



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

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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 
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SCALE NTS	PROJECT NO. 1816A	DRAWING NO. A-0001	DRAWING LOCATION PLANS
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DEVELOPMENT APPLICATION

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
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source: NSW Government SIX Maps

1943



PRESENT DAY

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REV	DATE	ISSUE
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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 
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SCALE NTS	PROJECT NO. 1816A	DRAWING NO. A-0002	DRAWING SITE CONTEXT
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DEVELOPMENT APPLICATION



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

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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

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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

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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
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SCALE	PROJECT NO. 1816A	DRAWING NO. A-0004	DRAWING SITE PHOTOGRAPHS 2 OF 2
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DEVELOPMENT APPLICATION

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A

DATE

SEPT 18

ISSUE

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

1:200 @ A3

PROJECT NO.

1816A

DRAWING NO.

A-0005

DRAWING

SITE ANALYSIS

ISSUE

A

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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

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ALFRED STREET

MCINTOSH ROAD

PROPOSED BUILDING OUTLINE
SHOWN HATCHED

WINTER SUN PATH

ENSURE PRIVACY
WITH NEIGHBOURING PROPERTY

SUMMER SUN PATH

ENSURE PRIVACY
WITH NEIGHBOURING PROPERTY

ENSURE PRIVACY
WITH NEIGHBOURING PROPERTY

NO. 103 ALFRED STREET
TWO STOREYS BRICK AND METAL ROOF

NO. 89 MCINTOSH ROAD
ONE STOREY BRICK AND TILE ROOF

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

DEVELOPMENT APPLICATION

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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
1:200 @ A3

PROJECT NO.
1816A

DRAWING NO.
A-0006

DRAWING
SITE PLAN

ISSUE
A

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ABN: 76 129 130 285 RN: 7536

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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

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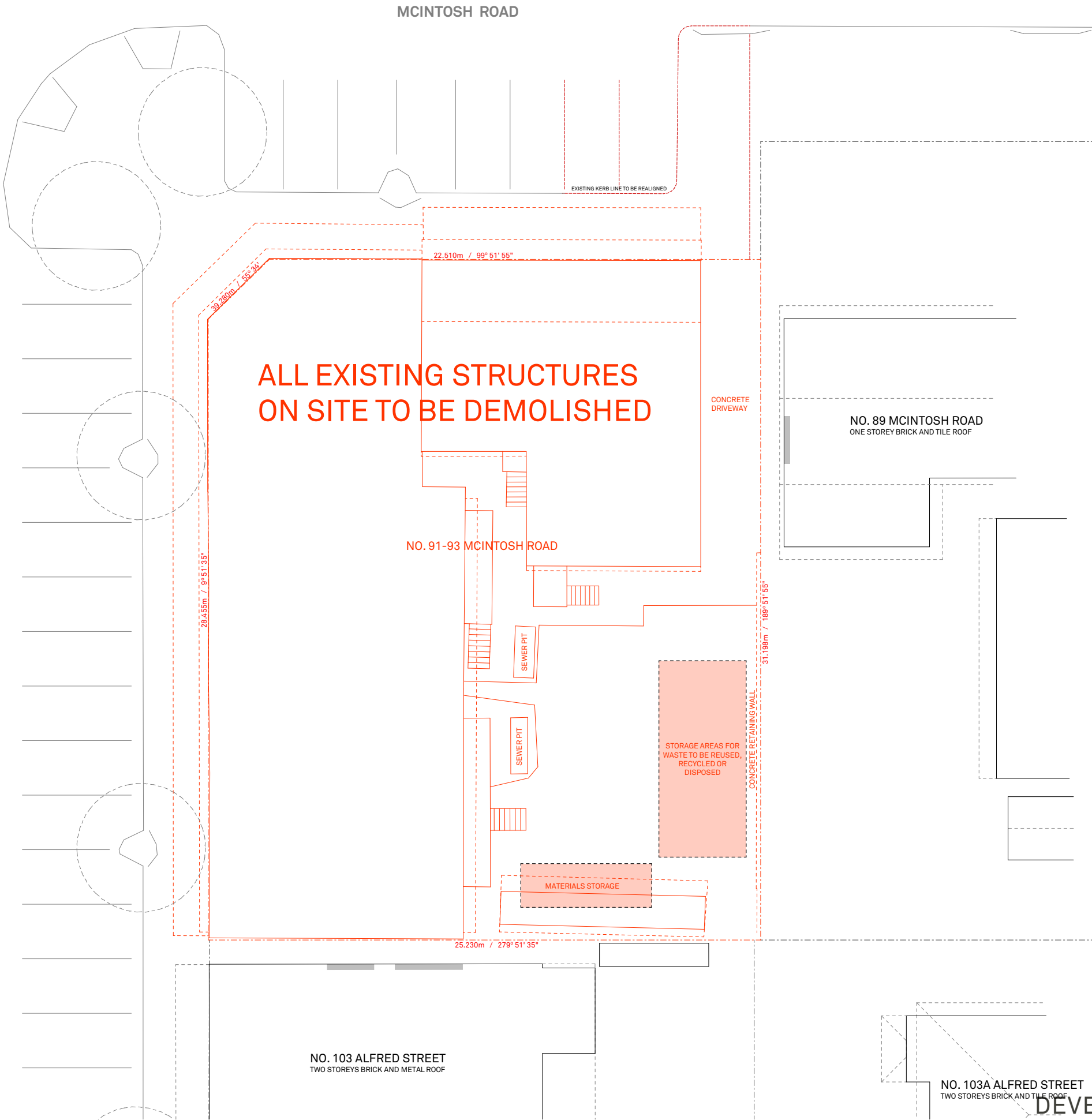
REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	PROJECT NORTH 
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SCALE 1:200 @ A3	PROJECT NO. 1816A	DRAWING NO. A-0007	DRAWING DEMOLITION PLAN
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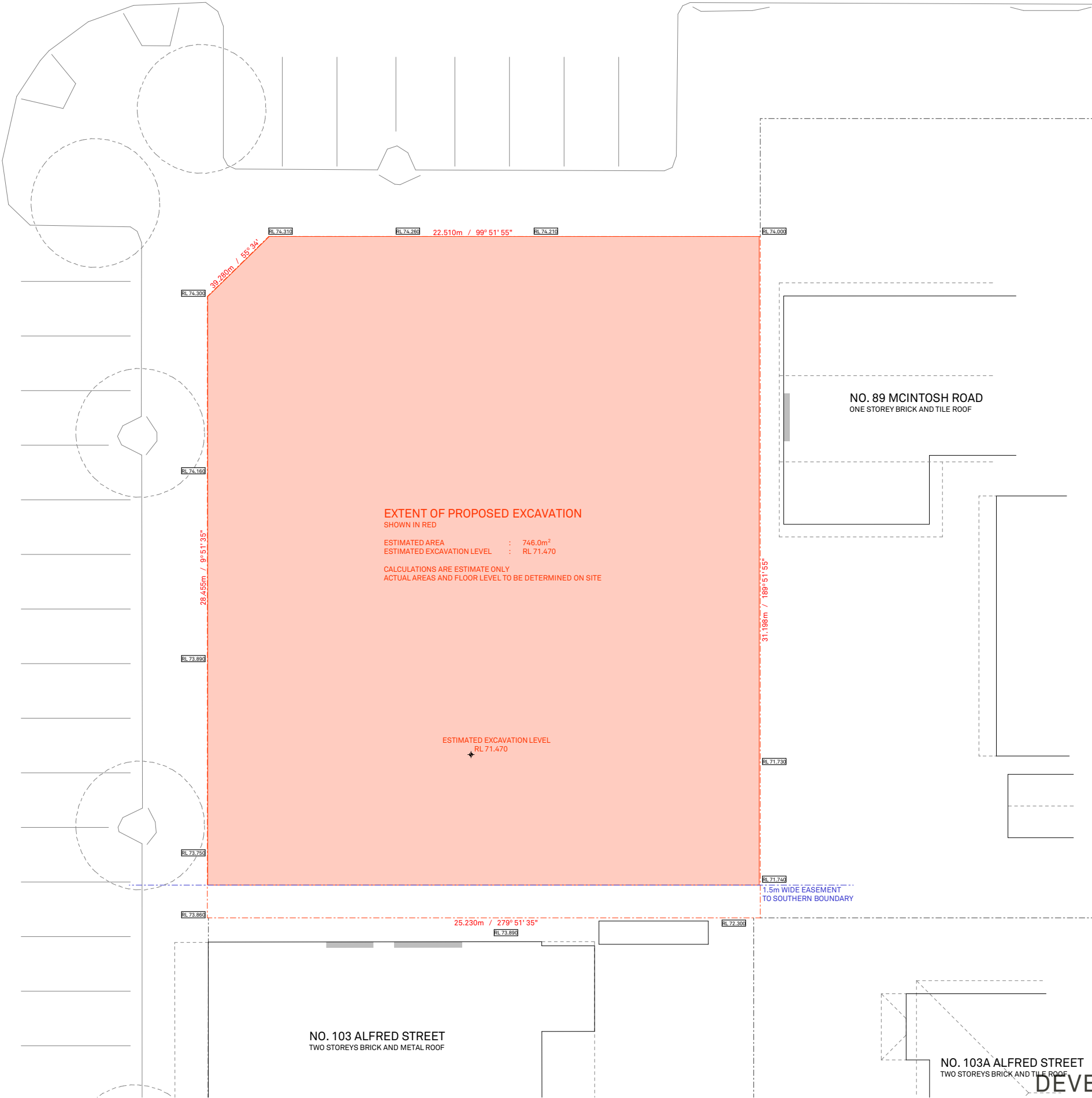
SCALE 1:200 @ A3	PROJECT NO. 1816A	DRAWING NO. A-0008	DRAWING EXCAVATION PLAN
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ALFRED STREET

MCINTOSH ROAD



DEVELOPMENT APPLICATION

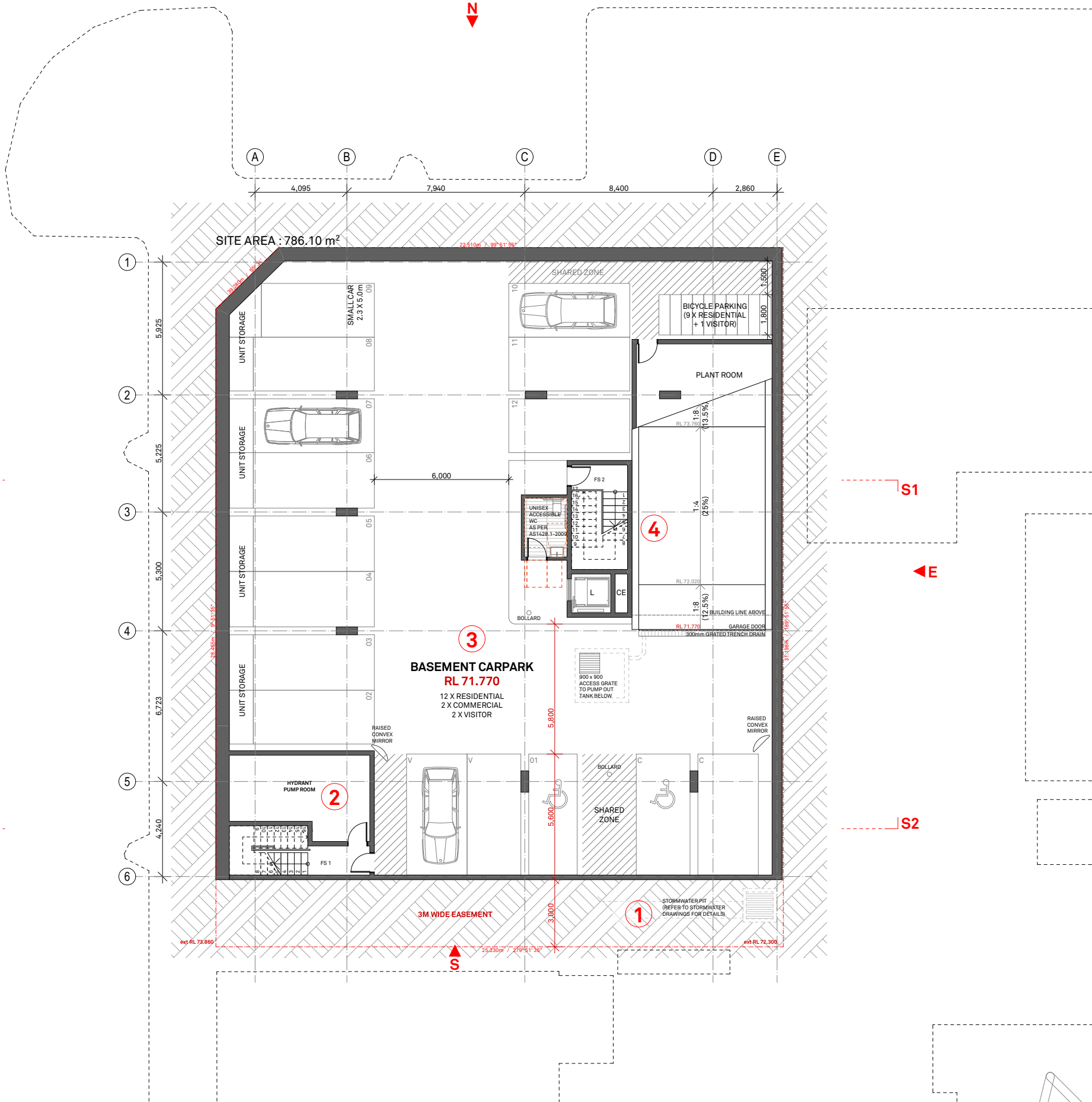
SCHEDULE OF CHANGES

- 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

S1

W

S2



S1

E

S2

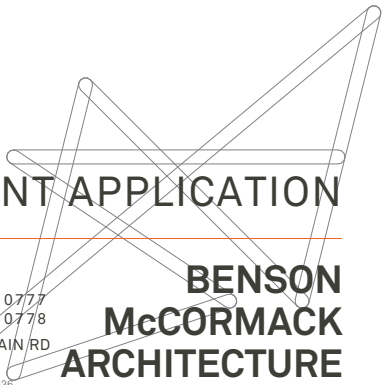
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	B	02.19	AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL
	C	04.19	AMMENDMENTS AS NOTED AND REISSUED TO COUNCIL

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

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

ISSUE	ARCHITECT
C	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



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1. SHOPFRONTS AMENDED TO ACCOMMODATE 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, COMMERCIAL UNITS AND RESIDENTIAL LOBBY AMENDMENTS TO ACCOMMODATE INCREASED EASEMENT TO SOUTHERN BOUNDARY
6. MINOR AMENDMENTS TO CORE CONFIGURATION



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DREAMBUILD
6/37A KING
ROAD HORNSBY
NSW 2077

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



PROJECT NO.
1816A

DRAWING NO.
A-0102

DRAWING

GROUND FLOOR PLAN

ISSUE
C

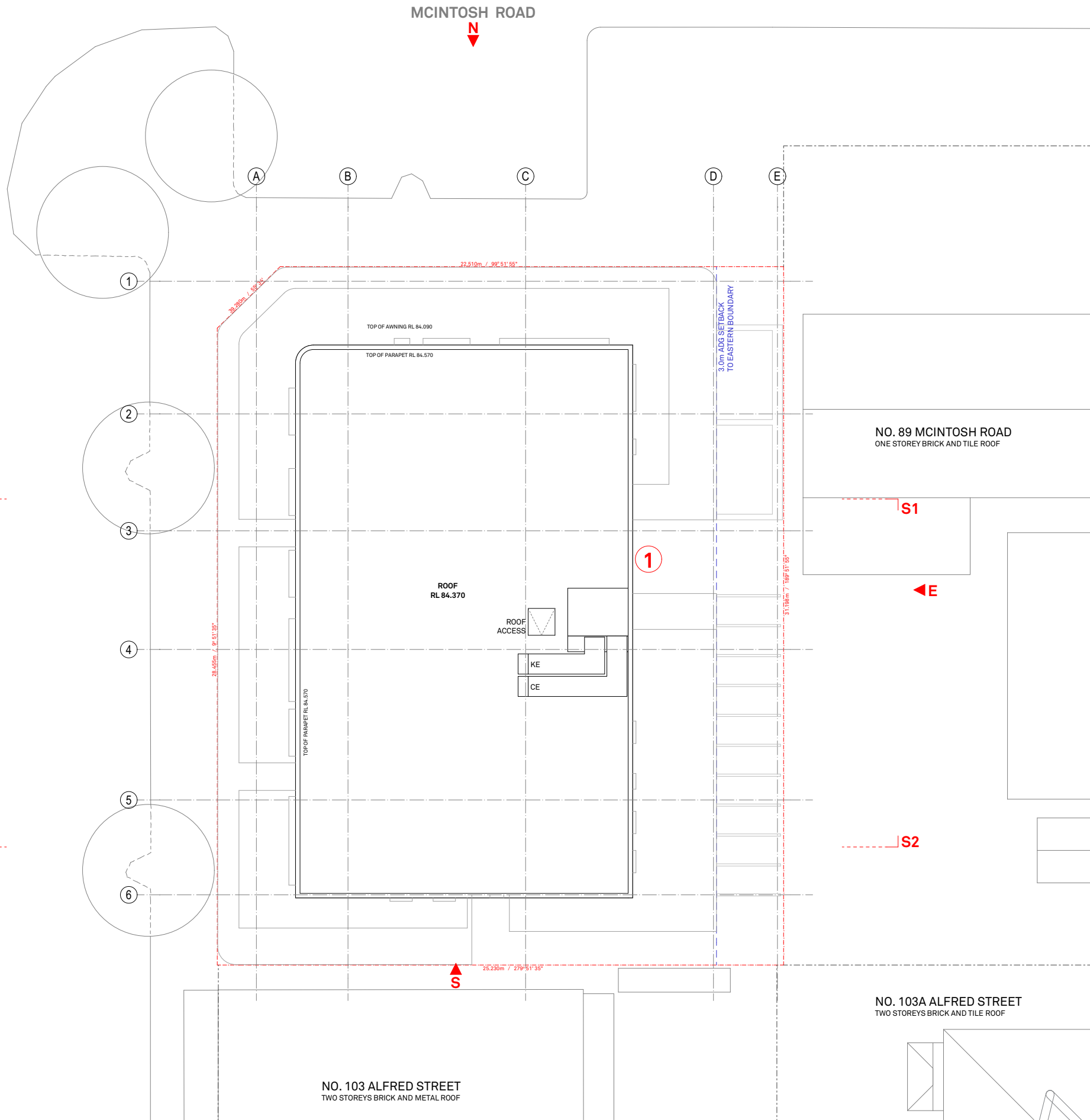
ARCHITECT
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LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

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DEVELOPMENT APPLICATION

SCHEDULE OF CHANGES

1. MINOR AMENDMENTS TO CORE CONFIGURATION AND ROOFTOP PLANT



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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
1:200 @ A3

PROJECT NO.
1816A

DRAWING NO.
A-0105

DRAWING
ROOF PLAN

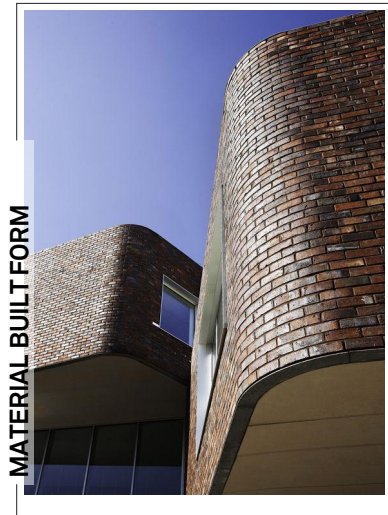
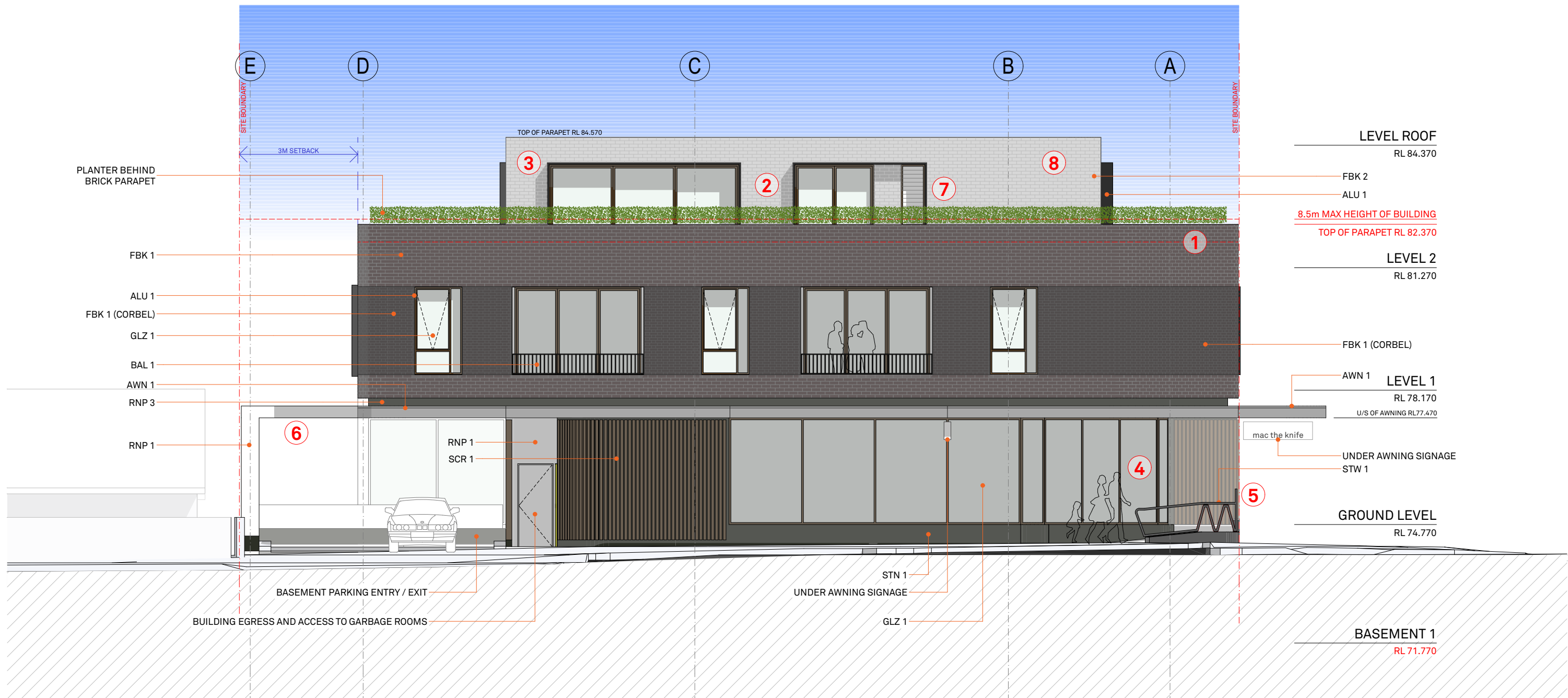
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

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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. 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

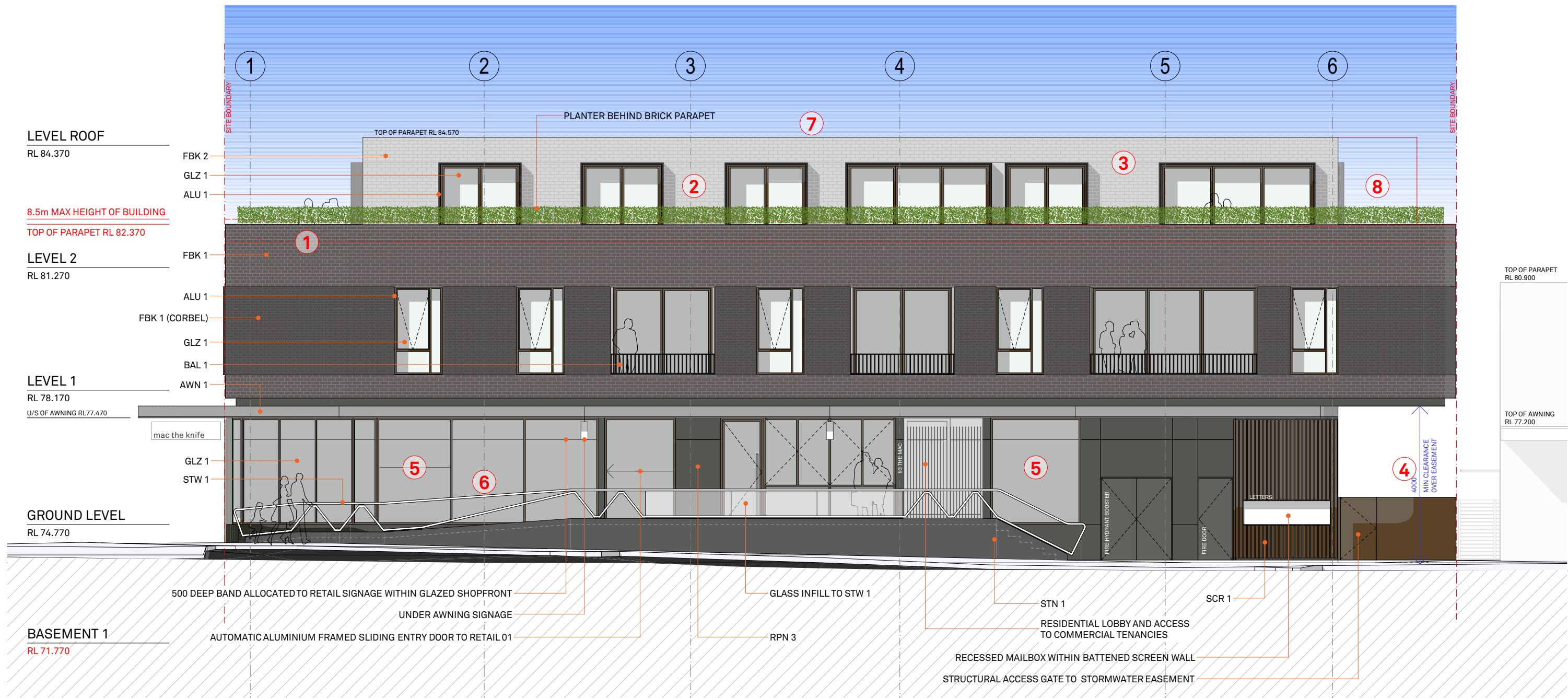
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CLIENT	PROJECT DETAILS	PROJECT NORTH
DREAMBUILD	91M	
6/37A KING ROAD HORNSBY NSW 2077	91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:100 @ A3	1816A	A-0201	MCINTOSH RD ELEVATION

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

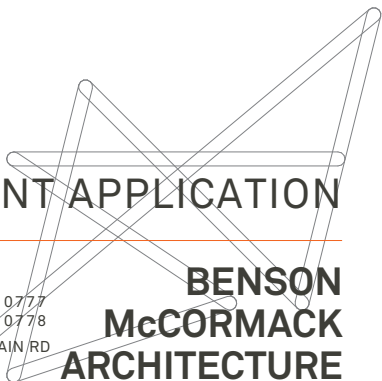
SCHEDULE OF CHANGES

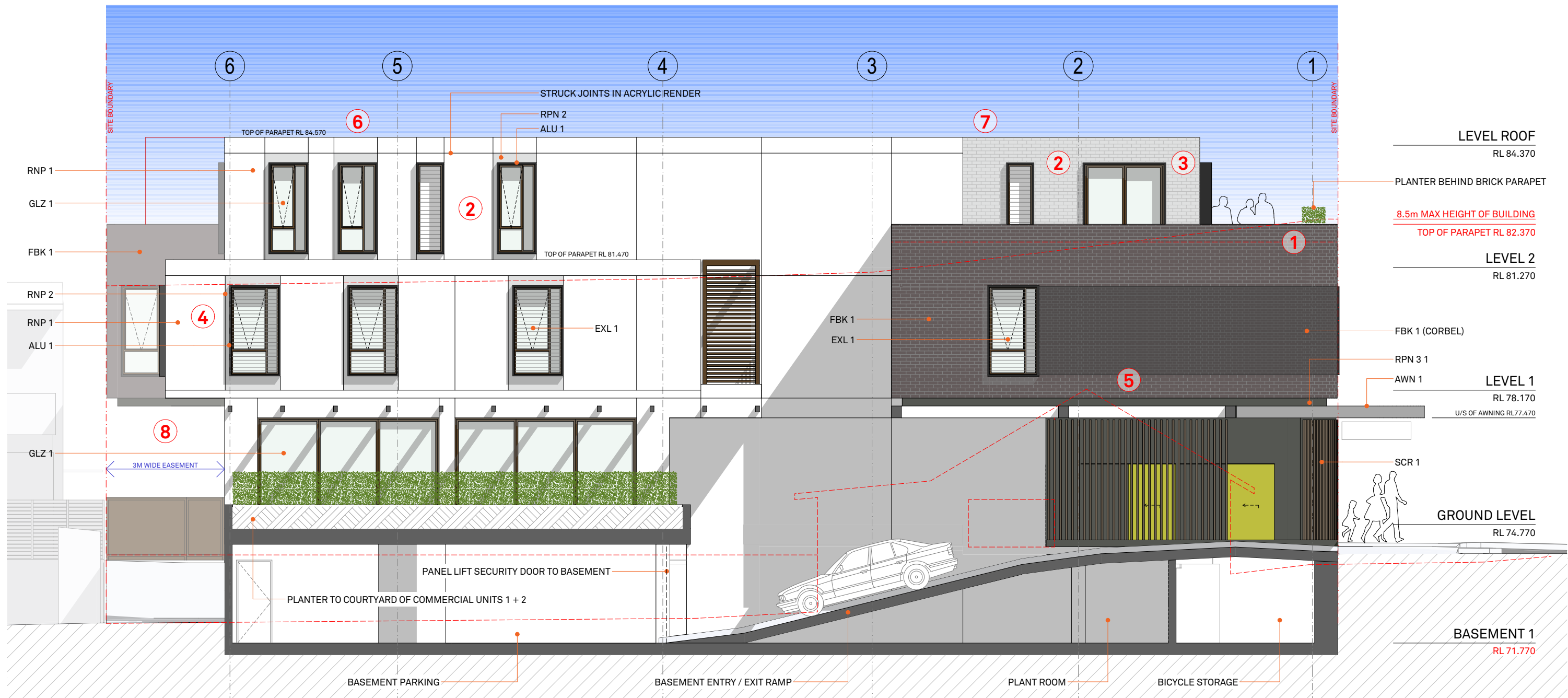
- BRICK PARAPET RAISED TO 1100MM ABOVE TERRACE AT LEVEL 2
- EXTERNAL ALUMINIUM SURROUNDS ADDED TO OPENINGS AT LEVEL 2
- CONTINUOUS AWNING TO LEVEL 2 REMOVED
- EASEMENT TO SOUTHERN BOUNDARY INCREASED IN WIDTH TO 3M
STRUCTURAL ACCESS GATE TO EASEMENT ADDED
- SHOPFRONT AMENDMENTS TO ACCOMODATE TENANT REQUIREMENTS
AND INCREASED WIDTH OF EASEMENT TO SOUTHERN BOUNDARY
- HANDRAIL TO RAISED SHOPFRONT ACCESS AMENDED
- FACEBRICK ADDED TO LEVEL 2. REFER REVISED FINISHES SCHEDULE
- INCREASED SETBACK TO LEVEL 2

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

DEVELOPMENT APPLICATION

ISSUE	ARCHITECT
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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 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

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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
1:100 @ A3

PROJECT NO.
1816A

DRAWING NO.
A-0203

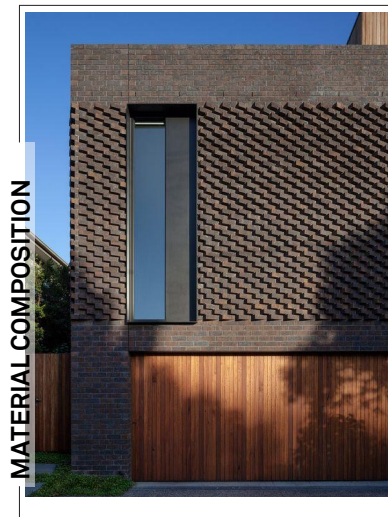
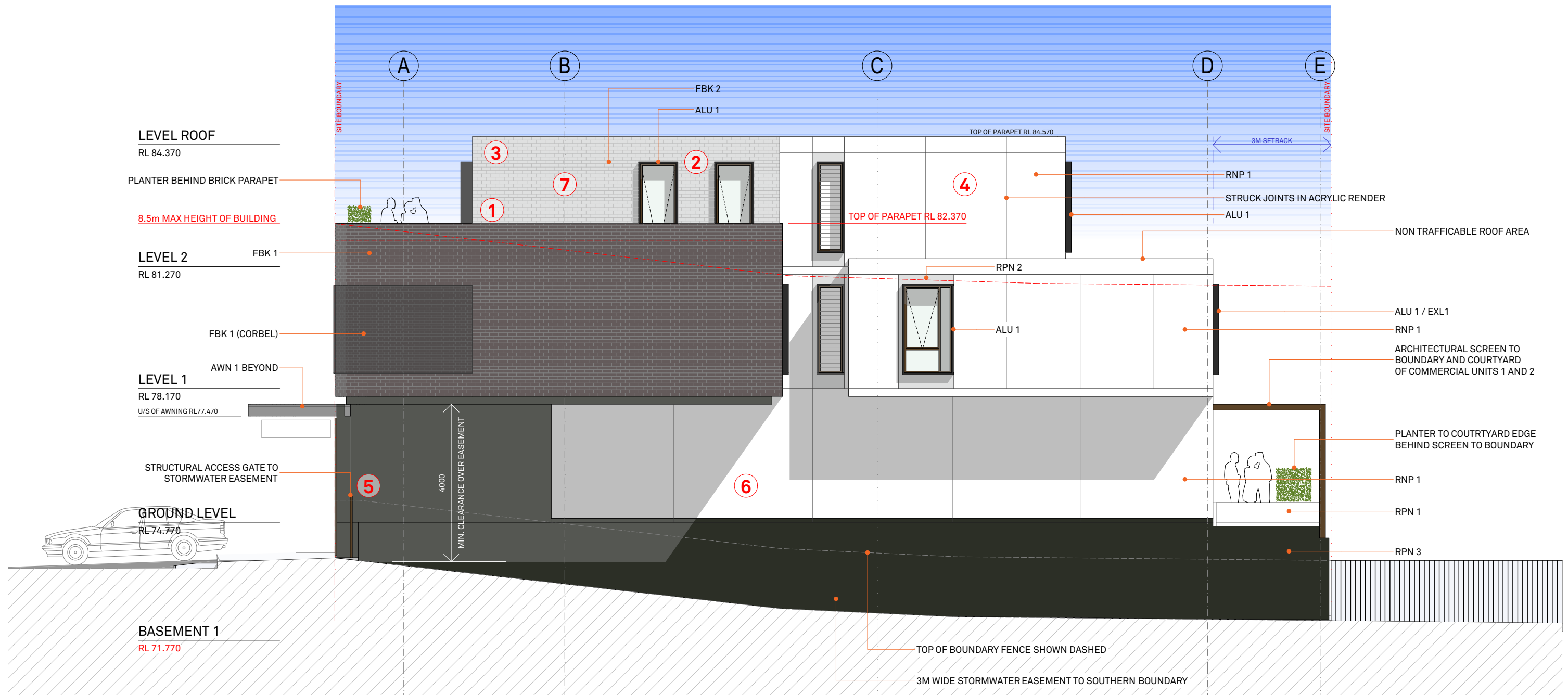
DRAWING
EAST ELEVATION

ISSUE
C

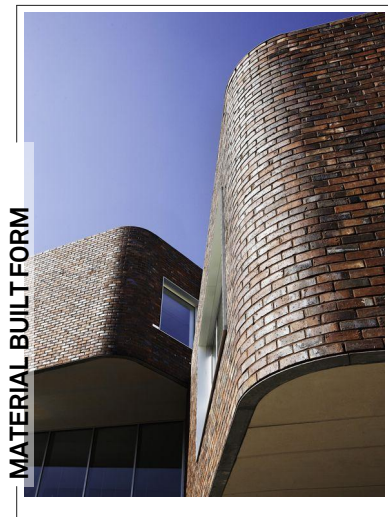
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DEVELOPMENT APPLICATION



MATERIAL COMPOSITION



MATERIAL BUILT FORM

91M

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

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.

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

DEVELOPMENT APPLICATION

ISSUE	ARCHITECT
C	BENSON McCORMACK ARCHITECTURE
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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
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SCALE 1:1.09 @ A3	PROJECT NO. 1816A	DRAWING NO. A-0205	DRAWING PERSPECTIVE VIEW FROM ALFRED STREET
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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'



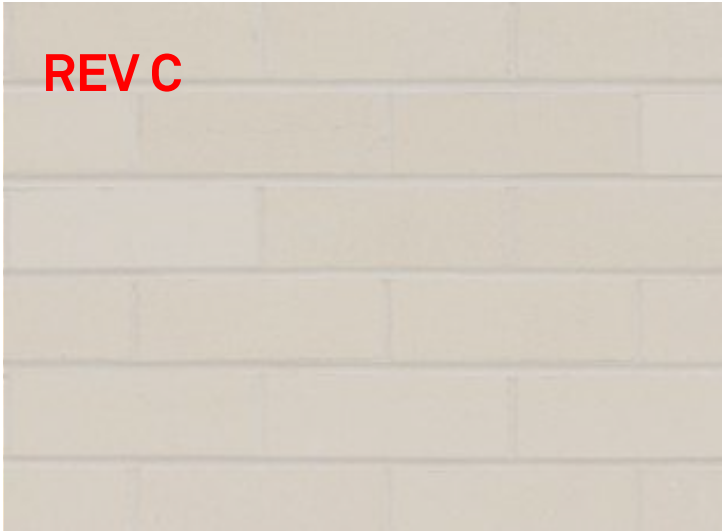
EXL 1 EXTERNAL LOUVERS FIXED ON WINDOW
LOUVERS FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



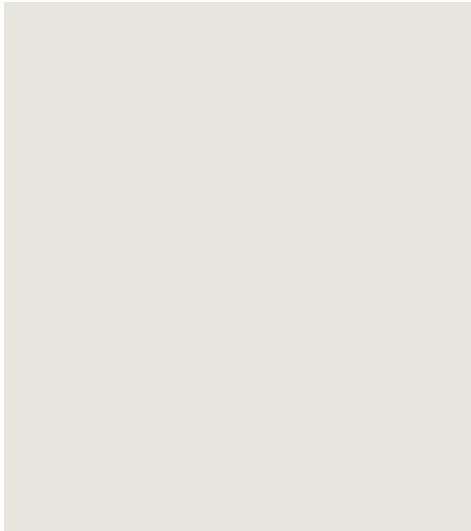
GLZ 1 CLEAR GLAZED ALUMINIUM FRAMED
WINDOWS/DOORS
FRAME FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



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



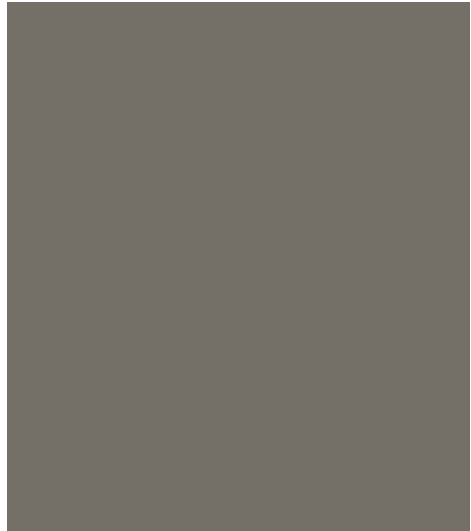
FBK 2 FACE BRICKWORK
FINISH - AUSTRAL BOWRAL BRICKS 'CHILLINGHAM WHITE'



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



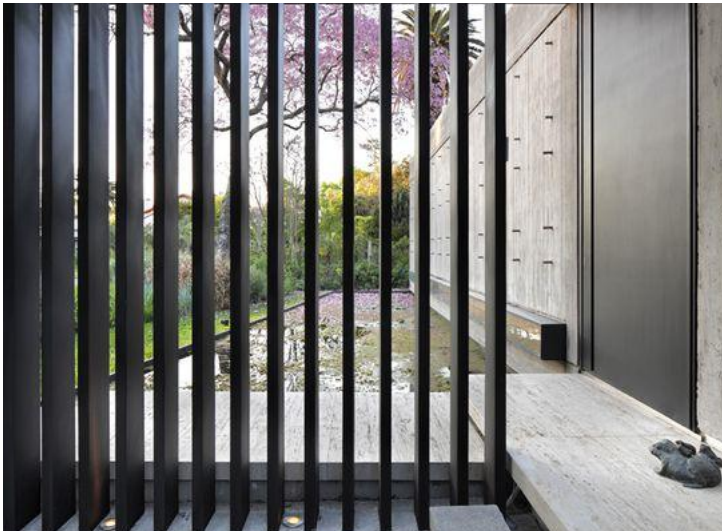
RNP 2 COLOURED ACRYLIC RENDER
COLOUR FINISH DULUX 'NARROW NECK'



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

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

DEVELOPMENT APPLICATION

BENSON
McCORMACK
ARCHITECTURE

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)

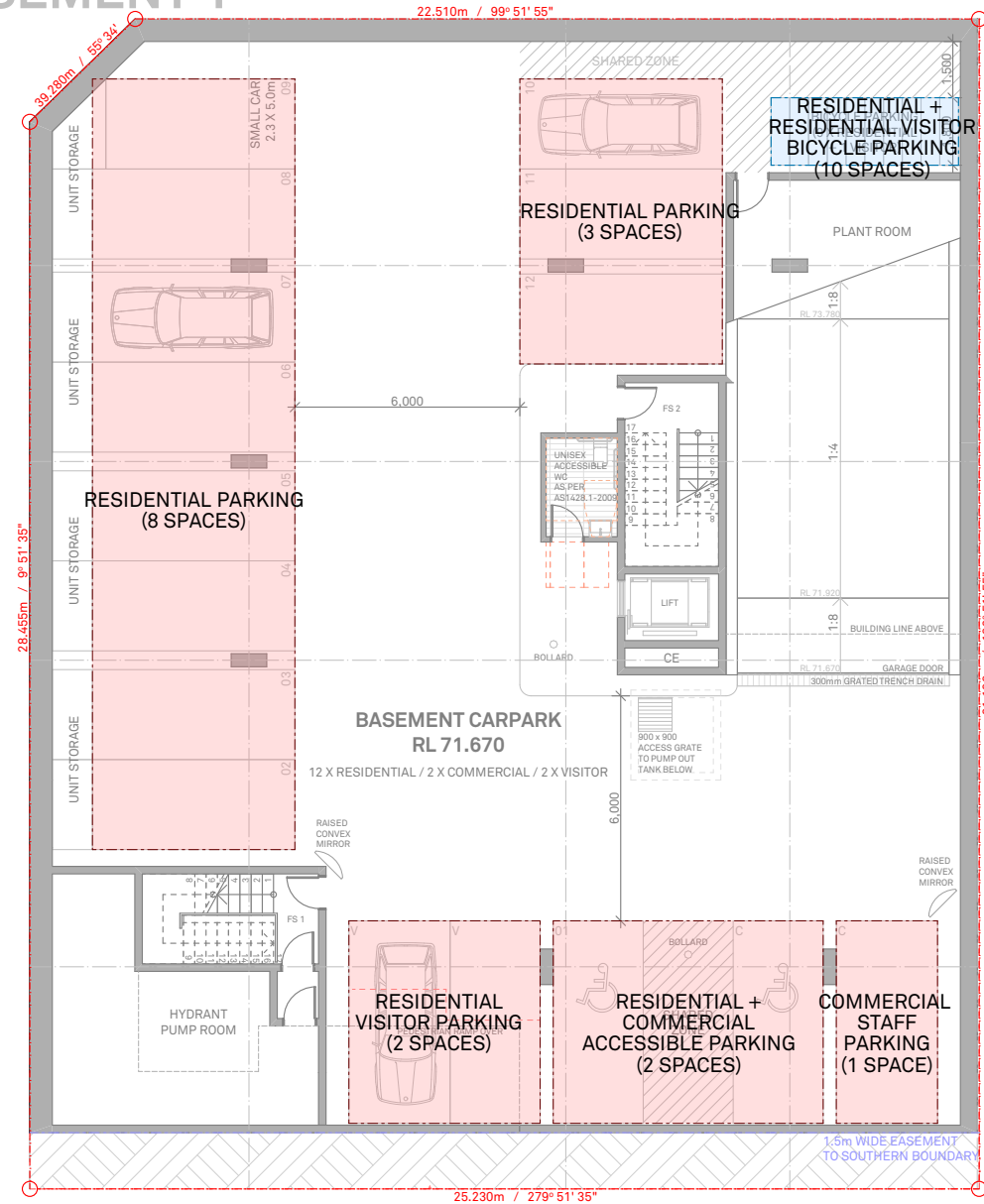
COMMERCIAL/RETAIL CARPARKS

CAR SPACES DEDICATED (ON STREET) PROPOSED - 19 SPACES

CAR SPACES REQUIRED FOR RETAIL (WARRINGAH DCP) - 1 SPACE PER 16.4m²
TOTAL RETAIL GFA - 233.6m² = 15 SPACES
CAR SPACES REQUIRED FOR BUSINESS (WARRINGAH DCP) - 1 SPACE PER 40m²
TOTAL BUSINESS GFA - 106.5m² = 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

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REV
A

DATE
SEPT 18DA ISSUE 01

ISSUE
01

CLIENT
DREAMBUILD
6/37A KING
ROAD HORNSBY
NSW 2077

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

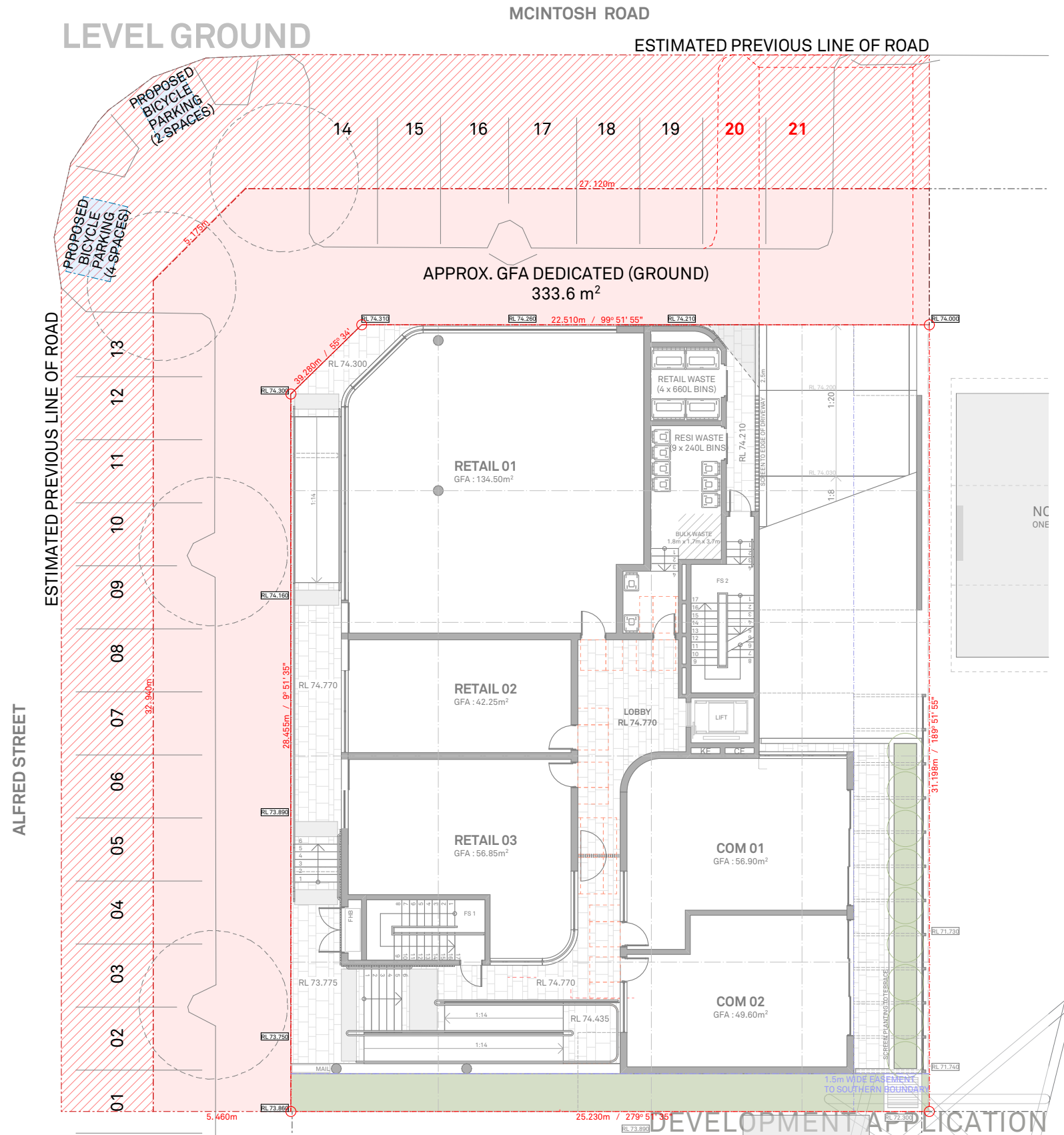
PROJECT NORTH

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

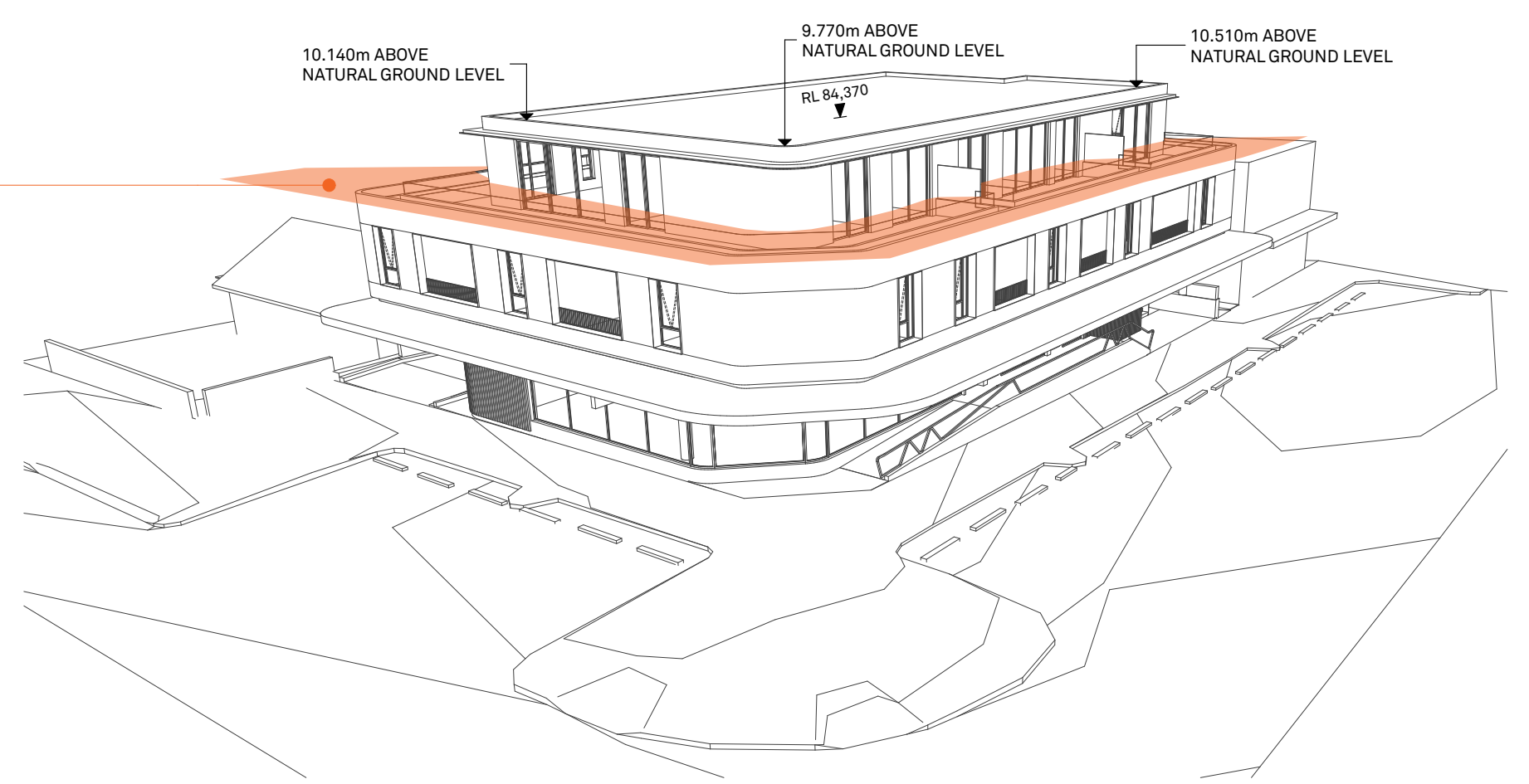
DRAWING
CALCULATIONS - PARKING
ALLOCATIONS

ISSUE
A

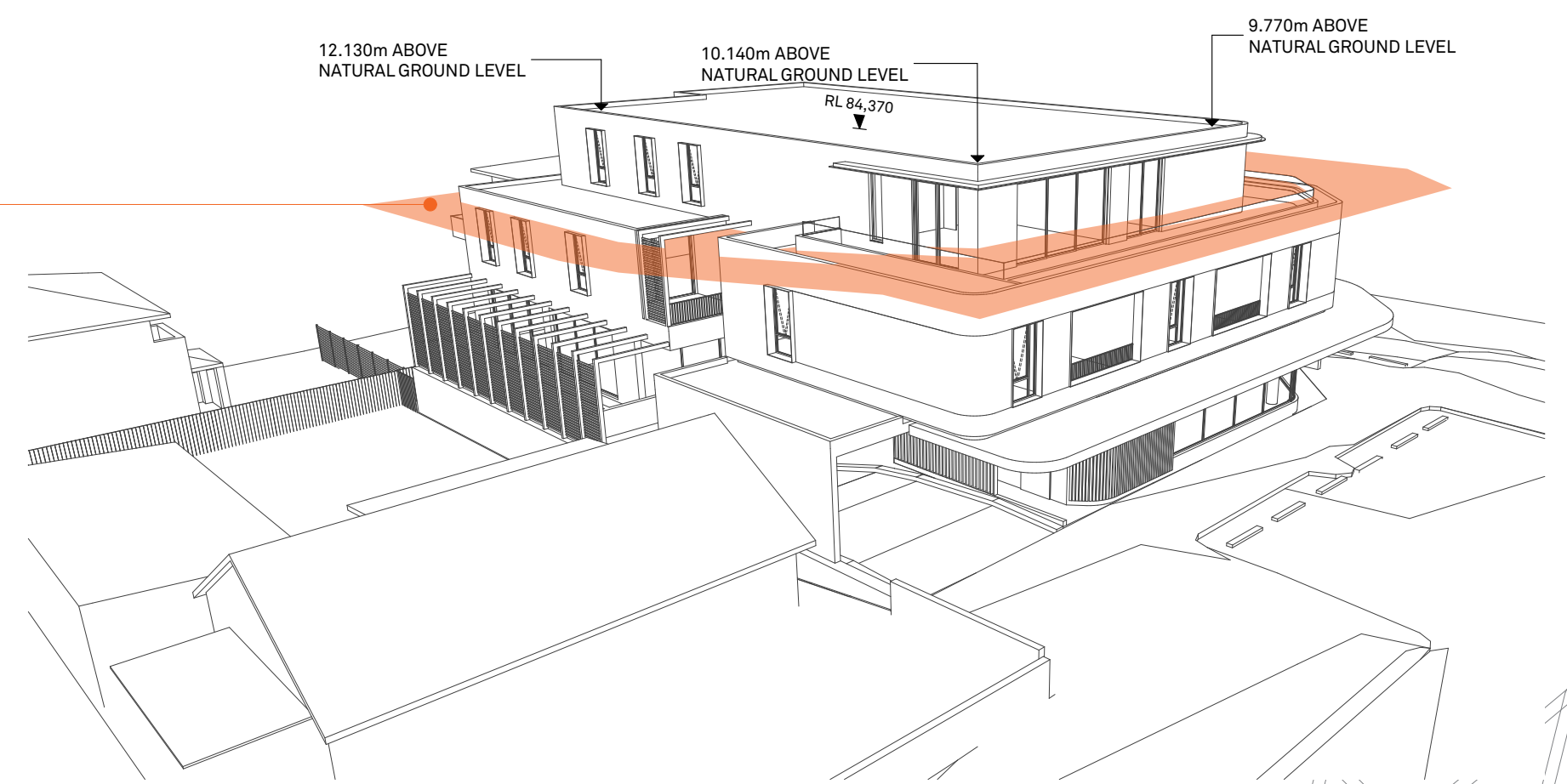
ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

8.5m
MAX. BUILDING
HEIGHT PLANE



8.5m
MAX. BUILDING
HEIGHT PLANE



I MAX. BUILDING HEIGHT LIMIT

91M

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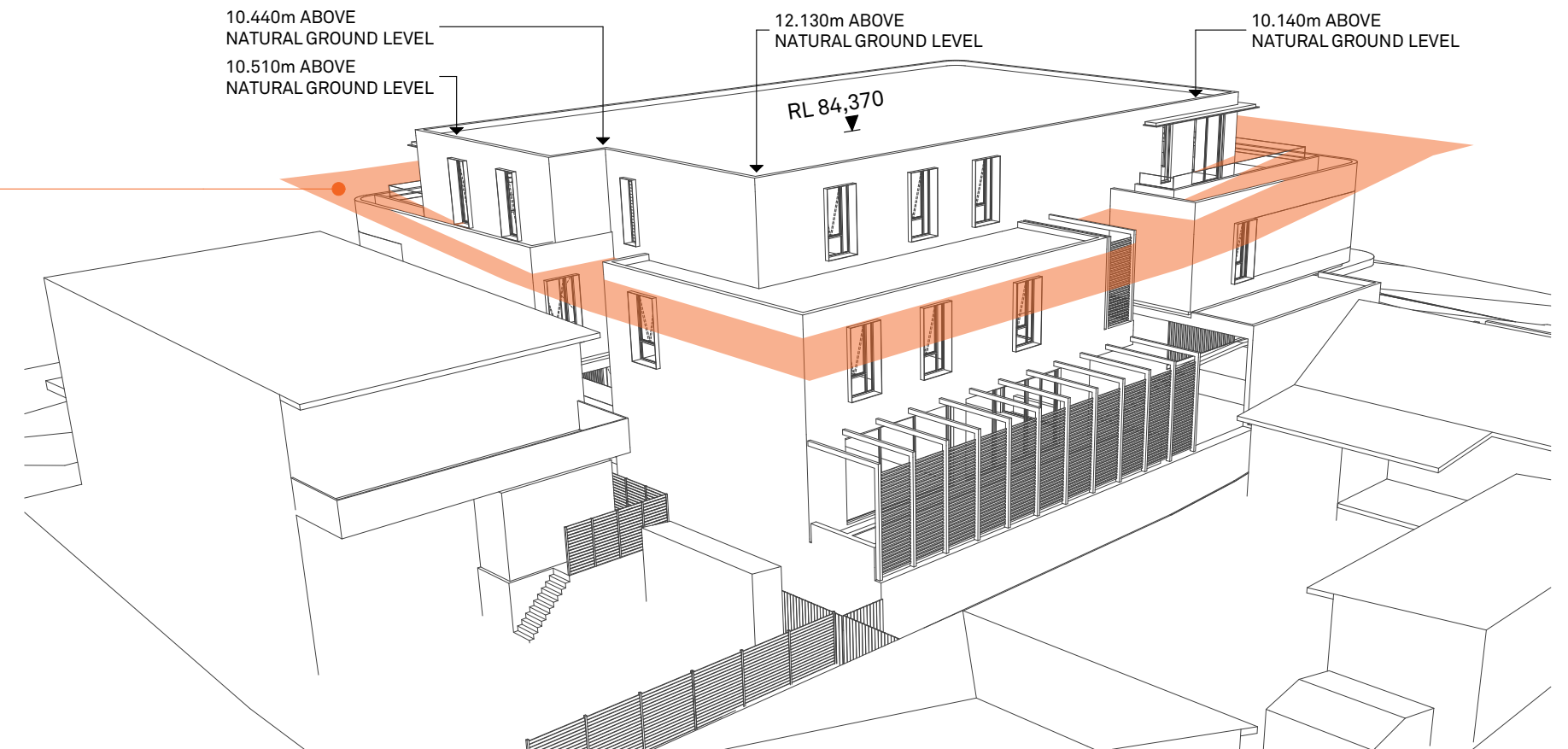
REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	PROJECT NORTH
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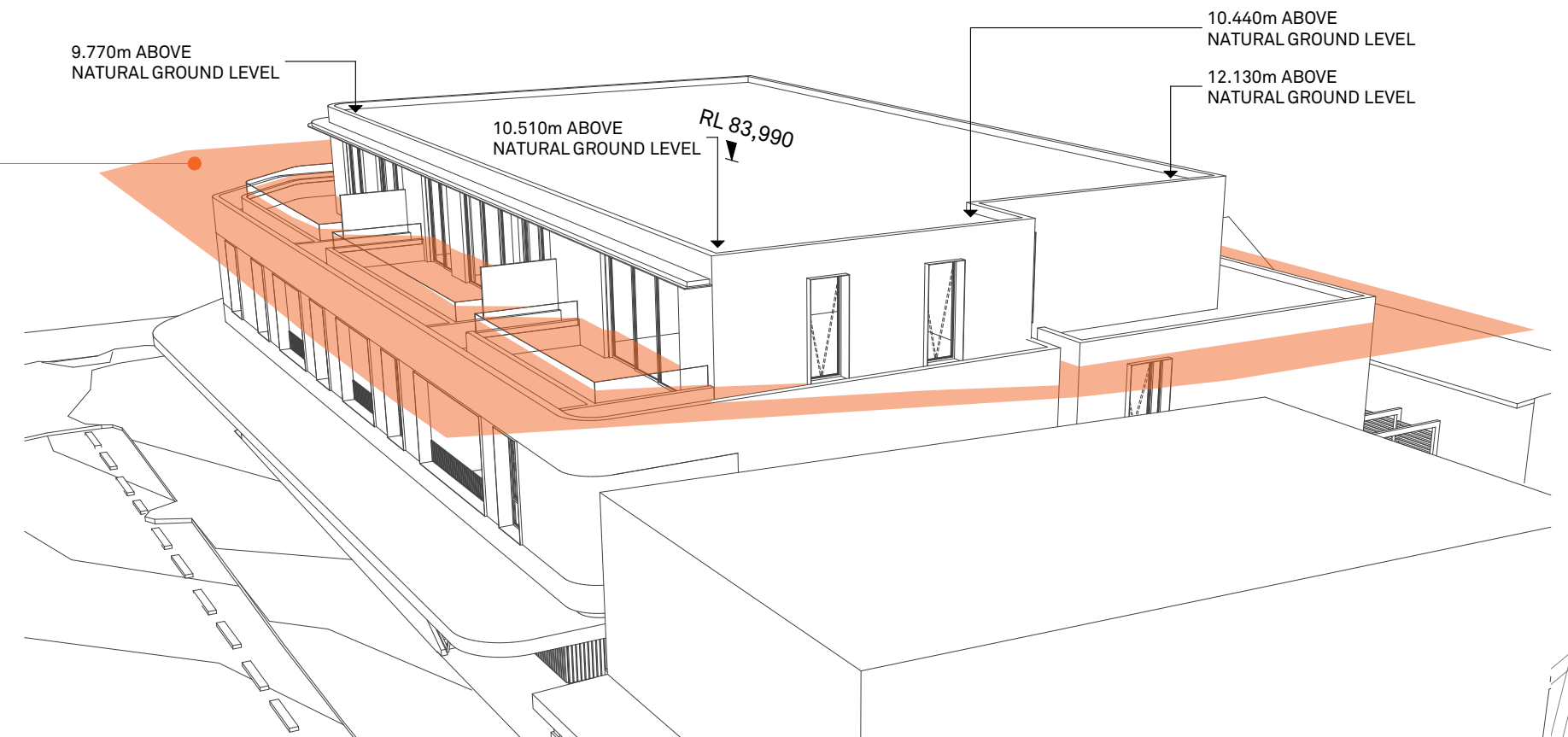
SCALE	PROJECT NO. 1816A	DRAWING NO. A-1308	DRAWING MAX. BUILDING HEIGHT LIMIT
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ISSUE A	ARCHITECT P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536	DEVELOPMENT APPLICATION BENSON McCORMACK ARCHITECTURE
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8.5m
MAX. BUILDING
HEIGHT PLANE



8.5m
MAX. BUILDING
HEIGHT PLANE



I MAX. BUILDING HEIGHT LIMIT

91M

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REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

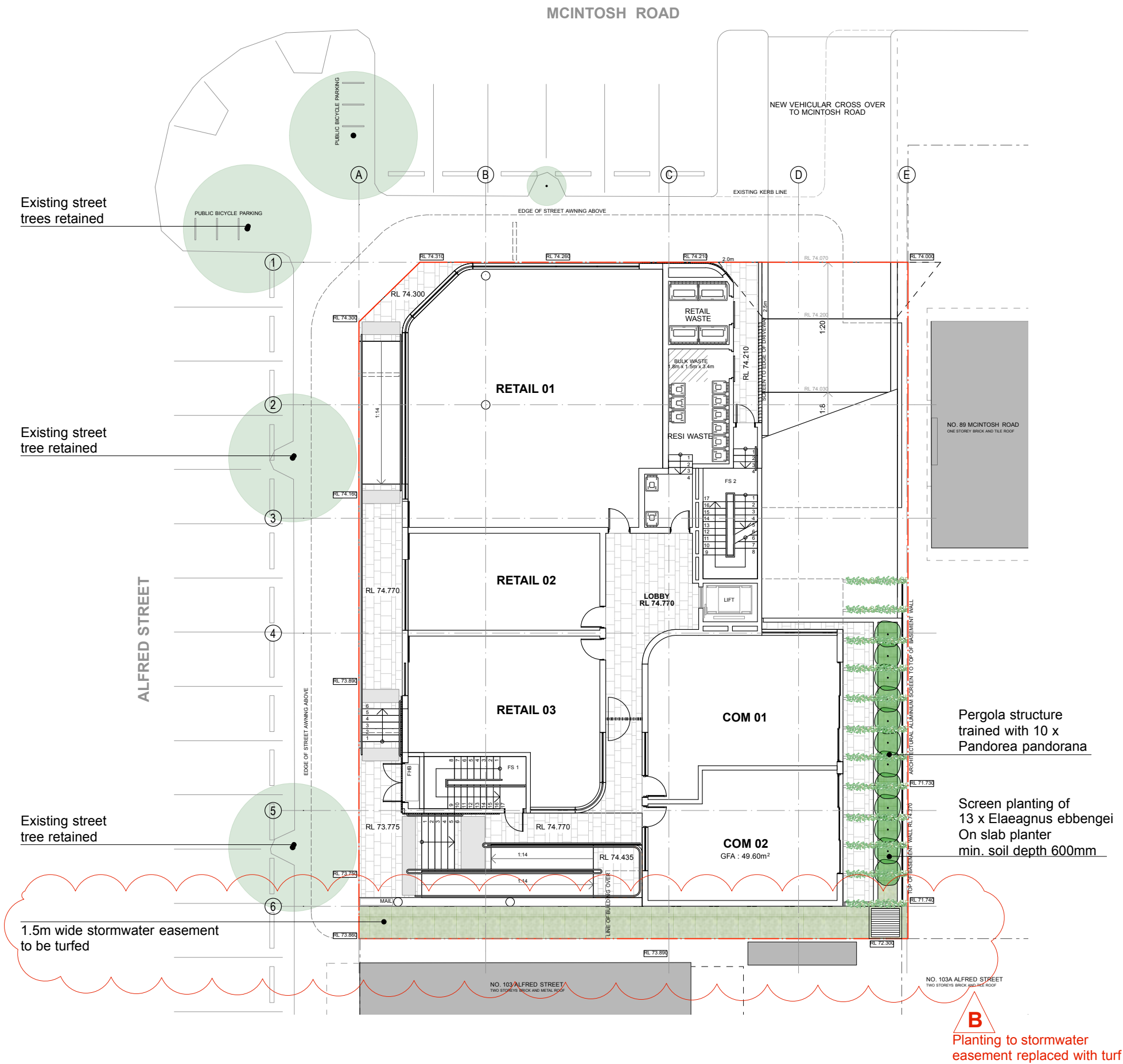
CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	PROJECT DETAILS 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	PROJECT NORTH
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SCALE	PROJECT NO. 1816A	DRAWING NO. A-1309	DRAWING MAX. BUILDING HEIGHT LIMIT
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ISSUE 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
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**BENSON
McCORMACK
ARCHITECTURE**

DEVELOPMENT APPLICATION



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

NOT ISSUED FOR CONSTRUCTION



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e. melissa@melissawilson.com.au

ARCHITECT
Benson McCormack Architecture
Studio 5, 505 Balmain Road
Lilyfield NSW 2040

CLIENT
Dreambuild

ISSUE
A
B

AMENDMENT
DEVELOPMENT APPLICATION
AMENDED DA

DATE
10.10.18
25.02.19

PROJECT
91M
91-93 MCINTOSH ROAD, NARRAWEENA


DRAWING TITLE
LANDSCAPE- GROUND FLOOR

SCALE 1:200@A3	DRAWN GM	PROJECT NO. 1858	DWG NO. LS01	SHEET 1 OF 3
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SCALE BAR
0 1 2 3 4 5 10 20

ISSUE
B

REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS. ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE. IF ANY DISCREPANCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT

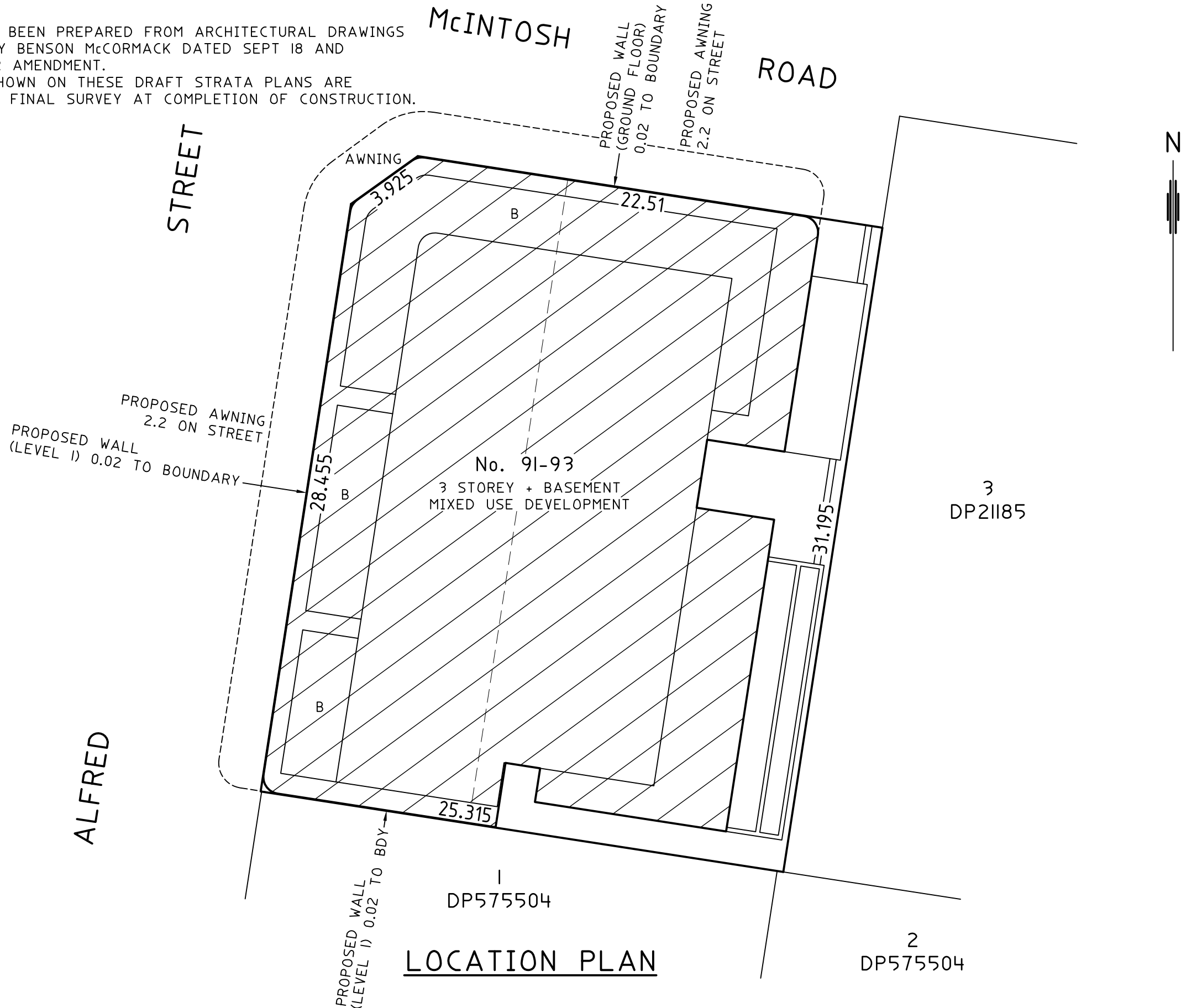




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B = BALCONY



LOCATION PLAN

SURVEYOR
Name: Robert Shawn Friend
Date: 10th October 2018
Reference: 1821-3-A(draft)

PLAN HEADING
DRAFT STRATA PLAN OF SUBDIVISION OF
LOTS 102 & 102 IN DP868560

L.G.A.: NORTHERN BEACHES
Locality: NARRAWEENA
reduction Ratio: 1:200
Lengths are in metres

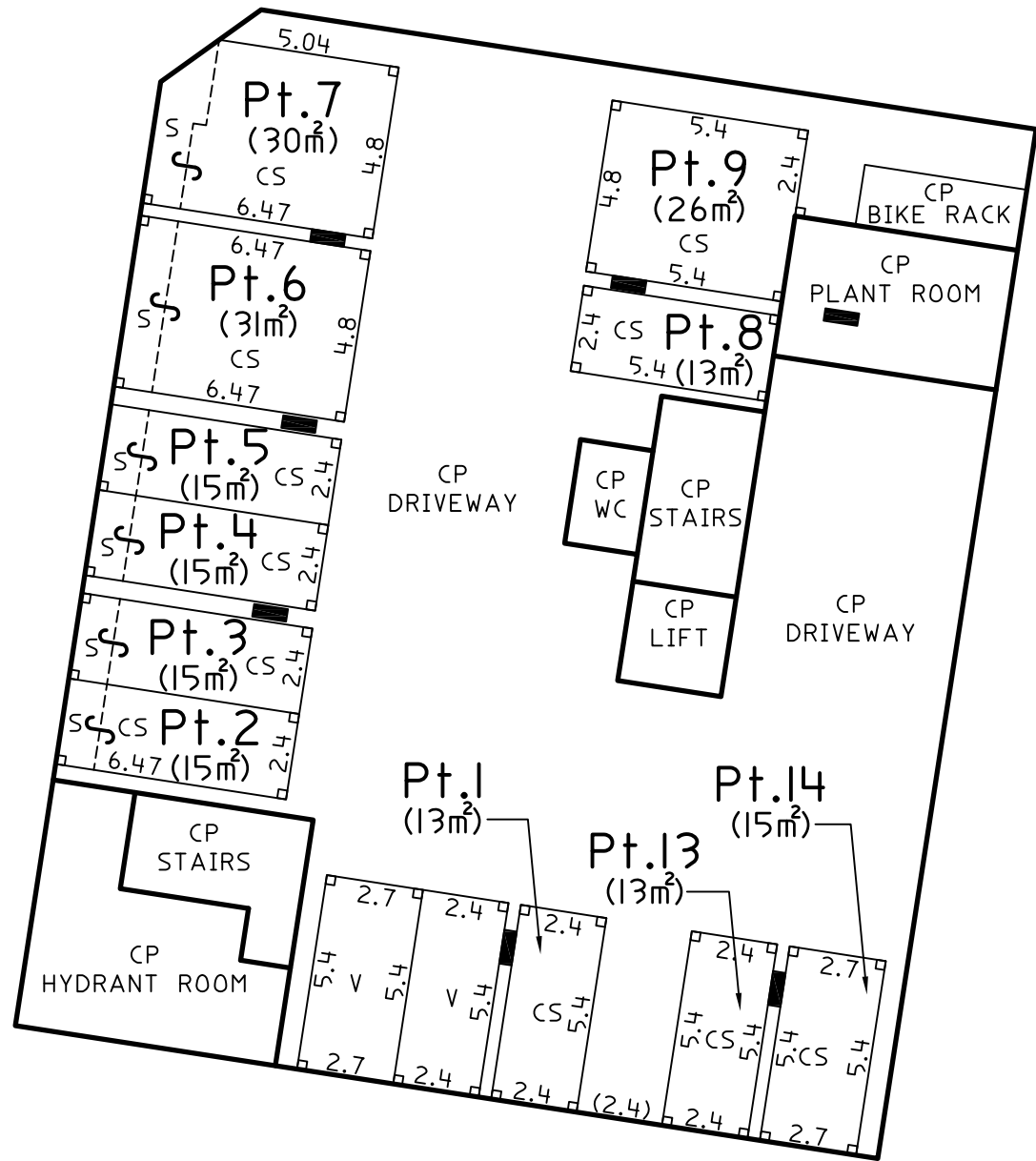
REGISTERED

SP DRAFT

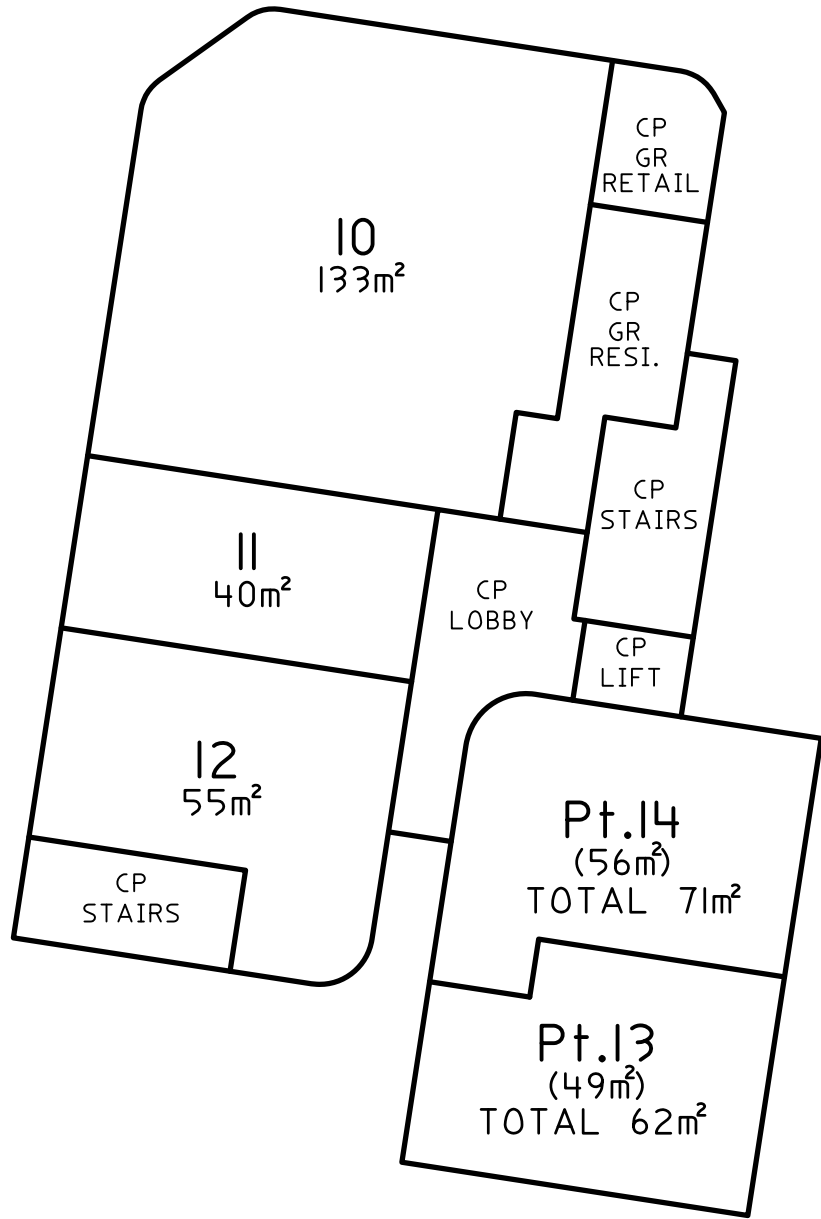
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ALL AREAS ARE APPROXIMATE.

- ⊥ = 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

SURVEYOR
Name: Robert Shawn Friend
Date: 10th October 2018
Reference: 1821-3-A(draft)

PLAN HEADING
DRAFT STRATA PLAN OF SUBDIVISION OF
LOTS 102 & 102 IN DP868560

L.G.A.: NORTHERN BEACHES
Locality: NARRAWEENA
reduction Ratio: 1:200
Lengths are in metres

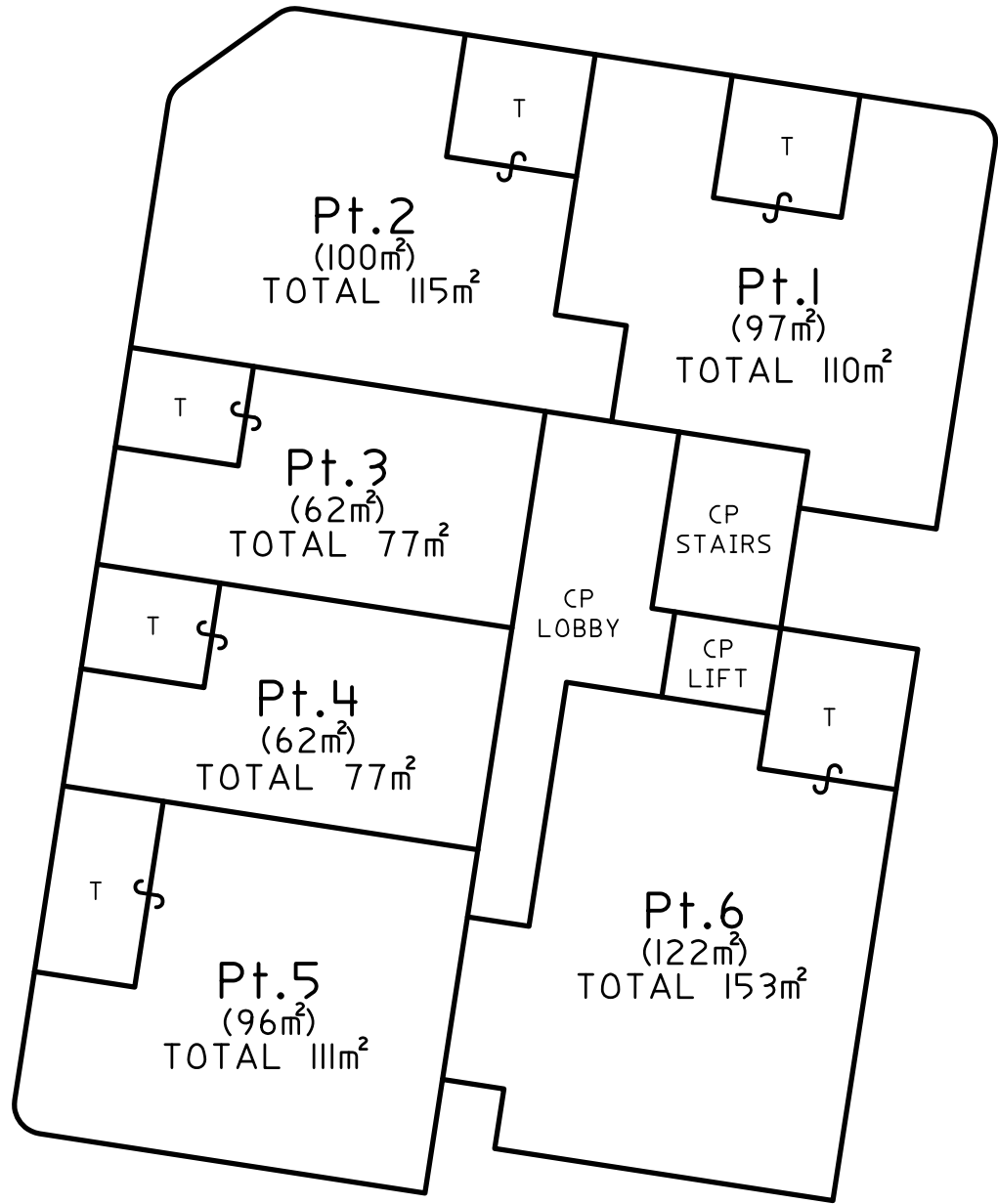
REGISTERED

SP DRAFT

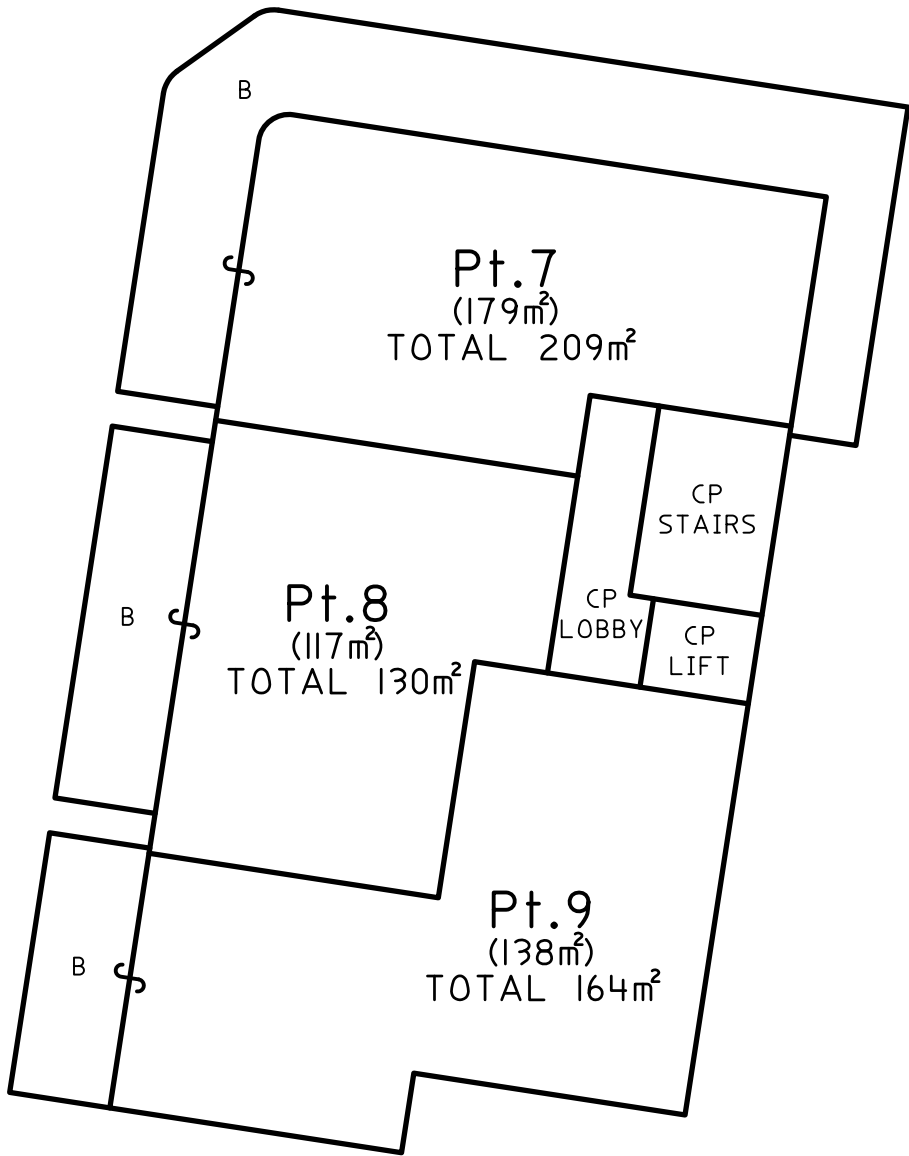
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ALL AREAS ARE APPROXIMATE.

T = TERRACE
B = BALCONY
CP = COMMON PROPERTY



FIRST FLOOR PLAN



SECOND 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.

<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 & 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>
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