

PPSSSH-131

3-23 Kingsway, Cronulla NSW 2230

MA23/0006

ASSESSMENT REPORT APPENDICES

Appendix	A	Draft Conditions of Consent
	B	Summary of Public Submissions
	C	NSW Police Comments dated (17 March 2023)
	D	Sydney Water Comments dated (26 April 2023)
	E	Architectural Plans

UPDATE DEVELOPMENT DESCRIPTION

~~Demolition of existing structures and construction of a mixed use development with 3 level basement parking, two storey podium including ground floor retail and first floor commercial~~

Demolition of existing structures and construction of a mixed use development with 4 level basement parking, two storey podium including ground floor retail, supermarket and liquor store and first floor commercial and residential units and residential units across two x seven storey residential flat buildings.

CONDITIONS OF CONSENT

Modify Condition 1: Approved Plans and Documents

The development must be undertaken substantially in accordance with the details and specifications set out on the Plan / Drawings in the table below:

Plan number	Reference	Prepared by	Date
Architectural Plans			
DA001 Issue E	Area Schedule & Project Summary	PBD Architects	Prepared 10/08/22
DA080 Issue D	Site Plan	PBD Architects	Prepared 17/06/22
DA097 Issue B	Basement 4 Plan	PBD Architects	Prepared 15/03/22
DA098 Issue D	Basement 3 Plan	PBD Architects	Prepared 15/03/22
DA099 Issue D	Basement 2 Plan	PBD Architects	Prepared 10/03/22
DA100 Issue C	Basement 1 Plan	PBD Architects	Prepared 10/03/22
DA101 Issue D F	Ground Floor Plan	PBD Architects	Prepared 17/06/22 27/10/2022
DA102 Issue G I	Level 1 Plan	PBD Architects	Prepared 10/08/22 08/05/2023
DA103 Issue E	Level 2 Plan	PBD Architects	Prepared 10/08/22
DA104 Issue E	Level 3 Plan	PBD Architects	Prepared 10/08/22
DA105 Issue E	Level 4 & 6 Plan	PBD Architects	Prepared 10/08/22
DA106 Issue E	Level 5 & 7 Plan	PBD Architects	Prepared 10/08/22
DA107 Issue D E	Level 8 Plan	PBD Architects	Prepared 17/06/22 19/06/2022
DA108 Issue G D	Roof Plan	PBD Architects	Prepared 17/06/22 23/05/2023
DA200 Issue D	South West Elevation	PBD Architects	Prepared

			17/06/22
DA201 Issue D	South East Elevation	PBD Architects	Prepared 17/06/22
DA202 Issue D	North East Elevation	PBD Architects	Prepared 17/06/22
DA203 Issue E	North West Elevation	PBD Architects	Prepared 10/08/22
DA301 Issue D	Section BB	PBD Architects	Prepared 17/06/22
DA302 Issue D	Section CC	PBD Architects	Prepared 17/06/22
DA700 Issue B	Adaptable Layout – Type A	PBD Architects	Prepared 17/06/22
DA701 Issue B	Adaptable Layout – Type B	PBD Architects	Prepared 17/06/22
DA702 Issue C	Adaptable Layout – Type C	PBD Architects	Prepared 10/08/22
BASIX Certificate	1194589M_08	Greenview Consulting Pty Ltd	Received by Council 17 August 2022
NATHERS Certificate		Greenview Consulting Pty Ltd	Received by Council 17 August 2022
Landscape Plans			
L-01 G	Cover Page	Site Design +Studios	Prepared 7/7/22
L-02 G	Ground Floor GA Plan	Site Design +Studios	Prepared 7/7/22
L-03 G	First Floor GA Plan	Site Design +Studios	Prepared 7/7/22
L-04 G	First COS Flood Detail Plan	Site Design +Studios	Prepared 7/7/22
L-06 G	Second Floor GA Plan	Site Design +Studios	Prepared 7/7/22
L-07 G	Second Floor Detail Plan	Site Design +Studios	Prepared 7/7/22
L-09 G	Third Floor GA Plan	Site Design +Studios	Prepared 7/7/22
L-10 G	5-7 Flood GA Plan	Site Design +Studios	Prepared 7/7/22
L-11 G	Section A - A	Site Design +Studios	Prepared 7/7/22
L-12 G	Section B - B	Site Design +Studios	Prepared 7/7/22

L-13 G	Planting Details	Site Design +Studios	Prepared 7/7/22
-	Council Tree Vault Details	SSC Public Domain Technical Manual	Prepared 15/12/17
-	Council Tree Vault Details	SSC Public Domain Technical Manual	Prepared 7/7/22
Engineering Plans			
C01 3	Notes and Legends	Greenview Consulting	Prepared 18.05.21
C02 3	Basement 3 Drainage Plans	Greenview Consulting	Prepared 18.05.21
C03 3	Basement 2 Drainage Plans	Greenview Consulting	Prepared 18.05.21
C04 3	Basement 1 Drainage Plans	Greenview Consulting	Prepared 18.05.21
C05 2	Basement Drainage Details Sheet	Greenview Consulting	Prepared 18.05.21
C10 3	Ground Floor Drainage Plans	Greenview Consulting	Prepared 18.05.21
C11 2	Ground Floor Drainage Details Sheet	Greenview Consulting	Prepared 18.05.21
C20 2	External Works Drainage Plan	Greenview Consulting	Prepared 18.05.21
SKA230518.1	Street Awning Option Markup	Sutherland Shire Council	N/A

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.

Modify Condition 2: Design Changes Required

A. Before Construction

The following design changes must be implemented:

- i) ~~The balustrade across the northern balconies at Level 7 and 8 are to be comprised of a mix of solid balustrading and translucent glazing.~~
- ii) ~~To maximise the northern setback of Level 8, the northern balconies in both Block A and B must be amended in accordance with approved plan No. DA107 Issue D.~~
- iii) ~~A continuous awning along the Kingsway and Croydon St to provide continuous pedestrian shelter over the width of the footpath and aligned with the kerb.~~

A continuous awning is to be provided over the footpath and aligned with the kerb along Kingsway with a width 2m. A continuous awning is to be provided over the footpath and aligned with the kerb along Croydon St with a width 2m (the awning is to terminate before the driveway down ramp). A continuous awning is to be provided over the footpath and aligned with the kerb along Abel Place (with no awning 'cut-outs' for trees and awning is to curve back into the building and terminate at the southern edge of the Ausgrid substation location being the northern edge of the building B lobby) - Refer to Council mark up plan.

- iv) ~~Public amenities are to be provided on the ground floor to serve the general public and retail commercial tenancies.~~

The public amenities on the ground floor required to serve the general public and retail commercial tenancies are to be amended / provided in accordance with the diagram / requirements of Jensen Hughes Pty Ltd dated 2 June 2023.

Plans and details of the above must be **included in the documentation submitted with the application for a Construction Certificate** submitted to the Director, Shire Planning prior to ~~issue of the Construction Certificate.~~

Modify Condition 37 - Collection/Delivery of Goods

A. Ongoing

To minimise the noise impact of the commercial tenancies of the development on the residential occupants of the same development and residential properties surrounding it, the delivery and collection of goods, including garbage and recycling waste from the premises must not take place between the hours of 8pm and 7am Monday to ~~Saturday or before 9am~~ Sunday and Public Holidays.

Compliance is to be met at all times with the Loading Dock Management Plan dated 14 December 2022 prepared by Varga Traffic Planning Pty Ltd and the recommendations of the acoustic report dated 18 November 2022, prepared by Pulse White Noise Acoustics.

New Condition 56: Hours of Operation and Use of Supermarket

Hours of Operation

- i) The supermarket must only operate between the hours of:

Monday to Sunday: 7am to 12am

- ii) The premises must not be occupied by staff or contractors beyond 1 hour before trading or after the cessation of trading on any day.

Plan of Management

- iii) The operation of the premises must be in accordance with the Plan of Management prepared by Gyde Consulting Dated 29 May 2023

Copies of Consent, Register and Management Plans

- iv) A full copy of all current development consents (including approved plans) for the operation of the premises, any registers required, and the Plan of Management must be kept on the premises and made available for inspection immediately upon request by Council officers, Police officers etc.

Summary of Public Submissions

Address	Date	Summary of Issues Raised
Unit 14 25-35 Kingsway Cronulla 2230	12/03/2023	<ul style="list-style-type: none"> Hour of operation beyond 9pm not in keeping with existing trade within Cronulla Centre (7am to 9am adequate) Hours of operation including deliveries prior to 9am (Sundays / Public holidays) will present an adverse amenity impact to residences directly opposite loading dock / vehicular entry
2/25-35 Kingsway Cronulla	13/03/2023	<ul style="list-style-type: none"> Hour of operation beyond 9pm not in keeping with existing trade within Cronulla Centre (7am to 9am adequate) Hours of operation including deliveries prior to 9am (Sundays / Public holidays) will present an adverse amenity impact to residences directly opposite loading dock / vehicular entry
Unit 13 25-35 Kingsway Cronulla 2230	13/03/2023	<ul style="list-style-type: none"> Hour of operation beyond 9pm not in keeping with existing trade within Cronulla Centre (7am to 9am adequate) Hours of operation including deliveries prior to 9am (Sundays / Public holidays) will present an adverse amenity impact to residences directly opposite loading dock / vehicular entry
909/1 Abel Place, CRONULLA NSW 2230	15/03/2022	<ul style="list-style-type: none"> Adequacy of traffic / loading dock management plan Residential and Emergency access Traffic / safety issues at the intersection of Kingsway and Croyden Street / Elouera Road / Abel Place Traffic / truck routes through residential back streets and not on the Kingsway. Adequacy of road network in general for development at scale as is already Gridlocked on many occasions in summer or special event days. Blocking the eastern end of the Kingsway with trucks will increase the already frustrated community and visitors to the Cronulla. . Suggestion for traffic lights to be installed at the intersection of the Kingsway and Croydon Street to enable trucks to 'to exit the site and turn right into the Kingsway' which would provide for less traffic congestion at the critical point of the Kingsway and Eloera Road and that the section of the

		Kingsway from Croydon Street to Elouera Road, is changed to a 40k speed zone.
117 Elouera Rd, Cronulla	16/03/2022	<ul style="list-style-type: none"> Increased trading hours and traffic / amenity impacts Air pollution and health impacts arising from vehicles.
PO Box 56 OATLEY NSW 2223	8/03 2023	<ul style="list-style-type: none"> Objection to approved and proposed development in entirety

Appendix C



ISSUE:

Submission regarding MA23/0006, completed by Senior Constable Christopher Shade, Reg'd No. 27402.

BACKGROUND:

See attached file.

COMMENT:

Proposal: S4.55(2) Modification to DA21/0562 - Changes to development description, add hours of operation for a supermarket, delete design change conditions 2i), 2ii), 2iii) and 2iv), amend condition 37, and 44 and internal layout changes.

Property: 17 Kingsway, Cronulla, 13-15 Kingsway, Cronulla, 9 Kingsway, Cronulla, 11 Kingsway, Cronulla, 3 Kingsway, Cronulla, 23 Kingsway, Cronulla, 21a Kingsway, Cronulla, 19 Kingsway, Cronulla

Trim File No: D/2023/261205

We refer to your development application which seeks approval to the modification and to Add hours of operation of a supermarket, delete design change re modifications for DA21/05562 at 17 Kingsway, Cronulla, 13-15 Kingsway, Cronulla, 9 Kingsway, Cronulla, 11 Kingsway, Cronulla, 3 Kingsway, Cronulla, 23 Kingsway, Cronulla, 21a Kingsway, Cronulla, 19 Kingsway, Cronulla

The proposal is consistent with the Objectives of the Environmental Planning and Assessment Act of 1979 in that the project will:

- Not create any reasonable adverse impacts on the environment.
- No impact on pedestrian access and flow.

Thankyou for referring this development application to our Police Area Command for comment. Given the nature of the development we do not believe a Crime Risk Assessment is necessary.

**Sutherland Police Area Command
Crime Management Unit**

Cnr of Flora Street & Glencoe Street, Sutherland 2232

Telephone 02 9542 0899 Facsimile 02 9542 0898 ENet 58099 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

NSW POLICE FORCE

RECRUITING NOW

1800 222 122



WWW.POLICE.NSW.GOV.AU/RECRUITMENT



The crime in the area is currently low and it is expected this development will have minimal impact on our resources.

CAShade

Christopher Shade
Senior Constable
Crime Prevention Officer
Sutherland Shire Police Area Command
17 March 2023

1) Sgt Millington – Crime Prevention Unit Sutherland Shire PAC

Submitted for the information and attention of the Sutherland Shire Council.

R. Millington
R. Millington
Sergeant
20/3/23.

2) Even Phillips – Sutherland Shire Council



File Ref: MA23/0006

28 February 2023

Sutherland Shire Police Area Command
Locked Bag 5102
PARRAMATTA NSW 2124

supac@police.nsw.gov.au

Dear Sir/Madam

Application No. MA23/0006

Proposal: S4.55(2) Modification to DA21/0562 - Changes to development description, add hours of operation for a supermarket, delete design change conditions 2i), 2ii), 2iii) and 2iv), amend condition 37, and 44 and internal layout changes

Property: 17 Kingsway, Cronulla, 13-15 Kingsway, Cronulla, 9 Kingsway, Cronulla, 11 Kingsway, Cronulla, 3 Kingsway, Cronulla, 23 Kingsway, Cronulla, 21a Kingsway, Cronulla, 19 Kingsway, Cronulla

This letter is to advise that Council has received the above development application.

The application was received by Council on 3 February 2023 and will be on public exhibition from 28 February 2023 to 17 March 2023. It is being referred to NSW Police Service for a Crime Risk Assessment in accordance with the protocol established between Council and NSW Police. Supporting plans and information can be accessed from Council's website at www.sutherlandshire.nsw.gov.au, go to Track / Development Applications.

The application seeks modification to the development consent.

Your comments are requested in relation to Crime Prevention through Environmental Design (CPTED) and 'Safer by Design' aspects of the proposal in addition to any general local policing issues which may be relevant in considering the application.

In your response please clearly indicate whether NSW Police supports the proposal or has an objection to it being approved. If supporting the proposal, please specify any modifications or conditions of consent that you consider appropriate. In accordance with the enclosed protocol, if no response is received within 21 days, Council will assume NSW Police do not have any objections to the proposal.

If you need further information or wish to meet with Council staff to discuss the proposal please contact Evan Phillips on 9710 0569 or email ephillips@ssc.nsw.gov.au and quote the application number in the subject.

Yours faithfully

Evan Phillips

26 April 2023

Our Ref: 202829, 200993, 192018

Evan Phillips

Sutherland Shire Council
ephillips@ssc.nsw.gov.au

RE: Modification Application MA23/0006 at 3-23 Kingsway, Cronulla

Thank you for notifying Sydney Water of MA23/0006 at 3-23 Kingsway, Cronulla, which proposes S4.55(2) modifications to amend the approved plans and documentation associated with the existing development consent. The modifications include removal of 'demolition' from Condition 44 to allow for the commencement of demolition works as soon as possible prior to obtaining Sydney Water's approval.

Due to the risk of damaging the 1070x1500 unlined trunk rock sewer traversing the property, Sydney Water objects to the removal of 'demolition' from Condition 44. The 1070x1500 forms part of the Cronulla Carrier and is a critical Sydney Water asset, and as such demolition cannot proceed without our approval. Sydney Water has no comments to make on the other amendments proposed as part of this modification application.

An Out of Scope Building Plan Approval has been lodged with Sydney Water under case number 202829. Sydney Water understands a meeting will be held between Sydney Water, the Applicant, and their Water Servicing Coordinator to provide guidance on how to allow the application to progress. **Until the plans have been approved by Sydney Water, Sydney Water is unable to allow demolition works on the site to occur.**

Sydney Water recommends Condition 44 remain as follows:

*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.*

If Council require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au. If the Applicant requires further information, please contact your Sydney Water case manager via Sydney Water case 202829.

Yours sincerely,

**Kristine Leitch**

Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Appendix E

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AW AWNING
AH ACCESS HATCH
A/C A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
HW HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL
OP OPAQUE GLAZING
R 240L RECYCLING BIN
WT HOT WATER UNITS

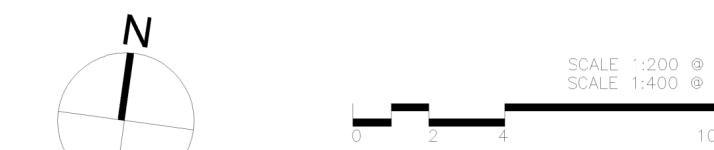
AMENDMENT LEGEND:

○ PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST

- Public amenities added.
- Removed separation wall.
- Removed stair press fan room.
- Fire corridor added
- Fire Stair Updated

F	27/10/2022	ISSUE FOR APPROVAL
D	17/06/2022	ABEL PL. LOADING ZONE REMOVED
C	10/03/2022	ADDITIONAL INFORMATION
B	14/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION
ISSUE	DATE	DESCRIPTION



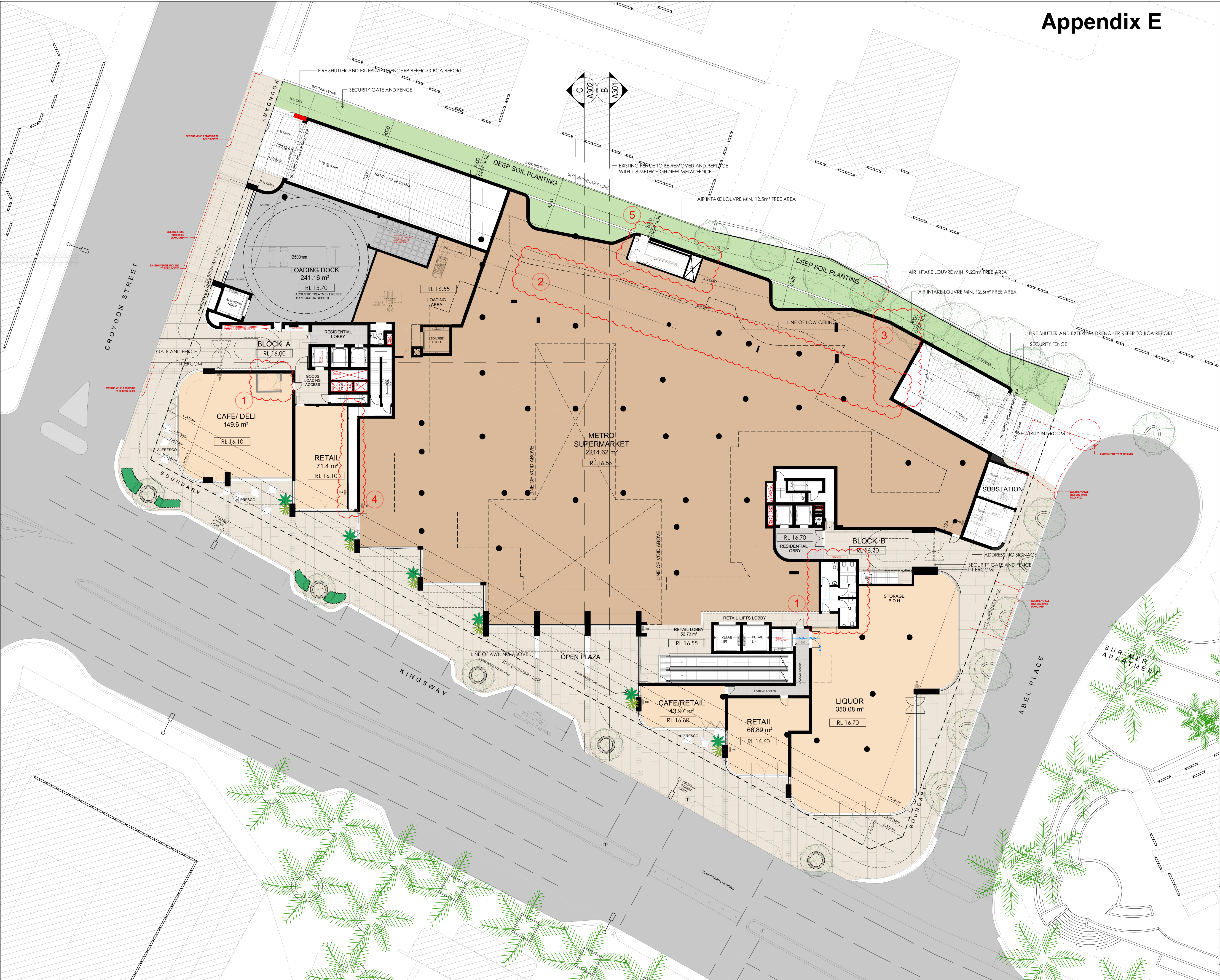
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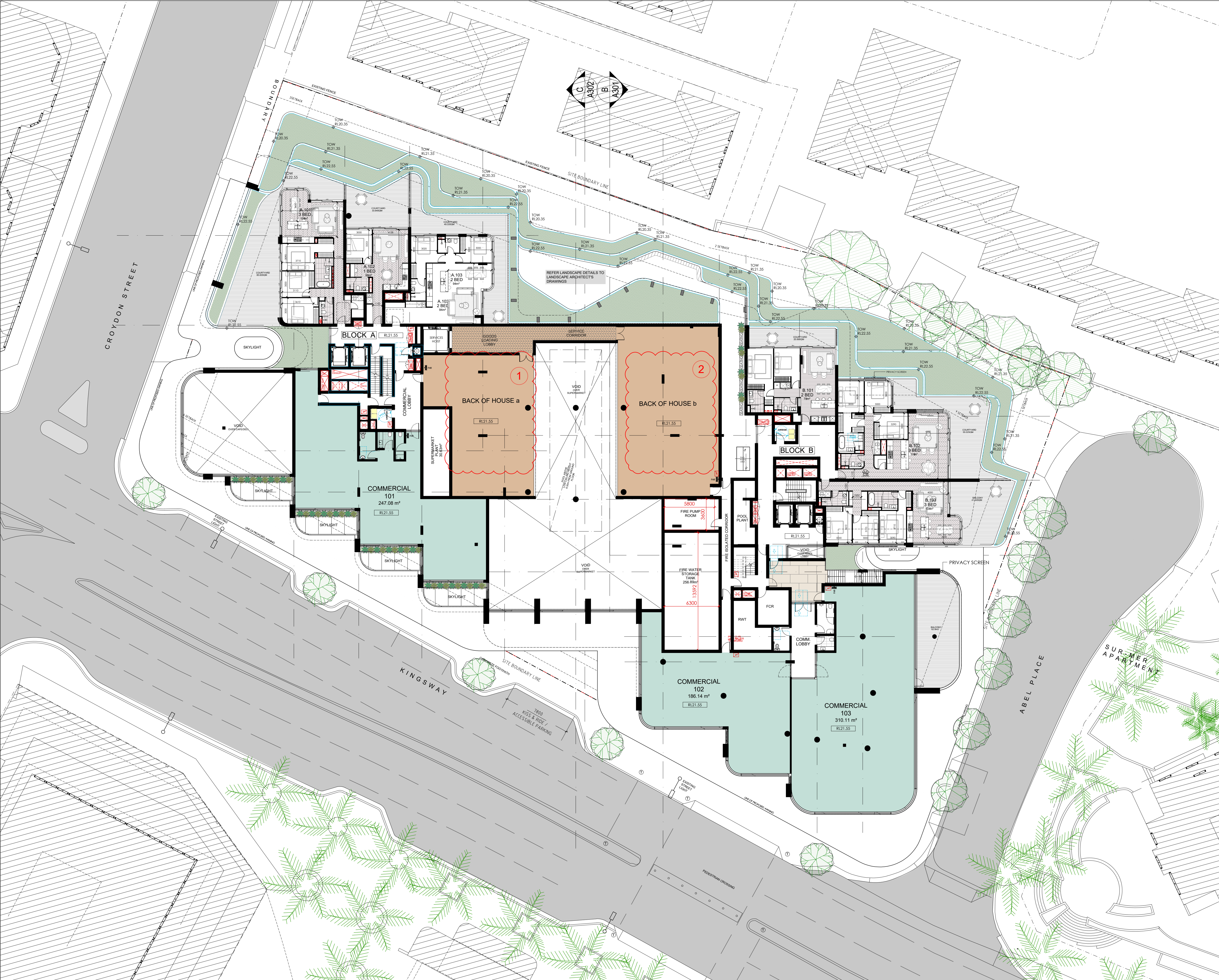
ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021
DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	ISSUE: F
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA 101	
PROJECT NO: 2108		





GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS).
- DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS.
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

LEGEND:

AW AWNING
AH ACCESS HATCH
A/C A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
HW HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL
OP OPAQUE GLAZING
R 240L RECYCLING BIN
WT HOT WATER UNITS

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST

- Supermarket a converted to Back of the house a
- Supermarket b converted to Back of the house b

I	08/05/2023	AMENDED S4.55
H	27/10/2022	ISSUE FOR S4.55
ISSUE	DATE	DESCRIPTION

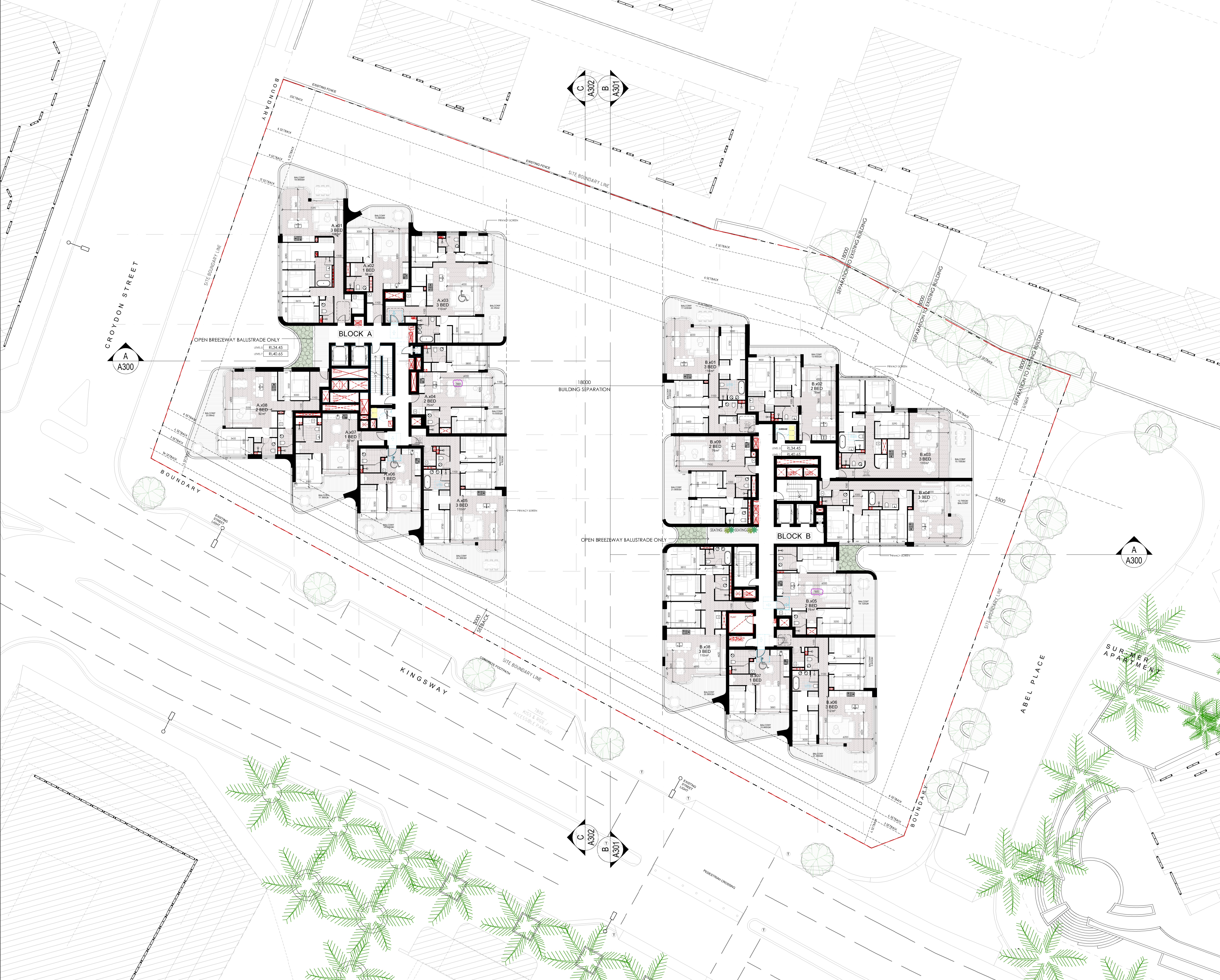
CLIENT:
CCIG PTY LTD

ARCHITECT:
PBD | ARCHITECTS
ABN 96 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021
DRAWING TITLE:
LEVEL 1 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA102
PROJECT NO: 2108	ISSUE: I



GENERAL NOTES:

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

F	27/10/2022	ISSUE FOR S4.55
E	10/08/2022	ADDITIONAL INFORMATION
D	17/06/2022	ADDITIONAL INFORMATION
C	15/03/2022	ADDITIONAL INFORMATION
B	15/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

ISSUE	DATE	DESCRIPTION

N

SCALE 1:200 @ A1
SCALE 1:400 @ A3
10m

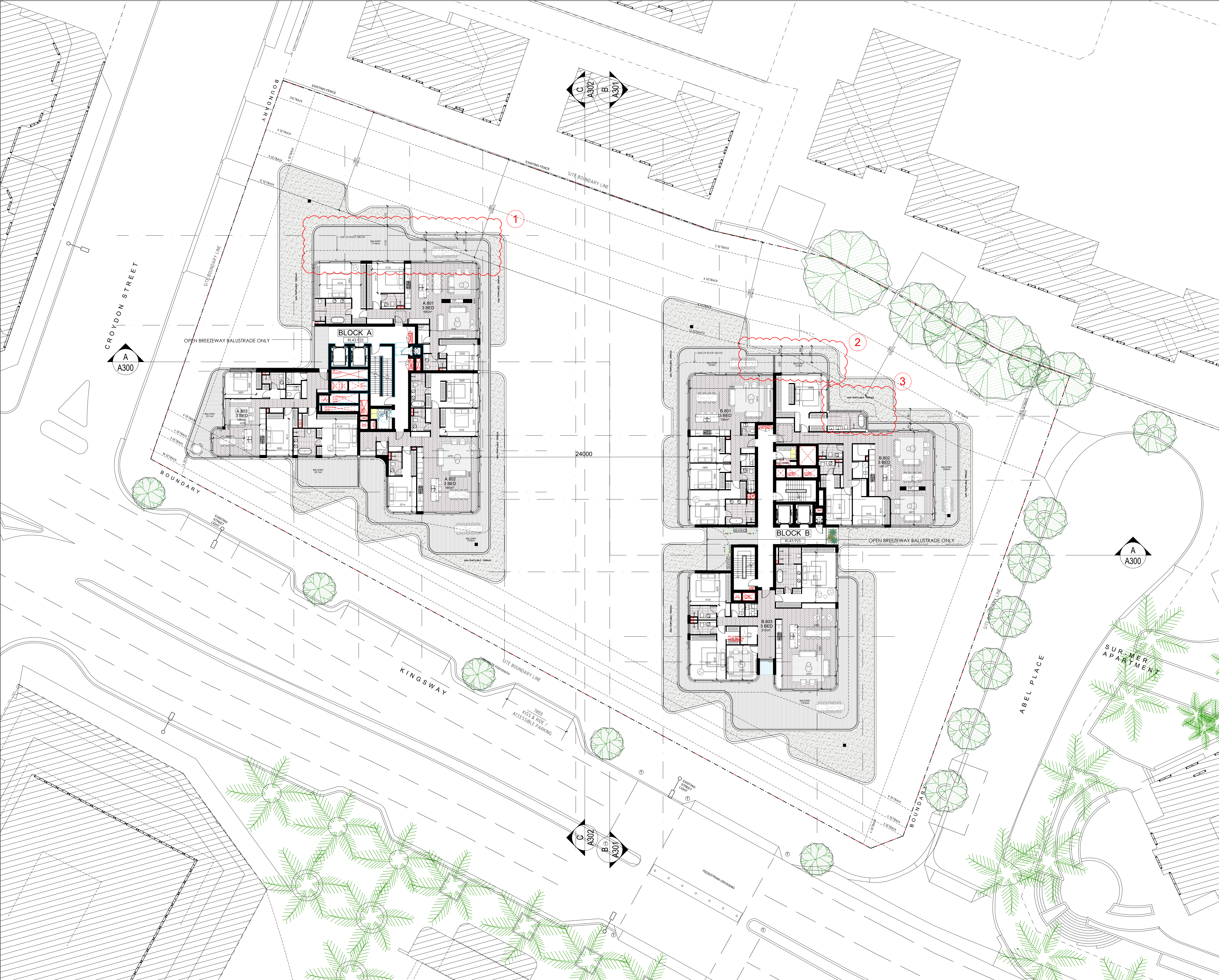
CLIENT:
CCIG PTY LTD

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albor Street, Surry Hills NSW 2010
Nominated Architect: Paul Bulejevic NSW 7768

PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021
DRAWING TITLE:
LEVEL 5 & 7 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: S4.55
PROJECT NO: 2108	ISSUE: E



GENERAL NOTES:

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MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

- Building A reduced balcony Depth
- Building B reduced balcony Depth
- Building B amended roof above outline

E	19/06/2022	AMENDED S4.55
D	17/06/2022	ADDITIONAL INFORMATION
C	10/03/2022	NORTH POINT RECTIFICATION
B	05/06/2021	ADDITIONAL DIMENSION
A	30/04/2021	DA SUBMISSION
ISSUE	DATE	DESCRIPTION

CLIENT:
CCIG PTY LTD

ARCHITECT:
PBD | ARCHITECTS
ABN 96 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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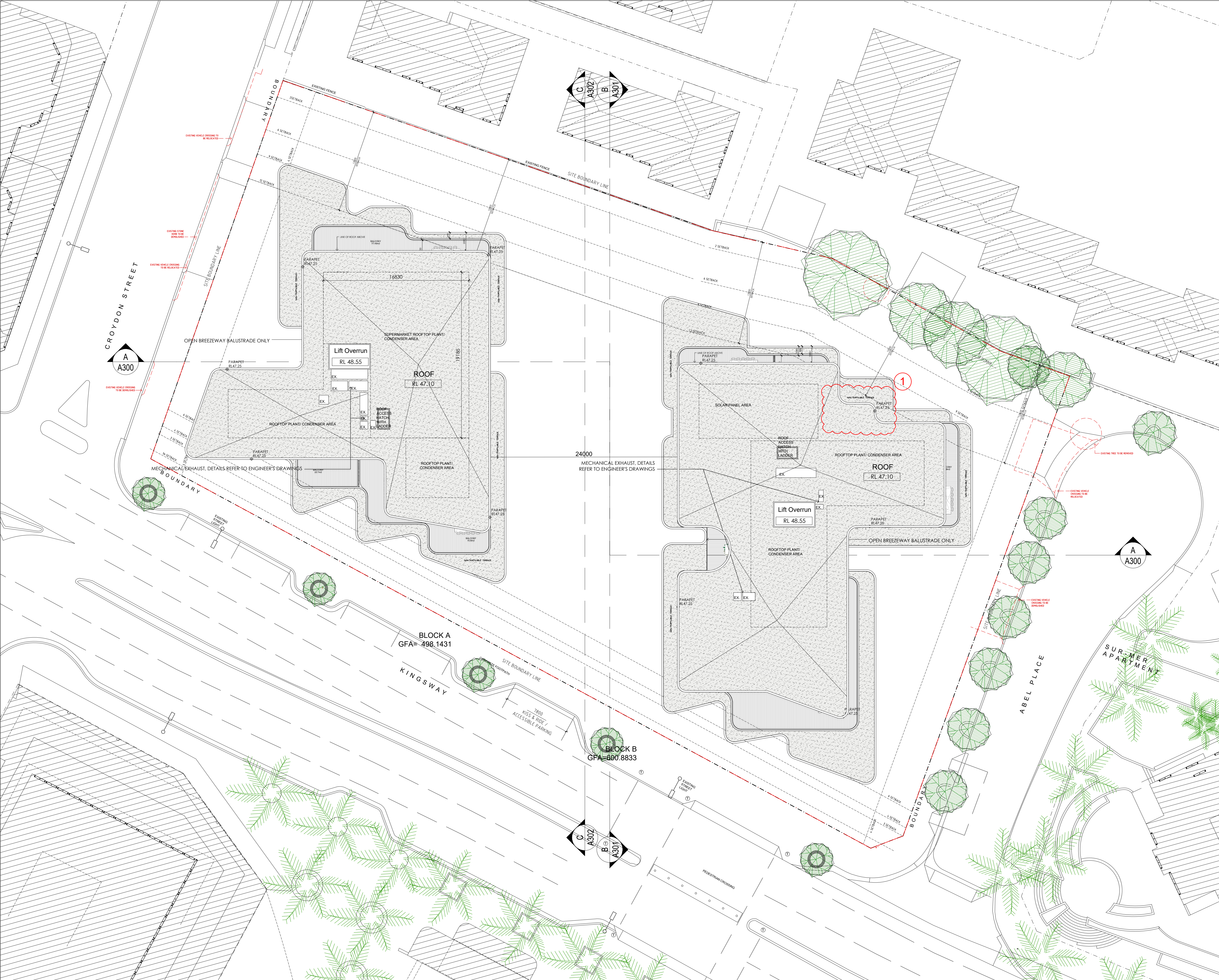
PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021
DRAWING TITLE:
LEVEL 8 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	DRAWING NO: S4.55	ISSUE: E
SCALE: 1:200@A1 / 1:400@A3	PROJECT NO: 2108		

SCALE 1:200 @ A1
SCALE 1:400 @ A3
10m

N



GENERAL NOTES:

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AW	AWNING
AH	ACCESS HATCH
A/C	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

AMENDMENT LEGEND:

1 PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

1. Building B amended roof outline

D	23/05/2023	ISSUE FOR S4.55.9 (Amended Roof Outline)
C	17/06/2022	ADDITIONAL INFORMATION
B	10/03/2022	NORTH POINT RECTIFICATION
A	30/04/2021	DA SUBMISSION
ISSUE	DATE	DESCRIPTION

N

SCALE 1:200 @ A1
SCALE 1:400 @ A3
0 2 4 10m

CLIENT:

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ARCHITECT:

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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

PROPOSED MIXED USED BUILDING

3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:

ROOF PLAN

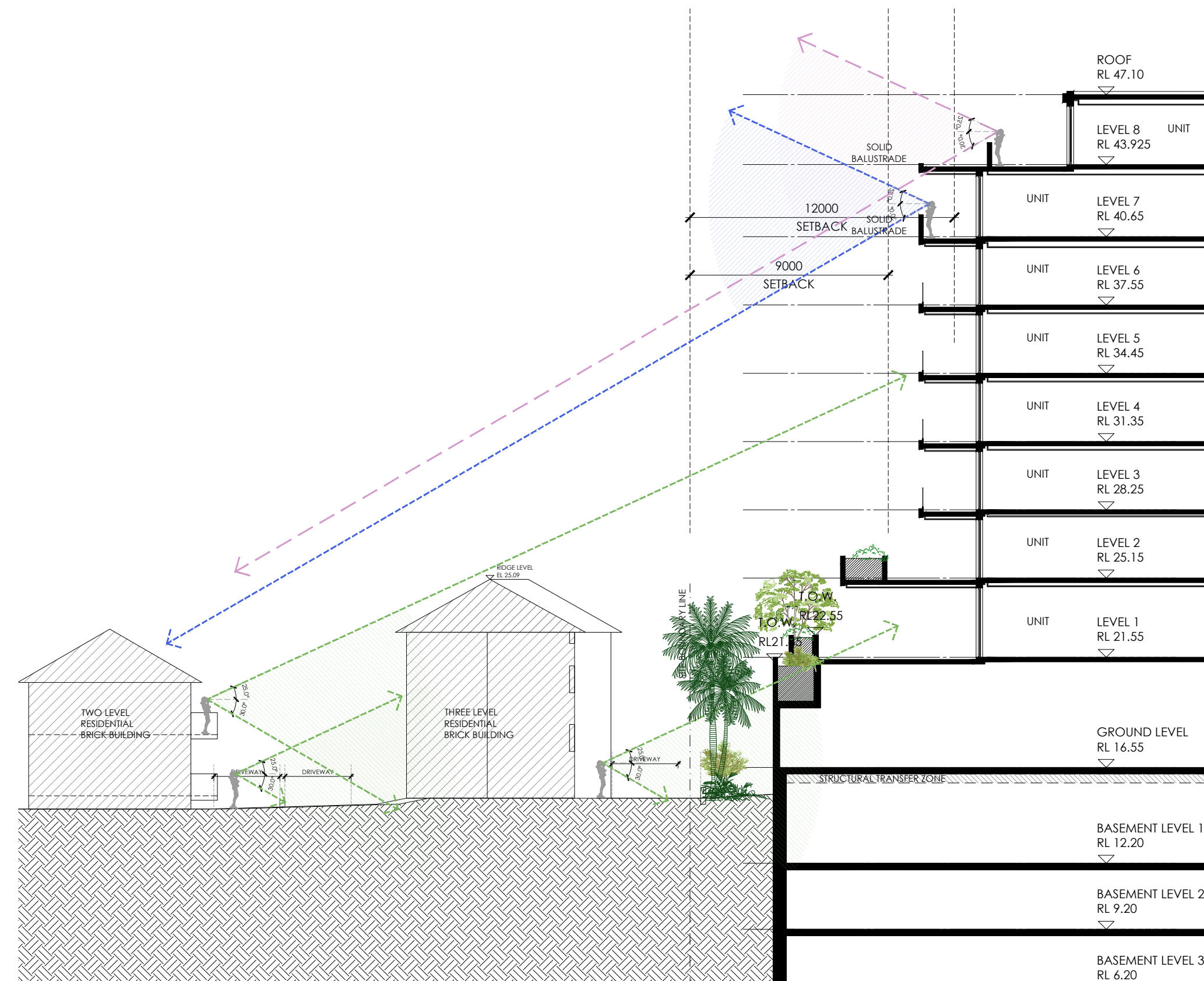
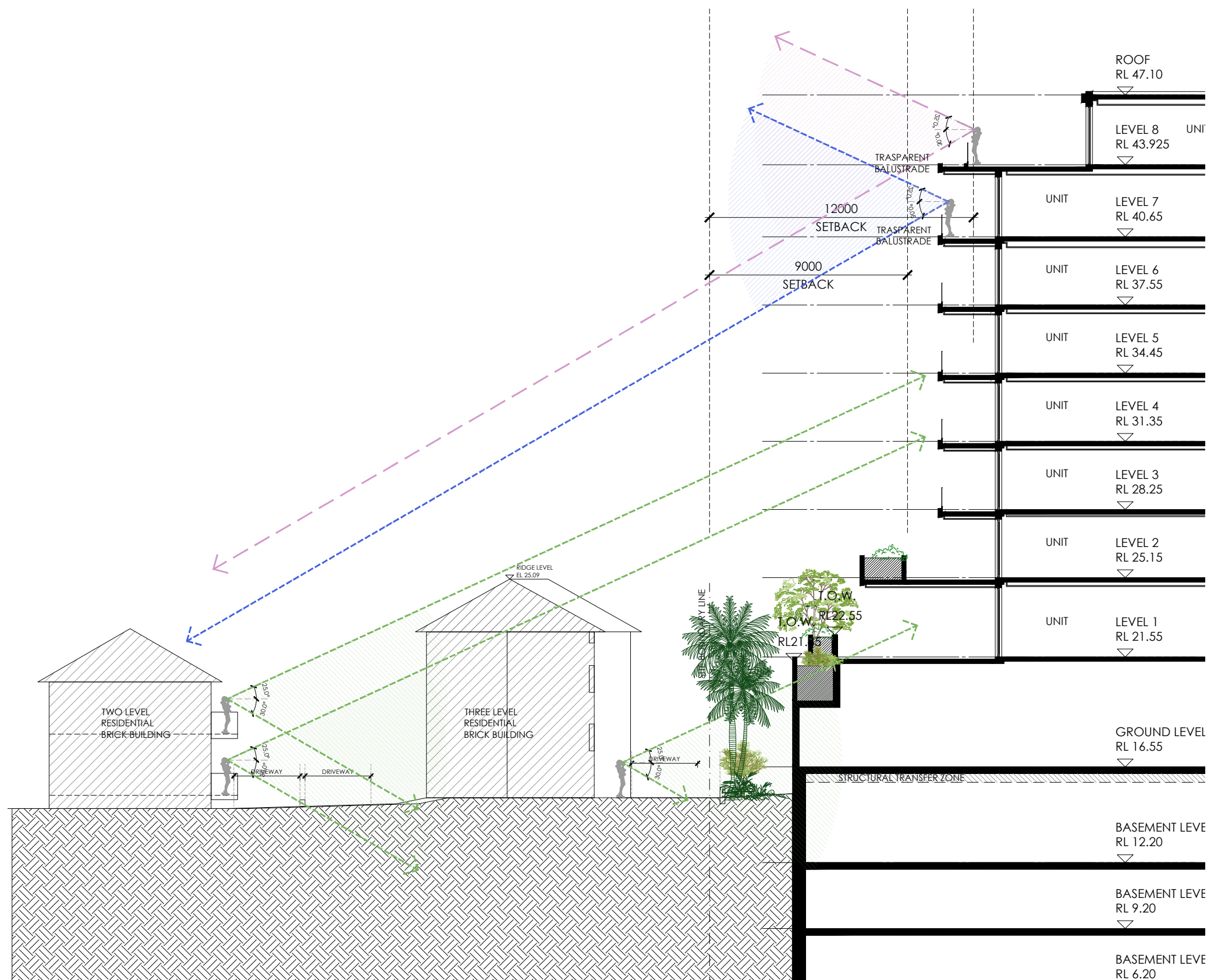
DRAWN BY:	CHECKED BY:	DRAWING NO:	ISSUE:
WT, JC, GT	PB		
SCALE:			
PROJECT NO:			

1:200@A1 / 1:400@A3	S455	D
2108		



- AMENDMENT LIST**
1. Added retail amenities gfa on ground floor.
 2. Increased supermarket gfa on ground floor.
 3. Relocation of back of the house to L1.
 4. Updated GFA calculation as result of relocation of back of the house to L1.
 5. Fire Corridor added.

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA500	ISSUE: F
PROJECT NO: 2108		

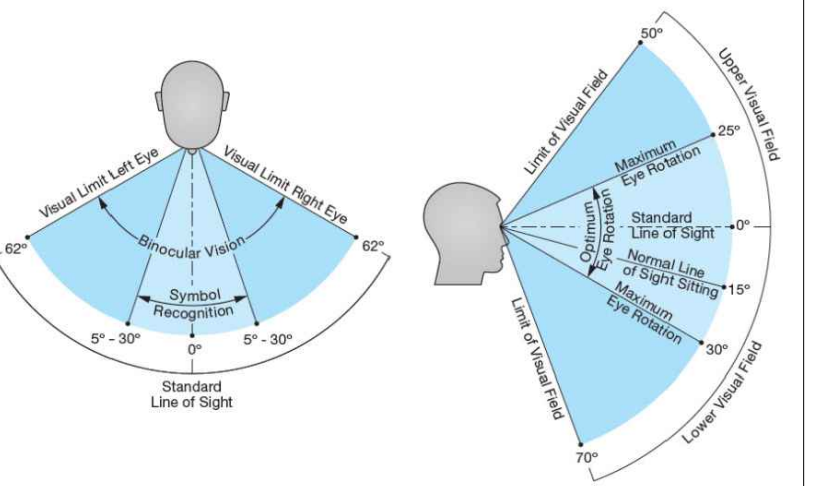


GENERAL NOTES:

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LEGEND:

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FS	FIRE STAIRS
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HW	HIGHLIGHT WINDOW
MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS



STANDARD SLIGHT DIAGRAM

LEGEND

SLIGHT-LINE BEYOND 9
METERS SETBACKSLIGHT-LINE BEYOND 12
METERS SETBACK

SLIGHT-LINE FROM
NEIGHBORING
PROPERTY

A	10/08/2022	ADDITIONAL INFORMATION
ISSUE	DATE	DESCRIPTION



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PROJECT:

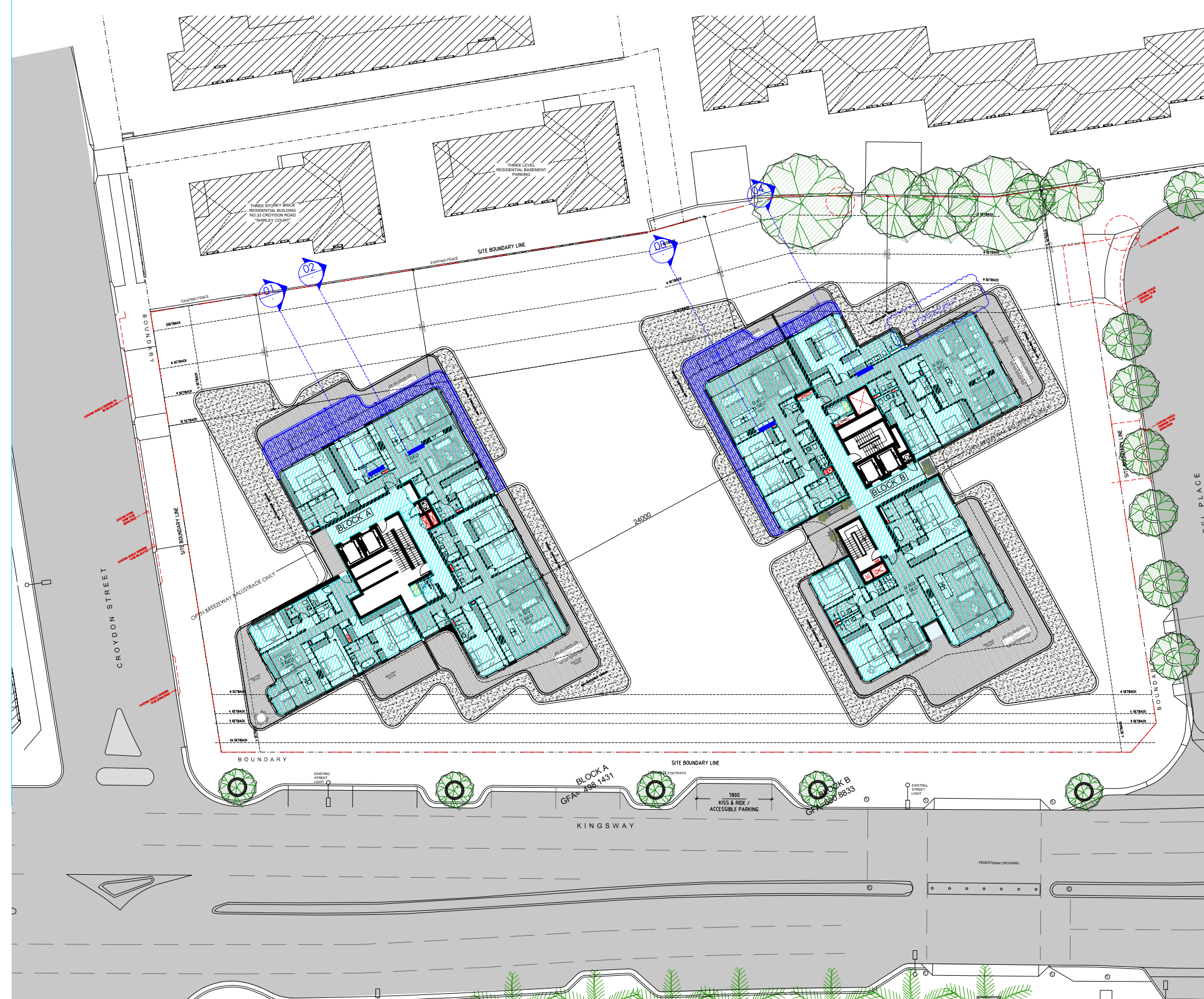
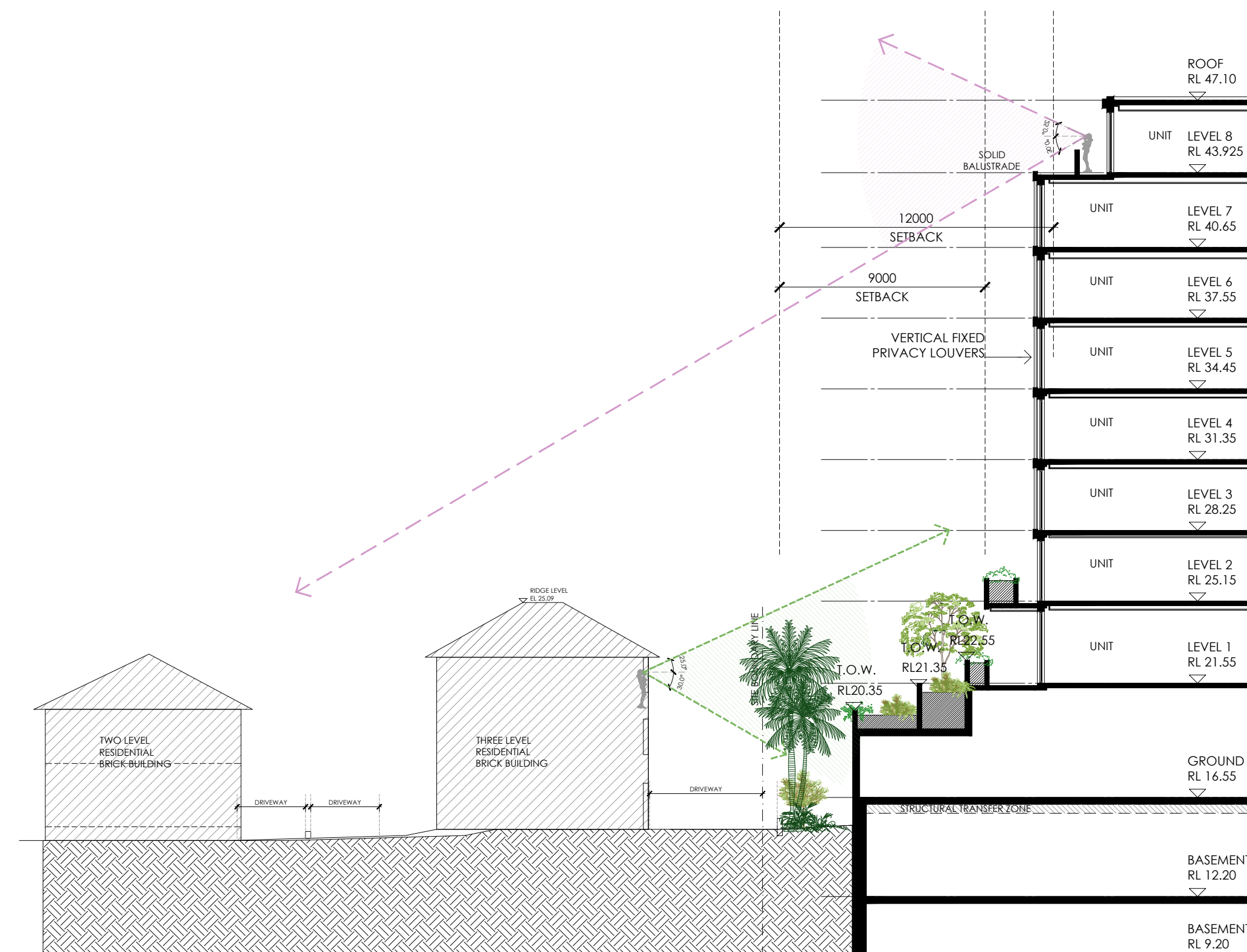
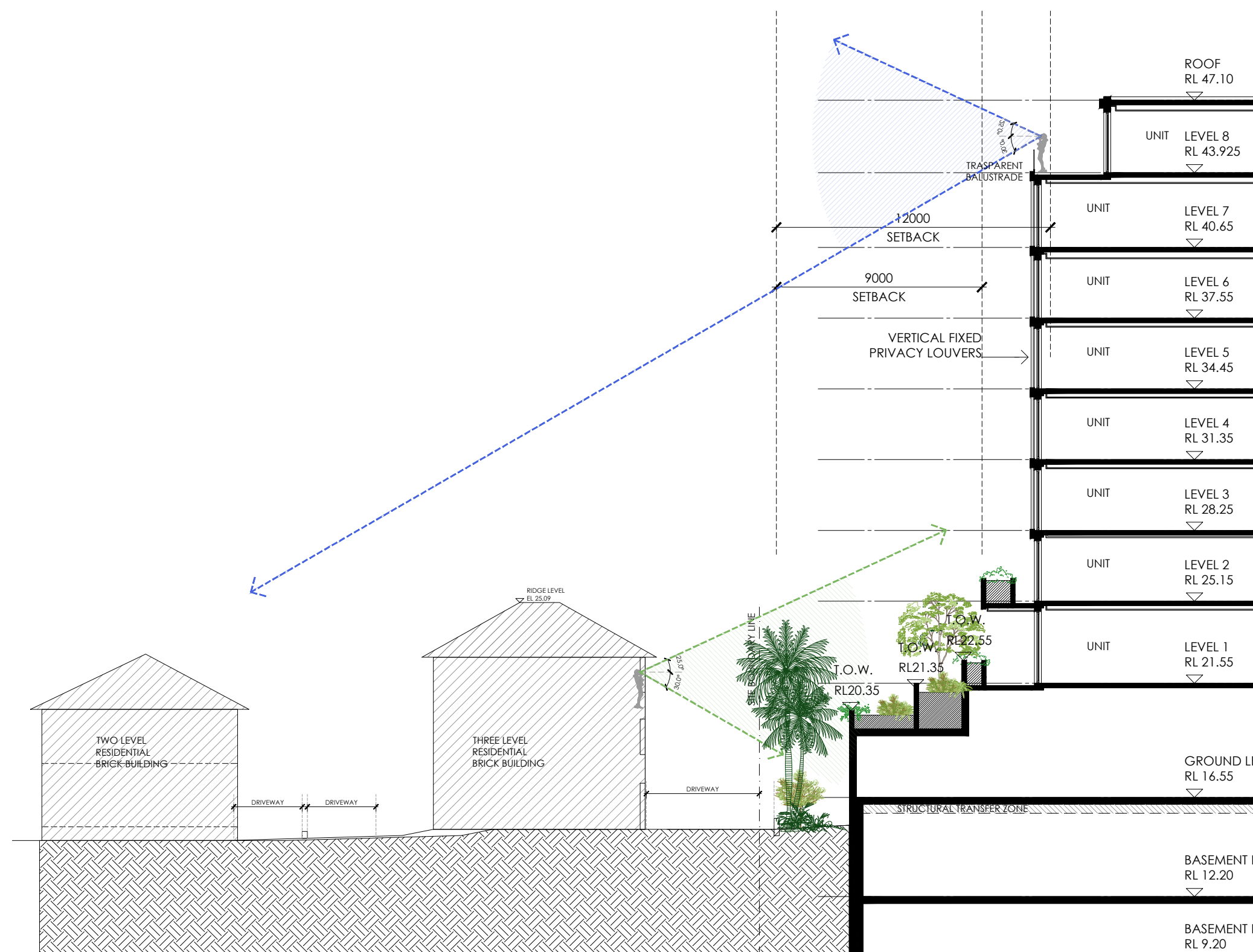
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:

SIGHTLINE VIEW STUDY SECTION 03 & 04

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE:	DRAWING NO: DA -	ISSUE: 01
PROJECT NO: 2108		

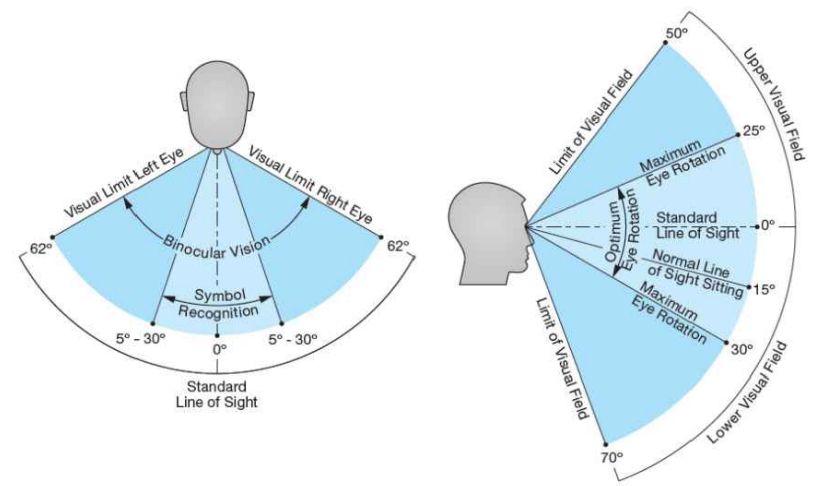


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LEGEND:

AW	AWNING
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MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
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STANDARD SLIGHT DIAGRAM

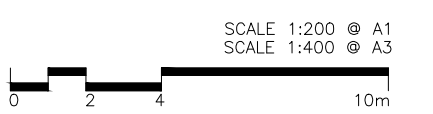
LEGEND

SLIGHT-LINE BEYOND 9 METERS SETBACK

SLIGHT-LINE BEYOND 12 METERS SETBACK

SLIGHT-LINE FROM
NEIGHBORING
PROPERTY

A	10/08/2022	ADDITIONAL INFORMATION
ISSUE	DATE	DESCRIPTION



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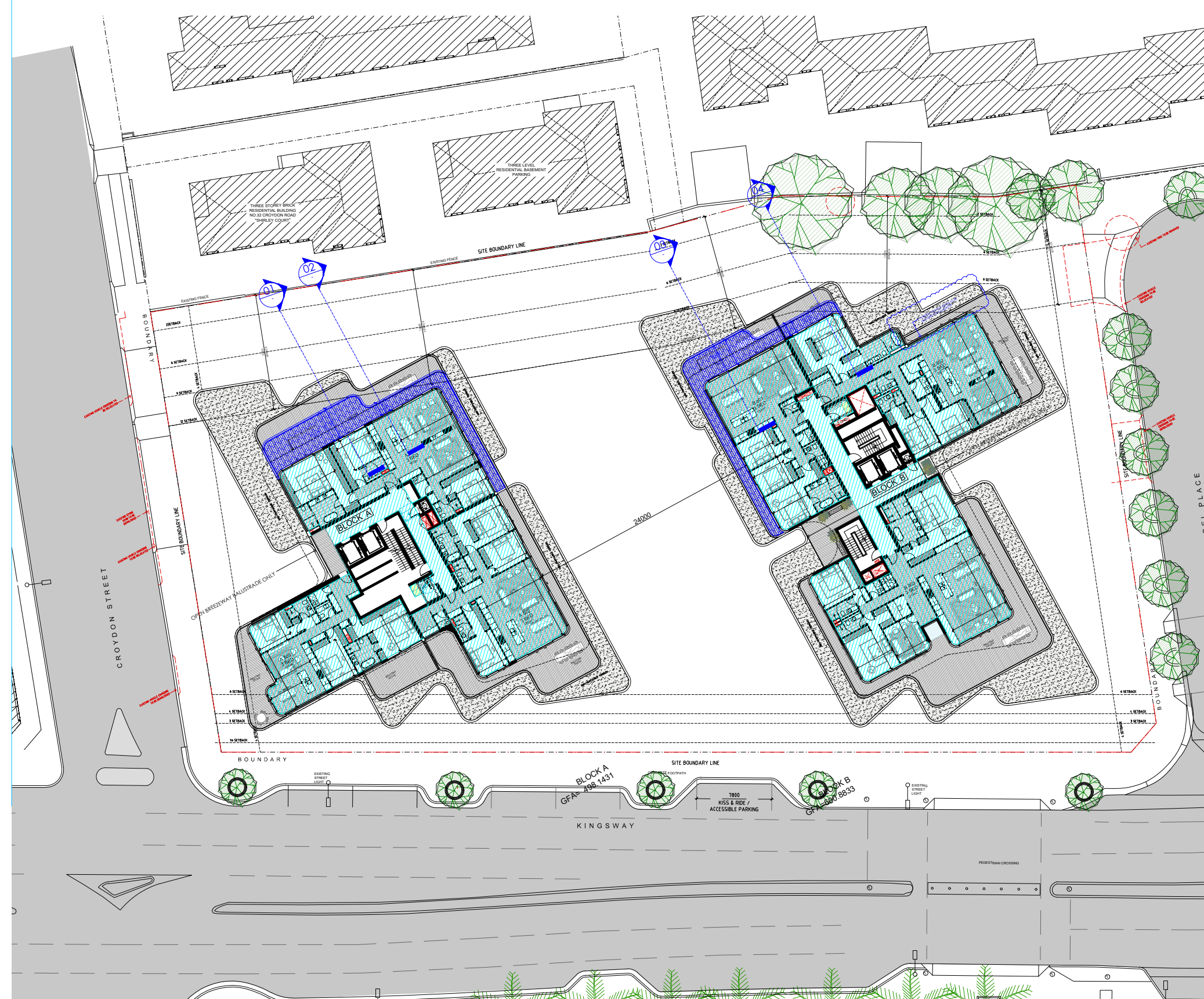
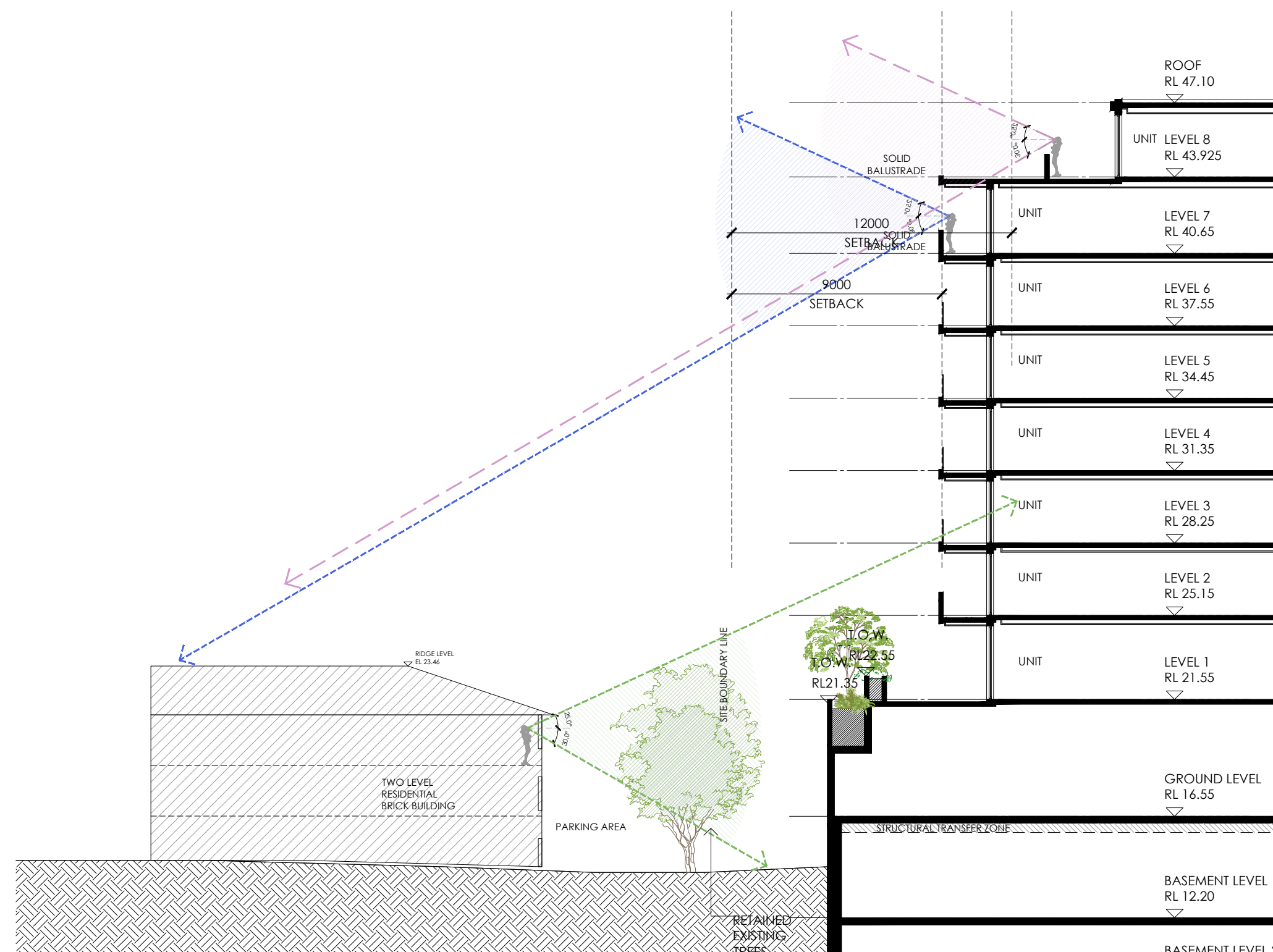
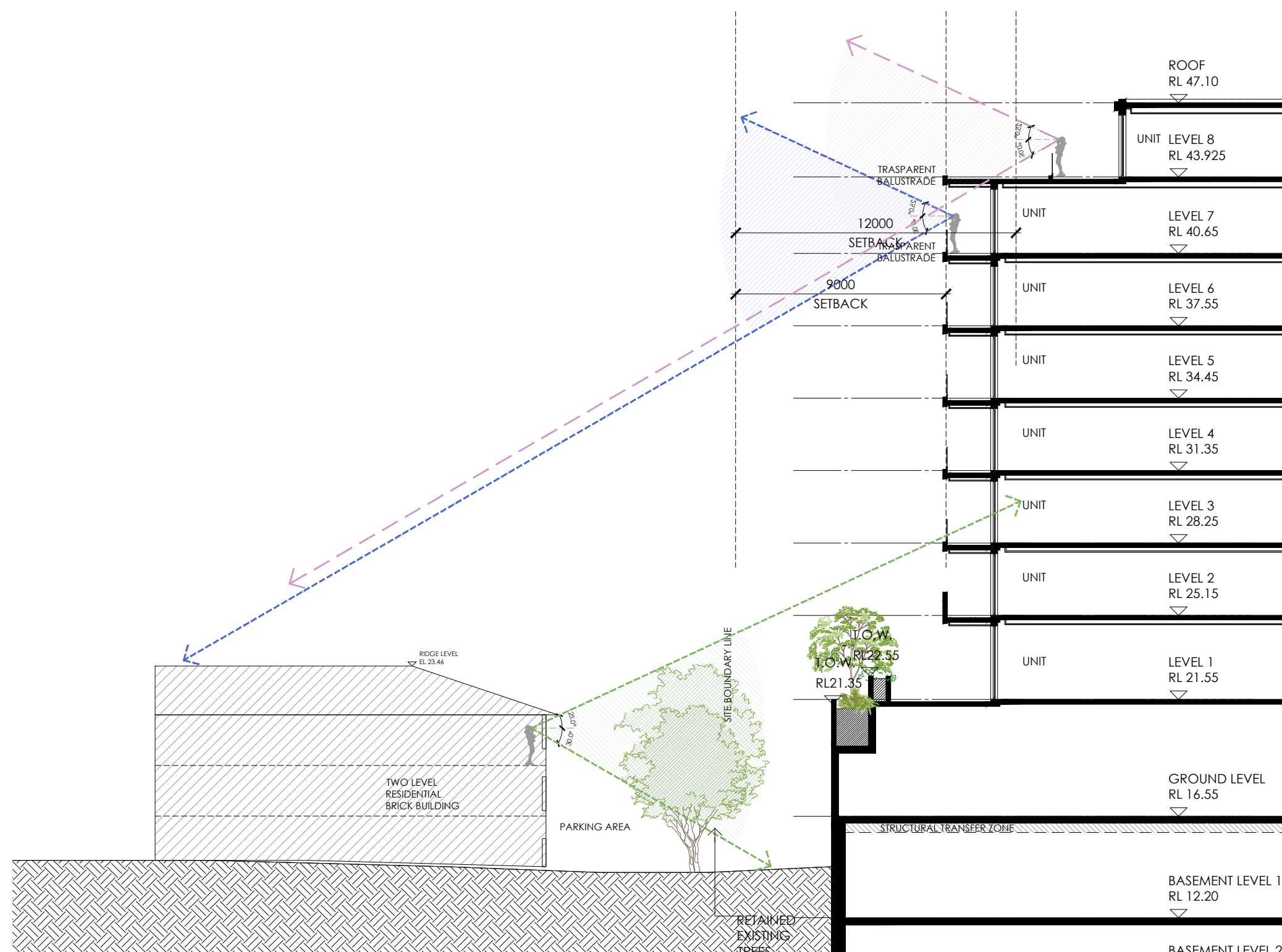
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:

SIGHTLINE VIEW STUDY SECTION 03 & 04

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE:	DRAWING NO: DA -	ISSUE: 02
PROJECT NO: 2108		

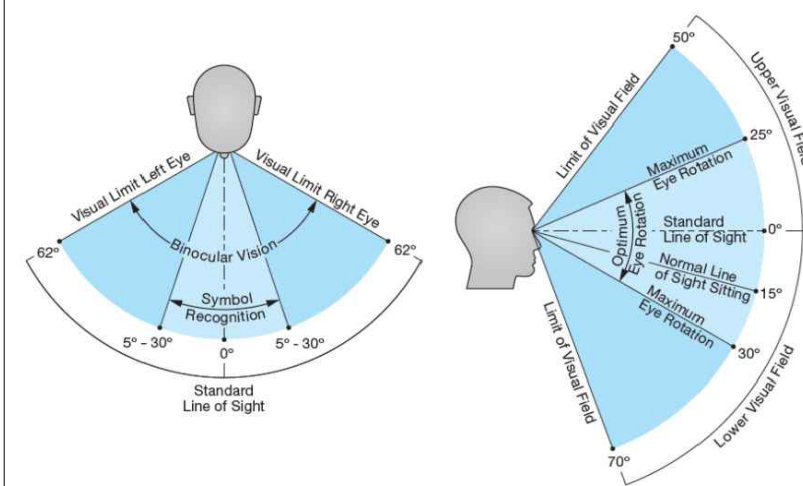


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STANDARD SLIGHT DIAGRAM

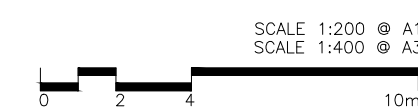
LEGEND

SLIGHT-LINE BEYOND 9 METERS SETBACK

SLIGHT-LINE BEYOND 12 METERS SETBACK

SLIGHT-LINE FROM
NEIGHBORING
PROPERTY

A	10/08/2022	ADDITIONAL INFORMATION
ISSUE	DATE	DESCRIPTION



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3-23 KINGSWAY, CRONULLA

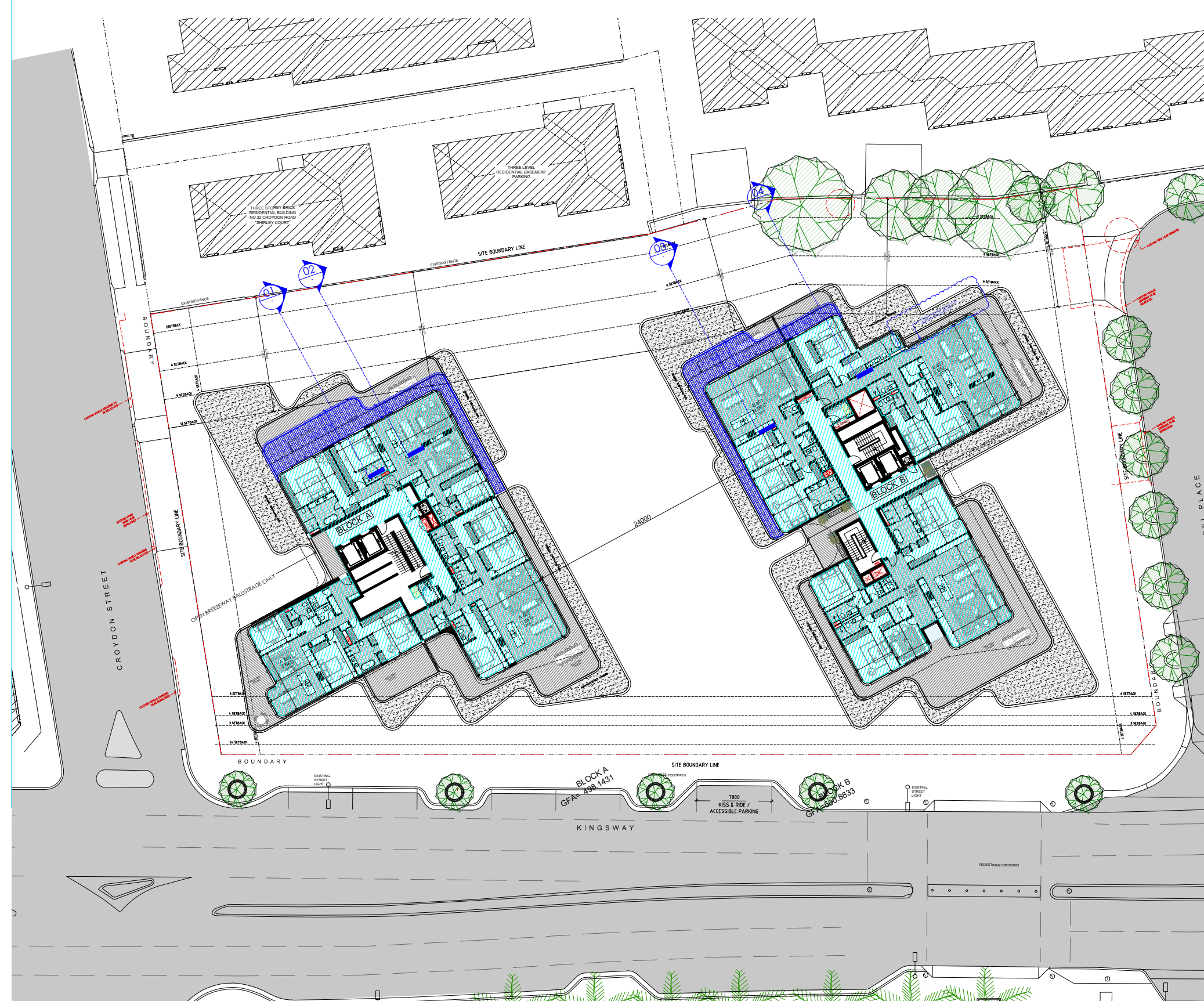
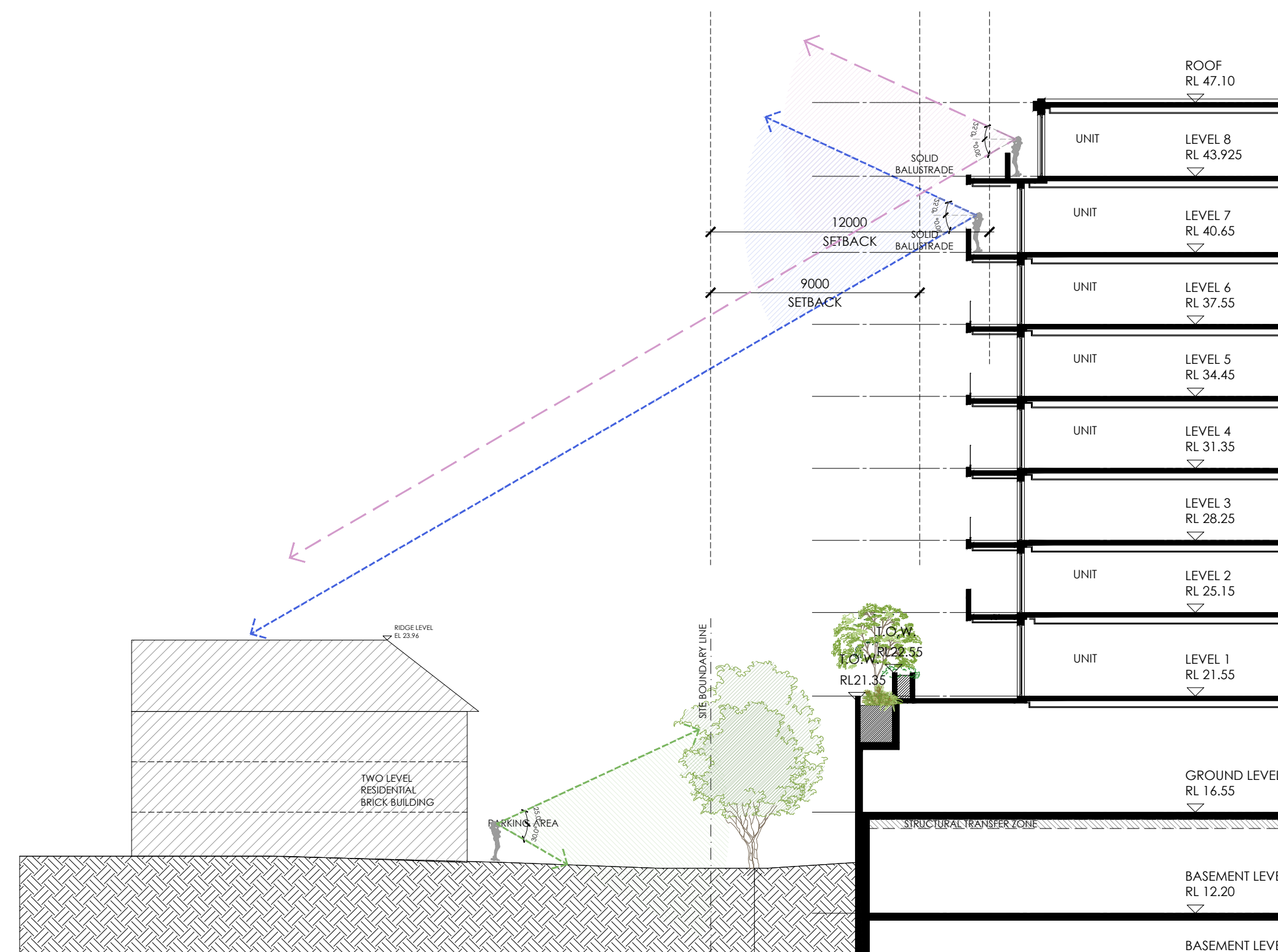
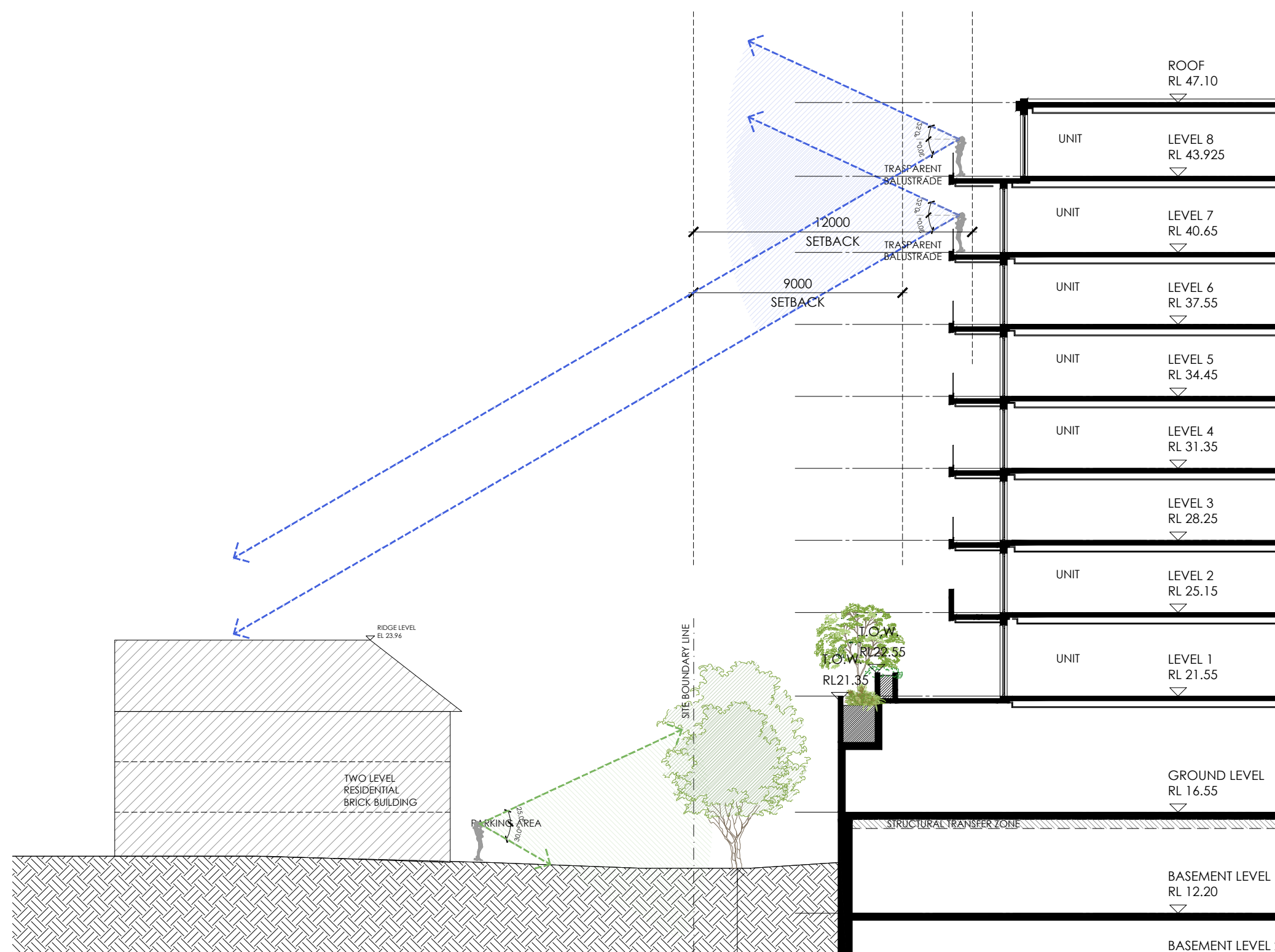
FEB 2021

DRAWING TITLE:

SIGHTLINE VIEW STUDY

SECTION 03 & 04

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE:	DRAWING NO: DA -	ISSUE: 03
PROJECT NO: 2108		

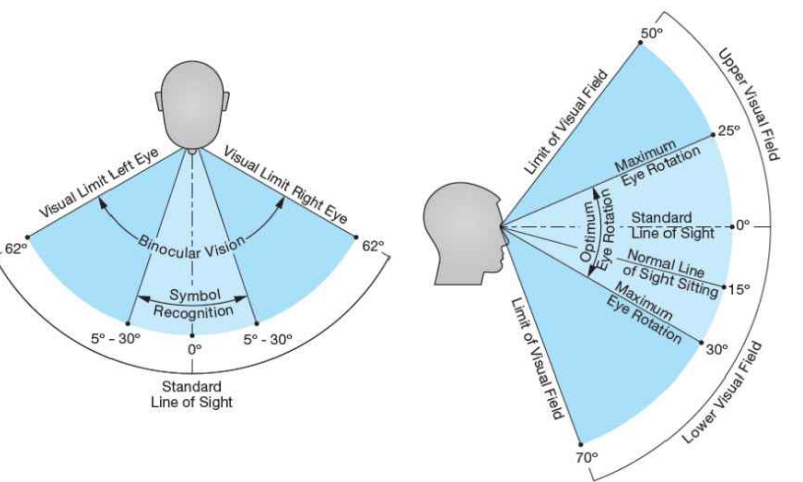


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STANDARD SLIGHT DIAGRAM

LEGEND

SLIGHT-LINE BEYOND 9 METERS SETBACK

SLIGHT-LINE BEYOND 12 METERS SETBACK

SLIGHT-LINE FROM
NEIGHBORING
PROPERTY

A	10/08/2022	ADDITIONAL INFORMATION
ISSUE	DATE	DESCRIPTION



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3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:

SIGHTLINE VIEW STUDY SECTION 03 & 04

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE:	DRAWING NO: DA -	ISSUE: 04
PROJECT NO: 2108		