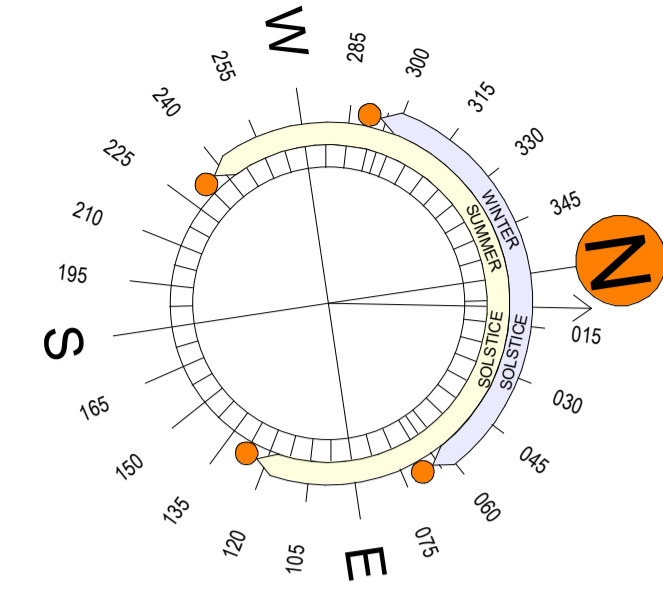


138 MAROUBRA RD, MAROUBRA STATE SIGNIFICANT DEVELOPMENT APPLICATION - SEPTEMBER 2025

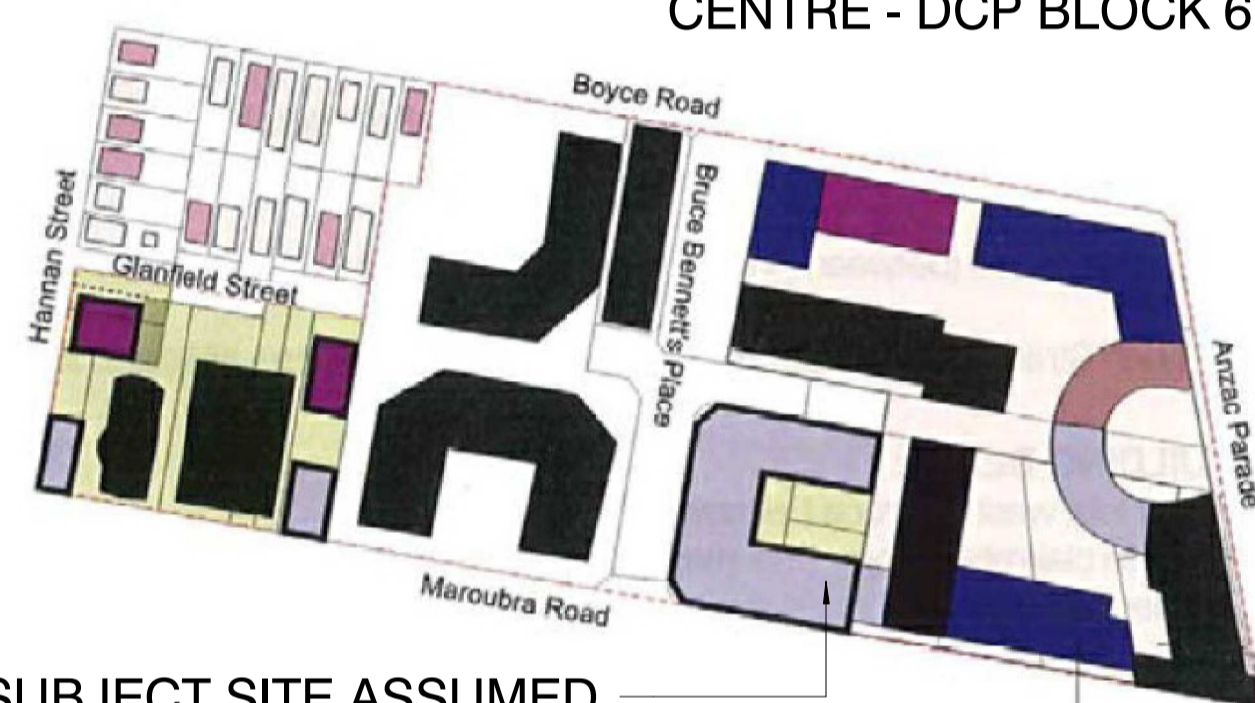


Sheet List			
Sheet Number	Current Revision	Current Revision Date	Sheet Name
DA0.100	R	18/09/25	COVER SHEET SITE PLAN
DA0.149	B	18/09/25	DCP ENVELOPE ANALYSIS SHEET 1
DA0.150	L	18/09/25	DCP ENVELOPE ANALYSIS SHEET 2
DA0.151	I	18/09/25	POLICE STATION - POTENTIAL DEVELOPMENT STUDY
DA0.152	L	18/09/25	DEMOLITION PLAN
DA0.153	M	18/09/25	SITE ANALYSIS
DA1.103	V	18/09/25	BASEMENT 1 PLAN
DA1.104	V	18/09/25	GROUND FLOOR PLAN
DA1.105	U	18/09/25	LEVEL 1 PLAN
DA1.106	T	18/09/25	LEVEL 2 PLAN
DA1.107	U	18/09/25	LEVEL 3 PLAN
DA1.108	T	18/09/25	LEVEL 4 PLAN
DA1.109	S	18/09/25	LEVEL 5 PLAN
DA1.110	S	18/09/25	LEVEL 6 PLAN
DA1.111	T	18/09/25	LEVEL 7 PLAN
DA1.112	T	18/09/25	LEVEL 8 PLAN
DA1.113	P	18/09/25	ROOF TERRACE PLAN
DA1.114	E	18/09/25	ROOF PLAN
DA2.100	P	18/09/25	SECTION A
DA2.101	L	18/09/25	SECTION B
DA2.102	R	18/09/25	SECTION C
DA2.103	K	18/09/25	SECTION D
DA2.200	N	18/09/25	NORTH ELEVATION
DA2.201	N	18/09/25	EAST ELEVATION
DA2.202	N	18/09/25	SOUTH ELEVATION
DA2.203	N	18/09/25	WEST ELEVATION
DA2.302	N	18/09/25	STREETSCAPE ELEVATIONS
DA8.100	Q	18/09/25	SCHEDULES
DA8.200	G	18/09/25	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1
DA8.201	K	18/09/25	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2
DA8.250	Q	18/09/25	ADG HEADLINE COMPLIANCE
DA8.300	I	18/09/25	SHADOW DIAGRAM PLANS SHEET 1
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DA8.302	I	18/09/25	SHADOW DIAGRAM PLANS SHEET 3
DA8.303	I	18/09/25	SHADOW DIAGRAM PLANS SHEET 4
DA8.304	H	18/09/25	SHADOW DIAGRAM PLANS SHEET 5
DA8.309	M	18/09/25	SUN EYE VIEWS SHEET 1
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DA8.311	B	18/09/25	SUN EYE VIEWS SHEET 3
DA8.312	B	18/09/25	SUN EYE VIEWS SHEET 4
DA8.321	J	18/09/25	PACIFIC SQUARE SHADOW STUDY
DA8.350	I	18/09/25	OPEN SPACE - DEEP SOIL STRATEGY
DA8.400	I	18/09/25	EXTERNAL MATERIAL SCHEDULE

<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>SUBJECT</th> <th>AUTHORISED</th> </tr> </thead> <tbody> <tr><td>J</td><td>15/11/23</td><td>LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE</td><td>JH</td></tr> <tr><td>K</td><td>29/11/23</td><td>AMENDED DA</td><td>JH</td></tr> <tr><td>L</td><td>22/02/24</td><td>AMENDED DA</td><td>ARH</td></tr> <tr><td>M</td><td>05/04/24</td><td>SUPPLEMENTARY DA INFORMATION</td><td>ARH</td></tr> <tr><td>N</td><td>16/04/24</td><td>SUPPLEMENTARY DA INFORMATION</td><td>ARH</td></tr> <tr><td>O</td><td>21/06/24</td><td>COVER SHEET UPDATED TO CAPTURE ALL AMENDED DA DRAWINGS AND SUPPLEMENTARY SUBMISSIONS</td><td>ARH</td></tr> <tr><td>P</td><td>21/08/24</td><td>ISSUED FOR APPROVAL</td><td>ARH</td></tr> <tr><td>Q</td><td>15/05/25</td><td>ISSUED FOR SSDA</td><td>JH</td></tr> <tr><td>R</td><td>18/09/25</td><td>ISSUED FOR SSDA</td><td>JH</td></tr> </tbody> </table>	ISSUE	DATE	SUBJECT	AUTHORISED	J	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH	K	29/11/23	AMENDED DA	JH	L	22/02/24	AMENDED DA	ARH	M	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH	N	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH	O	21/06/24	COVER SHEET UPDATED TO CAPTURE ALL AMENDED DA DRAWINGS AND SUPPLEMENTARY SUBMISSIONS	ARH	P	21/08/24	ISSUED FOR APPROVAL	ARH	Q	15/05/25	ISSUED FOR SSDA	JH	R	18/09/25	ISSUED FOR SSDA	JH	<table border="1"> <thead> <tr> <th>SERVICES</th> <th>STRUCTURE & CIVIL</th> <th>PLANNER</th> </tr> </thead> <tbody> <tr> <td>ENGINEERING PARTNERS www.engineeringpartners.com.au</td> <td>SCP CONSULTING www.scp.com.au</td> <td>planning & co. www.planningandco.com</td> </tr> </tbody> </table>	SERVICES	STRUCTURE & CIVIL	PLANNER	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	planning & co. www.planningandco.com	<table border="1"> <thead> <tr> <th>LANDSCAPE ARCHITECT</th> <th>SHEET STATUS</th> </tr> </thead> <tbody> <tr> <td>PLACE DESIGN GROUP www.placedesigngroup.com</td> <td>SSD SUBMISSION</td> </tr> </tbody> </table>	LANDSCAPE ARCHITECT	SHEET STATUS	PLACE DESIGN GROUP www.placedesigngroup.com	SSD SUBMISSION	<p>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</p>	<p>PROJECT Mixed Use Development 138 Maroubra Road, Maroubra</p>	<table border="1"> <thead> <tr> <th>CLIENT</th> <th>ARCHITECT</th> </tr> </thead> <tbody> <tr> <td>Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153</td> <td>djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</td> </tr> </tbody> </table>	CLIENT	ARCHITECT	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	<table border="1"> <thead> <tr> <th>DRAWN BY</th> <th>SCALE</th> <th>SHEET SIZE</th> <th>PRINT DATE</th> </tr> </thead> <tbody> <tr> <td>Author</td> <td>1 : 500</td> <td>A1</td> <td>18/09/2025</td> </tr> </tbody> </table> <p>DESCRIPTION COVER SHEET SITE PLAN</p> <table border="1"> <thead> <tr> <th>PROJECT No</th> <th>DRAWING No</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>21_435</td> <td>DA0.100</td> <td>R</td> </tr> </tbody> </table>	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	Author	1 : 500	A1	18/09/2025	PROJECT No	DRAWING No	REVISION	21_435	DA0.100	R
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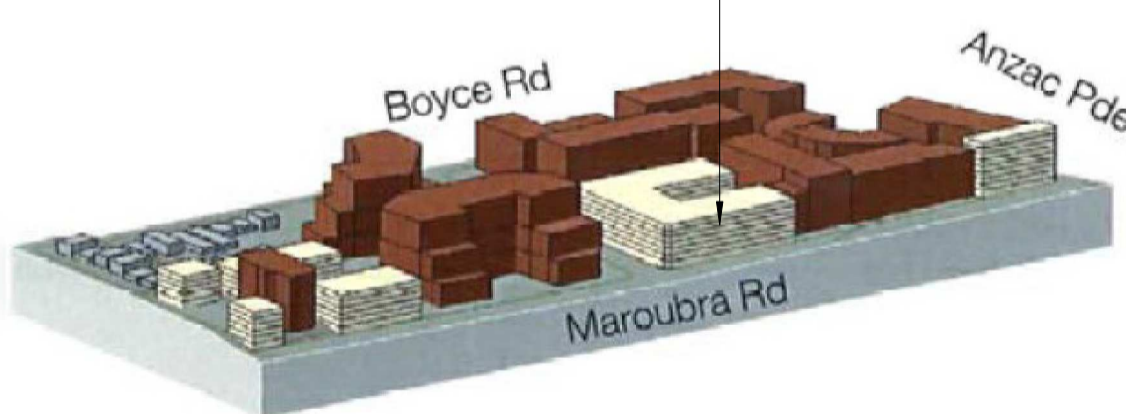
RANDWICK DCP 2013 - MAROUBRA JUNCTION CENTRE - DCP BLOCK 6



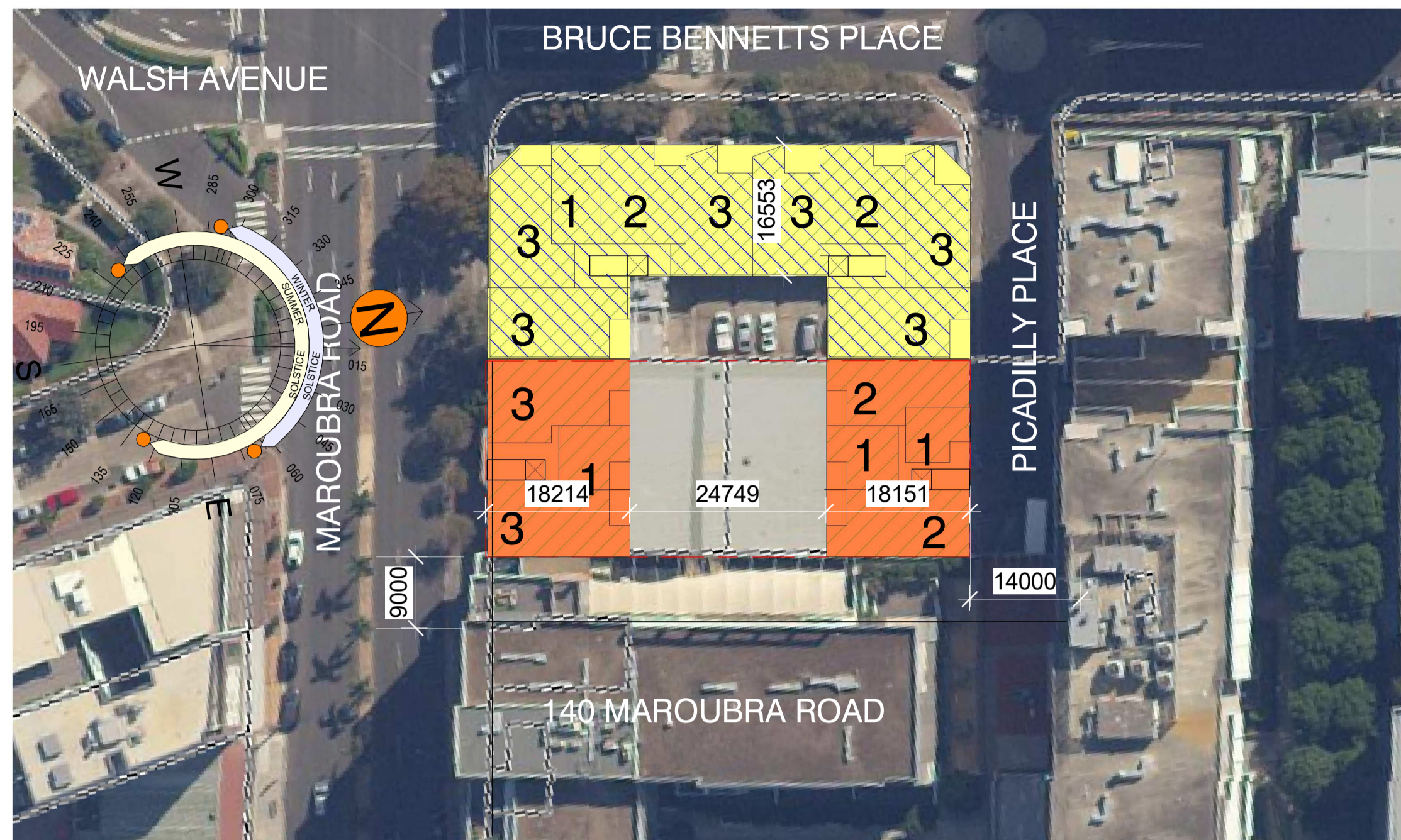
SUBJECT SITE ASSUMED TO AMALGAMATE WITH POLICE STATION SITE

approved DA for Maroubra Mall site

MID RISE TRANSITIONAL FORM ANTICIPATED 6 STOREY HEIGHT

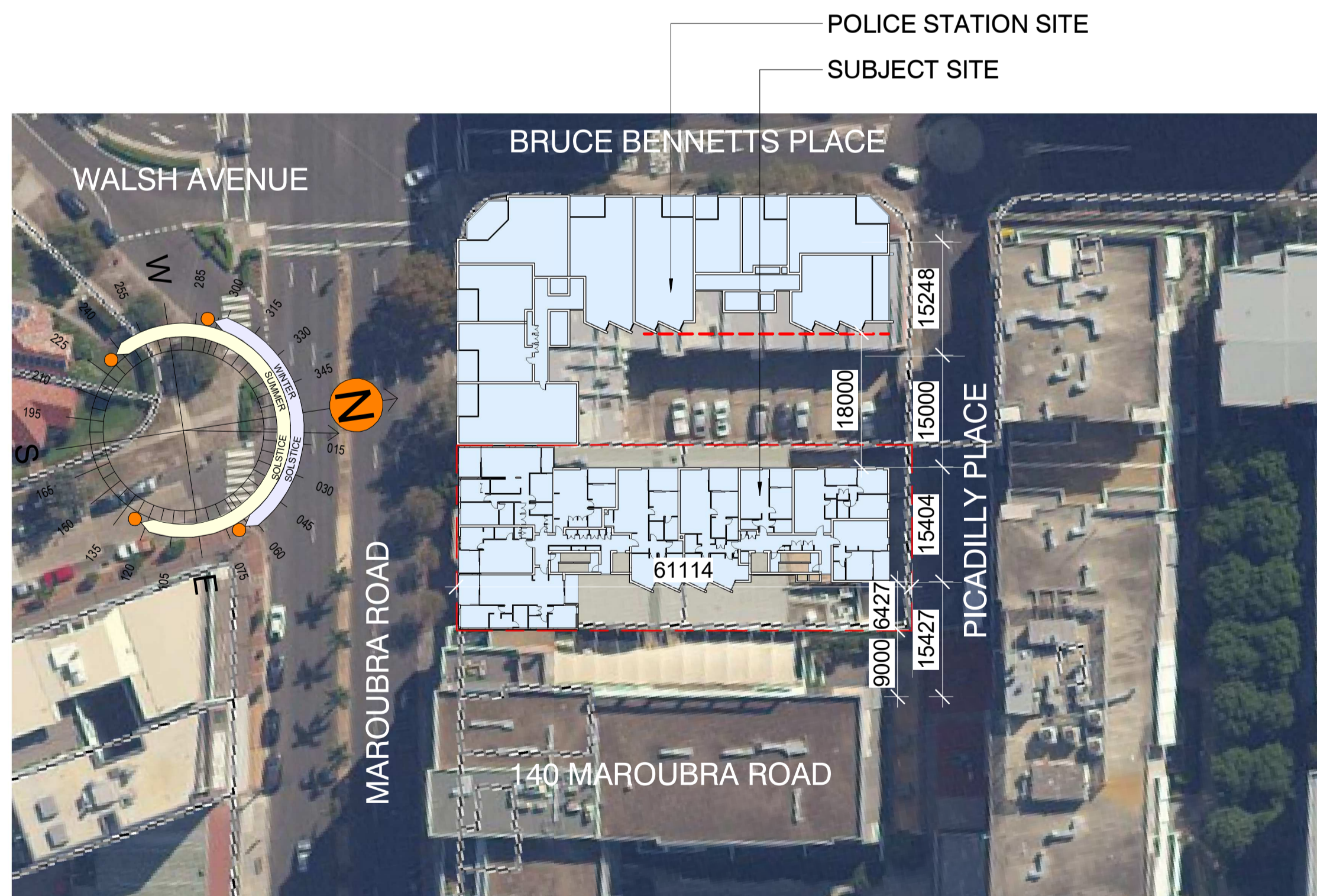


DCP 2013 CONTROL



POLICE STATION SITE (YELLOW)
DEVELOPMENT SITE (ORANGE)

DCP PLAN FORM - 25m



POLICE STATION SITE
SUBJECT SITE

ALTERNATE PLAN FORM - 25m

PLANNING STUDY - DCP FORM

TEST YIELD AND ADG COMPLIANCE

LEP 25m HEIGHT =

- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
- 4 X 3100 RESIDENTIAL FLOORS (12.4m)
- ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

COMBINED SITE (YELLOW AND ORANGE)

- 4 STOREYS X 16 DWELLINGS = 64 TOTAL
- VENTILATION = LIKELY TO GET >60%
- DAYLIGHT = APPROX 42 (66%)
- CENTRAL COMMUNAL OPEN SPACE WILL NOT GET MINIMUM WID WINTER DAYLIGHT (COS MUST GO ON THE ROOF)

SUBJECT SITE ONLY (ORANGE)

- 4 STOREYS X 7 APARTMENTS = 28 TOTAL
- VENTILATION = LIKELY TO GET >60%
- DAYLIGHT = APPROX 13 (41%)
- CENTRAL COMMUNAL OPEN SPACE WILL NOT GET MINIMUM WID WINTER DAYLIGHT (COS MUST GO ON ROOF, BUT WITH LIFTS, STAIRS ETC, THE COS WILL BE POOR QUALITY SIZE AND PROPORTION)
- YIELD MAY NOT BE REALISED IF ADG SETBACKS ARE STRICTLY APPLIED

CONCLUSION

POOR ADG OUTCOME

PLANNING STUDY - ALTERNATE FORM

ROTATE "C" FORM / CENTRAL SPACE FACES NORTH / STREET WALL FORM PRESERVED

LEP 25m HEIGHT =

- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
- 4 X 3100 RESIDENTIAL FLOORS (12.4m)
- ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

COMBINED SITE (BOTH BLUE FORMS)

- 4 STOREYS X 18 DWELLINGS = 72 TOTAL
- VENTILATION = APPROX 20 + 24 (61%)
- DAYLIGHT = APPROX 27 + 24 (70.8%)
- CENTRAL COMMUNAL OPEN SPACE WILL GET MID WINTER DAYLIGHT. ROOF GARDEN PREFERRED

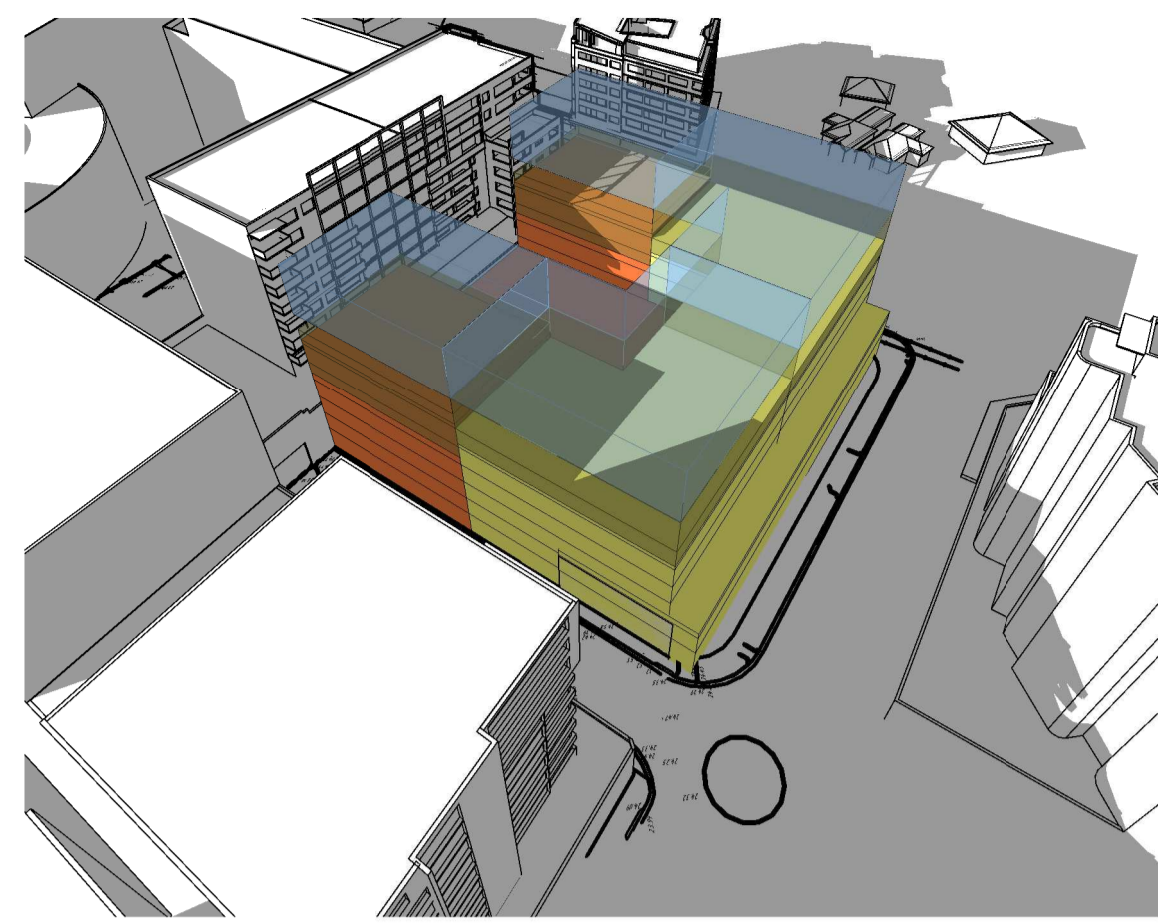
CONCLUSION

- SUPERIOR ADG OUTCOME
- INTER-BUILDING SEPARATION ACHIEVED
- AS THE LOWER LEVEL COMMUNAL OPEN SPACE WILL RECIEVE LIGHT, LESS IS REQUIRED AT ROOF GARDEN LEVEL. THERE IS POTENTIAL FOR THE ADDITION OF 5 MORE DWELLINGS AT THE UPPER (77 TOTAL)

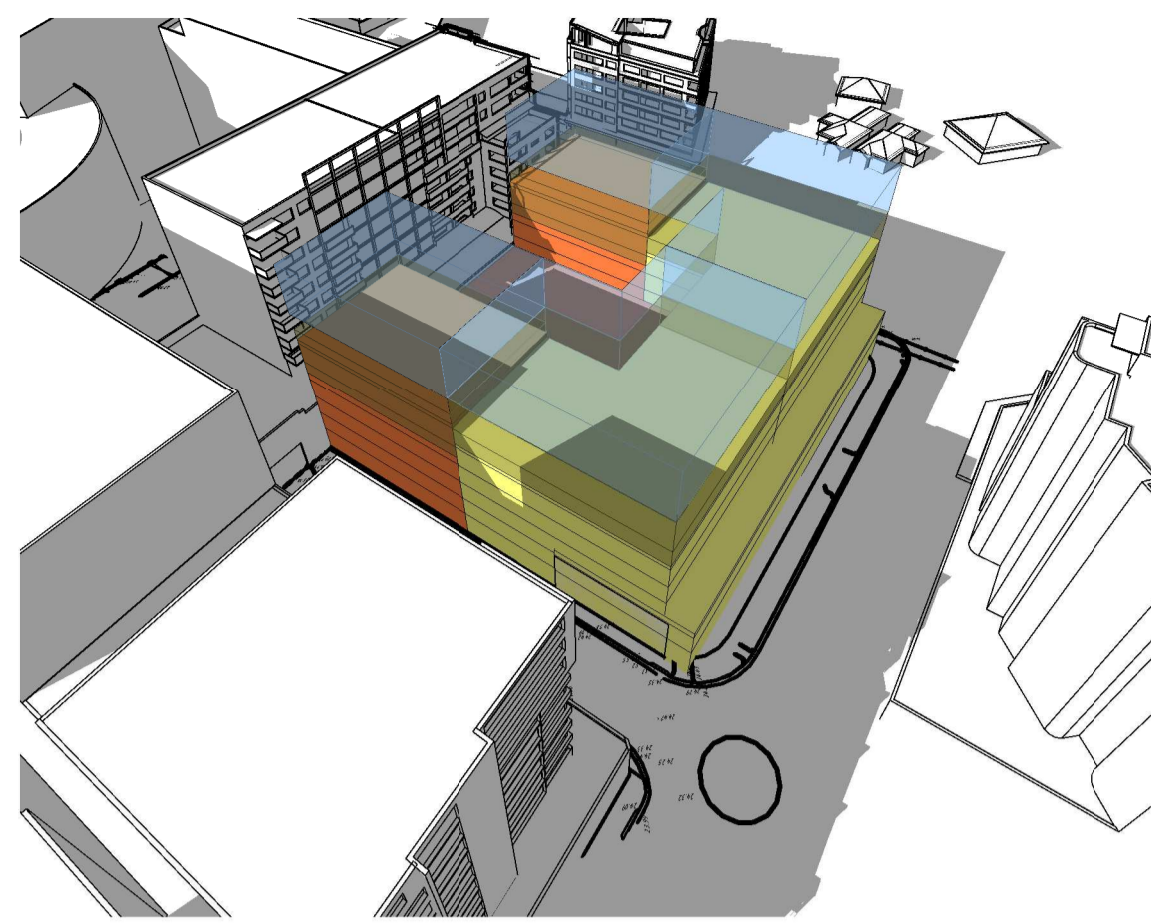
OPPORTUNITY

BOTH THE SUBJECT AND POLICE SITES ARE ABLE TO TAKE INCREASED HEIGHT AND NOT REQUIRE THEIR NEIGHBOURS TO DROP BELOW ADG DAYLIGHT REQUIREMENTS

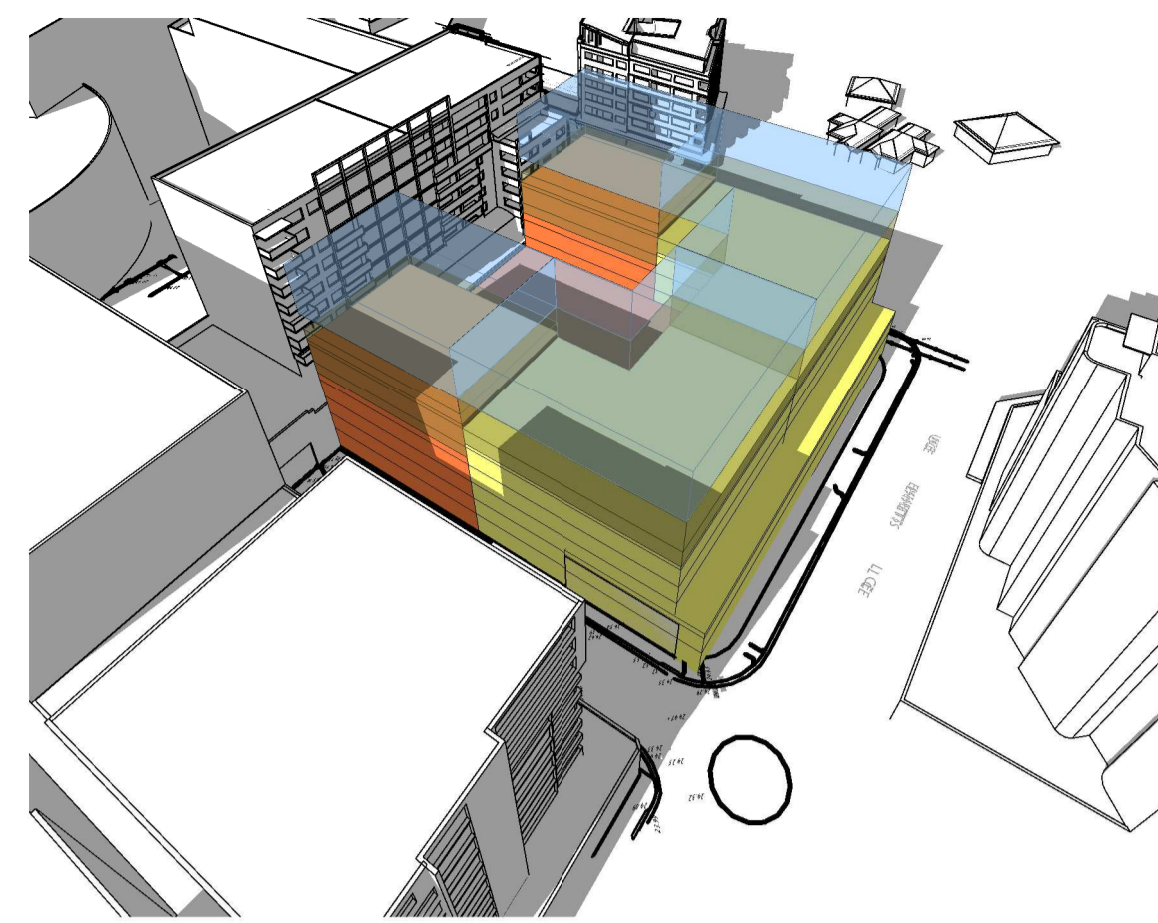
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				PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS SSD SUBMISSION		AUTHORISED FOR ISSUE	DIRECTOR DATE	



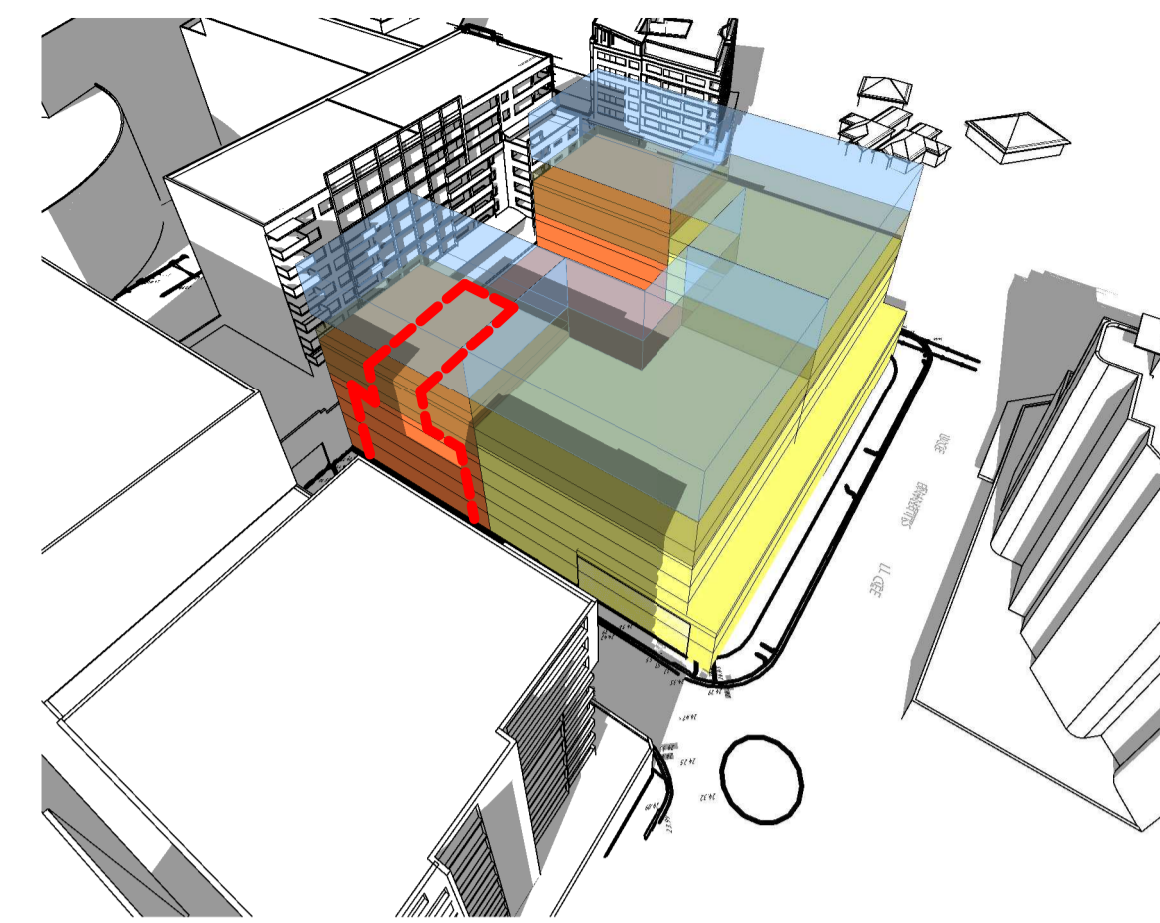
1 MID WINTER SHADOW - 9 AM



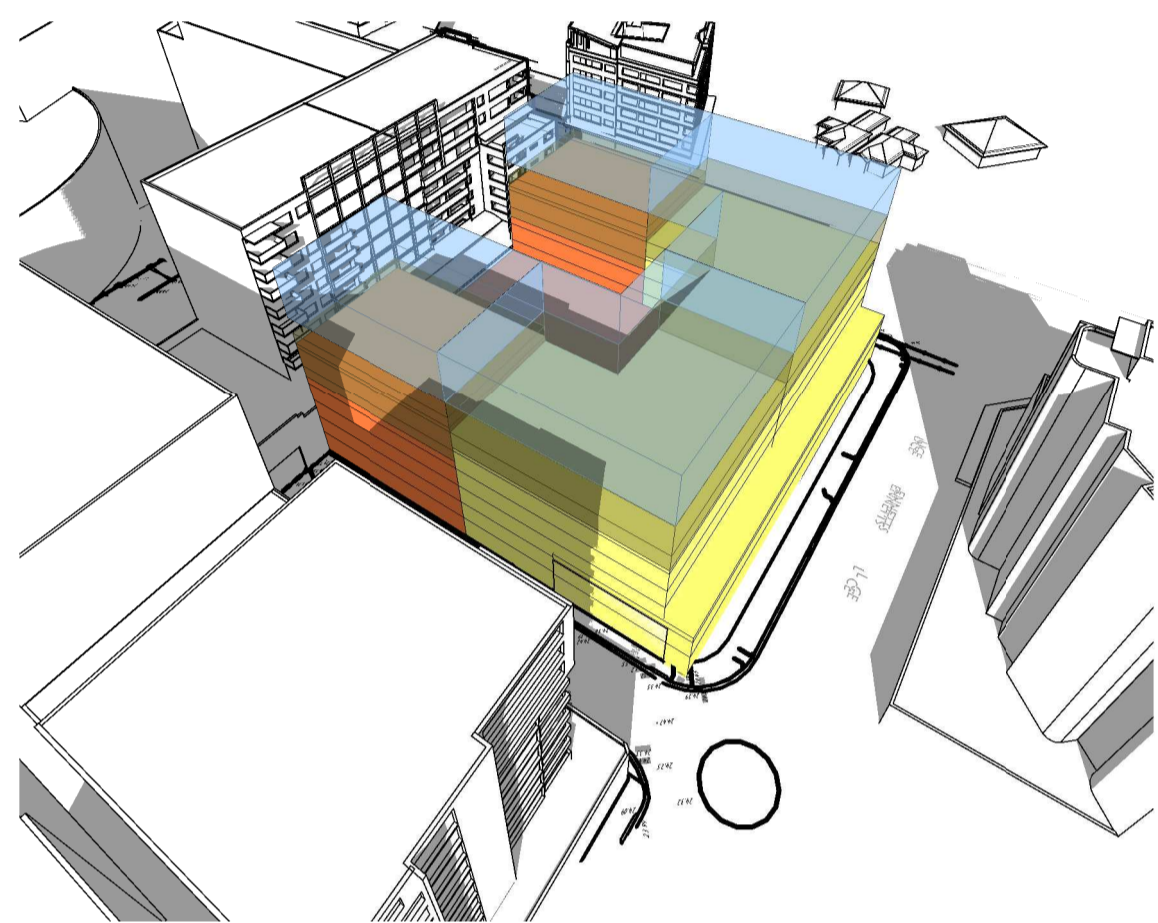
2 MID WINTER SHADOW - 10 AM



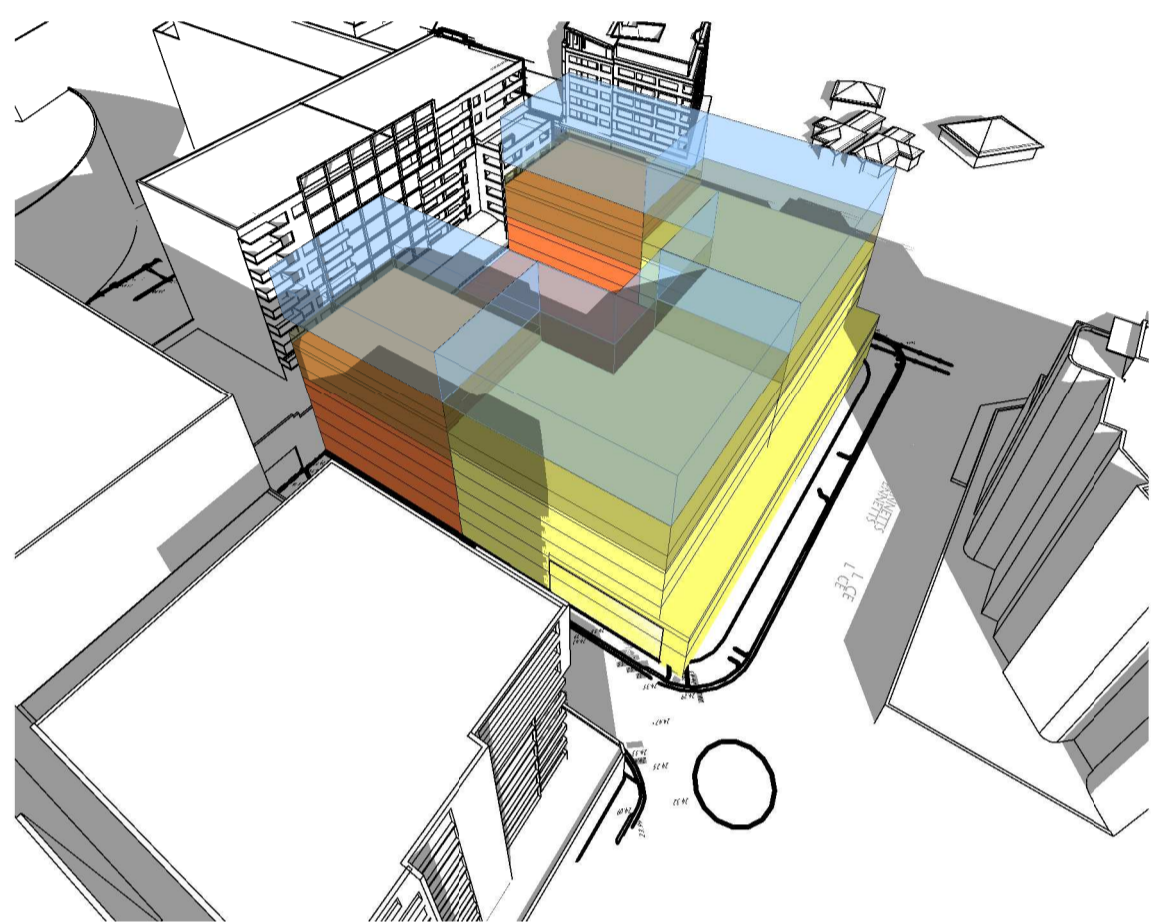
3 MID WINTER SHADOW - 11 AM



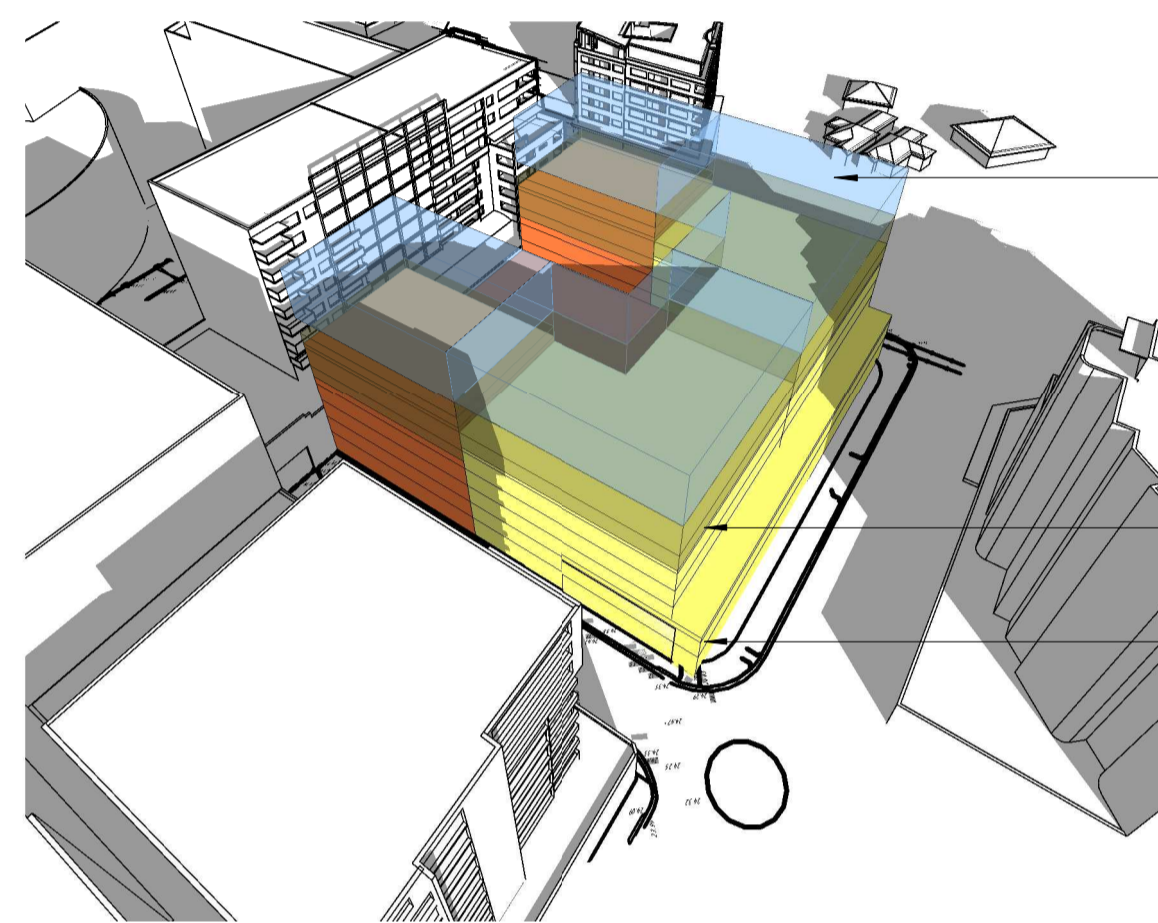
4 MID WINTER SHADOW - 12 PM



5 MID WINTER SHADOW - 1 PM



6 MID WINTER SHADOW - 2 PM



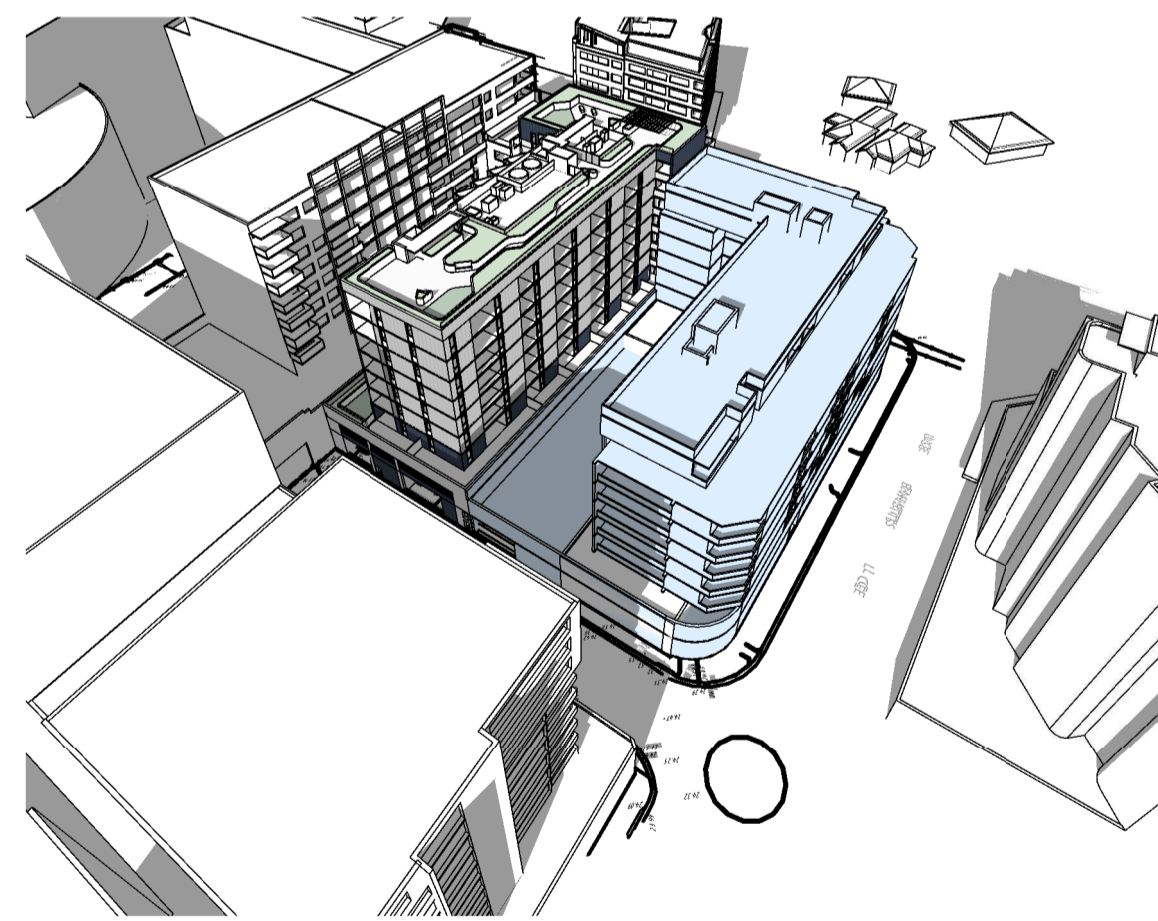
7 MID WINTER SHADOW - 3 PM

BLUE IS DCP FORM WITH 30% ARH BONUS HEIGHT

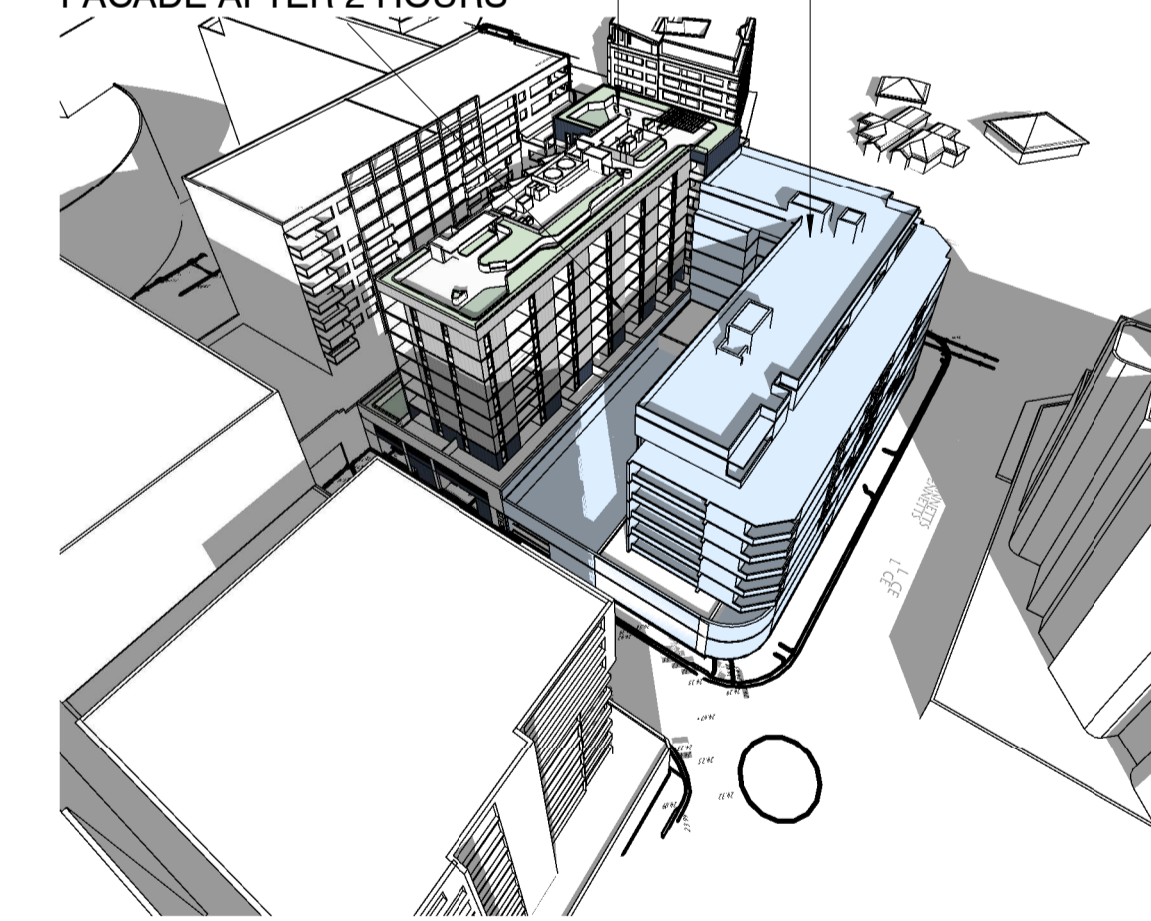
GREEN IS BELOW 25m BUT WITH RESTRICTED USE - REFER TEXT

ORANGE AND YELLOW ARE THE DCP PLAN FORM

SIMILAR FUTURE ENVELOPE FOR POLICE SITE
PROPOSED SCHEME
SHADOW STARTS TO COVER FACADE AFTER 2 HOURS



8 MID WINTER SHADOW - 12 PM



9 MID WINTER SHADOW - 2 PM

ALTERNATE FORM PROPOSED SCHEME - NOTES / ASSUMPTIONS

- DCP "C" PLAN FORM ROTATED 90 DEGREES
- ARH BONUS HEIGHT (RETAIL, COMMERCIAL + 7 RESIDENTIAL)
- ADG LIGHT, VENT AND COMMUNAL OPEN SPACE REQUIREMENTS ARE MET
- STREET WALL OBJECTIVE RETAINED

CONCLUSION

BY ROTATING THE FORMS AND BREAKING FROM THE DCP ENVELOPE, A BETTER SOLUTION ENABLES:

- EXISTING AND FUTURE APARTMENTS TO GET BETTER SOLAR ACCESS
- THE PACIFIC SQUARE APARTMENTS AND CHILDCARE GET MORE SOLAR ACCESS THAN THE DCP
- APARTMENTS ON ALL SITES GET BETTER CROSS VENTILATION FOR SUMMER COOLING
- THE POLICE STATION CAN ACHIEVE THE SAME DEVELOPMENT YIELD (BASED ON COMPLYING WITH LEP CONTROLS)
- PACIFIC SQUARE VIEWS WILL BE LOST IN EITHER SCENARIO – ALTHOUGH SOME APARTMENTS LOOSE OUTLOOK INTO A SHADED COURTYARD – THEY BENEFIT FROM BETTER SUNLIGHT, AND OTHERS BENEFIT FROM NOT HAVING A BLANK WALL OF A DCP FORM BUILDING ON THE BOUNDARY. (THE EAST FACADE OF THE PROPOSED SCHEME IS SET IN FROM THE ADJOINING BOUNDARY)

DCP FORM NOTES / ASSUMPTIONS

- NEITHER THE COMBINED "C" SHAPE OR SEPARATED ORANGE FORMS CAN ACHIEVE COMPLIANT COMMUNAL OPEN SPACE MID-WINTER LIGHT IF THE COS IS IN THE CENTRE OF THE SITE.

- WHILE A FIFTH RESIDENTIAL STOREY WOULD FIT UNDER 25m, IT MUST SUBSTITUTED FOR ROOF GARDEN COMMUNAL OPEN SPACE TO MEET THE ADG DAYLIGHT ACCESS REQUIREMENTS.

- THE SOUTH TOWER CAN BE BUILT TO SIDE (EAST AND WEST) BOUNDARIES TO CONTINUE THE MAROUBRA ROAD "STREET WALL" FORM ESTABLISHED BY PACIFIC SQUARE

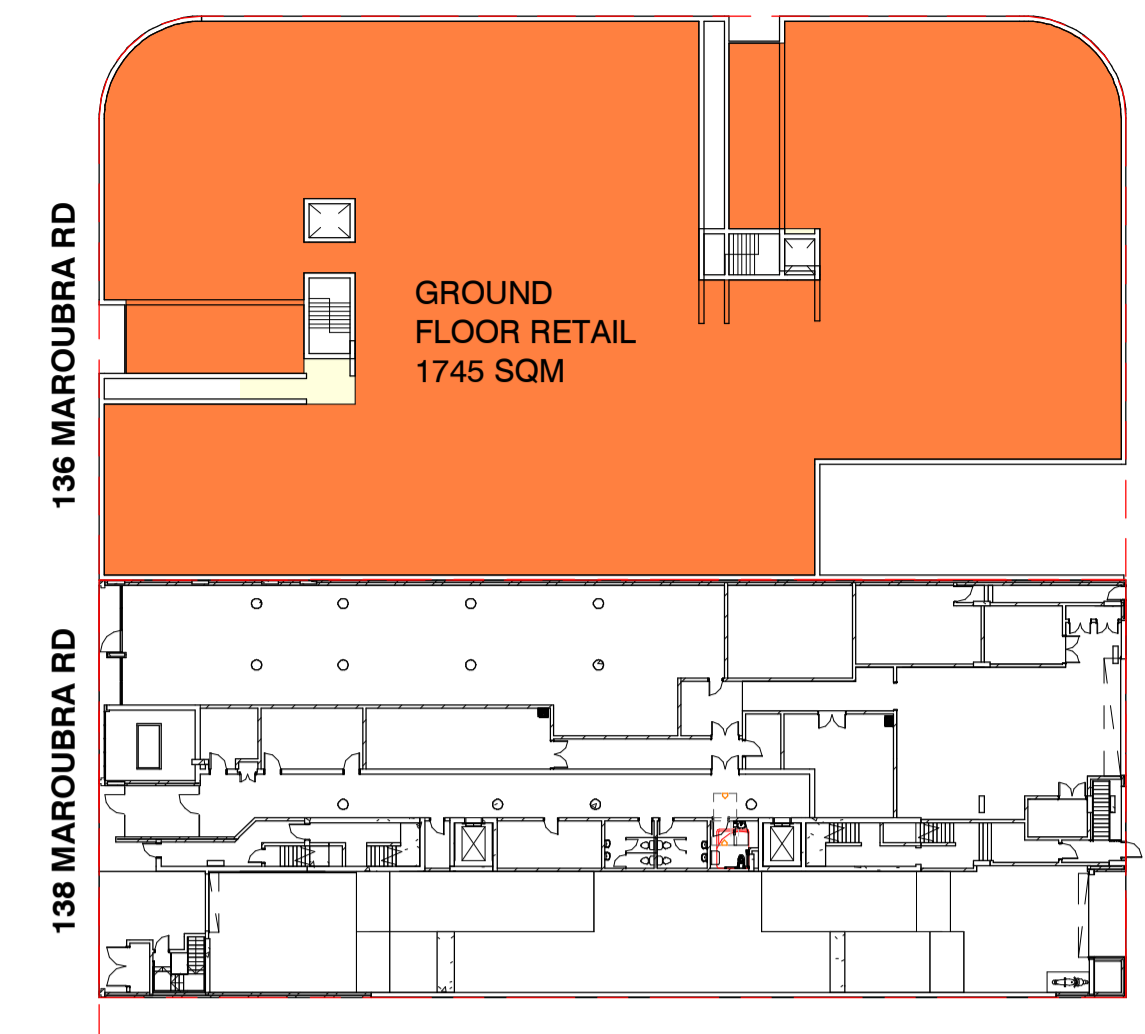
- THIS STUDY PRESUMES THE NORTH TOWER COULD BE A MATCHING FOOTPRINT. HOWEVER WHEN ADG PRIVACY SETBACKS ARE STRICTLY OVERLAID, THE FOOTPRINT IS REDUCED TO AROUND 130sqm OR 1 OR TWO DWELLINGS PER FLOOR. FOR THE ORANGE SUBJECT SITE ENVELOPES ONLY, THE YIELD = APP 20 DWELLINGS

- IF THE CENTRAL LANDSCAPING WAS INTENDED FOR VIEW FOR RESIDENTS IN PACIFIC SQUARE, SOFT LANDSCAPE WOULD BE LIMITED.

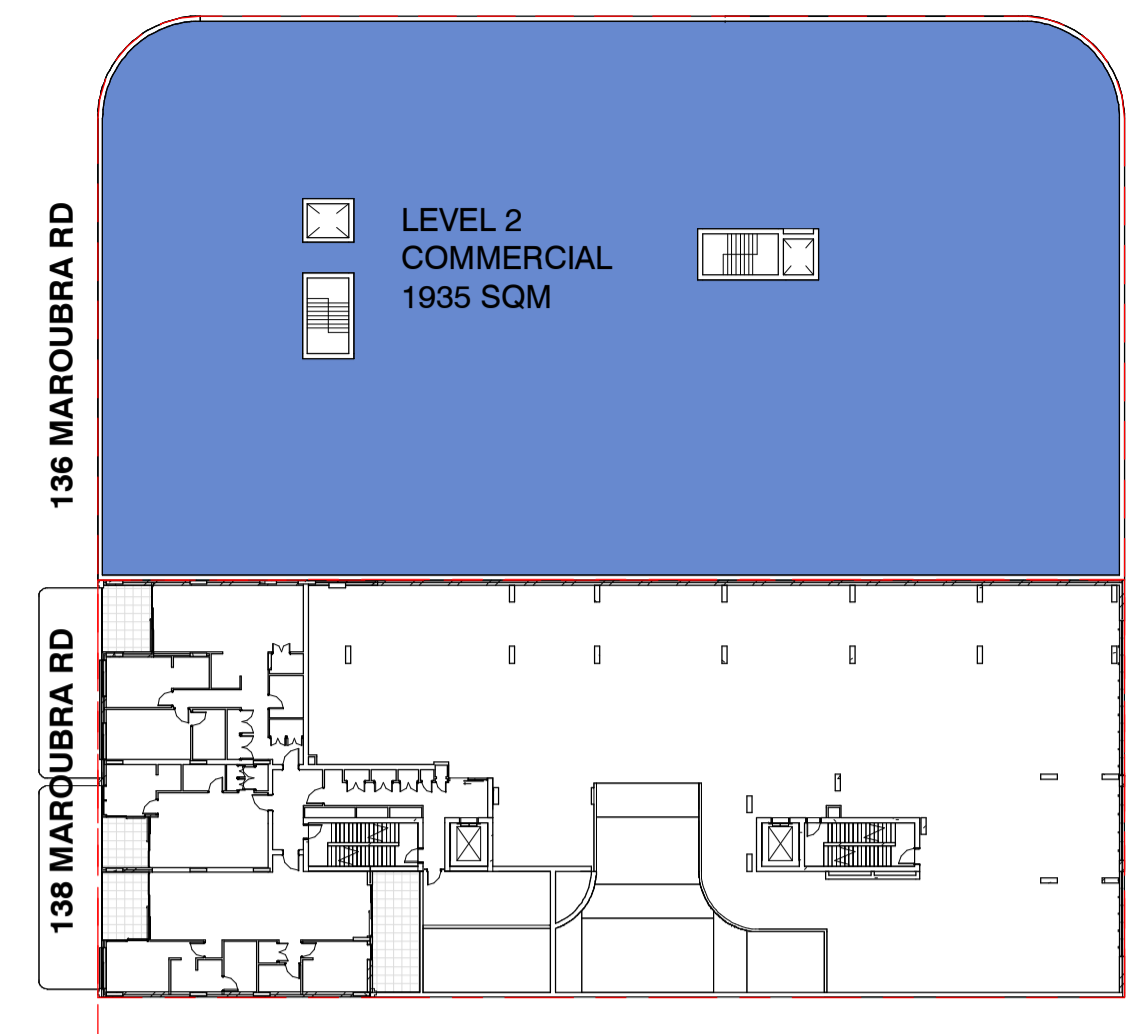
CONCLUSION

- STREET WALL OBJECTIVE RETAINED
- POOR ADG OUTCOME

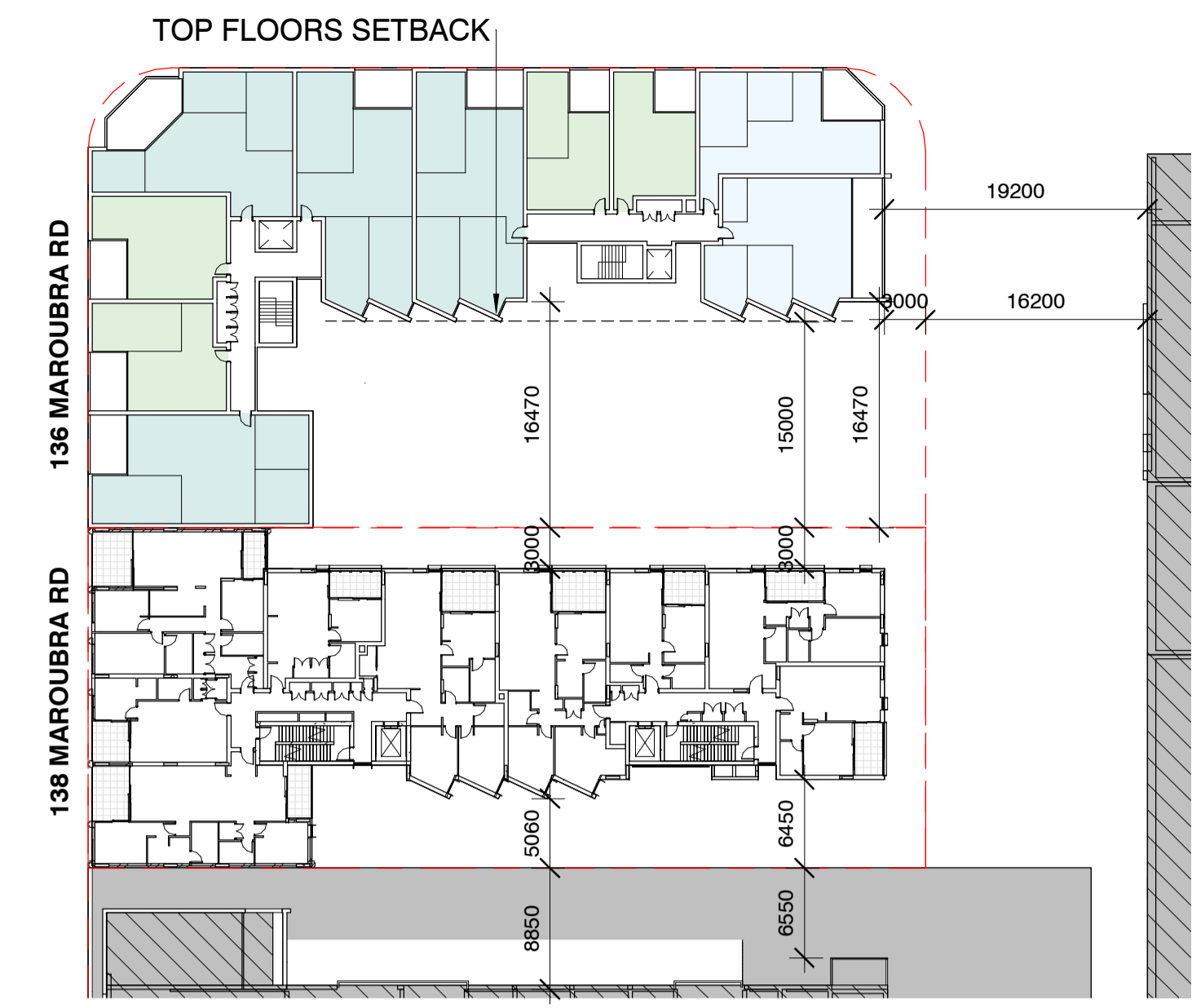
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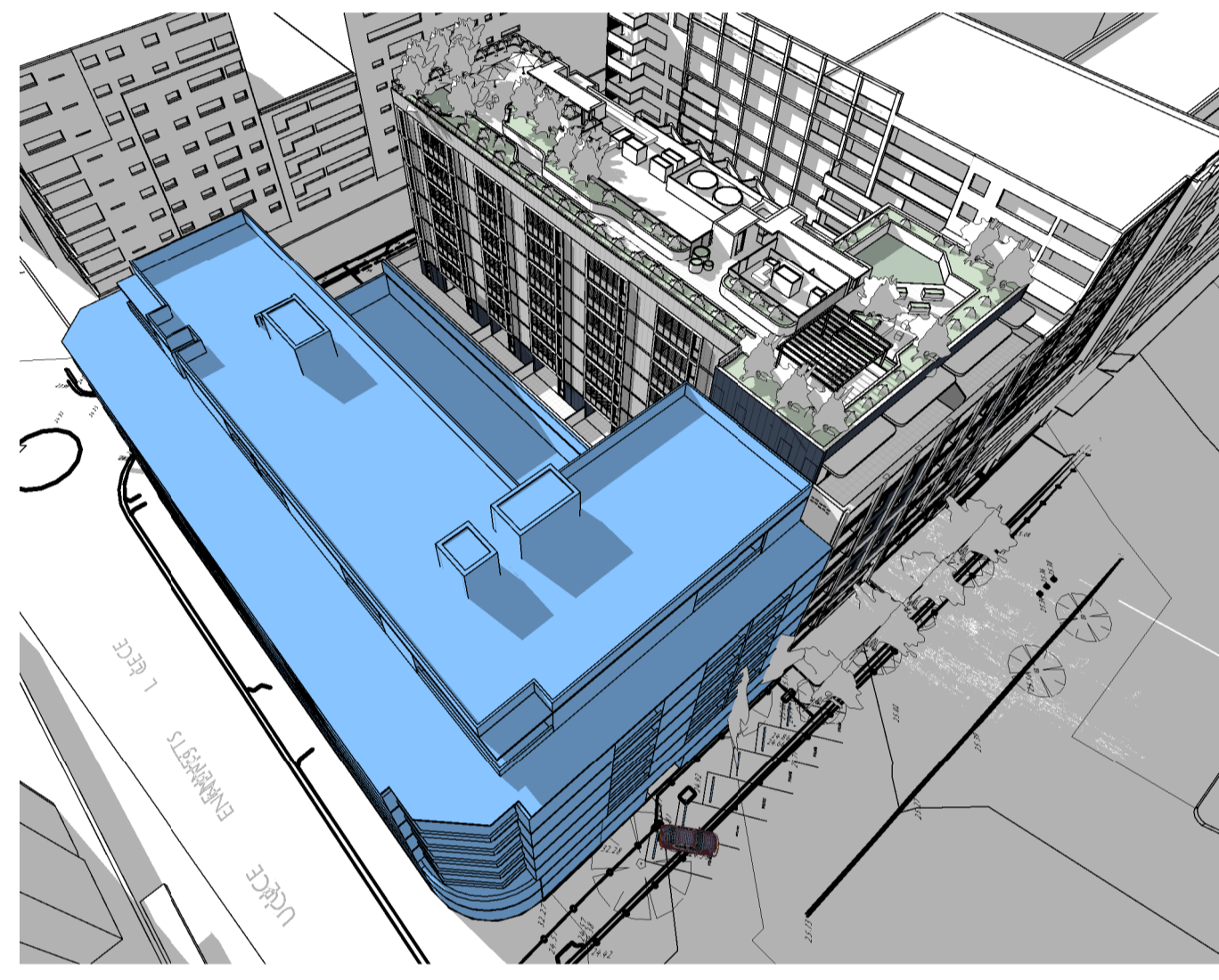
1 POTENTIAL DEVELOPMENT - GROUND FLOOR RETAIL
DA2.109 1 : 450



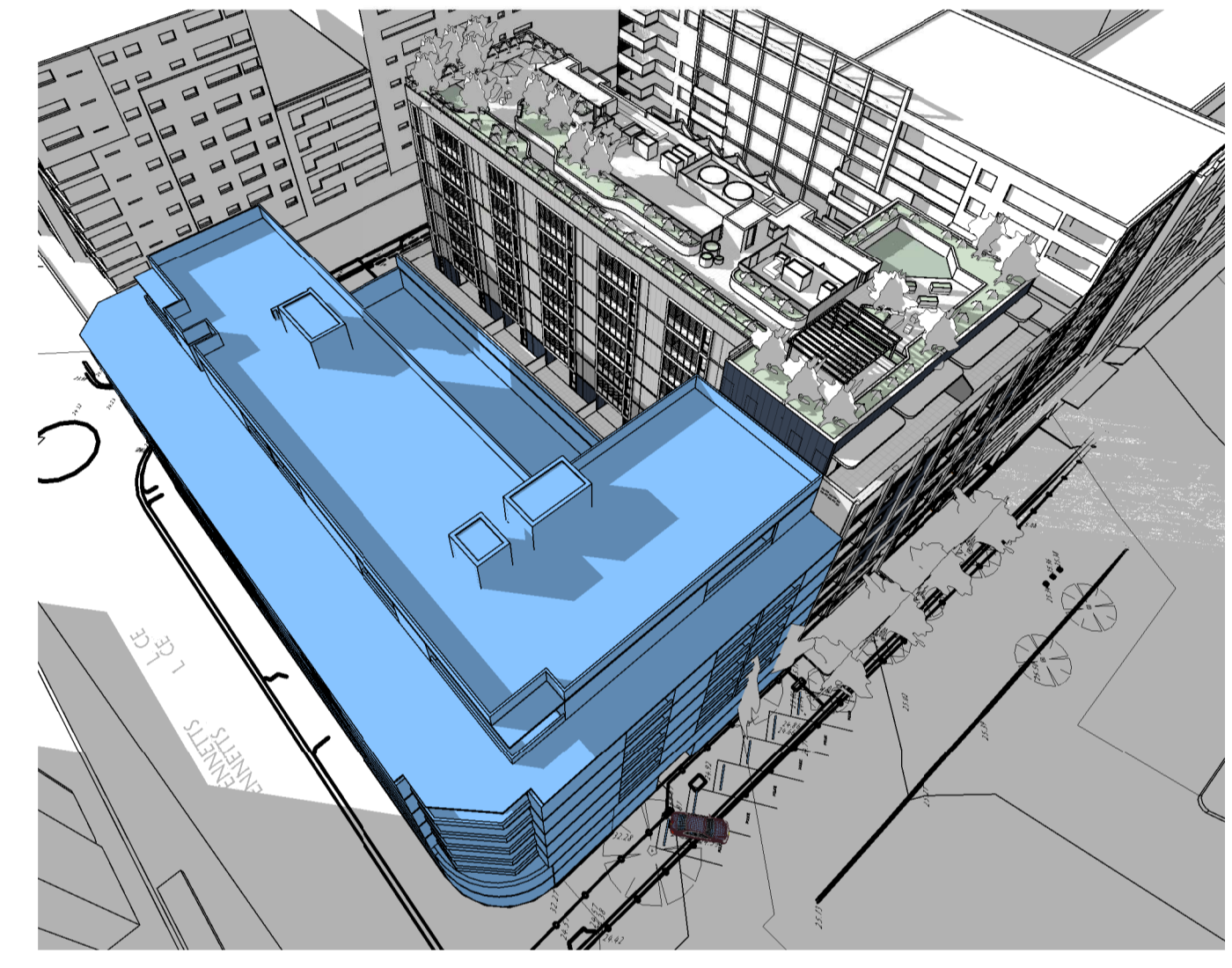
2 LEVEL 1 - POLICE STATION POTENTIAL DEVELOPMENT
DA2.109 1 : 450



3 TYPICAL APARTMENT PLATE POLICE STATION POTENTIAL DEVELOPMENT
DA2.109 1 : 450



4 SHADOW STUDY 12:00PM



5 SHADOW STUDY 2:00PM

PURPOSE OF STUDY

EXAMINE POSSIBLE FUTURE DEVELOPMENT ON THE NEIGHBOURING POLICE STATION SITE AND TEST IMPACT ON SUBJECT SITE

METHOD

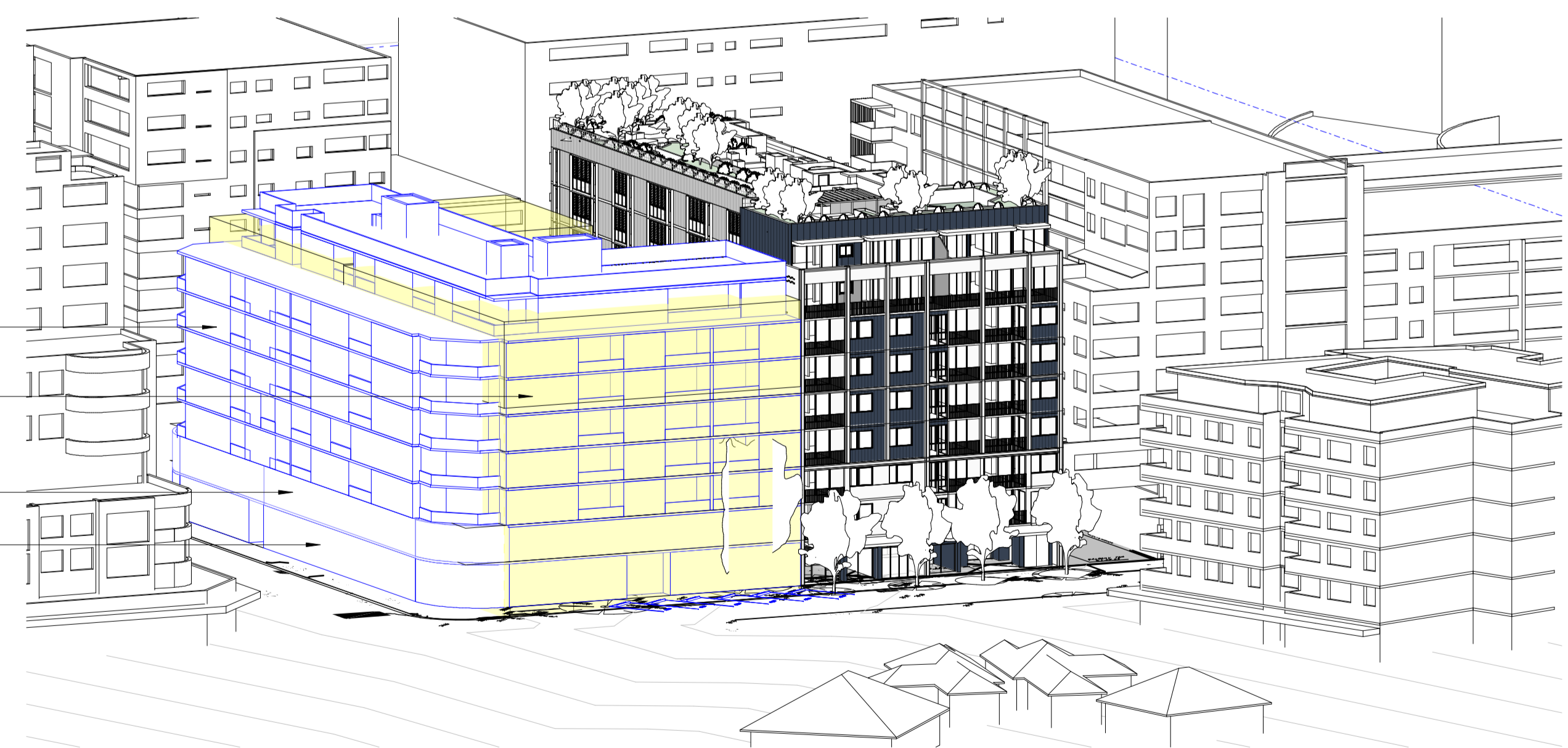
- PLACE A BUILDING OF SIMILAR HEIGHT, DEPTH AND ORIENTATION TO THE PROPOSED ENVELOPE OF 138 MAROUBRA ROAD
- LOW RISE PODIUM BASE, MAINTAIN STREET WALL FORM AND 3m UPPER LEVEL SETBACK ON BRUCE BENNETTS PLACE / STREET WALL FORM CONTINUED ON MAROUBRA ROAD

RESULTS (COMPARABLE HEIGHT ie RETAIL, COMMERCIAL + RESIDENTIAL ABOVE)

- LIKELY YIELD: (5 FLOORS 3 X 1B, 4 X 2B, 2 X 3B)+(1 FLOOR 6 X 3B) = 51 DWELLINGS
- ADG WINTER LIGHT = 36 (70.5%) - COMPLIES
- ADG CROSS VENTILATION = 37 (72.5%) - COMPLIES
- ROOF TOP COMMUNAL OPEN SPACE AREA AND DAYLIGHT- COMPLIES

CONCLUSION

- A COMPARABLE DEVELOPMENT ON THE POLICE STATION SITE WILL NOT CAUSE THE SUBJECT SITE TO FALL BELOW THE ADG MINIMA REQUIREMENTS FOR LIGHT, VENT AND SEPARATION
- COMPLYING WITH THE DCP AMBITION O STREET WALL FORM REQUIRES THE POLICE STATION BUILDING TO BE ALIGNED ON BRUCE BENNETTS PLACE FORNTAGE OPENING UP A WIDE SEPARATION INSIDE THE SITE TO THE SUBJECT SITE ACHIEVING ADG INTERBUILDING SPEARATION
- THE POLICE STATION PLAN FORM PERMITS A FULL BUILDIN DEPTH AND HIGH YIELD EFFICIENCY.



6 MAROUBRA POLICE STATION - POTENTIAL DEVELOPMENT

Roof Terrace
RL 54.850

APARTMENTS LEVEL 2 TO LEVEL 6 MAINTAIN STREET WALL FORM UPPER STOREY SET BACK FROM BOUNDARY ALIGNED WITH FACADE OF NEIGHBOURING BUILDING

DCP 25m HEIGHT PLANE SHOWN YELLOW

LEVEL 1 COMMERCIAL

GROUND LEVEL RETAIL BUILT TO SITE BOUNDARY

ISSUE DATE SUBJECT A 15/11/22 ISSUED FOR CONSULTANT COORDINATION B 07/12/22 ISSUED FOR REVIEW C 09/01/23 ISSUED FOR REVIEW D 19/01/23 ISSUED FOR REVIEW E 03/02/23 ISSUED FOR REVIEW F 15/02/23 ISSUED FOR DA G 29/11/23 AMENDED DA H 22/02/24 AMENDED DA I 18/09/25 ISSUED FOR SSDA		AUTHORISED LO JH LO LO TP TP JH ARH JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately. SHEET STATUS SSD SUBMISSION		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 49 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1 : 450 A1 18/09/2025 DESCRIPTION 5:08:40 PM POLICE STATION - POTENTIAL DEVELOPMENT STUDY PROJECT No DRAWING No REVISION 21_435 DA0.151 I	
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-  LOW RISE RESIDENTIAL
-  MIXED USE
-  RETAIL/COMMERCIAL
-  PUBLIC/COMMUNITY
-  PRIMARY LIVING SPACES
-  BUS STOP
-  NOISE

ISSUE	DATE	SUBJECT	AUTHORISED
D	09/01/23	ISSUED FOR REVIEW	LO
E	19/01/23	ISSUED FOR REVIEW	LO
F	03/02/23	ISSUED FOR REVIEW	TP
G	15/02/23	ISSUED FOR DA	TP
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	17/12/24	ISSUED FOR REVIEW	JH
K	19/12/24	ISSUED FOR SCOPING REQUEST	JH
L	19/12/24	ISSUED FOR SCOPING REQUEST	JH
M	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

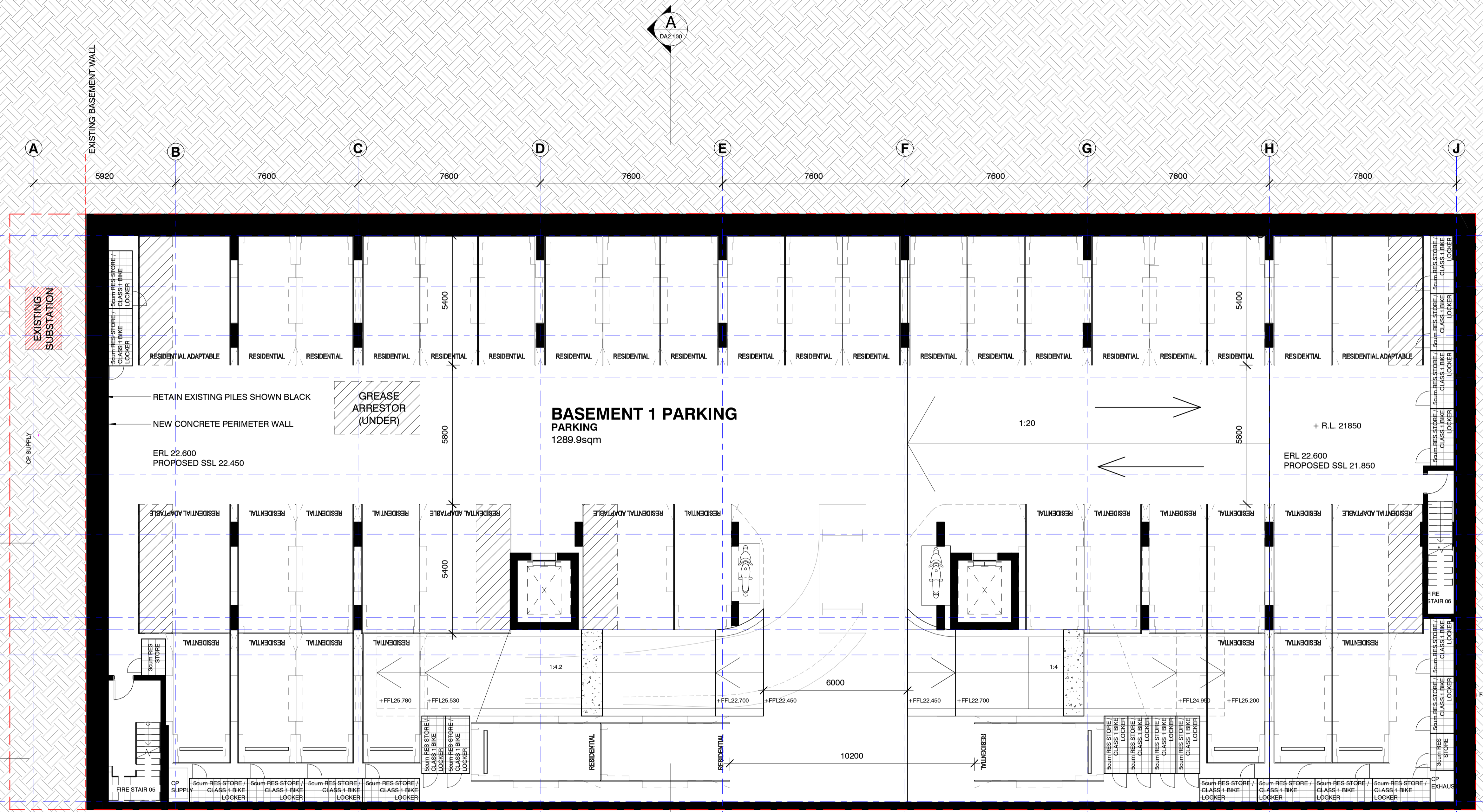
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ARCHITECT
djrd architects
T +612 9319 2955
ABN: 49 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:1	A1	18/09/2025
DESCRIPTION SITE ANALYSIS			5:08:52 PM
PROJECT No	DRAWING No	REVISION	
21_435	DA0.153	M	

Basement 1 CARS		
Level	Type	Count
Basement 1	5400 x 2400 RESIDENTIAL	37
Basement 1	5400 x 3800 RESIDENTIAL ADAPTABLE	6
Grand total: 43		



ISSUE	DATE	SUBJECT	AUTHORISED
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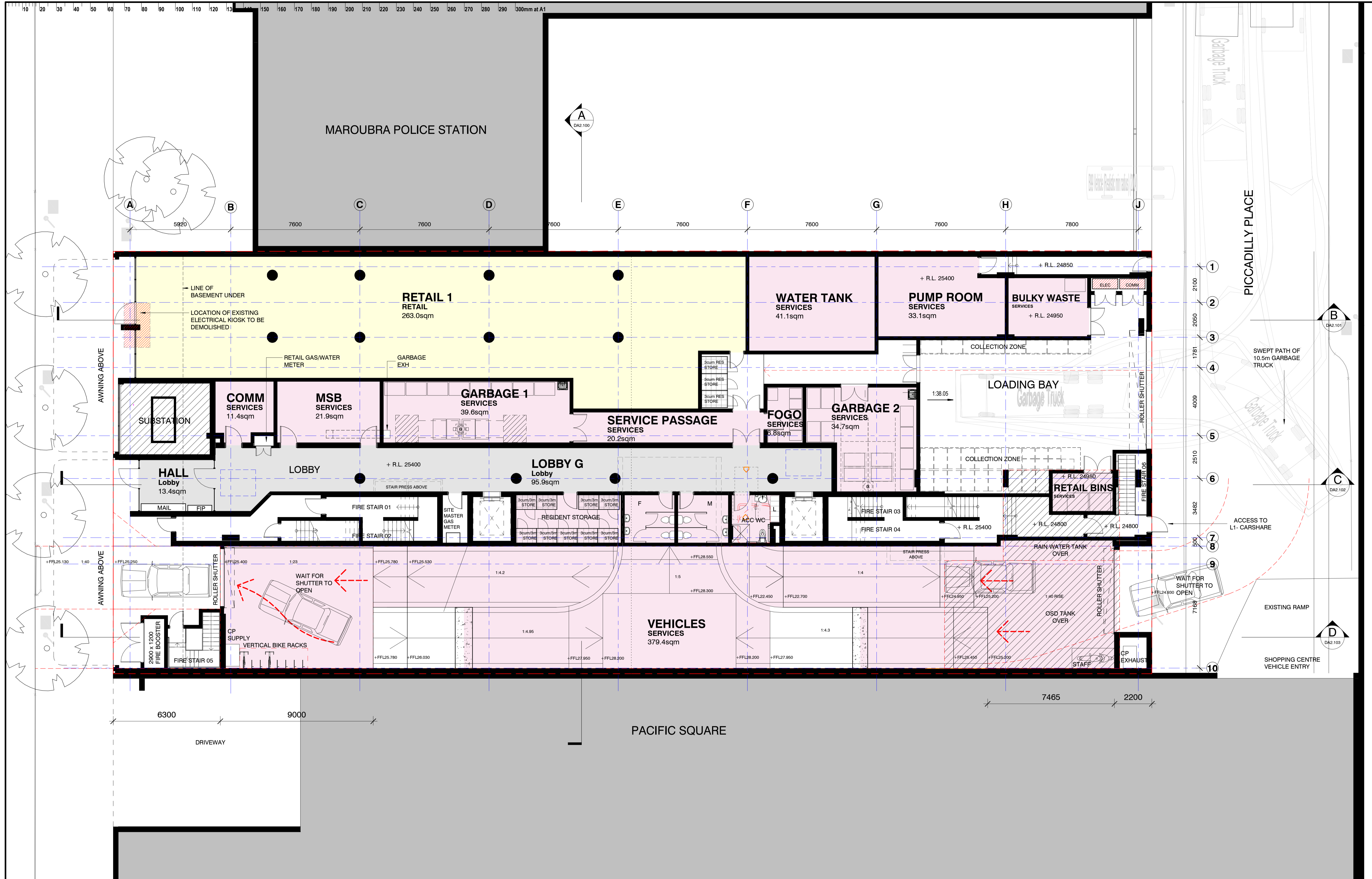
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BASEMENT 1 PLAN			
PROJECT No	DRAWING No	REVISION	
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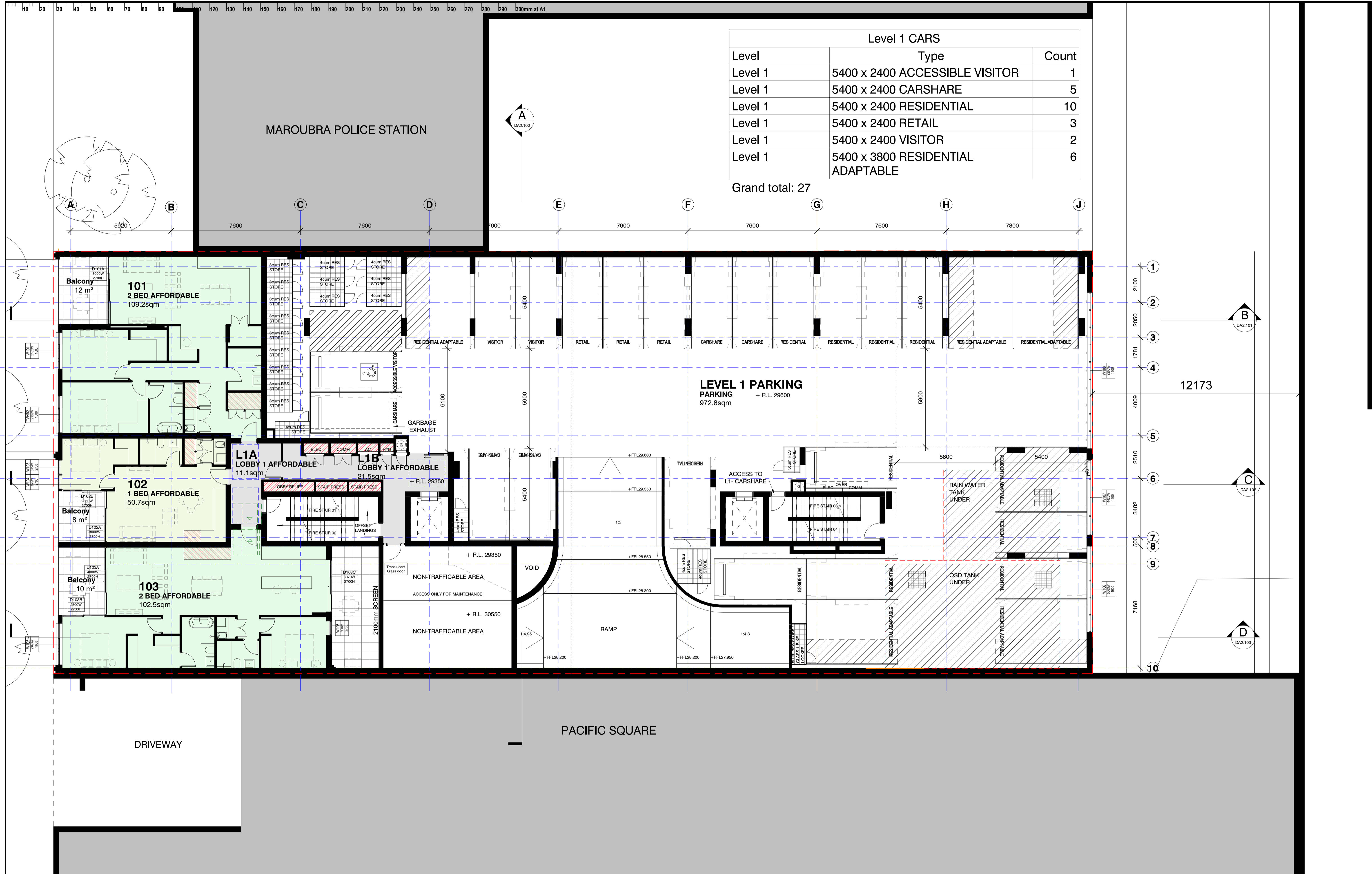
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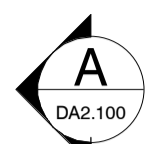
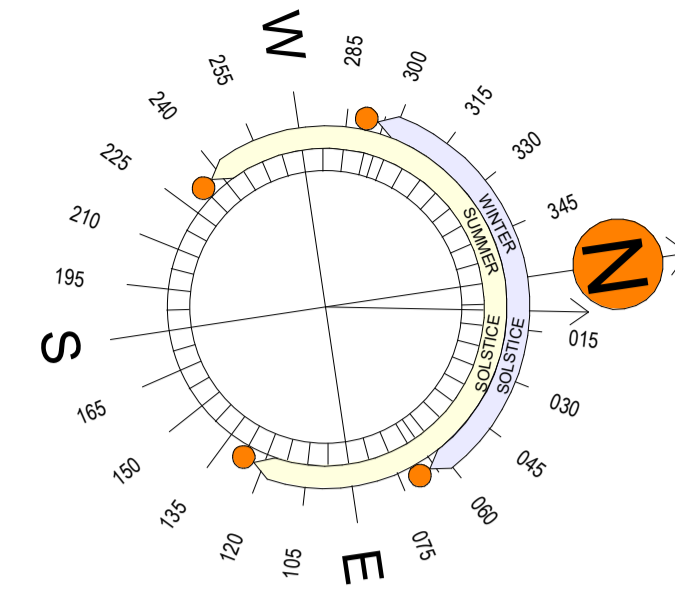


Level 1 CARS		
Level	Type	Count
Level 1	5400 x 2400 ACCESSIBLE VISITOR	1
Level 1	5400 x 2400 CARSHARE	5
Level 1	5400 x 2400 RESIDENTIAL	10
Level 1	5400 x 2400 RETAIL	3
Level 1	5400 x 2400 VISITOR	2
Level 1	5400 x 3800 RESIDENTIAL ADAPTABLE	6

Grand total: 27

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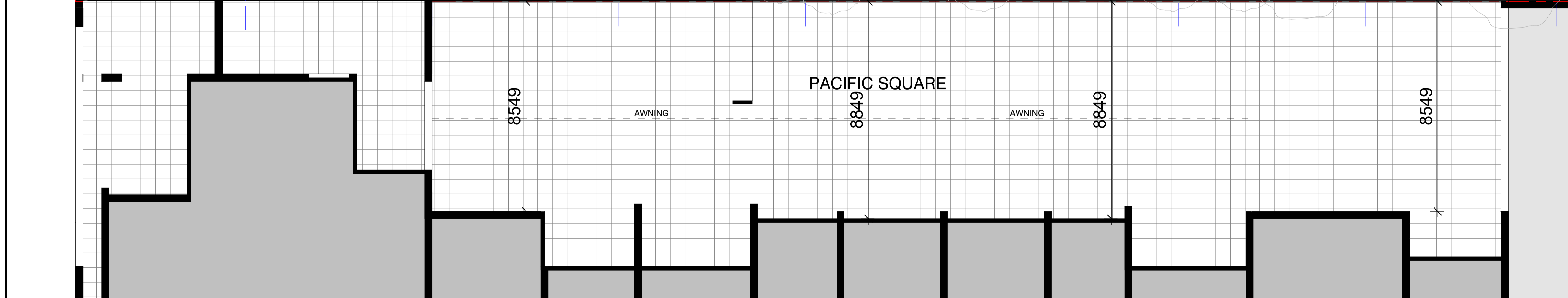
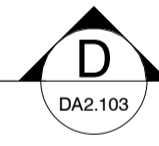
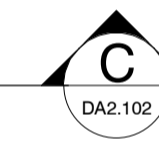
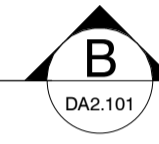
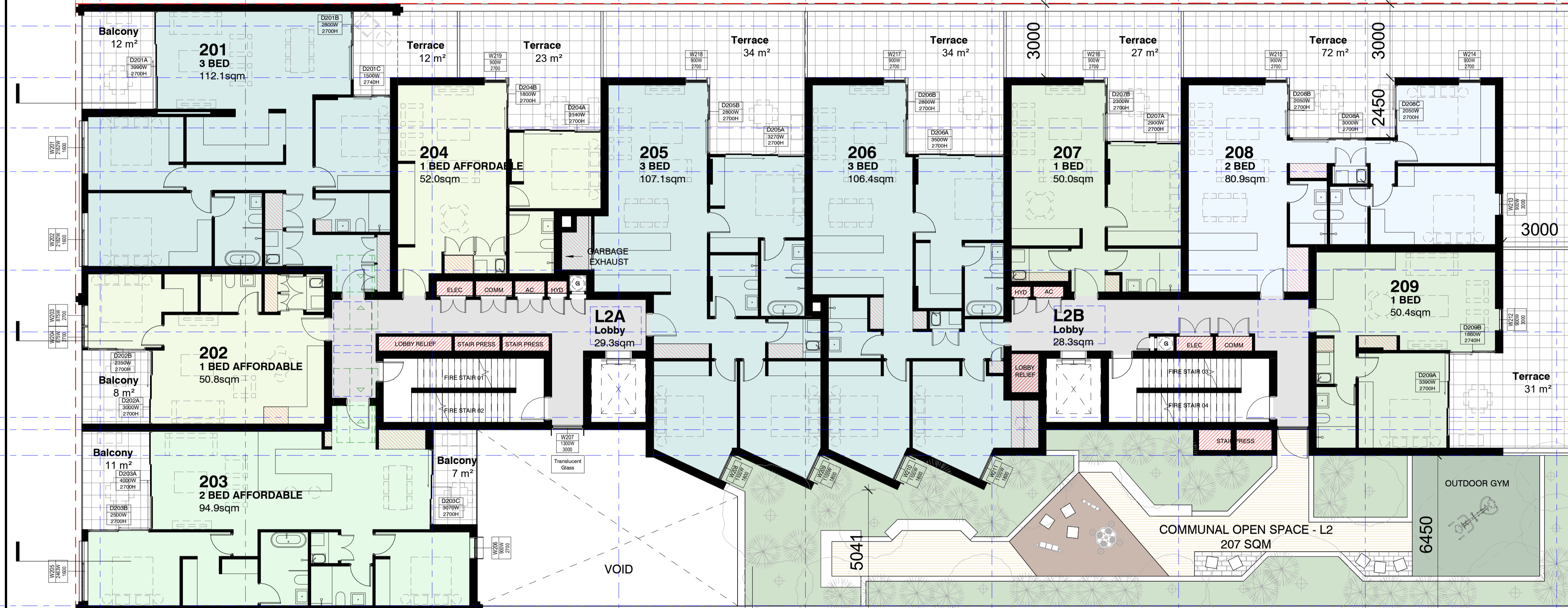
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A 5920 B 7600 C 7600 D 7600 E 7600 F 7600 G 7600 H 7600 J 7800

1 2100
2 2050
3 1781
4 4009
5 2510
6 11150
10

16200



ISSUE	DATE	SUBJECT	AUTHORISED
K	15/02/23	ISSUED FOR DA	TP
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

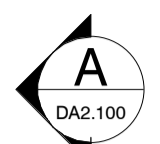
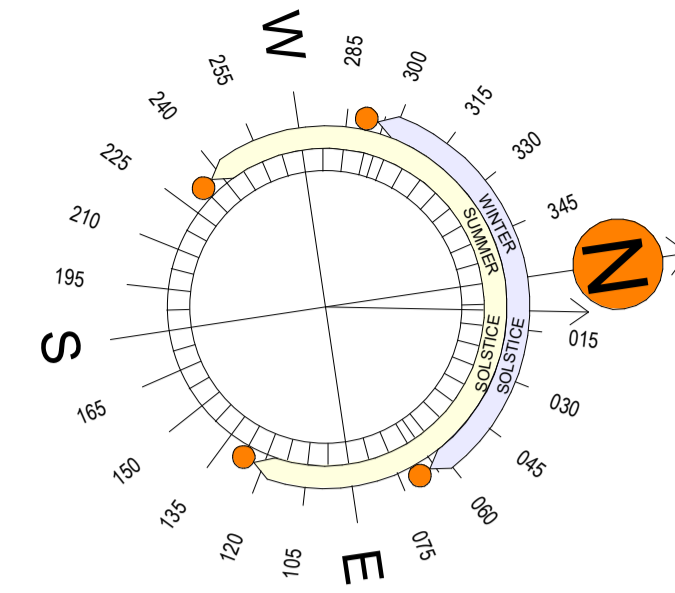
AUTHORISED FOR ISSUE

DIRECTOR DATE

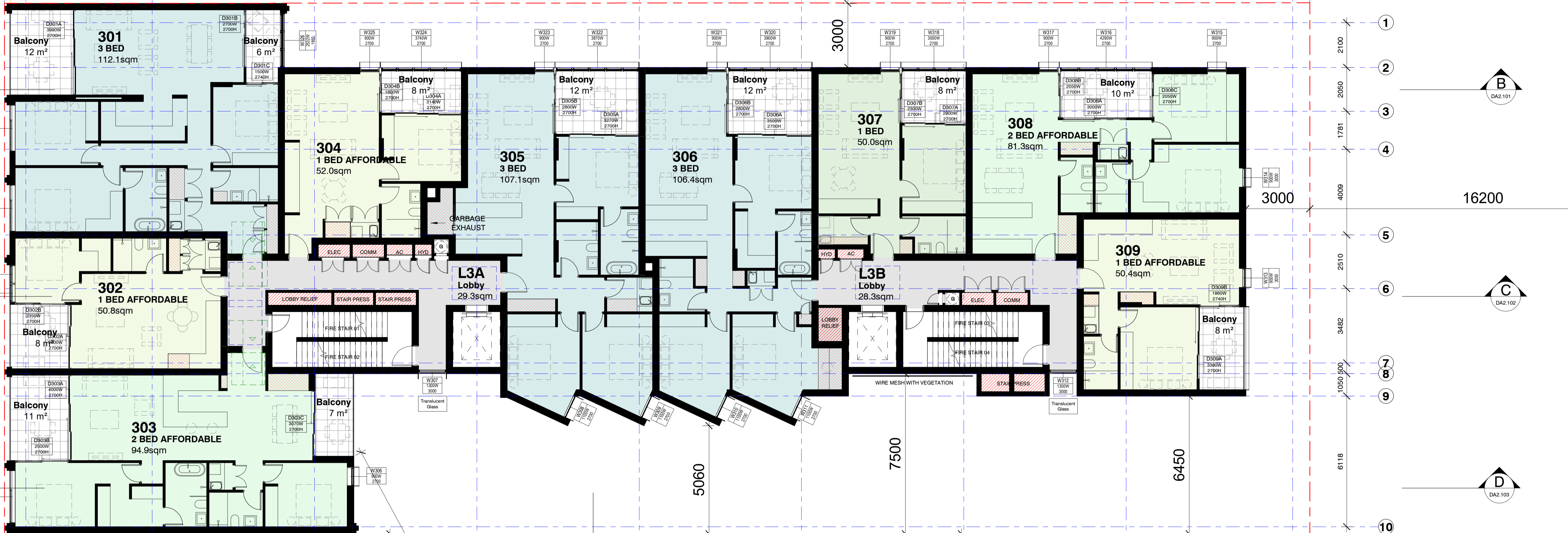
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	18/09/2025
DESCRIPTION	LEVEL 2 PLAN		
PROJECT No	DRAWING No	REVISION	
21_435	DA1.106	T	

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A B C D E F G H J
5920 7600 7600 7600 7600 7600 7600 7800



1 2 3 4 5 6 7 8 9 10
2100 2050 1781 4009 2510 3482 1050 500 6118

16200

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6450

3000

13497

PACIFIC SQUARE

8549

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8849

8249

6549

ISSUE	DATE	SUBJECT	AUTHORISED
L	15/02/23	ISSUED FOR DA	TP
M	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
N	29/11/23	AMENDED DA	JH
O	22/02/24	AMENDED DA	ARH
P	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
Q	28/11/24	SCHEME UPDATED	JH
R	11/12/24	SCHEME UPDATED	JH
S	17/02/25	ISSUED FOR SSD SUBMISSION	JH
T	15/05/25	ISSUED FOR SSDA	JH
U	18/09/25	ISSUED FOR SSDA	JH

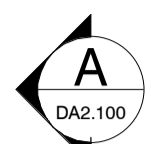
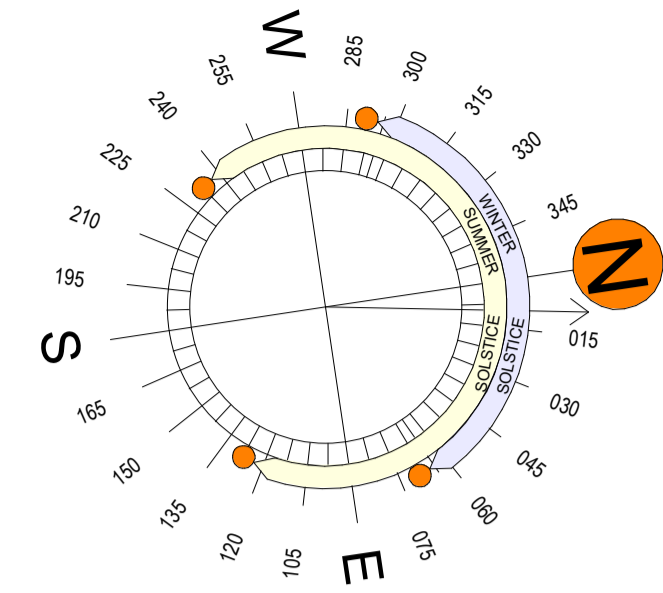
SERVICES	STRUCTURE & CIVIL
ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au
PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

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SSD SUBMISSION	

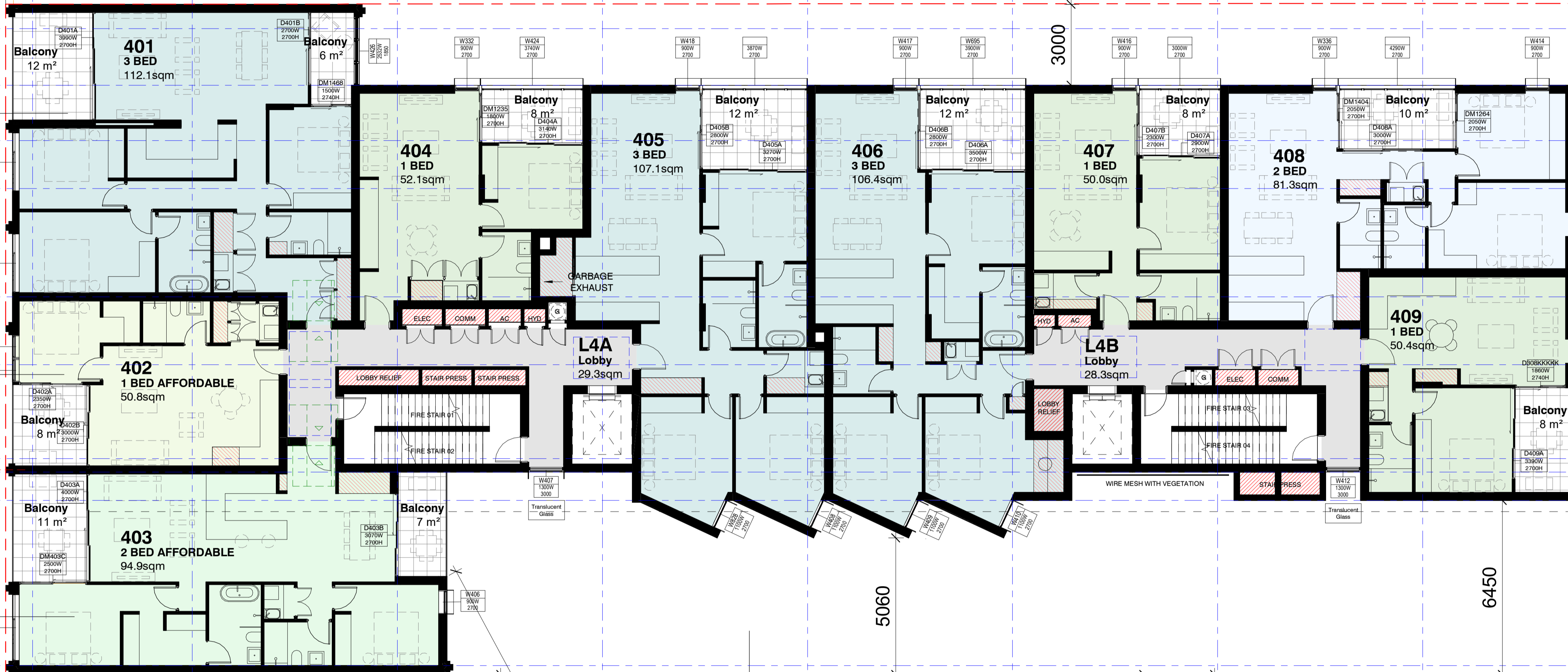
PROJECT	CLIENT
Mixed Use Development 138 Maroubra Road, Maroubra	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153
	AUTHORISED FOR ISSUE
	DIRECTOR DATE

ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	Author	1 : 100	A1	18/09/2025
	DESCRIPTION			5:09:23 PM
	PROJECT No	DRAWING No	REVISION	
	21_435	DA1.107	U	

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A B C D E F G H J
5920 7600 7600 7600 7600 7600 7600 7800



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PACIFIC SQUARE

8549
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ISSUE	DATE	SUBJECT	AUTHORISED
K	15/02/23	ISSUED FOR DA	TP
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

SSD SUBMISSION

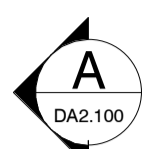
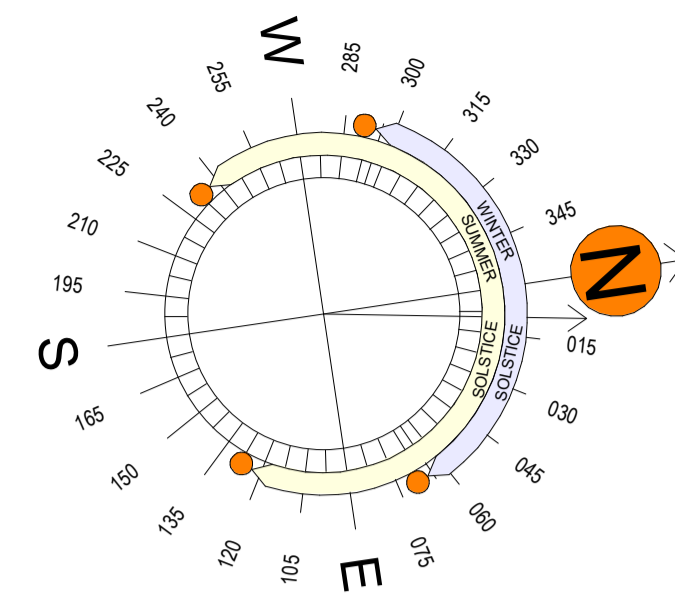
PROJECT
Mixed Use Development 138 Maroubra Road, Maroubra

CLIENT
Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

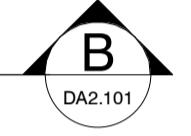
ARCHITECT
djrd architects T +612 9319 2955 ABN: 49 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:100	A1	18/09/2025
DESCRIPTION	LEVEL 4 PLAN		
PROJECT No	DRAWING No	REVISION	
21_435	DA1.108	T	

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A B C D E F G H J
5920 7600 7600 7600 7600 7600 7600 7600



ISSUE	DATE	SUBJECT	AUTHORISED
J	15/02/23	ISSUED FOR DA	TP
K	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
L	29/11/23	AMENDED DA	JH
M	22/02/24	AMENDED DA	ARH
N	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
O	28/11/24	SCHEME UPDATED	JH
P	11/12/24	SCHEME UPDATED	JH
Q	17/02/25	ISSUED FOR SSD SUBMISSION	JH
R	15/05/25	ISSUED FOR SSDA	JH
S	18/09/25	ISSUED FOR SSDA	JH

SERVICES	STRUCTURE & CIVIL
ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au
PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

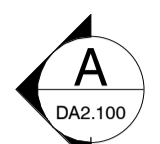
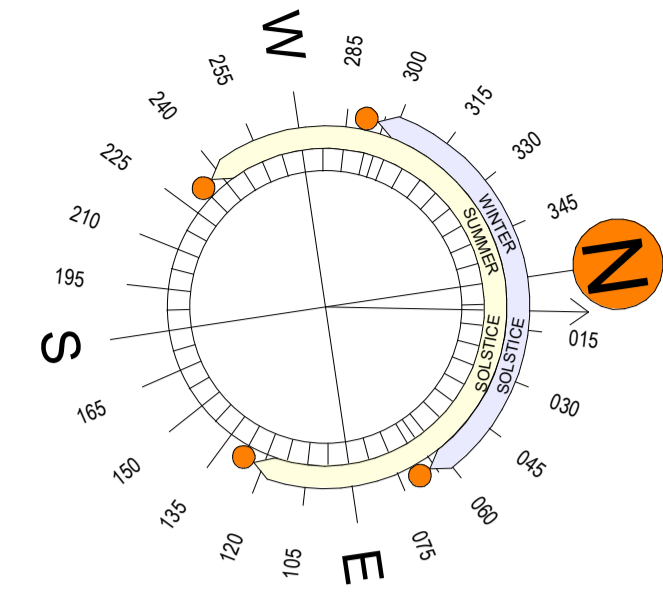
AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
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T +612 9319 2955
ABN: 49 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
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Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	18/09/2025
DESCRIPTION	LEVEL 5 PLAN		
PROJECT No	DRAWING No	REVISION	
21_435	DA1.109	S	

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A B C D E F G H J
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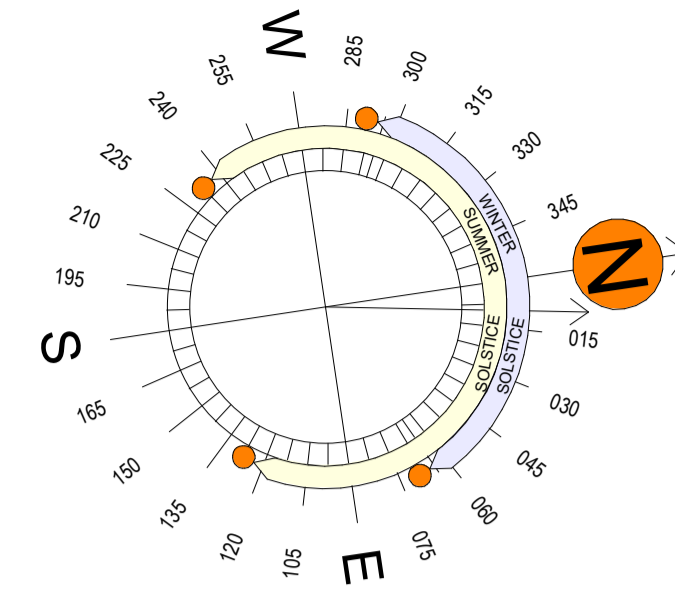


PACIFIC SQUARE

ISSUE J 15/02/23 ISSUED FOR DA K 15/11/23 LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE L 29/11/23 AMENDED DA M 22/02/24 AMENDED DA N 19/11/24 ADJUSTED SCHEME INITIAL ISSUE O 28/11/24 SCHEME UPDATED P 11/12/24 SCHEME UPDATED Q 17/02/25 ISSUED FOR SSD SUBMISSION R 15/05/25 ISSUED FOR SSDA S 18/09/25 ISSUED FOR SSDA		AUTHORISED TP JH JH ARH JH JH JH JH JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 49 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1:100 A1 18/09/2025 5:09:46 PM DESCRIPTION LEVEL 6 PLAN PROJECT No DRAWING No REVISION 21_435 DA1.110 S	
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SSD SUBMISSION

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ISSUE	DATE	SUBJECT	AUTHORISED
K	15/02/23	ISSUED FOR DA	TP
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

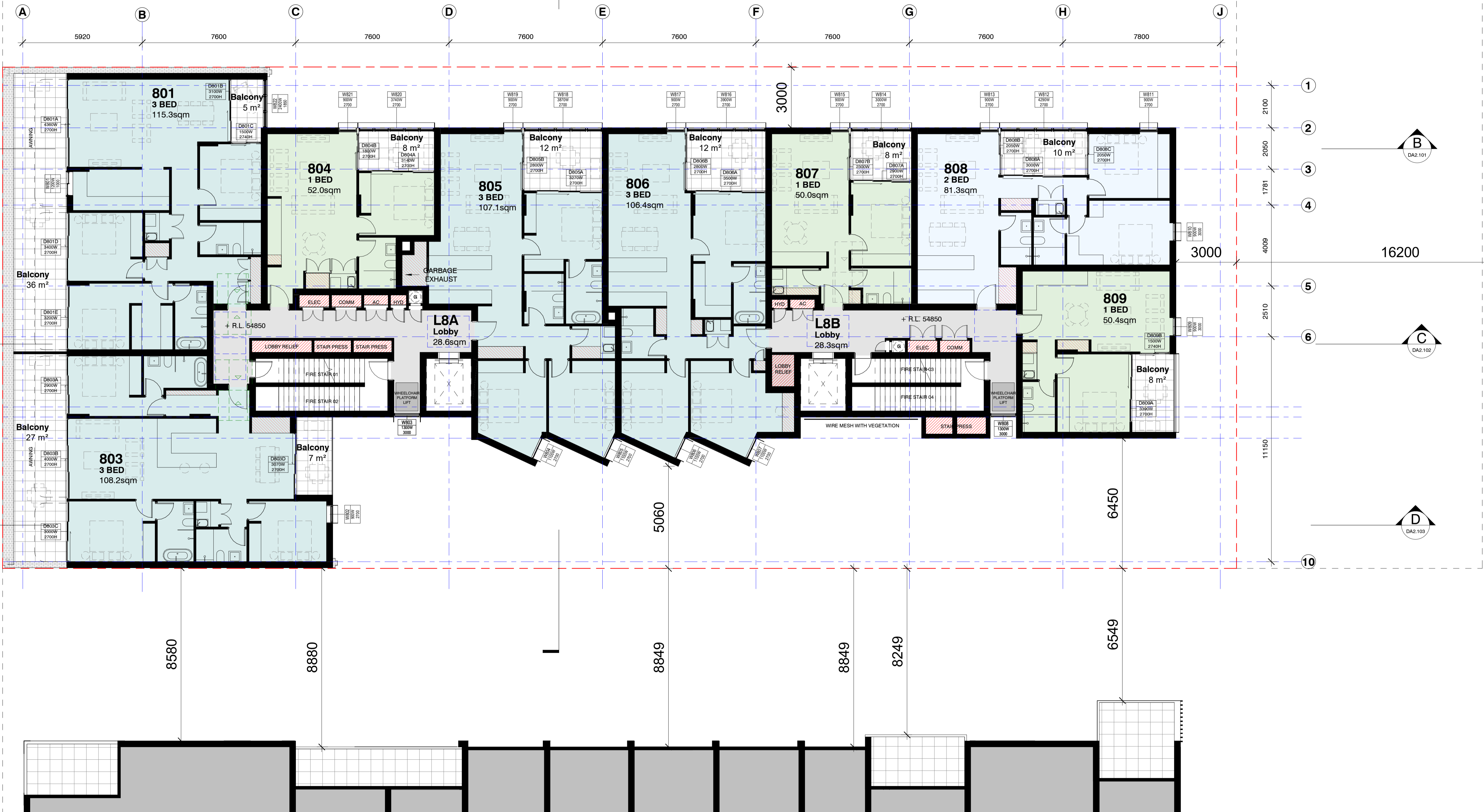
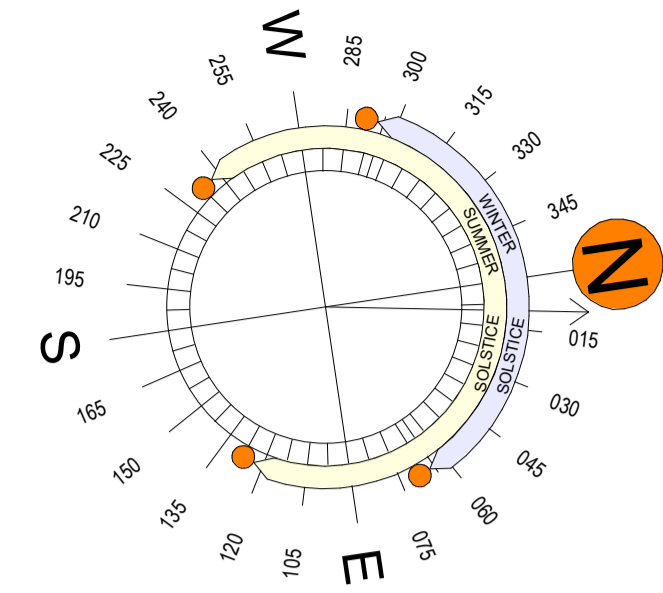
CLIENT
Lindsay Bennelong
21 Solent Circuit, Baulkham Hills New South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955
ABN: 49 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	18/09/2025
DESCRIPTION			
LEVEL 7 PLAN			
PROJECT No	DRAWING No	REVISION	
21_435	DA1.111	T	



ISSUE	DATE	SUBJECT	AUTHORISED
K	15/02/23	ISSUED FOR DA	TP
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

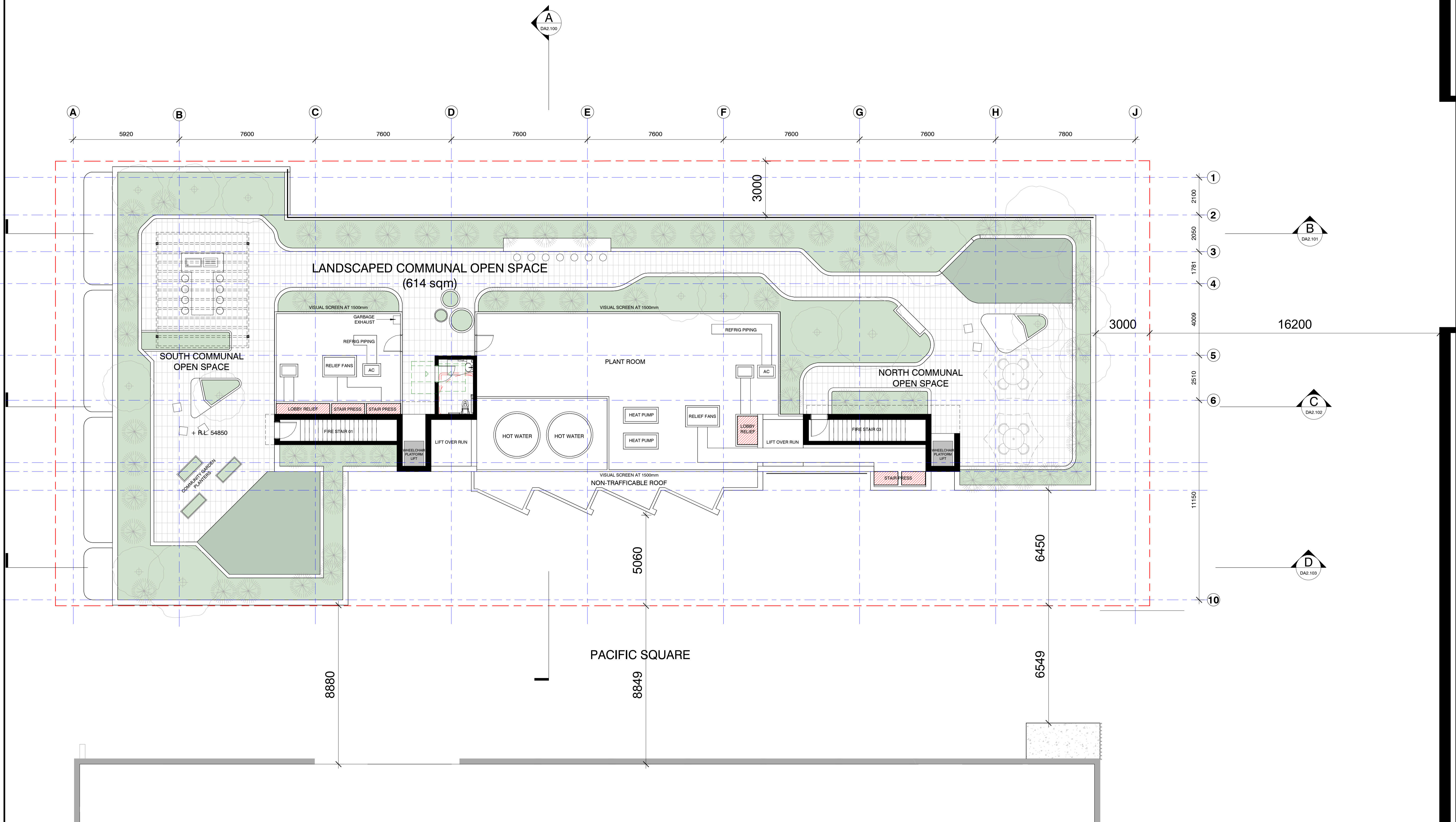
CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills NSW
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:100	A1	18/09/2025
DESCRIPTION LEVEL 8 PLAN			5:10:03 PM
PROJECT No	DRAWING No	REVISION	
21_435	DA1.112	T	



ISSUE	DATE	SUBJECT	AUTHORISED
G	15/02/23	ISSUED FOR DA	TP
H	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
I	29/11/23	AMENDED DA	JH
J	22/02/24	AMENDED DA	ARH
K	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
L	28/11/24	SCHEME UPDATED	JH
M	11/12/24	SCHEME UPDATED	JH
N	17/02/25	ISSUED FOR SSD SUBMISSION	JH
O	15/05/25	ISSUED FOR SSDA	JH
P	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

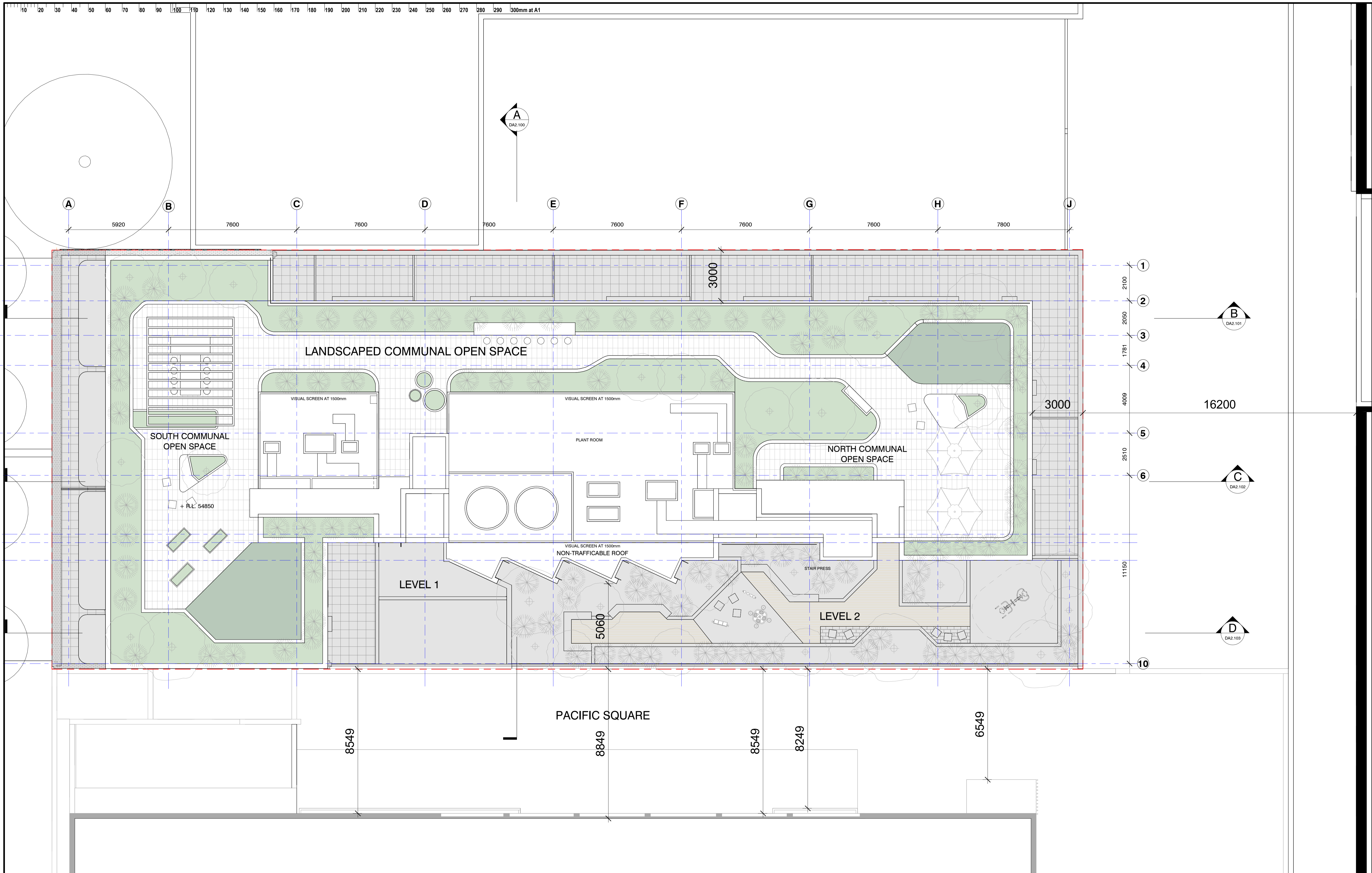
CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:100	A1	18/09/2025
DESCRIPTION			REVISION
ROOF TERRACE PLAN			5:10:08 PM
PROJECT No	DRAWING No	REVISION	
21_435	DA1.113	P	



ISSUE A 28/11/24 SCHEME UPDATED B 11/12/24 SCHEME UPDATED C 17/02/25 ISSUED FOR SSD SUBMISSION D 15/05/25 ISSUED FOR SSDA E 18/09/25 ISSUED FOR SSDA		AUTHORISED JH JH JH JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1:100 A1 18/09/2025 5:10:17 PM DESCRIPTION ROOF PLAN PROJECT No DRAWING No REVISION 21_435 DA1.114 E	
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PACIFIC SQUARE



ISSUE	DATE	SUBJECT	AUTHORISED
G	09/01/23	ISSUED FOR REVIEW	LO
H	19/01/23	ISSUED FOR REVIEW	LO
I	03/02/23	ISSUED FOR REVIEW	TP
J	15/02/23	ISSUED FOR DA	TP
K	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
L	29/11/23	AMENDED DA	JH
M	22/02/24	AMENDED DA	ARH
N	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
O	15/05/25	ISSUED FOR SSDA	JH
P	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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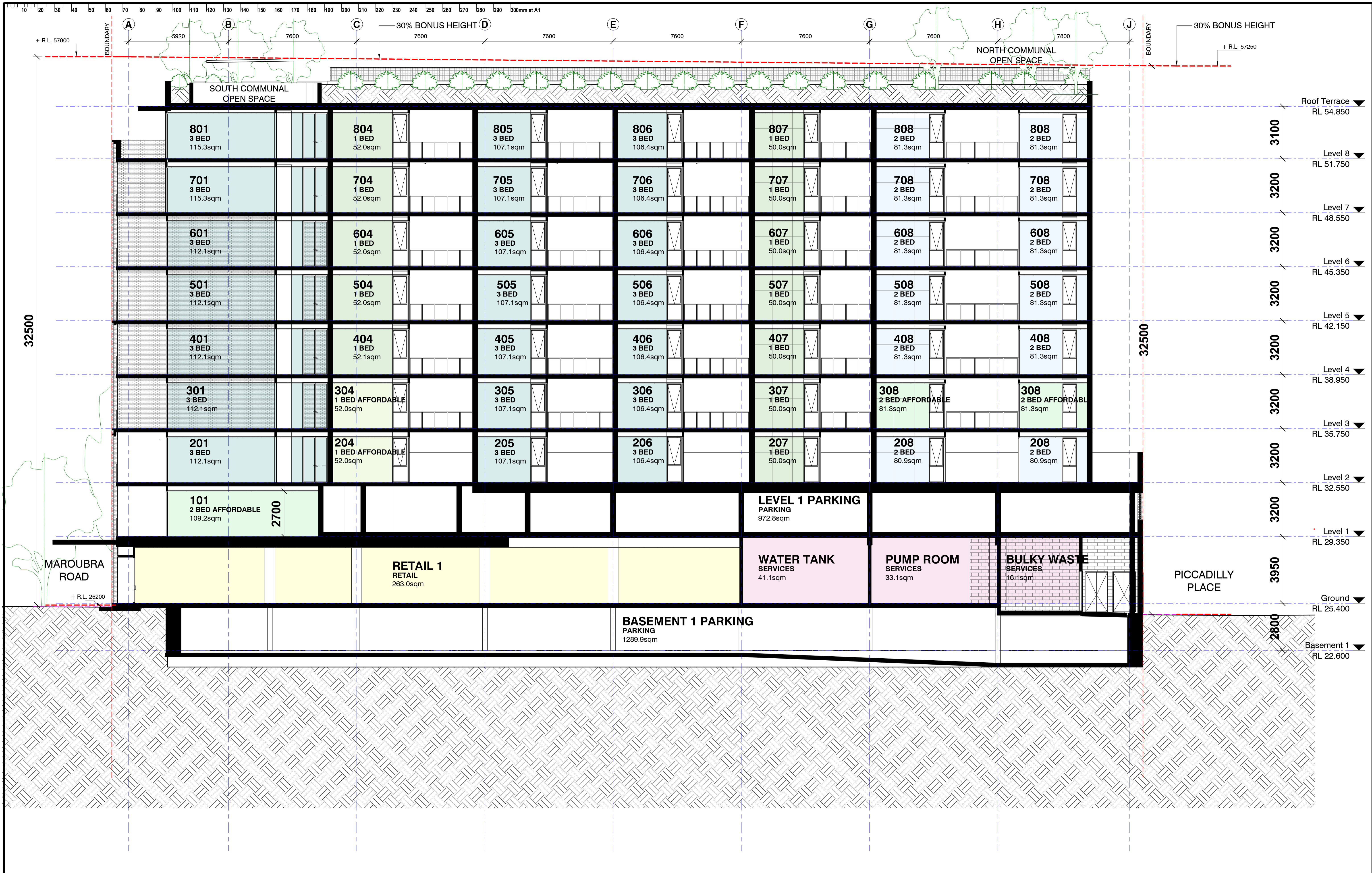
SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT	AUTHORISED FOR ISSUE	DIRECTOR	DATE
Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153			

ARCHITECT	PROJECT No	DRAWING No	REVISION
djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	21_435	DA2.100	P

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:100	A1	18/09/2025
DESCRIPTION	SECTION A		
5:10:23 PM			



ISSUE	DATE	SUBJECT	AUTHORISED
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	21/08/24	ISSUED FOR APPROVAL	ARH
K	15/05/25	ISSUED FOR SSSA	JH
L	18/09/25	ISSUED FOR SSSA	JH

SERVICES	ENGINEERING PARTNERS www.engineeringpartners.com.au
PLANNER	planning & co. www.planningandco.com

STRUCTURE & CIVIL	SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

CLIENT

Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills NSW
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

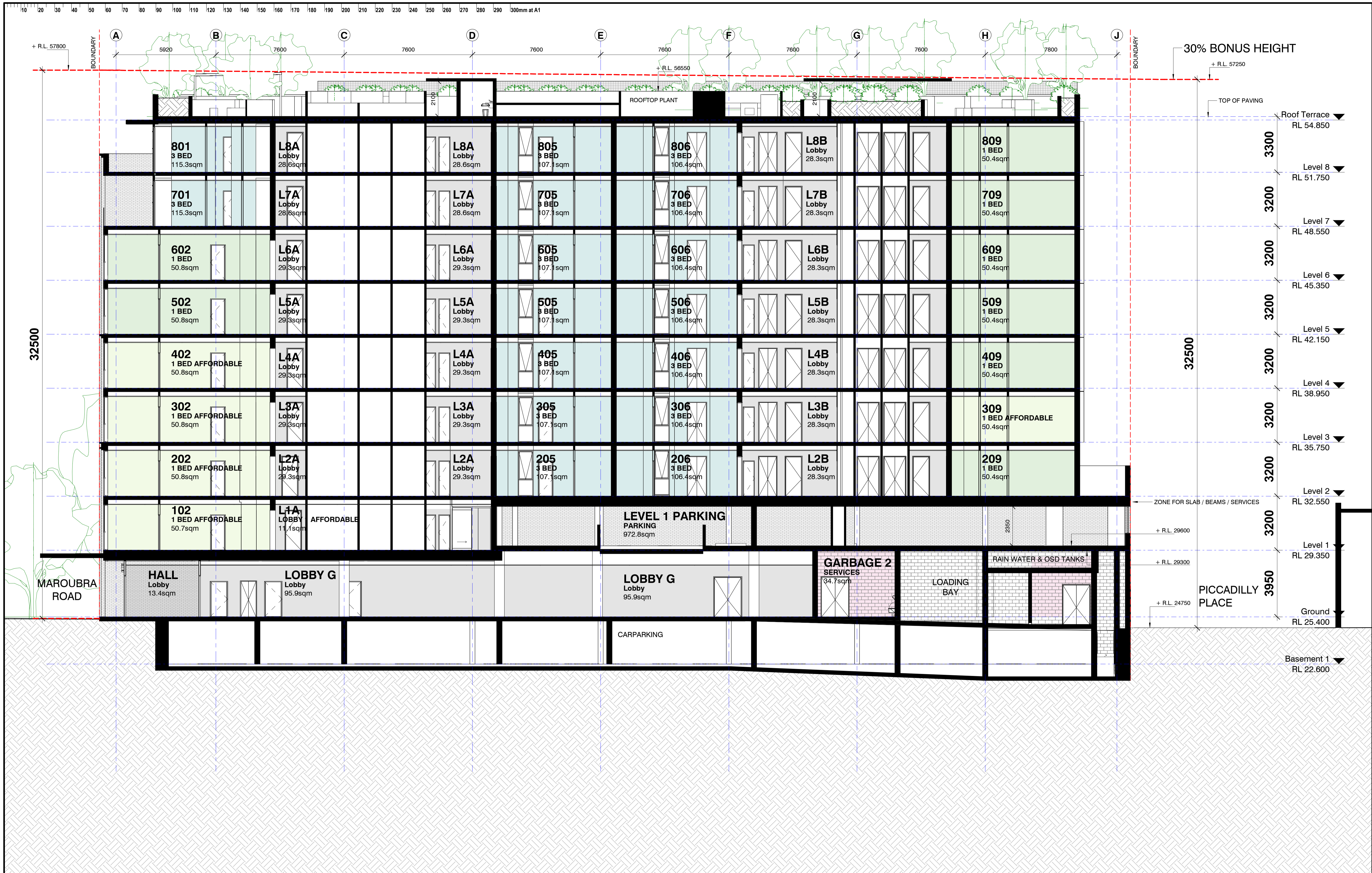
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Nominated Architects:
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Author	1:100	A1	18/09/2025
DESCRIPTION			5:10:31 PM
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PROJECT No	DRAWING No	REVISION	
21_435	DA2.101	L	



ISSUE	DATE	SUBJECT	AUTHORISED
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
M	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
N	28/11/24	SCHEME UPDATED	JH
O	11/12/24	SCHEME UPDATED	JH
P	17/02/25	ISSUED FOR SSD SUBMISSION	JH
Q	15/05/25	ISSUED FOR SSDA	JH
R	18/09/25	ISSUED FOR SSDA	JH

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

CLIENT

Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

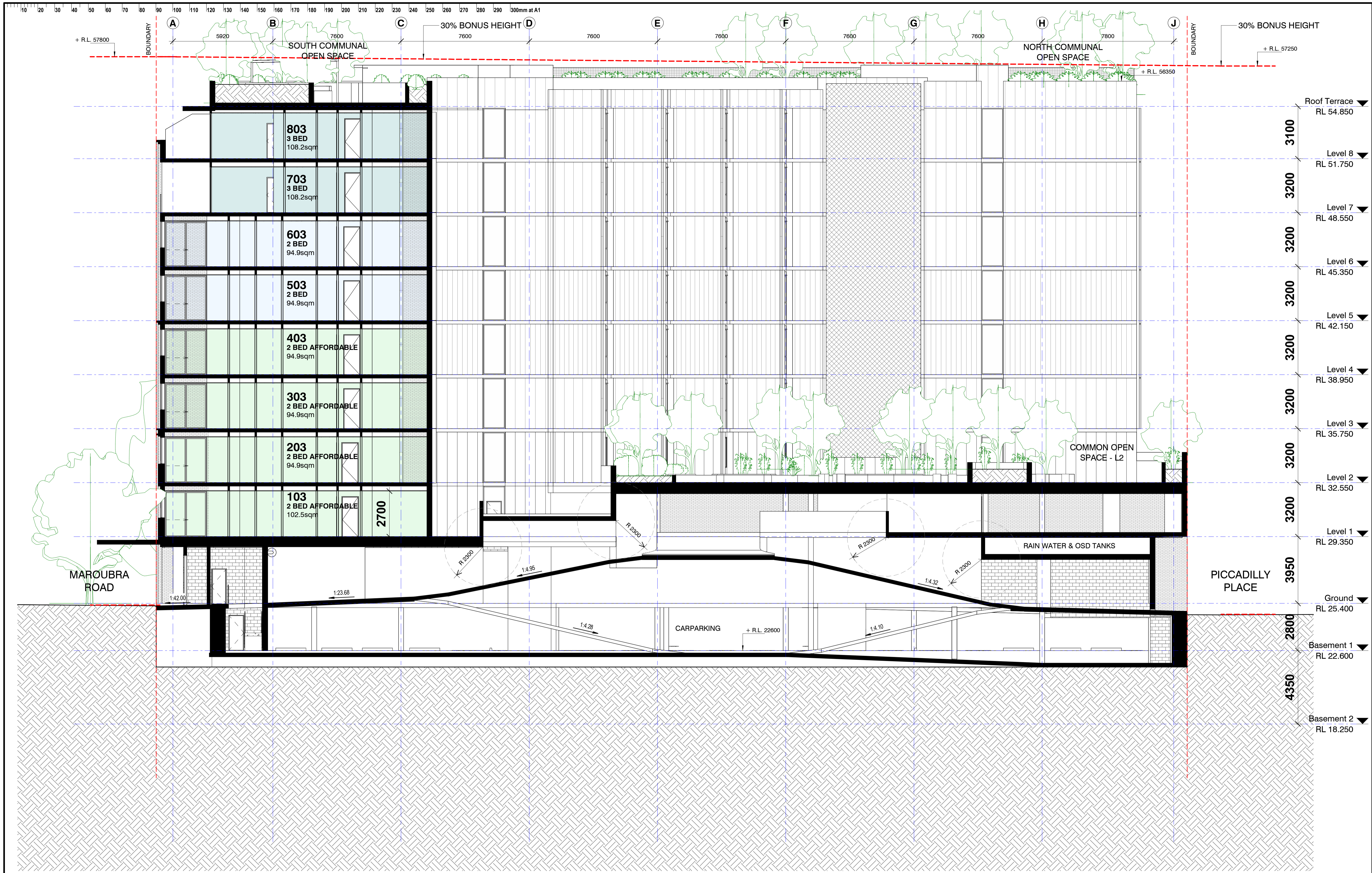
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SECTION C			
PROJECT No	DRAWING No	REVISION	
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ISSUE	DATE	SUBJECT	AUTHORISED
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	15/05/25	ISSUED FOR SSDA	JH
K	18/09/25	ISSUED FOR SSDA	JH

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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

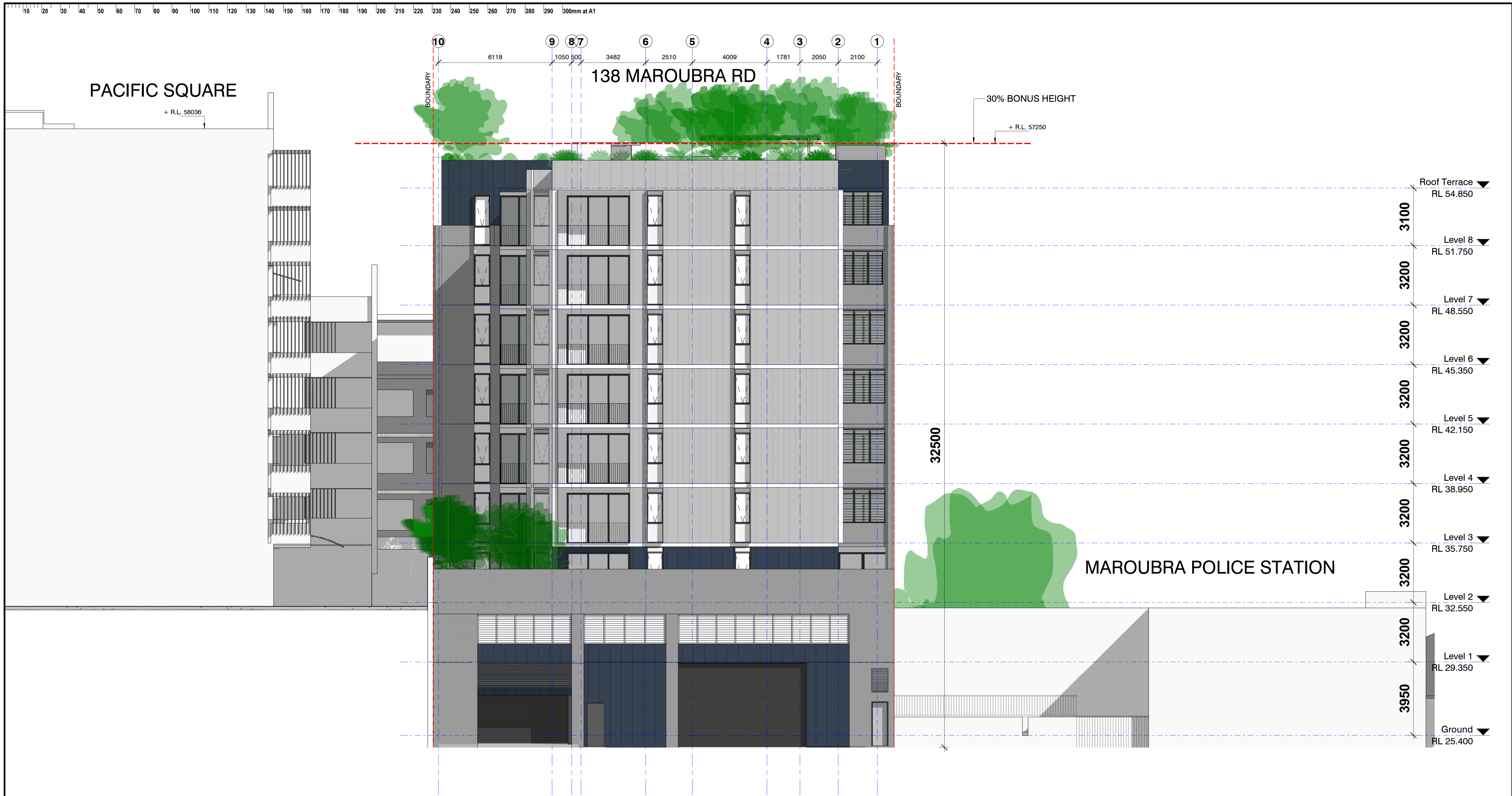
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ISSUE	DATE	SUBJECT	AUTHORISED
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F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

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Author	1:100	A1	18/09/2025
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NORTH ELEVATION			
PROJECT No	DRAWING No	REVISION	
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ISSUE	DATE	SUBJECT	AUTHORISED
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F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
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K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

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Author	1:100	A1	18/09/2025
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EAST ELEVATION			
PROJECT No	DRAWING No	REVISION	
21_435	DA2.201	N	



ISSUE	DATE	SUBJECT	AUTHORISED
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F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
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N	18/09/25	ISSUED FOR SSDA	JH

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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

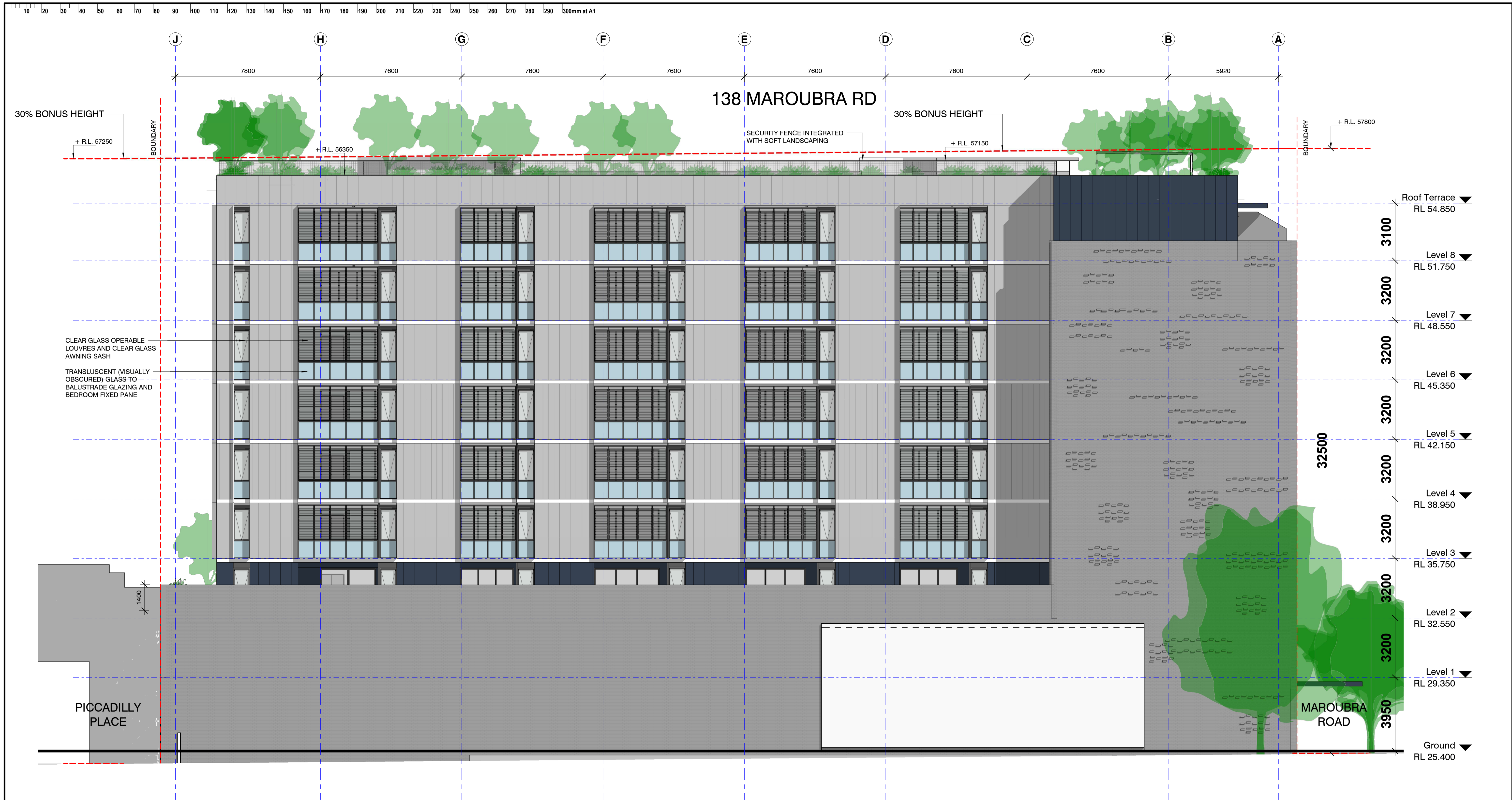
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Author	1:100	A1	18/09/2025
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PROJECT No	DRAWING No	REVISION	
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ISSUE	DATE	SUBJECT	AUTHORISED
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F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

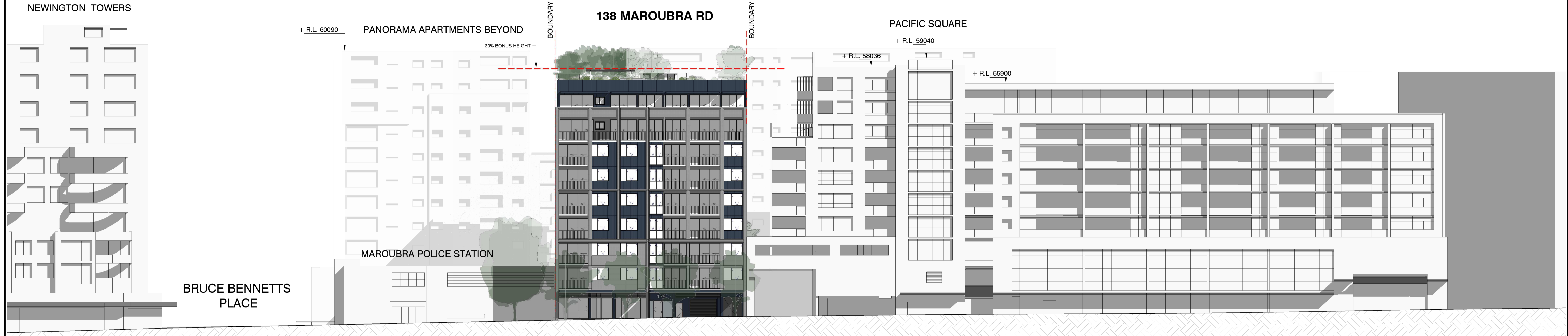
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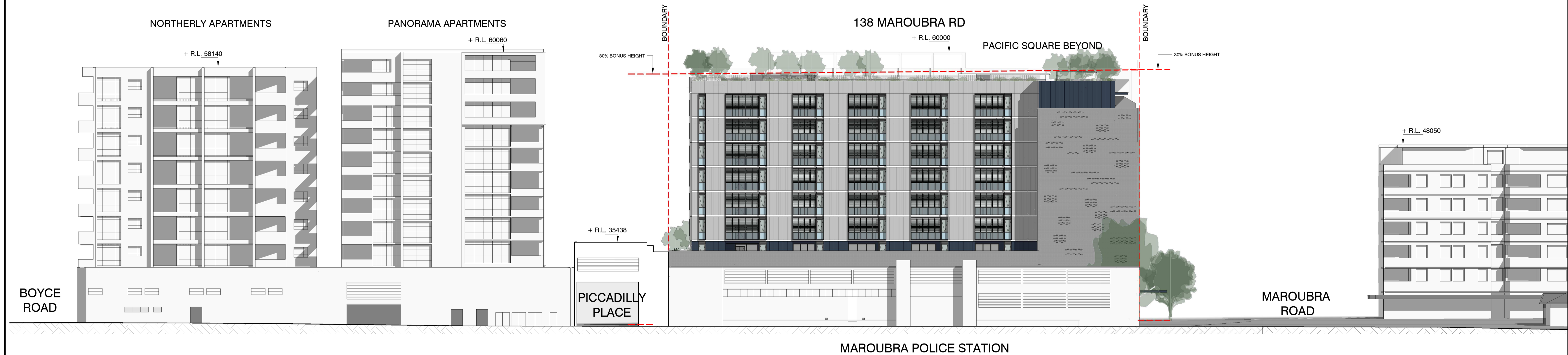
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21_435	DA2.203	N	



1 STREETScape MAROUBRA STREET
PS-3 1:250

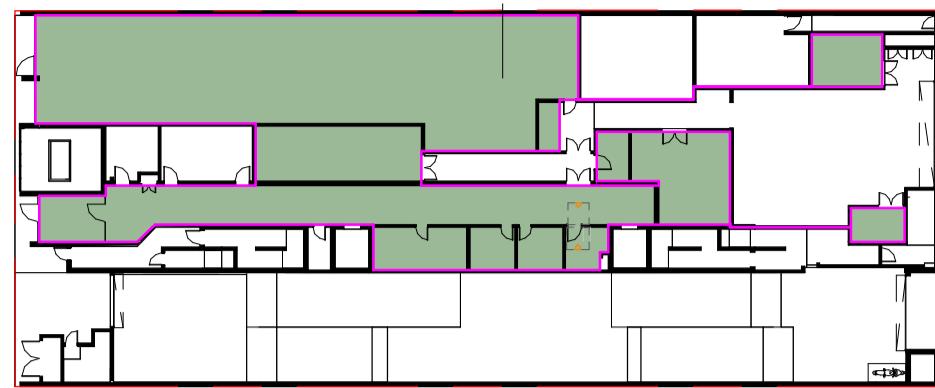


2 STREETScape BRUCE BENNETTS PLACE
PS-3 1:250

ISSUE DATE SUBJECT E 09/01/23 ISSUED FOR REVIEW F 19/01/23 ISSUED FOR REVIEW G 03/02/23 ISSUED FOR REVIEW H 15/02/23 ISSUED FOR DA I 15/11/23 LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE J 29/11/23 AMENDED DA K 22/02/24 AMENDED DA L 16/04/24 SUPPLEMENTARY DA INFORMATION M 15/05/25 ISSUED FOR SSDA N 18/09/25 ISSUED FOR SSDA		AUTHORISED LO LO TP TP JH JH ARH ARH JH JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately. SHEET STATUS SSD SUBMISSION		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1:250 A1 18/09/2025 5:16:04 PM DESCRIPTION STREETScape ELEVATIONS PROJECT No DRAWING No REVISION 21_435 DA2.302 N	
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GROUND

540 m²



1 Ground
1 : 500

LEVEL 5

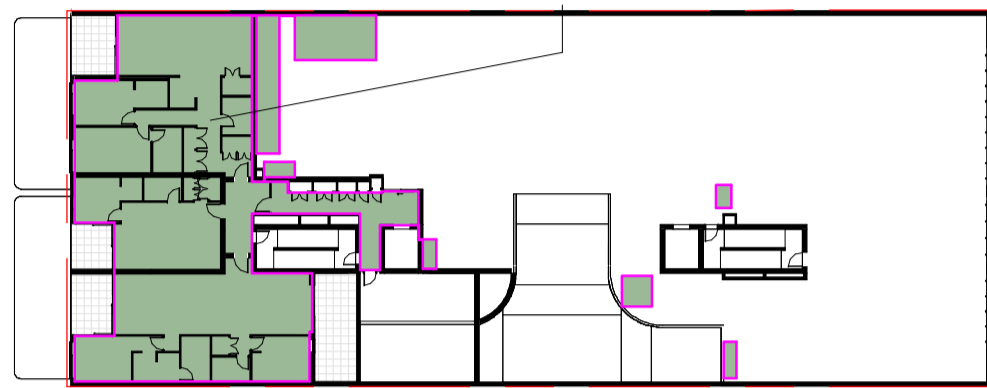
796 m²



6 Level 5
1 : 500

LEVEL 1

347 m²



2 Level 1
1 : 500

LEVEL 6

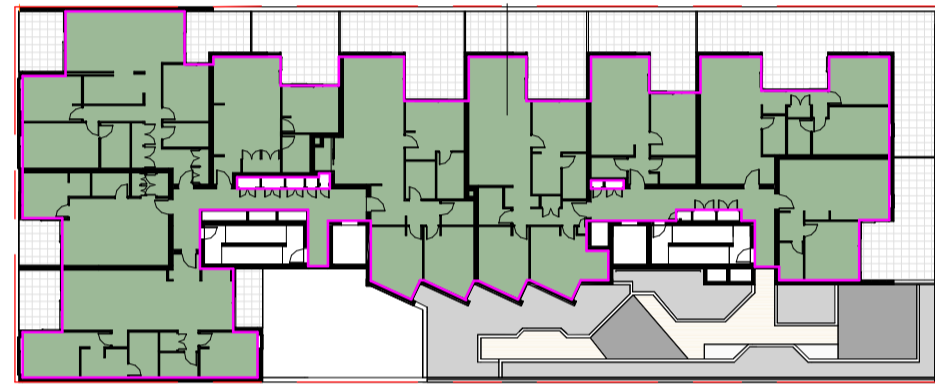
796 m²



7 Level 6
1 : 500

LEVEL 2

795 m²



3 Level 2
1 : 500

LEVEL 7

760 m²



8 Level 7
1 : 500

LEVEL 3

796 m²



4 Level 3
1 : 500

LEVEL 8

760 m²



9 Level 8
1 : 500

LEVEL 4

796 m²



5 Level 4
1 : 500

GROSS FLOOR AREA

Level	Area
GROUND	540 m ²
LEVEL 1	347 m ²
LEVEL 2	795 m ²
LEVEL 3	796 m ²
LEVEL 4	796 m ²
LEVEL 5	796 m ²
LEVEL 6	796 m ²
LEVEL 7	760 m ²
LEVEL 8	760 m ²
Total	6385 m²

DWELLING MIX

Unit type	Number	Net Internal Area
2 BED AFFORDABLE	101	109 m ²
1 BED AFFORDABLE	102	51 m ²
2 BED AFFORDABLE	103	103 m ²
3 BED	201	112 m ²
1 BED AFFORDABLE	202	51 m ²
2 BED AFFORDABLE	203	95 m ²
1 BED AFFORDABLE	204	52 m ²
3 BED	205	107 m ²
3 BED	206	106 m ²
1 BED	207	50 m ²
2 BED	208	81 m ²
1 BED	209	50 m ²
3 BED	301	112 m ²
1 BED AFFORDABLE	302	51 m ²
2 BED AFFORDABLE	303	95 m ²
1 BED AFFORDABLE	304	52 m ²
3 BED	305	107 m ²
3 BED	306	106 m ²
1 BED	307	50 m ²
2 BED AFFORDABLE	308	81 m ²
1 BED AFFORDABLE	309	50 m ²
3 BED	401	112 m ²
1 BED AFFORDABLE	402	51 m ²
2 BED AFFORDABLE	403	95 m ²
1 BED	404	52 m ²
3 BED	405	107 m ²
3 BED	406	106 m ²
1 BED	407	50 m ²
2 BED	408	81 m ²
1 BED	409	50 m ²
3 BED	501	112 m ²
1 BED	502	51 m ²
2 BED	503	95 m ²
1 BED	504	52 m ²
3 BED	505	107 m ²
3 BED	506	106 m ²
1 BED	507	50 m ²
2 BED	508	81 m ²
1 BED	509	50 m ²
3 BED	601	112 m ²
1 BED	602	51 m ²
2 BED	603	95 m ²
1 BED	604	52 m ²
3 BED	605	107 m ²
3 BED	606	106 m ²
1 BED	607	50 m ²
2 BED	608	81 m ²
1 BED	609	50 m ²
3 BED	701	115 m ²
3 BED	703	108 m ²
1 BED	704	52 m ²
3 BED	705	107 m ²
3 BED	706	106 m ²
1 BED	707	50 m ²
2 BED	708	81 m ²
1 BED	709	50 m ²
3 BED	801	115 m ²
3 BED	803	108 m ²
1 BED	804	52 m ²
3 BED	805	107 m ²
3 BED	806	106 m ²
1 BED	807	50 m ²
2 BED	808	81 m ²
1 BED	809	50 m ²
Grand total:	64	5129 m²

NET LETTABLE

Occupancy	Count	Area
APARTMENT	64	5129 m ²
RETAIL	1	263 m ²
Total		5392 m²

PARKING SCHEDULE

Level	Count	Type
Basement 1	37	5400 x 2400 RESIDENTIAL
Basement 1	6	5400 x 3800 RESIDENTIAL ADAPTABLE
Level 1	1	5400 x 2400 ACCESSIBLE VISITOR
Level 1	5	5400 x 2400 CARSHARE
Level 1	10	5400 x 2400 RESIDENTIAL
Level 1	3	5400 x 2400 RETAIL
Level 1	2	5400 x 2400 VISITOR
Level 1	6	5400 x 3800 RESIDENTIAL ADAPTABLE

Grand total: 70

AFFORDABLE DWELLINGS

Unit Type	Number	Net Internal Area
2 BED AFFORDABLE	101	109 m ²
1 BED AFFORDABLE	102	51 m ²
2 BED AFFORDABLE	103	103 m ²
1 BED AFFORDABLE	202	51 m ²
2 BED AFFORDABLE	203	95 m ²
1 BED AFFORDABLE	204	52 m ²
1 BED AFFORDABLE	302	51 m ²
2 BED AFFORDABLE	303	95 m ²
1 BED AFFORDABLE	304	52 m ²
2 BED AFFORDABLE	308	81 m ²
1 BED AFFORDABLE	309	50 m ²
1 BED AFFORDABLE	402	51 m ²
2 BED AFFORDABLE	403	95 m ²
LOBBY 1 AFFORDABLE	L1A	11 m ²
LOBBY 1 AFFORDABLE	L1B	21 m ²
Grand total:	15	968 m²

AFFORDABLE HOUSING COMPONENT

- TOTAL GFA = 6385 SQM
- AFFORDABLE COMPONENT:
REQUIRED 15% = 958 SQM
PROVIDED = 968 SQM
- APARTMENTS 101, 102, 103, 202, 203, 204, 302, 303, 304, 308, 309, 402, 403 PLUS LOBBY CORRIDORS ON LEVEL 1

DWELLING MIX AFFORDABLE

- 1 BEDROOM AFFOR. = 7 UNITS
- 2 BEDROOMS AFFOR. = 6 UNITS
- TOTAL AFFORDABLE = 13 UNITS

TOTAL DWELLING MIX

- 1 BEDROOM = 27 UNITS
- 2 BEDROOMS = 14 UNITS
- 3 BEDROOMS = 23 UNITS
- TOTAL = 64 UNITS

Parking rates

- 1 bedroom / 0.5 car space
- 2 bedrooms / 1 car space
- 3 bedrooms / 1.5 car space

Parking rates affordable units

- 1 bedroom afford. / 0.4 car space
- 2 bedrooms afford. / 0.5 car space
- 3 bedrooms afford. / 1 car space

1 visitor car space per 7 dwellings (Guide to Transport Impact Assessment - GTIA)

- 1B X 20 units = 10 car space
- 2B X 08 units = 8 car space
- 3B X 23 units = 34.5 car space
- TOTAL = 52.5 car spaces (53)

- 1B affordable X 7 units = 2.8 car space
- 2B affordable X 6 units = 3 car space
- 3B affordable X 0 units = 0 car space
- TOTAL AFFORDABLE = 5.8 car spaces (6)

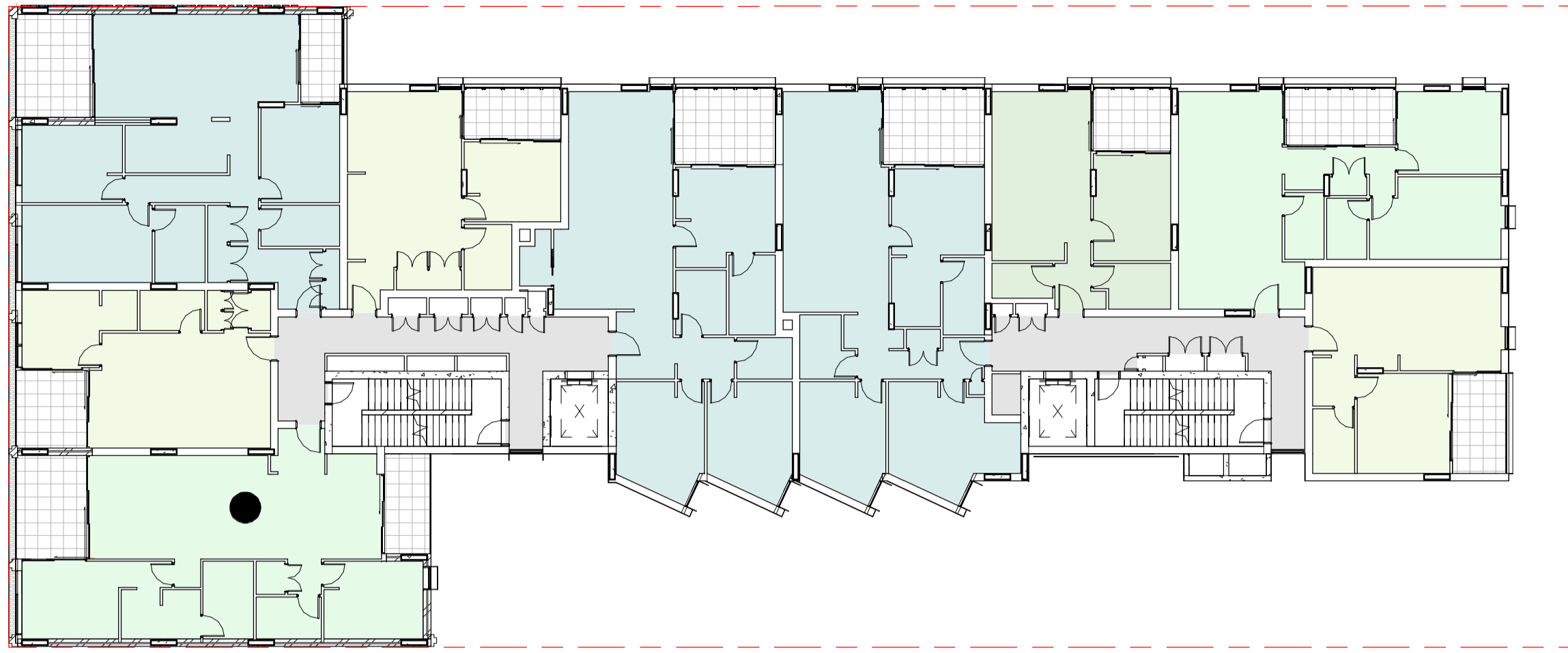
- Visitors = 9 car spaces
- Retail 1/40sqm (263 sqm) = 6.6 car spaces (7)

TOTAL CAR SPACES REQUIRED

- Residential = 53 car spaces
- Residential Affor. = 6 car spaces
- Visitors = 9 car spaces
- Retail = 7 car spaces
- TOTAL = 75 car spaces**

PROVIDED 70 CAR SPACES

Motorbikes 5% of parking requirements = 3
3 motorbikes provided.



ADAPTABLE DWELLINGS

THE BCA HAS NO PRESCRIPTION FOR THE QUANTITY OF DWELLINGS TO MADE ADAPTABLE. AS4299 IS NOT REFERENCED BY THE BCA.

THE RANDWICK DCP REQUIRES 20% OF DWELLINGS TO ADAPTABLE IN ACCORDANCE WITH AS4299

12 DWELLINGS WILL BE ADAPTABLE. THE ACCOMPANYING DIAGRAMS REPRESENT THE 12 DWELLINGS TO BE ADAPTED.

ALL ADAPTABLE APARTMENTS HAVE AN ADAPTABLE CARSPACES THAT IS ON TITLE

- ALL LIGHT SWITCHES ARE TO BE BETWEEN 900-1100 ABOVE FLOOR.
- ROUGH IN GPOs WITH ADEQUATE SLACK IN THE CABLE TO PERMIT RELOCATION TO 600 ABOVE FLOOR.
- SHOWER TAP POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER VERTICAL SLIDING RAIL AS REQUIRED BY AS 4299.
- PROVIDE DGPO IN EACH LAUNDRY IN ACCORDANCE WITH AS 4299.
- MAKE PROVISION FOR FUTURE DGPO BESIDE EACH BATHROOM BASIN IN ACCORDANCE WITH AS 4299.
- AS1428.1 COMPLIANT DOOR HANDLES ARE TO BE RETRO FITTED IN POST ADAPTATION.
- INSTALL PLYWOOD BEHIND BATHROOM SHEET LINING FOR CONVENIENT FIXING OF GRABRAILS TO PAN AND SHOWER.
- PROVIDE SLIP RESISTANT TILES TO KITCHEN, LAUNDRY AND BATHROOMS DV
- PROVIDE THERMOSTATIC MIXING VALVE OR SIMILAR TO LAUNDRY TO ALLOW RESTRICTION OF THE WATER TEMPERATURE IN ACCORDANCE WITH AS 4299.
- INSTALL A GPO ADJACENT THE TELEPHONE
- INSTALL AN ISOLATING SWITCH TO ALL ELECTRIC COOKTOPS
- INSTALL SLIP RESISTANT FLOOR SURFACE
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND LOCATED BETWEEN 900 AND 1100 ABOVE FLOOR LEVEL

SILVER LIVING "LIVEABLE HOUSING"

GUIDANCE IS TAKEN FROM THE SEPP65 AND ACCOMPANYING APARTMENT DESIGN GUIDE (ADG). THEY REQUIRE: - 20% (12) OF DWELLINGS SHOULD ACHIEVE SILVER LEVEL COMPLIANCE WITH THE LIVABLE HOUSING GUIDELINE

GENERALLY:

- BARRIER FREE ENTRY FROM FOOTPATH
- LEVEL LANDING AREA IS TO BE 1200X1200mm CLEAR AT THE ENTRY DOOR. ENTRY DOOR TO BE MIN. 820mm CLEAR.
- INTERNAL DOORS TO BE 820mm CLEAR.
- INTERNAL CORRIDORS TO BE 1000mm MIN. CLEAR.
- A TOILET THAT HAS A CIRCULATION ZONE OF 900 X 1200mm CLEAR IN FRONT, EXCLUSIVE OF THE SWING OF THE DOOR.
- A SHOWER THAT IS SLIP RESISTANT AND HOBLESS.
- EXCEPT FOR SOLID MASONRY OR CONCRETE WALLS, THE WALLS AROUND THE SHOWER, BATH AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS.

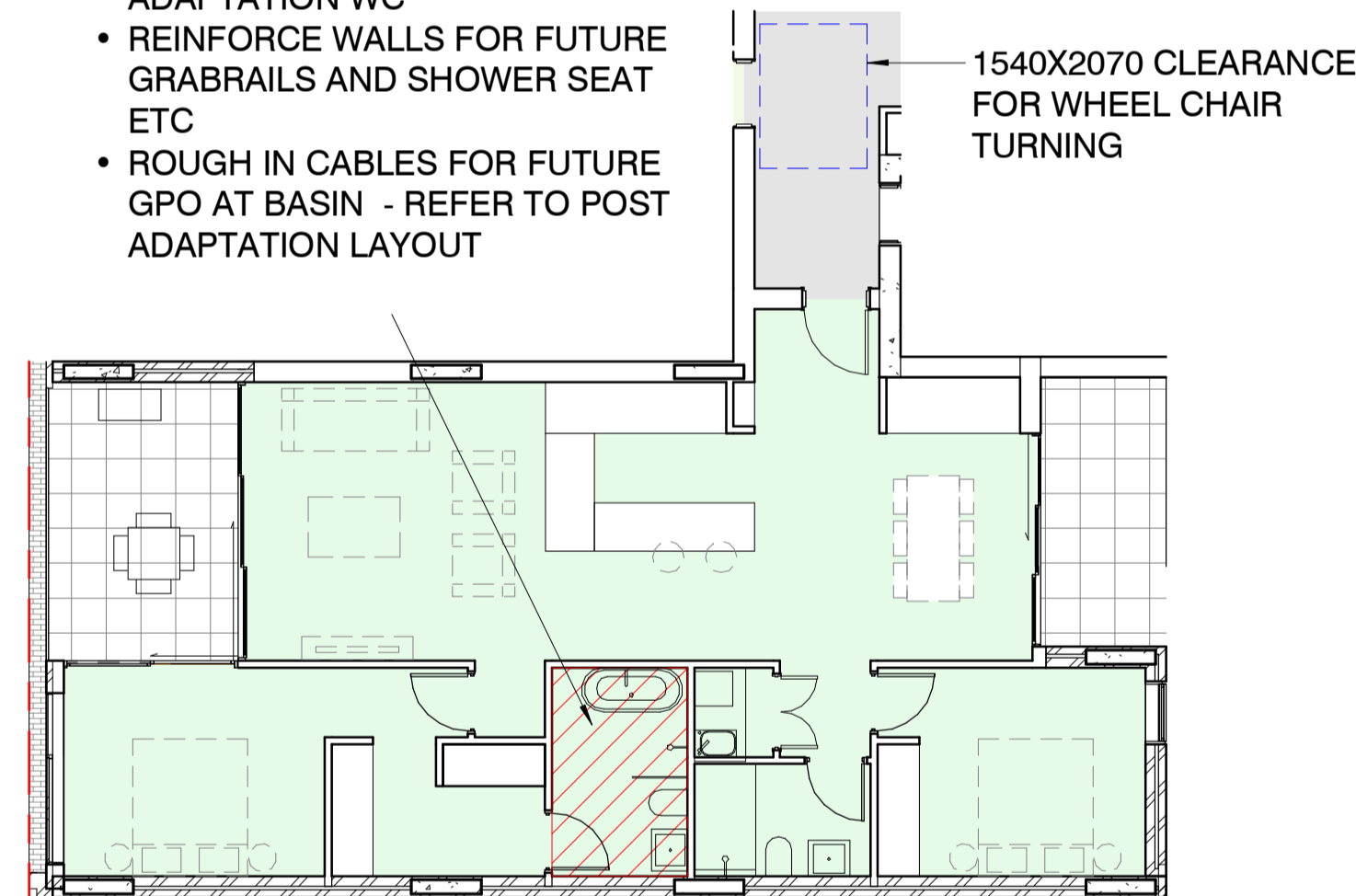
1 TYPICAL PRE-ADAPTATION FLOOR PLATE

DA2-100 1 : 200

PRE ADAPTATION WORK

PRE ADAPTATION PROVISIONS:

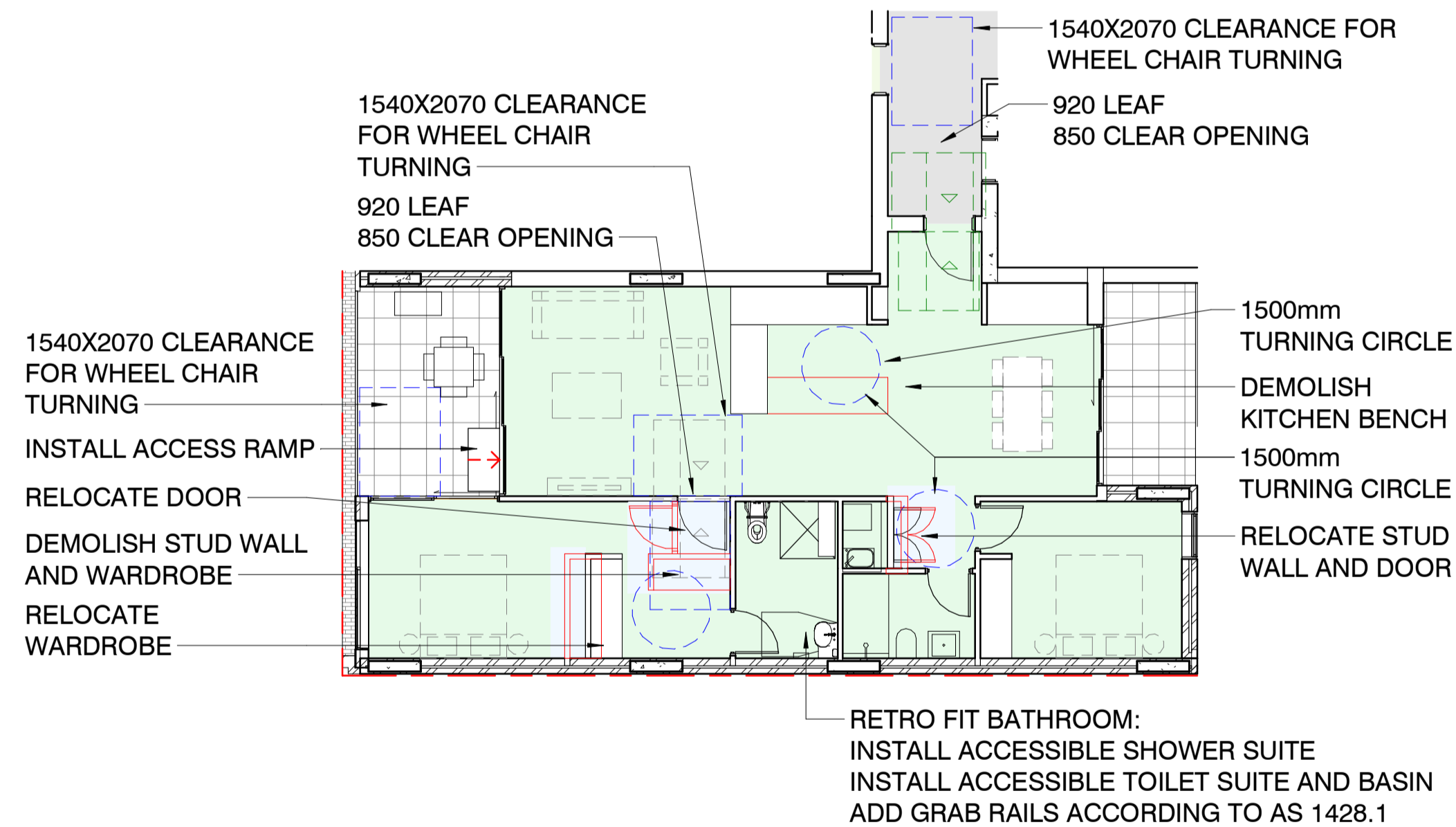
- LOCATE BASIN WASTE OUTSIDE OF ACCESSIBLE BASIN MODULE
- NO HOBS IN SHOWER
- INSTALL BLIND WASTE FOR POST ADAPTATION WC
- REINFORCE WALLS FOR FUTURE GRABRAILS AND SHOWER SEAT ETC
- ROUGH IN CABLES FOR FUTURE GPO AT BASIN - REFER TO POST ADAPTATION LAYOUT



2 APARTMENTS 103, 203, 303, 403, 503, 603

DA2-100 1 : 100

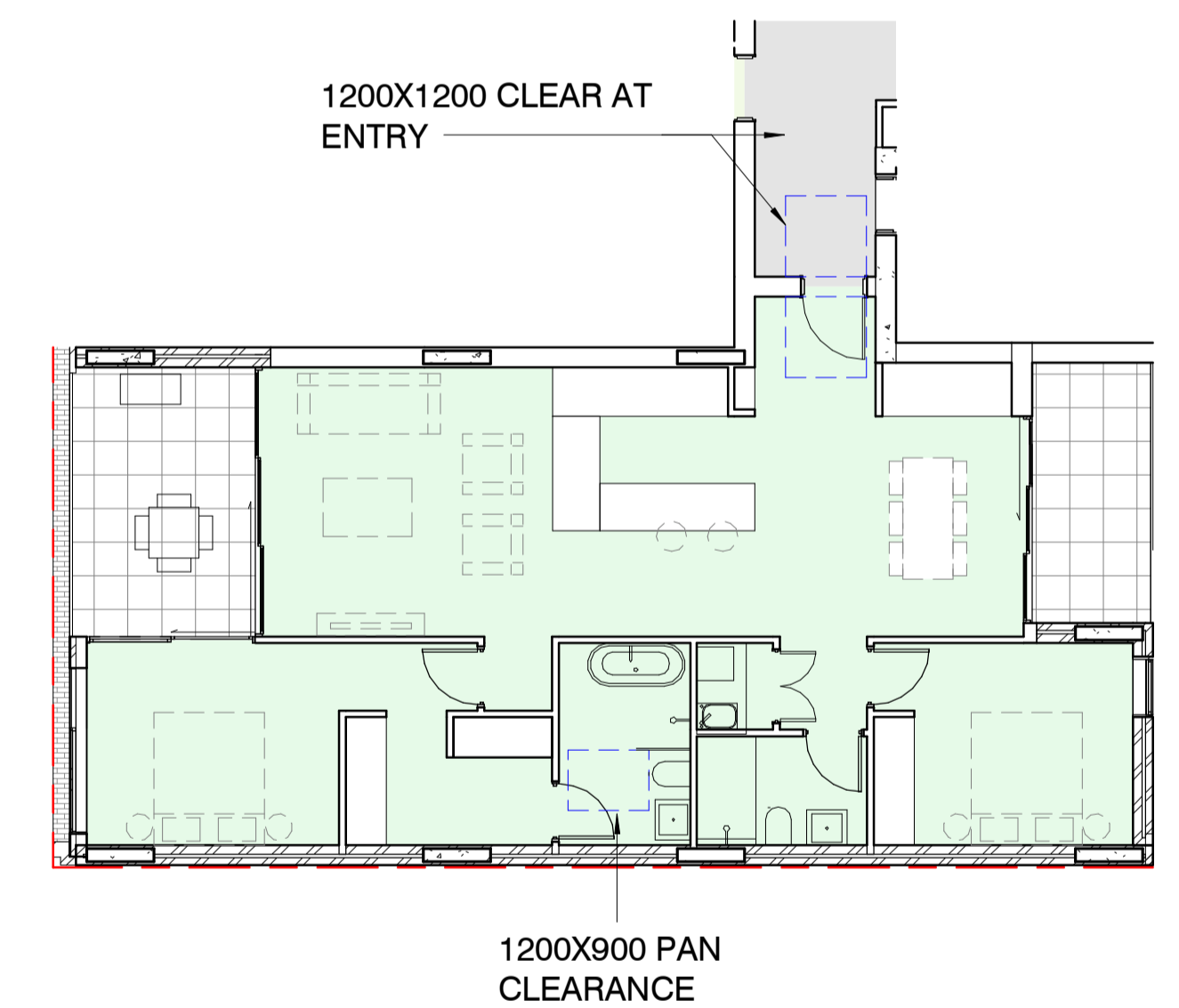
POST ADAPTATION WORK



3 APARTMENTS 103, 203, 303, 403, 503, 603

DA2-100 1 : 100

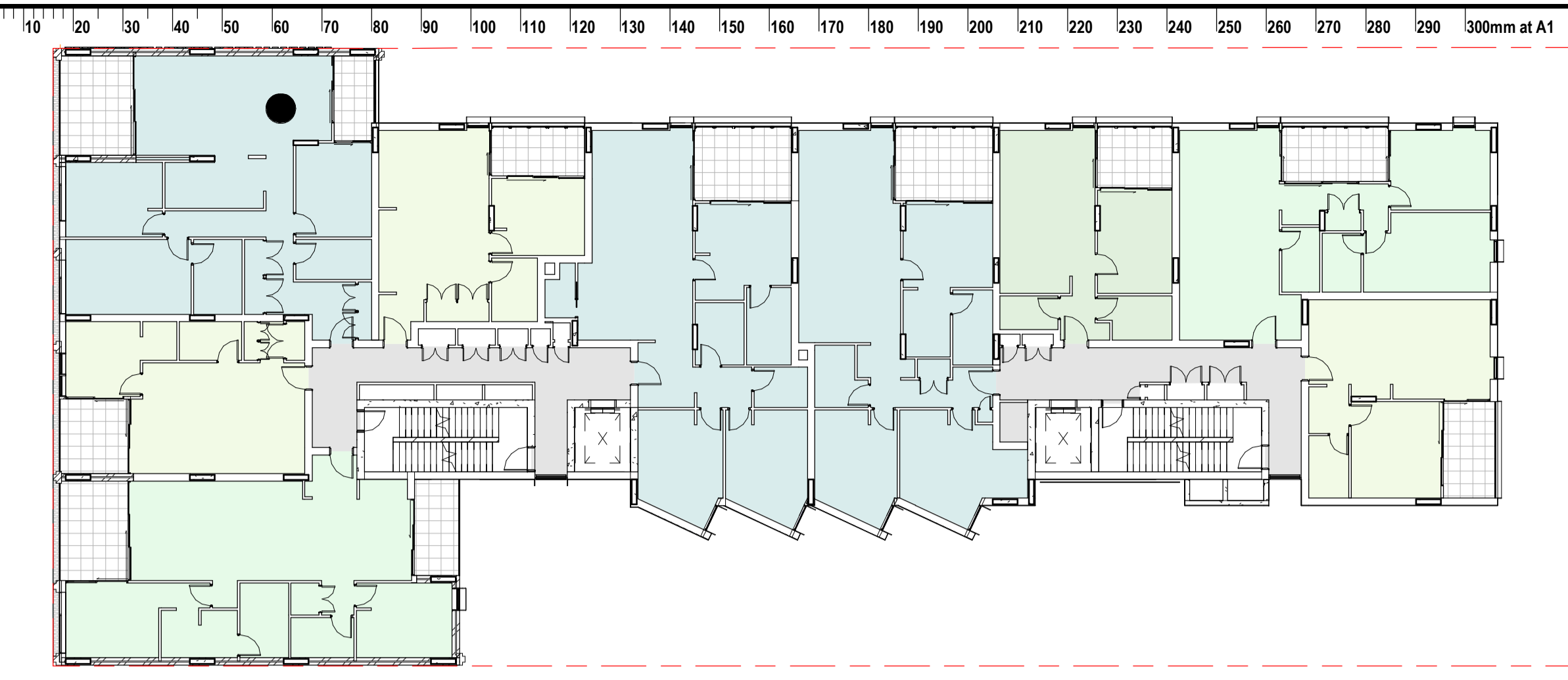
SILVER LIVING



4 APARTMENTS 103, 203, 303, 403, 503, 603

DA2-100 1 : 100

<p>ISSUE DATE SUBJECT</p> <p>A 09/01/23 ISSUED FOR REVIEW</p> <p>B 19/01/23 ISSUED FOR REVIEW</p> <p>C 03/02/23 ISSUED FOR REVIEW</p> <p>D 15/02/23 ISSUED FOR DA</p> <p>E 29/11/23 AMENDED DA</p> <p>F 22/02/24 AMENDED DA</p> <p>G 18/09/25 ISSUED FOR SSSA</p>		<p>AUTHORISED</p> <p>LO</p> <p>LO</p> <p>TP</p> <p>TP</p> <p>JH</p> <p>ARH</p> <p>JH</p>	<p>SERVICES</p> <p>ENGINEERING PARTNERS</p> <p>www.engineeringpartners.com.au</p>	<p>STRUCTURE & CIVIL</p> <p>SCP CONSULTING</p> <p>www.scp.com.au</p>	<p>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</p>	<p>PROJECT</p> <p>Mixed Use Development</p> <p>138 Maroubra Road, Maroubra</p>	<p>CLIENT</p> <p>Lindsay Bennelong</p> <p>21 Solent Circuit, Baulkham Hills New South Wales 2153</p>	<p>ARCHITECT</p> <p>djrd architects</p> <p>T +612 9319 2955</p> <p>ABN: 48 942 921 969</p> <p>Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192</p> <p>63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</p>	<p>DRAWN BY SCALE SHEET SIZE PRINT DATE</p> <p>Author As indicated A1 18/09/2025</p> <p>DESCRIPTION 5:16:26 PM</p> <p>ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1</p> <p>PROJECT No DRAWING No REVISION</p> <p>21_435 DA8.200 G</p>
		<p>PLANNER</p> <p>planning & co.</p> <p>www.planningandco.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>PLACE DESIGN GROUP</p> <p>www.placedesigngroup.com</p>	<p>SHEET STATUS</p> <p>SSD SUBMISSION</p>	<p>DIRECTOR DATE</p>	<p>AUTHORISED FOR ISSUE</p>			



ADAPTABLE DWELLINGS

THE BCA HAS NO PRESCRIPTION FOR THE QUANTITY OF DWELLINGS TO MADE ADAPTABLE. AS4299 IS NOT REFERENCED BY THE BCA.

THE RANDWICK DCP REQUIRES 20% OF DWELLINGS TO ADAPTABLE IN ACCORDANCE WITH AS4299

12 DWELLINGS WILL BE ADAPTABLE.
THE ACCOMPANYING DIAGRAMS REPRESENT THE 12 DWELLINGS TO BE ADAPTED.

ALL ADAPTABLE APARTMENTS HAVE AN ADAPTABLE CARSPACES THAT IS ON TITLE

- ALL LIGHT SWITCHES ARE TO BE BETWEEN 900-1100 ABOVE FLOOR.
- ROUGH IN GPOS WITH ADEQUATE SLACK IN THE CABLE TO PERMIT RELOCATION TO 600 ABOVE FLOOR.
- SHOWER TAP POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER VERTICAL SLIDING RAIL AS REQUIRED BY AS 4299.
- PROVIDE DGPO IN EACH LAUNDRY IN ACCORDANCE WITH AS 4299.
- MAKE PROVISION FOR FUTURE DGPO BESIDE EACH BATHROOM BASIN IN ACCORDANCE WITH AS 4299.
- AS1428.1 COMPLIANT DOOR HANDLES ARE TO BE RETRO FITTED IN POST ADAPTATION.
- INSTALL PLYWOOD BEHIND BATHROOM SHEET LINING FOR CONVENIENT FIXING OF GRABRAILS TO PAN AND SHOWER.
- PROVIDE SLIP RESISTANT TILES TO KITCHEN, LAUNDRY AND BATHROOMS DV
- PROVIDE THERMOSTATIC MIXING VALVE OR SIMILAR TO LAUNDRY TO ALLOW RESTRICTION OF THE WATER TEMPERATURE IN ACCORDANCE WITH AS 4299.
- INSTALL A GPO ADJACENT THE TELEPHONE
- INSTALL AN ISOLATING SWITCH TO ALL ELECTRIC COOKTOPS
- INSTALL SLIP RESISTANT FLOOR SURFACE
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND LOCATED BETWEEN 900 AND 1100 ABOVE FLOOR LEVEL

SILVER LIVING "LIVEABLE HOUSING"

GUIDANCE IS TAKEN FROM THE SEPP65 AND ACCOMPANYING APARTMENT DESIGN GUIDE (ADG). THEY REQUIRE:
- 20% (12) OF DWELLINGS SHOULD ACHIEVE SILVER LEVEL COMPLIANCE WITH THE LIVABLE HOUSING GUIDELINE

GENERALLY:

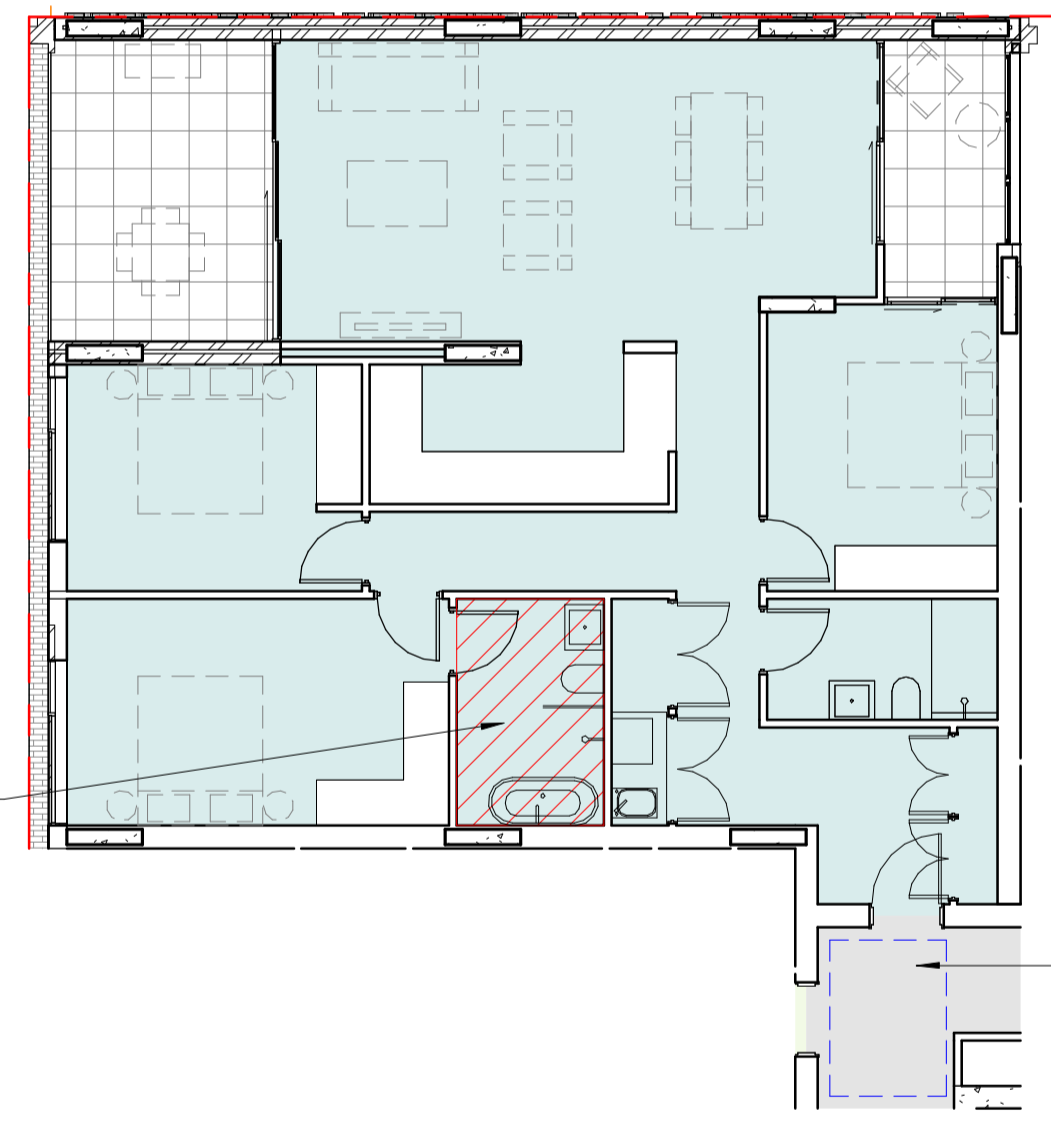
- BARRIER FREE ENTRY FROM FOOTPATH
- LEVEL LANDING AREA IS TO BE 1200X1200mm CLEAR AT THE ENTRY DOOR. ENTRY DOOR TO BE MIN. 820mm CLEAR.
- INTERNAL DOORS TO BE 820mm CLEAR.
- INTERNAL CORRIDORS TO BE 1000mm MIN. CLEAR.
- A TOILET THAT HAS A CIRCULATION ZONE OF 900 X 1200mm CLEAR IN FRONT, EXCLUSIVE OF THE SWING OF THE DOOR.
- A SHOWER THAT IS SLIP RESISTANT AND HOBLESS.
- EXCEPT FOR SOLID MASONRY OR CONCRETE WALLS, THE WALLS AROUND THE SHOWER, BATH AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS.

1 TYPICAL PRE-ADAPTATION FLOOR PLATE
1 : 200

PRE ADAPTATION WORK

PRE ADAPTATION PROVISIONS:

- LOCATE BASIN WASTE OUTSIDE OF ACCESSIBLE BASIN MODULE
- NO HOBS IN SHOWER
- INSTALL BLIND WASTE FOR POST ADAPTATION WC
- REINFORCE WALLS FOR FUTURE GRABRAILS AND SHOWER SEAT ETC.
- ROUGH IN CABLES FOR FUTURE GPO AT BASIN - REFER TO POST ADAPTATION LAYOUT
- INSTALL EXTRA FLOOR MEMBRANE INTO AREAS AS SHOWN IN RED

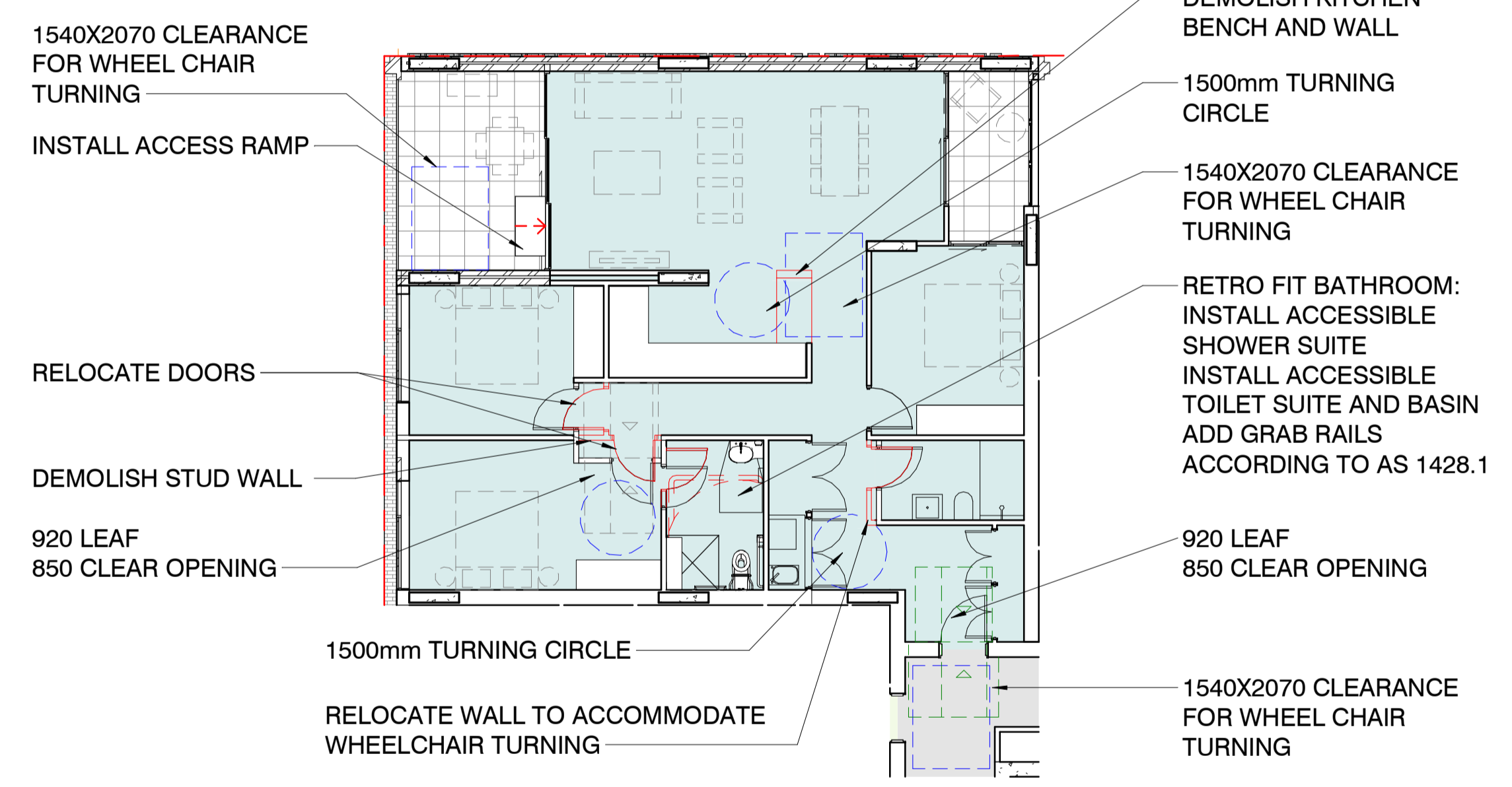


1540X2070 CLEARANCE FOR WHEEL CHAIR TURNING

2 APARTMENTS 201, 301, 401, 501, 601
1 : 100

NOTE:
APARTMENT 701 IS ALSO ADAPTABLE AND UTILISES SIMILAR POST ADAPTATION WORKS AS 201, 301, 401, 501, 601

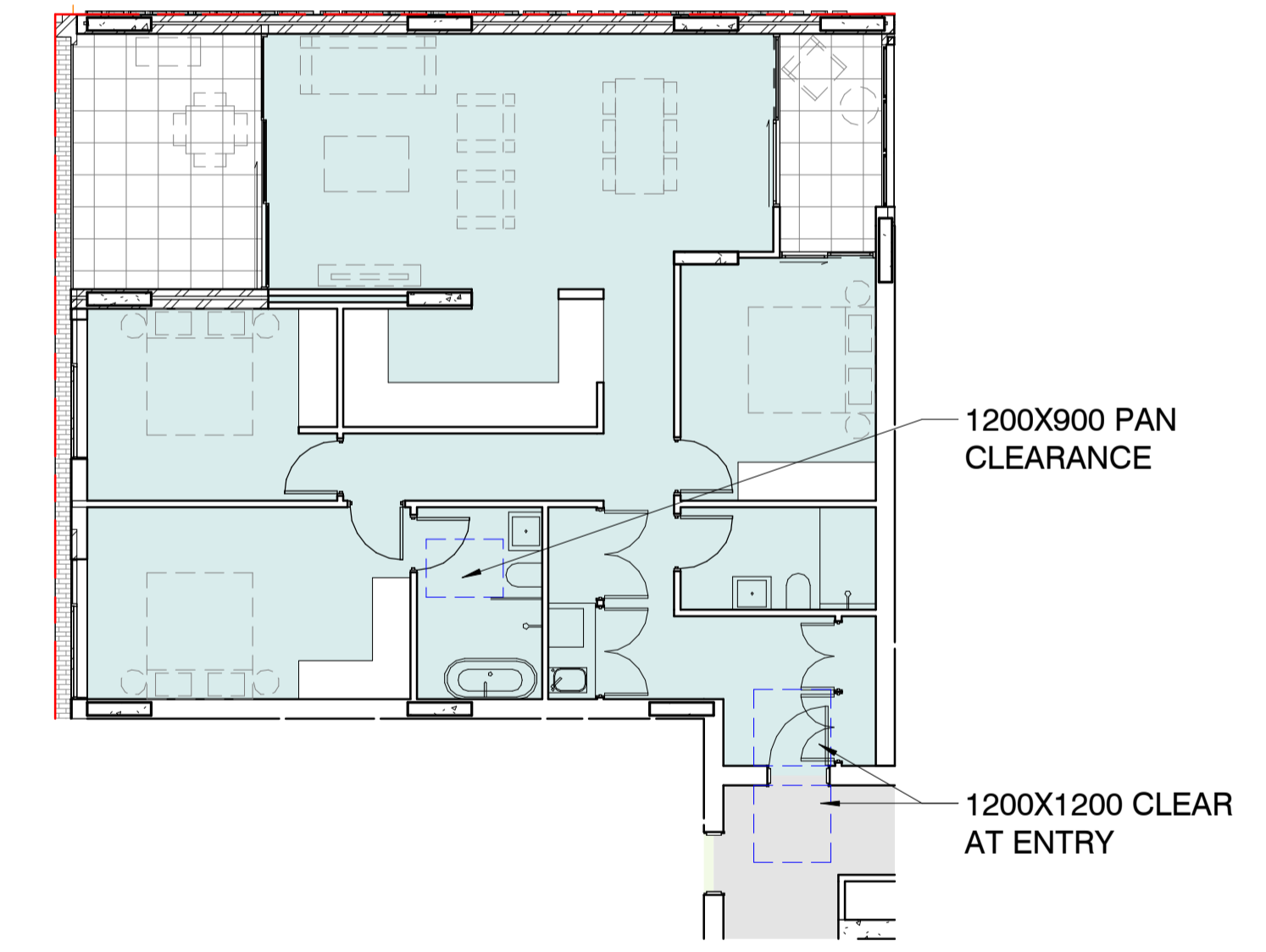
POST ADAPTATION WORK



3 APARTMENTS 201, 301, 401, 501, 601
1 : 100

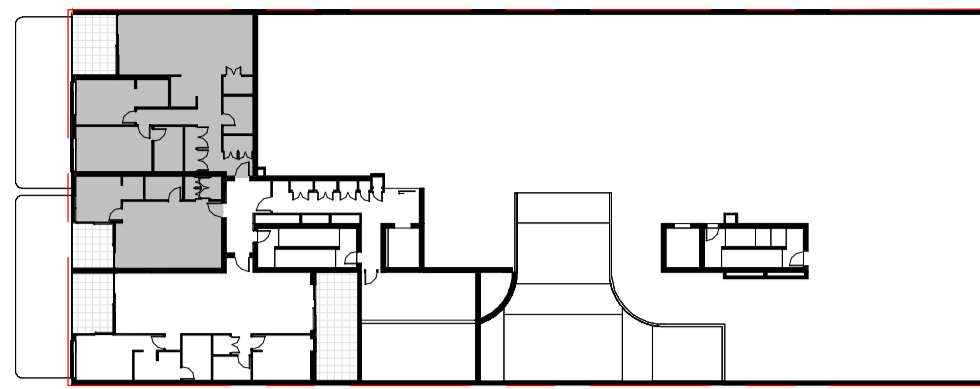
NOTE:
APARTMENT 701 IS ALSO ADAPTABLE AND UTILISES SIMILAR POST ADAPTATION WORKS AS 201, 301, 401, 501, 601

SILVER LIVING

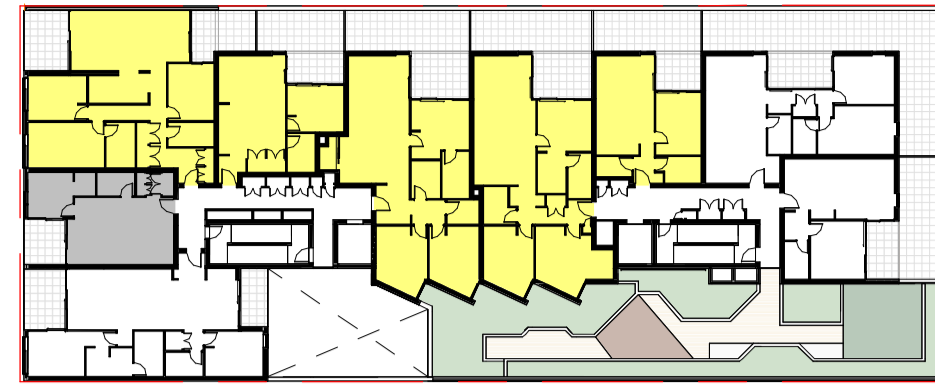


4 APARTMENTS 201, 301, 401, 501, 601
1 : 100

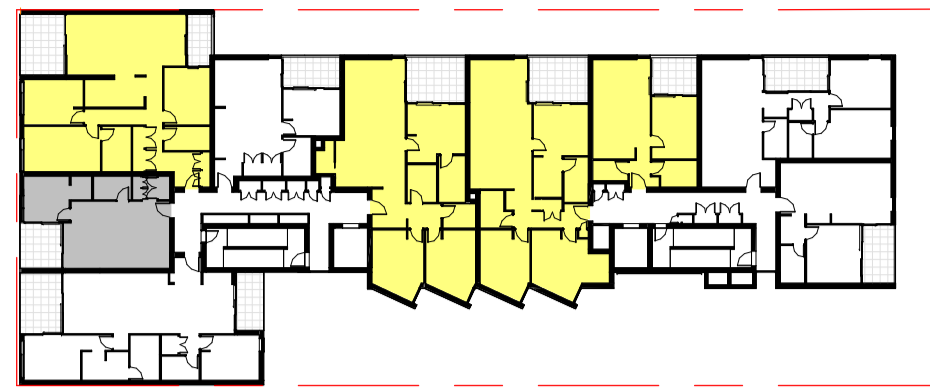
ISSUE DATE SUBJECT AUTHORIZED B 7/10/22 FOR REVIEW JH C 15/11/22 ISSUED FOR CONSULTANT COORDINATION LO D 07/12/22 ISSUED FOR REVIEW JH E 09/01/23 ISSUED FOR REVIEW LO F 19/01/23 ISSUED FOR REVIEW LO G 03/02/23 ISSUED FOR REVIEW TP H 15/02/23 ISSUED FOR DA TP I 29/11/23 AMENDED DA JH J 22/02/24 AMENDED DA ARH K 18/09/25 ISSUED FOR SSDA JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Bulkhams Hills New South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author As indicated A1 18/09/2025 5:16:34 PM DESCRIPTION ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2 PROJECT No DRAWING No REVISION 21_435 DA8.201 K	
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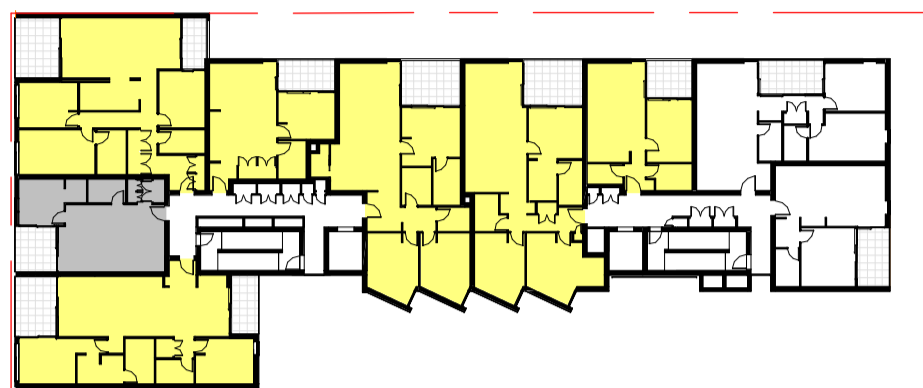
1 Level 1 SOLAR
DA2.100 1: 500



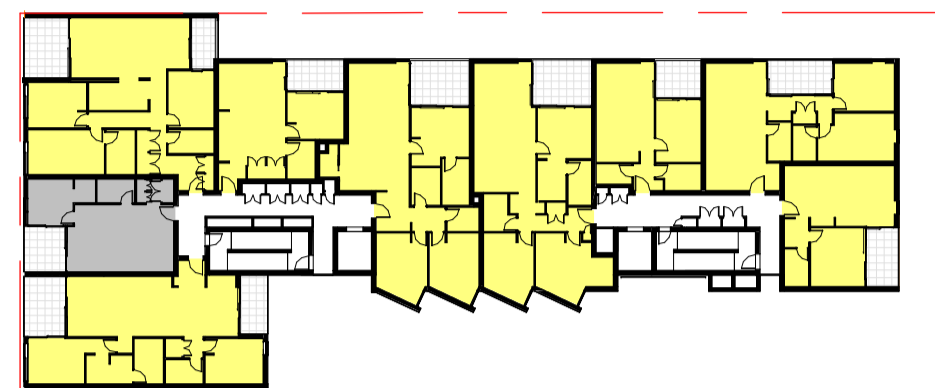
2 Level 2 SOLAR
DA2.100 1: 500



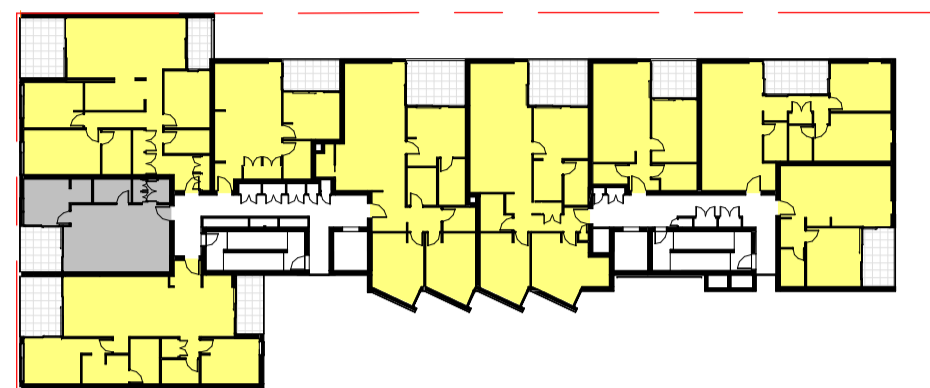
3 Level 3 SOLAR
DA2.100 1: 500



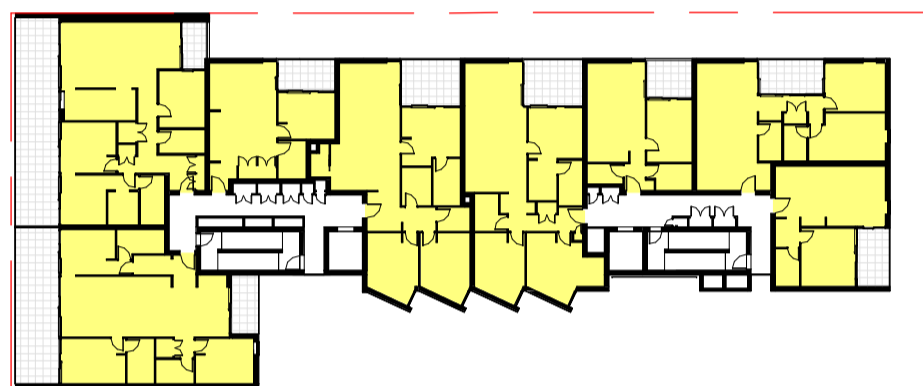
4 Level 4 SOLAR
DA2.100 1: 500



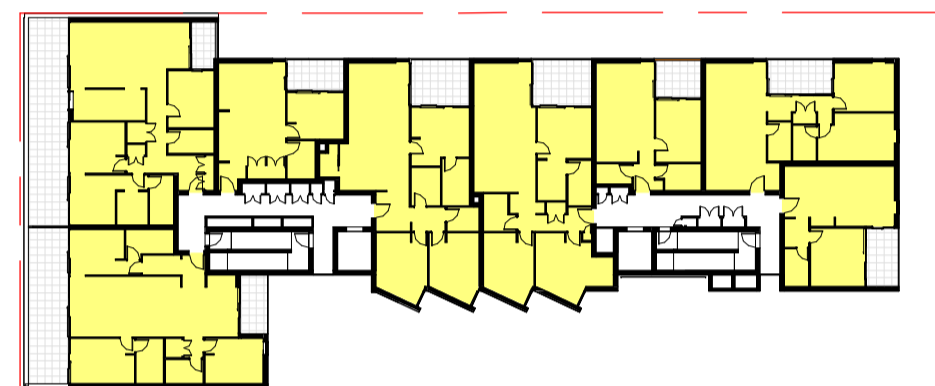
5 Level 5 SOLAR
DA2.100 1: 500



6 Level 6 SOLAR
DA2.100 1: 500



7 LEVEL 7 SOLAR
DA2.100 1: 500



8 LEVEL 8 SOLAR
DA2.100 1: 500

ADG SOLAR ACCESS
ADG SOLAR ACCESS

47
47

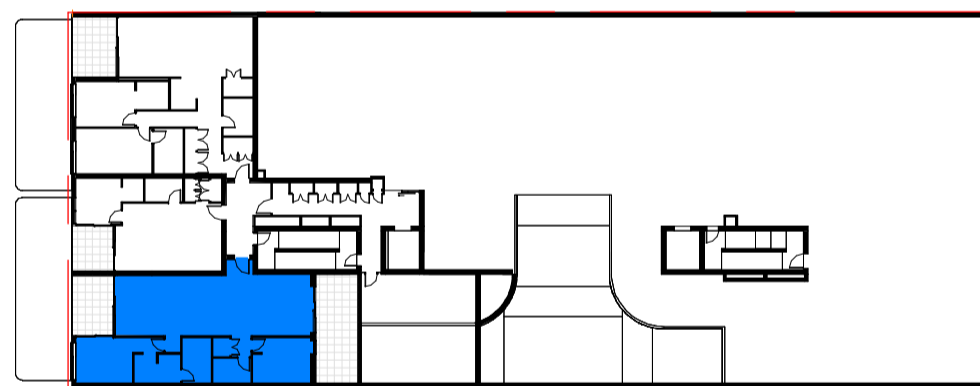
ADG SOLAR ACCESS

ADG MINIMUM = 70%
44.8 UNITS REQUIRED
47 UNITS PROPOSED (73%)

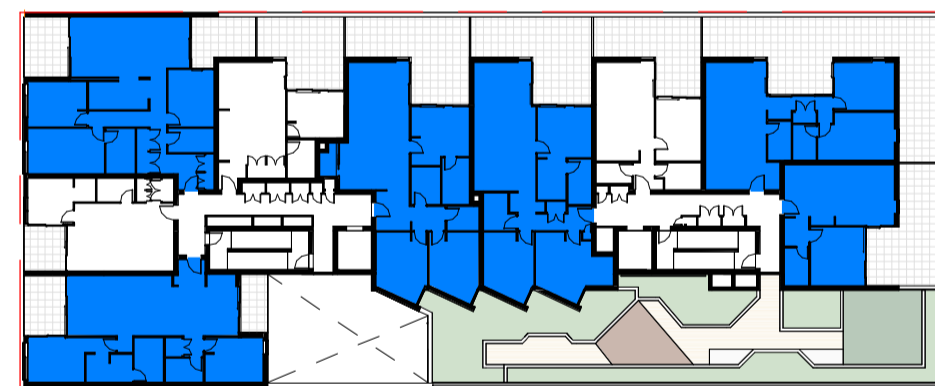
COMPLIES

MAXIMUM 15% GET NO MID WINTER LIGHT
10 UNITS MAX ALLOWED
7 UNITS PROPOSED (11%)

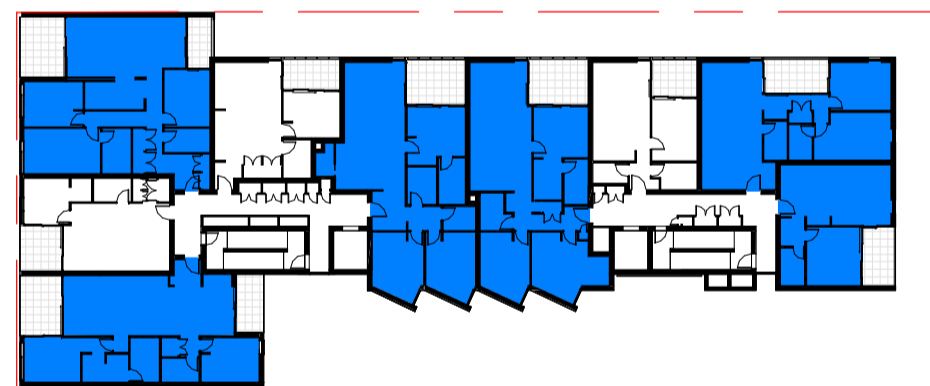
COMPLIES



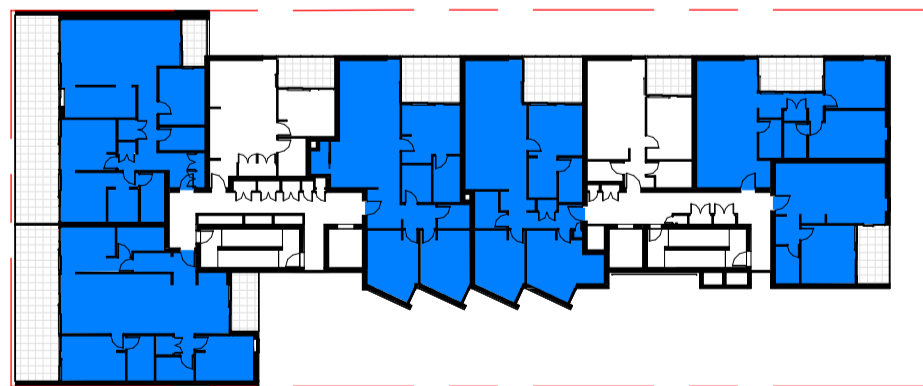
9 LEVEL 1 VENT
DA2.100 1: 500



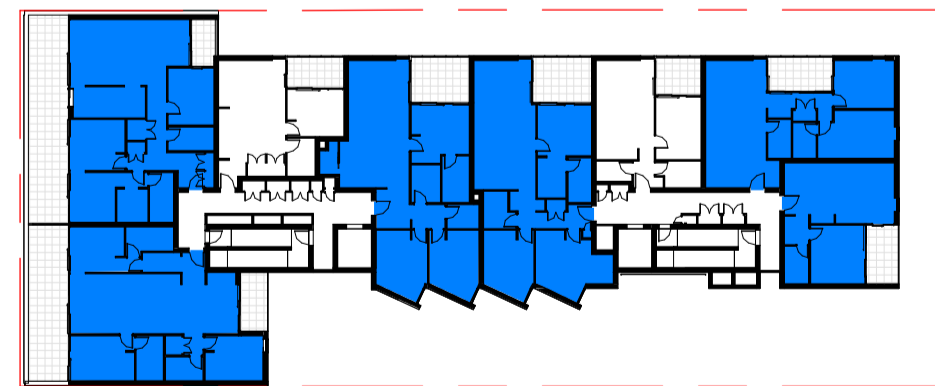
10 LEVEL 2 VENT
DA2.100 1: 500



11 TYPICAL LEVEL 3 - LEVEL 6 VENT
DA2.100 1: 500



12 LEVEL 7 VENT
DA2.100 1: 500



13 LEVEL 8
DA2.100 1: 500

ADG VENTILATION

ADG MINIMUM = 60%
38.4 UNITS REQUIRED
42 UNITS PROPOSED (65.6%)

COMPLIES

ADG VENTILATION
ADG VENT

42
42

APARTMENT AREA AND STORAGE SCHEDULE

Number	Unit Type	Area (sqm)	Apartment storage (cubic m)	Storage in Basement (cubic m)	Total Storage (cubic m)
101	2 BED AFFORDABLE	109 m ²	7.44	4	11.44
102	1 BED AFFORDABLE	51 m ²	4	3	7
103	2 BED AFFORDABLE	103 m ²	4.8	4	8.8
201	3 BED	112 m ²	5.54	5	10.54
202	1 BED AFFORDABLE	51 m ²	3.73	3	6.73
203	2 BED AFFORDABLE	95 m ²	4.13	4	8.13
204	1 BED AFFORDABLE	52 m ²	3.04	3	6.04
205	3 BED	107 m ²	10.8	0	10.8
206	3 BED	106 m ²	6	5	11
207	1 BED	50 m ²	3.07	3	6.07
208	2 BED	81 m ²	6.07	4	10.07
209	1 BED	50 m ²	3.01	3	6.01
301	3 BED	112 m ²	5.57	5	10.57
302	1 BED AFFORDABLE	51 m ²	3.74	3	6.74
303	2 BED AFFORDABLE	95 m ²	4.13	4	8.13
304	1 BED AFFORDABLE	52 m ²	3.04	3	6.04
305	3 BED	107 m ²	10.8	0	10.8
306	3 BED	106 m ²	6	5	11
307	1 BED	50 m ²	3.07	3	6.07
308	2 BED AFFORDABLE	81 m ²	6.07	4	10.07
309	1 BED AFFORDABLE	50 m ²	3.01	3	6.01
401	3 BED	112 m ²	5.57	5	10.57
402	1 BED AFFORDABLE	51 m ²	3.74	3	6.74
403	2 BED AFFORDABLE	95 m ²	4.13	4	8.13
404	1 BED	52 m ²	3.04	3	6.04
405	3 BED	107 m ²	10.8	0	10.8
406	3 BED	106 m ²	6	5	11
407	1 BED	50 m ²	3.07	3	6.07
408	2 BED	81 m ²	6.07	4	10.07
409	1 BED	50 m ²	3.01	3	6.01
501	3 BED	112 m ²	5.57	5	10.57
502	1 BED	51 m ²	3.74	3	6.74
503	2 BED	95 m ²	4.13	4	8.13
504	1 BED	52 m ²	3.04	3	6.04
505	3 BED	107 m ²	10.8	0	10.8
506	3 BED	106 m ²	6	5	11
507	1 BED	50 m ²	3.07	3	6.07
508	2 BED	81 m ²	6.07	4	10.07
509	1 BED	50 m ²	3.01	3	6.01
601	3 BED	112 m ²	5.57	5	10.57
602	1 BED	51 m ²	3.74	3	6.74
603	2 BED	95 m ²	4.13	5	9.13
604	1 BED	52 m ²	3.04	3	6.04
605	3 BED	107 m ²	10.8	0	10.8
606	3 BED	106 m ²	6	5	11
607	1 BED	50 m ²	3.07	3	6.07
608	2 BED	81 m ²	6.07	5	11.07
609	1 BED	50 m ²	3.01	5	8.01
701	3 BED	115 m ²	5.04	5	10.04
703	3 BED	108 m ²	5.18	5	10.18
704	1 BED	52 m ²	3.05	3	6.05
705	3 BED	107 m ²	10.8	0	10.8
706	3 BED	106 m ²	6	5	11
707	1 BED	50 m ²	3.07	3	6.07
708	2 BED	81 m ²	6.07	5	11.07
709	1 BED	50 m ²	3.01	3	6.01
801	3 BED	115 m ²	5.04	5	10.04
803	3 BED	108 m ²	5.18	5	10.18
804	1 BED	52 m ²	3.05	3	6.05
805	3 BED	107 m ²	10.8	0	10.8
806	3 BED	106 m ²	6	5	11
807	1 BED	50 m ²	3.07	3	6.07
808	2 BED	81 m ²	6.07	5	11.07
809	1 BED	50 m ²	3.01	5	8.01
Grand total:	64	5129 m ²			

APARTMENT DESIGN GUIDE

- CLAUSE 4A
SOLAR AND DAYLIGHT ACCESS
- 73% PROVIDED
- CLAUSE 4B
NATURAL VENTILATION
- 65.6% PROVIDED
- CLAUSE 4E
PRIVATE OPEN SPACE
- SITE AREA = 1518.4sqm
- COS REQUIRED = 379.6sqm
- COS PROVIDED = 821sqm (54%)
- CLAUSE 4G
STORAGE
- ALL APARTMENTS HAVE THE REQUIRED RESIDENTIAL STORAGE. SOME WHOLLY WITHIN THE APARTMENT AND OTHERS WITH BASEMENT STORAGE CAGES ON TITLE
- AFFORDABLE HOUSING
- OF THE DESIGNATED AFFORDABLE DWELLINGS:
- 8 UNITS RECEIVE MID WINTER SOLAR ACCESS (72%)
- 9 UNITS ARE NATURALLY CROSS VENTILATED (82%)

COMPLIES

ISSUE	DATE	SUBJECT	AUTHORISED
H	03/02/23	ISSUED FOR REVIEW	TP
I	15/02/23	ISSUED FOR DA	TP
J	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
K	29/11/23	AMENDED DA	JH
L	22/02/24	AMENDED DA	ARH
M	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
N	17/12/24	ISSUED FOR REVIEW	JH
O	19/12/24	ISSUED FOR SCOPING REQUEST	JH
P	19/12/24	ISSUED FOR SCOPING REQUEST	JH
Q	18/09/25	ISSUED FOR SSDA	JH

SERVICES	STRUCTURE & CIVIL
ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au
PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

CLIENT

Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills NSW
South Wales 2153

AUTHORISED FOR ISSUE

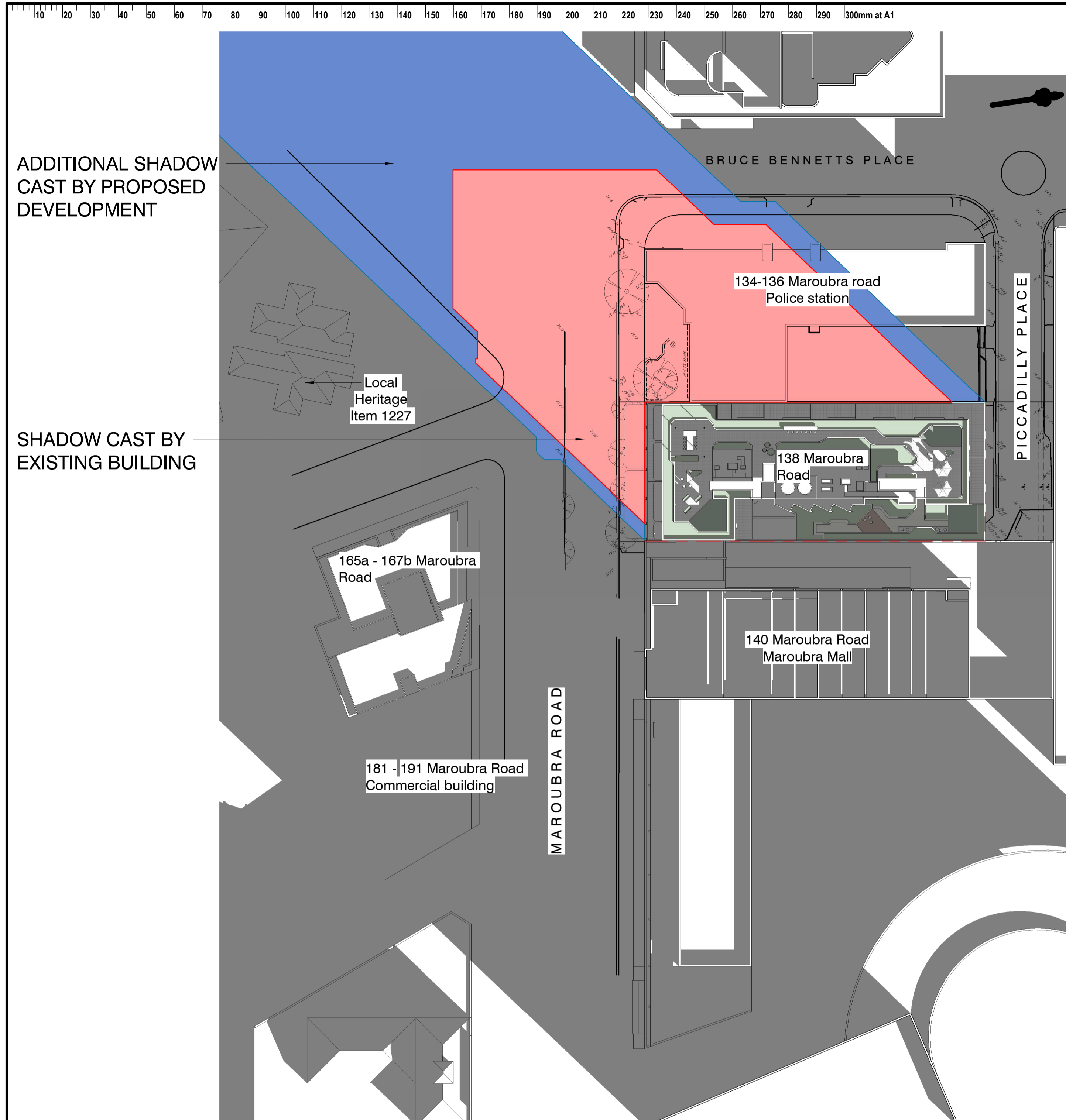
DIRECTOR DATE

ARCHITECT

djrd architects
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

T +612 9319 2955
ABN: 49 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1: 500	A1	18/09/2025
DESCRIPTION	ADG HEADLINE COMPLIANCE		
PROJECT No	DRAWING No	REVISION	
21_435	DA8.250	Q	



ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

SHADOW CAST BY EXISTING BUILDING

3 8 AM - JUNE 21st
1 : 500

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

SHADOW CAST BY EXISTING BUILDING

4 9 AM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY EXISTING BUILDING
- PROFILE OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- PROFILE OF SHADOW CAST BY SURROUNDING BUILDINGS

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH

SERVICES	ENGINEERING PARTNERS	PLANNER
SCP CONSULTING www.scp.com.au	planning & co. www.planningandco.com	

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SSD SUBMISSION

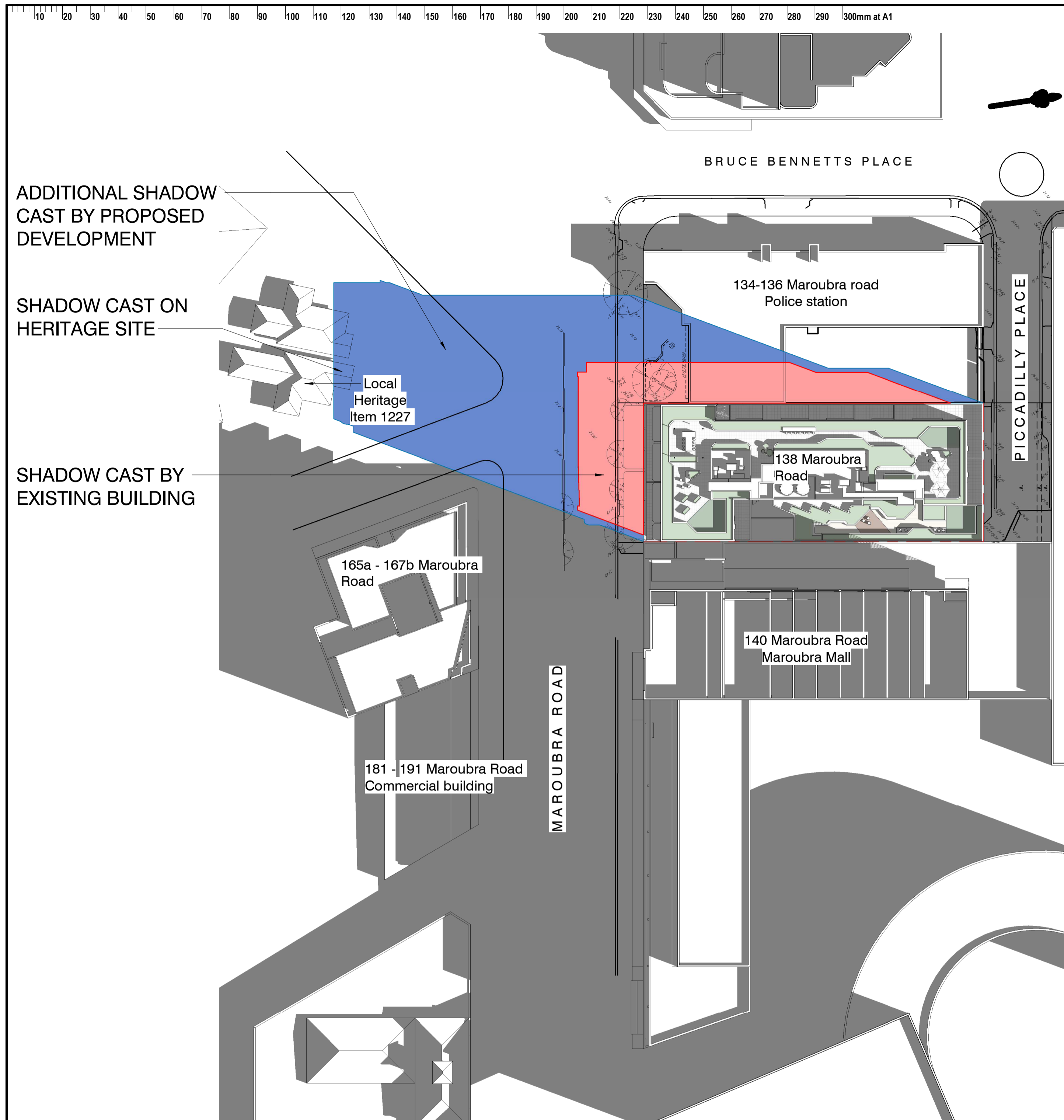
PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT	AUTHORISED FOR ISSUE	DIRECTOR	DATE
Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153			

ARCHITECT
djrd architects
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

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ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	18/09/2025
DESCRIPTION			5:17:14 PM
SHADOW DIAGRAM PLANS			
SHEET 1			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.300	I	



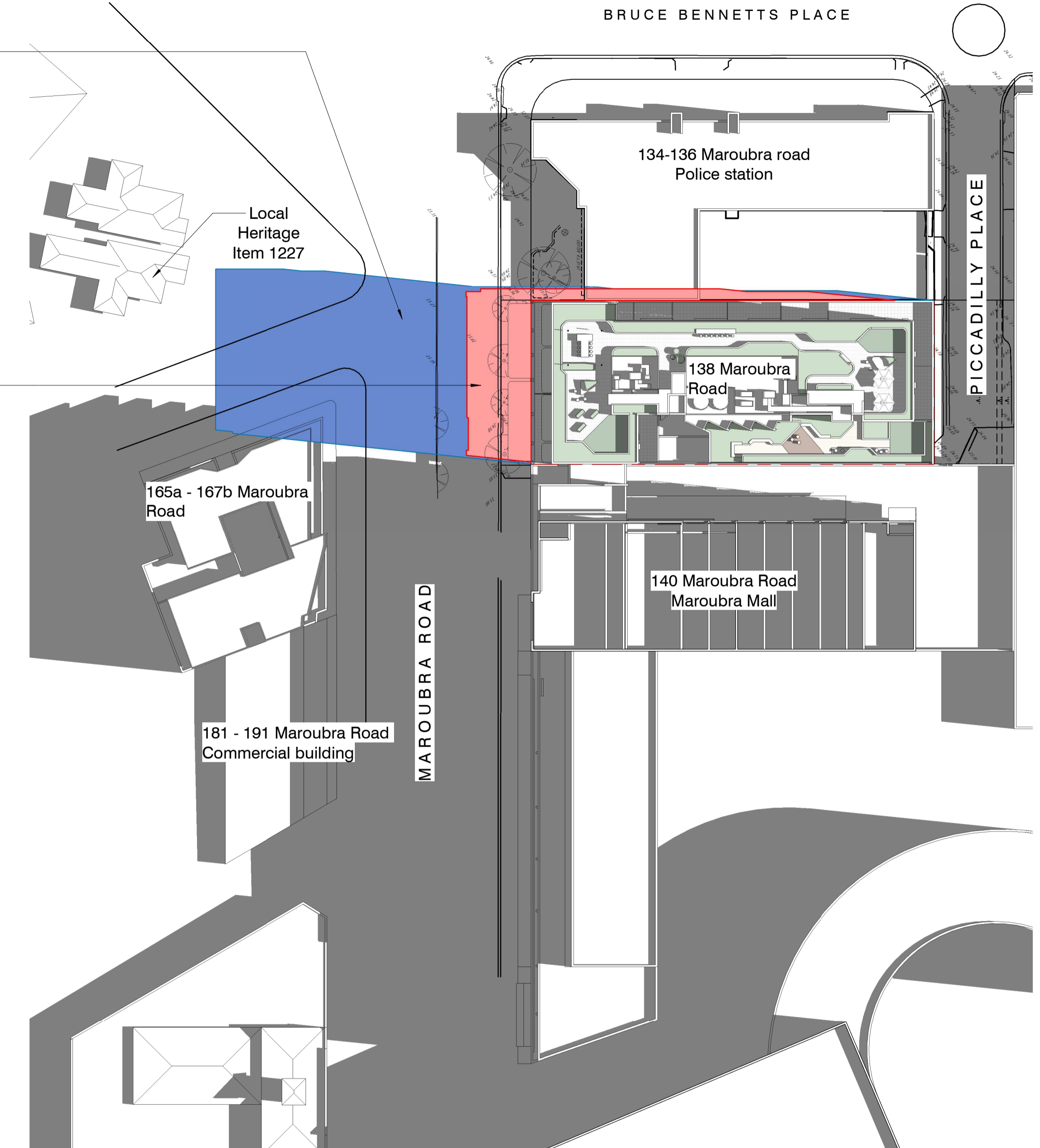
1 10 AM - JUNE 21st
1 : 500

ADDITIONAL SHADOW
CAST BY PROPOSED
DEVELOPMENT

SHADOW CAST ON
HERITAGE SITE

SHADOW CAST BY
EXISTING BUILDING

SHADOW CAST BY
EXISTING BUILDING



2 11 AM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY EXISTING BUILDING
- PROFILE OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- PROFILE OF SHADOW CAST BY SURROUNDING BUILDINGS

ISSUE	DATE	SUBJECT	AUTHORISED
C	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	29/11/23	AMENDED DA	JH
J	22/02/24	AMENDED DA	ARH
K	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
L	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

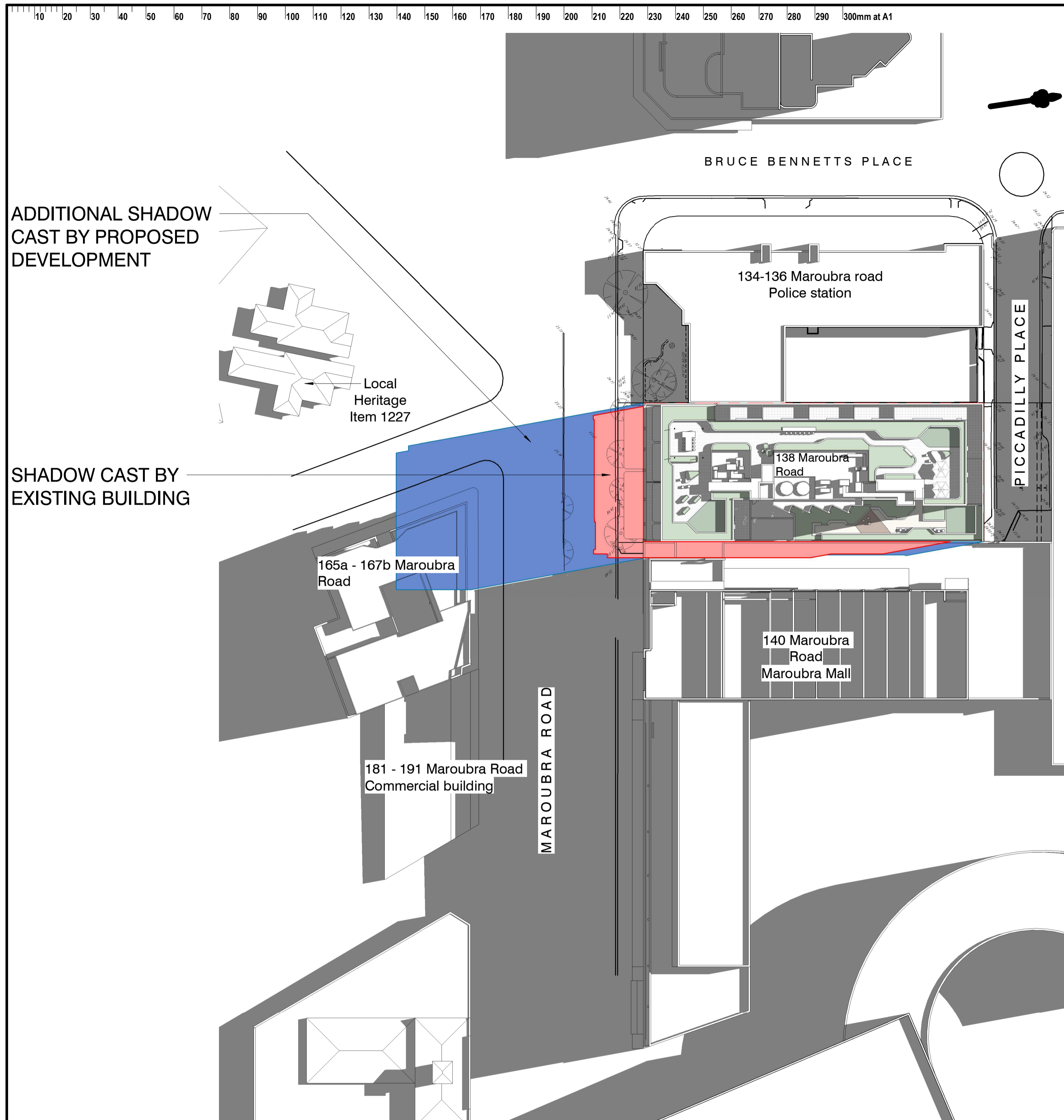
CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	18/09/2025
DESCRIPTION			5:17:39 PM
SHADOW DIAGRAM PLANS			
SHEET 2			
PROJECT No	DRAWING No	REVISION	
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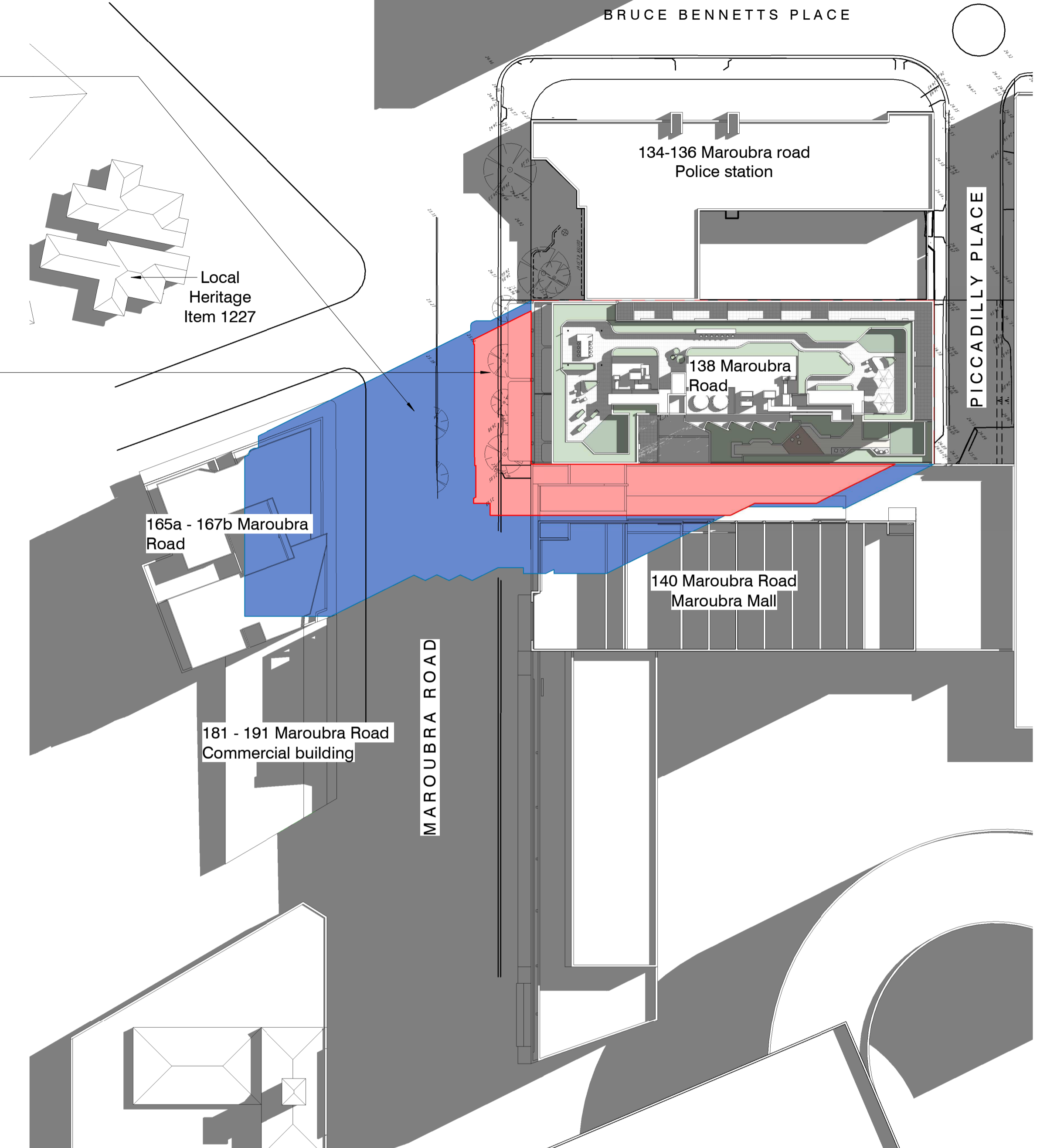
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ADDITIONAL SHADOW
CAST BY PROPOSED
DEVELOPMENT

SHADOW CAST BY
EXISTING BUILDING

LEGEND

- PROFILE OF SHADOW CAST BY EXISTING BUILDING
- PROFILE OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- PROFILE OF SHADOW CAST BY SURROUNDING BUILDINGS



2 1 PM - JUNE 21st
1 : 500

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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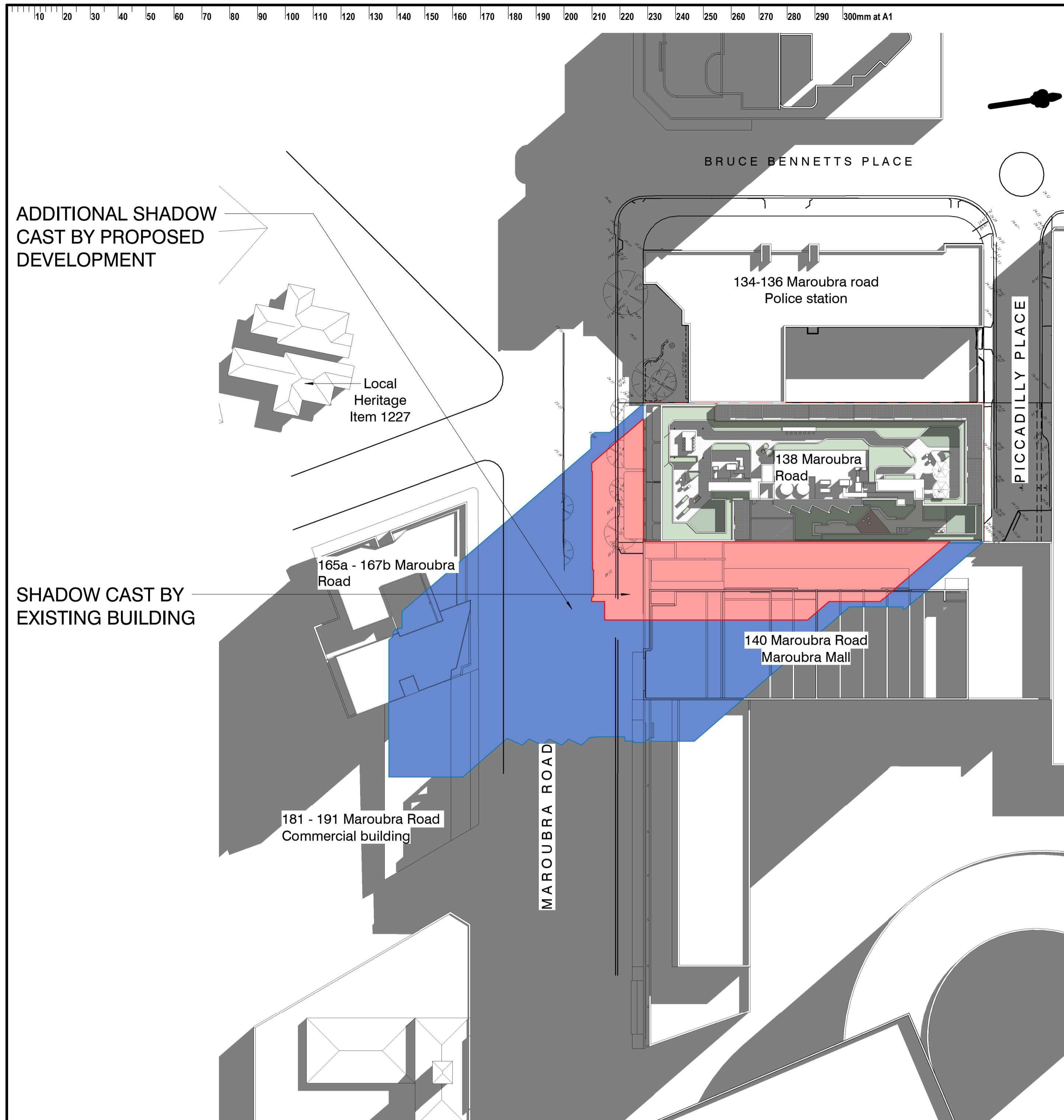
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT	AUTHORISED FOR ISSUE	DIRECTOR	DATE
Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153			

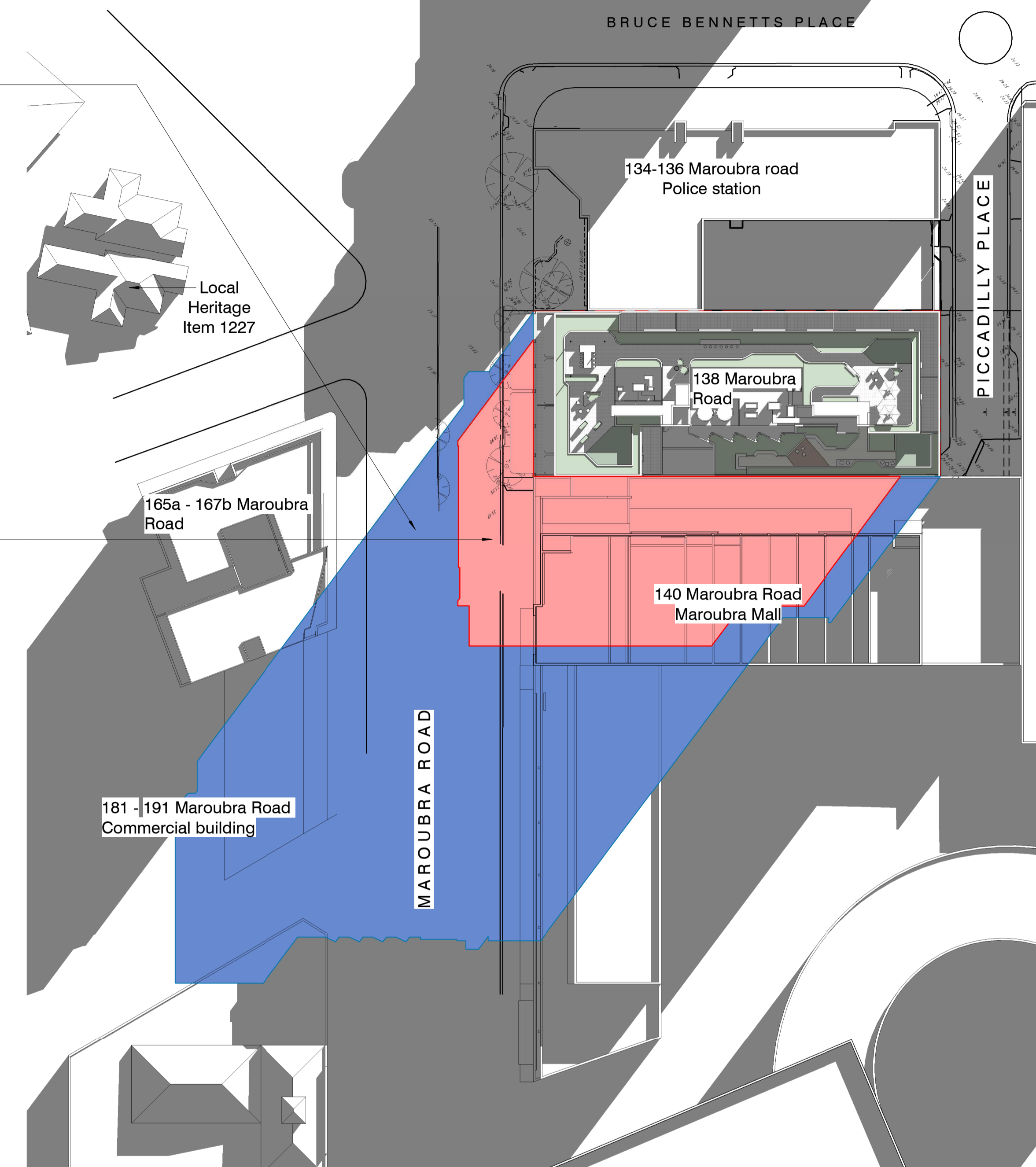
ARCHITECT
djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
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DESCRIPTION			
SHADOW DIAGRAM PLANS			
SHEET 3			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.302	I	



1 2 PM - JUNE 21st
1 : 500

ADDITIONAL SHADOW
CAST BY PROPOSED
DEVELOPMENT



2 3 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY EXISTING BUILDING
- PROFILE OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- PROFILE OF SHADOW CAST BY SURROUNDING BUILDINGS

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH

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ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

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SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

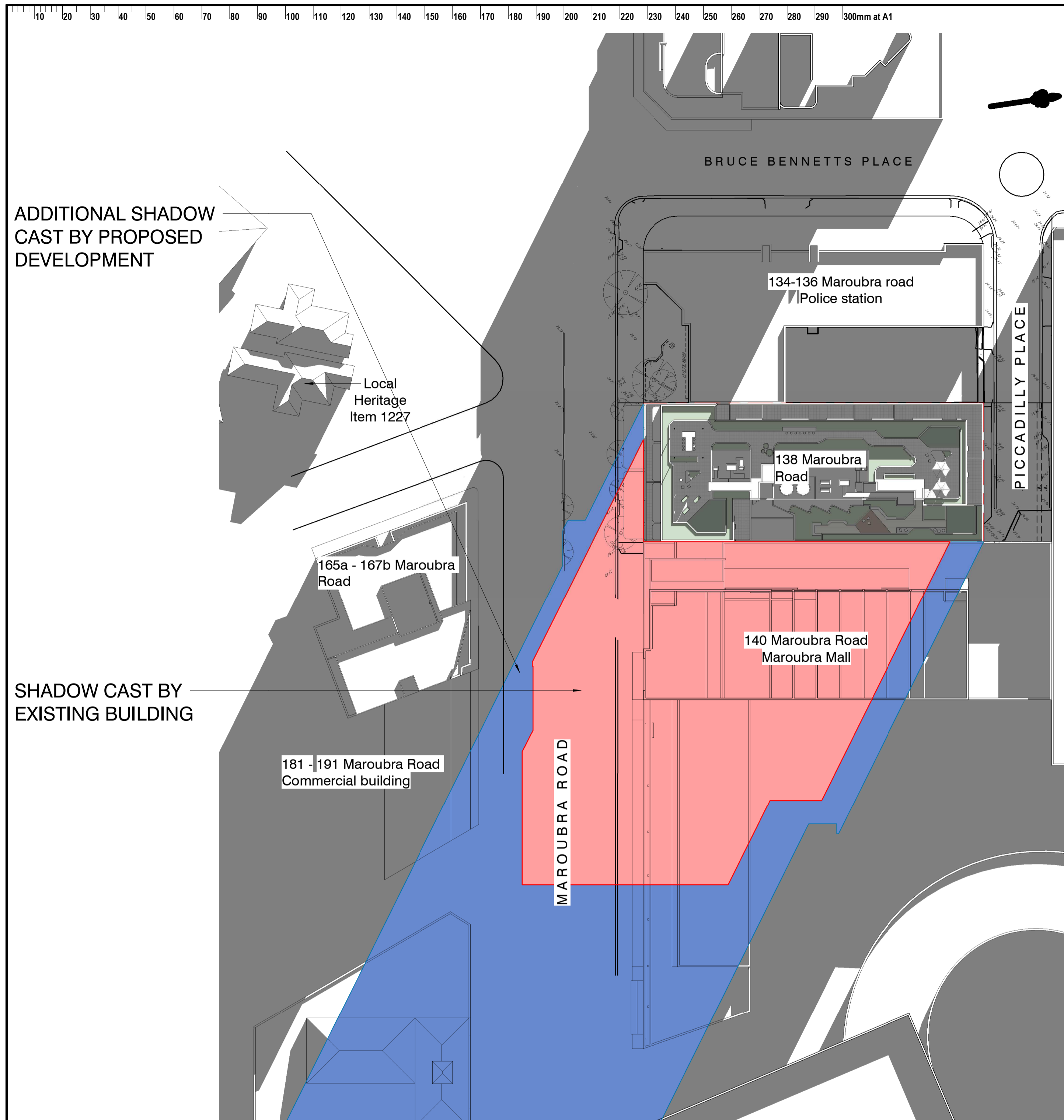
CLIENT
Lindsay Bennelong
21 Solent Circuit,
Baulkham Hills New
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	18/09/2025
DESCRIPTION			5:18:27 PM
SHADOW DIAGRAM PLANS			
SHEET 4			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.303	I	



ADDITIONAL SHADOW
CAST BY PROPOSED
DEVELOPMENT

Local
Heritage
Item 1227

165a - 167b Maroubra
Road

SHADOW CAST BY
EXISTING BUILDING

181 -191 Maroubra Road
Commercial building

MAROUBRA ROAD

140 Maroubra Road
Maroubra Mall

134-136 Maroubra road
Police station

138 Maroubra
Road

BRUCE BENNETTS PLACE

PICCADILLY PLACE

1 4 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY EXISTING BUILDING
- PROFILE OF ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
- PROFILE OF SHADOW CAST BY SURROUNDING BUILDINGS

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
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C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	18/09/25	ISSUED FOR SSDA	JH

SERVICES	ENGINEERING PARTNERS www.engineeringpartners.com.au
PLANNER	planning & co. www.planningandco.com

STRUCTURE & CIVIL	SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS

SSD SUBMISSION

PROJECT	Mixed Use Development
	138 Maroubra Road, Maroubra

CLIENT	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE	
DIRECTOR	DATE

ARCHITECT

djrd architects

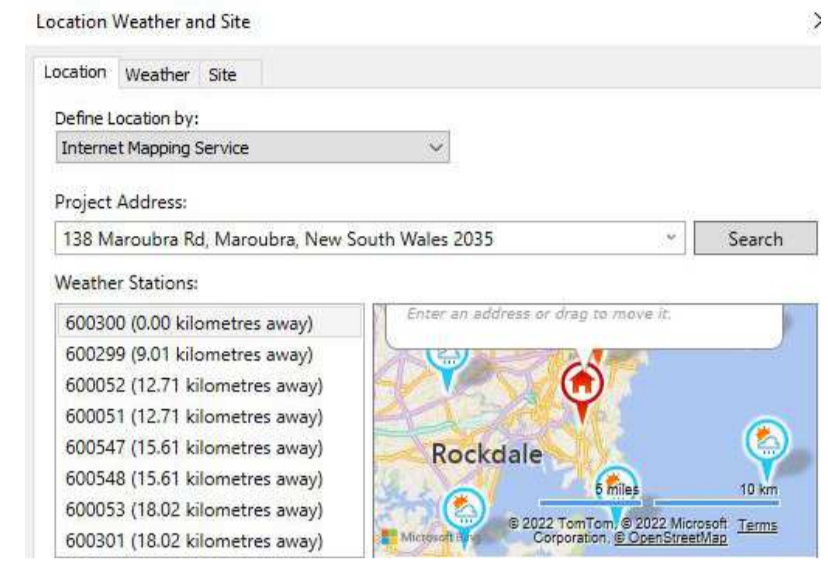
T +612 9319 2955
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Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	18/09/2025
DESCRIPTION	SHADOW DIAGRAM PLANS		
	SHEET 5		
PROJECT No	DRAWING No	REVISION	
21_435	DA8.304	H	

PROTOCOL FOR GENERATING SHADOW, SUN EYE AND VIEW IMPACT IMAGES:

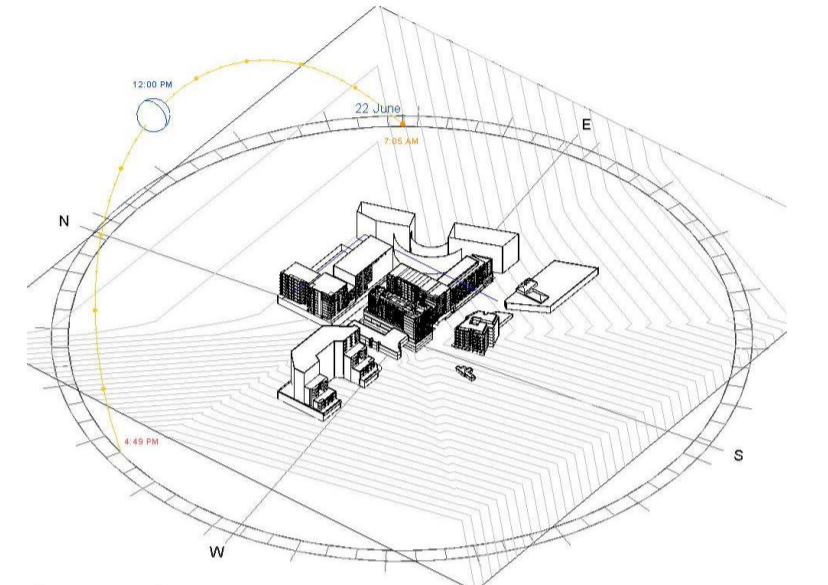
- LOCATION SETTING



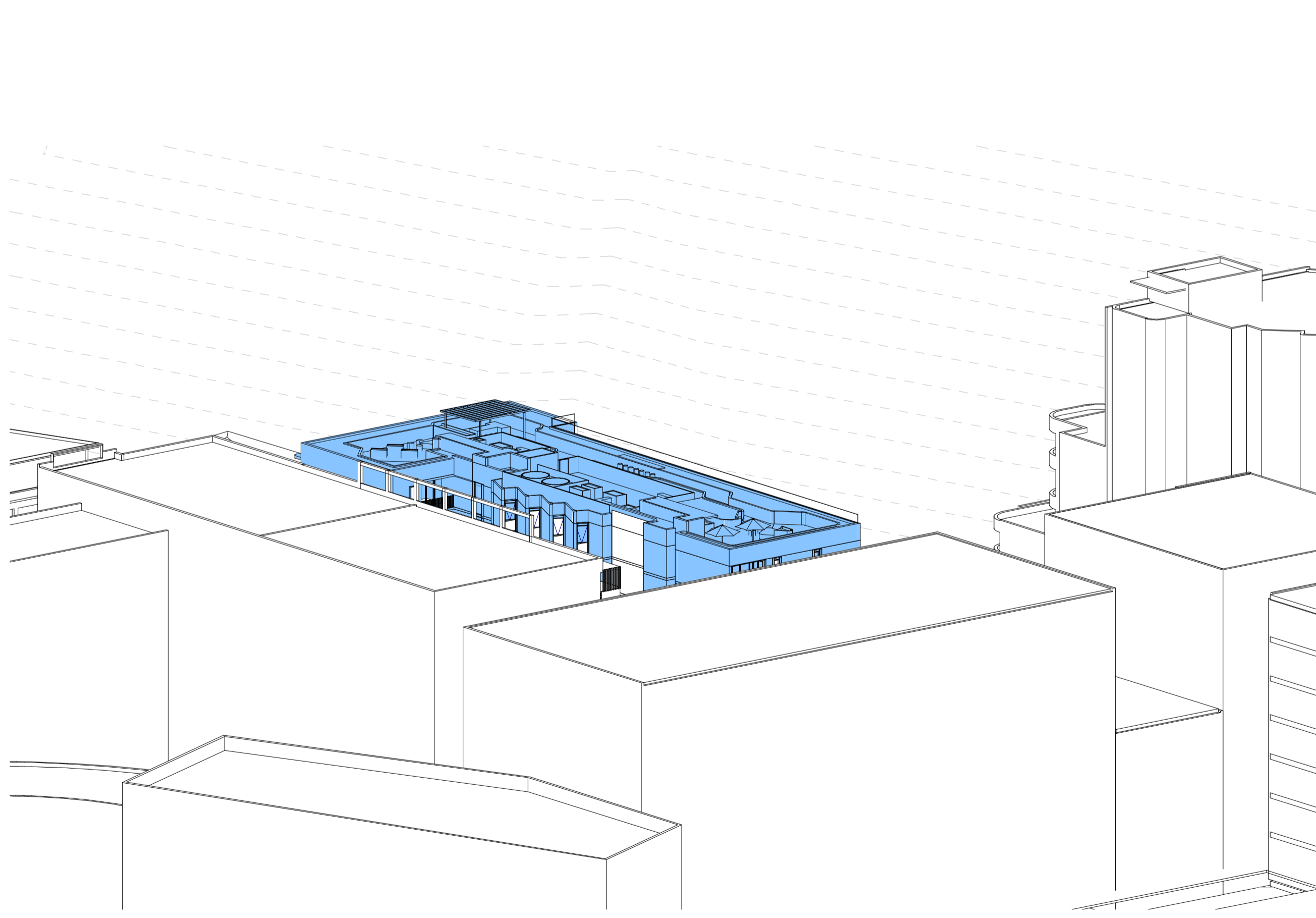
SHADOW IMPACT STUDY ON 140 MAROUBRA ROAD NEIGHBOUR

- IT IS UNDERSTOOD THAT THE WESTERN WING OF PACIFIC SQUARE CONTAINS 75 DWELLINGS FACING EITHER EAST OR WEST
- IT IS ESTIMATED THAT 67 DWELLINGS (89%) CURRENTLY RECEIVE 2 HOURS OF MIDWINTER LIGHT.
- THE PROPOSED DEVELOPMENT WOULD CAST SHADOW ON 6 OF THOSE DWELLINGS REDUCING THEIR MID-WINTER LIGHT TO 1.5 HOURS.
- THE RESULT IS THAT 61 (81%) OF DWELLINGS IN THE BUILDING WILL RECEIVE 2 HOURS
- A REDUCTION OF 6%
- COMPLIES WITH ADG 3B-2 OBJECTIVE

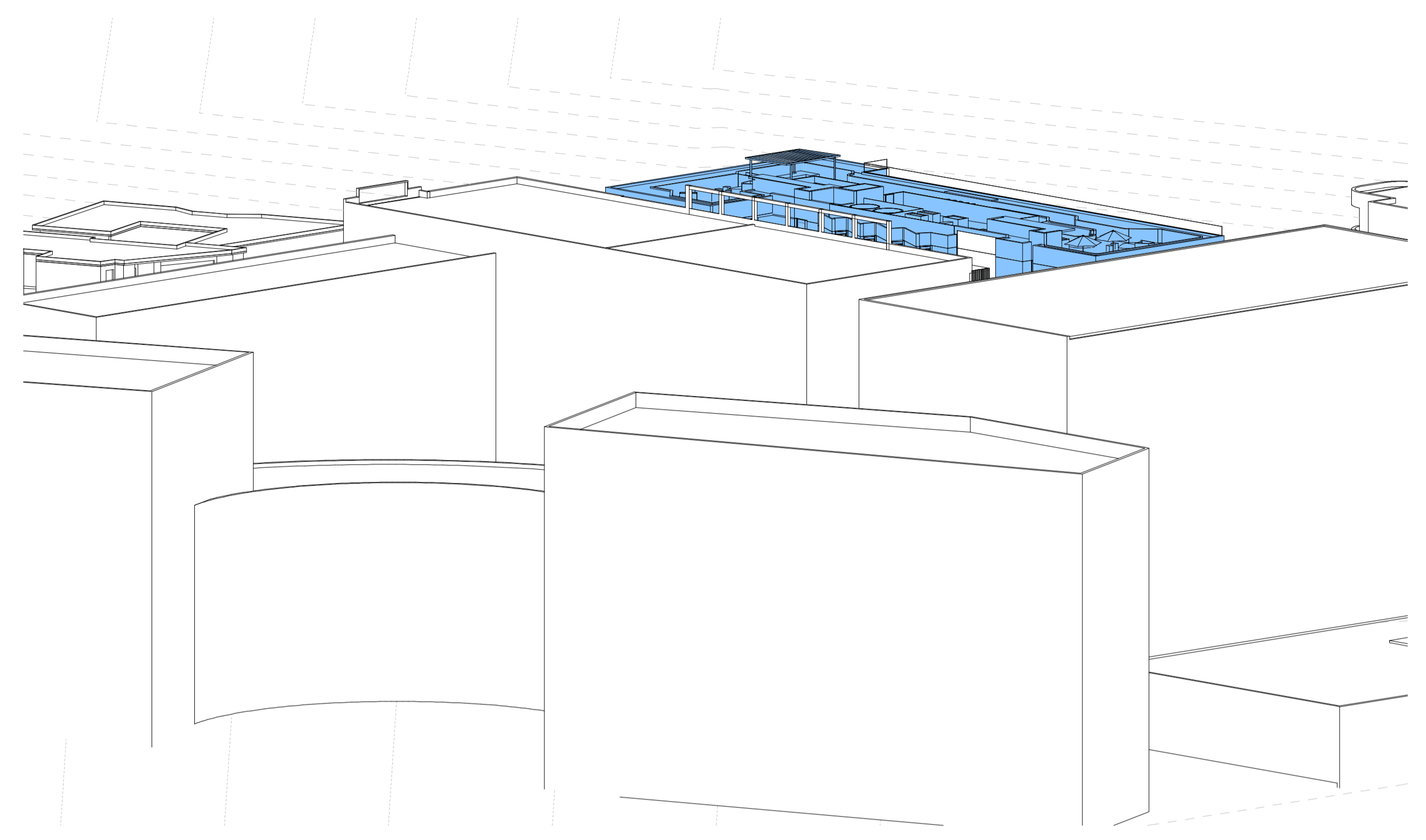
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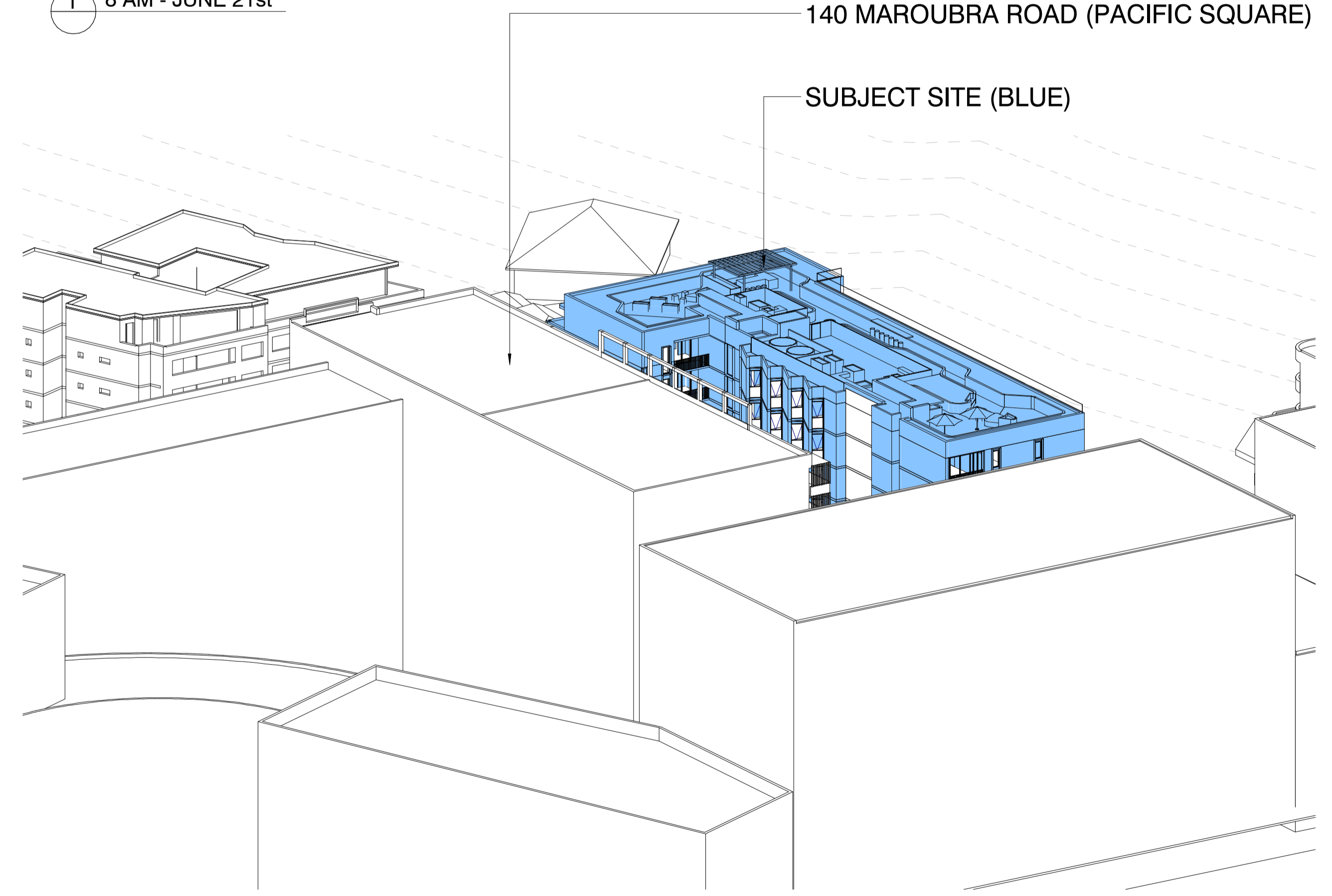
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2 8:30 AM - JUNE 21st



1 8 AM - JUNE 21st

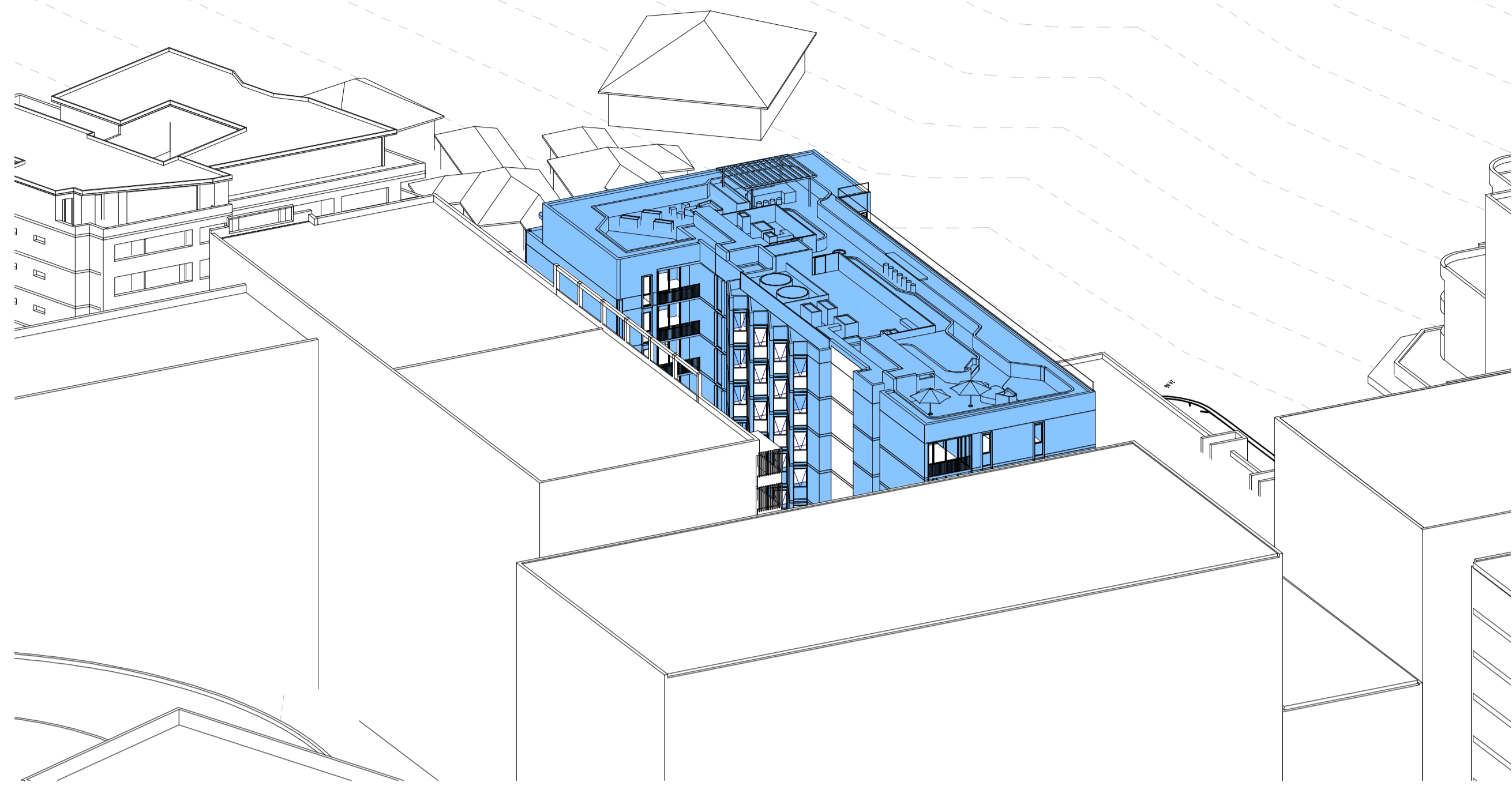


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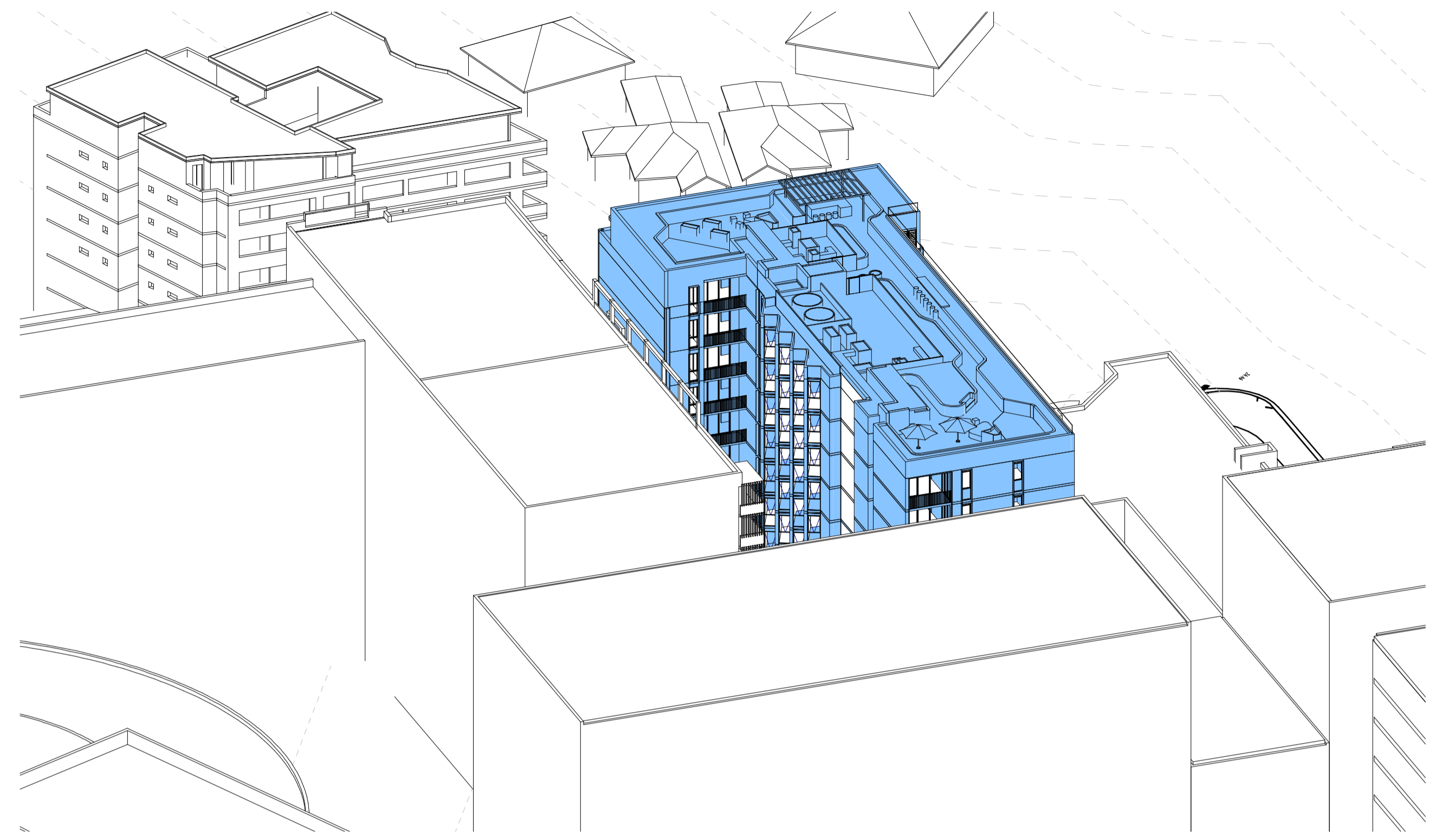
140 MAROUBRA ROAD (PACIFIC SQUARE)

SUBJECT SITE (BLUE)

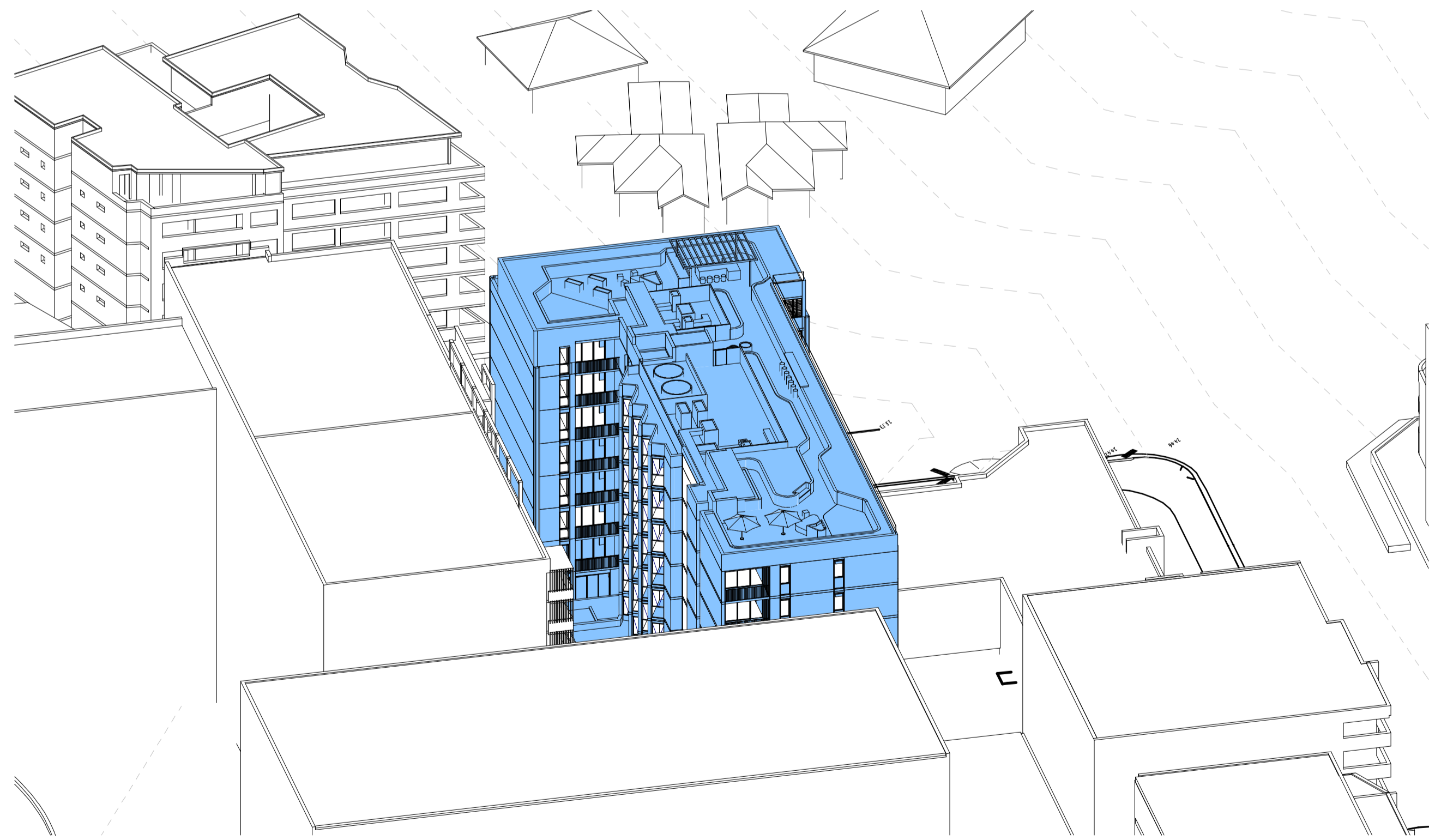
ISSUE DATE SUBJECT AUTHORIZED D 07/12/22 ISSUED FOR REVIEW JH E 09/01/23 ISSUED FOR REVIEW LO F 19/01/23 ISSUED FOR REVIEW LO G 03/02/23 ISSUED FOR REVIEW TP H 15/02/23 ISSUED FOR DA TP I 15/11/23 LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE JH J 29/11/23 AMENDED DA JH K 22/02/24 AMENDED DA ARH L 17/02/25 ISSUED FOR SSD SUBMISSION JH M 18/09/25 ISSUED FOR SSDA JH		SERVICES ENGINEERING PARTNERS SCP CONSULTING www.engineeringpartners.com.au www.scp.com.au PLANNER LANDSCAPE ARCHITECT planning & co. PLACE DESIGN GROUP www.planningandco.com www.placedesigngroup.com		STRUCTURE & CIVIL This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately. SHEET STATUS SSD SUBMISSION		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153 AUTHORIZED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1:1 A1 18/09/2025 DESCRIPTION 5:19:05 PM SUN EYE VIEWS SHEET 1 PROJECT No DRAWING No REVISION 21_435 DA8.309 M	
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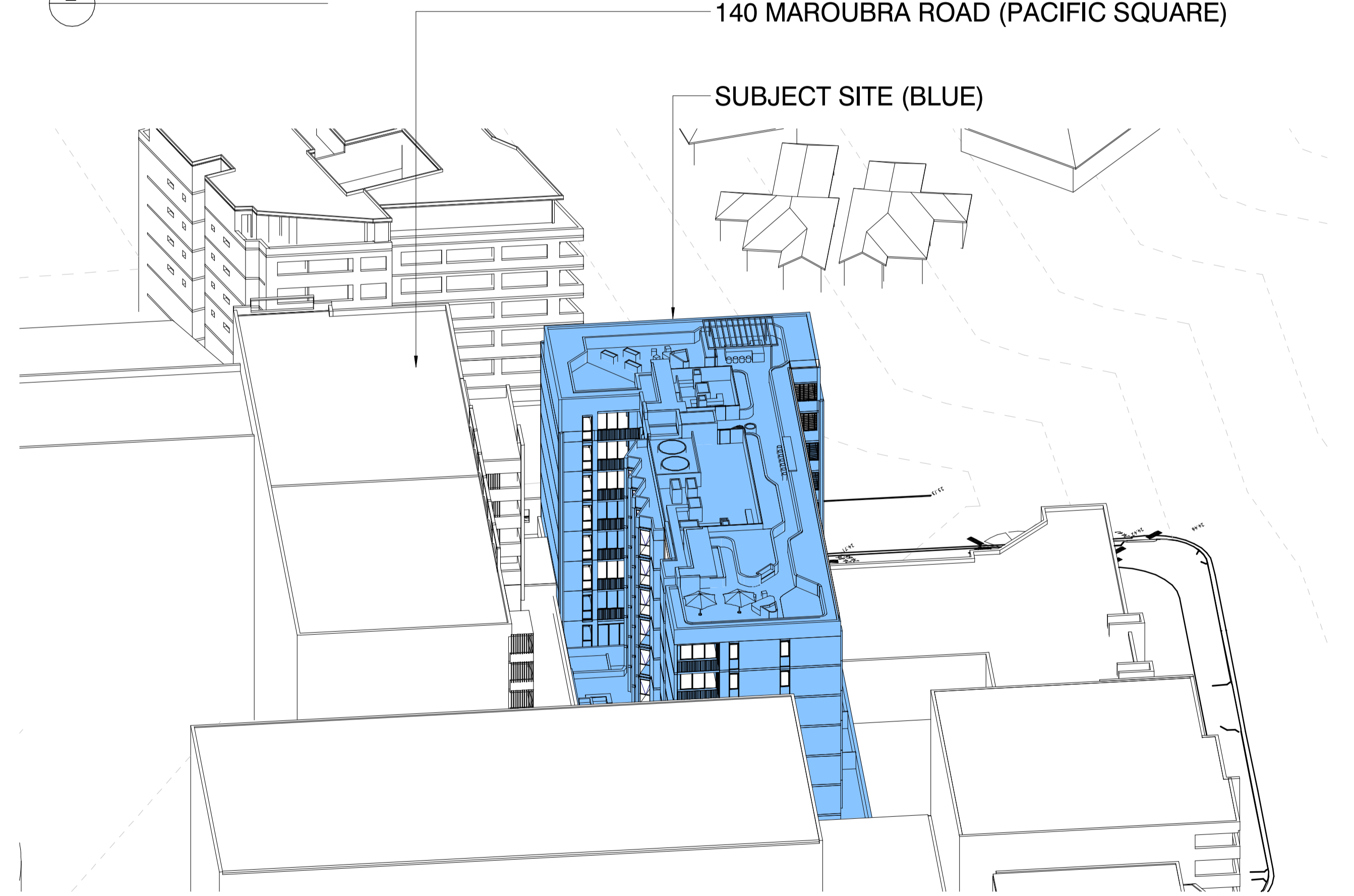
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2 10 AM - JUNE 21st



3 10:30 AM - JUNE 21st



4 11 AM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	17/02/25	ISSUED FOR SSD SUBMISSION	JH
K	18/09/25	ISSUED FOR SSDA	JH

SERVICES	PLANNER
ENGINEERING PARTNERS www.engineeringpartners.com.au	planning & co. www.planningandco.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

CLIENT

Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

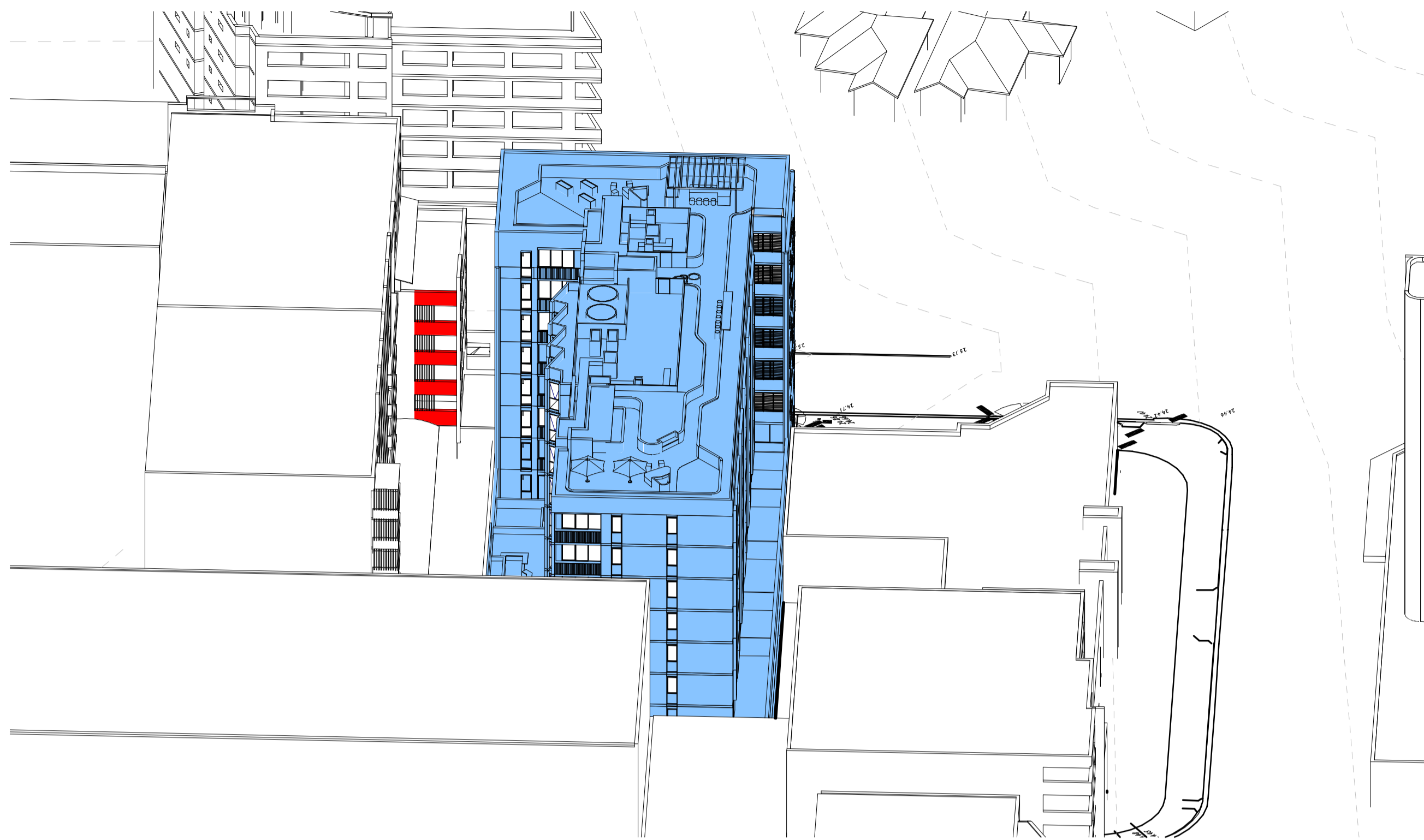
ARCHITECT

djrd architects

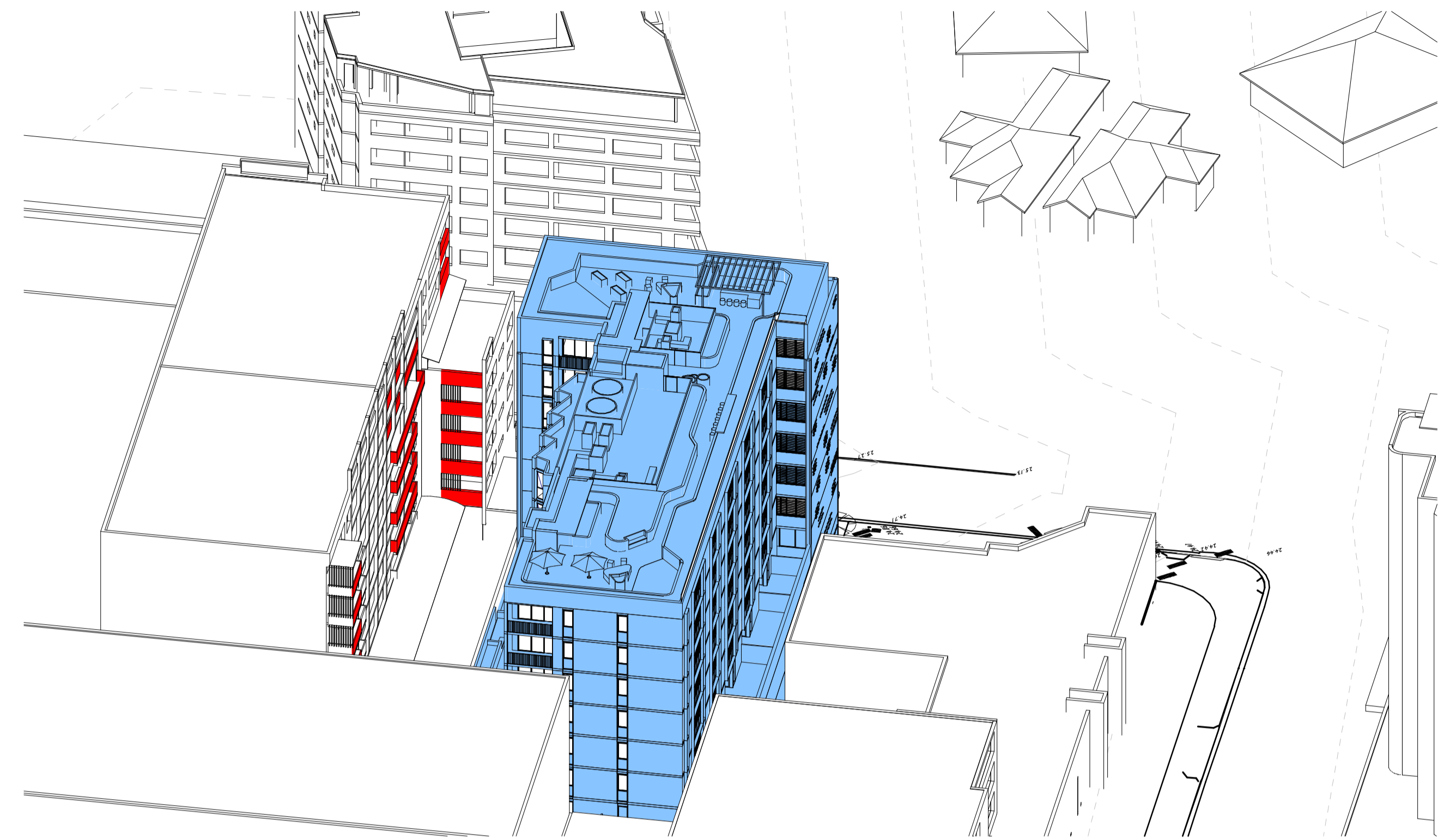
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

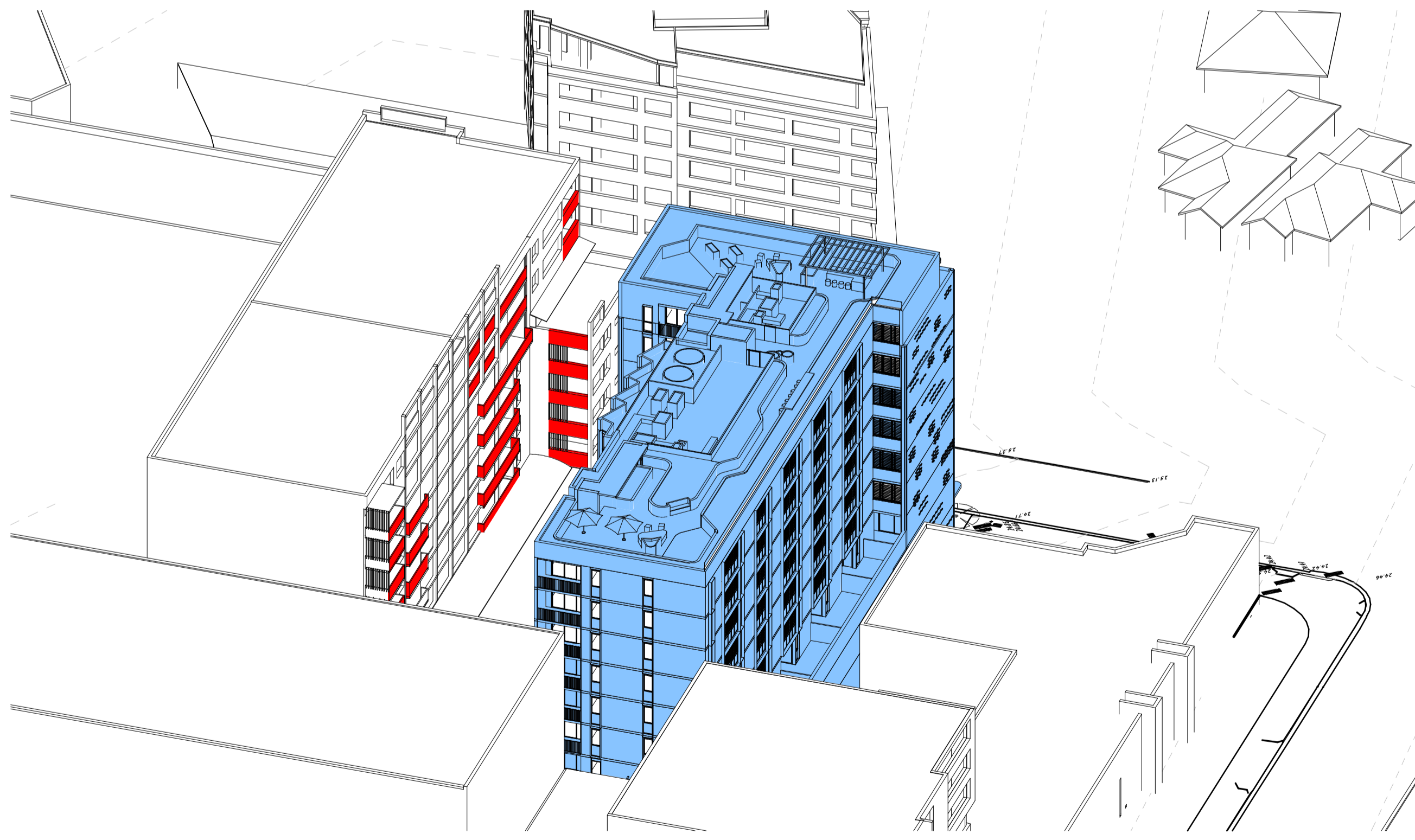
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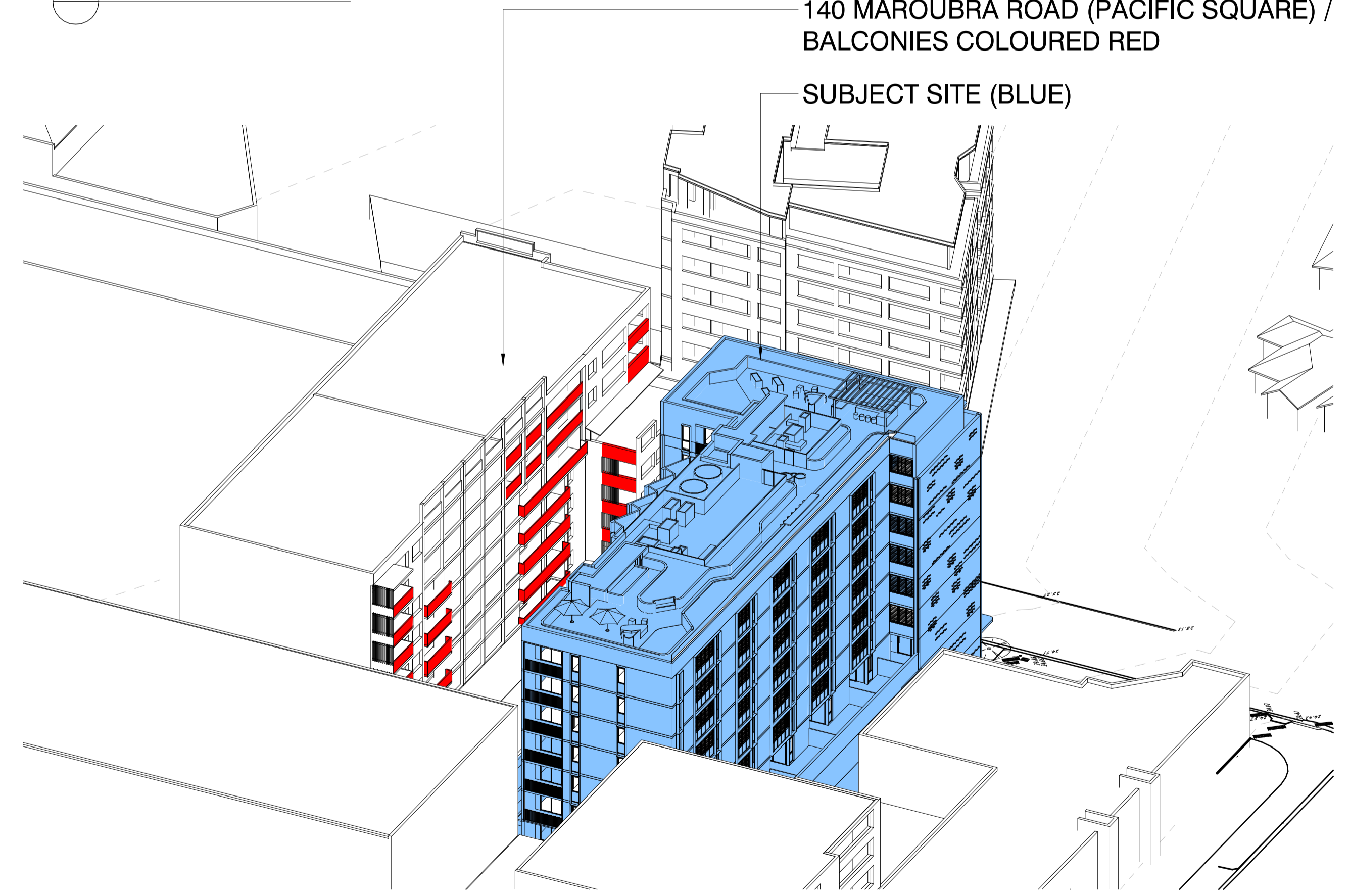
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2 12 NOON - JUNE 21st



3 12:30 NOON - JUNE 21st



4 1 PM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
A	17/02/25	ISSUED FOR SSD SUBMISSION	JH
B	18/09/25	ISSUED FOR SSSA	JH

SERVICES	ENGINEERING PARTNERS www.engineeringpartners.com.au
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STRUCTURE & CIVIL	SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT	PLACE DESIGN GROUP www.placedesigngroup.com

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SHEET STATUS

SSD SUBMISSION

PROJECT

Mixed Use Development

138 Maroubra Road, Maroubra

CLIENT

Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR DATE

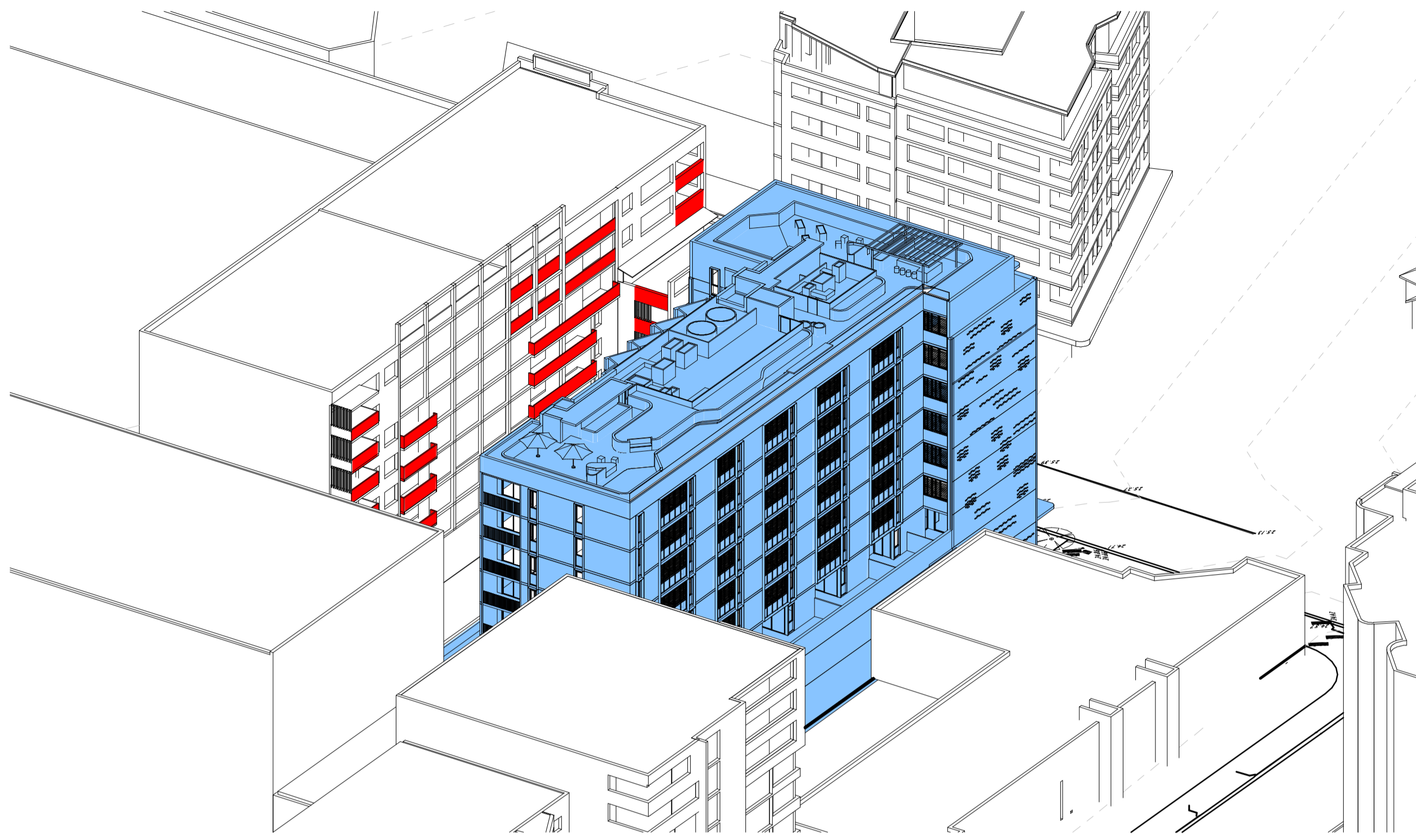
ARCHITECT

djrd architects

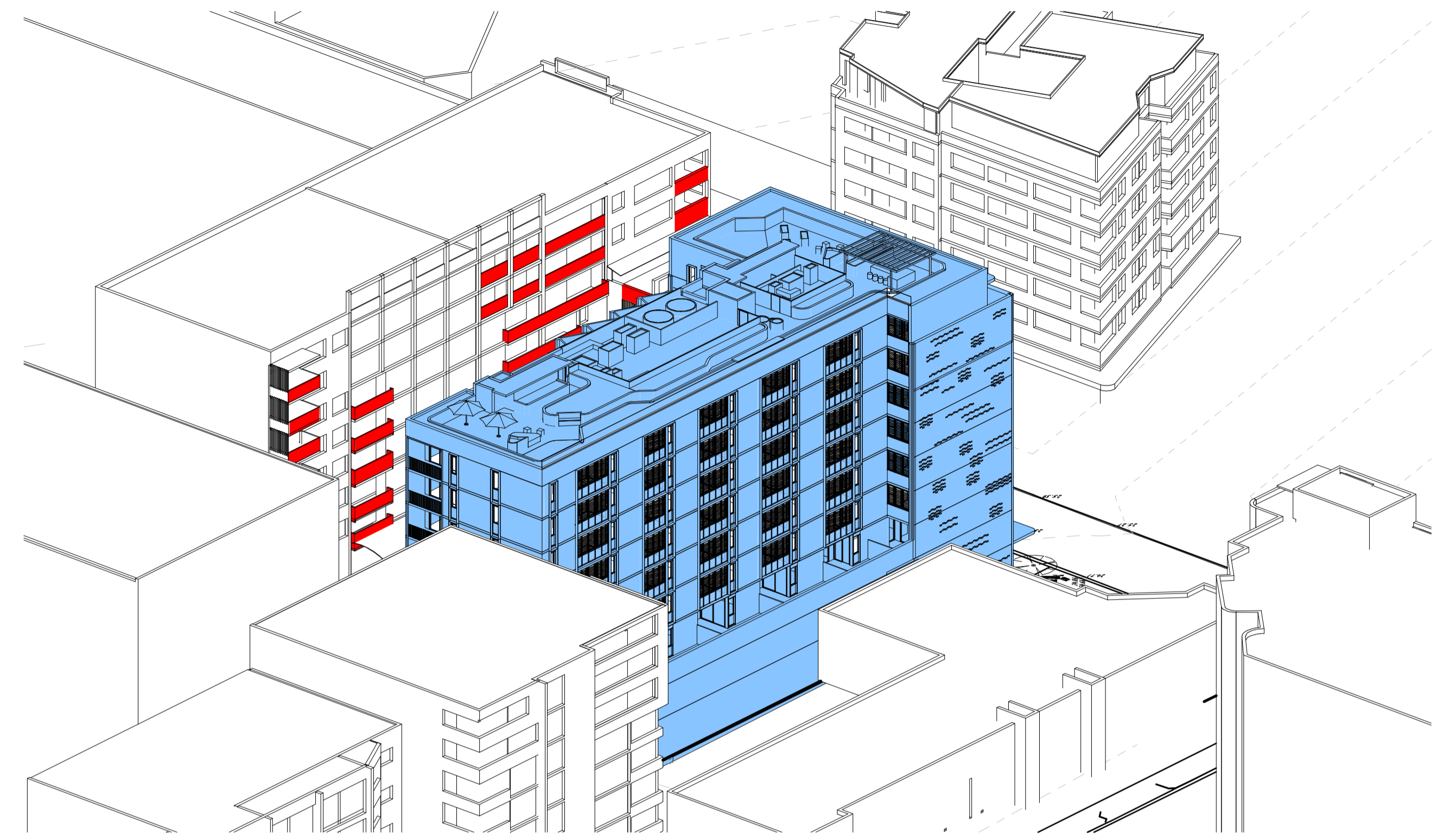
T +612 9319 2955
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63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	A1	A1	18/09/2025
DESCRIPTION	SUN EYE VIEWS SHEET 3		
PROJECT No	DRAWING No	REVISION	
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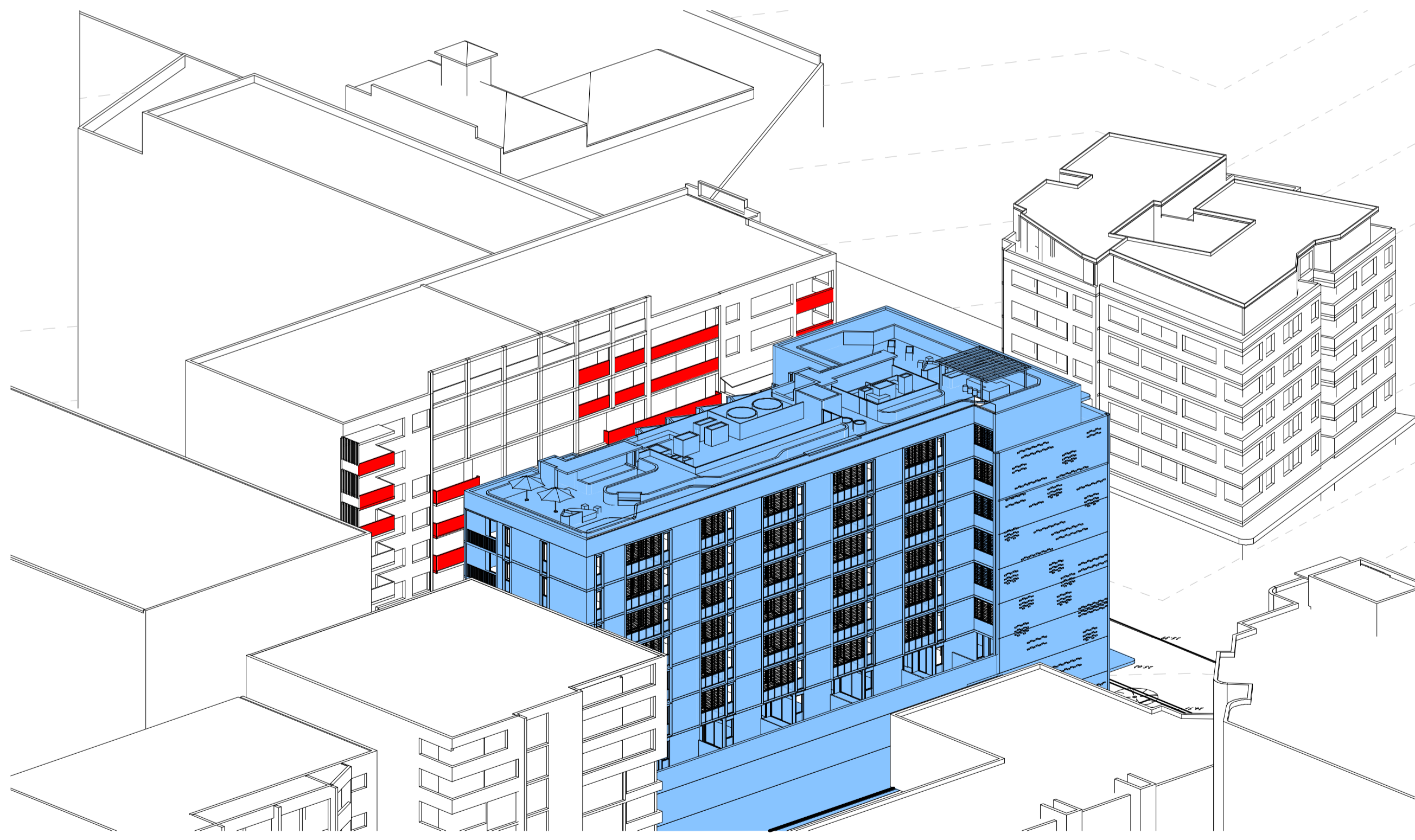


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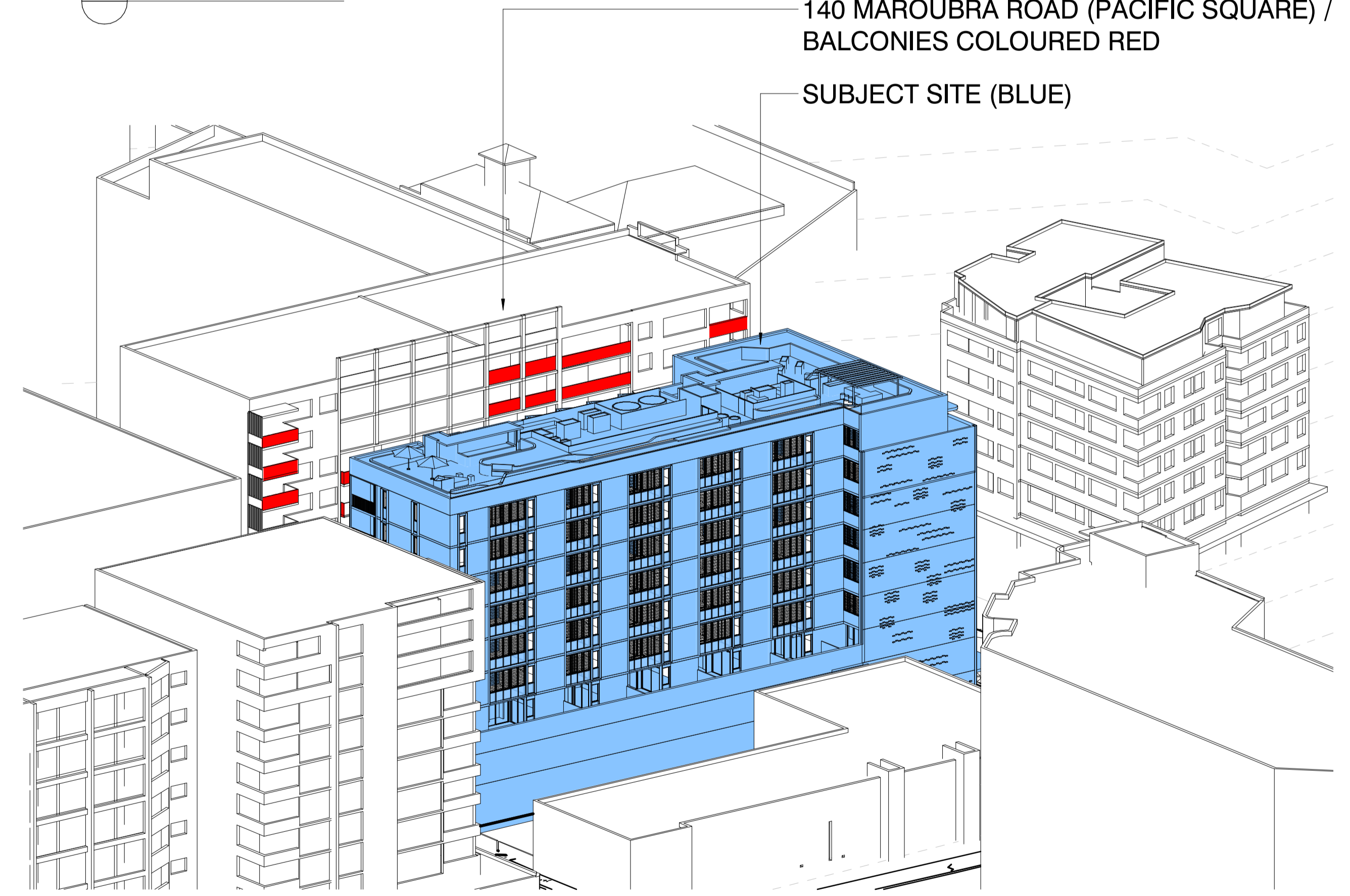


2 2 PM - JUNE 21st

140 MAROUBRA ROAD (PACIFIC SQUARE) /
BALCONIES COLOURED RED
SUBJECT SITE (BLUE)



3 2:30 PM - JUNE 21st



4 3 PM - JUNE 21st

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ISSUE	DATE	SUBJECT	AUTHORISED																	
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B	18/09/25	ISSUED FOR SSDA	JH																	
PLANNER planning & co. www.planningandco.com		LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS SSD SUBMISSION	PROJECT No DRAWING No REVISION 21_435 DA8.312 B																

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE



2 ELEVATION WEST - PACIFIC SQUARE 12PM
PS-3 1:200

AT THIS TIME, NEITHER THE DCP ENVELOPE NOR THE PROPOSED SCHEME CAST SHADOW ON PACIFIC SQUARE

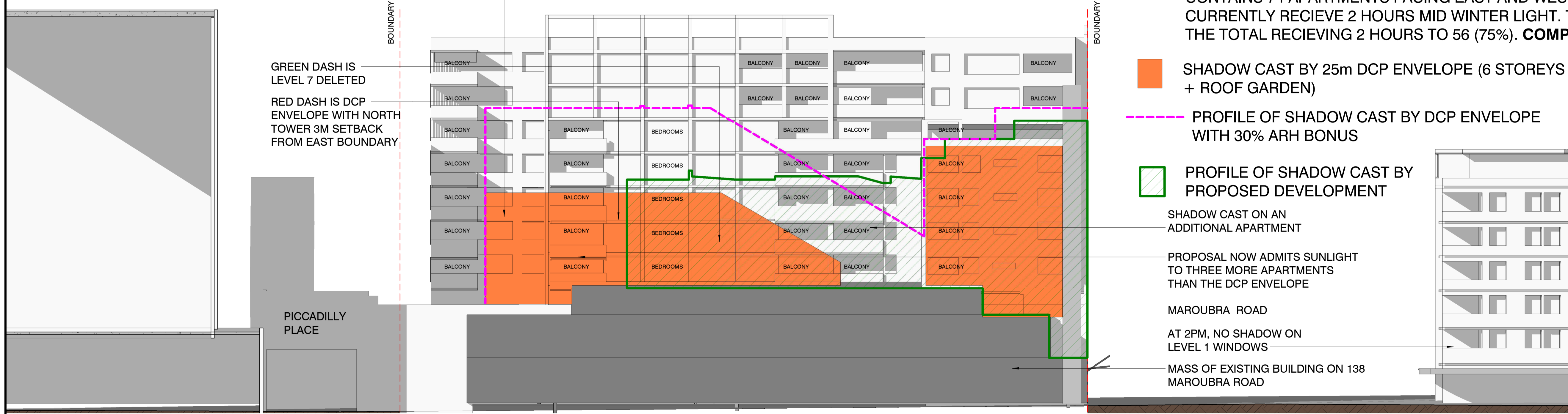
MAROUBRA ROAD
MASS OF EXISTING BUILDING ON 138 MAROUBRA ROAD

STUDY FINDINGS:

- MID WINTER 12 - 2PM IS THE 2 HOUR STUDY WINDOW FOR SOLAR ACCESS TO THE BALCONIES OF THE EXISTING ADJACENT 140 MAROUBRA ROAD
- COMPARED TO THE EXISTING CONDITION:
- THE DCP ENVELOPE (ORANGE) OVERSHADOWS 4 BALCONIES
- THE DCP ENVELOPE WITH ARH BONUS (MAGENTA) OVERSHADOWS 11 BALCONIES
- THE PROPOSAL (GREEN) OVERSHADOWS 6 BALCONIES

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE



1 ELEVATION WEST - PACIFIC SQUARE 2PM
PS-3 1:200

IT IS UNDERSTOOD THE WEST WING OF PACIFIC SQUARE (IN THIS ELEVATION) CONTAINS 74 APARTMENTS FACING EAST AND WEST. 62 (83%) OF THESE CURRENTLY RECIEVE 2 HOURS MID WINTER LIGHT. THE PROPOSAL WILL REDUCE THE TOTAL RECIEVING 2 HOURS TO 56 (75%). **COMPLIES WITH ADG 3B-2**

- SHADOW CAST BY 25m DCP ENVELOPE (6 STOREYS + ROOF GARDEN)
- PROFILE OF SHADOW CAST BY DCP ENVELOPE WITH 30% ARH BONUS
- PROFILE OF SHADOW CAST BY PROPOSED DEVELOPMENT

SHADOW CAST ON AN ADDITIONAL APARTMENT
PROPOSAL NOW ADMITS SUNLIGHT TO THREE MORE APARTMENTS THAN THE DCP ENVELOPE
MAROUBRA ROAD
AT 2PM, NO SHADOW ON LEVEL 1 WINDOWS
MASS OF EXISTING BUILDING ON 138 MAROUBRA ROAD

<p>ISSUE DATE SUBJECT</p> <p>A 07/12/22 ISSUED FOR REVIEW</p> <p>B 09/01/23 ISSUED FOR REVIEW</p> <p>C 19/01/23 ISSUED FOR REVIEW</p> <p>D 03/02/23 ISSUED FOR REVIEW</p> <p>E 15/02/23 ISSUED FOR DA</p> <p>F 29/11/23 AMENDED DA</p> <p>G 22/02/24 AMENDED DA</p> <p>H 05/04/24 SUPPLEMENTARY DA INFORMATION</p> <p>I 16/04/24 SUPPLEMENTARY DA INFORMATION</p> <p>J 18/09/25 ISSUED FOR SSDA</p>		<p>AUTHORISED</p> <p>JH</p> <p>LO</p> <p>LO</p> <p>TP</p> <p>TP</p> <p>JH</p> <p>ARH</p> <p>ARH</p> <p>ARH</p> <p>JH</p>	<p>SERVICES</p> <p>ENGINEERING PARTNERS</p> <p>www.engineeringpartners.com.au</p> <p>PLANNER</p> <p>planning & co.</p> <p>www.planningandco.com</p>	<p>STRUCTURE & CIVIL</p> <p>SCP CONSULTING</p> <p>www.scp.com.au</p> <p>LANDSCAPE ARCHITECT</p> <p>PLACE DESIGN GROUP</p> <p>www.placedesigngroup.com</p>	<p>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</p> <p>SHEET STATUS</p> <p>SSD SUBMISSION</p>	<p>PROJECT</p> <p>Mixed Use Development</p> <p>138 Maroubra Road, Maroubra</p>	<p>CLIENT</p> <p>Lindsay Bennelong</p> <p>21 Solent Circuit, Baulkham Hills New South Wales 2153</p> <p>AUTHORISED FOR ISSUE</p> <p>DIRECTOR DATE</p>	<p>ARCHITECT</p> <p>djrd architects</p> <p>T +612 9319 2955 ABN: 49 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192</p> <p>63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</p>	<p>DRAWN BY SCALE SHEET SIZE PRINT DATE</p> <p>Author 1:200 A1 18/09/2025</p> <p>DESCRIPTION 5:23:14 PM</p> <p>PACIFIC SQUARE SHADOW STUDY</p> <p>PROJECT No DRAWING No REVISION</p> <p>21_435 DA8.321 J</p>
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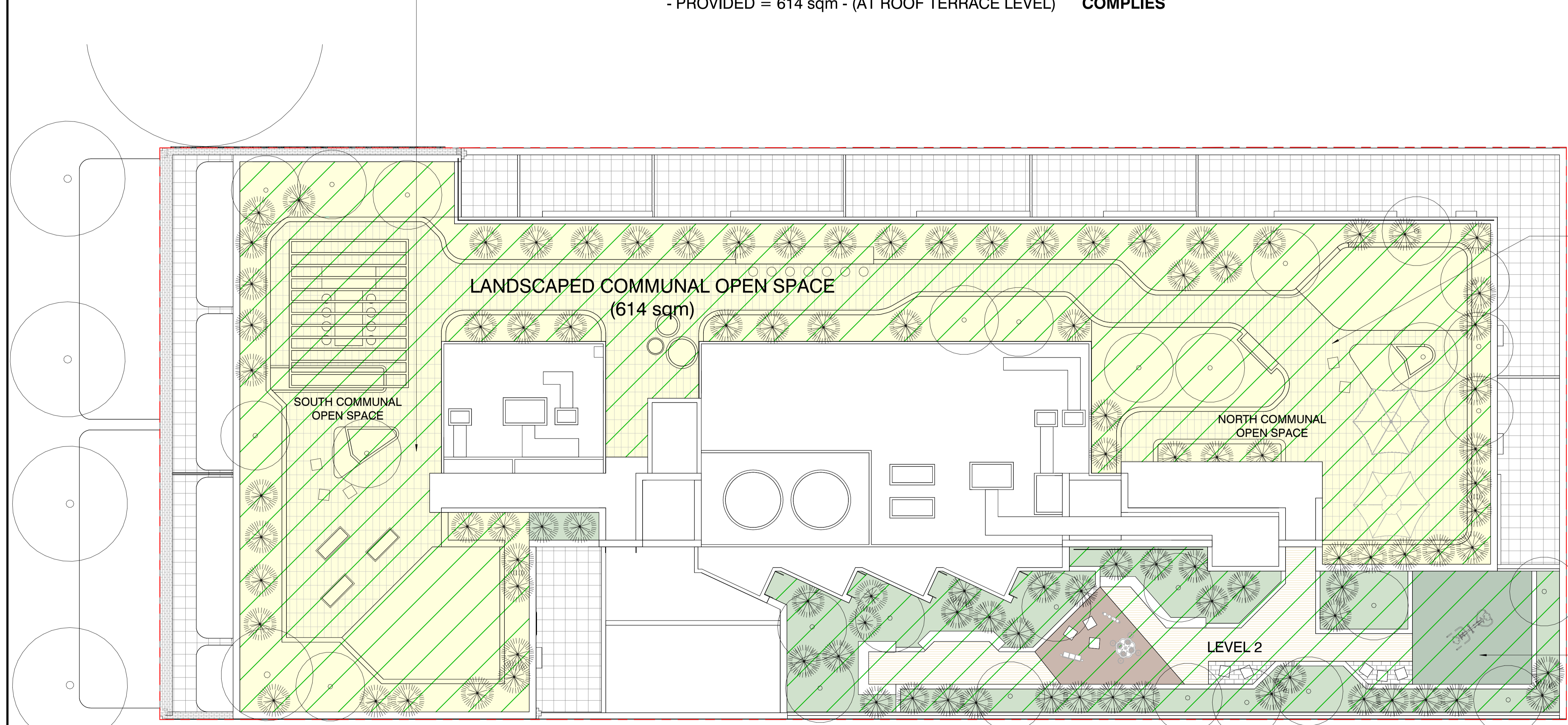
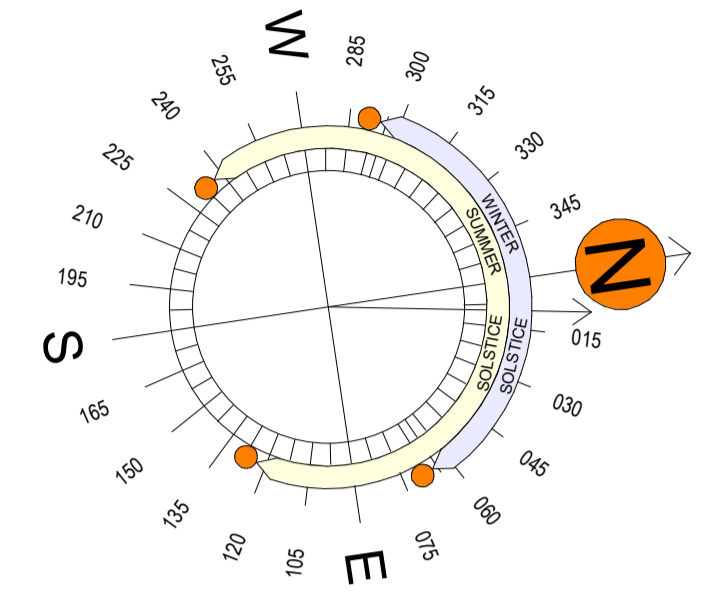
COMMUNAL OPEN SPACE NOTES:

- THE EXISTING DEVELOPMENT ON SUBJECT SITE HAS 1 BASEMENT LEVEL TO FULL SITE EXTENT. RATHER THAN ADD DEEP SOIL ON A CONSTRAINED SITE, THE STRATEGY IS TO PROVIDE SOIL DEPTH SUITABLE FOR TREE PLANTING AT PODIUM AND ROOF LEVELS

- SITE AREA = 1518.4sqm
- COMMUNAL OPEN SPACE REQUIRED (25%) = 379.6SQM
- COMMUNAL OPEN SPACE PROVIDED:
 - AT LEVEL 2 = 207 sqm
 - AT ROOF TERRACE LEVEL = 614 sqm
 - TOTAL = 821 sqm (54%) **COMPLIES**

- SOLAR ACCESS TO COMMUNAL OPEN SPACE (YELLOW HATCH)
 - REQUIRED = 189.8 sqm (50%) - (AT ROOF TERRACE LEVEL)
 - PROVIDED = 614 sqm - (AT ROOF TERRACE LEVEL) **COMPLIES**

SOUTH FACING LANDSCAPED COMMUNAL OPEN SPACE AT ROOF TERRACE LEVEL WITH SOLAR ACCESS FROM 9 AM - 3PM AND GOOD DISTRICT VIEWS



NORTH FACING LANDSCAPED COMMUNAL OPEN SPACE AT ROOF TERRACE LEVEL WITH SOLAR ACCESS FROM 9 AM - 3 PM

ADDITIONAL COMMUNAL COMMUNAL OPEN SPACE ON LEVEL 2 (207sqm) (NOT INCLUDED IN SOLAR ACCESS CALCULATION)

ISSUE DATE SUBJECT AUTHORISED A 15/11/22 ISSUED FOR CONSULTANT COORDINATION LO B 07/12/22 ISSUED FOR REVIEW JH C 09/01/23 ISSUED FOR REVIEW LO D 19/01/23 ISSUED FOR REVIEW LO E 03/02/23 ISSUED FOR REVIEW TP F 15/02/23 ISSUED FOR DA TP G 29/11/23 AMENDED DA JH H 22/02/24 AMENDED DA ARH I 18/09/25 ISSUED FOR SSDA JH		SERVICES ENGINEERING PARTNERS www.engineeringpartners.com.au PLANNER planning & co. www.planningandco.com		STRUCTURE & CIVIL SCP CONSULTING www.scp.com.au LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		PROJECT Mixed Use Development 138 Maroubra Road, Maroubra		CLIENT Lindsay Bennelong 21 Solent Circuit, 21 Solent Circuit, Northmead, NSW 2153 2153 South Wales 2153 AUTHORISED FOR ISSUE DIRECTOR DATE		ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		DRAWN BY SCALE SHEET SIZE PRINT DATE Author 1 : 100 A1 18/09/2025 5:20:16 PM DESCRIPTION OPEN SPACE - DEEP SOIL STRATEGY PROJECT No DRAWING No REVISION 21_435 DA8.350 I	
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SSD SUBMISSION



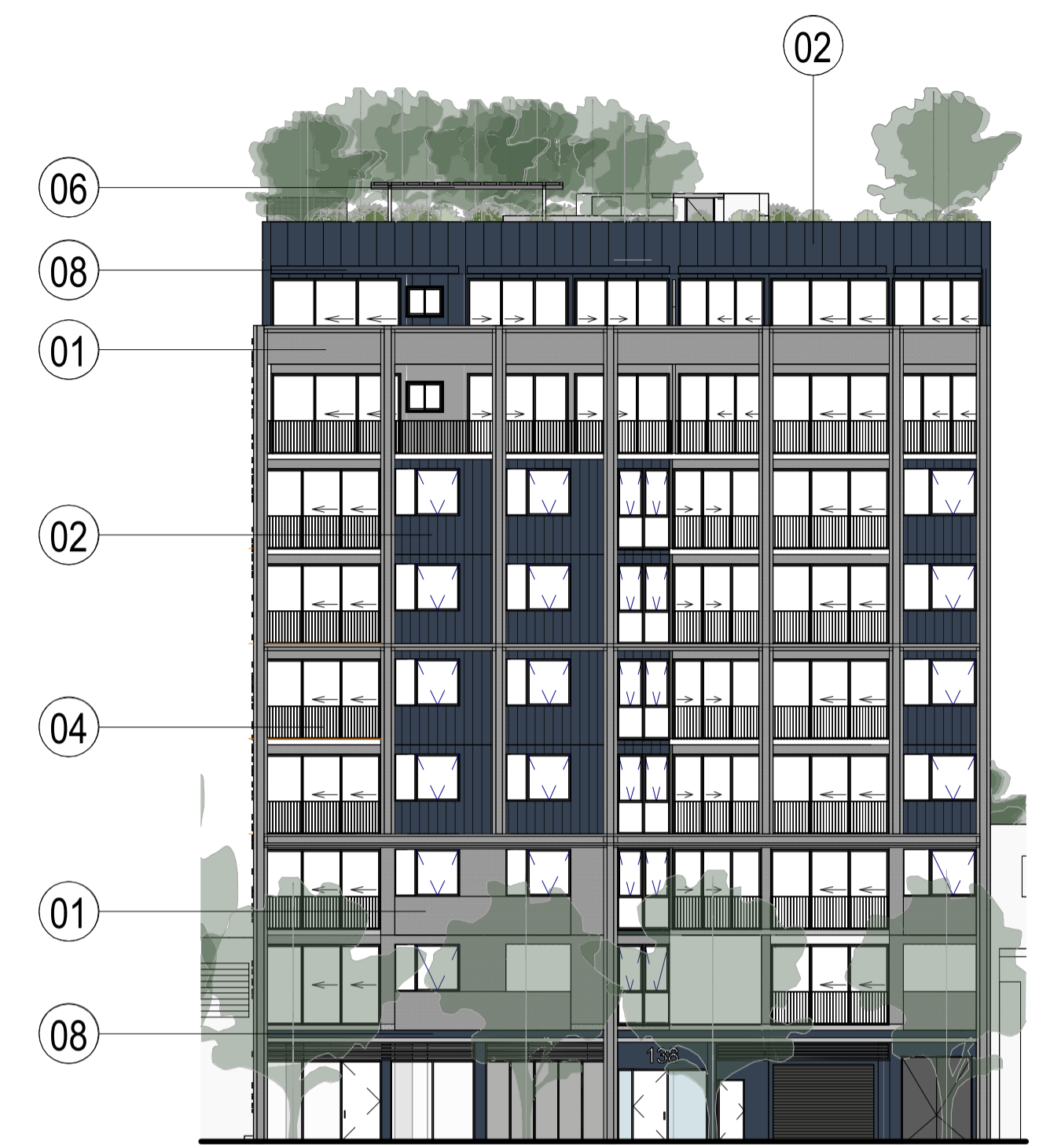
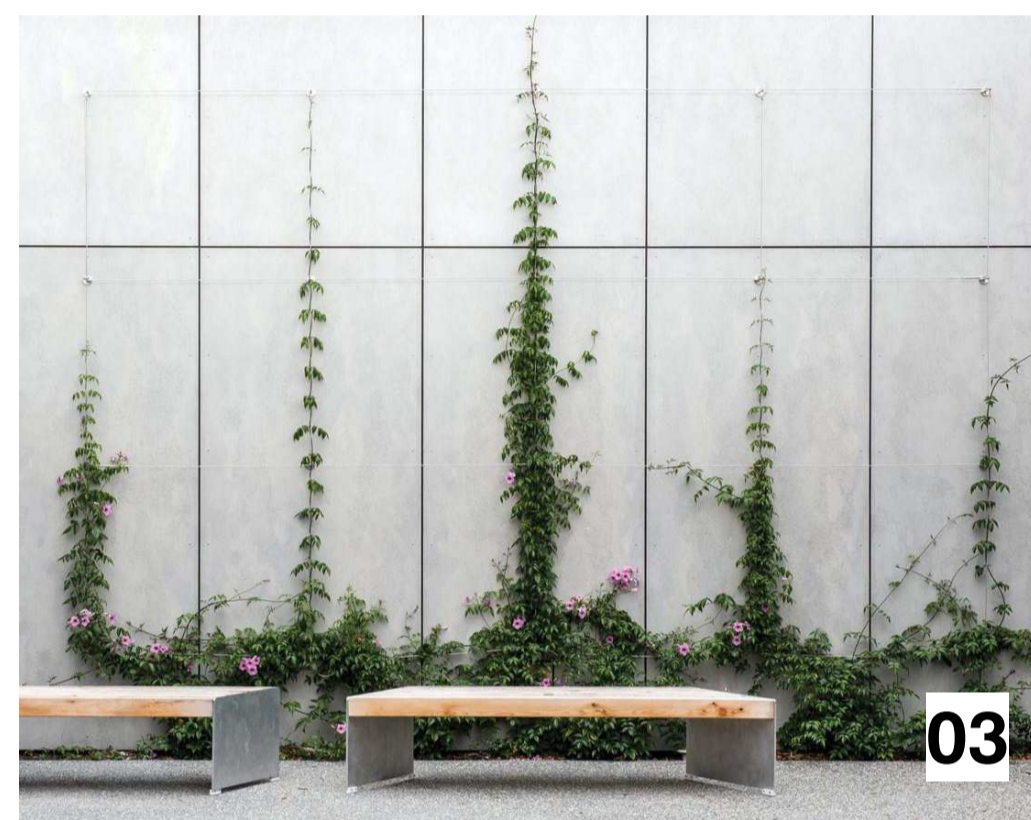
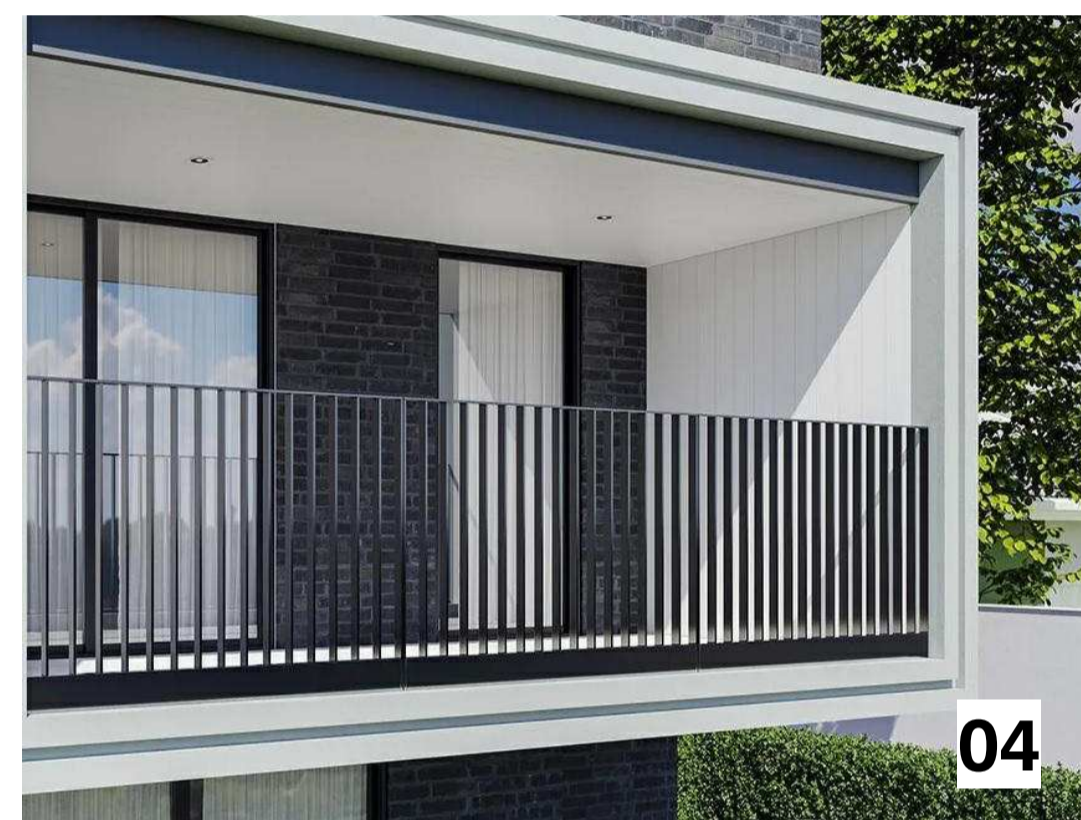
- 01 - Brick finish
- 02 - Sheet cladding similar to Colorbond Deep Ocean
- 03 - Sheet cladding similar to Colorbond Shale grey
- 04 - Metal Palisade Balustrade similar to Colorbond Deep Ocean
- 05 - Decorative Brick Work Pattern
- 06 - Roof top garden and pergola
- 07 - Wintergarden | Clear glass operable louvres and translucent glass in lower fixed pane
- 08 - Metallic awning similar to Colorbond Deep Ocean
- 09 - Climbers | Wire mesh with vegetation



Colorbond Deep Ocean



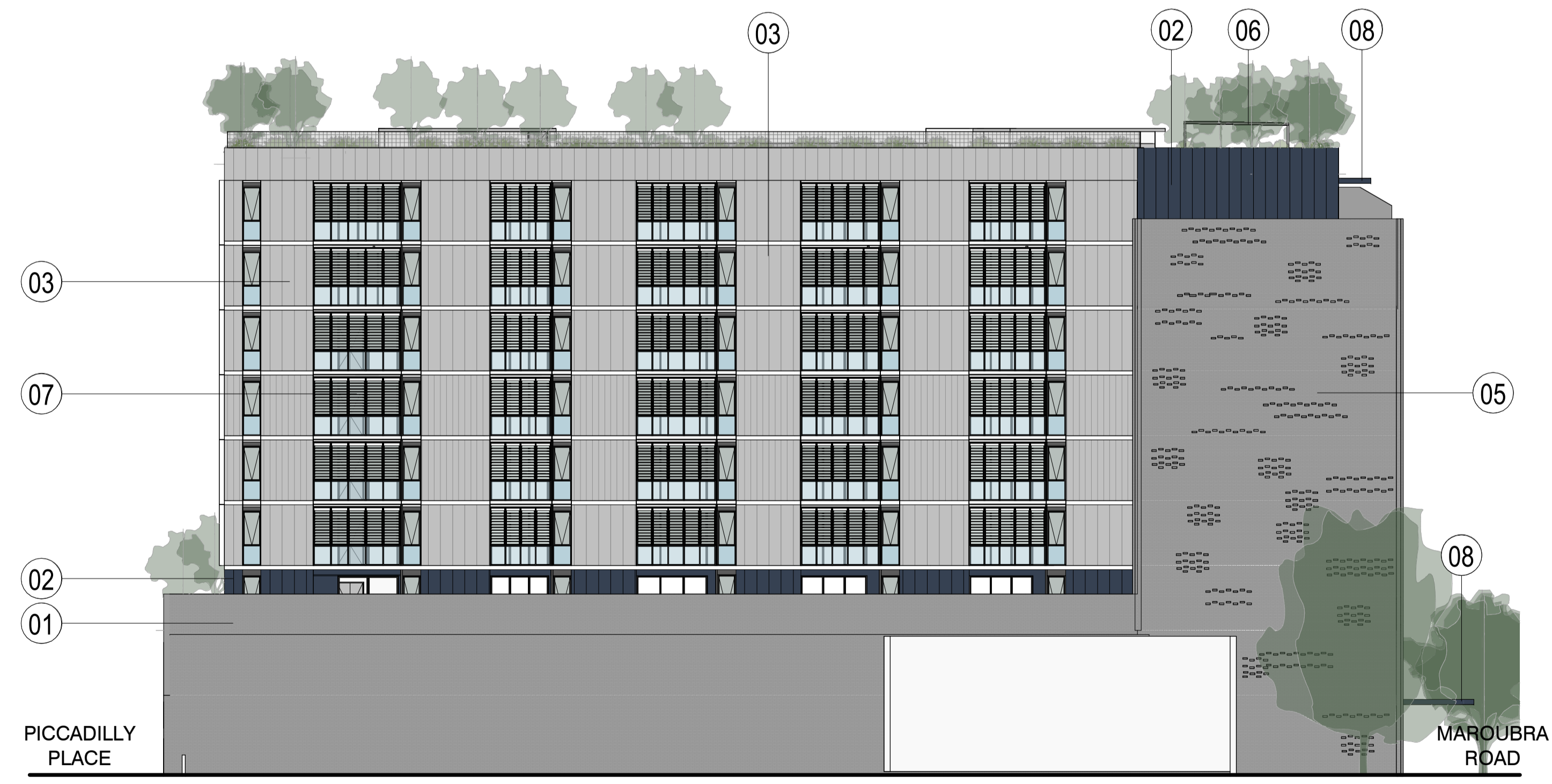
Colorbond Shale grey



1 SOUTH ELEVATION
PS-3 1 : 200



2 EAST ELEVATION
PS-3 1 : 200



3 WEST ELEVATION
PS-3 1 : 200

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS	SCP CONSULTING	Mixed Use Development	Lindsay Bennelong	djrd architects	Author	1 : 200	A1	18/09/2025
B	07/12/22	ISSUED FOR REVIEW	JH	www.engineeringpartners.com.au	www.scp.com.au	138 Maroubra Road, Maroubra	21 Solent Circuit, Baulkham Hills NSW South Wales 2153	T +612 9319 2955 ABN: 49 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION			5:20:49 PM
C	09/01/23	ISSUED FOR REVIEW	LO					63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	EXTERNAL MATERIAL SCHEDULE			
D	19/01/23	ISSUED FOR REVIEW	LO						PROJECT No	DRAWING No	REVISION	
E	03/02/23	ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT				21_435	DA8.400	I	
F	15/02/23	ISSUED FOR DA	TP									
G	29/11/23	AMENDED DA	JH	planning & co.	PLACE DESIGN GROUP							
H	22/02/24	AMENDED DA	ARH	www.planningandco.com	www.placedesigngroup.com							
I	18/09/25	ISSUED FOR SSDA	JH									
				SHEET STATUS		SSD SUBMISSION						