



67 PP

DA (AMENDED)

CLIENT
BL 2093 PTY LTD
PO BOX 1231 MANLY
NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade DEE WHY NSW 2099

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

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THE SITE
67 Pacific Parade DEE WHY NSW 2099

THE CRESCENT RESERVE/PLAYGROUND



LOCATION PLAN 03

THE SITE (CIRCA 1943)
67 Pacific Parade DEE WHY NSW 2099



LOCATION PLAN - CIRCA 1943

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

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	SD	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	M	Meter Room	STW	Stormwater Pit
BT	Bathroom	FN	Fence	MC	Motorcycle Parking	STW	Stormwater
COL	Column	FS	Fire Stairs	MSB	Main Switch Board	SFL	Structural floor level
COMM	Comms Room	FSR	Floor Space Ratio	NGL	Natural Ground Level	TOF	Top of Fence
		GBA	Gross Building Area	OSD	Onsite Detention Tank	TOW	Top of Wall
				P	Pantry	VIS	Visitor Parking

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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
SITE CONTEXT PLANS

SCALE
@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0003

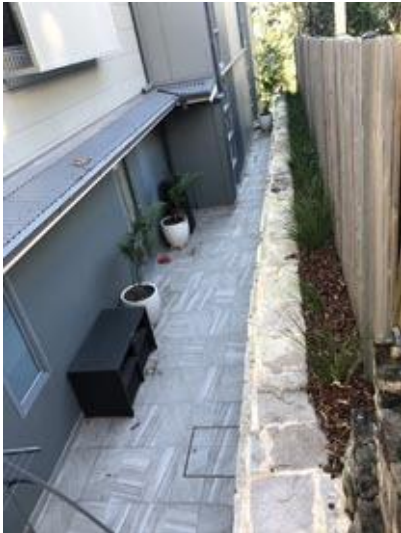
NORTH

REV
03

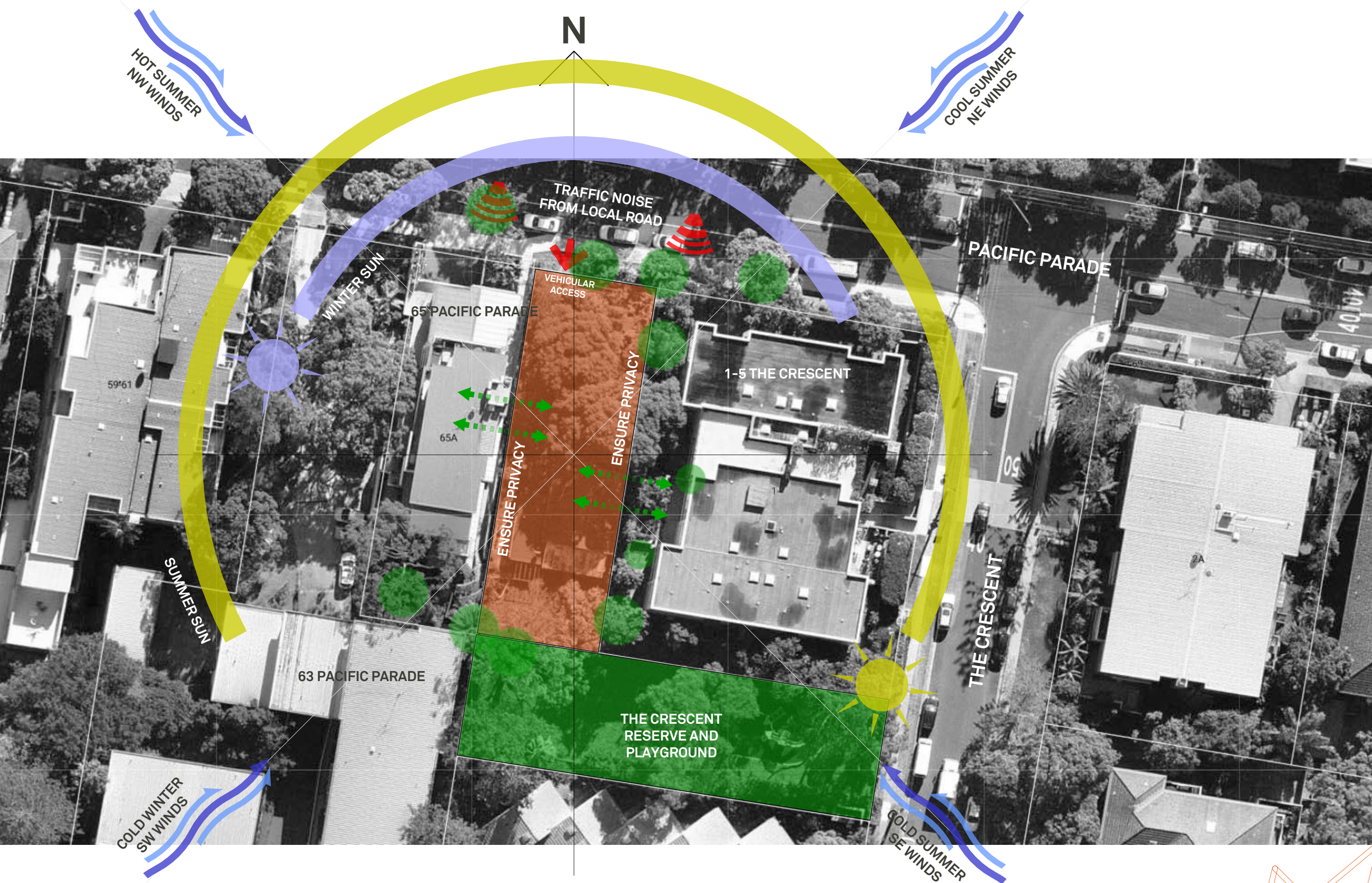
STUDIO 5, 505 BALMAIN RD
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03	11/06/2021	DA ISSUE 03

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
DRY	Dining
DP	Dryer
DW	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	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
SITE ANALYSIS

SCALE
@A3
STATUS
DA
PROJECT No
2004A

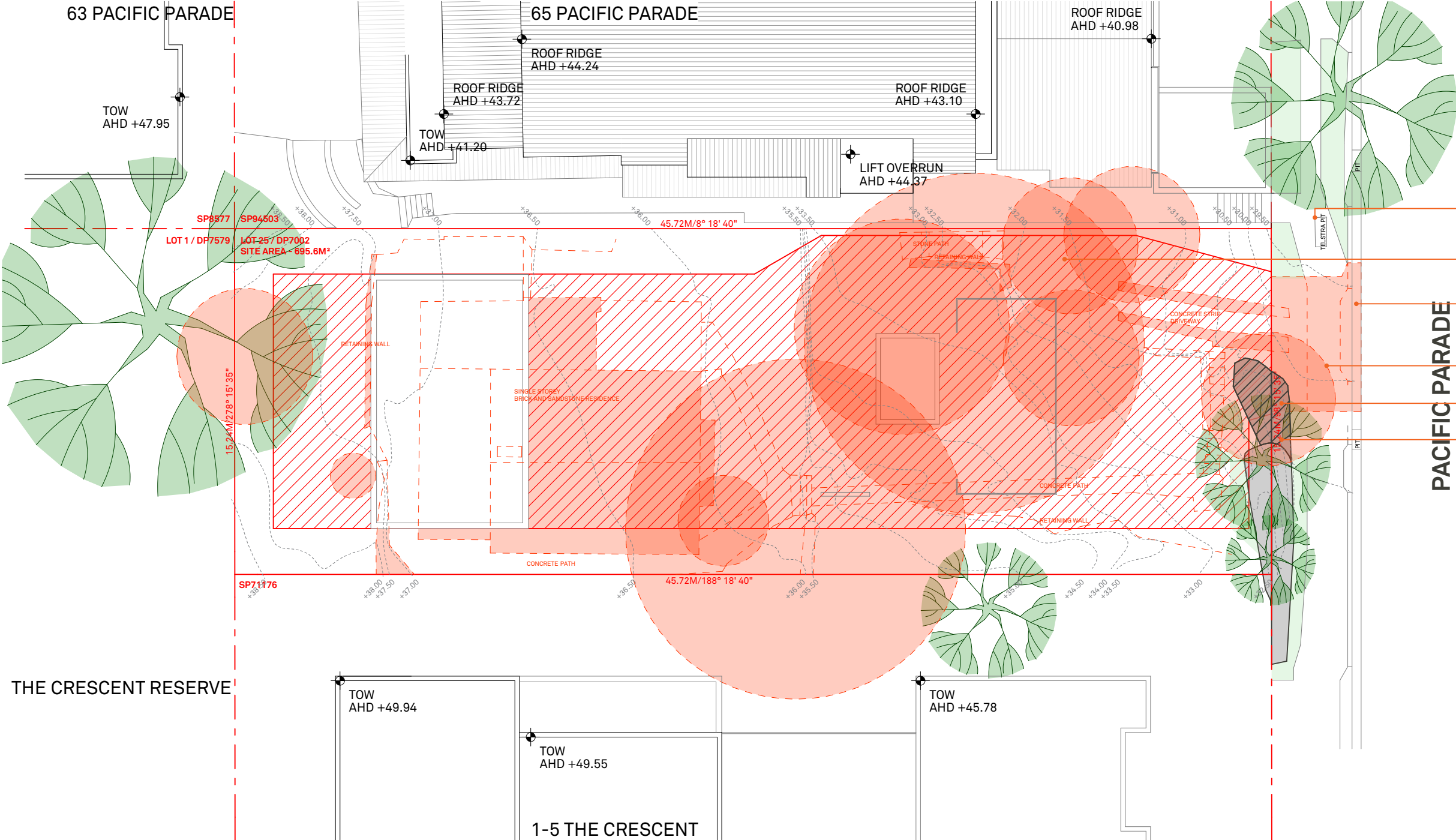
APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0008

NORTH

REV
03

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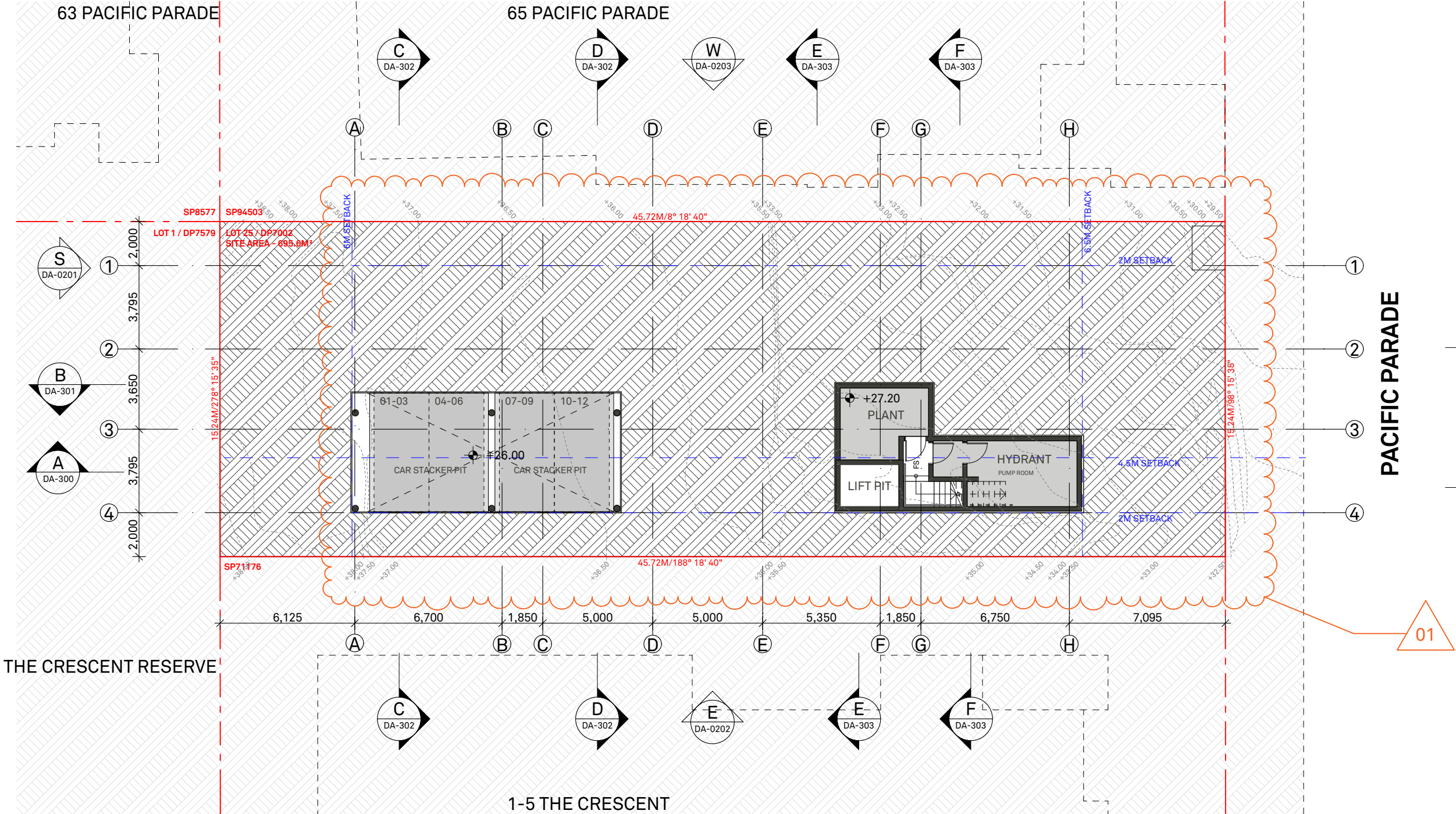




PACIFIC PARADE

- RETAINED TELSTRA PIT
- EXISTING TREE #1 TO BE REMOVED AS PER ARBORIST REPORT
- VEHICLE CROSSING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED AS PER ARBORIST REPORT
- ROCK OUTCROP TO BE PARTIALLY REMOVED
- ROCK OUTCROP RETAINED

- EXISTING TREE TO BE REMOVED AS PER ARBORIST REPORT
- ZONE TO BE EXCAVATED IN ACCORDANCE WITH WASTE/RECYCLING MANAGEMENT PLAN
- STRUCTURE TO BE DEMOLISHED IN ACCORDANCE WITH WASTE/RECYCLING MANAGEMENT PLAN
- STRUCTURE TO BE DEMOLISHED IN ACCORDANCE WITH WASTE/RECYCLING MANAGEMENT PLAN



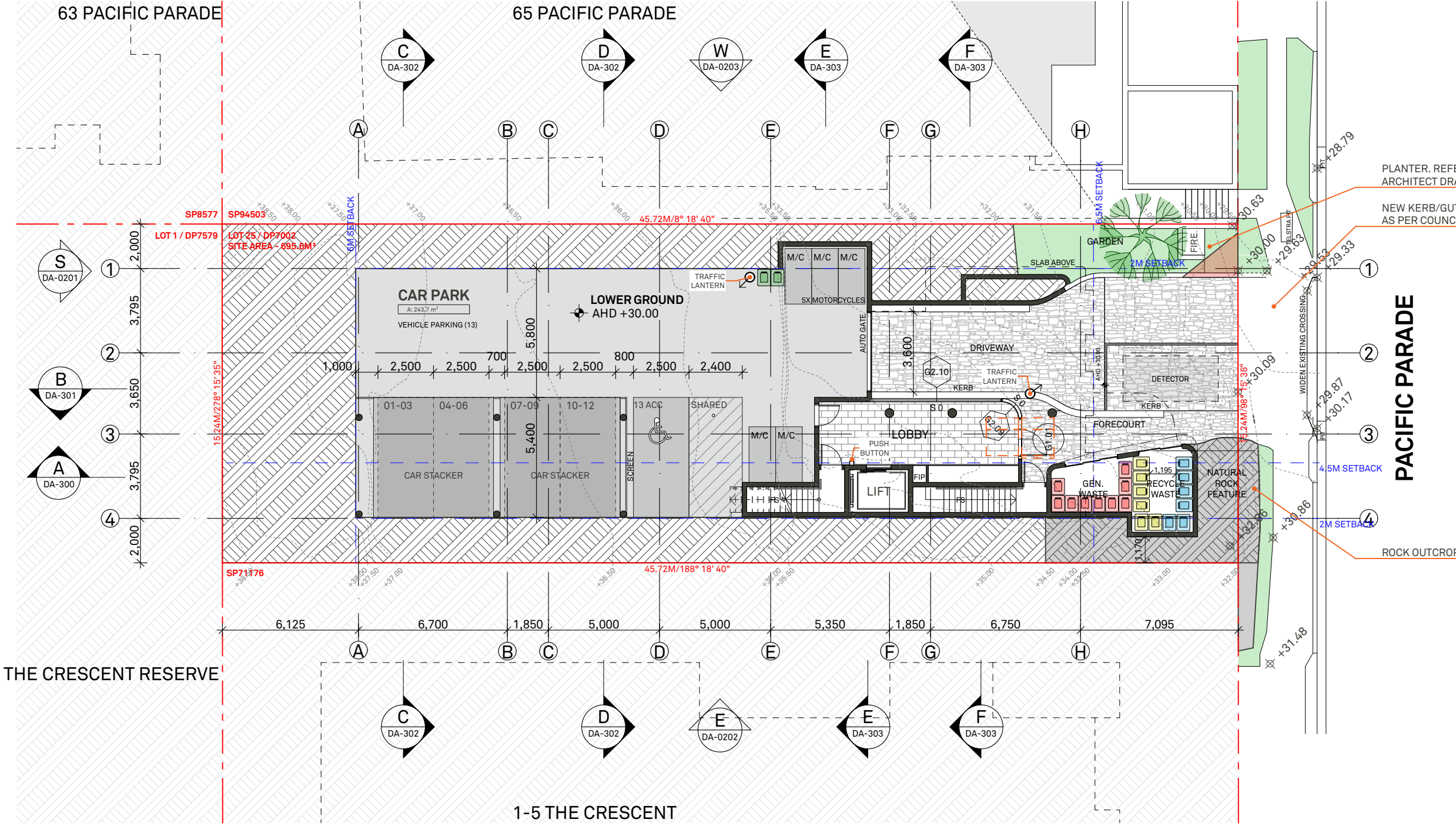
NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

ROOM TABLE	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		

CAR PARK		
PARKING RATE		
ARHSEPP RATE APPLIED: BOARDING HOUSE		
0.5 SPACE PER MICRO APARTMENT DWELL		
RESIDENTIAL: 25 ROOMS + 1 MANAGER		
	REQUIRED	PROPOSED
Residential	13	13
VEHICLE	Visitor	-
MOTORCYCLE		5
BICYCLE	Residential	5
TOTAL PARKING PROVIDED		
13 (INCLUDING 1 ACCESSIBLE SPACE)		

SUMMARY OF CHANGES

- 01 REMOVE VEHICULAR AND PEDESTRIAN ACCESS;
RELOCATE 7x CARS, 5x MOTORCYCLE AND 5x
BICYCLE SPACES; INSTALL CAR STACKERS ABOVE



NORTHERN BEACHES COUNCIL		
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LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

ROOM TABLE		
	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		

CAR PARK		
PARKING RATE		
ARHSEPP RATE APPLIED: BOARDING HOUSE		
0.5 SPACE PER MICRO APARTMENT DWELI		
RESIDENTIAL: 25 ROOMS + 1 MANAGER		
	REQUIRED	PROPOSED
Residential	13	13
VEHICLE	Visitor	-
MOTORCYCLE		5
BICYCLE	Residential	5
		6

TOTAL PARKING PROVIDED
13 (INCLUDING 1 ACCESSIBLE SPACE)

WASTE MANAGEMENT		
25 UNITS + 1 MANAGER		
	REQUIRED (Northern Beaches DCP)*	PROVIDED
GENERAL WASTE	Red	9
	Yellow	6
RECYCLING	Blue	6
	Green	2
VEGETATION		2
TOTAL	23	25

* Northern Beaches Waste Management Guidelines
(for development in the area of WLEP2011 and WLEP
2000) - Appendix A

COLLECTION:
GENERAL WASTE - 1 x weekly
RECYCLING (YELLOW) - 1 x weekly
RECYCLING (BLUE) - 1 x weekly

SUMMARY OF CHANGES

- 01 REMOVE VEHICULAR ACCESS TO BASEMENT;
INSTALL CAR STACKING MECHANISM (12 CARS);
INSTALL INTERNAL TRAFFIC LIGHT SYSTEM;
PROVIDE 1x ACCESSIBLE CAR SPACE; 5x MOTOR-
CYCLE SPACES; WIDEN VEHICULAR CROSSING;
INCREASE LANDSCAPING AREA AND INCREASE SOIL
DEPTH IN SOME AREAS; REMOVE GARBAGE
STORE AND REPLACE WITH HOLDING AREA

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03	11/06/2021	DA ISSUE 03	

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

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PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GENERAL
ARRANGEMENT -
LOWER GROUND
PLAN

SCALE
1:200@A3

STATUS
DA

PROJECT No
2004A

APPROVED
GM

DRAWN BY
DB

DRAWING No
DA-0101

NORTH

REV
03

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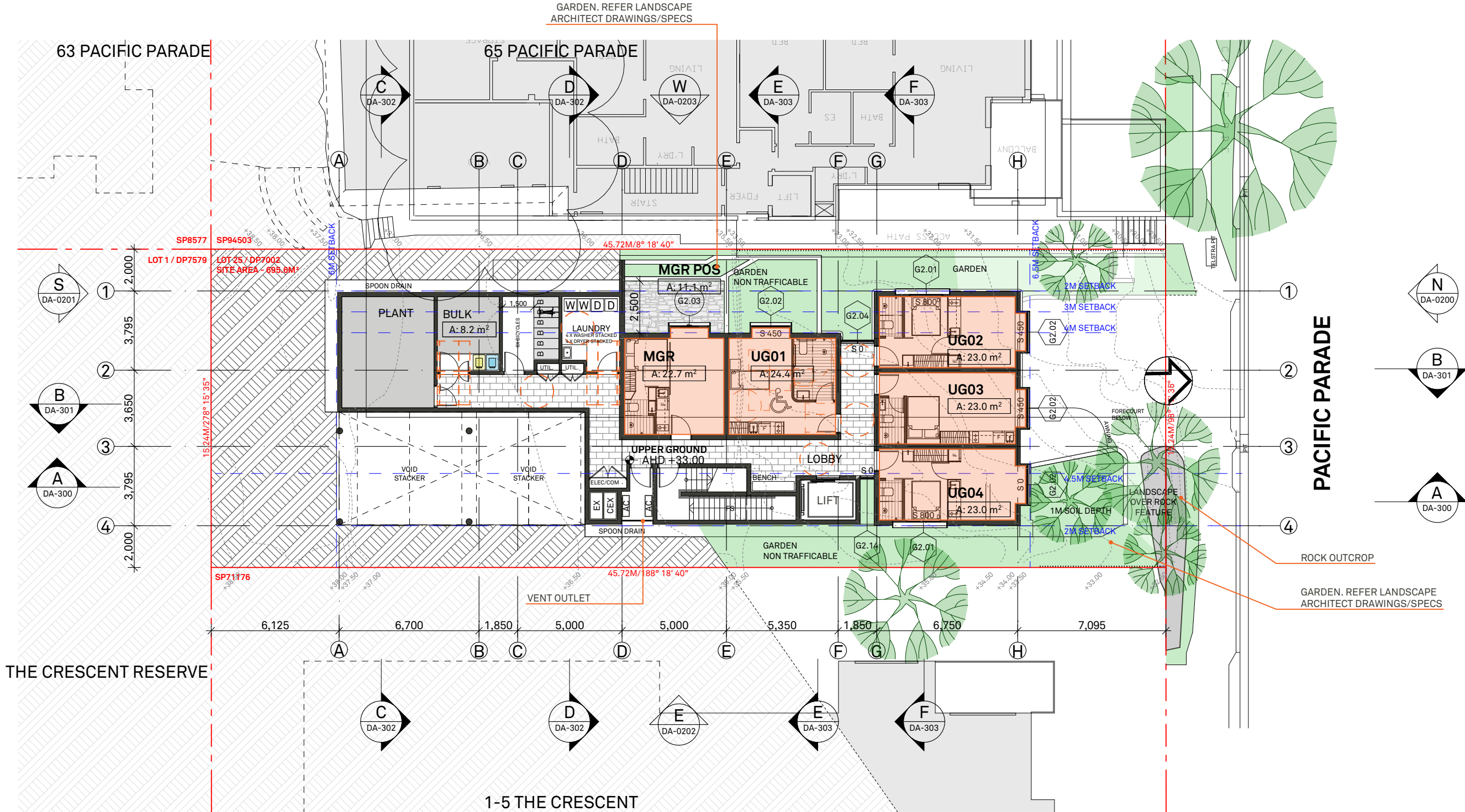
NORTHERN BEACHES COUNCIL

WARRINGAH LEP 2011

LAND ZONING	R3
MIN. LOT SIZE	NA
FSR	NA
HEIGHT OF BUILDING	11M (ZONE L)
LAND RESERVATION	NA
HERITAGE	NA
FLOOD	NA
ACID SULFATE	NA
KEY SITE	NA
BIODIVERSITY	NA
LANDSLIP RISK	AREA B

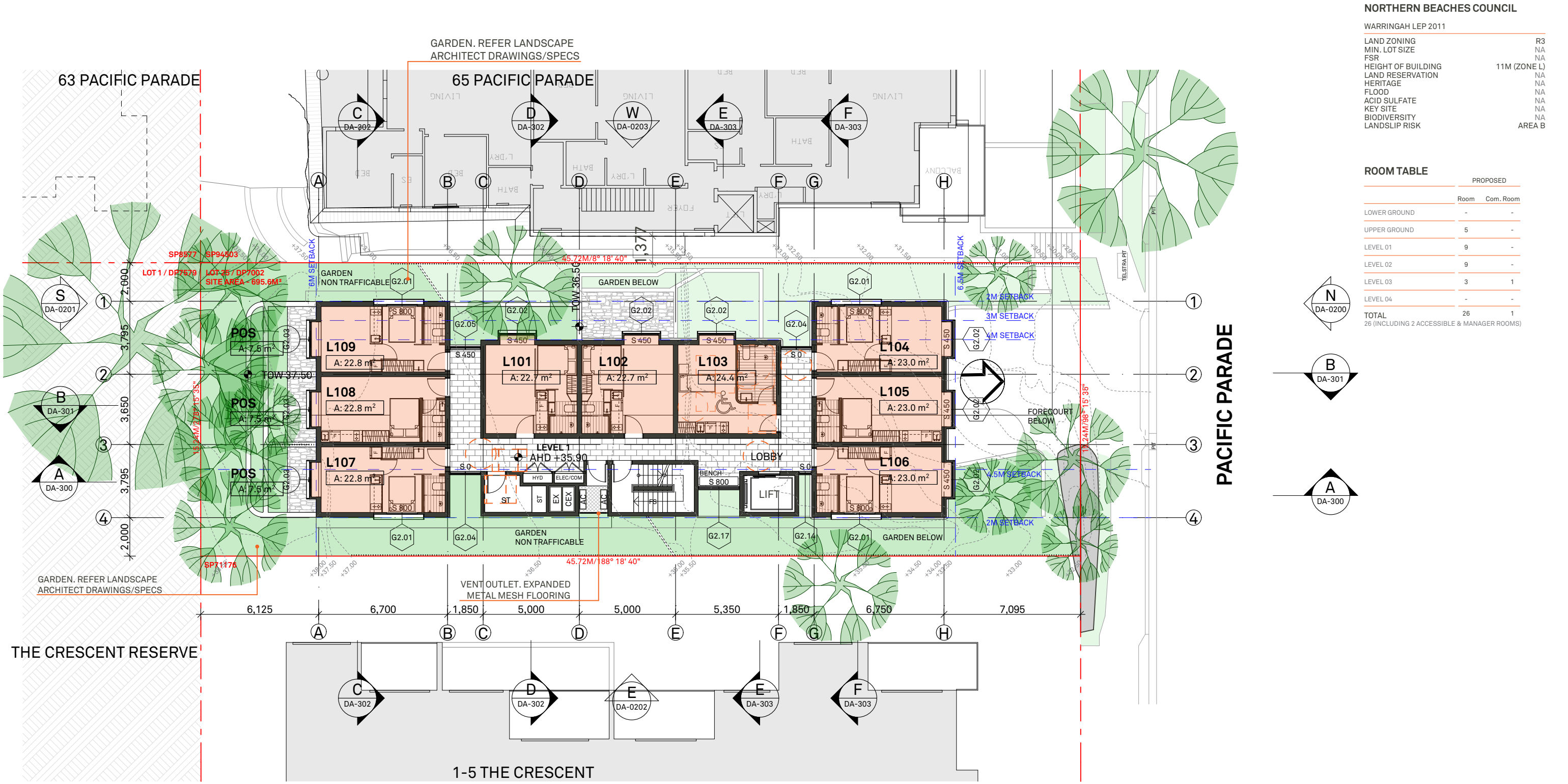
ROOM TABLE

	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		



SUMMARY OF CHANGES

- 01 INSTALL CAR STACKING MECHANISM BELOW (VOID); RELOCATE COMMON ROOM; REMOVE 1x ROOM; INSTALL 6x BICYCLE SPACES; RELOCATE LAUNDRY; INSTALL GARBAGE AND BULK STORE WITH ADDITIONAL RECYCLING BINS; REMOVE TRELLIS AND INCREASE AT-GRADE LANDSCAPING AND SOIL DEPTH IN SOME AREAS; RE-LABEL ROOM NAMES

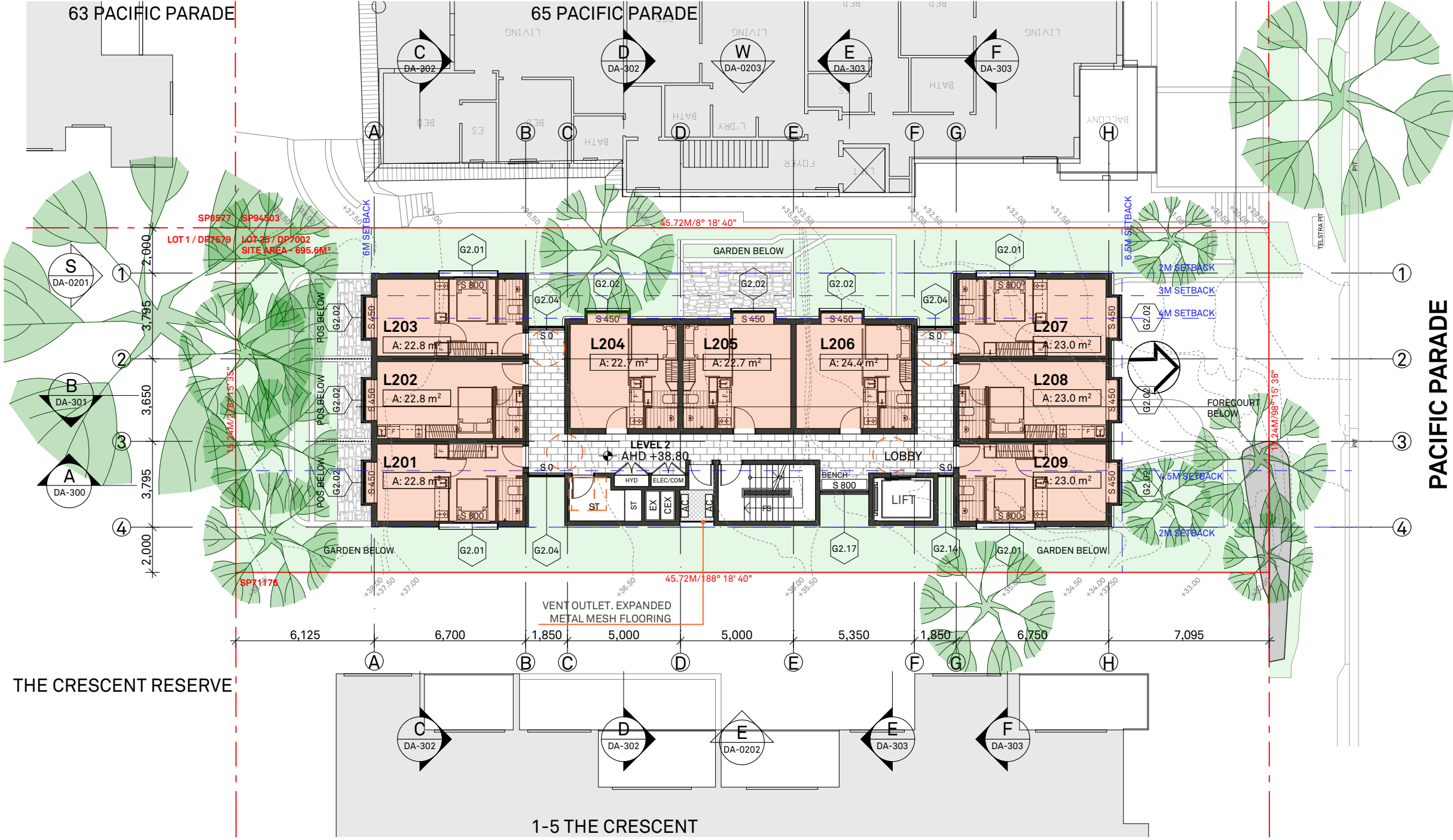


NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		

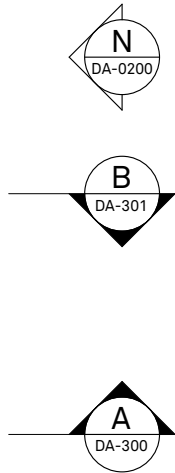
SUMMARY OF CHANGES

- 01 RELOCATE COMMON ROOM; INSTALL 3x ADDITIONAL ROOMS; REPLACE COMMUNAL OPEN SPACE WITH PRIVATE OPEN SPACE.

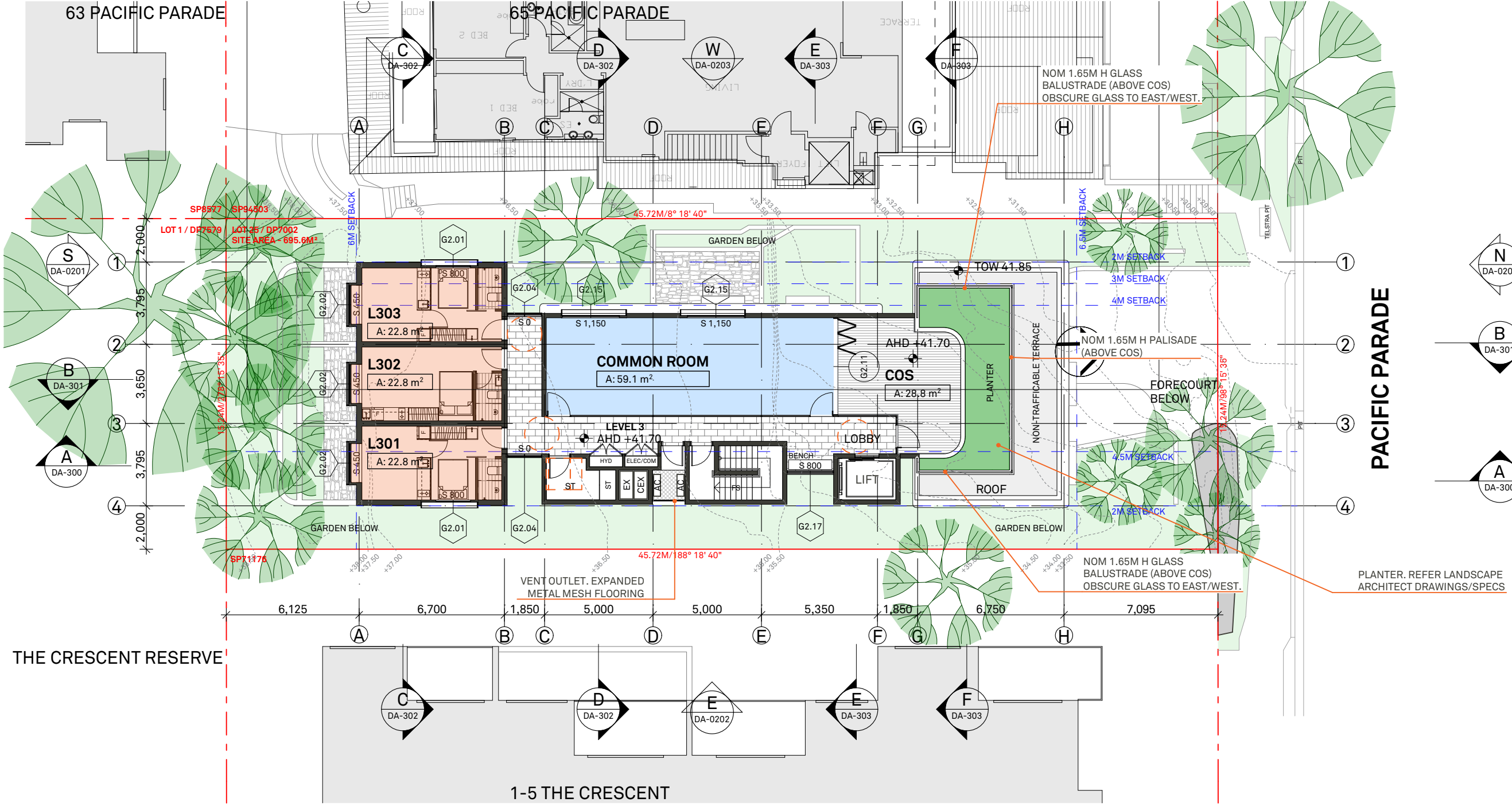


NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING	11M (ZONE L)	
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

ROOM TABLE	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		



SUMMARY OF CHANGES
01 SHOW PRIVATE OPEN SPACE BELOW;
SHOW AMENDED LANDSCAPED AREAS
BELOW.

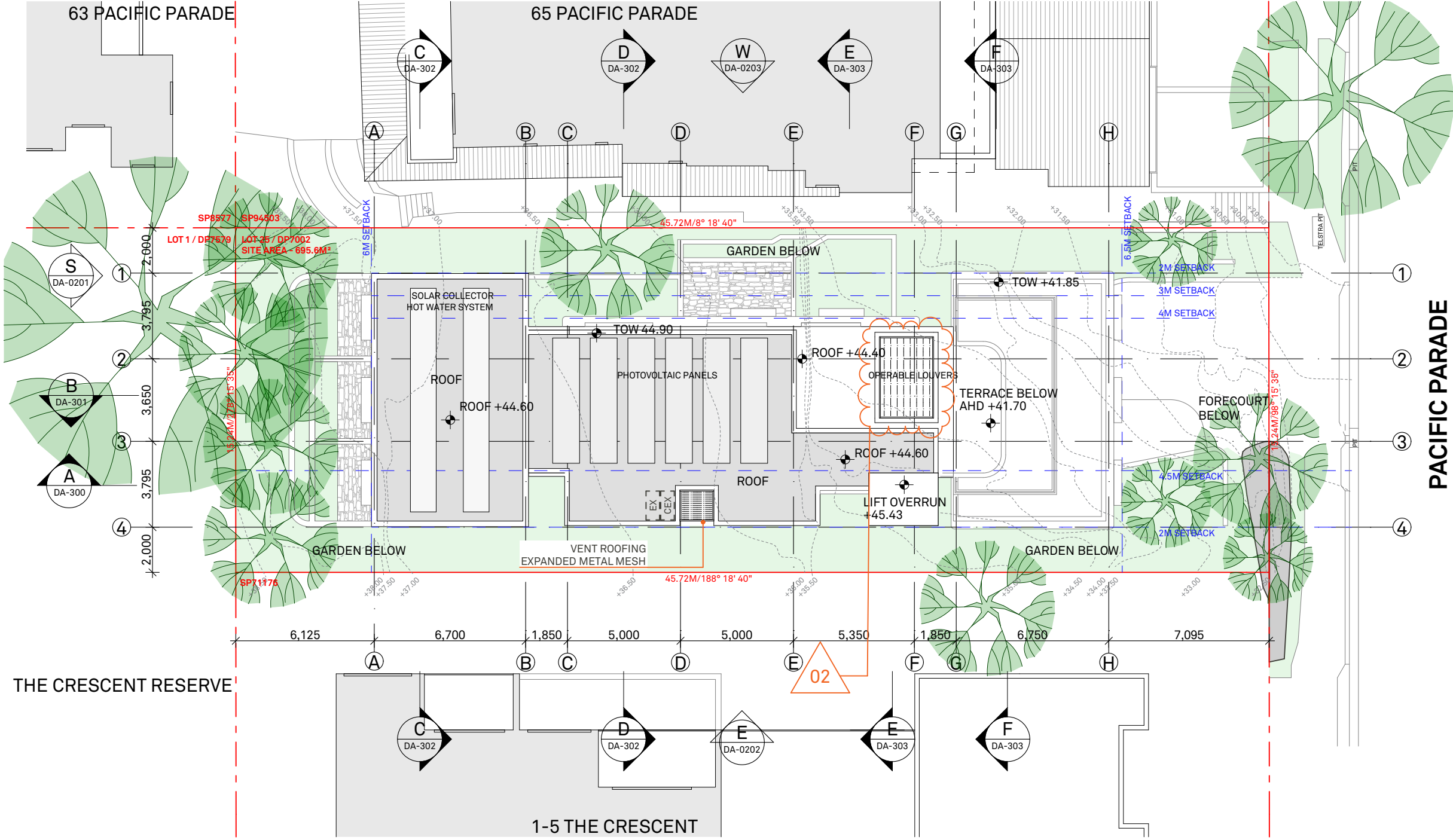


NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

ROOM TABLE	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
UPPER GROUND	5	-
LEVEL 01	9	-
LEVEL 02	9	-
LEVEL 03	3	1
LEVEL 04	-	-
TOTAL	26	1
26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		

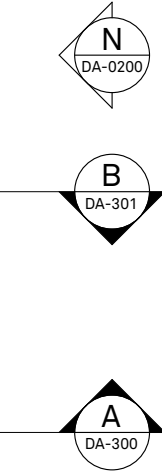
- SUMMARY OF CHANGES
- 01

CONVERT ROOMS L301-303 FROM TYPE E TO TYPE B (REMOVE LOFT BEDROOMS ABOVE); REMOVE 2x ROOMS; REPLACE WITH LARGER COMMON ROOM; REDUCE AREA OF COMMUNAL OPEN SPACE; PROVIDE PRIVACY SCREENS TO COS



NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B

ROOM TABLE	PROPOSED	
	Room	Com. Room
LOWER GROUND	-	-
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26 (INCLUDING 2 ACCESSIBLE & MANAGER ROOMS)		



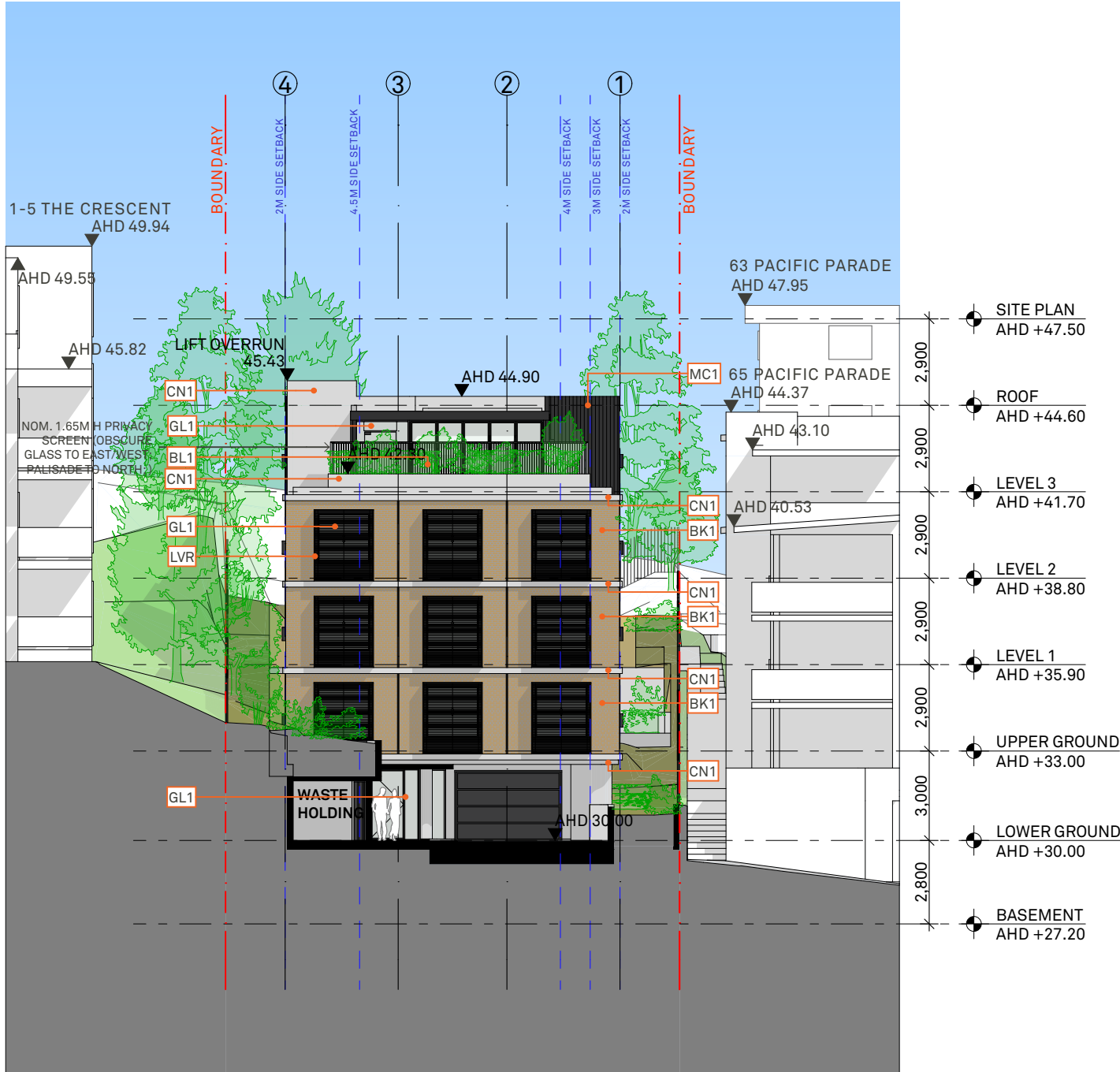
SUMMARY OF CHANGES

- 01 CONVERT ROOMS L301-303 FROM TYPE E TO TYPE B (REMOVE LOFT BEDROOMS); REDUCE OVERALL BUILDING HEIGHT; RELOCATE PV'S TO LOWER ROOF (SOUTHERN END)
- 02 ADD OPERABLE LOUVERS TO INCREASE SOLAR ACCESS IN COMMON ROOM



- ## 02 ADD OPERABLE LOUVERS TO INCREASE SOLAR ACCESS IN COMMON ROOM

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1 NORTH ELEVATION
1:200

FINISHES LEGEND:

CN1 - OFF FORM CONCRETE NATURAL LIGHT COLOUR
BK1 - BRICK VENEER - LIGHT BEIGE COLOUR
MC1 - ANODISED ALUMINIUM CLADDING - DARK COLOUR
LVR - ANODISED ALUMINIUM BLINDS - DARK COLOUR
STN - STONE CLADDING SAND STONE
GL1 - POWDERCOATED ALUM. FRAME & CLEAR GLAZING
GL2 - POWDERCOATED ALUM. FRAME & OBSCURE GLAZING
BL1 - BALUSTRADE: OBSCURE GLASS TO EAST/WEST; PALISADE TO NORTH



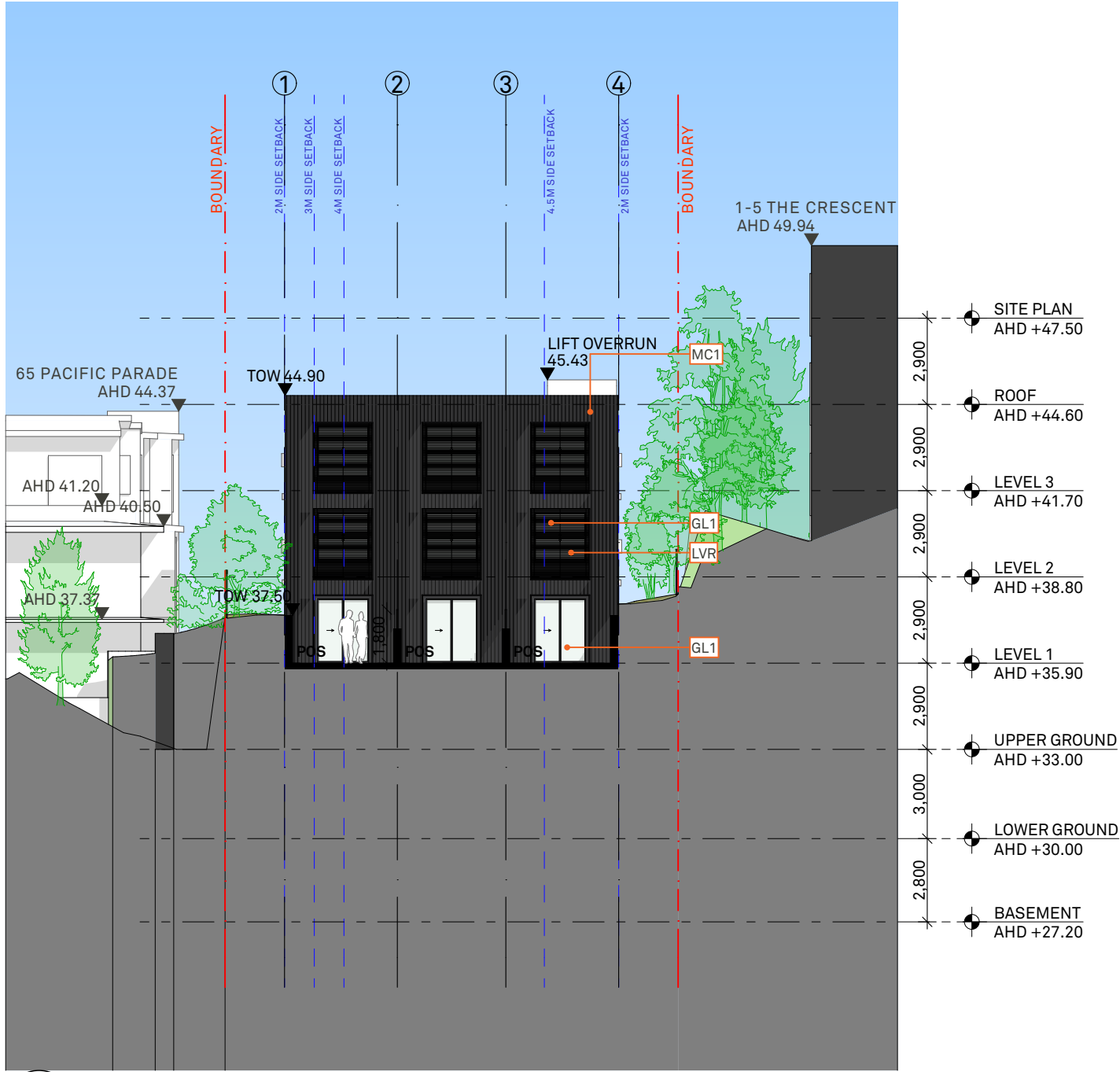
2 3D VIEW - NORTH ELEVATION

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B
- 02 REPLACE GARBAGE STORE WITH HOLDING AREA; WIDEN DRIVEWAY; REDUCE GARAGE DOOR WIDTH; INCREASE LANDSCAPED AREA AT THE NW BOUNDARY; INCREASE SOIL DEPTH ABOVE WASTE ROOMS.
- 03 PRIVACY SCREEN TO COMMUNAL OPEN SPACE

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			03			11/06/2021			DA ISSUE 03			AHD			Aust. Height Datum			DW			Dishwasher			GM			Gas Meter			SW			Sewer																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
												B			Basement			F			Fridge			H			Hydraulic Services			ST			Storage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
												BAL			Balustrade			FEX			Fire Extinguisher			LY			Laundry			SD			Study																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
												BALC			Balcony			FFL			Finish floor level			M			Motor Room			MP			Stormwater Pit																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
												BED			Bedroom			FN			Fence			MC			Motorcycle Parking			STW			Stormwater																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
												BT			Bathroom			MSB			Main Switch Board			SFL			Structural floor level																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
												COL			Column			NGL			Natural Ground Level			TOF			Top of Fence																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
												COM			Comms Room			OSD			Onsite Detention Tank			TOW			Top of Wall																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							





1 SOUTH ELEVATION
1:200

FINISHES LEGEND:

CN1 - OFF FORM CONCRETE NATURAL LIGHT COLOUR
BK1 - BRICK VENEER - LIGHT BEIGE COLOUR
MC1 - ANODISED ALUMINIUM CLADDING - DARK COLOUR
LVR - ANODISED ALUMINIUM BLINDS - DARK COLOUR
STN - STONE CLADDING SAND STONE
GL1 - POWDERCOATED ALUM. FRAME & CLEAR GLAZING
GL2 - POWDERCOATED ALUM. FRAME & OBSCURE GLAZING
BL1 - BALUSTRADE: OBSCURE GLASS TO EAST/WEST; PALISADE TO NORTH

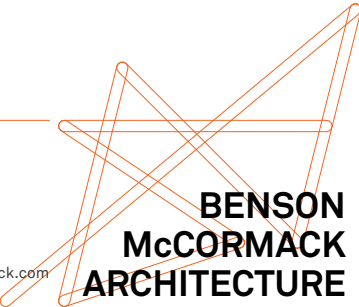


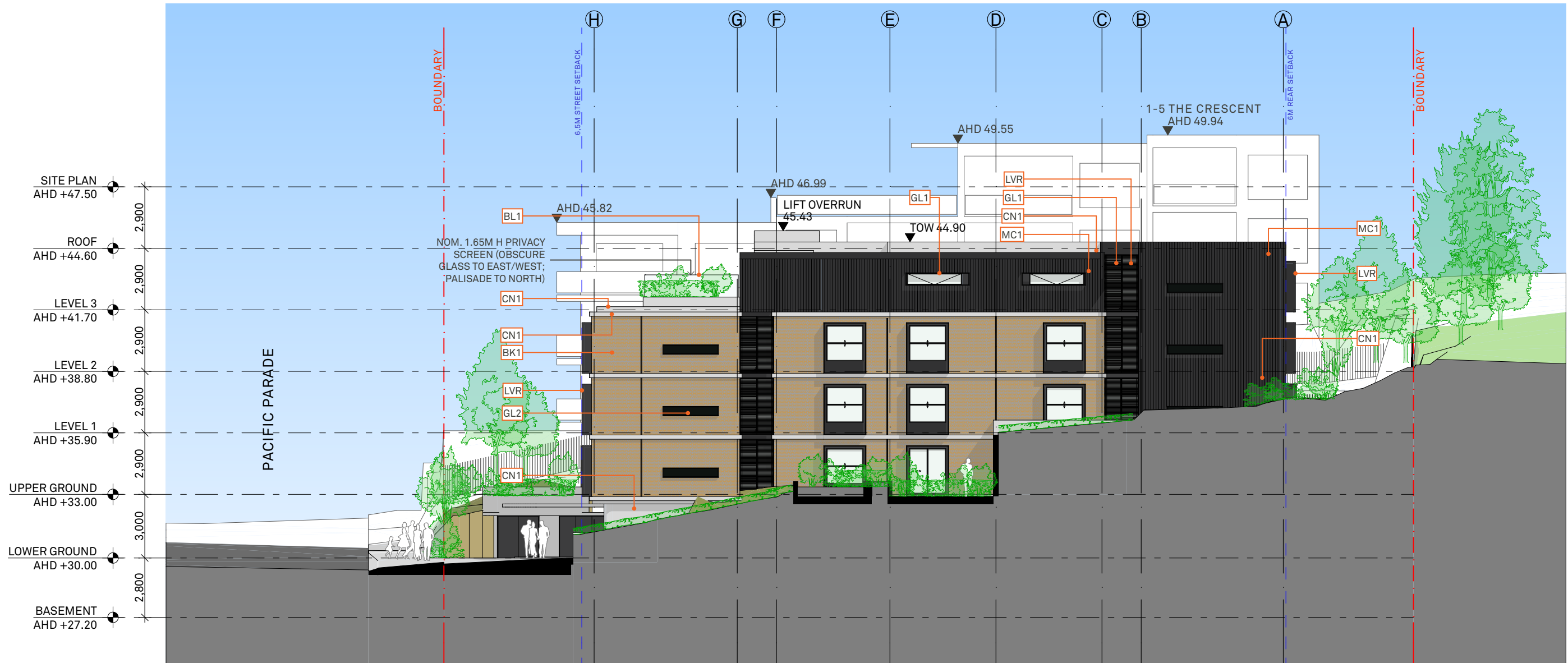
2 3D VIEW - SOUTH ELEVATION

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B
- 02 REPLACE COMMON ROOM AND COMMUNAL OPEN SPACE WITH 3x ROOMS AND PRIVATE OPEN SPACE

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Rev		Date		Description		A/C	Air Conditioning Unit		DRY	Dryer		GBX	Garbage Exhaust		GBR	Garbage Room		R	Rainwater Tank		RWT	Rainwater Tank		BL 2093 PTY LTD		67 PP		ELEVATIONS - SOUTH		1:200@A3		GM							
01	25/11/2020		DA ISSUE 01		ADP	Adaptable		DP	Down Pipe		GM	Gas Meter		SCR	Screen		SW	Sewer		SCR	Sewer		PO BOX 1231		67 Pacific Parade		ELEVATION		STATUS		DRAWN BY								
02	29/04/2021		DA ISSUE 02		AHD	Aust. Height Datum		DW	Dishwasher		LY	Laundry		SD	Study		ST	Storage		ST	Storage		MANLY NSW 2095		DEE WHY NSW 2099				DA		DB		P. +61 2 9818 0777 F. +61 2 9818 0778 E. enquiries@benonmccormack.com W. www.bensonmccack.com						
03	11/06/2021		DA ISSUE 03		B	Basement		FEX	Fire Extinguisher		MC	Motorcycle Parking		STW	Stormwater		SFL	Structural floor level		TOF	Top of Fence						PROJECT No		DRAWING No		REV								
					BALC	Balcony		FFL	Finish floor level		MSB	Main Switch Board		TOF	Top of Fence		TOW	Top of Wall		VIS	Visitor Parking						2004A		DA-0201		03								
					BED	Bedroom		FN	Fence		NGL	Natural Ground Level		OSD	Onsite Detention Tank		P	Pantry		TOF	Top of Fence																		
					BT	Bathroom		FSR	Fire Stairs		OSD	Onsite Detention Tank		TOF	Top of Fence		TOW	Top of Wall		VIS	Visitor Parking																		
					COL	Column		FSR	Fire Stairs		OSD	Onsite Detention Tank		TOF	Top of Fence		TOW	Top of Wall		VIS	Visitor Parking																		
					COMM	Comms Room		GBA	Gross Building Area		P	Pantry		TOF	Top of Fence		TOW	Top of Wall		VIS	Visitor Parking																		





1

WEST ELEVATION
1:200



2

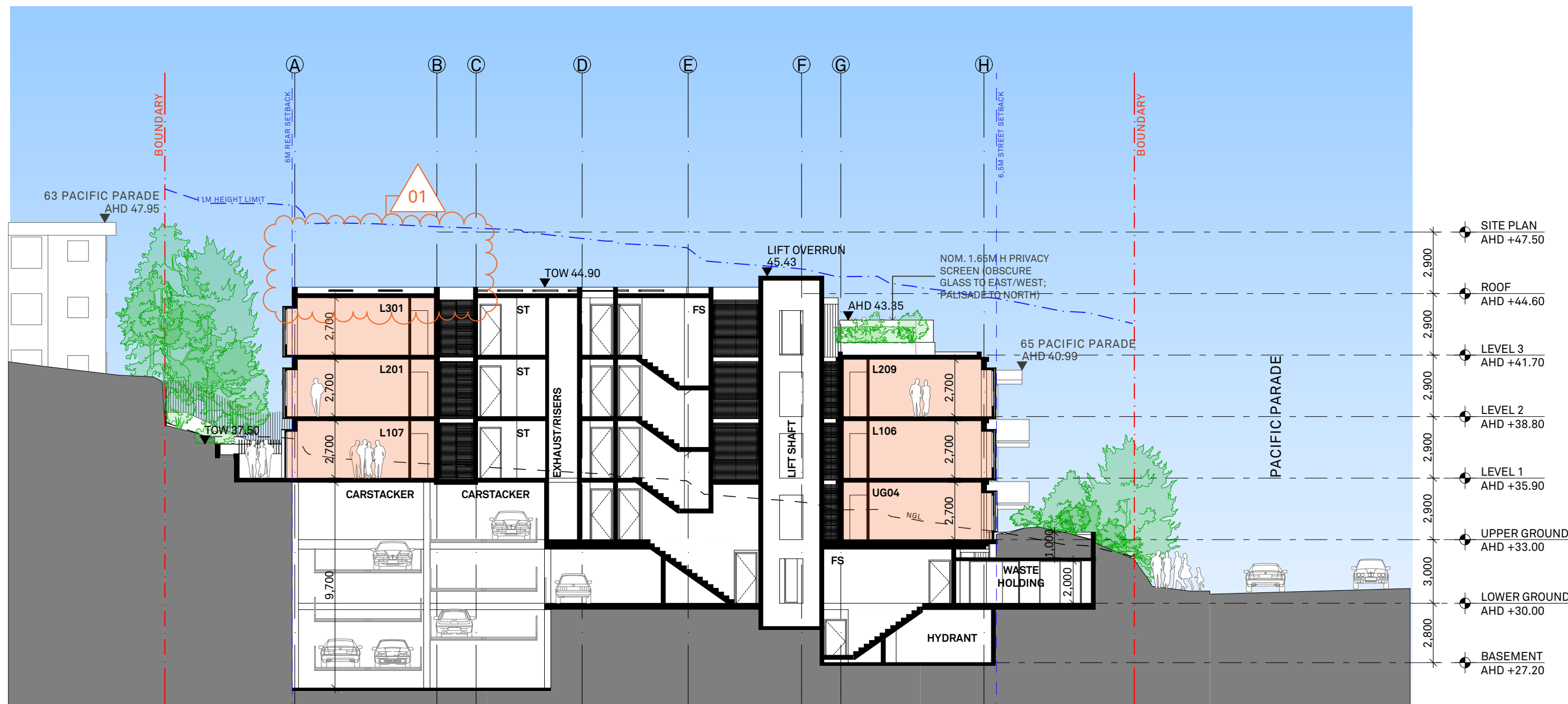
3D VIEW - WEST ELEVATION

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B; REMOVE 2x ROOMS IN FAVOUR OF ENLARGED COMMON ROOM AND COMMUNAL OPEN SPACE
- 02 REMOVE BASEMENT FLOOR, LOWER LEVEL COMMON ROOM (LWR GRD); INSTALL CAR STACKERS
- 03 REDUCE AREA OF COMMUNAL OPEN SPACE; PRIVACY SCREEN TO COMMUNAL OPEN SPACE

FINISHES LEGEND:

CN1 - OFF FORM CONCRETE NATURAL LIGHT COLOUR
BK1 - BRICK VENEER - LIGHT BEIGE COLOUR
MC1 - ANODISED ALUMINIUM CLADDING - DARK COLOUR
LVR - ANODISED ALUMINIUM BLINDS - DARK COLOUR
STN - STONE CLADDING SAND STONE
GL1 - POWDERCOATED ALUM. FRAME & CLEAR GLAZING
GL2 - POWDERCOATED ALUM. FRAME & OBSCURE GLAZING
BL1 - BALUSTRADE: OBSCURE GLASS TO EAST/WEST; PALISADE TO NORTH



1 SECTION AA
1:200



2 SECTIONAL PERSPECTIVE

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B
- 02 REMOVE BASEMENT FLOOR, LOWER LEVEL COMMON ROOM (LWR GRD); INSTALL CAR STACKERS
- 03 REPLACE GARBAGE ROOM WITH BIN HOLDING AREA; INCREASE SOIL DEPTH ABOVE WASTE ROOMS.
- 04 RE-LABEL ROOMS FROM UG05 TO UG04
- 05 REDUCE AREA OF COMMUNAL OPEN SPACE; PRIVACY SCREEN TO COMMUNAL OPEN SPACE

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

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	Dryer	GBX	Garbage Exhaust	RWT	Rainwater Tank
AHD	Aust. Height Datum	DP	Down Pipe	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Dishwasher	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	STW	Stormwater Pit
BT	Bathroom	FN	Fence	MSB	Main Switch Board	SFL	Structural floor level
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Onsite Detention Tank	TOW	Top of Wall
		GBA	Gross Building Area	P	Pantry	VIS	Visitor Parking

CLIENT

BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

SECTIONS - SECTION
AA

SCALE

1:200@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-300

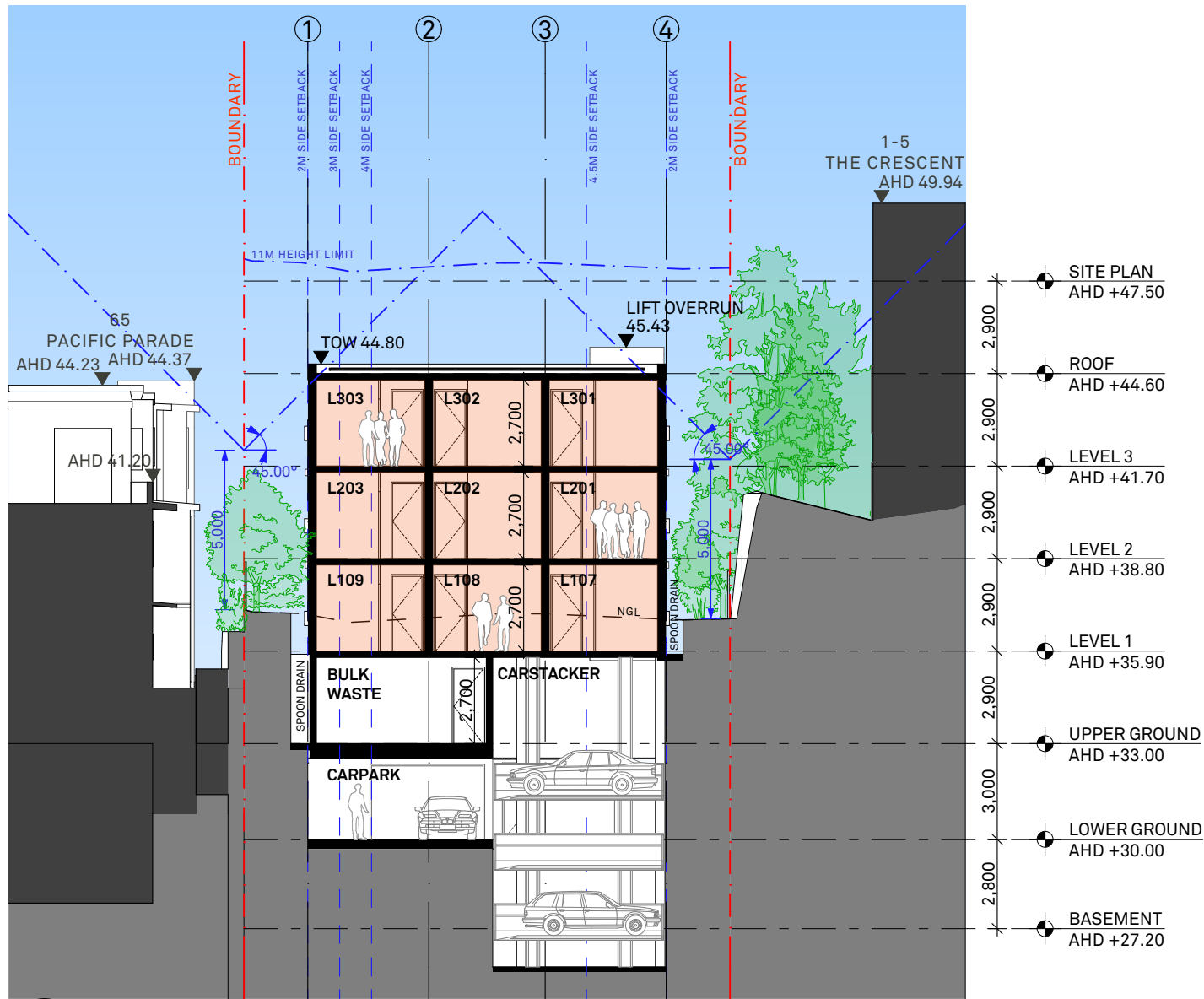
NORTH

REV
03

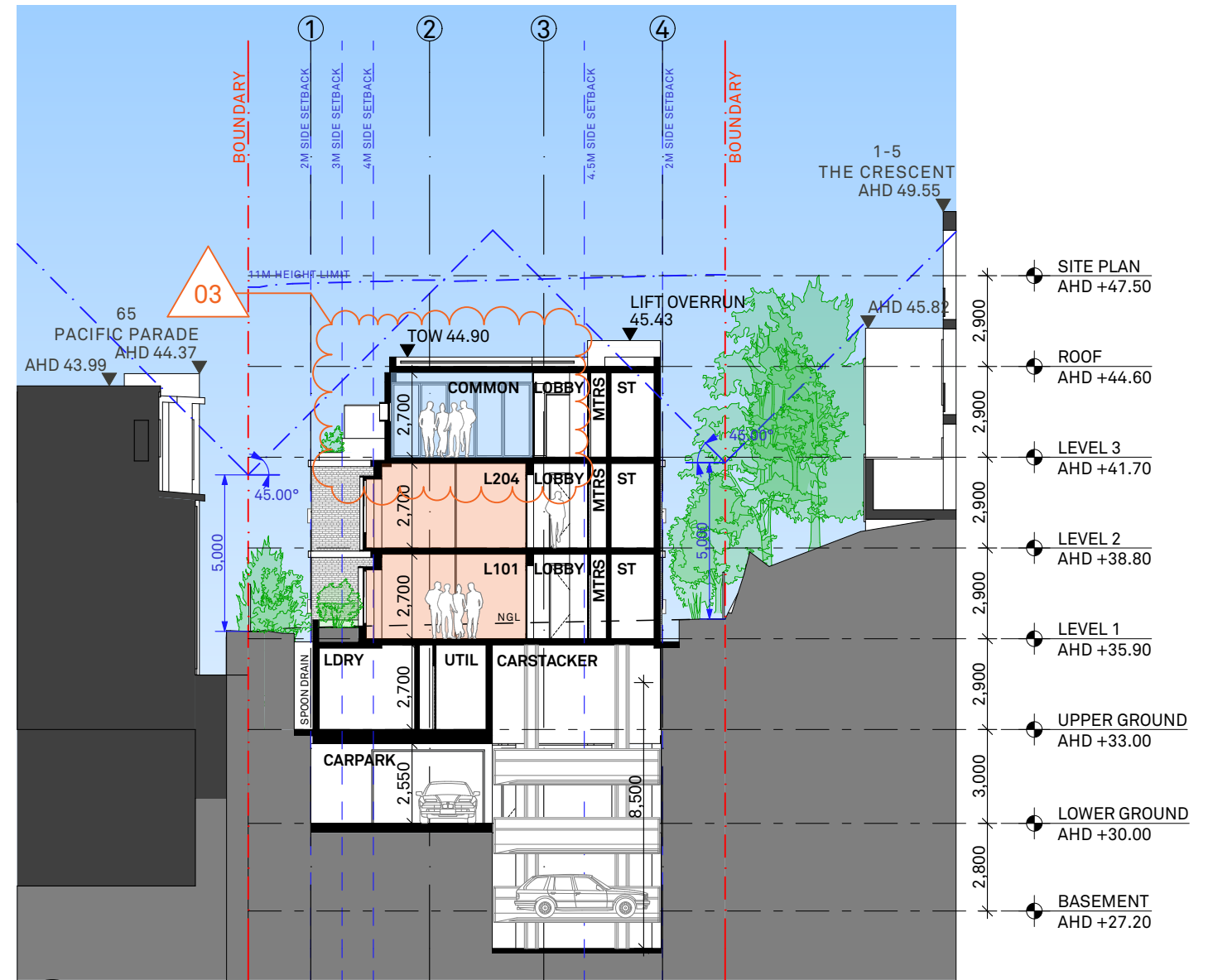
STUDIO 5, 505 BALMAIN RD
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RN: 7536

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E. enquiries@bensonmccormack.com
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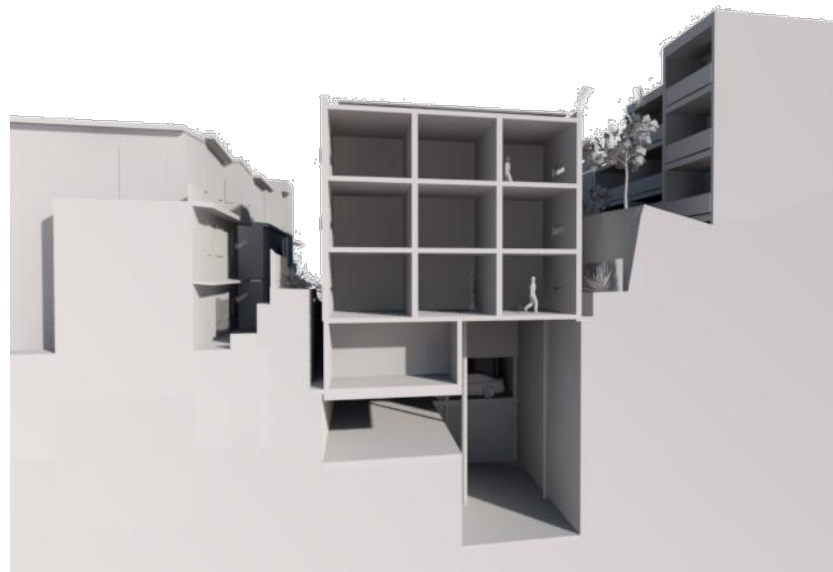
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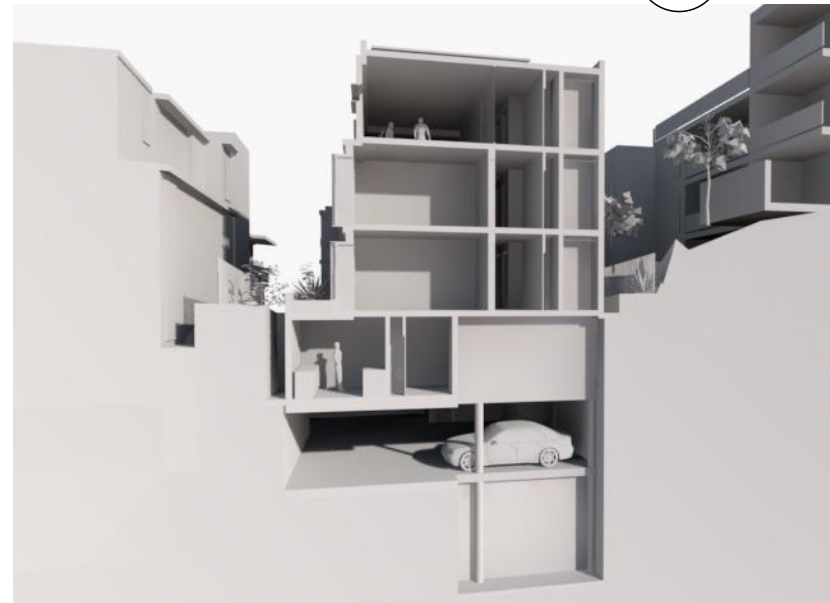
1 SECTION CC
1:200



2 SECTION DD
1:200



3 SECTIONAL PERSPECTIVE CC



4 SECTIONAL PERSPECTIVE DD

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B
- 02 REMOVE BASEMENT FLOOR, LOWER LEVEL COMMON ROOM (LWR GRD); INSTALL CAR STACKERS
- 03 INCREASE SIZE OF COMMON ROOM AND COMMUNAL OPEN SPACE

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

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
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

GBR	Garbage Room
GBR	Garbage Exhaust
GBX	Gross Floor Area
GFA	Gas Meter
GM	Hydraulic Services
H	Laundry
LY	Meter Room
MC	Motorcycle Parking
MSB	Main Switch Board
NGL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry
POS	Private Open Space
R	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

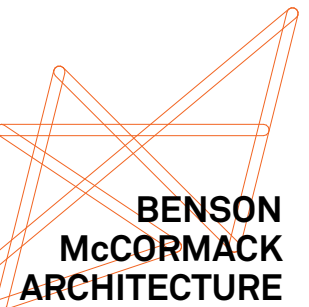
DRAWING TITLE
SECTIONS -
SECTIONS CC/DD

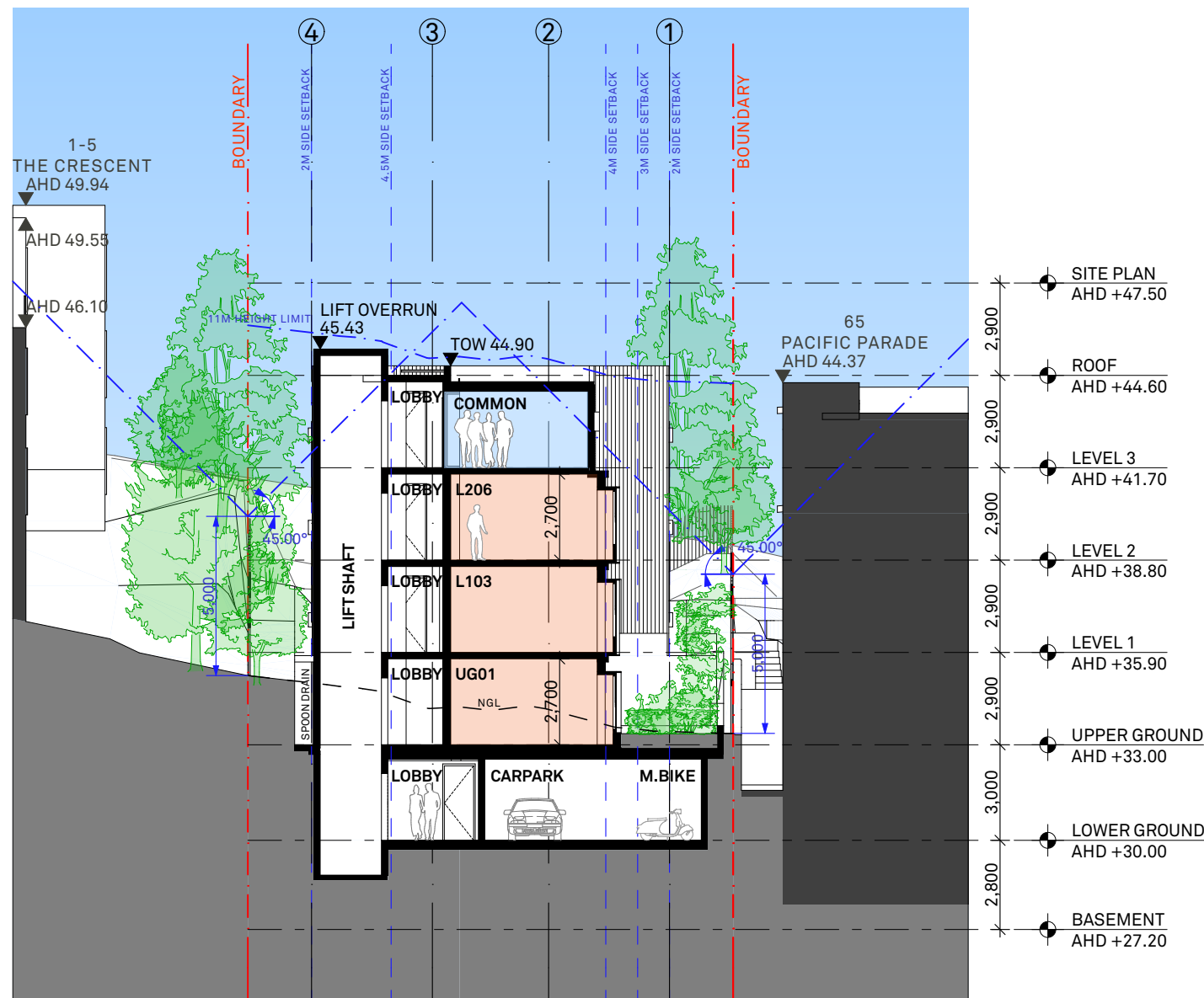
SCALE
1:200@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-302
REV
03

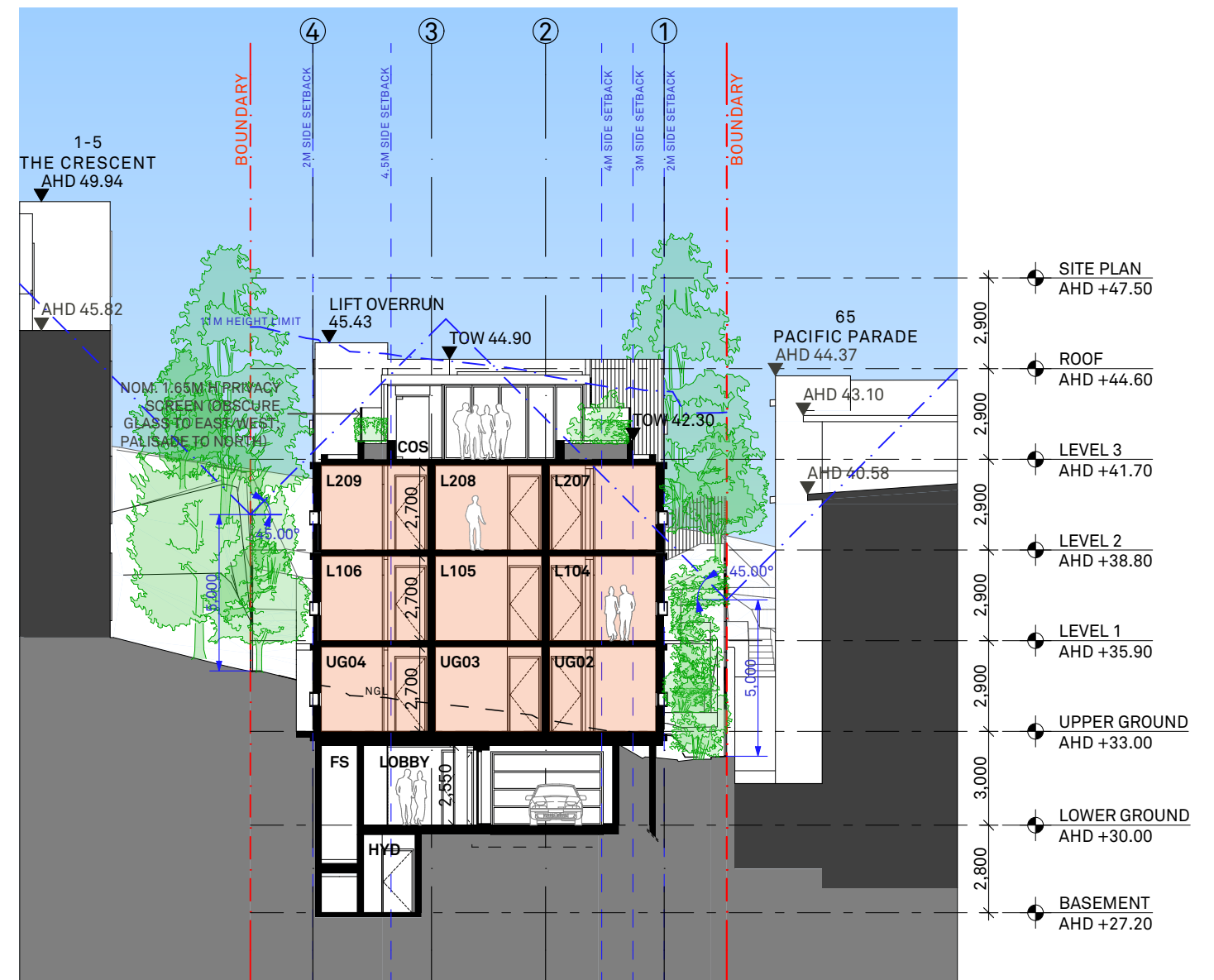
NORTH
STUDIO 5, 505 BALMAIN RD
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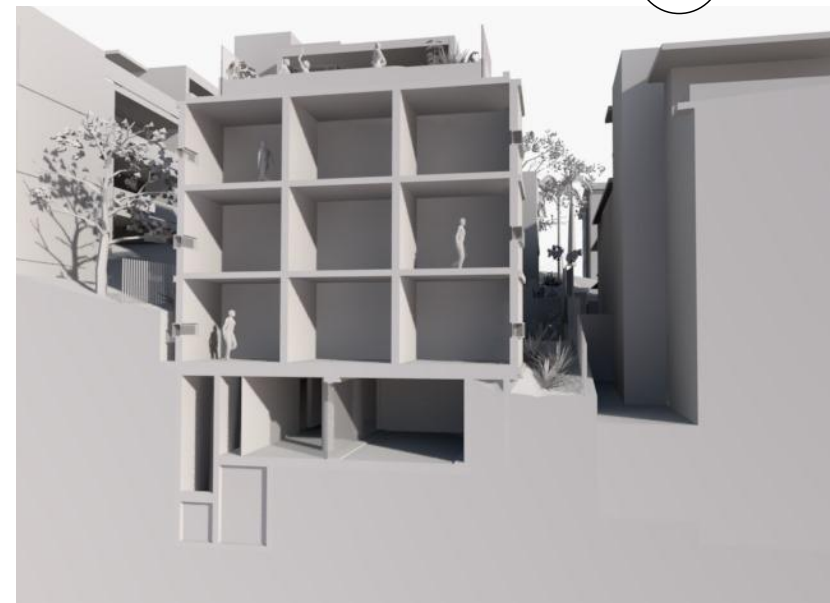
SECTION EE
1:200



SECTION FF
1:200



SECTIONAL PERSPECTIVE EE



SECTIONAL PERSPECTIVE FF

SUMMARY OF CHANGES

- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B. INCREASE SIZE OF COMMON ROOM AND COMMUNAL OPEN SPACE
- 02 REMOVE BASEMENT FLOOR, LOWER LEVEL COMMON ROOM (LWR GRD); INSTALL CAR STACKERS
- 03 PRIVACY SCREEN TO COMMUNAL OPEN SPACE

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REVISION

Rev	Date	Description
01	25/11/2020	
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

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
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
MSL	Natural Ground Level
OSD	Onsite Detention Tank
P	Pantry

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

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
SECTIONS -
SECTIONS EE/FF

SCALE
1:200@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-303
REV
03

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ELEVATION										
ID	G1.01	G2.01	G2.02	G2.03	G2.04	G2.05	G2.09	G2.10	G2.11	G2.14
W x H SIZE	1,845x2,400	1,600x450	1,800x1,750	1,800x2,200	1,600x2,600	1,600x2,150	1,136x2,400	5,850x2,400	4,500x2,400	675x2,600
DESCRIPTION	CLEAR GLAZING IN POWDERCOATED METAL FRAME	OBSCURE GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED ALUMINIUM FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME
REQUIREMENTS	SELF-CLOSING DOOR	TO COMPLY WITH SECTION C3.2 OF NCC/BCA								
NOTES	MAIN ENTRY DOOR						CURVED GLASS WINDOW			
QTY	1	12	22	4	8	1	1	1	1	3

ELEVATION		
ID	G2.15	G2.17
W x H SIZE	2,650x600	2,150x1,600
DESCRIPTION	OBSCURE GLAZING IN POWDERCOATED METAL FRAME	CLEAR GLAZING IN POWDERCOATED METAL FRAME
REQUIREMENTS	TO COMPLY WITH SECTION C3.2 OF NCC/BCA	
NOTES		
QTY	2	3

01

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

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

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GBA	Gross Floor Area
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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	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

CLIENT

BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

WINDOW/GLAZED
DOOR SCHEDULE

SCALE

@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-0910

NORTH

REV
03

STUDIO 5, 505 BALMAIN RD
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W. www.bensonmccack.com

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1 STREET FRONTAGE IN PACIFIC PARADE

FINISHES LEGEND:

- CN1 - OFF FORM CONCRETE NATURAL LIGHT COLOUR
BK1 - BRICK VENEER - LIGHT BEIGE COLOUR
MC1 - ANODISED ALUMINIUM CLADDING - DARK COLOUR
LVR - ANODISED ALUMINIUM BLINDS - DARK COLOUR
STN - STONE CLADDING SAND STONE
GL1 - POWDERCOATED ALUM. FRAME & CLEAR GLAZING
GL2 - POWDERCOATED ALUM. FRAME & OBSCURE GLAZING
BL1 - BALUSTRADE: OBSCURE GLASS TO EAST/WEST; PALISADE TO NORTH

01



MC1 ALUMINIUM ROOF CLADDING - DARK COLOUR



LVR ALUMINIUM BLINDS - DARK COLOUR



CN1 OFF FORM CONCRETE - LIGHT COLOUR



BK1 BRICK VENEER - LIGHT BEIGE COLOUR

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

LEGEND

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BALC	Balcony
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COL	Column
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COS	Communal Open Space
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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	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	Study
STP	Stormwater Pit
STW	Stormwater
SFL	Structural floor level
TOF	Top of Fence
TOW	Top of Wall
VIS	Visitor Parking

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MANLY NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

EXTERNAL FINISHES
SCHEDULE

SCALE

@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-0960

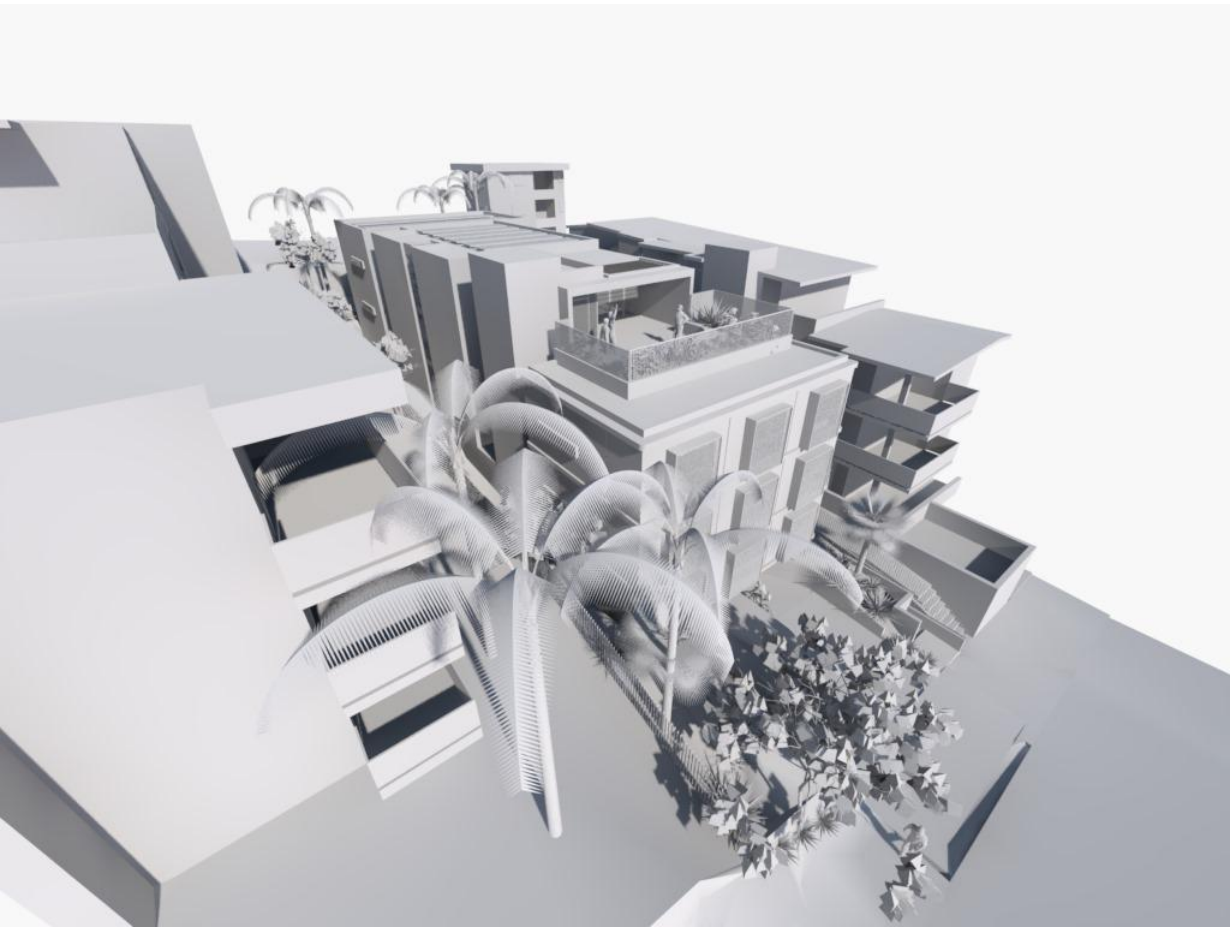
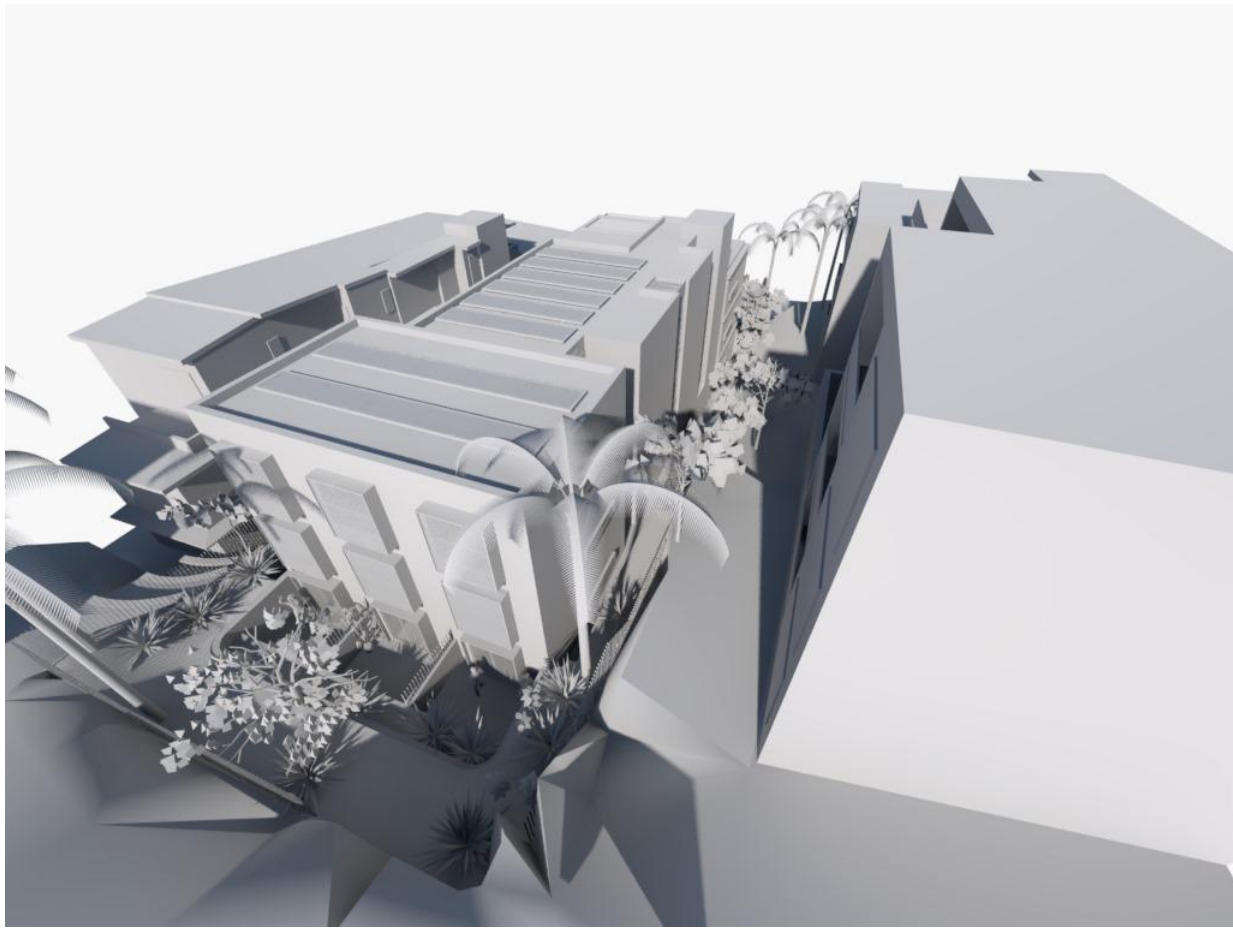
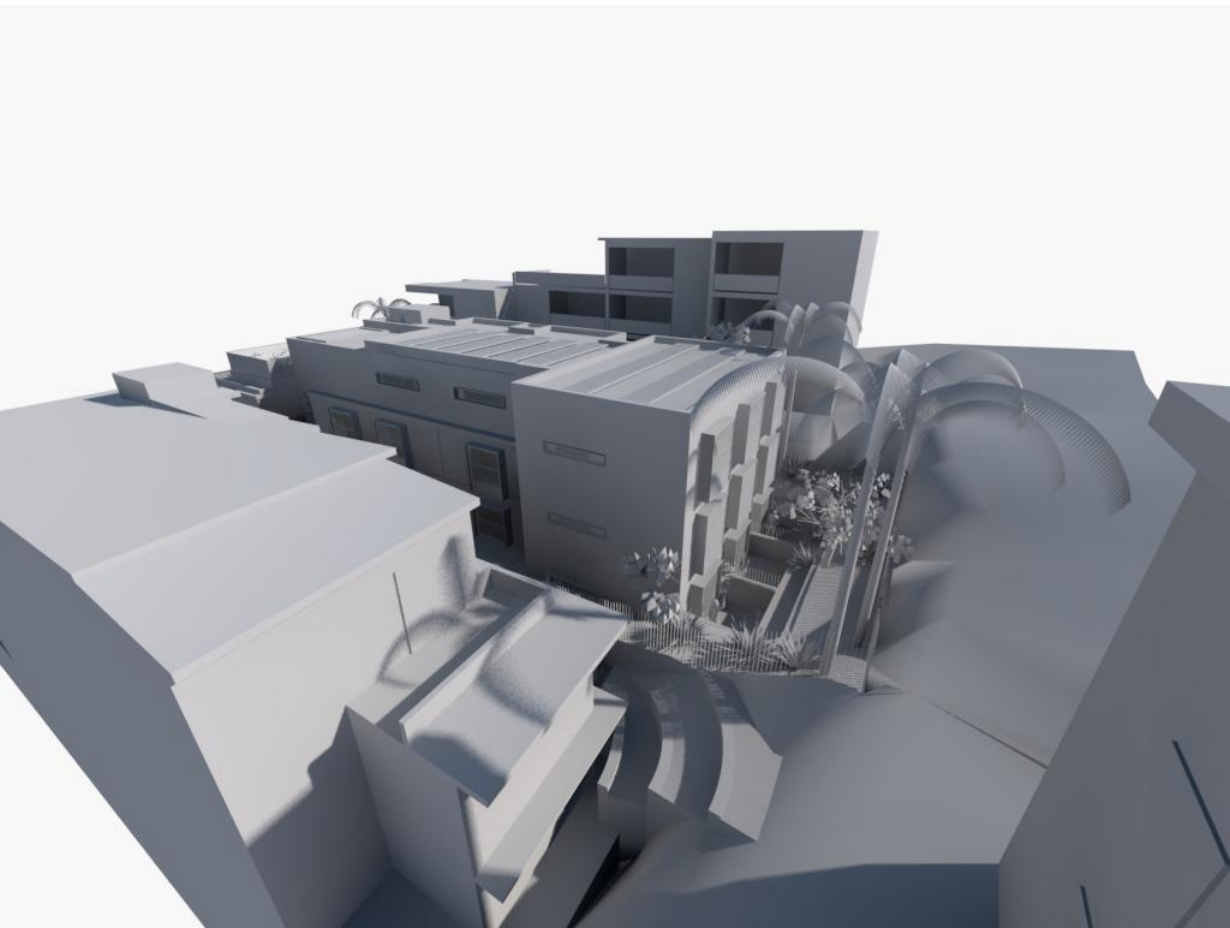
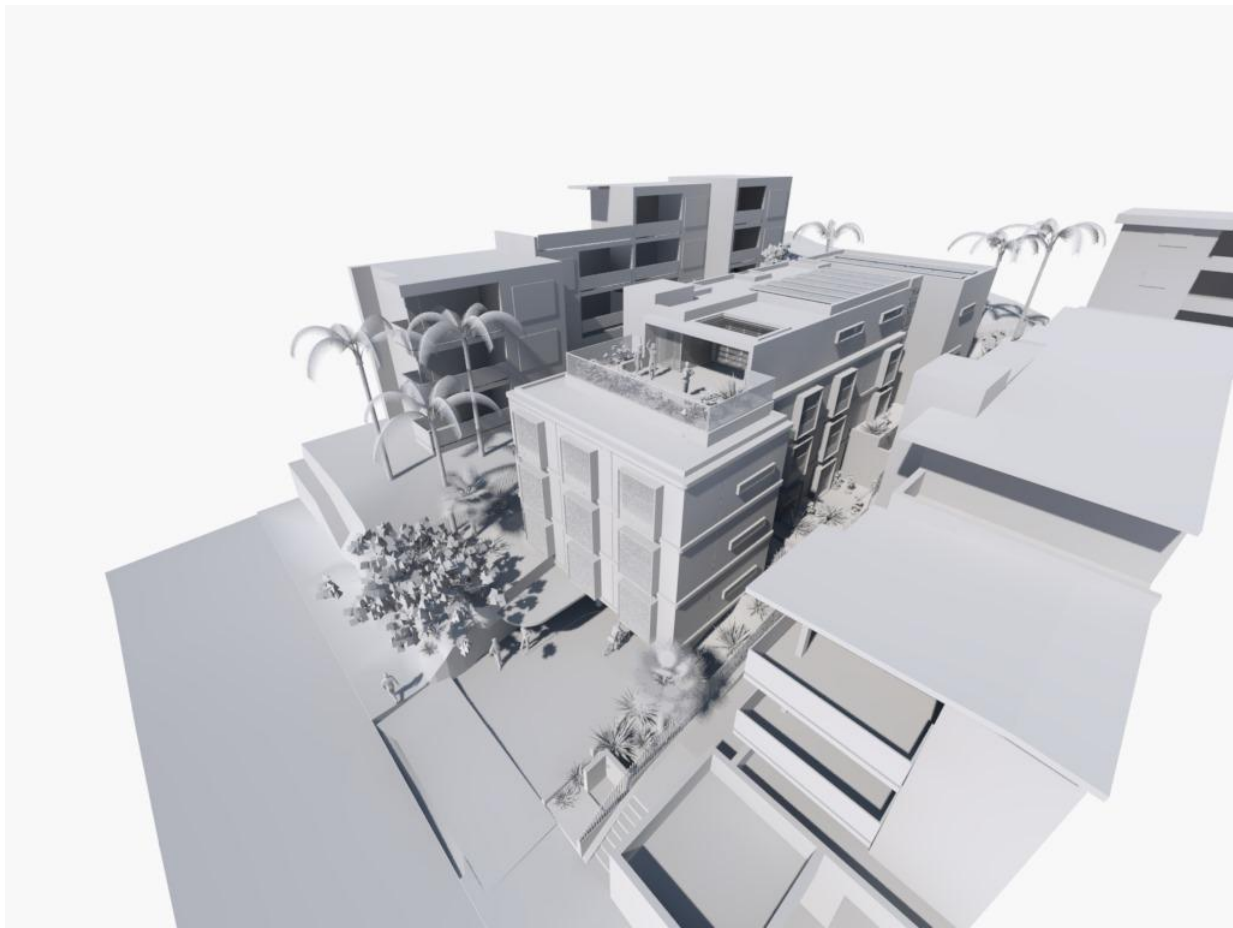
NORTH

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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBR	Garbage Room	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	Down Pipe	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Dryer	GM	Gas Meter	SD	Sewer Storage
BAL	Balustrade	F	Fridge	H	Hydraulic Services	ST	Study
BALC	Balcony	FEX	Fire Extinguisher	LY	Laundry	SD	Stormwater Pit
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater
BT	Bathroom	FN	Fence	MSB	Main Switch Board	SFL	Structural floor level
CDL	Column	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Onsite Detention Tank	TOW	Top of Wall
		GBA	Gross Building Area	P	Pantry	VIS	Visitor Parking

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MANLY NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

3D MASSING 1/2

SCALE

@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-1000

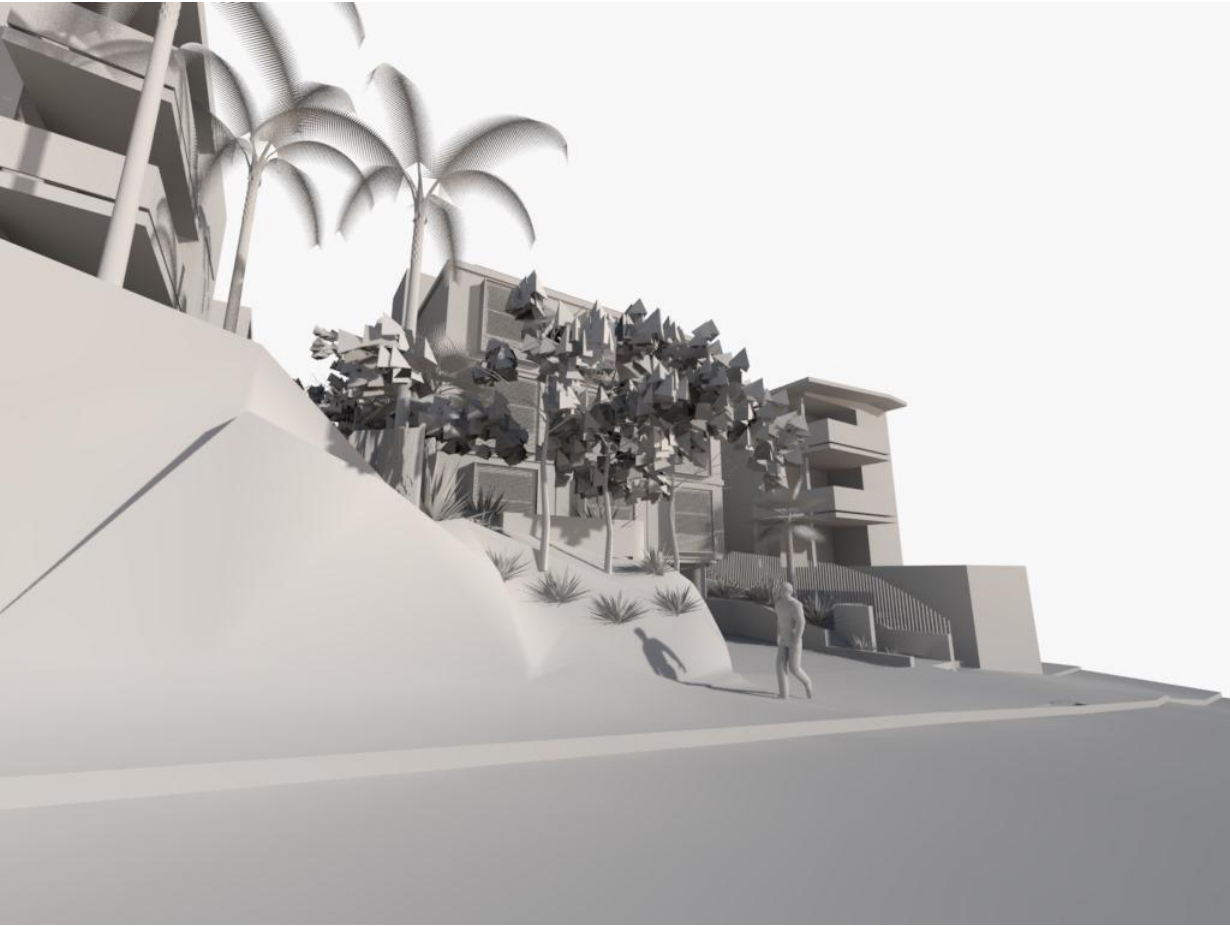
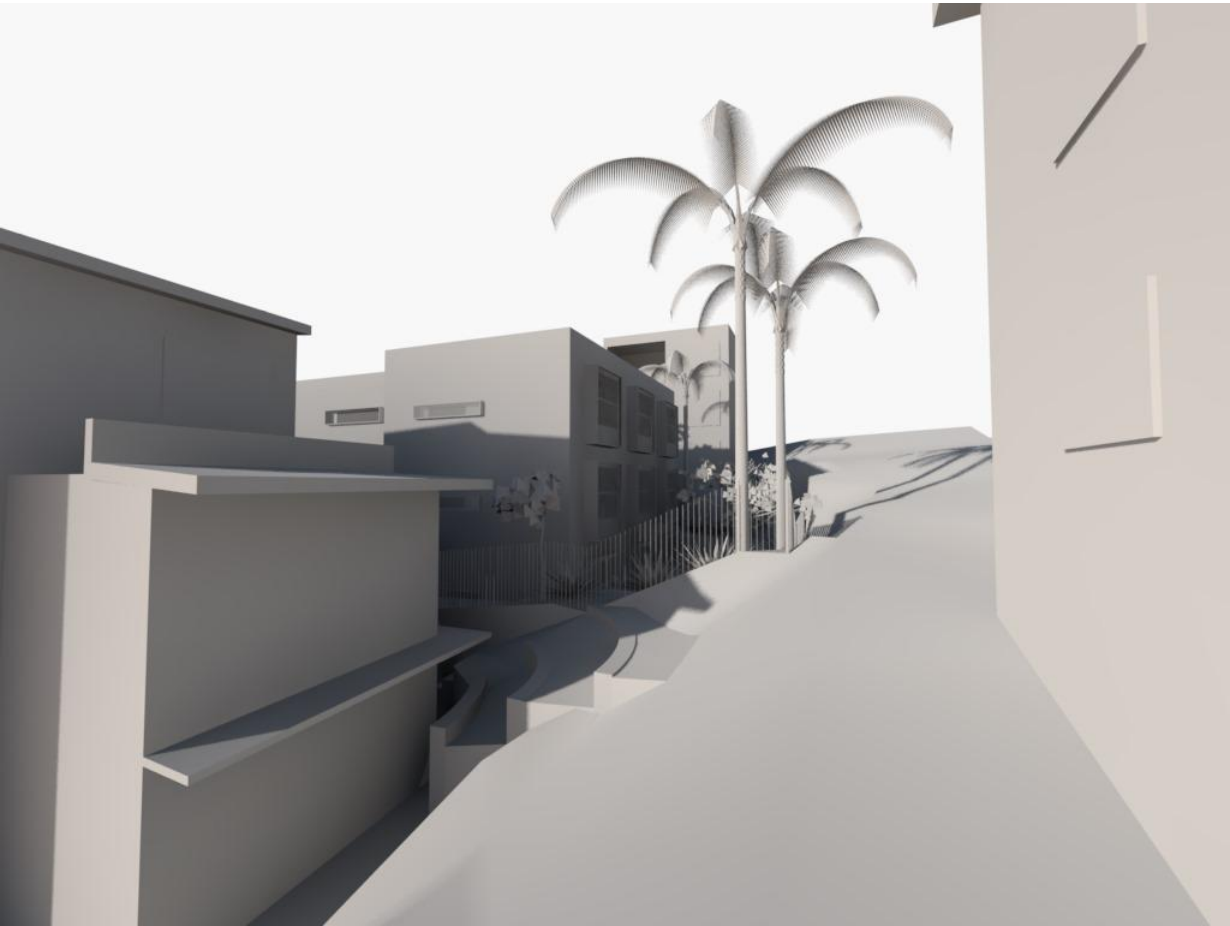
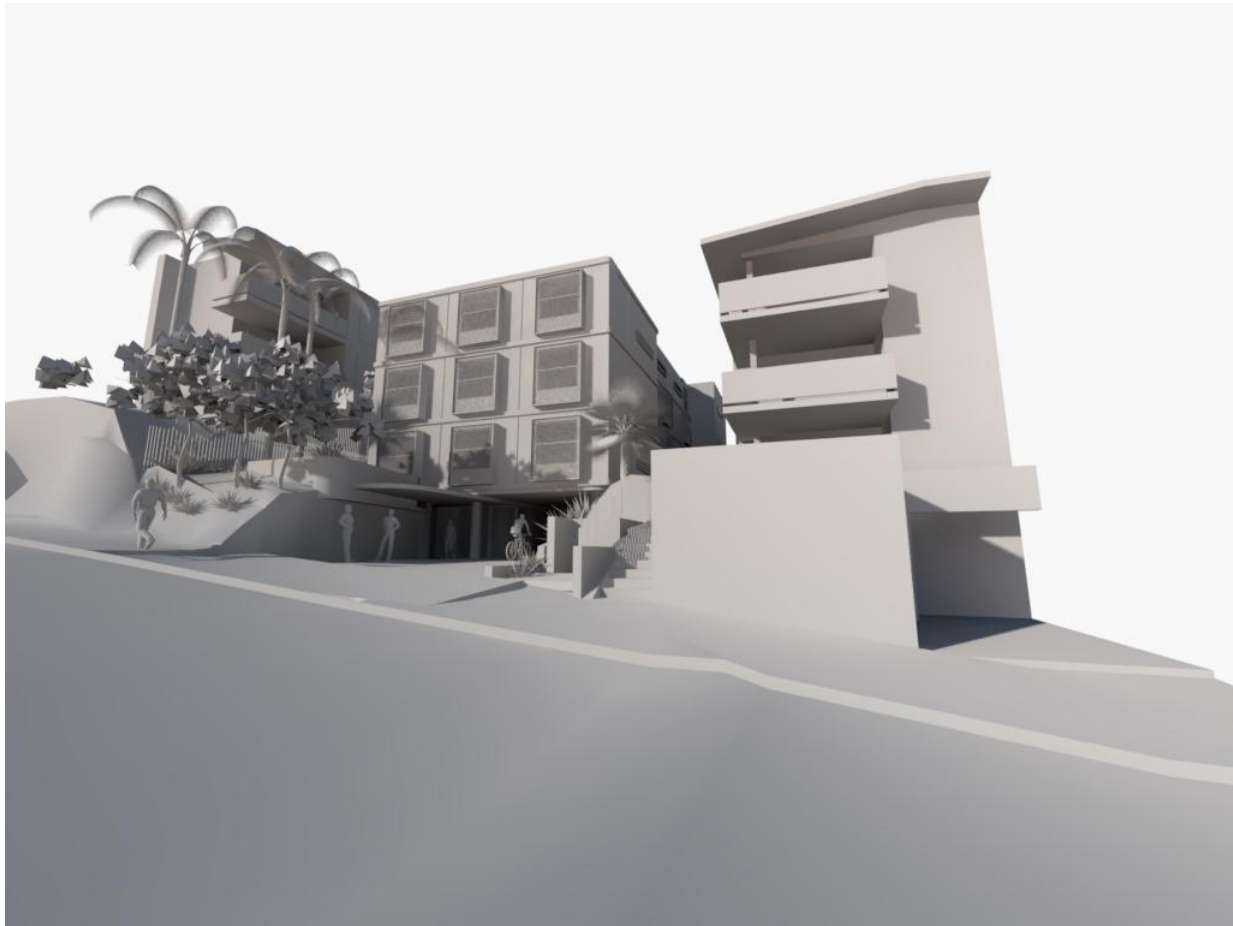
NORTH

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03

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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	SD	Sewer
BAL	Balustrade	F	Dishwasher	H	Hydraulic Services	ST	Storage
BALC	Balcony	FEX	Fridge	LY	Laundry	STP	Study
BED	Bedroom	FFL	Fire Extinguisher	MC	Meter Room	STW	Stormwater Pit
BT	Bathroom	FS	Finish floor level	MSB	Motorcycle Parking	SFL	Stormwater
COL	Column	FS	Fire Stairs	NGL	Main Switch Board	TOF	Structural floor level
COMM	Comms Room	FSR	Fence	OSD	Natural Ground Level	TOW	Top of Fence
		GBA	Floor Space Ratio	P	Onsite Detention Tank	VIS	Top of Wall
			Gross Building Area		Pantry		Visitor Parking

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MANLY NSW 2099

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

3D MASSING 2/2

SCALE

@A3

STATUS

DA

PROJECT No

2004A

APPROVED

GM

DRAWN BY

DB

DRAWING No

DA-1001

NORTH

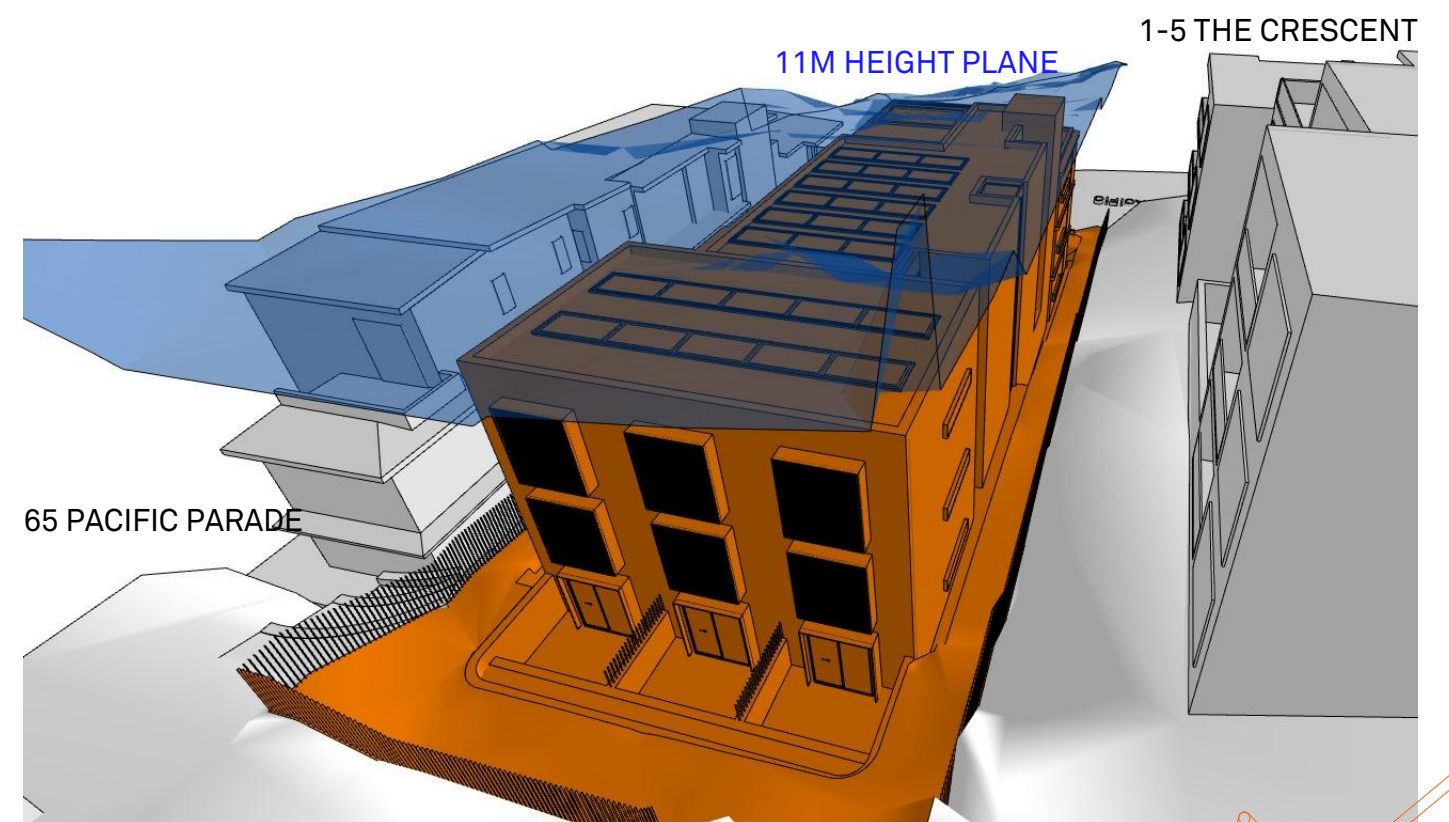
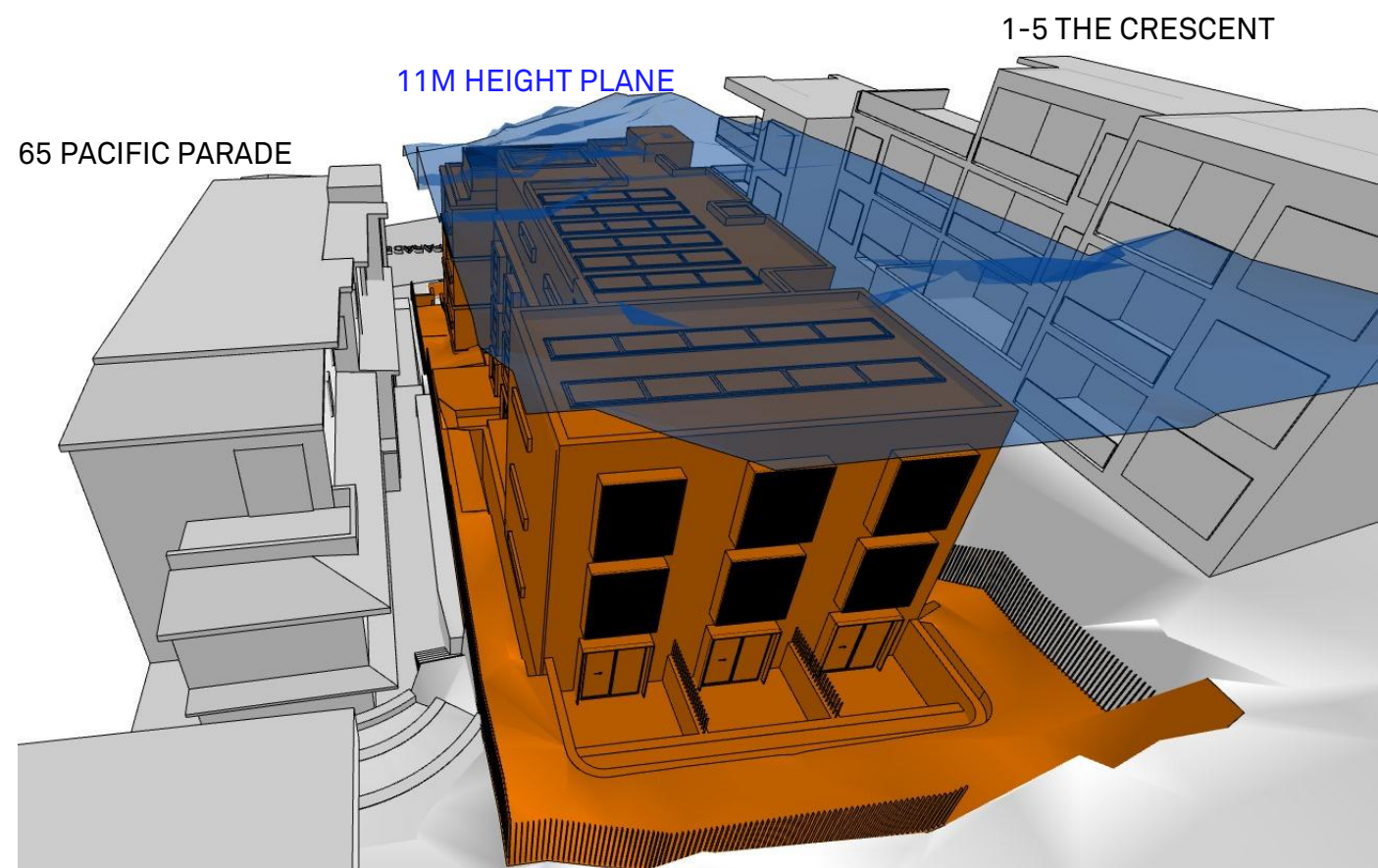
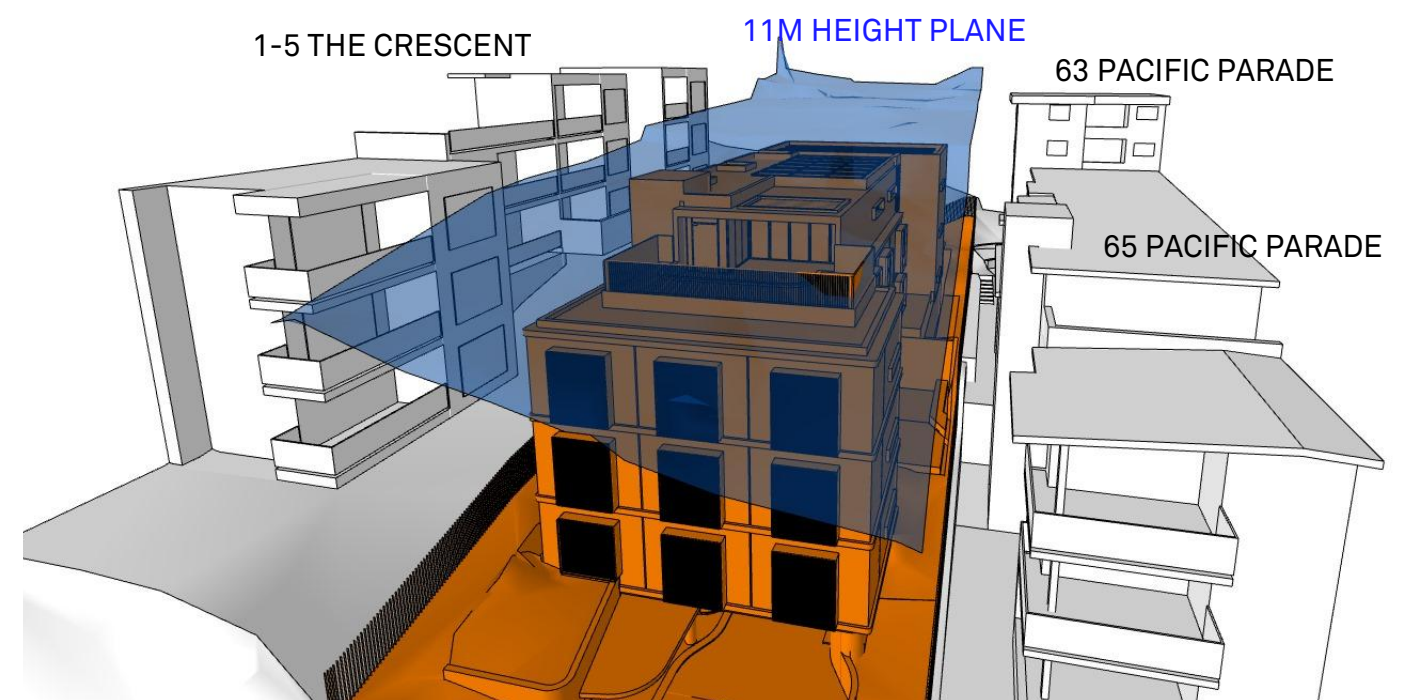
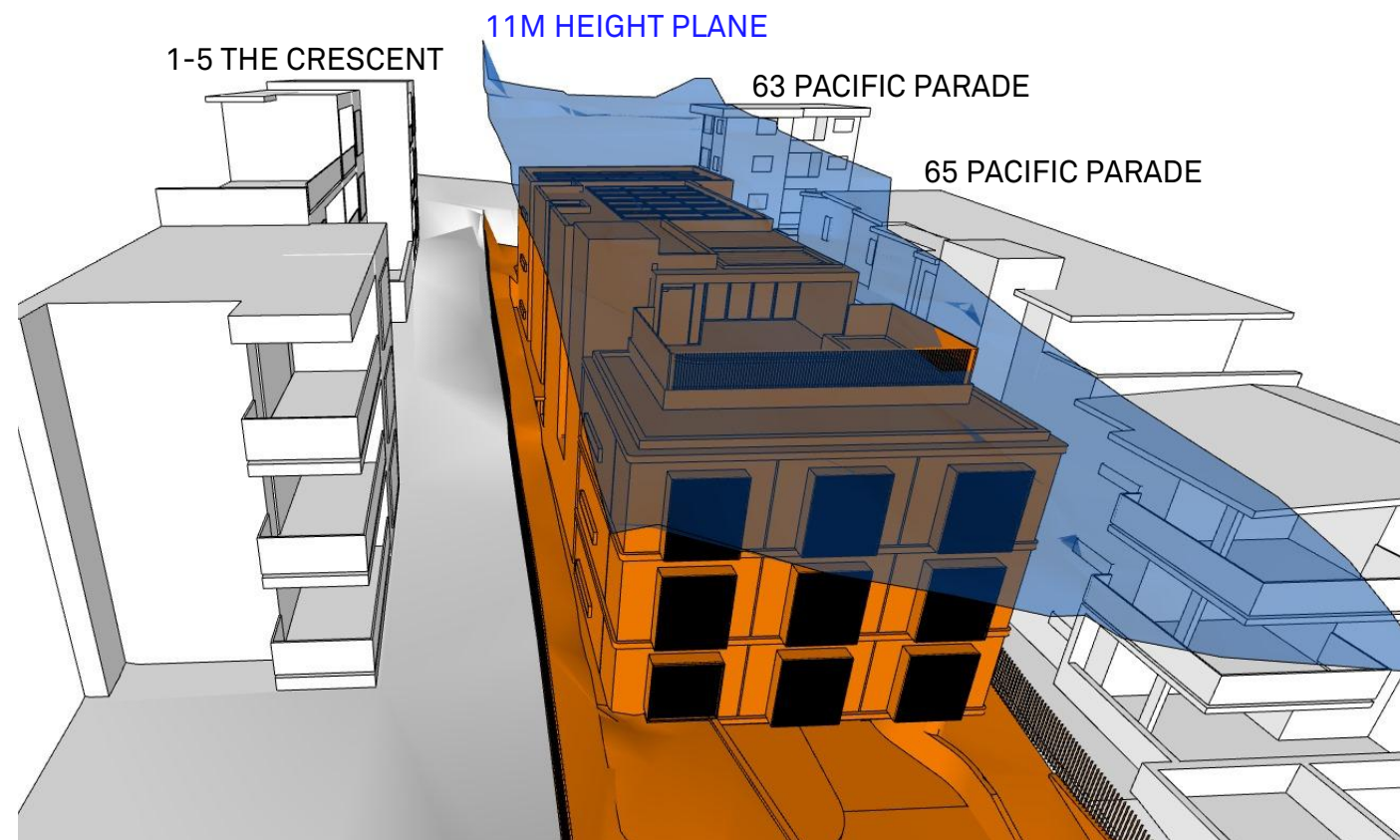
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Rev	Date	Description
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LEGEND		POS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space
A/C	Air Conditioning Unit	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
ACC	Accessible	DR	Dining	GBX	Garbage Exhaust	RWT	Rainwater Tank
ADP	Adaptable	DPY	Dryer	GFA	Gross Floor Area	SCR	Screen
AHD	Aust. Height Datum	DW	Down Pipe	GM	Gas Meter	SS	Sewer
B	Basement	DW	Dishwasher	H	Hydraulic Services	ST	Storage
BAL	Balustrade	FEX	Fridge	LY	Laundry	SD	Study
BALC	Balcony	F	Fire Extinguisher	M	Meter Room	RCP	Stormwater Pit
BED	Bedroom	FNL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater
BT	Bedroom	FNS	Fence	MSB	Main Switch Board	SFL	Structural floor level
BT	Bathroom	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
C	Column	FSR	Fire Stairs Ratio	ONS	Onsite Detention Tank	W	Water
COMM	Comms Room	GBA	Gross Grounding Area	P	Pantry	VIS	Visitor Parking

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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
BUILDING HEIGHT
PLAN 1/2

SCALE
@A3
STATUS
DA
PROJECT No
2004A

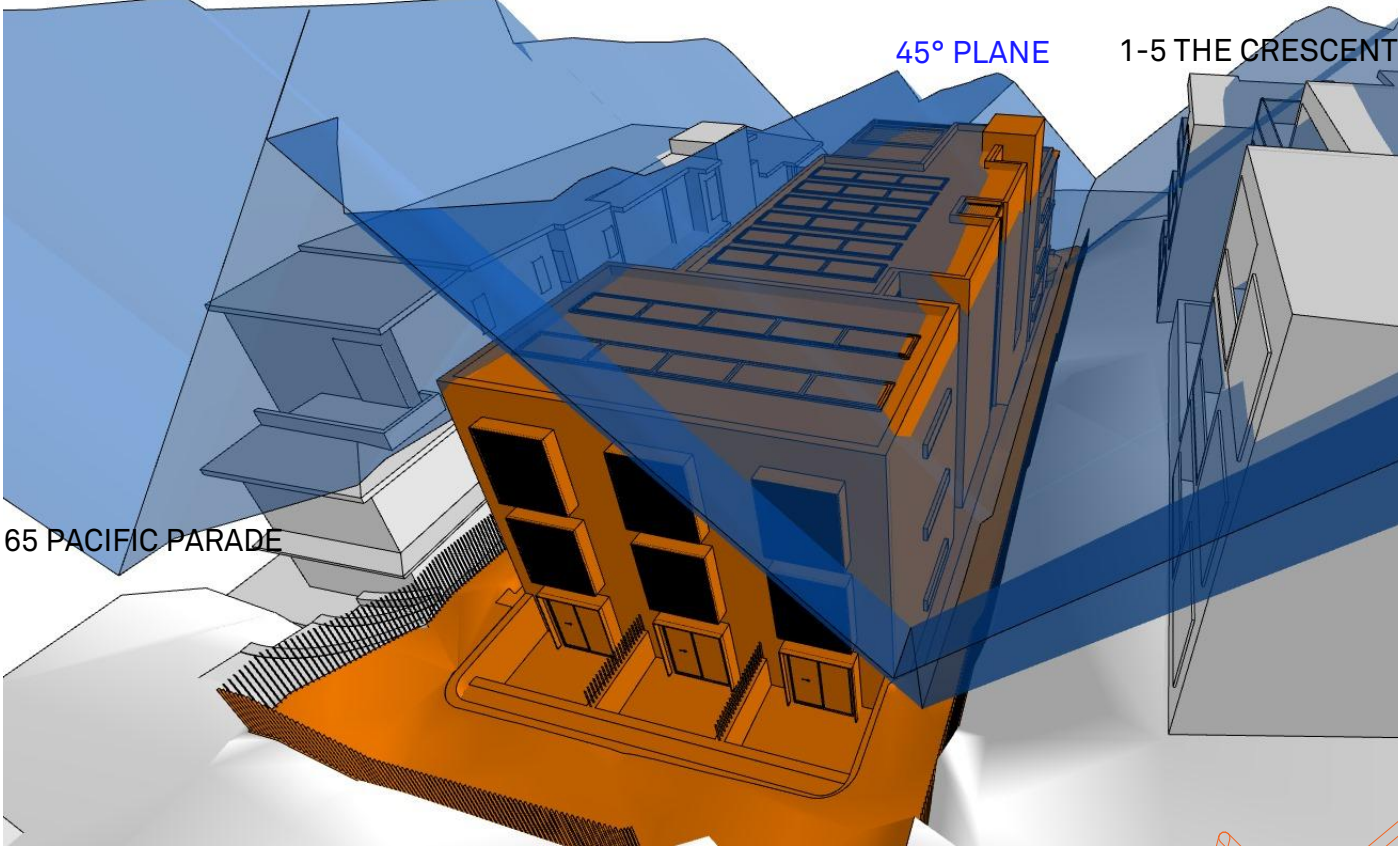
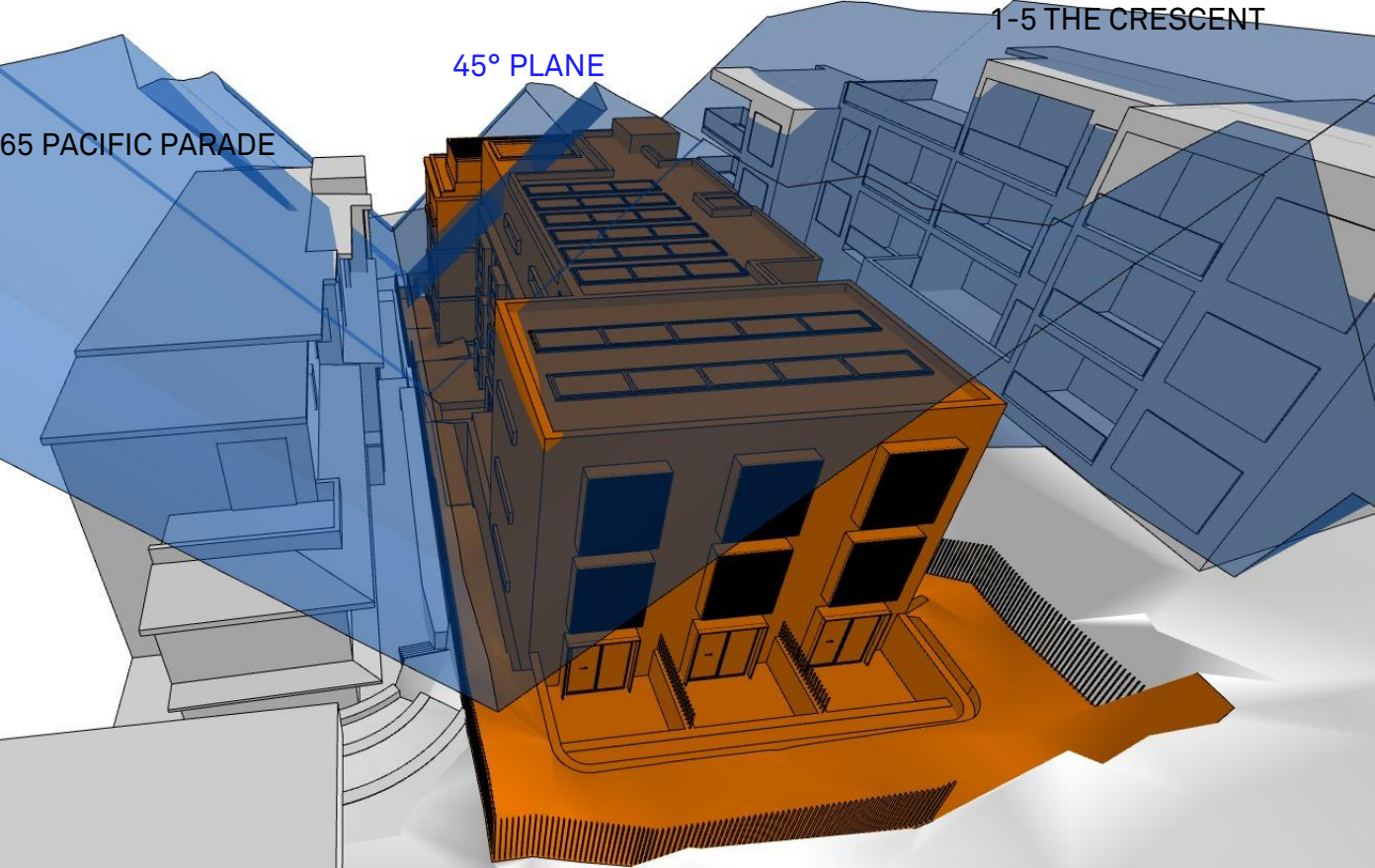
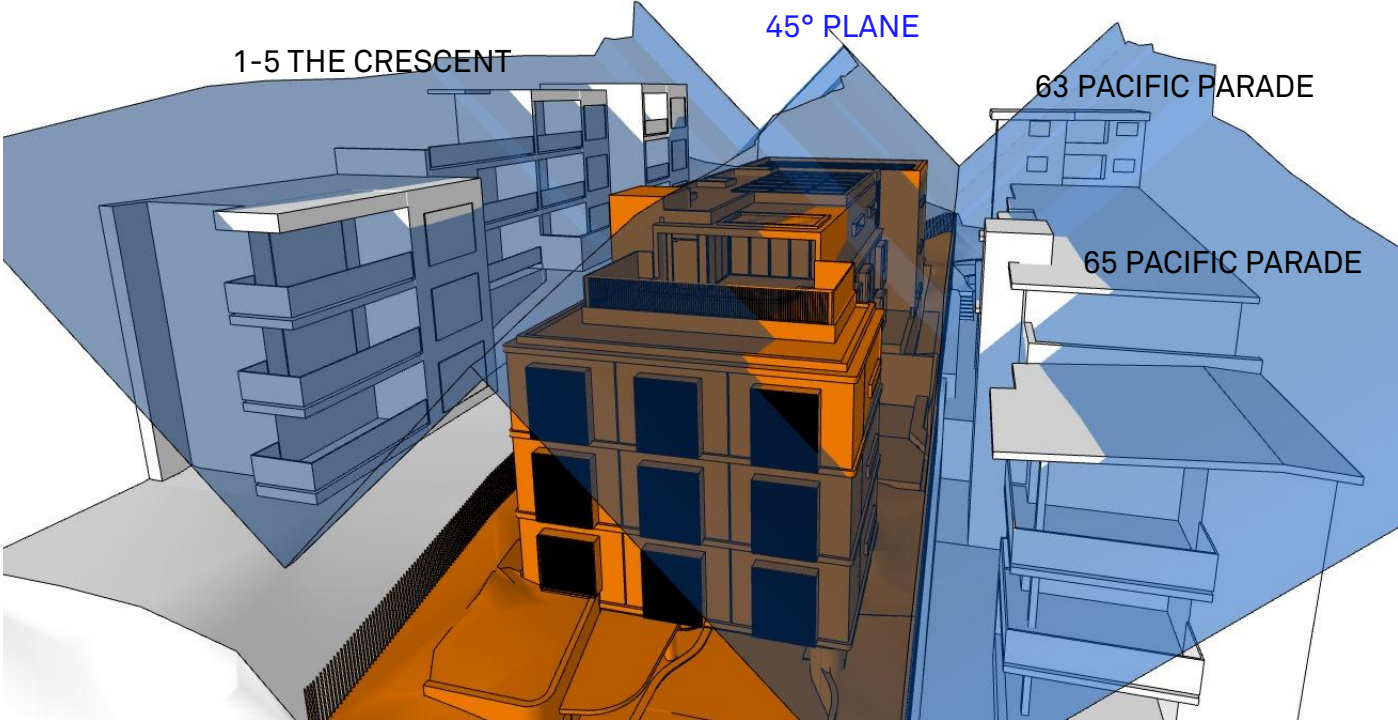
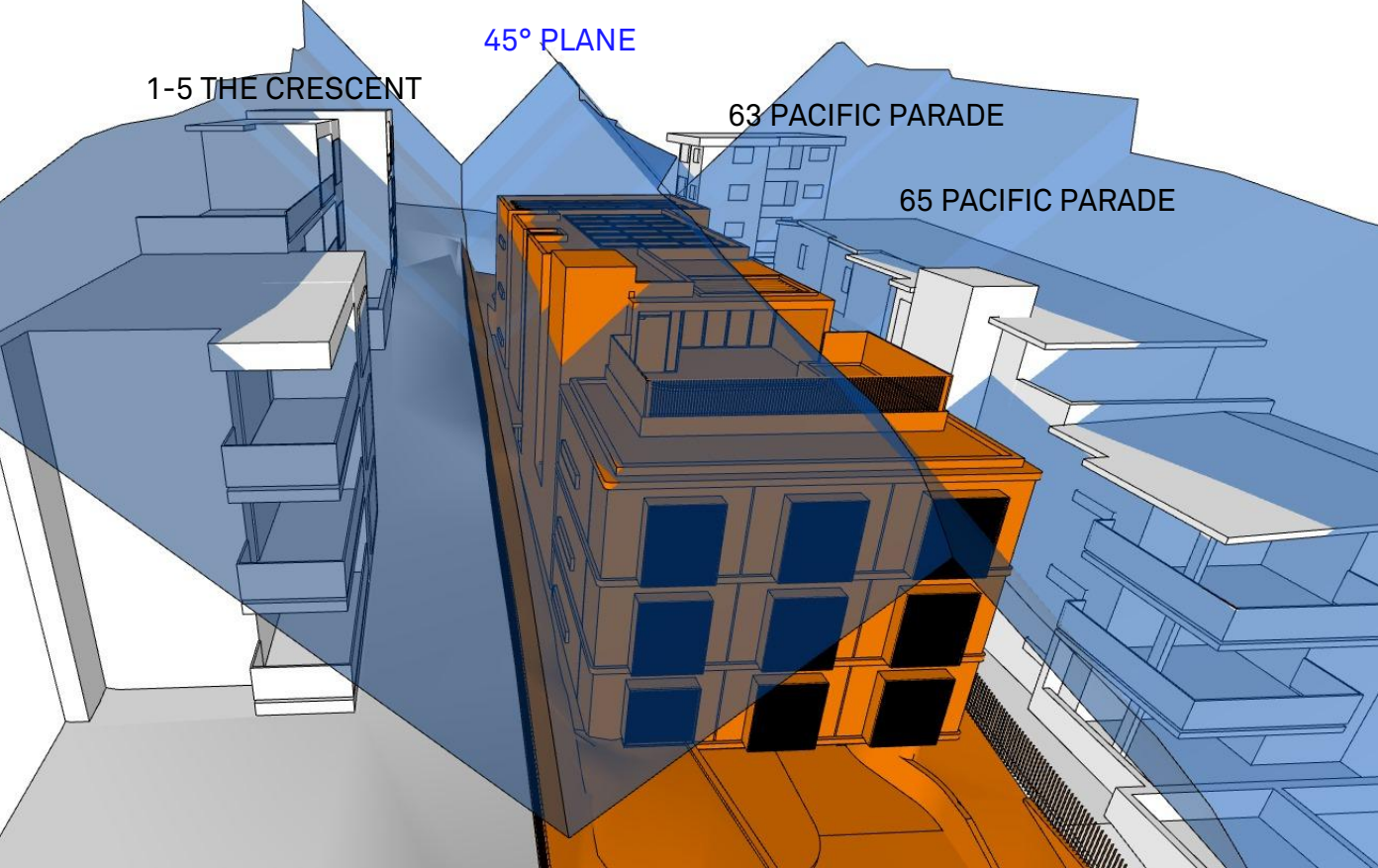
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GM	
DRAWN BY	
DB	
DRAWING No	REV
DA-1002	03

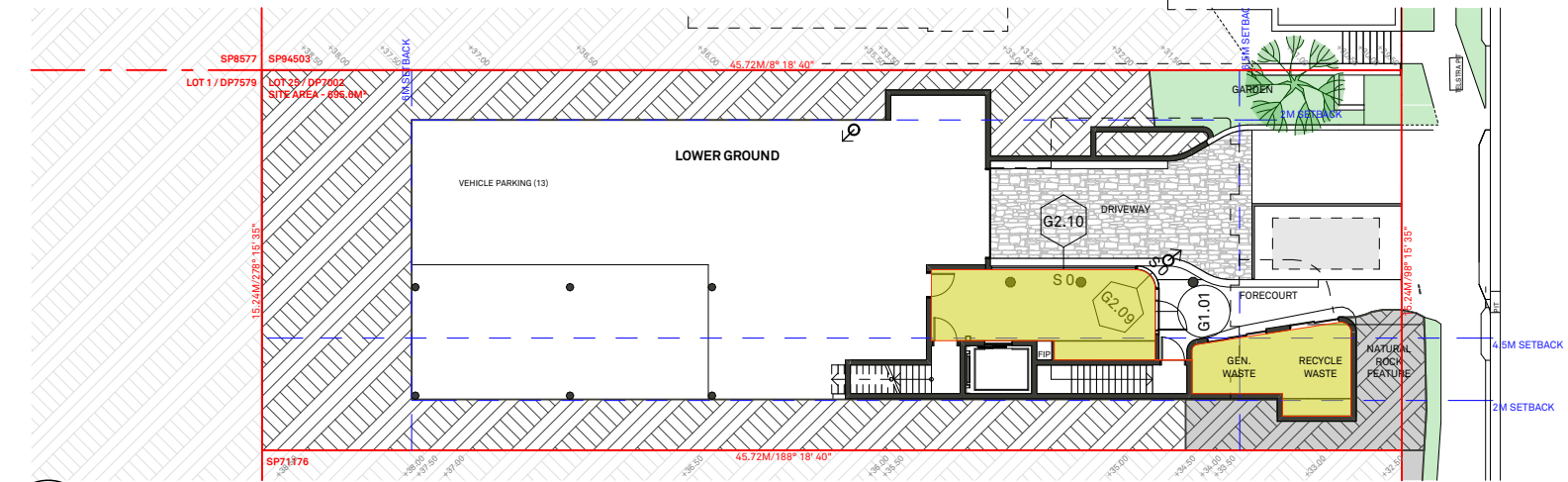
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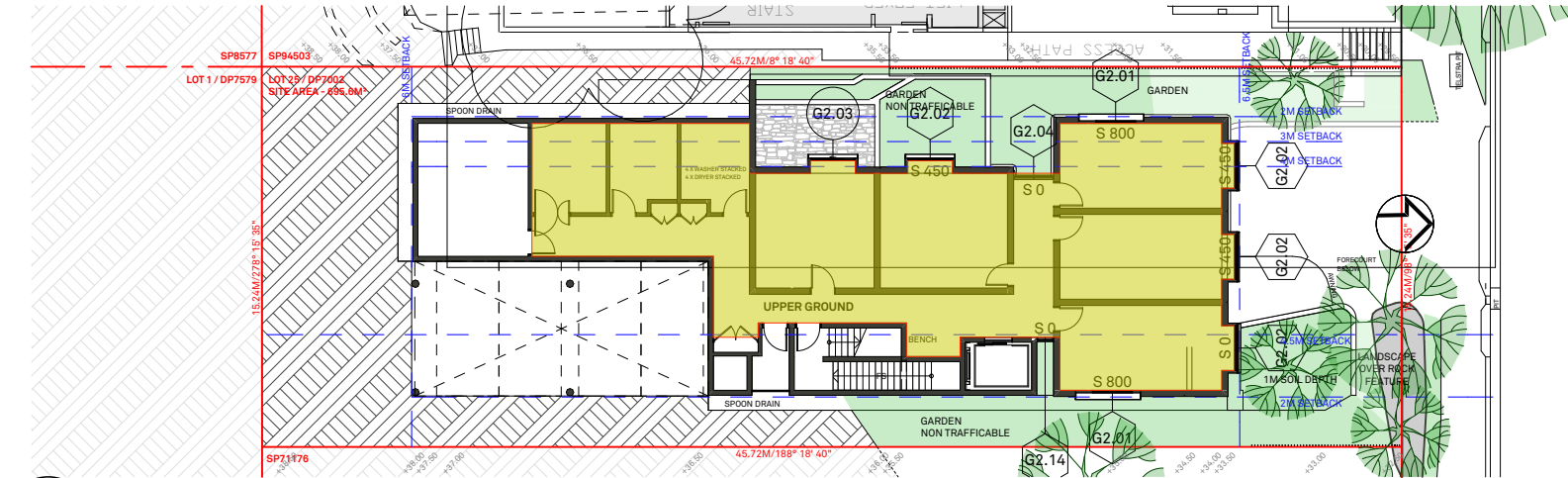


1 LOWER GROUND - GFA

LG - GFA
A: 46.6 m²

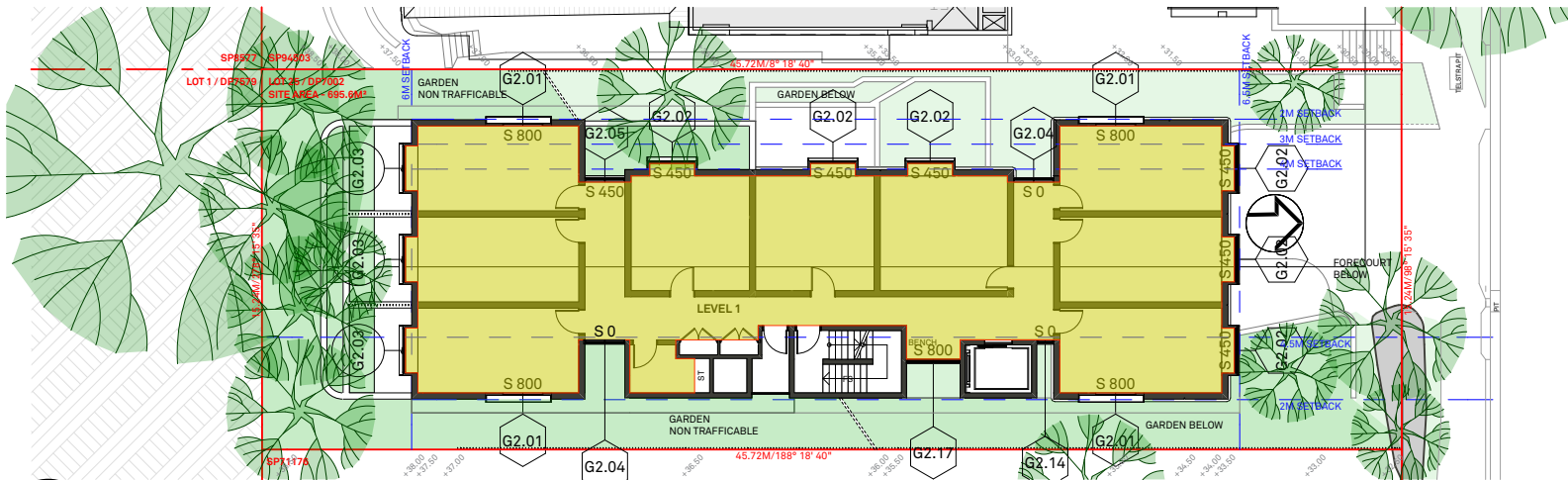
GFA SUMMARY

LAND ZONING:	R3
SITE AREA:	695.6 M ²
FLOOR SPACE RATIO:	-
GFA M ²	
LOWER GROUND	46.6
UPPER GROUND	205.4
LEVEL 1	275.7
LEVEL 2	275.7
LEVEL 3	176.0
979.4 m ²	
TOTAL	
FSR RATE	1.40:1



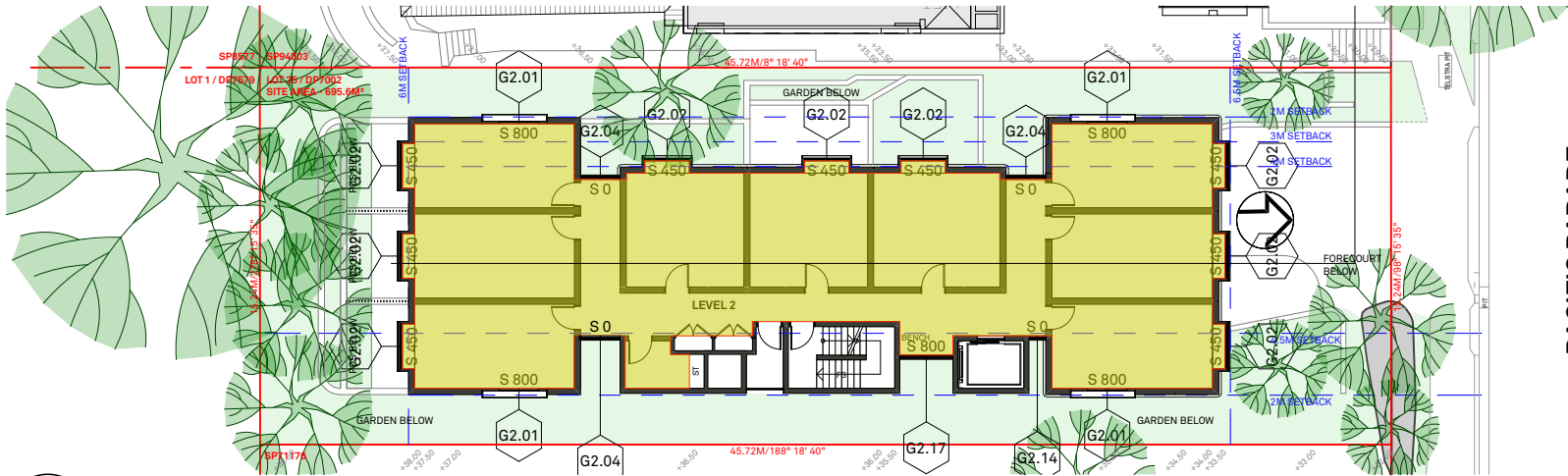
2 UPPER GROUND - GFA

UG - GFA
A: 205.4 m²



3 LEVEL 1 - GFA

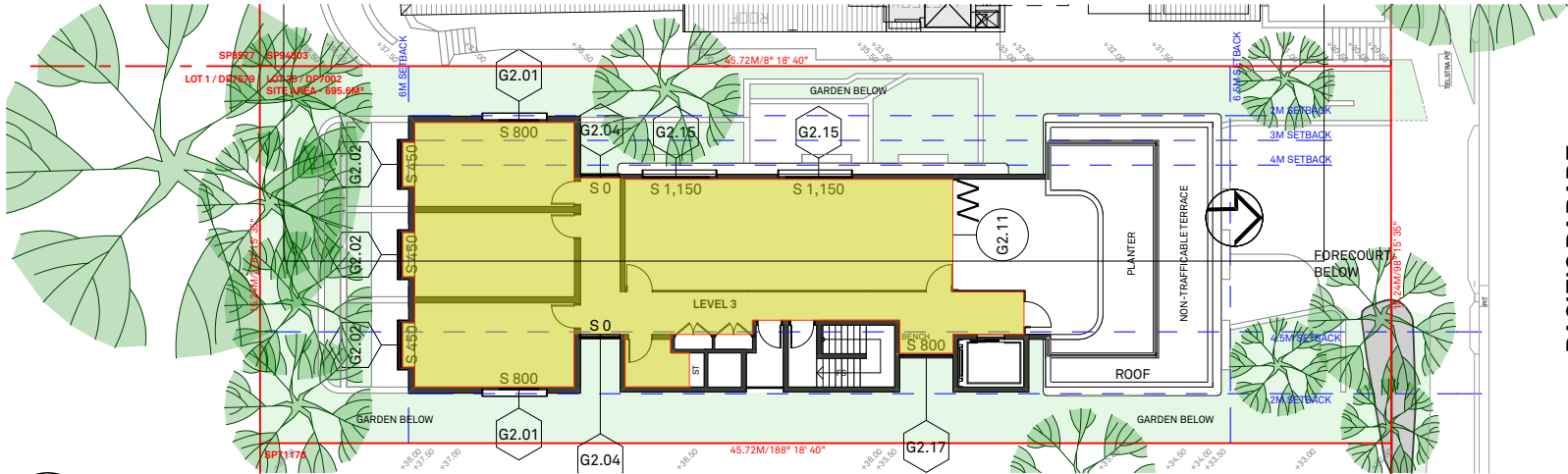
L1 - GFA
A: 275.7 m²



LEVEL 2 - GFA

PACIFIC PARADE

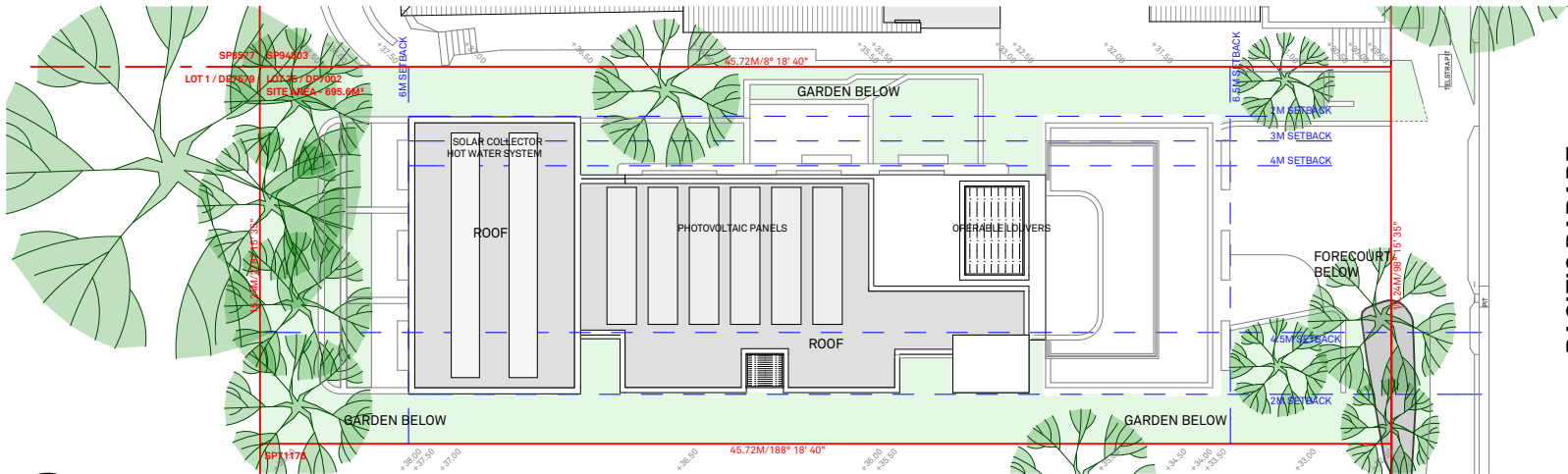
L2 - GFA
A: 275.7 m²



LEVEL 3 - GFA

PACIFIC PARADE

L3 - GFA
A: 176.0 m²



LEVEL 4 (MEZZ) - GFA

PACIFIC PARADE

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Rev	Date	Description
01	25/11/2020	DA ISSUE 01
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03	11/06/2021	DA ISSUE 03

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

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MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GROSS FLOOR AREA (GFA)

SCALE
1:300@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1012

NORTH

REV
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LANDSCAPED AREAS SUMMARY

SITE AREA:	695.6 M²
TOTAL LANDSCAPED OPEN SPACE	
-% OF SITE AREA	PROPOSED
41.5%	288.6 M²

01

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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	Dryer	GBX	Garbage Exhaust	RWT	Rainwater Tank
AHD	Aust. Height Datum	DP	Down Pipe	GBA	Gross Floor Area	SCR	Screen
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BALC	Balcony	FEX	Fire Extinguisher	LY	Laundry	SD	Stormwater Pit
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater
BT	Bathroom	FN	Fence	MSB	Main Switch Board	SFL	Structural floor level
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
COMM	Comms Room	FSR	Fire Stairs Ratio	OSD	Onsite Detention Tank	TOW	Top of Wall
		GBA	Gross Building Area	P	Pantry	VIS	Visitor Parking

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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
LANDSCAPE AREA (LA)

SCALE
1:200@A3
STATUS
DA
PROJECT No
2004A

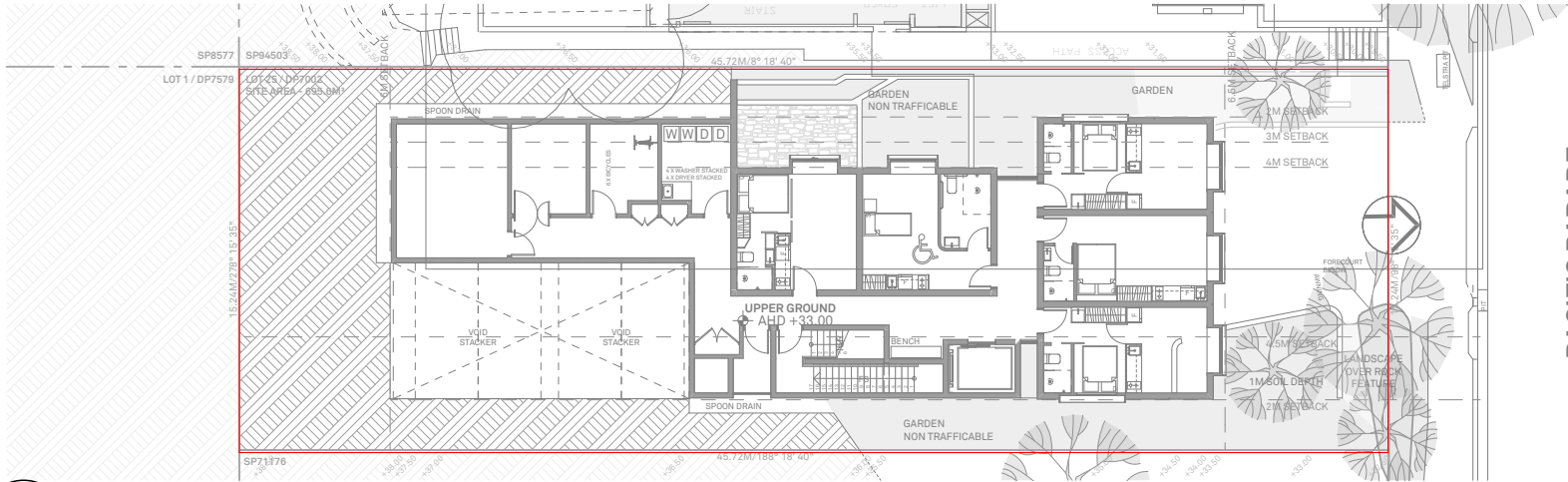
APPROVED
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DRAWN BY
DB
DRAWING No
DA-1013

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PACIFIC PARADE

COMMON AREAS SUMMARY

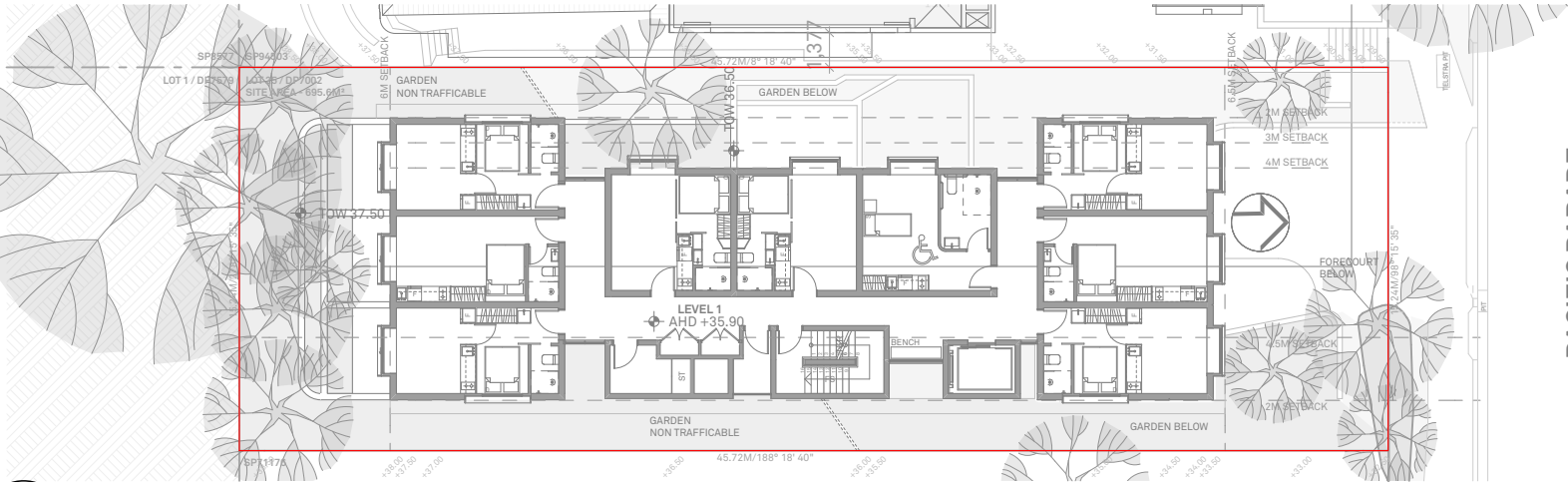
25 MICRO APPARTMENTS + 1 MANAGER

COMMON ROOM AT LEAST ONE LIVING ROOM	
REQUIRED	PROPOSED
x 1	x 1 59.1 M²

COMMON OPEN SPACE AT LEAST 20M²	
REQUIRED	PROPOSED
20.0 M²	28.9 M²

1

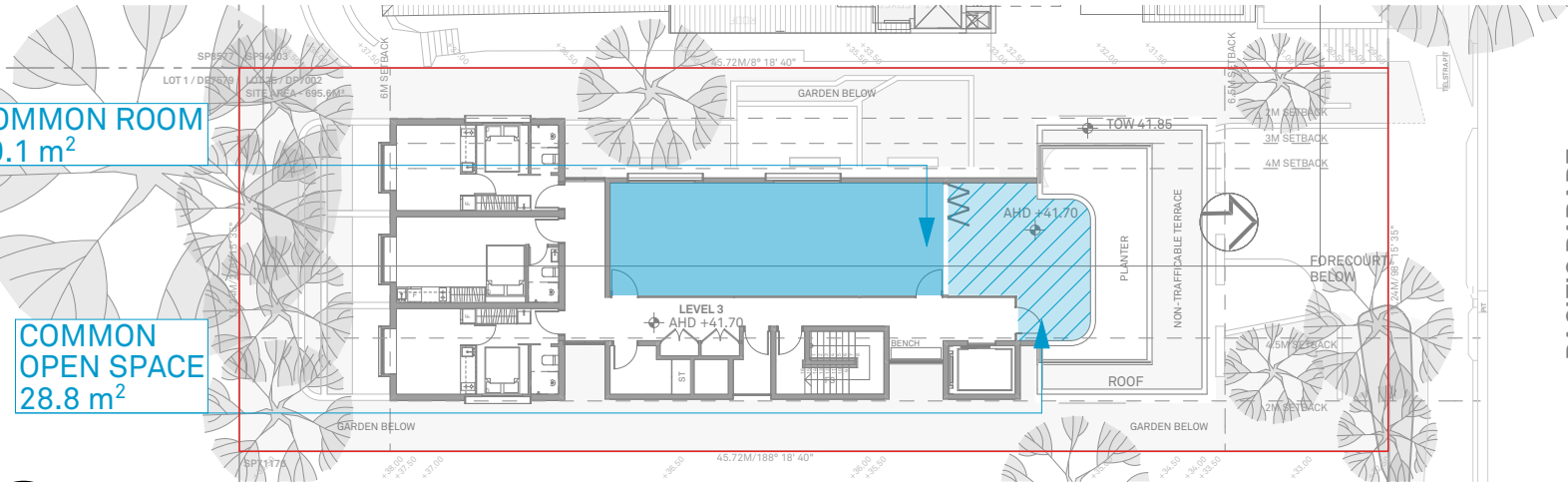
UPPER GROUND



PACIFIC PARADE

2

LEVEL 1



PACIFIC PARADE

3

LEVEL 3

COMMON ROOM
59.1 m²

COMMON
OPEN SPACE
28.8 m²

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03	11/06/2021	DA ISSUE 03

LEGEND

A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Balcony
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
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FS	Fire Stairs
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POS	Private Open Space
R	Robe
RWT	Rainwater Tank
SCR	Screen
SW	Sewer
ST	Storage
SD	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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MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
**COMMUNAL OPEN
SPACE AREA (COS)**

SCALE
1:300@A3
STATUS
DA
PROJECT No
2004A

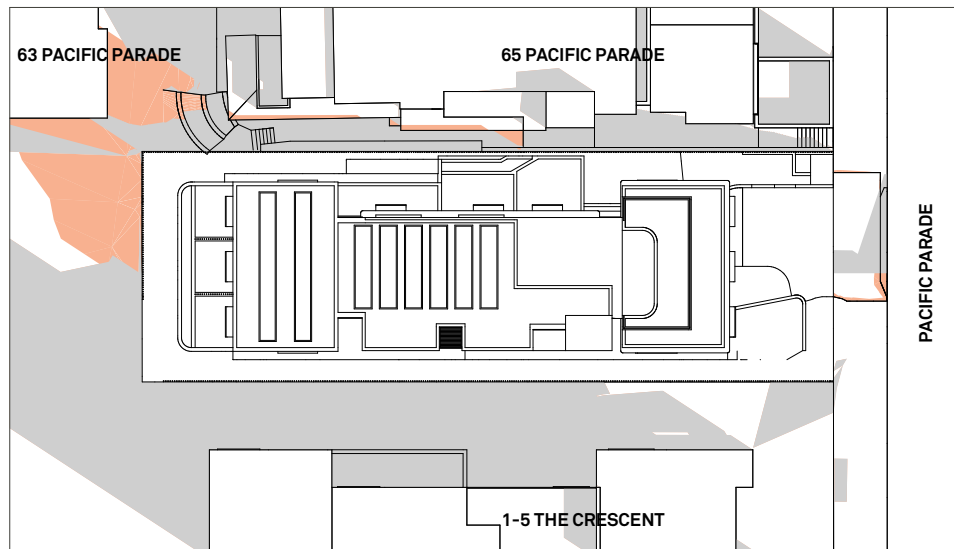
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DRAWING No
DA-1014

NORTH

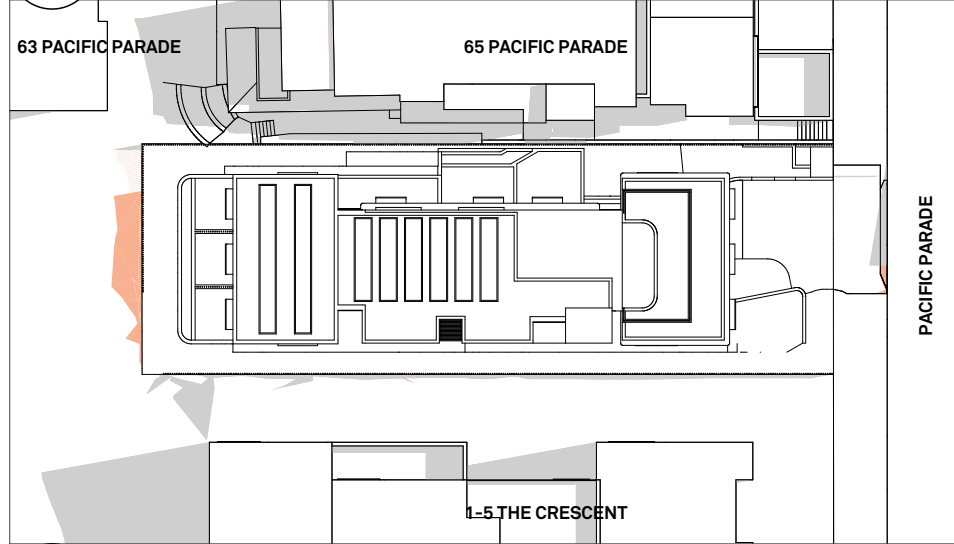
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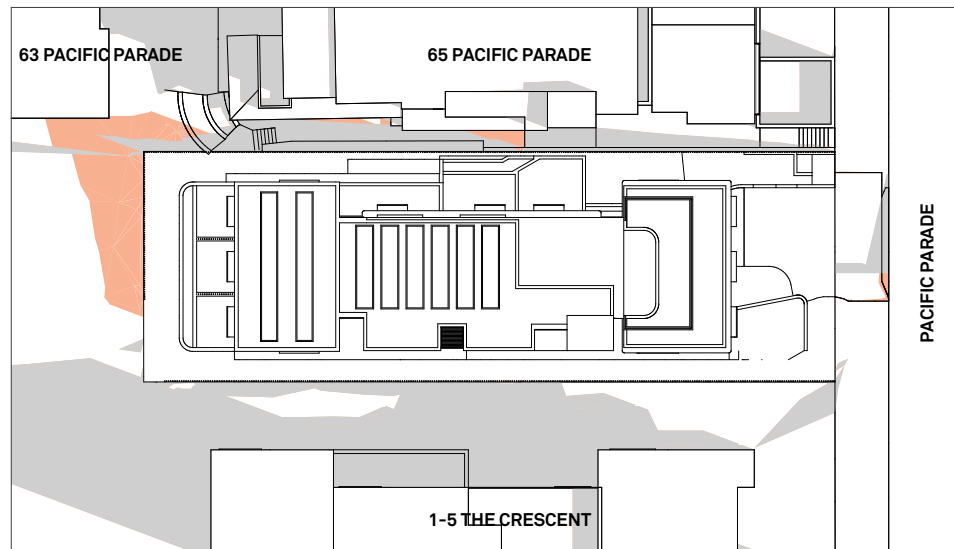
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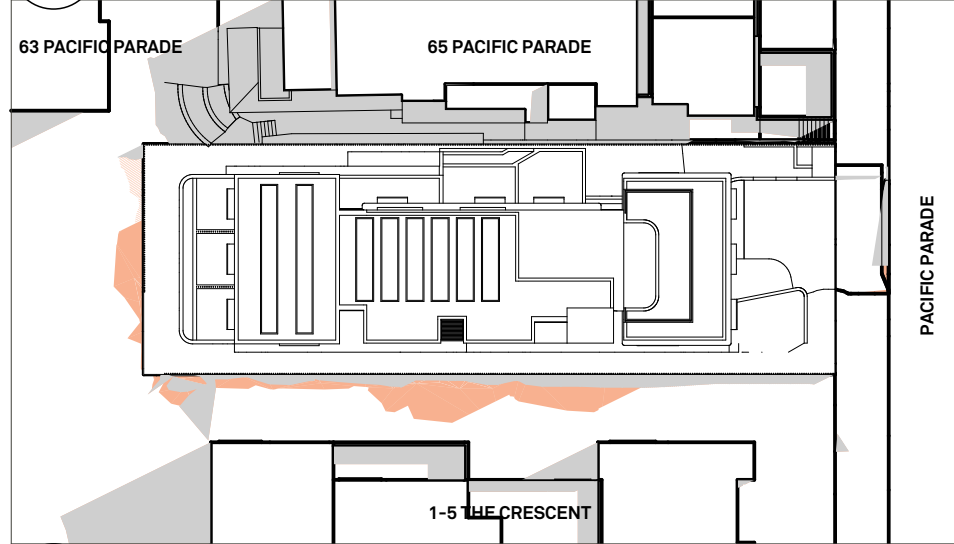
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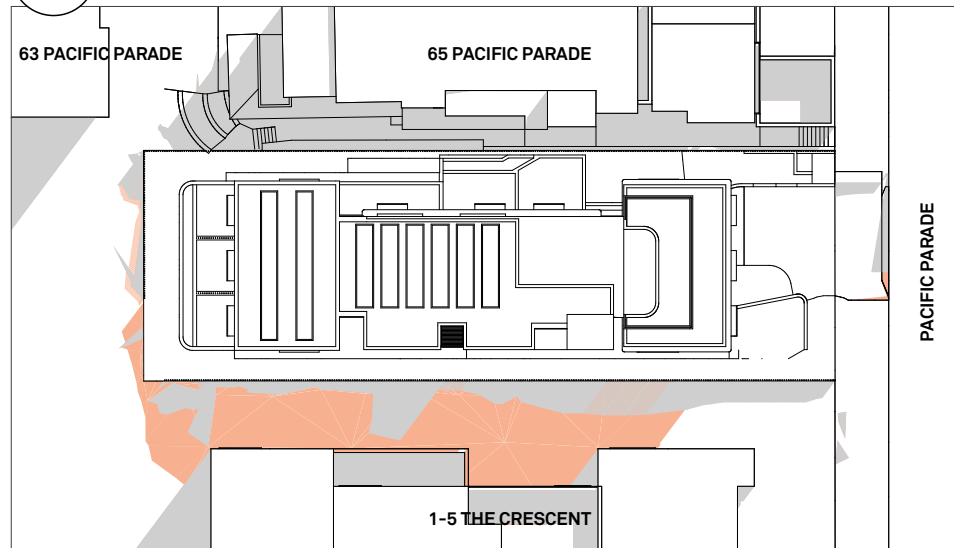
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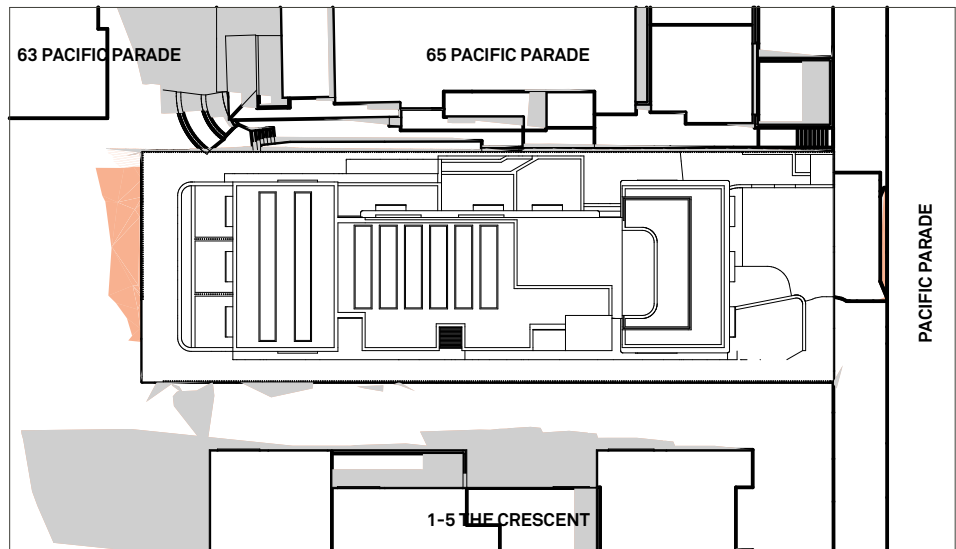
2 21 JUNE 10:00AM



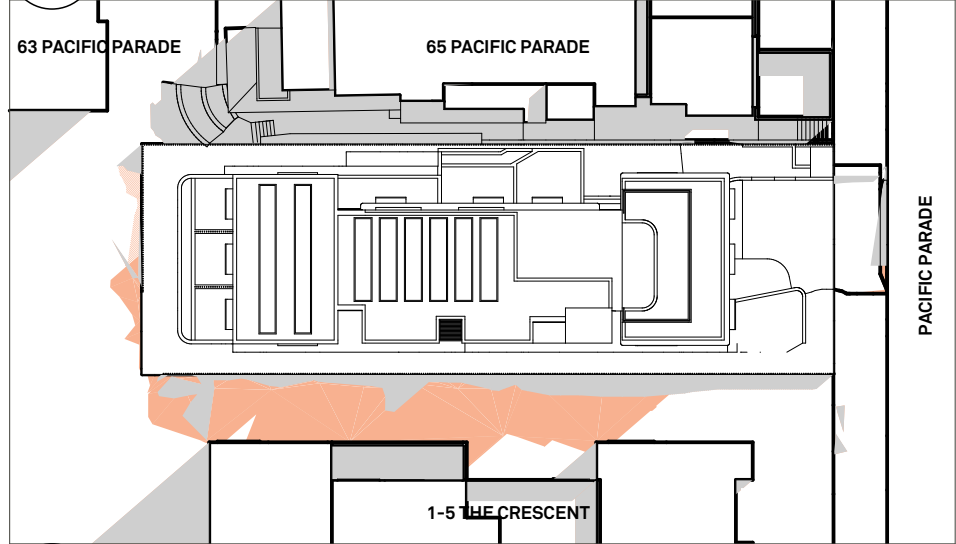
5 21 JUNE 1:00PM



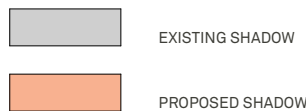
7 21 JUNE 3:00PM



3 21 JUNE 11:00AM



6 21 JUNE 2:00PM



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REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space
ACC	Accessible	CEX	Carpark Exhaust
ADP	Adaptable	DRY	Dining
AHD	Aust. Height Datum	DW	Down Pipe
B	Basement	DW	Dishwasher
BAL	Balustrade	F	Fridge
BALC	Balcony	FEX	Fire Extinguisher
BED	Bedroom	FFL	Finish floor level
BT	Bathroom	FN	Fence
COL	Column	FS	Fire Stairs
COMM	Comms Room	FSR	Floor Space Ratio
		GBA	Gross Building Area

GBR	Garbage Room	GBR	Garbage Room
GBX	Garbage Exhaust	GBX	Garbage Exhaust
GFA	Gross Floor Area	GFA	Gross Floor Area
GM	Gas Meter	GM	Gas Meter
H	Hydraulic Services	H	Hydraulic Services
LY	Laundry	LY	Laundry
M	Motorcycle Parking	M	Motorcycle Parking
MC	Main Switch Board	MC	Main Switch Board
MSB	Natural Ground Level	MSB	Natural Ground Level
OSD	Onsite Detention Tank	OSD	Onsite Detention Tank
P	Pantry	P	Pantry
POS	Private Open Space	POS	Private Open Space
R	Robe	R	Robe
RWT	Rainwater Tank	RWT	Rainwater Tank
SCR	Screen	SCR	Screen
SW	Sewer	SW	Sewer
SD	Storage	SD	Storage
STP	Stormwater Pit	STP	Stormwater Pit
STW	Stormwater	STW	Stormwater
SFL	Structural floor level	SFL	Structural floor level
TOF	Top of Fence	TOF	Top of Fence
TOW	Top of Wall	TOW	Top of Wall
VIS	Visitor Parking	VIS	Visitor Parking

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
SHADOW DIAGRAMS
- PLAN VIEW (JUNE 21)

SCALE
1:500@A3
STATUS
DA
PROJECT No
2004A

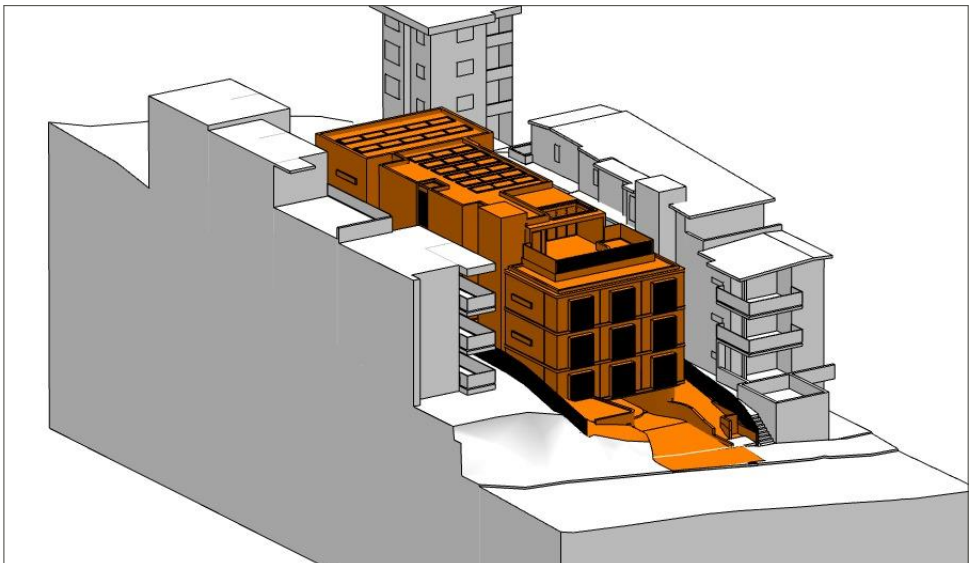
APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1300

NORTH

REV
03

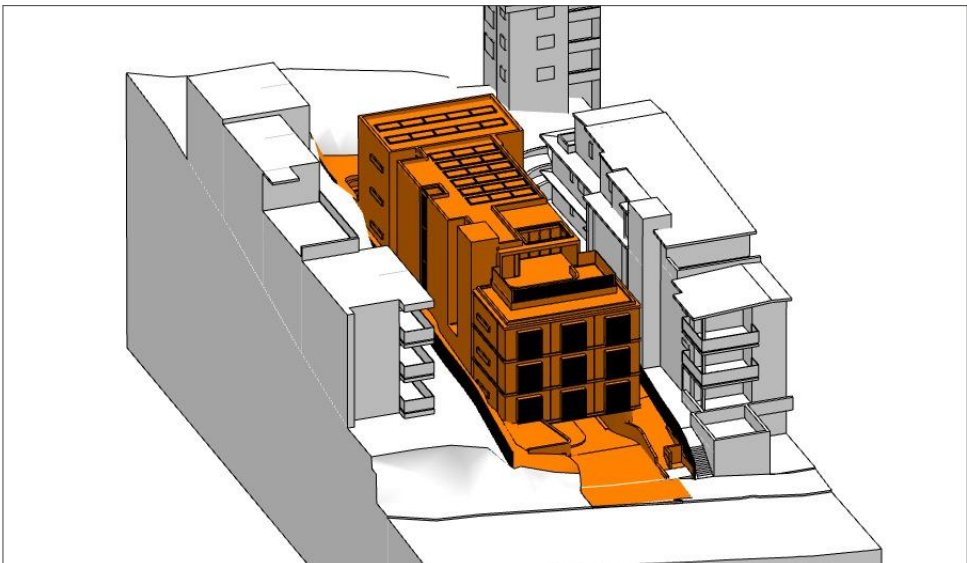
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536
P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
W. www.bensonmccormack.com





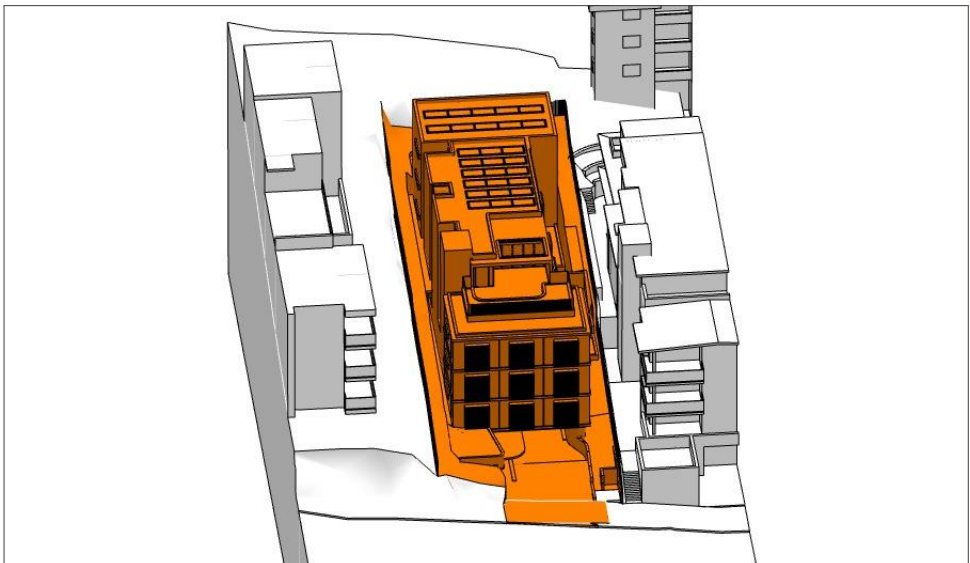
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21 JUNE 9:00AM



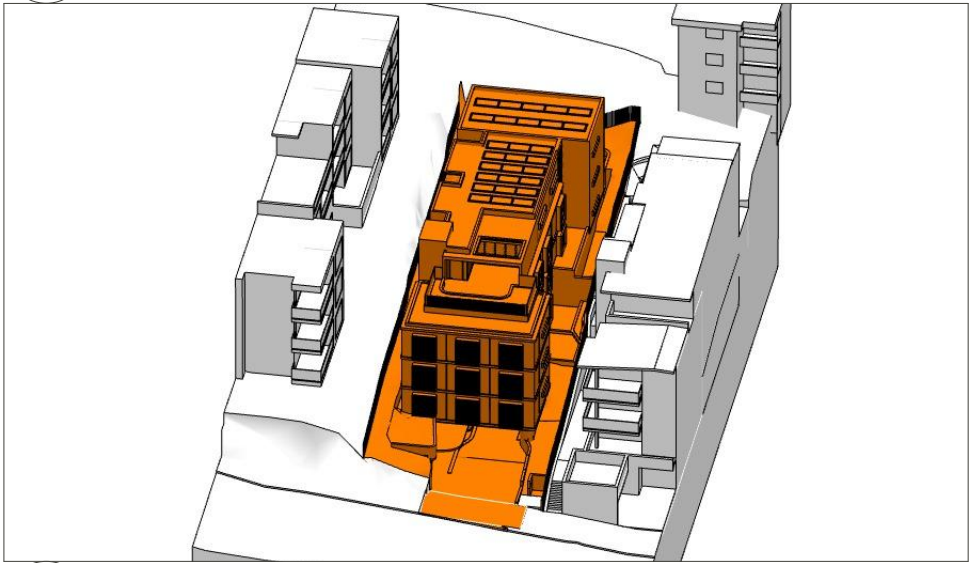
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21 JUNE 10:00AM



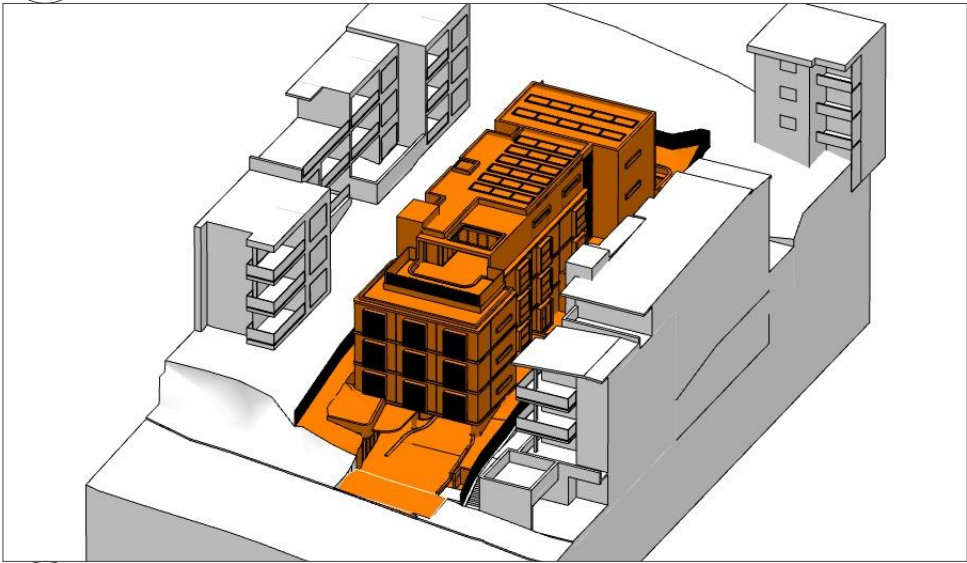
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21 JUNE 11:00AM



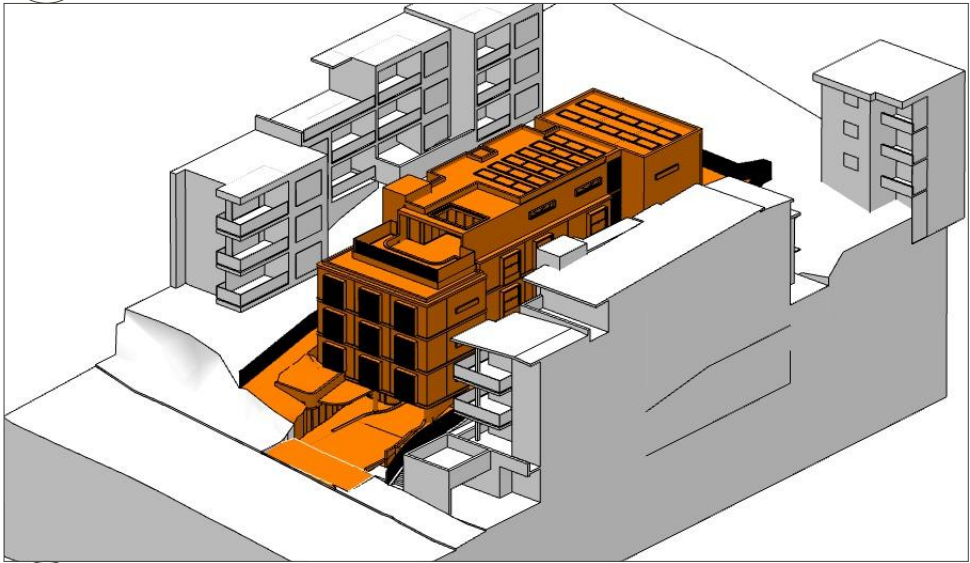
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21 JUNE 12:00PM



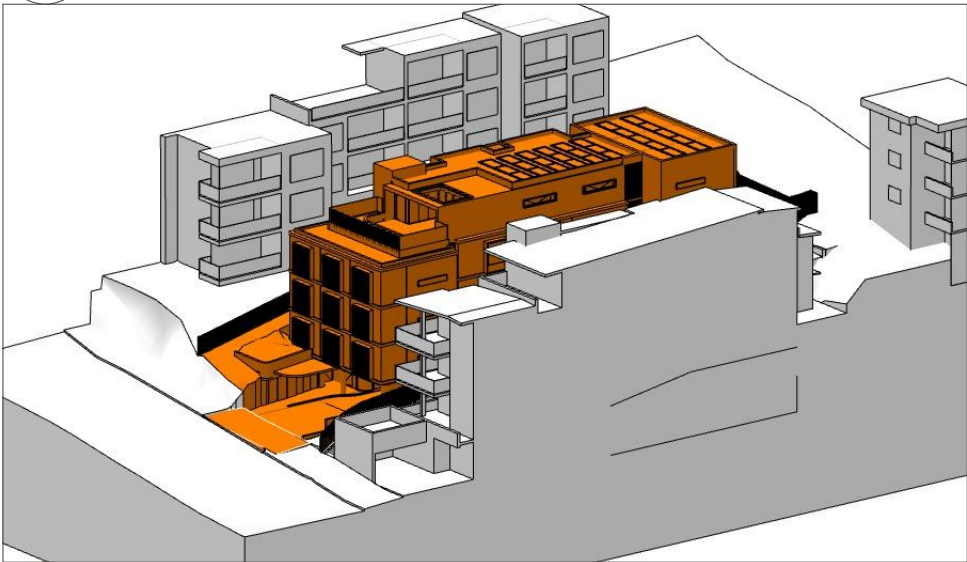
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21 JUNE 01:00PM



6

21 JUNE 2:00PM



7

21 JUNE 3:00PM

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REVISION

Rev	Date	Description
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LEGEND

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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	Down Pipe	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Dishwasher	GM	Gas Meter	SW	Sewer
BAL	Balustrade	F	Fridge	LY	Laundry	ST	Storage
BALC	Balcony	FEX	Fire Extinguisher	MC	Motorcycle Parking	SD	Study
BED	Bedroom	FFL	Finish floor level	MSB	Main Switch Board	STP	Stormwater Pit
BT	Bathroom	FN	Fence	NGL	Natural Ground Level	STW	Stormwater
COL	Column	FS	Fire Stairs	OSD	Onsite Detention Tank	SFL	Structural floor level
COMM	Comms Room	FSR	Floor Space Ratio	P	Pantry	TOF	Top of Fence
		GBA	Gross Building Area			TOW	Top of Wall
						VIS	Visitor Parking

GBR	Garbage Room	POS	Private Open Space
GBX	Garbage Exhaust	R	Robe
GFA	Gross Floor Area	RWT	Rainwater Tank
GM	Gas Meter	SCR	Screen
LY	Laundry	SW	Sewer
MC	Motorcycle Parking	ST	Storage
MSB	Main Switch Board	SD	Study
NGL	Natural Ground Level	STP	Stormwater Pit
OSD	Onsite Detention Tank	STW	Stormwater
P	Pantry	SFL	Structural floor level
		TOF	Top of Fence
		TOW	Top of Wall
		VIS	Visitor Parking

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
**3D POINT OF VIEW
SOLAR ACCESS
DIAGRAMS (JUNE 21)**

SCALE
@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1301
REV
03

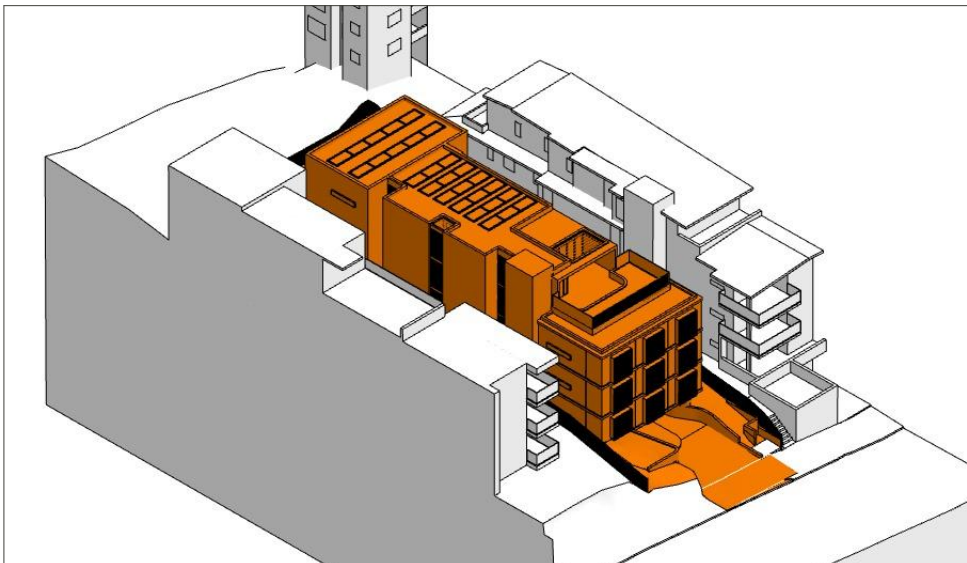
SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

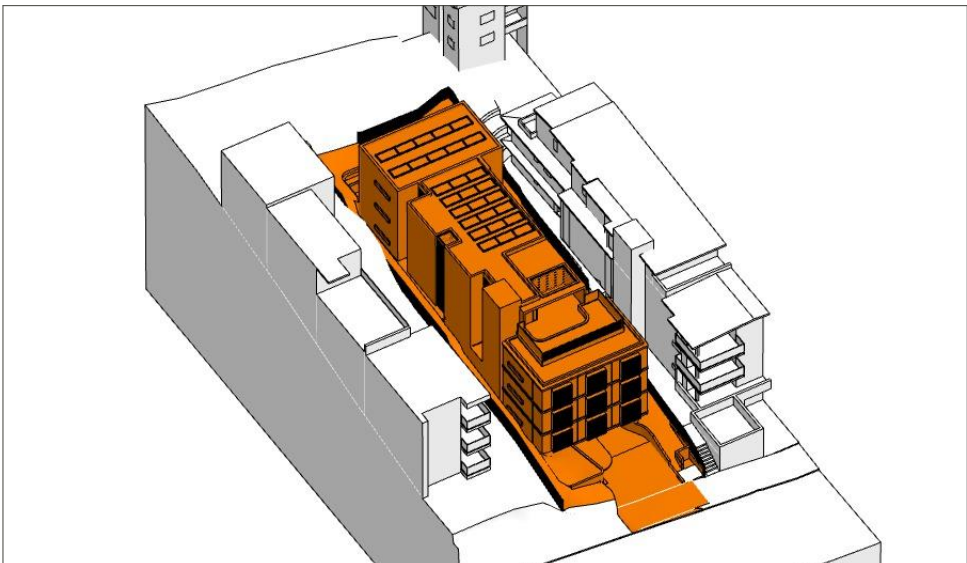
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536

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E. enquiries@bensonmccormack.com
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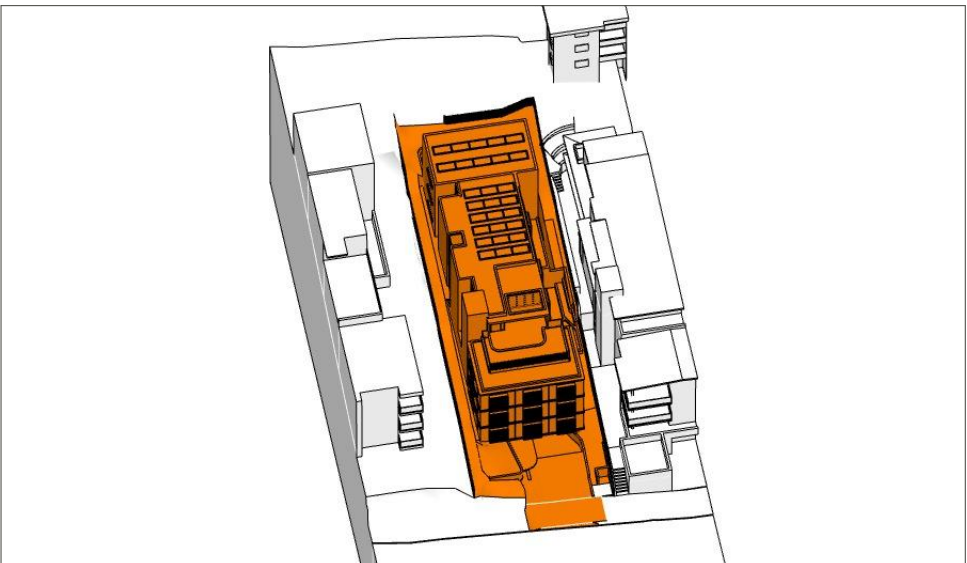
**BENSON
McCORMACK
ARCHITECTURE**



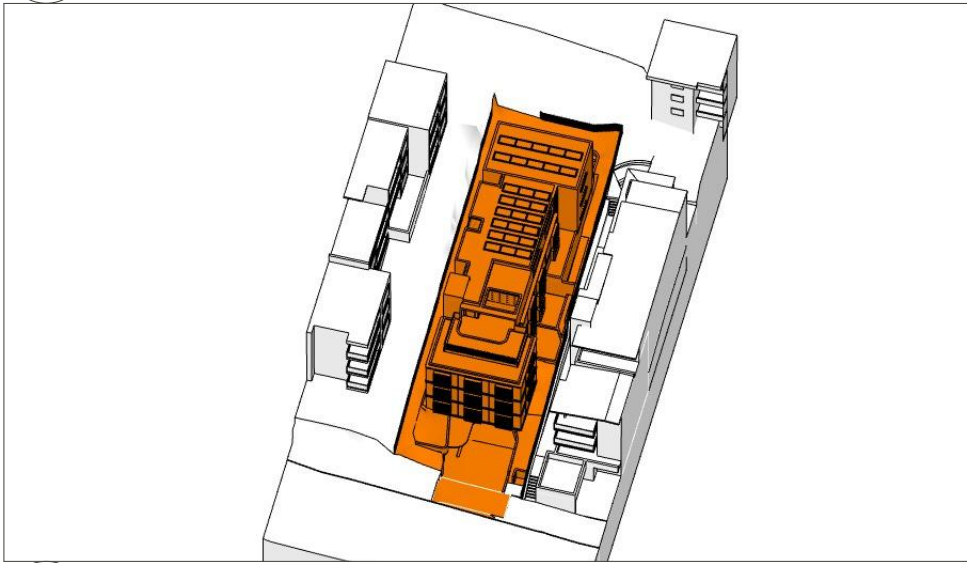
1 21 MARS/SEPT 9:00AM



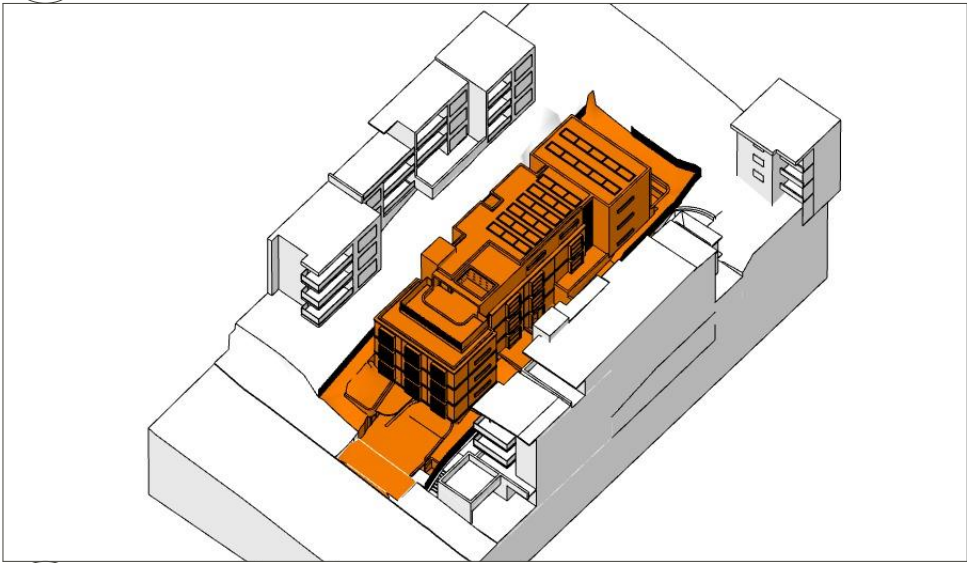
2 21 MARS/SEPT 10:00AM



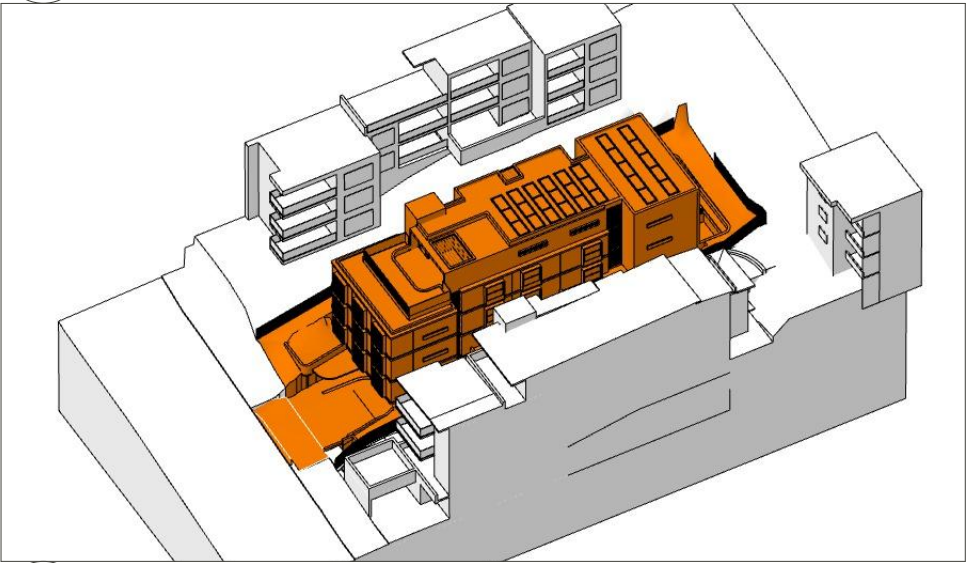
3 21 MARS/SEPT 11:00AM



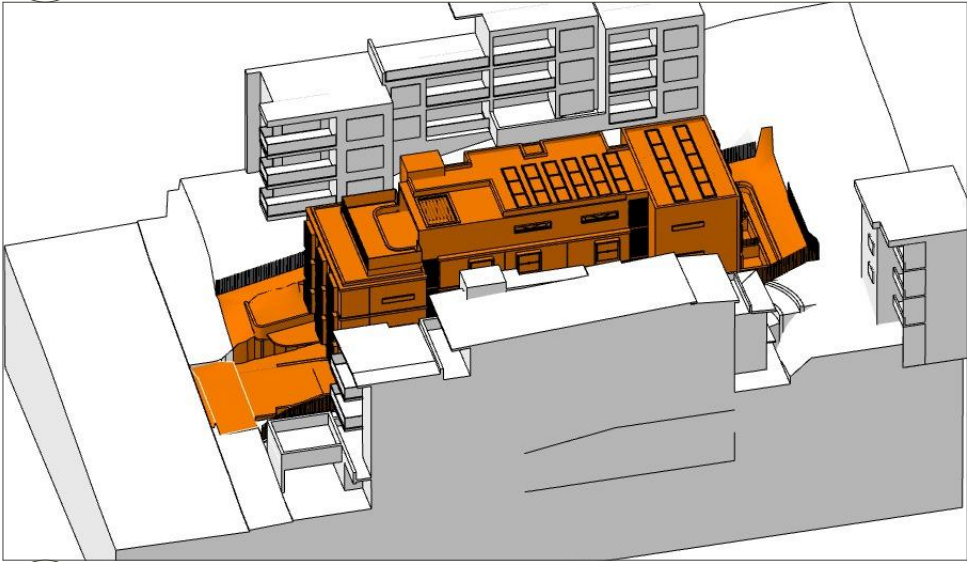
4 21 MARS/SEPT 12:00PM



5 21 MARS/SEPT 1:00PM



6 21 MARS/SEPT 2:00PM



7 21 MARS/SEPT 3:00PM

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REVISION

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LEGEND

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ACC	Accessible	CEX	Carpark Exhaust
ADP	Adaptable	DRY	Dining
AHD	Aust. Height Datum	DP	Down Pipe
B	Basement	DW	Dishwasher
BAL	Balustrade	F	Fridge
BALC	Balcony	FEX	Fire Extinguisher
BED	Bedroom	FFL	Finish floor level
BT	Bathroom	FN	Fence
COL	Column	FS	Fire Stairs
COMM	Comms Room	FSR	Floor Space Ratio
		GBA	Gross Building Area

GBR	Garbage Room	POS	Private Open Space
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GFA	Gross Floor Area	RWT	Rainwater Tank
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H	Hydraulic Services	SW	Sewer
LY	Laundry	ST	Storage
M	Meter Room	SD	Study
MC	Motorcycle Parking	STP	Stormwater Pit
MSB	Main Switch Board	STW	Stormwater
NGL	Natural Ground Level	SFL	Structural floor level
OSD	Onsite Detention Tank	TOF	Top of Fence
P	Pantry	TOW	Top of Wall
		VIS	Visitor Parking

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
3D POINT OF VIEW
SOLAR ACCESS
DIAGRAMS (MAR/SEP
21)

SCALE
@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1302

NORTH

REV
03

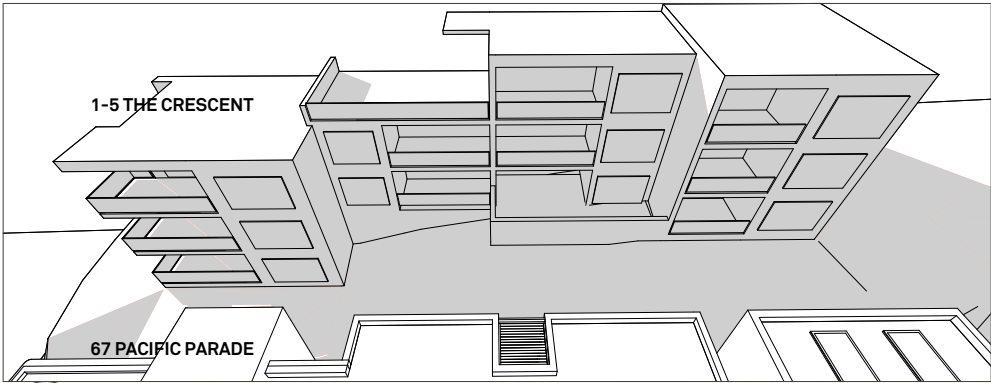
SOLAR ANALYSIS METHODOLOGY

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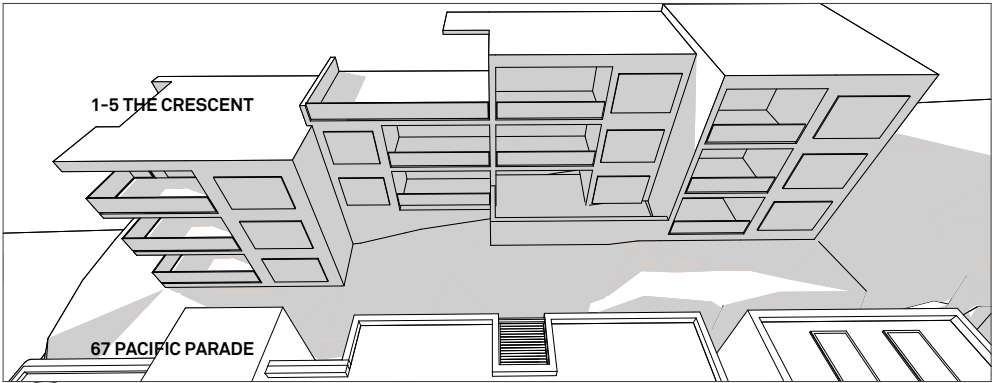
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
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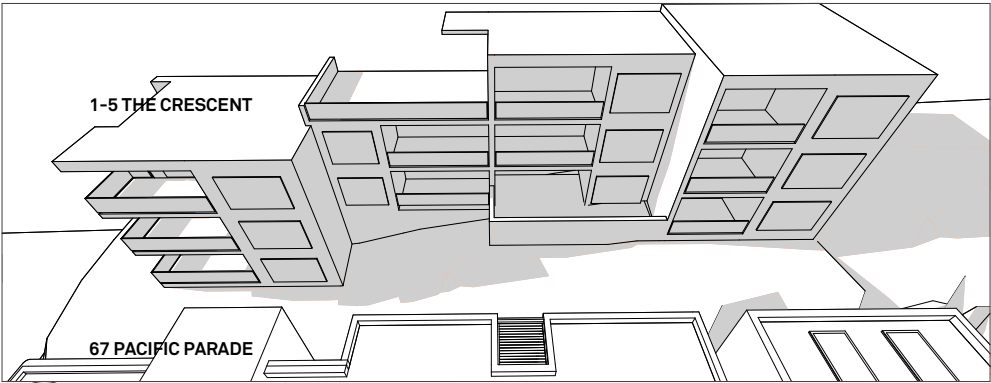




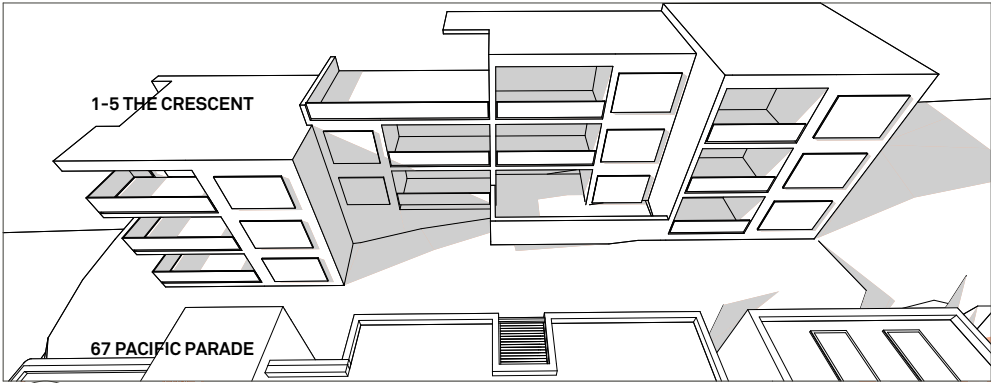
SHADOW ANALYSIS - ELEVATION - 09:00 AM



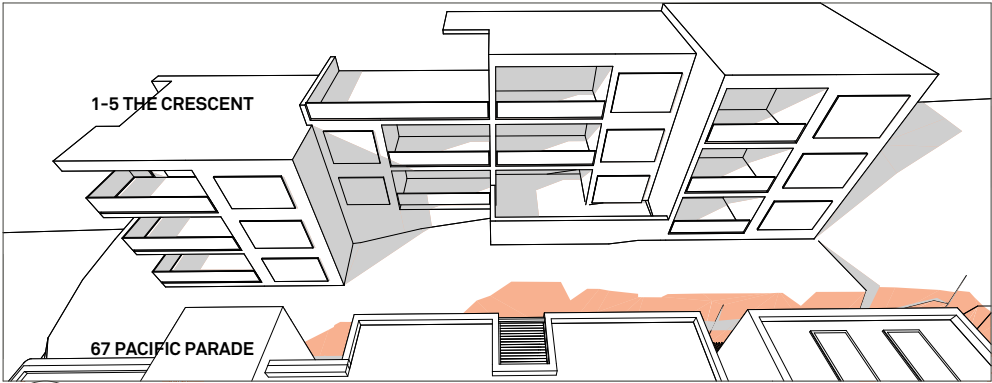
SHADOW ANALYSIS - ELEVATION - 10:00 AM



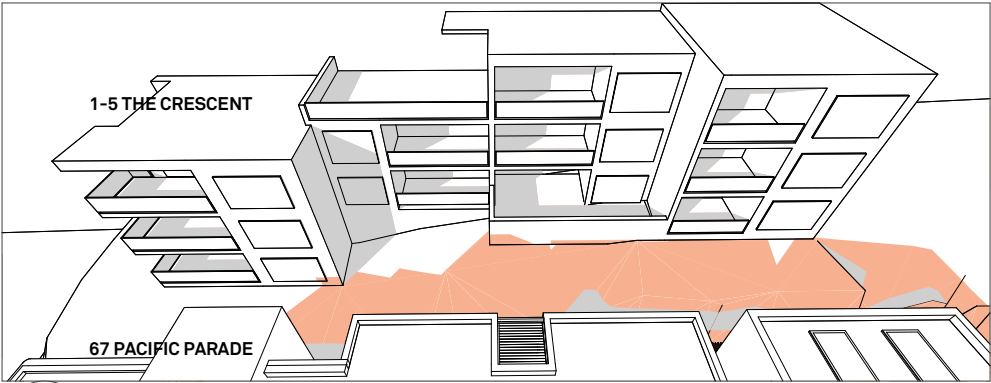
SHADOW ANALYSIS - ELEVATION - 11:00 AM



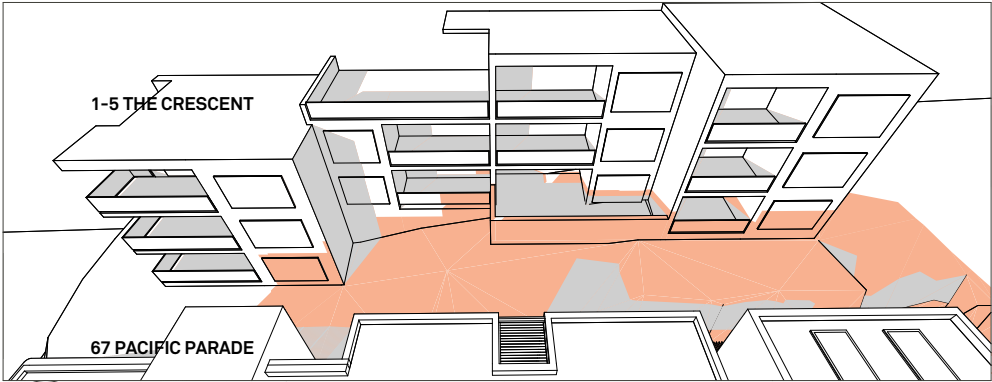
SHADOW ANALYSIS - ELEVATION - 12:00PM



SHADOW ANALYSIS - ELEVATION - 01:00 PM

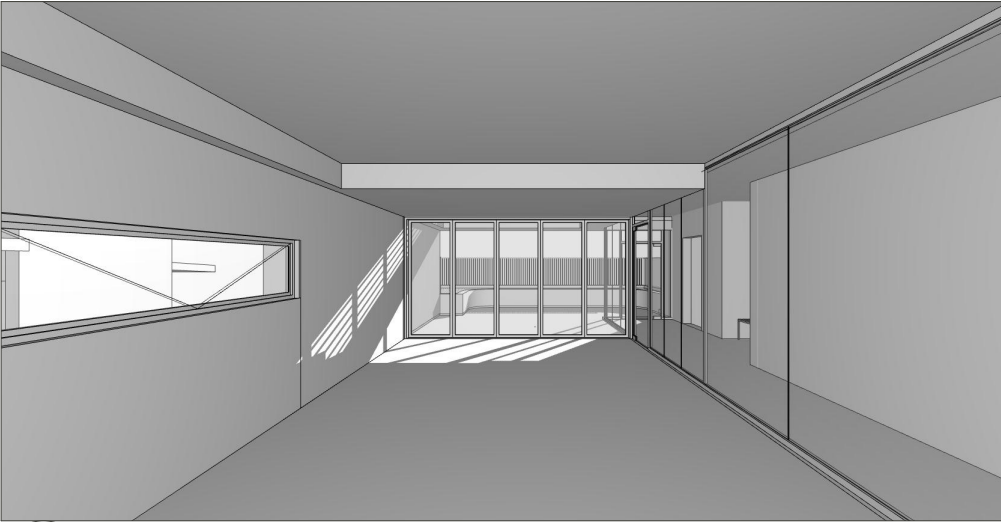


SHADOW ANALYSIS - ELEVATION - 02:00 PM



SHADOW ANALYSIS - ELEVATION - 03:00 PM

EXISTING SHADOW
PROPOSED SHADOW



1 SOLAR ACCESS - COMMON ROOM - 09:00 AM



2 SOLAR ACCESS - COMMON ROOM - 10:00 AM



3 SOLAR ACCESS - COMMON ROOM - 11:00 AM



4 SOLAR ACCESS - COMMON ROOM - 12:00 PM



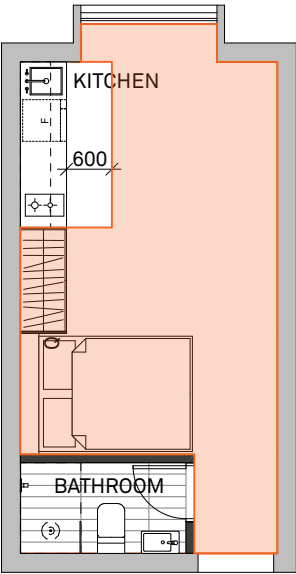
5 SOLAR ACCESS - COMMON ROOM - 01:00 PM



6 SOLAR ACCESS - COMMON ROOM - 02:00 PM

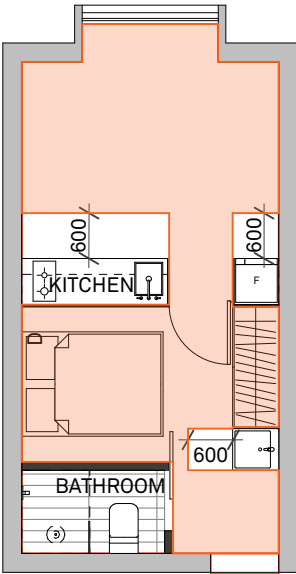


7 SOLAR ACCESS - COMMON ROOM - 03:00 PM



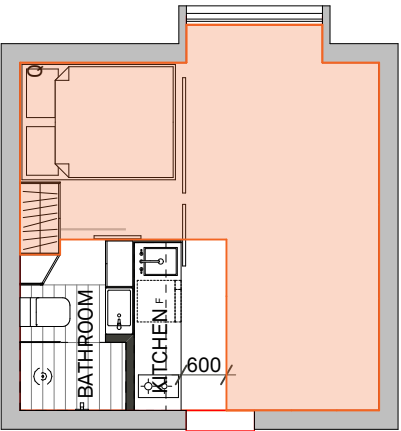
ROOM TYPE A
NET AREA: 23.0 m²
BEDROOM - 2 RESIDENTS
A: 17.3 m²

1 TYPE A
1:100



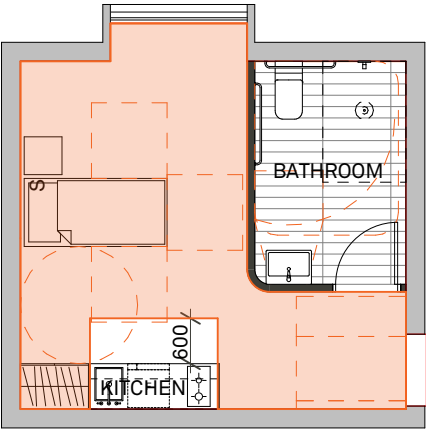
ROOM TYPE B
NET AREA: 23.0 m²
BEDROOM - 2 RESIDENTS
A: 16.8 m²

2 TYPE B
1:100



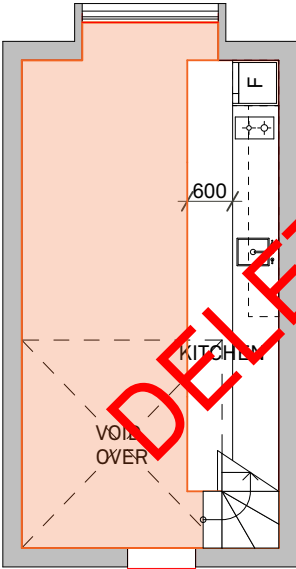
ROOM TYPE C
NET AREA: 22.8 m²
BEDROOM - 2 RESIDENTS
A: 16.7 m²

3 TYPE C
1:100



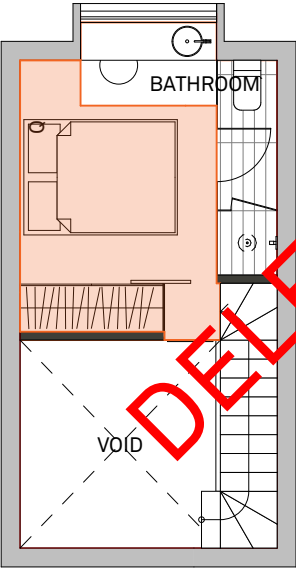
ROOM TYPE D
ACCESSIBLE
NET AREA: 24.4 m²
BEDROOM - 1 RESIDENT
A: 16.0 m²

4 TYPE D - ACCESSIBLE
1:100



ROOM TYPE E 1/2
NET AREA: 22.8 m²
BEDROOM - 2 RESIDENTS
A: 15.9 m²

5 TYPE E LOWER LEVEL
1:100



ROOM TYPE E 2/2
NET AREA: 12.9 m²
BEDROOM - 2 RESIDENTS
A: 8.4 m²
TOTAL BEDROOM
A: 24.3 m²

6 TYPE E UPPER LEVEL
1:100

MICRO APARTMENT INTERNAL LAYOUT
PREPARED BY
BRAD SWARTZ ARCHITECTS

REVISION

Rev	Date	Description
01	25/11/2020	DA ISSUE 01
02	29/04/2021	DA ISSUE 02
03	11/06/2021	DA ISSUE 03

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBR	Garbage Room	POS	Private Open Space
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		GBA	Gross Building Area	P	Pantry	TOW	Top of Wall
						VIS	Visitor Parking

CLIENT

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PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

APARTMENT
INTERNAL LAYOUT
AREA

SCALE

1:100@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
SJ

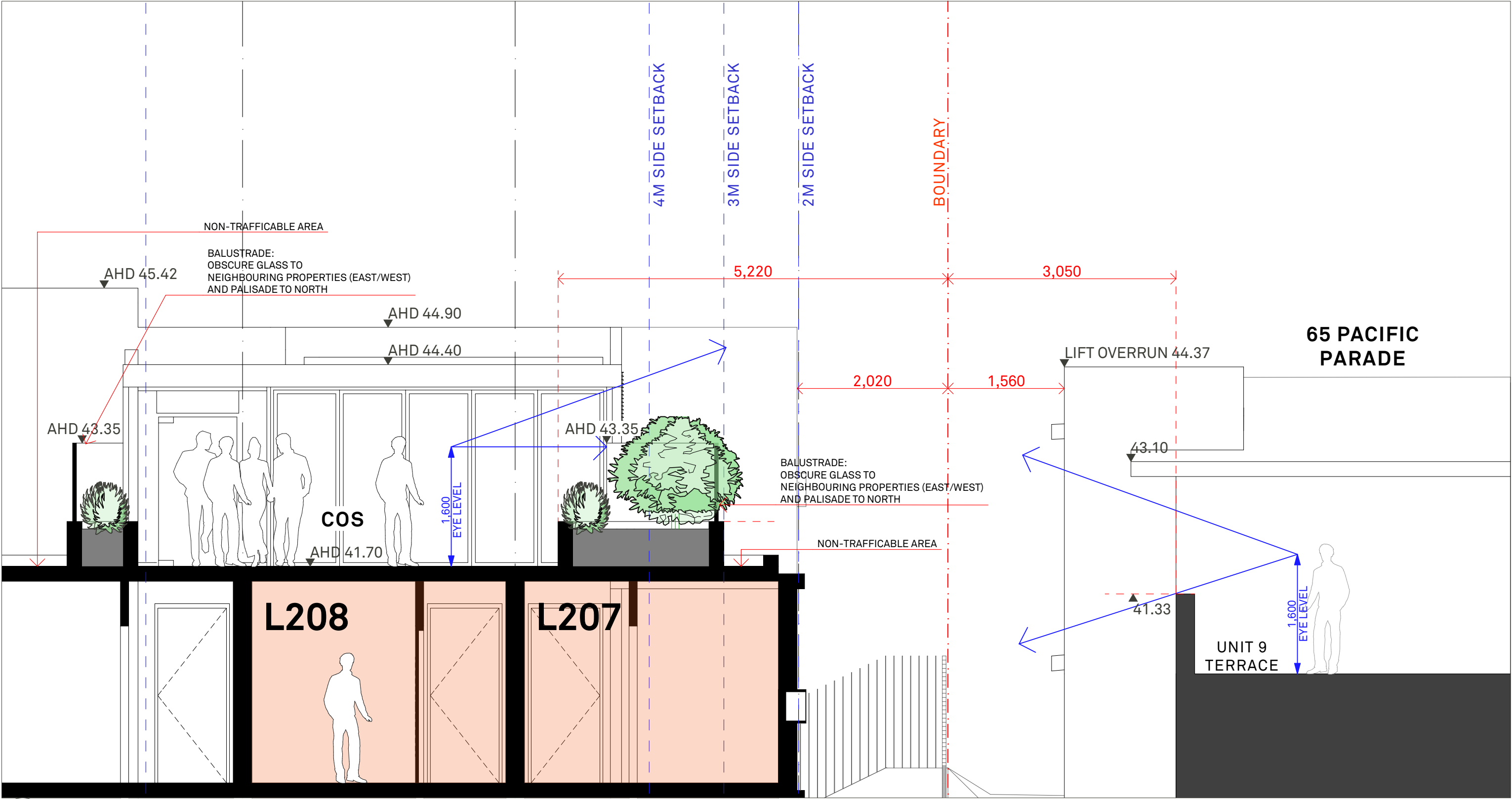
NORTH

REV
03

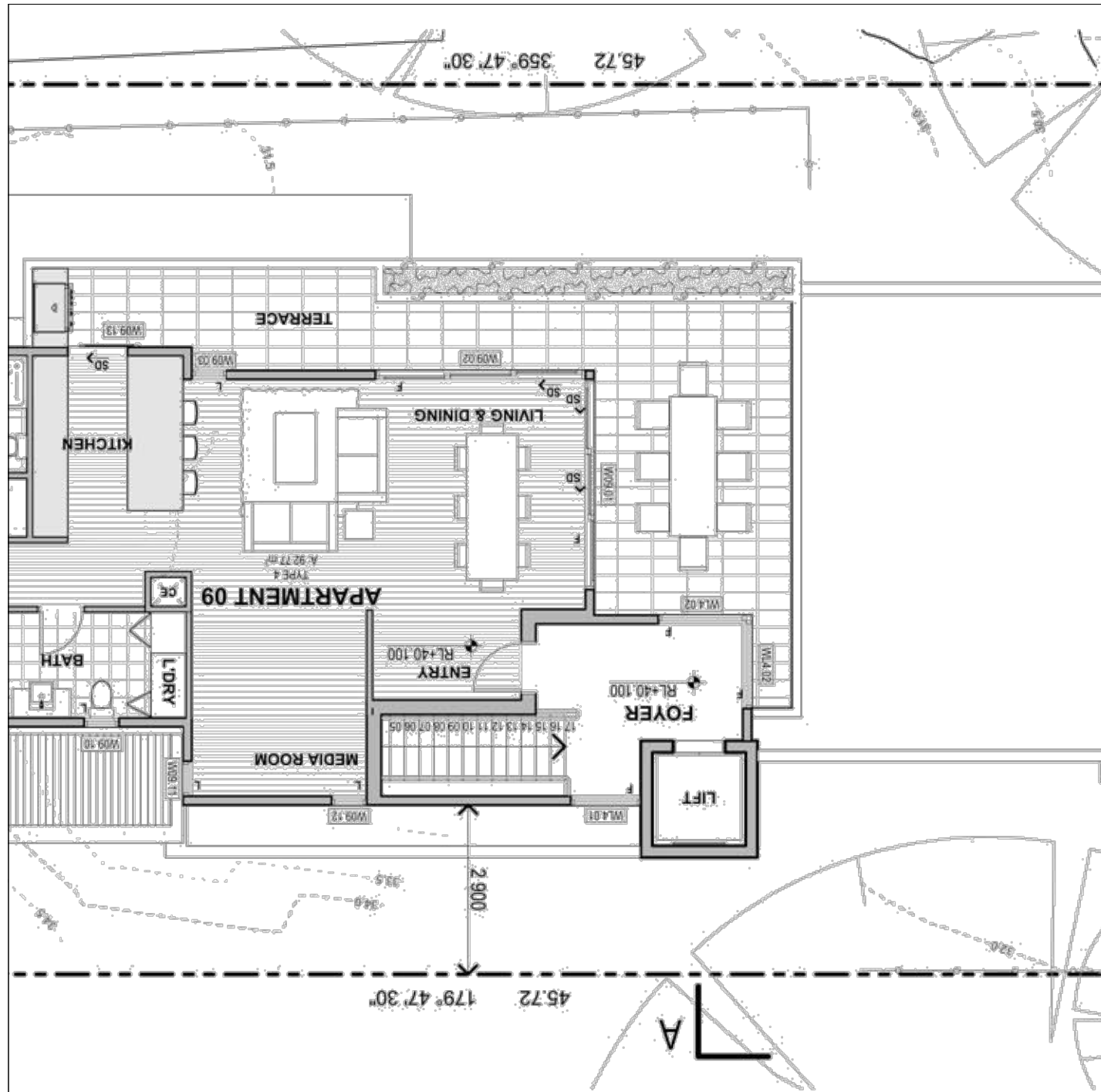
STUDIO 5, 505 BALMAIN RD
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ABN: 76 129 130 285
RN: 7536

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E. enquiries@benonmccormack.com
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**BENSON
McCORMACK
ARCHITECTURE**

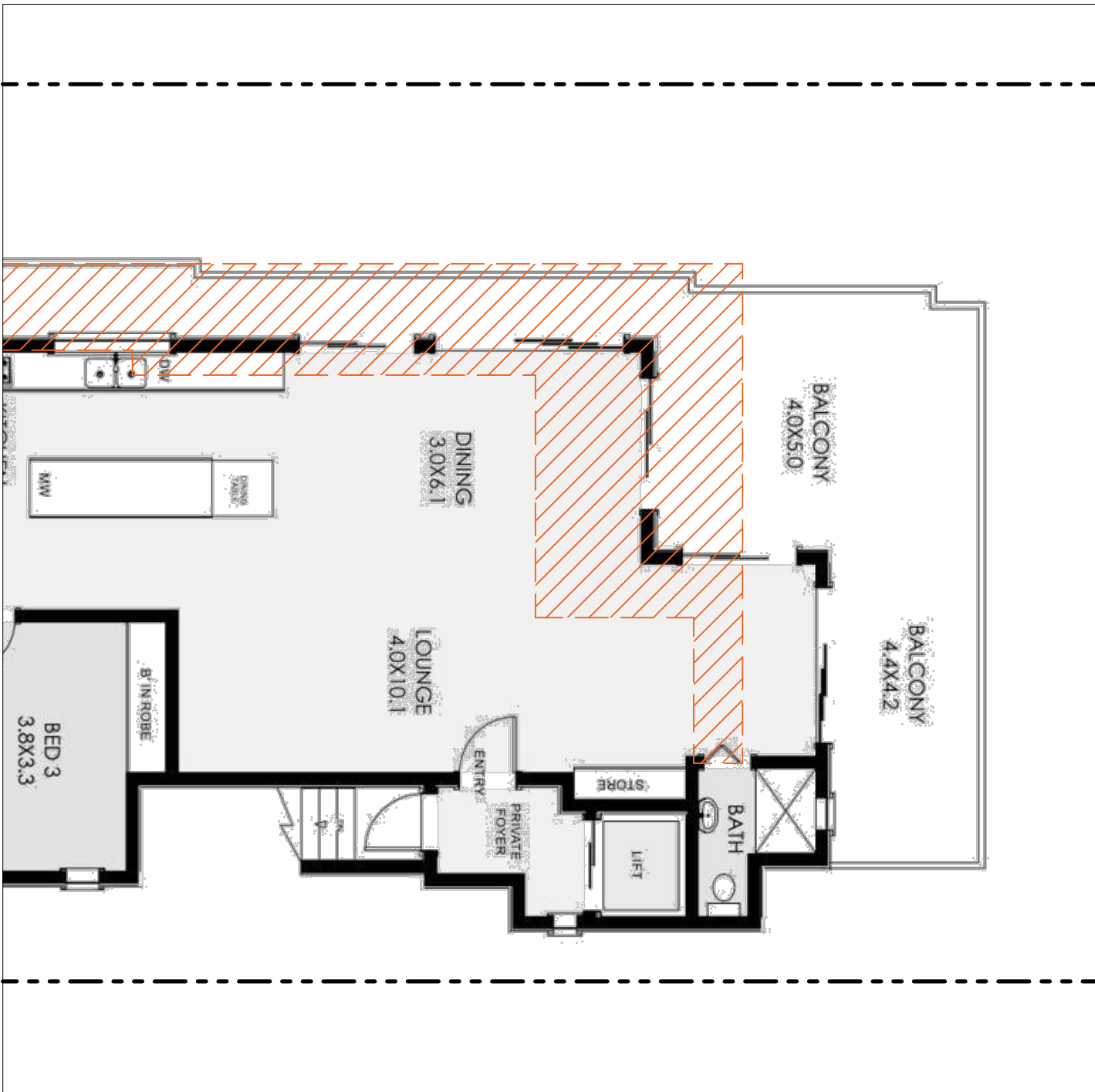


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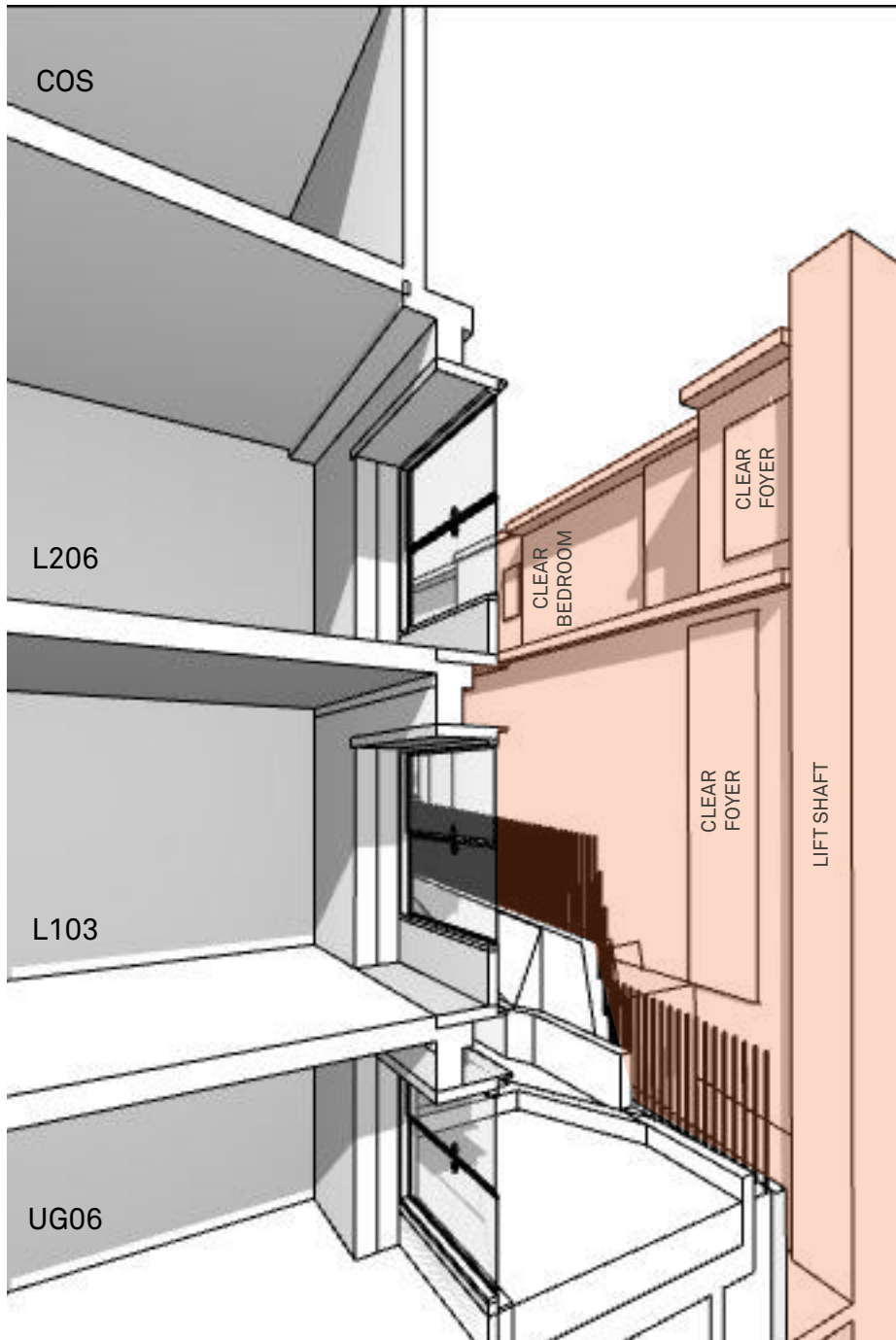
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APPROVED DA - 65 PACIFIC PARADE - LEVEL 04 - UNIT 9 - 2 BEDROOM UNIT
DOCUMENT OBTAINED BY GIPA SUBMISSION

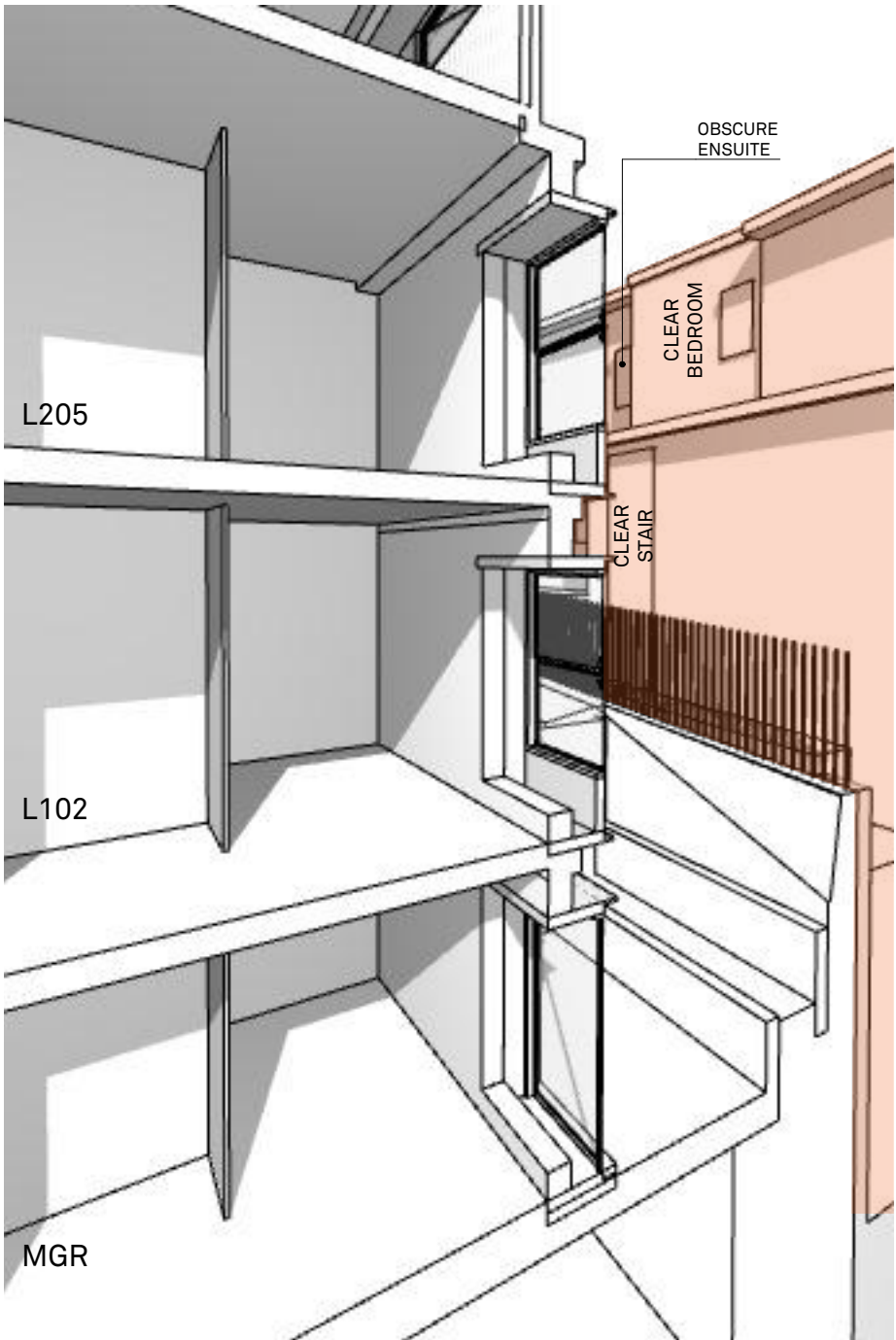


2

CURRENT STATE - 65 PACIFIC PARADE - LEVEL 04 - UNIT 9 - 3 BEDROOM UNIT
DOCUMENT OBTAINED ON REAL ESTATE WEBSITE



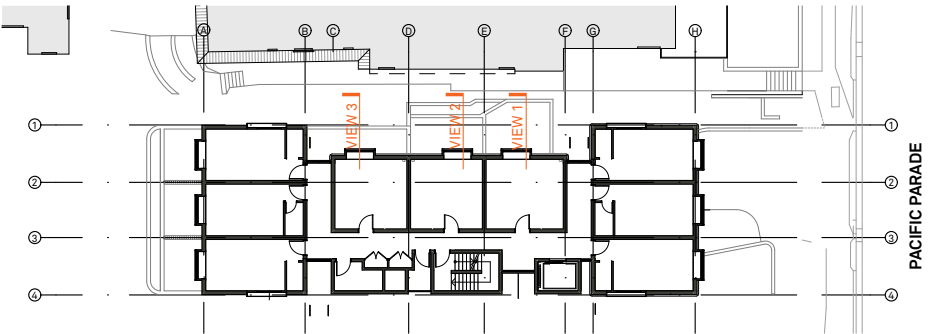
VIEW FROM ROOMS UG01,L103,L206



VIEW FROM ROOMS MGR,L102,L205



VIEW FROM ROOMS L101,L204



KEY PLAN