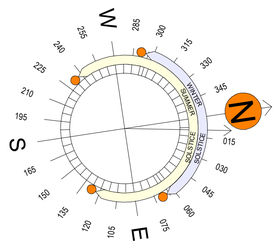
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

138 MAROUBRA RD, MAROUBRA DEVELOPMENT APPLICATION

Issued for Approval - August 2024



Sheet List			
Sheet Number	Current Revision	Current Revision Date	Sheet Name
DA0.100	P	21/08/24	COVER SHEET SITE PLAN
DA0.149	A	22/02/24	DCP ENVELOPE ANALYSIS SHEET 1
DA0.150	K	22/02/24	DCP ENVELOPE ANALYSIS SHEET 2
DA0.151	H	22/02/24	POLICE STATION - POTENTIAL DEVELOPMENT STUDY
DA0.152	J	16/04/24	DEMOLITION PLAN
DA0.153	I	22/02/24	SITE ANALYSIS PLAN
DA1.101	P	21/08/24	BASEMENT 3 PLAN
DA1.102	P	21/08/24	BASEMENT 2 PLAN
DA1.103	O	21/08/24	BASEMENT 1 PLAN
DA1.104	O	21/08/24	GROUND FLOOR PLAN
DA1.105	N	22/02/24	LEVEL 1 PLAN
DA1.106	N	22/02/24	LEVEL 2 PLAN
DA1.107	O	22/02/24	LEVEL 3 PLAN
DA1.108	N	22/02/24	LEVEL 4 PLAN
DA1.109	M	22/02/24	LEVEL 5 PLAN
DA1.110	M	22/02/24	LEVEL 6 PLAN
DA1.111	N	22/02/24	LEVEL 7 PLAN
DA1.112	N	22/02/24	LEVEL 8 PLAN
DA1.113	J	22/02/24	ROOF PLAN
DA2.100	N	16/04/24	SECTION A
DA2.101	J	21/08/24	SECTION B
DA2.102	L	16/04/24	SECTION C
DA2.103	I	22/02/24	SECTION D
DA2.200	K	22/02/24	NORTH ELEVATION
DA2.201	K	22/02/24	EAST ELEVATION
DA2.202	K	22/02/24	SOUTH ELEVATION
DA2.203	K	22/02/24	WEST ELEVATION
DA2.302	L	16/04/24	STREETSCAPE ELEVATIONS
DA8.100	M	22/02/24	SCHEDULES
DA8.200	F	22/02/24	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1
DA8.201	J	22/02/24	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2
DA8.250	M	05/04/24	ADG & BASIX COMPLIANCE
DA8.300	H	16/04/24	SHADOW DIAGRAM PLANS SHEET 1
DA8.301	K	16/04/24	SHADOW DIAGRAM PLANS SHEET 2
DA8.302	H	16/04/24	SHADOW DIAGRAM PLANS SHEET 3
DA8.303	H	16/04/24	SHADOW DIAGRAM PLANS SHEET 4
DA8.304	G	22/02/24	SHADOW DIAGRAM PLANS SHEET 5
DA8.305	I	05/04/24	SHADOW DIAGRAMS ADG ENVELOPE
DA8.306	I	16/04/24	SUN EYE VIEW ADG COMPLIANT ENVELOPE
DA8.307	A	16/04/24	SUN EYE VIEWS COMPLIANT ARH BONUS ENVELOPE
DA8.309	K	22/02/24	SUN EYE VIEWS SHEET 1
DA8.310	I	22/02/24	SUN EYE VIEWS SHEET 2
DA8.319	A	16/04/24	HEIGHT PLANE ANALYSIS DCP WITH ARH BONUS
DA8.320	H	22/02/24	HEIGHT PLANE ANALYSIS
DA8.321	I	16/04/24	PACIFIC SQUARE SHADOW STUDY
DA8.322	D	22/02/24	165-167 MAROUBRA RD SHADOW IMPACT STUDY
DA8.323	E	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 1
DA8.324	E	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 2
DA8.325	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 3
DA8.326	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 4
DA8.327	B	16/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 5
DA8.328	B	16/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 6
DA8.350	H	22/02/24	OPEN SPACE / DEEP SOIL STRATEGY
DA8.400	H	22/02/24	EXTERNAL MATERIAL SCHEDULE
DA9.100	I	22/02/24	3D VIEWS
DA9.150	H	22/02/24	PERSPECTIVE MAROUBRA ROAD
DA9.151	H	22/02/24	PERSPECTIVE PICADILLY PLACE

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	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

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STRUCTURE & CIVIL
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PLANNER
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LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

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

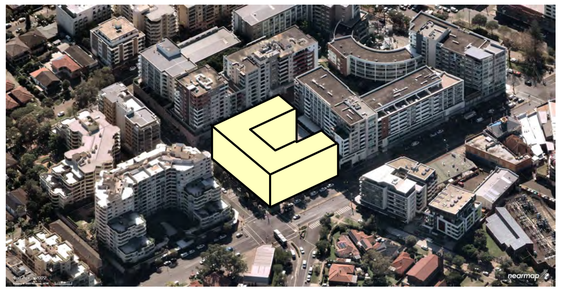
AUTHORISED FOR ISSUE
DIRECTOR DATE

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

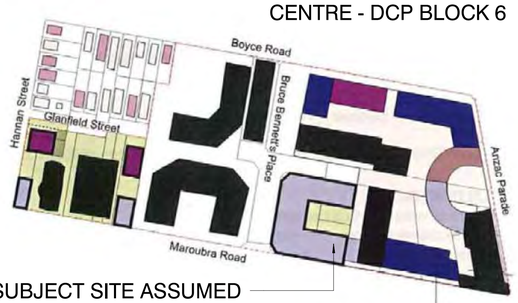
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	22/08/2024 10:23:55 AM

DESCRIPTION
COVER SHEET SITE PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA0.100	P



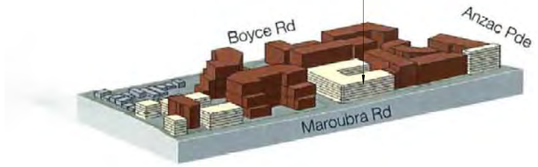
RANDWICK DCP 2013 -
MAROUBRA JUNCTION
CENTRE - DCP BLOCK 6



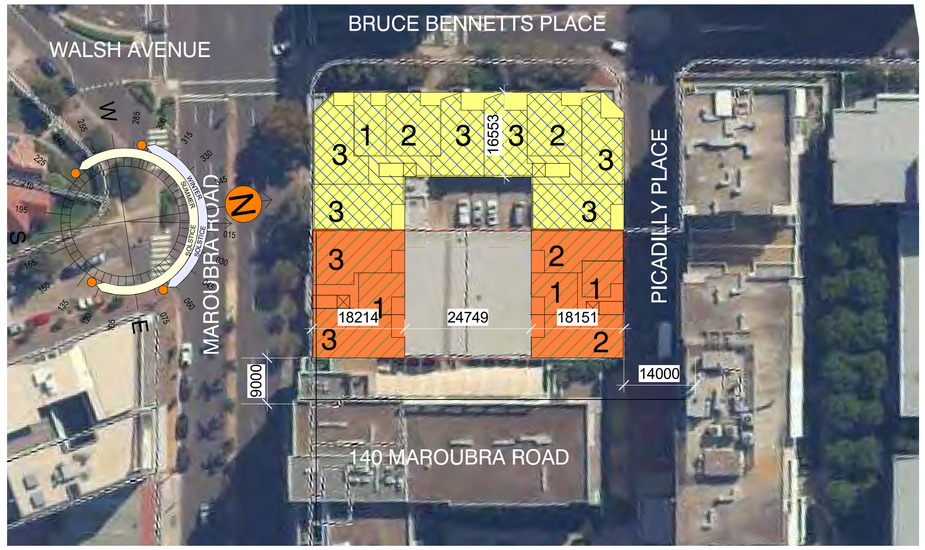
SUBJECT SITE ASSUMED
TO AMALGAMATE WITH
POLICE STATION SITE

approved DA for
Maroubra Mall site

MID RISE TRANSITIONAL
FORM ANTICIPATED
6 STOREY HEIGHT



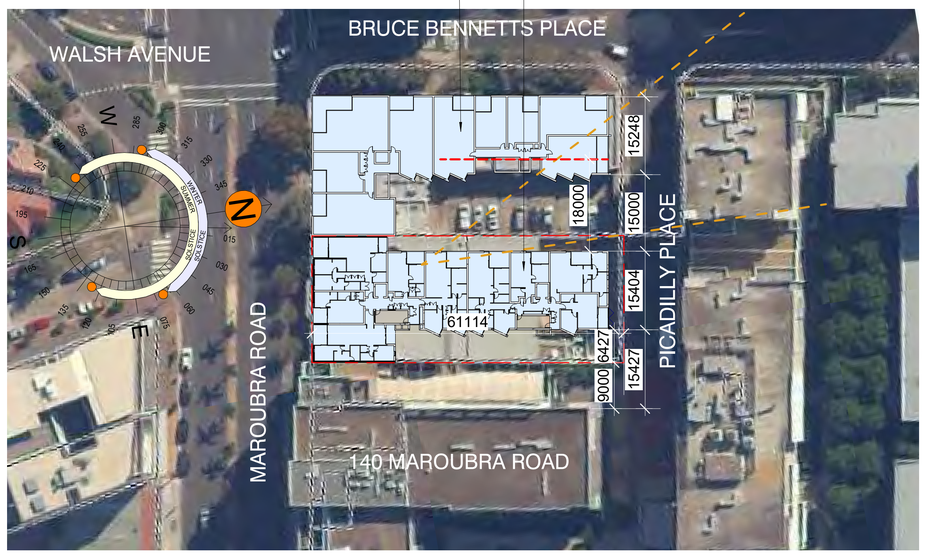
DCP 2013 CONTROL



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 ON 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 ON ROOF)
- 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 WID 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. POTENTIAL ADDITION OF 5 MORE DWELLINGS (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

ISSUE	DATE	SUBJECT	AUTHORISED
A	22/02/24	AMENDED DA	ARH

SERVICES: ENGINEERING PARTNERS, www.engineeringpartners.au
STRUCTURE & CIVIL: 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: ISSUED FOR APPROVAL

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	As indicated	A1	22/08/2024 9:33:08 AM

DESCRIPTION: DCP ENVELOPE ANALYSIS SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA0.149	A

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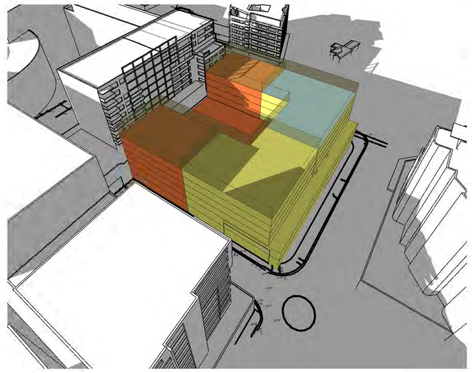
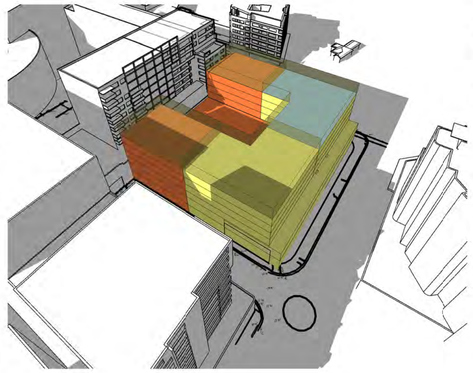
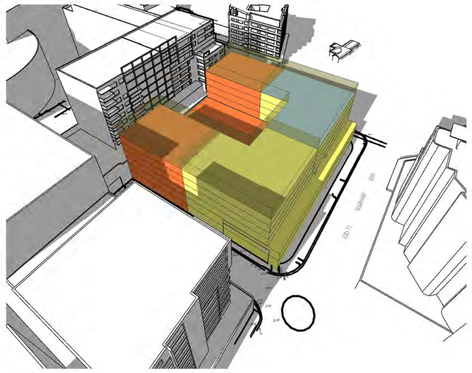


3 MID WINTER SHADOW - 9 AM



4 MID WINTER SHADOW - 10 AM



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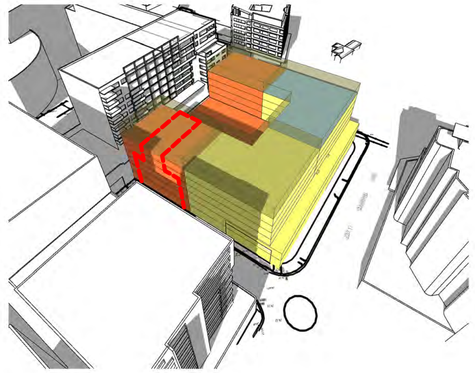
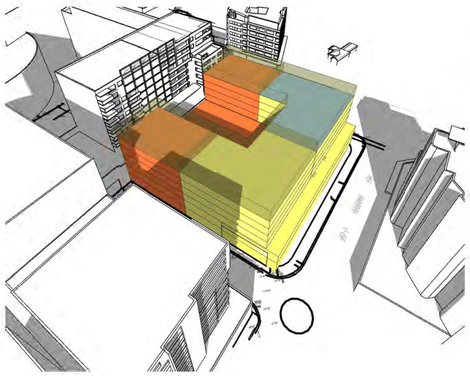
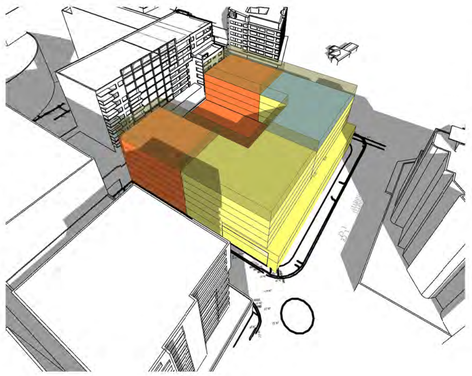


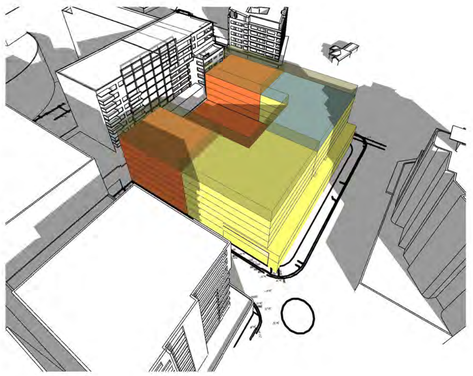
6 MID WINTER SHADOW - 12 PM



7 MID WINTER SHADOW - 1 PM



8 MID WINTER SHADOW - 2 PM



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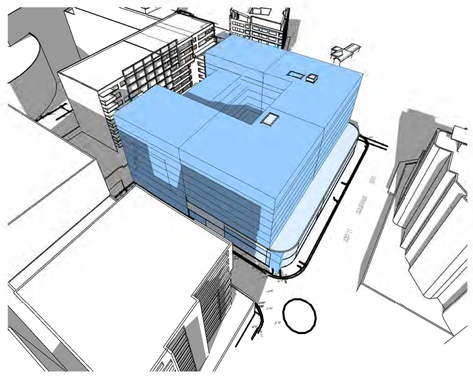
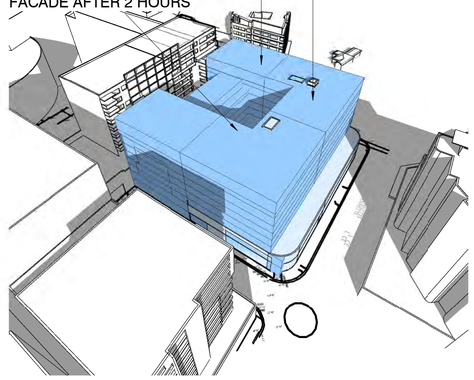


10 MID WINTER SHADOW - 12 PM



1 MID WINTER SHADOW - 2 PM

ALTERNATE FORM NOTES / ASSUMPTIONS

- DIAGRAMS INCLUDE POTENTIAL EXTRA HEIGHT (RETAIL, COMMERCIAL + 6 RESIDENTIAL)
- ADG LIGHT, VENT AND COMMUNAL OPEN SPACE REQUIREMENTS ARE MET
- STREET WALL OBJECTIVE RETAINED
- INCREASED HOUSING PROVISION

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 CHILDCARE GETS BETTER SOLAR ACCESS
- 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 BUILDING AT THE 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. TO LIGHT EVEN A SMALL PORTION, THE BLUE LINED AREA OF THE YELLOW BUILDING COULD NOT BE BUILT MEANING THE "C" SHAPE WOULD NOT BE REALISED.

CONCLUSION

- STREET WALL OBJECTIVE RETAINED
- POOR ADG OUTCOME

ISSUE	DATE	SUBJECT	AUTHORISED
B	09/09/22	FOR REVIEW	JH
C	7/10/22	FOR REVIEW	JH
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
E	07/12/22	ISSUED FOR REVIEW	JH
F	09/01/23	ISSUED FOR REVIEW	LO
G	19/01/23	ISSUED FOR REVIEW	LO
H	03/02/23	ISSUED FOR REVIEW	TP
I	15/02/23	ISSUED FOR DA	TP
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH

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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:
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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		A1	22/08/2024 9:33:21 AM

DESCRIPTION
DCP ENVELOPE ANALYSIS SHEET 2

PROJECT No	DRAWING No	REVISION
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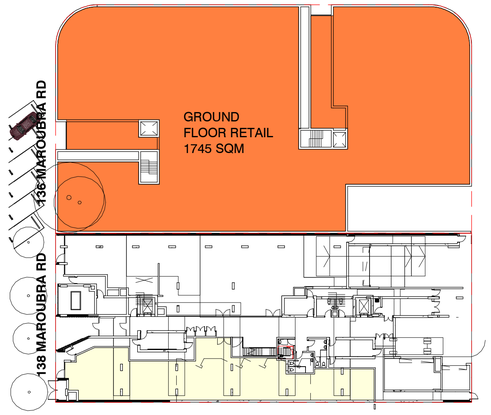
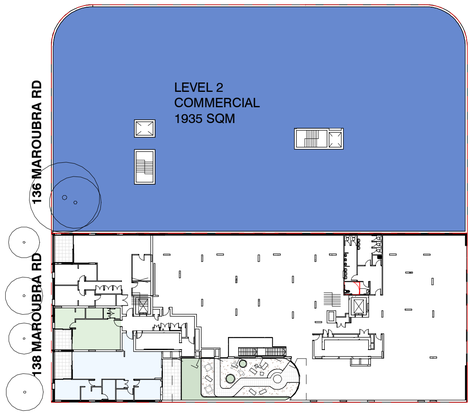
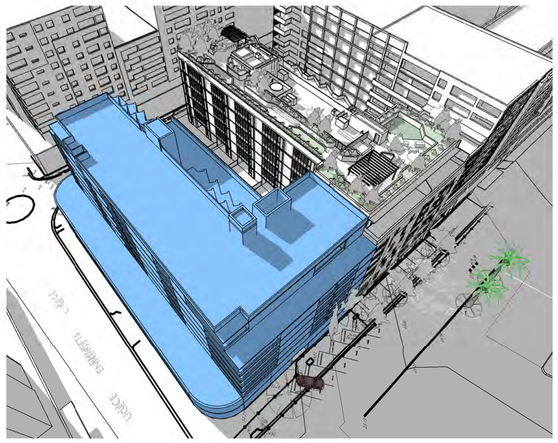


2 DA2.100 POTENTIAL DEVELOPMENT - GROUND FLOOR RETAIL
1 : 450

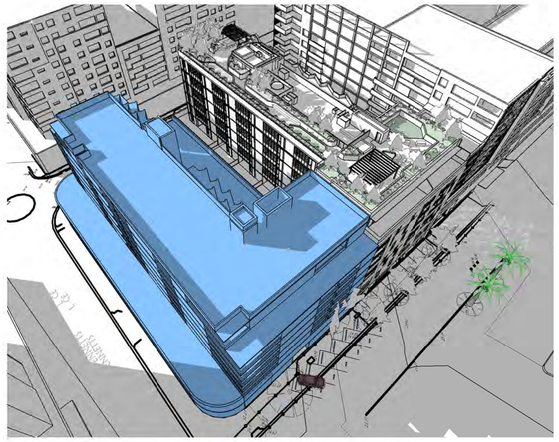


3 DA2.100 LEVEL 1 - POLICE STATION POTENTIAL DEVELOPMENT
1 : 450

4 DA2.100 TYPICAL APARTMENT PLATE POLICE STATION POTENTIAL DEVELOPMENT
1 : 450



6 SHADOW STUDY 12:00PM



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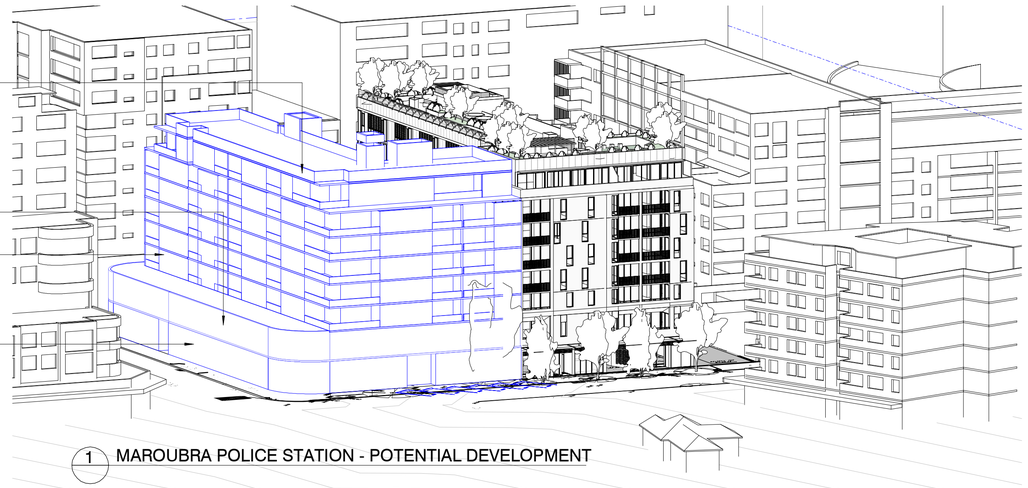

1 MAROUBRA POLICE STATION - POTENTIAL DEVELOPMENT

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 AND 3m TOWER SETBACK ON BRUCE BENNETTS PLACE / STREET WALL FORM CONTINUED ON MAROUBRA ROAD

RESULTS (COMPARABLE HEIGHT ie RETAIL, COMMERCIAL + 6 RESIDENTIAL)

- 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

RESULTS (DCP 25m HEIGHT ie RETAIL, COMMERCIAL + 4 RESIDENTIAL)

- LIKELY YIELD: (4 FLOORS 3 X 1B, 4 X 2B, 2 X 3B) = 36 DWELLINGS
- ADG WINTER LIGHT = 27 (75%) - COMPLIES
- ADG CROSS VENTILATION = MIN 24 (66%) - 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

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

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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DIRECTOR DATE

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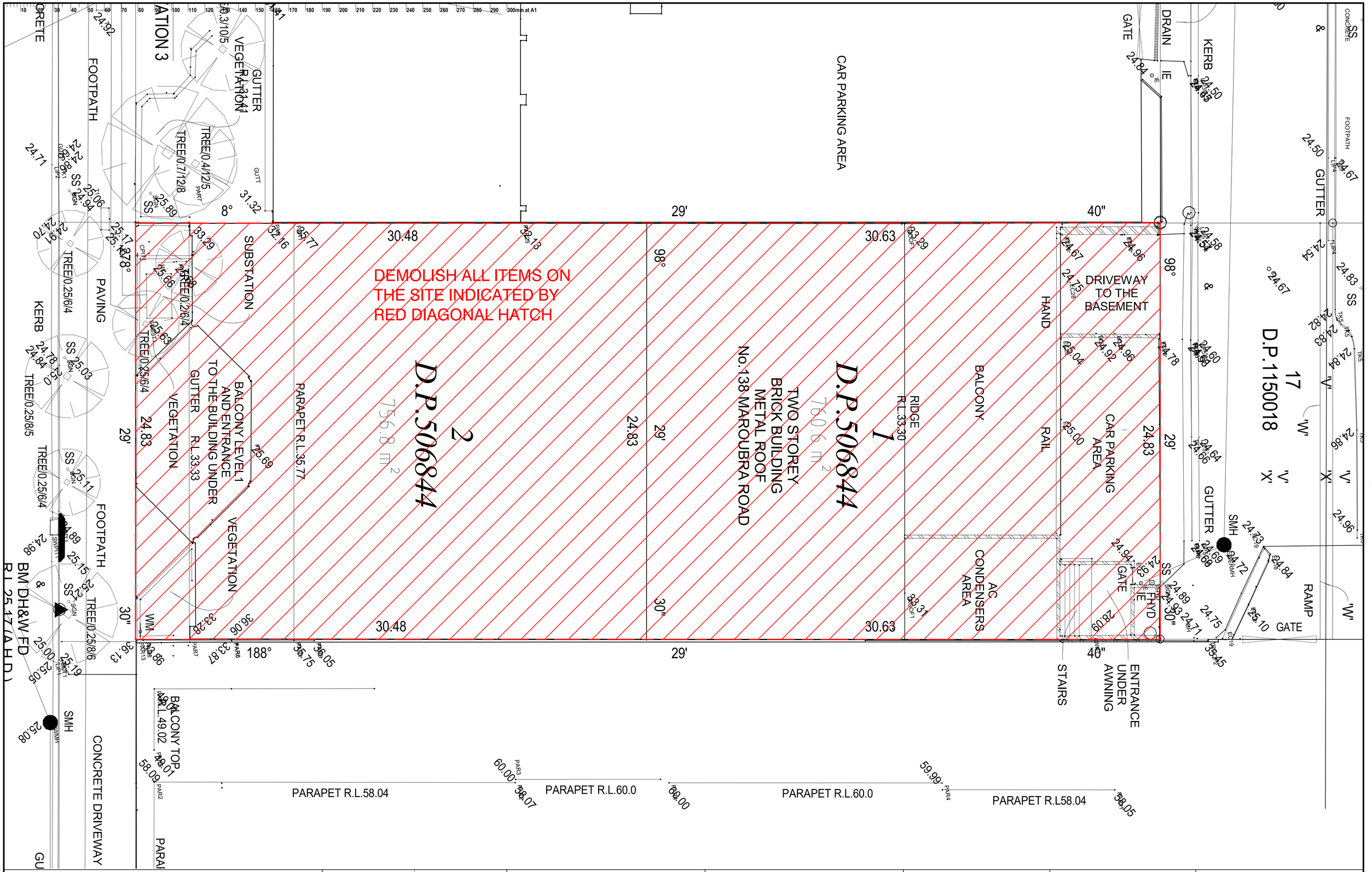
Author	1 : 450	A1	22/08/2024 9:13:48 PM

DESCRIPTION
POLICE STATION - POTENTIAL DEVELOPMENT STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA0.151	H



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J	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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Author	1 : 100	A1	22/08/2024

DESCRIPTION 9:33:52 AM
DEMOLISH PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA0.152	J

ISSUE	DATE	SUBJECT	AUTHORISED
A	7/10/22	FOR REVIEW	JH
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Author	1 : 1	A1	22/08/2024

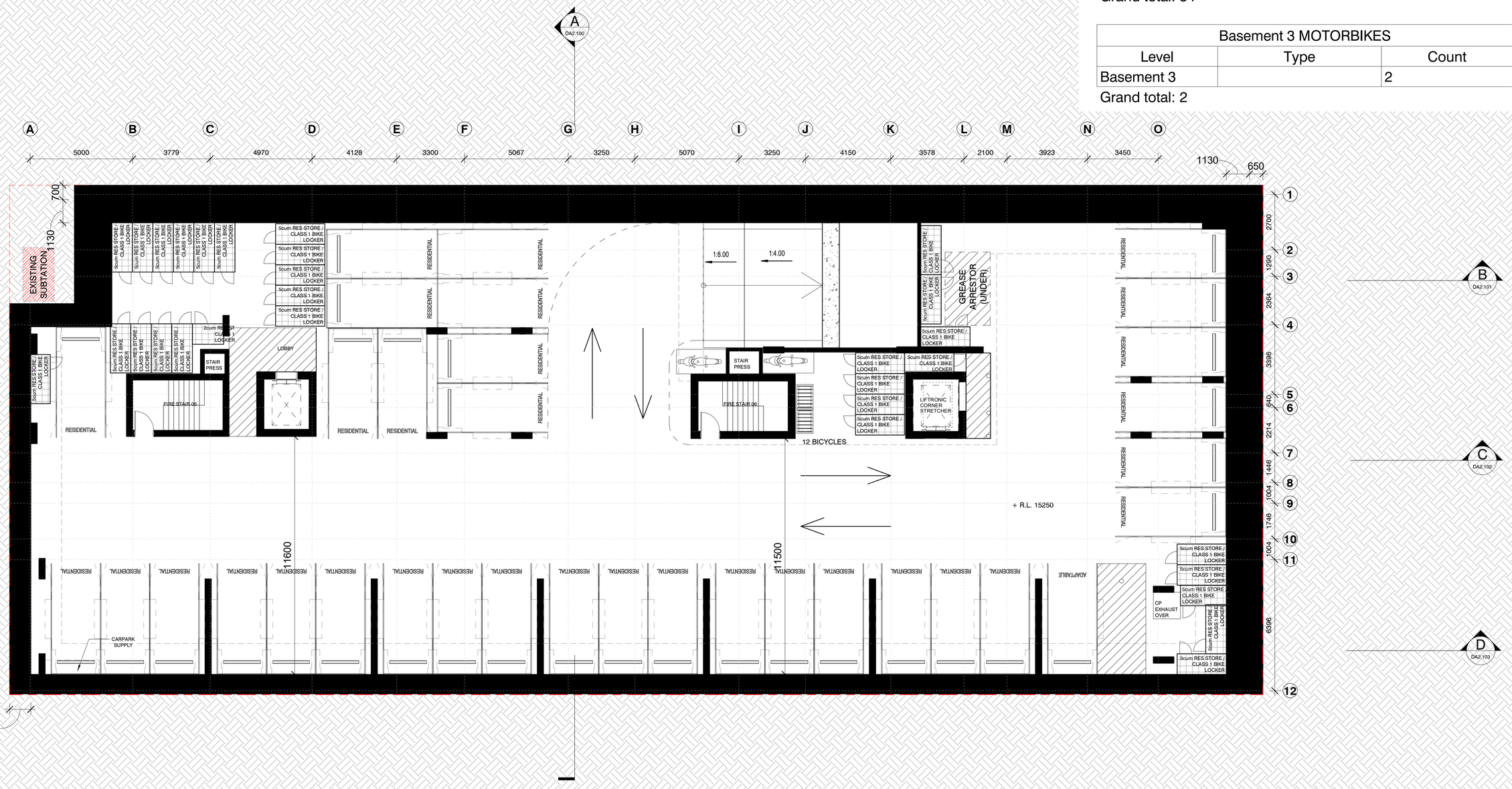
DESCRIPTION
SITE ANALYSIS PLAN
9:33:55 AM

PROJECT No	DRAWING No	REVISION
21_435	DA0.153	I

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Parking Schedule Basement 3		
Level	Type	Count
Basement 3	ADAPTABLE	1
Basement 3	RESIDENTIAL	33
Grand total: 34		

Basement 3 MOTORBIKES		
Level	Type	Count
Basement 3		2
Grand total: 2		



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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	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
P	21/08/24	ISSUED FOR APPROVAL	ARH

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Author	1 : 100	A1	22/08/2024 9:34:01 AM

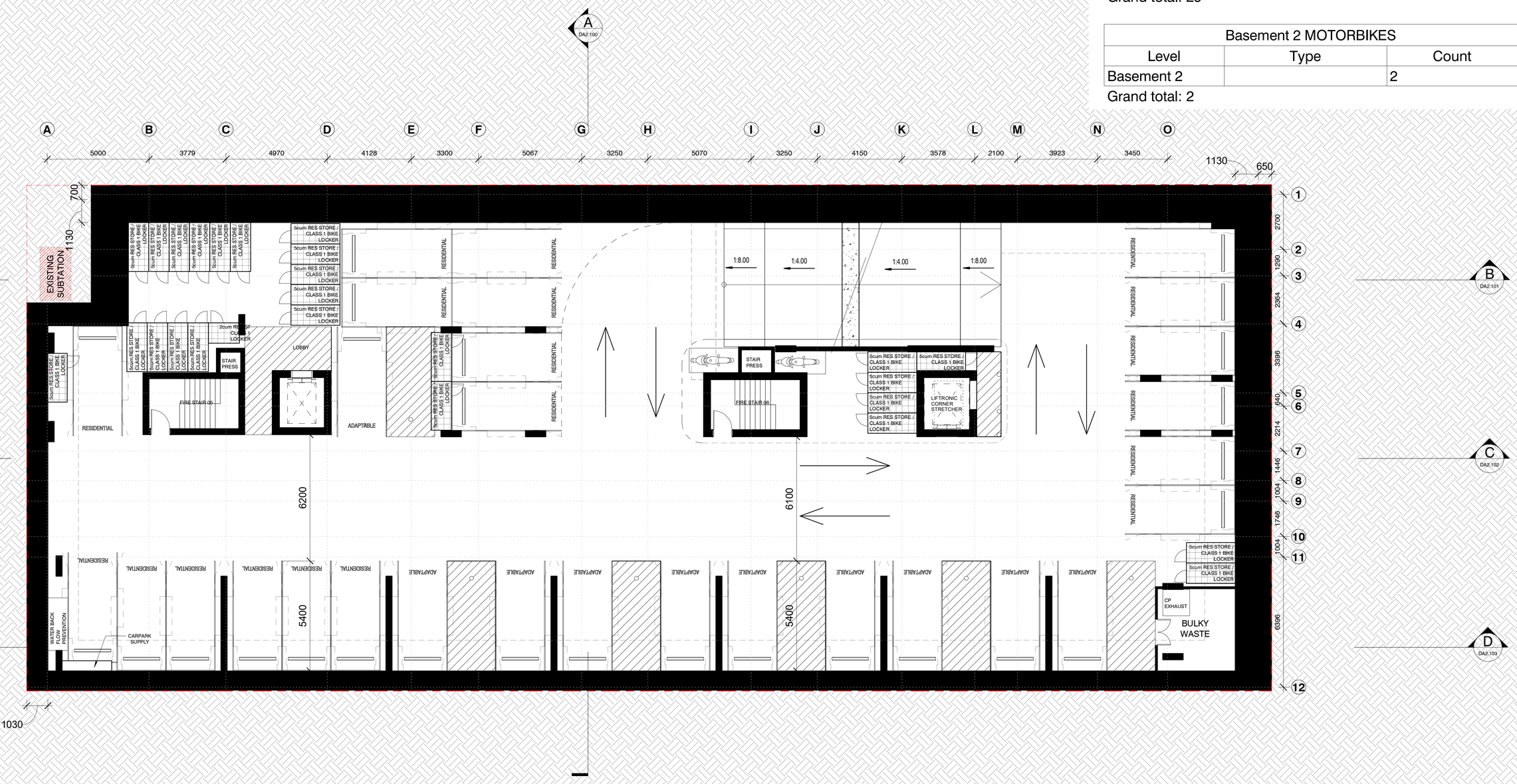
DESCRIPTION
BASEMENT 3 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.101	P

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Parking Schedule Basement 2		
Level	Type	Count
Basement 2	ADAPTABLE	10
Basement 2	RESIDENTIAL	19
Grand total: 29		

Basement 2 MOTORBIKES		
Level	Type	Count
Basement 2		2
Grand total: 2		



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Author	1 : 100	A1	22/08/2024 9:13:58 PM

DESCRIPTION
BASEMENT 2 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.102	P

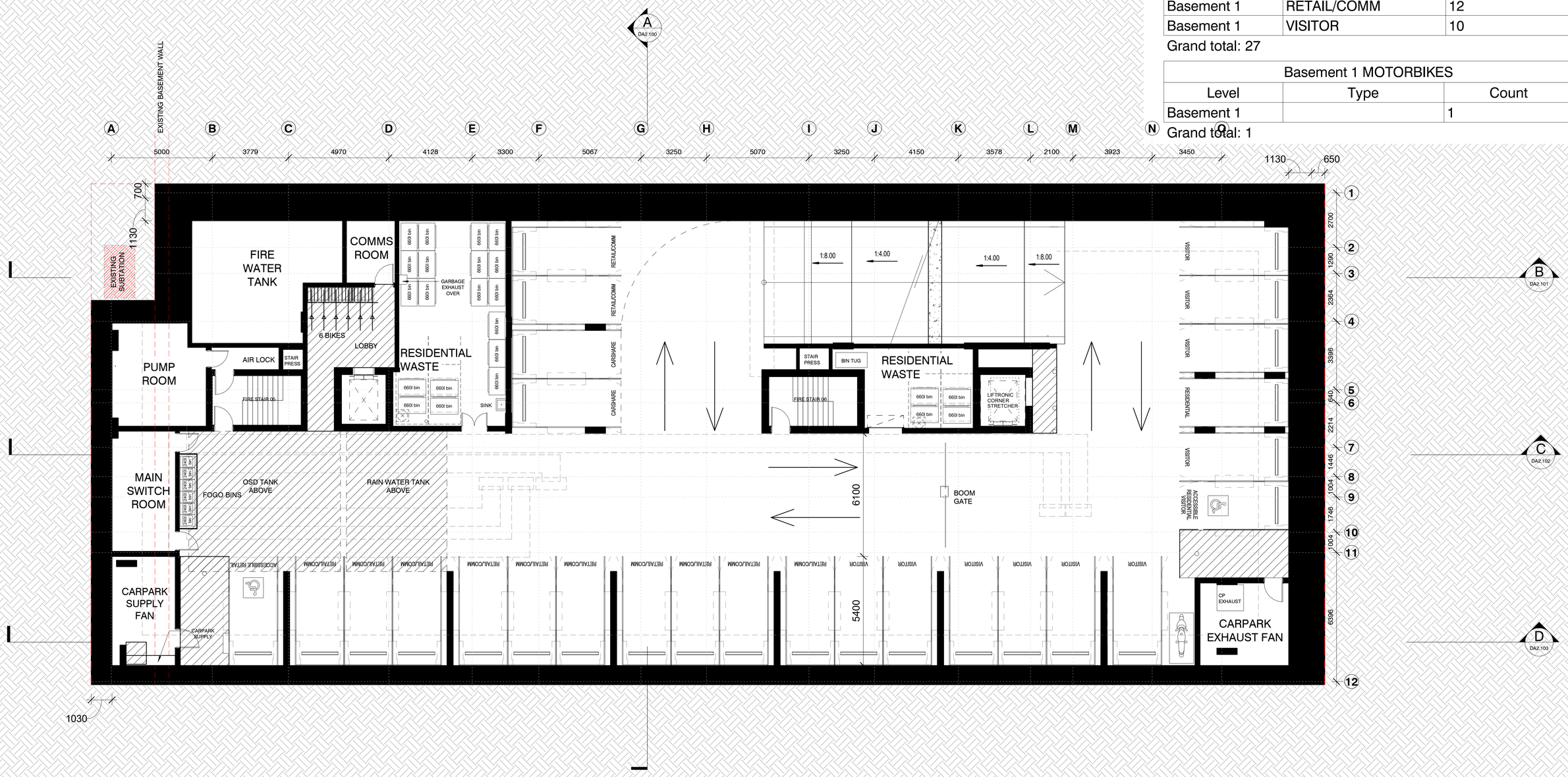
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Parking Schedule Basement 1		
Level	Type	Count
Basement 1	ACCESSIBLE RESIDENTIAL VISITOR	1
Basement 1	ACCESSIBLE RETAIL	1
Basement 1	CARSHARE	2
Basement 1	RESIDENTIAL	1
Basement 1	RETAIL/COMM	12
Basement 1	VISITOR	10

Grand total: 27

Basement 1 MOTORBIKES		
Level	Type	Count
Basement 1		1

Grand total: 1



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J	03/02/23	ISSUED FOR REVIEW	TP
K	15/02/23	ISSUED FOR DA	TP
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N	22/02/24	AMENDED DA	ARH
O	21/08/24	ISSUED FOR APPROVAL	ARH

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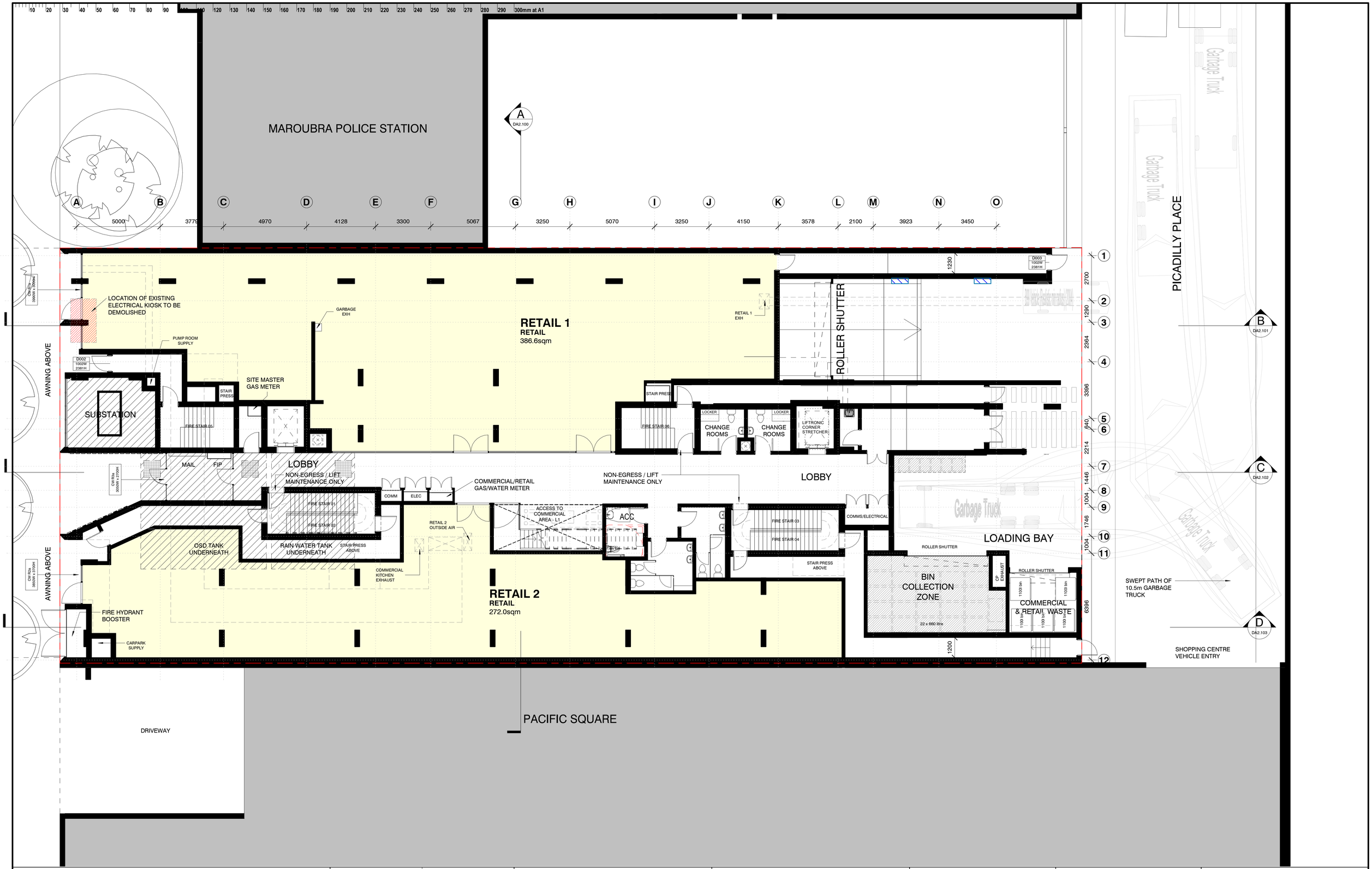
Author	1 : 100	A1	22/08/2024 9:34:12 AM

DESCRIPTION
BASEMENT 1 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.103	O



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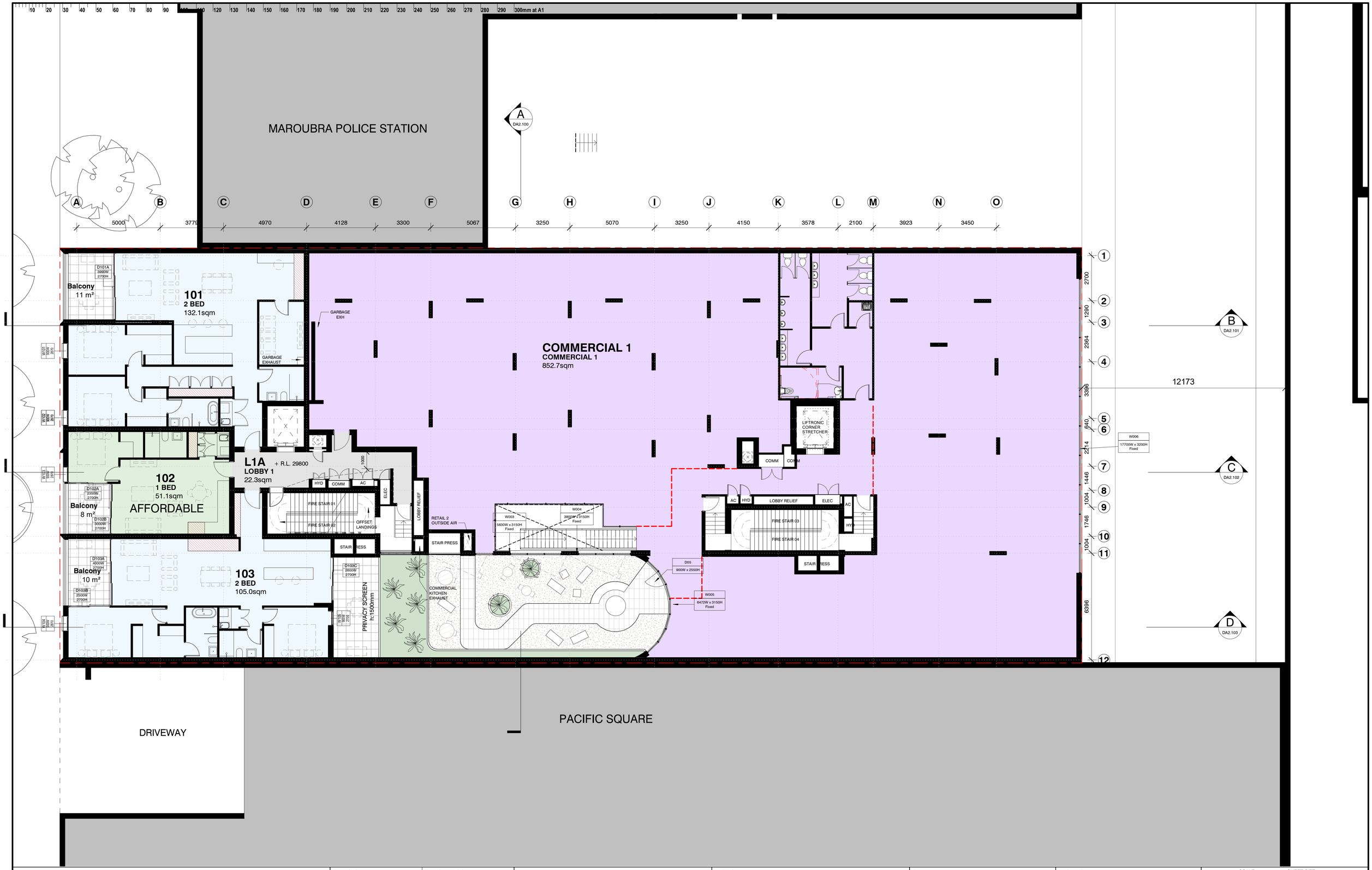
Author	1 : 100	A1	22/08/2024 9:34:17 AM

DESCRIPTION
GROUND FLOOR PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.104	O



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Author	1 : 100	A1	22/08/2024 9:14:04 PM

DESCRIPTION
LEVEL 1 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.105	N

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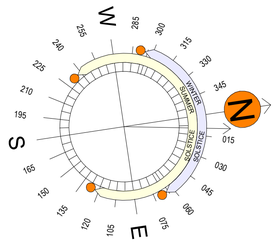

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3386 640 2214 1446 1004 1746 1004 6396

16200

3000 2685 3000

A DA2.100

B DA2.101

C DA2.102

D DA2.103

Balcony 11 m²
D201A 3960W 2700H
D201B 2900W 2700H
D201C 1500W 2740H
201 3 BED 127.0sqm
GARBAGE EXHAUST
Terrace 10 m²
W217 900W 2700
Terrace 24 m²
D204B 2300W 2700H
D204A 3000W 2700H
204 1 BED 51.8sqm
W216 900W 2700
Terrace 35 m²
D205B 2950W 2700H
D205A 3000W 2700H
205 3 BED 113.5sqm
W215 900W 2700
Terrace 35 m²
D206B 2950W 2700H
D206A 3000W 2700H
206 3 BED 116.6sqm
W214 900W 2700
Terrace 29 m²
D207B 2200W 2700H
D207A 3000W 2700H
207 1 BED 51.1sqm
COMM
W213 900W 2700
Terrace 79 m²
D208C 2385W 2700H
D208B 2270W 2740H
D208A 2385W 2700H
W212 900W 2700
208 2 BED 84.2sqm
W211 900W 2700
W201 900W 1925
W202 900W 1925
W203 900W 1925
W204 900W 1925
L2A + R.L. 33650 Lobby 24.3sqm
HYD COMM AC
ELEC
LOBBY RELIEF
FIRE STAIR 01
FIRE STAIR 02
STAIR PRESS
202 1 BED 50.8sqm AFFORDABLE
D202A 2350W 2700H
Balcony 8 m²
D202B 3000W 2700H
Balcony 10 m²
D203A 4005W 2700H
203 2 BED 97.5sqm
Balcony 7 m²
D203B 3070W 2700H
W206 1820W 2700
Glass with perforated screen
W205 2700
6333
COMMERCIAL KITCHEN EXHAUST
VOID
5041
W207 1700W 2700
W208 1700W 2700
W209 1700W 2700
+ R.L. 33650
LOBBY RELIEF
ELEC
AC
HYD
FIRE STAIR 03
FIRE STAIR 04
STAIR PRESS
L2B Lobby 19.8sqm
D209 1200W 2950H
W210 1700W 2700
209 1 BED 50.3sqm
D209A 4334W 2700H
Terrace 20 m²
COMMON OPEN SPACE - L2
PACIFIC SQUARE
8549 8849 8849

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Author	1 : 100	A1	22/08/2024 9:34:29 AM

DESCRIPTION
LEVEL 2 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.106	N

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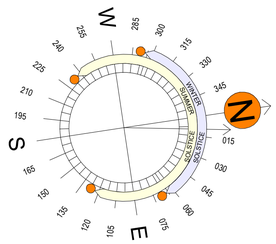

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3396 640 2214 1446 1004 1746 1004 6396

16200

3000 3000

A DA2.100

B DA2.101

C DA2.102

D DA2.103

301 3 BED 127.0sqm
Balcony 12 m²
Balcony 5 m²
D301A 3900W 2700H
D301B 2990W 2700H
D301C 1500W 2740H
GARBAGE EXHAUST

302 1 BED 50.8sqm
Balcony 8 m²
D302A 2950W 2700H
D302B 3000W 2700H

303 2 BED 97.5sqm
Balcony 11 m²
Balcony 7 m²
D303A 3000W 2700H
D303B 3070W 2700H
D303C 2500W 2700H

304 1 BED 51.8sqm
Balcony 8 m²
D304A 3000W 2700H
D304B 2000W 2700H

305 3 BED 113.4sqm
Balcony 12 m²
D305A 3000W 2700H
D305B 2950W 2700H

306 3 BED 116.6sqm
Balcony 12 m²
D306A 3000W 2700H
D306B 2950W 2700H

307 1 BED 51.3sqm
Balcony 8 m²
D307A 3000W 2700H
D307B 2150W 2700H

308 2 BED 84.3sqm
Balcony 10 m²
D308A 2385W 2700H
D308B 2270W 2740H
D308C 2385W 2700H

309 1 BED 50.3sqm
Balcony 8 m²
D309A 4004W 2700H

L3A Lobby 24.3sqm
HYD COMM AC ELEC
FIRE STAIR 01
FIRE STAIR 02
LOBBY RELIEF
STAIR PRESS
W306 1800W 2900 Glass with perforated screen
COMMERCIAL KITCHEN EXHAUST

L3B Lobby 19.8sqm
COMM
LOBBY RELIEF ELEC AC HYD
FIRE STAIR 03
FIRE STAIR 04
STAIR PRESS
W311 1800W 2900 Glass with perforated screen

W301 900W 2700
W302 900W 2700
W303 900W 2700
W304 900W 2700
W305 900W 2700
W306 1800W 2900
W307 1800W 2700
W308 1800W 2700
W309 1800W 2700
W310 1800W 2700
W311 1800W 2900
W312 1800W 2700
W313 900W 2700
W314 900W 2700
W315 900W 2700
W316 900W 2700
W317 900W 2700
W318 900W 2700
W319 900W 2700

6333 5041 6427 5328 6427

8549 8849 8849 8249 6549

PACIFIC SQUARE

ISSUE	DATE	SUBJECT	AUTHORISED
F	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
G	01/12/22	ISSUED FOR REVIEW	JH
H	07/12/22	ISSUED FOR REVIEW	JH
I	09/01/23	ISSUED FOR REVIEW	LO
J	19/01/23	ISSUED FOR REVIEW	LO
K	03/02/23	ISSUED FOR REVIEW	TP
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

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PLACE DESIGN GROUP
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SHEET STATUS
ISSUED FOR APPROVAL

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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Nominated Architects:
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Daniel Beekwilder 6192
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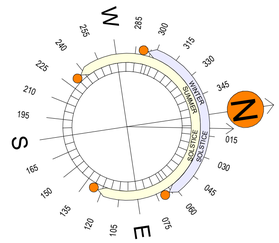
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:34:37 AM

DESCRIPTION
LEVEL 3 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.107	O

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

2944 3483 4348 3921 4393 3920 3000 4292 3435 4400 3922 3000

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 3000 2364 16200 3396 640 2214 1446 1004 1746 1004 6396

4040 3035 300 4035

3119 3100 2384

2735

6333 5041 6502 5328 6427

8549 8849 8849 8249 6549

401 3 BED 127.0sqm
Balcony 12 m²
Balcony 5 m²
GARBAGE EXHAUST

402 1 BED 50.8sqm
Balcony 8 m²

403 2 BED 97.5sqm
Balcony 11 m²
Balcony 7 m²

404 1 BED 51.9sqm
Balcony 8 m²

405 3 BED 113.4sqm
Balcony 12 m²

406 3 BED 116.6sqm
Balcony 12 m²

407 1 BED 51.3sqm
Balcony 8 m²

408 2 BED 84.2sqm
Balcony 10 m²

409 1 BED 50.3sqm
Balcony 8 m²

L4A Lobby 24.3sqm
L4B Lobby 19.8sqm

HYD COMM AC ELEC LOBBY RELIEF
FIRE STAIR 01 FIRE STAIR 02 STAIR RESS
FIRE STAIR 03 FIRE STAIR 04 LOBBY RELIEF ELEC AC HYD STAIR RESS COMM

COMMERCIAL KITCHEN EXHAUST

Glass with perforated screen

PACIFIC SQUARE

A DA2.100 — B DA2.101 — C DA2.102 — D DA2.103

ISSUE	DATE	SUBJECT	AUTHORISED
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G	07/12/22	ISSUED FOR REVIEW	JH
H	09/01/23	ISSUED FOR REVIEW	LO
I	19/01/23	ISSUED FOR REVIEW	LO
J	03/02/23	ISSUED FOR REVIEW	TP
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

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Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:14:11 PM

DESCRIPTION
LEVEL 4 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.108	N

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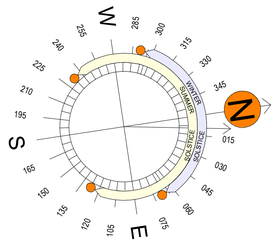

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3396 640 2214 1446 1004 1746 1004 6396

16200

3000 3000

A DA2.100

B DA2.101

C DA2.102

D DA2.103

501 3 BED 127.0sqm
Balcony 12 m²
Balcony 5 m²
D501A 3990W 2700H
D501B 2990W 2700H
D501C 1500W 2740H
W501 1800W 2700
GARBAGE EXHAUST

502 1 BED 50.8sqm
Balcony 8 m²
D502A 2550W 2700H
D502B 3000W 2700H
W502 1800W 2700
W503 1800W 2700

503 2 BED 97.5sqm
Balcony 11 m²
Balcony 7 m²
D503A 4000W 2700H
D503B 3070W 2700H
D503C 2500W 2700H
W503 1800W 2700
W504 1800W 2700

504 1 BED 51.8sqm
Balcony 8 m²
D504A 3000W 2700H
D504B 2200W 2700H
W519 900W 2700

505 3 BED 113.4sqm
Balcony 12 m²
D505A 3000W 2700H
D505B 2950W 2700H
W518 900W 2700

506 3 BED 116.6sqm
Balcony 12 m²
D506A 3000W 2700H
D506B 2950W 2700H
W517 900W 2700

507 1 BED 51.3sqm
Balcony 8 m²
D507A 3000W 2700H
D507B 2150W 2700H
W516 900W 2700
LIFTRONIC CORNER STRETCHER

508 2 BED 84.3sqm
Balcony 10 m²
D508A 2270W 2740H
D508B 2385W 2700H
D508C 2385W 2700H
W513 900W 2700
W514 900W 2700
W515 900W 2700

509 1 BED 50.3sqm
Balcony 8 m²
D509A 4034W 2700H

L5A Lobby 24.3sqm
HYD COMM AC ELEC
FIRE STAIR 01
FIRE STAIR 02
LOBBY RELIEF
STAIR RESS
W506 1800W 2900
Glass with perforated screen
COMMERCIAL KITCHEN EXHAUST

L5B Lobby 19.8sqm
COMM
LOBBY RELIEF
ELEC
AC
HYD
FIRE STAIR 03
FIRE STAIR 04
STAIR RESS
W511 1600W 2900
Glass with perforated screen

6333 5038 6427 5328 6427

PACIFIC SQUARE

8549 8549 8849 8249 6549

ISSUE	DATE	SUBJECT	AUTHORISED
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
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F	07/12/22	ISSUED FOR REVIEW	JH
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

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:34:46 AM

DESCRIPTION
LEVEL 5 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.109	M

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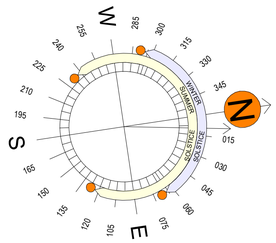

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3396 640 2214 1446 1004 1746 1004 6396

16200

A DA2.100 — B DA2.101 — C DA2.102 — D DA2.103

601 3 BED 127.0sqm — Balcony 12 m² — Balcony 5 m²
602 1 BED 50.8sqm — Balcony 8 m²
603 2 BED 97.5sqm — Balcony 11 m² — Balcony 7 m²
604 1 BED 51.8sqm — Balcony 8 m²
605 3 BED 113.4sqm — Balcony 12 m²
606 3 BED 116.6sqm — Balcony 12 m²
607 1 BED 51.3sqm — Balcony 8 m²
608 2 BED 84.2sqm — Balcony 10 m²
609 1 BED 50.3sqm — Balcony 8 m²

L6A Lobby 24.3sqm — L6B Lobby 19.8sqm

GARBAGE EXHAUST — COMMERCIAL KITCHEN EXHAUST — HYD — COMM — AC — ELEC — LOBBY RELIEF — FIRE STAIR 01 — FIRE STAIR 02 — FIRE STAIR 03 — FIRE STAIR 04 — STAIR — RESS — Glass with perforated screen

6333 5041 6427 5328 6427

8549 8849 8849 8249 6549

PACIFIC SQUARE

ISSUE	DATE	SUBJECT	AUTHORISED
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
E	01/12/22	ISSUED FOR REVIEW	JH
F	07/12/22	ISSUED FOR REVIEW	JH
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

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:34:55 AM

DESCRIPTION
LEVEL 6 PLAN

PROJECT No	DRAWING No	REVISION
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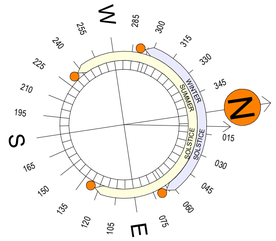

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

3100

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3396 640 2214 1446 1004 1746 1004 6396

3070 3070 3000 16200

A DA2.100 B DA2.101 C DA2.102 D DA2.103

701 3 BED 127.4sqm
Balcony 4 m²
Balcony 35 m²
D701A 5500W 2700H
D701B 2190W 2740H
D701C 1500W 2740H
D701D 3300W 2700H
D701E 1950W 2700H
D701F 3300W 2700H
AWNING
GARBAGE EXHAUST

704 1 BED 51.6sqm
Balcony 8 m²
D704A 2200W 2700H
DM704B 3000W 2700H

705 3 BED 113.2sqm
Balcony 12 m²
D705A 2950W 2700H
D705B 3000W 2700H

706 3 BED 116.3sqm
Balcony 12 m²
D706A 2950W 2700H
D706B 3000W 2700H

707 1 BED 51.0sqm
Balcony 8 m²
D707A 3000W 2700H
D707B 2150W 2700H

708 2 BED 83.4sqm
Balcony 10 m²
D708A 2985W 2700H
D708B 2270W 2740H
D708C 2380W 2700H

709 1 BED 50.3sqm
Balcony 8 m²
D709A 4034W 2700H

703 3 BED 109.8sqm
Balcony 27 m²
Balcony 7 m²
D703A 3000W 2700H
D703B 4000W 2700H
D703C 3000W 2700H
D703D 3070W 2700H
AWNING

L7A Lobby 24.3sqm
HYD COMM AC ELEC
FIRE STAIR 01
FIRE STAIR 02
STAIR RESS
LOBBY RELIEF
W702 1800W 2900 Glass with perforated screen
COMMERCIAL KITCHEN EXHAUST

L7B Lobby 19.8sqm
COMM
LOBBY RELIEF ELEC AC HYD
FIRE STAIR 03
FIRE STAIR 04
STAIR RESS
W707 1800W 2900 Glass with perforated screen

W715 900W 2700
W714 900W 2700
W713 900W 2700
W712 900W 2700
W711 900W 2700
W710 900W 2700
W709 900W 2700
W708 1800W 2700
W706 1800W 2700
W705 1800W 2700
W703 1800W 2700
W701 3000W 2700H

6333 5041 6427 5328 6427

PACIFIC SQUARE

8249 8849 8849 8249 6549

ISSUE	DATE	SUBJECT	AUTHORISED
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I	19/01/23	ISSUED FOR REVIEW	LO
J	03/02/23	ISSUED FOR REVIEW	TP
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

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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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Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
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Author	1 : 100	A1	22/08/2024 9:14:19 PM

DESCRIPTION
LEVEL 7 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.111	N

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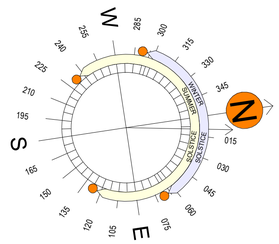

A DA2.100

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923 3450

3000

LANDSCAPED COMMUNAL ROOF GARDEN
(594 sqm)

SOUTH COMMON OPEN SPACE

NORTH COMMON OPEN SPACE

VISUAL SCREEN AT 1500mm

HEAT PUMP

HEAT PUMP

HOT WATER

HOT WATER

AWNING

LIFTRONIC CORNER STRETCHER

LIFT OVER RUN

GARBAGE EXHAUST

REFRIG PIPING

PLANT ROOM

RELIEF FANS

REFRIG PIPING

L8B
Lobby
15.8sqm
+ R.L. 52550

D13
1560W
2700H
Glass door

LOBBY RELIEF

FIRE STAIR 03

RELIEF FANS

+ R.L. 52550

FIRE STAIR 01

LOBBY RELIEF

VISUAL SCREEN AT 1500mm

NON-TRAFFICABLE ROOF

STAIR PRESS

COMMERCIAL KITCHEN EXHAUST

STAIR PRESS

3724

6333 5038 6427 5328 6427

PACIFIC SQUARE

8549 8849 8549 8549 8249 6549

1 2 3 4 5 6 7 8 9 10 11 12

2700 1290 2364 3396 640 2214 1446 1004 1746 1004 6396

3000

16200

B DA2.101

C DA2.102

D DA2.103

ISSUE	DATE	SUBJECT	AUTHORISED
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H	09/01/23	ISSUED FOR REVIEW	LO
I	19/01/23	ISSUED FOR REVIEW	LO
J	03/02/23	ISSUED FOR REVIEW	TP
K	15/02/23	ISSUED FOR DA	TP
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M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH

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Mixed Use Development
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CLIENT
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024

DESCRIPTION
LEVEL 8 PLAN
9:35:12 AM

PROJECT No	DRAWING No	REVISION
21_435	DA1.112	N

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

A DA2.100

A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923

+ R.L. 33650

+ R.L. 33650

LEVEL 8

GARBAGE EXHAUST

PLANT ROOM

VISUAL SCREEN AT 800mm

LIFT OVER RUN

RELIEF FAN

LOBBY RELIEF

VISUAL SCREEN AT 800mm

+ R.L. 52550

+ R.L. 33650

LEVEL 1

LEVEL 2

6333 5038 6427 5328 6427

8549 8549 8549 8249 6549

3000

16200

1 2700
2 1290
3 2364
4 3396
5 640
6 2214
7 1446
8 1004
9 1746
10 1004
11 6396
12

B DA2.101

C DA2.102

D DA2.103

ISSUE	DATE	SUBJECT	AUTHORISED
A	7/10/22	FOR REVIEW	JH
B	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
C	07/12/22	ISSUED FOR REVIEW	JH
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	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

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE

DIRECTOR DATE

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Author	1 : 100	A1	22/08/2024
			9:35:21 AM

DESCRIPTION
ROOF PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.113	J

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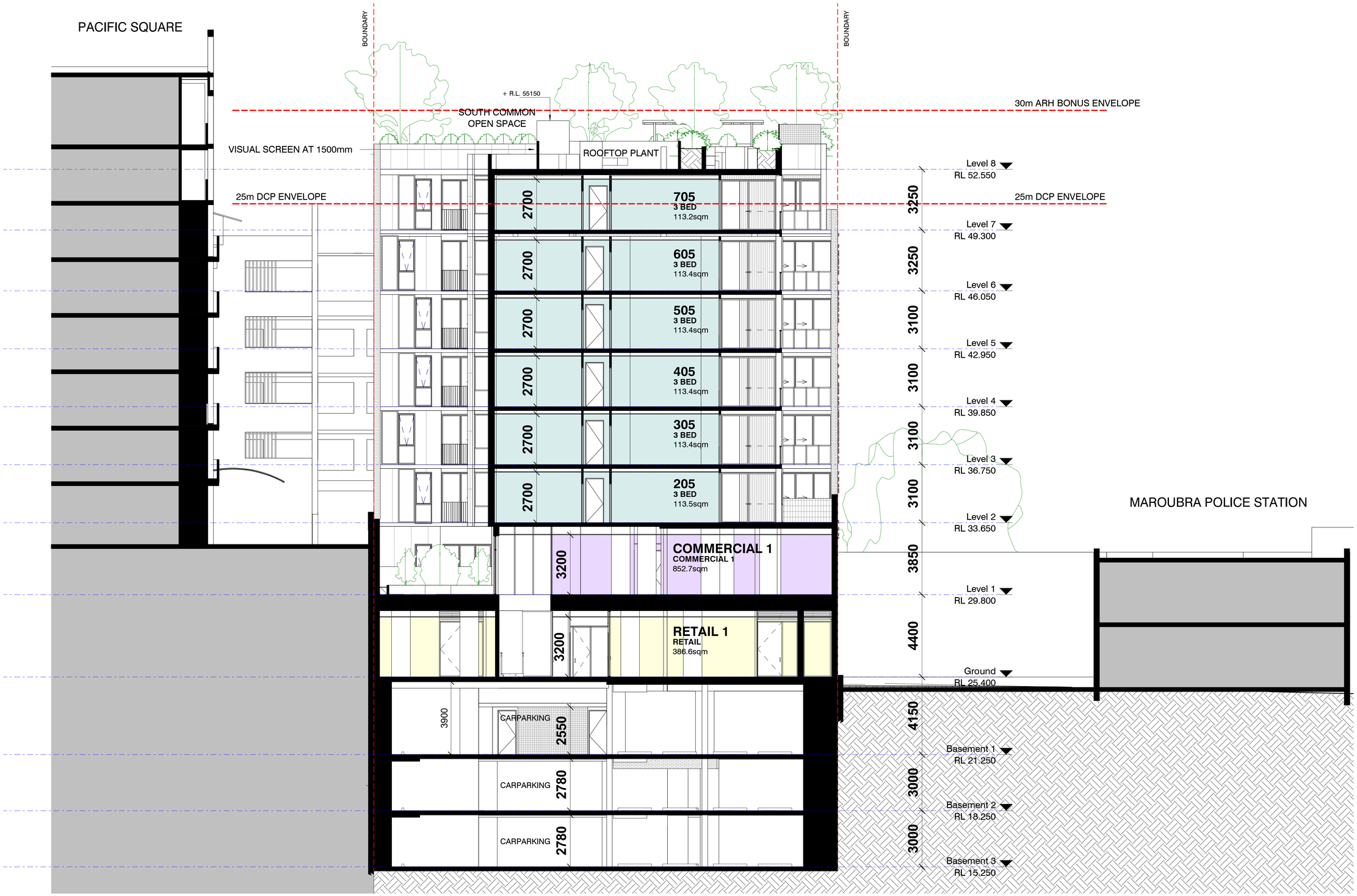

ISSUE	DATE	SUBJECT	AUTHORISED
E	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
F	07/12/22	ISSUED FOR REVIEW	JH
G	09/01/23	ISSUED FOR REVIEW	LO
H	19/01/23	ISSUED FOR REVIEW	LO
I	03/02/23	ISSUED FOR REVIEW	TP
J	15/02/23	ISSUED FOR DA	TP
K	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS 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

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Author	1 : 100	A1	22/08/2024 9:14:26 PM

DESCRIPTION
SECTION A

PROJECT No	DRAWING No	REVISION
21_435	DA2.100	N

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A 5000 B 3779 C 4970 D 4128 E 3300 F 5067 G 3250 H 5070 I 3250 J 4150 K 3578 L 2100 M 3923 N O

BOUNDARY

BOUNDARY

SOUTH COMMON OPEN SPACE

NORTH COMMON OPEN SPACE

2700	701 3 BED 127.4sqm	704 1 BED 51.6sqm	705 3 BED 113.2sqm		707 1 BED 51.0sqm	2700	708 2 BED 83.4sqm		
2700	601 3 BED 127.0sqm	604 1 BED 51.8sqm	605 3 BED 113.4sqm		607 1 BED 51.3sqm	2700	608 2 BED 84.2sqm		
2700	501 3 BED 127.0sqm	504 1 BED 51.8sqm	505 3 BED 113.4sqm		507 1 BED 51.3sqm	2700	508 2 BED 84.3sqm		
2700	401 3 BED 127.0sqm	404 1 BED 51.9sqm	405 3 BED 113.4sqm		407 1 BED 51.3sqm	2700	408 2 BED 84.2sqm		
2700	301 3 BED 127.0sqm	304 1 BED 51.8sqm	305 3 BED 113.4sqm		307 1 BED 51.3sqm	2700	308 2 BED 84.3sqm		
2700	201 3 BED 127.0sqm	204 1 BED 51.8sqm	205 3 BED 113.5sqm		207 1 BED 51.1sqm	2700	208 2 BED 84.2sqm		
2700	101 2 BED 132.1sqm		COMMERCIAL 1 COMMERCIAL 1 852.7sqm	3200					
3200			RETAIL 1 RETAIL 386.6sqm	3200					

MAROUBRA ROAD

+ R.L. 25200

+ R.L. 25400

PICCADILLY PLACE

3550			CARPARKING						
2750			CARPARKING						
2780			CARPARKING						

2200 1:4.00 2400 1:8.00 2200 2800

1:4.00 2613 2780

1:4.00 2780

Roof	RL 55.700
3150	
Level 8	RL 52.550
3250	
Level 7	RL 49.300
3250	
Level 6	RL 46.050
3100	
Level 5	RL 42.950
3100	
Level 4	RL 39.850
3100	
Level 3	RL 36.750
3100	
Level 2	RL 33.650
3850	
Level 1	RL 29.800
4400	
Ground	RL 25.400
4150	
Basement 1	RL 21.250
3000	
Basement 2	RL 18.250
3000	
Basement 3	RL 15.250

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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

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SHEET STATUS
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PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
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DIRECTOR DATE

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Author	1 : 100	A1	22/08/2024 9:14:34 PM

DESCRIPTION
SECTION B

PROJECT No	DRAWING No	REVISION
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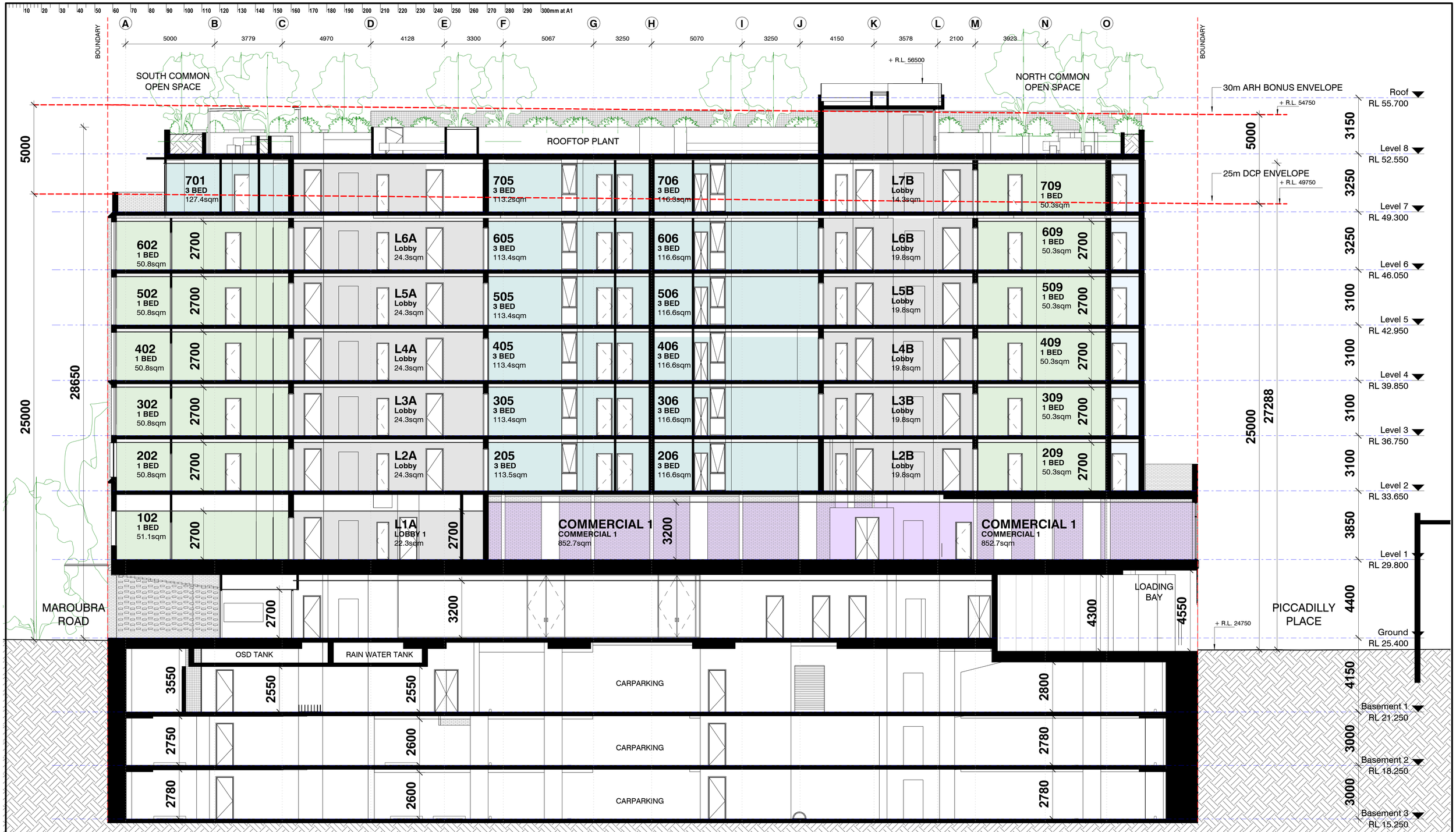

ISSUE	DATE	SUBJECT	AUTHORISED
C	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
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J	29/11/23	AMENDED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

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Author	1 : 100	A1	22/08/2024

DESCRIPTION
SECTION C

9:35:44 AM

PROJECT No	DRAWING No	REVISION
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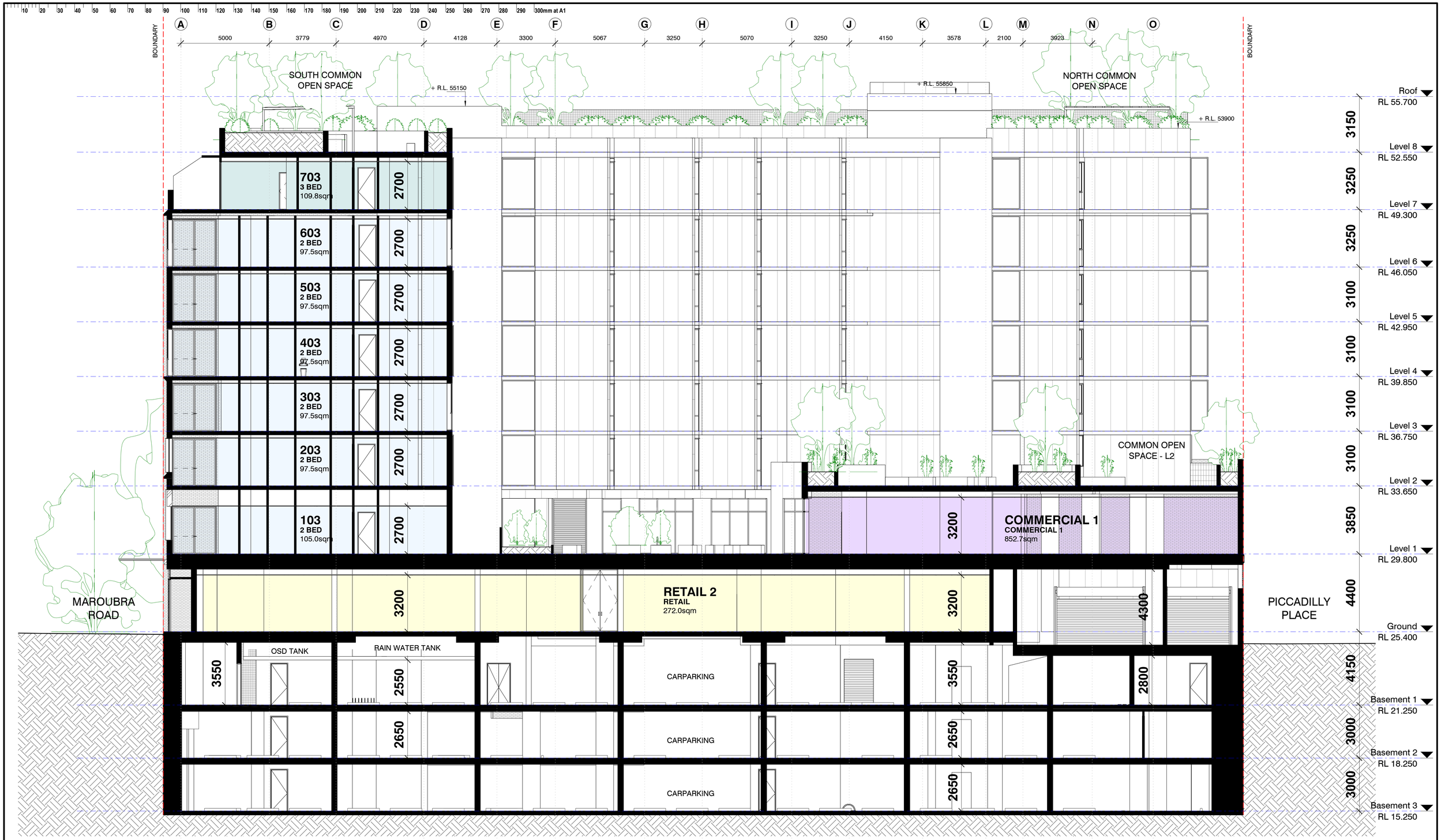

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D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
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I	22/02/24	AMENDED DA	ARH

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138 MAROUBRA ROAD, MAROUBRA

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Author	1 : 100	A1	22/08/2024

DESCRIPTION
SECTION D
9:35:53 AM

PROJECT No	DRAWING No	REVISION
21_435	DA2.103	I

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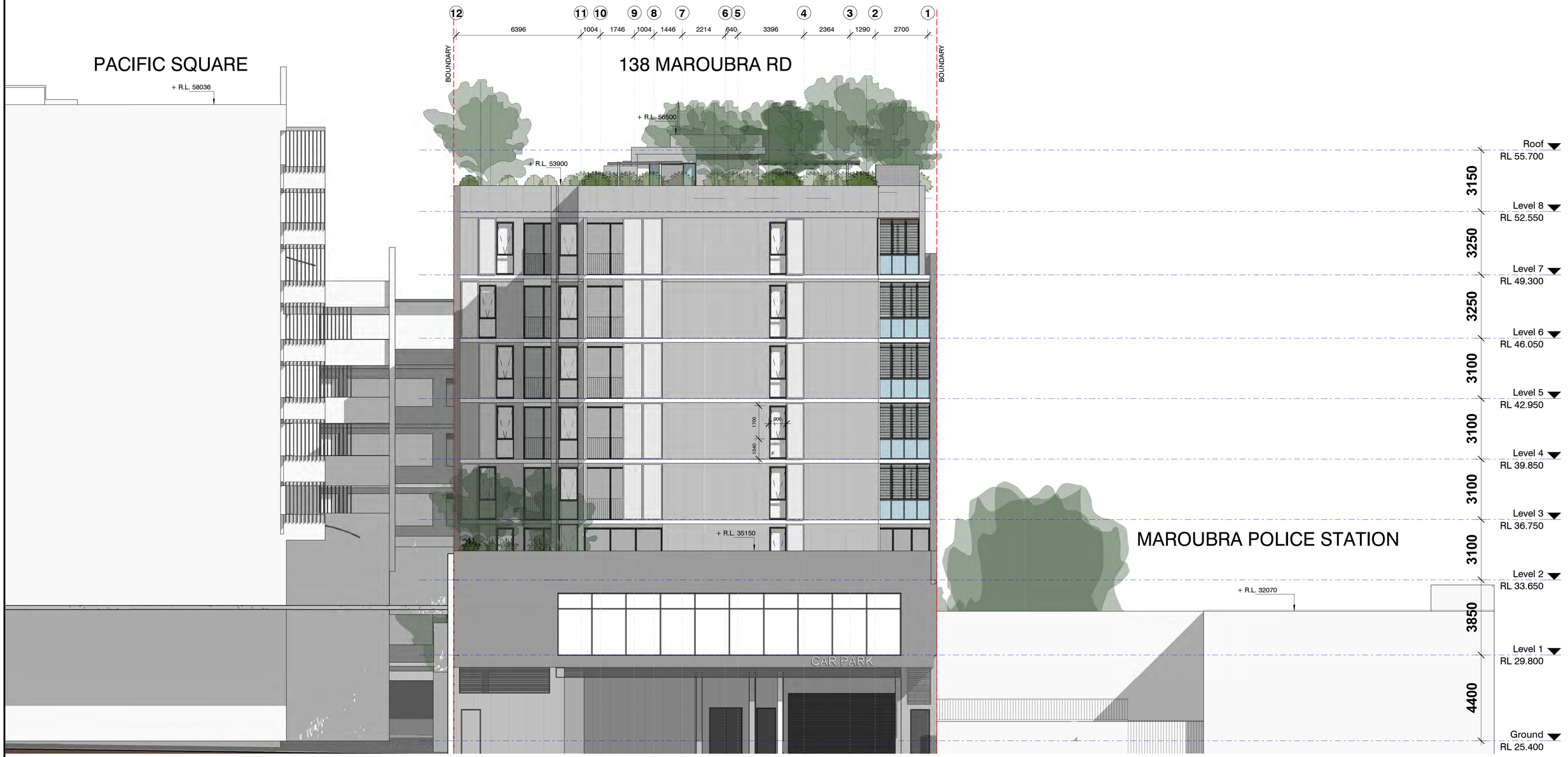

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F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
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J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
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Author	1 : 100	A1	22/08/2024 9:36:09 AM

DESCRIPTION
NORTH ELEVATION

PROJECT No	DRAWING No	REVISION
21_435	DA2.200	K

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A B C D E F G H I J K L M N O

5000 3779 4970 4128 3300 5067 3250 5070 3250 4150 3578 2100 3923

138 MAROUBRA RD

ISSUE	DATE	SUBJECT	AUTHORISED
B	7/10/22	FOR REVIEW	JH
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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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J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH

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Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

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Author	1 : 100	A1	22/08/2024 9:36:26 AM

DESCRIPTION
EAST ELEVATION

PROJECT No	DRAWING No	REVISION
21_435	DA2.201	K

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ISSUE	DATE	SUBJECT	AUTHORISED
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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

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PROJECT
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Author	1 : 100	A1	22/08/2024

DESCRIPTION
SOUTH ELEVATION
9:36:42 AM

PROJECT No	DRAWING No	REVISION
21_435	DA2.202	K

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O N M L K J I H G F E D C B A

3450 3923 2100 3578 4150 3250 5070 3250 5067 3300 4128 4970 3779 5000

138 MAROUBRA RD

ISSUE	DATE	SUBJECT	AUTHORISED
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CLIENT
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:37:00 AM

DESCRIPTION
WEST ELEVATION

PROJECT No	DRAWING No	REVISION
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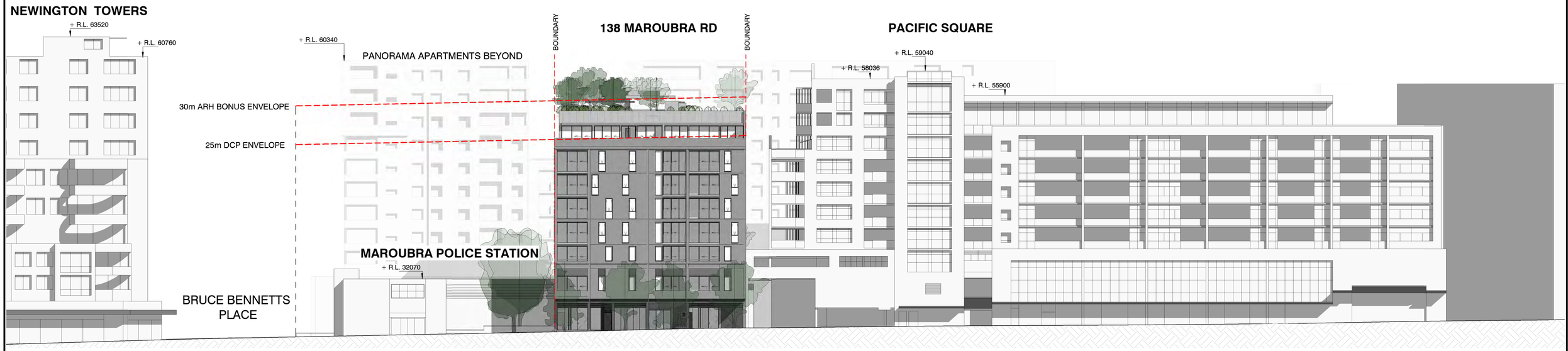
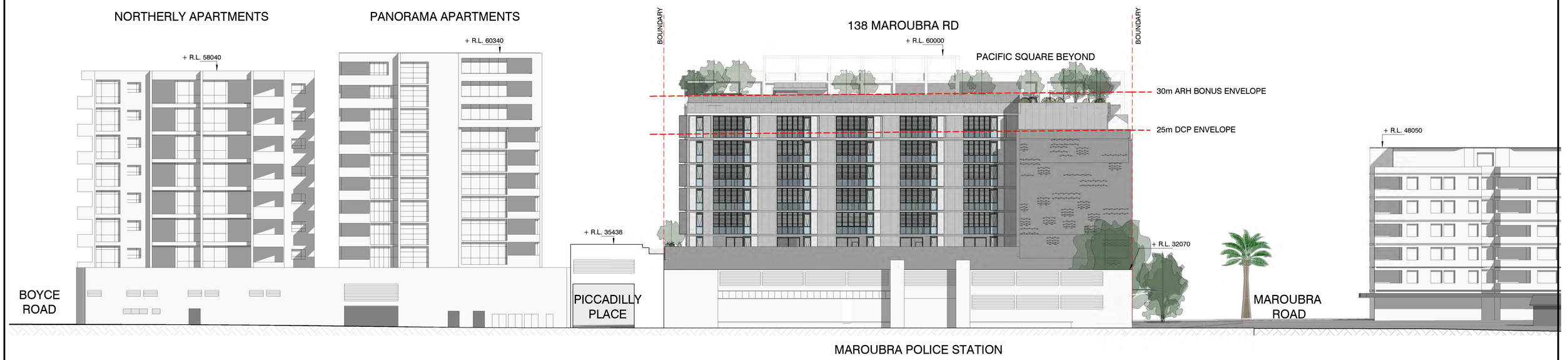


1 PS - 3 STREETSCAPE MAROUBRA STREET

1 : 250



2 PS - 3 STREETSCAPE BRUCE BENNETTS PLACE

1 : 250

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J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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Author	1 : 250	A1	22/08/2024 9:59:40 AM

DESCRIPTION
STREETSCAPE ELEVATIONS

PROJECT No	DRAWING No	REVISION
21_435	DA2.302	L

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

DWELLING MIX

DWELLING MIX		
Name	Area	Count
1 BED	1183 m²	24
2 BED	1229 m²	13
3 BED	2252 m²	19
Grand total: 56	4664 m²	

NET LETTABLE		
Occupancy	Count	Area
APARTMENT	56	4664 m²
COMMERCIAL	1	853 m²
RETAIL	2	659 m²
		6175 m²

Parking Schedule	
Type	Count
ACCESSIBLE RESIDENTIAL VISITOR	1
ACCESSIBLE RETAIL	1
ADAPTABLE	11
CARSHARE	2
RESIDENTIAL	53
RETAIL/COMM	12
VISITOR	10

Grand total: 90

ISSUE	DATE	SUBJECT	AUTHORISED
D	7/10/22	FOR REVIEW	JH
E	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
F	01/12/22	ISSUED FOR REVIEW	JH
G	07/12/22	ISSUED FOR REVIEW	JH
H	09/01/23	ISSUED FOR REVIEW	LO
I	19/01/23	ISSUED FOR REVIEW	LO
J	03/02/23	ISSUED FOR REVIEW	TP
K	15/02/23	ISSUED FOR DA	TP
L	29/11/23	AMENDED DA	JH
M	22/02/24	AMENDED DA	ARH

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SHEET STATUS
ISSUED FOR APPROVAL

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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ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
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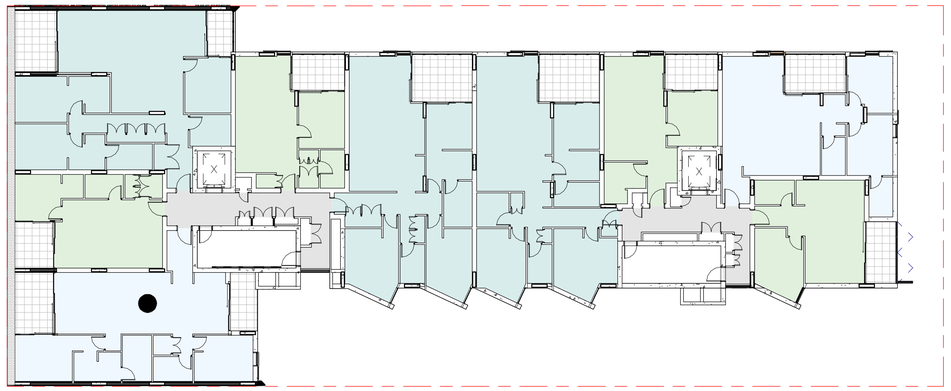
Author		A1	22/08/2024 9:37:10 AM

DESCRIPTION
SCHEDULES

PROJECT No	DRAWING No	REVISION
21_435	DA8.100	M

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



1 DA2.100 TYPICAL PRE-ADAPTION FLOOR PLATE
1 : 200

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 ACCORDANECE WITH AS4299

11 DWELLINGS WILL BE ADAPTABLE.
THE ACCOMPANYING DIAGRAMS REPRESENT THE 11 DWELLINGS TO BE ADAPTED.

ALL ADAPTABLE APARTMENTS HAVE STRATA TITLED CARSPACES THAT ARE ACCESSIBLE

- 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 ELECTRC COOKTOPS
- INSTALL SLIP RESISTANT FLOOR SURFACE
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND LOCATED BETWEEN 900 AND 1100 ABOVE FLOOR LEVEL

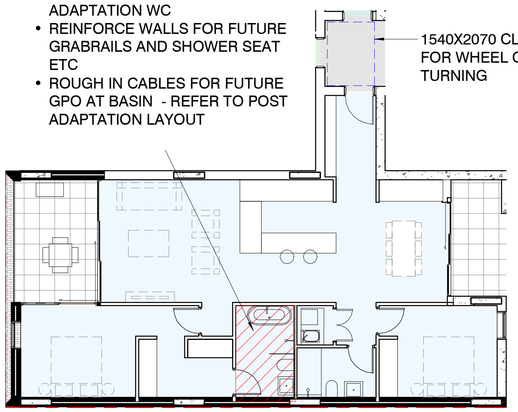
SILVER LIVING "LIVEABLE HOUSING"

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.

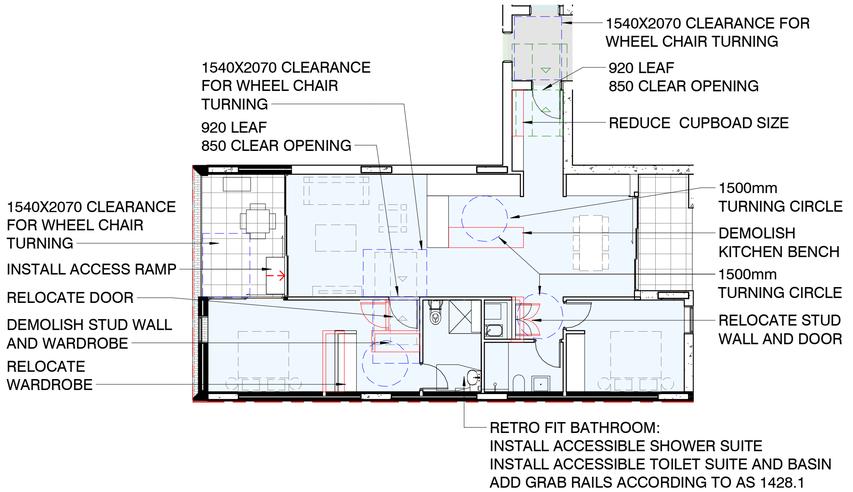
PRE ADAPTATION WORK

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



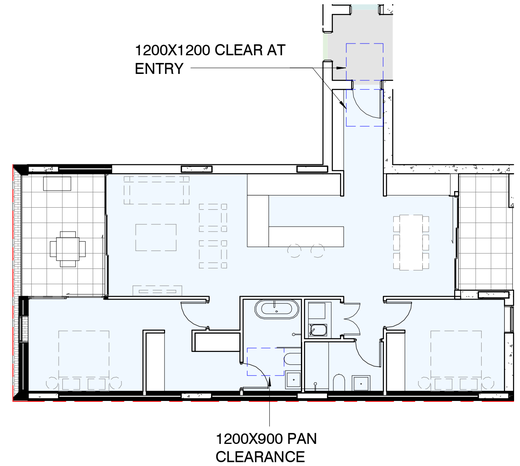
5 DA2.100 APARTMENTS 102, 202, 302, 402, 502, 602
1 : 100

POST ADAPTATION WORK



2 DA2.100 APARTMENTS 102, 202, 302, 402, 502, 602
1 : 100

SILVER LIVING



4 DA2.100 APARTMENTS 102, 202, 302, 402, 502, 602
1 : 100

ISSUE	DATE	SUBJECT	AUTHORISED
A	09/01/23	ISSUED FOR REVIEW	LO
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C	03/02/23	ISSUED FOR REVIEW	TP
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E	29/11/23	AMENDED DA	JH
F	22/02/24	AMENDED DA	ARH

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PROJECT
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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: 48 942 921 969
Nominated Architects:
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Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
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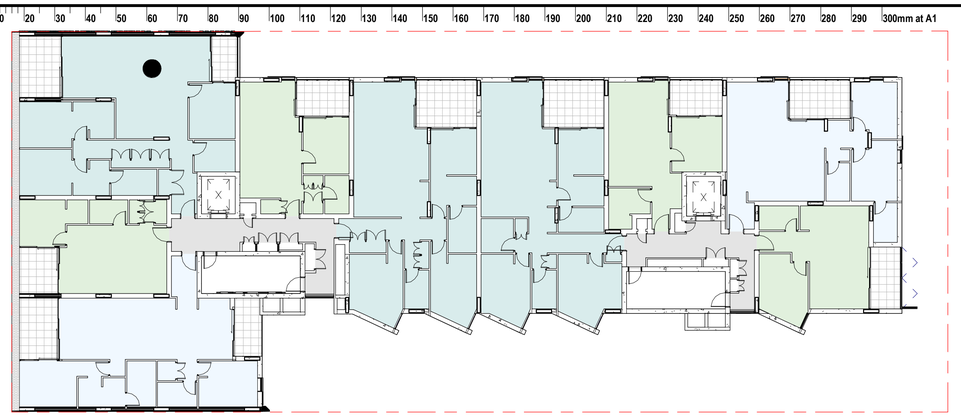
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	22/08/2024 9:14:41 PM

DESCRIPTION
ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA8.200	F



1 DA2.100 TYPICAL PRE-ADAPTION FLOOR PLATE
1 : 200

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PRE ADAPTATION WORK

PRE ADAPTATION PROVISIONS:
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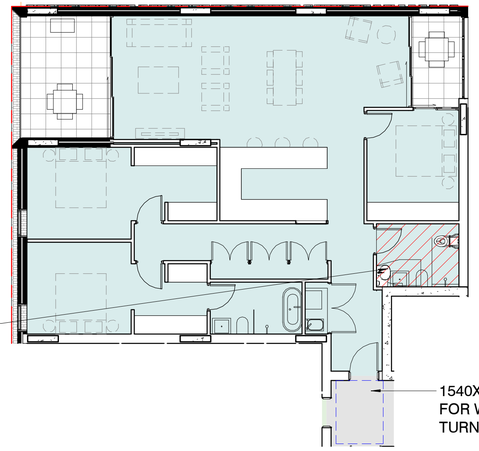
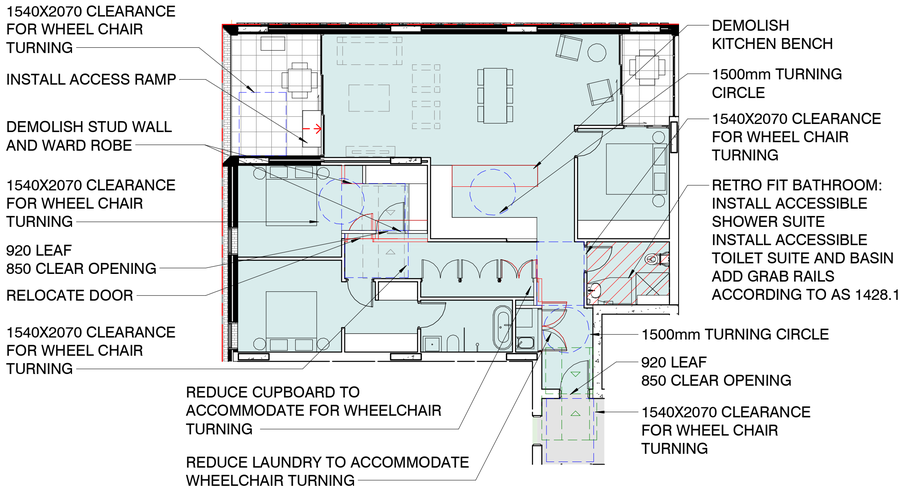
- INSTALL BLIND WASTE FOR POST ADAPTATION WC
- REINFORCE WALLS FOR FUTURE GRABRAILS AND SHOWER SEAT ETC.
- ROUGH IN CABLES FOR FUTURE GPO AT BASIN - REFER TO POST ADAPTATION LAYOUT
- INSTALL EXTRA FLOOR MEMEBRANE INTO AREAS AS SHWON IN RED



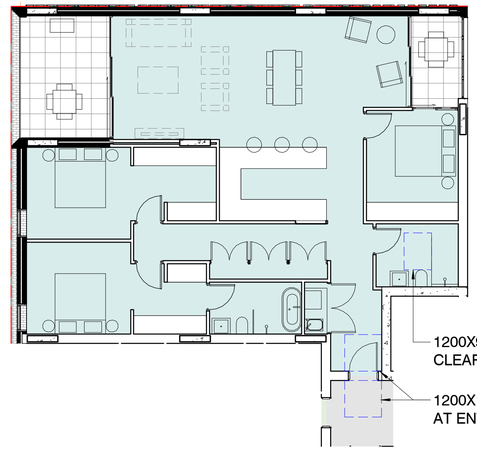
2 DA2.100 APARTMENTS 201, 301, 401, 501, 601
1 : 100

POST ADAPTATION WORK



6 DA2.100 APARTMENTS 201, 301, 401, 501, 601
1 : 100

SILVER LIVING



5 DA2.100 APARTMENTS 201, 301, 401, 501, 601
1 : 100

ISSUE	DATE	SUBJECT	AUTHORISED
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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

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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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ABN: 48 942 921 969
Nominated Architects:
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Daniel Beekwilder 6192
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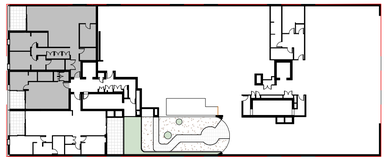
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	22/08/2024 9:14:49 PM

DESCRIPTION
ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA8.201	J

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



1 DA2.100 Level 1 SOLAR
1 : 500

2 DA2.100 Level 2 SOLAR
1 : 500

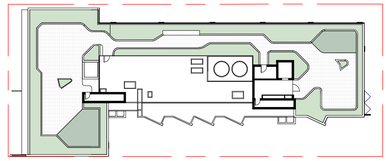
3 DA2.100 Level 3 SOLAR
1 : 500

4 DA2.100 Level 4 SOLAR
1 : 500

5 DA2.100 Level 5 SOLAR
1 : 500

6 DA2.100 Level 6 SOLAR
1 : 500

7 DA2.100 LEVEL 7 SOLAR
1 : 500



8 DA2.100 LEVEL 8 SOLAR
1 : 500

NOTE:
- THESE DIAGRAMS ADJUSTED TO SUIT THE SLR SOLAR ACCESS REPORT DATED 02.04.24
- ADG TOTAL BUILDING OUTCOME UNCHANGED

SEPP 65 SOLAR ACCESS
SEPP 65 SOLAR
40
40

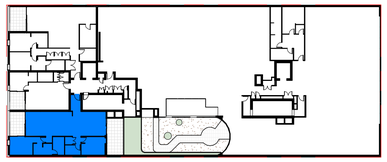
SEPP 65 / ADG SOLAR ACCESS

SEPP 65 MINIMUM = 70%
39.2 UNITS REQUIRED
40 UNITS PROPOSED (71.4%)

COMPLIES

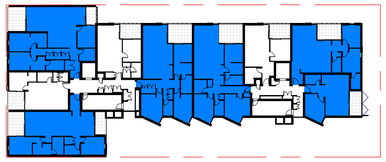
MAXIMUM 15% GET NO MID WINTER LIGHT
8 UNITS MAX ALLOWED
7 UNITS PROPOSED

COMPLIES

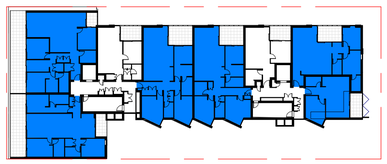


9 DA2.100 LEVEL 1 VENT
1 : 500

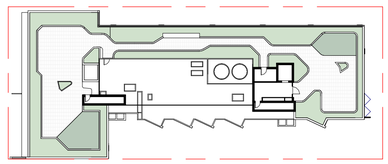
10 DA2.100 LEVEL 2 VENT
1 : 500



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



12 DA2.100 LEVEL 7 VENT
1 : 500



13 DA2.100 LEVEL 8
1 : 500

SEPP 65 / ADG VENTILATION

SEPP 65 MINIMUM = 60%
34 UNITS REQUIRED
36 UNITS PROPOSED (64.3%)

COMPLIES

SEPP 65 VENTILATION
SEPP 65 VENT
36
36

BASIX Building Fabric Requirements 138 Maroubra Road, Maroubra

Element	Material Type	Details
External Walls	Hebel PowerPanel + R1.5 Insulation	Refer to drawings
	Light Cladding + R1.5 Insulation	South Façade only
Internal Walls	Within Dwellings: Plasterboard on studs + No Insulation	
	Between Dwellings: Hebel PowerPanel + PB	
Windows	***Standards***	
	Single Glazed Clear	NFRC Glazing System values:
	ALM-001-01A (Awning windows)	U ≤ 6.7 and SHGC = 0.57 (± 5%)
	ALM-002-01A (Sliding/fixed windows)	U ≤ 6.7 and SHGC = 0.70 (± 5%)
	Treatment 1:	Double Glazed High Solar Gain Low-E
	Double Glazed High Solar Gain Low-E to ALL windows in the unit.	NFRC Glazing System values:
	ALM-003-03A (Awning windows)	U ≤ 4.3 and SHGC = 0.47 (± 5%)
	ALM-004-03A (Sliding/fixed windows)	U ≤ 4.3 and SHGC = 0.53 (± 5%)
	U701	
Floor	Concrete Slabs	Tile (Bathroom & wet areas)
	Apply R1.5 Insulation to suspended slabs with carpark/outdoor air below.	Timber (Kitchen, living & bedrooms)
Downlight	As specified	Sealed
Ceiling	Concrete above plasterboard + R3.0	(Balconies above and Roof top above)
Ceiling Penetrations	Downlights, Exhaust Fans	All ceiling penetrations to be sealed
Roof	Waterproofing Membrane	Medium

BASIX Commitments Summary – Refer to the BASIX Certificate for more details

Water	
Element	**Details**
Rainwater Tank	12000L
Showerheads	4 star (> 4.5 but ≤ 6 L/min) (WELS scheme)
kitchen taps and bathroom taps	4 star (WELS scheme)
Clothes Washer	Not Specified
Dishwasher	3 star (WELS scheme)
Energy	
Element	**Details**
Individual Hot Water System	Gas instantaneous (3 star)
Heating/Cooling to Dwelling	3 phase AC (EER 3.5-4.0)
Cooktop/oven	Gas cooktop and electric oven
Refrigerator	Not Specified
Dishwasher	3.5 star (Energy Rating)
Clothes Washer	3.5 star (Energy Rating)
Clothes Dryer	Not specified

Common Areas Ventilation and Lighting		
	Ventilation Type	**Lighting Type**
Carpark	Supply & Exhaust Only	LED
Ground floor Lobby	Natural/No Mechanical	LED
Lobby/Hallways	Natural/No Mechanical	LED

APARTMENT AREA SCHEDULE

Number	Name	Area (square metres)	Apartment storage (cubic metres)
101	2 BED	132 m²	9.73
102	1 BED	51 m²	3.94
103	2 BED	105 m²	8.59
201	3 BED	127 m²	5.19
202	1 BED	51 m²	3.94
203	2 BED	98 m²	4.04
204	1 BED	52 m²	4.57
205	3 BED	113 m²	7.67
206	3 BED	117 m²	10.24
207	1 BED	51 m²	4.67
208	2 BED	84 m²	7.91
209	1 BED	50 m²	2.52
301	3 BED	127 m²	5.19
302	1 BED	51 m²	3.94
303	2 BED	97 m²	4.04
304	1 BED	52 m²	4.57
305	3 BED	113 m²	7.67
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608	2 BED	84 m²	7.91
609	1 BED	50 m²	2.52
701	3 BED	127 m²	6.01
703	3 BED	110 m²	6.07
704	1 BED	52 m²	4.57
705	3 BED	113 m²	7.67
706	3 BED	116 m²	10.24
707	1 BED	51 m²	4.67
708	2 BED	83 m²	7.91
709	1 BED	50 m²	2.52
Grand total: 56		4706 m²	

ALL APARTMENTS HAVE A BASEMENT STORAGE CAGE ON TITLE WITH MINIMUM 5 CUBIC METRES

COMPLIES

ISSUE	DATE	SUBJECT	AUTHORISED
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
E	07/12/22	ISSUED FOR REVIEW	JH
F	09/01/23	ISSUED FOR REVIEW	LO
G	19/01/23	ISSUED FOR REVIEW	LO
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

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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Author	1 : 500	A1	22/08/2024 9:16:09 PM

DESCRIPTION
ADG & BASIX COMPLIANCE

PROJECT No	DRAWING No	REVISION
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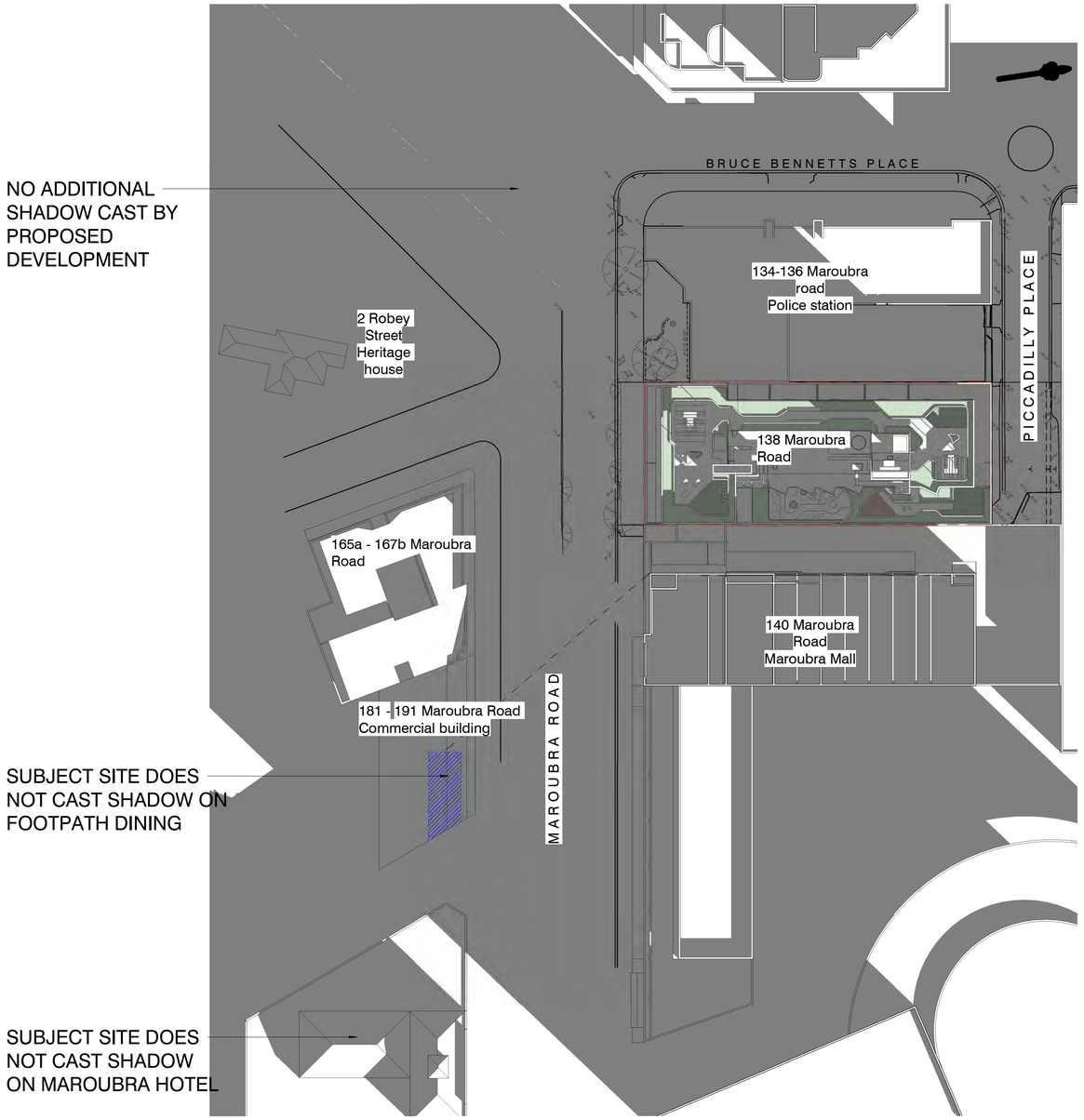

3 8 AM - JUNE 21st
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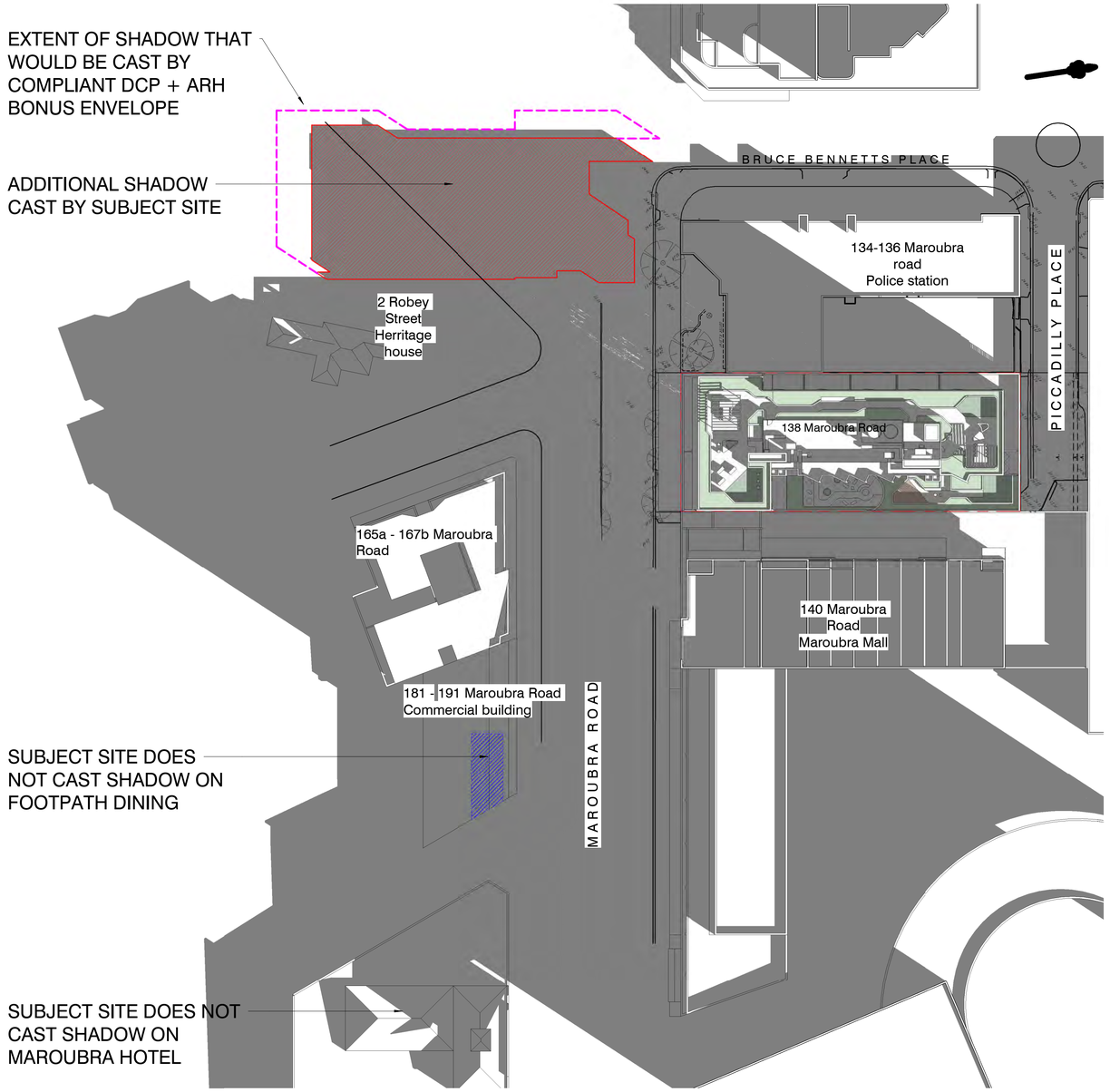

4 9 AM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE

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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	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	22/08/2024 9:38:05 AM

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 1

PROJECT No	DRAWING No	REVISION
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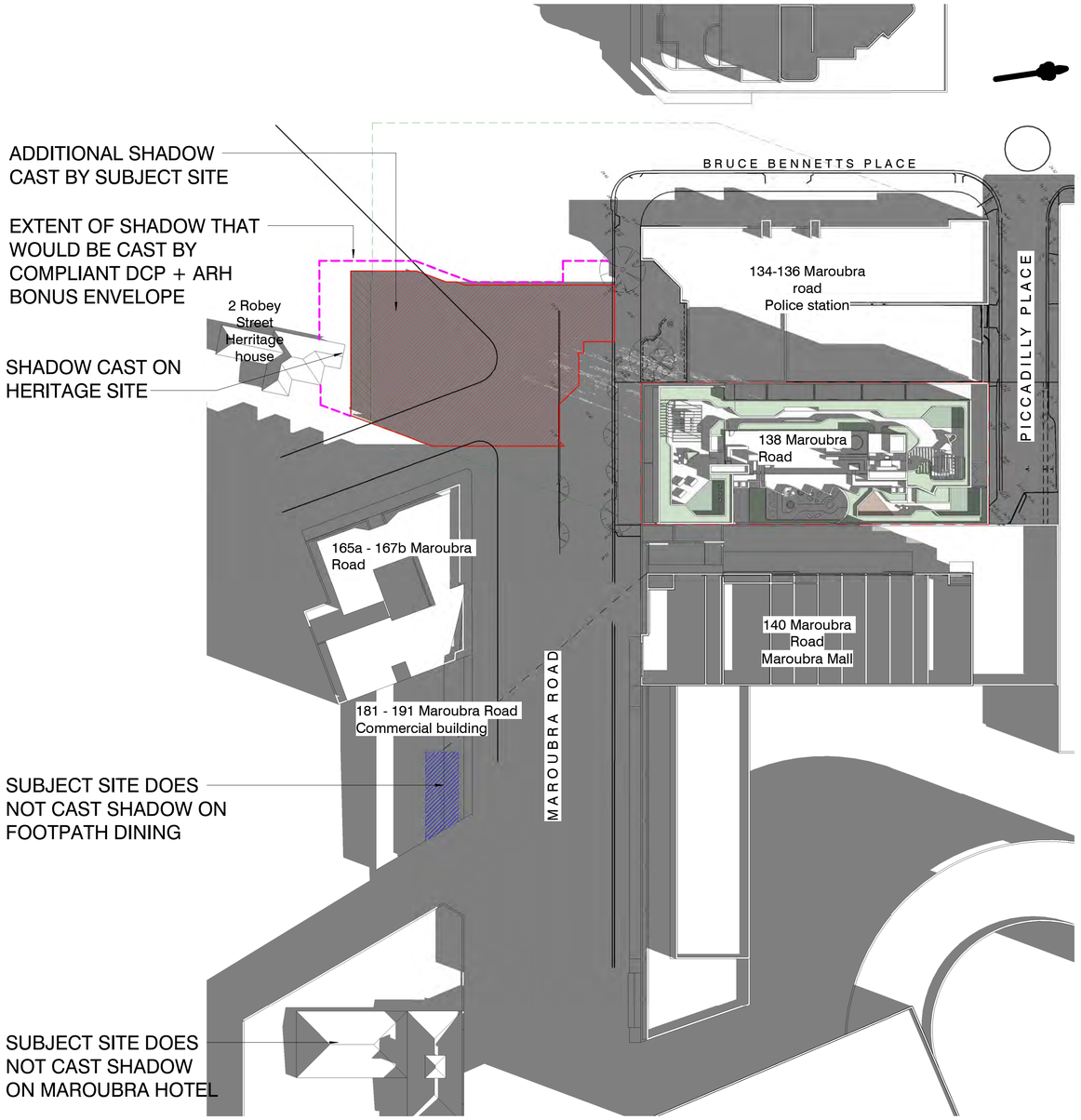

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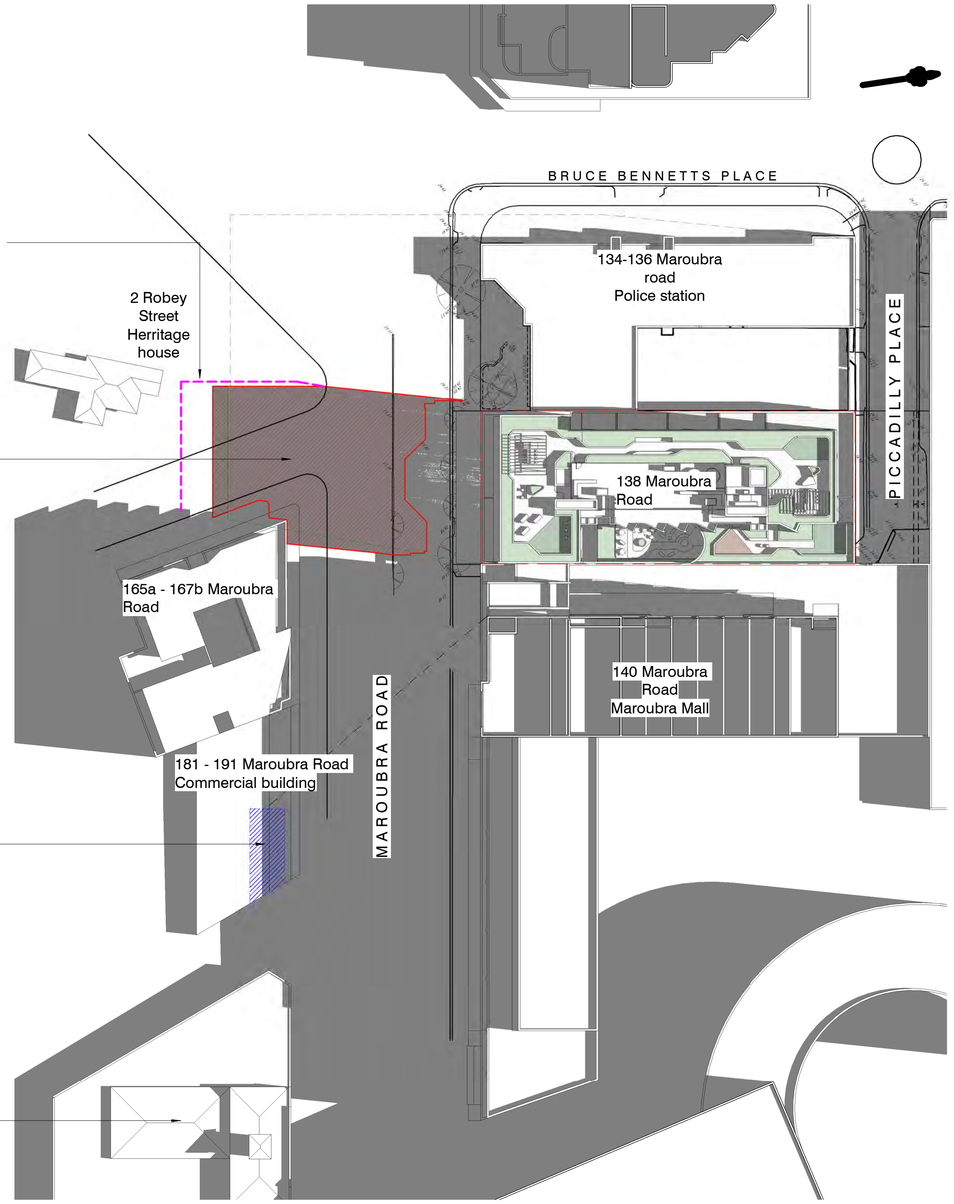

2 11 AM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
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ISSUE	DATE	SUBJECT	AUTHORISED
B	7/10/22	FOR REVIEW	JH
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D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
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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

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

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DIRECTOR DATE

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Author	1 : 500	A1	22/08/2024 9:38:22 AM

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 2

PROJECT No	DRAWING No	REVISION
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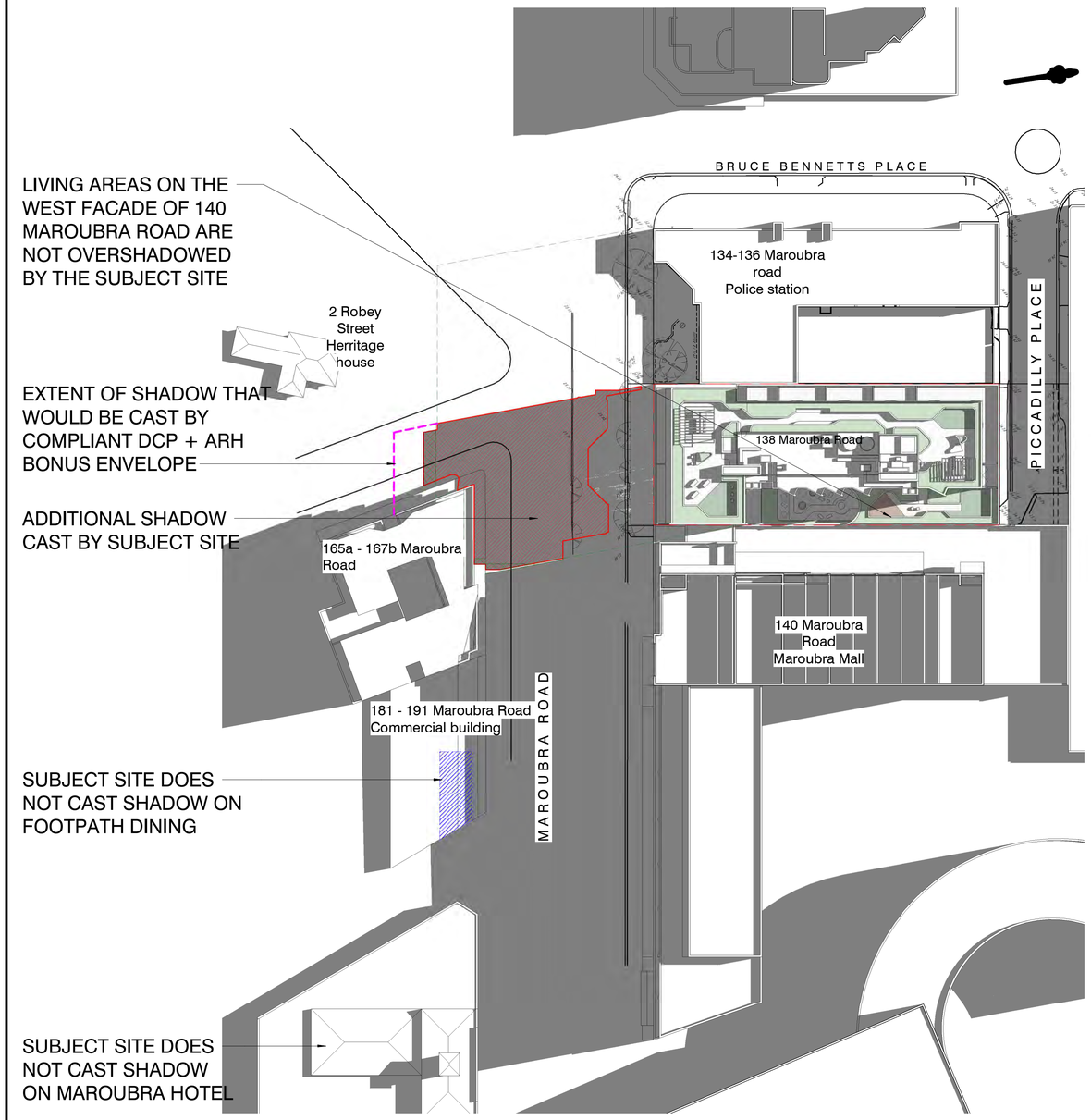

1 12 NOON - JUNE 21st
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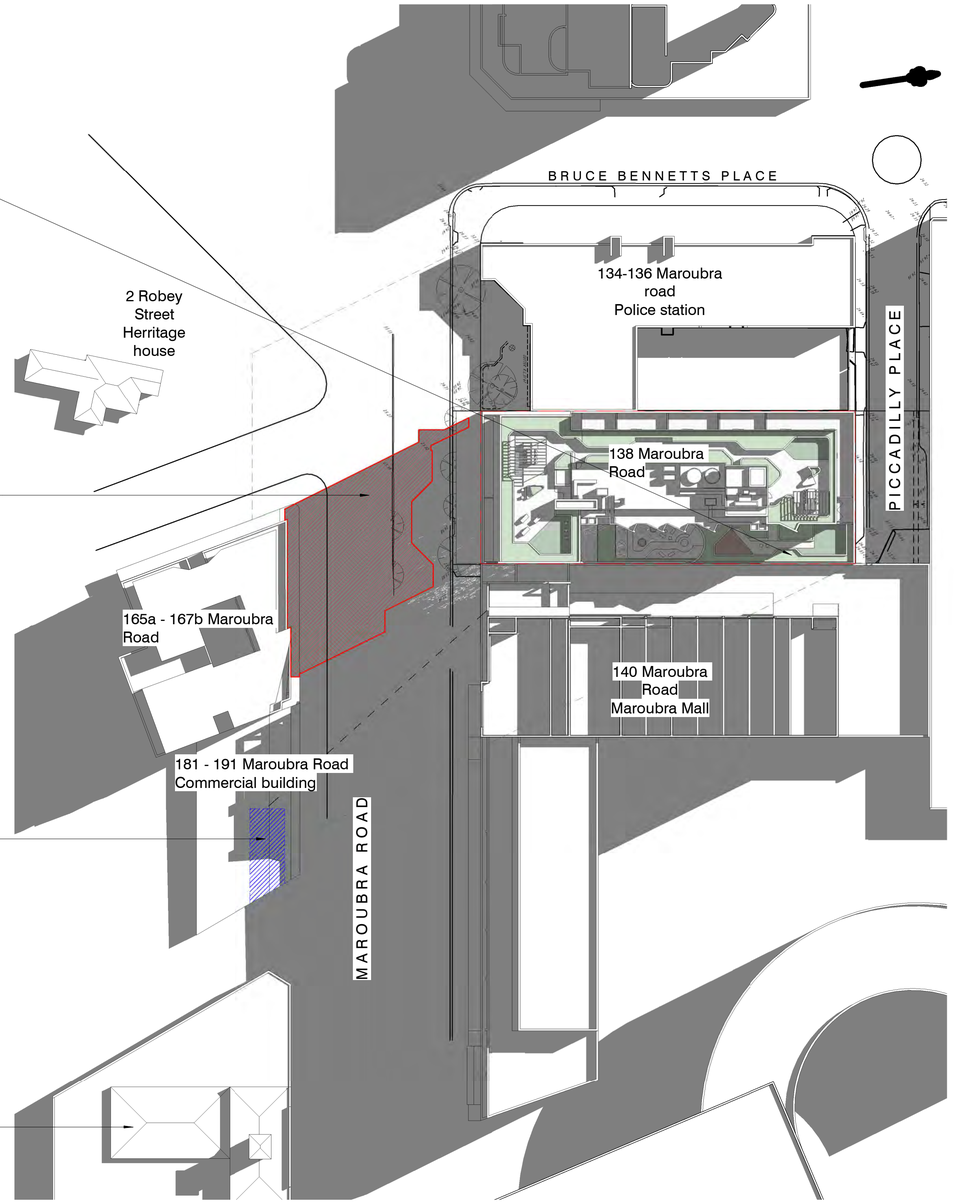

2 1 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
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C	19/01/23	ISSUED FOR REVIEW	LO
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E	15/02/23	ISSUED FOR DA	TP
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G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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Author	1 : 500	A1	22/08/2024

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 3
9:38:41 AM

PROJECT No	DRAWING No	REVISION
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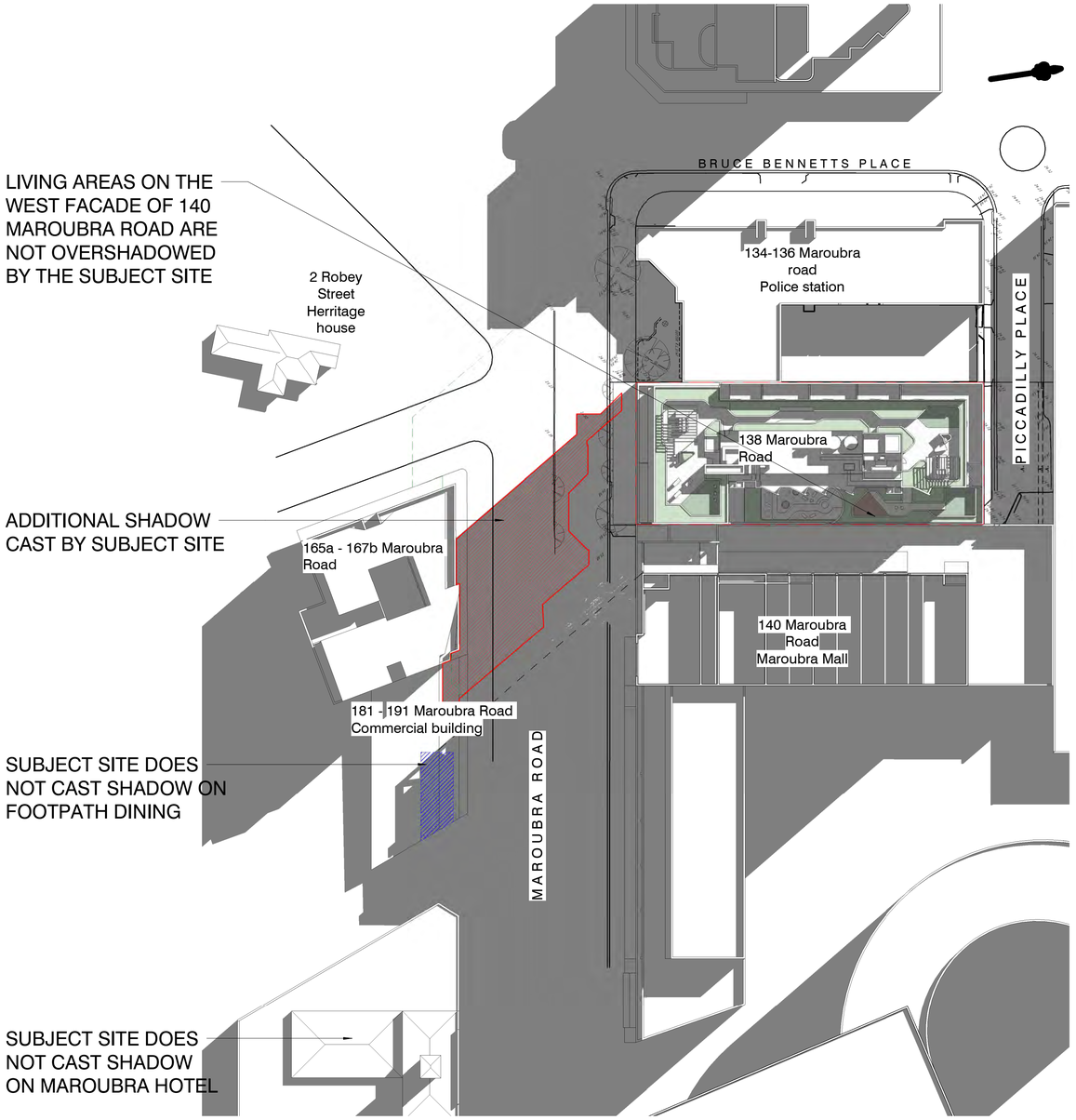

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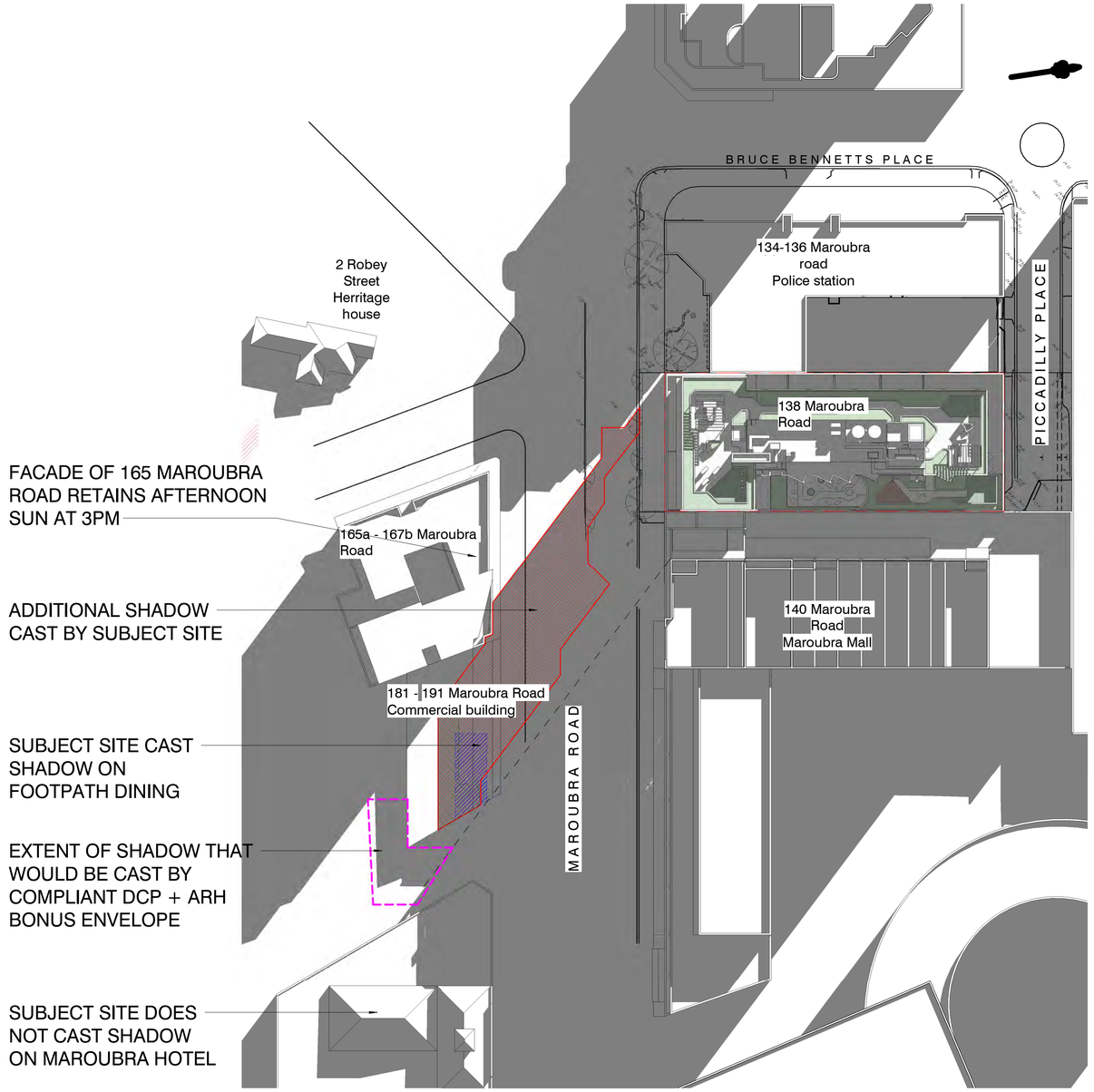

2 3 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE
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ISSUE	DATE	SUBJECT	AUTHORISED
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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	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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Author	1 : 500	A1	22/08/2024 9:39:01 AM

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 4

PROJECT No	DRAWING No	REVISION
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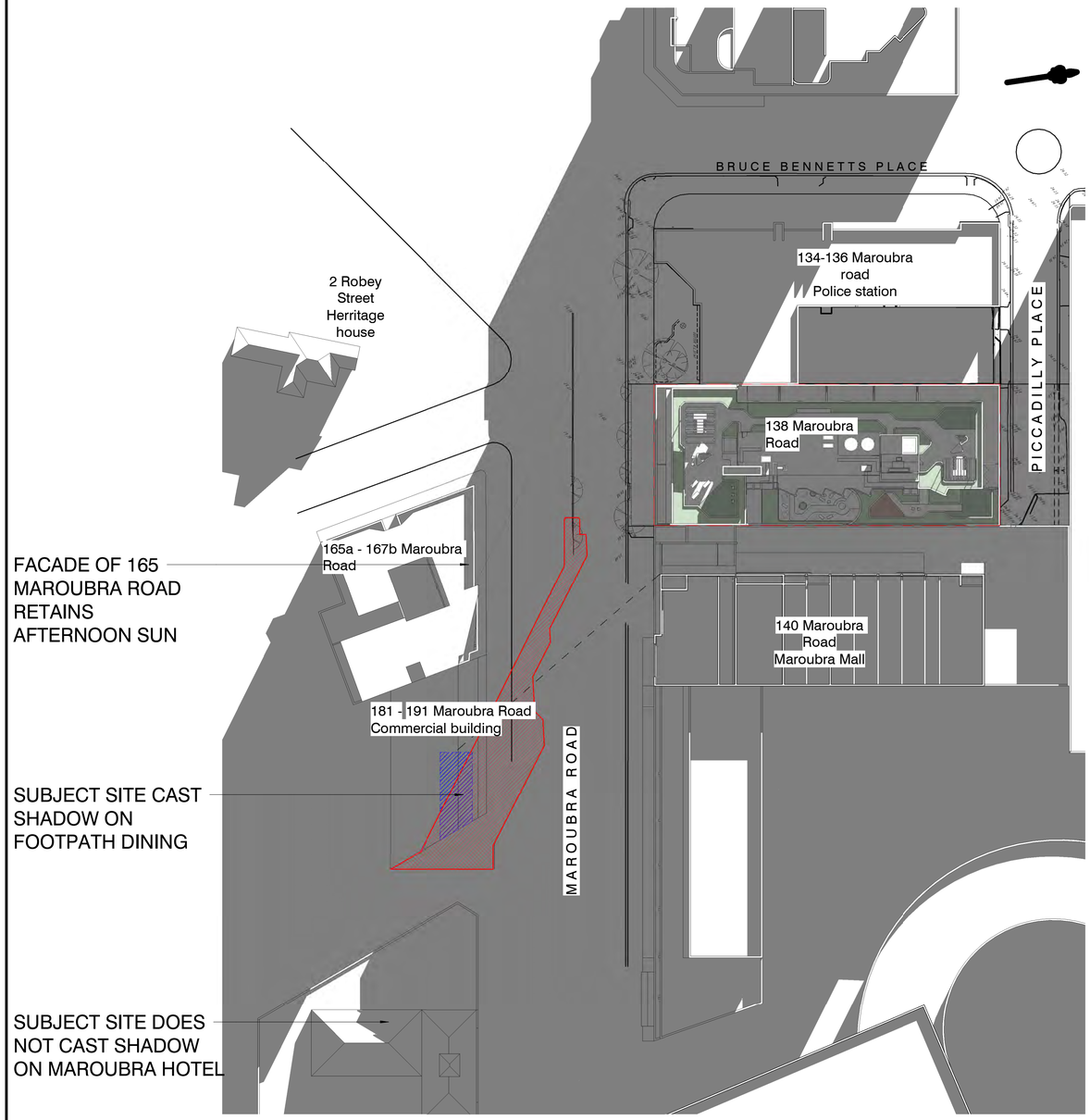

1 4 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
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ISSUE	DATE	SUBJECT	AUTHORISED
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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

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Author	1 : 500	A1	22/08/2024 9:39:19 AM

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 5

PROJECT No	DRAWING No	REVISION
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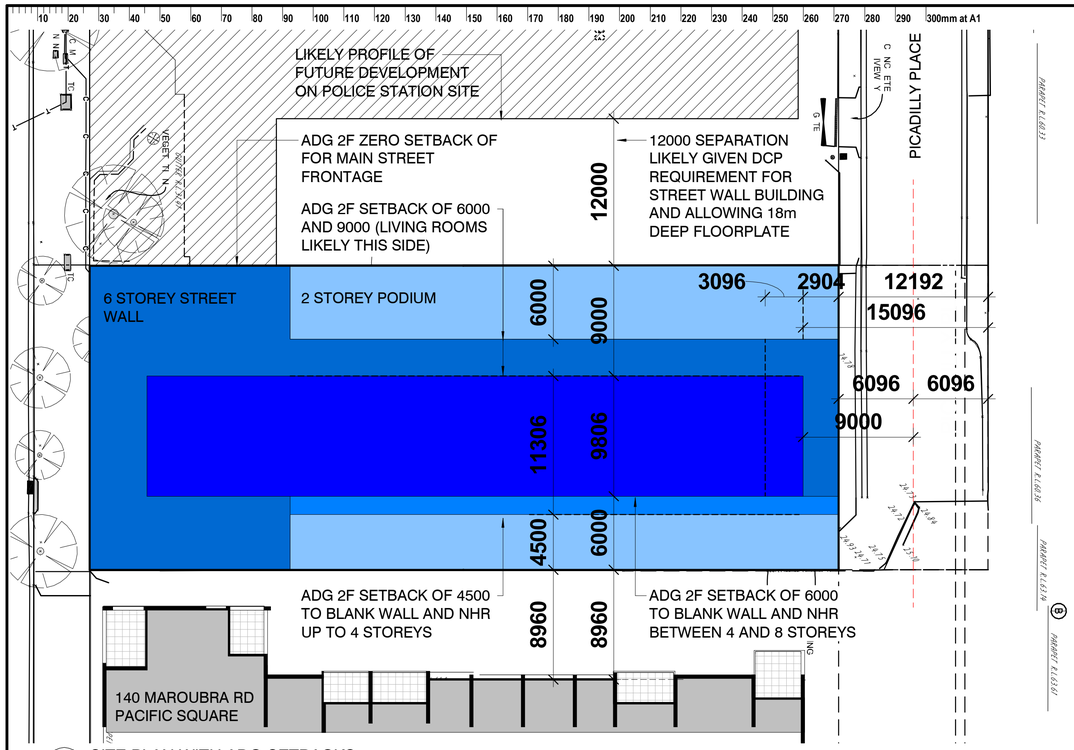
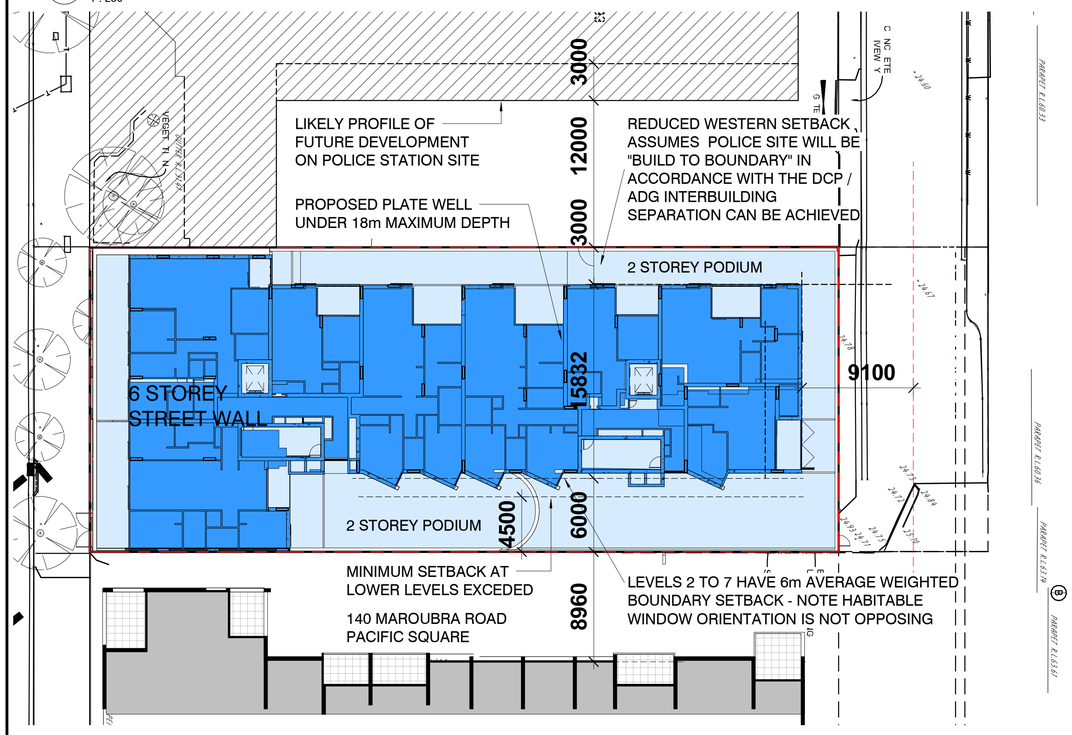
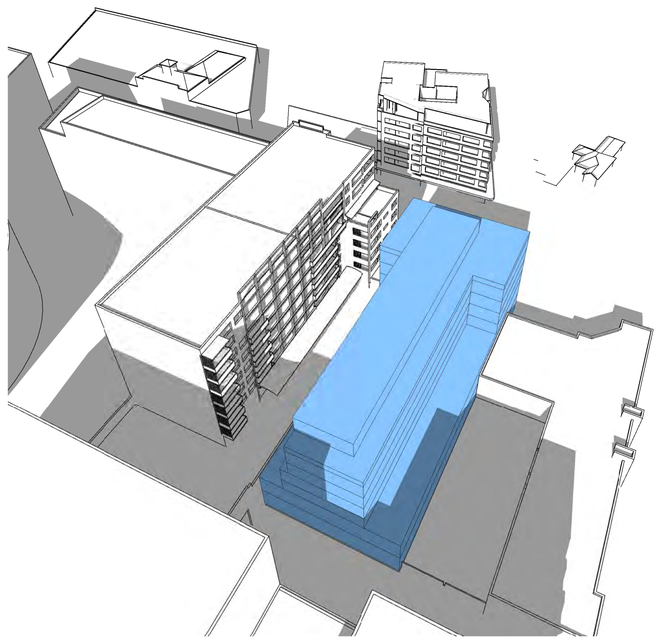


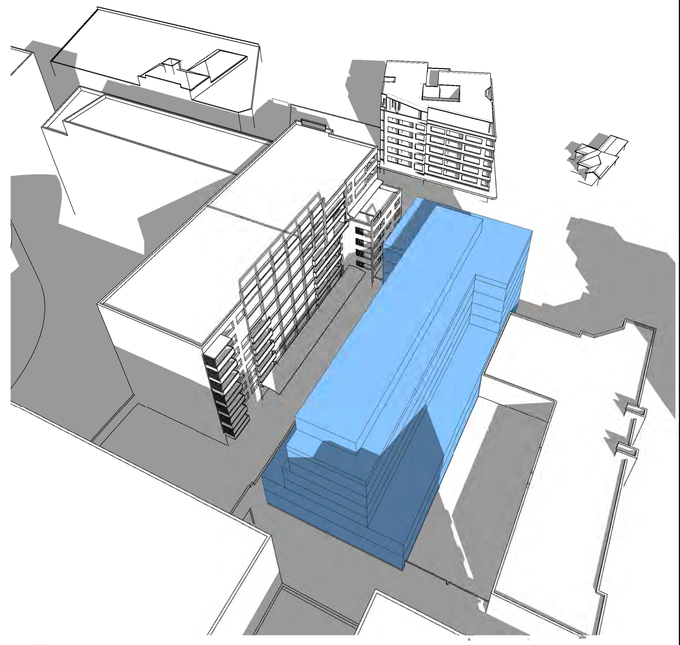
2 SITE PLAN WITH ADG SETBACKS
DA2.100 1 : 250



6 SITE PLAN WITH PROPOSED SETBACKS
DA2.100 1 : 250

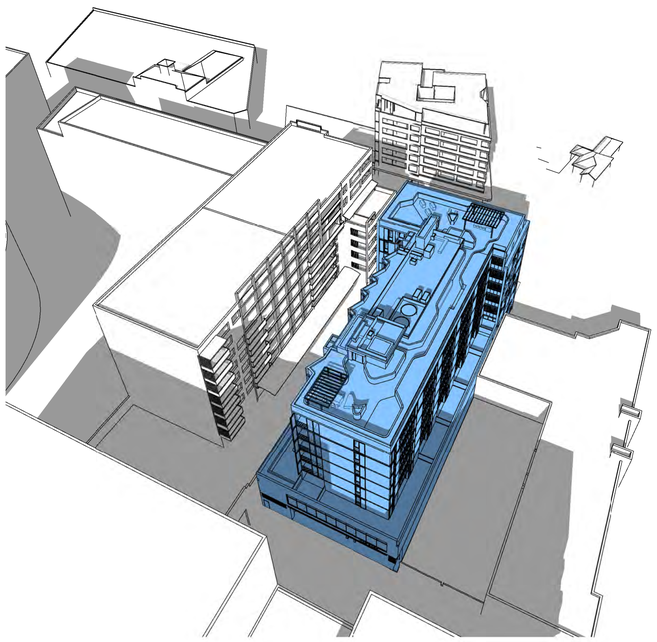


3 MID WINTER SHADOW - ADG ENVELOPE 12 PM

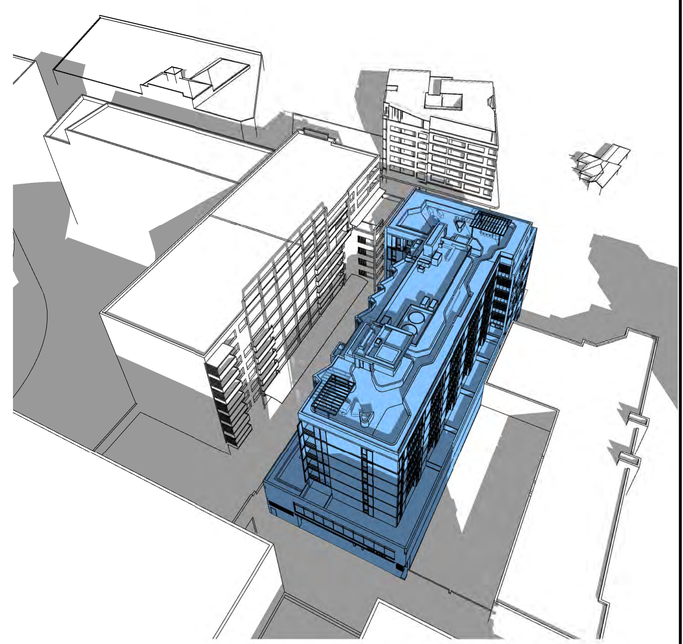


1 MID WINTER SHADOW - ADG ENVELOPE 2 PM

- AT PRESENT, THE WESTERN FACADE OF 140 MAROUBRA ROAD IS OVERSHADOWED ON ITS NORTHERN END BY THE ADJACENT BUILDING TO THE NORTH (SHOWN IN GREY TONE HERE)
- ADG SETBACK (BLUE) AND PROPOSED BUILDING ENVELOPES WILL NOT CAST ADDITIONAL SHADOW FROM NOON UNTIL 1:45
- DURING THE 15 MINUTE WINDOW UP TO 2:00, THE DCP, ADG AND PROPOSED ENVELOPES WILL CAST SOME SHADOW ON BALCONIES IN ADDITION TO THE EXISTING CONDITION
- 74% OF LIVING ROOMS AND BALCONIES ON THE WEST FACADE OF 140 MAROUBRA ROAD ARE UNAFFECTED FOR THAT 2 HOUR PERIOD FROM NOON TO 2:00PM IN MID WINTER
- COMPLIES



4 MID WINTER SHADOW - PROPOSED 12 PM



5 MID WINTER SHADOW - PROPOSED 2 PM

ISSUE	DATE	SUBJECT	AUTHORISED
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 250	A1	22/08/2024 9:39:35 AM

DESCRIPTION
SHADOW DIAGRAMS ADG ENVELOPE

PROJECT No	DRAWING No	REVISION
21_435	DA8.305	I

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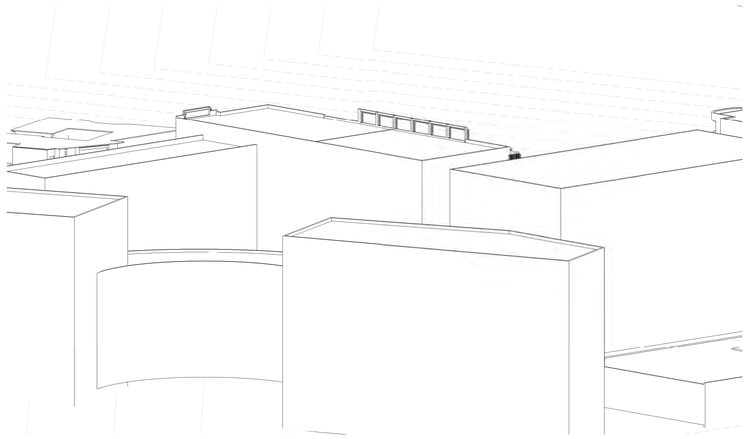
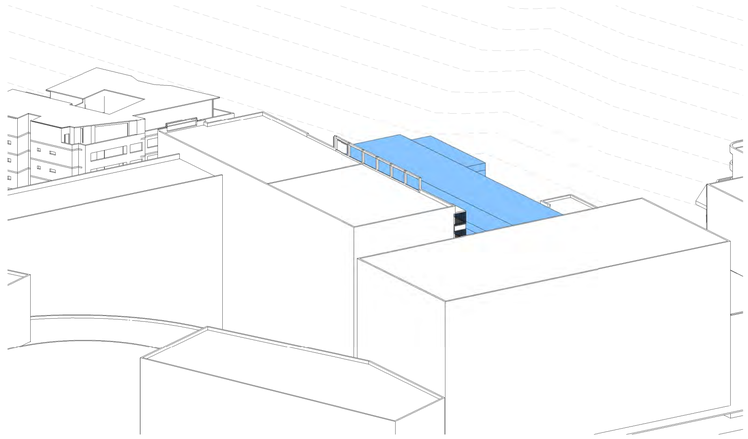
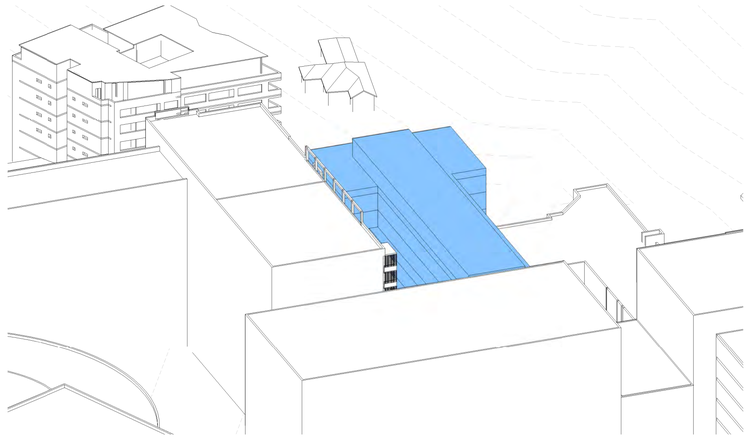


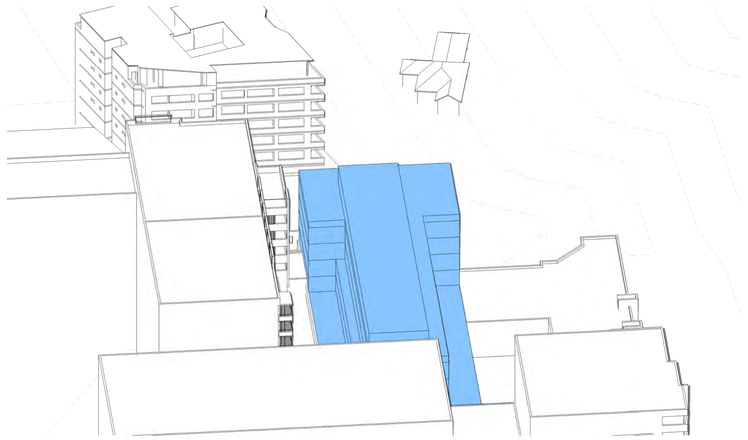
5 8 AM - JUNE 21st



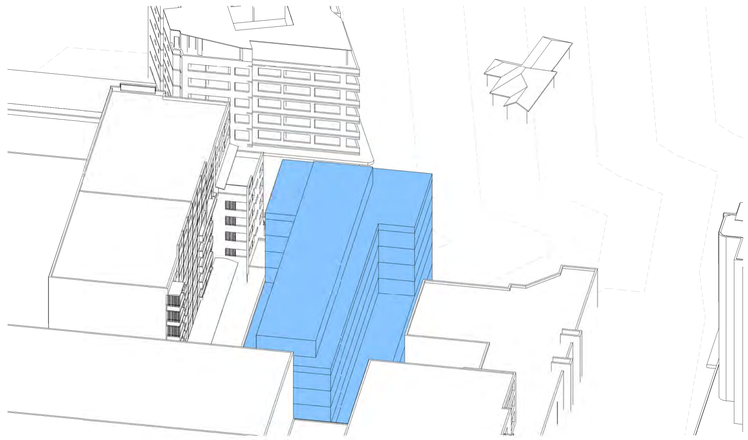
6 9 AM - JUNE 21st



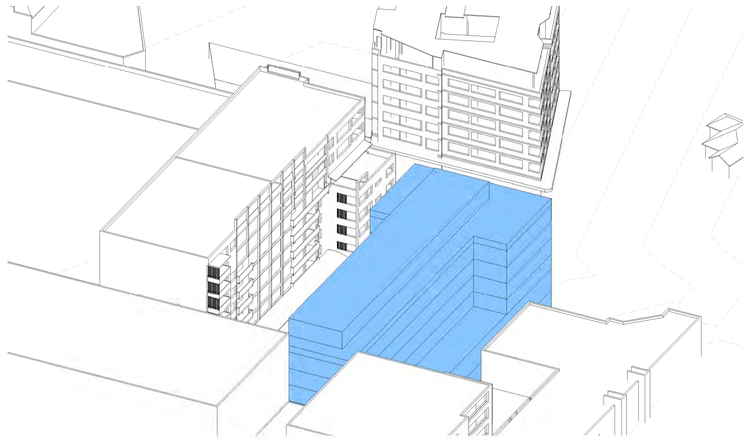
7 10 AM - JUNE 21st



8 11 AM - JUNE 21st



9 12 NOON - JUNE 21st



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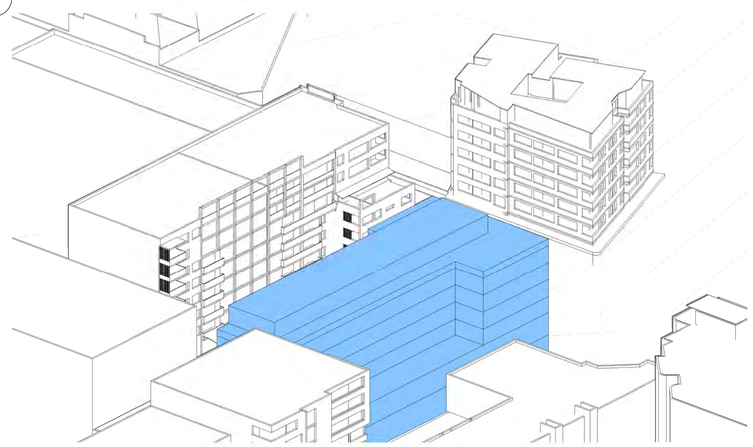

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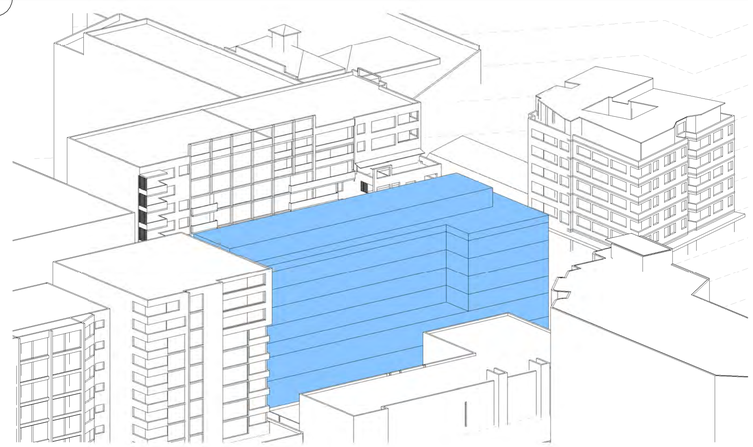

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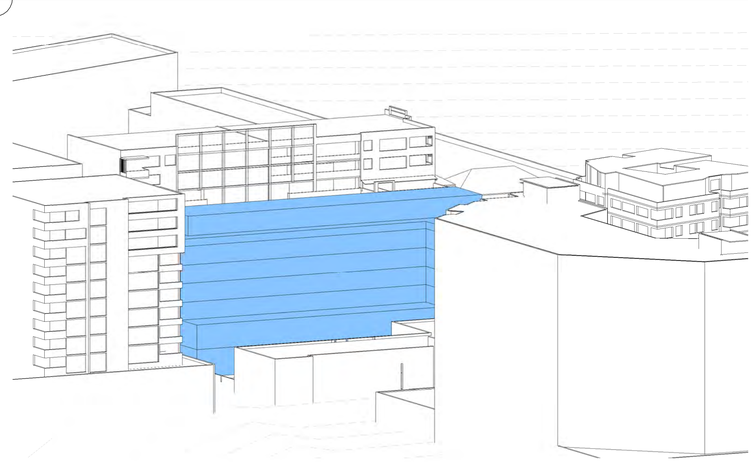

4 4 PM - JUNE 21st

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	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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SHEET STATUS
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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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ABN: 48 942 921 969
Nominated Architects:
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Daniel Beekwilder 6192
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Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024
			9:39:49 AM

DESCRIPTION
SUN EYE VIEW ADG COMPLIANT ENVELOPE

PROJECT No	DRAWING No	REVISION
21_435	DA8.306	I

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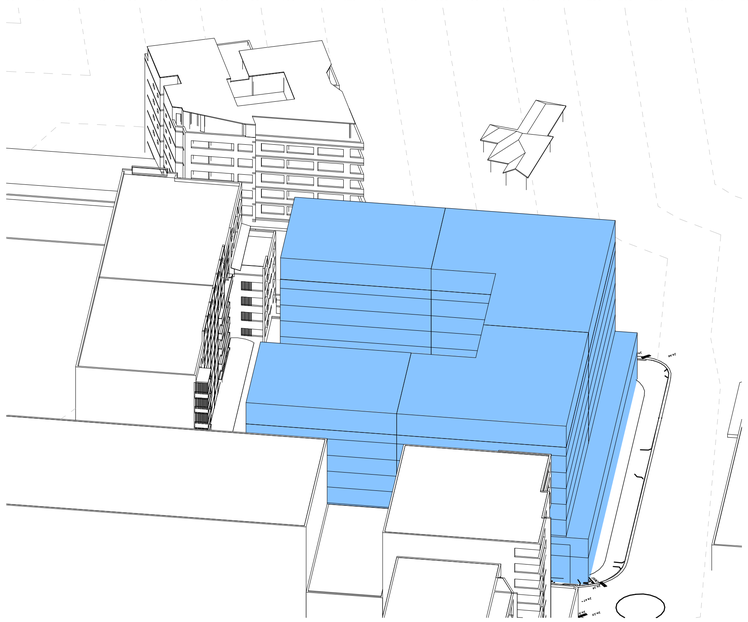

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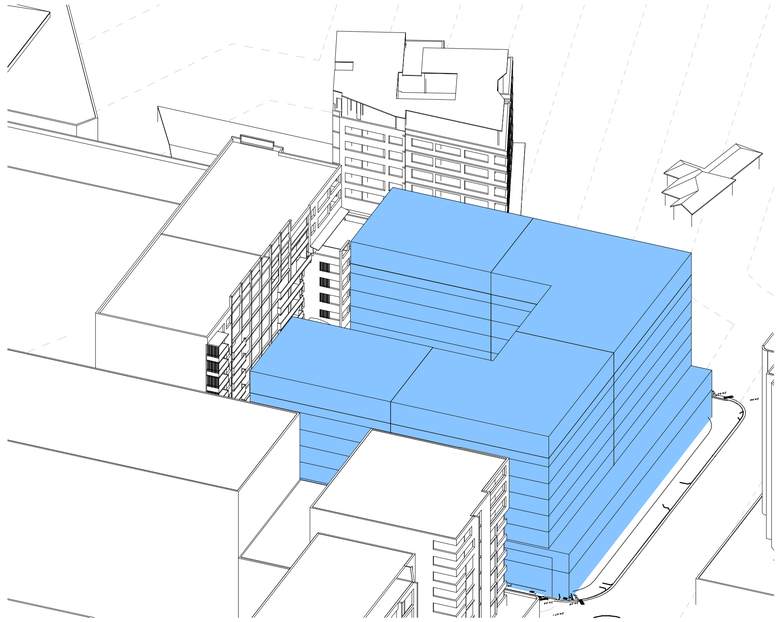
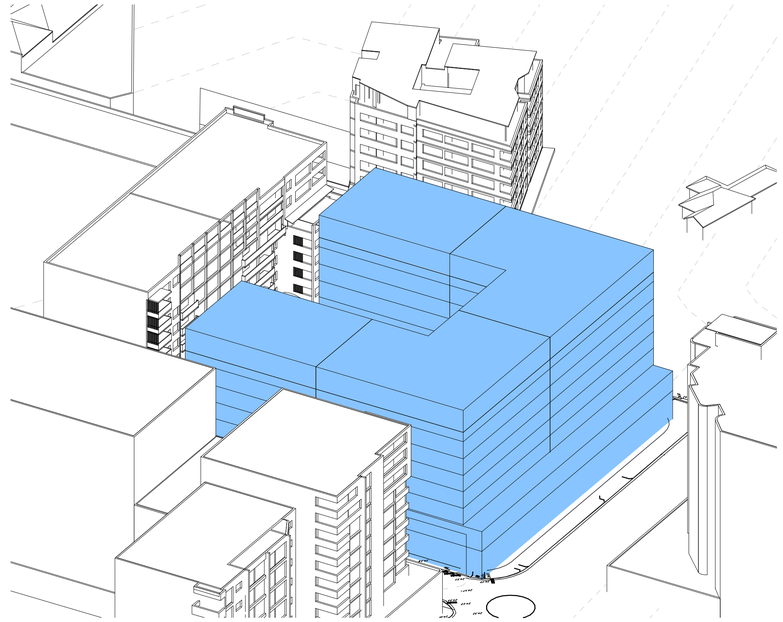


3 DCP ENVELOPE AT 1 PM - JUNE 21st



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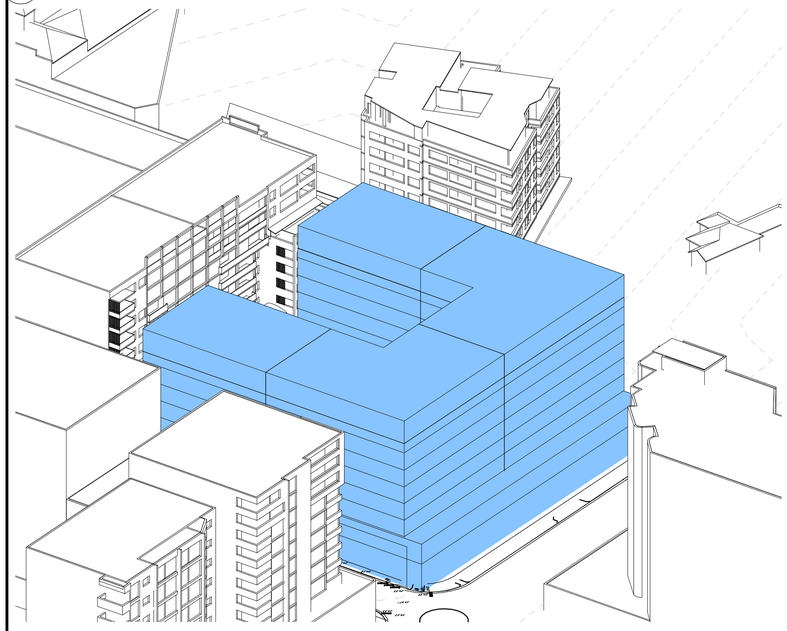
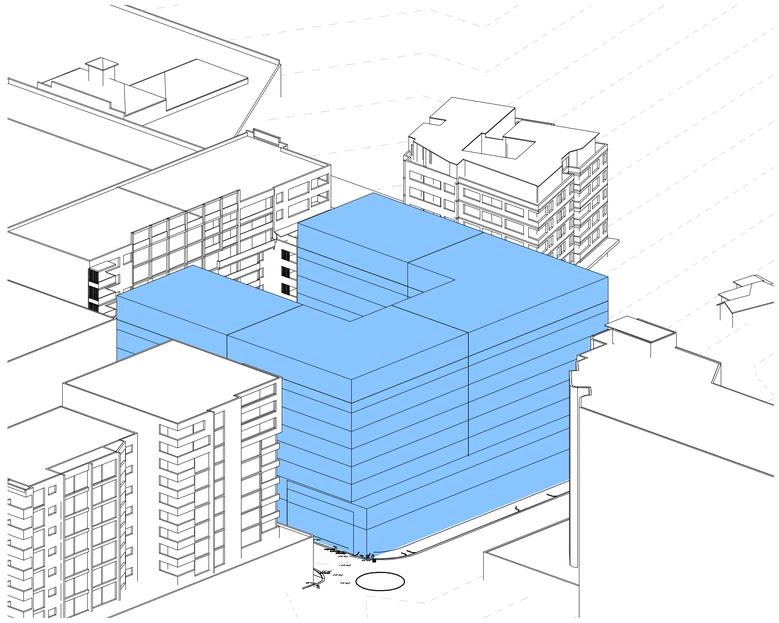


5 DCP ENVELOPE AT 2 PM - JUNE 21st



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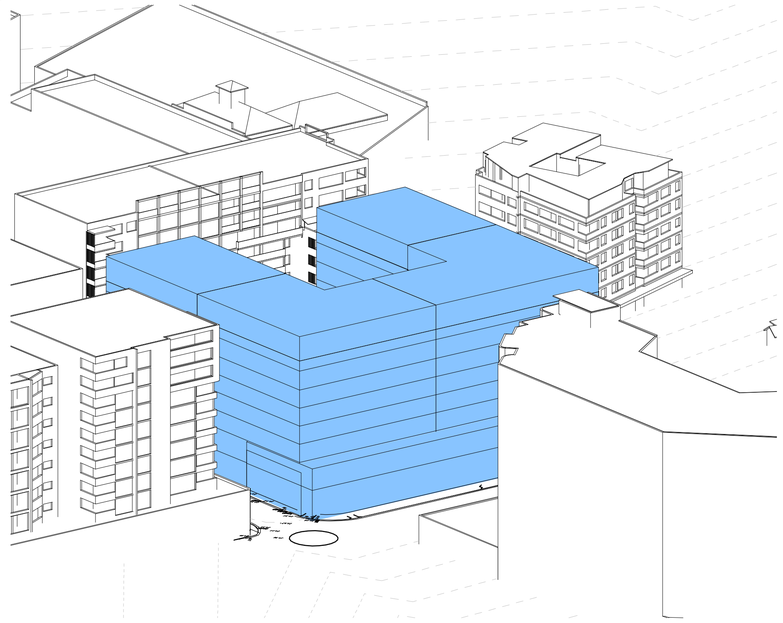

7 DCP ENVELOPE AT 3 PM - JUNE 21st

SUN EYE VIEWS INDICATING THE DCP ENVELOPE WITH 20% AFFORDABLE RENTAL HOUSING BONUS

ISSUE	DATE	SUBJECT	AUTHORISED
A	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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SHEET STATUS
ISSUED FOR APPROVAL

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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Nominated Architects:
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Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:39:59 AM

DESCRIPTION
SUN EYE VIEWS COMPLIANT ARH BONUS ENVELOPE

PROJECT No	DRAWING No	REVISION
21_435	DA8.307	A

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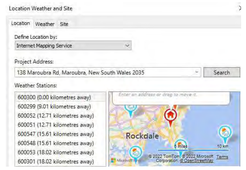
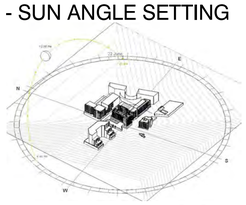
PROTOCOL FOR GENERATING SHADOW, SUN EYE AND VIEW IMPACT IMAGES:

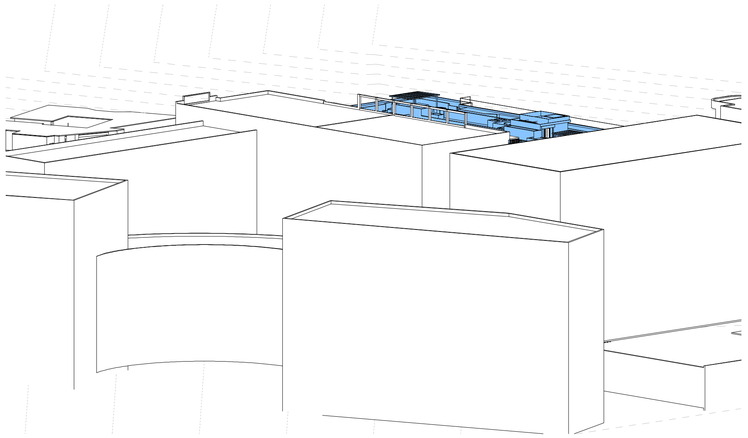
- LOCATION SETTING



- SUN ANGLE SETTING



- REVIT 2021 AUTO GENERATED VIEWS



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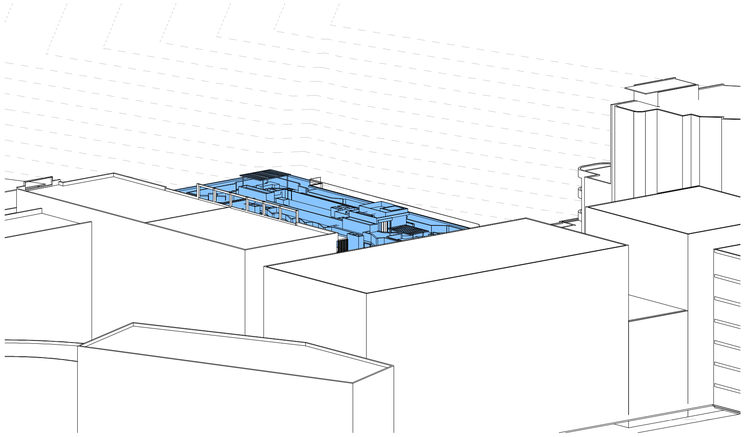

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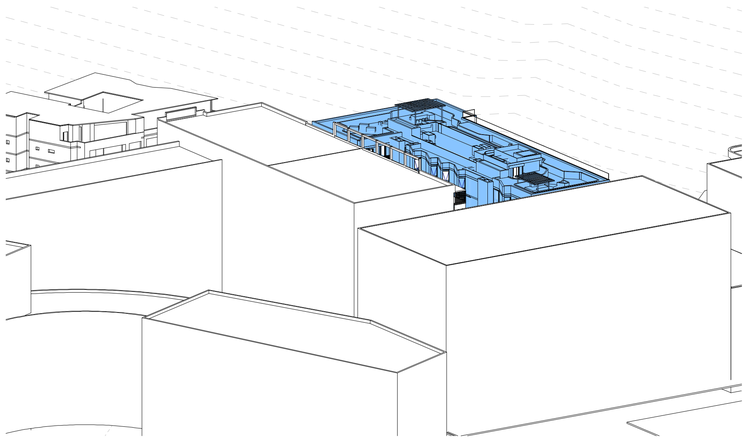

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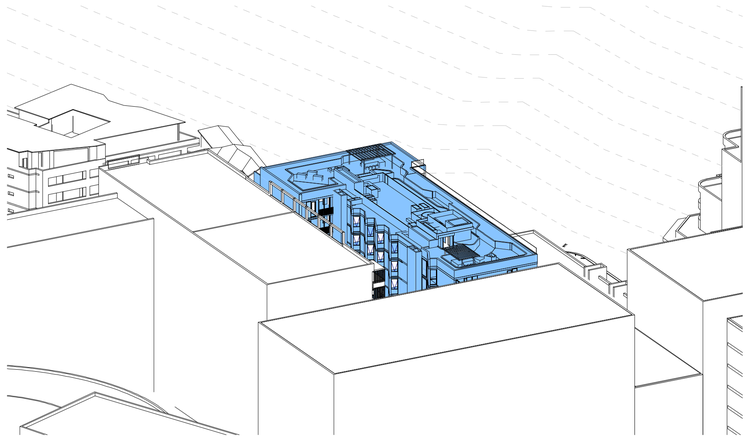

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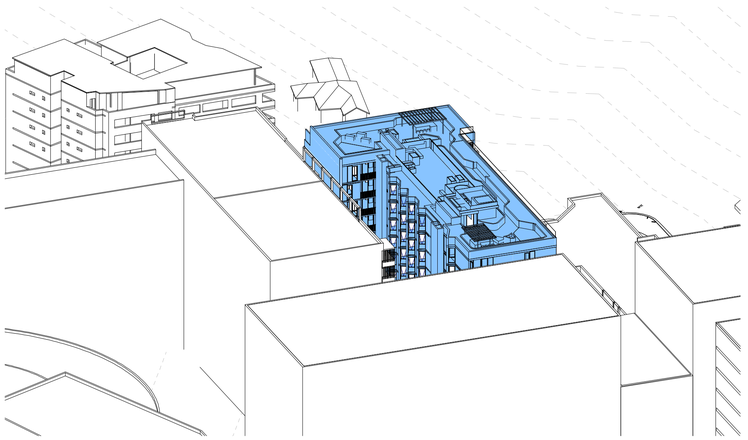

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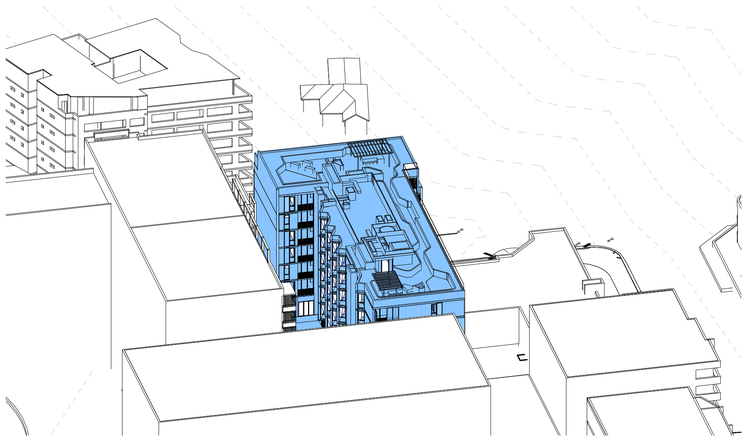

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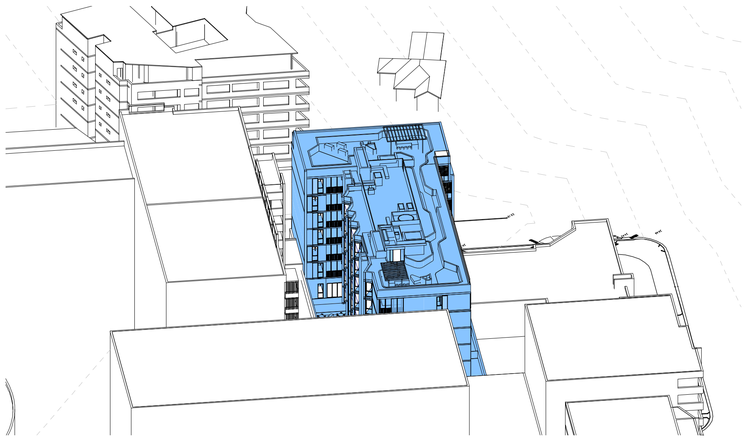
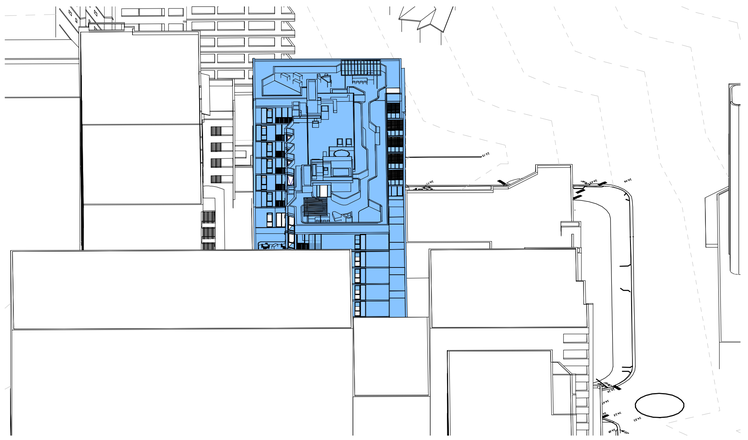


4 11 AM - JUNE 21st



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ISSUE	DATE	SUBJECT	AUTHORISED
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	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

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PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE

DIRECTOR DATE

ARCHITECT
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ABN: 48 942 921 969
Nominated Architects:
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 1	A1	22/08/2024 9:40:20 AM

DESCRIPTION
SUN EYE VIEWS SHEET 1

PROJECT No	DRAWING No	REVISION
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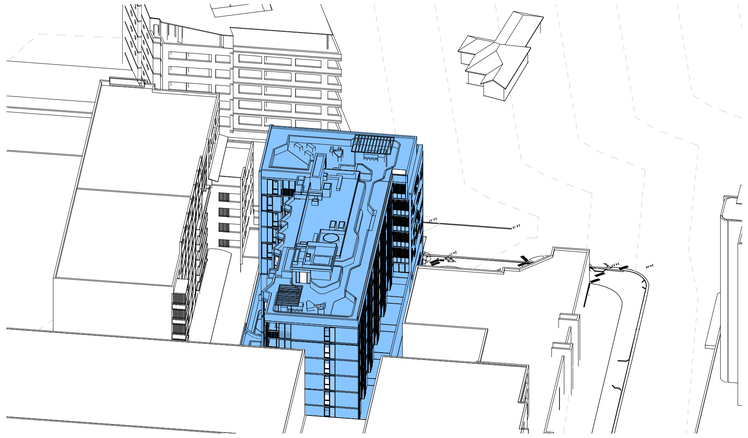

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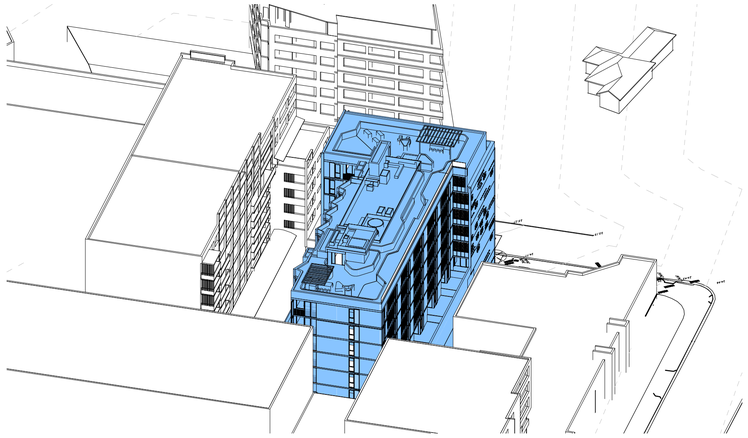

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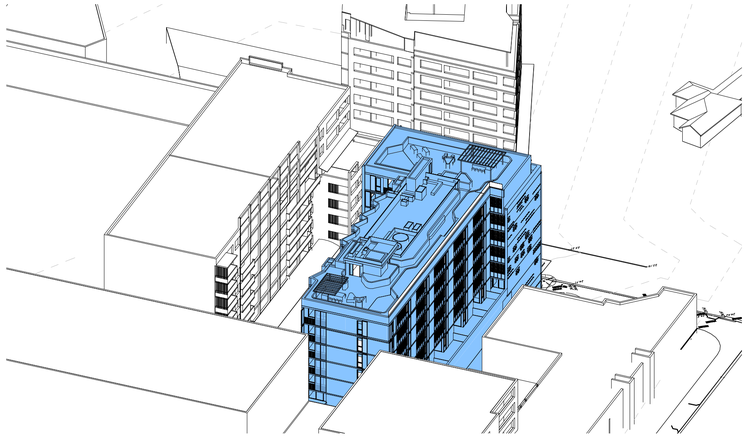

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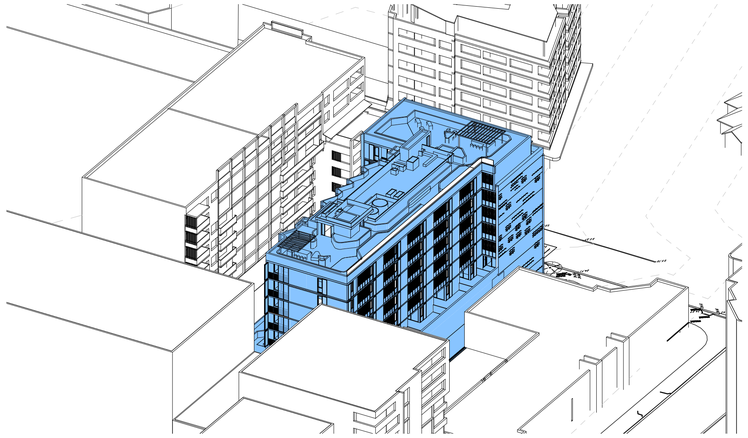

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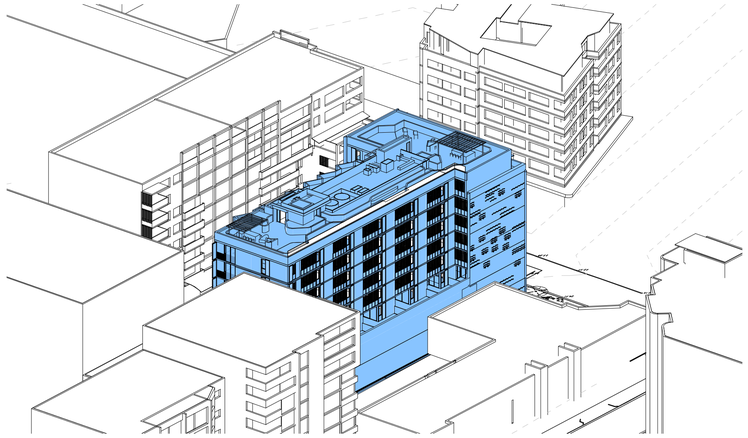

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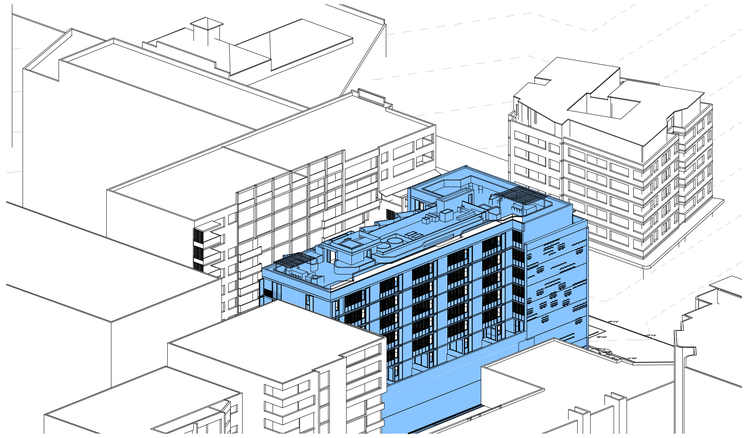

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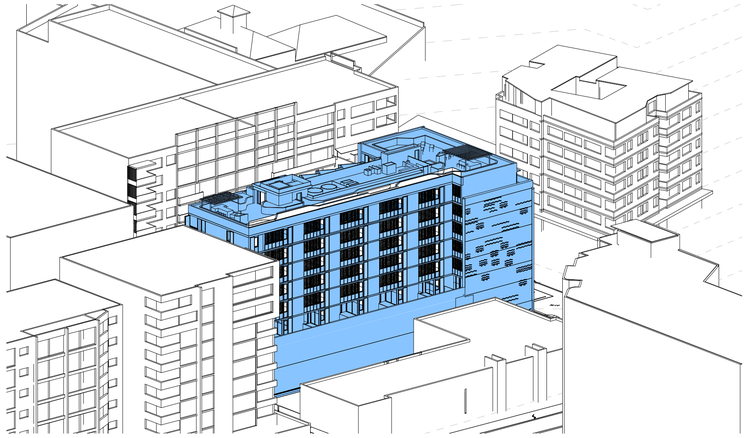

7 3 PM - JUNE 21st

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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

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ARCHITECT
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ABN: 48 942 921 969
Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
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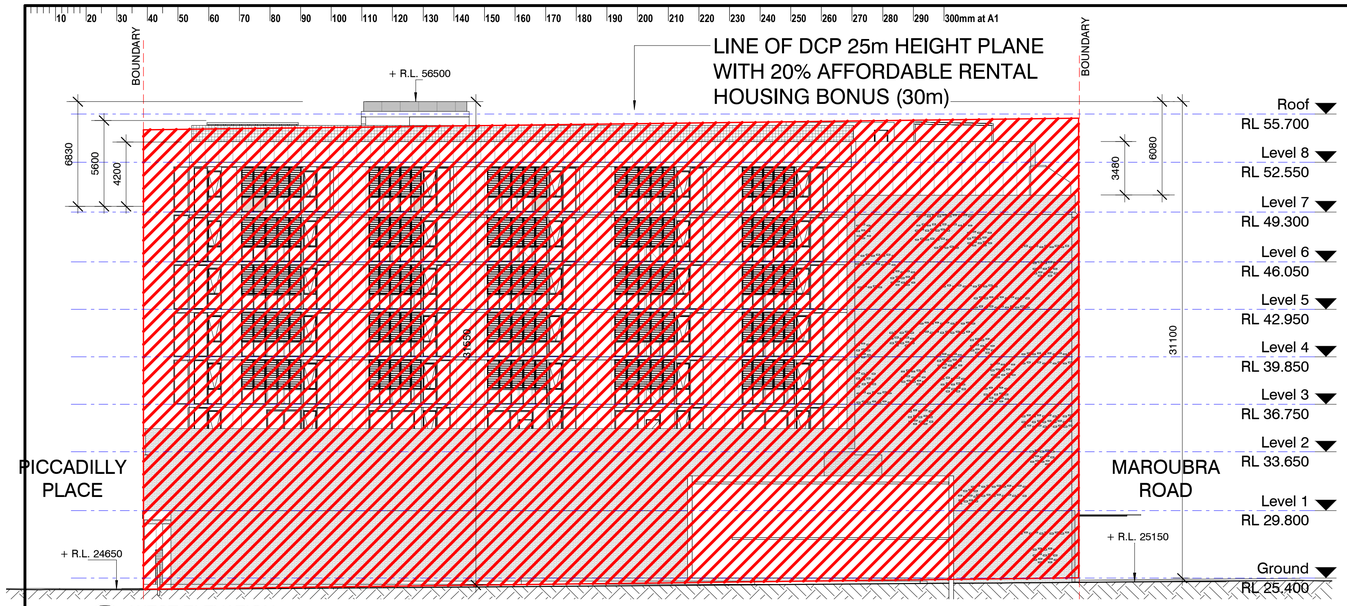
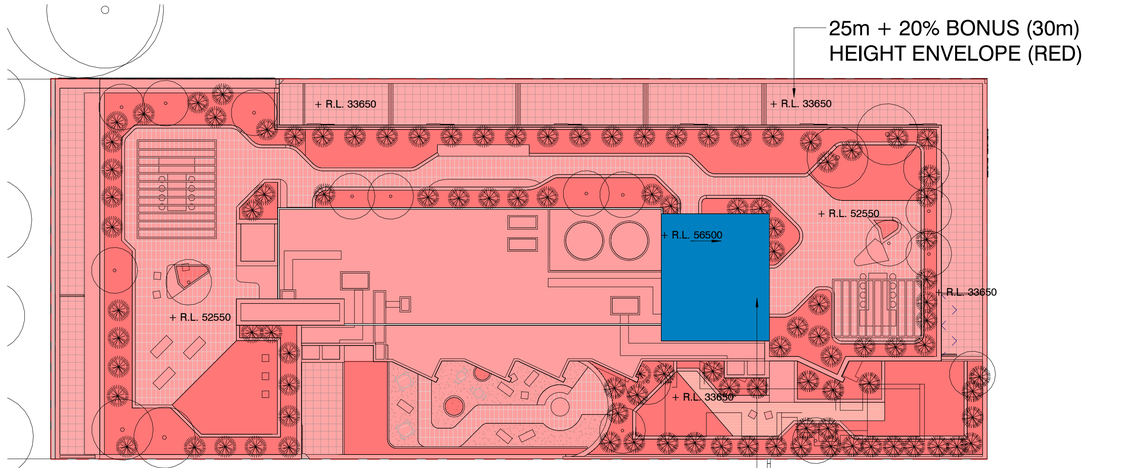
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:40:52 AM

DESCRIPTION
SUN EYE VIEWS SHEET 2

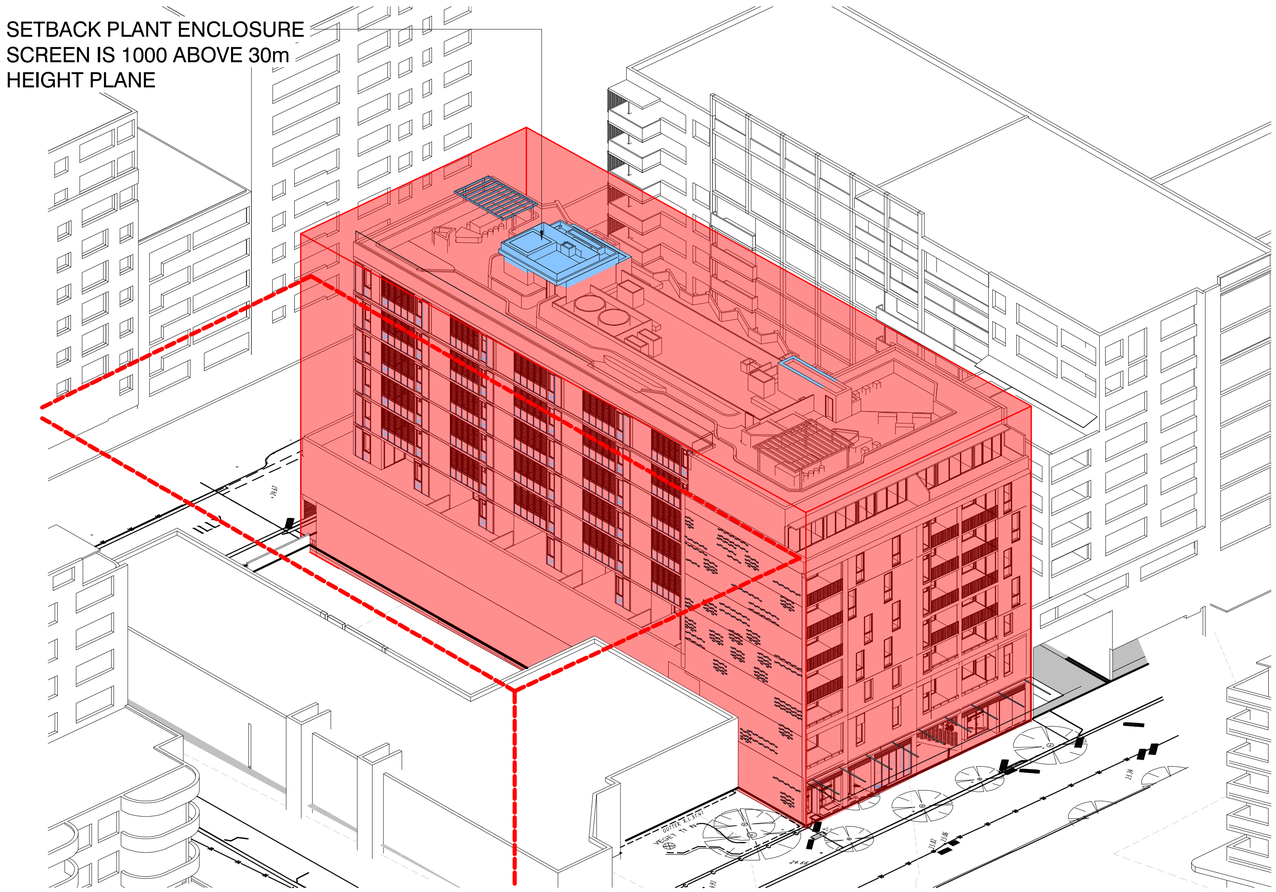
PROJECT No	DRAWING No	REVISION
21_435	DA8.310	I



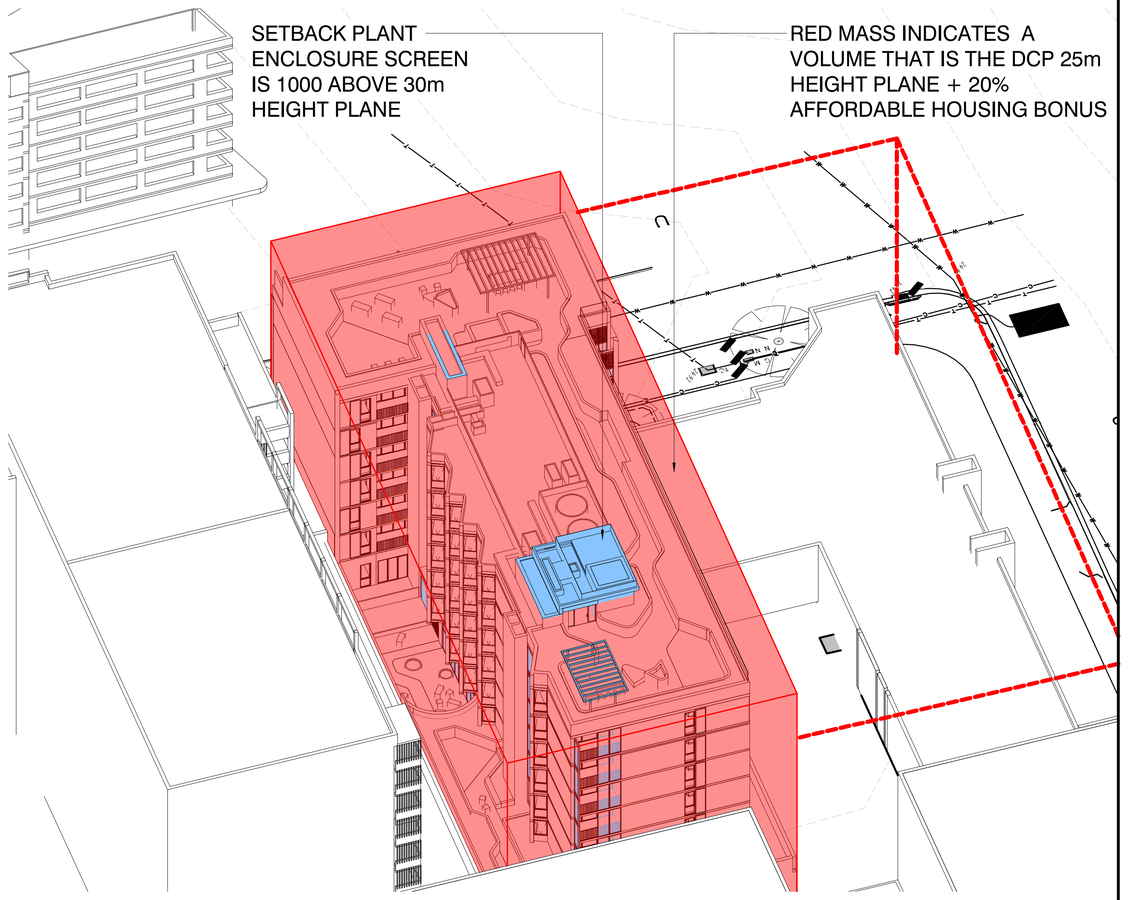
3 WEST ELEVATION
PS - 3
1 : 200



4 Roof HEIGHT PLANE ARH BONUS
1 : 200



1 3D HEIGHT PLANE - SOUTH WEST (ARH BONUS)



2 3D HEIGHT PLANE - NORTH EAST (ARH BONUS)

ISSUE	DATE	SUBJECT	AUTHORISED
A	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 200	A1	22/08/2024 9:41:22 AM

DESCRIPTION
HEIGHT PLANE ANALYSIS DCP WITH ARH BONUS

PROJECT No	DRAWING No	REVISION
21_435	DA8.319	A

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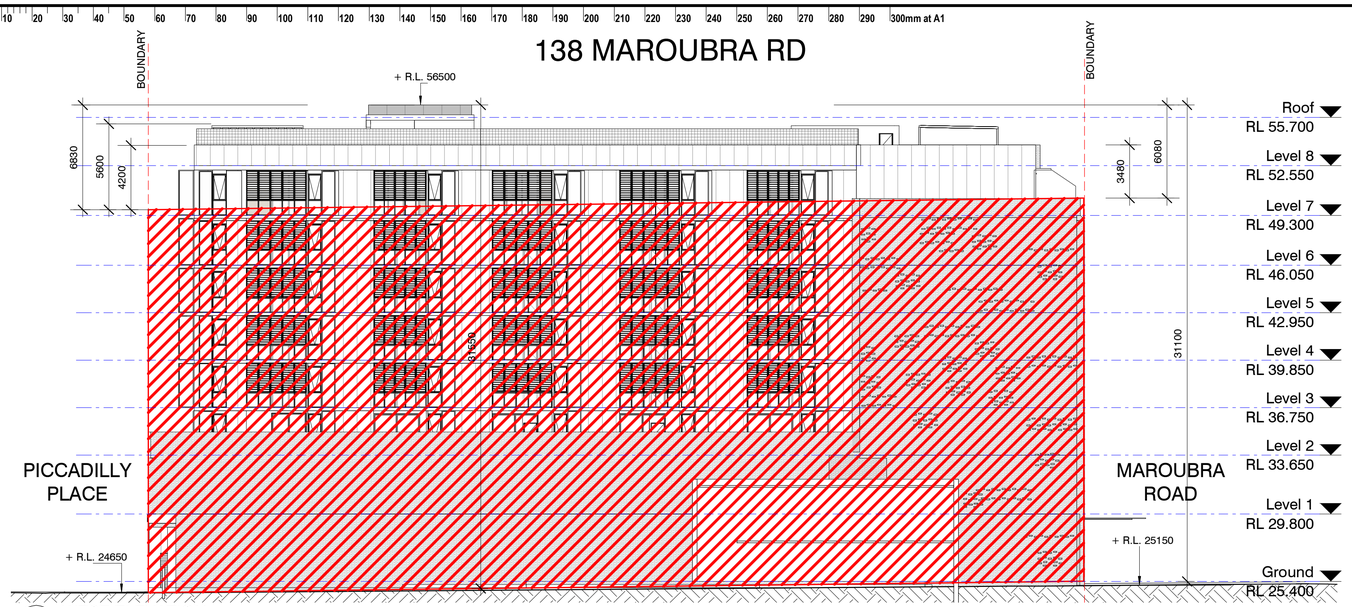
138 MAROUBRA RD



3 PS - 3 WEST ELEVATION
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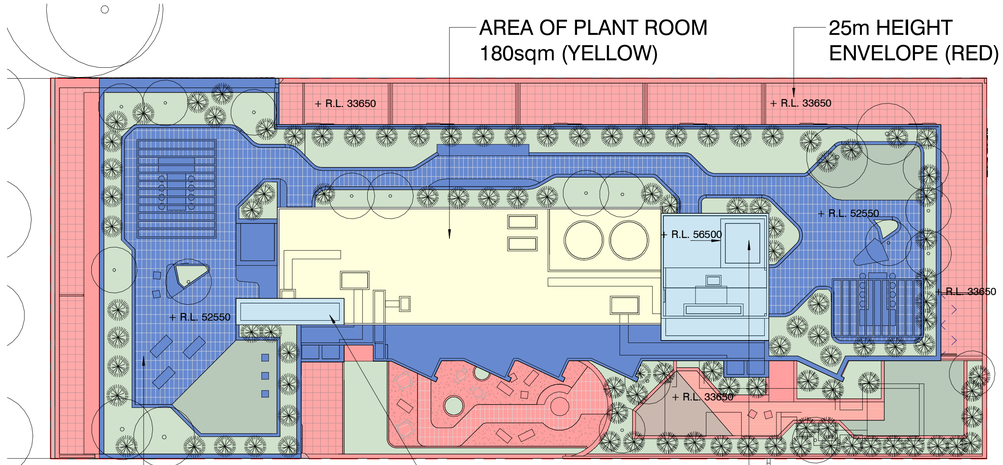
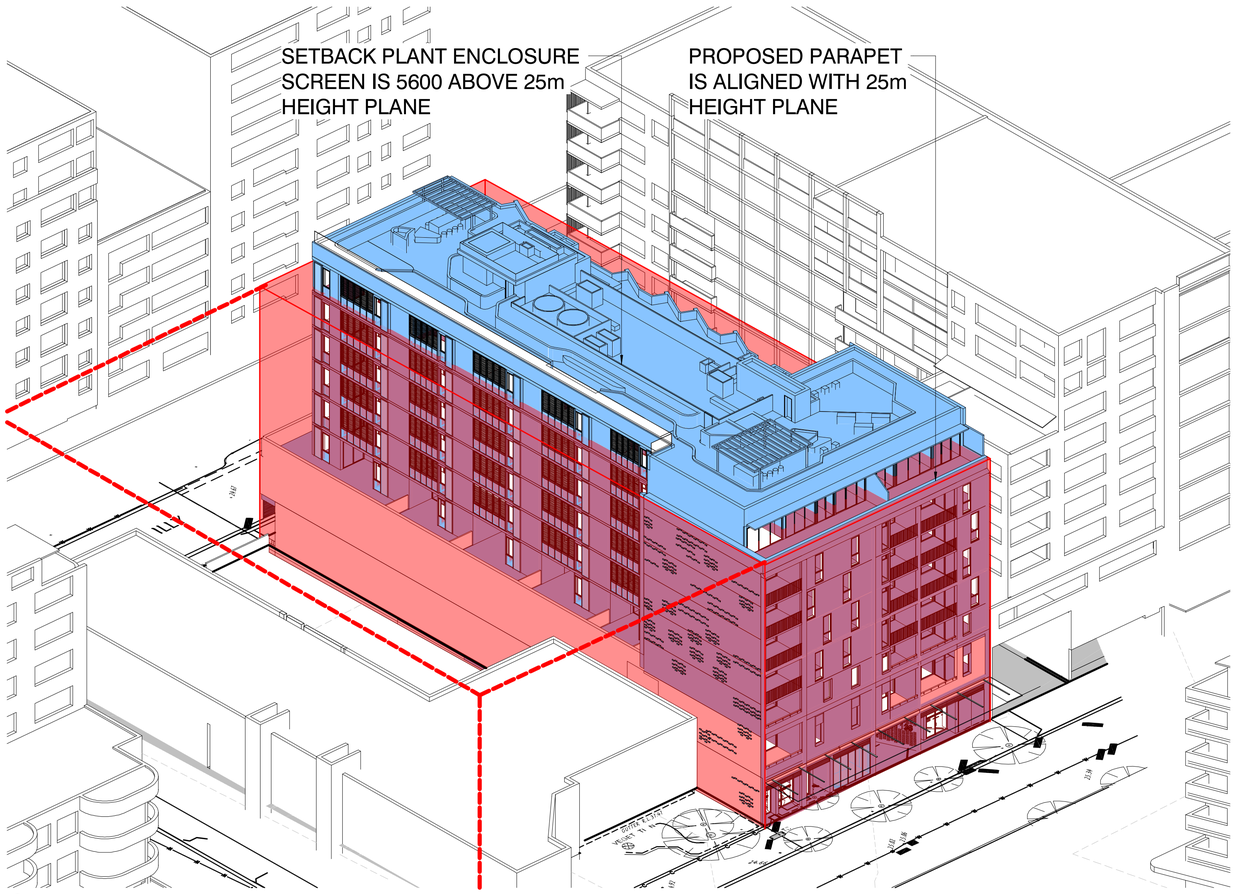
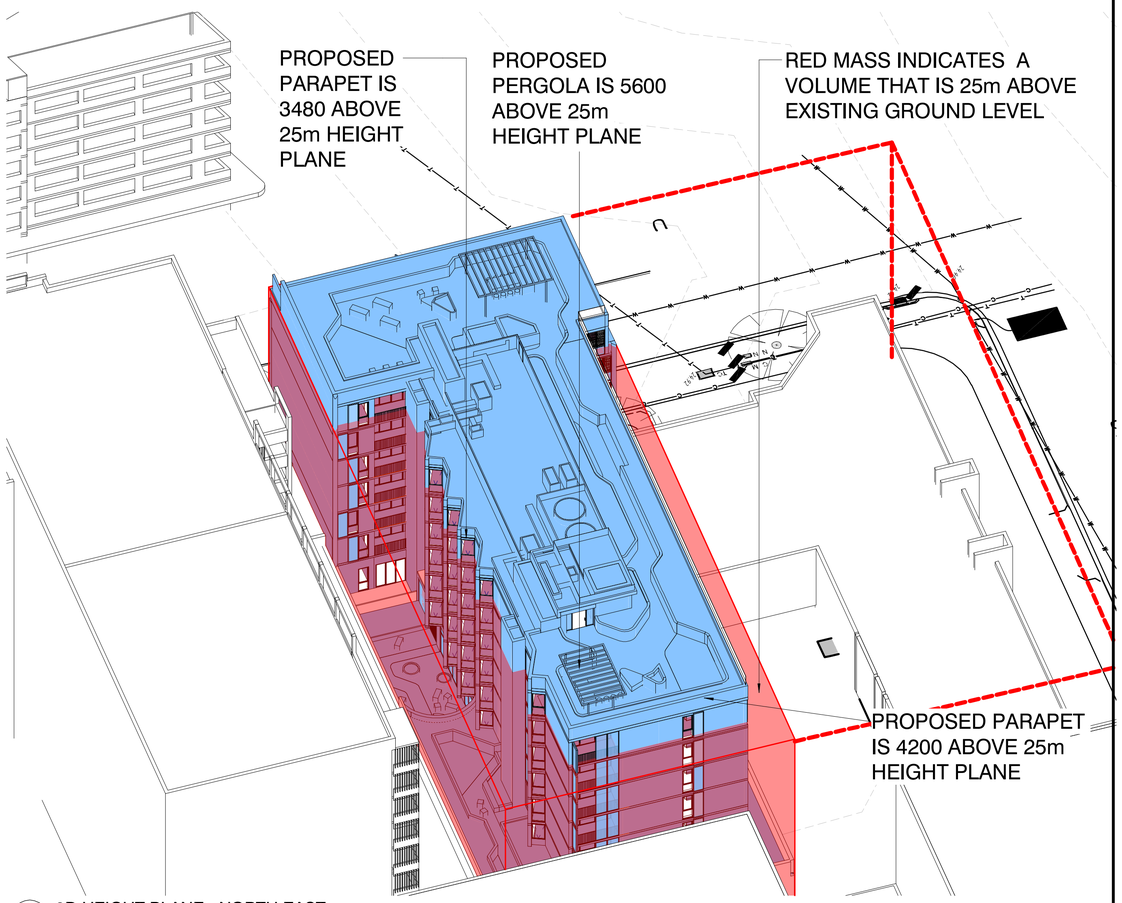


4 DA2.101 Roof HEIGHT PLANE BREACH
1 : 200



2 3D HEIGHT PLANE - SOUTH WEST



1 3D HEIGHT PLANE - NORTH EAST

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	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
G	29/11/23	AMENDED DA	JH
H	22/02/24	AMENDED DA	ARH

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
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AUTHORISED FOR ISSUE

DIRECTOR DATE

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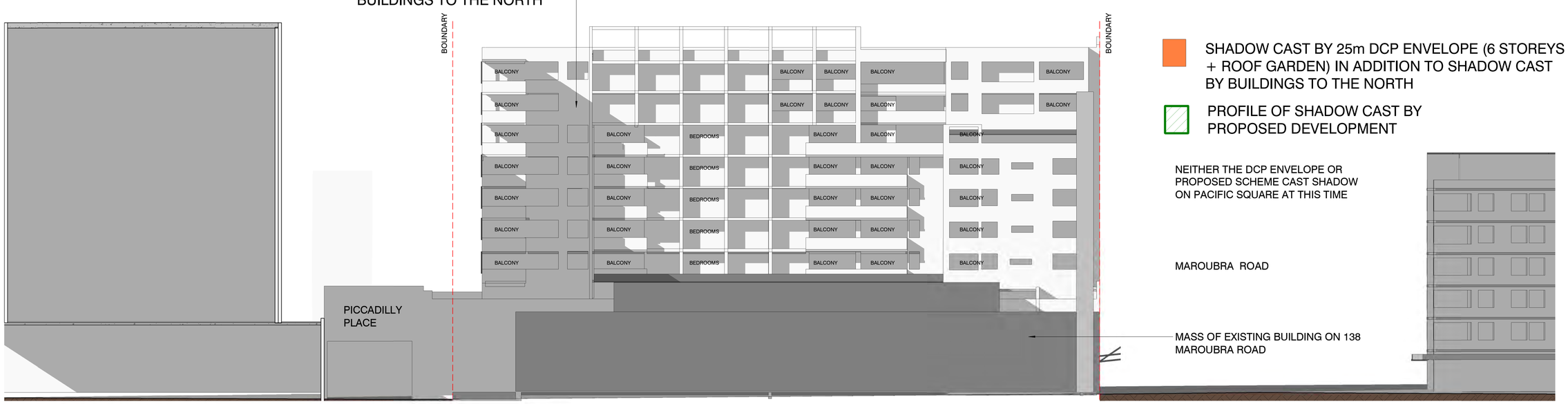
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 200	A1	22/08/2024 9:41:56 AM

DESCRIPTION
HEIGHT PLANE ANALYSIS

PROJECT No	DRAWING No	REVISION
21_435	DA8.320	H

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE



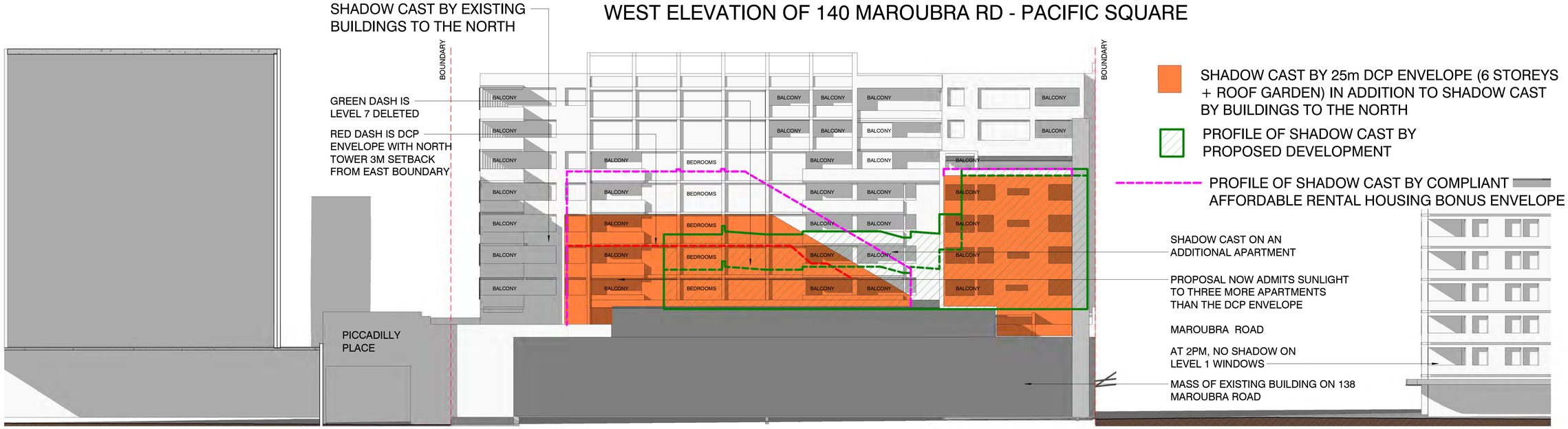
2 PS - 3 ELEVATION WEST - PACIFIC SQUARE 12PM

1 : 200

STUDY FINDINGS:

- MID WINTER 12 - 2PM IS THE STUDY WINDOW FOR SOLAR ACCES TO THE BALCONIES OF THE EXISTING ADJACENT 140 MAROUBRA ROAD
- THE DCP AND ADG ENVELOPES CAST SHADOW ON MORE BALCONIES THAN THE EXISTING CONDITION. 74% OF WEST FACING BALCONIES WILL CONTINUE TO RECEIVE 2 HOURS SOLAR ACCESS
- THE PROPOSED BUILDING DOES NOT CAST ADDITIONAL SHADOW THAN THE OTHER ENVELOPES. DESPITE HAVING ADDITIONAL STORIES, LEVELS 7 AND 8 ARE STEPPED AND RECESSED TO AVOID ADDITIONAL SHADOWS.

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE



1 PS - 3 ELEVATION WEST - PACIFIC SQUARE 2PM

1 : 200

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	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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PROJECT
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138 MAROUBRA ROAD, MAROUBRA

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AUTHORISED FOR ISSUE

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 200	A1	22/08/2024 9:42:07 AM

DESCRIPTION
PACIFIC SQUARE SHADOW STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA8.321	I

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

167 MAROUBRA RD LEVEL 6 APARTMENT A

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

167 MAROUBRA RD LEVEL 5 APARTMENTS A & B

RECEIVE MORE THAN 2 HOURS OF SUNLIGHT

167 MAROUBRA RD LEVEL 4 APARTMENTS A & B

RECEIVE MORE THAN 2 HOURS OF SUNLIGHT

167 MAROUBRA RD LEVEL 3 APARTMENTS A & B

RECEIVE MORE THAN 2 HOURS OF SUNLIGHT

167 MAROUBRA RD LEVEL 2 APARTMENTS A & B

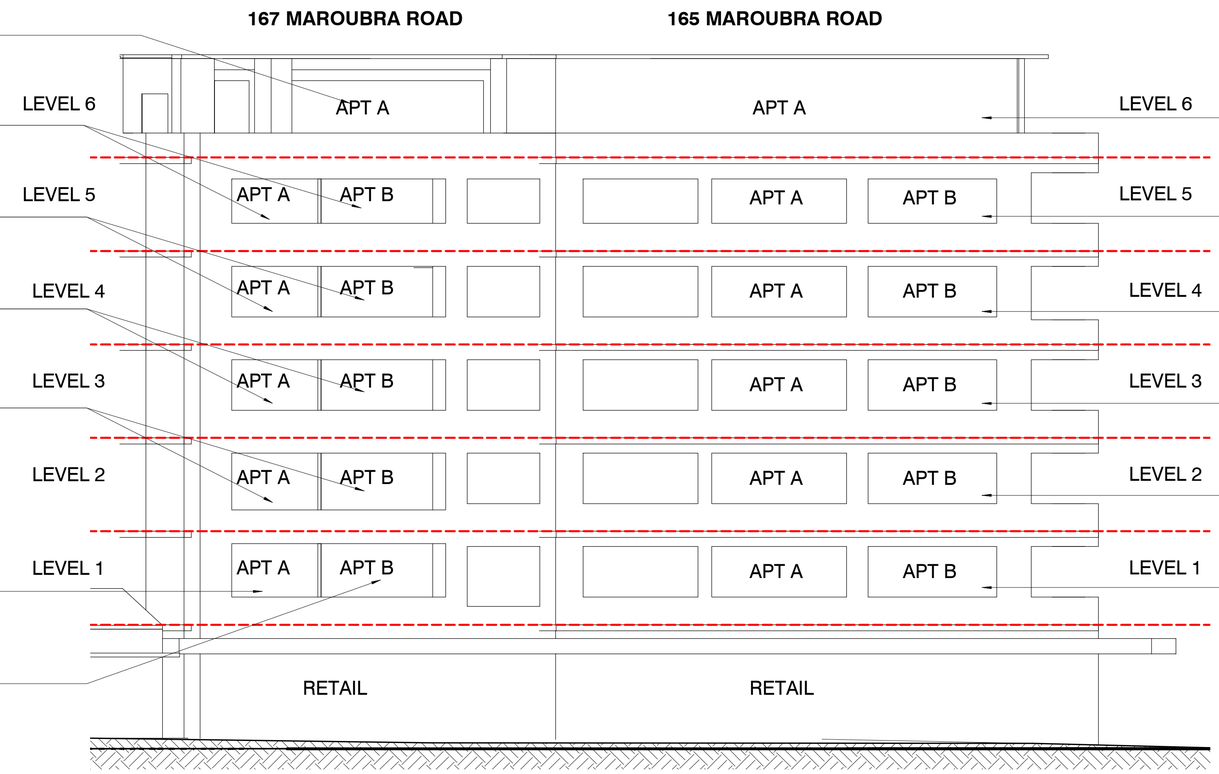
RECEIVE MORE THAN 2 HOURS OF SUNLIGHT

167 MAROUBRA RD LEVEL 1 APARTMENT A

RECEIVES 1.5 HOURS SUNLIGHT DUE TO OVERSHADOWING FROM PACIFIC SQUARE MID MORNING AND PROPOSED DEVELOPMENT FOR 138 MAROUBRA SQUARE IN THE AFTERNOON

167 MAROUBRA RD LEVEL 2 APARTMENTS A & B

RECEIVE MORE THAN 2 HOURS OF SUNLIGHT



165 MAROUBRA ROAD LEVEL 6 APARTMENT A

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

165 MAROUBRA ROAD LEVEL 5 APARTMENT A & B

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

165 MAROUBRA ROAD LEVEL 4 APARTMENT A & B

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

165 MAROUBRA ROAD LEVEL 3 APARTMENT A & B

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

165 MAROUBRA ROAD LEVEL 2 APARTMENT A & B

RECEIVES MORE THAN 2 HOURS OF SUNLIGHT

165 MAROUBRA ROAD LEVEL 1 APARTMENT A & B

RECEIVE MORE THAN 2 HOURS OF SUNLIGHT

PLEASE REFER TO DA8.323 165 - 167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 1 AND DA8.324 165 - 167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 2 FOR VISUAL GUIDE TO SHADOW IMPACT OF THE PROPOSED DEVELOPMENT AS WELL AS THE ADG ENVELOPE AND DCP ENVELOPE ON TO 165 - 167 MAROUBRA RD

ISSUE	DATE	SUBJECT	AUTHORISED
A	03/02/23	ISSUED FOR REVIEW	TP
B	15/02/23	ISSUED FOR DA	TP
C	29/11/23	AMENDED DA	JH
D	22/02/24	AMENDED DA	ARH

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PROJECT
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138 MAROUBRA ROAD, MAROUBRA

CLIENT
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AUTHORISED FOR ISSUE
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024 9:42:14 AM

DESCRIPTION
165-167 MAROUBRA RD SHADOW IMPACT STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA8.322	D

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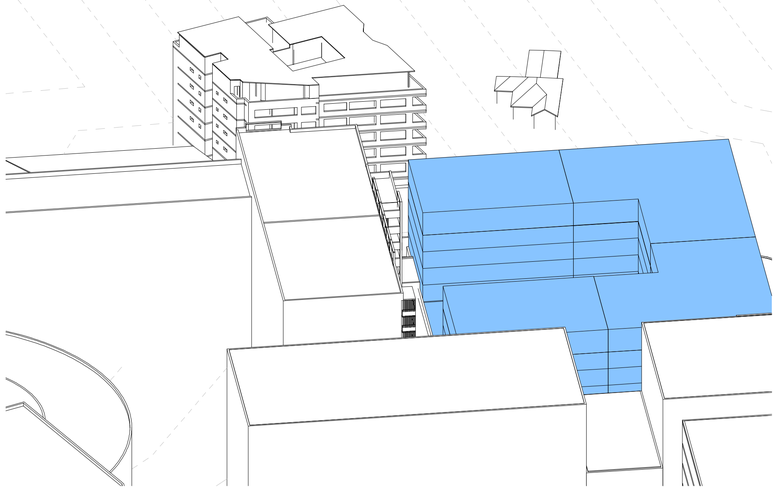
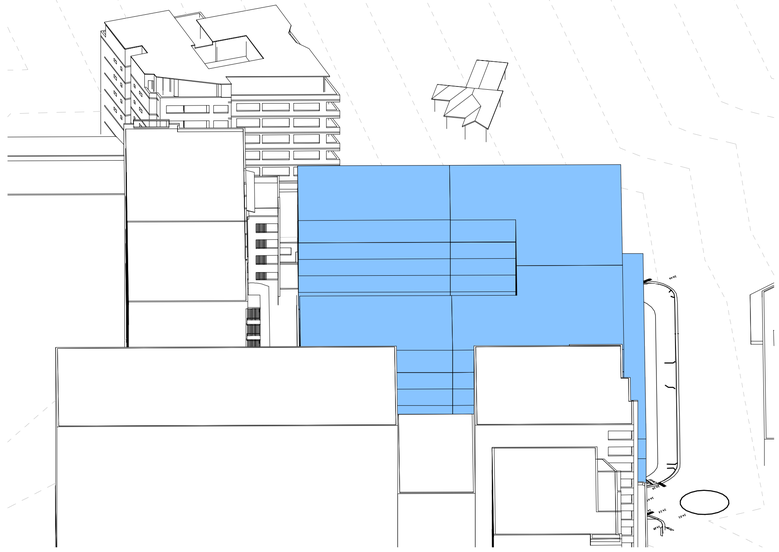
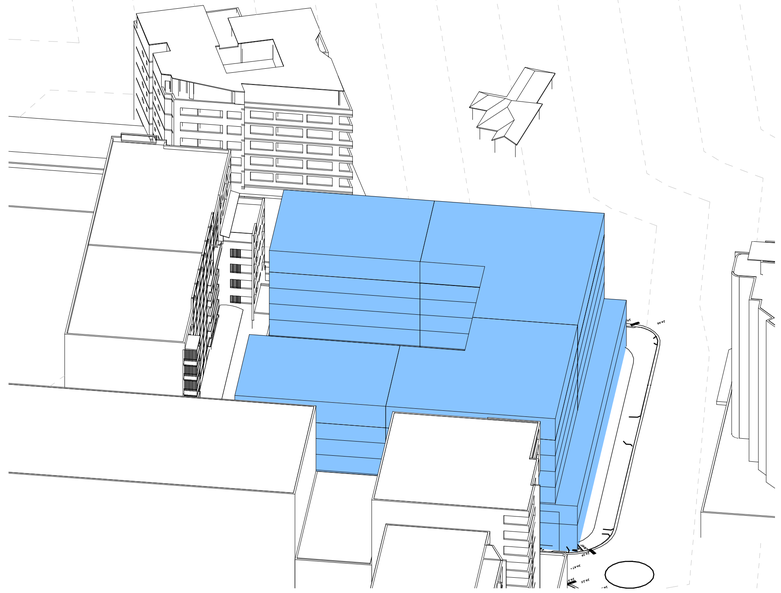


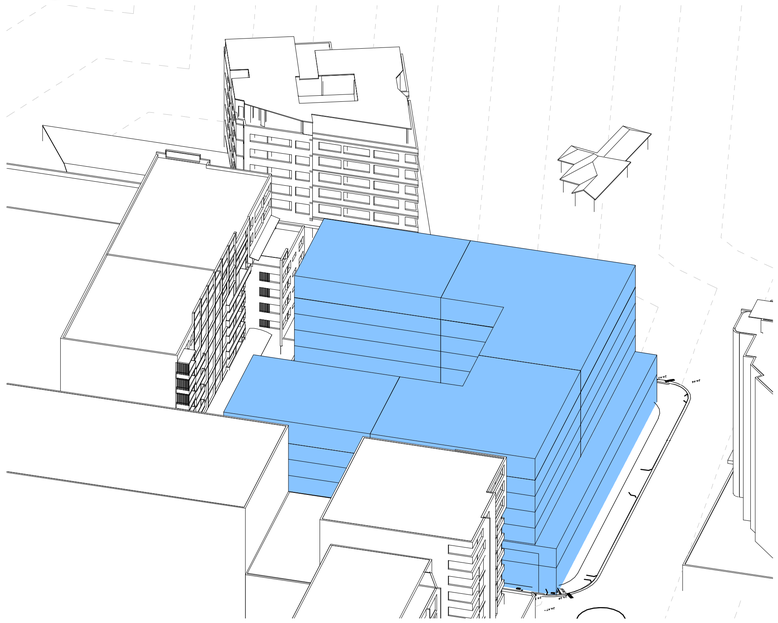
6 DCP ENVELOPE AT 11 AM - JUNE 21st



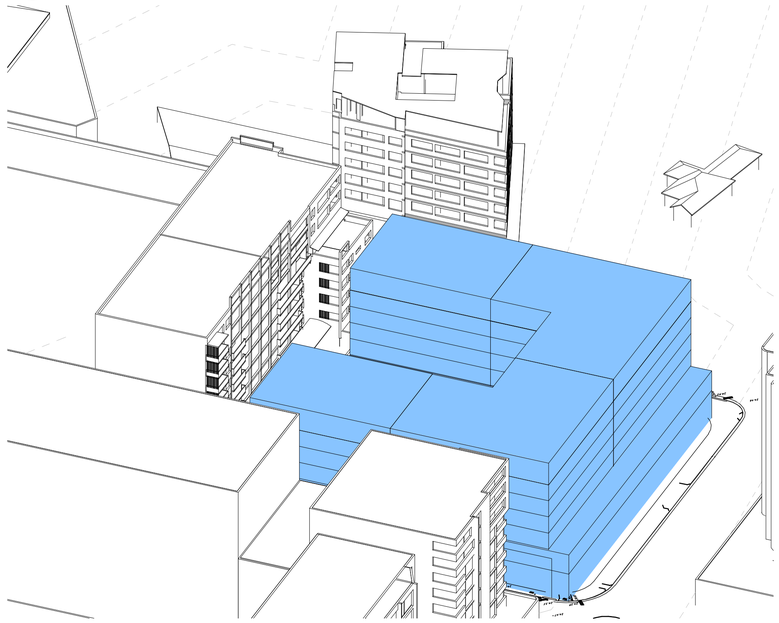
9 DCP ENVELOPE AT 11:30 AM - JUNE 21st



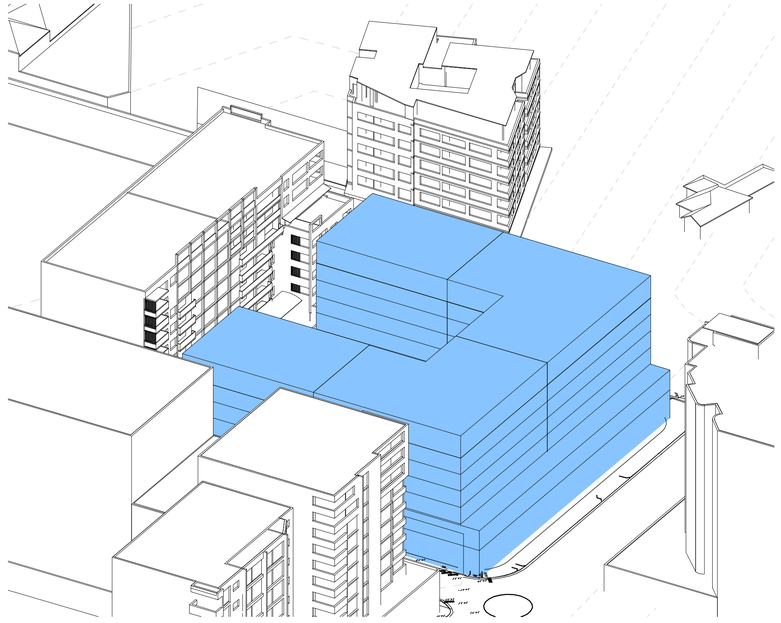
11 DCP ENVELOPE AT 12 NOON - JUNE 21st



13 DCP ENVELOPE AT 12:30 NOON - JUNE 21st



15 DCP ENVELOPE AT 1 PM - JUNE 21st



16 DCP ENVELOPE AT 1:30 PM - JUNE 21st

NOTE:
- BLUE FORM INDICATES A 25m ENVELOPE
- 2 STOREY RETAIL AND COMMERCIAL PODIUM
- 4 STOREYS RESIDENTIAL
- ROOF GARDEN
- 7 LEVELS TOTAL

ISSUE	DATE	SUBJECT	AUTHORISED
A	03/02/23	ISSUED FOR REVIEW	TP
B	15/02/23	ISSUED FOR DA	TP
C	29/11/23	AMENDED DA	JH
D	22/02/24	AMENDED DA	ARH
E	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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SHEET STATUS
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PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE

DIRECTOR DATE

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:42:21 AM

DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA8.323	E

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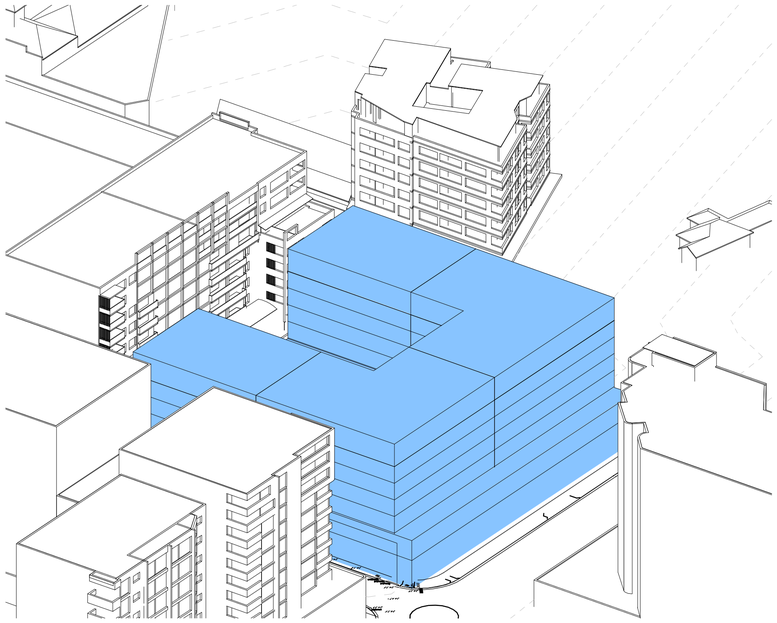
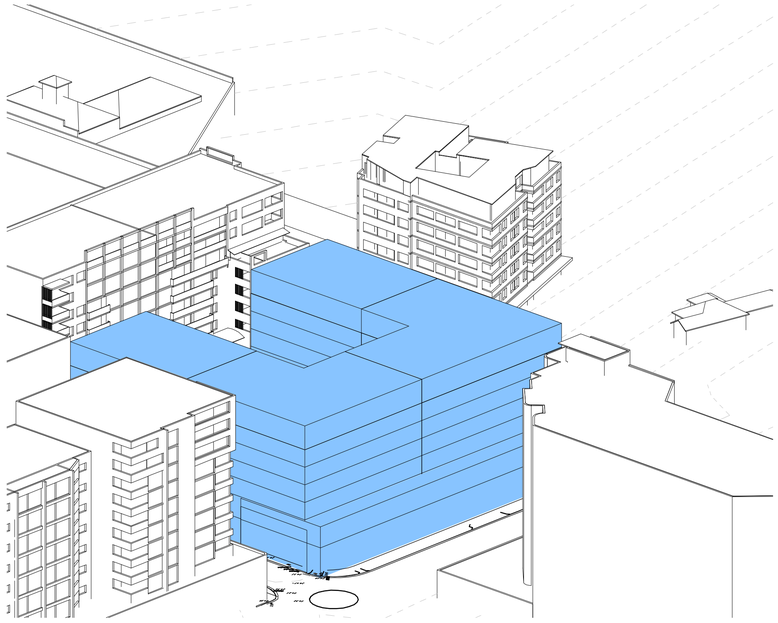
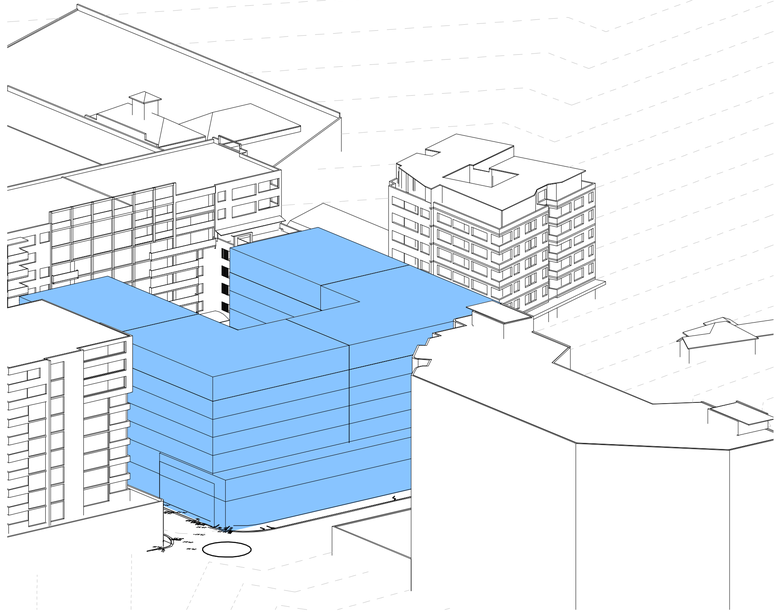


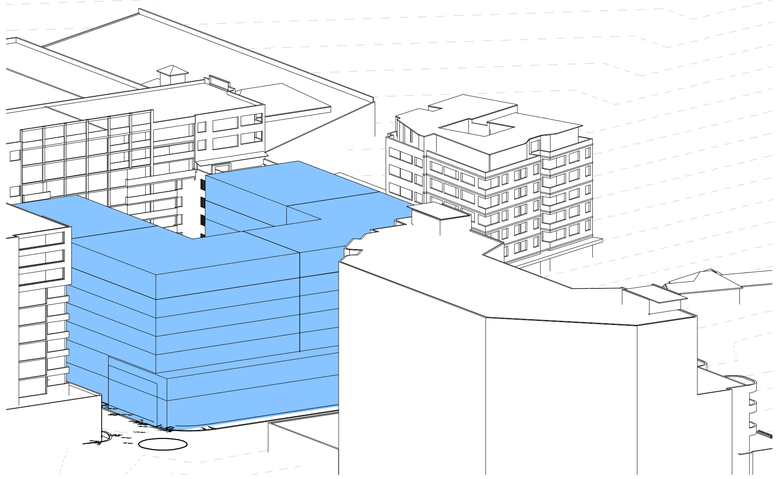
6 DCP ENVELOPE AT 2 PM - JUNE 21st



9 DCP ENVELOPE AT 2:30 PM - JUNE 21st



12 DCP ENVELOPE AT 3 PM - JUNE 21st



15 DCP ENVELOPE AT 3:30 PM - JUNE 21st

NOTE:
- BLUE FORM INDICATES A 25m ENVELOPE
- 2 STOREY RETAIL AND COMMERCIAL PODIUM
- 4 STOREYS RESIDENTIAL
- ROOF GARDEN
- 7 LEVELS TOTAL

ISSUE	DATE	SUBJECT	AUTHORISED
A	03/02/23	ISSUED FOR REVIEW	TP
B	15/02/23	ISSUED FOR DA	TP
C	29/11/23	AMENDED DA	JH
D	22/02/24	AMENDED DA	ARH
E	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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138 MAROUBRA ROAD, MAROUBRA

CLIENT
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Author		A1	22/08/2024 9:42:27 AM

DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA8.324	E

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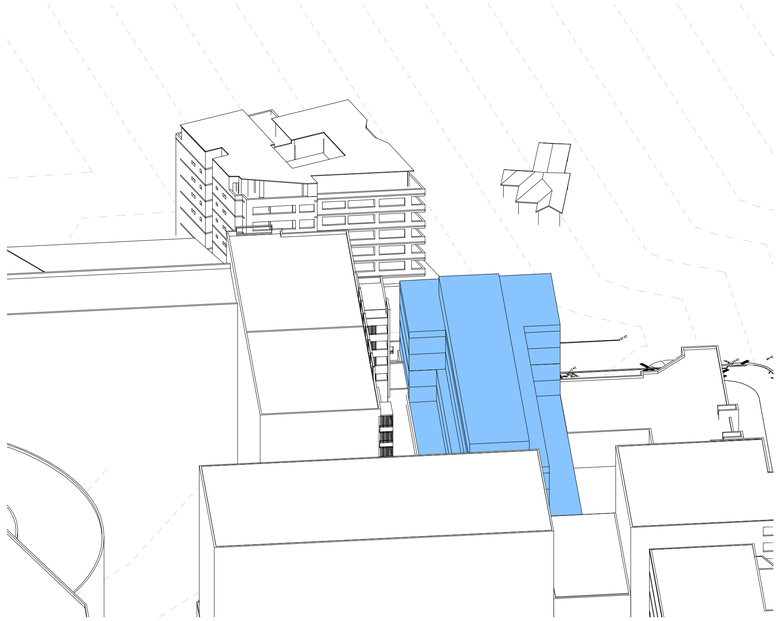
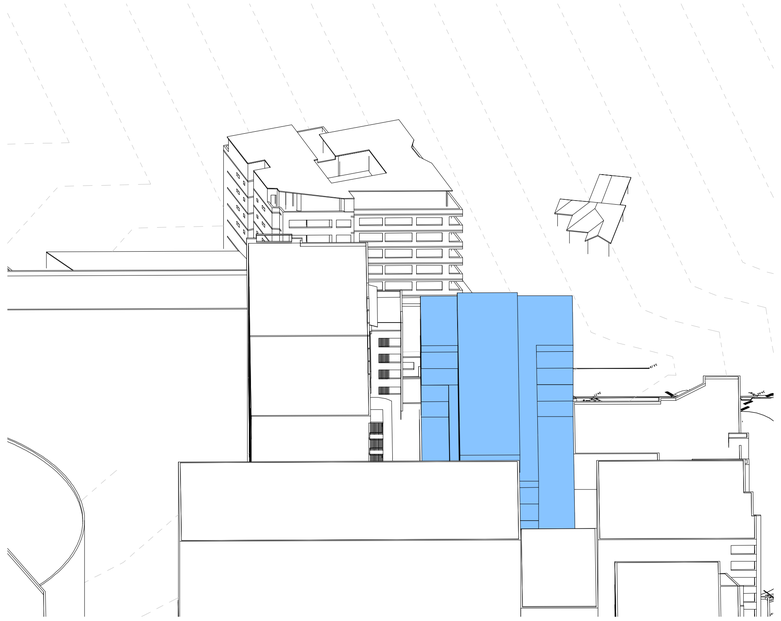
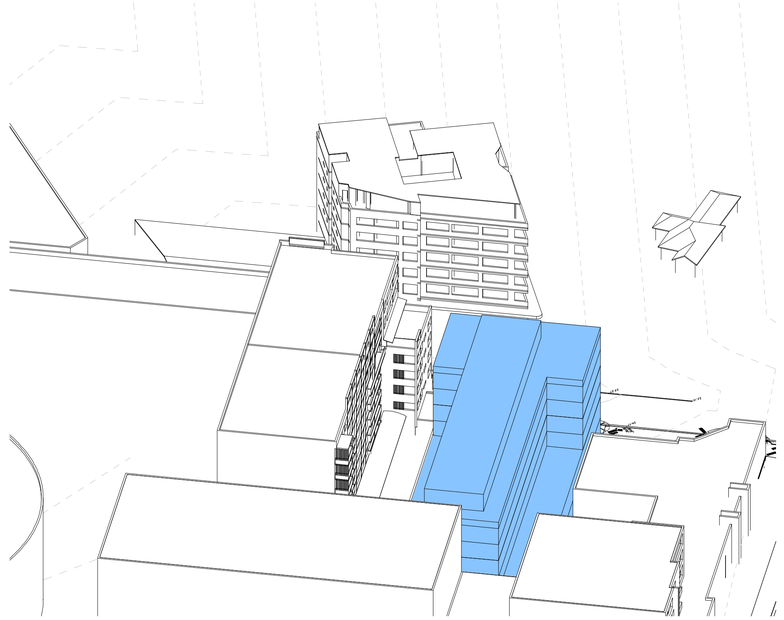


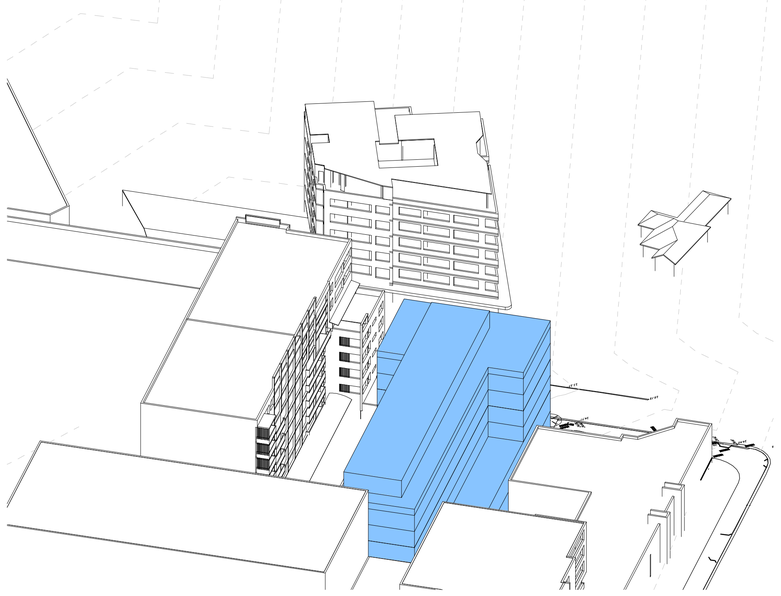
1 ADG ENVELOPE AT 11 AM - JUNE 21st



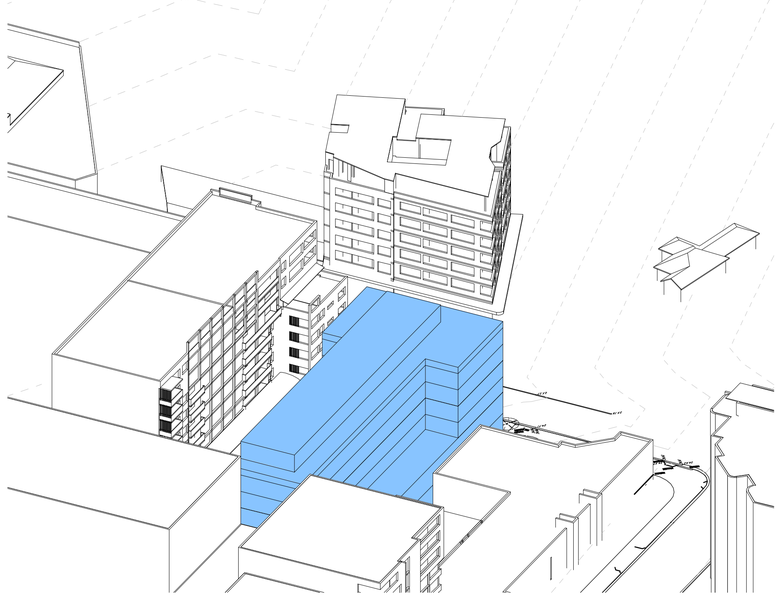
2 ADG ENVELOPE AT 11:30 AM - JUNE 21st



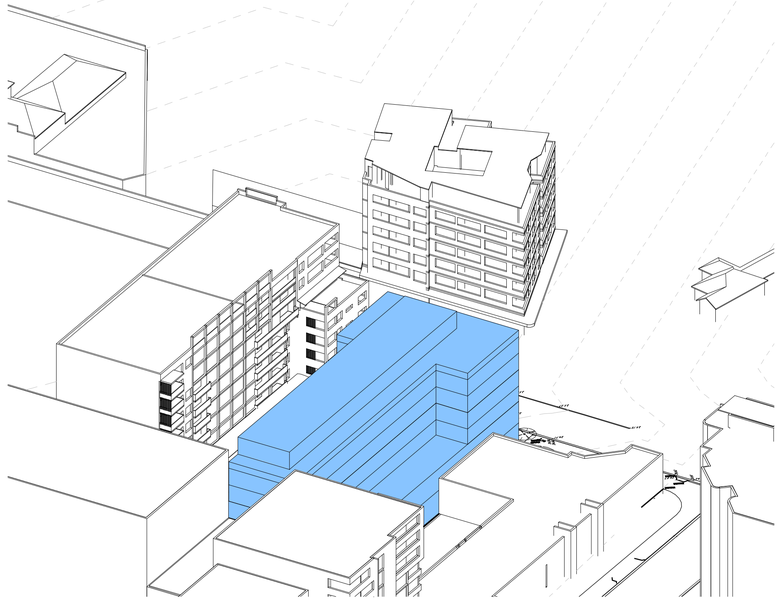
3 ADG ENVELOPE AT 12 NOON - JUNE 21st



4 ADG ENVELOPE AT 12:30 NOON - JUNE 21st



5 ADG ENVELOPE AT 1 PM - JUNE 21st



6 ADG ENVELOPE AT 1:30 PM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
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DIRECTOR DATE

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Nominated Architects:
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:42:33 AM

DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 3

PROJECT No	DRAWING No	REVISION
21_435	DA8.325	A

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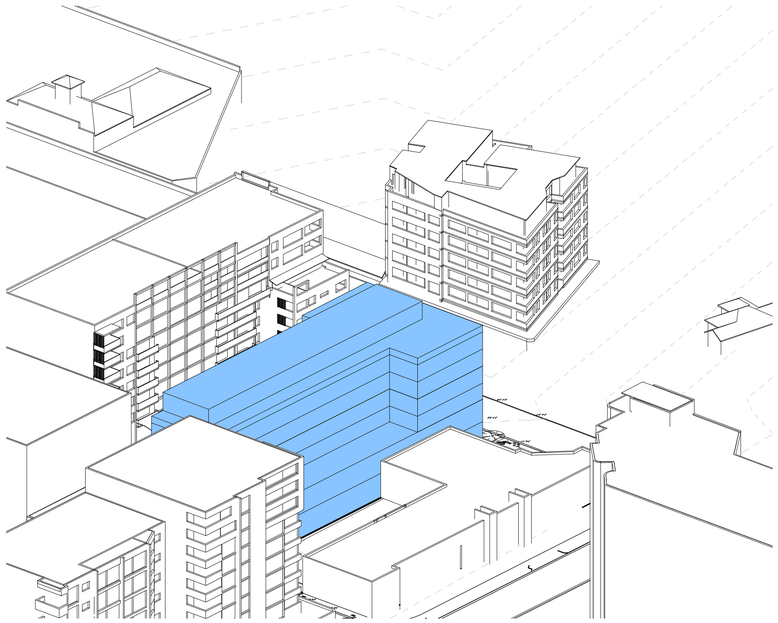
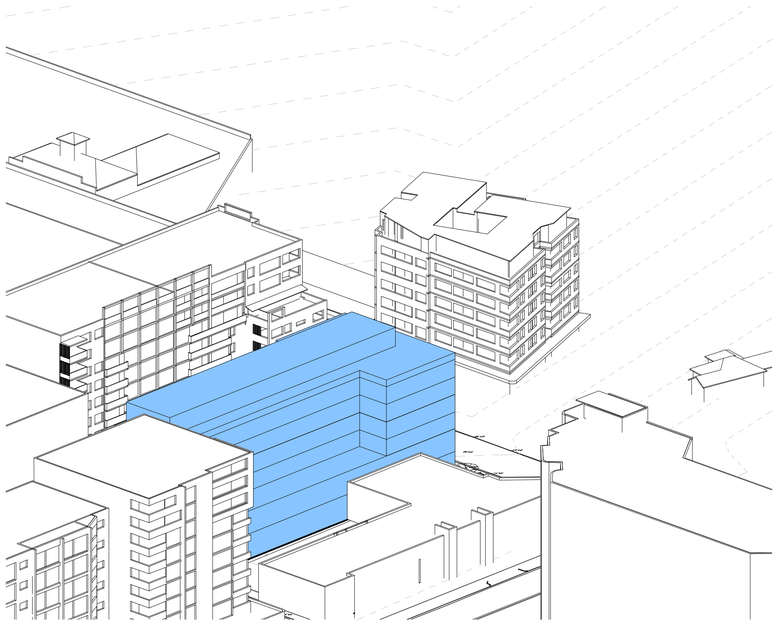
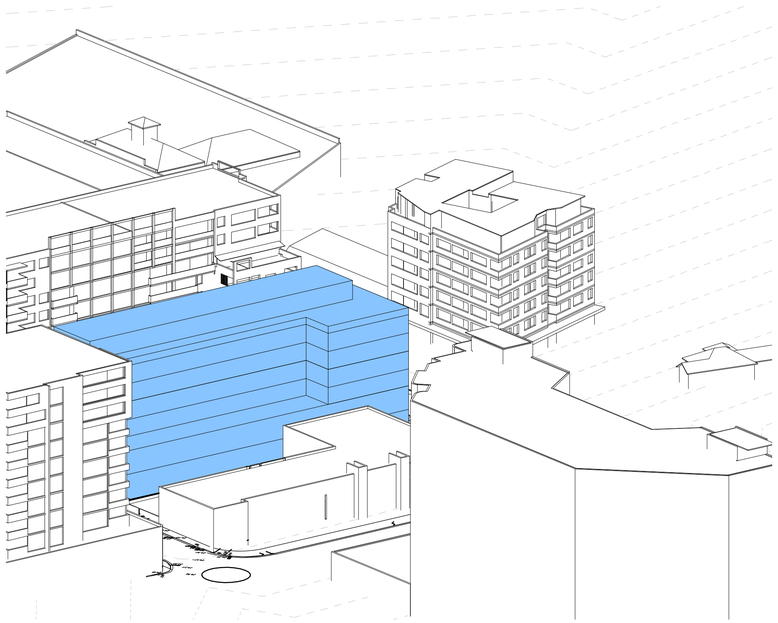


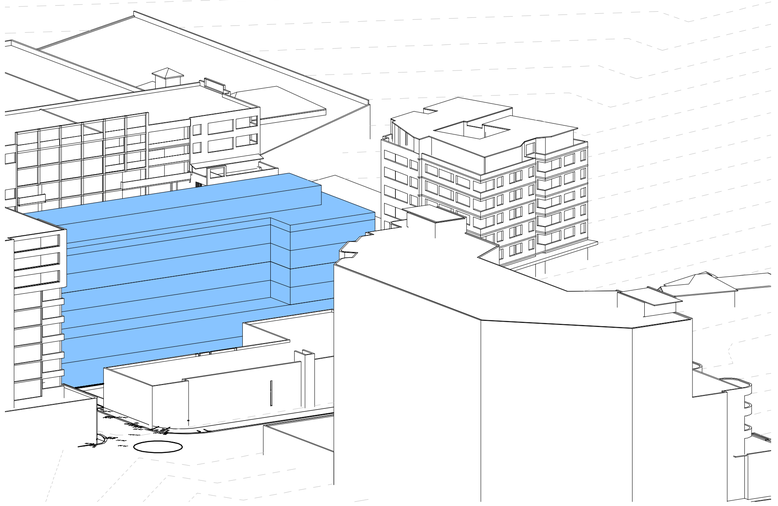
1 ADG ENVELOPE AT 2 PM - JUNE 21st



2 ADG ENVELOPE AT 2:30 PM - JUNE 21st



3 ADG ENVELOPE AT 3 PM - JUNE 21st



4 ADG ENVELOPE AT 3:30 PM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
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SHEET STATUS
ISSUED FOR APPROVAL

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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Nominated Architects:
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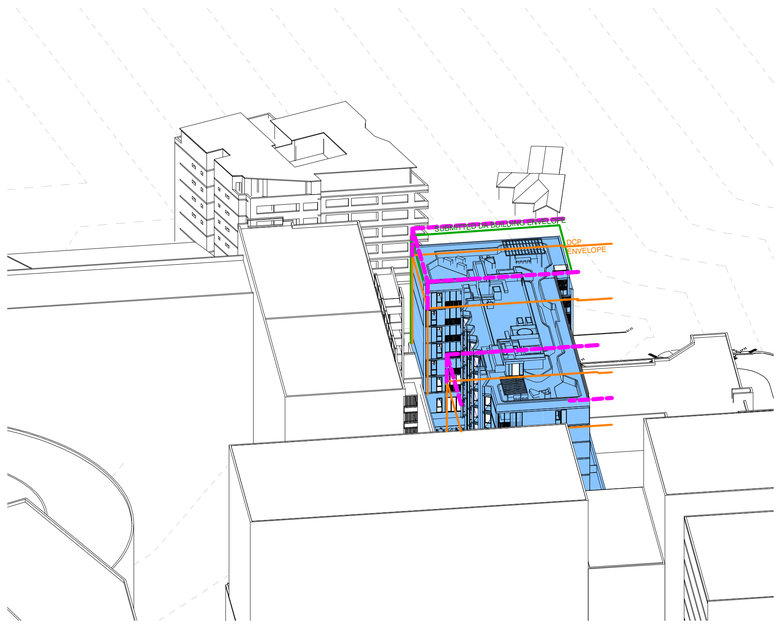
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:42:39 AM

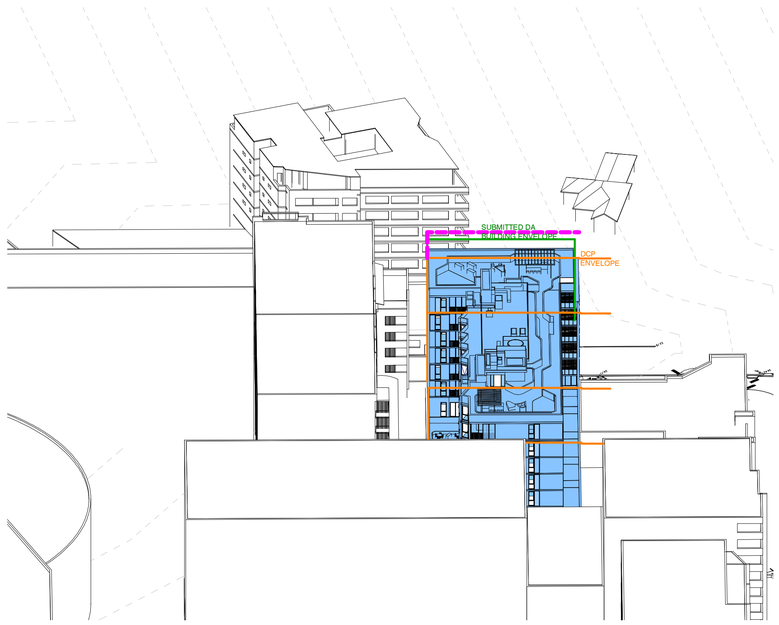
DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 4

PROJECT No	DRAWING No	REVISION
21_435	DA8.326	A

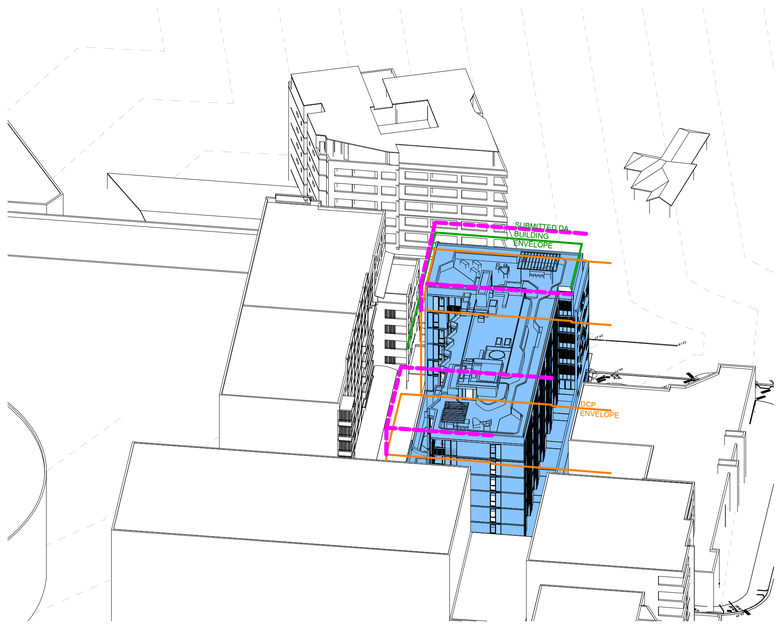
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



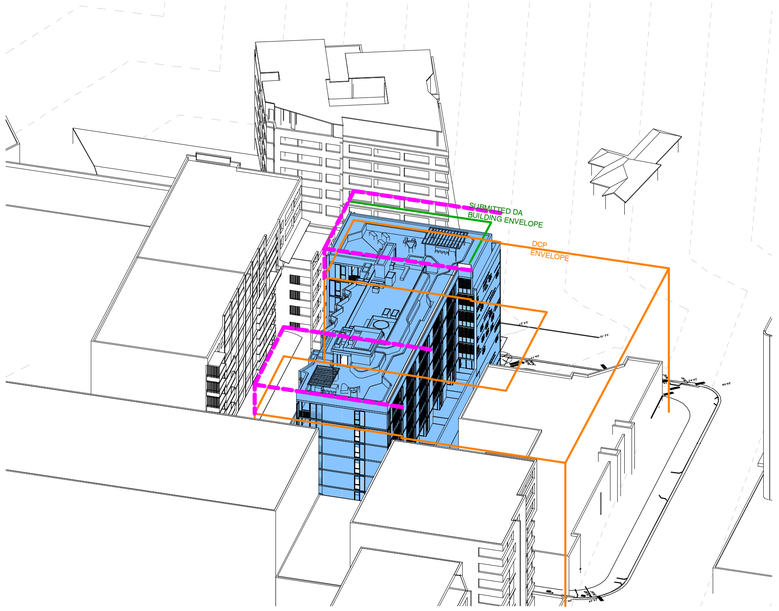
1 PROPOSED AT 11 AM - JUNE 21st



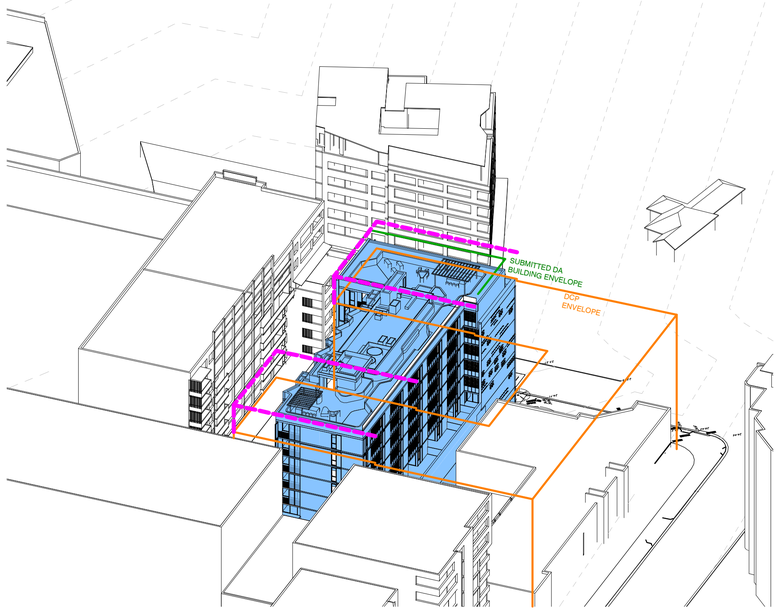
2 PROPOSED AT 11:30 AM - JUNE 21st



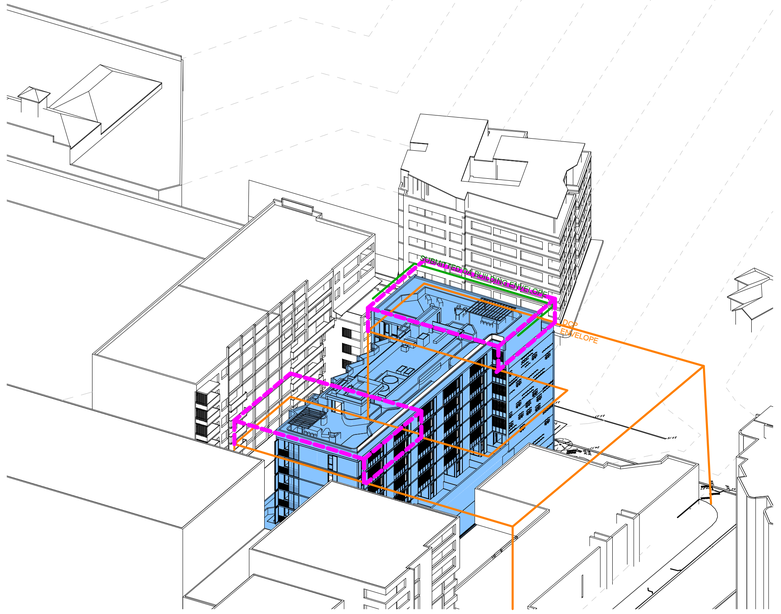
3 PROPOSED AT 12 NOON - JUNE 21st



4 PROPOSED AT 12:30 NOON - JUNE 21st



5 PROPOSED AT 1 PM - JUNE 21st



6 PROPOSED AT 1:30 PM - JUNE 21st

PROFILE OF DCP ENVELOPE WITH COMPLIANT AFFORDABLE RENTAL HOUSING 20% HEIGHT BONUS

ISSUE	DATE	SUBJECT	AUTHORISED
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
B	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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SHEET STATUS
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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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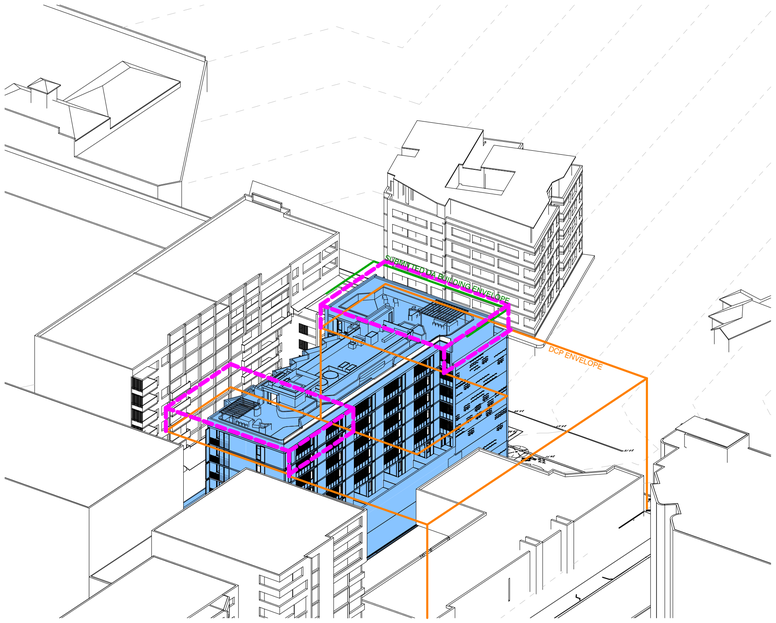
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:43:04 AM

DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 5

PROJECT No	DRAWING No	REVISION
21_435	DA8.327	B

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



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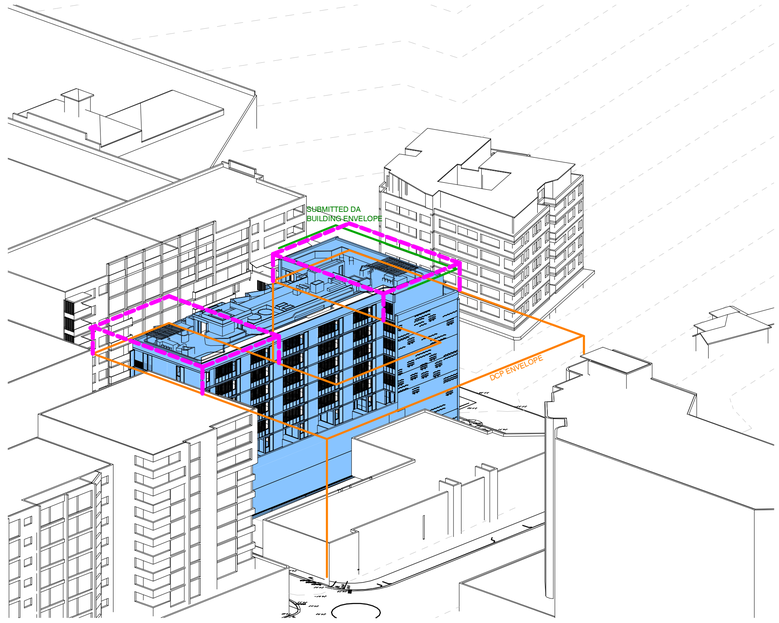
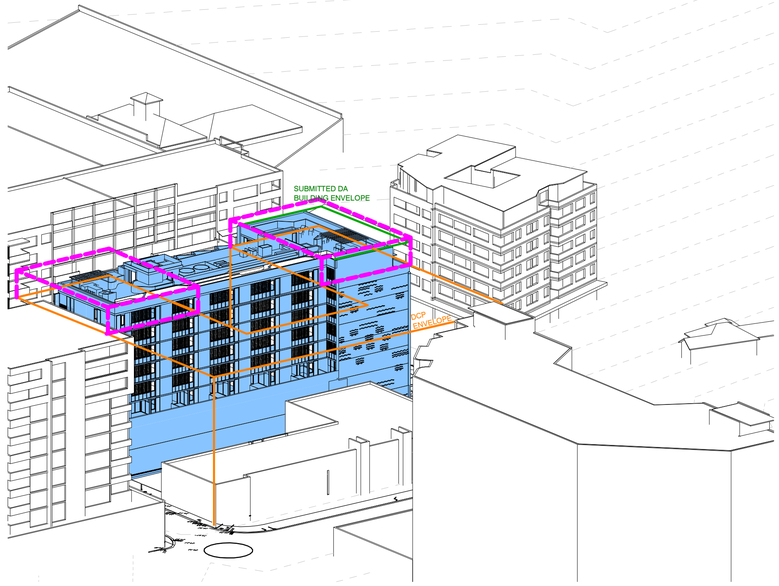
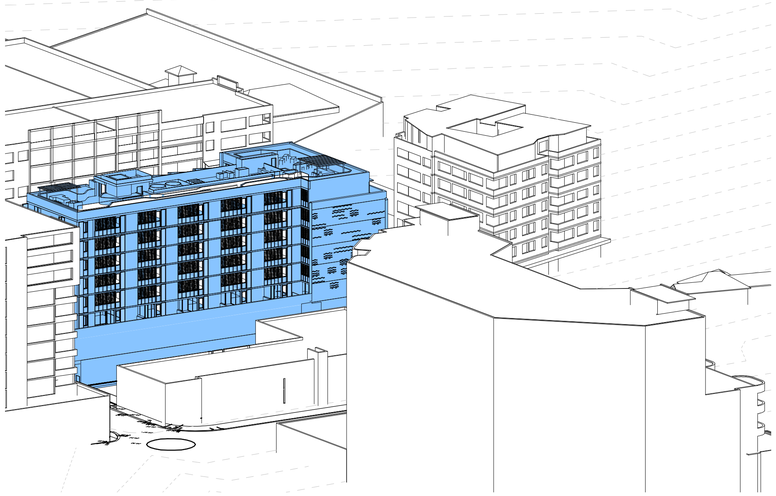


2 PROPOSED AT 2:30 PM - JUNE 21st



3 PROPOSED AT 3 PM - JUNE 21st



4 PROPOSED AT 3:30 PM - JUNE 21st

PROFILE OF DCP ENVELOPE WITH COMPLIANT AFFORDABLE RENTAL HOUSING 20% HEIGHT BONUS

ISSUE	DATE	SUBJECT	AUTHORISED
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
B	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

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SHEET STATUS
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PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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DIRECTOR DATE

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:43:26 AM

DESCRIPTION
165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 6

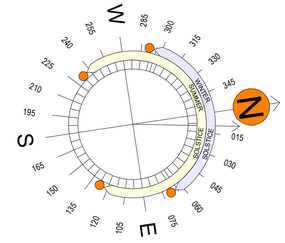
PROJECT No	DRAWING No	REVISION
21_435	DA8.328	B

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

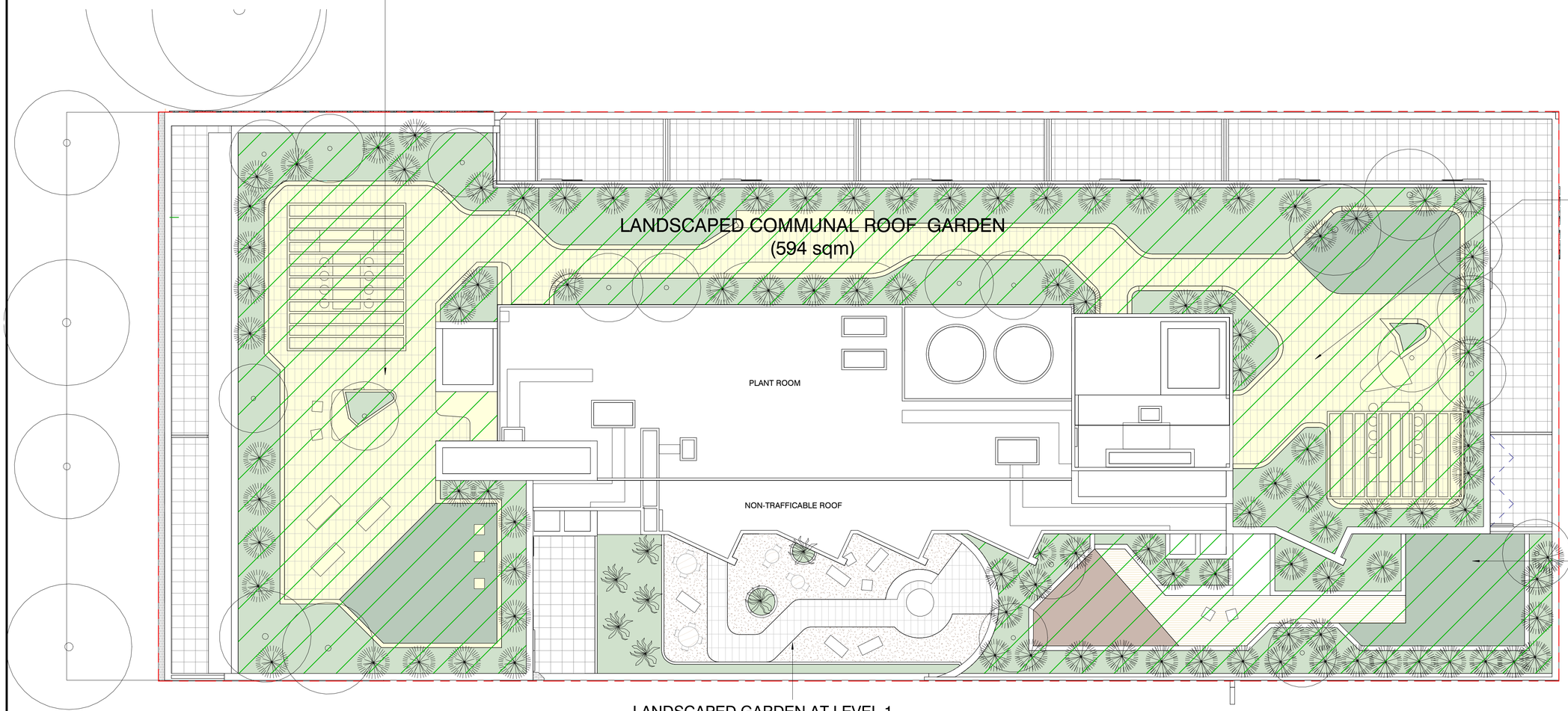
COMMUNAL OPEN SPACE NOTES:
- THE EXISTING DEVELOPMENT ON SUBJECT SITE HAS 1 BASEMENT LEVEL TO FULL SITE EXTENT. RATHER THAN ADD DEEP SOIL ON A CONSTRAINED SITE, THE STRATEGY IS TO PROVIDE SOIL DEPTH SUITABLE FOR TREE PLANTING AT PODIUM AND ROOF LEVELS

- SITE AREA = 1518.4sqm
- COMMUNAL OPEN SPACE REQUIRED (25%) = 379.6SQM
- COMMUNAL OPEN SPACE PROVIDED:
  - AT LEVEL 2 = 145 sqm
  - AT ROOF LEVEL = 594 sqm
  - TOTAL = 739 sqm (48.6%) **COMPLIES**

- SOLAR ACCESS TO COMMUNAL OPEN SPACE (YELLOW HATCH)
  - REQUIRED = 189.8 sqm (50%) - (AT ROOF LEVEL)
  - PROVIDED = 594 sqm - (AT ROOF LEVEL) **COMPLIES**



SOUTH FACING LANDSCAPED COMMUNAL ROOF GARDEN AT LEVEL 8 WITH SOLAR ACCESS FROM 9 AM - 3PM AND GOOD DISTRICT VIEWS



NORTH FACING LANDSCAPED COMMUNAL ROOF GARDEN AT LEVEL 8 WITH SOLAR ACCESS FROM 9 AM - 3 PM

ADDITIONAL COMMUNAL OPEN GARDEN ON LEVEL 2 (145sqm) (NOT INCLUDED IN SOLAR ACCESS CALCULATION)

LANDSCAPED GARDEN AT LEVEL 1 ACCESSIBLE FOR LEVEL 1 COMMERCIAL TENANTS (NOT INCLUDED IN COMMUNAL OPEN SPACE CALCULATIONS

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

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE

DIRECTOR DATE

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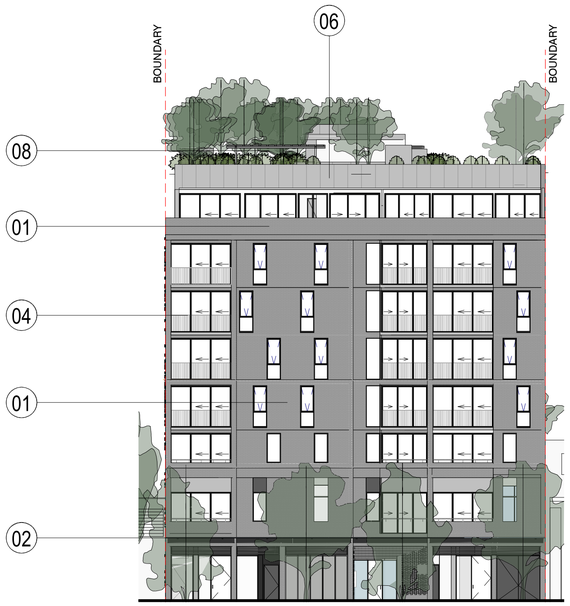
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/08/2024

DESCRIPTION
OPEN SPACE / DEEP SOIL STRATEGY
9:43:34 AM

PROJECT No	DRAWING No	REVISION
21_435	DA8.350	H

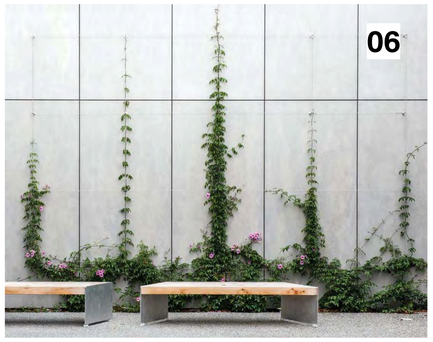
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

138 MAROUBRA RD



1 PS - 3 SOUTH ELEVATION
1 : 200

01 - Light textured Brick | Silver
02 - Awning Glass
03 - Perforated Metal Sliding Panel | Colorbond Surfmist
04 - Metal Palisade Balustrade | Colorbond Black
05 - Perforated Metal Concertina Louvres | Colorbond Surfmist
06 - Precast Panel
07 - Decorative Brick Work Pattern - Light Texture Brick | Silver
08 - Roof top garden and pergola
09 - Wintergarden



138 MAROUBRA RD

2 PS - 3 WEST ELEVATION
1 : 200

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

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SHEET STATUS
ISSUED FOR APPROVAL

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
Lindsay Bennelong
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AUTHORISED FOR ISSUE
DIRECTOR DATE

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 200	A1	22/08/2024 9:15:12 PM

DESCRIPTION
EXTERNAL MATERIAL SCHEDULE

PROJECT No	DRAWING No	REVISION
21_435	DA8.400	H

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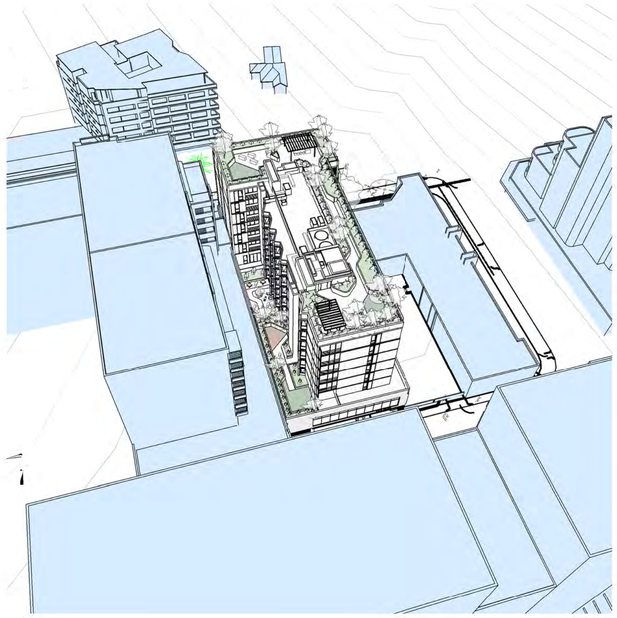
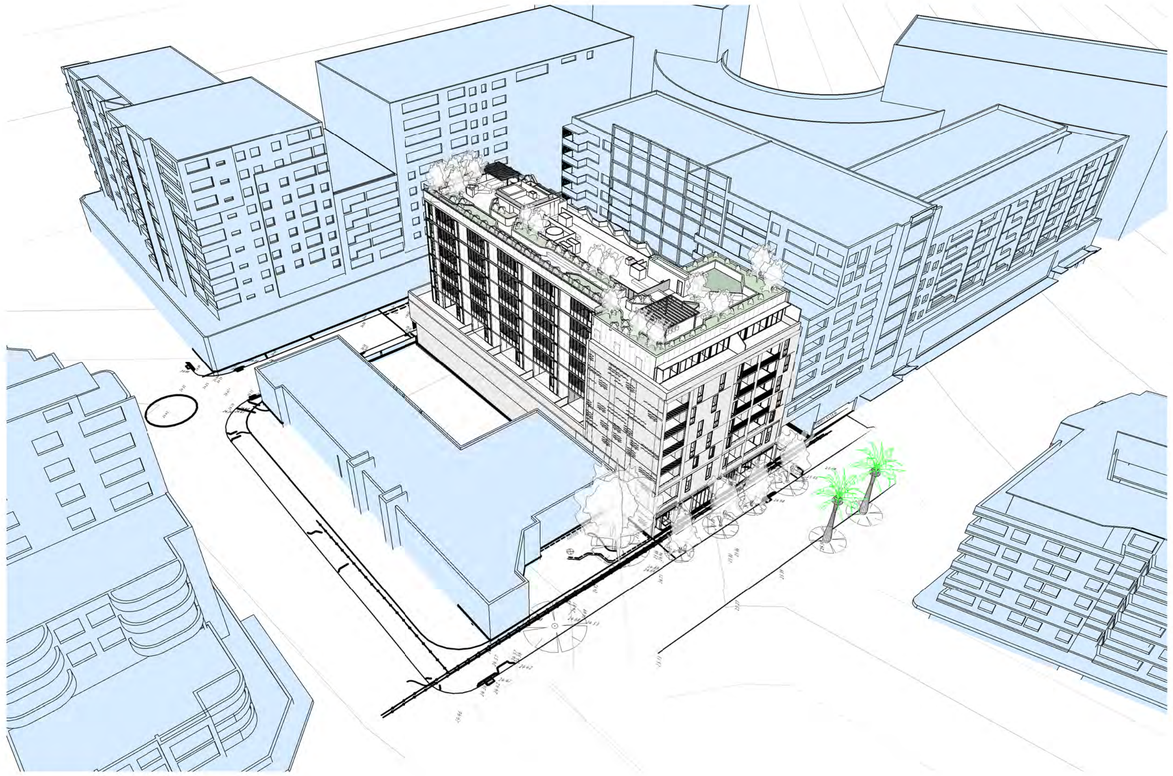


1 3D AERIAL FROM NORTH EAST

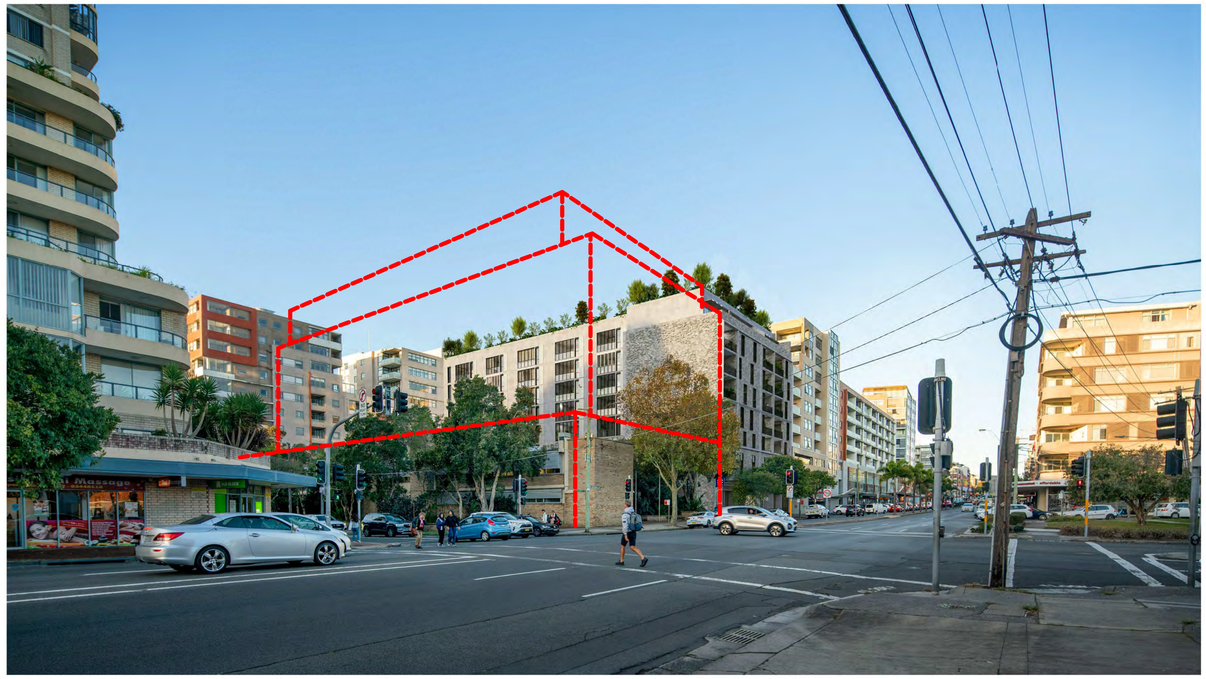
MAROUBRA ROAD LOOKING WEST

BRUCE BENNETTS PLACE LOOKING EAST

POLICE SITE FUTURE
DEVELOPMENT IN RED DASH



2 3D AERIAL FROM SOUTH WEST



MAROUBRA ROAD LOOKING EAST

ISSUE	DATE	SUBJECT	AUTHORISED
A	7/10/22	FOR REVIEW	JH
B	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
C	07/12/22	ISSUED FOR REVIEW	JH
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

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PROJECT
Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

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AUTHORISED FOR ISSUE

DIRECTOR DATE

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Sydney Australia
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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:15:27 PM

DESCRIPTION
3D VIEWS

PROJECT No	DRAWING No	REVISION
21_435	DA9.100	I

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

SUBMITTED DA

AMENDED DA

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

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:44:22 AM

DESCRIPTION
PERSPECTIVE MAROUBRA ROAD

PROJECT No	DRAWING No	REVISION
21_435	DA9.150	H

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

SUBMITTED DA

AMENDED DA

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

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DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	22/08/2024 9:44:30 AM

DESCRIPTION
PERSPECTIVE PICADILLY PLACE

PROJECT No	DRAWING No	REVISION
21_435	DA9.151	H