



52 M

DA

CLIENT
MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

PROJECT DETAILS

52 M
52-62 MAY ROAD NARRAWEENA NSW 2099

DA2020/0739

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

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01 STATUTORY INFORMATION

LOCAL GOVERNMENT AREA	NORTHERN BEACHES COUNCIL		
LAND ZONING	B1	NEIGHBOURHOOD CENTRE	
SITE AREA	1417	m ²	
FLOOR SPACE RATIO	NA		
PERMISSIBLE GFA	NA		
MAX. HEIGHT OF BUILDINGS	8.5	m	

02 DEVELOPMENT DATA - UNITS

LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT INT AREA m ²	UNIT EXT AREA m ²	UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW [REQ. 60%]	SOLAR ACCESS [REQ. 70%]	SAN SOLAR [MAX. 15%]	STORAGE m ³ INT EXT TOTAL	NOTES
00 GROUND	RET	1		91.99		91.99								0	
	RET	2		55.64		55.64								0	
	RET	3		62.34		62.34								0	
	RET	4		62.29		62.29								0	
	RET	5		48.15		48.15								0	
	RET	6		105.13		105.13								0	
	COMM	1		67.21		67.21								0	
	COMM	2		60.24		60.24								0	
COMM	3		54.69		54.69								0		
SUBTOTALS				607.68	0	607.68	0				0	0	0		
LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT INT AREA m ²	UNIT EXT AREA m ²	UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW [REQ. 60%]	SOLAR ACCESS [REQ. 70%]	SAN SOLAR [MAX. 15%]	STORAGE m ³ INT EXT TOTAL	NOTES
01	RESI	1	2BR	92.85	16.76	109.61				SOUTH	YES	NO		0	
	RESI	2	2BR	87.70	16.76	104.46				SOUTH	NO	NO		0	
	RESI	3	2BR	81.45	10.31	91.76				SOUTH	NO	NO		0	
	RESI	4	3BR	125.58	21.22	146.8				SOUTH & EAST	YES	YES		0	
	RESI	5	3BR	128.13	21.22	149.35				NORTH & EAST	YES	YES		0	
	RESI	6	2BR	96.56	10.07	106.63				NORTH	YES	YES		0	
	RESI	7	2BR	96.56	10.07	106.63				NORTH	YES	YES		0	
	RESI	8	1BR	70.21	9.02	79.23				NORTH	NO	YES		0	
SUBTOTALS				779.04	115.43	894.47	0				5	5	0		
LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT INT AREA m ²	UNIT EXT AREA m ²	UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW [REQ. 60%]	SOLAR ACCESS [REQ. 70%]	SAN SOLAR [MAX. 15%]	STORAGE m ³ INT EXT TOTAL	NOTES
02	RESI	9	2BR	86.00	18.39	104.39				SOUTH	YES	YES		0	
	RESI	10	2BR	76.11	19.30	95.41				SOUTH	YES	YES		0	
	RESI	11	2BR	70.77	20.45	91.22				SOUTH	YES	YES		0	
	RESI	12	2BR	91.16	38.88	130.04				SOUTH & EAST	YES	YES		0	
	RESI	13	2BR	91.66	31.96	123.62				NORTH & EAST	YES	YES		0	
	RESI	14	1BR	56.11	27.36	83.47				NORTH	YES	YES		0	
	RESI	15	1BR	56.11	27.36	83.47				NORTH	YES	YES		0	
	RESI	16	1BR	61.15	11.40	72.55				NORTH	NO	YES		0	
SUBTOTALS				589.07	195.1	784.17	0				7	8	0		
TOTAL				1975.79	310.53	2286.32	0	0	0		12	13	0		
RESIDENTIAL UNIT TYPE BREAKDOWN TOTALS				STUDIO 4	1BR 10	2BR 2	3BR	16	0		75%	81%	0		

04 DEVELOPMENT DATA - WASTE

RESIDENTIAL COMPONENT				COMMERCIAL / RETAIL COMPONENT			
TOTAL UNITS PROPOSED				TOTAL TENANCY AREA PROPOSED			
WASTE GENERATION RATES				WASTE GENERATION RATES			
ANTICIPATED WASTE VOLUMES GENERATED				ANTICIPATED WASTE VOLUMES GENERATED			
BINS REQUIRED				BINS REQUIRED			
TOTAL				TOTAL			



northern
beaches
council

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REVISION

Rev	Date	Description
01	16/05/2020	ISSUE FOR DA
02	14/10/2020	RE-ISSUE TO COUNCIL

LEGEND

Chk	A/C	Air Conditioning Unit
	ACC	Accessible
	ADP	Adaptable
	AHD	Aust. Height Datum
	B	Basement
	BAL	Balustrade
	BALC	Balcony
	BED	Bedroom
	BT	Bathroom
	COL	Column
	COMM	Comms Room

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Floor Space Ratio
GBA	Gross Building Area

GBC	Garbage Chute
GBR	Garbage Room
GBX	Garbage Exhaust
GFA	Gross Floor Area
GM	Gas Meter
H	Hydraulic Services
LY	Laundry
M	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

POS	Private Open Space
R	Roof
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
ST	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT
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JV URBAN
44 BAY VISTA LANE
EWINGS DALE NSW
2481

PROJECT DETAILS
52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE
PROJECT
SCHEDULING

SCALE

STATUS
DA
PROJECT No
1853A

DRAWING No

A

REV

02

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REVISION

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01	01/07/2019	ISSUE FOR PRE-DA	
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03	16/05/2020	ISSUE FOR DA	
04	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
ADP	Adaptable	DRY	Dining	GBX	Garbage Exhaust	RWT	Rainwater Tank
AHD	Aust. Height Datum	DP	Dryer	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Down Pipe	GM	Gas Meter	SW	Sewer
BAL	Balustrade	F	Fridge	H	Hydraulic Services	ST	Storage
BALC	Balcony	FEX	Fire Extinguisher	LY	Laundry	SD	Study
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking	STP	Stormwater Pit
BT	Bathroom	FN	Fence	MSB	Main Switch Board	STW	Stormwater
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level	SFL	Structural floor level
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Onsite Detention Tank	TOF	Top of Fence
		GBA	Gross Building Area	P	Pantry	TOW	Top of Wall
						VIS	Visitor Parking

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PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

LOCATION PLANS

SCALE

NTS
STATUS
DA
PROJECT No
1853A

DRAWING No
A-0001

NORTH



REV
04

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Chk	A/C	Air Conditioning Unit
	ACC	Accessible
	ADP	Adaptable
	AHD	Aust. Height Datum
	B	Basement
	BAL	Balustrade
	BALC	Balcony
	BED	Bedroom
	BT	Bathroom
	COL	Column
	COMM	Comms Room

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Floor Space Ratio
GBA	Gross Building Area

GBC	Garbage Chute
GBR	Garbage Room
GBX	Garbage Exhaust
GFA	Gross Floor Area
GM	Gas Meter
H	Hydraulic Services
LY	Laundry
M	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

RUG Private Open Space
 R Robb
 RWT Rainwater Tank
 S Screen
 SW Sewer
 G Garage
 SD Study
 STP Stormwater Pit
 STW Stormwater
 GEF Ground Floor level
 TOF Top of Fence
 TOW Top of Wall
 VIS Visitor Parking

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MAY ROAD GROUP
JV URBAN
44 BAYVISTA LANE
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2481

PROJECT DETAILS
/ **52 M**
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE
SITE CONTEXT

SCALE
NTS
STATUS
DA
PROJECT N
1853A

DRAWING No
A-0002

NORTH

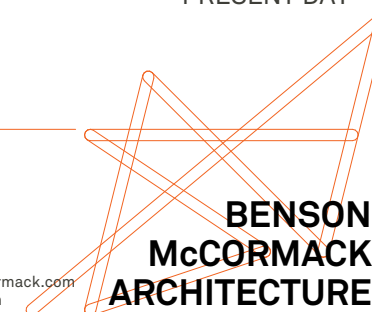


REV

04

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LEGEND	
Chk	A/C Air Conditioning Unit
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	AHD Aust. Height Datum
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	BAL Balustrade
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	BED Bedroom
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GFA	Gross Floor Area
GM	Gas Meter
H	Hydraulic Services
LY	Laundry
M	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

RWS	Private Open Space
R	Robo
RWT	Rainwater Tank
GR	Green
SW	Sewer
G	Grass
SD	Study
STP	Stormwater Pipe
STW	Stormwater
GA	Groundwater
TOP	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

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/ **52 M**
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE
SITE PHOTOGRAPHS
1/3

SCALE	NORTH	
STATUS		
DA		
PROJECT No	DRAWING No	REV
1853A	A-0003	04

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OF NO 54-52 MAY ROAD

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04 NORTHWEST VIEW TOWARDS NO 52-62 MAY ROAD (THE SITE) FROM 67 MAY ROAD



05 SOUTHWEST VIEW TOWARDS NO 52-62 MAY ROAD (THE SITE)



06 NO 52 MAY ROAD (THE SITE)



NO 54-56 MAY ROAD (THE SITE)



NO 56 MAY ROAD (THE SITE)



NO 58 MAY ROAD (THE SITE)



NO 60 MAY ROAD (THE SITE)

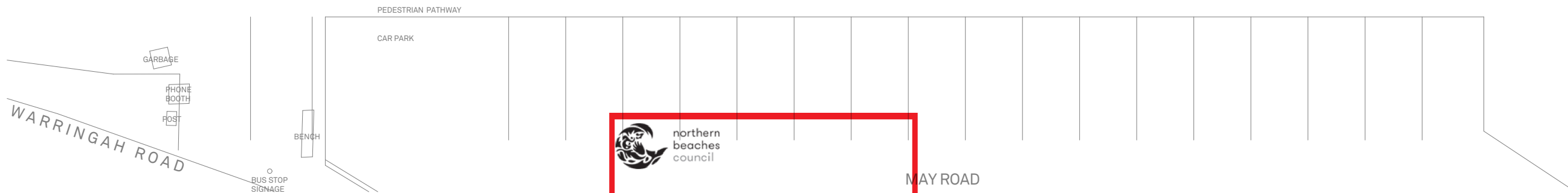
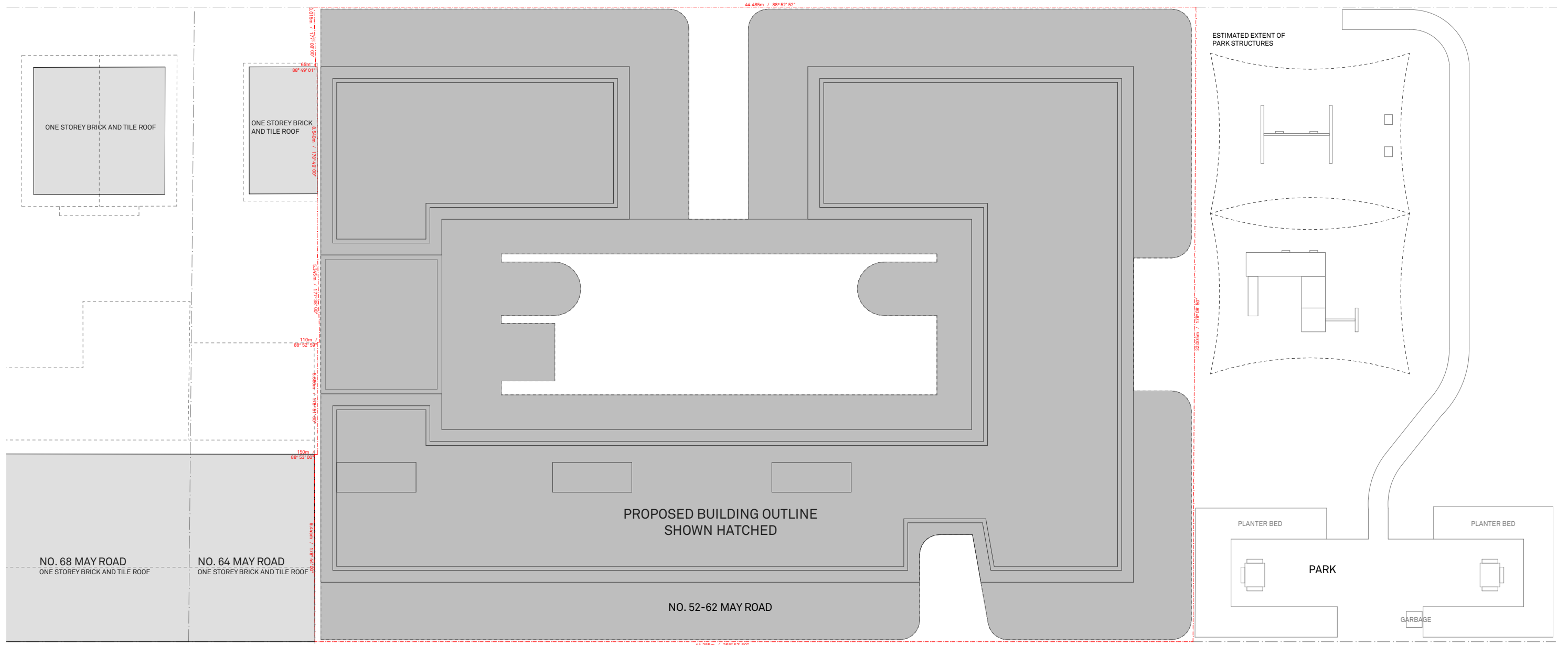


NO 62 MAY ROAD (THE SITE)



07 SOUTHEAST VIEW TOWARDS NO 52-62 MAY ROAD (THE SITE)

POPLAR LANE



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LEGEND			COS	Communal Open Space
Chk	A/C	Air Conditioning Unit	CEX	Carpark Exhaust
	ACC	Accessible	D	Dining
	ADP	Adaptable	DRY	Dryer
	ADP	Aust. Height Datum	DP	Drop Pipe
	AHD	Basement	DW	Dishwasher
	B	Basuistrade	F	Fridge
	BAL	Balcony	FEX	Fire Extinguisher
	BALC	Bedroom	FFL	Finish floor level
	BED	Bathroom	FFN	Finish
	BATH	Column	FS	Fire Stairs
COL	Comms Room	FSR	Floor Space Ratio	
COMM		GBA	Ground Building Area	

GB	Garbage Chute	RGS	Private Open Space
GBR	Garbage Room	RHS	Roof
GBF	Garbage Exhaust	RWT	Drainwater Tank
GXA	Gas Exhaust	SH	Screen
GM	Gas Meter	SW	Sewer
H	Hydraulic Services	SD	Study
LY	Laundry	SD	Stormwater Pit
M	Motor Room	ST	Storage
MC	Motorcycle Parking	STW	Stormwater
MS	Main Switch Board	TS	Top of Floor
MSL	Natural Ground Level	TP	Top of Fence
OSD	Onsite Detention Tank	TOW	Top of Wall
P	Pantry	VIS	Visitor Parking

CLIENT	PROJECT DETAILS
PMPER MAY ROAD GROUP / JV URBAN 44 BAY VISTA LANE EWINGSDALE NSW 2481	52 M 52-62 MAY ROAD NARRAWEENA NSW 2099

DRAWING TITLE
SITE PLAN

SCALE
1:200
STATUS
DA
PROJECT No
1853A

DRAWING No
A-0007

NORTH



REV

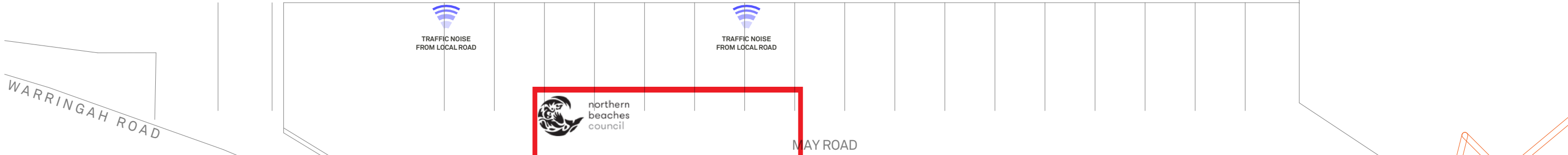
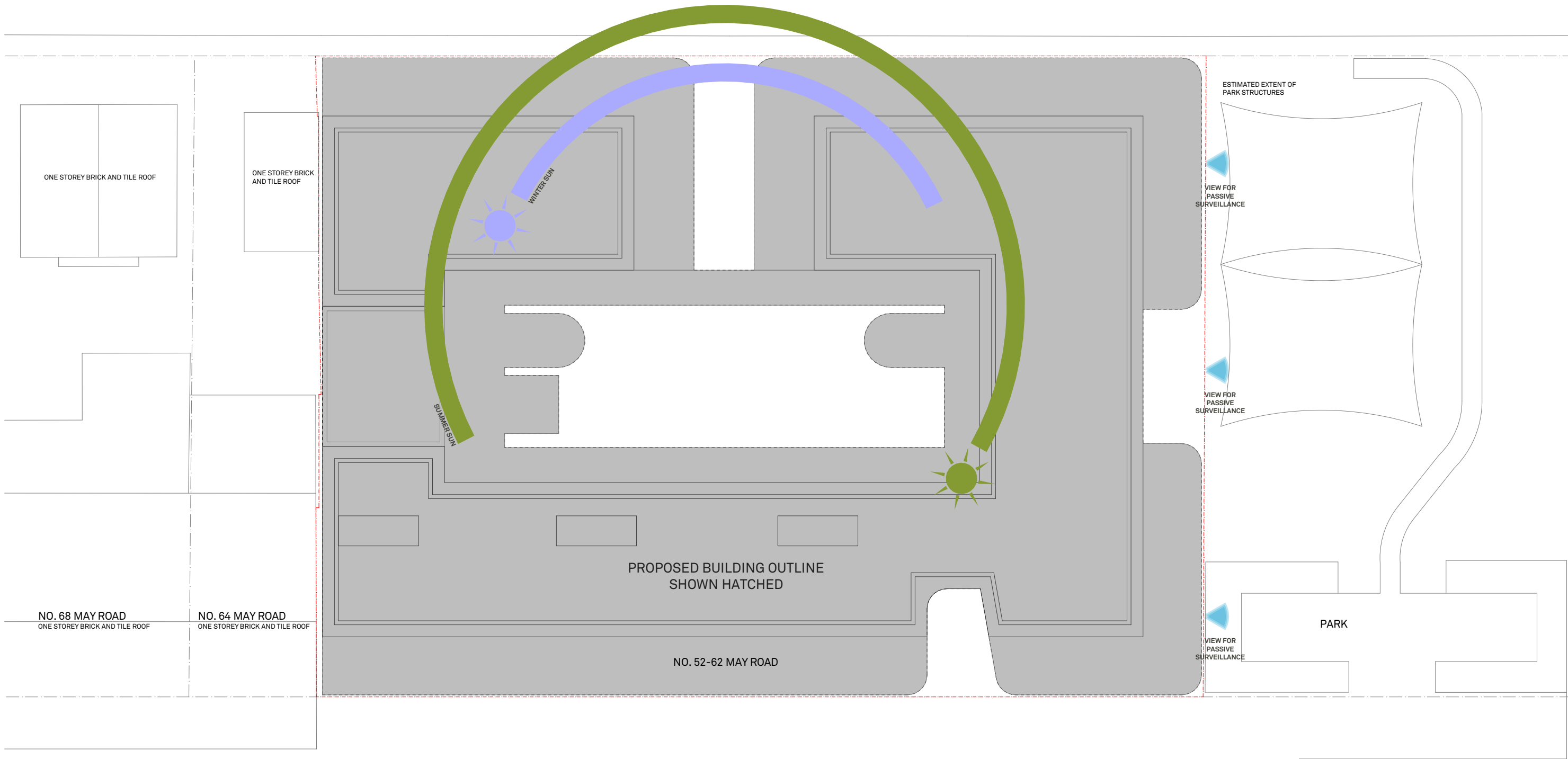
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POPLAR LANE

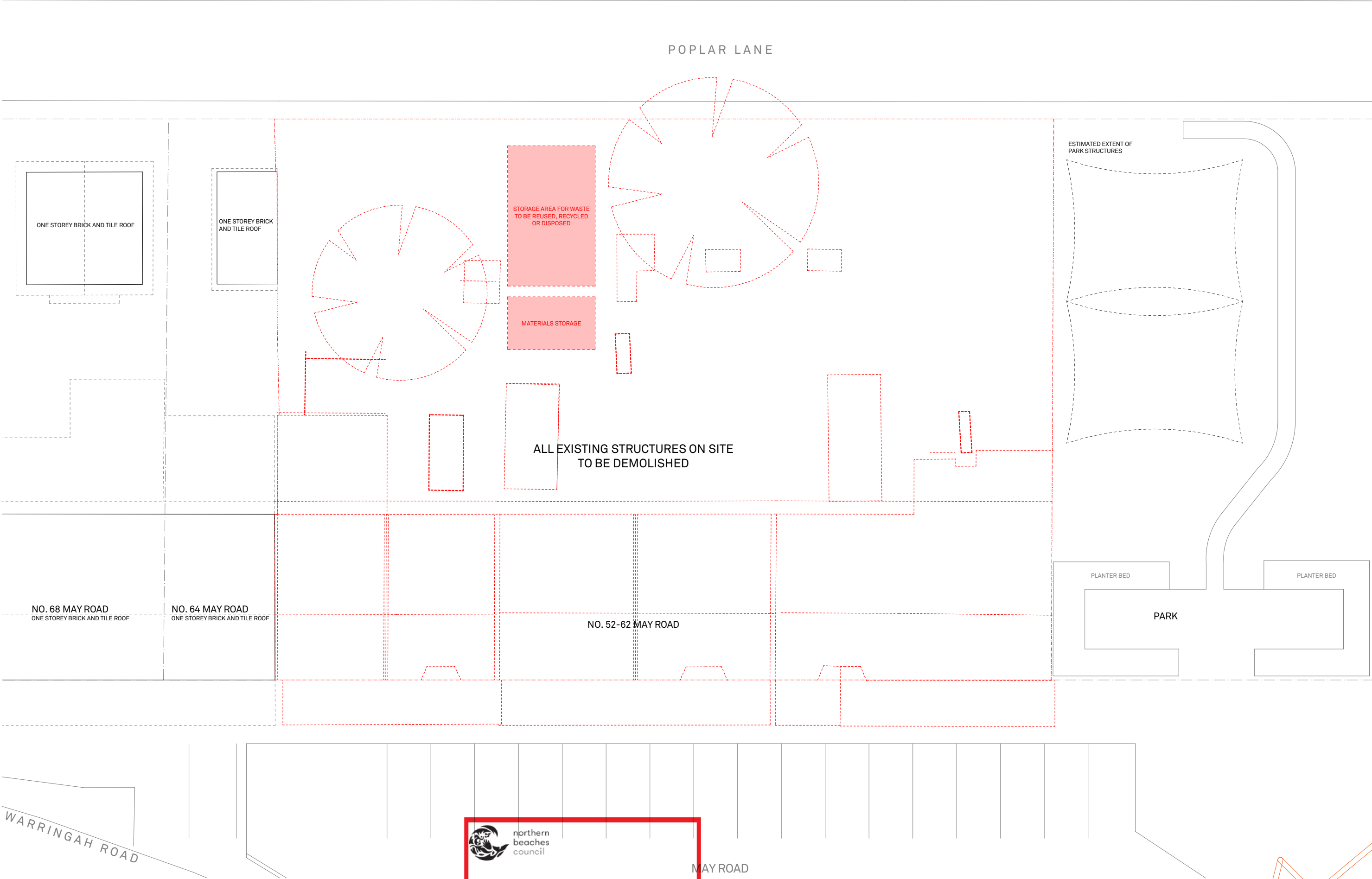


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REVISION	LEGEND	CLIENT	PROJECT DETAILS	DRAWING TITLE	SCALE	NORTH	STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536																																																																																																																																																																																																																																																																																								
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POPLAR LANE



EXTENT OF PROPOSED EXCAVATION
SHOWN IN RED

ESTIMATED AREA : 1,396.2m²
ESTIMATED HEIGHT : 3m
ESTIMATED VOLUME : 4,188.6m³
ESTIMATED EXCAVATION LEVEL : RL 76.500

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

ESTIMATED EXTENT OF
PARK STRUCTURES

PLANTER BED

PLANTER BED

PARK

NO. 68 MAY ROAD
ONE STOREY BRICK AND TILE ROOF

NO. 64 MAY ROAD
ONE STOREY BRICK AND TILE ROOF



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2020/0739

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REVISION

Rev	Date	Description	Chk
01	16/05/2020	ISSUE FOR DA	
02	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	GBC	Garbage Chute	POS	Private Open Space
ACC	Accessible	GBR	Garbage Room	R	Robe
ADP	Adaptable	GBX	Garbage Exhaust	RWT	Rainwater Tank
AHD	Aust. Height Datum	GFA	Gross Floor Area	SCR	Screen
B	Basement	GM	Gas Meter	SW	Sewer
BAL	Balustrade	H	Hydraulic Services	ST	Storage
BALC	Balcony	LY	Laundry	SD	Study
BED	Bedroom	MC	Motorcycle Parking	STP	Stormwater Pit
BT	Bathroom	MSB	Main Switch Board	STW	Stormwater
COL	Column	NGL	Natural Ground Level	SFL	Structural floor level
COMM	Comms Room	OSD	Onsite Detention Tank	TOF	Top of Fence
		P	Pantry	TOW	Top of Wall
				VIS	Visitor Parking

CLIENT

MAY ROAD GROUP /
JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

EXCAVATION/FILL
PLAN

SCALE

1:200

STATUS

DA

PROJECT No
1853A

DRAWING No
A-0010

NORTH



REV
02

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

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E. enquiries@bensonmccormack.com
W. www.bensonmccack.com

BENSON
McCORMACK
ARCHITECTURE

11. Basement entry / exit ramp realigned and car parking spaces re-allocated. These changes to address comments made by Councils Traffic Engineer.



WARRINGAH ROAD

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Rev	Date	Description
01	01/07/2019	ISSUE FOR PRE-DA
02	05/12/2019	RE-ISSUE TO COUNCIL
03	16/05/2020	ISSUE FOR DA
04	26/11/2020	RE-ISSUE TO COUNCIL

Chk	LEGEND		COS	Communal Open Space	GBG	Garbage Chute	POS	Private Open Space
	A/C	Air Conditioning Unit	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
	ACC	Accessible	D	Dining	GBE	Garbage Exhaust	RWT	Rainwater Tank
	ADP	Adaptable	DRY	Dryer	GFA	Gross Floor Area	SCR	Screen
	AHD	Aud. Height Datum	DP	Down Pipe	GM	Gas Meter	SW	Sewer
	B	Basement	DW	Dishwasher	H	Hydraulic Services	ST	Storage
	BAL	Balustrade	F	Fridge	LY	Laundry	STD	Study
	BALC	Balcony	FE	Fire Extinguisher	M	Meter Room	SP	Stormwater Pit
	BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater
	BT	Bathroom	FNS	Fence	MSB	Main Switch Board	SFL	Structural floor level
	COL	Column	FNS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
	COMM	Commons Room	FSA	Fire Stair Ratio	SDS	Storage Detention Tank	TOW	Top of Road
		GBA	Gross Building Area	P	Pantry	VIS	Visitor Parking	

CLIENT	PROJECT DETAILS
MAY ROAD GROUP / JV URBAN 44 BAY VISTA LANE EWINGS DALE NSW 2481	52 M 52-62 MAY ROAD NARRAWEENA NSW 2099

DRAWING TITLE
BASEMENT 1

SCALE
1:200
STATUS
DA
PROJECT No
1853A
DRAWING No
A-0101
REV
04

**STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
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The logo for Benson McCormack Architecture, featuring the firm's name in a bold, sans-serif font. The text is arranged in three lines: "BENSON", "McCORMACK", and "ARCHITECTURE". The "M" in "McCORMACK" is stylized with a large, bold, and slightly irregular shape. The background of the logo consists of a network of thin, intersecting orange lines forming a web-like pattern.

SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

1. Relocation of lift core to the western end of courtyard at Ground. This provides a greater sense of openness to the Ground Floor courtyard and assists with greater solar access. This change looks to address comments made by Council's Urban Planner.

2. Introduction of breaks within both the Southern and Northern facades are proposed to reduce the perceived bulk and scale of the proposal, whilst providing greater solar access to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

3. The entry from May Road to the internal courtyard has been visually strengthened by widening the entry and the relocation of the passenger lift. Further to this, the design of retail units 03 - 06, provides clear lines of sight from May Road to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

4. Interfacing development with adjoining park, creating a connective transition to and from the park and the internal courtyard. By opening up the Eastern facade to the adjacent park, it also provides solar access to the internal courtyard. This aims to create visual connectivity and visual surveillance to and from the retail/commercial and internal courtyard to the park in a form of raised deck. This change looks to address comments made by Council's Urban Planner.

10. The wastes rooms has been rearranged to separate the Residential Waste Storage Area and the Bulky Waste Storage Area. The waste rooms/storage are provided with minimum opening width for manoeuvring. Rear gate access are relocated closer to the courtyard to provide unobstructed access to waste areas. This change looks to address comments made in the Waste Management Assessment.

11. Basement entry / exit ramp realigned and 1.5m wide footpath introduced to Poplar Lane frontage. These changes look to address comments received from Councils Traffic Engineer.



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REVISION		Description	Chk	LEGEND	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P	COS	CEX	D	DRY	DP	DW	F	FEX	FFL	FN	FS	FSR	GBA	GBC	GBR	GBX	GM	H	LY	MC	MSE	NGL	OSD	P
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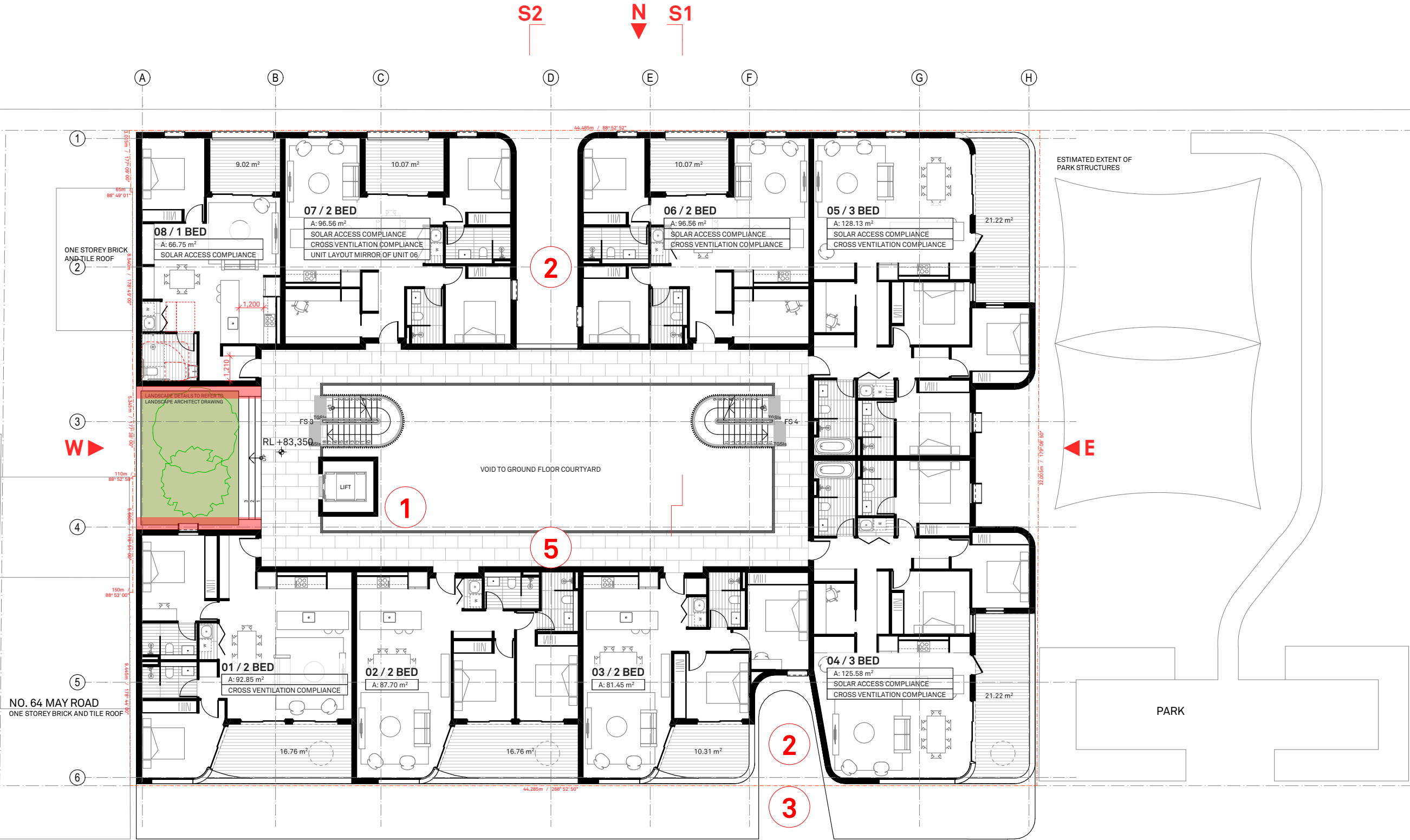
SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

1. Relocation of lift core to the western end of courtyard at Ground. This provides a greater sense of openness to the Ground Floor courtyard and assists with greater solar access. This change looks to address comments made by Council's Urban Planner.

2. Introduction of breaks within both the Southern and Northern facades are proposed to reduce the perceived bulk and scale of the proposal, whilst providing greater solar access to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

3. The entry from May Road to the internal courtyard has been visually strengthen by widening the entry and the relocation of the passenger lift. Further to this, the design of retail units 03 - 06, provides clear lines of sight from May Road to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

5. Introduction of Feature Wall and Glass Balustrade in the internal courtyard to soften the common corridor surrounds. Unit entry doors are also recessed to reduce perceived visual length of common corridor. This change looks to address comments made by Council's Urban Planner.



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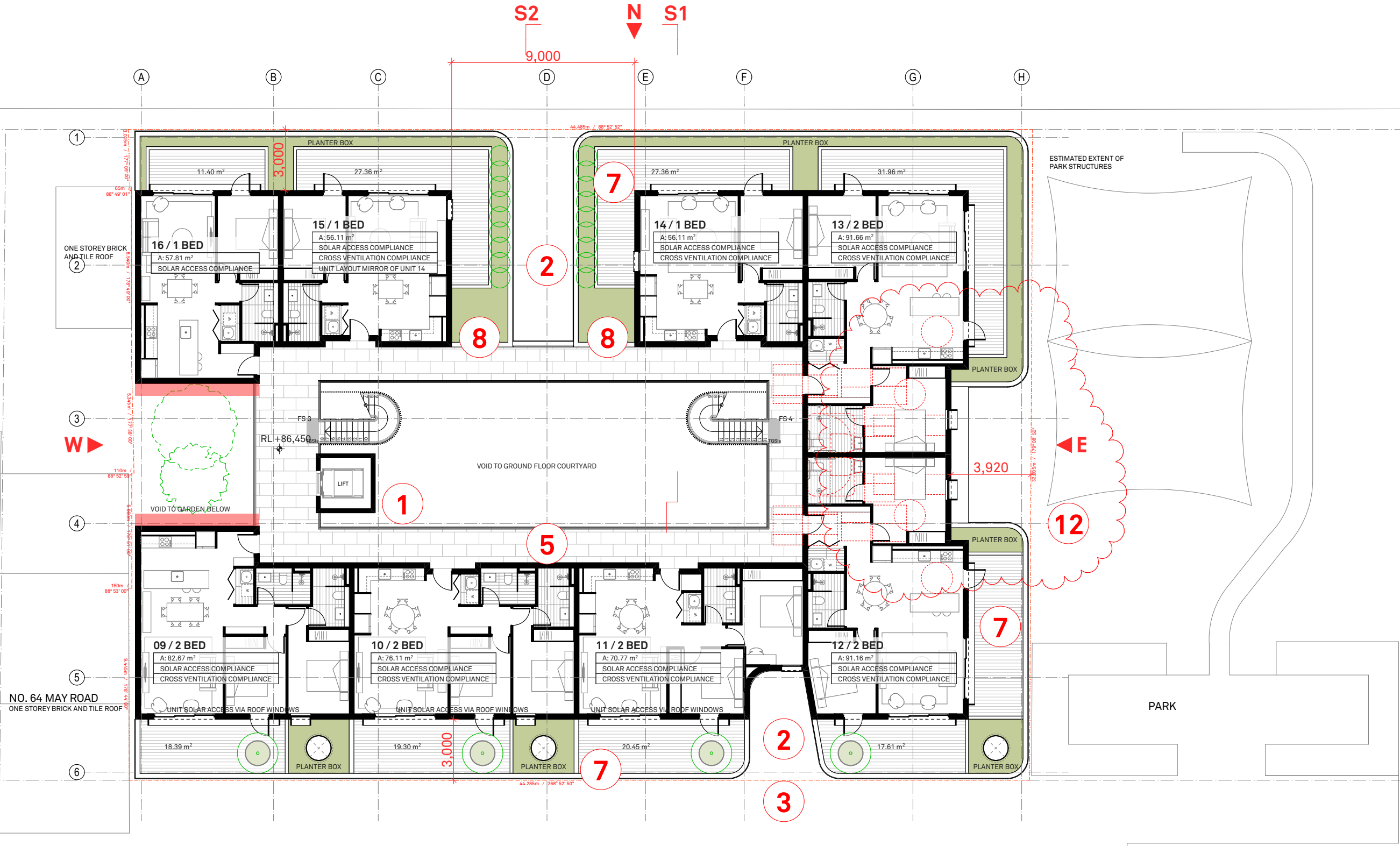
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7. Stepping back of the top storey of the proposed building to reduce bulk and to maintain a predominantly 2 storeys character, form and appearance from the street. This change is proposed to address comments made by council in their Pre-DA advice.

8. Increase in building gap from 3m to 9m on the the Northern facades to provide greater solar access to the internal courtyard. These changes are proposed to address comments made by council.

12. External wall of Units 12 and 13 realigned in part to address comments received from Council.



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REVISION		Description	Chk
Rev	Date		
01	01/07/2019	ISSUE FOR PRE-DA	
02	05/12/2019	RE-ISSUE TO COUNCIL	
03	04/02/2020	RE-ISSUE TO COUNCIL	
04	16/05/2020	ISSUE FOR DA	
05	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND	
A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Basement
BAL	Balustrade
BALC	Balcony
BED	Bedroom
BT	Bathroom
COL	Column
COMM	Comms Room
COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Floor Space Ratio
GBA	Gross Building Area
GBC	Garbage Chute
GBR	Garbage Room
GBX	Garage Exhaust
GFA	Gas Meter
GM	Hydraulic Services
H	Fridge
LY	Laundry
MC	Meter Room
MSB	Motorcycle Parking
NGL	Main Switch Board
OSD	Natural Ground Level
P	Onsite Detention Tank
P	Pantry
POB	Private Open Space
RWT	Road Water Tank
SB	Sewer
SD	Study
STP	Stormwater Pit
STW	Stormwater
TOP	Top of Floor level
TOW	Top of Wall
VIS	Visitor Parking

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0739

CLIENT
MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW 2481

PROJECT DETAILS
52 M
52-62 MAY ROAD
NARRAWEENA NSW 2099

DRAWING TITLE
SECOND FLOOR PLAN

SCALE
1:200

STATUS
DA

PROJECT No
1853A

DRAWING No
A-0104

REV
05

NORTH

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

SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

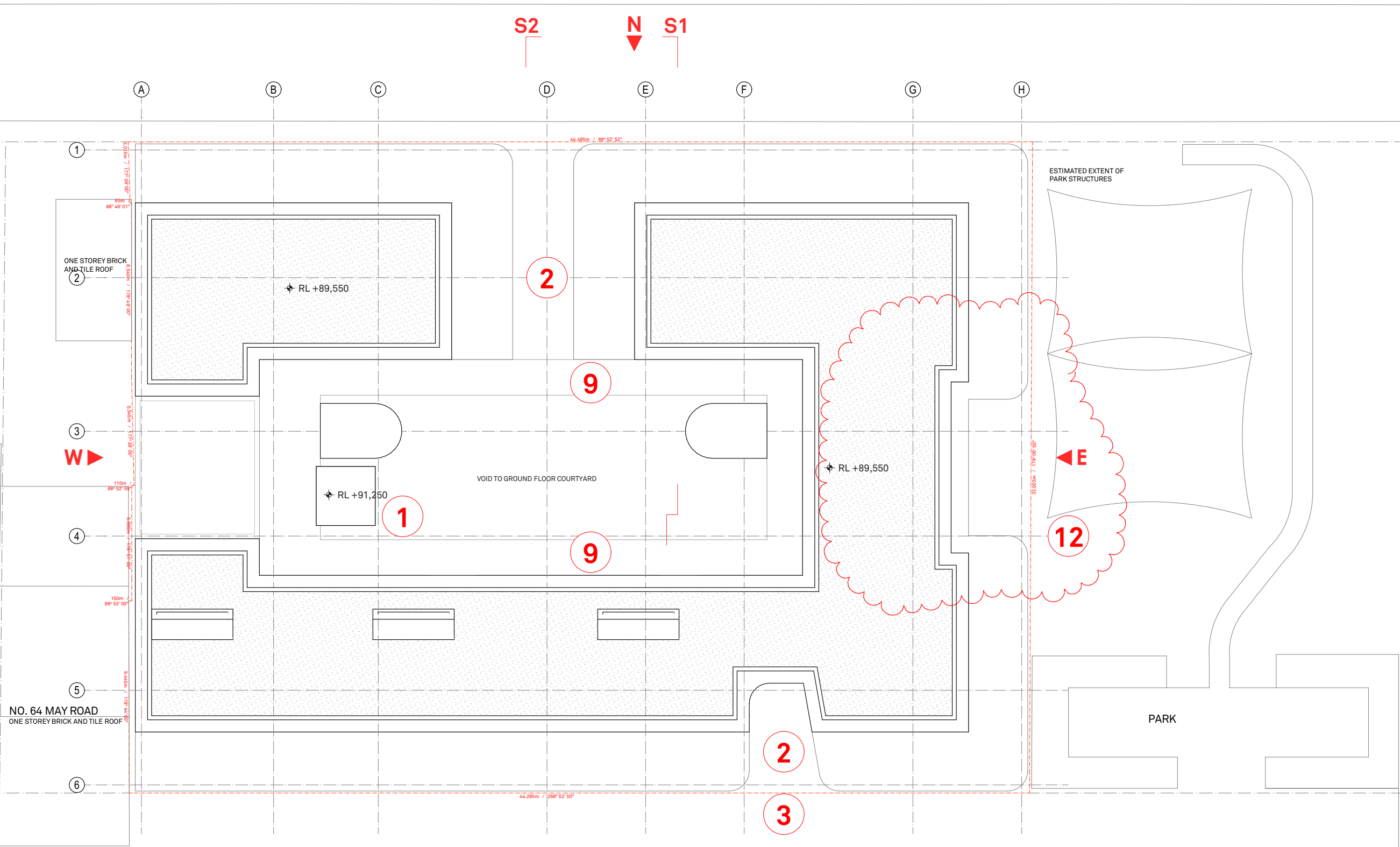
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3. The entry from May Road to the internal courtyard has been visually strengthen by widening the entry and the relocation of the passenger lift. Further to this, the design of retail units 03 - 06, provides clear lines of sight from May Road to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

9. Introduction of translucent canopy to the top floor common corridor to improve solar access to the courtyard.

12. External wall of Units 12 and 13 realigned in part to address comments received from Council.



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LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room
ADP	Adaptable	DRY	Dryer	GBX	Garbage Exhaust
AHD	Aust. Height Datum	DP	Down Pipe	GFA	Gas Meter
B	Basement	DW	Dishwasher	GM	Hydraulic Services
BAL	Balustrade	F	Fridge	H	Laundry
BALC	Balcony	FEX	Fire Extinguisher	LY	Meter Room
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking
BT	Bathroom	FN	Fence	MSB	Main Switch Board
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Onsite Detention Tank
		GBA	Gross Building Area	P	Pantry

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CLIENT
MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW 2481

PROJECT DETAILS
52 M
52-62 MAY ROAD
NARRAWEENA NSW 2099

DRAWING TITLE
ROOF PLAN

SCALE
1:200

STATUS
DA

PROJECT No
1853A

DRAWING No
A-0105

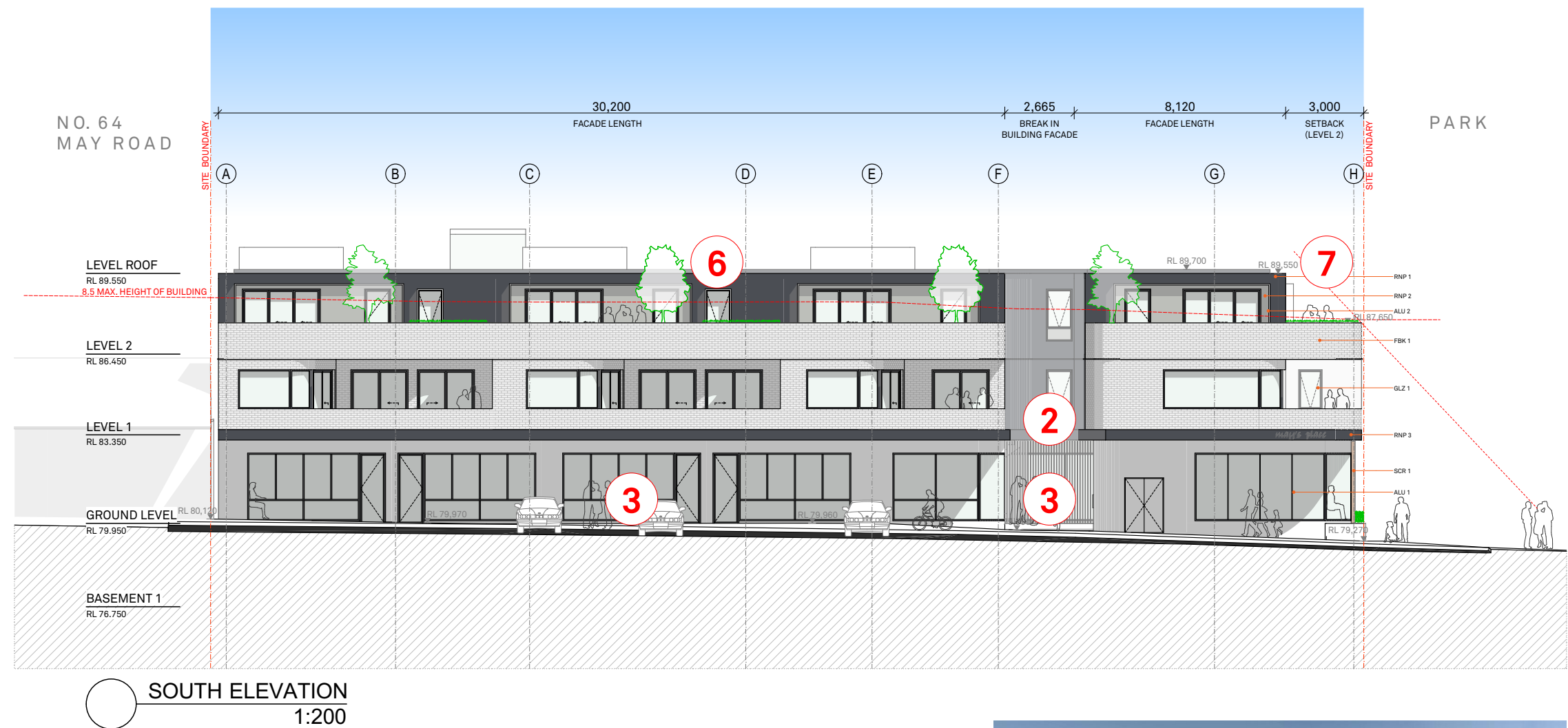
REV
03

NORTH

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BENSON McCORMACK ARCHITECTURE



SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

2. Introduction of breaks within both the Southern and Northern facades are proposed to reduce the perceived bulk and scale of the proposal, whilst providing greater solar access to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

3. The entry from May Road to the internal courtyard has been visually strengthened by widening the entry and the relocation of the passenger lift. Further to this, the design of retail units 03 - 06, provides clear lines of sight from May Road to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

6. Adjustment to Level 2 external wall colour to provide a darker colour scheme to contrast against 2 lower floors. This is implemented to give an impression of a predominantly 2 storey character, form and appearance. This change looks to address comments made by Council's Urban Planner.

7. Stepping back of the top storey of the proposed building to reduce bulk and to maintain a predominantly 2 storeys character, form and appearance from the street. This change is proposed to address comments made by council in their Pre-DA advice.



View towards South-East corner of site from May Road with existing park to right hand side of image



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REVISION

Rev	Date	Description	Chk
01	01/07/2019	ISSUE FOR PRE-DA	
02	05/12/2019	RE-ISSUE TO COUNCIL	
03	16/05/2020	ISSUE FOR DA	
04	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room
ADP	Adaptable	DRY	Dryer	GBX	Garbage Exhaust
AHD	Aust. Height Datum	DP	Down Pipe	GFA	Gas Meter
B	Basement	DW	Dishwasher	GM	Gas Meter
BAL	Balustrade	F	Fridge	H	Hydraulic Services
BALC	Balcony	FEX	Fire Extinguisher	LY	Laundry
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking
BT	Bathroom	FS	Fence	MSE	Main Switch Board
COL	Column	FSR	Fire Stairs	NGL	Natural Ground Level
COMM	Comms Room	GBA	Gross Building Area	OSD	Onsite Detention Tank

GBR	Garbage Room	GBX	Garbage Exhaust	GM	Gas Meter	H	Hydraulic Services	LY	Laundry	MC	Motorcycle Parking	MSE	Main Switch Board	NGL	Natural Ground Level	OSD	Onsite Detention Tank	P	Pantry
GBR	Garbage Room	GBX	Garbage Exhaust	GM	Gas Meter	H	Hydraulic Services	LY	Laundry	MC	Motorcycle Parking	MSE	Main Switch Board	NGL	Natural Ground Level	OSD	Onsite Detention Tank	P	Pantry

CLIENT

MAY ROAD GROUP / JV URBAN	44 BAY VISTA LANE	EWINGSDALE NSW	2481
---------------------------	-------------------	----------------	------

PROJECT DETAILS

52 M	52-62 MAY ROAD	NARRAWEENA NSW	2099
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DRAWING TITLE

SOUTH ELEVATION

SCALE

1:200 @ A3

STATUS

DA

PROJECT No

1853A

DRAWING No

A-0201

REV

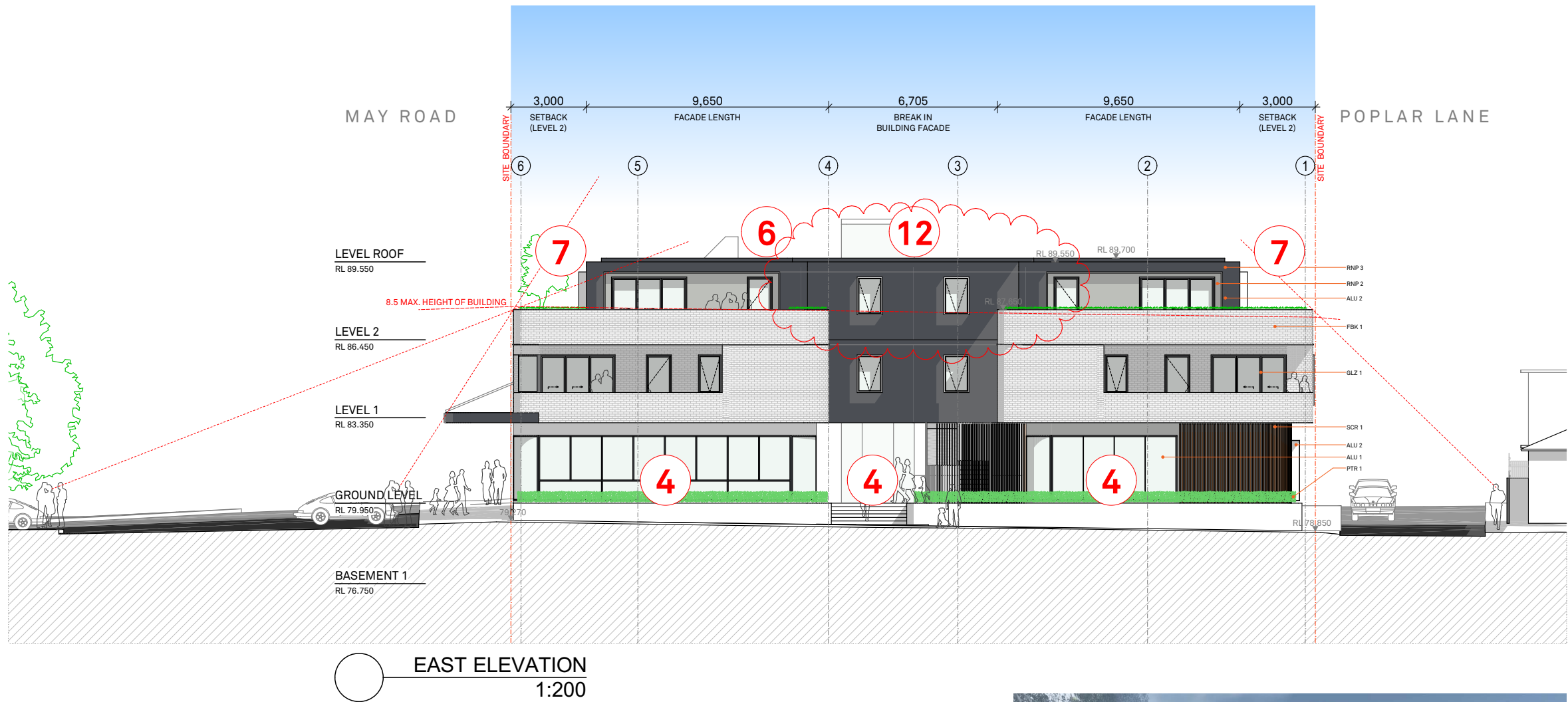
04

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SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

4. Interfacing development with adjoining park, creating a connective transition to and from the park and the internal courtyard. By opening up the Eastern facade to the adjacent park, it also provides solar access to the internal courtyard. This aims to create visual connectivity and visual surveillance to and from the retail/commercial and internal courtyard to the park in a form of raised deck. This change looks to address comments made by Council's Urban Planner.

6. Adjustment to Level 2 external wall colour to provide a darker colour scheme to contrast against 2 lower floors. This is implemented to give an impression of a predominantly 2 storey character, form and appearance. This change looks to address comments made by Council's Urban Planner.

7. Stepping back of the top storey of the proposed building to reduce bulk and to maintain a predominantly 2 storeys character, form and appearance from the street. This change is proposed to address comments made by council in their Pre-DA advice.

12. External wall of Units 12 and 13 realigned in part to address comments received from Council.



View towards North-East corner of site from Poplar Lane with existing park to left hand side of image



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REVISION			Chk	LEGEND	COS	Communal Open Space	GBC	Garbage Chute	GBR	Garbage Room	GBR	Garage Exhaust	GBR	Gas Meter	GFA	Hydraulic Services	H	Laundry	LY	MC	Motorcycle Parking	MSB	Main Switch Board	NGL	Natural Ground Level	OSD	Onsite Detention Tank	P	Pantry
Rev	Date	Description																											
01	01/07/2019	ISSUE FOR PRE-DA		A/C	Air Conditioning Unit																								
02	05/12/2019	RE-ISSUE TO COUNCIL		ACC	Accessible																								
03	16/05/2020	ISSUE FOR DA		ADP	Adaptable																								
04	26/11/2020	RE-ISSUE TO COUNCIL		AHD	Aust. Height Datum																								
				B	Basement																								
				BAL	Balustrade																								
				BALC	Balcony																								
				BED	Bedroom																								
				BT	Bathroom																								
				COL	Column																								
				COMM	Comms Room																								

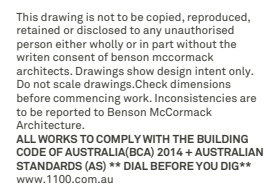
PROJECT DETAILS		DRAWING TITLE	SCALE	NORTH
CLIENT	MAY ROAD GROUP / JV URBAN			
PROJECT No	52 M	EAST ELEVATION	1:200 @ A3	
DRAWING No	52-62 MAY ROAD NARRAWEENA NSW 2099			
REV	2481			

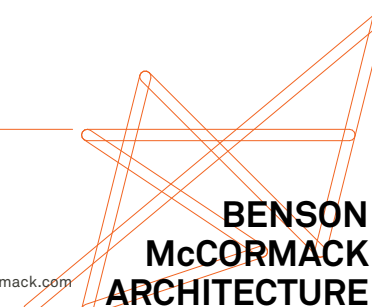
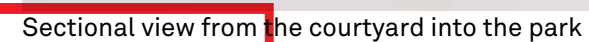
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LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536

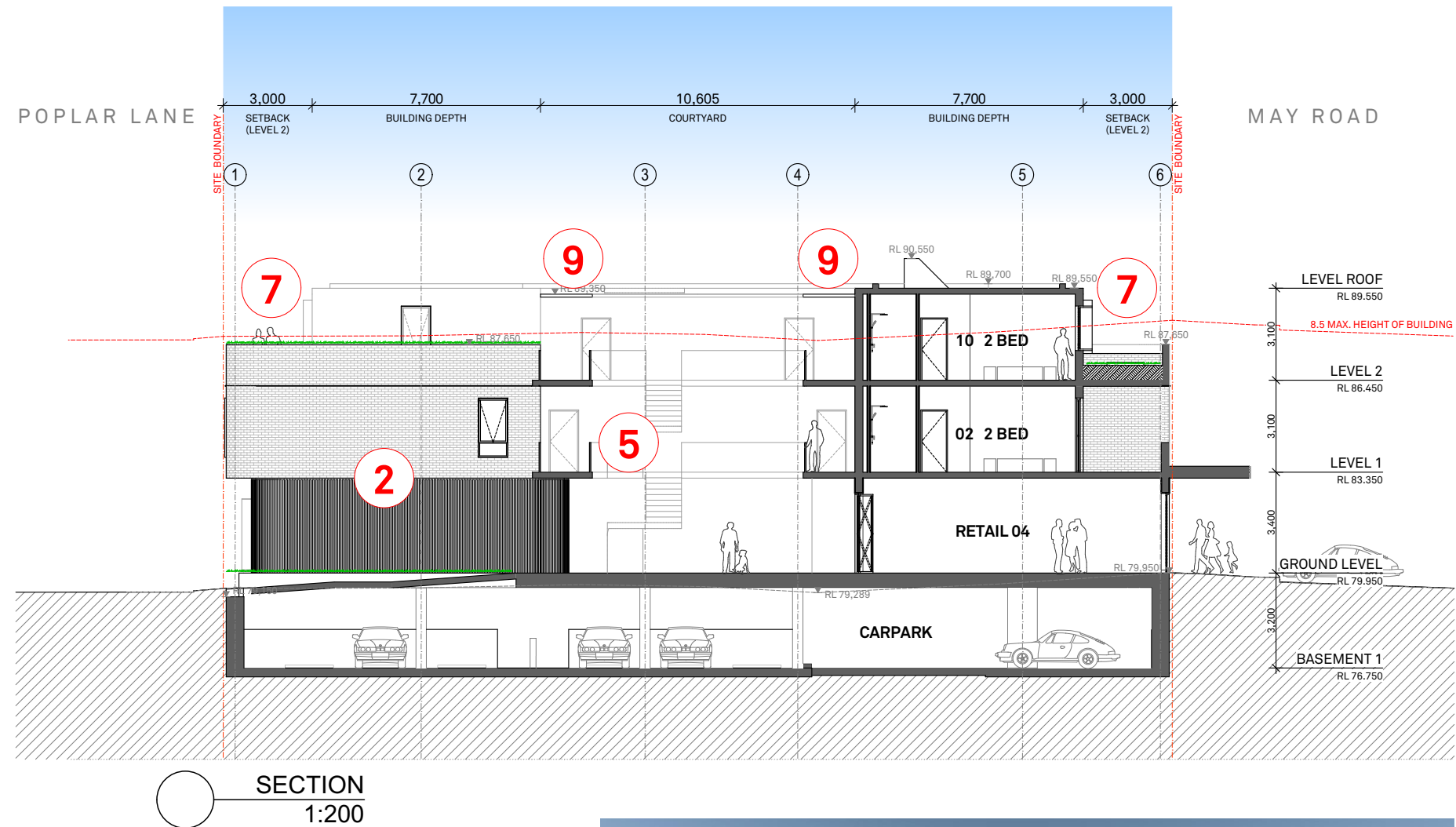
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McCORMACK
ARCHITECTURE**







SCHEDULE OF CHANGES TO ADDRESS PRE-DA COMMENTS

2. Introduction of breaks within both the Southern and Northern facades are proposed to reduce the perceived bulk and scale of the proposal, whilst providing greater solar access to the internal courtyard. These changes are proposed to address comments made by council in their Pre-DA advice.

5. Introduction of Feature Wall and Glass Balustrade in the internal courtyard to soften the common corridor surrounds. Unit entry doors are also recessed to reduce perceived visual length of common corridor. This change looks to address comments made by Council's Urban Planner.

7. Stepping back of the top storey of the proposed building to reduce bulk and to maintain a predominantly 2 storeys character, form and appearance from the street. This change is proposed to address comments made by council in their Pre-DA advice.

9. Introduction of translucent canopy to the top floor common corridor to improve solar access to the courtyard.



Sectional view from the courtyard into the park with entry from Poplar Lane



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REVISION

Rev	Date	Description	Chk
01	16/05/2020	ISSUE FOR DA	
02	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Basement
BAL	Balustrade
BALC	Balcony
BED	Bedroom
BT	Bathroom
COL	Column
COMM	Comms Room
COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Fire Stairs Ratio
GBA	Gross Building Area
GBC	Garbage Chute
GBR	Garbage Room
GBR	Garbage Exhaust
GBX	Gas Exhaust
GFA	Gas Meter
GM	Gas Meter
H	Hydraulic Services
LY	Laundry
MC	Motorcycle Parking
MC	Main Switch Board
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry
POT	Private Open Space
RWT	Rainwater Tank
RWT	Rainwater Tank
SD	Study
SD	Stormwater Pit
STW	Stormwater
STW	Stormwater
TOP	Top of Floor level
TOP	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT

MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

SECTION 02

SCALE

1:200 @ A3

STATUS

DA

PROJECT No

1853A

DRAWING No

A-2052

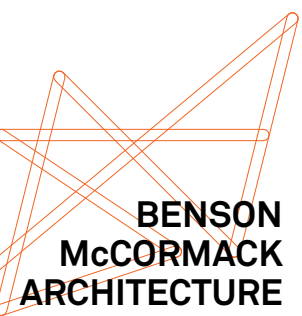
REV

02

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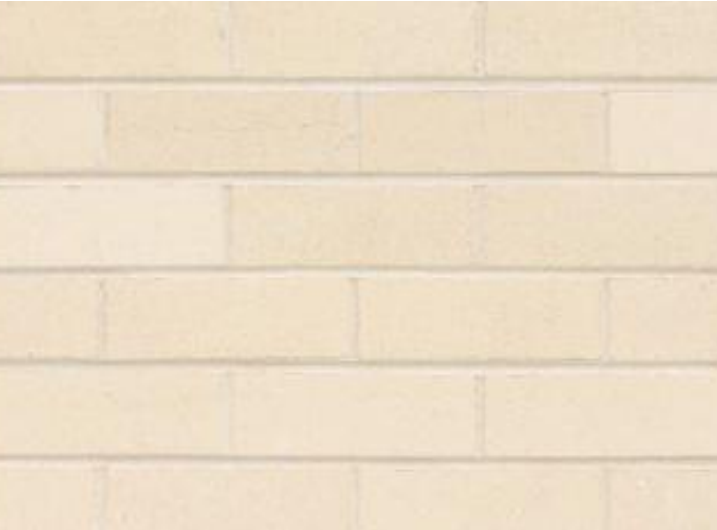
ALU 1 ALUMINIUM - RETAIL WINDOWS/DOORS FRAME
FINISH SIM/EQ. TO DULUX POWDERCOAT 'MONUMENT'



ALU 2 ALUMINIUM - WINDOW/BALCONY SURROUND
FINISH SIM/EQ. TO DULUX POWDERCOAT 'OFF WHITE'



ALU 3 ALUMINIUM - WINDOW/BALCONY BALUSTRADE
FINISH SIM/EQ TO DULUX DESIGN 'SHALE GREY'



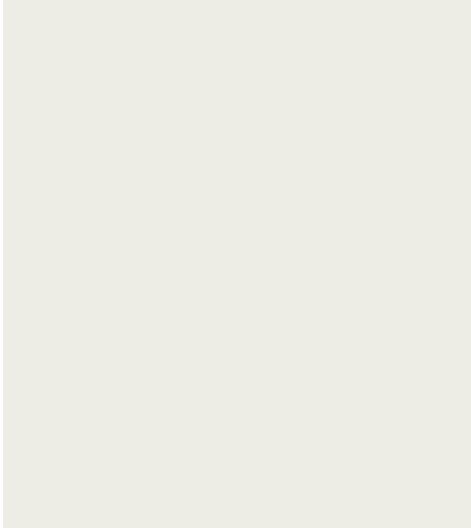
FBK 1 FACE BRICKWORK
FINISH - AUSTRAL BOWRAL DRY PRESSED 'CHILLINGHAM WHITE'



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



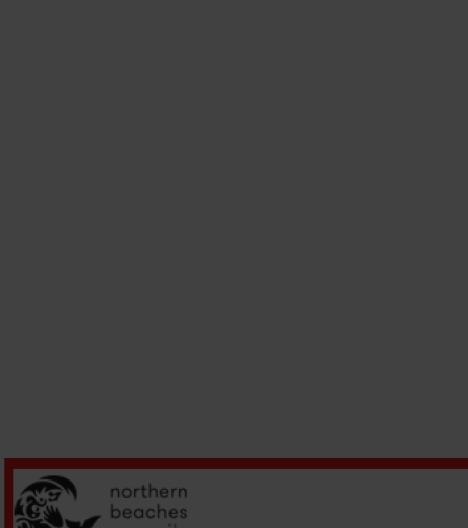
PTR 1 PLANTER BED



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



RNP 2 COLOURED ACRYLIC RENDER
COLOUR FINISH DULUX 'SHALE GREY'



RNP 3 COLOURED ACRYLIC RENDER
COLOUR FINISH DULUX 'MONUMENT'

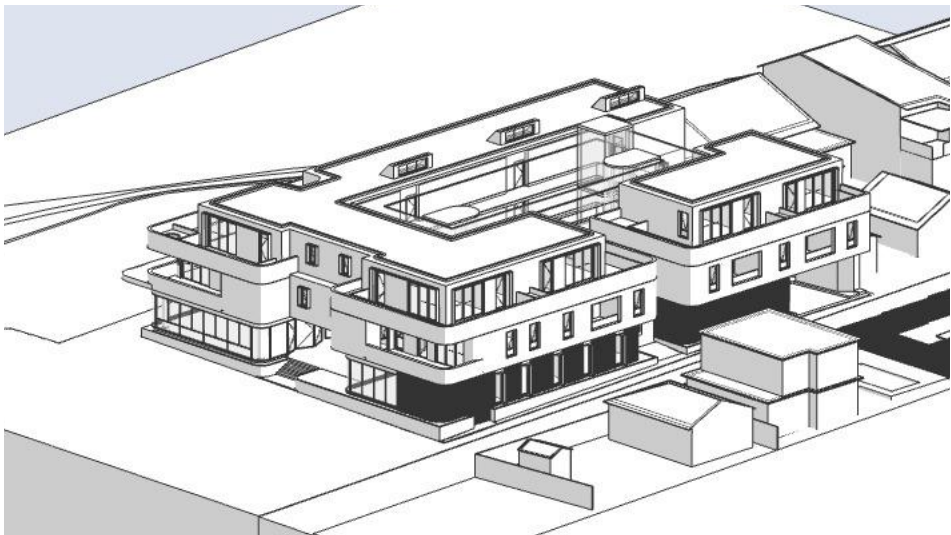


SCR 1 ALUMINIUM BATTENS SCREEN
FINISH SIM/EQ TO DULUX DESIGN 'EARTHEN POT'

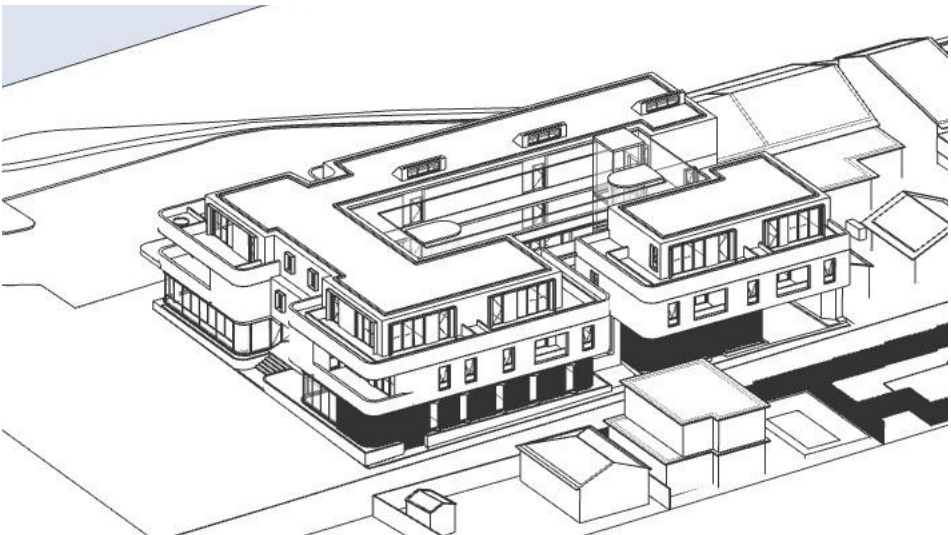
HOURLY SOLAR ANALYSIS

JUNE 21

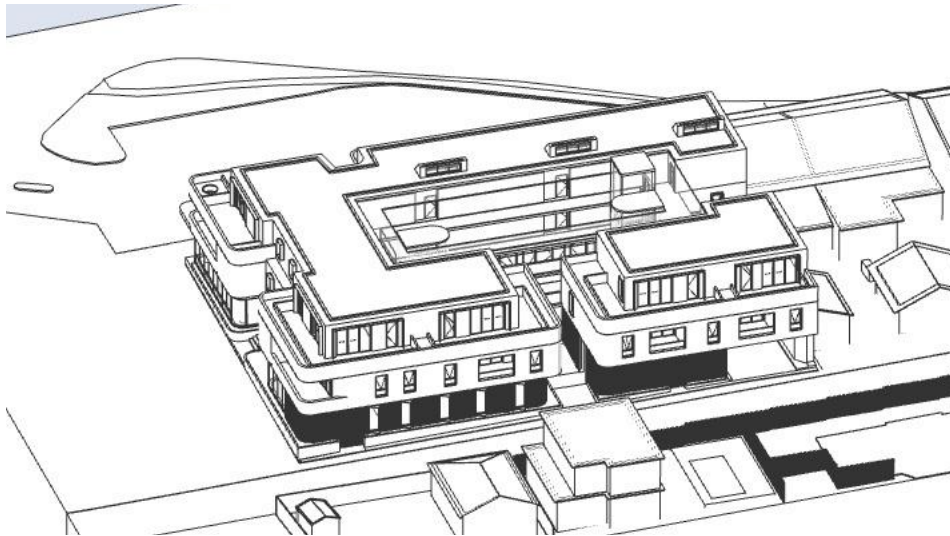
EACH VIEW (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN AT HOURLY INTERVAL DURING THE WINTER SOLSTICE (21 JUNE). EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.



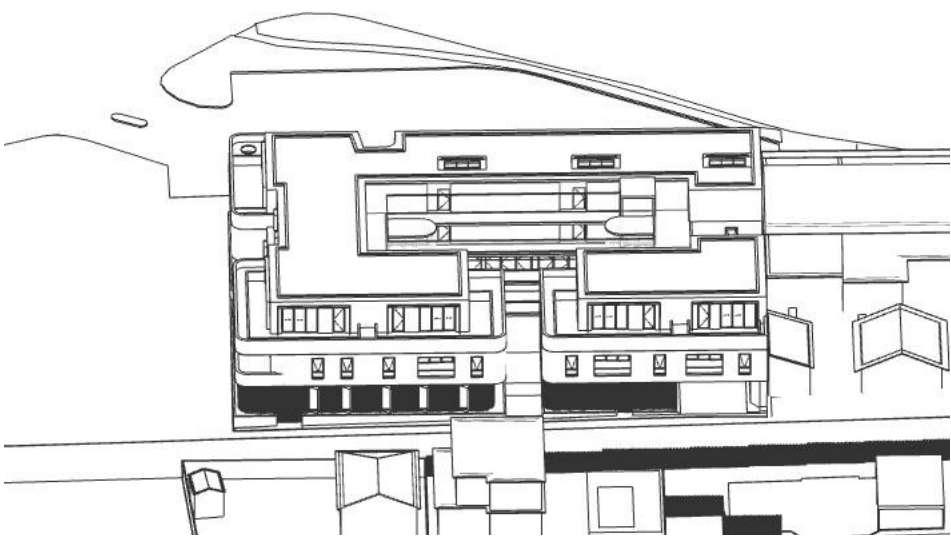
JUNE 21 0900



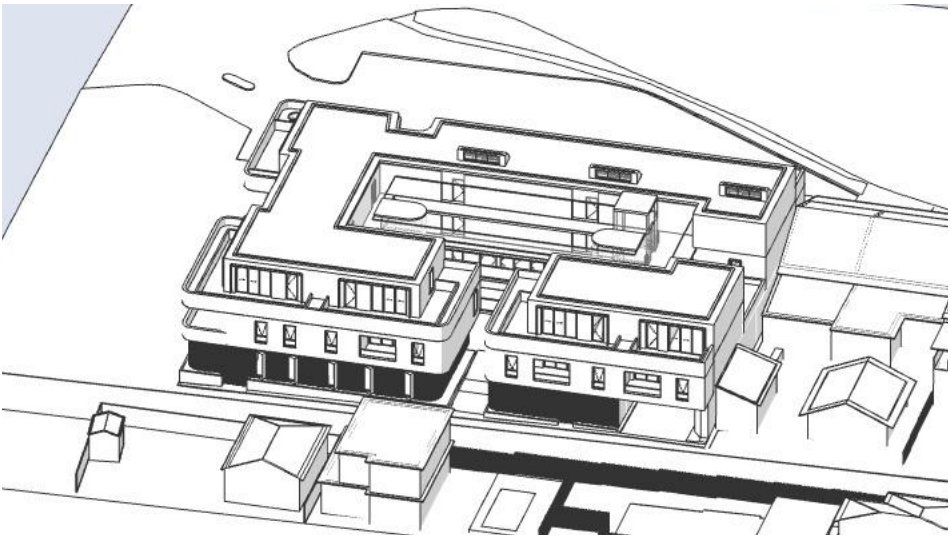
JUNE 21 1000



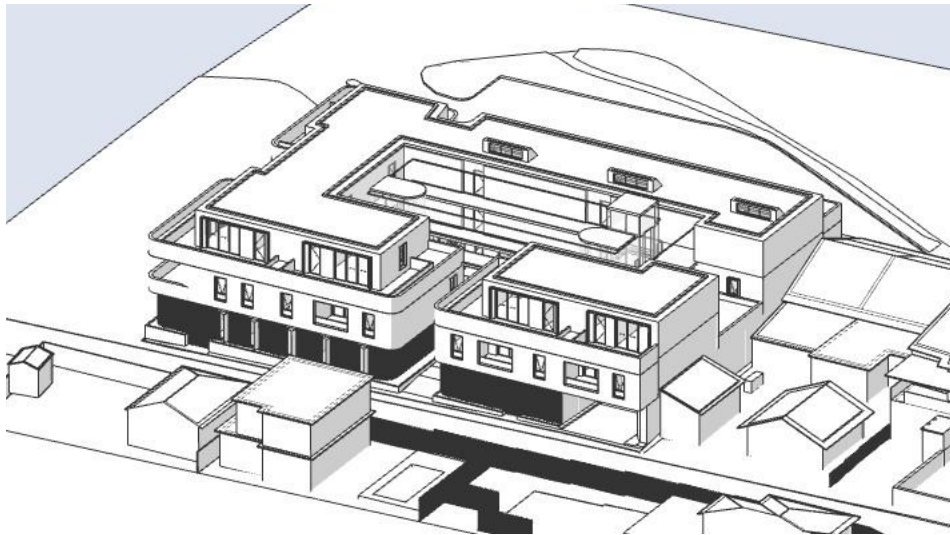
JUNE 21 1100



JUNE 21 1200



JUNE 21 1300



JUNE 21 1400



JUNE 21 1500

DWELLING SOLAR ACCESS COMPLIANCE (70%)

LEVEL 1	01	02	03	04	05	06	07	08
	No	No	No	Yes	Yes	Yes	Yes	Yes
LEVEL 2	10	11	12	13	14	15	16	
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

TOTAL : 13 / 16 DWELLINGS (81.2%)

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03	04/02/2020	RE-ISSUE TO COUNCIL	
04	16/05/2020	ISSUE FOR DA	
05	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBR	Garbage Room
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room
ADP	Adaptable	D	Dining	GBX	Garage Exhaust
AHD	Aust. Height Datum	DRY	Dryer	GFA	Gas Meter
B	Basement	DW	Down Pipe	GM	Gas Meter
BALC	Balcony	FW	Fire Extinguisher	LY	Laundry
BE	Bedroom	FLL	Finish floor level	M	Meter Room
BT	Bathroom	FS	Fence	MC	Motorcycle Parking
COL	Column	FSR	Fire Stairs	MSB	Main Switch Board
COMM	Comms Room	FSR	Floor Space Ratio	NGL	Natural Ground Level
		GBA	Gross Building Area	OSD	Onsite Detention Tank
				P	Pantry



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CLIENT

MAY ROAD GROUP / JV URBAN 44 BAY VISTA LANE EWINGSDALE NSW 2481

PROJECT DETAILS

52 M 52-62 MAY ROAD NARRAWEEA NSW 2099

DRAWING TITLE

SOLAR ACCESS JUNE 21 (SOLSTICE)

SCALE

NORTH

STATUS

DA

PROJECT No

1853A

DRAWING No

A-1302

REV

05

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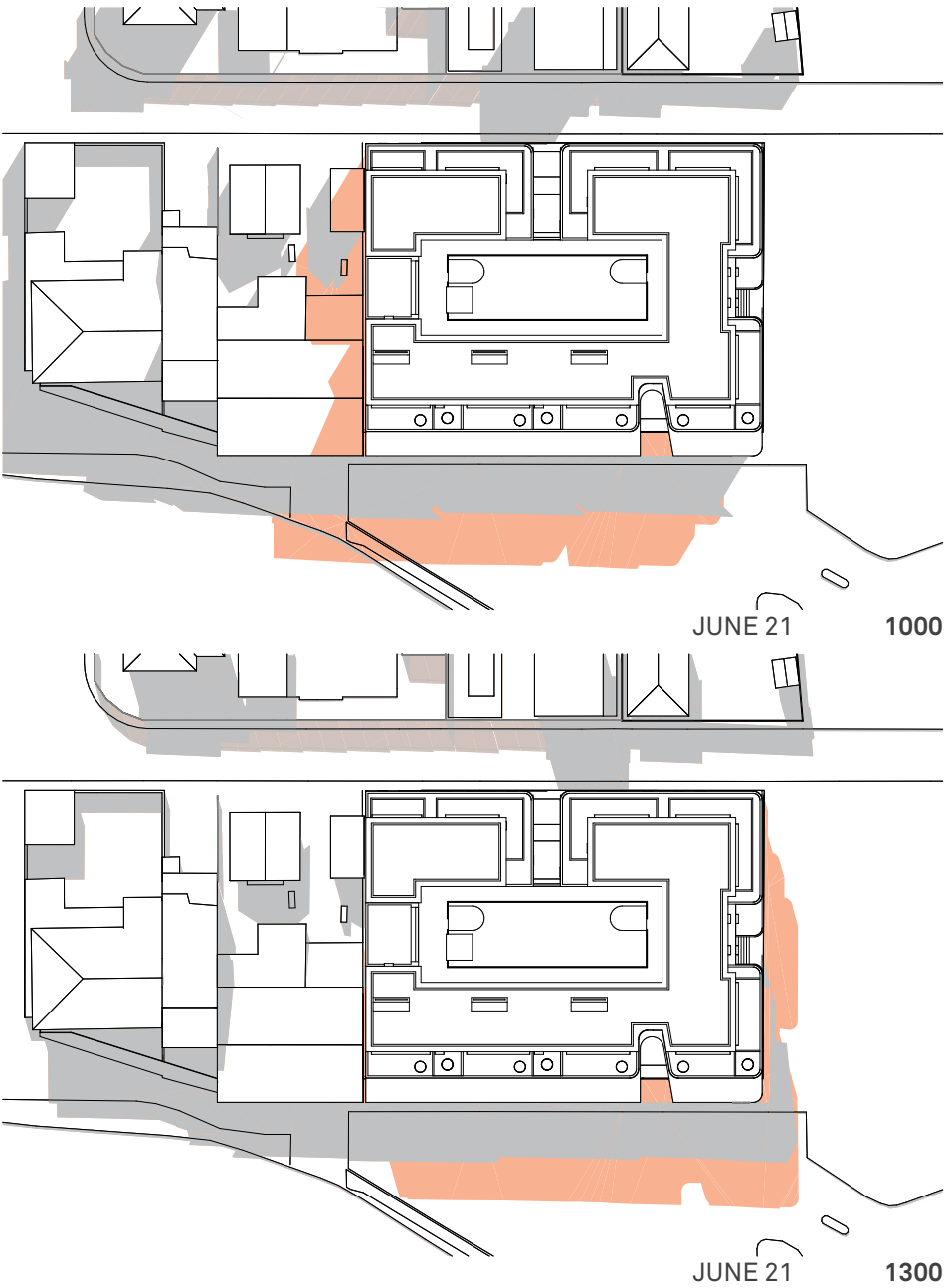
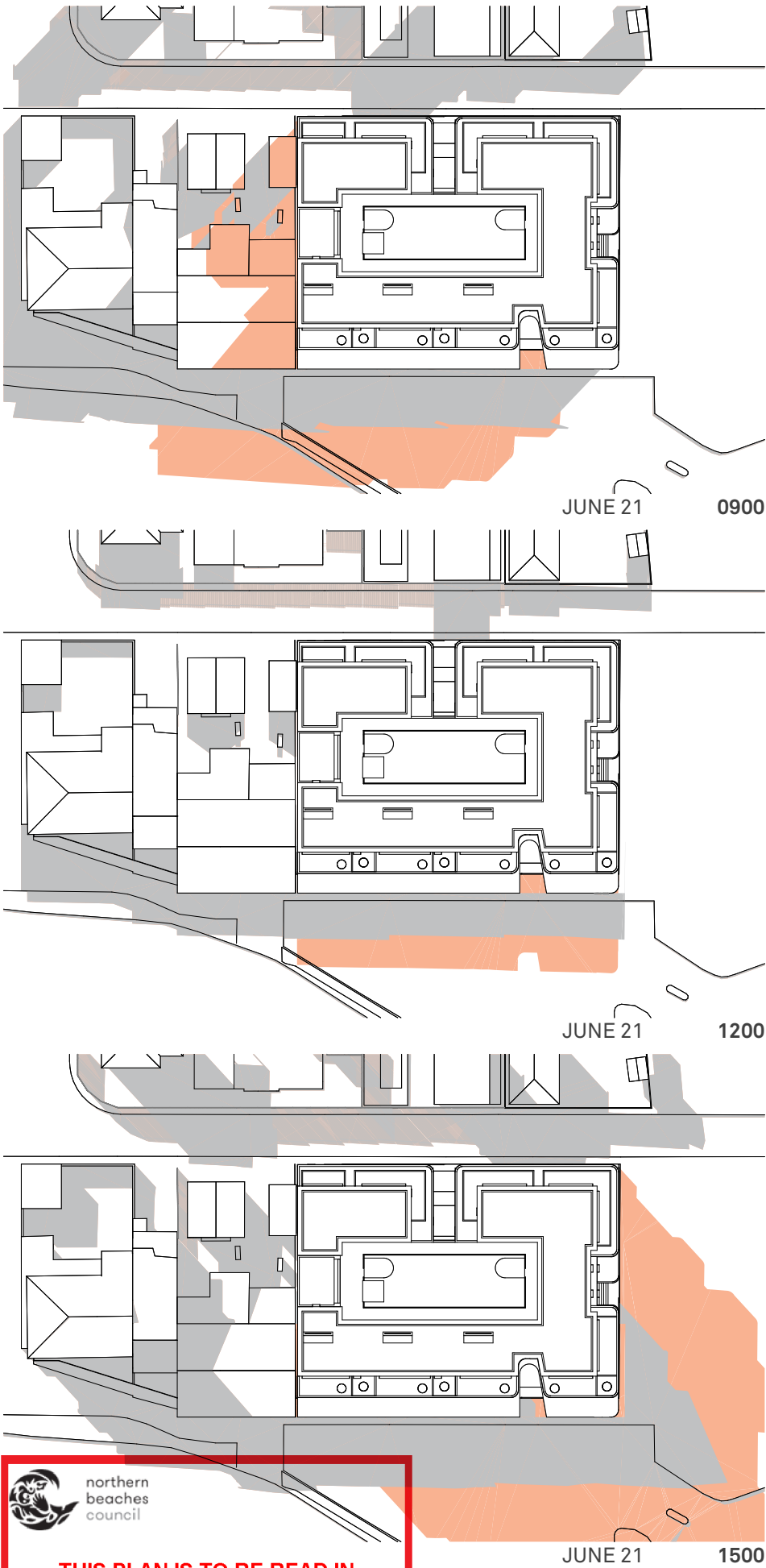
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ARCHITECTURE

HOURLY SHADOW ANALYSIS

JUNE 21

EXISTING SHADOW

PROPOSED SHADOW



NOTE:

1. SHADOWS REMOVED FROM PROPOSED SITE FOR CLARITY

2. THESE SHADOW DIAGRAMS ARE :

(a) GENERATED IN ACCORDANCE WITH THE SURVEY DRAWING PREPARED BY A REGISTERED SURVEYOR, WHERE THE EXISTING AND PROPOSED BUILDING LEVELS ARE RELATIVE TO THE TOPOGRAPHY OF THE SUBJECT SITE AND NEIGHBOURING PROPERTIES.

(b) DRAWN TO TRUE NORTH

(c) GENERATED FROM A 3-DIMENSIONAL COMPUTER MODELLING SOFTWARE, ARCHICAD VERSION 22

(d) GENERATED TO ACCURATELY SIMULATE THE ALTITUDE AND AZIMUTH OF THE SUN AT THE DESIGNATED INTERVALS

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The logo for Benson McCormack Architecture features the company name in a bold, black, sans-serif font. The text is arranged in three lines: "BENSON" on the top line, "McCORMACK" on the middle line, and "ARCHITECTURE" on the bottom line. The background of the logo is a light gray with a pattern of thin, intersecting orange lines that create a geometric, web-like structure.

**BENSON
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ARCHITECTURE**



PHOTOMONTAGE BY HYUNJU KIM



northern
beaches
council

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THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2020/0739**

CLIENT

MAY ROAD GROUP /
JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

PHOTOMONTAGE 01

SCALE

STATUS

DA

PROJECT No
1853A

DRAWING No
A-1305

NORTH



REV

02

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REVISION

Rev	Date	Description	Chk
01	16/05/2020	ISSUE FOR DA	
02	26/11/2020	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room
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AHD	Aust. Height Datum	DP	Down Pipe	GFA	Gas Meter
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BAL	Balustrade	F	Fridge	LY	Laundry
BALC	Balcony	FEX	Fire Extinguisher	M	Meter Room
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking
BT	Bathroom	FN	Fence	MSE	Main Switch Board
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Onsite Detention Tank
		GBA	Gross Building Area	P	Pantry



PHOTOMONTAGE BY HYUNJU KIM



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02	26/11/2020	RE-ISSUE TO COUNCIL

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute
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BALC	Balcony	FEX	Fire Extinguisher	MC	Motorcycle Parking
BED	Bedroom	FFL	Finish floor level	MSE	Main Switch Board
BT	Bathroom	FN	Fence	NGL	Natural Ground Level
COL	Column	FS	Fire Stairs	OSD	Onsite Detention Tank
COMM	Comms Room	FSR	Floor Space Ratio	P	Pantry
		GBA	Gross Building Area		

CLIENT

MAY ROAD GROUP /
JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

PHOTOMONTAGE 02

SCALE

STATUS
DA
PROJECT No
1853A

DRAWING No

A-1306

REV

02

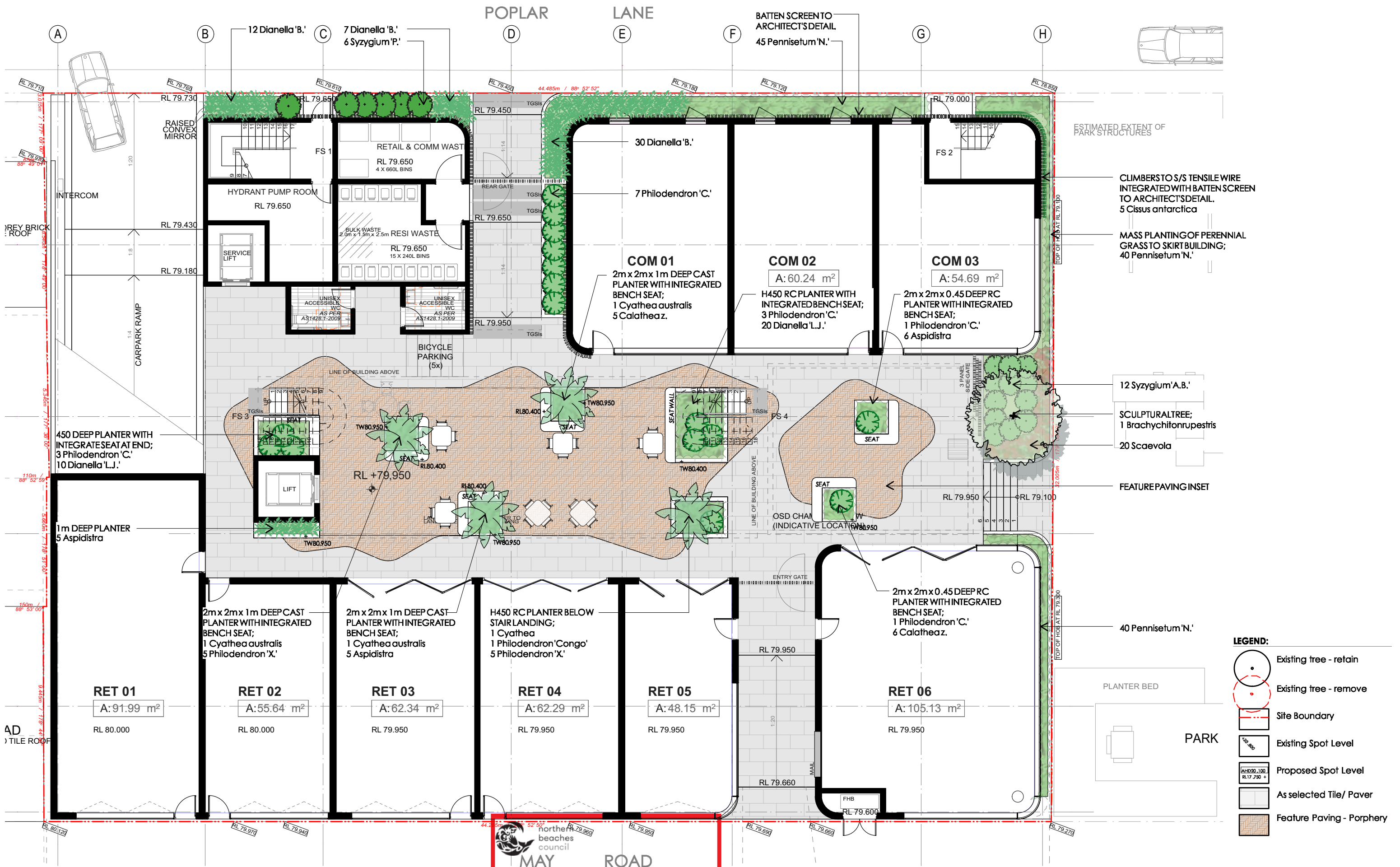
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RN: 7536

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**BENSON
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Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0411 111 1111

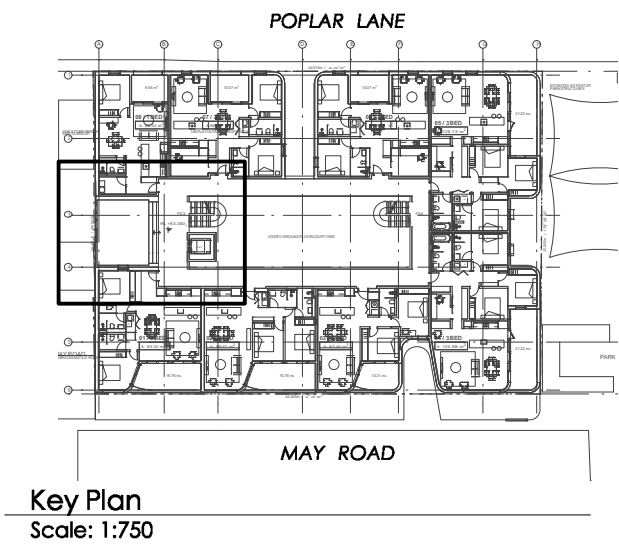
DEVELOPMENT APPLICATION

issue date description
01 26.07.19 Preliminary issue for comment.
02 18.08.20 Update to arch. Preliminary issue for comment.
A 26.08.20 Update to arch. DA issue.

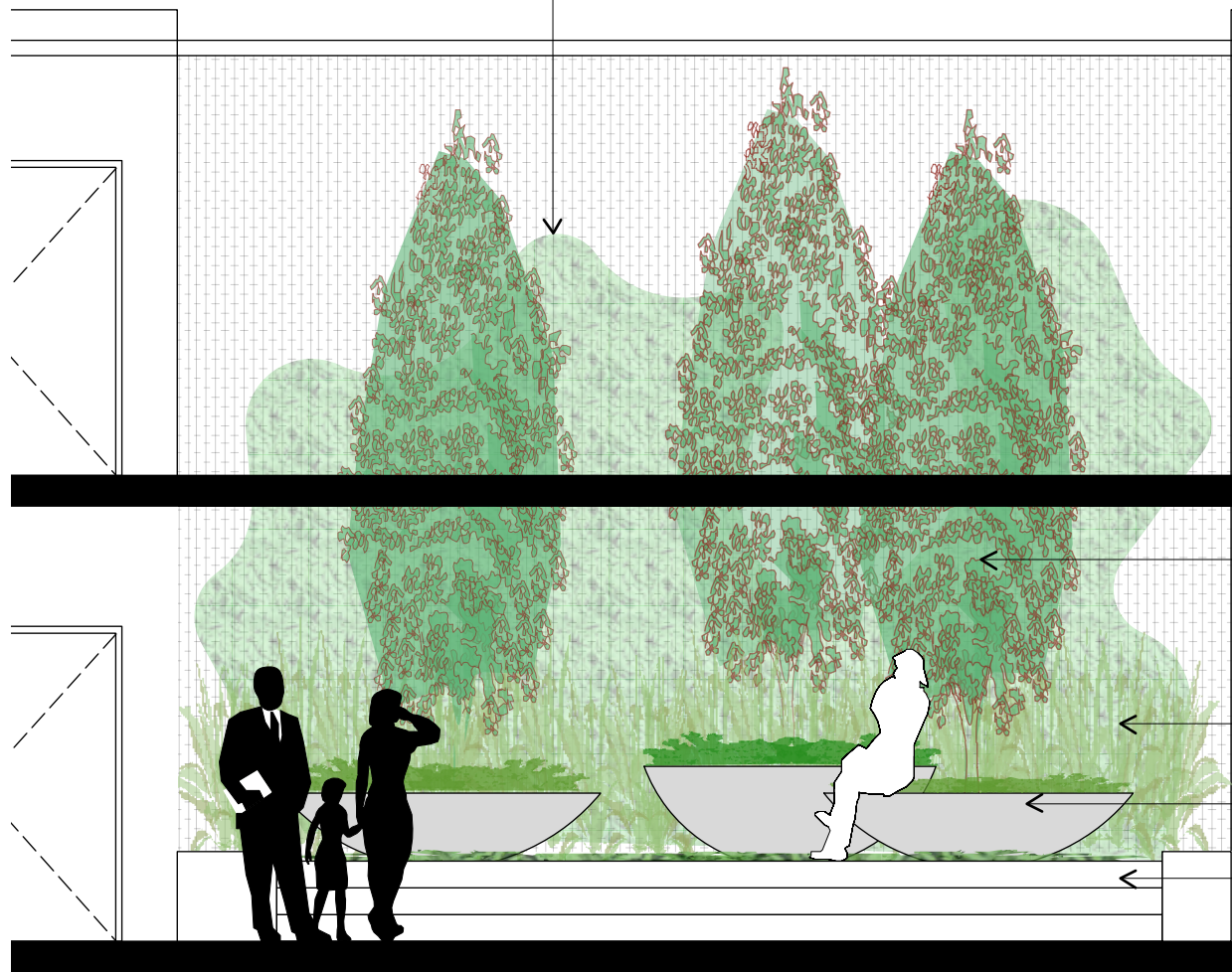
project
52 - 62 May Road Narrabeena NSW
client
JV Urban Pty Ltd

drawing title
Landscape Plan - Level 01

scale 1:150 @ A3 project no. 19821 drawing no. LP01 issue A



GREEN CURTAIN TO BOUNDARY; S/S TENSION WIRES FIXED VERTICALLY TO SUPPORT CLIMBERS



01 East Elevation
Scale: 1:150

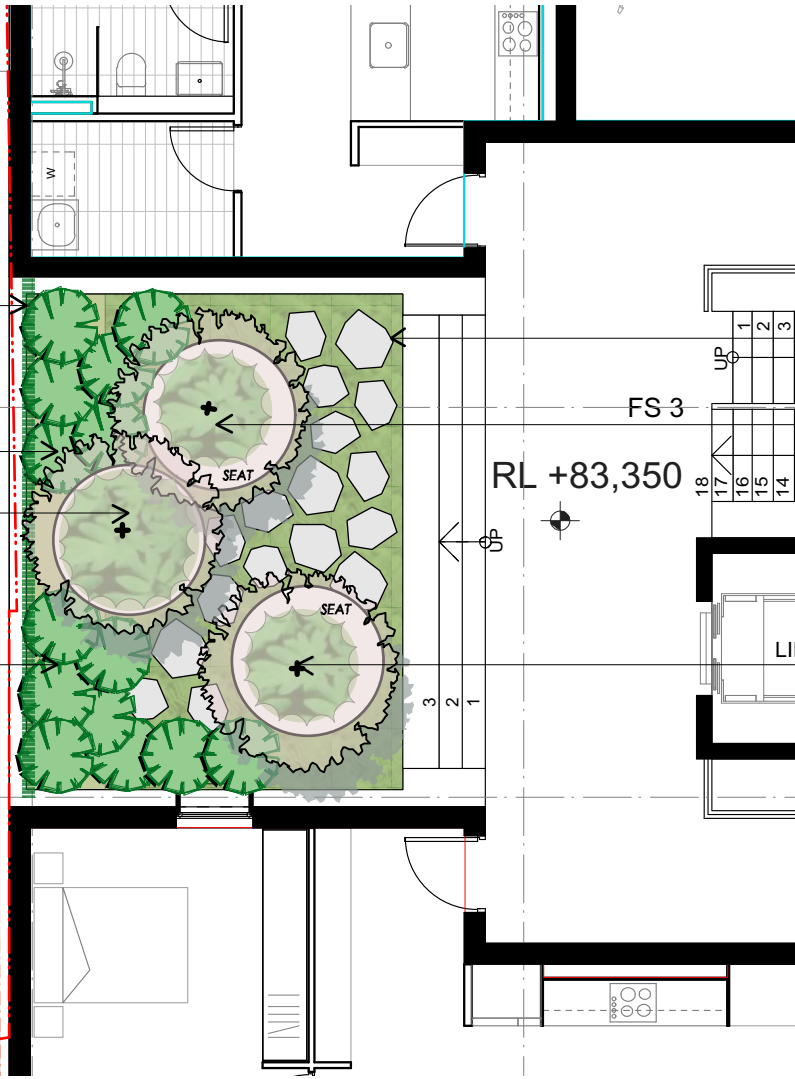
S/S TENSION WIRES FIXED VERTICALLY TO SUPPORT CLIMBERS TO CREATE 'GREEN CURTAIN'; 4 *Cissus antarctica*

6 *Alpinia nutans*

Ø2m GRC CAST PLANTER WITH ORNAMENTAL TREE;
1 *Pyrus 'Capital'*
15 *Liriodendron muscarii*

8 *Alpinia nutans*

32.005m / 100' 0" 1/2"



STONE FLAGGING LAID FLUSH IN GROUND COVER; 50 *Scleranthus biflorus*.

Ø2m GRC CAST PLANTER WITH INTEGRATED SEAT
EDGE PLANTED WITH ORNAMENTAL TREE;
1 *Pyrus 'Capital'*
10 *Liriodendron muscarii*

Ø2m GRC CAST PLANTER WITH INTEGRATED SEAT
EDGE PLANTED WITH ORNAMENTAL TREE;
1 *Pyrus 'Capital'*
10 *Liriodendron muscarii*

ORNAMENTAL TREES IN RC CAST PLANTERS;
Pyrus 'Chanticleer'

Alpinia nutans

Ø2m REINFORCED CONCRETE (RC) CAST PLANTERS

STEPS FROM ADJOINING PASSAGE



Stepping stones in garden

Indicative GRC planter

Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 041 221 1000 e matthew@matthewhigginson.com.au

DEVELOPMENT APPLICATION

notes: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a detailed 'For Construction' document. No guarantee is given to the accuracy in location or size of existing or proposed elements, measurements or nominated or figured dimensions. Do not scale drawing. Drawing and content protected by copyright.



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DA2020/0739

issue	date	description
01	26.07.19	Preliminary issue for comment.
02	18.08.20	Update to arch. Preliminary issue for comment.
A	26.08.20	Update to arch. DA issue.

project
52 - 62 May Road Narrabeena NSW
client
JV Urban Pty Ltd

drawing title
Landscape Plan - Level 02

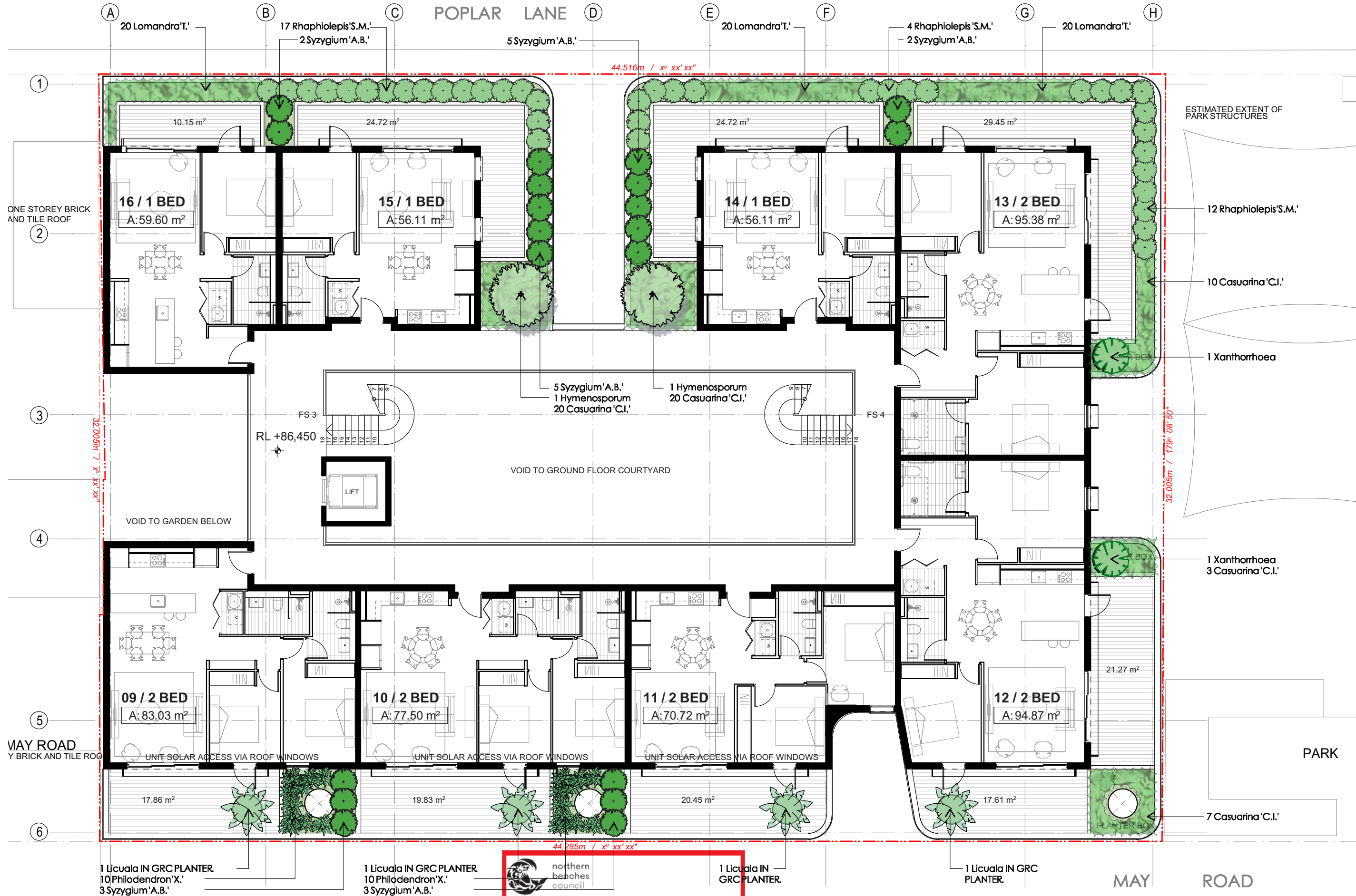
scale
1:100 @ A3

project no.
19821

drawing no.
LP02

issue
A





Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0416 201 0000 e m.higginson@matthewhigginson.com.au

DEVELOPMENT APPLICATION

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northern
beaches
council

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CONSENT.
DA2020/0739

project
52 - 62 May Road Narrabeena NSW
client
JV Urban Pty Ltd

drawing title
Landscape Plan - Level 03

scale
1:150 @ A3
project no.
19821
drawing no.
LP03
issue
A





01 East Elevation
Scale: 1:200

PLANT SCHEDULE

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Trees					
Brachychiton rupestris	QLD Bottle Tree	400L	8m	4m	1
Cyathea australis	Rough Tree Fern	100L	5m	3m	4
Hymenosporum flavum	Native Frangipani	75L	4m	3m	2
Licuala ramsayi	QLD Fan Palm	75L	3m	1m	4
Pyrus 'Capital'	Capital Ornamental Pear	100L	6m	3m	3
Shrubs					
Alpinia nutens	Dwarf Cardomon	300mm	1m	1m	14
Calathea zebrina	Zebra Plant	200mm	0.9m	0.9m	11
Philodendron 'Congo'	Congo Philodendron	300mm	1.5m	1m	16
Philodendron 'Xanadu'	Xanadu Philodendron	300mm	0.9m	0.9m	30
Rhamphiolepis 'Snow Maiden'	Snow Maiden Hawthorn	300mm	1m	1m	33
Syzygium 'Aussie Boomer'	Aussie Boomer Dwarf Lily Pily	300mm	1.5m	1.5m	32
Syzygium 'Pinnacle'	Pinnacle Lily Pily	45L	5m	2m	6
Xanthorrhoea australis	Grass Tree	45L	2m	1m	2
Ground Covers / Perennials / Climbers					
Aspidistra elatior	Cast Iron Plant	200mm	1m	1m	16
Casuarina 'Cousin It'	Cousin It	200mm	0.3m	1m	20
Cissus antarctica	Kangaroo Vine	200mm	-	-	9
Dianella 'Breeze'	Breeze Flax Lily	200mm	0.7m	0.7m	49
Dianella 'Little Jess'	Little Jess Flax Lily	140mm	0.5m	0.5m	30
Liriope muscarii	Lily Turf	140mm	0.4m	0.4m	35
Lomandra 'Tanika'	Tanika Mat Rush	140mm	0.7m	0.7m	60
Pennisetum 'Nafray'	Nafray Foxtail Grass	140mm	0.7m	0.7m	125
Scaevola aemula	Fan Flower	140mm	0.2m	0.6m	20
Scleranthus biflorus	Cushion Bush	140mm	0.2m	0.6m	50



Brachychiton rupestris Pyrus 'Capital' Cyathea Xanthorrhoea



Alpinia nutens Syzygium Rhamphiolepis 'Snow Maiden' Xanthorrhoea



Lomandra 'Tanika' Scaevola Philodendron 'Xanadu' Cissus antarctica

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DEVELOPMENT APPLICATION

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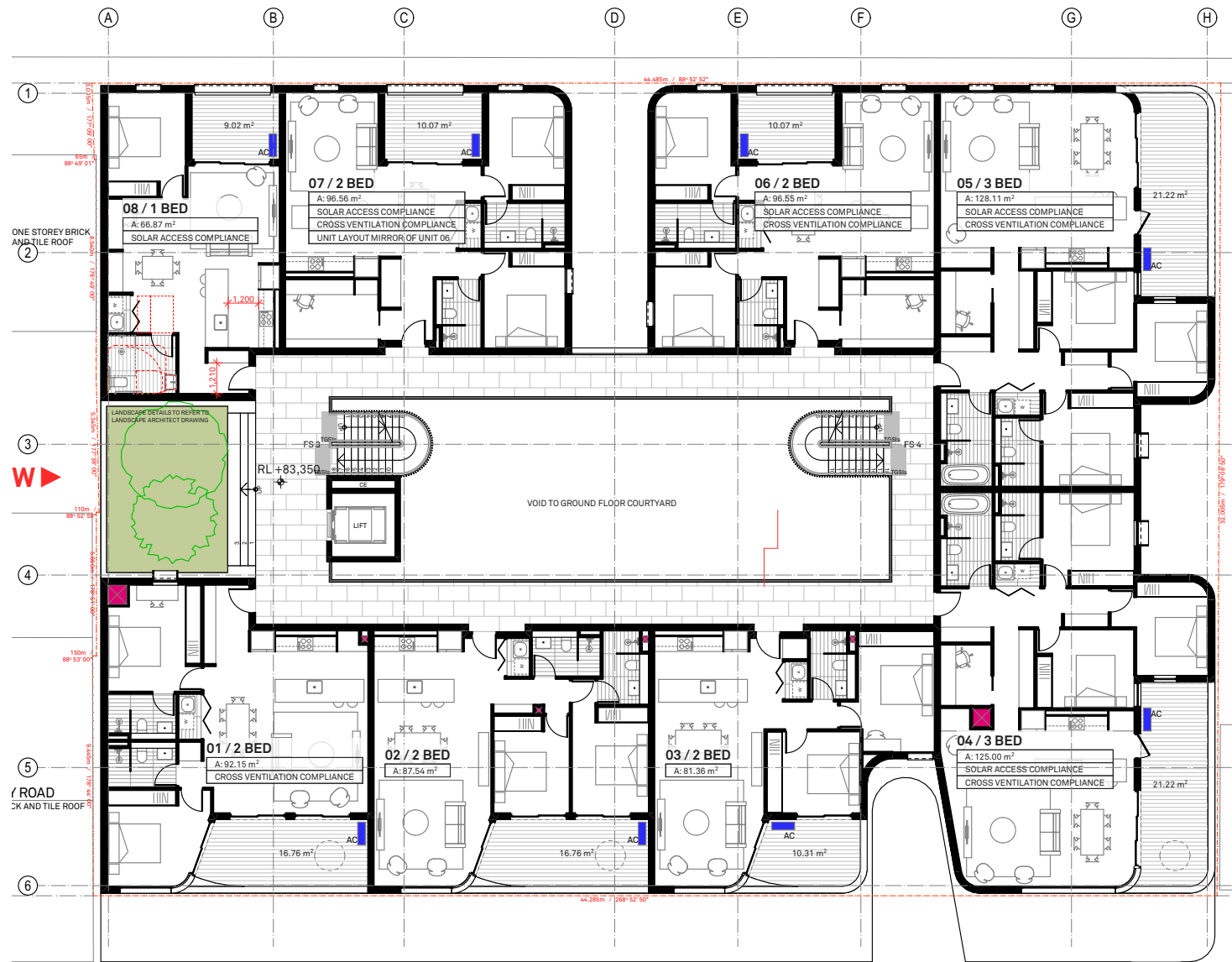
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project
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client
JV Urban Pty Ltd

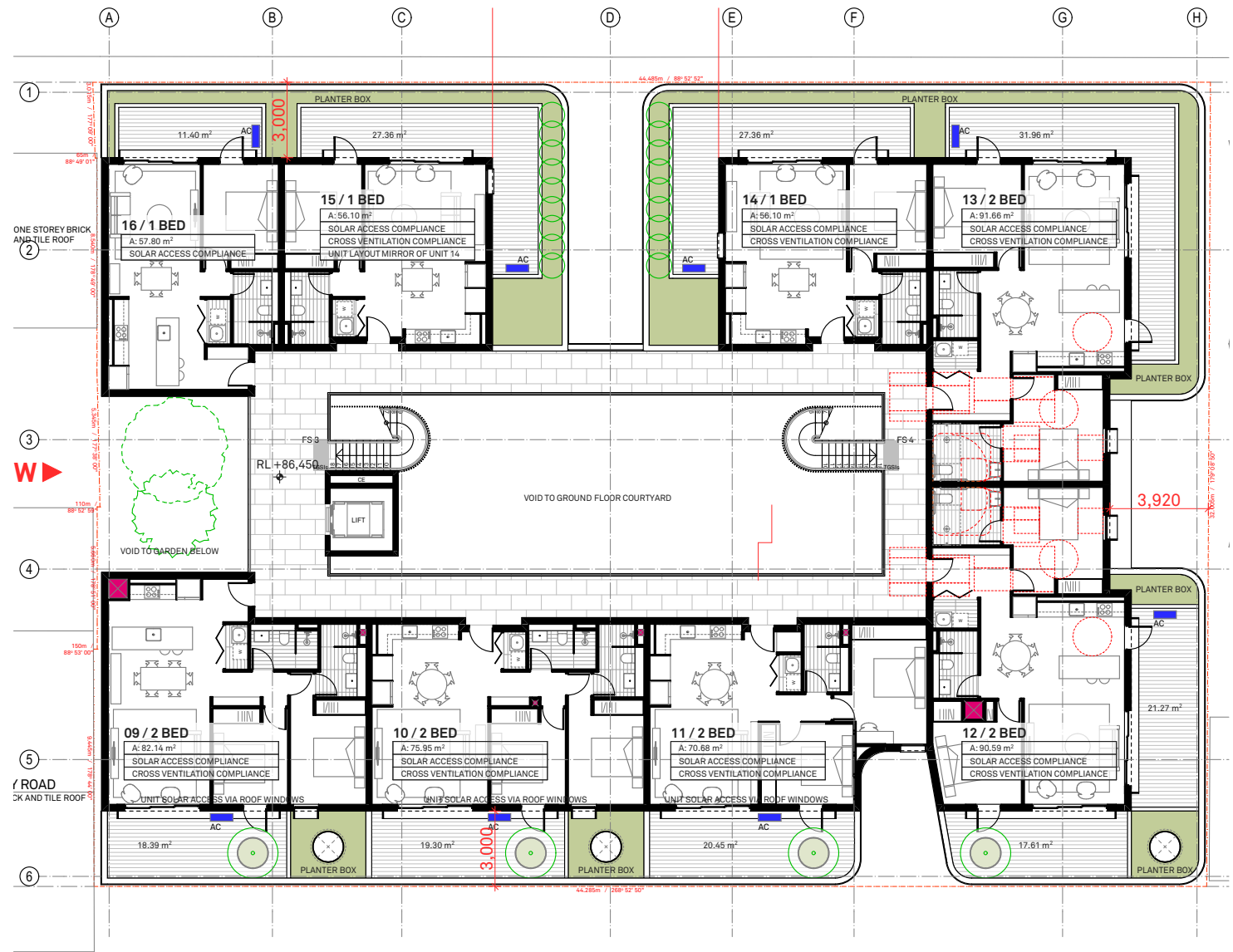
drawing title
Elevation + Schedule

scale
1:200 @ A3
project no.
19821
drawing no.
LP04
issue
A

north



1. LEVEL 1
1:250



2. LEVEL 2
1:250

EXHAUSTS
AC UNITS

NOTE : AC UNITS & EXHAUSTS LOCATION ARE INDICATIVE ONLY. FINAL LOCATION OF AC UNITS & EXHAUSTS ARE SUBJECT TO FINAL DESIGN BY MECHANICAL ENGINEER



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DA2020/0739

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REVISION

Rev	Date	Description	Chk
01	9/02/2021	RE-ISSUE TO COUNCIL	
02	4/03/2021	RE-ISSUE TO COUNCIL	

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
ADP	Adaptable	D	Dining	GBR	Garbage Exhaust	RWT	Rainwater Tank
AHD	Aust. Height Datum	DRY	Dryer	GFA	Gross Floor Area	SCR	Screen
B	Basement	DP	Down Pipe	GM	Gas Meter	SW	Sewer
BAL	Balustrade	DW	Dishwasher	LY	Laundry	ST	Storage
BALC	Balcony	F	Fridge	MC	Meter Room	SD	Study
BED	Bedroom	FEX	Fire Extinguisher	MSB	Motorcycle Parking	STP	Stormwater Pit
BT	Bathroom	FFL	Finish floor level	NGL	Main Switch Board	STW	Stormwater
COL	Column	FN	Fence	OSD	Onsite Detention Tank	SFL	Structural floor level
COMM	Comms Room	FS	Fire Stairs	P	Pantry	TOF	Top of Fence
		FSR	Floor Space Ratio			TOW	Top of Wall
		GBA	Gross Building Area			VIS	Visitor Parking

CLIENT
MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW
2481

PROJECT DETAILS
52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE
FIRST & SECOND FLOOR PLAN (AC UNIT)

SCALE
1:250
STATUS
DA
PROJECT No
1853A

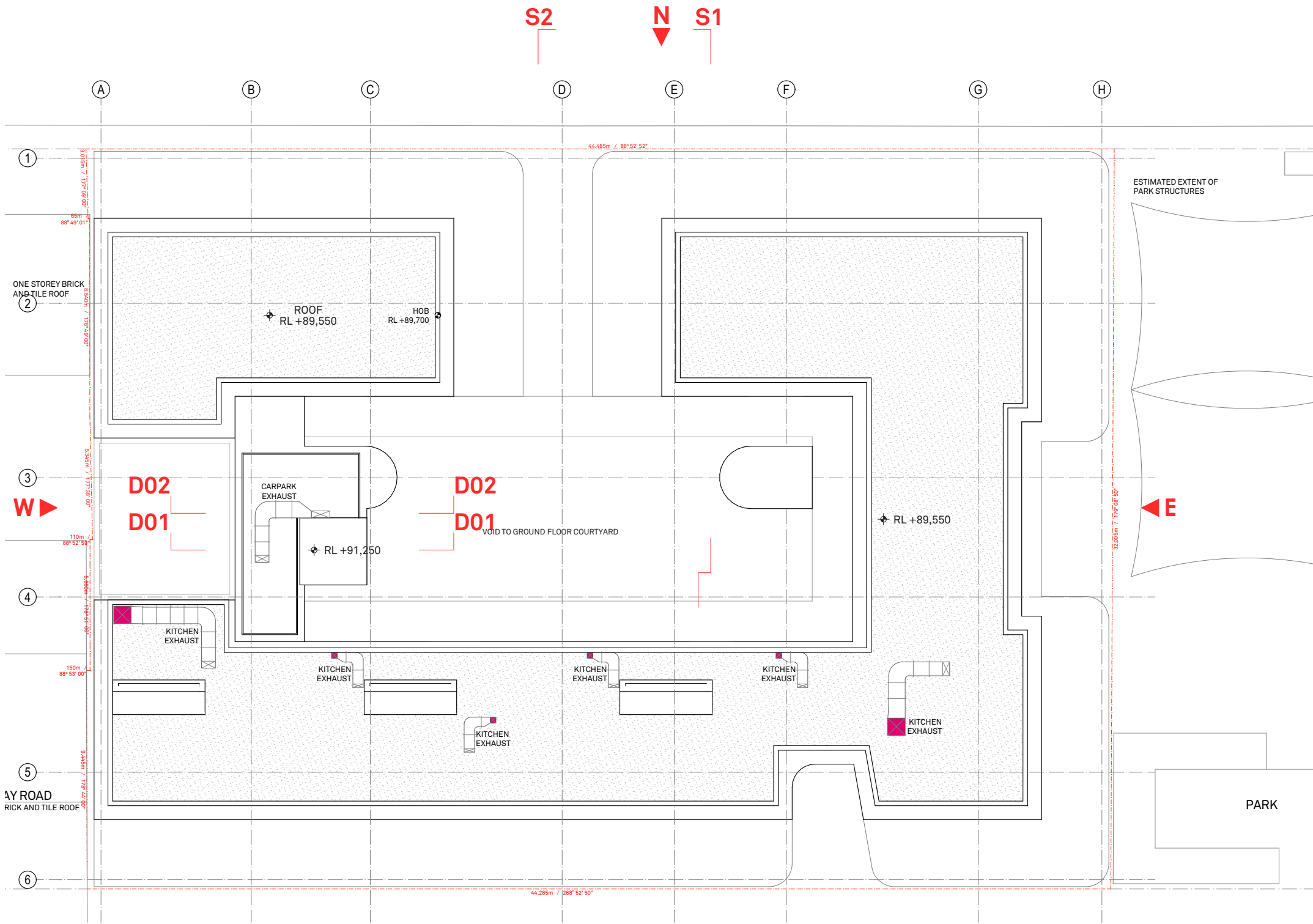
DRAWING No
A-1308
REV
02

NORTH

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BENSON McCORMACK ARCHITECTURE



EXHAUSTS

NOTE : EXHAUSTS LOCATION ARE INDICATIVE ONLY. FINAL LOCATION OF EXHAUSTS ARE SUBJECT TO FINAL DESIGN BY MECHANICAL ENGINEER



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CLIENT
MAY ROAD GROUP / JV URBAN
44 BAY VISTA LANE
EWINGSDALE NSW 2481

PROJECT DETAILS
52 M
52-62 MAY ROAD
NARRAWEENA NSW 2099

DRAWING TITLE
ROOF PLAN (EXHAUST)

SCALE
1:200, 1:100
STATUS
DA
PROJECT No 1853A

DRAWING No A-1309

REV 02



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