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Road Traffic Noise Intrusion Report

Co-Living Development
67 Pacific Parade, Dee Why

REPORT NUMBER
7066-1.1R

DATE ISSUED
30 November 2020

Prepared For:

BL 2093 Pty Ltd
C/- Benson McCormack
Studio 5, 505 Balmain Road
Lilyfield NSW 2040

Attention: Mr Damien Bechon



Road Traffic Noise Intrusion Report**Revision History**

Status	Date	Prepared	Checked	Comment
Draft	22/10/2020	Ricky Thom	Adam Shearer	By email, for client review
Draft 2	30/11/2020	Adam Shearer	-	Revised floor plan

Document 7066-1.1R, 15 pages plus attachments

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1.0 EXECUTIVE SUMMARY

A multi storey co-living development is proposed to be constructed at 67 Pacific Parade, Dee Why, NSW.

The new co-living development will consist of a multi-storey building with manager's residence, 25 micro apartments, two internal communal areas, two outdoor communal open space areas, and a two level basement car park with the provision for 13 vehicles.

Residential rooms located along the northern side of the building fronting Pacific Parade will be affected by noise from road traffic on Pacific Parade.

Traffic noise levels from Pacific Parade have been measured at the location of the proposed northern, eastern and southern facades. The measured noise levels have been used to model the outside noise intrusion into the habitable rooms of the proposed co-living development.

The road traffic noise intrusion assessment was based on drawings provided by Benson McCormack Architecture, dated 24 November 2020, attached as Appendix B.

Acceptable intrusive noise levels from road traffic noise are based on the requirements of the Northern Beaches Council's *Warringah Development Control Plan (DCP) 2011*, the *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning "*Development Near Rail Corridors and Busy Roads – Interim Guidelines*" (2008).

Noise controls are provided to reduce the road traffic noise level to within acceptable indoor noise levels, and are detailed in Section 6.0 of this report.

Once the noise controls in Section 6.0 of this report have been implemented, the noise levels from road traffic in the indoor areas of co-living development will be within acceptable limits as specified by Northern Beaches Council, the State Environmental Planning Policy (SEPP) (Infrastructure) 2007 and by the NSW Department of Planning, and be considered acceptable.



2.0 CONSULTING BRIEF

Day Design Pty Ltd was engaged by Benson McCormack Architecture on behalf of BL 2093 Pty Ltd to assess the traffic noise impact from Pacific Parade on the proposed co-living development at 67 Pacific Parade, Dee Why, NSW, as required by Northern Beaches Council.

This commission involves the following:

Scope of Work:

- Measure road traffic noise levels at the site;
- Prepare a location plan showing the position of the site to Pacific Parade;
- Determine acceptable noise levels in accordance with the appropriate planning guide lines;
- Carry out a traffic noise intrusion computer analysis using the client's architectural drawings;
- Provide noise controls; and,
- Prepare a Road Traffic Noise Intrusion Report.



3.0 SITE AND PROJECT DESCRIPTION

A proposed co-living development is to be constructed at 67 Pacific Parade, Dee Why, NSW, as shown in Figure 1 below.

The new co-living development will consist of a multi-storey building with manager's residence, 25 micro apartments, two internal communal areas, two outdoor communal open space areas, and a two level basement car park with the provision for 13 vehicles.

The proposed development site is located on land zoned *R3 – Medium Density Residential* under the Warringah Local Environment Plan 2011. The development site is located on land within the Northern Beaches Council's jurisdiction.

Pacific Parade carries moderate traffic volumes, and is used by the 159 and 177X Sydney Bus Services. The accommodation rooms overlooking Pacific Parade will therefore be exposed to moderate amounts of road traffic noise levels. Northern Beaches Council requires a road traffic noise assessment be conducted to investigate potential noise impacts on the proposed development.



Figure 1. Proposed Co-Living Development – 67 Pacific Parade, Dee Why



4.0 ACCEPTABLE TRAFFIC NOISE INTRUSION LEVELS

4.1 Northern Beaches Council

With regard to traffic noise, Section D3 – *Noise* of the Warringah DCP 2011 states the following:

Objectives

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

Requirements

2. *Development near existing noise generating activities, such as industry and roads, is to be designed to mitigate the effect of that noise.*

4.2 NSW Department of Planning (DoP)

The NSW Department of Planning (DoP) document “*Development Near Rail Corridors and Busy Roads – Interim Guidelines*” (2008) recommends internal noise criteria, which are extracted below in Table 1.

Table 1 Required Indoor Noise Levels – Residential Buildings

Type of Occupancy	Noise Level, dBA	Applicable Time Period
Sleeping areas (bedrooms)	35	Night 10 pm to 7 am
Other habitable rooms (excl. garages, kitchens, bathrooms & hallways)	40	At any time

Note: airborne noise is calculated as $L_{eq}(9h)(night)$ and $L_{eq}(15hr)(day)$.

In addition, it also states that:

“if internal noise levels with windows or doors open exceed the criteria by more than 10 dBA, the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia”.



4.3 NSW State Environmental Planning Policy (Infrastructure) 2007

The NSW State Environmental Planning Policy (Infrastructure) 2007 details the following in Clause 102 with regards to road noise and vibration:

102 Impact of road noise or vibration on non-road development

- (3) *If the development is for the purposes of a building for residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following L_{Aeq} levels are not exceeded:*
- (a) in any bedroom in the building—35 dB(A) at any time between 10.00 pm and 7.00 am,*
- (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*
- (4) *In this clause, **freeway**, **tollway** and **transitway** have the same meanings as they have in the Roads Act 1993.*

4.4 Project Specific Internal Noise Criteria

Taking into consideration the above documents and policies, we recommend that the acceptable internal noise criteria for this development be as follows:

With Windows Closed:

- $L_{eq, 9 \text{ hr}}$ 35 dBA inside bedrooms at night (10 pm to 7 am); and
- $L_{eq, 15 \text{ hr}}$ 40 dBA inside other habitable rooms during the day (7 am to 10 pm).

With Windows Open:

- $L_{eq, 9 \text{ hr}}$ 45 dBA inside bedrooms at night (10 pm to 7 am); and
- $L_{eq, 15 \text{ hr}}$ 50 dBA inside other habitable rooms during the day (7 am to 10 pm).



5.0 ROAD TRAFFIC NOISE LEVELS

5.1 Instrumentation

Noise survey instrumentation used in this assessment is listed in the attached **Appendix A**.

5.2 Measured Road Traffic Noise Levels

The proposed development is affected by road traffic noise from Pacific Parade, which carries moderate traffic volumes.

Three environmental noise monitors were placed at the subject site at 67 Pacific Parade, Dee Why, shown as Logger Location 'A', 'B' and 'C' in Figure 1. These monitors collected data over a period of eight days, from Tuesday 22 September to Wednesday 30 September, 2020, to determine the road traffic noise level at different locations across the site.

The noise monitors at Logger Locations 'A' and 'B' were located approximately 30 metres from the centre line of Pacific Parade, and were installed at heights of 1.5 and 4.5 metres above ground level respectively. The monitors at these locations are considered representative of the traffic noise level likely to be experienced along the eastern façade of the proposed development.

The noise monitor at Location 'C' was located approximately 55 metres from the centre line of Pacific Parade, and was installed at a height of 1.5 metres above ground level. This noise monitor was partially screened from traffic noise along Pacific Parade by the existing dwelling located at 67 Pacific Parade, Dee Why. The monitor at Location 'C' is considered representative of the traffic noise level likely to be experienced along the southern façade of the proposed development.

It is also noted that the terrain of the subject site sloped upward from the northern boundary of the site, adjoining Pacific Parade, to the southern boundary of the site, with an eight-metre increase in elevation recorded from the front (north) to the rear (south) of the site. The current elevations of the site can be seen within the architectural drawings prepared by Benson McCormack Architecture, dated 24 November 2020, attached as Appendix B.

The following noise levels were measured at the three noise monitor locations during the day time and night time periods.



Road Traffic Noise Intrusion Report**Table 2 Measured Long Term Road Traffic Sound Pressure Levels**

Location	Daytime LAeq, 15 hour Noise Level	Night Time LAeq, 9 hour Noise Level
Location 'A' – Ground Floor Level Front Yard, 67 Pacific Parade, Dee Why	52 dBA	47 dBA
Location 'B' – First Floor Level Front Yard, 67 Pacific Parade, Dee Why	54 dBA	50 dBA
Location 'C' – Ground Floor Level Rear Yard, 67 Pacific Parade, Dee Why	50 dBA	48 dBA

Short-term attended noise measurements were also conducted on Tuesday 22 September, 2020 to ascertain a representative traffic noise spectrum at Logger Location 'A' and 'B', and at the ground (1.5 m) and first floor (4.5 m) heights at Logger Location 'C'.

A further attended measurement was also conducted at the approximate location of the proposed northern façade of the development (facing Pacific Parade), on Wednesday 30 September, 2020, at heights of 1.5 and 4.5 metres above ground level to measure the octave band centre frequencies of the road traffic on Pacific Parade to be used in noise intrusion calculations. This location is shown as 'Short Term Measurement Location' in Figure 1, and is approximately 15 metres from the centre line of Pacific Parade.

The measured noise levels at each location are shown in Table 3 below.

Table 3 Measured Leq Road Traffic Noise Levels – Pacific Parade

Description	Measured Sound Pressure Levels (dB) at Octave Band Centre Frequencies (Hz)								
	dBA	63	125	250	500	1k	2k	4k	8k
Logger Location 'A' – Ground Floor, Front	55	62	55	50	49	49	46	47	46
Logger Location 'B' – First Floor, Front	55	61	55	52	51	51	46	40	32
Logger Location 'C' – Ground Floor, Rear	54	64	58	51	47	45	45	48	47
Logger Location 'C' – First Floor, Rear	53	57	52	50	49	48	46	45	37
Short Term Measurement Location – Ground Floor, Front	55	64	56	51	51	51	48	43	39
Short Term Measurement Location – First Floor, Front	59	63	60	56	55	54	51	47	44



5.3 Required Road Traffic Noise Reduction

The proposed location of the northern façade will be set back 6.5 metres from the northern site boundary. Therefore, using the formula below, the road traffic noise levels at the nearest façade can be calculated.

$$L_{p2} = L_{p1} - 10 \times \log(D_2/D_1)$$

Where: L_{p1} = Measured Sound Pressure Level;

L_{p2} = Calculated Sound Pressure Level at nearest façade;

D_1 = Distance from noise source (road) during measurement; and

D_2 = Distance from noise source (road) of nearest façade.

The calculated road traffic noise levels at the nearest façade to Pacific Parade, based upon the long-term measurements shown in Table 2 at Logger Locations 'A' and 'B', are:

- **55 dBA L_{Aeq} , 15 hour** during the day and **50 dBA L_{Aeq} , 9 hour** during the night at the ground floor level; and,
- **57 dBA L_{Aeq} , 15 hour** during the day and **53 dBA L_{Aeq} , 9 hour** during the night at the first floor level and above.

Based on the acceptable noise levels established in Section 4.4 of this report and the measured noise levels in Section 5.2, the calculated required noise reduction at the closest façade of the proposed development from road traffic on the Pacific Parade is as follows:

Ground Floor Level

Windows Closed

- (55 – 40 =) 15 dB for habitable rooms during the day (7 am to 10 pm); and
- (50 – 35 =) 15 dB for bedrooms at night (10 pm to 7 am).

Windows Open

- (55 – 50 =) 5 dB for habitable rooms during the day (7 am to 10 pm); and
- (50 – 45 =) 5 dB for bedrooms at night (10 pm to 7 am).

First to Third Floor Levels

Windows Closed

- (57 – 40 =) 17 dB for habitable rooms during the day (7 am to 10 pm); and
- (53 – 35 =) 18 dB for bedrooms at night (10 pm to 7 am).

Windows Open

- (57 – 50 =) 7 dB for habitable rooms during the day (7 am to 10 pm); and
- (53 – 45 =) 8 dB for bedrooms at night (10 pm to 7 am).



6.0 NOISE CONTROL RECOMMENDATIONS - STANDARD CONSTRUCTION

We have modelled the northern façade of the co-living development and calculated the level of road traffic noise intrusion through the roof, walls, windows and doors. As the northern façade of the proposed development is the closest to Pacific Parade, compliance with the criteria shown in Section 4.4 for the habitable rooms along the northern façade will ensure compliance for all other habitable rooms throughout the development.

All calculations are based on the architectural drawings prepared by Benson McCormack Architecture, dated 24 November, 2020, attached as Appendix B.

The necessary noise reduction for habitable rooms can be achieved if the following noise control recommendations are complied with, and there are no gaps at construction joints, around plumbing penetrations in external walls, at window sills, door frames, etc., through which sound may penetrate.

6.1 Walls

In order to reduce the traffic noise level into the habitable rooms along the northern façade of the development, the following standard constructions are recommended throughout the development.

If Brick veneer walls are proposed, the following construction should be implemented:

- 110 mm bricks,
- 90 mm stud frame with cavity insulation 75 mm thick,
- 13 mm standard plasterboard lining on the 90 mm studs.

If light weight walls are proposed, the following construction should be implemented:

- 16 mm fibre cement clad sheeting such as James Hardie Stria or equivalent or 9 mm fibre cement sheeting, fixed to the external side of,
- 90 mm timber studs,
- 1 layer of 13 mm fire rated plasterboard fixed to the internal side of the studs, with
- 75 mm bulk insulation (min 14 kg/m³ density) installed between the studs.

Normal cavity-brick walls make an excellent sound barrier, reducing outside noise intrusion by as much as 50 dBA. Brick veneer walls also make good sound barriers. However, care must be exercised with brick-veneer walls to minimise sound penetration near the eaves as shown in the attached Figure AC806-J. Bricklayers should be instructed to ensure the perp-ends are filled and suitable cement-mortar used to eliminate shrinkage gaps during curing.



6.2 Ceiling and Roof System

Roof and ceiling systems may consist of **concrete slab construction**, alternatively the construction below may be incorporated into the design:-

- All roofs may be concrete tile or metal deck construction.
- Thermal insulation and a heavy Duty Sarking vapour barrier laid below the roof.
- Ceilings under the roof are to comprise a single layer of 13 mm fire rated plasterboard construction.
- 100 mm thick bulk insulation batts (min 14 kg/m³ density) are to be placed between the ceiling joists.

6.3 Glazed Windows & Doors

Standard (5 mm monolithic glass) windows and doors will reduce outside noise intrusion by approximately 15 to 18 dB.

Window and door frames may be either sliding or casement style and be of robust sound-barrier construction having interlocking stiles and Schlegel (or similar) Q-lon or vinyl finned seals to minimise sound leakage.

It is most important that any sound leakage paths around the windows be sealed off. We recommend that prior to the fitting of architraves around the windows, the space between the frames and the wall structure be sealed off with polystyrene rod packers and silicone mastic, as shown in the attached datasheet AC809-4C. The window architraves can then be fitted.

6.4 Mechanical Ventilation

The highest external noise levels at the northern façade of the proposed development are 57 dBA during the day and 53 dBA at night.

With windows and doors left partially open (20% of the window area) the resultant internal noise levels are typically 10 dB less than the corresponding external noise levels.

In this instance, this equates to 47 dBA during the day and 43 dBA at night.

It can be seen that the acceptable day time noise limit of $(40 + 10 =) 50$ dBA and night time noise limit of $(35 + 10 =) 45$ dBA (with windows and doors partially open) is met for habitable rooms along the northern façade of the development. As such, mechanical ventilation will not be required for this development.



6.5 Construction Disclaimer and Copyright

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We encourage clients to check with us before using materials or equipment that are alternative to those specified in our Acoustical Report.

The integrity of acoustic structures is very dependent on installation techniques. For example, a small crack between the top of a wall and a ceiling can reduce the effective sound transmission loss of a wall from R_w 50 to R_w 40. Therefore, the use of contractors that are experienced in acoustic construction is encouraged.

Furthermore, two insulation products may have the same thermal R rating but the sound absorption of one may be entirely deficient. As such, the use of materials and equipment that are supported by acoustic laboratory test data is encouraged.



7.0 NOISE IMPACT STATEMENT

Day Design Pty Ltd was engaged by Benson McCormack Architecture on behalf of BL 2093 Pty Ltd to assess the traffic noise impact from Pacific Parade on the proposed co-living development at 67 Pacific Parade, Dee Why, NSW.

Existing levels of road traffic noise have been measured at multiple locations of the development site. We are confident that the noise levels used in our assessment are typical of the average maximum noise levels in this area.

Provided the recommendations in Section 6.0 of this report are implemented, the intrusive road traffic noise levels will comply with the internal noise levels specified in Northern Beaches Council's *Warringah Development Control Plan 2011*, the *State Environmental Planning Policy (Infrastructure) 2007* and the NSW Department of Planning document "*Development Near Rail Corridors and Busy Roads – Interim Guidelines*" (2008), and will be considered acceptable.

Ricky Thom, BA, BE(Hons)(Mech), GradIEAust
Acoustical Engineer

for and on behalf of Day Design Pty Ltd

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APPENDICES

- **Appendix A** – Instrumentation
- **Appendix B** – Architectural Drawings
- **AC806-J** – Reduction of Noise Intrusion by Wall Cavity Sealing
- **AC809-4C** – Frame Sealing Methods for Sound Rated Windows



NOISE SURVEY INSTRUMENTATION

Noise level measurements and analysis in this report were made with instrumentation as follows.

Table A Noise Survey Instrumentation

Description	Model No	Serial No
Infobyte Noise Logger (Type 2)	iM4	107
Condenser Microphone 0.5" diameter	MK 250	107
Infobyte Noise Logger (Type 2)	iM4	117
Condenser Microphone 0.5" diameter	MK 250	117
Infobyte Noise Logger (Type 2)	iM4	118
Condenser Microphone 0.5" diameter	MK 250	118
Modular Precision Sound Analyser	B&K 2270G4	301 0781
Condenser Microphone 0.5" diameter	B&K 4189	304 4649
Condenser Microphone 0.5" diameter	B&K 4189	279 1662
Acoustical Calibrator	B&K 4231	272 1949

An environmental noise logger is used to continuously monitor ambient noise levels and provide information on the statistical distribution of noise during an extended period of time. The Infobyte Noise Monitor iM4 is a Type 2 precision environmental noise monitor meeting all the applicable requirements of AS1259 for an integrating-averaging sound level meter.

The B&K 2270 Sound Analyser is a real-time precision integrating sound level meter with octave and third octave filters, that sample noise at a rate of 8 samples per second and provides L_{eq} , L_{10} and L_{90} noise levels using both Fast and Slow response and L_{peak} noise levels on Impulse response time settings. The meter is frequency weighted to provide dBA, dBC or Linear sound pressure level readings as required. Results are normally downloaded to computer for rapid processing.

All instrument systems had been laboratory calibrated using instrumentation traceable to Australian National Standards and certified within the last two years thus conforming to Australian Standards. The measurement system was also field calibrated prior to and after noise surveys. Calibration drift was found to be less than 1 dB during attended and unattended measurements. No adjustments for instrument drift during the measurement period were warranted.





67 PP

DA

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NSW 2095

PROJECT DETAILS

67 PP
67 Pacific Parade DEE WHY NSW 2099

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**BENSON
McCORMACK
ARCHITECTURE**

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



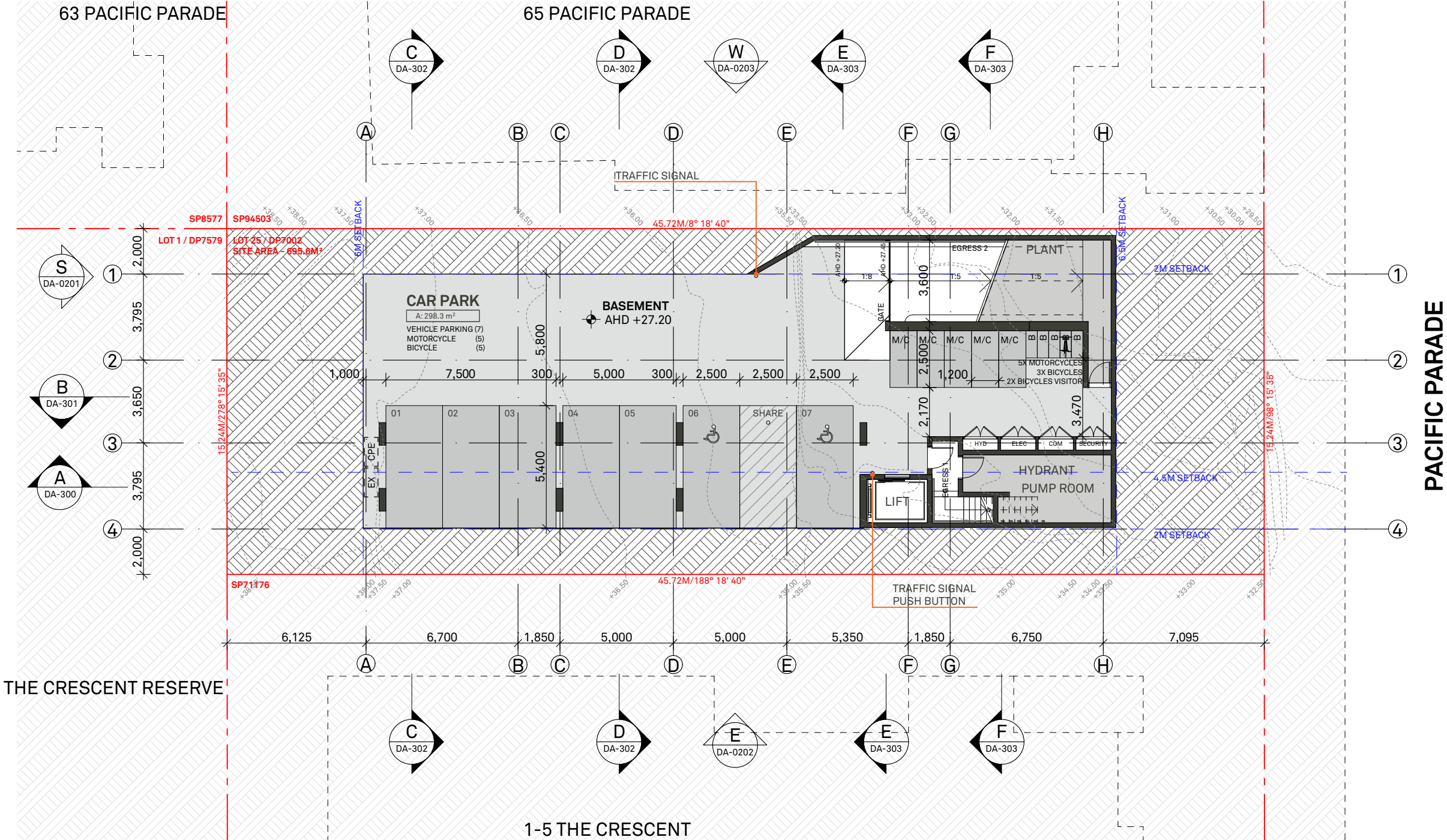
LOCATION PLAN - CIRCA 1943

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
PARKING RATE			
ARHSEPP RATE APPLIED: BOARDING HOUSE			
0,5 SPACE PER MICRO APARTMENT DWELLING			

CAR PARK

RESIDENTIAL: 25 ROOMS + 1 MANAGER			
	REQUIRED	PROPOSED	
	Residential	13	13
VEHICLE	Visitor	-	-
MOTORCYCLE		5	5
BICYCLE	Residential	3	3
	Visitor	2	2
TOTAL CARPARK PROVIDED			
13 (INCLUDING 2 DISABLED SPACES)			



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REVISION

Rev	Date	Description
01	24/11/2020	DA ISSUE 01

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
FW	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Fire 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
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MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GENERAL
ARRANGEMENT -
BASEMENT PLAN

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0100

NORTH

REV
01

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**BENSON
McCORMACK
ARCHITECTURE**

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

PARKING RATE
ARHSEPP RATE APPLIED: BOARDING HOUSE
0,5 SPACE PER MICRO APARTMENT DWELLING

CAR PARK

RESIDENTIAL: 25 ROOMS + 1 MANAGER			
	REQUIRED	PROPOSED	
	Residential	13	13
VEHICLE	Visitor	-	-
MOTORCYCLE		5	5
BICYCLE	Residential	3	3
	Visitor	2	2

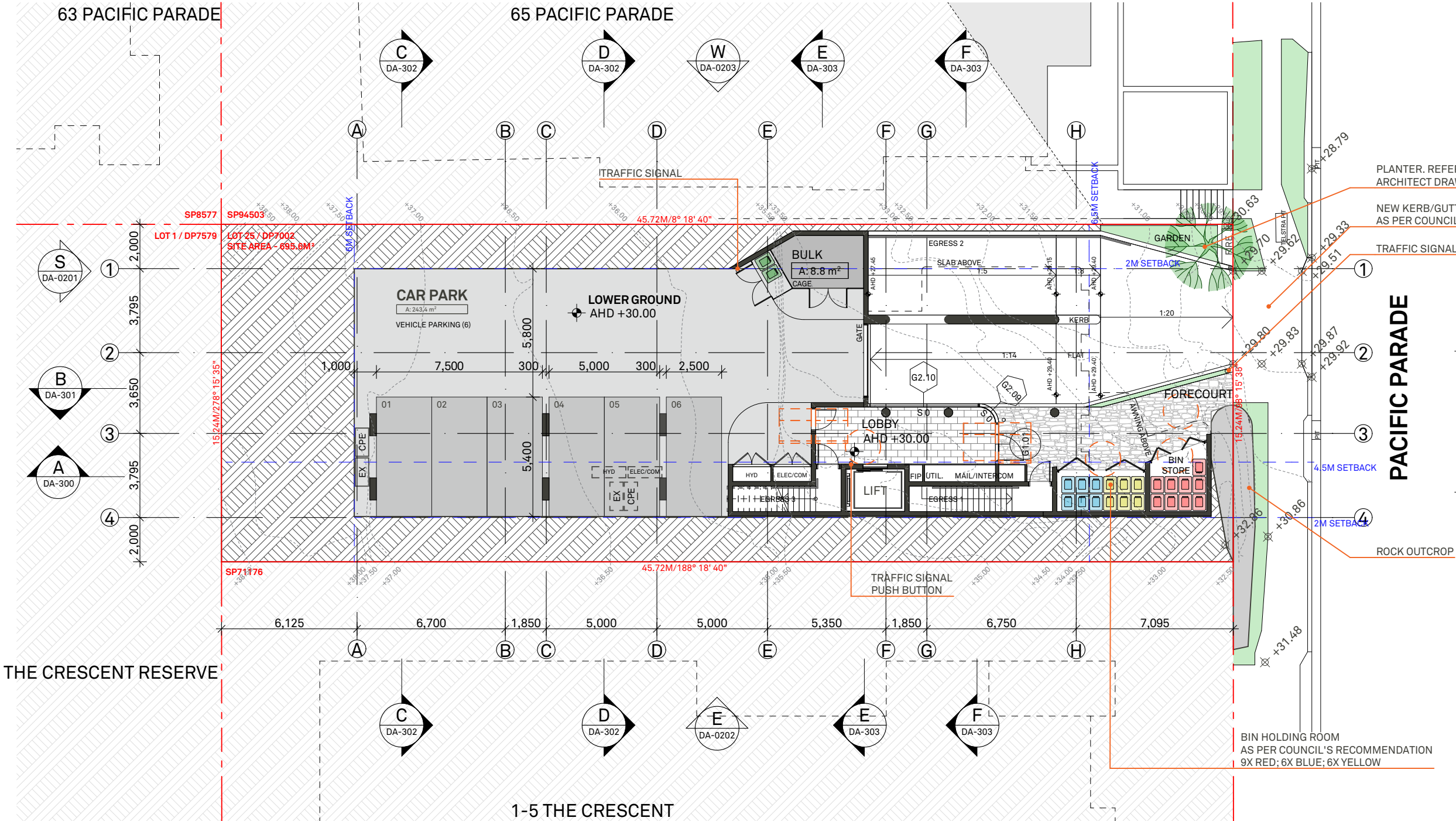
TOTAL CARPARK PROVIDED
13 (INCLUDING 2 DISABLED SPACES)

WASTE MANAGEMENT

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

* 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



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REVISION		
Rev	Date	Description
01	24/11/2020	DA ISSUE 01

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	Fire Space Ratio
GBA	Gross Building Area
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
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
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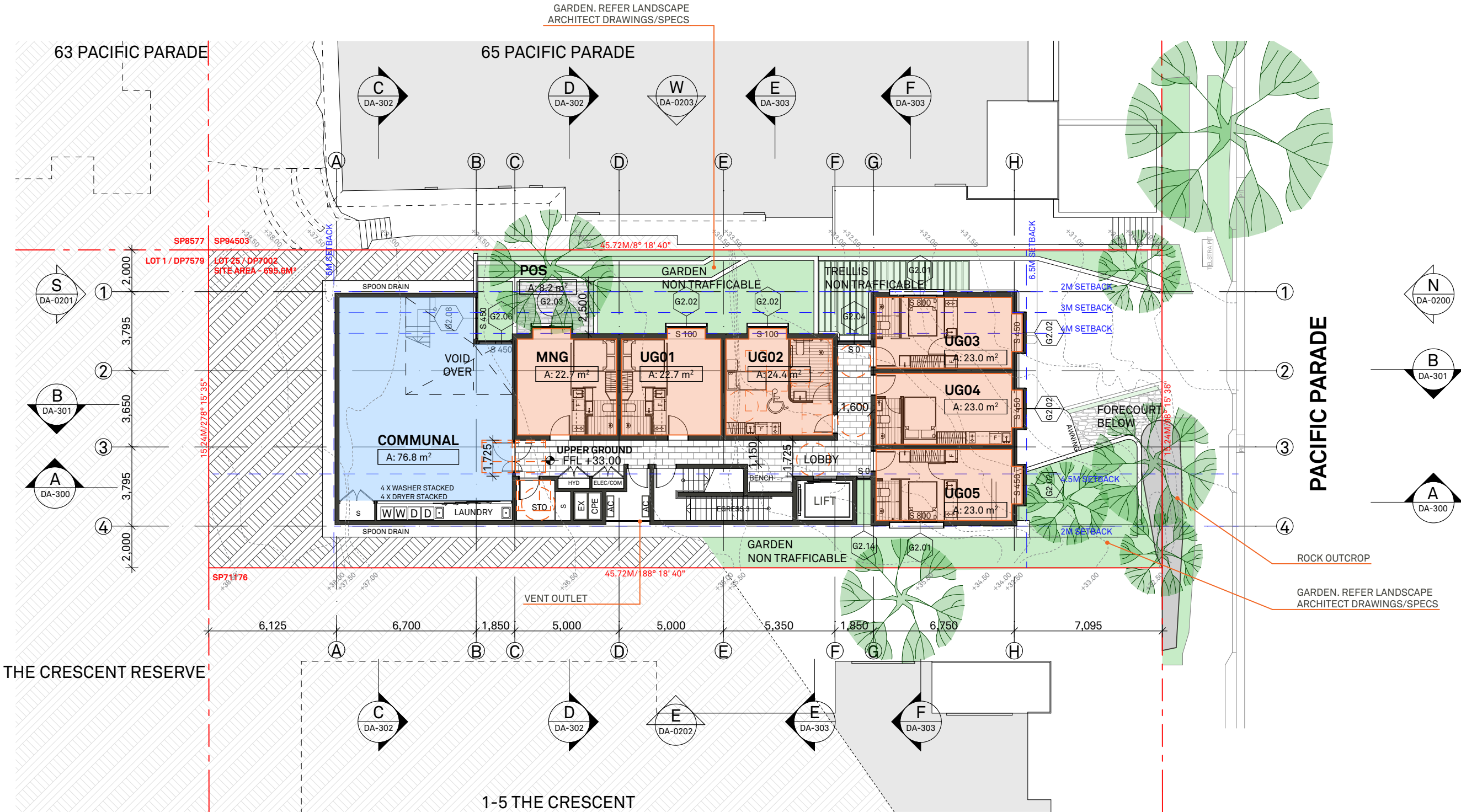
WARRINGAH LEP 2011

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

PARKING RATE

ARHSEPP RATE APPLIED: BOARDING HOUSE

0,5 SPACE PER MICRO APARTMENT DWELLING



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Rev	Date	Description
01	24/11/2020	DA ISSUE 01

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Room	POS	Private Open Space
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
ADP	Adaptable	D	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	ST	Sewer
BAL	Balustrade	FW	Fire Extinguisher	LY	Laundry	SD	Storage
BALC	Balcony	FEX	Finish floor level	M	Motorcycle Parking	STP	Stormwater Pit
BED	Bedroom	FFL	Finish floor level	MC	Main Switch Board	STW	Stormwater
BT	Bathroom	FN	Fence	MSB	Natural Ground Level	SFL	Structural floor level
COL	Column	FS	Fire Stairs	NGL	Onsite Detention Tank	TOF	Top of Fence
COMM	Comms Room	FSR	Floor Space Ratio	OSD	Pantry	TOW	Top of Wall
		GBA	Gross Building Area	P		VIS	Visitor Parking

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MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GENERAL ARRANGEMENT - UPPER GROUND PLAN

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0102
REV
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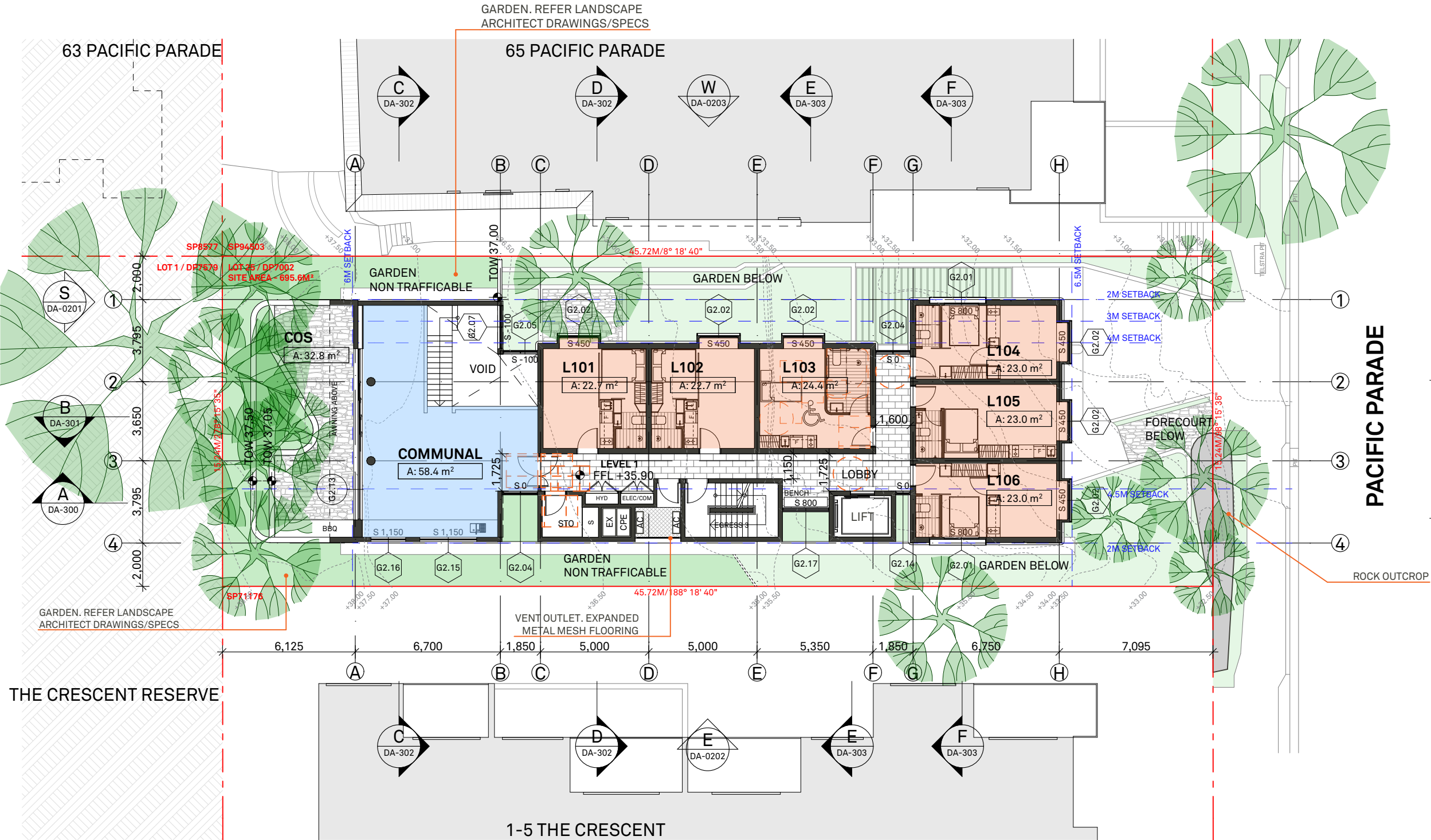
WARRINGAH LEP 2011

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

PARKING RATE

ARHSEPP RATE APPLIED: BOARDING HOUSE

0,5 SPACE PER MICRO APARTMENT DWELLING



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REVISION

Rev	Date	Description
01	24/11/2020	DA ISSUE 01

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	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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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GENERAL ARRANGEMENT - LEVEL 1 PLAN

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0103

NORTH

REV
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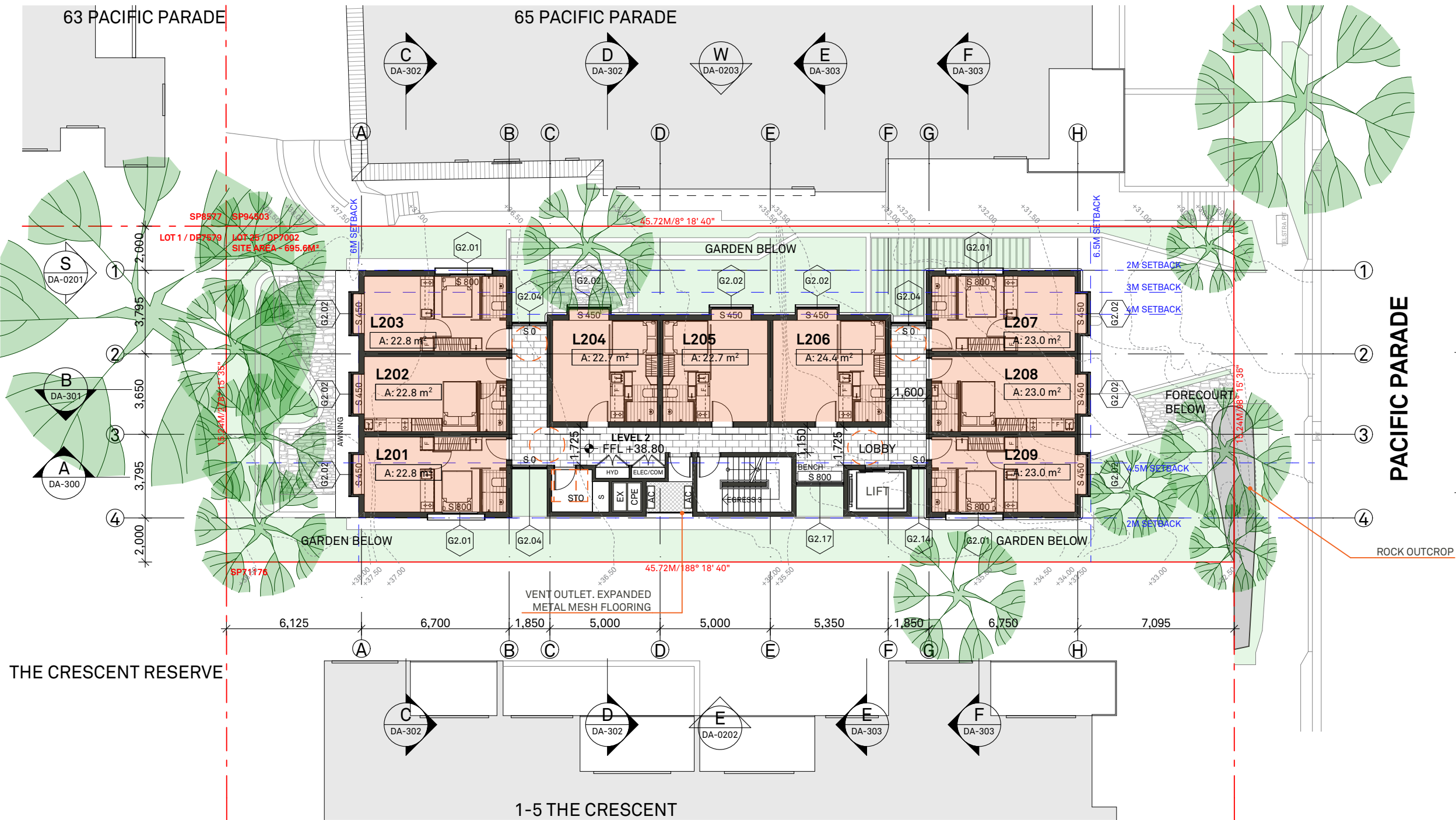
WARRINGAH LEP 2011

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

PARKING RATE

ARHSEPP RATE APPLIED: BOARDING HOUSE

0,5 SPACE PER MICRO APARTMENT DWELLING



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Rev	Date	Description
01	24/11/2020	DA ISSUE 01

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

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MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
GENERAL
ARRANGEMENT -
LEVEL 2 PLAN

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
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NORTH

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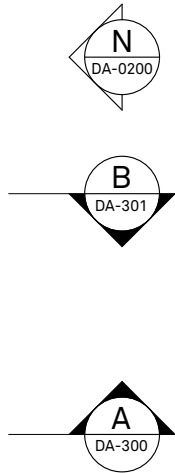
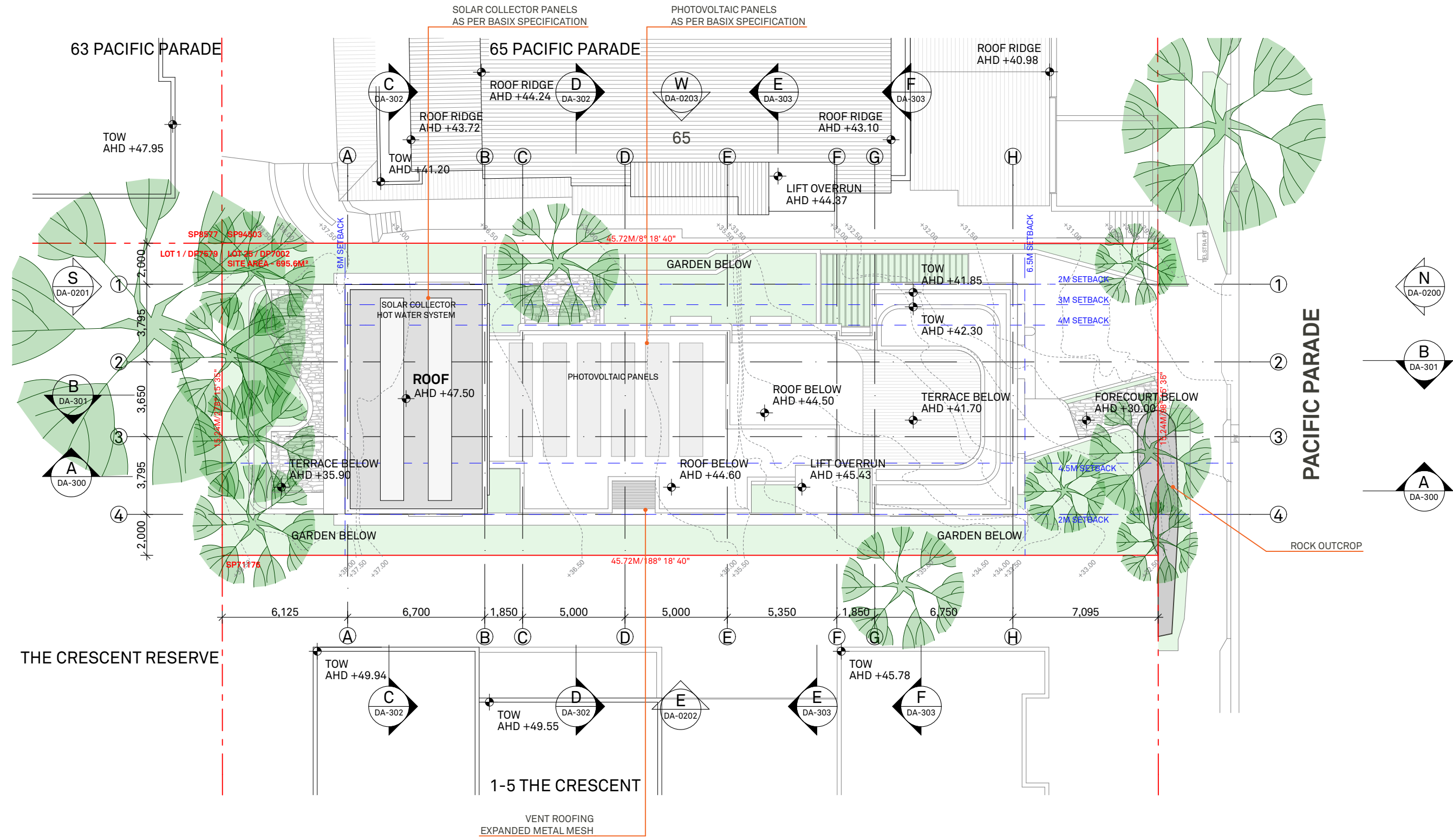
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NORTHERN BEACHES COUNCIL		
WARRINGAH LEP 2011		
LAND ZONING		R3
MIN. LOT SIZE		NA
FSR		NA
HEIGHT OF BUILDING		11M (ZONE L)
LAND RESERVATION		NA
HERITAGE		NA
FLOOD		NA
ACID SULFATE		NA
KEY SITE		NA
BIODIVERSITY		NA
LANDSLIP RISK		AREA B
PARKING RATE		
ARHSEPP RATE APPLIED: BOARDING HOUSE		
0,5 SPACE PER MICRO APARTMENT DWELLING		



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	01	24/11/2020	DA ISSUE 01

LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Room	POS	Private Open Space
ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
ADP	Adaptable	D	Dining	GBX	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	ST	Sewer
BAL	Balustrade	DW	Dishwasher	H	Hydraulic Services	SD	Storage
BALC	Balcony	F	Fridge	LY	Laundry	STP	Stormwater Pit
BED	Bedroom	FEX	Fire Extinguisher	M	Meter Room	STW	Stormwater
BT	Bathroom	FFL	Finish floor level	MC	Motorcycle Parking	SFL	Structural floor level
COL	Column	FN	Fence	MSB	Main Switch Board	TOF	Top of Fence
COMM	Comms Room	FS	Fire Stairs	NGL	Natural Ground Level	TOV	Top of Wall
		FSR	Fire Stairs	OSD	Onsite Detention Tank	VIS	Visitor Parking
		GBA	Gross Building Area	P	Pantry		

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PROJECT DETAILS

67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE

GENERAL ARRANGEMENT - ROOF PLAN

SCALE

1:200@A3

STATUS

DA

PROJECT No

2004A

APPROVED

GM

DRAWN BY

DB

DRAWING No

DA-0107

NORTH

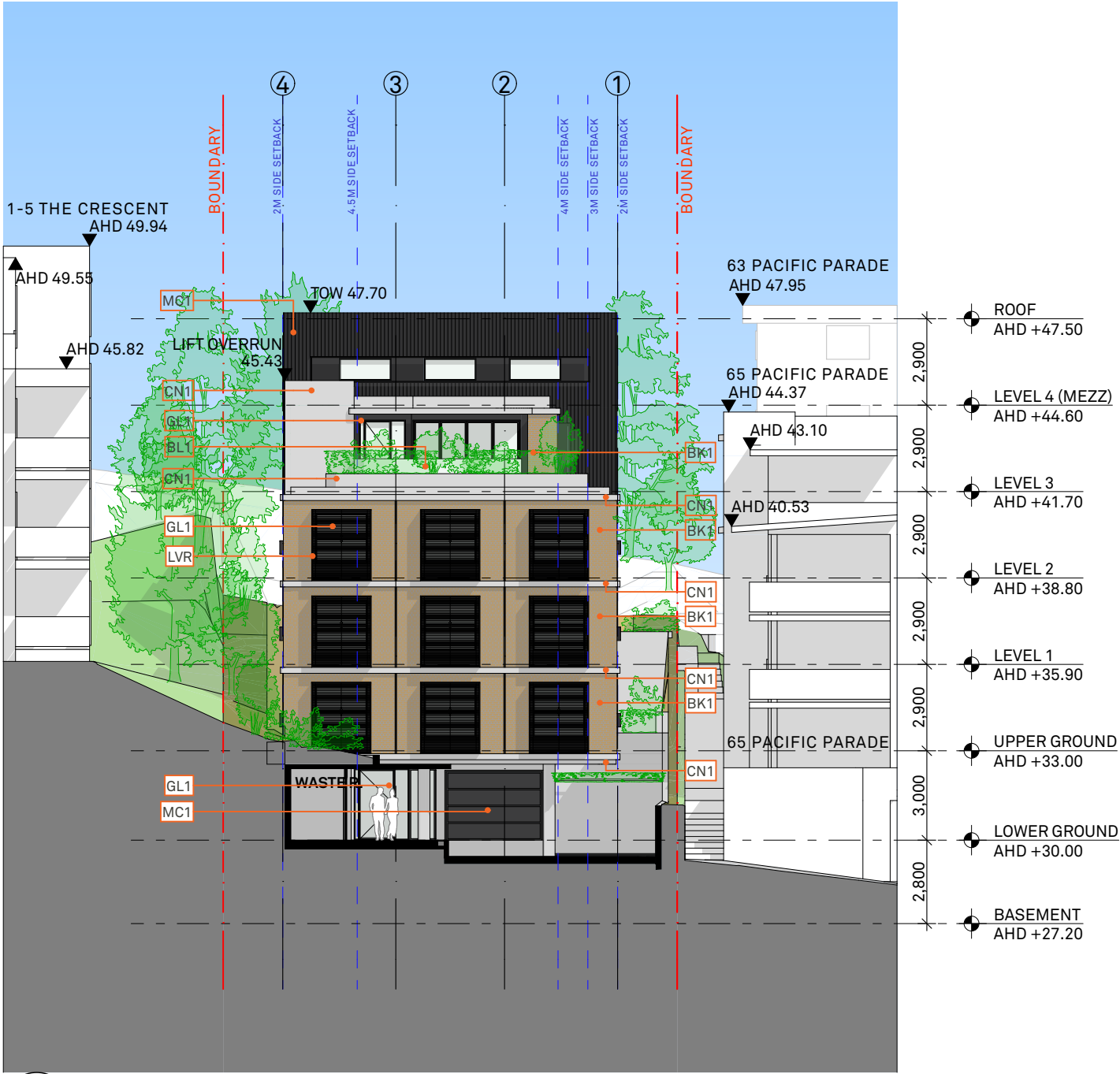
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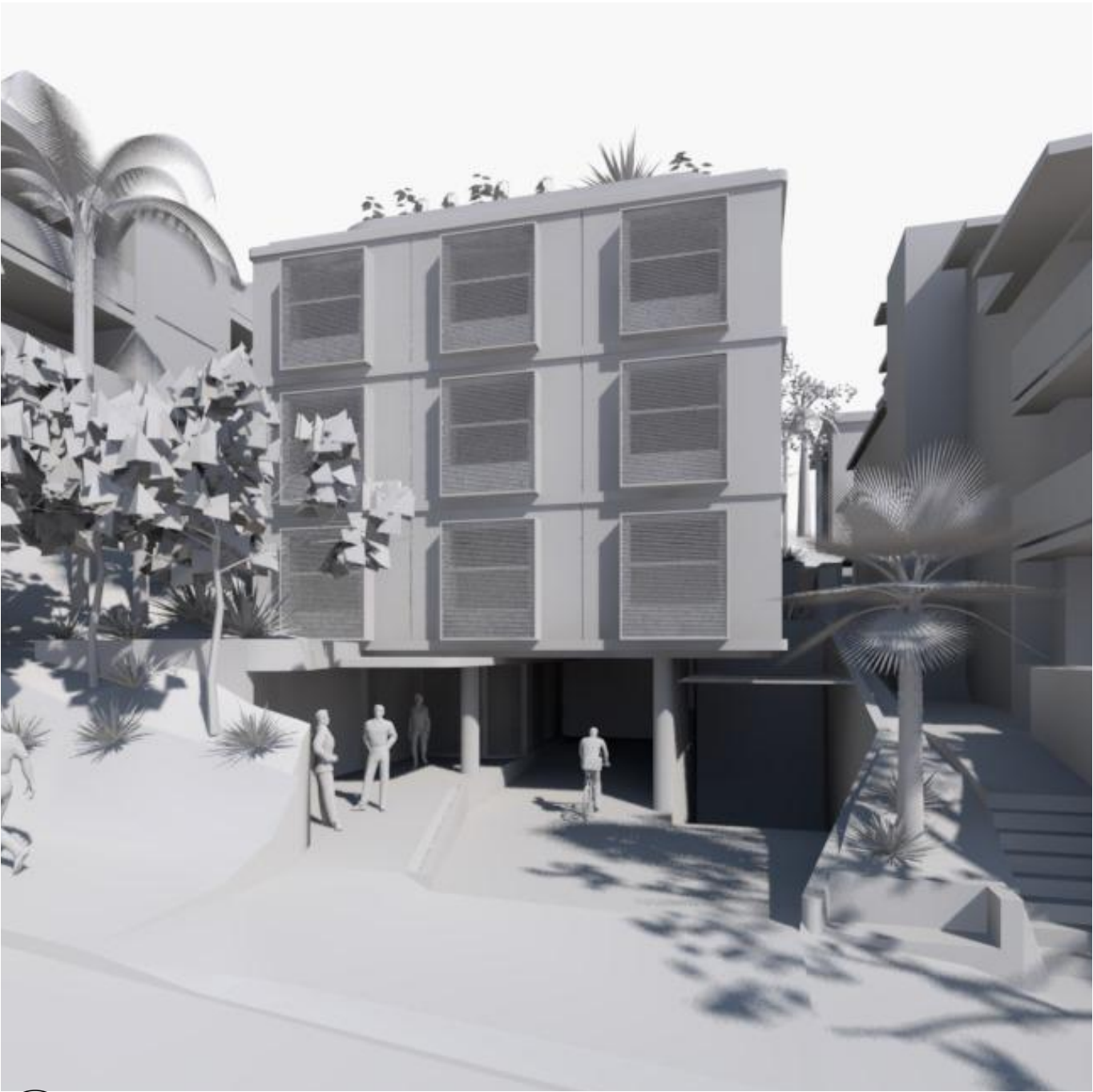
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1 NORTH ELEVATION
1:200

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 CLEAR GLAZING FRAMELESS



2 3D VIEW - NORTH ELEVATION

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REVISION		
Rev	Date	Description
01	24/11/2020	

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

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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

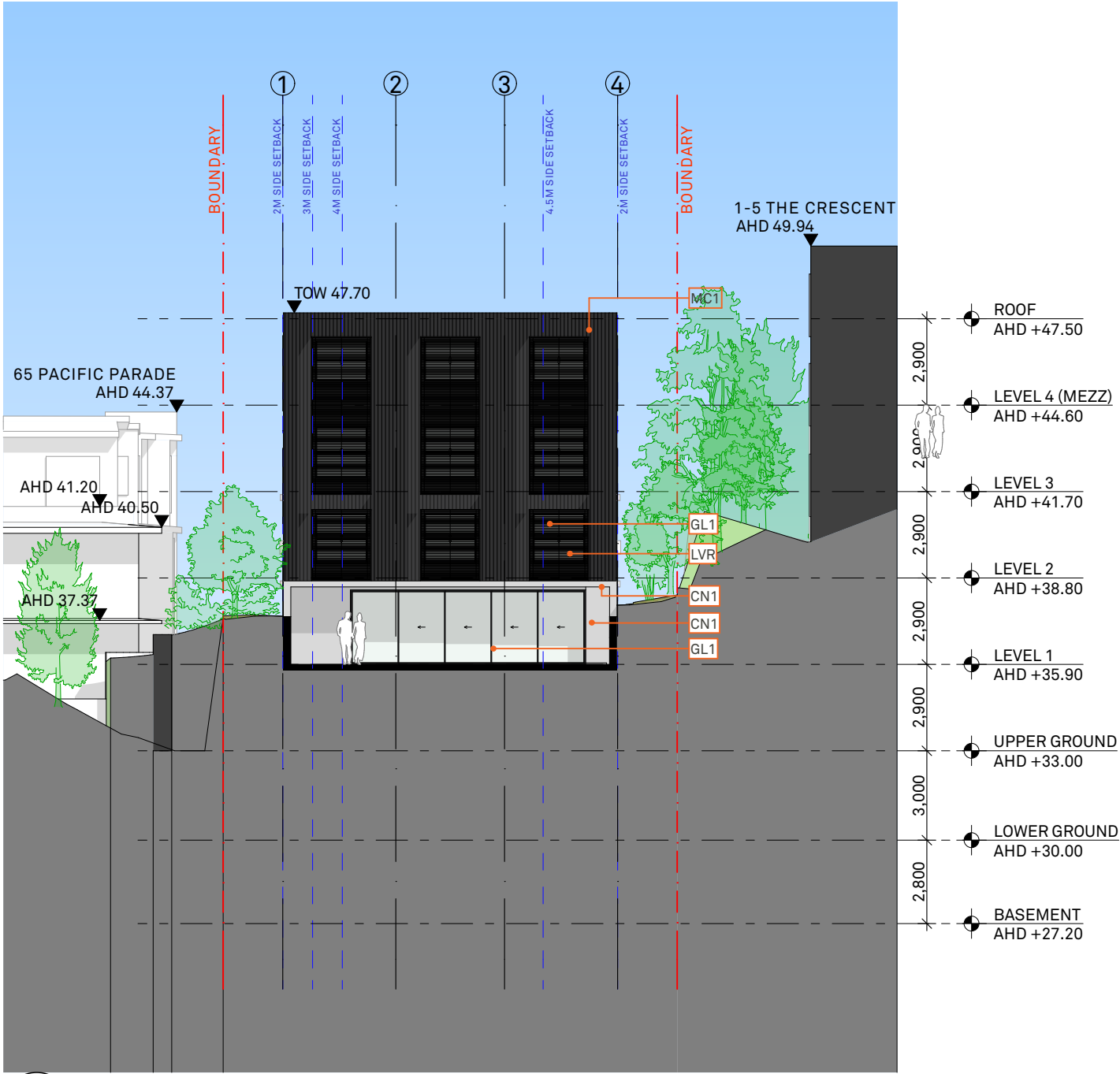
DRAWING TITLE
**ELEVATIONS - NORTH
ELEVATION**

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0200
REV
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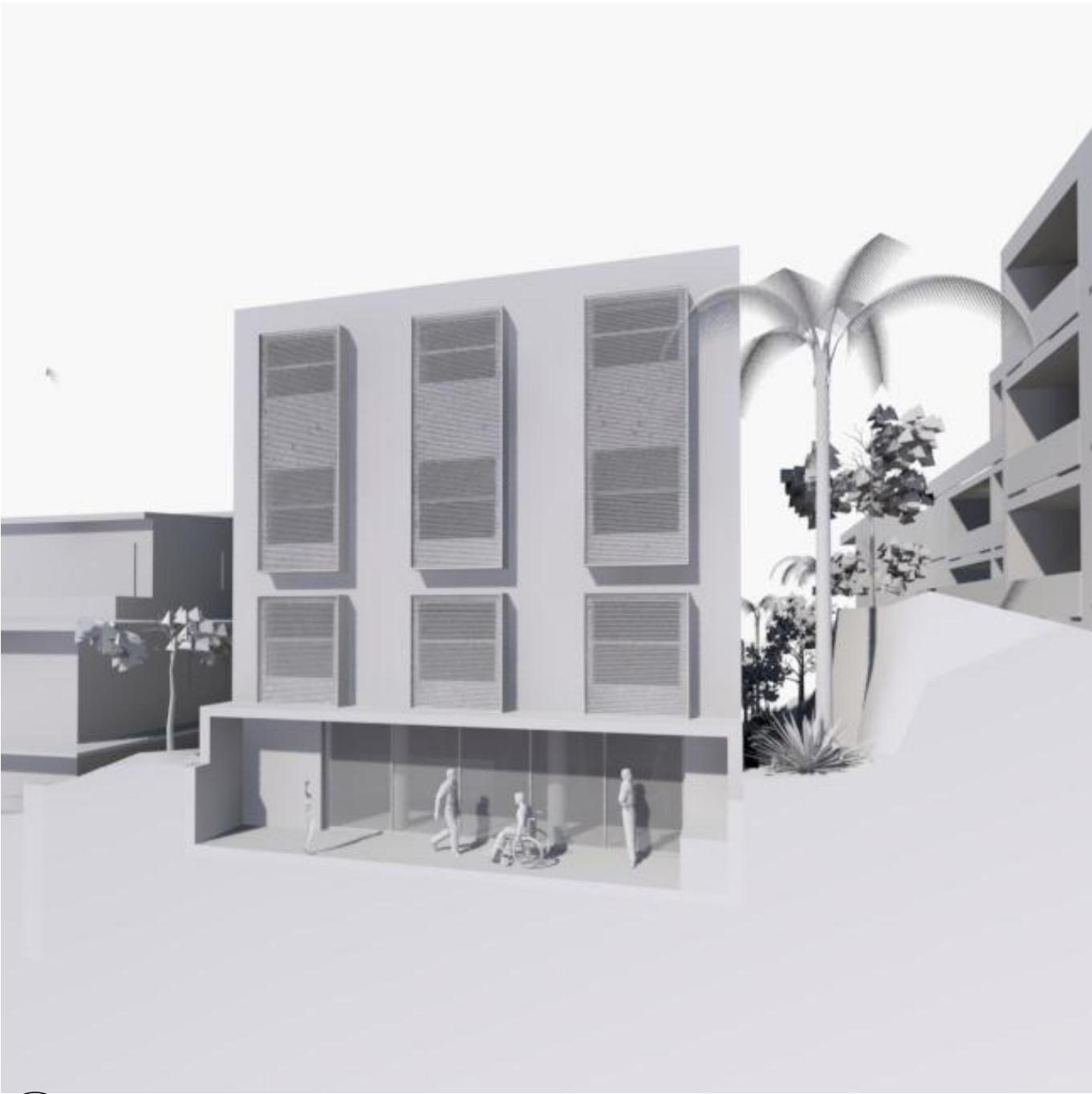




1 SOUTH ELEVATION
1:200

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 CLEAR GLAZING FRAMELESS



2 VIEW 3D - SOUTH ELEVATION

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

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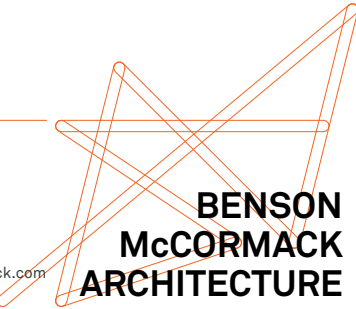
PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

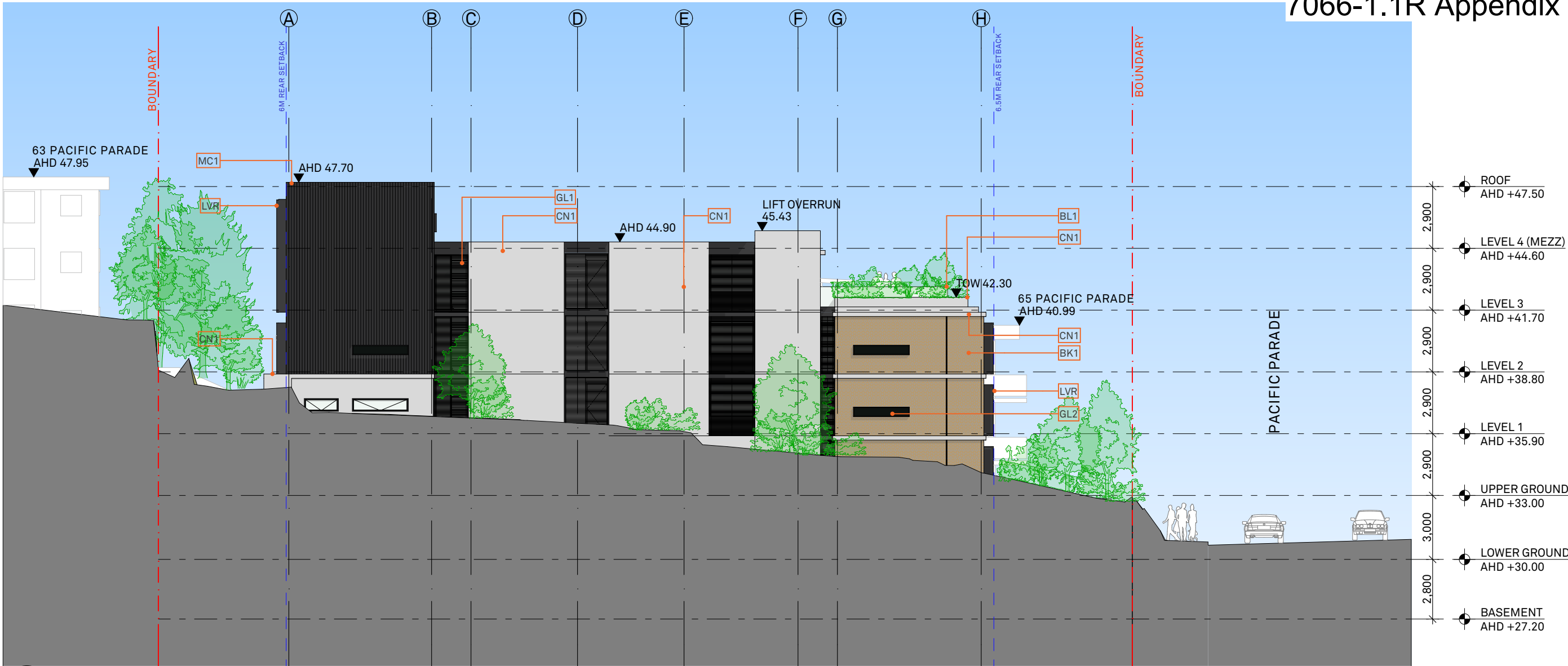
DRAWING TITLE
**ELEVATIONS - SOUTH
ELEVATION**

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0201
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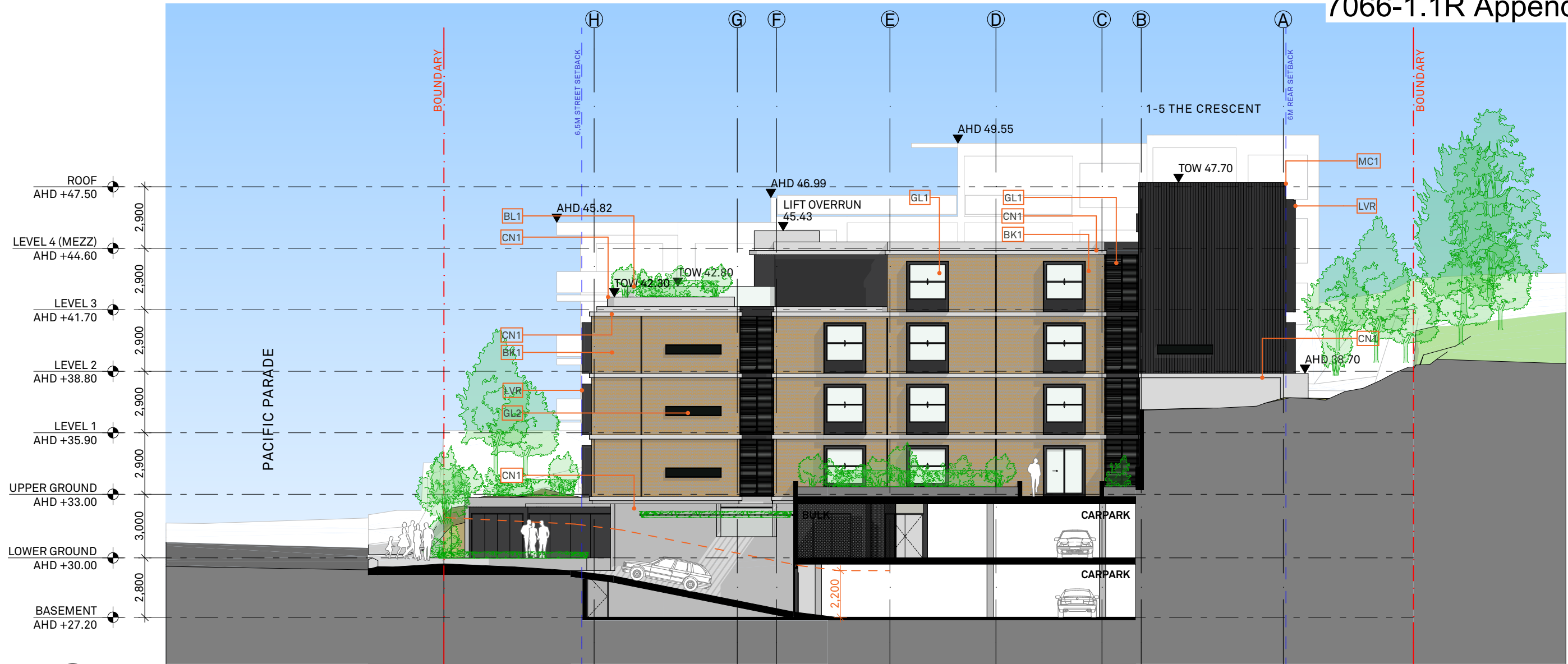
1 EAST ELEVATION
1:200



2 3D VIEW - EAST ELEVATION

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 CLEAR GLAZING FRAMELESS



1 WEST ELEVATION
1:200



2 3D VIEW - WEST ELEVATION

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 CLEAR GLAZING FRAMELESS

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Rev	Date	Description
01	24/11/2020	

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	Down Pipe	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Dryer	GM	Gas Meter	ST	Sewer
BAL	Balustrade	FW	Fire Extinguisher	LY	Laundry	SD	Storage
BALC	Balcony	FEX	Finish floor level	M	Meter Room	STP	Stormwater Pit
BED	Bedroom	FFL	Fence	MC	Motorcycle Parking	STW	Stormwater
BT	Bathroom	FN	Fire Stairs	MSB	Main Switch Board	SFL	Structural floor level
COL	Column	FS	Floor Space Ratio	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
**ELEVATION - WEST
ELEVATION**

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

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DRAWN BY
DB
DRAWING No
DA-0203
REV
01

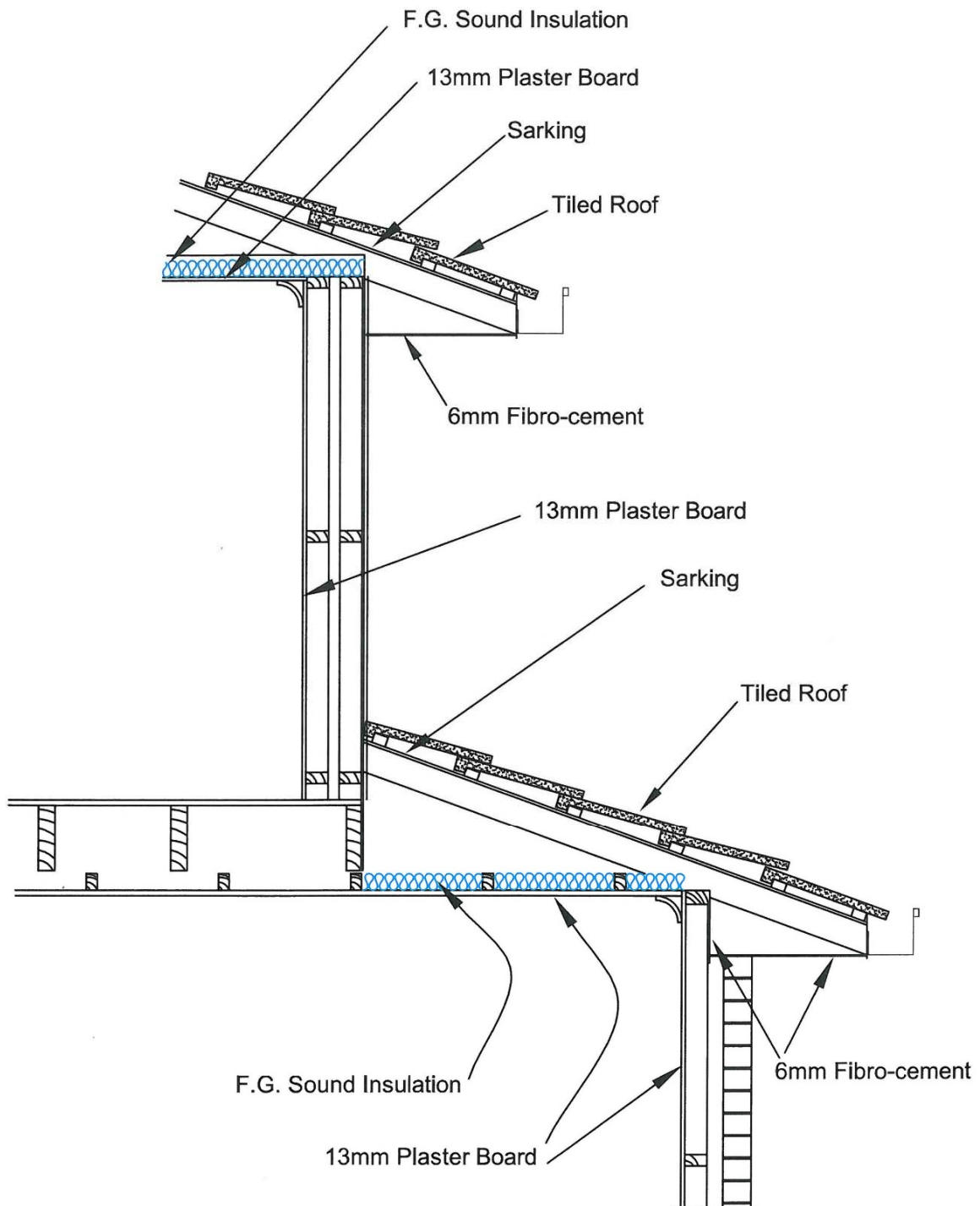
NORTH
STUDIO 5, 505 BALMAIN RD
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REDUCTION OF NOISE INTRUSION BY WALL CAVITY SEALING

AC806-J

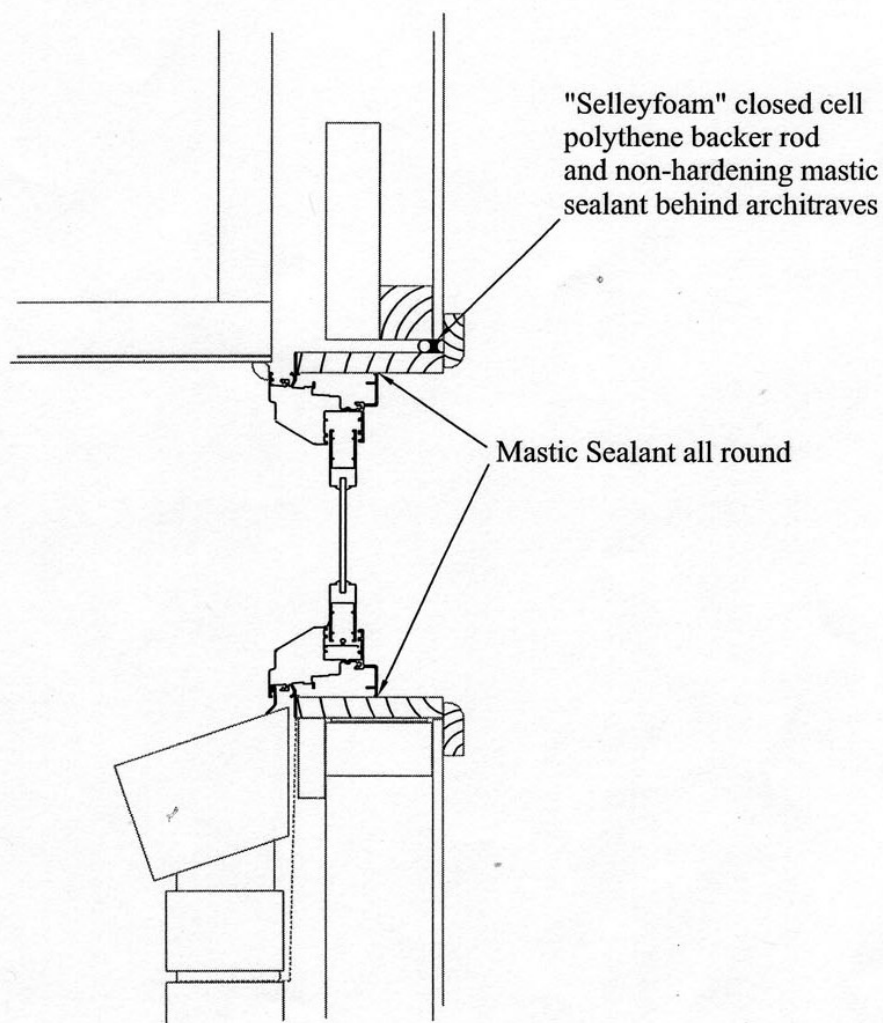
BB
4/9/2006



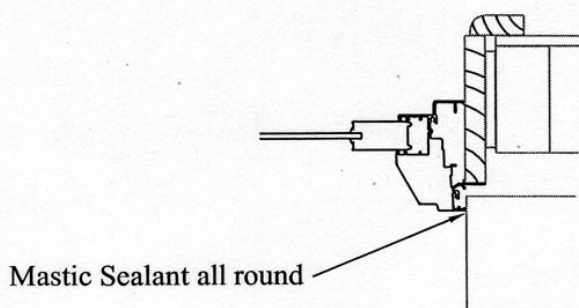
BRICK VENEER



BB 6/8/2003



ELEVATION



PLAN

BRICK VENEER WALL

