



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

P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
W. www.bensonmccormack.com

**BENSON
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ARCHITECTURE**



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REVISION				LEGEND				CLIENT			
Rev	Date	Description		A/C	Air Conditioning Unit	COS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space
01	25/11/2020	DA ISSUE 01		ACC	Accessible	CEX	Carpark Exhaust	GBR	Garbage Room	R	Robe
02	29/04/2021	DA ISSUE 02		ADP	Adaptable	D	Dining	GBX	Garbage Exhaust	RWT	Rainwater Tank
				AHD	Aust. Height Datum	DP	Dryer	GFA	Gross Floor Area	SCR	Screen
				B	Basement	DP	Down Pipe	GM	Gas Meter	SW	Sewer
				BAL	Balustrade	DW	Dishwasher	H	Hydraulic Services	ST	Storage
				BALC	Balcony	F	Fridge	LY	Laundry	SD	Study
				BED	Bedroom	FEX	Fire Extinguisher	M	Motorcycle Parking	STP	Stormwater Pit
				BT	Bathroom	FFL	Finish floor level	MC	Main Switch Board	STW	Stormwater
				COL	Column	FN	Fence	MSB	Natural Ground Level	SFL	Structural floor level
				COMM	Comms Room	FS	Fire Stairs	NGL	Onsite Detention Tank	TOF	Top of Fence
						FSR	Floor Space Ratio	OSD	Pantry	TOW	Top of Wall
						GBA	Gross Building Area	P		VIS	Visitor Parking
PROJECT DETAILS				DRAWING TITLE				SCALE			
67 PP				SITE LOCATION				@A3			
67 Pacific Parade								STATUS			
DEE WHY NSW 2099								DA			
								PROJECT No			
								2004A			
								APPROVED			
								GM			
								DRAWN BY			
								DB			
								DRAWING No			
								DA-0002			
								NORTH			
								REV			
								02			
								STUDIO 5, 505 BALMAIN RD			
								LILYFIELD NSW 2040			
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								McCORMACK			
								ARCHITECTURE			

THE SITE
67 Pacific Parade DEE WHY NSW 2099

THE CRESCENT RESERVE/PLAYGROUND



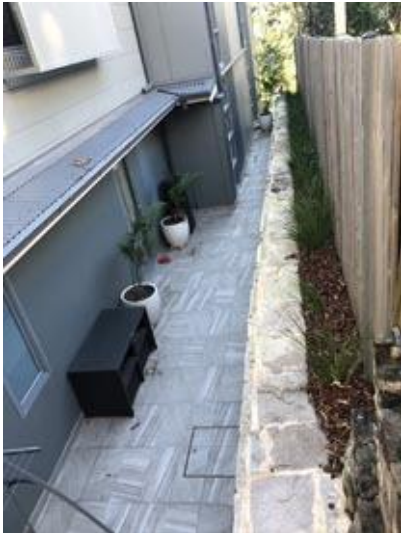
LOCATION PLAN 03

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

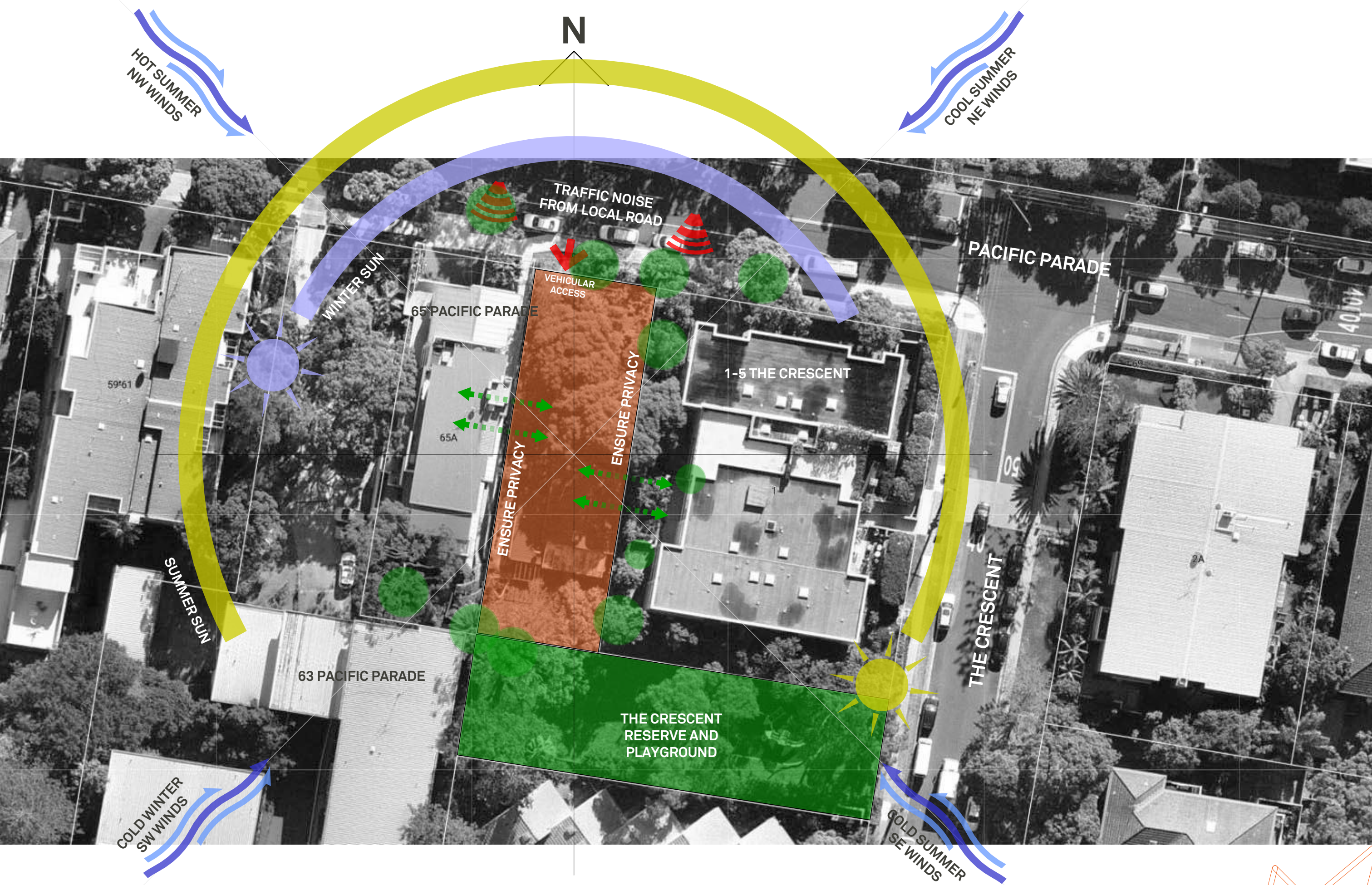


LOCATION PLAN - CIRCA 1943









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REVISION

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

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	MC	Motorcycle Parking	STW	Stormwater Pit
BT	Bathroom	FN	Fence	MSB	Main Switch Board	SFL	Stormwater
COL	Column	FS	Fire Stairs	NGL	Natural Ground Level	STW	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

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

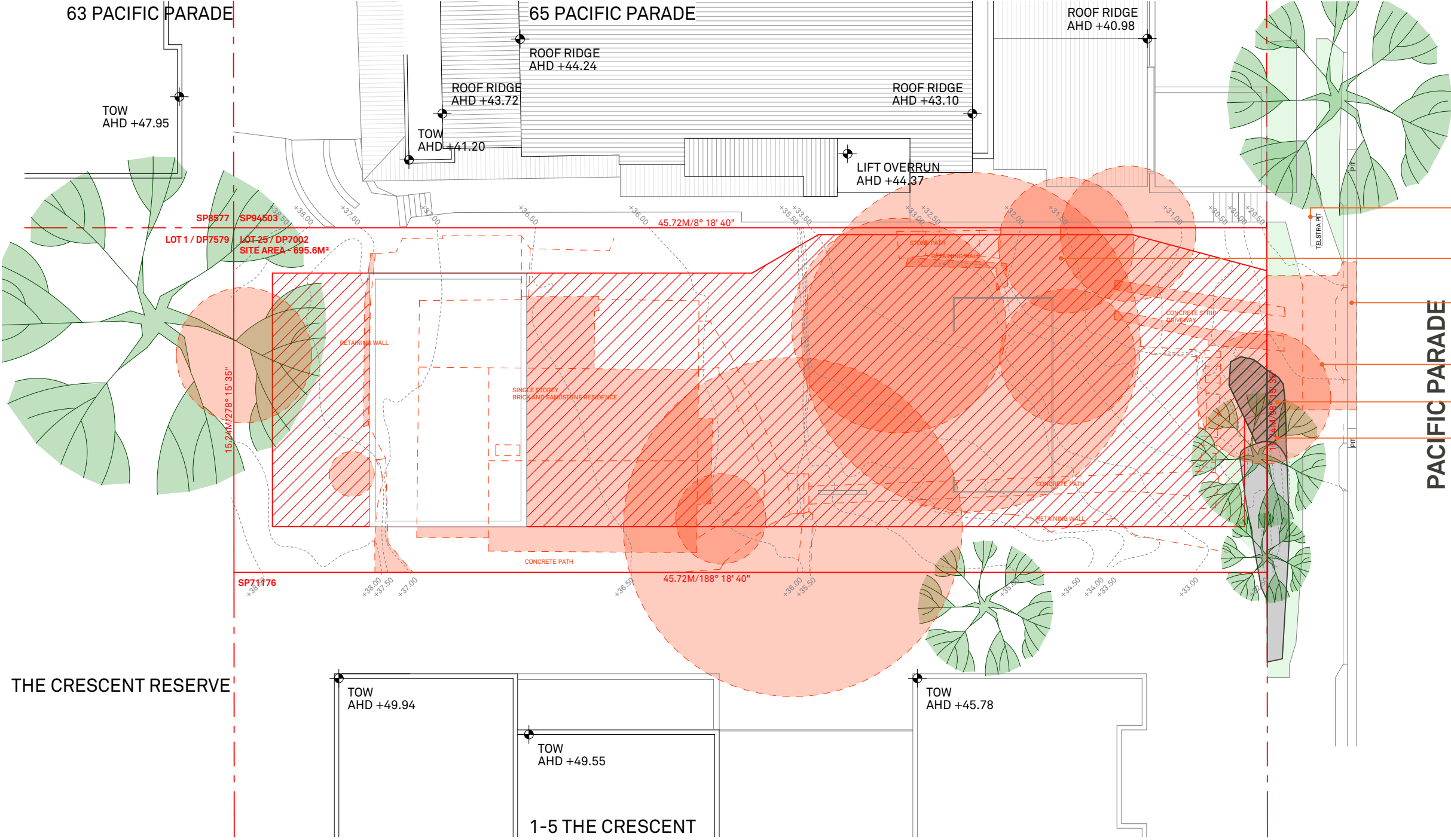
NORTH

REV
02

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



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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

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REVISION			
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02	29/04/2021	DA ISSUE 02	

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

CLIENT
BL 2093 PTY LTD
PO BOX 1231
MANLY NSW 2095

PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
DEMOLITION PLAN

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

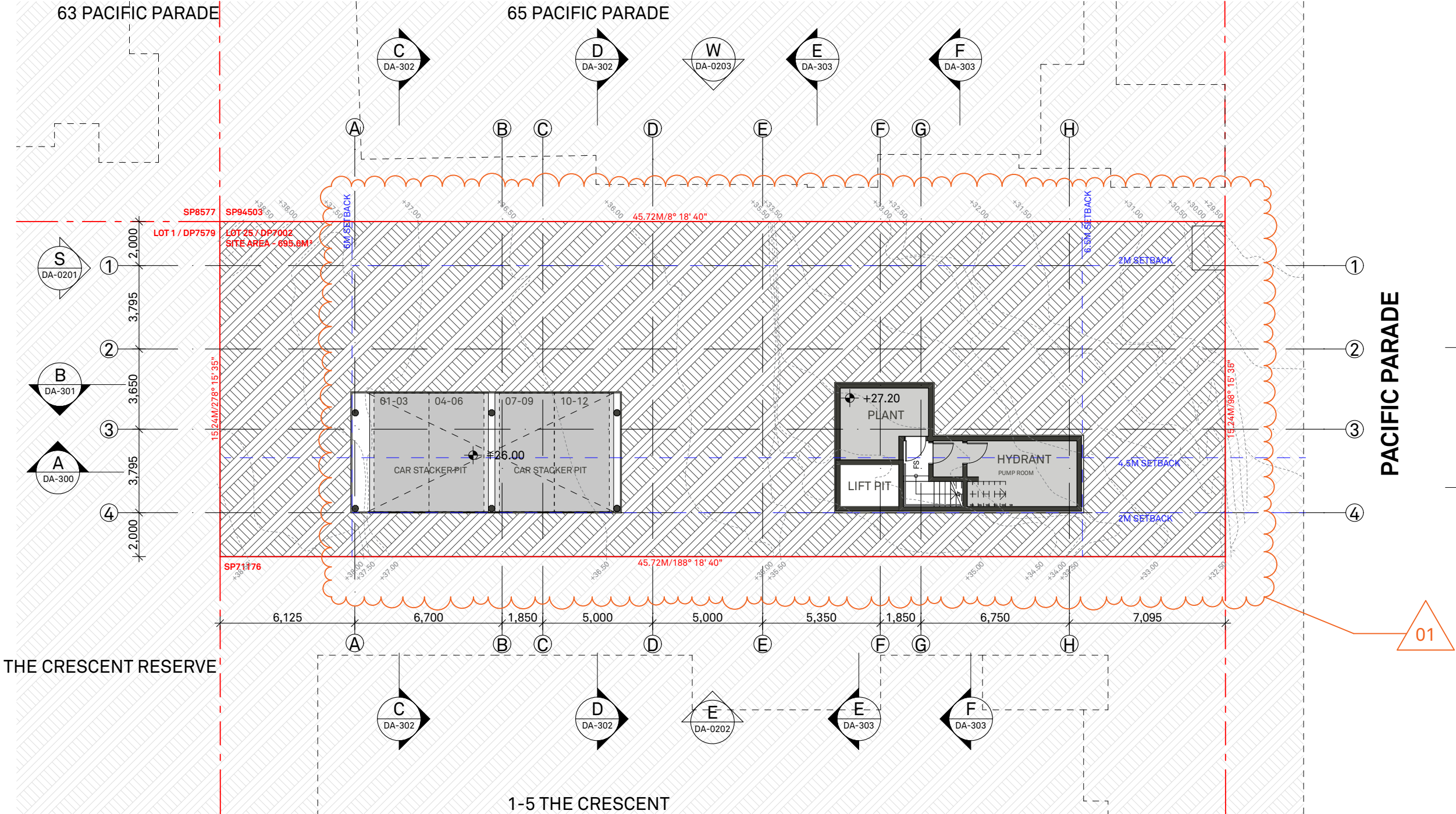
APPROVED
GM
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DB
DRAWING No
DA-0013

NORTH

REV
02

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.bensonmccack.com





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

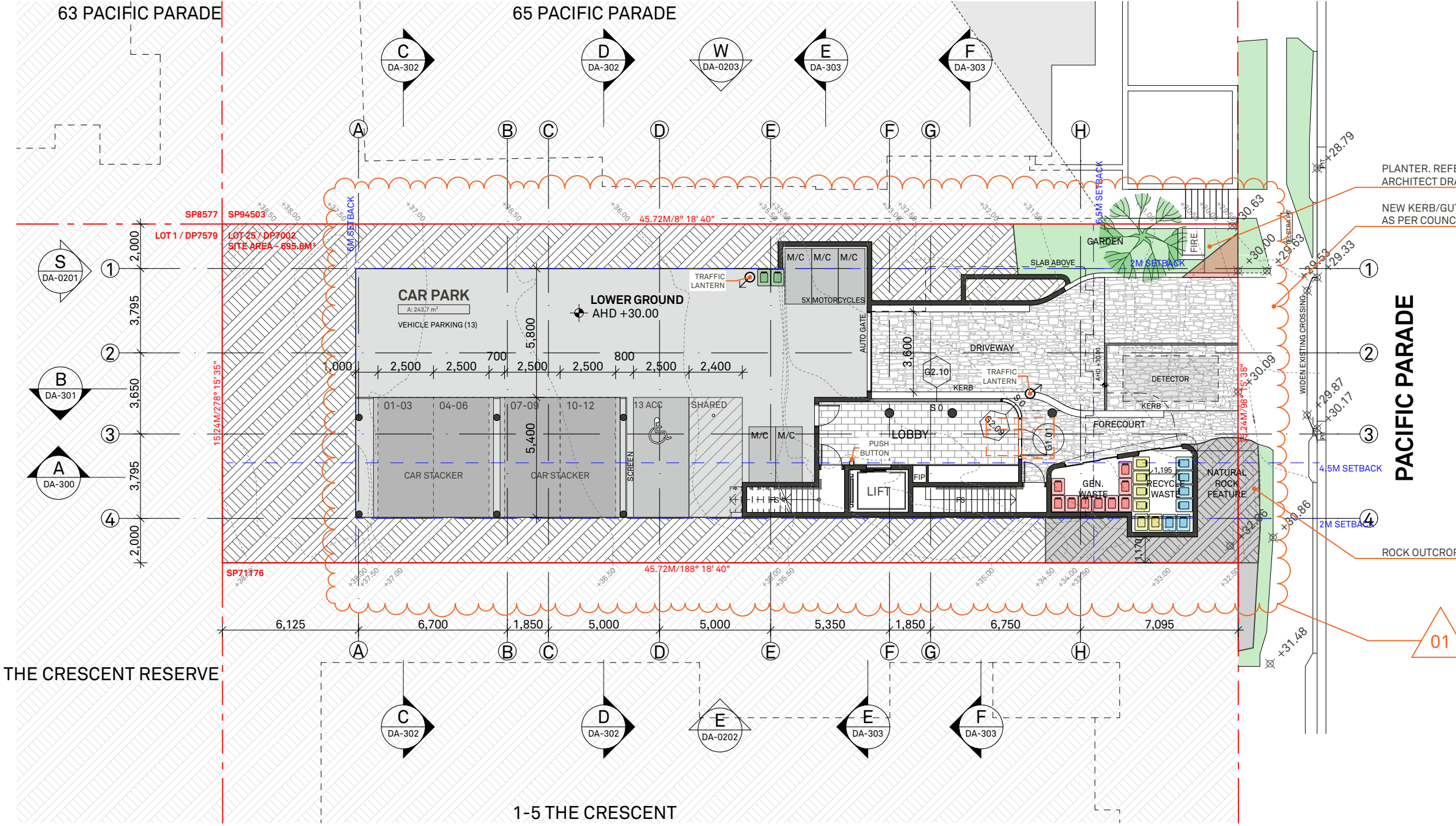
	REQUIRED	PROPOSED
Residential	13	13
Visitor	-	-
MOTORCYCLE	5	5
BICYCLE	5	6

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		
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 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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REVISION	Rev	Date	Description
01	25/11/2020	DA ISSUE 01	
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LEGEND	COS	Communal Open Space	GBC	Garbage Chute	POS	Private Open Space
A/C	CEX	Carpark Exhaust	GBR	Robe	R	Robe
ACC	DRY	Dryer	GBX	Garbage Room	RWT	Rainwater Tank
ADP	DW	Down Pipe	GFA	Garbage Exhaust	SCR	Screen
AHD	DP	Dishwasher	GM	Gross Floor Area	SW	Sewer
BASE	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

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
02

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
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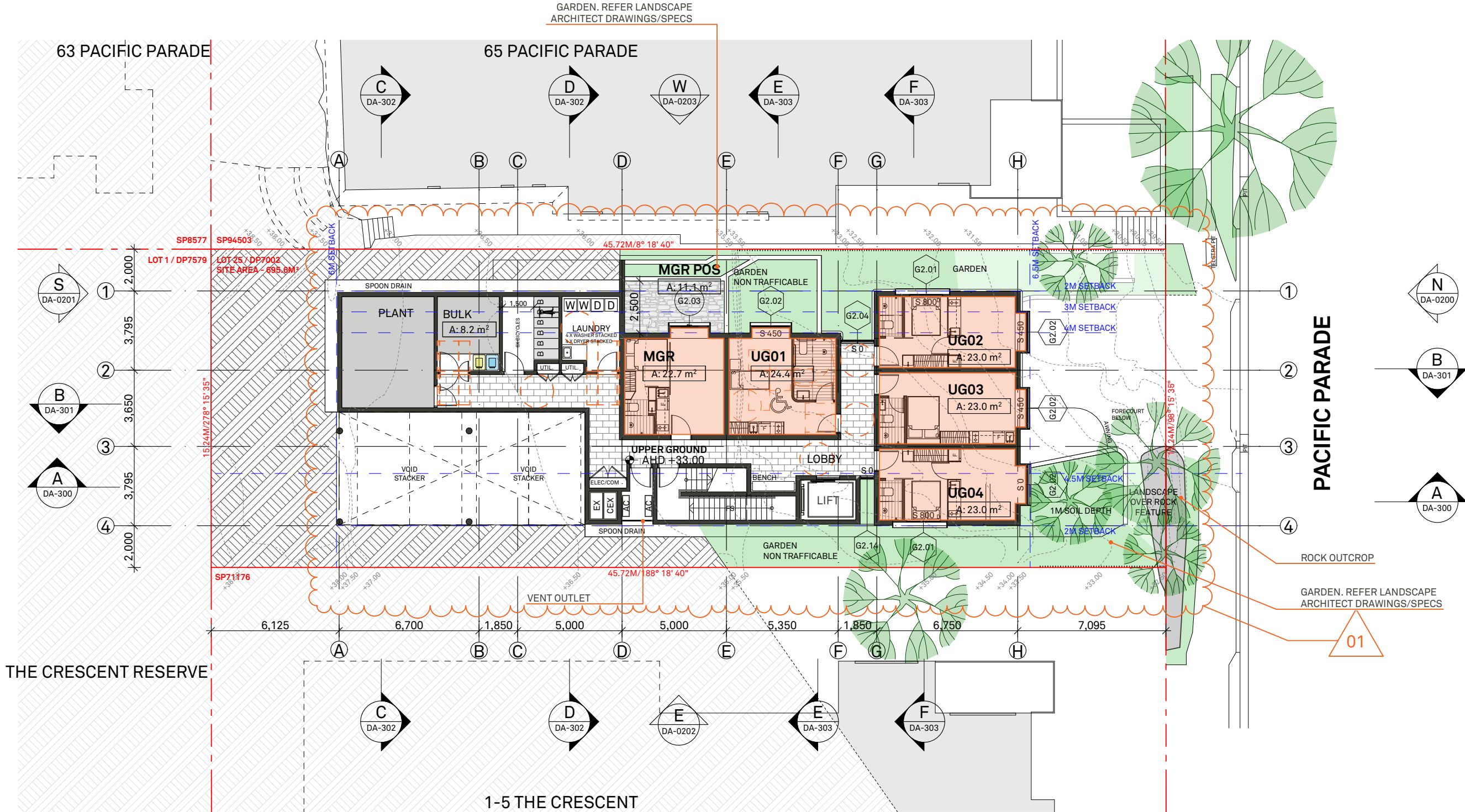
NORTHERN BEACHES COUNCIL

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

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

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01	25/11/2020	DA ISSUE 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
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						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 - LEVEL 1 PLAN

SCALE
1:200@A3

STATUS
DA

PROJECT No
2004A

APPROVED
GM

DRAWN BY
DB

DRAWING No
DA-0103

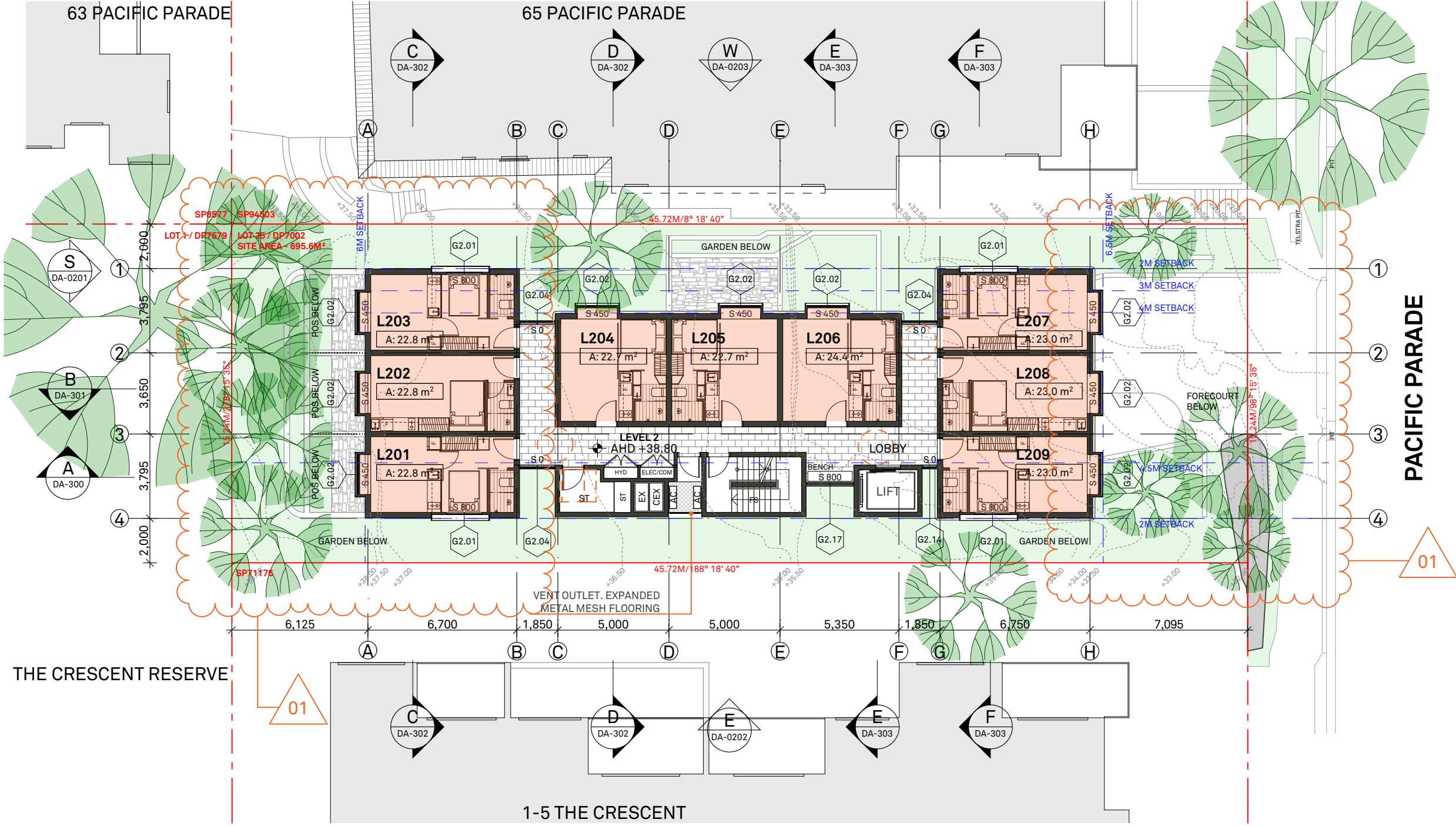
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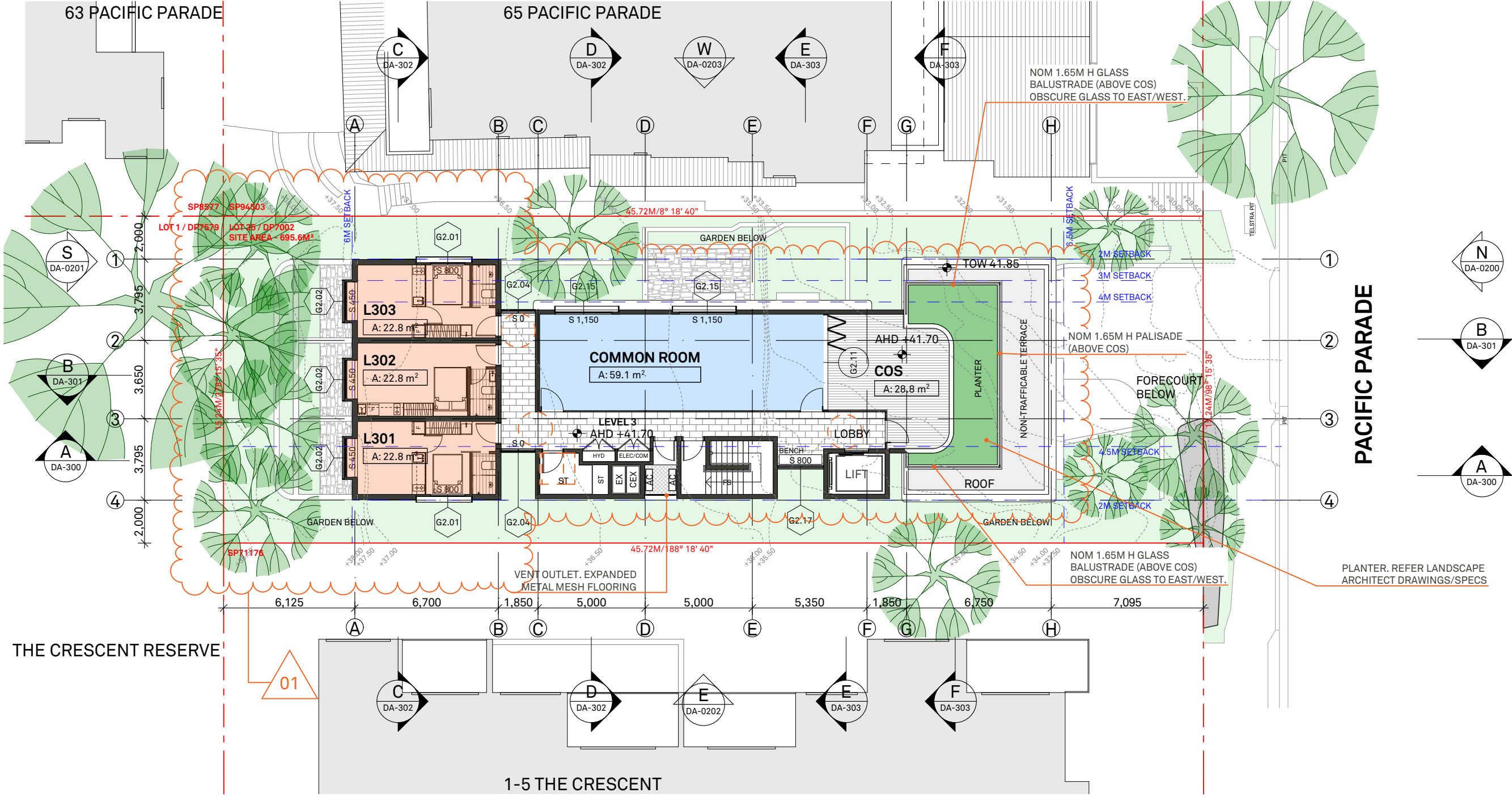
BENSON McCORMACK ARCHITECTURE



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

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
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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	
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LEVEL 04	-	-
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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

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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	FS	Finish floor level	MC	Motorcycle Parking	STW	Stormwater
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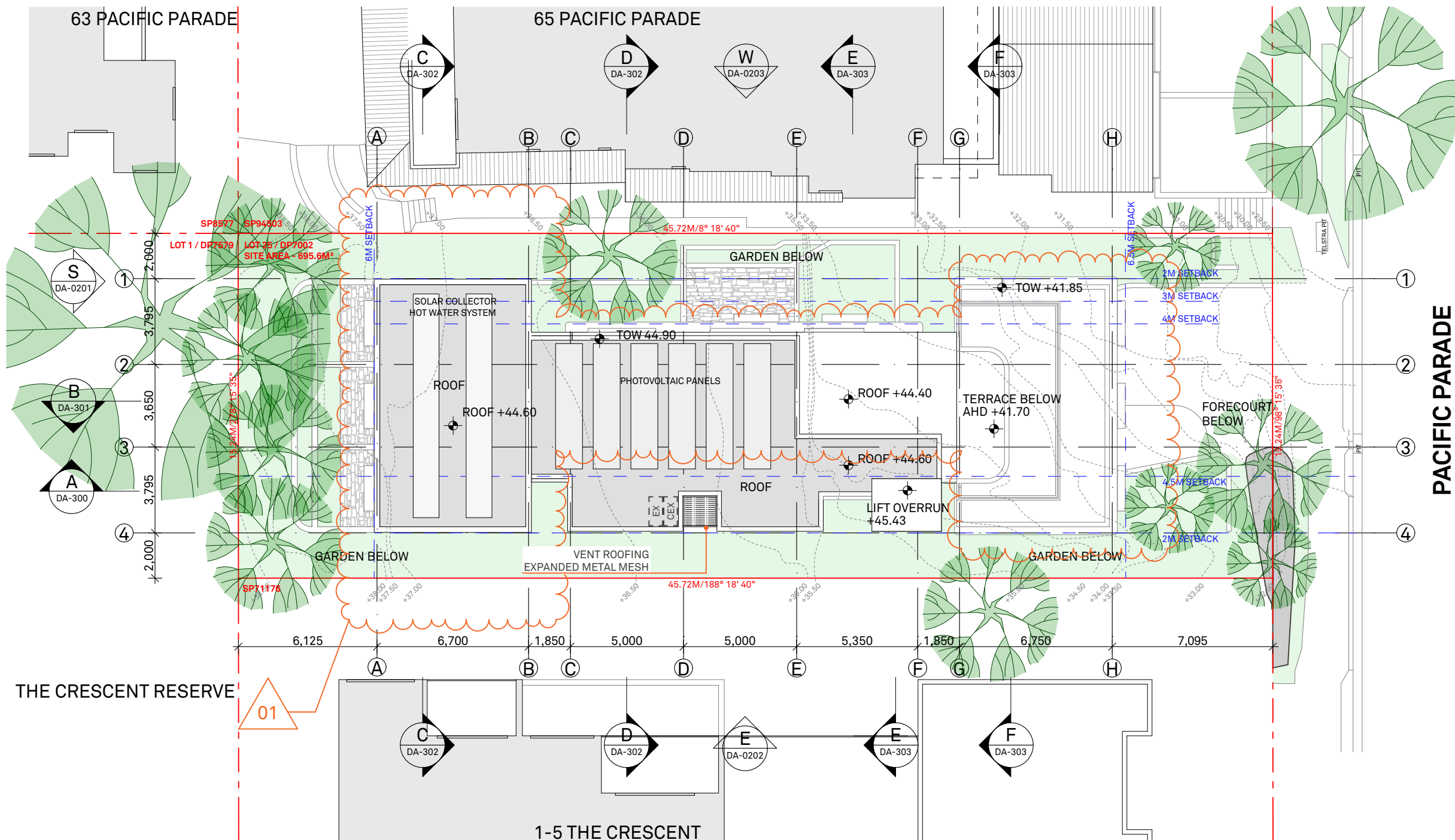
CLIENT	PROJECT DETAILS	DRAWING TITLE	SCALE	APPROVED	NORTH
BL 2093 PTY LTD	67 PP	GENERAL ARRANGEMENT - LEVEL 3 PLAN	1:200@A3	GM	
PO BOX 1231	67 Pacific Parade		STATUS	DRAWN BY	
MANLY NSW 2095	DEE WHY NSW 2099		DA	DB	
			PROJECT No	DRAWING No	REV
			2004A	DA-0105	02

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BENSON McCORMACK ARCHITECTURE

	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)		



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)

LEGEND		OS	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	DY	Dining	GBX	Garbage Exhaust	RWT	Rainwater Tank
ADP	Adaptable	DR	Dryer	GFA	Gross Floor Area	SCR	Screen
AHD	Aux. Height Damper	DP	Down Pipe	GM	Gas Meter	SEW	Sewer
B	Basement	DW	Dishwasher	H	Hydraulic Services	ST	Storage
BAL	Balustrade	F	Fridge	LY	Laundry	SD	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	F	Fence	MSB	Main Switch Board	SFL	Structural floor level
C	Column	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
COMM	Comms Room	SR	Service Ratio	OD	Onsite Detention Tank	TOP	Top of Floor
		GBA	Gross Grounding Area	P	Pantry	VIS	Visitor Parking

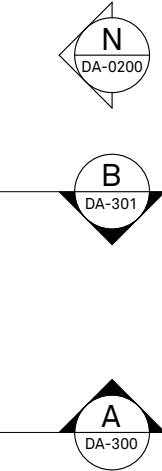
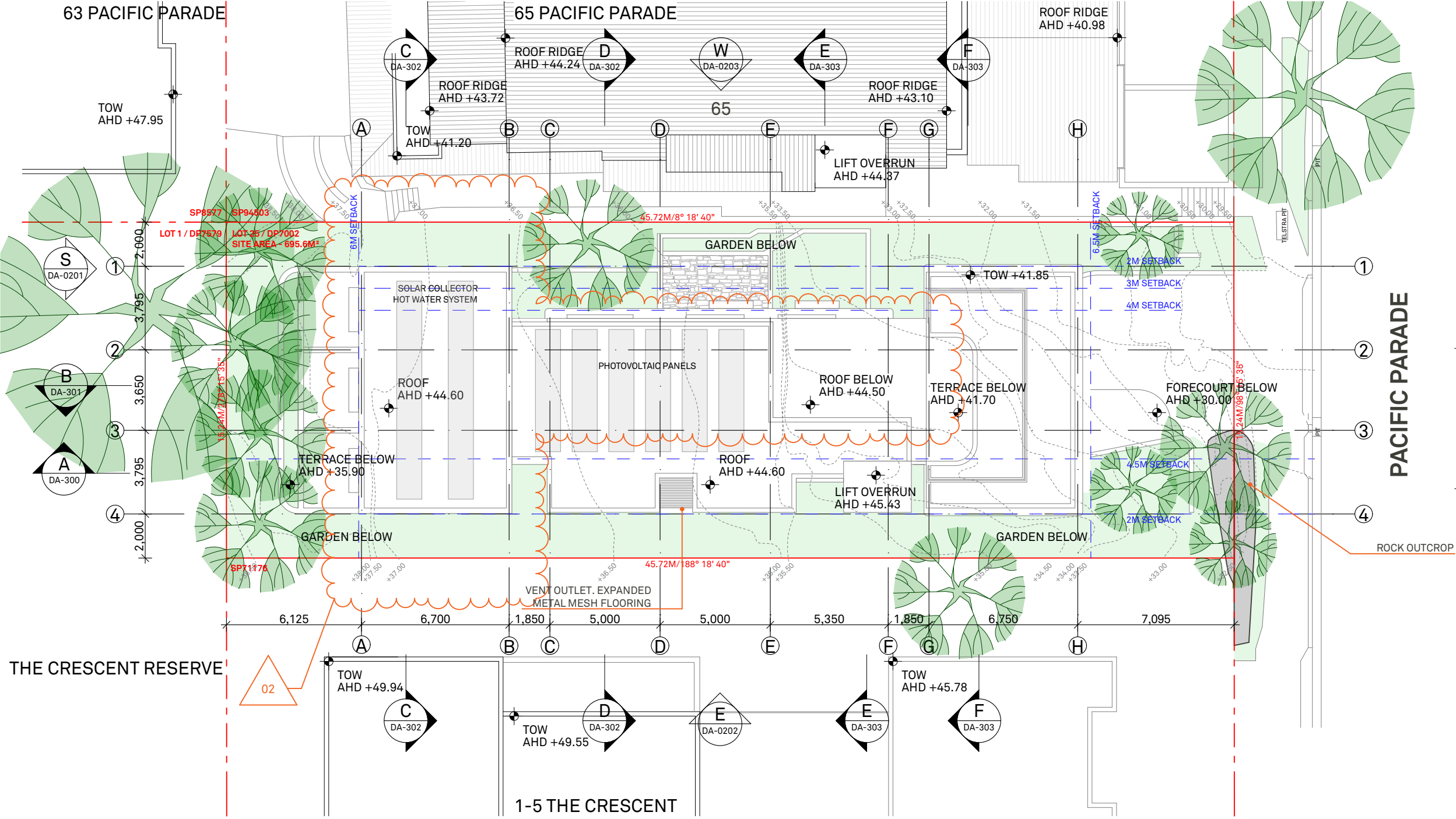
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DRAWN BY	
DB	
DRAWING No	REV
DA-0106	02

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E. enquiries@bensonmccormack.com
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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



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01	25/11/2020	DA ISSUE 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	GFA	Gross Floor Area	SCR	Screen
B	Basement	DW	Dishwasher	GM	Gas Meter	ST	Sewer Storage
BAL	Balustrade	F	Fridge	LY	Laundry	SD	Study
BALC	Balcony	FEX	Fire Extinguisher	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	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
GENERAL ARRANGEMENT -
SITE PLAN

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

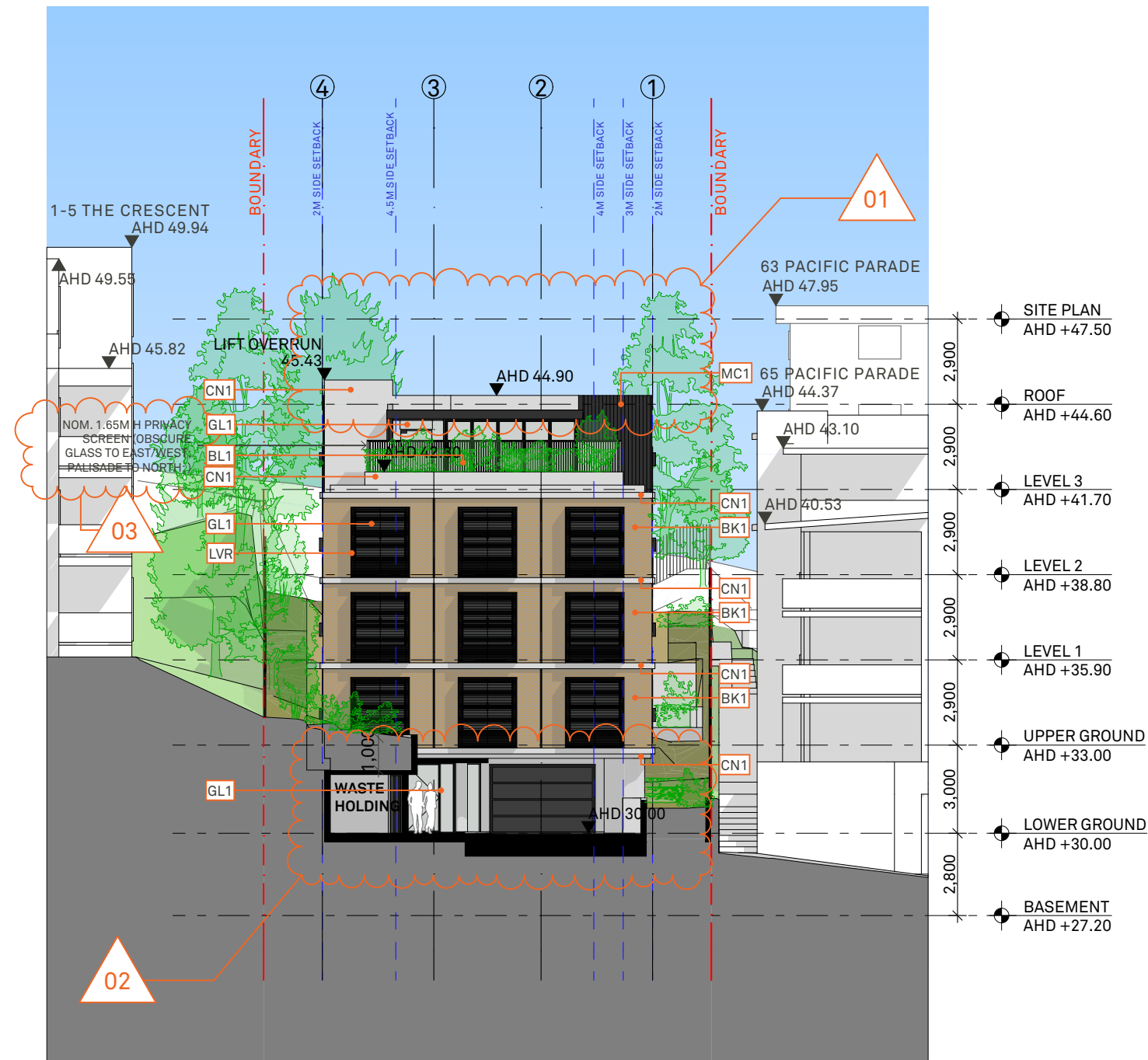
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DA-0107

NORTH
REV
02

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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





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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01	25/11/2020	DA ISSUE 01	
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LEGEND		COS	Communal Open Space	GBR	Garbage Room	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	ST	Sewer
B	Basement	F	Fridge	LY	Laundry	ST	Storage
BAL	Balustrade	FEX	Fire Extinguisher	M	Meter Room	SD	Study
BALC	Balcony	FFL	Finish floor level	MC	Motorcycle Parking	STW	Stormwater Pit
BED	Bedroom	FN	Fence	MSB	Main Switch Board	SFL	Structural floor level
BT	Bathroom	FS	Fire Stairs	NGL	Natural Ground Level	TOF	Top of Fence
COL	Column	FSR	Floor Space Ratio	OSD	Onsite Detention Tank	TOW	Top of Wall
COMM	Comms Room	GBA	Gross Building Area	P	Pantry	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
ELEVATIONS - NORTH
ELEVATION

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

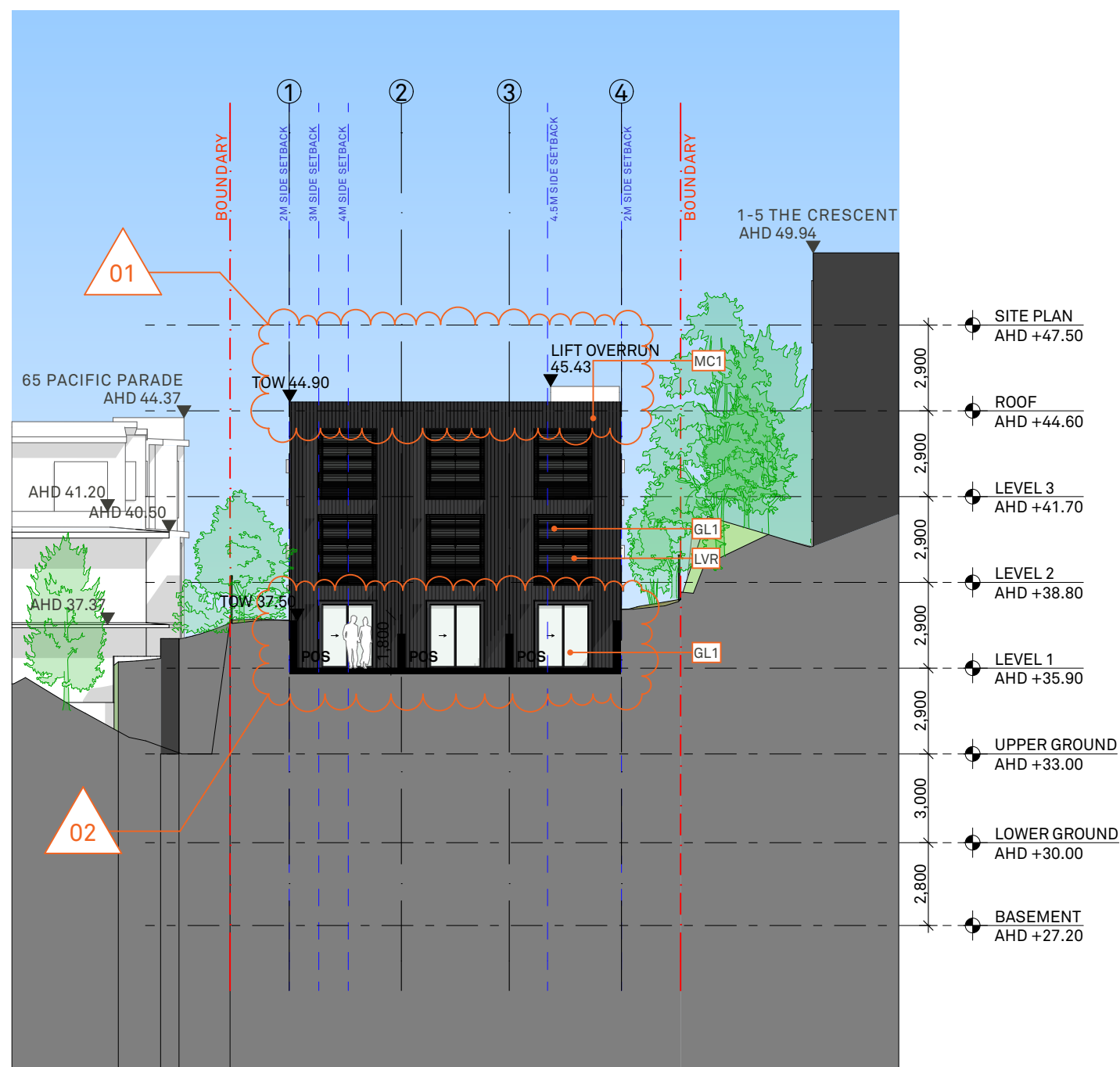
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DB
DRAWING No
DA-0200

NORTH
REV
02

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ABN: 76 129 130 285
RN: 7536

P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
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**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



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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LEGEND		OS	GB	POS
A/C	Air Conditioning Unit	CEX	Garbage Chute	Private Open Space
ACC	Accessible	DY	Garbage Room	Robe
AD	Adaptable	GBX	Garbage Exhaust	Rainwater Tank
AHD	Aust. Height Standard	GFA	Gross Floor Area	Screen
B	Basement	GM	Gas Main	Sewer
BAL	Balustrade	DW	Hydraulic Services	Storage
BALC	Balcony	F	Laundry	Study
BED	Bedroom	FE	Letter Box	Stormwater Pit
BT	Bathroom	FFL	Meter Room	Stormwater
C	Column	Fence	MC	Motorcycle Parking
COMM	Comms Room	FS	MSB	Main Switch Board
		FR	NGL	Natural Ground Level
		GSR	OSD	Onsite Detention Tank
		GBA	P	Pantry
			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
ELEVATIONS - SOUTH
ELEVATION

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-0201

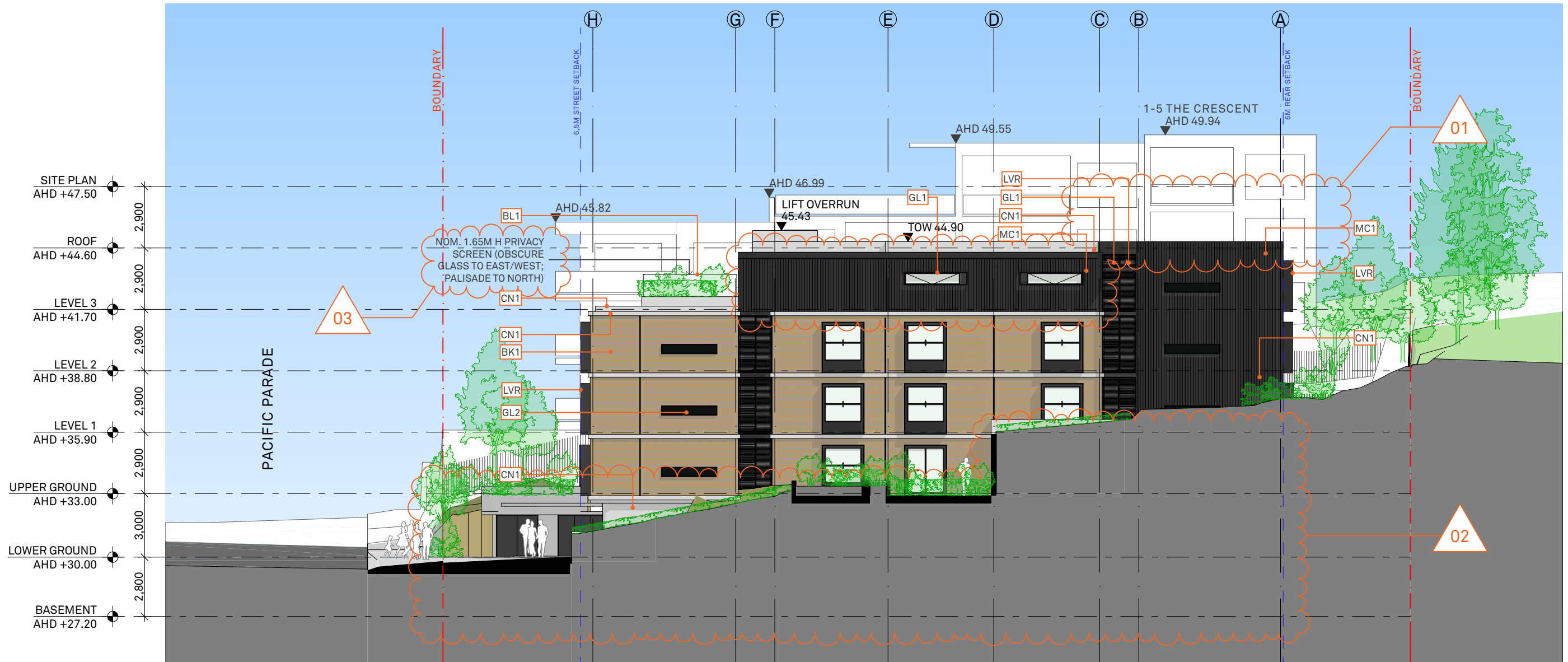
NORTH

REV
02

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LILYFIELD NSW 2040
ABN: 76 129 130 285
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P. +61 2 9818 0777
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The logo for Benson McCormack Architecture features the firm's name in a bold, black, sans-serif font, stacked in three lines: "BENSON", "McCORMACK", and "ARCHITECTURE". The text is positioned to the right of a series of thin, intersecting orange lines that form a dynamic, abstract geometric pattern.



WEST ELEVATION
1:200



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

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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	DP	Dryer	GFA	Gross Floor Area	SCR	Screen
AHD	Aust. Height Datum	DW	Down Pipe	GM	Gas Meter	SW	Sewer
B	Basement	DW	Dishwasher	H	Hydraulic Services	ST	Storage
BAL	Balustrade	F	Fridge	LY	Laundry	SD	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	Fire 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

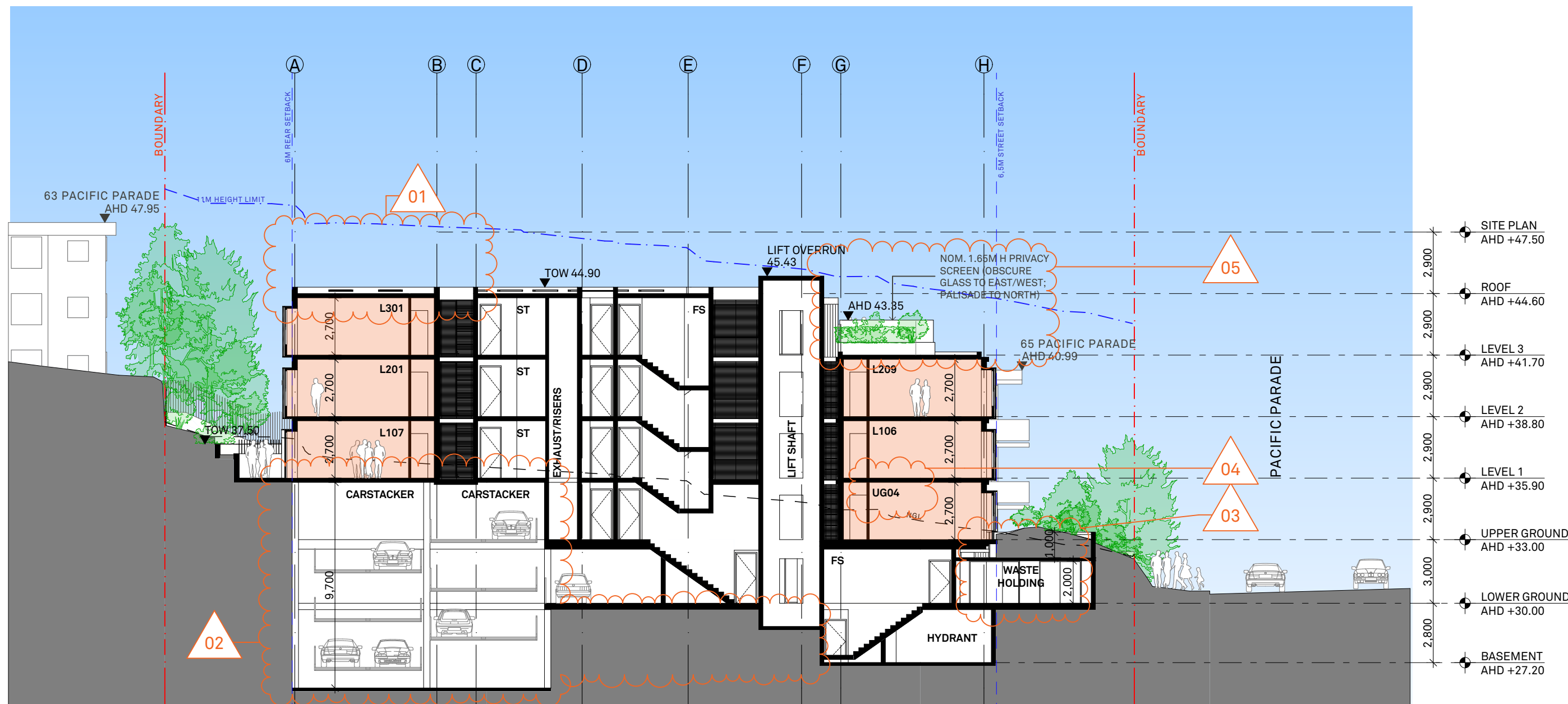
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ELEVATION

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STATUS
DA
PROJECT No
2004A

APPROVED
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DB
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RN: 7536
P. +61 2 9818 0777
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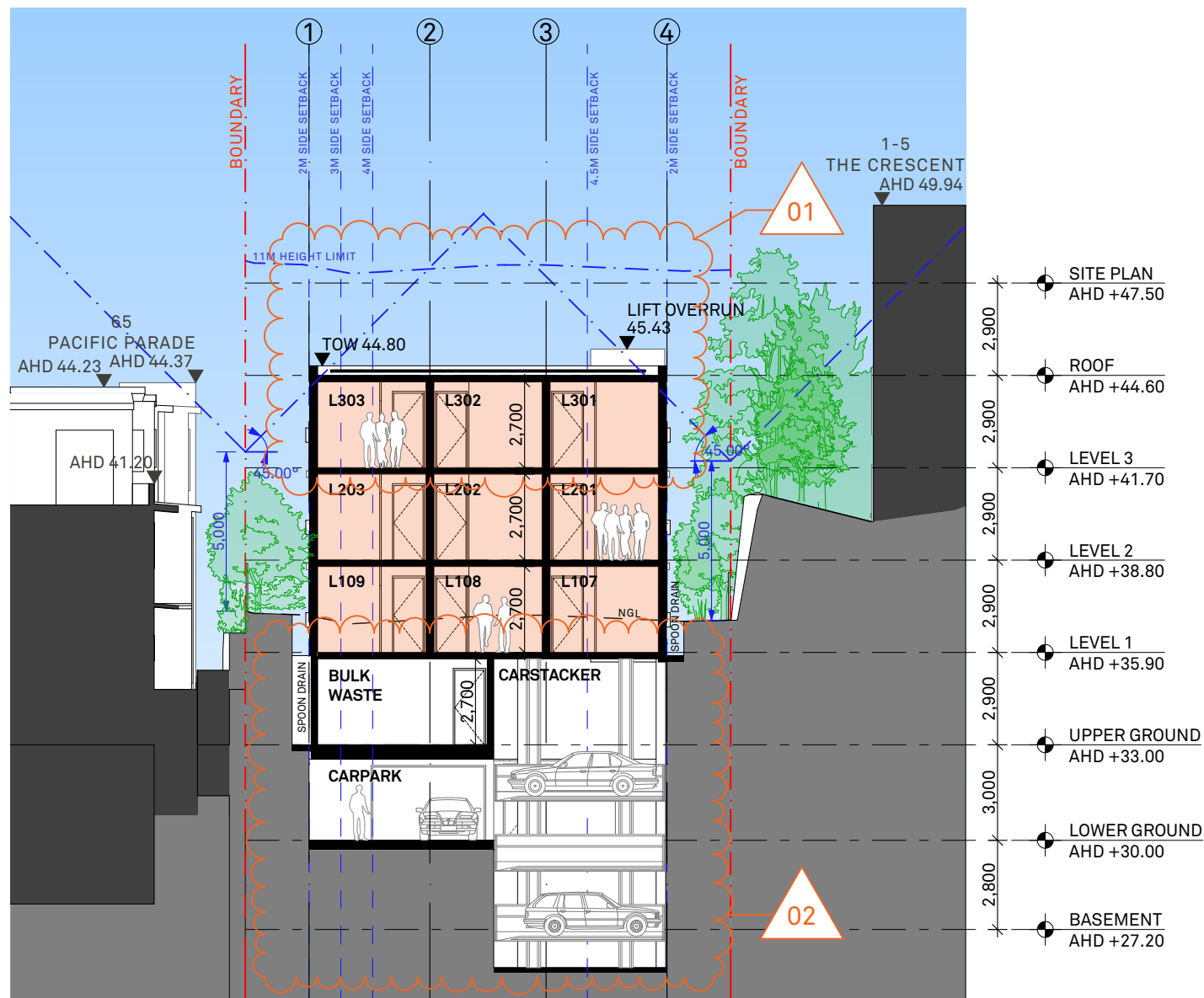
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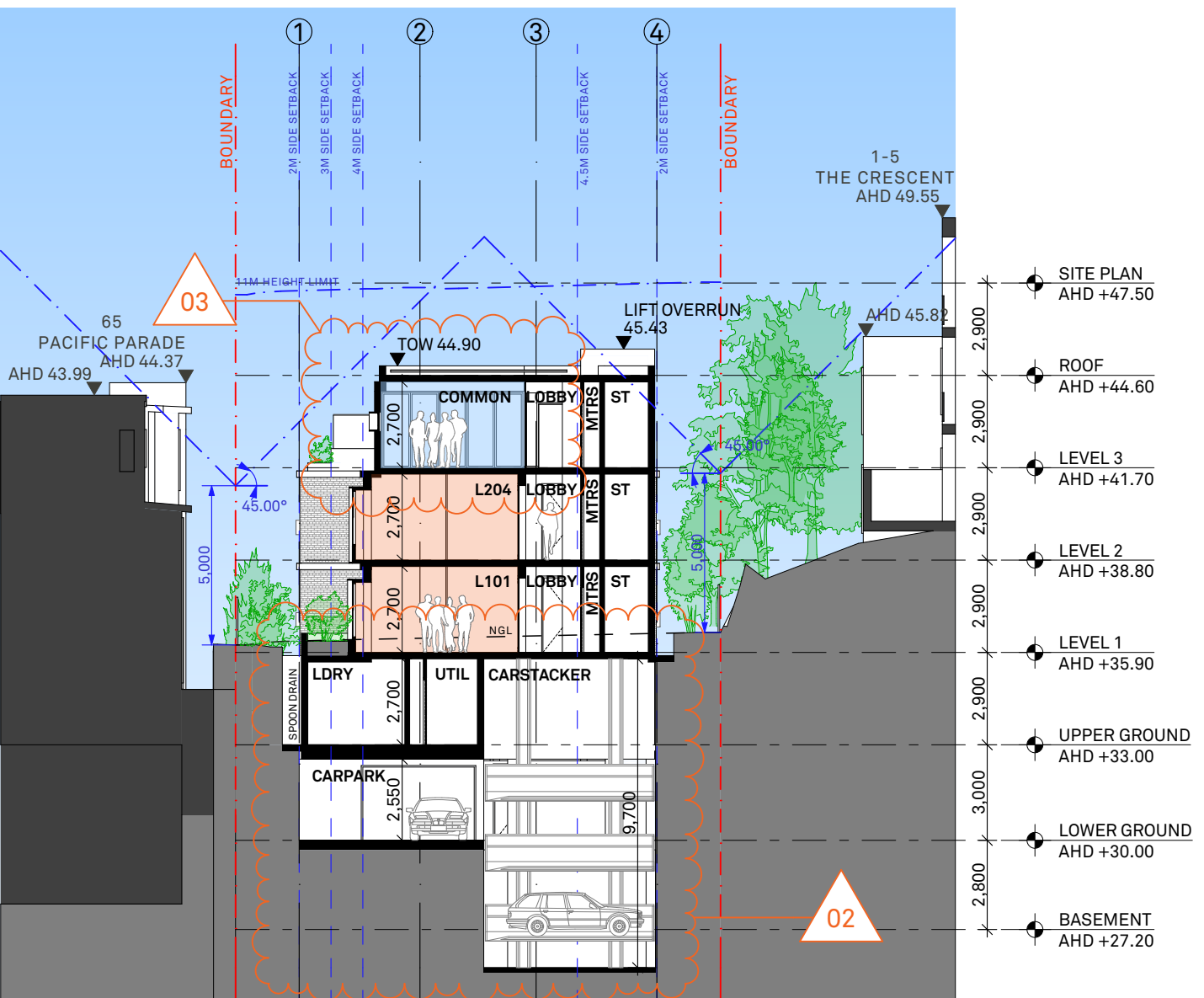
2 SECTIONAL PERSPECTIVE

SUMMARY OF CHANGES

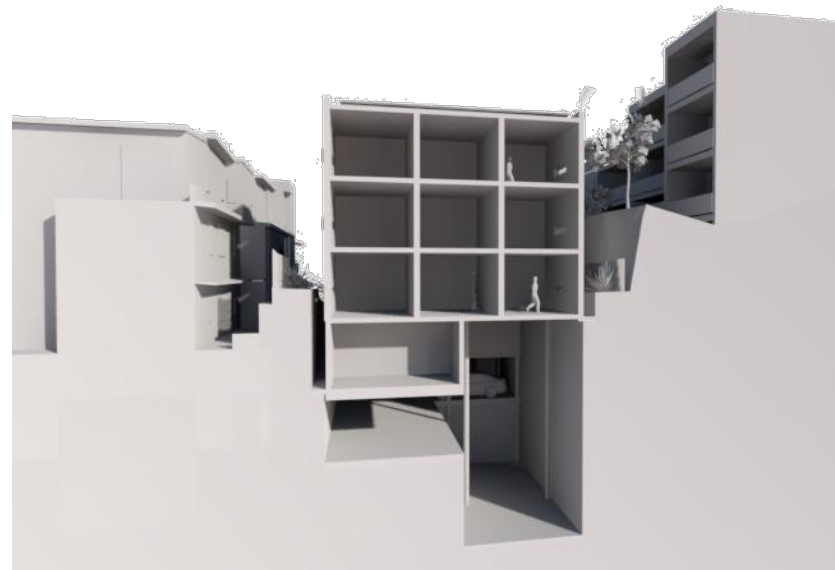
- 01 DELETE LOFT BEDROOMS; REPLACE TYPE E ROOM WITH TYPE B
- 02 REMOVE BASEMENT FLOOR, LOWER LEVEL COMMON ROOM (LWR GRD); INSTALL CAR STACKERS
- 03 REPLACE GARBAGE ROOM WITH BIN HOLDING AREA; INCREASE SOIL DEPTH ABOVE WASTE ROOMS.
- 04 RE-LABEL ROOMS FROM UG05 TO UG04
- 05 REDUCE AREA OF COMMUNAL OPEN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



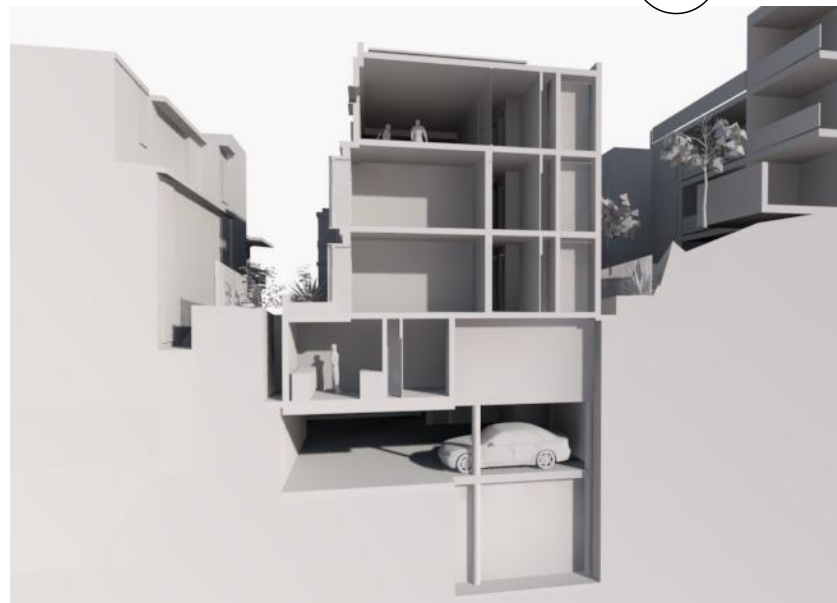
SECTION CC
1:200



SECTION DD
1:200



SECTIONAL PERSPECTIVE CC



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

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	Dishwasher	GM	Gas Meter	ST	Sewer
BAL	Balustrade	F	Fridge	LY	Laundry	STG	Storage
BALC	Balcony	FEX	Fire Extinguisher	M	Meter Room	SD	Study
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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	Fire Space Ratio	OSD	Onsite Detention Tank	TOF	Top of Fence
		GBA	Gross Building Area	P	Pantry	TOW	Top of Wall
						VIS	Visitor Parking

Client	BL 2093 PTY LTD	Project Details	67 PP	Drawing Title	SECTIONS - SECTIONS CC/DD
	PO BOX 1231		67 Pacific Parade		
	MANLY NSW 2095		DEE WHY NSW 2099		

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Project No	2004A	Drawing No	DA-302	Rev	02

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Project No	2004A	Drawing No	DA-302	Rev	02

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Project No	2004A	Drawing No	DA-302	Rev	02

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Project No	2004A	Drawing No	DA-302	Rev	02

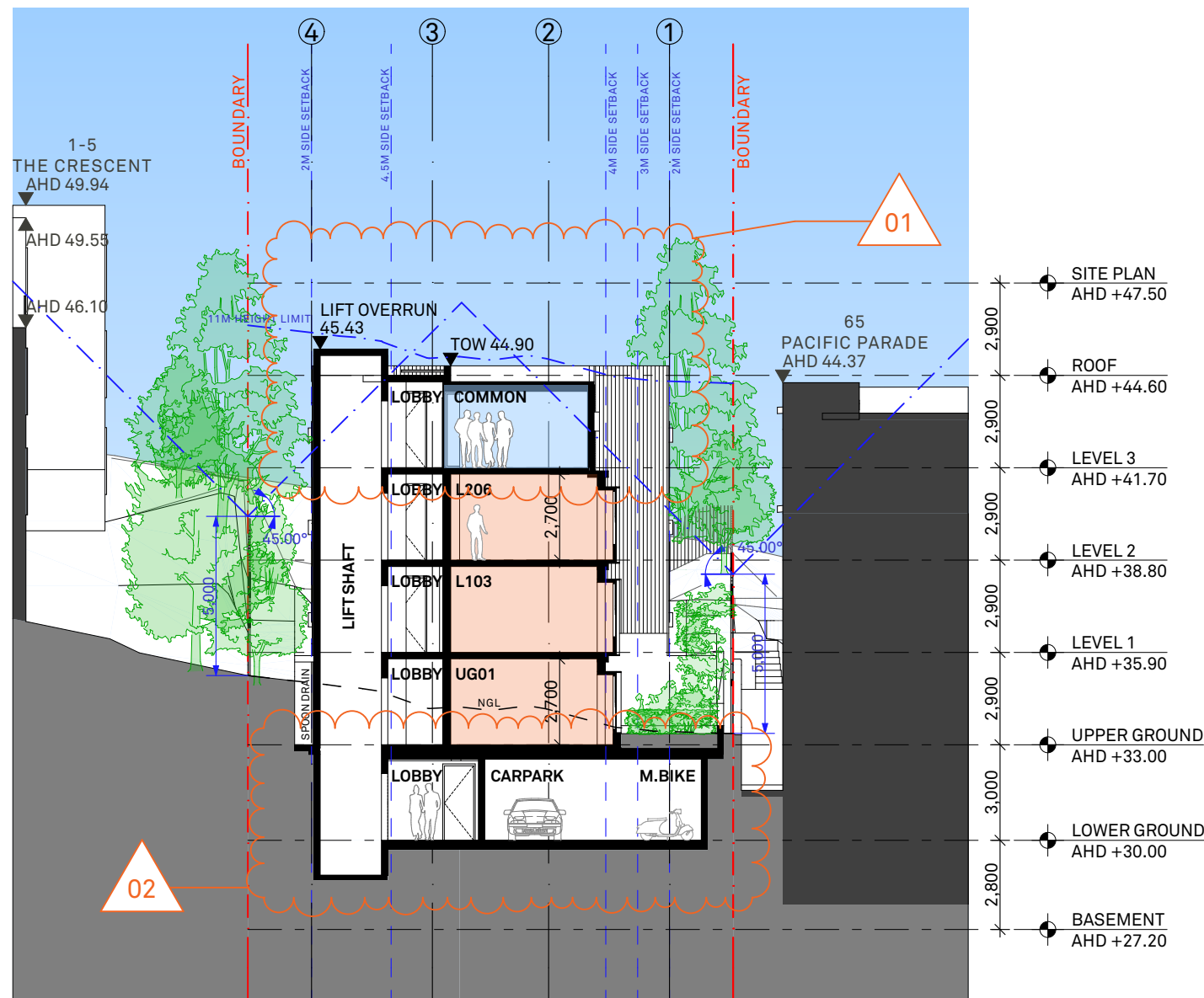
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Project No	2004A	Drawing No	DA-302	Rev	02

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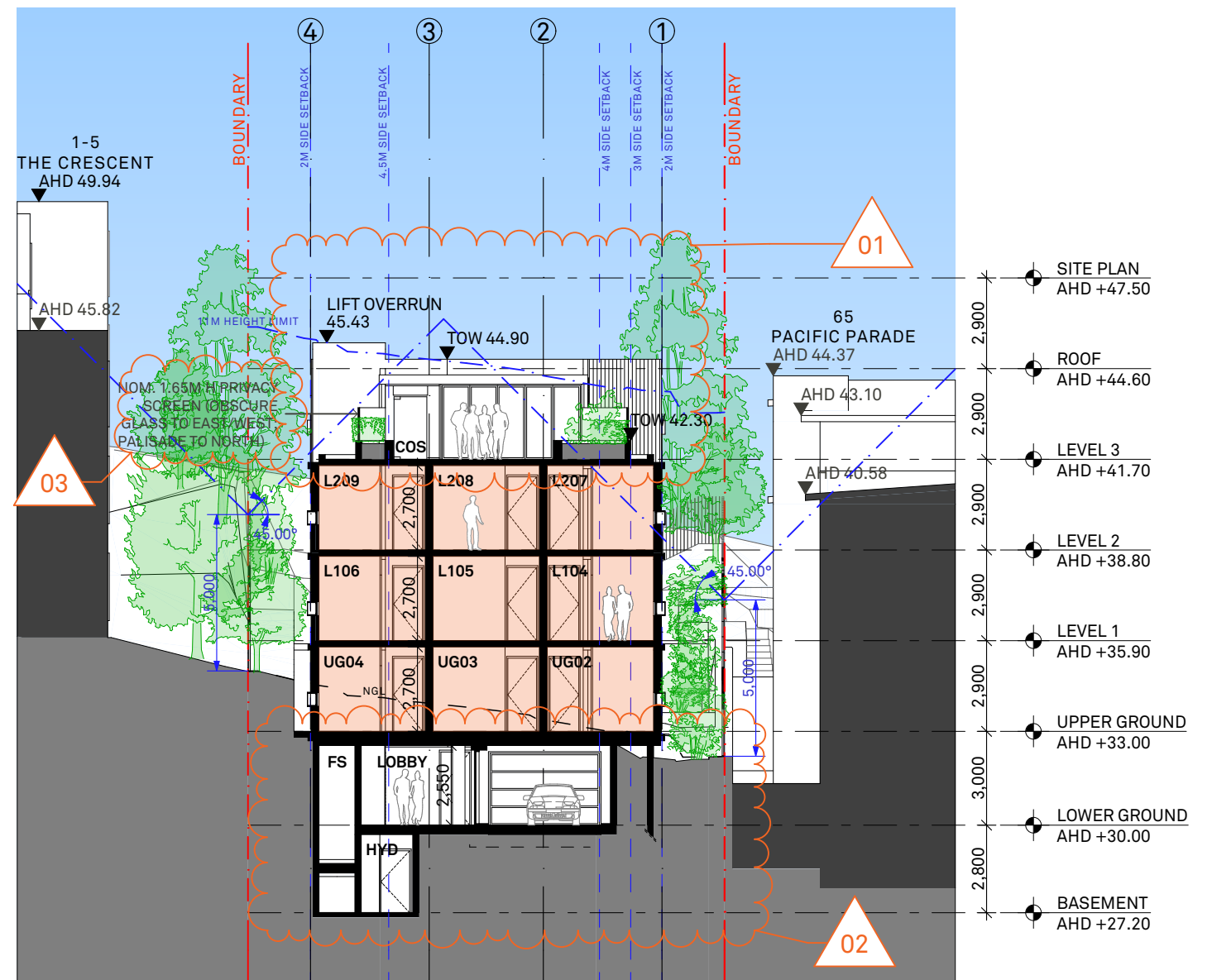
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Status	DA	Drawn By	DB		
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Scale	1:200@A3	Approved	GM	North	
Status	DA	Drawn By	DB		</



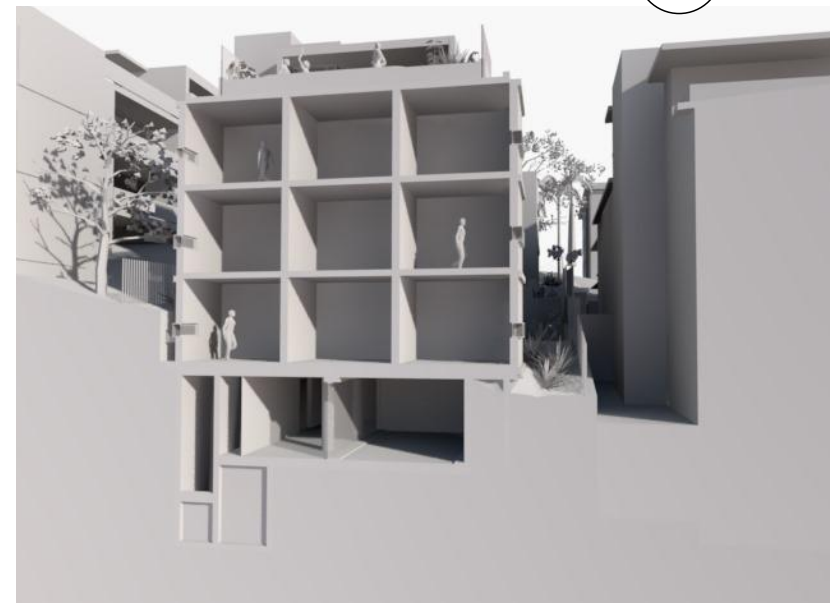
SECTION EE
1:200



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	DA ISSUE 02
02	29/04/2021	

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	Dishwasher	GM	Gas Meter	ST	Sewer
BAL	Balustrade	F	Fridge	H	Hydraulic Services	STG	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
		GBA	Gross Building Area	OSD	Onsite Detention Tank	TOW	Top of Wall
				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 -
SECTIONS EE/FF

SCALE

1:200@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-303

NORTH

REV
02

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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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

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
GBA	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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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
02

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.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

LEGEND

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

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PO BOX 1231
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

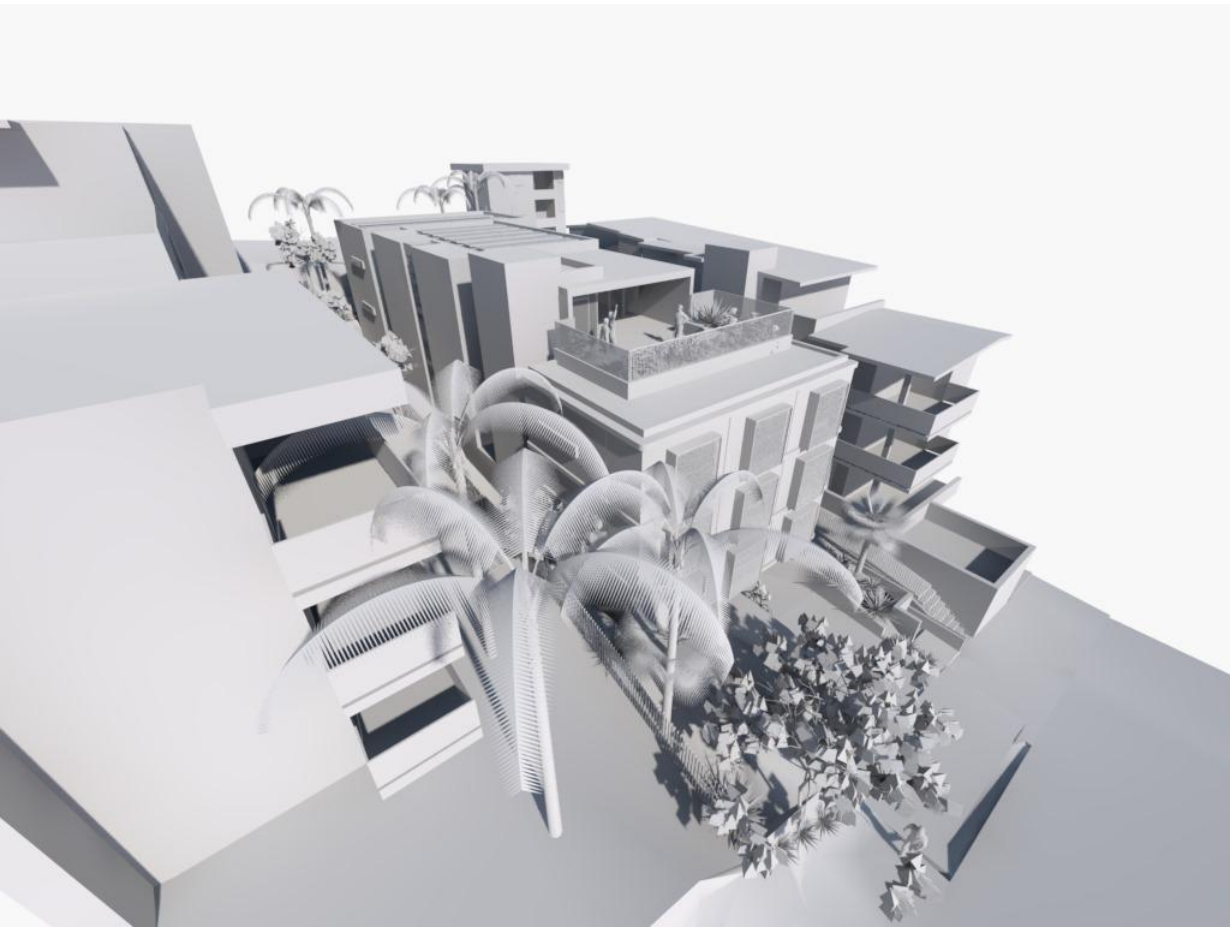
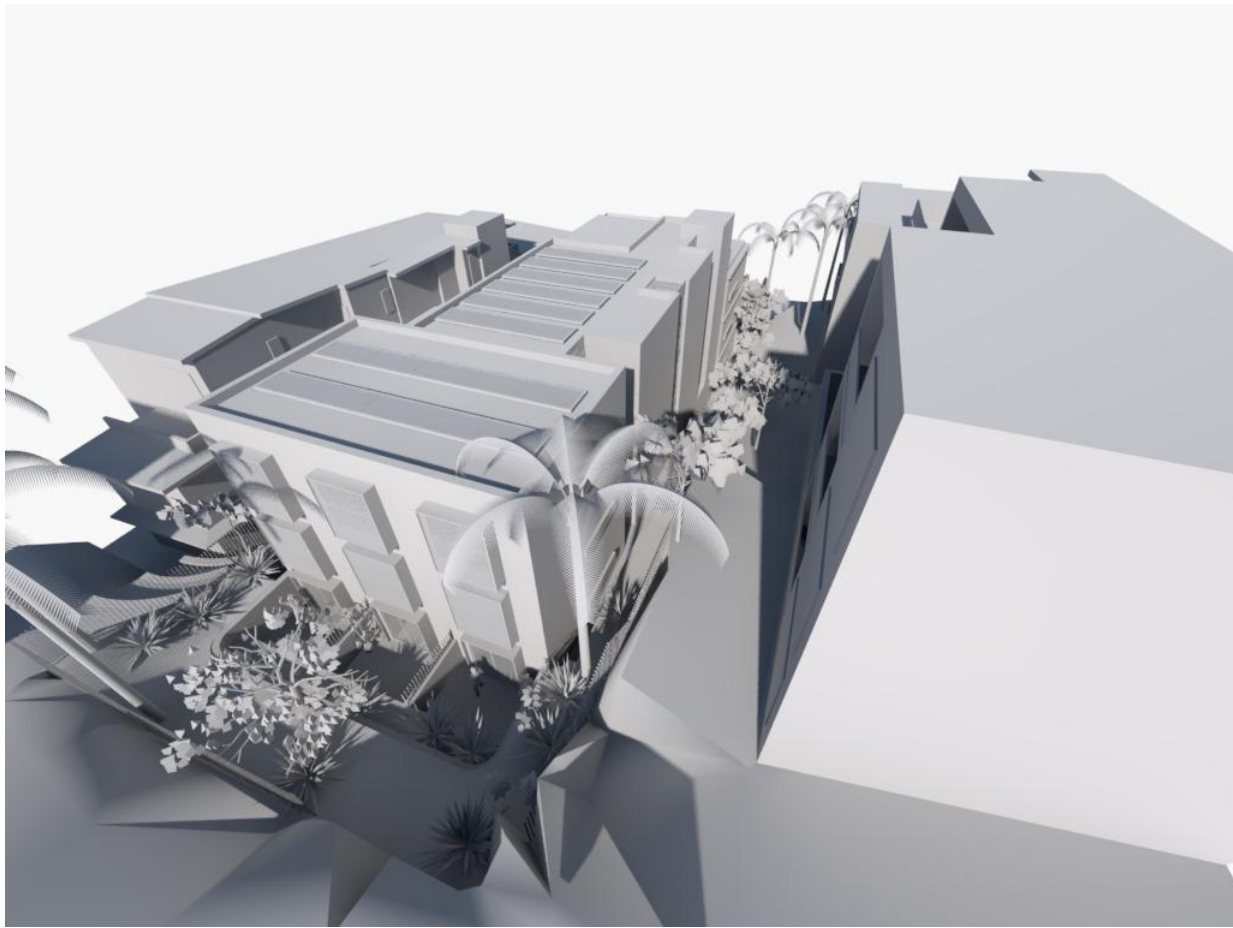
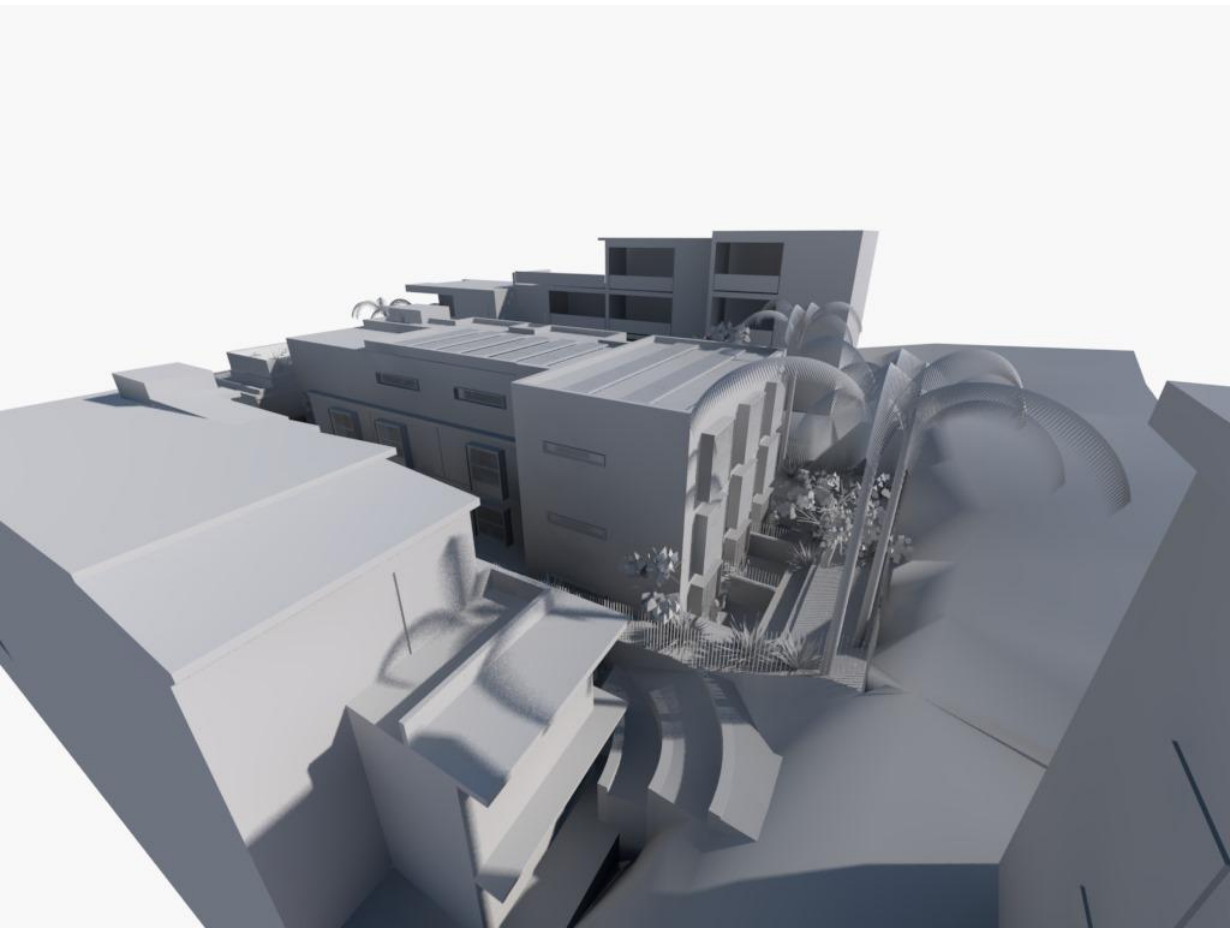
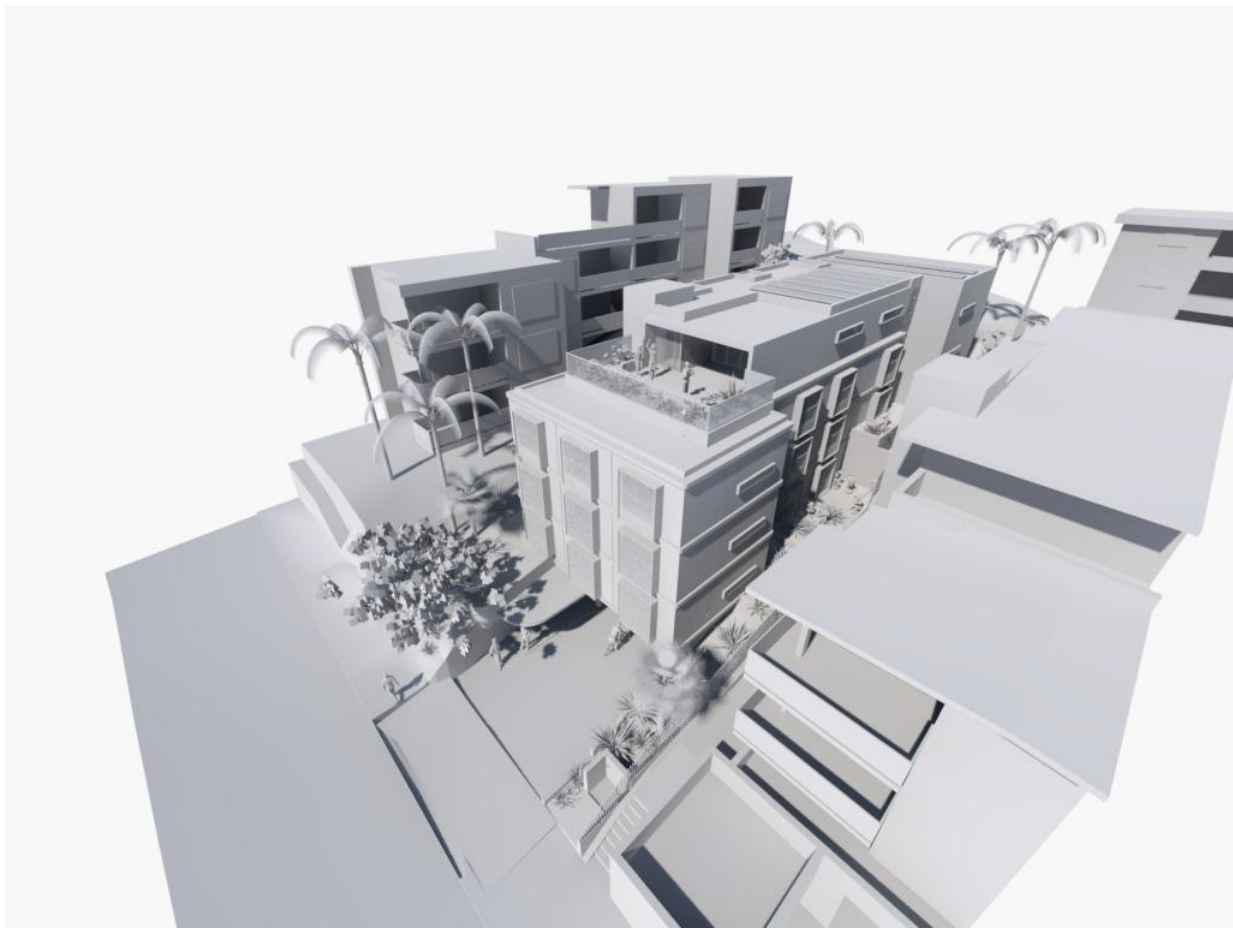
NORTH

REV
02

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
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REVISION

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

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	SD	Sewer
BAL	Balustrade	F	Fridge	H	Hydraulic Services	ST	Storage
BALC	Balcony	FEX	Fire Extinguisher	LY	Laundry	STW	Stormwater
BED	Bedroom	FFL	Finish floor level	MC	Motorcycle Parking	SFL	Structural floor level
BT	Bathroom	FN	Fence	MSB	Main Switch Board	TOF	Top of Fence
CDL	Column	FSR	Fire Stairs	NGL	Natural Ground Level	TOW	Top of Wall
COMM	Comms Room	GBA	Gross Building Area	OSD	Onsite Detention Tank	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

3D MASSING 1/2

SCALE

@A3
STATUS
DA
PROJECT No
2004A

APPROVED

GM
DRAWN BY
DB
DRAWING No
DA-1000

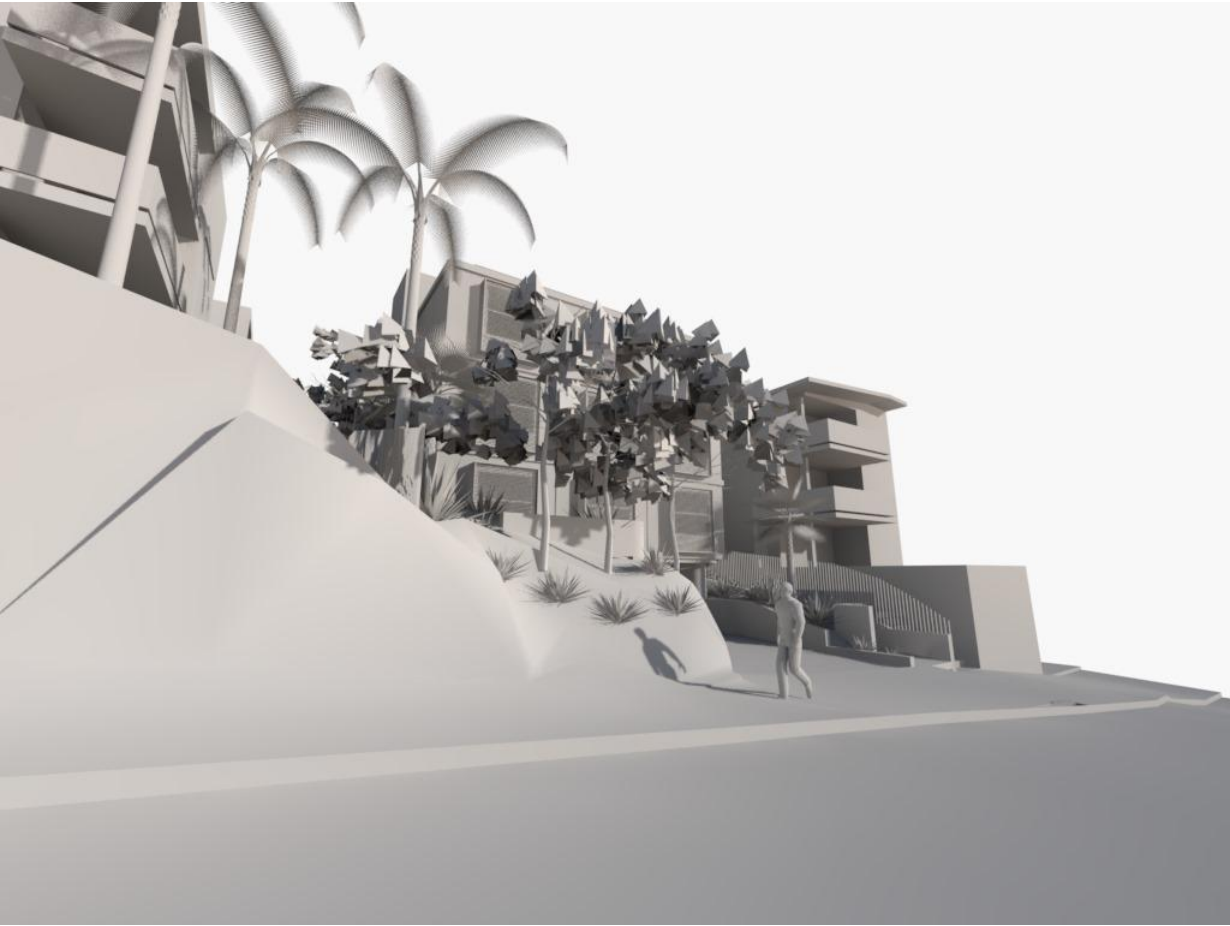
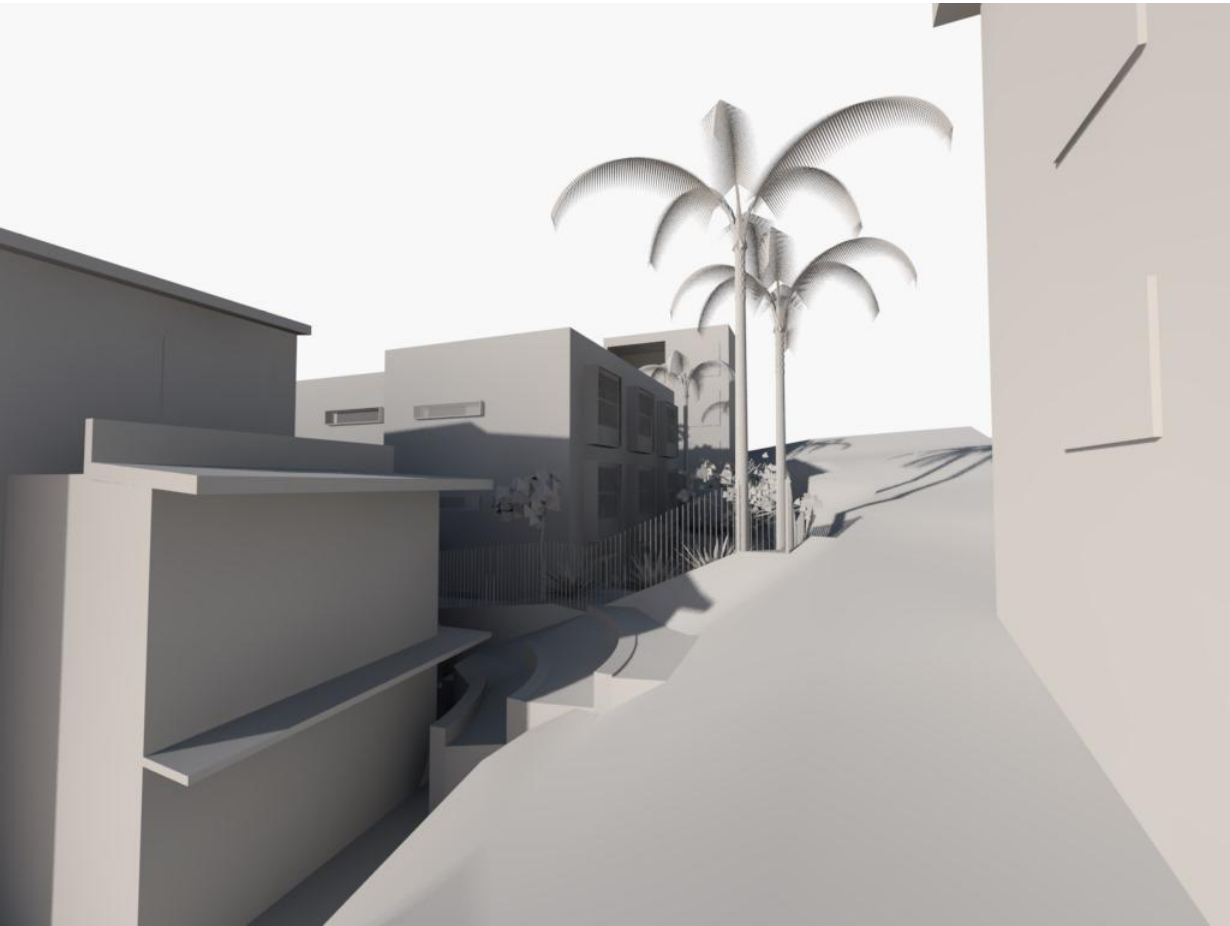
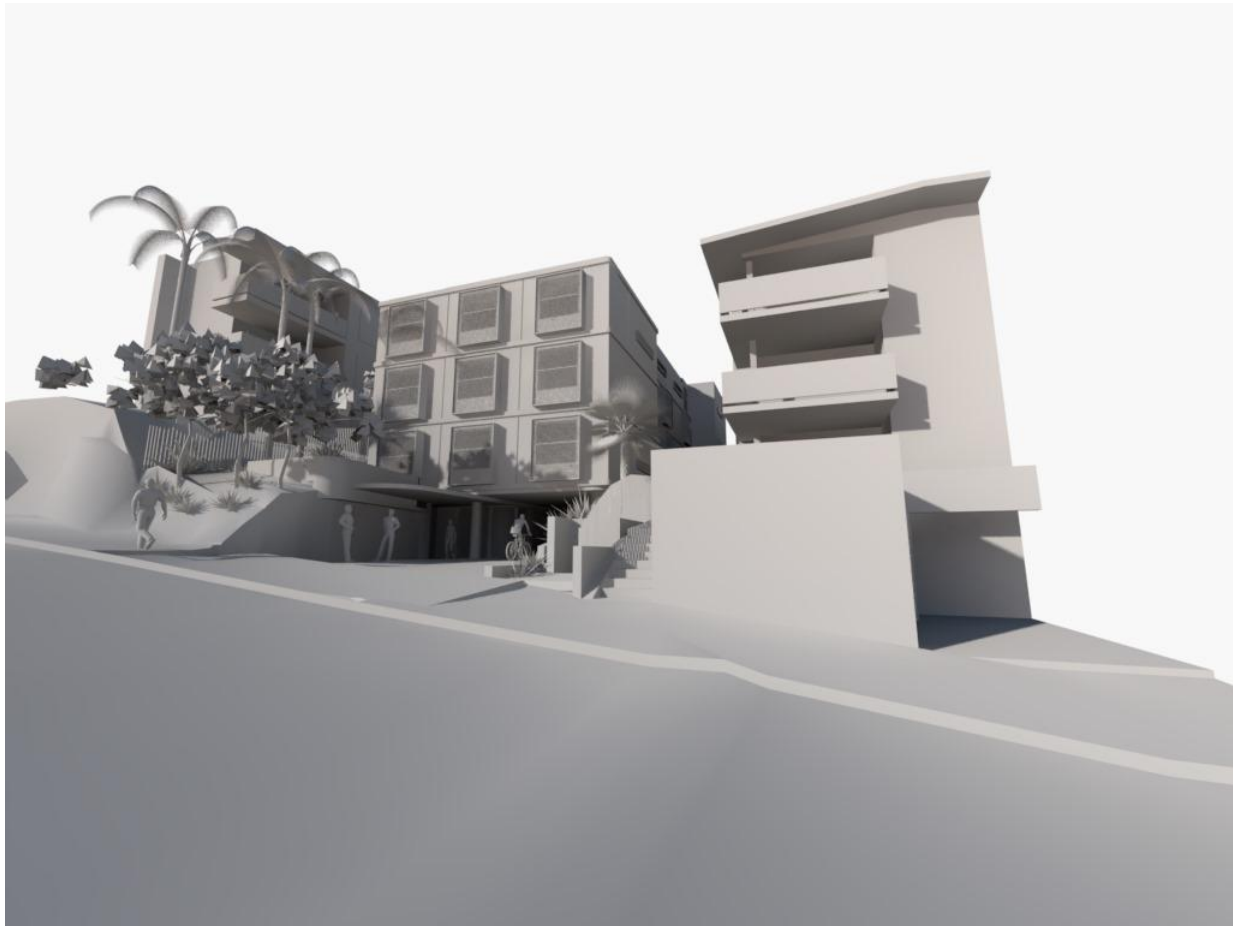
NORTH

REV
02

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LILYFIELD NSW 2040
ABN: 76 129 130 285
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E. enquiries@bensonmccormack.com
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REVISION

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

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

CLIENT

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PO BOX 1231
MANLY NSW 2095

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

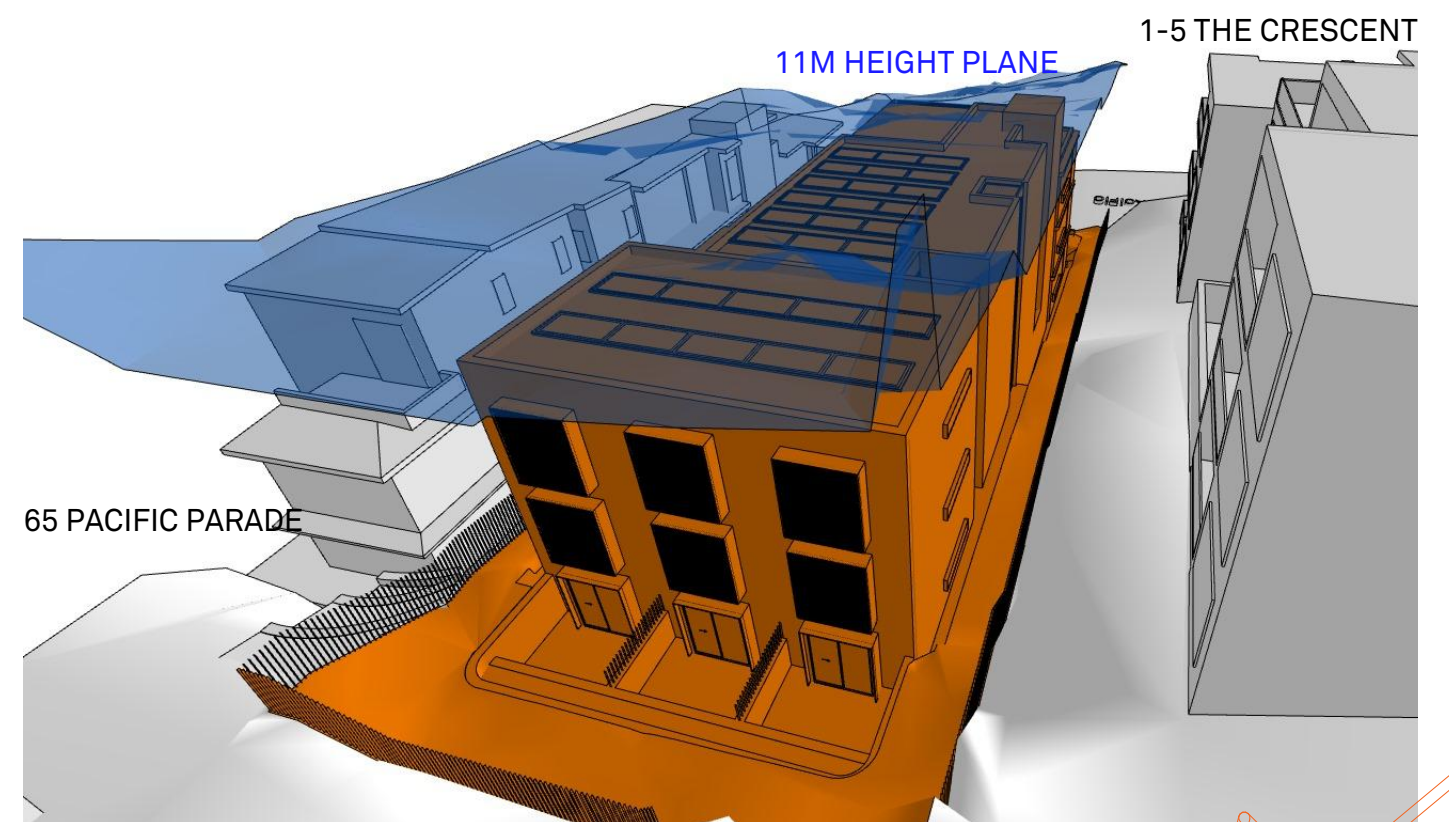
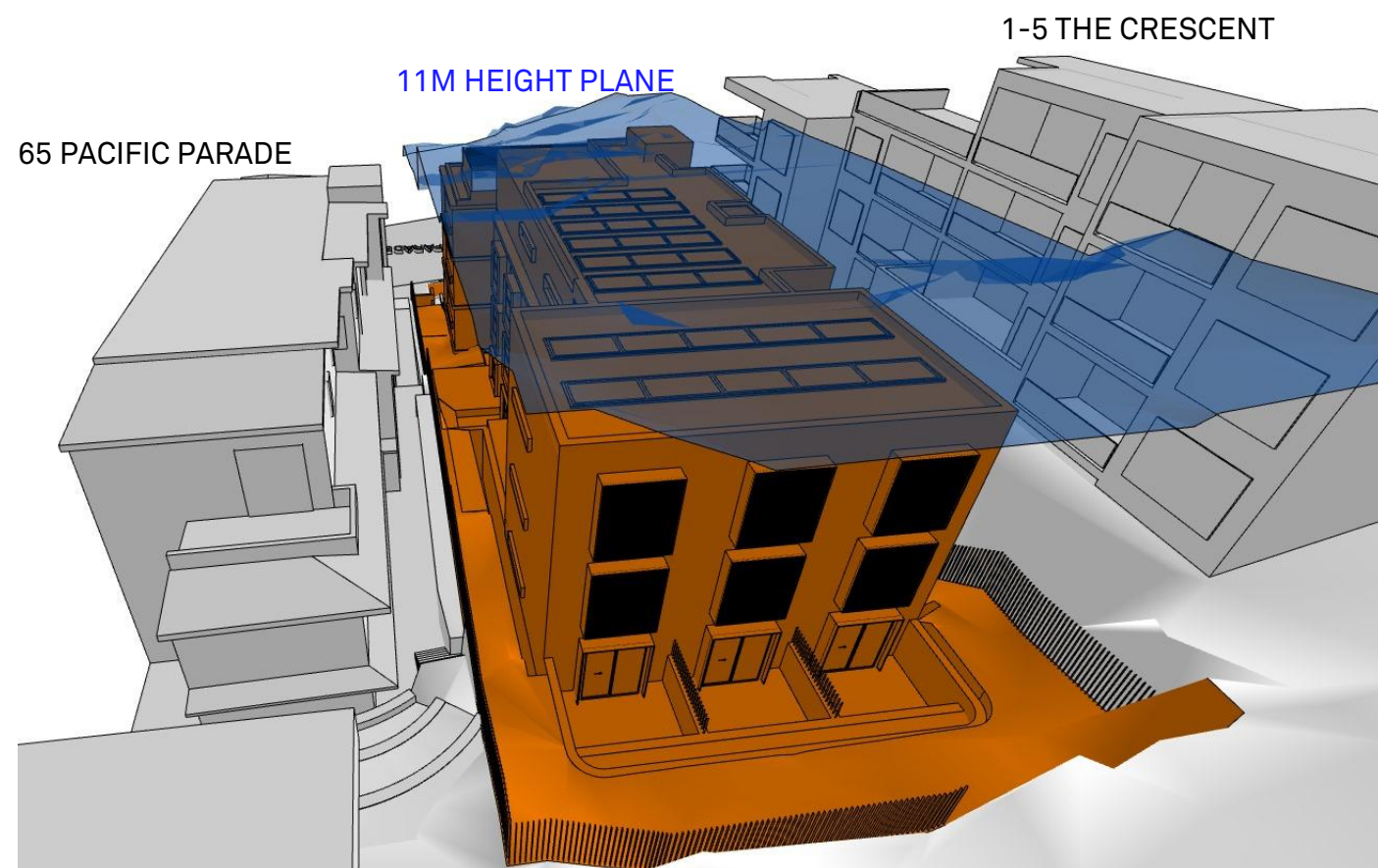
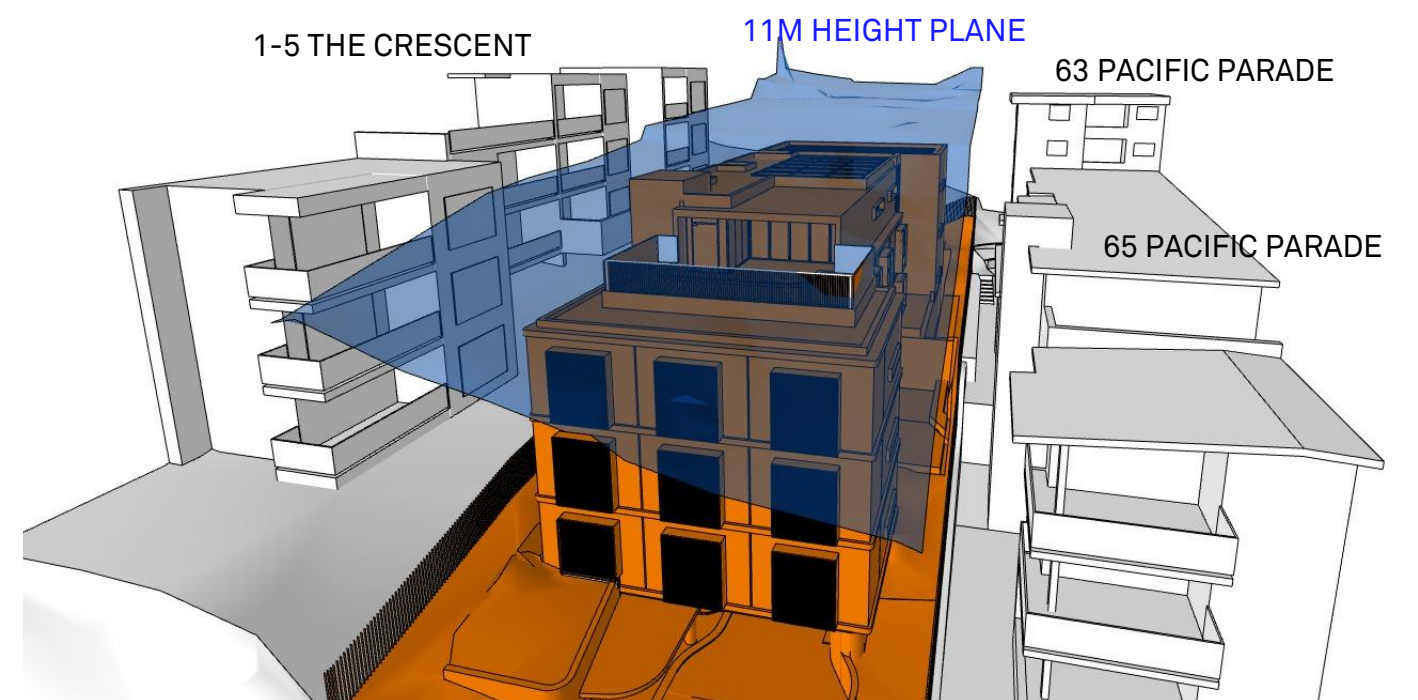
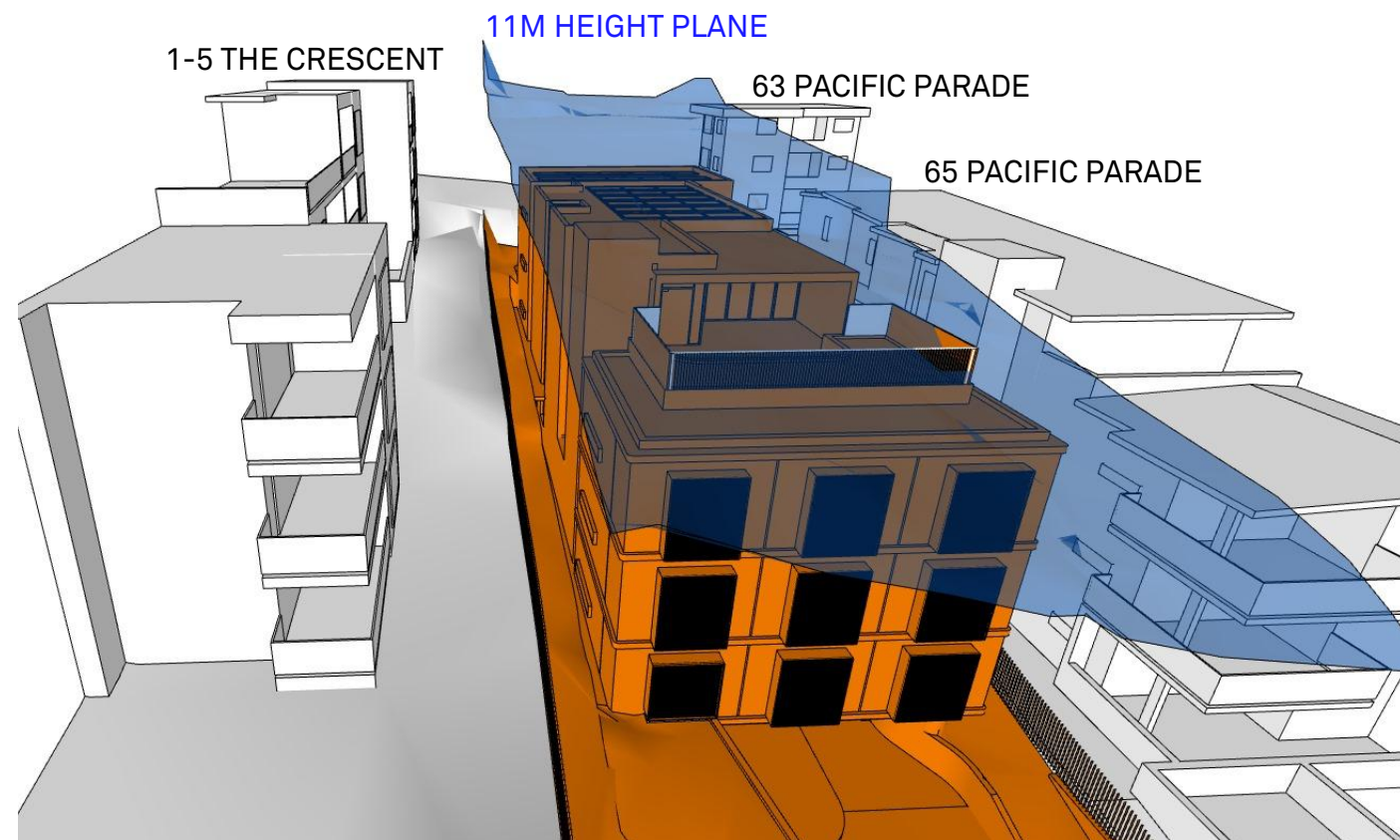
NORTH

REV
02

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.bensonmccack.com





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

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	F	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 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
BUILDING HEIGHT
PLAN 1/2

SCALE
@A3
STATUS
DA
PROJECT No
2004A

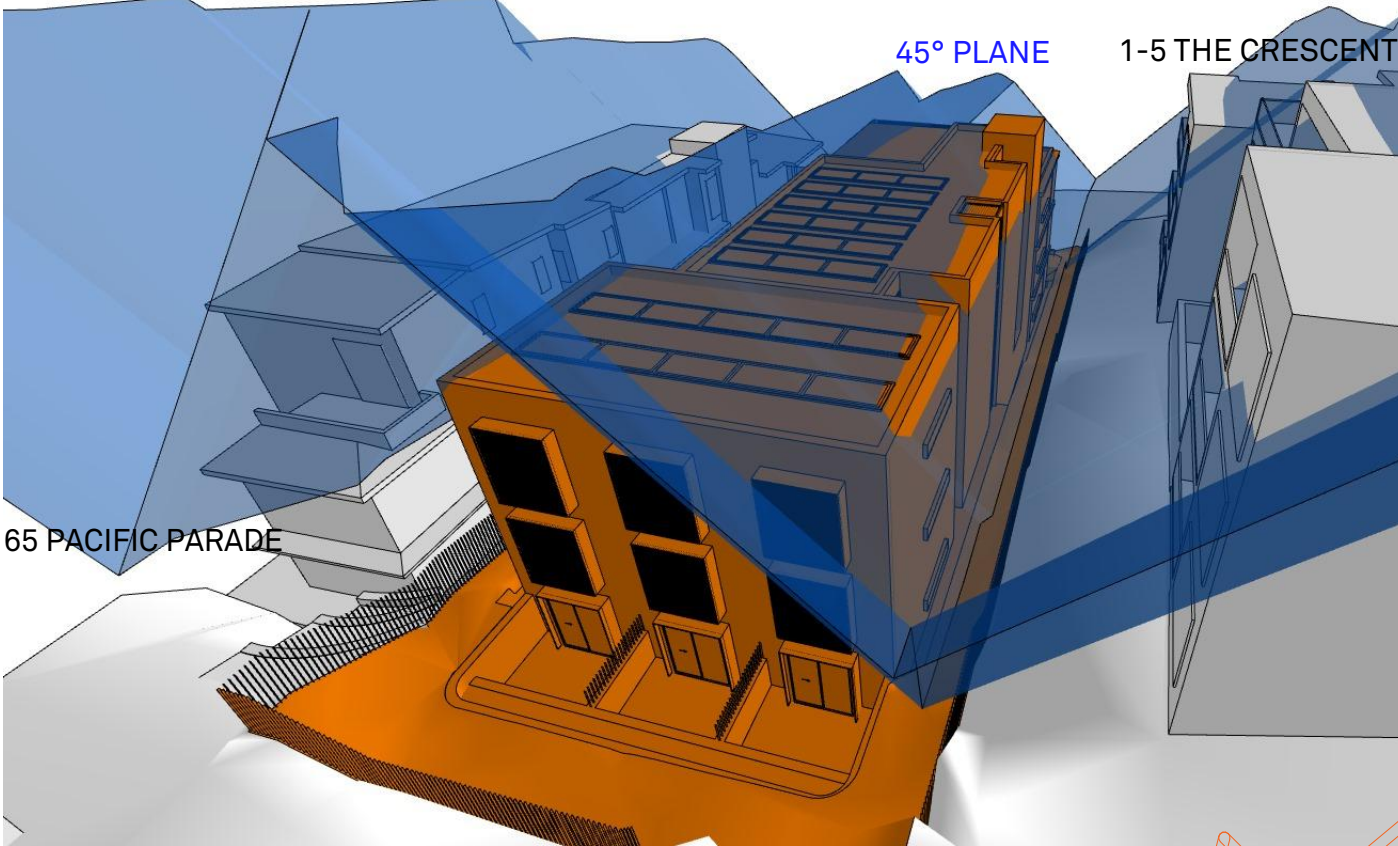
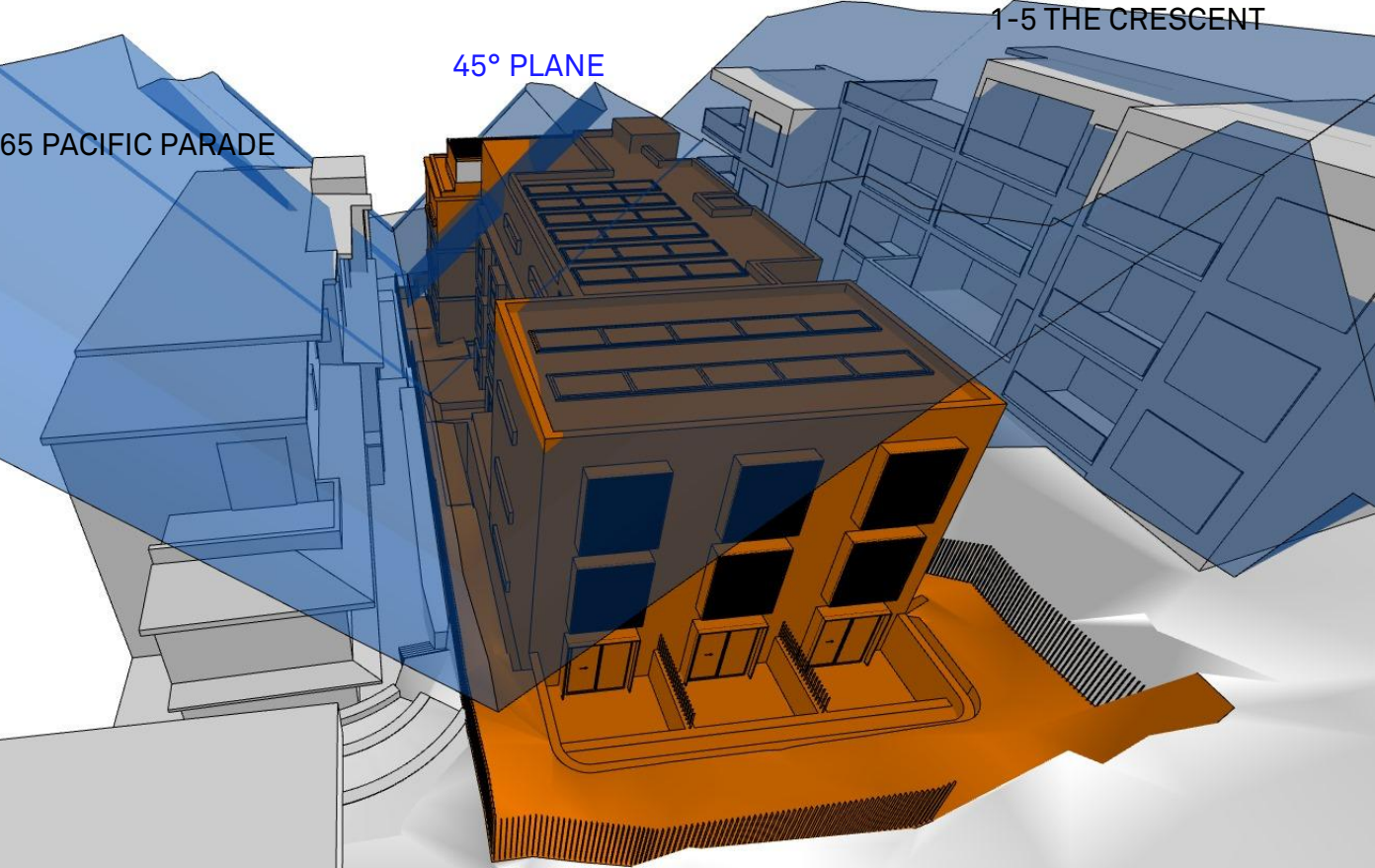
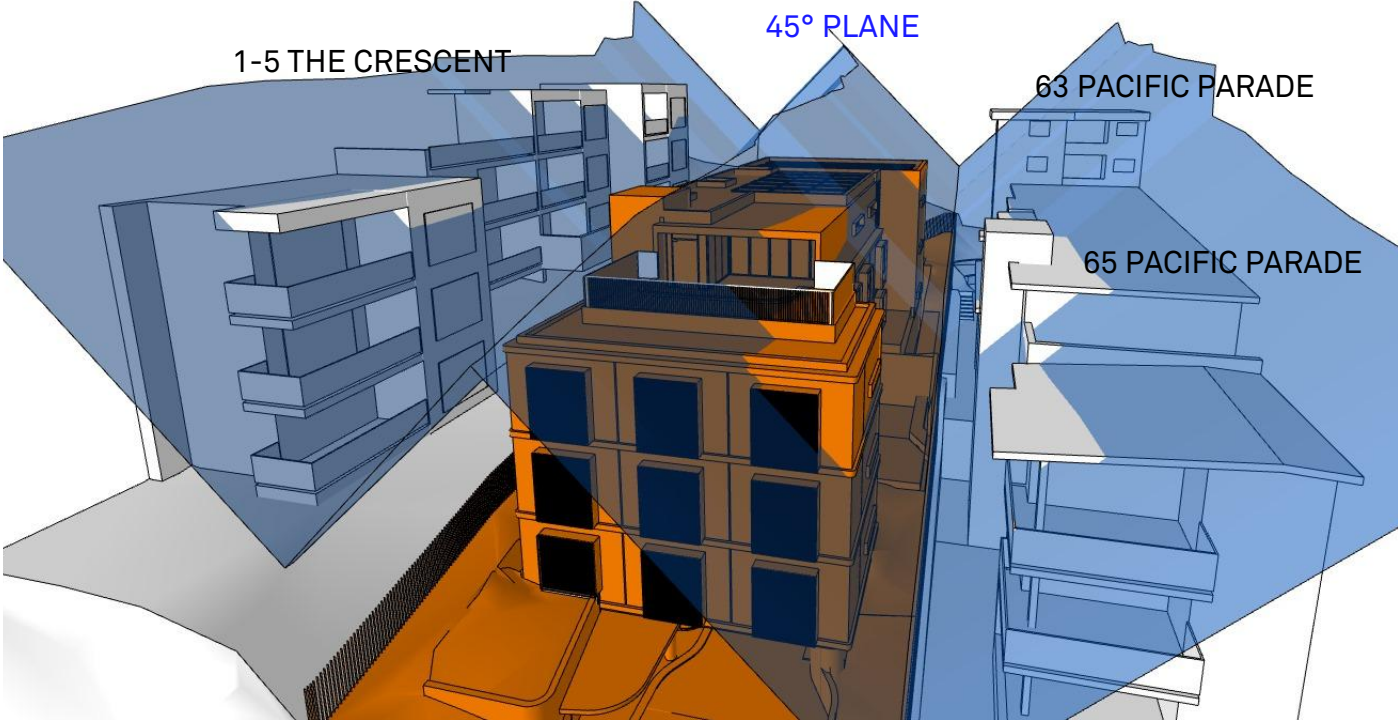
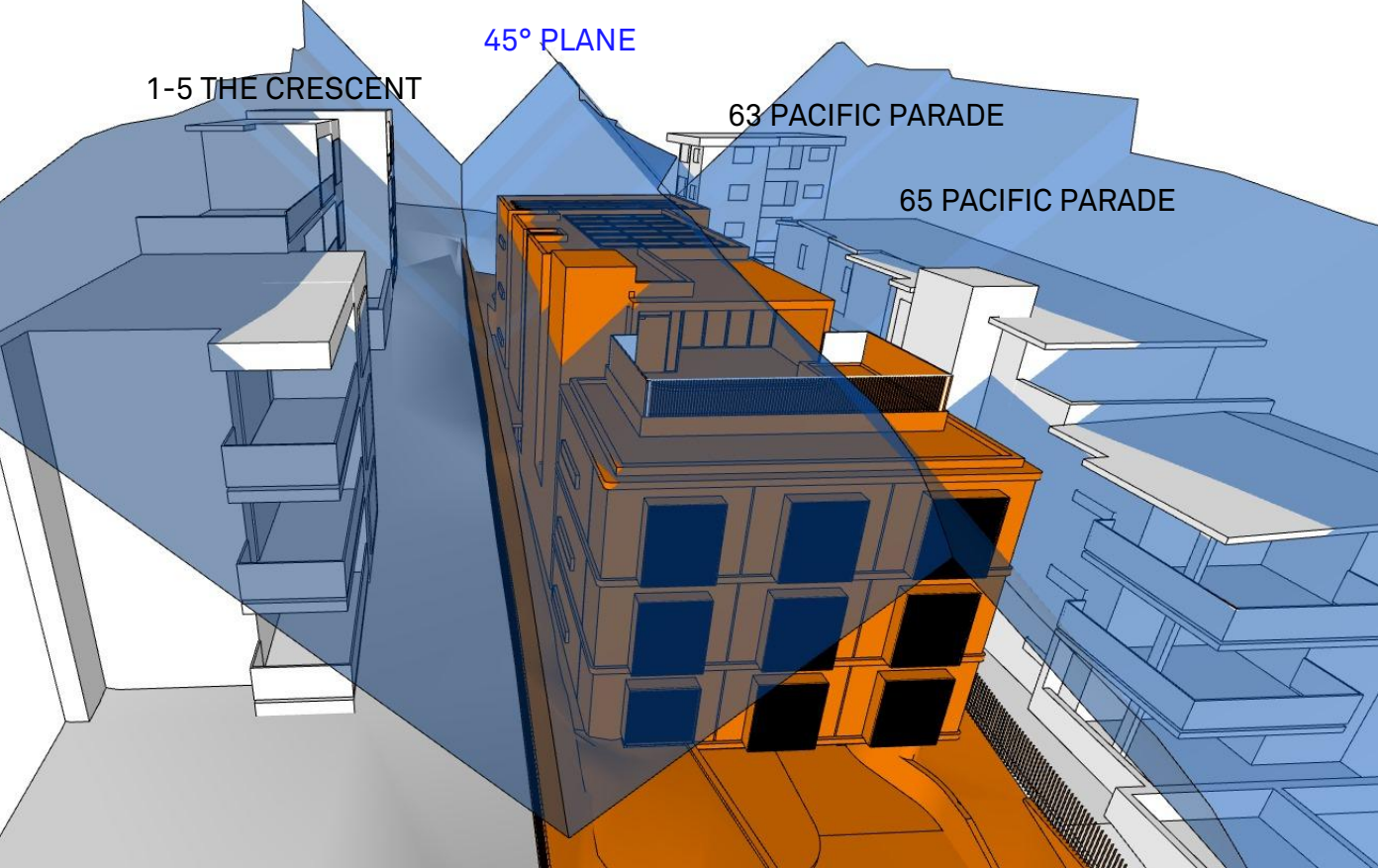
APPROVED	NORTH
GM	
DRAWN BY	
DB	
DRAWING No	REV
DA-1002	02

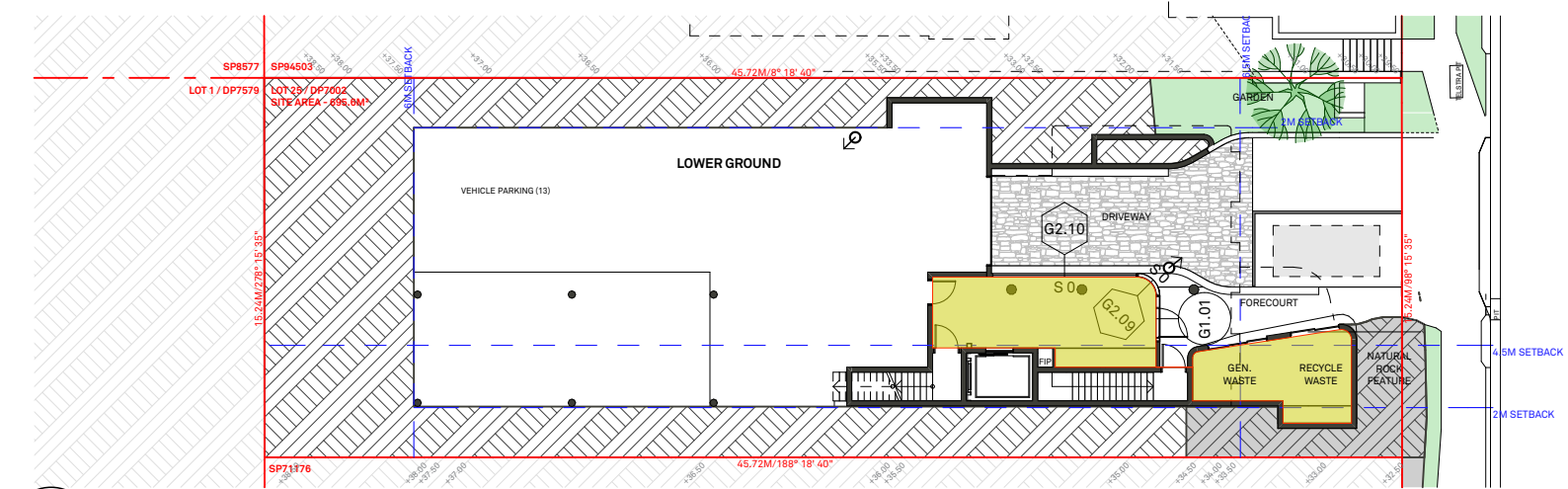
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LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536

P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccrack.com
W. www.bensonmccrack.com



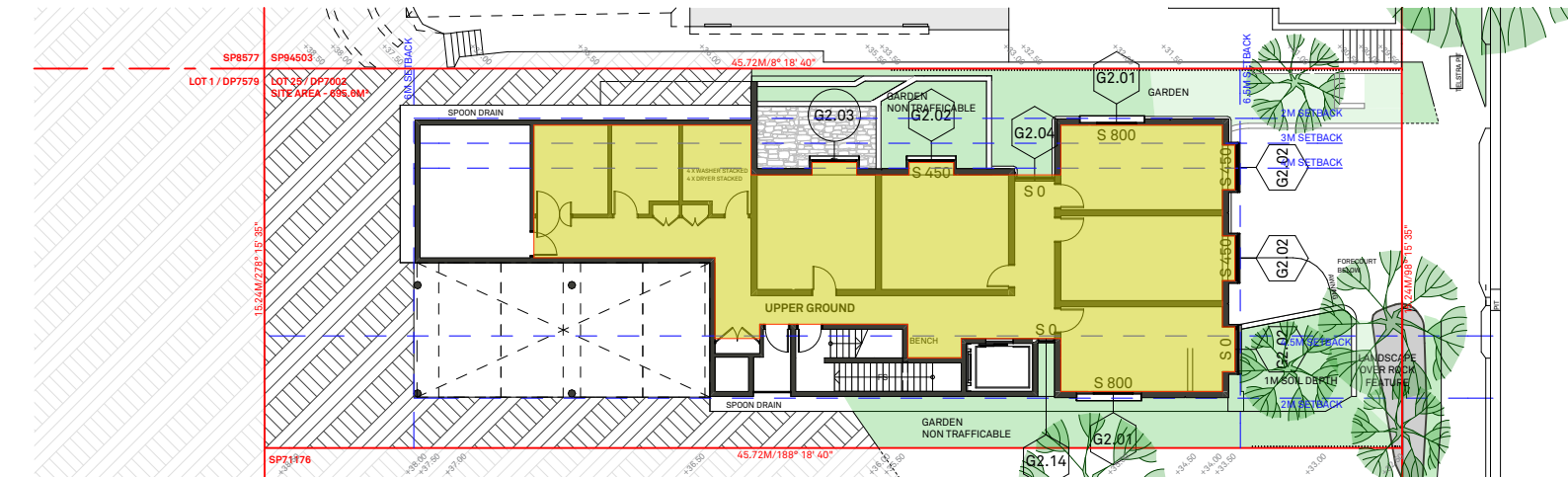
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ARCHITECTURE**





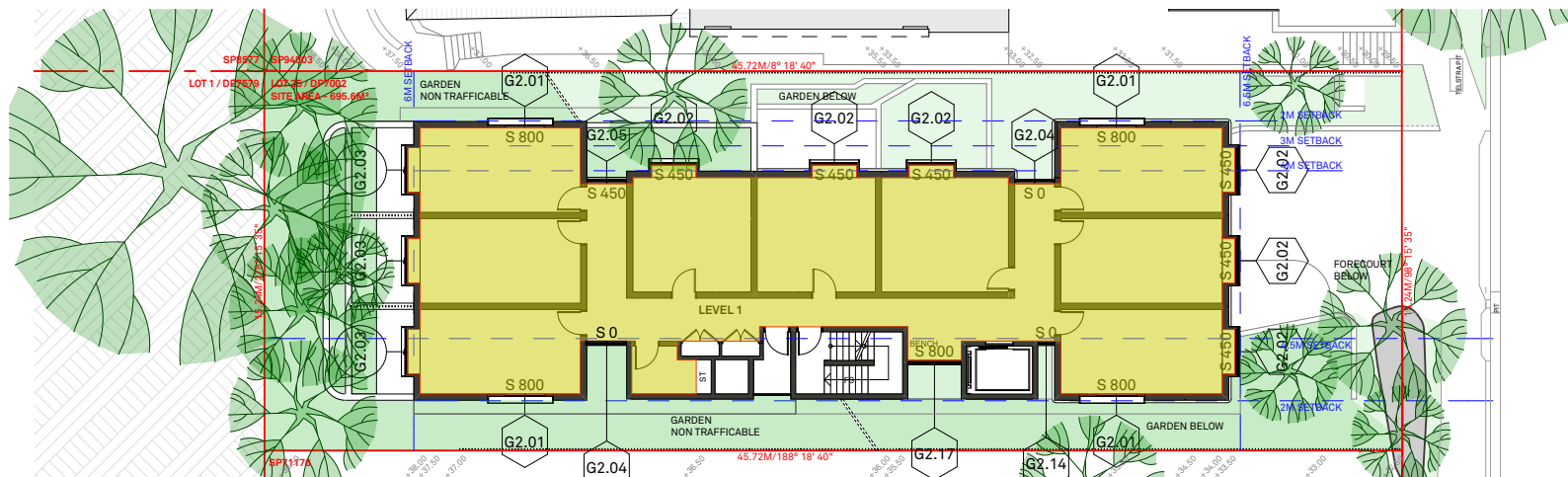
LOWER GROUND - GFA

LG - GFA
A: 46.6 m²



UPPER GROUND - GFA

UG - GFA
A: 205.4 m²



LEVEL 1 - GFA

L1 - GFA
A: 275.7 m²

GFA SUMMARY

LAND ZONING:	R3
SITE AREA:	695.6 M²
FLOOR SPACE RATIO:	-
	GFA M²
LOWER GROUND	46.6
UPPER GROUND	205.4
LEVEL 1	275.7
LEVEL 2	275.7
LEVEL 3	176.0
	979.4 M²
TOTAL	
FSR RATE	1.40:1

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

LEGEND	COS	GBR	POS	Private Open Space
A/C	CEX	GBR	R	Robe
ACC	DRY	GBR	RWT	Rainwater Tank
ADP	DW	GBR	SCR	Screen
AHD	DP	GBR	SW	Sewer
Basement	DW	GBR	ST	Storage
BAL	F	GBR	SD	Study
BALC	FEX	GBR	STP	Stormwater Pit
BED	FFL	GBR	STW	Stormwater
BT	FN	GBR	SFL	Structural floor level
COL	FS	GBR	TOF	Top of Fence
COMM	FSR	GBR	TOW	Top of Wall
	GBA	GBR	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
GROSS FLOOR AREA (GFA)

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

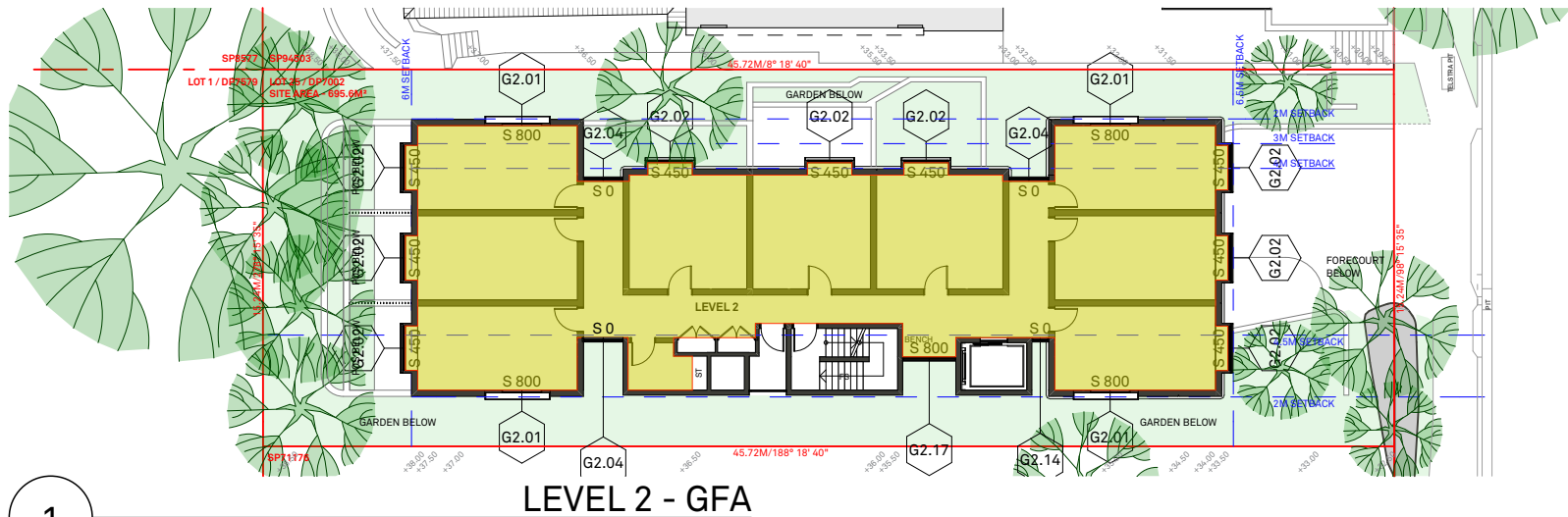
APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1011

NORTH

REV
02

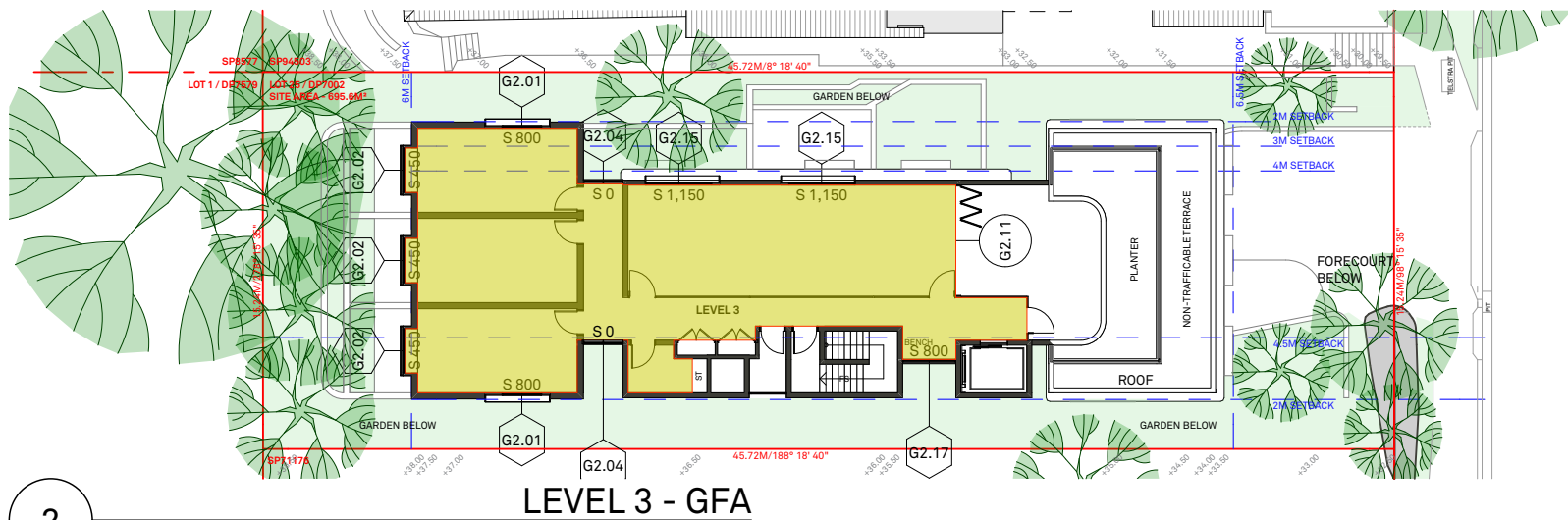
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536
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F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
W. www.bensonmccormack.com





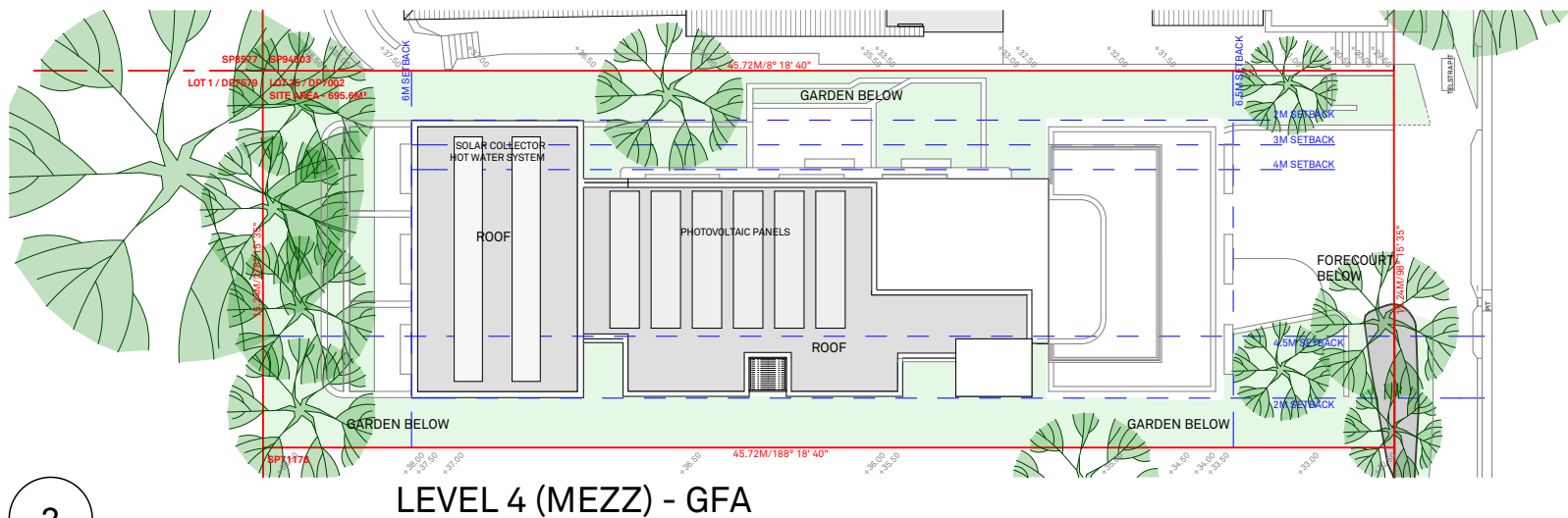
PACIFIC PARADE

L2 - GFA
A: 275.7 m²



PACIFIC PARADE

L3 - GFA
A: 176.0 m²



PACIFIC PARADE

GFA SUMMARY

LAND ZONING: R3
SITE AREA: 695.6 M²
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

01

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REVISION

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

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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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
02

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RN: 7536

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F. +61 2 9818 0778
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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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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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MANLY NSW 2095

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
GM
DRAWN BY
DB
DRAWING No
DA-1013

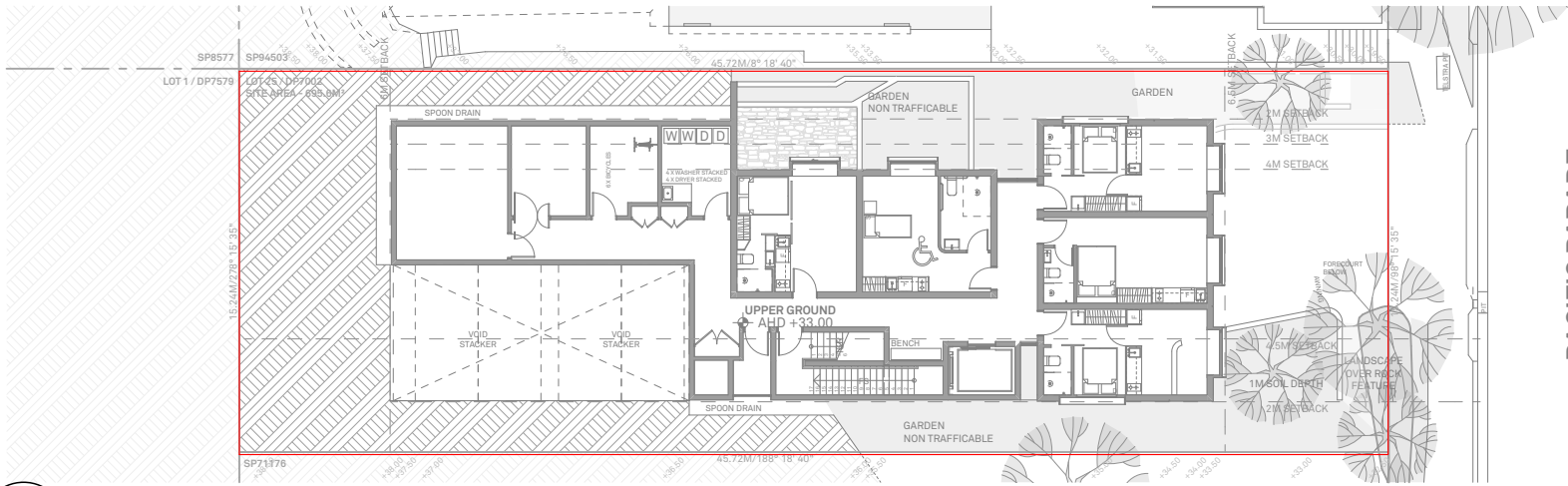
NORTH

REV
02

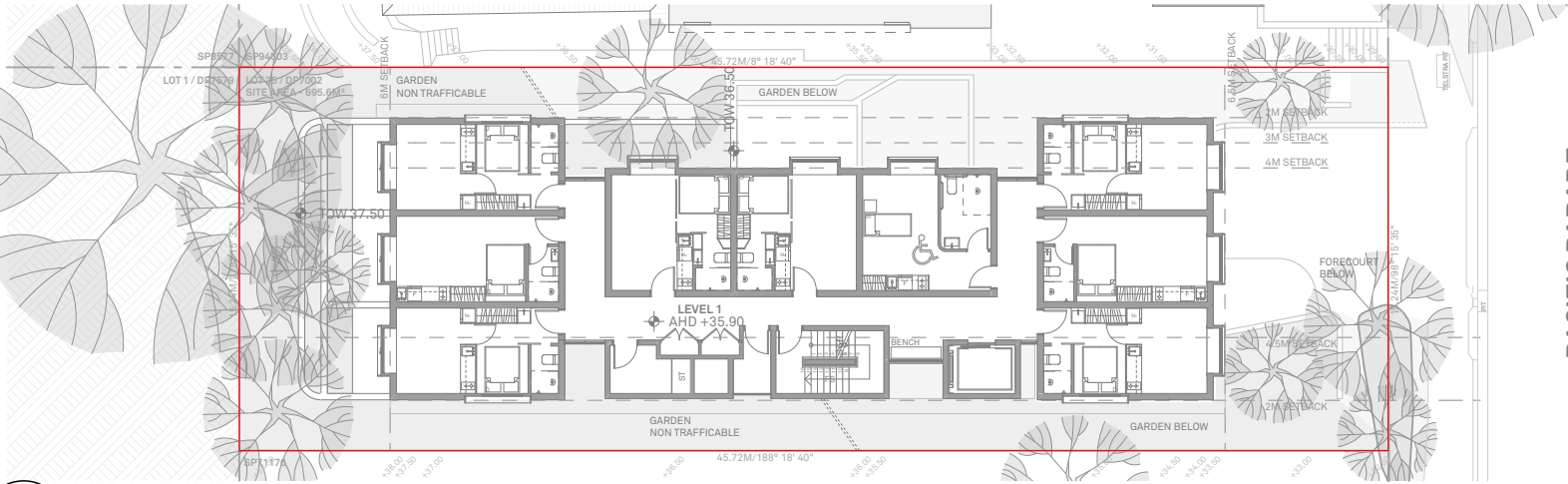
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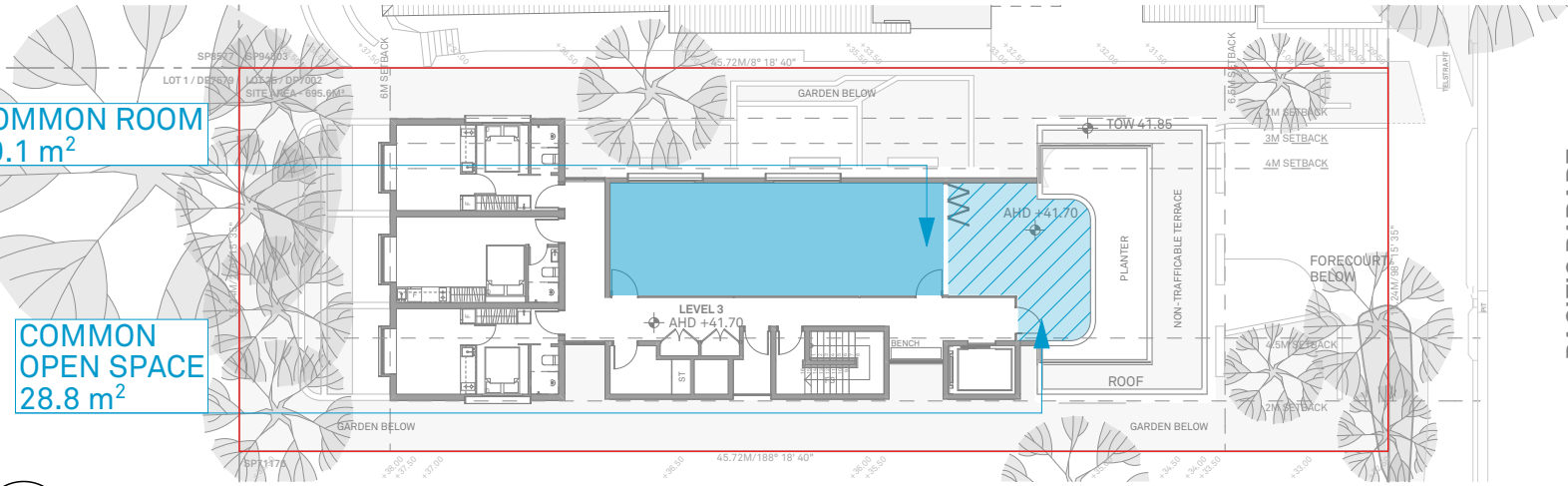




UPPER GROUND



LEVEL 1



LEVEL 3

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		PROPOSED
	20.0 M²	28.9 M²

01

01

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FEX	Fire Extinguisher
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FS	Fire Stairs
FSR	Floor Space Ratio
GBA	Gross Building Area

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GBX	Garbage Exhaust
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LY	Laundry
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MC	Motorcycle Parking
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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
**COMMUNAL OPEN
SPACE AREA (COS)**

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

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1014

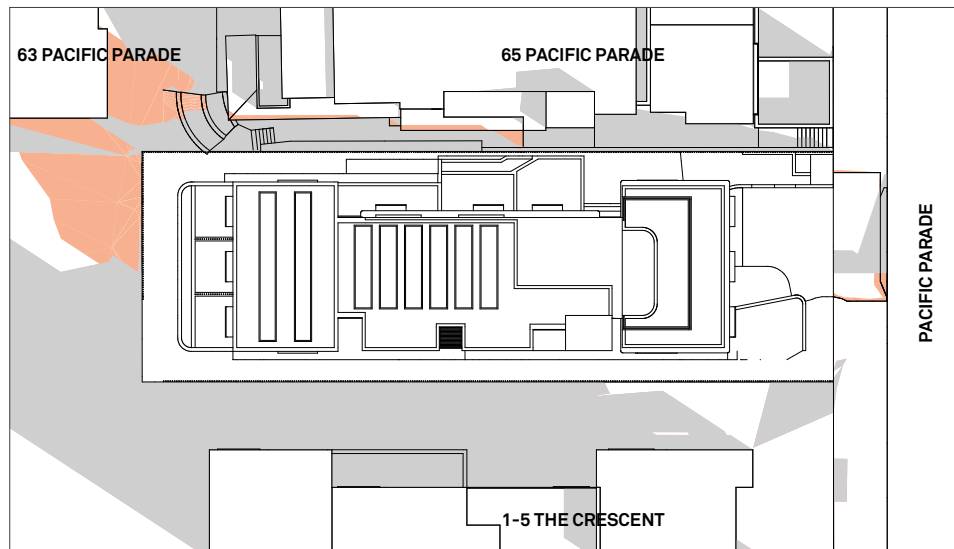
NORTH

REV
02

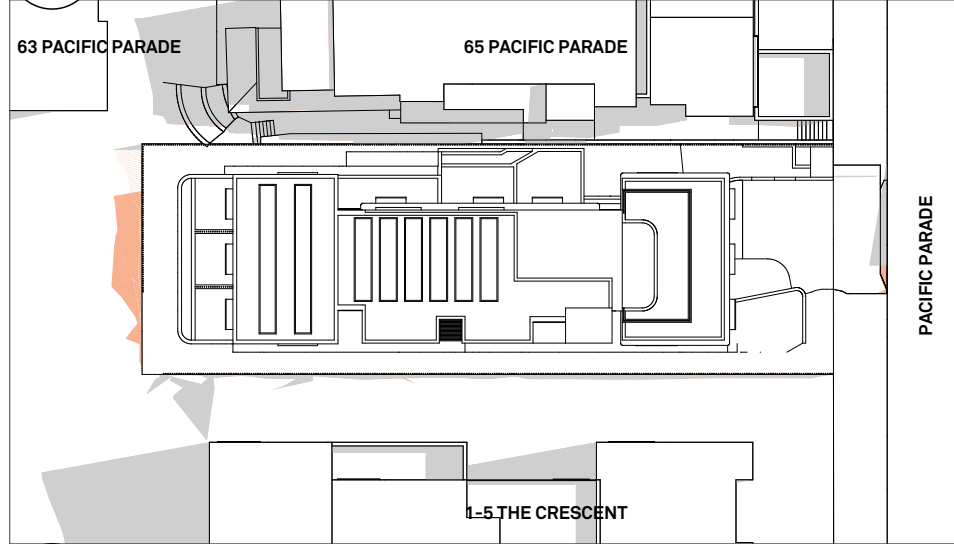
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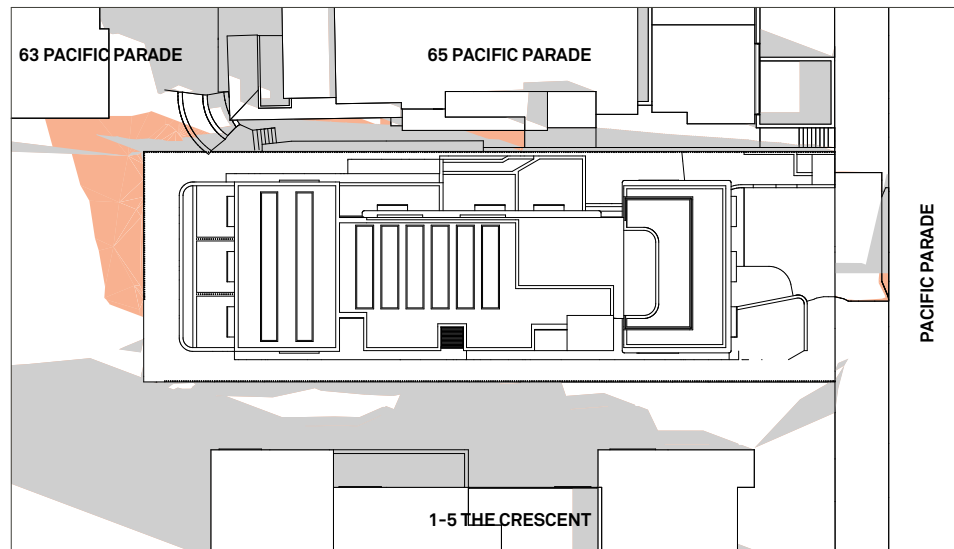
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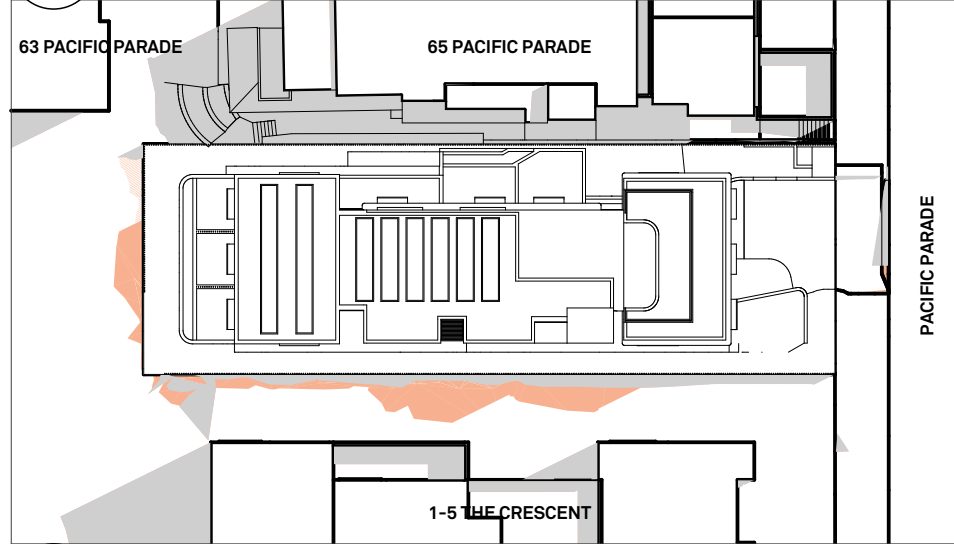
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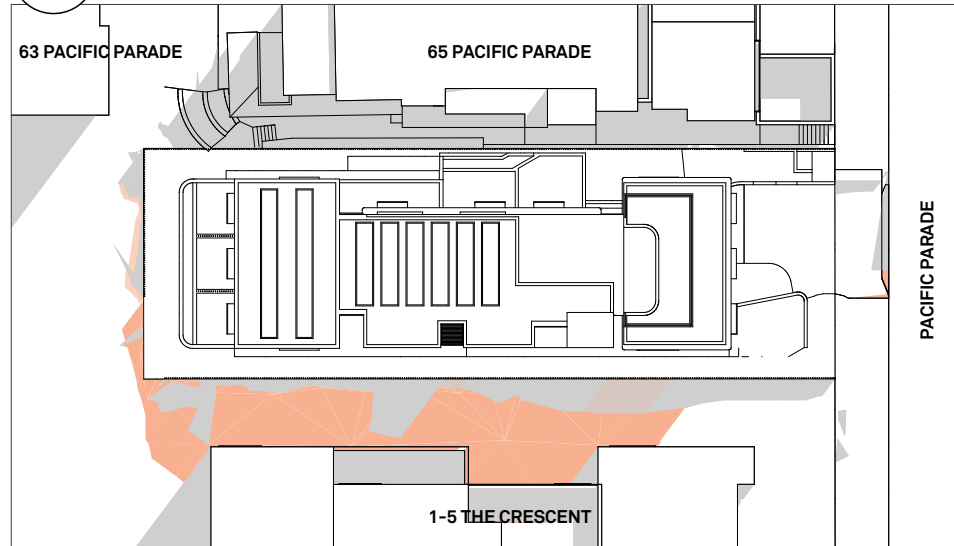
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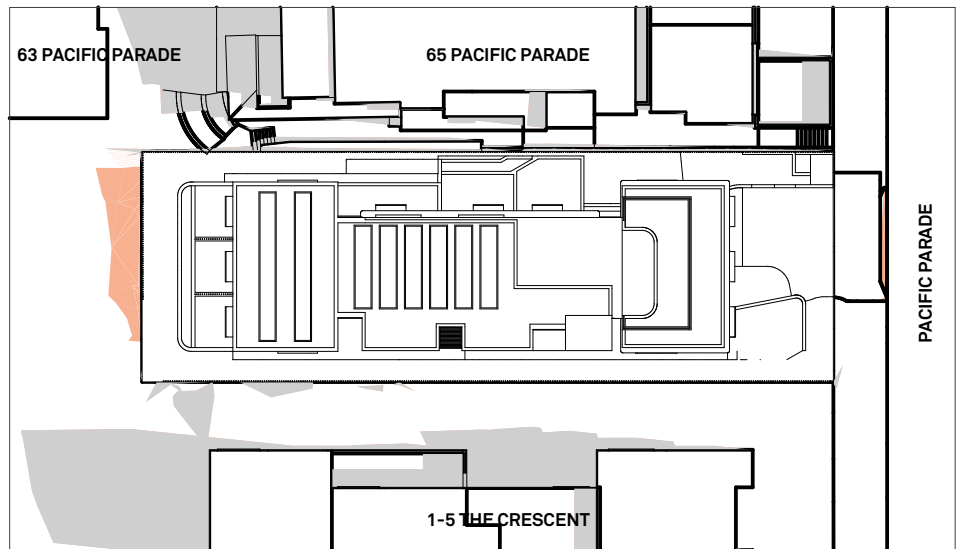
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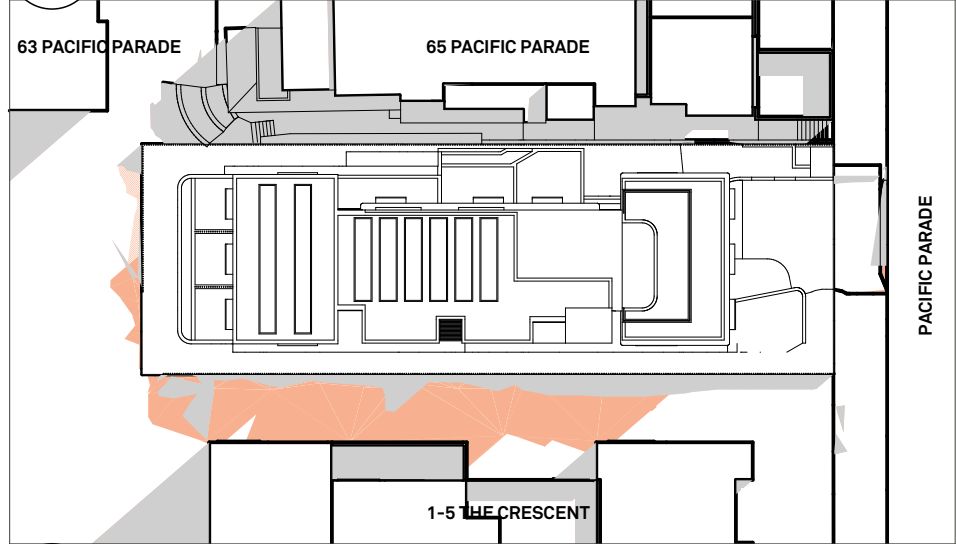
5 21 JUNE 1:00PM



7 21 JUNE 3:00PM



3 21 JUNE 11:00AM



6 21 JUNE 2:00PM

EXISTING SHADOW
PROPOSED SHADOW

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REVISION

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01	25/11/2020	DA ISSUE 01
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LEGEND

A/C	Air Conditioning Unit	COS	Communal Open Space	GBR	Garbage Room	POS	Private Open Space
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BAL	Balustrade	F	Fridge	LY	Laundry	ST	Storage
BALC	Balcony	FEX	Finish floor level	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

GBR	Garbage Room	POS	Private Open Space
GBR	Garbage Room	R	Robe
GBX	Garbage Exhaust	RWT	Rainwater Tank
GFA	Gross Floor Area	SCR	Screen
GM	Gas Meter	SD	Sewer
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MC	Motorcycle Parking	STW	Stormwater
MSB	Main Switch Board	SFL	Structural floor level
NGL	Natural Ground Level	TOF	Top of Fence
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
SHADOW DIAGRAMS
- PLAN VIEW (JUNE 21)

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

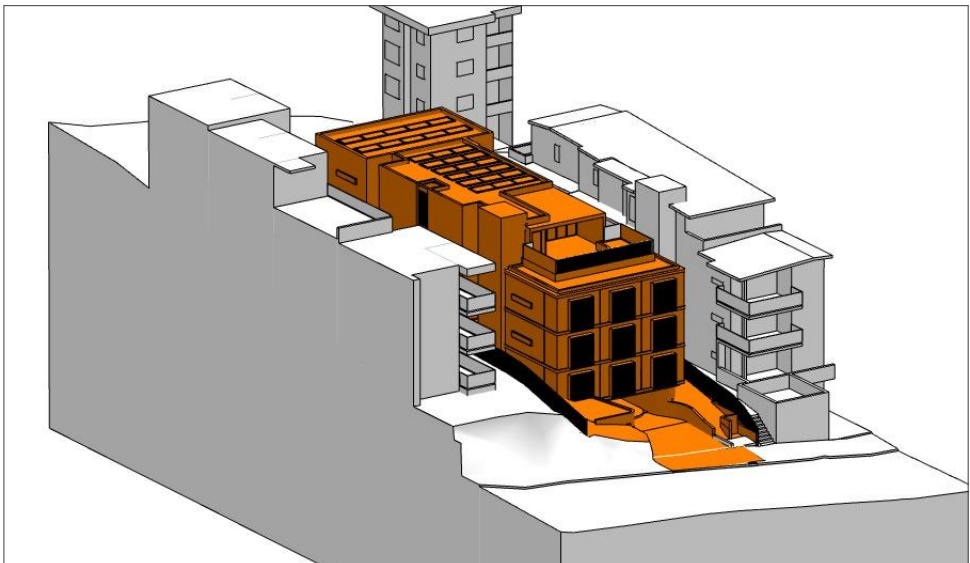
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GM
DRAWN BY
DB
DRAWING No
DA-1300

NORTH

REV
02

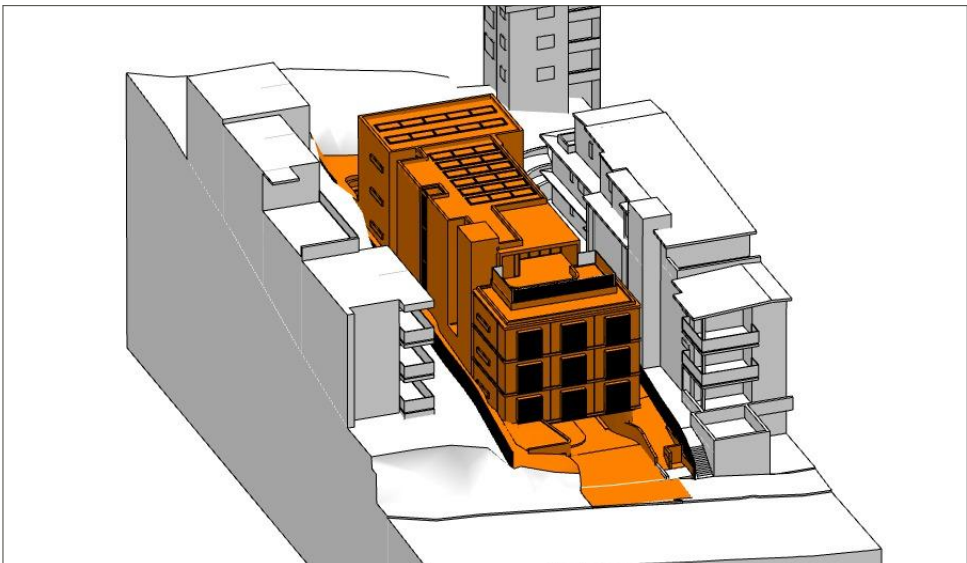
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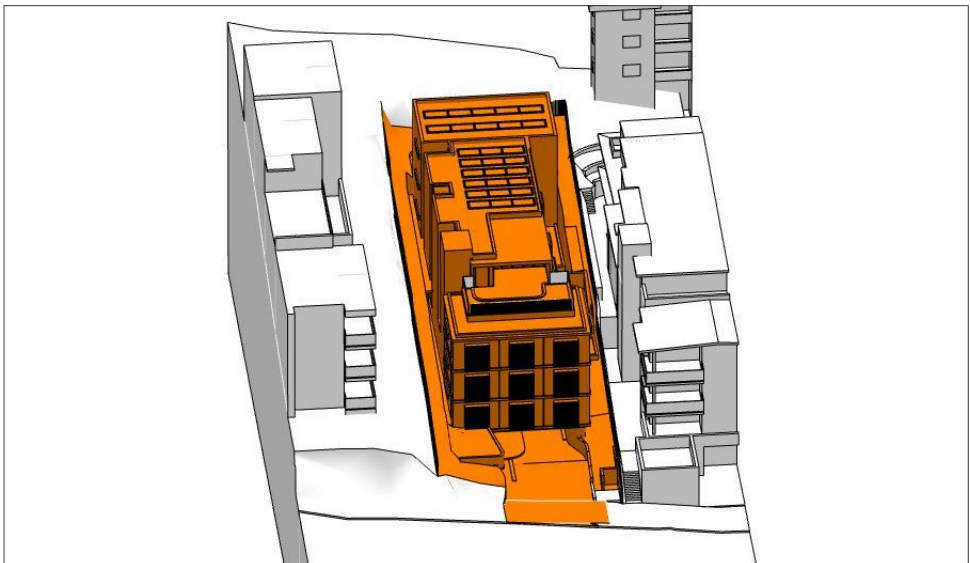
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21 JUNE 9:00AM



2

21 JUNE 10:00AM



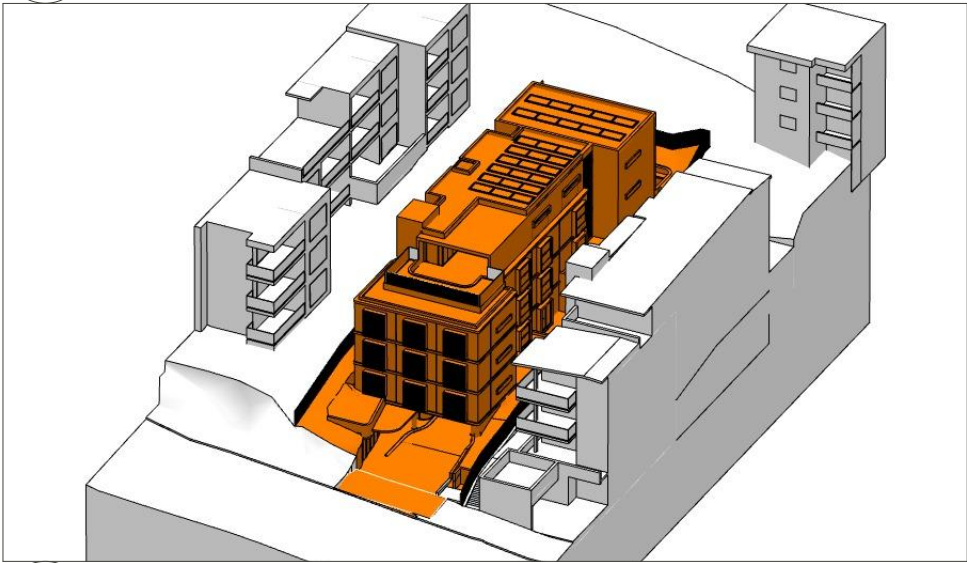
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21 JUNE 11:00AM



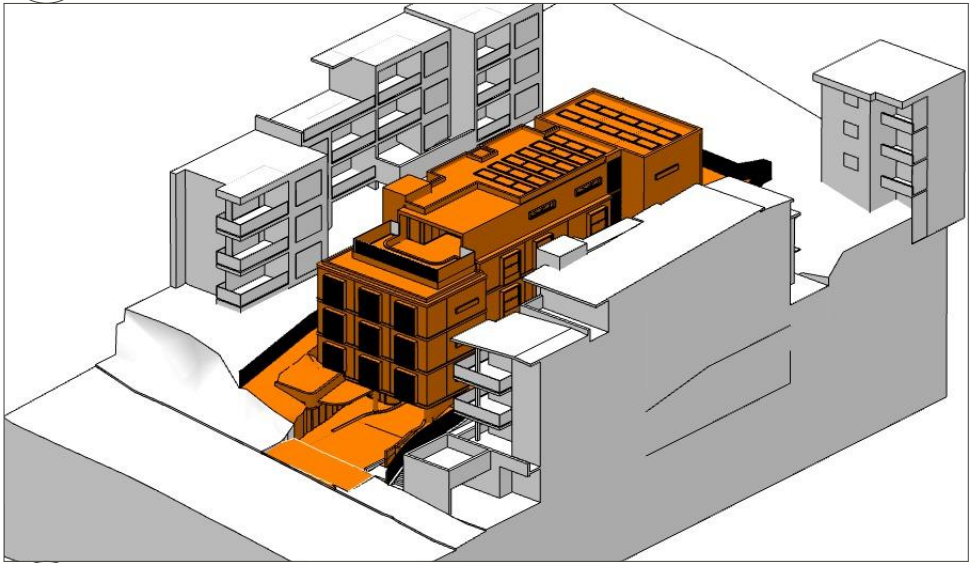
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21 JUNE 12:00PM



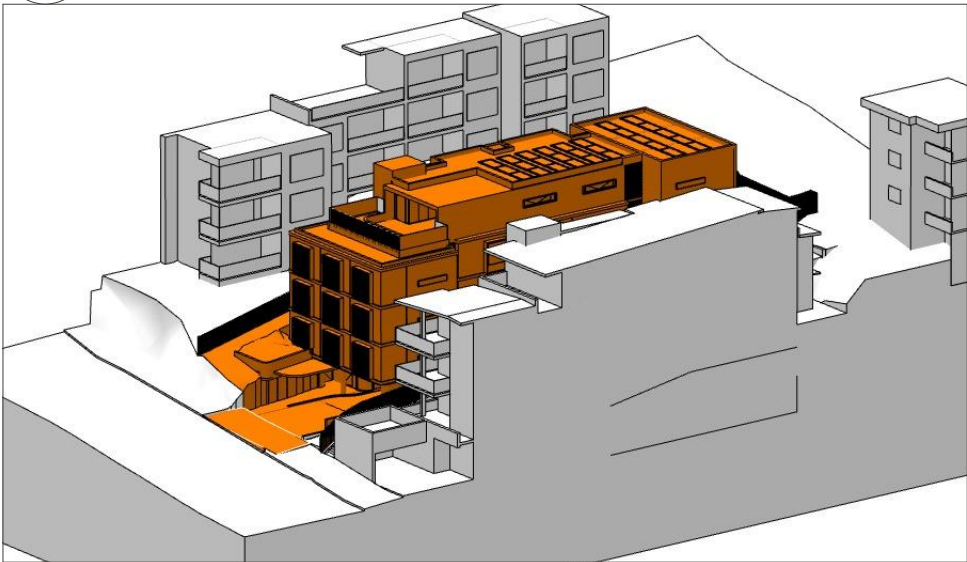
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21 JUNE 01:00PM



6

21 JUNE 2:00PM



7

21 JUNE 3:00PM

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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

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

NORTH

REV
02

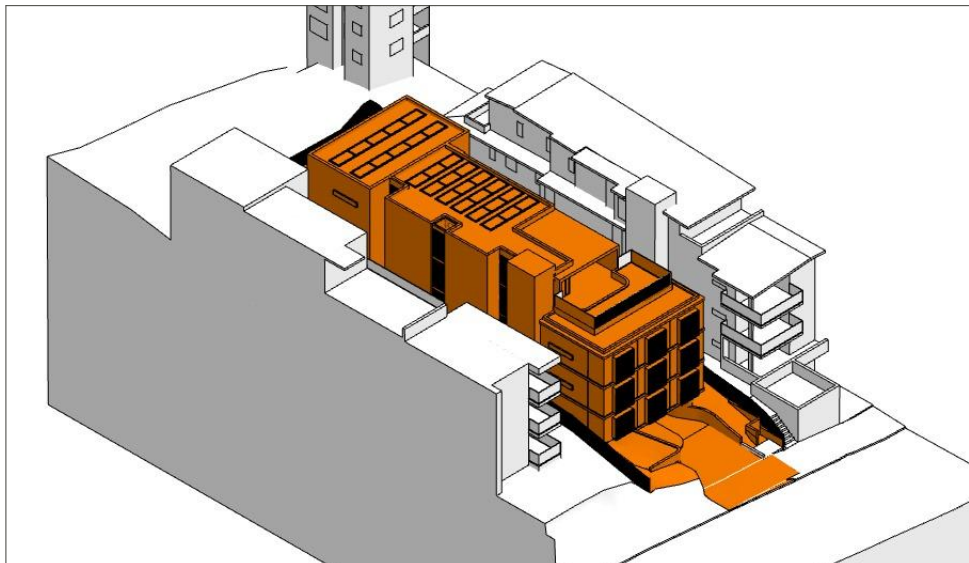
SOLAR ANALYSIS METHODOLOGY

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.

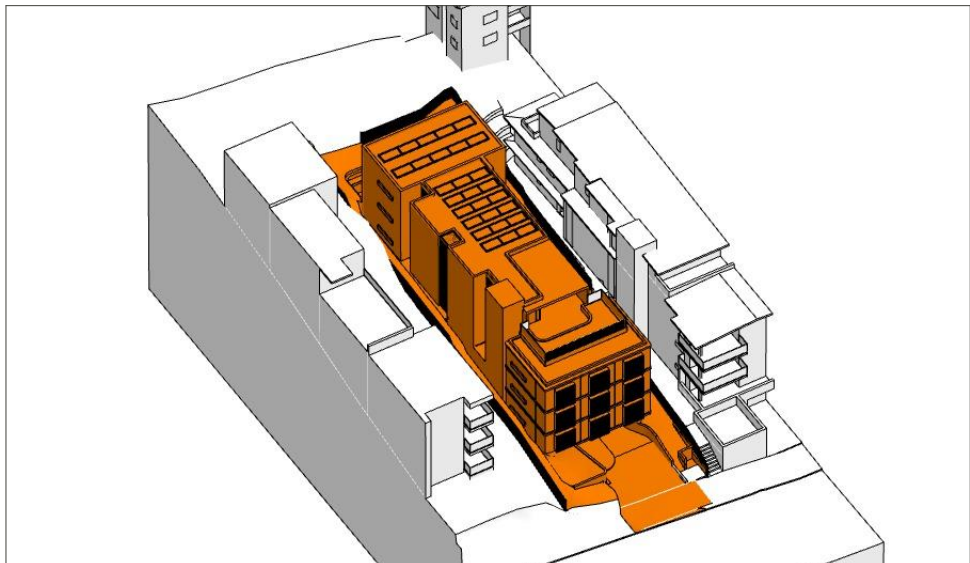
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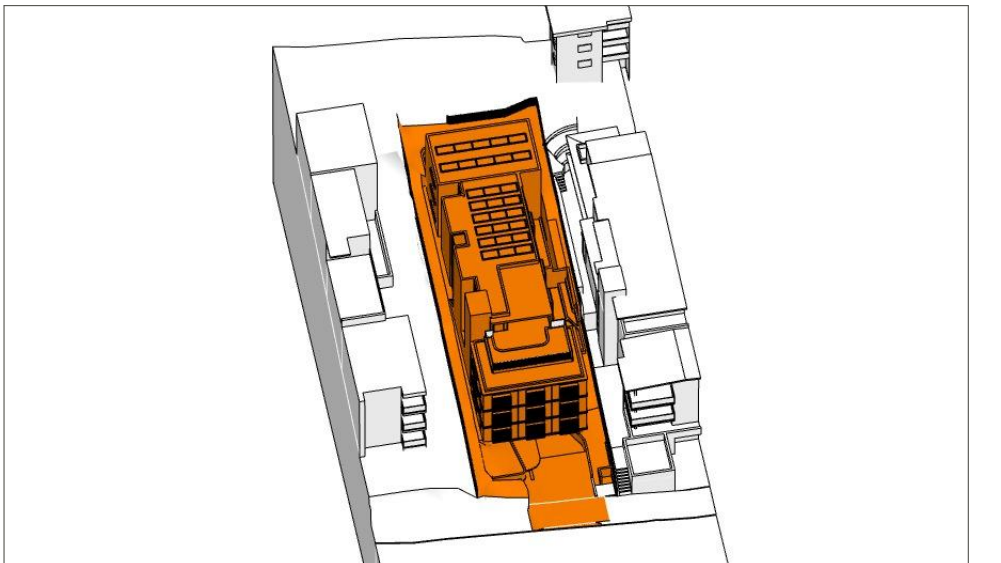
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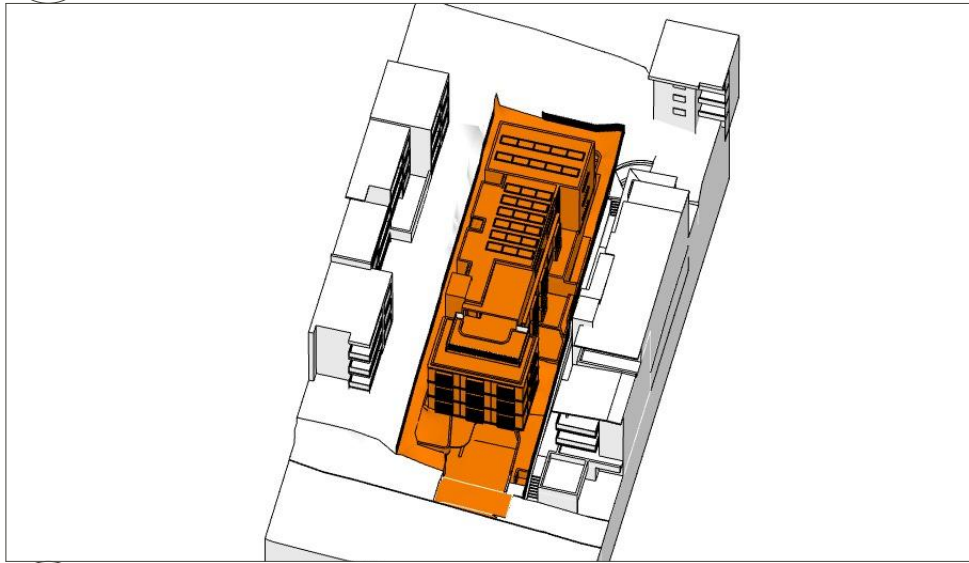
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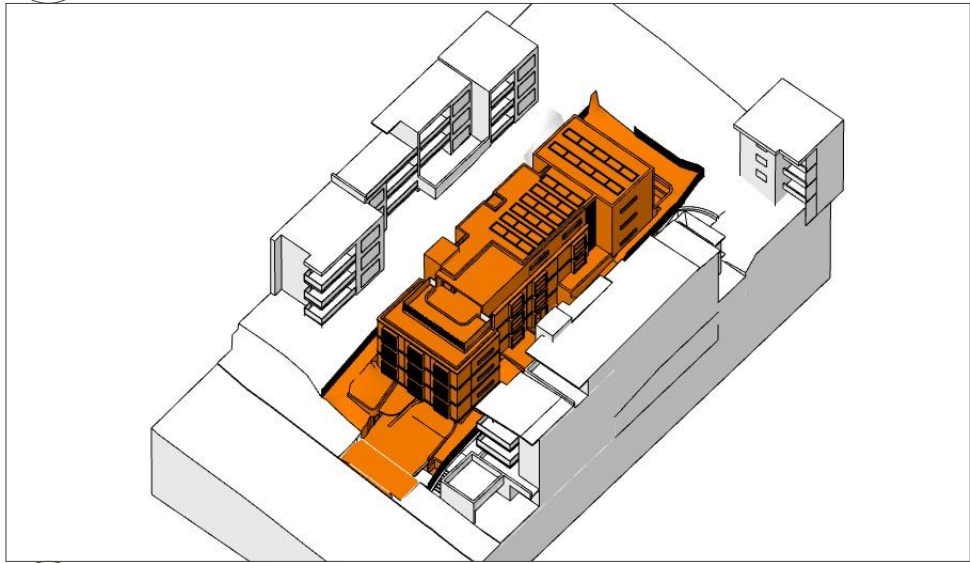
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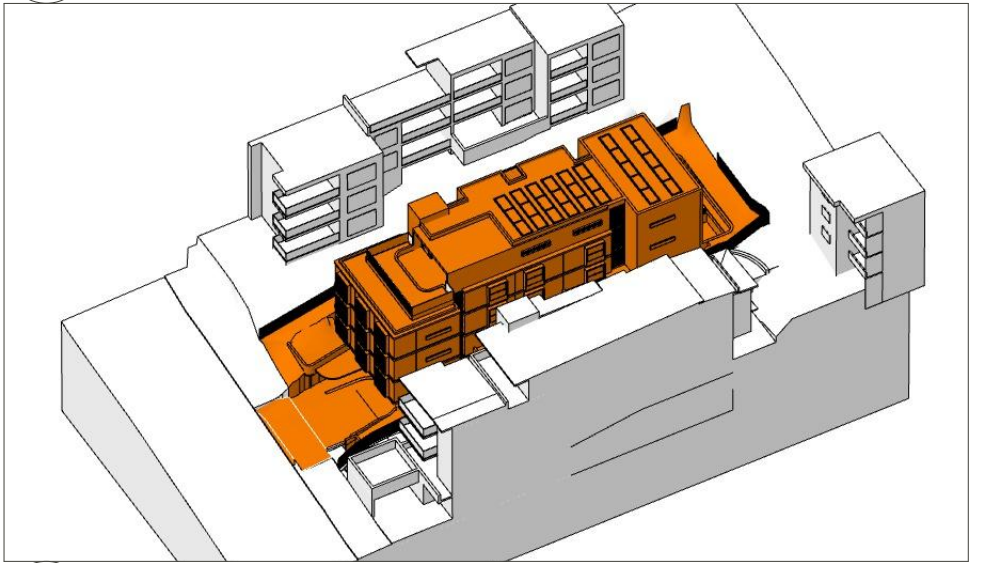
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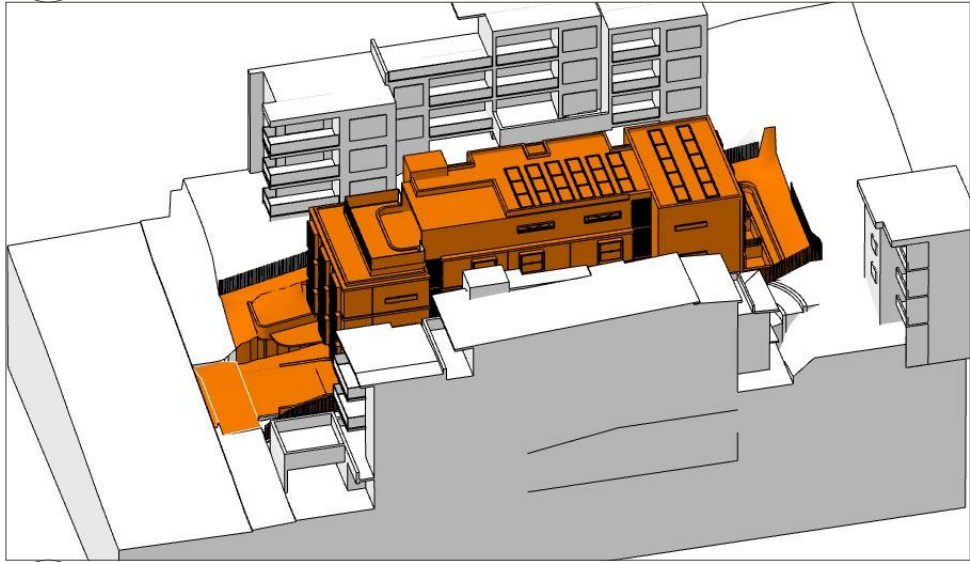
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5 21 MARS/SEPT 1:00PM



6 21 MARS/SEPT 2:00PM



7 21 MARS/SEPT 3:00PM

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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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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
02

SOLAR ANALYSIS METHODOLOGY

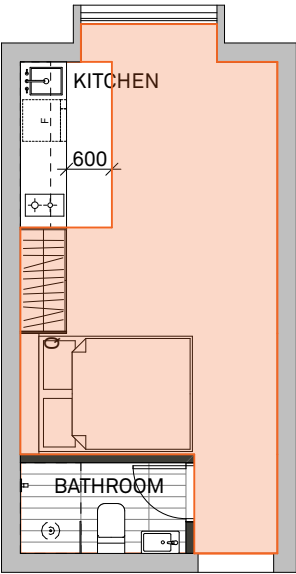
THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

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

P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
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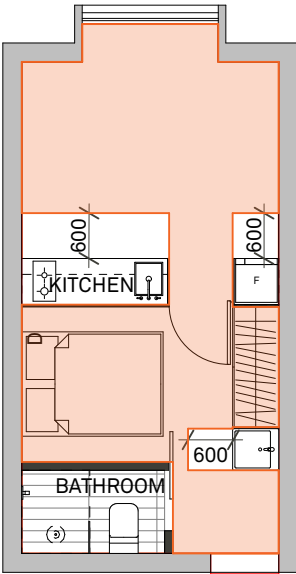


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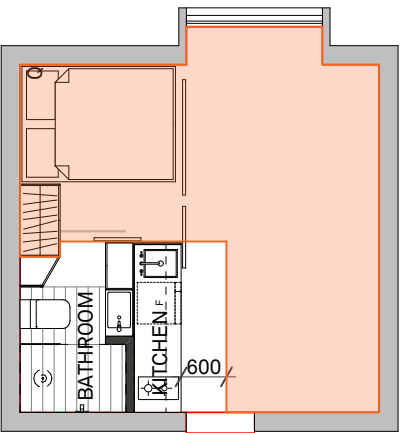
ROOM TYPE A
NET AREA: 23.0 m²
BEDROOM - 2 RESIDENTS
A: 17.3 m²

1 TYPE A
1:100



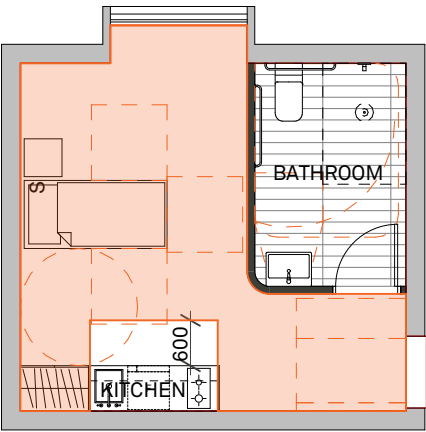
ROOM TYPE B
NET AREA: 23.0 m²
BEDROOM - 2 RESIDENTS
A: 16.8 m²

2 TYPE B
1:100



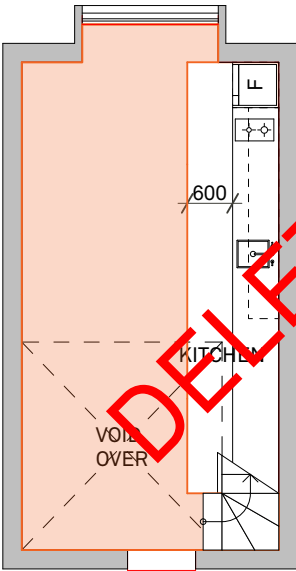
ROOM TYPE C
NET AREA: 22.8 m²
BEDROOM - 2 RESIDENTS
A: 16.7 m²

3 TYPE C
1:100



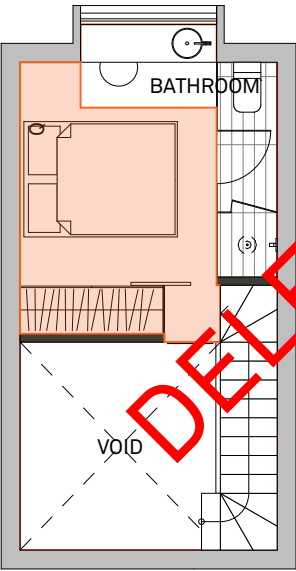
ROOM TYPE D
ACCESSIBLE
NET AREA: 24.4 m²
BEDROOM - 1 RESIDENT
A: 16.0 m²

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

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REVISION

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

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	Dryer
F	Fire Extinguisher
FEX	Finish floor level
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
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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

DRAWING TITLE
APARTMENT
INTERNAL LAYOUT
AREA

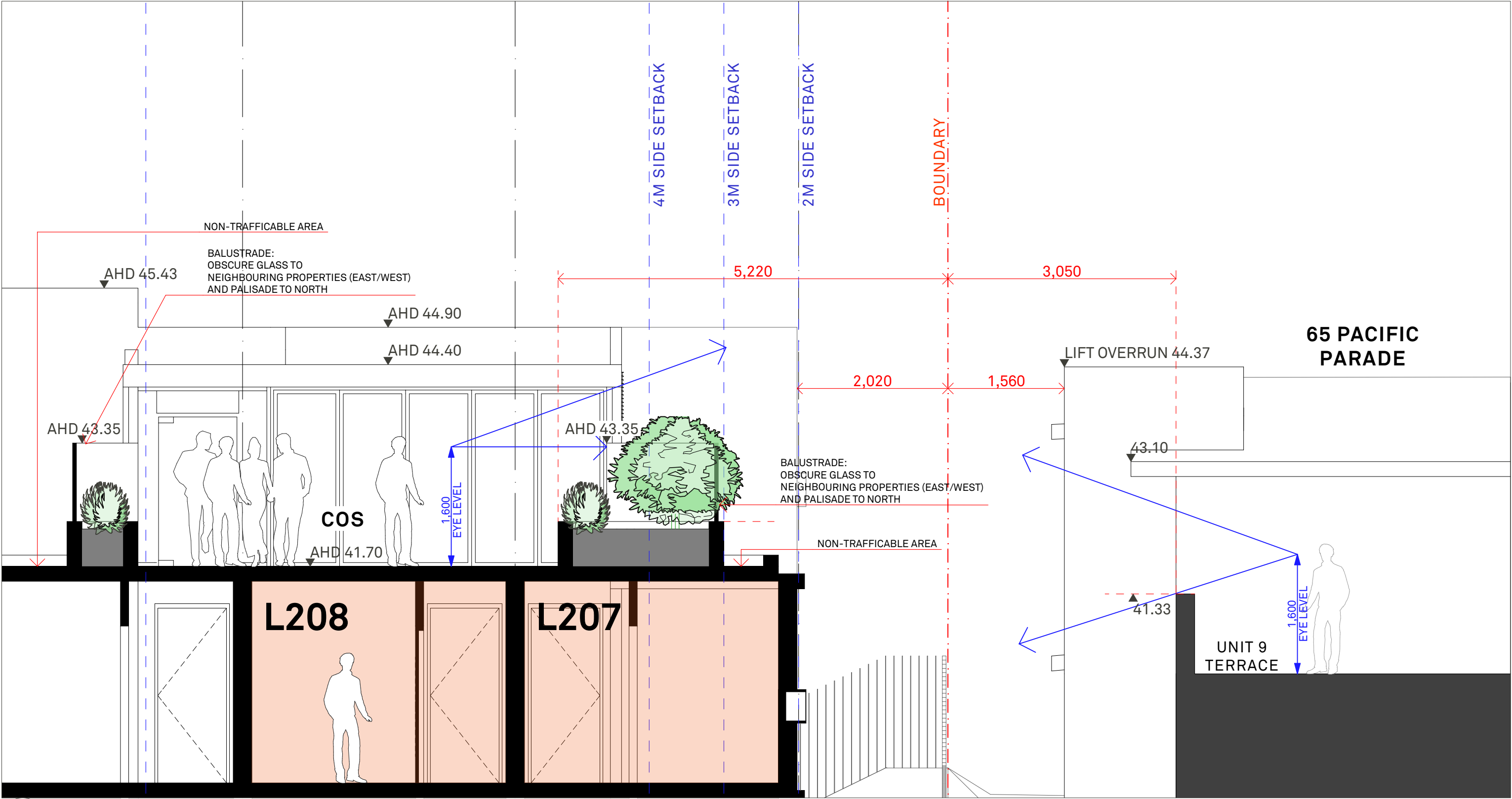
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STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
SJ
DRAWING No
DA-1040
REV
02

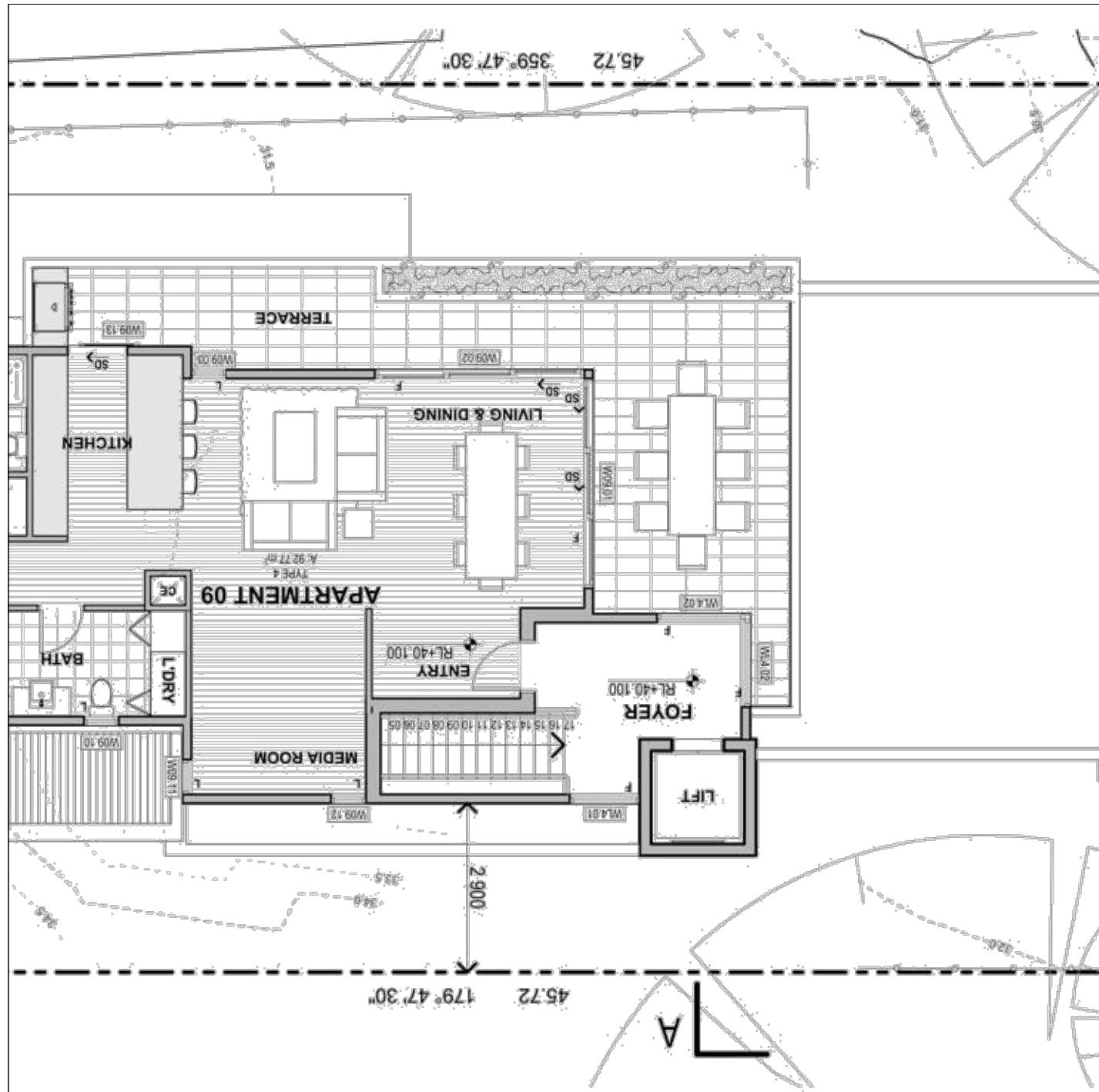
NORTH
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536

P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
W. www.bensonmccormack.com

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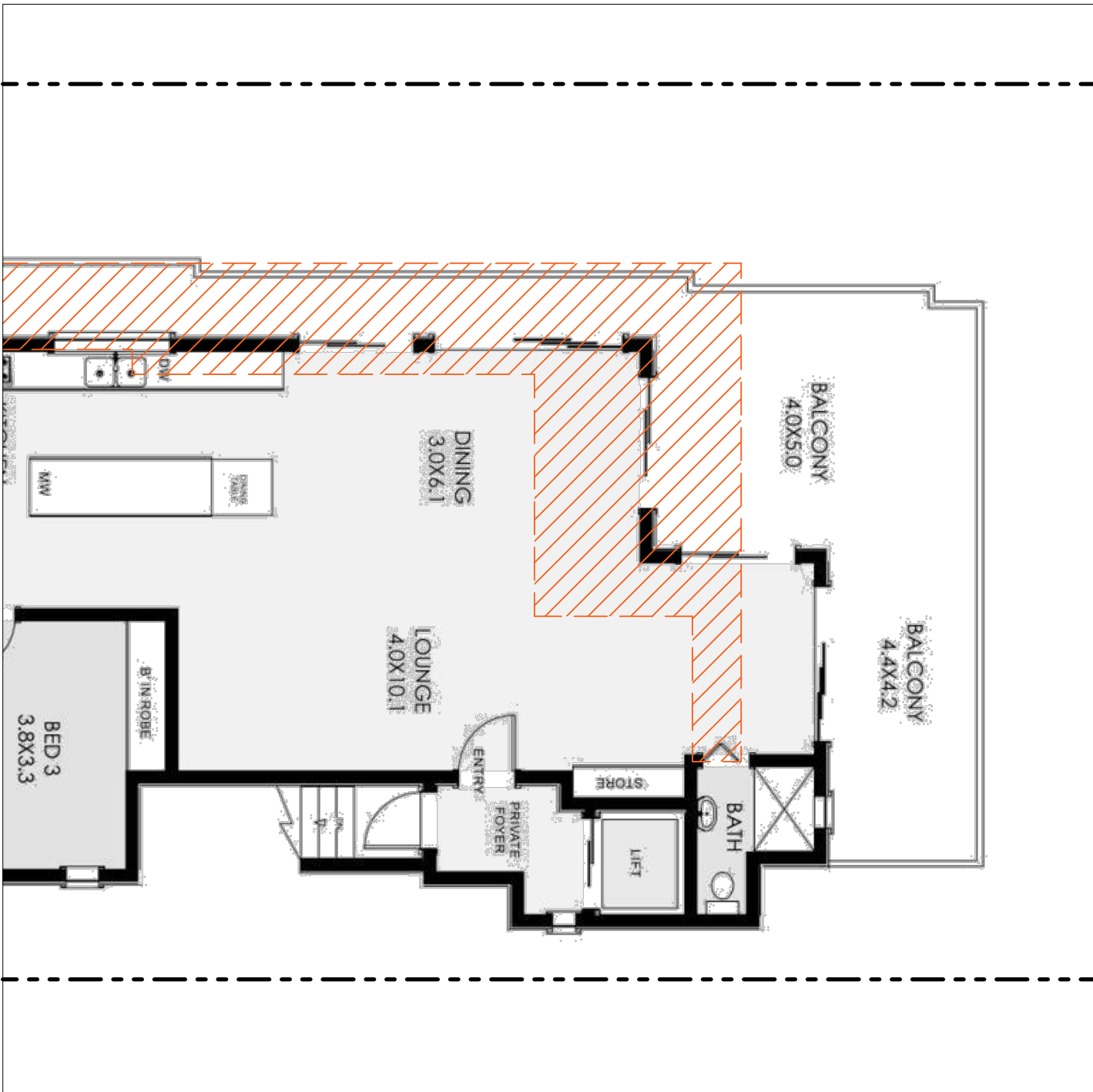


1 SECTION TROUGH LEVEL 03 COS



1

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

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REVISION		
Rev	Date	Description
01	29/04/2021	DA ISSUE 02

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	Dryer	GFA	Gross Floor Area	SCR	Screen
AHD	Aust. Height Datum	DW	Down Pipe	GM	Gas Meter	SW	Sewer
B	Basement	DW	Dishwasher	H	Hydraulic Services	ST	Storage
BAL	Balustrade	F	Fridge	LY	Laundry	SD	Study
BALC	Balcony	FEX	Fire Extinguisher	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

CLIENT
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PROJECT DETAILS
67 PP
67 Pacific Parade
DEE WHY NSW 2099

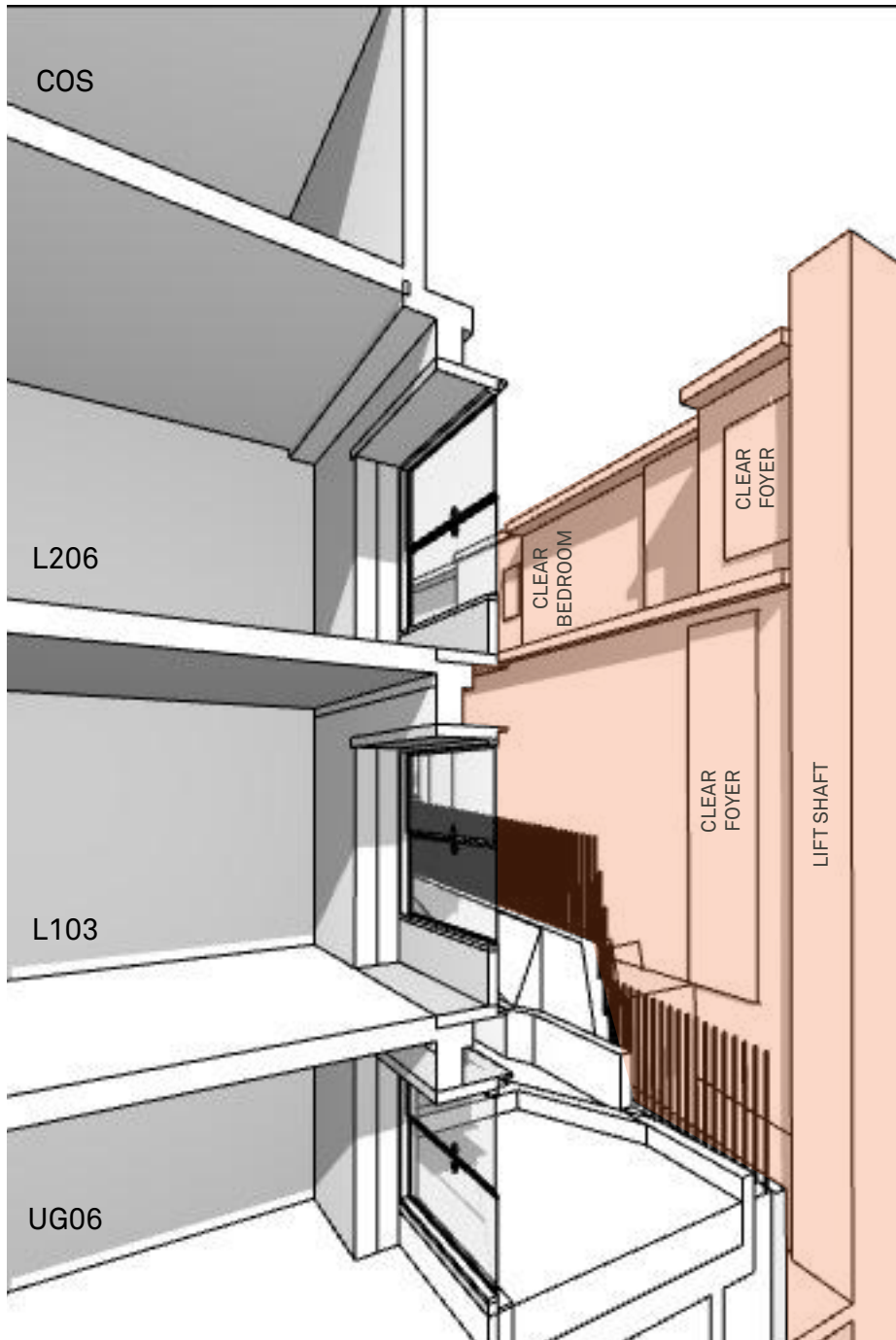
DRAWING TITLE
LEVEL 03 COS STUDY
2/2

SCALE
1:100@A3
STATUS
DA
PROJECT No
2004A

APPROVED
GM
DRAWN BY
DB
DRAWING No
DA-1042
REV
01

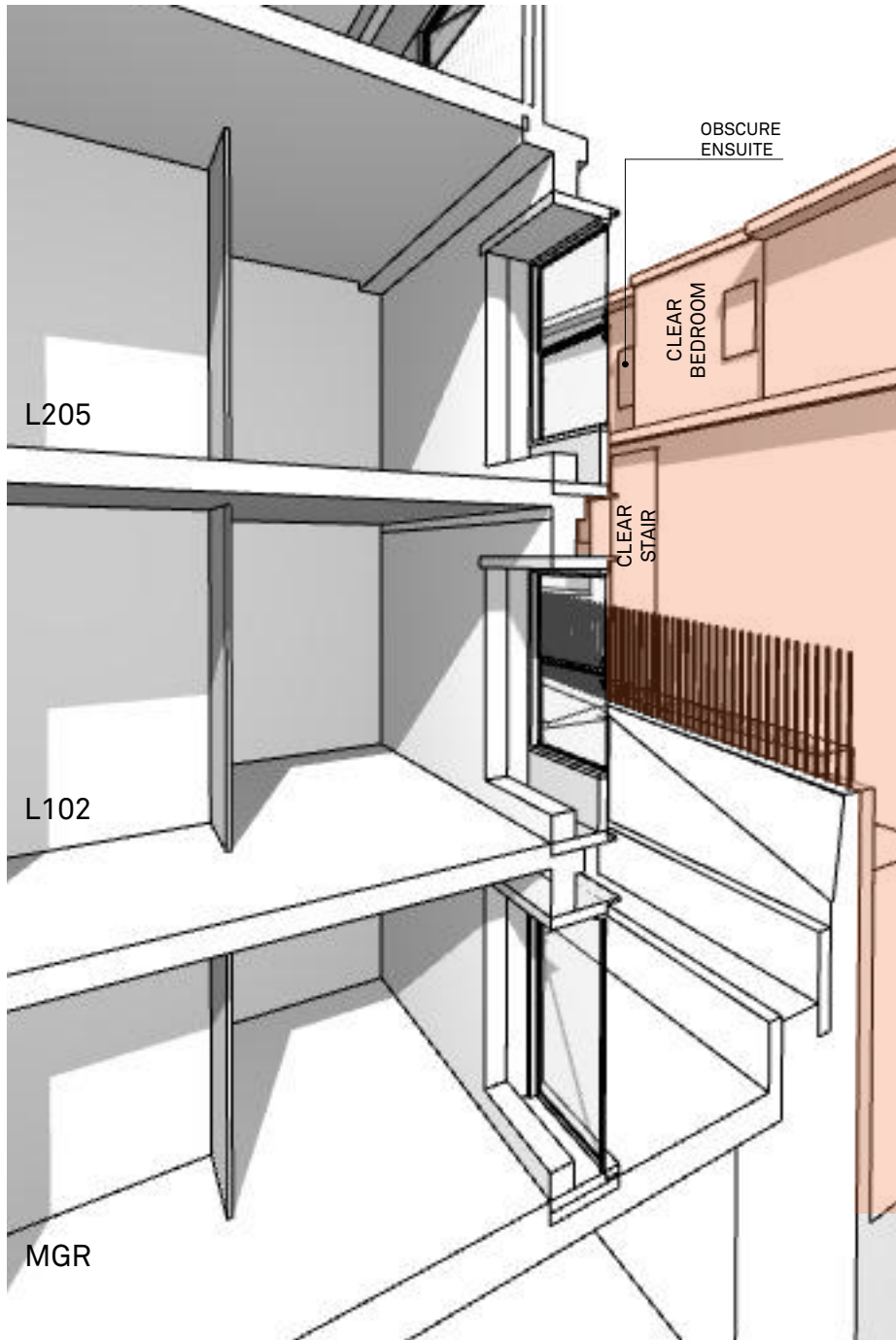
NORTH
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285
RN: 7536
P. +61 2 9818 0777
F. +61 2 9818 0778
E. enquiries@bensonmccormack.com
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1

VIEW FROM ROOMS UG01,L103,L206



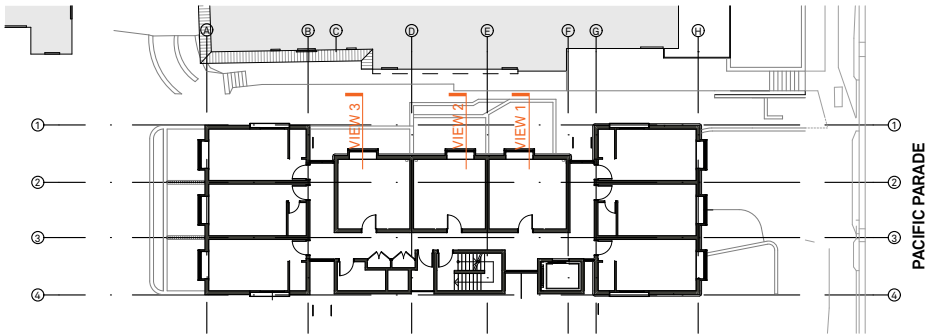
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VIEW FROM ROOMS MGR,L102,L205



3

VIEW FROM ROOMS L101,L204



KEY PLAN

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REVISION

Rev	Date	Description
01	29/04/2021	DA ISSUE 02

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

GBR	Garbage Room	POS	Private Open Space	CLIENT	PROJECT DETAILS	DRAWING TITLE
GBX	Garbage Exhaust	R	Robe	BL 2093 PTY LTD	67 PP	VIEWS FROM ROOMS
GFA	Gross Floor Area	RWT	Rainwater Tank	PO BOX 1231	67 Pacific Parade	
GM	Gas Meter	SCR	Screen	MANLY NSW 2095	DEE WHY NSW 2099	
LY	Laundry	ST	Sewer			
MC	Motorcycle Parking	SD	Storage			
MSB	Main Switch Board	STP	Stormwater Pit			
NGL	Natural Ground Level	STW	Stormwater			
OSD	Onsite Detention Tank	SFL	Structural floor level			
P	Pantry	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
VIEWS FROM ROOMS

SCALE
1:100, 1:500
STATUS
DA
PROJECT No
2004A

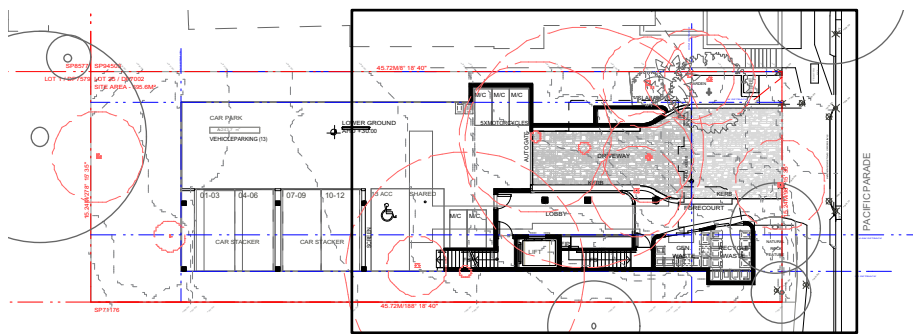
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DB
DRAWING No
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REV
01

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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
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Key Plan:
Scale: 1:500

LEGEND:

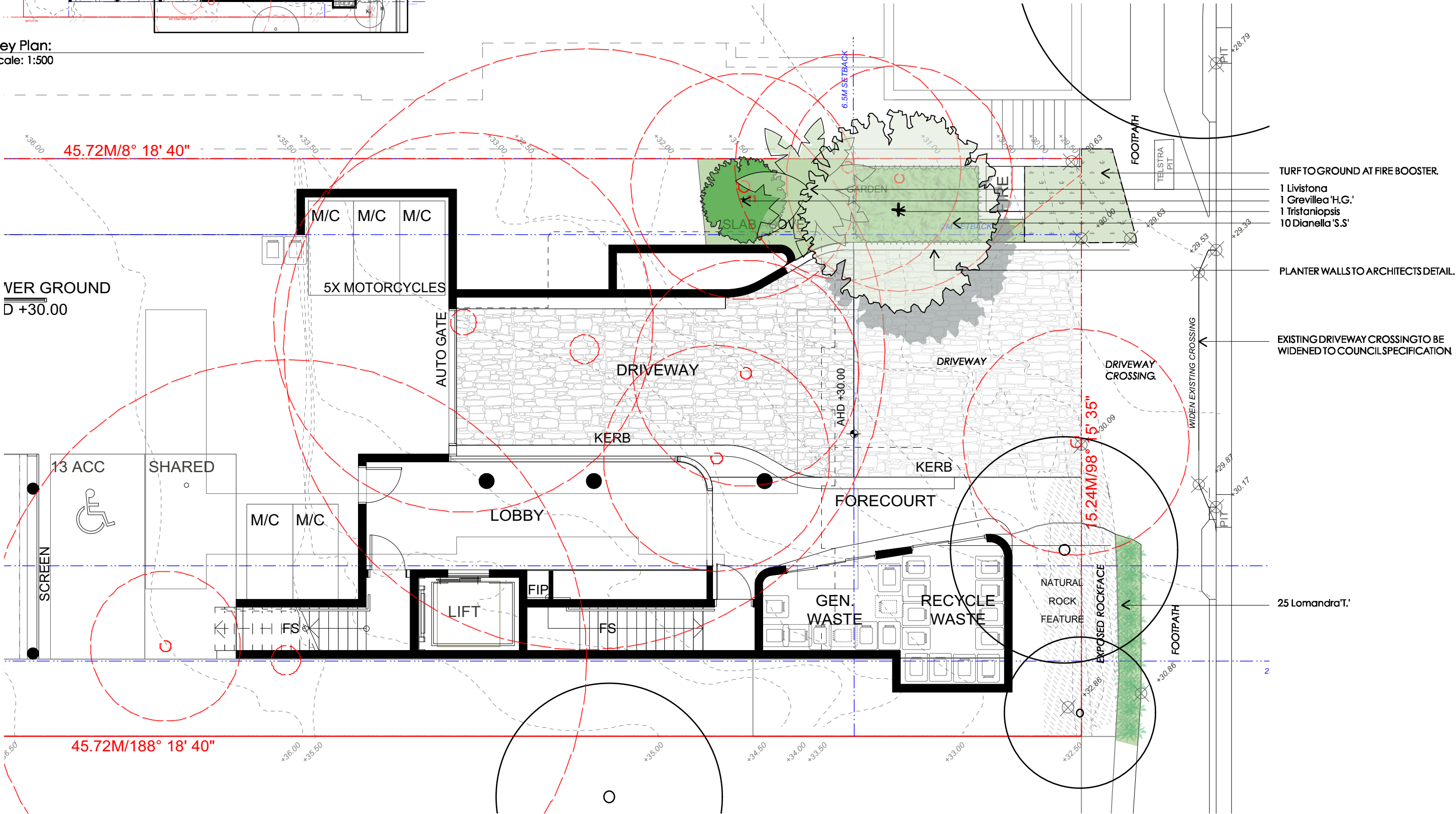
Existing tree - retain

Existing tree - remove

Site Boundary

Existing Spot Level

Proposed Spot Level



Matthew Higginson Landscape Architecture Pty Ltd po box 353 five dock nsw 2046 t 0414 725 944 e mhla@mhla.com.au

DEVELOPMENT APPROVAL

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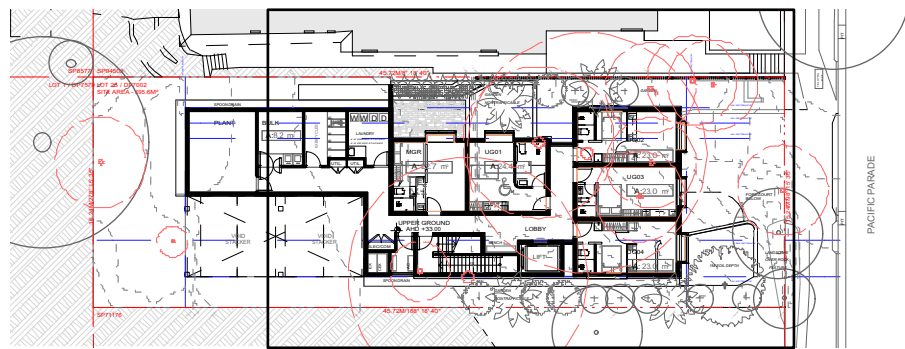
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01	05.11.20	Preliminary issue for comment
A	10.11.20	Amend to comments DA issue.
B	24.11.20	Coord with AIA. DA issue.
C	30.04.21	Update to arch. Amend to comments DA issue.

project
67 Pacific Parade Dee Why NSW
client
BL2093 Pty Ltd

drawing title
Landscape Plan : Lower Ground

scale 1:100 @ A3	project no. 20865	drawing no. LP01	issue C
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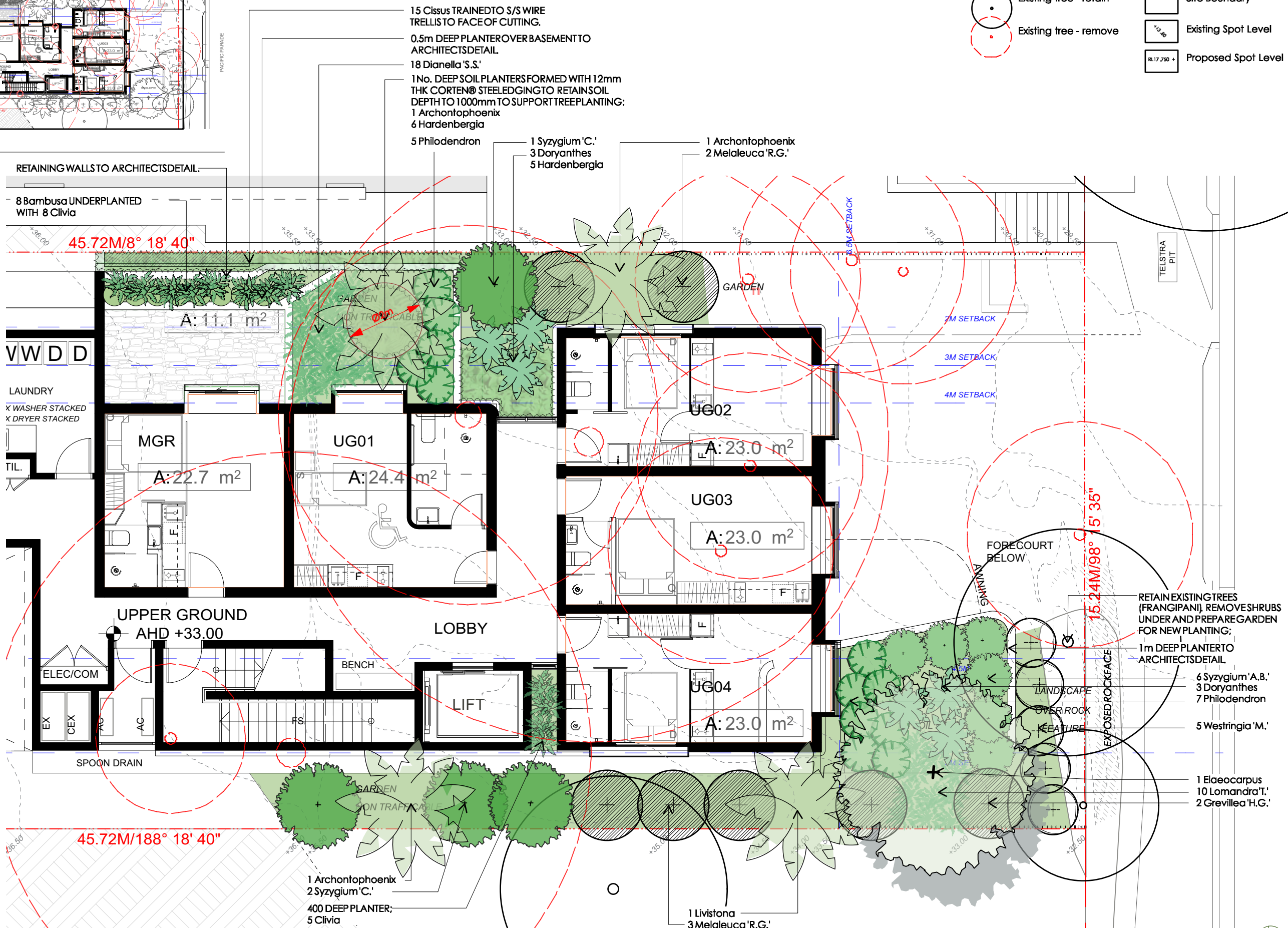




Key Plan:
Scale: 1:500

LEGEND:

- Existing tree - retain
- Existing tree - remove
- Site Boundary
- Existing Spot Level
- Proposed Spot Level



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project
67 Pacific Parade Dee Why NSW

client
BL2093 Pty Ltd

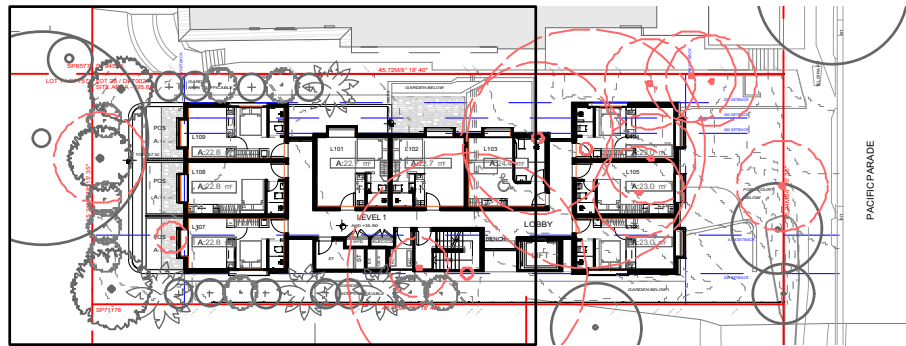
drawing title
Landscape Plan : Upper Ground

scale
1:100 @ A3

project no.
20865

drawing no.
LP02

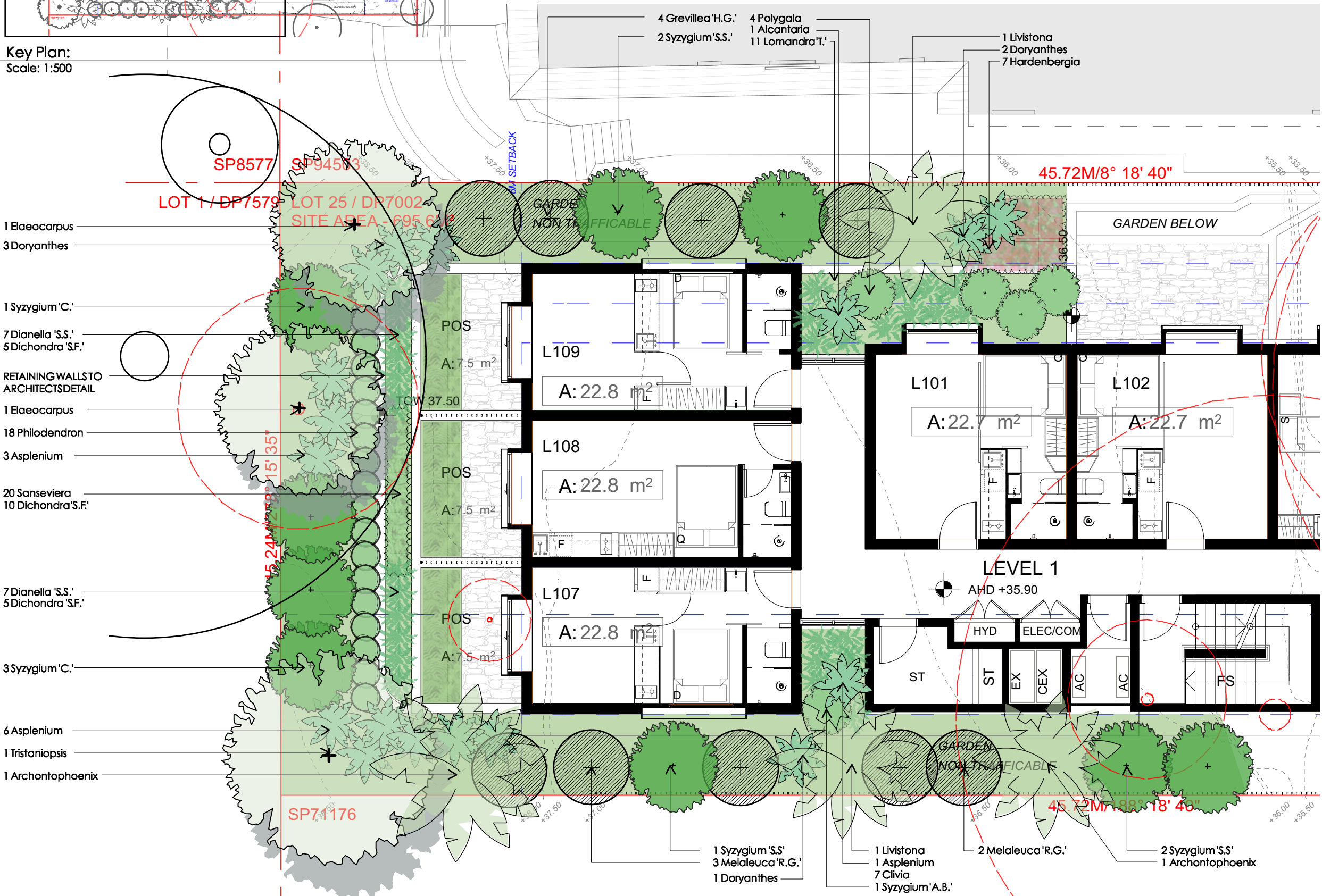
issue
C



Key Plan:
Scale: 1:500

LEGEND:

- Existing tree - retain
- Existing tree - remove
- Site Boundary
- Existing Spot Level
- Proposed Spot Level



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01	05.11.20	Preliminary issue for comment
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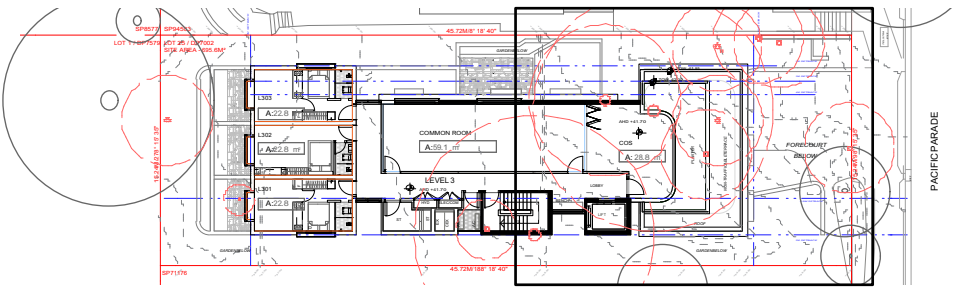
project
67 Pacific Parade Dee Why NSW

client
BL2093 Pty Ltd

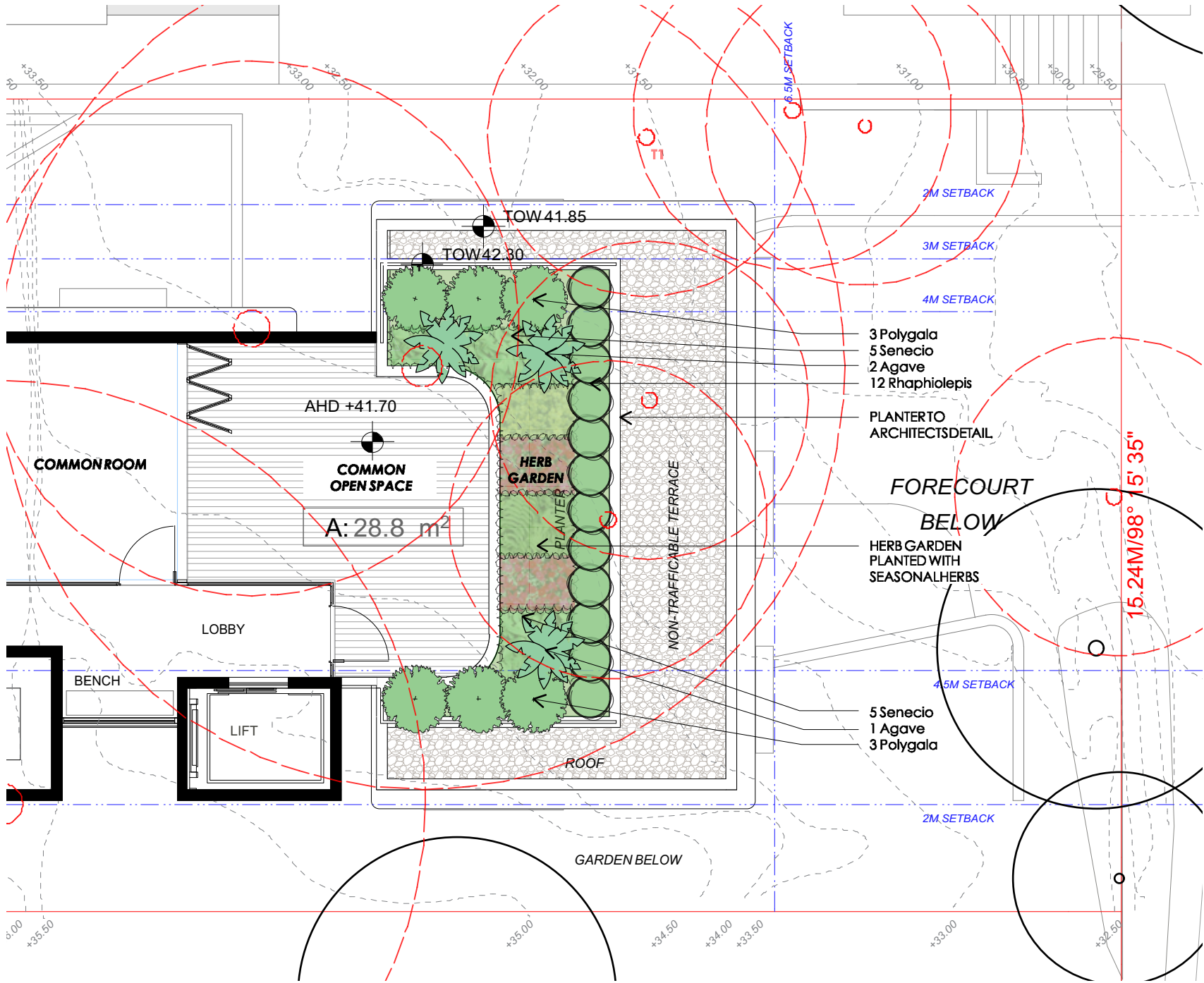
drawing title
Landscape Plan : Level 1

scale 1:100 @ A3 project no. 20865 drawing no. LP03 issue C





Key Plan:
Scale: 1:500



PLANT SCHEDULE

Botanic Name	Common Name	Supply Size (mm/L)	Mature Height	Mature Spread	Qty
Trees					
Archontophoenix cunninghamiana	Bangalow Palm	100L	18m	4m	4
Elaeocarpus reticulatus	Blueberry Ash	100L	10m	4m	3
Livistona australis	Cabbage Tree Palm	100L	15m	3m	4
Syzygium 'Southern Select'	Southern Select Scrub Cherry	100L	6m	3m	5
Tristaniopsis laurina	Water Gum	100L	8m	5m	2
Shrubs					
Aqave attenuata	Aqave	200mm	1m	1m	3
Alcantaria imperialis	Imperial Bromeliad	300mm	1m	1m	1
Bambusa textilis 'Fernleaf Stripestem'	Fernleaf Stripestem Bamboo	300mm	8m	2m	8
Doryanthes excelsa	Gymea Lily	45L	1.2m	1.2m	12
Grevillea 'Honey Gem'	Honey Gem Grevillea	45L	3m	2m	7
Melaleuca 'Revolution Green'	Revolution Green Myrtle	45L	5m	2m	10
Philodendron 'Xanadu'	Xanadu Philodendron	300mm	0.9m	0.9m	30
Polygala myrtifolia	Milkwort	300mm	1.5m	1.5m	10
Rhipsolepis 'Snow Maiden'	Snow Maiden Pearl Hawthorn	200mm	1m	1m	12
Syzygium 'Aussie Boomer'	Aussie Boomer Dwarf Lily Pily	300mm	1.5m	1.5m	7
Syzygium 'Cascade'	Cascade Lily Pily	45L	3m	2m	7
Westringia 'Mundi'	Mundi Coast Rosemary	300mm	0.5m	1.5m	5
Groundcovers					
Asplenium nidus	Birds Nest Fern	200mm	1m	1m	10
Cissus antarctica	Kangaroo Vine	200mm	0.3m	2m	15
Clivia miniata	Clivia	140mm	0.6m	0.6m	20
Dianella 'Silver Streak'	Silver Streak Flax lily	140mm	0.7m	0.7m	32
Dichondra 'Silver Falls'	Silver Falls Kidney Weed	140mm	0.1m	1m	20
Hardenbergia violacea	False Sarsparilla	140mm	0.3m	1m	13
Lomandra 'Tanika'	Tanika Mat Rush	140mm	0.7m	0.7m	46
Sansevieria trifasciata 'Laurentii'	Mother in Laws Tongue	200mm	0.7m	0.3m	20
Senecio serpens	Blue Chalk Sticks	140mm	0.1m	1m	10



Archontophoenix



Elaeocarpus reticulatus



Livistona



Tristaniopsis laurina



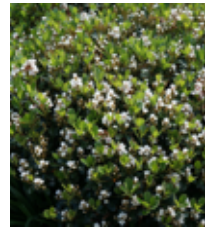
Syzygium



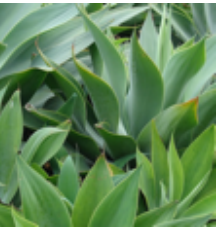
Asplenium



Grevillea 'Honey Gem'



Rhipsolepis



Agave attenuata



Dianella

