(PPSSSH-87) - (138 Cronulla Street, Cronulla)

(DA21/0326)

ASSESSMENT REPORT APPENDICES

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APPENDIX 'A'

DRAFT CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 21/0326

Modify the description of the development to the following:

The description of the development be modified to '*Demolition of existing structures and construction of a commercial building consisting of office premises on levels 3 to 6, 2 basement levels, 2 signs and stratum subdivision'*

CONDITIONS OF CONSENT

1. Approved Plans and Documents (UNI2005)

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

Plan number	Reference	Prepared by	Date
Sheet 01/issue 4	Site Plan	Innovate Architects	October 2021
Sheet 03/issue 4	Basement Level 1	Innovate Architects	October 2021
Sheet 02/issue 4	Basement Level 2	Innovate Architects	October 2021
Sheet 04/issue 5	Ground Floor Plan	Innovate Architects	October 2021
Sheet 05/issue 4	Level 1 Floor Plan	Innovate Architects	October 2021
Sheet 06/issue 4	Level 2 Floor Plan	Innovate Architects	October 2021
Sheet 07/issue 4	Level 3 Floor Plan	Innovate Architects	October 2021
Sheet 08/issue 4	Level 4 Floor Plan	Innovate Architects	October 2021
Sheet 09/issue 4	Level 5 Floor Plan	Innovate Architects	October 2021
Sheet 10/issue 4	Level 6 Floor Plan	Innovate Architects	October 2021
Sheet 11/issue 4	Roof Plan	Innovate Architects	October 2021
Sheet 12/issue 4	East & West Elevations	Innovate Architects	October 2021
Sheet 13/issue 4	South Elevation	Innovate Architects	October 2021
Sheet 14/issue 4	North Elevation	Innovate Architects	October 2021
Sheet 15/issue 4	Section A-A	Innovate Architects	October 2021
Sheet 16/issue 4	Section B-B & Driveway Section	Innovate Architects	October 2021
Sheet 21/issue 2	Draft Stratum Plan	Innovate Architects	August 2021
L-00/G	Cover Page	SiteDesign & Studios	14/10/2021
L-01/G	Precedent images	SiteDesign & Studios	14/10/2021

L-02/G	Level 1	SiteDesign & Studios	14/10/2021
L-03/G	Level 2	SiteDesign & Studios	14/10/2021
L-04/G	Level 3	SiteDesign & Studios	14/10/2021
L-05/G	Level 4	SiteDesign & Studios	14/10/2021
L-06/G	Level 5	SiteDesign & Studios	14/10/2021
L-07/G	Level 6	SiteDesign & Studios	14/10/2021
L-08/G	Roof	SiteDesign & Studios	14/10/2021
L-09/G	Typical details	SiteDesign & Studios	14/10/2021
L-10/G	Notes	SiteDesign & Studios	14/10/2021
	Level 1 - Fig Encroachment	Innovate Architects	Received 8 November 2021
	Section - Hoarding at Fig Tree	Innovate Architects	Received 8 November 2021
C01/3	Notes & Legends	Greenview consulting	30/03/2021
C02/3	Basement 2 Drainage Plan	Greenview consulting	30/03/2021
C03/3	Basement 1 Drainage Plan	Greenview consulting	30/03/2021
C04/3	Ground Floor Drainage Plan	Greenview consulting	30/03/2021

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

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

i) A Construction Certificate.

ii) Notification of the appointment of a Principal Certifying Authority and a letter of acceptance from that Principal Certifying Authority.

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

Under Section 6.5 of the Environmental Planning and Assessment Act 1979, please note that Sutherland Shire Council must be appointed as the Principal Certifying Authority for all subdivision works.

2. Design Changes Required (UNI2020)

A. Design and Construction

The following design changes must be implemented:

i) To minimise visual impacts when seen from the east (and any future buildings that maybe

constructed along Surf Lane), the air conditioning units are to be relocated and grouped within the northern half of the roof towards the lift over run or to another location on the building (see condition 39).

Details of these design changes must be included in documentation submitted with the application for a Construction Certificate.

3. Requirements from Other Authorities (UNI2030)

A. Requirements from Other Authorities

The development must be undertaken in accordance with the requirements of Transport Sydney Trains as follows:

 The operational conditions listed in Attachment A of the Sydney Trains letter dated 10 June 2021.

A copy of the Requirements of the Approval Authority(s) are attached to this development consent. These requirements must be incorporated in the application for a Construction Certificate and where required, relevant approvals must be obtained prior to the release of the Construction Certificate.

4. Use of the ground floor and Level 1 of the Building(UNI9001)

This consent does not approve the use of the Ground Floor and Level 1 uses or fitouts.

A Development Application is required for the first use and fitout of the Ground Floor and Level 1 of the building.

5. Planning Agreement (PA) (UNI9002)

A. Before Occupation

Council and the Developer must enter into and sign a PA for the public toilets on the ground floor of the building and public domain works within Beach Park Avenue before the issue of any occupation certificate for the building.

6. Emergency Vehicle Hardstand Area (UNI9003)

A. Design

The emergency vehicle hardstand area must be designed in accordance with the following:

i) A report prepared by a suitably qualified expert indicating the location of the Emergency Vehicle hardstand on Cronulla Street meets the requirements of the BCA, AS2419.1 and the Fire Safety Guideline - Access for fire brigade vehicles and firefighters. The report must include correspondence from Fire and Rescue NSW confirming that it is satisfied with the proposed location.

ii) In the event the report provided addressing ‘i’ above requires any works within the pedestrian footpath environment in Cronulla Street, a detailed design and construction detail is to be submitted and approved by Sutherland Shire Council prior to the issue of a construction certificate.

B. Prior to Construction

Prior to the issue of a construction certificate the report including correspondence from Fire and Rescue NSW confirming the emergency vehicle hardstand location must be submitted and approved by Sutherland Shire Council.

7. Public Place Environmental, Damage & Performance Security Bond (FIN1015)

A. Before Issuing of any Construction Certificate

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

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

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

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

The value of the bond is $20,000.

Note: Bond amount includes a non-refundable administration fee, specified in Council's Schedule of Fees and Charges, which must be paid separately if security is provided by way of a deposit with Council or a bank guarantee.

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

A Bank Guarantee may only be used where the minimum bond amount is $50,000.

The Bank Guarantee must also:

- Note Council as the interested party
- Have NO expiry date
- Describe the type of development using the description on the consent
- Include both the address of the development site and the application number
- NOT include the non-refundable administration fee; this must be paid separately.

B. After Occupation

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

8. Section 7.12 Levy - Section 7.12 Development Contribution Plan 2016 (FIN3005)

A. Before Construction

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, and Sutherland Shire Council Section 7.12 Development Contribution Plan 2016, a levy of $173,509.37 must be paid to Sutherland Shire Council. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 7.12 Development Contribution Plan.

The rate used to index the contribution rate and outstanding contributions is the Consumer Price Index (All Groups Index) for Sydney. Outstanding levies will be adjusted on the first of July each year in accordance with the following formula:

The formula to review a contribution rate is:

$$\text{Adjusted Contribution} = \text{Current Contribution} \times \frac{\text{Current CPI}}{\text{Previous year's CPI}}$$

Payment must be made before whichever is the first to occur:

the issue of a Construction Certificate, or

the release of the Subdivision Certificate/ linen plan, or

the commencement of the use/occupation of the premises.

9. Approvals Required under Roads Act or Local Government Act (ENG1005)

A. Before Construction

No occupation or works are to be carried out on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993. These approvals must be to the satisfaction of Council for the required development works and may include but are not limited to the following:

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

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

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

B. During Works

There must be no occupation or works on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council. Any work on public land must be undertaken strictly in accordance with the relevant approval issued under the Roads Act 1993 and/or the Local Government Act 1993 by Sutherland Shire Council.

10. Design and Construction of Works in Road Reserve (Council Design) (ENG2005)

A. Design

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

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

i) Property alignment/ boundary levels - establish the property alignment/ boundary levels and crossing profiles.

ii) Grades - regrade footpath verge to final design levels in accordance with the Cronulla Palette as specified in Council's PDDM.

iii) Vehicle Crossings - construct a new vehicle crossing fronting Surf Lane and associated loading bay within the front set back.

iv) Kerb & Gutter - remove all existing kerb and gutter fronting Surf Lane and reconstruction to facilitate the new vehicle crossing and loading bay.

v) Stormwater Connection - construct new stormwater infrastructure as required to facilitate drainage for the proposed development. This includes a connection from the internal drainage system to Council's piped system and upgrading pipes and pits as required to cater for the discharge.

vi) Footpath Pavements:

Surf Lane - Construct new footpath pavement across the full frontage of Surf Lane in conjunction with the proposed loading bay.

Beach Park Avenue - Reconstruct footpath pavement across the full frontage of Beach Park Avenue up to 3m from the existing boundary line.

Cronulla Street - Reconstruct footpath pavement across Cronulla Street frontage where damaged by construction works for the development.

vii) Infrastructure Transitions - ensure there are adequate transitions between newly constructed and existing infrastructure as required.

viii) Street Furniture - Install new street furniture as required by Council including but not limited to seats, bins and bollards in accordance with the Cronulla Palette of the PDDM.

ix) Road Pavement - reconstruct damaged road pavement in Surf Lane as required.

x) Street Signage - alter existing and/or install new street signage as required.

xi) Undergrounding - provide installation of new electrical infrastructure below with subsurface utilities as required.

xiii) Street Lighting - install new street lighting across the frontages of the development to comply with the relevant standard as referenced in AS1158. This includes the adjustment of any existing lighting and electrical poles to facilitate the loading bay in Surf Lane.

xiv) Utility Services - adjust public services infrastructure as required.

xv) NBN - the Australian Government has issued a new policy on the provision of telecommunication infrastructure in new developments. The policy is effective from 1 March 2015. Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, developers need to contract a carrier to install and operate a telecommunications network.

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

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

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

B. Before Construction

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

C. Before Occupation

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

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

11. Site Management Plan (ENG2010)

A. Before Commencement of Works including Demolition

An Environmental Site Management Plan must accompany the Construction Certificate. If demolition is to commence prior to the issue of a Construction Certificate the applicant must submit to Sutherland Shire Council a separate Demolition Site Management Plan. These plans must satisfy the Objectives and Controls of Sutherland Shire Development Control Plan 2015 relating to environmental site management and must incorporate the following throughout demolition and construction:

i) Safe access to and from the site during construction and demolition.

ii) Safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting.

iii) Method of loading and unloading excavation machines, building materials.

iv) How and where, construction materials, excavated and waste materials will be stored.

v) Methods to prevent material being tracked off the site onto surrounding roadways.

vi) Erosion and sediment control measures.

vii) All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

B. During Works

The site management measures set out in the above plan must remain in place and be maintained throughout the period of works and until the site has been stabilised and landscaped.

C. Before Occupation

Before the issue of any Occupation Certificate, all foundations / materials associated with construction works (that do not form part of the approved works) must be removed. This includes but is not limited to foundations for tower cranes, vehicle access ways, stockpiles, building waste etc.

12. Supervising Engineer (ENG4005)

A. Before Construction

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

i) Road frontage works.

ii) Construction / installation of stormwater drainage.

iii) Rainwater harvesting and reuse.

iv) All other works that form part of a subdivision.

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

B. During Construction

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

i) All relevant conditions of development consent.

ii) Any Consent issued under the Roads Act for this development.

C. Before Occupation

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

13. Internal Driveway, Parking and Manoeuvring (ENG4015)

A. Design

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

i) Align with Access and Alignment levels issued by Council's Public Domain Unit.

ii) All "one way" traffic ramps in the basement must be clearly identified by signposting, pavement marking and traffic signals.

iii) The proposed loading and delivery area must be clearly defined with suitable signposting and pavement markings.

iv) The car park must be line marked to accommodate 57 vehicles.

v) Provide adequate sight distance for the safety of pedestrians using the footpath area.

vi) Comply with AS2890.1(2004) user class 1A, in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.

vii) Comply with AS2890.2(2002) in relation to the design of vehicular access, parking and general manoeuvring for the HRV vehicle.

viii) The maximum longitudinal grade of the driveway must not exceed 25%.

ix) An architectural designed impact resistant barrier is to be provided replacing the proposed fixed bollards at the southern end of the loading bay adjoining Surf Lane and located wholly within the subject property. The barrier must provide a suitable 1.2m wide separation gap to allow for pedestrian movement between Surf Lane and Beach Park Avenue. The barrier must be designed to withstand low speed impacts from a HRV and ensure the truck does not enter Beach Park Avenue.

x) A Car parking Management Plan is to be provided for the basement levels as per the recommendation in Attachment A of the report by Asongroup.

B. Construction

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

C. Occupation

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

D. On-going

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

14. Basement Car Park Design and Construction (ENG4025)

A. Design

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

i) A minimum headroom of 2.2m measured from the parking floor to the underside of any beam, ventilation duct or service conduit, or to the underside of any door including a security door and fittings when those doors are in an open position in accordance with clause 5.3 of AS2890.1.

ii) Parking bays must not be enclosed, caged or a door provided.

iii) All parking bays must provide a minimum clear parking envelop in accordance with figure 5.2 of AS2890.1.

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

B. Prior to Construction

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

C. Occupation

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

D. On-going

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

15. Stormwater Drainage (ENG5015)

A. Design

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

i) The pipeline within the footpath verge must be a hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 millimetres, maximum section width of 125mm and a maximum section height of 75mm.

B. Before Construction

i) Certification from an Accredited Certifier in Civil Engineering or a Chartered Civil Engineer, to the effect that the drainage design is to their satisfaction and satisfies the design requirements in A. above must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the issue of an Occupation Certificate:

i) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of pipelines, pits, the treatment facilities. An original or a colour copy must be submitted to Sutherland Shire Council.

ii) The supervising engineer must certify the WAED of the stormwater drainage system that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the Development Consent, and

Public Domain Technical Manual. Prior to the occupation or use of the building the Applicant / Owner must submit to Council a copy of the aforementioned letter of certification.

D. Ongoing

i) The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.

ii) The stormwater treatment facility must be:

- Kept clean and free from silt, rubbish and debris.
- Be maintained so that it functions in a safe and efficient manner.
- Not be altered without prior consent in writing of the Council.

16. Stormwater Treatment (ENG5025)

A. Before Construction

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

B. Before Occupation

The work required by A. above must be completed to the satisfaction of the supervising engineer before occupation of the site or the issue of any Occupation Certificate.

C. Ongoing

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

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

17. Waste Collection (Wheel in/Wheel out)

A. Design

Waste Collection point must be designed in accordance with the following requirements:

i) A goods lift is to be provided to transport bins to and from the collection point.

ii) The loading bay pavement must be designed to withstand the loads generated by a 30 tonne waste collection vehicle.

iii) An architectural designed impact resistant barrier is to be provided replacing the proposed fixed bollards at the southern end of the loading bay adjoining Surf Lane and located wholly within the subject property. The barrier must provide a suitable 1.2m wide separation gap to allow for pedestrian movement between Surf Lane and Beach Park Avenue. The barrier must be designed

to withstand low speed impacts from a HRV and ensure the truck does not enter Beach Park Avenue.

iv) Bin collection point be at a maximum grade of ±5%.

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

B. Before Construction

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

C. Before Occupation

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

D. On-going

i) All ongoing management, maintenance and cleaning of all waste and recycling management facilities, including suitable collection arrangements and how bins are to be moved from waste storage area/s to collection area/s are to carried out in accordance with the approved Waste Management Plan for the development.

ii) All waste and recycling bins must be stored wholly within the approved waste storage area.

iii) Bins must only be taken to the loading area at the time of collection and returned to the permanent storage area immediately after pick-up.

iv) Bins are not to be in the loading zone for more than 15 mins at any one time

18. Damage to Adjoining Properties (ENG6015)

A. Before Works

To minimise vibration damage and loss of support to buildings / structures and properties in close proximity to the development site, a Geotechnical Engineer's Report must be prepared detailing constraints to be placed on earth moving and building plant and equipment and the method of excavation, shoring, underpinning and support. This report must be provided to the person undertaking the excavation and the Principal Certifying Authority.

B. During Works

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

19. Public Utilities (ENG7005)

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

A. Before Construction

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

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

B. Before Occupation/Subdivision

Prior to issue of any Occupation/Subdivision certificate, certification must be provided from each utility service provider/approved agent to the effect that each lot has been serviced to their satisfaction.

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

i) The installation of fibre-ready facilities (conduits and pits) to all individual lots and/or premises/dwelling to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Certification from each carrier/provider must be provided to the PCA that they are satisfied that the fibre ready facilities are fit for purpose.

ii) The provision of fixed-line telecommunications infrastructure (cables) in the fibre-ready facilities to all individual lots and/or premises/dwellings must be installed and certification from the carrier/provider must be provided to the PCA stating that the infrastructure has been provided and to their satisfaction.

iii) Installation of gas and/or electricity must be constructed/installed by the utility service provider/approved agent to each allotment. Certification must be provided from each provider/agent stating that all allotments have been serviced to their satisfaction.

iv) WAE drawings must to be prepared by a registered surveyor detailing location and depth of conduits/pits and connection points/ties within allotments. A copy of the WAE drawings must form part of any Occupation/Subdivision certificate documentation.

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

20. Plan of Subdivision to conform with Development Consent (ENG7010)

A. Before Subdivision

The Plan of Subdivision must conform with this development consent.

All works required by development consent must be completed prior to the release of a Subdivision Certificate.

21. Easements - Subdivision (ENG7015)

A. Before Subdivision

Prior to subdivision, easements must be created over the following:

i) Drainage lines.

ii) letterboxes.

iii) Rights of carriageway within relevant allotment(s) & loading bay

iv) Services

v) Fire egress

vi) Access

The easements and terms thereof must be created under the provisions of s.88B of the Conveyancing Act, 1919.

22. Endorsement of Linen Plan of Subdivision for Consolidation

A. Before Construction

Prior to the issue of any construction certificate, the Plan of Subdivision for the consolidation of Lots 1, 2, 3 & 4 DP18461 into one lot, must be registered with NSW Land Registry Services.

This will also include the expungement of any redundant easement and/or covenants.

23. Loading Dock and Commercial Vehicle Access Management Plan

A. Before Occupation

Prior to the issue of any Occupation Certificate;

i) The Loading Dock Management Plan dated 20/07/2021 Prepared by ASON Group, shall be implemented to control the movement of commercial vehicle access to and from the site.

ii) Alteration to existing signposting, adjacent to the site frontage in Surf Lane to Councils satisfaction.

iii) The Management plan shall include restrictions on the movement of 12.5m Heavy Ridged Vehicle as defined in Australian Standard AS.2890.2 such that access to the development site loading dock shall be via Surf Lane.

iv) Details of this Management Plan shall be provided to all commercial and retail tenancies and incorporated in all applicable leases, sales documents and shall also form part of all applicable Strata/Stratum Management Rules.

v) No form of loading will be permitted from the kerb side lane of Surf Lane, Beach Park Avenue and Cronulla Street for the life of the development.

B. On-going

i) The hours of operation of the loading dock are between 7am and 10am Monday to Friday. Deliveries/collections are not permitted outside of these hours.

ii) The Building Manager must manage incoming deliveries at all times to ensure the loading zone is available and there are no queuing of vehicles in Surf Lane.

A copy of the Management Plan must also be provided to Sutherland Shire Council.

24. Landscaping Works (ENV2005)

A. Design

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

i) Clearly show on plan existing trees to be retained including tree numbering in accordance with the arborist report (Aboricultural Impact Statement from Ross Jacksons Natureworks dated 29 March 2021) OR provide a separate existing tree plan and schedule. Specific reference must be made to the Tree Management Plan & Specifications (prepared by Jacksons Nature Works dated 8 October 2021) for tree branch protection of the Fig Tree within north western corner of Monro Park.

ii) Tree Protection Zones (TPZ) / the location of tree protective fencing must be shown on plan for all existing trees and/or natural site features to be retained and protected.

iii) Provide minimum soil depths in planter boxes as follows:

- 900mm for small trees and tall shrubs.
- 600mm low shrubs.
- 450mm grass and ground covers.

iv) In the Communal Open Spaces (COS) provide all-weather cover over the entry door, understorey planting and furniture. Furniture on roof or podium terraces must be fixed to meet BCA requirements.

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

Notes:

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

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

B. Prior to Occupation/Occupation Certificate

The landscape works must be completed in accordance with the approved Landscape Plan and amendments required by 'A' above by persons with a minimum AQF Level III certification in Horticulture or Landscape Construction.

A Final Landscape Inspection must be carried out and a certificate issued by Council's landscape officer prior to occupation or the issue of an Occupation Certificate. This certificate is required to ensure that all tree protection measures, landscaping works, replacement tree planting and the deep soil percentage requirements have been carried out in accordance with 'A' above and other conditions within this consent, that all new indigenous plants on the site and within the road reserve are the correct species and that all trees planted within the road reserve are in accordance with the detailed road frontage design where it forms part of the Roads Act Consent.

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

C. Ongoing

All landscaping works required by 'A' above must be maintained for 12 months following the final landscape inspection date. Trees required by this condition must be maintained and protected until they are covered by Council's Controls for Preservation of Trees and Bushland Vegetation (SSCDCP 2015 Chapter 39).

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

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

Sutherland Shire Council Nursery

345 The Boulevarde, Gymea

Ph: 02 9524 5672

25. Tree Retention and Protection (ENV2040)

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

A. Before Works

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

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

All trees not approved for removal must be protected by the following measures:

i) To preserve the Fig trees numbered 1 and 2 within Monro Park, the demolition and construction works are to be carried out according to both the Tree Management Plan by Ross Jackson's Nature Works dated the 8 October 2021 and the *Level 1 - Fig Encroachment* and *Section - Hoarding Fig Tree* drawings prepared by Innovate Architects received 8 November 2021.

ii) The Supervising Arborist is to meet with the builder, the demolition contractor, the scaffolding contractor and Councils preferred Pruning/Arboricultural Contractor to identify the limitations of the specific pruning at the time of site establishment and prior to demolition works being initiated.

iii) The pruning specified and as shown in the Tree Management & Specification Plan by Jackson Nature Works on plates 4, 5 and 6 of the report are not to be relied upon as it is excessive. Prior to the release of the Construction Certificate, revised pruning plates are to be provided for Council approved pruning contractor showing the revised and minimised pruning locations at the appropriate distances from Tree 1's trunk and the building's facade.

iv) All branch pruning and branch tie backs are to be undertaken by the Council's contract arborist or the Supervising Arborist and are not to be undertaken by any other site contractors. All pruning work must be in accordance with AS 3473 The Amenity Tree Pruning Standard, with all pruning cut wounds minimised in size where ever possible.

v) Protective fencing constructed of 1.8m high chain wire mesh supported by robust posts must be installed in accordance with the approved Arborist report prepared by Jacksons Nature Works dated 8 October 2021. Signage must be erected on the fence with the following words clearly displayed "TREE PROTECTION ZONE, DO NOT ENTER".

vi) The tree protection zone within the protective fencing must be mulched with a maximum depth 75mm of suitable organic mulch (woodchips or composted leaf chip mulch) and kept regularly watered for the duration of the works subject to this consent.

vii) No development or associated activity is permitted within the fenced tree protection zone for the duration of works subject to this consent. This includes vehicular or pedestrian access, sheds, washout areas, excavations, backfilling, installation of services (including stormwater), removal of top soil, stockpiling of soil or building materials.

viii) Where site access/egress is required over the roots of trees identified for retention and protection, provide hardwood rumble boards over a 200mm thick layer of wood chip.

ix) Where it is impossible to install protection fencing to the full extent of the specified Tree Protection Zone- install trunk and branch boarding protection as shown in Figure 4 of the Australian Standards AS4970- Protection of Trees on Development Sites (Page 17).

B. During Works

i) The tree protection measures detailed in 'A' above must be maintained during construction.

ii) The supervising Consulting Arborist must be present during any approved or additional canopy pruning, hand excavation or under boring works within the Tree Protection Zone (TPZ) of any tree identified for retention and protection and have the authority to direct works to ensure the trees long term preservation.

iii) The supervising Consulting Arborist must strictly supervise that there is no disturbance or severing of roots greater than 50mm diameter and to cleanly cut those roots between 10-50mm in diameter.

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

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

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

C. Before Occupation

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

26. Potential Contaminated Land - Unexpected Finds

A. During Construction

If unexpected soil and/or groundwater contamination is encountered during any works; all activities associated with that work must cease and the situation promptly evaluated by an

appropriately qualified, experienced and certified environmental consultant.

The contaminated soil and/or groundwater must then be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) guidelines.

B. Prior to Recommencement of Works

If unexpected contaminated soil or groundwater is treated and/or managed onsite following 'A' above; the environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines.

The verification documentation must be provided to the satisfaction of the Principal Certifying Authority and a copy provide to Sutherland Shire Council, Environmental Assessment Officer prior to recommencement of works.

Note: In all cases, the environmental consultant must be certified by one of the following certification schemes:

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

27. Management of Groundwater - Construction Dewatering

A. Before Commencement and issue of Construction Certificate

The applicant must apply for and receive a Water Supply Works Approval and a Water Access Licence (WAL), or appropriate exemptions from WaterNSW prior to the commencement of any works and prior to the issue of any construction certificate.

Copies of the Water Supply Works Approval, Water Access Licence or appropriate exemptions must be submitted to the satisfaction of Principal Certifying Authority and copies provided to Sutherland Shire Council, Environmental Assessment Officer prior to the commencement of any works and prior to the issue of any construction certificate.

Note 1: Additional information may be requested by WaterNSW or other regulatory agencies as part of the construction dewatering approval and licencing process.

B. During Works

Construction dewatering must be managed in accordance with the requirements of the following, under the supervision of an appropriately qualified, experienced and certified environmental consultant:

(i) Approvals or Licences issued by WaterNSW

(ii) Construction Dewatering Management Plan

(iii) Sutherland Shire Council "Environmental Specification - Environmental Site Management 2007".

(iv) Sutherland Shire Council "Environmental Specification - Stormwater Management 2009"

(v) Australian & New Zealand Guidelines for Fresh & Marine Water Quality, 2018

(vi) Managing Urban Stormwater, Soils and Construction, Volume 1, 4th Edition, 2004, Landcom.

(vii) Discharge to Council's stormwater drainage system must have a pH of between 6.5 and 8, and must not exceed a suspended sediment concentration of 50mg/L.

Note 2: In all instances, the environmental consultant must be certified by one of the following certification schemes:

- EIANZ 'Certified Environmental Practitioner' scheme (CEnvP).
- Soil Science Australia 'Certified Professional Soil Scientist' scheme (SSA CPSS).

Note 3: The applicant must adhere to any additional conditions or requirements imposed by WaterNSW throughout the development.

28. Management of Site Soil / Fill Material (ENV3011)

A. During Works

i) Disposal of site soils

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

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

ii) Reuse of soils

Any existing soils excavated to be reused on the site must be assessed by an appropriately qualified, skilled and experienced environmental consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013) and any relevant guidelines approved under *the Contaminated Land Management Act 1997;* to verify that the material is suitable for the intended land use, prior to reuse.

Any soils not suitable for the intended land use must be removed from site and disposed of in accordance with i) above.

iii) Importation of fill material

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

Prior to placing any fill material on the site, appropriate waste classification/ certification documentation that verifies the material is VENM or complies with the requirements of the relevant Resource Recovery Exemption, including ENM, must be provided to the satisfaction of the Principal Certifying Authority (PCA).

Note: In all instances, the environmental consultant must be certified by one of the following certification schemes:

- EIANZ 'Certified Environmental Practitioner' scheme (CEnvP).
- Soil Science Australia 'Certified Professional Soil Scientist' scheme (SSA CPSS).

29. Potential Contaminated Land - Unexpected Finds

A. During Construction

If unexpected soil and/or groundwater contamination is encountered during any works; all activities associated with that work must cease and the situation promptly evaluated by an appropriately qualified, experienced and certified environmental consultant.

The contaminated soil and/or groundwater must then be managed under the supervision of the environmental consultant, in accordance with relevant NSW Environment Protection Authority (EPA) guidelines.

B. Prior to Recommencement of Works

If unexpected contaminated soil or groundwater is treated and/or managed onsite following 'A' above; the environmental consultant must verify that the situation was appropriately managed in accordance with relevant NSW EPA guidelines.

The verification documentation must be provided to the satisfaction of the Principal Certifying Authority and a copy provide to Sutherland Shire Council, Environmental Assessment Officer prior to recommencement of works.

Note: In all cases, the environmental consultant must be certified by one of the following certification schemes:

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

30. Cleanliness and Maintenance of Food Preparation and Storage Areas (HLT3005)

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation and storage areas:

A. Design

The food preparation and storage area/s must be designed in accordance with;

i) Food Act 2003.

ii) Food Regulation 2015.

iii) Food Safety Standards 3.1.1, 3.2.2 and 3.2.3.

iv) AS 4674 - 2004 (Design, construction and fit-out of food premises).

v) Sydney Water Corporation - Trade Waste Section.

vi) Protection of the Environment Operations (Clean Air) Regulation, 2002.

vii) AS 1668.1 2015.

viii) AS 1668.2 2015.

B. Before Construction

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

C. Before Occupation

i) Prior to the occupation of the premises or the issue of an Occupation Certificate, certification must be provided from a suitably qualified person that all work in connection with the occupation or use of the premises for the preparation, display and storage of food has been carried out in accordance with the terms of the development consent.

ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for the food business.

31. Garbage, Recycling and Waste Storage Area (HLT3015)

To ensure the proper storage of waste from the premises:

A. Design

The garbage and recycling storage area must have:

i) A smooth impervious floor that is graded to a floor waste. All waste water must be discharged to the sewer in accordance with the requirements of Sydney Water.

ii) A tap and hose to facilitate the regular cleaning of the bins

All Garbage bins must be designed to prevent the escape of any liquid leachate and must be fitted with a lid to prevent the entry of vermin.

B. Before Construction

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

C. Before Occupation

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

D. Ongoing

All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

32. External Lighting - (Amenity) (HLT3025)

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

A. Design

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

B. Ongoing

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

33. Noise Control - Design and Operation (General Use) (HLT4010)

To minimise the impact of noise from the development, the use of the premises and all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems:

A. Design

The use of the premises and all plant and equipment must be designed and / or located so that the noise emitted does not exceed an LAeq sound pressure level of 5dB above the ambient background level when measured at the most affected point on or within any residential property boundary.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

C. Ongoing

All plant and equipment must be operated and maintained in accordance with 'A' above.

34. Noise Control - Design of Plant and Equipment (Continual Operation) (HLT4020)

To minimise the impact of noise from the development, all sound producing plant, equipment, machinery, mechanical ventilation systems and / or refrigeration systems:

A. Design

All plant and equipment must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary.

The Project Specific Noise level must be the most stringent noise level of the Intrusive and Amenity criteria and be calculated in accordance with the provisions of the NSW Environmental Protection Authority Noise Policy for Industry 2017.

Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

D. Ongoing

All plant and equipment must be operated and maintained in accordance with the 'A' above.

35. Noise and Vibration Control - Residential Car Park (HLT4060

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

A. Design

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

B. Before Occupation

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

36. Building Ventilation (HLT5005)

To ensure adequate ventilation for the building:

A. Design

The building mechanical and / or natural ventilation systems must be designed, in accordance with the provisions of:

i) The Building Code of Australia;

ii) AS 1668.1 2015;

iii) AS 1668.2 2012;

iv) The Public Health Act - 2010;

v) The Public Health Regulation 2012;

vi) AS 3666.1 -2011;

vii) AS 3666.2 -2011; and

viii) AS 3666.3 -2011.

B. Before Construction

Details of compliance with “A” above must form part of the documentation accompanying the application for a Construction Certificate.

C. Before Occupation

i) Prior to the occupation of the building or the issue of any Occupation Certificate certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with ‘A’ above.

ii) Occupation of the premises must not occur until a registration application has been submitted to Council's Environment and Health Regulation Department for any cooling tower / warm water system

D. Ongoing

The ventilation system must be operated and maintained in accordance with ‘A’ above.

37. Car Park Ventilation - Alternate System (HLT5010)

To ensure adequate ventilation for the car park:

A. Design

As the basement car-park does not appear to comply with the natural ventilation requirements of Section 4 of Australian Standards AS1668.2 -2012, the car-park must be either mechanically ventilated by a system complying with AS1668.2 -2012 or alternatively, the natural ventilation system must be certified by a qualified mechanical ventilation engineer to the effect that the system is adequate. The certification shall confirm that the system will protect the health of occupants of the car park at any time it is used and satisfies the atmospheric contaminate exposure rates specified in the Worksafe Australia document: Workplace Exposure Standards for Airborne Contaminants.

B. Before Construction

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

C. Before Occupation

Prior to the occupation of the building or the issue of any Occupation Certificate certification must be provided by a qualified mechanical ventilation engineer that the installation of the ventilation system has been carried out in accordance with ‘A’ above.

D. Ongoing

The ventilation system must be operated and maintained in accordance with ‘A’ above.

38. Demolition Work (HLT5015)

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

A. Before Commencement

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

B. During Works

i) The demolition of the existing building must be carried out strictly in accordance with Australian Standard 2601 - The Demolition of Structures.

ii) The applicant must ensure that the demolition contractor has a current public risk insurance coverage for a minimum of $5 million. A copy of the Policy must be submitted to the Council prior to demolition.

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

a) Work Health and Safety Act 2011;

b) Work Health and Safety Regulation 2017;

c) Safe Work Australia Code of Practice - How to Manage and Control Asbestos in the Workplace;

d) Safe Work Australia Code of Practice - How to Safely Remove Asbestos;

e) Protection of the Environment Operations Act 1997; and

f) Protection of the Environment Operations (Waste) Regulation 2014.

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

39. Air conditioning Unit Requirements

To improve the appearance of the roof when viewed from surrounding properties, the air conditioning units are to be relocated on the roof or to another location on the building:

A. Design

The air conditioning units are to be relocated and grouped within the northern half of the roof towards the lift over run. If acoustic screens are required, the air conditioning units are to be relocated to another level of the building. In which, the air conditioning units must be designed and / or located so that the noise emitted does not exceed the Project Specific Noise level when measured at the most affected point on or within any residential property boundary. The Project

Specific Noise level must be the most stringent noise level of the Standard Conditions - Version 2013 101 First Release - June 2013 Updated 22 February 2021 Intrusive and Amenity criteria and be calculated in accordance with the provisions of the NSW Environmental Protection Authority Noise Policy for Industry 2017. Note: The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

B. Before Construction

Details of the acoustic attenuation treatment required to comply with 'A' above, must be prepared by a qualified acoustic engineer. These details must accompany the application for a Construction Certificate.

C. Before Occupation

Prior to the occupation of the development or the issue of any Occupation Certificate certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures has been carried out in accordance with 'A' above.

D. Ongoing

All plant and equipment must be operated and maintained in accordance with the 'A' above.

40. Dilapidation Report - Adjoining Properties (ORD1005)

To assist in the resolution of any future disputes about damage to properties adjoining the development site.

A. Before Works

Prior to commencement of any work on site the Applicant or principal contractor must provide dilapidation reports on the adjacent buildings at Nos 136 & 146 Cronulla Street, including any basements and ancillary structures. The reports must be provided to the Principal Certifier and to the owners of the properties that are the subject of the report.

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

41. External Walls and Cladding Flammability (ORD4016)

A. Design

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

B. Before Construction

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

C. Before Occupation

Prior to the occupation of the development, or the issue of any Occupation Certificate,

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

42. Certification Requirement of Levels (ORD4035)

A. During Construction

At the following stages of construction:

i) Prior to the pouring of each floor or roof slab,

ii) Upon completion of the roof frame.

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

B. Before Occupation

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

43. Sydney Water Requirements & Section 73 Compliance Certificate (for Dual Occs) (ORD4040)

A. Before Any Works

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

Please refer to the web site www.sydneywater.com.au.

B. Before Occupation / Subdivision Certificate

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

Sydney Water Advice on Compliance Certificates:

Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. Please make early contact with the Coordinator, since building of water / sewer extensions can be time-consuming and may impact on other services as well as building, driveway or landscaping design.

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

44. Dial Before You Dig (ORD4050)

A. Before Construction

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

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

45. Noise Control and Permitted Hours for Building and Demolition Work (ORD5005)

A. General

To manage noise impacts upon the surrounding properties and occupants, demolition, excavation, or construction activities must be managed in accordance with the NSW Department of Environment and Climate Change (now Environment Protection Authority). Interim Construction Noise Guideline (ICNG) 2009 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

B. Before Excavation

Prior to any excavation works involving rock breakers and similar earthmoving equipment, the builder must notify in writing all property owners/tenants within a minimum of 20m of all boundaries of the development site of the works being undertaken, a minimum of 7 days prior to the commencement of such works. The notification must provide details of the type of work being carried out, the time of day, its anticipated duration and a contact number to log any complaints or to make enquiries.

C. During Works

To minimise the noise impact on the surrounding environment, all building and demolition work must be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 3.00pm Saturdays. No work is permitted on Sundays and Public Holidays.

46. Toilet Facilities (ORD5010)

A. During Works

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

Each toilet must:

i) be a standard flushing toilet connected to a public sewer, or

ii) have an on-site effluent disposal system approved under the Local Government Act 1993, or

iii) be a temporary chemical closet approved under the Local Government Act 1993.

47. Street Numbering and Provision of Letter Box Facilities (ORD6005)

A. Before Occupation

i) Street / unit / shop numbers must be clearly displayed.

ii) Suitable letterbox facilities must be provided in accordance with Australia Post specifications and AS4253.

iii) The tenancies must have the following street address format:

- The site must be known as 140 Cronulla Street, Cronulla
- Tenancy 1 must be known as 1/140 Cronulla Street, Cronulla
- Tenancy 2 must be known as 2/140 Cronulla Street, Cronulla
- Tenancy 3 must be known as 3/140 Cronulla Street, Cronulla
- Tenancy 4 must be known as 4/140 Cronulla Street, Cronulla
- Tenancy 5 must be known as 5/140 Cronulla Street, Cronulla
- Tenancy 6 must be known as 6/140 Cronulla Street, Cronulla
- Tenancy 7 must be known as 7/140 Cronulla Street, Cronulla

48. Car parking Areas (ORD7015)

A. Ongoing

To ensure that the car parking area satisfies the demands of the development:

i) it must be made available on an unrestricted basis and free of charge at all times for employees' and visitors' vehicles

49. Car Parking Allocation (ORD7020)

A. Before Subdivision

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

Visitor parking facilities and/or car wash bays must be designated as common property on any strata plan.

Parking must be allocated on the following basis:

- Loading/servicing: 1 HRV spaces
- Tenancy 1 must have 17 spaces
- Tenancy 2 must have 12 spaces
- Tenancy 3 must have 6 spaces
- Tenancy 4 must have 6 spaces
- Tenancy 5 must have 8 spaces
- Tenancy 6 must have 4 spaces
- Tenancy 7 must have 4 spaces

50. Loading and Unloading (ORD7035)

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

A. Ongoing

All loading and unloading of vehicles must be carried out within the site and not from the public roadway. All service/delivery vehicles must enter and leave the site in a forward direction.

51. Hours of Operation (ORD8020)

A. Occupation

- The hours of operation for the ground and first floors of the building are 8.00am to 6.00pm.
- The hours of operation for the commercial premises (including external terraces) on Level 2 are between 8.00am and 6.00pm.
- Levels 3 to 6 are to be used as office premises only as defined within Sutherland Shire Local Environmental Plan 2015. The hours of operation for the office premises (including external terraces) is 8.00am to 6.00pm.

52. (ORD9001)Sydney Water Requirements (for Dual Occs) (ORD4040)

A. Prior to Construction

Prior to the issue of any construction certificate, all Sydney Water requirements must be satisfied and the plans endorsed. Any construction activities including but not limited to earthworks and excavation within the subject properties MUST NOT commence/be permitted until Sydney Water requirements are met and the proposal is endorsed by Sydney Water via Letter of Conditions. Compliance with Sydney Water requirements is critical as the development is proposed to be constructed over critical trunk infrastructure that serves the population in Cronulla and surrounding suburbs. A copy of the endorsed plans must be provided to the Principal Certifier and form part of the construction certificate application.

APPENDIX 'B'

An assessment of the proposal against the ADG design criteria

Apartment Design Guide (ADG) –Building Key Design Criteria			
Objective	**Design Criteria**	**Proposal**	**Complies**
2F Building Separation	Minimum required separation distances for buildings are: Up to 12m (4 storeys) • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms Up to 25m (5-8 storeys) • 18m between habitable rooms/balconies • 12m between habitable and non habitable rooms • 9m between non-habitable rooms • *(Clause 2F of the ADG states 'when measuring the building separation between commercial and residential uses, consider office windows and balconies as habitable space and service and plant areas as non-habitable.')*	<u>*Eastern setback*</u> <u>*Levels 1 and 2*</u> 13m <u>*Level 3*</u> 14.65m <u>*Level 4*</u> 14.86m to building edge 16.8m min to useable space <u>*Level 5*</u> 21.38m to building edge <u>*Level 6*</u> 26.81m to building edge	 Yes Yes No No Yes Yes

APPENDIX 'C'

SSDCP 2015 Compliance Table

Sutherland Shire Development Control Plan 2015 **Chapter 19 "B3 Commercial Core Cronulla"**			
Centre Aims			
1.	Encourage redevelopment of older buildings in Cronulla Centre while maintaining adequate solar access to public places and existing dwellings, protecting heritage items and retaining the relaxed beachside ambience and amenity of the centre.	The proposal is to develop older buildings to accommodate a new commercial building. The development will overshadow the northern end of Monro Park.	Yes
2.	Balance the need to protect the amenity of existing and future residents with the economic requirement to encourage business and tourism in Cronulla.	The proposal is for a commercial building comprising food and drink premises, commercial and office premises.	Yes
3.	Enhance the vitality of the streets in the centre by creating additional outdoor café and dining opportunities in appropriate locations.	The ground and first floor to accommodate food and drink premises in the future.	Yes
4.	Improve the pedestrian experience and useability of the centre by improving centre permeability and connectivity, especially the east-west connections between Gunnamatta Bay, the railway station and the beach.	The proposal will maintain the existing pedestrian link from Cronulla Street east to Cronulla Park and beach.	Yes
5.	Improve the useability and appearance of the centre by creating a comfortable and attractive pedestrian environment.	The proposal will maintain the existing pedestrian link from Cronulla train station along Beach Park Avenue to the beach.	Yes
6.	Improve the appearance and amenity of the centre and strengthened street tree planting and improvements to landscaping.	Two large fig trees to be retained in Monro Park.	Yes
7.	Provide the needs of older people through more accessible housing, improved civic spaces, and good accessibility to shops, businesses and public transport.	The building has been designed to be accessible to all levels of the building.	Yes
8.	Encourage high quality architectural design in development that is appropriate to the scale and character of the difference areas of the centre.	The height and scale is consistent with the desired future character for the area. The design has been considered by the Design Review Forum.	Yes
9.	Facilitate a sensible transition between new developments and heritage items in order to give them prominence in the centre and ensure their long term protection.	New works are not proposed within Monro Park. The two fig trees within the park are to be retained with the development.	Yes
4. Streetscape and Built Form			
4.2.1	Development must comply with the relevant building envelope where shown on the Design Guidelines for Specific Sites.	Elements of the building sit outside of the BEP, predominantly the terraces however fairly consistent with BEP.	See Asesse ment section of report
4.2.2	Where a development is proposed with a building envelope which varies from the Design Guidelines for Specific Sites, the applicant must demonstrate that the outcomes from the development are as successful, or better than those that would be achieved under the Design Guideline for the Specific Site in relation to:	The intent of the BEP is to minimise overshadowing on Monro Park. The overshadow plans demonstrate that overshadowing slightly increases to the west and south, however slightly reduced to the east and is acceptable.	Yes
	a.The buildings compliance with SEPP 65 including solar access, building separation and residential amenity.	The proposal is for a commercial development only. Separation distances to residential development along Surf Lane is	Yes

	(Clause 2F of the ADG states 'when measuring the building separation between commercial and residential uses, consider office windows and balconies as habitable space and service and plant areas as non-habitable.')	acceptable.	
	b.Whether the surrounding land will be able to achieve its full development potential without compromising its ability to meet SEPP 65.	The northern wall is consistent with the BEP.	YEs
	c.Whether solar access to footpaths, open space or the public domain is compromised.	The overshadow plans demonstrate that overshadowing from the building is acceptable.	Yes
	d.Whether the proposed development is as successful in terms of its transitional relationships to surrounding development, and in particular any heritage items in the vicinity of the site.	The proposal is consistent with the permitted building height and BEP plan and therefore is acceptable.	Yes
4.2.4	Building design must have minimal impact on the extent of solar access to Cronulla Mall in mid-winter.	The proposal is consistent with the permitted building height and BEP plan and therefore is acceptable.	Yes
4.2.5	Development must be designed and sited so that it addresses the street and must have a clearly identifiable entry.	The building has been designed with an entrance and glazing to Cronulla Street and addressing Beach Park Avenue.	Yes
4.2.6	Development on Cronulla Street must maintain prime retail space to the Cronulla Street Frontage.	The building has been designed with an entrance and glazing to Cronulla Street	Yes
4.2.7	Development should acknowledge the establish rhythm and scale of existing shopfronts/ small lot subdivisions in vertical façade proportions.	Information provided shows development to the north.	Yes
4.2.8	The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.	The building form has been designed with articulation to the west, south and east. A blank wall is proposed to the north to be finished with pre cast concrete walls.	Yes
4.2.9	Where development has two or more frontages, vehicular access shall be from the lowest order road. Vehicular access is to be from a rear lane where such is provided.	Vehicular access is from Surf Lane.	Yes
4.2.10	Highly reflective materials are not acceptable for roof or wall cladding.	The north elevation is to be finished with pre case walls.	Yes
4.2.11	Where a basement car park extends above the natural ground level, it is to be designed to ensure that podiums and vehicular entries do not dominate the overall design of the building or streetscape. Basements and podiums are to be integrated into the architectural design of the building. Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building.	Basement designed to be concealed underground.	Yes
4.2.12	Development should contribute to a comfortable pedestrian environment with improvement to signage, lighting, planting, awning cover and seating, where appropriate. Frontage works are to be designed and constructed in accordance with Council's Public Domain Design Manual. Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building.	Acceptable	Yes
4.2.14	Where a development has a blank end wall, it is to have a high quality finish that makes a positive contribution to the appearance of the centre, should it potentially remain exposed in the long term.	A blank wall is proposed to the northern boundary to be finished with pre cast concrete panels.	Yes
4.2.15	Residential flat building, shop top housing, commercial premises or industrial development must include the replacement of existing local	No objection raised from Ausgrid	Yes

	distribution power lines and other utilities with subsurface utilities and the provision of new street lighting to meet the requirements of the Public Domain Design Manual.		
4.2.16	Where there are power lines which are not being undergrounded or bundled, street tree planting will only be required if they can be located 2m away from the wires. Where power lines are bundled, suitable trees can be planted underneath the bundled wires.	No objection raised from Ausgrid	Yes
5. Design Guidelines for Specific Sites			
Beach Park Avenue (Opposite Monro Park)			
Figure 2: Wholly Commercial Built Form Plan			
			
GD	10m height fronting Cronulla St and Beach Park Avenue	Nil ground and first floor levels (10m to top of planting on level 2)	Yes
	Cronulla Street Setback 8m from Cronulla Street to 25m building section	*Level 2* Nil to planter 5.2m to terrace 7.15m to façade (stairs) 9.35m to façade (commercial) *Level 3* 6.2m to planter 7.45m to terrace 7.15m to façade (stairs) 9.35m to façade (office) *Level 4* 6.53m to terrace 7.15m to façade stairs/ planter 9.35m to façade (office) *Level 5* 6.805m to planter	 No No Yes No No No Yes No No Yes No

		8m terrace 7.15m to façade (stairs) 9.35m to façade (office) *Level 6* 6.8m to terrace 7.15m to façade stairs / planter 9.35m to façade (office)	No No Yes No No Yes
	Setback 3m / Beach Park Avenue 10m height	*Ground and First Floors* Nil (food and drink premises) *Level 2* Nil to planter 3.2m to terrace 5.35m to façade (commercial)	 No No Yes Yes
	Setback 6m / Beach Park Avenue 16m height	*Level 3* 1.875 to terrace 2.205m to planter 5.35m to façade (office)	 No No No
	Setback 12m / Beach Park Avenue 17m height	*Level 4* 2.925m min terrace/planter 6.35m to façade office (western end) 12.35m to façade office (eastern end)	 No Yes Yes
	Setback 14.5m / Beach Park Avenue 21m height	*Level 5* 3.775m to terrace (western end) 9.8m to planter (eastern end) 6.35m to façade office (western end) 16.635m to façade (office)	 No No Yes Yes
	Setback 6m / Beach Park Avenue 25m height	*Level 6* 3.795m to terrace (western end) 14m to terrace (eastern end) 6.35m to façade (office)	 No No Yes
	Setback 3m / Surf Lane 10m and 16m height	*Ground* 3m to back of house *Levels 1* 3m to façade (food and drink premises) *Level 2* 3m to planter 5m to balcony 7m to façade (commercial) *Level 3* 4.65m to planter. 4.86m to terrace 7m to façade (office)	 Yes Yes Yes Yes Yes Yes Yes Yes
	Surf Lane 17m height	*Level 4* 4.86m to planter 6.8m to terrace 13.3m façade (office)	 No No Yes
	Surf Lane 21m height	*Level 5* 11.305m to planter 13m to terrace 19.49m to façade (office)	 Yes No Yes
	Surf Lane	*Level 6* 16.815m to planter 17.95m to terrace 32.66m to façade (office)	 No No Yes
1.	3m setback at ground level to Surf Lane to facilitate safe pedestrian and vehicular for back of house functions.	3m	Yes
2.	3m setback at ground level to Beach Park Avenue for 50% of the frontage to facilitate pedestrian	Complies	Yes

	amenity and ease of access between public and private spaces.		
3.	Maintain prime retail to the Cronulla Street frontage and Beach Park Avenue (Cronulla Centre Active Street front Map).	*Ground floor* Main entry from Cronulla Street to the building providing access to the upper levels and food and beverage premises. Pedestrian access to the ground floor from Beach Park Avenue provided.	Yes
4.	Preserve solar access to Monro Park.	The overshadow plans demonstrate that overshadowing slightly increases to the west and south, however slightly reduced to the east and is acceptable.	Yes
5.	Improve public domain frontage to the Cronulla Street, Surf Lane and Beach Park Avenue frontages with active uses, landscaping and pedestrian areas in accordance with the Public Domain Design Manual.	The proposal will provide active frontages to Cronulla Street and Beach park Avenue. Surf Lane dedicated to vehicular access and loading to allow for servicing of the building.	Yes
6.	Preserve significant trees and vegetation in Monro Park.	Two Fig Trees within the north western corner of Monro Park to be retained with the development.	Yes
6. Amalgamation Requirements			
6.2.1	Redevelopment of land identified in the Cronulla Amalgamation Map as being subject to an amalgamation requirement, is to follow the identified amalgamation pattern.	Complies	Yes
6.2.2	20m minimum site width	22.55m Cronulla St 22.57m Surf Lane	Yes
	a.provide for required parking on the site, usually in an underground car park, that allows for vehicles to leave in a forward direction;	Basement designed requiring vehicles to enter/exit in a forward direction.	Yes
	b.provide appropriate access and servicing facilities, loading, storage and waste management areas;	Loading and unloading for the development including waste collection is proposed from a loading area within at the rear of the building from Surf Lane.	Yes
	c.respond to the local context	The development is for a Commercial building within a commercial zone and is generally consistent with the BEP..	Yes
	Development sites with site frontage width less than 20m may not allow for the full FSR to be realised.	The frontage is greater than 20m.	Yes
7. Road Widening			
7.2.1	Road widening is required in accordance with the road widening plan for any new development proposed on the lots identified in the road widening map.	Road widening is not proposed with the development.	Yes
8. Street Setbacks			
8.2.1	Unless specifically identified in the Cronulla Building Envelope Plan and Design Guidelines for Specific Sites the first two storeys of new development must have a nil setback to the street.	The site is specified in the Building Envelope Plan of the Design Guidelines for Specific Sites.	See Clause 5 above
8.2.2	Unless specifically identified in the Cronulla Building Envelope Plan or the Cronulla Centre Upper Level Setbacks Map, new development of greater than two storeys, shall have a two storey wall height (10m) to an active frontage, and a minimum setback of 4m for the upper storeys, above the two storey wall height.	The site is specified in the Building Envelope Plan of the Design Guidelines for Specific Sites.	See Clause 5 above
9. Side and Rear Setbacks			
9.2.1	Unless specifically identified in the Cronulla Potential Built Form Plan, Cronulla 'Specific Site'	The site is specified in the Building Envelope Plan of the Design Guidelines for Specific	See Clause

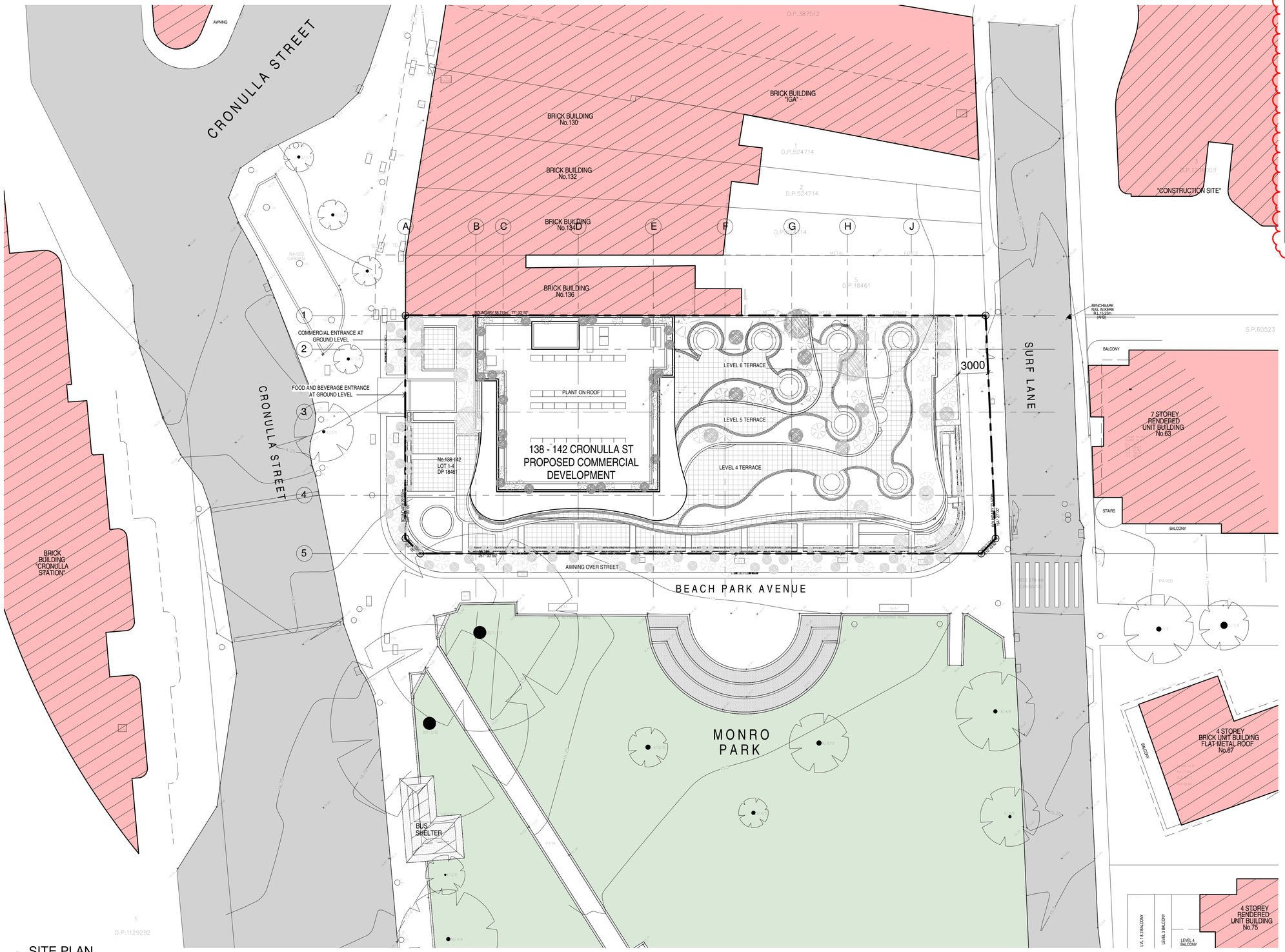
	guidelines, or a clause, a nil setback to side and rear boundaries is permitted.	Sites.	5 above
	However, where new development adjoins or is across the road from residential zone, open space or school where it is likely to remain as a standalone building, side and rear setbacks will be assessed on merit, having regard to the impacts on residential amenity of both the neighbouring buildings and the future residents of the proposed building, and the design quality of the building. A setback and or a reduction in the height and scale will be necessary to achieve acceptable transition in building forms where amenity would be unreasonably compromised by a nil setback and a blank façade. Applications will be assessed depending on the specific context of the site. The early presentation of a design to the Design Review Forum is recommended in such circumstances.	The eastern side of Surf Lane is zone B3 Commercial. Development to the north east of Beach Park Avenue is mixed commercial residential and development south east of Beach Park Avenue to Laycock Avenue is residential only. Separation has been considered in the assessment.	Yes
9.2.2	Where an active street frontage is required on the Active Street Front Map, nil boundary setbacks are required for all ground floor uses to allow for the provision of continuous awnings over public footpaths.	Compliant with active street frontages plans.	Yes
9.2.3	Building separation for residential uses should be in accordance with SEPP 65 and the Apartment Design Guide.	See ADG table for separation between the development and residential development to the east.	Yes
10. Landscape			
10.2.1	Existing street trees in good health are to be retained and protected.	Two fig Trees within Monro Park are to be retained with the development.	Yes
10.2.2	Where planting is proposed on podiums, roof tops or within planter boxes, the space to be planted must be designed and constructed to contain a minimum of 600mm of soil depth. Less soil depth will only be accepted when a high quality alternative solution is provided.	Landscape plan provided and considered acceptable.	Yes
10.2.3	Where a ground floor setback is required, the setback shall provide indigenous trees capable of complementing the scale of the development.	No trees are proposed on the ground floor.	Yes
10.2.4	Where planting is proposed on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space to be planted must be designed and constructed to contain a minimum soil depth.	Landscape plan provided and considered acceptable.	Yes
10.2.5	Where trees are proposed on roofs or planter boxes an area of 3m x 3m per tree must be provided.	Landscape plan provided and considered acceptable.	Yes
10.2.6	Appropriate paving must be provided to driveways, walkways, entries, fire egress points garbage bin enclosures, letter boxes, clothes lines and under pergolas.	Public domain works will be in accordance with Council's policy.	Yes
11. Active Frontages			
11.2.1	Active frontages at footpath level are to be provided in accordance with the Cronulla Centre Active Street Front Map.	Active – Cronulla St and Beach Park Avenue Semi active – Surf Lane	Yes Yes
11.2.2	Active frontages must be assured by orienting openings to the public domain.	Building designed with openings addressing both Cronulla Street and Beach park Avenue.	Yes
11.2.3	Active frontages must be at footpath level along the full length of the building frontage. This may require the floorplate of development to step up/down with the topography to ensure that the floor level of the active frontage is at footpath level.	Building designed with accessible entry from Cronulla Street and Beach Park Avenue.	Yes
11.2.4	Places indicated on the map as semi-active are locations where active commercial premises or retain frontages are preferred but need not be	The rear of the site to Surf Lane is shown as a semi active frontage. This area is dedicated to vehicular access and a loading zone for	Yes

	continuous.	servicing of the building including waste removal.	
11.2.5	Vehicle entrances and service areas are not to be located in active street frontages.	Vehicle access from Surf Lane.	Yes
11.2.6	Continuous awnings must be provided along shop fronts and active street frontages. Awnings are to be designed to maintain street canopy trees that form part of the landscape character of the locality.	Awning provided along Cronulla St, Beach Park Avenue and Surf Lane.	Yes
11.2.7	Shop fronts are to be glazed to ensure visual interest, provide borrowed light and surveillance to the street.	The active frontages include glazing to Cronulla Street and Beach Park Avenue.	Yes
11.2.9	Driveways are not to be located in active street frontages.	Vehicular access is proposed from Surf Lane a semi active frontage.	Yes
12. Building and Site Layout			
12.2.1	New development shall incorporate passive solar building design, including the optimisation of sunlight access the minimisation of heat loss and energy consumption, to avoid the need for additional artificial heating and cooling.	Acceptable	Yes
12.2.2	All loading, unloading and manoeuvring of vehicles shall take place within the curtilage of the site, and vehicles are to enter and exit the site in a forward direction at all times.	A 3m setback is provided from Surf Lane and to be utilised as a loading zone.	Yes
12.2.3	Loading areas shall be located so as to avoid on-street loading and be freely available for use at all times.	A 3m setback is provided from Surf Lane and to be utilised as a loading zone within the site.	Yes
13. Shop Top Housing & Residential Flat Buildings			
	n/a		
14. Adaptable and Livable Housing			
	n/a		
15. Visual and Acoustic Privacy			
15.2.1	Locate, orientate and design new development to ensure adequate visual privacy between buildings, and between buildings and adjacent private open space.	The building form is located predominantly toward the western end of the site. Large terraces are proposed at the eastern end outside of the BEP. Revised plans were provided increasing planter boxes on the terraces to reduce useable areas. However an acoustic report was not provided addressing noise from these areas. The use of these terraces are to be restricted to the hours between 8.00am and 6.00pm.	Yes
15.2.2	Use building design to increase privacy without compromising access to light and air.	Planter boxes increased on the terraces to reduce useable areas.	Yes
15.2.3	All noise generating equipment such as air conditioning units, swimming pool filters, fixed vacuum systems and driveway entry shutters must be designed to protect the acoustic privacy of residents and neighbours. All such noise generating equipment must be acoustically screened. The noise level generated by any equipment must not exceed an LAeq (15 min) of 5dB(A) above background noise at the property boundary.	Air conditioning units are proposed on the roof without acoustic screening. A revised acoustic report was not provided demonstrating no acoustic screening was required. Condition recommended addressing this matter.	Yes
15.2.4	Residential development adjacent to a rail corridor or a busy road as identified on the Road and Rail Noise Buffer Map should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts. Refer to	Development is for a commercial building.	Yes

	State Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning's Development near Rail Corridors and Busy Roads – Interim Guidelines>		
16. Safety and Security			
16.2.1	Any design must demonstrate compliance with *Crime Prevention Through Environmental Design (CPTED)* guidelines.	See 'Assessment Section' of the report.	Yes
17. Parking			
17.2.1	Car Parking 1/30m^2 car parking spaces Food and drink premises	56 car parking spaces	
	1/30m^2 car parking spaces Commercial and Office premises (Office space 8am to 6pm)	81 car parking spaces	
	Total *(137 car parking spaces required)*	57 car parking spaces provided	No
17.2.3	Motorcycle parking 1/25 car parking spaces 57 spaces / 2 spaces required 137 car spaces / 5 spaces required	4 spaces	Yes
17.2.4	Bicycle parking 1/10 car parking spaces for first 200 car spaces 57 car spaces / 6 spaces required 137 car spaces / 14 spaces required	21 spaces	Yes
17.2.7	Where the car parking requirement is expressed as a minimum number of spaces the development shall not provide less spaces than that minimum.	57 spaces provided	No
12.2.9	Where a development proposal contains two or more land uses the parking requirement shall be the sum of parking required for the individual land uses.	57 spaces provided	No
12.2.10	Where a proposed development comprises two or more land uses with different peak parking demands, the total requirement may be reduced such that the peak demand is met at any one time where supported by a study by a suitably qualified traffic engineer.	57 spaces provided	No
18. Late Night Trading Premises			
	See Chapter 37: Late Night Trading of the DCP.	The site is identified as a high activity areas Monro Park to the south and residential development to the east is identified as intermediate activity area.	
	Office space	8am to 6pm	Yes
	Food and drink Premises High Activity Area: *Base:* 6am – midnight (indoor) 6am – 10pm (outdoor) *Extended:* 6am – 3am (indoor) 6am – midnight (outdoor)	7am to 10pm (not approved with consent) No acoustic report provided. Insufficient information provided to conclude whether acceptable. (use and fit out subject to a separate development application)	See 'Assessment Section' of the report.
19. Waste Management Requirements			
19.3.1	A waste storage area is to be provided for all developments to store bins for general waste and recyclables. The area must have sufficient space for the storage of garbage, recycling and green waste generated by the development.	Waste storage area provided within the basement.	Yes
19.3.3	The location and design of the waste storage area must not detract from the amenity of the development and the character of the streetscape.	Waste storage area provided within the basement.	Yes

19.3.4	The location of waste and recycling facilities must not impact on car parking or landscaping requirements of the development.	Waste storage area provided within the basement.	Yes
19.3.5	Waste and recycling facilities must be designed to prevent litter and contamination of the stormwater drainage system.	Conditions apply	Yes
19.3.6	Developments must be designed so that bins do not need to be wheeled more than 75 metres.	Bins are to be placed within 3m setback to Surf Lane for waste collection.	Yes
19.3.7	For wheeled bins, a kerbside garbage collection point must be nominated that has sufficient space where they will not pose a traffic hazard. Wheeled bins should not be placed near intersections, roundabouts, slow points or busy arterial roads, or take up more than 50% of the street frontage when presented in single file to the kerbside for collection, with adequate space between the bins to allow for collection (approximately 300mm).	Bins are to be placed within 3m setback to Surf Lane.	Yes
19.3.9	Must be in accordance with Sutherland Shire Council's Waste Collection Policy.	Waste to be collected a private contractor.	Yes
19.3.10	It is preferable for waste trucks to enter the site in a forward direction, but it is permitted for waste trucks to reverse onto a site, where design and site conditions make it safe to do so. It is never acceptable for a truck to reverse out of a site.	A loading zone is proposed within the 3m setback from Surf Lane. Access and manoeuvrability is acceptable.	Yes
19.3.11	The preferred location for storage areas/rooms at ground level is behind the building setback. The storage area must: i. be integrated into the overall building design and constructed of materials compatible with the new development; ii. be located in an area so as not to compromise the amenity of the occupants of the development and of adjacent properties in terms of noise, odour and aesthetic impact, such as on a rear land frontage, near windowless walls, away from pedestrian areas and in the least visually obtrusive position; and be screened from view from the street with built form and landscaping so as to not detract from the streetscape.	Storage of bins is proposed within the basement.	Yes
19.3.12	One of the following options for waste collection can be nominated: i. Waste collection by Council: where the waste is in 240L bins and the required number of 240L bins does not take up more than 50% of the site street frontage when presented in single file to the kerbside for collection, these bins may be collected by Council's Waste Services. Bins must be spaced to allow for ease of collection (approximately 300mm). The bins are to be stored in the basement or in a designated bin enclosure set; or ii. Waste collection by private contractor (or Council by special arrangement): Where 240L bins take up more than 50% of the site street frontage, larger bins can be used for garbage, recycling and green waste provided the bins are stored in a basement or in an enclosure within 10m of the street. Where it is necessary to move the bins for collection, the bins must be moved by an employee of the body corporate from the storage area to a level	Waste is to be a private contractor.	Yes

	area which can be serviced from the driveway to allow for ease of collection. It may be acceptable for the waste truck to straddle private and public property during collection, subject to Council's approval of the arrangement. If the development proposes to rely on Council for collection of waste, prior agreement from Council's Waste Operations Controller must be obtained. A Waste Management Plan for the development must be approved by Council's Waste Operations Controller prior to DA lodgement.		
19.3.13	Developments in centres with rear lane servicing access can locate waste storage areas in enclosed spaces at ground level for rear lane waste collection.	Waste to be stored within the basement and collected from the loading zone off Surf Lane.	Yes



SITE CALCULATIONS

SITE AREA = 1424m²

FLOOR SPACE

SSLEP 2015 - ZONE B3

maximum FSR for Zone B3 = 2:1 = [1424 x 2 = 2848m²]

PP FSR = 2.9:1 = [1424 x 2.9 = 4129.6m²]

PROPOSED FLOOR AREAS		USE
GROUND FLOOR:	= 910.3m²	FOOD & BEVERAGE
LEVEL 1:	= 764.6m²	FOOD & BEVERAGE
LEVEL 2:	= 709.9m²	COMMERCIAL
LEVEL 3:	= 709.9m²	COMMERCIAL/COWORK
LEVEL 4:	= 440.9m²	COMMERCIAL/COWORK
LEVEL 5:	= 320.8m²	COMMERCIAL
LEVEL 6:	= 242.3m²	COMMERCIAL
SUBTOTAL:	**= 4098.7m²**	
PROPOSED FSR:	**= 2.88:1**	

1 SITE PLAN

SCALE 1 : 200

NOTE:

All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

(S) Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
4	REVISED DEVELOPMENT APPLICATION	OCT 2021	AI
3	REVISED DEVELOPMENT APPLICATION	SEP 2021	AI
2	REVISED DEVELOPMENT APPLICATION	AUG 2021	AI
1	DEVELOPMENT APPLICATION	MAR 2021	AI
C	REVISED PLANNING PROPOSAL	APR.2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 2 4 6 8 10

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: SITE PLAN

Innovate Architects

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

MEMBER

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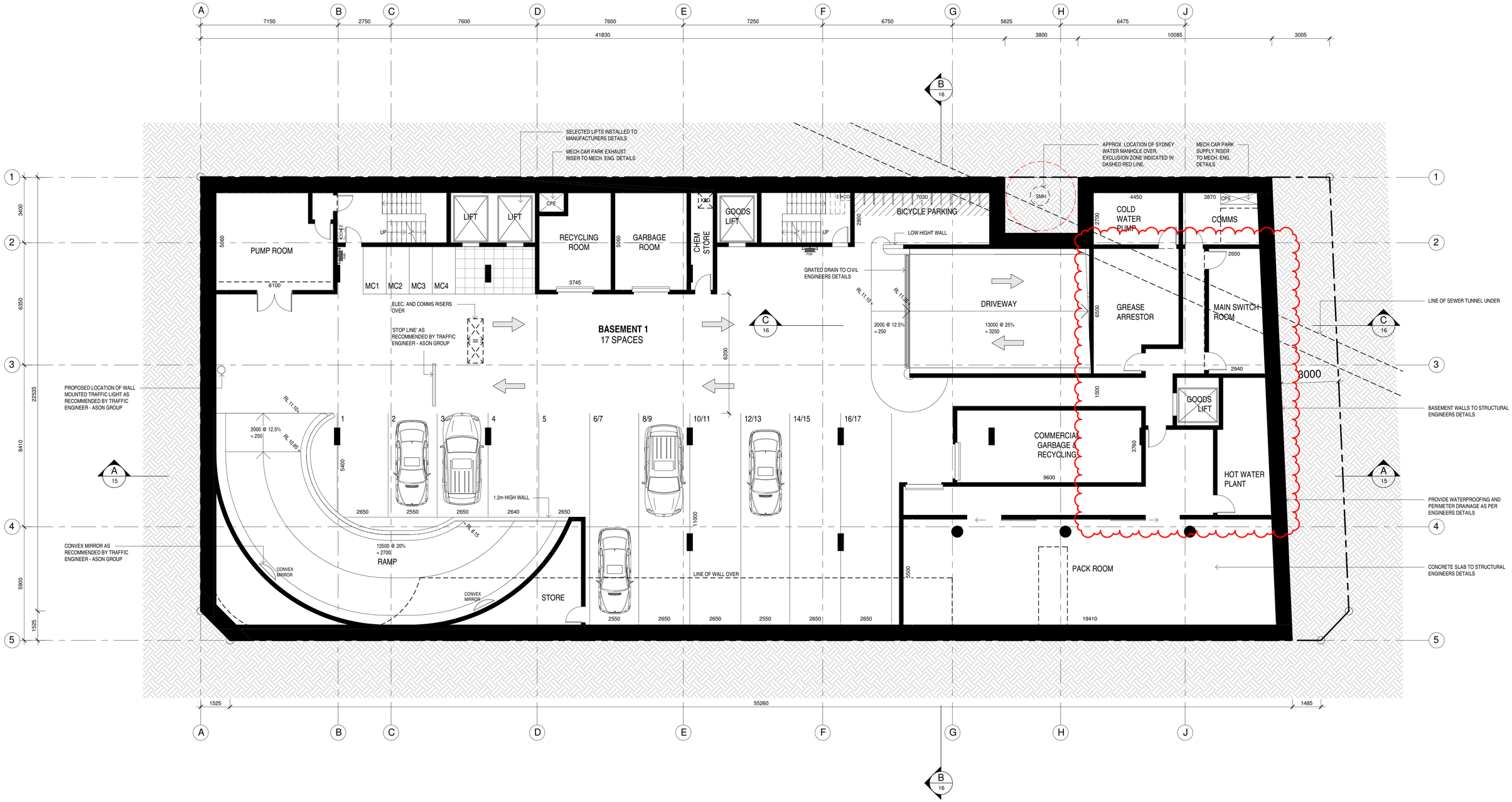
Job Number: 2627 | Sheet: 01

PARC - DEVELOPMENT APPLICATION



1 BASEMENT 1 FLOOR PLAN

SCALE 1 : 100

NOTE:

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ISSUE	AMENDMENT	DATE	INT.
4	REVISED DEVELOPMENT APPLICATION	OCT 2021	AI
3	REVISED DEVELOPMENT APPLICATION	SEP 2021	AI
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1	DEVELOPMENT APPLICATION	MAR 2021	AI
C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: BASEMENT LEVEL 1

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

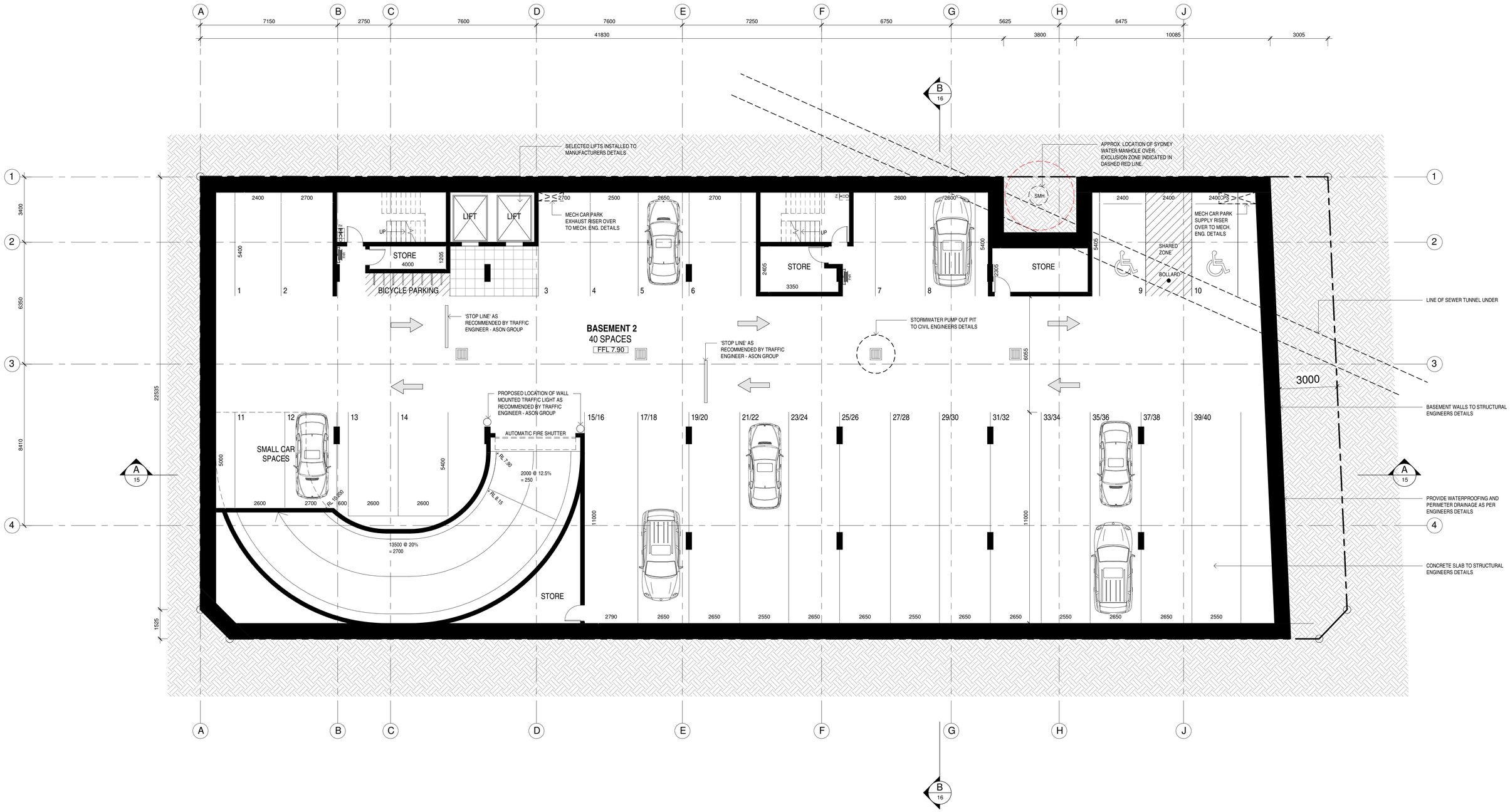
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

M E M B E R S

Drawn: AI
Scale: 1 : 100@A1
Check: GRJ
Date:
Issue: 4
Job Number: 2627
Sheet: 03

PARC - DEVELOPMENT APPLICATION



1 BASEMENT 2 FLOOR PLAN

SCALE 1 : 100

NOTE:

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C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BC/JM

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: BASEMENT LEVEL 2

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

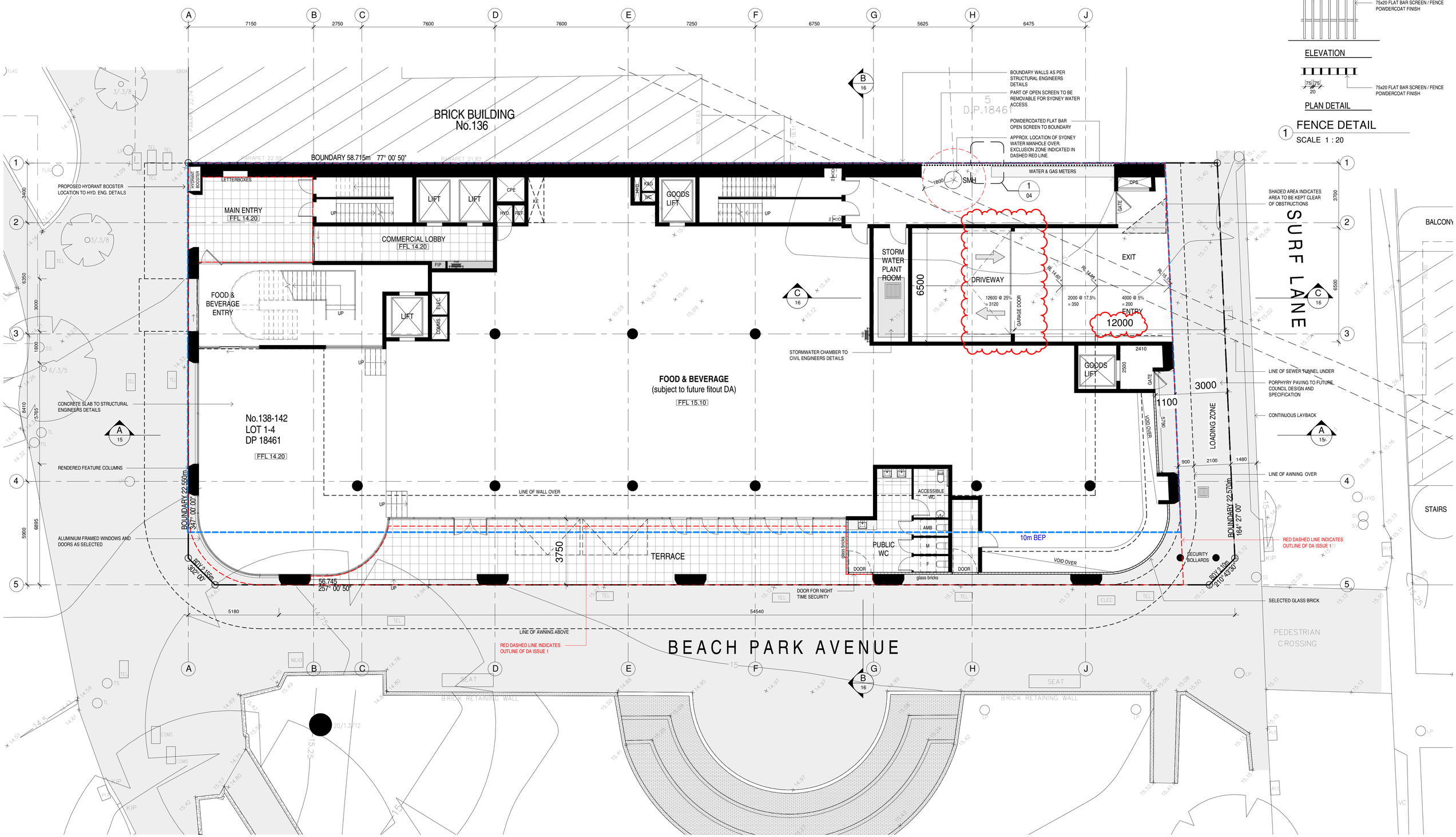
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

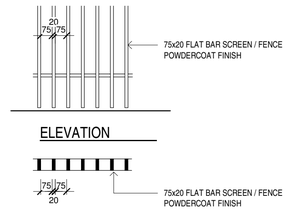
MEMBER

Drawn: AI
Date: 1 : 100@A1
Check: GRJ
Issue: 4
Date:
Job. Number: 2627
Sheet: 02

PARC - DEVELOPMENT APPLICATION



2 GROUND FLOOR PLAN
SCALE 1 : 100



1 FENCE DETAIL
SCALE 1 : 20

NOTE:

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5	REVISED DEVELOPMENT APPLICATION	OCT 2021	AI
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2	REVISED DEVELOPMENT APPLICATION	AUG 2021	AI
1	DEVELOPMENT APPLICATION	MAR 2021	AI
C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BC/JM
ISSUE	AMENDMENT	DATE	INT.

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

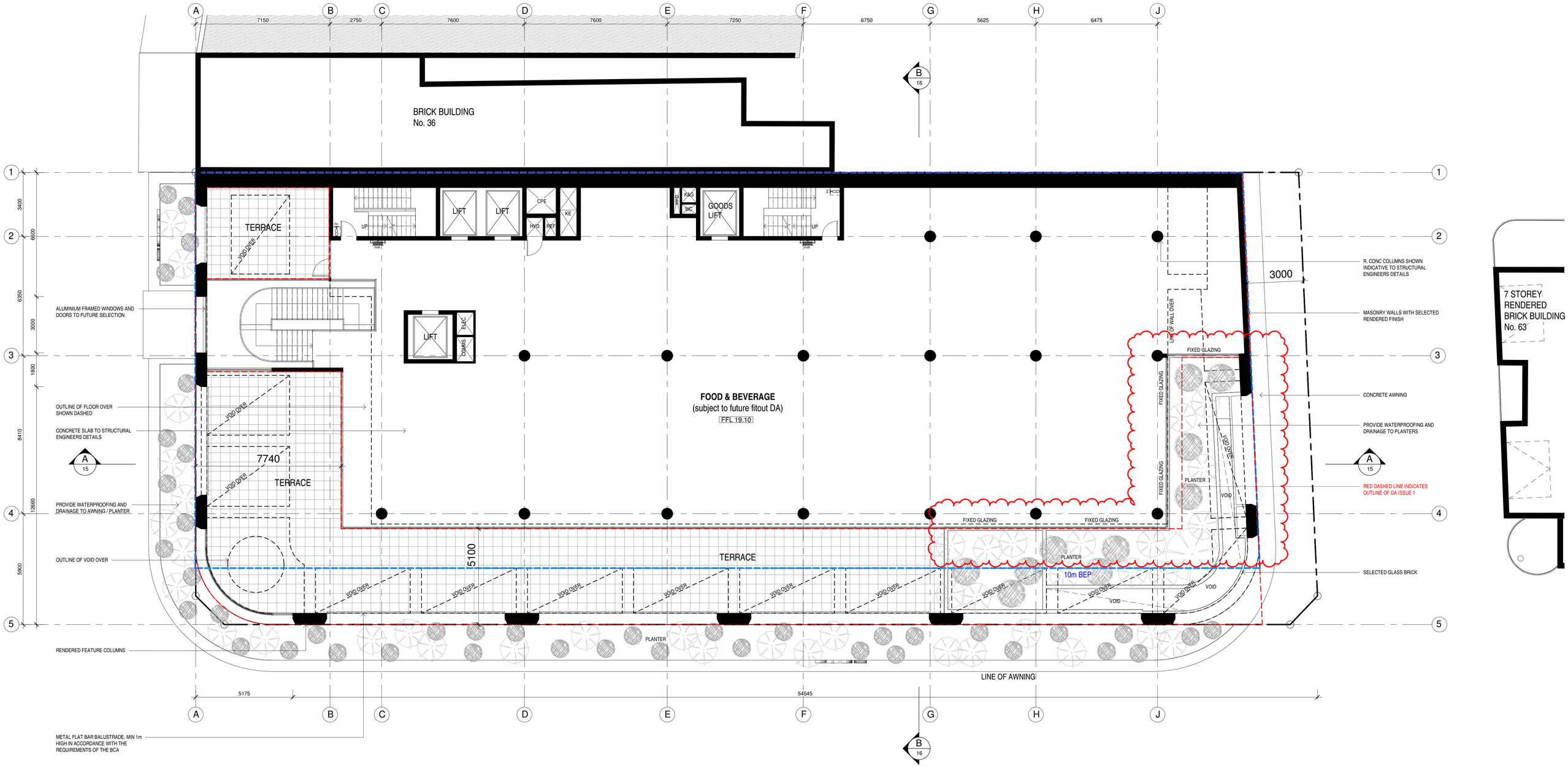
Drawing Title: GROUND FLOOR PLAN

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

MEMBER

Drawn: AI	Size: As indicated@A1
Check: CJ	Issue: 5
Date:	
Job Number: 2627	Sheet: 04

PARC - DEVELOPMENT APPLICATION



1 LEVEL 1 FLOOR PLAN

SCALE 1 : 100

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A	PLANNING PROPOSAL	OCT 2019	BC/JM

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: LEVEL 1 FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

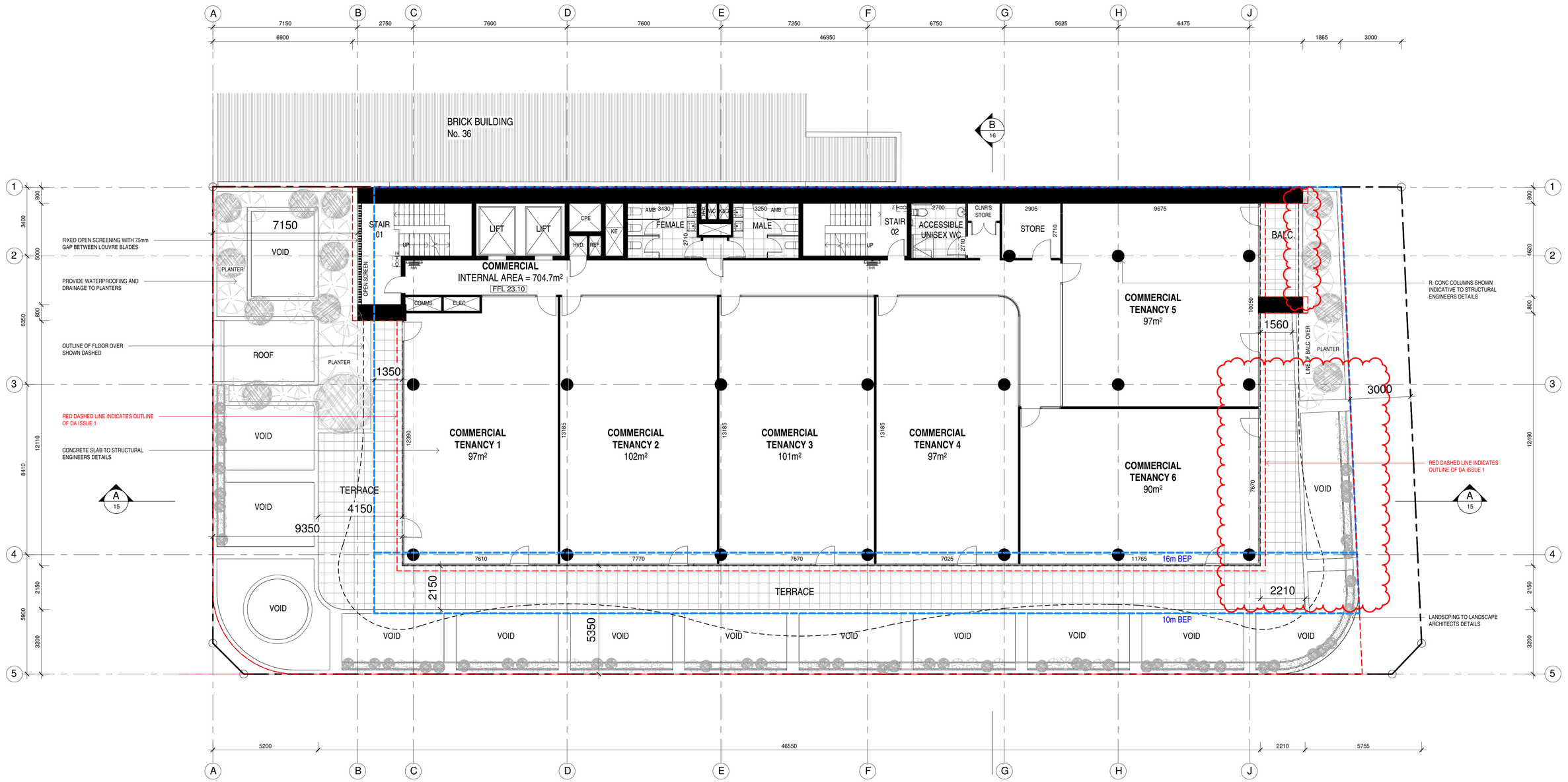
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: AI | Scale: 1 : 100@A1
Check: GRJ | Issue: 4
Date:
Job. Number: 2627 | Sheet: 05

PARC - DEVELOPMENT APPLICATION



1 LEVEL 2 FLOOR PLAN

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: LEVEL 2 FLOOR PLAN

Innovate
MEMBER
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au
Architects

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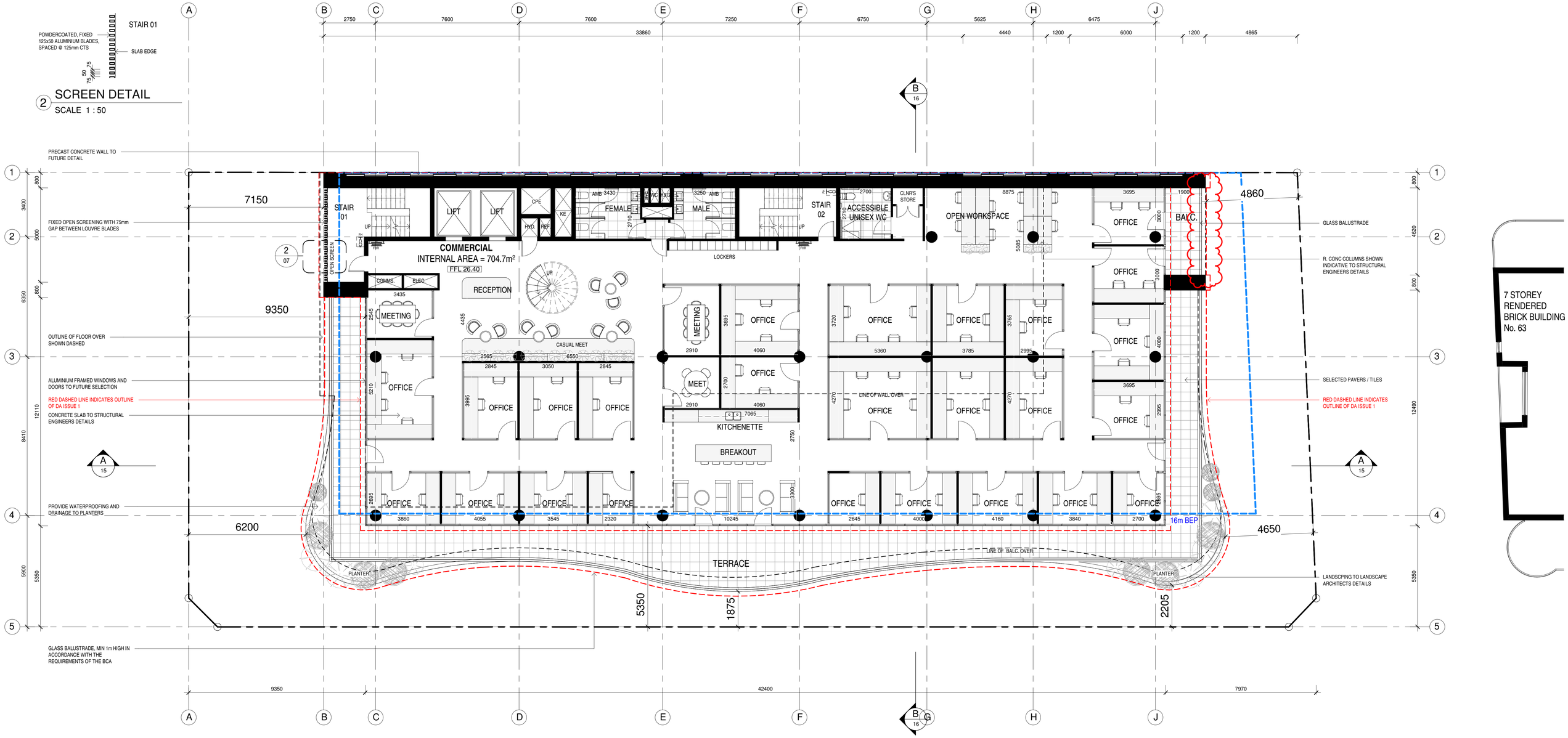
Check: GRJ | Issue: 4
Date:
Job Number: 2627 | Sheet: 06

PARC - DEVELOPMENT APPLICATION



1 LEVEL 3 FLOOR PLAN
SCALE 1 : 100

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A	PLANNING PROPOSAL	OCT 2019	BC/JM

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Client: MUNRO OPERATIONS TRUST
Address: 138-144 CRONULLA STREET, CRONULLA
Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION
Drawing Title: LEVEL 3 FLOOR PLAN

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
t 02 9585 1855
f 02 9585 1844
e mail@innovate.com.au
w www.innovate.com.au
Architects

MEMBER

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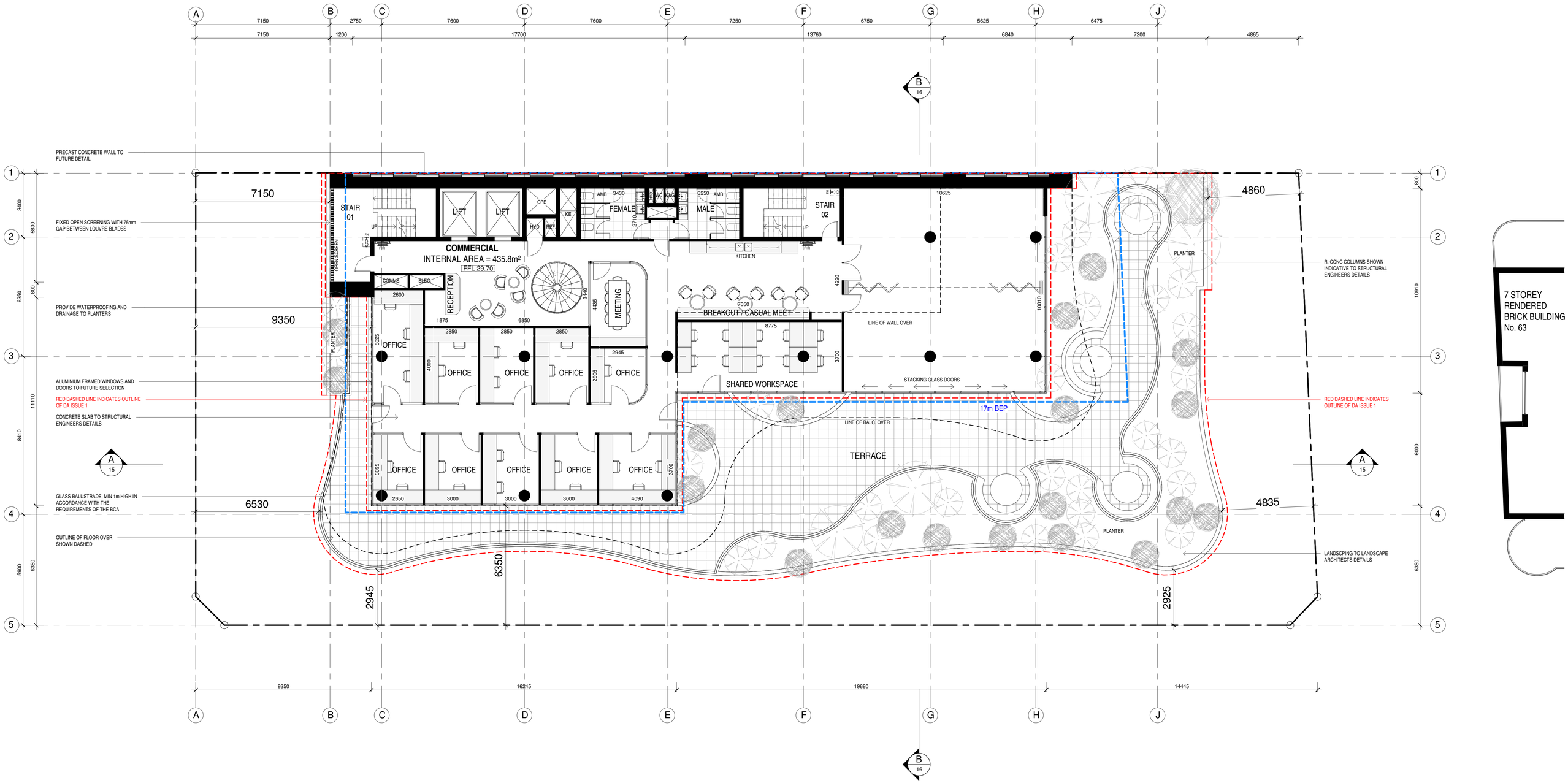
Date	
Scale	As indicated@A1
Issue	4
Sheet	07
Job Number	2627

PARC - DEVELOPMENT APPLICATION



1 LEVEL 4 FLOOR PLAN

SCALE 1 : 100

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A	PLANNING PROPOSAL	OCT 2019	BC/JM

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: LEVEL 4 FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

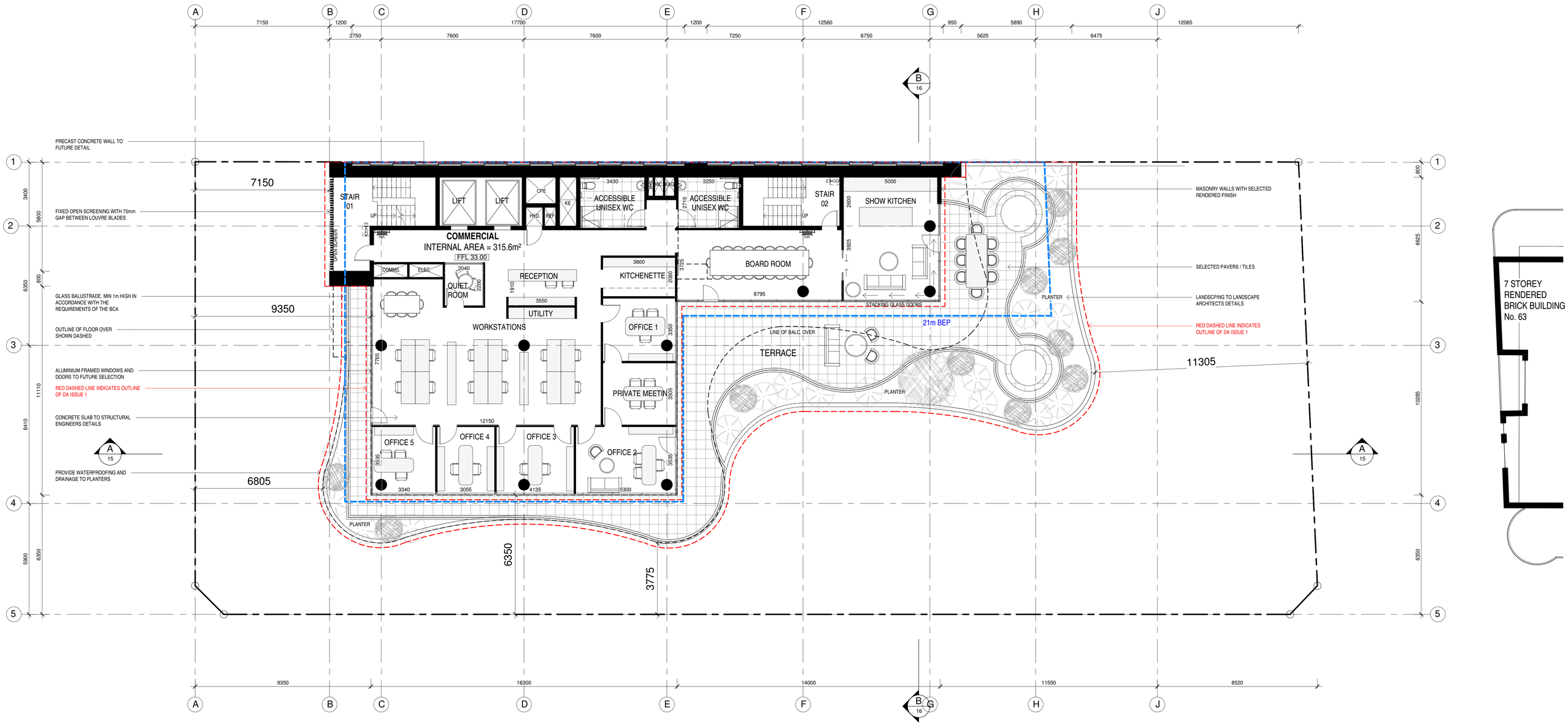
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBERS

Drawn: AI | Scale: 1 : 100@A1
Check: GRJ | Date: | Issue: 4
Job Number: 2627 | Sheet: 08

PARC - DEVELOPMENT APPLICATION



1 LEVEL 5 FLOOR PLAN

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: LEVEL 5 FLOOR PLAN

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

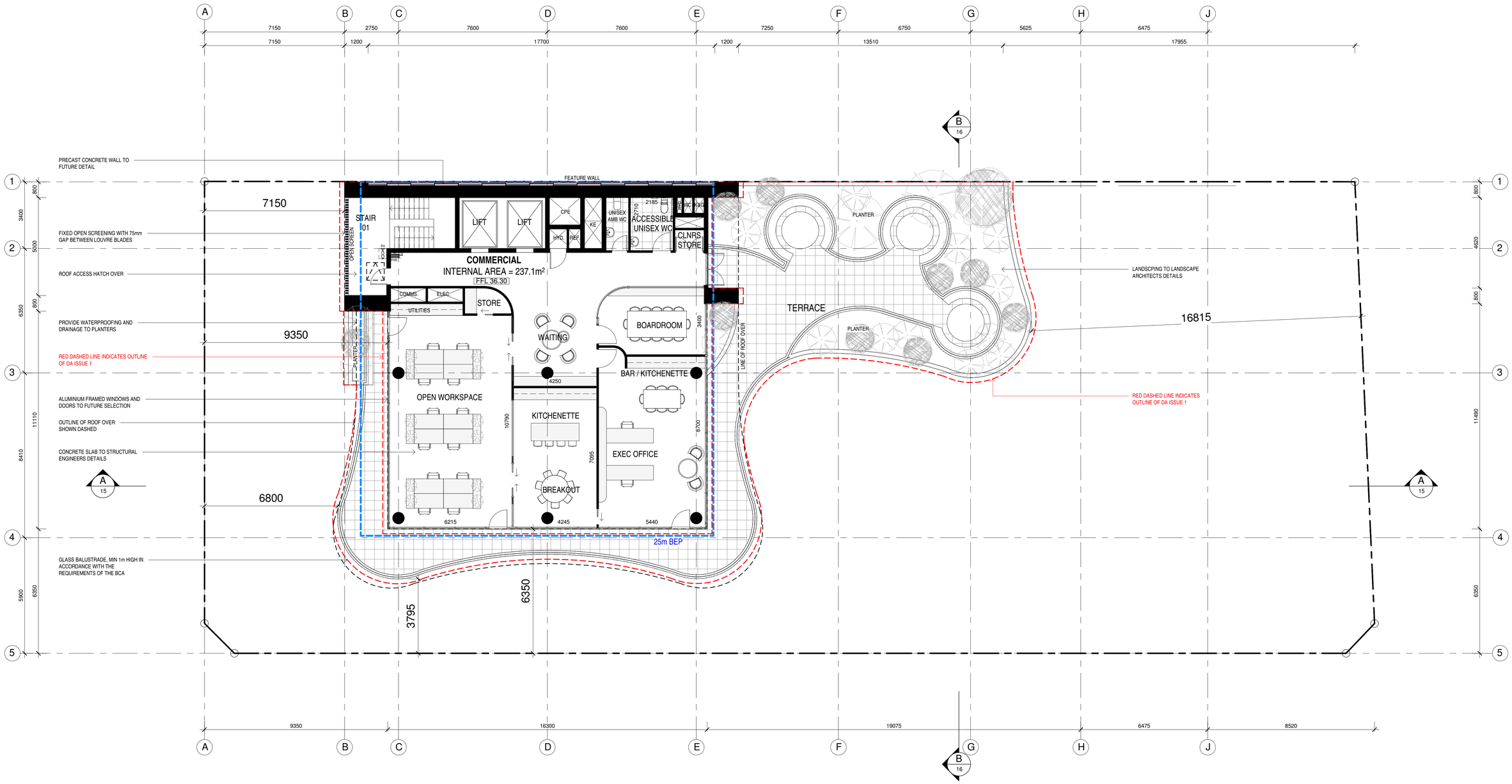
PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

REVISION	Drawn: AI	Scale: 1 : 100@A1	
	Check: GRJ	Issue: 4	
	Date:		
Job Number: 2627		Sheet: 09	PARC - DEVELOPMENT APPLICATION



1 LEVEL 6 FLOOR PLAN

SCALE 1 : 100

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A	PLANNING PROPOSAL	OCT 2019	BC/JM

0 1 2 3 4 5

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

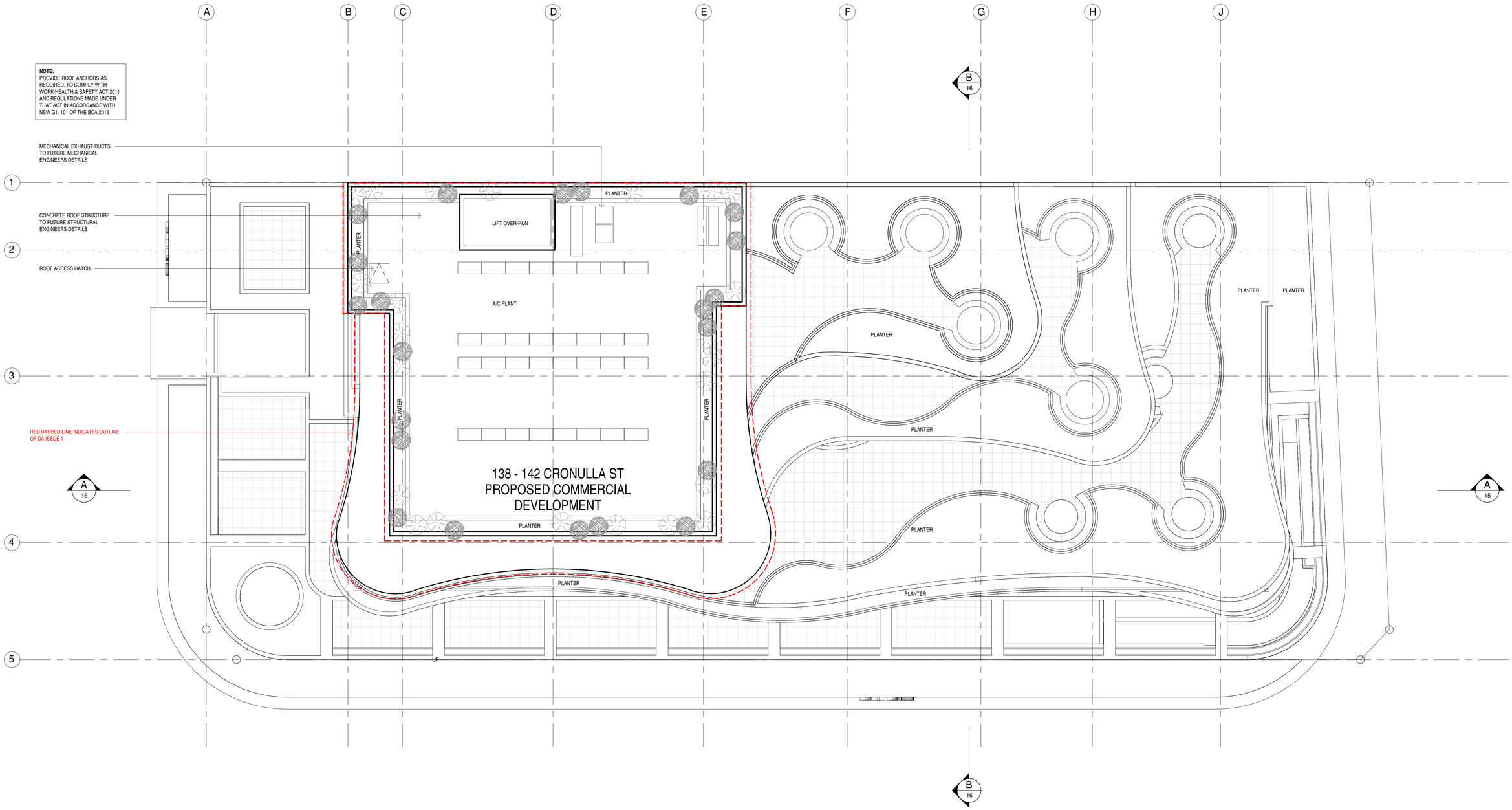
Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: LEVEL 6 FLOOR PLAN

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au
Architects

Drawn	AI
Scale	1 : 100@A1
Check	GRJ
Issue	4
Date	
Job Number	2627
Sheet	10

DA - DEVELOPMENT APPLICATION



1 ROOF PLAN

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: ROOF PLAN

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: AI
Scale: 1 : 100@A1
Check: GRJ
Date:
Issue: 4
Job Number: 2627
Sheet: 11

PARC - DEVELOPMENT APPLICATION

CRONULLA STREET

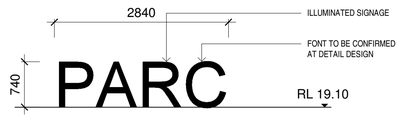
1 WEST ELEVATION

SCALE 1 : 100

SURF LANE

2 EAST ELEVATION

SCALE 1 : 100



3 SIGNAGE ELEVATION

SCALE 1 : 50

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: EAST & WEST ELEVATIONS

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: MJ
Check: GRJ
Date:
Scale: AS SHOWN @A1
Issue: 4
Job Number: 2627
Sheet: 12

PARC - DEVELOPMENT APPLICATION

BEACH PARK AVENUE

1 SOUTH ELEVATION

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: SOUTH ELEVATION

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBERS

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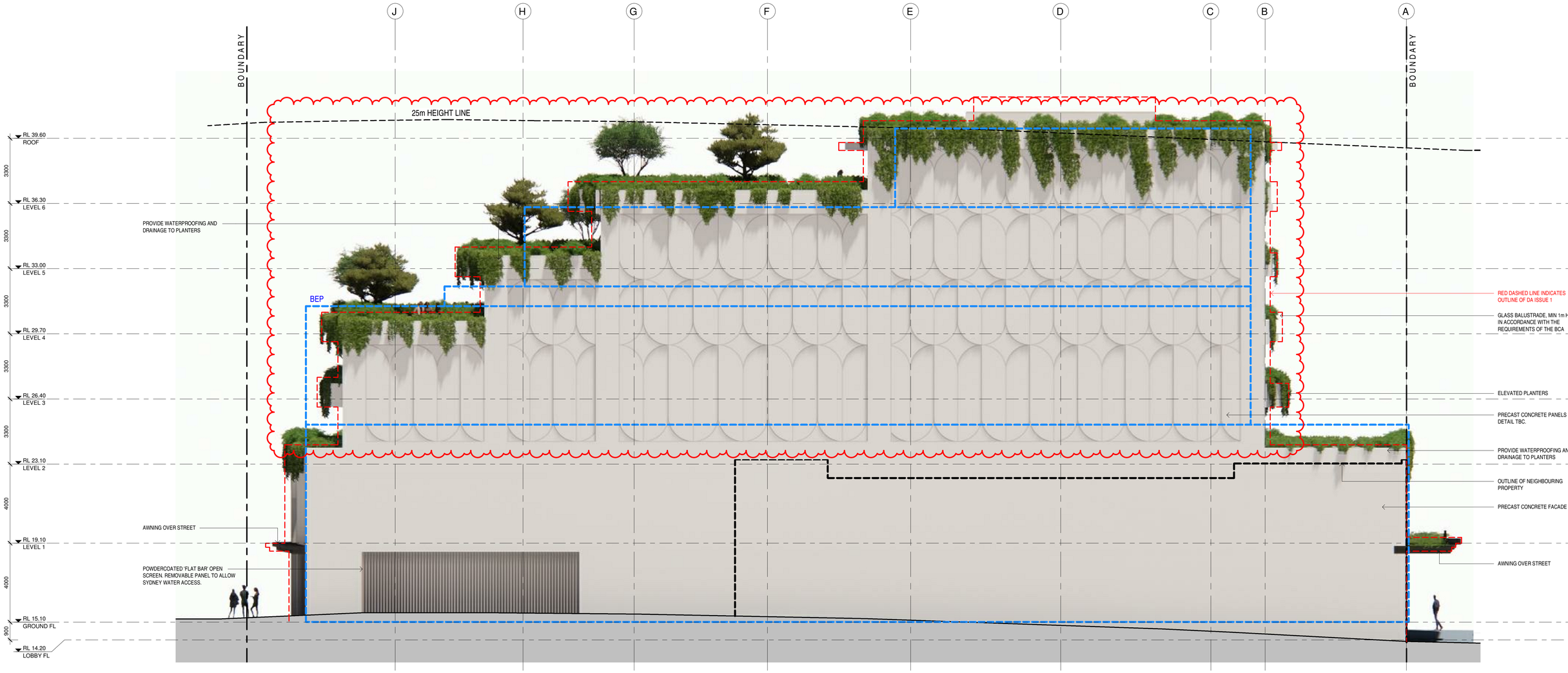
Date:
Job Number: 2627
Scale: 1 : 100@A1
Issue: 4
Sheet: 13

PARC - DEVELOPMENT APPLICATION



1 NORTH ELEVATION

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: NORTH ELEVATION

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

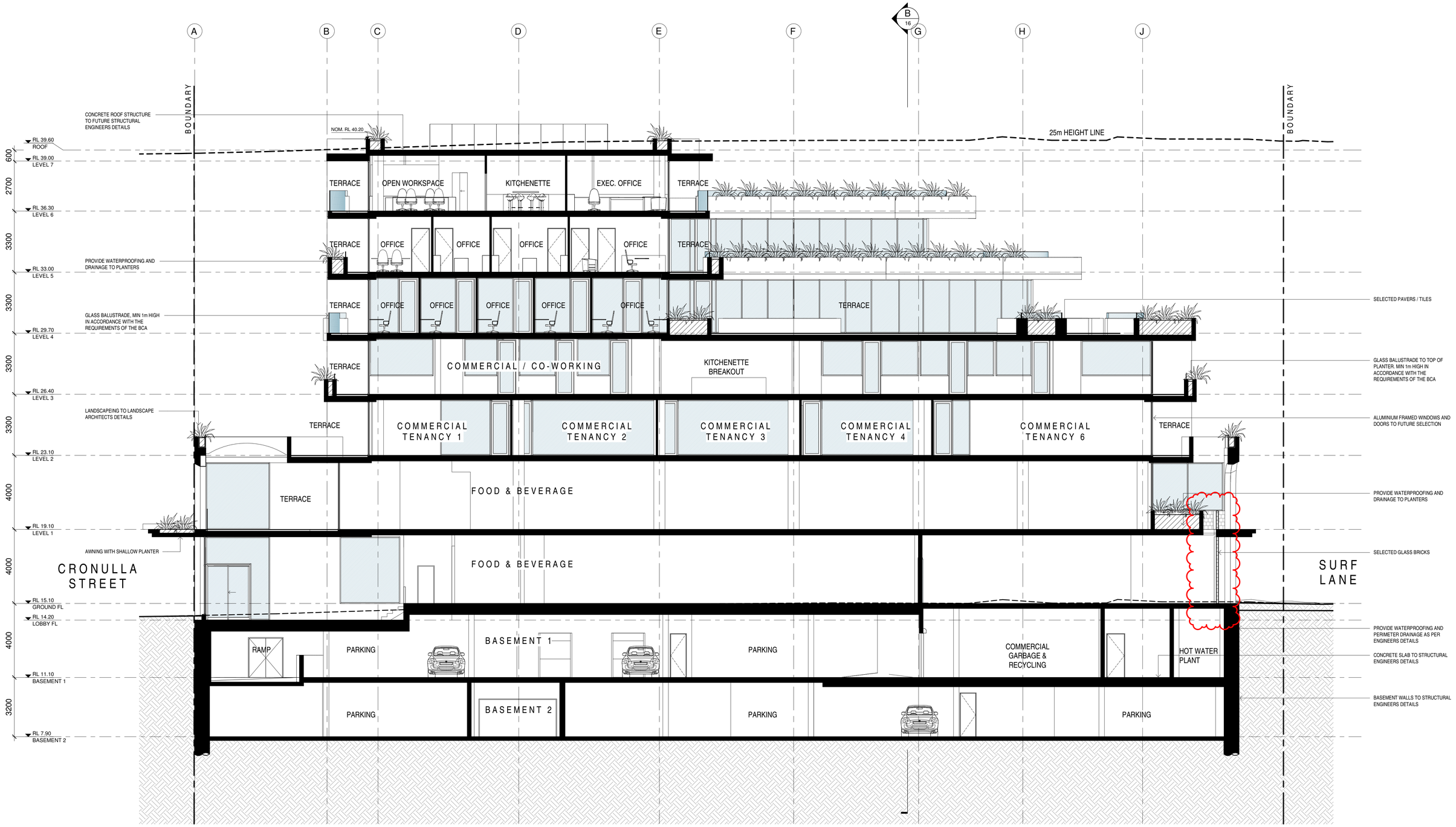
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: MJ
Scale: 1 : 100@A1
Check: GRJ
Issue: 4
Date:
Job Number: 2627
Sheet: 14

DA - DEVELOPMENT APPLICATION



A SECTION A-A

SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

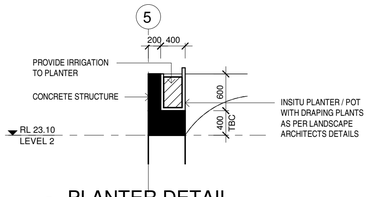
Drawing Title: SECTION A-A

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
t 02 9585 1855
f 02 9585 1844
e mail@innovate.com.au
w www.innovate.com.au
Architects

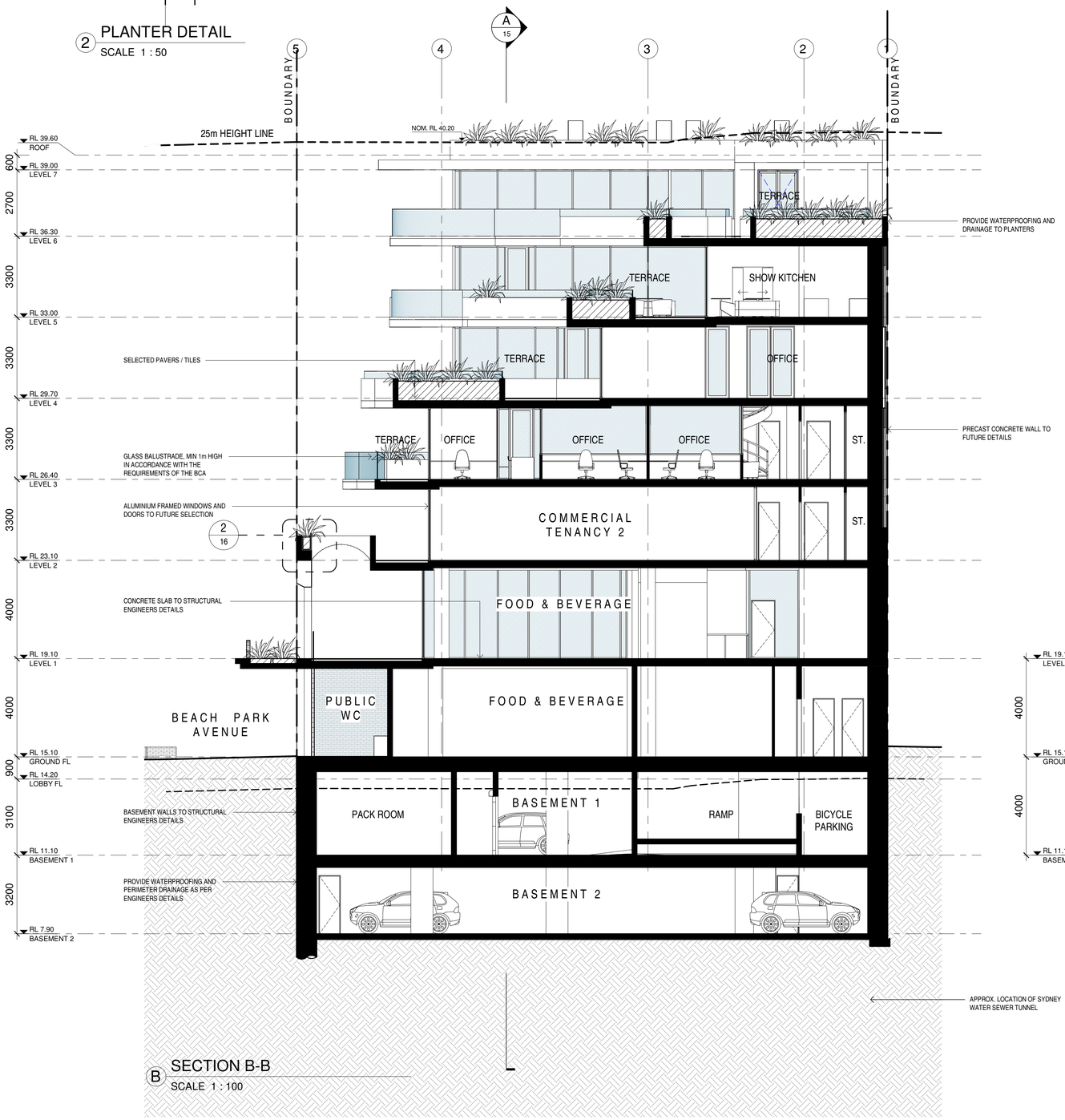
MEMBER

Drawn: DM
Scale: 1 : 100@A1
Check: GRJ
Issue: 4
Date:
Job Number: 2627
Sheet: 15

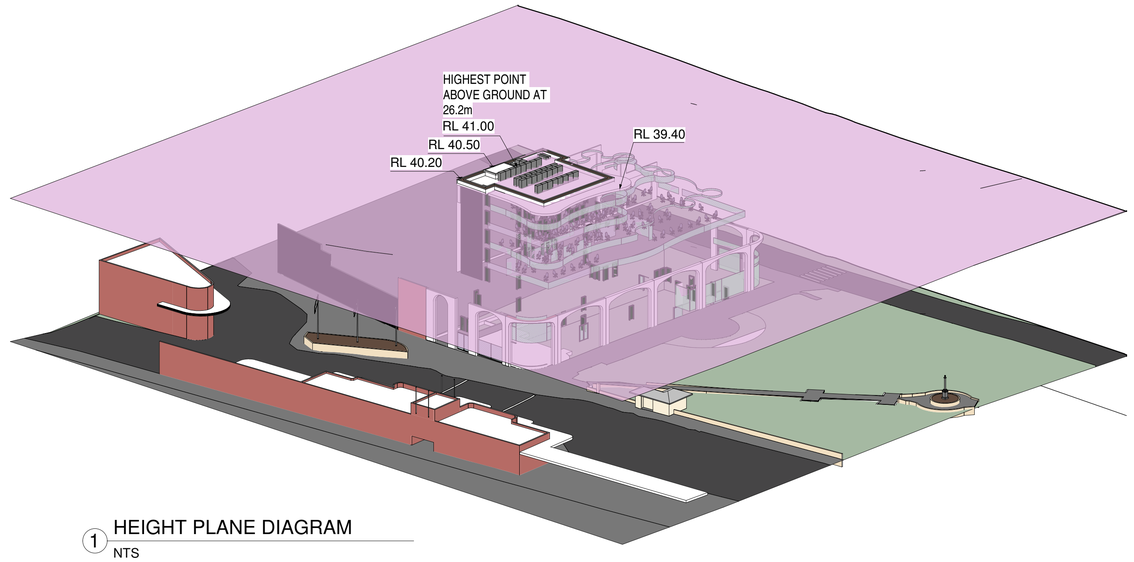
PARC - DEVELOPMENT APPLICATION



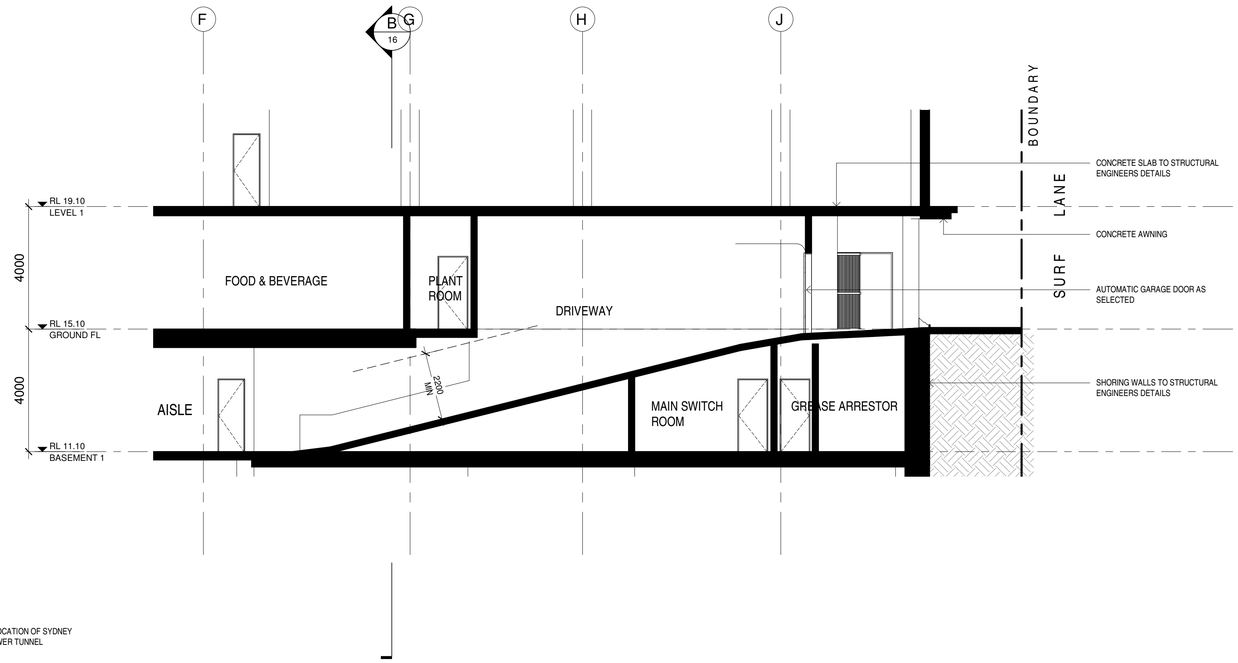
2 PLANTER DETAIL
SCALE 1 : 50



B SECTION B-B
SCALE 1 : 100



1 HEIGHT PLANE DIAGRAM
NTS



C DRIVEWAY SECTION
SCALE 1 : 100

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Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

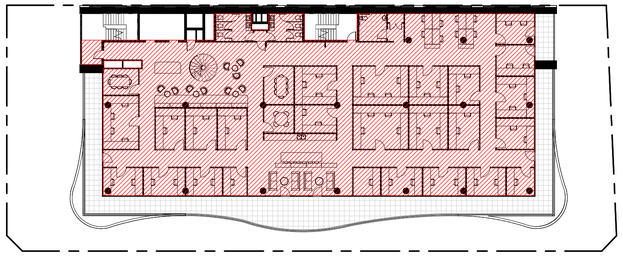
Drawing Title: SECTION B-B & DRIVEWAY SECTION

Innovate
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
Architects

M E M B E R

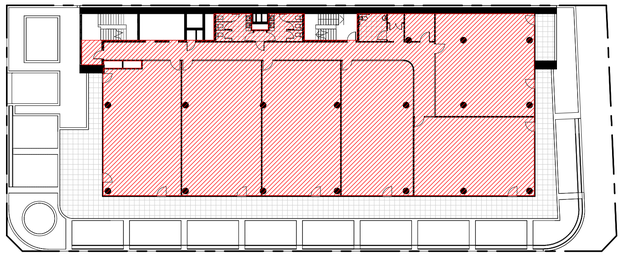
Drawn: AI
Check: GRJ
Date:
As: indicated@A1
Issue: 4
Job Number: 2627
Sheet: 16

PARC - DEVELOPMENT APPLICATION



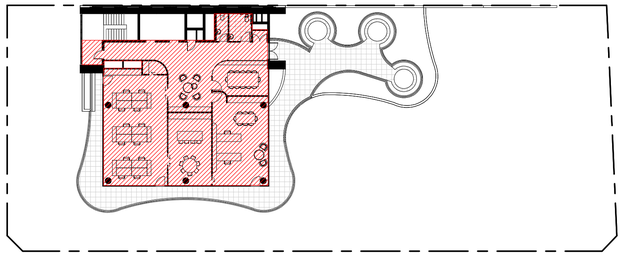
709.9m²

4 CALC - LEVEL 3
SCALE 1 : 300



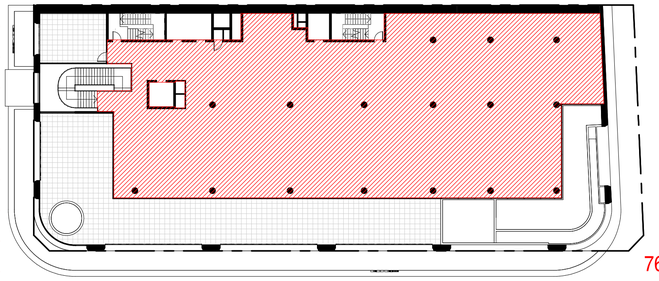
709.9m²

3 CALC - LEVEL 2
SCALE 1 : 300



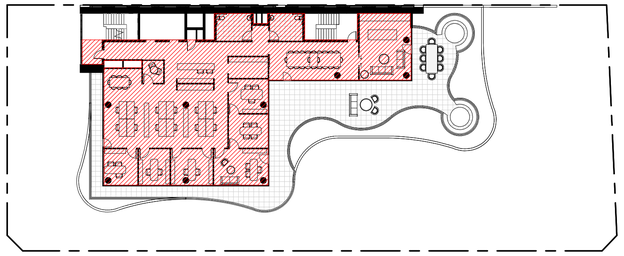
242.3m²

7 CALC - LEVEL 6
SCALE 1 : 300



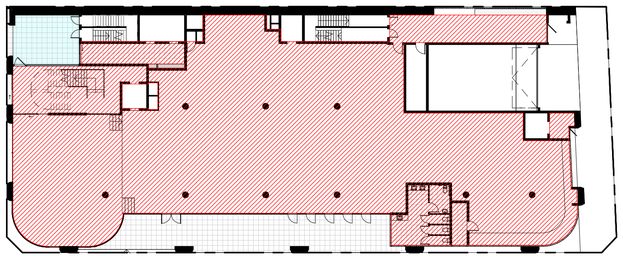
764.6m²

2 CALC - LEVEL 1
SCALE 1 : 300



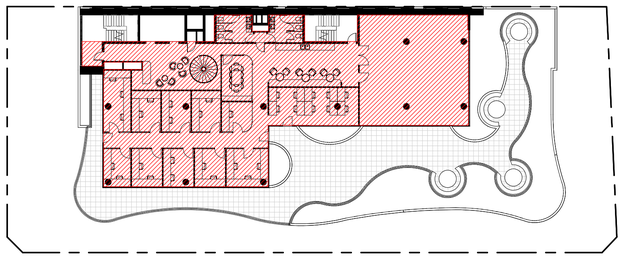
320.8m²

6 CALC - LEVEL 5
SCALE 1 : 300



916.1m²

1 GROUND FLOOR
SCALE 1 : 300



440.9m²

5 CALC - LEVEL 4
SCALE 1 : 300

PROPOSED STRATUM TABLE

GROUND FLOOR & LEVEL 1:	STRATUM LOT 1
LEVEL 2:	STRATUM LOT 2
LEVEL 3:	STRATUM LOT 3 & LOT 4
LEVEL 4:	STRATUM LOT 5
LEVEL 5:	STRATUM LOT 6
LEVEL 6:	STRATUM LOT 7

SITE CALCULATIONS

SITE AREA = 1424m²

FLOOR SPACE
SSLEP 2015 - ZONE B3

maximum FSR for Zone B3 = 2:1 = [1424 x 2 = 2848m²]
PP FSR = 2.9:1 = [1424 x 2.9 = 4129.6m²]

PROPOSED FLOOR AREAS		USE
GROUND FLOOR:	= 916.1m²	FOOD & BEVERAGE
LEVEL 1:	= 764.6m²	FOOD & BEVERAGE
LEVEL 2:	= 709.9m²	COMMERCIAL
LEVEL 3:	= 709.9m²	COMMERCIAL/COWORK
LEVEL 4:	= 440.9m²	COMMERCIAL/COWORK
LEVEL 5:	= 320.8m²	COMMERCIAL
LEVEL 6:	= 242.3m²	COMMERCIAL
SUBTOTAL:	**= 4104.5m²**	
PROPOSED FSR:	**= 2.88:1**	

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All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

ISSUE	AMENDMENT	DATE	INT.
4	REVISED DEVELOPMENT APPLICATION	OCT 2021	AI
3	REVISED DEVELOPMENT APPLICATION	SEP 2021	AI
2	REVISED DEVELOPMENT APPLICATION	AUG 2021	AI
1	DEVELOPMENT APPLICATION	MAR 2021	AI
C	REVISED PLANNING PROPOSAL	APR 2020	DM
B	AMENDED PLANNING PROPOSAL	NOV 2019	DM
A	PLANNING PROPOSAL	OCT 2019	BCJM

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: FSR CALCULATIONS

Innovate

Suite 9b, 32 Frederick Street
Oatley NSW 2223

PO BOX 214 Oatley NSW

T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au

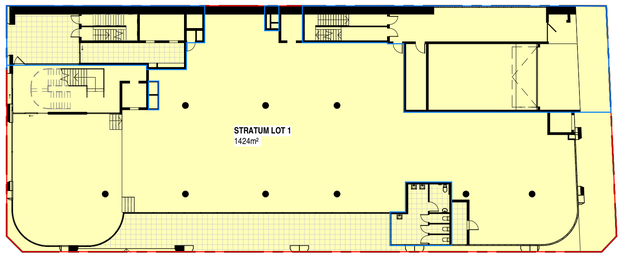
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143

Architects

MEMBER

Drawn: BCJM
Check: GRJ
Date:
Scale: AS SHOWN @A1
Issue: 4
Job. Number: 2627
Sheet: 20

PARC - DEVELOPMENT APPLICATION



3 STRATUM AREA- GROUND FLOOR
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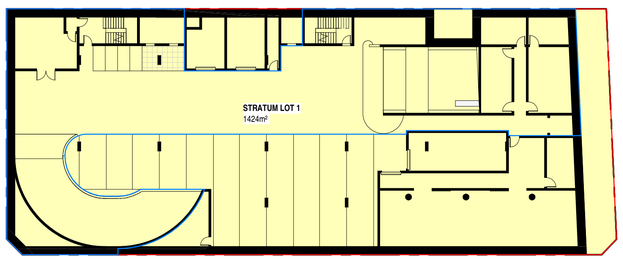

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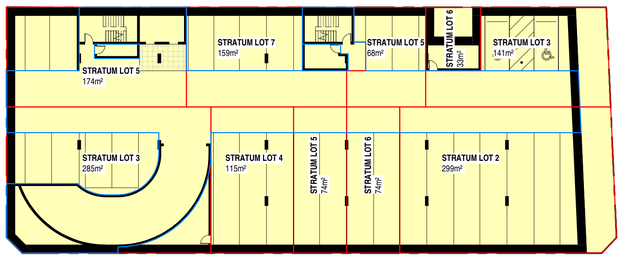
SCALE 1 : 300



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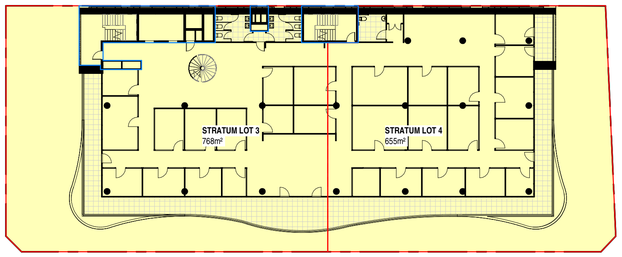

6 STRATUM AREA- LEVEL 3
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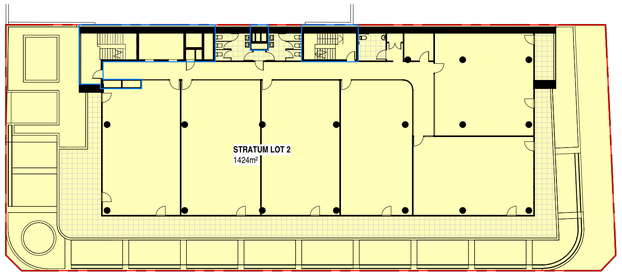

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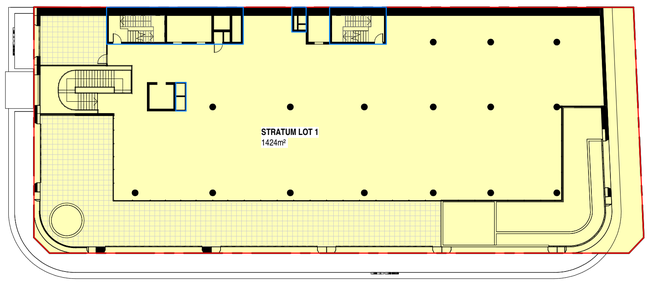

4 STRATUM AREA- LEVEL 1
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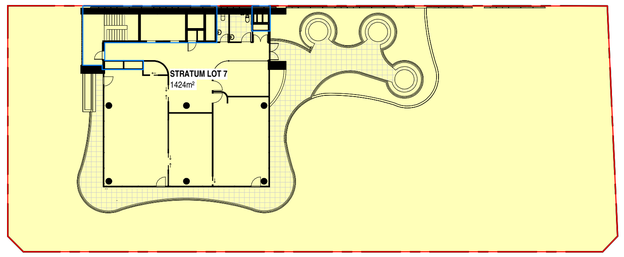
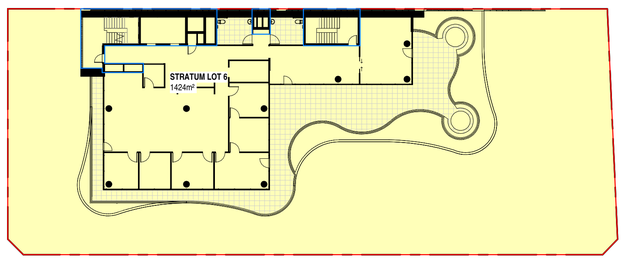


9 STRATUM AREA- LEVEL 6
SCALE 1 : 300



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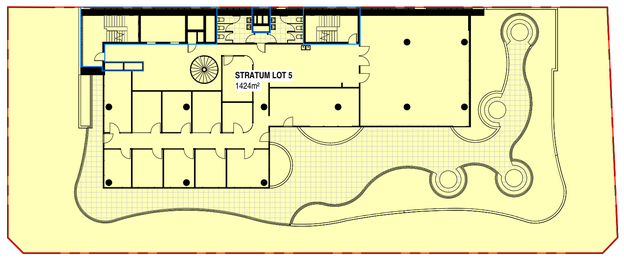

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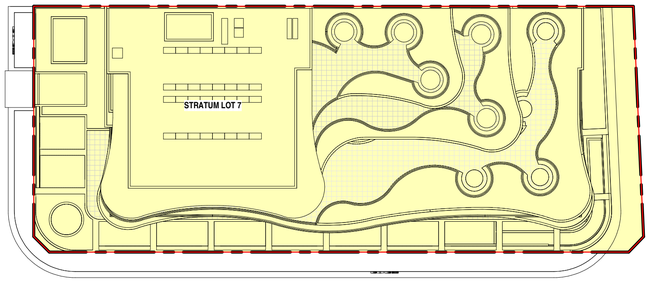

10 STRATUM AREA- ROOF
SCALE 1 : 300

STRATUM CALCULATIONS

LOT	AREA
LOT 1:	= 4272m²
LOT 2:	= 1723m²
LOT 3:	= 1194m²
LOT 4:	= 770m²
LOT 5:	= 1740m²
LOT 6:	= 1530m²
LOT 7:	= 1583m²
TOTAL:	**= 12812m²**

LETTABLE AREA CALCULATIONS (Grd - L6)

PROPOSED AREAS	INTERNAL	EXTERNAL	TOTAL
LOT 1:	= 1650.7m²	= 528.0m²	= 2178.7m²
LOT 2:	= 705.9m²	= 270.6m²	= 976.5m²
LOT 3:	= 351.0m²	= 92.0m²	= 443.0m²
LOT 4:	= 354.1m²	= 91.5m²	= 445.6m²
LOT 5:	= 436.8m²	= 424.5m²	= 861.3m²
LOT 6:	= 316.2m²	= 252.5m²	= 568.7m²
LOT 7:	= 238.1m²	= 222.3m²	= 460.4m²
TOTAL:	**= 4052.8m²**	**= 1881.4m²**	**= 5934.2m²**

PROPOSED STRATUM TABLE

GROUND FLOOR & LEVEL 1:	STRATUM LOT 1
LEVEL 2:	STRATUM LOT 2
LEVEL 3:	STRATUM LOT 3 & LOT 4
LEVEL 4:	STRATUM LOT 5
LEVEL 5:	STRATUM LOT 6
LEVEL 6:	STRATUM LOT 7

LEGEND

STRATUM AREAS

INDICATES SHARED FACILITIES

NOTE:

All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.

Selected termite protection to be used on site in accordance with local council's requirements, B.C.A and all relevant Australian Standards.

(S) Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
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ISSUE	AMENDMENT	DATE	INT.
2	REVISED DEVELOPMENT APPLICATION	AUG 2021	AI
1	DEVELOPMENT APPLICATION	MAR 2021	AI

Client: MUNRO OPERATIONS TRUST

Address: 138-144 CRONULLA STREET, CRONULLA

Project: PROPOSED COMMERCIAL DEVELOPMENT & STRATUM SUBDIVISION

Drawing Title: DRAFT STRATUM PLAN

Innovate
Architects
Suite 9b, 32 Frederick Street
Oatley NSW 2223
PO BOX 214 Oatley NSW
T 02 9585 1855
F 02 9585 1844
E mail@innovate.com.au
W www.innovate.com.au
REGISTERED ARCHITECTS
Nominated Architect
Cameron Jones
7143
MEMBER

Drawn: DM
Check: GRJ
Date:
Scale: As indicated@A1
Issue: 2
Job Number: 2627
Sheet: 21

PARC - DEVELOPMENT APPLICATION

LANDSCAPE DA

138-144 CRONULLA STREET, CRONULLA

Drawing List

Sheet No.	Sheet Name	Sheet Size	Rev. No.	Rev. Date
L-00	COVER PAGE	A1	G	14/10/21
L-01	PRESCEDENT IMAGES	A1	G	14/10/21
L-02	LEVEL 1	A1	G	14/10/21
L-03	LEVEL 2	A1	G	14/10/21
L-04	LEVEL 3	A1	G	14/10/21
L-05	LEVEL 4	A1	G	14/10/21
L-06	LEVEL 5	A1	G	14/10/21
L-07	LEVEL 6	A1	G	14/10/21
L-08	ROOF	A1	G	14/10/21
L-09	TYPICAL DETAILS	A1	G	14/10/21
L-10	NOTES	A1	G	14/10/21

Plant List

ID	Botanical Name	Common Name	Scheduled Size	Mature Height	Mature Spread
Trees					
dra-dra	Dracaena draco	Red edged dragon tree	100L	3 - 5m	1.2 - 2.0m
Plum-rub	Plumeria rubra	Frangipani	200L	3 - 5m	3.5 - 6m
Shrubs					
Ag- bg	Agave 'blue glow'		200mm	0.6m	0.9m
Ag- plic	Aloe plicatilis	Fan Aloe	300mm	0.9 m	0.6m
car "ms'	Carissa 'Morning Star'	Dwarf Natal Plum	200mm	0.45 - 0.6m	1.2 - 2.0m
Lig-ren	Ligularia reniformis	Tractor Seat Plant	200mm	500mm	600mm
Op-BS	Opuntia "Burbank Spineless"	Spineless Prickly Pear	200mm	1m	1m
Phi-xan	Philodendron 'Xanadu'	Winterborn Philodendron	200mm	0.9 - 1.5m	0.9 - 1.2m
Rap-ind-op	Raphiolepis indica 'oriental pearl'	Indian Hawthorn	300mm	0.45 - 0.6m	1.2 - 2.0m
Ground Covers					
Aga-gem	Agave geminiflora	agave	300mm	0.4-0.6	0.6
alc-extensa	Alcantarea extensa	Grey Bromeliad	200mm	0.9m	0.9m
alo-hyb bab yell	Aloe hybrid 'Bush Baby Yellow' PBR	Bush Baby Yellow Aloe	200mm	600 mm	500mm
Ca-ds	Carissa 'Desert Star'		300mm	0.3-1m	0.3 - 0.6m
cas'ci'	Casuarina "Cousin It'	Casuarina "Cousin It'	300mm	0.0 - 0.3m	1.2 - 2.0m
Cis-ant	Cissus antarctica	Kangaroo Vine, Water Vine	300mm	3 - 5m	2.0 - 3.5m
Cra bl 'jp'-1	Crassula 'Blue Bird'	mini jade	300mm	0.0 - 0.3m	0.3 - 0.6m
cra-ar	Crassula argentea	Coral Jade	300mm	1m	1m
Cra-mc	Crasula "Max Cook'		300mm	0.0 - 0.3m	0.3 - 0.6m
Dic-rep	Dichondra repens	Kidney Weed	300mm	0.0 - 0.3m	0.9 - 1.2m
Kal hil 'Ss'	Kalanchoe hildebrandtii 'Silver Spoon'	Kalanchoe hildebrandtii 'Silver Spoon'	300mm	0.105 - 0.155 m	0.2 m
Kal thy 'flap	Kalanchoe thyrsiflora 'Flapjacks'	Kalanchoe 'Flapjacks'	140 mm	0.105 - 0.155 m	0.2 m
Ro-off'Pro	Rosmarinus officinalis 'Prostratus'	Trailing rosemary;Creeping Rosemary	200mm	0.5 m	1.2 - 2.0m
Sa-cha'Gr	Santolina chamaecyparissus 'Grey'	Santolina Grey	200mm	0.75 - 0.9m	0.6 - 0.9m
Sed mor	Sedum morganianum 'Donkeys tails'	Donkeys tails	140 mm	0.105 - 0.155 m	0.2 m
sen-ma	Senecio mandraliscae	Blue Chalk Sticks	150mm	0.15m	0.5m
zam-fu	Zamia furfuracea	Cardboard Plant	300mm	0.5m	0.6 m
Zoy-ten	Zoysia tenuifolia	Petting Grass	200mm	0.0 - 0.3m	0.3 - 0.6m

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Project	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**COVER PAGE**	Scale	**1:125@A1**

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G	14/10/21	COUNCIL RFI
F	14/9/21	COUNCIL RFI
E	30/7/21	AMENDED DA

REVISIONS

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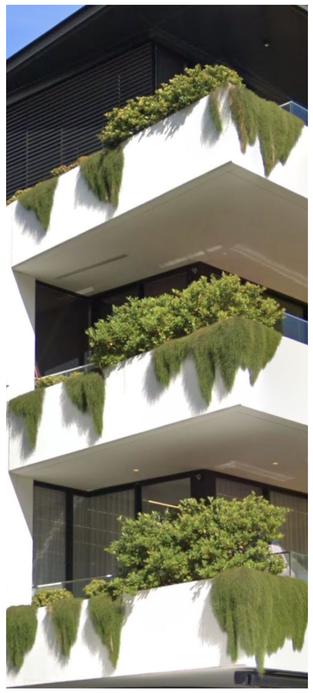
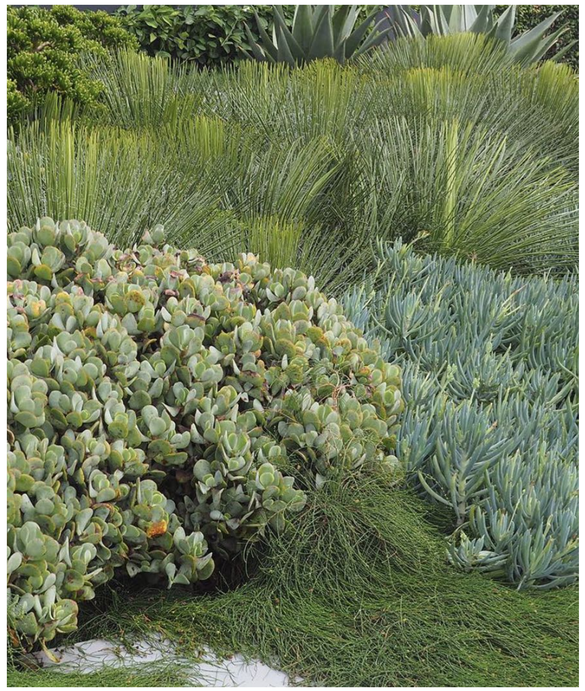
STATEMENT DRAGON TREES

FEATURE PRICKLY PEAR PLANTING



CASCADING PLANTING

TEXTURAL ROOFTOP PLANTING



GLAUCOUS PALETTE

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Drawing Title	**PRESCEDENT IMAGES**	Scale	**N/A**

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0 10 M

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LEGEND

DRIVEWAY

PODIUM GARDENS

DEEP SOIL GARDENS

PAVED TYPE 1
GREY TO SLIP RESISTANT CONCRETE

10-Crasula "Max Cook'
3-Alcantarea extensa
6-Casuarina "Cousin It'
21-Crassula 'Blue Bird'
2-Zamia furfuracea
14-Zoysia tenuifolia
15-Sedum sediform Gold
16-Crasula "Max Cook'
8-Alcantarea extensa
48-Sedum sediform Gold
4-Zamia furfuracea
300mm HIGH STEEL DRUMS TO SUPPORT DEPTH FOR FEATURE PLANTING
12-Aloe plicatilis
30-Crassula 'Blue Bird'
15-Casuarina "Cousin It'
17-Kalanchoe thyrsiflora 'Flapjacks'
33-Zoysia tenuifolia
34-Zoysia tenuifolia
12-Neomarica gracilis
68-Dichondra repens
4-Philodendron 'Xanadu'
18-Cissus antarctica
4-Alcantarea extensa
3-Ligularia reniformis
2-Zamia furfuracea
15-Neomarica gracilis
45-Zoysia tenuifolia
3-Ligularia reniformis
90-Dichondra repens
8-Philodendron 'Xanadu'
43-Cissus antarctica
5-Alcantarea extensa
3-Ligularia reniformis
2-Aloe plicatilis
15-Neomarica gracilis
45-Zoysia tenuifolia
3-Ligularia reniformis
90-Dichondra repens
8-Philodendron 'Xanadu'
25-Cissus antarctica
5-Alcantarea extensa
3-Ligularia reniformis
2-Aloe plicatilis
12-Neomarica gracilis
17-Philodendron 'Xanadu'
3-Ligularia reniformis
1-Dracaena draco
3-Ligularia reniformis
90-Dichondra repens
21-Neomarica gracilis
7-Philodendron 'Xanadu'
4-Alcantarea extensa
3-Ligularia reniformis
2-Aloe plicatilis
8-Philodendron 'Xanadu'
49-Cissus antarctica
54-Zoysia tenuifolia
61-Crassula 'Blue Bird'
18-Crasula "Max Cook'
MIXED TEXTURAL SUCCULENT PLANTING ARRANGEMENTS
10-Ligularia reniformis
38-Casuarina "Cousin It'
9-Ligularia reniformis
19-Agave geminiflora
23-Senecio mandraliscae
16-Kalanchoe hildebrandtii 'Silver Spoon'
FEATURE DRAGON TREE PLANTING AT END OF TERRACE
9-Casuarina "Cousin It'
6-Zamia furfuracea
11-Philodendron 'Xanadu'
7-Neomarica gracilis
SHALLOW ROOTED PLANTING WITHIN AWNING OVERHANG
300mm HIGH STEEL DRUMS TO SUPPORT DEPTH FOR FEATURE PLANTING
TERRACE
FOOD & BEVERAGE
FFL 19.10
(subject to future fitout DA)
LIFT
GOODS LIFT
VOID OVER
VOID
PLANTER
LINE OF WALL OVER

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Drawing Title	**LEVEL 1**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
G	14/10/21	COUNCIL RFI
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E	30/7/21	AMENDED DA

REVISIONS

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EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

LEGEND

DRIVEWAY

PODIUM GARDENS

DEEP SOIL GARDENS

PAVED TYPE 1
GRANITO TILE ON PAVE ON CONCRETE

FEATURE DRAGON TREE PLANTING

MIXED TEXTURAL SUCCULENT PLANTING ARRANGEMENTS

9-Opuntia "Burbank Spineless"
13-Crassula 'Blue Bird'
14-Carissa 'Morning Star'
22-Crasula "Max Cook'
33-Aloe hybrid 'Bush Baby Yellow' PBR
11-Carissa 'Morning Star'
14-Agave geminiflora
12-Senecio mandraliscae
1-Dracaena draco
11-Crasula "Max Cook'
4-Opuntia "Burbank Spineless"
1-Dracaena draco
5-Santolina chamaecyparissus 'Grey'
16-Casuarina "Cousin It'
5-Kalanchoe hildebrandtii 'Silver Spoon'

18-Casuarina "Cousin It'
11-Crassula 'Blue Bird'
14-Agave 'blue glow'
16-Senecio mandraliscae
7-Zamia furfuracea
14-Agave geminiflora
3-Cissus antarctica
8-Casuarina "Cousi
2-Cissus antarctica
13-Casuarina "Cousin It'

CASCADING PLANTING OVER BUILDING EDGE

REFER L-10 FOR PLANTER DETAIL

CASCADING PLANTING OVER AWNING EDGE TO SOFTEN & CONTRAST WITH FACADE

3-Cissus antarctica
8-Casuarina "Cousin It'
3-Cissus antarctica
6-Casuarina "Cousin It'
3-Cissus antarctica
6-Casuarina "Cousin It'
3-Cissus antarctica
10-Casuarina "Cousin It'
2-Cissus antarctica
8-Casuarina "Cousin It'
6-Casuarina "Cousin It'
2-Cissus antarctica
2-Cissus antarctica
8-Casuarina "Cousin It'
2-Cissus antarctica
8-Casuarina "Cousin It'
2-Cissus antarctica

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Project	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**LEVEL 2**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
G	14/10/21	COUNCIL RFI
F	14/9/21	COUNCIL RFI
E	30/7/21	AMENDED DA

REVISIONS

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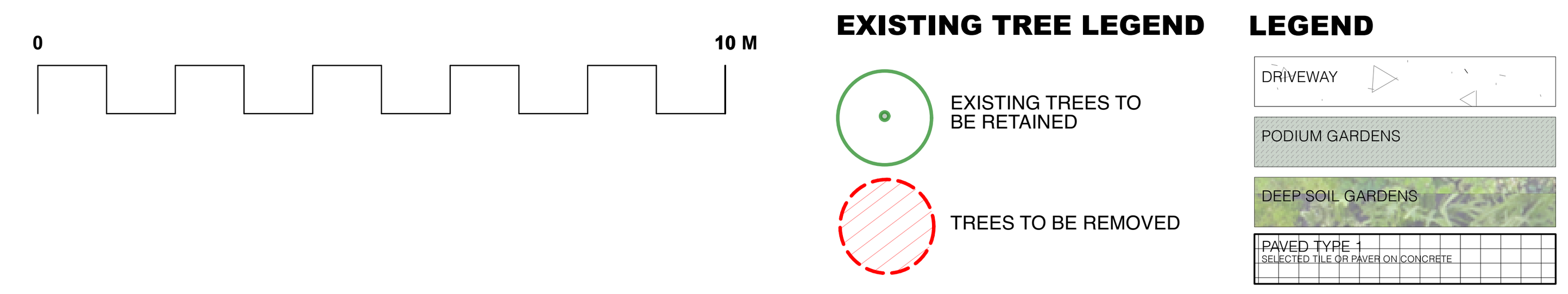

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Project	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**LEVEL 3**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
G	14/10/21	COUNCIL RFI
F	14/9/21	COUNCIL RFI
E	30/7/21	AMENDED DA

REVISIONS

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EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

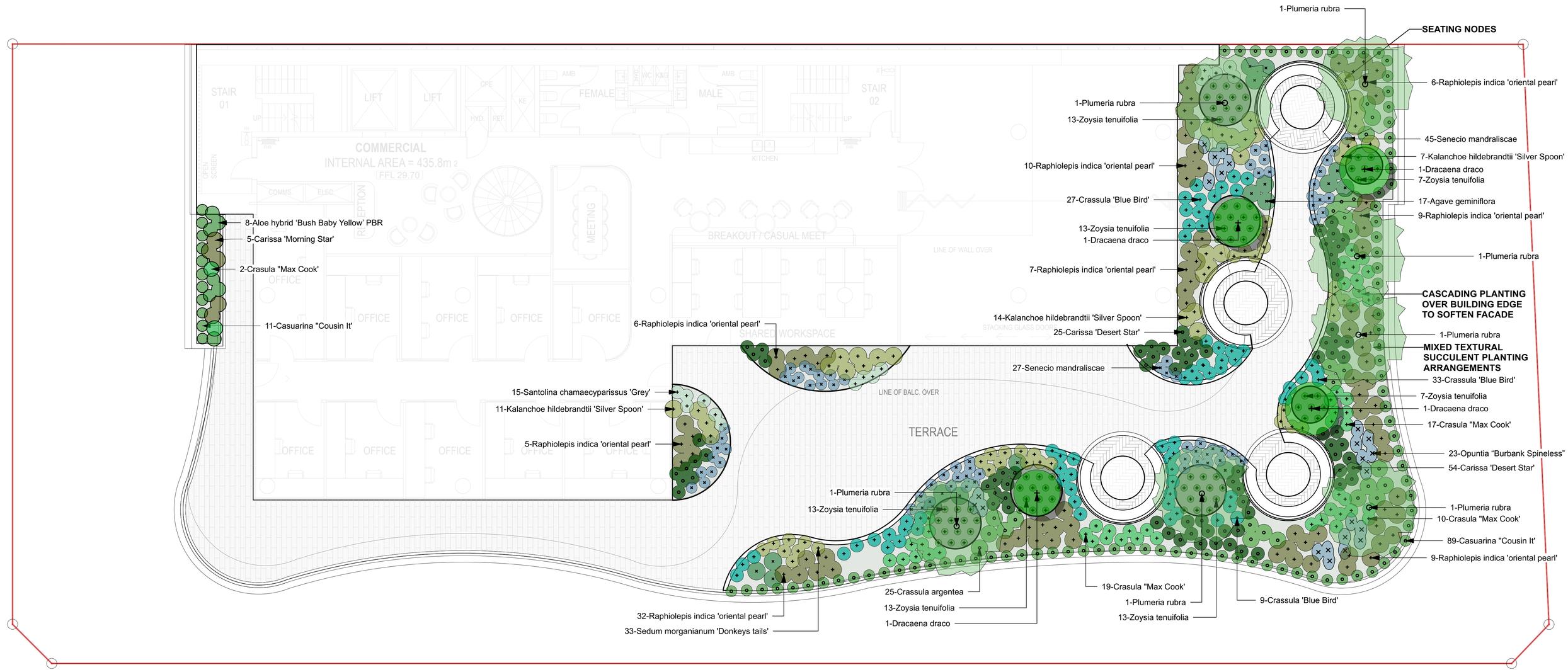
LEGEND

DRIVEWAY

PODIUM GARDENS

DEEP SOIL GARDENS

PAVED TYPE 1
GREY PAVING ON PAVE ON CONCRETE



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Project	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**LEVEL 4**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
G	14/10/21	COUNCIL RFI
F	14/9/21	COUNCIL RFI
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0 10 M

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

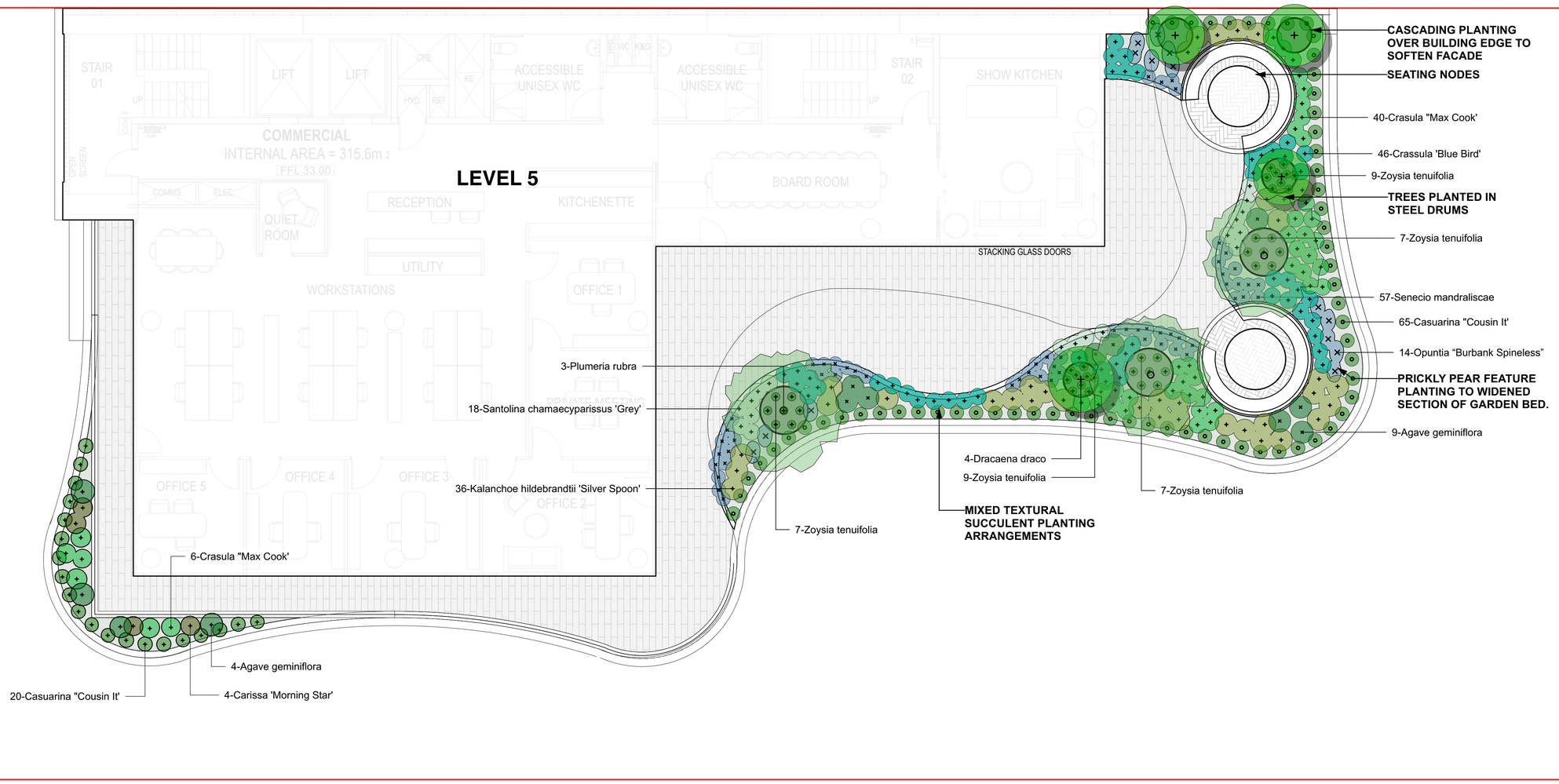
LEGEND

DRIVEWAY

PODIUM GARDENS

DEEP SOIL GARDENS

PAVED TYPE 1
SELECTION OF PAVERS ON BALCONIES



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Project	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**LEVEL 5**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
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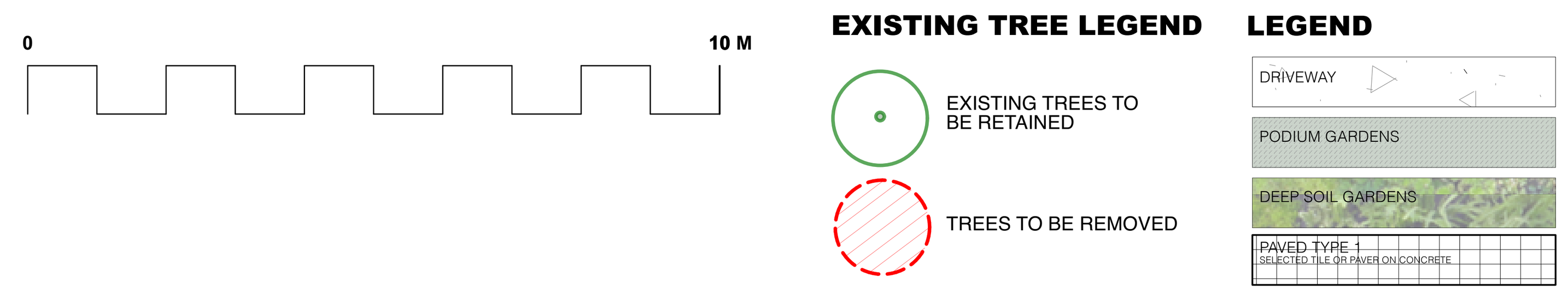

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Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**LEVEL 6**	Scale	**1:100@A1**

ISSUE	DATE	COMMENT
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F	14/9/21	COUNCIL RFI
E	30/7/21	AMENDED DA

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0 10 M

EXISTING TREE LEGEND

EXISTING TREES TO BE RETAINED

TREES TO BE REMOVED

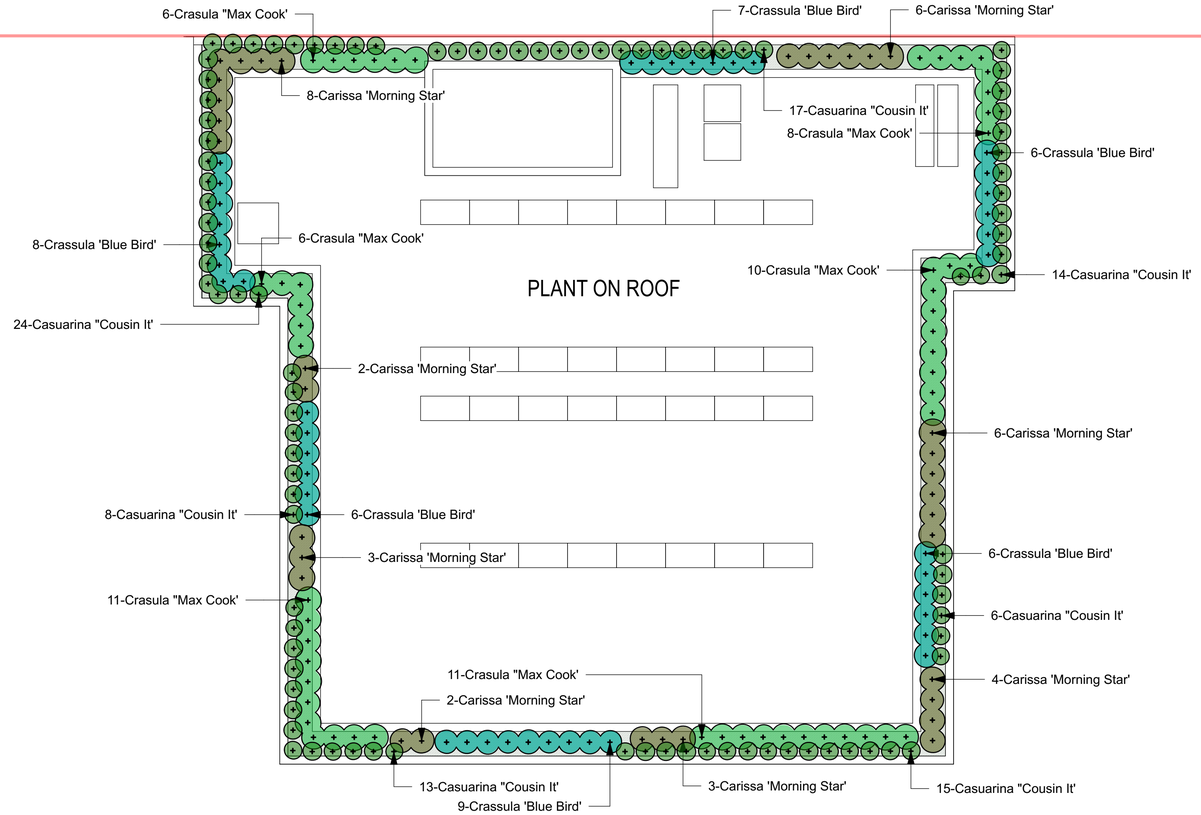
LEGEND

DRIVEWAY

PODIUM GARDENS

DEEP SOIL GARDENS

PAVED TYPE 1
GRASCRETE OR PAVE ON CONCRETE



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Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**ROOF**	Scale	**1:100@A1**

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F	14/9/21	COUNCIL RFI
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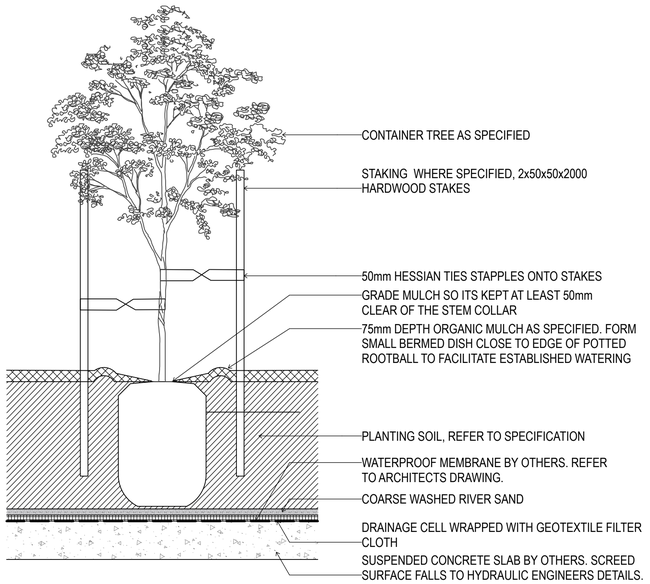
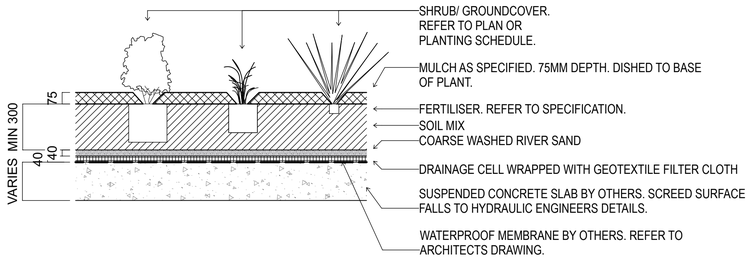
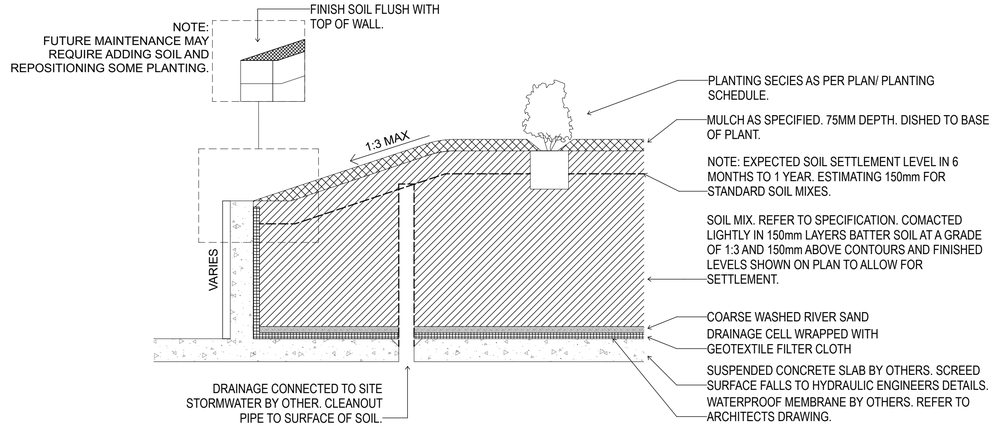


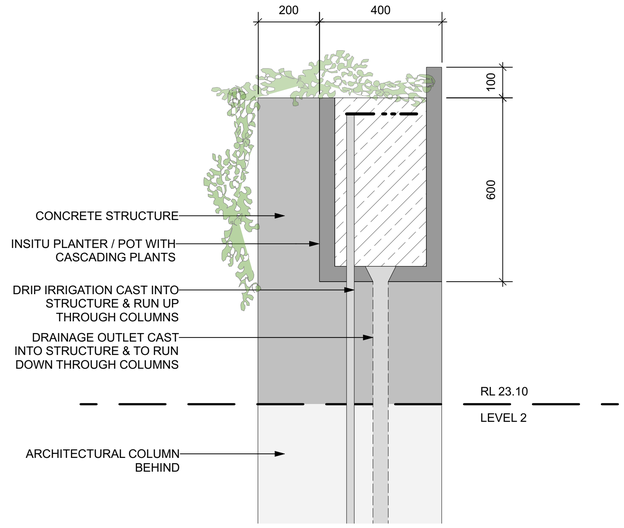
DETAIL: TYPICAL TREE PLANTING ON STRUCTURE
1:20 @ A1



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



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



LEVEL 2 SUSPENDED PLANTERS
1:10 @ A1

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Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**TYPICAL DETAILS**	Scale	**AS SHOWN**

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LANDSCAPE MAINTENANCE NOTES

MONTH	MOWING EDGING BLOWING	FERTILISING (SEASOL)	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 MATERIAL ESTABLISHMENT - 12 MONTHS
KEY D-DAILY, W-WEEKLY, F-FORTNIGHT, M-MONTHLY, 2ND DAY,

EXTERNAL LIGHTING - AMENITY

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

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

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

IRRIGATION NOTES

All gardens to have installed a drop irrigation system controlled from within the store & run off tank water (with possible town water top up). Irrigation system can be designed and installed by Site Design. Call David James on 0488 358 180

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.

GENERAL NOTES

GENERAL NOTES

All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned. All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684.

NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
No responsibility will be accepted by Sitedesign for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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EXEMPT TREE REMOVAL

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

LANDSCAPE 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 consiet 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	**LANDSCAPE DEVELOPMENT APPLICATION**		
Address	**138-144 CRONULLA STREET, CRONULLA**	Date	**14/10/21**
Drawing Title	**NOTES**	Scale	**N/A**

ISSUE	DATE	COMMENT
G	14/10/21	COUNCIL RFI
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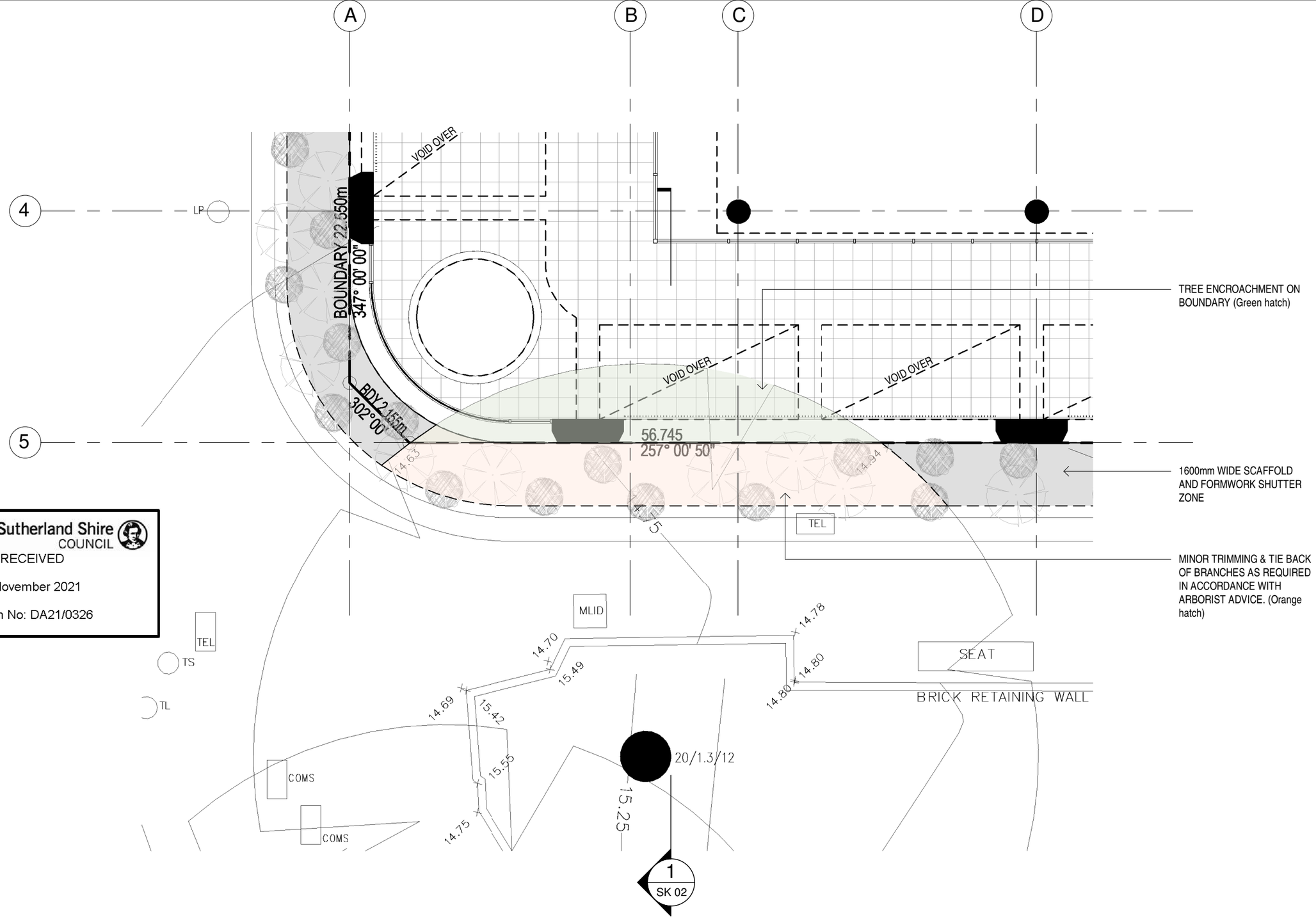
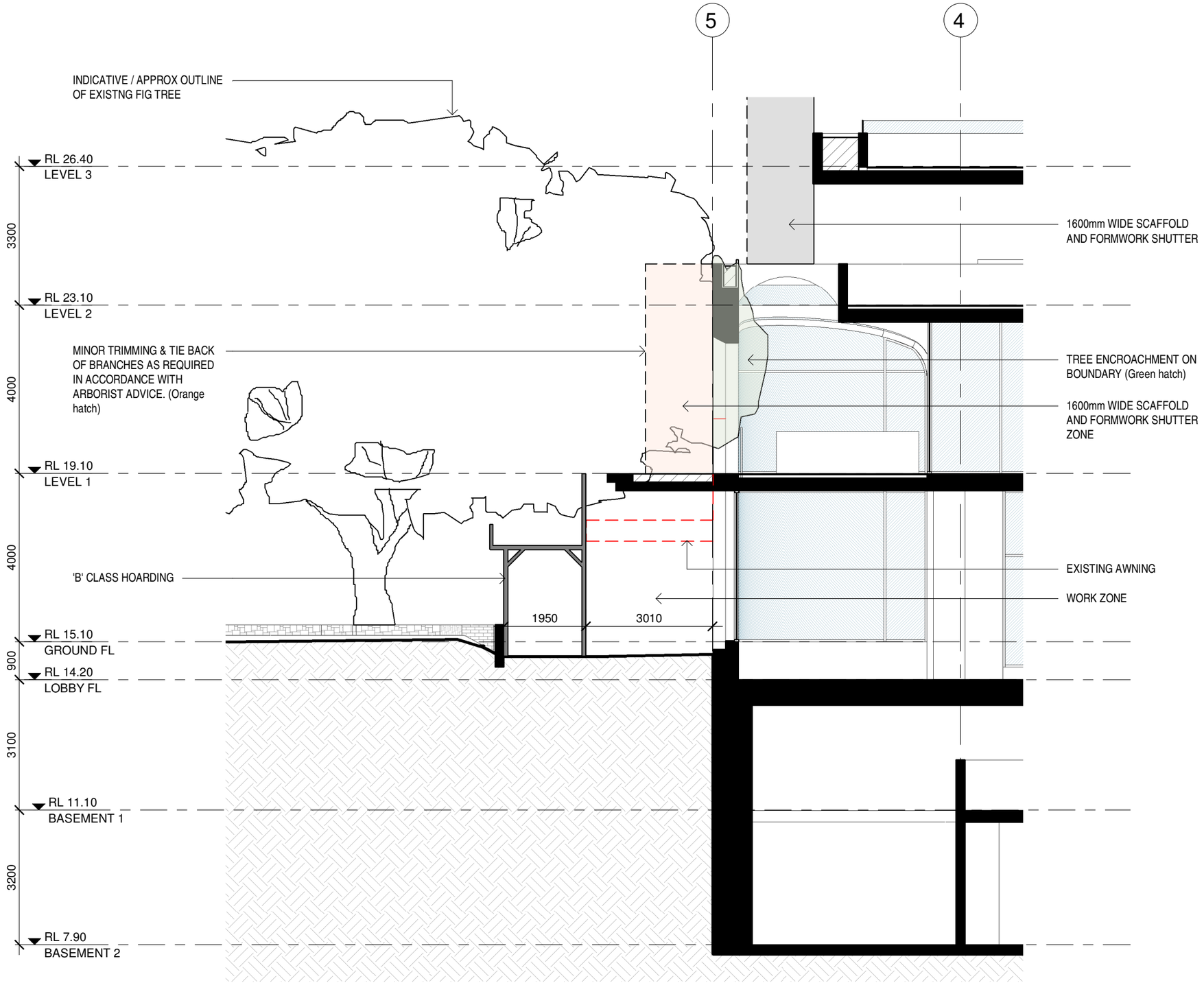


1 LEVEL 1 - FIG ENCROACHMENT

SCALE 1 : 100



1 SECTION - HOARDING AT FIG TREE

SCALE 1 : 100

138-144 CRONULLA STREET, CRONULLA

SCAFFOLD METHODOLOGY

SCALE 1 : 100@A3

PARC - DEVELOPMENT APPLICATION

Innovate Architects

CIVIL DESIGN

FOR PROPOSED DEVELOPMENT AT

138-144 Cronulla Street, Cronulla, NSW 2230

GENERAL NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION.
2. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
3. IT IS THE RESPONSIBILITY OF THE TENDERER TO SEEK CLARIFICATION WHERE DOCUMENTATION IS CONFLICTING OR UNCLEAR. WHERE NO CLARITY IS OBTAINED, THE TENDERER IS TO ALLOW FOR BOTH INTERPRETATIONS IN THEIR PRICING.
4. CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
5. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
6. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
7. ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RMS REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS, PLAN TO BE SUBMITTED TO COUNCIL & RMS AS REQUIRED.
9. THESE PLANS SHALL BE A READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS.
10. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
11. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
12. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES
13. ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
14. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANIZED STEP IRON'S AT 300 mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994.
15. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
16. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
17. GREENVIEW IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION PROVIDED ON THIS DRAWING.
18. ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.H.D.
19. ALL CHAINAGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN MILLIMETRES, UNLESS NOTED OTHERWISE.
20. THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY THE ARCHITECT.
21. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.
22. W.A.E DRAWINGS BY A REGISTERED SURVEYOR ARE REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
23. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN APPROVAL.
24. WATER TREATMENT DEVICES TO STRICTLY COMPLY WITH MANUFACTURING SPECIFICATIONS.

RAINWATER REUSE SYSTEM NOTES

1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY
3. PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
4. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
5. PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZ3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
9. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMPING ARE TO BE APPROVED MATERIALS TO AS/NZ3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
12. ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND CERTIFIED
13. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF

    13.1. PERMANENT AIR GAP
    13.2. BACKFLOW PREVENTION DEVICE

SAFETY IN DESIGN NOTES

THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING. WE NOTE THIS DESIGN IS TYPICAL OF SIMILAR DESIGNS. AS FAR AS IS REASONABLY PRACTICABLE RISKS HAVE BEEN ELIMINATED OR MINIMISED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS. GREENVIEW ASSESSMENT DID NOT IDENTIFY ANY UNIQUE RISKS ASSOCIATED WITH THE DESIGN.

EARTHWORK NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS
2. THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED DEVELOPED AREA.
3. PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
4. OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH, SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE FROM SITE, EXCEPT TOP SOIL FOR RE-USE.
5. CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
6. PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND, PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES.
7. EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2%.
8. FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
9. WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN.
10. FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2% SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO APPROVAL.
11. COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
12. BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ.
13. ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
14. ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.

DRAINAGE INSTALLATION

RCP CONVENTIONAL INSTALLATIONS & ROAD CROSSINGS

1. SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
2. BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION. A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SIDE ZONE DUE TO IT'S SELF COMPACTING ABILITY.
3. A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND D/6 CLEARANCE FOR PIPES > 1200 DIA.
4. BEDDING OF THE PIPELINES IS TO BE TYPE 'HS2' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:

   a.COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

M	19	2.3600	0.6000	0.3000	0.1500	0.0750
% MASS PASSING	100	50-100	20-90	10-60	0-25	0-10

-AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING LOW PLASTICITY AS DESCRIBED IN APPENDIX D OF AS1726.

b.BEDDING DEPTH UNDER THE PIPE TO BE 100mm.

c.BEDDING MATERIAL TO BE EXTENDED FROM THE TOP OF THE BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS REPRESENTS THE 'HAUNCH ZONE.'

d.THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 98% WITHIN ROAD RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS MATERIAL.

e.COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL DRAINAGE LINES LAID WHOLLY OR IN PART UNDER THE KERB & GUTTER OR PAVEMENT

ROOF DRAINAGE

1. ALL ROOF DRAINAGE IS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATIONS.
2. DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS.
3. ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE. UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.
4. ALL DOWNPIPES TO HAVE LEAF GUARDS.
5. ALL EAVES GUTTERS ARE TO BE DESIGNED TO THE 5% AEP (20YR) STORM EVENTS UNO
6. ALL EAVES GUTTER OVERFLOWS ARE TO BE IN ACCORDANCE WITH AS3500.3 G3
7. ALL BOX GUTTERS ARE TO BE DESIGNED TO CATER TO THE 1% AEP (100YR) STORM EVENTS UNO
8. IN ACCORDANCE WITH AS3500.3 CLAUSE 3.7.6.G, BOX GUTTERS SHALL:
   a. BE STRAIGHT (WITHOUT CHANGE IN DIRECTION)
   b. HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES IN A CROSS-SECTION.
   c. HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40.
   d. DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION (I.E. NOT TO THE SIDE); AND
   e. BE SEALED TO THE RAINHEADS AND SUMPS
9. GREENVIEW RECOMMENDS THAT THE BUILDER VERIFIES THAT ANY AND ALL BOX GUTTERS HAVE BEEN DESIGNED BY A QUALIFIED CIVIL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS.
10. GREENVIEW RECOMMENDS A SPECIFIC INSPECTION AND CERTIFICATION BY A QUALIFIED CIVIL ENGINEER OF ANY AND ALL BOX GUTTERS INSTALLED ON THE PROJECT PRIOR TO OCCUPATION CERTIFICATE
11. ALL DOWNPIPES ARE TO BE PIPE CONNECTED INTO THE FORMAL RAINWATER OR STORMWATER LINE UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE.

STORMWATER DRAINAGE NOTES

1. STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3 , NCC AND COUNCIL'S SPECIFICATION.
2. MINIMUM PIT DIMENSIONS ARE TO BE IN ACCORDANCE WITH AS3500.3 TABLE 7.5.2.1 WHICH PROVIDES GUIDANCE ACCORDING TO PIT DEPTH U.N.O.

TABLE 7.5.2.1

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

Depth to invert of outlet	Minimum internal dimensions mm		
	Rectangular		Circular
	Width	Length	Diameter
≤450	350	350	—
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

3. PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
4. PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
5. ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCILS SPECIFICATION.
6. PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS.
7. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
8. ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER. WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
9. PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O.
10. PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O
11. BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
12. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
13. THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY.
14. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
15. ALL LANDSCAPED PITS TO BE MIN 450 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
16. GREENVIEW RECOMMENDS ALL COURTYARDS TO HAVE 450 SQUARE PLASTIC PIT INSTALLED WITH A 150mm DIA. CONNECTION TO FORMAL DRAINAGE SYSTEM.
17. ALL DRIVEWAY PITS TO BE MIN 600 SQUARE U.N.O OR LARGER AS REQUIRED BY AS3500.3 TABLE 7.5.2.1
18. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
19. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
20. GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE.
21. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
22. ANY VARIATION TO THAT WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
23. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
24. ALL GRATES TO HAVE CHILDPROOF LOCKS
25. ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
26. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
27. WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
28. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW.
29. ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE CONSULTANT.
30. SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE FLUSHING EYE'S AT HIGH POINTS OR TO COUNCILS REQUIREMENTS.
31. ALL GRATES IN AREAS OF FREQUENT PEDESTRIAN TRAFFIC (IE FOOTPATHS, WALKWAYS, ETC.) TO BE HEELPROOF GRATE.
32. REFER ARCHITECTS DETAIL FOR GRATE FINISH (IE STAINLESS STEEL OR GALVANISED).
33. GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

PIT GRATE INLINE TYPE

GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLES.
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.
D - HEAVY DUTY	CARRIGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICHLES.
TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.	

32. COVER TO PIPE TO BE AS PER TABLE BELOW:

COVER TABLE

LOCATION	PIPE TYPE	COVER
LANDSCAPE	PVC	300
LANDSCAPE (SINGLE DWELLING)	PVC	100
UNDER TRAFFICABLE AREA	PVC	100 BELOW UNDERSIDE OF PAVEMENT
CONCRETE	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
ROADS	RCP	500 BELOW UNDERSIDE OF PAVEMENT

STORMWATER DRAINAGE NOTES CONTINUED

33. GREENVIEW'S STORMWATER SYSTEM HAS BEEN DESIGNED TO CAPTURE SURFACE RUNOFF FROM THE SITE ITSELF BUT DOES NOT INCORPORATE SPECIFIC GROUNDWATER CAPTURE MECHANISMS. IN SOME CASES, GROUNDWATER INUNDATION MAY BE A SIGNIFICANT SOURCE OF WATER DURING A STORM EVENT. GREENVIEW RECOMMENDS THAT ALL RETAINING WALLS CLOSE TO HABITABLE AREAS BE FITTED WITH AN IMPERMEABLE MEMBRANE AND SUBSOIL DRAINAGE TO PREVENT GROUNDWATER INGRESS.
34. GREENVIEW RECOMMENDS ALL IN-GROUND STORMWATER PIPE RUNS ARE SET OUT BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS. WHERE 300MM COVER IS NOT ACHIEVED, NOTIFY ENGINEER.
35. WHERE STORMWATER DRAINAGE WORKS ARE TO BE UNDERTAKEN PRIOR TO THE CONSTRUCTION OF THE BUILDING, THE BUILDER IS TO SET OUT THE FLOOR LEVELS AND ENSURE PROPOSED STORMWATER DRAINAGE LEVELS AND BUILDING LEVELS ARE COMPATIBLE. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

ON-SITE DETENTION

1. ON-SITE DETENTION (OSD) TANKS ARE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CURRENT APPLICABLE AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCILS' SPECIFICATIONS.
2. IT IS CRITICAL THAT THE MINIMUM OSD VOLUME AS CALCULATED BY THE DESIGN AND NOTED ON THESE PLANS IS ACHIEVED ON SITE. VOLUMES TO BE VERIFIED BE REGISTERED SURVEYOR AND NOTED IN THE WAE SURVEY PRIOR TO CERTIFICATION.
3. OSD VOLUME MAY BE ACHIEVED IN BELOW GROUND TANK, OR ABOVE GROUND PONDING, OR RAINWATER TANK OFFSET, OR INFILTRATION/ABSORPTION SYSTEM. EACH COUNCIL HAS SPECIFIC GUIDELINES FOR HOW STORMWATER FLOWS ARE TO BE CONTROLLED AND DISCHARGED.
4. PONDING AND OVERFLOW LEVELS FROM THE OSD SHALL BE NOT LESS THAN 300mm BELOW ADJACENT HABITABLE FLOOR LEVELS OF BUILDINGS AND NOT LESS THAN 150mm BELOW NON-HABITABLE FLOOR LEVELS (AS3500.1 CLAUSE 7.10.1)

BELOW GROUND OSD TANKS

1. THE HYDRAULIC CONTROL FOR THE STORAGE (USUALLY ORIFICE PLATE) SHALL BE FIRMLY FIXED IN PLACE TO PREVENT REMOVAL OR TAMPERING. A PLATE OF 3mm TO 5mm THICK STAINLESS STEEL WITH A CIRCULAR HOLE SHALL BE USED, PROVIDED:
   a. IT IS MACHINED TO 0.5mm ACCURACY
   b. IT RETAINS A SHARP EDGE; AND
   c. THE ORIFICE DIAMETER IS NOT LESS THAN 25mm (AS 3500.3 CLAUSE 7.10.2
2. INSPECTION / ACCESS OPENINGS SHALL BE PROVIDED ABOVE THE LOCATION OF THE OUTLET WITH DIMENSIONS AT LEAST 600mm x 600mm OR 600mm DIAMETER FOR STORAGES UP TO 800mm DEEP AND 600mm x 900mm FOR DEEPER STORAGES. THERE SHALL BE NO IMPEDIMENTS TO THE REMOVAL OF DEBRIS THROUGH THIS OPENING. INSPECTION SHALL BE POSSIBLE WITHOUT RESIDENTS OR OWNERS HAVING TO REMOVE HEAVY ACCESS COVERS (AS3500.3 CLAUSE 7.10.2.b.ii)
3. WHERE STORAGES ARE NOT DEEP ENOUGH TO WORK IN (<1.5m DEEP), ACCESS SHALL BE PROVIDED AT INTERVALS OF APPROXIMATELY 10m TO ALLOW THE SYSTEM TO BE FLUSHED TO THE STORAGE OUTLET> ACCESS SHALL BE PROVIDED AT THE OUTLET (AS3500.3 CLAUSE 7.10.2.b.iii)
4. A SUMP SHALL BE PROVIDED AT THE OUTLET POINT, SET BELOW THE LEVEL OF THE MAIN STORAGE TO COLLECT DEBRIS. WHERE A DISCHARGE CONTROL PIT IS INCLUDED IN THE STORAGE< THIS SHALL CONTAIN A SUMP SET A MINIMUM OF 1.5 TIMES THE DIAMETER OF THE ORIFICE OF THE OUTLET BELOW THE CENTRE OF THE ORIFICE. SUMPS SHALL BE PROVIDED WITH WEEP HOLES TO DRAIN OUT TO THE SURROUNDING SOIL, AND SHALL BE FOUNDED ON A COMPACTED GRANULAR BASE.
5. WHERE THE DEPTH OF THE TANK EXCEEDS 1.2m, A LADDER IN ACCORDANCE WITH AS3500.3 CLAUSE 7.5.5.4 SHALL BE INSTALLED.
6. BELOW GROUND OSD SYSTEMS SHALL CONFORM WITH AS2865.
7. IN ACCORDANCE WITH AS3500.3 CLAUSE 7.10.2.D SCREENS (TRASH RACKS) WITH THE FOLLOWING CHARACTERISTICS SHOULD BE PROVIDED TO COVER EACH ORIFICE OUTLET:
   a. FOR ORIFICES UP TO 150mm DIA., A FINE APERTURE-EXPANDED METAL MESH SCREEN WITH A MINIMUM AREA OF 50 TIMES THE AREA OF THE ORIFICE. FOR LARGER DIA. ORIFICES, A COARSER GRID MESH WITH A MINIMUM AREA OF 20 TIMES THE ORIFICE AREA MAY BE USED AS AN ALTERNATIVE.
   b. STEEL SCREENS SHOULD BE STAINLESS STEEL OR HOT-DIP GALVANIZED
   c. WHERE APERTURE-EXPANDED MESH SCREENS ARE EMPLOYED, THEY SHOULD BE POSITIONED SO THAT THE OVAL-SHAPED HOLES ARE HORIZONTAL, WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING DOWNSTREAM. A HANDLE MAY BE FITTED TO ENSURE CORRECT ORIENTATION AND EASY REMOVAL FOR MAINTENANCE.
   d. SCREENS SHOULD BE PLACED NO FLATTER THAN 45 DEGREES TO THE HORIZONTAL IN SHALLOW STORAGES UP TO 600mm DEEP. IN DEEPER OR MORE REMOTE LOCATIONS, THE MINIMUM ANGLE SHOULD BE 60 DEGREES TO THE HORIZONTAL.
8. IF THE BELOW GROUND OSD STORAGE IS SEALED, A VENT SHOULD BE PROVIDED TO EXPEL ANY NOXIOUS GASES (AS3500.3 CLAUSE 7.10.2.D.B).
9. THE STORAGE SHOULD BE DESIGNED TO FILL WITHOUT CAUSING OVERFLOWS IN UPSTREAM CONDUITS DUE TO BACKWATER EFFECTS (AS3500.3 CLAUSE 7.10.2.D.C).
10. BELOW GROUND STORAGES SHALL BE CONSTRUCTED OF CONCRETE, MASONRY, ALUMINIUM/ZINC AND ALUMINIUM/ZINC/MAGNESIUM ALLOY-COATED STEEL, ZINC-COATED STEEL, GALVANISED IRON OR PLASTICS (AS3500.3 7.10.3)

ABOVE GROUND OSD TANKS

1. WHERE ABOVE-GROUND OSD SYSTEMS ARE PROPOSED TO BE LOCATED IN LANDSCAPED AREAS THE FOLLOWING CRITERIA IS RECOMMENDED IN ACCORDANCE WITH AS3500.3 N12.A:
   a. A DESIRABLE MINIMUM SLOPE FOR SURFACES DRAINING TO AN OUTLET TO BE 1:60, AND AN ABSOLUTE MINIMUM SLOPE TO BE 1:100.
   b. THE DESIRABLE MAXIMUM DEPTH OF PONDING UNDER DESIGN CONDITIONS TO BE 300mm.
   c. STORAGE VOLUMES IN LANDSCAPING AREAS TO BE INCREASED BY 20% TO ALLOW FOR VEGETATION GROWTH, CONSTRUCTION INACCURACIES AND POSSIBLE FILLING.
   d. SUBSOIL DRAINS TO BE PROVIDED AROUND OUTLETS TO PREVENT THE GROUND BECOMING SATURATED DURING PROLONGED WET WEATHER; AND
   e. WHERE THE STORAGE IS LOCATED IN AREAS WHERE FREQUENT PONDING WOULD CAUSE MAINTENANCE PROBLEMS OR INCONVENIENCE, THE FIRST 10% TO 20% OF THE STORAGE SHOULD BE IN AN AREA THAT CAN TOLERATE FREQUENT INUNDATION, SUCH AS A PAVED OUTDOOR ENTERTAINMENT AREA, A SMALL UNDERGROUND TANK, A PERMANENT WATER FEATURE OR A ROCKERY.
2. WHERE ABOVE-GROUND OSD SYSTEMS ARE PROPOSED TO BE LOCATED IN DRIVEWAY AND CAR PARK STORAGES, THE FOLLOWING CRITERIA IS RECOMMENDED IN ACCORDANCE WITH AS3500.3 N12.B:
   a. DEPTHS OF PONDING TO NOT EXCEED 200mm UNDER DESIGN CONDITIONS
   b. TRANSVERSE PAVING SLOPES WITHIN STORAGES TO BE NOT LESS THAN 1:140; AND
   c. WHERE THE STORAGE IS LOCATED IN COMMONLY USED AREAS WHERE PONDING WOULD CAUSE INCONVENIENCE, PART OF THE STORAGE SHOULD BE PROVIDED IN AN AREA OR FORM THAT WILL NOT CAUSE A NUISANCE.

MAINTENANCE SCHEDULE: ON SITE DETENTION (OSD)

ALL OSD MAINTENANCE TASKS SHOULD BE UNDERTAKEN AFTER A SIGNIFICANT STORM EVENT

6 MONTHLY

ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	INSPECT FOR BLOCKAGE	CHECK PLATE FOR BLOCKAGE AND CLEAN
TRASH SCREEN	CHECK / CLEAN	CHECK AND CLEAN TRASH SCREEN
PIT SUMP	CHECK FOR SEDIMENT	CHECK FOR SEDIMENT / LITTER / SLUDGE AND CLEAN-OUT
GRATED LIDS	CHECK FOR DAMAGE	CHECK FOR CORROSION OR OTHER DAMAGE AND REPAIR / REPLACE AS NEEDED
	CLEAR BLOCKAGES	CHECK AND CLEAR BLOCKAGES
STORAGE LIDS	CHECK	REMOVE DEBRIS / MULCH / LITTER / SEDIMENT
OUTLET PIPES	CHECK FOR BLOCKAGES	CHECK / CLEAN / FLUSH OUTLET PIPES, REMOVE ANY BLOCKAGES
STEP IRONS	CHECK FIXING	ENSURE STEP-IRON FIXINGS ARE SECURE AND REPAIR AS NEEDED

ANNUALLY

ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	CHECK ATTACHMENT	ENSURE PLATE IS MOUNTED SECURELY, TIGHTEN AND SEAL GAPS AS REQUIRED
TRASH SCREEN	CHECK ATTACHMENT	ENSURE PLATE IS MOUNTED SECURELY, TIGHTEN AND SEAL GAPS AS REQUIRED
	CHECK CORROSION	CHECK TRASH SCREEN FOR CORROSION, ESPECIALLY AT CORNERS NEAR WELDS AND REPAIR / REPLACE AS NEEDED
STEP IRONS	CHECK FOR CORROSION	EXAMINE STEP IRONS AND REPAIR ANY DAMAGE
INTERNAL WALLS	CHECK	CHECK FOR CRACKS / SPALLING AND REPAIR AS NEEDED
OSD SURROUNDS	CHECK FOR SUBSIDENCE	CHECK FOR SUBSIDENCE (WHICH MAY INDICATE LEAKS) AND REPAIR AS NEEDED

5-YEARLY

ELEMENT	TASK	DESCRIPTION / ACTION
ORIFICE PLATE	CHECK ORIFICE PLATE	CHECK ORIFICE SIZE AGAINST WAE AND CHECK FOR PITTING / SCARRING, REPLACE IF NECESSARY

COLOUR LEGEND

NEW (REFER TO SCHEDULES FOR COLOUR DEFINITION)

EXISTING

REMOVED OR RELOCATED

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	3
C02	BASEMENT 2 DRAINAGE PLAN	3
C03	BASEMENT 1 DRAINAGE PLAN	3
C04	GROUND FLOOR DRAINAGE PLAN	3
C10	GROUND FLOOR TURNING PATHS SHEET 1 – DEMOLITION & CONSTRUCTION STAGE	4
C11	GROUND FLOOR TURNING PATHS SHEET 2 – EXCAVATION STAGE	4

RECOMMENDED SAFETY SIGNS

WARNING
PUMP OUT SYSTEM FAILURE IN BASEMENT WITH LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

1. SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

DANGER
CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

1. A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
   - MINIMUM DIMENSIONS OF THE SIGN
   - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
   - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
2. THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE
3. SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

EXISTING SERVICES

DANGER
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS. CONTACT "DIAL BEFORE YOU DIG" ON 1100 OR GOT THE WEB SITE "www.1100.com.au"

ABBREVIATIONS

DP	DOWN PIPE
FFL	PROPOSED FINISHED FLOOR LEVEL
GL	PROPOSED PIT SURFACE LEVEL
IL	PROPOSED PIT INVERT LEVEL
IO	INSPECTION OPENING
K&G	KERB & GUTTER
P	FINISHED PAVEMENT LEVEL
RCP	REINFORCED CONCRETE PIPE
RKG	ROLL KERB & GUTTER
RL	FINISHED SURFACE LEVEL
RWO	RAINWATER DRAINAGE OUTLET
RWT	PROPOSED RAINWATER TANK
TK	TOP OF NEW KERB LEVEL
TOW	TOP OF NEW RETAINING WALL LEVEL
TWL	TOP OF WATER LEVEL
uPVC	RIGID PVC PIPE
VD	VERTICAL DROPPER

REV.	DATE	BY	DESCRIPTION
3	30.03.2021	KJL	ISSUED FOR APPROVAL
2	19.02.2021	JPS	ISSUED FOR APPROVAL
1	08.02.2021	KJL	PRELIMINARY ISSUE

PROPOSED DEVELOPMENT

138-144 Cronulla Street, Cronulla, NSW 2230

MUNRO OPERATIONS TRUST

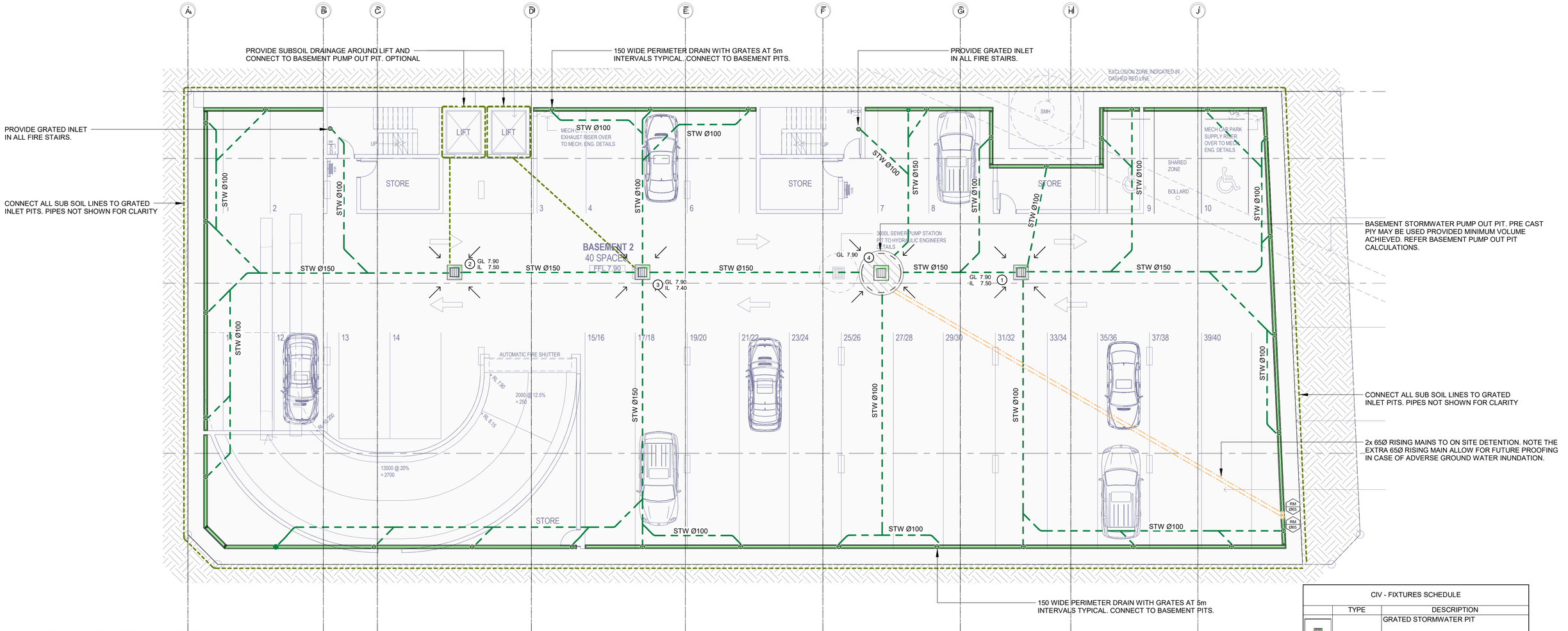
greenview CONSULTING
(02) 8544 1683 | www.greenview.net.au

DESIGN: KJL | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: 1 : 100

CIVIL DESIGN

NOTES & LEGENDS

190944
DA
C01 3



BASEMENT 2 DRAINAGE PLAN
Scale: 1 : 100

1. ALL PIPES TO BE 100mmØ @ 1% MINIMUM UNLESS KNOWN OTHERWISE.
2. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
3. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS.

BASEMENT PUMP-OUT PIT

- WBNM MODEL INDICATES Q100 5MIN = 3L/S FROM 40M2 OF EXPOSED DRIVEWAY, AND V100 2HR = 5m³
- MIN. VOL. = 5m³
- SIZED TO TAKE SEEPAGE FLOWS IN ACCORDANCE WITH GEOTECHNICAL FINDINGS & 40m² OF EXPOSED DRIVEWAY
- PROVIDE DUAL SUBMERSIBLE PUMPS WITH MIN. CAPACITY = 5 L/s

LEGEND

- HARDSTAND
- EARTH

CIV - FIXTURES SCHEDULE

	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER GRATES
		PERIMETER STRIP DRAIN
		RAINWATER OUTLET
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN

CIV - STANDARD SYMBOLS

	DESCRIPTION
FALL	FALL ARROW

CIV - STORMWATER SERVICES

	TYPE	DESCRIPTION
	RM	RISING MAIN
	SS	SUB SOIL DRAINAGE
	STW	STORMWATER

REV.	DATE	BY	DESCRIPTION
3	30.03.2021	KJL	ISSUED FOR APPROVAL
2	19.02.2021	JPS	ISSUED FOR APPROVAL
1	08.02.2021	KJL	PRELIMINARY ISSUE

PROPOSED DEVELOPMENT

138-144 Cronulla Street, Cronulla, NSW 2230

MUNRO OPERATIONS TRUST

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DESIGN: KJL | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: 1 : 100

CIVIL DESIGN

BASEMENT 2 DRAINAGE PLAN

190944
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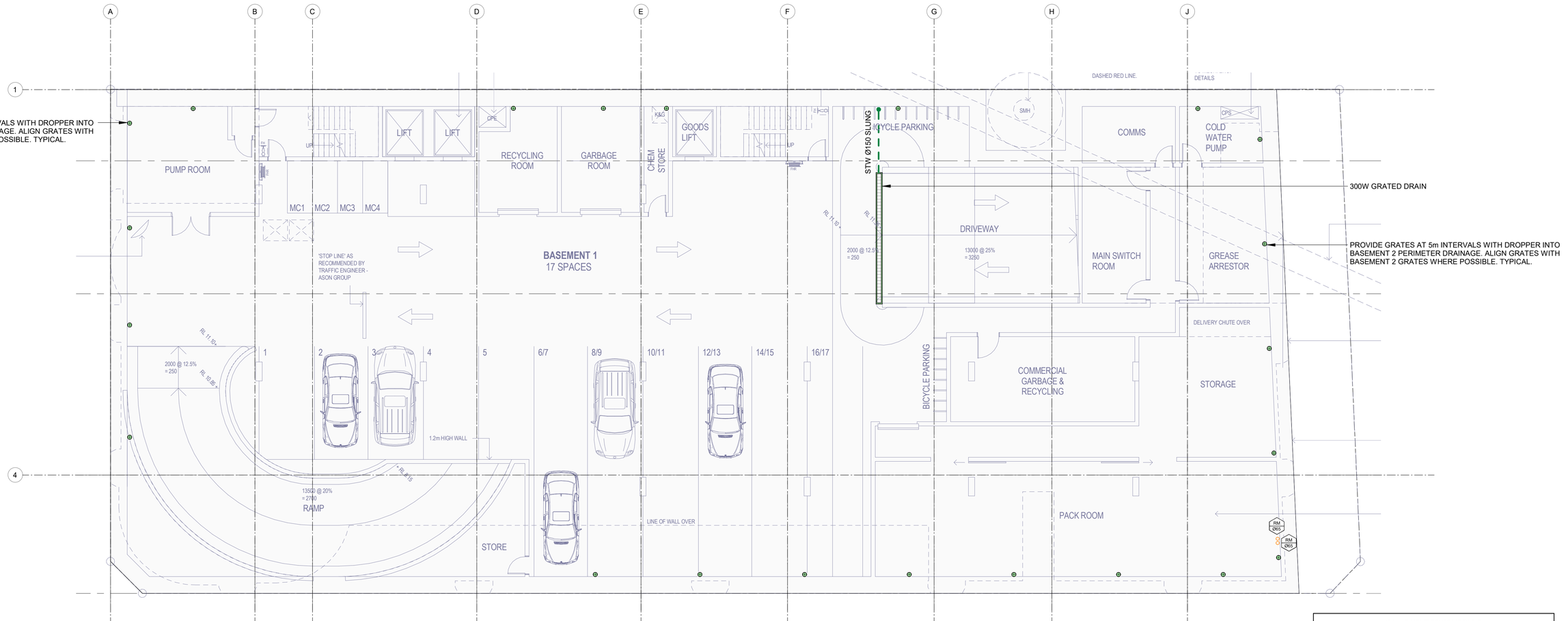
C02
3

PROVIDE GRATES AT 5m INTERVALS WITH DROPPER INTO BASEMENT 2 PERIMETER DRAINAGE. ALIGN GRATES WITH BASEMENT 2 GRATES WHERE POSSIBLE. TYPICAL.



BASEMENT 1 DRAINAGE PLAN

Scale: 1 : 100

1. ALL PIPES TO BE 100mmØ @ 1% MINIMUM UNLESS KNOWN OTHERWISE.
2. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
3. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS.

LEGEND

- HARDSTAND
- EARTH

CIV - FIXTURES SCHEDULE		
	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER GRATES
		PERIMETER STRIP DRAIN
		RAINWATER OUTLET
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN

CIV - STANDARD SYMBOLS	
	DESCRIPTION
FALL	FALL ARROW

CIV - STORMWATER SERVICES		
	TYPE	DESCRIPTION
	RM	RISING MAIN
	SS	SUB SOIL DRAINAGE
	STW	STORMWATER

-10 -5 0 10

SCALE: 1:100

REV.	DATE	BY	DESCRIPTION
3	30.03.2021	KJL	ISSUED FOR APPROVAL
2	19.02.2021	JPS	ISSUED FOR APPROVAL
1	08.02.2021	KJL	PRELIMINARY ISSUE

PROPOSED DEVELOPMENT

138-144 Cronulla Street, Cronulla, NSW 2230

MUNRO OPERATIONS TRUST

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DESIGN: KJL | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: 1 : 100

CIVIL DESIGN

BASEMENT 1 DRAINAGE PLAN

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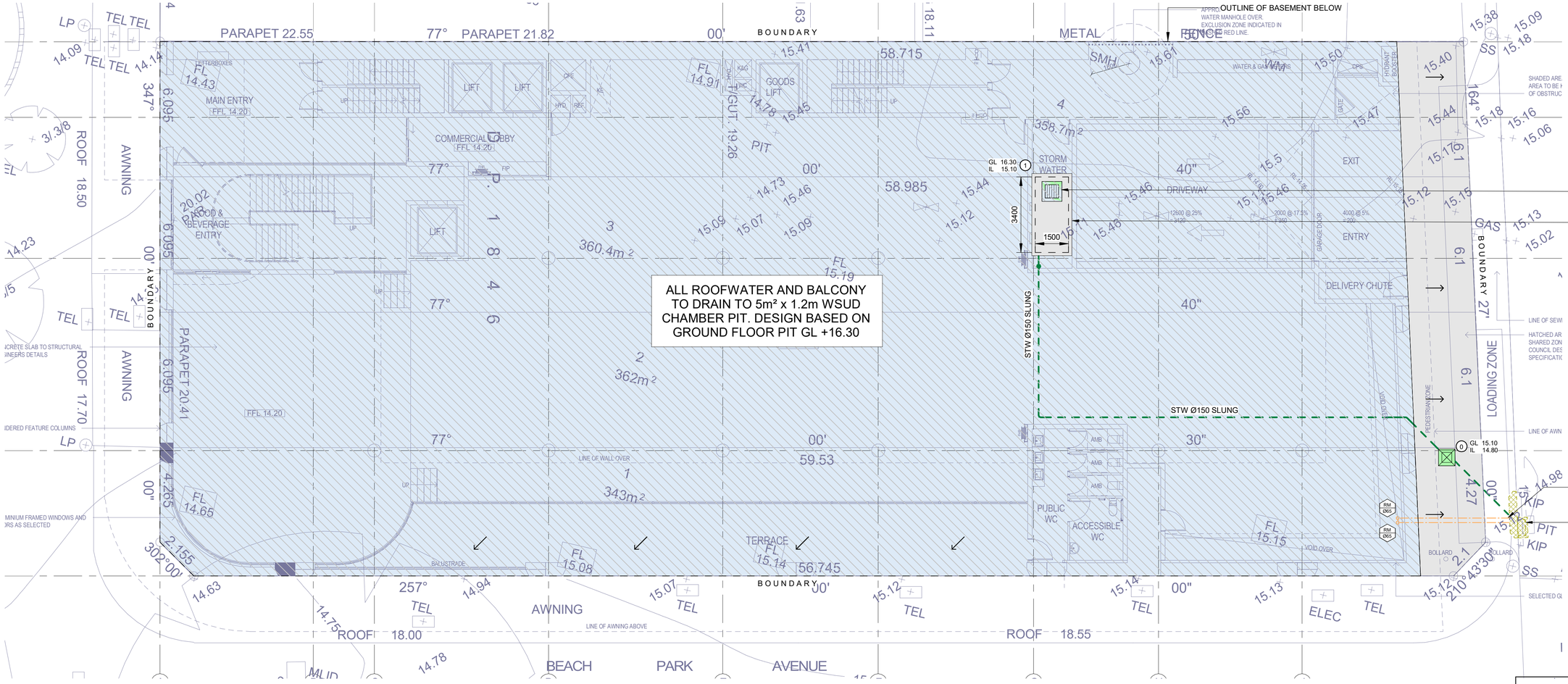
C03 3



GROUND FLOOR DRAINAGE PLAN
Scale: 1 : 100

1. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING.
2. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
3. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY
4. ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
5. ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE WITH ALL PIPES CUT FLUSH WITH SIDE OF PIT, TO ALLOW SMOOTH FLOW OF STORMWATER.
6. PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE WHERE IN TRAFFICABLE AREAS.
7. PROVIDE 100mm GAP IN BASE OF FENCE FOR EMERGENCY OVERFLOWS.
8. PROVIDE SUBSOIL DRAINAGE AND OUTLETS TO ALL ON PODIUM PLANTER BOXES. OUTLET PIPES NOT SHOWN FOR CLARITY OF DOCUMENTATION.

GENERAL LEGEND

- LANDSCAPE
- BYPASS LANDSCAPE
- LANDSCAPE ON PODIUM SLAB
- HARDSTAND
- ROOF AREA TO DRAIN
- EXISTING ROOF AREA TO DRAIN
- EASEMENT FOR DRAINAGE
- 95B

PROPOSED TREES

EXISTING TREES

CIV - FIXTURES SCHEDULE

	TYPE	DESCRIPTION
		GRATED STORMWATER PIT
		PERIMETER GRATES
		PERIMETER STRIP DRAIN
		RAINWATER OUTLET
		SEALED STORMWATER PIT
	300W	GRATED STRIP DRAIN

CIV - STANDARD SYMBOLS

	DESCRIPTION
FALL	FALL ARROW

CIV - STORMWATER SERVICES

	TYPE	DESCRIPTION
	RM	RISING MAIN
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	STW	STORMWATER

REV.	DATE	BY	DESCRIPTION
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2	19.02.2021	JPS	ISSUED FOR APPROVAL
1	08.02.2021	KJL	PRELIMINARY ISSUE

PROPOSED DEVELOPMENT

138-144 Cronulla Street, Cronulla, NSW 2230

MUNRO OPERATIONS TRUST

greenview CONSULTING
(02) 8544 1683 | www.greenview.net.au

DESIGN: KJL | DRAWN: JPS | CHECKED: AMcK | SIZE: A1 | SCALE: As indicated

CIVIL DESIGN

GROUND FLOOR DRAINAGE PLAN

190944
DA
C04 3

Innovate

EXTERNAL FINISHES

138-144 CRONULLA STREET, CRONULLA

PARC

MAR 2021

Making the new.

DEVELOPMENT APPLICATION
138-144 Cronulla Street, Cronulla
PERSPECTIVE VIEW





DEVELOPMENT APPLICATION
138-144 Cronulla Street, Cronulla
CONCEPT IMAGES

SMOOTH RENDER FINISH IN DULUX SNOWY MOUNTAINS QUARTER

ROUGH RENDER TEXTURE IN DULUX SNOWY MOUNTAINS QUARTER

GREENERY

TEXTURED PRE CAST CONCRETE PANELS

BLUE STONE PAVING

GLASS BRICKS

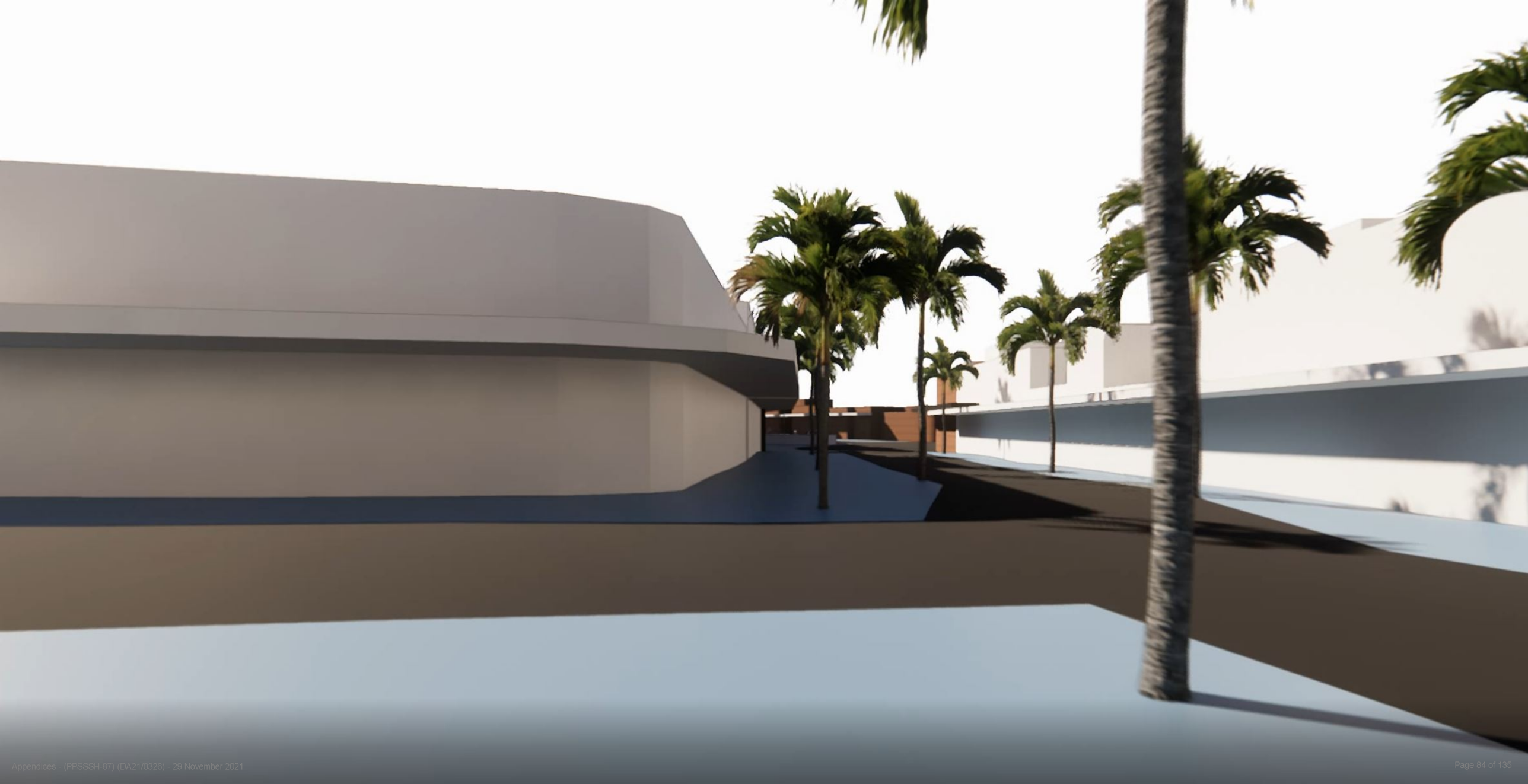
WINDOW FRAMES IN BLACK POWDERCOAT

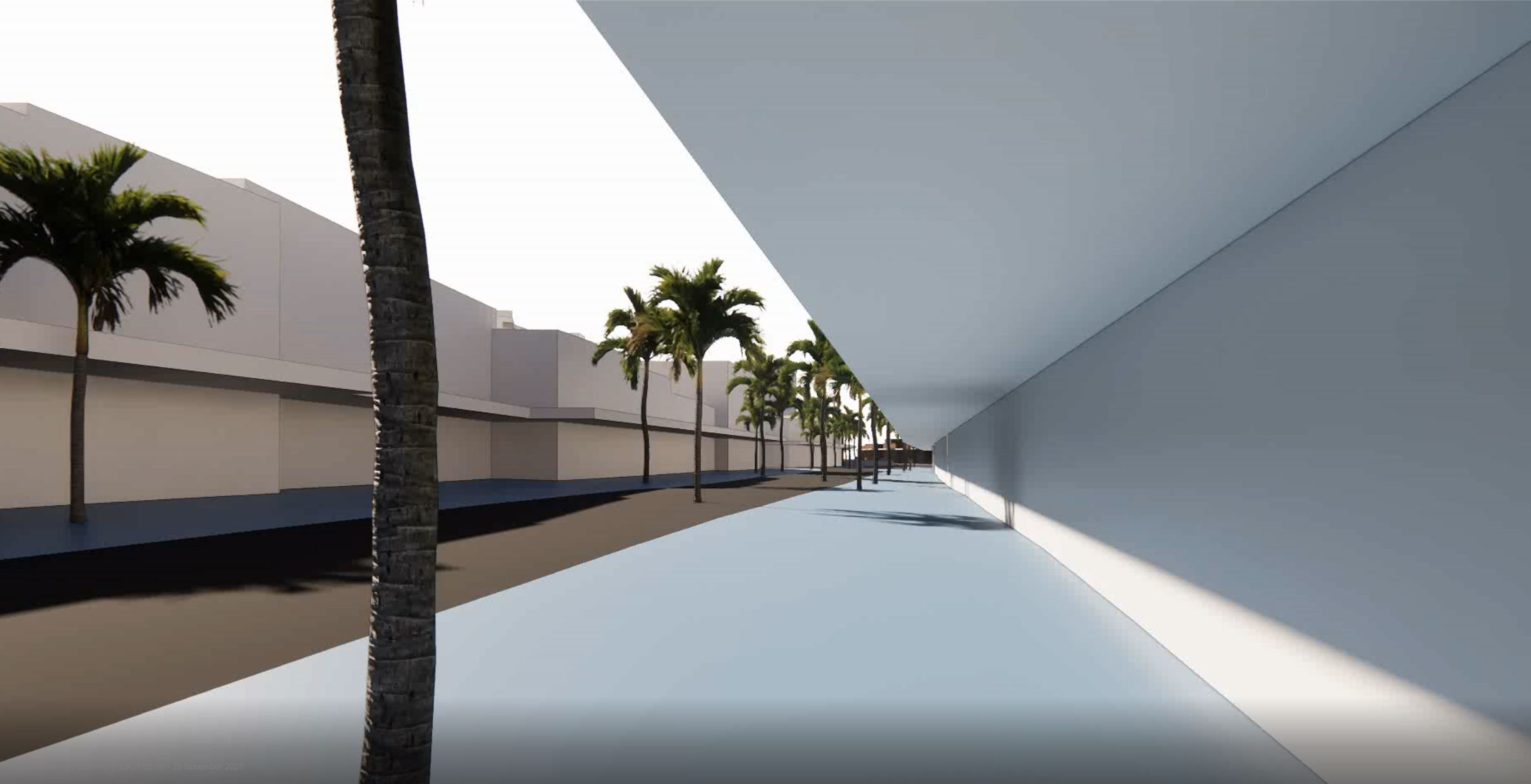
DEVELOPMENT APPLICATION
138-144 Cronulla Street, Cronulla
EXTERNAL FINISHES

Innovate

for PARC

138-144 CRONULLA STREET, CRONULLA





APPENDIX 'E'

SUBMISSIONS RECEIVED

Development Application No. DA21/0326

Submissions received from neighbour notification period 22/4/21 to 14/5/21		
Address	**Issues**	**Date**
3/11 – 13 Waratah Street, Cronulla	• Food and drink premises use • Character of Munro Park and Cronulla	16 April 2021
46 Castelnau Street, Caringbah South	• FSR increase • Traffic impacts in Surf Lane • Overshadowing of Monro Park • Character of Monro Park and the area • Insufficient car parking • Overdevelopment • No demand for office space • Food and drink premises use • Impact on Fig Trees	19 April 2021
19/27 The Esplanade, Cronulla	• FSR increase • Building Height • Impact on Fig Trees • Overshadowing • Character of Monro Park • Heritage Impact • Servicing of the building • Food and drink premises use • Overdevelopment • Insufficient car parking • No demand for office space • Suitable for aged care home • Emergency Vehicle access	20 April 2021 3 May 2021 14 May 2021
3 Denman Avenue, Cronulla	• Character of Monro Park	22 April 2021
909/1 Abel Place, Cronulla	• Potential conversion to residential development. • Built Form • Impact on Fig Trees • Overshadowing of Monro Park • Spa on top floor • Public Toilets (design)	27 April 2021
No address provided	• Building Height • Overshadowing of Monro Park • Food and drink premises use • Insufficient car parking • Public toilets (design) • Impact on Fig Trees • Character of Monro Park	4 May 2021
2/75 Gerrale Street, Cronulla	• Character of Monro Park • Food and drink premises use	4 May 2021 6 May 2021

	• Insufficient car parking	
202/131 Gerrale Street, Cronulla	• Overshadowing of Monro Park • Character of Munro Park • Building Height • Insufficient car parking	6 May 2021
2 Bayhaven Place, Gymea Bay	• Overdevelopment • Impact on Infrastructure • Insufficient car parking • Character of Monro Park	6 May 2021
46 Castelnau Street, Caringbah South	• FSR increase • Overshadowing of Monro Park • Character of Monro Park • Impact on Fig Trees • Traffic Impacts • Insufficient car parking • Overdevelopment • No demand for commercial and office premises	30 April 2021
3b/83 Gerrale Street, Cronulla	• Impact on Fig Trees • Character of the area • Traffic impact • Footpath from Laycock Avenue along Surf Lane inadequate • Impact on Monro Park	7 May 2021
81 Thomas Mitchell Drive, Barden	• Overdevelopment • Impact on Monro Park • Food and drink premises use • Impact on Fig Trees	7 May 2021
15 Marie Dodd Crescent, Blakehurst	• Impact on gateway of Cronulla • Insufficient car parking • Overshadowing of Monro Park • Character of Monro Park • Impact on Fig Trees • Traffic impacts	8 May 2021
6 Marsh Avenue, Cronulla	• Character of Monro Park • Impact on Fig Trees • Overshadowing of Monro Park • Traffic impacts	8 May 2021
11/69-71 Parramatta Street, Cronulla	• Overdevelopment • Building Height • Traffic impacts • Insufficient car parking • Food and drink premises use • Impact on Fig Trees • Overshadowing of Monro Park	8 May 2021
4/31 – 35 Ewos Parade, Cronulla	• Building Height • Insufficient car parking • Sewer Tunnel • Traffic impact	9 May 2021

	• Servicing the building • Impact on pedestrian link • Character of Monro Park • Overshadowing of Monro Park • Heritage Impacts • Impact on Fig Trees • Food and drink premises use • Aged care or childcare facility suited to the local area	
42A Fernleigh Rd, Caringbah South	• Building Height • Overshadowing of Monro Park • Impact on Fig Tree's • Toilet facilities (design) • Insufficient car parking • Food and drink premises use • Servicing the building • Traffic impacts	9 May 2021
2/11 Bando Road, Cronulla	• Building Height • Food and drink premises uses • Character of Monro Park • Overshadowing of Monro Park • Insufficient car parking • Public toilets (design)	9 May 2021
Address not provided	• Insufficient car parking • Hotel - is 35 rooms enough • Traffic impacts • Character of Monro Park • Impact on Fig Trees • Food and drink premises use • Public toilet • Building Height	7 May 2021
48 Taloombi Street, Cronulla	• Food and drink premises use • Character of Monro Park • Insufficient car parking	10 May 2021
4 Balboa Street, Kurnell (Proprietor of Cronulla Store)	• Food and drink premises use • Impact on public footpath • Character of Monro Park • Heritage Impact • Insufficient car parking	10 May 2021
301/10 Parrramatta Street, Cronulla	• Traffic impacts • Insufficient car parking • Emergency vehicles will not be able to get through	11 May 2021
12a/1-5 Richmount Street, Cronulla	• Overshadowing of Monro Park • Not is scale with Cronulla	11 May 2021
18 Tullimbar Road, Cronulla	• Overdevelopment • Overshadowing of Monro Park • Heritage Impact	11 May 2021

9 Redgum Avenue, Cronulla	• Inappropriate for the site • Building Height • Food and drink premises use • Overshadowing of Monro Park • Character of Monro Park • Insufficient car parking • Traffic impacts • Impact on Fig Trees • Servicing of the building	11 May 2021
PO Box 322, Cronulla	• Building Height • Overshadowing of Monro Park	11 May 2021
G01/10a Moani Avenue, Gymea (now) then 309/49 Gerrale Street (from June)	• Servicing of the building • Setbacks to Surf lane should be increased to enhance stronger solar access and pedestrian view access. • Terraces sizes and use • Impact on Fig Trees • Food and drink premises	11 May 2021 (2 submissions)
102/13 Gerrale Street, Cronulla	• Character of Monro Park • Overshadowing of Monro Park • Food and drink premises use • Impact on Fig Trees • Traffic impacts • Overdevelopment • Heritage Impacts • Terraces • Is there a demand for Office Space	12 May 2021
Po Box 1045, Cronulla	• Food and drink premises use • Office uses – how will hours of operation be monitored • Building Height • Insufficient car parking • Character of Monro Park • Public toilets (design) • Impact on Fig Trees • Traffic impacts • Heritage Impacts • Character of Monro Park	12 May 2021
13/71 Ewos Parade, Cronulla	• Character of Monro Park • Impact on Fig Trees • Overshadowing of Monro Park • Insufficient car parking • Traffic impacts	12 May 2021
16 / 8-12 Waratah Street, Cronulla	• Food and drink premises use • Character of Munro Park • Heritage Impact • Building Height • Insufficient car parking • Public toilets (design)	12 May 2021

	• Impact on Fig Trees • Overshadowing of Munro Park	
1/53 – 55 Parramatta Street, Cronulla	• Impact on Fig Trees • Construction Management – noise • Use of the site - A hall for young and old with activities more suitable for the site	12 May 2021 13 May 2021 17 May 2021
37 Glaisher Parade, Cronulla	• Character of Monro Park • Overshadowing of Monro Park • Building Height • Food and drink premises use • Impact on Fig Trees • Public toilets (design) • Insufficient car parking • Office space – is there a demand	13 May 2021
136 Cronulla Street, Cronulla	• Construction Management - vibrations will affect business upstairs (pilates) • Dilapidation Report - developer should put in writing he will fix and compensate for any issues that may arise to the building. • Northern elevation - finish • Planter boxers should not overhang the property • Building Height • Privacy screen to be erected on roof top terraces	13 May 2021
30 Castlewood Avenue, Woolooware	• Building Height • Public Toilets (design) • Food and drink premises use • Character of Monro Park • Heritage Impacts • Traffic impacts • Insufficient car parking • Impact on Fig Trees	13 May 2021
2/52 – 56 Manchester Road, Gymea	• Building Height • Overshadowing of Monro Park • Food and drink premises use • Construction Management - impact on wildlife and environmental impacts	13 May 2021
Victoria Street, Jannali	• Overdevelopment • Traffic impacts • Overshadowing of Monro Park • Impact on Fig Trees • Food and drink premises use	13 May 2021
59-65 Gerrale Street	• Neighbour notification process • Food and drink premises use • Servicing of the building • Building Height • Overshadowing Munro Park	13 May 2021

	• View Loss • Impact on Fig Trees • Insufficient Car Parking • Traffic impacts • Heritage Impacts • Large Terraces • Positive covenant should be applied to stop upper levels being converted to another use	
29 Rutherford Avenue, Burraneer	• FSR increase • Traffic Impacts • Overdevelopment • Overshadowing of Monro Park • Impact on Fig Trees • Food and drink premises use • No demand for the office premises	14 May 2021
140 Georges River, Jannali	• Visual Impact • Heritage impact • Building Height • Overshadowing of Monro Park • Insufficient car parking • Traffic impacts • Food and drink premises use • Building Height • BCA Report	14 May 2021
19 Richmount Street, Cronulla	• FSR increase • Food and drink premises use • Potential for office spaces to be used as another use. • Character of Monro Park • Not considered to be promoting the orderly and economic use and development of land in the precinct. • Traffic impacts • Insufficient car parking	14 May 2021
29 Rutherford Avenue, Burraneer	• FSR Increase • Traffic impacts • Overshadowing of Munro Park • Impact on Fig Trees • Overdevelopment • Is there a demand for office spaces • Food and drink premises use	14 May 2021
18/59-65 Gerrale Street, Cronulla	• Overshadowing of Monro Park • Character of Monro Park and Cronulla • Heritage Impact • Building Height • Food and drink premises use • Insufficient car parking • Terraces	14 May 2021

	• Traffic impacts	
19/59-65 Gerrale Street, Cronulla	• Character of Monro Park • Overshadowing Monro Park • Heritage impact • Impact on Fig Trees • Insufficient car parking • Traffic impacts • Food and drink premises use	14 May 2021
21 Mitchell Road, Cronulla	• Food and drink premises use	14 May 2021
24 – 26 Excelsior Road, Cronulla	• Character of Monro Park and area • Impact on Fig Trees	16 May 2021
110/360 Kingsway, Cronulla	• Overdevelopment • Character of Monro Park • Overshadowing of Monro Park • Impact on Fig Tree • Insufficient car parking • Traffic congestion	17 May 2021
15/67 Gerrale Street, Cronulla	• Food and drink premises use	18 May 2021
26/31-33 Gerrale Street, Cronulla	• Construction Management • Overshadowing of Monro Park • Impact on Fig Trees	19 May 2021
16/1-5 Richmount Street, Cronulla	• Building Height • Parking for residential units	20 May 2021
25/59-65 Gerrale Street, Cronulla	• Building Height • Overshadowing of Monro Park • Character of Monro Park • Visual impact	25 May 2021
7B/83 Gerrale Street, Cronulla	• Character of Monro Park • Overshadowing of Monro Park • Traffic impacts • Servicing the building • Impact on Fig Trees • Construction Management	3 June 2021
10 Allison Road, Cronulla	• Development on Monro Park	14 July 2021
18/56-65 Gerrale Street, Cronulla	• Out of Character • Heritage Impact • Overshadowing of Monro Park • Building Height • Impact on Fig Trees • Food and drink premises use • Insufficient car parking • Traffic impacts • Terraces	14 May 2021
21 Mitchell Road, Cronulla	• Food and drink premises use • Insufficient car parking • Traffic Impacts • Overshadowing of Monro Park • Character of Monro Park • Heritage Impact	14 May 2021

	• Building Height • Terraces • Possible conversion to residential development. • Impact on Fig Trees • Public Toilets (design)	
Petition submitted with 4,544 signatures	• Insufficient car parking • Traffic impacts • Overshadowing of Monro Park • Character of Monro Park • Impact on Fig Trees • Food and drink premises use • Overdevelopment • Building height	14 May 2021

Letters of Support		
28 Connels Road, Cronulla	Supports the development	13 May 2021
104/10 Parrramatta St, Cronulla	Supports the development	12 May 2021

Submissions received from neighbour notification period 9/9/21 to 29/9/21		
202/131 Gerrale Street, Cronulla	• Building Height • Insufficient car parking • Traffic impacts • Overshadowing of Munro Park • Impact on Fig Trees	18 September 2021
3d/83 Gerrale Street, Cronulla	• Overshadowing of Monro Park • Impact on Fig Trees • Building Height • Food and drink premises use • Traffic impacts • Insufficient car parking	18 September 2021
2D/83-95 Gerrale Street, Cronulla	• Overshadowing of Monro Park • Impact on Fig Trees • Building Height • Traffic impacts • Servicing of the building • Food and drink premises use	27 September 2021
48 Taloombi Street, Cronulla	• Food and drink premises use • Character of Monro Park	28 September 2021
136 Cronulla Street, Cronulla	• Northern elevation – plants should not overhang the northern elevation, waterproofing and drainage must within the site and should be species with no foliage drop. • Dilapidation report	29 September 2021

	• Construction Management • Building Height • Finish of northern elevation • Privacy screen required	
140 Georges River Road, Jannali	• Insufficient car parking • Servicing of the building • Impact on Fig Trees • Food and drink premises use • Heritage Impact • Traffic impacts • Building Height • BCA Report	30 September 2021
18/59-65 Gerrale Street, Cronulla	• Out of character • Food and drink premises use • Overshadowing of Monro Park • Character of Monro Park • Building Height • Impact on Fig Trees • Terraces	30 September 2021
102/13 Gerrale Street, Cronulla	• Food and drink premises use • Character of Monro Park	30 September 2021
6 Marsh Avenue, Cronulla	• Food and drink premises use • Character of Monro Park • Insufficient car parking • Servicing of the building • Terraces • Office Space • Traffic impacts	30 September 2021
46 Castelnau Street, Caringbah	• Food and Drink premises use • Character of Monro Park • Overshadowing of Monro Park • Traffic Impacts • Insufficient care parking	30 September 2021
288 Willarong Road, Caringbah	• Food and Drink premises use • Overshadowing of Monro Park • Character of Monro Park • Traffic impacts • Insufficient car parking	30 September 2021
4/31-35 Ewos Parade, Cronulla	• Food and drink premises use • Overshadowing of Monro Park • Character of Monro Park • Impact on sewer tunnel • Insufficient car parking • Aged care more suitable for the site • Impact on Fig Trees • Building Height • Terraces • Northern elevation	30 September 2021 and 1 October 2021

	• Use of office space • Servicing of the building	
37 Glaisher Parade, Cronulla	• Character of Monro Park • Building Height • Food and drink premises use • Impact on Fig Trees • Public Toilets (design) • Insufficient car parking • Ground floor should be restaurants with residential above.	30 September 2021
19 Richmount Street, Cronulla	• FSR increase • Terraces • Overshadowing of Monro Park • Heritage impacts • Food and drink premises use • Basement aisle includes traffic lights • Potential to redevelop office premises to another use such as back packers • Residential development with retail at ground only more suitable for the area • Vehicular access within the building requires traffic light control instead of two lanes. • Servicing of the building • Insufficient car parking • Traffic impacts • Design of the building	30 September 2021
5 Wonoona Parade, East Oatley	• Character of Munro Park • Overshadowing of Monro Park • Overdevelopment • Food and drink premises use	30 September 2021
30 Castlewood Avenue, Woolooware	• Food and drink premises use • Character of Monro Park • Office space could be residential units in the future • Impact on Fig Trees	30 September 2021
Mitchell Road, Cronulla	• Food and drink premises use • Insufficient car parking • Traffic Impacts • Character of Monro Park • Heritage Impact • Possible conversion to residential development. • Impact on Fig Trees • Public Toilets (design)	1 October 2021
59-65 Gerrale Street, Cronulla	• Food and drink premises use • Terraces • Character of Monro Park • Overshadowing of Monro Park	30 September 2021

	• Plan of Management for Monro Park • Servicing of the building • Stratum subdivision • View Loss • Heritage Impacts • Building Height • Impact on Fig Trees	

Clause 4.6 Variation Request

Sutherland Shire Local Environmental Plan 2015

Clause 4.3 Height of Building

138-144 Cronulla Street, Cronulla

Submitted to Sutherland Shire Council
On Behalf of Munro Operations Trust

September 2021

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	19/03/21	Draft for client review	
		Prepared by	**Verified by**
		Jonathan Tolentino *Project Planner* **Reviewed by** Tina Christy *Associate Director*	Juliet Grant *Executive Director*
02	31/03/21	Final	
		Prepared by	**Verified by**
		Jonathan Tolentino *Project Planner* **Reviewed by** Tina Christy *Associate Director*	 Juliet Grant *Executive Director*
03	04/08/21	**Amended by**	
		Tina Christy Associate Director	
04	16/09/21	**Amended by**	
		Tina Christy Associate Director	

City Plan Strategy & Development P/L
Suite 6.02, 120 Sussex St, Sydney NSW 2000
P +61 2 8270 3500
CITYPLAN.COM.AU

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City Plan Strategy & Development P/L
Suite 6.02, 120 Sussex St, Sydney NSW 2000
P +61 2 8270 3500
CITYPLAN.COM.AU

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1. EXECUTIVE SUMMARY

This is a written request prepared in accordance with clause 4.6 of the Sutherland Shire Local Environmental Plan 2015 to justify a variation of the Height of Building (HOB) development standard in a development application submitted to Sutherland Shire Council for a commercial development at 138-144 Cronulla Street, Cronulla (the site). The proposal involves the demolition of the existing buildings on the site and the construction of a commercial development with associated basement parking and on-structure landscaping.

This Clause 4.6 Variation request relates to Clause 4.3(2) of the Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015). The HOB map identifies the maximum permissible building height at the site being 25 metres.

The proposed building has a maximum height of 26.2 metres. This equates to a variance of 1.2 metres or 4.8% to the numerical height standard. The departure from the standard is created as a result of the roof plant, and to a lesser degree the lift overrun and parapet.

The services and lift overrun have been located centrally in the roof floor plate and away from the south, east and west edges to minimise visual bulk and provide shadows that are consistent with that anticipated in the Sutherland Shire Development Control Plan 2015 (SSDCP 2015.

The objectives of Clause 4.6 are to provide an appropriate level of flexibility in applying certain development standards to particular development, and to achieve better outcomes for and from development, by allowing flexibility in particular circumstances.

The proposed built form outcome is consistent with the objectives of Clause 4.3 as well as the B3 Commercial Core zone and has minimal visual impacts given the transitioning character of the town centre and consistency with the building massing envisaged by the SSDCP 2015 for the site.

This request has been prepared having regard to the Department of Planning and Environment's Guidelines to Varying Development Standards (August 2011) and various relevant decisions in the New South Wales Land and Environment Court and New South Wales Court of Appeal (Court).

Clause 4.6 requires that a consent authority be satisfied of three matters before granting consent to a development that contravenes a development standard*:*

1. That the applicant has adequately demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case [clause 4.6(3)(a)];
2. That the applicant has adequately demonstrated that there are sufficient environmental planning grounds to justify contravening the development standard [clause 4.6(3)(b)];
3. That the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out [clause 4.6(4)]

This request considers that compliance with the building height development standard is unreasonable and unnecessary in the circumstances of the proposed development because the objectives of the development standard are achieved notwithstanding non-compliance with the standard.

There are sufficient environmental planning grounds to justify the variation. These include the elements being centrally designed on the roof top which minimises perception of bulk and scale, consistency with the built form envisaged by the SSDCP 2015 and SSLEP 2015, lack of adverse environmental impacts, consistency with the relevant objects of the Environmental Planning and Assessment Act 1979, and consistency with the relevant aims of SSLEP 2015.

The development satisfies the objectives of the height standard, as well as the objectives of the B3 Commercial Core zone. The proposal is in the public interest because it is consistent with the objectives of the height development standard in the B3 Commercial Core zone.

It is therefore considered appropriate to grant the clause 4.6 variation request.

2. STANDARD TO BE VARIED

The standard that is proposed to be varied is the Height of Building development standard which is set out in clause 4.3 of the *Sutherland Shire Local Environmental Plan* 2015 (**SSLEP 2015**) as follows:

> *(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

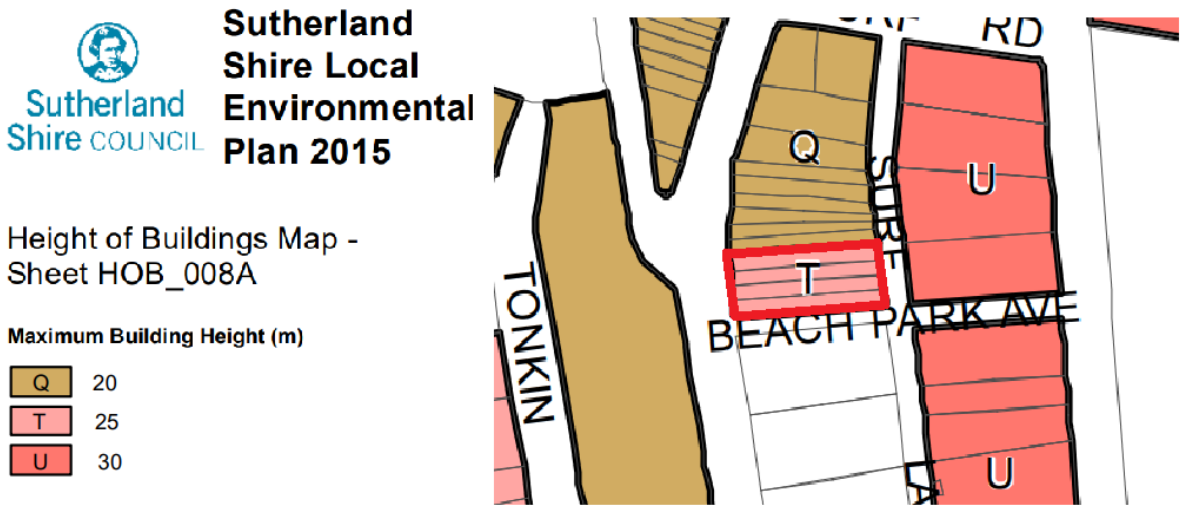


Figure 1 Height of Buildings Map - Sheet HOB_008A (source: NSW Legislation)

The numerical value of the development standard applicable in this instance is 25 metres.

The development standard to be varied is not excluded from the operation of clause 4.6 of the LEP.

3. EXTENT OF VARIATION

The proposed building has a maximum height of 26.2 metres measured from the ground level to the highest point being the services which exceed the control by 1.2 metres (or 4.8%). (Refer to Figure 1 below).

The other built form elements which depart from the height standard are lift overrun and roof parapet as shown in the building height plane below. The lift overrun exceeds the height standard by 700mm and the roof parapet exceeds the maximum height standard by 400mm.

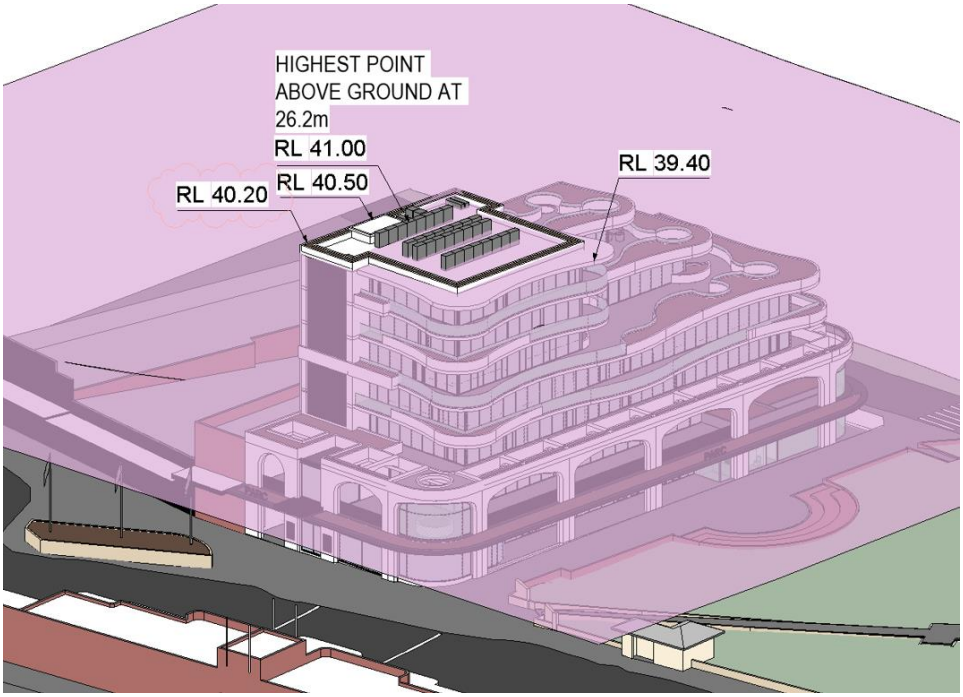


Figure 1 Height plane diagram and section showing which elements depart from the standard (source: Innovate)

4. UNREASONABLE OR UNNECESSARY

In this section it is demonstrated why compliance with the development standard is unreasonable or unnecessary in the circumstances of this case as required by clause 4.6(3)(a) of the LEP.

The Court has held that there are at least five different ways, and possibly more, through which an applicant might establish that compliance with a development standard is unreasonable or unnecessary (see *Wehbe v Pittwater Council* [2007] NSWLEC 827).

The five ways of establishing that compliance is unreasonable or unnecessary are:

1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard (**First test**);
2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary (**Second test**);
3. The objective would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable (**Third test**);
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary (**Fourth test**); and
5. The zoning of the land is unreasonable or inappropriate (**Fifth test**).

It is sufficient to demonstrate only one of these ways to satisfy clause 4.6(3)(a) (*Wehbe v Pittwater Council* [2007] NSWLEC 827, *Initial Action Pty Limited v Woollahra Municipal Council* [2018] NSWLEC 118 at [22] and *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 130 at [28]) and *SJD DB2 Pty Ltd v Woollahra Municipal Council* [2020] NSWLEC 1112 at [31].

4.1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard.

The following table considers whether the objectives of the development standard are achieved notwithstanding the proposed variation (First test).

Table 1: Achievement of Objectives of Clause 4.3 of SSLEP 2015.

Objective	Discussion
(a) to ensure that the scale of buildings— (i) is compatible with adjoining development, and	The proposed development is generally consistent with the built form controls for the site as established by the SSLEP 2015 and the SSDCP 2015. This portion of Cronulla is undergoing a change and uplift. **Elements that vary the height control** The elements which depart from the height standard are the air conditioning plant located on the roof, the lift overrun and the parapet along the perimeter of the roof. These elements have been positioned centrally within the overall building floorplate with the air conditioning plant and lift overrun pulled away from edges of the roof on the south, west and eastern elevations, to minimise the perception of bulk and overshadowing from ground level. It is anticipated that future development to the north will share a zero-lot boundary, hence the lift and services have been positioned in that location to reduce shadow and bulk impacts. Therefore, the elements do not add to the perception of bulk of the building that would make it incompatible with adjoining development. The plant and lift overrun will not be visible from the public domain, due to their location on the roof. (Refer to Figure 2 below).

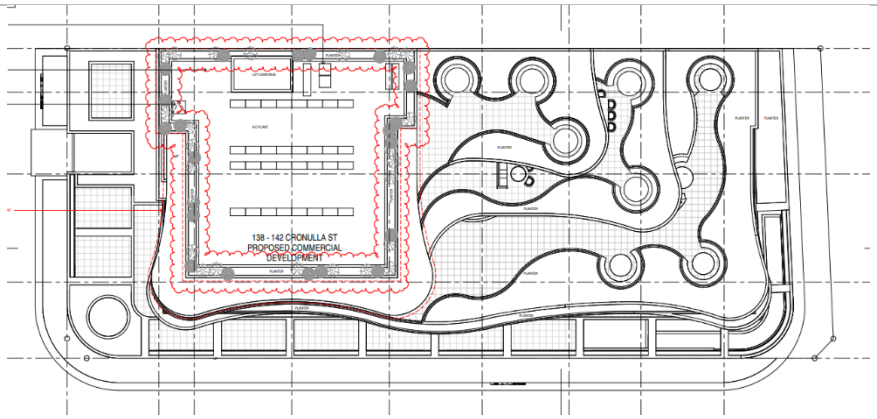


Figure 2: Location of the lift overrun and plant in relation to the roof plate and also the site boundaries. (Source: Innovate Architects)

Thus, despite the variation in height, the proposal will be compatible with what is expected in the immediate area.

Public Interest

The scale of the proposed development is compatible with the height and bulk of adjoining development to the east being 7-9 storey residential flat buildings with a maximum height of 30 metres. Lots to the north are currently single-storey retail development but are anticipated to undergo a transition in the future, given the permissible height in the locality. (Refer to Figure 3 and Figure 4 below).

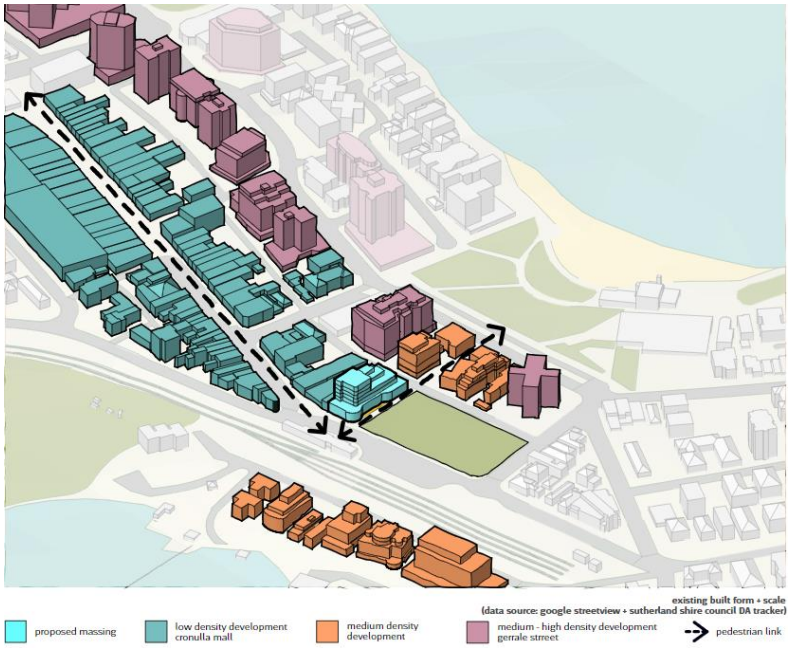


Figure 3 Existing built form context of the site with subject site shown as light blue. (Source:Kennedy Associates Architects, submitted as part of the Planning Proposal Urban Design Analysis).

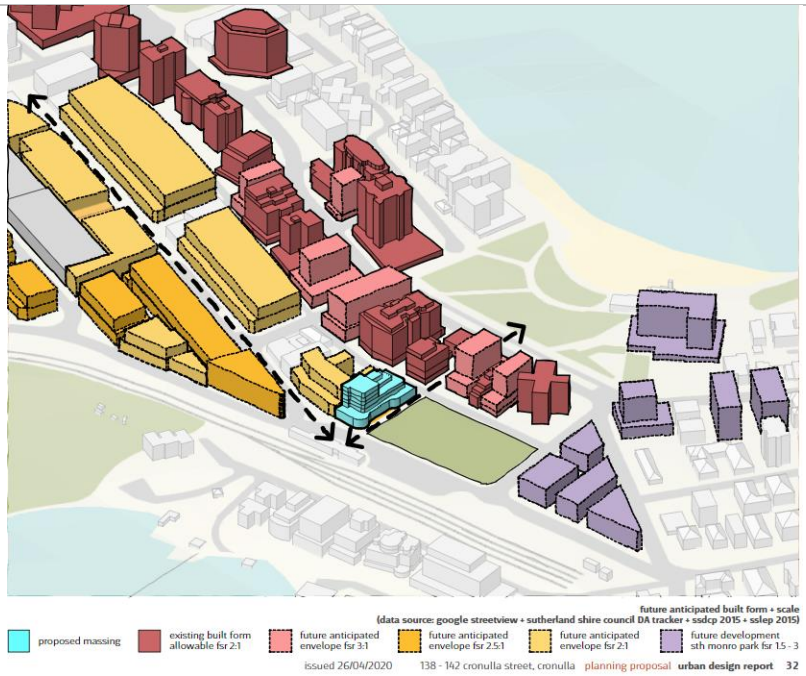


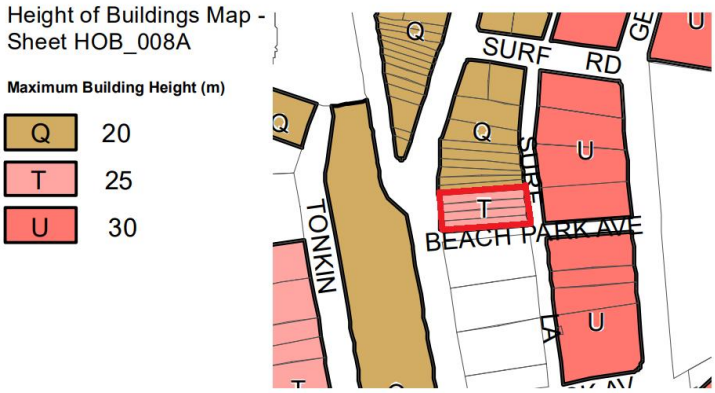
Figure 4: Future anticipated built form with the site shown as blue.. (Source: Kennedy Associates Architects, submitted as part of the Planning Proposal Urban Design Analysis).

The development is compatible with existing development in the immediate area which consist of mixed use 7-9 storey developments as is demonstrated in Figure 5 and Figure 6.

Figure 5: Development to the rear of the site in Surf Lane. (Source: Googlemaps)

Objective	Discussion
	 *Figure 6: Development on corner of Surf Lane and Laycock Ave adjacent to Monro Park. (Source: Googlemaps)* Compatible does not necessarily mean "the same". The surrounding development provides for a variety of retail, commercial and mixed-use buildings, ranging in height. The building is stepped away from the adjoining residential buildings and also the park to the south to lessen any impacts; however, does acknowledge its position as the 'gateway' to the Cronulla Mall. Thus, the development is considered to be compatible with the surrounding development and consistent with this objective.
(a) to ensure that the scale of buildings— (ii) is consistent with the desired scale and character of the street and locality in which the buildings are located or the desired future scale and character, and	**Elements that vary the height control** The proposed elements which depart from the height standard will comprise, at most, an additional 1.2 metres of building form above the 25-metre height limit permissible on the site. As demonstrated in Figure 2 above, the lift overrun and air conditioning plant will not be discernible from the public domain, due to their central location on the roof floor plate. The parapet itself extends 400mm above the maximum height limit and wraps around the roof. This will appear as an extension of the building and is proposed to have a landscaping planter around it. The parapet will mainly be visible from the north and north-west corner, where it aligns with the edge of the building (Refer to Figure 7 below). A small portion will be visible from the south, however the provision of the landscaping will aid in softening these edges. Both Figures 7 and 8 are representative of the view taken from standing at 1.5m height, to represent an average eye-height. (Refer to Figure 8 below).

Objective	Discussion
	 *Figure 7: View from North-west Cronulla Street, looking back towards the proposed building. The parapet can be seen along the northern wall, with the landscaped buffer within it. (Source: Innovate Architects)*  *Figure 8: View from south (Monro Park) looking towards the proposed building. The landscaping from the top of the parapet can be seen at the top of the building. (Source: Innovate Architects).* Overall, the elements which exceed the height limit will mostly not be discernible from the public space and along the northern edge will just appear as part of the building. Thus, being consistent with this objective. **Public Interest** The SSLEP 2015 defines what the desired future character of the street and southern end of the Cronulla town centre will be, being 20-metre-tall development to the north and 30 metre development to the east. (Refer to Figure 9 below)

Objective	Discussion
	(iii)  *Figure 9 Extract of HOB map - SSLEP 2015 sheet 008A* The proposed built form is consistent with the scale and interface between the two distinct heights established along Surf Lane and Cronulla Street. The desired future character of the Cronulla town centre as articulated in Chapter 19 of the SSDCP 2015, Section 4 which describes the intended objectives as follows: *2. Ensure new development has regard to the future development of adjacent land and respects the form and scale of heritage items.* *3. Achieve quality architecture in new development through appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.* *4. Achieve development that is of an appropriate scale and context for the street and locality, which makes a positive contribution to the streetscape and the amenity of the centre.* *8. Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation and minimise potential conflicts between pedestrians and vehicles.* The building has been designed to a high standard of architectural design, comprising a distinct use of materials, textures and colour finishes which include blue stone paving, glass bricks, greenery, white rendered concrete, and zinc metal sheeting within the proposed arches. (Refer to Figure 10 below)

Objective	Discussion

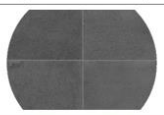
Type	Description	Type	Description
	Window frames in black powdercoat		Glass bricks
	Blue stone paving		Textured precast concrete panels
	Greenery		Rough render texture in Dulux Snowy Mountains Quarter
	Smooth render finish in Dulux Snowy Mountains Quarter		

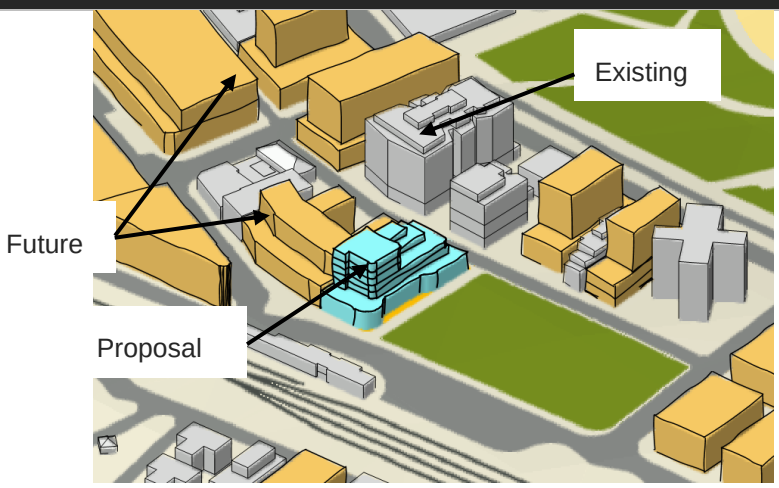
Figure 10:Materials and colurs proposed. (Source: Innovate Architects)

The scale of the development is consistent with the height and built form of the existing development to the east being 7-9 storey residential flat buildings.

The ground floor comprises food and drink premises with an open terrace and glazed walls which allow for high levels of visibility in and out of the site and will activate the streetscape. This is consistent with other retail outlets on the ground floor. Also, given the proximity to Monro Park, the ground floor has been designed to open onto that park and as such will activate the pedestrian movement between the Cronulla Train Station, the park, the retail strip/mall and movements towards the beach. This is consistent with the objectives of the DCP for this locality.

Moreover, the proposed development is compliant with the specific building envelope prescribed to the site for commercial development in the SSDCP 2015.

Figure 11 below illustrates the proposal in the context of the future built form character envisaged by the development controls contained within SSLEP 2015.

Objective	Discussion
	 *Figure 11 Existing development (grey), future development (yellow), and the site (blue) (Source: Kennedy Associates Architects, submitted as part of the Planning Proposal Urban Design Analysis).* The proposed development as a whole is consistent with the desired future character of this portion of the Cronulla Town Centre, specifically the scale of development envisaged along Cronulla Street, Beach Park Avenue and Surf Lane by the SSDCP 2015 and SSLEP 2015. The subject site will act as a 'gateway' within the urban structure of Cronulla. It will provide an appropriate transitional scale between areas of different built form density ranging in 6 storeys along the mall to 9 storeys along Gerrale Street. The development will be a suitable 'book end' development capping off the southern portion of the Cronulla Mall to the north, and consistent with the desired future character of the streetscape and locality. Thus, despite the variation in height, the development is consistent with this objective.
(a) to ensure that the scale of buildings— (iv) complements any natural landscape setting of the buildings,	Monro Park is identified as a local heritage item in the SSLEP 2015 and was established at its current location in 1939, replacing an old school. It establishes the natural landscape setting of the site given its adjacency and interface with the pedestrian public domain along Beach Park Avenue. **Elements which vary the height control** The elements which depart from the standard relate to a lift overrun, services and plant area and the 400mm parapet which wraps the roof plate. There will be no adverse impacts to the natural landscape setting as these elements do not detrimentally affect levels of solar access and amenity to Monro Park. To demonstrate this, refer to the images below which compare the proposed shadow profile of a SSDCP 2015 compliant development (green), and the proposed commercial building profile (grey) in mid-winter.

Objective	Discussion

WINTER 21 JUN 9AM

WINTER 21 JUN 12PM

WINTER 21 JUN 3PM

Figure 12 Shadow diagrams showing profile of a compliant development anticipated by SSDCP 2015 (green), and the proposed development (grey with red outline). (Source: Innovate)

The additional overshadowing created by the proposed height exceedance will not extend the shadows to the extent that would adversely impact upon Monro Park nor beyond what it anticipated by the height control.

To further complement the adjoining natural landscape, the rooftop perimeter has been provided with landscaped planters which will drape over the side of the building. (Refer to Figure 13 and Figure 15 below).

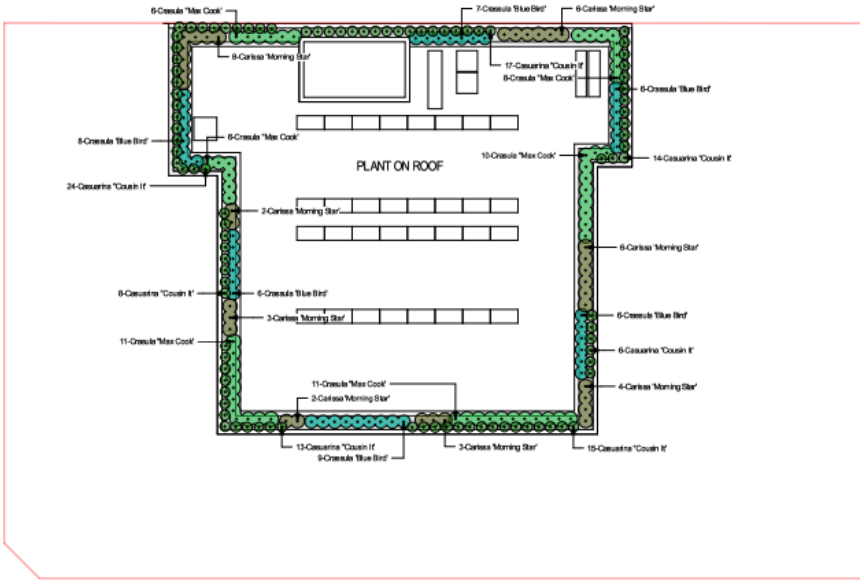
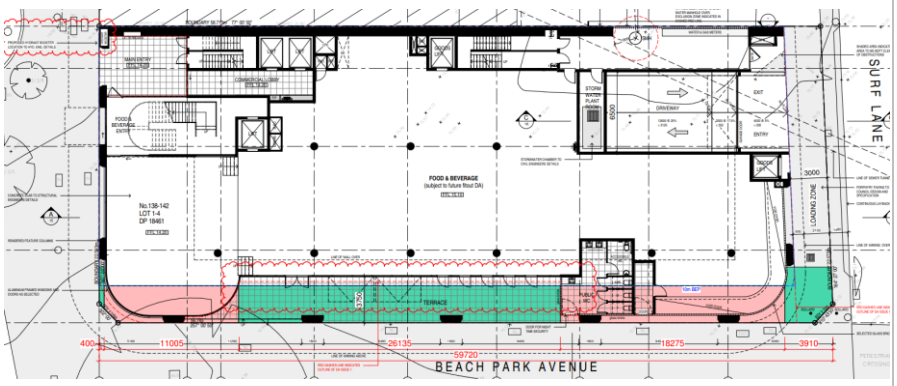


Figure 13: Extract of roof plan showing the perimeter of the roof with planter boxes allowing for plants to drape over the side of the building. (Source: Site Design + Studios landscape)

Objective	Discussion
	Public Interest The interface to Beach Park Avenue from the proposed development comprises a partial nil setback with 50% of the frontage achieving 3.75 metre setback or more, where outdoor eating is to take place and pedestrian useage will be activated. (Refer to Figure 14 below).  *Figure 14: Frontage to Beach Park Avenue, with the green representing 3.75m setback or more. (Source: Innovate Architects)* This approach is considered to achieve the objectives of the setback controls and complement the landscape setting of Monro Park. The two existing trees on Monro Park will be retained with some minor pruning required (less than 5% of the Live Crown Ratio of the closest tree), which can be achieved in accordance with the Tree Management Plan submitted. The upper-level balconies and roof parapet incorporate landscaped planter boxes which wrap around the building, providing green elevations. (Refer to Figure 15 below).  *Figure 15:Extract of South Elevation showing green planter boxes on each level (Source: Innovate Architects)* There will be no other natural landscape setting in the form of trees, vegetation or on-structure planting which the proposed development will impact upon. The proposal, despite the variation in height, is therefore consistent with objective 4.3(a)(iii).
(b) to allow reasonable daylight access to all	**Elements which vary the height control**

Objective	Discussion
buildings and the public domain,	The proposed elements which depart from the standard will not result in additional adverse overshadowing over what is anticipated by the SSDCP 2015. As demonstrated by the shadow diagrams above, the elements have been centrally located on the roof level, which limit any adverse additional shadows onto adjoining buildings or onto Monro Park. The diagrams demonstrate that the inclusion of these elements will be largely the same as a compliant development envisaged by the SSDCP 2015 and will allow for a reasonable level of daylight access to the surrounds. The additional shadows cast from the portions which breach the height do not impact on the adjoining residential buildings until 3pm mid-winter, and not at all for the Equinox or summer solstice. **Public Interest** It has been demonstrated that the proposal will 'mimic' the shadow profile of a commercially compliant development and any additional shadow impacts being minor. The shadows cast from the development start to affect the adjoining residential properties from 2.30pm mid-winter, however the shadow cast is less than that expected from a compliant building envelope. (Refer to Figure 16 and Figure 17 below).  *Figure 16: 2:30pm & 3pm mid-winter shadow cast on adjacent residential flat buildings. Green shows compliant building envelope, grey with red outline shows shadow cast from development. (Source: Innovate Architects)*  *Figure 17: 2:30pm & 3pm Equinox shadow cast on adjacent residential flat buildings. Green shows compliant building envelope, grey with red outline shows shadow cast from development. (Source: Innovate Architects)* The affected balconies and walls will otherwise receive full solar access at all other times of the year as demonstrated in Figure 17 above which shows no impact until 3pm at the Equinox.

Objective	Discussion
	It has been demonstrated that the proposal will result in a reasonable impact on solar access to adjoining residential development and to Monro Park and is therefore consistent with clause 4.3(b) of SSLEP 2015.
(c) to minimise the impacts of new buildings on adjoining or nearby properties from loss of views, loss of privacy, overshadowing or visual intrusion,	<u>Views</u> In determining if the view loss for the adjoining or nearby properties is reasonable or unreasonable, we have given consideration to Tenacity Consulting v Warringah Council (2004) NSWLEC140 (Tenacity), whereby the Land and Environment Court established a set of Planning Principles on view sharing and what Councils should take into consideration in assessing view loss impacts. Those things that should be considered include an assessment of whether view impacts are negligible, minor, moderate, severe, or devastating. The Planning Principles involve a four-step process for considering the impact of a development on views. This involves: 1. An assessment of the value of views to be affected by reference to their nature, extent and completeness. 2. A consideration of how views are obtained and what part of the property the views are obtained from. 3. A qualitative assessment of the extent of the impact in terms of severity particularly as to whether that impact is negligible, minor, moderate, severe or devastating. 4. An assessment of the reasonableness of the proposal causing the impact particularly in terms of compliance with applicable planning controls and whether a different or complying design must produce a better result. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. **Elements which vary the height control** The area of the building which departs from the 25-metre height standard is the lift overrun, the plant and services located on the roof and the roof parapet itself. The lift and plant are located central to the roof plate, some 5m - 6m metres from the edges of the roof. The roof parapet is situated on the western portion of the building approximately 35 metres from the eastern site boundary adjacent to residential flat buildings along Surf Lane. (Refer to Figure 18 below).

Objective	Discussion

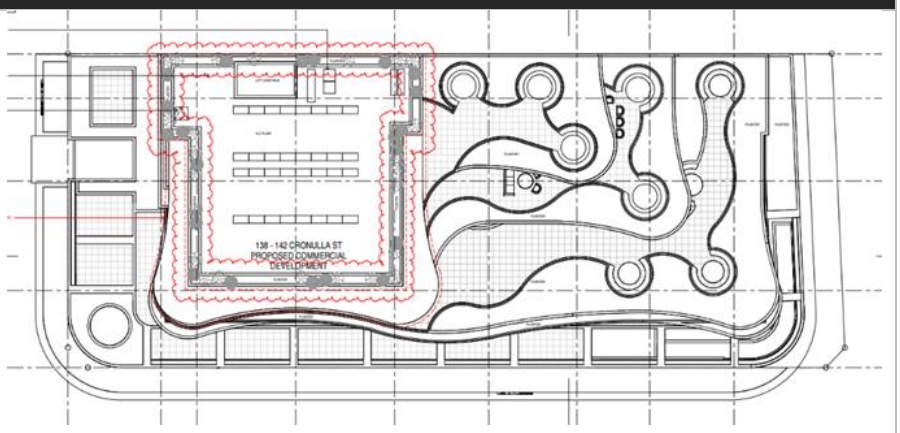


Figure 18: Location of services, parapet and lift overrun area as compared to eastern and southern roof edges and property boundaries (source: Innovate, annotation: City Plan)

When considering the views available from residential development along Surf Lane to the east, these minor elements will have a negligible impact on those views due to the distance from those residential buildings and also the small nature of the height departure.

Public Interest

The stepped nature of the building results in a small rooftop floor plate when compared to the site area. This allows for view vistas from the adjoining buildings between this proposed building and neighbouring buildings to be maintained.

Figure 19 below is a diagram prepared by urban designers during the planning proposal process for the site. This illustrates the main visual impact areas from the eastern adjacent residential flat buildings and that view corridors will be maintained for the adjoining premises.

Figure 19 Main visual impact areas adjacent to the site (source: Urban Design Report submitted with PP in 2020 prepared by Kennedy Associates Architects)

The elements which breach the height limit have been located centrally on the roof top level, with the roof plate kept to the western portion of the building, to minimise the perception of bulk from lower levels and from adjacent residential development.

Objective	Discussion
	The proposal as a whole is considered to have a minimal impact on views as the building has been designed in accordance with the built form envisaged by the SSDCP 2015 for the site. Further, upper levels (Levels 2-6) are designed with a stepped form that progressively recedes away from residential properties to the east along Surf Lane. Separation between habitable and non-habitable rooms is consistent with the equivalent provisions in the Apartment Design Guide. As demonstrated in Figure 19 above, the adjoining residential buildings will maintain view corridors over the park, and over portions of the subject site. The building immediately adjoining to the east has its balconies and living areas oriented to the sides of that building (depicted as 4 and 5 in Figure 19 above). The stepped nature of the subject building allows for these views to largely be retained, with only minimal impact. Thus, the proposal has been designed to minimise impacts on view loss and nearby properties, despite the variation in height. <u>Loss of privacy,</u> **Elements which vary the height control** The elements which depart from the standard include the lift overrun, plant/services and 400mm roof parapet. Any loss of privacy would be during the purpose of maintaining services and not for casual or recreational use of the rooftop. The rooftop is non-trafficable. As such, the impacts of the proposed elements are minimised as access to the roof will be for building management purposes only and not for users of the food and beverage or commercial tenancies. If required, it would be for a limited time and with the location of the services in the north-western section of the building, any privacy impacts would be minimal. **Public Interest** The proposed development as a whole has been designed to minimise potential privacy impacts to residential development given its proximity to three primary buildings from Levels 2-5 along Surf Lane, namely 59-65 Gerrale Street (residential development directly to the east), and 67 Gerrale Street. (Refer to Figure 19 above). The eastern facade of the proposed building is located at varying separation distances from each location, refer to Figure 20 below, however they range from: ▪ approximately 13m/14m/21m and 26.9m to Levels 2, 3-4, and 5 of 59-65 Gerrale Street, and ▪ approximately 25.5m from 67 Gerrale Street at the closest point.

Objective	Discussion

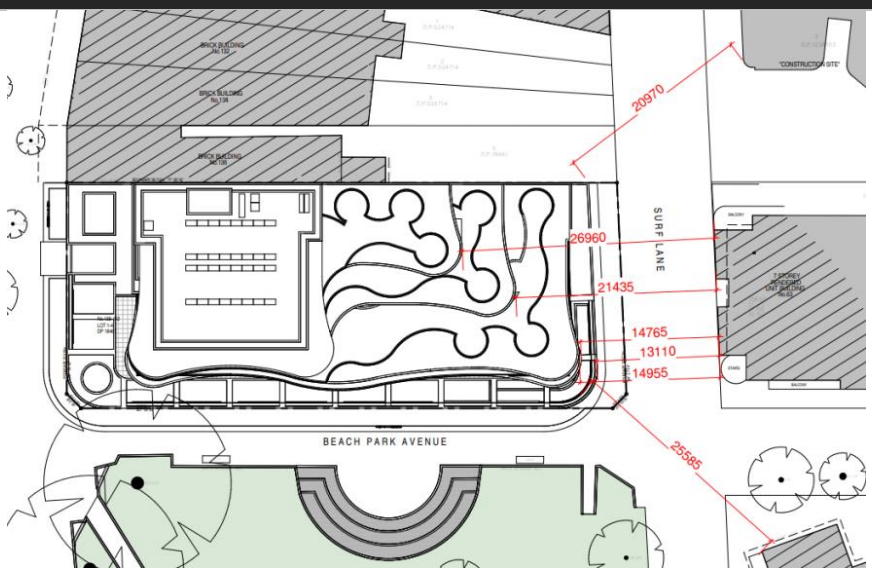


Figure 20:Setback distances to the eastern adjoining buildings from the various proposed levels. (Source: Innovate Architects)

This is greater than the minimum habitable to non-habitable separation requirements in the Apartment Design Guide for residential flat buildings at all locations.

Also, this development is not for residential use; and the east-facing terraces have been designed to minimise the trafficable area thus reducing the extent of privacy impact.

The privacy impact of the proposed development as a whole has been minimised given that:

- The use of the outdoor space for the proposed commercial tenancies will only be occupied sporadically throughout the day. That is, office users will be inside for a majority of the day and use the outdoor space (where the separation is nearest) for breaks at lunchtime or for short periods.
- The commercial tenancies will be used during business hours and when residents are presumably out of the apartments at work, thus limiting the impacts on adjoining residents.
- Habitable rooms from the east adjoining residential buildings face away from the site (either north west or south west, not directly west).
- On-structure vegetation planting and balustrades will limit direct view lines in and out of the proposed development and
- The skilful design and use of outdoor break spaces along the eastern boundary act as a 'buffer' between offices and apartments.

Therefore, despite the variation in height, the skilful design and layout of the commercial office floorspace will have minimal impacts to the privacy of adjoining and nearby properties and is consistent with this objective.

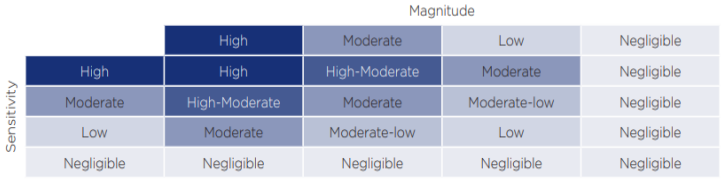
<u>Visual Intrusion</u>

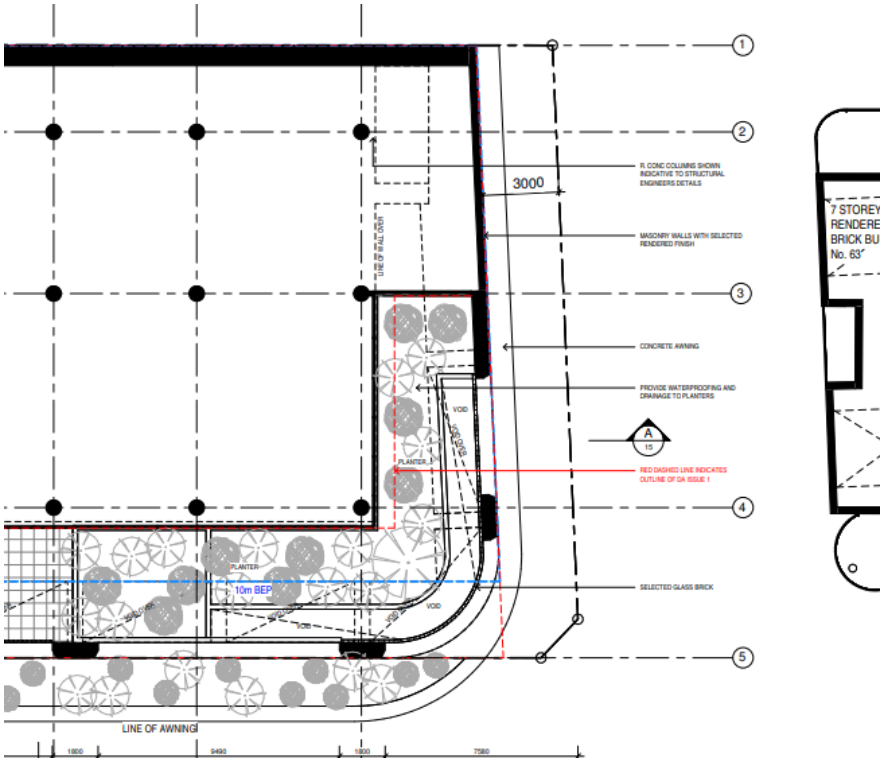
The portion of the building which varies the height will have no impact on visual intrusion. These areas are setback from the edge of the building and centrally located on the roof top. For the most part, these will not be visible from the public domain, except from residential apartments at 6+ storeys.

The objective is considered to be achieved.

Objective	Discussion
	Public Interest The building will read as a 2-storey street wall that continues the existing retail character of the Cronulla Street streetscape, with upper levels that have been setback from the eastern frontage and receding away from residential development along Surf Lane. The materials are white rendered concrete with a mixture of greenery, black frames and floor to ceiling glazing, which break up the predominately white building form. The materials and colours are sympathetic to the surrounding heritage items and the provision of on-structure planter beds on the upper levels and retention of trees along Beach Park Avenue will ensure the building fits in with the character of the area, being street tree planting and landscape character established by Monro Park. Therefore, despite the variation in height, the proposal will result in minimal visual intrusion in the immediate area and achieves the objective of the standard. <u>Overshadowing</u> This has been discussed in detail in the previous section and has been demonstrated to have little to no impact on nearby properties.
(d) to ensure that the visual impact of buildings is minimised when viewed from adjoining properties, the street, waterways and public reserves,	**Elements which vary the height control** The proposed elements which depart from the standard are the lift overrun, services and plant and 400mm parapet. As discussed above, the elements have been centrally located on the rooftop so as to minimise the perception of additional bulk of the development. The visual impact of the proposed elements when viewing from adjacent properties has been established above. As these elements are located away from the edge of the roof top level and the design has ensured that there will be minimal visual impact from adjacent balconies. The visual impact of the proposed elements when viewing from the street at Cronulla railway station and the public reserve such as Monro Park show that these elements are imperceivable from ground level. See extracts of the 3D model in Figure 21 below showing these points of view.  *Figure 21:3D images of the proposal take at a height of 1.5m above ground level. (Source: Innovate Architects)* **Public Interest** The visual impact of the proposed development as a whole when viewing from adjacent properties has been considered using the *Visual Impact*

Objective	Discussion
	Assessment, Environmental impact assessment practice note principles by Transport for NSW (August 2020) criteria which requires the analysis to: 1. Identify the extent of visibility of the proposal: ▪ The existing character of the southern portion of the Cronulla town centre is characterised by low density development and 7-9 storey development along Surf Lane. Given the existing lower density character of the centre, the proposal is visible from several locations surrounding the site. ▪ There are vistas (view corridors from elsewhere in the centre) generally looking south and down Cronulla Street which the proposed development as a whole will be within. ▪ The visibility of the proposal in the context of the existing Cronulla town centre is High given the difference in height between the proposal and 1-storey development to the north and 30 metre development to the east. ▪ When considering the proposal within the desired future character of the site and surrounds being 20-metre development to the north and 30 metre development to the south, the visibility is considered to be Low due to its consistency in scale. ▪ Also, the building has been designed to step away from the southern and eastern boundaries as the height increases, reducing the visual bulk when viewed from the adjoining Monro Park to the south. ▪ The building will be visible, however, will be consistent with the expected height and bulk envisaged under the SSLEP 2015 and SSDCP 2015. 2. Identify existing viewpoints and their sensitivity to change ▪ View corridors exist from residential development from the Surf Lane streetscape facing west towards Gunnamatta Bay. ▪ Views south looking down Cronulla Street and views north from the southern portion of Cronulla Street. ▪ Visual sensitivity of these existing viewpoints is considered High in the context of the existing development due to the difference in height to development to the north. ▪ Visual sensitivity of these existing viewpoints is considered Low in the context of the desired future character of the centre given the consistency established with the maximum heights prescribed in the SSLEP 2015 and building massing in the SSDCP 2015. 3. Determine the magnitude (impact) of change for each viewpoint ▪ The magnitude of the proposed development for each viewpoint is High when compared to the existing scale of development along Surf Lane and the 20-metre development envisaged for lots to the north of the site. ▪ The magnitude of the proposed development for each viewpoint is Low when considered in the context of the desired future character of the surrounds, being 20-30 metre development surrounding the site. 4. Assess visual impact ▪ Using the visual impact matrix (Figure 22) the visual impact of the proposed development as a whole is High within the existing context, and Low in the context of the desired future character of the surrounds.

Objective	Discussion
	 *Figure 22 Visual impact matrix (source: TfNSW)* This area is undergoing a transition in heights and this development is one of the first sites in this immediate area to be developed. In conclusion, the visual impact of the proposed development as a whole will, on balance, have a moderate visual impact as the proposed development is considered High in the existing context, however Low in the context of the desired future character of the centre. Visual impacts of any kind of development on the site is unavoidable given the maximum height and density controls applicable to the site. As such, the proposal employs a unique design with curved walls and a receding form which 'pushes' its massing north and westwards away from the front of the site facing Beach Park Avenue. Further, the proposal is the first of its kind to construct a building which meets the massing envisaged on the site, when compared to adjoining 1-storey development to the north. As a result, there will be an inescapable level of visual impact in the first instance. This impact, however, will lessen as one considers the context of the desired future character, and as more sites are redeveloped to their maximum potential. Therefore, the proposed elements which depart from the standard the development as a whole have been designed to minimise visual impacts to adjacent residential development, streets, and natural features and Council can be satisfied that the proposal is consistent with this objective.
(e) to ensure, where possible, that the height of non-residential buildings in residential zones is compatible with the scale of residential buildings in those zones,	This objective is not relevant as the site is not located within a residential zone.
(f) to achieve transitions in building scale from higher intensity employment and retail centres to surrounding residential areas.	An adequate transition from higher intensity to surrounding residential areas can be measured in the impacts from privacy, view, shadows, built form, context, noise, hours of operation and safety and security. Privacy, views, shadows, built form and context have been discussed previously and are considered acceptable. The issues of noise, hours of operation and safety and security will be discussed below. **Elements which vary the height control** The proposed elements which depart from the standard relate to lift overrun, services/plant area and the roof parapet. These are situated in the centre of the building, in the north-western corner of the site, with adequate separation from adjoining residential premises (as discussed above). This ensures there will be no impacts on adjacent residential buildings along Surf Lane relating to noise.

Objective	Discussion
	Public Interest The proposed development has been designed to transition towards the adjacent residential flat buildings across Surf Lane to the east. The building steps away from those uses as the height increases, with the food and beverage uses limited to the 2 lower levels. The upper levels will be used for commercial uses only. 1. Noise The primary noise considerations are in relation to the food and beverage uses at ground and first floor level, and the services which are to be located on the roof. As discussed above the services/plants are not considered to create an adverse noise impact on the adjoining premises due to their location. The food and drinks use is limited to the lower two levels, with the open dining terrace and balconies oriented to the park and the commercial Cronulla Street; away from the adjoining residential buildings. (Refer to Figure 23 below which shows the eastern balcony at Level 1 as a planter and non-trafficable).  *Figure 23: Extract of Level 1 floor plan showing landscaped balcony to the eastern façade, the balcony is oriented to the southern (park) façade. (Source: Innovate Architects)* The terraces for the commercial tenancies on the levels above which face the east have limited trafficable areas and are landscaped to reduce the extent of patrons using these. 2. Hours of operation The hours of operation of the proposed commercial levels will be 8am - 6pm. The impacts associated with business hours are outside of typical

Objective	Discussion
	night time, sleeping times of adjacent residential uses and therefore impacts will be minimal. The specific operation for the food and drinks premises at ground and first floor will be determined as part of a separate DA process, however it is anticipated they will not extend beyond 10pm. 3. Safety and security Safety and security aspects of the proposed development are limited for the commercial office uses as they will be virtually empty during night time. Lower levels are designed to be open to the park and open up the public domain pedestrian thoroughfare using glazed floor to ceiling walls. The development promotes a safe and vibrant public domain through the activation of Beach Park Avenue with outdoor eating which promotes passive surveillance of the Avenue. The design opens out onto the park and integrates with the park providing a strong pedestrian link from Cronulla Street and the Cronulla railway station to the beach The public toilets have been proposed in an open area, in clear sight, and not hidden in the back lane. A 3-metre setback has been provided to the rear lane, ensuring safer pedestrian access, as the building wraps around the south-eastern corner. Therefore, the proposed development as a whole is consistent with the scale of heights transitioning to residential development along Surf Lane and with the criteria identified above, the impacts associated with a transition in commercial uses to residential uses that the development will comprise are therefore consistent with this objective.

As demonstrated in Table 1, the objectives of the Height of Building development standard are achieved notwithstanding the proposed variation.

In accordance with the decision in *Wehbe v Pittwater Council* [2007] NSWLEC 827, *Initial Action Pty Limited v Woollahra Municipal Council* [2018] NSWLEC 118, *Al Maha Pty Ltd v Huajun Investments Pty Ltd* (2018) 233 LGERA 170; [2018] NSWCA 245 and *RebelMH Neutral Bay Pty Limited v North Sydney Council* [2019] NSWCA 130 and *SJD DB2 Pty Ltd v Woollahra Municipal Council* [2020] NSWLEC 1112 at [31], therefore, compliance with the Height of Building development standard is demonstrated to be unreasonable or unnecessary and the requirements of clause 4.6(3)(a) have been met on this way alone.

For the sake of completeness, the other recognised ways are considered as follows.

4.2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary;

The underlying objective or purpose is relevant to the development and therefore the Second test is not relied upon.

4.3. The objective would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable.

The objective would not be defeated or thwarted if compliance was required. The third test is not relied upon.

4.4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary; or

The standard has not been abandoned by Council actions in this case and so the Fourth test is not relied upon.

4.5. The zoning of the land is unreasonable or inappropriate.

The zoning of the land is reasonable and appropriate and therefore the Fifth test is not relied upon.

5. SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS

In *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 118, Preston CJ observed that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6 to contravene a development standard, the focus must be on the aspect or element of the development that contravenes the development standard, not on the development as a whole.

In *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, Pain J observed that it is within the discretion of the consent authority to consider whether the environmental planning grounds relied on are particular to the circumstances of the proposed development on the particular site.

As discussed in Section 4, the elements of the development which contravene the Height of Building development standard is the lift overrun, services and plant area and roof parapet.

The environmental planning grounds to justify the departure of the name standard are as follows:

- The proposed development is a 7-storey built form designed to be consistent with the envisioned form of development for the site pursuant to the Sutherland Shire Development Control Plan 2015 (SSDCP 2015) and associated massing. The variation in height is for the lift overrun, services/plant and roof parapet only. It does not add to the density of the development.
- The variation to the height control will not result in unacceptable amenity impacts to adjoining properties noting the portion of the building which contravenes the standard will not result in additional overshadowing beyond what is anticipated for the site by the SSDCP 2015. Further, the additional height will not have significant impacts onto existing view corridors which run across the site given its consistency with the envisioned massing; nor will it add to visual bulk or scale.
- The proposed development meets the relevant objects of the Environmental Planning and Assessment Act 1979, as follows:
    - 1.3(a) - the proposed commercial development includes commercial office floorspace and active uses which will contribute to the social and economic welfare of the Cronulla Town Centre in a location close to public transport and facilities.
    - 1.3(c) - the proposal is an orderly and economic use of the site and the development is largely consistent with the objectives of the standard. The proposal provides a contemporary built form that is compatible with the desired future character of the locality.
    - 1.3(g) - the proposed development presents an appropriate design outcome for the site being a 7-storey form that is of a high quality design and consistent with other examples of redevelopment in the Cronulla town centre.
    - The proposed development will maximise the amenity for users of the building due to substantial planting and the provision of outdoor terraces which promote interaction and generous break spaces with southward looking views over Monro Park.
- The proposed development meets the relevant aims of the SSLEP 2015 as follows:
    - 2(b) - the proposed development minimises environmental impacts to the locality as it is consistent with the envisioned built form for this site, will promote access to jobs, and is economically viable.
    - 2(g) - the proposed development is consistent with the cultural and environmental heritage significance of adjacent local heritage items.

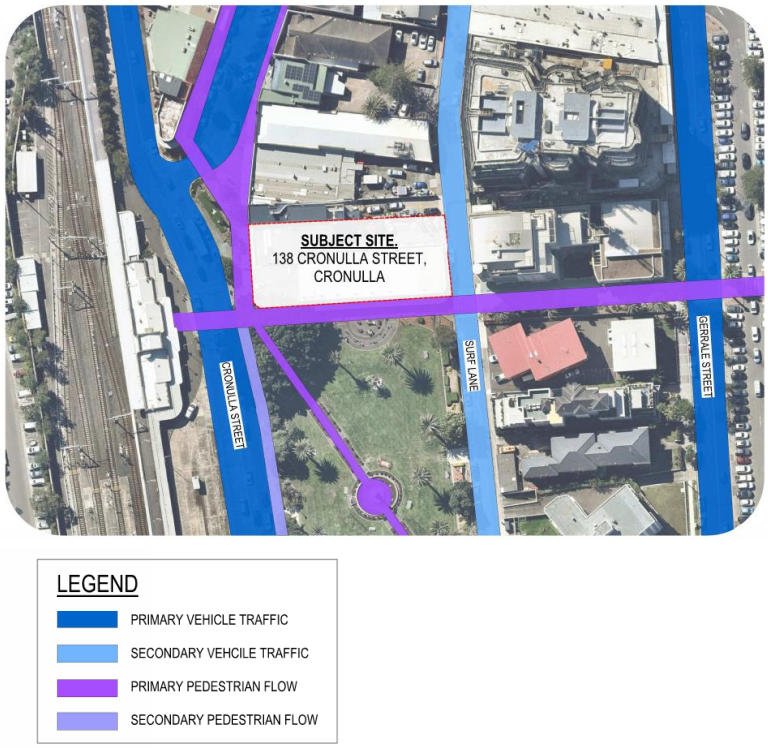
6. PUBLIC INTEREST

The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. This is required by clause 4.6(4)(a)(ii) of the LEP.

The table below considers whether the proposal is also consistent with the objectives of the zone.

Table 2: Consistency with Zone Objectives.

Objectives of B3 Commercial Core zone	Discussion
To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.	The proposed development will deliver retail, business and office land uses in the Cronulla Town Centre that will assist in the creation of local jobs and serve the needs of the community. The proposal is for 1,644.6m^2 of food and drinks premises and 2,397.9m^2 of commercial, providing a variety of uses in the commercial centre across the road from the train station and near the Cronulla bus interchange. This objective is achieved.
To encourage appropriate employment opportunities in accessible locations.	The proposed development is forecast to deliver 130 full-time equivalent jobs during operational phase, and 81 FTE jobs during construction phase. The site is located directly adjacent to the Cronulla railway station and to the Cronulla bus interchange which connects to the Greater Sydney transport network. This objective is achieved.
To maximise public transport patronage and encourage walking and cycling.	The proximity of the proposed development to the Cronulla railway station and bus interchange promotes the use of public transport patronage for staff and visitors. The site is located 20 metres from the Cronulla railway station which connects to the Greater Sydney railway network and Central within 50 minutes, and the bus route network to routes 969, 971, 985, 987, 988 and N11 which connect the site to locations such as Caringbah, Woolooware, Blakehurst, Hurstville, Burraneer, Town Hall, Central, Redfern, and Miranda. The basement includes the provision of bicycle parking spaces, well above the minimum required by the SSDCP 2015. This objective is achieved.
To strengthen the viability of existing commercial centres through increased economic activity, employment and resident population.	The proposed development will strengthen the role of the Cronulla Town Centre by providing high quality, modern commercial floorspace which will attract business investment and in turn improve employment opportunities for the local population. It will also provide new and improved food and drinks floorspace which will attract local food and beverage retailers to the town centre, and in turn improve employment opportunities and economic activity for the site due to foot traffic transiting to Cronulla Beach from the Cronulla railway station. The development will activate the Cronulla Street and Beach Park Avenue streetscape with retail offerings and outdoor dining. The proposed design is integral to activating the public domain along Beach Park Avenue facing Monro Park. This objective is achieved.

Objectives of B3 Commercial Core zone	Discussion
To create an attractive, vibrant and safe public domain with a high standard of urban design and public amenity.	The proposal represents an attractive, landmark development at the southern end of the Cronulla commercial core. The development promotes a safe and vibrant public domain through the activation of Beach Park Avenue with outdoor eating which promotes passive surveillance of the Avenue. The design opens out onto the park and integrates with the park providing a strong pedestrian link from Cronulla Street and the Cronulla railway station to the beach as demonstrated in Figure 24.  *Figure 24 Vehicle and pedestrian movement (source: Innovate)* The development represents a high quality urban design outcome which respects the public domain as it is: ▪ consistent with Council's intended height, building envelope and setback outcomes for the site, as described by the SSDCP 2015, ▪ is consistent with the height, bulk and scale of development surrounding the site, ▪ consistent with the desired future character of the Cronulla town centre which the SSLEP 2015 envisages as comprising 20m tall developments to the north and 30m tall developments to the east of the site, and ▪ integrates with the public domain connecting to Monro Park and activates the Cronulla Street and Beach Park Avenue streetscapes. This objective is achieved.
To enhance commercial centres by encouraging	The proposal will enhance the public domain of Beach Park Avenue by providing new toilet facilities and a defined outdoor eating space,

Objectives of B3 Commercial Core zone	Discussion
incidental public domain areas that have a community focus and facilitate interaction, outdoor eating or landscaping.	open to the community. The development wraps around the south-western corner to connect to the commercial core, and will promote the interaction of users of the building and users of existing public outdoor recreation space in Monro Park. This objective is achieved.
To provide for pedestrian-friendly and safe shopping designed to cater for the needs of all ages and abilities.	The proposal has a defined ground floor pedestrian scale given its strong frontages to Cronulla Street and Beach Park Avenue and is fully accessible to users of all ages and abilities. It will be integral in opening up the pedestrian link from the train station to the beach. This objective is achieved.

As demonstrated in Table 2, the proposal is consistent with the objectives of the zone and in Section 4 it was demonstrated that the proposal is consistent with the objectives of the development standard.

For these reasons, the proposal and variation do not undermine the integrity of the HOB development standard and its objectives, as well as the zoning objectives which have been adopted by Council as being in the public interest.

According to clause 4.6(4)(a)(ii), therefore, the proposal in the public interest.

7. STATE OR REGIONAL ENVIRONMENTAL PLANNING

This section considers whether contravention of the development standard raises any matter of significance for State or regional environmental planning, the public benefit of maintaining the development standard, and any other matters required to be taken into consideration by the Secretary before granting concurrence required by clause 4.6(5).

There is no identified outcome which would be prejudicial to planning matters of state or regional significance that would result as a consequence of varying the development standard as proposed by this application.

As demonstrated already, the proposal is consistent with the objectives of the zone and the objectives of the development standard and in our opinion, there are no additional matters which would indicate there is any public benefit of maintaining the development standard in the circumstances of this application.

Finally, we are not aware of any other matters required to be taken into consideration by the Secretary before granting concurrence.

8. CONCLUSION

This submission requests a variation, under clause 4.6 of the *Sutherland Shire Local Environmental Plan* 2015, to the Height of Building development standard and demonstrates that:

- Compliance with the development standard would be unreasonable and unnecessary in the circumstances of this development;
- The development achieves the objectives of the development standard and is of a height which is compatible with the desired future character of the Cronulla town centre as envisaged by the Sutherland Shire Development Control Plan 2015. The proposal also represents acceptable impacts in relation to overshadowing, visual impact and privacy on adjoining properties. This demonstrates that the proposal is of an appropriate height;
- There are sufficient environmental planning grounds to justify the contravention;
- The development achieves the objectives of the development standard and is consistent with the objectives of B3 Commercial Core Zone notwithstanding non-compliance with the Height of Building standard and is therefore in the public interest.

On this basis, therefore, it is appropriate to exercise the flexibility provided by clause 4.6 in the circumstances of this application.