

"OZONE ST_LEC OPT B" BIM Server: BIM-Server.local - BIM Server 20/171109_5-9 OZONE ST Cronulla/OZONE ST_LEC OPT B

vic lake architect

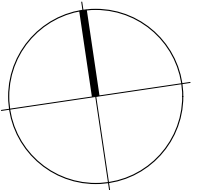
0400 284 587
viclakearchitect.com.au
nominated architect: Vic Lake NSW reg. 4475

H	6/11/18	Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18
E	30/10/18	ISSUED TO L&E COURT
D	30/8/18	REVISED ISSUE
C	6/8/18	PRELIMINARY FOR COMMENT/FEEDBACK FROM COUNCIL
ID	DATE	DESCRIPTION

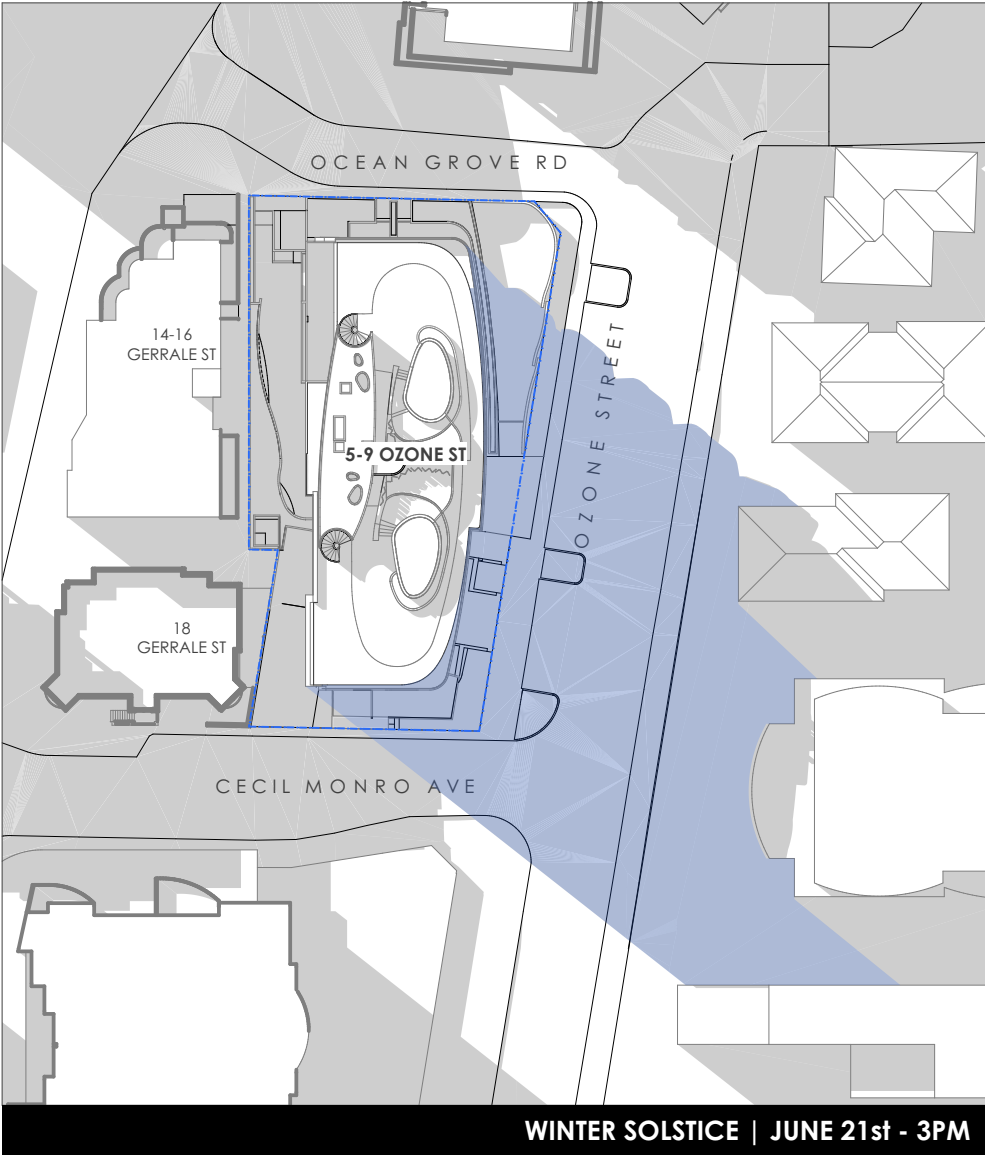
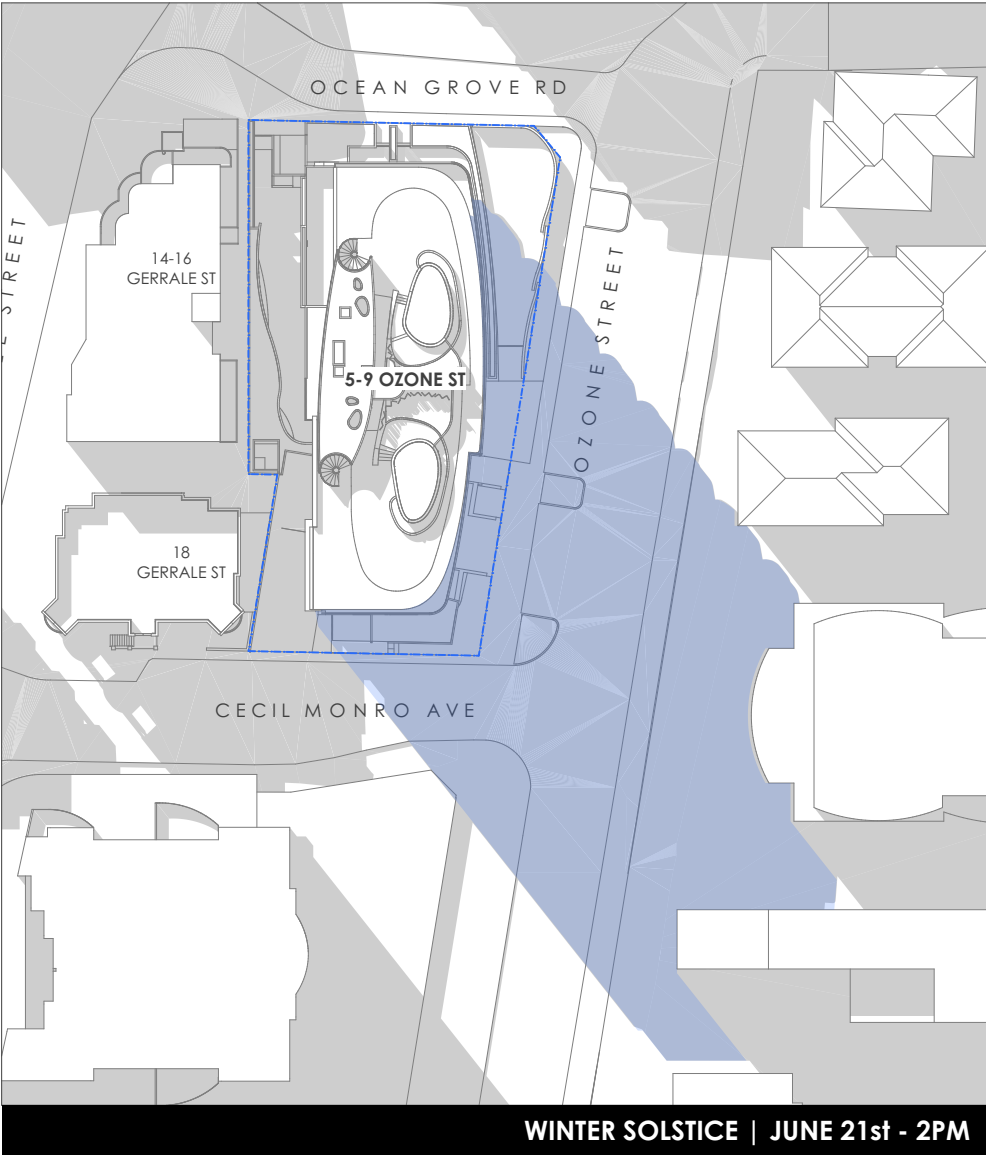
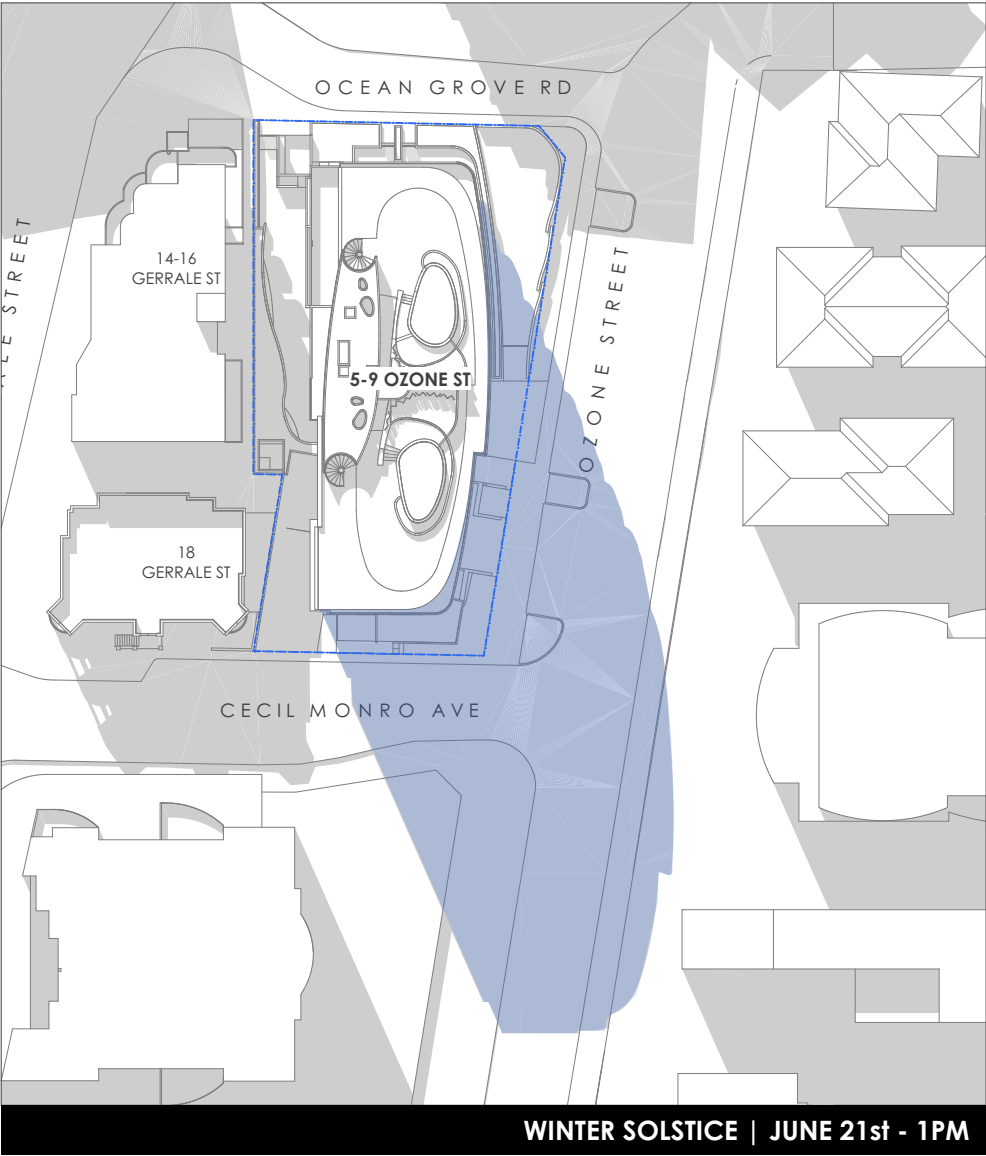
PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:

PROPOSED SHADOWS - WINTER SOLSTICE

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
@ A3
DATE:
6/11/18
DRAWING NUMBER / REV:
DA06.10 H



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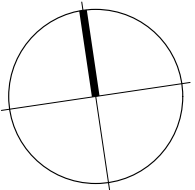
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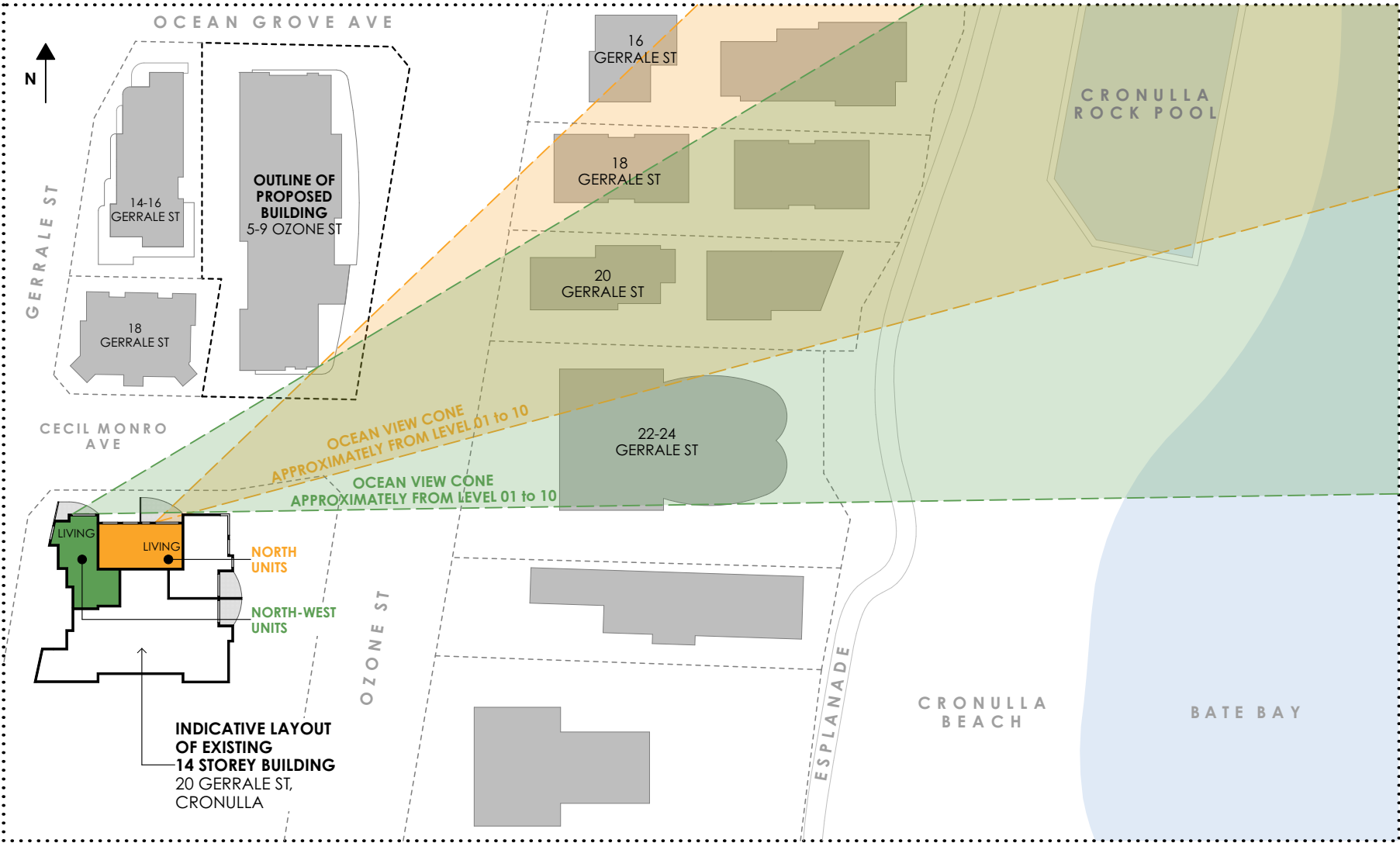
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LEDA HOLDINGS



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@ A3
DATE:
6/11/18
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DA06.10.02 H

20 GERRALE ST, CRONULLA "CECIL" - VIEW ANALYSIS APPROX. FROM LEV 01 to 10



Photos courtesy of Realestate.com.au

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RESIDENTIAL FLAT BUILDING
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5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
VIEW ANALYSIS FROM 20 GERRALE ST, CRONULLA Sheet 1

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

SCALE:
NOT TO SCALE @ A3
DATE:
6/11/18
DRAWING NUMBER / REV:
DA06.21 H

20 GERRALE ST, CRONULLA "CECIL" - VIEW ANALYSIS APPROX. FROM LEV 11 to 13



INDICATIVELY VIEW FROM LEVEL 11 OF 20 GERRALE ST, CRONULLA
VIEW FROM BALCONIES OF NORTH-WEST UNITS



EXISTING BUILDINGS ON 5-9 OZONE ST, CRONULLA



PROPOSED BUILDINGS ON 5-9 OZONE ST, CRONULLA

"OZONE ST_LEC OPT B" BIM Server: BIM-Server/local - BIM Server 20/171109_5-9 OZONE ST Cronulla/OZONE ST_LEC OPT B

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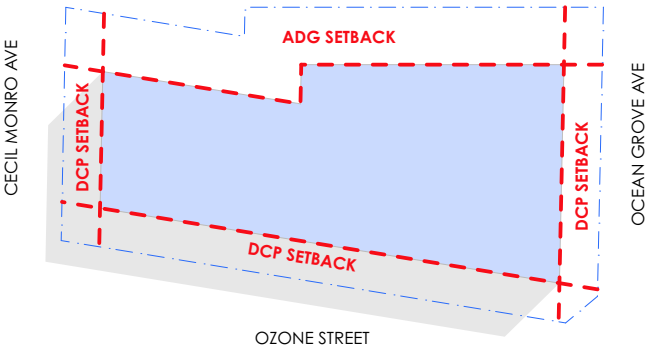
PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

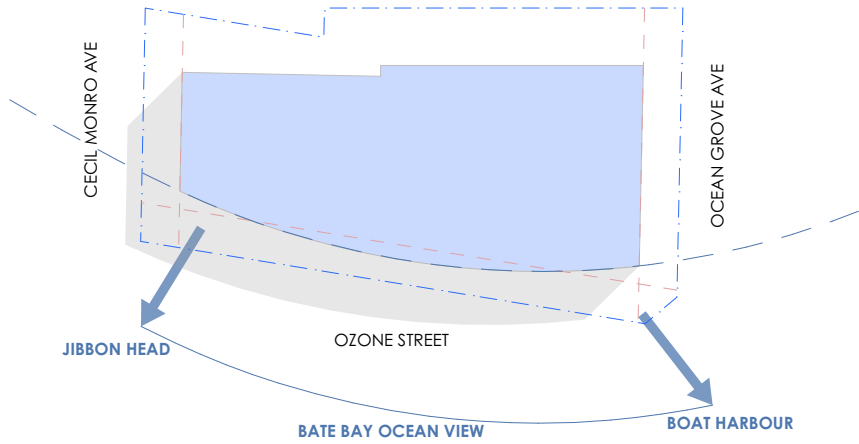
VIEW ANALYSIS FROM 20 GERRALE ST, CRONULLA Sheet 2

SCALE:
NOT TO SCALE @ A3
DATE:
6/11/18
DRAWING NUMBER / REV:
DA06.22 H

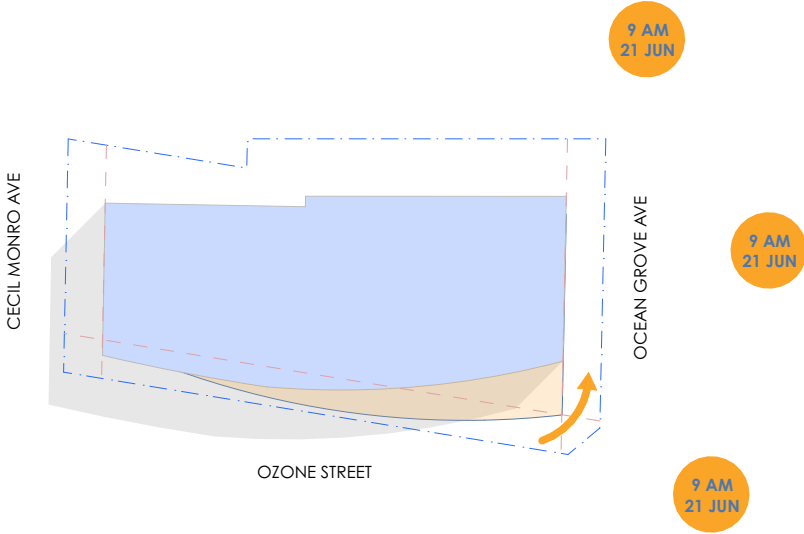
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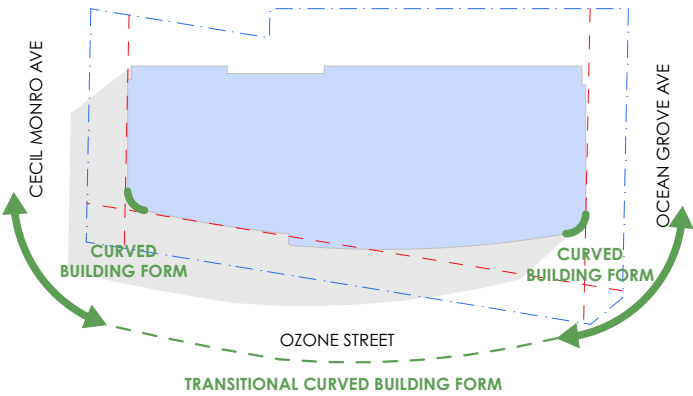
2. MAXIMISING OCEAN VIEWS



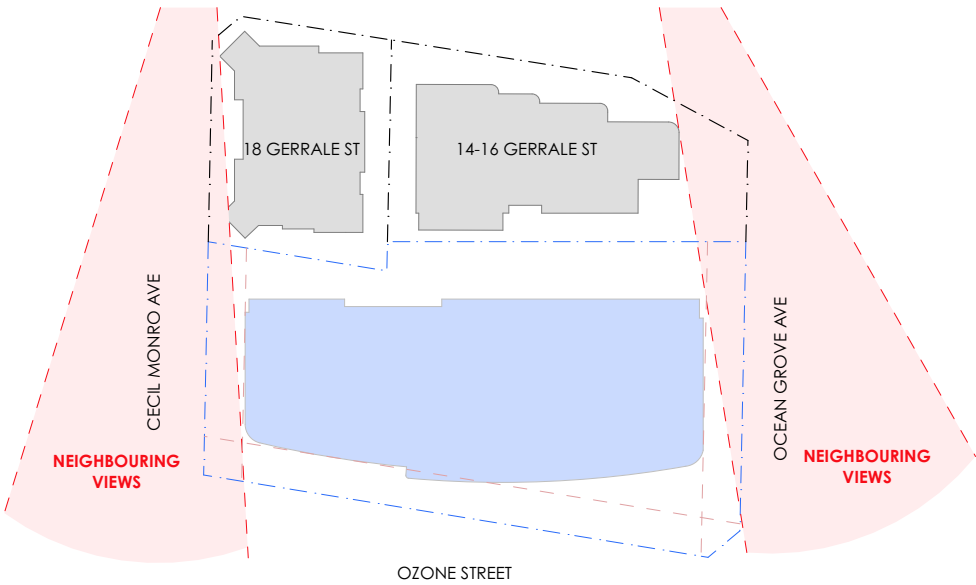
3. ROTATION FOR IMPROVED SOLAR ACCESS
REFER TO DA06.44 FOR SOLAR ACCESS TO COS



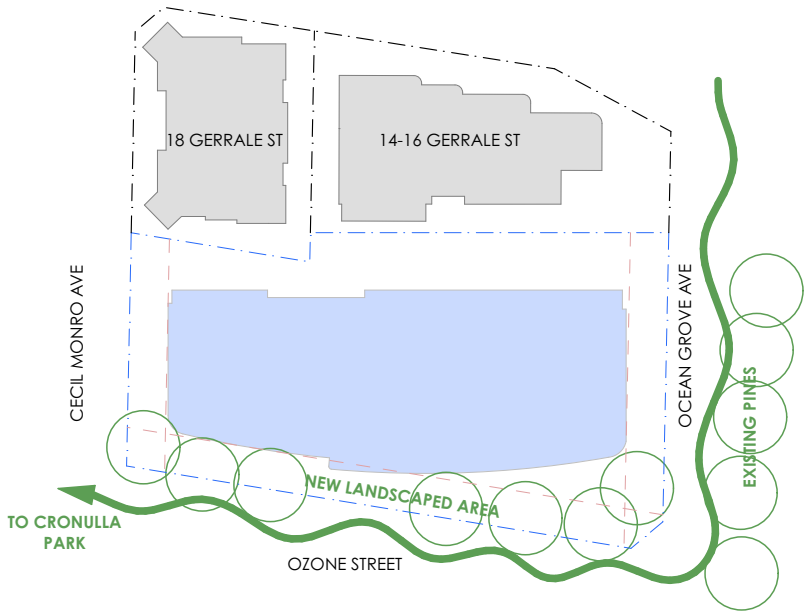
4. RESPONDING TO STREET CORNERS
AND STREET SETBACKS



5. VIEW ANALYSIS
REFER TO DA06.42 AND DA06.43 FOR EXISTING
BUILDING ON WESTERN SIDE OF GERRALE STREET



6. LANDSCAPING CONNECTION



102

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5-9 OZONE ST CRONULLA 2230
DRAWING NAME:

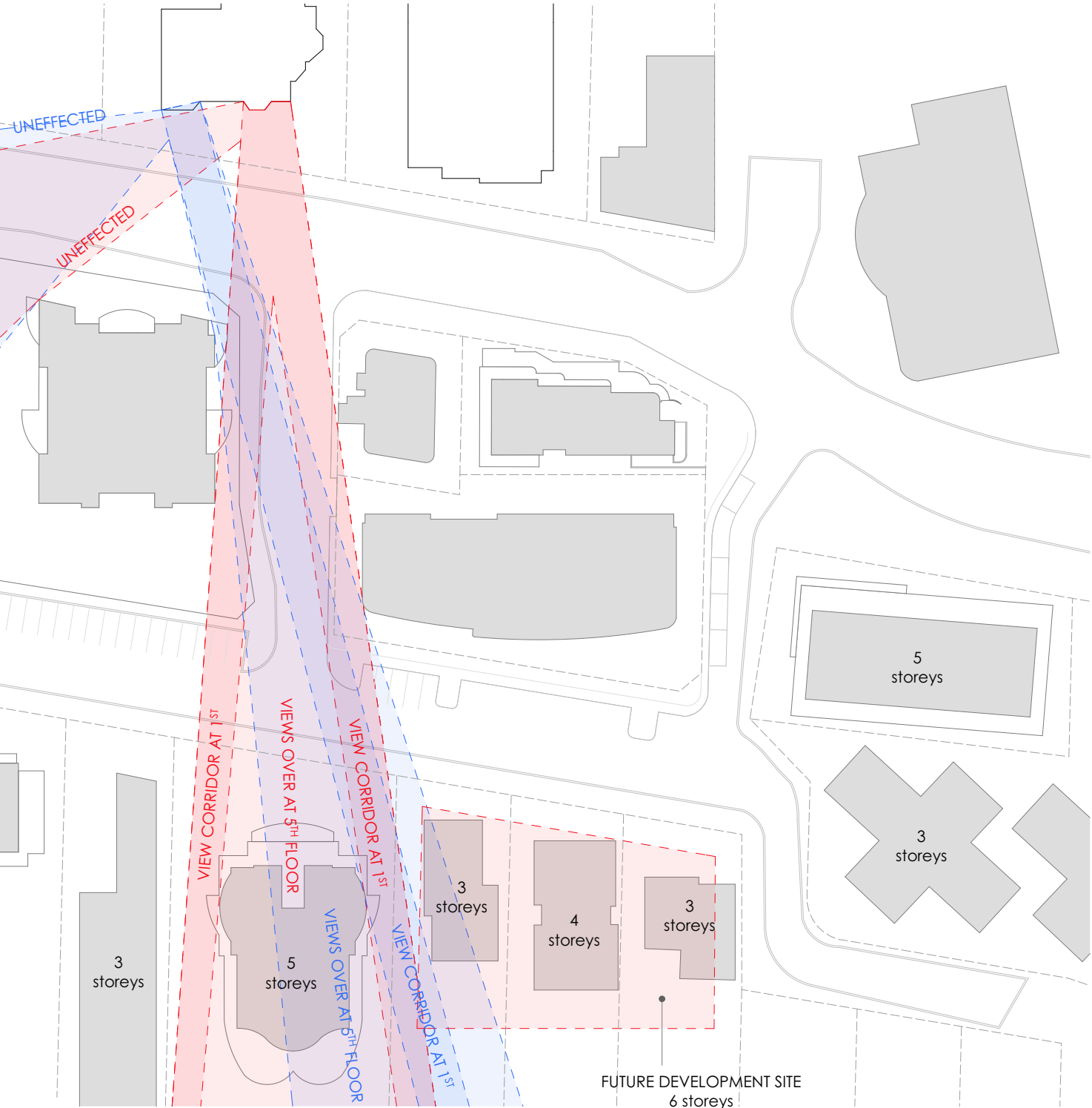
PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

SCALE:
@ A3
DATE:
7/11/18
DRAWING NUMBER / REV:

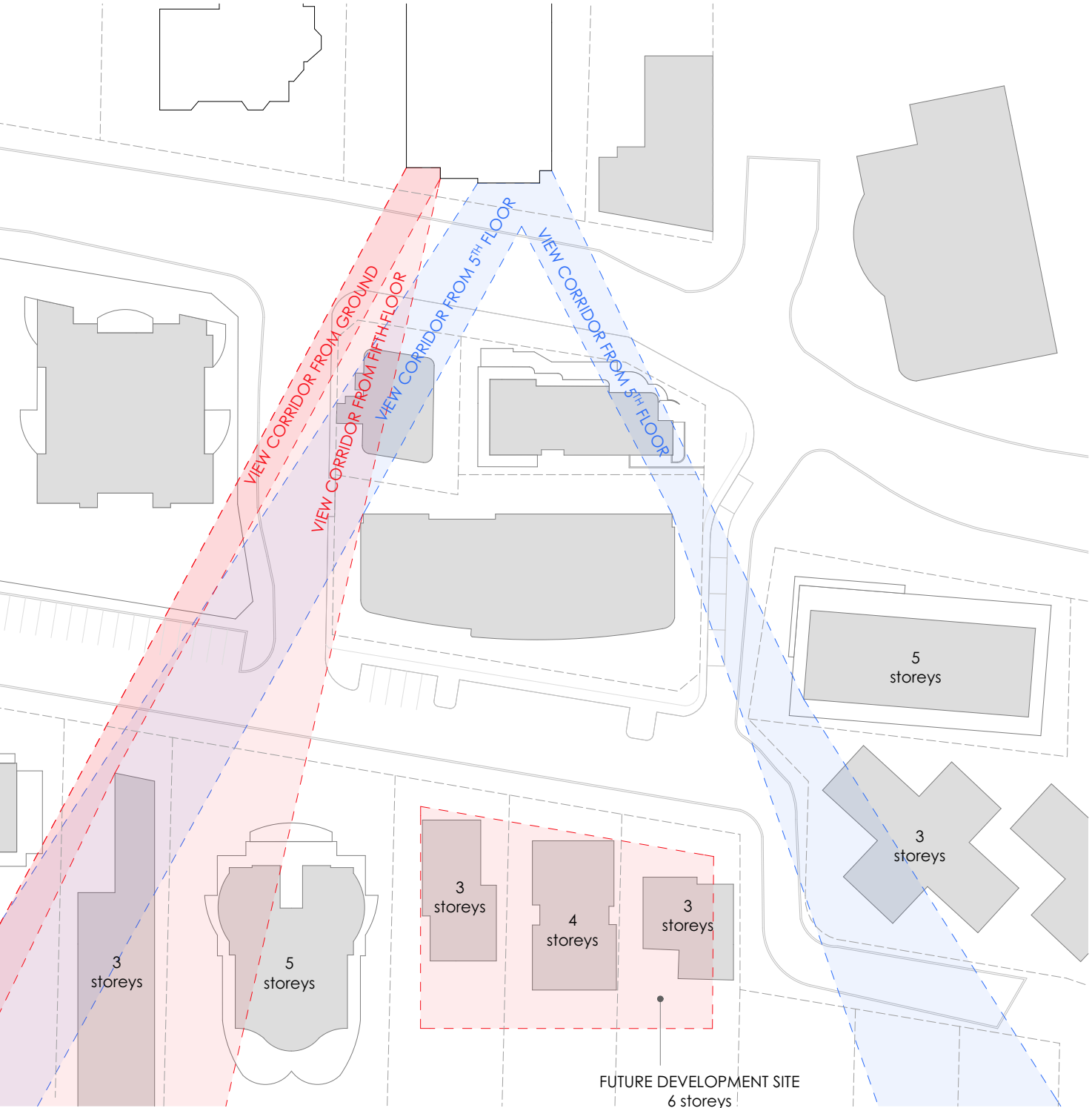
BUILDING FORM DEVELOPMENT DIAGRAM

DA06.39 H

VIEWS FROM 'THE BELGRAVE' 31-33 GERRALE ST



VIEWS FROM 'BREEZE' 19 GERRALE ST



"OZONE ST_LEC OPT B" BIM Server: BIM-Server.local - BIM Server 20/171109_5-9 OZONE ST Cronulla/OZONE ST_LEC OPT B

<div> <div>vic lake architect</div> <div>0400 284 587</div> <div>viclakearchitect.com.au</div> <div>nominated architect: Vic Lake NSW reg. 4475</div> </div>			<div> <div>H</div> <div>7/11/18</div> <div>Drawing amended to comply with Ozone St setback following meeting with Council dated 5/11/18</div> </div>
			<div> <div>C</div> <div>30/10/18</div> <div>ISSUED TO L&E COURT</div> </div>
			<div> <div>B</div> <div>30/8/18</div> <div>REVISED ISSUE</div> </div>
			<div> <div>A</div> <div>6/8/18</div> <div>PRELIMINARY FOR COMMENT/FEEDBACK FROM COUNCIL</div> </div>
			<div> <div>ID</div> <div>DATE</div> <div>DESCRIPTION</div> </div>

PROJECT:

RESIDENTIAL FLAT BUILDING

PROJECT ADDRESS:

5-9 OZONE ST CRONULLA 2230

DRAWING NAME:

PROPOSED VIEWS ANALYSIS

PROJECT NUMBER:

171120

CLIENT:

REBEL PROPERTY GROUP

LEDA HOLDINGS

SCALE:

@ A3

DATE:

7/11/18

DRAWING NUMBER / REV:

DA06.41 H

NORTHERN BALCONY IN 'BREEZE' 19 GERRALE ST

PENTHOUSE FLOOR



SEVENTH FLOOR



SIXTH FLOOR



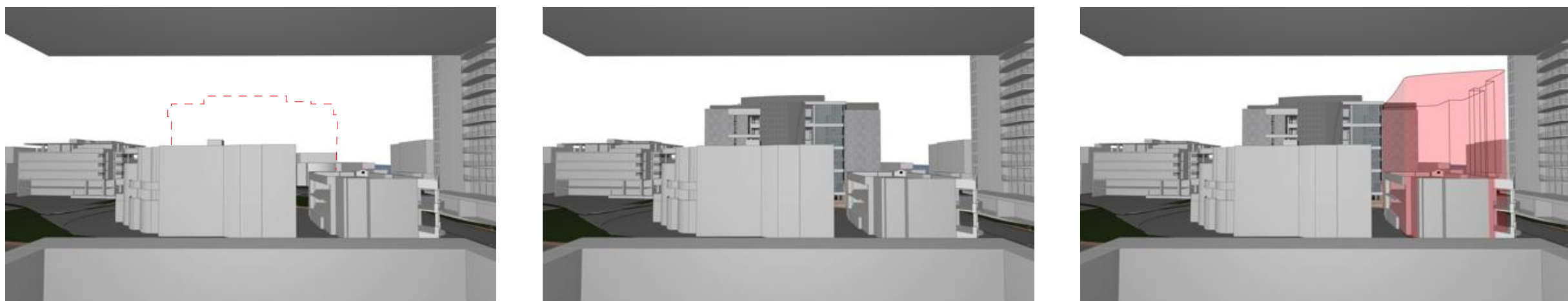
FIFTH FLOOR



FOURTH FLOOR



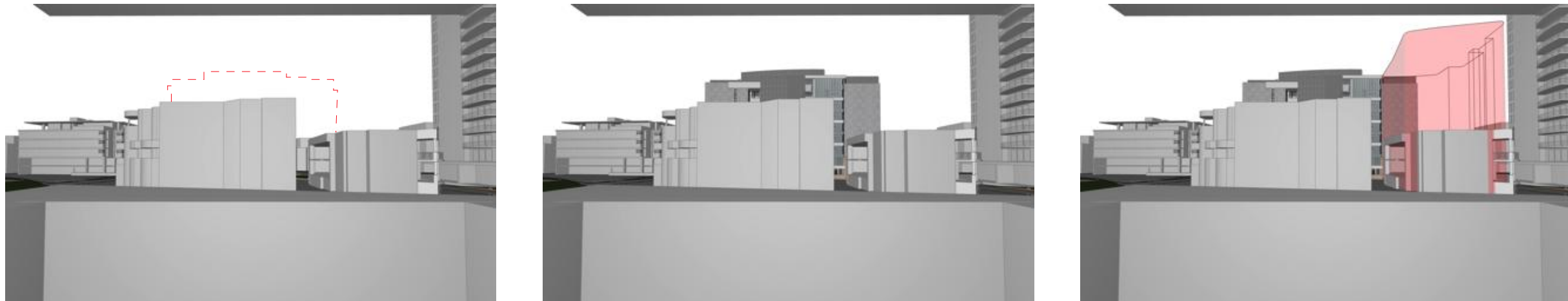
THIRD FLOOR



SECOND FLOOR



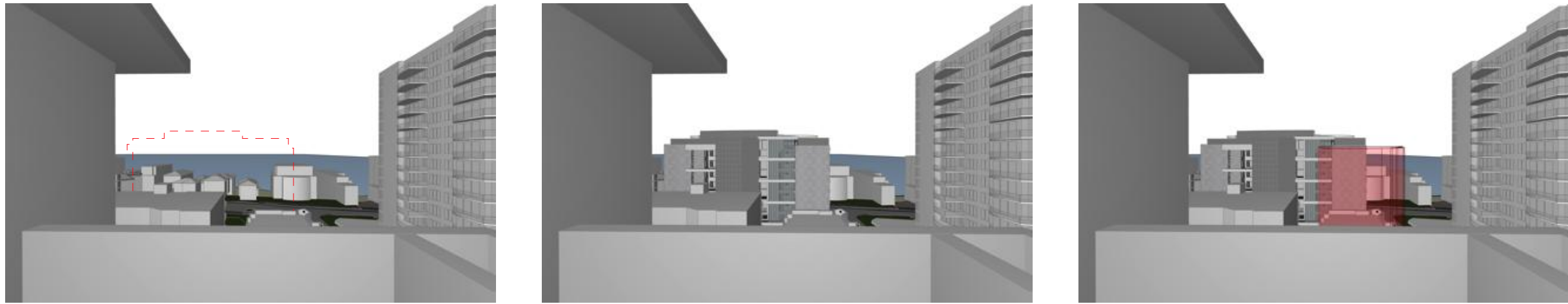
FIRST FLOOR



DA180346 PROPOSED
MIX DEVELOPMENT
AT 18 GERRALE ST

SOUTHERN BALCONY IN 'BREEZE' 19 GERRALE ST

PENTHOUSE FLOOR



SEVENTH FLOOR



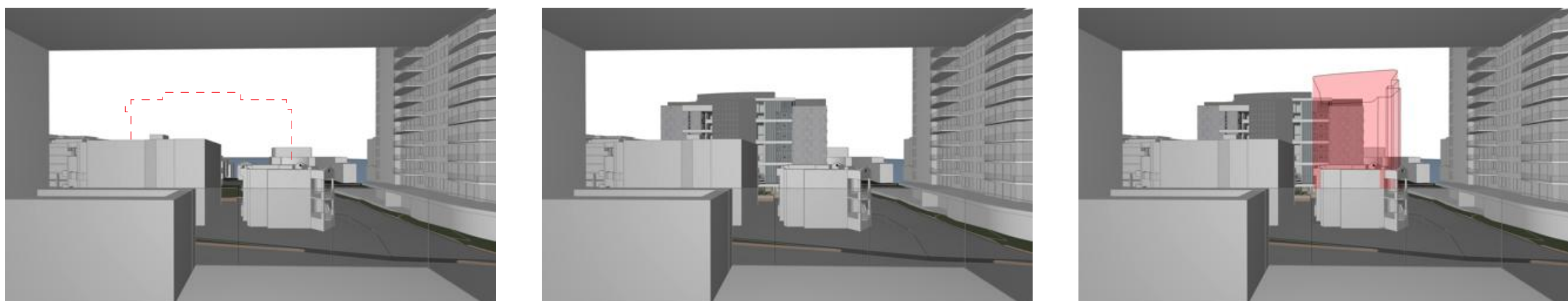
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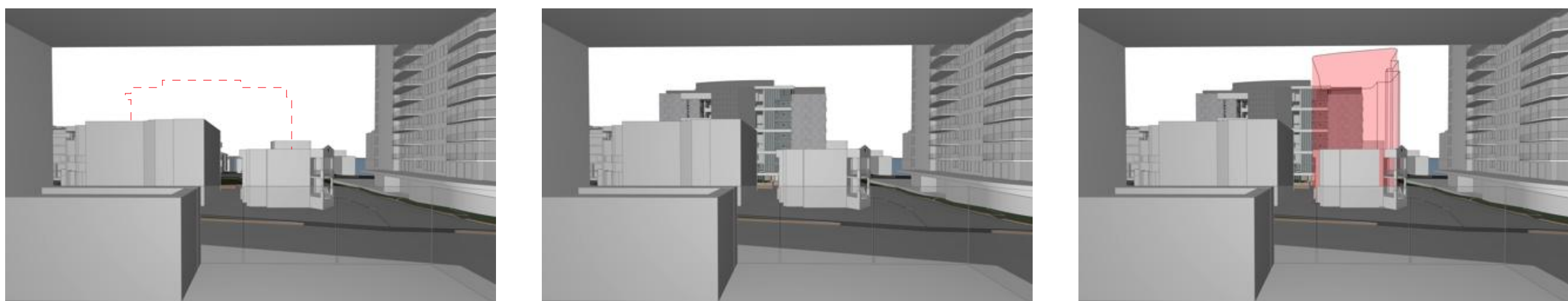
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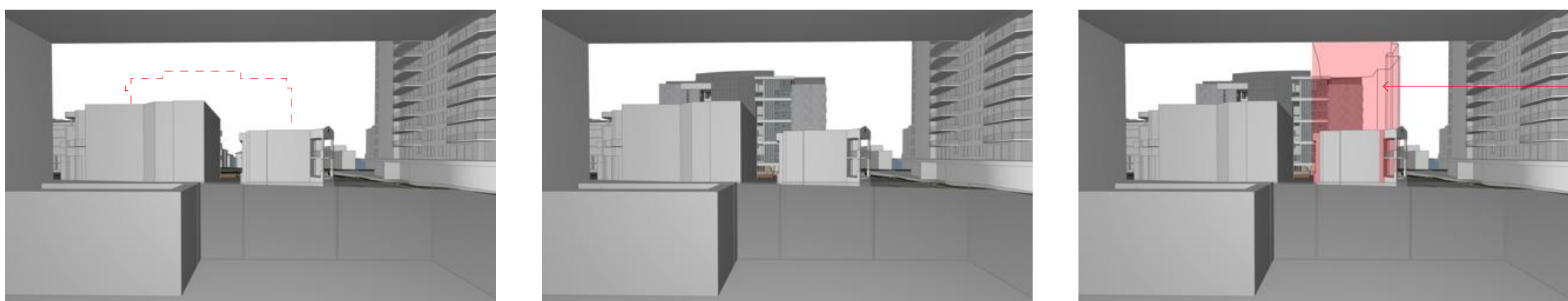
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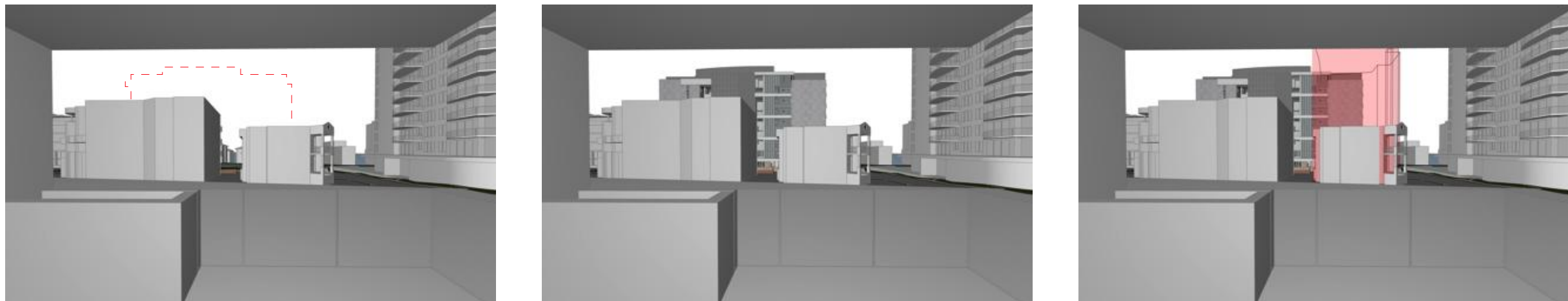
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



DA180346 PROPOSED
MIX DEVELOPMENT
AT 18 GERRALE ST

NORTHERN BALCONY IN 'THE BELGRAVE' 31-33 GERRALE ST

PENTHOUSE FLOOR



SEVENTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



DA180346 PROPOSED
MIX DEVELOPMENT
AT 18 GERRALE ST

SOUTHERN BALCONY IN 'THE BELGRAVE' 31-33 GERRALE ST

PENTHOUSE FLOOR



SEVENTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



DA180346 PROPOSED
MIX DEVELOPMENT
AT 18 GERRALE ST

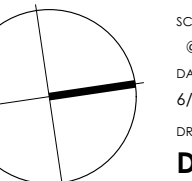
vic lake architect

0400 284 587

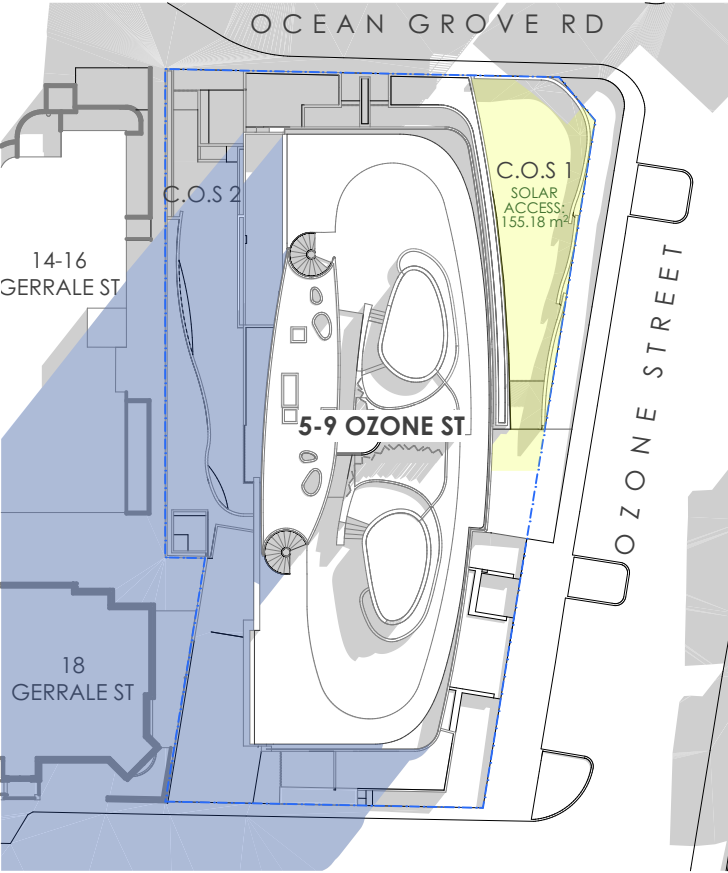
viclakearchitect.com.au

notified architect: Vic Lake NSW reg. 6475

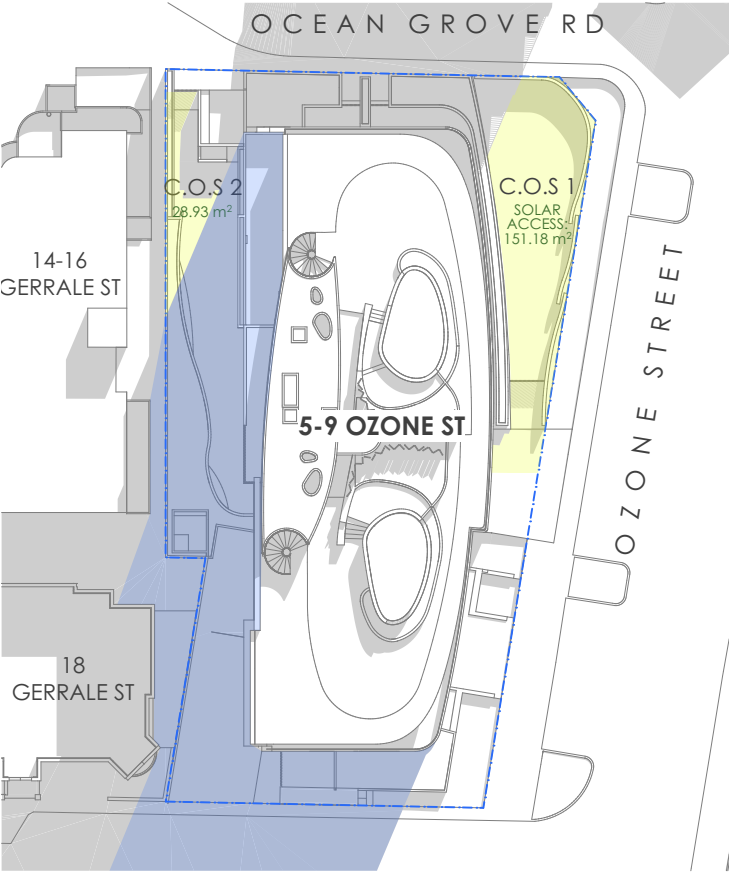
PROJECT: RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS: 5/9 COONE ST CRONULLA 2230
CLIENT: REBEL PROPERTY GROUP
LEDA HOLDINGS
DRAWING NAME: VIEW ANALYSIS FROM 31-33 GERRALE ST, CRONULLA
PROJECT NUMBER: 171120
DATE: 6/11/18
DRAWING NUMBER / REV: DA06.43 H



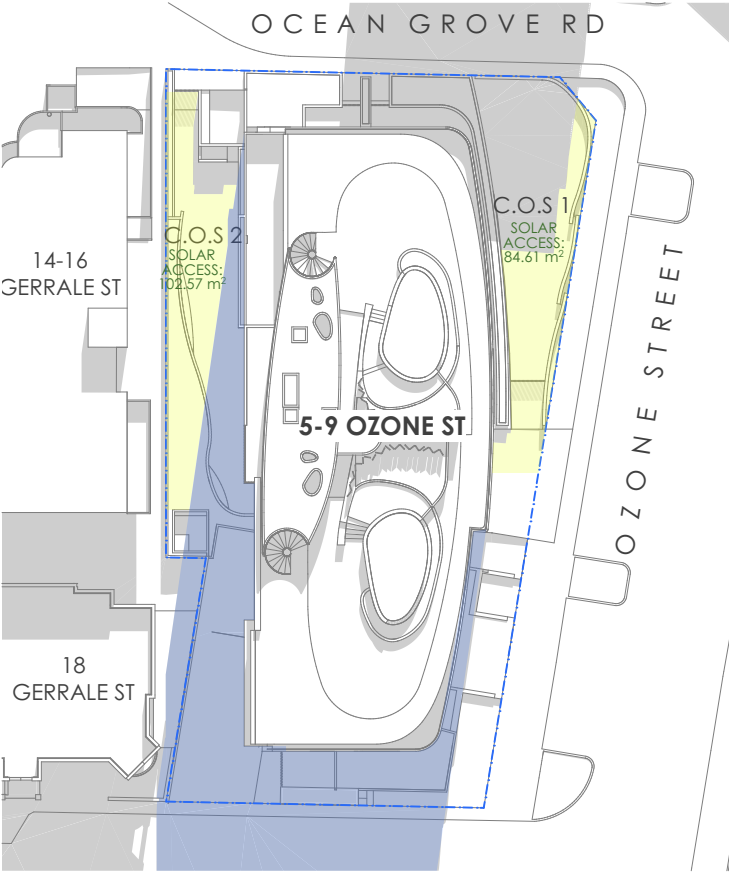
SCALE:
@ A1
DATE:
6/11/18
DRAWING NUMBER / REV:
DA06.43 H



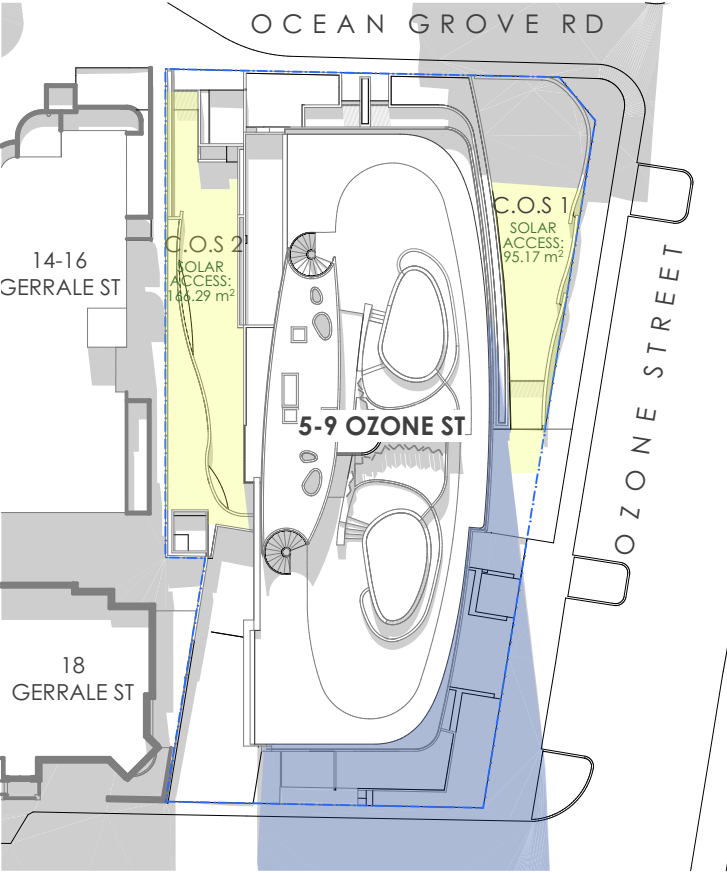
WINTER 9AM



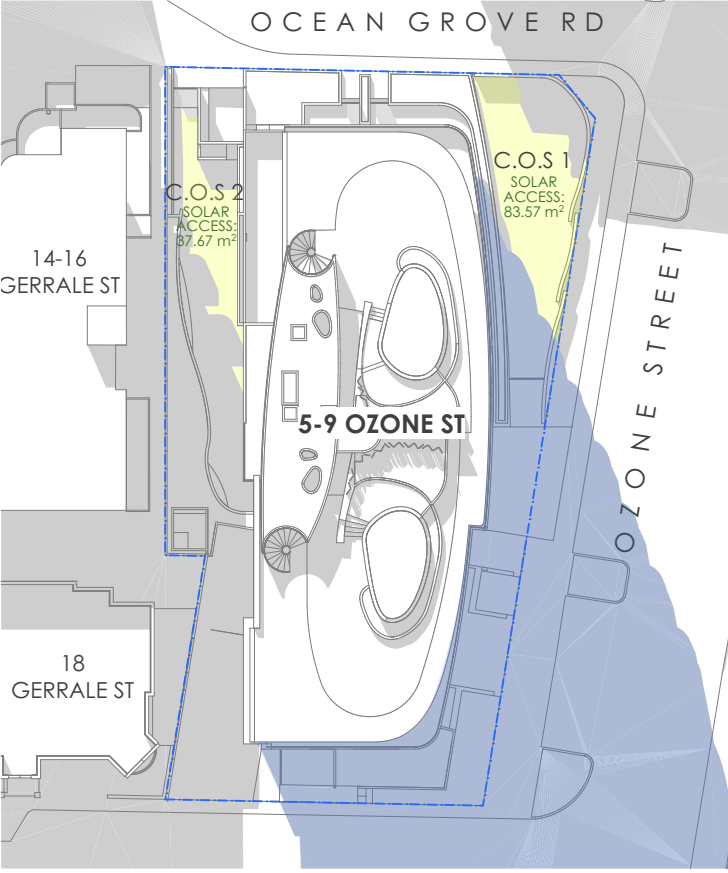
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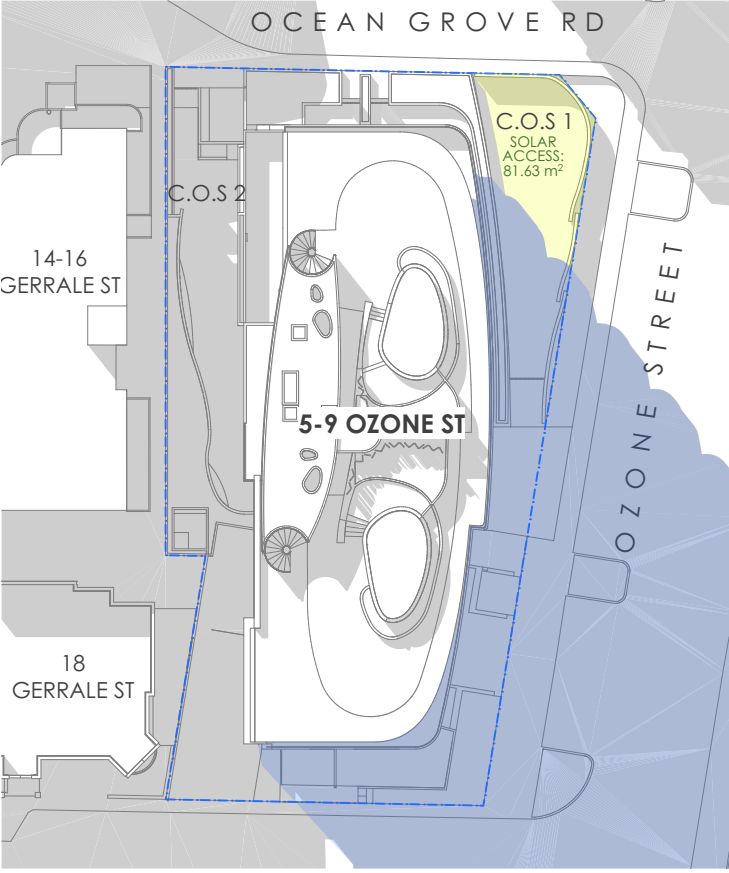
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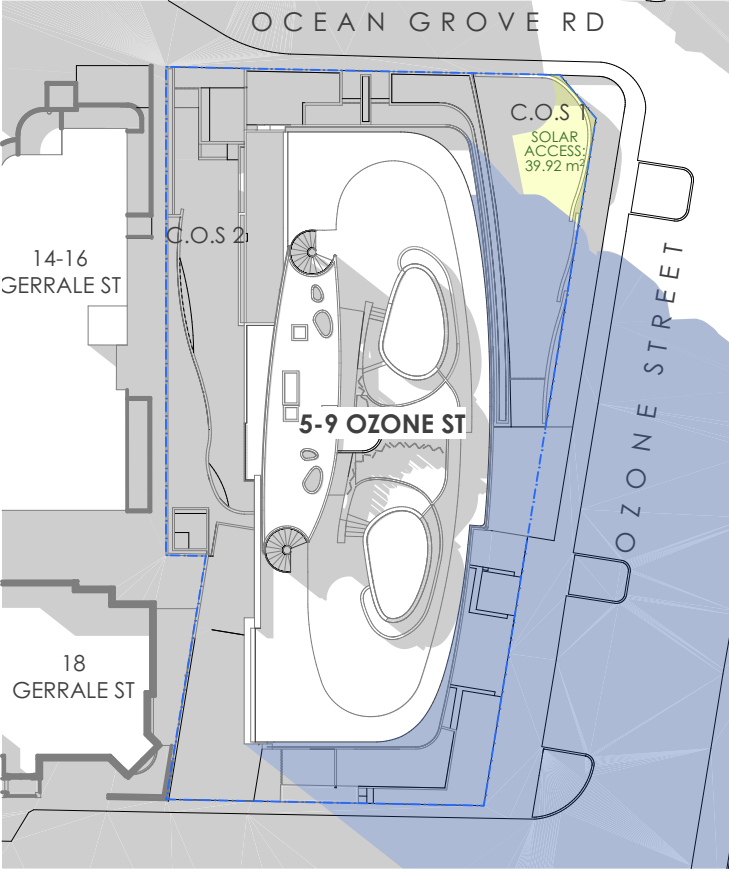
WINTER NOON



WINTER 1PM



WINTER 2PM



WINTER 3PM

SEPP 65 APARTMENT DESIGN GUIDE
Objective 3D-1

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

TIME	COS 1 SOLAR ACCESS (167 m²)		COS 2 SOLAR ACCESS (235 m²)	
9 AM	155.18 m²	93 %	0 m²	0 %
10 AM	151.18 m²	90 %	28.93 m²	12 %
11 AM	84.61 m²	51 %	102.57 m²	44 %
12 AM	95.17 m²	57 %	166.29 m²	71 %
1 PM	83.57 m²	50 %	37.67 m²	16 %
2 PM	81.63 m²	49 %	0 m²	0 %
3 PM	39.92 m²	24 %	0 m²	0 %

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C7/10/18REVISION 2

B30/8/18REVISED ISSUE

IDDATEDESCRIPTION

PROJECT:RESIDENTIAL FLAT BUILDING

PROJECT ADDRESS:5-9 OZONE ST CRONULLA 2230

DRAWING NAME:COS SOLAR ACCESS

PROJECT NUMBER:171120

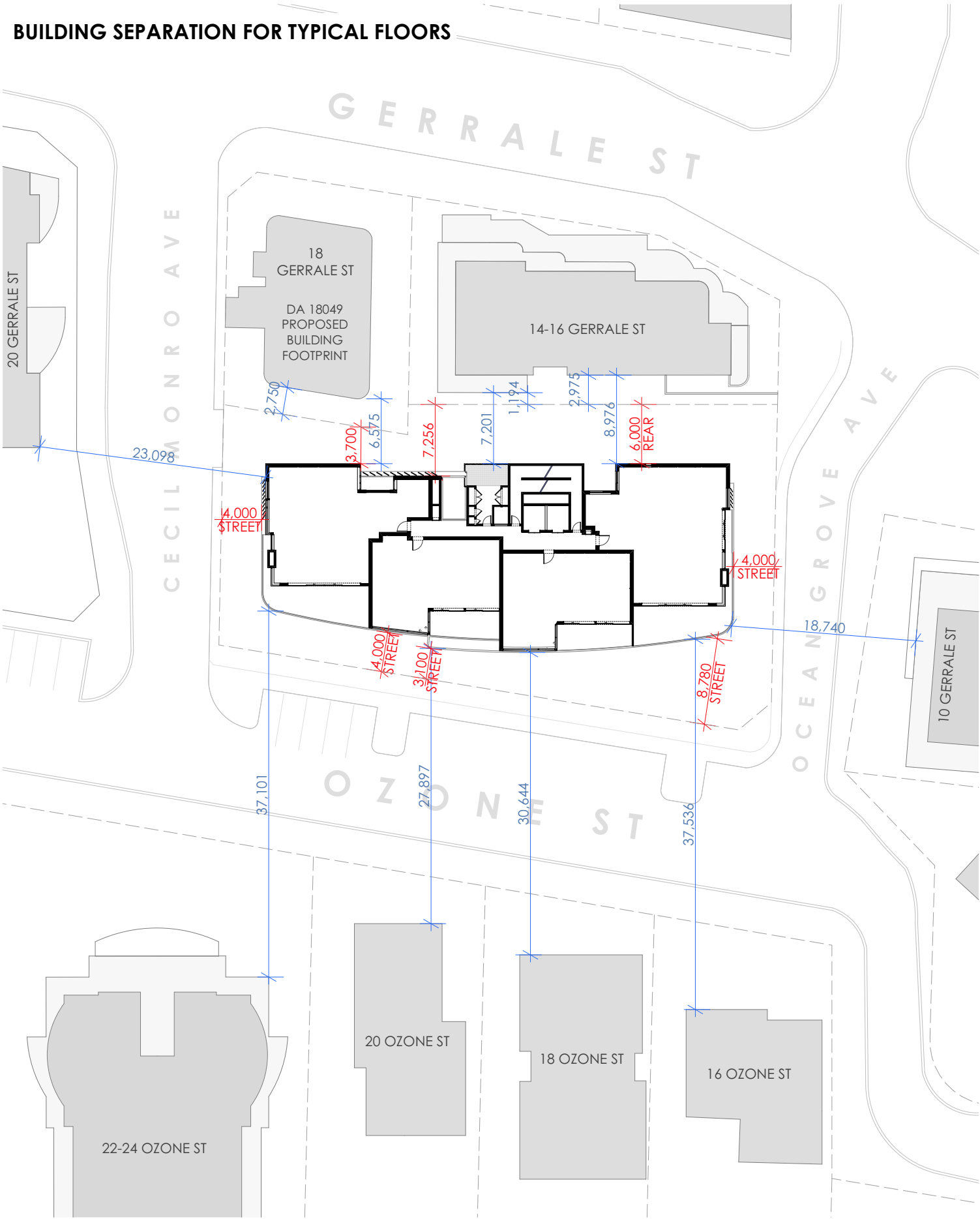
CLIENT:REBEL PROPERTY GROUP
LEDA HOLDINGS

SCALE:
@ A3

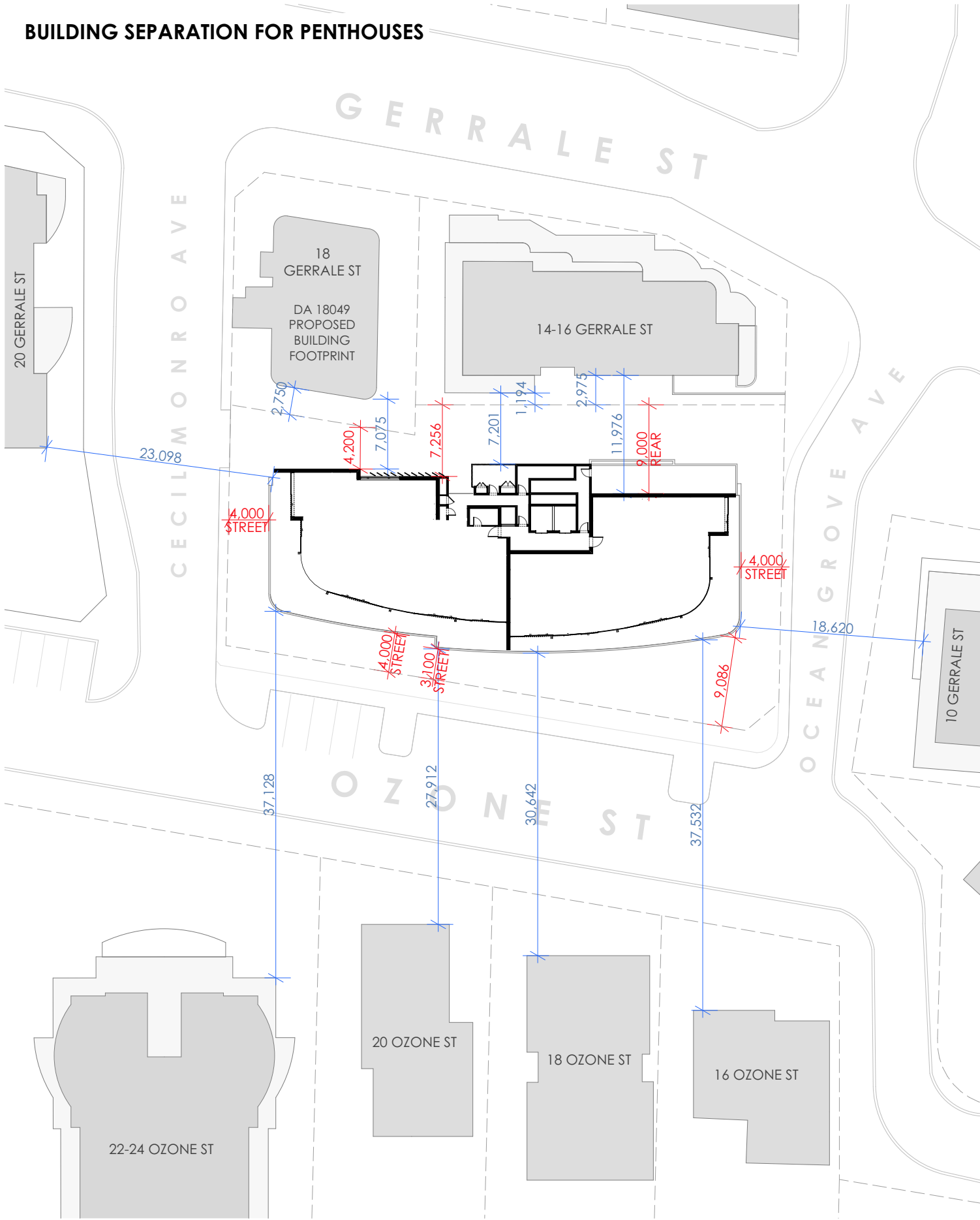
DATE:7/11/18

DRAWING NUMBER / REV:
DA06.44 H

BUILDING SEPERATION FOR TYPICAL FLOORS



BUILDING SEPERATION FOR PENTHOUSES



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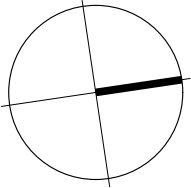
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DRAWING NAME:

BUILDING SEPERATION DIAGRAM

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@ A3
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DRAWING NUMBER / REV:
DA06.45 H



21 JUNE | 9AM



21 JUNE | 10AM



21 JUNE | 11AM



21 JUNE | 12PM

"OZONE ST_LEC OPT B" BIM Server: BIM-Server/local - BIM Server 20/171109_5-9 OZONE ST Cronulla/OZONE ST_LEC OPT B

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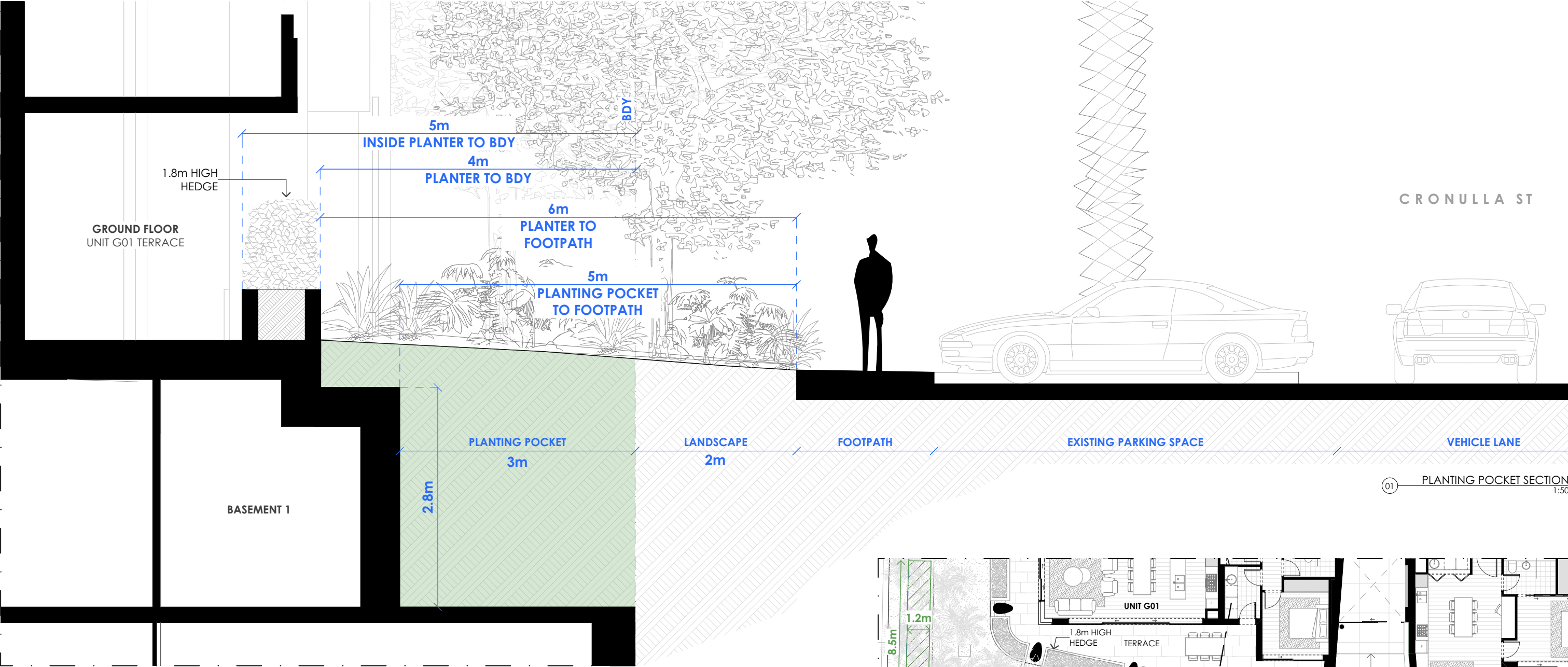
PROJECT:
RESIDENTIAL FLAT BUILDING
PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:

SOLAR STUDY ON CECIL APARTMENTS

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS

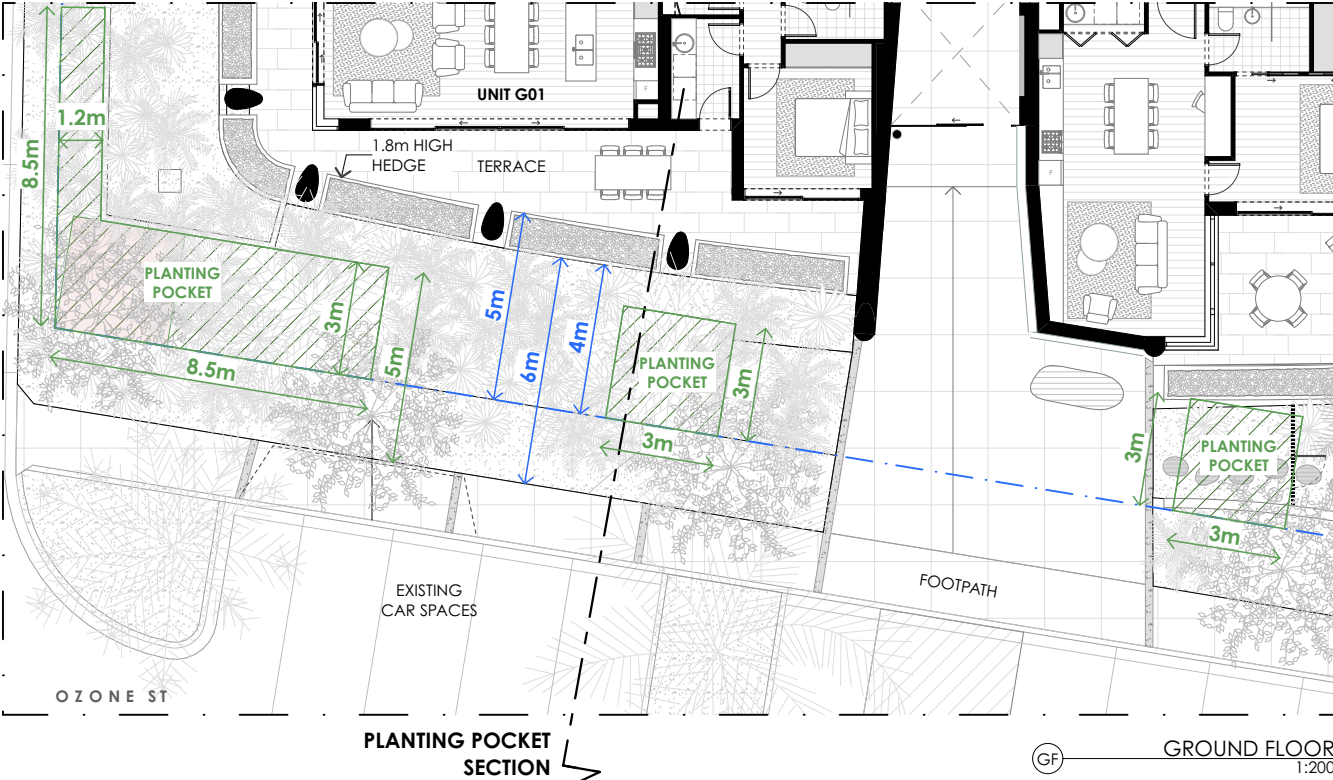
SCALE:
NOT TO SCALE @ A3
DATE:
7/11/18
DRAWING NUMBER / REV:

DA06.46 H



01 PLANTING POCKET SECTION
1:50

ADG MINIMUM SOIL STANDARD REQUIREMENT				
Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	



GF GROUND FLOOR
1:200

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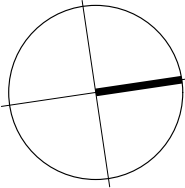
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PROJECT ADDRESS:
5-9 OZONE ST CRONULLA 2230
DRAWING NAME:
PLANTING POCKET

PROJECT NUMBER:
171120
CLIENT:
REBEL PROPERTY GROUP
LEDA HOLDINGS



SCALE:
1:200, 1:50 @ A3
DATE:
7/11/18
DRAWING NUMBER / REV:
DA06.48 H



5-9 Ozone Street, Cronulla NSW

Landscape Concept Plan for Development Application

Contents

L02 Context & Landscape Intent	3
L03 Communal and Public Open Space Maps	4
L04 The “Green Ribbon Link”	5
L05 Overall Landscape Character	6
Landscape Plan	7-13
L06 Ground	
L07 Level 1,2,3,4,5,6 & 7	
L08 Rooftop	
L09 Section AA	
L10 Section BB	
L11 Section CC	
L12 Section DD	
L13 Planting Palette and Design Precedent Images	14

CLIENTS:

REBEL
PROPERTY GROUP

LEDA

LANDSCAPE ARCHITECT:

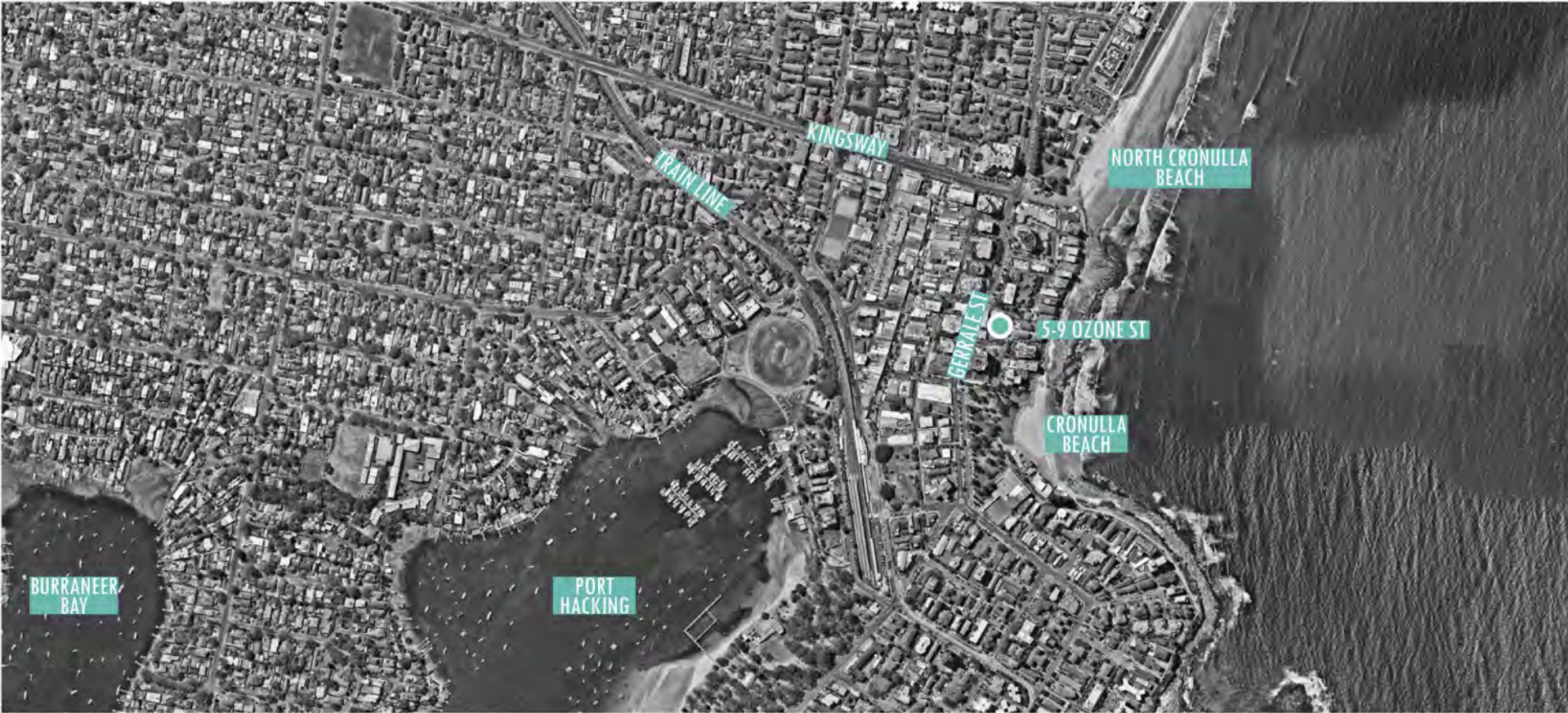
habit8

Studio 25, 13-29 Nichols Street, Surry Hills, NSW 2010

P: (02) 9360 7771

PROJECT NO.	ISSUE	DATE	TYPE	DRAWN	REVIEWED BY
17-0679L	A	19/01/2018	LCP	LN	DV
17-0679L	B	25/01/2018	LCP	LN	DV
17-0679L	C	31/01/2018	LCP	LN	DV
17-0679L	D	08/02/2018	LCP	LN	DV
17-0679L	E	07/03/2018	LCP	LN	DV
17-0679L	F	19/03/2018	LCP	LN	DV
17-0679L	G	20/03/2018	LCP	LN	DV
17-0679L	H	03/08/2018	LCP	LN	DV
17-0679L	I	18/08/2018	LCP	LN	DV
17-0679L	J	27/08/2018	LCP	LN	DV
17-0679L	K	22/10/2018	LCP	LN	DV
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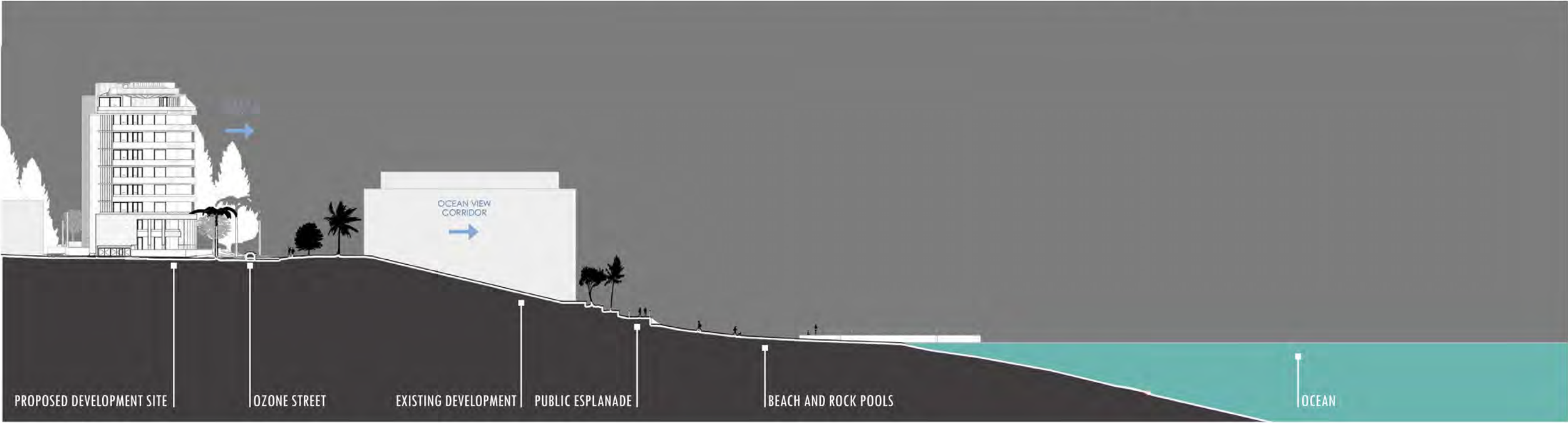
01 Context & Landscape Intent



Site Context Plan MACRO - NTS

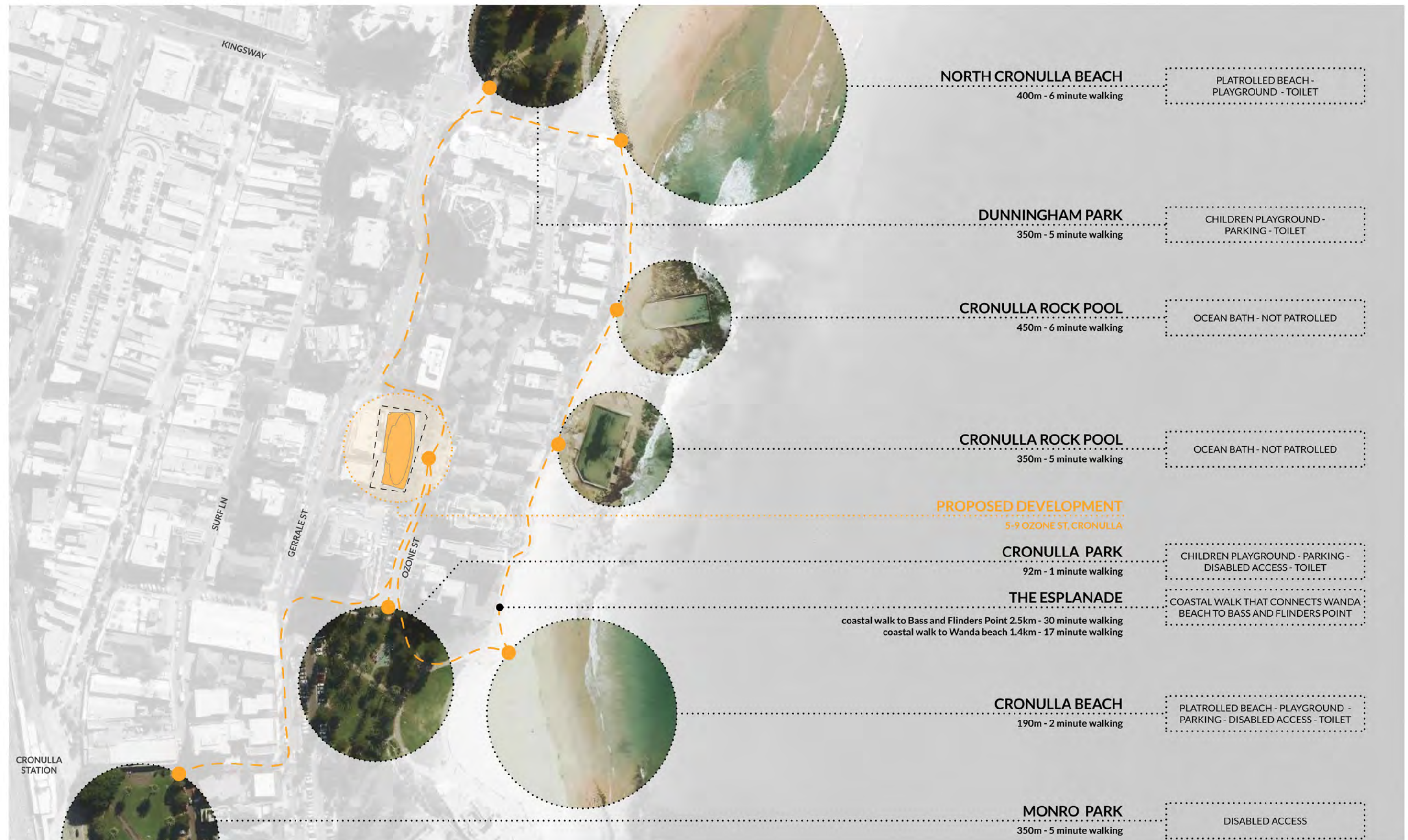


Site Context Plan MICRO - NTS



PUBLIC DOMAIN INTERFACE - NTS
[REF: VIC LAKE ARCHITECT DWG DA06.09]

02 Communal and Public Open Space Map



[REF: VIC LAKE ARCHITECT DWG DA06.08]

03 The Green Ribbon Link



The 'Green Ribbon Link' is a connecting spine that runs from the Mall, along Ocean Grove Ave, connecting into Ozone Street where it flows between the site's boundary and down into the vibrant green beachside parklands.

04 Overall Landscape Character



The landscape strategy for 5 - 9 Ozone Street aims to work seamlessly with the architecture, to not only support its' function, but more so, to transform it into a vibrant residential community. A bespoke site wide planting strategy aims to respond to the sites context and ground the design into the greater Cronulla residential fabric. The proposed landscape palette focusses on creating a shared environment for the community. High end finishes have been paired with lush tropical planting to develop sophisticated and stylish spaces. The landscape will complement the architectural features, increasing the users' experience and maximising comfort through light and shade.

- Integrate the sites street frontages into the broader context and provide suitable buffer planting to aid acoustic and visual solutions for the neighbouring properties.
- Provide a landscape character that will not only integrate with the architectural built form but encourage the two to work seamlessly together and provide visual interest to key aspects of the site.
- Planting palette that is reflective of the local area climate and character.



The material palette is comprised of a succinct selection of robust and functional materials, suitable for residential use. The colour and finishes will complement the architectural palette ensuring a site wide cohesive aesthetic is achieved.

A feature pavement will assist legibility, signifying the building entries and feature nodes.

The streetscape design will conform to the relevant local authorities' landscape requirements, whilst responding appropriately to the character of the built form.

The opportunities for water infiltration will be maximised on-site through the direction of hard surfaces towards planted areas wherever possible.



The planting strategy aims to soften the built form, visually engage users, and provide comfort through the use of shade. The planting palette will consist of a mix of robust and low maintenance plant species, providing a variety of colour and texture.

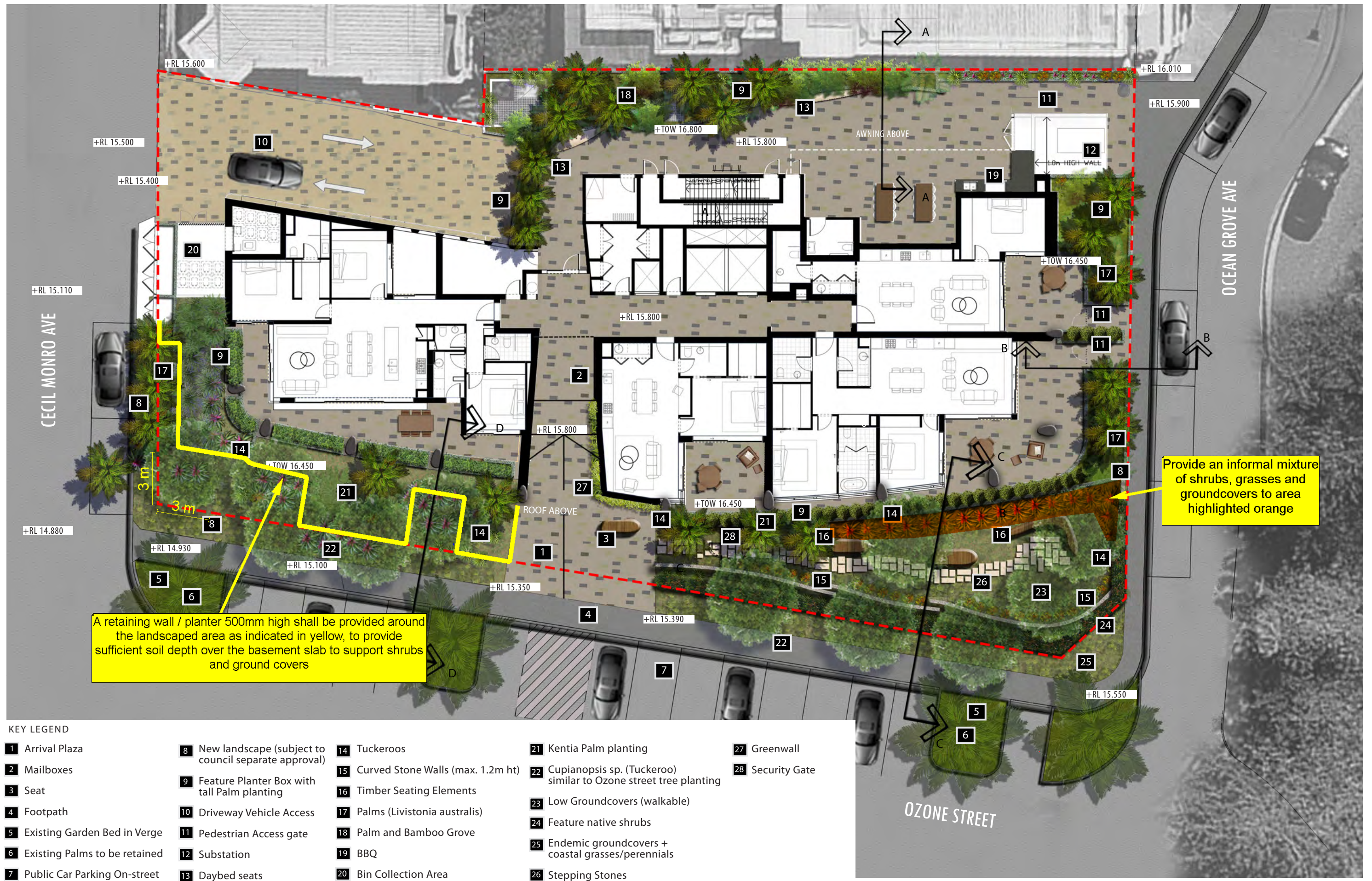
By specifying a mix of native endemic and drought tolerant plant communities, the planting design will offer diversity in texture, form and colour, and support a tropical landscape character.

A mixture of lush columnar trees, rounded canopy trees, screening shrubs and groundcovers will provide a screen to side boundaries where appropriate space is available.

Plants species will be located relative to site conditions, allowing for cool breezes and providing suitable shade within the site. This strategy maximises the use of the spaces across the day and seasons.

All hard landscape elements, services, or unsightly infrastructure will be softened with planting as applicable.

L06LANDSCAPE PLAN - GROUND LEVEL



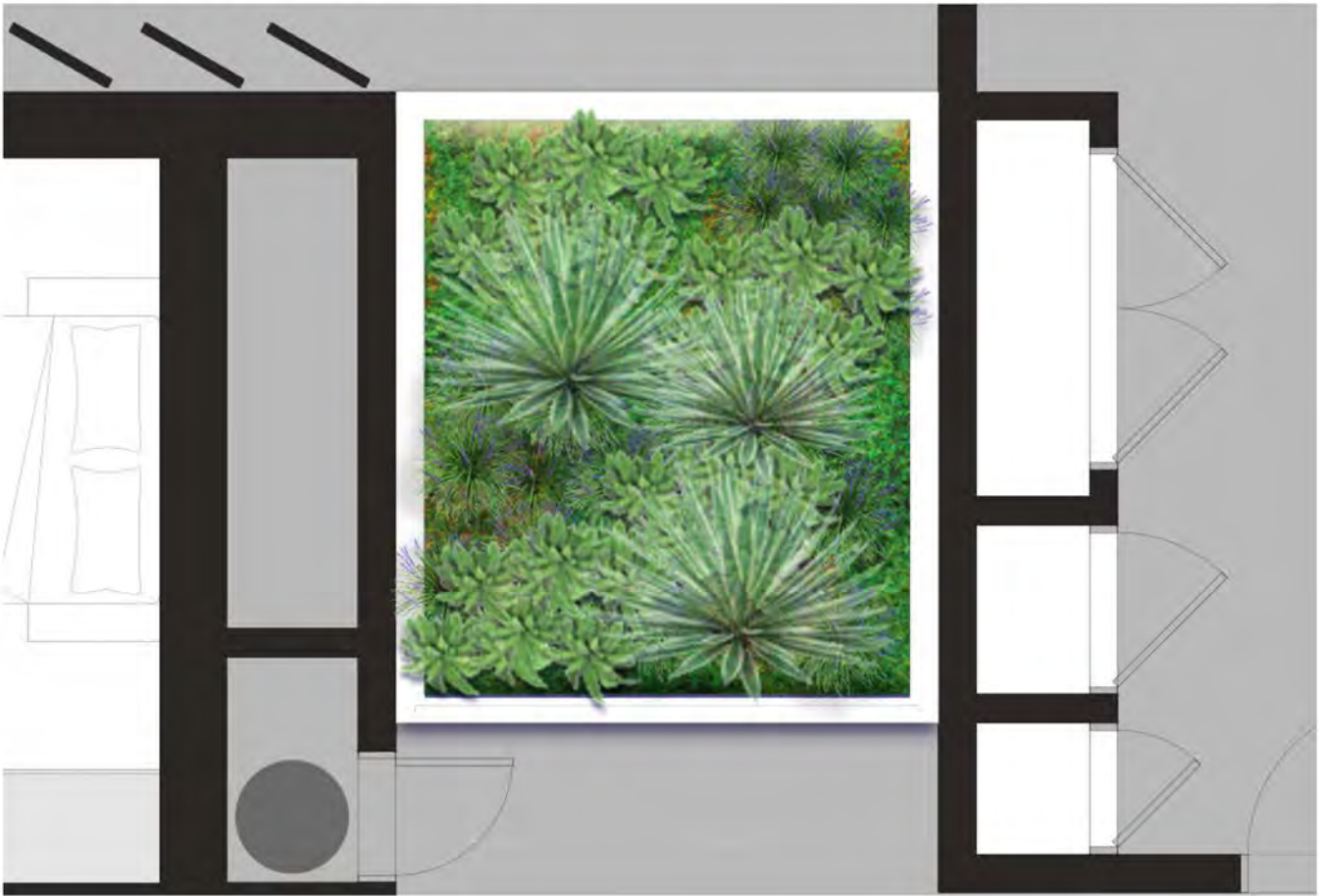
KEY LEGEND

- | | | | | | | | | | |
|---|-------------------------------|----|--|----|-----------------------------------|----|--|----|---------------|
| 1 | Arrival Plaza | 8 | New landscape (subject to council separate approval) | 14 | Tuckeroos | 21 | Kentia Palm planting | 27 | Greenwall |
| 2 | Mailboxes | 9 | Feature Planter Box with tall Palm planting | 15 | Curved Stone Walls (max. 1.2m ht) | 22 | Cupianopsis sp. (Tuckeroo) similar to Ozone street tree planting | 28 | Security Gate |
| 3 | Seat | 10 | Driveway Vehicle Access | 16 | Timber Seating Elements | 23 | Low Groundcovers (walkable) | | |
| 4 | Footpath | 11 | Pedestrian Access gate | 17 | Palms (Livistonia australis) | 24 | Feature native shrubs | | |
| 5 | Existing Garden Bed in Verge | 12 | Substation | 18 | Palm and Bamboo Grove | 25 | Endemic groundcovers + coastal grasses/perennials | | |
| 6 | Existing Palms to be retained | 13 | Daybed seats | 19 | BBQ | 26 | Stepping Stones | | |
| 7 | Public Car Parking On-street | | | 20 | Bin Collection Area | | | | |

PLANTERS LEVEL 1,2,4 & 6 - DETAIL PLAN



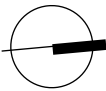
PLANTERS LEVEL 1,3,5 & 7 - DETAIL PLAN



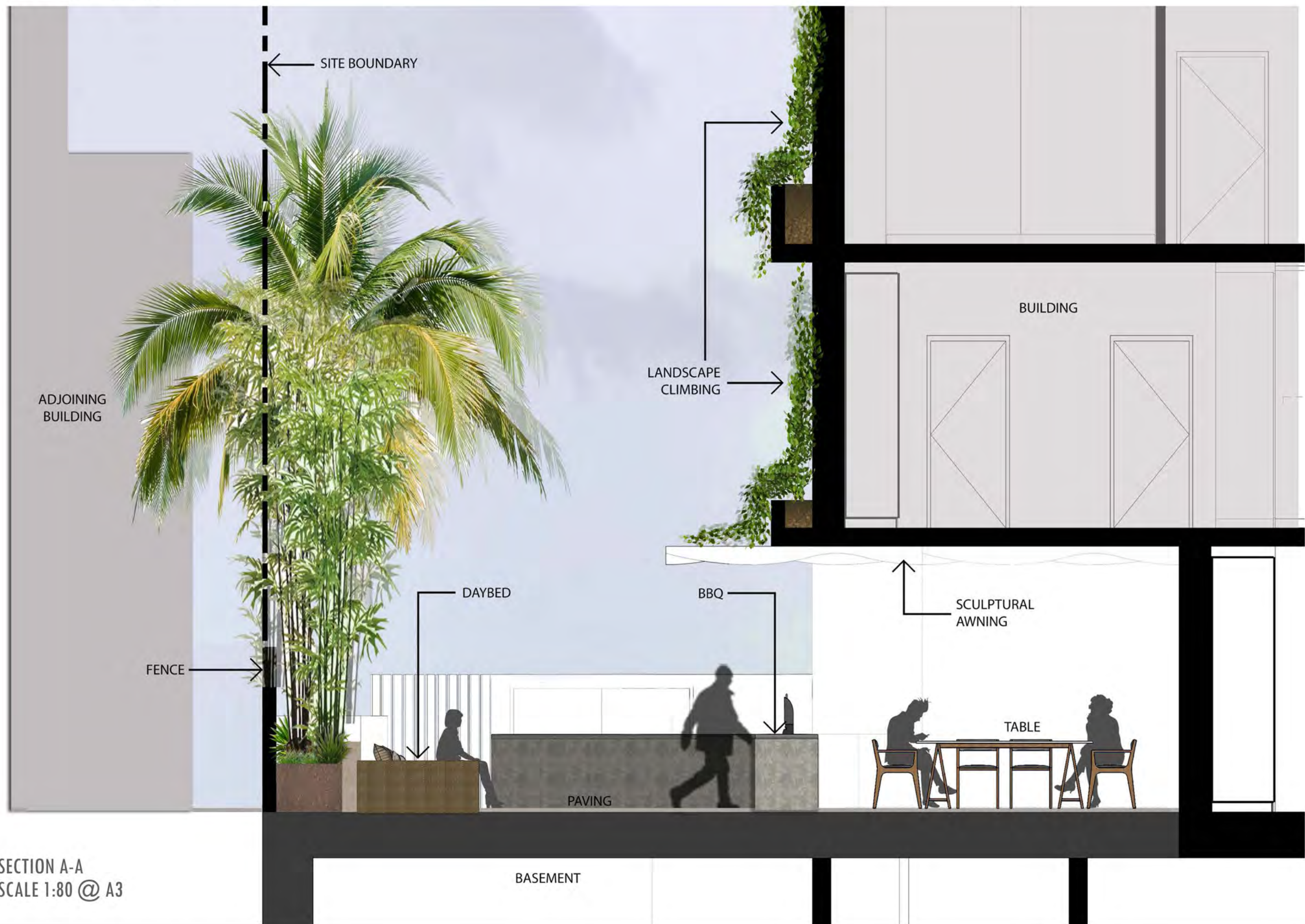
L08 LANDSCAPE PLAN - ROOFTOP TERRACE



- KEY LEGEND
- 1 Arrival Spiral Staircase
 - 2 BBQ Facilities
 - 3 Deck
 - 4 Outdoor Lounge Room
 - 5 Outdoor Dining and Umbrella
 - 6 Pool Deck
 - 7 Lush Planting
 - 8 Private Plunge Pool and Infinity Edge
 - 9 Glass Balustrade



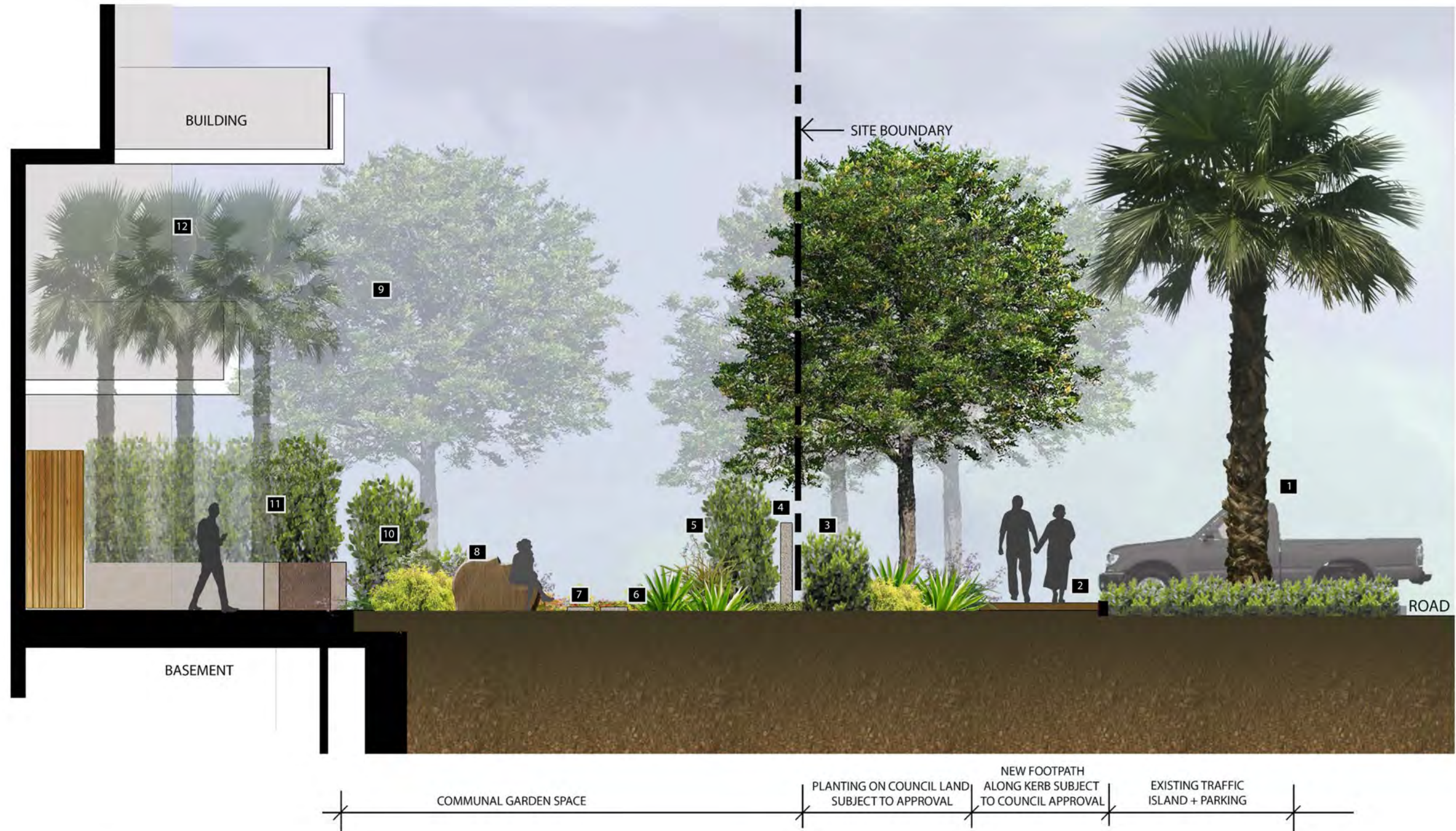
L09 LANDSCAPE SECTIONS



SECTION A-A
SCALE 1:80 @ A3



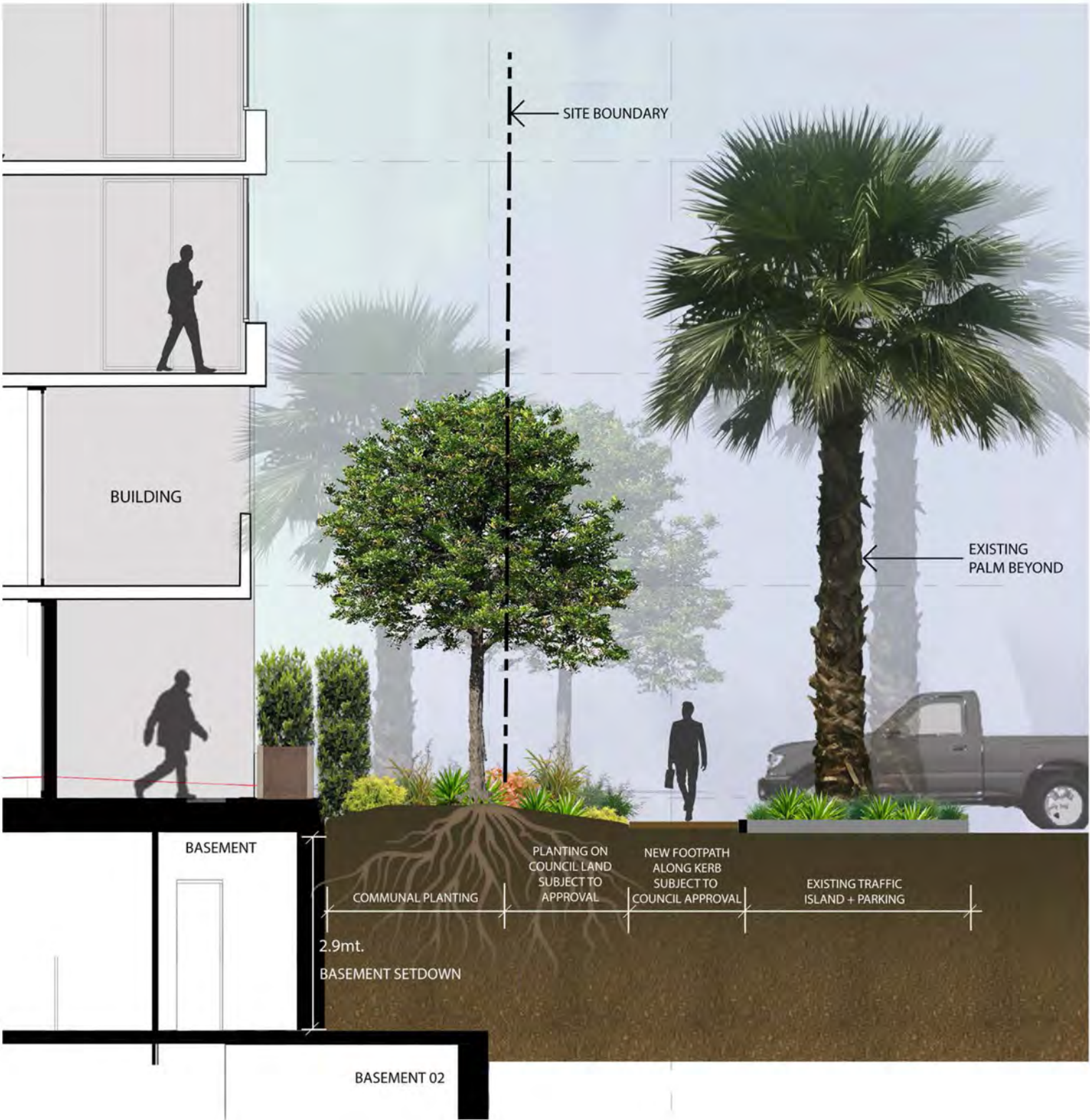
SECTION B-B
SCALE 1:200 @ A3



KEY LEGEND

- | | | |
|---|--------------------------------------|---|
| 1 Existing traffic island + palm to be retained | 4 1200mm ht stone wall | 9 Tuckeroo planting |
| 2 Footpath along kerb subject to council approval | 5 Native screen planting | 10 Native screen shrubs |
| 3 Cupianopsis sp. (Tuckeroo) similar to Ozone street tree planting | 6 Low groundcovers (walkable) | 11 Screen shrubs and planter box |
| | 7 Stepping stones | 12 Palm planting |
| | 8 Timber seats | |

SECTION C-C
SCALE 1:50 @ A3



SECTION D-D
SCALE 1:50 @ A3

06 PLANTING PALETTE

PLANT SCHEDULE

TREES + PALMS

- Archontophoenix cunninghamiana
- Livistona australis
- Strelitzia nicolai
- Cyathea cooperi
- Cupaniopsis anacardioides
- Dracaena draco
- Magnolia grandiflora - little gem
- Waterhousea floribunda
- Bambusa dolichomerithalla 'Silverstripe'
- Plumeria rubra
- Howea forsteriana

SHRUBS

- Acmena smithii minor
- Buxus microcarpa japonica
- Philodendron xanadu
- Cordyline fruticosa rubra
- Agave attenuata
- Yucca elephantipes
- Viburnum odoratissimum
- Metrosideros fiji fire
- Grevillea robyn gordon
- Callistemon white anzac
- Syzygium australe southern form
- Doryanthes excelsa
- Strelitzia reginae
- Beschorneria yuccoides
- Bromeliad spp
- Metrosideroa thomasii

GROUND COVERS

- Trachelospermum jasminoides
- Liriope evergreen giant
- Clivia miniata
- Carpobrotus glaucescens
- Phormium bronze baby
- Convolvulus sabatius
- Viola hederacea
- Dichondra silver falls
- Lomandra tanika
- Hardenbergia violacea
- Myoporum parvifolium
- Grevillea royal mantle

- Bangalow Palm
- Cabbage-tree palm
- Giant white bird of paradise
- Tree fern
- Tuckeroo
- Dragon Tree
- Dwarf magnolia
- Weeping lily pily
- Bamboo
- Frangipani
- Kentia Palm

- Dwarf lily pily
- Box hedge
- Dwarf philodendron
- Red cordyline
- Agave
- Yucca
- Sweet viburnum
- Dwarf NZ xmas bush
- Grevillea
- Dwarf bottle brush
- Dwarf brush cherry
- Gymea Lily
- Bird of paradise
- Mexican lily
- Bromeliad
- NZ Christmas bush

- Star jasmine
- Giant liriope
- Kaffir lily
- Pigface
- Dwarf flax
- Morning glory
- Native violet
- Silver falls
- Tanika
- False sarsaparilla, Purple coral pea
- Creeping myoporum
- Grevillea royal mantle



DESIGN PRECEDENT IMAGES



GENERAL NOTES:

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH SUTHERLAND SHIRE COUNCIL SPECIFICATION. CONTRACTOR TO OBTAIN AND RETAIN A COPY ON SITE DURING THE COURSE OF THE WORKS.
2. ALL NEW WORKS ARE TO MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS, AND MARRY IN A 'WORKMANLIKE' MANNER.
3. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL SERVICES WITH EACH RELEVANT AUTHORITY. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED BY THE CONTRACTOR OR THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. SERVICES SHOWN ON THESE PLANS ARE ONLY THOSE EVIDENT AT THE TIME OF SURVEY OR AS DETERMINED FROM SERVICE DIAGRAMS. HENRY AND HYMAS CONSULTING PTY. LTD. CANNOT GUARANTEE THE INFORMATION SHOWN NOR ACCEPT ANY RESPONSIBILITY FOR INACCURACIES OR INCOMPLETE DATA.
4. SERVICES & ACCESSSES TO THE EXISTING PROPERTIES ARE TO BE MAINTAINED IN WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
5. ADJUST EXISTING SERVICE COVERS TO SUIT NEW FINISHED LEVELS TO RELEVANT AUTHORITY REQUIREMENTS WHERE NECESSARY.
6. REINSTATE AND STABILISE ALL DISTURBED LANDSCAPED AREAS.
7. MINIMUM GRADE OF SUBSOIL SHALL BE 0.5% (1:200) FALL TO OUTLETS.
8. ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, EROSION AND SEDIMENTATION CONTROL PLAN AND SUTHERLAND SHIRE COUNCIL REQUIREMENTS WHERE APPLICABLE.
9. CONTRACTOR TO CHECK AND CONFIRM SITE DRAINAGE CONNECTIONS ACROSS THE VERGE PRIOR TO COMMENCEMENT OF SITE DRAINAGE WORKS.
10. PROPERTIES AFFECTED BY THE WORKS ARE TO BE NOTIFIED IN ADVANCE WHERE DISRUPTION TO EXISTING ACCESS IS LIKELY.

SITWORKS NOTES

- DATUM : A.H.D.
- ORIGIN OF LEVELS : REPORT TO BENCH OR STATE SURVEY MARKS WHERE SHOWN ON PLAN.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE DIRECTIONS OF THE SUPERINTENDENT.
- EXISTING SERVICES UNLESS SHOWN ON THE SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS ACHIEVED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION IS TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- CONTRACTOR TO OBTAIN AUTHORITY APPROVALS WHERE APPLICABLE.
- MAKE SMOOTH TRANSITION TO EXISTING SURFACES AND MAKE GOOD.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS
OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED RELATING TO DEVELOPMENT AT THE SITE.
- TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MINIMUM OF 50mm IN BITUMINOUS PAVING.
- ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND EDGE OF PAVING.
- GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON PLAN. GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED UNLESS IN A DESIGNATED SAG POINT.
- ALL COVERS AND GRATES ETC TO EXISTING SERVICE UTILITIES ARE TO BE ADJUSTED TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.



LOCALITY SKETCH

N.T.S

DRAWING SCHEDULE

DRAWING SCHEDULE	
17A09_DA_C000	COVER SHEET, DRAWING SCHEDULE, NOTES & LOCALITY SKETCH
17A09_DA_C100	STORMWATER MANAGEMENT PLAN
17A09_DA_C200	OSD TANK SECTIONS AND DETAILS

DRAINAGE NOTES:

1. ALL STORMWATER WORK TO COMPLY WITH AS 3500 PART 3.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE MINIMUM COVER OF 600mm ON ALL PIPES.
3. PROTECTION OF PIPES DUE TO LOADS EXCEEDING W7 WHEEL LOAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. BEDDING TYPE SHALL BE TYPE H2 FOR RCP. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS. REFER TO THIS DRAWING FOR DETAILS.
5. MINIMUM COVER OVER EXISTING PIPES FOR PROTECTION DURING CONSTRUCTION SHALL BE 800mm.
6. NO CONSTRUCTION LOADS SHALL BE APPLIED TO PLASTIC PIPES.
7. FINISHED SURFACE LEVELS SHOWN ON LAYOUT PLAN DRGS TAKE PRECEDENCE OVER DESIGN DRAINAGE SURFACE LEVELS.
8. ALL PIPES UP TO AND INCLUDING 300 DIA. SHALL BE SOLVENT OR RUBBER RING JOINTED PVC CLASS SH PIPE TO AS1260. ALL OTHER PIPES TO BE RCP USING CLASS 2 RUBBER RING JOINTED PIPE. HARDIES FRC PIPE MAY BE USED IN LIEU OF RCP IF DESIGNED IN GROUND. ALL AERIAL PIPES TO BE PVC CLASS SH.
9. ALL PITS IN NON TRAFFICABLE AREAS TO BE PREFABRICATED POLYESTER CONCRETE "POLYCRETE" WITH "LIGHT DUTY" CLASS B GALV. MILD STEEL GRATING AND FRAME.
ALL PITS IN TRAFFICABLE AREAS (CLASS "D" LOADING MAX) TO HAVE 150mm THICK CONCRETE WALLS AND BASE CAST IN-SITU FC-32 MPa. REINFORCED WITH N12-200 BOTH LOADING WAYS CENTRALLY PLACE. U.N.O. ON SEPARATE DESIGN DRAWINGS IN THIS SET. GALV.MILD STEEL GRATING AND FRAME TO SUIT DESIGN LOADING. PRECAST PITS, RECTANGULAR OR CIRCULAR IN SHAPE, MAY BE USED IN LIEU AND SHALL COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.
10. ALL PITS, GRATINGS AND FRAMES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND TO BE IN ACCORDANCE WITH AS3500.3 AND AS3996.
11. PIT CHAMBER DIMENSIONS ARE TO BE SELECTED TO SATISFY THE FOLLOWING:
 - PIPE SIZE
 - DEPTH TO INVERT
 - SKEW ANGLEREFER TYPICAL PIT CHAMBER DETAILS BELOW
- IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
12. FOR PIPE SIZES GREATER THAN Ø300mm, PIT FLOOR IS TO BE BENCHED TO FACILITATE FLOW.
13. GALVANISED STEP IRONS SHALL BE PROVIDED AT 300 CTS FOR PITS HAVING A DEPTH EXCEEDING 1200mm. SUBSOIL DRAINAGE PIPE SHALL BE PROVIDED IN PIPE TRENCHES ADJACENT TO INLET PIPES. (MINIMUM LENGTH 3m)
14. ALL SUBSOIL PIPES SHALL BE 100mm SLOTTED PVC IN A FILTER SOCK, UNO, WITH 3m INSTALLED UPSTREAM OF ALL PITS.
15. ALL PIPEWORK SHALL HAVE MINIMUM DIAMETER 100.
16. MINIMUM GRADE FOR ROOFWATER DRAINAGE LINES SHALL BE 1%.
17. ALL PIPE JUNCTIONS AND TAPER UP TO AND INCLUDING 300 DIA. SHALL BE VIA PURPOSE MADE FITTINGS.
18. ALL ROOF DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS3500, PART 3. TESTING TO BE UNDERTAKEN AND REPORTS PROVIDED TO THE SUPERINTENDENT.
19. LOCATION OF THE DIRECT DOWN PIPE CONNECTIONS MAY VARY ON SITE TO SUIT SITE CONDITIONS, WHERE CONNECTION SHOWN ON LONG SECTIONS CHAINAGES ARE INDICATIVE ONLY.
20. PITS IN EXCESS OF 1.5 m DEEP TO HAVE WALL AND FLOOR THICKNESS INCREASED TO 200mm. REINFORCED WITH N12@200 CTS CENTRALLY PLACED BOTH WAYS THROUGHOUT U.N.O.ON SEPARATE DESIGN DRAWINGS IN THIS SET. IF DEPTH EXCEEDS 5m CONTACT ENGINEER.
21. SUBSOIL DRAINAGE LINES FOR LANDSCAPE AREA NOT SHOWN ON THESE DRAWINGS. REFER TO LANDSCAPING PLANS FOR DETAILS.
22. ALL STORMWATER PITS TO HAVE Ø100 uPVC SLOTTED SUBSOIL PIPES CONNECTED TO THEM. THESE SUBSOILS TO EXTEND 3m UPSTREAM OF THE PIT AT A MINIMUM GRADE.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY THE SURVEYOR SPECIFIED IN THE TITLE BLOCK.

THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. HENRY AND HYMAS PTY. LTD. DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.



SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT HENRY AND HYMAS PTY. LTD. THE FOLLOWING NOTES HAVE BEEN TAKEN DIRECTLY FROM ORIGINAL SURVEY DOCUMENTS.

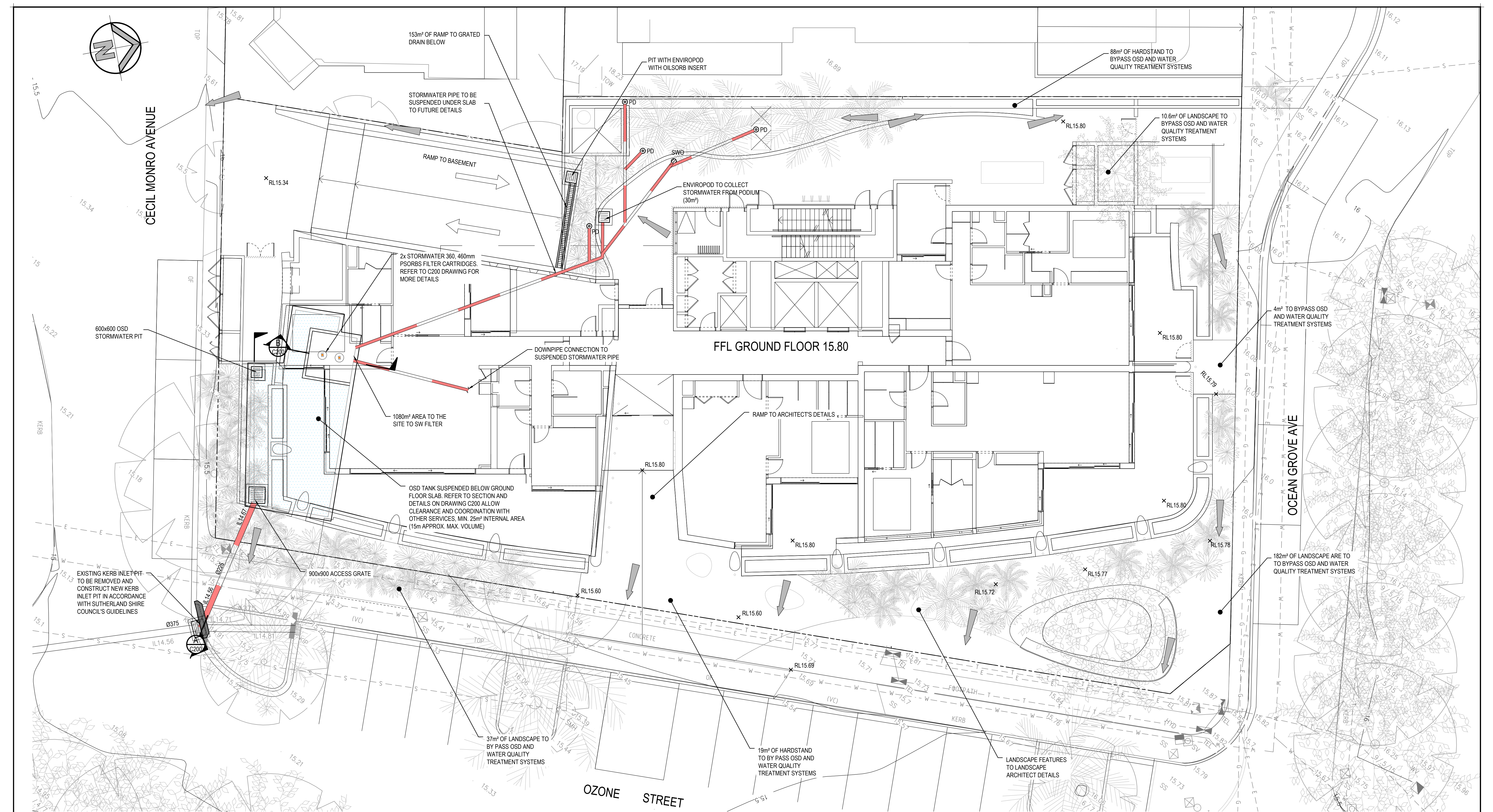
ORIGIN OF LEVELS

DATUM

CONTOUR INTERVAL

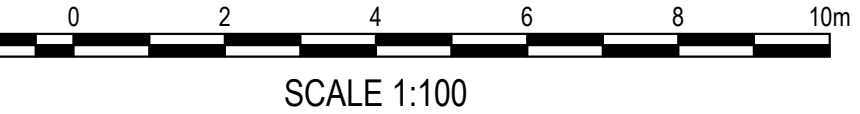
FOR DA ONLY

<div>SURVEY INFORMATION</div> <div>SURVEYED BY : LTS LOCKLEY</div> <div>ORIGIN OF LEVELS: SSM 125908</div> <div>RL-14.912 (AHD) IN SURF LANE</div> <div>SSFP (Sydney South West Regional Council) - 2018/SSP</div>																				<div>Covered by:</div> <div>REBEL PROPERTY GROUP LEDA HOLDINGS</div> <div>Level 5, 79 Victoria Avenue Cherrybrook NSW 2067</div> <div> Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email enquiries@rhconsult.com.au Web www.hennyandhymas.com.au</div> <div></div>										<div>Proposed:</div> <div>PROPOSED RESIDENTIAL TO 4 ER</div> <div>6-9 OZONE STREET CRONULLA NSW</div>										<div>Date Issued:</div> <div>M.S. 01/01/2018</div> <div>A.I. 01/01/2018</div> <div>C.I. 01/01/2018</div> <div>A.F. 01/01/2018</div> <div>D. 01/01/2018</div> <div>I.A. 01/01/2018</div> <div>S.D. 01/01/2018</div> <div>N.T.S. A1</div>										<div>Title:</div> <div>COVER SHEET DRAWING SCHEDULE</div> <div>NOTES LOCALITY SKETCH</div>										<div>Drawn by:</div> <div>17A 9 DA C</div> <div>Page 136 of 138</div>									
<div>01</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>MS</div> <div>IA</div> <div>31.07.2018</div> <div>REVISION</div> <div>AMENDMENT</div>										<div>01</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>MS</div> <div>IA</div> <div>31.07.2018</div> <div>REVISION</div> <div>AMENDMENT</div>										<div>01</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>MS</div> <div>IA</div> <div>31.07.2018</div> <div>REVISION</div> <div>AMENDMENT</div>										<div>01</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>MS</div> <div>IA</div> <div>31.07.2018</div> <div>REVISION</div> <div>AMENDMENT</div>										<div>01</div> <div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>MS</div> <div>IA</div> <div>31.07.2018</div> <div>REVISION</div> <div>AMENDMENT</div>																													



LEGEND

- EXISTING BOUNDARY
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- PROPOSED BATTER LINE
- EXISTING CONTOURS
- EXISTING SPOT LEVEL
- PROPOSED PODIUM DRAIN
- PROPOSED LINTEL ONGRADE & SAG PIT
- PROPOSED SURFACE INLET PITS
- PROPOSED GRATED DRAIN
- PROPOSED SPOT LEVEL
- EXISTING ELECTRICAL MAINS LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING TELSTRA LINES
- EXISTING WATER LINE



STORMWATER MANAGEMENT PLAN
SCALE 1:100

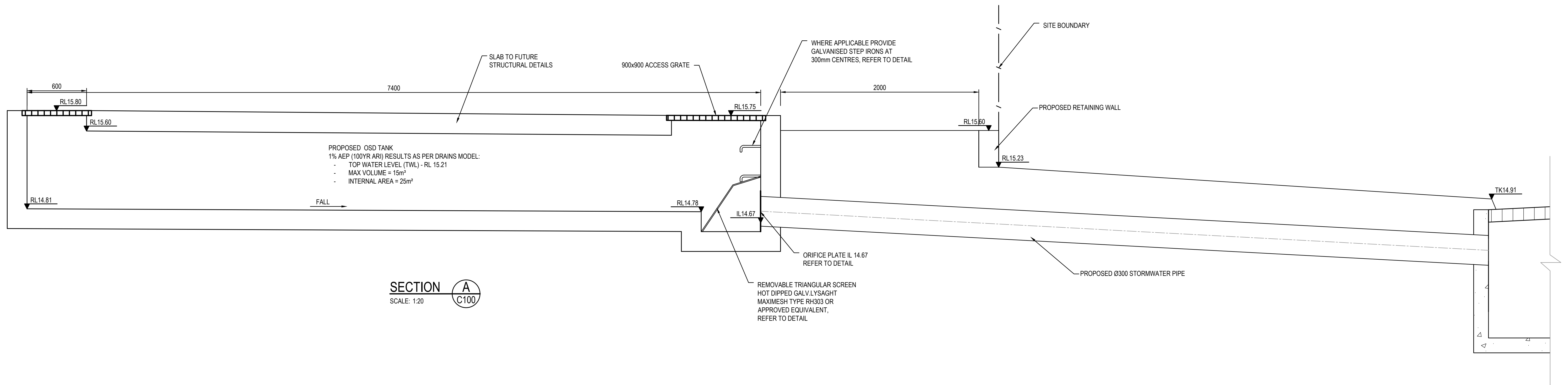
WATER QUALITY CATCHMENT SUMMARY

	AREA
AREAS TO STORMWATER FILTER CARTRIDGE	1080m²
AREAS TO ENVIROPOD	183m²
AREAS TO BYPASSING STORMWATER TREATMENT FACILITY	329m²

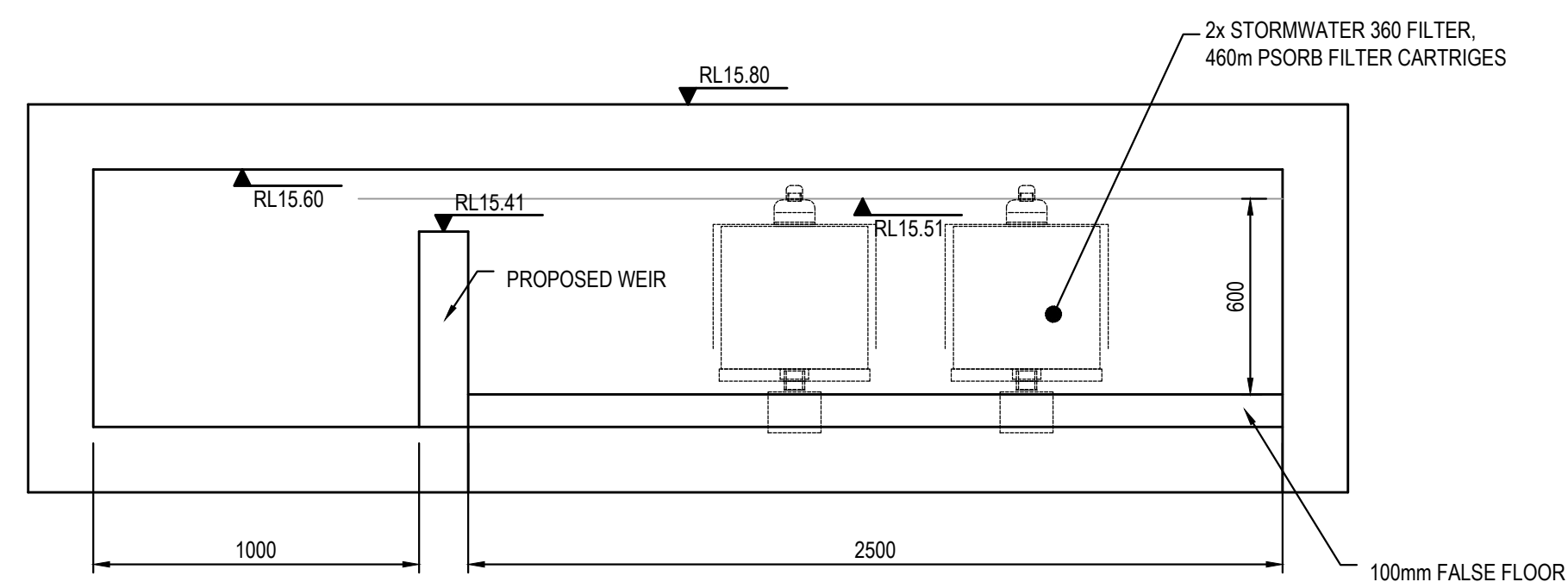
TREATMENT EFFECTIVENESS SUMMARY

POLLUTANT	MINIMUM POLLUTANT REMOVAL RATE REQUIRED	POLLUTANT REMOVAL RATE ACHIEVED
TOTAL SUSPENDED SOLIDS (TSS)	80%	81%
TOTAL PHOSPHOROUS (TP)	40%	58.4%
TOTAL NITROGEN (TN)	40%	42%
LITTER AND ORGANIC MATTER	100%	100%
OIL AND GREASE	100%	ACHIEVED WITH OILSORB FOR DRIVEWAY CATCHMENT

FOR DA ONLY



SECTION A
SCALE: 1:20

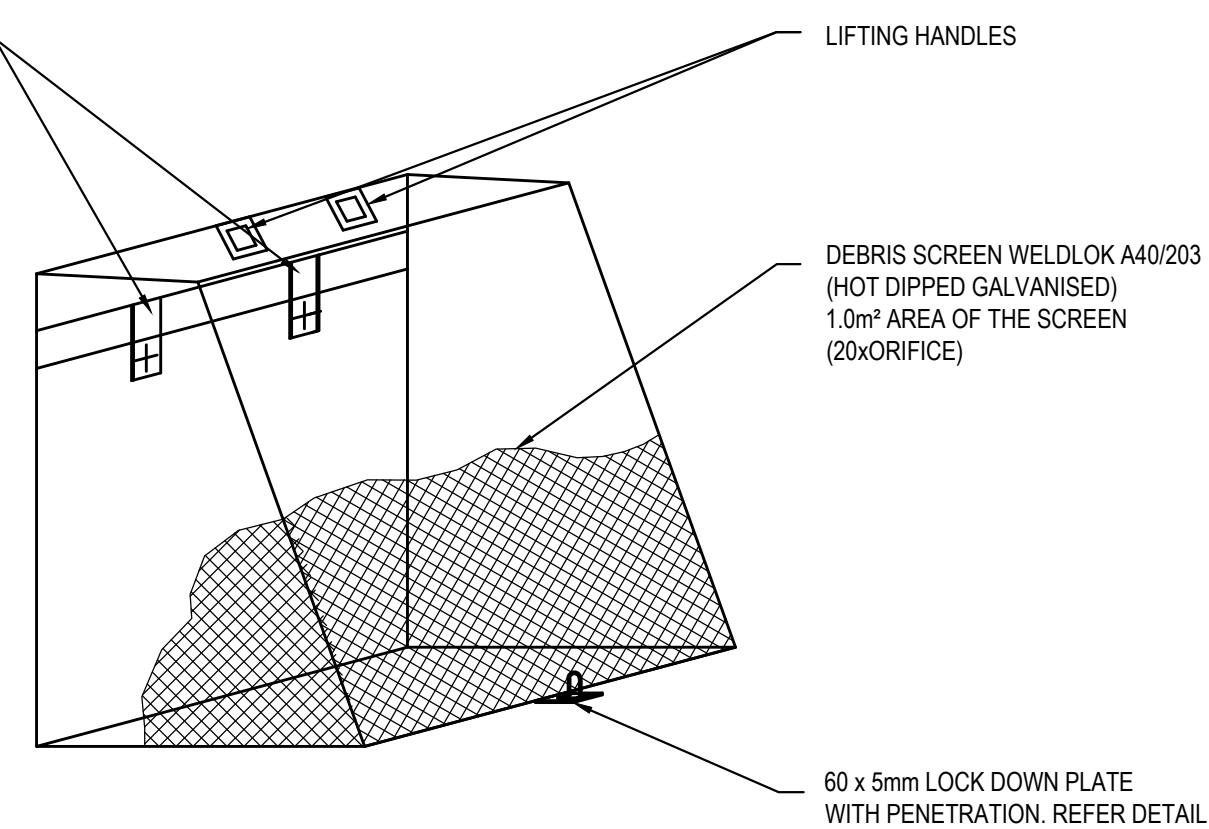


SECTION B
SCALE: 1:20

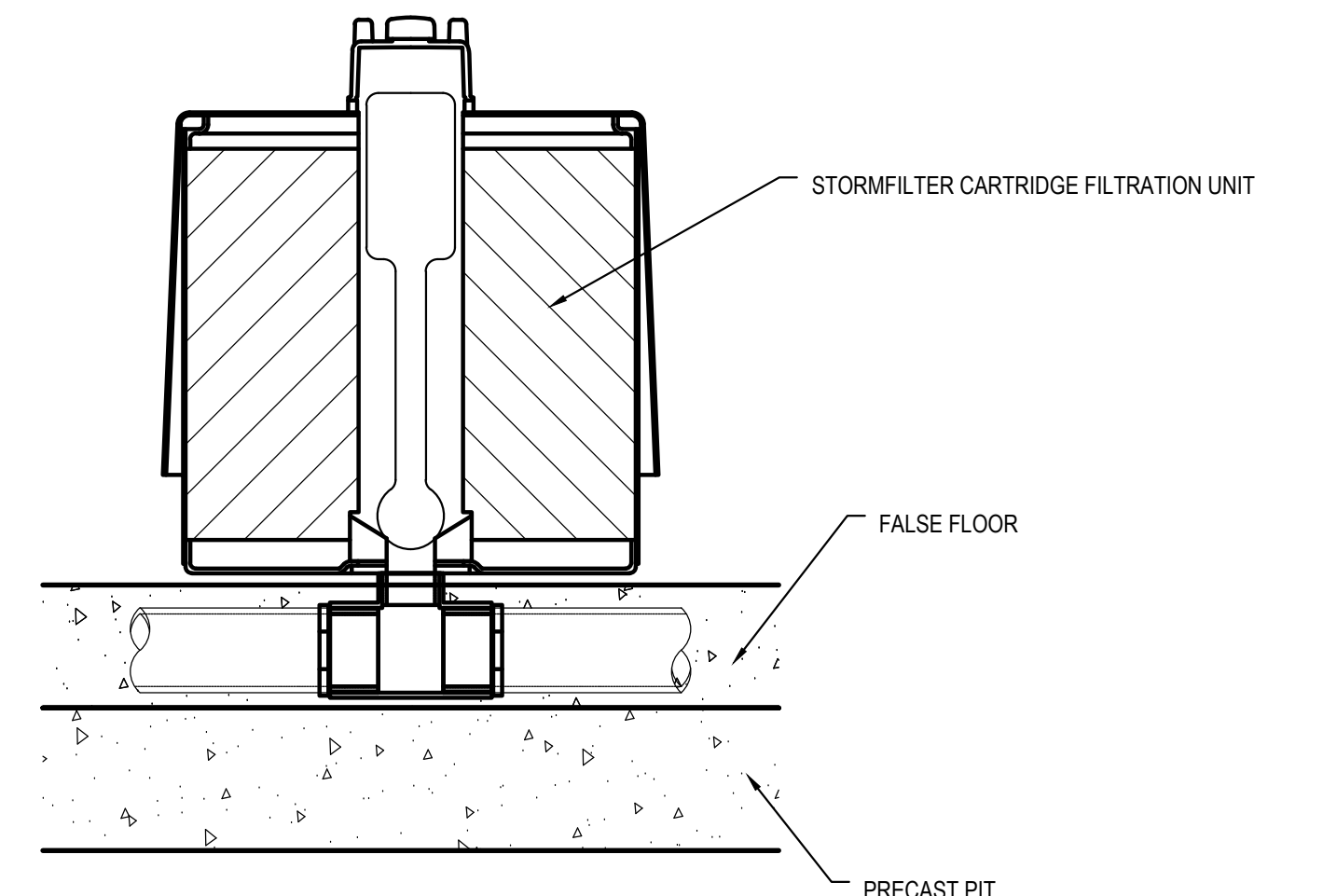
100 x 16 MOUNTING BAR WITH BRACKETS, SCREEN TO BE ATTACHED (GENERALLY ON A SLIDING MECHANISM) TO THE WALL, BUT SHOULD BE REMOVABLE (WITHOUT THE USE OF TOOLS) TO PERMIT CLEANSING AND EASY INSPECTION OF THE OUTLET CONTROL. ALL STEEL TO BE HOT DIPPED GALVANISED.

SCREEN TYPE WELDLOK A40/203 IS RECOMMENDED FOR ORIFICES LARGER THAN 150mm AND SCREEN AREA 20 x THE ORIFICE AREA FOR THAT TYPE OF SCREEN - REFER UPRCT SECTION 4-13

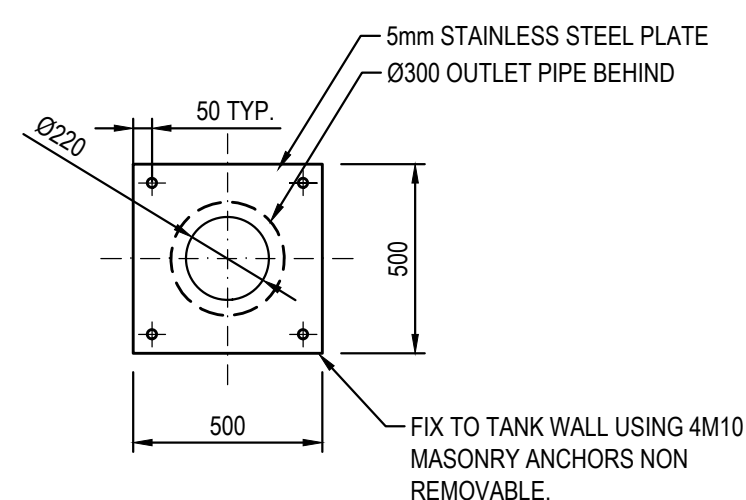
MAXIMESH RH3030 IS RECOMMENDED FOR ORIFICES LESS THAN 150mm IN DIAMETER AND SCREEN AREA 50x THE ORIFICE AREA REFER BURWOOD COUNCIL AND UPPER PARRAMATTA RIVER CATCHMENT TRUST HANDBOOK.



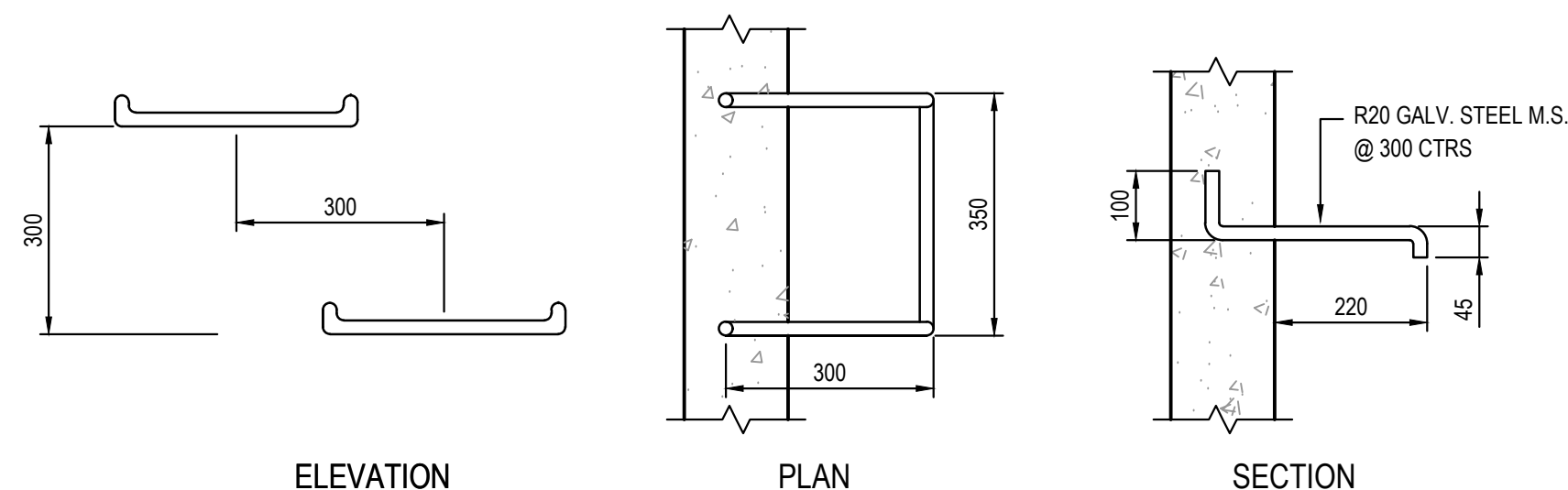
DEBRIS SCREEN DETAIL
NOT TO SCALE
ALL STEEL TO BE HOT DIPPED GALVANISED



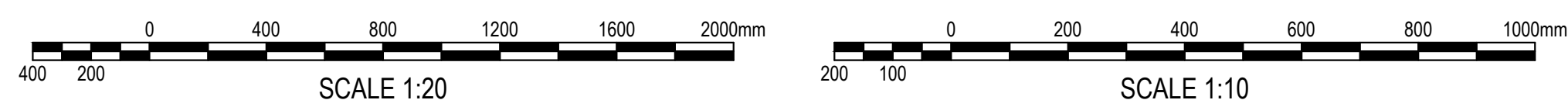
STORMFILTER CARTRIDGE DETAIL
NTS



ORIFICE PLATE DETAIL
SCALE 1:20



TYPICAL STEP IRON DETAIL
SCALE 1:10



FOR DA ONLY

SURVEY INFORMATION SURVEYED BY: LTS LOCKLEY ORIGIN OF LEVELS: SSM 125908 RL 14.912 (AHD) IN SURF LANE CONTOUR INTERVAL: 0.5m				REBEL PROPERTY GROUP LEDA HOLDINGS Level 5, 79 Victoria Avenue Chatswood NSW 2067 Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@hchconsult.com.au Web www.henryandhymas.com.au				PROPOSED RESIDENTIAL TO 6-9 OZONE STREET CRONULLA NSW OSD TANK SECTIONS AND DETAILS 17A 9 DA C2				FOR DA ONLY 01 JULY 2018 AS NOTED A1 17A 9 DA C2			
01 ISSUED FOR DEVELOPMENT APPLICATION				01 ISSUED FOR DEVELOPMENT APPLICATION				01 ISSUED FOR DEVELOPMENT APPLICATION				01 ISSUED FOR DEVELOPMENT APPLICATION			
AMENDMENT				AMENDMENT				AMENDMENT				AMENDMENT			
DESIGNED				DESIGNED				DESIGNED				DESIGNED			
DATE				DATE				DATE				DATE			