



# 91M

## DEVELOPMENT APPLICATION

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

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

**BENSON  
McCORMACK  
ARCHITECTURE**

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





91M

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REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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<b>SCALE</b> NTS	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0001	<b>DRAWING</b> LOCATION PLANS
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DEVELOPMENT APPLICATION

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

1943



PRESENT DAY

91M

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REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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<b>SCALE</b> NTS	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0002	<b>DRAWING</b> SITE CONTEXT
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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DEVELOPMENT APPLICATION

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ARCHITECTURE**





NO.103A ALFRED STREET



ENTRY TO NO.103A ALFRED STREET



NO.103 ALFRED STREET



NO.91-93 MCINTOSH ROAD (WESTERN FACADE)



NO.91-93 MCINTOSH ROAD



NO.91-93 MCINTOSH ROAD (NORTHERN FACADE)



NO.89 MCINTOSH ROAD



RAMP ENTRY INTO NO.91-93 MCINTOSH ROAD



EXISTING SIDE BOUNDARY TO NO.89 MCINTOSH ROAD



NORTHEAST VIEW TOWARDS NO.89 MCINTOSH ROAD



SOUTHEAST VIEW TOWARDS NO.103A ALFRED STREET

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REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

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

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

**DEVELOPMENT APPLICATION**

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

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ARCHITECTURE**





SOUTH VIEW TOWARDS NO.103 ALFRED STREET



SOUTHWEST VIEW TOWARDS NO.103 ALFRED STREET



NORTHWEST VIEW TOWARDS NO.91-93 MCINTOSH ROAD



NORTH VIEW TOWARDS NO.91-93 MCINTOSH ROAD



EAST VIEW TOWARDS NO.89 MCINTOSH ROAD

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<b>CLIENT</b> DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b>
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<b>SCALE</b>	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0004	<b>DRAWING</b> SITE PHOTOGRAPHS 2 OF 2
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**DEVELOPMENT APPLICATION**

<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536	<b>BENSON McCORMACK ARCHITECTURE</b>
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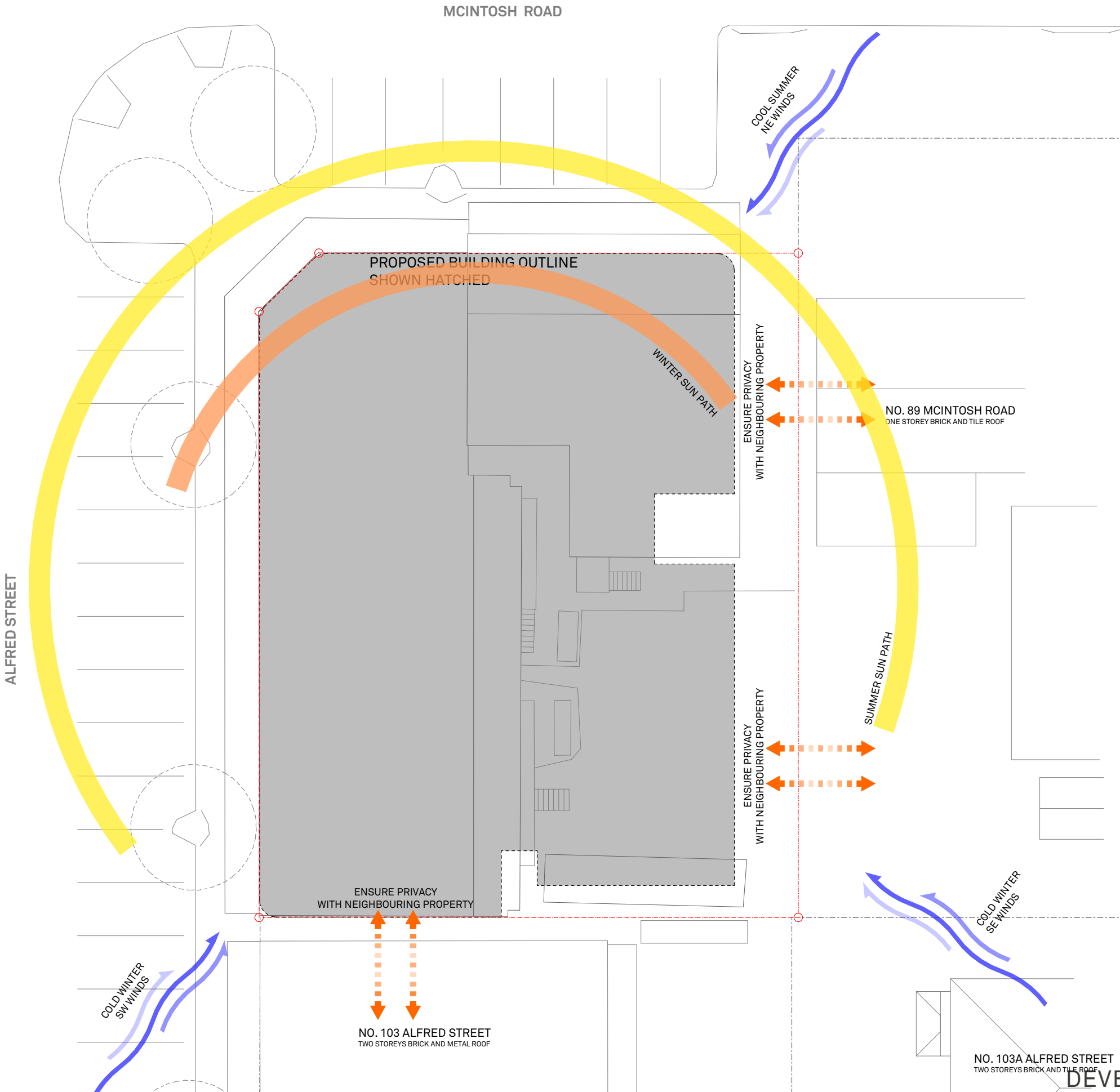
REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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<b>SCALE</b> 1:200 @ A3	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0005	<b>DRAWING</b> SITE ANALYSIS
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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DEVELOPMENT APPLICATION



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REV A DATE SEPT 18DA ISSUE 01

CLIENT  
DREAMBUILD  
6/37A KING  
ROAD HORNSBY  
NSW 2077

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

PROJECT NORTH

SCALE  
1:200 @ A3

PROJECT NO.  
1816A

DRAWING NO.  
A-0006

DRAWING  
SITE PLAN

ISSUE  
A

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

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

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

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

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

RECONSTRUCTION OF EXISTING STORMWATER PIT

RECONSTRUCTION OF EXISTING STORMWATER PIT

MCINTOSH ROAD

KERBSIDE WASTE COLLECTION AREA

NEW VEHICULAR CROSS OVER TO MCINTOSH ROAD

PROPOSED WHEEL STOPS TO PUBLIC PARKING SPACES ADJOINING SITE

EXISTING KERB LINE

3.0m ADD SETBACK TO EASTERN BOUNDARY

NO. 89 MCINTOSH ROAD  
ONE STOREY BRICK AND TILE ROOF

NO. 103 ALFRED STREET  
TWO STOREYS BRICK AND METAL ROOF

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

DEVELOPMENT APPLICATION



91M

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REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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<b>SCALE</b> 1:200 @ A3	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0007	<b>DRAWING</b> DEMOLITION PLAN
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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**BENSON  
McCORMACK  
ARCHITECTURE**

ALFRED STREET

MCINTOSH ROAD

ALL EXISTING STRUCTURES  
ON SITE TO BE DEMOLISHED

NO. 91-93 MCINTOSH ROAD

CONCRETE  
DRIVEWAY

NO. 89 MCINTOSH ROAD  
ONE STOREY BRICK AND TILE ROOF

SEWER PIT

SEWER PIT

STORAGE AREAS FOR  
WASTE TO BE REUSED,  
RECYCLED OR  
DISPOSED

MATERIALS STORAGE

CONCRETE RETAINING WALL

NO. 103 ALFRED STREET  
TWO STOREYS BRICK AND METAL ROOF

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

DEVELOPMENT APPLICATION



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<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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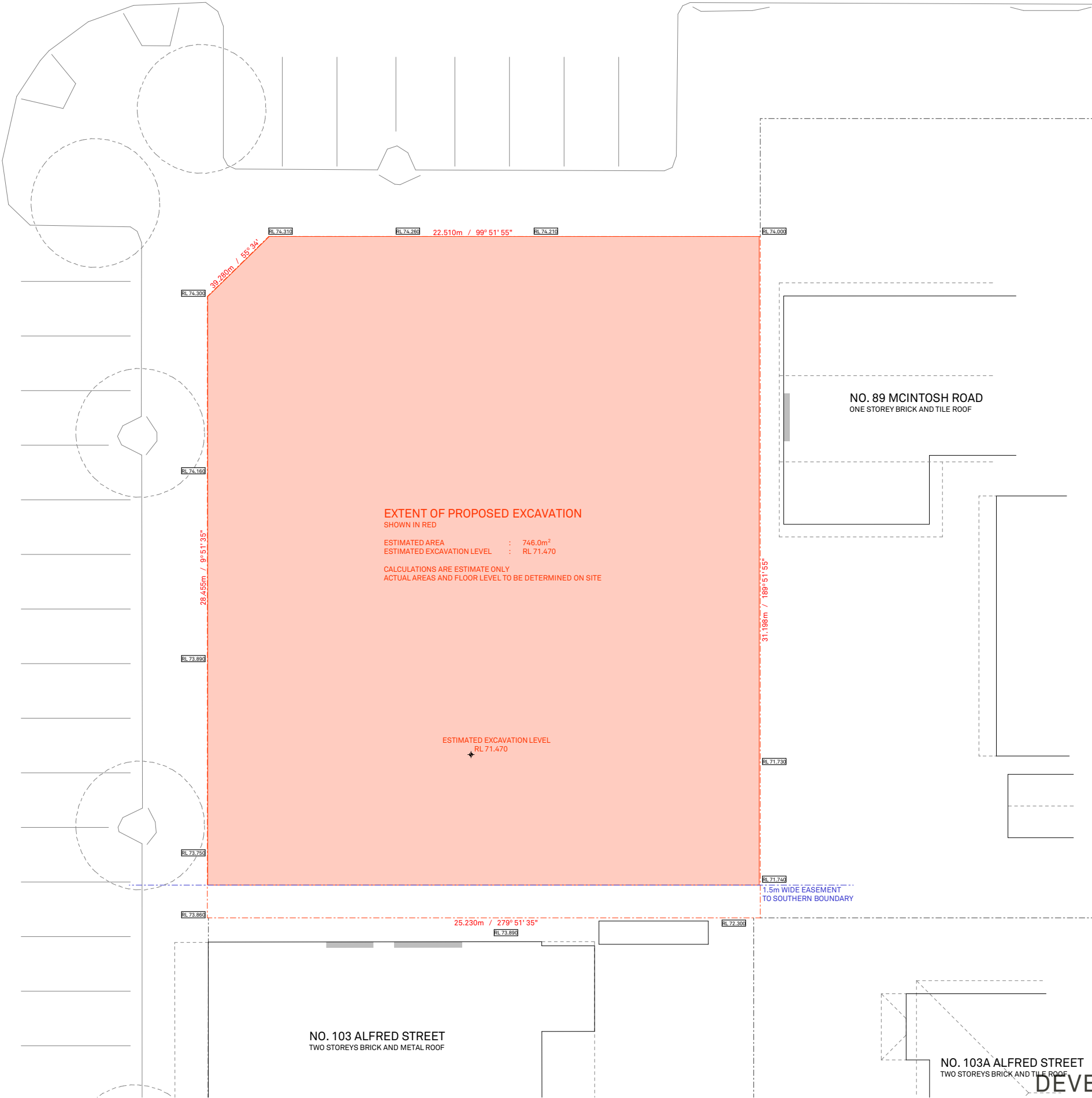
<b>SCALE</b> 1:200 @ A3	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0008	<b>DRAWING</b> EXCAVATION PLAN
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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ARCHITECTURE**

ALFRED STREET

MCINTOSH ROAD



DEVELOPMENT APPLICATION



S1

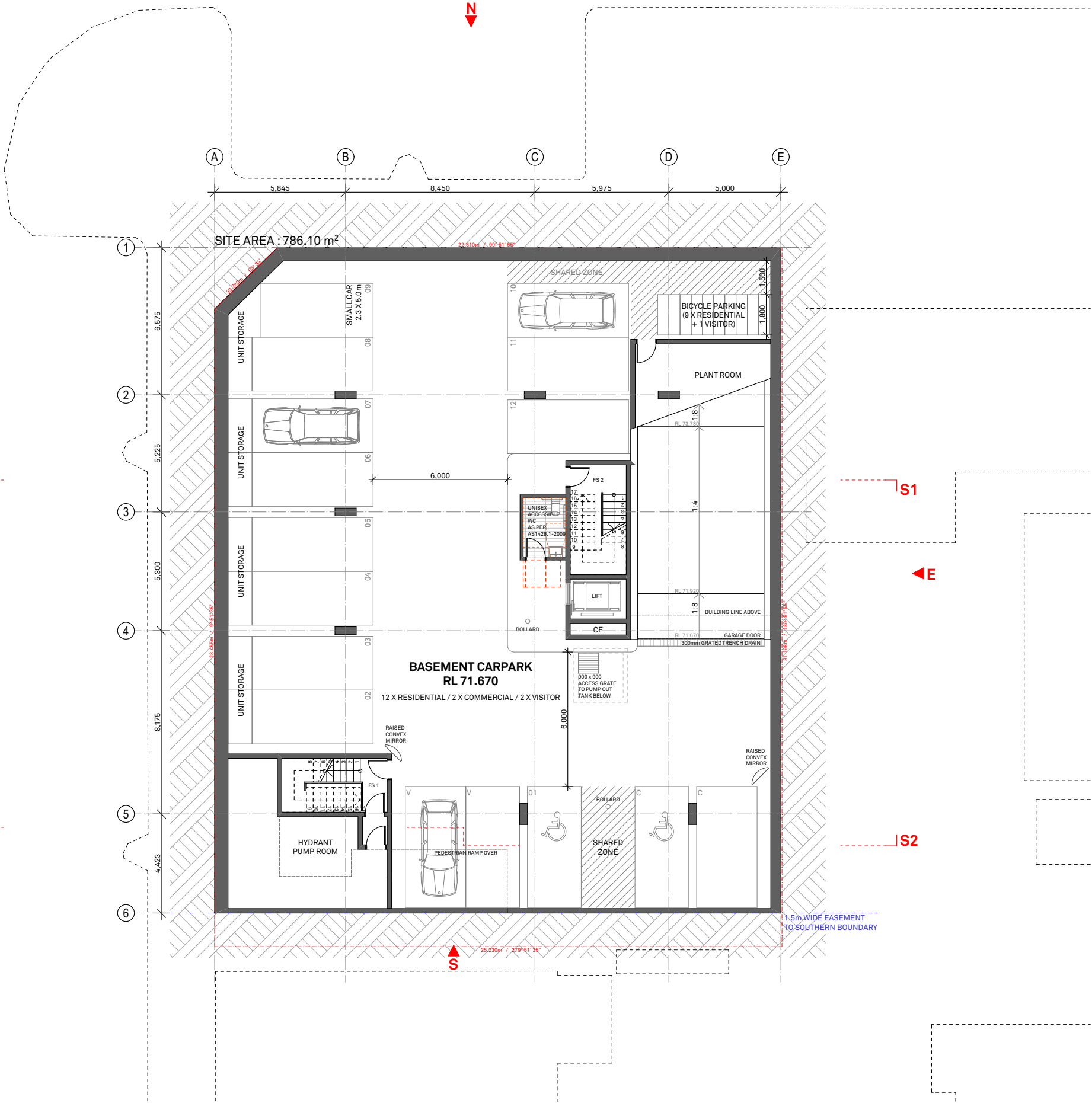
W

S2

S1

E

S2





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A	SEPT 18	DA ISSUE 01

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

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

## PROJECT NORTH



SCALE  
1:200 @ A3

PROJECT NO.  
1816A

DRAWING NO.  
A-0102

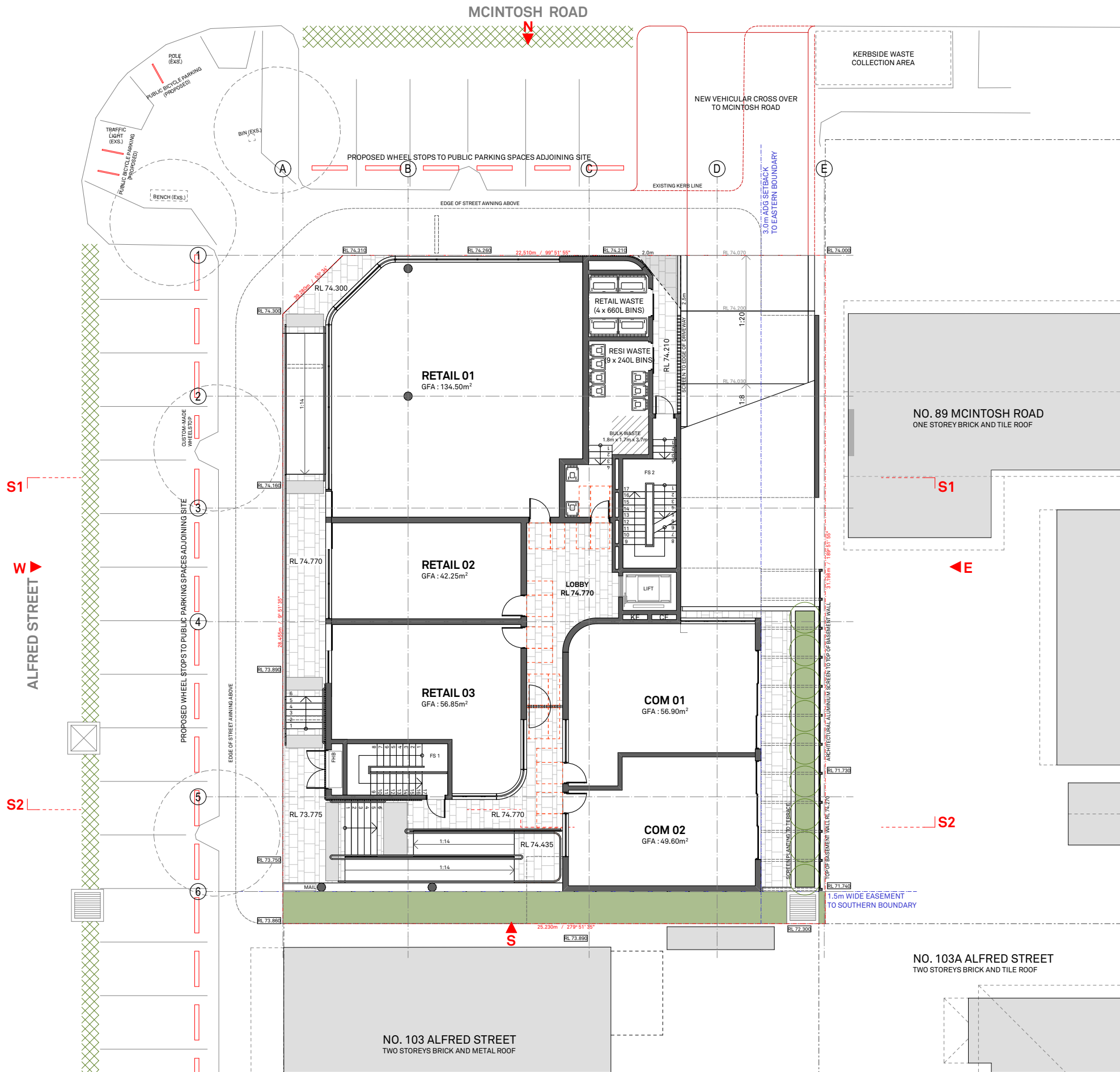
DRAWING  
GROUND FLOOR PLAN

ISSUE  
A

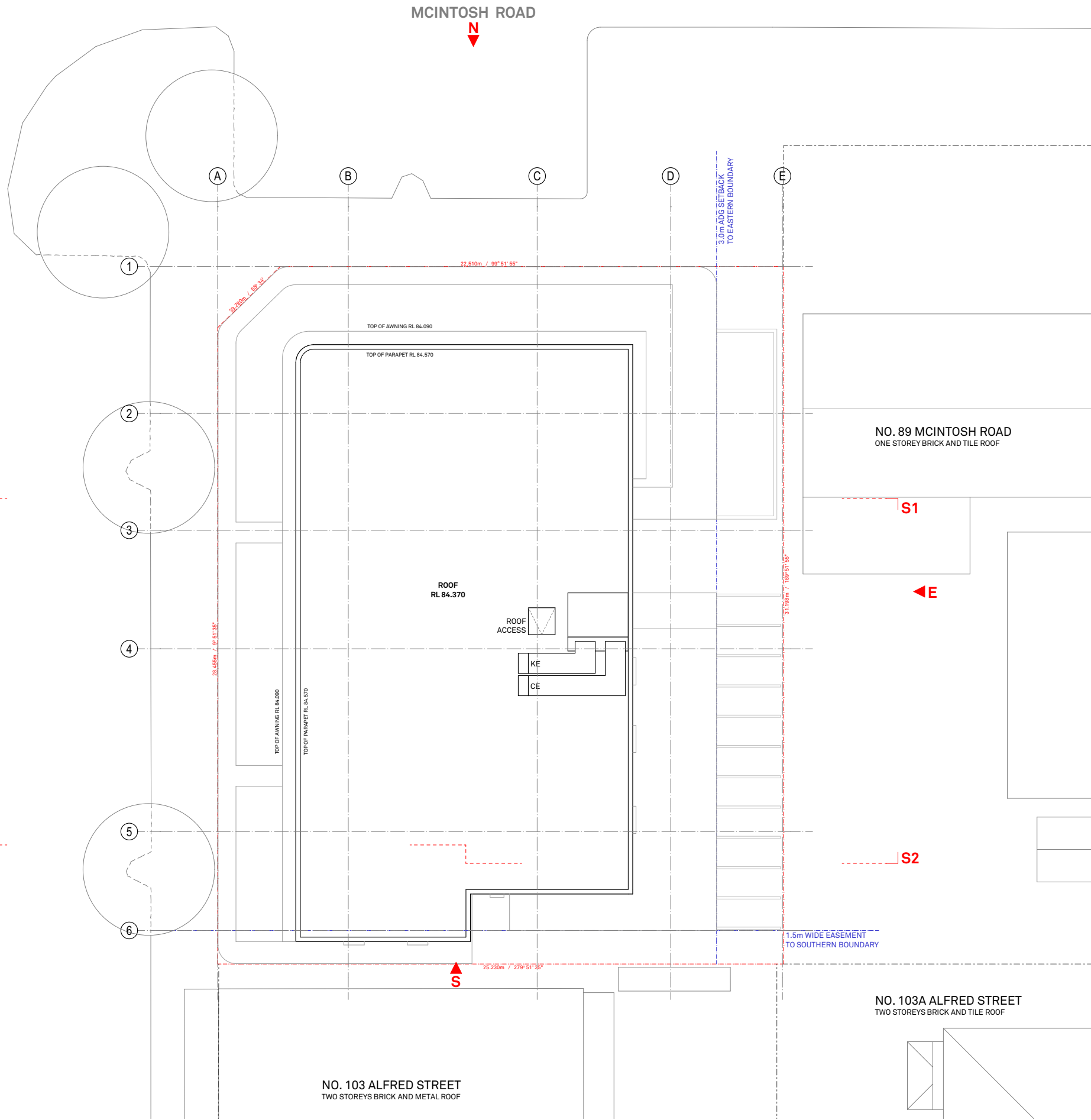
## ARCHITECT

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

**BENSON  
McCORMACK  
ARCHITECTURE**







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A	SEPT 18	DA ISSUE 01

<b>CLIENT</b> <b>DREAMBUILD</b> 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> <b>91M</b> 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b> 
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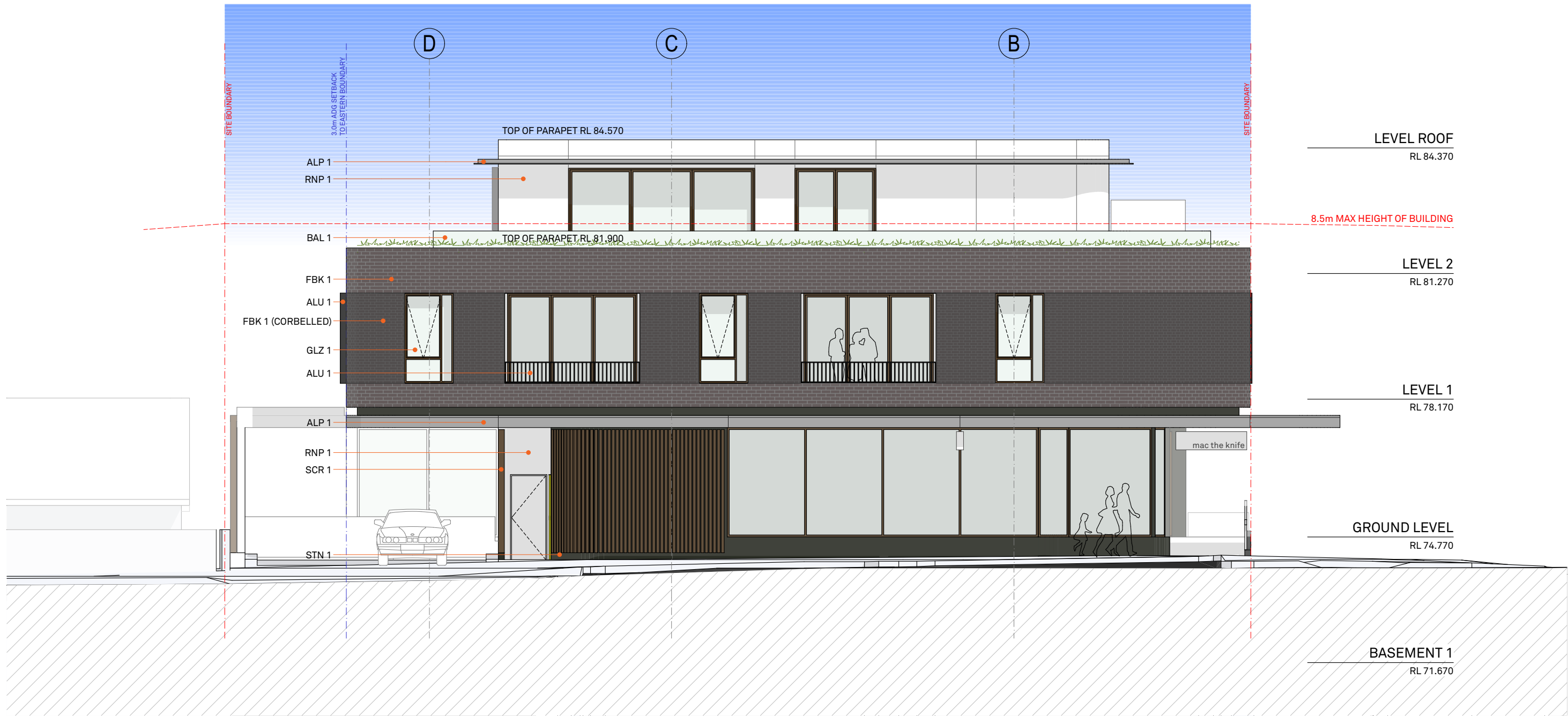
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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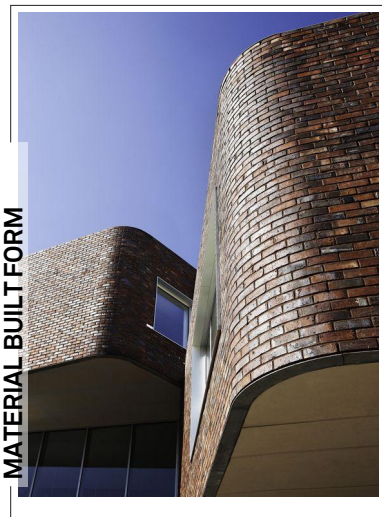
DEVELOPMENT APPLICATION

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MATERIAL COMPOSITION



MATERIAL BUILT FORM

91M

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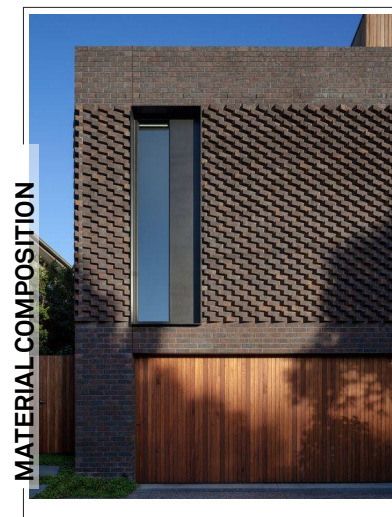
<b>CLIENT</b> DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b>
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<b>SCALE</b> 1:100 @ A3	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0201	<b>DRAWING</b> MCINTOSH RD ELEVATION
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536	<b>BENSON McCORMACK ARCHITECTURE</b>
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DEVELOPMENT APPLICATION





91M

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REV	DATE	ISSUE
A	SEPT 18DA	ISSUE 01

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

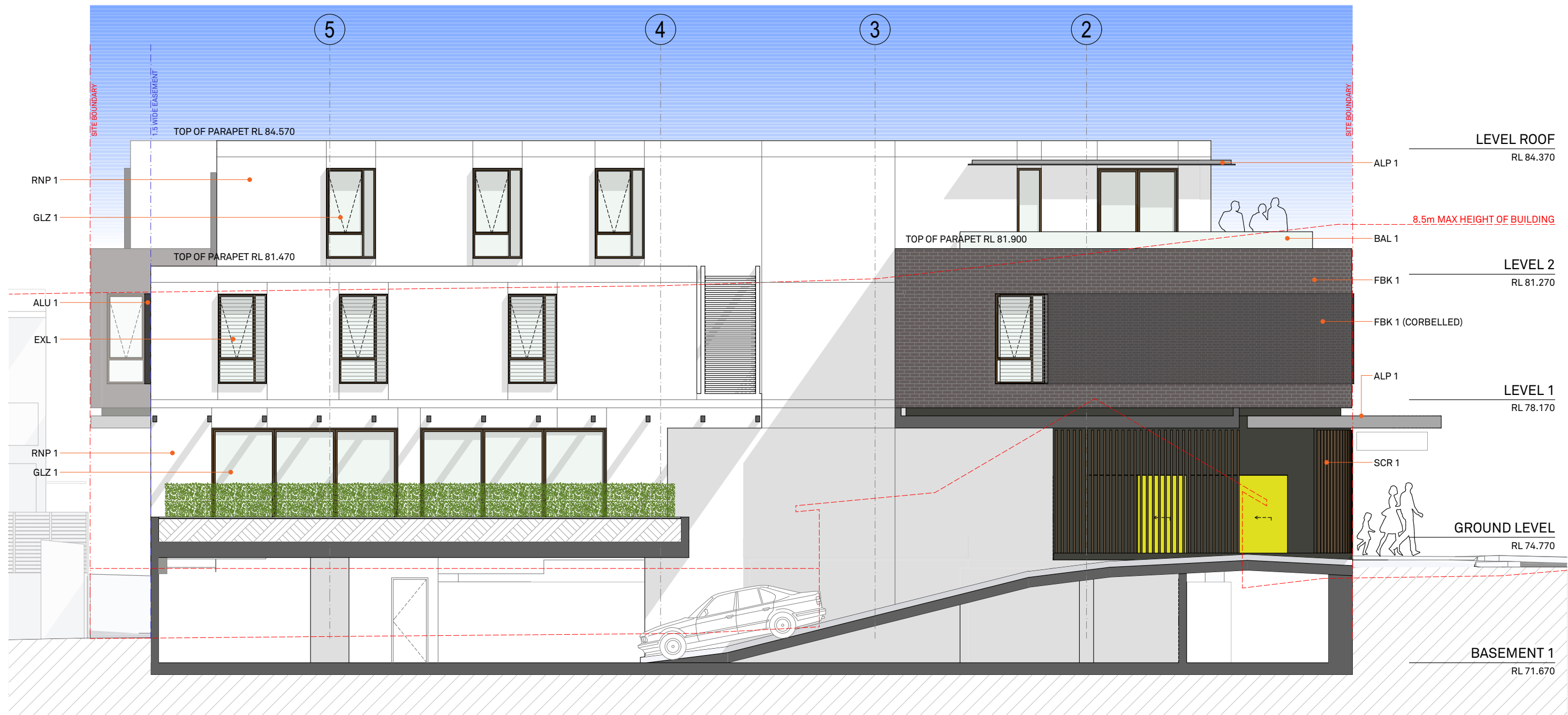
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:100 @ A3	1816A	A-0202	ALFRED ST ELEVATION

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

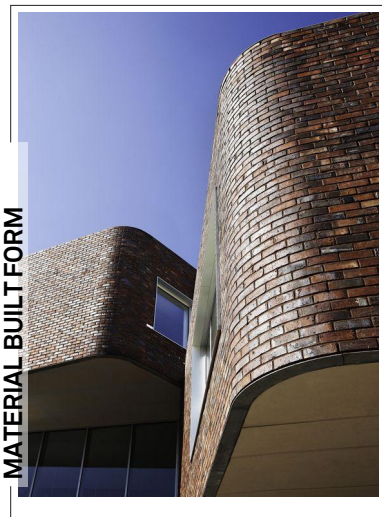
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ARCHITECTURE**

DEVELOPMENT APPLICATION





MATERIAL COMPOSITION



MATERIAL BUILT FORM

91M

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REV	DATE	ISSUE
A	SEPT 18DA	ISSUE 01

<b>CLIENT</b> DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077	<b>PROJECT DETAILS</b> 91M 91-93 MCINTOSH ROAD NARRAWEENA NSW 2099	<b>PROJECT NORTH</b>
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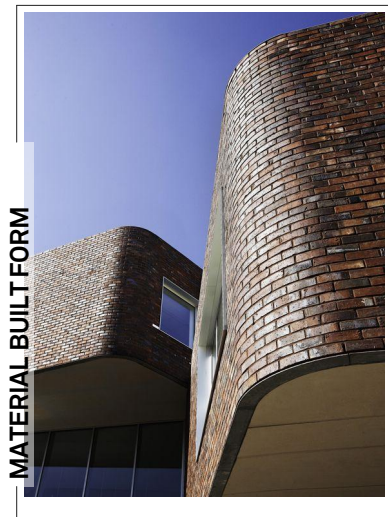
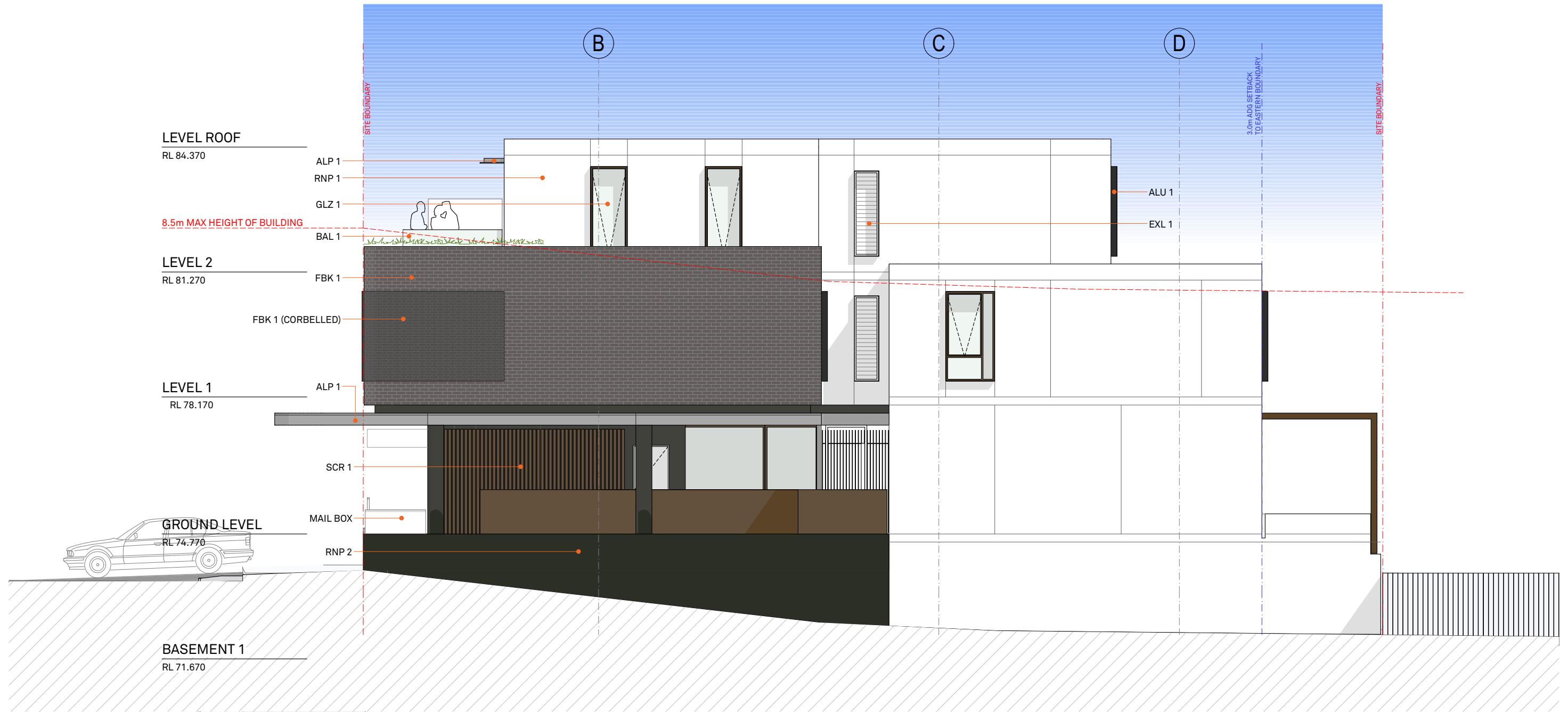
<b>SCALE</b> 1:100 @ A3	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-0203	<b>DRAWING</b> EAST ELEVATION
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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DEVELOPMENT APPLICATION

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

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

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

DEVELOPMENT APPLICATION

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



**ALP 1** ALPOLIC - AWNING  
FINISH SIM/EQ TO ALPOLIC SOLID COLORS 'ALUMINUM GRAY'



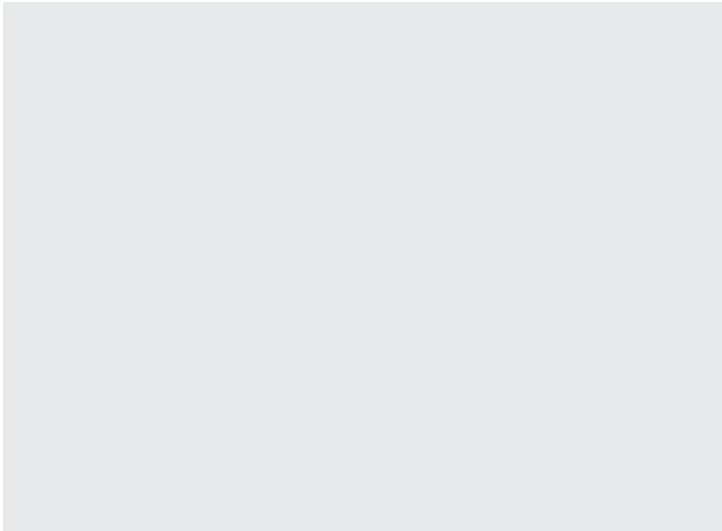
**EXL 1** EXTERNAL LOUVERS FIXED ON WINDOW  
LOUVERS FINISH SIM/EQ TO DULUX POWDERCOAT 'EARTHEN POT'



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



**FBK 1** FACE BRICKWORK  
FINISH SIM/EQ TO AUSTRAL BOWRAL BRICKS 'BRAHMAN GRANITE'



**RNP 1** CEMENT RENDER & PAINT  
PAINT FINISH SIM/EQ TO DULUX 'LEXICON'



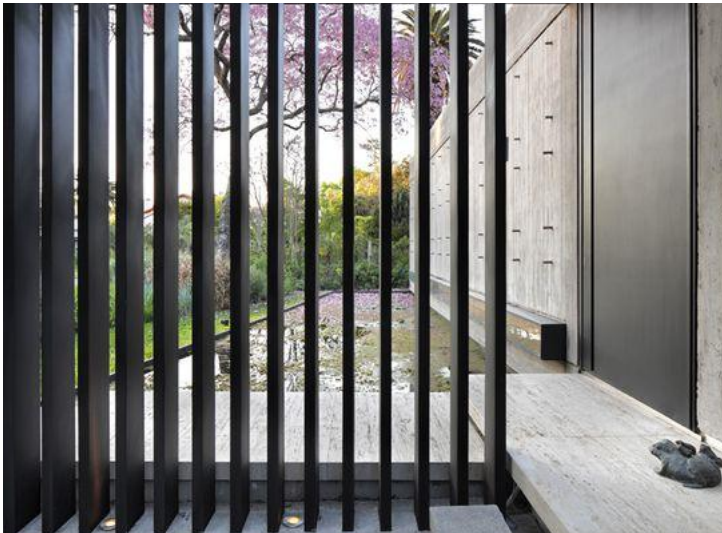
**RNP 2** CEMENT RENDER & PAINT  
PAINT FINISH SIM/EQ TO DULUX 'GUILD GREY'



**STN 1** STONEWORK



**BAL 1** CLEAR GLAZED BALUSTRADE



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



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

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A	SEPT 18	ISSUE 01

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

<b>SCALE</b>	<b>PROJECT NO.</b>	<b>DRAWING NO.</b>	<b>DRAWING</b>
	1816A	A-1301	FINISHES & MATERIALS

DEVELOPMENT APPLICATION

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

**BENSON  
McCORMACK  
ARCHITECTURE**



# I CALCULATIONS

## PARKING ALLOCATION

### RESIDENTIAL CARPARKS

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

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

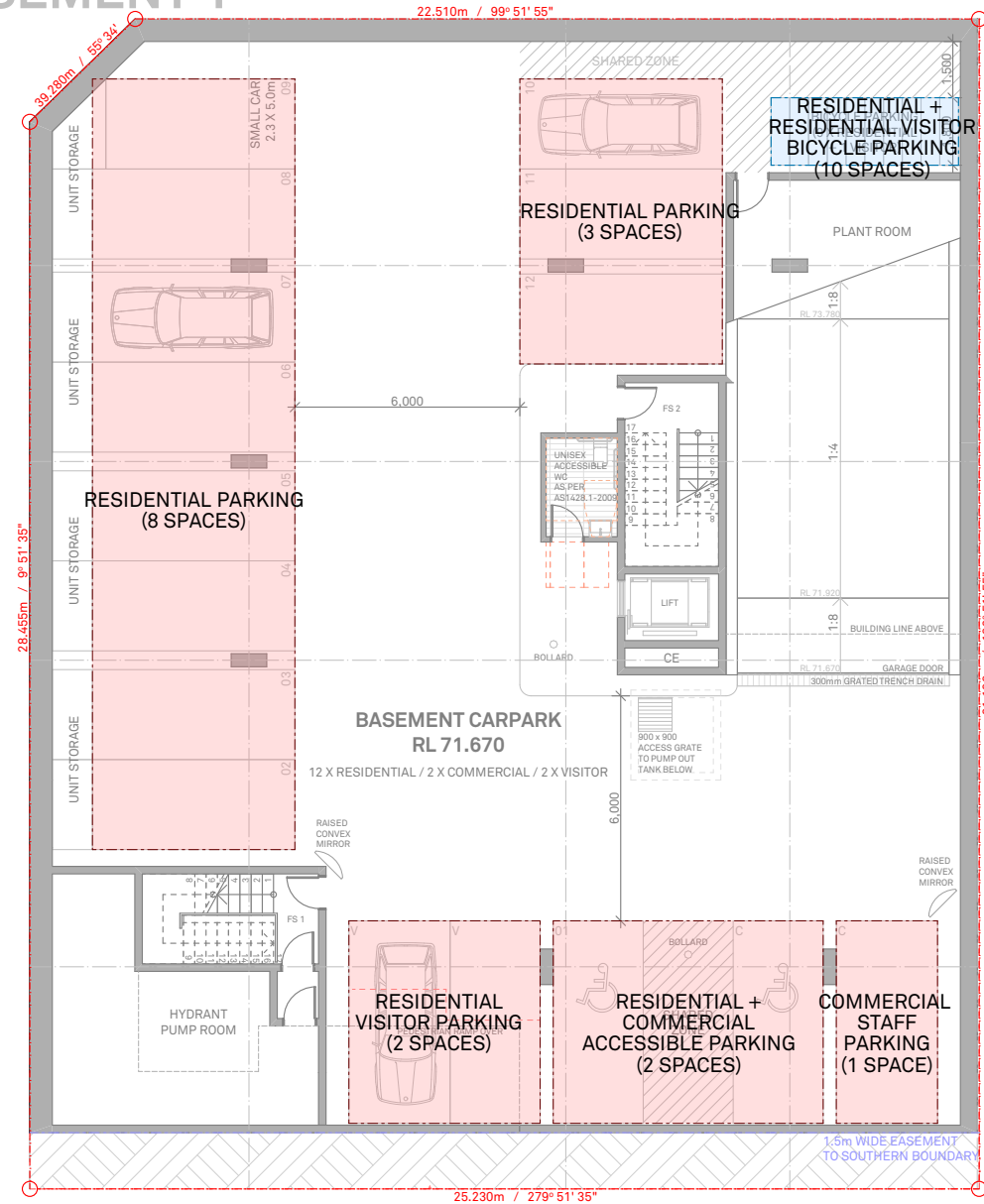
### COMMERCIAL/RETAIL CARPARKS

CAR SPACES DEDICATED (ON STREET) PROPOSED - 19 SPACES

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

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

## BASEMENT 1



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REV A DATE SEPT 18DA ISSUE 01

CLIENT DREAMBUILD 6/37A KING ROAD HORNSBY NSW 2077

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

PROJECT NORTH



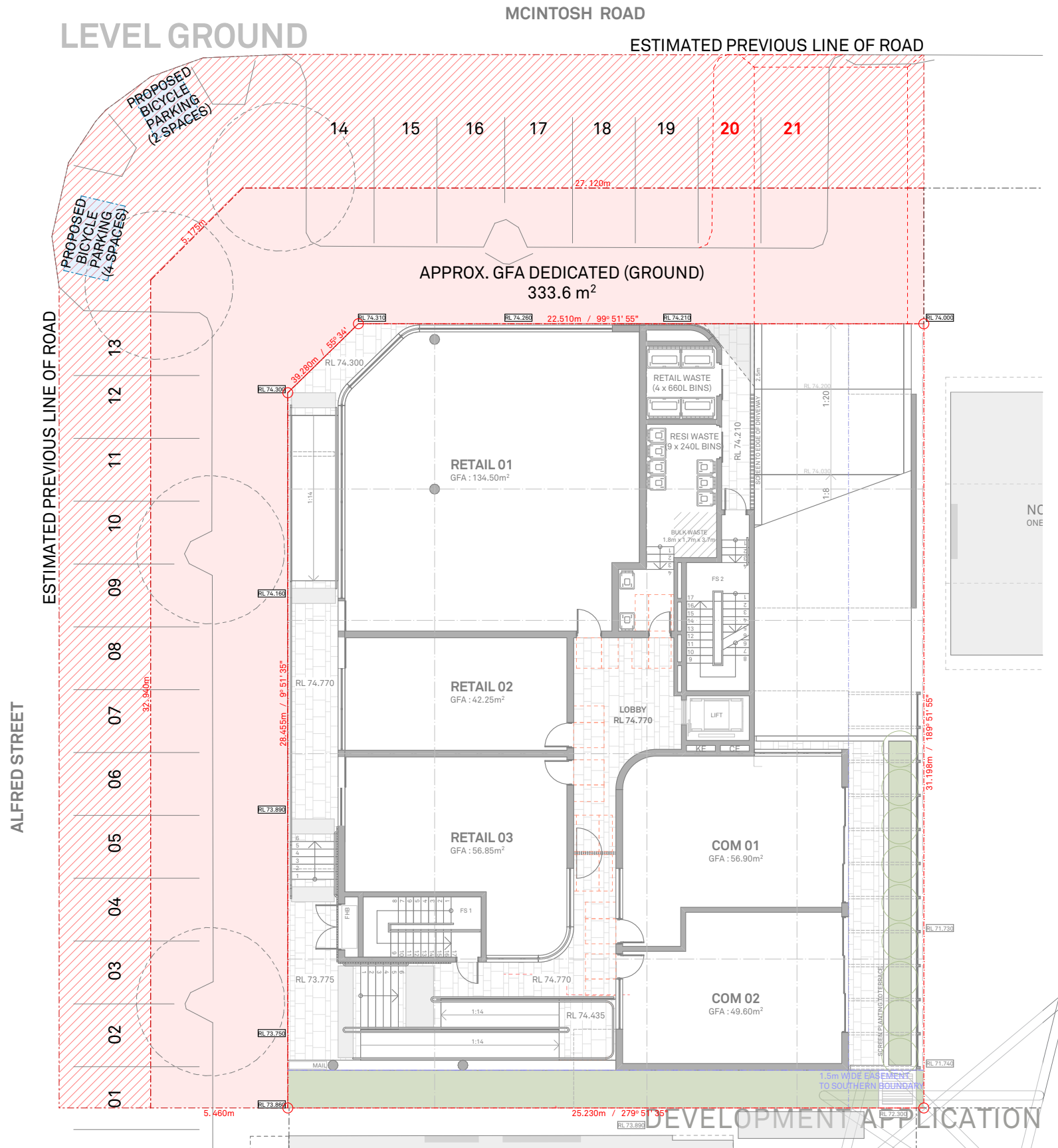
### BICYCLE PARKING

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

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

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

## LEVEL GROUND



SCALE 1:200 @ A3

PROJECT NO. 1816A

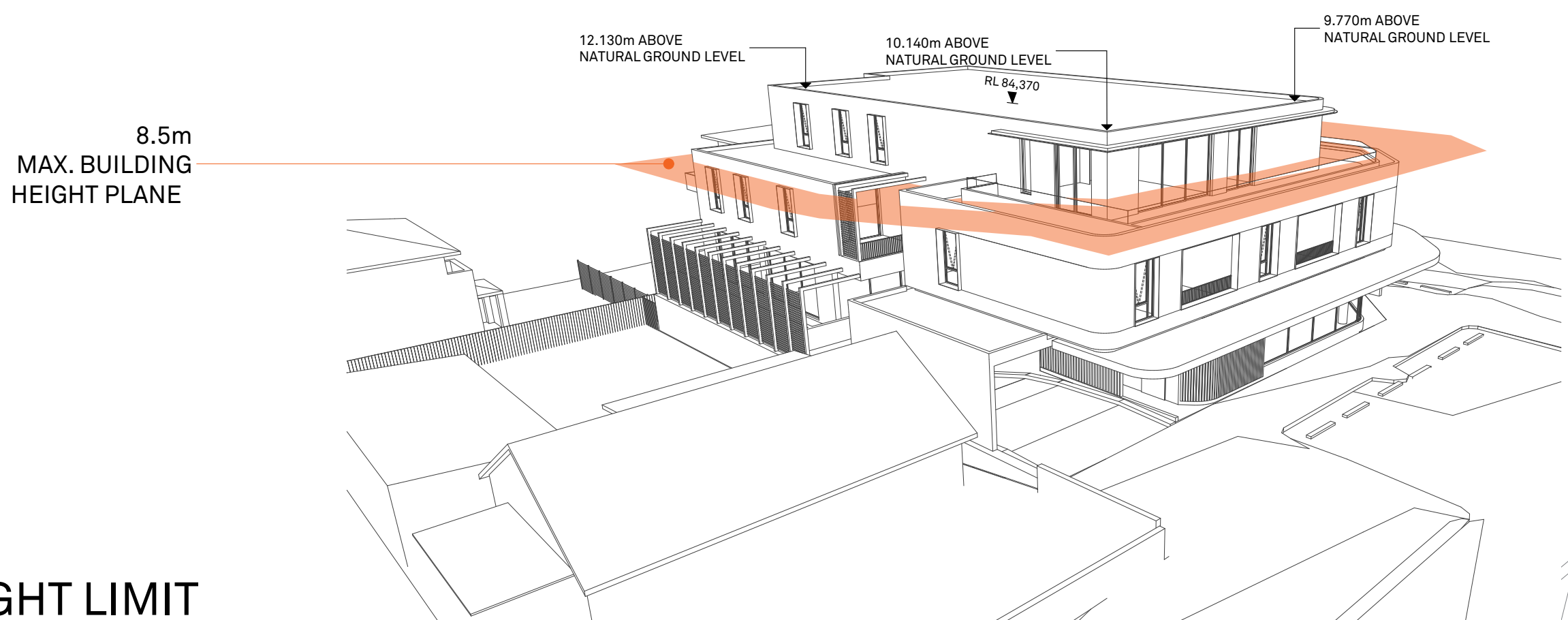
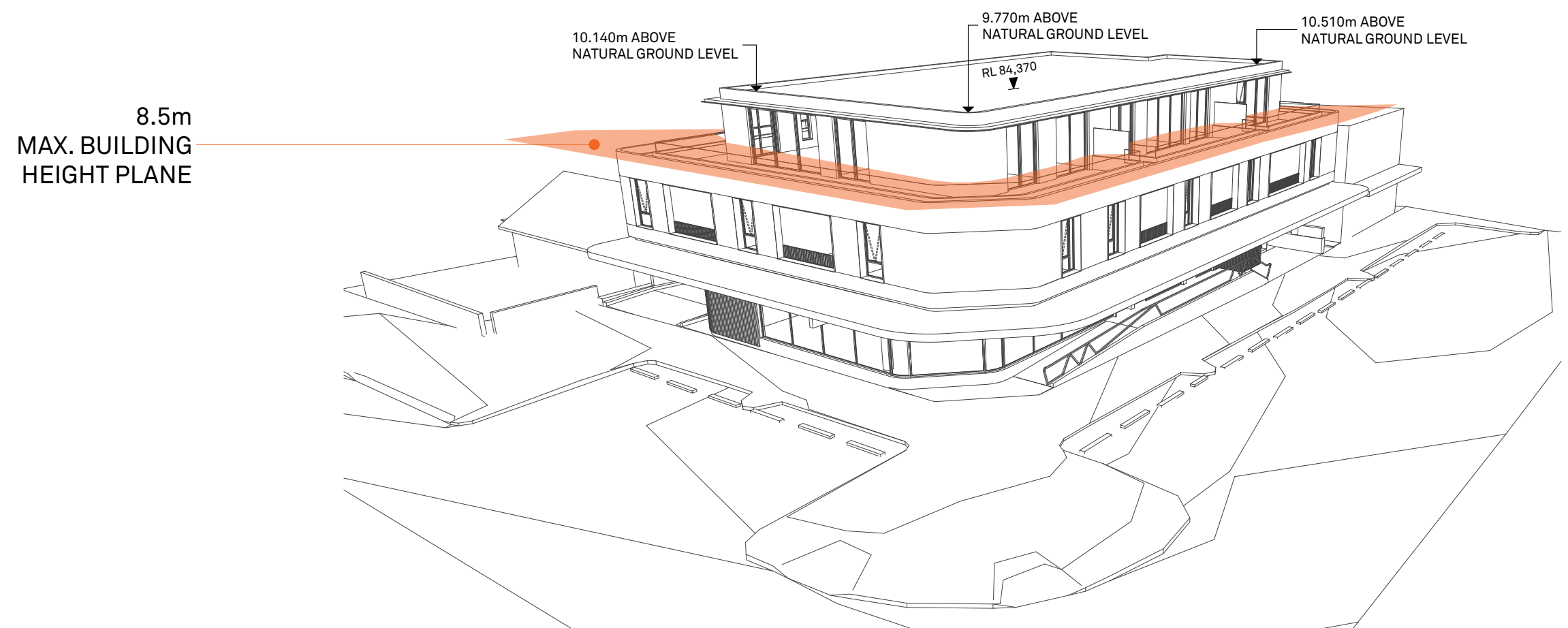
DRAWING NO. A-1305

DRAWING CALCULATIONS - PARKING ALLOCATIONS

ISSUE A

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

BENSON McCORMACK ARCHITECTURE



# I MAX. BUILDING HEIGHT LIMIT

91M

**NOTES**  
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**DO NOT SCALE DRAWINGS.**

REV	DATE	ISSUE
A	SEPT 18	DA ISSUE 01

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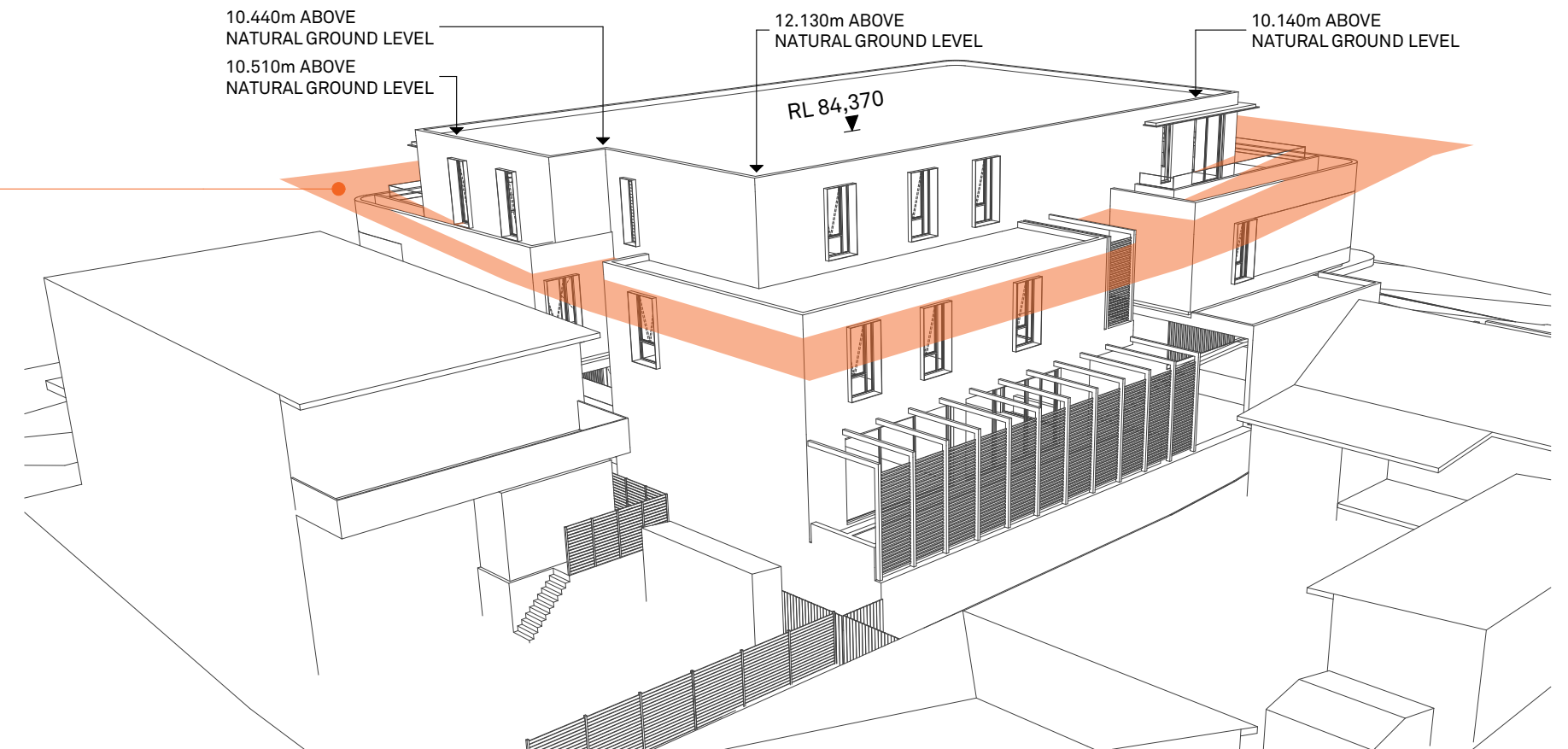
<b>SCALE</b>	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-1308	<b>DRAWING</b> MAX. BUILDING HEIGHT LIMIT
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: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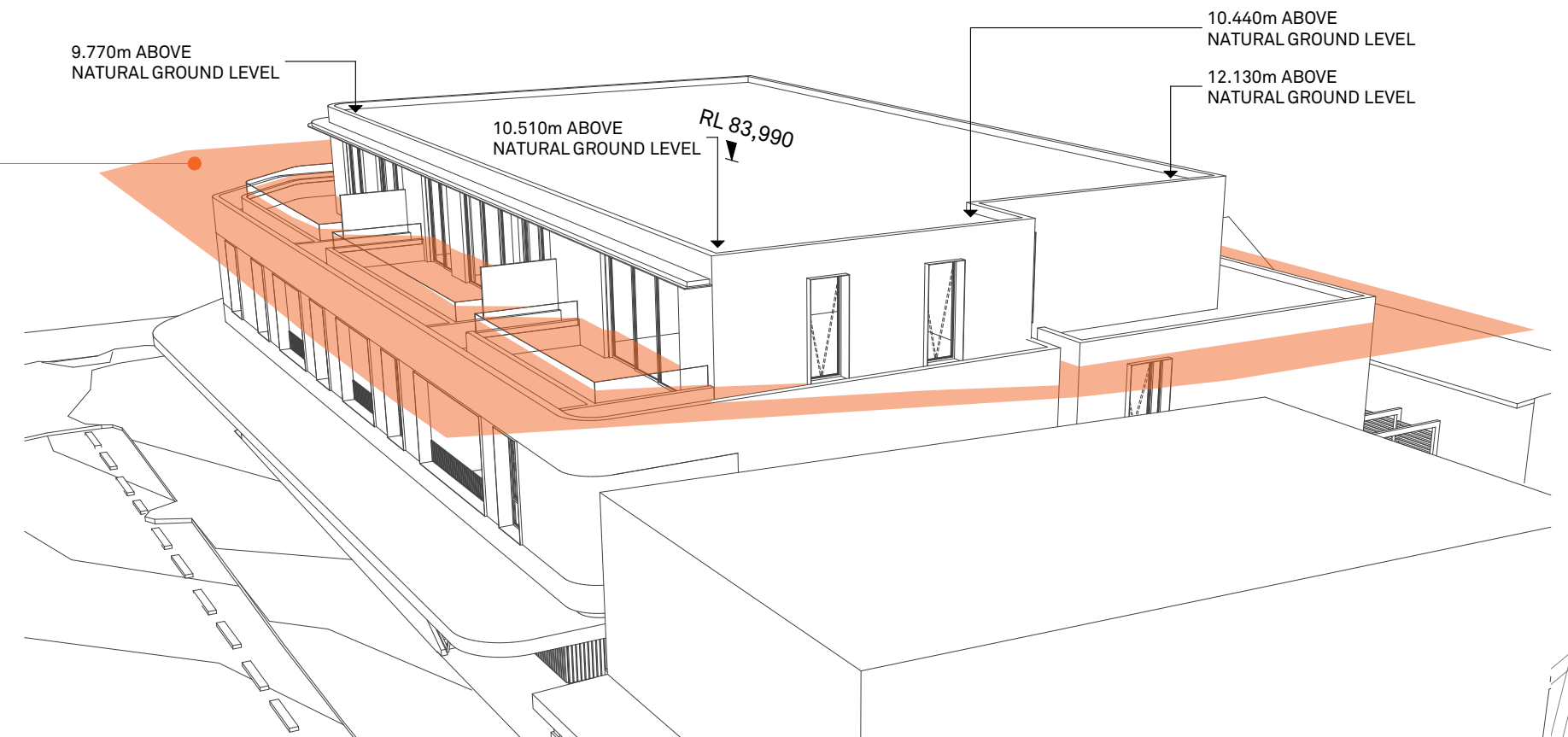
DEVELOPMENT APPLICATION



8.5m  
MAX. BUILDING  
HEIGHT PLANE



8.5m  
MAX. BUILDING  
HEIGHT PLANE



# I MAX. BUILDING HEIGHT LIMIT

91M

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REV	DATE	ISSUE
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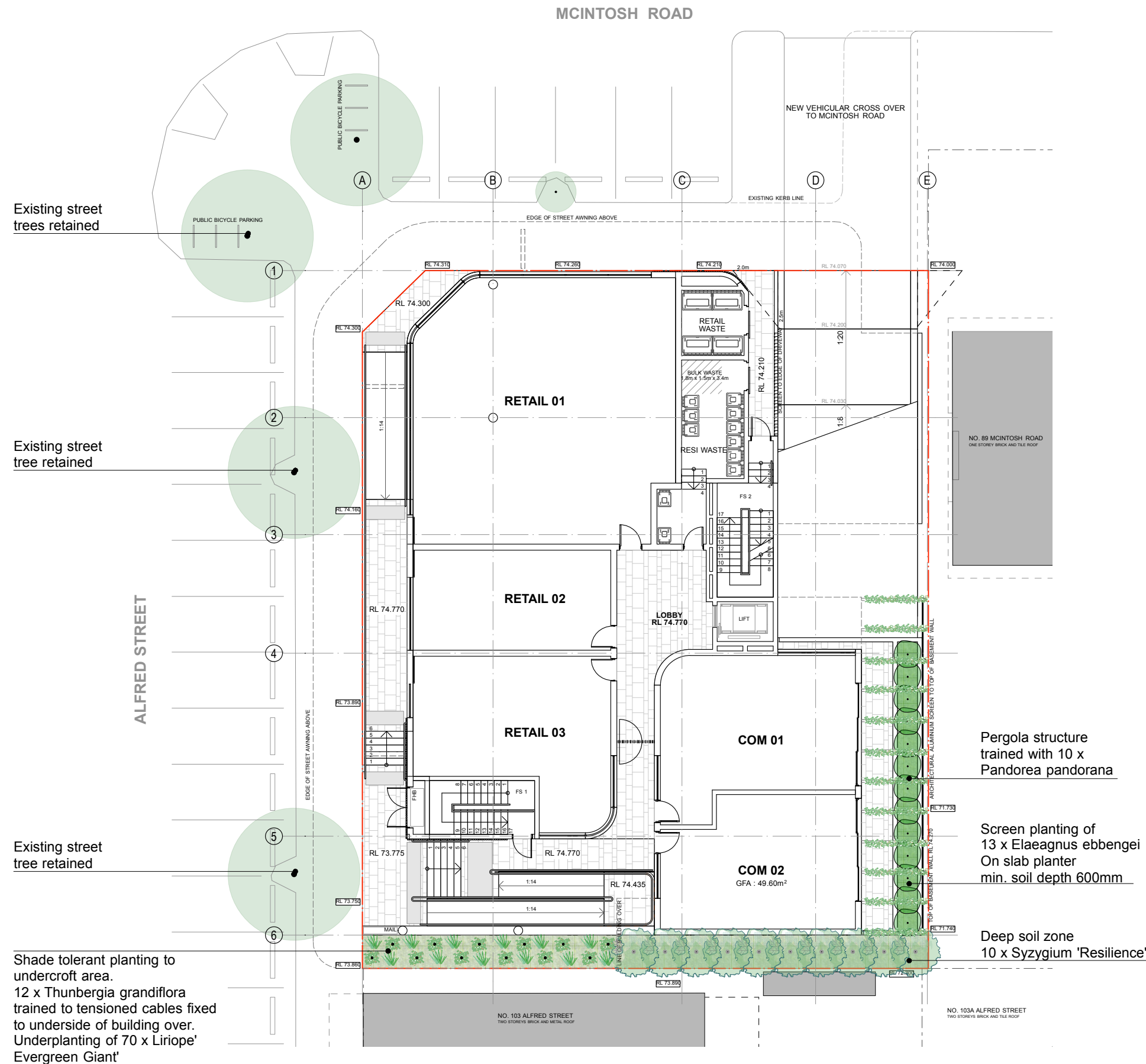
<b>SCALE</b>	<b>PROJECT NO.</b> 1816A	<b>DRAWING NO.</b> A-1309	<b>DRAWING</b> MAX. BUILDING HEIGHT LIMIT
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<b>ISSUE</b> A	<b>ARCHITECT</b> P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
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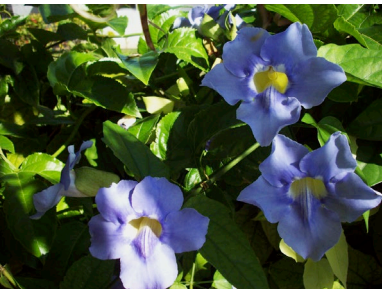
**BENSON  
McCORMACK  
ARCHITECTURE**

DEVELOPMENT APPLICATION





Vines trained to vertical cables



Thunbergia grandiflora



Liriope 'Evergreen Giant'



Syzygium 'Resilience'



Elaeagnus ebbengei



Pandorea pandorana

INDICATIVE PLANT IMAGES

INDICATIVE PLANT SCHEDULE- GROUND LEVEL				
SPECIES	COMMON NAME	MATURE HEIGHT	QTY	POT SIZE
Elaeagnus ebbengii	Silver Berry	2m	13	5L
Liriope 'Evergreen Giant'	Liriope	0.7m	70	150mm pot
Pandorea pandorana	Wonga Wonga Vine	climber	10	150mm pot
Thunbergia grandiflora	Blue Trumpet Vine	climber	12	150mm pot
Syzygium 'Resilience'	Lilli Pilli	5m	10	45L

NOT ISSUED FOR CONSTRUCTION



