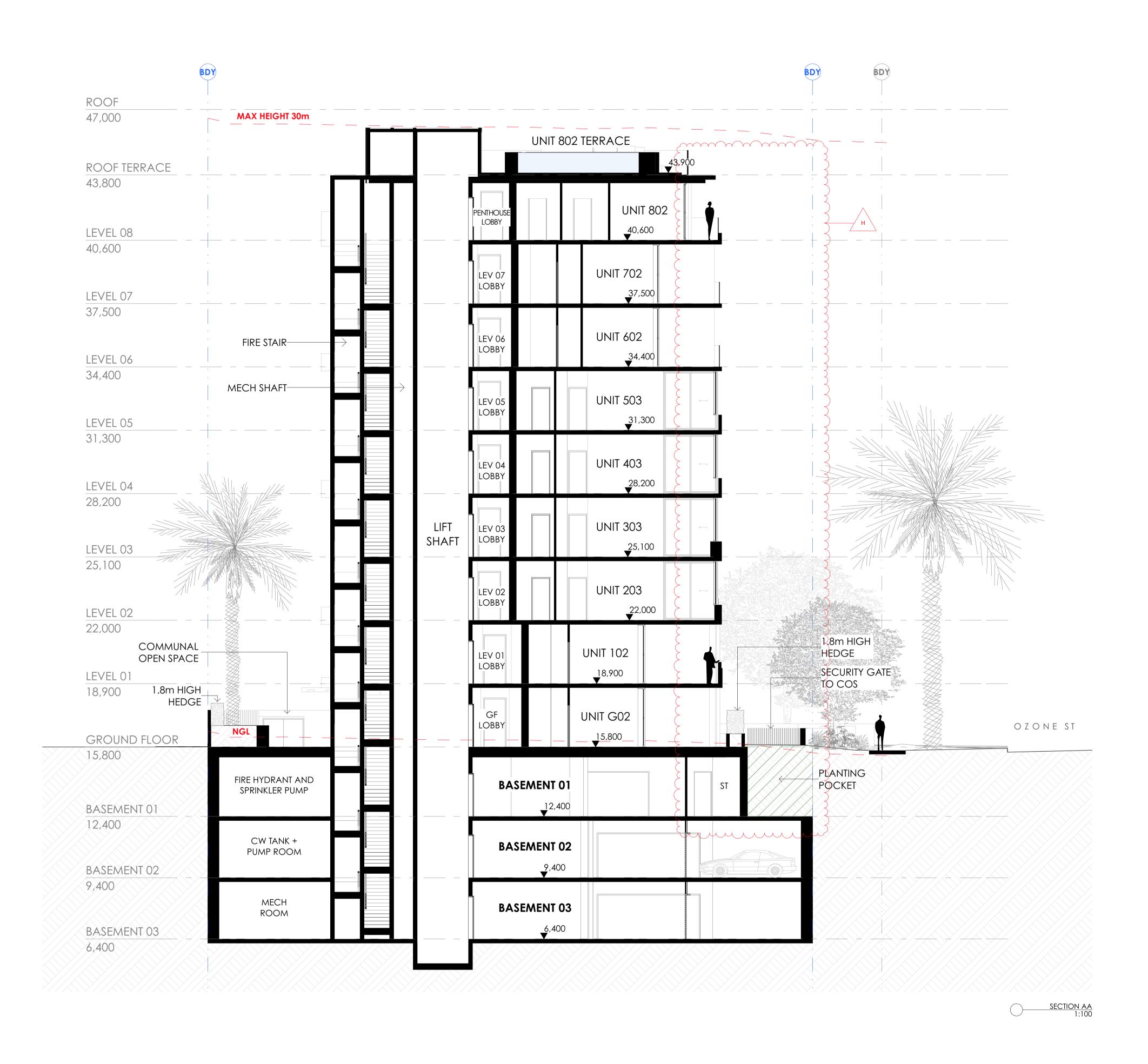
B 7/10/18 REVISION 2

A 20/3/18 ISSUE FOR COUNCIL

PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
STREETSCAPE AND CONTEXT ANALYSIS

PROJECT NUMBER:
171120
CUENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



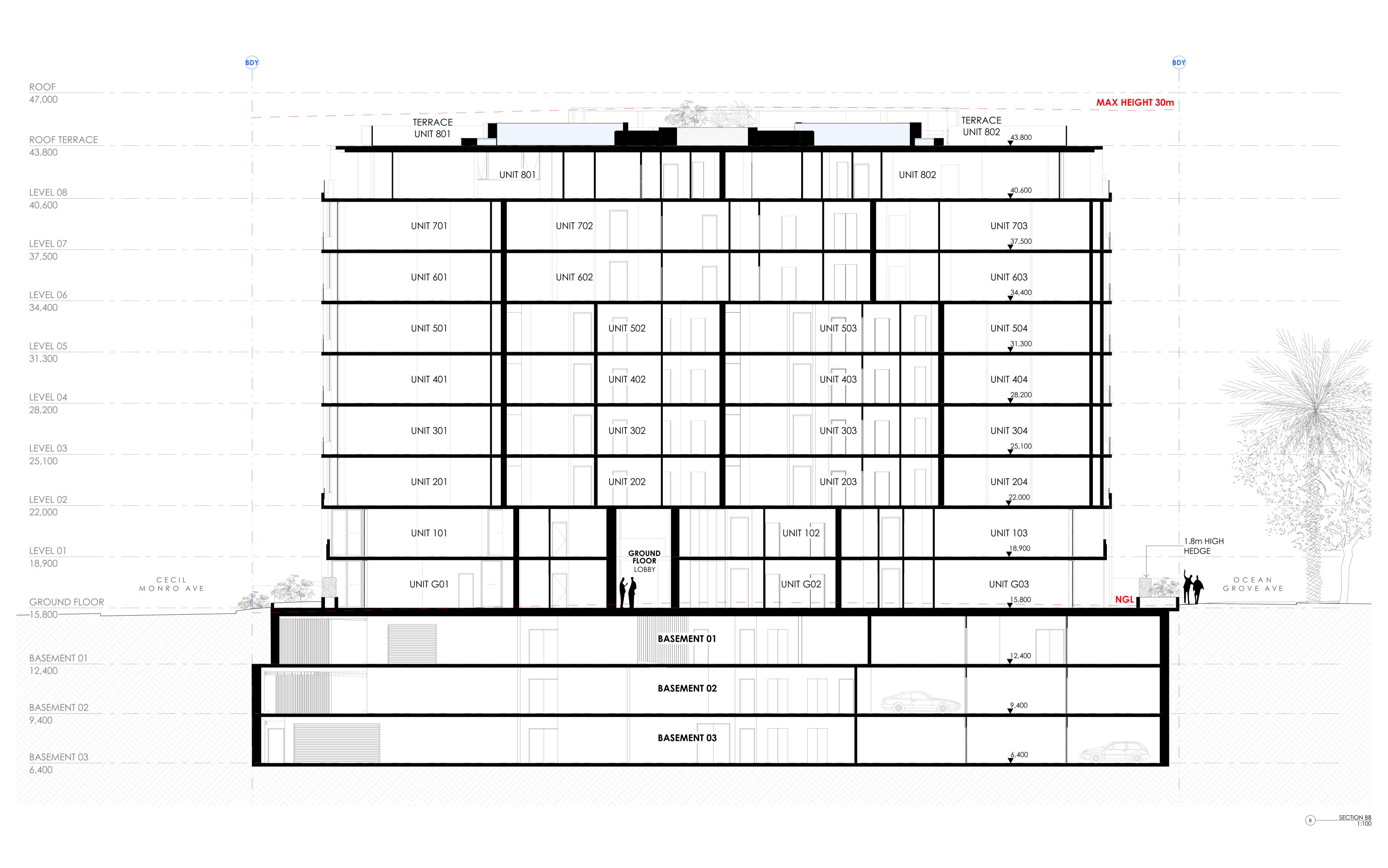


H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18 RESIDENTIAL FLAT BUILDING vic lake architect PROJECT ADDRESS: E 30/10/18 ISSUED TO L&E COURT 5-9 OZONE ST CRONULLA 2230 D 7/10/18 REVISION 2 C 30/8/18 REVISED ISSUE SECTION AA

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PROJECT NUMBER: 171120 REBEL PROPERTY GROUP LEDA HOLDINGS

1:100 @ A1 6/11/18 **DA05.01** H



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RESIDENTIAL FLAT BUILDING

5-9 OZONE ST CRONULLA 2230

PROJECT ADDRESS:

SECTION BB

H 6/11/18 Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18

E 30/10/18 ISSUED TO L&E COURT

D 7/10/18 REVISION 2
C 30/8/18 REVISED ISSUE

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

SCALE:
1:100 @ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA05.02 H
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