



STUDIO 5, 505 BALMAIN RDP : + 61 29818 0777LILYFIELD NSW 2040F : + 61 29818 0778 ABN: 76 129 130 285



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REV DATE ISSUE A SEPT 18 DA ISSUE 01

CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099 PROJECT NORTH (-)

SCALE NTS

PROJECT NO. DRAWING NO. DRAWING 1816A A-0001 LOCATION PLANS

DO NOT SCALE DRAWINGS.

DEVELOPMENT APPLICATION

ARCHITECT

P:+61 2 9818 0777 F:+61 2 9818 0778

BENSON McCORMACK STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7538







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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

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



PROJECT NORTH

SCALE NTS

PROJECT NO. DRAWING NO. DRAWING 1816A A-0002 SITE CONTEXT

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DEVELOPMENTAPPLICATION

BENSON McCORMACK STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7538

ARCHITECT

ISSUE

Α

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ENTRY TO NO.103A ALFRED STREET



NO.103A ALFRED STREET





NO.91-93 MCINTOSH ROAD

NO.91-93 MCINTOSH ROAD (NORTHERN FACADE)



RAMP ENTRY INTO NO.91-93 MCINTOSH ROAD



EXISTING SIDE BOUNDARY TO NO.89 MCINTOSH ROAD



NORTHEAST VIEW TOWARDS NO.89 MCINTOSH ROAD

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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

91M

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

PROJECT DETAILS PROJECT NORTH SCALE

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

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NO.89 MCINTOSH ROAD

BENSON

McCORMACK



SOUTHEAST VIEW TOWARDS NO. 103A ALFRED STREET

ARCHITECT

ABN: 76 129 130 28

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# DEVELOPMENT APPLICATION

STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040

ISSUE Α



SOUTH VIEW TOWARDS NO.103 ALFRED STREET



NORTHWEST VIEW TOWARDS NO.91-93 MCINTOSH ROAD





EAST VIEW TOWARDS NO.89 MCINTOSH ROAD

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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

91M

PROJECT NORTH

SCALE

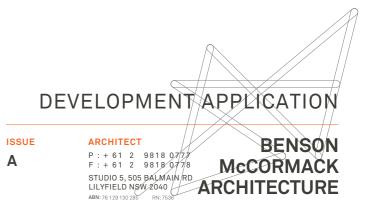
PROJECT NO. DRAWING NO. DRAWING 1816A A-0004

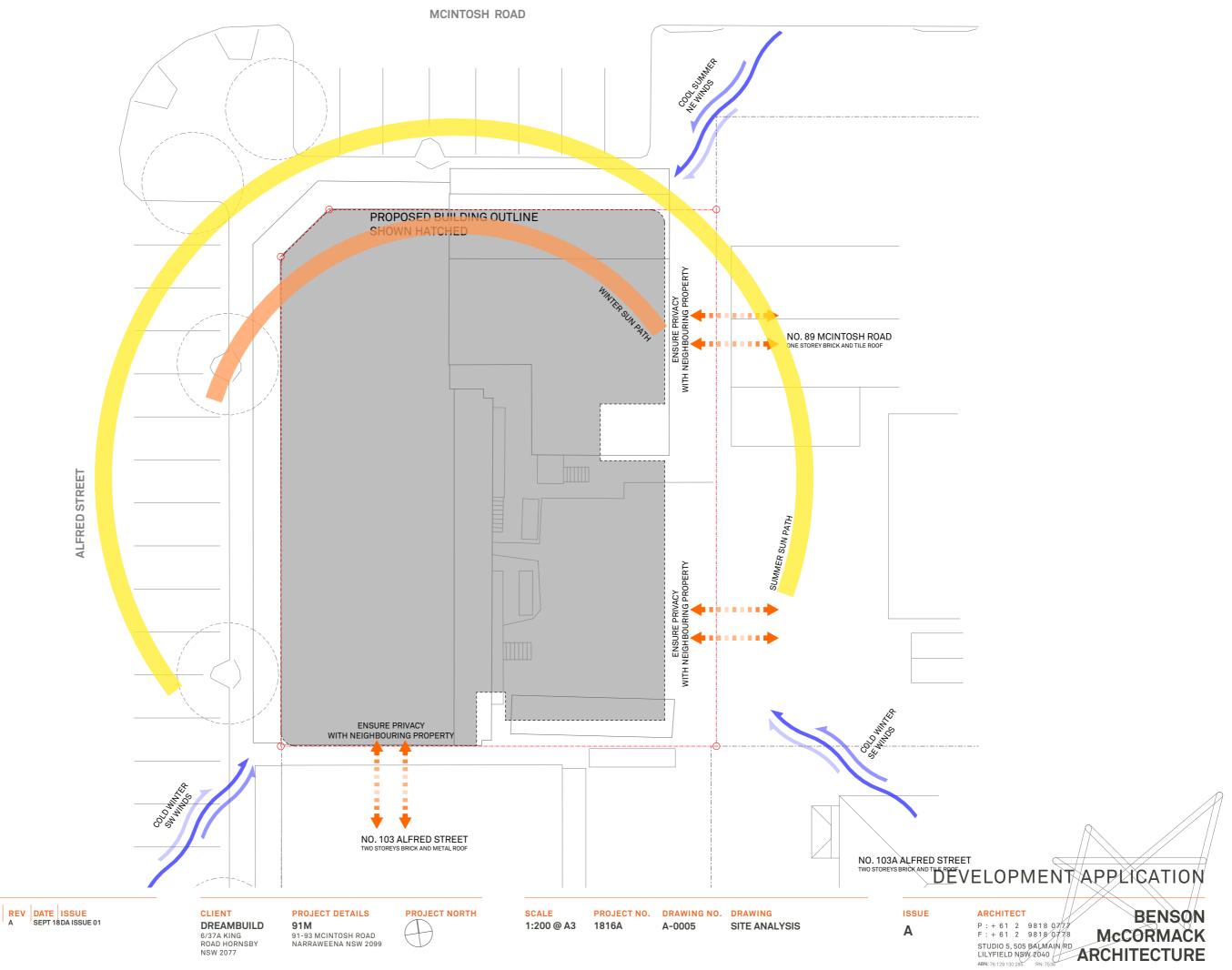
SITE PHOTOGRAPHS 2 OF 2

DO NOT SCALE DRAWINGS.

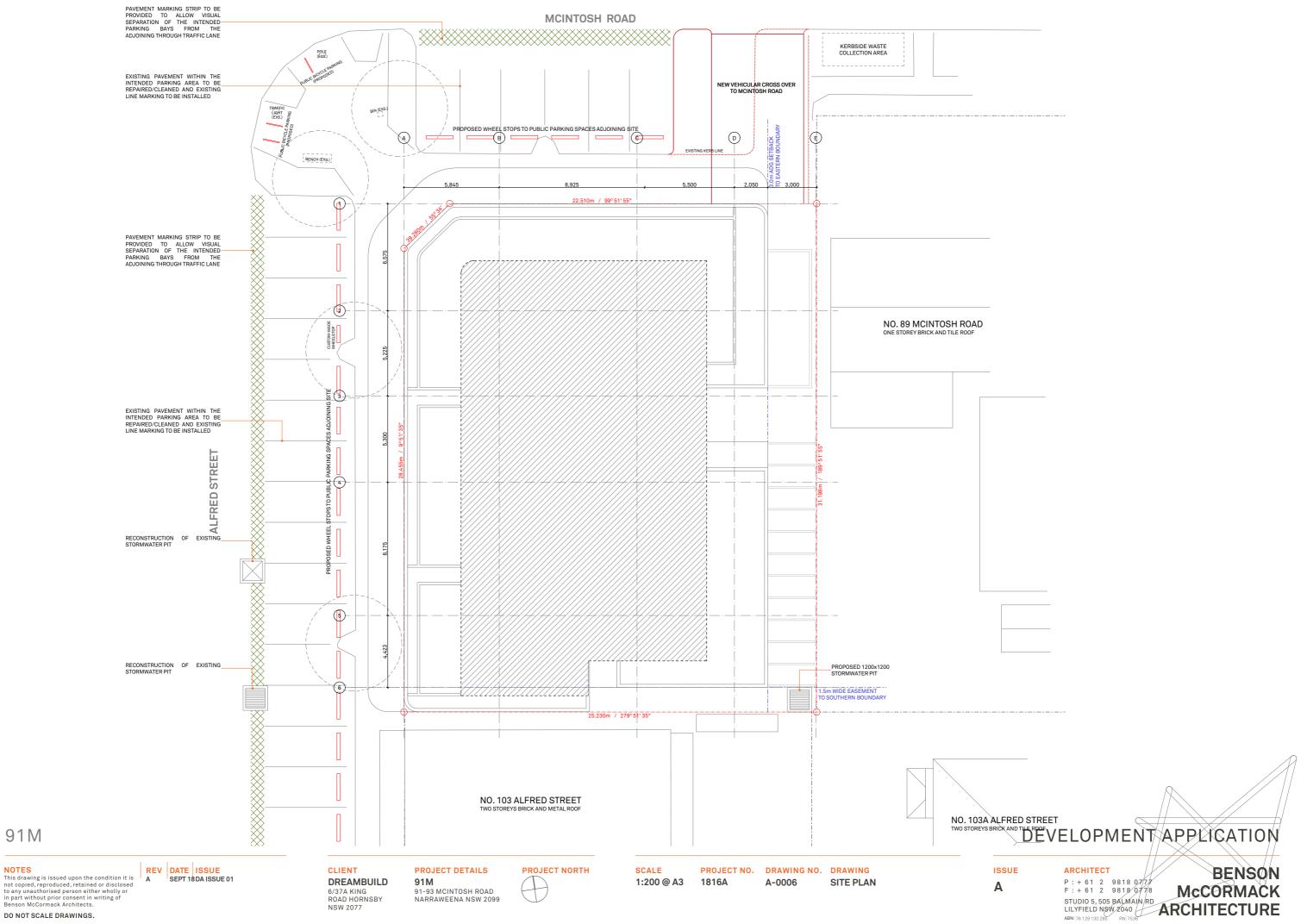
SOUTHWEST VIEW TOWARDS NO.103 ALFRED STREET

NORTH VIEW TOWARDS NO.91-93 MCINTOSH ROAD





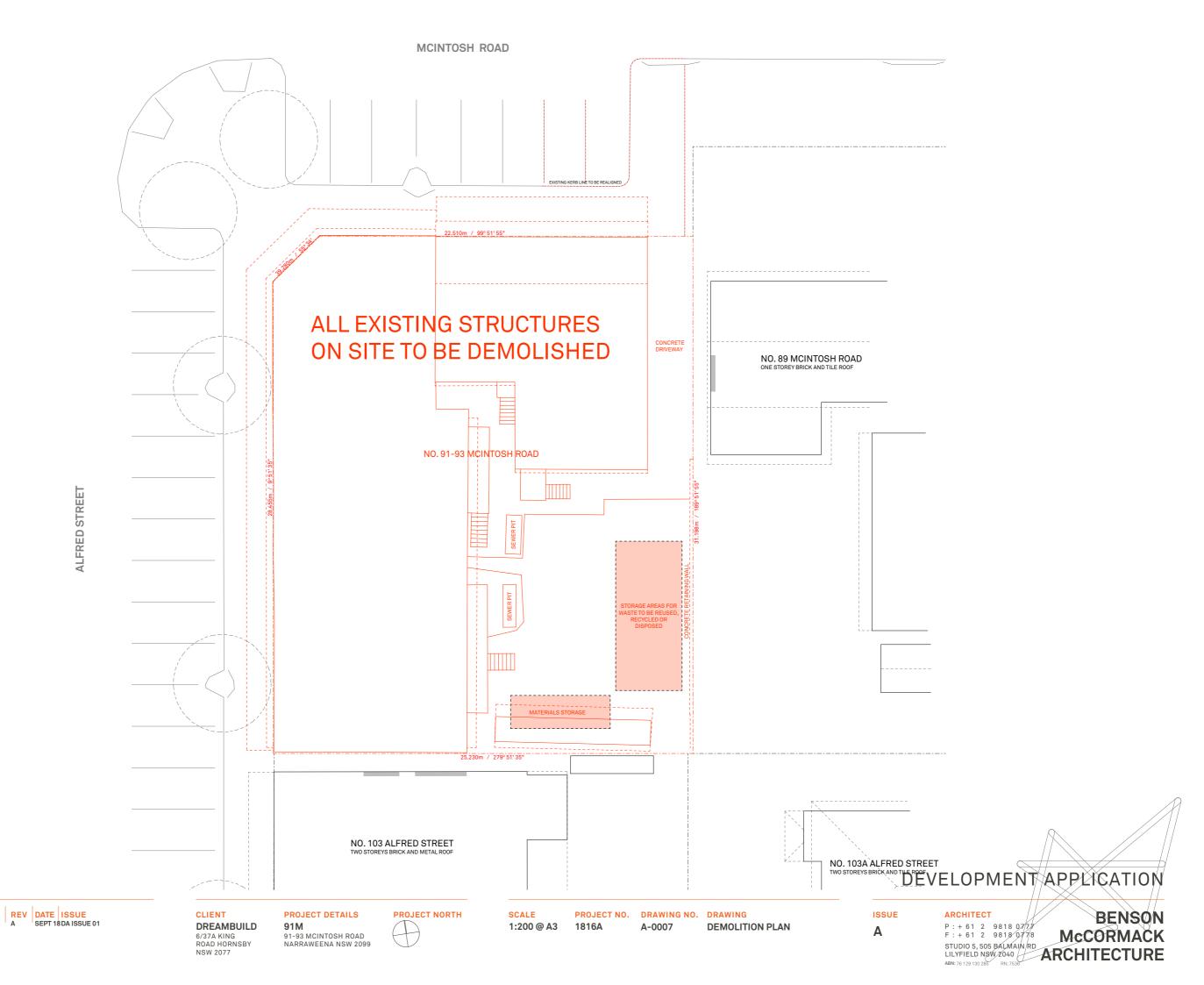
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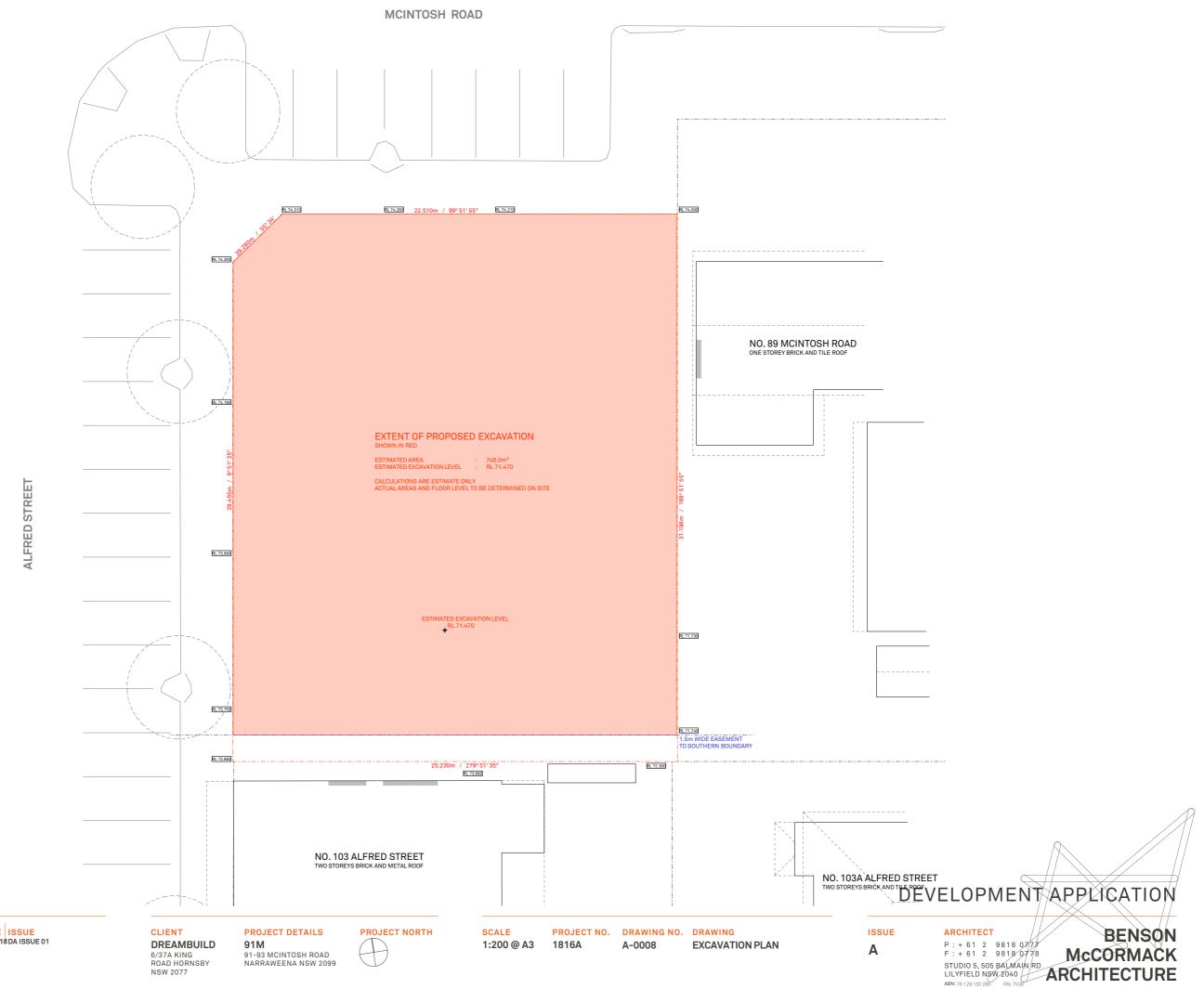
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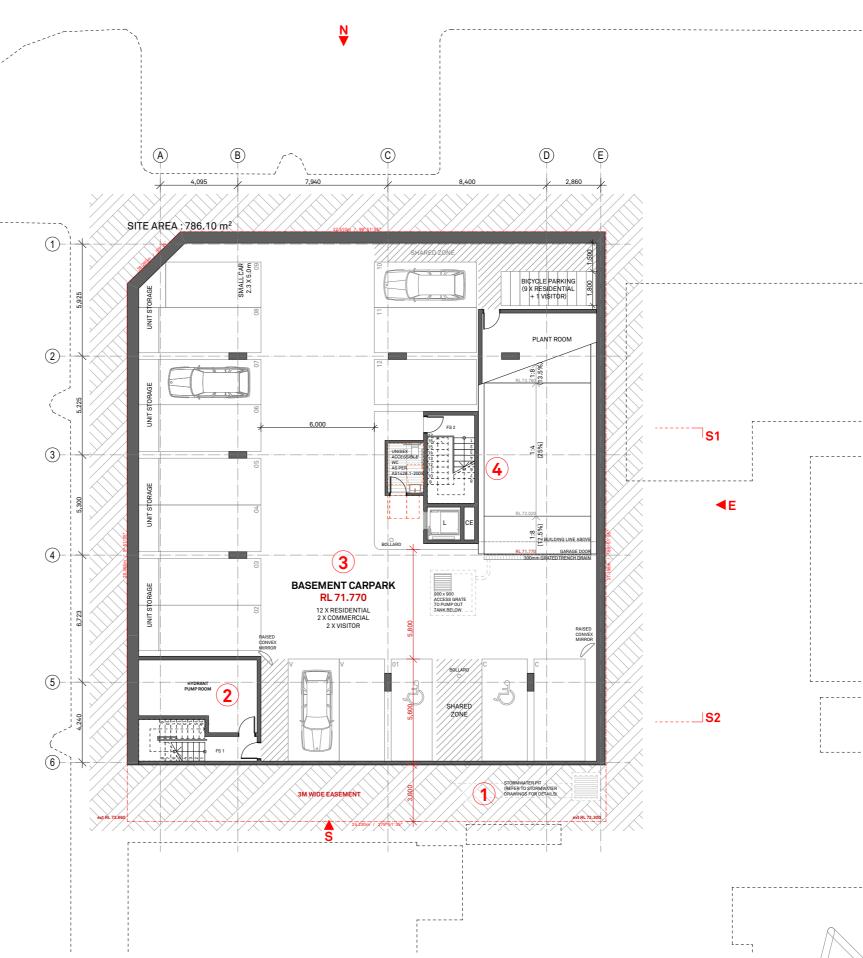
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# SCHEDULE OF CHANGES

- **1. INCREASED EASEMENT TO SOUTHERN BOUNDARY** FROM 1.5M TO 3M
- 2. RECONFIGURATION OF BASEMENT EGRESS AND ESSENTIAL SERVICES TO ACCOMODATE INCREASED WIDTH IN EASEMENT TO SOUTHERN BOUNDARY
- 3. BASEMENT SLAB LEVEL RAISED 100MM
- 4. MINOR AMENDMENTS TO CORE CONFIGURATION DUE TO EASEMENT AND REDUCTION IN LENGTH OF BASEMENT ACCESS RAMP TO ACCOMODATE RAISED BASEMENT SLAB LEVEL



# 91M

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### REV DATE ISSUE А

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

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S2

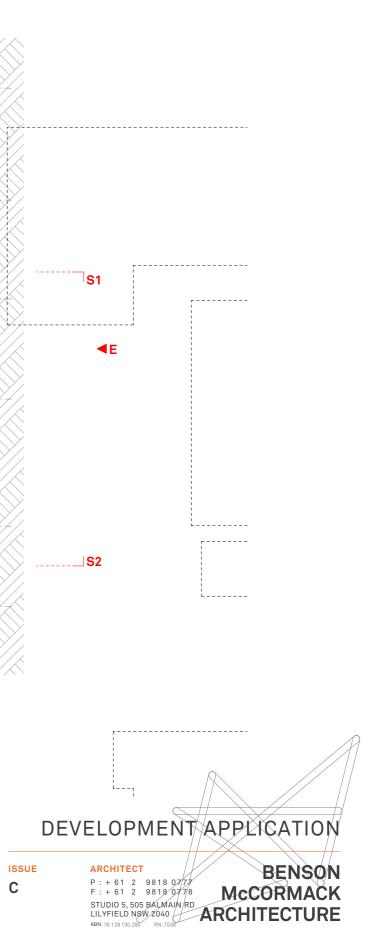
91M

PROJECT DETAILS 1

PROJECT NORTH

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1816A	A-0101	BASEMENT FLOOR PLAN

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099



# SCHEDULE OF CHANGES

- 1. SHOPFRONTS AMENDED TO ACCOMODATE FUTURE TENANT REQUIREMENTS
- 2. ACCESS RAMP TO ELEVATED WALKWAY ADJUSTED TO SUIT NEW SHOPFRONT ARRANGEMENT
- 3. AMENDMENTS TO BOUNDARY STRUCTURE AND ROOF OVER DRIVEWAY
- 4. INCREASED EASEMENT TO SOUTHERN BOUNDARY FROM 1.5M TO 3M
- 5. GROUND FLOOR RETAIL, COMMERIAL UNITS AND RESIDENTIAL LOBBY AMENDMENTS TO ACCOMODATE INCREASED EASEMENT TO SOUTHERN BOUNDARY
- 6. MINOR AMENDMENTS TO CORE CONFIGURATION



# 91M

### NOTES

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REV DATE ISSUE

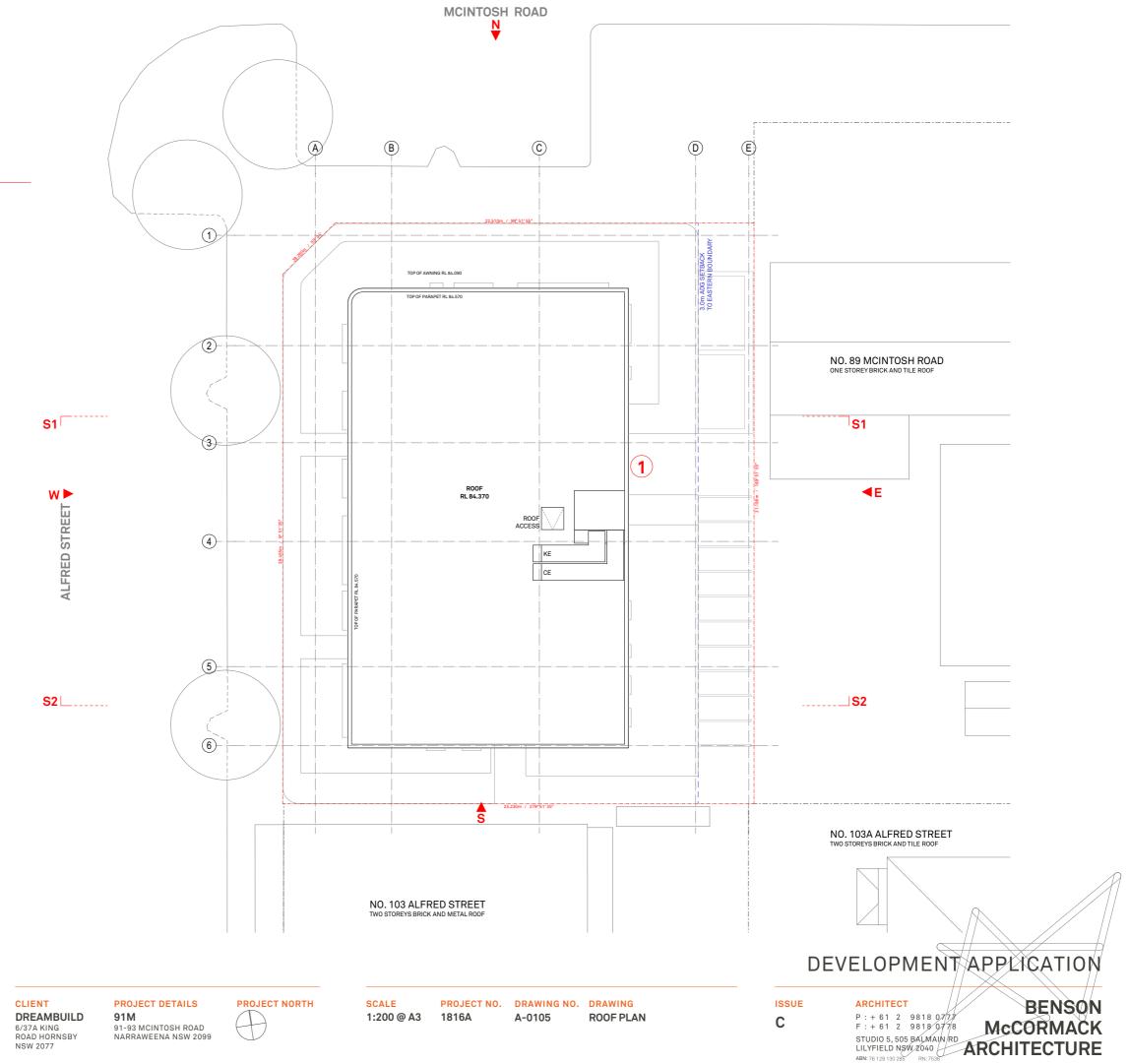
CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077 PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

PROJECT

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СТ				

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

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	89 MCINTOSH ROA	D	
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	₹E		
71.730			
	S2		
71.740			
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DEV	ELOPME	NTAPP	LICATION
ISSUE	ARCHITECT		BENSON
С	P:+61 2 9818 F:+61 2 9818	778 Mc	BENSON CORMACK
	STUDIO 5, 505 BALMA LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 753	ARCH	ITECTURE



# SCHEDULE OF CHANGES

1. MINOR AMENDMENTS TO CORE CONFIGURATION AND ROOFTOP PLANT

91M

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SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1816A	A-0105	ROOF PLAN





# BUILTFORM MATERIAL

# 91M

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PROJECT DETAILS

**PROJECT NORTH** 

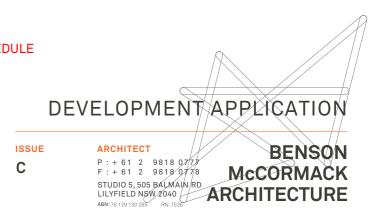
SCALE 1:100 @ A3

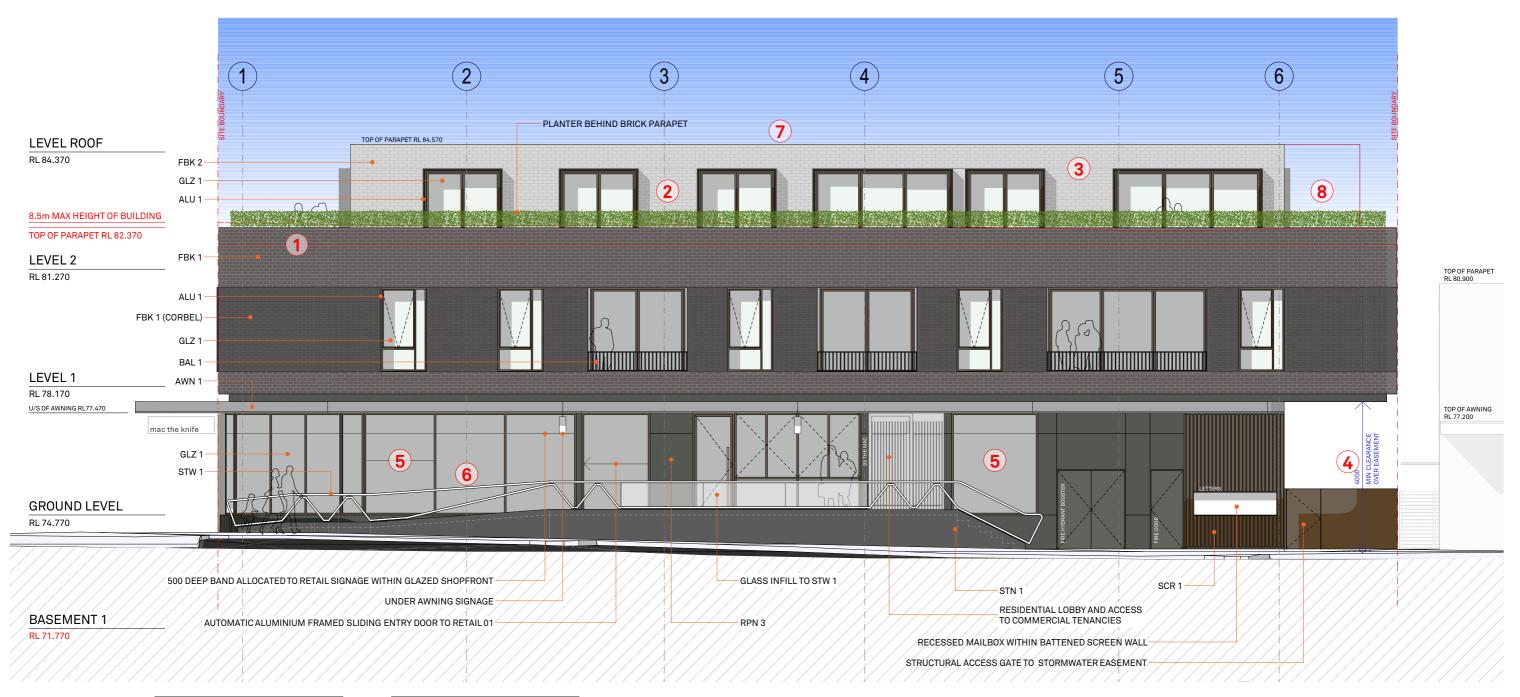
PROJECT NO. DRAWING NO. DRAWING 1816A A-0201 MCINTOSH RD ELEVATION

# 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. CONTINIOUS AWNING TO LEVEL 2 REMOVED**
- 4. SHOPFRONT AMENDMENTS TO ACCOMODATE TENANT REQUIREMENTS
- 5. HANDRAIL TO RAISED SHOPFRONT ACCESS AMENDED
- 6. ROOF OVER DRIVEWAY ACCESS REMOVED
- 7. WINDOW TO ENSUITE OF UNIT 07 ADDED
- 8. FACE BRICK ADDED TO LEVEL 2. REFER REVISED FINISHES SCHEDULE

91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099







# BUILTFORM MATERIAL

91M

91-93 MCINTOSH ROAD

NARRAWEENA NSW 2099

# 91M

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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS

**PROJECT NORTH** 

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

# 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. CONTINIOUS AWNING TO LEVEL 2 REMOVED**
- 4. EASEMENT TO SOUTHERN BOUNDARY INCREASED IN WIDTH TO 3M STRUCTURAL ACCESS GATE TO EASEMENT ADDED
- 5. SHOPFRONT AMENDMENTS TO ACCOMODATE TENANT REQUIREMENTS AND INCREASED WIDTH OF EASEMENT TO SOUTHERN BOUNDARY
- 6. HANDRAIL TO RAISED SHOPFRONT ACCESS AMENDED
- 7. FACEBRICK ADDED TO LEVEL 2. REFER REVISED FINISHES SCHEDULE
- 8. INCREASED SETBACK TO LEVEL 2

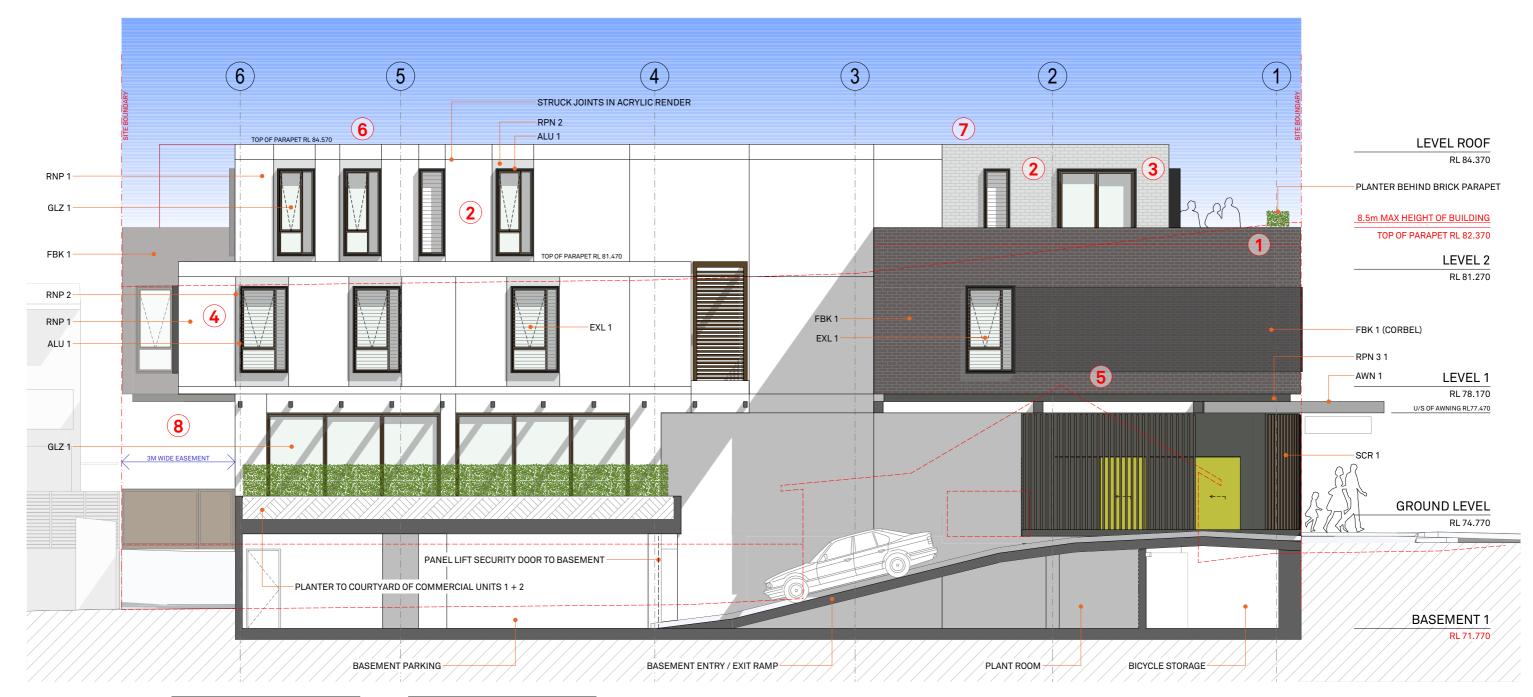
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DEVELOPMENTAPPLICATION

ISSUE С







# BUILTFORM MATERIAL

# 91M

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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT DETAILS

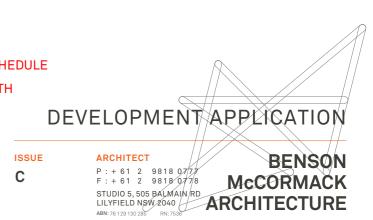
**PROJECT NORTH** 

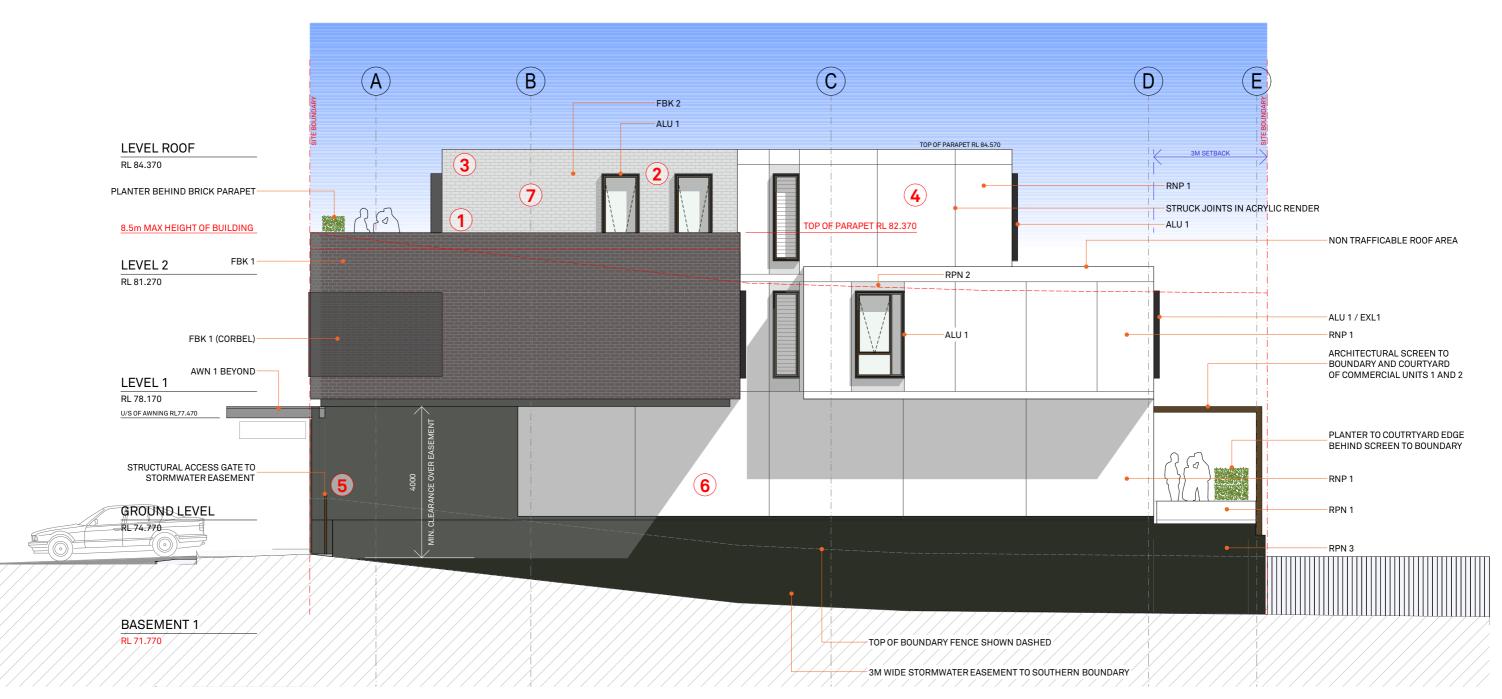
SCALE PROJECT NO. DRAWING NO. DRAWING 1:100 @ A3 1816A A-0203 EAST ELEVATION

# 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. CONTINIOUS AWNING TO LEVEL 2 REMOVED**
- 4.2 X COLOURED ACRYLIC RENDERS ADDED. RENDER TO HAVE STRUCK JOINTS AS INDICATED.
- 5. ROOF OVER DRIVEWAY ACCESS REMOVED
- 6. MINOR AMENDMENTS TO EXTERNAL OPENINGS TO ACCOMODATE INTERNAL PLANNIGN CHANGES TO UNIT 09
- 7. FACEBRICK ADDED TO LEVEL 2. REFER TO REVISED FINISHES SCHEDULE
- 8. EASEMENT TO SOUTHERN BOUNDARY INCREASED TO 3M IN WIDTH

91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099







# **BUILT FORM** MATERIAL

# 91M

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91M

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

PROJECT DETAILS

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

**PROJECT NORTH** 

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

# 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. CONTINIOUS 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.

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CALE	PROJECT NO.	DRAWING NO.	DRAWING
100 @ A3	1816A	A-0204	SOUTH ELEVATIO





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CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

PROJECT NORTH

PROJECT DETAILS

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

91M

SCALE PROJECT NO. DRAWING NO. DRAWING 1:1.09 @ A3 1816A A-0205

PERSPECTIVE VIEW FROM ALFRED STREET

DO NOT SCALE DRAWINGS.

# DEVELOPMENT APPLICATION

ARCHITECT

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 F: + 61
 2
 9818
 0.778
 MCCORMACK

 STUDIO 5, 505
 BALMAIN RD
 ILILYFIELD NSW 2040
 ARCHITECTURE

 ABN: 76129 130 285
 RN: 7536
 RN: 7536

ISSUE Α



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

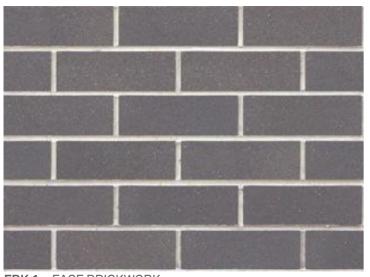


AWN 1 AWNING

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'



- FBK 1 FACE BRICKWORK FINISH - AUSTRAL BOWRAL BRICKS 'BRAHMAN GRANITE'
- **REV C** FBK 2 FACE BRICKWORK
  - FINISH AUSTRAL BOWRAL BRICKS 'CHILLINGHAM WHITE'



RNP 2 COLOURED ACRYLIC RENDER COLOUR FINISH DULUX 'NARROW NECK



BAL 1 ALUMINIUM - BALUSTRADE, FINISH SIM/EQ TO DULUX POWDERCOAT 'MONUMENT' 91M

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

PROJECT DETAILS

91-93 MCINTOSH ROAD NARRAWEENA NSW 2099

91M

CLIENT

NSW 2077

DREAMBUILD

6/37A KING ROAD HORNSBY



STW 1 STEELWORK - HANDRAIL

PROJECT NO.	DRAWING NO.	DRAW

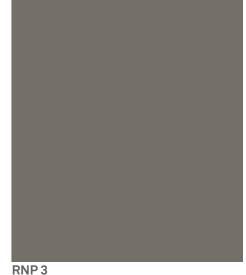
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**PROJECT NORTH** 

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



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



COLOURED ACRYLIC RENDER COLOUR FINISH DULUX 'ORGANIC'

DEVELOPMENT APPLICATION

LILYFIELD NSW 2040

ARCHITECT

ABN: 76 129 130 28

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STUDIO 5, 505 BALMAIN RD

BENSON

McCORMACK

ISSUE С

# CALCULATIONS PARKING ALLOCATION

## **RESIDENTIAL CARPARKS**

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

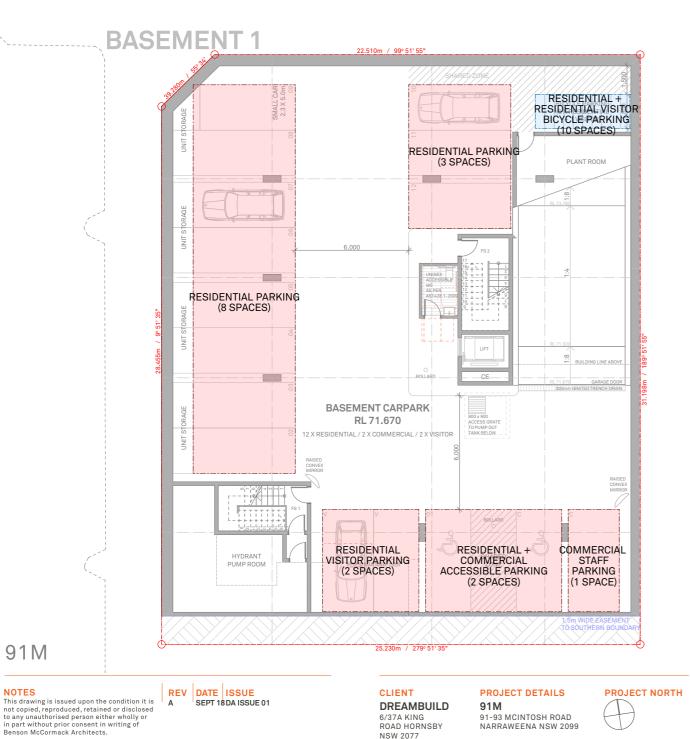
TOTAL RESIDENTIAL CAR SPACES ON SITE - 11+1 (ACCESSIBLE) SPACES (PROVIDED) TOTAL VISITOR CAR SPACES ON SITE - 2 SPACES (PROVIDED)

## 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



6/37A KING

NSW 2077

ROAD HORNSB

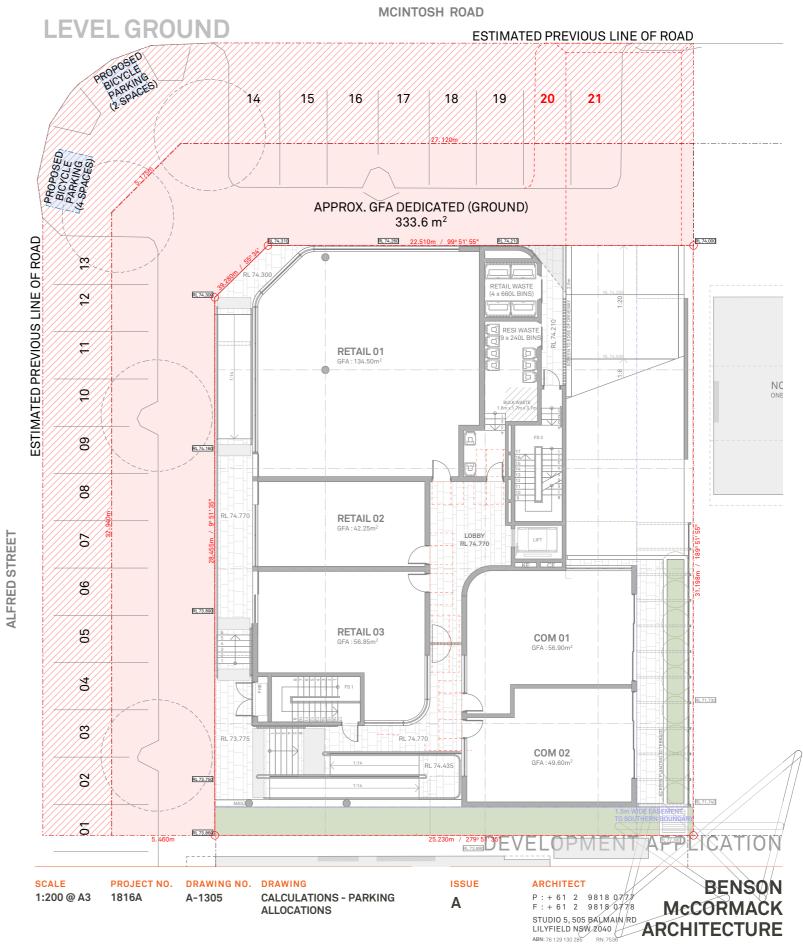
91-93 MCINTOSH ROAD

NARRAWEENA NSW 2099

**BICYCLE PARKING** 

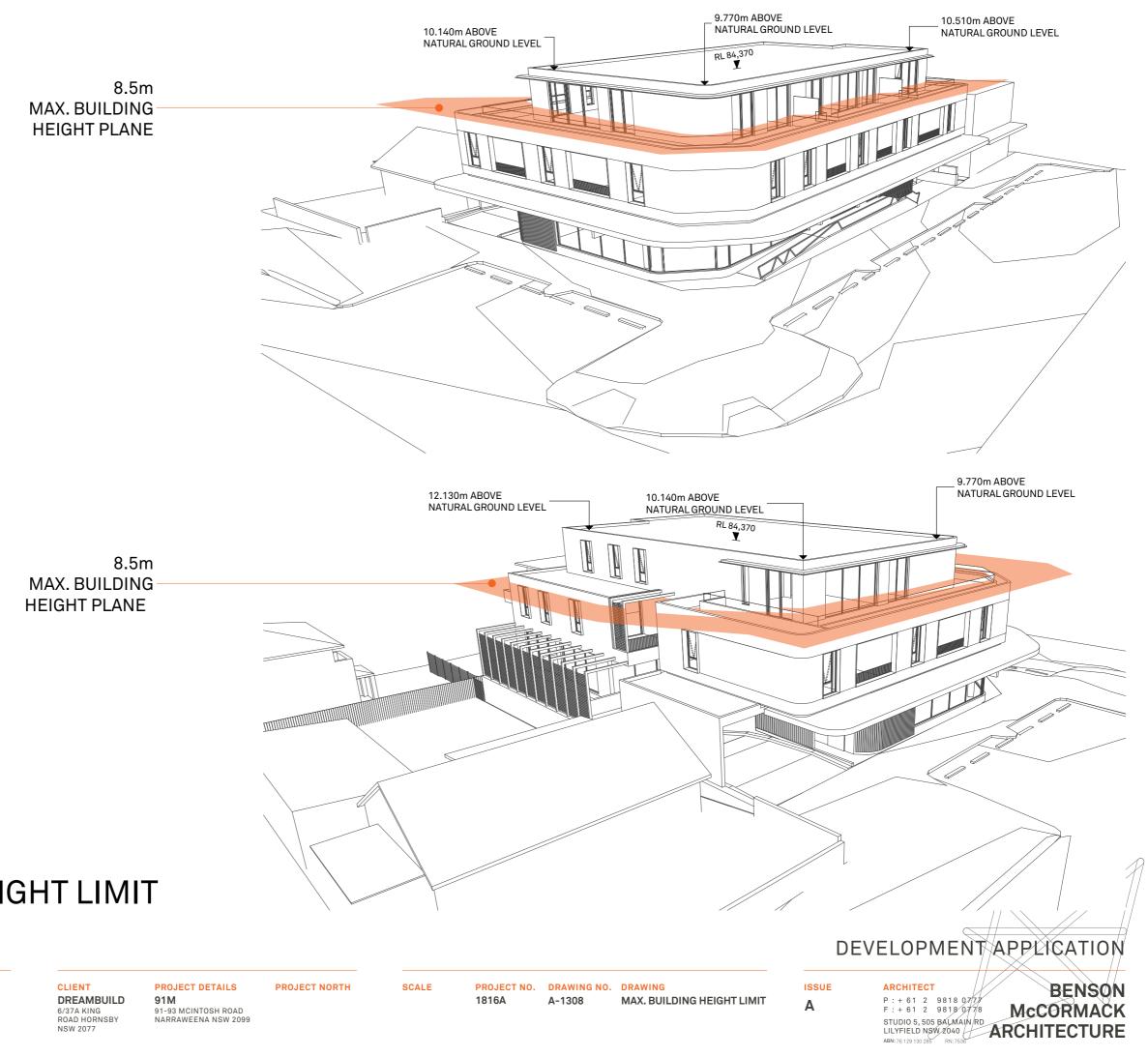
RESIDENTIAL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 9 + 1 (VISITOR) SPACES RETAIL BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 2 + 1 (VISITOR) SPACES OFFICE BICYCLE PARKING REQUIRED (WARRINGAH DCP) - 1 SPACE

\*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)



91M

NOTES

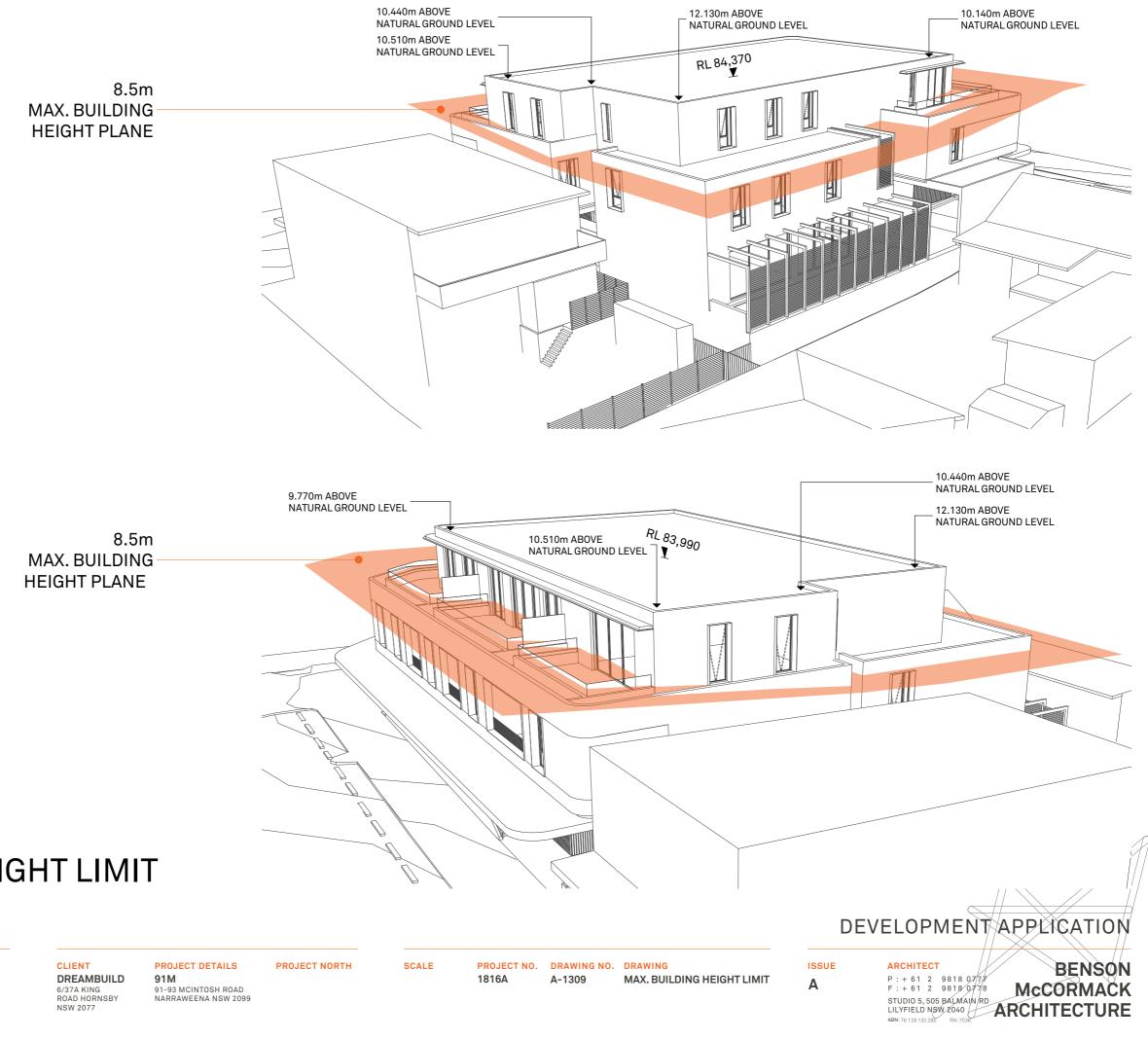


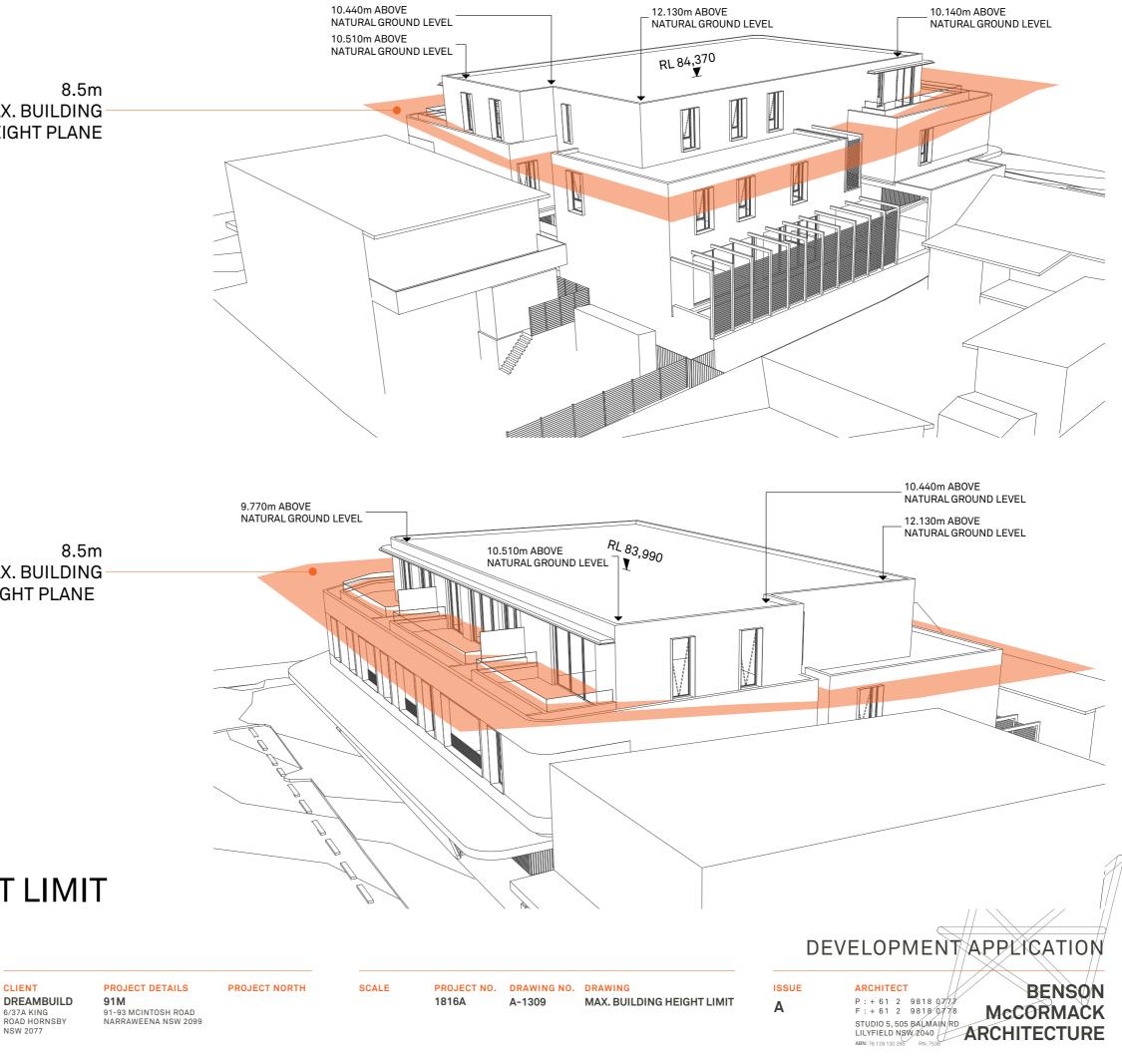
# | MAX. BUILDING HEIGHT LIMIT

# 91M

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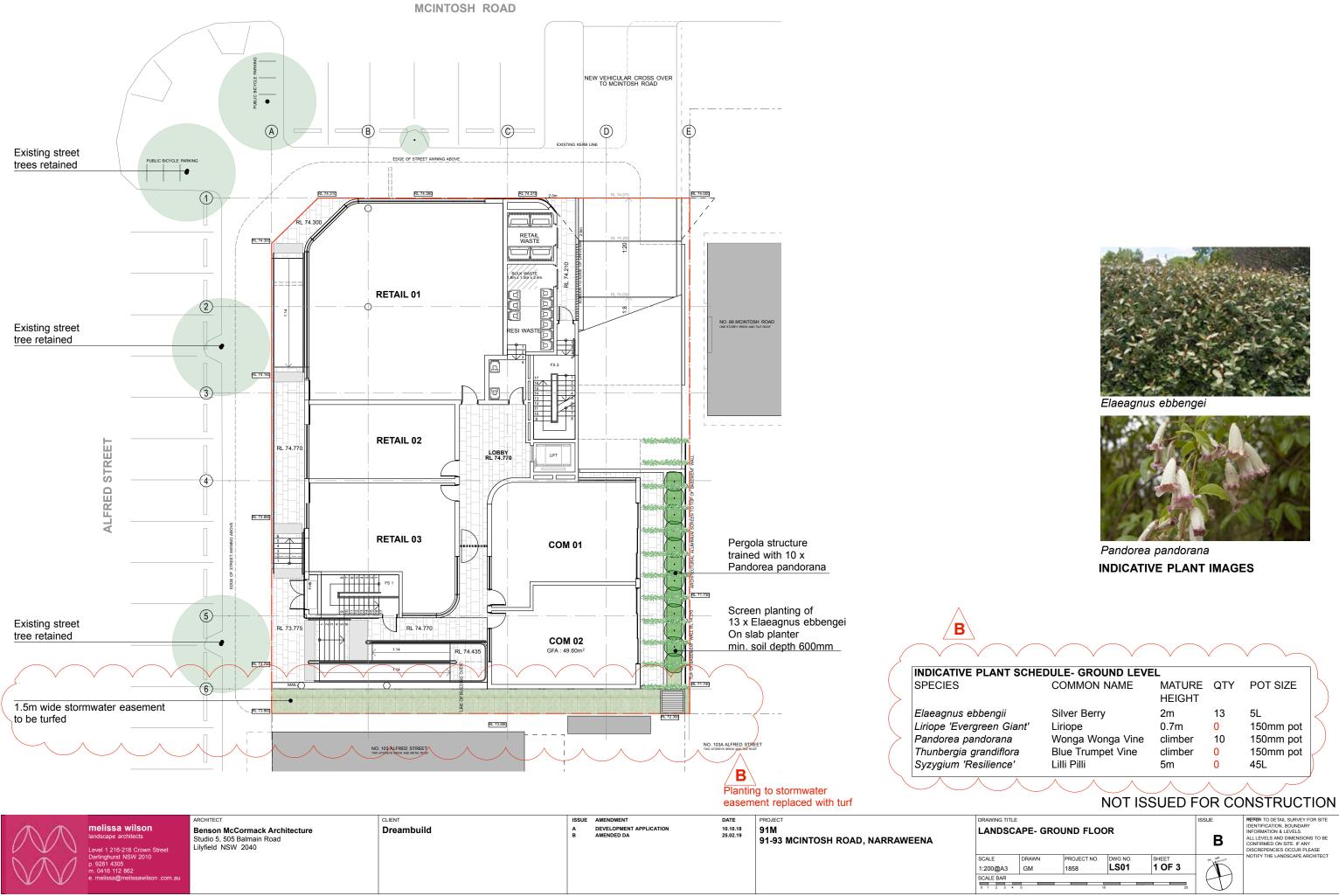


# | MAX. BUILDING HEIGHT LIMIT

# 91M

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# LANDSCAPE CONSTRUCTION NOTES

### GENERAL

- Landscape documentation is to be read in conjunction with consultant team documentation for the project particularly architectural and engineering drawings

### SUBSOIL

Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.

Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.

Cultivate to a minimum depth of 100 mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

Confirm that the planting beds are free draining, if not install sub-soil drainage lines and connect to stormwater system

Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil

### TOPSOIL

Where possible use site topsoil and compost mixed at a rate of 4 soil:1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Benedicts Sand and Gravel Organic Garden mix M13 for garden bed areas.

Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.

Spread topsoil to the following typical depths:

Planting beds: 300 mm

### ON SLAB CONSTRUCTION- PLANTER BOXES

Ensure all slabs are water proofed by others and that drainage outlets are supplied to engineer's requirements, advise the builder if not acceptable. Supply and lay 30mm Atlantis drainage cell same or equal to as supplied by Atlantis Corporation over slab and connect to stormwater. Overlay the drainage cell with Geofabric PGM 14 as made by Polyfelt, run polyfelt up the sides of planters to within 40mm of the finished surface level.

For garden beds on slab: Supply and install to a depth of 50mm washed river sand on top of geofabric. Refer to typical detail for soil layering. Topsoil Types A and B shall be a light weight planter box mix and subsoil mix respectively and same or similar to Benedicts SmartMix No.4 and No. 5 respectively. Both are supplied by Benedicts Sand and Gravel. ph: 9986 3500.

### DRAINAGE

- Drainage of all landscape areas is to be in accordance is to comply with requirements of Civil/ Stormwater Engineer's documentation

- All proposed finished levels to be approved by project civil/ stormwater engineer
- Drainage outlets to be provided to all 'on slab' planters to satisfaction of project civil/ stormwater engineer - All paved areas to fall to drainage outlets
- Confirm that deep soil garden beds are free draining, if not then install sub-soil drainage lines as
- requiredand connect to stormwater system

### COMPOST

Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral pH value.

### PI ANTING

Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.

Shrubs/groundcovers: Excavate a hole big enough for the plant plus 100 mm all round.

Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot. Trees: All trees of 25L or greater container size are to be grown and planted in accordance with: Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality. NATSPEC Guide No.2

Label at least one plant of each species or variety in a batch using a durable, readable tag.

melissa wilsor

vel 1 216-218 Crown Stree

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

When the hole is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75 mm below paving level to allow placement of mulch

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting.

In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

> Benson McCormack Architecture Studio 5, 505 Balmain Road Lilvfield NSW 2040

### MULCH

All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend as supplied by Benedict Sand and Gravel. Provide mulch which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.

Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels

### IRRIGATION

Design, supply and install an automatic irrigation system that will deliver evenly, sufficient water to the trees, shrubs, groundcovers, turf and other planting on the site to maintain healthy growth continuously throughout the year.

The contractor shall be responsible for establishing the numbers and locations of emitters, spray heads, solenoid valves, filters etc required to provide a satisfactory performance of the system. Spray heads shall be directed away from seating, walls, paving, paths and steps.

Provide an automatic irrigation system with drippers/ microsprays to all garden beds. Ensure the pipework is installed in the least visible position possible. The detailed layout of all irrigation is to be approved prior to installation.

Connection to rainwater tank: Connection to rainwater retention tanks to be by way of an approved pump system meeting pressure requirements of proposed irrigation system. An approved filter system will be required to prevent algae and/or silt clocking effective operation of the irrigation system.

Drippers: Drippers shall deliver 2.3 litres per hour, at 400mm spacing or to base of individual plants as required and should be pressure compacted drippers.

Spray heads: To meet requirements of trees and lawn areas.

Valves: Richdel or similar approved 24 volt solenoid valves to be installed in Brookes or approved equal valve boxes. Top of box to be installed flush with finished soil level and covered with mulch laver.

Controller: Richdel or similar approved with numbers of stations required to isolate each area. Contractor is to allow for Controller in lockable metal cabinet in a location to the direction of the Architect. Power outlet for the operation of this unit to be supplied by others.

Pipework: Class HDPE pipe with pressure rating PN12.5 to be used for main lines. Copper pipework under paving and through masonry is to be installed. Drip lines will be LDPE laid on the surface of the soil under the mulch laver.

Cabling: 24 volt cabling to be enclosed in conduit in all areas. All wire must be installed in an unbroken length from the controller to the solenoid valve. All wires to be multistrand multicore and manufactured to AS 1125 and have polyethylene protective coating. All wire connectors must be waterproof. Cable to be minimum 1.0m2.

Rain sensor: A "mini clik" or similar or approved device to be supplied and installed to the approval of the superintendent. This unit is to be set to turn the system off after 3mm of rain has occurred.

The irrigation contractor shall check and monitor the system performance; once per month throughout the planting establishment period. The contractor shall provide the client with a recommended watering schedule for summer and winter that includes the dates to change the operation.

### MAINTENANCE/ ESTABLISHMENT

Throughout the planting establishment period (12 weeks), carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

### LANDSCAPE STATEMENT

The landscape design scheme contributes to the external amenity of the architectural scheme in a way that both aesthetically compliments the building design and provides a planted buffer to adjoining properties. The landscape areas comprise:

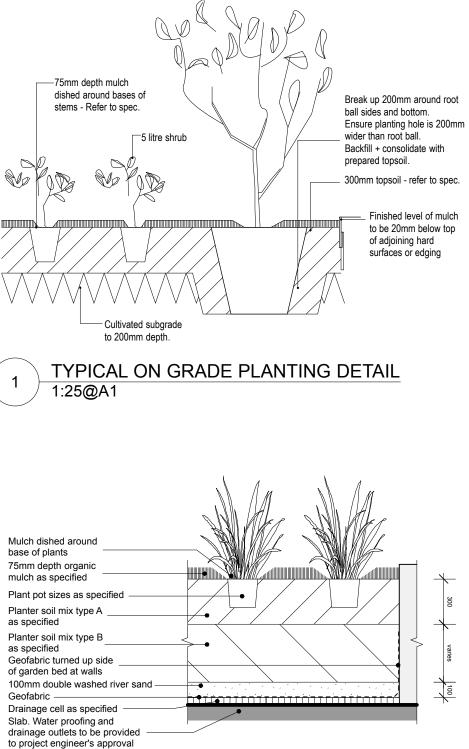
- Ground level deep soil southern boundary setback
- Ground level eastern terrace
- Level 2 private terrace planters

Ground level southern boundary planting provides screening to the neighbouring retail premises through a combination of columnar tree species and vertical tensioned cables trained with vines. Plants species have been selected for shade tolerance

Ground level eastern terrace provides outdoor space for two commercial premises. An on slab boundary planter is planted with screen planting to approx. 2m high and vines are proposed to be trained to the pergola covering the area. Planters will have 600mm soil depth in accordance with Apartment Design Guide (ADG) guidelines

The Level 2 private terraces incorporate perimeter planters and are proposed to be planted with predominately low, drought and heat tolerant plants that will compliment the building facade and anable views over when residents are on their terraces. Talling planting is proposed to screen between terraces. Planters will have 600mm soil depth in accordance with ADG guidelines.

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CLIENT	ISSUE	AMENDMENT	DATE	PROJECT	DRAWING TITL	E					NOTES:
Dreambuild	A	DEVELOPMENT APPLICATION	10.10.18	91M 91-93 MCINTOSH ROAD, NARRAWEENA	LANDSCAPE- NOTES & DETAILS			Α	REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS. ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY		
					SCALE	DRAWN	PROJECT NO.	DWG NO.	SHEET		DISCREPENCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT
						GM	1858	LS03	3 OF 3		
					SCALE BAR						





	TYPIC
Γ	1:25@A

Mulch dished around base of plants 75mm depth organic

as specified

as specified

Drainage cell as specified Slab. Water proofing and

2

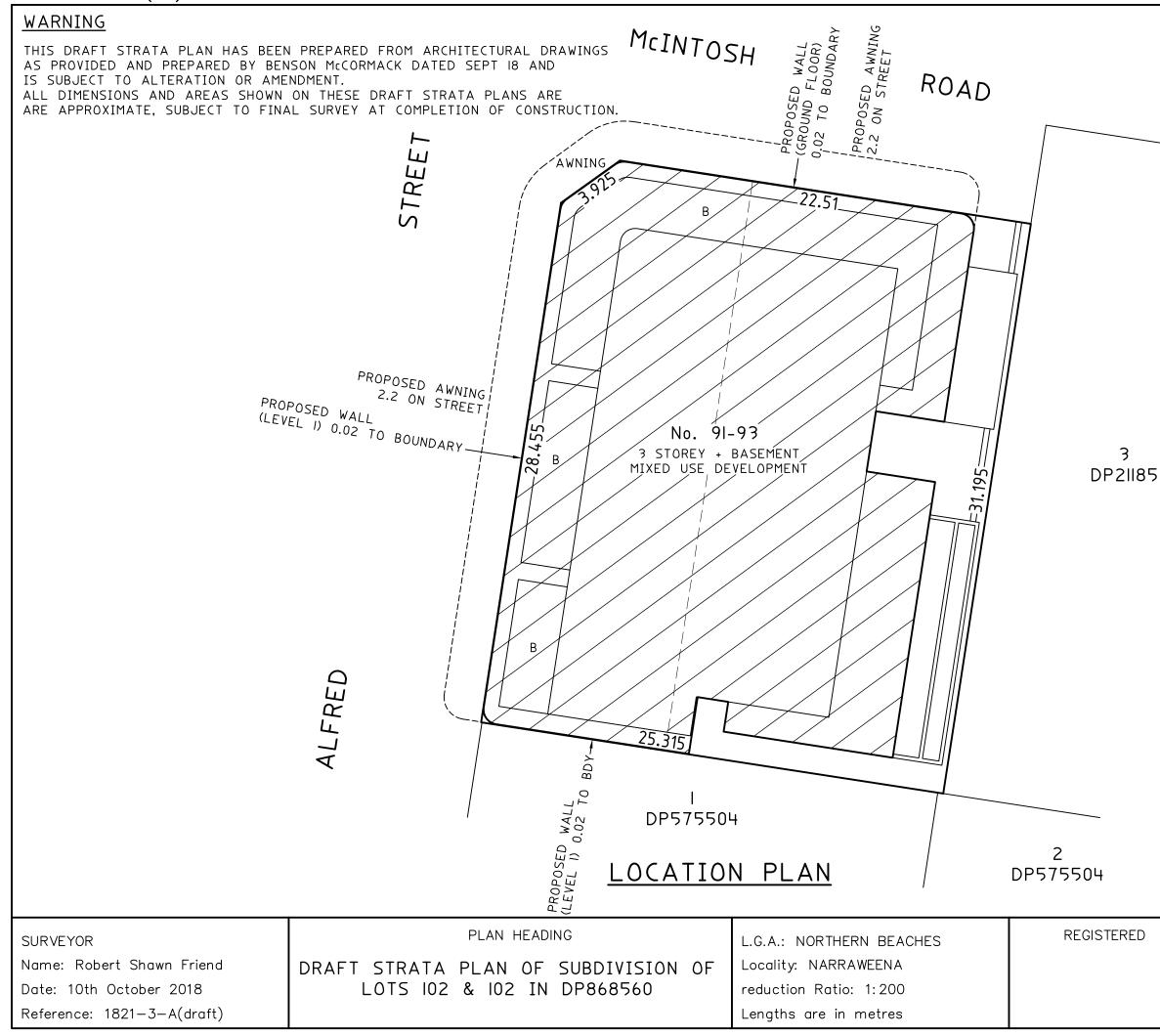
# TYPICAL ON SLAB PLANTING DETAIL 1:25@A1

# NOT ISSUED FOR CONSTRUCTION



PLAN FORM 1 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



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B = BALCONY

# SP DRAFT

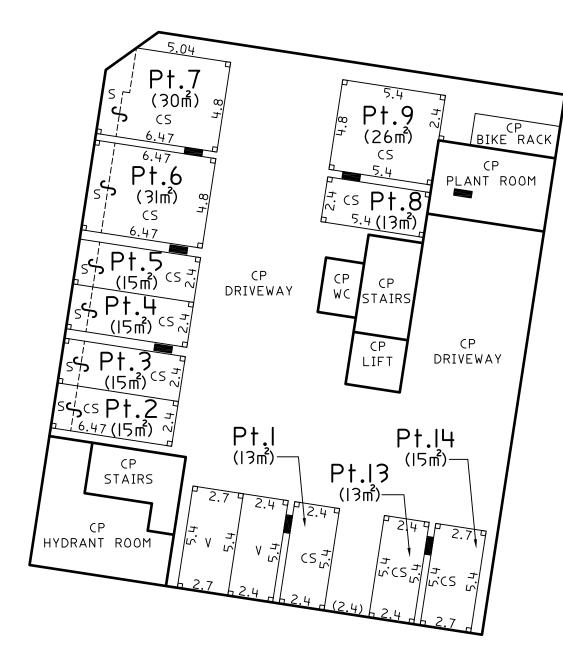
# PLAN FORM 1 (A3)

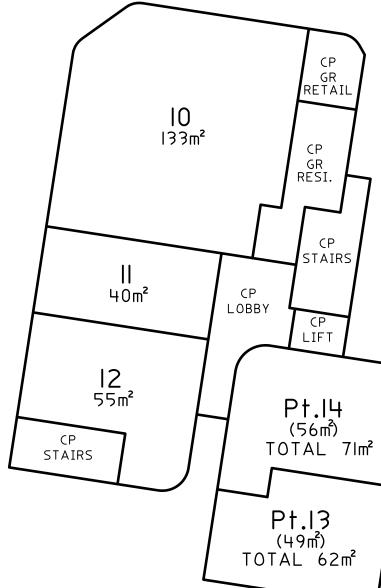
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# WARNING

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 ARE APPROXIMATE, SUBJECT TO FINAL SURVEY AT COMPLETION OF CONSTRUCTION.

ALL AREAS ARE APPROXIMATE.





# BASEMENT FLOOR PLAN

# GROUND FLOOR PLAN

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

# SHEET 2 OF 3 SHEETS

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

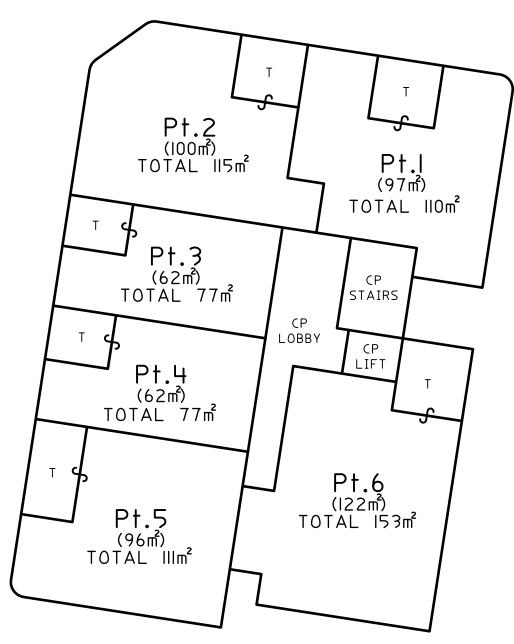
# PLAN FORM 1 (A3)

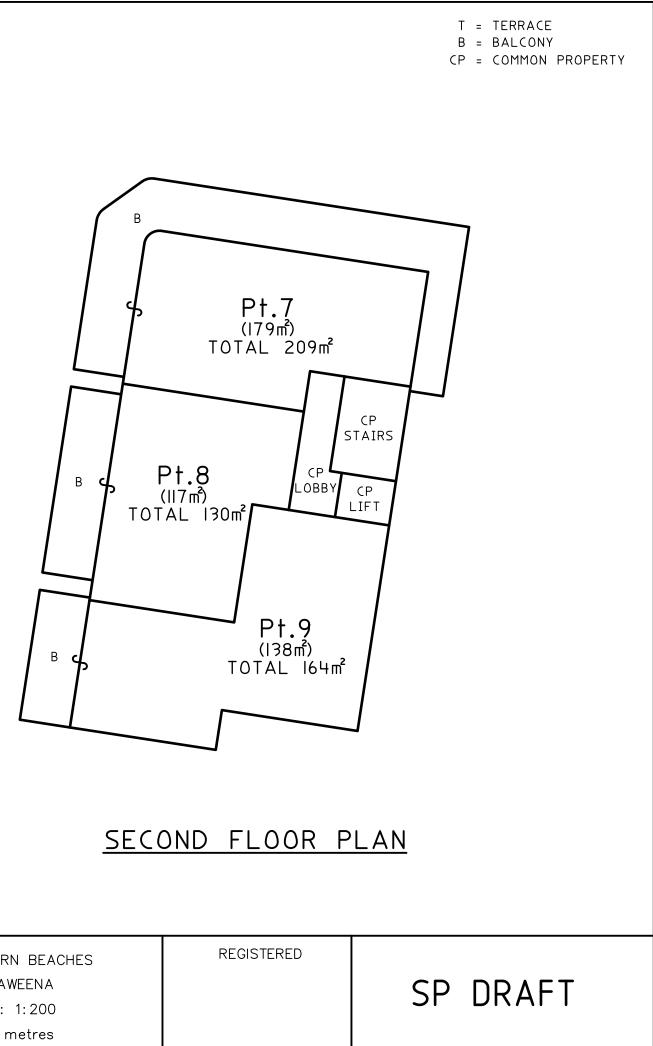
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# FIRST FLOOR PLAN

THE HEIGHT OF ALL BALCONIES AND TERRACES ARE LIMITED TO 3 ABOVE THE UPPER SURFACE OF THEIR FINISHED FLOOR LEVEL, EXCEPT WHERE COVERED WITHIN THAT LIMIT.

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

# SHEET 3 OF 3 SHEETS