



52 M

DA

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

PROJECT DETAILS

52-M
52-62 MAY ROAD NARRAWEENA NSW 2099

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

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PHOTOMONTAGE BY HYUNJU KIM

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REVISION

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

LEGEND

A/C	Air Conditioning Unit
ACC	Accessible
ADP	Adaptable
AHD	Aust. Height Datum
B	Basement
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

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

PHOTOMONTAGE 02

SCALE

STATUS

DA

PROJECT No
1853A

DRAWING No
A-1306

NORTH



REV
02

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01 STATUTORY INFORMATION

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

02 DEVELOPMENT DATA - UNITS

LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT		UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW	SOLAR ACCESS	SAN SOLAR	STORAGE m ³		NOTES	
				INT AREA m ²	EXT AREA m ²						(REQ. 60%)	(REQ. 70%)	(MAX. 15%)	INT	EXT		TOTAL
00 GROUND	RET	1		91.99		91.99										0	
	RET	2		55.64		55.64										0	
	RET	3		62.34		62.34										0	
	RET	4		62.29		62.29										0	
	RET	5		48.15		48.15										0	
	RET	6		105.13		105.13										0	
	COMM	1		67.21		67.21										0	
	COMM	2		60.24		60.24										0	
	COMM	3		54.69		54.69										0	
SUBTOTALS				607.68	0	607.68	0			0	0	0				0	
LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT INT AREA m ²	UNIT EXT AREA m ²	UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW (REQ. 60%)	SOLAR ACCESS (REQ. 70%)	SAN SOLAR (MAX. 15%)	STORAGE m ³ INT	EXT	TOTAL	NOTES
01	RESI	1	2BR	92.85	16.76	109.61				SOUTH	YES	NO				0	
	RESI	2	2BR	87.70	16.76	104.46				SOUTH	NO	NO				0	
	RESI	3	2BR	81.45	10.31	91.76				SOUTH	NO	NO				0	
	RESI	4	3BR	125.58	21.22	146.8				SOUTH & EAST	YES	YES				0	
	RESI	5	3BR	128.13	21.22	149.35				NORTH & EAST	YES	YES				0	
	RESI	6	2BR	96.56	10.07	106.63				NORTH	YES	YES				0	
	RESI	7	2BR	96.56	10.07	106.63				NORTH	YES	YES				0	
	RESI	8	1BR	70.21	9.62	79.23				NORTH	NO	YES				0	
SUBTOTALS				779.04	115.43	894.47	0				5	5	0				0
LEVEL	USE	UNIT NUMBER	UNIT TYPE	UNIT INT AREA m ²	UNIT EXT AREA m ²	UNIT TOTAL AREA m ²	COMMON AREA m ²	GFA m ²	GBA m ²	UNIT CONFIG.	CROSS FLOW (REQ. 60%)	SOLAR ACCESS (REQ. 70%)	SAN SOLAR (MAX. 15%)	STORAGE m ³ INT	EXT	TOTAL	NOTES
02	RESI	9	2BR	86.00	18.39	104.39				SOUTH	YES	YES				0	
	RESI	10	2BR	76.11	19.30	95.41				SOUTH	YES	YES				0	
	RESI	11	2BR	70.77	20.45	91.22				SOUTH	YES	YES				0	
	RESI	12	2BR	91.16	38.88	130.04				SOUTH & EAST	YES	YES				0	
	RESI	13	2BR	91.66	31.96	123.62				NORTH & EAST	YES	YES				0	
	RESI	14	1BR	56.11	27.36	83.47				NORTH	YES	YES				0	
	RESI	15	1BR	56.11	27.36	83.47				NORTH	YES	YES				0	
	RESI	16	1BR	61.15	11.40	72.55				NORTH	NO	YES				0	
SUBTOTALS				589.07	195.1	784.17	0				7	8	0				0
TOTAL				1975.79	310.53	2286.32	0	0	0		12	13	0				
RESIDENTIAL UNIT TYPE BREAKDOWN TOTALS				STUDIO	1BR	2BR	3BR										
				4	10	2		16	0		75%	81%	0				

04 DEVELOPMENT DATA - WASTE

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





PRESENT DAY



01 LANEWAY AT CORNER OF NO 72 MAY ROAD



02 NO 72 & 70 MAY ROAD



NO 68 MAY ROAD



NO 64 MAY ROAD



NO 62 MAY ROAD (THE SITE)



NO 60 MAY ROAD (THE SITE)



NO 58-56 MAY ROAD (THE SITE)



NO 54-52 MAY ROAD (THE SITE)



NO 54-52 MAY ROAD (THE SITE)



03 PARK AT CORNER OF NO 54-52 MAY ROAD



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



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



06 NO 52 MAY ROAD (THE SITE)



NO 54-56 MAY ROAD (THE SITE)



NO 56 MAY ROAD (THE SITE)



NO 58 MAY ROAD (THE SITE)



NO 60 MAY ROAD (THE SITE)



NO 62 MAY ROAD (THE SITE)



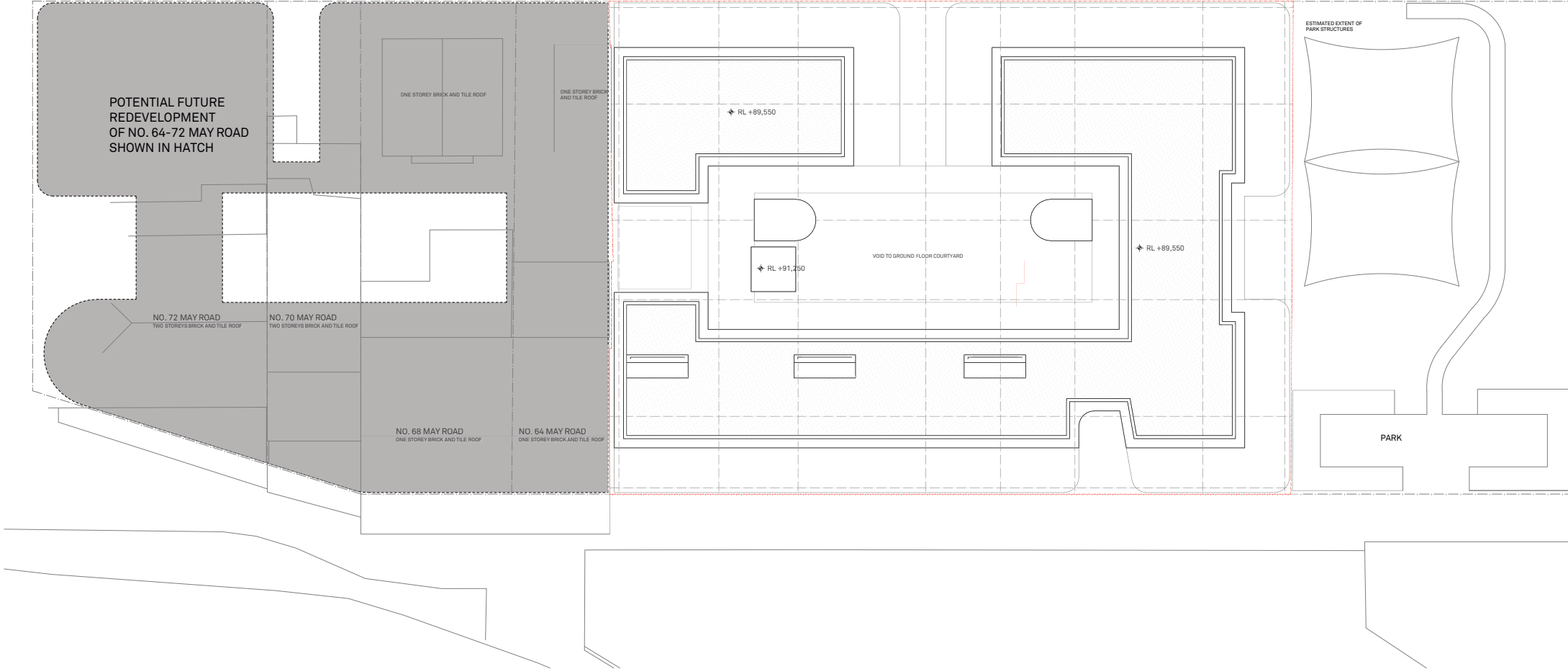
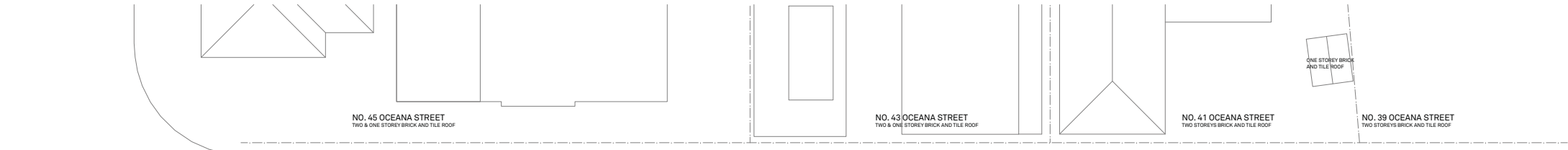
07 SOUTHEAST VIEW TOWARDS NO 52-62 MAY ROAD (THE SITE)



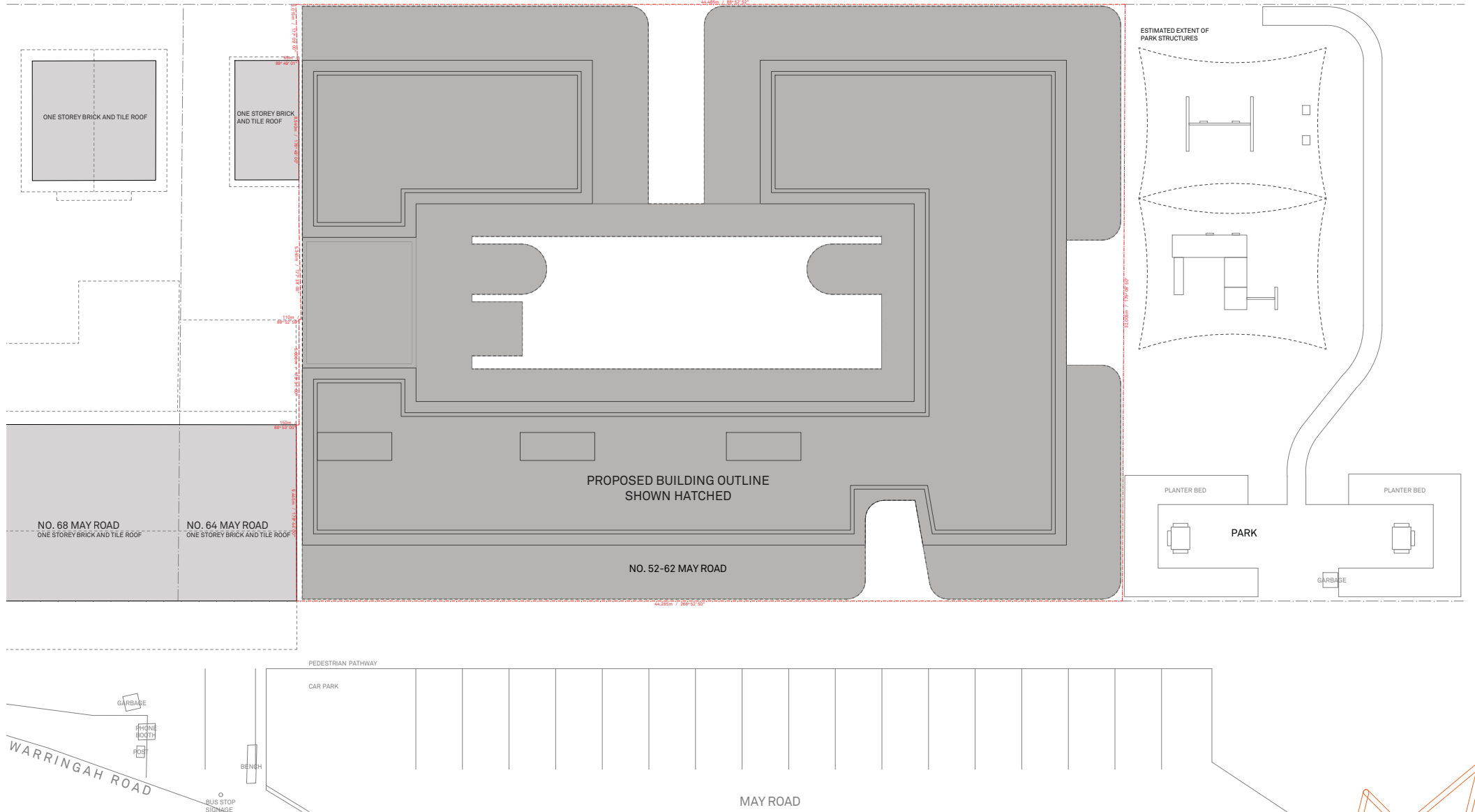
08 NORTHERN VIEW FROM NO 52 MAY ROAD (THE SITE)



09 NORTHERN VIEW FROM NO 62 MAY ROAD (THE SITE)



POPLAR LANE



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LEGEND

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

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

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

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

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

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

DRAWING TITLE
SITE PLAN

SCALE

1:200

STATUS

DA

PROJECT No

1853A

DRAWING No

A-0007

NORTH



REV

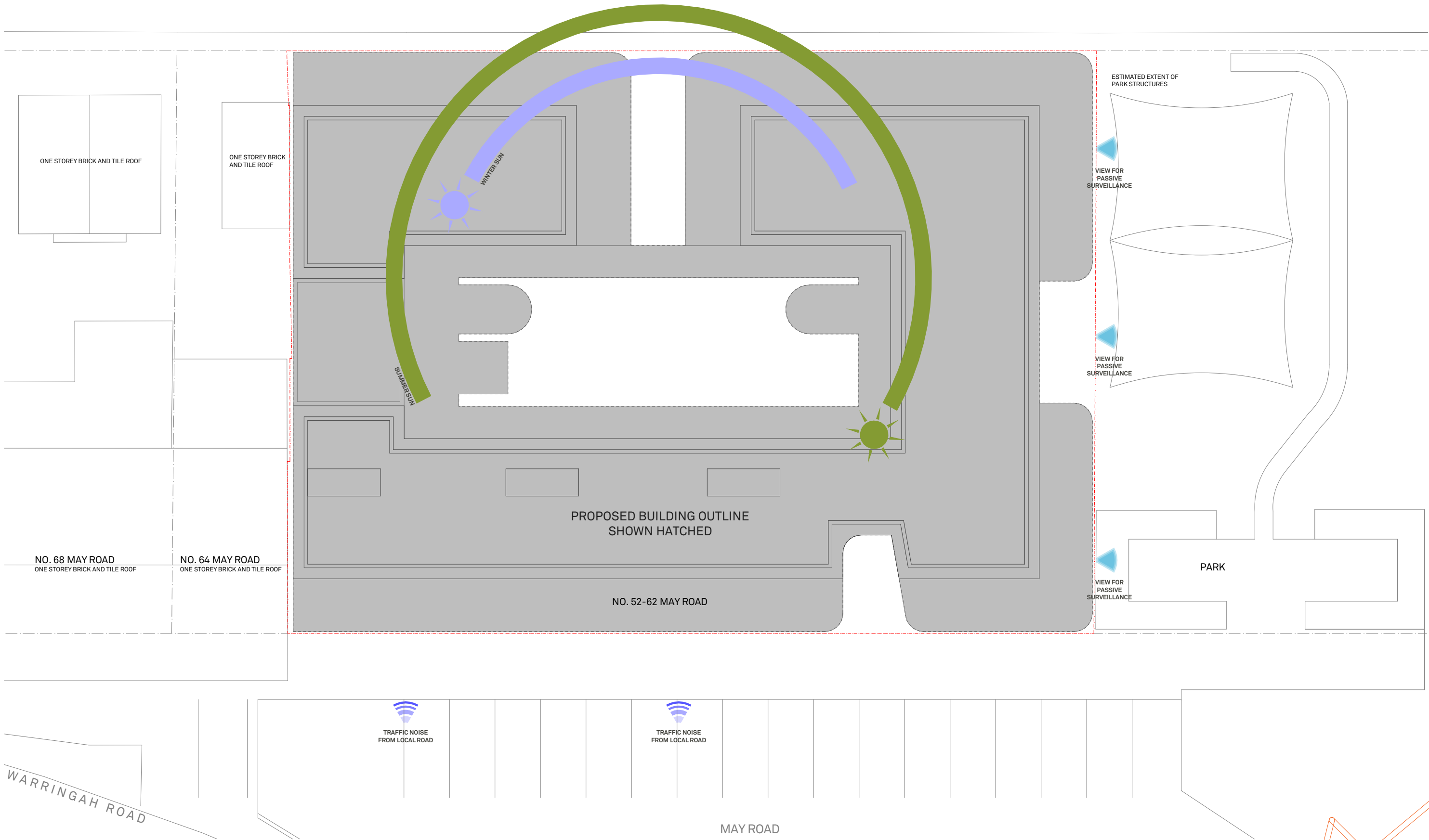
04

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POPLAR LANE



POPLAR LANE

ONE STOREY BRICK AND TILE ROOF

ONE STOREY BRICK AND TILE ROOF

STORAGE AREA FOR WASTE TO BE REUSED, RECYCLED OR DISPOSED

MATERIALS STORAGE

ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED

NO. 68 MAY ROAD
ONE STOREY BRICK AND TILE ROOF

NO. 64 MAY ROAD
ONE STOREY BRICK AND TILE ROOF

NO. 52-62 MAY ROAD

ESTIMATED EXTENT OF PARK STRUCTURES

PLANTER BED

PARK

PLANTER BED

WARRINGAH ROAD

MAY ROAD

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

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

GBC	Garbage Chute	PC
GBR	Garbage Room	R
GBX	Garbage Exhaust	RW
GFA	Gross Floor Area	SC
GM	Gas Meter	SW
H	Hydraulic Services	ST
LY	Laundry	ST
M	Meter Room	ST
MC	Motorcycle Parking	ST
MSB	Main Switch Board	TF
NSL	Natural Ground Level	TO
OSD	Onsite Detention Tank	TO
O		

Private Open Space	CLIE
Robe	
Rainwater Tank	MAY
Screen	
Sewer	JVU
Storage	44 E
Study	EWI
Stormwater Pit	248
Stormwater	
Structural floor level	
Top of Fence	
Top of Wall	
Top of Window	

CLIENT	PROJECT
Y ROAD GROUP /	52 M
URBAN	52-62 M
BAY VISTA LANE	NARRA
NGSDALE NSW	2099
1	

DETAILS

DRAWING TITLE

DEMOLITION

MAY ROAD

BETWEEN A NSW

SCALE
1:200
STATUS
DA
PROJECT No
1853A

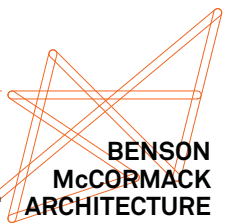
NORTH



DRAWING No	REV
A-0009	02

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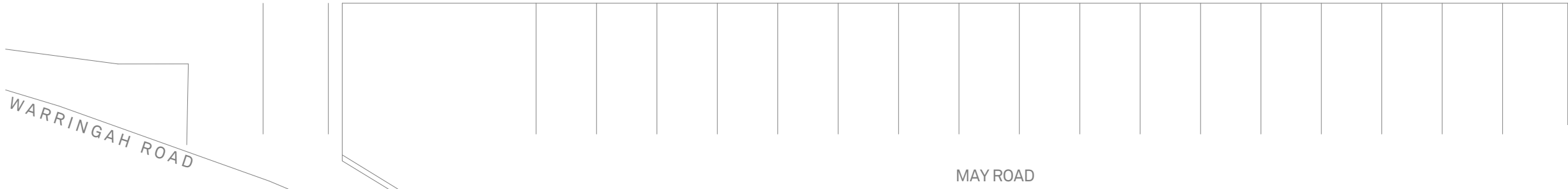
POPLAR LANE



EXTENT OF PROPOSED EXCAVATION
SHOWN IN RED

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

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



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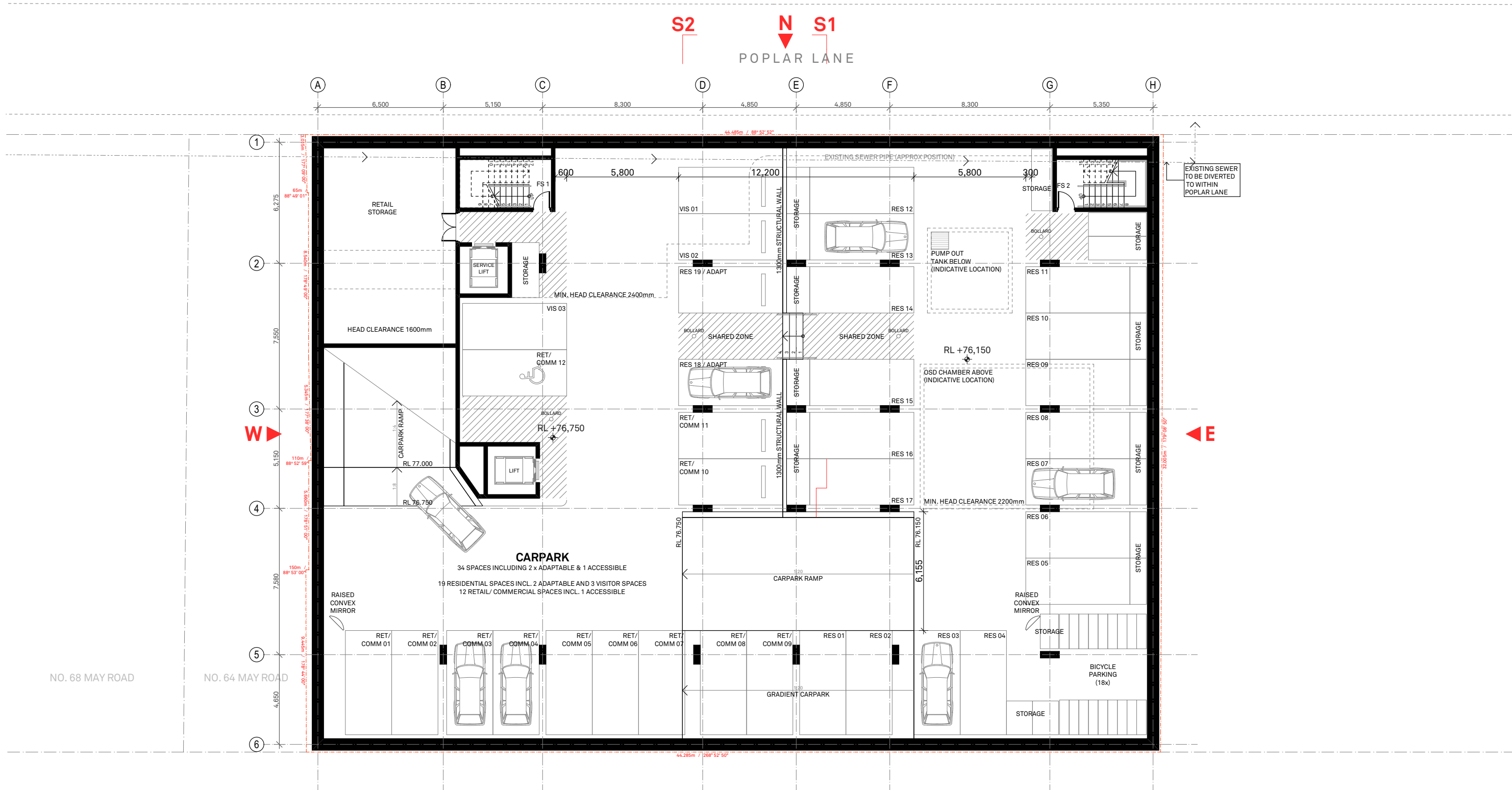
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REVISION		Description	Chk
Rev	Date		
01	16/05/2020	ISSUE FOR DA	

LEGEND

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

CLIENT	PROJECT DETAILS	DRAWING TITLE	SCALE	NORTH	STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536	
MAY ROAD GROUP / JV URBAN	52 M 52-62 MAY ROAD NARRAWEENA NSW 2099	EXCAVATION/FILL PLAN	1:200		BENSON McCORMACK ARCHITECTURE	
44 BAY VISTA LANE EWINGSDALE NSW 2481			STATUS			
			DA			
			PROJECT No	DRAWING No	REV	P. +61 2 9818 0777 F. +61 2 9818 0778 E. enquiries@bensonmccormack.com W. www.bensonmccack.com
			1853A	A-0010	01	



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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	STP	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
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52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE
BASEMENT 1

SCALE
1:200
STATUS
DA
PROJECT No
1853A

DRAWING No
A-0101
REV
04

NORTH


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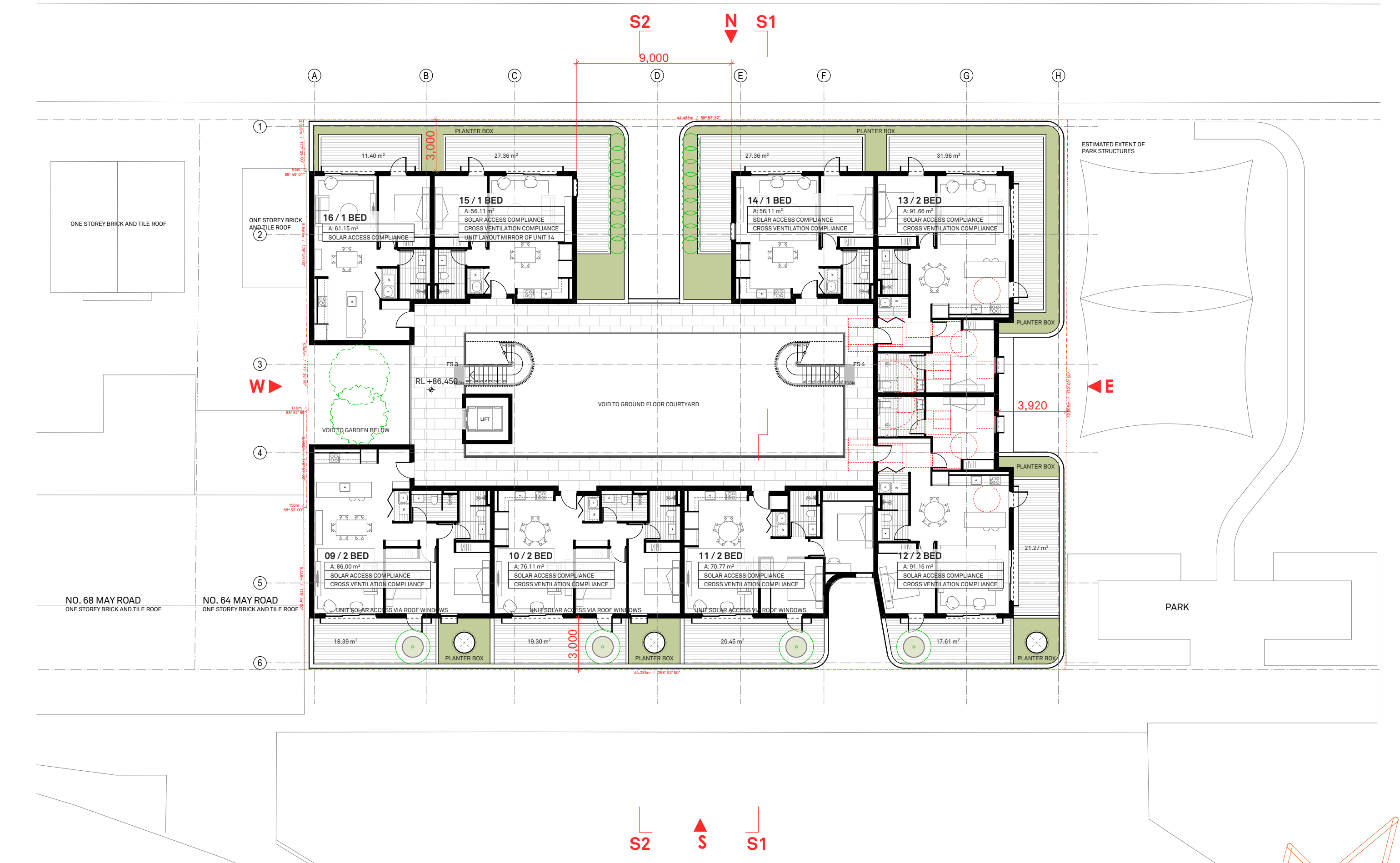
Legend	Legend	Legend	Legend
A/C Air Conditioning Unit	COS Communal Open Space	GBC Garbage Chute	POS Private Open Space
ACC Accessible	CEX Carpark Exhaust	GBR Garbage Room	R Robe
ADP Adaptable	D Dining	GBX Garbage Exhaust	RWT Rainwater Tank
AHD Aust. Height Datum	DP Dryer	GFA Gross Floor Area	SCR Screen
B Basement	DW Down Pipe	GM Gas Meter	SD Storage
BAL Balustrade	F Fridge	LY Laundry	ST Study
BALC Balcony	FEX Fire Extinguisher	M Meter Room	STP 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 Floor Space Ratio	OSD Onsite Detention Tank	TOW Top of Wall
	GBA Gross Building Area	P Pantry	VIS Visitor Parking

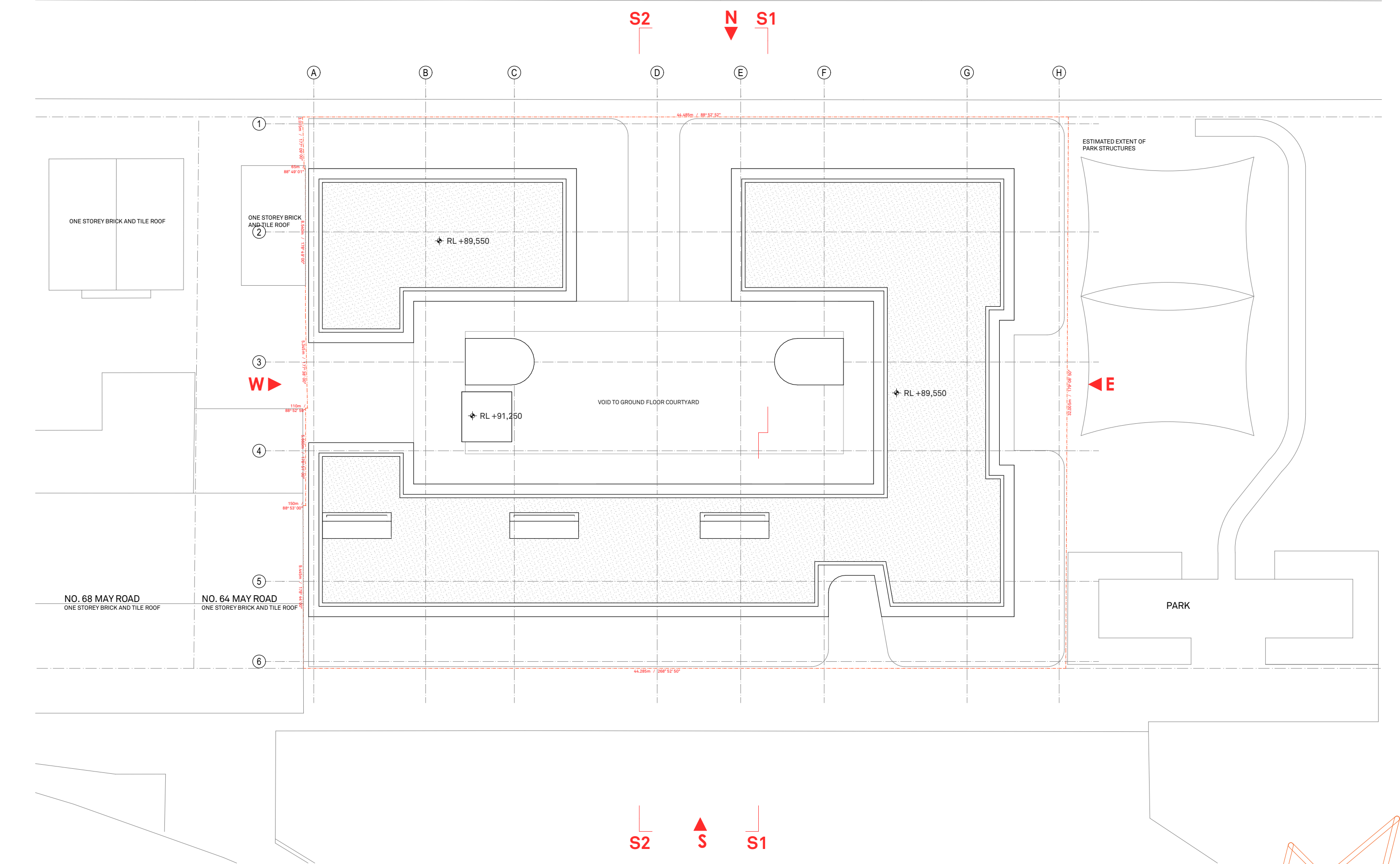
Client	Project Details	Drawing Title	Scale	North
MAY ROAD GROUP / JV URBAN 44 BAY VISTA LANE EWINGSDALE NSW 2481	52 M 52-62 MAY ROAD NARRAWEENA NSW 2099	FIRST FLOOR PLAN	1:200 STATUS DA PROJECT No 1853A DRAWING No A-0103 REV 04	

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REVISION			Chk	LEGEND	COS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space	CLIENT	PROJECT DETAILS	DRAWING TITLE	SCALE	NORTH	STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536
Rev	Date	Description														
01	05/12/2019	RE-ISSUE TO COUNCIL		A/C	CEX	Dining	GBR	Garbage Room	R	Robe	MAY ROAD GROUP /	52 M	ROOF PLAN	1:200		
02	16/05/2020	ISSUE FOR DA		ACC	DRY	Dryer	GBX	Garbage Exhaust	RWT	Rainwater Tank	JV URBAN	52-62 MAY ROAD		STATUS		
03	14/10/2020	RE-ISSUE TO COUNCIL		ADP	DP	Down Pipe	GFA	Gross Floor Area	SCR	Screen	44 BAY VISTA LANE	NARRAWEENA NSW		DA		
				AHD	DW	Dishwasher	GM	Gas Meter	SW	Sewer	EWINGSDALE NSW	2099		PROJECT No	DRAWING No	REV
				B	F	Fridge	H	Hydraulic Services	ST	Storage				1853A	A-0105	03
				BAL	FEX	Fire Extinguisher	LY	Laundry	SD	Study						
				BALC	FFL	Finish floor level	MC	Meter Room	STP	Stormwater Pit						
				BED	FS	Fence	MSB	Motorcycle Parking	STW	Stormwater						
				BT	FSR	Fire Stairs	NGL	Main Switch Board	SFL	Structural floor level						
				COL	FS	Fire Space Ratio	OSD	Natural Ground Level	TOF	Top of Fence						
				COMM	GBA	Gross Building Area	P	Onsite Detention Tank	TOW	Top of Wall						
								Pantry	VIS	Visitor Parking						

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ARCHITECTURE**



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



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

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REVISION

Rev	Date	Description	Chk
01	01/07/2019	ISSUE FOR PRE-DA	
02	05/12/2019	RE-ISSUE TO COUNCIL	
03	16/05/2020	ISSUE FOR DA	
04	14/10/2020	RE-ISSUE TO COUNCIL	

LEGEND

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

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

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

EAST ELEVATION

SCALE

1:200 @ A3

STATUS

DA

PROJECT No

1853A

DRAWING No

A-0202

REV

04

NORTH

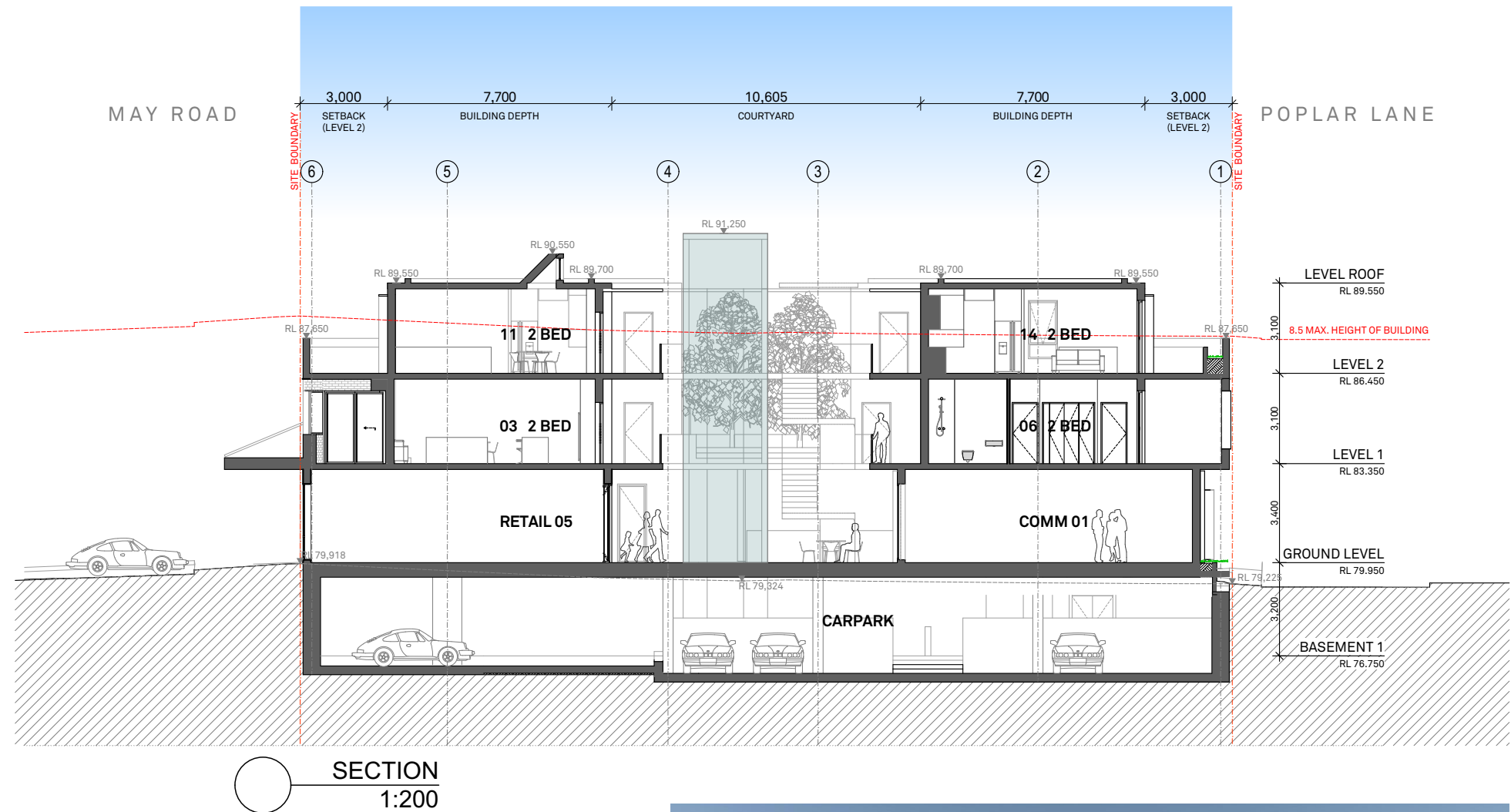
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View from Poplar Lane with break in the Northern facade, creating connectivity and solar access into the internal courtyard



Sectional view from the courtyard into the park

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BALC	Balcony	FEX	Fire Extinguisher	MC	Motorcycle Parking	SD	Study
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COL	Column	FS	Fire Stairs	OSD	Onsite Detention Tank	SFL	Structural floor level
COMM	Comms Room	FSR	Fire Stairs Ratio	P	Pantry	TOF	Top of Fence
		GBA	Gross Building Area			TOW	Top of Wall
						VIS	Visitor Parking

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EWINGSDALE NSW
2481

PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

SECTION 01

SCALE

1:200 @ A3

STATUS

DA

PROJECT No
1853A

DRAWING No
A-2051

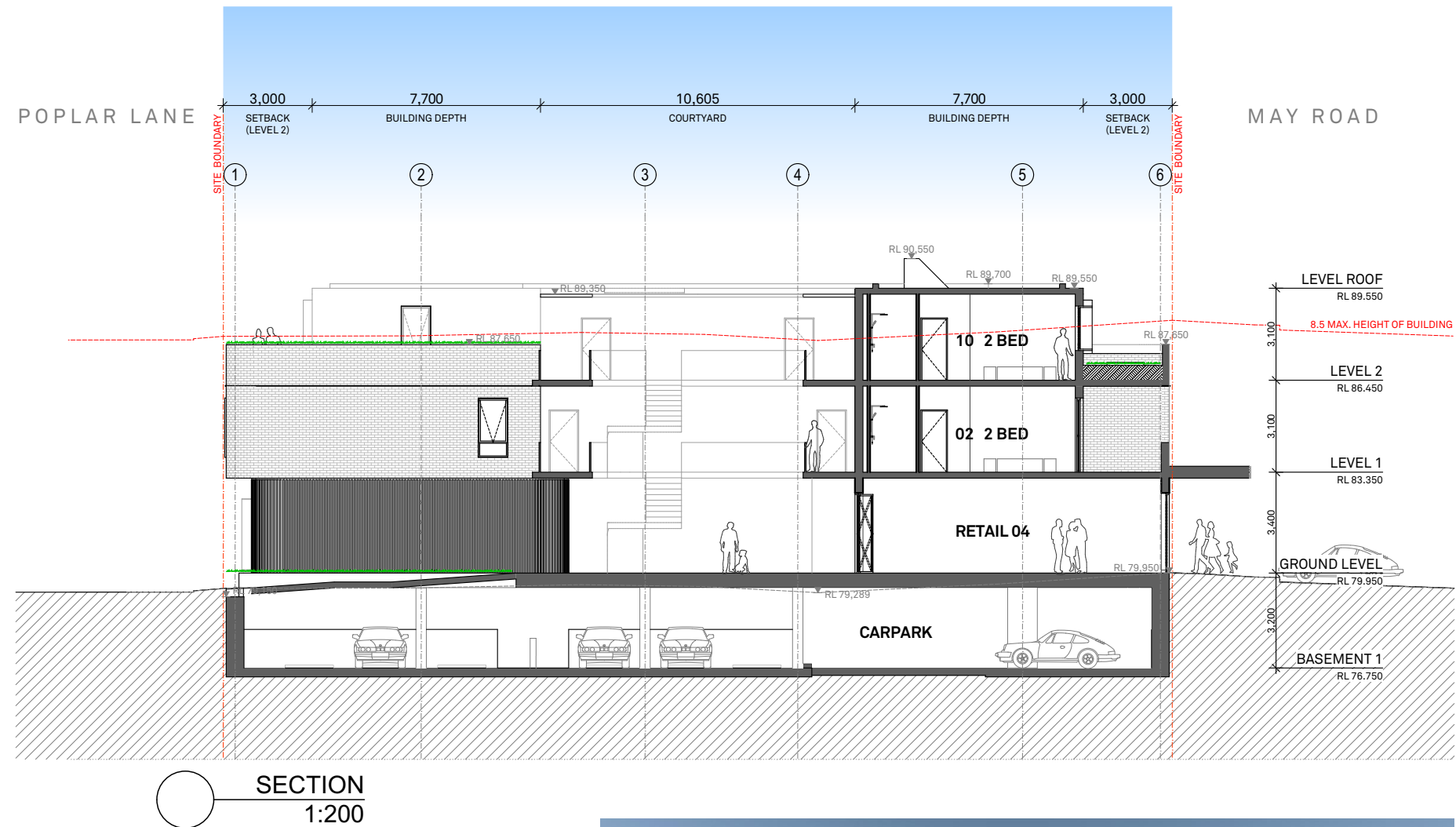
REV
05

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

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						VIS	Visitor Parking

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PROJECT DETAILS

52 M
52-62 MAY ROAD
NARRAWEENA NSW
2099

DRAWING TITLE

SECTION 02

SCALE

1:200 @ A3

STATUS

DA

PROJECT No

1853A

DRAWING No

A-2052

REV

02

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



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



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



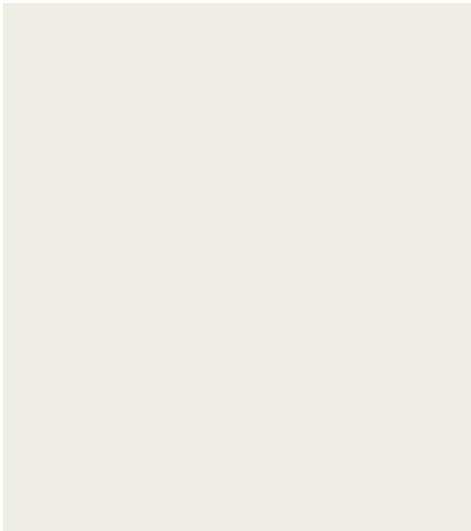
FBK 1 FACE BRICKWORK
FINISH - AUSTRAL BOWRAL DRY PRESSED 'CHILLINGHAM WHITE'



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



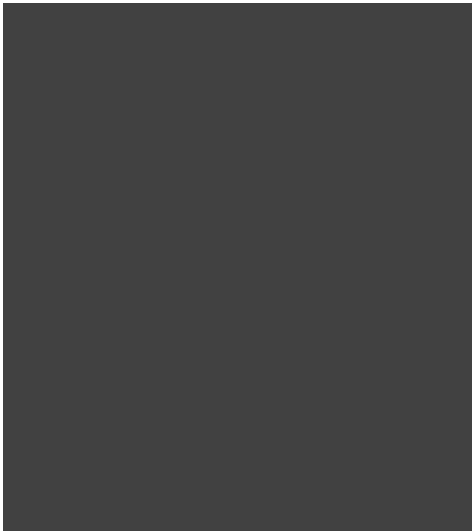
PTR 1 PLANTER BED



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



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



RNP 3 COLOURED ACRYLIC RENDER
COLOUR FINISH DULUX 'MONUMENT'

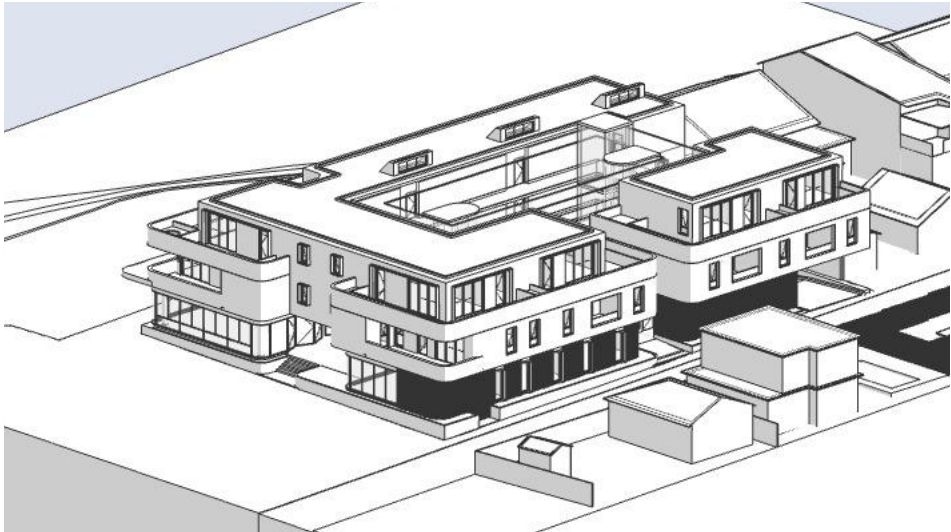


SCR 1 ALUMINIUM BATTENS SCREEN
FINISH SIM/EQ TO DULUX DESIGN 'EARTHEN POT'

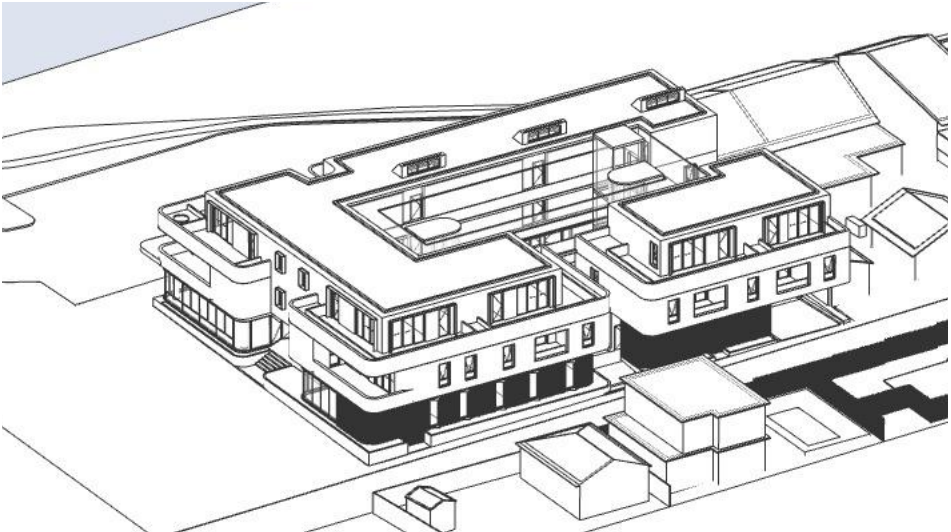
HOURLY SOLAR ANALYSIS

JUNE 21

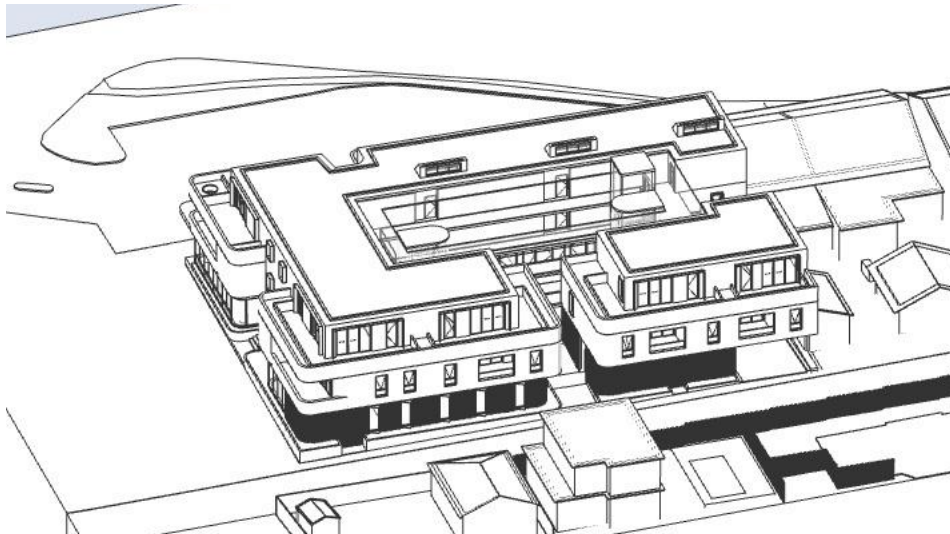
EACH VIEW (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN AT HOURLY INTERVAL DURING THE WINTER SOLSTICE (21 JUNE). EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.



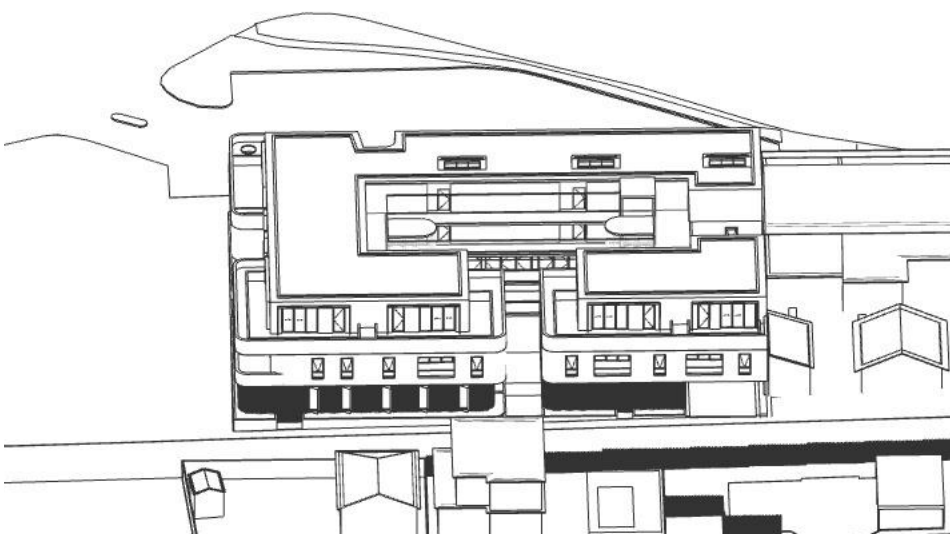
JUNE 21 0900



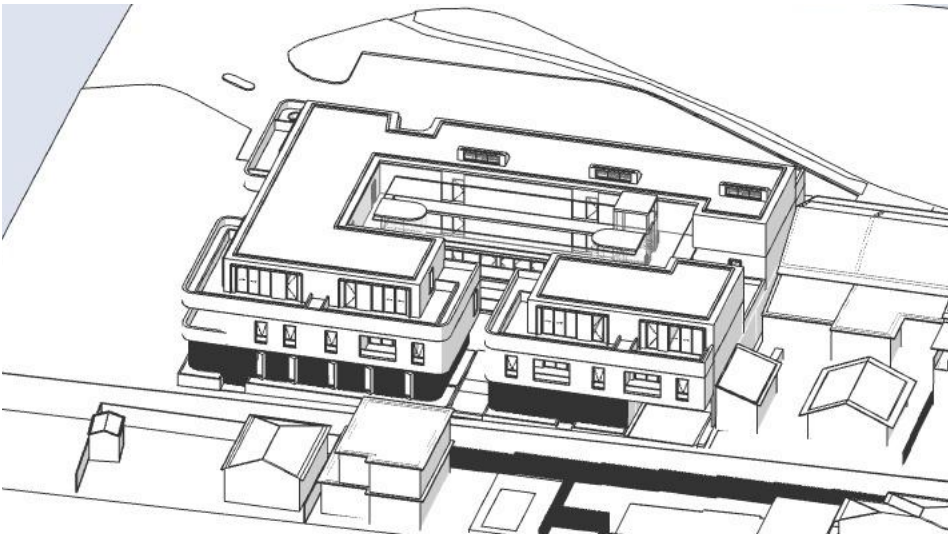
JUNE 21 1000



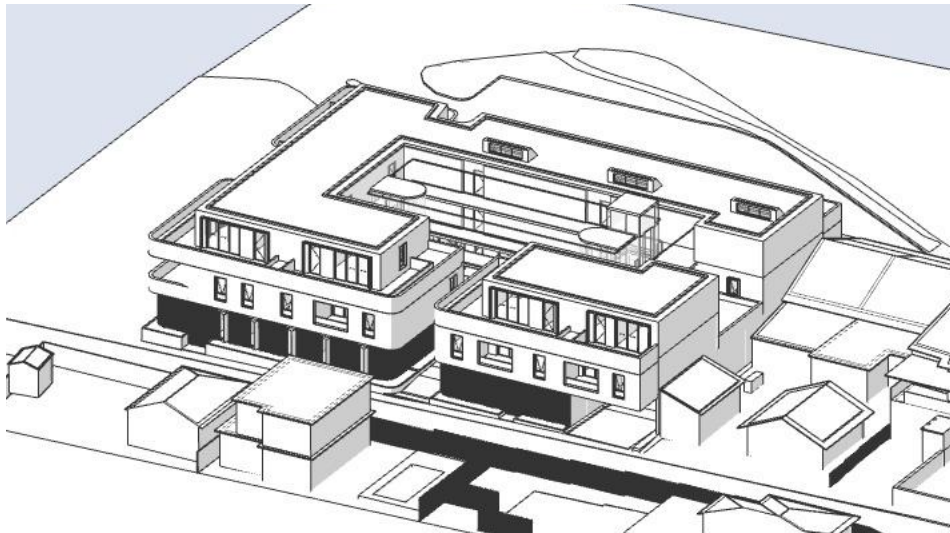
JUNE 21 1100



JUNE 21 1200



JUNE 21 1300



JUNE 21 1400



JUNE 21 1500

DWELLING SOLAR ACCESS COMPLIANCE (70%)

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

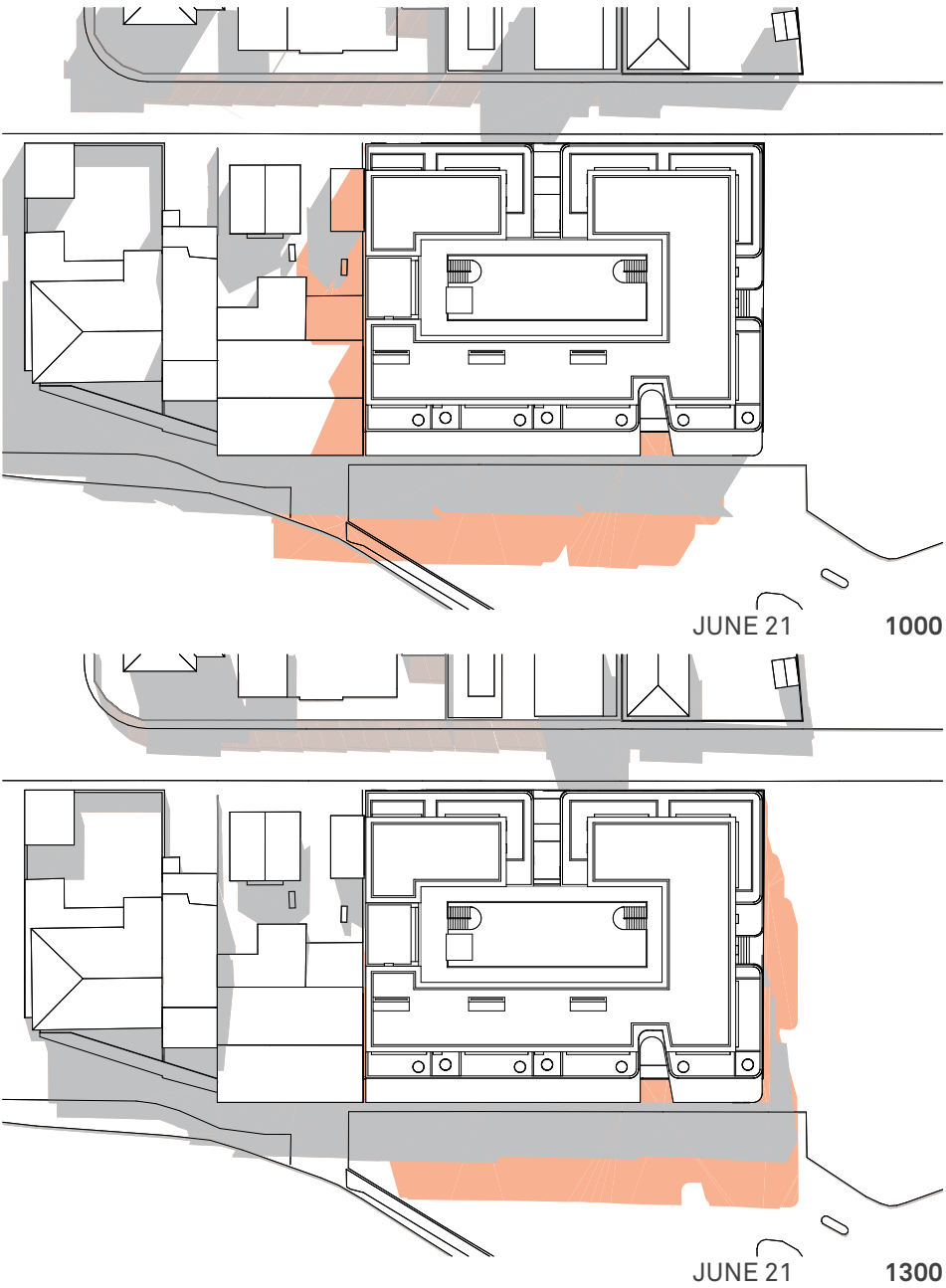
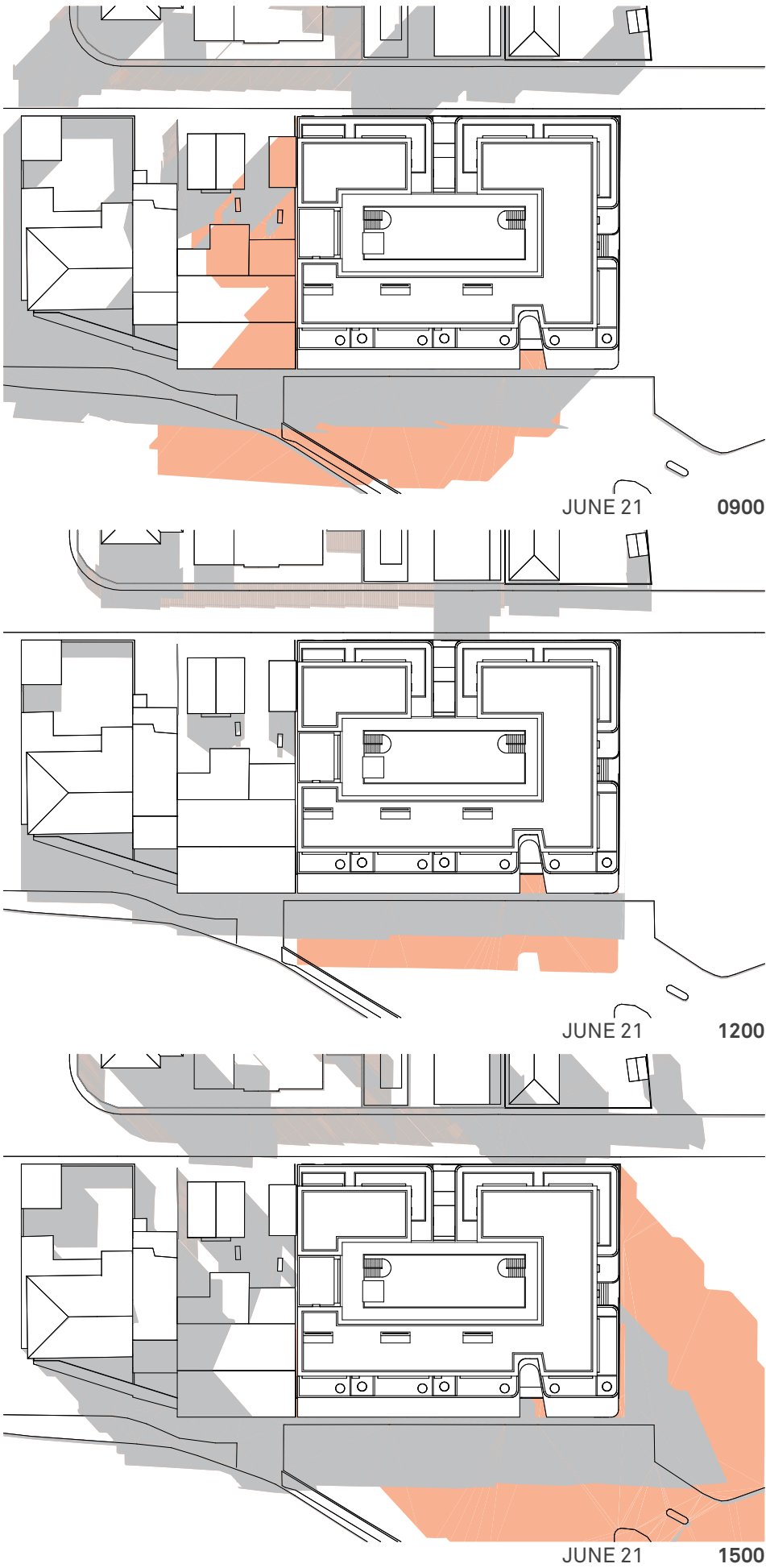
TOTAL : 13 / 16 DWELLINGS (81.2%)

HOURLY SHADOW ANALYSIS

JUNE 21

EXISTING SHADOW

PROPOSED SHADOW



NOTE:

- SHADOWS REMOVED FROM PROPOSED SITE FOR CLARITY
- THESE SHADOW DIAGRAMS ARE :
 - GENERATED IN ACCORDANCE WITH THE SURVEY DRAWING PREPARED BY A REGISTERED SURVEYOR, WHERE THE EXISTING AND PROPOSED BUILDING LEVELS ARE RELATIVE TO THE TOPOGRAPHY OF THE SUBJECT SITE AND NEIGHBOURING PROPERTIES.
 - DRAWN TO TRUE NORTH
 - GENERATED FROM A 3-DIMENSIONAL COMPUTER MODELLING SOFTWARE, ARCHICAD VERSION 22
 - GENERATED TO ACCURATELY SIMULATE THE ALTITUDE AND AZIMUTH OF THE SUN AT THE DESIGNATED INTERVALS

UNIT STORAGE		
UNIT NO.	LOCATION	STORAGE (m3)
UNIT 01	B. STR	5.10
UNIT 01	U. STR	5.41
UNIT 02	B. STR	14.29
UNIT 02	U. STR	4.35
UNIT 03	B. STR	14.29
UNIT 03	U. STR	4.79
UNIT 04	B. STR	10.20
UNIT 04	U. STR	11.70
UNIT 05	B. STR	10.20
UNIT 05	U. STR	11.70
UNIT 06	B. STR	5.91
UNIT 06	U. STR	8.41
UNIT 07	B. STR	5.91
UNIT 07	U. STR	8.41
UNIT 08	B. STR	4.28
UNIT 08	U. STR	5.32
UNIT 09	B. STR	7.20
UNIT 09	U. STR	5.26
UNIT 10	B. STR	7.20
UNIT 10	U. STR	4.35
UNIT 11	B. STR	10.15
UNIT 11	U. STR	4.47
UNIT 12	B. STR	7.20
UNIT 12	U. STR	4.53
UNIT 13	B. STR	7.20
UNIT 13	U. STR	4.53
UNIT 14	B. STR	8.40
UNIT 14	U. STR	3.01
UNIT 15	B. STR	7.20
UNIT 15	U. STR	3.01
UNIT 16	B. STR	7.20
UNIT 16	U. STR	3.40



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02	14/10/2020	RE-ISSUE TO COUNCIL	

LEGEND

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

COS	Communal Open Space
CEX	Carpark Exhaust
D	Dining
DRY	Dryer
DP	Down Pipe
DW	Dishwasher
F	Fridge
FEX	Fire Extinguisher
FFL	Finish floor level
FN	Fence
FS	Fire Stairs
FSR	Fire Space Ratio
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GFA	Gross Floor Area
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H	Hydraulic Services
LY	Laundry
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MSB	Main Switch Board
MSB	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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EWINGSDALE NSW
2481

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

DRAWING TITLE
UNIT STORAGE
SCHEDULE

SCALE

STATUS

DA

PROJECT No

1853A

DRAWING No

A-1304

REV

02

NORTH



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PHOTOMONTAGE BY HYUNJU KIM



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DEVELOPMENT APPLICATION

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issue	date	description
01	26.07.19	Preliminary issue for comment.
02	18.03.20	Update to arch. Preliminary issue for comment.
A	26.03.20	Update to arch. DA issue.

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

drawing title
Landscape Plan - Level 01

scale
1:150 @ A3

project no.
19821

drawing no.
LP01

issue
A



01 East Elevation
Scale: 1:200

PLANT SCHEDULE

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



Brachychiton rupestris Pyrus 'Capital' Cyathea Xanthorrhoea



Alpinia nutens Syzygium Rhamphiolepis 'Snow Maiden' Xanthorrhoea



Lomandra 'Tanika' Scaevola Philodendron 'Xanadu' Cissus antarctica

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

drawing title
Elevation + Schedule

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

north