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Noise Impact Assessment

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TABLE OF CONTENTS

1	INTRODUCTION	4
2	SITE DESCRIPTION	5
3	NOISE DESCRIPTORS	6
4	NOISE IMPACT ASSESSMENT	7
4.1	NOISE LOGGING	7
4.2	NOISE MEASUREMENTS	7
4.3	ACOUSTIC OBJECTIVES	7
4.4	RECOMMENDATIONS	8
4.4.1	Glazing	8
4.4.2	Walls	9
4.4.3	Ceiling/Roof	9
5	NOISE EMISSION ASSESSMENT	10
5.1	INDUSTRIAL NOISE POLICY OBJECTIVES/GUIDELINES	10
5.1.1	Intrusiveness Criterion	10
5.1.2	Amenity Criterion	11
5.2	BACKGROUND NOISE MONITORING	11
5.3	PROJECT NOISE EMISSION CRITERIA	12
5.3.1	Protection of the Environment Operations Act Regulation	12
5.4	RECOMMENDATIONS	13
5.4.1	External Mechanical Plant	13
6	CONCLUSION	14

1 INTRODUCTION

Acoustic Logic Consultancy has been engaged to undertake acoustic analysis for 181 Maroubra Road, Maroubra project.

Key considerations with respect to this project are:

- External noise impacts on the site (primarily traffic noise from Maroubra Road).
- Noise emissions from the site, and the potential for adverse impact on nearby development.

This assessment has been conducted using the Bureau architectural drawings provided to this office from Sgammotta Architects and dated, 20th October, 2017.

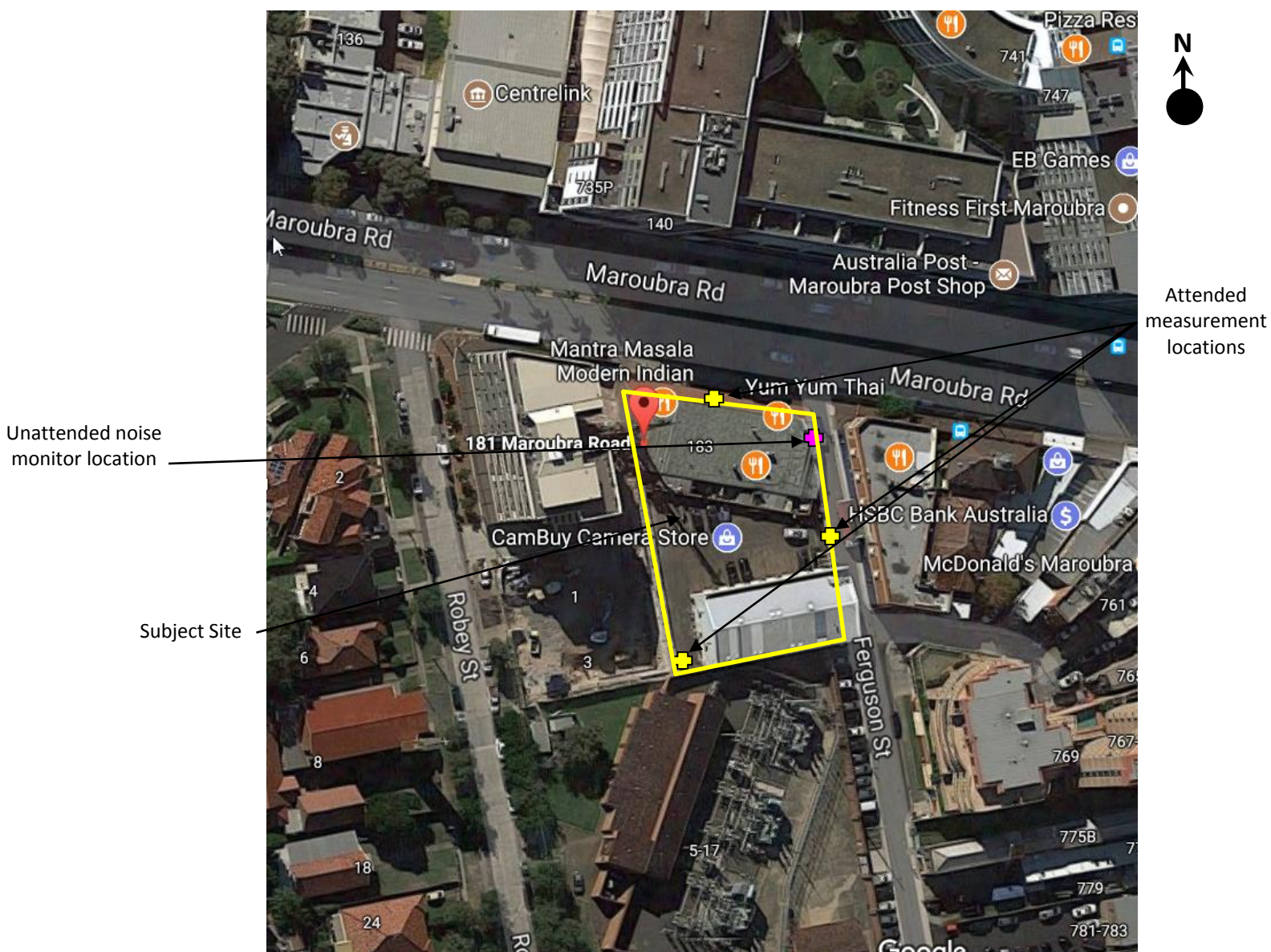
2 SITE DESCRIPTION

The subject site is located at 181 Maroubra Road, Maroubra and includes a residential development.

The site is bounded by Maroubra Road to the north, which is the most significant noise source impacting the site.

The nearest sensitive receivers are residential receivers bounding the site to the, east and west and directly opposite the site as detailed in the figure below.

Figure 1 below illustrates the location of the subject site and the noise monitoring equipment.



3 NOISE DESCRIPTORS

Traffic noise constantly varies in level, due to fluctuations in traffic speed, vehicle types, road conditions and traffic densities. Accordingly, it is not possible to accurately determine prevailing traffic noise conditions by measuring a single, instantaneous noise level. To accurately determine the effects of traffic noise a 15-20 minute measurement interval is utilised. Over this period, noise levels are monitored on a continuous basis and statistical and integrating techniques are used to determine noise description parameters. These parameters are used to measure how much annoyance would be caused by a particular noise source.

In the case of environmental noise three principle measurement parameters are used, namely L_{10} , L_{90} and L_{eq} .

The L_{10} and L_{90} measurement parameters are statistical levels that represent the average maximum and average minimum noise levels respectively, over the measurement interval.

The L_{10} parameter is commonly used to measure noise produced by a particular intrusive noise source since it represents the average of the loudest noise levels produced by the source.

Conversely, the L_{90} level (which is commonly referred to as the background noise level) represents the noise level heard in the quieter periods during a measurement interval. The L_{90} parameter is used to set the allowable noise level for new, potentially intrusive noise sources since the disturbance caused by the new source will depend on how audible it is above the pre-existing noise environment, particularly during quiet periods, as represented by the L_{90} level.

The L_{eq} parameter represents the average noise energy during a measurement period. This parameter is derived by integrating the noise levels measured over the measurement period. L_{eq} is important in the assessment of traffic noise impact as it closely corresponds with human perception of a changing noise environment; such is the character of traffic noise.

Current practice favours the L_{eq} parameter as a means of measuring traffic noise, whereas the L_{10} parameter has been used in the past and is still incorporated in some codes. For the reasons outlined above, the L_{90} parameter is not used to assess traffic noise intrusion.

4 NOISE IMPACT ASSESSMENT

The primary noise source impacting the site is Maroubra Road to the north, which carries medium to heavy traffic flows. Noise impacts should comply with the requirements of Randwick City Council and Australian Standard 2107 (*Recommended Noise Levels and Reverberation times for Building Interiors*).

4.1 NOISE LOGGING

Long term unattended noise monitoring was conducted on site between the 2nd and 8th of November 2017 using a Acoustic Research Laboratories noise loggers set on A-weighted fast response mode with calibration checked at the beginning and end of the measurement period.

The results of noise logging are included in Appendix 1.

4.2 NOISE MEASUREMENTS

Measurement of external noise was conducted using short-term hand held measurements on the morning of 2nd November 2017 during a peak-morning period of 8.30am to 9am. Measurements were made using a Svantek 958 Type 1 Sound Analyser set on A-weighted fast response mode.

Table 1 - Measured Noise Levels

Location	Measured Noise Level dB(A) _{Leq,15 min}
Maroubra Road façade	70
Ferguson Street Façade	66
South Façade (including substation)	59

4.3 ACOUSTIC OBJECTIVES

As Randwick City Council does not set out specific traffic noise requirements, the assessment has been conducted to the requirements of Australian Standard 2107 '*Recommended Noise Levels and Reverberation times for Building Interiors*', as presented in the table below.

Table 2 - Australian Standard 2107 Internal Noise Level Criteria

Room	Internal Noise Level
Bedroom	40 dB(A) worst 1 hour
Living	45 dB(A) worst 1 hour

4.4 RECOMMENDATIONS

Noise intrusion into the development was assessed using the measured external noise levels reported above as the basis. Recommendations have been determined taking into account the orientation of windows, barrier effects (where applicable), the total area of glazing, facade transmission loss and room sound absorption characteristics.

The recommended treatments set out below are indicative only, precise details of window thicknesses, wall and roof construction will be undertaken at CC stage to demonstrate the compliance with AS2107 will be achieved.

4.4.1 Glazing

The table below indicates the glazing types that will be required to achieve the recommended internal noise levels.

Table 3 - Glazing Requirements

Level	Facade	Room Type	Glazing	Seals
All	Maroubra Road	Bedrooms	12.38mm laminated	Yes
		Living Areas	10.38mm laminated	Yes
	East and West Elevations	Bedrooms	10.38mm laminated	Yes
		Living Areas	6.38mm laminated	Yes
	Southern Elevation	Bedrooms	6.38mm laminated	Yes
		Living Areas	6.38mm laminated	Yes

The glazing thicknesses recommended are those needed to satisfy acoustic requirements and do not take into account other requirements such as thermal, structural, safety or other considerations. These additional considerations may require the glazing thickness to be increased beyond the acoustic requirement.

In addition to complying with the minimum scheduled glazing thickness, the STC rating of the glazing fitted into openable frames and fixed into the building opening should not be lower than the values listed in Table 6 for all rooms. Where nominated, this will require the use of acoustic seals around the full perimeter of openable frames and the frame will need to be sealed into the building opening using a flexible sealant. Note that mohair seals in windows and doors are not acceptable where acoustic seals are required.

Table 4 - Minimum STC of Glazing

Glazing Assembly	Acoustic Seals	Minimum STC of Installed Window
6.38mm laminated	Yes	31
10.38mm laminated	Yes	35
12.38mm laminated	Yes	36

4.4.2 Walls

Noise intrusion through the external masonry walls will be negligible and will not contribute to internal noise levels.

4.4.3 Ceiling/Roof

Noise intrusion through the concrete slab roof construction will not be significant and is not required to be upgraded.

5 NOISE EMISSION ASSESSMENT

The only significant noise generated by the site is likely to be from mechanical services (toilet exhaust fans and other ventilation plant).

The nearest sensitive receivers are residential receivers bounding the site to the east and west and directly opposite the site on Green Street to the north.

Noise from these plant items should comply with the Environmental Protection Authority (EPA) Industrial Noise Policy and/or Council noise emission codes at nearby properties to ensure that these will be no adverse acoustic impact on these properties.

Design of mechanical services to achieve compliance with the above criteria guidelines is routine acoustic practice. This will involve:

- Monitoring of existing ambient noise levels to determine the allowable noise emission goals for the site.
- Identifying potentially noise effected properties.
- Detailed design of plant treatments (plant room construction, enclosures, in-duct acoustic treatments) to ensure operational noise will meet noise emission requirements.

Typically, a condition of consent will require detailed analysis of mechanical services (once selected) to be undertaken prior to the granting of a construction certificate. Compliance with the required noise levels will be achievable. On site monitoring of ambient noise and subsequent detailed design acoustic of mechanical services will be undertaken at CC stage, after final selection of plant items and locations.

5.1 INDUSTRIAL NOISE POLICY OBJECTIVES/GUIDELINES

The EPA Industrial Noise Policy provides guidelines for the assessment of noise impacts from industrial and commercial premises. The recommended assessment objectives vary depending on the nearest potentially affected residential receivers, the time of day and the type of noise source. The EPA Industrial Noise Policy has two requirements that must both be satisfied; that is, an intrusiveness criterion and an amenity criterion.

Criterion for neighbouring commercial/retail/recreation properties are based on set noise level criterion within the Industrial Noise Policy.

If a noise source achieves compliance with the INP guidelines it would generally be accepted the noise source would not cause “offensive noise” as defined in the Protection of the Environment Operations Act (refer below).

5.1.1 Intrusiveness Criterion

The guideline is intended to limit the audibility of noise emissions, and requires that noise emissions measured using the L_{eq} descriptor not exceed the existing background noise level by more than 5 dB(A) Where applicable, the intrusive noise level should be penalised (increased) to account for any annoying characteristics such as tonality.

5.1.2 Amenity Criterion

The guideline is intended to limit the absolute noise level from all noise sources to a level that is consistent with the general environment.

The EPA Industrial Noise Policy sets out acceptable noise levels for various localities. Table 2.1 titled “*Amenity Criteria*” on page 16 of the Policy designates four categories to distinguish different residential areas. They are rural, suburban, urban and urban/industrial interface. The EPA Industrial Noise Policy also includes recommended noise levels for other land uses such as commercial and industrial premises. The nearest potentially affected residential premises situated immediately to the south of the proposed development site which have been classified as being situated in a sub-urban noise amenity area as defined by the EPA NSW Industrial Noise Policy.

The following table presents the amenity criteria applicable to the nominated nearest potentially affected residential receivers. The receiver type utilised against the indicative noise amenity area is defined by the sub-urban criteria.

5.2 BACKGROUND NOISE MONITORING

The existing ambient environment on site was measured using the unattended noise monitor installed on site, as detailed in section above. The background noise level recorded by this monitor is representative of the ambient level at the existing multi-storey residential receivers to the rear of the site.

Measured background noise levels are presented below. Refer to Appendix 1 for noise monitoring data.

Table 5 – Measured Background Noise Levels

Location	Background noise level dB(A)L ₉₀		
	Daytime (7am – 6pm)	Evening (6pm – 10pm)	Night-time (10pm – 7am)
Maroubra Road	53	49	40

5.3 PROJECT NOISE EMISSION CRITERIA

Based on the requirements of the INP, Table 6 below provides a summary of the assessment criteria applicable to the proposed development, at the neighbouring potentially affected residential properties.

Table 6 – Noise Objectives for Residential Receivers

Time of day	Measured Background Noise Level dB(A) <i>L</i>_{90(15minutes)}	Amenity Criteria dB(A) <i>L</i>_{eq(period)}	Intrusiveness Criteria Background + 5 dB(A) <i>L</i>_{eq(15minutes)}
Day	53	55	58
Evening	49	45	54
Night	40	40	45

Note: the noise levels in Bold text above are the projects required noise level criteria.

5.3.1 Protection of the Environment Operations Act Regulation

Protection of the Environmental Operations regulation limits the noise levels associated within the operation of domestic air conditioning criteria during night time periods which is presented below:

Protection of the Environmental Operations (Noise Control) Regulation 2000-Sect 52

52 *Air Conditioners*

(1) A person must not cause or permit an air conditioner to be used on residential premises in such a manner that it emits noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

(a) before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or

(b) before 7 am or after 10 pm on any other day.

5.4 RECOMMENDATIONS

5.4.1 External Mechanical Plant

Mechanical plant items are not typically selected at selected at DA stage.

Detailed review of all external mechanical plant should be undertaken at construction certificate stage (once plant selections and locations are finalised). Acoustic treatments should be determined in order to control plant noise emissions to the levels set out in section 5.2 of this report.

Particular attention should be paid to the following:

- Noise breakout from kitchen exhaust fan ducting contained in risers in the accommodation quarters above, which can be satisfactorily dealt with through in-duct treatments and riser wall construction (construction to be determined after fan selection).
- Noise from roller doors fixed to the slab below occupied tenancies which can be satisfactorily addressed through use of vibration isolation of door motors and rail system.

All plant can be satisfactorily attenuated to levels complying with noise emission criteria through appropriate location and (if necessary) standard acoustic treatments such as noise screens, enclosures, in-duct treatments (silencers/lined ducting) or similar.

6 CONCLUSION

Potential noise impacts associated with the proposed 181 Maroubra Road, Maroubra development have been assessed.

Noise impacts from nearby noise sources (primarily traffic noise) on occupants of the development have been assessed in accordance with Randwick City Council guidelines. The acoustic treatments necessary to achieve these guidelines have been set out in section 4.

Noise emissions objectives for the site have been determined based on noise emission guidelines typically adopted by Council, and have been presented in section 5.

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,

A handwritten signature in dark ink that reads "B.G. White." The signature is written in a cursive, slightly slanted style.

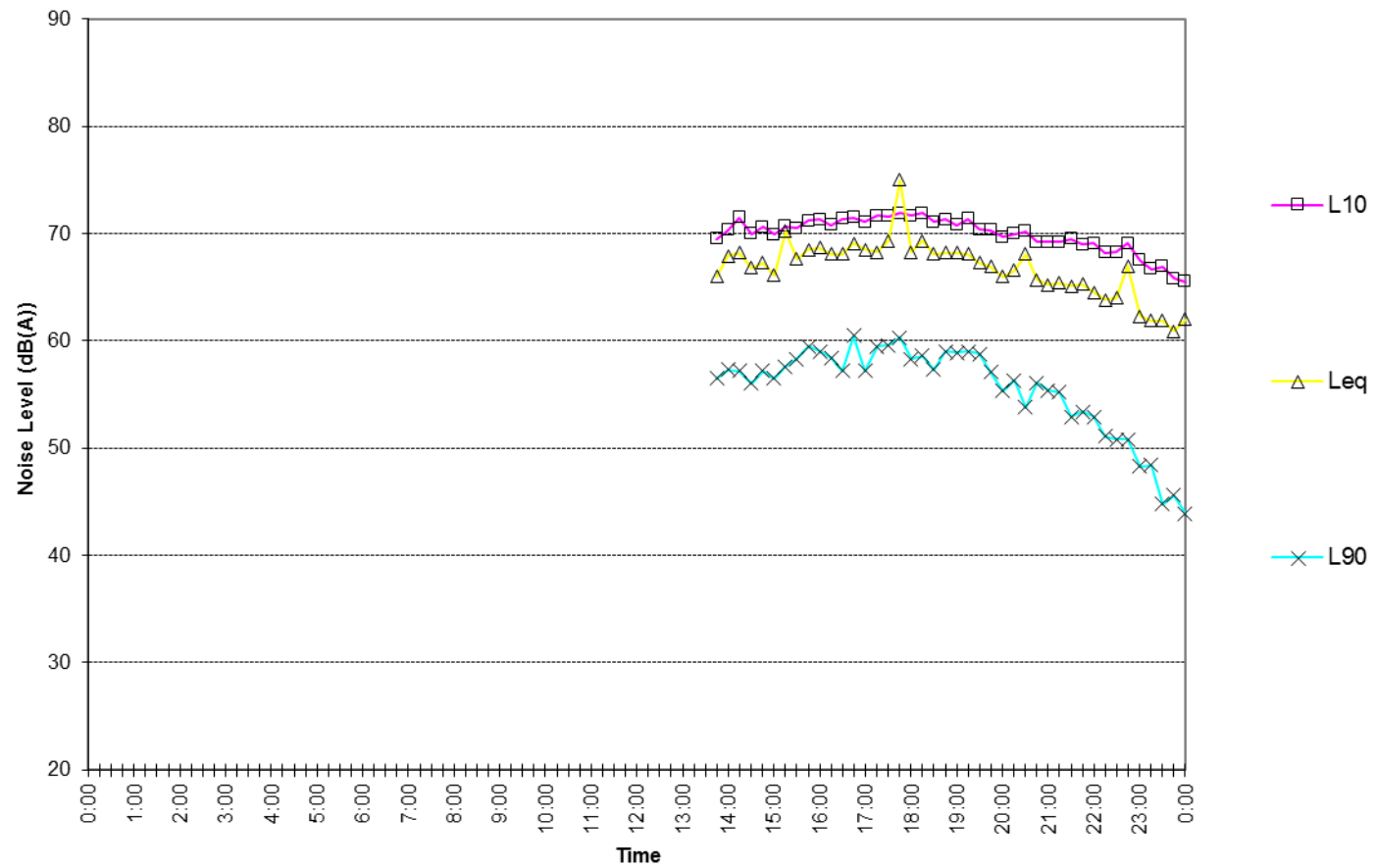
Acoustic Logic Consultancy Pty Ltd
Ben White

Appendix 1

Noise Logging Data

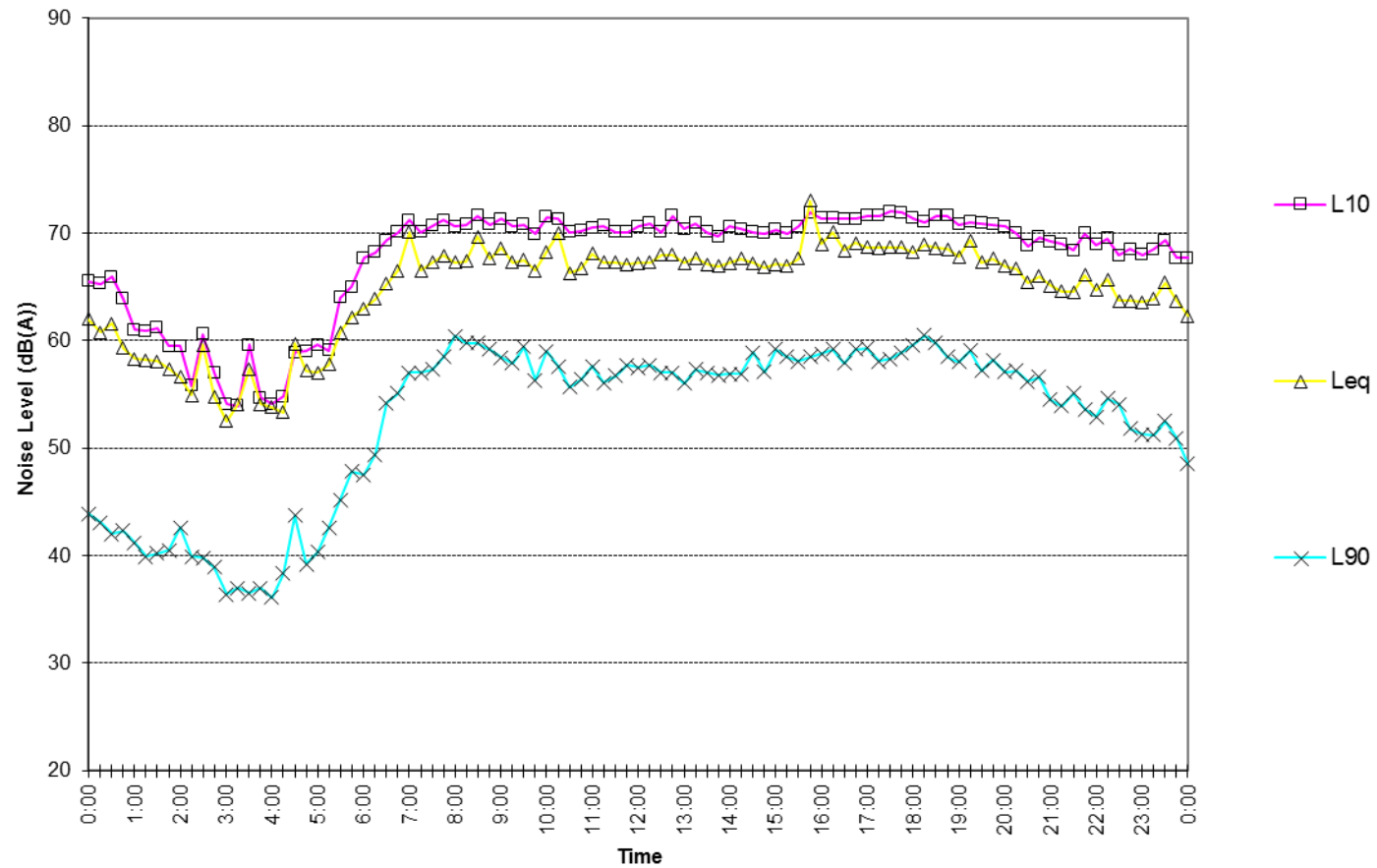
Maroubra Road

Thursday November 2, 2017



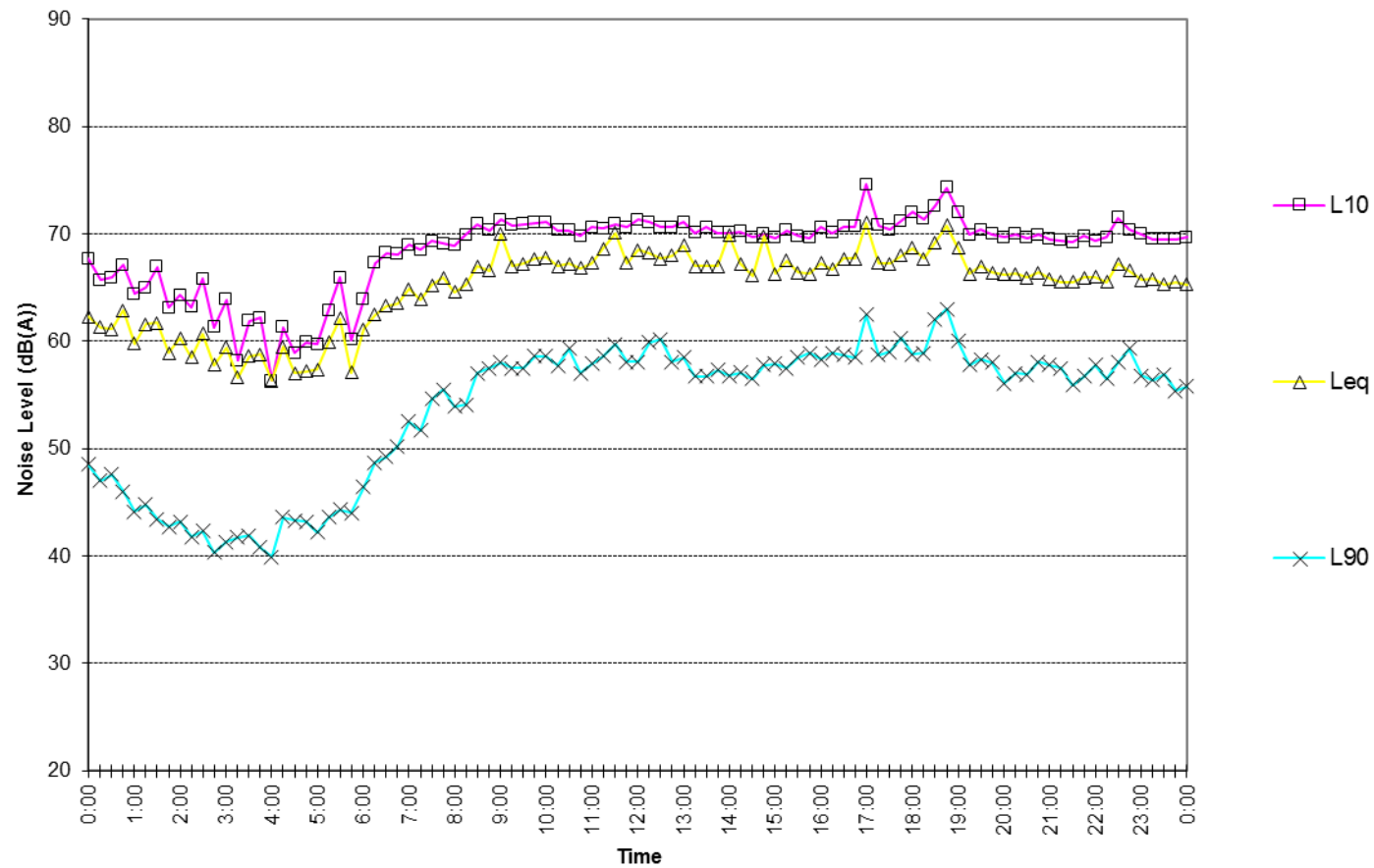
Maroubra Road

Friday November 3, 2017

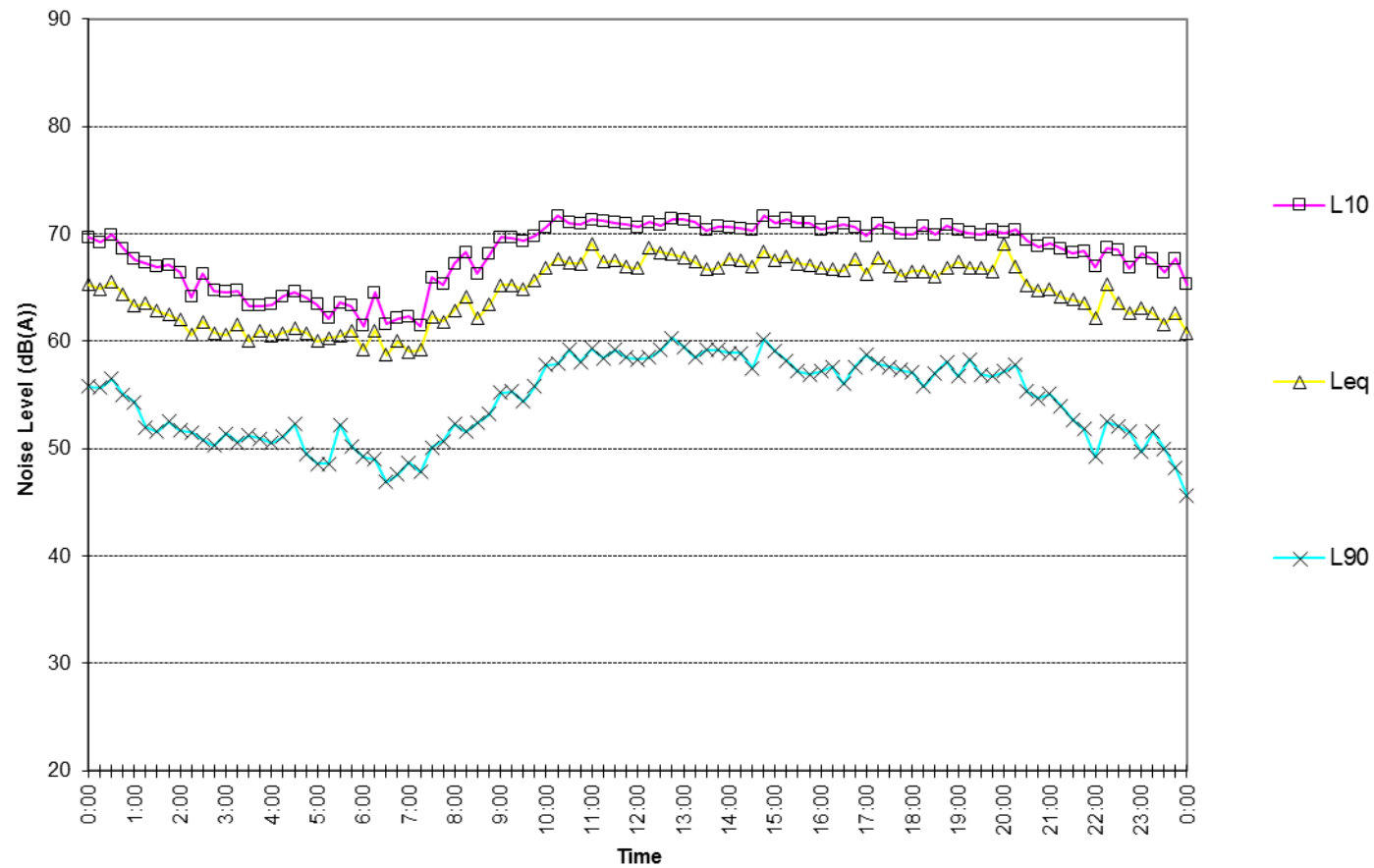


Maroubra Road

Saturday November 4, 2017

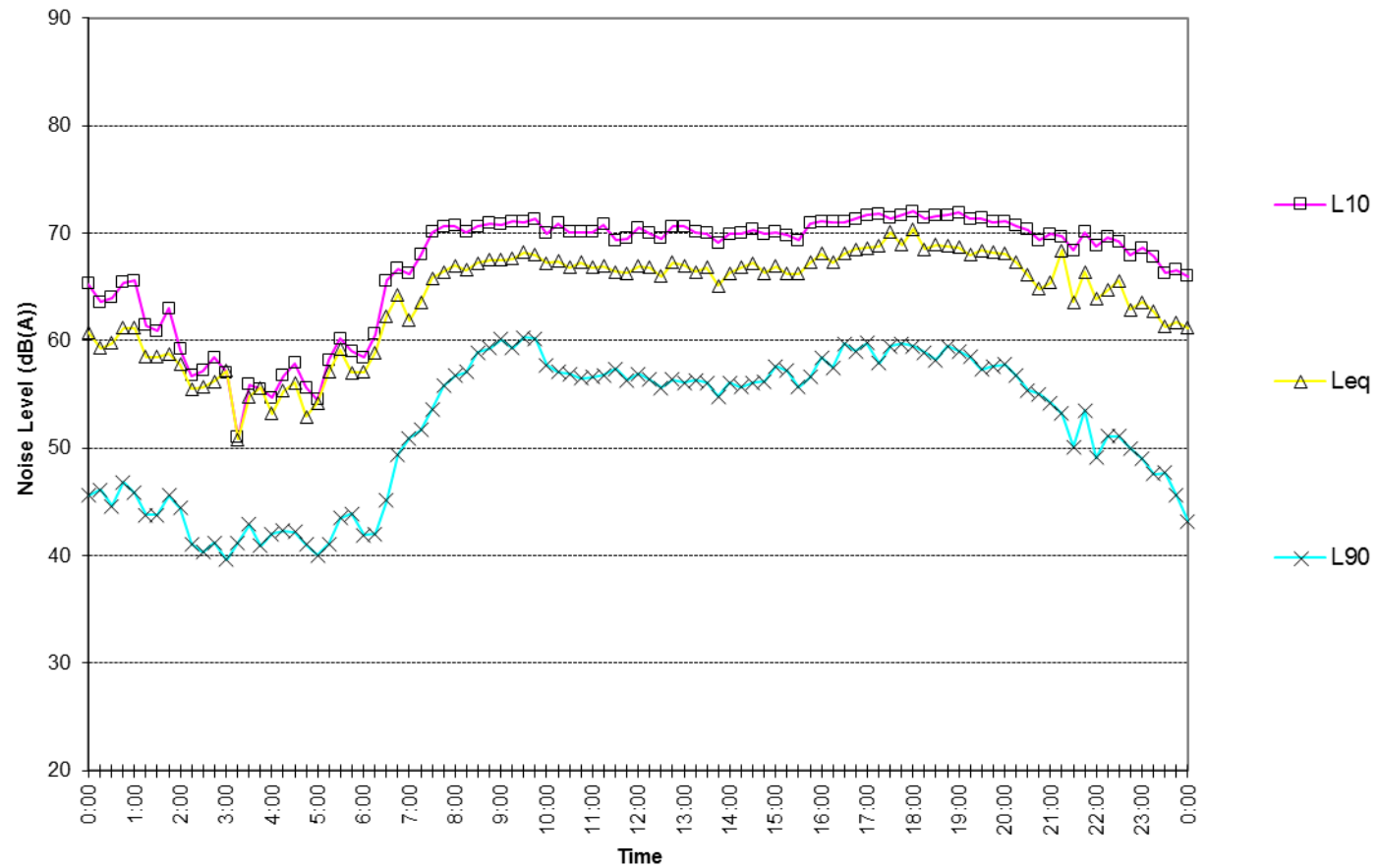


Maroubra Road Sunday November 5, 2017



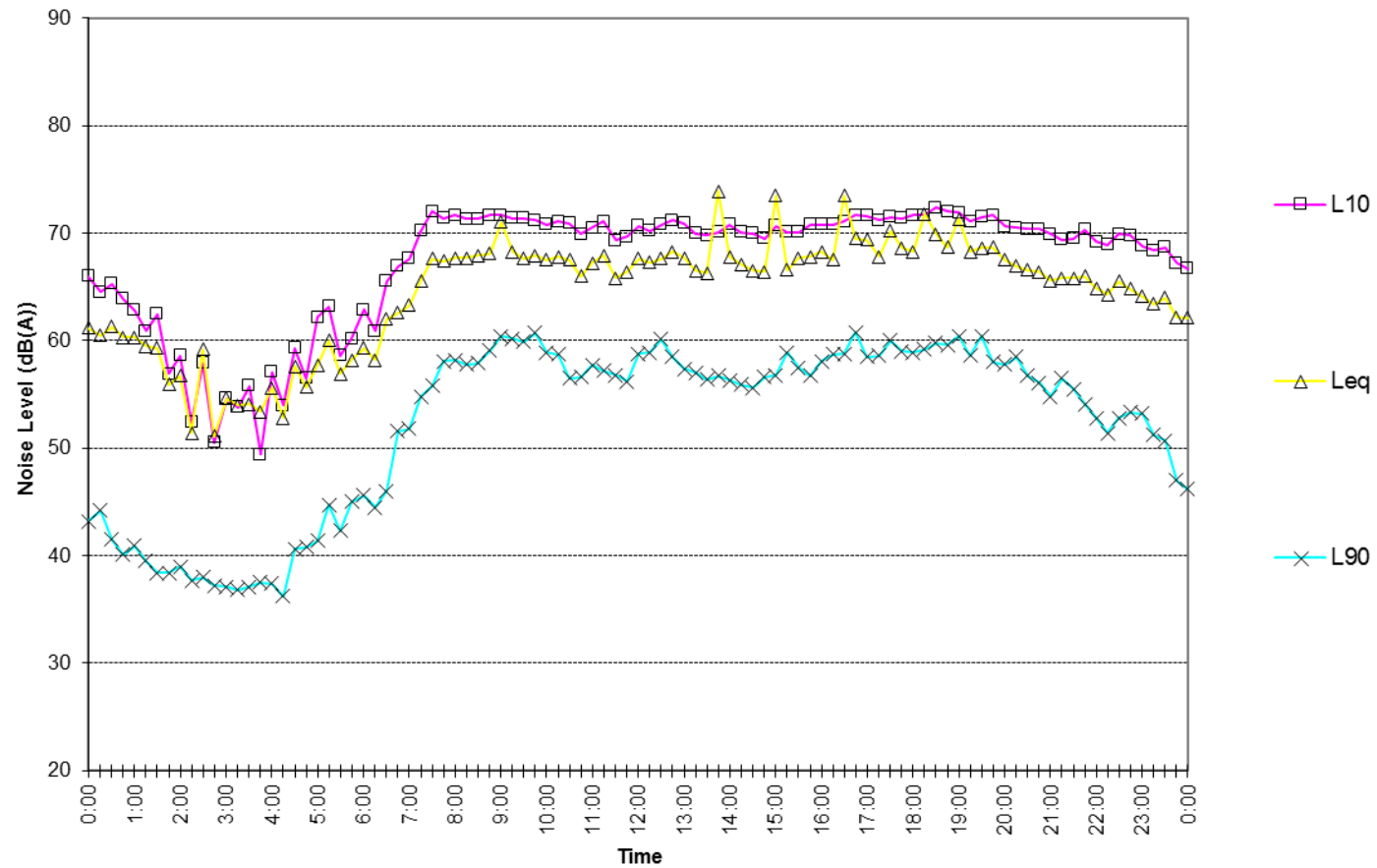
Maroubra Road

Monday November 6, 2017



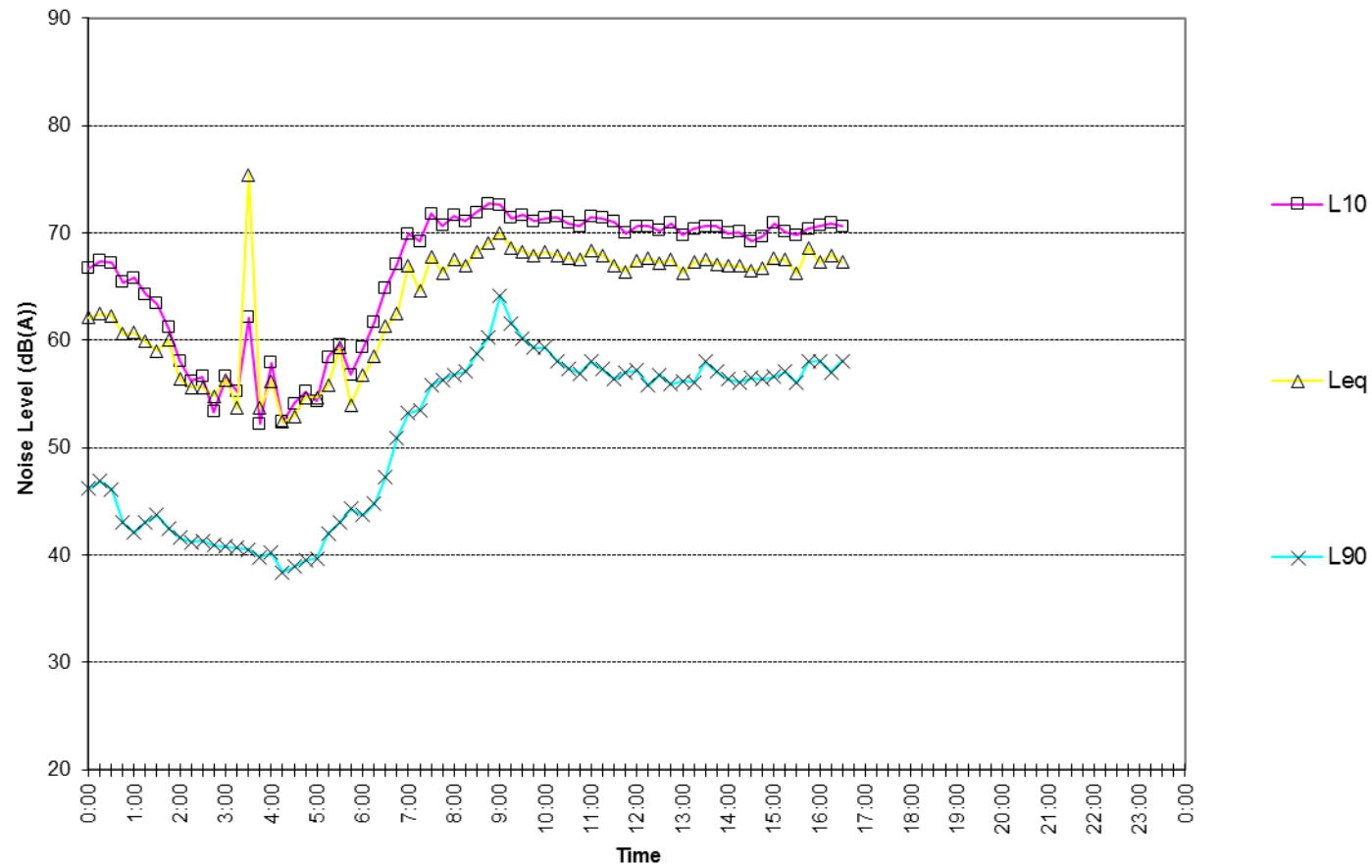
Maroubra Road and Anzac Parade

Tuesday November 7, 2017



Maroubra Road

Wednesday November 8, 2017



PROPOSED MIXED USE DEVELOPMENT AT 181 - 191 MAROUBRA ROAD, MAROUBRA

DA SUBMISSION

NatHERS & BASIX Summary for 181 Maroubra Rd, Maroubra

- WATER - MINIMUM REQUIREMENTS**
- APARTMENTS**
- WATER RATINGS**
- 3 Star rated (>6 but <= 7.5 L/min) showerheads
 - 4 Star rated toilets
 - 5 Star rated taps to Kitchen
 - 5 Star rated taps to Bathrooms / Ensuites
 - 3 Star rated dishwasher
- COMMON AREAS**
- RAINWATER TANK**
- Not required
- FIRE SPRINKLERS**
- To all Basement levels
 - Fire sprinkler test water in closed system
- COMMON / CARETAKER WC**
- 4 Star rated toilet
 - 4 Star rated tap
- THERMAL COMFORT - MINIMUM REQUIREMENTS**
- APARTMENTS ONLY**
- INSULATION**
- R2.5 to underside of ceiling slab of top floor units. Suspended ceiling required.
 - No external wall insulation requirements – cavity brick construction
 - AAC intertenancy walls with plasterboard finish
- EXTERNAL COLOURS**
- External wall colour to be MEDIUM (0.475<SA<0.70)
 - Roof colour to be DARK (SA>0.70)
- WINDOWS & GLAZING**
- Aluminium framed with low-e glazing to windows and doors to select units (typically U= 5.6 & SHGC=0.4.1). Refer apartment specific NatHERS Certificates for further details.
 - Aluminium framed with clear glazing to all other windows and doors (typically U= 6.7 & SHGC=0.70). Refer apartment specific NatHERS Certificates for further details
- FLOOR COVERINGS**
- Tile flooring to Living areas and carpet to Bedrooms. Tiles to wet areas.
- CEILING PENETRATIONS**
- Assessed without downlights.
 - Exhaust fans to range hood, Ensuites, Bathrooms, WC's, Laundry with draught seals
- ENERGY - MINIMUM REQUIREMENTS**
- APARTMENTS**
- HEATING AND COOLING**
- Ceiling fans to all Living & Bedroom areas
- VENTILATION**
- Ducted artificial ventilation to min. 1 Bathroom
 - Ducted range hood to Kitchen
 - Ducted artificial ventilation to Laundry
- LIGHTING**
- Efficient compact fluorescent or LED lighting throughout
- APPLIANCES & OTHER FIXTURES**
- Electric cooktop & electric oven
 - 4 Star rated dishwasher
 - Well ventilated fridge space
 - Indoor clothes drying line
- COMMON AREAS**
- LIGHTING**
- Basements 1, 2 & 3 fluorescent – time clock and motion sensor
 - Commercial Garbage Room compact fluorescent – manual on / manual off
 - Residential Garbage Room compact fluorescent – manual on / manual off
 - Plant / Meter Room compact fluorescent – manual on / manual off
 - WC compact fluorescent – manual on / manual off
 - Fire Stairs 1, 2 & 3 compact fluorescent – manual on / timer off
 - Bicycle Spaces compact fluorescent – motion sensors
 - Entry Foyers LED - manual on / timer off
 - Lobbies LED - manual on / timer off
 - Lifts LED - connected to lift call button
- VENTILATION**
- Basements 1, 2 & 3 supply and exhaust - carbon monoxide monitor + VSD fan
 - Commercial Garbage Room exhaust only
 - Residential Garbage Room exhaust only
 - Plant / Meter Room ventilation (supply + exhaust) – thermostatically controlled
 - WC ventilation (supply + exhaust) – time clock controlled
- LIFTS**
- Lifts to be a gearless traction VVVF (Variable Voltage Variable Frequency Drive) system

DEVELOPMENT APPLICATION
773/2017
Amended/Additional Information
Randwick City Council
25 June 2018
Records Received



DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
DA 000	COVER SHEET	B
DA 008	PHOTOMONTAGE	A
DA 009	PHOTOMONTAGE	A
DA 010	SITE ANALYSIS	B
DA 012	STREET ELEVATIONS	B
DA 013	DEMOLITION DRAWING	A
DA 100	BASEMENT 03	A
DA 101	BASEMENT 02	A
DA 102	BASEMENT 01	A
DA 103	GROUND FLOOR	A
DA 104	LEVEL 01	B
DA 105	LEVEL 02	B
DA 106	LEVEL 03 & LEVEL 04	B
DA 107	LEVEL 05	B
DA 108	LEVEL 06	B
DA 109	BLOCK A ROOF TERRACE	B
DA 110	BLOCK A ROOF PLAN	B
DA 120	ADAPTABLE UNITS	B
DA 200	NORTH (MAROUBRA ROAD) ELEVATION	B
DA 201	EAST (FERGUSON STREET) ELEVATION	B
DA 202	SOUTH ELEVATION	B
DA 203	WEST ELEVATION	B
DA 204	INTERNAL NORTH ELEVATION	B
DA 205	INTERNAL SOUTH ELEVATION	B
DA 300	SECTION A-A	B
DA 301	SECTION B-B	B
DA 302	SECTION C-C	B
DA 303	FACADE DETAILS	A
DA 310	HEIGHT ANALYSIS	A
DA 311	HEIGHT ANALYSIS	A
DA 312	HEIGHT ANALYSIS	A
DA 400	MATERIALS & FINISHES	B
DA 401	MATERIALS & FINISHES	B
DA 500	STRATA PLANS	A
DA 501	STRATA PLANS	B
DA 502	STRATA PLANS	B
DA 700	SHADOW DIAGRAMS	B
DA 701	SHADOW DIAGRAMS	B
DA 910	EXTERIOR PERSPECTIVES	A
DA 911	EXTERIOR PERSPECTIVES	A





Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road Maroubra, NSW 2035
www.nathers.gov.au



ISSUE	DATE	AMENDMENTS/ ISSUE FOR
A	06/12/2017	Issued for DA
B	19/06/2018	REVISED FOR DA SUBMISSION

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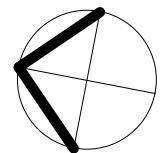


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reg no 4911

PROJECT	181-191 MAROUBRA ROAD, MAROUBRA
ADDRESS	181-191 MAROUBRA ROAD, MAROUBRA
DRAWING TITLE	COVER SHEET



PROJECT No.	16116	DATE	22/06/2018
SCALE	1 : 1	DRAWN	12:06:04 Author
DRAWING No.	DA 000	REVISION	B



1 FERGUSON ST



2 CORNER FROM MAROUBRA RD

DEVELOPMENT APPLICATION
773/2017
 Randwick City Council
 7 December 2017
 Records Received



Certificate no.: 0002241050
 Assessor Name: Zoltan Lipovschi
 Accreditation no.: 20884
 Certificate date: 30 November 2017
 Dwelling Address: 181 Maroubra Road Maroubra, NSW 2035
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PROJECT TITLE
 MIXED USE DEVELOPEMENT

PROJECT ADDRESS
 181-191 MAROUBRA ROAD,
 MAROUBRA

DRAWING TITLE
 PHOTOMONTAGE

PROJECT NO.	16116
DATE	Issue Date
DRAWN BY	SR
SCALE	1 : 1
DRAWING NO.	REVISION
DA 008	A



1

CORNER FROM FERGUSON ST

2

MAROUBRA RD

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

Validation Number: 1011662421
Validation Date: 30/11/2017
Assessor Name: Zoltan Lipovschi
Assessor Number: 20884
Assessor Signature: [Signature]

Average star rating: 7.2
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Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road Maroubra, NSW 2035
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email: max@sgammotta.com.au

PROJECT ADDRESS
181-191 MAROUBRA ROAD,
MAROUBRA

PROJECT TITLE
MIXED USE DEVELOPEMENT

DRAWING TITLE
PHOTOMONTAGE

PROJECT NO.	16116
DATE	Issue Date
DRAWN BY	SR
SCALE	1 : 1
DRAWING NO.	REVISION
DA 009	A

PROPOSED MIXED USE DEVELOPMENT AT 181 - 191 MAROUBRA ROAD, MAROUBRA

DA SUBMISSION

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received



NatHERS & BASIX Summary for 181 Maroubra Rd, Maroubra

WATER - MINIMUM REQUIREMENTS

APARTMENTS

WATER RATINGS

- 3 Star rated (>6 but <= 7.5 L/min) showerheads
- 4 Star rated toilets
- 5 Star rated taps to Kitchen
- 5 Star rated taps to Bathrooms / Ensuites
- 3 Star rated dishwasher

COMMON AREAS

RAINWATER TANK

- Not required

FIRE SPRINKLERS

- To all Basement levels
- Fire sprinkler test water in closed system

COMMON / CARETAKER WC

- 4 Star rated toilet
- 4 Star rated tap

THERMAL COMFORT - MINIMUM REQUIREMENTS - APARTMENTS ONLY

INSULATION

- R2.5 to underside of ceiling slab of top floor units. Suspended ceiling required.
- No external wall insulation requirements – cavity brick construction
- AAC infill/interlaminar walls with plasterboard finish

EXTERNAL COLOURS

- External wall colour to be MEDIUM (0.475<SA<0.70)
- Roof colour to be DARK (SA>0.70)

WINDOWS & GLAZING

- Aluminium framed with low-e glazing to windows and doors to Living Rooms of Units 1.05, 1.08, 2.05, 6.07, 6.08 (typically U= 5.6 & SHGC=0.4.1). Refer apartment specific NatHERS Certificates for further details.
- Aluminium framed with clear glazing to all other windows and doors (typically U=6.7 & SHGC=0.70). Refer apartment specific NatHERS Certificates for further details

FLOOR COVERINGS

- Tile flooring to Living areas and carpet to Bedrooms. Tiles to wet areas.

CEILING PENETRATIONS

- Assessed without downlights.
- Exhaust fans to range hood, Ensuites, Bathrooms, WC's, Laundry with draught seals

APARTMENTS

HEATING AND COOLING

- Ceiling fans to all Living & Bedroom areas

VENTILATION

- Ducted artificial ventilation to min. 1 Bathroom
- Ducted range hood to Kitchen
- Ducted artificial ventilation to Laundry

LIGHTING

- Efficient compact fluorescent or LED lighting throughout

APPLIANCES & OTHER FIXTURES

- Electric cooktop & electric oven
- 4 Star rated dishwasher
- Well ventilated fridge space
- Indoor clothes drying line

COMMON AREAS

LIGHTING

- Basements 1, 2 & 3 fluorescent – time clock and motion sensor
- Commercial Garbage Room compact fluorescent – manual on / manual off
- Residential Garbage Room compact fluorescent – manual on / manual off
- Plant / Meter Room compact fluorescent – manual on / manual off
- WC compact fluorescent – manual on / manual off
- Fire Stairs 1, 2 & 3 compact fluorescent - manual on / timer off
- Bicycle Spares compact fluorescent – motion sensors
- Entry Foyers LED - manual on / timer off
- Lobbies LED - manual on / timer off
- Lifts LED - connected to lift call button

VENTILATION

- Basements 1, 2 & 3 supply and exhaust - carbon monoxide monitor + VSD fan
- Commercial Garbage Room exhaust only
- Residential Garbage Room exhaust only
- Plant / Meter Room ventilation (supply + exhaust) – thermostatically controlled
- WC ventilation (supply + exhaust) – time clock controlled

LIFTS

- Lifts to be a gearless traction VVVF (Variable Voltage Variable Frequency Drive) system

DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
DA 008	PHOTOMONTAGE	A
DA 009	PHOTOMONTAGE	A
DA 010	COVER SHEET	A
DA 011	SITE ANALYSIS	A
DA 012	STREET ELEVATIONS	A
DA 013	DEMOLITION DRAWING	A
DA 100	BASEMENT 03	A
DA 101	BASEMENT 02	A
DA 102	BASEMENT 01	A
DA 103	GROUND FLOOR	A
DA 104	LEVEL 01	A
DA 105	LEVEL 02	A
DA 106	LEVEL 03 & LEVEL 04	A
DA 107	LEVEL 05	A
DA 108	LEVEL 06	A
DA 109	BLOCK A ROOF TERRACE	A
DA 110	BLOCK A ROOF PLAN	A
DA 120	ADAPTABLE UNITS	A
DA 200	NORTH (MAROUBRA ROAD) ELEVATION	A
DA 201	EAST (FERGUSON STREET) ELEVATION	A
DA 202	SOUTH ELEVATION	A
DA 203	WEST ELEVATION	A
DA 204	INTERNAL NORTH ELEVATION	A
DA 205	INTERNAL SOUTH ELEVATION	A
DA 300	SECTION A-A	A
DA 301	SECTION B-B	A
DA 302	SECTION C-C	A
DA 303	FACADE DETAILS	A
DA 400	MATERIALS & FINISHES	A
DA 401	MATERIALS & FINISHES	A
NDA 100	NOTIFICATION DRAWING	A



ISSUE	DATE	AMENDMENTS/ ISSUE FOR
A	06/12/2017	Issued for DA

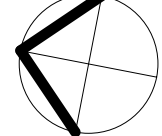
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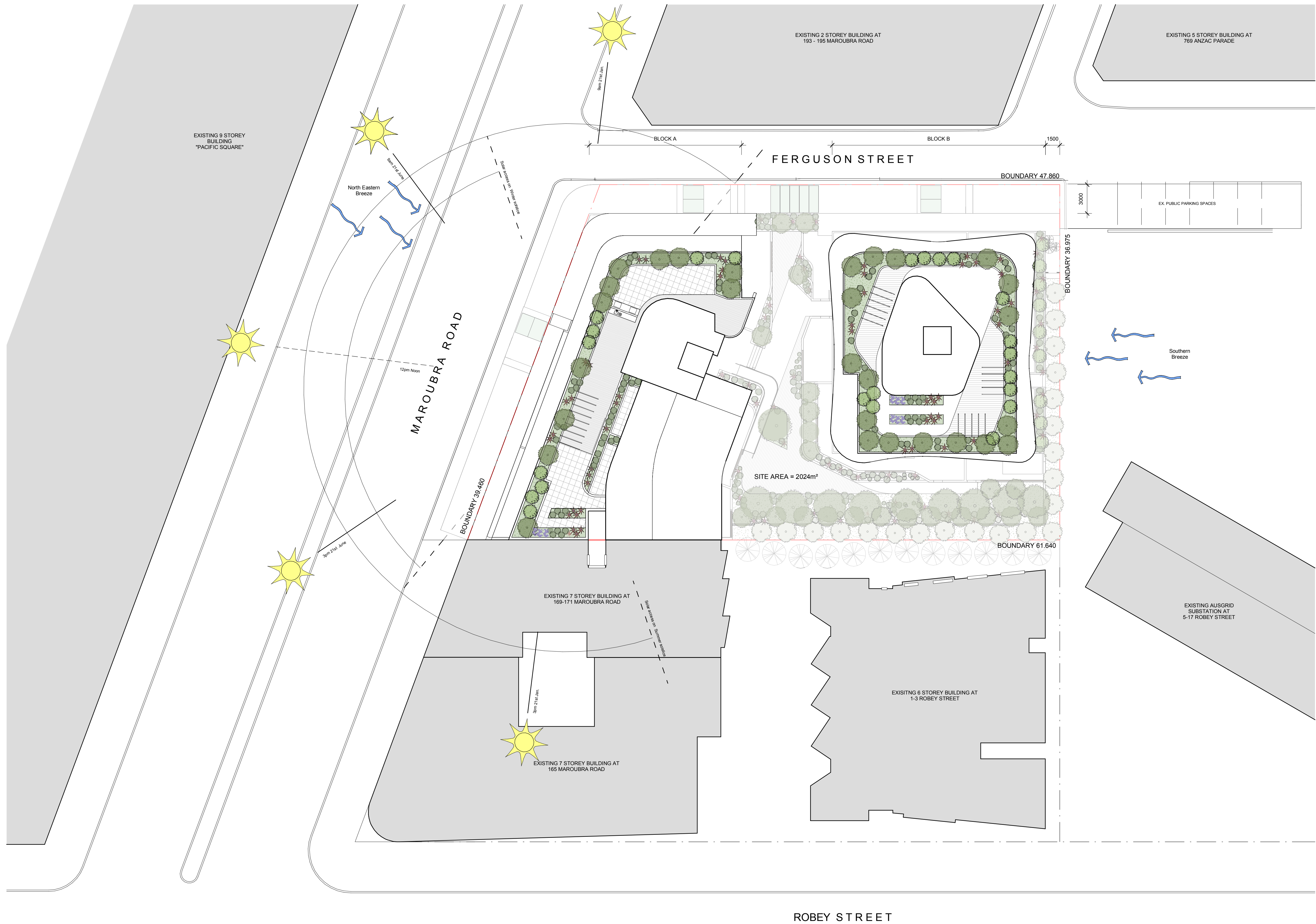
telephone + 61 2 9313 6988
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email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

PROJECT	181-191 MAROUBRA ROAD, MAROUBRA
ADDRESS	181-191 MAROUBRA ROAD, MAROUBRA
DRAWING TITLE	COVER SHEET



PROJECT No.	16116	DATE	06-12-2017
SCALE	1 : 1	DRAWN	17-03
DRAWING No.		REVISION	Author
DA 010		A	



DEVELOPMENT APPLICATION
773/2017
Amended/Additional Information
Randwick City Council
25 June 2018
Records Received

SITE PLAN & ANALYSIS
1 : 200



Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address:
181 Maroubra Road
Maroubra, NSW
2035
www.nathers.gov.au



ISSUE	DATE	AMENDMENTS/ ISSUE FOR
A	06/12/2017	Issued for DA
B	19/06/2018	REVISED FOR DA SUBMISSION

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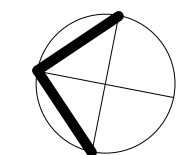
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abn 58 065 479 286
reg no 4911

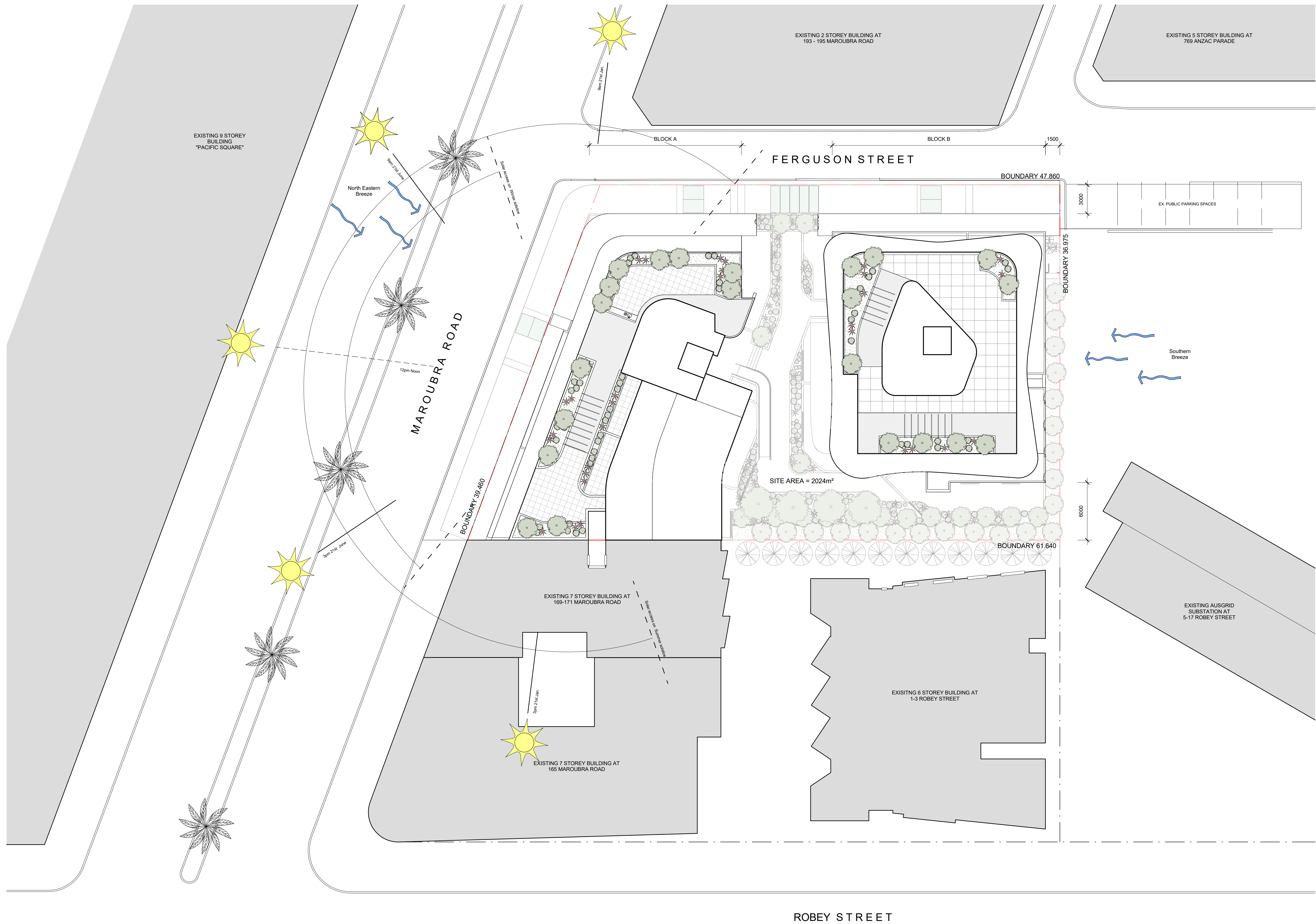
PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **SITE ANALYSIS**



PROJECT No. 16116 DATE 10/10/17
SCALE 1 : 200 DRAWN Author
DRAWING No. REVISION
DA 010 B



DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

SITE PLAN & ANALYSIS

1 : 200



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW
2035
www.nathers.gov.au



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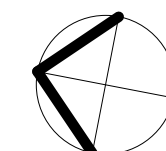


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reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE SITE ANALYSIS

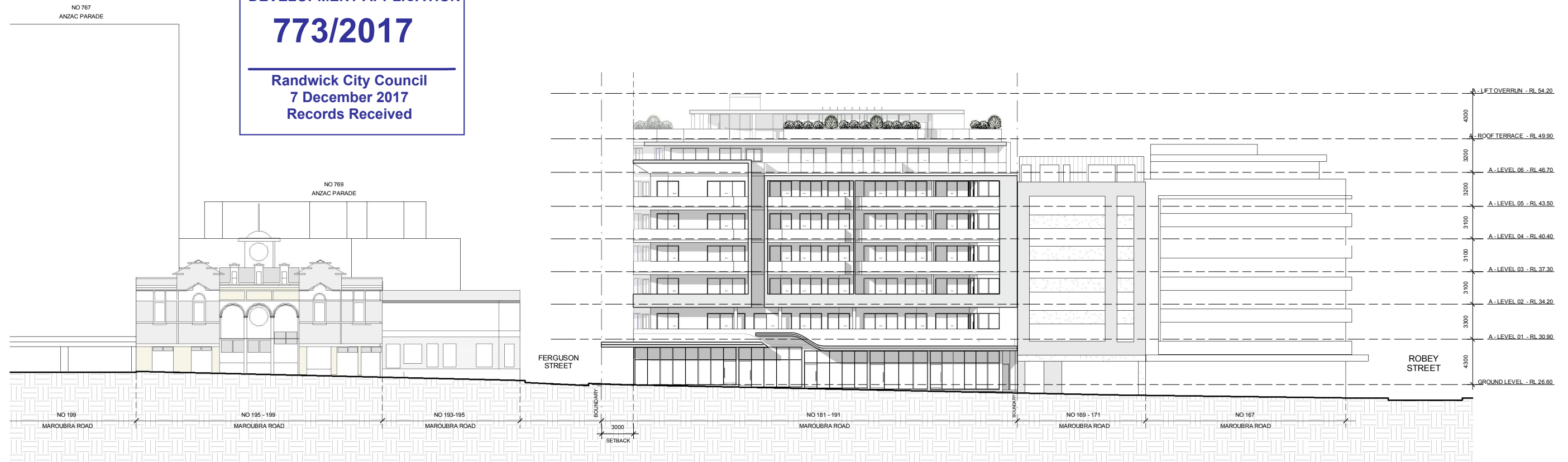


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SCALE 1 : 200 DRAWN Author
DRAWING No. REVISION
DA 011 A

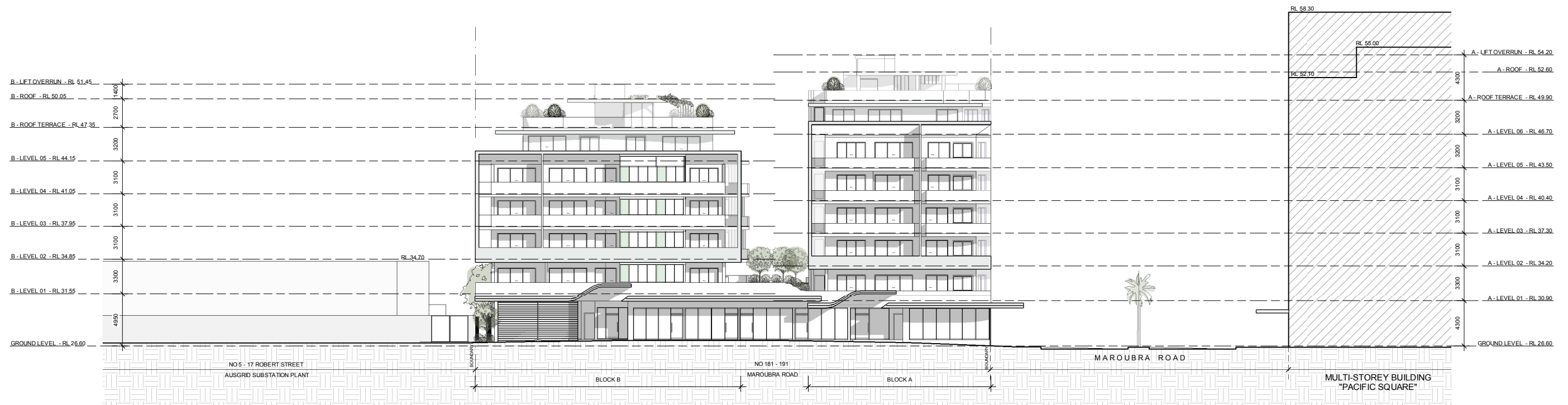
DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received



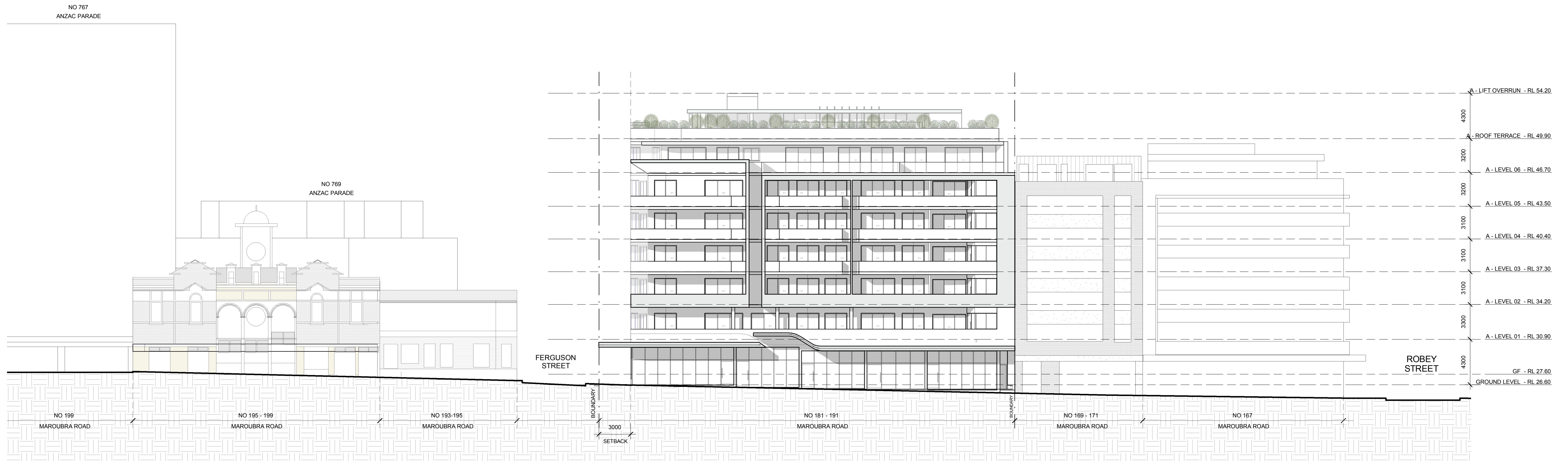
1 NORTH (MAROUBRA ROAD) STREET ELEVATION
1 : 200



2 EAST (FERGUSON STREET) STREET ELEVATION
1 : 200

ISSUE	DATE	AMENDMENTS/ ISSUE FOR
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1 NORTH (MAROUBRA ROAD) STREET ELEVATION
1 : 200

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Randwick City Council
25 June 2018
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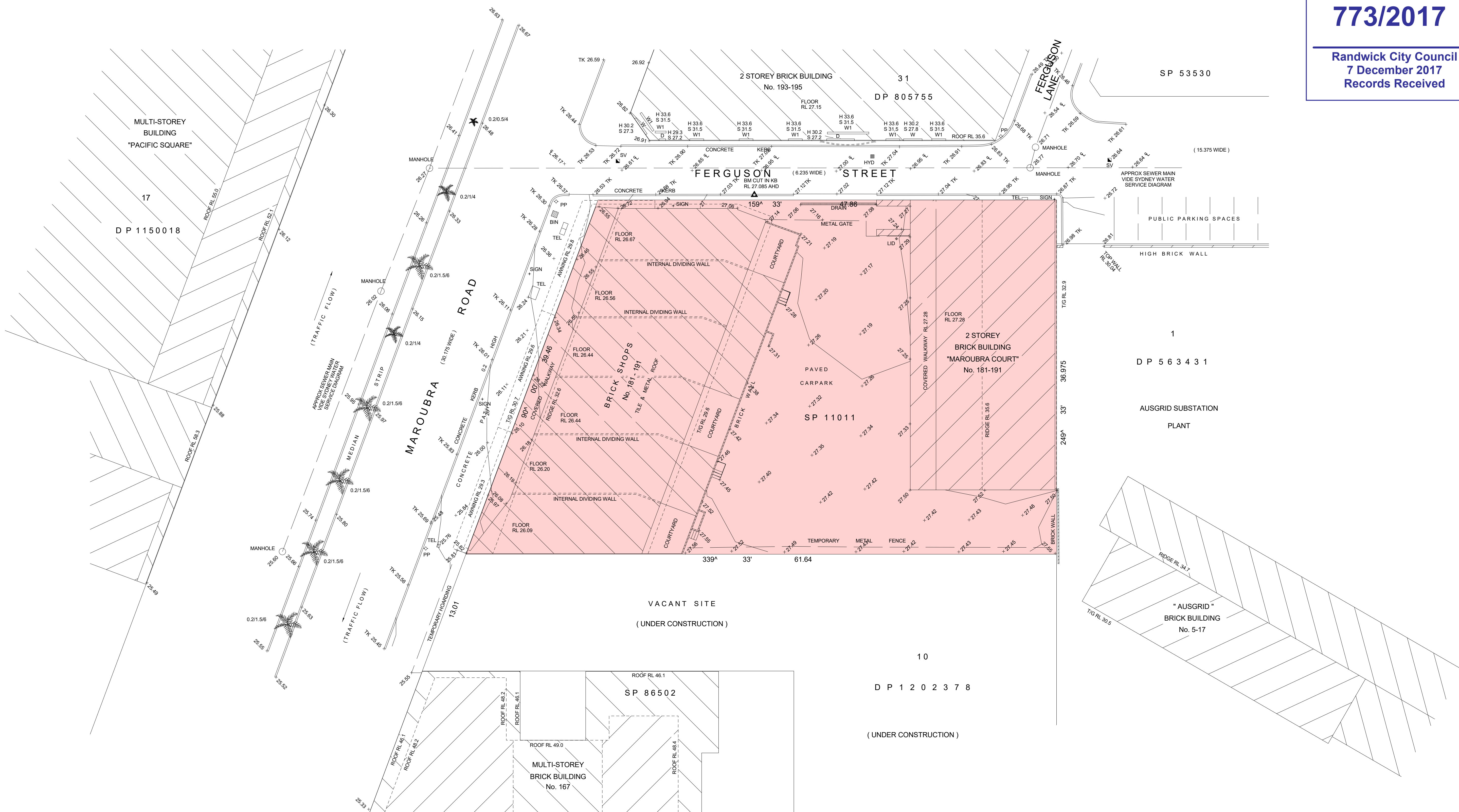
2 EAST (FERGUSON STREET) STREET ELEVATION
1 : 200



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HOUSE**
ENERGY RATING SCHEME
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DEMOLISH STRUCTURE,
FOOTINGS & TERMINATE ALL
SERVICES.
PREPARE DEMOLITION REPORT
PRIOR TO COMMENCEMENT OF
WORK & DISPOSE OF ALL MATERIALS
IN ACCORDANCE WITH LOCAL &
STATUTORY AUTHORITIES.

1 DEMOLITION PLAN

1 : 200



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
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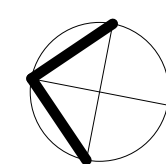
telephone + 61 2 9313 6988
facsimile + 61 2 9313 7188
email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

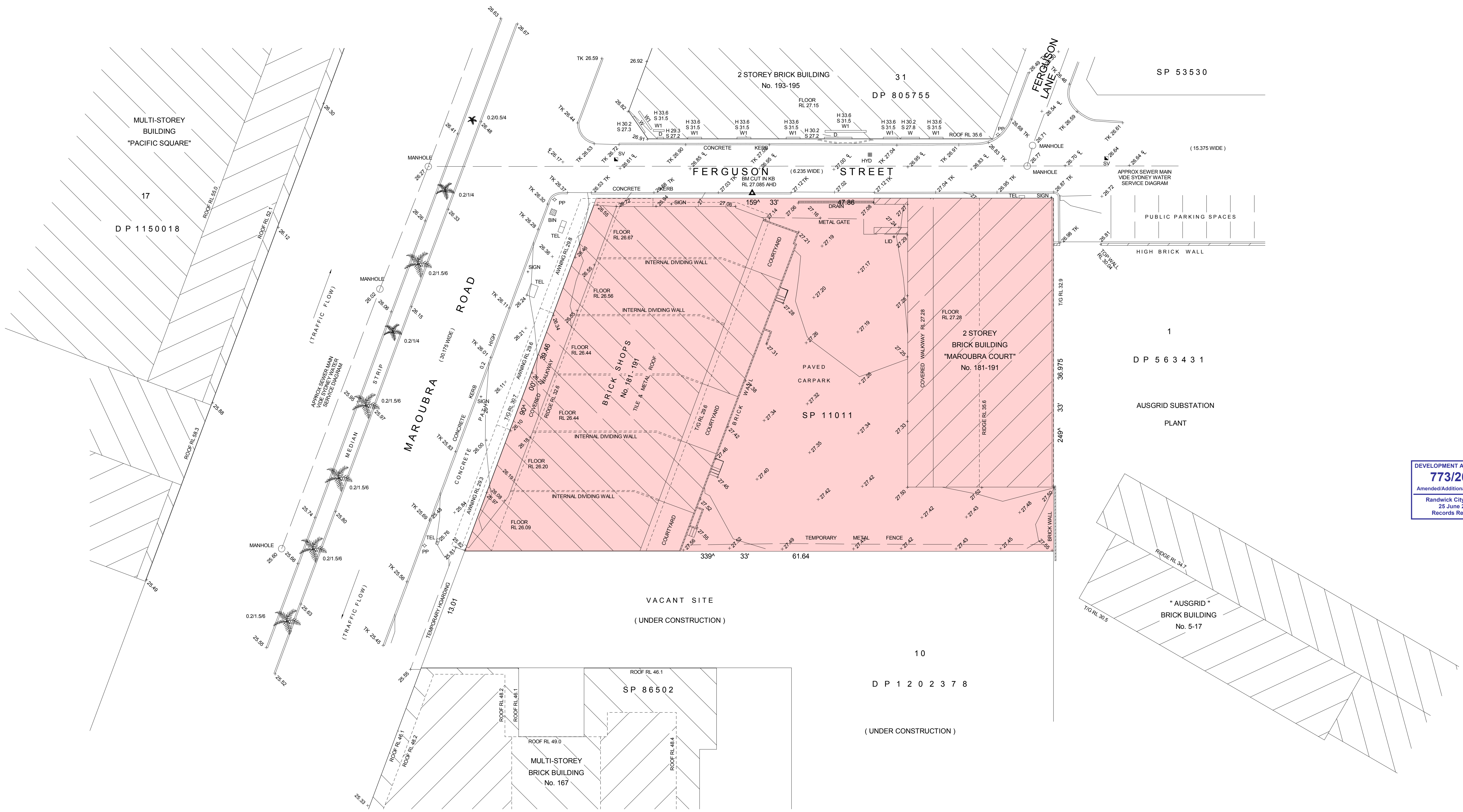
PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE DEMOLITION DRAWING



PROJECT No. 16116 DATE 06-12-2017
SCALE 1 : 200 DRAWN 17:04
DRAWING No. REVISION Author
DA 013 A



DEVELOPMENT APPLICATION
773/2017
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Randwick City Council
25 June 2018
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1 DEMOLITION PLAN
1 : 200

DEMOLISH STRUCTURE,
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Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035
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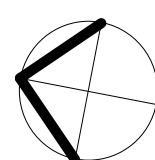
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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **DEMOLITION DRAWING**



PROJECT No.	16116	DATE	22/06/2018
SCALE	1 : 200	DRAWN	10:11:09
DRAWING No.	DA 013	REVISION	Author

MAROUBRA ROAD

FERGUSON STREET



LEGEND

- AC ALUMINUM CLADDING
- AW AWNING
- B# BASEMENT
- BA BATHROOM
- BAL BALCONY
- BR BEDROOM
- BY BICYCLE
- CA COMMON AREA
- CG CLEAR GLASS
- COM COMMERCIAL
- CR CONCRETE RENDER
- EN ENSUITE
- FE FIRE EXIT
- FO FOYER
- GAR GARBAGE BINS
- GB GLASS BALUSTRADE
- KI KITCHEN
- LA LIVING AREA
- LC LINEN CLOSET
- LDY LAUNDRY
- LF LIFT
- M# MOTORBIKE
- ME METAL
- ML METAL LOUVRES
- MR MIRROR
- NT NON TRAFFICABLE AREA
- OR OVERRUN
- PL PLANT
- PR PUMP ROOM
- R REAR
- RES RESIDENTIAL
- SD SERVICE DUCT
- ST STORAGE
- SS SANDSTONE
- TE TERRACE
- RB WARDROBE
- U# UNIT
- VS VERTICAL TIMBER LOUVRES

2 BASEMENT LEVEL 02
1 : 100



ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA

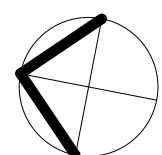
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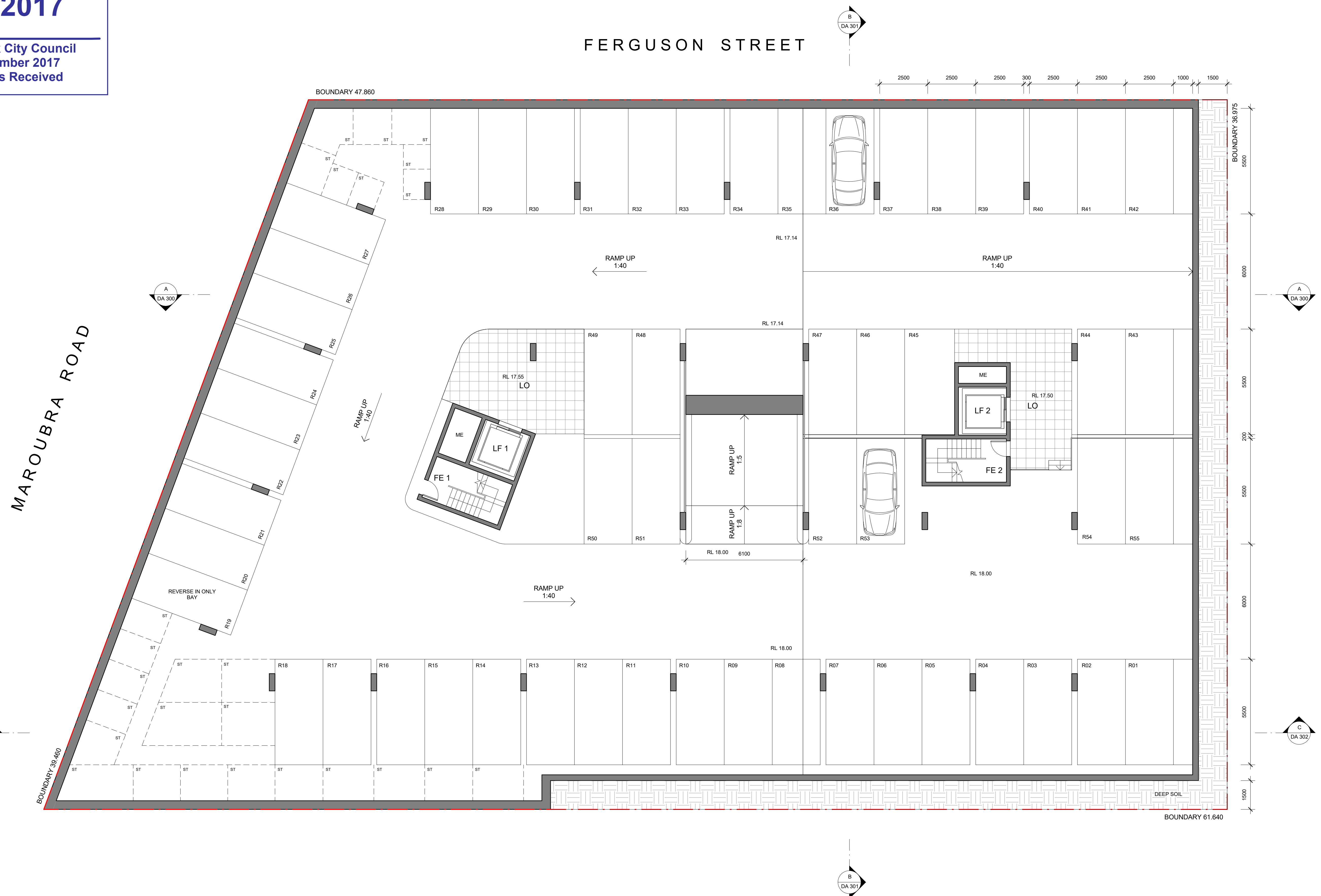
PROJECT	181-191 MAROUBRA ROAD, MAROUBRA
ADDRESS	181-191 MAROUBRA ROAD, MAROUBRA
DRAWING TITLE	BASEMENT 02



PROJECT No.	16116	DATE	06-12-2017
SCALE	1 : 100	DRAWN	17-04
DRAWING No.	DA 101	REVISION	A

773/2017

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BASEMENT LEVEL 03

1 : 100

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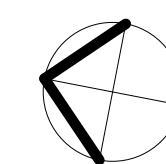
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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **BASEMENT 03**



PROJECT No.	16116	DATE	06-12-2017
SCALE	1 : 100	DRAWN	17:04 Author
DRAWING No.		REVISION	
DA 100		A	

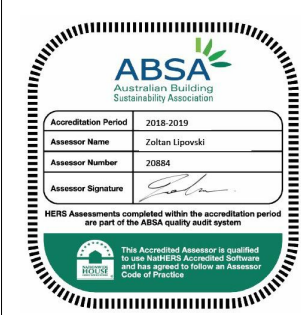
MAROUBRA ROAD

FERGUSON STREET

- LEGEND
- AC ALUMINUM CLADDING
 - AW AWNING
 - B# BASEMENT
 - BA BATHROOM
 - BAL BALCONY
 - BR BEDROOM
 - BY BICYCLE
 - CA COMMON AREA
 - CG CLEAR GLASS
 - COM COMMERCIAL
 - CR CONCRETE RENDER
 - EN ENSUITE
 - FE FIRE EXIT
 - FO FOYER
 - GAB GARBAGE BINS
 - GB GLASS BALUSTRADE
 - KI KITCHEN
 - LA LIVING AREA
 - LC LINEN CLOSET
 - LDY LAUNDRY
 - LF LIFT
 - M# MOTORBIKE
 - ME METAL
 - ML METAL LOUVRES
 - MR MIRROR
 - MZ MEZZANINE
 - NT NON TRAFFICABLE AREA
 - OG OPAQUE GLASS
 - OR OVERRUN
 - PL PLANT
 - PR PUMP ROOM
 - R REAR
 - RES RESIDENTIAL
 - SD SERVICE DUCT
 - ST STORAGE
 - SU STUDIO
 - SS SANDSTONE
 - TE TERRACE
 - RB WARDROBE
 - U# UNIT
 - VS VERTICAL TIMBER

3 BASEMENT LEVEL 03

1 : 100



Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035
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email max@sgammotta.com.au
abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE BASEMENT 03

PROJECT No. 16116
SCALE 1 : 100
DRAWING No. DA 100
DATE 22/06/2018
DRAWN 10:11:43
REVISION A

MAROUBRA ROAD

FERGUSON STREET



- LEGEND
- AC ALUMINUM
 - CLADDING
 - AW AWNING
 - B# BASEMENT
 - BA BATHROOM
 - BAL BALCONY
 - BR BEDROOM
 - BY BICYCLE
 - CA COMMON AREA
 - CG CLEAR GLASS
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 - SS SANDSTONE
 - TE TERRACE
 - RB WARDROBE
 - U# UNIT
 - VS VERTICAL TIMBER
- 2 BASEMENT LEVEL 02
1:100

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PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **BASEMENT 02**

PROJECT No.	16116	DATE	22/06/2018
SCALE	1:100	DRAWN	10:12:16
DRAWING No.		REVISION	Author
DA 101		A	

PARKING SUMMARY

BASEMENT 3 ~
RESIDENTIAL = 55 SPACES

BASEMENT 2 ~
RESIDENTIAL = 47 SPACES (INC. 13 ACCESSIBLE SPACES)
RESIDENTIAL MOTORBIKE = 04 SPACES
SERVICE = 01 SPACE

BASEMENT 1 ~
COMMERCIAL = 17 SPACES (INC. 01 ACCESSIBLE SPACE)
VISITOR = 17 SPACES (INC. 01 ACCESSIBLE SPACE)
BICYCLE = 42 SPACES
COMMERCIAL MOTORBIKE = 01 SPACE
VISITOR MOTORBIKE = 01 SPACE
SERVICE = 01 SPACE

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

LEGEND

AC ALUMINUM CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
FO FOYER
GAR GARBAGE BINS
GB GLASS BALUSTRADE
KI KITCHEN
LA LIVING AREA
LC LINEN CLOSET
LDY LAUNDRY
LF LIFT
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NT NON TRAFFICABLE AREA
OR OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SS SANDSTONE
TE TERRACE
RB WARDROBE
U# UNIT
VS VERTICAL TIMBER LOUVRES

BASEMENT LEVEL 01

1 : 100



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reg no 4911

PROJECT181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLEBASEMENT 01

PROJECT No. 16116
SCALE 1 : 100
DRAWING No. DA 102

DATE 06-12-2017
DRAWN 17:04
REVISION A

PARKING SUMMARY

BASEMENT 3 ~
RESIDENTIAL = 55 SPACES

BASEMENT 2 ~
RESIDENTIAL = 47 SPACES (INC. 13 ACCESSIBLE SPACES)
RESIDENTIAL MOTORBIKE = 04 SPACES
SERVICE = 01 SPACE

BASEMENT 1 ~
COMMERCIAL = 17 SPACES (INC. 01 ACCESSIBLE SPACE)
VISITOR = 17 SPACES (INC. 01 ACCESSIBLE SPACE)
BICYCLE = 42 SPACES
COMMERCIAL MOTORBIKE = 01 SPACE
VISITOR MOTORBIKE = 01 SPACE
SERVICE = 01 SPACE

LEGEND

AC ALUMINUM
CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
FO FOYER
GAR GARBAGE BINS
GB GLASS BALUSTRADE
KI KITCHEN
LA LIVING AREA
LC LINEN CLOSET
LDY LAUNDRY
LF LIFT
M# MOTORBIKE
ME METAL
ML METAL LOUVRES
MR MIRROR
MZ MEZZANINE
NT NON TRAFFICABLE
OG OPAQUE GLASS
OR OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SU STUDIO
SS SANDSTONE
TE TERRACE
TB TERRACE
U# UNIT
VS VERTICAL TIMBER

1 BASEMENT LEVEL 01

1 : 100

MAROUBRA ROAD

FERGUSON STREET



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rosebery nsw 2018
australia

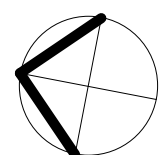
telephone + 61 2 9313 6988
facsimile + 61 2 9313 7188
email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

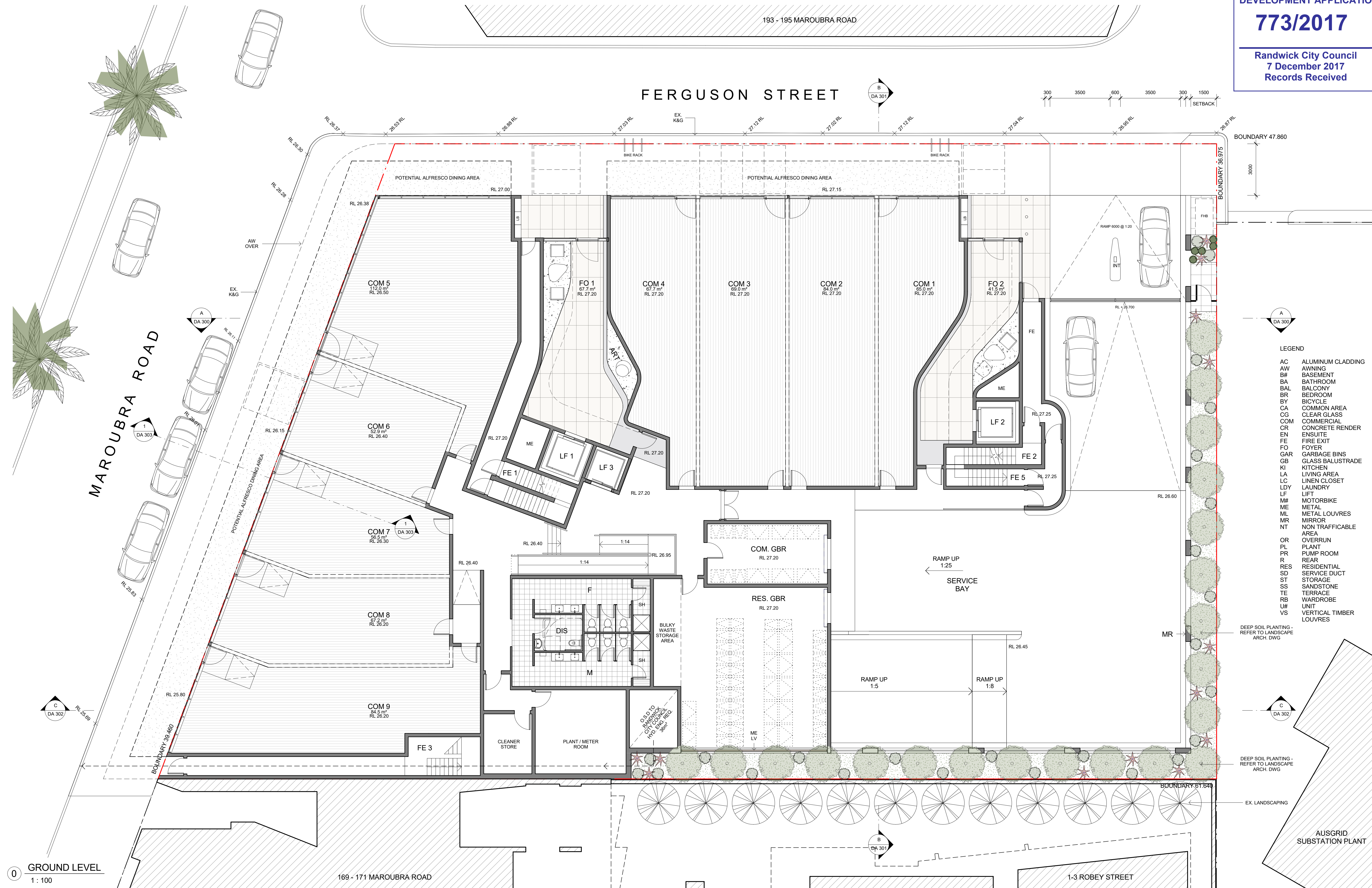
PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

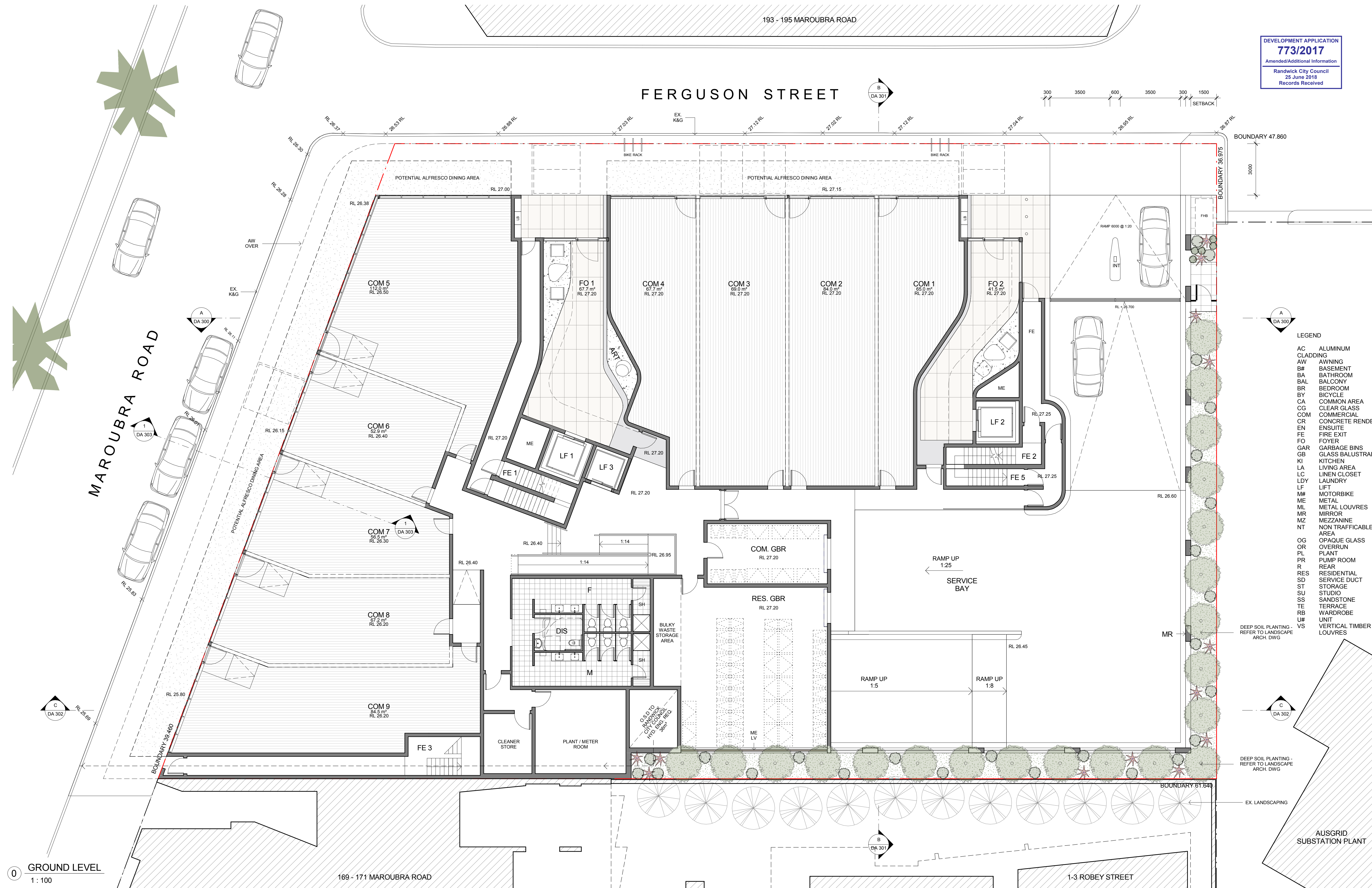
ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **BASEMENT 01**



PROJECT No. 16116 DATE 22/06/2018
SCALE 1 : 100 DRAWN 10:20:34
DRAWING No. REVISION Author
DA 102 A





- LEGEND
- AC ALUMINUM
 - CL ALUMINUM
 - AW AWNING
 - B# BASEMENT
 - BA BATHROOM
 - BAL BALCONY
 - BR BEDROOM
 - BY BICYCLE
 - CA COMMON AREA
 - CG CLEAR GLASS
 - COM COMMERCIAL
 - CR CONCRETE RENDER
 - EN ENSUITE
 - FE FIRE EXIT
 - FO FOYER
 - GAR GARBAGE BINS
 - GB GLASS BALUSTRADE
 - KI KITCHEN
 - LA LIVING AREA
 - LC LINEN CLOSET
 - LDY LAUNDRY
 - LF LIFT
 - M# MOTORBIKE
 - ME METAL
 - ML METAL LOUVRES
 - MR MIRROR
 - MZ MEZZANINE
 - NT NON TRAFFICABLE AREA
 - OG OPAQUE GLASS
 - OR OVERRUN
 - PL PLANT
 - PR PUMP ROOM
 - R REAR
 - RES RESIDENTIAL
 - SD SERVICE DUCT
 - ST STORAGE
 - SU STUDIO
 - SS SANDSTONE
 - TE TERRACE
 - RB WARDROBE
 - U# UNIT
 - VS VERTICAL TIMBER LOUVRES

ABSA
NATIONWIDE HOUSE
ENERGY RATING SCHEME
6.4
Average star rating
www.nathers.gov.au

Certificate no.: 0002877440
Assessor Name: Zoltan Lipovszki
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035

www.nathers.gov.au

ISSUE	DATE	AMENDMENTS / ISSUE FOR
A	06/12/2017	Issued for DA

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SGAMMOTTA ARCHITECTS

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australia

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abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE GROUND FLOOR

PROJECT No.	16116	DATE	22/06/2018
SCALE	1 : 100	DRAWN	10:22:52
DRAWING No.	DA 103	REVISION	Author

Randwick City Council
7 December 2017
Records Received

193 - 195 MAROUBRA ROAD

FERGUSON STREET

LEGEND

AC ALUMINUM CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
FO FOYER
GAR GARBAGE BINS
GI GLASS BALUSTRADE
KB KITCHEN
LA LAND AREA
LC LAUNDRY CLOSET
LDY LINDY
LF LIFT
M# MOTORBIKE
ME METAL
ML METAL LOUVRES
MR MIRROR
NT NOT TRAFFICABLE
OR AREA
OVRN OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SS SANDSTONE
TE TERRACE
RB WARDROBE
U# UNIT
VS VERTICAL TIMBER
LOUVRES

LEVEL 01
1 : 100

169 - 171 MAROUBRA ROAD

[illegible]

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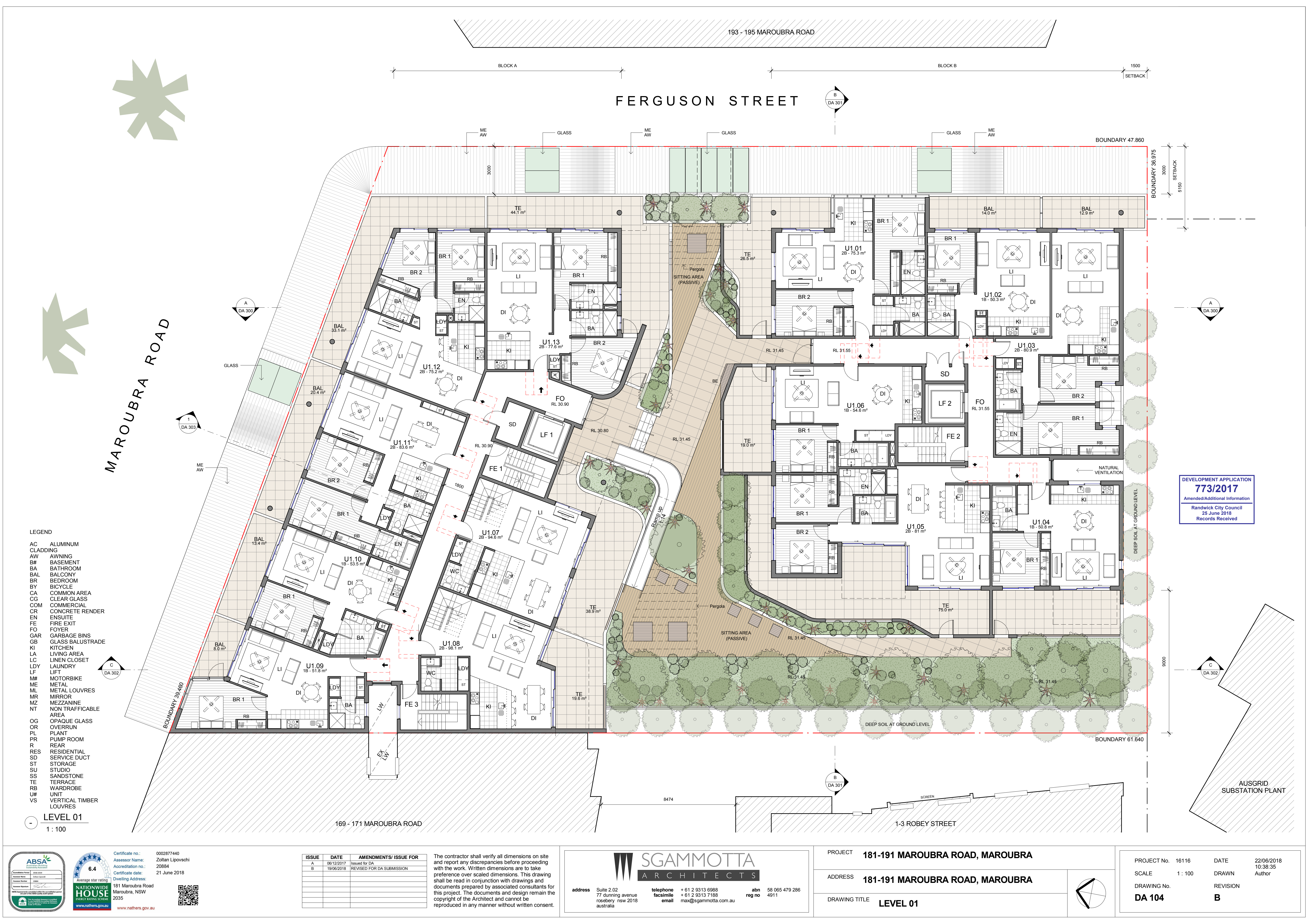
address	Suite 2.02 77 dunning avenue rosebery nsw 2018 australia	telephone	+ 61 2 9313 6988	abn	58 065 479 286
		facsimile	+ 61 2 9313 7188	reg no	4911
		email	max@sgammotta.com.au		

PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **LEVEL 01**

PROJECT No.	16116	DATE	06-12-2017
SCALE	1 : 100	DRAWN	17:05 Author
DRAWING No.		REVISION	
DA 104		A	



ABSA
Australian Building Standards Association

6.4
Average star rating
NATIONWIDE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road
Maroubra, NSW
2035
www.nathers.gov.au

ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA
B	19/06/2018	REVISED FOR DA SUBMISSION

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reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 01

PROJECT No. 16116

SCALE 1 : 100

DRAWING No. DA 104

DATE 22/06/2018
10:38:35

DRAWN Author

REVISION B

LEGEND

AC	ALUMINUM CLADDING
AW	AWNING
B#	BASEMENT
BA	BATHROOM
BAL	BALCONY
BR	BEDROOM
BY	BICYCLE
CA	COMMON AREA
CG	CLEAR GLASS
COM	COMMERCIAL
CR	CONCRETE RENDER
EN	ENSUITE
FE	FIRE EXIT
FO	FOYER
GAR	GARBAGE BINS
GB	GLASS BALUSTRADE
KI	KITCHEN
LA	LIVING AREA
LC	LINEN CLOSET
LDY	LAUNDRY
LF	LIFT
M#	MOTORBIKE
ME	METAL
ML	METAL LOUVRES
MR	MIRROR
NT	NON TRAFFICABLE AREA
OR	OVERRUN
PL	PLANT
PR	PUMP ROOM
R	REAR
RES	RESIDENTIAL
SD	SERVICE DUCT
ST	STORAGE
SS	SANDSTONE
TE	TERRACE
RB	WARDROBE
U#	UNIT
VS	VERTICAL TIMBER LOUVRES

LEVEL 02
1 : 100

Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW 2035
www.nathans.gov.au



ISSUE	DATE	AMENDMENTS/ISSUE FOR
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reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 02

PROJECT No. 16116 DATE 06-12-2017
SCALE 1 : 100 DRAWN 17:05
DRAWING No. REVISION
DA 105 A

193 - 195 MAROUBRA ROAD

FERGUSON STREET

BOUNDARY 47.860

BOUNDARY 36.975

BOUNDARY 61.640

169 - 171 MAROUBRA ROAD

1-3 ROBEY STREET

AUSGRID
SUBSTATION PLANT

- LEGEND
- AC ALUMINUM CLADDING
 - AW AWNING
 - B# BASEMENT
 - BA BATHROOM
 - BAL BALCONY
 - BR BEDROOM
 - BY BICYCLE
 - CA COMMON AREA
 - CC CLEAR GLASS
 - COM COMMERCIAL
 - CR CONCRETE RENDER
 - EN ENSUITE
 - FE FIRE EXIT
 - FO FOYER
 - GAR GARBAGE BINS
 - GB GLASS BALUSTRADE
 - KI KITCHEN
 - LA LIVING AREA
 - LC LINEN CLOSET
 - LDY LAUNDRY
 - LF LIFT
 - M# MOTORBIKE
 - ME METAL
 - ML METAL LOUVRES
 - MR MIRROR
 - MZ MEZZANINE
 - NT NON TRAFFICABLE AREA
 - OG OPAQUE GLASS
 - OR OVERRUN
 - PL PLANT
 - PR PUMP ROOM
 - R REAR
 - RES RESIDENTIAL
 - SD SERVICE DUCT
 - ST STORAGE
 - SJ STUDIO
 - SS SANDSTONE
 - TE TERRACE
 - WB WARDROBE
 - U# UNIT
 - VS VERTICAL TIMBER LOUVRES

LEVEL 02
1 : 100



Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035
www.nathers.gov.au



ISSUE	DATE	AMENDMENTS / ISSUE FOR
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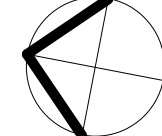
SGAMMOTTA
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reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 02



PROJECT No. 16116
SCALE 1 : 100
DRAWING No. DA 105
DATE 22/06/2018
DRAWN 10:53:19
REVISION B

LEGEND

AC	ALUMINUM CLADDING
AW	AWNING
B#	BASEMENT
BA	BATHROOM
BAL	BALCONY
BR	BEDROOM
BY	BICYCLE
CA	COMMON AREA
CG	CLEAR GLASS
COM	COMMERCIAL
CR	CONCRETE RENDER
EN	ENSUITE
FE	FIRE EXIT
FO	FOYER
GAR	GARAGE BINS
GB	GLASS BALUSTRADE
KI	KITCHEN
LA	LIVING AREA
LC	LINEN CLOSET
LDY	LAUNDRY
LF	LIFT
M#	MOTORBIKE
ME	METAL
ML	METAL LOUVRES
MR	MIRROR
NT	NON TRAFFICABLE AREA
OR	OVERRUN
PL	PLANT
PR	PUMP ROOM
R	REAR
RES	RESIDENTIAL
SD	SERVICE DUCT
ST	STORAGE
SS	SANDSTONE
TE	TERRACE
WB	WARDROBE
US	UNIT
VS	VERTICAL TIMBER LOUVRES

LEVEL 03 & 04

1 : 100



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW
2035
www.nathans.gov.au



ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA

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email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 03 & LEVEL 04

PROJECT No. 16116 DATE 06-12-2017
SCALE 1 : 100 DRAWN 17:05
DRAWING No. REVISION
DA 106 A


A circular logo with a horizontal line. The top half contains the letter 'B' and the bottom half contains the text 'DA 301'.

BOUNDARY 36.975

IA ROAD



3121



AUSGRID
SUBSTATION PLANT

AC	ALUMINUM
CL	CLADDING
AW	AWNING
B#	BASEMENT
BA	BATHROOM
BAL	BALCONY
BR	BEDROOM
BY	BICYCLE
CA	COMMON AREA
CG	CLEAR GLASS
COM	COMMERCIAL
CR	CONCRETE RENDER
EN	ENSUITE
FE	FIRE EXIT
FO	FOYER
GAR	GARBAGE BINS
GB	GLASS BALUSTRADE
KI	KITCHEN
LA	LIVING AREA
LC	LINEN CLOSET
LDY	LAUNDRY
LIF	LIFT
M#	MOTORBIKE
ME	METAL
ML	METAL LOUVRES
MR	MIRROR
MZ	MEZZANINE
NT	NON TRAFFICABLE AREA
OG	OPaque GLASS
OR	OVERRUN
PL	PLANT
PR	PUMP ROOM
R	REAR
RES	RESIDENTIAL
SD	SERVICE DUCT
ST	STORAGE
SU	STUDIO
SS	SANDSTONE
TE	TERRACE
TR	TERABO
U#	UNIT
VS	VERTICAL TIMBER LOUVRES

LEVEL 03 & 04
1 : 100

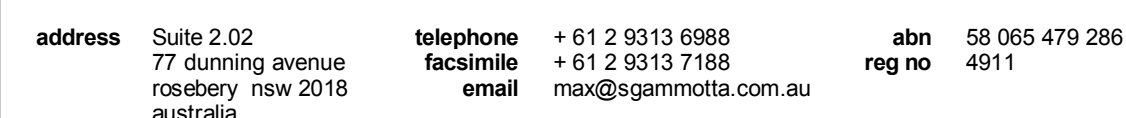


Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address:
181 Maroubra Road
Maroubra, NSW
2035

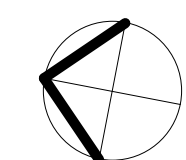
www.nathers.gov.au

[illegible]

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DRAWING TITLE **LEVEL 03 & LEVEL 04**



PROJECT No.	16116	DATE	22/06/2018 10:53:49
SCALE	1 : 100	DRAWN	Author
DRAWING No.		REVISION	
DA 106		B	

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

193 - 195 MAROUBRA ROAD

BLOCK A

BLOCK B

4500

SETBACK

FERGUSON STREET

B
DA 301

BOUNDARY 47.860

BOUNDARY 36.975

3000
4000
7000
SETBACK

MAROUBRA ROAD

A
DA 300

1
DA 303

A
DA 300

LEGEND

AC ALUMINUM CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
FO FOYER
GAR GARBAGE BINS
GB GLASS BALUSTRADE
KI KITCHEN
LA LIVING AREA
LC LINEN CLOSET
LDY LAUNDRY
LF LIFT
M# MOTORBIKE
ME METAL
ML METAL LOUVRES
MR MIRROR
NT NON TRAFFICABLE AREA
OR OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SS SANDSTONE
TE TERRACE
RB WARDROBE
U# UNIT
VS VERTICAL TIMBER LOUVRES

LEVEL 05

1 : 100

BOUNDARY 39.460

169 - 171 MAROUBRA ROAD

12338

8474

14000

1-3 ROBEY STREET

BOUNDARY 61.640

C
DA 302

AUSGRID
SUBSTATION PLANT



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW
2035
www.nathans.gov.au



ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA

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SGAMMOTTA
ARCHITECTS

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77 dunning avenue
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australia

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facsimile + 61 2 9313 7188
email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 05

PROJECT No. 16116 DATE 06-12-2017
SCALE 1 : 100 DRAWN 17:05
DRAWING No. DA 107 REVISION A





Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
Dwelling Address: 181 Maroubra Road, Maroubra, NSW 2035
www.nathers.gov.au



ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA
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address Suite 2.02
77 dunning avenue
rosebery nsw 2018
australia

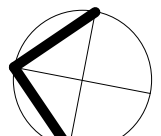
telephone +61 2 9313 6988
facsimile +61 2 9313 7188
email max@sgammotta.com.au

abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 05



PROJECT No. 16116

SCALE 1 : 100

DRAWING No. DA 107

DATE 22/06/2018 10:54:14

DRAWN Author

REVISION B

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

193 - 195 MAROUBRA ROAD

BLOCK A

BLOCK B

FERGUSON STREET

B
DA 301

BOUNDARY 47.860

BOUNDARY 36.975

7000
SETBACK

23374

9000

BOUNDARY 61.640

169 - 171 MAROUBRA ROAD

1-3 ROBEY STREET

AUSGRID
SUBSTATION PLANT

MAROUBRA ROAD

LEGEND

AC ALUMINUM CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
FO FOYER
GAR GARBAGE BINS
GB GLASS BALUSTRADE
KI KITCHEN
LA LIVING AREA
LC LINEN CLOSET
LDY LAUNDRY
LF LIFT
M# MOTORBIKE
ME METAL
ML METAL LOUVRES
MR MIRROR
NT NON TRAFFICABLE AREA
OR OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SS SANDSTONE
TE TERRACE
RB WARDROBE
U# UNIT
VS VERTICAL TIMBER LOUVRES

LEVEL 06
1 : 100



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW
2035
www.nathans.gov.au



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ARCHITECTS

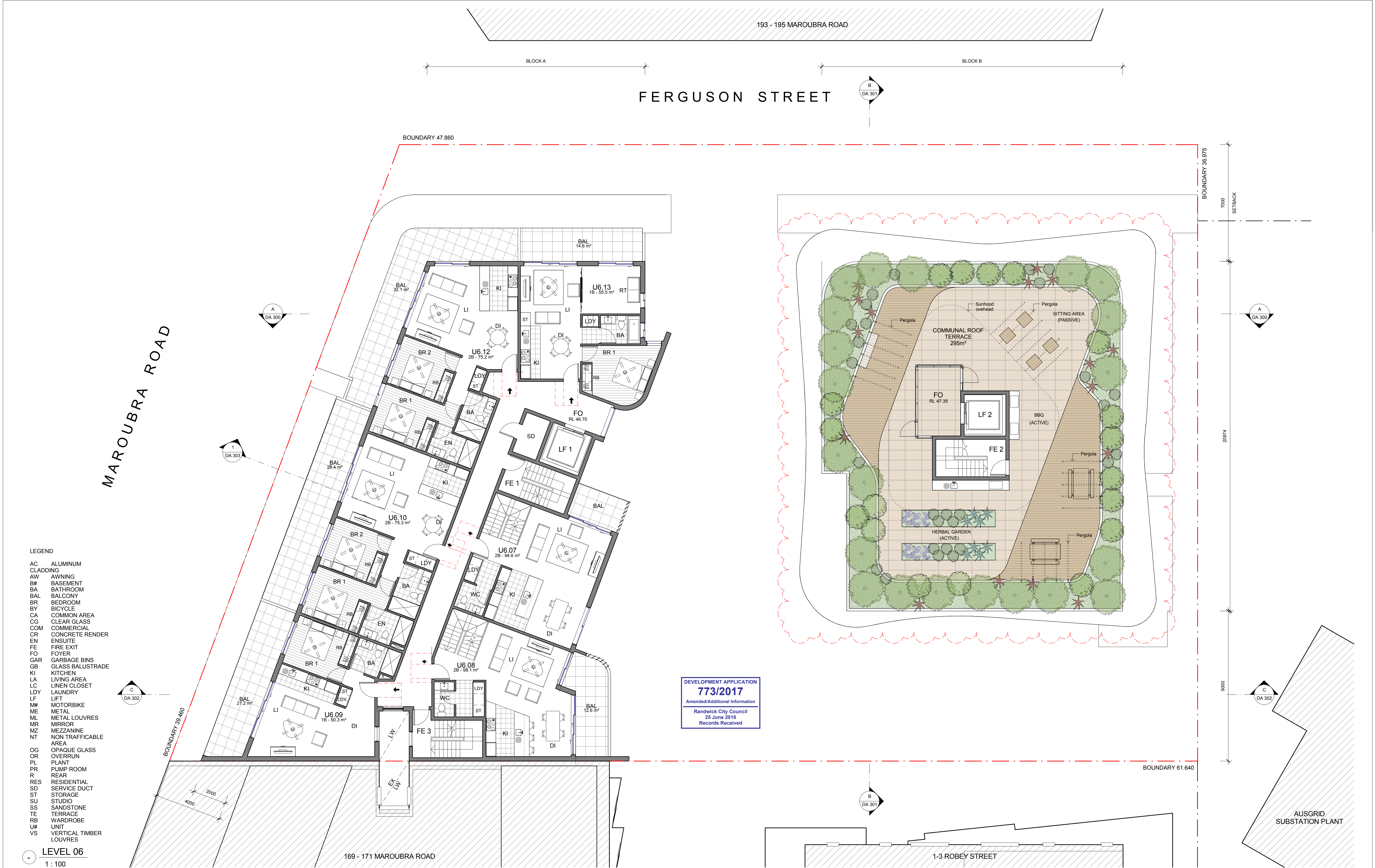
address Suite 2.02
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australia
telephone + 61 2 9313 6988
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email max@sgammotta.com.au
abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE LEVEL 06

PROJECT No. 16116
SCALE 1 : 100
DRAWING No. DA 108
DATE 06-12-2017
DRAWN 17-05
REVISION A
Author



DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received

193 - 195 MAROUBRA ROAD

BLOCK A

BLOCK B

FERGUSON STREET

BOUNDARY 47.860

BOUNDARY 36.975

MAROUBRA ROAD

LEGEND

AC ALUMINUM CLADDING
AW AWNING
B# BASEMENT
BA BATHROOM
BAL BALCONY
BR BEDROOM
BY BICYCLE
CA COMMON AREA
CG CLEAR GLASS
COM COMMERCIAL
CR CONCRETE RENDER
EN ENSUITE
FE FIRE EXIT
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GAR GARBAGE BINS
GB GLASS BALUSTRADE
KI KITCHEN
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LC LINEN CLOSET
LDY LAUNDRY
LF LIFT
M# MOTORBIKE
ME METAL
ML METAL LOUVRES
MR MIRROR
NT NON TRAFFICABLE
OR OVERRUN
PL PLANT
PR PUMP ROOM
R REAR
RES RESIDENTIAL
SD SERVICE DUCT
ST STORAGE
SS SANDSTONE
TE TERRACE
RB WARDROBE
U# UNIT
VS VERTICAL TIMBER LOUVRES

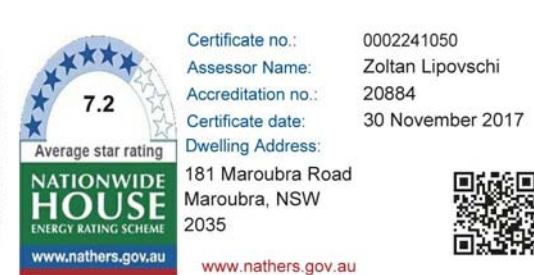
BLOCK A ROOF TERRACE

1 : 100

169 - 171 MAROUBRA ROAD

BOUNDARY 61.640

AUSGRID
SUBSTATION PLANT



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
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www.nathers.gov.au

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SGAMMOTTA
ARCHITECTS

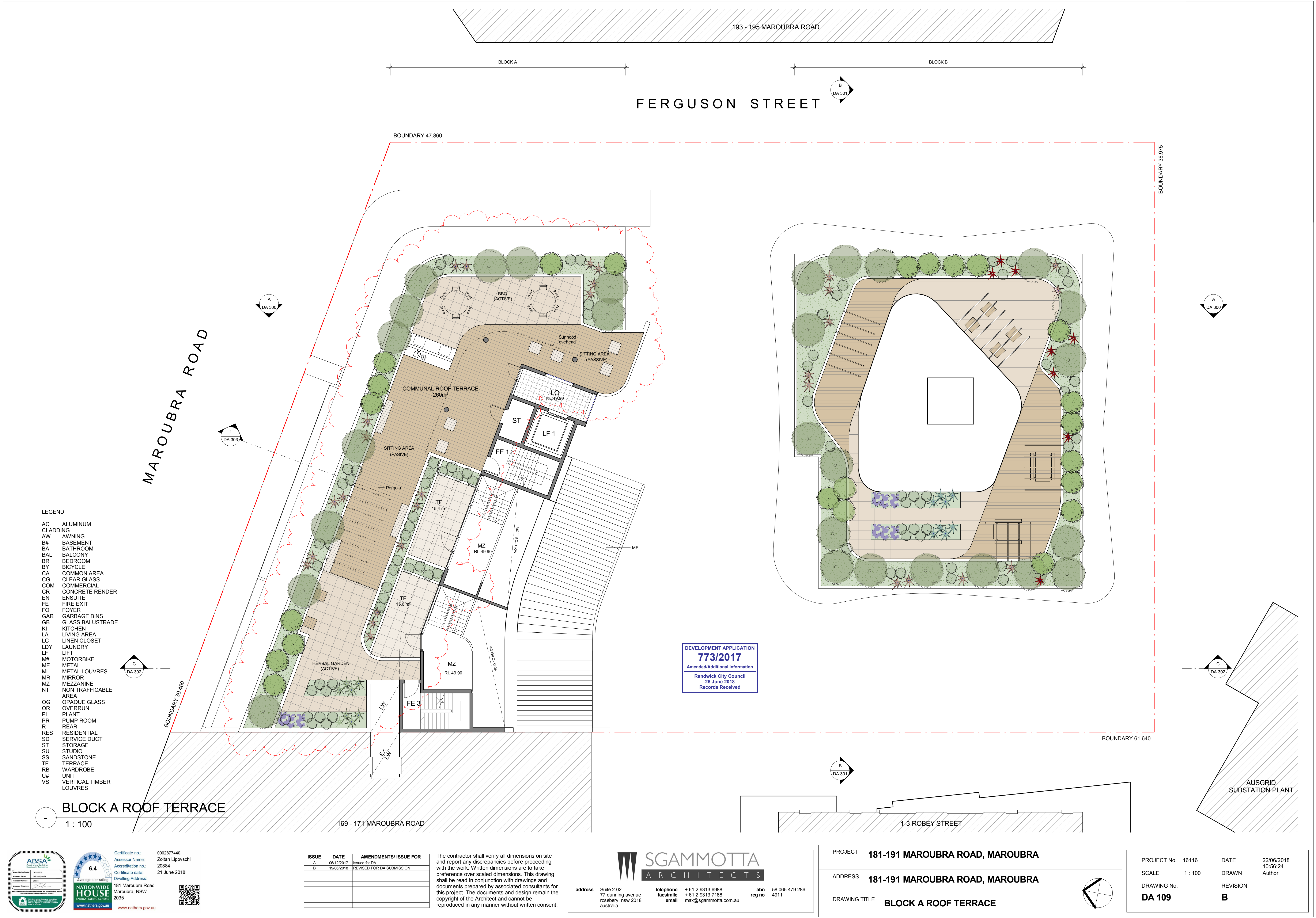
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facsimile + 61 2 9313 7188
email max@sgammotta.com.au
abn 58 065 479 286
reg no 4911

PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE BLOCK A ROOF TERRACE

PROJECT No. 16116
SCALE 1 : 100
DRAWING No. DA 109
DATE 06-12-2017
DRAWN 17:05
Author
REVISION
A



DEVELOPMENT APPLICATION

773/2017

Randwick City Council

7 December 2017

Records Received

LEGEND

- ACALUMINUM CLADDING
- AWAWNING
- B#BASEMENT
- BA BATHROOM
- BALBALCONY
- BRBEDROOM
- BYBICYCLE
- CACOMMON AREA
- CGCLEAR GLASS
- COMCOMMERCIAL
- CRCONCRETE RENDER
- ENENSUITE
- FEFIRE EXIT
- FOFOYER
- GARGARBAGE BINS
- GBGLASS BALUSTRADE
- KIKITCHEN
- LALIVING AREA
- LC LINEN CLOSET
- LDYLAUNDRY
- LF LIFT
- M#MOTORBIKE
- MEMETAL
- MLMETAL LOUVRES
- MRMIRROR
- NTNON TRAFFICABLE AREA
- OROVERRUN
- PLPLANT
- PRPUMP ROOM
- REAR
- RESRESIDENTIAL
- SDSERVICE DUCT
- STSTORAGE
- SSSANDSTONE
- TE TERRACE
- RBWARDROBE
- U#UNIT
- VSVERTICAL TIMBER LOUVRES

BLOCK A ROOF PLAN

1 : 100

ISSUE	DATE	AMENDMENTS/ ISSUE FOR
A	06/12/2017	Issued for DA

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PROJECT181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLEBLOCK A ROOF PLAN

PROJECT No.16116

SCALE1 : 100

DRAWING No.DA 110

DATE06-12-2017

DRAWN17-06

REVISIONA

Author

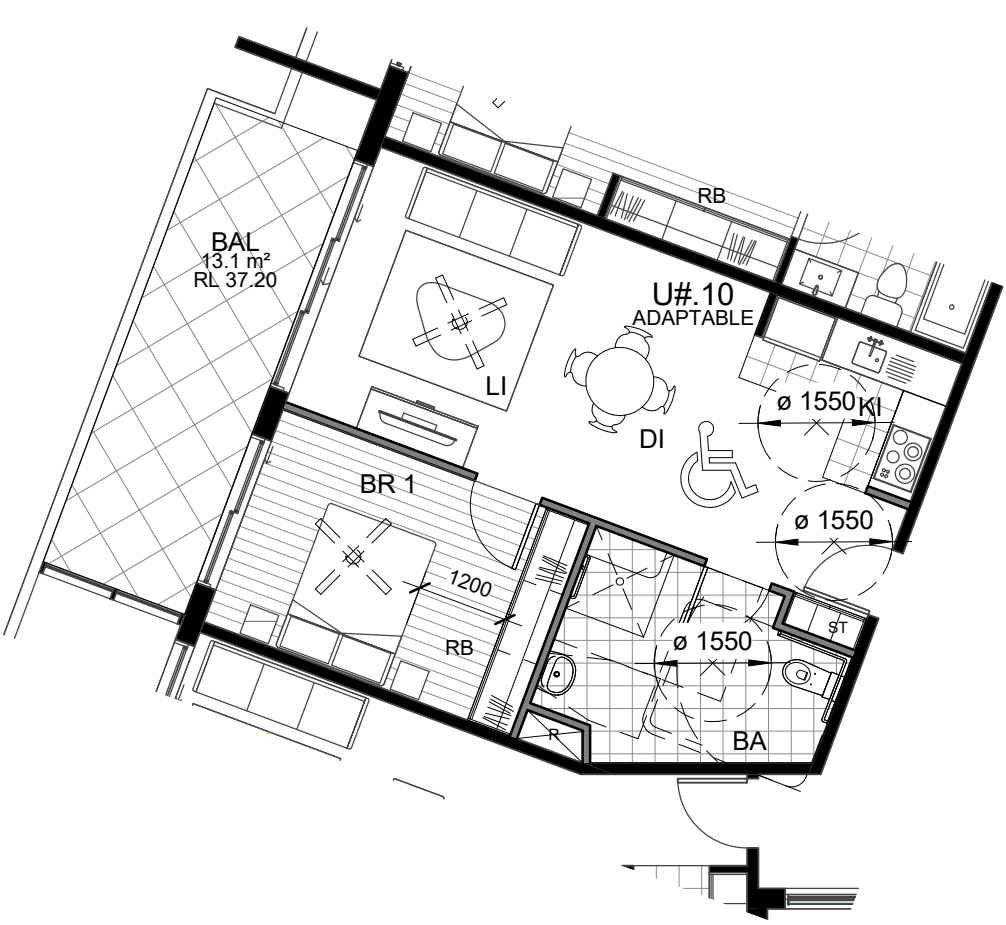
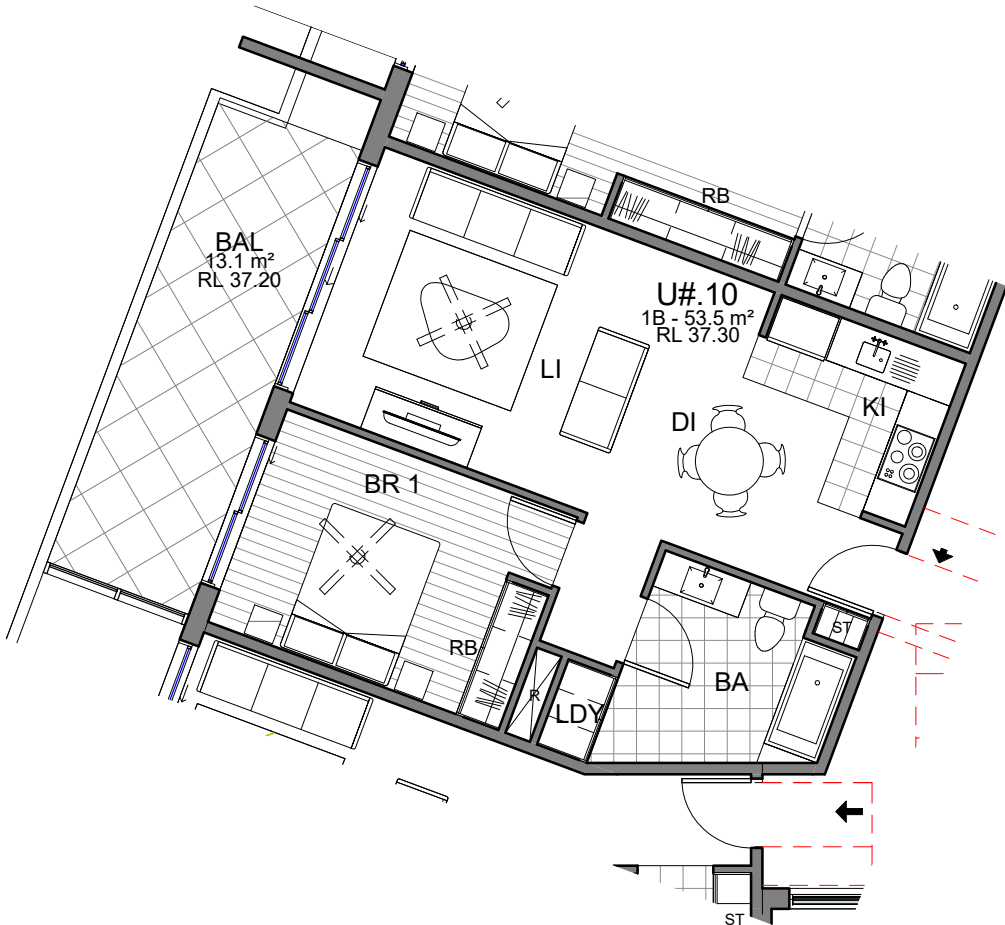


NOT USE

DEVELOPMENT APPLICATION

773/2017

Randwick City Council
7 December 2017
Records Received



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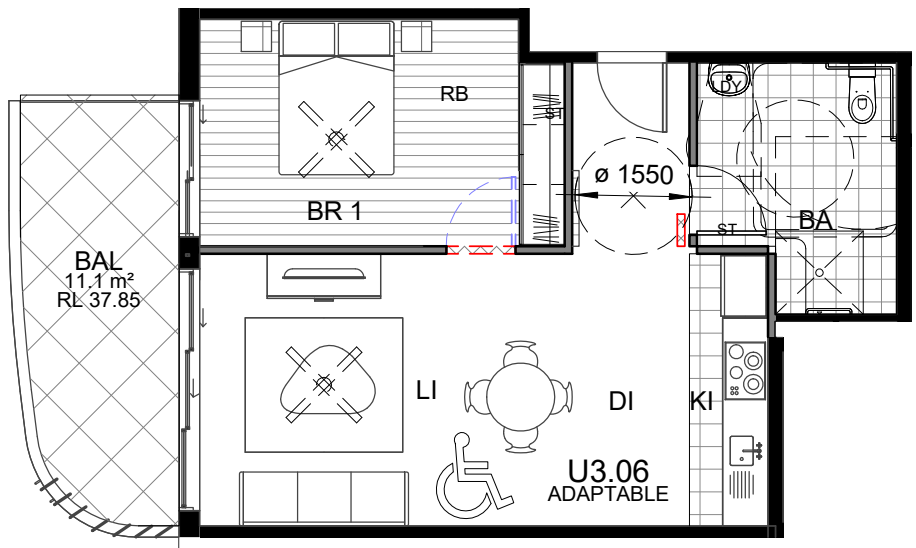
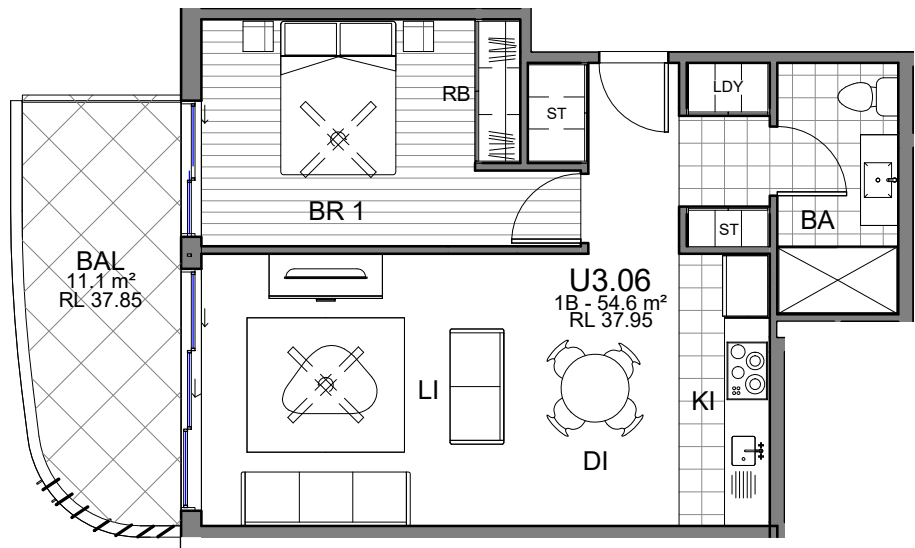
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1 : 100

2

UNIT 1.10/2.10/3.10/4.10/5.10 Post-Adaptation

1 : 100



3

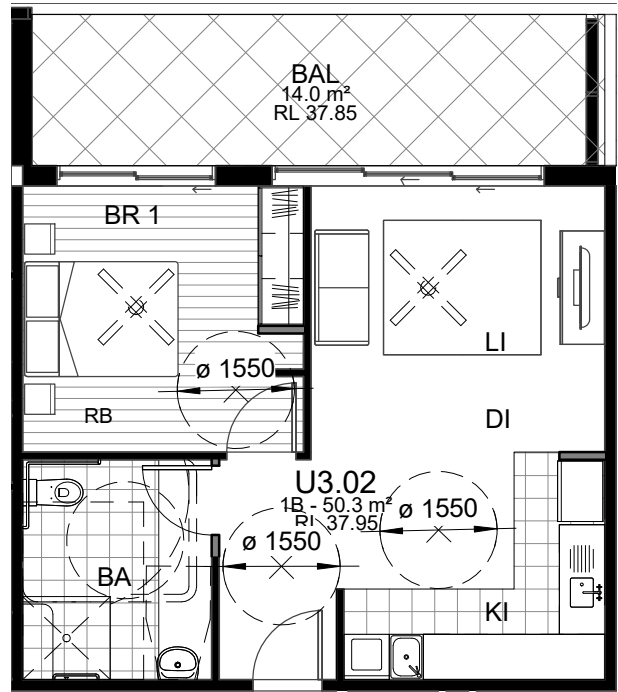
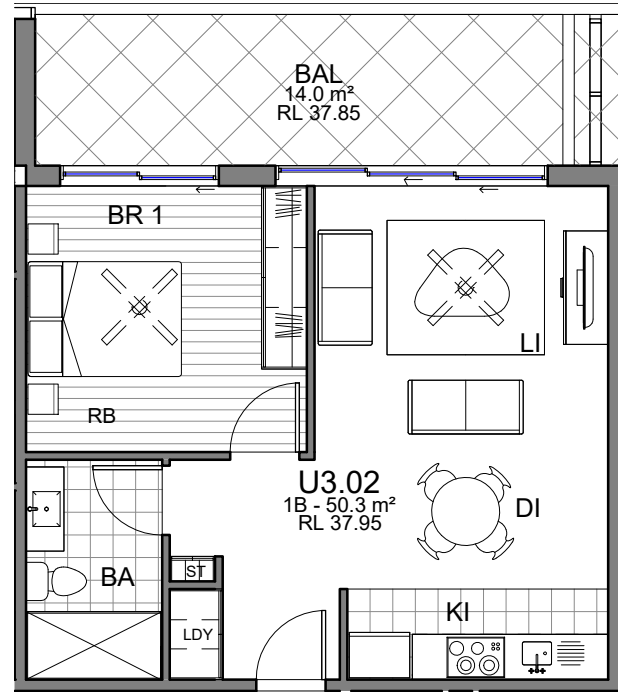
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1 : 100

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UNIT 1.06/2.06/3.06/4.06/5.06 Post-Adaptation

1 : 100



5

UNIT 1.02/2.02/3.02/4.02 Pre-Adaptation

1 : 100

6

UNIT 1.02/2.02/3.02/4.02 Post-Adaptation

1 : 100

NOTE:
PROVIDE & GAP OFF/TERMINATE
ALL SERVICES REQUIRED READY
FOR CONNECTION IN THE POST
ADAPTATION PHASE.



Certificate no.: 0002241050
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 30 November 2017
Dwelling Address: 181 Maroubra Road
Maroubra, NSW 2035
www.nathers.gov.au



ISSUE	DATE	AMENDMENTS/ISSUE FOR
A	06/12/2017	Issued for DA

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address Suite 2.02
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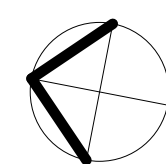
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PROJECT 181-191 MAROUBRA ROAD, MAROUBRA

ADDRESS 181-191 MAROUBRA ROAD, MAROUBRA

DRAWING TITLE ADAPTABLE UNITS

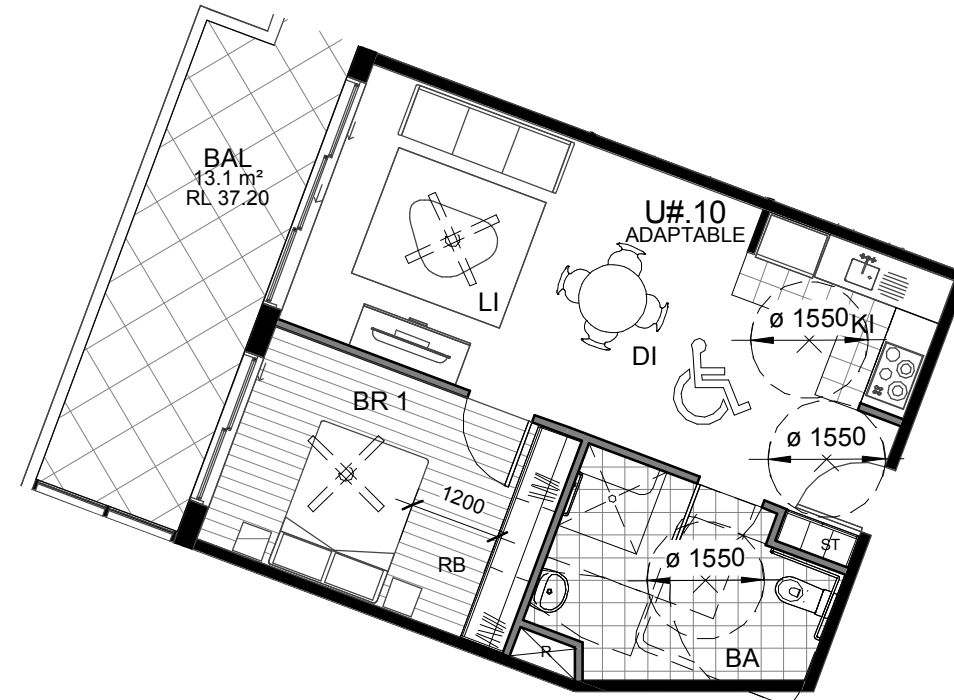


PROJECT No. 16116 DATE 06-12-2017
SCALE 1 : 100 DRAWN 17-06
DRAFTING No. REVISION Author
DA 120 A

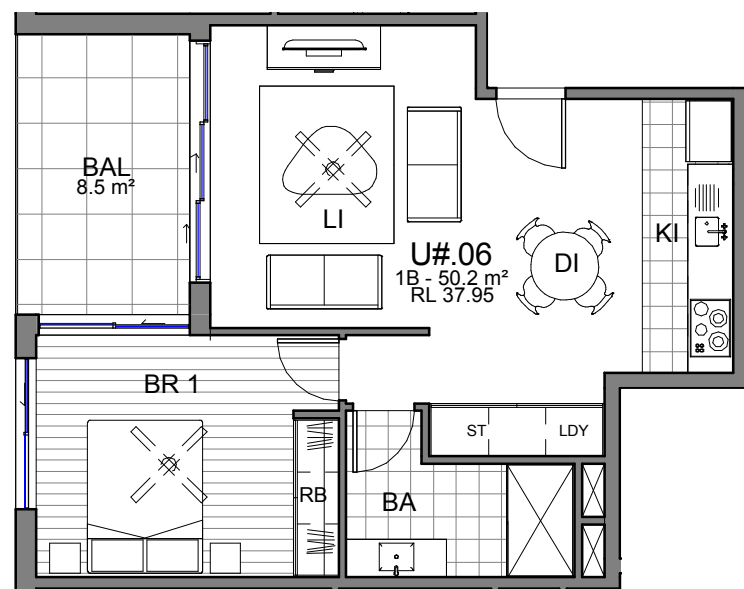
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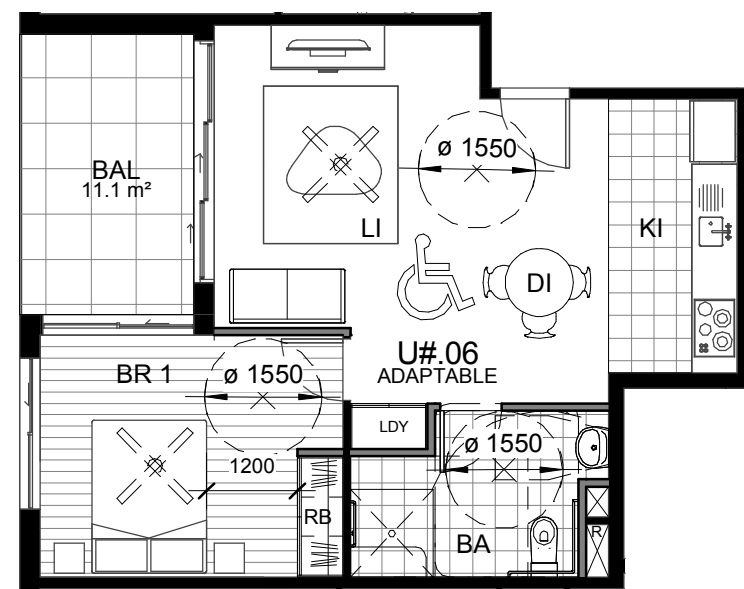
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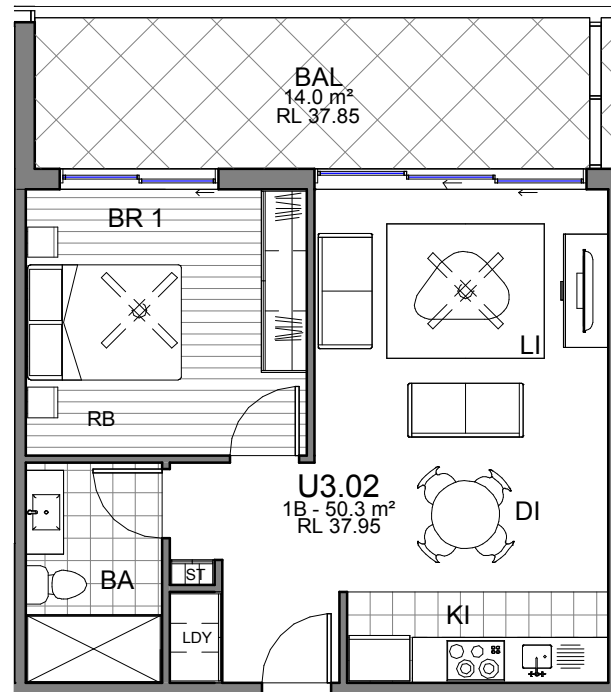
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1 : 100



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1 : 100

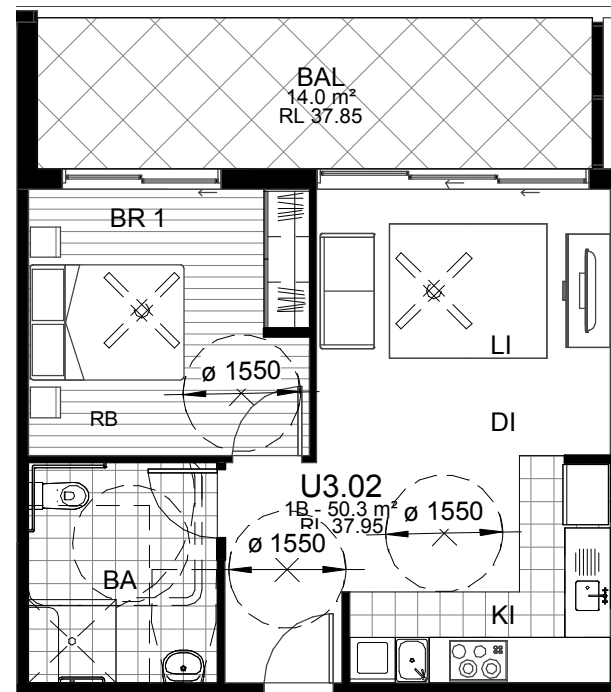


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1 : 100



5 UNIT 1.02/2.02/3.02/4.02 Pre-Adaptation
1 : 100

DEVELOPMENT APPLICATION
773/2017
Amended/Additional Information
Randwick City Council
25 June 2018
Records Received



6 UNIT 1.02/2.02/3.02/4.02 Post-Adaptation
1 : 100

NOTE:
PROVIDE & CAP OFF/TERMINATE
ALL SERVICES REQUIRED READY
FOR CONNECTION IN THE POST
ADAPTATION PHASE



Certificate no.: 0002877440
Assessor Name: Zoltan Lipovschi
Accreditation no.: 20884
Certificate date: 21 June 2018
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ISSUE	DATE	AMENDMENTS/ ISSUE FOR
A	06/12/2017	Issued for DA
B	19/06/2018	REVISED FOR DA SUBMISSION

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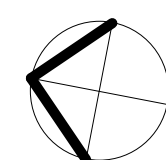
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reg no 4911

PROJECT **181-191 MAROUBRA ROAD, MAROUBRA**

ADDRESS **181-191 MAROUBRA ROAD, MAROUBRA**

DRAWING TITLE **ADAPTABLE UNITS**



PROJECT No. 16116
SCALE 1 : 100
DRAWING No. **DA 120**

DATE 22/06/2018
DRAWN 10:57:48
REVISION **B**