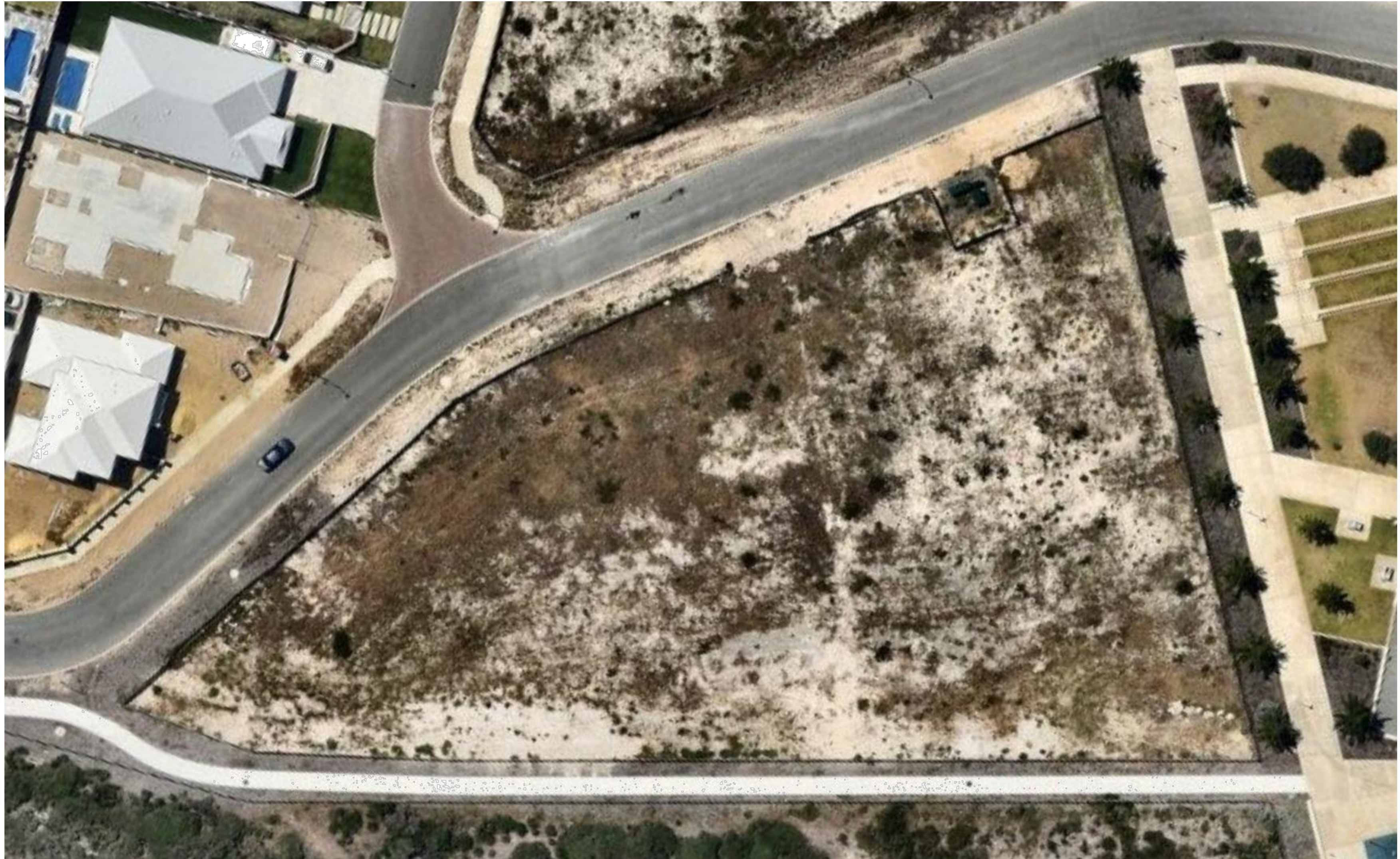
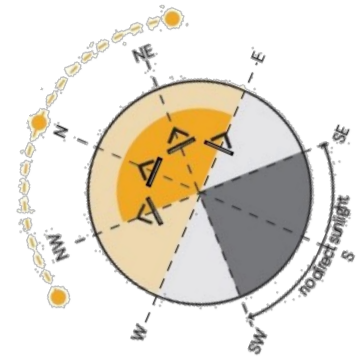




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- 04 Site Opportunities
- 05 Streetscape
- 06 Site Survey
- 07 Strata Plan
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- 09 Overall Site Layout
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- 18 Apartments - Ground Floor Plans
- 19 Apartments - First Floor Plans
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- 21 TH #01-#07 - Ground Floor Plans
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- 23 TH #08-#13 - Ground Floor Plans
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- 33 3D Images - Apartments
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- 35 3D Images - TH #13 - #16 & GP Clinic
- 36 3D Images - Communal Park

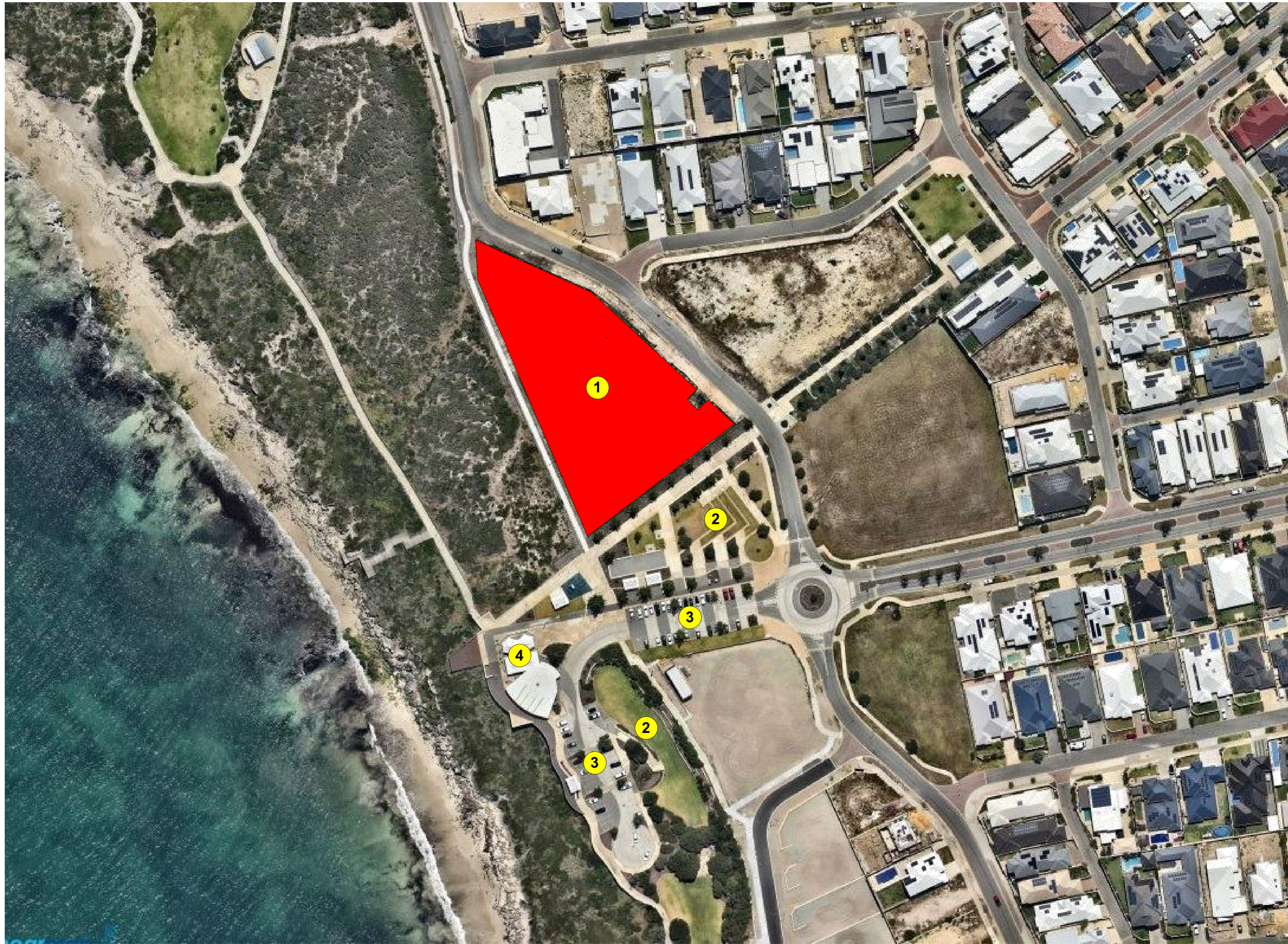
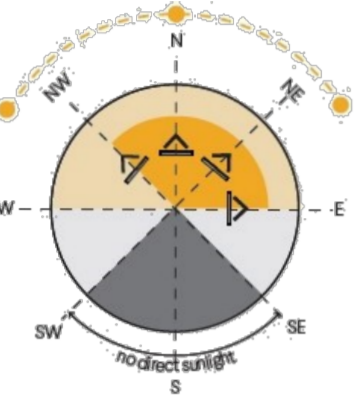


CLIENT: DTG Developments  
ADDRESS: #73-75 Maritime Drive, JINDALEE  
JOB NUMBER: 85012

**DEVELOPMENT APPLICATION**  
**01 Aerial Photo**  
REV#1 22.02.24 SG

LEGEND

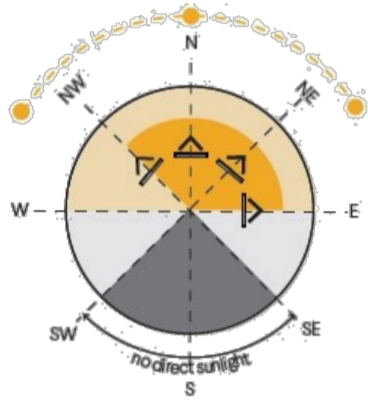
- 1 Site
- 2 Public Open Space
- 3 Public Carpark
- 4 Kiosk



CLIENT: DTG Developments  
ADDRESS: #73-75 Maritime Drive, JINDALEE  
JOB NUMBER: 85012

LEGEND

- 1 Site (R80)
- 2 Mixed Use Lot (R80)
- 3 Commercial Lot (R80)
- 4 Existing Residential (R20)
- 5 Public Open Space
- 6 Public Carpark
- 7 Kiosk
- 8 Foreshore Reserve



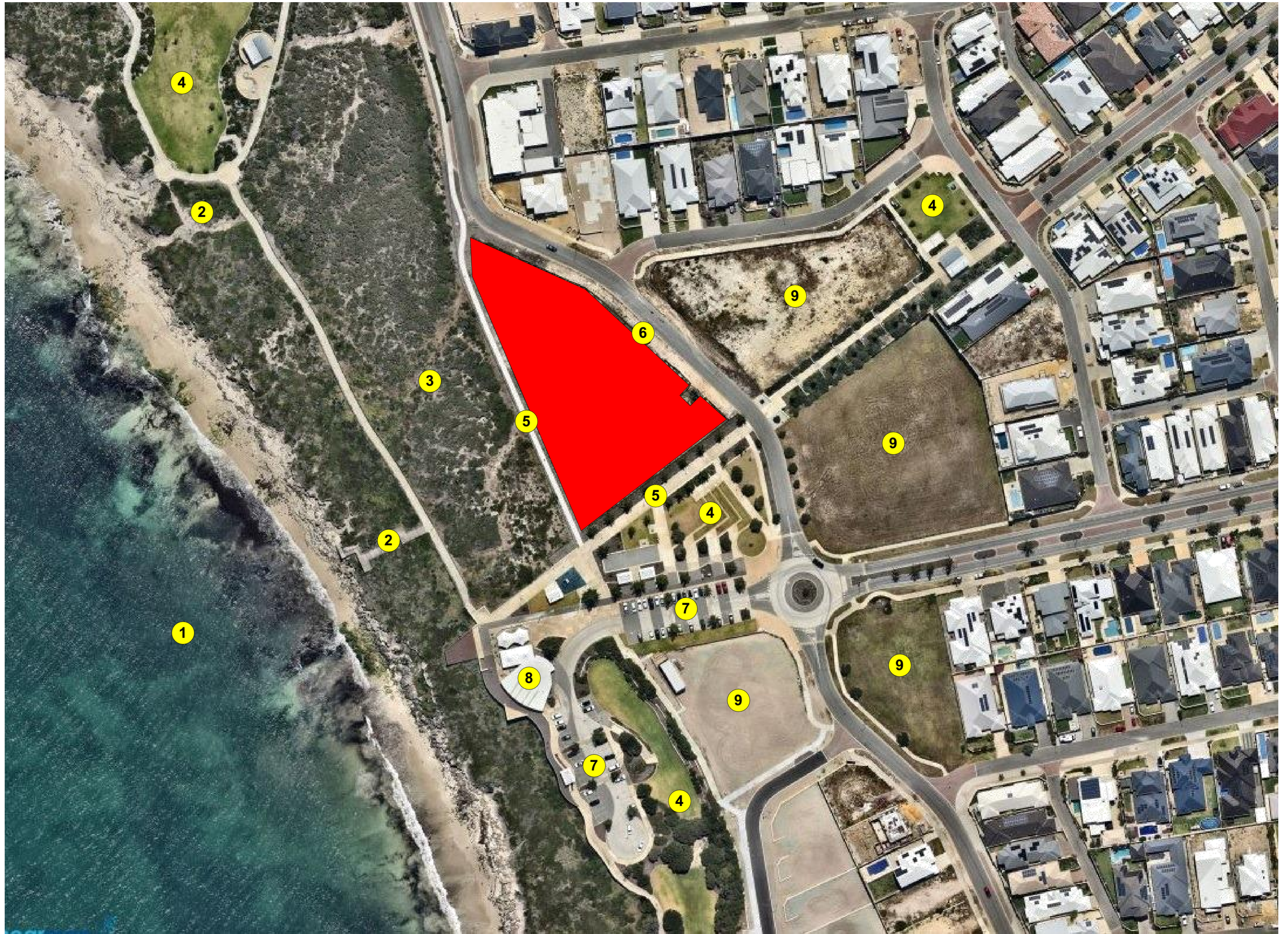
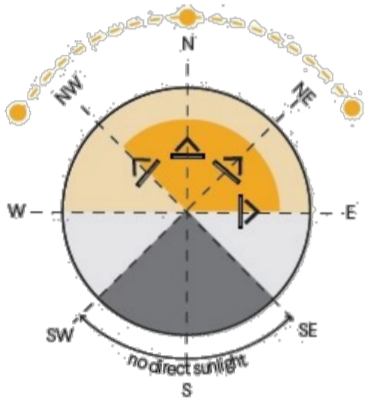
CLIENT: DTG Developments

ADDRESS: #73-75 Maritime Drive, JINDALEE

JOB NUMBER: 85012

**DEVELOPMENT APPLICATION**  
**03 Context Plan**  
REV#1 22.02.24 SG

- LEGEND**
- 1 Uninterrupted Ocean Views
  - 2 Beach Access
  - 3 Foreshore Reserve
  - 4 Public Parks
  - 5 Pathway
  - 6 On Street Parking
  - 7 Public Parking
  - 8 Kiosk
  - 9 Development Sites



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012

**DEVELOPMENT APPLICATION**  
**04 Site Opportunities**  
 REV#1 22.02.24 SG



1



5



2



6



3



7



4



8



9



**NOTES:**

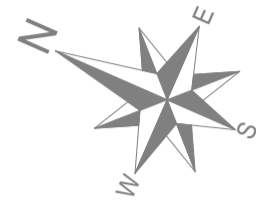
- Roof forms are predominantly hip and valleys, with some featuring gables/gablets
- Predominantly Colorbond roof sheeting
- Predominantly rendered masonry facades
- Some examples of weatherboard cladding
- Mix of single and two-storey dwellings
- Mixed use development proposed to the south of the site (9)

Title Table		
Lot	Volume	Folio
1631	4027	315
1632	4027	316

NOTE:  
NOTIFICATION  
REFER TO REG. 443 T.P.O. ACT 2005  
SEE DOCUMENT  
SUBSIDIARY MANAGEMENT PLAN

LOT 1631 MISCLOSE  
0.000 m

LOT 1632 MISCLOSE  
0.001 m

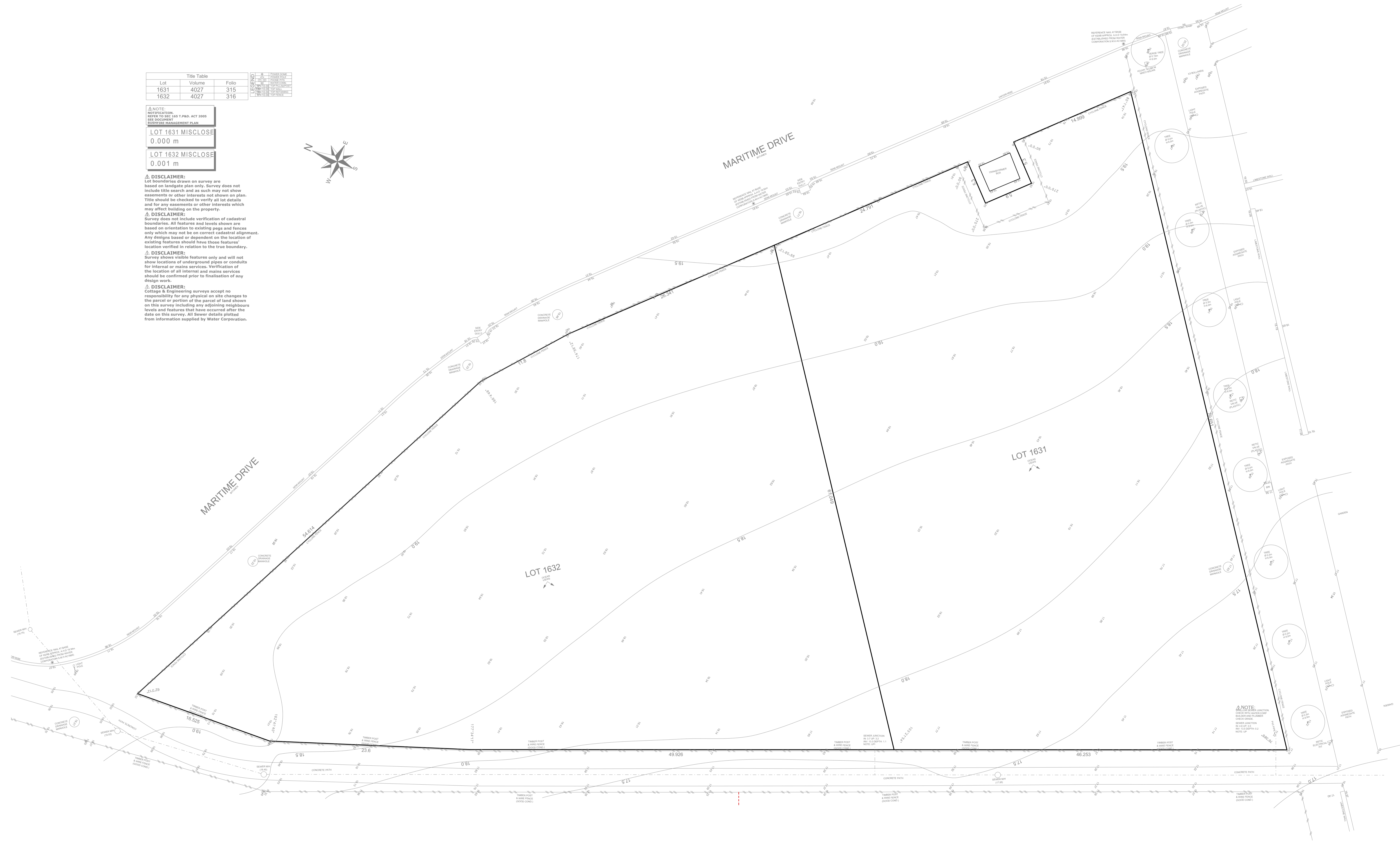


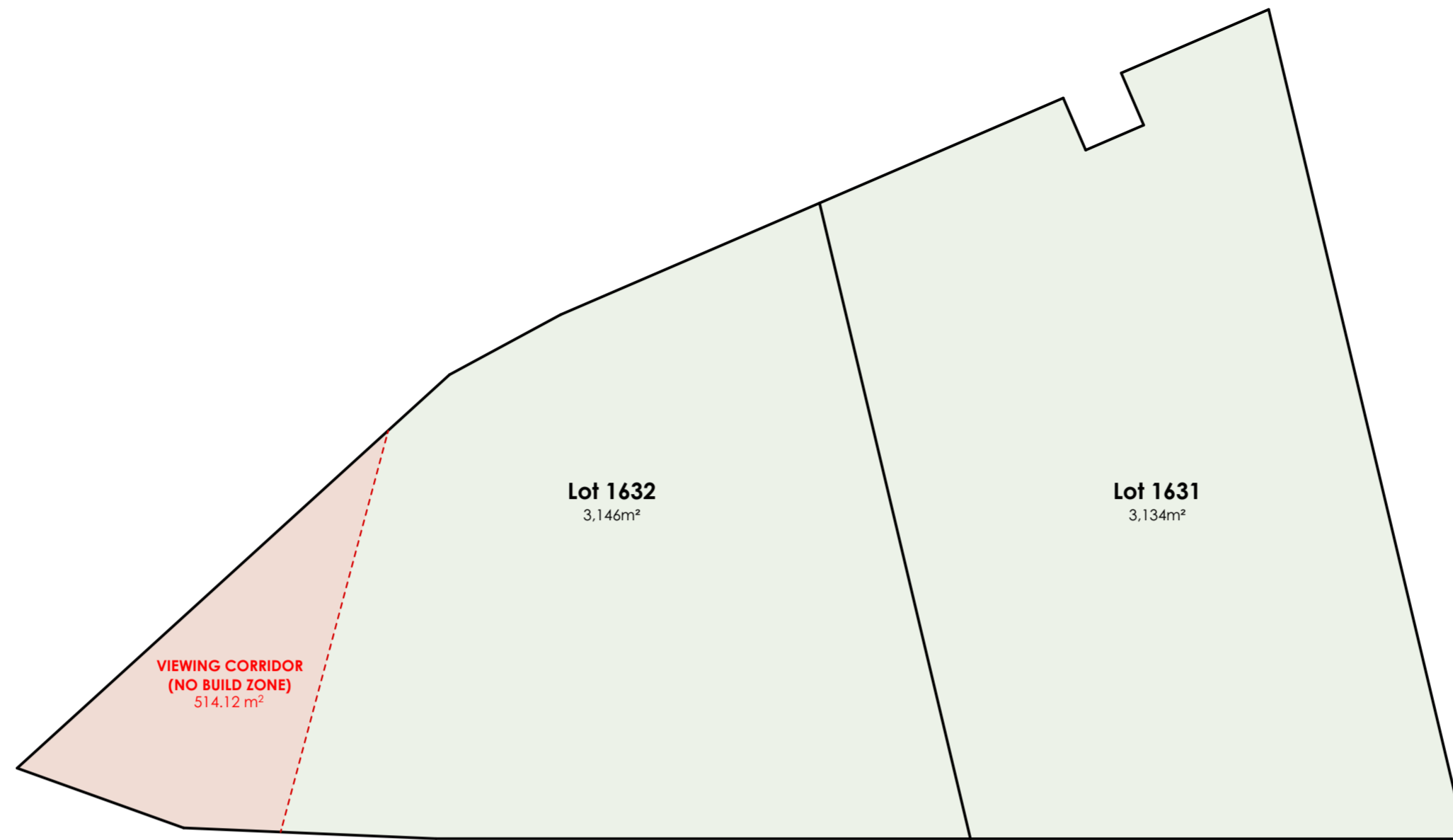
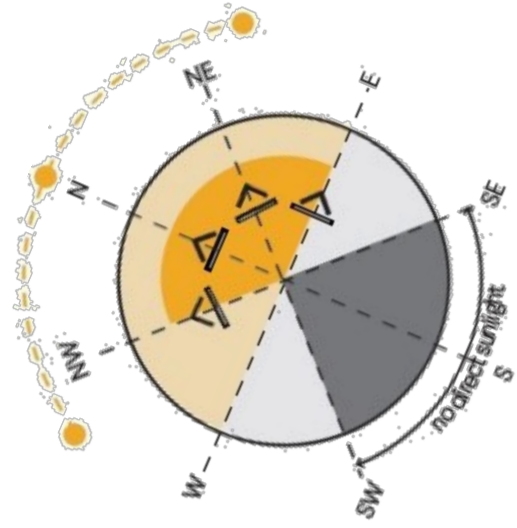
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features location verified in relation to the true boundary.

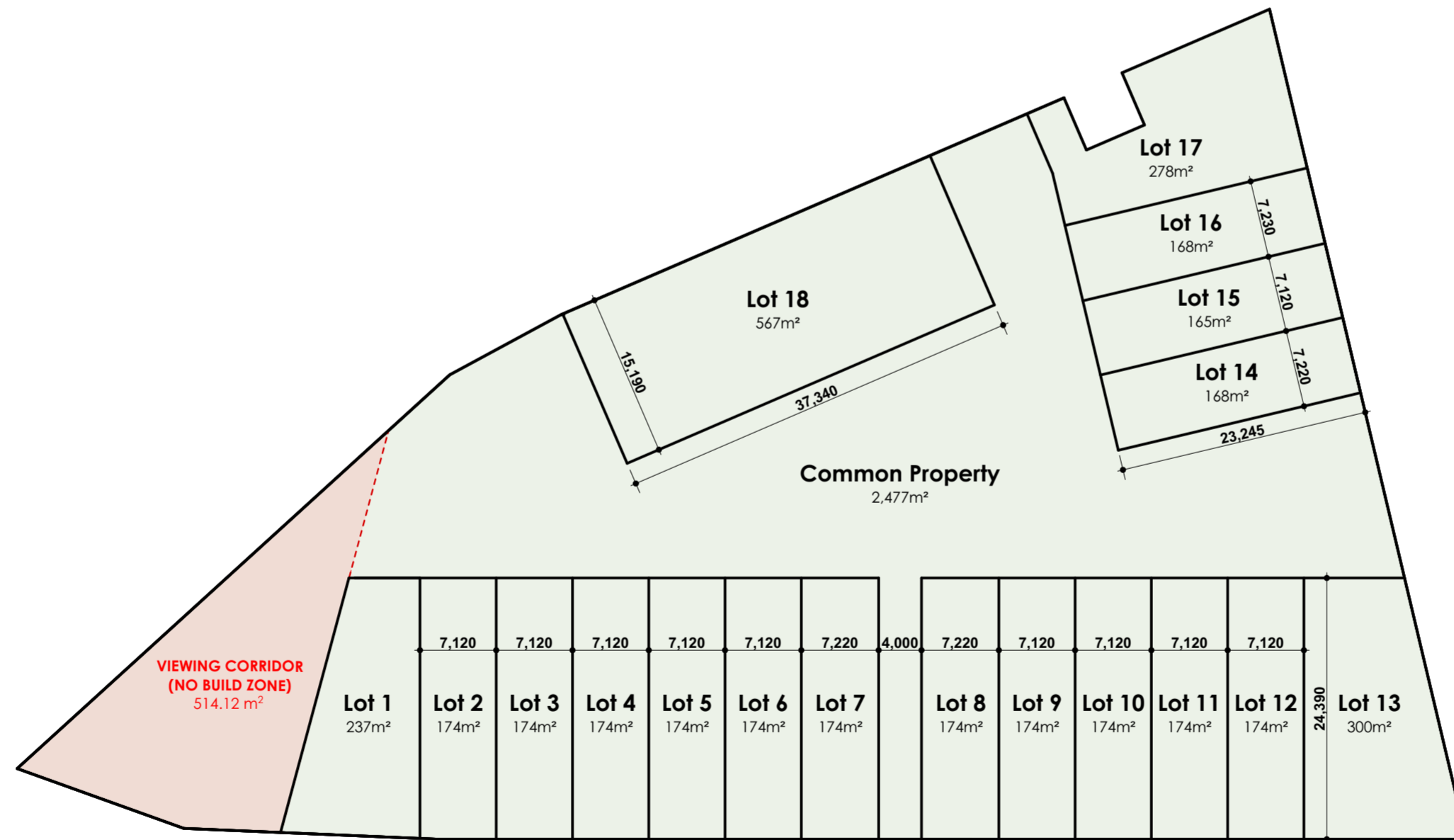
**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.





Original Lot Plan  
1:500



Proposed Lot Amalgamation and Strata Plan  
1:500



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012



Lot	Volume	Folio
1631	4027	315
1632	4027	316

**NOTE:**  
NOTIFICATION  
REFER TO SEC 165 T.P.A.D. ACT 2005  
SEE DOCUMENT  
BUSINESS MANAGEMENT PLAN

LOT 1631 MISCLOSE  
0.000 m

LOT 1632 MISCLOSE  
0.001 m

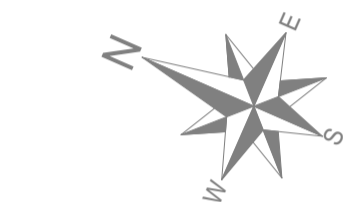
**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have these features' location verified in relation to the true boundary.

**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

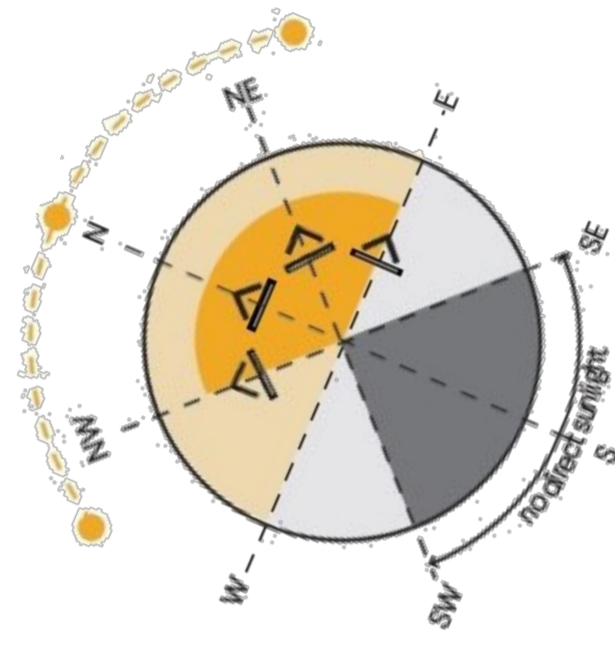
**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All sewer details plotted from information supplied by Water Corporation.

**NOTE:**  
All proposed levels are nominal



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ADDRESS: #73-75 Maritime Drive, JINDALEE  
JOB NUMBER: 85012





MARITIME DRIVE

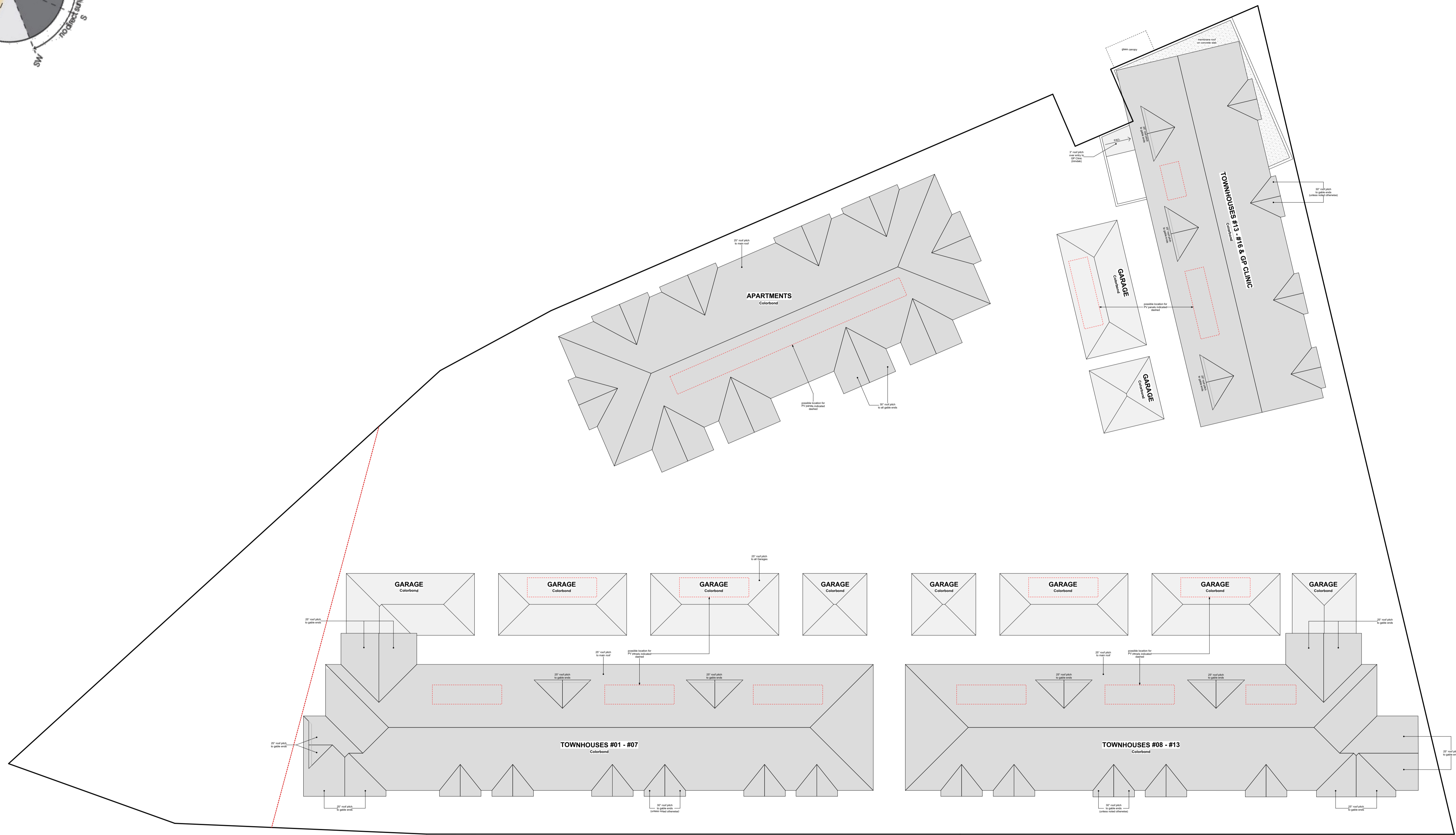
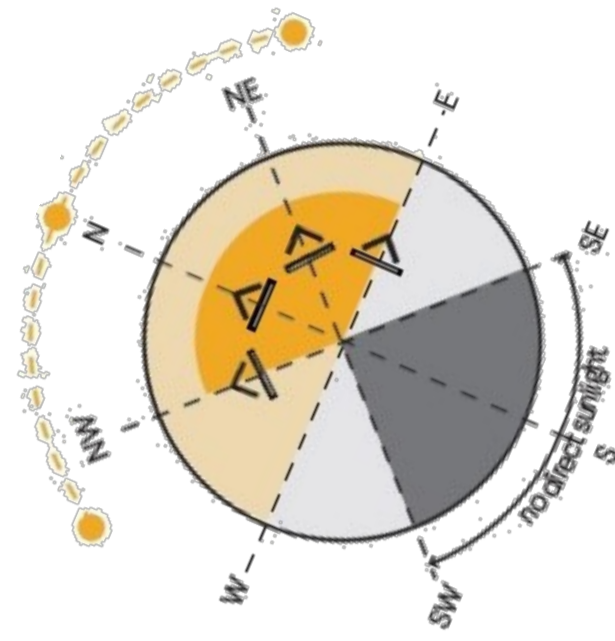
PUBLIC OPEN SPACE

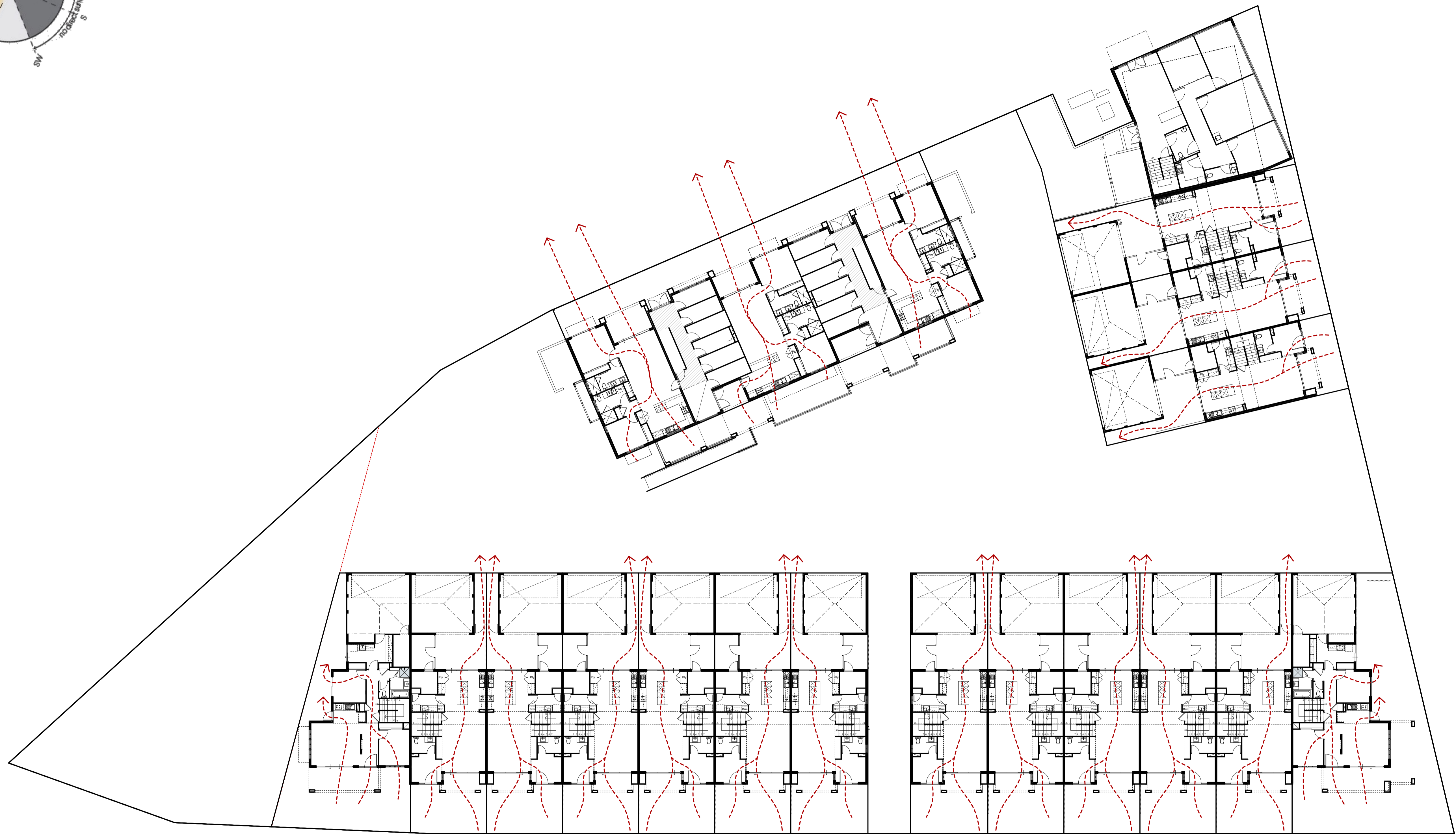
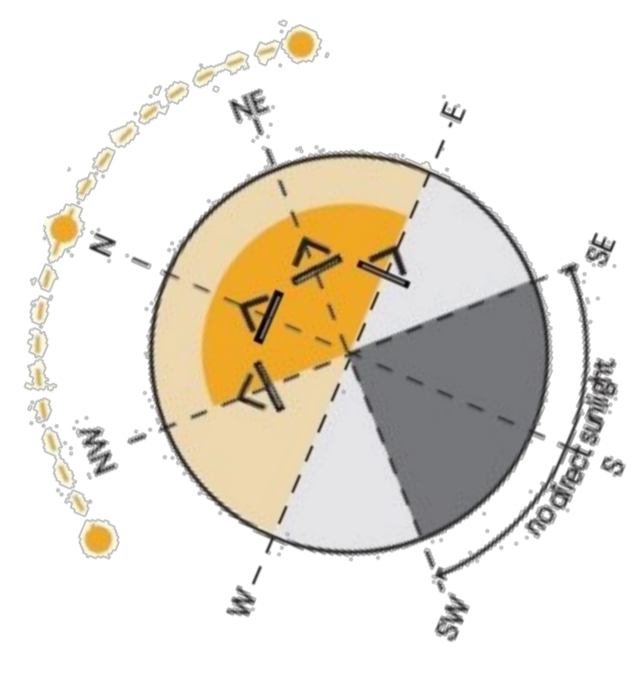
PUBLIC OPEN SPACE

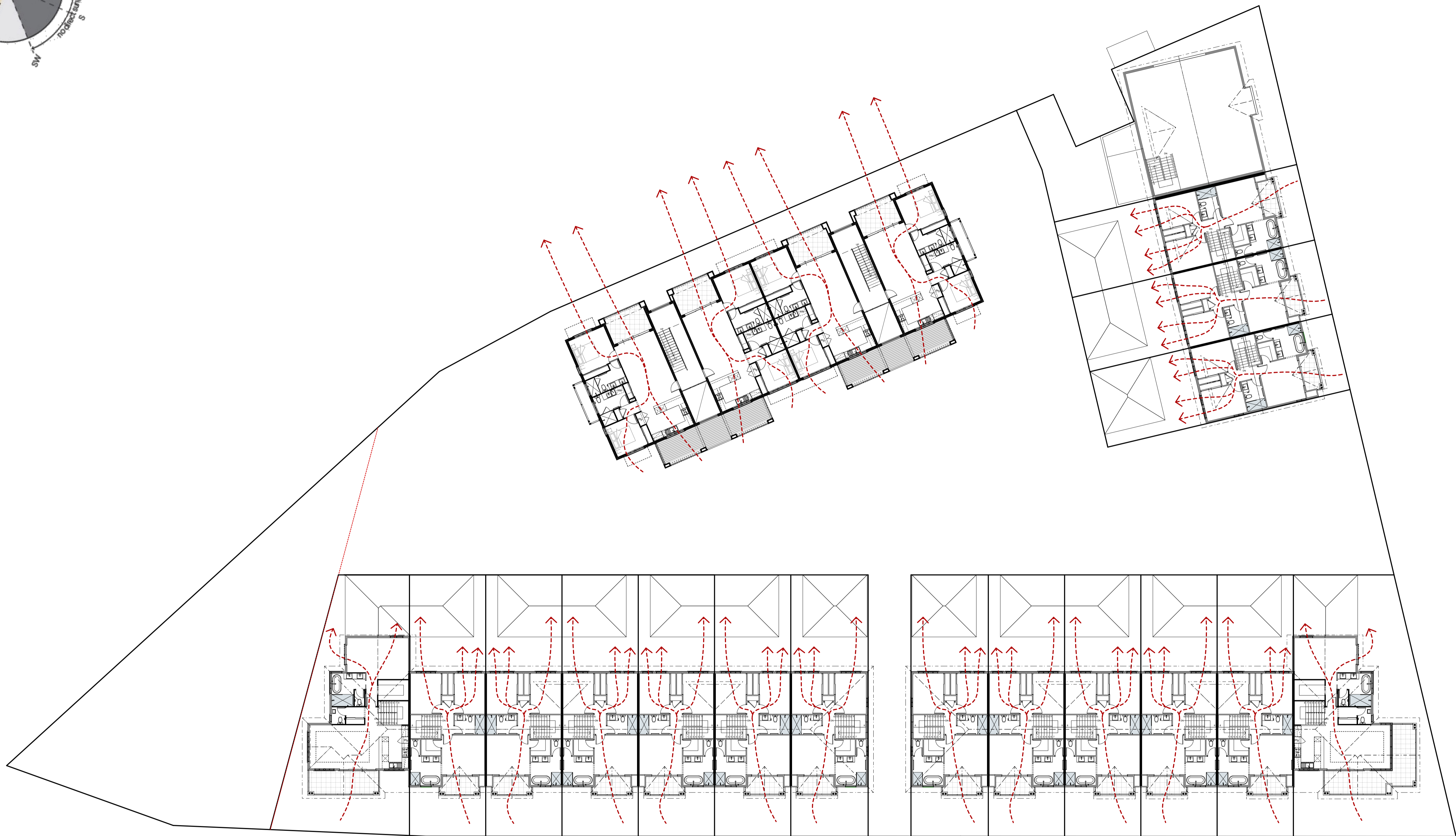
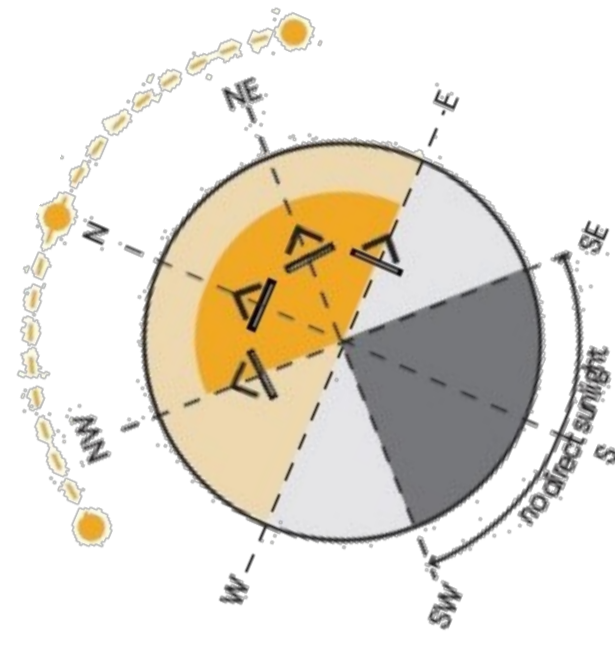


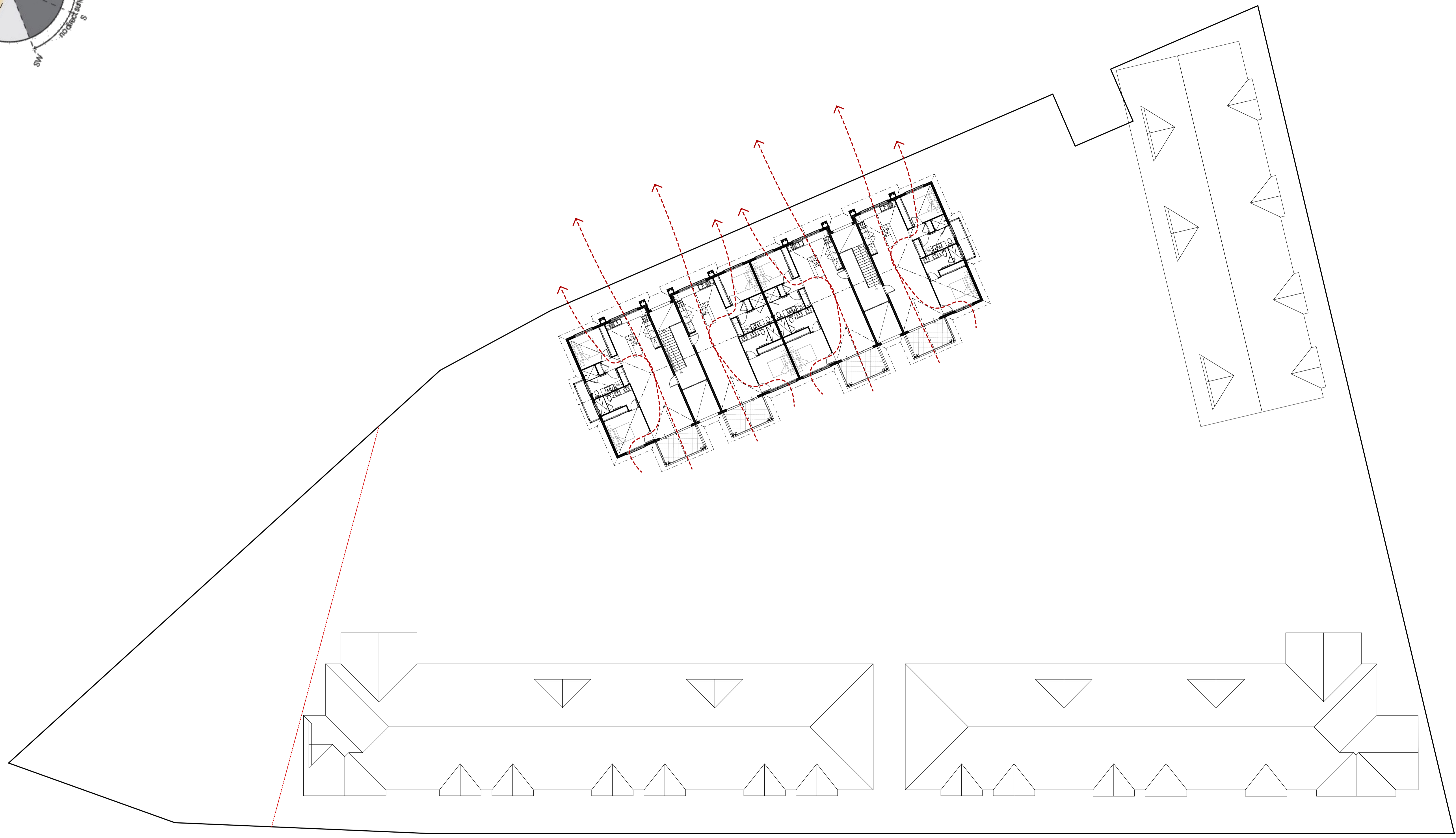
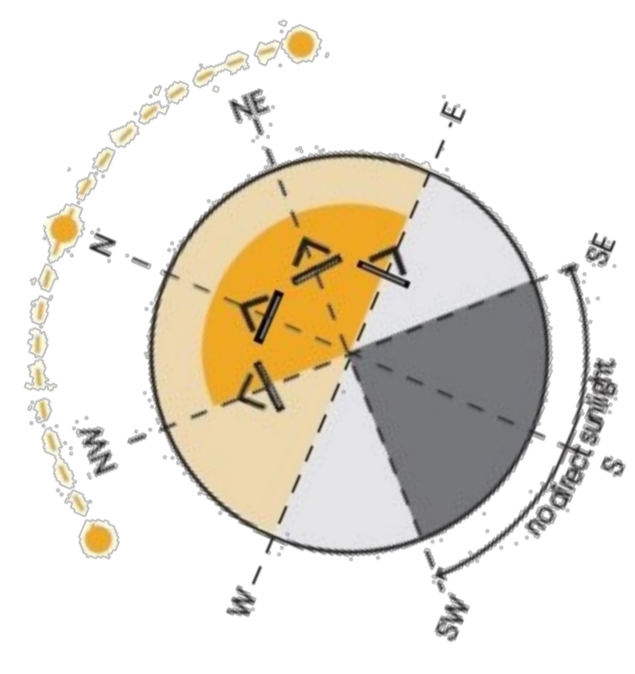
CLIENT: DTG Developments  
ADDRESS: #73-75 Maritime Drive, JINDALEE  
JOB NUMBER: 85012

DEVELOPMENT APPLICATION  
09 Overall Site Layout  
REV#1 22.02.24 SG

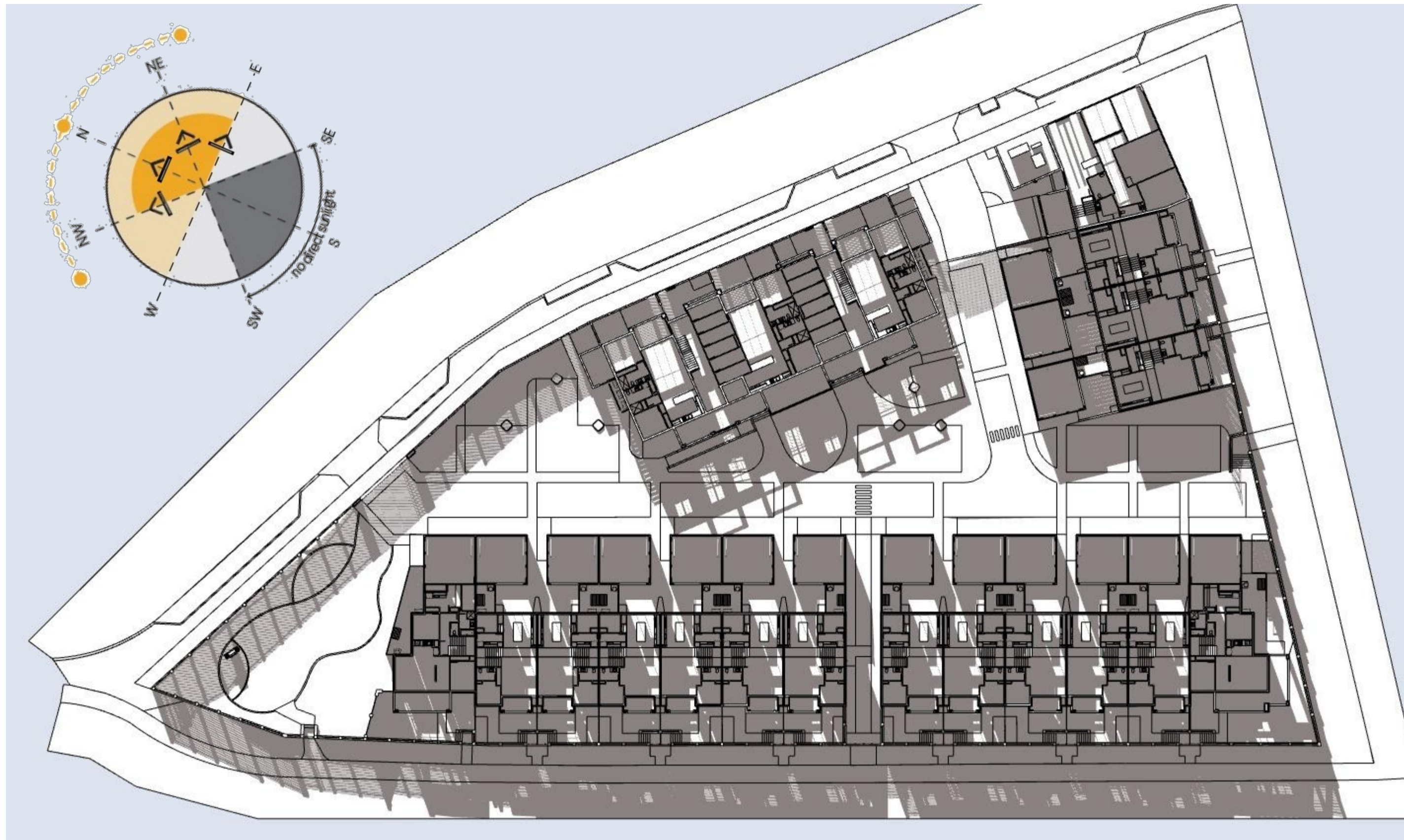




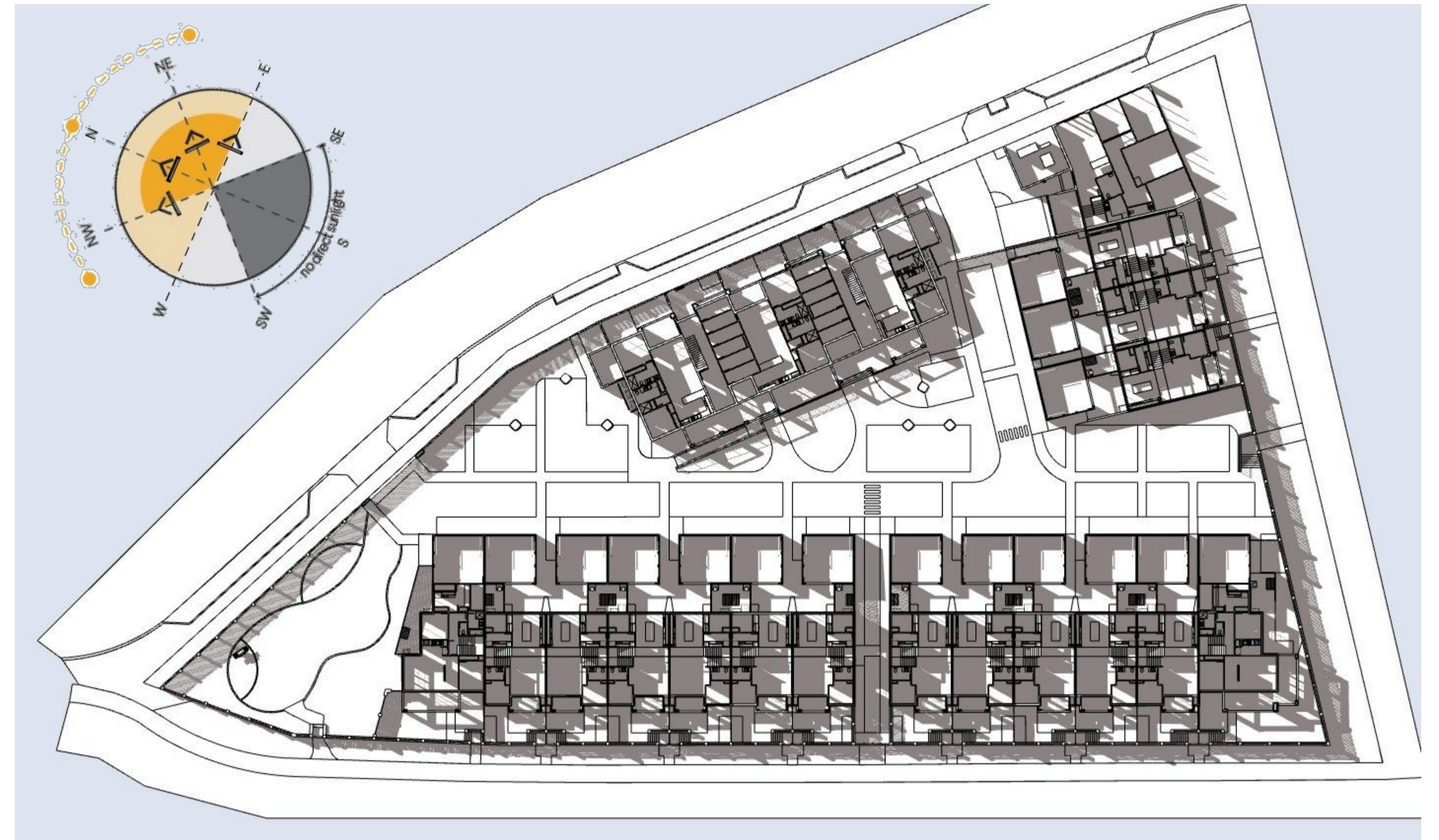




**DAYLIGHT**  
All dwellings receive more than 2 hours of sunlight



Sun Diagram - Ground Floor - June 21st, 9am



Sun Diagram - Ground Floor - June 21st, 12pm

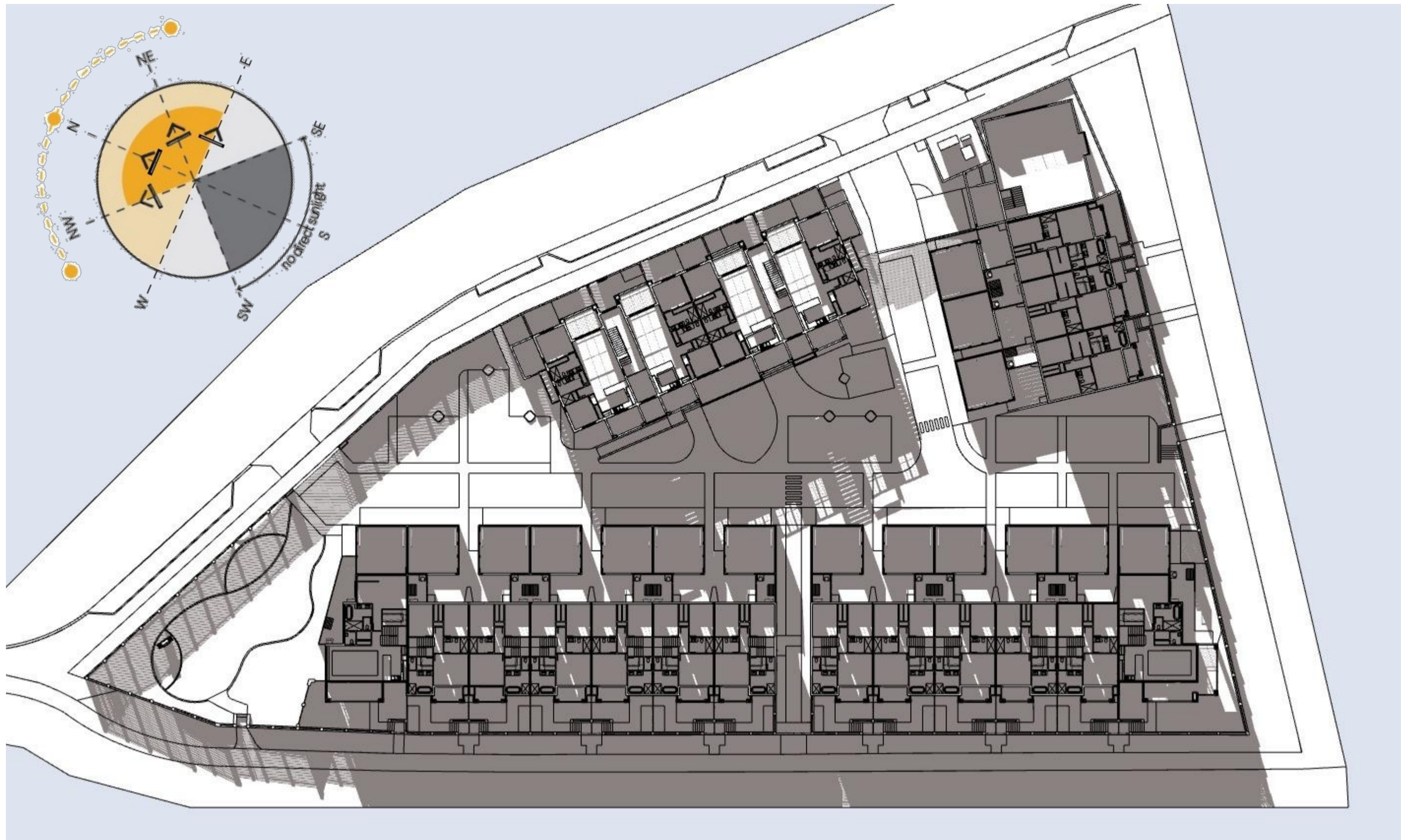


Sun Diagram - Ground Floor - June 21st, 2pm

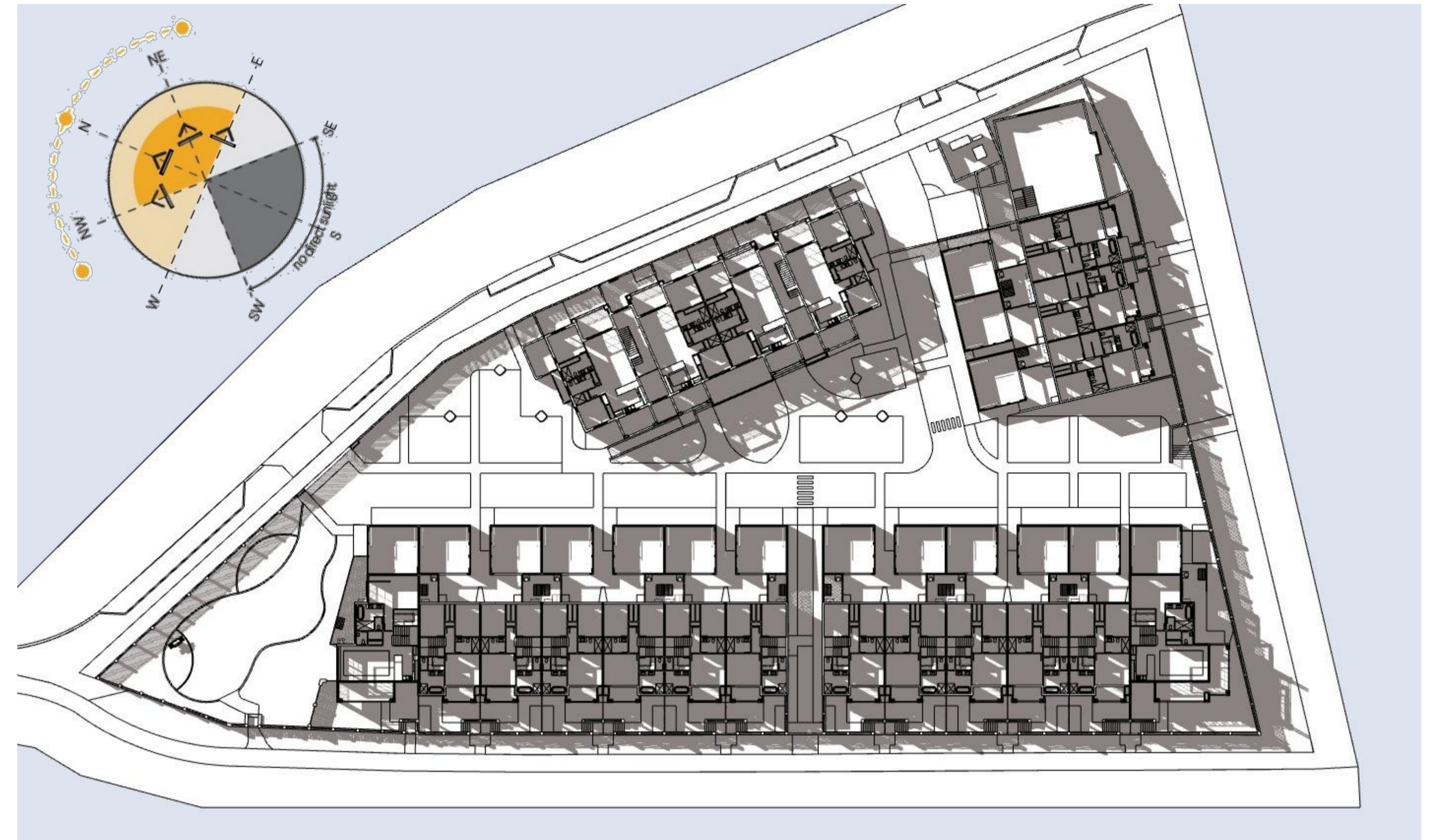


Sun Diagram - Ground Floor - June 21st, 3pm

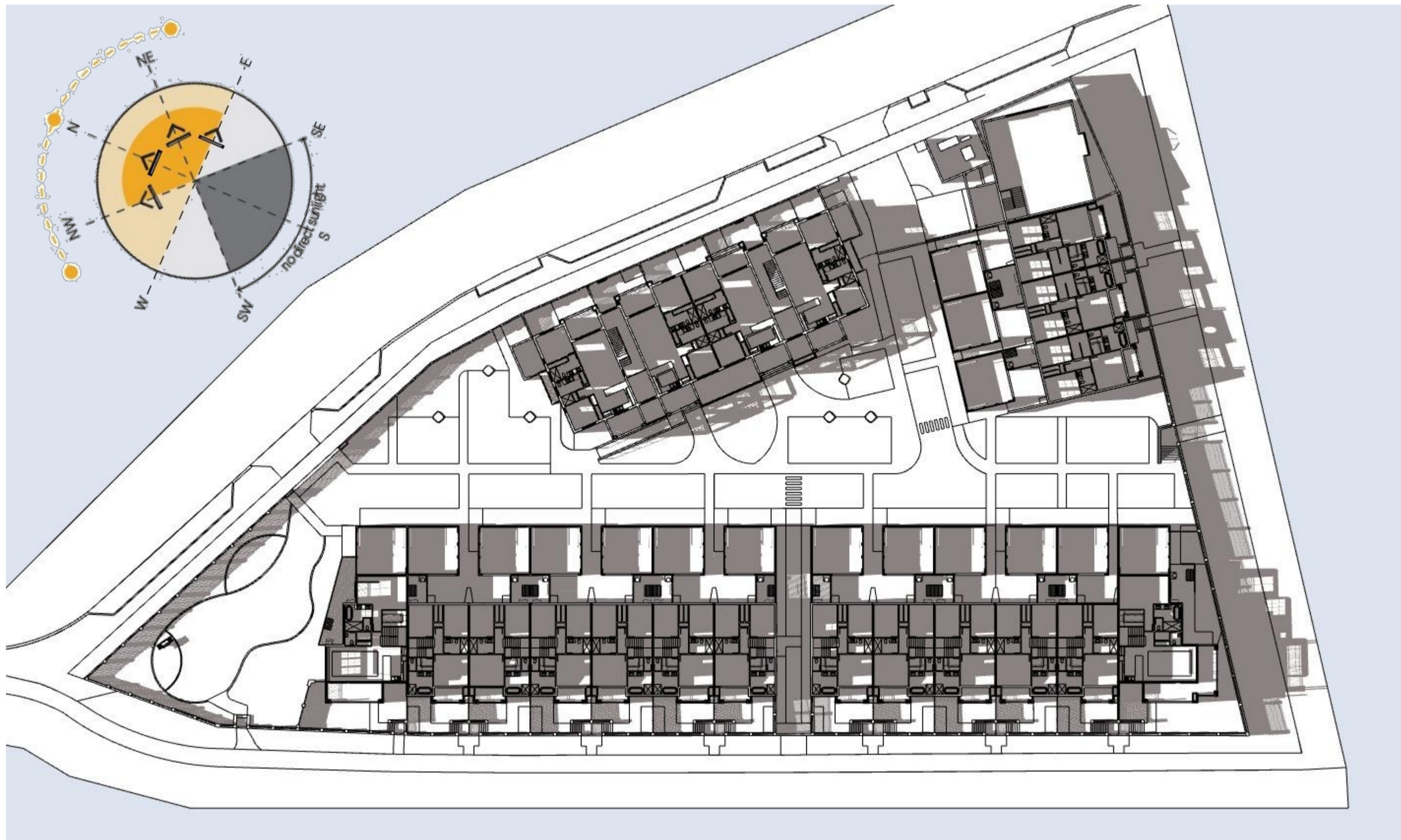
**DAYLIGHT**  
All dwellings receive more than 2 hours of sunlight



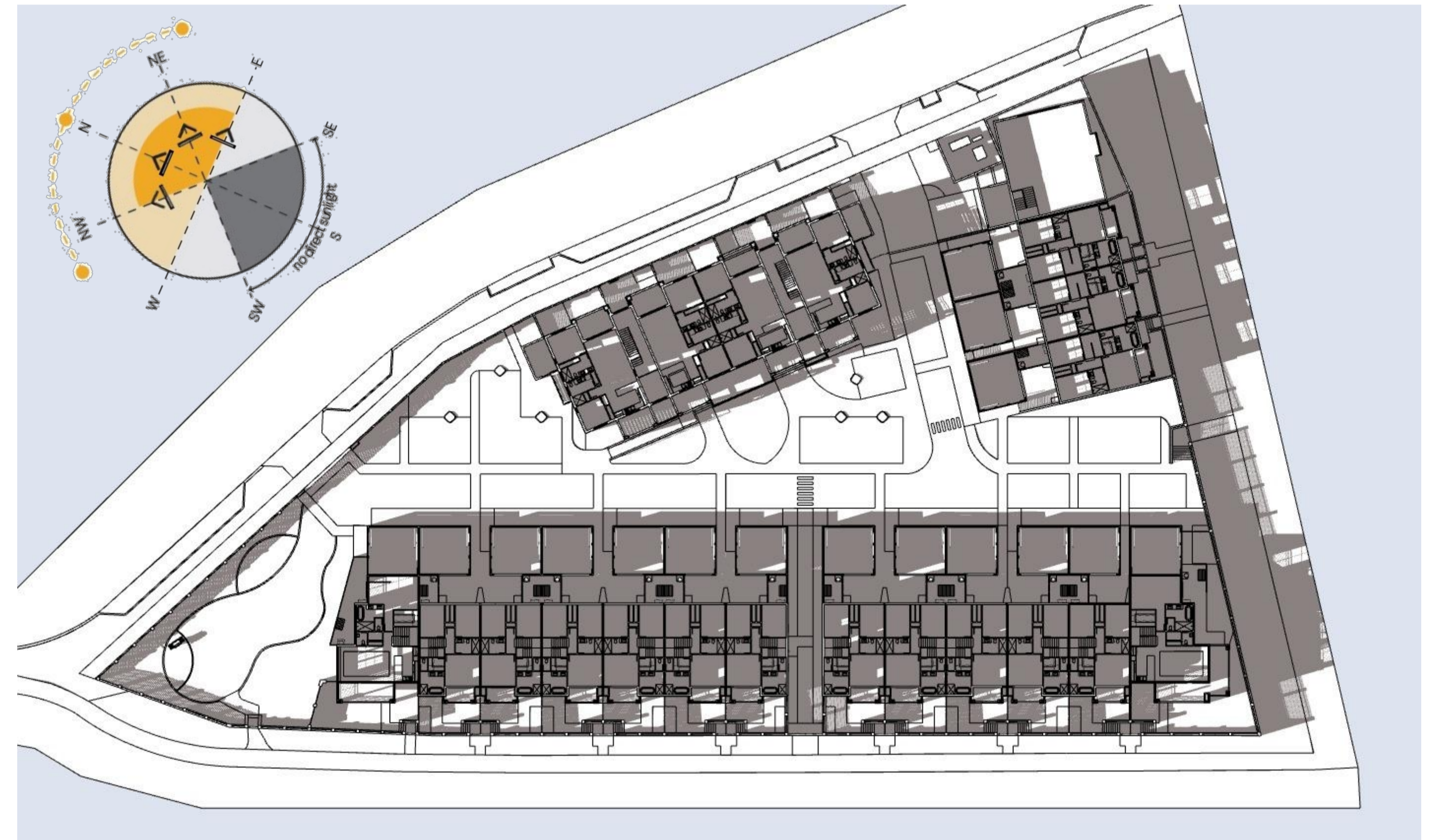
Sun Diagram - First Floor - June 21st, 9am



Sun Diagram - First Floor - June 21st, 12pm



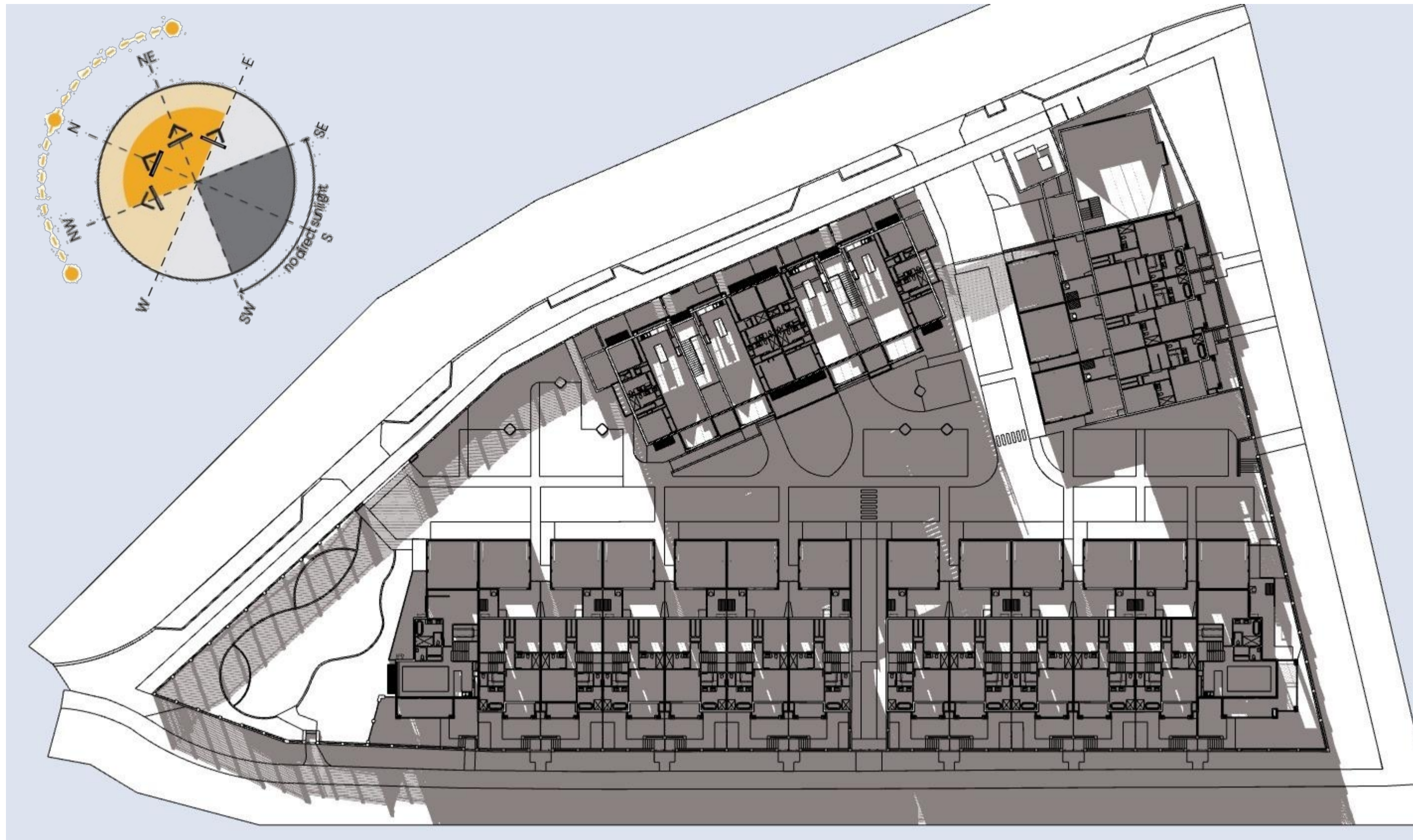
Sun Diagram - First Floor - June 21st, 2pm



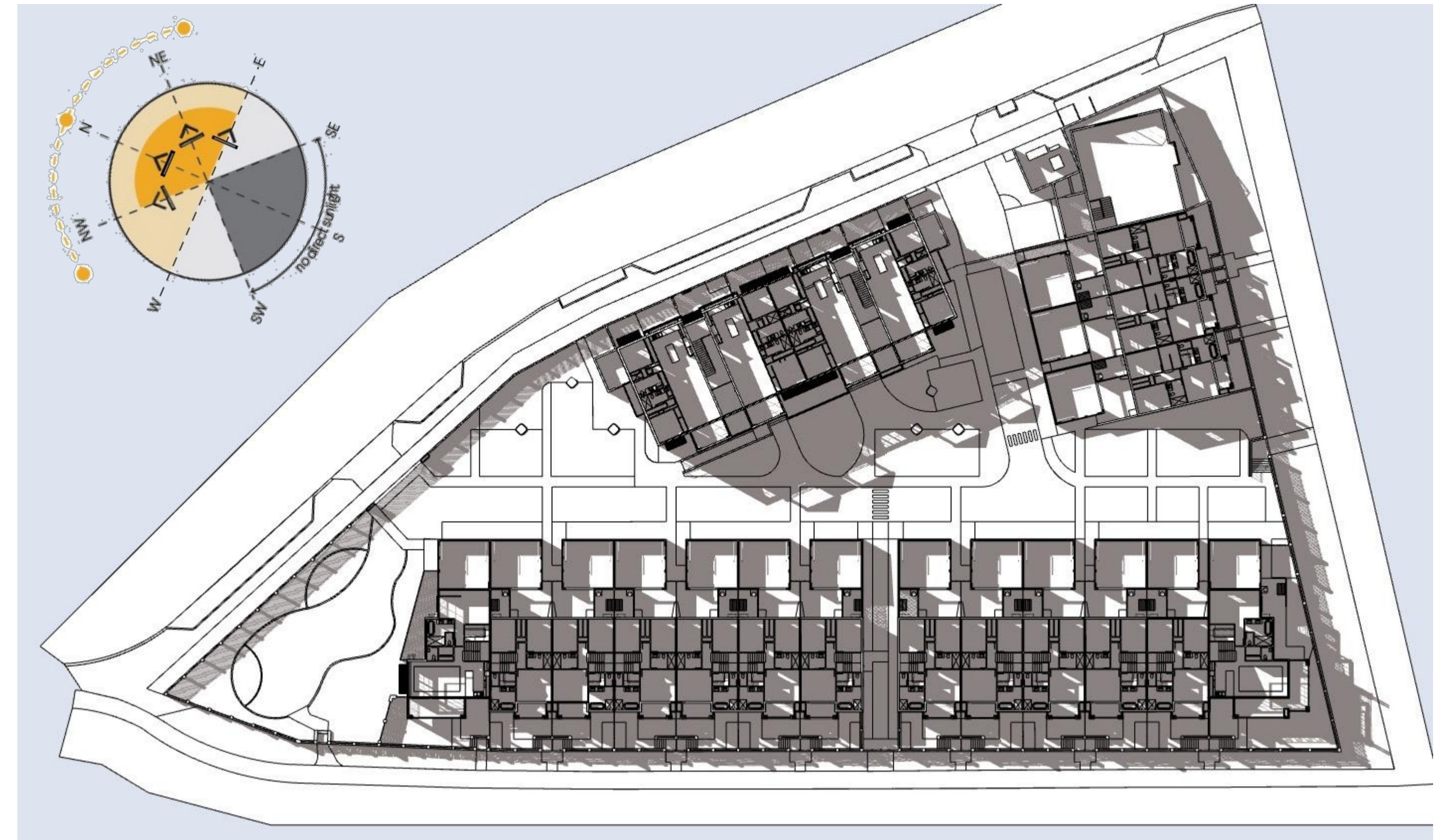
Sun Diagram - First Floor - June 21st, 3pm



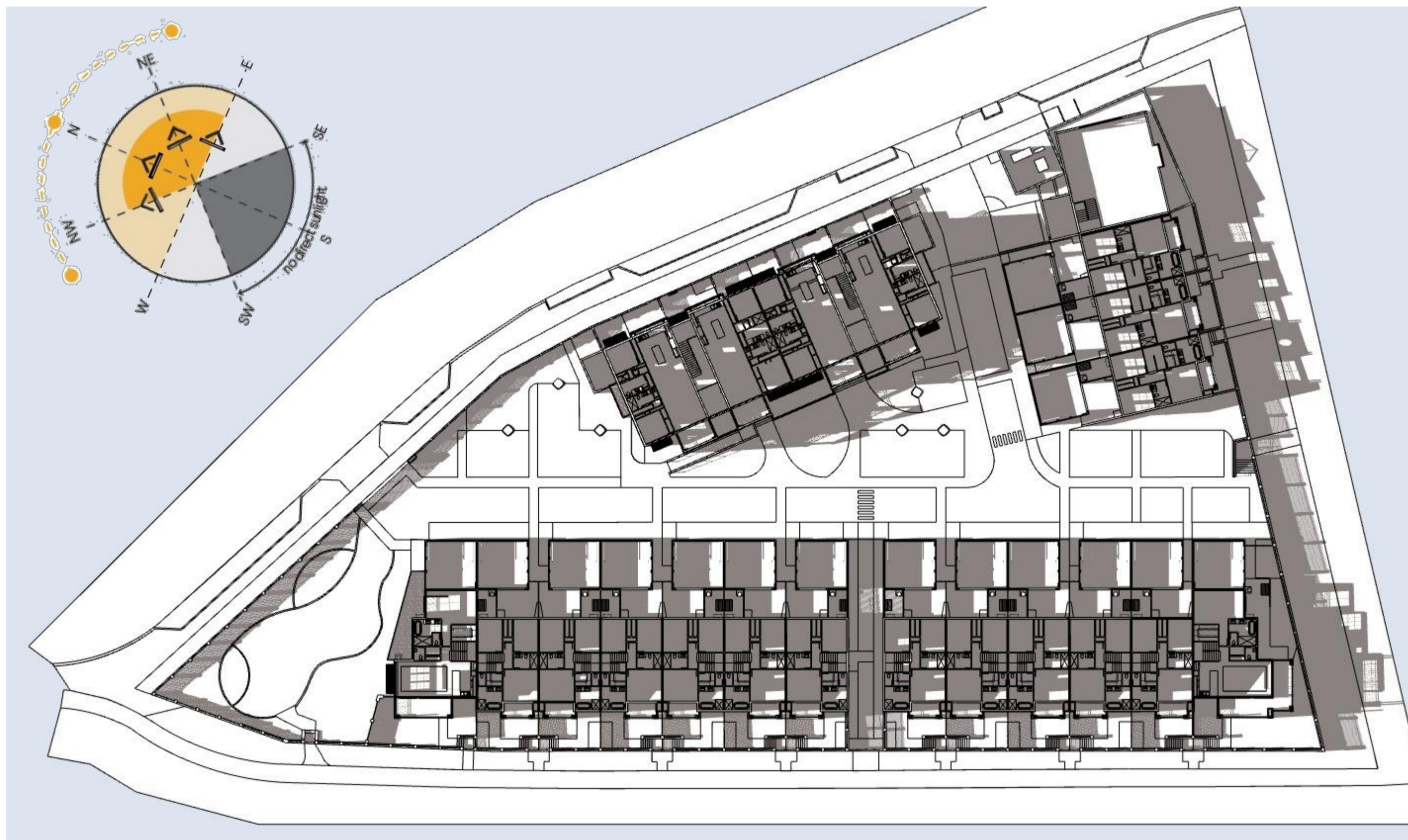
**DAYLIGHT**  
All dwellings receive more than 2 hours of sunlight



Sun Diagram - Second Floor - June 21st, 9am



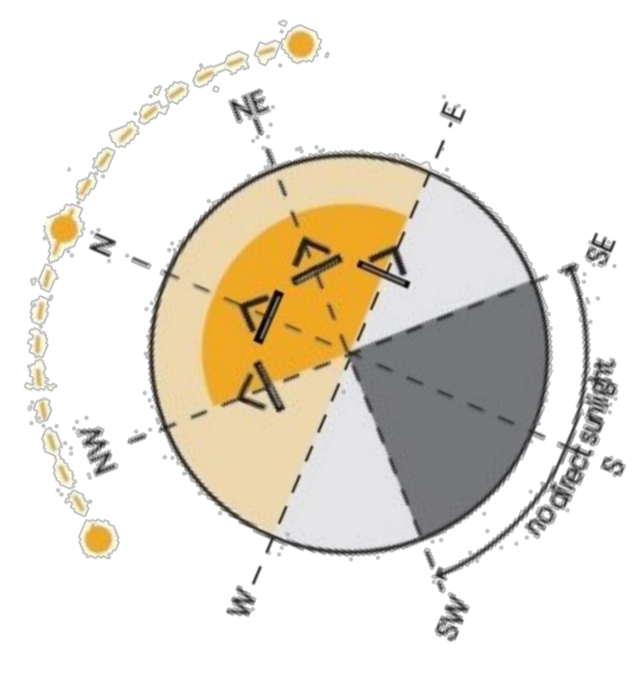
Sun Diagram - Second Floor - June 21st, 12pm



Sun Diagram - Second Floor - June 21st, 2pm



Sun Diagram - Second Floor - June 21st, 3pm



500mm MULCH STRIP TO VERGE  
 SELECTED SHADE TOLERANT TREE TO SOUTHERN ASPECTS  
 EG. NATIVE FRANGIPANI  
 BIN COLLECTION AREAS  
 SUGGESTED VERGE TREES TO COUNCILS SPECIFICATIONS  
 SELECTED FRUITING TREES TO COURTYARDS  
 EG. CITRUS  
 MIXED LAYERED PLANTING  
 EG. WESTRINGIA, LOMANDRA,  
 GREY COTTONHEADS, EREMOPHILA,  
 GIN GINGEM

SWATHES OF LOW NATIVE PLANTING TO VERGE  
 EG. WESTRINGIA, LOMANDRA, EREMOPHILA, GIN  
 GIN GEM, YAREENA

LOW PLANTING AND CREEPER ON  
 TRELIS TO SCREEN SERVICE YARD

SELECTED SMALL TREES TO COURTYARDS  
 EG. NATIVE FRANGIPANI

SELECTED FRUITING  
 TREES TO COURT YARDS  
 EG. CITRUS

EXISTING TREES TO BE RETAINED

MIXED LAYERED PLANTING  
 EG. WESTRINGIA, LOMANDRA,  
 GREY COTTONHEADS, EREMOPHILA,  
 GIN GIN GEM

MEDIUM TREES  
 EG. TUCKEROO

SELECTED SMALL TREE  
 EG. NATIVE FRANGIPANI WITH  
 MIXED UNDER PLANTING  
 EG. LIRIOPE, DIANELLA

SUGGESTED  
 PERMEABLE PAVING  
 EG. AQUA TRI-PAVE

SELECTED SMALL TREES  
 EG. BAMBALINA OLIVE,  
 NATIVE FRANGIPANI

CREEPER TO SIDE  
 BOUNDARY  
 EG. STAR JASMINE

CREEPER TO SIDE TRELIS  
 EG. STAR JASMINE

SELECTED SMALL TREES  
 TO COURTYARDS  
 EG. NEW ZEALAND  
 CHRISTMAS TREE

MAKE GOOD EXISTING  
 LANDSCAPING AND RETICULATION  
 NEAR TO NEW PATHS

SELECTED SMALL TREE  
 EG. BAMBALINO OLIVE  
 LOW NATIVE GROUND COVER TO VERGE  
 EG. EREMOPHILA, GIN GIN GEM, YAREENA  
 SELECTED CARPARK TREES  
 EG. LITTLE GHOST GUM  
 SELECTED MEDIUM TREES  
 EG. TUCKEROO

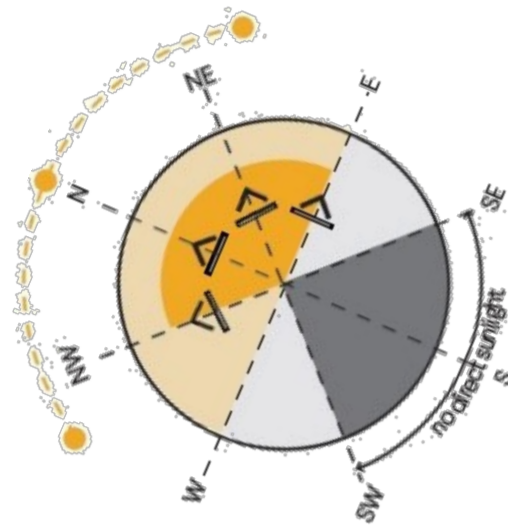
DRIFTWOOD DOUBLE GAZEBO  
 BY EXTERIA 7m x 4m  
 UNIT PAVER TO COMMUNAL  
 AREAS AS SCHEDULED  
 PARK BENCHES  
 COMMUNAL AREA WITH  
 SEATING AND BBQ FACILITIES  
 DRIFTWOOD GAZEBO  
 BY EXTERIA 4m x 4m  
 (COMPOSITE MATERIAL)

BAL RATING 29  
 SHOWN DASHED IN BLUE

SELECTED LARGE TREES  
 EG. NORFOLK ISLAND PINE



REFER SEPARATE DOCUMENT FOR  
 FULL LANDSCAPING PLAN

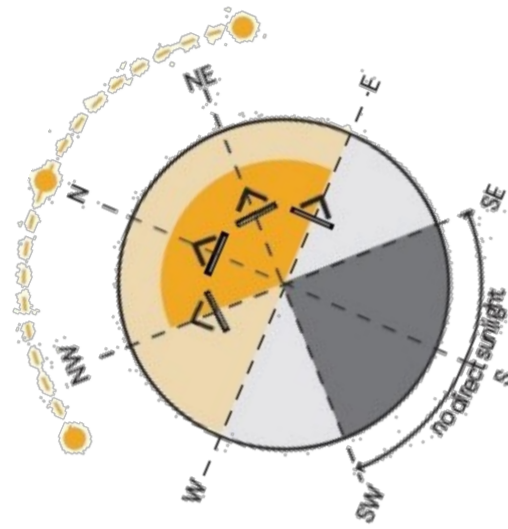
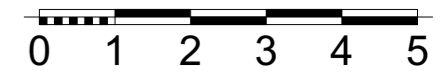


**NOTE:**  
All verge parking is to be installed by developer



CLIENT: DTG Developments  
ADDRESS: #73-75 Maritime Drive, JINDALEE  
JOB NUMBER: 85012

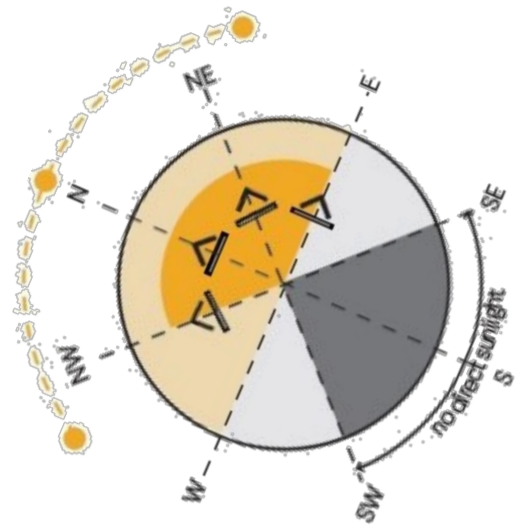
**DEVELOPMENT APPLICATION**  
**18 Apartments - Ground Floor Plan**  
REV#1 22.02.24 SG



CLIENT: DTG Developments

ADDRESS: #73-75 Maritime Drive, JINDALEE

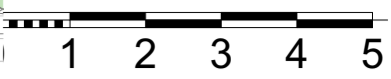
JOB NUMBER: 85012



CLIENT: DTG Developments

ADDRESS: #73-75 Maritime Drive, JINDALEE

JOB NUMBER: 85012



TH#01 Area	
Ground Floor	90.39
First Floor	97.63
Garage	36.48
Store	4.90
Verandah	15.48
Balcony	15.48
<b>Total:</b>	<b>260.36 m<sup>2</sup></b>
Perimeter GF:	44.10m
Perimeter FF:	44.10m

TH#02-#07 Area	
Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

Site Calculations - TH#01	
Site Area:	237m <sup>2</sup>
Cover Used:	131.77m <sup>2</sup>
Cover %:	55.59%

Site Calculations - TH#02-#07	
Site Area:	174m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	62.86%



**LANDSCAPING - TH#01:**

Lot Area:	237m <sup>2</sup>
Landscaped Area:	51.70m <sup>2</sup>
Min. required (15%):	35.55m <sup>2</sup>
Percentage Provided:	(21.81%)

**LANDSCAPING - TH#02, #04, #06:**

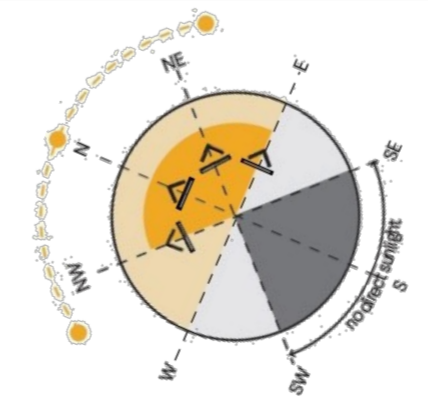
Lot Area:	174m <sup>2</sup>
Landscaped Area:	14.42m <sup>2</sup>
Min. required (15%):	26.10m <sup>2</sup>
Percentage Provided:	(8.28%)

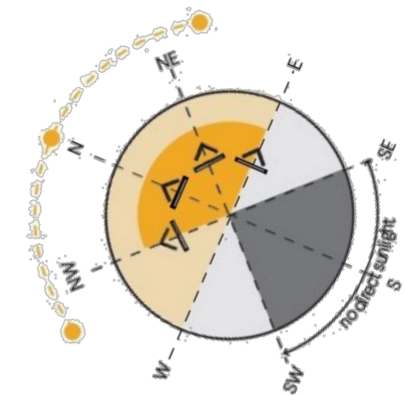
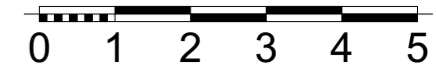
**LANDSCAPING - TH#03, #05, #07:**

Lot Area:	174m <sup>2</sup>
Landscaped Area:	17.78m <sup>2</sup>
Min. required (15%):	26.10m <sup>2</sup>
Percentage Provided:	(10.21%)



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012





TH#01 Area	
Ground Floor	90.39
First Floor	97.63
Garage	36.48
Store	4.90
Verandah	15.48
Balcony	15.48
<b>Total:</b>	<b>260.36 m<sup>2</sup></b>
Perimeter GF:	44.10m
Perimeter FF:	44.10m

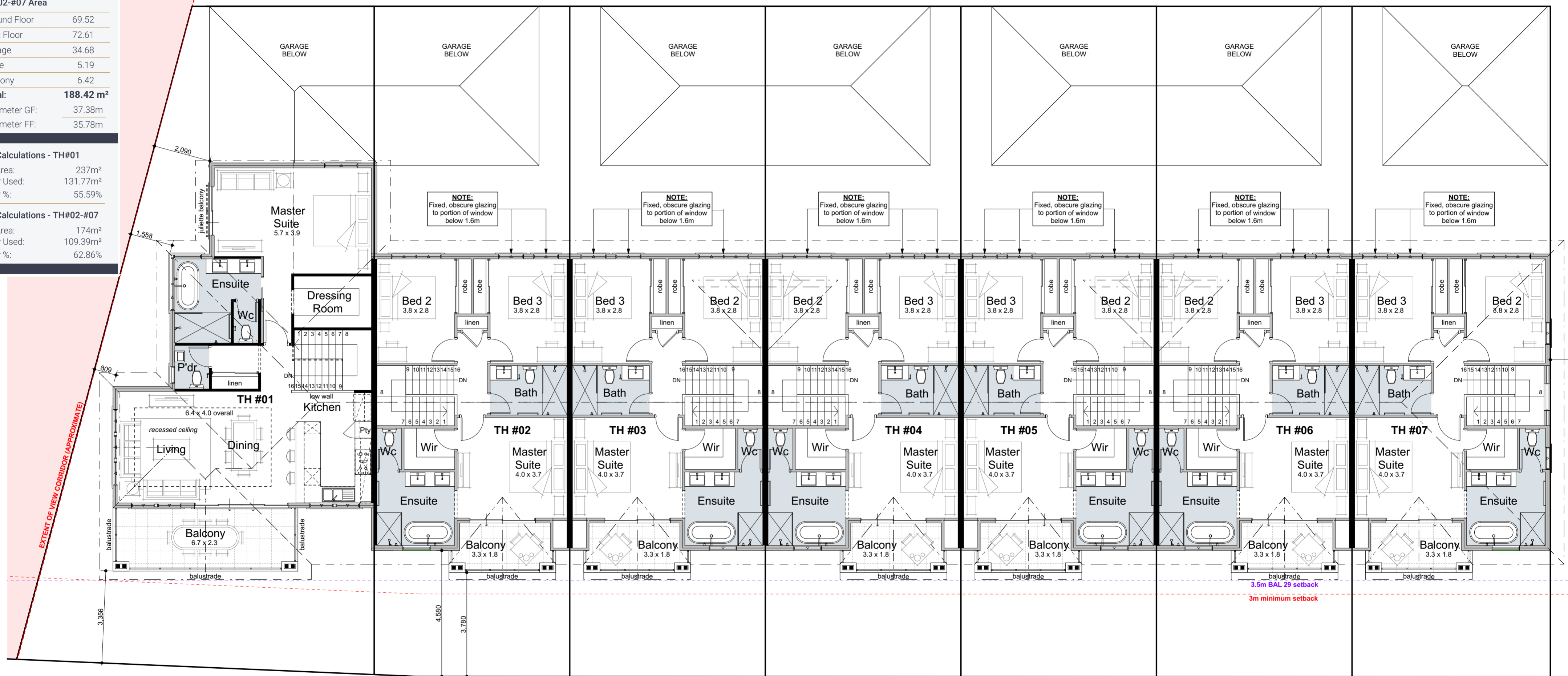
TH#02-#07 Area	
Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

Site Calculations - TH#01

Site Area:	237m <sup>2</sup>
Cover Used:	131.77m <sup>2</sup>
Cover %:	55.59%

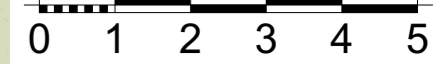
Site Calculations - TH#02-#07

Site Area:	174m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	62.86%



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012

**DEVELOPMENT APPLICATION**  
**22 TH#01-#07 - First Floor Plan**  
 REV#1 22.02.24 SG



**TH#13 Area**

Ground Floor	89.07
First Floor	96.31
Garage	36.48
Store	4.90
Verandah	28.52
Balcony	28.52
<b>Total:</b>	<b>283.80 m<sup>2</sup></b>
Perimeter GF:	43.50m
Perimeter FF:	43.50m

**TH#08-#12 Area**

Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

**Site Calculations - TH#13**

Site Area:	300m <sup>2</sup>
Cover Used:	130.45m <sup>2</sup>
Cover %:	43.48%

**Site Calculations - TH#08-#12**

Site Area:	174m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	62.86%



**LANDSCAPING - TH#08, #10, #12:**

Lot Area:	174m <sup>2</sup>
Landscaped Area:	14.42m <sup>2</sup>
Min. required (15%):	26.10m <sup>2</sup>
Percentage Provided:	(8.28%)

**LANDSCAPING - TH#09 & #11:**

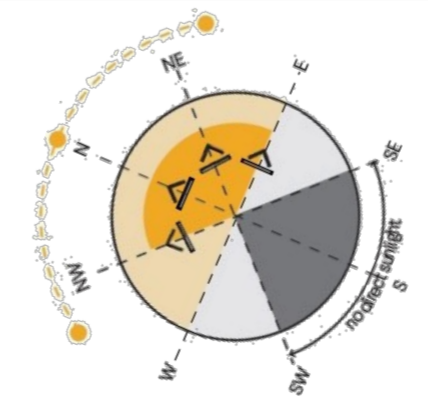
Lot Area:	174m <sup>2</sup>
Landscaped Area:	17.78m <sup>2</sup>
Min. required (15%):	26.10m <sup>2</sup>
Percentage Provided:	(10.21%)

**LANDSCAPING - TH#13:**

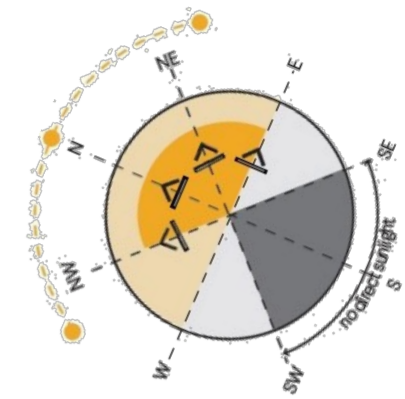
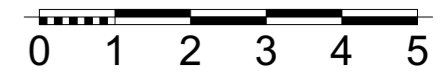
Lot Area:	300m <sup>2</sup>
Landscaped Area:	89.79m <sup>2</sup>
Min. required (15%):	45m <sup>2</sup>
Percentage Provided:	(29.93%)



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 JOB NUMBER: 85012







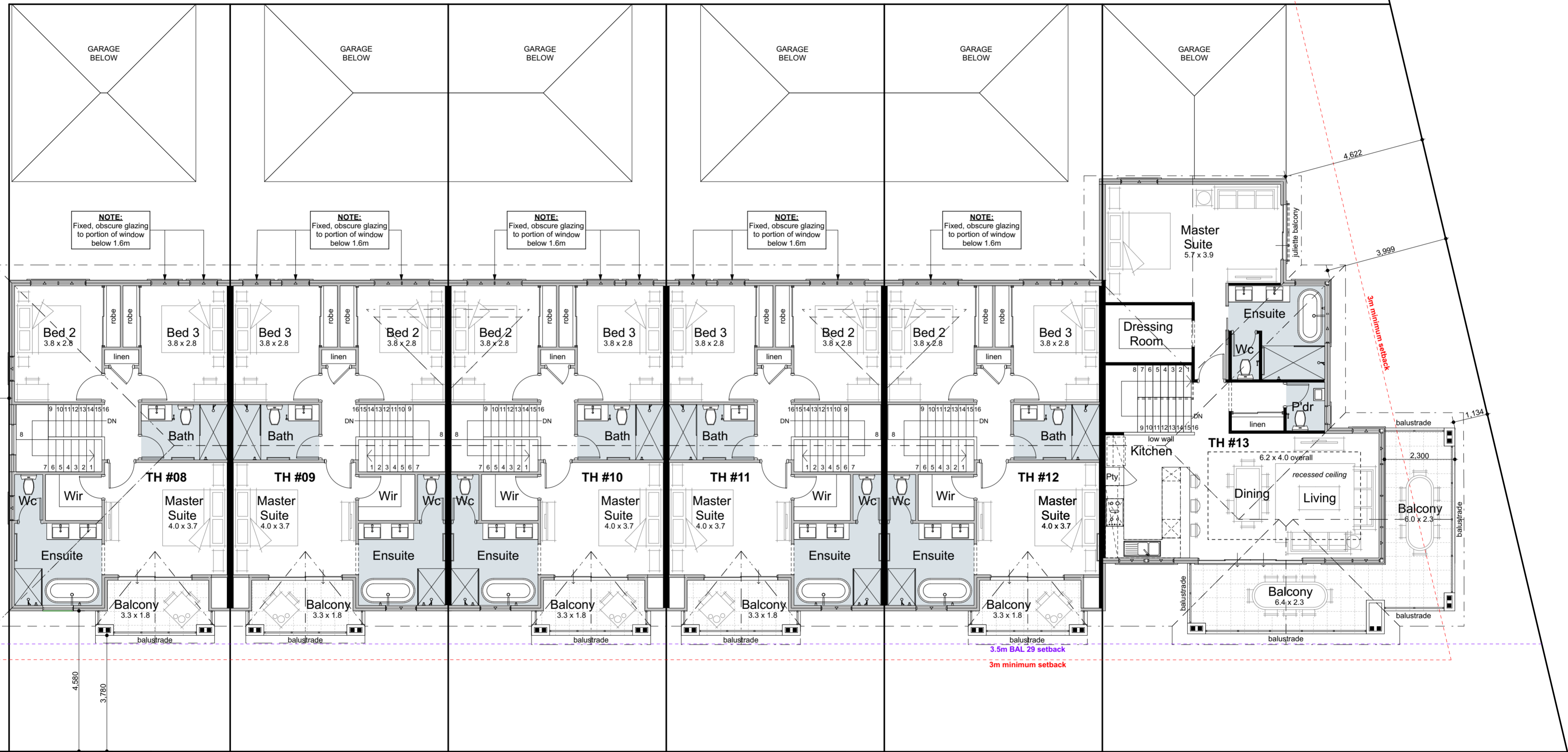
TH#13 Area	
Ground Floor	89.07
First Floor	96.31
Garage	36.48
Store	4.90
Verandah	28.52
Balcony	28.52
<b>Total:</b>	<b>283.80 m<sup>2</sup></b>
Perimeter GF:	43.50m
Perimeter FF:	43.50m

TH#08-#12 Area	
Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

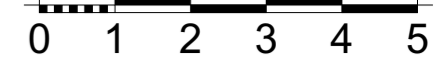
Site Calculations - TH#13	
Site Area:	300m <sup>2</sup>
Cover Used:	130.45m <sup>2</sup>
Cover %:	43.48%

Site Calculations - TH#08-#12	
Site Area:	174m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	62.86%



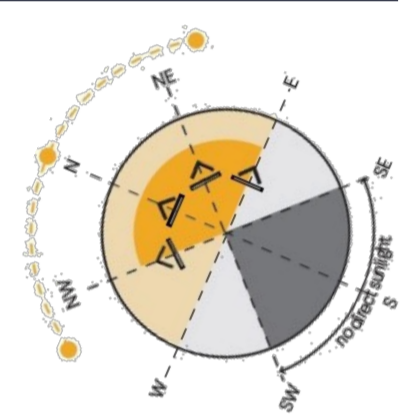
CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012



TH#14-#16 Area	
Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

Site Calculations - TH#14 & #16	
Site Area:	168m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	65.11%

Site Calculations - TH#15	
Site Area:	165m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	66.29%



**LANDSCAPING - TH#16:**  
 Lot Area: 11,07m<sup>2</sup>  
 Landscaped Area: 25,25m<sup>2</sup>  
 Min. required (15%): 1,66m<sup>2</sup>  
 Min. provided: 6,39m<sup>2</sup>

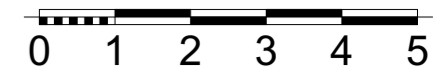
**LANDSCAPING - TH#15:**  
 Lot Area: 15,5m<sup>2</sup>  
 Landscaped Area: 24,75m<sup>2</sup>  
 Min. required (15%): 2,33m<sup>2</sup>  
 Min. provided: 6,12m<sup>2</sup>

**LANDSCAPING - TH#14:**  
 Lot Area: 10,78m<sup>2</sup>  
 Landscaped Area: 25,20m<sup>2</sup>  
 Min. required (15%): 1,62m<sup>2</sup>  
 Min. provided: 6,41m<sup>2</sup>



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012

**DEVELOPMENT APPLICATION**  
**25 TH#14-#16 - Ground Floor Plan**  
 REV#1 22.02.24 SG



**TH#14-#16 Area**

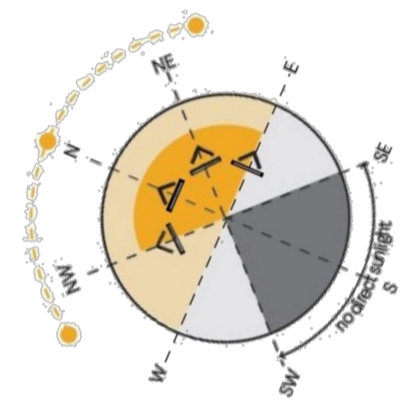
Ground Floor	69.52
First Floor	72.61
Garage	34.68
Store	5.19
Balcony	6.42
<b>Total:</b>	<b>188.42 m<sup>2</sup></b>
Perimeter GF:	37.38m
Perimeter FF:	35.78m

**Site Calculations - TH#14 & #16**

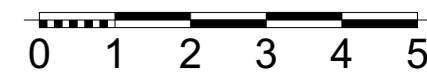
Site Area:	168m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	65.11%

**Site Calculations - TH#15**

Site Area:	165m <sup>2</sup>
Cover Used:	109.39m <sup>2</sup>
Cover %:	66.29%

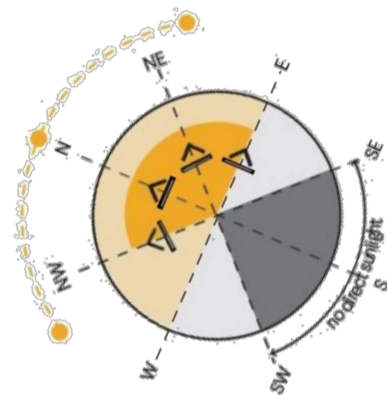


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 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012



Area	
Ground Floor	174.79
First Floor	130.88
<b>Total:</b>	<b>305.67 m<sup>2</sup></b>
Perimeter GF:	53.19m
Perimeter FF:	46.74m

Site Calculations	
Site Area:	278m <sup>2</sup>
Cover Used:	174.79m <sup>2</sup>
Cover %:	62.87%

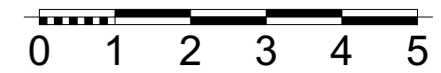


**LANDSCAPING - TH#16**  
 Lot Area: 11.07m<sup>2</sup>  
 Landscaped Area: 25.28m<sup>2</sup>  
 Min. setback (15%): 6.59m  
 Min. Percentage Provided: 6.59%

**LANDSCAPING - TH#16**  
 Lot Area: 10.11m<sup>2</sup>  
 Landscaped Area: 24.75m<sup>2</sup>  
 Min. setback (15%): 6.12m  
 Min. Percentage Provided: 6.12%



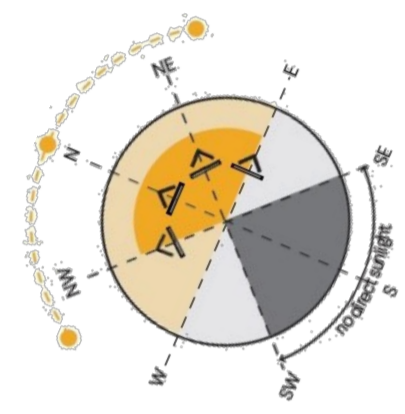
CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012



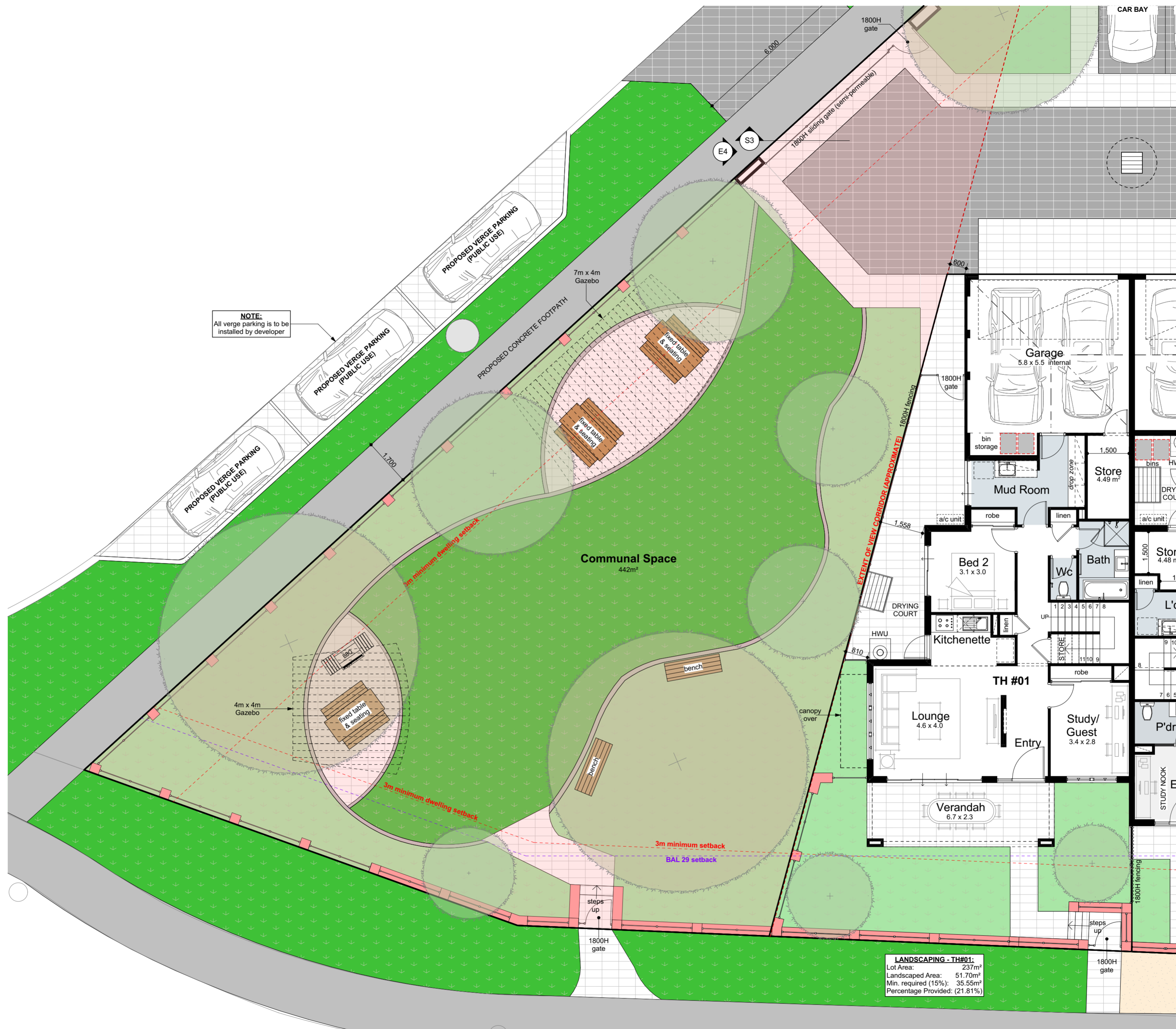
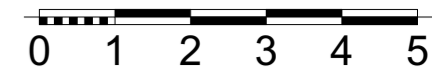
Area	
Ground Floor	174.79
First Floor	130.88
<b>Total:</b>	<b>305.67 m<sup>2</sup></b>
Perimeter GF:	53.19m
Perimeter FF:	46.74m

Site Calculations	
Site Area:	278m <sup>2</sup>
Cover Used:	174.79m <sup>2</sup>
Cover %:	62.87%



CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012

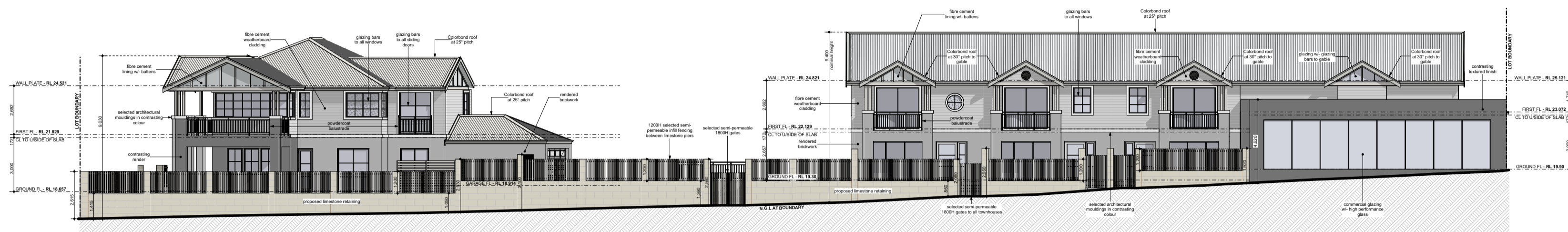


CLIENT: DTG Developments  
 ADDRESS: #73-75 Maritime Drive, JINDALEE  
 JOB NUMBER: 85012

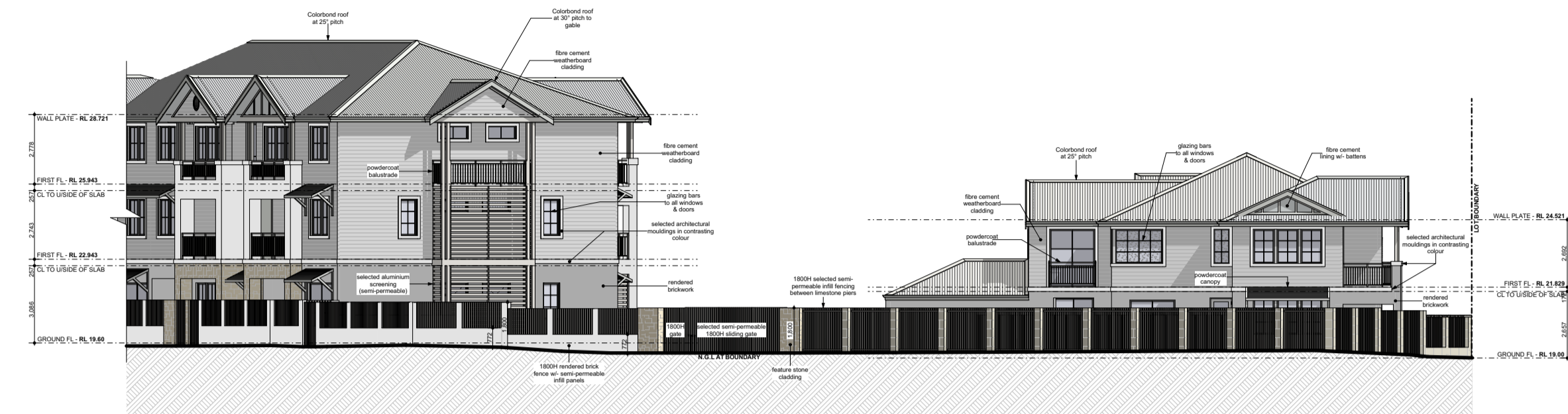
**DEVELOPMENT APPLICATION**  
**29 Viewing Corridor - Communal Space**  
 REV#1 22.02.24 SG



E1 TH#01 - #13 - Public Open Space Elevation  
1:200



E2 TH#13, TH#14 - #16, GP Clinic - Public Open Space Elevation  
1:200



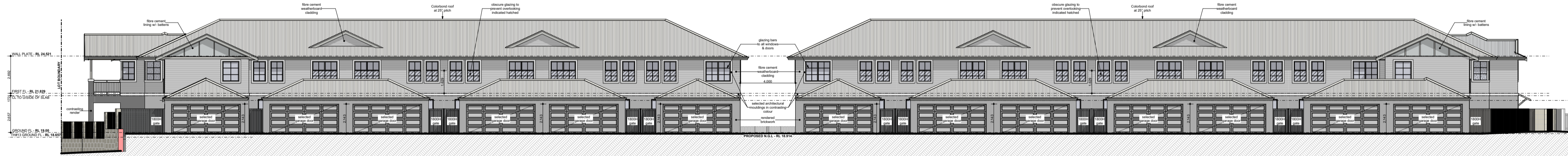
E4 TH#01 & Apartments - Maritime Drive Elevation  
1:200



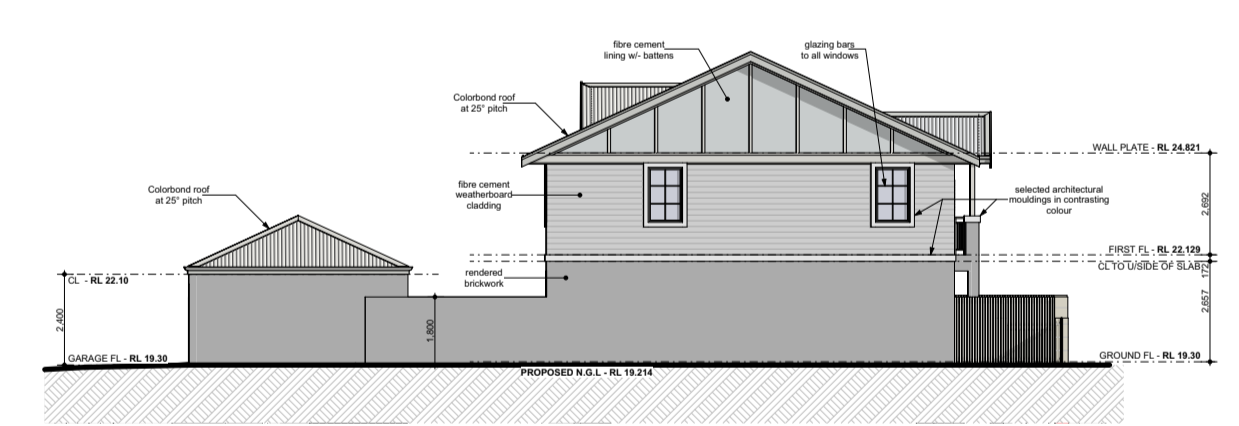
E3 GP Clinic & Apartments - Maritime Drive Elevation  
1:200



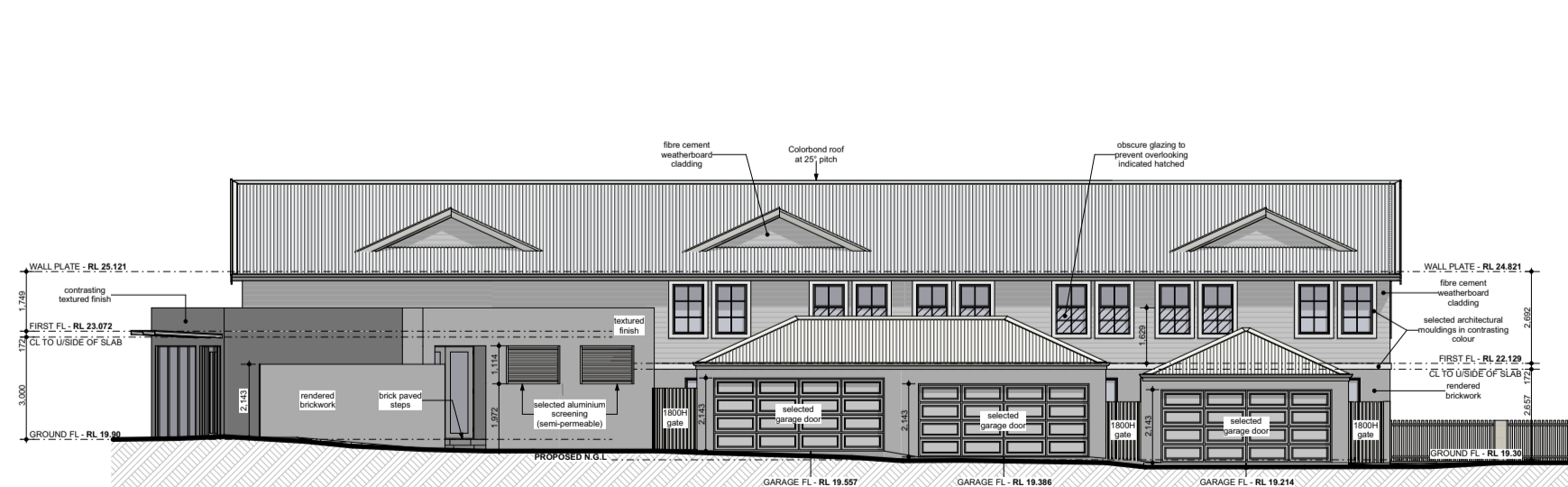
E5 Apartments - Internal Driveway Elevation (West)  
1:200



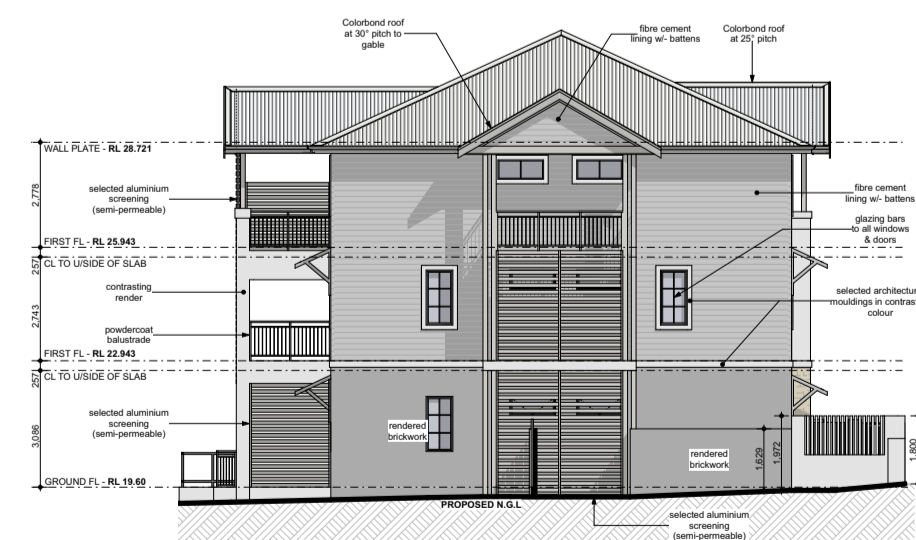
E6 TH#01 - TH#13 - Internal Driveway Elevation  
1:200



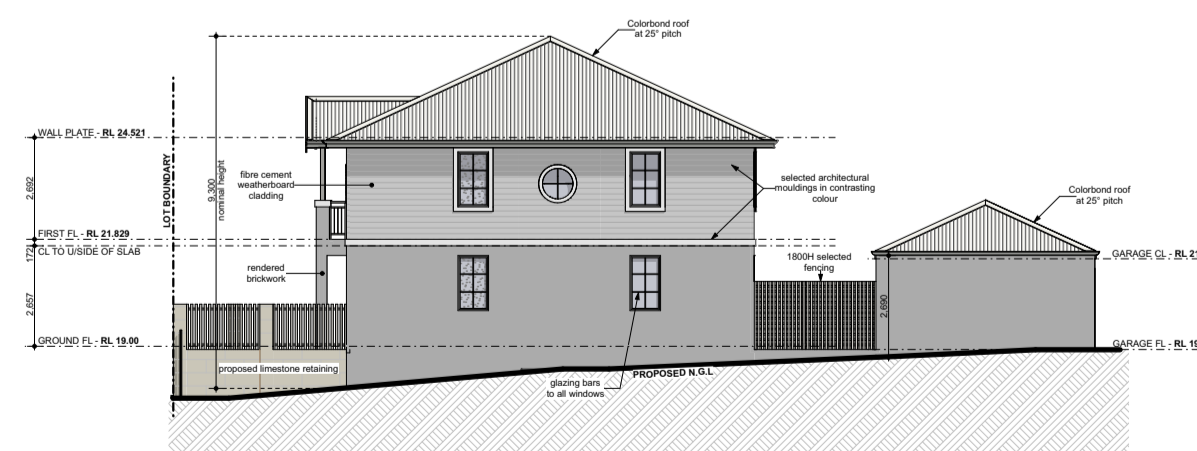
E7 TH#14 - Internal Driveway Elevation  
1:200



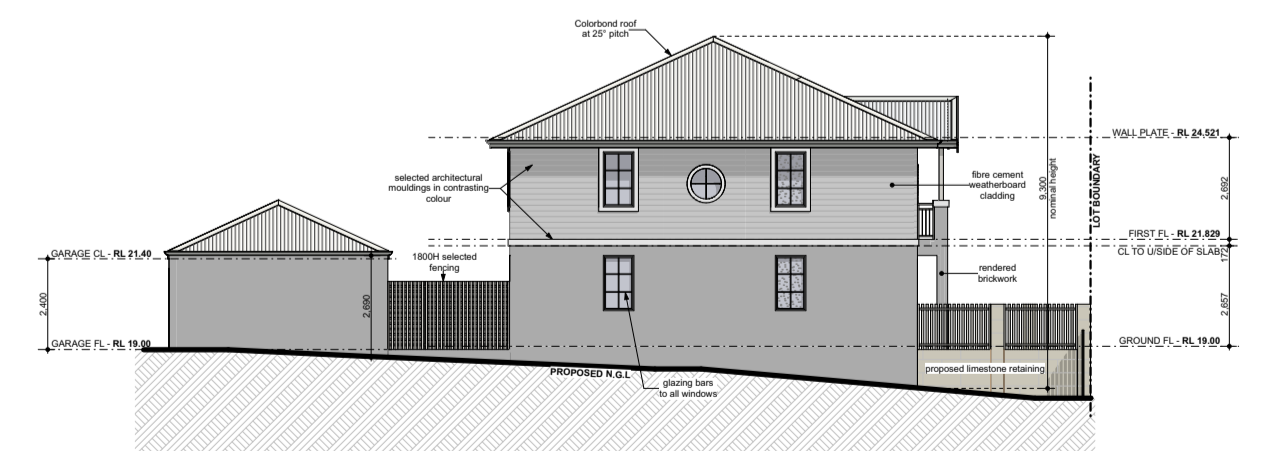
E8 GP Clinic, TH#14 - #16 - Internal Driveway Elevation  
1:200



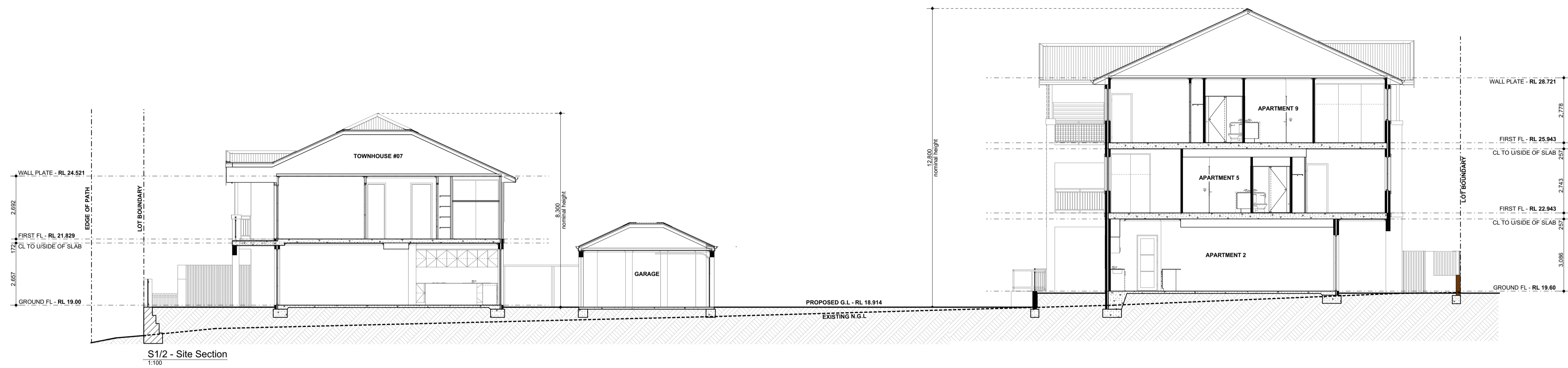
E9 Apartments - Internal Driveway Elevation (South)  
1:200



E10 TH#07 - Public Access Way Elevation  
1:200



E11 TH#08 - Public Access Way Elevation  
1:200







**Apartments - Maritime Drive - Eastern View**



**Apartments - Maritime Drive - Southern View**



**Apartments - Maritime Drive - Northern View**



**Apartments - Internal Road - Southern View**



**Apartments - Internal Road - Communal Space**



**Apartments - Internal Road - Northern View**



**Apartments - Maritime Drive - Southern Facade**



Townhouses #01 - #02



Townhouses #07 - #08



Townhouses #04 - #11



Townhouses #12 - #13



Townhouse #13



Townhouses #14- #16



GP Clinic



GP Clinic



Communal Park



Communal Park