



# 91M

## DEVELOPMENT APPLICATION

CLIENT  
**DREAMBUILD**  
6/37A KING ROAD  
HORNBY NSW 2077

**Project Address**  
91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

**BENSON  
McCORMACK  
ARCHITECTURE**

STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778

ABN: 76 129 130 285





91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|   |  |                          |
|---|--|--------------------------|
| <b>CLIENT</b><br>DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b><br> |
|---|--|--------------------------|

|                     |                             |                              |                                  |
|---------------------|-----------------------------|------------------------------|----------------------------------|
| <b>SCALE</b><br>NTS | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0001 | <b>DRAWING</b><br>LOCATION PLANS |
|---------------------|-----------------------------|------------------------------|----------------------------------|

DEVELOPMENT APPLICATION

|                   |  |  |
|-------------------|--|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 | <b>BENSON<br/>McCORMACK<br/>ARCHITECTURE</b> |
|-------------------|--|--|





source: NSW Government SIX Maps

1943



PRESENT DAY

91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|  |  |   |
|--|--|---|
| <b>CLIENT</b><br><b>DREAMBUILD</b><br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b><br> |
|--|--|---|

|                     |                             |                              |                                |
|---------------------|-----------------------------|------------------------------|--------------------------------|
| <b>SCALE</b><br>NTS | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0002 | <b>DRAWING</b><br>SITE CONTEXT |
|---------------------|-----------------------------|------------------------------|--------------------------------|

|                   |  |
|-------------------|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |
|-------------------|--|

DEVELOPMENT APPLICATION

**BENSON  
McCORMACK  
ARCHITECTURE**





NO.103A ALFRED STREET



ENTRY TO NO.103A ALFRED STREET



NO.103 ALFRED STREET



NO.91-93 MCINTOSH ROAD (WESTERN FACADE)



NO.91-93 MCINTOSH ROAD



NO.91-93 MCINTOSH ROAD (NORTHERN FACADE)



NO.89 MCINTOSH ROAD



RAMP ENTRY INTO NO.91-93 MCINTOSH ROAD



EXISTING SIDE BOUNDARY TO NO.89 MCINTOSH ROAD



NORTHEAST VIEW TOWARDS NO.89 MCINTOSH ROAD



SOUTHEAST VIEW TOWARDS NO.103A ALFRED STREET

91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

| CLIENT                           | PROJECT DETAILS                         | PROJECT NORTH |
|----------------------------------|---|---------------|
| DREAMBUILD                       | 91M                                     |               |
| 6/37A KING ROAD HORNSBY NSW 2077 | 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 |               |

| SCALE | PROJECT NO. | DRAWING NO. | DRAWING                 |
|-------|-------------|-------------|-------------------------|
|       | 1816A       | A-0003      | SITE PHOTOGRAPHS 1 OF 2 |

**DEVELOPMENT APPLICATION**

| ISSUE | ARCHITECT  |
|-------|--|
| A     | P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |

**BENSON  
McCORMACK  
ARCHITECTURE**





SOUTH VIEW TOWARDS NO.103 ALFRED STREET



SOUTHWEST VIEW TOWARDS NO.103 ALFRED STREET



NORTHWEST VIEW TOWARDS NO.91-93 MCINTOSH ROAD



NORTH VIEW TOWARDS NO.91-93 MCINTOSH ROAD



EAST VIEW TOWARDS NO.89 MCINTOSH ROAD

91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|   |   |                      |
|---|---|----------------------|
| <b>CLIENT</b><br>DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br>91M<br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b> |
|---|---|----------------------|

|              |                             |                              |   |
|--------------|-----------------------------|------------------------------|---|
| <b>SCALE</b> | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0004 | <b>DRAWING</b><br>SITE PHOTOGRAPHS 2 OF 2 |
|--------------|-----------------------------|------------------------------|---|

**DEVELOPMENT APPLICATION**

|                   |  |  |
|-------------------|--|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 | <b>BENSON<br/>McCORMACK<br/>ARCHITECTURE</b> |
|-------------------|--|--|



91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

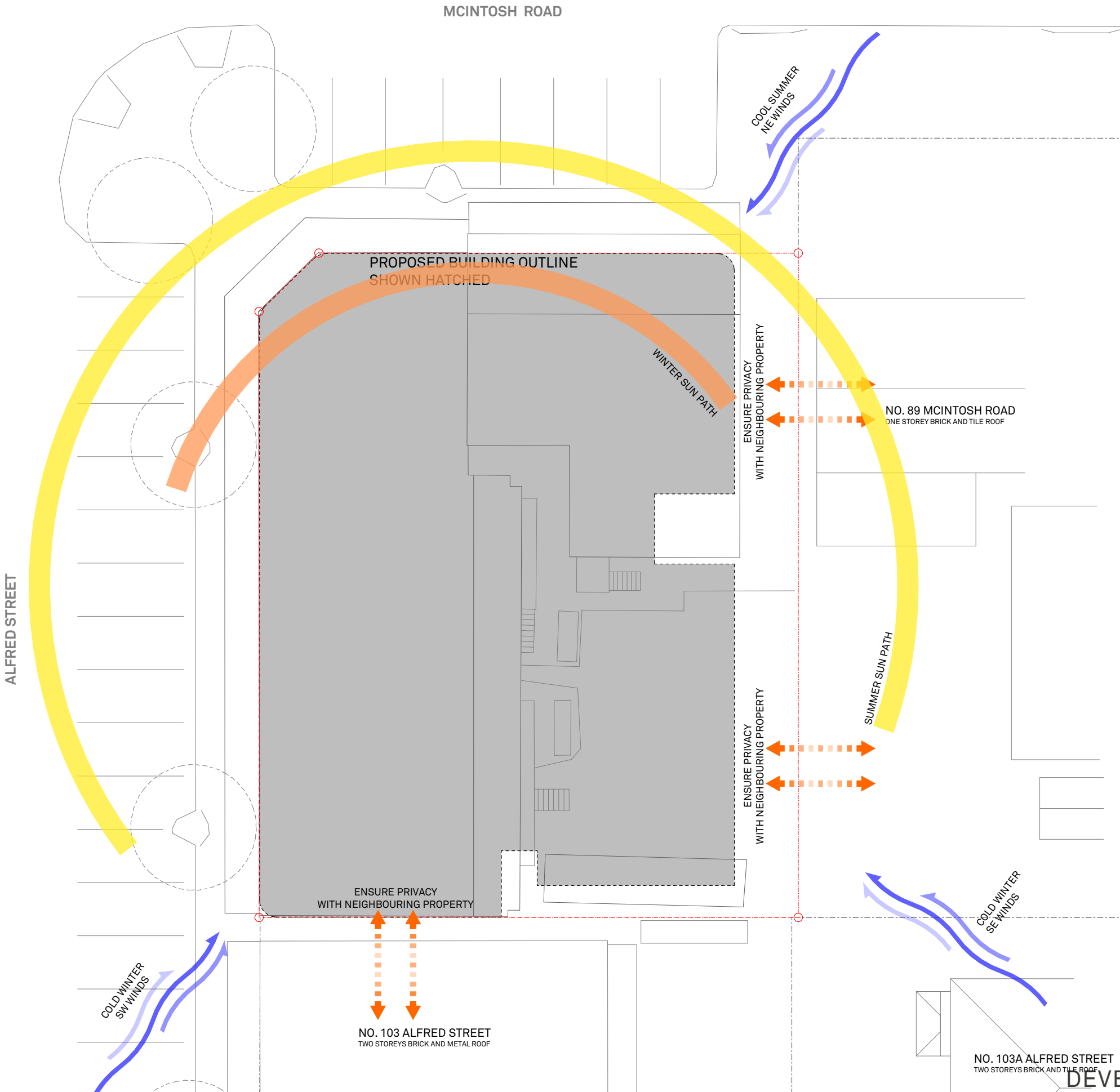
| REV | DATE      | ISSUE    |
|-----|-----------|----------|
| A   | SEPT 18DA | ISSUE 01 |

|   |  |   |
|---|--|---|
| <b>CLIENT</b><br>DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b><br> |
|---|--|---|

|                            |                             |                              |                                 |
|----------------------------|-----------------------------|------------------------------|---------------------------------|
| <b>SCALE</b><br>1:200 @ A3 | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0005 | <b>DRAWING</b><br>SITE ANALYSIS |
|----------------------------|-----------------------------|------------------------------|---------------------------------|

|                   |  |
|-------------------|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |
|-------------------|--|

**BENSON  
McCORMACK  
ARCHITECTURE**



DEVELOPMENT APPLICATION



91M

NOTES

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.

DO NOT SCALE DRAWINGS.

REV A DATE SEPT 18DA ISSUE 01

CLIENT  
DREAMBUILD  
6/37A KING  
ROAD HORNSBY  
NSW 2077

PROJECT DETAILS  
91M  
91-93 MCINTOSH ROAD  
NARRAWEENA NSW 2099

PROJECT NORTH

SCALE  
1:200 @ A3

PROJECT NO.  
1816A

DRAWING NO.  
A-0006

DRAWING  
SITE PLAN

ISSUE  
A

ARCHITECT  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536

BENSON  
McCORMACK  
ARCHITECTURE

PAVEMENT MARKING STRIP TO BE PROVIDED TO ALLOW VISUAL SEPARATION OF THE INTENDED PARKING BAYS FROM THE ADJOINING THROUGH TRAFFIC LANE

EXISTING PAVEMENT WITHIN THE INTENDED PARKING AREA TO BE REPAIRED/CLEANED AND EXISTING LINE MARKING TO BE INSTALLED

PAVEMENT MARKING STRIP TO BE PROVIDED TO ALLOW VISUAL SEPARATION OF THE INTENDED PARKING BAYS FROM THE ADJOINING THROUGH TRAFFIC LANE

EXISTING PAVEMENT WITHIN THE INTENDED PARKING AREA TO BE REPAIRED/CLEANED AND EXISTING LINE MARKING TO BE INSTALLED

RECONSTRUCTION OF EXISTING STORMWATER PIT

RECONSTRUCTION OF EXISTING STORMWATER PIT

MCINTOSH ROAD

KERBSIDE WASTE COLLECTION AREA

NEW VEHICULAR CROSS OVER TO MCINTOSH ROAD

PROPOSED WHEEL STOPS TO PUBLIC PARKING SPACES ADJOINING SITE

EXISTING KERB LINE

3.0m ADD SETBACK TO EASTERN BOUNDARY

NO. 89 MCINTOSH ROAD  
ONE STOREY BRICK AND TILE ROOF

NO. 103 ALFRED STREET  
TWO STOREYS BRICK AND METAL ROOF

NO. 103A ALFRED STREET  
TWO STOREYS BRICK AND TILE ROOF

DEVELOPMENT APPLICATION



91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

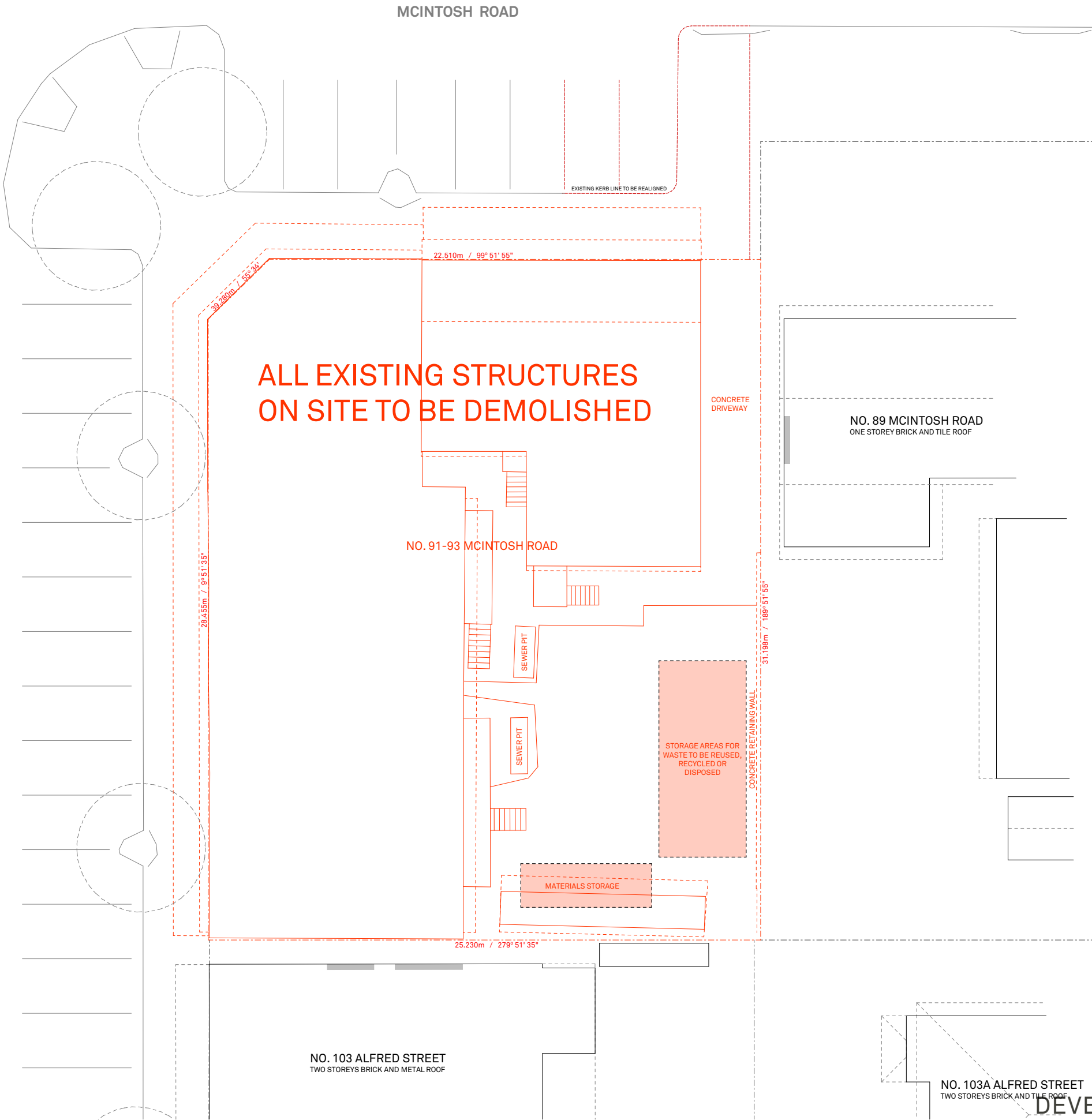
| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|  |  |   |
|--|--|---|
| <b>CLIENT</b><br><b>DREAMBUILD</b><br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b><br> |
|--|--|---|

|                            |                             |                              |                                   |
|----------------------------|-----------------------------|------------------------------|-----------------------------------|
| <b>SCALE</b><br>1:200 @ A3 | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0007 | <b>DRAWING</b><br>DEMOLITION PLAN |
|----------------------------|-----------------------------|------------------------------|-----------------------------------|

|                   |  |
|-------------------|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |
|-------------------|--|

**BENSON  
McCORMACK  
ARCHITECTURE**



DEVELOPMENT APPLICATION



**EXTENT OF PROPOSED EXCAVATION**  
SHOWN IN RED

ESTIMATED AREA : 746.0m<sup>2</sup>  
ESTIMATED EXCAVATION LEVEL : RL 71.470

CALCULATIONS ARE ESTIMATE ONLY  
ACTUAL AREAS AND FLOOR LEVEL TO BE DETERMINED ON SITE

ESTIMATED EXCAVATION LEVEL  
RL 71.470

NO. 89 MCINTOSH ROAD  
ONE STOREY BRICK AND TILE ROOF

NO. 103 ALFRED STREET  
TWO STOREYS BRICK AND METAL ROOF

NO. 103A ALFRED STREET  
TWO STOREYS BRICK AND TILE ROOF

1.5m WIDE EASEMENT  
TO SOUTHERN BOUNDARY

Dimensions and Levels:

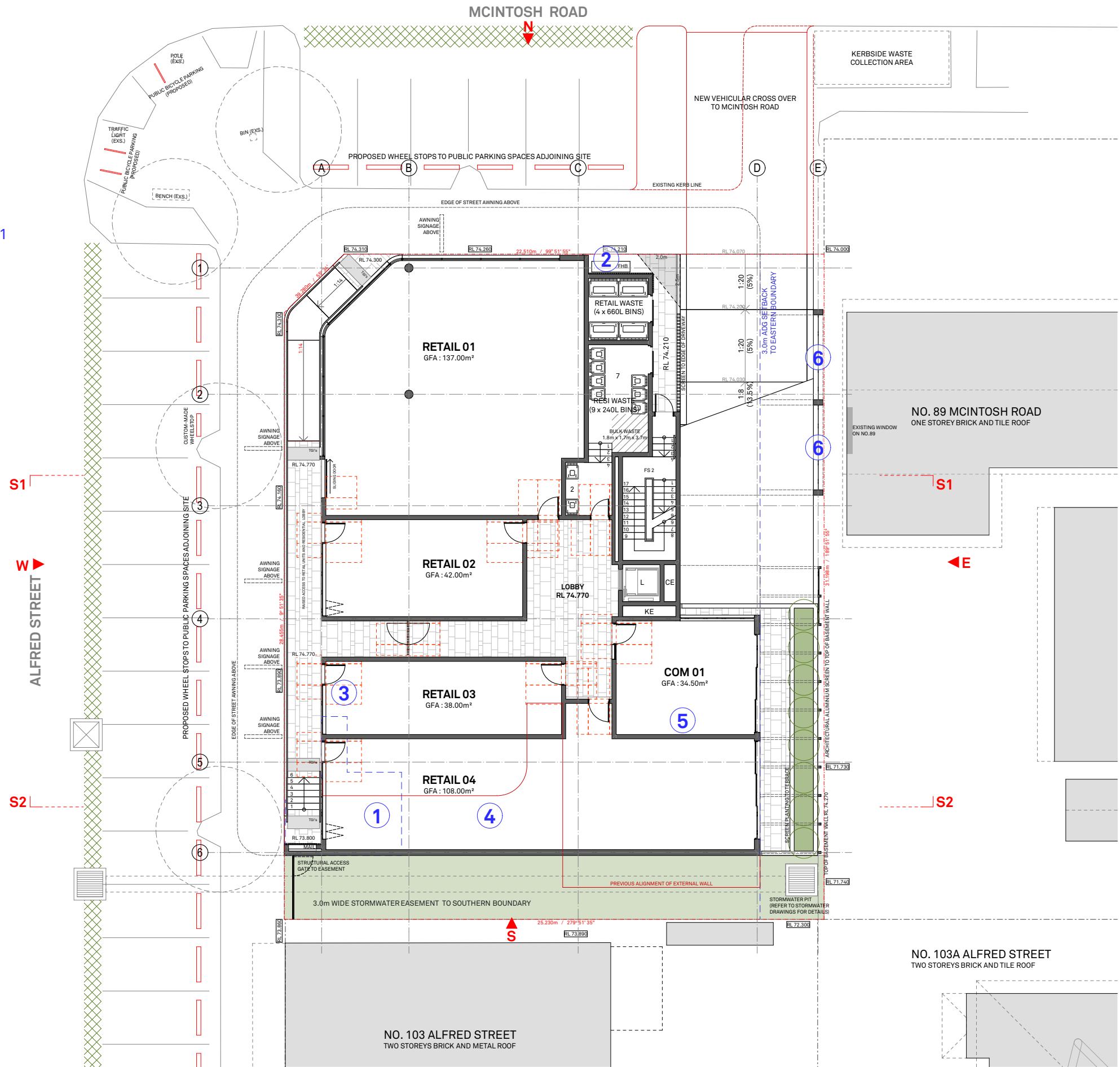
- Top Left: RL 74.310, RL 74.260, 22.510m / 99° 51' 55", RL 74.210
- Top Right: RL 74.000
- Left Side: RL 74.300, 39.280m / 55° 34', RL 74.160, 28.455m / 9° 51' 35", RL 73.890
- Right Side: 31.180m / 109° 51' 55", RL 71.730
- Bottom Left: RL 73.750
- Bottom: RL 71.720, 25.230m / 279° 51' 35", RL 73.890, RL 72.300

**ARCHITECT**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536



## SCHEDULE OF CHANGES

1. PREVIOUS LOCATION OF FIRE HYDRANT BOOSTER & FIRE STAIR 1
2. PROPOSED LOCATION OF FIRE HYDRANT BOOSTER
3. AMENDMENTS TO AREA AND FRONT FACADE OF RETAIL 03
4. PROPOSED AREA OF RETAIL 04
5. PROPOSED AREA OF COM1 AND REMOVAL OF COM 2
6. PROPOSED POLYCARBONATE ACOUSTIC BARRIER AT 2.2M (HEIGHT) x 4M (LENGTH) x 10MM (THICK) TO ACOUSTIC CONSULTANT SPECIFICATION



91M

| NOTES  | REV | DATE  | ISSUE  |
|--|-----|-------|--|
| This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.<br>DO NOT SCALE DRAWINGS. | A   | 09.18 | DA ISSUE 01                                  |
|  | B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
|  | C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

| CLIENT   | PROJECT DETAILS                                   | PROJECT NORTH |
|--|---|---------------|
| DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | 91M<br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 |               |

| SCALE      | PROJECT NO. | DRAWING NO. | DRAWING           |
|------------|-------------|-------------|-------------------|
| 1:200 @ A3 | 1816A       | A-0102      | GROUND FLOOR PLAN |

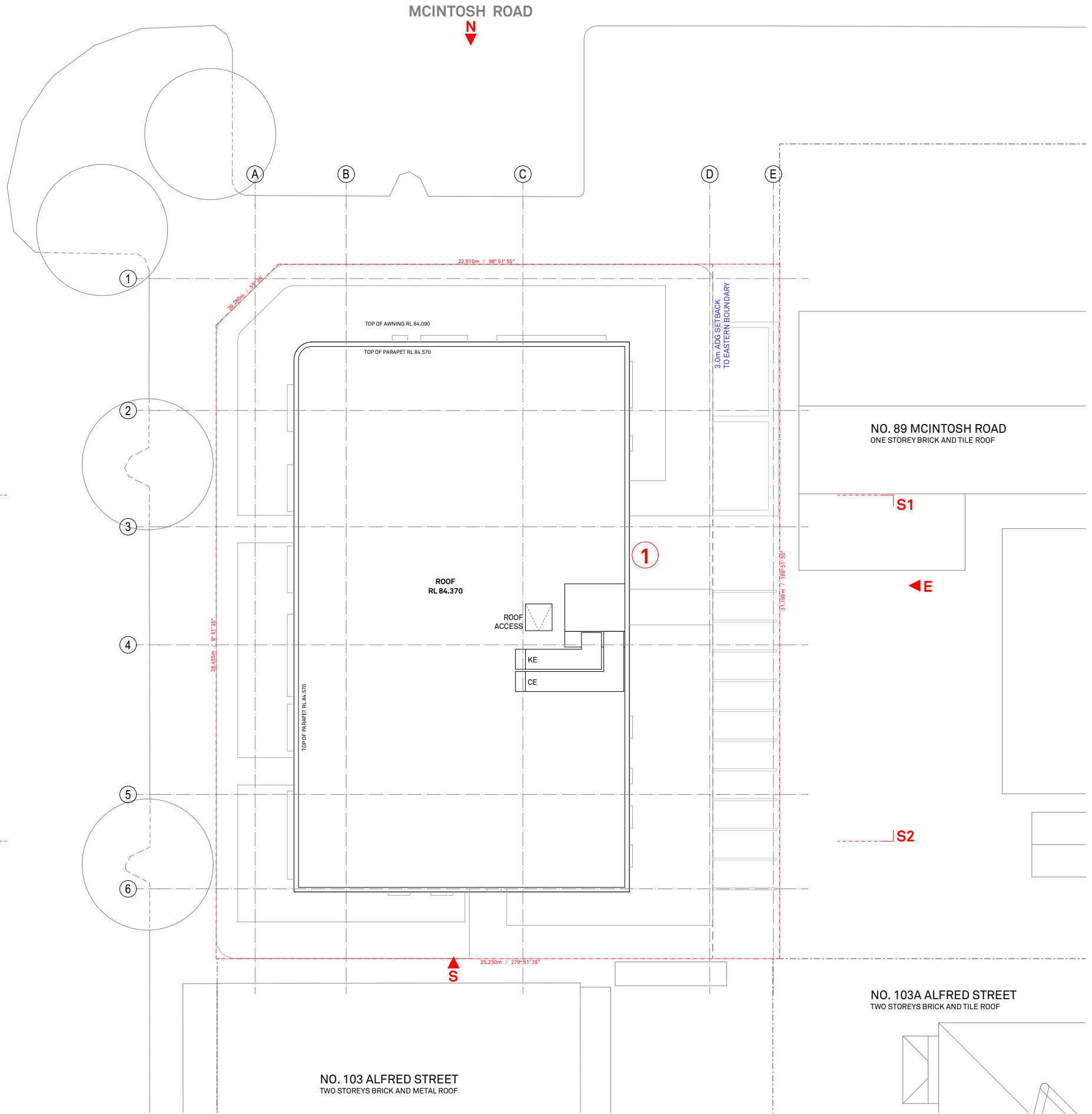
| ISSUE | ARCHITECT                           |
|-------|-------------------------------------|
| C     | BENSON<br>McCORMACK<br>ARCHITECTURE |

ABN: 76 129 130 285 RN: 7536



## SCHEDULE OF CHANGES

### 1. MINOR AMENDMENTS TO CORE CONFIGURATION AND ROOFTOP PLANT



91M

#### NOTES

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.

DO NOT SCALE DRAWINGS.

| REV | DATE  | ISSUE  |
|-----|-------|--|
| A   | 09.18 | DA ISSUE 01                                  |
| B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
| C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

CLIENT  
**DREAMBUILD**  
6/37A KING  
ROAD HORNSBY  
NSW 2077

PROJECT DETAILS  
**91M**  
91-93 MCINTOSH ROAD  
NARRAWEENA NSW 2099

PROJECT NORTH

SCALE  
1:200 @ A3

PROJECT NO.  
1816A

DRAWING NO.  
A-0105

DRAWING  
ROOF PLAN

ISSUE  
C

#### ARCHITECT

P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536

**BENSON  
McCORMACK  
ARCHITECTURE**

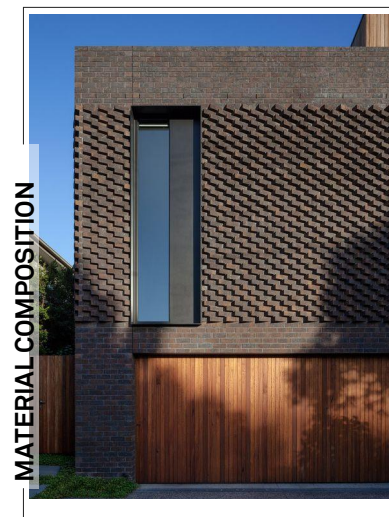
DEVELOPMENT APPLICATION





## SCHEDULE OF CHANGES

### 2. PROPOSED LOCATION OF FIRE HYDRANT BOOSTER



MATERIAL COMPOSITION



MATERIAL BUILT FORM

91M

#### NOTES

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.

DO NOT SCALE DRAWINGS.

| REV | DATE  | ISSUE  |
|-----|-------|--|
| A   | 09.18 | DA ISSUE 01                                  |
| B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
| C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

**CLIENT**  
DREAMBUILD  
6/37A KING  
ROAD HORNSBY  
NSW 2077

**PROJECT DETAILS**  
91M  
91-93 MCINTOSH ROAD  
NARRAWEENA NSW 2099

**PROJECT NORTH**

**SCALE**  
1:100 @ A3

**PROJECT NO.**  
1816A

**DRAWING NO.**  
A-0201

**DRAWING**  
MCINTOSH RD ELEVATION

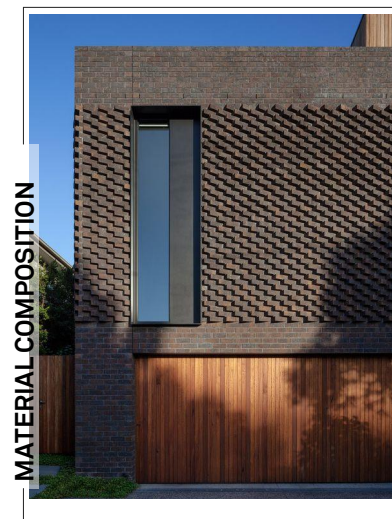
**ISSUE**  
C

**ARCHITECT**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536

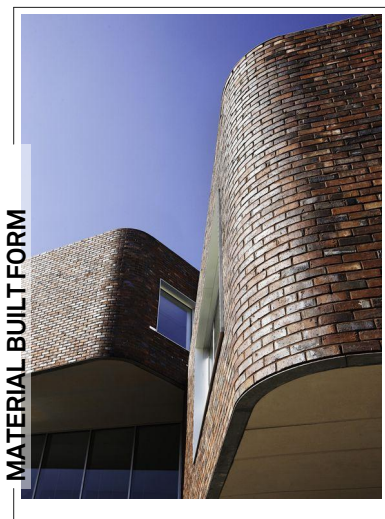
**BENSON  
McCORMACK  
ARCHITECTURE**

DEVELOPMENT APPLICATION





MATERIAL COMPOSITION



MATERIAL BUILT FORM

## SCHEDULE OF CHANGES

1. PREVIOUS LOCATION OF FIRE HYDRANT BOOSTER & FIRE STAIR 1
3. AMENDMENTS TO AREA AND FRONT FACADE OF RETAIL 03
4. PROPOSED AREA OF RETAIL 04

91M

| NOTES  | REV | DATE  | ISSUE  |
|--|-----|-------|--|
| This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.<br>DO NOT SCALE DRAWINGS. | A   | 09.18 | DA ISSUE 01                                  |
|  | B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
|  | C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

| CLIENT                           | PROJECT DETAILS                         | PROJECT NORTH |
|----------------------------------|---|---------------|
| DREAMBUILD                       | 91M                                     |               |
| 6/37A KING ROAD HORNSBY NSW 2077 | 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 |               |

| SCALE      | PROJECT NO. | DRAWING NO. | DRAWING             |
|------------|-------------|-------------|---------------------|
| 1:100 @ A3 | 1816A       | A-0202      | ALFRED ST ELEVATION |

| ISSUE | ARCHITECT   |
|-------|---|
| C     | P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |

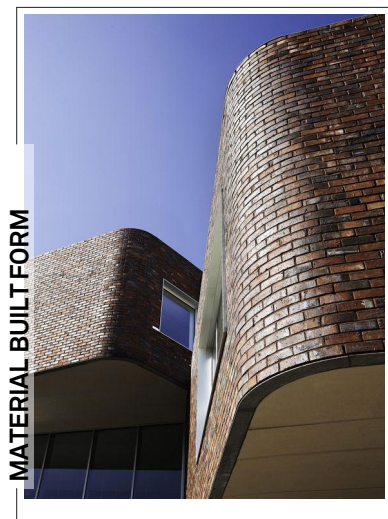
DEVELOPMENT APPLICATION

**BENSON  
McCORMACK  
ARCHITECTURE**





MATERIAL COMPOSITION



MATERIAL BUILT FORM

## SCHEDULE OF CHANGES

2. PROPOSED LOCATION OF FIRE HYDRANT BOOSTER
4. PROPOSED AREA OF RETAIL 04
5. PROPOSED AREA OF COM1 AND REMOVAL OF COM 2
6. PROPOSED POLYCARBONATE ACOUSTIC BARRIER AT 2.2M (HEIGHT) x 4M (LENGTH) x 10MM (THICK) TO ACOUSTIC CONSULTANT SPECIFICATION

91M

### NOTES

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.

DO NOT SCALE DRAWINGS.

| REV | DATE  | ISSUE  |
|-----|-------|--|
| A   | 09.18 | DA ISSUE 01                                  |
| B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
| C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

**CLIENT**  
DREAMBUILD  
6/37A KING  
ROAD HORNSBY  
NSW 2077

**PROJECT DETAILS**  
91M  
91-93 MCINTOSH ROAD  
NARRAWEENA NSW 2099

**PROJECT NORTH**

**SCALE**  
1:100 @ A3

**PROJECT NO.**  
1816A

**DRAWING NO.**  
A-0203

**DRAWING**  
EAST ELEVATION

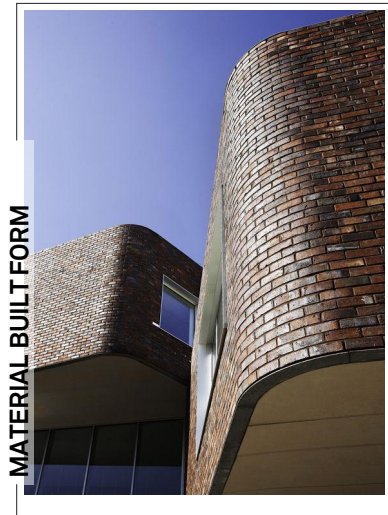
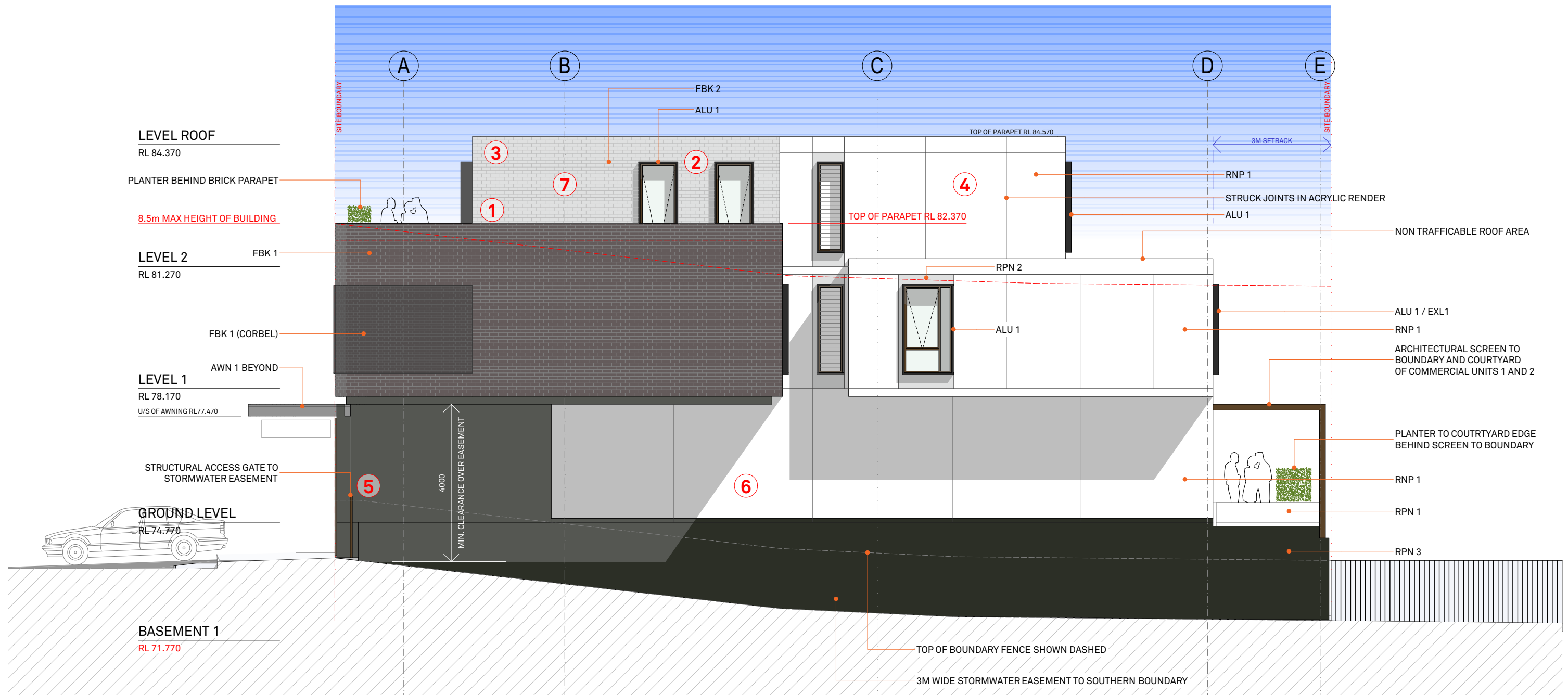
**ISSUE**  
C

**ARCHITECT**  
P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536

**BENSON  
McCORMACK  
ARCHITECTURE**

DEVELOPMENT APPLICATION





## SCHEDULE OF CHANGES

1. BRICK PARAPET RAISED TO 1100MM ABOVE TERRACE AT LEVEL 2
2. EXTERNAL ALUMINIUM SURROUNDS ADDED TO OPENINGS AT LEVEL 2
3. CONTINUOUS AWNING TO LEVEL 2 REMOVED
4. 2 X COLOURED ACRYLIC RENDER ADDED. RENDER TO HAVE STRUCK JOINTS AS INDICATED.
5. STRUCTURAL ACCESS GATE TO STORMWATER EASEMENT ADDED
6. ELEVATIONAL CHANGES TO SOUTHERN FACADE AT GROUND LEVEL TO ACCOMDATE REVISED PLANNING DUE TO INCREASE IN WIDTH OF EASEMENT
7. FACEBRICK ADDED TO LEVEL 2. REFER REVISED FINISHES SCHEDULE.

91M

| NOTES  | REV | DATE  | ISSUE  |
|--|-----|-------|--|
| This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects. | A   | 09.18 | DA ISSUE 01                                  |
| DO NOT SCALE DRAWINGS.   | B   | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |
|  | C   | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |

| CLIENT                           | PROJECT DETAILS                         | PROJECT NORTH |
|----------------------------------|---|---------------|
| DREAMBUILD                       | 91M                                     |               |
| 6/37A KING ROAD HORNSBY NSW 2077 | 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 |               |

| SCALE      | PROJECT NO. | DRAWING NO. | DRAWING         |
|------------|-------------|-------------|-----------------|
| 1:100 @ A3 | 1816A       | A-0204      | SOUTH ELEVATION |

| ISSUE | ARCHITECT                     |
|-------|-------------------------------|
| C     | BENSON McCORMACK ARCHITECTURE |
|       | P : + 61 2 9818 0777          |
|       | F : + 61 2 9818 0778          |
|       | STUDIO 5, 505 BALMAIN RD      |
|       | LILYFIELD NSW 2040            |
|       | ABN: 76 129 130 285 RN: 7536  |





91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE  | ISSUE             |
|-----|-------|-------------------|
| A   | 02.19 | ISSUED TO COUNCIL |

|  |  |                      |
|--|--|----------------------|
| <b>CLIENT</b><br><b>DREAMBUILD</b><br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b> |
|--|--|----------------------|

|                             |                             |                              |  |
|-----------------------------|-----------------------------|------------------------------|--|
| <b>SCALE</b><br>1:1.09 @ A3 | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-0205 | <b>DRAWING</b><br>PERSPECTIVE VIEW FROM<br>ALFRED STREET |
|-----------------------------|-----------------------------|------------------------------|--|

|                   |  |  |
|-------------------|--|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 | <b>BENSON<br/>McCORMACK<br/>ARCHITECTURE</b> |
|-------------------|--|--|

DEVELOPMENT APPLICATION





**ALU 1** ALUMINIUM - WINDOW/BALCONY SURROUNDS,  
FINISH SIM/EQ TO DULUX POWDERCOAT 'MONUMENT'



**AWN 1** AWNING  
ALUMINIUM FASCIA COLOUR SIM/EQ TO DULUX 'EARTHEN POT'  
AWNING SOFFIT IN FC SHEET PAINT FINISH DULUX 'NARROW NECK'



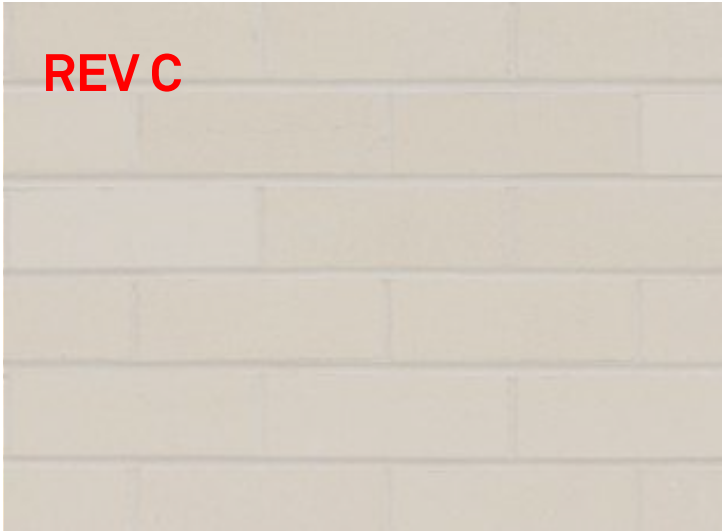
**EXL 1** EXTERNAL LOUVERS FIXED ON WINDOW  
LOUVERS FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



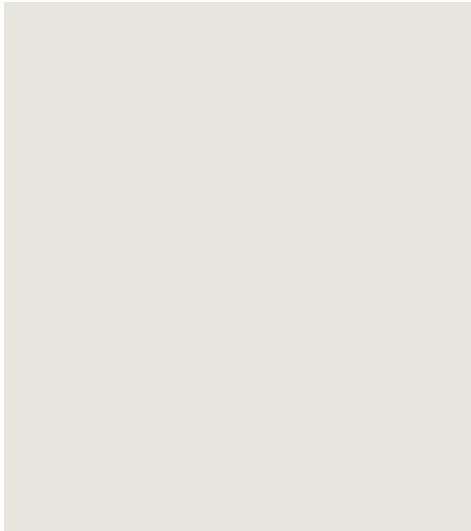
**GLZ 1** CLEAR GLAZED ALUMINIUM FRAMED  
WINDOWS/DOORS  
FRAME FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



**FBK 1** FACE BRICKWORK  
FINISH - AUSTRAL BOWRAL BRICKS 'BRAHMAN GRANITE'



**FBK 2** FACE BRICKWORK  
FINISH - AUSTRAL BOWRAL BRICKS 'CHILLINGHAM WHITE'



**RNP 1** COLOURED ACRYLIC RENDER  
COLOUR FINISH DULUX 'SNOWY MOUNTAINS'



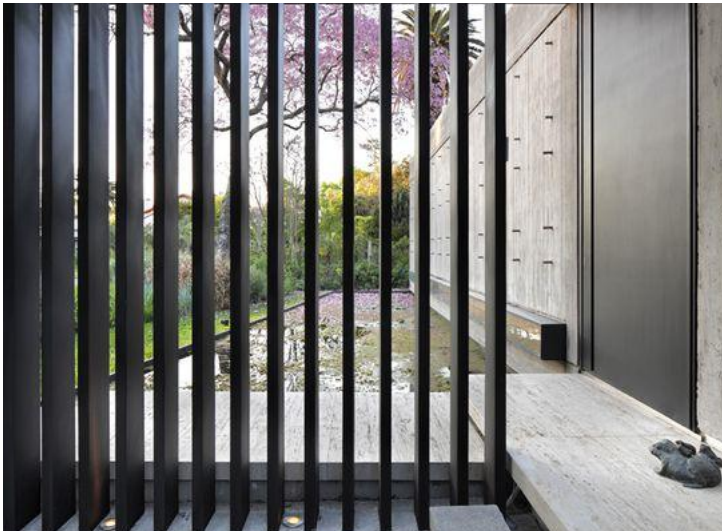
**RNP 2** COLOURED ACRYLIC RENDER  
COLOUR FINISH DULUX 'NARROW NECK'



**RNP 3** COLOURED ACRYLIC RENDER  
COLOUR FINISH DULUX 'ORGANIC'



**BAL 1** ALUMINIUM - BALUSTRADE,  
FINISH SIM/EQ TO DULUX POWDERCOAT 'MONUMENT'



**SCR 1** ALUMINIUM LOUVERED SCREENS  
FINISH SIM/EQ TO DULUX DESIGN 'EARTHEN POT'



**STW 1** STEELWORK - HANDRAIL  
FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



**STN 1** STONEWORK

91M

| NOTES  |       |                         |  |
|--|-------|-------------------------|--|
| This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects. |       |                         |  |
| DO NOT SCALE DRAWINGS.   |       |                         |  |
| REV  | DATE  | ISSUE                   |  |
| A  | 09.18 | DA ISSUE 01             |  |
| B  | 02.19 | AMMENDMENTS AS NOTED    |  |
|  |       | AND REISSUED TO COUNCIL |  |
| C  | 04.19 | AMMENDMENTS AS NOTED    |  |
|  |       | AND REISSUED TO COUNCIL |  |

| CLIENT                           | PROJECT DETAILS                         | PROJECT NORTH |
|----------------------------------|---|---------------|
| DREAMBUILD                       | 91M                                     |               |
| 6/37A KING ROAD HORNSBY NSW 2077 | 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 |               |

| SCALE | PROJECT NO. | DRAWING NO. | DRAWING              |
|-------|-------------|-------------|----------------------|
|       | 1816A       | A-1301      | FINISHES & MATERIALS |

| ISSUE | ARCHITECT  |
|-------|--|
| C     | P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |





# I CALCULATIONS

## PARKING ALLOCATION

### RESIDENTIAL CARPARKS

RESIDENTIAL CAR SPACES REQUIRED (WARRINGAH DCP) - 12 SPACES  
VISITOR CAR SPACES REQUIRED (WARRINGAH DCP) - 2 SPACES

TOTAL RESIDENTIAL CAR SPACES ON SITE - 11+1 (ACCESSIBLE) SPACES (PROVIDED)  
TOTAL VISITOR CAR SPACES ON SITE - 2 SPACES (PROVIDED)

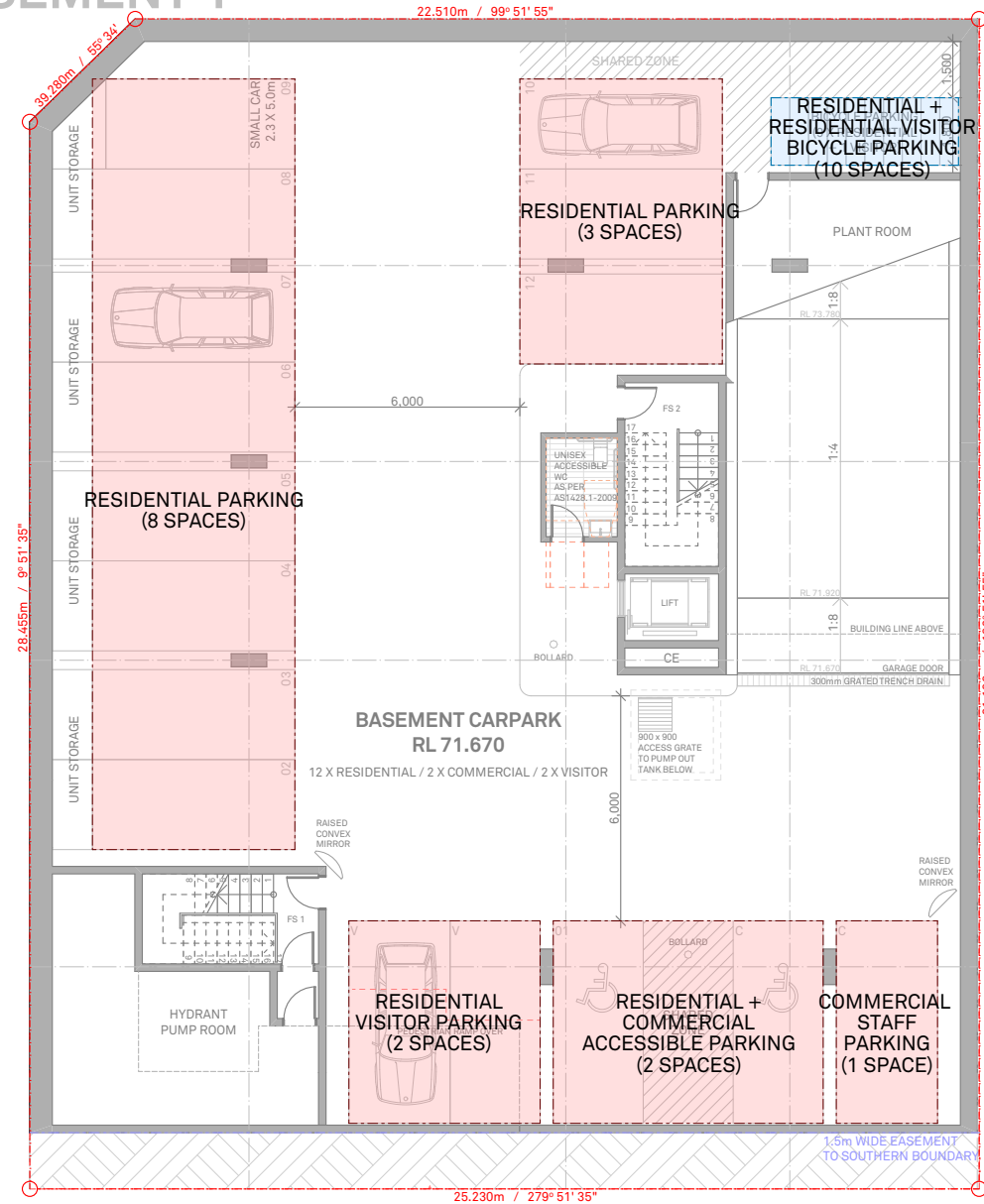
### COMMERCIAL/RETAIL CARPARKS

CAR SPACES DEDICATED (ON STREET) PROPOSED - 19 SPACES

CAR SPACES REQUIRED FOR RETAIL (WARRINGAH DCP) - 1 SPACE PER 16.4m<sup>2</sup>  
TOTAL RETAIL GFA - 233.6m<sup>2</sup> = 15 SPACES  
CAR SPACES REQUIRED FOR BUSINESS (WARRINGAH DCP) - 1 SPACE PER 40m<sup>2</sup>  
TOTAL BUSINESS GFA - 106.5m<sup>2</sup> = 3 SPACES  
TOTAL CAR SPACES REQUIRED (WARRINGAH DCP) - 18 SPACES

ADDITIONAL RETAIL/BUSINESS CAR SPACES PROVIDED ON SITE - 1 CARPARK +1 (ACCESSIBLE) SPACES

## BASEMENT 1



91M

#### NOTES

This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.

DO NOT SCALE DRAWINGS.

#### REV

A SEPT 18DA ISSUE 01

#### DATE

#### ISSUE

#### CLIENT

DREAMBUILD  
6/37A KING  
ROAD HORNSBY  
NSW 2077

#### PROJECT DETAILS

91M  
91-93 MCINTOSH ROAD  
NARRAWEENA NSW 2099

#### PROJECT NORTH



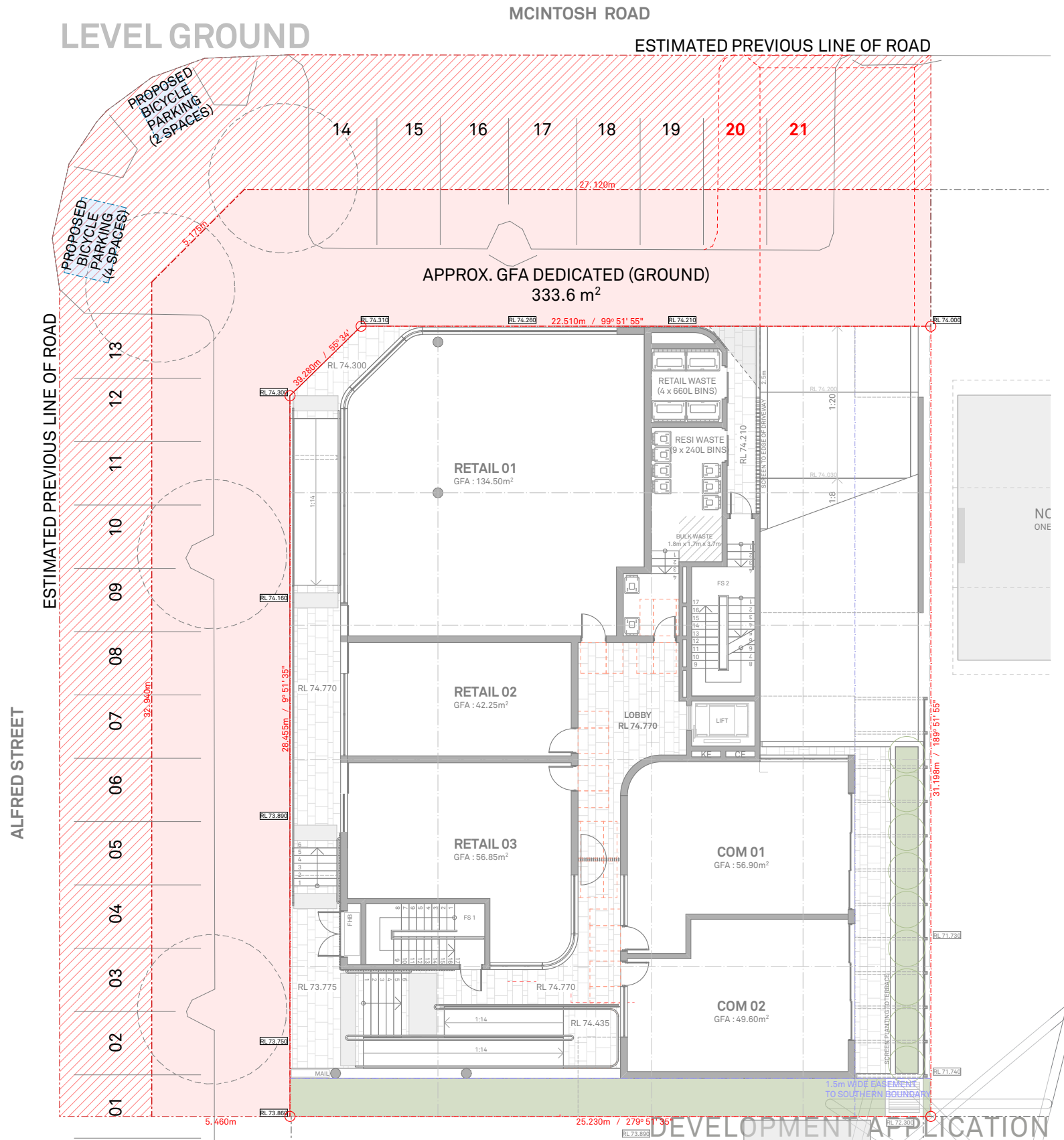
### BICYCLE PARKING

RESIDENTIAL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 9 + 1 (VISITOR) SPACES  
RETAIL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 2 + 1 (VISITOR) SPACES  
OFFICE BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 1 SPACE

\*RESIDENTIAL + RESIDENTIAL VISITOR BICYCLE SPACES PROVIDED AT BASEMENT = 10 SPACES

\*RETAIL AND OFFICE BICYCLE PARKING ARE PROVIDED AT STREET LEVEL  
(CORNER OF MCINTOSH ROAD AND ALFRED STREET)

## LEVEL GROUND



#### SCALE

1:200 @ A3

#### PROJECT NO.

1816A

#### DRAWING NO.

A-1305

#### DRAWING

CALCULATIONS - PARKING  
ALLOCATIONS

#### ISSUE

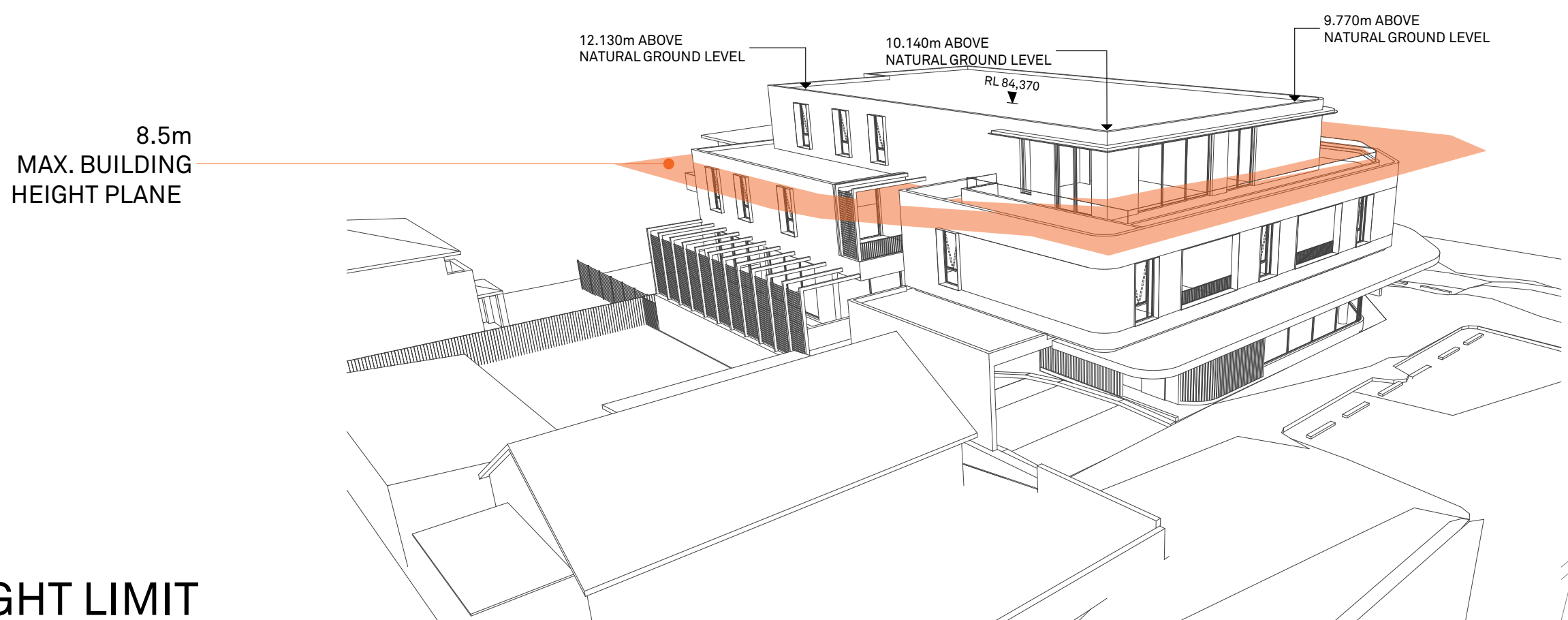
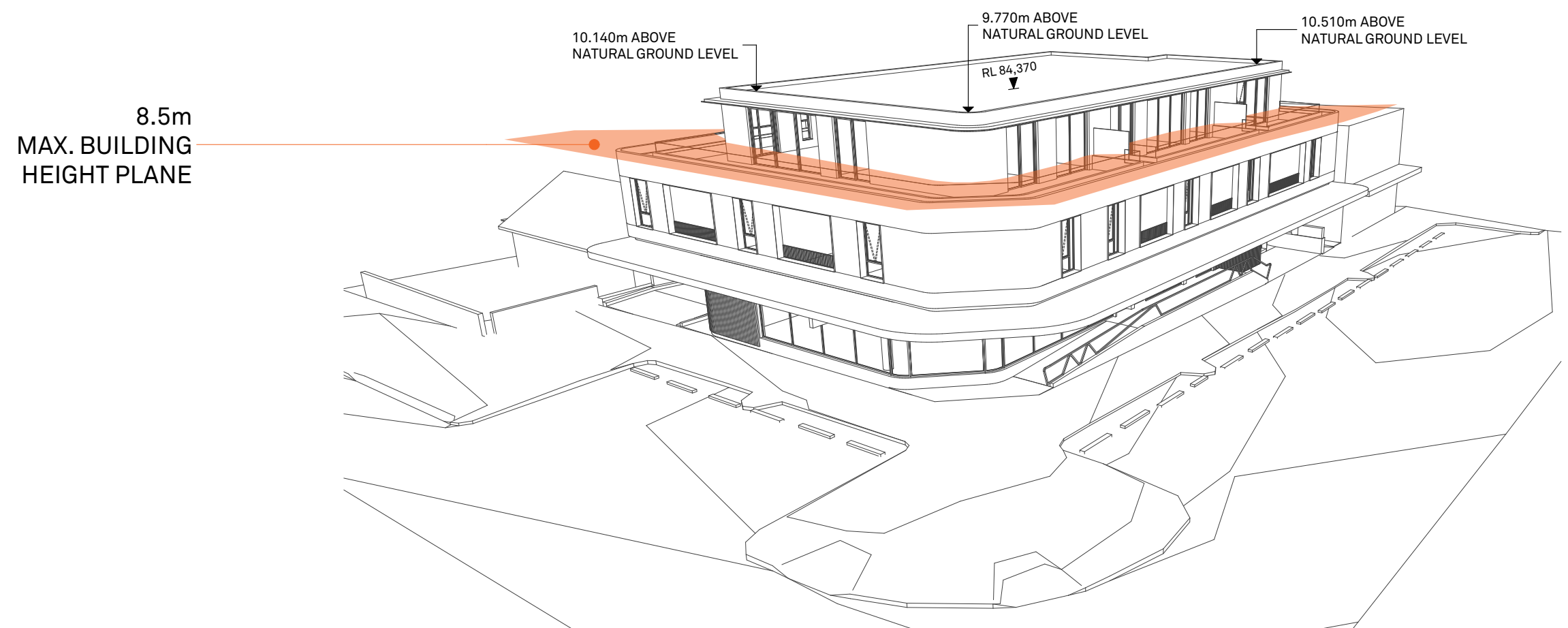
A

#### ARCHITECT

P : + 61 2 9818 0777  
F : + 61 2 9818 0778  
STUDIO 5, 505 BALMAIN RD  
LILYFIELD NSW 2040  
ABN: 76 129 130 285 RN: 7536

BENSON  
McCORMACK  
ARCHITECTURE





# I MAX. BUILDING HEIGHT LIMIT

91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|   |  |                      |
|---|--|----------------------|
| <b>CLIENT</b><br>DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br><b>91M</b><br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b> |
|---|--|----------------------|

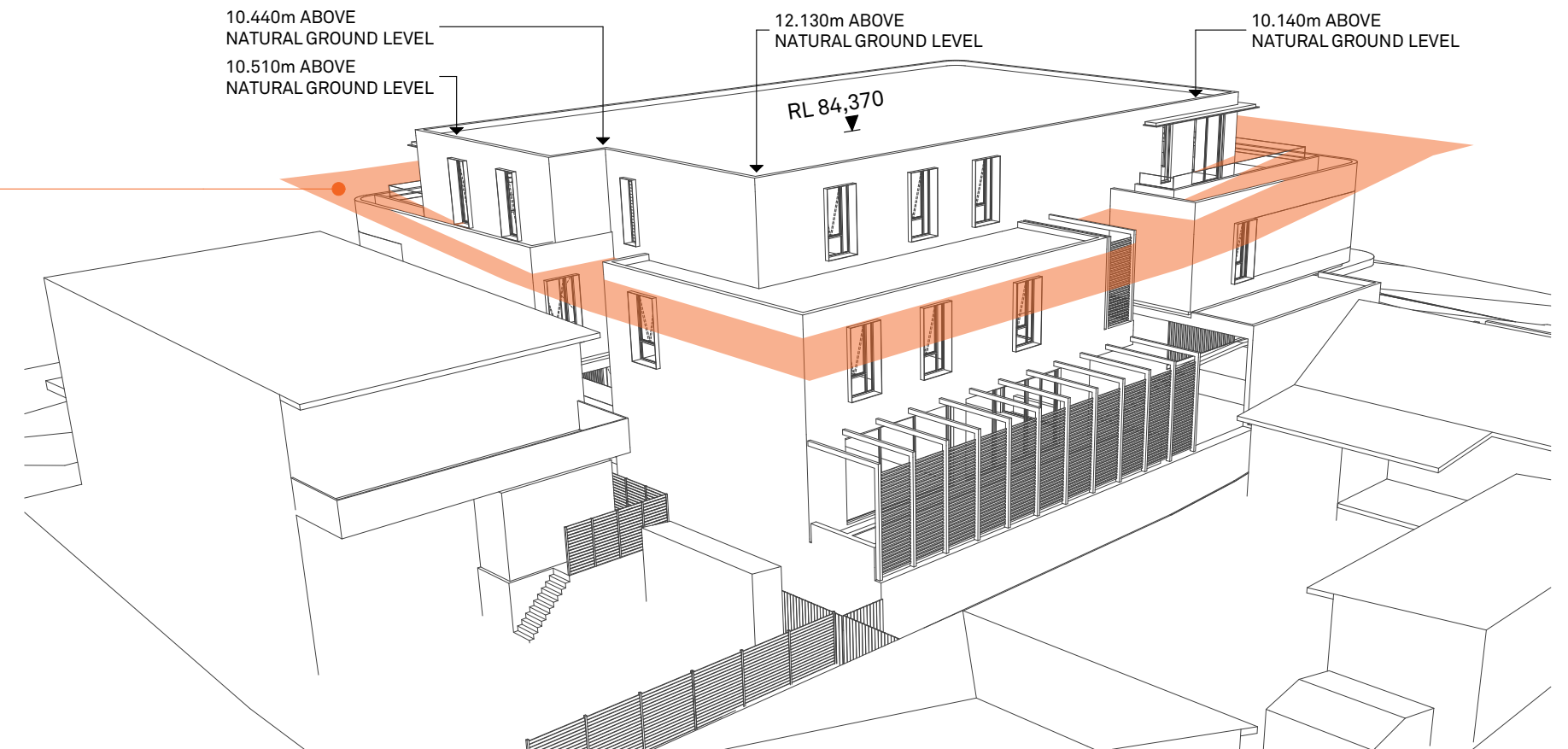
|              |                             |                              |  |
|--------------|-----------------------------|------------------------------|--|
| <b>SCALE</b> | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-1308 | <b>DRAWING</b><br>MAX. BUILDING HEIGHT LIMIT |
|--------------|-----------------------------|------------------------------|--|

|                   |  |  |
|-------------------|--|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 | <b>BENSON<br/>McCORMACK<br/>ARCHITECTURE</b> |
|-------------------|--|--|

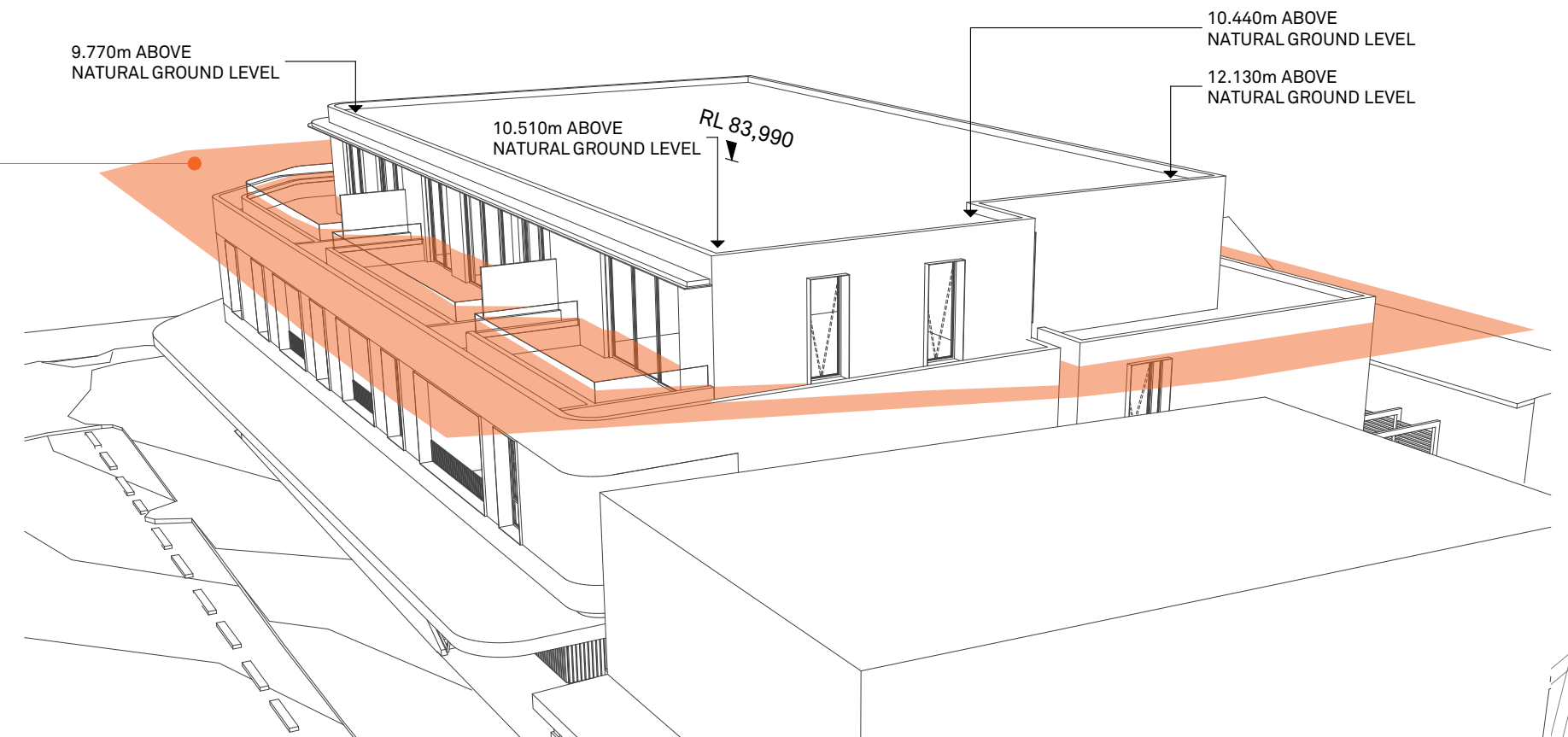
DEVELOPMENT APPLICATION



8.5m  
MAX. BUILDING  
HEIGHT PLANE



8.5m  
MAX. BUILDING  
HEIGHT PLANE



# I MAX. BUILDING HEIGHT LIMIT

91M

**NOTES**  
This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects.  
**DO NOT SCALE DRAWINGS.**

| REV | DATE    | ISSUE       |
|-----|---------|-------------|
| A   | SEPT 18 | DA ISSUE 01 |

|   |   |                      |
|---|---|----------------------|
| <b>CLIENT</b><br>DREAMBUILD<br>6/37A KING<br>ROAD HORNSBY<br>NSW 2077 | <b>PROJECT DETAILS</b><br>91M<br>91-93 MCINTOSH ROAD<br>NARRAWEENA NSW 2099 | <b>PROJECT NORTH</b> |
|---|---|----------------------|

|              |                             |                              |  |
|--------------|-----------------------------|------------------------------|--|
| <b>SCALE</b> | <b>PROJECT NO.</b><br>1816A | <b>DRAWING NO.</b><br>A-1309 | <b>DRAWING</b><br>MAX. BUILDING HEIGHT LIMIT |
|--------------|-----------------------------|------------------------------|--|

|                   |  |
|-------------------|--|
| <b>ISSUE</b><br>A | <b>ARCHITECT</b><br>P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |
|-------------------|--|

**BENSON  
McCORMACK  
ARCHITECTURE**

DEVELOPMENT APPLICATION





1 PERSPECTIVE FOR ACOUSTIC BARRIER

SCHEDULE OF CHANGES

2. PROPOSED LOCATION OF FIRE HYDRANT BOOSTER

6. PROPOSED POLYCARBONATE ACOUSTIC BARRIER AT  
2.2M (HEIGHT) x 4M (LENGTH) x 10MM (THICK)  
TO ACOUSTIC CONSULTANT SPECIFICATION

91M

| NOTES  |       |  |  |
|--|-------|--|--|
| This drawing is issued upon the condition it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without prior consent in writing of Benson McCormack Architects. |       |  |  |
| DO NOT SCALE DRAWINGS.   |       |  |  |
| REV  | DATE  | ISSUE  |  |
| A  | 09.18 | DA ISSUE 01                                  |  |
| B  | 02.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |  |
| C  | 04.19 | AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL |  |

| CLIENT                           | PROJECT DETAILS                         | PROJECT NORTH |
|----------------------------------|---|---------------|
| DREAMBUILD                       | 91M                                     |               |
| 6/37A KING ROAD HORNSBY NSW 2077 | 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 |               |

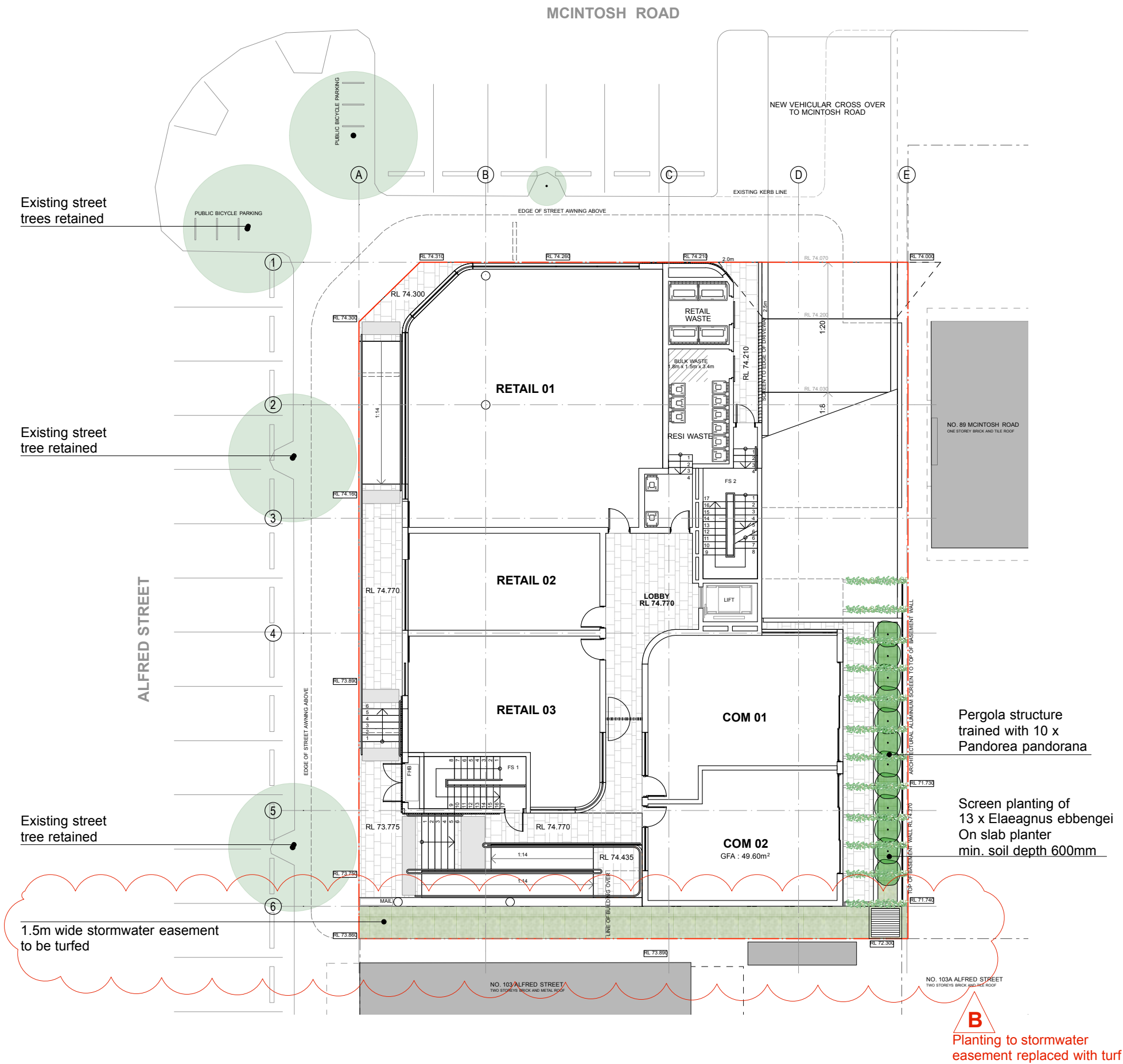
| SCALE      | PROJECT NO. | DRAWING NO. | DRAWING                              |
|------------|-------------|-------------|--------------------------------------|
| 1:200 @ A3 | 1816A       | A-1312      | PERSPECTIVE VIEWS (ACOUSTIC BARRIER) |

| ISSUE | ARCHITECT  |
|-------|--|
| C     | P : + 61 2 9818 0777<br>F : + 61 2 9818 0778<br>STUDIO 5, 505 BALMAIN RD<br>LILYFIELD NSW 2040<br>ABN: 76 129 130 285 RN: 7536 |

DEVELOPMENT APPLICATION

**BENSON  
McCORMACK  
ARCHITECTURE**





Elaeagnus ebbengei



Pandorea pandorana

INDICATIVE PLANT IMAGES

| INDICATIVE PLANT SCHEDULE- GROUND LEVEL |                   |               |     |           |
|---|-------------------|---------------|-----|-----------|
| SPECIES                                 | COMMON NAME       | MATURE HEIGHT | QTY | POT SIZE  |
| Elaeagnus ebbengii                      | Silver Berry      | 2m            | 13  | 5L        |
| Liriope 'Evergreen Giant'               | Liriope           | 0.7m          | 0   | 150mm pot |
| Pandorea pandorana                      | Wonga Wonga Vine  | climber       | 10  | 150mm pot |
| Thunbergia grandiflora                  | Blue Trumpet Vine | climber       | 0   | 150mm pot |
| Syzygium 'Resilience'                   | Lilli Pilli       | 5m            | 0   | 45L       |

**B**  
Planting to stormwater easement replaced with turf

NOT ISSUED FOR CONSTRUCTION











B = BALCONY



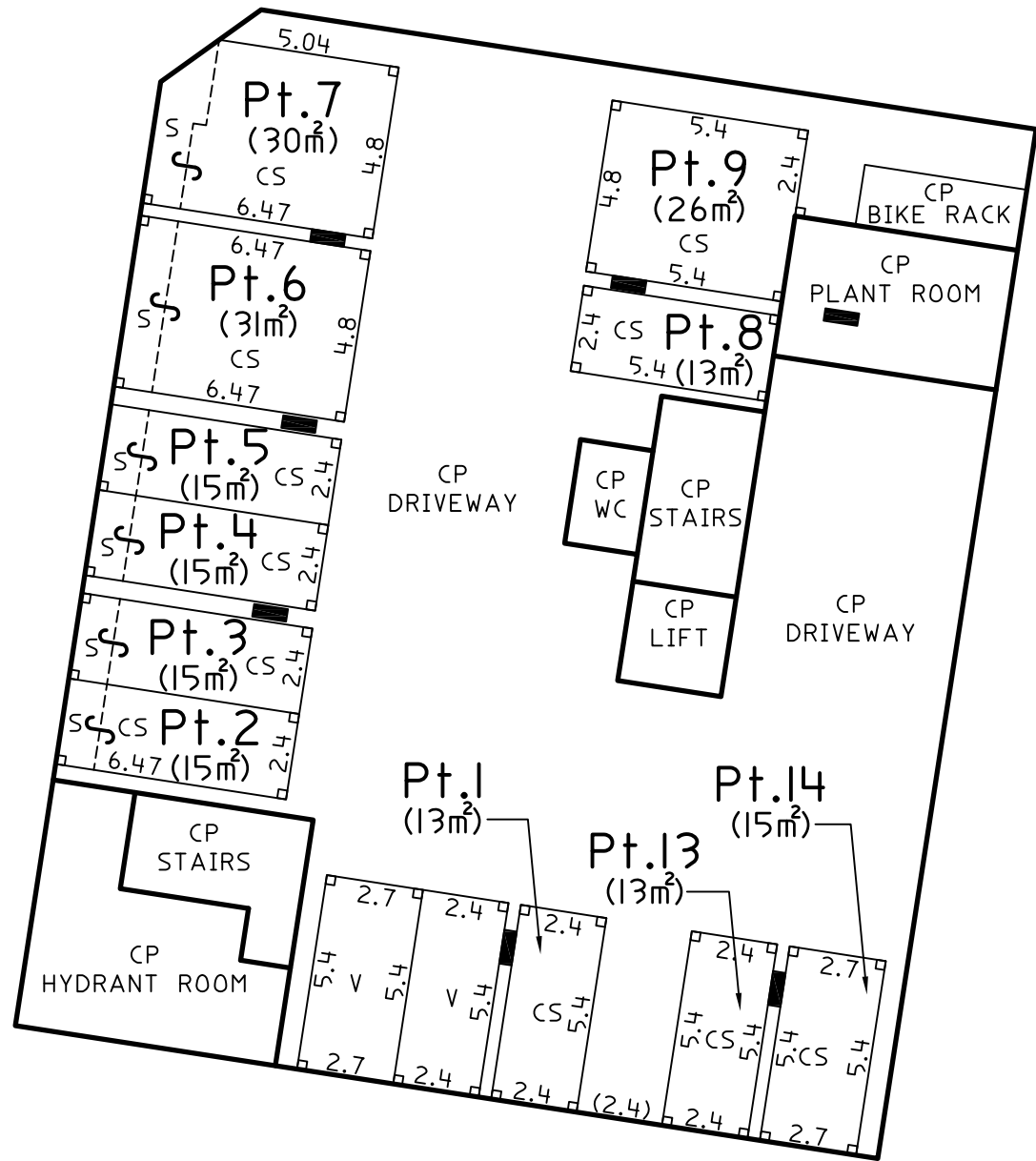
|   |   |  |                   |                 |
|---|---|--|-------------------|-----------------|
| <p>SURVEYOR</p> <p>Name: Robert Shawn Friend</p> <p>Date: 10th October 2018</p> <p>Reference: 1821-3-A(draft)</p> | <p>PLAN HEADING</p> <p>DRAFT STRATA PLAN OF SUBDIVISION OF<br/>LOTS 102 &amp; 102 IN DP868560</p> | <p>L.G.A.: NORTHERN BEACHES</p> <p>Locality: NARRAWEENA</p> <p>reduction Ratio: 1:200</p> <p>Lengths are in metres</p> | <p>REGISTERED</p> | <p>SP DRAFT</p> |
|---|---|--|-------------------|-----------------|



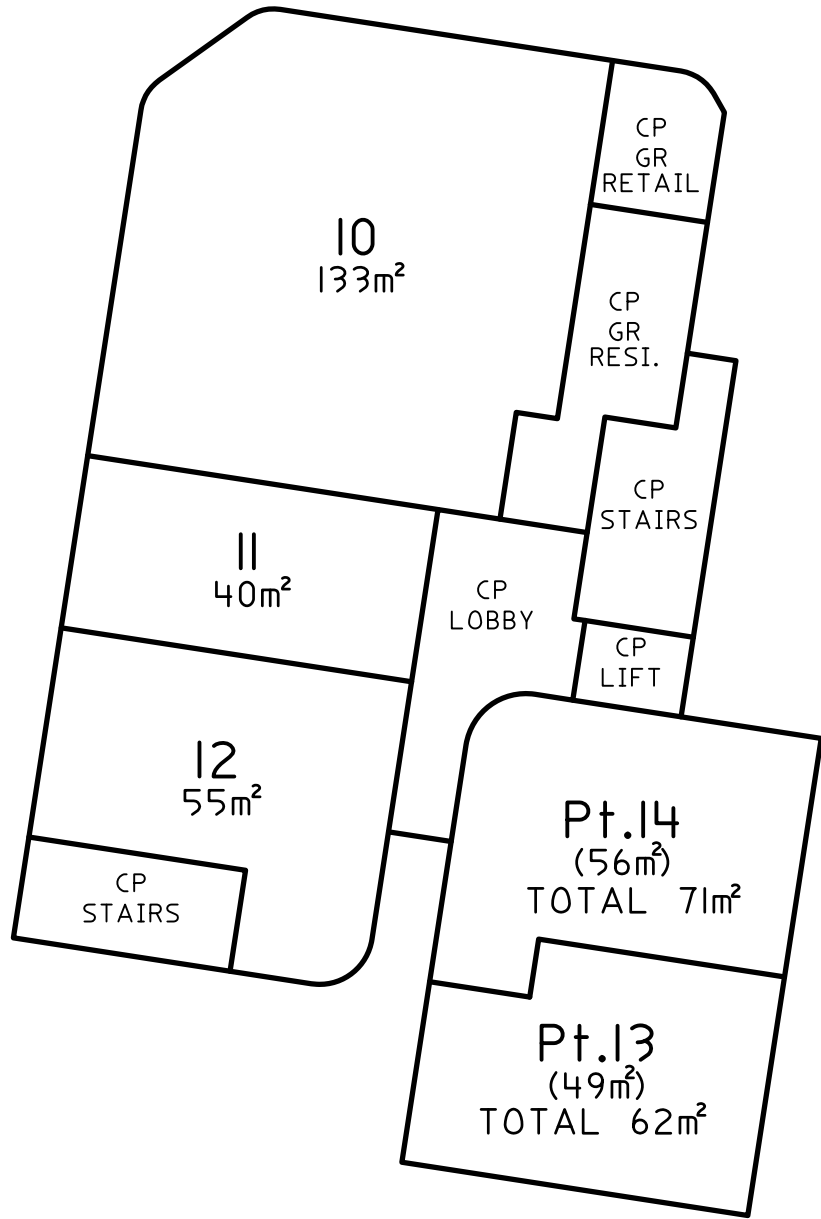
WARNING

THIS DRAFT STRATA PLAN HAS BEEN PREPARED FROM ARCHITECTURAL DRAWINGS AS PROVIDED AND PREPARED BY BENSON McCORMACK DATED SEPT 18 AND IS SUBJECT TO ALTERATION OR AMENDMENT.  
ALL DIMENSIONS AND AREAS SHOWN ON THESE DRAFT STRATA PLANS ARE APPROXIMATE, SUBJECT TO FINAL SURVEY AT COMPLETION OF CONSTRUCTION.  
ALL AREAS ARE APPROXIMATE.

- ⊥ = RIGHT ANGULAR (90°) MEASUREMENT
- CP = COMMON PROPERTY
- V = VISITORS PARKING (COMMON PROPERTY)
- GR = GARBAGE ROOM
- RESI. = RESIDENTIAL
- S = STORAGE
- CS = CAR PARKING SPACE



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

|   |   |  |                       |                     |
|---|---|--|-----------------------|---------------------|
| <div>SURVEYOR</div> <div>Name: Robert Shawn Friend</div> <div>Date: 10th October 2018</div> <div>Reference: 1821-3-A(draft)</div> | <div>PLAN HEADING</div> <div>DRAFT STRATA PLAN OF SUBDIVISION OF LOTS 102 &amp; 102 IN DP868560</div> | <div>L.G.A.: NORTHERN BEACHES</div> <div>Locality: NARRAWEENA</div> <div>reduction Ratio: 1:200</div> <div>Lengths are in metres</div> | <div>REGISTERED</div> | <div>SP DRAFT</div> |
|---|---|--|-----------------------|---------------------|