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 STATE SIGNIFICANT DEVELOPMENT APPLICATION - APRIL 2026



Sheet List			
Sheet Number	Current Revision	Current Revision Date	Sheet Name
DA0.100	U	19/05/26	COVER SHEET SITE PLAN
DA0.149	C	17/03/26	DCP ENVELOPE ANALYSIS SHEET 1
DA0.150	M	17/03/26	DCP ENVELOPE ANALYSIS SHEET 2
DA0.151	J	17/03/26	POLICE STATION - POTENTIAL DEVELOPMENT STUDY
DA0.152	M	17/03/26	DEMOLITION PLAN
DA0.152a	B	17/03/26	BASEMENT DEMOLITION PLAN
DA0.153	N	17/03/26	SITE ANALYSIS
DA1.103	X	17/03/26	BASEMENT 1 PLAN
DA1.104	Y	19/05/26	GROUND FLOOR PLAN
DA1.105	X	19/05/26	LEVEL 1 PLAN
DA1.106	W	19/05/26	LEVEL 2 PLAN
DA1.107	X	19/05/26	LEVEL 3 PLAN
DA1.108	W	19/05/26	LEVEL 4 PLAN
DA1.109	V	19/05/26	LEVEL 5 PLAN
DA1.110	V	19/05/26	LEVEL 6 PLAN
DA1.111	W	19/05/26	LEVEL 7 PLAN
DA1.112	W	19/05/26	LEVEL 8 PLAN
DA1.113	S	19/05/26	ROOF TERRACE PLAN
DA1.114	H	19/05/26	ROOF PLAN
DA2.100	T	19/05/26	SECTION A
DA2.101	O	19/05/26	SECTION B
DA2.102	V	19/05/26	SECTION C
DA2.103	N	19/05/26	SECTION D
DA2.200	Q	19/05/26	NORTH ELEVATION
DA2.201	Q	19/05/26	EAST ELEVATION
DA2.202	Q	19/05/26	SOUTH ELEVATION
DA2.203	S	19/05/26	WEST ELEVATION
DA2.302	O	17/03/26	STREETSCAPE ELEVATIONS
DA8.100	S	17/03/26	SCHEDULES
DA8.200	I	17/03/26	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1
DA8.201	M	17/03/26	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2
DA8.250	T	19/05/26	ADG HEADLINE COMPLIANCE
DA8.300	J	17/03/26	SHADOW DIAGRAM PLANS SHEET 1
DA8.301	M	17/03/26	SHADOW DIAGRAM PLANS SHEET 2
DA8.302	J	17/03/26	SHADOW DIAGRAM PLANS SHEET 3
DA8.303	J	17/03/26	SHADOW DIAGRAM PLANS SHEET 4
DA8.304	I	17/03/26	SHADOW DIAGRAM PLANS SHEET 5
DA8.309	N	17/03/26	SUN EYE VIEWS SHEET 1
DA8.310	L	17/03/26	SUN EYE VIEWS SHEET 2
DA8.311	C	17/03/26	SUN EYE VIEWS SHEET 3
DA8.312	C	17/03/26	SUN EYE VIEWS SHEET 4
DA8.321	L	17/03/26	PACIFIC SQUARE SHADOW STUDY
DA8.350	K	17/03/26	OPEN SPACE - DEEP SOIL STRATEGY
DA8.400	J	17/03/26	EXTERNAL MATERIAL SCHEDULE
DA8.503	C	17/03/26	POLICE STATION VIEW STUDY
DA9.150	J	17/03/26	PERSPECTIVE MAROUBRA ROAD
DA9.151	J	17/03/26	PERSPECTIVE PICADILLY PLACE

ISSUE	DATE	SUBJECT	AUTHORISED
M	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
N	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
O	21/06/24	COVER SHEET UPDATED TO CAPTURE ALL AMENDED DA DRAWINGS AND SUPPLEMENTARY SUBMISSIONS	ARH
P	21/08/24	ISSUED FOR APPROVAL	ARH
Q	15/05/25	ISSUED FOR SSDA	JH
R	18/09/25	ISSUED FOR SSDA	JH
S	16/02/26	SSD RESPONSE	ARH
T	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
U	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.au.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

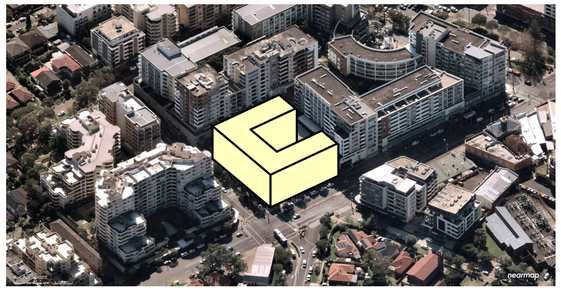
AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

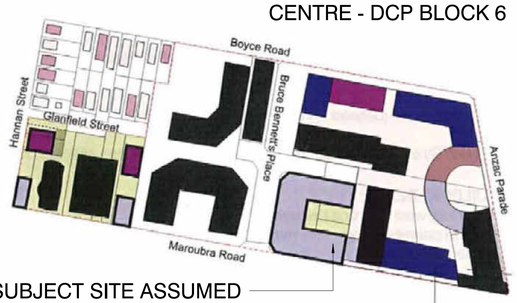
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	22/05/2026 7:14:28 PM

DESCRIPTION
COVER SHEET SITE PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA0.100	U



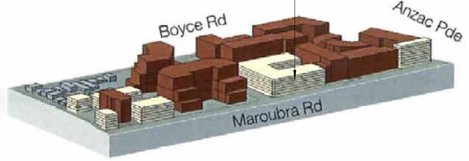
RANDWICK DCP 2013 -
MAROUBRA JUNCTION
CENTRE - DCP BLOCK 6



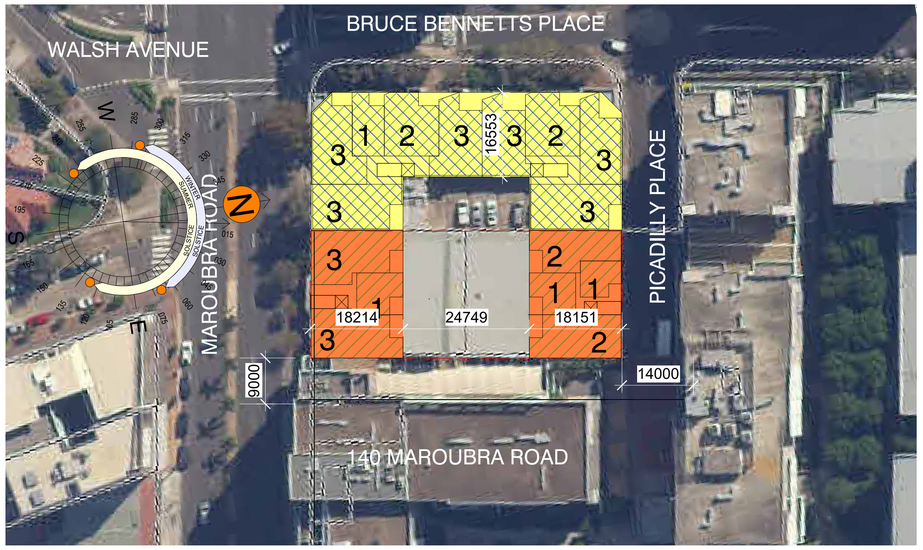
SUBJECT SITE ASSUMED
TO AMALGAMATE WITH
POLICE STATION SITE

approved DA for
Maroubra Mall site

MID RISE TRANSITIONAL
FORM ANTICIPATED
6 STOREY HEIGHT



DCP 2013 CONTROL

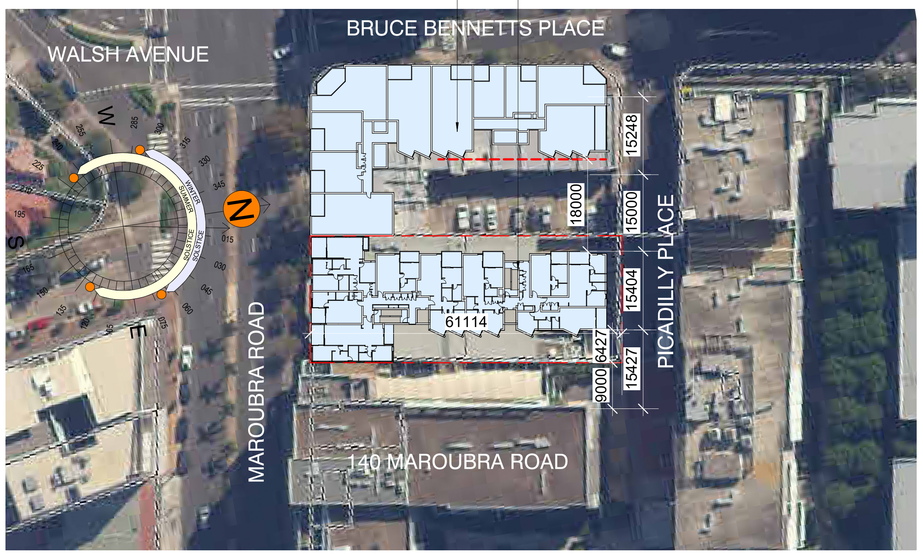


DCP PLAN FORM - 25m

POLICE STATION SITE (YELLOW)
DEVELOPMENT SITE (ORANGE)

POLICE STATION SITE

SUBJECT SITE



ALTERNATE PLAN FORM - 25m

PLANNING STUDY - DCP FORM

TEST YIELD AND ADG COMPLIANCE

LEP 25m HEIGHT =
- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
- 4 X 3100 RESIDENTIAL FLOORS (12.4m)
- ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

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

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

CONCLUSION
POOR ADG OUTCOME

PLANNING STUDY - ALTERNATE FORM

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

LEP 25m HEIGHT =
- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
- 4 X 3100 RESIDENTIAL FLOORS (12.4m)
- ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

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

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

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	22/02/24	AMENDED DA	ARH
B	18/09/25	ISSUED FOR SSDA	JH
C	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

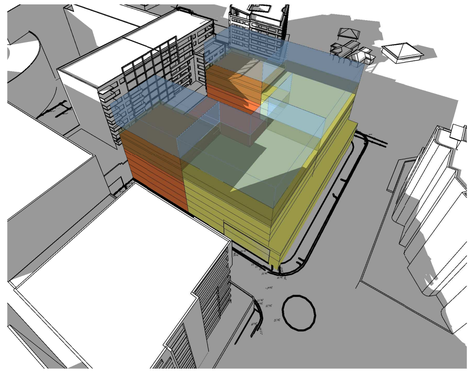
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	30/04/2026 4:00:25 AM

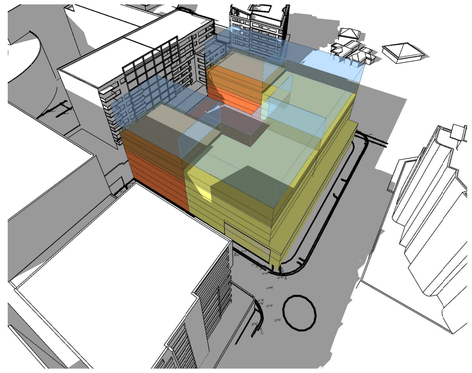
DESCRIPTION
DCP ENVELOPE ANALYSIS
SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA0.149	C

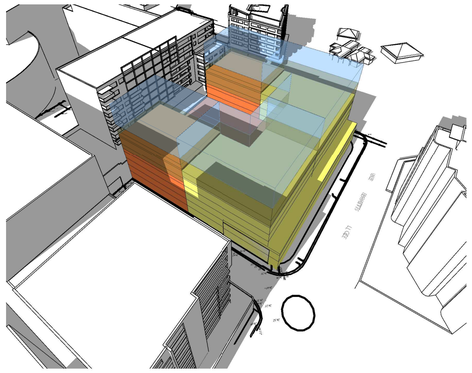
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



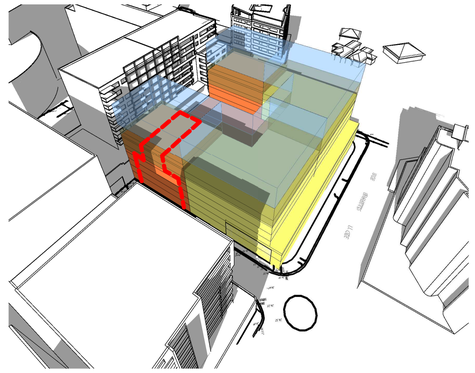
1 MID WINTER SHADOW - 9 AM



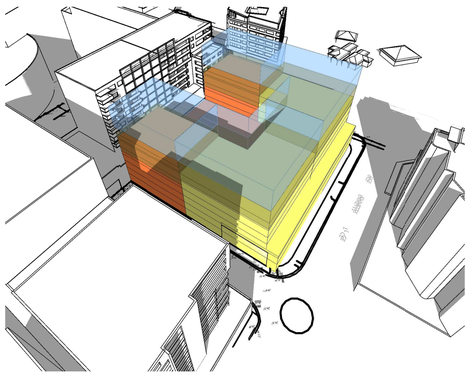
2 MID WINTER SHADOW - 10 AM



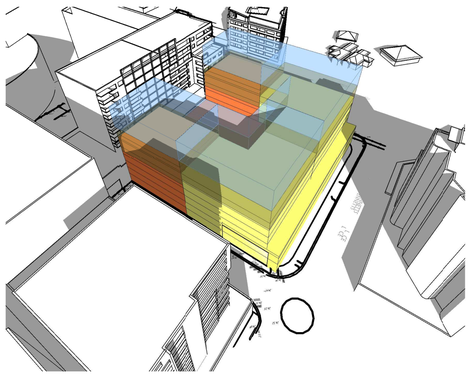
3 MID WINTER SHADOW - 11 AM



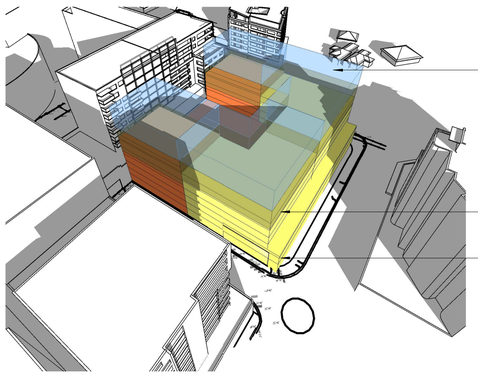
4 MID WINTER SHADOW - 12 PM



5 MID WINTER SHADOW - 1 PM



6 MID WINTER SHADOW - 2 PM



7 MID WINTER SHADOW - 3 PM

BLUE IS DCP FORM WITH
30% ARH BONUS HEIGHT

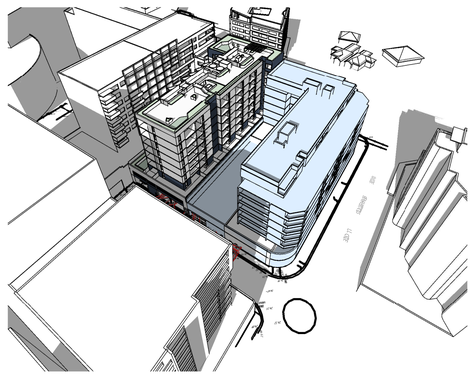
GREEN IS BELOW 25m BUT WITH
RESTRICTED USE - REFER TEXT

ORANGE AND YELLOW ARE
THE DCP PLAN FORM

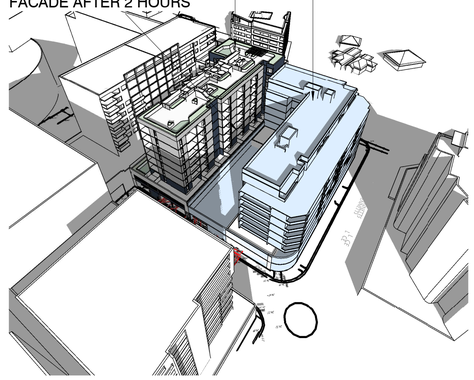
SIMILAR FUTURE ENVELOPE
FOR POLICE SITE

PROPOSED SCHEME

SHADOW STARTS TO COVER
FACADE AFTER 2 HOURS



8 MID WINTER SHADOW - 12 PM



9 MID WINTER SHADOW - 2 PM

DCP FORM NOTES / ASSUMPTIONS

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

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

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

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

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

CONCLUSION

- STREET WALL OBJECTIVE RETAINED
- POOR ADG OUTCOME

ALTERNATE FORM PROPOSED SCHEME - NOTES / ASSUMPTIONS

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

CONCLUSION

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

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

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	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	18/09/25	ISSUED FOR SSDA	JH
M	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

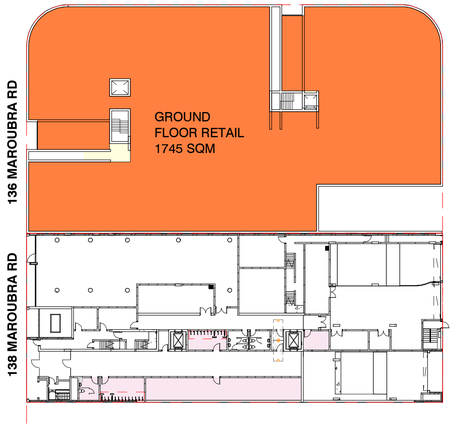
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	29/04/2026 3:10:09 PM

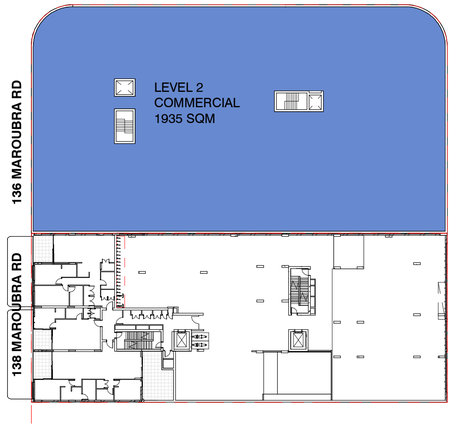
DESCRIPTION
DCP ENVELOPE ANALYSIS
SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA0.150	M

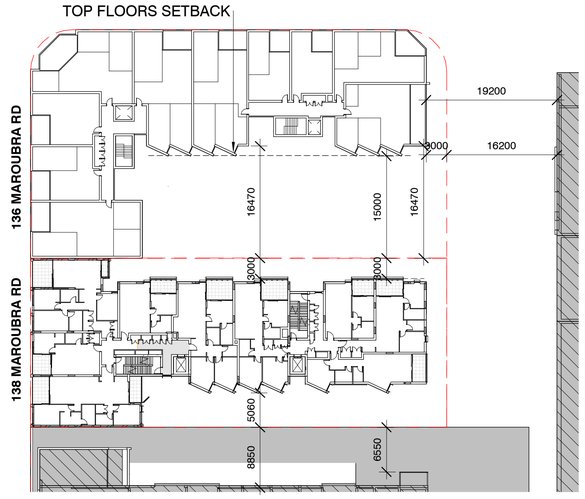
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



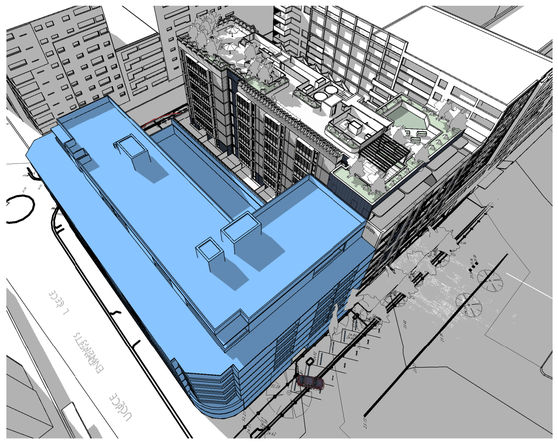
1 DA2.100 POTENTIAL DEVELOPMENT - GROUND FLOOR RETAIL
1 : 450



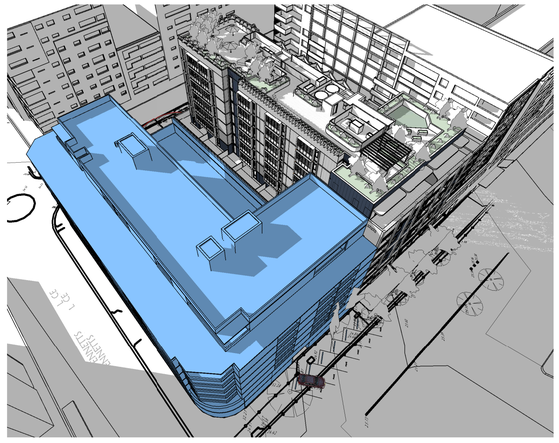
2 DA2.100 LEVEL 1 - POLICE STATION POTENTIAL DEVELOPMENT
1 : 450



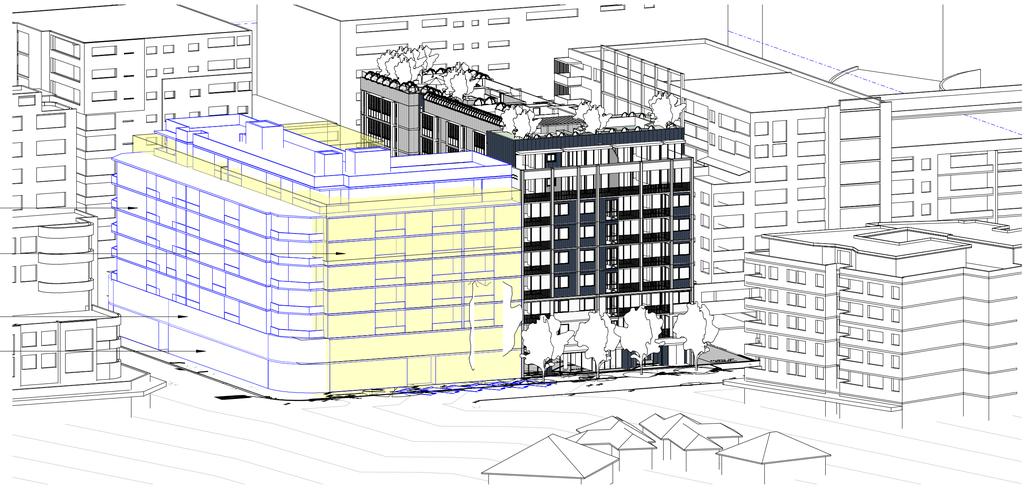
3 DA2.100 TYPICAL APARTMENT PLATE POLICE STATION POTENTIAL DEVELOPMENT
1 : 450



4 SHADOW STUDY 12:00PM



5 SHADOW STUDY 2:00PM



6 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, MAINTAIN STREET WALL FORM AND 3m UPPER LEVEL SETBACK ON BRUCE BENNETTS PLACE / STREET WALL FORM CONTINUED ON MAROUBRA ROAD

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

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	29/11/23	AMENDED DA	JH
H	22/02/24	AMENDED DA	ARH
I	18/09/25	ISSUED FOR SSDA	JH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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 : 450	A1	29/04/2026 3:10:37 PM

DESCRIPTION
POLICE STATION - POTENTIAL DEVELOPMENT STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA0.151	J

DEMOLISH ALL ITEMS ON THE SITE INDICATED BY RED DIAGONAL HATCH

D.P.506844 2 756.8 m²

D.P.506844 1 760.6 m²

D.P.1150018 17

TWO STOREY BRICK BUILDING METAL ROOF No.138 MAROUBRA ROAD

SUBSTATION

BALCONY LEVEL1 AND ENTRANCE TO THE BUILDING UNDER

VEGETATION

PARAPET R.L.35.77

CAR PARKING AREA

DRIVEWAY TO THE BASEMENT

BALCONY

RAIL

RIDGE R.L.33.30

CAR PARKING AREA

AC CONDENSERS AREA

STAIRS

ENTRANCE UNDER AWNING

RAMP

GATE

GUTTER

KERB

FOOTPATH

PAVING

CONCRETE DRIVEWAY

BM DH&W FD R.L.25.17 (A.H.D.)

BALCONY TOP R.L.49.02

PARAPET R.L.58.04

PARAPET R.L.60.0

PARAPET R.L58.04

PARAPET R.L.58.06

ISSUE	DATE	SUBJECT	AUTHORISED
D	09/01/23	ISSUED FOR REVIEW	LO
E	19/01/23	ISSUED FOR REVIEW	LO
F	03/02/23	ISSUED FOR REVIEW	TP
G	15/02/23	ISSUED FOR DA	TP
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
K	15/05/25	ISSUED FOR SSDA	JH
L	18/09/25	ISSUED FOR SSDA	JH
M	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

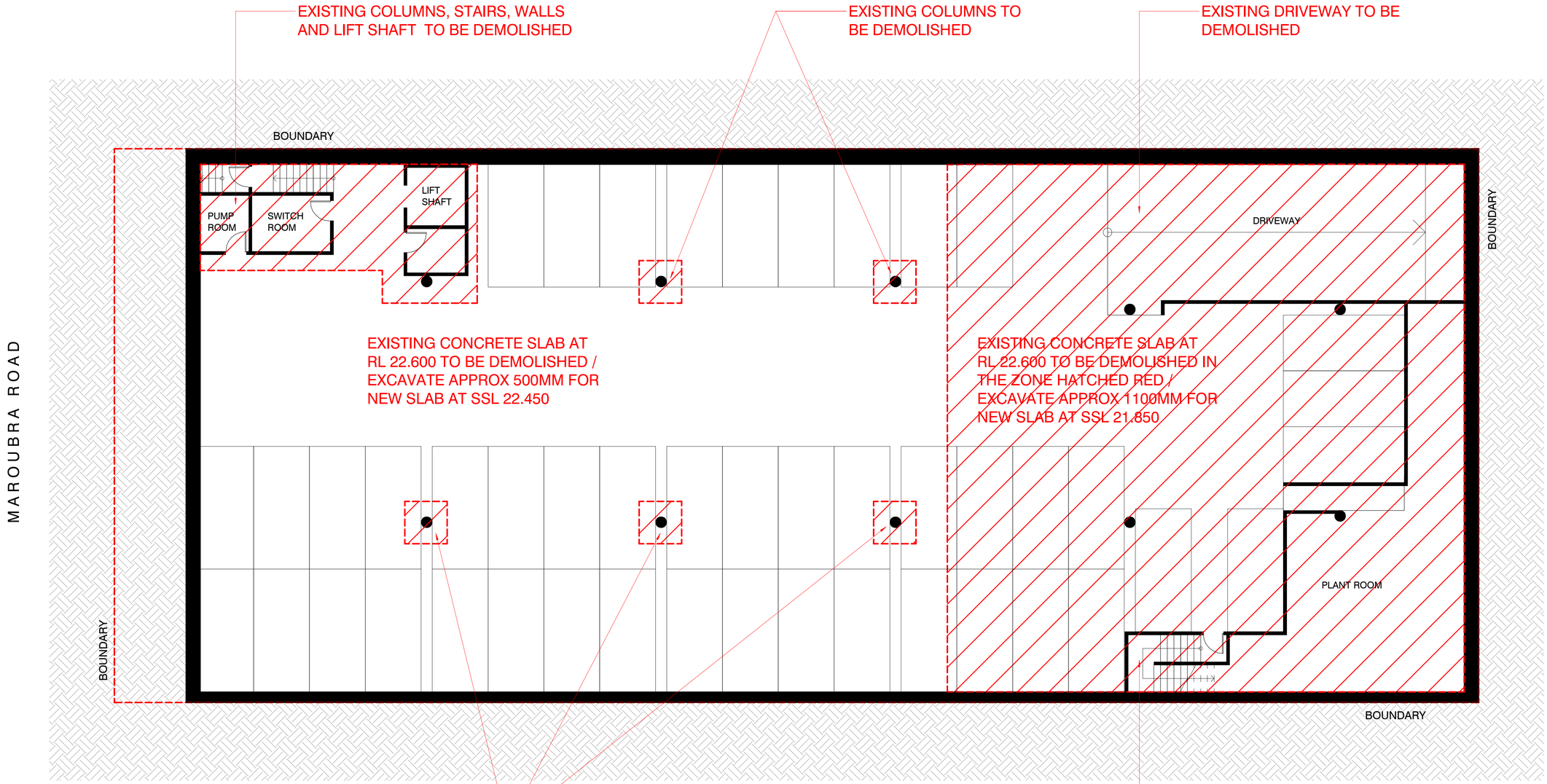
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	29/04/2026

DESCRIPTION
DEMOLISH PLAN

3:10:46 PM

PROJECT No	DRAWING No	REVISION
21_435	DA0.152	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



ISSUE	DATE	SUBJECT	AUTHORISED
A	16/02/26	SSD RESPONSE	ARH
B	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	29/04/2026 3:10:50 PM

DESCRIPTION
BASEMENT DEMOLITION PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA0.152a	B



ISSUE	DATE	SUBJECT	AUTHORISED
E	19/01/23	ISSUED FOR REVIEW	LO
F	03/02/23	ISSUED FOR REVIEW	TP
G	15/02/23	ISSUED FOR DA	TP
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	17/12/24	ISSUED FOR REVIEW	JH
K	19/12/24	ISSUED FOR SCOPING REQUEST	JH
L	19/12/24	ISSUED FOR SCOPING REQUEST	JH
M	18/09/25	ISSUED FOR SSDA	JH
N	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH — DIRECTOR
17/03/26 — DATE

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

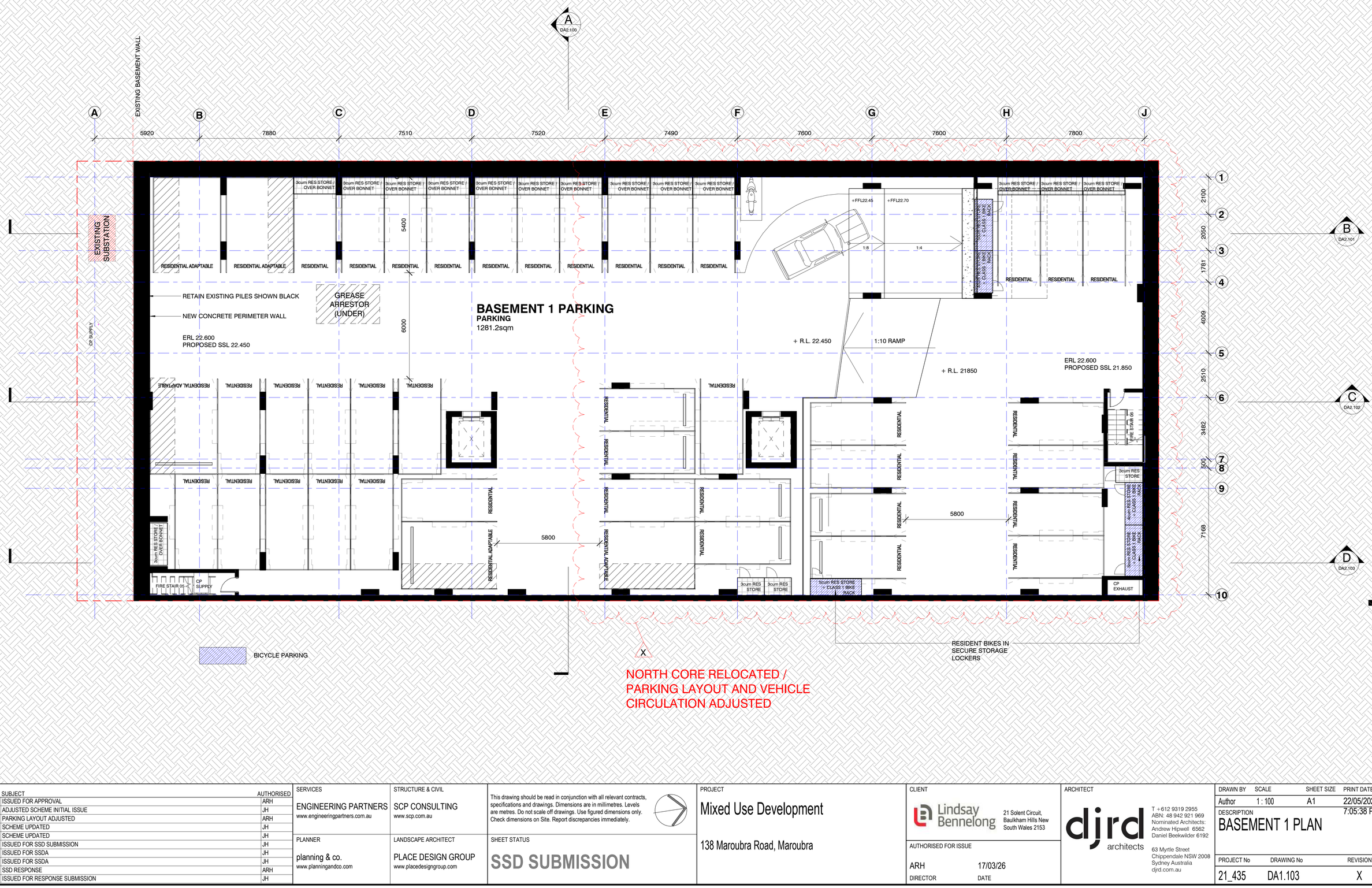
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 1	A1	29/04/2026 3:10:54 PM

DESCRIPTION
SITE ANALYSIS

PROJECT No	DRAWING No	REVISION
21_435	DA0.153	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

Basement 1 CARS		
Level	Type	Count
Basement 1	5400 x 2400 RESIDENTIAL	38
Basement 1	5400 x 3800 RESIDENTIAL ADAPTABLE	5
Grand total: 43		



ISSUE	DATE	SUBJECT	AUTHORISED
O	21/08/24	ISSUED FOR APPROVAL	ARH
P	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
Q	21/11/24	PARKING LAYOUT ADJUSTED	ARH
R	28/11/24	SCHEME UPDATED	JH
S	11/12/24	SCHEME UPDATED	JH
T	17/02/25	ISSUED FOR SSD SUBMISSION	JH
U	15/05/25	ISSUED FOR SSDA	JH
V	18/09/25	ISSUED FOR SSDA	JH
W	16/02/26	SSD RESPONSE	ARH
X	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

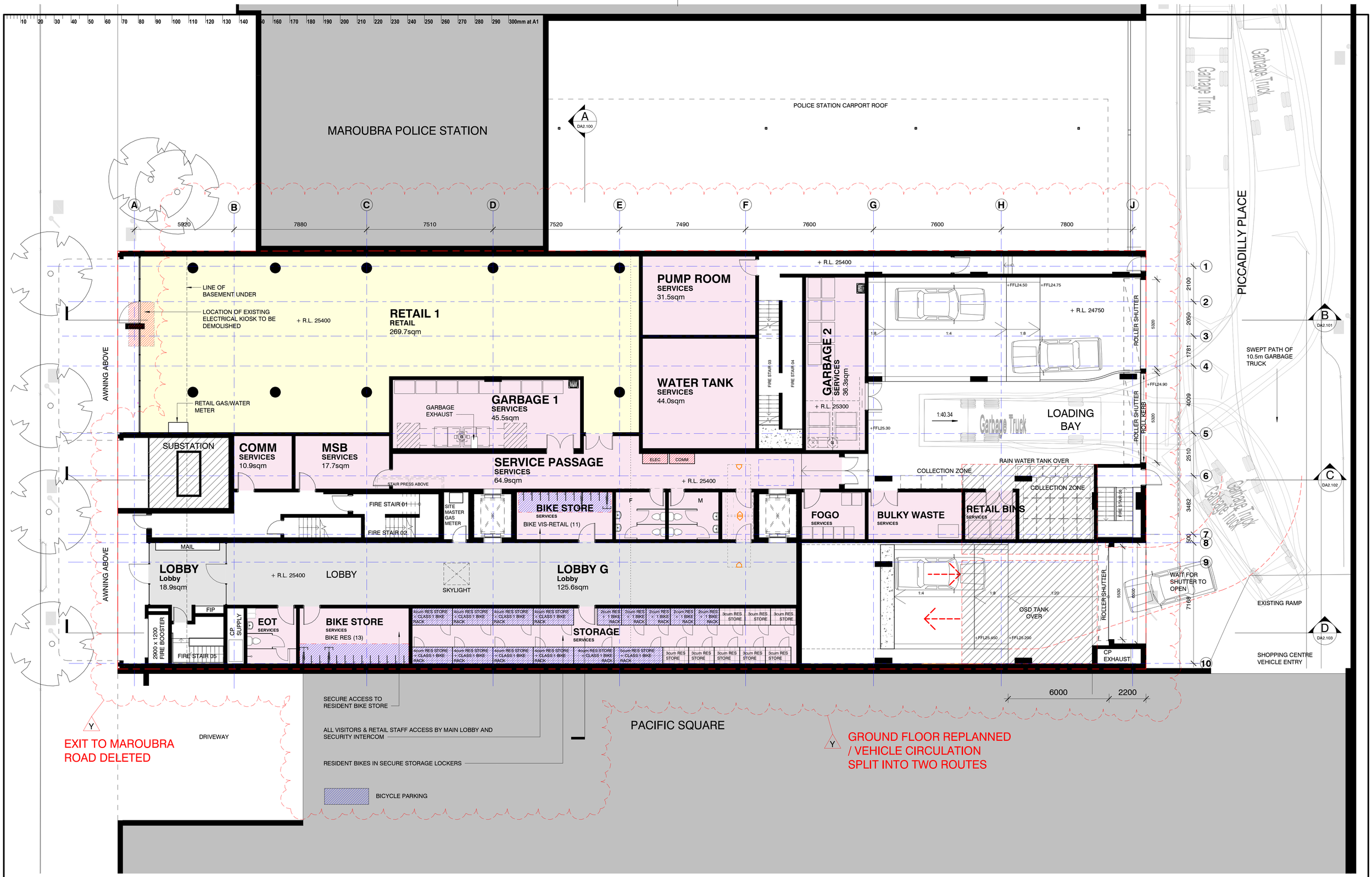
AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:05:38 PM

DESCRIPTION
BASEMENT 1 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.103	X



ISSUE	DATE	SUBJECT	AUTHORISED
P	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
Q	21/11/24	PARKING LAYOUT ADJUSTED	ARH
R	28/11/24	SCHEME UPDATED	JH
S	11/12/24	SCHEME UPDATED	JH
T	17/02/25	ISSUED FOR SSD SUBMISSION	JH
U	15/05/25	ISSUED FOR SSDA	JH
V	18/09/25	ISSUED FOR SSDA	JH
W	16/02/26	SSD RESPONSE	ARH
X	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
Y	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:05:44 PM

DESCRIPTION
GROUND FLOOR PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.104	Y

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

MAROUBRA POLICE STATION

(21) RESIDENT BIKES ON WALL HANG RACKS ACCESS FROM SECURE RESIDENTS LIFT LOBBY OR VEHICLE RAMP

RESIDENT BIKES IN SECURE STORAGE LOCKERS

BICYCLE PARKING

30 FULL HEIGHT RESIDENTIAL STORAGE CAGES WITH ADDITIONAL SPACE FOR 1 BICYCLE

45 BICYCLES ON VERTICAL RACKS.

TOTAL: 75 BICYCLES PROVIDED (64 RESIDENTIAL + 11 VISITORS/RETAIL)

Level 1 CARS		
Level	Type	Count
Level 1	5400 x 2400 ACCESSIBLE VISITOR	1
Level 1	5400 x 2400 CARSHARE	5
Level 1	5400 x 2400 RESIDENTIAL	9
Level 1	5400 x 2400 RETAIL	3
Level 1	5400 x 2400 VISITOR	2
Level 1	5400 x 3800 RESIDENTIAL ADAPTABLE	7

Grand total: 27

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

A 5920 | B | C 7880 | D 7510 | E 7520 | F 7490 | G 7600 | H 7600 | J 7800

1 2100 | 2 2050 | 3 1781 | 4 12173 | 5 4009 | 6 2510 | 7 500 | 8 3482 | 9 7168 | 10

101 2 BED 109.2sqm
Balcony 12 m²
D101A 3980W 2700H
W101 1800W 1800H

102 1 BED 50.7sqm
Balcony 8 m²
D102B 2850W 2700H
D102A 3000W 2700H
W104 1200W 2100H
W103 1200W 2100H

103 2 BED 103.2sqm
Balcony 10 m²
D103A 4000W 2700H
D103B 2500W 2700H
W105 1200W 2100H

D101A 3980W 2700H
W101 1800W 1800H
W102 1800W 2700H

5810

BIKE RESIDENTIAL (21)

5cum RES STORE + CLASS 1 BIKE RACK

RESIDENTIAL | RESIDENTIAL ADAPTABLE

GARBAGE EXHAUST

+ R.L. 29350

L1A Lobby 10.4sqm
L1B Lobby 23.9sqm
ELEC | COMM | AC | HYD | G
LOBBY RELIEF | STAIR PRESS | STAIR PRESS
FIRE STAIR 01 | FIRE STAIR 02
OFFSET LANDINGS
Translucent Glass door
STAFF | RESI

2100mm WALL
D103C 3070W 2700H
SKYLIGHT TO UP LOBBY
ACCESS ONLY FOR MAINTENANCE
W106 600W 2700H

7560

LEVEL 1 PARKING
PARKING
990.0sqm

4300
ONE WAY SIGNAL CONTROL
RETAIL | RESIDENTIAL ADAPTABLE
FIRE STAIR 03 | FIRE STAIR 04
HYD | COMM | ELEC | G
ACCESSIBLE VISITOR
3cum RES STORE + CLASS 1 BIKE RACK
3cum RES STORE

4490
+FFL29.350 | +FFL29.600
1:17.8
4cum RES STORE + CLASS 1 BIKE RACK
VISITOR | CARSHARE | RESIDENTIAL

5800
+ R.L. 29600

RAMP
1:8 | 1:4
+FFL29.350 | +FFL29.100

RESIDENTIAL ADAPTABLE | CARSHARE | RESIDENTIAL
RAIN WATER TANK UNDER
OSD TANK UNDER
W106 600W 2700H

B DA2.101
C DA2.102
D DA2.103
X

DRIVEWAY

BICYCLE PARKING

PACIFIC SQUARE

RESIDENT BIKES IN SECURE STORAGE LOCKERS

NORTH CORE ROTATED AND RELOCATED / PARKING LAYOUT AND VEHICLE CIRCULATION AMENDED

ISSUE	DATE	SUBJECT	AUTHORISED
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	21/11/24	PARKING LAYOUT ADJUSTED	ARH
Q	28/11/24	SCHEME UPDATED	JH
R	11/12/24	SCHEME UPDATED	JH
S	17/02/25	ISSUED FOR SSD SUBMISSION	JH
T	15/05/25	ISSUED FOR SSDA	JH
U	18/09/25	ISSUED FOR SSDA	JH
V	16/02/26	SSD RESPONSE	ARH
W	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
X	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	22/05/2026 7:05:50 PM

DESCRIPTION
LEVEL 1 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.105	X

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

PRIVACY SCREENS ADDED

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

A B C D E F G H J
5920 7880 7510 7520 7490 7600 7600 7800

PRIVACY SCREEN OVER WALL

201 3 BED 105.8sqm — Balcony 12 m² — D201A 3960W 2700H — D201B 1650W 2740H
202 1 BED 50.8sqm — Balcony 8 m² — D202A 3000W 2700H — D202B 2350W 2700H
203 2 BED 95.7sqm — Balcony 11 m² — D203A 4000W 2700H — D203B 2600W 2700H — Balcony 7 m² — D203C 9070W 2700H
204 1 BED 50.2sqm — Terrace 19 m² — D204A 3140W 2700H — D204B 1800W 2700H
205 3 BED 103.2sqm — Terrace 24 m² — D205A 3270W 2700H — D205B 2800W 2700H
206 3 BED 100.6sqm — Terrace 36 m² — D206A 2950W 2700H — D206B 2820W 2700H
207 1 BED 50.5sqm — Balcony 23 m² — D207A 2900W 2700H — D207B 1650W 2740H
208 2 BED 75.0sqm — Terrace 30 m² — D208A 3500W 2700H — D208B 1500W 2740H
209 1 BED 54.5sqm — STUDIO — D209A 3390W 2700H — Terrace 17 m²

3468 3000 4882 450 3000 16200

GARBAGE EXHAUST
ELEC COMM AC HYD G
+ R.L. 32550
L2A Lobby 28.6sqm
L2B Lobby 28.0sqm
LOBBY RELIEF STAIR PRESS STAIR PRESS
FIRE STAIR 01 FIRE STAIR 02 FIRE STAIR 03 FIRE STAIR 04
STAIR PRESS
TRANSLUCENT GLASS BALUSTRADE
NON TRAFFICABLE AREA
VOID
HIGH WINDOW
COMMUNAL OPEN SPACE - L2 224 SQM
4960 1450 1830 6350

CORE ROTATED / NORTH APARTMENTS REPLANNED

1 2 3 4 5 6 7 8 9 10
2100 2050 1781 4009 2510 500 7168

PRIVACY SCREEN OVER WALL

PACIFIC SQUARE
AWNING AWNING
8549 8849 8849 8549

PRIVACY SCREENS ADDED

ISSUE	DATE	SUBJECT	AUTHORISED
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH
U	16/02/26	SSD RESPONSE	ARH
V	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
W	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	22/05/2026

DESCRIPTION
LEVEL 2 PLAN
7:05:56 PM

PROJECT No	DRAWING No	REVISION
21_435	DA1.106	W

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

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

A 5920 | B 7880 | C 7510 | D 7520 | E 7490 | F 7600 | G 7600 | H 7800 | J

FACADE ARTICULATION INTRODUCED

301 3 BED 105.8sqm — Balcony 12 m² — Balcony 2 m²
302 1 BED 50.8sqm — Balcony 8 m²
303 2 BED AFFORDABLE 96.7sqm — Balcony 10 m² — Balcony 7 m²
304 1 BED AFFORDABLE 53.3sqm — Balcony 8 m²
305 3 BED 103.2sqm — Balcony 12 m²
306 3 BED 100.6sqm — Balcony 12 m²
307 1 BED 50.5sqm — Balcony 8 m²
308 2 BED 75.0sqm — Balcony 10 m²
309 1 BED 61.6sqm — Balcony 8 m²

L3A LOBBY 3 AFFORDABLE 11.4sqm
L3A Lobby 17.2sqm
L3B Lobby 22.3sqm
+ R.L. 35750
LOBBY RELIEF | STAIR PRESS | STAIR PRESS
FIRE STAIR 01 | FIRE STAIR 02 | FIRE STAIR 03 | FIRE STAIR 04
ELEC | COMM | AC | HYD | G
GARBAGE EXHAUST
STAIR RELEASE
Translucent Glass
TRANSLUCENT GLASS BALUSTRADE
PRIVACY SCREEN
WIRE MESH WITH VEGETATION

PRIVACY SCREENS ADDED

NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

3468 | 3000 | 4882 | 450 | 3000 | 16200

2100 | 2050 | 1781 | 4009 | 2510 | 3482 | 500 | 7168 | 6350

4960

PACIFIC SQUARE
AWNING | AWNING
3000 | 13497 | 8549 | 8849 | 8849 | 8249 | 6549

ISSUE	DATE	SUBJECT	AUTHORISED
O	22/02/24	AMENDED DA	ARH
P	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
Q	28/11/24	SCHEME UPDATED	JH
R	11/12/24	SCHEME UPDATED	JH
S	17/02/25	ISSUED FOR SSD SUBMISSION	JH
T	15/05/25	ISSUED FOR SSDA	JH
U	18/09/25	ISSUED FOR SSDA	JH
V	16/02/26	SSD RESPONSE	ARH
W	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
X	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

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

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

SHEET STATUS: SSD SUBMISSION

PROJECT: Mixed Use Development
138 Maroubra Road, Maroubra

CLIENT: Lindsay Bennelong, 21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE: ARH 17/03/26 (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	22/05/2026 7:06:03 PM

DESCRIPTION: LEVEL 3 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.107	X

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

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

A B C D E F G H J
5920 7880 7510 7520 7490 7600 7600 7800

1 2 3 4 5 6 7 8 9 10
2100 2050 1781 4009 2510 11150

16200

3468 3000 4882 450 3000

FACADE ARTICULATION INTRODUCED

401 3 BED 105.6sqm — Balcony 12 m² — D401A 3900W 2700H — D401B 1650W 2740H — W427 1200W 1400H — Balcony 2 m²

402 1 BED 50.8sqm — D402A 2350W 2700H — Balcony 8 m² — D402B 1300W 2700H

403 2 BED 96.6sqm — Balcony 10 m² — D403B 2300W 2700H — D403C 3070W 2700H — Balcony 7 m² — W407 1300W 3000 Translucent Glass — TRANSLUCENT GLASS BALUSTRADE — PRIVACY SCREEN — W406 900W 2700

404 1 BED 53.3sqm — Balcony 8 m² — D404B 1650W 2740H — D404A 3140W 2700H

405 3 BED 103.2sqm — Balcony 12 m² — D405B 2300W 2700H — D405A 3270W 2700H

406 3 BED 100.6sqm — Balcony 12 m² — D406B 2300W 2700H — D406A 2950W 2700H

GARBAGE EXHAUST

ELEC | COMM | AC | HYD | G

+ R.L. 38950 **L4A** Lobby 28.5sqm — LOBBY RELIEF | STAIR PRESS | STAIR PRESS — FIRE STAIR 01 — FIRE STAIR 02

L4B Lobby 5.5sqm — FIRE STAIR 03 | FIRE STAIR 04 | HYD | COMM | ELEC | G | STAIR PRESS

Translucent Glass

407 1 BED AFFORDABLE 50.5sqm — D407B 1650W 2740H — Balcony 8 m² — D407A 2900W 2700H

408 2 BED AFFORDABLE 75.0sqm — Balcony 10 m² — D408B 1500W 2740H — D408A 3800W 2700H

LOBBY 4 AFFORDABLE 16.7sqm + R.L. 38950 — AC | LOBBY RELIEF

409 1 BED AFFORDABLE 61.6sqm — Balcony 8 m² — D409A 3390W 2700H — WIRE MESH WITH VEGETATION

PRIVACY SCREENS ADDED

NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

PACIFIC SQUARE

3000 13497 8549 5060 8849 8849 8249 6350 6549

ISSUE	DATE	SUBJECT	AUTHORISED
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH
U	16/02/26	SSD RESPONSE	ARH
V	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
W	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	22/05/2026 7:06:11 PM

DESCRIPTION
LEVEL 4 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.108	W

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

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

FACADE ARTICULATION INTRODUCED

501 3 BED 105.6sqm — Balcony 12 m² — Balcony 2 m²
502 1 BED 50.8sqm — Balcony 8 m²
503 2 BED AFFORDABLE 96.6sqm — Balcony 10 m² — Balcony 7 m²
504 1 BED 53.3sqm — Balcony 8 m²
505 3 BED 103.2sqm — Balcony 12 m²
506 3 BED 100.9sqm — Balcony 12 m²
507 1 BED AFFORDABLE 50.5sqm — Balcony 8 m²
508 2 BED AFFORDABLE 75.0sqm — Balcony 10 m²
509 1 BED AFFORDABLE 61.6sqm — Balcony 8 m²

L5A Lobby 28.5sqm + R.L. 42150
L5B Lobby 5.5sqm
LOBBY 5 AFFORDABLE 16.7sqm + R.L. 42150
LOBBY RELIEF | STAIR PRESS | STAIR PRESS
FIRE STAIR 01 | FIRE STAIR 02 | FIRE STAIR 03 | FIRE STAIR 04
ELEC | COMM | AC | HYD | STAIR PRESS
GARBAGE EXHAUST
Translucent Glass
TRANSLUCENT GLASS BALUSTRADE
PRIVACY SCREEN
WIRE MESH WITH VEGETATION

PRIVACY SCREENS ADDED

NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

PACIFIC SQUARE

5920 | 7880 | 7510 | 7520 | 7490 | 7600 | 7600 | 7800 — 16200
3468 | 3000 | 4882 | 450 | 3000
2100 | 2050 | 1781 | 4009 | 2510 | 3482 | 500 | 7168
4960 | 6350
3000 | 13497 | 8549 | 8849 | 8849 | 8249 | 6549

ISSUE	DATE	SUBJECT	AUTHORISED
M	22/02/24	AMENDED DA	ARH
N	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
O	28/11/24	SCHEME UPDATED	JH
P	11/12/24	SCHEME UPDATED	JH
Q	17/02/25	ISSUED FOR SSD SUBMISSION	JH
R	15/05/25	ISSUED FOR SSDA	JH
S	18/09/25	ISSUED FOR SSDA	JH
T	16/02/26	SSD RESPONSE	ARH
U	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
V	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

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

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

SHEET STATUS: SSD SUBMISSION

PROJECT: Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE: ARH, DIRECTOR — 17/03/26, 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	22/05/2026 7:06:19 PM

DESCRIPTION: LEVEL 5 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.109	V

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

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

A B C D E F G H J
5920 7880 7510 7520 7490 7600 7600 7800

1 2 3 4 5 6 7 8 9 10
2100 2050 1781 4009 2510 3482 500 7168

16200 3000 3468 3000 4882 450

FACADE ARTICULATION INTRODUCED

601 3 BED 105.8sqm
Balcony 12 m² | Balcony 2 m²
D601A 3900W 2700H | D601B 1650W 2740H | W627 1200W 1800H | W626 900W 2700

602 1 BED 50.8sqm
Balcony 8 m² | D602B 2350W 2700H | D602A 3000W 2700H

603 2 BED AFFORDABLE 96.7sqm
Balcony 10 m² | D603A 4068W 2700H | D603B 2200W 2700H | D603C 3670W 2700H
Balcony 7 m² | TRANSLUCENT GLASS BALUSTRADE | PRIVACY SCREEN | W606 900W 2700

604 1 BED 53.3sqm
Balcony 8 m² | D604B 1500W 2740H | D604A 3140W 2700H

605 3 BED 103.1sqm
Balcony 12 m² | D605B 2300W 2700H | D605A 3270W 2700H

606 3 BED 100.6sqm
D606B 2300W 2700H | D606A 2950W 2700H

GARBAGE EXHAUST
ELEC | COMM | AC | HYD | G
LOBBY 6 AFFORDABLE 5.7sqm + R.L. 45350
LOBBY RELIEF | STAIR PRESS | STAIR PRESS
FIRE STAIR 01 | FIRE STAIR 02
L6A Lobby 22.8sqm
STAIR PRESS

L6B Lobby 5.5sqm
FIRE STAIR 03 | FIRE STAIR 04
HYD | COMM | ELEC | G
Translucent Glass

607 1 BED AFFORDABLE 50.5sqm
Balcony 8 m² | D607B 1650W 2740H | D607A 2900W 2700H

608 2 BED AFFORDABLE 75.0sqm
Balcony 10 m² | D608A 3500W 2700H | D608B 1500W 2740H

LOBBY 6 AFFORDABLE 16.8sqm + R.L. 45350
AC | LOBBY RELIEF

609 1 BED AFFORDABLE 61.6sqm
Balcony 8 m² | D609A 3380W 2750H
WIRE MESH WITH VEGETATION

W601 1800W 1800H | W602 1800W 1800H | W603 1800W 2700H | W604 1800W 2700H | W605 1800W 1800H
W625 900W 2700 | W624 3740W 2700 | W623 900W 2700 | W622 3870W 2700 | W621 900W 2700 | W620 3900W 2700 | W618 900W 2700 | W617 3200W 2700 | W616 4000W 2700 | W615 900W 2700 | W614 1800W 3000
W607 1300W 3000 Translucent Glass | W608 1800W 2700 | W609 1800W 2700 | W610 1800W 2700 | W611 1800W 2700

PRIVACY SCREENS ADDED
NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

3000 13497 4960 8549 8849 8849 8249 6549

PACIFIC SQUARE

ISSUE	DATE	SUBJECT	AUTHORISED
M	22/02/24	AMENDED DA	ARH
N	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
O	28/11/24	SCHEME UPDATED	JH
P	11/12/24	SCHEME UPDATED	JH
Q	17/02/25	ISSUED FOR SSD SUBMISSION	JH
R	15/05/25	ISSUED FOR SSDA	JH
S	18/09/25	ISSUED FOR SSDA	JH
T	16/02/26	SSD RESPONSE	ARH
U	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
V	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	22/05/2026 7:06:26 PM

DESCRIPTION
LEVEL 6 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.110	V

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

A DA8.500

A B C D E F G H J

5920 7880 7510 7520 7490 7600 7600 7800

3181

FACADE ARTICULATION INTRODUCED

701 3 BED 109.6sqm
Balcony 40 m²
Balcony 2 m²
D701A 4360W 2700H
D701B 2050W 2700H
D701D 3400W 2700H
D701E 3200W 2700H
W701 1500W 1600H
W722 900W 2700
W723 900W 2700

703 3 BED 108.5sqm
Balcony 29 m²
Balcony 7 m²
D703A 2900W 2700H
D703B 4000W 2700H
D703C 3000W 2700H
D703D 3970W 2700H
TRANSLUCENT GLASS BALUSTRADE
PRIVACY SCREEN
W702 900W 2700
W703 1300W 3000
Translucent Glass

704 1 BED 53.3sqm
Balcony 8 m²
D704A 3140W 2700H
D704B 1350W 2740H
W720 3160W 2700
W721 900W 2700

705 3 BED 103.2sqm
Balcony 12 m²
D705A 3270W 2700H
D705B 2300W 2700H
W719 900W 2700
W718 3870W 2700

706 3 BED 100.6sqm
Balcony 12 m²
D706A 2950W 2700H
W716 3900W 2700
W717 900W 2700

3468 3000 4882 450

GARBAGE EXHAUST
ELEC COMM AC HYD G
+ R.L. 48550
L7A Lobby 27.9sqm
LOBBY RELIEF STAIR PRESS STAIR PRESS
FIRE STAIR 01
FIRE STAIR 02
STAIR PRESS
FIRE STAIR 03
FIRE STAIR 04
Translucent Glass
L7B Lobby 22.3sqm
AC LOBBY RELIEF

707 1 BED 50.5sqm
Balcony 8 m²
D707A 2900W 2700H
D707B 1650W 2740H
W713 3200W 2700
W714 900W 2700

708 2 BED 75.0sqm
Balcony 10 m²
D708A 3500W 2700H
D708B 1500W 2740H
W711 900W 2700
W712 4000W 2700
W710 1500W 3000

709 1 BED 61.7sqm
Balcony 8 m²
D709A 3390W 2700H
WIRE MESH WITH VEGETATION
W705 1500W 2700
W706 1500W 2700
W707 1500W 2700
W708 1500W 2700
W709 1500W 2700

PRIVACY SCREENS ADDED

NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

3000 16200

1 2 3 4 5 6 7 8 9 10

2100 2050 1781 4009 2510 3482 500 7168

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

3000 8280 5060 8849 8849 8249 6549

PACIFIC SQUARE

ISSUE	DATE	SUBJECT	AUTHORISED
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH
U	16/02/26	SSD RESPONSE	ARH
V	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
W	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	22/05/2026 7:06:33 PM

DESCRIPTION
LEVEL 7 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.111	W

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

PATTERN KEY
- 1 BED
- 2 BED
- 3 BED
- COMMON SERVICES
- RESIDENTIAL STORAGE (PRESUMED 2400 HIGH)

A DA2.500

FACADE ARTICULATION INTRODUCED

A 5920 | B 7880 | C 7510 | D 7520 | E 7490 | F 7600 | G 7600 | H 7800 | J

3468 | 3000 | 4882 | 450 | 3000 | 16200

1 2100 | 2 2050 | 3 1781 | 4 4009 | 5 2510 | 6 | 7 | 8 | 9 11150 | 10

B DA2.101 | C DA2.102 | D DA2.103

801 3 BED 109.6sqm — Balcony 2 m² — Balcony 36 m²
803 3 BED 108.5sqm — Balcony 27 m² — Balcony 7 m²
804 1 BED 53.3sqm — Balcony 8 m²
805 3 BED 103.2sqm — Balcony 12 m²
806 3 BED 100.6sqm — Balcony 12 m²
GARBAGE EXHAUST
ELEC | COMM | AC | HYD | G | + R.L. 51750
L8A Lobby 27.9sqm — LOBBY RELIEF | STAIR PRESS | STAIR PRESS
FIRE STAIR 01 | FIRE STAIR 02 | WHEELCHAIR PLATFORM LIFT
TRANSLUCENT GLASS BALUSTRADE | PRIVACY SCREEN
L8B Lobby 22.3sqm + R.L. 51750
FIRE STAIR 03 | FIRE STAIR 04 | HYD | COMM | ELEC | STAIR PRESS | Translucent Glass
807 1 BED 50.5sqm — Balcony 8 m² — Balcony 10 m²
808 2 BED 75.0sqm
809 1 BED 61.7sqm — Balcony 8 m² — WIRE MESH WITH VEGETATION

PRIVACY SCREENS ADDED

NORTH CORE ROTATED / NORTH APARTMENTS REPLANNED

4960 | 6350 | 6549

8580 | 8880 | 8849 | 8849 | 8249

ISSUE	DATE	SUBJECT	AUTHORISED
N	22/02/24	AMENDED DA	ARH
O	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
P	28/11/24	SCHEME UPDATED	JH
Q	11/12/24	SCHEME UPDATED	JH
R	17/02/25	ISSUED FOR SSD SUBMISSION	JH
S	15/05/25	ISSUED FOR SSDA	JH
T	18/09/25	ISSUED FOR SSDA	JH
U	16/02/26	SSD RESPONSE	ARH
V	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
W	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

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

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

SHEET STATUS: SSD SUBMISSION

PROJECT: Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE: ARH, DIRECTOR — 17/03/26, DATE

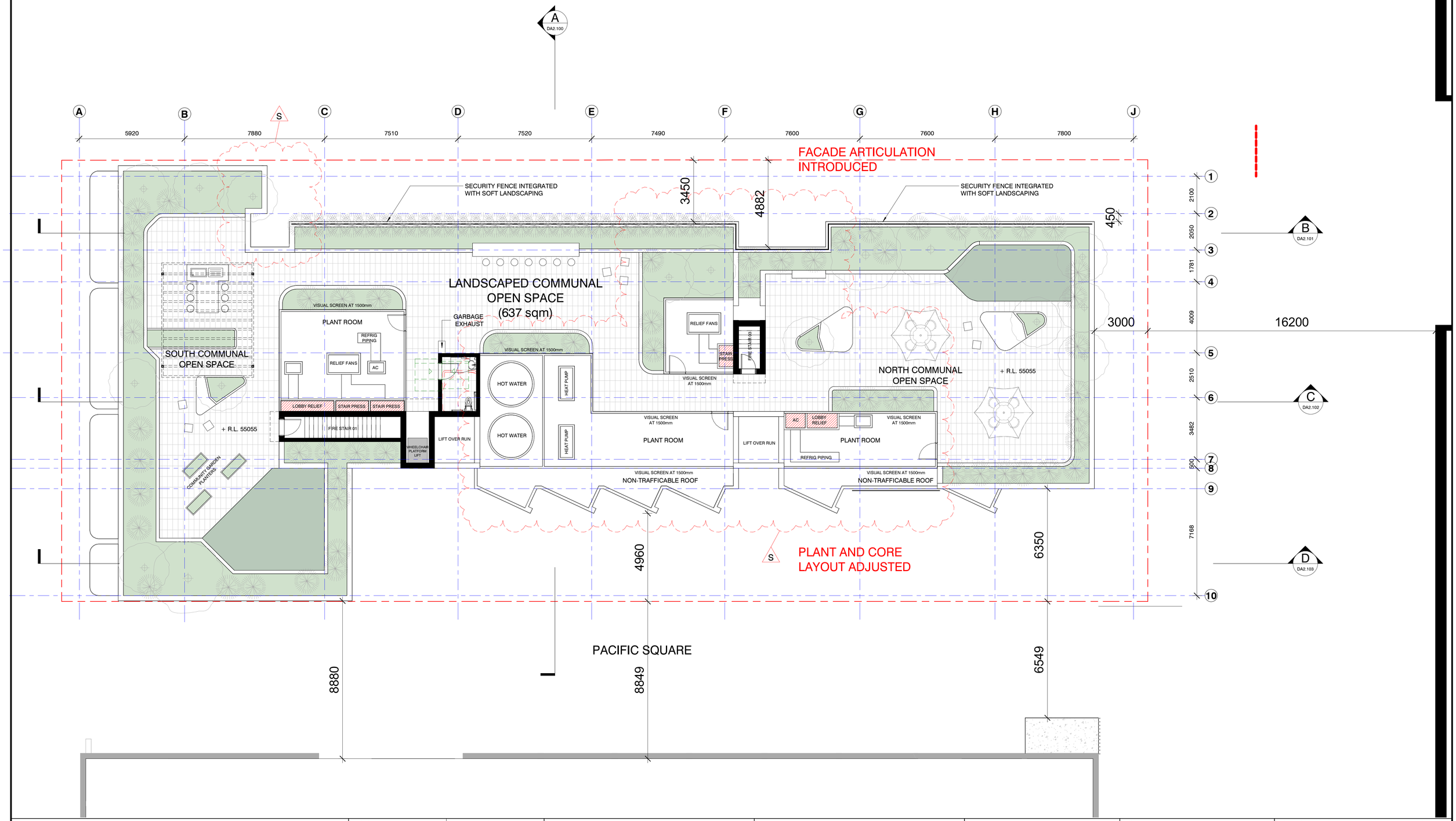
ARCHITECT: djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
63 Myrtle Street, Chippendale NSW 2008, Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	22/05/2026 7:06:40 PM

DESCRIPTION: LEVEL 8 PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.112	W

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



ISSUE	DATE	SUBJECT	AUTHORISED
J	22/02/24	AMENDED DA	ARH
K	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
L	28/11/24	SCHEME UPDATED	JH
M	11/12/24	SCHEME UPDATED	JH
N	17/02/25	ISSUED FOR SSD SUBMISSION	JH
O	15/05/25	ISSUED FOR SSDA	JH
P	18/09/25	ISSUED FOR SSDA	JH
Q	16/02/26	SSD RESPONSE	ARH
R	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
S	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

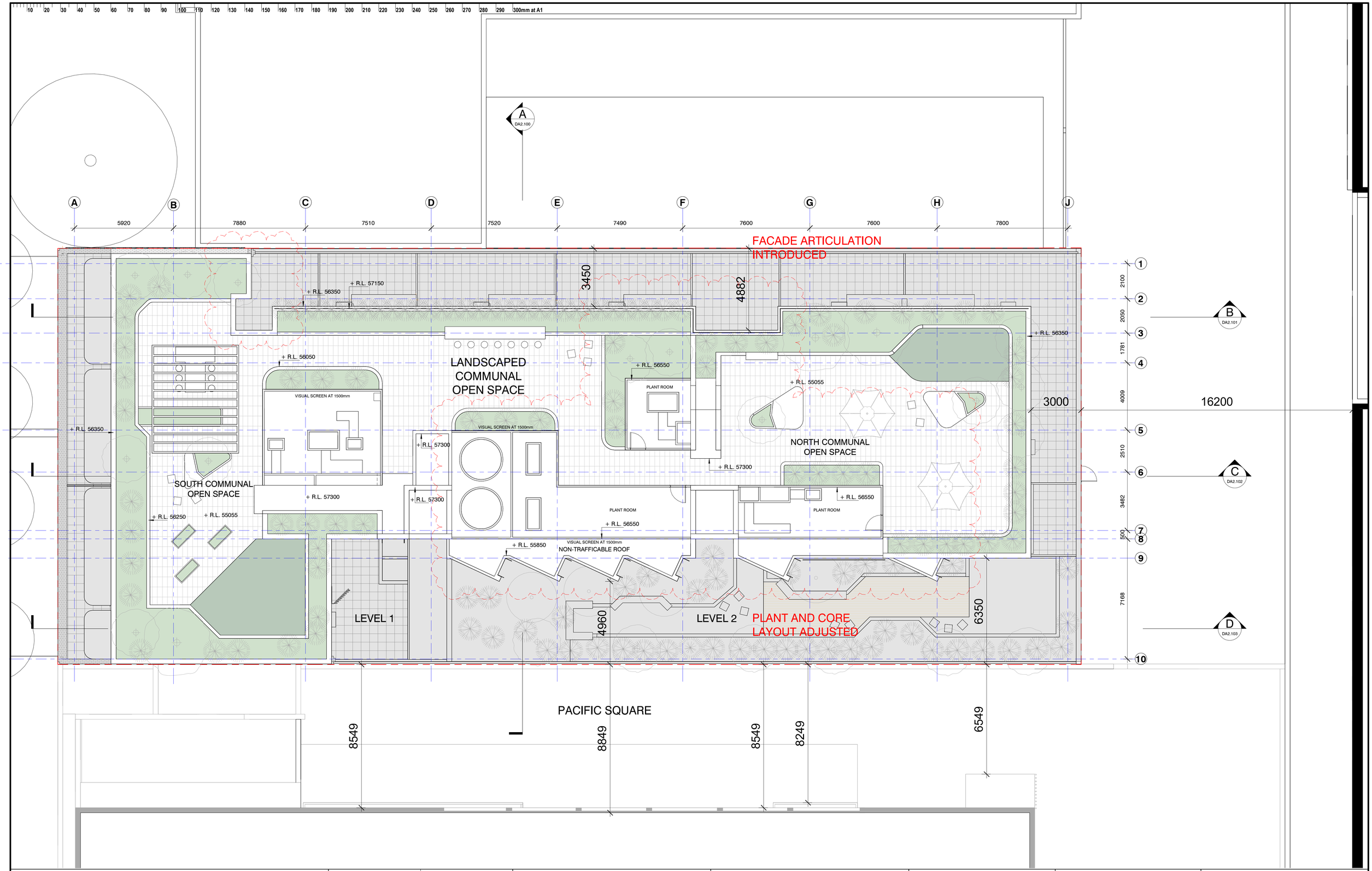
AUTHORISED FOR ISSUE
ARH — DIRECTOR
17/03/26 — DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:06:47 PM

DESCRIPTION
ROOF TERRACE PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.113	S



ISSUE	DATE	SUBJECT	AUTHORISED
A	28/11/24	SCHEME UPDATED	JH
B	11/12/24	SCHEME UPDATED	JH
C	17/02/25	ISSUED FOR SSD SUBMISSION	JH
D	15/05/25	ISSUED FOR SSDA	JH
E	18/09/25	ISSUED FOR SSDA	JH
F	16/02/26	SSD RESPONSE	ARH
G	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
H	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

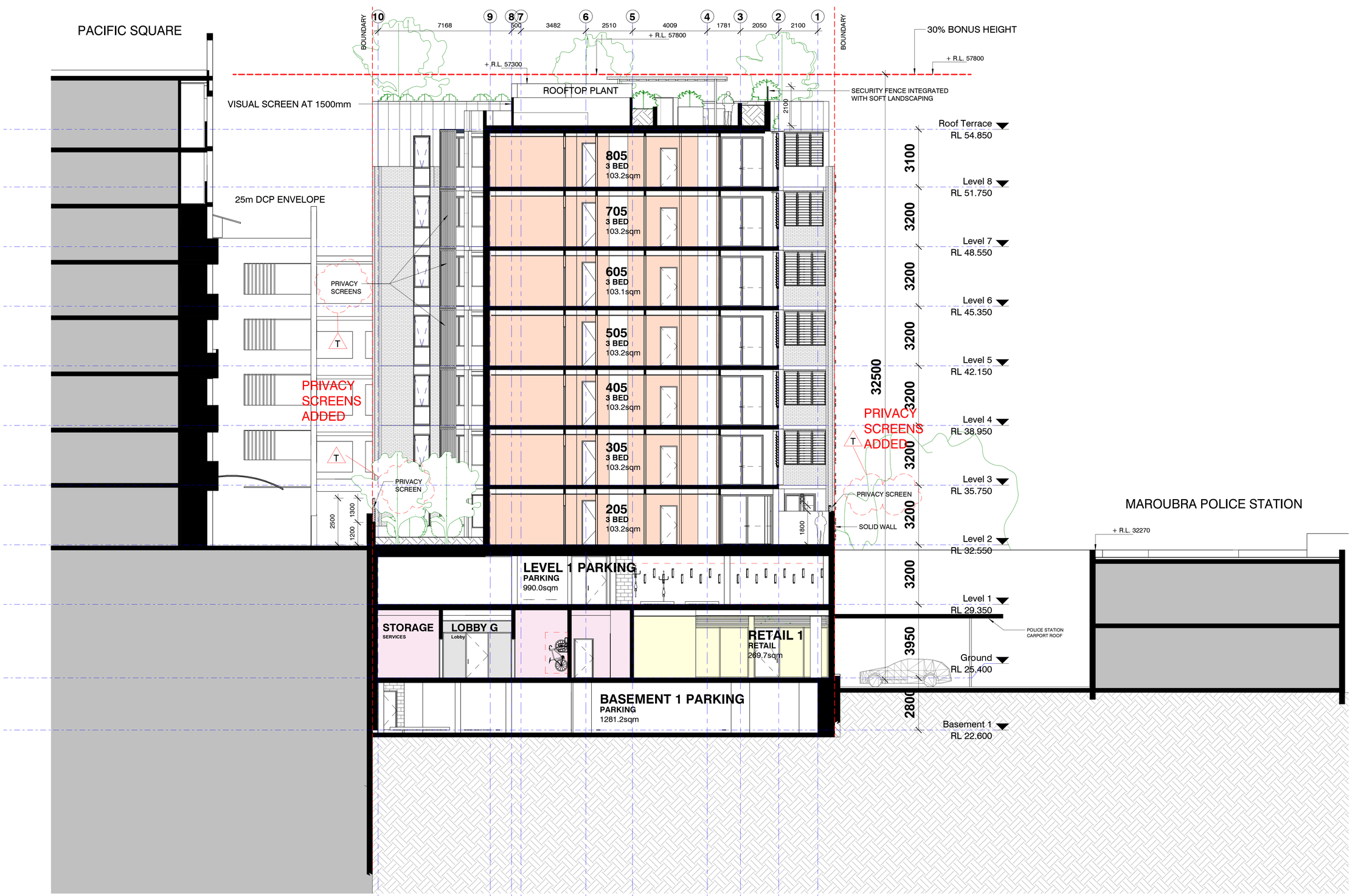
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:06:55 PM

DESCRIPTION
ROOF PLAN

PROJECT No	DRAWING No	REVISION
21_435	DA1.114	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



ISSUE	DATE	SUBJECT	AUTHORISED
K	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
L	29/11/23	AMENDED DA	JH
M	22/02/24	AMENDED DA	ARH
N	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
O	15/05/25	ISSUED FOR SSDA	JH
P	18/09/25	ISSUED FOR SSDA	JH
Q	02/02/26	LOUVRE SCREEN ADDED TO LEVEL 2 WEST	ARH
R	16/02/26	SSD RESPONSE	ARH
S	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
T	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

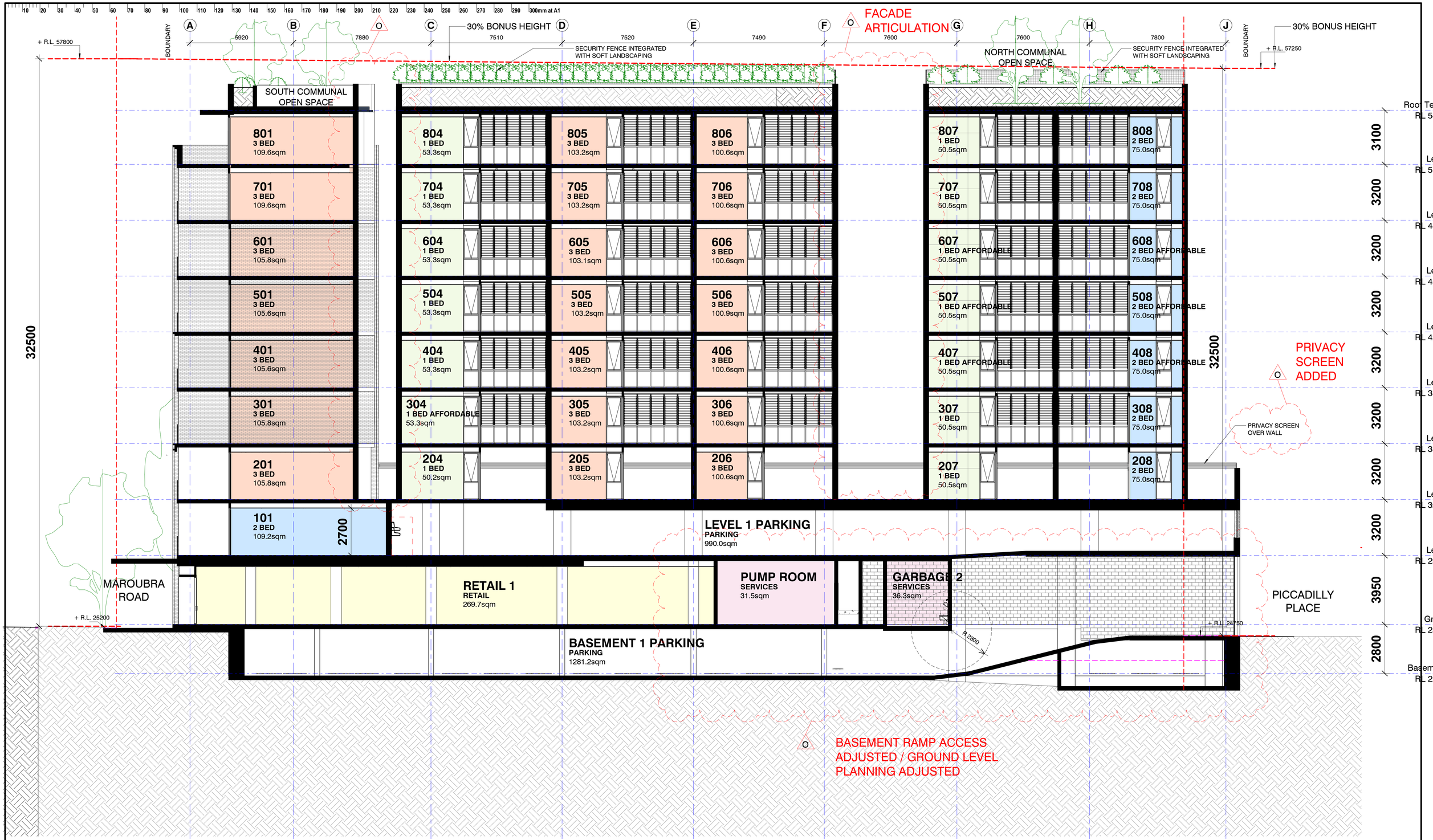
AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:07:07 PM

DESCRIPTION
SECTION A

PROJECT No	DRAWING No	REVISION
21_435	DA2.100	T



ISSUE	DATE	SUBJECT	AUTHORISED
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	21/08/24	ISSUED FOR APPROVAL	ARH
K	15/05/25	ISSUED FOR SSDA	JH
L	18/09/25	ISSUED FOR SSDA	JH
M	16/02/26	SSD RESPONSE	ARH
N	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
O	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:07:23 PM

DESCRIPTION
SECTION B

PROJECT No	DRAWING No	REVISION
21_435	DA2.101	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 J

5920 7880 7510 7520 7490 7600 7600 7800

BOUNDARY BOUNDARY

30% BONUS HEIGHT MEASURED AT FOOTPATH/BOUNDARY JUNCTION

+ R.L. 57800 + R.L. 57385 + R.L. 57150 + R.L. 57300 + R.L. 56550 + R.L. 56350 + R.L. 56350 + R.L. 57250

SECURITY FENCE INTEGRATED WITH SOFT LANDSCAPING

ROOFTOP PLANT

2100 2100

TOP OF PAVING + R.L. 55055

Roof Terrace RL 54.850

Level 8 RL 51.750

Level 7 RL 48.550

Level 6 RL 45.350

Level 5 RL 42.150

Level 4 RL 38.950

Level 3 RL 35.750

Level 2 RL 32.550

Level 1 RL 29.350

Ground RL 25.400

Basement 1 RL 22.600

3305 3200 3200 3200 3200 3200 3200 3200 3950 3090

32500

801 3 BED 109.6sqm	L8A Lobby 27.9sqm	805 3 BED 103.2sqm	806 3 BED 100.6sqm	L8B Lobby 22.3sqm	808 2 BED 75.0sqm		
701 3 BED 109.6sqm	L7A Lobby 27.9sqm	705 3 BED 103.2sqm	706 3 BED 100.6sqm	L7B Lobby 22.3sqm	708 2 BED 75.0sqm		
602 1 BED 50.8sqm	L6A LOBBY & AFFORDABLE 5.7sqm	L6A Lobby 22.8sqm	605 3 BED 103.1sqm	606 3 BED 100.6sqm	L6B Lobby 5.5sqm	608 2 BED AFFORDABLE 75.0sqm	
502 1 BED 50.8sqm	L5A Lobby 28.5sqm	L5A Lobby 28.5sqm	505 3 BED 103.2sqm	506 3 BED 100.9sqm	L5B Lobby 5.5sqm	508 2 BED AFFORDABLE 75.0sqm	
402 1 BED 50.8sqm	L4A Lobby 28.5sqm	L4A Lobby 28.5sqm	405 3 BED 103.2sqm	406 3 BED 100.6sqm	L4B Lobby 5.5sqm	408 2 BED AFFORDABLE 75.0sqm	
302 1 BED 50.8sqm	L3A LOBBY & AFFORDABLE 11.4sqm	L3A Lobby 17.2sqm	305 3 BED 103.2sqm	306 3 BED 100.6sqm	L3B Lobby 22.3sqm	308 2 BED 75.0sqm	
202 1 BED 50.8sqm	L2A Lobby 28.6sqm	L2A Lobby 28.6sqm	205 3 BED 103.2sqm	206 3 BED 100.6sqm	L2B Lobby 28.0sqm	208 2 BED 75.0sqm	
102 1 BED 50.7sqm	L1A Lobby 10.4sqm	L1B Lobby 23.9sqm	LEVEL 1 PARKING PARKING 990.0sqm				

+ R.L. 33330 + R.L. 33300 + R.L. 32800 + R.L. 32050 + R.L. 30100 + R.L. 29600 + R.L. 24750 + R.L. 21850

2350

ZONE FOR SLAB / BEAMS / SERVICES

PRIVACY SCREEN ADDED

V

PRIVACY SCREEN OVER WALL

COMM SERVICES 10.9sqm

MSB SERVICES 17.7sqm

SERVICE PASSAGE SERVICES 64.9sqm

RAIN WAT

OSD TANKS

LOADING BAY

1:40.34°

MAROUBRA ROAD

PICCADILLY PLACE

+ R.L. 25193 + R.L. 25300 + R.L. 25690 + R.L. 22450 + R.L. 22600

3090 3090

GROUND FLOOR

CARPARKING

BASEMENT FLOOR

EXISTING FOOTPATH LEVELS DERIVED FROM SURVEY DATA

PROFILE OF EXISTING BUILDING SHOWN RED DASHED

V

BASEMENT RAMP ACCESS ADJUSTED / GROUND LEVEL PLANNING ADJUSTED / EXISTING BUILDING PROFILE ADDED

EXISTING FOOTPATH LEVELS DERIVED FROM SURVEY DATA

ISSUE	DATE	SUBJECT	AUTHORISED
M	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
N	28/11/24	SCHEME UPDATED	JH
O	11/12/24	SCHEME UPDATED	JH
P	17/02/25	ISSUED FOR SSD SUBMISSION	JH
Q	15/05/25	ISSUED FOR SSDA	JH
R	18/09/25	ISSUED FOR SSDA	JH
S	30/01/26	EXISTING BUILDING PROFILE ADDED	ARH
T	16/02/26	SSD RESPONSE	ARH
U	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
V	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

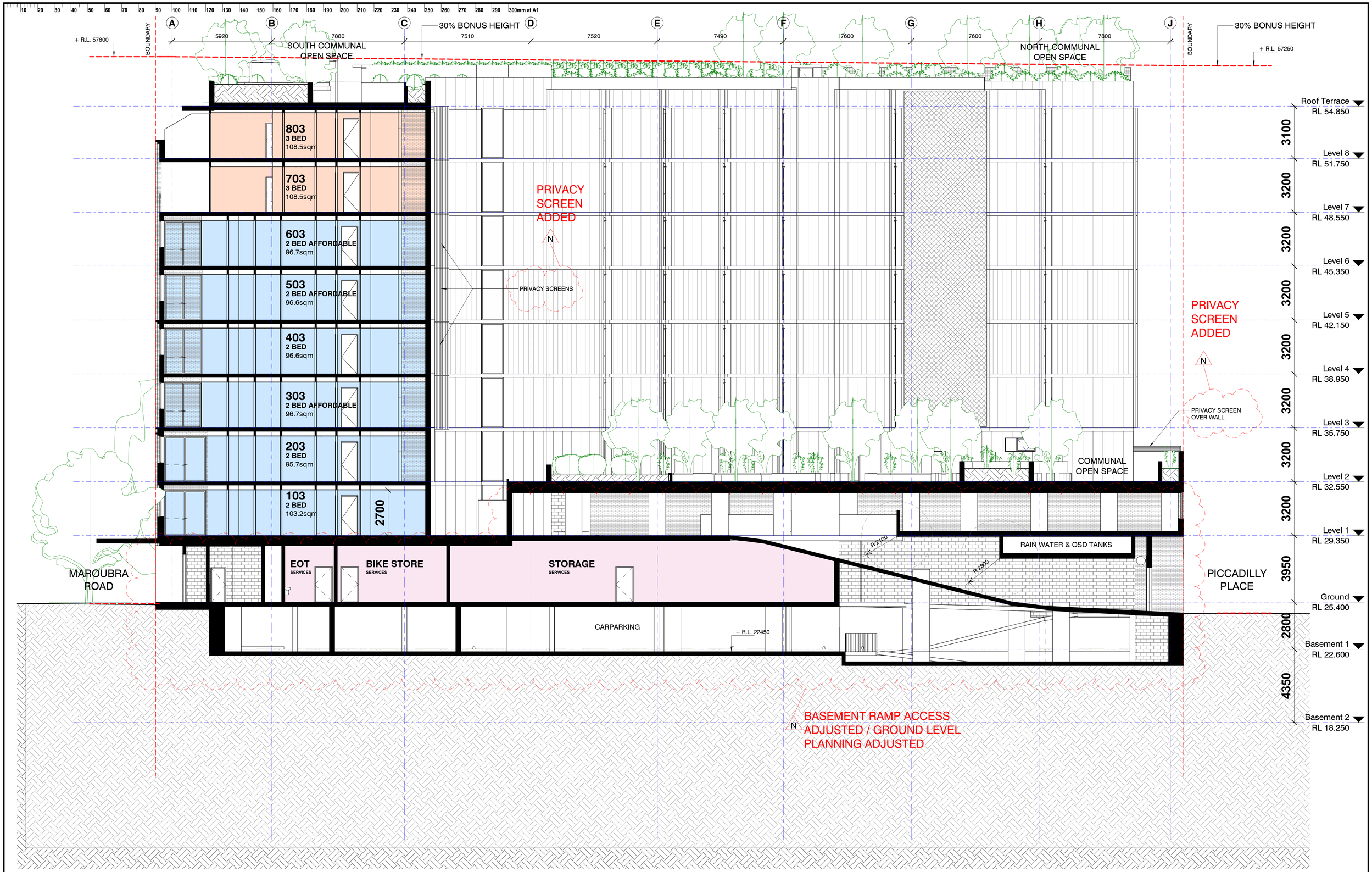
AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:07:37 PM

DESCRIPTION
SECTION C

PROJECT No	DRAWING No	REVISION
21_435	DA2.102	V



ISSUE	DATE	SUBJECT	AUTHORISED
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	15/05/25	ISSUED FOR SSDA	JH
K	18/09/25	ISSUED FOR SSDA	JH
L	16/02/26	SSD RESPONSE	ARH
M	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
N	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

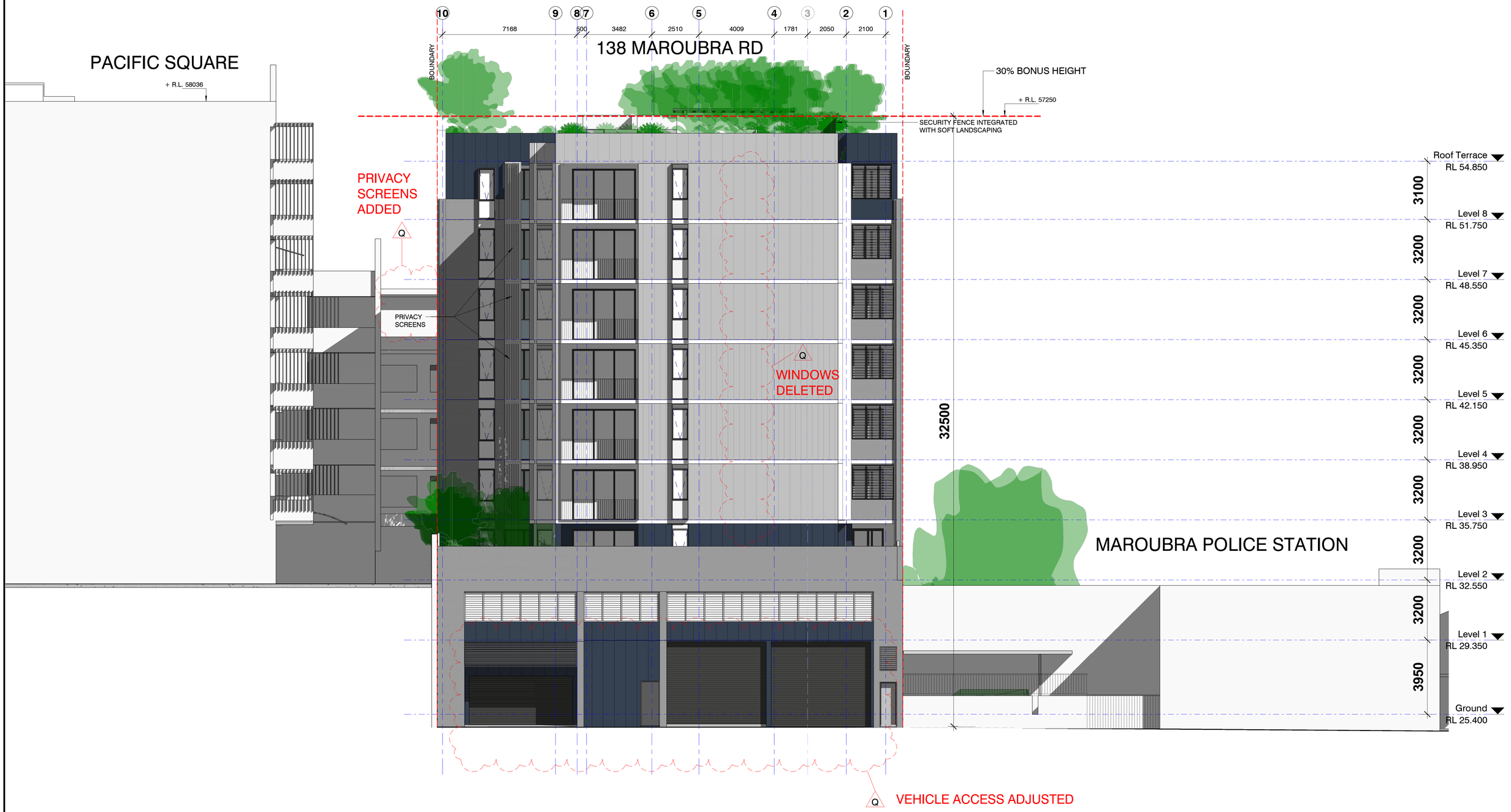
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:07:48 PM

DESCRIPTION
SECTION D

PROJECT No	DRAWING No	REVISION
21_435	DA2.103	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



ISSUE	DATE	SUBJECT	AUTHORISED
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH
O	16/02/26	SSD RESPONSE	ARH
P	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
Q	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:09:36 PM

DESCRIPTION
NORTH ELEVATION

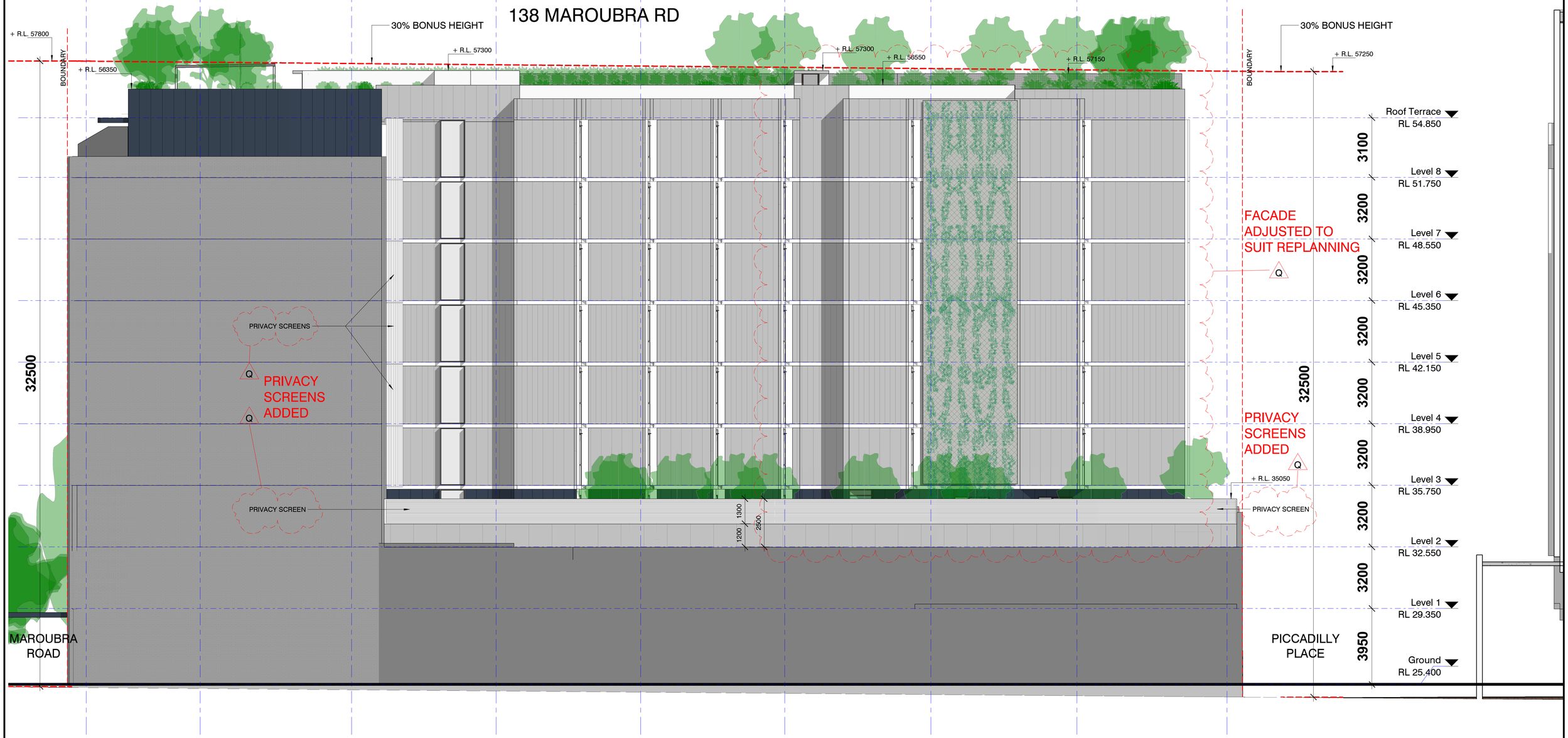
PROJECT No	DRAWING No	REVISION
21_435	DA2.200	Q

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 J

5920 7880 7510 7520 7490 7600 7600 7800

138 MAROUBRA RD



ISSUE	DATE	SUBJECT	AUTHORISED
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH
O	16/02/26	SSD RESPONSE	ARH
P	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
Q	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:11:29 PM

DESCRIPTION
EAST ELEVATION

PROJECT No	DRAWING No	REVISION
21_435	DA2.201	Q

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



ISSUE	DATE	SUBJECT	AUTHORISED
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH
O	16/02/26	SSD RESPONSE	ARH
P	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
Q	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:11:49 PM

DESCRIPTION
SOUTH ELEVATION

PROJECT No	DRAWING No	REVISION
21_435	DA2.202	Q

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



ISSUE	DATE	SUBJECT	AUTHORISED
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	28/11/24	SCHEME UPDATED	JH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH
O	02/02/26	LOUVRE SCREEN ADDED TO LEVEL 2 WEST	ARH
P	16/02/26	SSD RESPONSE	ARH
Q	26/02/26	WEST FACADE REVIEW	ARH
R	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
S	19/05/26	RESIDENTIAL STORAGE NOTED / PLANNING AMENDMENTS CLOUDED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

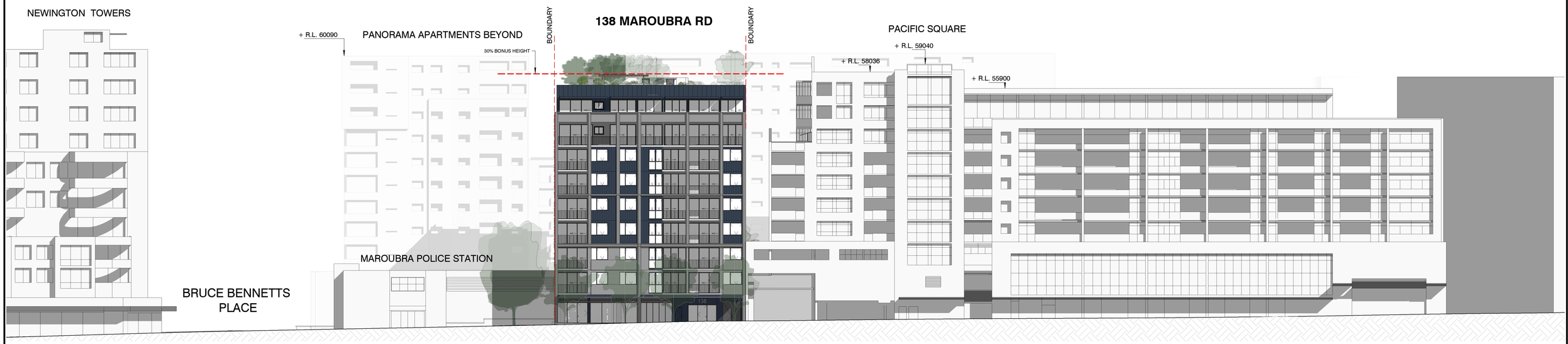
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	22/05/2026 7:13:44 PM

DESCRIPTION
WEST ELEVATION

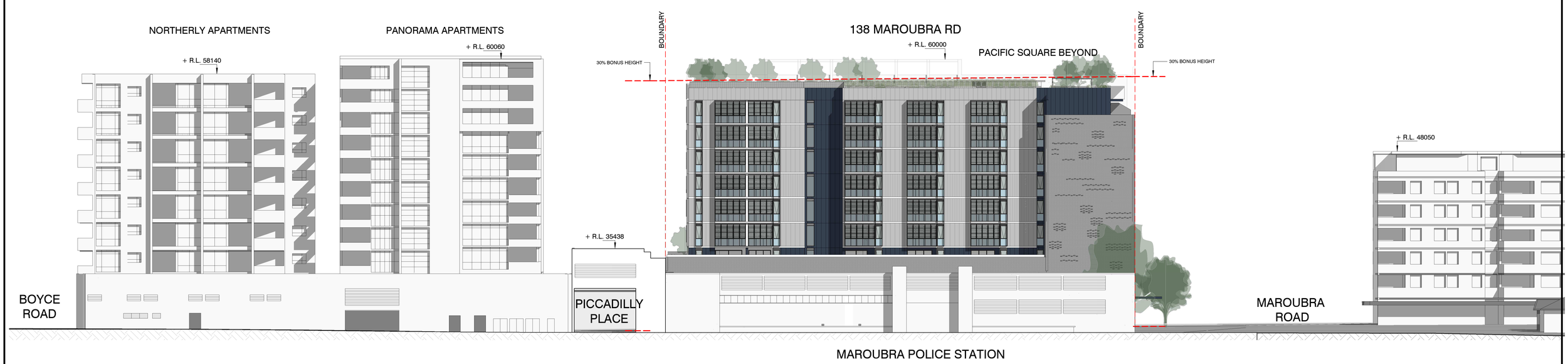
PROJECT No	DRAWING No	REVISION
21_435	DA2.203	S

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 PS - 3 STREETSCAPE MAROUBRA STREET

1 : 250



2 PS - 3 STREETSCAPE BRUCE BENNETTS PLACE

1 : 250

ISSUE	DATE	SUBJECT	AUTHORISED
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
M	15/05/25	ISSUED FOR SSDA	JH
N	18/09/25	ISSUED FOR SSDA	JH
O	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

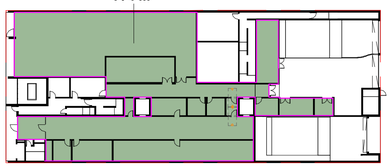
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 250	A1	29/04/2026 3:19:54 PM

DESCRIPTION
STREETSCAPE ELEVATIONS

PROJECT No	DRAWING No	REVISION
21_435	DA2.302	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

GROUND
774 m²



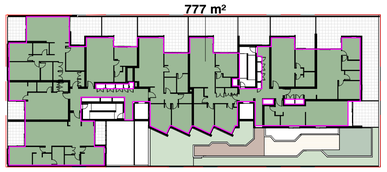
1 DA2.100 Ground
1 : 500

LEVEL 1
338 m²



2 DA2.100 Level 1
1 : 500

LEVEL 2
777 m²



3 DA2.100 Level 2
1 : 500

LEVEL 3
774 m²



4 DA2.100 Level 3
1 : 500

LEVEL 4
774 m²



5 DA2.100 Level 4
1 : 500

LEVEL 5
774 m²



6 DA2.100 Level 5
1 : 500

LEVEL 6
774 m²



7 DA2.100 Level 6
1 : 500

LEVEL 7
735 m²



8 DA2.100 Level 7
1 : 500

LEVEL 8
735 m²



9 DA2.100 Level 8
1 : 500

GROSS FLOOR AREA

Level	Area
GROUND	774 m²
LEVEL 1	338 m²
LEVEL 2	777 m²
LEVEL 3	774 m²
LEVEL 4	774 m²
LEVEL 5	774 m²
LEVEL 6	774 m²
LEVEL 7	735 m²
LEVEL 8	735 m²
	6454 m²

A= AFFORDABLE UNIT

DWELLING MIX

Unit type	Number	Net Internal Area
2 BED	101	109 m²
1 BED	102	51 m²
2 BED	103	103 m²
3 BED	201	106 m²
1 BED	202	51 m²
2 BED	203	96 m²
1 BED	204	50 m²
3 BED	205	103 m²
3 BED	206	101 m²
1 BED	207	51 m²
2 BED	208	75 m²
1 BED	209	54 m²
3 BED	301	106 m²
1 BED	302	51 m²
2 BED AFFORDABLE	303	97 m²
1 BED AFFORDABLE	304	53 m²
3 BED	305	103 m²
3 BED	306	101 m²
1 BED	307	51 m²
2 BED	308	75 m²
1 BED	309	62 m²
3 BED	401	106 m²
1 BED	402	51 m²
2 BED	403	97 m²
1 BED	404	53 m²
3 BED	405	103 m²
3 BED	406	101 m²
1 BED AFFORDABLE	407	51 m²
2 BED AFFORDABLE	408	75 m²
1 BED AFFORDABLE	409	62 m²
3 BED	501	106 m²
1 BED	502	51 m²
2 BED AFFORDABLE	503	97 m²
1 BED	504	53 m²
3 BED	505	103 m²
3 BED	506	101 m²
1 BED AFFORDABLE	507	51 m²
2 BED AFFORDABLE	508	75 m²
1 BED AFFORDABLE	509	62 m²
3 BED	601	106 m²
1 BED	602	51 m²
2 BED AFFORDABLE	603	97 m²
1 BED	604	53 m²
3 BED	605	103 m²
3 BED	606	101 m²
1 BED AFFORDABLE	607	51 m²
2 BED AFFORDABLE	608	75 m²
1 BED AFFORDABLE	609	62 m²
3 BED	701	110 m²
3 BED	703	109 m²
1 BED	704	53 m²
3 BED	705	103 m²
3 BED	706	101 m²
1 BED	707	51 m²
2 BED	708	75 m²
1 BED	709	62 m²
3 BED	801	110 m²
3 BED	803	109 m²
1 BED	804	53 m²
3 BED	805	103 m²
3 BED	806	101 m²
1 BED	807	51 m²
2 BED	808	75 m²
1 BED	809	62 m²
Grand total: 64		5064 m²

NET LETTABLE

Occupancy	Count	Area
APARTMENT	64	5064 m²
RETAIL	1	270 m²
		5334 m²

PARKING SCHEDULE

Level	Count	Type
Basement 1	38	5400 x 2400 RESIDENTIAL
Basement 1	5	5400 x 3800 RESIDENTIAL ADAPTABLE
Level 1	1	5400 x 2400 ACCESSIBLE VISITOR
Level 1	5	5400 x 2400 CARSHARE
Level 1	9	5400 x 2400 RESIDENTIAL
Level 1	3	5400 x 2400 RETAIL
Level 1	2	5400 x 2400 VISITOR
Level 1	7	5400 x 3800 RESIDENTIAL ADAPTABLE

Grand total: 70

AFFORDABLE COMPONENT

Unit Type	Number	Net Internal Area
2 BED AFFORDABLE	303	97 m²
1 BED AFFORDABLE	304	53 m²
1 BED AFFORDABLE	407	51 m²
2 BED AFFORDABLE	408	75 m²
1 BED AFFORDABLE	409	62 m²
2 BED AFFORDABLE	503	97 m²
1 BED AFFORDABLE	507	51 m²
2 BED AFFORDABLE	508	75 m²
1 BED AFFORDABLE	509	62 m²
2 BED AFFORDABLE	603	97 m²
1 BED AFFORDABLE	607	51 m²
2 BED AFFORDABLE	608	75 m²
1 BED AFFORDABLE	609	62 m²
LOBBY 3 AFFORDABLE	L3A	11 m²
LOBBY 4 AFFORDABLE	L4B	17 m²
LOBBY 5 AFFORDABLE	L5B	17 m²
LOBBY 6 AFFORDABLE	L6A	6 m²
LOBBY 6 AFFORDABLE	L6B	17 m²
Grand total: 18		972 m²

AFFORDABLE HOUSING COMPONENT
- TOTAL GFA = 6454 SQM
- AFFORDABLE COMPONENT:
  REQUIRED 15% = 968 SQM
  PROVIDED = 972 SQM
- 13 APARTMENTS: 303, 304, 407, 408, 409, 503, 507, 508, 509, 603, 607, 608, 609
  PLUS THE EQUITABLE PORTION OF THE LOBBY CORRIDORS ON LEVELS 3,4,5 & 6

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

Parking rates
1 bedroom / 0.5 car space
2 bedrooms / 1 car space
3 bedrooms / 1.5 car space

Parking rates affordable units
1 bedroom afford. / 0.4 car space
2 bedrooms afford. / 0.5 car space
3 bedrooms afford. / 1 car space

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

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

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

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

TOTAL CAR SPACES REQUIRED
Residential = 53 car spaces
Residential Affor. = 6 car spaces
Visitors = 9 car spaces
Retail = 7 car spaces
TOTAL = 75 car spaces

PROVIDED 70 CAR SPACES

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

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

ISSUE	DATE	SUBJECT	AUTHORISED
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
N	19/11/24	ADJUSTED SCHEME INITIAL ISSUE	JH
O	28/11/24	SCHEME UPDATED	JH
P	11/12/24	SCHEME UPDATED	JH
Q	18/09/25	ISSUED FOR SSDA	JH
R	16/02/26	SSD RESPONSE	ARH
S	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

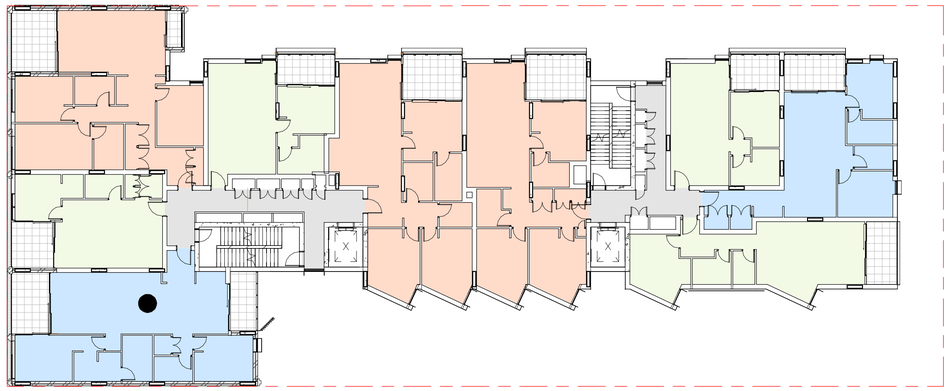
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	29/04/2026 3:20:08 PM

DESCRIPTION
SCHEDULES

PROJECT No	DRAWING No	REVISION
21_435	DA8.100	S

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-ADAPTATION 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

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

ALL ADAPTABLE APARTMENTS HAVE AN ADAPTABLE CARSPACES THAT IS ON TITLE

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

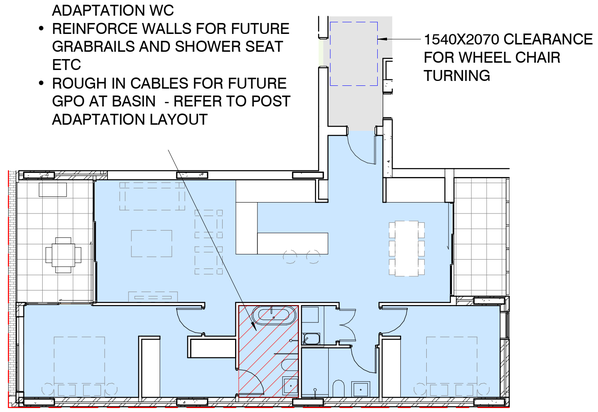
SILVER LIVING "LIVEABLE HOUSING"

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

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

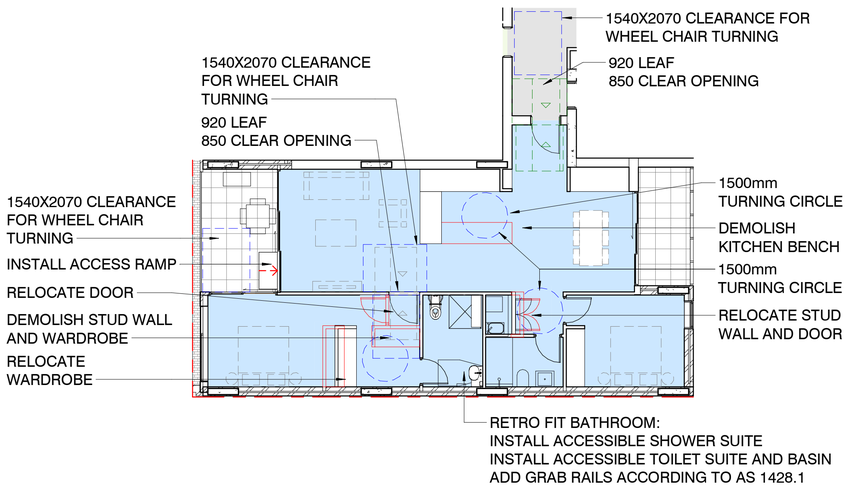
PRE ADAPTATION WORK

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



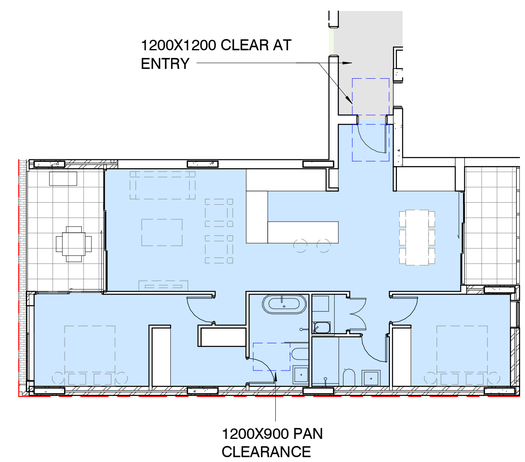
2 DA2.100 APARTMENTS 103, 203, 303, 403, 503, 603
1 : 100

POST ADAPTATION WORK



3 DA2.100 APARTMENTS 103, 203, 303, 403, 503, 603
1 : 100

SILVER LIVING



4 DA2.100 APARTMENTS 103, 203, 303, 403, 503, 603
1 : 100

ISSUE	DATE	SUBJECT	AUTHORISED
A	09/01/23	ISSUED FOR REVIEW	LO
B	19/01/23	ISSUED FOR REVIEW	LO
C	03/02/23	ISSUED FOR REVIEW	TP
D	15/02/23	ISSUED FOR DA	TP
E	29/11/23	AMENDED DA	JH
F	22/02/24	AMENDED DA	ARH
G	18/09/25	ISSUED FOR SSDA	JH
H	16/02/26	SSD RESPONSE	ARH
I	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH — DIRECTOR
17/03/26 — DATE

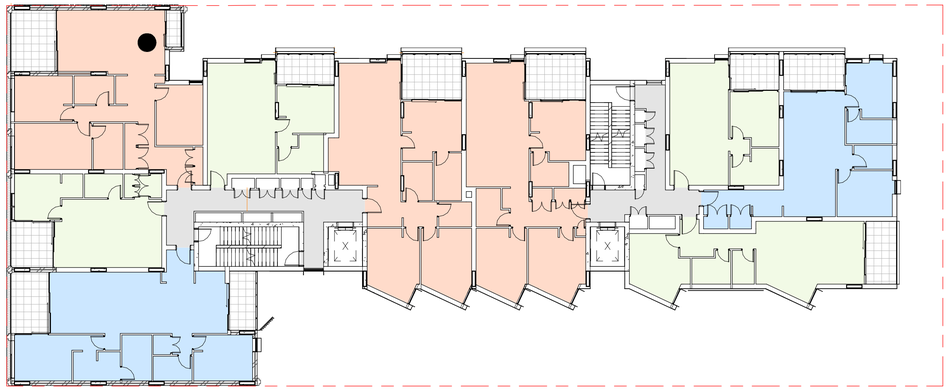
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects: Andrew Hipwell 6562, Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	29/04/2026 3:20:15 PM

DESCRIPTION
ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA8.200	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



1 DA2.100 TYPICAL PRE-ADAPTATION 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

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

ALL ADAPTABLE APARTMENTS HAVE AN ADAPTABLE CARSPACES THAT IS ON TITLE

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

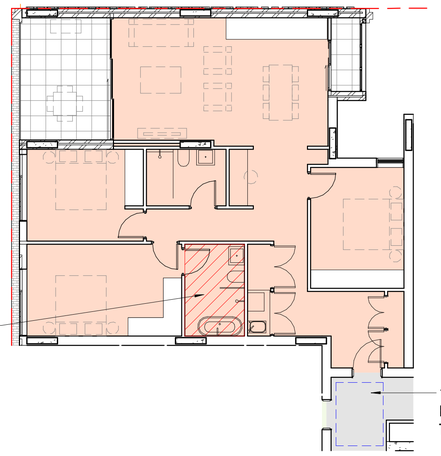
SILVER LIVING "LIVEABLE HOUSING"

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

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

PRE ADAPTATION WORK

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



1540X2070 CLEARANCE FOR WHEEL CHAIR TURNING

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

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

POST ADAPTATION WORK

1540X2070 CLEARANCE FOR WHEEL CHAIR TURNING

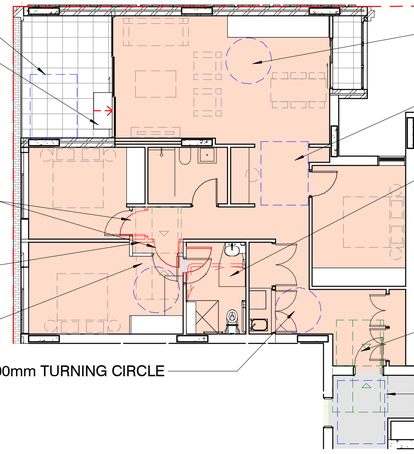
INSTALL ACCESS RAMP

RELOCATE DOORS

DEMOLISH STUD WALL

920 LEAF
850 CLEAR OPENING

1500mm TURNING CIRCLE



1500mm TURNING CIRCLE

1540X2070 CLEARANCE FOR WHEEL CHAIR TURNING

RETRO FIT BATHROOM:
INSTALL ACCESSIBLE SHOWER SUITE
INSTALL ACCESSIBLE TOILET SUITE AND BASIN
ADD GRAB RAILS ACCORDING TO AS 1428.1

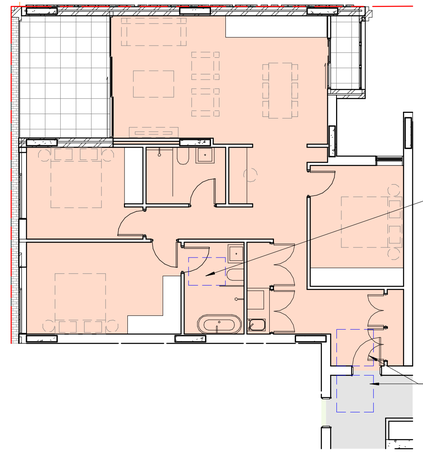
920 LEAF
850 CLEAR OPENING

1540X2070 CLEARANCE FOR WHEEL CHAIR TURNING

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

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

SILVER LIVING



1200X900 PAN CLEARANCE

1200X1200 CLEAR AT ENTRY

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

ISSUE	DATE	SUBJECT	AUTHORISED
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	29/11/23	AMENDED DA	JH
J	22/02/24	AMENDED DA	ARH
K	18/09/25	ISSUED FOR SSDA	JH
L	16/02/26	SSD RESPONSE	ARH
M	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

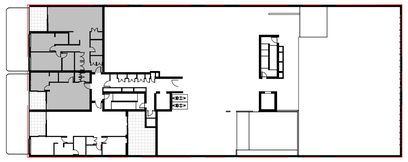
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	29/04/2026 3:20:22 PM

DESCRIPTION
ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA8.201	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 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

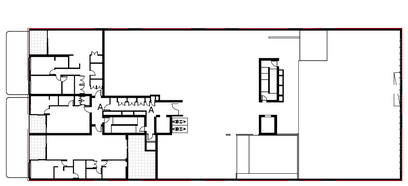
ADG SOLAR ACCESS

ADG SOLAR ACCESS
ADG SOLAR ACCESS
46
46

ADG MINIMUM = 70%
44.8 UNITS REQUIRED
46 UNITS PROPOSED (71.6%)
COMPLIES

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

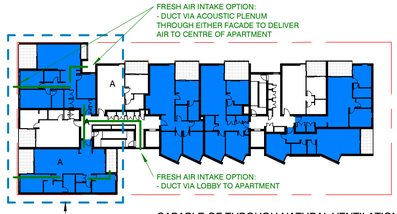
A= AFFORDABLE UNIT



9 DA2.100 LEVEL 1 VENT
1 : 500

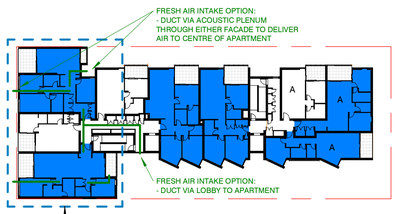


10 DA2.100 LEVEL 2 VENT
1 : 500



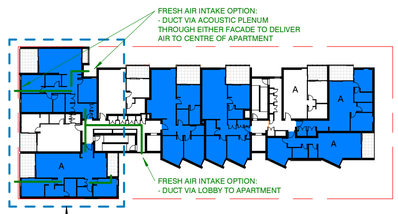
CAPABLE OF THROUGH NATURAL VENTILATION AND WILL BE AUGMENTED WITH MECHANICAL OPTION TO PERMIT CLOSED WINDOWS

11 DA2.100 LEVEL 3 VENT
1 : 500



CAPABLE OF THROUGH NATURAL VENTILATION AND WILL BE AUGMENTED WITH MECHANICAL OPTION TO PERMIT CLOSED WINDOWS

12 DA2.100 LEVEL 4 VENT
1 : 500



CAPABLE OF THROUGH NATURAL VENTILATION AND WILL BE AUGMENTED WITH MECHANICAL OPTION TO PERMIT CLOSED WINDOWS

13 DA2.100 LEVEL 5 VENT
1 : 500



14 DA2.100 LEVEL 6 VENT
1 : 500



15 DA2.100 LEVEL 7 VENT
1 : 500



16 DA2.100 LEVEL 8
1 : 500

ADG VENTILATION

ADG VENTILATION
ADG VENT
40
40

ADG MINIMUM = 60%
38.4 UNITS REQUIRED
40 UNITS PROPOSED (62.5%)
COMPLIES

A= AFFORDABLE UNIT

APARTMENT AREA AND STORAGE SCHEDULE

Number	Unit Type	Area (sqm)	Apartment storage (cubic m)	Storage in Basement (cubic m)	Total Storage (cubic m)
101	2 BED	109 m²	7.44	3	10.44
102	1 BED	51 m²	4	3	7
103	2 BED	103 m²	4.8	5	9.8
201	3 BED	106 m²	6.62	6	12.62
202	1 BED	51 m²	3.74	3	6.74
203	2 BED	96 m²	4.13	5	9.13
204	1 BED	50 m²	3.12	3	6.12
205	3 BED	103 m²	5.28	5	10.28
206	3 BED	101 m²	6	5	11
207	1 BED	51 m²	3.31	3	6.31
208	2 BED	75 m²	6.36	3	9.36
209	1 BED	54 m²	4.8	3	7.8
301	3 BED	106 m²	6.62	6	12.62
302	1 BED	51 m²	3.74	3	6.74
303	2 BED AFFORDABLE	97 m²	4.13	5	9.13
304	1 BED AFFORDABLE	53 m²	3.12	3	6.12
305	3 BED	103 m²	5.28	5	10.28
306	3 BED	101 m²	6	5	11
307	1 BED	51 m²	3.31	3	6.31
308	2 BED	75 m²	6.36	3	9.36
309	1 BED	62 m²	5.98	3	8.98
401	3 BED	106 m²	6.62	6	12.62
402	1 BED	51 m²	3.74	3	6.74
403	2 BED	97 m²	4.13	5	9.13
404	1 BED	53 m²	3.12	3	6.12
405	3 BED	103 m²	5.28	5	10.28
406	3 BED	101 m²	6	5	11
407	1 BED AFFORDABLE	51 m²	3.31	3	6.31
408	2 BED AFFORDABLE	75 m²	6.36	3	9.36
409	1 BED AFFORDABLE	62 m²	5.98	3	8.98
501	3 BED	106 m²	6.62	6	12.62
502	1 BED	51 m²	3.74	3	6.74
503	2 BED AFFORDABLE	97 m²	4.13	5	9.13
504	1 BED	53 m²	3.12	3	6.12
505	3 BED	103 m²	5.28	5	10.28
506	3 BED	101 m²	6	5	11
507	1 BED AFFORDABLE	51 m²	3.31	3	6.31
508	2 BED AFFORDABLE	75 m²	6.36	3	9.36
509	1 BED AFFORDABLE	62 m²	5.98	3	8.98
601	3 BED	106 m²	6.62	6	12.62
602	1 BED	51 m²	3.74	3	6.74
603	2 BED AFFORDABLE	97 m²	4.13	5	9.13
604	1 BED	53 m²	3.12	3	6.12
605	3 BED	103 m²	5.28	5	10.28
606	3 BED	101 m²	6	5	11
607	1 BED AFFORDABLE	51 m²	3.31	3	6.31
608	2 BED AFFORDABLE	75 m²	6.36	3	9.36
609	1 BED AFFORDABLE	62 m²	5.98	3	8.98
701	3 BED	110 m²	5.66	6	11.66
703	3 BED	109 m²	5.18	6	11.18
704	1 BED	53 m²	3.12	3	6.12
705	3 BED	103 m²	5.28	5	10.28
706	3 BED	101 m²	6	5	11
707	1 BED	51 m²	3.31	3	6.31
708	2 BED	75 m²	6.36	3	9.36
709	1 BED	62 m²	5.98	3	8.98
801	3 BED	110 m²	5.66	6	11.66
803	3 BED	109 m²	5.18	6	11.18
804	1 BED	53 m²	3.12	3	6.12
805	3 BED	103 m²	5.28	5	10.28
806	3 BED	101 m²	6	5	11
807	1 BED	51 m²	3.31	3	6.31
808	2 BED	75 m²	6.36	5	11.36
809	1 BED	62 m²	5.98	3	8.98
Grand total: 64		5064 m²			

APARTMENT DESIGN GUIDE

- CLAUSE 4A
  SOLAR AND DAYLIGHT ACCESS
  - 75% PROVIDED
- CLAUSE 4B
  NATURAL VENTILATION
  - 62.5% PROVIDED
- CLAUSE 4E
  PRIVATE OPEN SPACE
  - SITE AREA = 1517.4sqm
  - COS REQUIRED = 379.35sqm (25%)
  - COS PROVIDED = 614sqm (40%)
- CLAUSE 4G
  STORAGE

- ALL APARTMENTS HAVE THE REQUIRED RESIDENTIAL STORAGE. SOME WHOLLY WITHIN THE APARTMENT AND OTHERS WITH BASEMENT STORAGE CAGES ON TITLE

- AFFORDABLE HOUSING
  - OF THE 13 DESIGNATED AFFORDABLE DWELLINGS:
  - 9 UNITS RECEIVE MID WINTER SOLAR ACCESS (70%)
  - 9 UNITS ARE NATURALLY CROSS VENTILATED (70%)

COMPLIES

T

APARTMENT STORAGE

REFER TO THE GENERAL ARRANGEMENT PLANS FOR LOCATIONS OF STORAGE IN EACH APARTMENT - INDICATED AS THE CROSS HATCH BELOW

RESIDENTIAL STORAGE
(PRESUMED 2400 HIGH)

ISSUE	DATE	SUBJECT	AUTHORISED
K	29/11/23	AMENDED DA	JH
L	22/02/24	AMENDED DA	ARH
M	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
N	17/12/24	ISSUED FOR REVIEW	JH
O	19/12/24	ISSUED FOR SCOPING REQUEST	JH
P	19/12/24	ISSUED FOR SCOPING REQUEST	JH
Q	18/09/25	ISSUED FOR SSDA	JH
R	16/02/26	SSD RESPONSE	ARH
S	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH
T	19/05/26	RESIDENTIAL STORAGE NOTED	ARH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

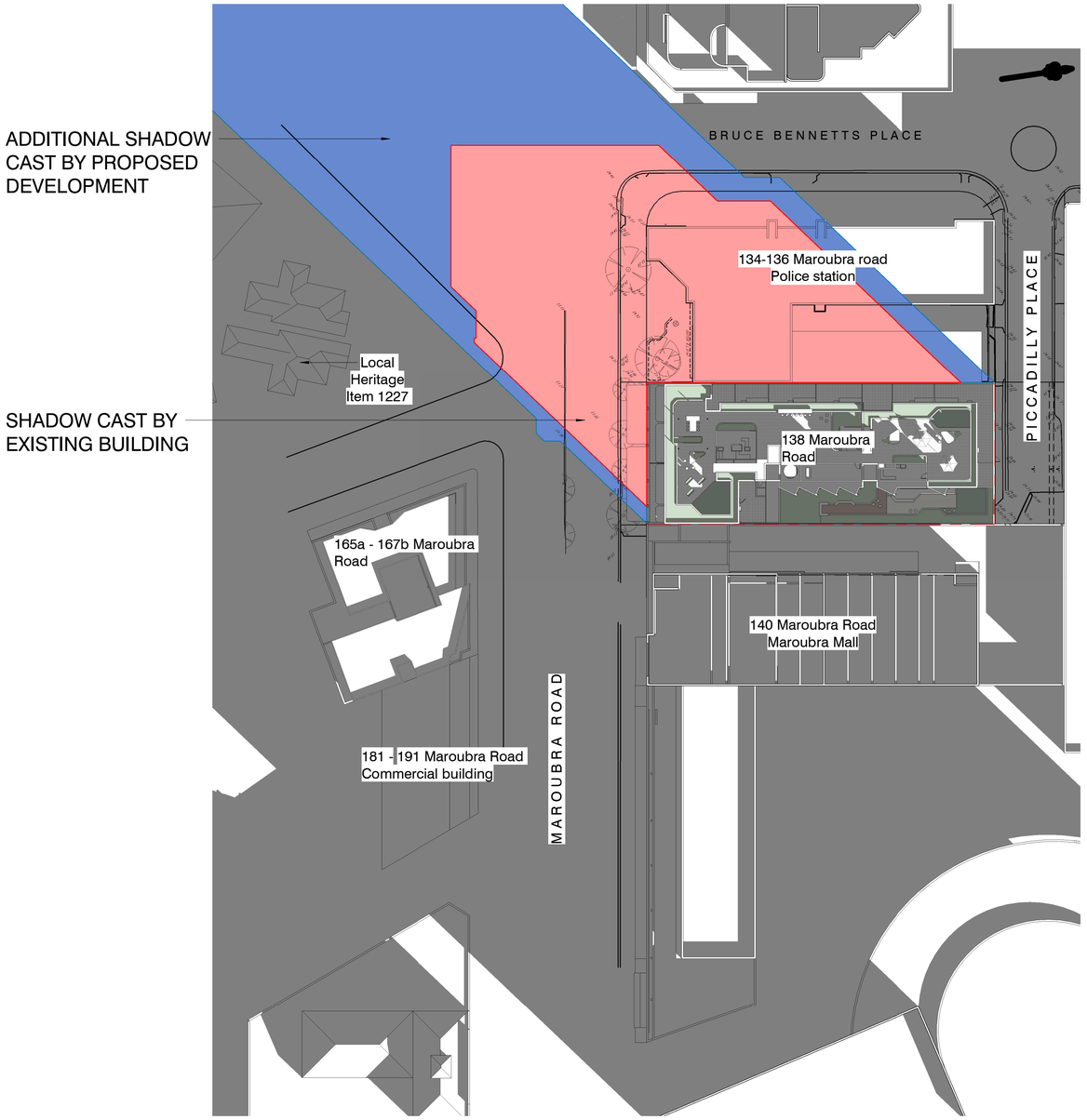
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	As indicated	A1	19/05/2026 10:22:22 AM

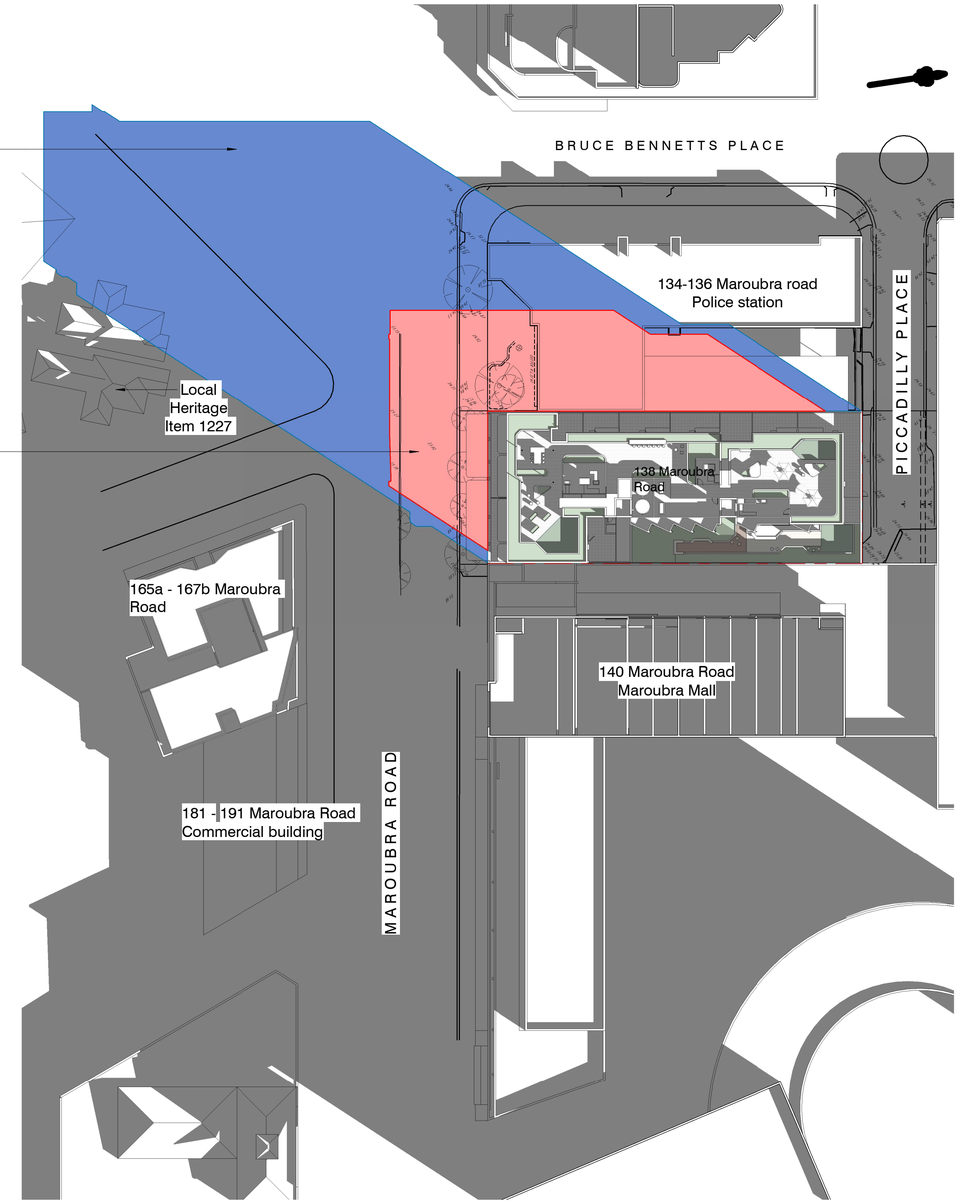
DESCRIPTION
ADG HEADLINE COMPLIANCE

PROJECT No	DRAWING No	REVISION
21_435	DA8.250	T

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



3 8 AM - JUNE 21st
1 : 500



4 9 AM - JUNE 21st
1 : 500

LEGEND

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

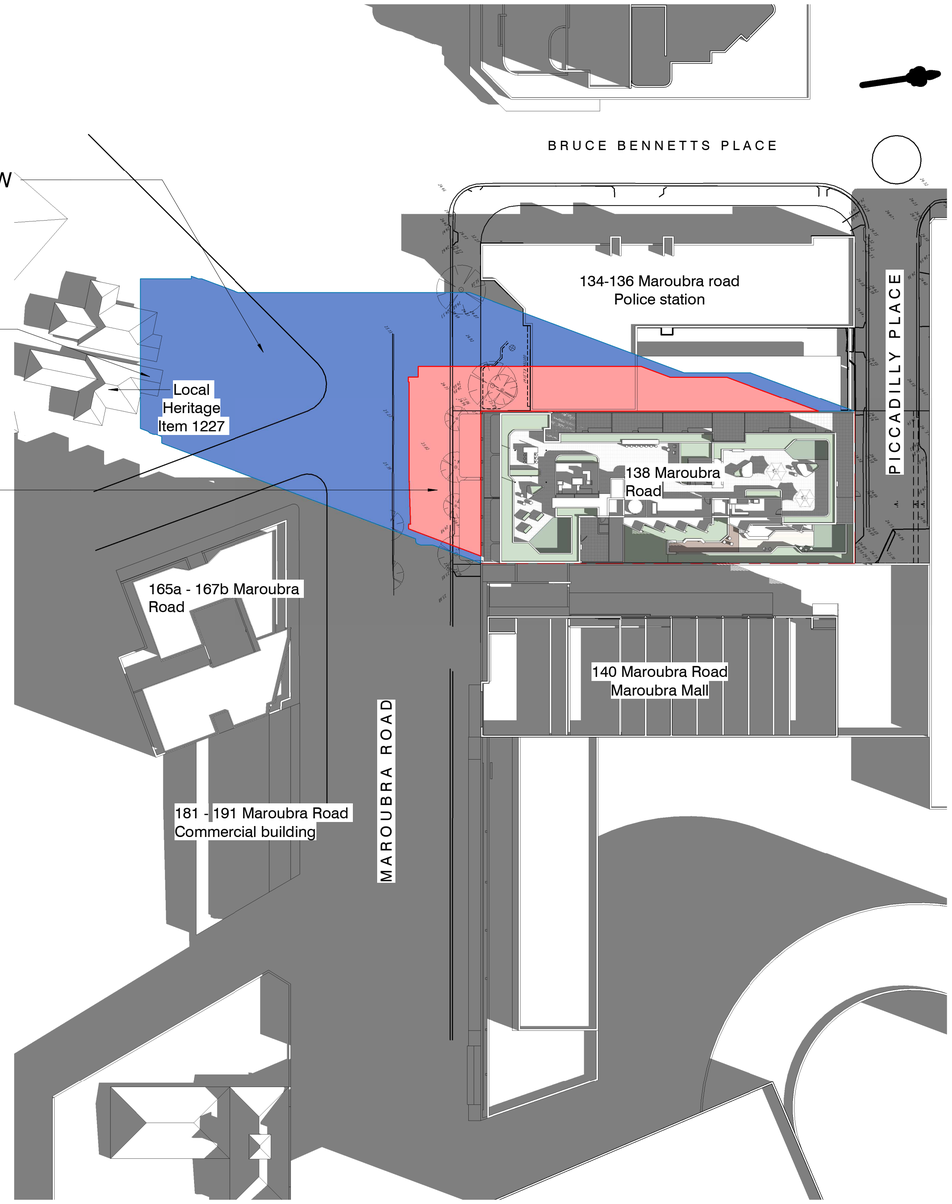
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	29/04/2026 3:21:13 PM

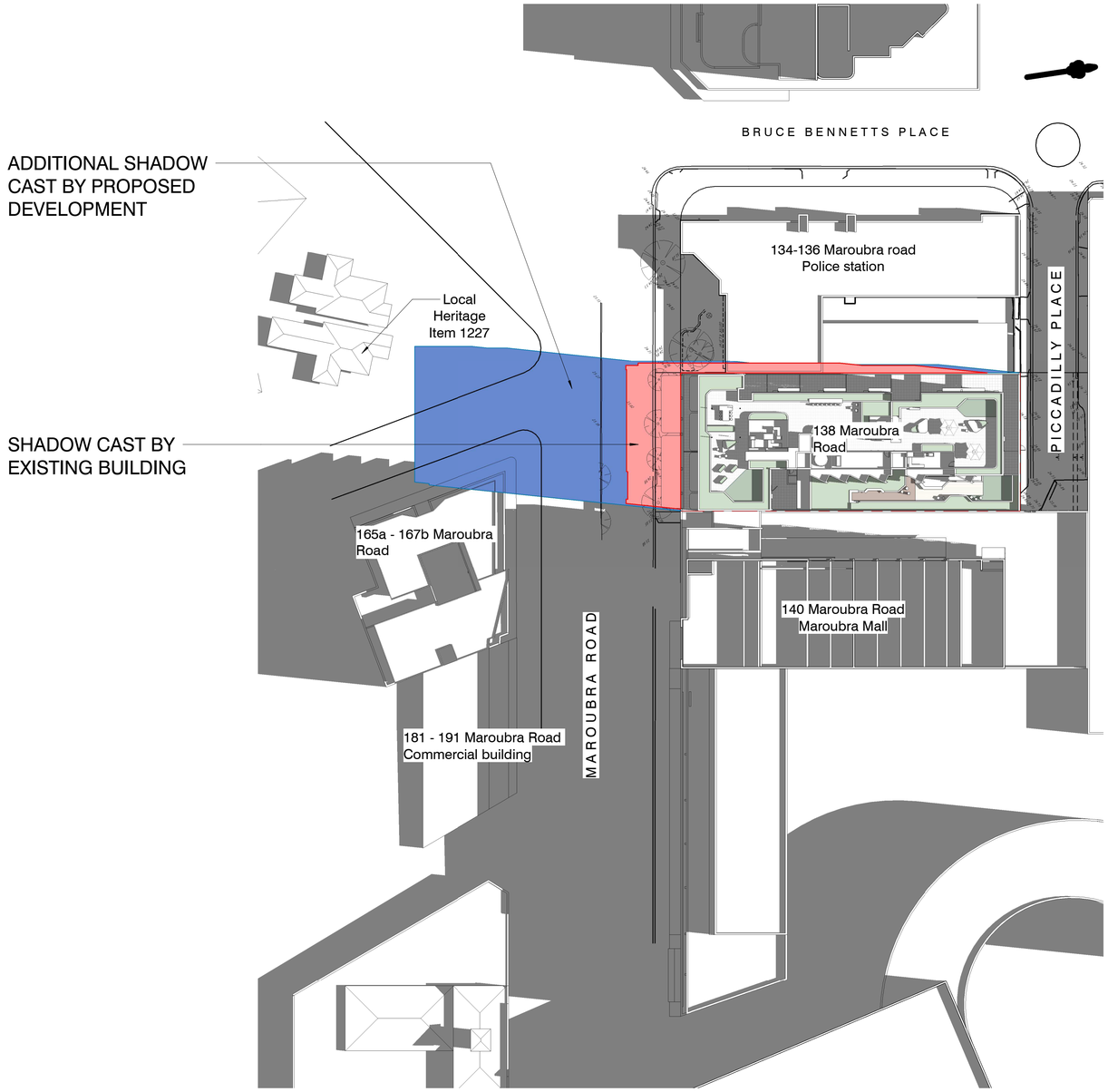
DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA8.300	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 10 AM - JUNE 21st
1 : 500



2 11 AM - JUNE 21st
1 : 500

LEGEND

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

ISSUE	DATE	SUBJECT	AUTHORISED
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	29/11/23	AMENDED DA	JH
J	22/02/24	AMENDED DA	ARH
K	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
L	18/09/25	ISSUED FOR SSDA	JH
M	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

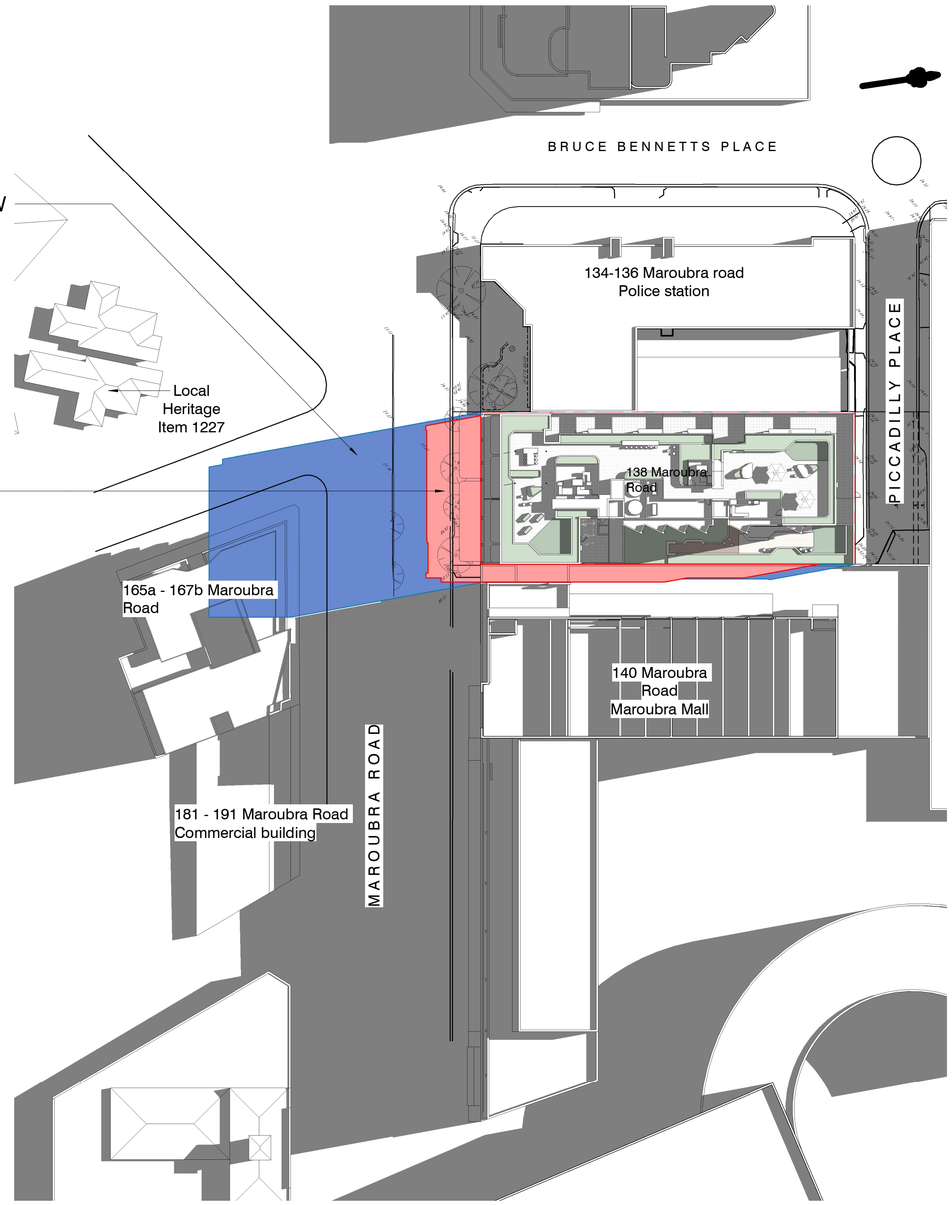
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	29/04/2026 3:21:37 PM

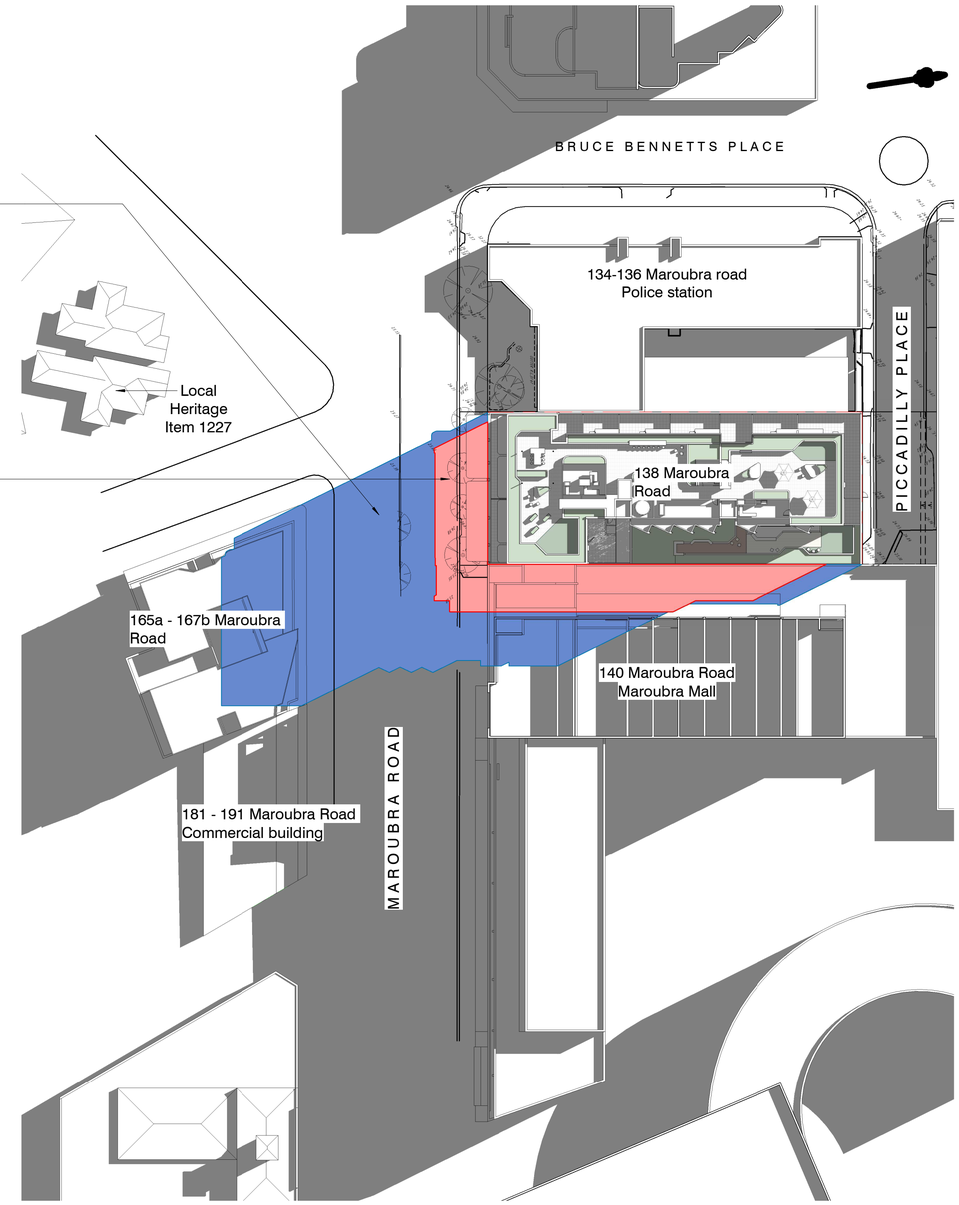
DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA8.301	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 12 NOON - JUNE 21st
1 : 500



2 1 PM - JUNE 21st
1 : 500

LEGEND

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

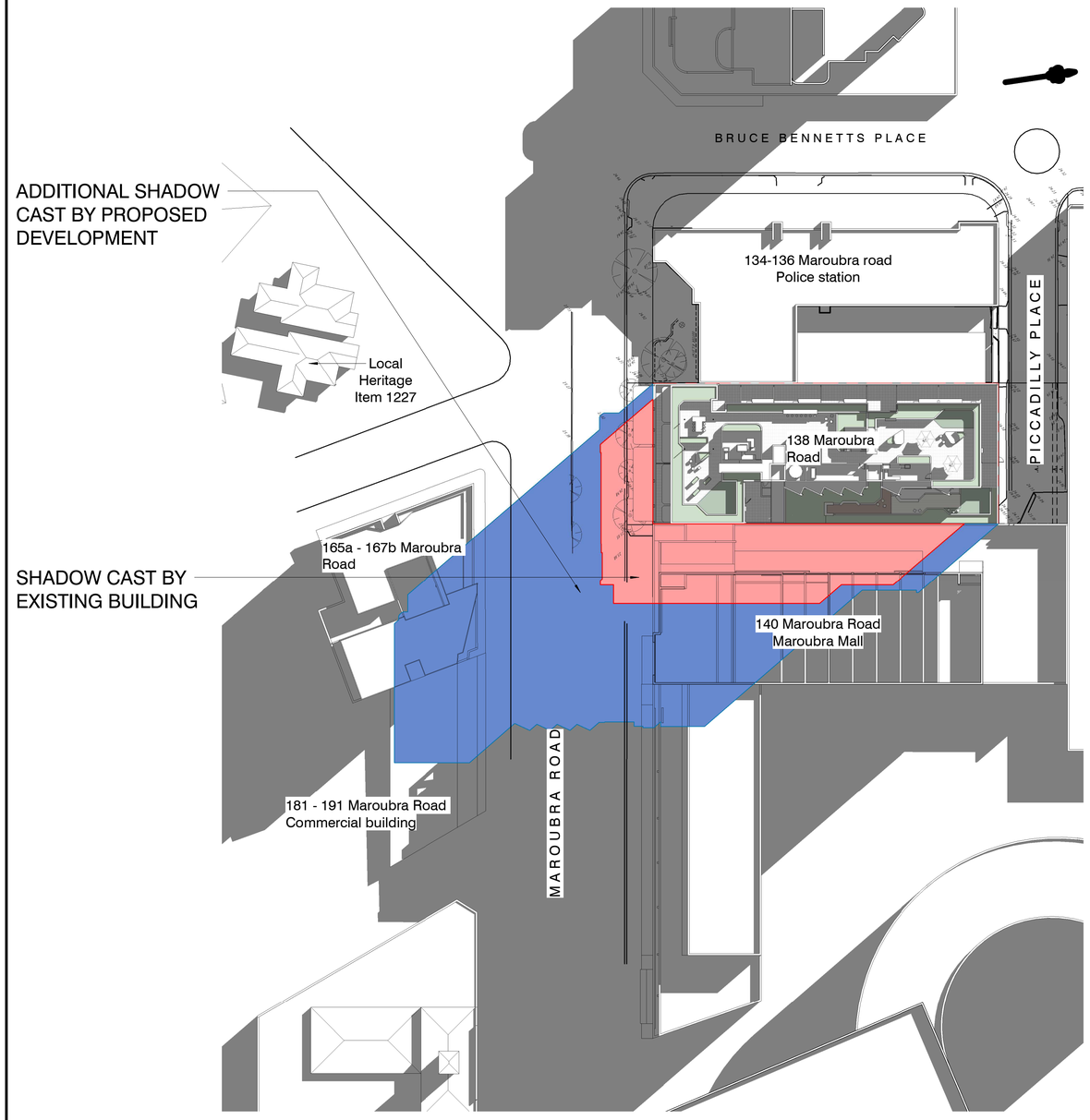
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	29/04/2026 3:21:59 PM

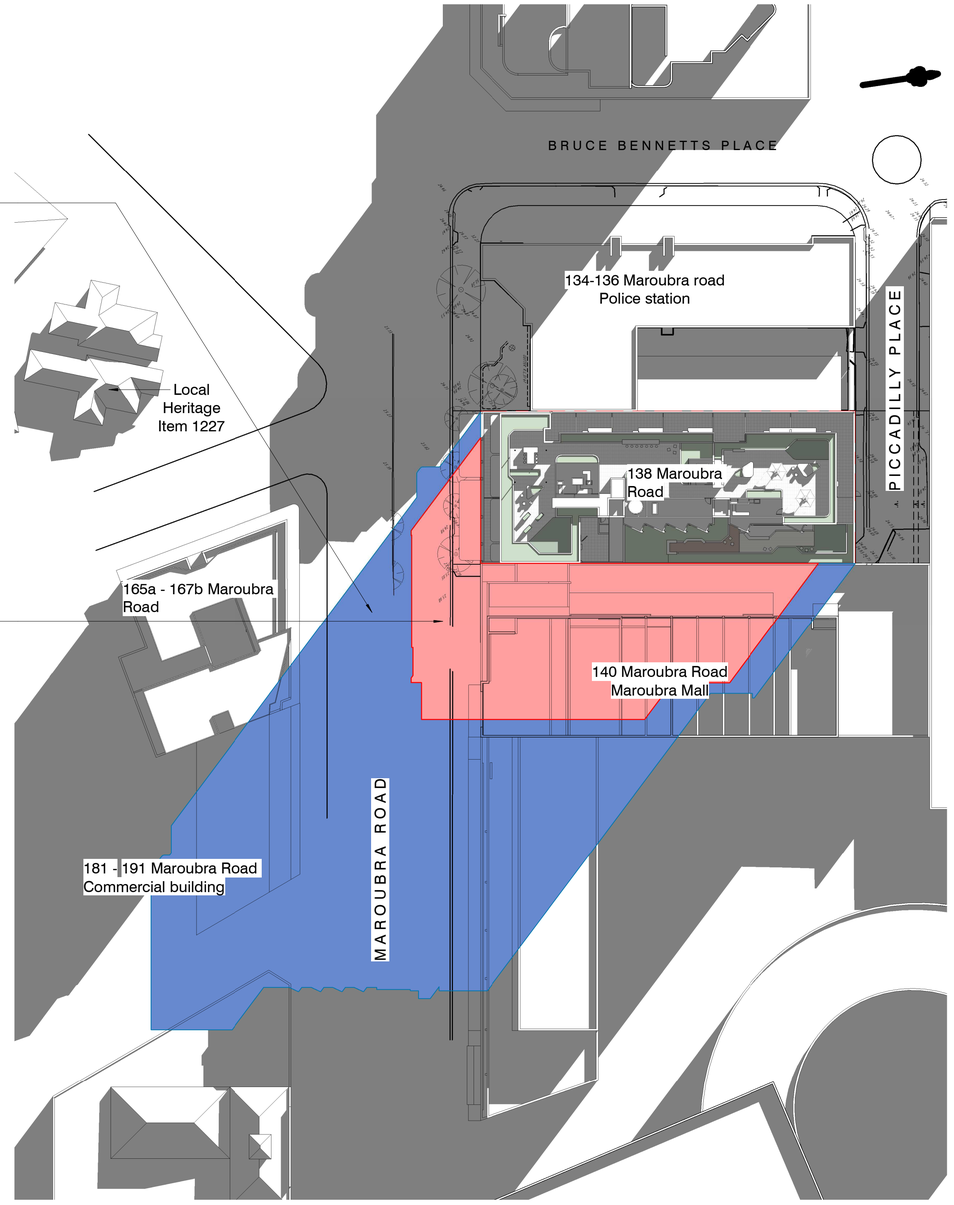
DESCRIPTION
SHADOW DIAGRAM PLANS
SHEET 3

PROJECT No	DRAWING No	REVISION
21_435	DA8.302	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 2 PM - JUNE 21st
1 : 500



2 3 PM - JUNE 21st
1 : 500

LEGEND

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	18/09/25	ISSUED FOR SSDA	JH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

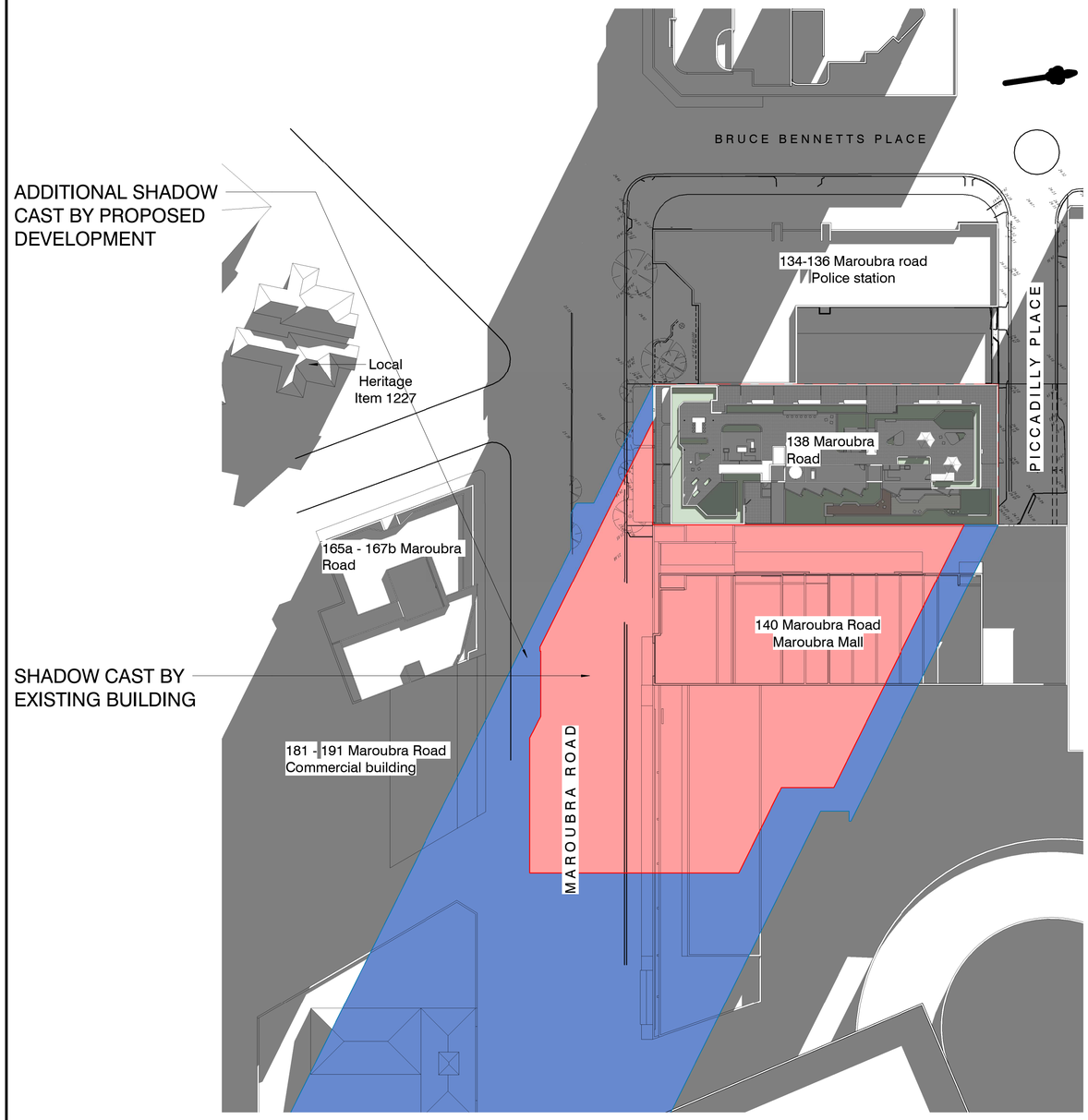
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 500	A1	29/04/2026 3:22:23 PM

DESCRIPTION
SHADOW DIAGRAM PLANS SHEET 4

PROJECT No	DRAWING No	REVISION
21_435	DA8.303	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 4 PM - JUNE 21st
1 : 500

LEGEND

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

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
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	18/09/25	ISSUED FOR SSDA	JH
I	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	29/04/2026 3:22:44 PM

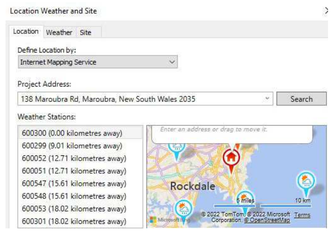
DESCRIPTION
SHADOW DIAGRAM PLANS
SHEET 5

PROJECT No	DRAWING No	REVISION
21_435	DA8.304	I

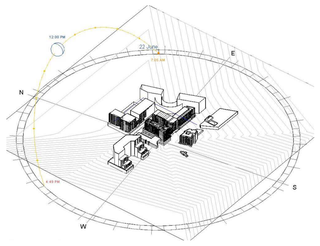
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

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

- LOCATION SETTING



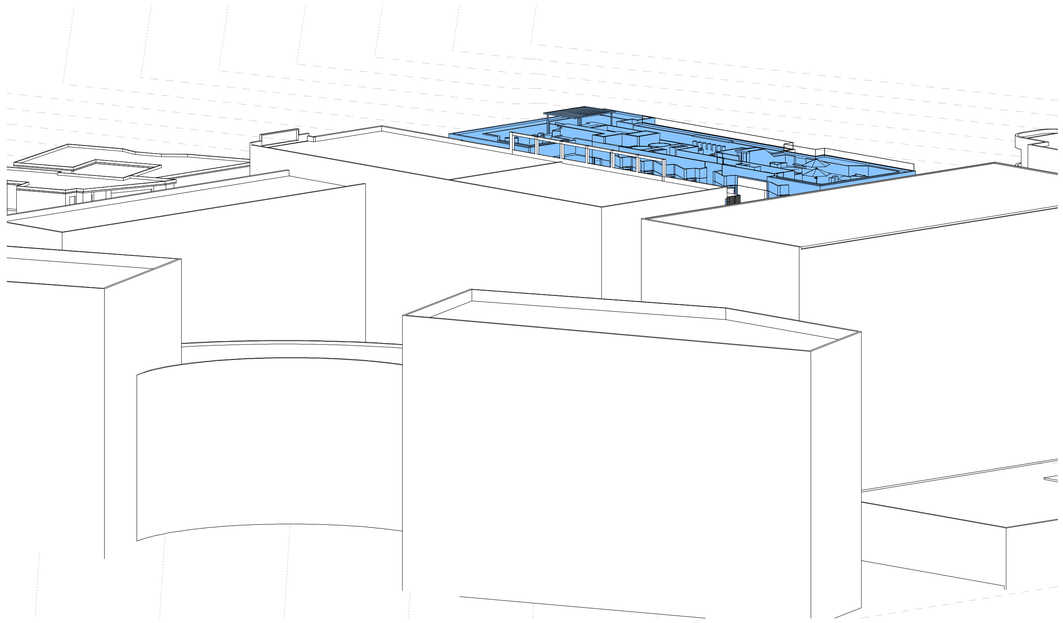
- SUN ANGLE SETTING



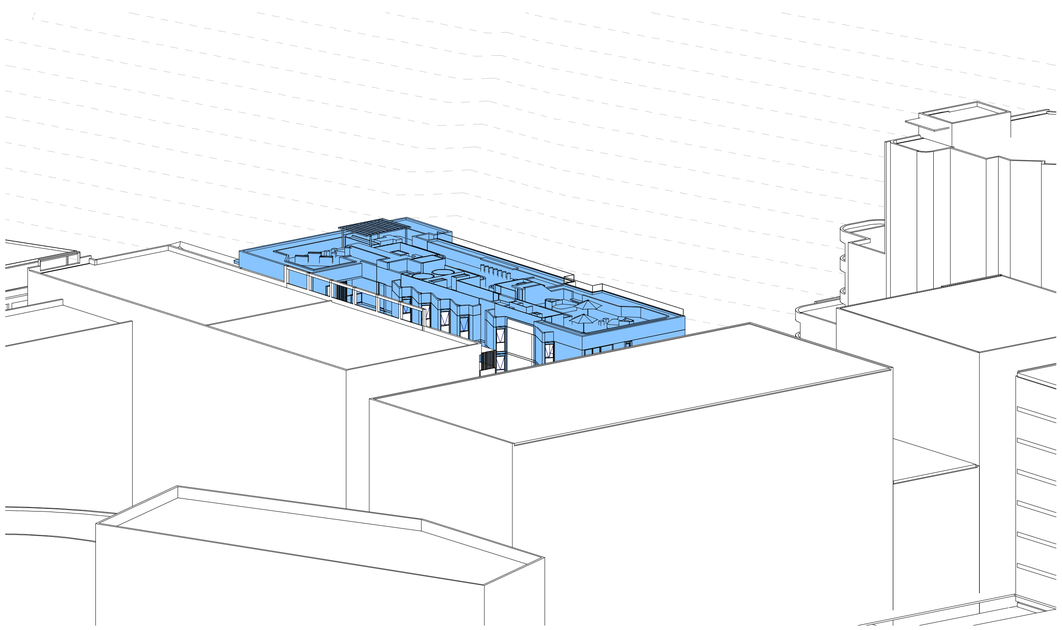
- REVIT 2024 AUTO GENERATED VIEWS

SHADOW IMPACT STUDY ON 140 MAROUBRA ROAD NEIGHBOUR

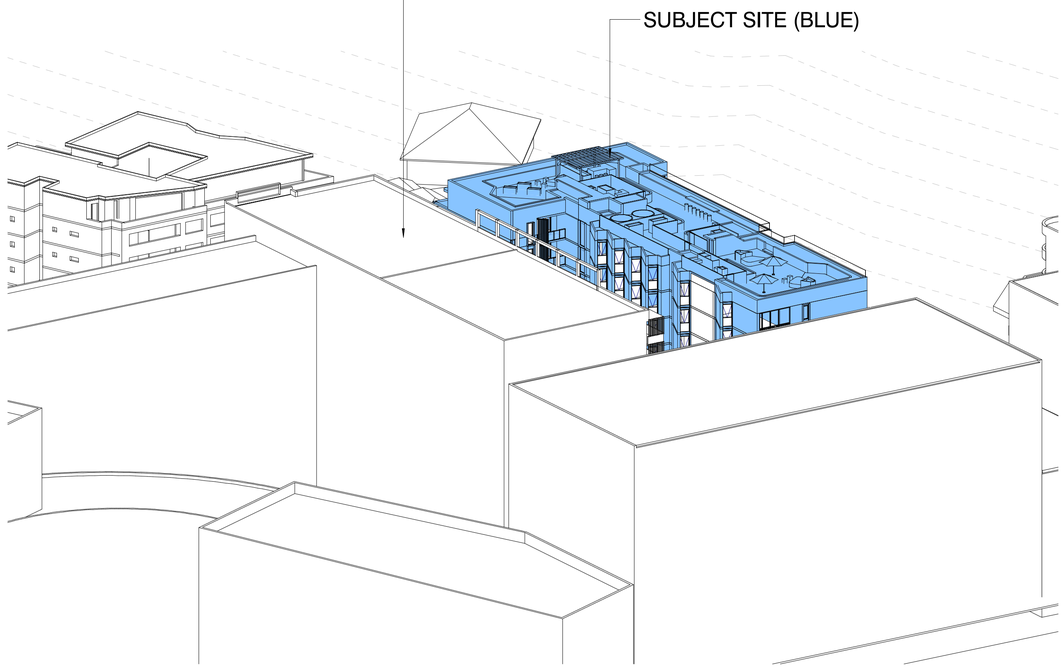
- IT IS UNDERSTOOD THAT THE WESTERN WING OF PACIFIC SQUARE CONTAINS 75 DWELLINGS FACING EITHER EAST OR WEST
- IT IS ESTIMATED THAT 67 DWELLINGS (89%) CURRENTLY RECEIVE 2 HOURS OF MIDWINTER LIGHT.
- THE PROPOSED DEVELOPMENT WOULD CAST SHADOW ON 6 OF THOSE DWELLINGS REDUCING THEIR MID-WINTER LIGHT TO 1.5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



1 8 AM - JUNE 21st



2 8:30 AM - JUNE 21st



3 9 AM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH
L	17/02/25	ISSUED FOR SSD SUBMISSION	JH
M	18/09/25	ISSUED FOR SSDA	JH
N	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

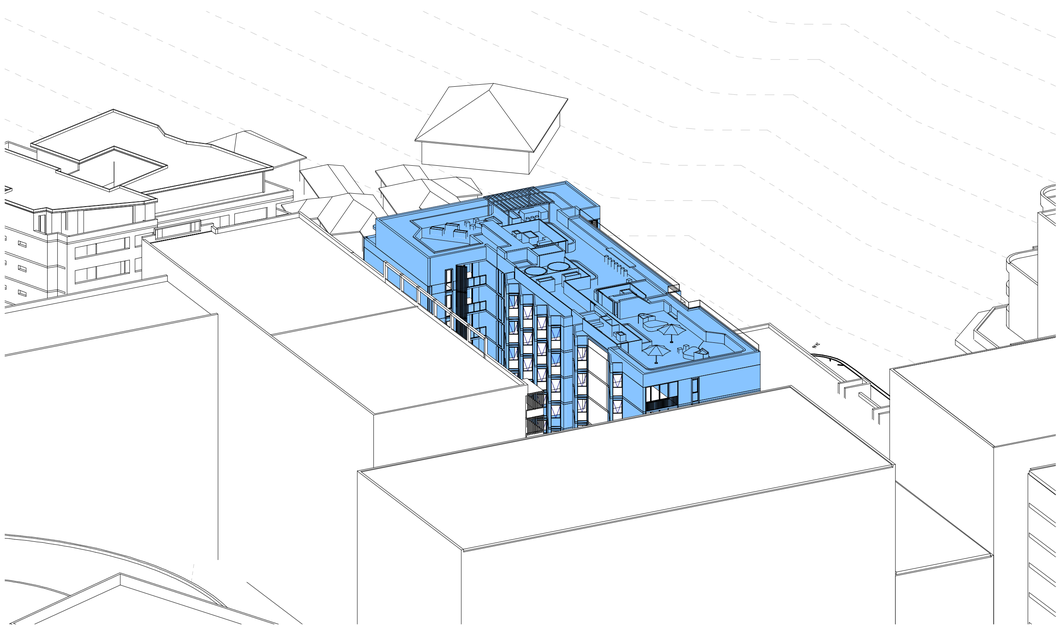
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 1	A1	29/04/2026 3:23:41 PM

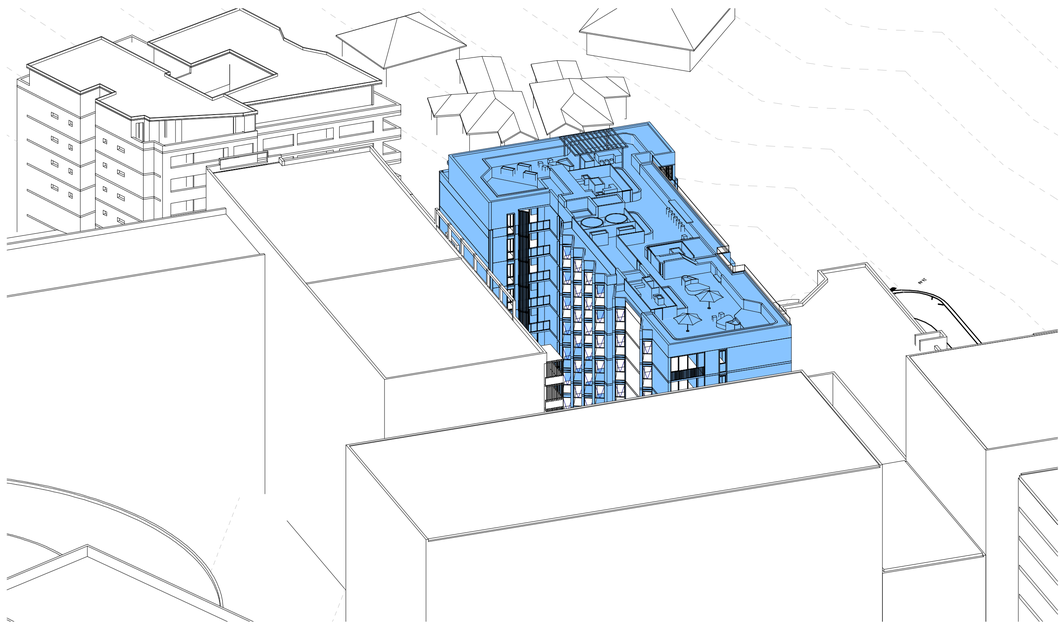
DESCRIPTION
SUN EYE VIEWS SHEET 1

PROJECT No	DRAWING No	REVISION
21_435	DA8.309	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



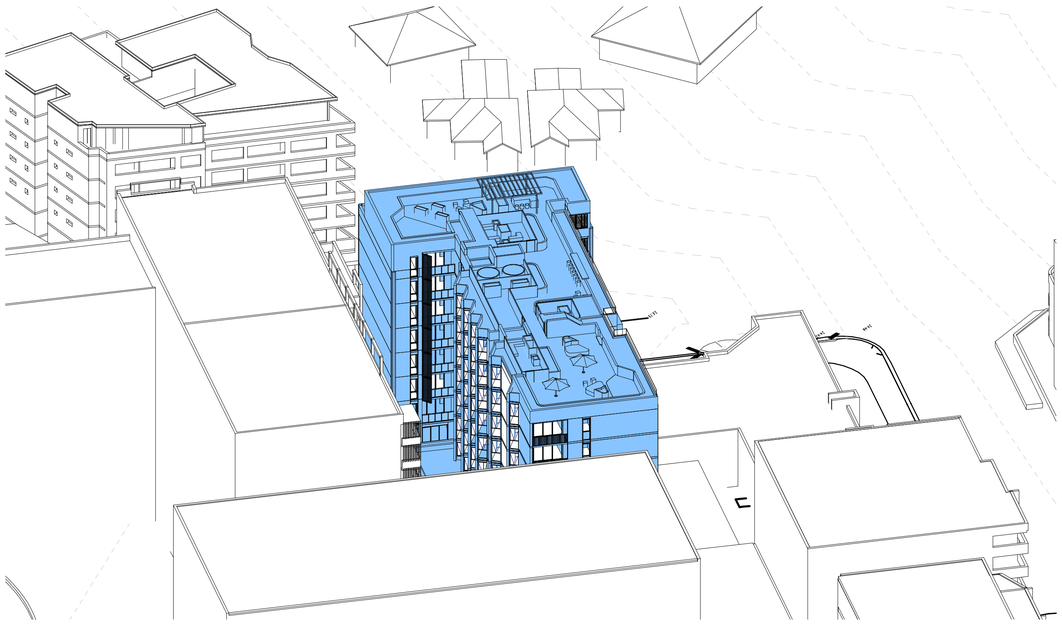
1 9:30 AM - JUNE 21st



2 10 AM - JUNE 21st

140 MAROUBRA ROAD (PACIFIC SQUARE)

SUBJECT SITE (BLUE)



3 10:30 AM - JUNE 21st



4 11 AM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
H	29/11/23	AMENDED DA	JH
I	22/02/24	AMENDED DA	ARH
J	17/02/25	ISSUED FOR SSD SUBMISSION	JH
K	18/09/25	ISSUED FOR SSDA	JH
L	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

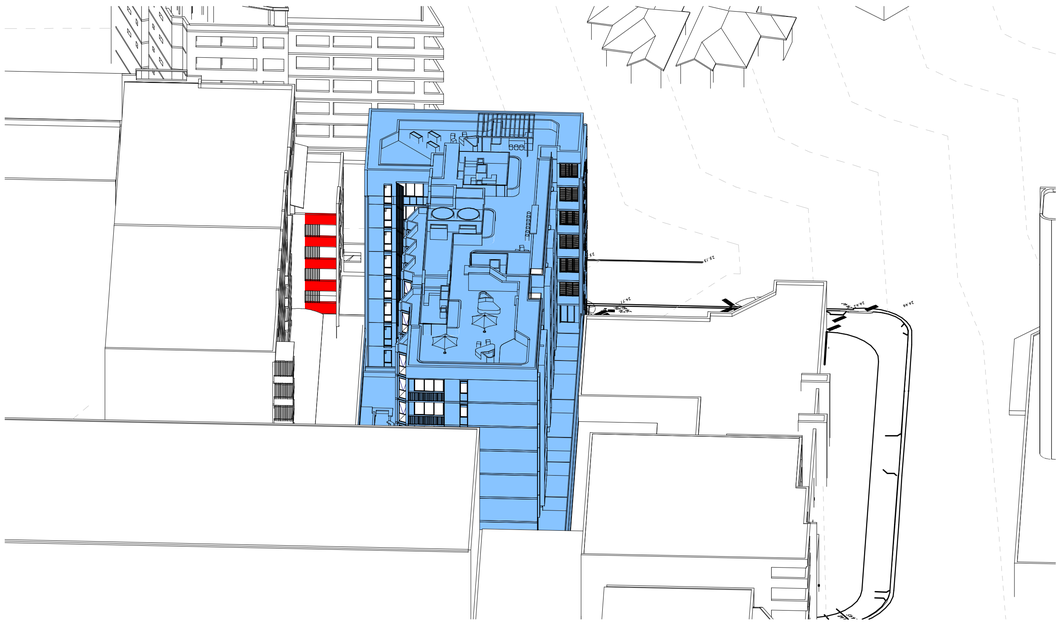
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	29/04/2026 3:23:56 PM

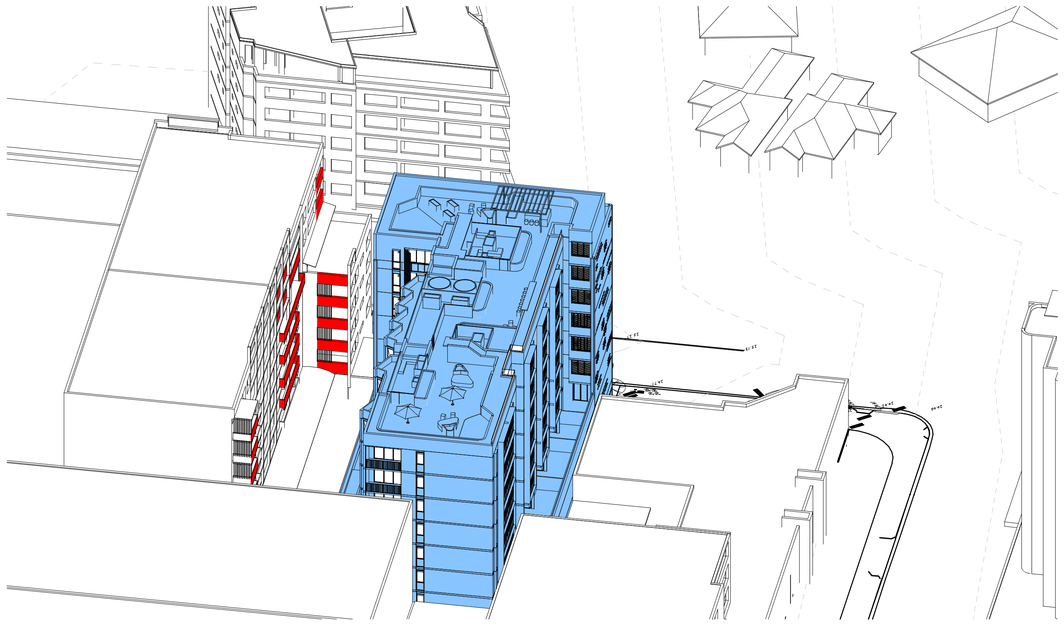
DESCRIPTION
SUN EYE VIEWS SHEET 2

PROJECT No	DRAWING No	REVISION
21_435	DA8.310	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



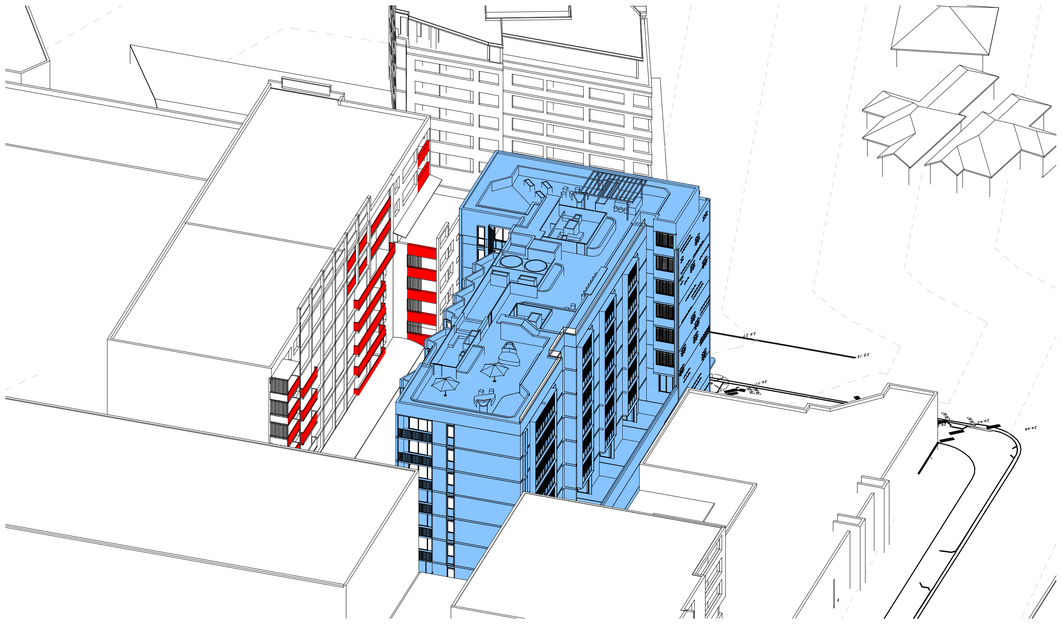
1 11:30 AM - JUNE 21st



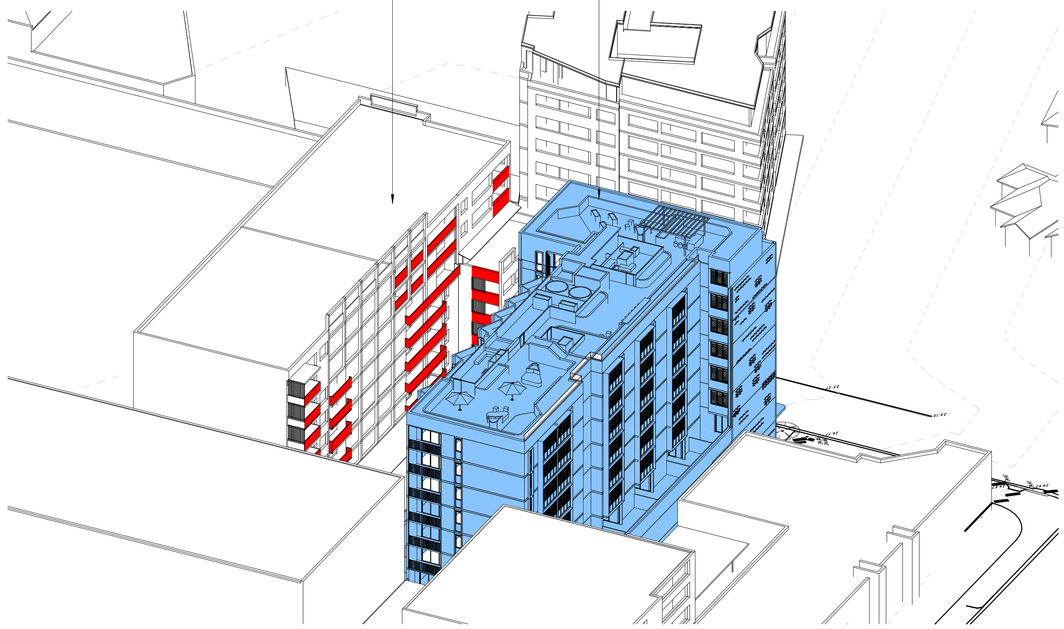
2 12 NOON - JUNE 21st

140 MAROUBRA ROAD (PACIFIC SQUARE) / BALCONIES COLOURED RED

SUBJECT SITE (BLUE)



3 12:30 NOON - JUNE 21st



4 1 PM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
A	17/02/25	ISSUED FOR SSD SUBMISSION	JH
B	18/09/25	ISSUED FOR SSDA	JH
C	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

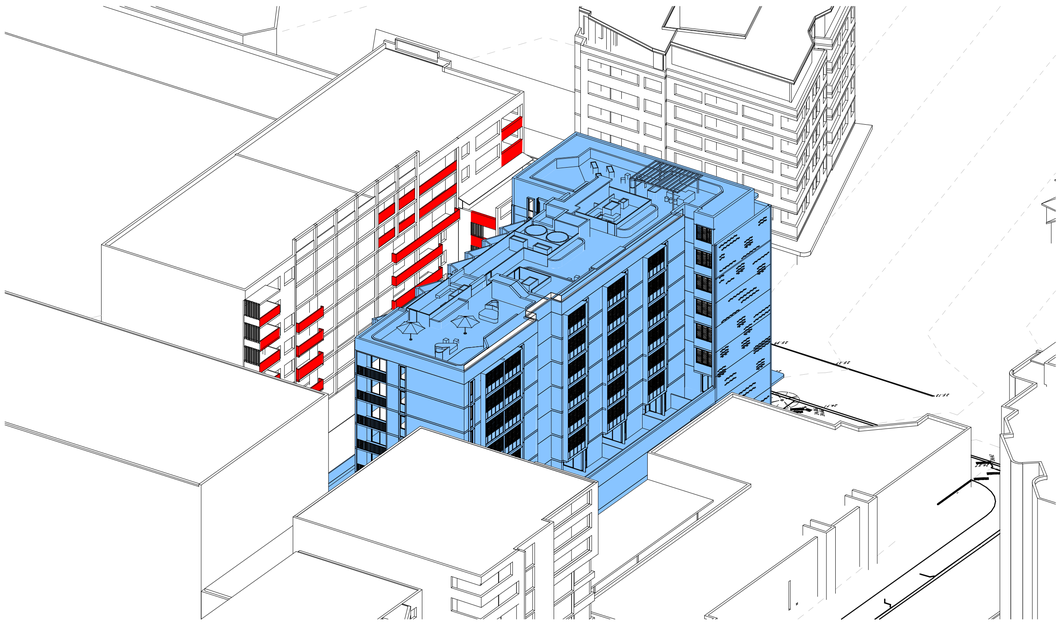
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author		A1	29/04/2026 3:24:14 PM

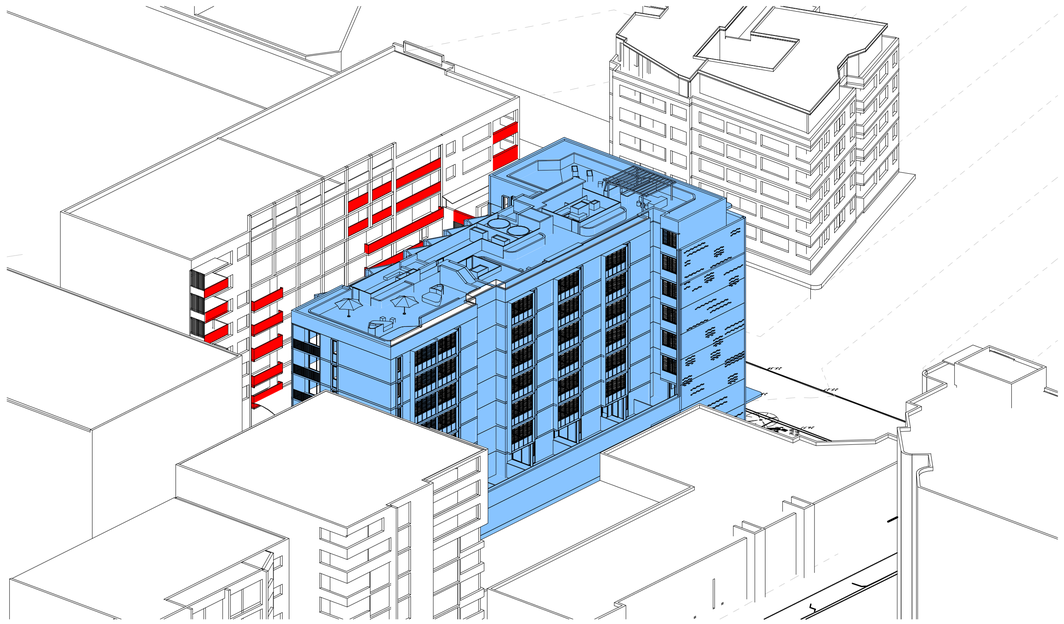
DESCRIPTION
SUN EYE VIEWS SHEET 3

PROJECT No	DRAWING No	REVISION
21_435	DA8.311	C

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



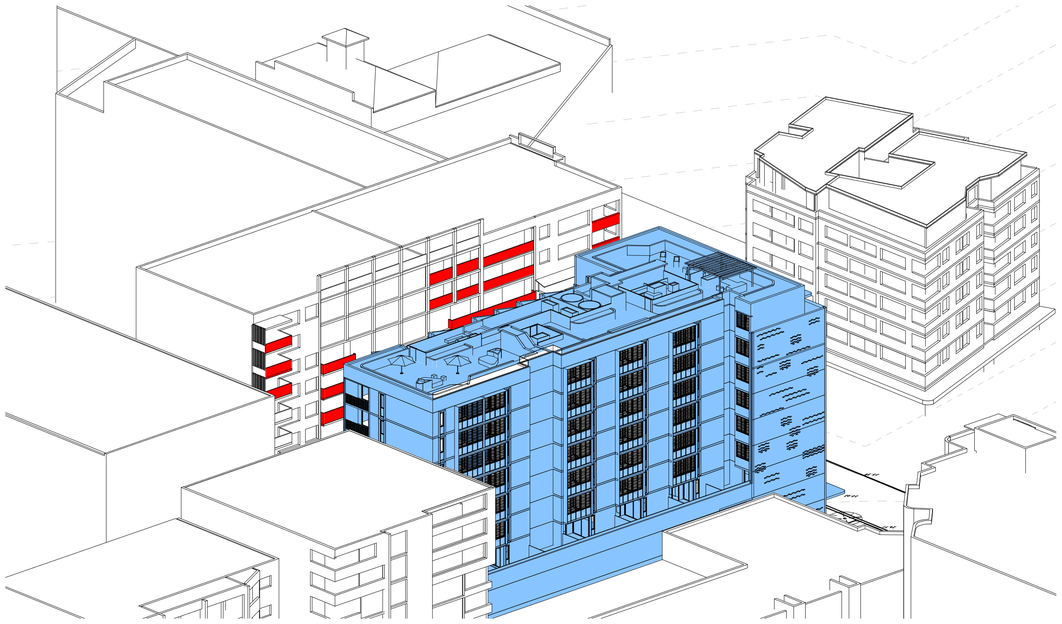
1 1:30 PM - JUNE 21st



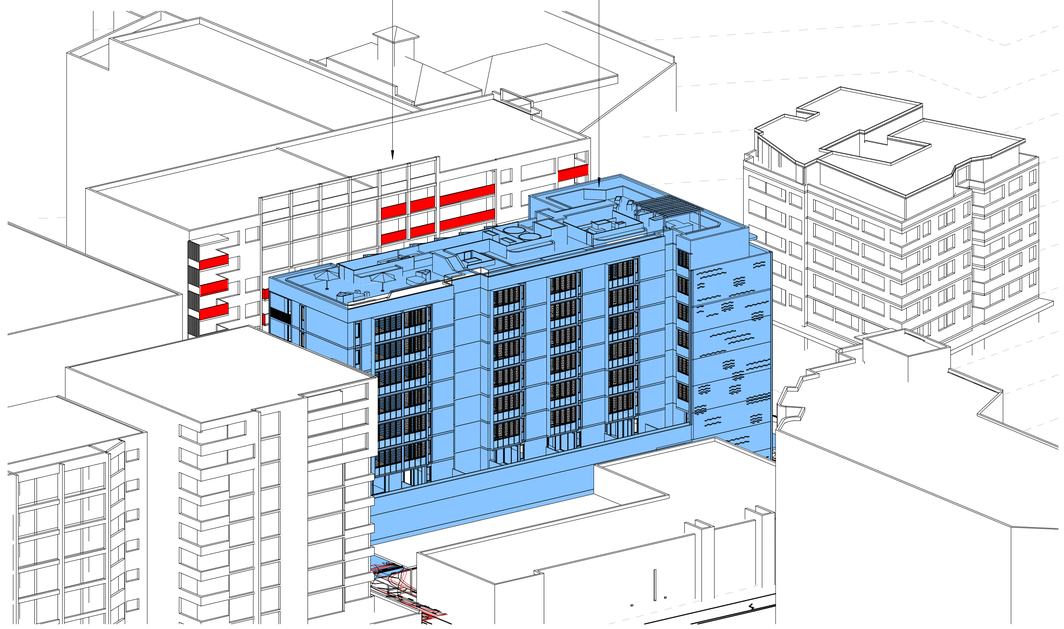
2 2 PM - JUNE 21st

140 MAROUBRA ROAD (PACIFIC SQUARE) / BALCONIES COLOURED RED

SUBJECT SITE (BLUE)



3 2:30 PM - JUNE 21st



4 3 PM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
A	17/02/25	ISSUED FOR SSD SUBMISSION	JH
B	18/09/25	ISSUED FOR SSDA	JH
C	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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		A1	29/04/2026 3:24:35 PM

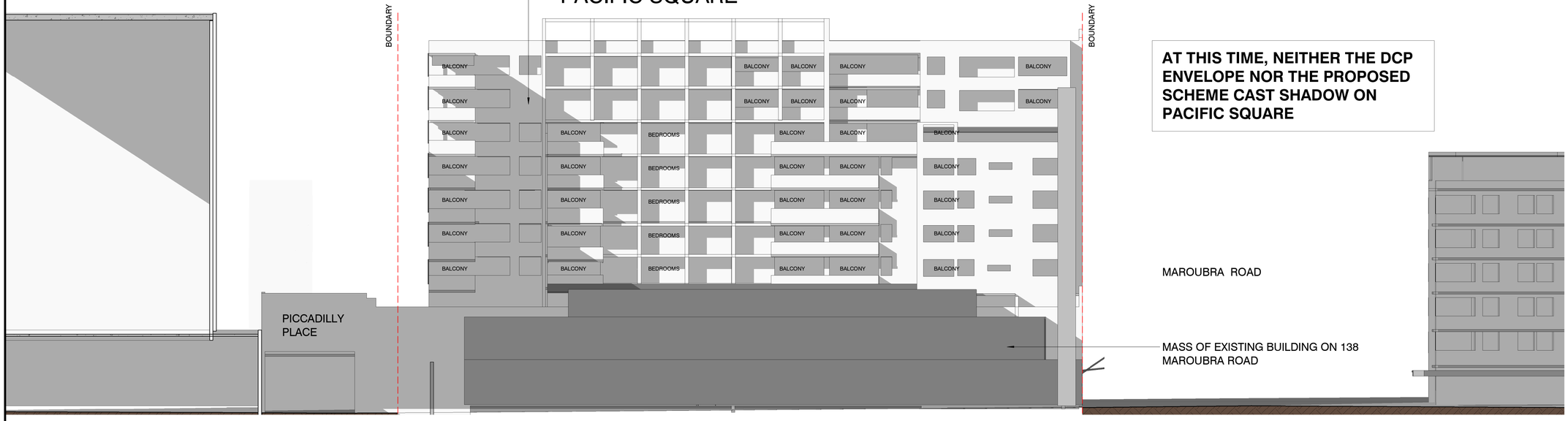
DESCRIPTION
SUN EYE VIEWS SHEET 4

PROJECT No	DRAWING No	REVISION
21_435	DA8.312	C

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

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE



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

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

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

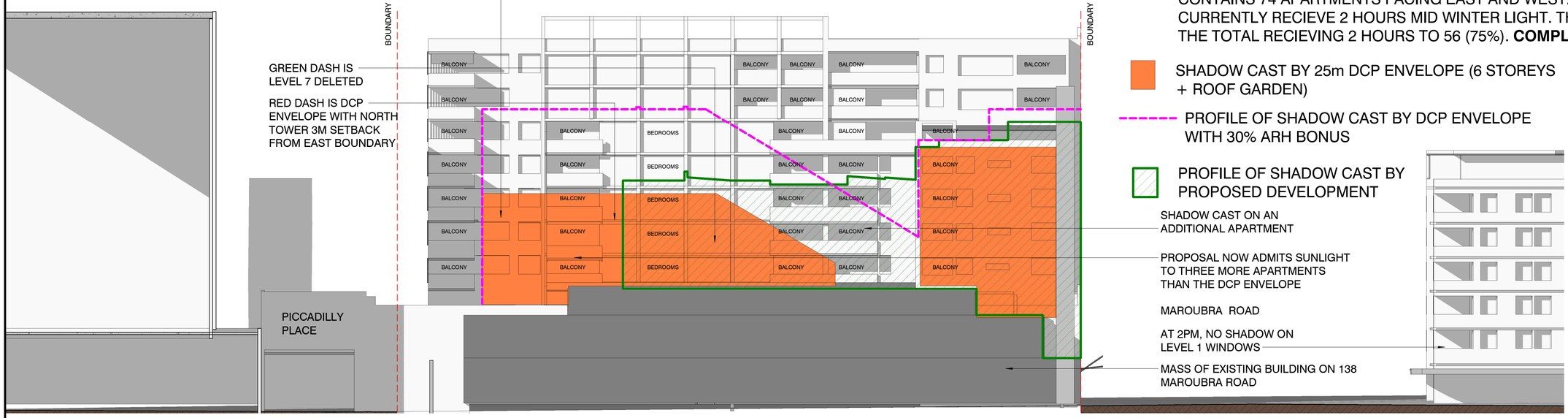
IT IS UNDERSTOOD THE WEST WING OF PACIFIC SQUARE (IN THIS ELEVATION) CONTAINS 74 APARTMENTS FACING EAST AND WEST. 62 (83%) OF THESE CURRENTLY RECIEVE 2 HOURS MID WINTER LIGHT. THE PROPOSAL WILL REDUCE THE TOTAL RECIEVING 2 HOURS TO 56 (75%). **COMPLIES WITH ADG 3B-2**

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE

GREEN DASH IS LEVEL 7 DELETED

RED DASH IS DCP ENVELOPE WITH NORTH TOWER 3M SETBACK FROM EAST BOUNDARY



SHADOW CAST BY 25m DCP ENVELOPE (6 STOREYS + ROOF GARDEN)

PROFILE OF SHADOW CAST BY DCP ENVELOPE WITH 30% ARH BONUS

PROFILE OF SHADOW CAST BY PROPOSED DEVELOPMENT

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

ISSUE	DATE	SUBJECT	AUTHORISED
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
J	18/09/25	ISSUED FOR SSDA	JH
K	16/02/26	SSD RESPONSE	ARH
L	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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 : 200	A1	29/04/2026 3:25:20 PM

DESCRIPTION
PACIFIC SQUARE SHADOW STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA8.321	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

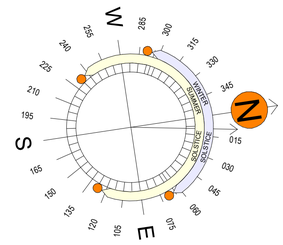
COMMUNAL OPEN SPACE NOTES:

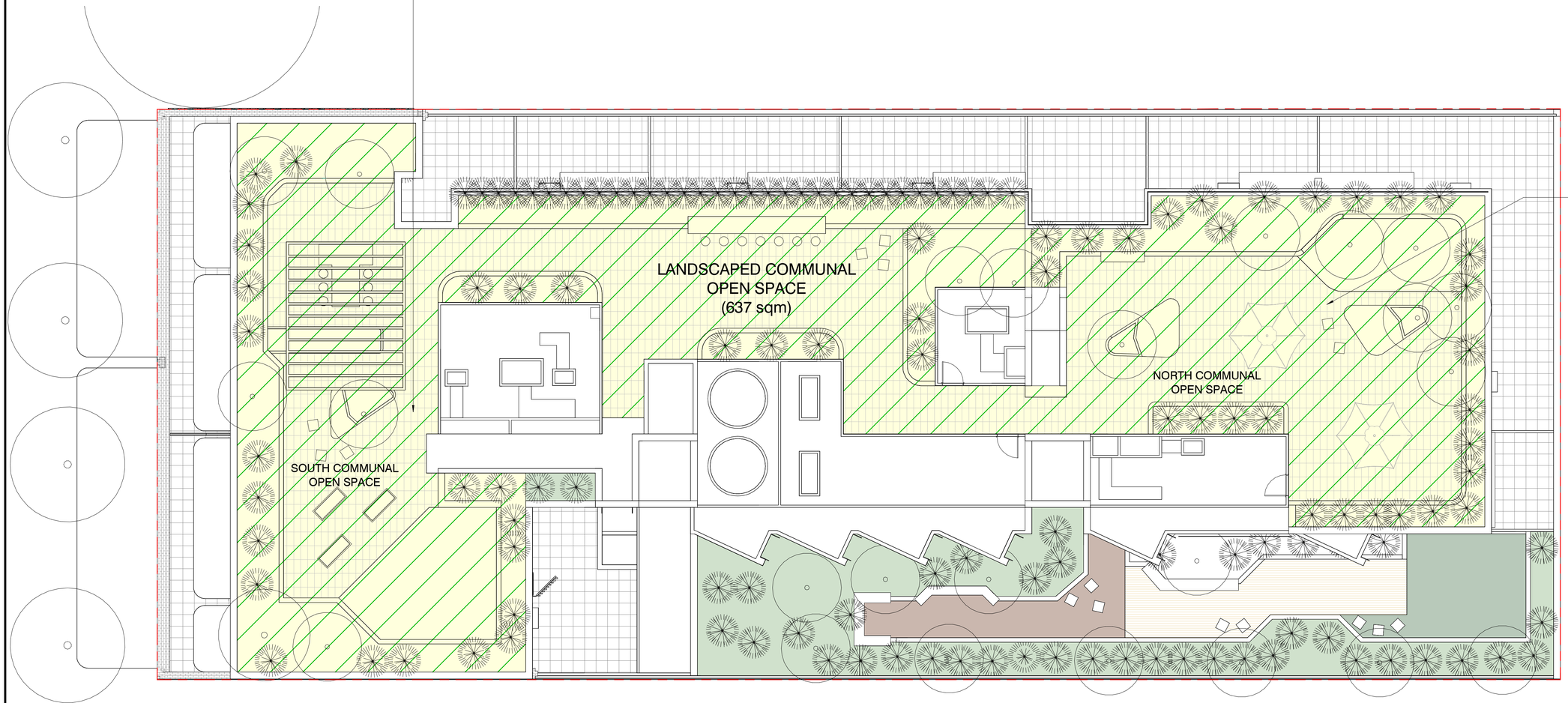
- THE EXISTING DEVELOPMENT ON SUBJECT SITE HAS 1 BASEMENT LEVEL TO FULL SITE EXTENT. RATHER THAN ADD DEEP SOIL ON A CONSTRAINED SITE, THE STRATEGY IS TO PROVIDE SOIL DEPTH SUITABLE FOR TREE PLANTING AT PODIUM AND ROOF LEVELS

- SITE AREA = 1517.4sqm
- COMMUNAL OPEN SPACE REQUIRED (25%) = 379.35SQM
- COMMUNAL OPEN SPACE PROVIDED:
  - AT ROOF TERRACE LEVEL = 637 sqm (42%) **COMPLIES**

- SOLAR ACCESS TO COMMUNAL OPEN SPACE (YELLOW HATCH)
  - REQUIRED = 189.8 sqm (50%) - (AT ROOF TERRACE LEVEL)
  - PROVIDED = 637 sqm - (AT ROOF TERRACE LEVEL) **COMPLIES**

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





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

ISSUE	DATE	SUBJECT	AUTHORISED
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	29/11/23	AMENDED DA	JH
H	22/02/24	AMENDED DA	ARH
I	18/09/25	ISSUED FOR SSDA	JH
J	16/02/26	SSD RESPONSE	ARH
K	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
DIRECTOR DATE

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

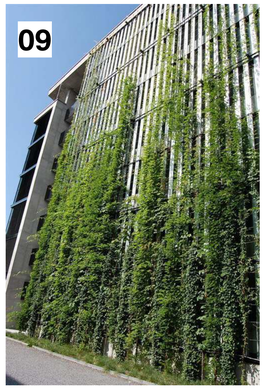
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 100	A1	29/04/2026 3:26:46 PM

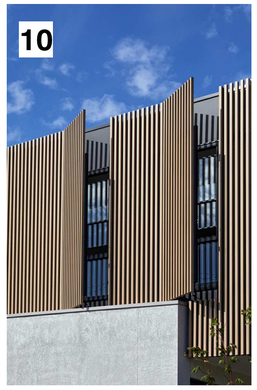
DESCRIPTION
OPEN SPACE - DEEP SOIL STRATEGY

PROJECT No	DRAWING No	REVISION
21_435	DA8.350	K

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





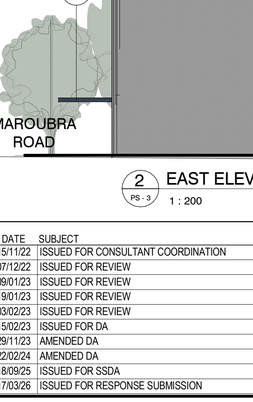


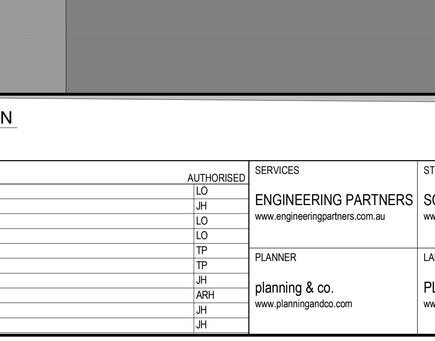
Colorbond Deep Ocean

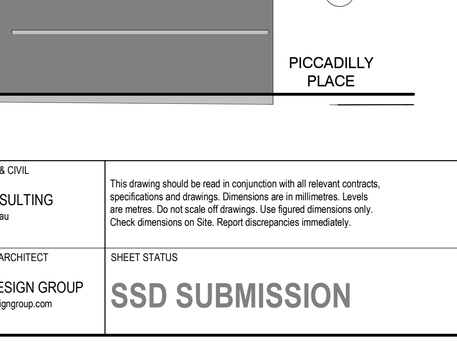
Colorbond Shale grey

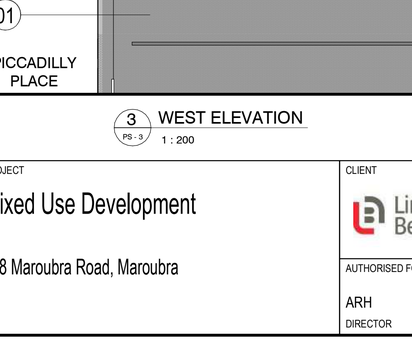


01 - Brick finish
02 - Sheet cladding similar to Colorbond Deep Ocean
03 - Sheet cladding similar to Colorbond Shale grey
04 - Metal Palisade Balustrade similar to Colorbond Deep Ocean
05 - Decorative Brick Work Pattern
06 - Roof top garden and pergola
07 - Wintergarden |Clear glass operable louvres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



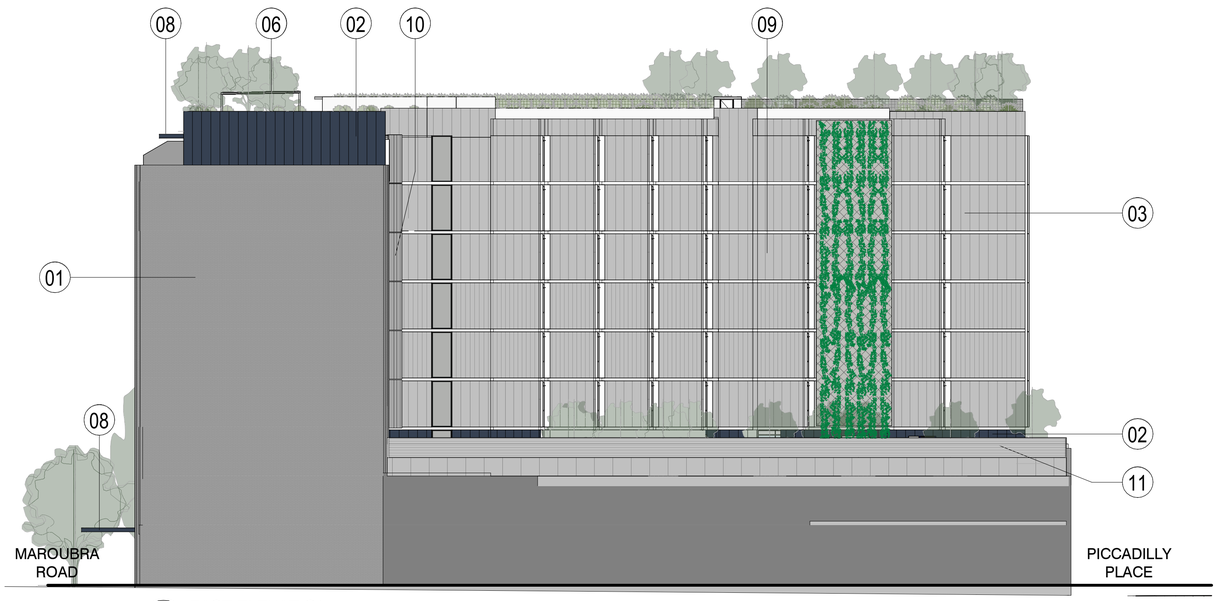




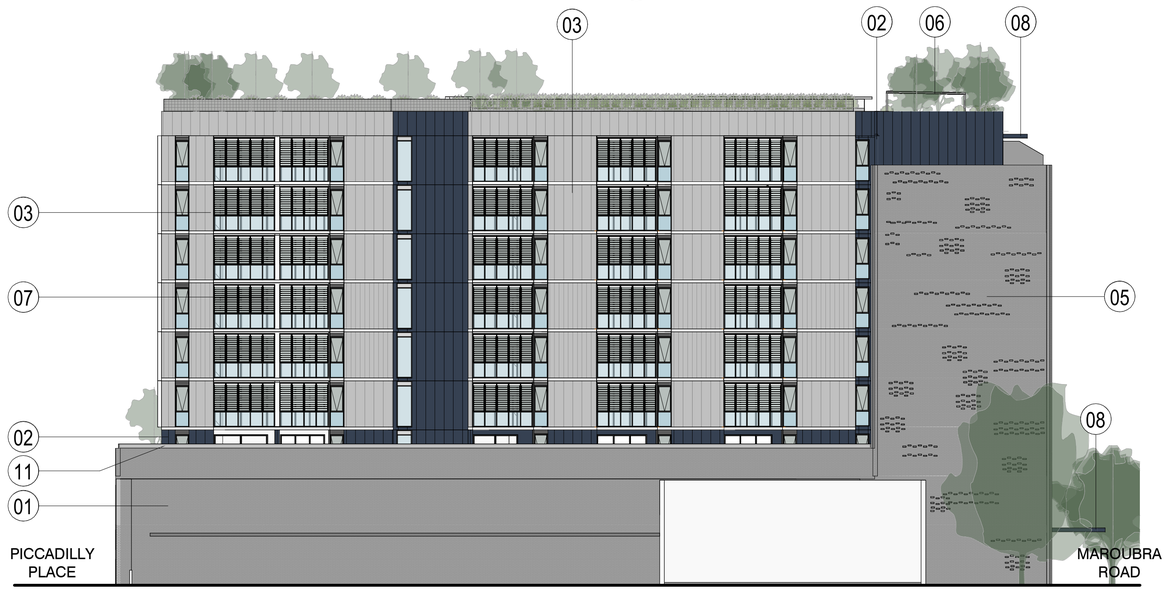




1 PS - 3 SOUTH ELEVATION
1 : 200



2 PS - 3 EAST ELEVATION
1 : 200



3 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
I	18/09/25	ISSUED FOR SSDA	JH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH — DIRECTOR
17/03/26 — DATE

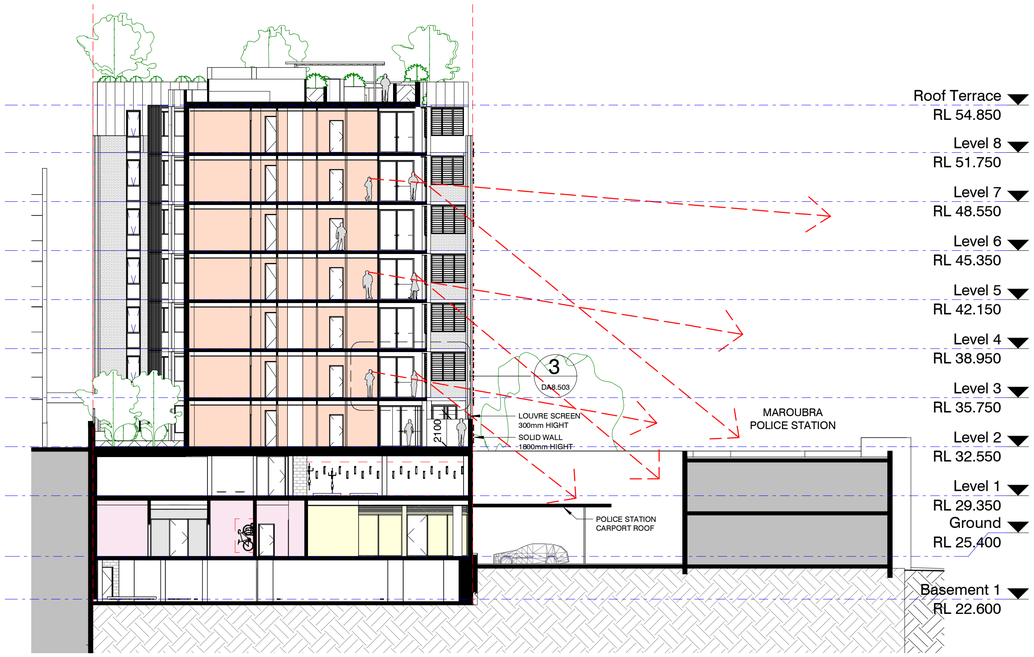
ARCHITECT
djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1 : 200	A1	29/04/2026 3:27:24 PM

DESCRIPTION
EXTERNAL MATERIAL SCHEDULE

PROJECT No	DRAWING No	REVISION
21_435	DA8.400	J

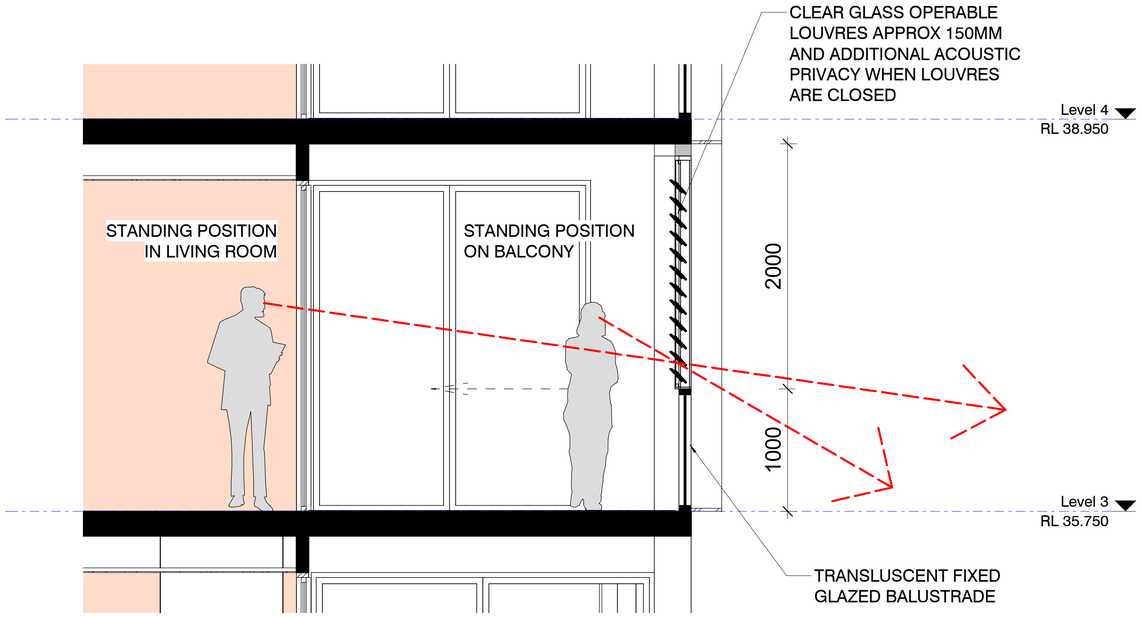
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



1 PS - 3 SECTION 1 - POLICE STATION VIEW STUDY
1 : 200



2 3D AERIAL FROM NORTH WEST



3 DA8.503 SECTION 1 - CALLOUT - WINTER GARDEN DETAIL
1 : 25



ISSUE	DATE	SUBJECT	AUTHORISED
A	16/02/26	SSD RESPONSE	ARH
B	26/02/26	WEST FACADE REVIEW	ARH
C	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development
138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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	29/04/2026 3:27:44 PM

DESCRIPTION
POLICE STATION VIEW STUDY

PROJECT No	DRAWING No	REVISION
21_435	DA8.503	C

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



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	26/02/26	WEST FACADE REVIEW	ARH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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		A1	29/04/2026 3:28:25 PM

DESCRIPTION
PERSPECTIVE MAROUBRA ROAD

PROJECT No	DRAWING No	REVISION
21_435	DA9.150	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



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	26/02/26	WEST FACADE REVIEW	ARH
J	17/03/26	ISSUED FOR RESPONSE SUBMISSION	JH

SERVICES
ENGINEERING PARTNERS
www.engineeringpartners.com.au

STRUCTURE & CIVIL
SCP CONSULTING
www.scp.com.au

PLANNER
planning & co.
www.planningandco.com

LANDSCAPE ARCHITECT
PLACE DESIGN GROUP
www.placedesigngroup.com

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

SHEET STATUS
SSD SUBMISSION

PROJECT
Mixed Use Development

138 Maroubra Road, Maroubra

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

AUTHORISED FOR ISSUE
ARH 17/03/26
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		A1	29/04/2026 3:28:31 PM

DESCRIPTION
PERSPECTIVE PICADILLY PLACE

PROJECT No	DRAWING No	REVISION
21_435	DA9.151	J