PROJECT INFORMATION

3 - 23 Kingsway, CRONULLA		
Site Area (m²)	5,223.40	sqm
Zoning	B3	Commercial Core - Cronulla
Height Control	30	m
FSR Control	3	:1
Allowable GFA	15,670.20	sqm

UNIT MIX

BLOCK A

Level	Bed 1	Bed 2	Bed 3	Total	nil solar	Solar Access	Cross Ventilation
LEVEL 1	1	1	1	3	0	2	2
LEVEL 2	3	1	3	7	2	4	4
LEVEL 3	3	2	3	8	2	6	6
LEVEL 4	3	2	3	8	2	6	6
LEVEL 5	3	2	3	8	2	6	6
LEVEL 6	3	2	3	8	2	6	6
LEVEL 7	3	2	3	8	2	6	6
LEVEL 8					0	3	3
TOTAL	**19**	**12**	**22**	**53**	**12**	**39**	**39**
	36%	**23%**	**42%**		**22.64%**	**73.58%**	**73.58%**

BLOCK B

Level	Bed 1	Bed 2	Bed 3	Total	nil solar	Solar	Ventilation
LEVEL 1		1	2	3	0	3	2
LEVEL 2	1	2	5	8	2	4	5
LEVEL 3	1	3	5	9	2	6	6
LEVEL 4	1	3	5	9	2	6	6
LEVEL 5	1	3	5	9	2	7	6
LEVEL 6	1	3	5	9	2	7	6
LEVEL 7	1	3	5	9	2	7	6
LEVEL 8			3	3	0	3	3
TOTAL	**6**	**18**	**35**	**59**	**12**	**43**	**40**
	10%	**31%**	**59%**		**20.34%**	**72.88%**	**67.80%**

OVERALL DEVELOPMENT	**24**	**82**	**79**
	21.43%	**73.21%**	**70.54%**

Total Residential Apartments

1 Bed	25	22%
2 Bed	30	51%
3 Bed	57	51%
Subtotal	**112**	

GFA Calculations

Supermarket	1,841.13	m²
Supermarket L1	418.30	m²
Communal Retail lobby	54.55	m²
Retail	717.34	m²
Subtotal	**3,031.32**	**m²**
Commercial		
Ground Floor	-	m²
Level 1		
Block A	296.16	m²
Block B	592.04	m²
Subtotal	**888.20**	**m²**

** Areas on GF within Supermarket has assumed loading area/ plant rooms and Storage being excluded on GFA calculations*
Refer to GFA calculation diagrams for further details

Residential GFA	**Block A**	**Block B** *(calculations includes breezeway)*	**Overall Residential**
Ground Floor	25.12 m²	33.70 m²	58.82 m²
Level 1	290.64 m²	436.52 m²	727.16 m²
Level 2	651.97 m²	863.20 m²	1,515.17 m²
Level 3	729.07 m²	941.06 m²	1,670.13 m²
Level 4	729.07 m²	941.06 m²	1,670.13 m²
Level 5	729.07 m²	941.06 m²	1,670.13 m²
Level 6	728.97 m²	941.06 m²	1,670.03 m²
Level 7	728.97 m²	941.06 m²	1,670.03 m²
Level 8	498.14 m²	600.88 m²	1,099.03 m²
Subtotal	**5,111.02 m²**	**6,639.60 m²**	**11,750.62 m²**

Level	Overall Development GFA
Ground	2,677.84 m²
Level 1	2,033.65 m²
Level 2	1,515.17 m²
Level 3	1,670.13 m²
Level 4	1,670.13 m²
Level 5	1,670.13 m²
Level 6	1,670.03 m²
Level 7	1,670.03 m²
Level 8	1,099.03 m²
TOTAL	**15,670.14 m²**
Max allowable area	*15,670.20 m²*
PROPOSED FSR	**3.00 :1**

OTHER REQUIREMENTS					
	Rate		**No. of Units / Area**		
OTHER REQUIREMENTS					
	DCP / ADG Req		**Required**	**Proposed**	**%**
Solar Access	70% of total number of apartments		78.4	82	73%
Cross Ventilation	60% of total number of apartments		67.2	79	71%
Communal Open Space (m²)	25% of site area		1,305.85 m²	1,305.90 m²	25.00%
Adaptable Housing	20% of all dwellings		22.4	23	21%
Livable	10% of all dwellings		11.2	22	20%

Area Schedule - Building A

Level	Unit.No	Type	Livable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)
L1	A.101	3 BED			108	85.6	5.0	8.6
	A.102	1 BED			56	33.8	7.3	11.3
	A.103	2 BED			94	49.3	4.4	11.3
L2	A.201	3 BED			108	99.2	4.0	10.5
	A.202	1 BED			56	19.6	7.3	5.2
	A.203	3 BED		✓	114	49.3	8.4	14.1
	A.204	3 BED	✓		112	53.3	4.5	10.5
	A.205	1 BED		✓	51	33.1	4.2	8.0
	A.206	1 BED			57	32.6	6.2	5.2
	A.207	2 BED			92	65.6	4.7	8.0
L3	A.301	3 BED			108	18.1	3.5	10.5
	A.302	1 BED			56	13.9	7.3	8.0
	A.303	3 BED		✓	110	22.5	8.4	9.6
	A.304	2 BED			75	16.8	4.3	18.1
	A.305	3 BED	✓		110	24.4	5.2	9.6
	A.306	1 BED		✓	51	16.2	4.2	10.0
	A.307	1 BED			57	19.2	6.2	8.0
	A.308	2 BED			92	23.1	4.7	8.4
L4	A.401	3 BED			108	18.1	3.5	8.4
	A.402	1 BED			56	13.9	7.3	8.0
	A.403	3 BED	✓		110	22.5	8.4	8.4
	A.404	2 BED			75	10.9	4.3	7.8
	A.405	3 BED	✓		110	24.4	5.2	8.0
	A.406	1 BED		✓	51	16.2	4.2	8.6
	A.407	1 BED			57	19.2	6.2	8.0
	A.408	2 BED			92	23.1	4.7	8.0
L5	A.501	3 BED			108	18.1	3.5	8.0
	A.502	1 BED			56	13.9	7.3	8.4
	A.503	3 BED	✓		110	22.5	8.4	11.4
	A.504	2 BED			75	10.9	4.3	9.7
	A.505	3 BED	✓		110	24.4	5.2	11.4
	A.506	1 BED		✓	51	16.2	4.2	9.7
	A.507	1 BED			57	19.2	6.2	8.4
	A.508	2 BED			92	23.1	4.7	21.9
L6	A.601	3 BED			108	18.1	3.5	13.6
	A.602	1 BED			56	13.9	7.3	8.0
	A.603	3 BED	✓		110	22.5	8.4	11.4
	A.604	2 BED			75	10.9	4.3	17.5
	A.605	3 BED	✓		110	24.4	5.2	8.0
	A.606	1 BED		✓	51	16.2	4.2	8.4
	A.607	1 BED			57	19.2	6.2	8.0
	A.608	2 BED			92	23.1	4.7	13.0
L7	A.701	3 BED			108	18.1	3.5	8.0
	A.702	1 BED			56	13.9	7.3	8.0
	A.703	3 BED	✓		110	22.5	8.4	13.0
	A.704	2 BED			75	10.9	4.3	17.1
	A.705	3 BED	✓		110	24.4	5.2	16.3
	A.706	1 BED		✓	51	16.2	4.2	15.7
	A.707	1 BED			57	19.2	6.2	8.0
	A.708	2 BED			92	23.1	4.7	8.0
L8	A.801	3 BED			166	96.1	8.9	14.8
	A.802	3 BED			185	70.8	12.7	14.8
	A.803	3 BED			128	45.8	7.7	14.8
			10	8				

Area Schedule - Building B

Level	Unit.No	Type	Livable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)
L1	B.101	2 BED			78	21.0	4.5	8.8
	B.102	3 BED			110	55.0	7.0	9.5
	B.103	3 BED			104	41.4	4.9	8.1
L2	B.201	3 BED	✓		110	18.1	5.3	7.2
	B.202	2 BED			78	13.5	4.1	19.4
	B.203	3 BED			110	15.2	6.8	5.3
	B.204	3 BED			104	12.8	6.2	7.2
	B.205	2 BED		✓	76	67.2	4.2	19.3
	B.206	3 BED	✓		112	141.7	5.9	5.4
	B.207	1 BED		✓	52	31.7	5.0	8.1
	B.208	3 BED			110	31.0	7.0	7.2
L3	B.301	3 BED	✓		110	17.4	5.3	8.1
	B.302	2 BED			78	13.5	4.1	8.1
	B.303	3 BED			110	15.2	6.8	7.3
	B.304	3 BED			104	12.8	6.2	28.1
	B.305	2 BED		✓	76	18.1	4.2	7.2
	B.306	3 BED	✓		112	24.4	5.9	28.1
	B.307	1 BED		✓	52	15.7	5.1	11.0
	B.308	3 BED			110	20.6	8.2	20.0
	B.309	2 BED		✓	76	21.8	4.1	8.1
L4	B.401	3 BED	✓		110	17.4	5.3	9.4
	B.402	2 BED			78	13.5	4.1	8.1
	B.403	3 BED			110	15.2	6.8	28.3
	B.404	3 BED			104	12.8	6.2	24.6
	B.405	2 BED		✓	76	18.1	4.2	19.4
	B.406	3 BED	✓		112	24.4	5.9	27.4
	B.407	1 BED		✓	52	15.7	5.1	9.1
	B.408	3 BED			110	20.6	8.2	8.8
	B.409	2 BED		✓	76	21.8	4.1	8.1
L5	B.501	3 BED	✓		110	17.4	5.3	21.1
	B.502	2 BED			78	13.5	4.1	19.3
	B.503	3 BED			110	15.2	6.8	37.7
	B.504	3 BED			104	12.8	6.2	14.8
	B.505	2 BED			76	18.1	4.2	9.1
	B.506	3 BED	✓		112	24.4	5.9	21.1
	B.507	1 BED		✓	52	15.7	5.1	8.1
	B.508	3 BED			110	20.6	8.2	13.1
	B.509	2 BED		✓	76	21.8	4.1	11.7
L6	B.601	3 BED	✓		110	17.4	5.3	14.5
	B.602	2 BED			78	13.5	4.1	9.1
	B.603	3 BED			110	15.2	6.8	20.0
	B.604	3 BED			104	12.8	6.2	20.0
	B.605	2 BED		✓	76	18.1	4.2	8.1
	B.606	3 BED	✓		112	24.4	5.9	19.8
	B.607	1 BED		✓	52	15.7	5.1	22.3
	B.608	3 BED			110	20.6	8.2	14.8
	B.609	2 BED		✓	76	21.8	4.1	8.1
L7	B.701	3 BED	✓		110	17.4	5.3	14.8
	B.702	2 BED			78	13.5	4.1	8.1
	B.703	3 BED			110	15.2	6.8	21.7
	B.704	3 BED			104	12.8	6.2	21.7
	B.705	2 BED			76	18.1	4.2	9.1
	B.706	3 BED	✓		112	24.4	5.9	37.7
	B.707	1 BED		✓	52	15.7	5.1	17.5
	B.708	3 BED			110	20.6	8.2	13.0
	B.709	2 BED		✓	76	21.8	4.1	17.5
L8	B.801	3 BED			139	48.2	5.8	14.8
	B.802	3 BED			191	35.9	7.1	14.8
	B.803	3 BED			212	119.4	13.8	14.8
			12	10				

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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

ISSUE	DATE	DESCRIPTION
E	10/08/2022	ADDITIONAL INFORMATION
D	17/06/2022	ADDITIONAL INFORMATION
C	10/03/2022	ADDITIONAL INFORMATION
B	22/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

SCALE 1:200 @ A1
SCALE 1:400 @ A3
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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:
AREA SCHEDULE & PROJECT SUMMARY

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2108	DA001	E



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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

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ABEL PL. LOADING ZONE REMOVED
C	15/11/2021	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

N

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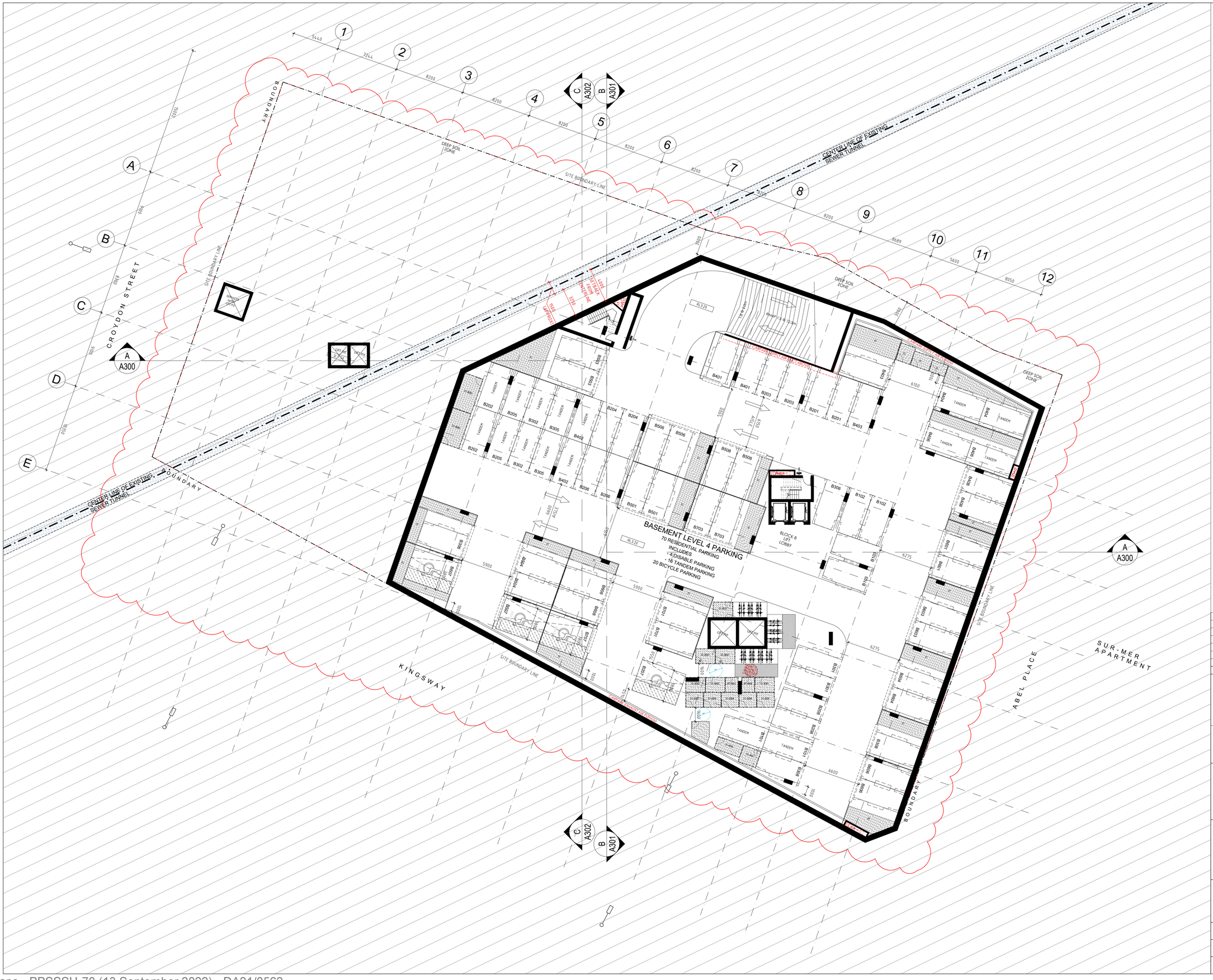
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

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SITE PLAN

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PROJECT NO: 2108		



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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

ISSUE	DATE	DESCRIPTION
B	15/03/2022	ADDITIONAL INFORMATION
A	28/10/2021	ADDITIONAL BASEMENT

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SCALE 1:400 @ A3
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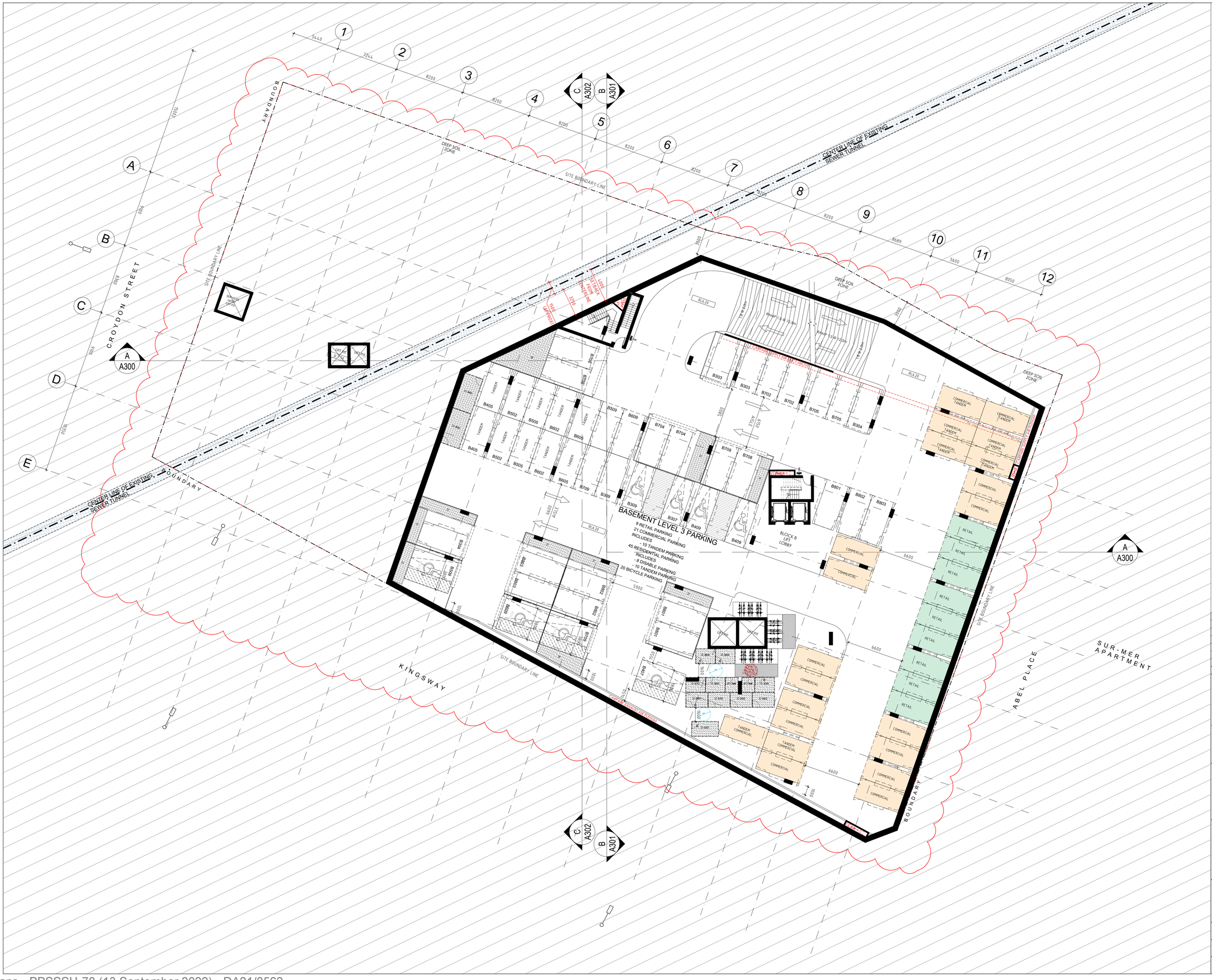
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
BASEMENT 4 PLAN

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SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA097	ISSUE: B
PROJECT NO: 2108		



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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

ISSUE	DATE	DESCRIPTION
D	15/03/2022	ADDITIONAL INFORMATION
C	28/10/2021	REVISED WITH LOCKUP GARAGE
B	14/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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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:
BASEMENT 3 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA098	ISSUE: D
PROJECT NO: 2108		



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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

ISSUE	DATE	DESCRIPTION
D	10/03/2022	ADDITIONAL INFORMATION
C	28/10/2021	REVISED WITH LOCKUP GARAGE
B	14/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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SCALE 1:400 @ A3

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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:
BASEMENT 2 PLAN

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA099	ISSUE: D
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

ISSUE	DATE	DESCRIPTION
C	10/03/2022	ADDITIONAL INFORMATION
B	14/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

SCALE 1:200 @ A1
SCALE 1:400 @ A3
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CLIENT:
CCIG PTY LTD

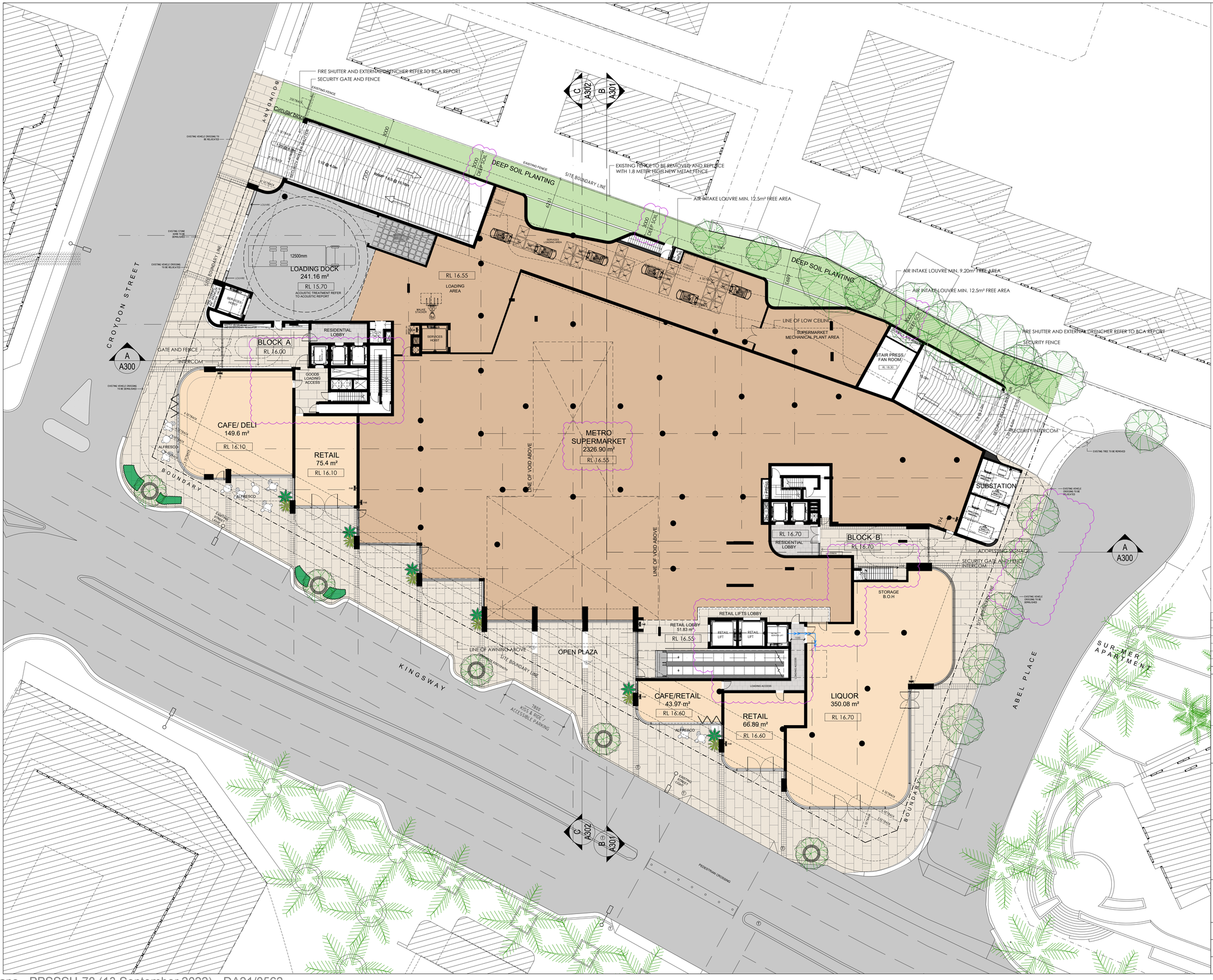
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
BASEMENT 1 PLAN

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA100	ISSUE: C
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
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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

ISSUE	DATE	DESCRIPTION
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

N

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

CLIENT:
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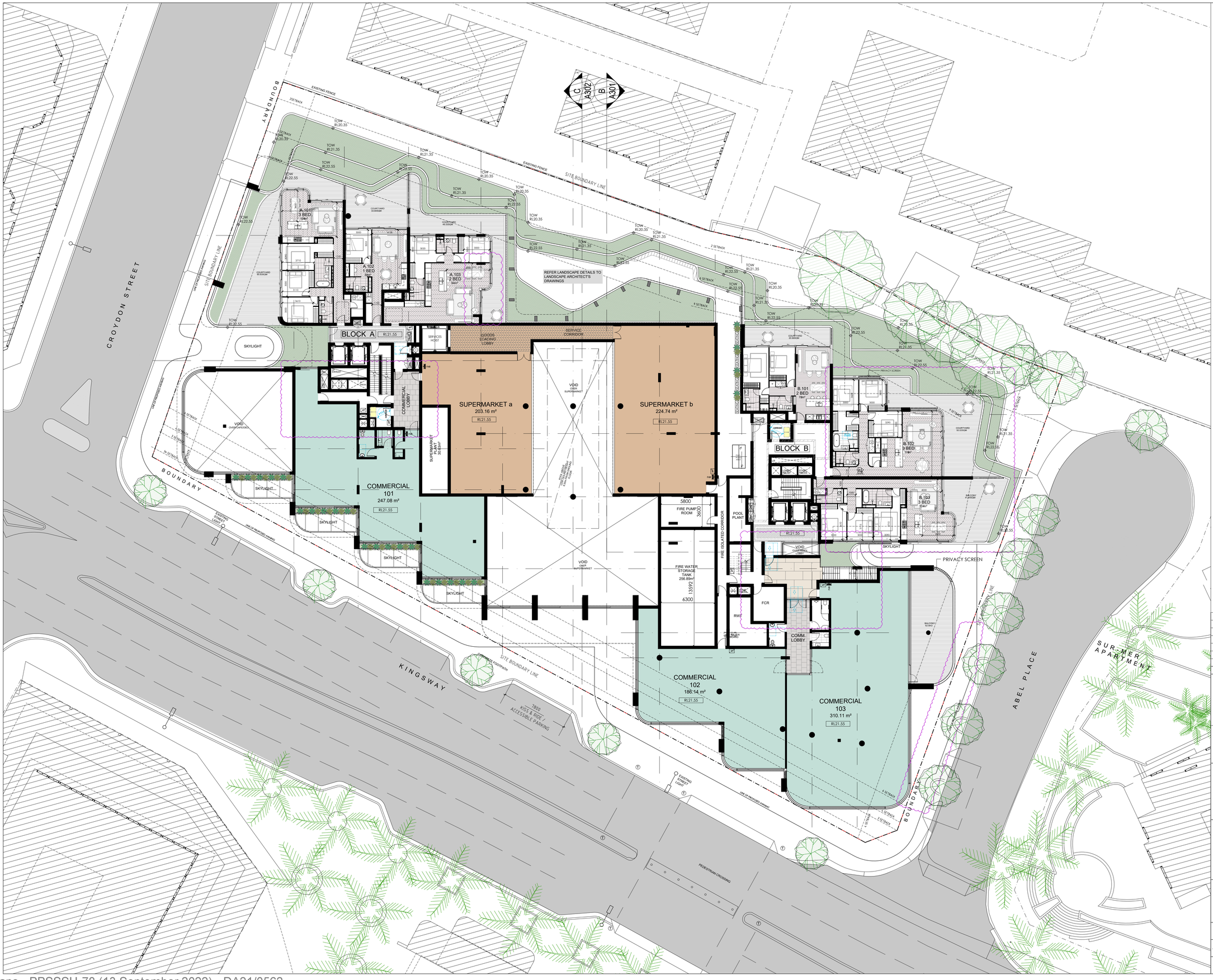
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
GROUND FLOOR PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA101	ISSUE: D
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
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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

ISSUE	DATE	DESCRIPTION
G	10/08/2022	ADDITIONAL INFORMATION
F	17/06/2022	ADDITIONAL INFORMATION
E	10/03/2022	ADDITIONAL INFORMATION
D	14/09/2021	ADDITIONAL INFORMATION
C	24/08/2021	ADDED PARTITION TO COMMERCIAL
B	05/06/2021	ADDITIONAL DIMENSION
A	30/04/2021	DA SUBMISSION

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

CLIENT:
CCIG PTY LTD

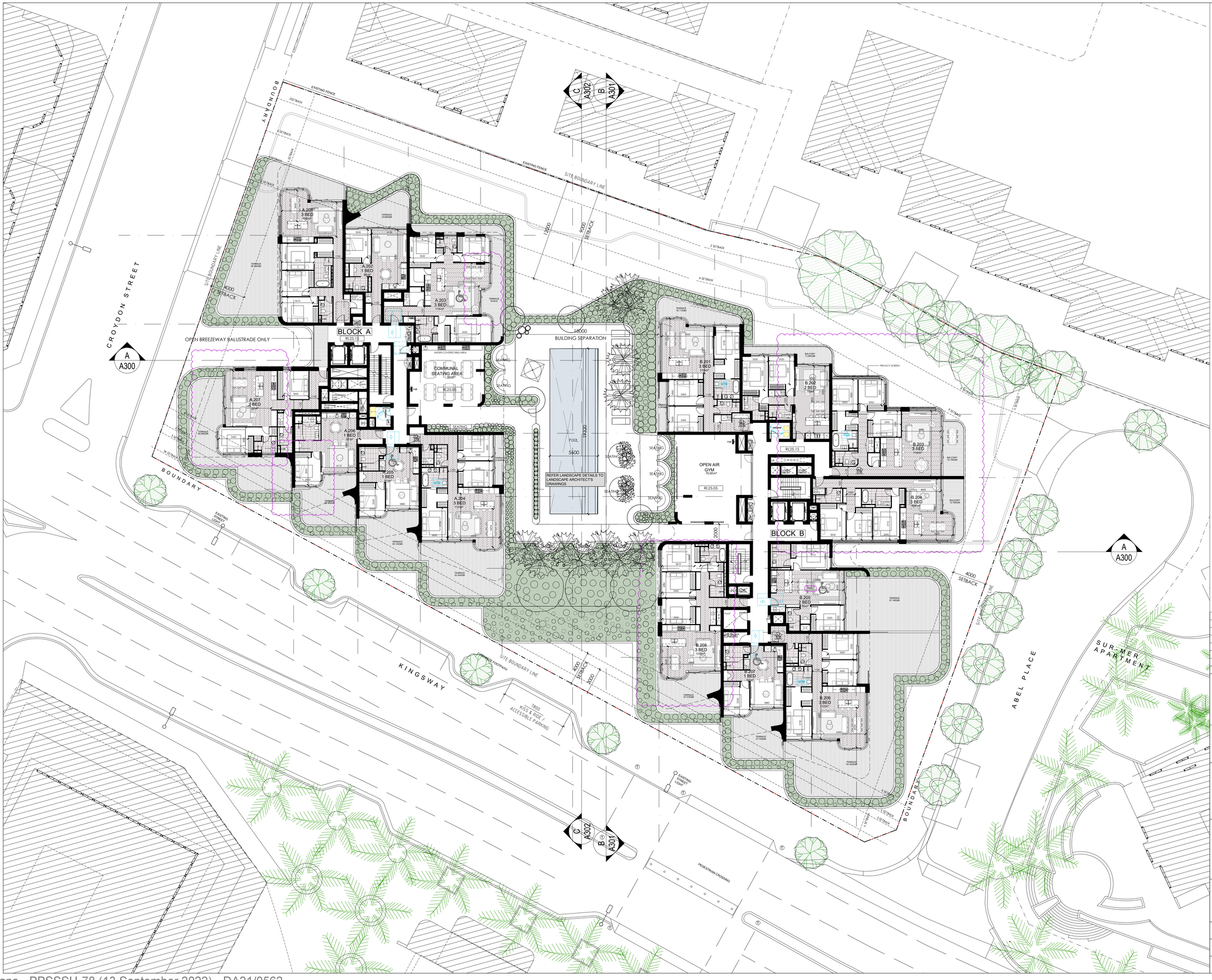
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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	ISSUE: G
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
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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

ISSUE	DATE	DESCRIPTION
E	10/08/2022	ADDITIONAL INFORMATION
D	17/06/2022	ADDITIONAL INFORMATION
C	15/03/2022	ADDITIONAL DIMENSION
B	05/06/2021	ADDITIONAL DIMENSION
A	30/04/2021	DA SUBMISSION

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

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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 2 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA103	ISSUE: E
PROJECT NO: 2108		

NOTE: INTERNAL ROOM DIMENSIONS ARE TYPICAL ON LEVEL 3 TO LEVEL 7

BLOCK A
RL28.25

BLOCK B

18000
BUILDING SEPARATION

OPEN BREEZEWAY BALUSTRADE ONLY

SEPARATION TO EXISTING BUILDING 18000

SEPARATION TO EXISTING BUILDING 18000

SEPARATION TO EXISTING BUILDING 18000

5500

CROYDON STREET

KINGSWAY

ABEL PLACE

SURFMER APARTMENT

BOUNDARY

SITE BOUNDARY LINE

EXISTING FENCE

EXISTING STREET LIGHT

9200 SETBACK

7800
KISS & RIDE /
ACCESSIBLE PARKING

PEDESTRIAN CROSSING

WATER FOUNTAIN

A
A300

C
A302

B
A301

GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
E	10/08/2022	ADDITIONAL INFORMATION
D	17/06/2022	ADDITIONAL INFORMATION
C	10/03/2022	ADDITIONAL INFORMATION
B	05/06/2021	ADDITIONAL DIMENSION
A	30/04/2021	DA SUBMISSION

N

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

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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 3 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA104	ISSUE: E
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
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

N

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

CLIENT:
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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 4 & 6 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA105	ISSUE: E
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
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

N

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

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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 5 & 7 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA106	ISSUE: E
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
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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

ISSUE	DATE	DESCRIPTION
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

N

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

CLIENT:
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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 8 PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA107	ISSUE: D
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
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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	10/03/2022	NORTH POINT RECTIFICATION
A	30/04/2021	DA SUBMISSION

CLIENT:
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ARCHITECT:
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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:
ROOF PLAN

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA108	ISSUE: C
PROJECT NO: 2108		



GENERAL NOTES:

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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

MATERIALS LEGEND:

EF01	PIGMENTED CONCRETE
EF02	ALUMINIUM VERTICAL SCREEN
EF03	OFF FORM CONCRETE
EF04	FRAMELESS TOUGHENED GLASS BALUSTRADE WITH THIN TOP RAIL (TO BCA/AUSTRALIAN STANDARDS)
EF05	ALUMINIUM FRAMED GLAZING
EF06	LEDGESTONE CLADDED PLANTER
EF07	ALUMINIUM TIMBER LOOK BATTEN - SPOTTED GUM
EF08	ALUMINIUM TIMBER LOOK BATTEN - WHITEWASH BLACKBUTT
P1	PAINTED WALL/SELECTED PAINT FINISH
P2	POWDERCOATED AWNING/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ADDITIONAL INFORMATION
C	17/03/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

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

FEB 2021

DRAWING TITLE:
SOUTH WEST ELEVATION

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA200	ISSUE: D
PROJECT NO: 2108		



GENERAL NOTES:

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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

MATERIALS LEGEND:

EF01	PIGMENTED CONCRETE
EF02	ALUMINIUM VERTICAL SCREEN
EF03	OFF FORM CONCRETE
EF04	FRAMELESS TOUGHENED GLASS BALUSTRADE WITH THIN TOP RAIL (TO BCA/AUSTRALIAN STANDARDS)
EF05	ALUMINIUM FRAMED GLAZING
EF06	LEDGESTONE CLADDED PLANTER
EF07	ALUMINIUM TIMBER LOOK BATTEN - SPOTTED GUM
EF08	ALUMINIUM TIMBER LOOK BATTEN - WHITEWASH BLACKBUTT
P1	PAINTED WALL/SELECTED PAINT FINISH
P2	POWDERCOATED AWNING/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ADDITIONAL INFORMATION
C	17/03/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

SCALE 1:200 @ A1
SCALE 1:400 @ A3
0 2 4 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 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:
SOUTH EAST ELEVATION

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA201	ISSUE: D
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

MATERIALS LEGEND:

EF01	PIGMENTED CONCRETE
EF02	ALUMINIUM VERTICAL SCREEN
EF03	OFF FORM CONCRETE
EF04	FRAMELESS TOUGHENED GLASS BALUSTRADE WITH THIN TOP RAIL (TO BCA/AUSTRALIAN STANDARDS)
EF05	ALUMINIUM FRAMED GLAZING
EF06	LEDGESTONE CLADDED PLANTER
EF07	ALUMINIUM TIMBER LOOK BATTEN - SPOTTED GUM
EF08	ALUMINIUM TIMBER LOOK BATTEN - WHITEWASH BLACKBUTT
P1	PAINTED WALL/SELECTED PAINT FINISH
P2	POWDERCOATED AWNING/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ADDITIONAL INFORMATION
C	17/03/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

CLIENT:
CCIG PTY LTD

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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:
NORTH EAST ELEVATION

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA202	ISSUE: D
PROJECT NO: 2108		



GENERAL NOTES:

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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

MATERIALS LEGEND:

EF01	PIGMENTED CONCRETE
EF02	ALUMINIUM VERTICAL SCREEN
EF03	OFF FORM CONCRETE
EF04	FRAMELESS TOUGHENED GLASS BALUSTRADE WITH THIN TOP RAIL (TO BCA/AUSTRALIAN STANDARDS)
EF05	ALUMINIUM FRAMED GLAZING
EF06	LEDGESTONE CLADDED PLANTER
EF07	ALUMINIUM TIMBER LOOK BATTEN - SPOTTED GUM
EF08	ALUMINIUM TIMBER LOOK BATTEN - WHITEWASH BLACKBUTT
P1	PAINTED WALL/SELECTED PAINT FINISH
P2	POWDERCOATED AWNING/SELECTED PAINT FINISH

ISSUE	DATE	DESCRIPTION
E	10/08/2022	ADDITIONAL INFORMATION
D	17/06/2022	ADDITIONAL INFORMATION
C	17/03/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

CLIENT:
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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:
NORTH WEST ELEVATION

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA203	ISSUE: E
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
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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

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ADDITIONAL INFORMATION
C	15/03/2022	ADDITIONAL INFORMATION
B	15/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

CLIENT:
CCIG PTY LTD

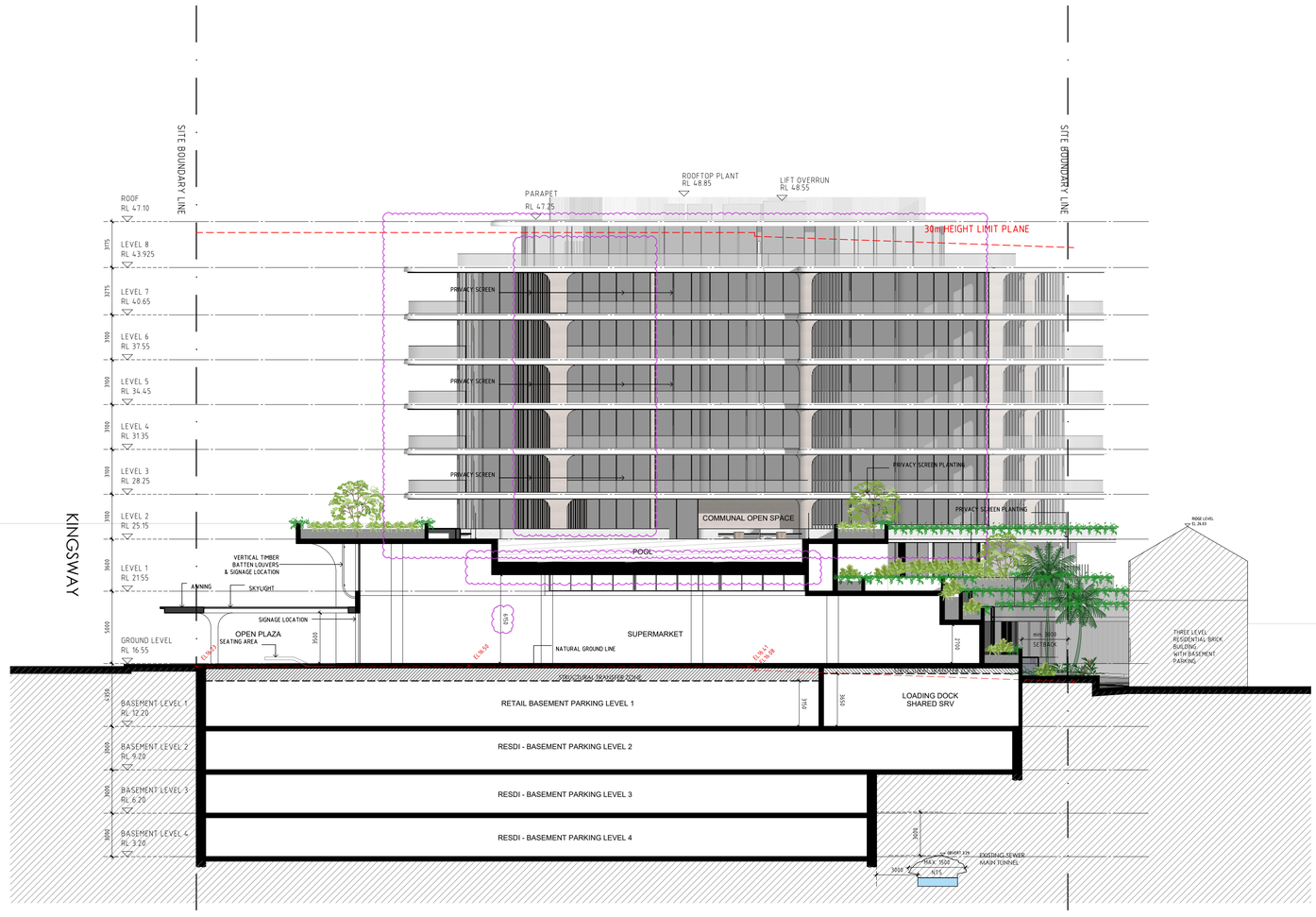
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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
SECTION BB

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA301	ISSUE: D
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
D	17/06/2022	ADDITIONAL INFORMATION
C	15/03/2022	ADDITIONAL INFORMATION
B	15/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

CLIENT:
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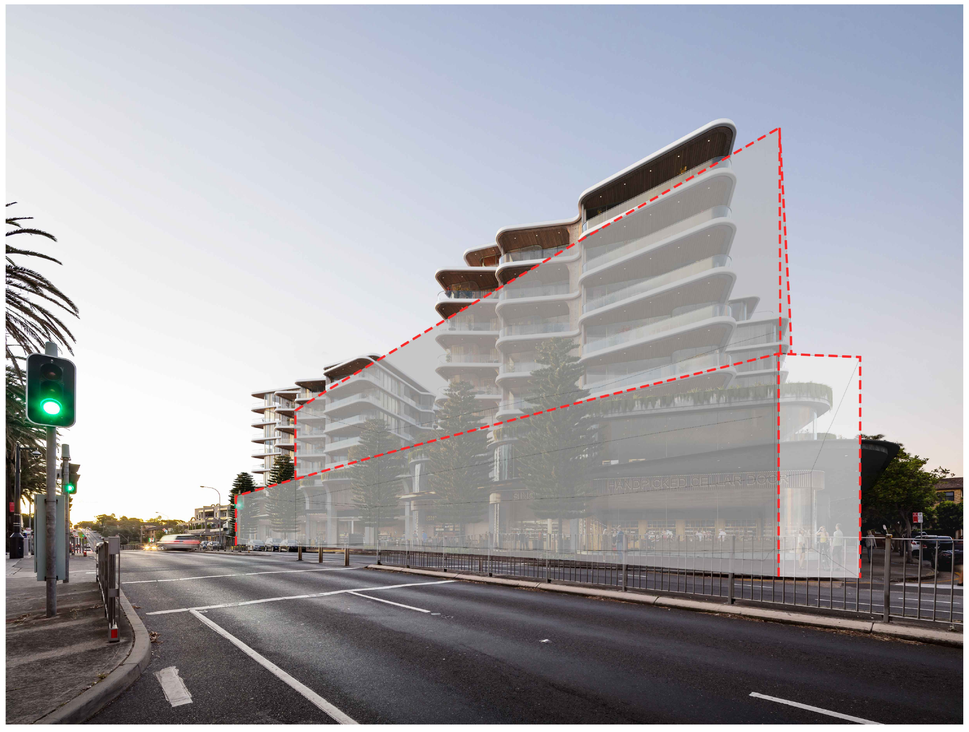
PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA
FEB 2021

DRAWING TITLE:
SECTION CC

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA302	ISSUE: D
PROJECT NO: 2108		



1 PROPOSED
View from 22 Kingsway



2 PROPOSED - WITH DCP ENVELOPE
View from 22 Kingsway

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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

ISSUE	DATE	DESCRIPTION
A	17/09/2021	DA SUBMISSION

CLIENT:
CCIG PTY LTD

ARCHITECT:
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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:
DCP ENVELOPE COMPARISON

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA410	ISSUE: A
PROJECT NO: 2108		



1 PROPOSED
View from Cronulla square



2 PROPOSED - WITH DCP ENVELOPE
View from Cronulla square

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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

ISSUE	DATE	DESCRIPTION
A	17/09/2021	DA SUBMISSION

N

CLIENT:
CCIG PTY LTD

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

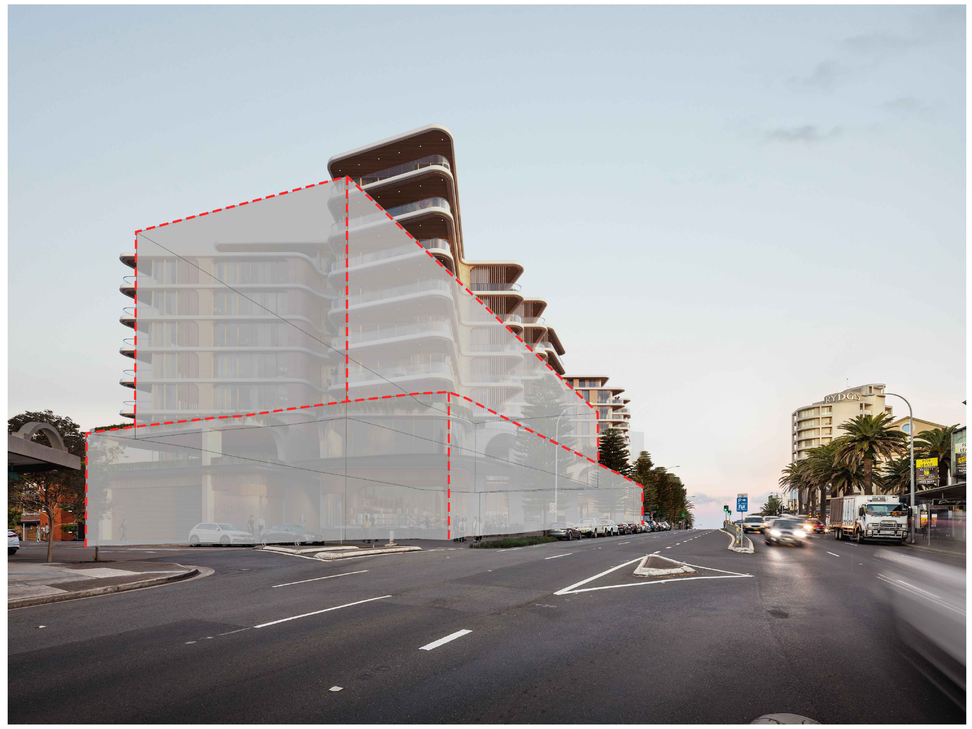
FEB 2021

DRAWING TITLE:
DCP ENVELOPE COMPARISON

DRAWN BY: WT, JC, GT		CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3		DRAWING NO: DA411	ISSUE: A
PROJECT NO: 2108			



1 PROPOSED
View from Corner - Kingsway & Croydon St



2 PROPOSED - WITH DCP ENVELOPE
View from Corner - Kingsway & Croydon St

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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

ISSUE	DATE	DESCRIPTION
A	17/09/2021	DA SUBMISSION

CLIENT:
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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:
DCP ENVELOPE COMPARISON

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA412	ISSUE: A
PROJECT NO: 2108		



1 DCP ENVELOPE
View from Cronulla square



2 PROPOSED
View from Cronulla square



3 COMPARISON
View from Cronulla square



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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

LEGEND

ADDITIONAL MASSING CREATED BY PROPOSAL

REDUCTION IN ENVELOPE

MASSING

ISSUE	DATE	DESCRIPTION
B	17/06/2022	ADDITIONAL INFORMATION
A	17/09/2021	DA SUBMISSION

CLIENT:
CCIG PTY LTD

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

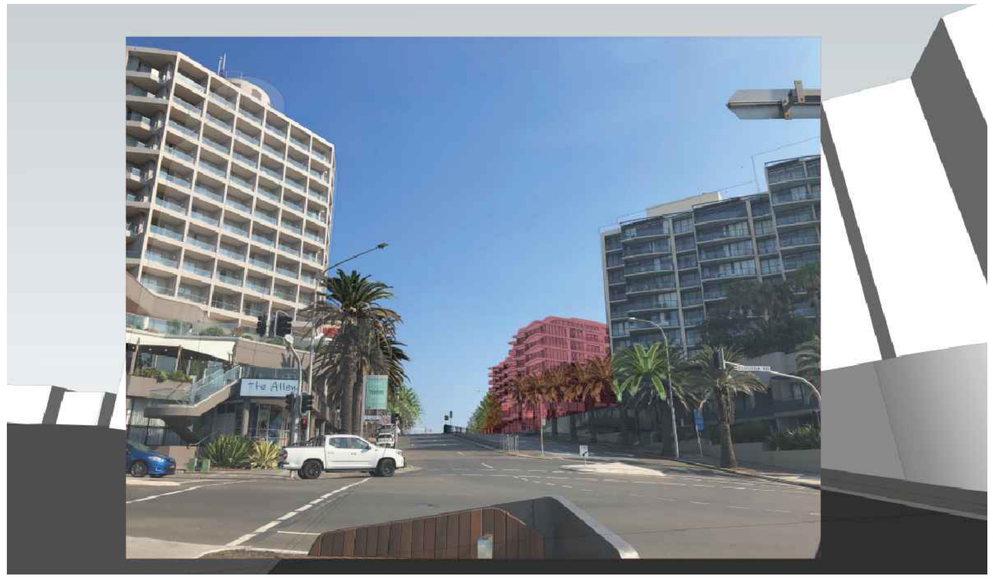
FEB 2021

DRAWING TITLE:
DCP ENVELOPE COMPARISON

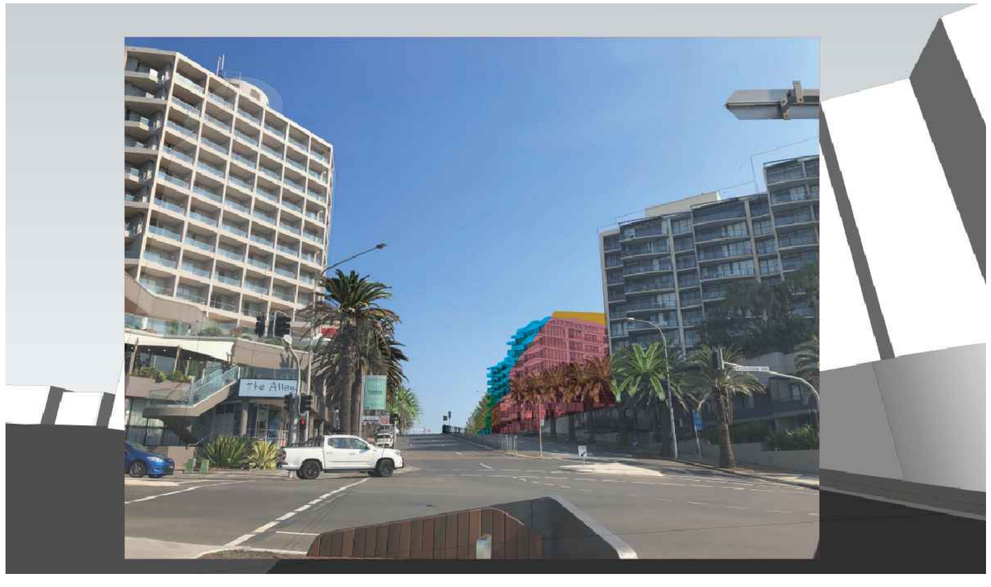
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SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA420	ISSUE: B
PROJECT NO: 2108		



1 DCP ENVELOPE
View from Peryman Square



2 PROPOSED
View from Peryman Square



3 COMPARISON
View from Peryman Square



GENERAL NOTES:

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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

LEGEND

ADDITIONAL MASSING CREATED BY PROPOSAL

REDUCTION IN ENVELOPE

MASSING

ISSUE	DATE	DESCRIPTION
B	17/06/2022	ADDITIONAL INFORMATION
A	17/09/2021	DA SUBMISSION

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

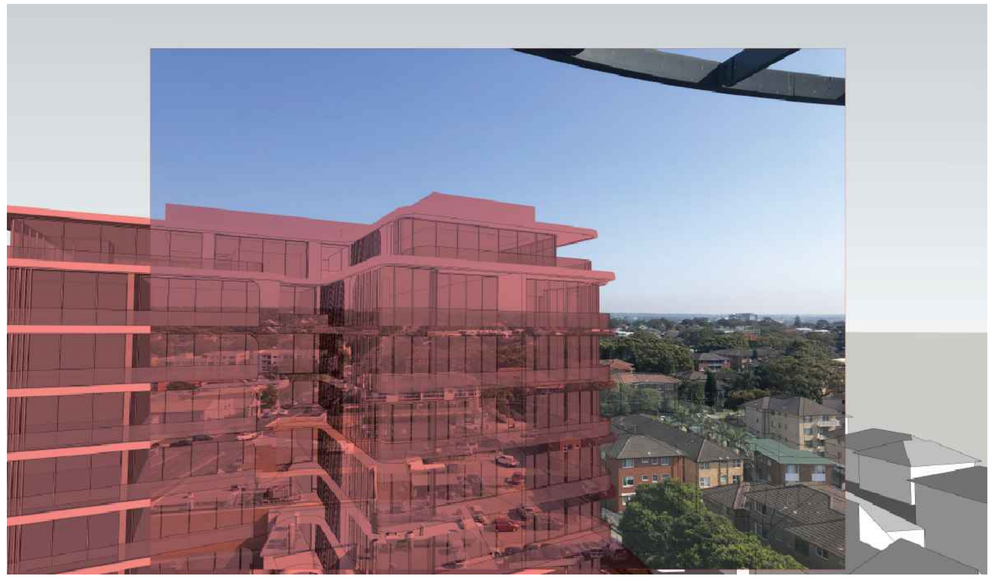
FEB 2021

DRAWING TITLE:
DCP ENVELOPE COMPARISON

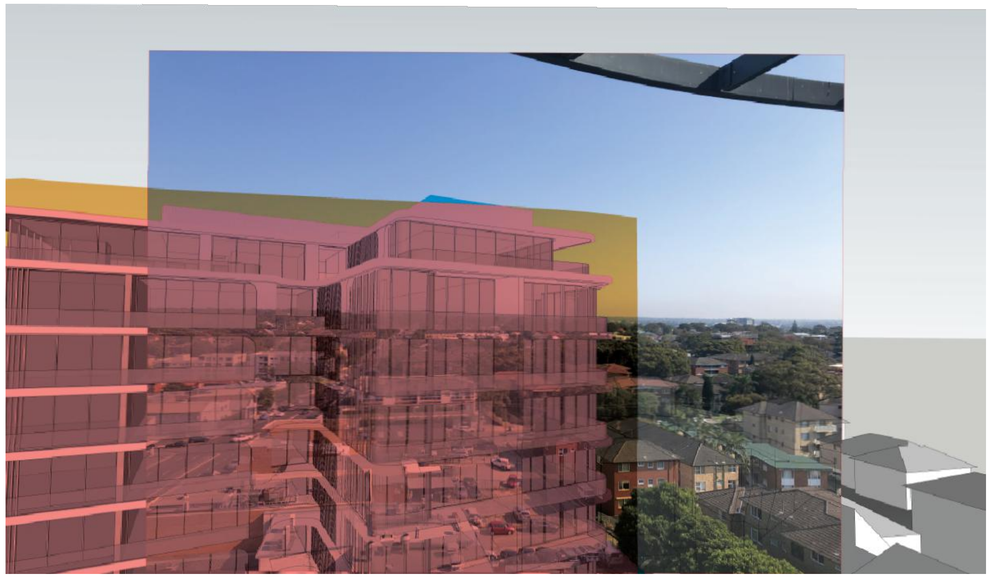
DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA421	ISSUE: B
PROJECT NO: 2108		



1 DCP ENVELOPE
View from 1 Kingsway, Cronulla - Quest



2 PROPOSED
View from 1 Kingsway, Cronulla - Quest



3 COMPARISON
View from 1 Kingsway, Cronulla - Quest



GENERAL NOTES:

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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

LEGEND

ADDITIONAL MASSING CREATED BY PROPOSAL

REDUCTION IN ENVELOPE

MASSING

ISSUE	DATE	DESCRIPTION
B	17/06/2022	ADDITIONAL INFORMATION
A	17/09/2021	DA SUBMISSION

CLIENT:
CCIG PTY LTD

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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:
DCP ENVELOPE COMPARISON

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA422	ISSUE: B
PROJECT NO: 2108		



1 DCP ENVELOPE
View from Croydon street



2 PROPOSED
View from Croydon street



3 COMPARISON
View from Croydon street



GENERAL NOTES:

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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
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LEGEND

ADDITIONAL MASSING CREATED BY PROPOSAL

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MASSING

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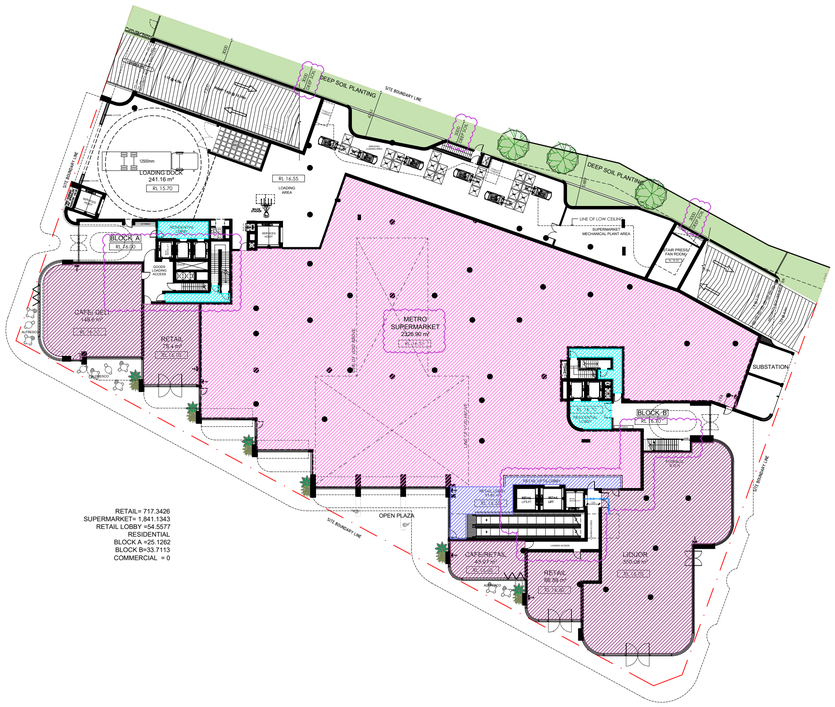
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3-23 KINGSWAY, CRONULLA

FEB 2021

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DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA423	ISSUE: B
PROJECT NO: 2108		



RETAIL= 717.3426
SUPERMARKET= 1,841.1343
RETAIL LOBBY =54.5577
RESIDENTIAL
BLOCK A =25.1262
BLOCK B=33.7113
COMMERCIAL = 0

1 GFA DIAGRAM
GROUND FLOOR PLAN
SCALE 1:400



BLOCK A GFA= 290.6364
BLOCK B GFA= 436.5269

A COMMERCIAL GFA= 296.1579
B COMMERCIAL GFA= 592.0375

Supermarket service GFA - 418.2969

2 GFA DIAGRAM
LEVEL 1 PLAN
SCALE 1:400



BLOCK A
GFA= 651.9714

BLOCK B
GFA= 863.2091

3 GFA DIAGRAM
LEVEL 2 PLAN
SCALE 1:400



BLOCK A
GFA= 729.0786

BLOCK B
GFA= 941.0675

4 GFA DIAGRAM
LEVEL 3, 5 & 7 PLAN
SCALE 1:400

GENERAL NOTES:

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A/C	A/C CONDENSER UNITS
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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

ISSUE	DATE	DESCRIPTION
E	10/08/2022	ADDITIONAL INFORMATION
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C	10/03/2022	ADDITIONAL INFORMATION
B	23/09/2021	ADDITIONAL INFORMATION
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N

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

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3-23 KINGSWAY, CRONULLA

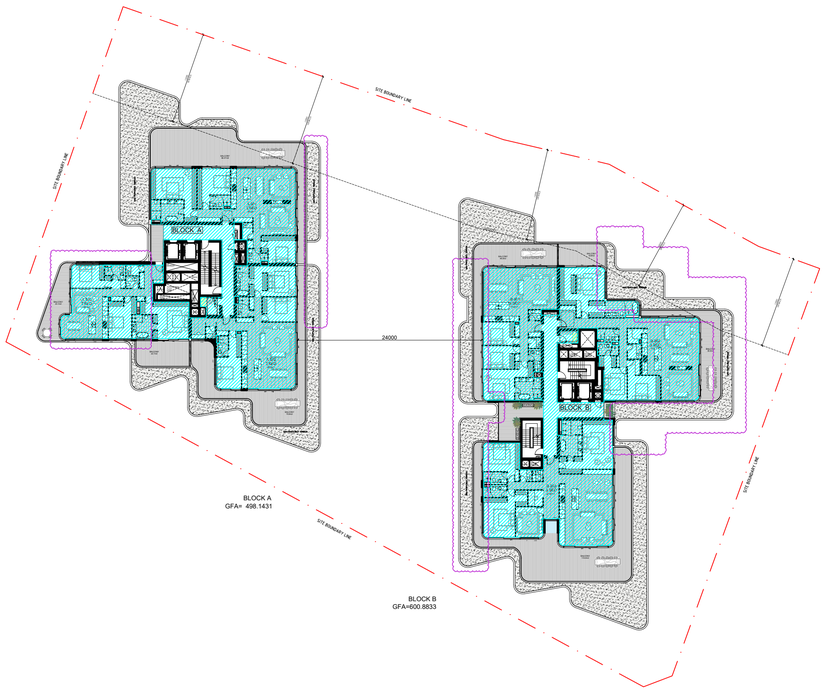
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DRAWING TITLE:
GFA DIAGRAM

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



5 GFA DIAGRAM
LEVEL 4 & 6 PLAN
SCALE 1:400



6 GFA DIAGRAM
LEVEL 8 PLAN
SCALE 1:400

PROJECT INFORMATION

3 - 23 Kingsway, CRONULLA

Site Area (m²)	5,223.40	sqm
Zoning	B3	Commercial Core - Cronulla
Height Control	30	m
FSR Control	3	:1
Allowable GFA	15,670.20	sqm

GFA Calculations

** Areas on GF within Supermarket has assumed loading area/ plant rooms and Storage being excluded on GFA calculations*
Refer to GFA calculation diagrams for further details

Supermarket	1,841.13	m^2
Supermarket L1	418.30	m^2
Communal Retail lobby	54.55	m^2
Retail	717.34	m^2
Subtotal	**3,031.32**	**m^2**
Commercial		
Ground Floor	-	m^2
Level 1		
Block A	296.16	m^2
Block B	592.04	m^2
Subtotal	**888.20**	**m^2**

	Block A	**Block B** *(calculations includes breezeway)*	**Overall Residential**
Residential GFA			
Ground Floor	25.12 m^2	33.70 m^2	58.82 m^2
Level 1	290.64 m^2	436.52 m^2	727.16 m^2
Level 2	651.97 m^2	863.20 m^2	1,515.17 m^2
Level 3	729.07 m^2	941.06 m^2	1,670.13 m^2
Level 4	729.07 m^2	941.06 m^2	1,670.13 m^2
Level 5	729.07 m^2	941.06 m^2	1,670.13 m^2
Level 6	728.97 m^2	941.06 m^2	1,670.03 m^2
Level 7	728.97 m^2	941.06 m^2	1,670.03 m^2
Level 8	498.14 m^2	600.88 m^2	1,099.03 m^2
Subtotal	**5,111.02 m^2**	**6,639.60 m^2**	**11,750.62 m^2**

Level	**Overall Development GFA**
Ground	2,671.84 m^2
Level 1	2,033.65 m^2
Level 2	1,515.17 m^2
Level 3	1,670.13 m^2
Level 4	1,670.13 m^2
Level 5	1,670.13 m^2
Level 6	1,670.03 m^2
Level 7	1,670.03 m^2
Level 8	1,099.03 m^2
TOTAL	**15,670.14 m^2**
Max allowable area	*15,670.20 m^2*
PROPOSED FSR	**3.00 :1**

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LEGEND:

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A/C	A/C CONDENSER UNITS
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FH	FIRE HYDRANT
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N

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

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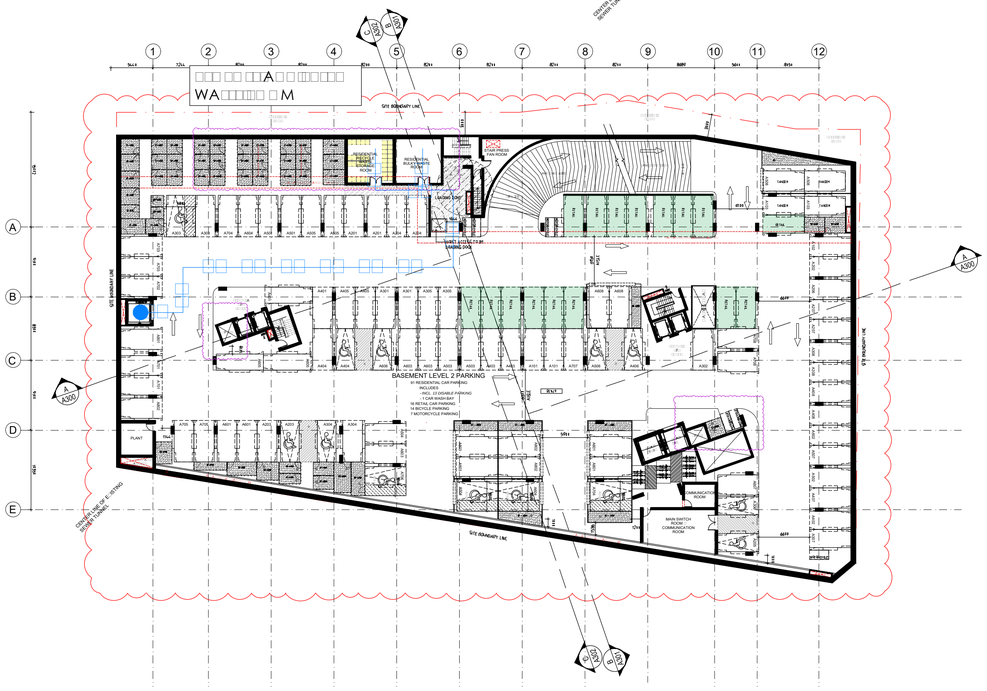
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PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

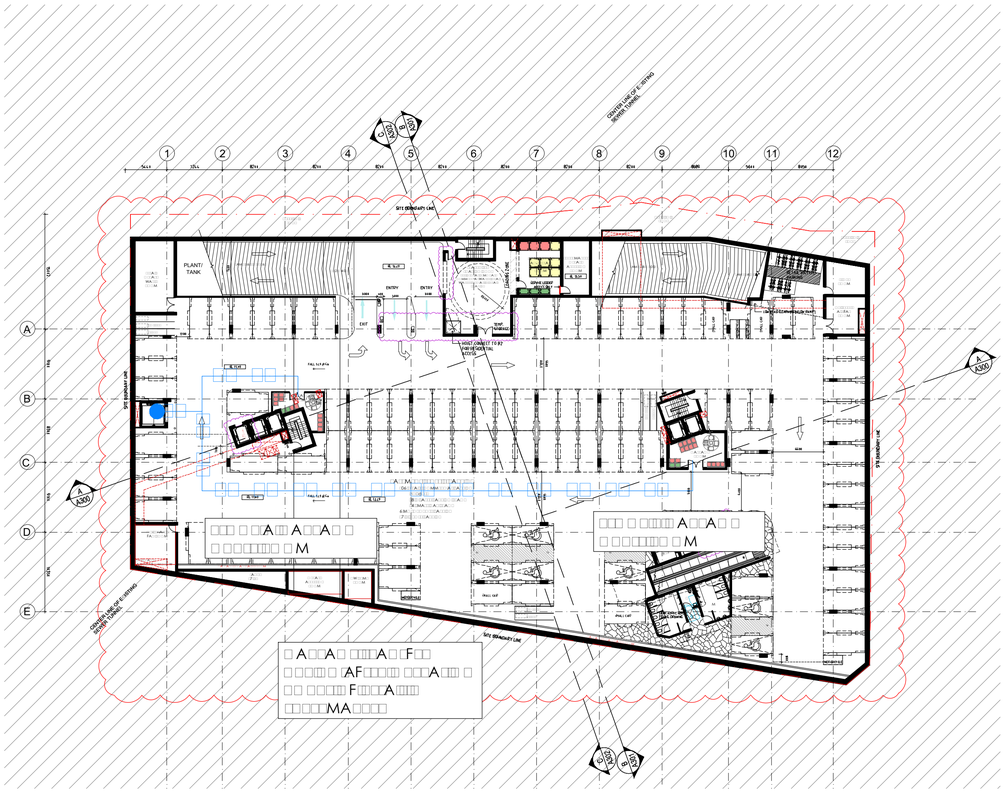
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GFA DIAGRAM

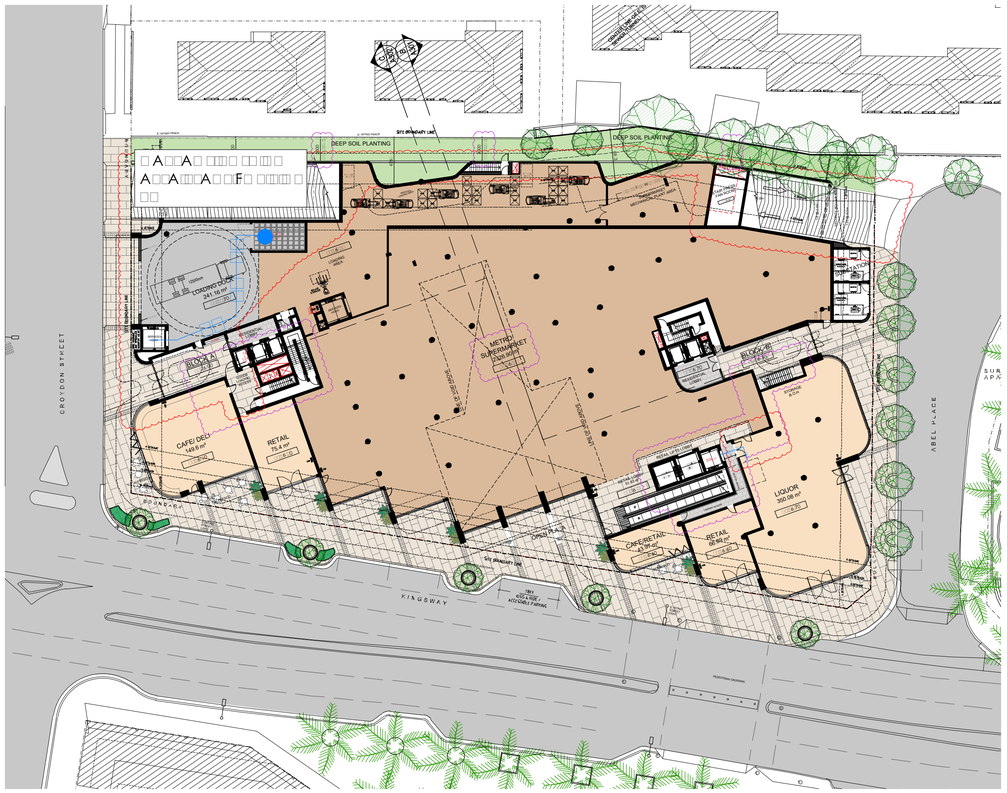
DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA501	ISSUE: E
PROJECT NO: 2108		



1 ON-GOING WASTE TRANSFER DIAGRAM
BASEMENT LEVEL 2 PLAN
A□□□400



2 ON-GOING WASTE TRANSFER DIAGRAM
BASEMENT LEVEL 1 PLAN
A□□□400



3 ON-GOING WASTE TRANSFER DIAGRAM
GROUND FLOOR PLAN
A□□□400

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ISSUE	DATE	DESCRIPTION
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A	30.04.202□	□A□□□M□□□□ □

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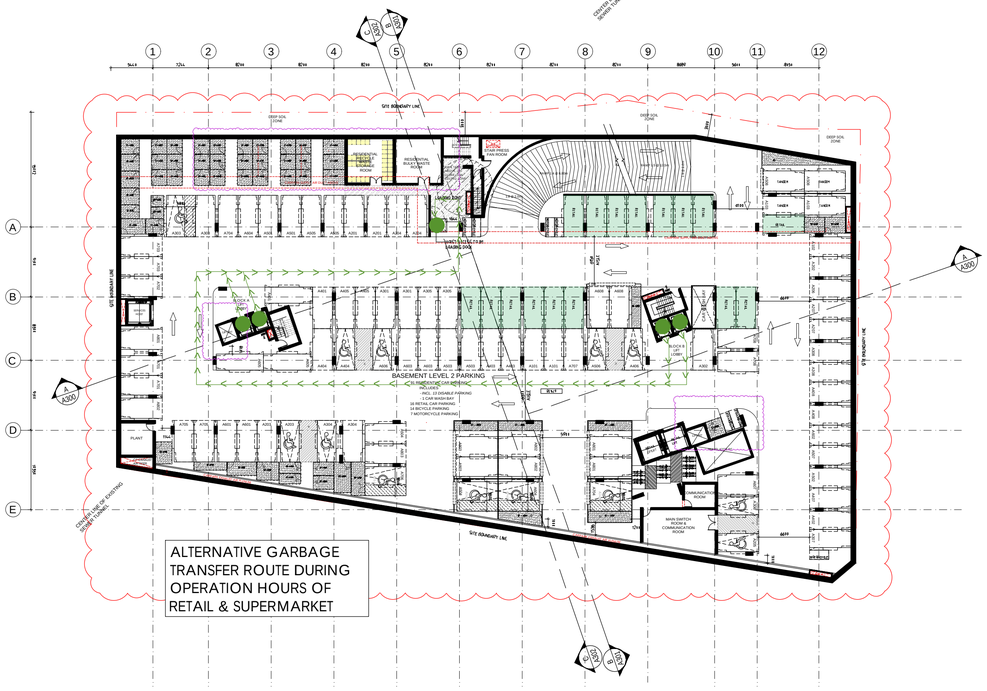
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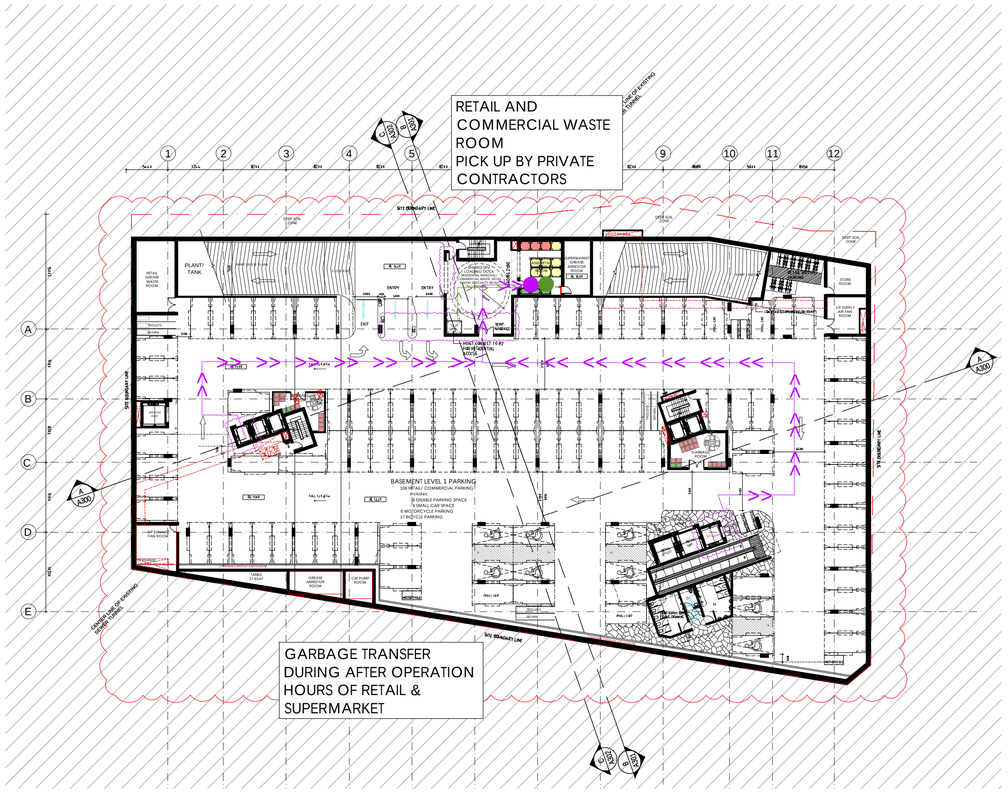
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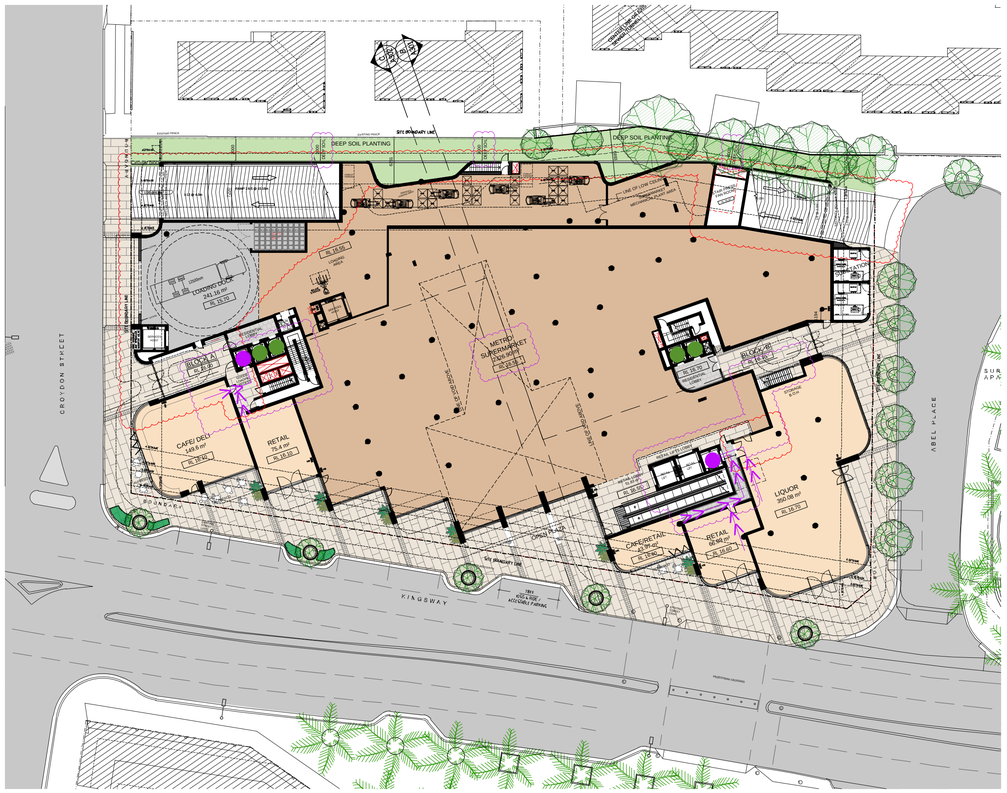
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SCALE: □400□ A□	DRAWING NO: □A□40	ISSUE: □
PROJECT NO: 2108		



1 ON-GOING WASTE TRANSFER DIAGRAM
BASEMENT LEVEL 2 PLAN
SCALE 1:400



2 ON-GOING WASTE TRANSFER DIAGRAM
BASEMENT LEVEL 1 PLAN
SCALE 1:400



3 ON-GOING WASTE TRANSFER DIAGRAM
GROUND FLOOR PLAN
SCALE 1:400

COMMERCIAL/ OFFICES WASTE TRANSFER PATH

RETAIL WASTE TRANSFER PATH



4 ON-GOING WASTE TRANSFER DIAGRAM
LEVEL 1 PLAN
SCALE 1:400

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R	240L RECYCLING BIN
WT	HOT WATER UNITS

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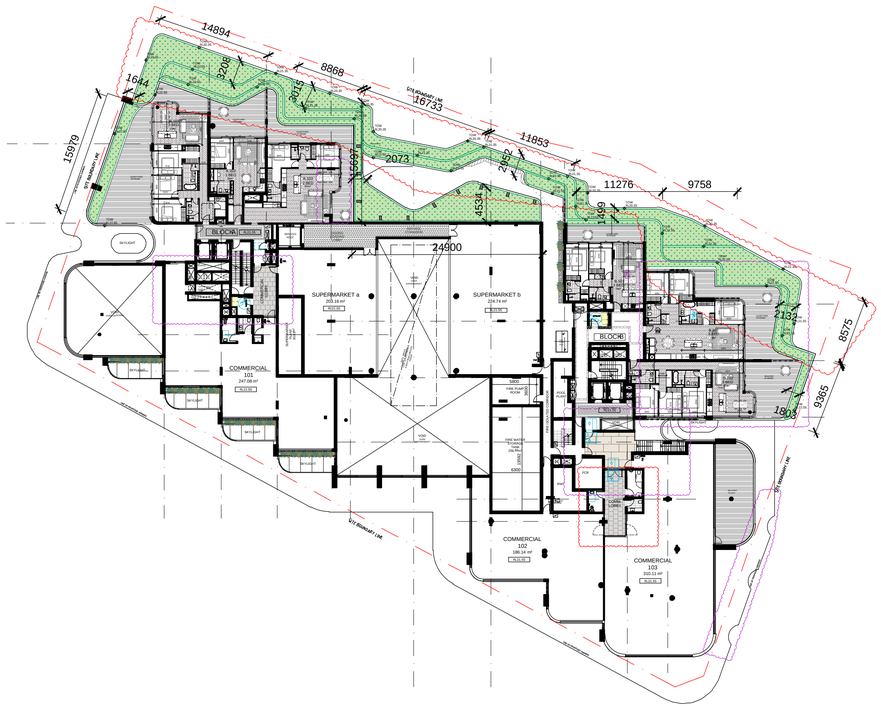
PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:
ON-GOING WASTE MANGEMENT -COPMMERCIAL

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:400@A1	DRAWING NO: DA541	ISSUE: B
PROJECT NO: 2108		







DEEP SOIL CALCULATION

SITE AREA	5,223.40	sqm	
DCP REQUIRED	195.04	sqm	3.73%
infinity soil depth			
ADG GUIDELINE	365.64	sqm	7.00%
850mm - 1500mm soil depth			
PROPOSED			
GROUND FLOOR	369.30	sqm	7.07%
LEVEL 1 - soil depth 850mm +	441.99	sqm	8.46%
LEVEL 2 - soil depth 850mm +	363.35	sqm	6.96%
TOTAL	1,174.64	sqm	22.49%

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PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA

FEB 2021

DRAWING TITLE:
DEEP SOIL CALCULATION

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:200@A1 / 1:400@A3	DRAWING NO: DA550	ISSUE: C
PROJECT NO: 2108		



1 COMMUNAL OPEN SPACE DIAGRAM
LEVEL 1
SCALE 1:400



3 COMMUNAL OPEN SPACE DIAGRAM
LEVEL 3, 5 & 7
SCALE 1:400



2 COMMUNAL OPEN SPACE DIAGRAM
LEVEL 2
SCALE 1:400



4 COMMUNAL OPEN SPACE DIAGRAM
LEVEL 4 & 6
SCALE 1:400

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

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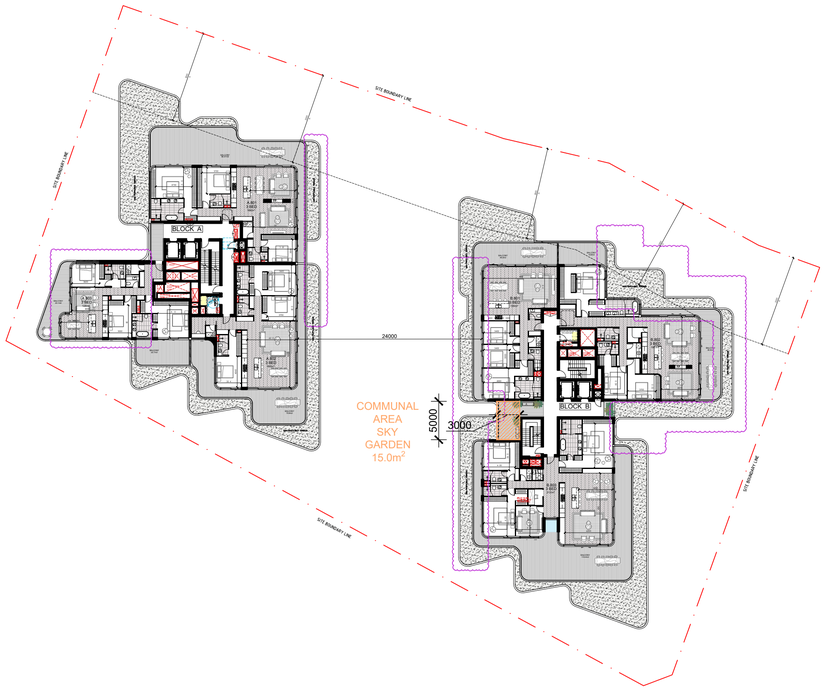
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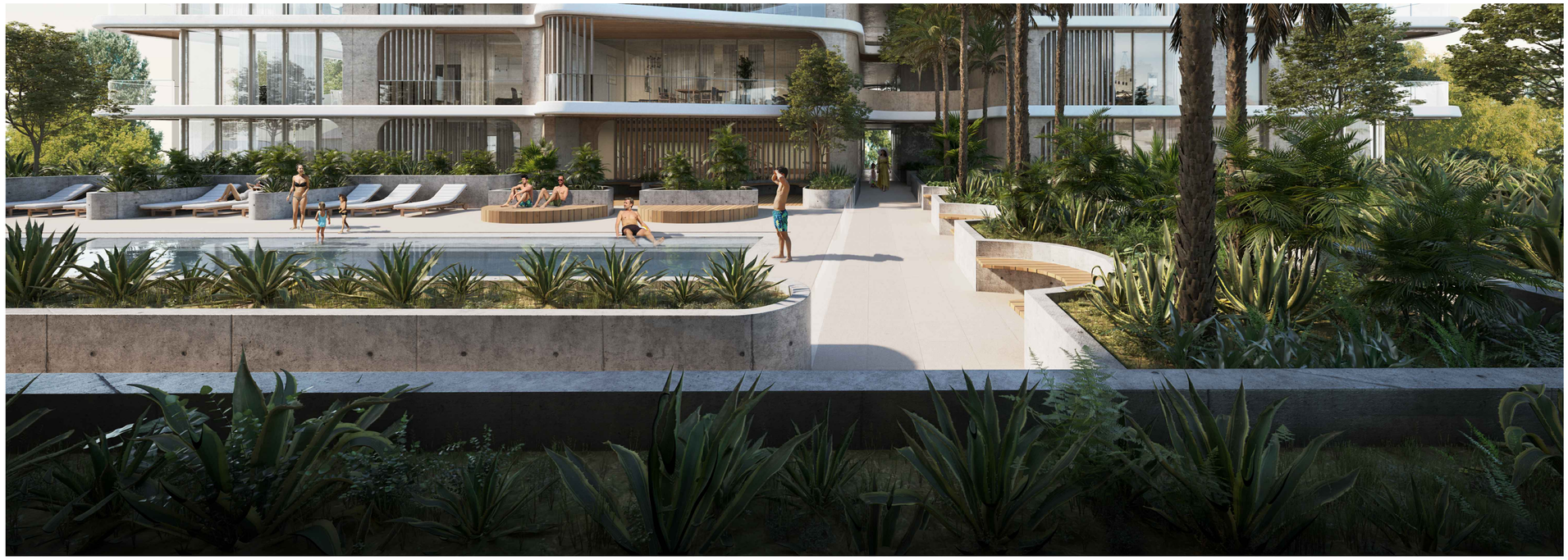
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COMMUNAL OPEN SPACE
DIAGRAM 01

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PROJECT NO: 2108		



5 COMMUNAL OPEN SPACE DIAGRAM LEVEL 8
SCALE 1:400

SITE AREA		5,223.4 m²
ADG REQUIREMENT MIN. 25 COMMUNAL OPEN SPACE		1,305.85 m² (MIN.)
COMMUNAL OPEN SPACE		
LEVEL	AREA	
PODIUM COMMUNAL OPEN SPACE		
LEVEL 1	338.8m²	6.49
LEVEL 2	952.1m²	18.23
TOTAL	1,290.9m²	24.71
SKY GARDENS		
LEVEL 3, 5 7		
LEVEL 4 6		
LEVEL 8	15.0m²	
TOTAL	15.0m²	0.28
OVERALL	1,305.9m²	25.00



6 ARTIST IMPRESSION OF L2 COMMUNAL OPEN SPACE
-

GENERAL NOTES:

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- 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)
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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

N

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

CLIENT:
CCIG PTY LTD

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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

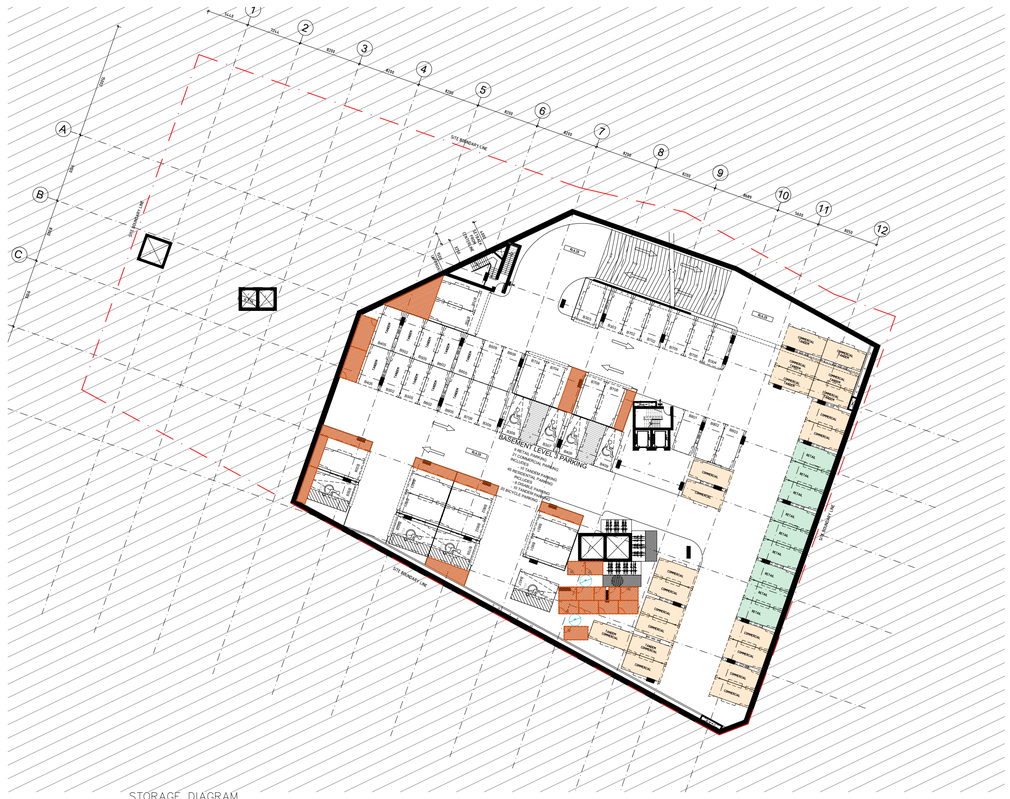
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DRAWING TITLE:
COMMUNAL OPEN SPACE DIAGRAM 02

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA552	ISSUE: C
PROJECT NO: 2108		



1 STORAGE DIAGRAM BASEMENT 4
SCALE 1:400



2 STORAGE DIAGRAM BASEMENT 3
SCALE 1:400



3 STORAGE DIAGRAM BASEMENT 2
SCALE 1:400



4 STORAGE DIAGRAM LEVEL 1
SCALE 1:400

GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	15/03/2022	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

N

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

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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
STORAGE DIAGRAM 01

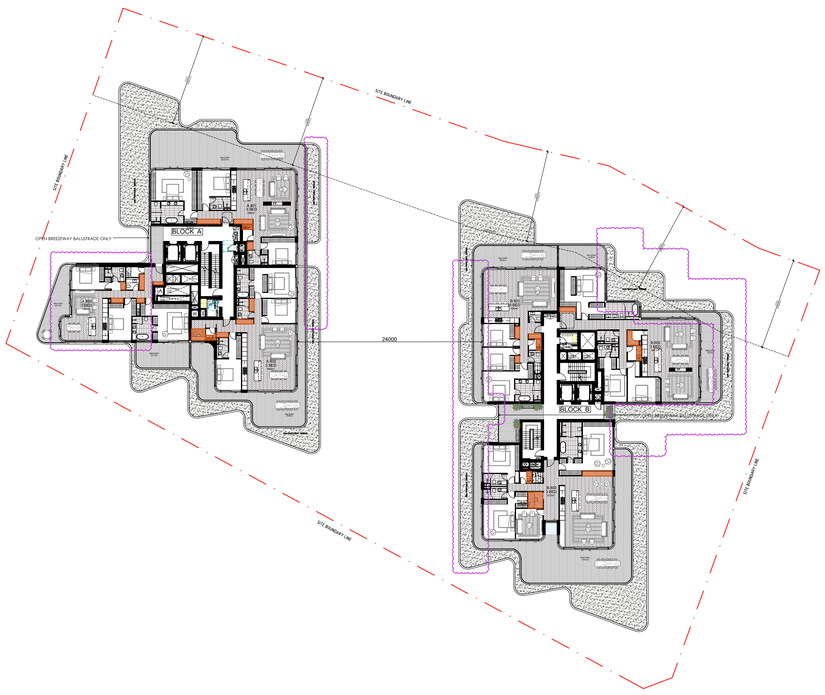
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WT, JC, GT	PB	
SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA565	ISSUE: C
PROJECT NO: 2108		



1 STORAGE DIAGRAM
LEVEL 2
SCALE 1:400



2 STORAGE DIAGRAM
LEVEL 3 – 7
SCALE 1:400



3 STORAGE DIAGRAM
LEVEL 8
SCALE 1:400

Storage Schedule - Building A

Level	Unit.No	Type	Storage (m3)	Min. Carpark Storage (m3)	Total Storage Provided (m3)	ADG Compliance
L1	A.101	3 BED	5	9	14	✓
	A.102	1 BED	7	11	19	✓
	A.103	2 BED	4	11	16	✓
L2	A.201	3 BED	4	11	15	✓
	A.202	1 BED	7	5	12	✓
	A.203	3 BED	8	14	22	✓
	A.204	3 BED	5	11	15	✓
	A.205	1 BED	4	8	12	✓
	A.206	1 BED	6	5	11	✓
	A.207	2 BED	5	8	13	✓
L3	A.301	3 BED	4	11	14	✓
	A.302	1 BED	7	8	15	✓
	A.303	3 BED	8	10	18	✓
	A.304	2 BED	4	18	22	✓
	A.305	2 BED	5	10	15	✓
	A.306	1 BED	4	10	14	✓
	A.307	1 BED	6	8	14	✓
	A.308	2 BED	5	8	13	✓
L4	A.401	3 BED	4	8	12	✓
	A.402	1 BED	7	8	15	✓
	A.403	3 BED	8	8	17	✓
	A.404	2 BED	4	8	12	✓
	A.405	3 BED	5	8	13	✓
	A.406	1 BED	4	9	13	✓
	A.407	1 BED	6	8	14	✓
	A.408	2 BED	5	8	13	✓
L5	A.501	3 BED	4	8	12	✓
	A.502	1 BED	7	8	16	✓
	A.503	3 BED	8	11	20	✓
	A.504	2 BED	4	10	14	✓
	A.505	3 BED	5	11	17	✓
	A.506	1 BED	4	10	14	✓
	A.507	1 BED	6	8	15	✓
	A.508	2 BED	5	22	27	✓
L6	A.601	3 BED	4	14	17	✓
	A.602	1 BED	7	8	15	✓
	A.603	3 BED	8	11	20	✓
	A.604	2 BED	4	17	22	✓
	A.605	3 BED	5	8	13	✓
	A.606	1 BED	4	8	13	✓
	A.607	1 BED	6	8	14	✓
	A.608	2 BED	5	13	18	✓
L7	A.701	3 BED	4	8	12	✓
	A.702	1 BED	7	8	15	✓
	A.703	3 BED	8	13	21	✓
	A.704	2 BED	4	17	21	✓
	A.705	3 BED	5	16	21	✓
	A.706	1 BED	4	16	20	✓
	A.707	1 BED	6	8	14	✓
	A.708	2 BED	5	8	13	✓
L8	A.801	3 BED	9	15	24	✓
	A.802	3 BED	13	15	28	✓
	A.803	3 BED	8	15	23	✓

Storage Schedule - Building B

Level	Unit.No	Type	Storage (m3)	Min. Carpark Storage (m3)	Total Storage Provided (m3)	ADG Compliance
L1	B.101	2 BED	4	9	13	✓
	B.102	3 BED	7	10	17	✓
	B.103	3 BED	5	8	13	✓
L2	B.201	3 BED	5	8	13	✓
	B.202	2 BED	4	19	23	✓
	B.203	3 BED	7	5	12	✓
	B.204	3 BED	6	7	13	✓
	B.205	2 BED	4	19	23	✓
	B.206	3 BED	6	5	11	✓
	B.207	1 BED	5	8	13	✓
	B.208	3 BED	7	7	14	✓
L3	B.301	3 BED	5	8	13	✓
	B.302	2 BED	4	8	12	✓
	B.303	3 BED	7	7	14	✓
	B.304	3 BED	6	28	34	✓
	B.305	2 BED	4	7	11	✓
	B.306	3 BED	6	28	34	✓
	B.307	1 BED	5	11	16	✓
	B.308	3 BED	8	20	28	✓
	B.309	2 BED	4	8	12	✓
L4	B.401	3 BED	5	9	15	✓
	B.402	2 BED	4	8	12	✓
	B.403	3 BED	7	28	35	✓
	B.404	3 BED	6	25	31	✓
	B.405	2 BED	4	19	24	✓
	B.406	3 BED	6	27	33	✓
	B.407	1 BED	5	9	14	✓
	B.408	3 BED	8	9	17	✓
	B.409	2 BED	4	8	12	✓
L5	B.501	3 BED	5	21	26	✓
	B.502	2 BED	4	19	23	✓
	B.503	3 BED	7	38	44	✓
	B.504	3 BED	6	15	21	✓
	B.505	2 BED	4	9	13	✓
	B.506	3 BED	6	21	27	✓
	B.507	1 BED	5	8	13	✓
	B.508	3 BED	8	13	21	✓
	B.509	2 BED	4	12	16	✓
L6	B.601	3 BED	5	15	20	✓
	B.602	2 BED	4	9	13	✓
	B.603	3 BED	7	20	27	✓
	B.604	3 BED	6	20	26	✓
	B.605	2 BED	4	8	12	✓
	B.606	3 BED	6	20	26	✓
	B.607	1 BED	5	22	27	✓
	B.608	3 BED	8	15	23	✓
	B.609	2 BED	4	8	12	✓
L7	B.701	3 BED	5	15	20	✓
	B.702	2 BED	4	8	12	✓
	B.703	3 BED	7	22	28	✓
	B.704	3 BED	6	22	28	✓
	B.705	2 BED	4	9	13	✓
	B.706	3 BED	6	38	44	✓
	B.707	1 BED	5	17	23	✓
	B.708	3 BED	8	13	21	✓
	B.709	2 BED	4	17	22	✓
L8	B.801	3 BED	6	15	21	✓
	B.802	3 BED	7	15	22	✓
	B.803	3 BED	14	15	29	✓

GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	15/03/2022	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
STORAGE DIAGRAM 02

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:400@A1 / 1:800@A3	DRAWING NO: DA566	ISSUE: C
PROJECT NO: 2108		



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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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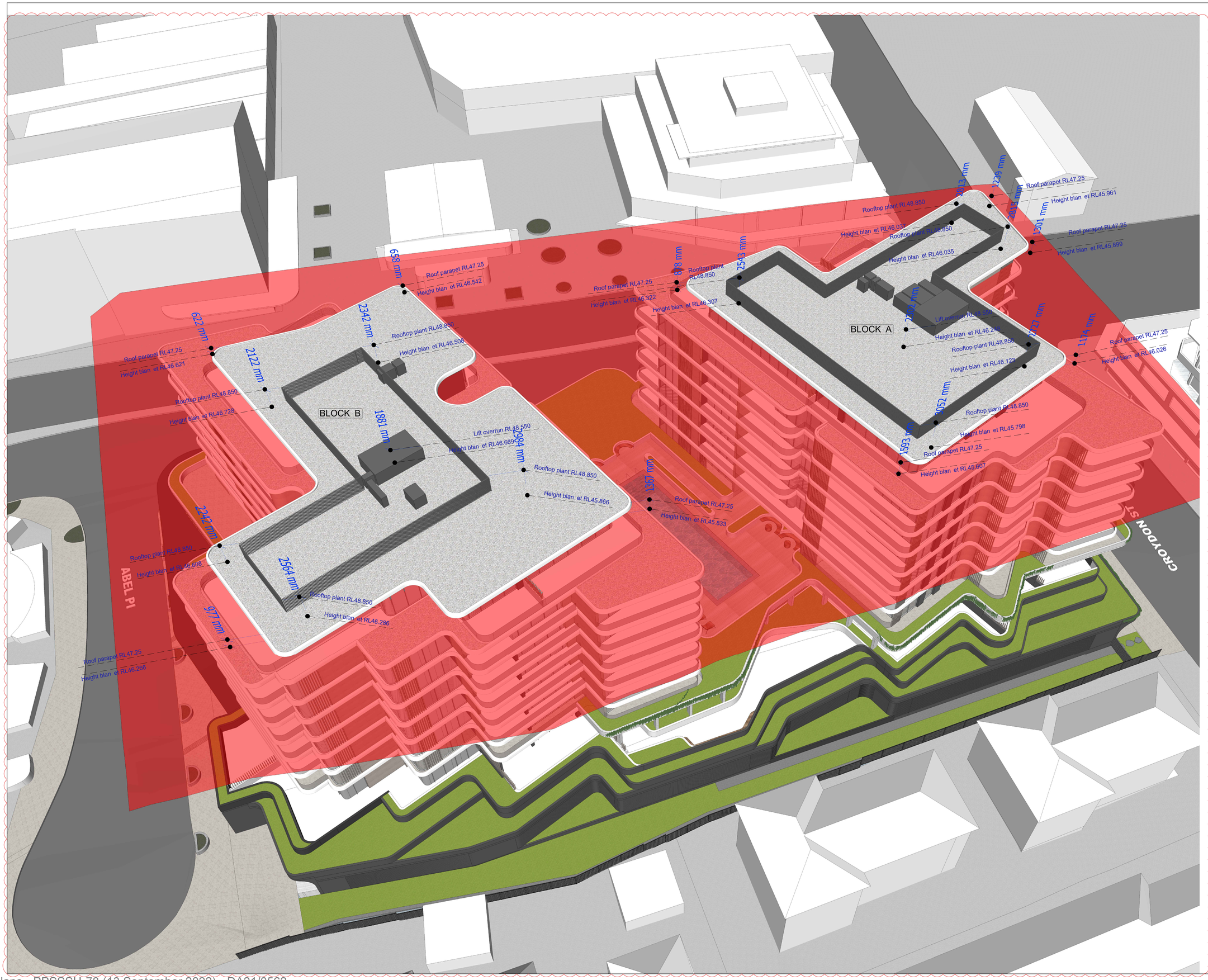
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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
HEIGHT PLANE DIAGRAM
VIEW FROM SOUTH

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA600	ISSUE: C
PROJECT NO: 2108		



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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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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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:
HEIGHT PLANE DIAGRAM
VIEW FROM NORTH

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA601	ISSUE: C
PROJECT NO: 2108		



GENERAL NOTES:

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

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
HEIGHT PLANE DIAGRAM
VIEW FROM NE

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA602	ISSUE: C
PROJECT NO: 2108		



GENERAL NOTES:

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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
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OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
HEIGHT PLANE DIAGRAM
VIEW FROM NW

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA603	ISSUE: C
PROJECT NO: 2108		



1 21st JUNE - 9AM



2 21st JUNE - 10AM



3 21st JUNE - 11AM



4 21st JUNE - 12PM

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
A/C	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
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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

LEGEND

SHADOW OF AREA ABOVE HEIGHT PLANE

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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

FEB 2021

DRAWING TITLE:
COMPLIANT HEIGHT (9AM-12PM) SHADOW DIAGRAM

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA605	ISSUE: C
PROJECT NO: 2108		



1 21st JUNE - 1PM



2 21st JUNE - 2PM



3 21st JUNE - 3PM

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)
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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

LEGEND

SHADOW OF AREA ABOVE HEIGHT PLANE

ISSUE	DATE	DESCRIPTION
C	17/06/2022	ADDITIONAL INFORMATION
B	17/09/2021	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

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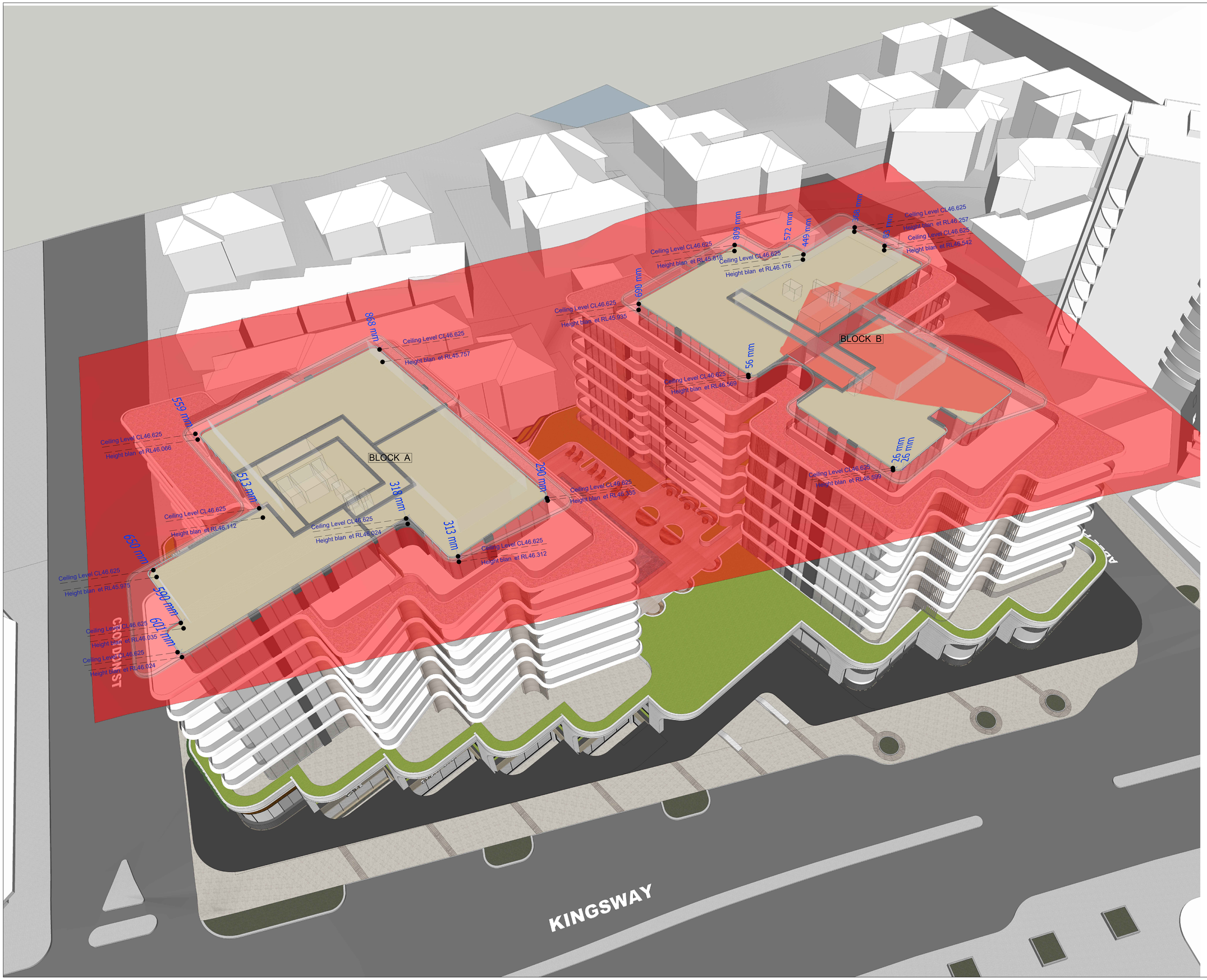
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
COMPLIANT HEIGHT
SHADOW DIAGRAM (12PM - 3PM)

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: 1:1000@A1 / 1:2000@A3	DRAWING NO: DA606	ISSUE: C
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
A	17/06/2022	ADDITIONAL INFORMATION

N

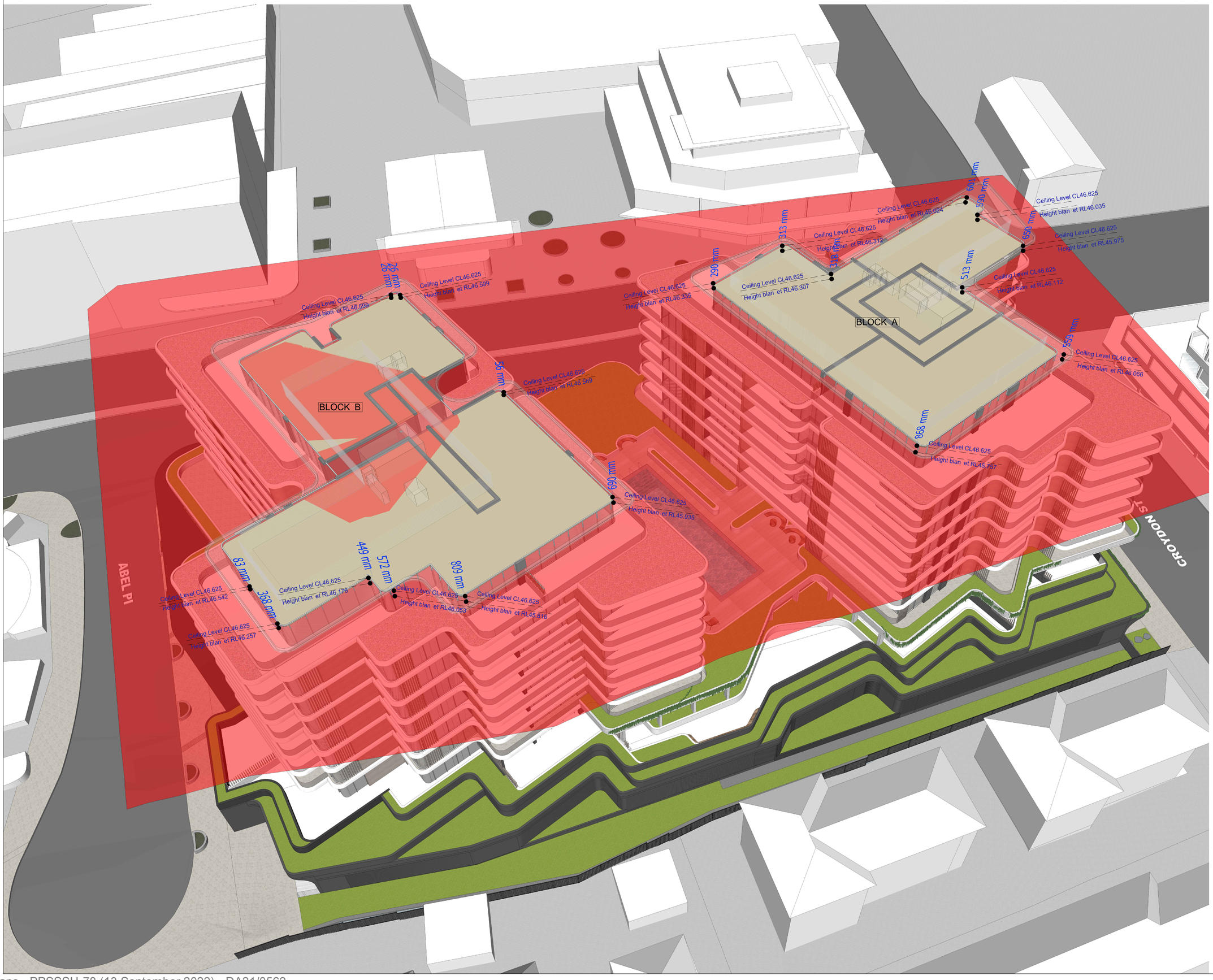
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED MIXED USED BUILDING
3-23 KINGSWAY, CRONULLA
FEB 2021

DRAWING TITLE:
HEIGHT PLANE DIAGRAM
TO CEILING LEVEL
VIEW FROM SOUTH

DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA610	ISSUE: A
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
A	17/06/2022	ADDITIONAL INFORMATION

CLIENT:
CCIG PTY LTD

ARCHITECT:
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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:
HEIGHT PLANE DIAGRAM
TO CEILING LEVEL
VIEW FROM NORTH

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA611	ISSUE: A
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
A	17/06/2022	ADDITIONAL INFORMATION

CLIENT:
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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:
HEIGHT PLANE DIAGRAM
TO CEILING LEVEL
VIEW FROM NE

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA612	ISSUE: A
PROJECT NO: 2108		



GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
A	17/06/2022	ADDITIONAL INFORMATION

CLIENT:
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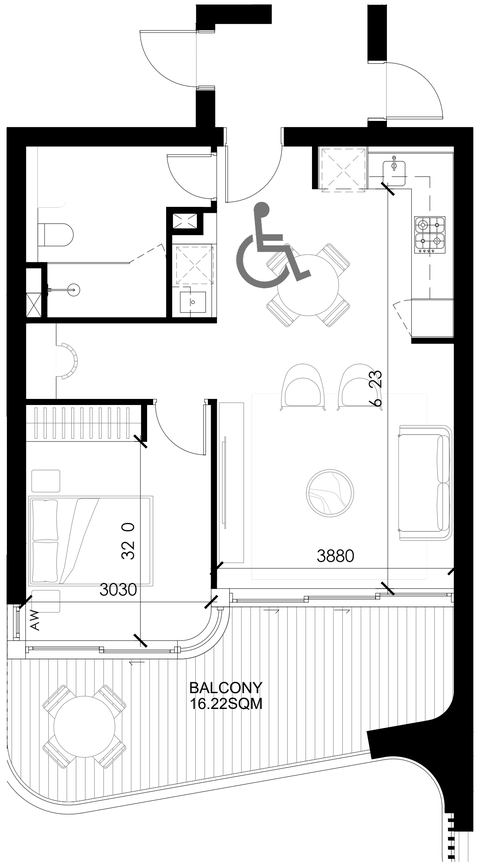
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
HEIGHT PLANE DIAGRAM
TO CEILING LEVEL
VIEW FROM NW

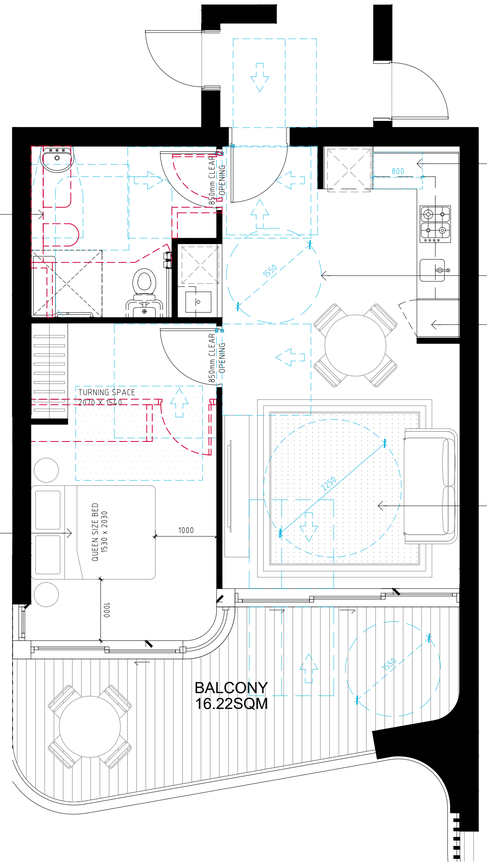
DRAWN BY: WT, JC, GT	CHECKED BY: PB	
SCALE: NTS@A1 / NTS@A3	DRAWING NO: DA613	ISSUE: A
PROJECT NO: 2108		



1 PRE ADAPTED (TYPE A)

NOTE : CAP OFF ALL REDUNDANT SERVICES BATHROOM TO BE IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)

BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2



800mm CLEAR MIN. WORK SURFACE. ADJUSTABLE IN HEIGHT BETWEEN 750mm TO 850mm OR REPLACEABLE.

1550MM CIRCULATION AREA IN FRONT OF APPLIANCES

KITCHEN AREA DESIGNED IN ACCORDANCE WITH AS4299

2250Ø CIRCULATION SPACE AS PRESCRIBED BY AS4299

2 POST ADAPTED (TYPE A)

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm.
After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall – strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
- Minimum width 2.7 m (1550 mm clear between benches)
- benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Worksurf ace min. 800 mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

GENERAL NOTES:

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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

ISSUE	DATE	DESCRIPTION
B	17/06/2022	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

N

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

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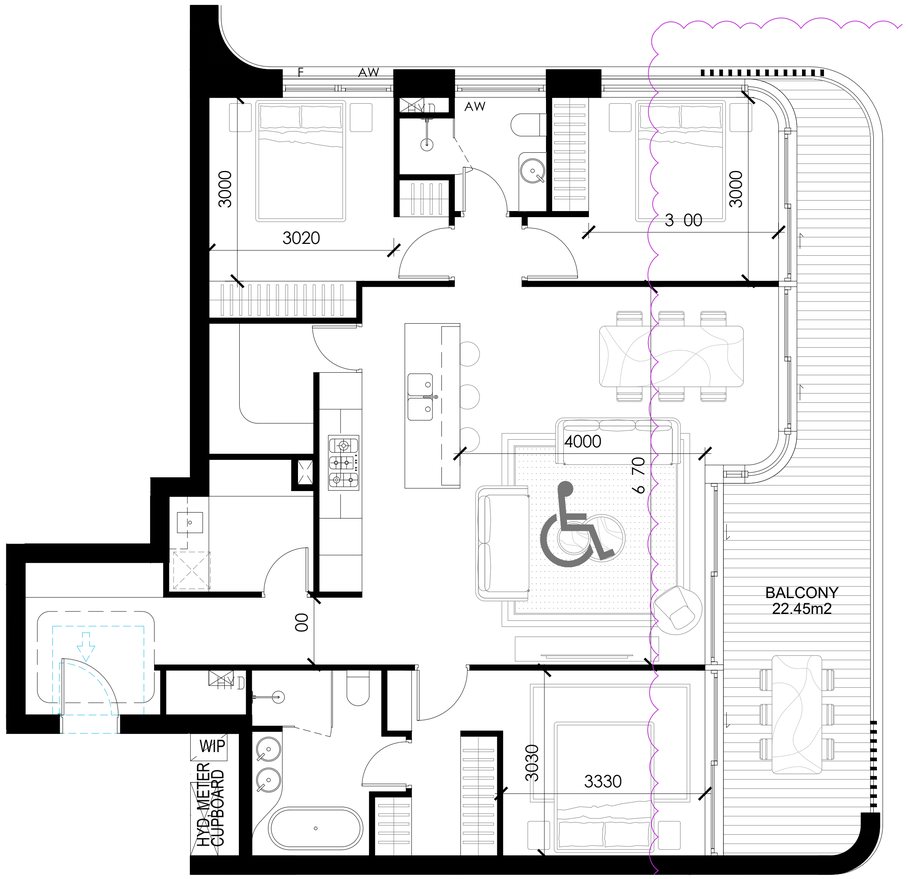
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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

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

FEB 2021

DRAWING TITLE:
ADAPTABLE LAYOUT - TYPE A

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA700	ISSUE: B
PROJECT NO: 2108		



1 PRE ADAPTED (TYPE B)

KITCHEN AREA DESIGNED IN ACCORDANCE WITH AS4299

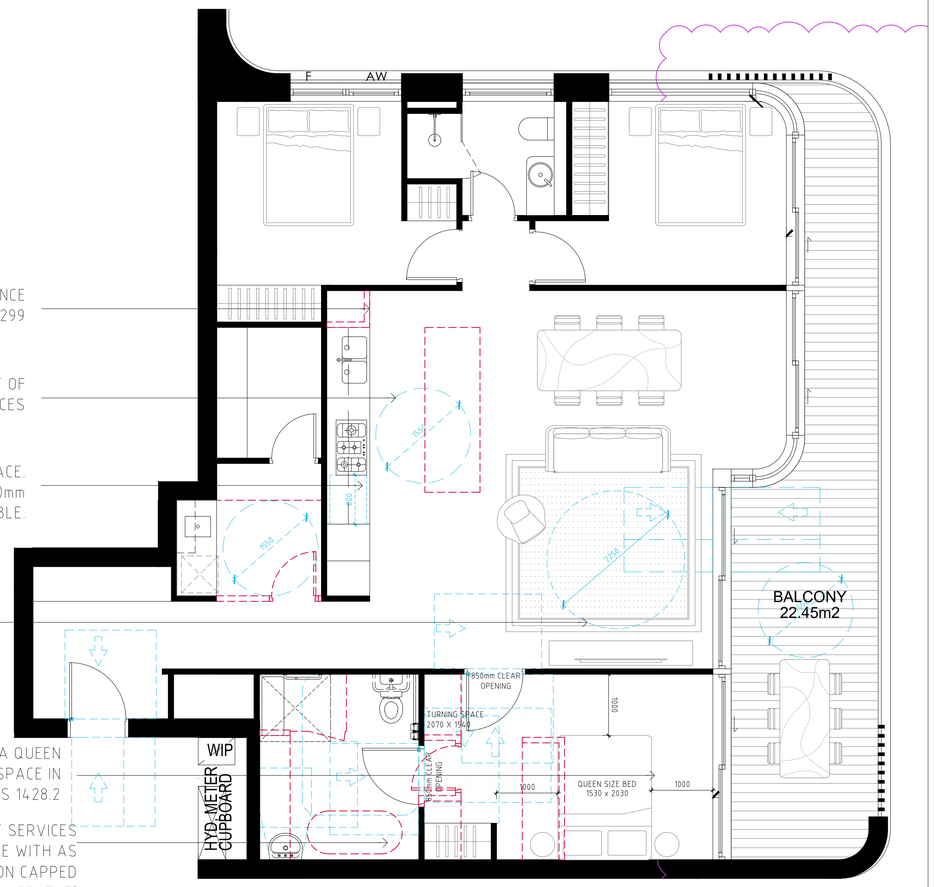
1550MM CIRCULATION AREA IN FRONT OF APPLIANCES

800mm CLEAR MIN. WORK SURFACE. ADJUSTABLE IN HEIGHT BETWEEN 750mm TO 850mm OR REPLACEABLE.

2250Ø CIRCULATION SPACE AS PRESCRIBED BY AS4299

BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2

NOTE : CAP OFF ALL REDUNDANT SERVICES BATHROOM TO BE IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)



2 POST ADAPTED (TYPE B)

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm.
After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
- Minimum width 2.7 m (1550 mm clear between benches)
- benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable.
- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Worksurf ace min. 800 mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

GENERAL NOTES:

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LEGEND:

AW	AWNING
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A/C	A/C CONDENSER UNITS
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MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
WT	HOT WATER UNITS

ISSUE	DATE	DESCRIPTION
B	17/06/2022	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

N

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

CLIENT:
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ARCHITECT:
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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:
ADAPTABLE LAYOUT - TYPE B

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA701	ISSUE: B
PROJECT NO: 2108		

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

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4.4 Bathroom

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- Shower recess- no hob. Minimum size1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall – strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
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- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Worksurf ace min. 800 mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

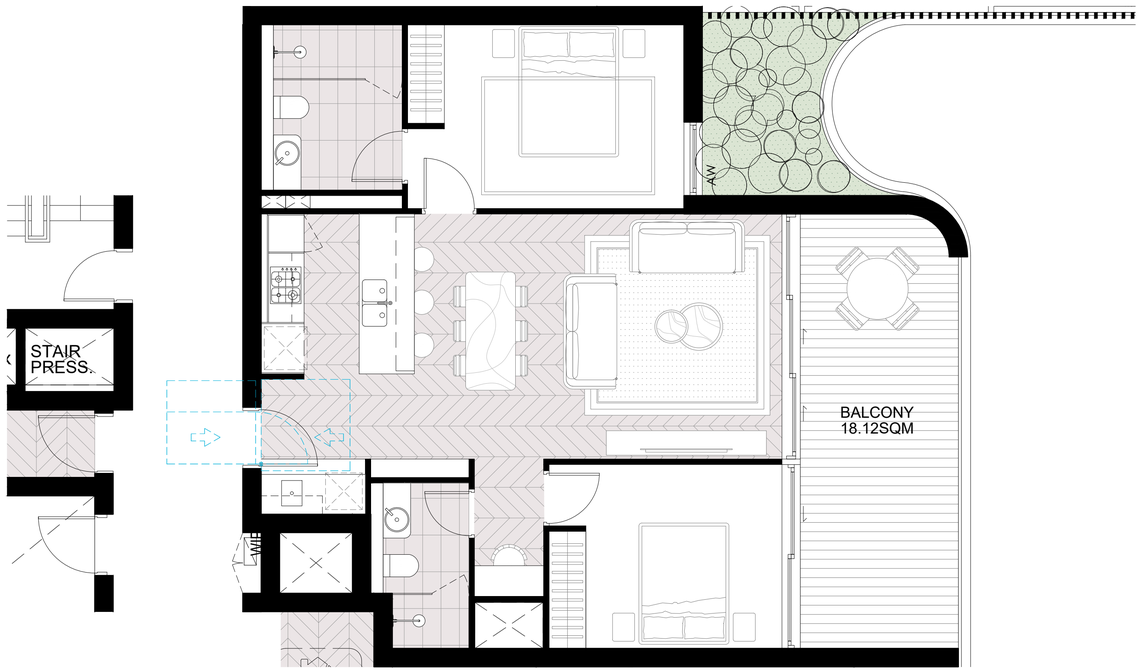
A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

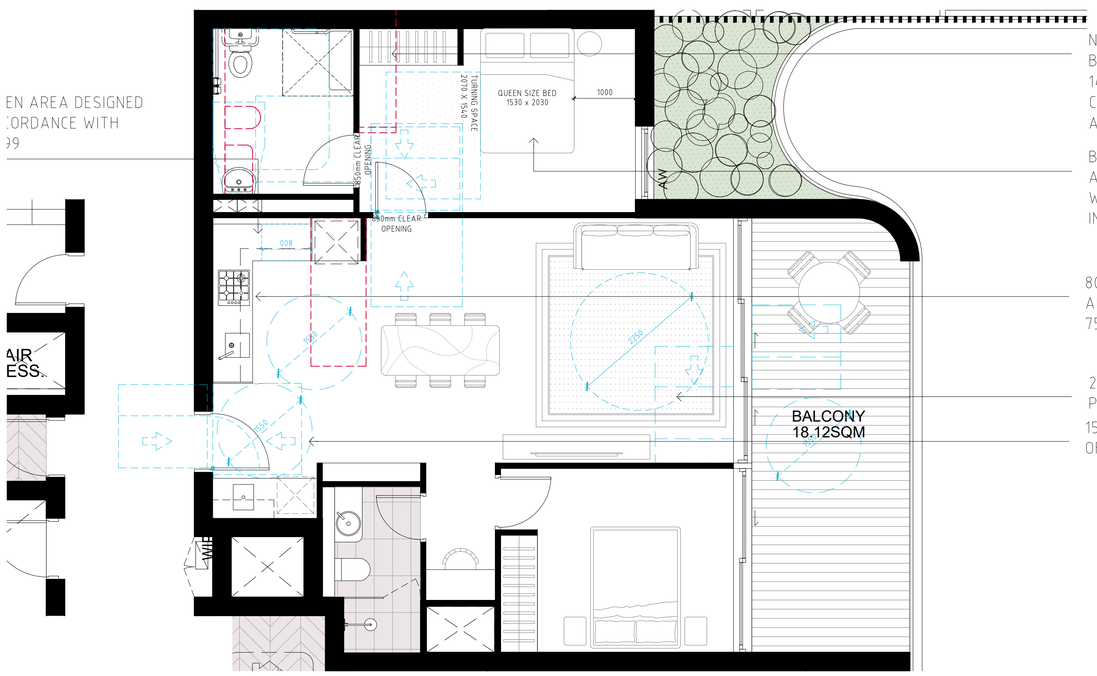
- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux



1 PRE ADAPTED (TYPE C)



NOTE : CAP OFF ALL REDUNDANT SERVICES BATHROOM TO BE IN ACCORDANCE WITH AS 1428.1 (PROVIDE PLUMBING PROVISION CAPPED OFF FOR POST ADAPTATION ARRANGEMENT)

BEDROOM CAPABLE OF ACCOMMODATING A QUEEN SIZED BED, WARDROBE AND CIRCULATION SPACE IN ACCORDANCE WITH AS 1428.2

800mm CLEAR MIN. WORK SURFACE. ADJUSTABLE IN HEIGHT BETWEEN 750mm TO 850mm OR REPLACEABLE.

2250ø CIRCULATION SPACE AS PRESCRIBED BY AS4299

1550MM CIRCULATION AREA IN FRONT OF APPLIANCES

2 POST ADAPTED (TYPE C)

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

ISSUE	DATE	DESCRIPTION
C	10/08/2022	ADDITIONAL INFORMATION
B	17/06/2022	ADDITIONAL INFORMATION
A	30/04/2021	DA SUBMISSION

SCALE 1:200 @ A1
SCALE 1:400 @ A3
0 2 4 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 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:
ADAPTABLE LAYOUT - TYPE C

DRAWN BY:	CHECKED BY:	
WT, JC, GT	PB	
SCALE: 1:50@A1 / 1:100@A3	DRAWING NO: DA702	ISSUE: C
PROJECT NO: 2108		

LANDSCAPE D A

3-23 KINGSWAY CRONULLA

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-01	COVER PAGE	A1	G	7/7/22
L-02	GROUND FLOOR GA PLAN	A1	G	7/7/22
L-03	FIRST FLOOR GA PLAN	A1	G	7/7/22
L-04	FIRST COS FLOOR DETAIL PLAN	A1	G	7/7/22
L-05	FIRST FLOOR PRECEDENT	A1	G	7/7/22
L-06	SECOND FLOOR GA PLAN	A1	G	7/7/22
L-07	SECOND FLOOR DETAIL PLAN	A1	G	7/7/22
L-08	SECOND FLOOR PRECEDENT	A1	G	7/7/22
L-09	THIRD FLOOR FLOOR GA PLAN	A1	G	7/7/22
L-10	5-7 FLOOR GA PLAN	A1	G	7/7/22
L-11	SECTION A - A	A1	G	7/7/22
L-12	SECTION B - B	A1	G	7/7/22
L-13	PLANTING DETAILS	A1	G	7/7/22
L-14	COUNCIL TREE VAULT DETAILS	A1	G	7/7/22
L-15	COUNCIL TREE VAULT DETAILS	A1	G	7/7/22



EXISTING TREE PLAN

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEAQL)	CHECK IRRIGATION	HAND WEED REMOVAL	PRUNING	WEED SPRAYING	WATERING/ IRRIGATION	PLANT REPLACEMENT IF REQUIRED
DEC	W	M	M	W	F	M	D	W
JAN	W	M	M	W	F	M	D	W
FEB	W	M	M	W	F	M	D	W
MAR	F	M	M	F	M	M	D	W
APR	F	N/A	M	F	M	M	D	W
MAY	F	N/A	M	M	M	M	D	W
JUNE	M	N/A	M	M	N/A	N/A	2ND D	W
JULY	M	N/A	M	M	N/A	N/A	2ND D	W
AUG	M	N/A	M	M	N/A	N/A	2ND D	W
SEP	M	M	M	M	N/A	N/A	2ND D	W
OCT	F	F	M	F	M	M	D	W
NOV	F	F	M	F	M	M	D	W

PLANTING ESTABLISHMENT PERIOD - 12 MONTHS
LANDSCAPE MAINTENANCE, ESTABLISHMENT - 12 MONTHS
KEY: D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY.

PLAN NOTES

This plan should be read in conjunction with the architectural and hydraulics plans. Work specific to these plans should be prepared in accordance to these plans, including specification and details prior to the installation of landscaping, and should not be altered or compromised during landscape construction.

Retaining wall details to engineers design.

Elements such as drainage swales may be incorporated in garden bed areas (using non-floatable mulch) without compromising the capacity or form.

The Design & location of new letter boxes shall be in accordance with Australia Post's "Requirements for Delivery of Mail to Residential Premises" published Feb '97. All noxious weeds listed in Councils weed lists & located on the site shall be continually removed & suppressed. Reinstate all boundary fencing in poor condition with Council approved 1.8m fencing to rear of building line, rake to 1m forward of BL. Pollution, sediment & erosion control devices as specified shall be in place, and maintained for the duration of the construction period. Proposed excavation near existing established trees to be supervised by arborist.

This plan has been prepared for DA approval only, not for construction.

Planting proposed using commercially available plant species selected from local planting lists and the BASIX local plant list
D.A approved landscape plan's are required to be constructed as approved to obtain occupancy certificate.

PLANTING SCHEDULE

ID	Botanical Name	Common Name	Scheduled Size	Qty
Trees				
Ara-he	Arucaria columnaris	Cook Pine	500L	6
Ban-int	Banksia integrifolia	Coastal Banksia	100L	11
CAna	Cupaniopsis anacardioides	Tuckeroo	100L	4
dra-dra	Dracaena draco	Red edged dragon tree	100L	13
EE	Elaeocarpus eumundi	Smoothed leaved Quandong	100L	20
HFost	Howea fosteriana	Kentia Palm	3m CLEAR TRUNK	30
LAust	Livistona australis	Cabbage-tree Palm	200L	14
Pho-roe	Phoenix roebelenii	Pygmy date palm	3m clear trunk	4
PObtu	Plumeria obtusa	Frangipani	2.5m tall	12
Shrubs				
Met-tho	Metrosideros thomisii	New Zealand Christmas Tree	45L	84
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm	158
Pit-tob-mm	Pittosporum tobira 'Miss Muffet'		200mm	135
Rap-ind-op	Raphiolepis indica 'oriental pearl'	Indian Hawthorn	300mm	171
sen ser	Senicio serpens	Blue Chalksticks	150mm	23
Str-reg-jun	Streiltzia juncea	Narrow-leafed Bird of Paradise	200mm	55
Wes-bal	Westringia 'balls'	Coastal Rosemary	200mm	51
Wes-mun	Westringia 'Mundi'	Dwarf Coastal Rosemary	200mm	30
Wes-fru'JG	Westringia fruticosa 'Jervis Gem'	Coastal Rosemary	300mm	88
zam-fu	Zamia furfuracea	Cardboard Plant	150mm	13
Ground Covers				
Aga-gem	Agave geminiflora	agave	300mm	140
alo-hyb bab yell	Aloe hybrid 'Bush Baby Yellow' PBR	Bush Baby Yellow Aloe	200mm	90
Ca-ds	Carissa 'Desert Star'		200mm	422
car "DS'	Carissa 'Desert Star'		200mm	30
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	150mm	418
Cot mac	Cotyledon orbiculata 'Macrantha'	Cotyledon 'Macrantha'	140 mm	49
Cra bl 'jc'-1	Crassula 'Blue Bird'	mini jade	150mm	238
Cra-arb	Crassula arborescens 'Bluebird'	'Blue Bird'	150mm	21
Cra und 'Mc"	Crassula undulatifolia 'Max Cook'	Crassula undulatifolia 'Max Cook'	140 mm	54
Cra-mc	Crasula "Max Cook'	Max Cook	150mm	59
Ro-off'Pro	---	Trailing rosemary;Creeping Rosemary	200mm	356
dic-sf	Dichondra 'Silver Falls'	Silver falls kidney weed	150mm	15
Fic-pum	Ficus pumila	Creeping Fig	150mm	49
Kal hil 'Ss'	Kalanchoe hildebrandtii 'Silver Spoon'	Kalanchoe hildebrandtii 'Silver Spoon'	140 mm	185
Kal org 'Cs'	Kalanchoe orgyalis 'Copper spoons'	Kalanchoe orgyalis 'Copper spoons'	140 mm	36
San-tri	Sansevieria trifasciata	snake plant	150mm	210
sen-ma	---	---	150mm	115
Sa-cha'Gr	Santolina chamaecyparissus 'Grey'	Santolina Grey	200mm	133
Sed mor	Sedum morganianum 'Donkeys tails'	Donkeys tails	140 mm	40
Zoy-ten	Zoysia tenuifolia	Petting Grass	200mm	86
Grasses				
Dor-exc	Doryanthes excelsa	Gymea Lily	300mm	6
lom-ta	Lomandra 'Tanika'	Fine-leaved mat rush	150mm	35
lom con 'lp'	Lomandra confertifolia 'Little Pal'	Little Pal	150mm	152

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.

All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.

Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.

All outdoor lighting specified by architect or client to be installed by qualified electrician

Anomalies that occur in these plans should be brought to our immediate attention.

Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.

Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on
site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil

Site topsoil is to be clean and free of unwanted matter such as gravel, cXXlay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

Podium Soil

Equal to ANL Re-Card Podium soil mix. Soil to finish flush with top of wall heights & mounded 300mm above the wall toward the centre of the planterbox. Soil is to be lightly compacted as it is filled in to reduce aeriation & soil drop as it decomposes & settles.

2.02 INSTALLATION

a) Establishing Subgrade Levels

Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:

Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

b) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

c) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

d) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.

Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment:

The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure

Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties

Provide min. 2 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch

Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf

Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out

All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching

Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Steel Garden Edging

The Contractor shall install stone edging as shown on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.

Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.

Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.

This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.

The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia. Laws of the State of NSW, Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:

- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:

Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :

- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:

- On request, a detailed irrigation performance specification report can be issued.

12 MONTH MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required: Watering all planting and lawn areas / irrigation maintenance.

Clearing litter and other debris from landscaped areas.
Removing weeds, pruning and general plant maintenance.
Replacement of damaged, stolen or unhealthy plants. Make good areas of soil subsidence or erosion.
Topping up of mulched areas.
Spray / treatment for Insect and disease control.
Fertilizing with approved fertilizers at correct rates.
Mowing lawns & trimming edges each 14 days in summer or 18 days in winter Adjusting ties to Stakes
Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

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Project	**PROPOSED MIXED USE BUILDING**		
Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**COVER PAGE**	Scale	**1:500@A1**

ISSUE	DATE	COMMENT
G	7/7/22	REVISED FOR DA

REVISIONS

Page
L-01 G

PLANTING TO NORTHERN SETBACK.
E. eumndii TO BE PLANTED AT min 3.5m TALL
H. forsteriana TO BE PLANTED WITH 3.5m CLEAR TRUNK (5m TALL)
PLANTING TO GIVE IMMEDIATE GREEEN CORRIDOR TO SCALE BUILDING WALL

39-Philodendron 'Xanadu'
14-Raphiolepis indica 'oriental pearl'
15-Westringia fruticosa 'Jervis Gem'
3-Streltzia juncea
5-Pittosporum tobira 'Miss Muffet'
7-Agave geminiflora
9-Crassula 'Blue Bird'
1-Cupaniopsis anacardioides
5-Senicio serpens
4-Santolina chamaecyparissus 'Grey'
18-Ficus pumila
71-Lomandra confertifolia 'Little Pal'
12-Elaeocarpus eumundi
7-Howea fosteriana
5-Howea fosteriana
B-B
A-A
1.8m TIMBER FENCE PAINTED CHARCOAL
FICUS TO GROW UP WALL
3-Elaeocarpus eumundi
22-Raphiolepis indica 'oriental pearl'
44-Westringia fruticosa 'Jervis Gem'
1-Banksia integrifolia
13-Pittosporum tobira 'Miss Muffet'
6-Metrosideros thomisii
POROUS PAVER FIRE EGRESS PATH 1M WIDE
FICUS TO GROW UP WALL
10-Rosmarinus officinalis 'Prostratus'
8-Philodendron 'Xanadu'
1M RETAINING WALL OVER BASEMENT TO CREATE LANDSCAPE POCKETS TO CREATE A PALM/TREE CANOPY SEEN BY THE UPPER LEVELS
30-Philodendron 'Xanadu'
14-Ficus pumila
15-Metrosideros thomisii
6-Casuarina "Cousin It"
5-Philodendron 'Xanadu'
17-Ficus pumila
10-Metrosideros thomisii
5-Elaeocarpus eumundi
UNDESTORY PLANTING & ALTERNATIVE PALM HEIGHT PLANTING WITH EXISTING TREES TO PROVIDE SCREEN TO DEVELOPMENT.
FICUS TO GROW UP WALL
18-Senicio serpens
18-Crassula 'Blue Bird'
12-Agave geminiflora
16-Santolina chamaecyparissus 'Grey'
TREE VAULT AREA. TBC WITH COUNCIL
EXISTING TUCKEROOS TO BE REMOVED. CABBAGE TREE PALMS TO BE PLANTED TO CREATE SIGNIFICANT PALM SCALE. PALMS TO BE PLANTED WITH 4M CLEAR TRUNK TO CLEAR AWNING/ AWNING TO BE DESIGN TO MAKE SPACE FOR PALMS. REFER ARCHITECTS DETAILS
6-Livistona australis
TREES TO BE PLANTED IN SOIL VAULT AS PER THE REQUIREMENTS IN THE DCP AND PDMM.
7-Sansevieria trifasciata
4-Philodendron 'Xanadu'
TREE VAULT AREA. 7.8 X 3m. TBC WITH COUNCIL
COUNCIL BLUESTONE PAVING DETAIL TO PUBLIC DOMAIN AND TO TRANSFER INTO BUILDING
TREES TO BE Arucaria columnaris AS PER COUNCILS DETAILS FOR KINGSWAY UPGRADE. TREES TO BE PLANTED IN SOIL VAULT AS PER THE REQUIREMENTS IN THE DCP AND PDMM.
6-Arucaria columnaris

LEGEND
DRIVEWAY
TURF AREAS
PODIUM GARDENS
DEEP SOIL GARDENS
PROPOSED RESIDENCE
PROPOSED POOL
PAVED TYPE 1
DECORATIVE AREAS

CROYDON STREET
KINGSWAY
ABEL PLACE
BLOCK A RL 6.00
BLOCK B RL 6.10
INTERCOM
AL FRESCO
LINE OF AWNING ABOVE
OPEN PLAZA
SECURITY ROLLER SHUTTER
SETBACK

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Address	3-23 KINGSWAY, CRONULLA	Date	07/07/22
Drawing Title	GROUND FLOOR GA PLAN	Scale	1:150@A1

ISSUE	DATE	COMMENT
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CASCADING PLANTING OFF BUILDING EDGE TO SOFTEN BUILT FORM

STATEMENT DRAGON TREE ABOVE ENTRY

CASCADING PLANTING TO SPILL THROUGH VOID

REFER L-04

56-Crassula 'Blue Bird'
4-Howea fosteriana
23-Agave geminiflora
1-Dracaena draco
3-Banksia integrifolia
1-Kalanchoe hildebrandtii 'Silver Spoon'
37-Pittosporum tobira 'Miss Muffet'
77-Casuarina "Cousin It'
39-Senecio mandraliscae
46-Rosmarinus officinalis 'Prostratus'
1-Dracaena draco
18-Strelitzia juncea
39-Raphiolepis indica 'oriental pearl'
6-Casuarina "Cousin It'
14-Pittosporum tobira 'Miss Muffet'
22-Casuarina "Cousin It'
17-Casuarina "Cousin It'
13-Crassula undulatifolia 'Max Cook'
13-Santolina chamaecyparissus 'Grey'
7-Agave geminiflora
15-Dichondra 'Silver Falls'
9-Plumeria obtusa
37-Lomandra confertifolia 'Little Pal'
4-Banksia integrifolia
18-Santolina chamaecyparissus 'Grey'
28-Rosmarinus officinalis 'Prostratus'
16-Senecio mandraliscae
10-Kalanchoe hildebrandtii 'Silver Spoon'
14-Crassula 'Blue Bird'
49-Casuarina "Cousin It'
14-Agave geminiflora
19-Westringia 'balls'
9-Pittosporum tobira 'Miss Muffet'antolina chamaecyparissus 'Grey'
39-Carissa 'Desert Star'
40-Raphiolepis indica 'oriental pearl'
16-Santolina chamaecyparissus 'Grey'
2-Dracaena draco
14-Strelitzia juncea
45-Kalanchoe hildebrandtii 'Silver Spoon'
38-Rosmarinus officinalis 'Prostratus'
38-Casuarina "Cousin It'
7-Casuarina "Cousin It'
3-Banksia integrifolia
3-Livistona australis
25-Senecio mandraliscae
36-Pittosporum tobira 'Miss Muffet'
11-Rosmarinus officinalis 'Prostratus'
11-Casuarina "Cousin It'
11-Crasula "Max Cook'
12-Raphiolepis indica 'oriental pearl'
13-Agave geminiflora
12-Kalanchoe orgyalis 'Copper spoons'
19-Carissa 'Desert Star'
8-Casuarina "Cousin It'
23-Crassula 'Blue Bird'
3-Plumeria obtusa
9-Crassula 'Blue Bird'
18-Crasula "Max Cook'
17-Agave geminiflora
16-Crassula 'Blue Bird'
4-Crassula 'Blue Bird'
3-Sansevieria trifasciata
3-Sansevieria trifasciata
1-Dracaena draco
1-Dracaena draco
30-Crasula "Max Cook'
8-Santolina chamaecyparissus 'Grey'
7-Casuarina "Cousin It'
17-Senecio 'Nola's Pride'
5-Livistona australis
13-Senecio 'Nola's Pride'
41-Sansevieria trifasciata
13-Santolina chamaecyparissus 'Grey'
15-Metrosideros thomisii
21-Pittosporum tobira 'Miss Muffet'
24-Kalanchoe orgyalis 'Copper spoons'
44-Lomandra confertifolia 'Little Pal'
31-Metrosideros thomisii
18-Agave geminiflora
32-Westringia 'balls'
22-Sansevieria trifasciata
7-Metrosideros thomisii
11-Crassula undulatifolia 'Max Cook'
12-Crassula 'Blue Bird'
1-Dracaena draco
20-Carissa 'Desert Star'
7-Rosmarinus officinalis 'Prostratus'
5-Rosmarinus officinalis 'Prostratus'
13-Zamia furfuracea
1-Dracaena draco
6-Strelitzia juncea
17-Sansevieria trifasciata
14-Rosmarinus officinalis 'Prostratus'
14-Rosmarinus officinalis 'Prostratus'
14-Rosmarinus officinalis 'Prostratus'
14-Rosmarinus officinalis 'Prostratus'

SKYLIGHT
SKYLIGHT
COURTYARD RL22.55/RL21.35
COURTYARD RL22.55/RL21.35
BALCONY RL22.55
LINE OF PROPOSED AWNING
LINE OF PROPOSED AWNING
LINE OF PROPOSED AWNING
LINE OF PROPOSED AWNING

LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 (REFER TILE OR PAVER ON CONCRETE)
- DECKED AREAS

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Drawing Title	**FIRST FLOOR GA PLAN**	Scale	**1:150@A1**

ISSUE	DATE	COMMENT
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LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 (INDICATED ELE.EX. RIVER OR CONCRETE)
- DECKED AREAS

FRANGIPANI TREE PLANTING ALONG NORTHERLY ASPECT

SEATING NOOK

STEPPED PLANTERS

COASTAL PLANTING PALETTE TO PROVIDE INTEREST THROUGH TEXTURES & GLAUCOUS TONES

ADVANCED PALM PLANTING TO PROVIDE INSTANT VERTICALITY & SCALE AGAINST THE NORTHERN ELEVATION CANOPY TO BE VIEWED FROM POOL DECK

OUTDOOR FURNITURE

TOW RL20.35
TOW RL22.55
TOW RL20.35
TOW RL21.35
TOW RL22.55
TOW RL20.35
TOW RL21.35
TOW RL22.55
TOW RL22.55
TOW RL21.35
TOW RL20

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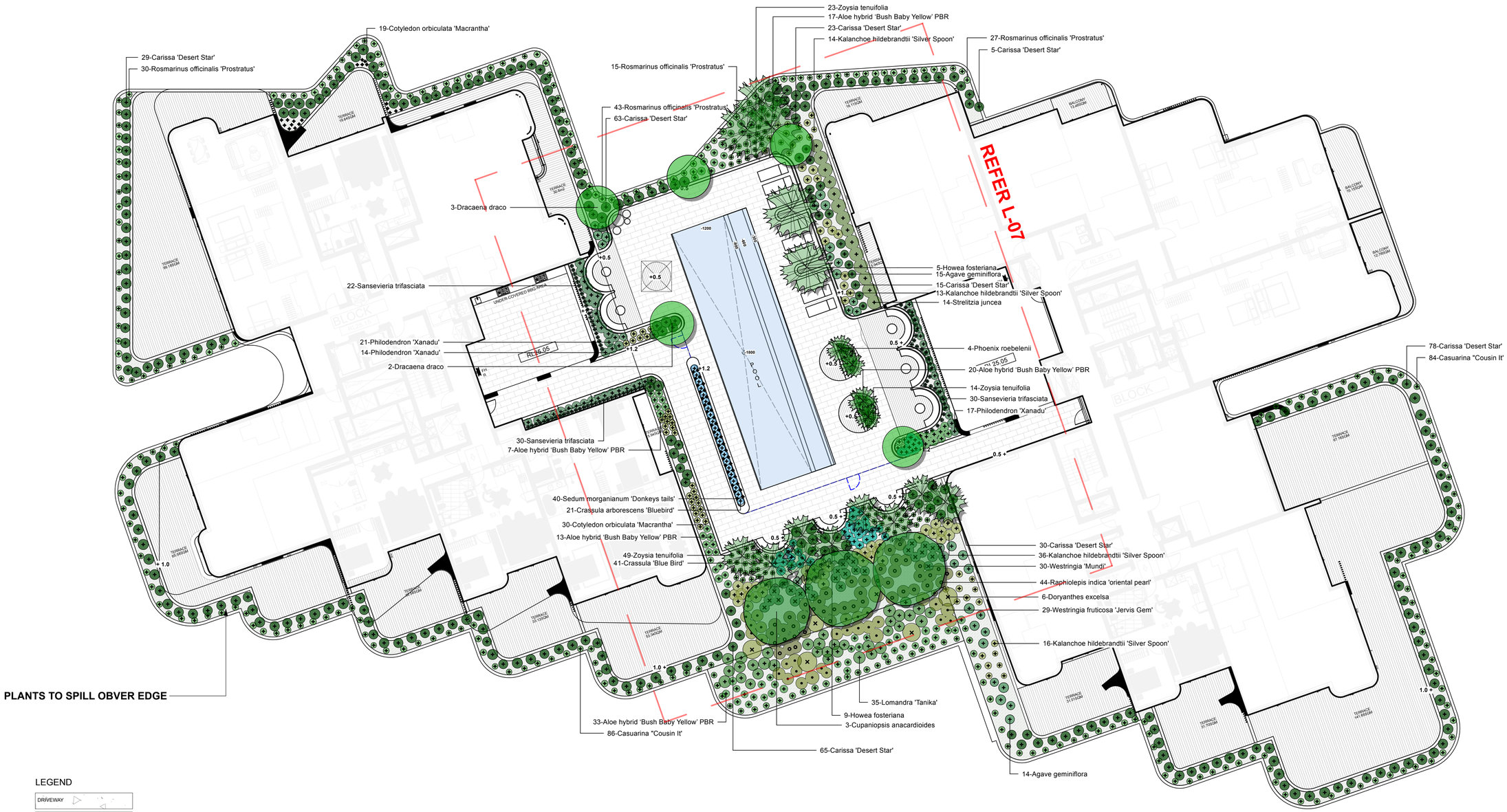
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Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**FIRST FLOOR PRECEDENT**	Scale	**N/A**

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LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE 1 (RECTIFIED TILE ON PAVER ON CONCRETE)
- DECKED AREAS

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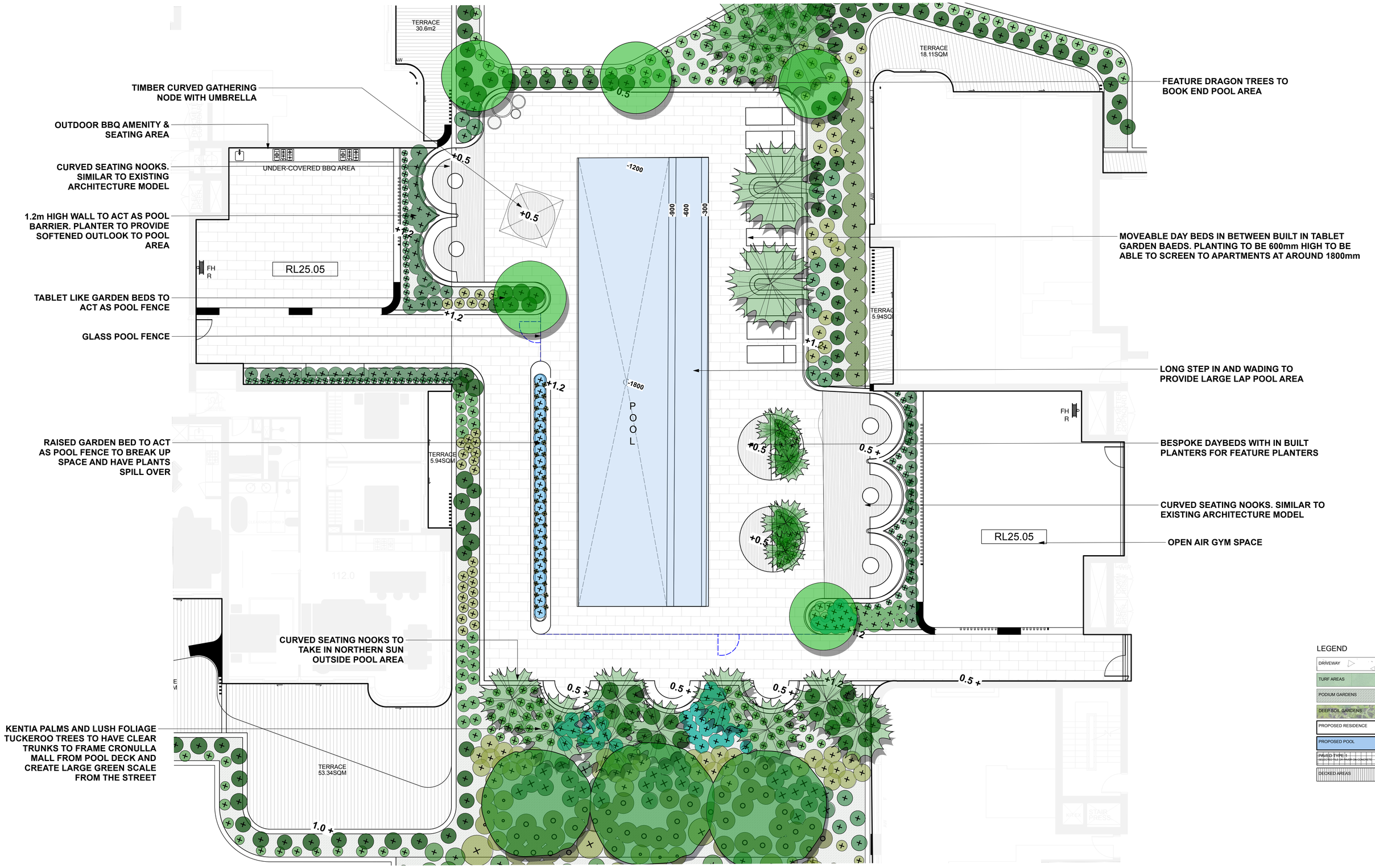
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Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**SECOND FLOOR GA PLAN**	Scale	**1:150@A1**

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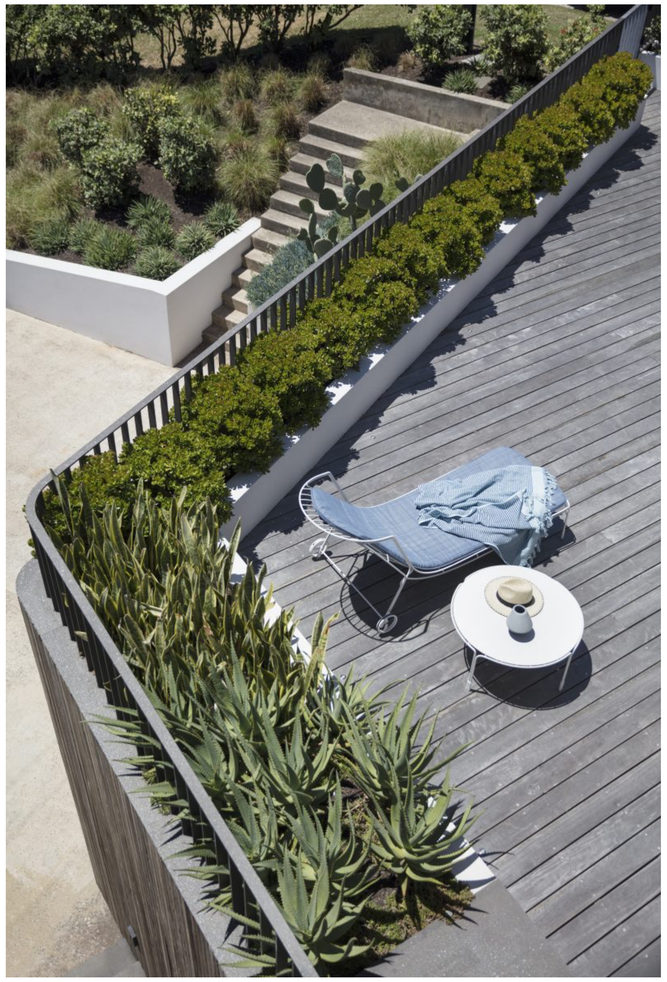
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Project	**PROPOSED MIXED USE BUILDING**		
Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**SECOND FLOOR DETAIL PLAN**	Scale	**1:75@A1**

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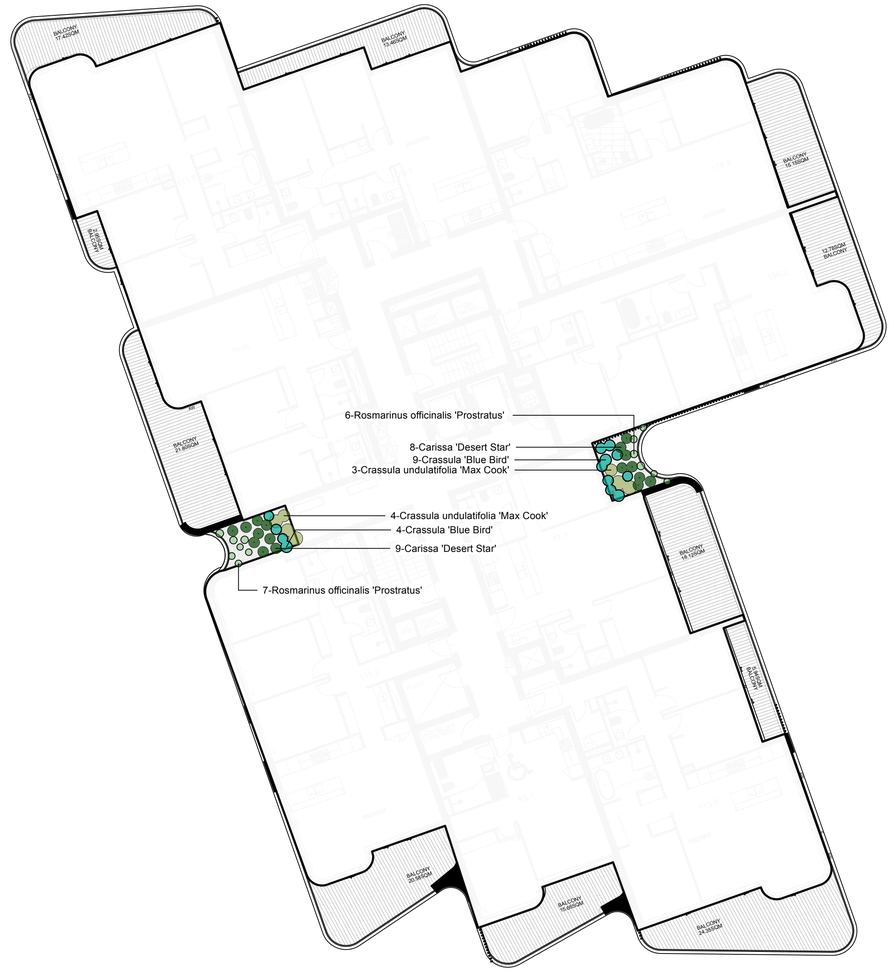
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Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**SECOND FLOOR PRECEDENT**	Scale	**N/A**

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LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE I
- DECKED AREAS

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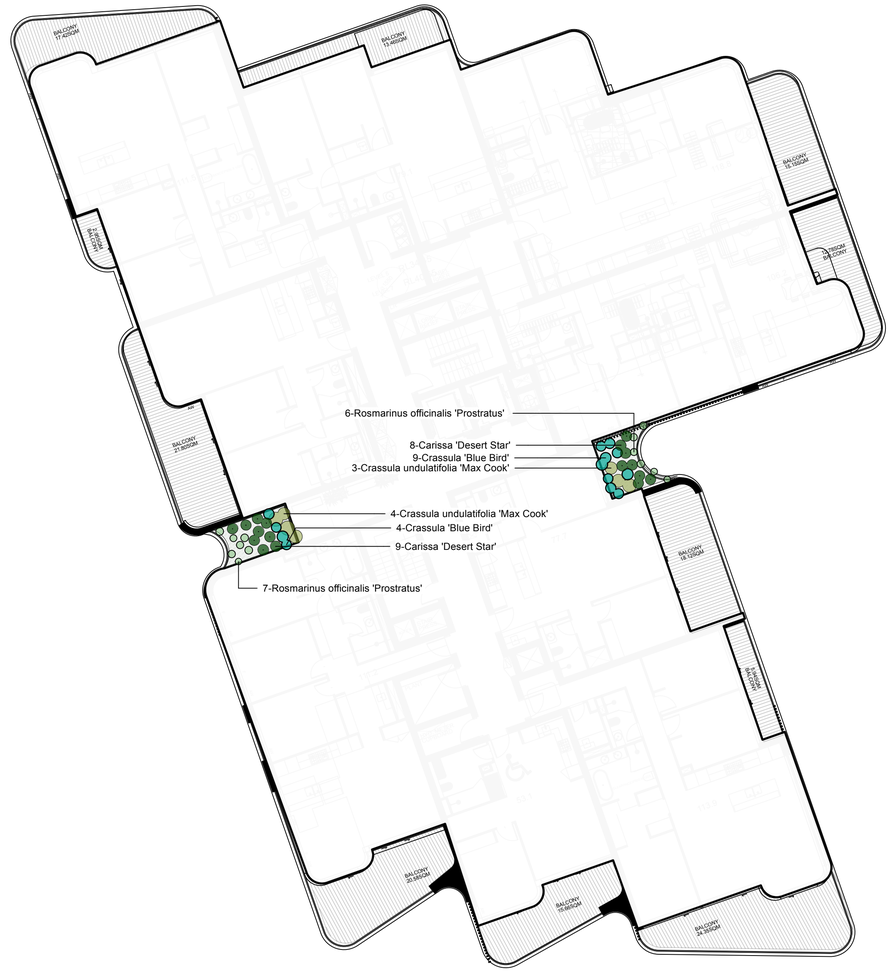
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Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**THIRD FLOOR FLOOR GA PLAN**	Scale	**1:150@A1**

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LEGEND

- DRIVEWAY
- TURF AREAS
- PODIUM GARDENS
- DEEP SOIL GARDENS
- PROPOSED RESIDENCE
- PROPOSED POOL
- PAVED TYPE H
  PAVERS TO A DR RUSH OF CONCRETE
- DECKED AREAS

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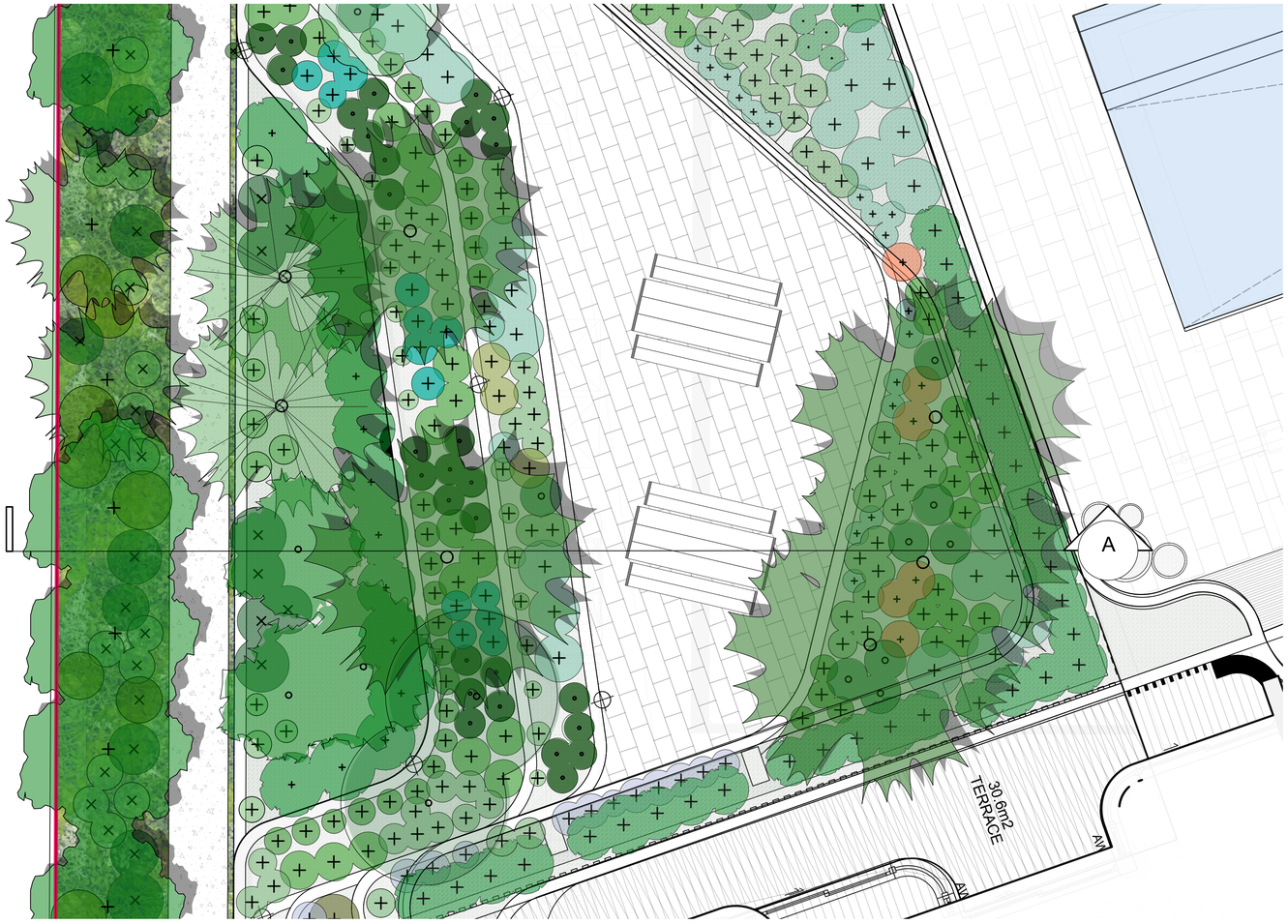
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Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**5-7 FLOOR GA PLAN**	Scale	**1:150@A1**

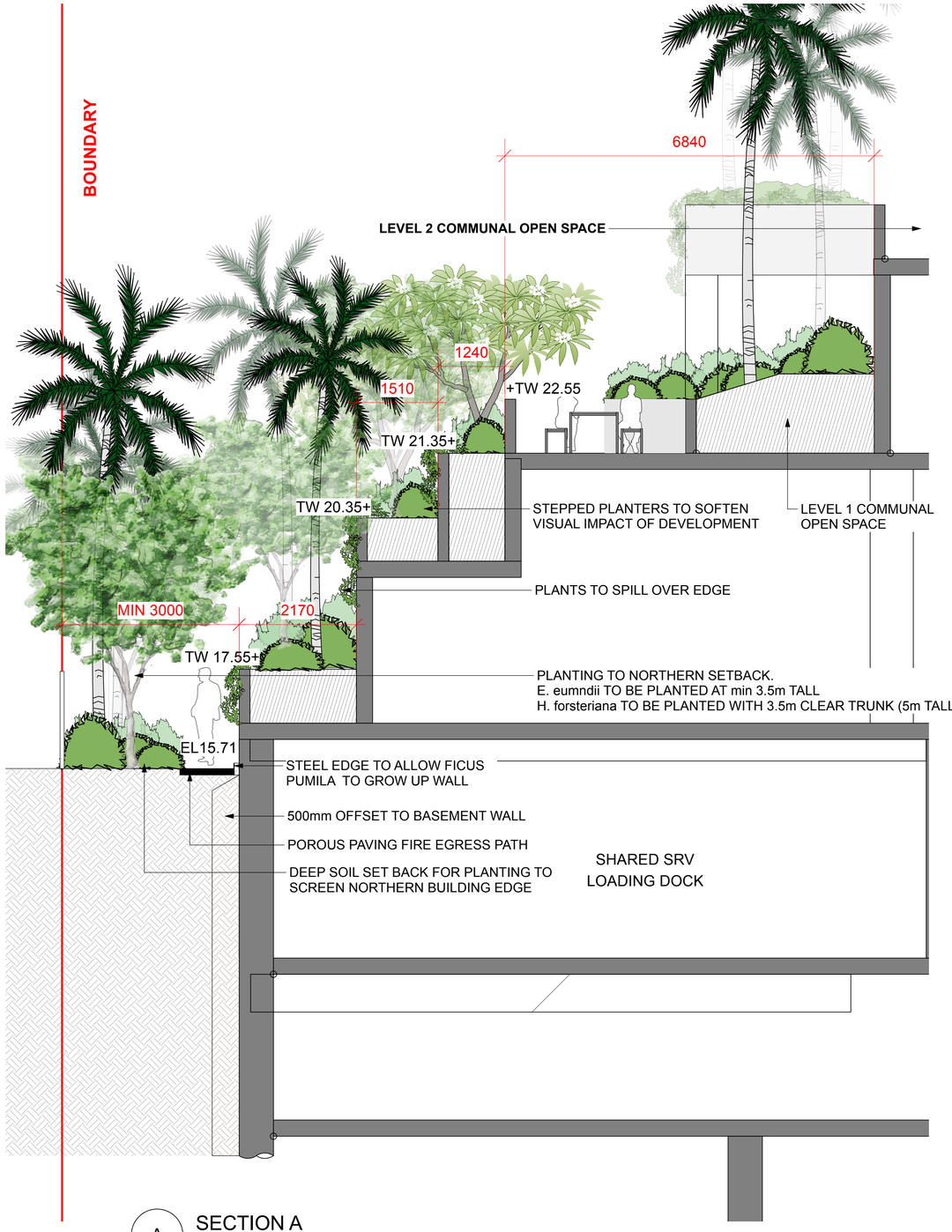
ISSUE	DATE	COMMENT
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1 PLAN
1:50 @ A1



A SECTION A
1:50 @ A1

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Drawing Title	**SECTION A - A**	Scale	**AS SHOWN**

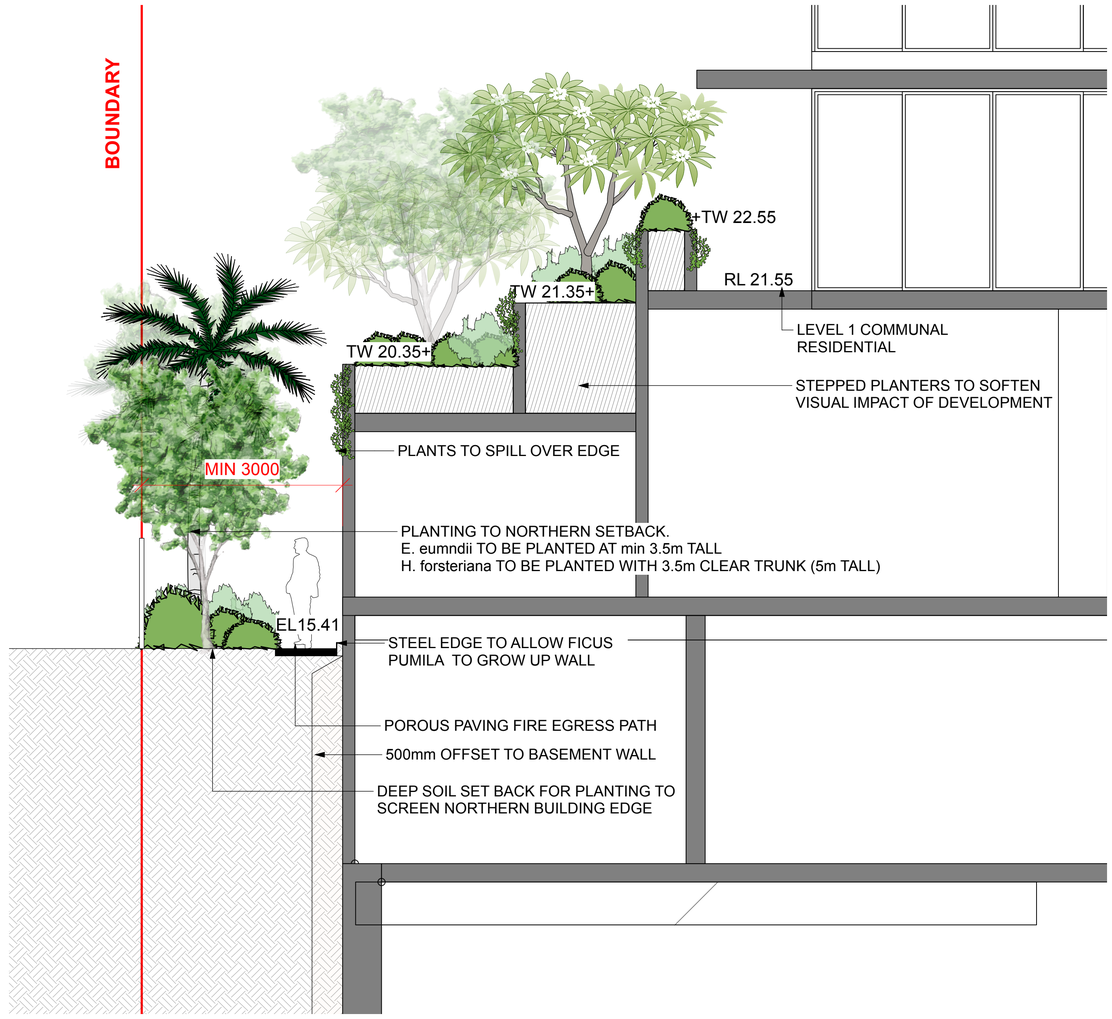
ISSUE	DATE	COMMENT
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1 PLAN
1:50 @ A1



A SECTION A
1:50 @ A1

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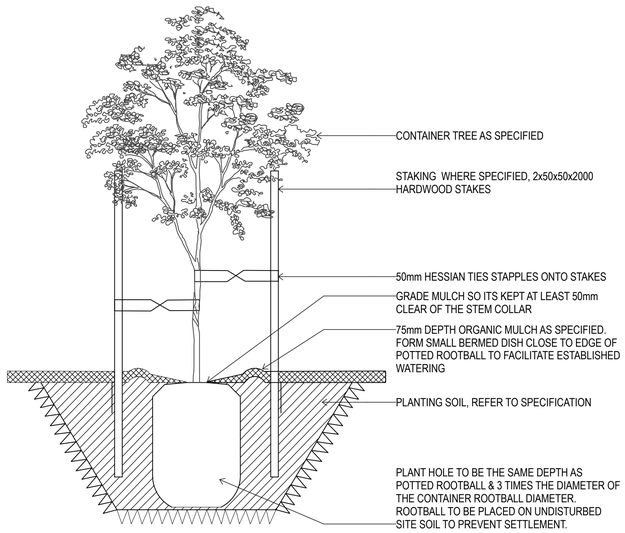
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Drawing Title	**SECTION B - B**	Scale	**AS SHOWN**

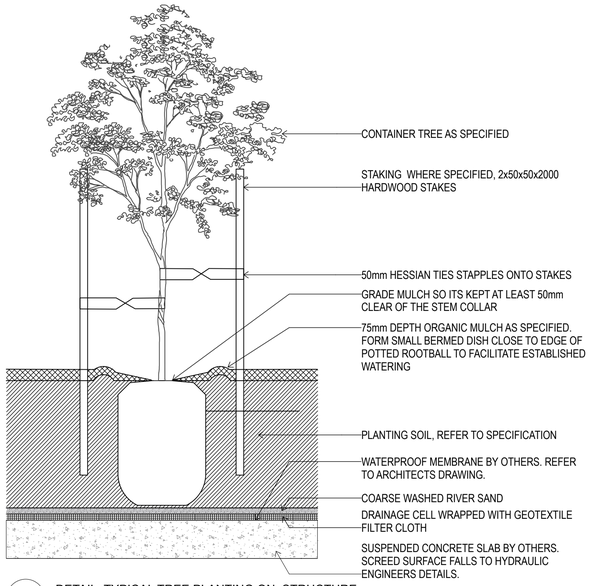
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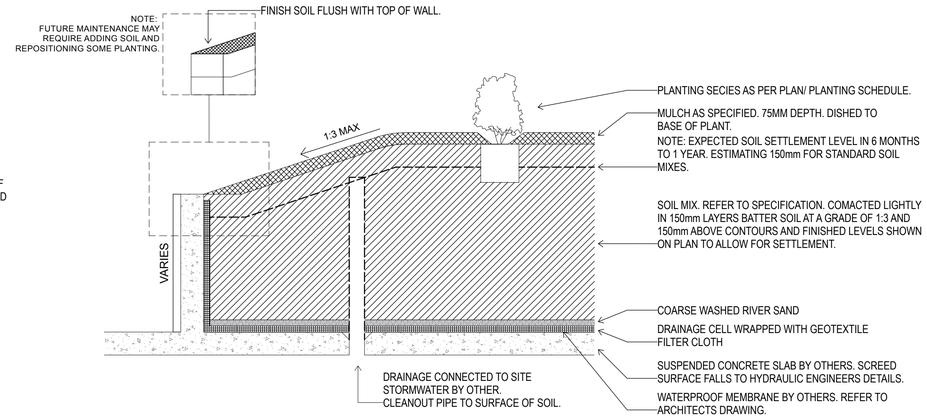
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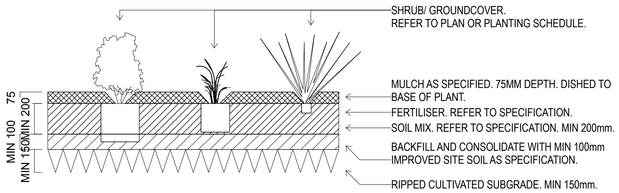
DETAIL: TYPICAL TREE PLANTING ON GRADE
1:20 @ A1



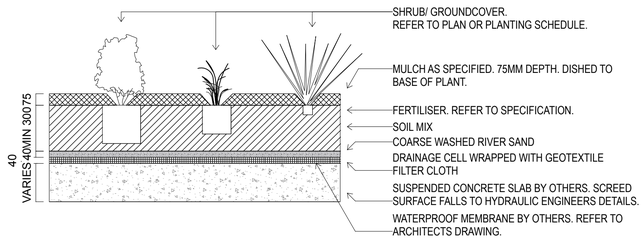
DETAIL: TYPICAL TREE PLANTING ON STRUCTURE
1:20 @ A1



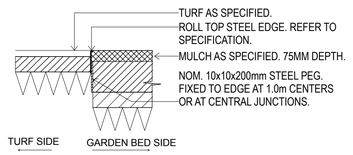
DETAIL: TYPICAL RAISED PLANTER ON SLAB
1:20 @ A1



DETAIL: TYPICAL SHRUB PLANTING ON GRADE
1:20 @ A1



DETAIL: TYPICAL SHRUB PLANTING ON STRUCTURE
1:20 @ A1



DETAIL: TYPICAL STEEL EDGE
1:20 @ A1

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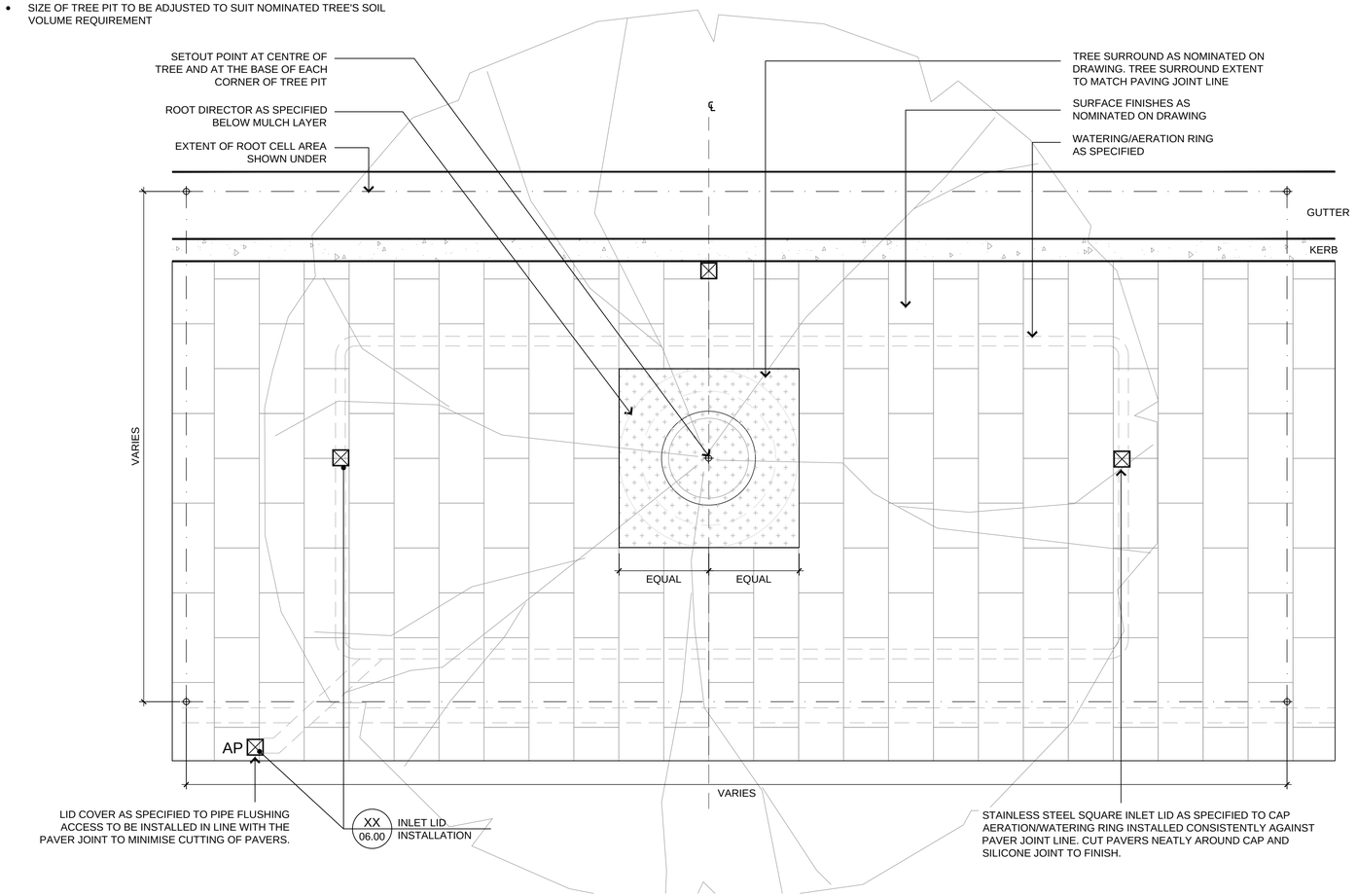
Project	**PROPOSED MIXED USE BUILDING**		
Address	**3-23 KINGSWAY, CRONULLA**	Date	**07/07/22**
Drawing Title	**PLANTING DETAILS**	Scale	**AS SHOWN**

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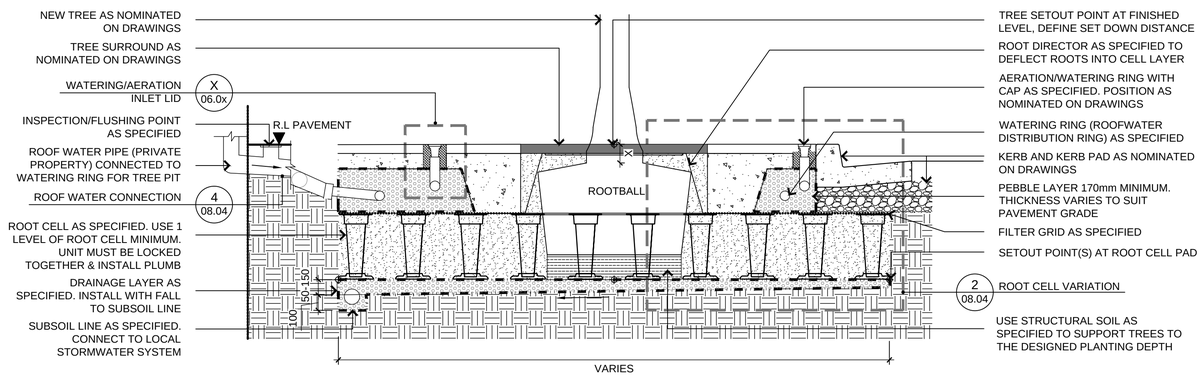
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NOTES:
- INDICATIVE PAVING PATTERN & TREE SURROUND SHOWN. SURFACE FINISHES TO BE ADJUSTED TO SUIT EACH LOCALITY.
- SIZE OF TREE PIT TO BE ADJUSTED TO SUIT NOMINATED TREE'S SOIL VOLUME REQUIREMENT



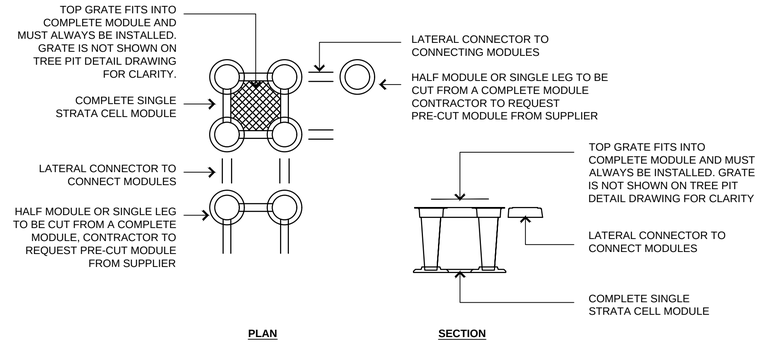
1 TREE IN ROOT CELLS - TYPICAL PAVEMENT PLAN
Plan - Scale 1:20



2 TREE IN ROOT CELLS - OVERALL DESIGN GUIDELINES
Section - Scale 1:20

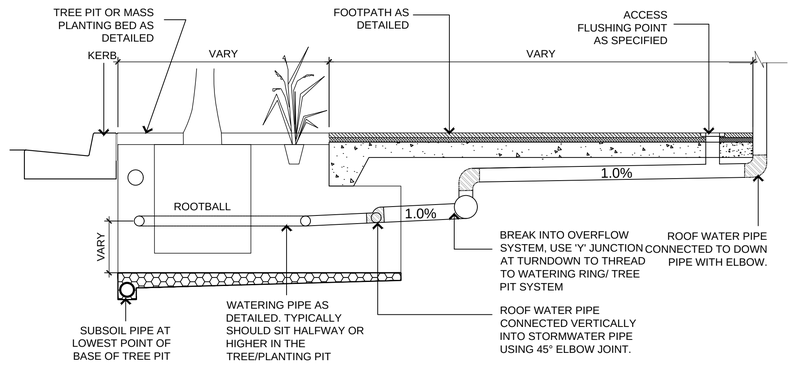
STREET TREE WITH ROOT CELL ROOT MANAGEMENT SYSTEM

- TREE PIT SYSTEM HAS BEEN DETAILED WITH CITY GREEN ROOT MANAGEMENT SYSTEM. THIS DETAIL IS SHOWN WITH GENERATION 6 STRATA VAULT ROOT CELL UNIT. REFER ALSO TO LANDSCAPE & MANUFACTURER'S SPECIFICATION.
- TREE PIT SIZE IS DETERMINED BY VOLUME. VOLUME EQUALS TO ΠR² X 0.6, WHERE R IS THE PROJECTED RADIUS OF THE PROPOSED MATURE TREE CANOPY.
- THE NOMINATED TREE PIT VOLUME CAN BE REDUCED ONLY WHERE EXISTING SITE CONSTRAINS PROHIBIT PROVISION OF THE OPTIMUM TREE PIT VOLUME. A REDUCTION REQUIRES AUTHORISED COUNCIL'S ASSET MANAGER'S APPROVAL. REFER TO SPECIFICATION FOR FURTHER DETAILS.
- ROOT CELL MUST BE INSTALLED LEVEL/PLUMB. DESIGN FALL & PAVEMENT GRADE TO BE ACCOMMODATED IN THE DRAINAGE AND PEBBLE LAYER (VARIABLE LAYERS, REFER DETAIL 5, SHEET 08.04).
- ROOF WATER PIPE CONNECTION TO WATERING RING AND STORMWATER PIPE MUST BE IDENTIFIED ON DRAWINGS.
- SURFACE RUN-OFFS WATERING SYSTEM TO TREE PIT TO BE CONSIDERED IF ROOF WATER CONNECTION IS NOT AVAILABLE.
- WATERING (ESTABLISHMENT) RING TO BE INCORPORATED IN THE DETAIL FOR PALM TREE PLANTING.

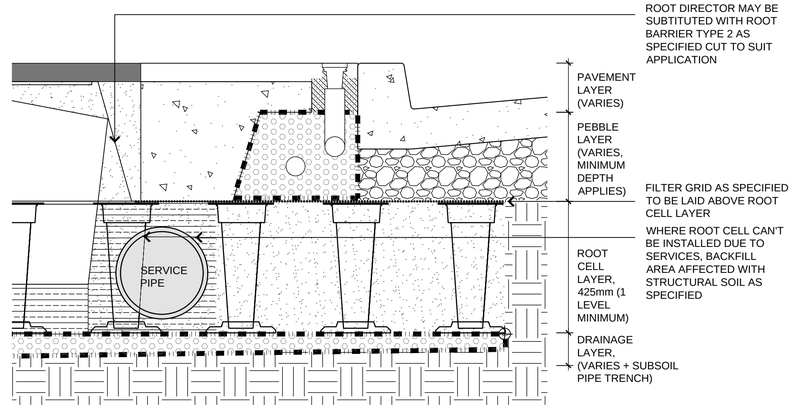


3 ROOT CELL MODULE
Plan - NTS

NOTES:
- PIPE SIZING, ROOF WATER RE-USE AND OVER FLOW DESIGN TO BE CONFIRMED BY QUALIFIED ENGINEER'S ADVISE
- ALTERATION TO PIPE CONNECTION/JUNCTION TO BE CONFIRMED BY QUALIFIED ENGINEER OR PLUMBER



4 ROOF WATER CONNECTION - OVERALL DESIGN GUIDELINES
Section - NTS



5 ROOT CELLS VARIATION
Section - Scale 1:10

-	PDTM ORIGINAL ISSUE	A. URIO	S. CHAPMAN	15/12/2017
	STATUS AND REVISION DESCRIPTION	CHECKED	APPROVED	DATE

This sheet to be read in conjunction with Sheet 00 of each respective Series.

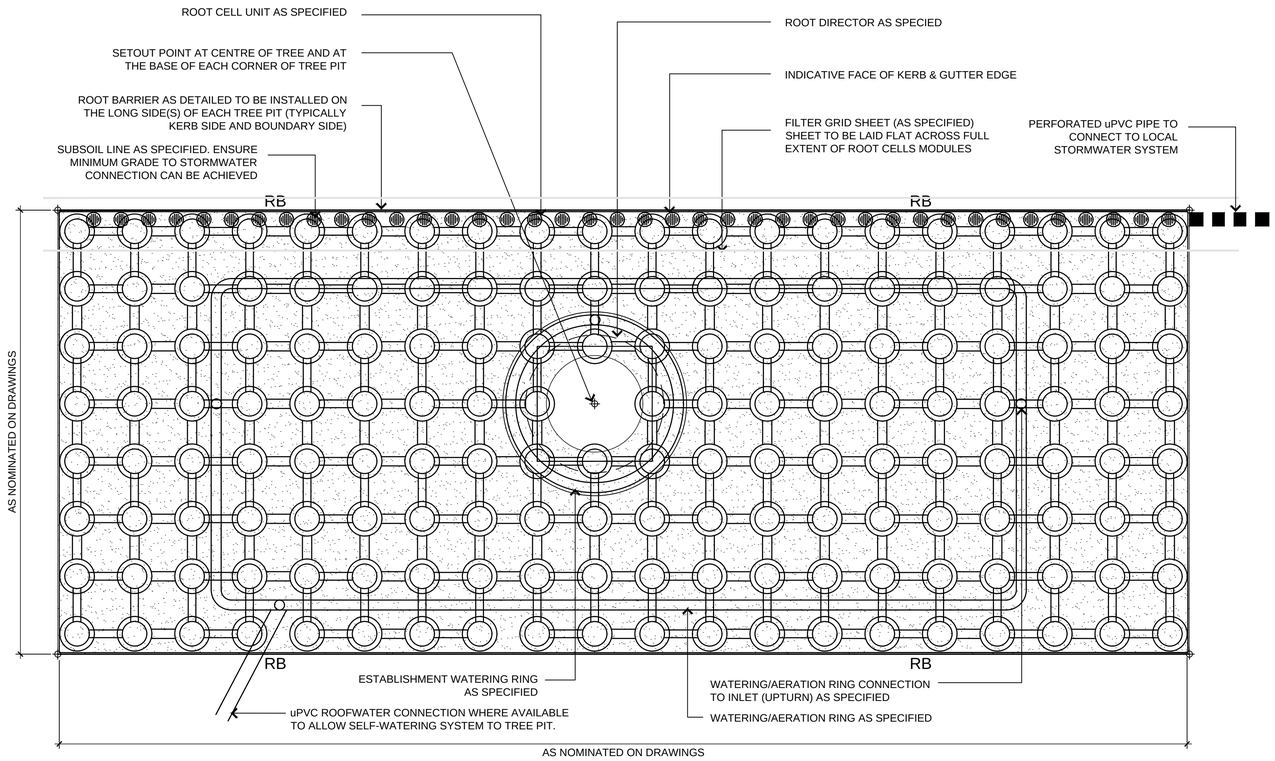
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STANDARD DRAWINGS - LANDSCAPE WORKS
TREE PLANTING IN PAVEMENT - SHEET 1

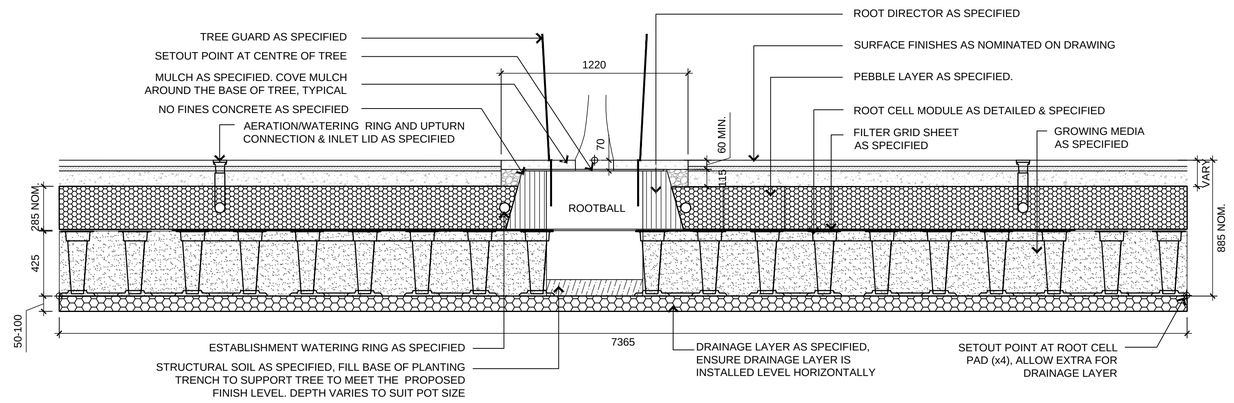
FOR INFORMATION	CHAPTER No.	SERIES No.	SHEET No.	REV.
	PART C	08	04	-

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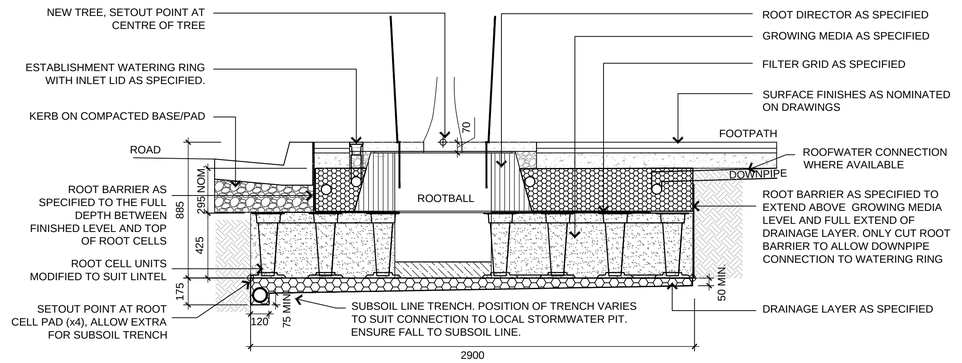
1 TREE IN ROOT CELL - SUB SURFACE PLAN

Plan - Scale 1:20



2 TREE IN ROOT CELL - LONG SECTION

Section - Scale 1:20



3 TREE IN ROOT CELL - CROSS SECTION

Section - Scale 1:20

-	PDTM ORIGINAL ISSUE	A. URIO	S. CHAPMAN	15/12/2017	
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PUBLIC DOMAIN TECHNICAL MANUAL (PDTM)

STANDARD DRAWINGS - LANDSCAPE WORKS

TREE PLANTING IN PAVEMENT - SHEET 2

FOR INFORMATION	CHAPTER No.	SERIES No.	SHEET No.	REV.
	PART C	08	05	-

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