

PPSSSH-70 - 5 to 9 Ozone Street, Cronulla

MA21/0080

ASSESSMENT REPORT APPENDICES

Appendix	A	Draft Modified Conditions of Consent
	B	SEPP 65 Design Principles
	C	Apartment Design Guide (ADG) – Building key Design Criteria
	D	SSDCP 2015 Compliance Table
	E	Architectural Drawings

DRAFT CONDITIONS OF CONSENT

MODIFIED DEVELOPMENT APPLICATION NO. 21/0080

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
S4.56_DA000 Revision E	Cover Sheet	PBD Architects	27 March 2020
S4.56_DA100 Revision F	Basement 3 Plan	PBD Architects	19 November 2020
S4.56_DA101 Revision F	Basement 2 Plan	PBD Architects	19 November 2020
S4.56_DA102 Revision F	Basement 1 Plan	PBD Architects	19 November 2020
S4.56_DA103 Revision E	Ground Floor Plan	PBD Architects	16 April 2020
S4.56_DA103 Revision G	Ground Floor Plan	PBD Architects	8 February 2021
S4.56_DA104 Revision E	Level 1 Plan	PBD Architects	16 April 2020
S4.56_DA104 Revision H	Level 1 Plan	PBD Architects	8 February 2021
S4.56_DA105 Revision E	Level 2 Plan	PBD Architects	16 April 2020
S4.56_DA105 Revision H	Level 2 Plan	PBD Architects	8 February 2021
S4.56_DA106 Revision E	Level 3 Plan	PBD Architects	16 April 2020
S4.56_DA106 Revision H	Level 3 Plan	PBD Architects	8 February 2021
S4.56_DA107 Revision E	Level 4 Plan	PBD Architects	16 April 2020

S4.56_DA107 Revision H	Level 4 Plan	PBD Architects	8 February 2021
S4.56_DA108 Revision E	Level 5 Plan	PBD Architects	16 April 2020
S4.56_DA108 Revision H	Level 5 Plan	PBD Architects	8 February 2021
S4.56_DA109 Revision E	Level 6 Plan	PBD Architects	16 April 2020
S4.56_DA109 Revision H	Level 6 Plan	PBD Architects	8 February 2021
S4.56_DA110 Revision E	Level 7 Plan	PBD Architects	16 April 2020
S4.56_DA110 Revision H	Level 7 Plan	PBD Architects	8 February 2021
S4.56_DA111 Revision F	Level 8 Plan	PBD Architects	16 April 2020
S4.56_DA111 Revision H	Level 8 Plan	PBD Architects	8 February 2021
S4.56_DA112 Revision D	Roof Terrace Plan	PBD Architects	16 April 2020
S4.56_DA112 Revision F	Roof Terrace Plan	PBD Architects	19 February 2021
S4.56_DA113 Revision G	Roof Plan	PBD Architects	18 March 2020
S4.56_DA113 Revision E	Roof Plan	PBD Architects	19 February 2021
S4.56_DA200 Revision B	East Elevation Ozone Street	PBD Architects	18 March 2020
S4.56_DA200 Revision G	East Elevation Ozone Street	PBD Architects	19 February 2021
S4.56_DA202 Revision G	West Elevation	PBD Architects	27 March 2020
S4.56_DA202 Revision H	West Elevation	PBD Architects	19 February 2021
S4.56_DA203 Revision B	North Elevation Ocean Grove Rd	PBD Architects	18 March 2020
S4.56_DA203 Revision G	North Elevation Ocean Grove Rd	PBD Architects	19 February 2021

S4.56_DA201 Revision B	South Elevation Cecil Monroe Ave	PBD Architects	18 March 2020
S4.56_DA201 Revision G	South Elevation Cecil Monroe Ave	PBD Architects	19 February 2021
S4.56_DA300 Revision A	Section A	PBD Architects	11 September 2019
S4.56_DA300 Revision C	Section A	PBD Architects	19 February 2021
S4.56_DA301 Revision A	Section B	PBD Architects	11 September 2019
S4.56_DA301 Revision C	Section B	PBD Architects	19 February 2021
S4.56_DA302 Revision B	Section C	PBD Architects	19 February 2021
S4.56_DA400 Revision C	Material Finishes	PBD Architects	18 March 2020
S4.56_DA400 Revision E	Material Finishes	PBD Architects	8 February 2021
S4.56_502 Revision A	Storage Diagram	PBD Architects	11 September 2019
DA05.03 Revision H	Driveway Ramp Section	Vic Lake Architect	6 November 2018
DA05.04 Revision H	Section Detail Façade	Vic Lake Architect	7 November 2018
S4.56_DA600 Revision A	Adaptable Unit	PBD Architects	11 September 2019
S4.56_DA601 Revision A	Adaptable Unit	PBD Architects	11 September 2019
S4.56_DA602 Revision A	Adaptable Unit	PBD Architects	11 September 2019
S4.56_DA603 Revision B	Livable Unit	PBD Architects	18 March 2020
DA06.07 Revision H	Communal Open Storage	Vic Lake Architect	6 November 2018
DA06.30 Revision H	Construction Management Plan – Stage One	Vic Lake Architect	20 March 2018

DA06.31 Revision A	Construction Management Plan – Stage Two	Vic Lake Architect	20 March 2018
DA06.32 Revision A	Construction Management Plan – Stage Three	Vic Lake Architect	20 March 2018
DA06.48 Revision H	Planting Pocket	Vic Lake Architect	7 November 2018
17A09_DA_C000 Revision 01	Cover Sheet, Drawing Schedule, Notes & Locality Sketch	Henry & Hymes	31 July 2018
17A09_DA_C100 Revision 01	Stormwater Management Plan	Henry & Hymes	31 July 2018
17A09_DA_200 Revision 01	OSD Tank Sections and Details	Henry & Hymes	31 July 2018
L-0001/D	Coversheet	Habit8	2 February 2021
47-0679L-L01 Revision-Q	Paving and Planting Schedule	Habit8	31 January 2019
47-0679L-L01	Landscape Plan – Ground Level (South Western)	Habit8	31 January 2019
L-001/D	Landscape Layout Plan 01	Habit 8	2 February 2021
47-0679L-L02 Revision-Q	Landscape Plan – Ground Level (North Western)	Habit8	31 January 2019
L-1002/D	Landscape Layout Plan 02	Habit 8	2 February 2021
47-0679L-L03 Revision-Q	Landscape Plan – Ground Level (South Eastern)	Habit8	31 January 2019
L-003/D	Landscape Layout Plan 03	Habit 8	2 February 2021
47-0679L-L04 Revision-Q	Landscape Plan – Ground Level (North Eastern)	Habit8	31 January 2019
L-004/D	Landscape Layout Plan 04	Habit 8	2 February 2021

17-0679L-L05 Revision-Q	Landscape Planting Plan Ground Level – (South Western)	Habit8	31 January 2019
L-2001/D	Landscape Planting Plan 01	Habit 8	2 February 2021
17-0679L-L06 Revision-Q	Landscape Planting Plan – Ground Level (North Western)	Habit8	31 January 2019
L-2002/D	Landscape Planting Plan 02	Habit 8	2 February 2021
17-0679L-L07 Revision-Q	Landscape Planting Plan – Ground Floor (South Eastern)	Habit8	31 January 2019
L-2003/D	Landscape Planting Plan 03	Habit 8	2 February 2021
17-0679L-L08 Revision-Q	Landscape Planting Plan – Ground Floor (North Eastern)	Habit8	31 January 2019
L-2004/D	Landscape Planting Plan 04	Habit 8	2 February 2021
17-0679L L09 Revision Q	Landscape Planting – Roof Terrace (Southern)	Habit8	31 January 2019
17-0679L L10 Revision Q	Landscape Plan – Roof Terrace (Northern)	Habit8	31 January 2019
L-3001/D	Landscape Sections	Habit 8	2 February 2021
L-3002/D	Landscape Sections	Habit 8	2 February 2021
L-3003/D	Landscape Elevation Ozone St	Habit 8	2 February 2021
L-4001/D	Specification Notes and Maintenance Program	Habit 8	2 February 2021
L-4002/D	Landscape Details	Habit 8	2 February 2021
L-4003/D	Landscape Details	Habit 8	2 February 2021

(Modified – XX.)

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.

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), and the green walls within the north western Communal Open Space remain 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 walls 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.

20. Landscaping Works

A. Design

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

- i) ~~Provide amendments as shown on T~~ the approved landscape plans are to be amended to reflect the approved architectural plans and conditions of consent. ~~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 AND volumes when planting over slab in accordance with the Apartment Design Guide as follows:
 - 1200mm depth for large trees (12-18m tall)
 - 1000mm depth for medium trees (8-12m tall)
 - 800mm depth for small trees (6-8m tall)
 - 600mm for shrubs.
 - 300-450mm for ground covers.
 - 200mm depth for turf
- 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 as shown on the landscape plans referenced in condition 1 of this consent.
- 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 planted and turf 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 plant establishment and 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.
- xiii) Screening trees capable of attaining a minimum of 12m height at maturity are to be installed in a minimum 200L pot size at the following locations on the ground floor.
 1. 3 to Cecil Monro Avenue frontage
 2. 9 to Ozone Street frontage
 3. 4 to Ocean Grove Avenue

- xiv) The paved entry area in front of unit G03 providing access to the front north eastern communal space (shown on L-0003/D, Landscape Layout Plan 03 and L-0004/D, Landscape Layout Plan 04, by Habit8, dated 2 February 2021) is to be converted to garden and planted. The planting bed and turf is to continue from the communal open space to the front pathway into entrance of the building.
- xv) The total number of shrubs to be planted along the three frontages of the site (as shown on L-2001/D Planting Plan 01, L-2002/D Planting Plan 02, L-2003/D Planting Plan 03, L-2004/D Planting Plan 04, Habit8, dated 2 February 2021) are to be increased in numbers to 385 shrubs.
- xvi) The planter box wall (PW) (including screen fence) to the private open space of unit G04 is to be setback 1m min from the back of the services wall that will accommodate the FHB and GM.
- xvii) The palisade fence (shown on L-1001/D Landscape Layout Plan01, Habit8 dated 2 February 2021) is to be installed on the wall that encloses the concreted bin collection area only.
- xviii) Eleven (11) star jasmine creepers are to be planted underneath the three magnolia trees above the driveway entrance to drape over the wall.
- xix) The front fence is to be finished in sandstone cladding and constructed no greater than 400mm in height when measured from natural ground level.

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 (SSCDP 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 Boulevard, Gympie
Ph: 02 9524 5672

(Modified – XX.)

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) **and within the communal space areas on the western side of the building** must demonstrate the response to site conditions, including in particular light availability, sun, salt tolerance and wind impacts.

B. Before Construction

- 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.

(Modified – XX.)

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 all green walls shown on the landscape plans listed in condition 1. 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;
- (iii) Details outlining the intended replacement strategy for the plants in the event that the plants fail (with a maximum replacement period of 2 weeks).

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.

51. Communal Open Space (North East)

- i) The planter to the western edge of the communal open space shall be a consistent height of 1m (RL 17.00).
- ii) The walls when within the deep soil zone shall be pierced to not reduce the deep soil area further.

- iii) The planting within this elevated planter shall follow drawing ~~L08 issue Q dated 31.01.19~~ L-2002/D Planting Plan 02, Habit 8, dated 2 February 2021.
(Modified – XX.)

53. Design Changes Required

A. Before Construction

The following design changes must be implemented:

- i) Aluminium privacy screens (as shown as PS on the Material Finishes plan S4.56_DA400, issue C, dated 18 March 2020) are to be installed wrapping around the north western corner of each unit on levels 1 to 7.
- ~~ii) The ground floor level (base of the building) is to be finished in sandstone cladding.~~
- iii) The front fence is to be finished in sandstone cladding and constructed no greater than 400mm in height when measured from natural ground level.
- iv) The combined height of the planter walls and palisade fence is to be no greater than 1.5m in height when measured from the finished ground floor terrace levels.
- v) The palisade fence (shown on L-1001/D Landscape Layout Plan01, Habit8 dated 2 February 2021) is to be installed on the wall that encloses the concreted bin collection area only and not exceed 1.5m in height.
- vi) The planter box wall (PW) (including screen fence) to the private open space of Unit G04 is to be setback 1m min from the back of the services wall that will accommodate the FHB and GM.
- vii) The roof level is to be reduced from RL46.35 to R46.15. This is to be achieved by reducing the rooms and services on roof terrace level (as these are non-habitable areas) to 2.1m floor to ceiling height.

(Added – XX.)

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

Design Quality Principles	Assessment (MA21/0080)
Principle 1: Context and neighbourhood character	<i>The modifications proposed to the approved development is in keeping with the desired future character established by SSLEP 2015 and is appropriate given the residential context of Ozone Street. The built form and massing responds well to the immediate context and streetscape and neighbourhood character in the locality.</i>
Principle 2: Built Form and Scale	<i>The scale of the proposed built form is consistent with the 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 modification proposed to the approved built form will complement the street setback character in the locality, maintains view retention to nearby buildings and is consistent with the approved development.</i>
Principle 3: Density	<i>The density of the scheme (established by the proposal's FSR) is consistent with the density standard enabled by SSLEP 2015. The modification results in an increase to the approved density, however retains the approved building footprint. The increase will unlikely result in unacceptable impacts when viewed from surrounding properties and the streetscape.</i>
Principle 4: Sustainability	<i>The proposal fails to achieve compliance with the minimum solar access requirements of the ADG. However, this matter has been addressed in the assessment report and is acceptable in the circumstances.</i>
Principle 5: Landscape	<i>The modification application proposes amendments to the approved landscape plan. The will provide landscaping along the frontages of the site to achieve a quality landscape strip including canopy tree planting along the Ozone Street and (by condition) and Ocean Grove Avenue. These trees will ameliorate the scale of the building at the street level.</i>
Principle 6: Amenity	<i>The modified proposal satisfies is consistent with the approved development with regards to minimum sizes of apartments and private open space, but does not meet the minimum design criteria in relation to solar access. Solar access has been discussed within the Assessment Section of this report.</i>
Principle 7: Safety	<i>The modified application has adequately considered Crime Prevention Through Environmental Design (CPTED) principles in the design. The development maintains increased activation and passive surveillance of the public domain.</i>

Principle 8: Housing Diversity and Social Interaction	<i>The proposal provides a mix of apartment types (including 1, 2 and 3 bedroom units) which will encourage diversity in the future occupation of the development. The development also includes facilities to encourage social interaction including two separate communal open space areas with landscaping seating and tables.</i>
Principle 9: Aesthetics	<i>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.</i>

APPENDIX C

Apartment Design Guide (ADG) –Building Key Design Criteria			
Objective	Design Criteria	Proposal	Complies
3D-1 Communal Open Space (COS)	COS has a minimum area equal to 25% of the site. A minimum of 50% direct sunlight to the principle usable part of COS for a minimum of 2 hours between 9am and 3pm on 21 June (mid-winter).	n/w corner Front n/e corner reduced in area. (122.1m ² (88.4m ² of this is forward of the planter bed and includes turf with seat) (32.8m ² includes planter bed in front of units G03 and G04 etc)	Yes
3E-1 Deep Soil Zones	Deep soil zones are to meet the following minimum requirements. 7% of the site area. (111.44m ²)	139.8m ²	Yes
3F-1 Visual Privacy	Minimum required separation distances from buildings to the side and rear boundaries: Up to 12m (4 storeys) <ul style="list-style-type: none"> 6m habitable rooms/balconies 3m non-habitable rooms 	<i>Ground (western boundary)</i> 6m <i>Level 1 (western boundary)</i> 5 to 6m <i>Levels 2 and 3 (western boundary)</i> 3.72 to 6m	Yes No No
	Up to 25m (5-8 storeys) <ul style="list-style-type: none"> 9m habitable rooms/balconies 4.5m non-habitable rooms 	<i>Levels 4 to 7 (western boundary)</i> 3.72 to 6m	No
	Over 25m (9+Storeys) <ul style="list-style-type: none"> 12m habitable rooms / balconies 6m non-habitable rooms 	<i>Level 8 (western boundary)</i> 4.1 to 9m	No
4A-1 Solar and Daylight Access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter. (i.e. 27 apartments)	23 units (Living Only (relying on secondary space (family room) / 201, 301, 401, 501, 601) To be changed to bedroom /study)	No – See Assessment Section of Report
4B-3 Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys. <i>i.e.</i> 23 apartments	22 units	Yes
	Max depth 18m for cross through apartment		Yes

4C-1 Ceiling heights	2.7m	2.7m achievable due to 3.1m floor to floor height 3.3m Level 8 to roof	Yes
4D-1 Apartment Size & Layout	<ul style="list-style-type: none"> 1 bedroom = 50m² 2 bedroom = 70m² 3 bedroom = 90m² (additional 5m ² if second bathroom proposed)	All units exceed the minimum size requirements	Yes
4D-2 Room Depth	8m from a window	8.5m to cabinetry (Units 105, 205 and 305)	Yes
4D-3 Room Dimensions	<p>Master bedrooms - min area of 10m² other bedrooms 9m² (excluding wardrobe space)</p> <p>Bedrooms to have min dimension of 3m.</p> <p>Living rooms or combined living/dining rooms have a min width of:</p> <ul style="list-style-type: none"> 3.6m for 1 bedroom 4m for 2 and 3 bedroom <p>Width of cross-over or cross through apartments are a least 4m internally to avoid deep narrow layout.</p>	Compliant	Yes
4E-1 Private Open Spaces / Balconies	<ul style="list-style-type: none"> 1 bedroom = 8m² (depth of 2m) 2 bedroom = 10m² (depth of 2m) 3+ bedroom = 12m² (depth of 2.4m). <p>Ground Level / Podium apartments = 15m² (depth of 3m)</p>	<p>Compliant</p> <p>15m²/3m</p>	<p>Yes</p> <p>Yes</p>
4G-1 Storage	<ul style="list-style-type: none"> 1 bedroom = 6m³ 2 bedroom = 8m³ 3 bedroom = 10m³ <p>At least 50% of the required storage is to be located within the apartment.</p>	Condition added to consent under MA20/041 requiring an updated storage plan to be provided.	Yes

APPENDIX D

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

	Ground floor residential only permitted subject to demonstration of satisfactory amenity for occupants	Satisfactory amenity	Yes
Road access	With 2 or more road frontages, vehicle access from lowest order road, or rear lane where provided	Cecil Monro Avenue is a lower order road	Yes
Built form - materials	Highly reflective wall and roof cladding not accepted	Appropriate materials proposed Modified from <i>sandstone cladding</i> to <i>Stone Cladding Limestone</i> .	Yes – See Assessment Section of Report
Amalgamation	Must not isolate lots Ensure that amalgamated lots allow for the development of built forms that make a positive contribution to the spatial definition of the street and create or maintain amenity for existing and future occupants Ensure safe and efficient car park and vehicle entry points can be achieved	No isolation proposed The amalgamated lots will allow for a development that complies with relevant setbacks including street setback to Ozone Street and offers an adequate level of amenity for occupants Basement entry point is acceptable according to assessment team engineer	Yes Yes No change
Min. frontage width (if non-compliant with amalgamation plan)	20m for larger scale development	Exceeds 50m	Yes
Street setbacks	4m to RFB without active street frontage	N – 4m min E – 4m min. generally, except minor point encroachments to 3.33m S – 4.2m min.	Yes No

		<p>Note: POS areas on the ground floor are to be increased in area resulting in the POS with the following setbacks:</p> <p>3.5m – Cecil Monroe Avenue</p> <p>3m – Ozone Street</p> <p>2.4m – Ocean Grove Road</p>	Yes
	Changes in level, landscaping and building design employed to facilitate privacy for occupants	Acceptable privacy impacts to occupants of apartments	Yes – No change
Side and rear setbacks	Assessed on merit / Must be in accordance with ADG	Refer to ADG Compliance table	Refer to ADG Compliance table at Appendix C
Basement setbacks	Where ground floor setback required – setback to provide indigenous trees – can be 1.2m for large trees over basement	Canopy tree provided in deep soil at NE corner. “Planting pockets” at SE corner to allow for canopy tree planting, and one additional in the northern setback	No change
Clothes drying facilities	To be provided, not visible from public place and have access to sunlight	4.5 star clothes driers will be provided and compliance with BASIX energy targets is achieved	Yes
Adaptable units	20% of 38 units <i>i.e.</i> 8 units	(Units 201, 301, 401, 501, 601, 602, 701 and 702)	Yes
Livable units	10% of 38 units <i>i.e.</i> 4 units	(Units 105, 205, 305 and 505)	Yes
Rainwater reuse	Communal RWT and pump located in common open space	No RWT is required within BASIX commitments	No but no BASIX commitment made for RWT
Common and Private Open space	As per the ADG requirements	Acceptable	Yes
	Also: Min dimension 3m	6m	Yes Yes

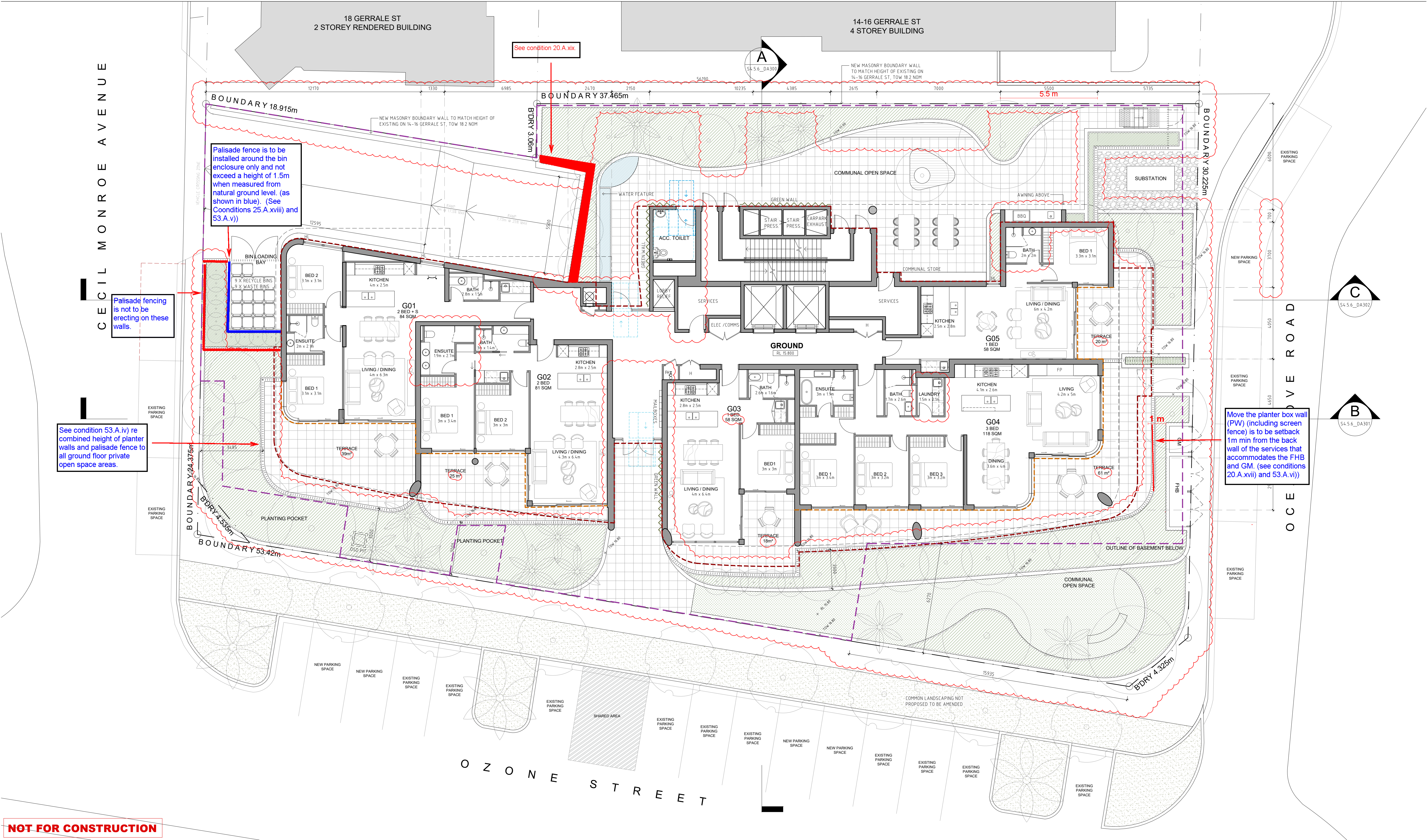
	Provide shelter, furniture, facilities, canopy trees	Shelter, furniture, BBQ, toilet and trees provided in rear COS area	
Solar access: Open space	Direct sun between March and September	Refer to ADG compliance table	
Waste storage	<p>Provided for general waste and recyclables</p> <p>Permitted for waste trucks to reverse onto a site where it is safe to do so</p> <p>Waste storage rooms at ground level to be behind building setback, integrated into overall design, not compromise amenity, screened from view from the street</p>	<p>Waste collected from driveway</p> <p>Waste storage room in basement. Temporary holding area in setback currently screened from view</p>	No change
Car parking	<p><u>Residential:</u></p> <p>Min. 1 space per unit (i.e. 38 spaces)</p> <p>Max 2 spaces per unit (i.e. 76 spaces)</p> <p><u>Residential visitor:</u></p> <p>No visitor parking</p> <p>No car wash bays required</p>	<p>71 residential spaces</p> <p>2 shared car wash bay/ visitor spaces provided</p>	Yes
Motorbike parking	1 motorbike space per 25 car spaces or part thereof = 3 spaces	3 spaces	Yes
Bicycle parking	1 space per 10 car parking spaces for first 200 car spaces = 7 spaces	6 spaces	Yes
Vehicles manoeuvring	All vehicles must enter and exit site in a forward direction	Yes apart from garbage truck which is acceptable to reverse onto street	Yes
Loading areas	Avoid on-street loading Freely available at all	Furniture removal trucks can also utilise the waste collection	Conditioned with limited times

	times	area in the driveway – signage to be provided	
--	-------	--	--

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 - OUTLINE OF APPROVED BUILDING GLAZING LINE REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

- LEGEND:**
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 - FHR FIRE HYDRANT BOOSTER
 - FHR FIRE HOSE REELS
 - FP FIRE PLACE
 - GD GARAGE DOOR
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 - PS PRIVACY SCREEN TO FUTURE DETAILS
 - SK SKYLIGHT
 - ST STORAGE



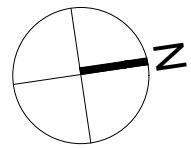
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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION
A	11.09.2019	ISSUE FOR SECTION 4.56 SUBMISSION
B	16.03.2020	ISSUE FOR REVIEW
C	18.03.2020	REVISED PLANS FOR S4.56 SUBMISSION
D	15.04.2020	REVISED PLANS FOR S4.56 SUBMISSION
E	16.04.2020	REVISED PLANS WITH SETBACK DIMENSIONS
G	08.02.2021	ISSUE FOR S4.56 SUBMISSION

ISSUE	DATE	DESCRIPTION



SCALE 1:100 @ A1
SCALE 1:200 @ A3

S4.56_DA103
GROUND FLOOR PLAN

ISSUE: G
JOB No. 1922

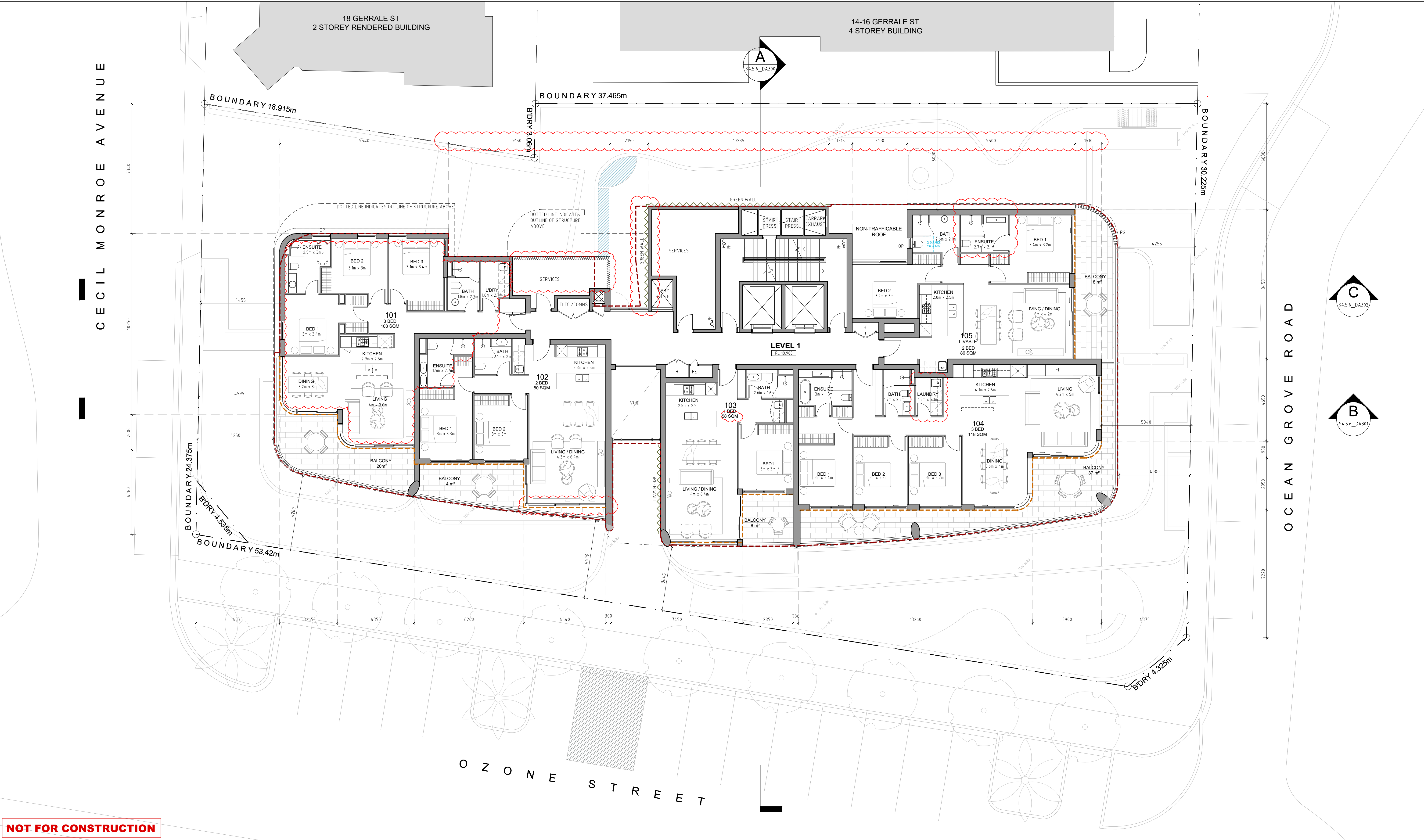
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Level 2, 52 Albion Street, Surry Hills NSW 2010
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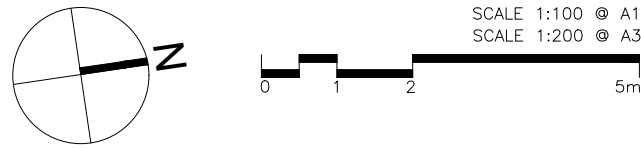


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SECTION 4.56 DRAWINGS

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5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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S4.56_DA104

LEVEL 1 PLAN

ISSUE: H
JOB No. 1922

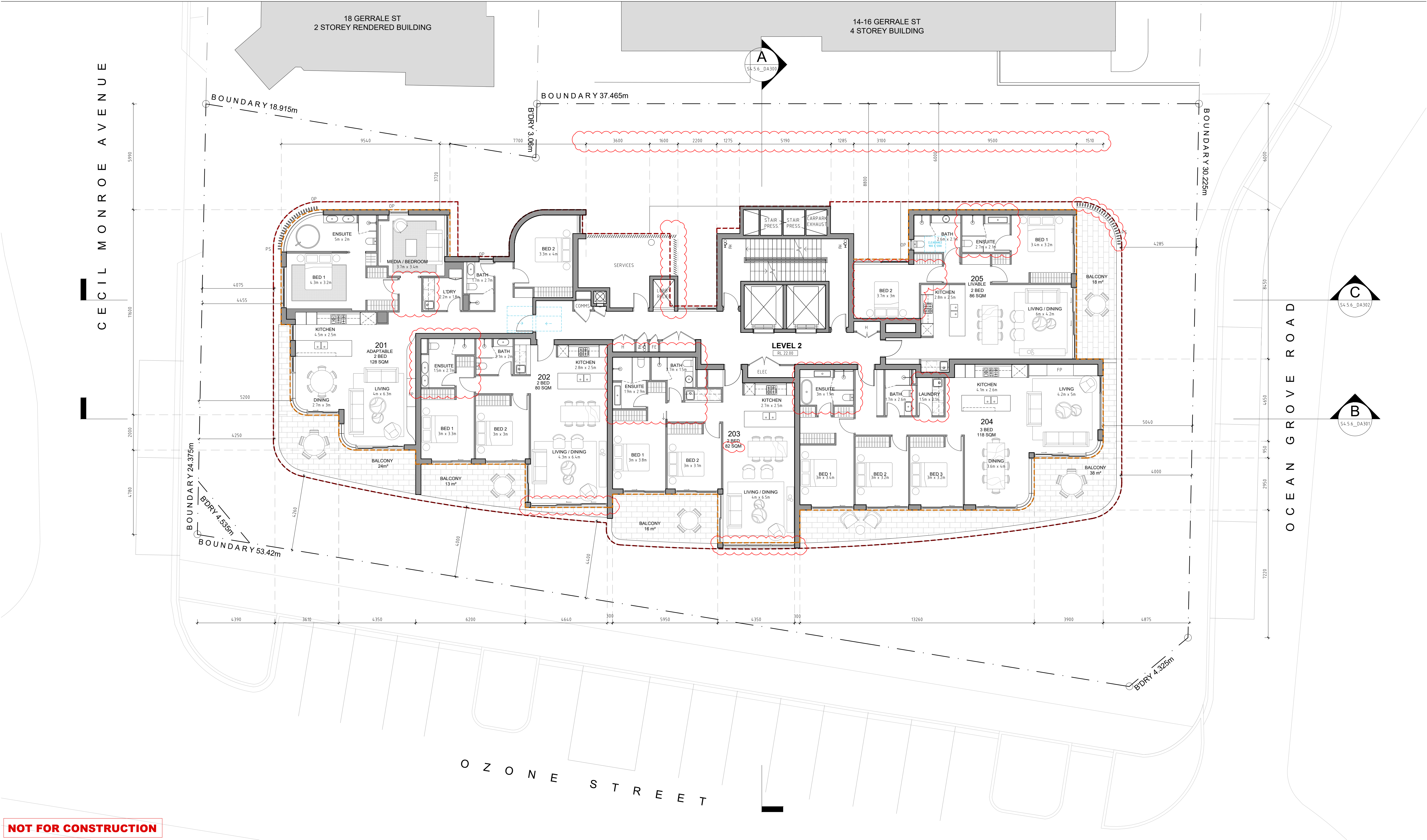
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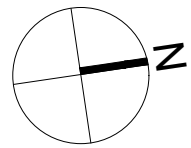


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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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H	08.02.2021	ISSUE FOR S4.56 SUBMISSION			



SCALE 1:100 @ A1
SCALE 1:200 @ A3

S4.56_DA105

LEVEL 2 PLAN

ISSUE: H
JOB No. 1922

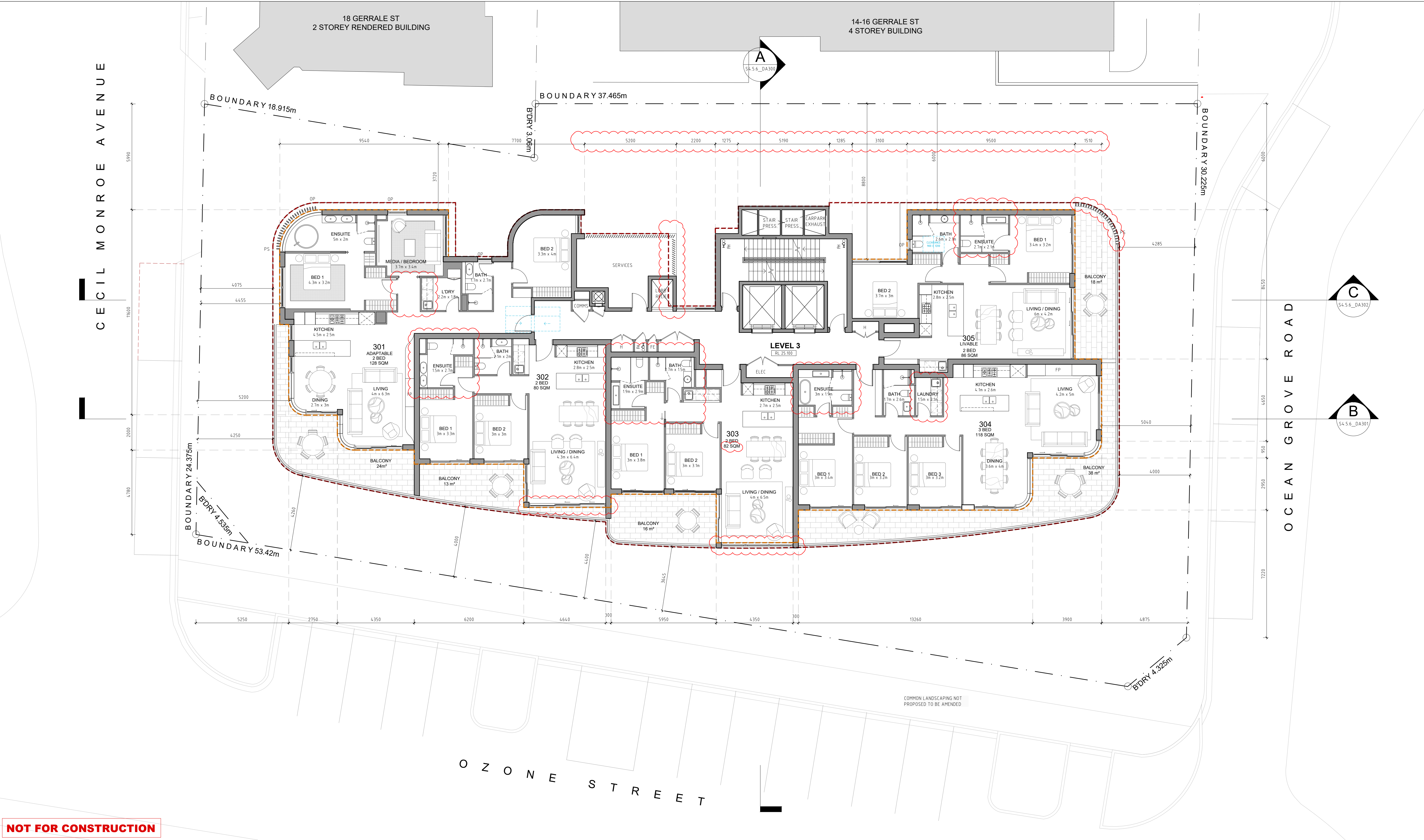
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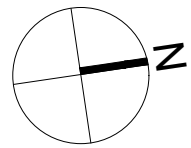


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SECTION 4.56 DRAWINGS

PROJECT:
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5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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SCALE 1:100 @ A1
SCALE 1:200 @ A3

S4.56_DA106

LEVEL 3 PLAN

ISSUE:H
JOB No. 1922

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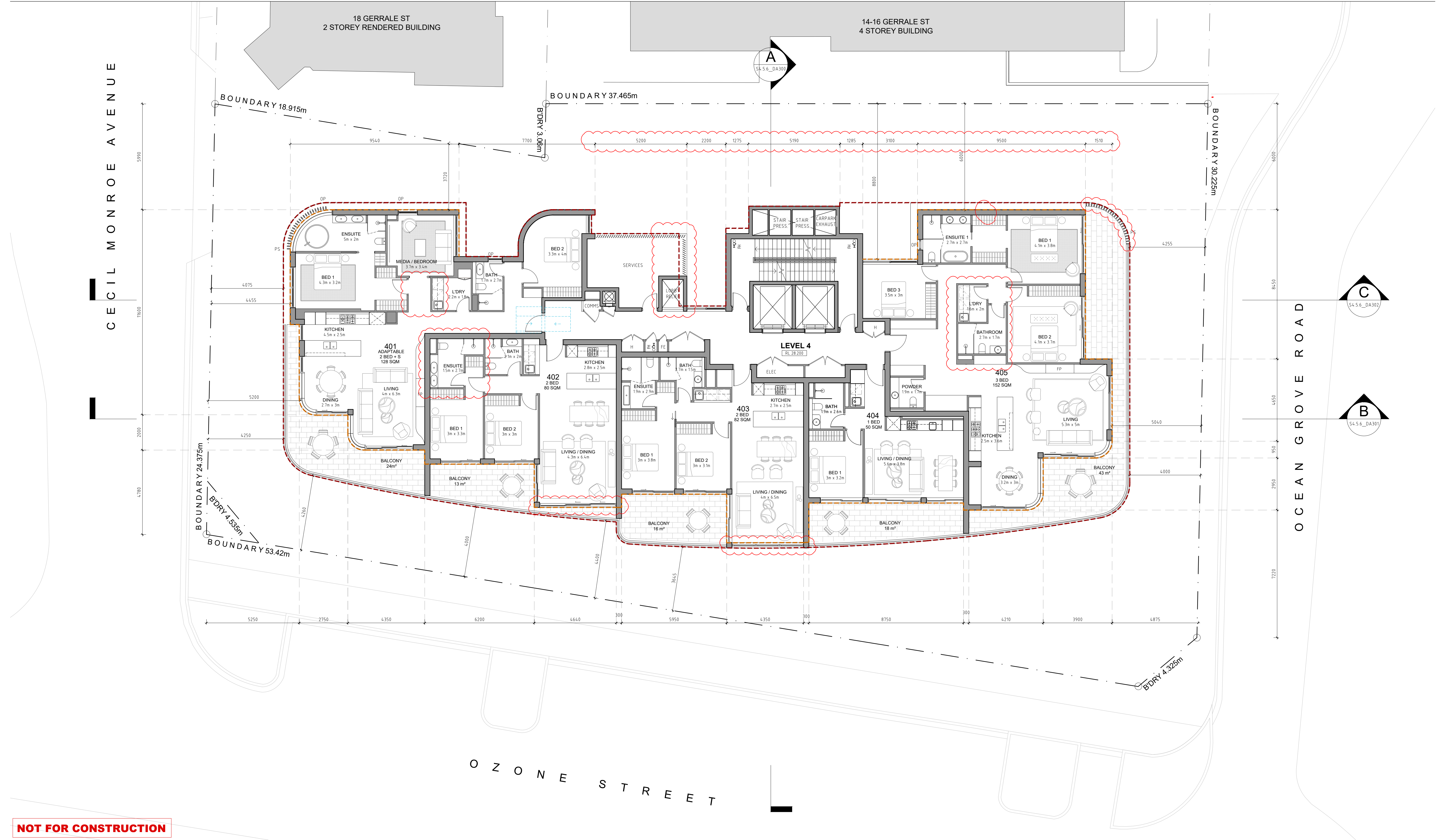
LEGEND:

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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

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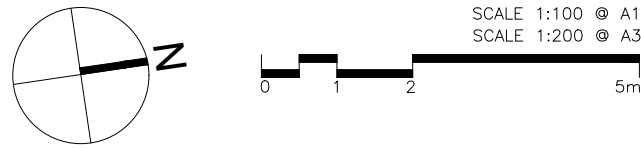


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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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S4.56_DA107

LEVEL 4 PLAN

ISSUE: H
JOB No. 1922

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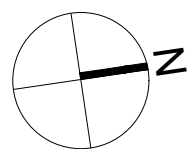


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SECTION 4.56 DRAWINGS

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PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
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SCALE 1:100 @ A1
SCALE 1:200 @ A3

S4.56_DA108

LEVEL 5 PLAN

ISSUE: H
JOB No. 1922

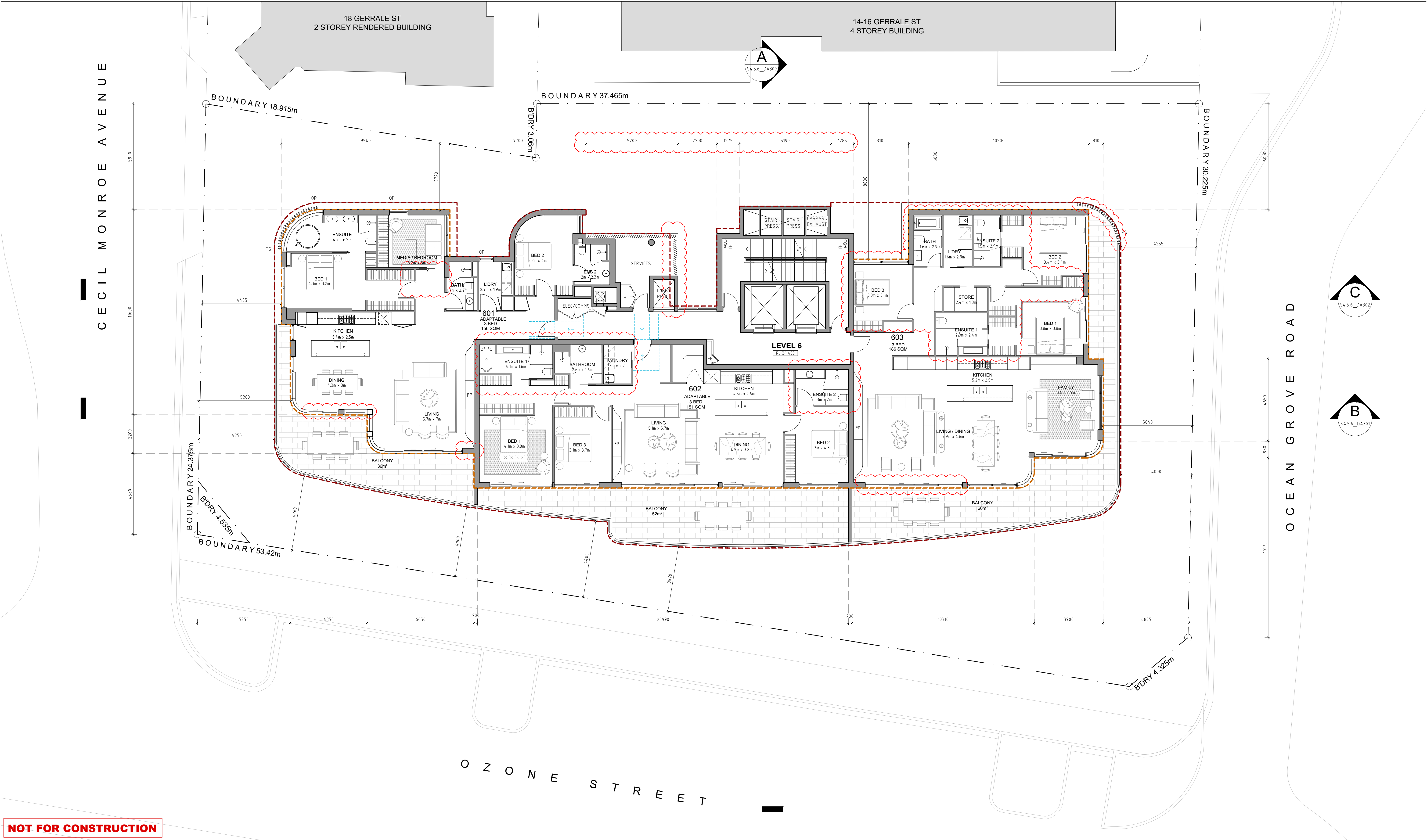
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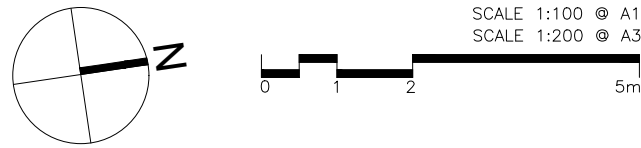


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S4.56_DA109

LEVEL 6 PLAN

ISSUE: H
JOB No. 1922

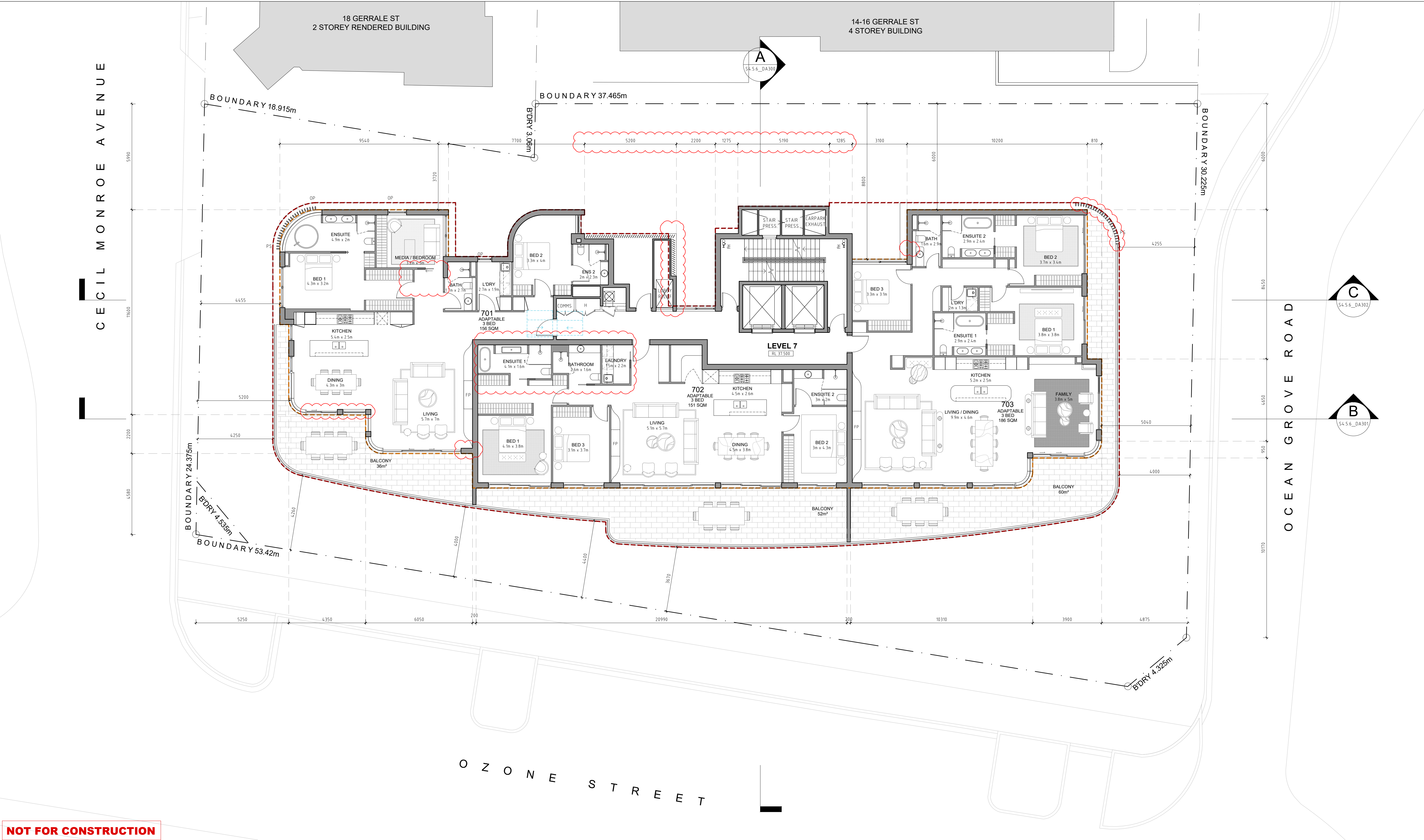
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 - FHR FIRE HOSE REELS
 - FP FIRE PLACE
 - GD GARAGE DOOR
 - HL HIGHLIGHT WINDOW
 - MN MANHOLE
 - NGL NATURAL GROUND LEVEL
 - OP OPAQUE WINDOW
 - PS PRIVACY SCREEN TO FUTURE DETAILS
 - SK SKYLIGHT
 - ST STORAGE

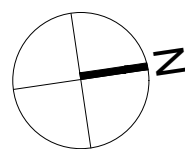


NOT FOR CONSTRUCTION

SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	11.09.2019	ISSUE FOR SECTION 4.56 SUBMISSION			
B	16.03.2020	ISSUE FOR REVIEW			
C	18.03.2020	REVISED PLANS FOR S4.56 SUBMISSION			
D	27.03.2020	REVISED PLANS FOR S4.56 SUBMISSION			
E	16.04.2020	REVISED PLANS WITH SETBACK DIMENSIONS			
G	21.05.2020	REVISED PLANS AS PER COUNCIL CONSENT			
H	08.02.2021	ISSUE FOR S4.56 SUBMISSION			



SCALE 1:100 @ A1
SCALE 1:200 @ A3
0 2 5m

S4.56_DA110

LEVEL 7 PLAN

ISSUE: H
JOB No. 1922

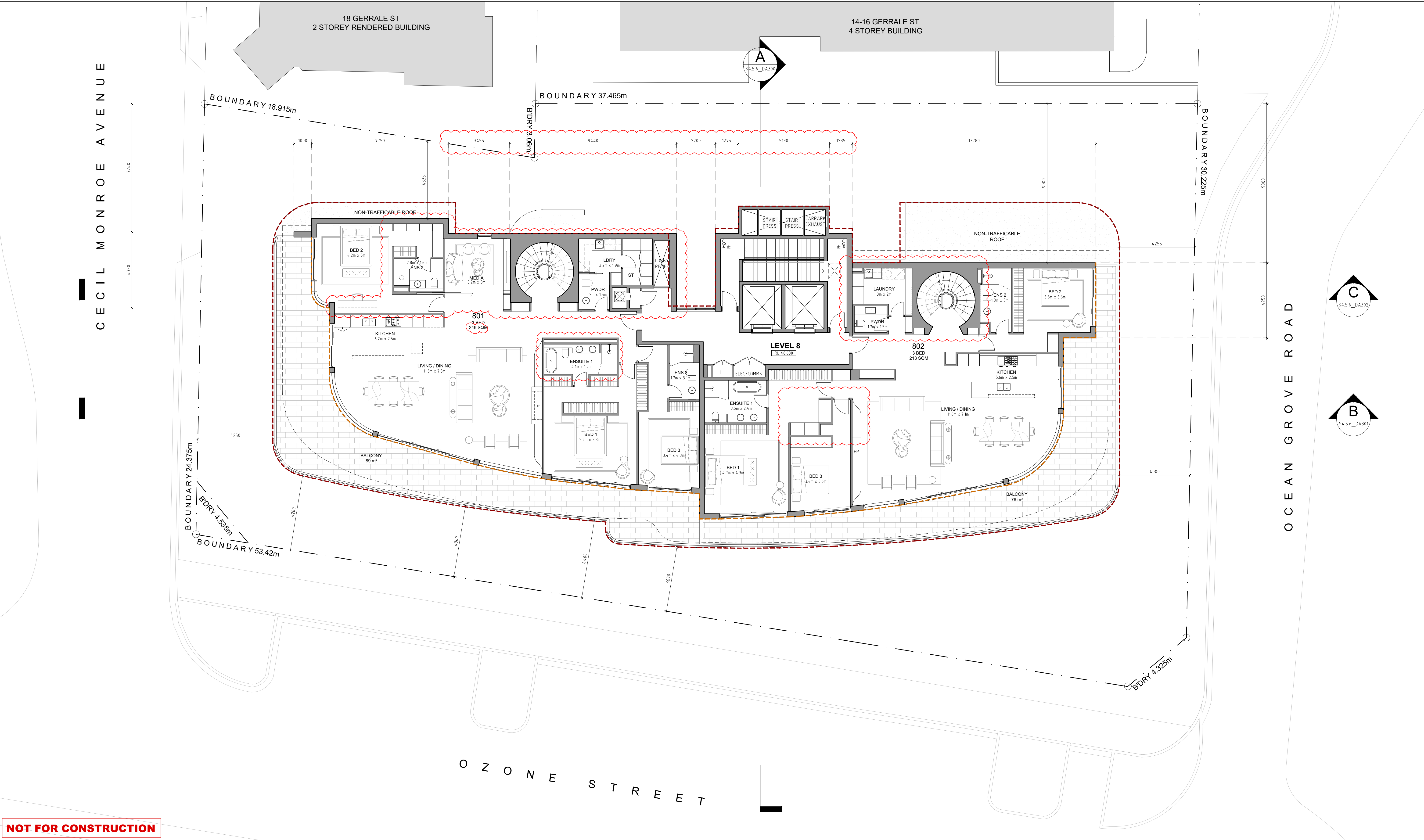
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Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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- LEGEND:**
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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)
 - OUTLINE OF APPROVED BUILDING GLAZING LINE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

- LEGEND:**
- B. BOLLARD
 - FH FIRE HOSE
 - FHB FIRE HYDRANT BOOSTER
 - FHR FIRE HOSE REELS
 - FP FIRE PLACE
 - GD GARAGE DOOR
 - HL HIGHLIGHT WINDOW
 - MN MANHOLE
 - NGL NATURAL GROUND LEVEL
 - OP OPAQUE WINDOW
 - PS PRIVACY SCREEN TO FUTURE DETAILS
 - SK SKYLIGHT
 - ST STORAGE

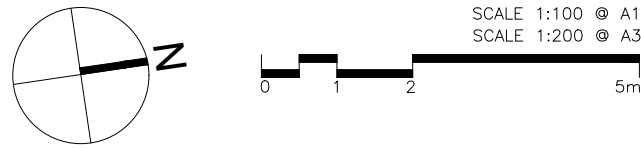


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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 54.5, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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S4.56_DA111

LEVEL 8 PLAN

ISSUE: H
JOB No. 1922

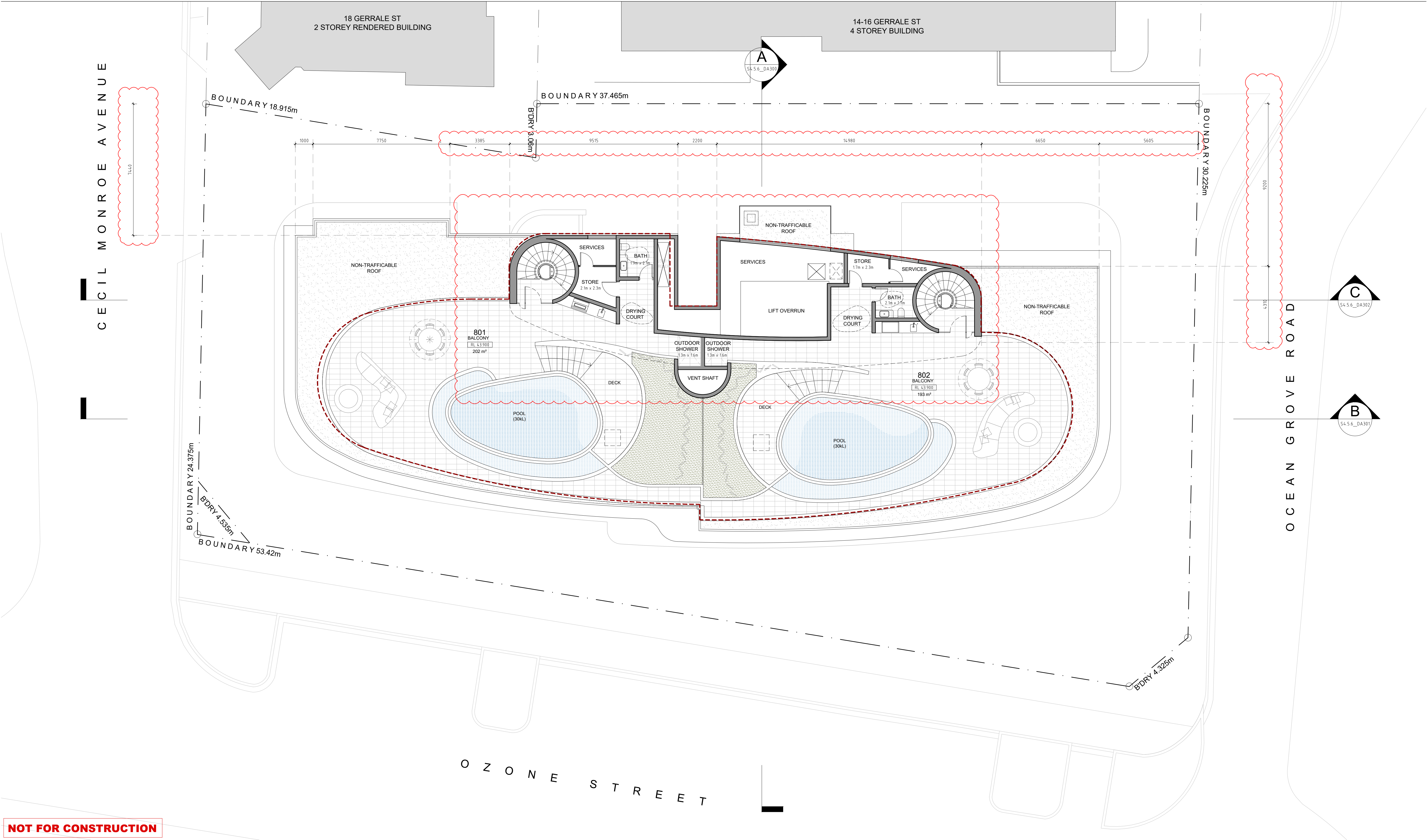
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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)
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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

- LEGEND:**
- B. BOLLARD
 - FH FIRE HOSE
 - FHB FIRE HYDRANT BOOSTER
 - FHR FIRE HOSE REELS
 - FP FIRE PLACE
 - GD GARAGE DOOR
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 - MN MANHOLE
 - NGL NATURAL GROUND LEVEL
 - OP OPAQUE WINDOW
 - PS PRIVACY SCREEN TO FUTURE DETAILS
 - SK SKYLIGHT
 - ST STORAGE

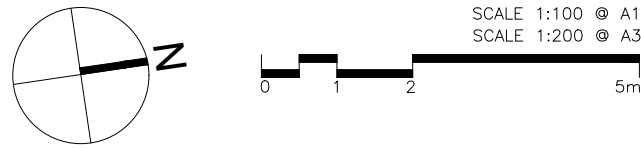


NOT FOR CONSTRUCTION

SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

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F	19.02.2021	ISSUE FOR S4.56 SUBMISSION			



S4.56_DA112
ROOF TERRACE PLAN

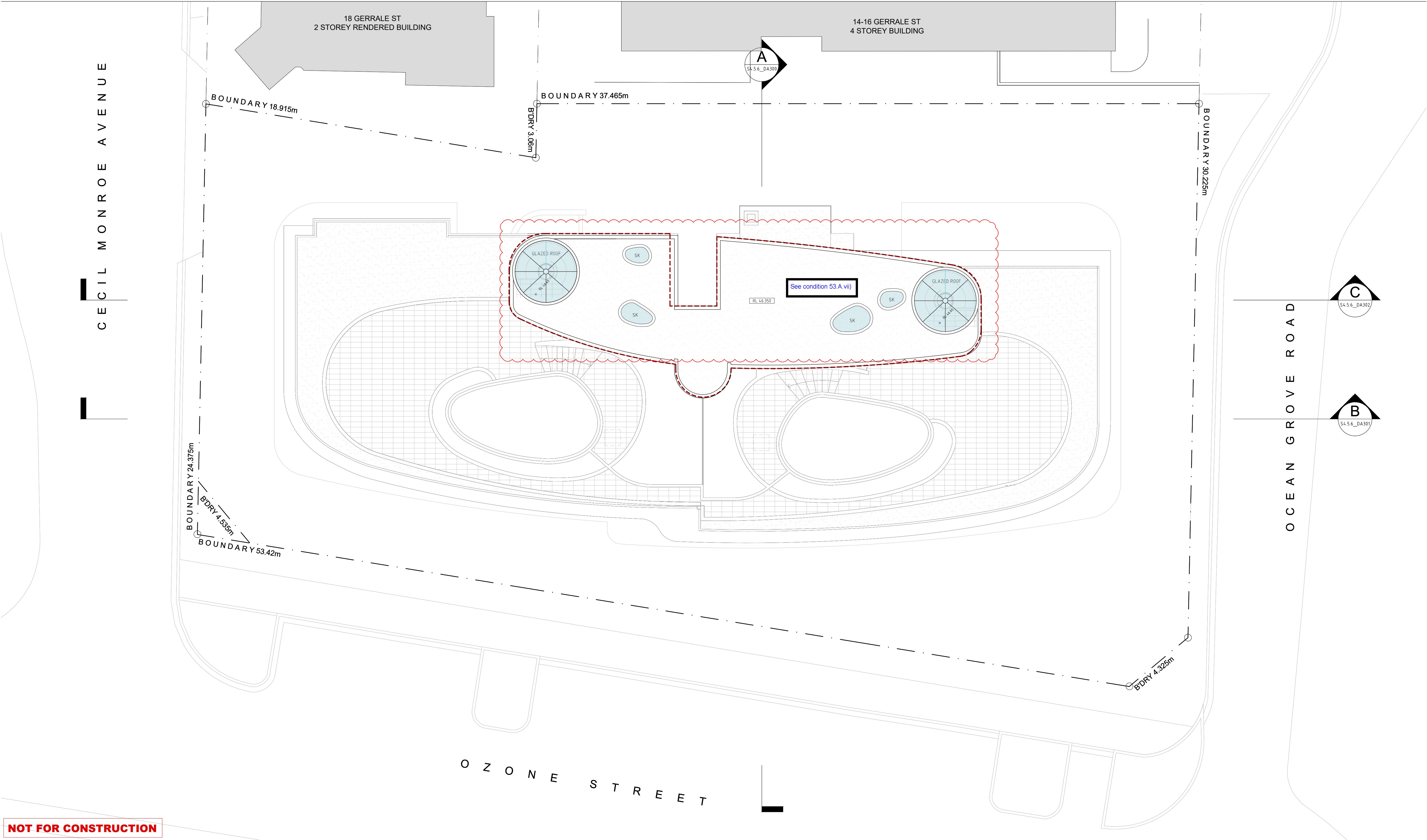
ISSUE: F
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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)
 - OUTLINE OF APPROVED BUILDING GLAZING LINE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

- LEGEND:
- B. BOLLARD
 - FH FIRE HOSE
 - FHB FIRE HYDRANT BOOSTER
 - FHR FIRE HOSE REELS
 - FP FIRE PLACE
 - GD GARAGE DOOR
 - HL HIGHLIGHT WINDOW
 - MN MANHOLE
 - NGL NATURAL GROUND LEVEL
 - OP OPAQUE WINDOW
 - PS PRIVACY SCREEN TO FUTURE DETAILS
 - SK SKYLIGHT
 - ST STORAGE

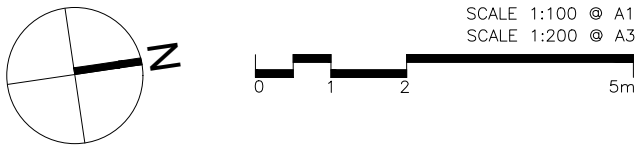


NOT FOR CONSTRUCTION

SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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E	19.02.2021	ISSUE FOR S4.56 SUBMISSION			



S4.56_DA113

ROOF PLAN

ISSUE: E
JOB No. 1922

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- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DAY ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- UNDESIRABLE MATERIALS AND FINISHES ARE DEFLECTED - ALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - SCALE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

■■■■ OUTLINE OF APPROVED BUILDING GLAZING LINE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

B.	BOLLARD
FH	FIRE HOSE
FHB	FIRE HYDRANT BOOSTER
FHR	FIRE HOSE REELS
FP	FIRE PLACE
GD	GARAGE DOOR
HL	HIGHLIGHT WINDOW
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NGL	NATURAL GROUND LEVEL
OP	OPAQUE WINDOW
PS	PRIVACY SCREEN TO FUTURE DETAILS
SK	SKYLIGHT
ST	STORAGE



PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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G	19.02.2021	ISSUE FOR \$4.56 SUBMISSION			



EAST ELEVATION
OZONE STREET

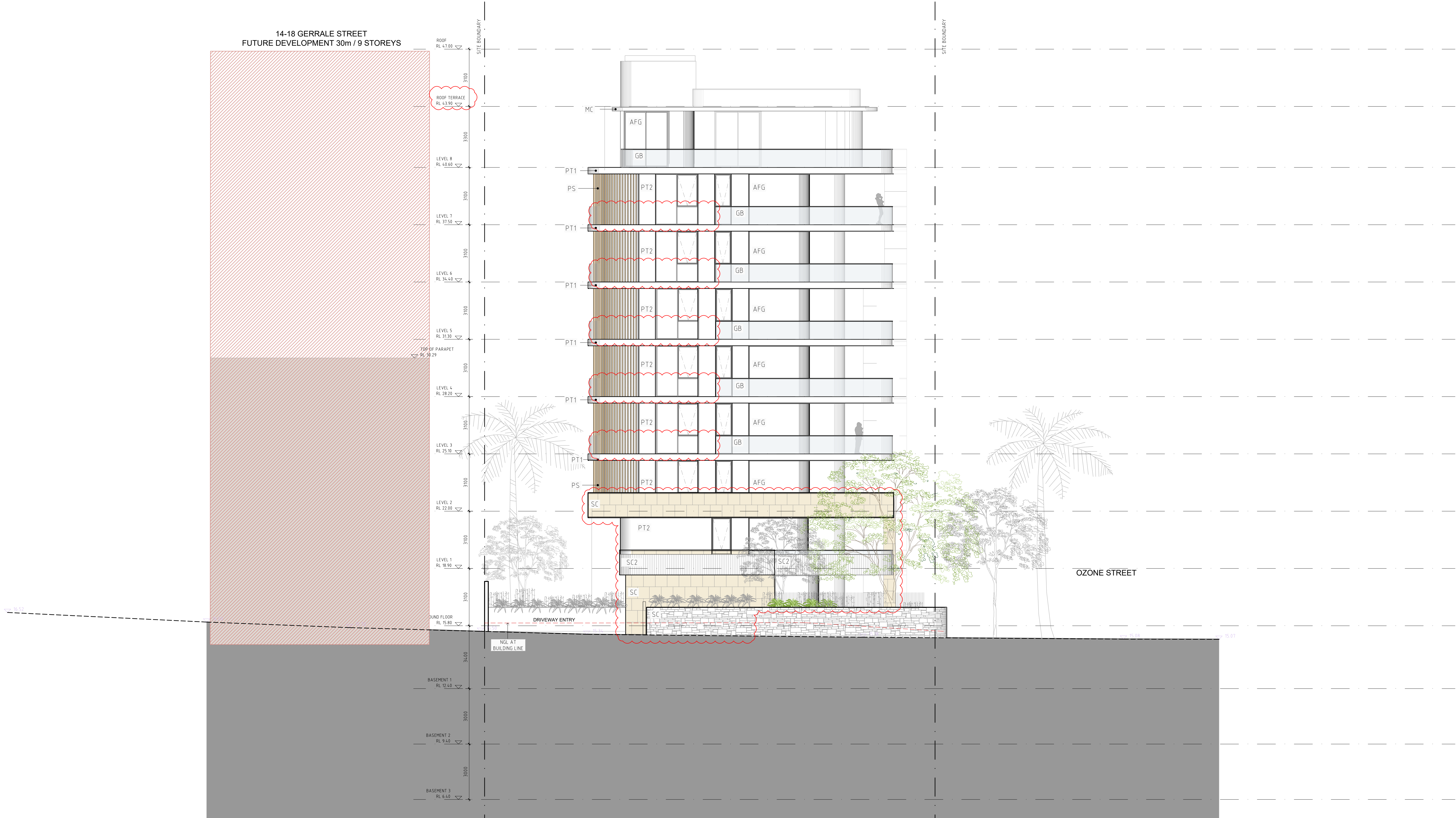
ISSUE: G
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REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

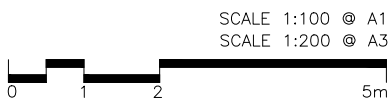
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 - SK SKYLIGHT
 - ST STORAGE



SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
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S4.56_DA201
SOUTH ELEVATION
CECIL MONROE AVE
ISSUE: G
JOB No. 1922

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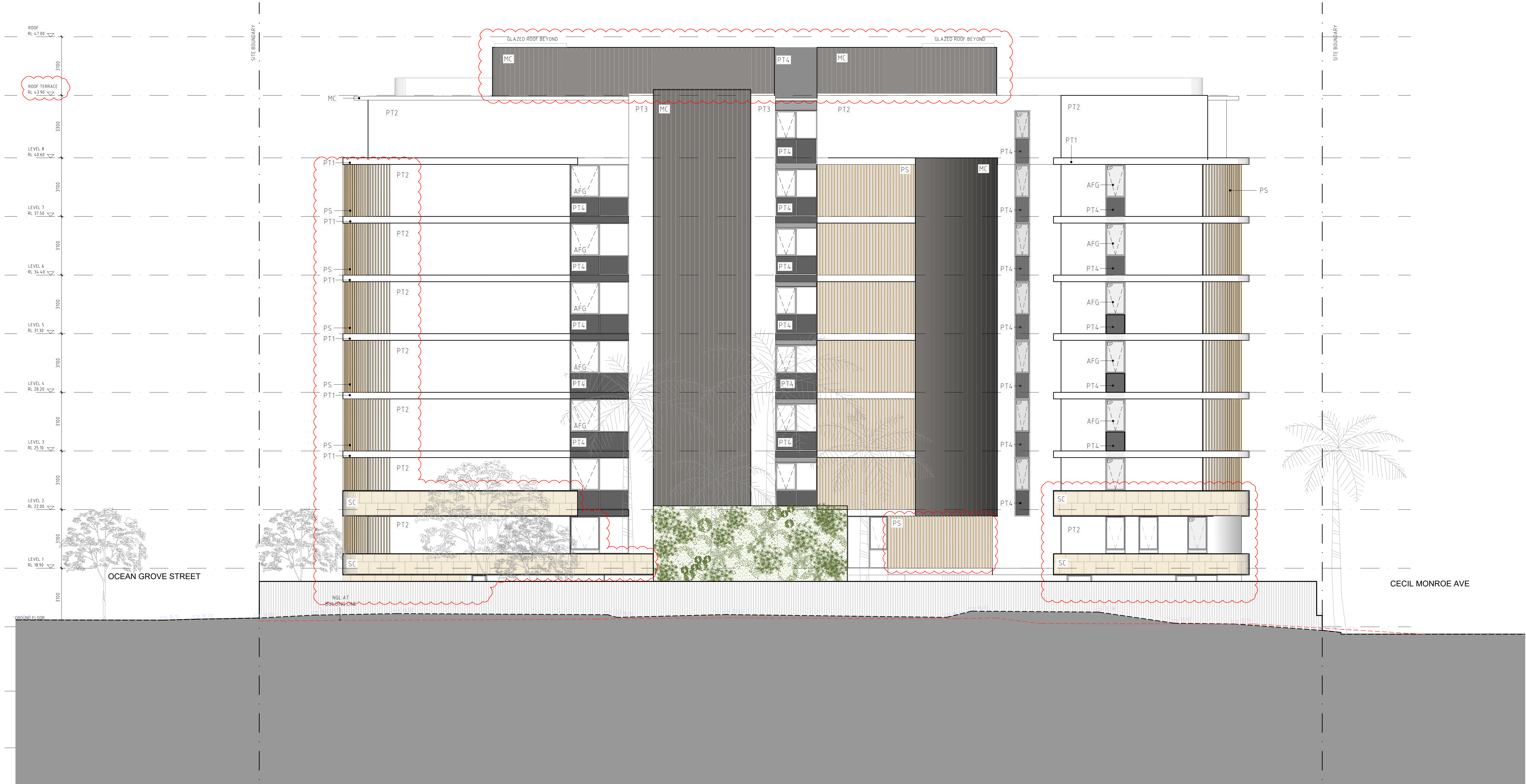
LEGEND:

■■■■ OUTLINE OF APPROVED BUILDING ENVELOPE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

■■■■ OUTLINE OF APPROVED BUILDING GLAZING LINE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)

LEGEND:

B. BOLLARD
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OP OPAQUE WINDOW
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SK SKYLIGHT
ST STORAGE



SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

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S4.56_DA202
WEST ELEVATION

ISSUE:H
JOB No. 1922

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 - OUTLINE OF APPROVED BUILDING GLAZING LINE
REFER TO MODIFIED CONSENT MA19/0303 (OF DA18/0323)
- LEGEND:**

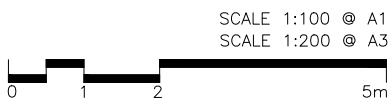
 - B. BOLLARD
 - FH FIRE HOSE
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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

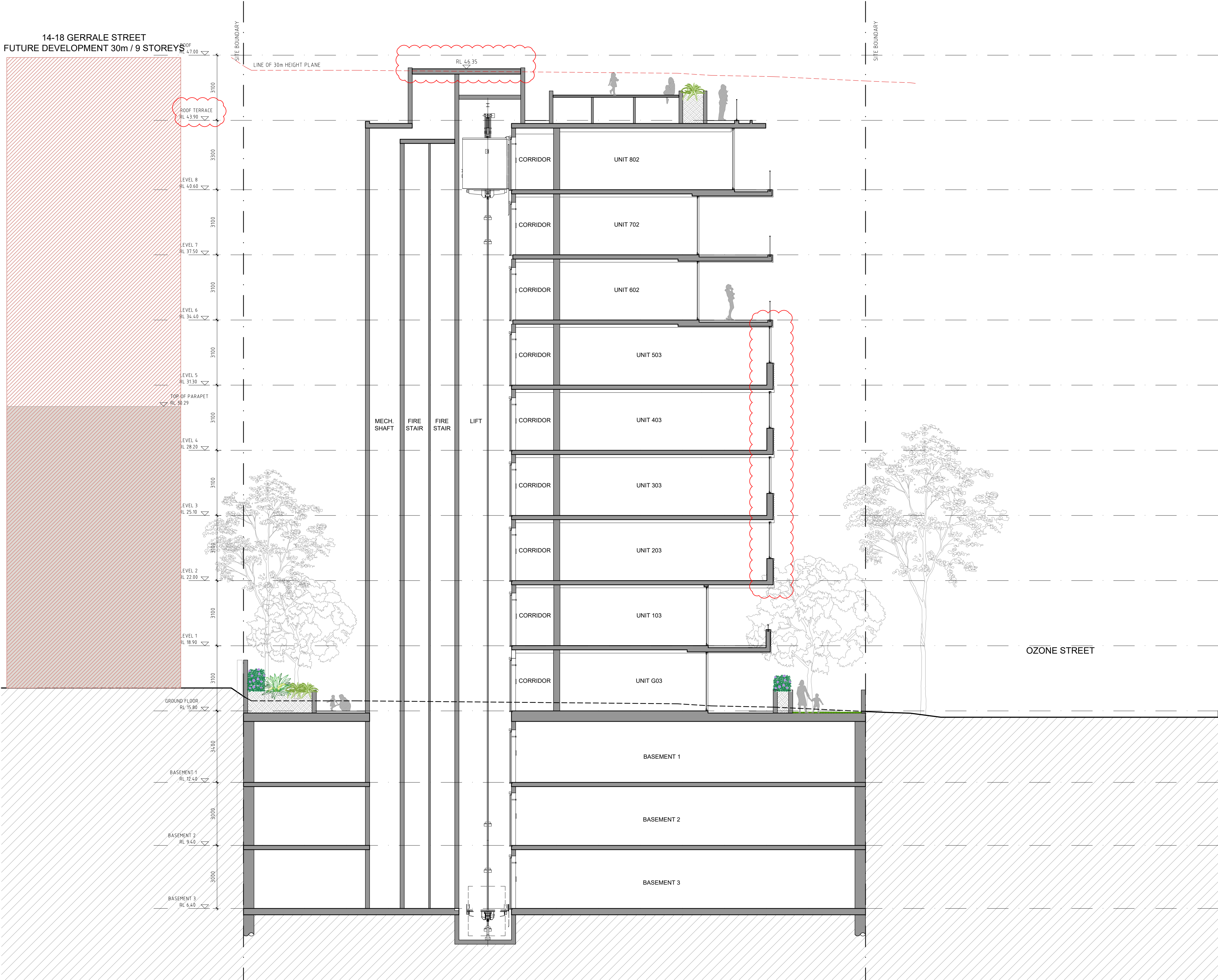
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S4.56_DA203
NORTH ELEVATION
OCEAN GROVE RD
ISSUE: G
JOB No. 1922

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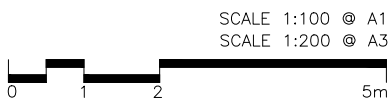
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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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C	19.02.2021	ISSUE FOR S4.56 SUBMISSION			



S4.56_DA300

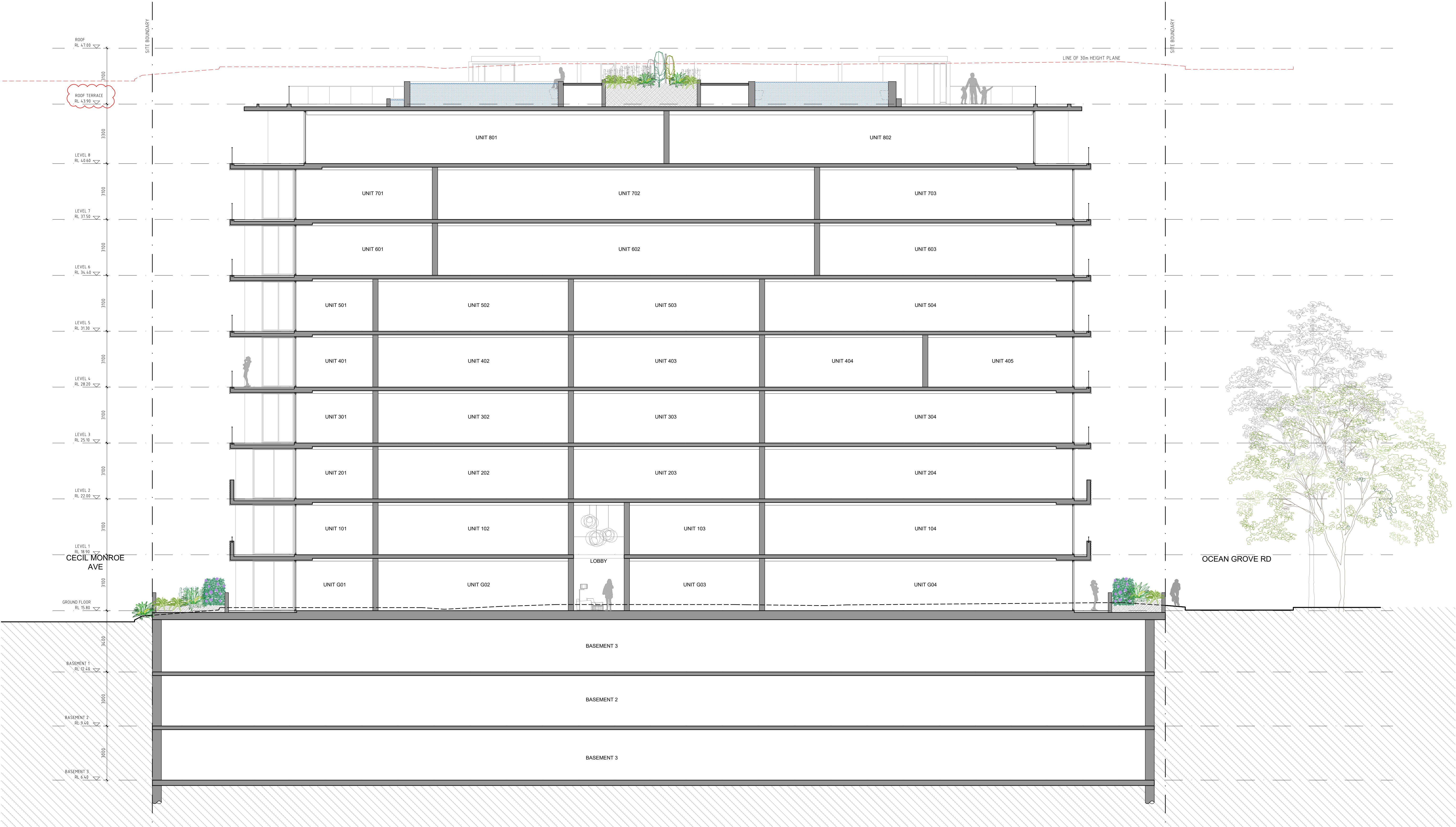
SECTION A

ISSUE: C
JOB No. 1922

PBD | ARCHITECTS

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- GENERAL NOTES:
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SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
CLIENT: OZONE CRONULLA PTY LTD

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	11.09.2019	ISSUE FOR SECTION 4.56 SUBMISSION			
B	08.02.2021	ISSUE FOR S4.56 SUBMISSION - DRAFT			
C	19.02.2021	ISSUE FOR S4.56 SUBMISSION			



S4.56_DA301

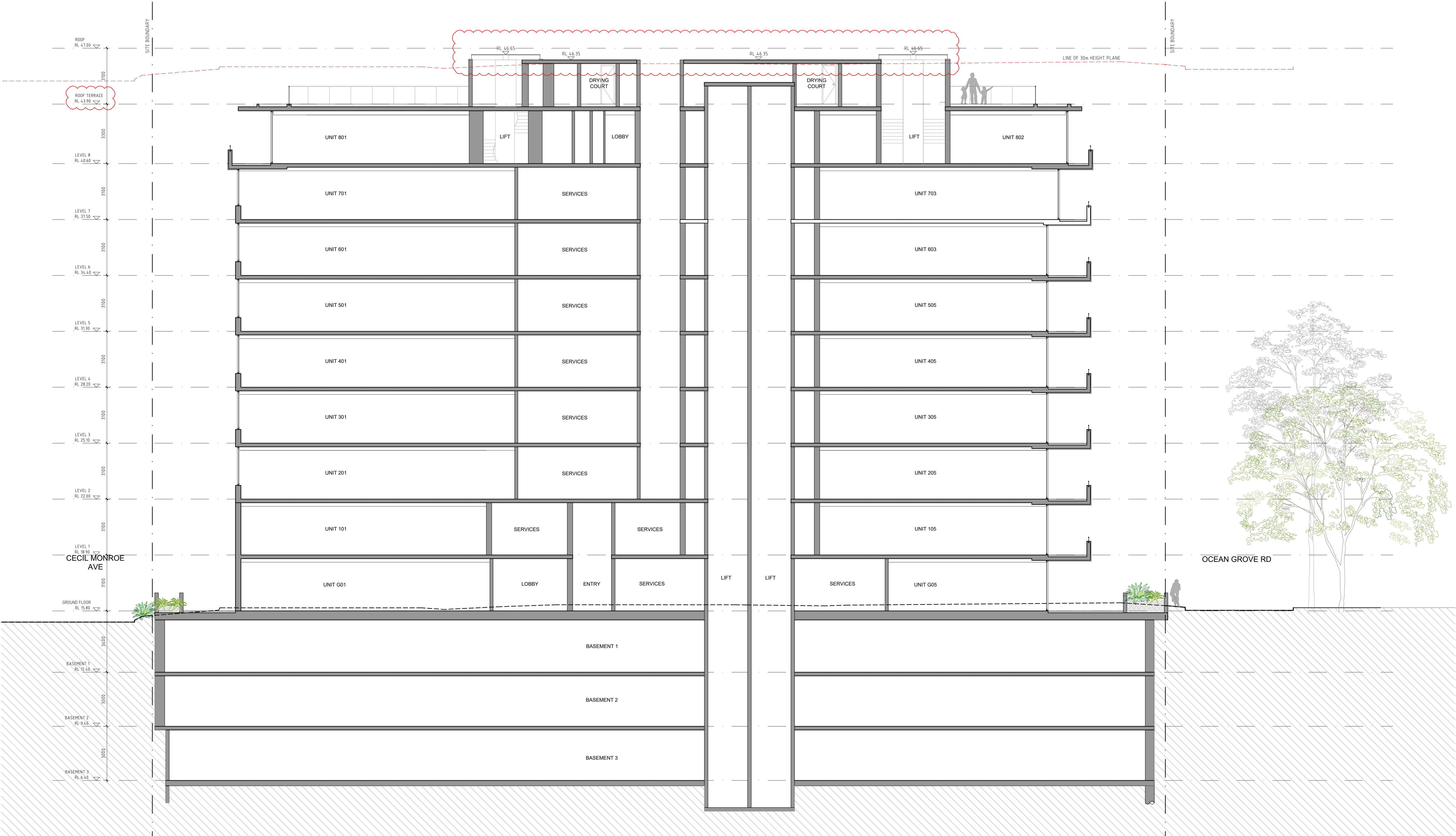
SECTION B

ISSUE: C
JOB No. 1922

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SECTION 4.56 DRAWINGS

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5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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B	19.02.2021	ISSUE FOR S4.56 SUBMISSION			



S4.56_DA302

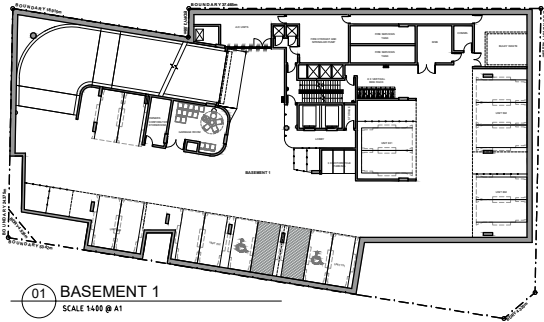
SECTION C

ISSUE: B
JOB No. 1922

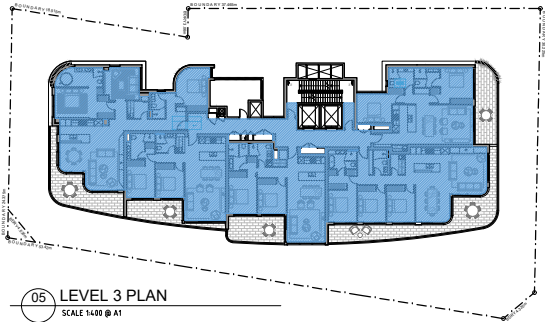
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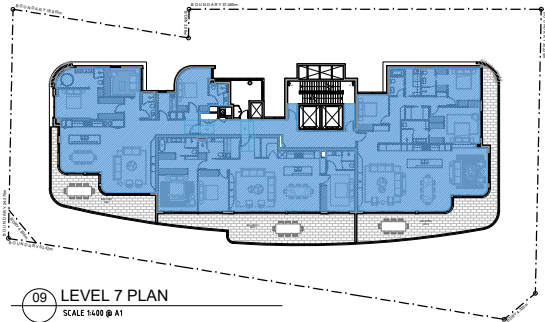
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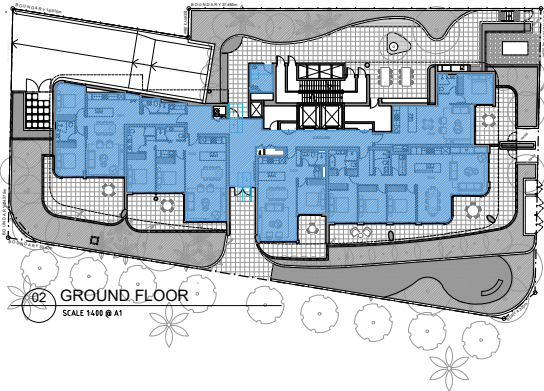
01 BASEMENT 1
SCALE 1:400 @ A1



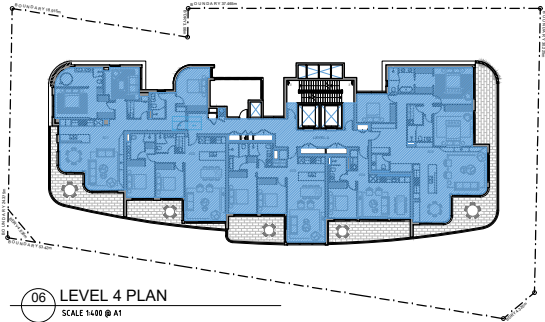
05 LEVEL 3 PLAN
SCALE 1:400 @ A1



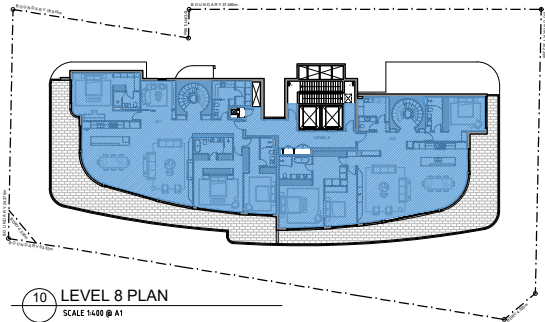
09 LEVEL 7 PLAN
SCALE 1:400 @ A1



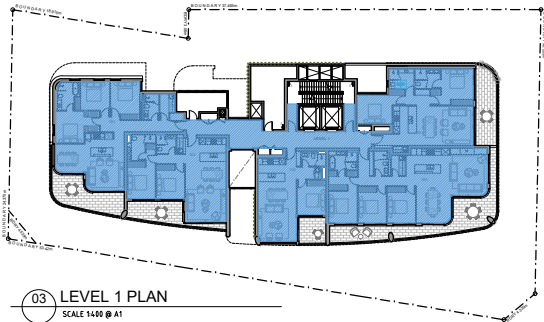
02 GROUND FLOOR
SCALE 1:400 @ A1



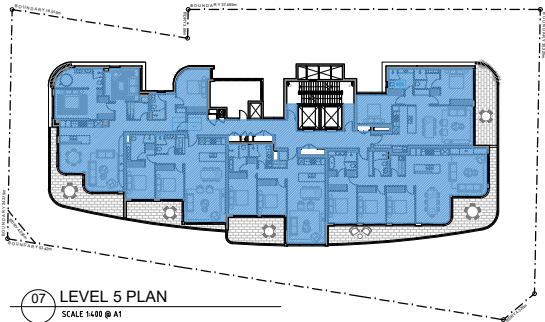
06 LEVEL 4 PLAN
SCALE 1:400 @ A1



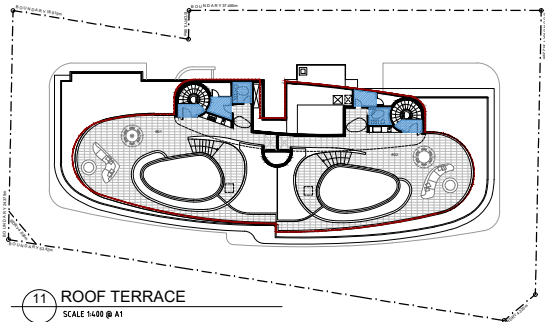
10 LEVEL 8 PLAN
SCALE 1:400 @ A1



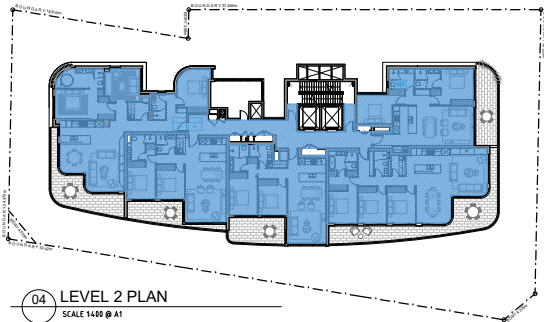
03 LEVEL 1 PLAN
SCALE 1:400 @ A1



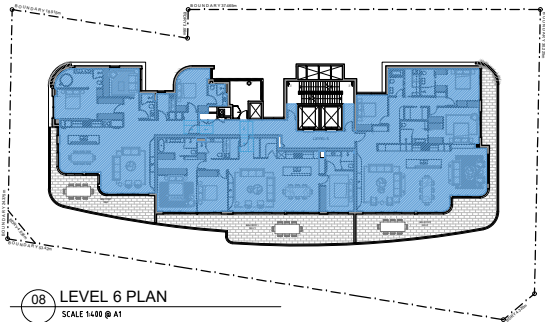
07 LEVEL 5 PLAN
SCALE 1:400 @ A1



11 ROOF TERRACE
SCALE 1:400 @ A1



04 LEVEL 2 PLAN
SCALE 1:400 @ A1



08 LEVEL 6 PLAN
SCALE 1:400 @ A1

FSR CALCULATION - REVISION D 18/03/20

SITE AREA	= 1592 m²
PERMISSIBLE FSR	= 3:1
PERMISSIBLE GFA	= 4776 m²

Gross Floor Area (m²)	
Basement 1	9.2
Ground Floor	476.6
Level 1	506.7
Level 2	555.7
Level 3	555.7
Level 4	550.9
Level 5	555.7
Level 6	540.1
Level 7	540.1
Level 8	469.3
Roof Terrace	11.7

TOTAL PROPOSED GFA 4771.7

PROPOSED FSR 3:1

LEGEND

Gross Floor Area

FSR CALCULATION - REVISION E 08/02/21

SITE AREA	= 1592 m²
PERMISSIBLE FSR	= 3:1
PERMISSIBLE GFA	= 4776 m²

Gross Floor Area (m²)	
Basement 1	0
Ground Floor	477.8
Level 1	507.4
Level 2	556.9
Level 3	556.9
Level 4	556.2
Level 5	556.9
Level 6	538.6
Level 7	538.6
Level 8	499.2
Roof Terrace	22.3

TOTAL PROPOSED GFA 4810.8

PROPOSED FSR 3:1

LEGEND

Gross Floor Area

SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254

CLIENT: OZONE CRONULLA PTY LTD
SSPP (Sydney South) Report Appendices (PPSSSH-70) 17 June 2021

ISSUE	DATE	DESCRIPTION
A	11.09.2019	ISSUE FOR SECTION 4.56 SUBMISSION
B	04.10.2019	REVISED ISSUE FOR SECTION 4.56 SUBMISSION
C	16.03.2020	ISSUE FOR REVIEW
D	18.03.2020	REVISED PLANS FOR S4.56 SUBMISSION
E	08.02.2021	ISSUE FOR SECTION 4.56 SUBMISSION - DRAFT
F	19.02.2021	ISSUE FOR SECTION 4.56 SUBMISSION

ISSUE	DATE	DESCRIPTION

S4.56_DA500

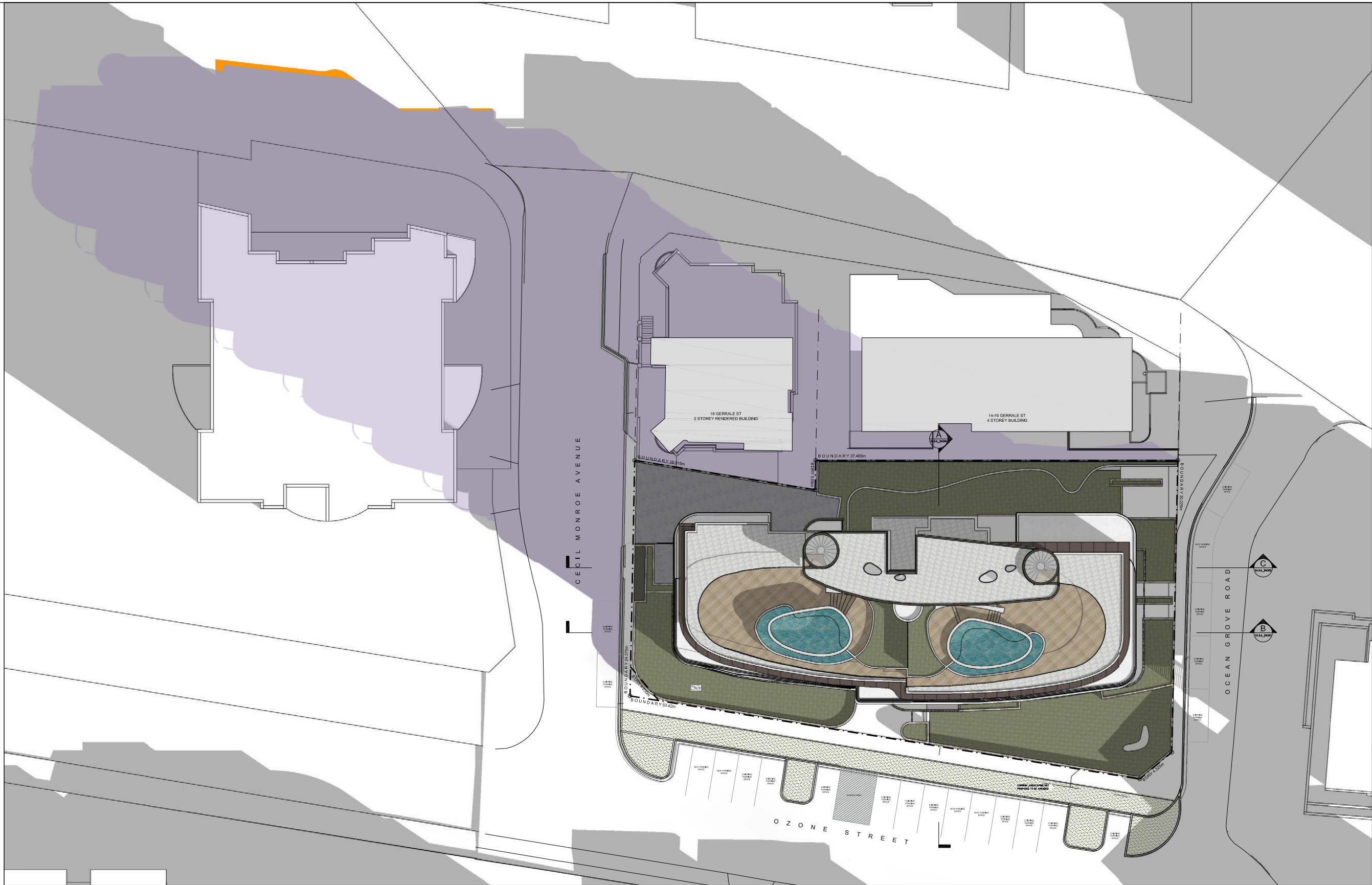
FSR CALCULATION

ISSUE: F
JOB No. 1922

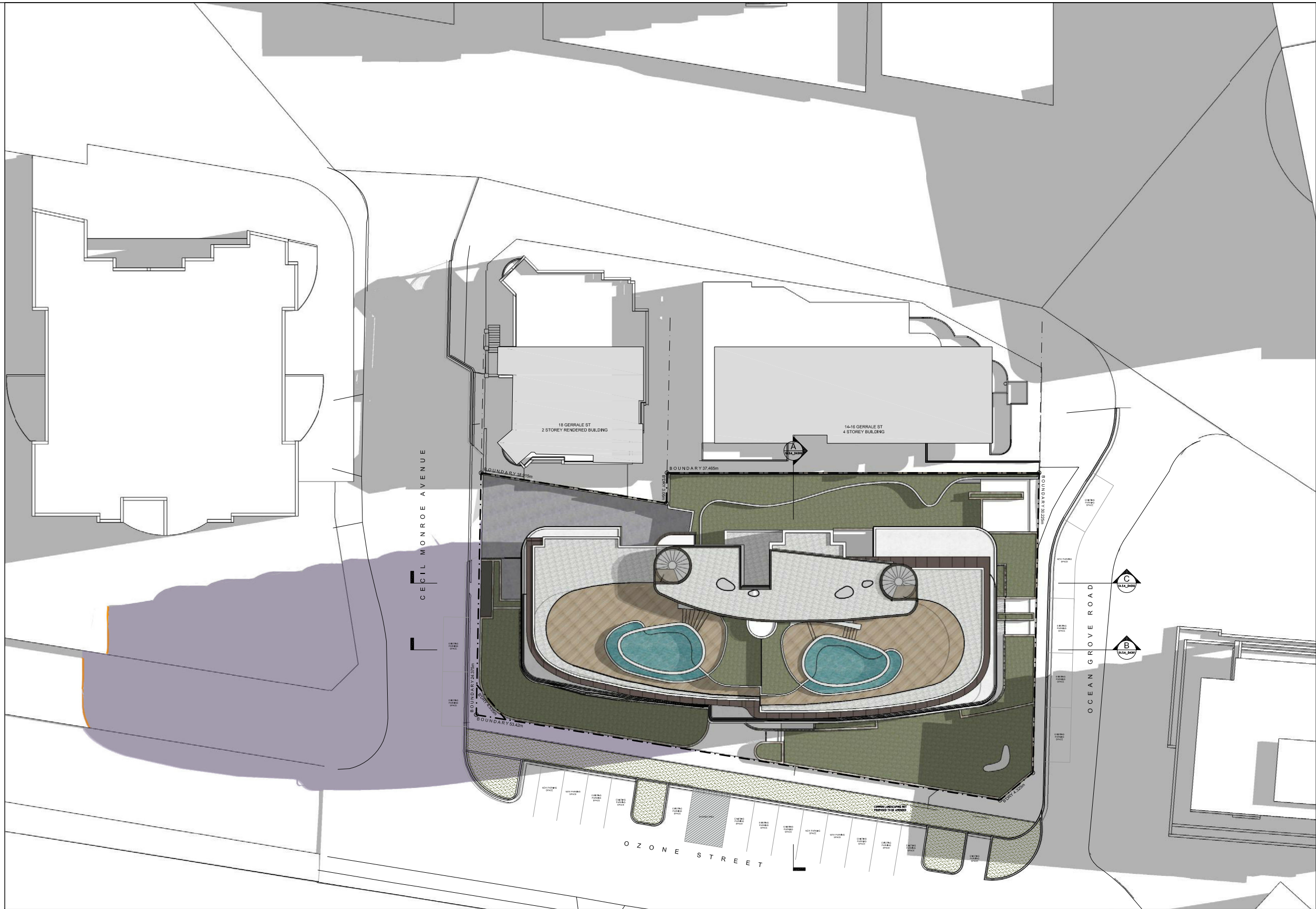
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Page 40 of 61

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01 9AM - 21ST JUNE
- 1:400 @ A1



02 12PM - 21ST JUNE
- 1:400 @ A1



03 3PM - 21ST JUNE
- 1:400 @ A1

LEGEND:

- EXISTING SHADOW CASTED BY NEIGHBORING BUILDINGS
- SHADOW CASTED BY APPROVED DEVELOPMENT AT 5-9 OZONE STREET
- ADDITIONAL OVERSHADOWING CASTED BY PROPOSED CHANGES AT 5-9 OZONE STREET

SECTION 4.56 DRAWINGS

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING 5, 7 & 9 OZONE STREET, CRONULLA NSW 2230 SP 545, SP 9336, SP 48254 CLIENT: OZONE CRONULLA PTY LTD	ISSUE A	DATE 23.02.2021	DESCRIPTION ISSUE FOR S4.56 SUBMISSION	ISSUE	DATE	DESCRIPTION

S4.56_DA620
SHADOW DIAGRAM

ISSUE: A
JOB No. 1922

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01 3D HEIGHT DIAGRAM VIEW 1
NTS



02 3D HEIGHT DIAGRAM VIEW 2
NTS

SECTION 4.56 DRAWINGS

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
5, 7 & 9 OZONE STREET, CRONULLA NSW 2230
SP 545, SP 9336, SP 48254
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B	19.02.2021	ISSUE FOR SECTION 4.56 SUBMISSION			

S4.56_DA612
3D HEIGHT PLANE DIAGRAM

ISSUE: B
JOB No. 1922

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VIEW FROM UNIT 801 - 20 GERRALE ST
EXISTING



VIEW FROM UNIT 801 - 20 GERRALE ST
CURRENT APPROVED BUILDING WITH PROPOSED BUILDING HEIGHT INCREASE
SHOWN DASHED IN RED

SK210223_1.1
SK001 - VIEW IMPACT ANALYSIS SKETCH
VIEW FROM 20 GERRALE ST, CRONULLA - 'CECIL'
UNIT 801
PBD ARCHITECTS



VIEW FROM UNIT 1001 - 20 GERRALE ST
EXISTING



VIEW FROM UNIT 1001 - 20 GERRALE ST
CURRENT APPROVED BUILDING WITH PROPOSED BUILDING HEIGHT INCREASE
SHOWN DASHED IN RED

SK210223_1.2
SK002 - VIEW IMPACT ANALYSIS SKETCH
VIEW FROM 20 GERRALE ST, CRONULLA - 'CECIL'
UNIT 1001
PBD ARCHITECTS



VIEW FROM UNIT 1302 - 20 GERRALE ST
EXISTING



VIEW FROM UNIT 1302 - 20 GERRALE ST
CURRENT APPROVED BUILDING WITH PROPOSED BUILDING HEIGHT INCREASE
SHOWN DASHED IN RED

SK210223_1.3
SK003 - VIEW IMPACT ANALYSIS SKETCH
VIEW FROM 20 GERRALE ST, CRONULLA - 'CECIL'
UNIT 1302
PBD ARCHITECTS

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PS ALUMINIUM
PRIVACY SCREEN



AFC ALUMINIUM FRAMED GLAZING
DULUX DURATEC ETERNITY CHARCOAL PEARL SATIN
OR SIMILAR



GB GLASS BALUSTRADE



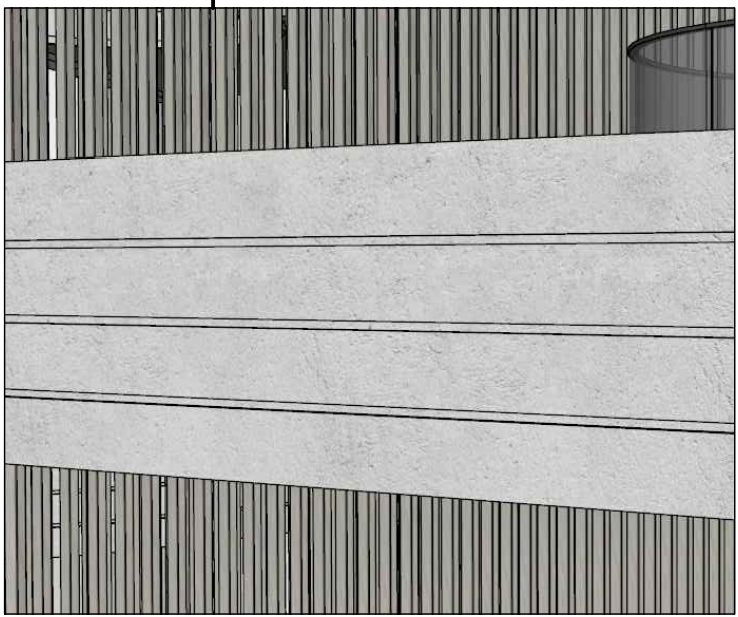
MC METAL CLADDING



PT PAINT FINISH



- P1 DULUX - VIVID WHITE
- P2 DULUX - NATURAL WHITE
- P3 DULUX - SILKWORT
- P4 COLOUR BACK GLASS
EQUAL TO DULUX NAMADJI



OFC1 OFF-FORM CONCRETE
WITH GROOVELINES



SC2 STONE CLADDING
LIMESTONE TEXTURED



SC STONE CLADDING
LIMESTONE

SECTION 4.56 DRAWINGS

PROJECT:
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D	23.04.2020	REVISED PLANS FOR S4.56 SUBMISSION			
E	08.02.2021	REVISED PLANS FOR S4.56 SUBMISSION			

S4.56_DA400
MATERIAL FINISHES

ISSUE: E
JOB No. 1922

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OZONE

5-9 Ozone Street, Cronulla NSW

02.02.2021
ISSUE D
FOR: S4.56 SUBMISSION



SITE CONTEXT
NTS

GENERAL NOTES

- 1.0 These drawings must be read in conjunction with the drawing package from the consultant team including all engineering drawings.
- 2.0 Do not scale from these drawings - use figured dimensions.
- 3.0 SERVICES
Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.
- 4.0 FALLS
All pavement, planting & turf areas to be graded evenly. Ponding is unacceptable.
- 5.0 SURFACE LEVELS
Bulk surface levels to be verified on site post Civil Contractor works. All adjacent surfaces are to be level and flush unless stated or documented otherwise.
- 6.0 PLANT LIST
No plant species and pot size substitutions allowed without written approval by Landscape Architect.
- 7.0 PLANT STOCK
Landscape Architect to approve plant stock prior to delivery on site.
- 8.0 PLANT SET OUT
Landscape Architect to approve plant set out on site prior to planting.

DRAWING REGISTER

L-0001	COVERSHEET
L-1001	LANDSCAPE LAYOUT PLAN 01
L-1002	LANDSCAPE LAYOUT PLAN 02
L-1003	LANDSCAPE LAYOUT PLAN 03
L-1004	LANDSCAPE LAYOUT PLAN 04
L-2001	LANDSCAPE PLANTING PLAN 01
L-2002	LANDSCAPE PLANTING PLAN 02
L-2003	LANDSCAPE PLANTING PLAN 03
L-2004	LANDSCAPE PLANTING PLAN 04
L-3001	LANDSCAPE SECTIONS
L-3002	LANDSCAPE SECTIONS
L-3003	LANDSCAPE ELEVATION
L-4001	LANDSCAPE SPECIFICATION & MAINTENANCE NOTES
L-4002	LANDSCAPE DETAILS
L-4003	LANDSCAPE DETAILS

PLANT SCHEDULE (TREES)

CODE	BOTANICAL NAME	COMMON NAME	SIZE (HT X WIDTH)	POT SIZE	DENSITY	STAKE	QTY
TREES (FROM SSC NATIVE PLANT SELECTOR)							
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m x 4m	180L	As Shown	N/A	14
BS	<i>Banksia serrata</i>	Old Man Banksia	4m x 4m	100L	As Shown	N/A	2
BI	<i>Banksia integrifolia</i>	Coast Banksia	8m x 5m	100L	As Shown	N/A	2
CUP	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8m x 5m	200L	As Shown	N/A	6
FEATURE TREES & PALMS (NATIVE)							
CAU	<i>Cyathea australis</i>	Tree Fern	6m x 2m	100L	As Shown	N/A	1
WFL	<i>Waterhousea floribunda</i>	Weeping Lily Pily	8m x 5m	100L	As Shown	N/A	2
HF	<i>Howea forsteriana</i>	Kentia Palm	10m x 2m	6m HT	As Shown	N/A	13
FEATURE TREES (EXOTIC)							
MCWG	<i>Magnolia 'Coolwyn Gloss'</i>	Pleached Magnolia	5m x 2.5m	180L	As Shown	N/A	15
PR	<i>Plumeria rubra</i>	Frangipani	3m x 3m	200L	As Shown	N/A	1

- PLANT SUPPLY NOTES:
- PLANTS SOURCED AND HAND SELECTED BY HABIT8 AT ROBERT DONATO NURSERY.
CONTACT: CAMERON 6687 8923



ER Elaeocarpus reticulatus



WFL Waterhousea floribunda



HF Howea forsteriana



MCWG Magnolia 'Coolwyn Gloss'



PR Plumeria rubra

PLANT SCHEDULE (SHRUBS AND GROUNDCOVERS)

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	DENSITY	QTY
SHRUBS					
AA	<i>Agave attenuata</i>	Fox tail Agave	200mm	2/m2	50
AE	<i>Aspidistra elatior</i>	Cast Iron Plant	200mm	2/m2	32
ASP	<i>Bromeliad 'Silver Plum'</i>	Giant bromeliad	45L	2/m2	28
CLJ	<i>Callistemon 'Little John'</i>	Bottlebrush	200mm	2/m2	24
DEX	<i>Doryanthes excelsa</i>	Gymea Lily	300mm	2/m2	34
MT	<i>Metrodieros thomasi</i>	NZ Christmas Bush	35L	2/m2	57
SSF	<i>Syzygium 'Cherry Bomb'</i>	Cherry Bomb	300mm	2/m2	108
CAUS	<i>Cordylina australis</i>	Cabbage Tree	75L	2/m2	1
GRASSES AND GROUNDCOVER					
LT	<i>Lomandra 'Tanika'</i>	Mat Rush	150mm	4/m2	22
LEG	<i>Liriope 'Evergreen Giant'</i>	Evergreen Giant	150mm	4/m2	225
TJ	<i>Trachelospermum jasminoides</i>	Jasmine	150mm	4/m3	58
SUCCULENTS					
CGL	<i>Carpobrotus glaucescens</i>	Pigface	150mm	4/m2	101
SR	<i>Senecio radicans</i>	String of bananas	150mm	4/m2	230
SS	<i>Senecio serpens</i>	Blue Chalksticks	150mm	4/m2	60

LEGEND

GENERAL

- — — — — PROPERTY BOUNDARY
- — — — — BASEMENT BELOW
- +15.80 PROPOSED RL
- +15.44 EXISTING RL

SOFTSCAPE

- ⊕ SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- ⊙ CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- ✿ PALMS
AS SPECIFIED
Refer to Schedule & Details
- ⊕ STREET TREES - TUCKEROO
As per council's specification
- ✿ EXISTING DATE PALMS
ON STREET
To be retained
- ▨ TURF
Refer to Notes & Details
- ▨ MASS PLANTING BEDS
OVER SLAB
Refer to Notes & Details
- ▨ MASS PLANTING BEDS
DEEP SOIL (NATURAL GROUND)
Refer to Notes & Details

HARDSCAPE

- CONCRETE PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- UNIT PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- 75mm DEPTH
DECORATIVE RIVER PEBBLE
Refer to Specification Notes
- SCULPTURAL SEAT
Refer to Specification Notes
- CORTEN GARDEN EDGING
Refer to Details
- PLANTER BOX WALL
Refer to Details
- GREENWALL BY VERTICAL
Refer to Details
- TACTILE INDICATORS
To AS1428.1
- HOSETAP LOCATION
To Hydraulic Consultant's Details
- SCREEN FENCE
To Architect's Details
- CHANGES MADE SINCE APPROVED
JOINT LANDSCAPE ARCHITECTURE EXPERT
APPROVAL (8.02.2019 - ISSUE Q)

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION

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CLIENT:

REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
COVERSHEET

SCALE NTS		
DRAWN KM	CHECKED DV	
PROJECT NO. H8-20030	DRAWING NO. L-0001	REVISION D

LANDSCAPE ARCHITECT:

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LEGEND
GENERAL

- PROPERTY BOUNDARY
- BASEMENT BELOW
- +15.80 PROPOSED RL
- +15.44 EXISTING RL

SOFTSCAPE

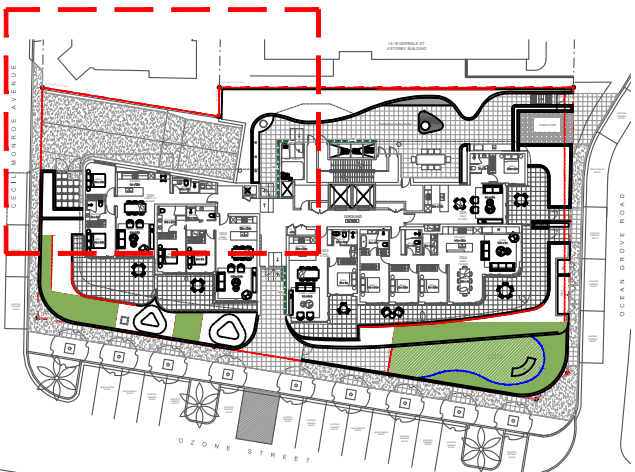
- SMALL CANOPY TREES AS SPECIFIED Refer to Schedule & Details
- CANOPY TREES AS SPECIFIED Refer to Schedule & Details
- PALMS AS SPECIFIED Refer to Schedule & Details
- STREET TREES - TUCKEROO As per council's specification
- EXISTING DATE PALMS ON STREET To be retained
- TURF Refer to Notes & Details
- MASS PLANTING BEDS OVER SLAB Refer to Notes & Details
- MASS PLANTING BEDS DEEP SOIL (NATURAL GROUND) Refer to Notes & Details

HARDSCAPE

- CONCRETE PAVING To Council specification Refer to SCC Public Domain Technical Manual
- UNIT PAVING To Council specification Refer to SCC Public Domain Technical Manual
- 75mm DEPTH DECORATIVE RIVER PEBBLE Refer to Specification Notes
- SCULPTURAL SEAT Refer to Specification Notes
- CORTEN GARDEN EDGING Refer to Details
- PLANTER BOX WALL Refer to Details
- GREENWALL BY VERTICAL Refer to Details
- TACTILE INDICATORS To AS1428.1

- HOSETAP LOCATION To Hydraulic Consultant's Details
- SCREEN FENCE To Architect's Details
- CHANGES MADE SINCE APPROVED JOINT LANDSCAPE ARCHITECTURE EXPERT APPROVAL (8.02.2019 - ISSUE Q)

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
LANDSCAPE LAYOUT PLAN 01

SCALE
1:50 @ A1 / 1:100 @ A3

DRAWN
KM

CHECKED
DV

PROJECT NO.
H8-20030

DRAWING NO.
L-1001

REVISION
D

LANDSCAPE ARCHITECT:

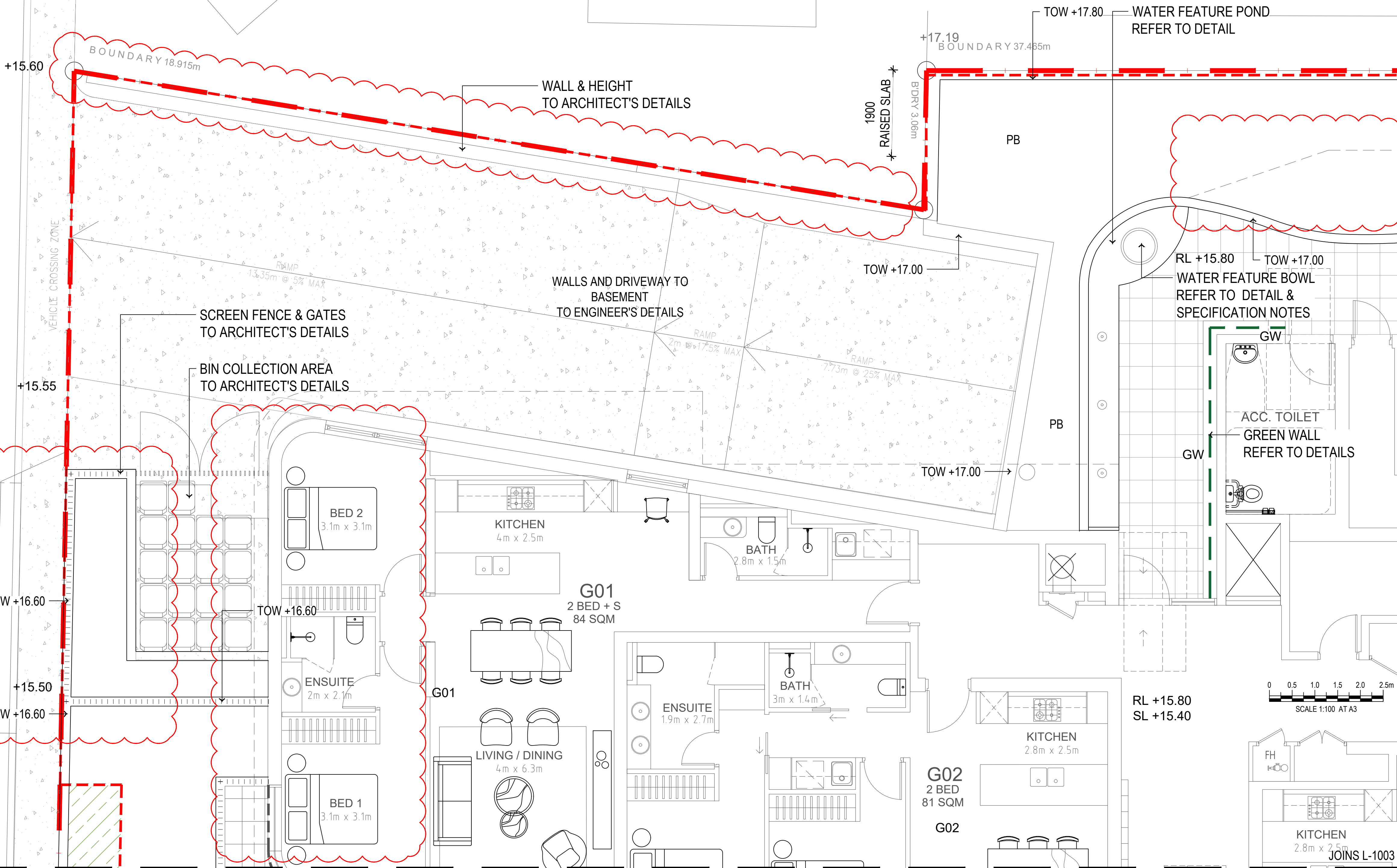
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JOINS L-1002

JOINS L-1003

CECIL MONROE AVENUE



LEGEND
GENERAL

- PROPERTY BOUNDARY
- BASEMENT BELOW
- +15.80 PROPOSED RL
- +15.44 EXISTING RL

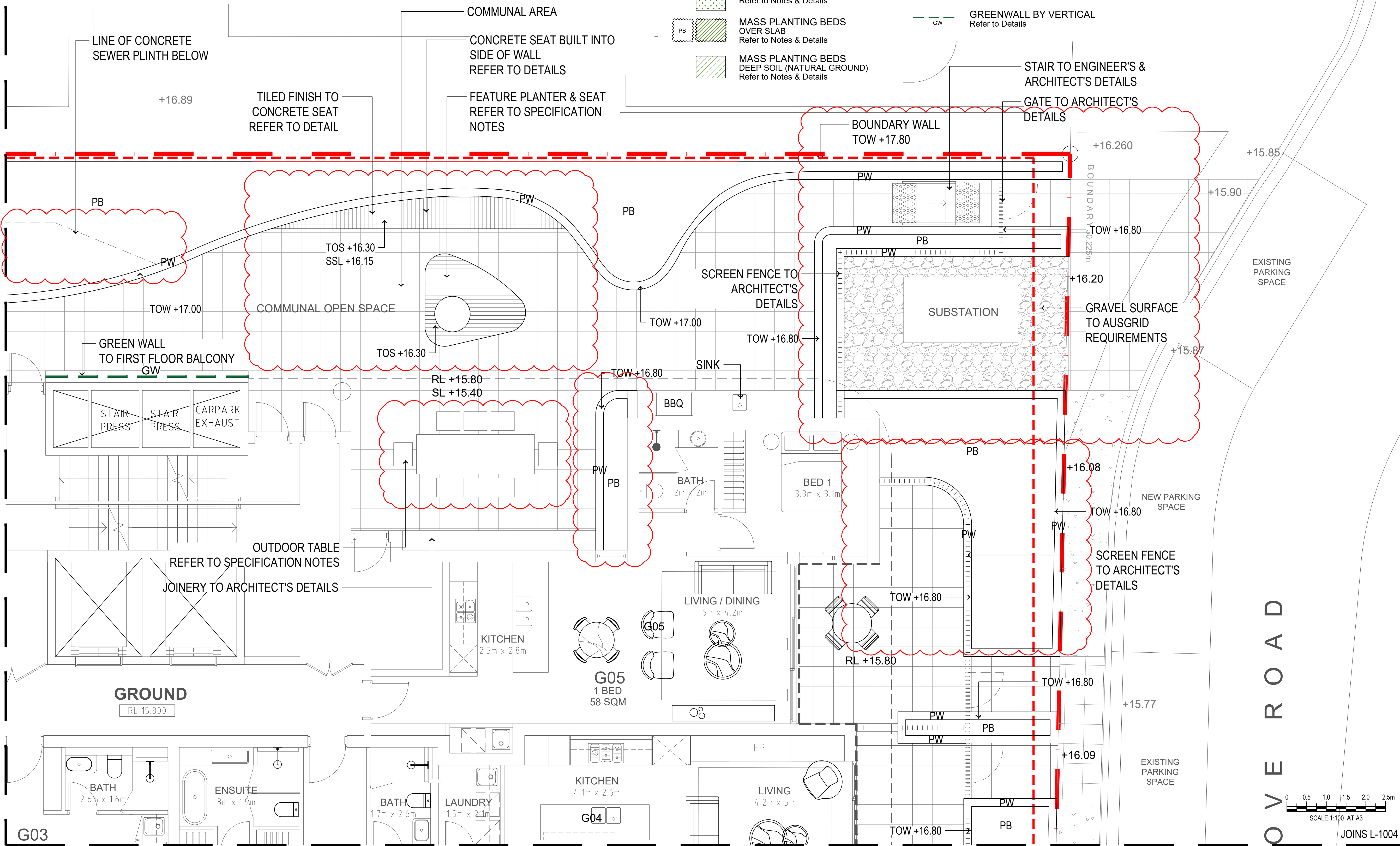
SOFTSCAPE

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AS SPECIFIED
Refer to Schedule & Details
- CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- PALMS
AS SPECIFIED
Refer to Schedule & Details
- STREET TREES - TUCKEROO
As per council's specification
- EXISTING DATE PALMS
ON STREET
To be retained
- TURF
Refer to Notes & Details
- MASS PLANTING BEDS
OVER SLAB
Refer to Notes & Details
- MASS PLANTING BEDS
DEEP SOIL (NATURAL GROUND)
Refer to Notes & Details

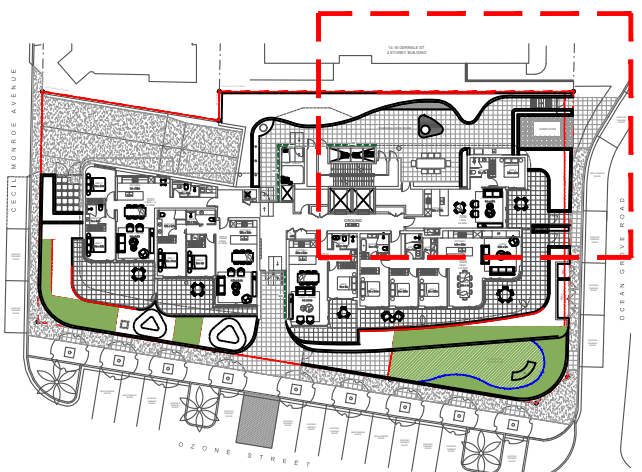
HARDSCAPE

- CONCRETE PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- UNIT PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- 75mm DEPTH
DECORATIVE RIVER PEBBLE
Refer to Specification Notes
- SCULPTURAL SEAT
Refer to Specification Notes
- CORTEN GARDEN EDGING
Refer to Details
- PLANTER BOX WALL
Refer to Details
- GREENWALL BY VERTICAL
Refer to Details
- TACTILE INDICATORS
To AS1428.1
- HOSETAP LOCATION
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- SCREEN FENCE
To Architect's Details
- CHANGES MADE SINCE APPROVED
JOINT LANDSCAPE ARCHITECTURE EXPERT
APPROVAL (8.02.2019 - ISSUE Q)

14-16 GERRALE ST
4 STOREY BUILDING



ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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CLIENT:



ARCHITECT:

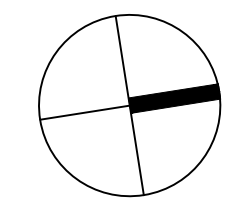


BUILDER:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
LANDSCAPE LAYOUT PLAN 02



SCALE
1:50 @ A1 / 1:100 @ A3

DRAWN
KM

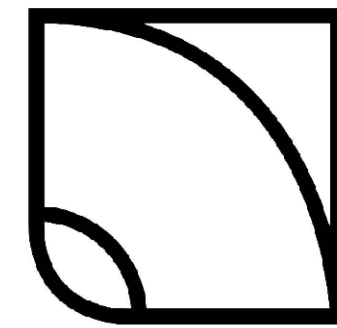
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DV

PROJECT NO.
H8-20030

DRAWING NO.
L-1002

REVISION
D

LANDSCAPE ARCHITECT:



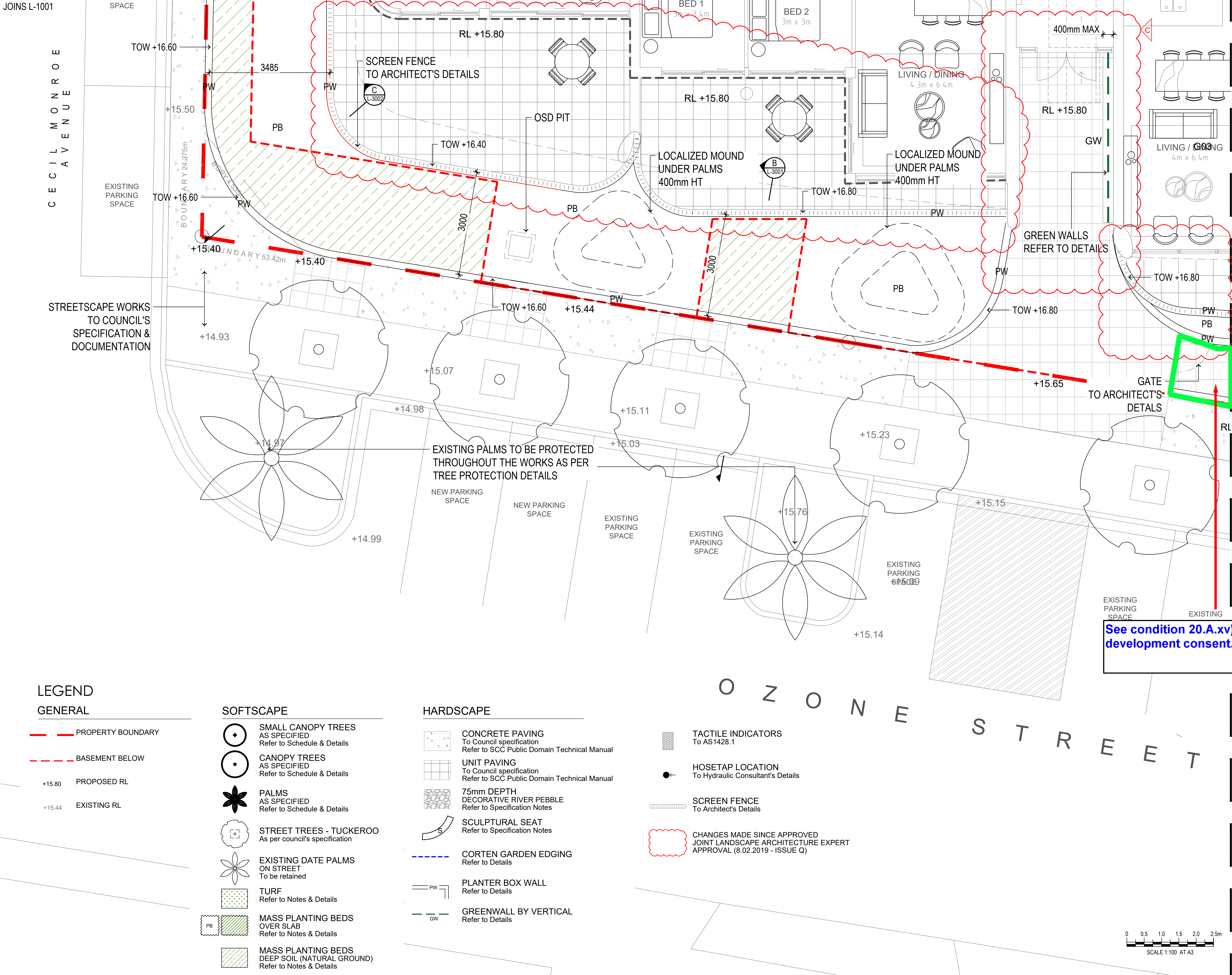
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O
V
E
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O
A
D



JOINS L-1004



LEGEND
GENERAL

- PROPERTY BOUNDARY
- BASEMENT BELOW
- PROPOSED RL
- EXISTING RL

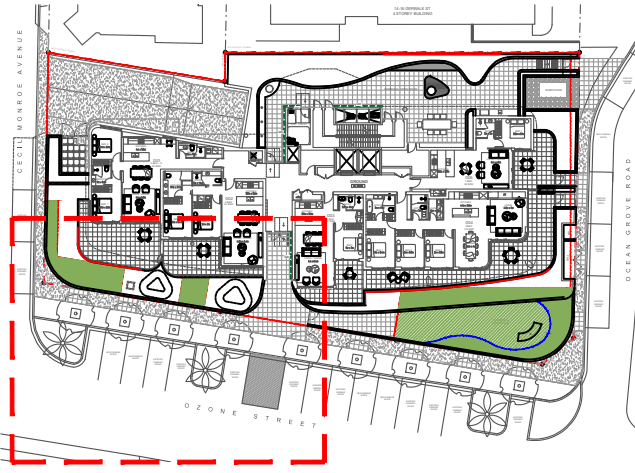
SOFTSCAPE

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- CANOPY TREES AS SPECIFIED Refer to Schedule & Details
- PALMS AS SPECIFIED Refer to Schedule & Details
- STREET TREES - TUCKEROO As per council's specification
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HARDSCAPE

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- CORTEN GARDEN EDGING Refer to Details
- PLANTER BOX WALL Refer to Details
- GREENWALL BY VERTICAL Refer to Details
- TACTILE INDICATORS To AS1428.1
- HOSETAP LOCATION To Hydraulic Consultant's Details
- SCREEN FENCE To Architect's Details
- CHANGES MADE SINCE APPROVED JOINT LANDSCAPE ARCHITECTURE EXPERT APPROVAL (8.02.2019 - ISSUE Q)

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

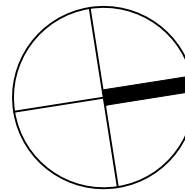
PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

See condition 20.A.xv) of the development consent.

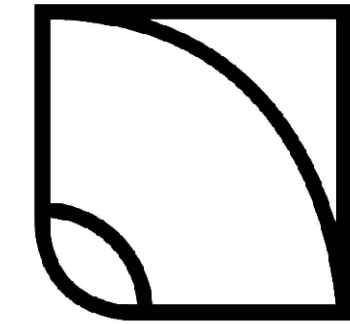
LANDSCAPE LAYOUT PLAN 03



SCALE
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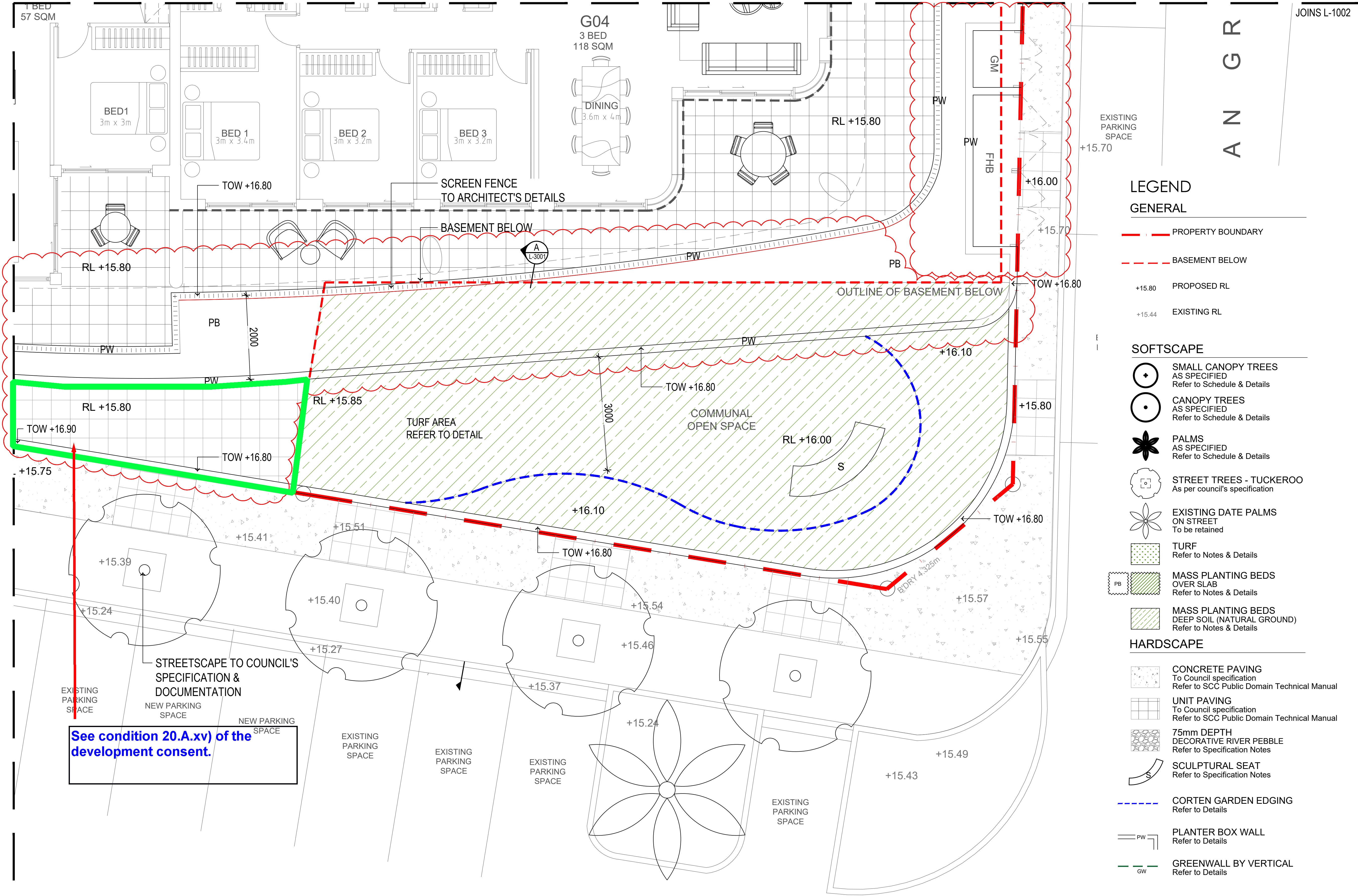
DRAWN	CHECKED	
KM	DV	
PROJECT NO.	DRAWING NO.	REVISION
H8-20030	L-1003	D

LANDSCAPE ARCHITECT:



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LEGEND
GENERAL

- PROPERTY BOUNDARY
- BASEMENT BELOW
- PROPOSED RL
- EXISTING RL

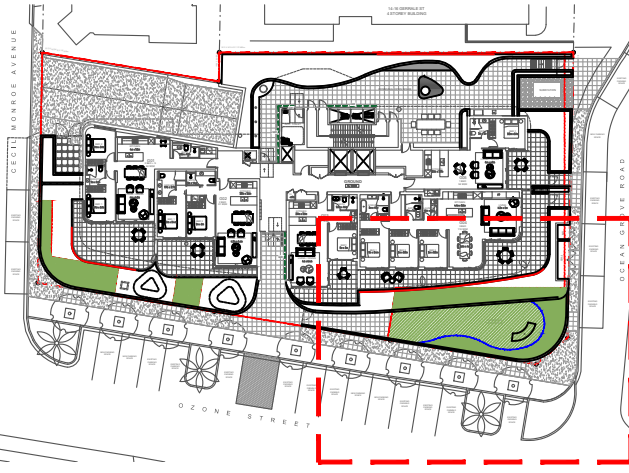
SOFTSCAPE

- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- PALMS
AS SPECIFIED
Refer to Schedule & Details
- STREET TREES - TUCKEROO
As per council's specification
- EXISTING DATE PALMS
ON STREET
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Refer to Notes & Details
- MASS PLANTING BEDS
OVER SLAB
Refer to Notes & Details
- MASS PLANTING BEDS
DEEP SOIL (NATURAL GROUND)
Refer to Notes & Details

HARDSCAPE

- CONCRETE PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- UNIT PAVING
To Council specification
Refer to SCC Public Domain Technical Manual
- 75mm DEPTH
DECORATIVE RIVER PEBBLE
Refer to Specification Notes
- SCULPTURAL SEAT
Refer to Specification Notes
- CORTEN GARDEN EDGING
Refer to Details
- PLANTER BOX WALL
Refer to Details
- GREENWALL BY VERTICAL
Refer to Details
- TACTILE INDICATORS
To AS1428.1
- HOSETAP LOCATION
To Hydraulic Consultant's Details
- SCREEN FENCE
To Architect's Details
- CHANGES MADE SINCE APPROVED
JOINT LANDSCAPE ARCHITECTURE EXPERT
APPROVAL (8.02.2019 - ISSUE Q)

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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CLIENT:



ARCHITECT:



BUILDER:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

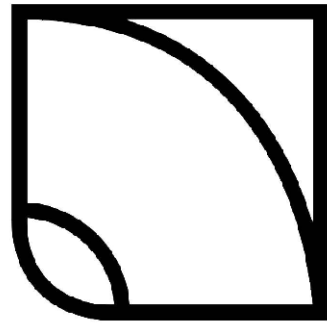
DRAWING TITLE
LANDSCAPE LAYOUT PLAN 04

SCALE
1:50 @ A1 / 1:100 @ A3

DRAWN	CHECKED
KM	DV

PROJECT NO.	DRAWING NO.	REVISION
H8-20030	L-1004	D

LANDSCAPE ARCHITECT:



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LEGEND

GENERAL

- PROPERTY BOUNDARY
- BASEMENT BELOW
- +15.80 PROPOSED RL
- +15.44 EXISTING RL

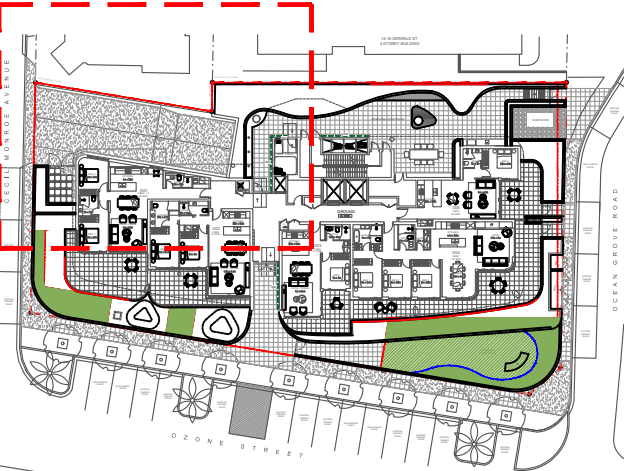
SOFTSCAPE

- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- PALMS
AS SPECIFIED
Refer to Schedule & Details
- STREET TREES - TUCKEROO
As per council's specification
- EXISTING DATE PALMS
ON STREET
To be retained
- TURF
Refer to Notes & Details
- MASS PLANTING BEDS
OVER SLAB
Refer to Notes & Details
- MASS PLANTING BEDS
DEEP SOIL (NATURAL GROUND)
Refer to Notes & Details

18 GERRALE ST
2 STOREY RENDERED BUILDING

JOINS L-2002

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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CLIENT:

REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

PBD | ARCHITECTS

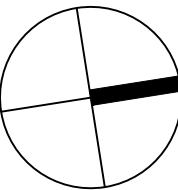
BUILDER:

Duffy Kennedy
Constructions

PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE

LANDSCAPE
PLANTING PLAN 01



SCALE
1:50 @ A1 / 1:100 @ A3

DRAWN
KM

CHECKED
DV

PROJECT NO.

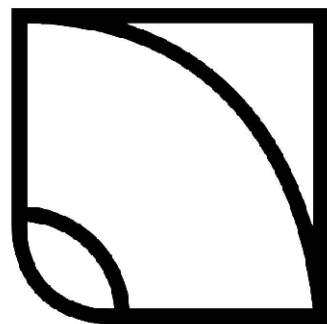
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REVISION

H8-20030 L-2001

D

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CECIL MONROE AVENUE

EXISTING
PARKING

BOUNDARY 18.915m

VEHICLE CROSSING ZONE

RAMP
13.35m @ 5% MAX

RAMP
2m @ 17.5% MAX

RAMP
7.73m @ 25% MAX

TREES @ 2M CENTRES

60 LEG
60 SS
TO EDGE

6 ER

2 HF

2 ASP

40 PX

2 DEX

1 WFL

58 TJ TO EDGES
9 SSF

BED 2
3.1m x 3.1m

KITCHEN
4m x 2.5m

BATH
2.8m x 1.5m

G01
2 BED + S
84 SQM

LIVING / DINING
4m x 6.3m

ENSUITE
1.9m x 2.7m

BATH
3m x 1.4m

KITCHEN
2.8m x 2.5m

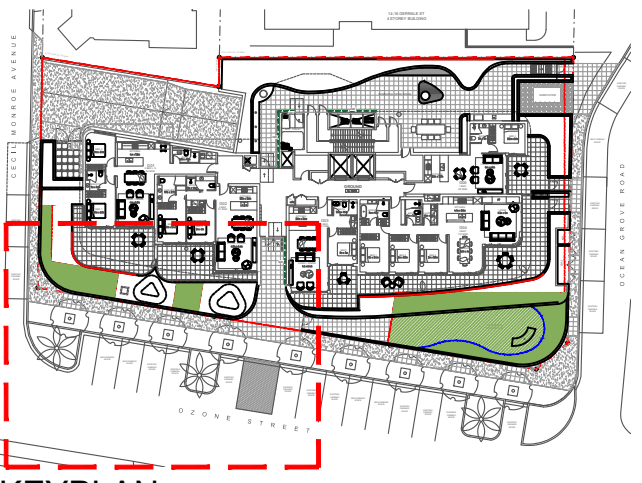
G02
2 BED
81 SQM

FH

KITCHEN
2.8m x 2.5m

JOINS L-2003

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
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CLIENT:

REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

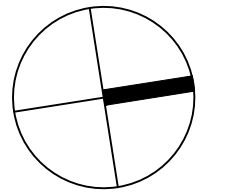
PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE

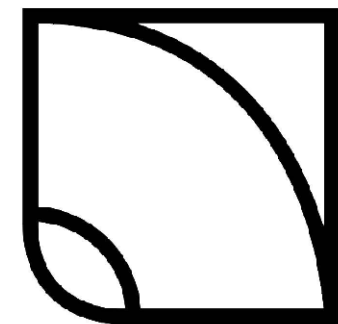
LANDSCAPE
PLANTING PLAN 03

SCALE
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DRAWN	CHECKED
KM	DV

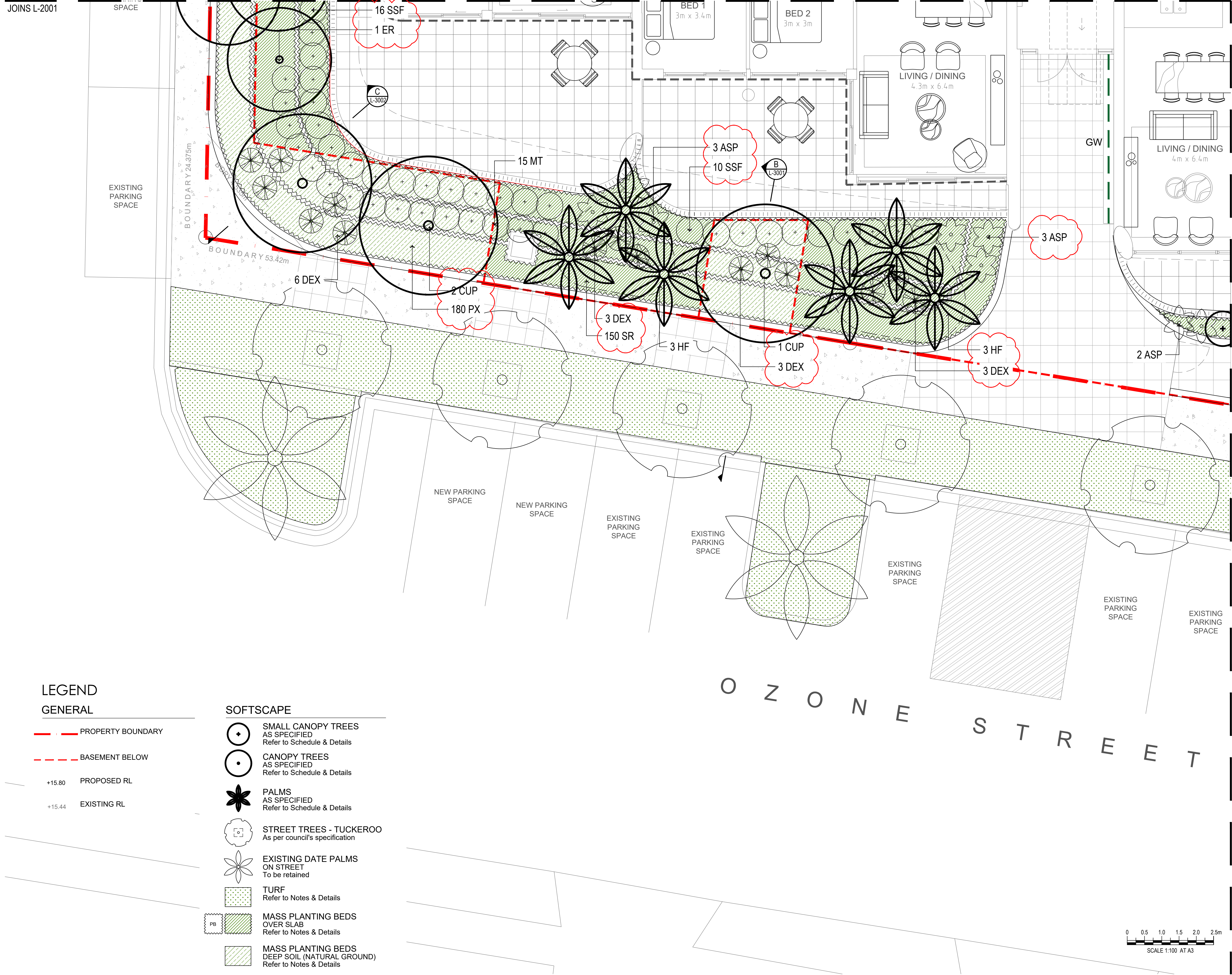
PROJECT NO.	DRAWING NO.	REVISION
18-20030	L-2003	D

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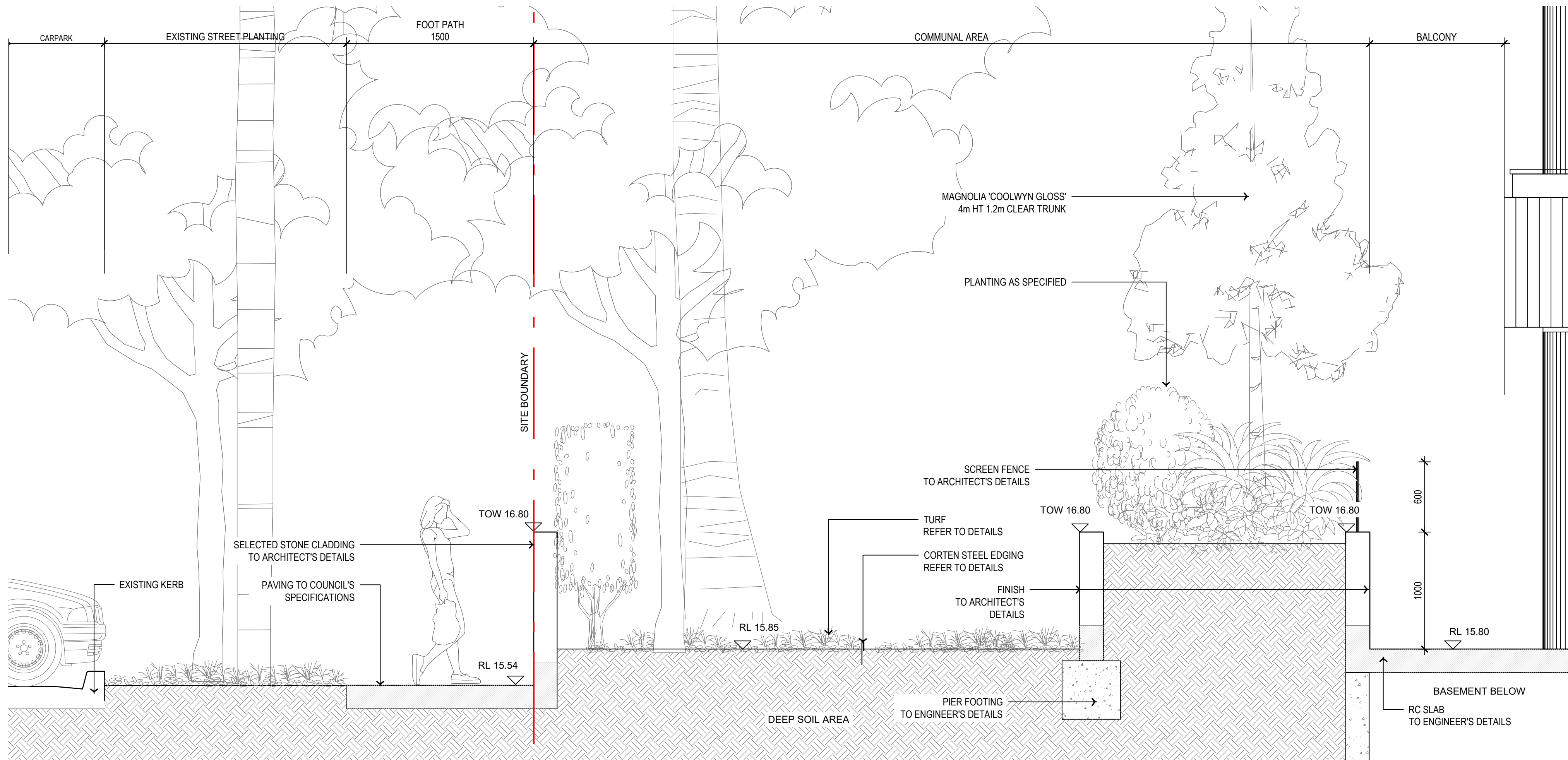


HABIT8

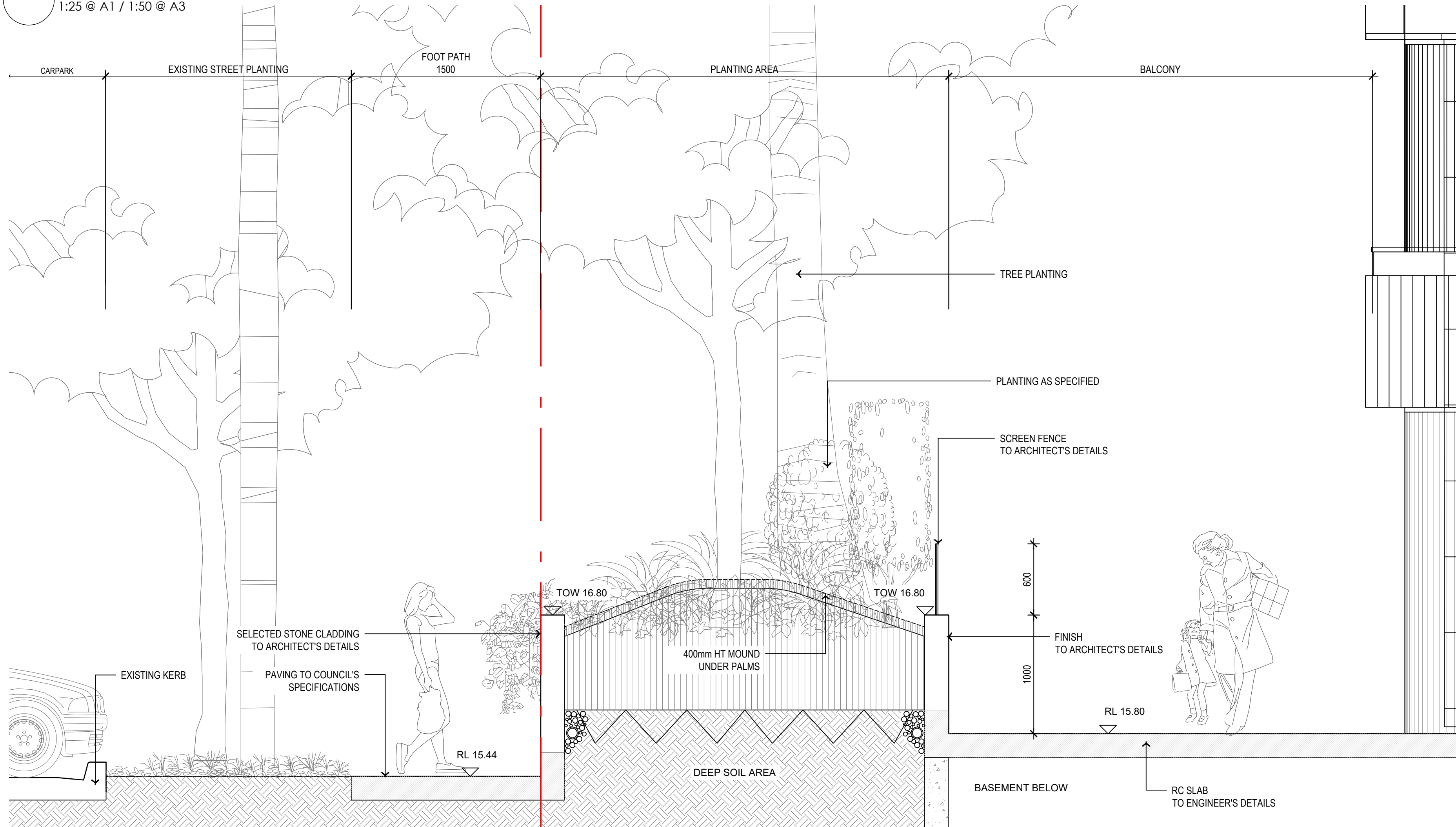
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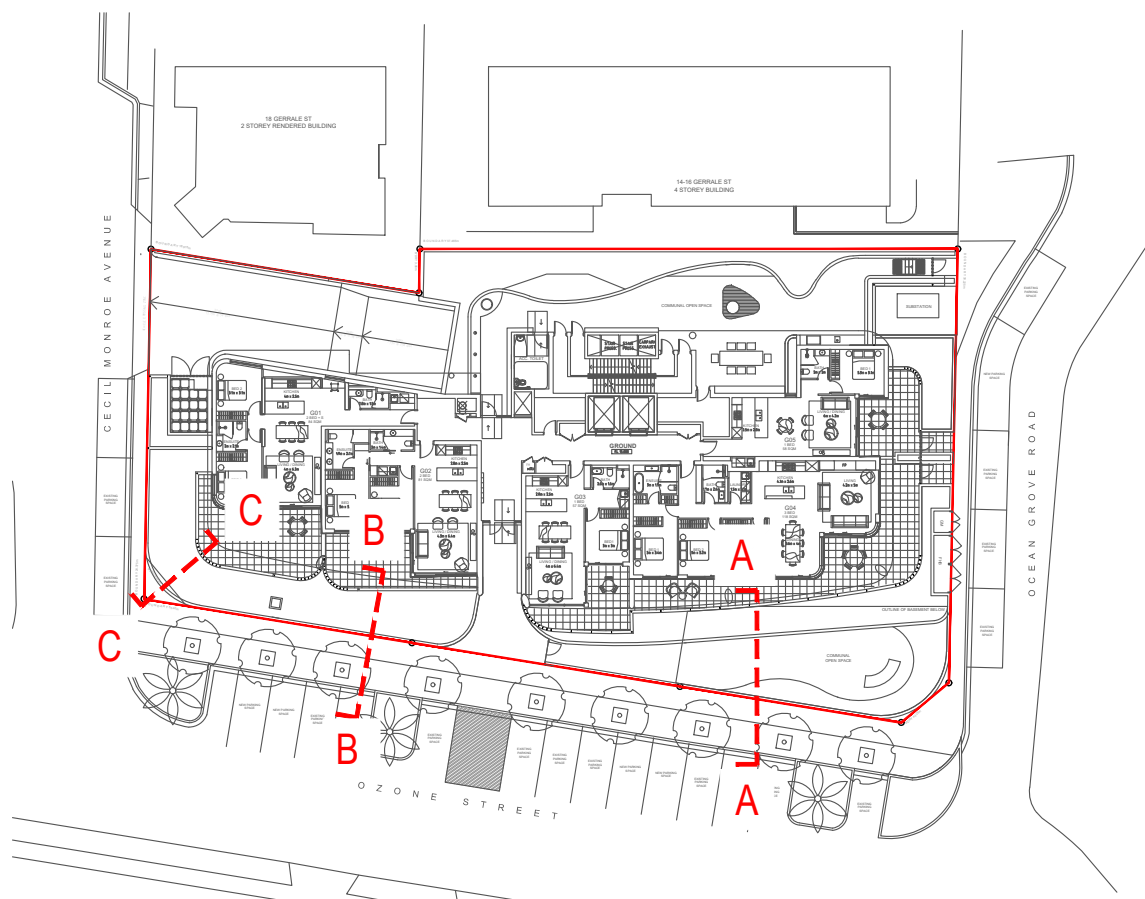




01 SECTION A-A
1:25 @ A1 / 1:50 @ A3



02 SECTION B-B
1:25 @ A1 / 1:50 @ A3



KEYPLAN

ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION

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CLIENT:

REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

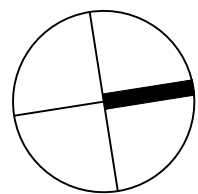
PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

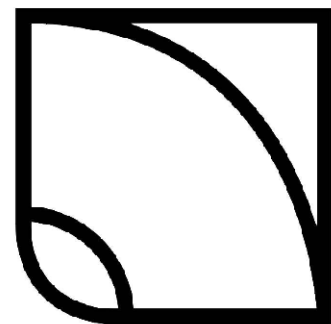
DRAWING TITLE
LANDSCAPE SECTIONS



SCALE
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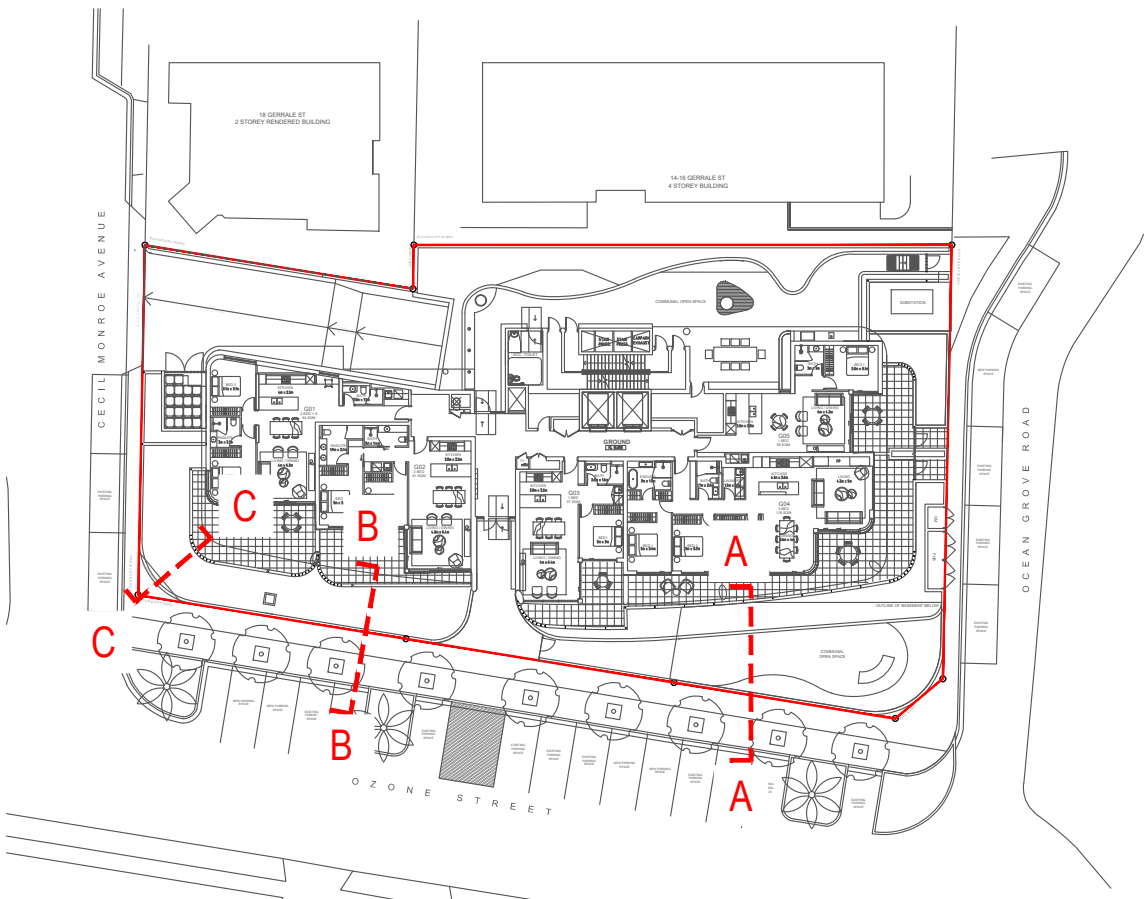
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PROJECT NO. H8-20030	DRAWING NO. L-3001
REVISION D	

LANDSCAPE ARCHITECT:



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CLIENT:



ARCHITECT:

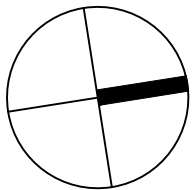


BUILDER:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
LANDSCAPE SECTIONS

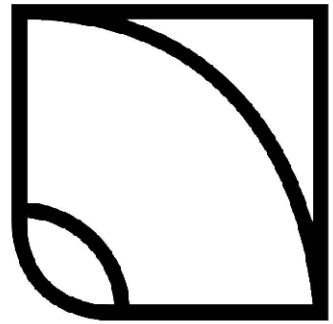


SCALE
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DRAWN KM	CHECKED DV
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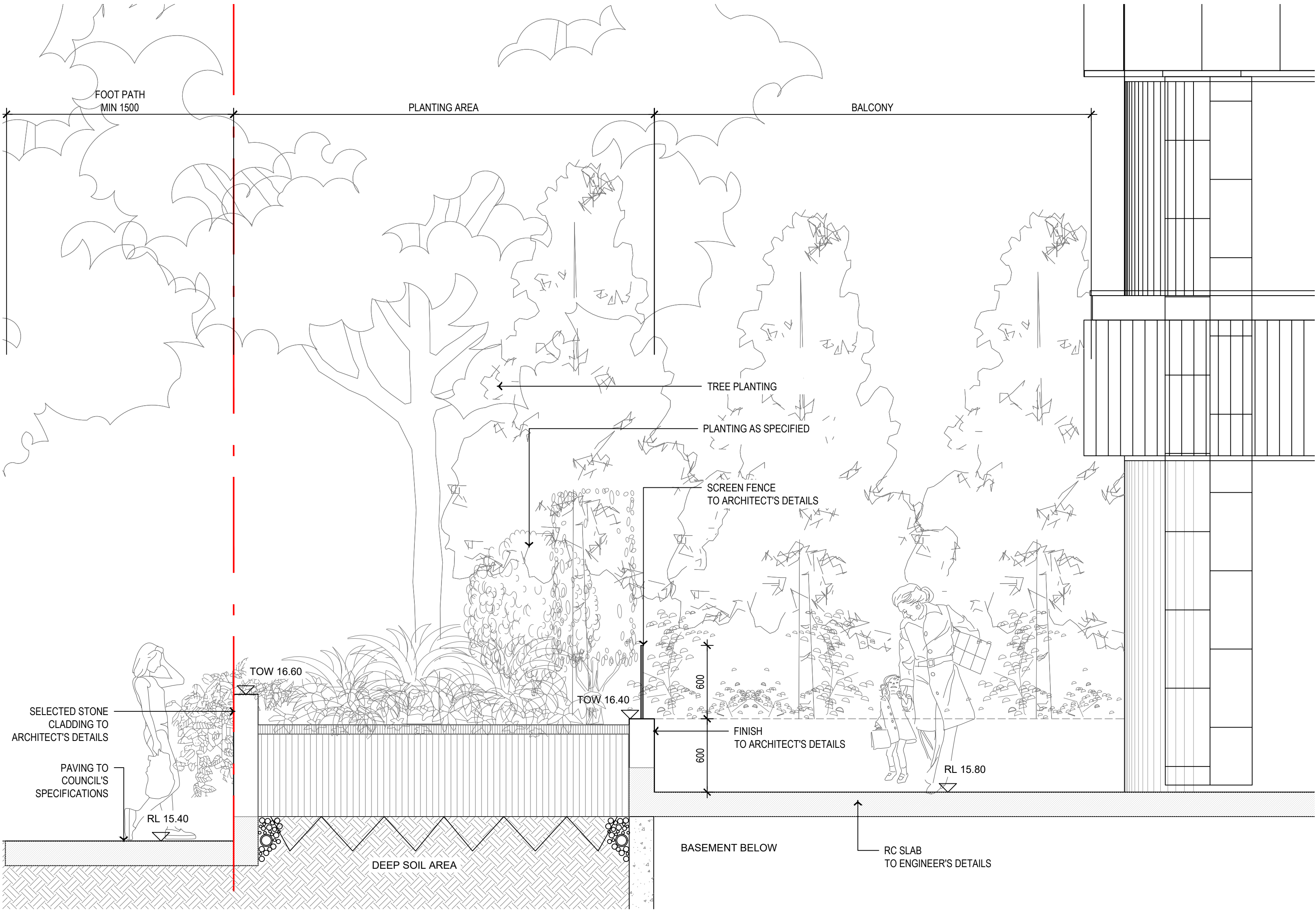
PROJECT NO. H8-20030	DRAWING NO. L-3002	REVISION D
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LANDSCAPE ARCHITECT:

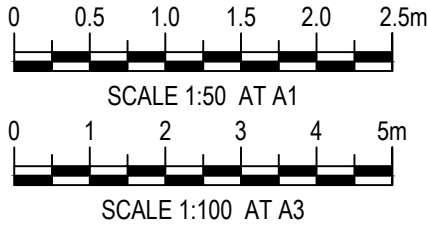


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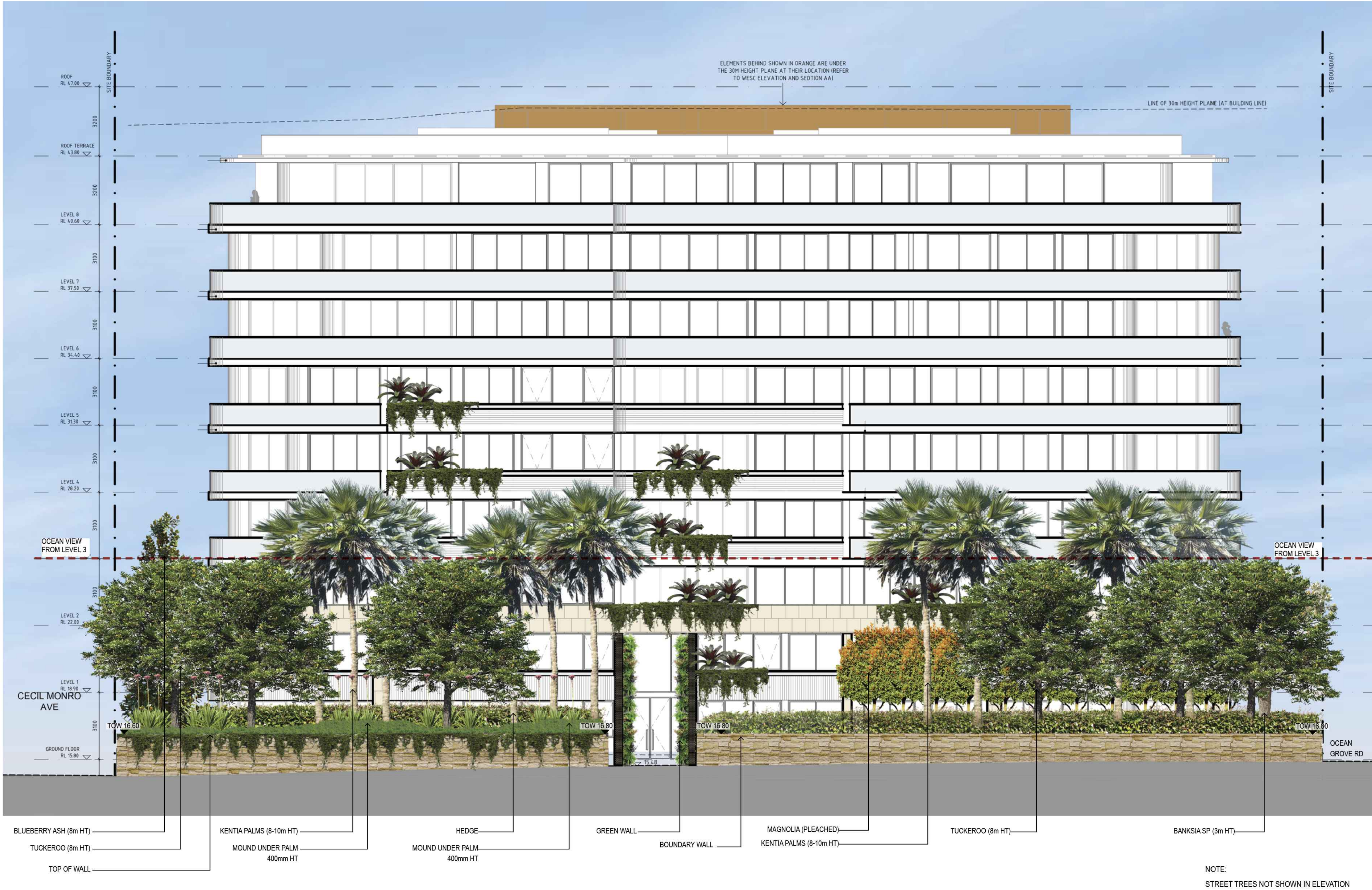
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P: [02] 9360 7771



01 SECTION C-C
1:25 @ A1 / 1:50 @ A3



ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
D	02.02.21	S4.56 SUBMISSION



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CLIENT:



ARCHITECT:



BUILDER:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
LANDSCAPE ELEVATION
OZONE ST

SCALE
1:100 @ A1 / 1:200 @ A3

DRAWN
KM

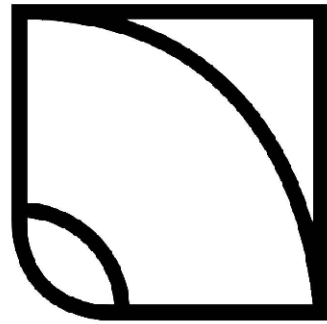
CHECKED
DV

PROJECT NO. H8-20030

DRAWING NO. L-3003

REVISION D

LANDSCAPE ARCHITECT:



HABIT8
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SPECIFICATION NOTES (TYPICAL)

SERVICES
Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

GARDEN MIX (DEEP SOIL AREAS):
Premium Garden Mix - Supplier SoilCo. or ANL to AS 4419

PLANTER BOX MIX:
Planter Box Mix - Supplier SoilCo. or ANL to AS 4419

TURF SOIL MIX (150mm DEPTH)
Type: Turf underlay
Available: Australian Native Landscapes (ANL)

MULCH
APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.
MULCH TYPE:
Type 1 (Mass planting):Hort Bark by ANL or SoilCo.
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

PLANT MATERIAL
All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER
MASS PLANTING AREAS: Fertiliser shall be 'Nutricote' or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.
TURF: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.
TREES IN GRASS AND SUPER ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING
Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.
a. 5-15 litre size plant 1x(1200x25x25mm)
b. 35-75 litre size plant 2x(1500x38x38mm)
c. 100-greater than 200litre 3x(1800x50x50mm)
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

TURF
Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.
TURF TYPE: Wintergreen Couch (Confirm with council prior to construction)

FURNITURE

SCULPTURAL SEAT
Type: Segment Backed Bench (Backrest on outer)
Size: L 3080 mm x W 800mm x H 800 mm
Color: White
Available: Quatro Design Ph: 02 6672 1190

FEATURE PLANTER
Type: Delta II with 1050 mm Planter & Timber
Size: 2550 kg x W 2330 mm
Available: Quatro Design Ph: 02 6672 1190

WATER FEATURE
Tile: 200mm x 200mm Granite Stone Tile; Colour: Black

WATER FEATURE BOWL
Type: 80cm Shallow Bowl Package (with Poly pond 90x90x27cm, Fibreglass grate 82x82cm, P2000 (240v) pump and pebbles
Available: Design Water Features Ph: 02 9679 9680

OUTDOOR TABLE
Type: Ultimo 9-Piece Outdoor Extension Dining Setting
Size: Width Table: 2990mm | Dining Chair With Arms: 575mm | Without: 480mm
Height Table: 760mm | Dining Chair With Arms: 860mm | Without: 860mm
Depth Table: 1000mm | Dining Chair With Arms: 590mm | Without: 590mm
Available: Harvey Norman Ph: (02) 9589 8800

BUILT-IN SEAT
Tile: Trend Vitreo 153 Mosaic
Size: 2cm x 2cm
Available: Sareen Stone Ph:+61 2 9666 9222

LANDSCAPE MAINTENANCE PROGRAM (TYPICAL)

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL
The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at practical completion and continue for a period of fifty two (52) weeks.

WATERING
Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL
During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS
The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

STAKES AND TIES
The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species.
Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified 'arborist'.

MULCHED SURFACES
All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE CONTROL
The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

GRASS AND TURF AREAS
The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with "Dynamic Lifter" for lawns at a rate of 20kg per 100m2. Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application.
Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

WEED ERADICATION
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE
Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

MAINTENANCE PERIOD
The maintenance will be implemented for 12 months (52 weeks)

IRRIGATION NOTES (TYPICAL)

IRRIGATION OVERVIEW - (Confirm with irrigation contractor at tender stage)

EXTENT
All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

DRIPLINE
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge.
Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side.
Controller to be Toro greenkeeper or approved equal with a rain switch.
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

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CLIENT:



ARCHITECT:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

DRAWING TITLE
SPECIFICATION NOTES AND
MAINTENANCE PROGRAM

SCALE NTS		
DRAWN KM	CHECKED DV	

PROJECT NO.	DRAWING NO.	REVISION
H8-20030	L-4001	D

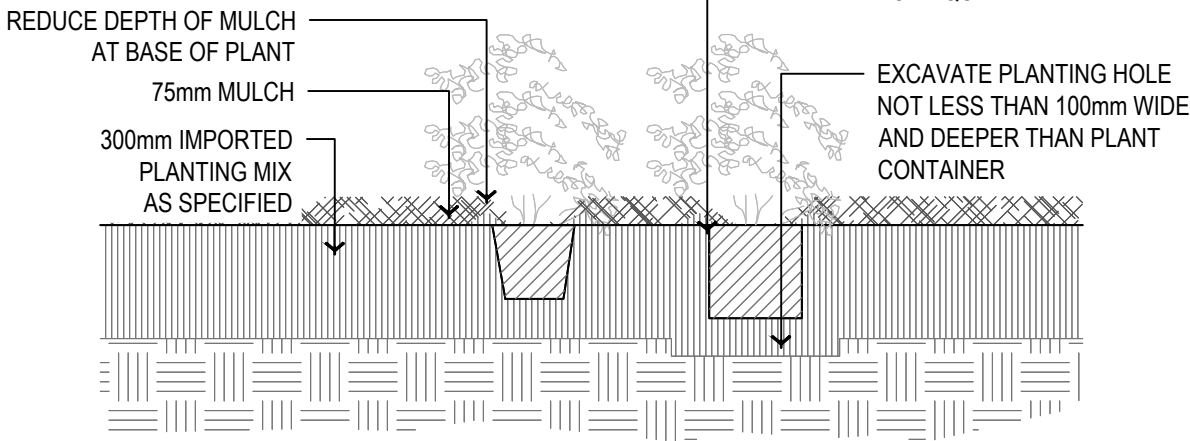
LANDSCAPE ARCHITECT:



ISSUE	DATE	PURPOSE
A	08.07.20	CLIENT REVIEW
B	18.08.20	CLIENT ISSUE
C	11.12.20	CLIENT ISSUE
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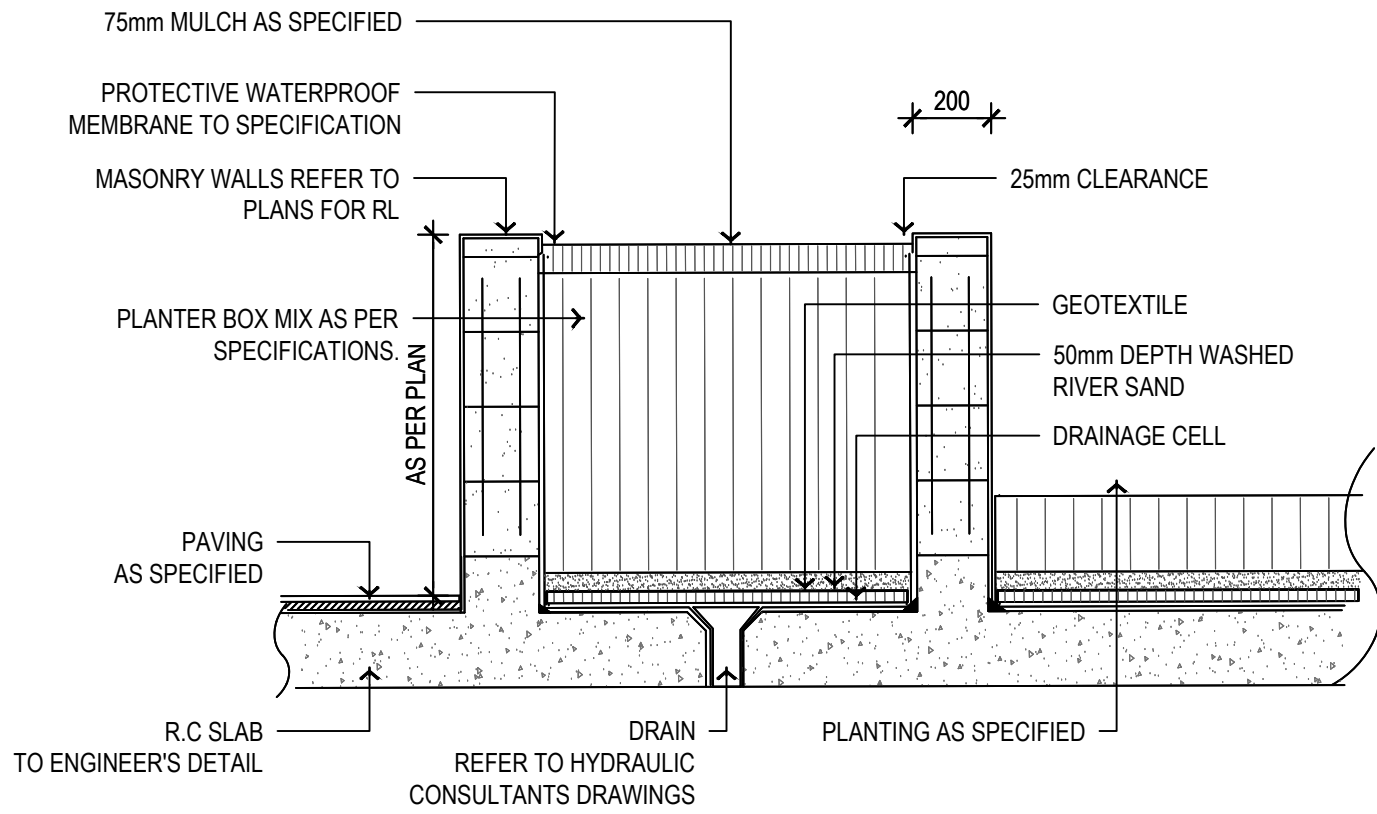
NOTE:

REMOVE ALL EXISTING GRASS AND UNWANTED VEGETATION BY APPROVED HORTICULTURAL METHODS



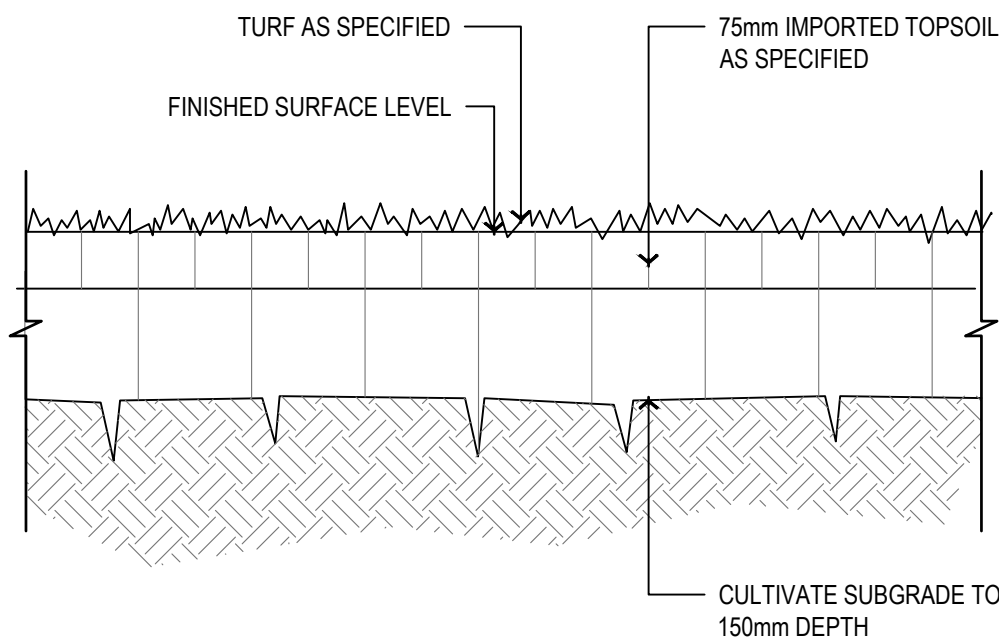
01 MASS PLANTING DETAIL

1:20



02 RAISED PLANTERBOX ON SLAB DETAIL

1:20

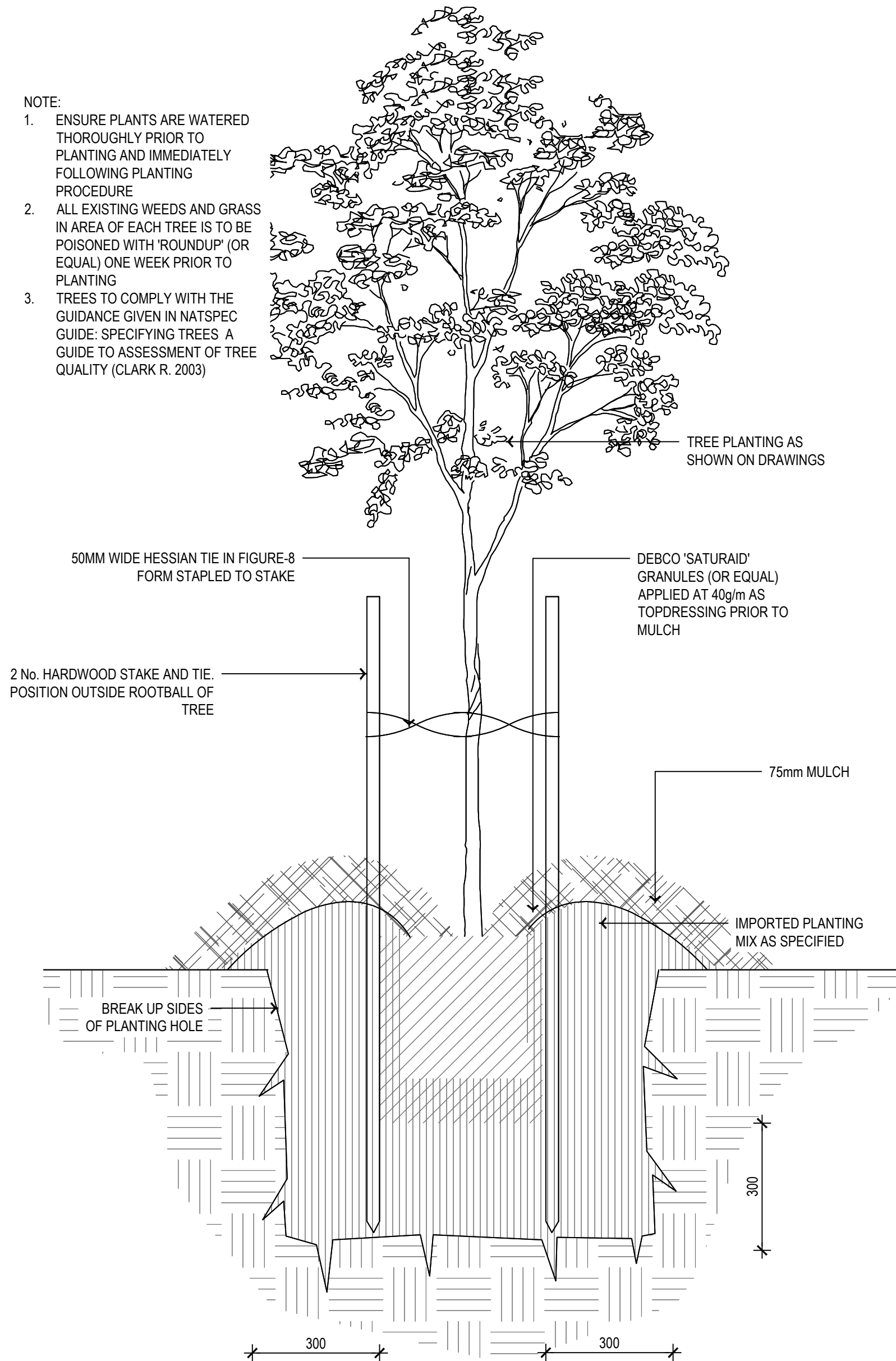


03 TURF DETAIL

1:10

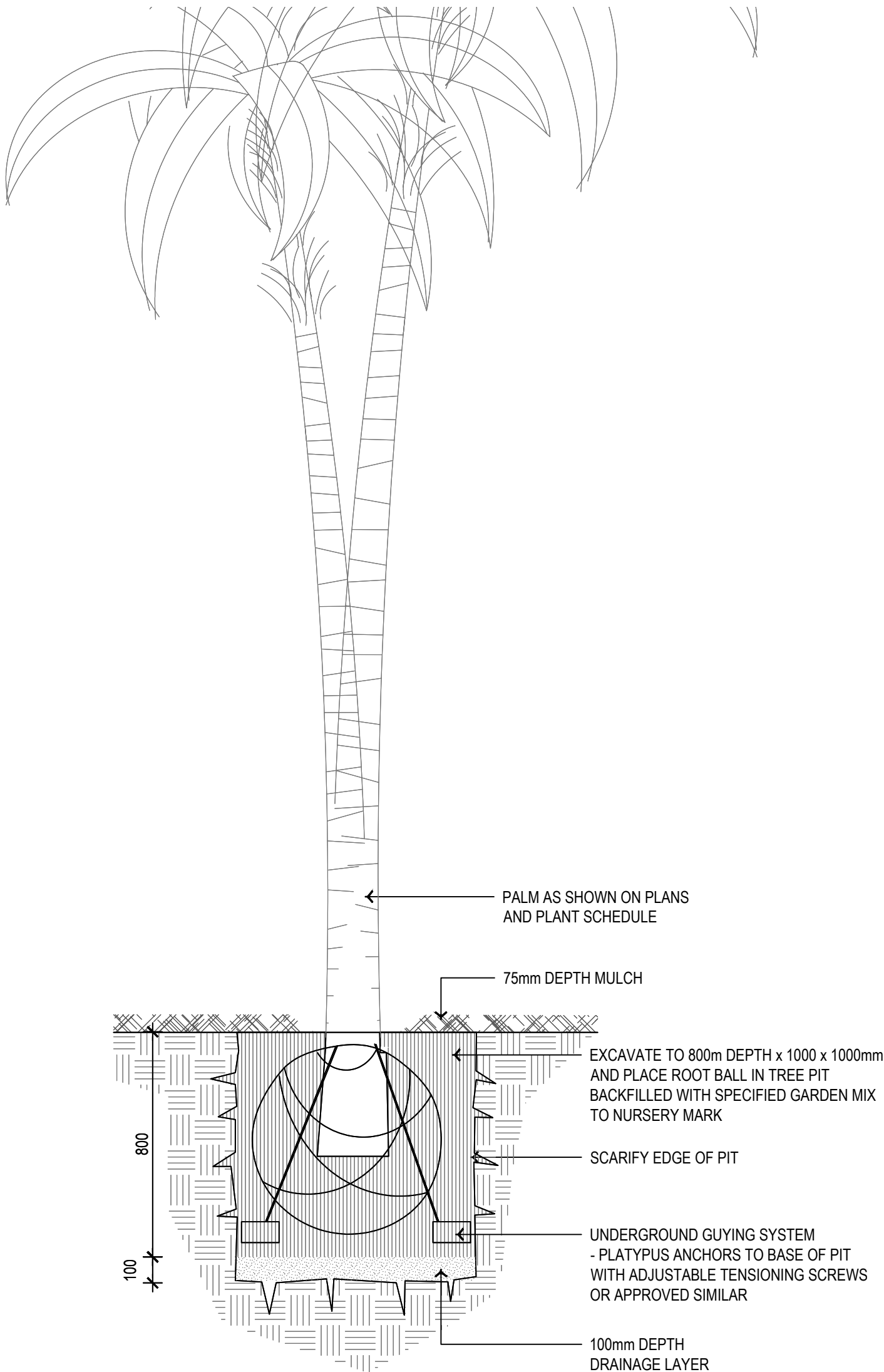
NOTE:

1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



04 TREE PLANTING DETAIL (UNDER 100L)

1:10

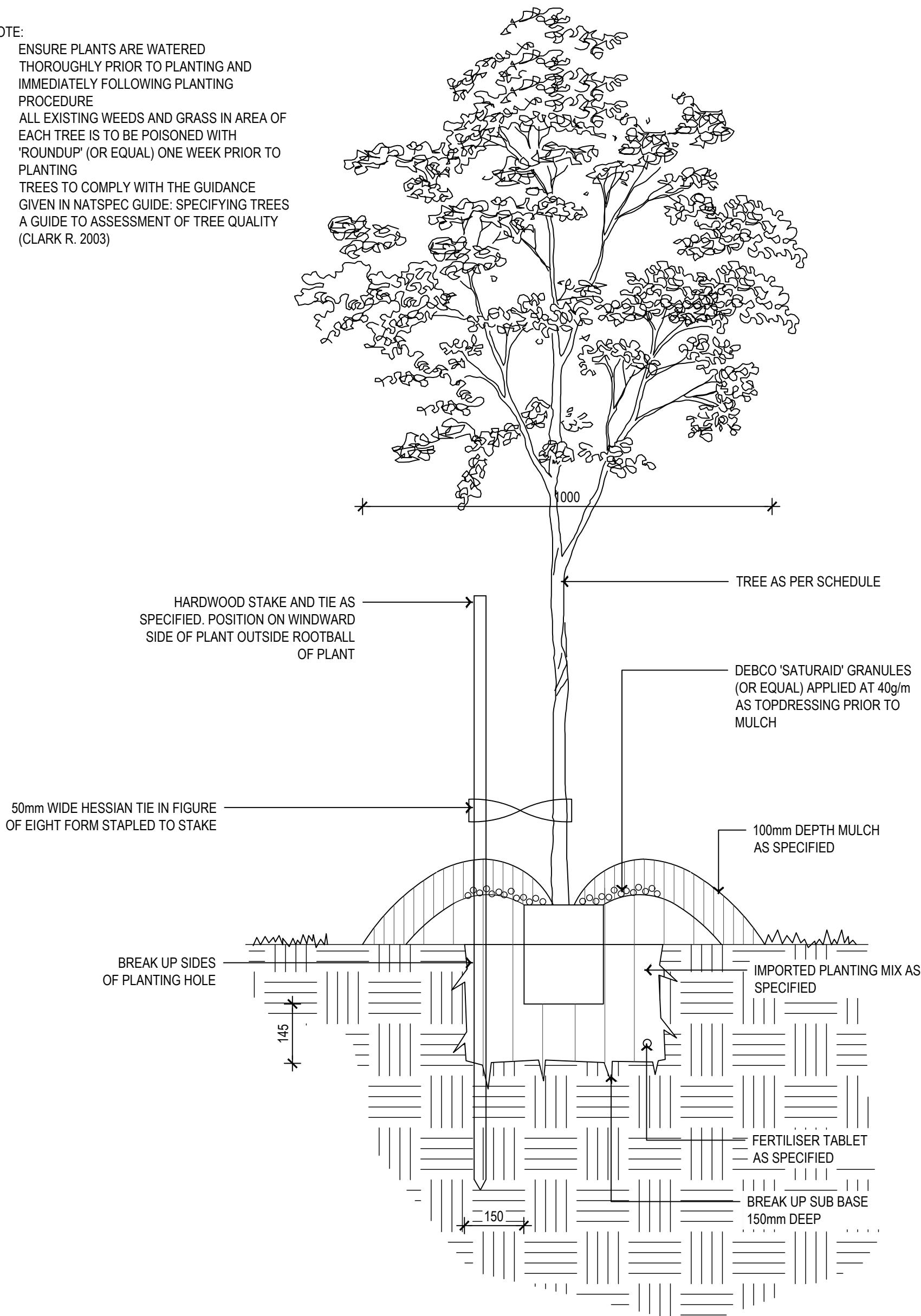


05 PALM PLANTING DETAIL

1:20

NOTE:

1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



06 TREE PLANTING DETAIL (OVER 100L)

1:10

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CLIENT:

REBEL
PROPERTY GROUP

LEDA

ARCHITECT:

PBD | ARCHITECTS

BUILDER:

Duffy Kennedy
Constructions

PROJECT

OZONE

5-9 OZONE STREET, CRONULLA

DRAWING TITLE

LANDSCAPE DETAILS

SCALE

AS SHOWN

DRAWN

KM

CHECKED

DV

PROJECT NO.

H8-20030

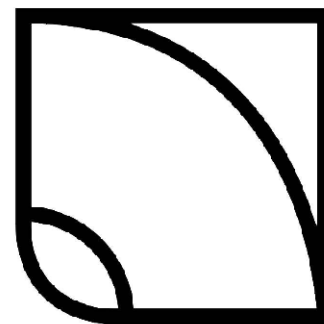
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L-4002

REVISION

D

LANDSCAPE ARCHITECT:



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Page 60 of 61

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A	08.07.20	CLIENT REVIEW
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ARCHITECT:



BUILDER:



PROJECT
OZONE
5-9 OZONE STREET, CRONULLA

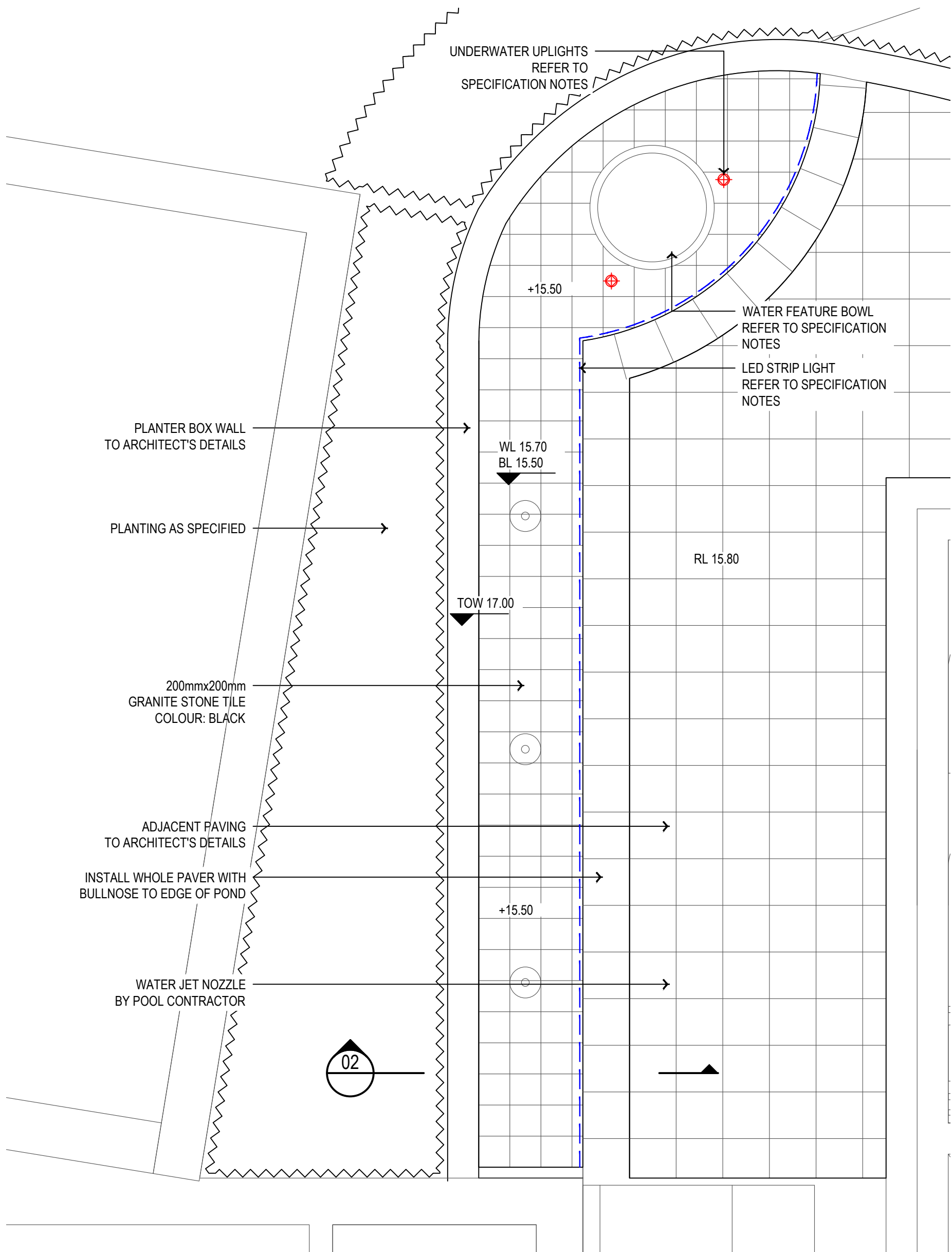
DRAWING TITLE
LANDSCAPE DETAILS

SCALE AS SHOWN		
DRAWN KM	CHECKED DV	
PROJECT NO. H8-20030	DRAWING NO. L-4003	REVISION D

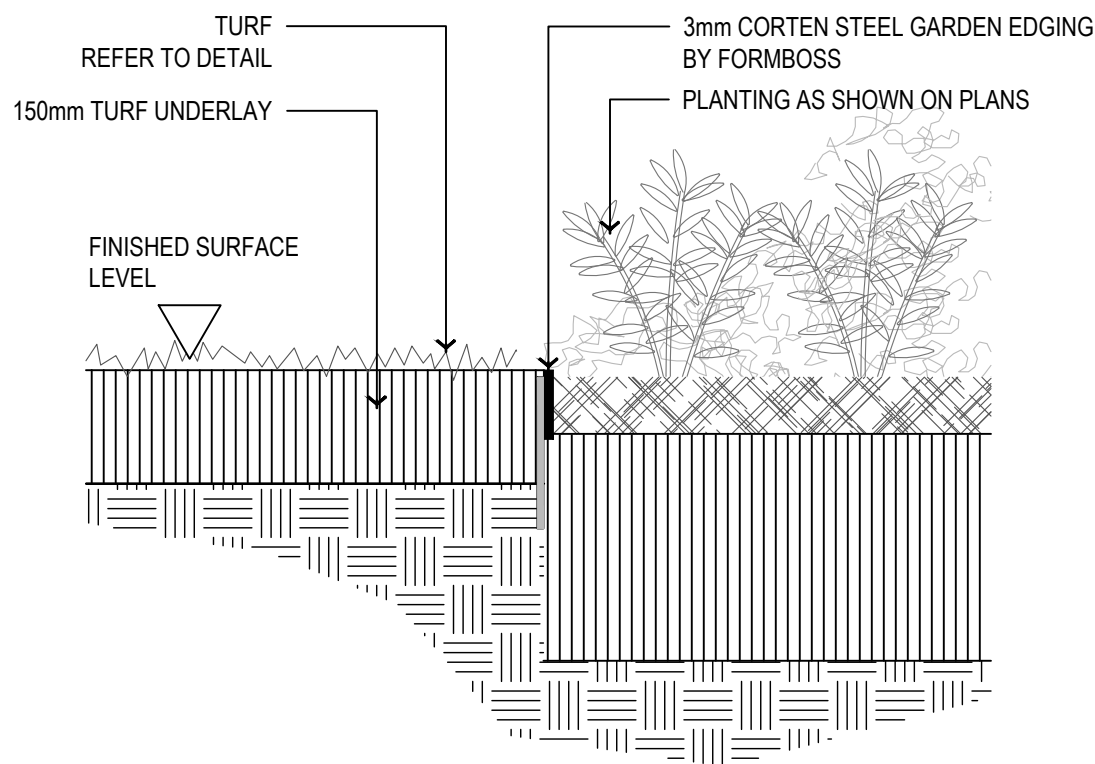
LANDSCAPE ARCHITECT:



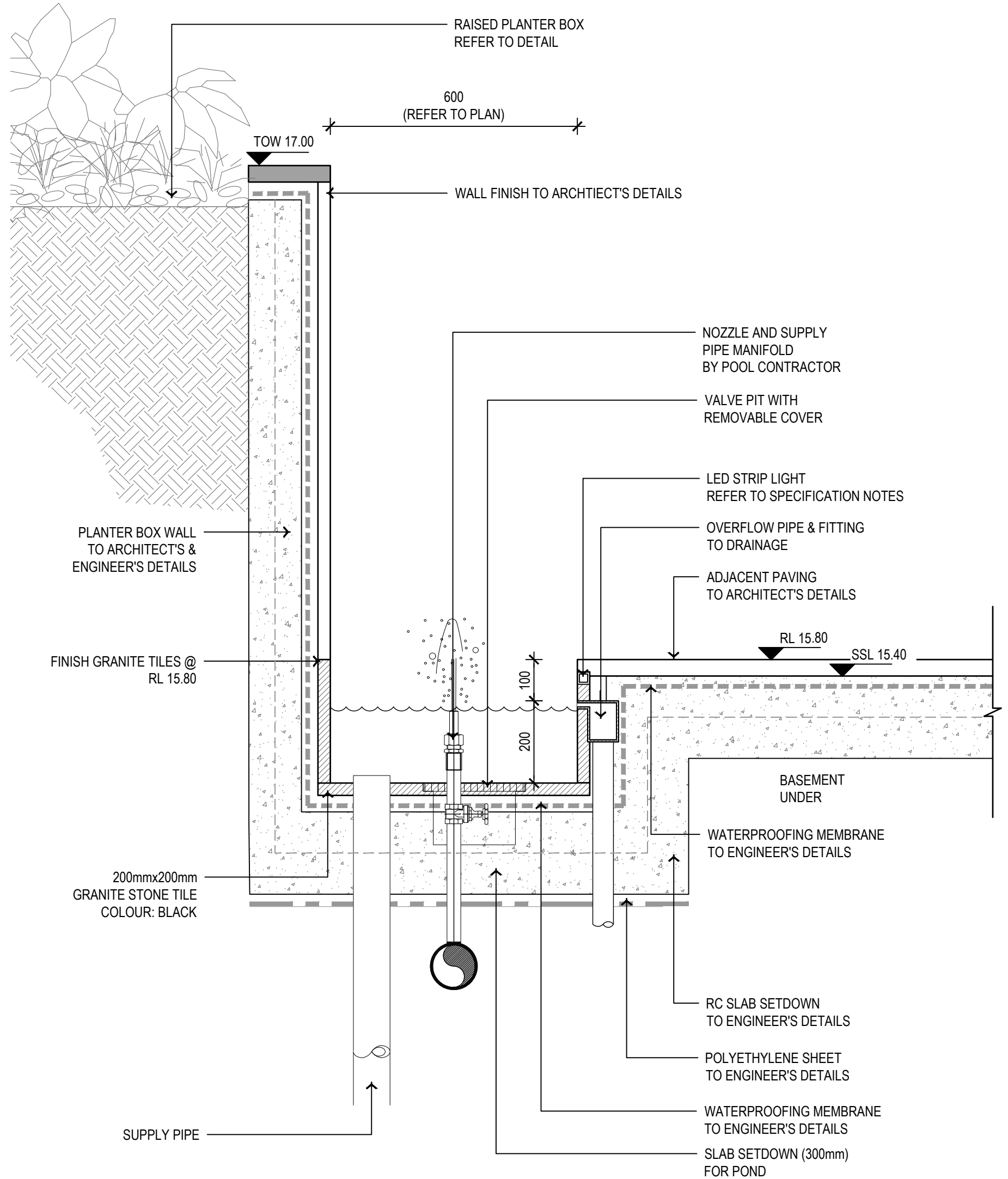
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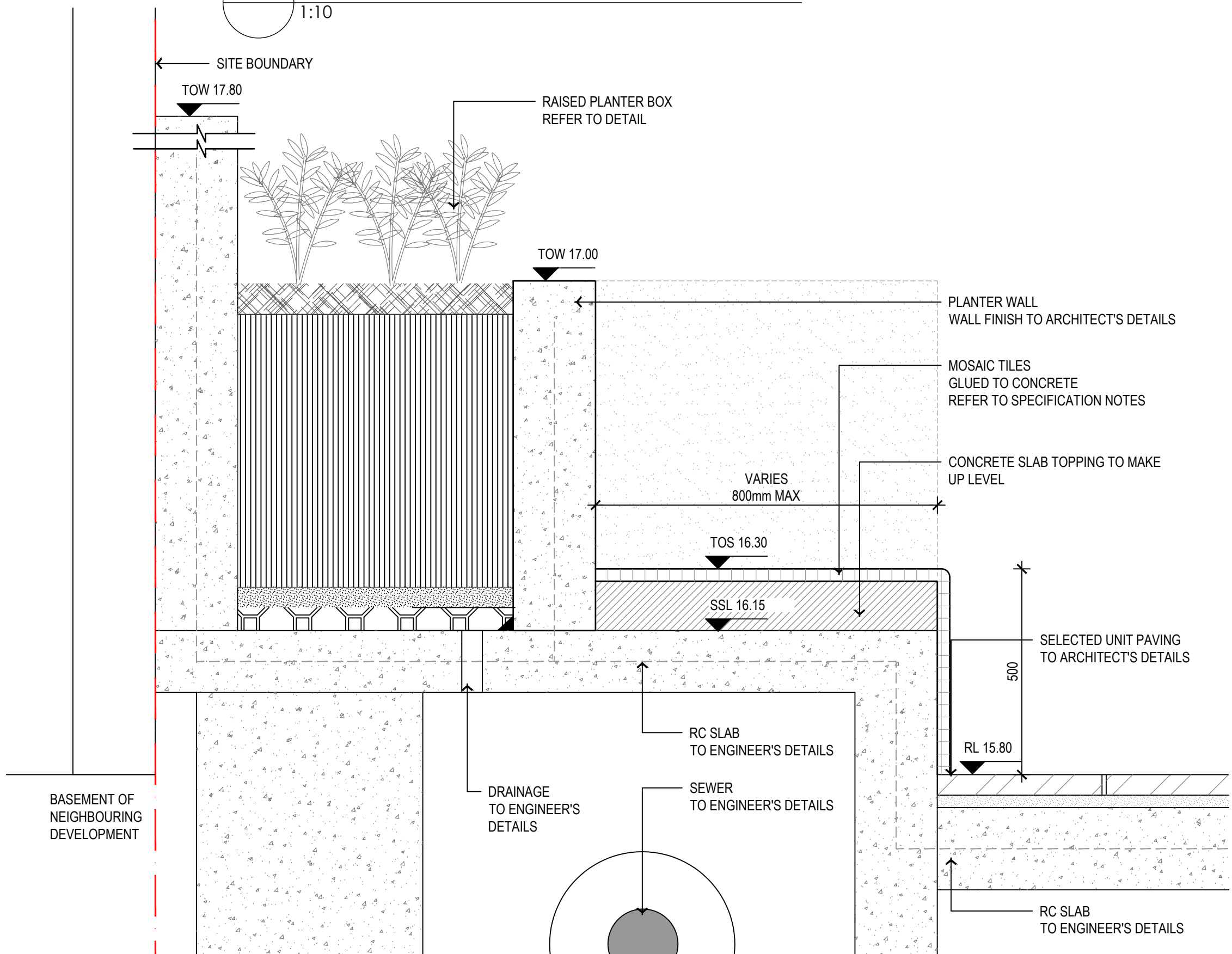
01 WATER FEATURE PLAN
1:25



03 CORTEN STEEL EDGE DETAIL
1:10



02 WATER FEATURE DETAIL SECTION
1:10



04 PLANTER BOX WITH CONCRETE SEATING WALL
1:10