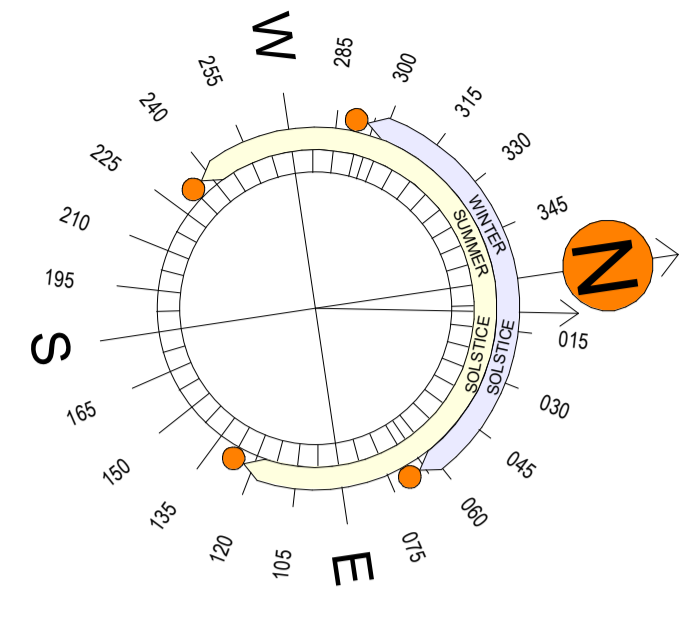





138 MAROUBRA RD, MAROUBRA

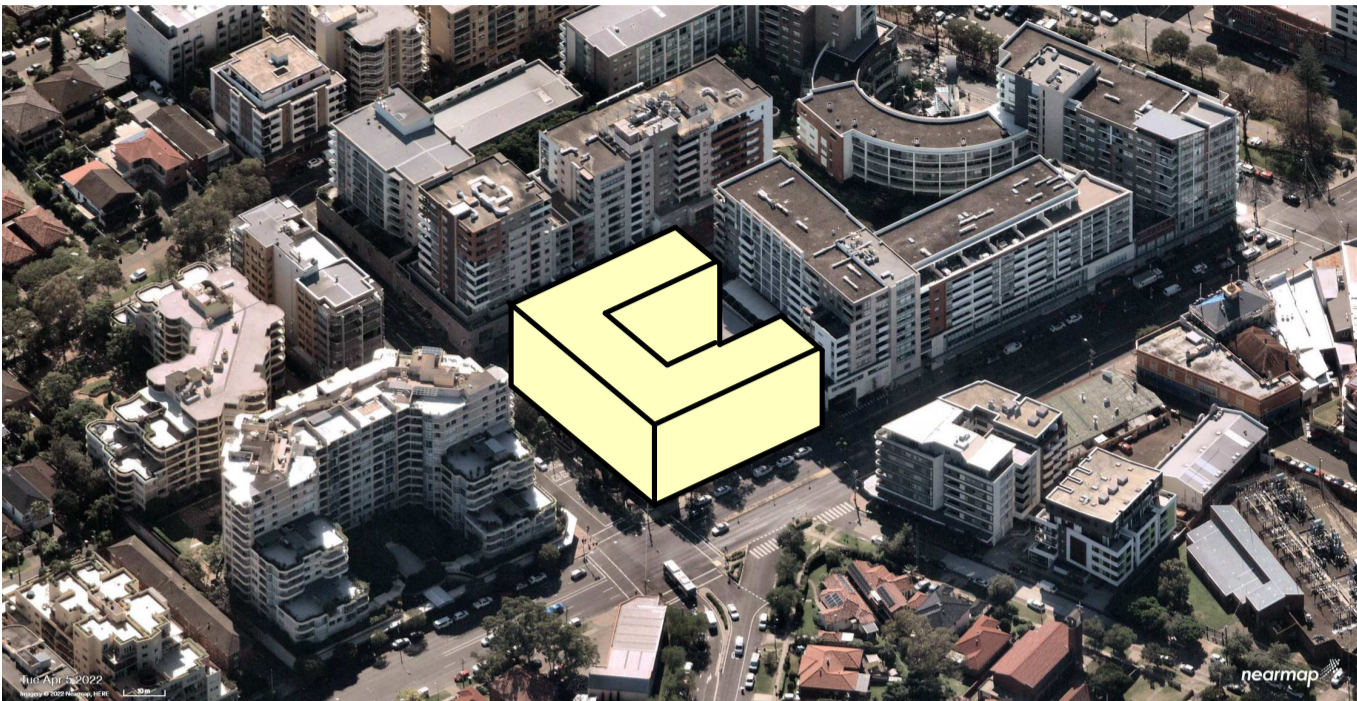
DEVELOPMENT APPLICATION

Supplementary Information - April 2024

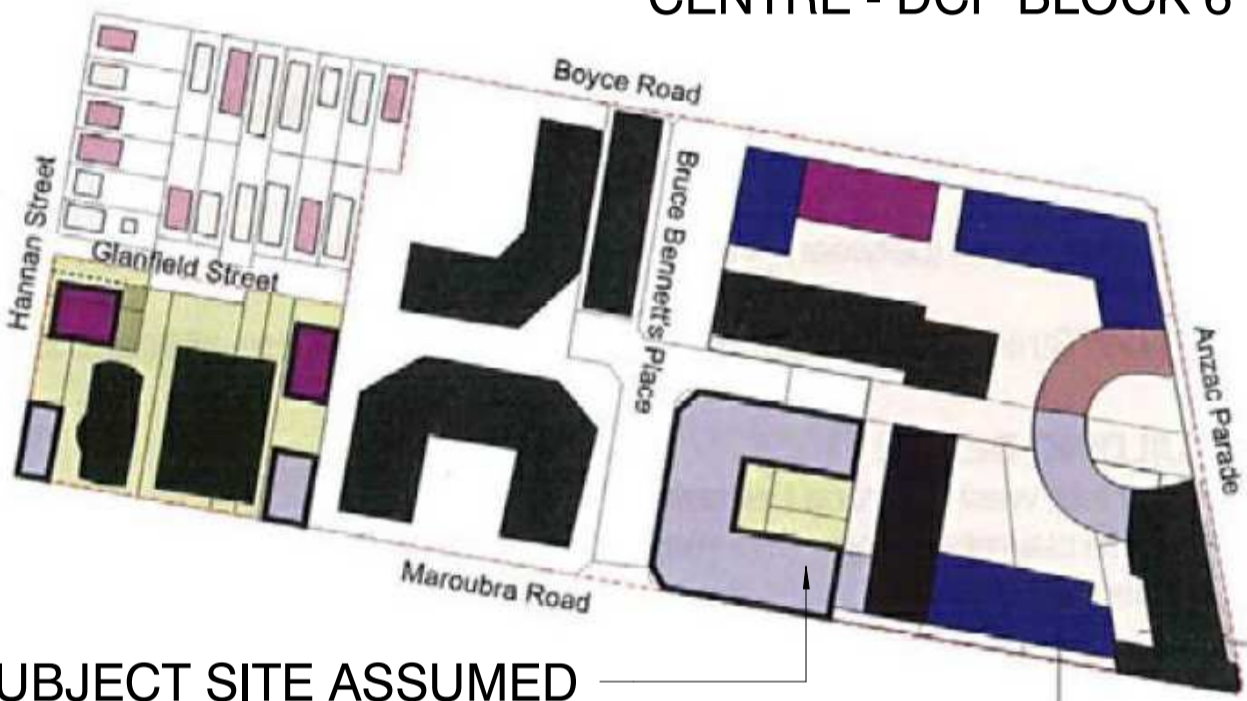


Sheet List			
Sheet Number	Current Revision	Current Revision Date	Sheet Name
DA0.100	M	05/04/24	COVER SHEET SITE PLAN
DA0.149	A	22/02/24	DCP ENVELOPE ANALYSIS SHEET 1
DA0.150	K	22/02/24	DCP ENVELOPE ANALYSIS SHEET 2
DA0.151	H	22/02/24	POLICE STATION - POTENTIAL DEVELOPMENT STUDY
DA0.152	I	22/02/24	DEMOLITION PLAN
DA0.153	I	22/02/24	SITE ANALYSIS PLAN
DA1.101	N	22/02/24	BASEMENT 3 PLAN
DA1.102	N	22/02/24	BASEMENT 2 PLAN
DA1.103	N	22/02/24	BASEMENT 1 PLAN
DA1.104	N	22/02/24	GROUND FLOOR PLAN
DA1.105	N	22/02/24	LEVEL 1 PLAN
DA1.106	N	22/02/24	LEVEL 2 PLAN
DA1.107	O	22/02/24	LEVEL 3 PLAN
DA1.108	N	22/02/24	LEVEL 4 PLAN
DA1.109	M	22/02/24	LEVEL 5 PLAN
DA1.110	M	22/02/24	LEVEL 6 PLAN
DA1.111	N	22/02/24	LEVEL 7 PLAN
DA1.112	N	22/02/24	LEVEL 8 PLAN
DA1.113	J	22/02/24	ROOF PLAN
DA2.100	M	22/02/24	SECTION A
DA2.101	I	22/02/24	SECTION B
DA2.102	K	22/02/24	SECTION C
DA2.103	I	22/02/24	SECTION D
DA2.200	K	22/02/24	NORTH ELEVATION
DA2.201	K	22/02/24	EAST ELEVATION
DA2.202	K	22/02/24	SOUTH ELEVATION
DA2.203	K	22/02/24	WEST ELEVATION
DA2.302	K	22/02/24	STREETSCAPE ELEVATIONS
DA8.100	M	22/02/24	SCHEDULES
DA8.200	F	22/02/24	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 1
DA8.201	J	22/02/24	ADG ADAPTABLE ACCESS AND DWELLINGS - SHEET 2
DA8.250	M	05/04/24	ADG & BASIX COMPLIANCE
DA8.300	G	22/02/24	SHADOW DIAGRAM PLANS SHEET 1
DA8.301	J	22/02/24	SHADOW DIAGRAM PLANS SHEET 2
DA8.302	G	22/02/24	SHADOW DIAGRAM PLANS SHEET 3
DA8.303	G	22/02/24	SHADOW DIAGRAM PLANS SHEET 4
DA8.304	G	22/02/24	SHADOW DIAGRAM PLANS SHEET 5
DA8.305	I	05/04/24	SHADOW DIAGRAMS ADG ENVELOPE
DA8.306	H	22/02/24	SUN EYE VIEW ADG COMPLIANT ENVELOPE
DA8.309	K	22/02/24	SUN EYE VIEWS SHEET 1
DA8.310	I	22/02/24	SUN EYE VIEWS SHEET 2
DA8.320	H	22/02/24	HEIGHT PLANE ANALYSIS
DA8.322	D	22/02/24	165-167 MAROUBRA RD SHADOW IMPACT STUDY
DA8.323	E	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 1
DA8.324	E	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 2
DA8.325	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 3
DA8.326	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 4
DA8.327	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 5
DA8.328	A	05/04/24	165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 6
DA8.350	H	22/02/24	OPEN SPACE / DEEP SOIL STRATEGY
DA8.400	H	22/02/24	EXTERNAL MATERIAL SCHEDULE
DA9.100	I	22/02/24	3D VIEWS
DA9.150	H	22/02/24	PERSPECTIVE MAROUBRA ROAD
DA9.151	H	22/02/24	PERSPECTIVE PICADILLY PLACE

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		 Lindsay Bannellong 21 Solent Circuit, Baulkham Hills NSW 2153	Author	1 : 500	A1	5/04/2024
E	07/12/22	ISSUED FOR REVIEW	JH									
F	09/01/23	ISSUED FOR REVIEW	LO									
G	19/01/23	ISSUED FOR REVIEW	LO									
H	03/02/23	ISSUED FOR REVIEW	TP									
I	15/02/23	ISSUED FOR DA	TP	PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	 djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	DESCRIPTION	2:58:19 PM	COVER SHEET SITE PLAN	
J	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH									
K	29/11/23	AMENDED DA	JH									
L	22/02/24	AMENDED DA	ARH									
M	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH									
							AUTHORISED FOR ISSUE					
							DIRECTOR	DATE				

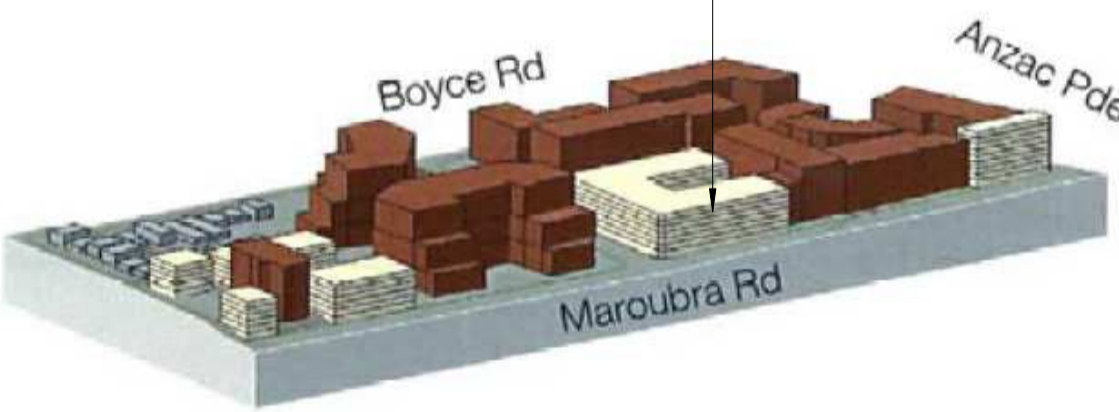


RANDWICK DCP 2013 - MAROUBRA JUNCTION CENTRE - DCP BLOCK 6

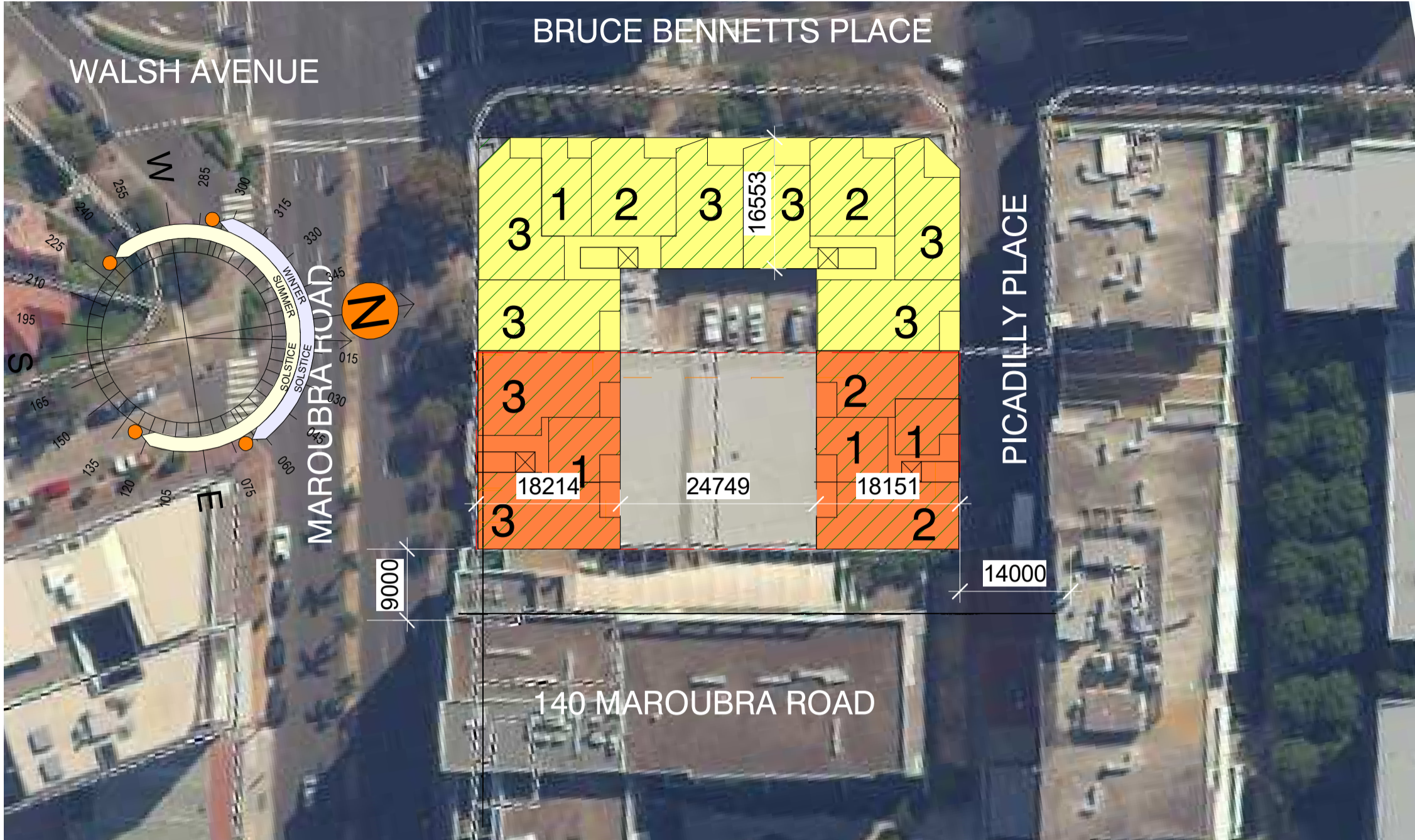


SUBJECT SITE ASSUMED TO AMALGAMATE WITH POLICE STATION SITE

MID RISE TRANSITIONAL FORM ANTICIPATED 6 STOREY HEIGHT

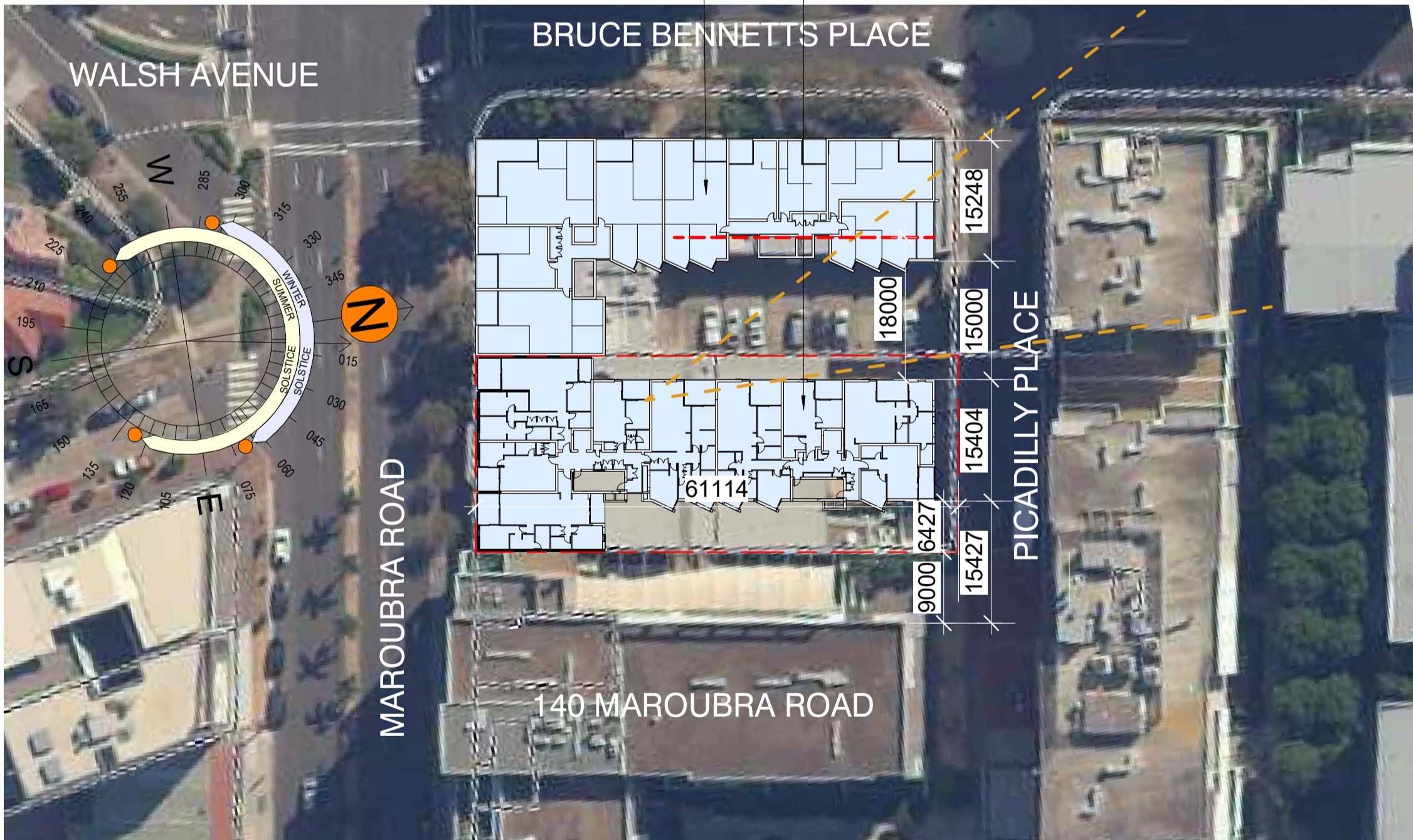


DCP 2013 CONTROL



POLICE STATION SITE (YELLOW)
DEVELOPMENT SITE (ORANGE)

DCP PLAN FORM - 25m



POLICE STATION SITE
SUBJECT SITE

ALTERNATE PLAN FORM - 25m

PLANNING STUDY - DCP FORM

TEST YIELD AND ADG COMPLIANCE

- LEP 25m HEIGHT =**
- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
 - 4 X 3100 RESIDENTIAL FLOORS (12.4m)
 - ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

- COMBINED SITE (YELLOW AND ORANGE)**
- 4 STOREYS X 16 DWELLINGS = 64 TOTAL
 - VENTILATION = LIKELY TO GET >60%
 - DAYLIGHT = APPROX 42 (66%)
 - CENTRAL COMMUNAL OPEN SPACE WILL NOT GET MINIMUM WID WINTER DAYLIGHT (COS ON ROOF)

- SUBJECT SITE ONLY (ORANGE)**
- 4 STOREYS X 7 APARTMENTS = 28 TOTAL
 - VENTILATION = LIKELY TO GET >60%
 - DAYLIGHT = APPROX 13 (41%)
 - CENTRAL COMMUNAL OPEN SPACE WILL NOT GET MINIMUM WID WINTER DAYLIGHT (COS ON ROOF)
 - YIELD MAY NOT BE REALISED IF ADG SETBACKS ARE STRICTLY APPLIED

CONCLUSION
POOR ADG OUTCOME

PLANNING STUDY - ALTERNATE FORM

ROTATE "C" FORM / CENTRAL SPACE FACES NORTH / STREET WALL FORM PRESERVED

- LEP 25m HEIGHT =**
- GROUND (RETAIL) + LEVEL 1 (COMM) (8.6m)
 - 4 X 3100 RESIDENTIAL FLOORS (12.4m)
 - ROOF GARDEN INCLUDING LIFT OVERRUN (4m)

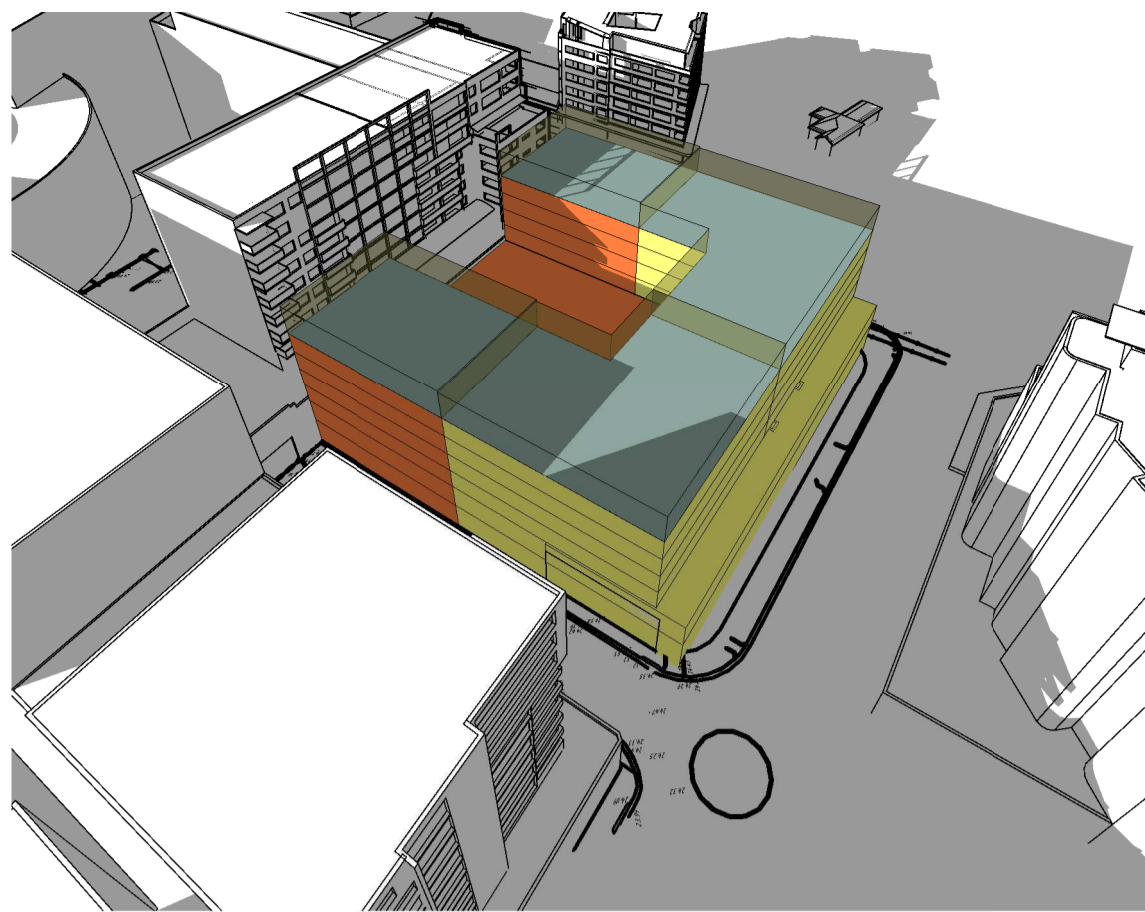
- COMBINED SITE (BOTH BLUE FORMS)**
- 4 STOREYS X 18 DWELLINGS = 72 TOTAL
 - VENTILATION = APPROX 20 + 24 (61%)
 - DAYLIGHT = APPROX 27 + 24 (70.8%)
 - CENTRAL COMMUNAL OPEN SPACE WILL GET WID WINTER DAYLIGHT. ROOF GARDEN PREFERRED

CONCLUSION

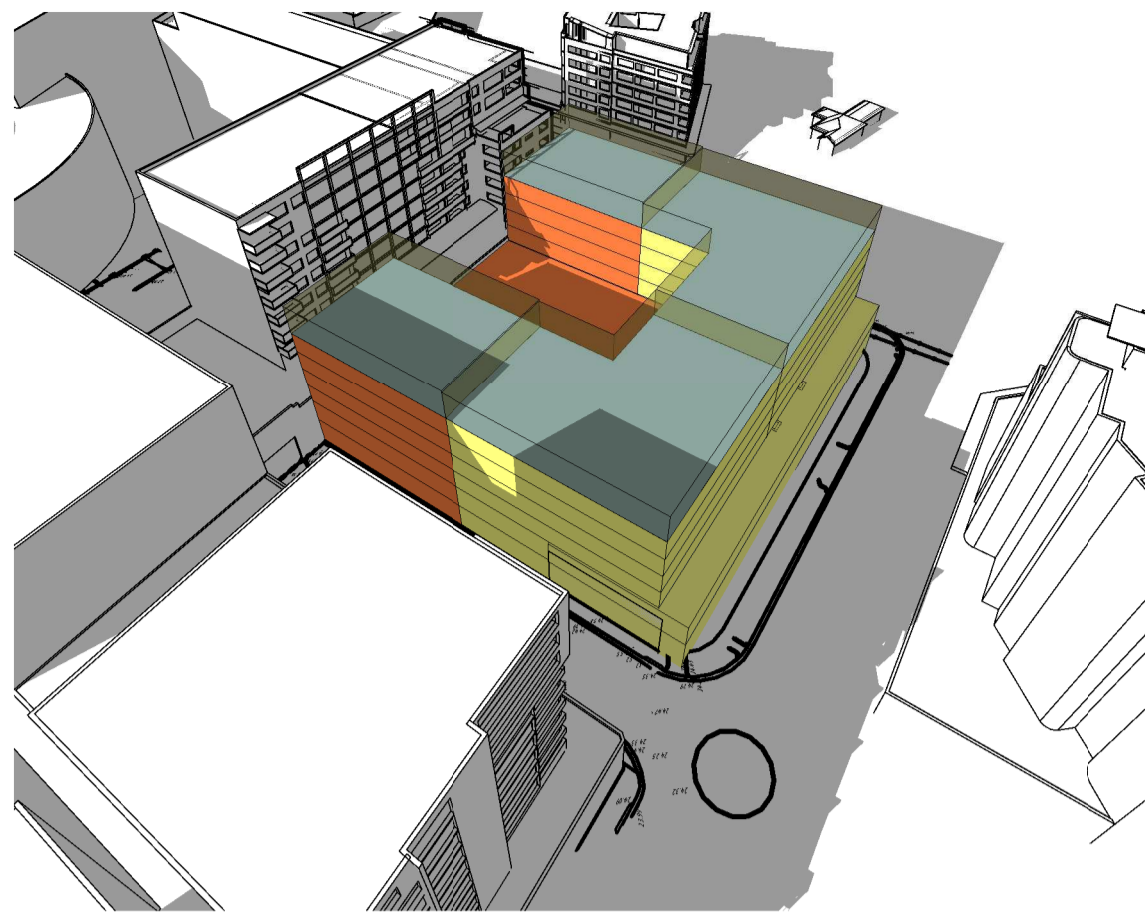
- SUPERIOR ADG OUTCOME
- INTER-BUILDING SEPARATION ACHIEVED
- AS THE LOWER LEVEL COMMUNAL OPEN SPACE WILL RECIEVE LIGHT, LESS IS REQUIRED AT ROOF GARDEN LEVEL. POTENTIAL ADDITION OF 5 MORE DWELLINGS (77 TOTAL)

OPPORTUNITY
BOTH THE SUBJECT AND POLICE SITES ARE ABLE TO TAKE INCREASED HEIGHT AND NOT REQUIRE THEIR NEIGHBOURS TO DROP BELOW ADG DAYLIGHT REQUIREMENTS

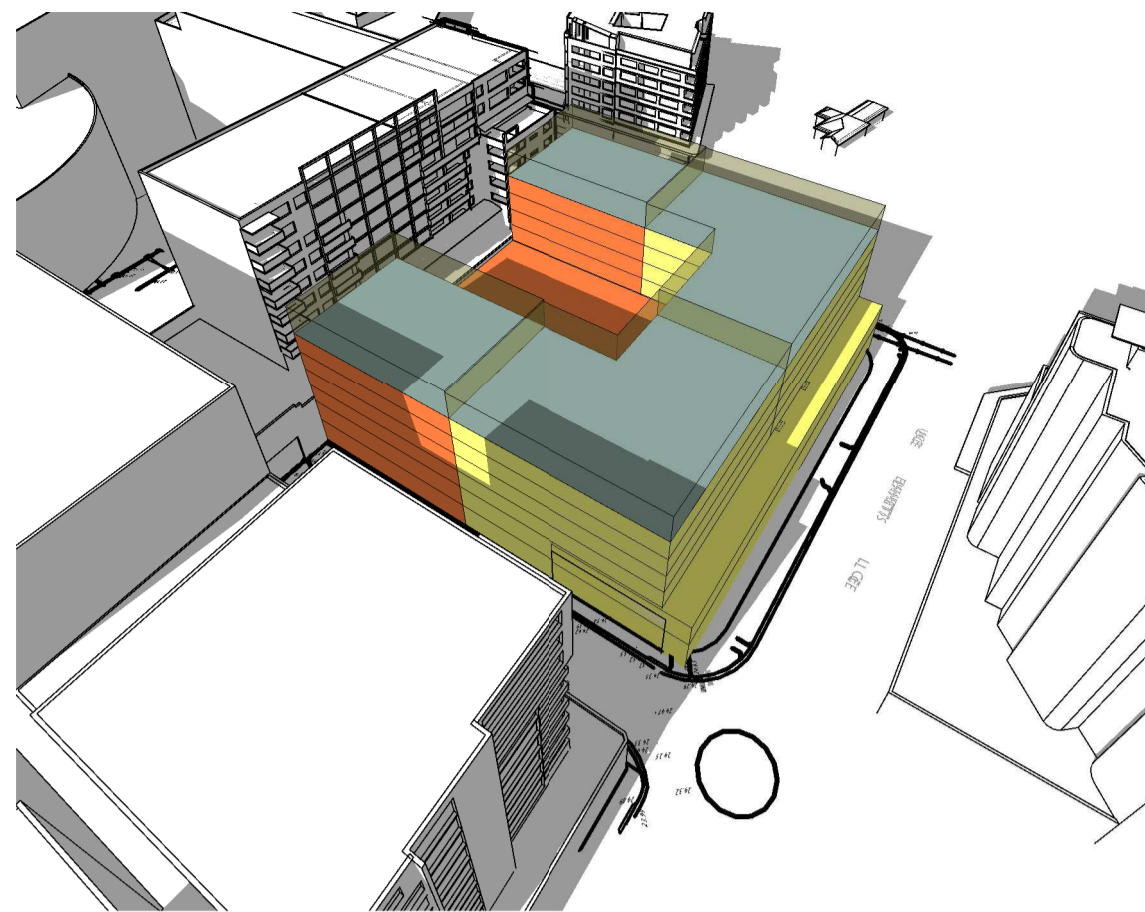
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A	22/02/24	AMENDED DA	ARH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	Mixed Use Development	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects T +612 9319 2955 ABN: 48 942 921 989 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	As indicated	A1	27/02/2024
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				ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com		DIRECTOR	DATE	DCP ENVELOPE ANALYSIS			
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									PROJECT No	DRAWING No	REVISION	
									21_435	DA0.149	A	



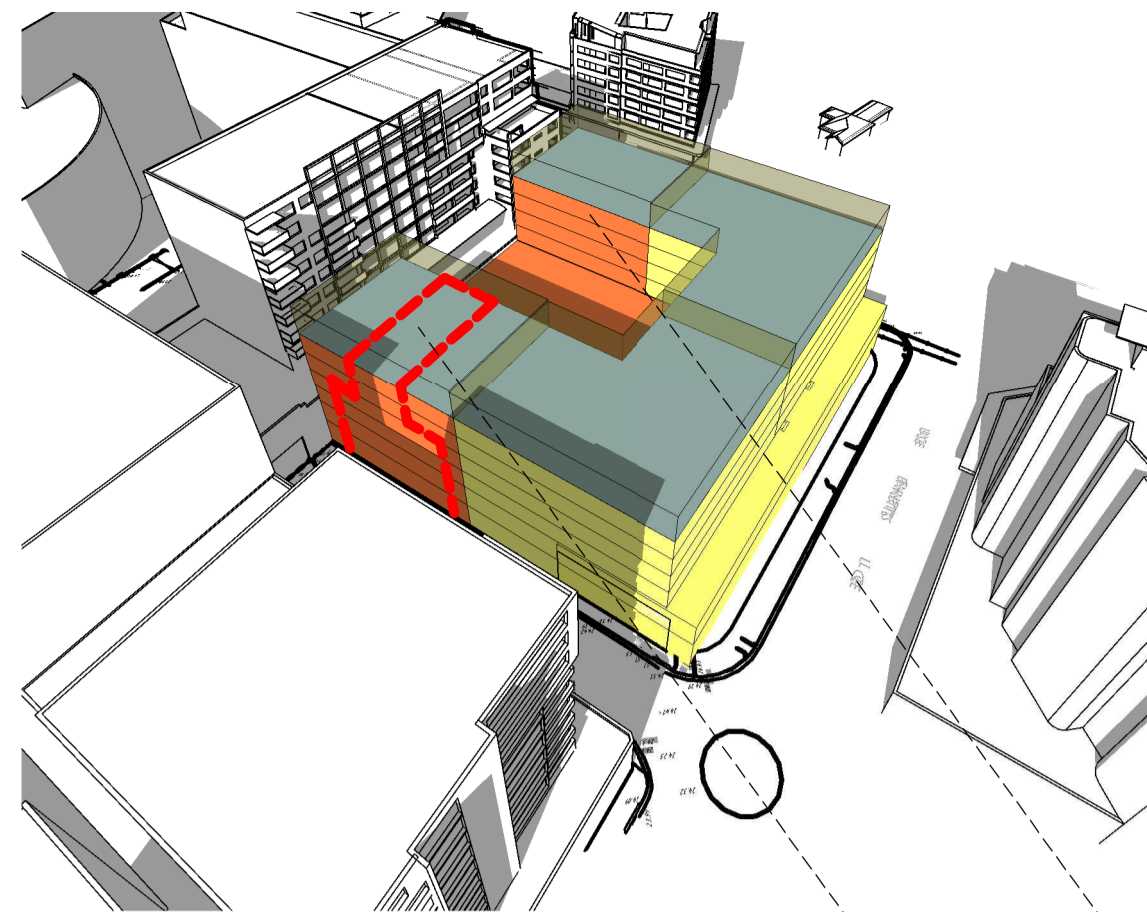
3 MID WINTER SHADOW - 9 AM



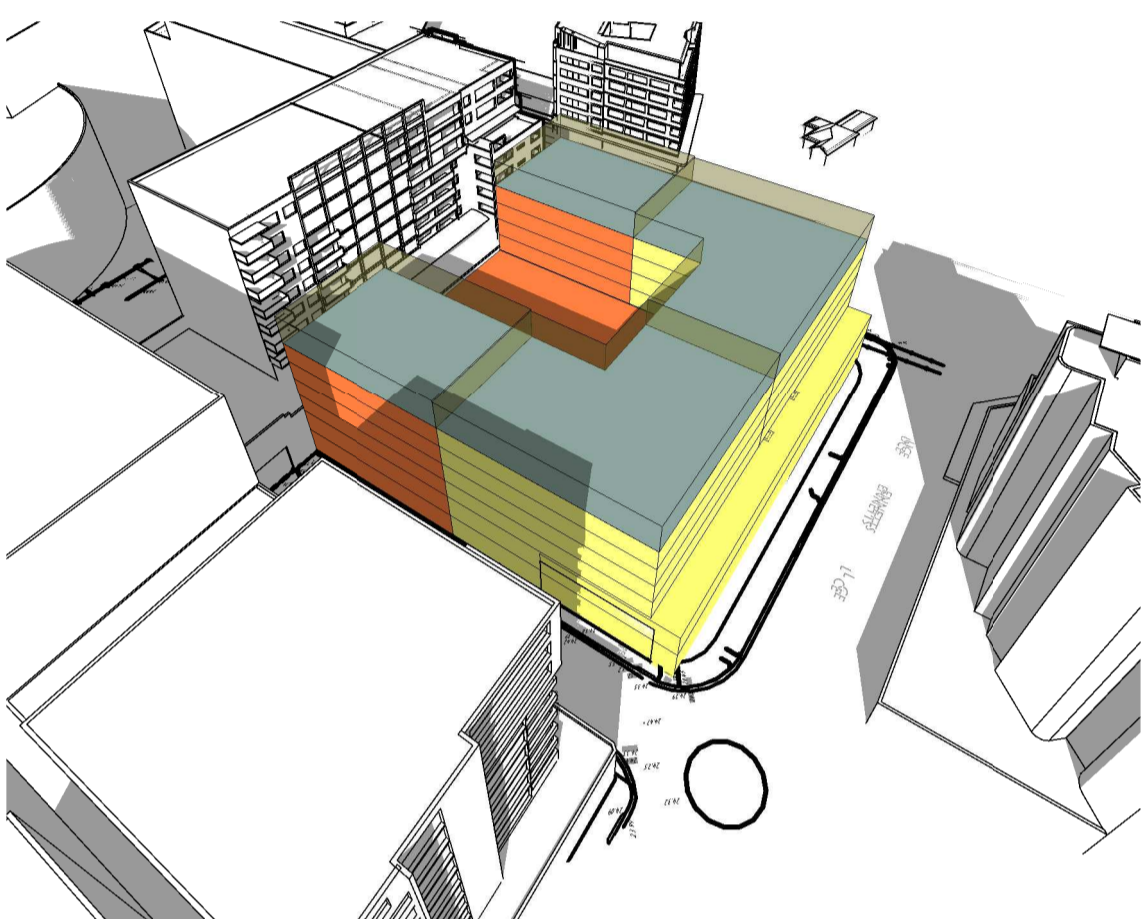
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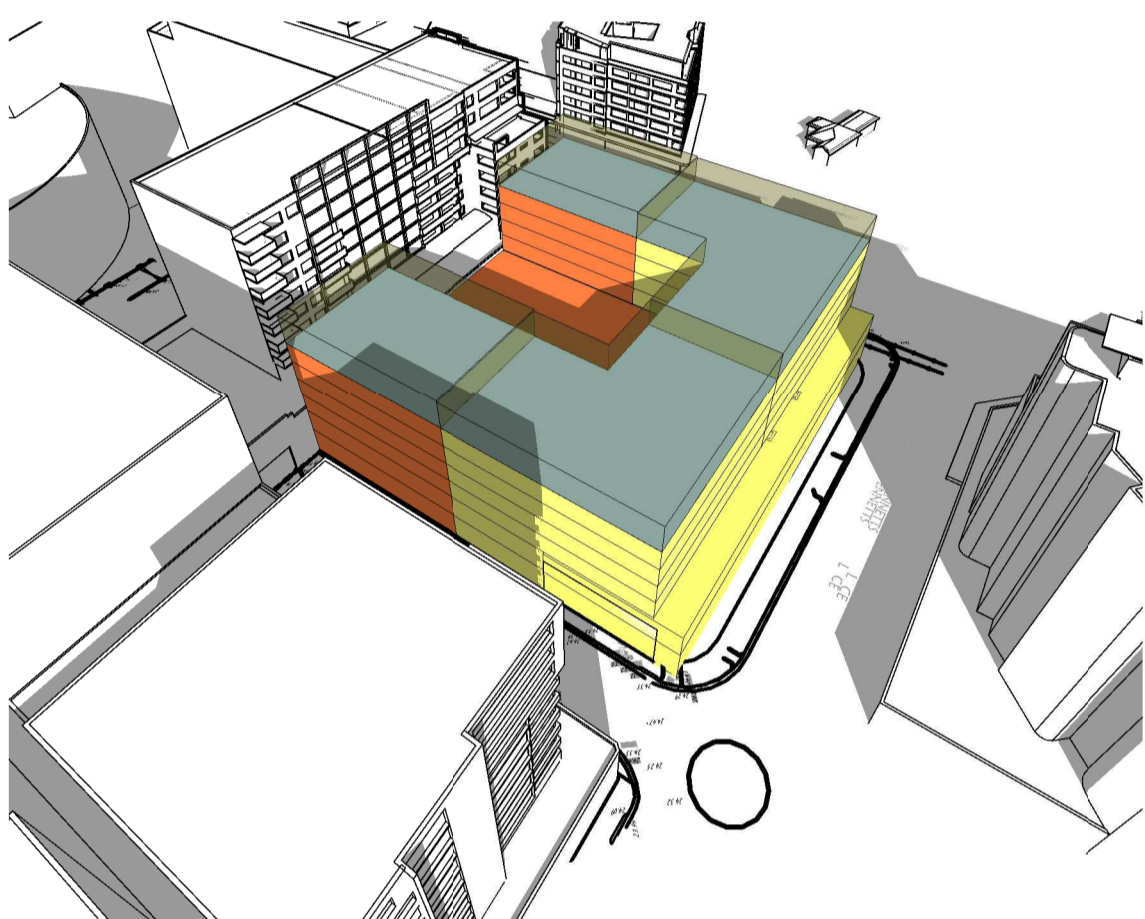
5 MID WINTER SHADOW - 11 AM



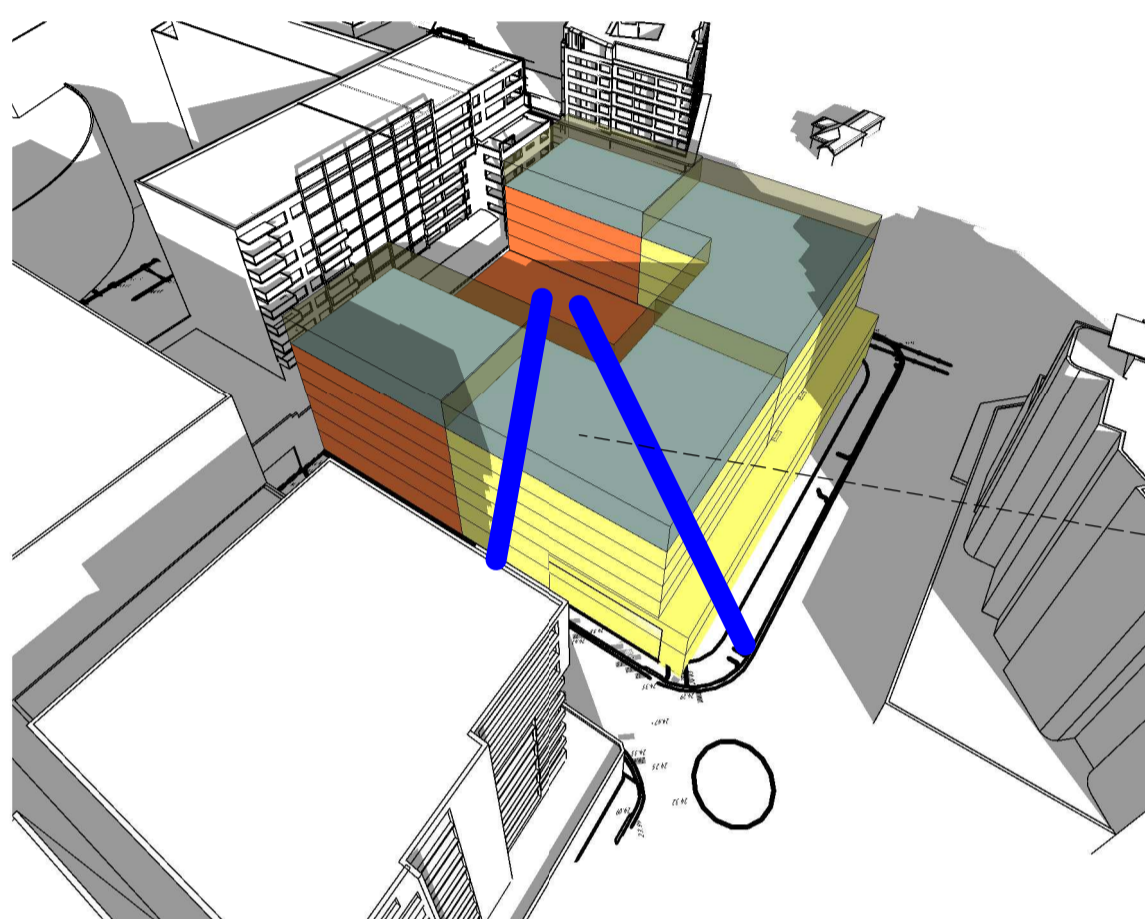
6 MID WINTER SHADOW - 12 PM



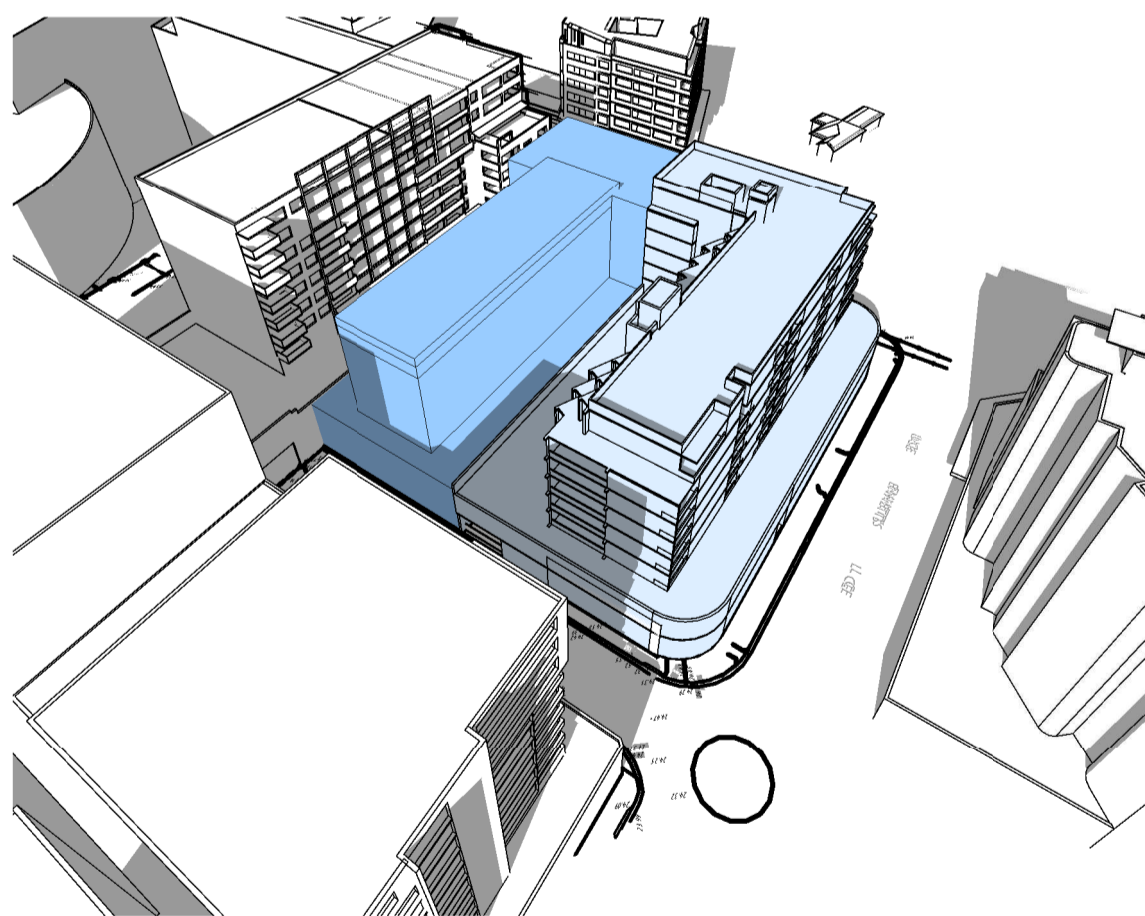
7 MID WINTER SHADOW - 1 PM



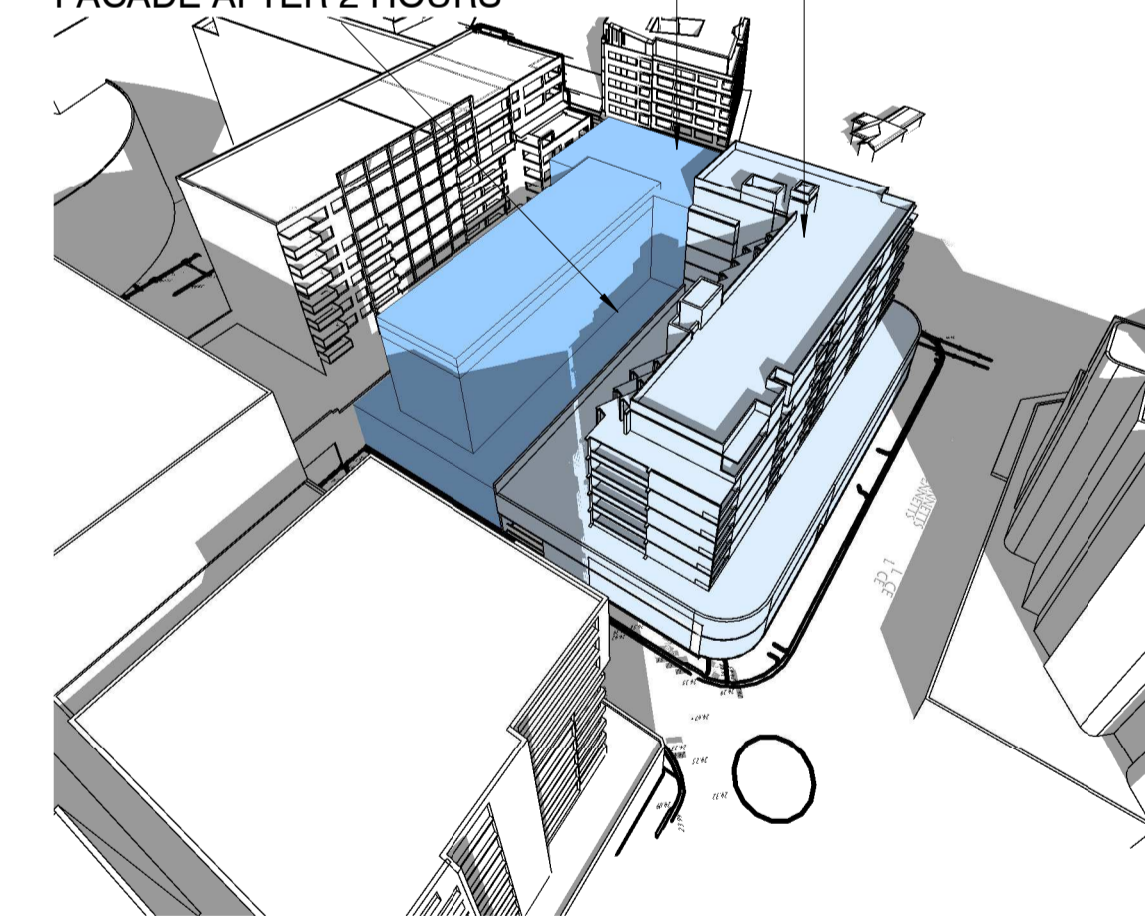
8 MID WINTER SHADOW - 2 PM



9 MID WINTER SHADOW - 3 PM



10 MID WINTER SHADOW - 12 PM



1 MID WINTER SHADOW - 2 PM

SIMILAR FUTURE ENVELOPE FOR POLICE SITE
PROPOSED ENVELOPE
SHADOW STARTS TO COVER FACADE AFTER 2 HOURS

ALTERNATE FORM NOTES / ASSUMPTIONS

- DIAGRAMS INCLUDE POTENTIAL EXTRA HEIGHT (RETAIL, COMMERCIAL + 6 RESIDENTIAL)
- ADG LIGHT, VENT AND COMMUNAL OPEN SPACE REQUIREMENTS ARE MET
- STREET WALL OBJECTIVE RETAINED
- INCREASED HOUSING PROVISION

CONCLUSION

BY ROTATING THE FORMS AND BREAKING FROM THE DCP ENVELOPE, A BETTER SOLUTION ENABLES:

- EXISTING AND FUTURE APARTMENTS TO GET BETTER SOLAR ACCESS
- THE PACIFIC SQUARE CHILDCARE GETS BETTER SOLAR ACCESS
- APARTMENTS ON ALL SITES GET BETTER CROSS VENTILATION FOR SUMMER COOLING
- THE POLICE STATION CAN ACHIEVE THE SAME DEVELOPMENT YIELD (BASED ON COMPLYING WITH LEP CONTROLS)
- PACIFIC SQUARE VIEWS WILL BE LOST IN EITHER SCENARIO – ALTHOUGH SOME APARTMENTS LOOSE OUTLOOK INTO A SHADED COURTYARD – THEY BENEFIT FROM BETTER SUNLIGHT, AND OTHERS BENEFIT FROM NOT HAVING A BLANK WALL OF A BUILDING AT THE BOUNDARY.

DCP FORM NOTES / ASSUMPTIONS

- NEITHER THE COMBINED "C" SHAPE OR SEPARATED ORANGE FORMS CAN ACHIEVE COMPLIANT COMMUNAL OPEN SPACE MID-WINTER LIGHT IF THE COS IS IN THE CENTRE OF THE SITE.

- WHILE A FIFTH RESIDENTIAL STOREY WOULD FIT UNDER 25m, IT MUST SUBSTITUTED FOR ROOF GARDEN COMMUNAL OPEN SPACE TO MEET THE ADG DAYLIGHT ACCESS REQUIREMENTS.

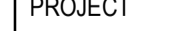


- THE SOUTH TOWER CAN BE BUILT TO SIDE (EAST AND WEST) BOUNDARIES TO CONTINUE THE MAROUBRA ROAD "STREET WALL" FORM ESTABLISHED BY PACIFIC SQUARE

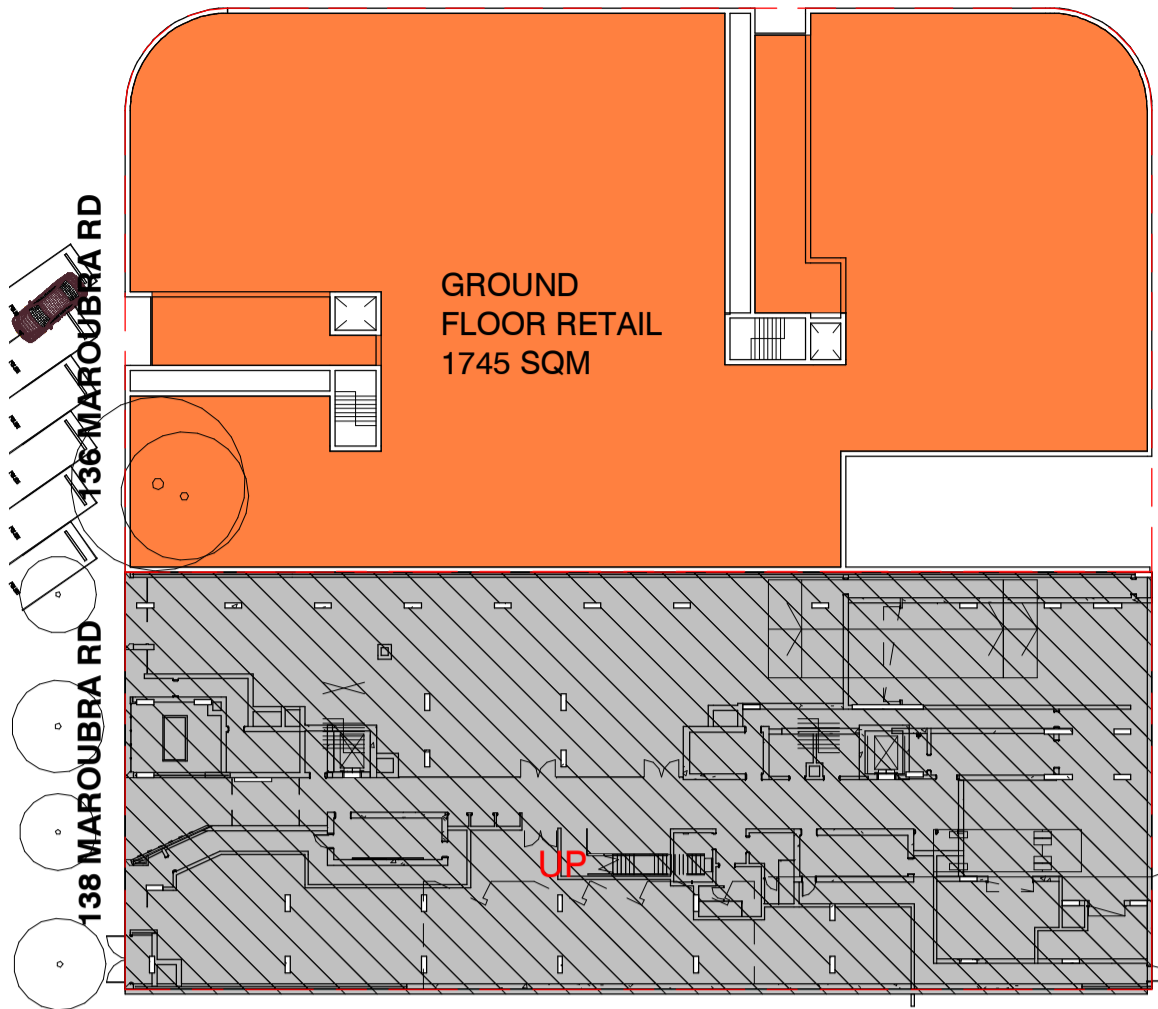
- THIS STUDY PRESUMES THE NORTH TOWER COULD BE A MATCHING FOOTPRINT. HOWEVER WHEN ADG PRIVACY SETBACKS ARE STRICTLY OVERLAID, THE FOOTPRINT IS REDUCED TO AROUND 130sqm OR 1 OR TWO DWELLINGS PER FLOOR. FOR THE ORANGE SUBJECT SITE ENVELOPES ONLY, THE YIELD = APP 20 DWELLINGS

- IF THE CENTRAL LANDSCAPING WAS INTENDED FOR VIEW FOR RESIDENTS IN PACIFIC SQUARE, SOFT LANDSCAPE WOULD BE LIMITED. TO LIGHT EVEN A SMALL PORTION, THE BLUE LINED AREA OF THE YELLOW BUILDING COULD NOT BE BUILT MEANING THE "C" SHAPE WOULD NOT BE REALISED.

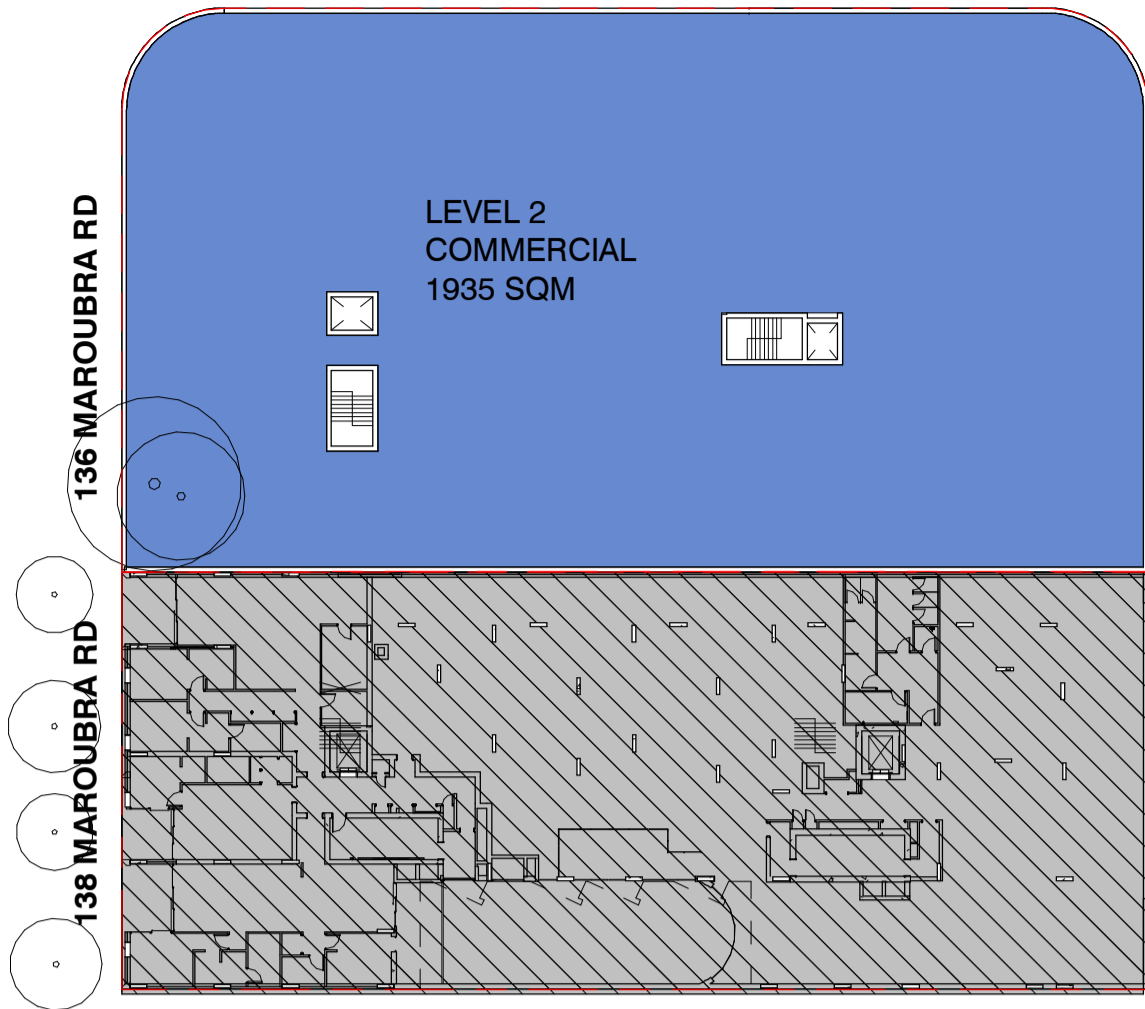
CONCLUSION

- STREET WALL OBJECTIVE RETAINED
- POOR ADG OUTCOME

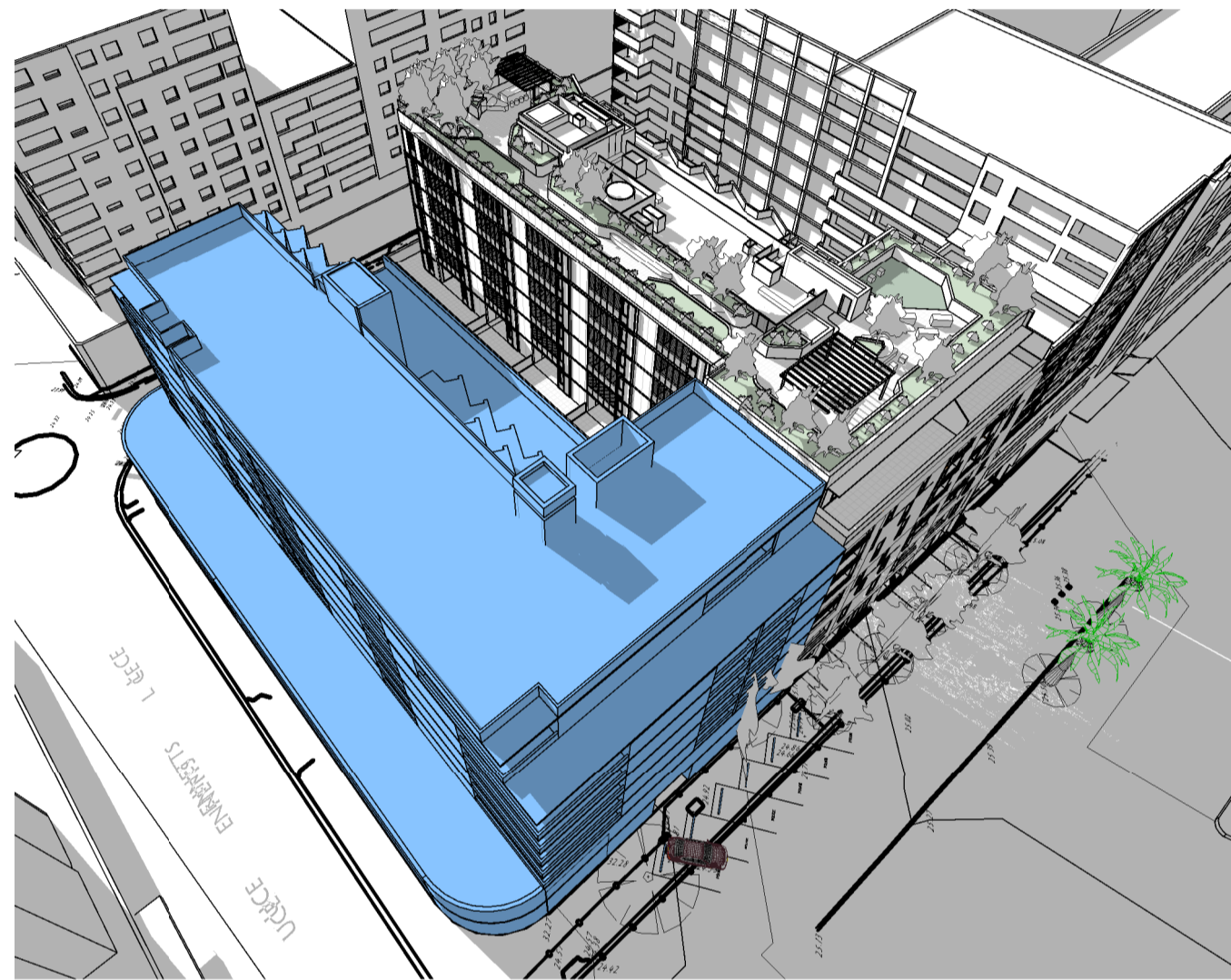
ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
B	09/09/22	FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	Author	A1	27/02/2024	
C	7/10/22	FOR REVIEW	JH									
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO									
E	07/12/22	ISSUED FOR REVIEW	JH									
F	09/01/23	ISSUED FOR REVIEW	LO									
G	19/01/23	ISSUED FOR REVIEW	LO	PLANNER ETHOS URBAN www.ethosurban.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	 djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION DCP ENVELOPE ANALYSIS SHEET 2	PROJECT No 21_435	DRAWING No DAO.150	REVISION K
H	03/02/23	ISSUED FOR REVIEW	LO									
I	15/02/23	ISSUED FOR DA	TP									
J	29/11/23	AMENDED DA	JH									
K	22/02/24	AMENDED DA	ARH									
						AUTHORISED FOR ISSUE						
						DIRECTOR		DATE				



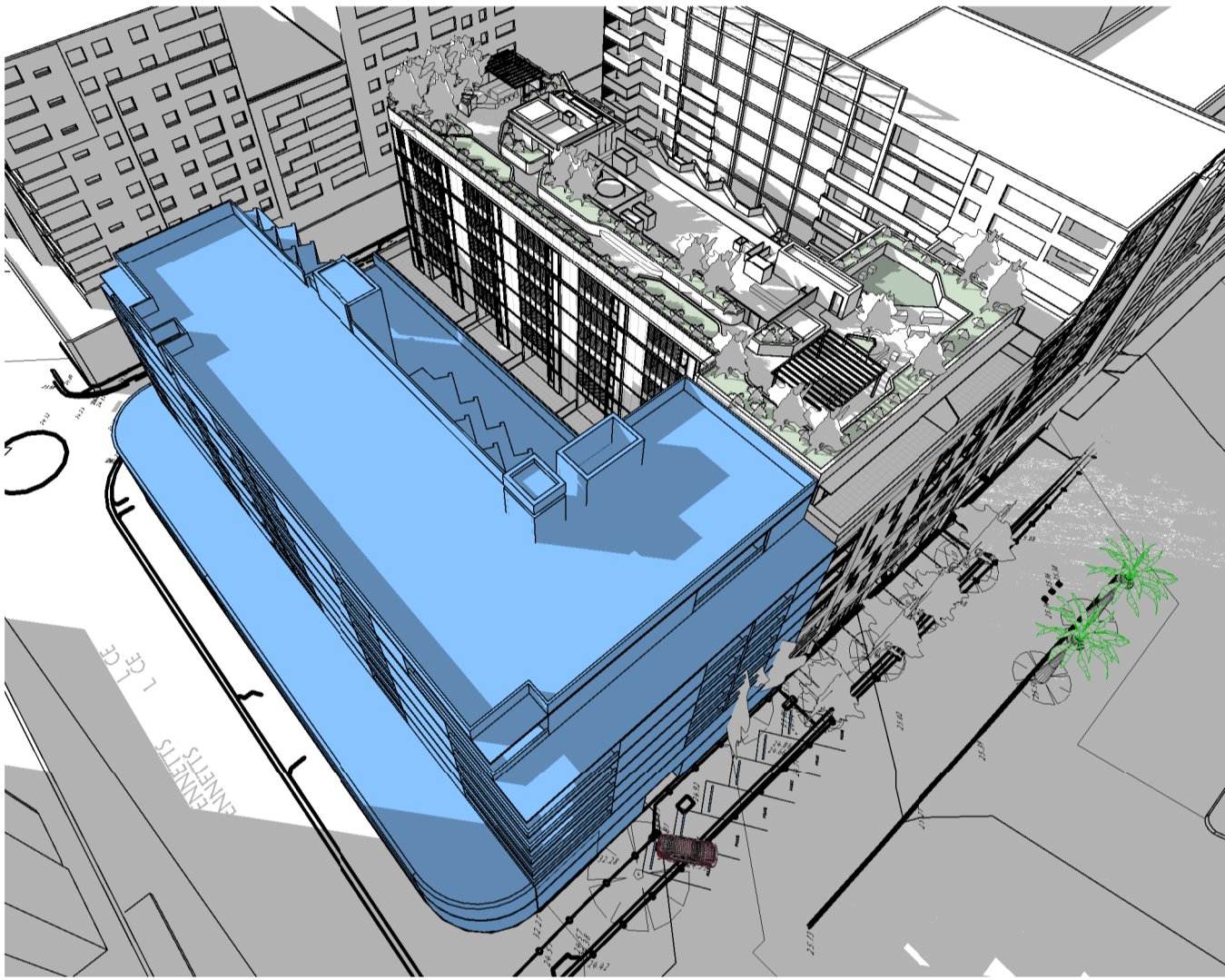
2 POTENTIAL DEVELOPMENT - GROUND FLOOR RETAIL
1 : 450



3 LEVEL 1 - POLICE STATION POTENTIAL DEVELOPMENT
1 : 450



6 SHADOW STUDY 12:00PM



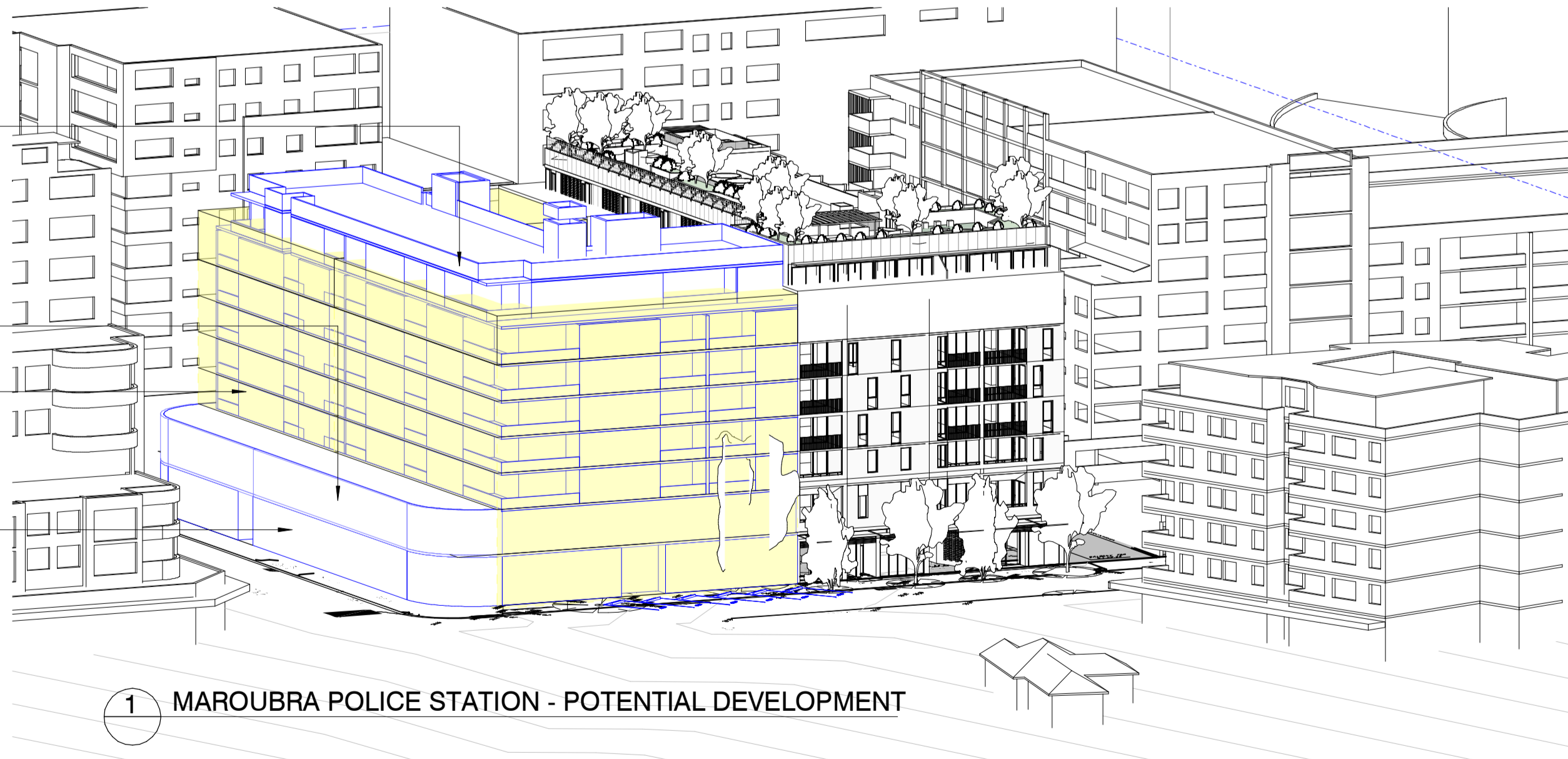
5 SHADOW STUDY 2:00PM

APARTMENTS LEVEL 2 TO
LEVEL 8 SET BACK FROM
BOUNDARY ALIGNED WITH
FACADE OF
NEIGHBOURING BUILDING

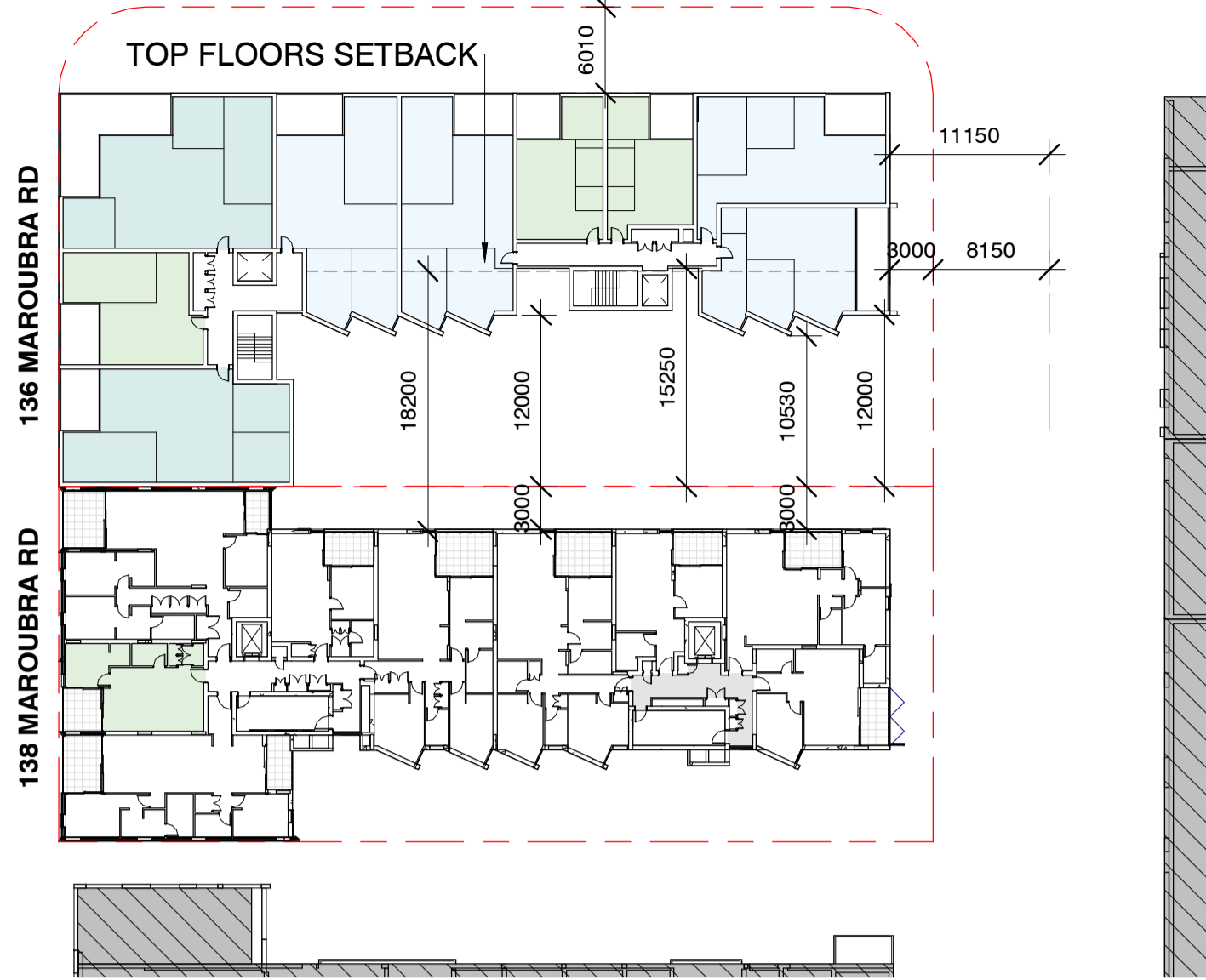
LEVEL 1 COMMERCIAL

DCP 25m HEIGHT PLANE
SHOWN YELLOW

GROUND LEVEL RETAIL
BUILT TO SITE BOUNDARY



1 MAROUBRA POLICE STATION - POTENTIAL DEVELOPMENT



4 TYPICAL APARTMENT PLATE POLICE STATION POTENTIAL
DEVELOPMENT
1 : 450

PURPOSE OF STUDY

EXAMINE POSSIBLE FUTURE DEVELOPMENT ON THE NEIGHBOURING POLICE STATION
SITE AND TEST IMPACT ON SUBJECT SITE

METHOD

- PLACE A BUILDING OF SIMILAR HEIGHT, DEPTH AND ORIENTATION TO THE
PROPOSED ENVELOPE OF 138 MAROUBRA ROAD
- LOW RISE PODIUM BASE AND 3m TOWER SETBACK ON BRUCE BENNETTS PLACE /
STREET WALL FORM CONTINUED ON MAROUBRA ROAD

RESULTS (COMPARABLE HEIGHT ie RETAIL, COMMERCIAL + 6 RESIDENTIAL)

- LIKELY YIELD: (5 FLOORS 3 X 1B, 4 X 2B, 2 X 3B) + (1 FLOOR 6 X 3B) = 51 DWELLINGS
- ADG WINTER LIGHT = 36 (70.5%) - COMPLIES
- ADG CROSS VENTILATION = 37 (72.5%) - COMPLIES
- ROOF TOP COMMUNAL OPEN SPACE AREA AND DAYLIGHT- COMPLIES

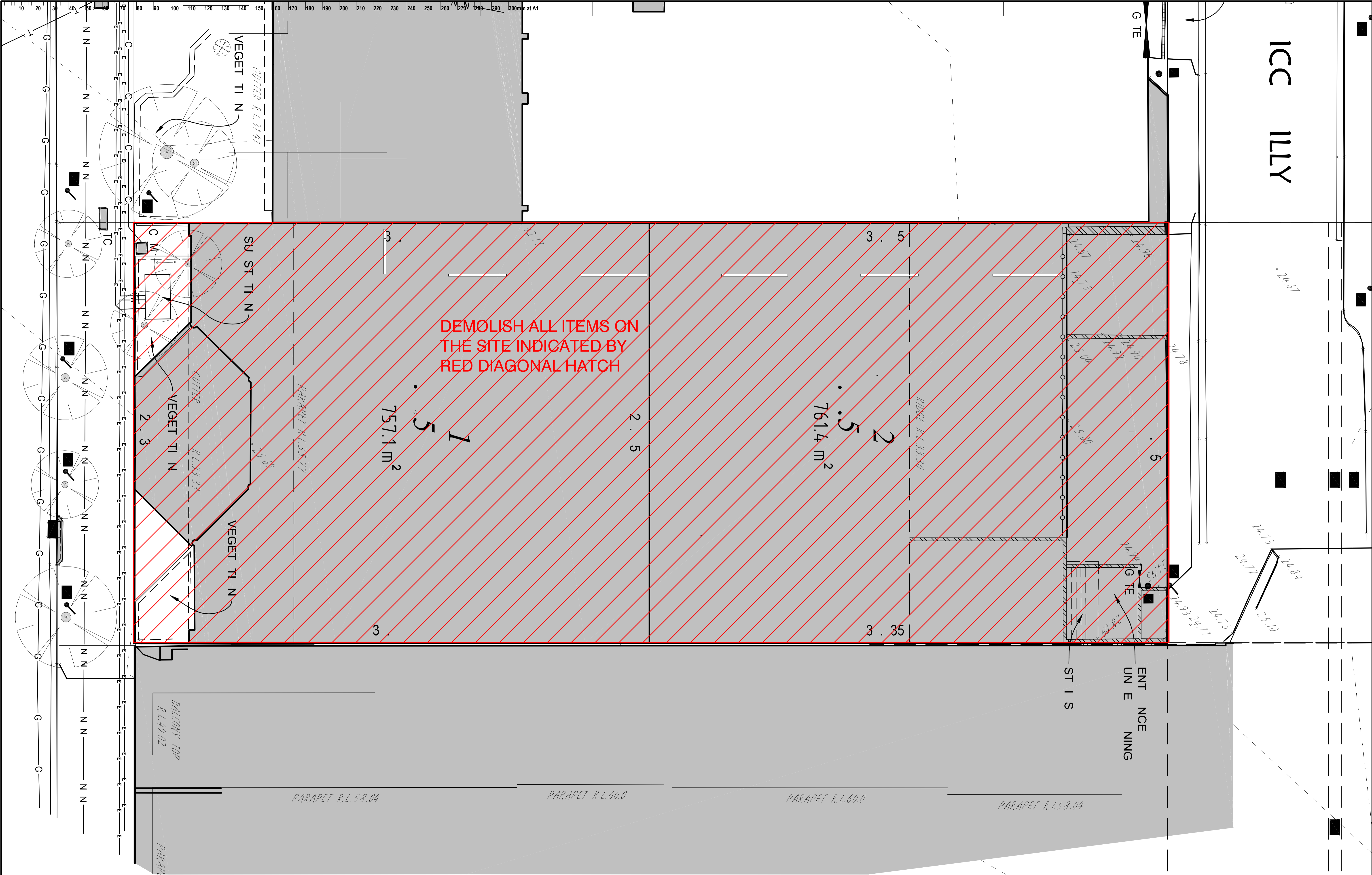
RESULTS (DCP 25m HEIGHT ie RETAIL, COMMERCIAL + 4 RESIDENTIAL)

- LIKELY YIELD: (4 FLOORS 3 X 1B, 4 X 2B, 2 X 3B) = 36 DWELLINGS
- ADG WINTER LIGHT = 27 (75%) - COMPLIES
- ADG CROSS VENTILATION = MIN 24 (66%) - COMPLIES
- ROOF TOP COMMUNAL OPEN SPACE AREA AND DAYLIGHT- COMPLIES

CONCLUSION

- A COMPARABLE DEVELOPMENT ON THE POLICE STATION SITE WILL NOT CAUSE THE
SUBJECT SITE TO FALL BELOW THE ADG MINIMA REQUIREMENTS FOR LIGHT, VENT
AND SEPARATION

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS	SCP CONSULTING	Mixed Use Development	Lindsay Bennelong	djrd architects	Author	1 : 450	A1	27/02/2024
B	07/12/22	ISSUED FOR REVIEW	JH	www.engineeringpartners.com.au	www.scp.com.au		21 Solent Circuit, Baulkham Hills New South Wales 2153	T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION			4:01:25 PM
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D	19/01/23	ISSUED FOR REVIEW	LO						PROJECT No	DRAWING No	REVISION	
E	03/02/23	ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	21_435	DA0.151	H	
F	15/02/23	ISSUED FOR DA	TP				DIRECTOR					
G	29/11/23	AMENDED DA	JH	ETHOS URBAN	PLACE DESIGN GROUP							
H	22/02/24	AMENDED DA	ARH	www.ethosurban.com	www.placedesigngroup.com							



ISSUE			AUTHORISED	SERVICES		STRUCTURE & CIVIL	PROJECT	CLIENT		ARCHITECT	DRAWN BY			
DATE	SUBJECT										SCALE	SHEET SIZE	PRINT DATE	
A	7/10/22	FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	AUTHORISED FOR ISSUE	djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	Author	1: 100	A1	22/02/2024
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E	19/01/23	ISSUED FOR REVIEW	LO	ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA					PROJECT No	DRAWING No	REVISION	
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G	15/02/23	ISSUED FOR DA	TP											
H	29/11/23	AMENDED DA	JH											
I	22/02/24	AMENDED DA	ARH											
								DIRECTOR	DATE					

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

Parking Schedule Basement 2		
Level	Type	Count
Basement 2	ADAPTABLE	10
Basement 2	RESIDENTIAL	19
Grand total: 29		



ISSUE	DATE	SUBJECT	AUTHORISED
F	01/12/22	ISSUED FOR REVIEW	JH
G	07/12/22	ISSUED FOR REVIEW	JH
H	09/01/23	ISSUED FOR REVIEW	LO
I	19/01/23	ISSUED FOR REVIEW	LO
J	03/02/23	ISSUED FOR REVIEW	TP
K	15/02/23	ISSUED FOR DA	TP
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
M	29/11/23	AMENDED DA	JH
N	22/02/24	AMENDED DA	ARH
O	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

SERVICES	STRUCTURE & CIVIL
ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au
PLANNER	LANDSCAPE ARCHITECT
planning & co. www.planningandco.com	PLACE DESIGN GROUP www.placedesigngroup.com

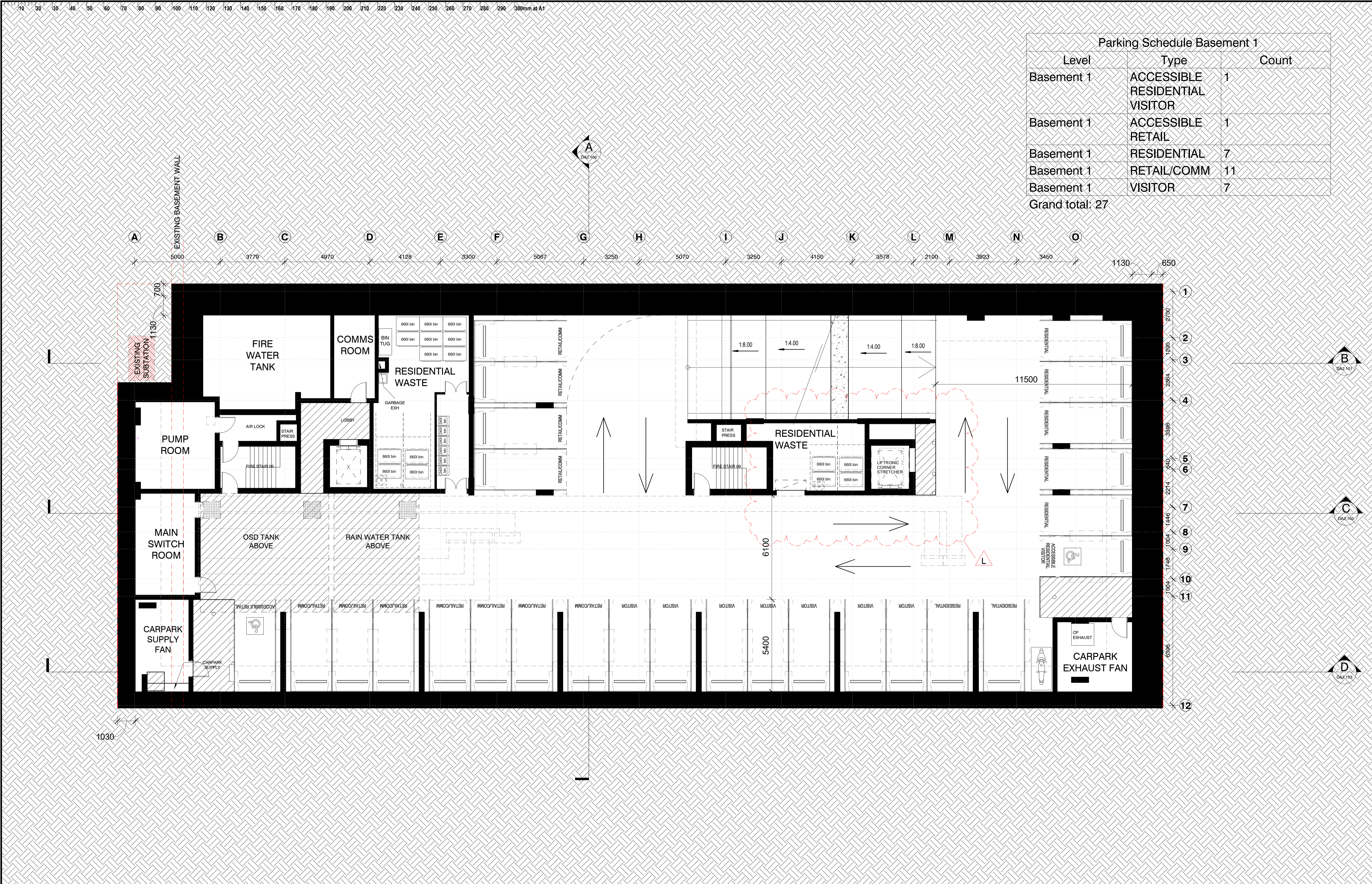
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	
SHEET STATUS	
AMENDED DA	




PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

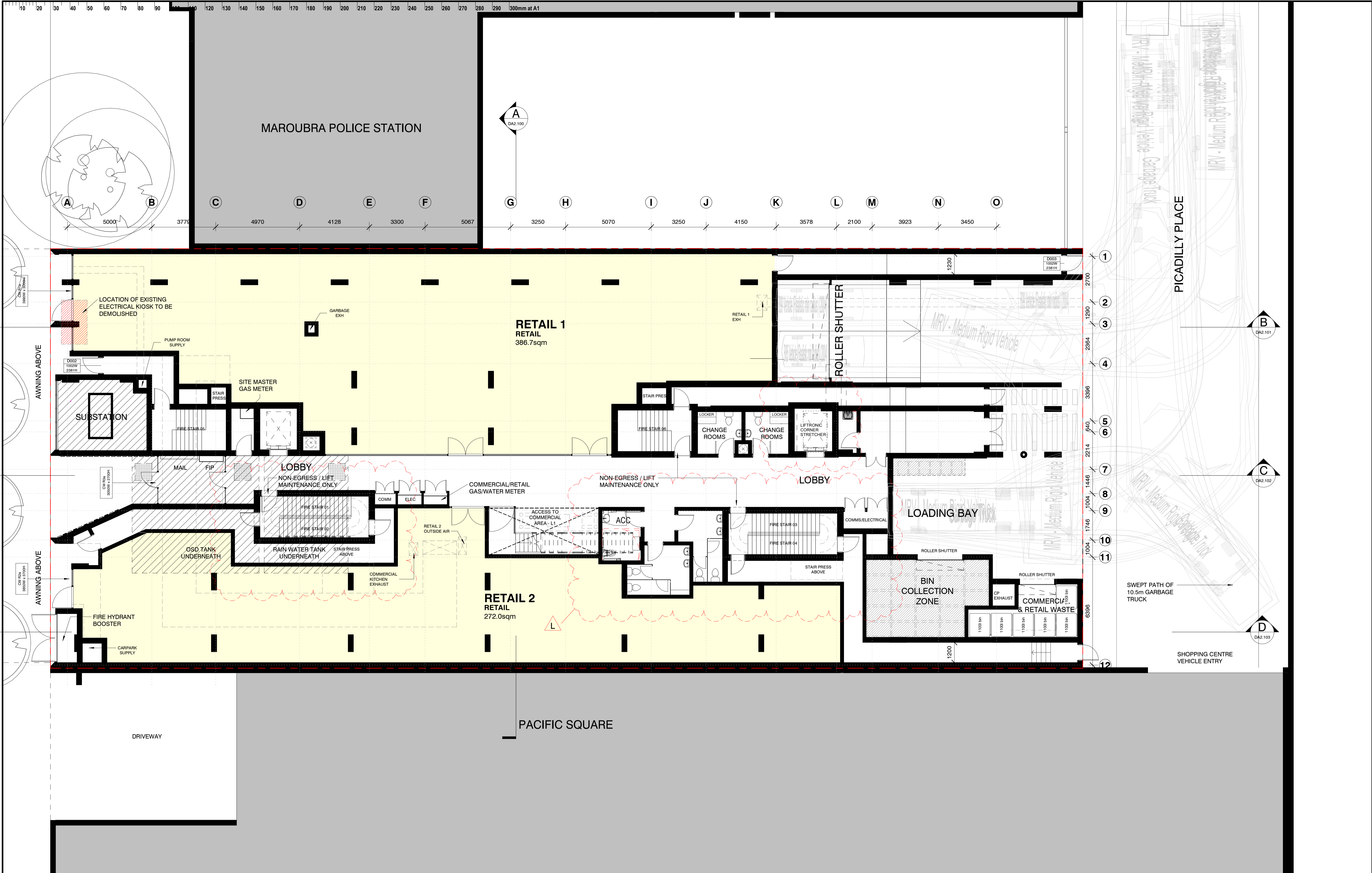
CLIENT
21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE





ARCHITECT
T +612 9319 2955 ABN: 48 942 921 989 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

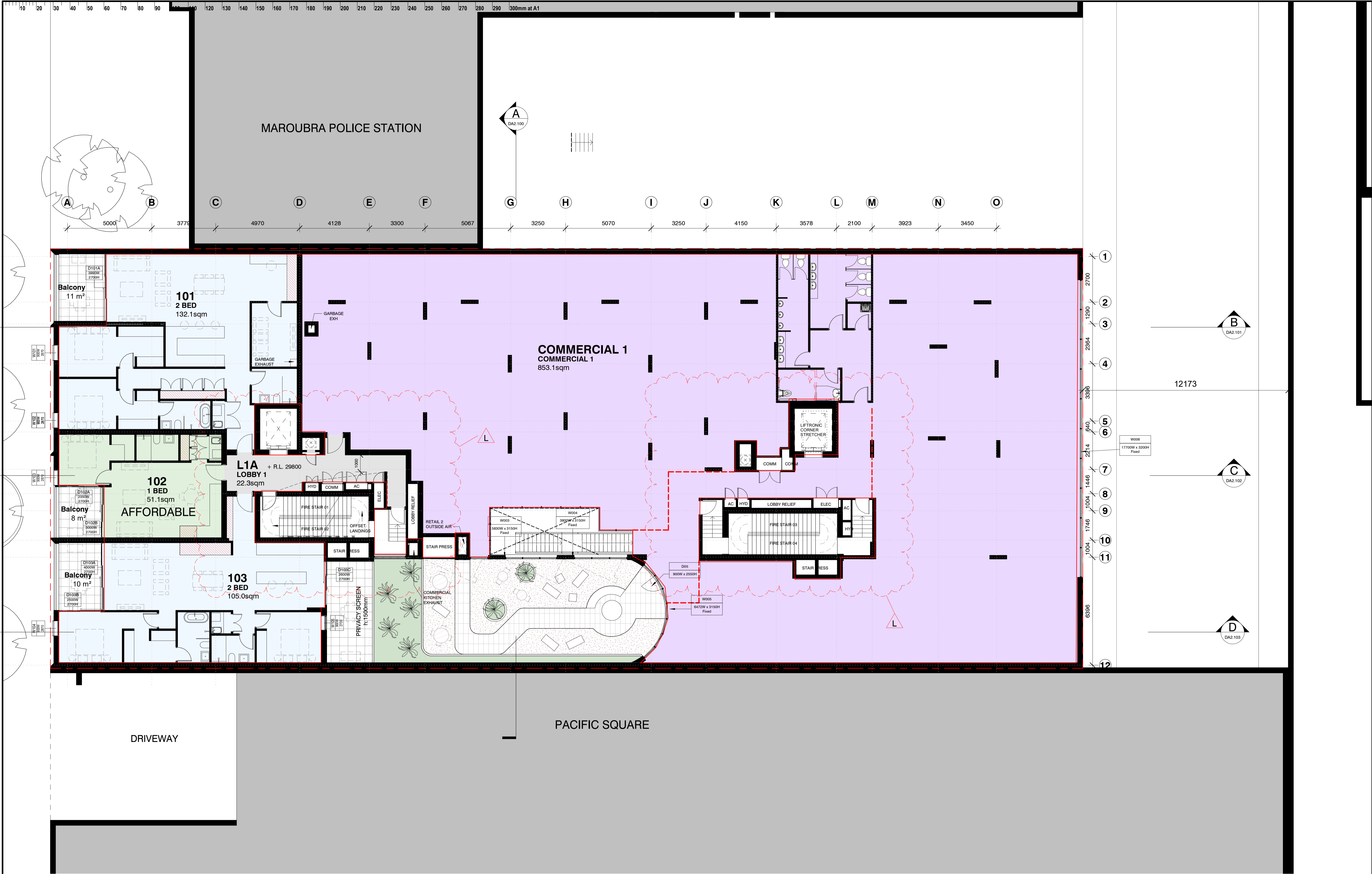
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PROJECT No	DRAWING No	REVISION	
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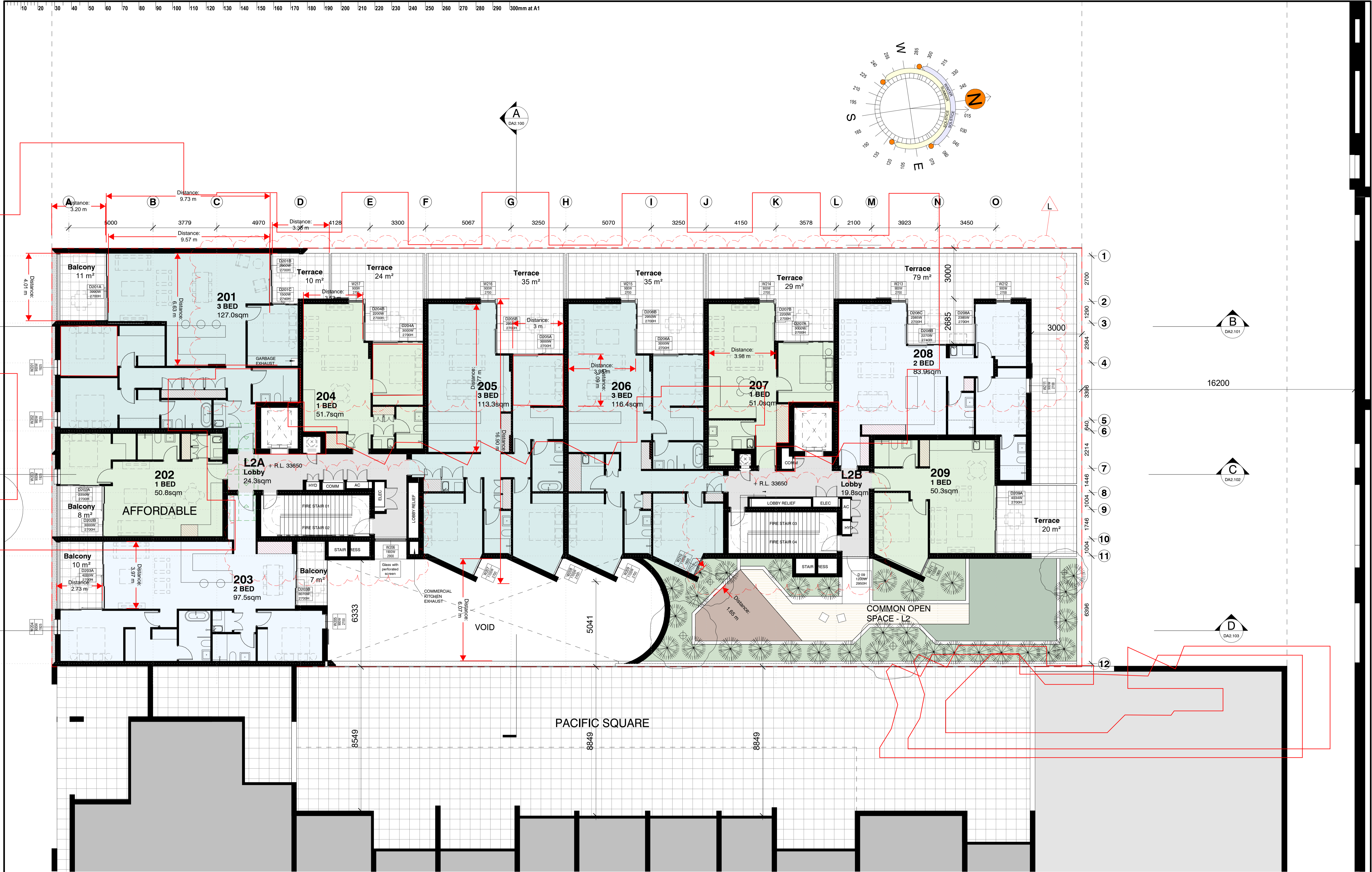
ISSUE DATE SUBJECT			AUTHORISED	SERVICES	STRUCTURE & CIVIL	<div>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</div> <div></div>	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE			
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F	01/12/22	ISSUED FOR REVIEW	JH													
G	07/12/22	ISSUED FOR REVIEW	JH													
H	09/01/23	ISSUED FOR REVIEW	LO													
I	19/01/23	ISSUED FOR REVIEW	LO													
J	03/02/23	ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	<div>63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</div>							
K	15/02/23	ISSUED FOR DA	TP													
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH		ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA									
M	29/11/23	AMENDED DA	JH													
N	22/02/24	AMENDED DA	ARH													
											PROJECT No	DRAWING No	REVISION			
											21_435	DA1.103	N			






ISSUE			AUTHORISED	SERVICES		STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY			SCALE	SHEET SIZE	PRINT DATE
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I	19/01/23	ISSUED FOR REVIEW	LO												
J	03/02/23	ISSUED FOR REVIEW	TP												
K	15/02/23	ISSUED FOR DA	TP	www.ethosurban.com	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	REVISION			
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH												
M	29/11/23	AMENDED DA	JH												
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ISSUE			DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE					
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L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE			JH														
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N	22/02/24	AMENDED DA			ARH														
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ISSUE			DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	<div>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</div> <div></div>	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE		
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K			15/02/23	ISSUED FOR DA	TP												
L			15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH	ETHOS URBAN	PLACE DESIGN GROUP		AMENDED DA								
M			29/11/23	AMENDED DA	JH	www.ethosurban.com	www.placedesigngroup.com										
N			22/02/24	AMENDED DA	ARH												
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ISSUE			DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	<div>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</div> <div></div>	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	
F			15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		Mixed Use Development	<div> Lindsay Bennelong</div> <div>21 Solent Circuit, Baulkham Hills New South Wales 2153</div>	<div> djrd architects</div> <div>T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192</div>	Author	1 : 100	A1	22/02/2024	
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L			15/02/23	ISSUED FOR DA	TP							ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA		
M			15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH											
N			29/11/23	AMENDED DA	JH											
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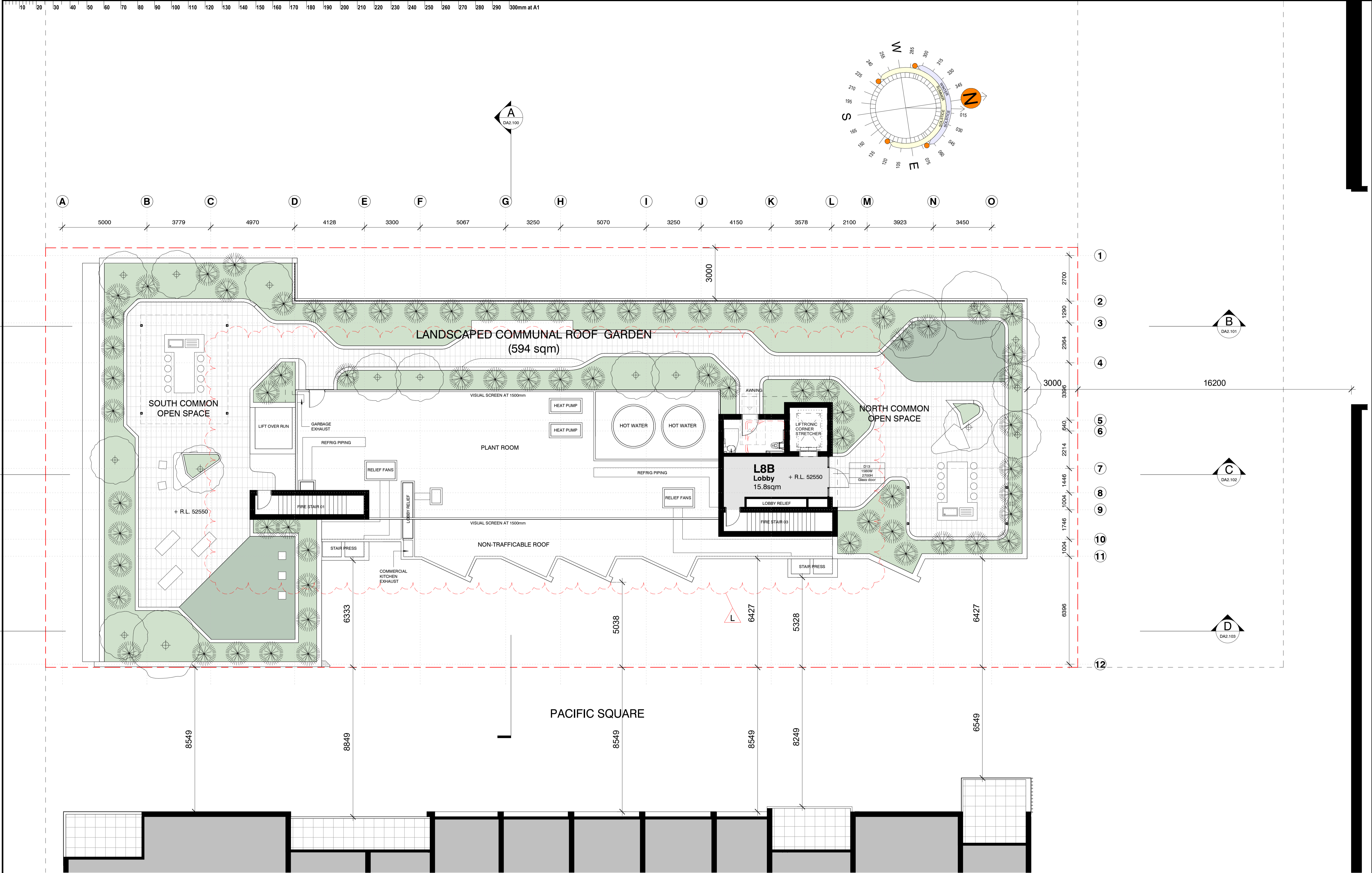
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D 15/11/22 ISSUED FOR CONSULTANT COORDINATION			LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		Mixed Use Development	<div> Lindsay Bennelong</div> <div>21 Solent Circuit, Baulkham Hills New South Wales 2153</div>	<div> djrd architects</div> <div>T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192</div>	Author 1: 100 A1 22/02/2024
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J 15/02/23 ISSUED FOR DA			TP				21_435 DA1.109 M			
K 15/11/23 LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE			JH							
L 29/11/23 AMENDED DA			JH							
M 22/02/24 AMENDED DA			ARH							
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				ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA				






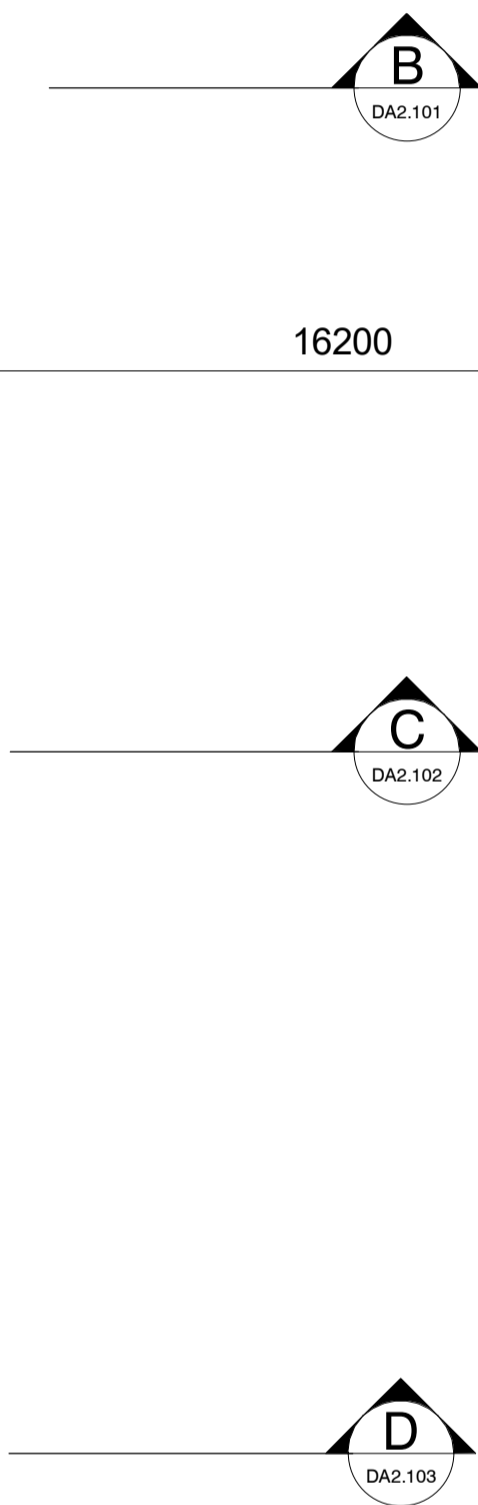
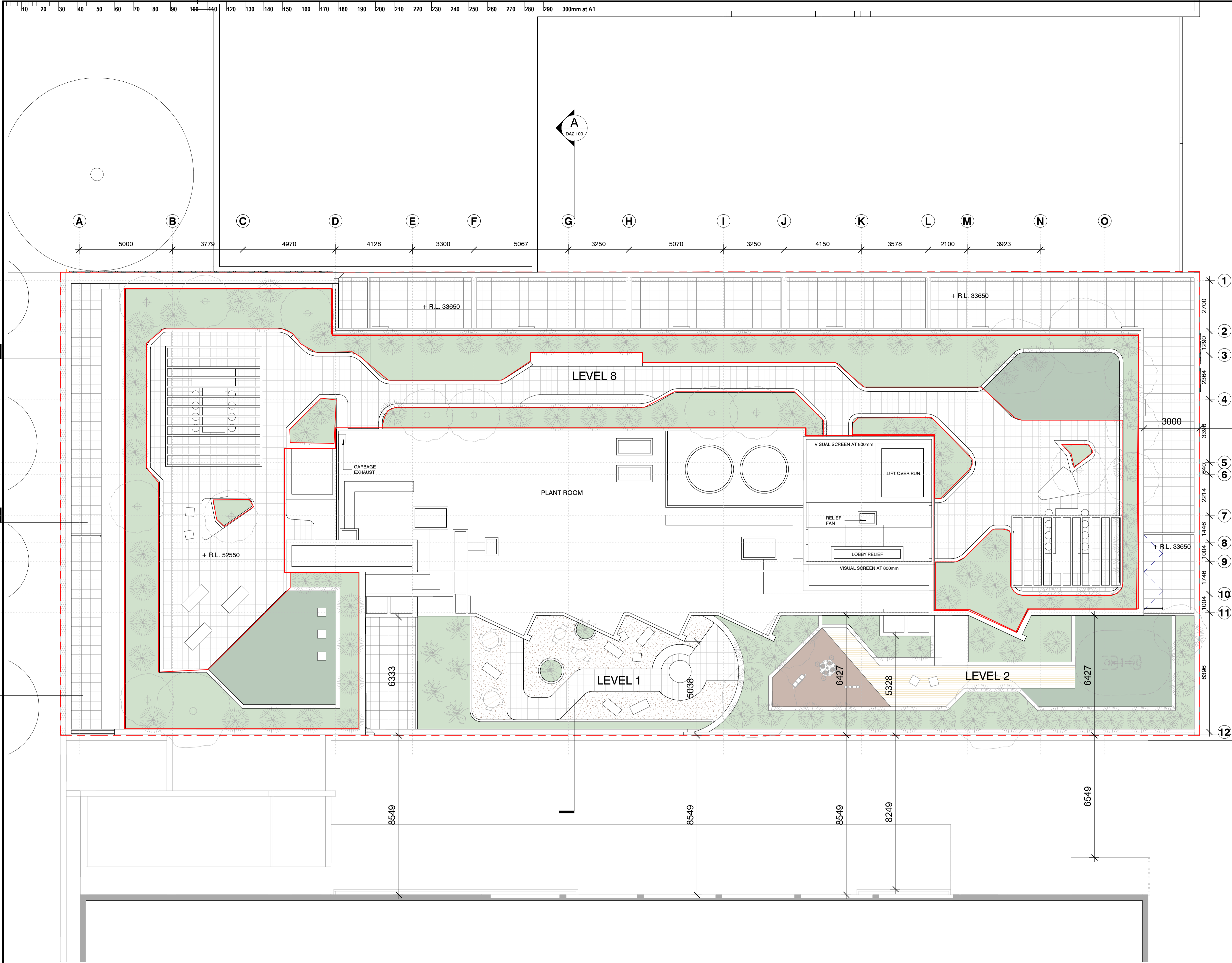
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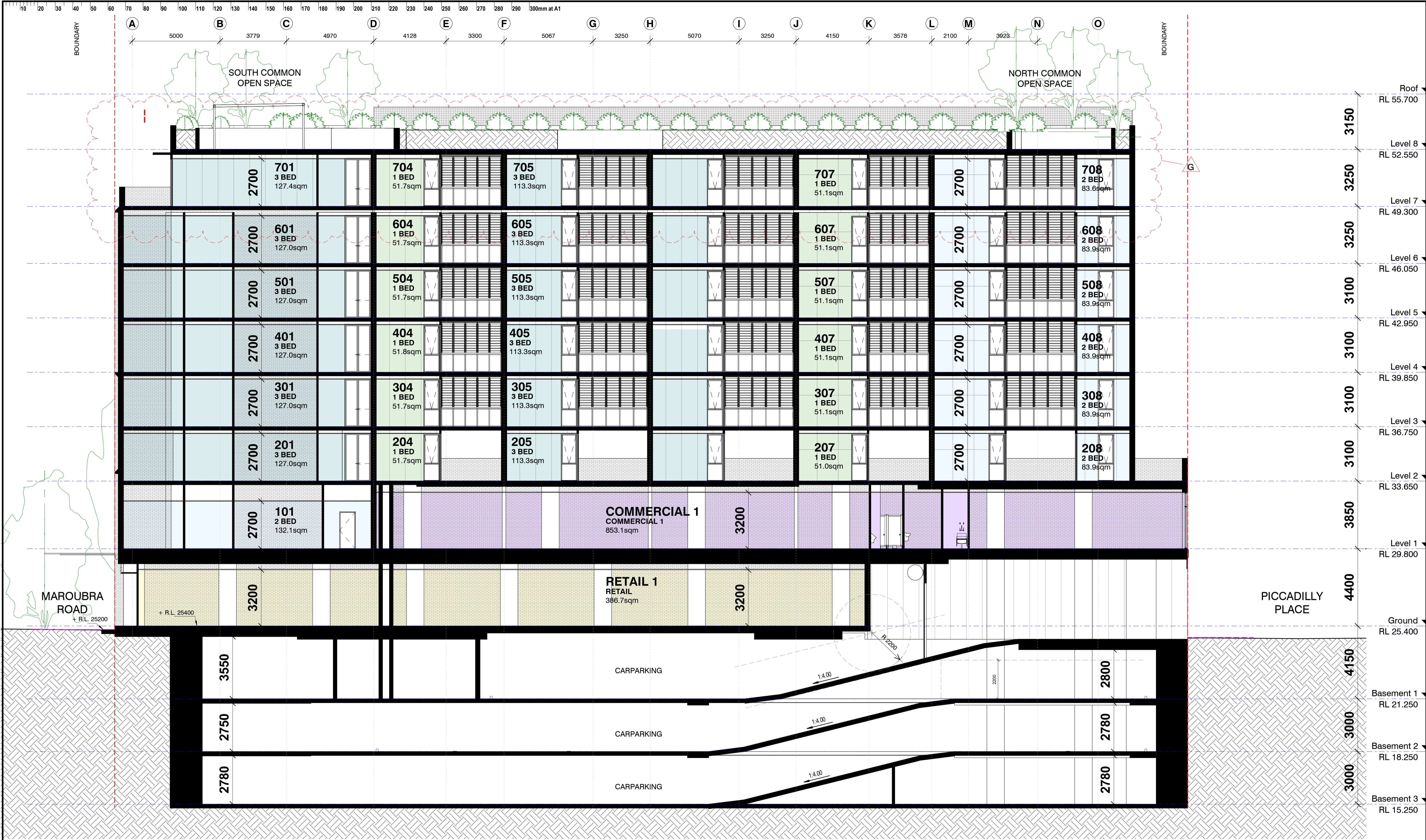
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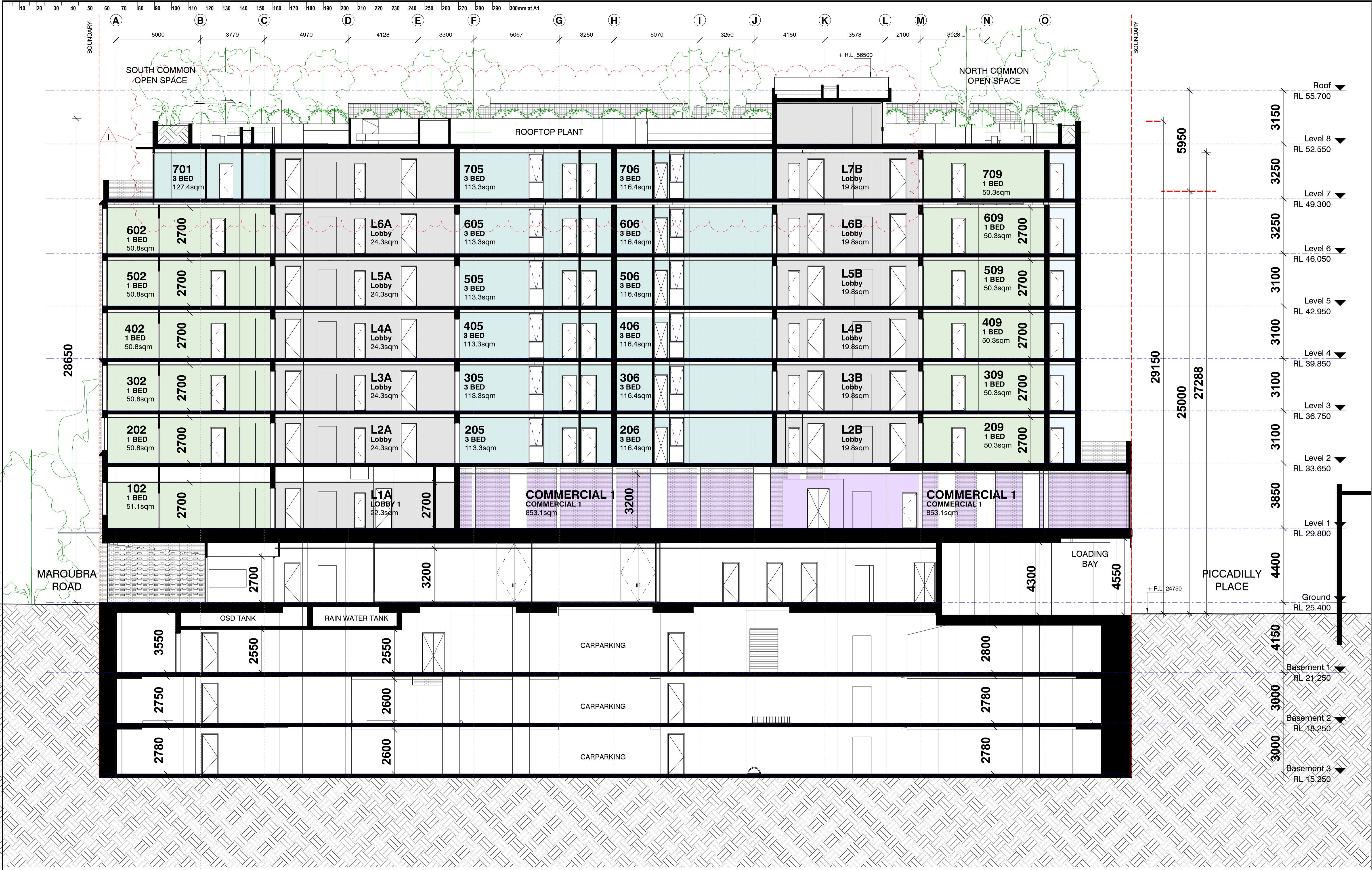
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E	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA	<div>Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153</div>	<div>djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192</div>	Author	1 : 100	A1	22/02/2024
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J	03/02/23	ISSUED FOR REVIEW	TP										
K	15/02/23	ISSUED FOR DA	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au						
L	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH		ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com		AMENDED DA					
M	29/11/23	AMENDED DA	JH										
N	22/02/24	AMENDED DA	ARH										
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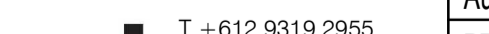


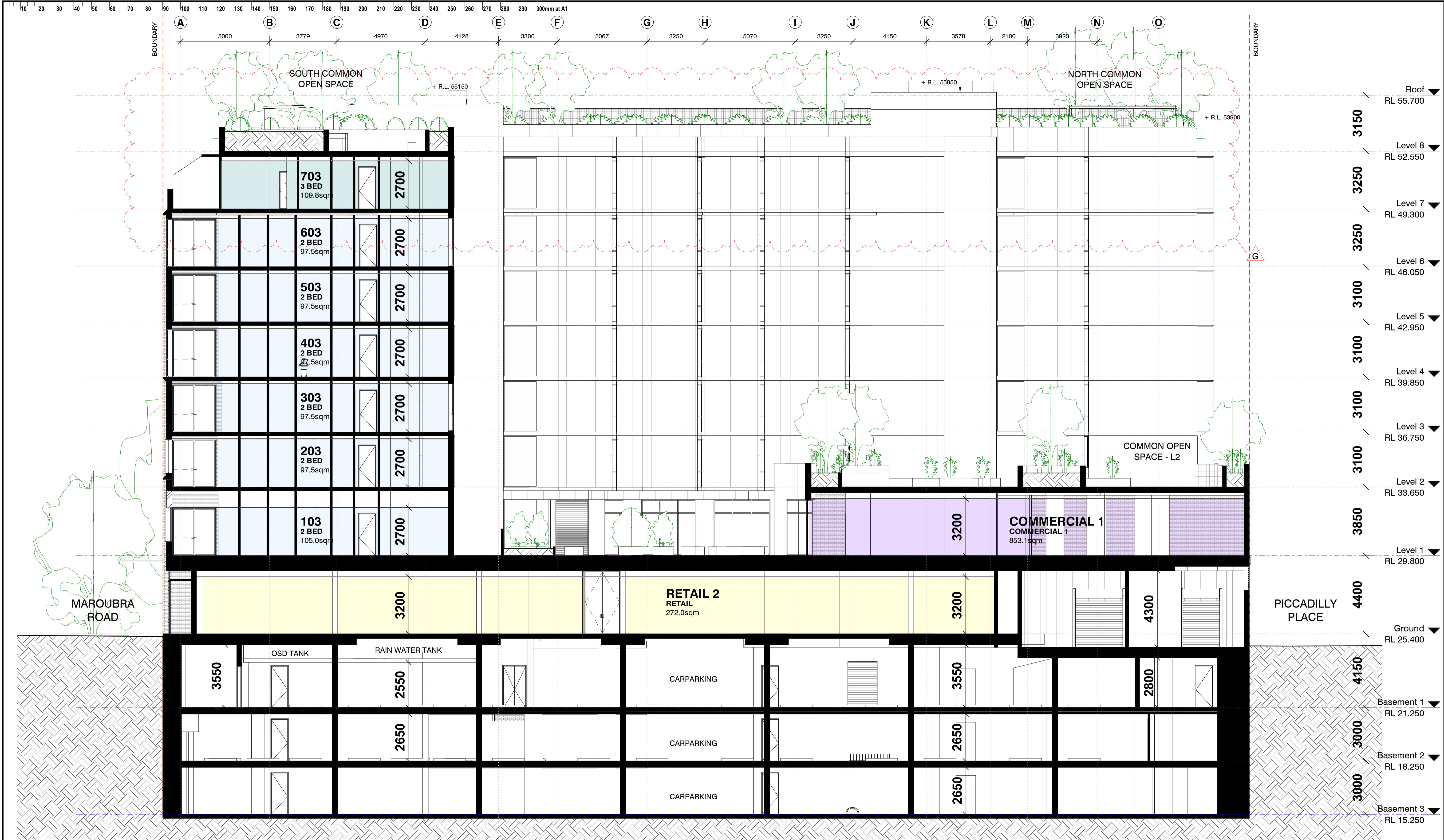
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B	15/11/22		ISSUED FOR CONSULTANT COORDINATION	LO		PLANNER	LANDSCAPE ARCHITECT	138 MAROUBRA ROAD, MAROUBRA			<div>AUTHORISED FOR ISSUE</div> <div>63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</div>	DESCRIPTION ROOF PLAN	9:51:58 PM									
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G	15/02/23		ISSUED FOR DA	TP			AMENDED DA						JH								JH	JH
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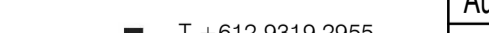
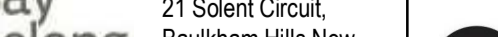
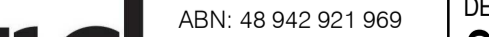


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A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 100	A1	22/02/2024
B	07/12/22	ISSUED FOR REVIEW	JH						DESCRIPTION			
C	09/01/23	ISSUED FOR REVIEW	LO						SECTION B			
D	19/01/23	ISSUED FOR REVIEW	LO									
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F	15/02/23	ISSUED FOR DA	TP	PLANNER ETHOS URBAN www.ethosurban.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	AUTHORISED FOR ISSUE			
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH						PROJECT No			
H	29/11/23	AMENDED DA	JH						DRAWING No			
I	22/02/24	AMENDED DA	ARH						REVISION			
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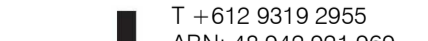


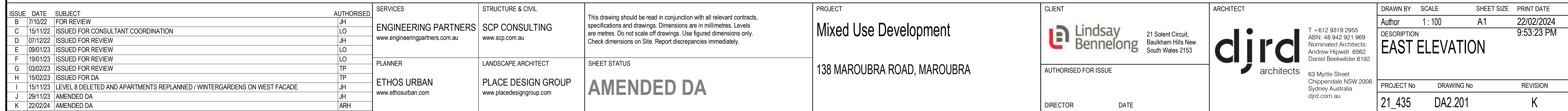
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B	7/10/22	FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	138 MAROUBRA ROAD, MAROUBRA	T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192		21 Solent Circuit, Baulkham Hills New South Wales 2153		Author	1 : 100	A1	22/02/2024	
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D	07/12/22	ISSUED FOR REVIEW	JH										SECTION C				
E	09/01/23	ISSUED FOR REVIEW	LO														
F	19/01/23	ISSUED FOR REVIEW	LO														
G	03/02/23	ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	AMENDED DA	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	AUTHORISED FOR ISSUE								
H	15/02/23	ISSUED FOR DA	TP						PROJECT No DRAWING No REVISION								
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J	29/11/23	AMENDED DA	JH														
K	22/02/24	AMENDED DA	ARH														
				ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com				DIRECTOR DATE								

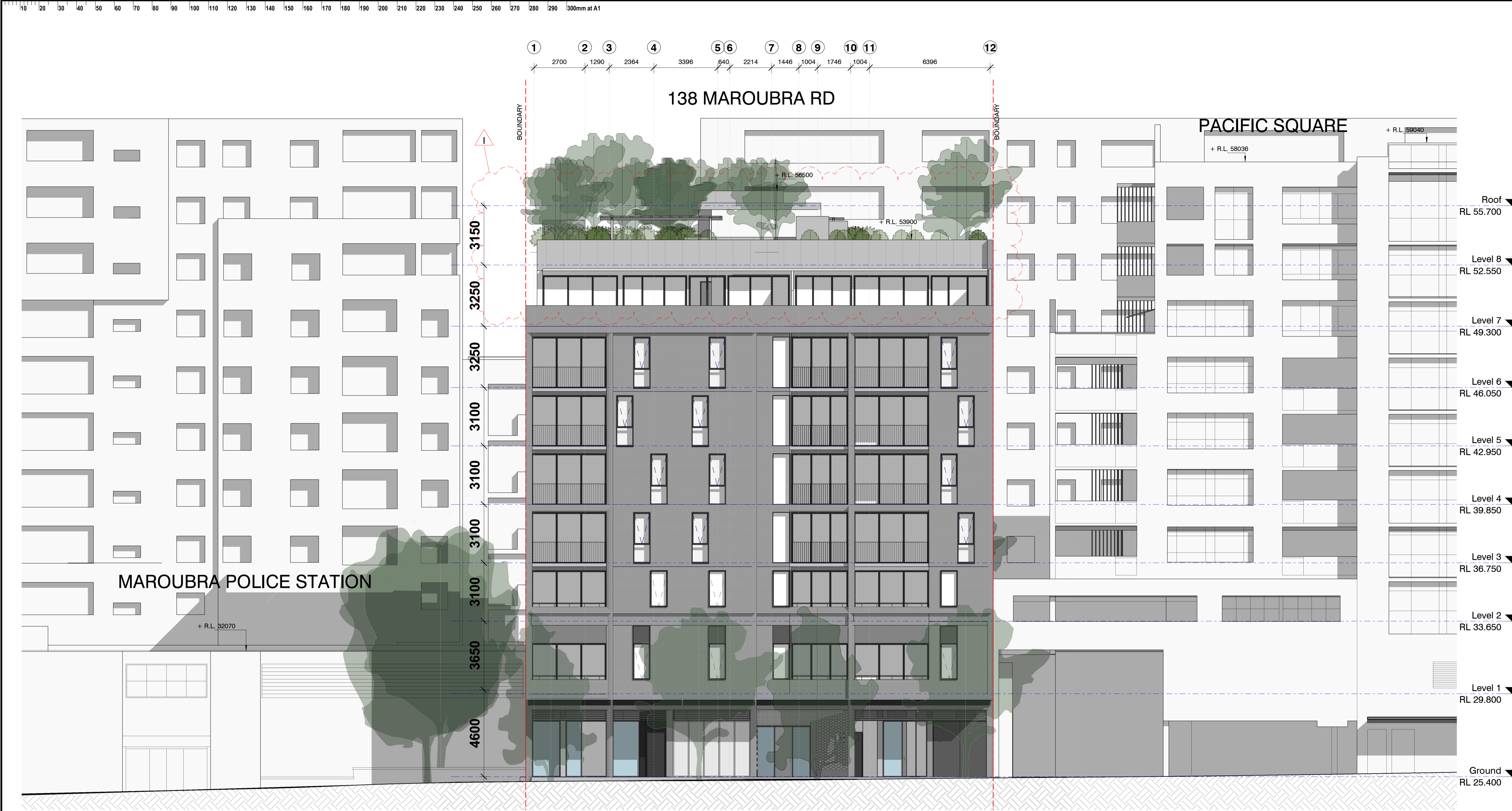



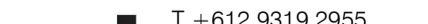
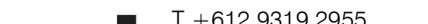
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A	B	C	D	E	F	G					H	I	Author	1 : 100
ISSUED FOR CONSULTANT COORDINATION					LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		Mixed Use Development	 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION SECTION D	9:52:45 PM	
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ISSUED FOR REVIEW					TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA			PROJECT No	DRAWING No	REVISION
ISSUED FOR DA					TP									
LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE					JH									
AMENDED DA					JH									
AMENDED DA					ARH	ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA	DIRECTOR	DATE	21_435	DA2.103	I	
AMENDED DA					ARH									



ISSUE		DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	
B		7/10/22	FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 100	A1	23/02/2024
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D		07/12/22	ISSUED FOR REVIEW	JH							NORTH ELEVATION			
E		09/01/23	ISSUED FOR REVIEW	LO										
F		19/01/23	ISSUED FOR REVIEW	LO										
G		03/02/23	ISSUED FOR REVIEW	TP										
H		15/02/23	ISSUED FOR DA	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA			PROJECT No	DRAWING No	REVISION	
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K		22/02/24	AMENDED DA	ARH										
					ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA			DIRECTOR	DATE			





ISSUE		DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE										
B		7/10/22	FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 100	A1	23/02/2024									
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D		07/12/22	ISSUED FOR REVIEW	JH							PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	 architects	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	PROJECT No	DRAWING No	REVISION			
E		09/01/23	ISSUED FOR REVIEW	LO														ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA	21_435	DA2.202	K
F		19/01/23	ISSUED FOR REVIEW	LO																	JH	JH	ARH
G		03/02/23	ISSUED FOR REVIEW	TP																			
H		15/02/23	ISSUED FOR DA	TP																			
I		15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH																			
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K		22/02/24	AMENDED DA	ARH																			



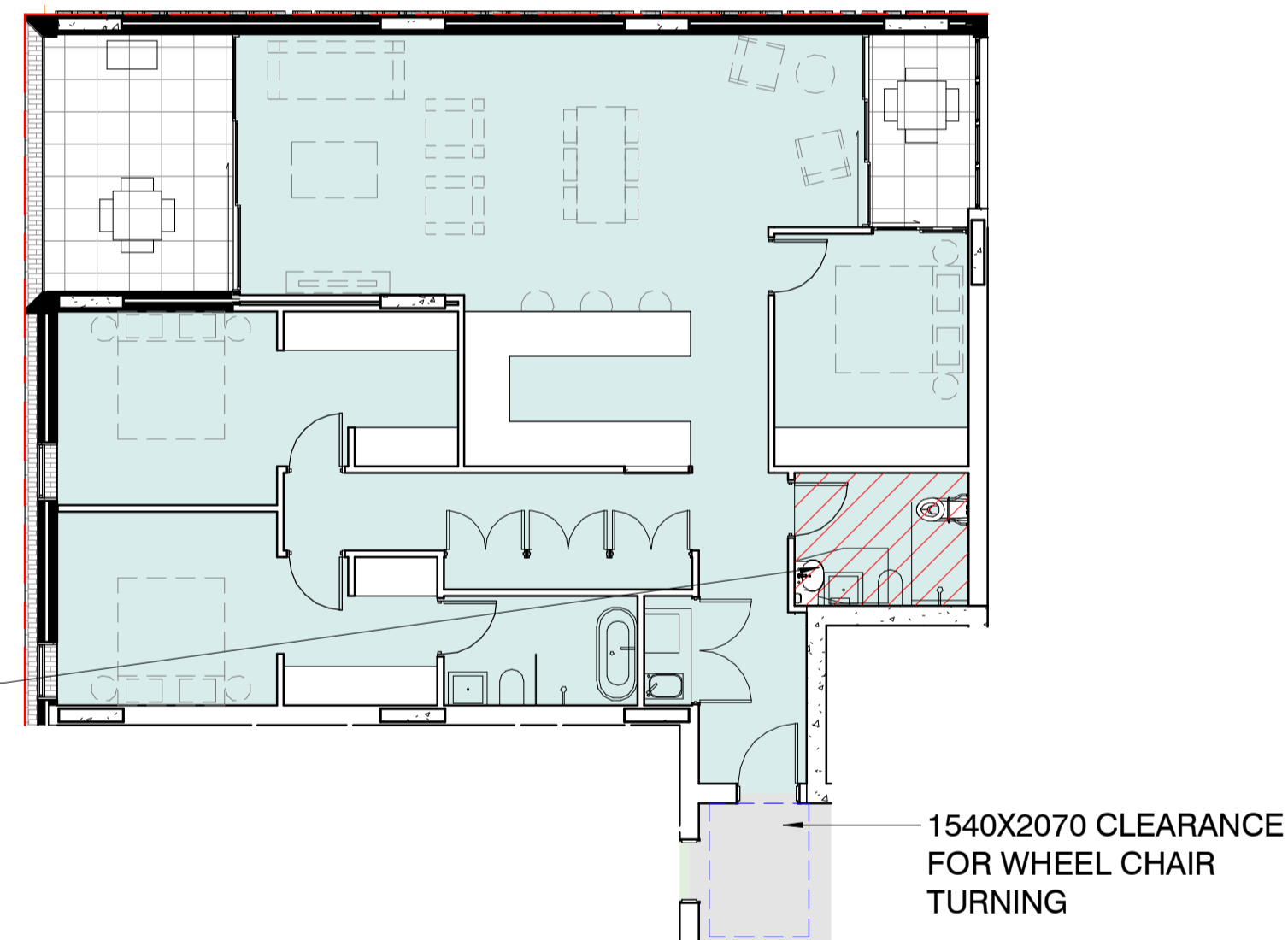
- ALL LIGHT SWITCHES ARE TO BE BETWEEN 900-1100 ABOVE FLOOR.
- ROUGH IN GPO'S WITH ADEQUATE SLACK IN THE CABLE TO PERMIT RELOCATION TO 600 ABOVE FLOOR.
- SHOWER TAP POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER VERTICAL SLIDING RAIL AS REQUIRED BY AS 4299.
- PROVIDE DGPO IN EACH LAUNDRY IN ACCORDANCE WITH AS 4299.
- MAKE PROVISION FOR FUTURE DGPO BESIDE EACH BATHROOM BASIN IN ACCORDANCE WITH AS 4299.
- AS1428.1 COMPLIANT DOOR HANDLES ARE TO BE RETIRO FITTED IN POST ADAPTATION.
- INSTALL PLYWOOD BEHIND BATHROOM SHEET LINING FOR CONVENIENT FIXING OF GRABRAILS TO PAN AND SHOWER.
- PROVIDE SLIP RESISTANT TILES TO KITCHEN, LAUNDRY AND BATHROOMS DV
- PROVIDE THERMOSTATIC MIXING VALVE OR SIMILAR TO LAUNDRY TO ALLOW RESTRICTION OF THE WATER TEMPERATURE IN ACCORDANCE WITH AS 4299.
- INSTALL A GPO ADJACENT THE TELEPHONE
- INSTALL AN ISOLATING SWITCH TO ALL ELECTRIC COOKTOPS
- INSTALL SLIP RESISTANT FLOOR SURFACE
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND LOCATED BETWEEN 900 AND 1100 ABOVE FLOOR LEVEL.

GUIDANCE IS TAKEN FROM THE SEPP65 AND ACCOMPANYING APARTMENT DESIGN GUIDE (ADG). THEY REQUIRE:
- 20% (12) OF DWELLINGS SHOULD ACHIEVE SILVER LEVEL COMPLIANCE WITH THE LIVABLE HOUSING GUIDELINE

- BARRIER FREE ENTRY FROM FOOTPATH
- LEVEL LANDING AREA IS TO BE 1200X1200mm CLEAR AT THE ENTRY DOOR. ENTRY DOOR TO BE MIN. 820mm CLEAR.
- INTERNAL DOORS TO BE 820mm CLEAR.
- INTERNAL CORRIDORS TO BE 1000mm MIN. CLEAR.
- A TOILET THAT HAS A CIRCULATION ZONE OF 900 X 1200mm CLEAR IN FRONT, EXCLUSIVE OF THE SWING OF THE DOOR.
- A SHOWER THAT IS SLIP RESISTANT AND HOBLESS.
- EXCEPT FOR SOLID MASONRY OR CONCRETE WALLS, THE WALLS AROUND THE SHOWER, BATH AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS.

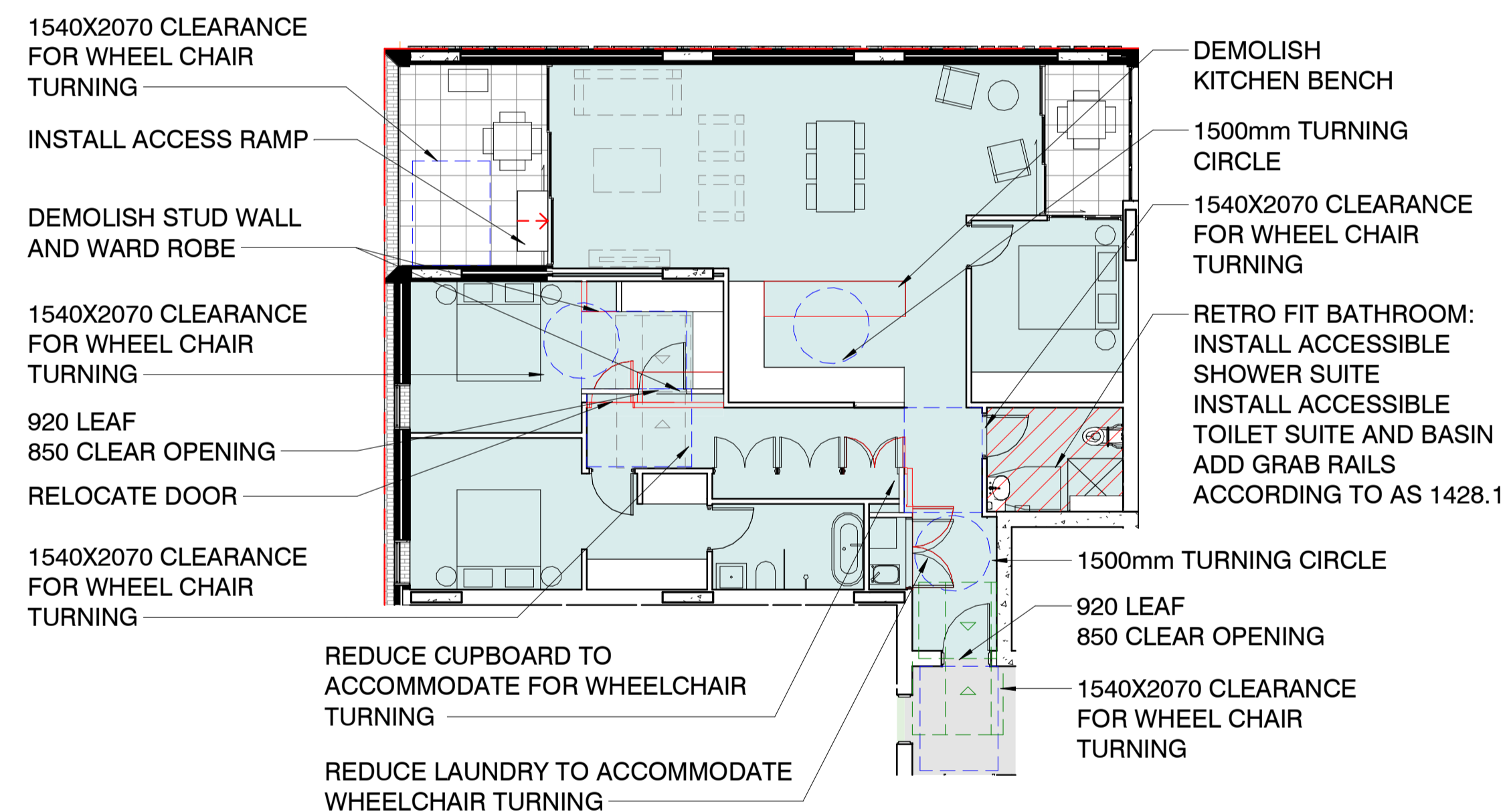
PRE ADAPTATION WORK

- LOCATE BASIN WASTE OUTSIDE OF ACCESSIBLE BASIN MODULE
- NO HOBS IN SHOWER
- INSTALL BLIND WASTE FOR POST ADAPTATION WC
- REINFORCE WALLS FOR FUTURE GRABRAILS AND SHOWER SEAT ETC.
- ROUGH IN CABLES FOR FUTURE GPO AT BASIN - REFER TO POST ADAPTATION LAYOUT
- INSTALL EXTRA FLOOR MEMBRANE INTO AREAS AS SHOWN IN RED



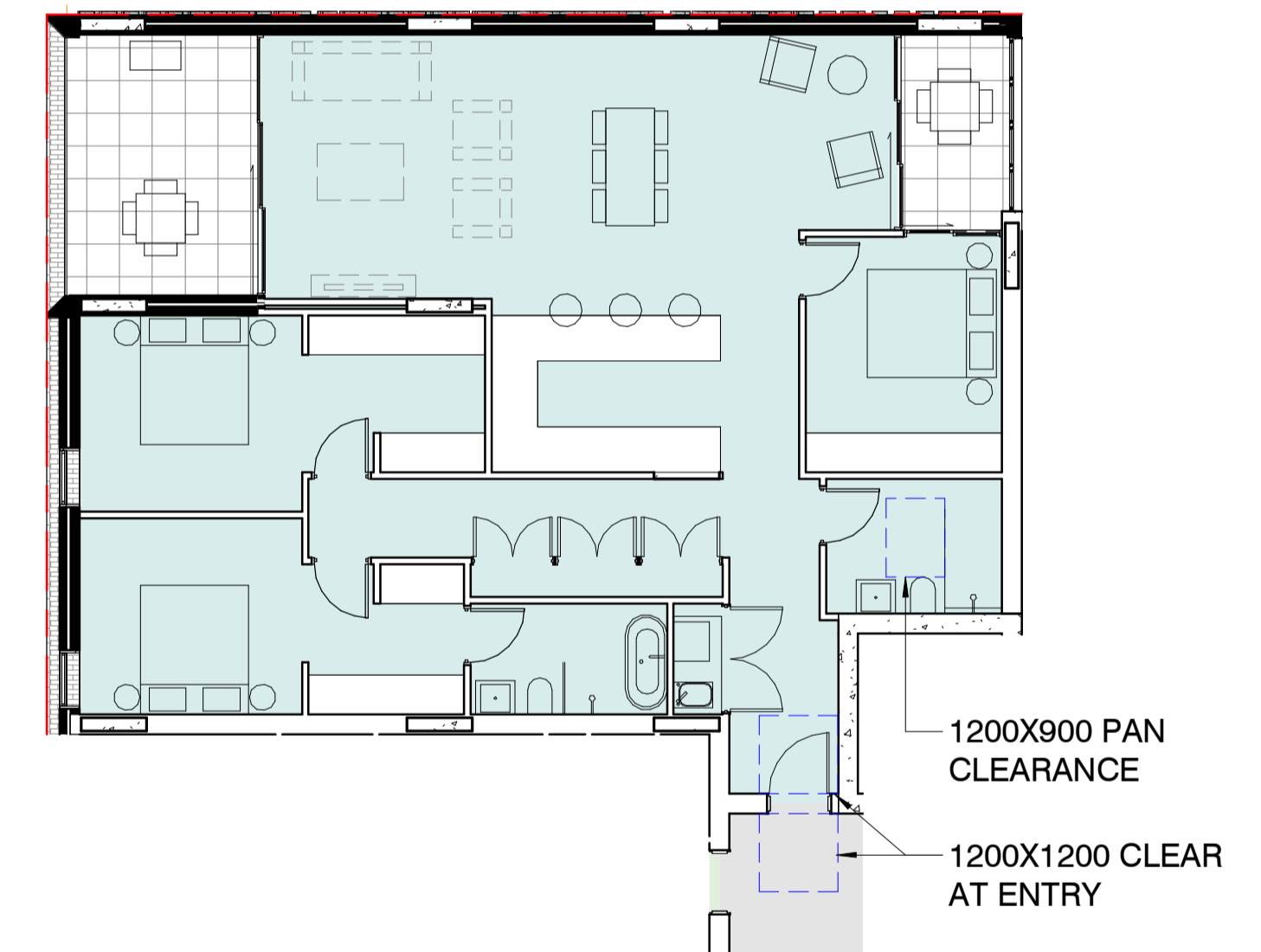
2 APARTMENTS 201, 301, 401, 501, 601
DA2.100 1 : 100

POST ADAPTATION WORK


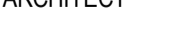
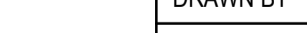


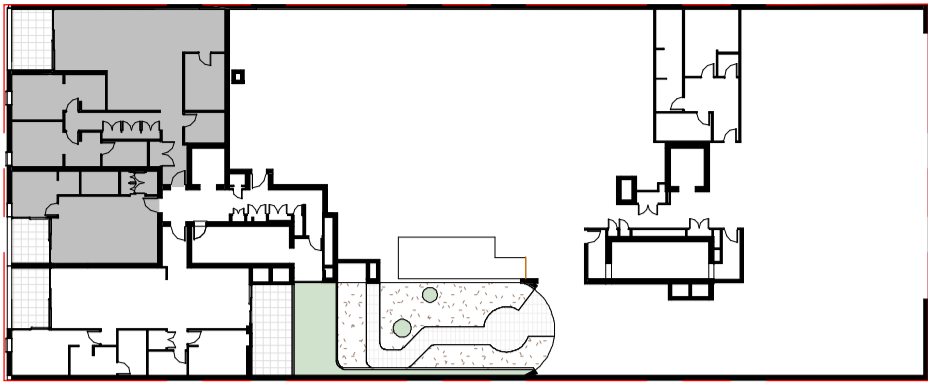
6 APARTMENTS 201, 301, 401, 501, 601
DA2.100 1 : 100

SILVER LIVING

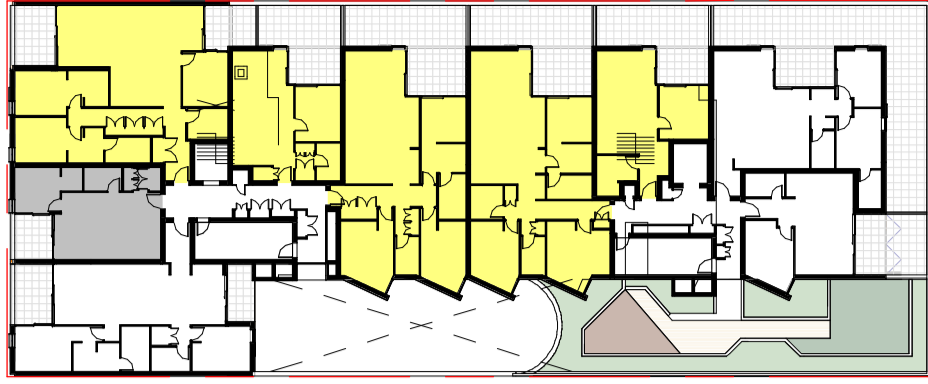


5 APARTMENTS 201, 301, 401, 501, 601
DA2.100 1 : 100

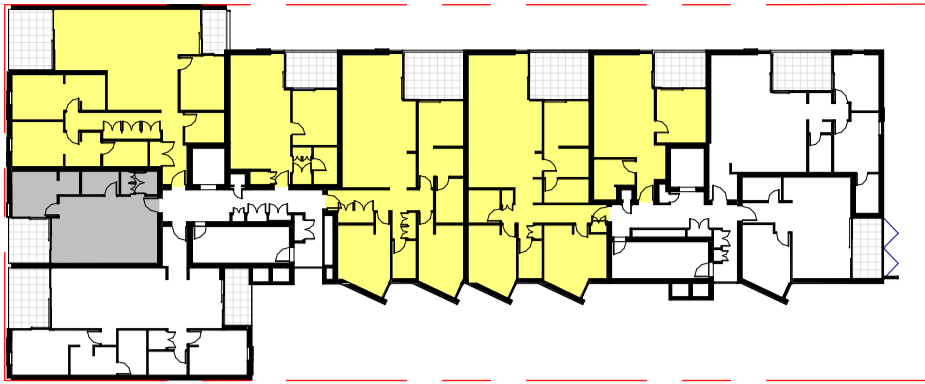
ISSUE				DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	<p>This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.</p>		PROJECT	CLIENT		ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	09/09/22	FOR REVIEW		JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	PLANNER	LANDSCAPE ARCHITECT			SHEET STATUS	Mixed Use Development	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills NSW South Wales 2153	 djrd architects T +61 62 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	As indicated	A1	22/02/2024
B	7/10/22	FOR REVIEW		JH					ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com					AMENDED DA			138 MAROUBRA ROAD, MAROUBRA
C	15/11/22	ISSUED FOR CONSULTANT COORDINATION		LO	PROJECT No	DRAWING No	REVISION											
D	07/12/22	ISSUED FOR REVIEW		JH				21_435			DA8.201	J						
E	09/01/23	ISSUED FOR REVIEW		LO														
F	19/01/23	ISSUED FOR REVIEW		LO														
G	03/02/23	ISSUED FOR REVIEW		TP														
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J	22/02/24	AMENDED DA		ARH														



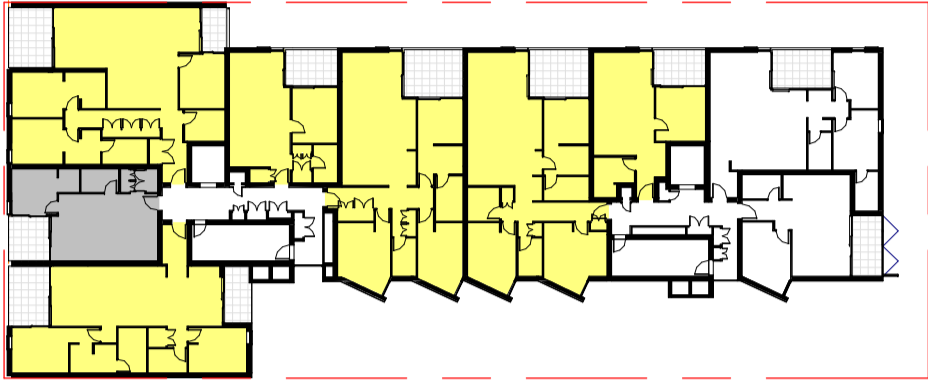
1 Level 1 SOLAR
1 : 500



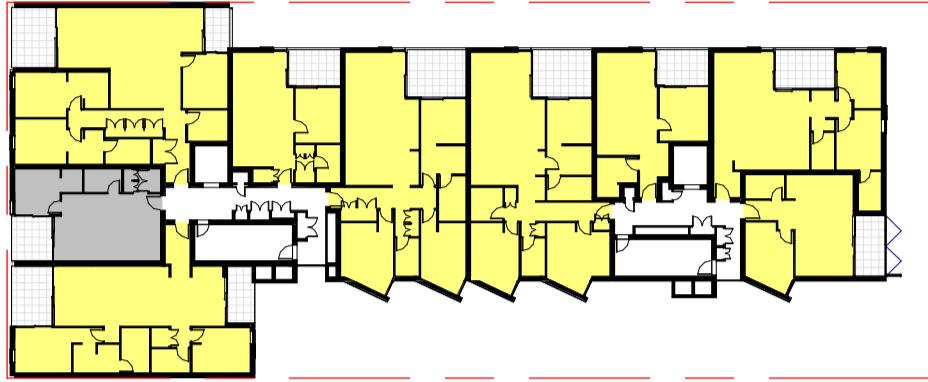
2 Level 2 SOLAR
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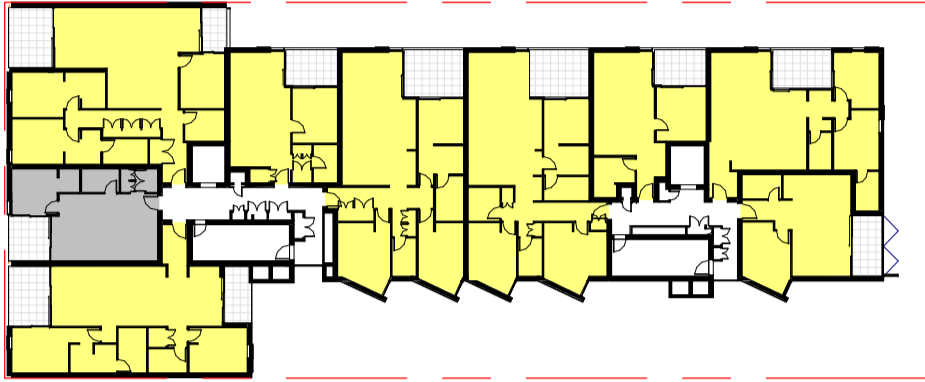
3 Level 3 SOLAR
1 : 500



4 Level 4 SOLAR
1 : 500



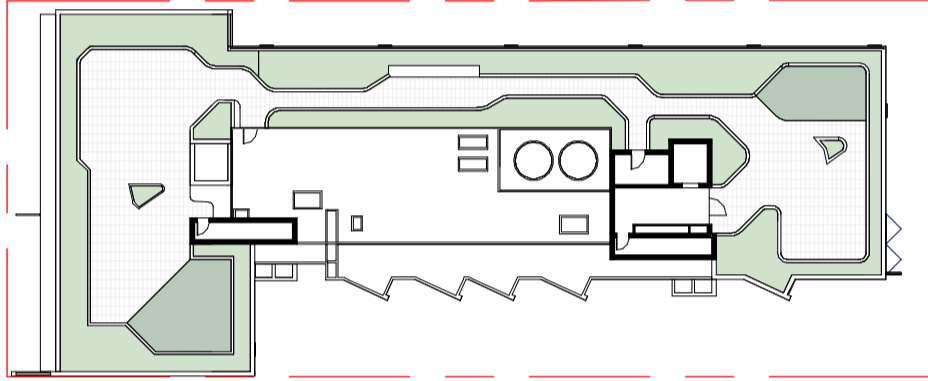
5 Level 5 SOLAR
1 : 500



6 Level 6 SOLAR
1 : 500



7 LEVEL 7 SOLAR
1 : 500



8 LEVEL 8 SOLAR
1 : 500

SEPP 65 SOLAR ACCESS
SEPP 65 SOLAR

40
40

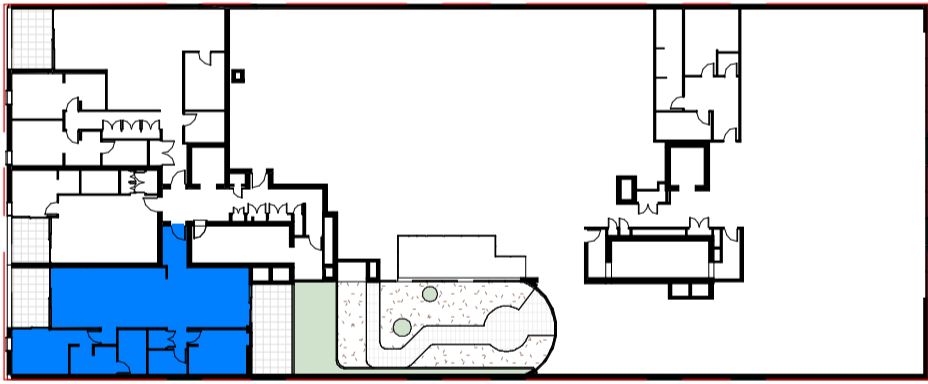
SEPP 65 / ADG SOLAR ACCESS

SEPP 65 MINIMUM = 70%
39.2 UNITS REQUIRED
40 UNITS PROPOSED (71.4%)

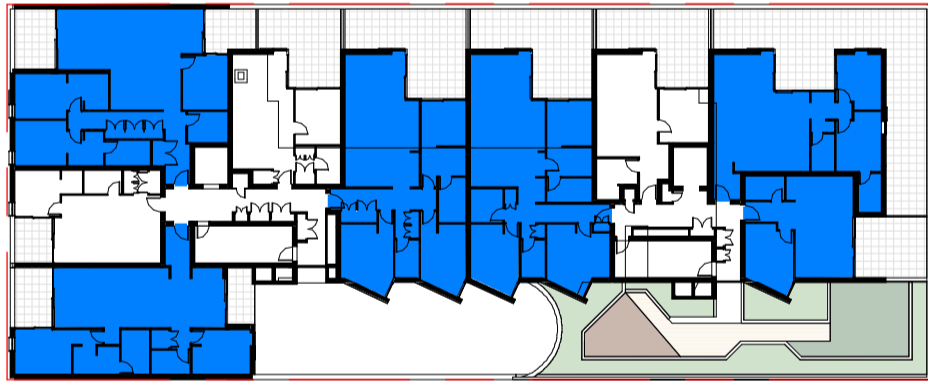
COMPLIES

MAXIMUM 15% GET NO MID WINTER LIGHT
8 UNITS MAX ALLOWED
7 UNITS PROPOSED

COMPLIES



9 LEVEL 1 VENT
1 : 500



10 LEVEL 2 VENT
1 : 500



11 TYPICAL LEVEL 3 - LEVEL 6 VENT
1 : 500

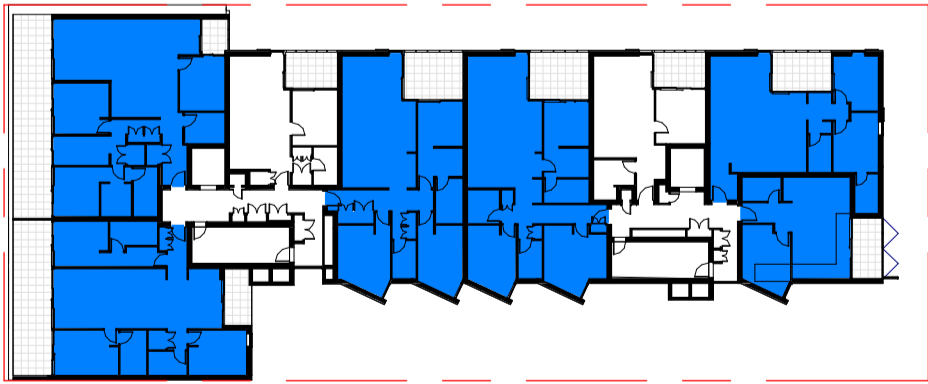
SEPP 65 / ADG VENTILATION

SEPP 65 MINIMUM = 60%
34 UNITS REQUIRED
36 UNITS PROPOSED (64.3%)

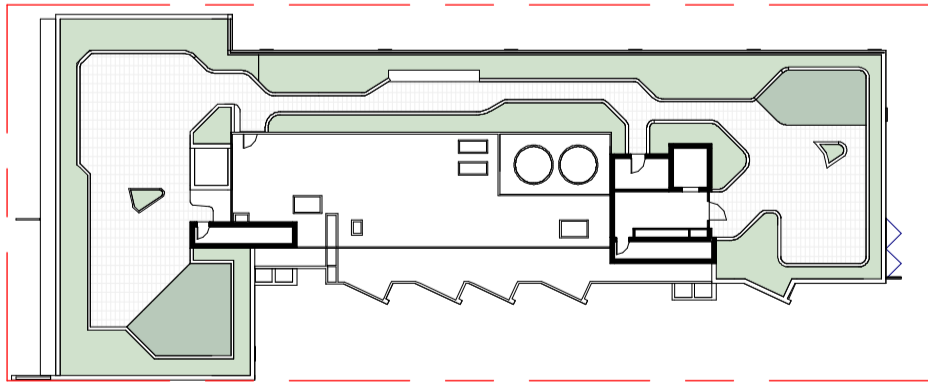
COMPLIES

SEPP 65 VENTILATION
SEPP 65 VENT

36
36



12 LEVEL 7 VENT
1 : 500



13 LEVEL 8
1 : 500

BASIX Building Fabric Requirements 138 Maroubra Road, Maroubra		
Element	Material Type	Details
External Walls	Hebel PowerPanel + R1.5 Insulation	Refer to drawings
	Light Cladding + R1.5 Insulation	South Façade only
Internal Walls	Within Dwellings: Plasterboard on studs + No Insulation	
	Between Dwellings: Hebel PowerPanel + PB	
Windows	Standards	
	Single Glazed Clear	NFRC Glazing System values: U ≤ 6.7 and SHGC = 0.57 (± 5%) U ≤ 6.7 and SHGC = 0.70 (± 5%)
	ALM-001-01A (Awning windows)	
	ALM-002-01A (Sliding/fixed windows)	
	Treatment 1:	Double Glazed High Solar Gain Low-E to ALL windows in the unit.
		NFRC Glazing System values: U ≤ 4.3 and SHGC = 0.47 (± 5%) U ≤ 4.3 and SHGC = 0.53 (± 5%)
	ALM-003-03A (Awning windows)	
	ALM-004-03A (Sliding/fixed windows)	
Floor	Concrete Slabs	Tile (Bathroom & wet areas)
	Apply R1.5 Insulation to suspended slabs with carpark/outdoor air below.	Timber (Kitchen, living & bedrooms)
Downlight	As specified	Sealed
Ceiling	Concrete above plasterboard + R3.0	(Balconies above and Roof top above)
Ceiling Penetrations	Downlights, Exhaust Fans	All ceiling penetrations to be sealed
Roof	Waterproofing Membrane	Medium




BASIX Commitments Summary – Refer to the BASIX Certificate for more details

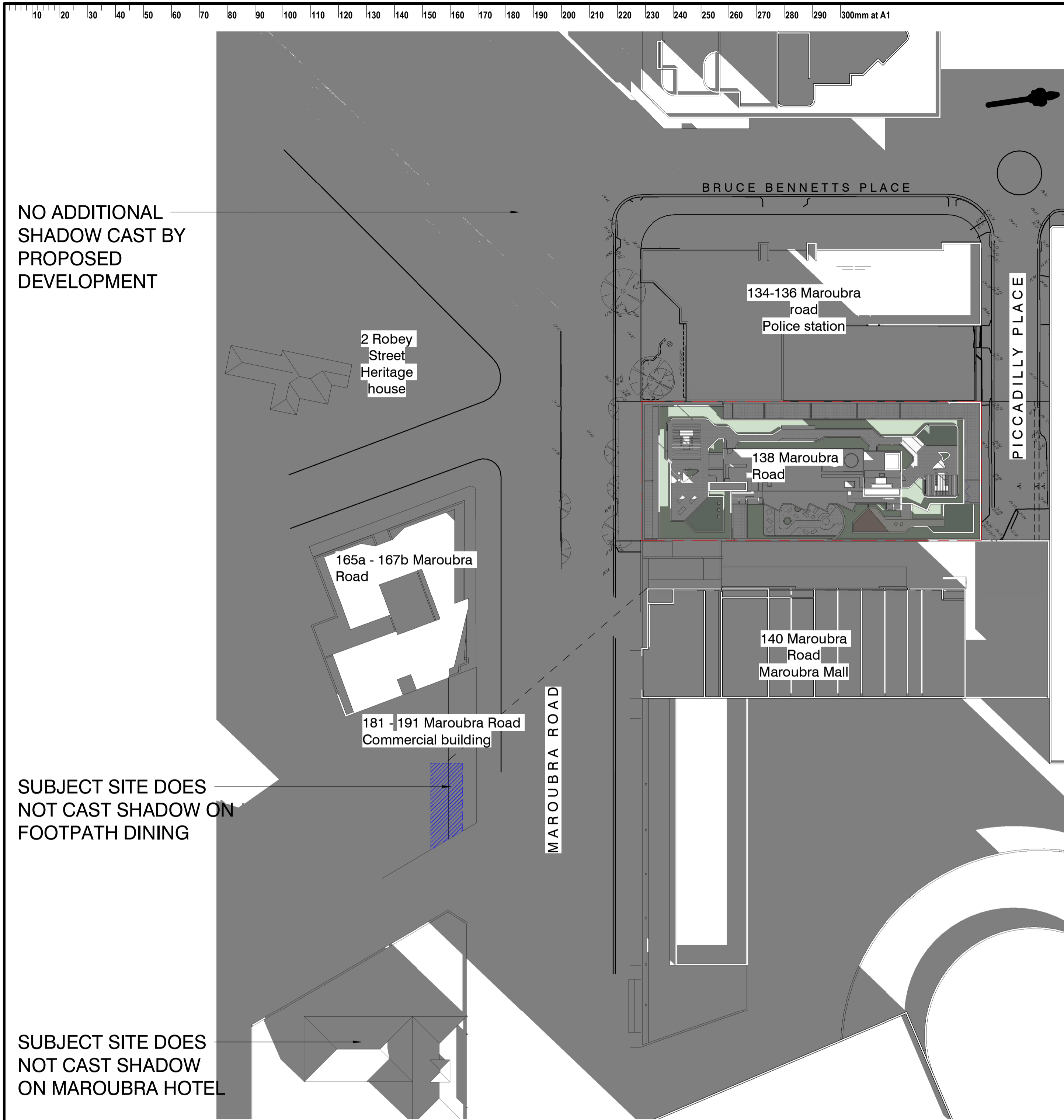
Water		
Element	Details	
Rainwater Tank	12000L	
Showerheads	4 star (> 4.5 but ≤ 6 L/min) (WELS scheme)	
kitchen taps and bathroom taps	4 star (WELS scheme)	
Clothes Washer	Not Specified	
Dishwasher	3 star (WELS scheme)	
Energy		
Element	Details	
Individual Hot Water System	Gas instantaneous (3 star)	
Heating/Cooling to Dwelling	3 phase AC (EER 3.5-4.0)	
Cooktop/oven	Gas cooktop and electric oven	
Refrigerator	Not Specified	
Dishwasher	3.5 star (Energy Rating)	
Clothes Washer	3.5 star (Energy Rating)	
Clothes Dryer	Not specified	
Common Areas Ventilation and Lighting		
Ventilation Type		Lighting Type
Carpark	Supply & Exhaust Only	LED
Ground floor Lobby	Natural/No Mechanical	LED
Lobby/Hallways	Natural/No Mechanical	LED

APARTMENT AREA SCHEDULE			
Number	Name	Area	Apartment storage
101	2 BED	132 m ²	9.73
102	1 BED	51 m ²	3.94
103	2 BED	105 m ²	8.59
201	3 BED	127 m ²	5.19
202	1 BED	51 m ²	3.94
203	2 BED	98 m ²	4.04
204	1 BED	52 m ²	4.57
205	3 BED	113 m ²	7.67
206	3 BED	117 m ²	10.24
207	1 BED	51 m ²	4.67
208	2 BED	84 m ²	7.91
209	1 BED	50 m ²	2.52
301	3 BED	127 m ²	5.19
302	1 BED	51 m ²	3.94
303	2 BED	97 m ²	4.04
304	1 BED	52 m ²	4.57
305	3 BED	113 m ²	7.67
306	3 BED	117 m ²	10.24
307	1 BED	51 m ²	4.67
308	2 BED	84 m ²	7.91
309	1 BED	50 m ²	2.52
401	3 BED	127 m ²	5.19
402	1 BED	51 m ²	3.94
403	2 BED	98 m ²	4.04
404	1 BED	52 m ²	4.57
405	3 BED	113 m ²	7.67
406	3 BED	117 m ²	10.24
407	1 BED	51 m ²	4.67
408	2 BED	84 m ²	7.91
409	1 BED	50 m ²	2.52
501	3 BED	127 m ²	5.19
502	1 BED	51 m ²	3.94
503	2 BED	98 m ²	4.04
504	1 BED	52 m ²	4.57
505	3 BED	113 m ²	7.67
506	3 BED	117 m ²	10.24
507	1 BED	51 m ²	4.67
508	2 BED	84 m ²	7.91
509	1 BED	50 m ²	2.52
601	3 BED	127 m ²	5.19
602	1 BED	51 m ²	3.94
603	2 BED	98 m ²	4.04
604	1 BED	52 m ²	4.57
605	3 BED	113 m ²	7.67
606	3 BED	117 m ²	10.24
607	1 BED	51 m ²	4.67
608	2 BED	84 m ²	7.91
609	1 BED	50 m ²	2.52
701	3 BED	127 m ²	6.01
703	3 BED	110 m ²	6.07
704	1 BED	52 m ²	4.57
705	3 BED	113 m ²	7.67
706	3 BED	116 m ²	10.24
707	1 BED	51 m ²	4.67
708	2 BED	83 m ²	7.91
709	1 BED	50 m ²	2.52
Grand total: 56		4706 m ²	

ALL APARTMENTS HAVE A BASEMENT STORAGE CAGE ON TITLE WITH MINIMUM 5 CUBIC METRES

COMPLIES

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	
D	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	Author	1 : 500	A1	5/04/2024	
E	07/12/22	ISSUED FOR REVIEW	JH										DESCRIPTION ADG & BASIX COMPLIANCE
F	09/01/23	ISSUED FOR REVIEW	LO										
G	19/01/23	ISSUED FOR REVIEW	LO										
H	03/02/23	ISSUED FOR REVIEW	TP	PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	 djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	2:58:33 PM			
I	15/02/23	ISSUED FOR DA	TP										
J	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH										
K	29/11/23	AMENDED DA	JH										
L	22/02/24	AMENDED DA	ARH	SUPPLEMENTARY DA INFORMATION			AUTHORISED FOR ISSUE		PROJECT No	DRAWING No	REVISION		
M	05/04/24		ARH									21_435	DA8.250



NO ADDITIONAL
SHADOW CAST BY
PROPOSED
DEVELOPMENT

SUBJECT SITE DOES
NOT CAST SHADOW ON
FOOTPATH DINING

SUBJECT SITE DOES
NOT CAST SHADOW
ON MAROUBRA HOTEL

3 8 AM - JUNE 21st
1 : 500

ADDITIONAL SHADOW
CAST BY SUBJECT SITE

SUBJECT SITE DOES
NOT CAST SHADOW ON
FOOTPATH DINING

SUBJECT SITE DOES NOT
CAST SHADOW ON
MAROUBRA HOTEL

4 9 AM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH

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ENGINEERING PARTNERS www.engineeringpartners.com.au
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STRUCTURE & CIVIL
SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

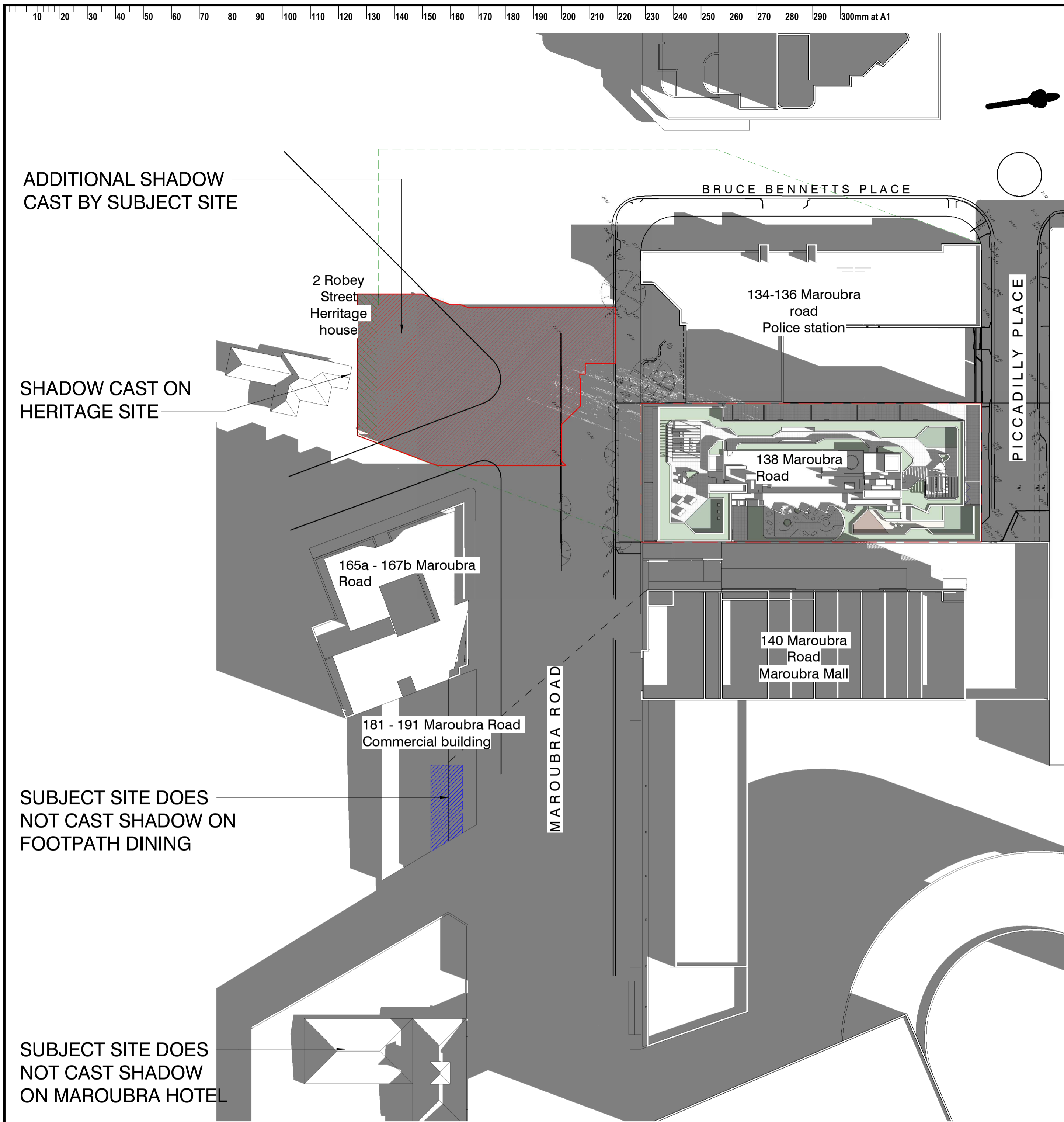
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	
SHEET STATUS AMENDED DA	

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
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SHEET 1			
PROJECT No	DRAWING No	REVISION	
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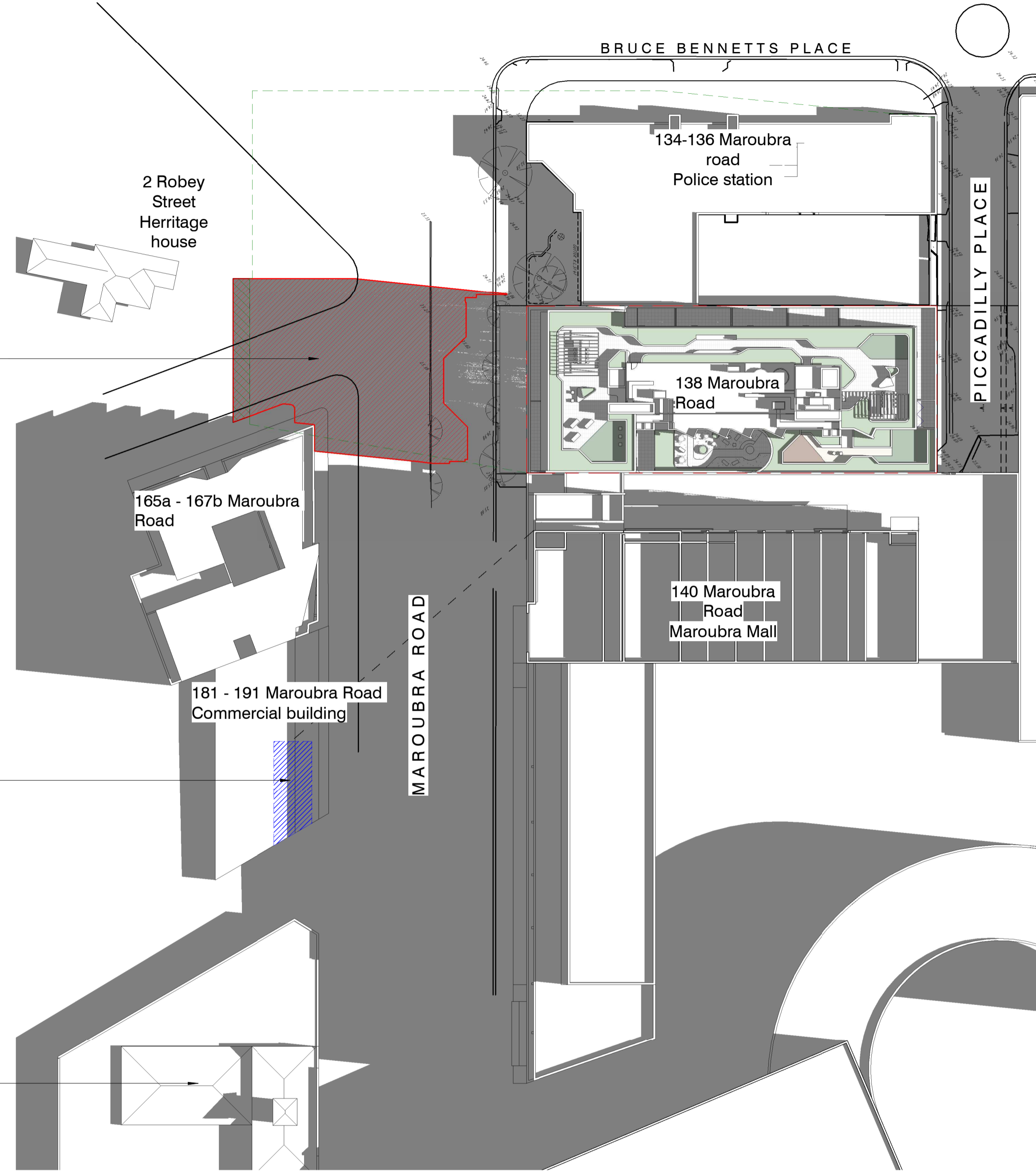
1 10 AM - JUNE 21st
1 : 500

LEGEND

PROFILE OF SHADOW CAST BY DCP ENVELOPE

SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING

SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE



2 11 AM - JUNE 21st
1 : 500

ISSUE	DATE	SUBJECT	AUTHORISED
A	09/09/22	FOR REVIEW	JH
B	7/10/22	FOR REVIEW	JH
C	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	29/11/23	AMENDED DA	JH
J	22/02/24	AMENDED DA	ARH

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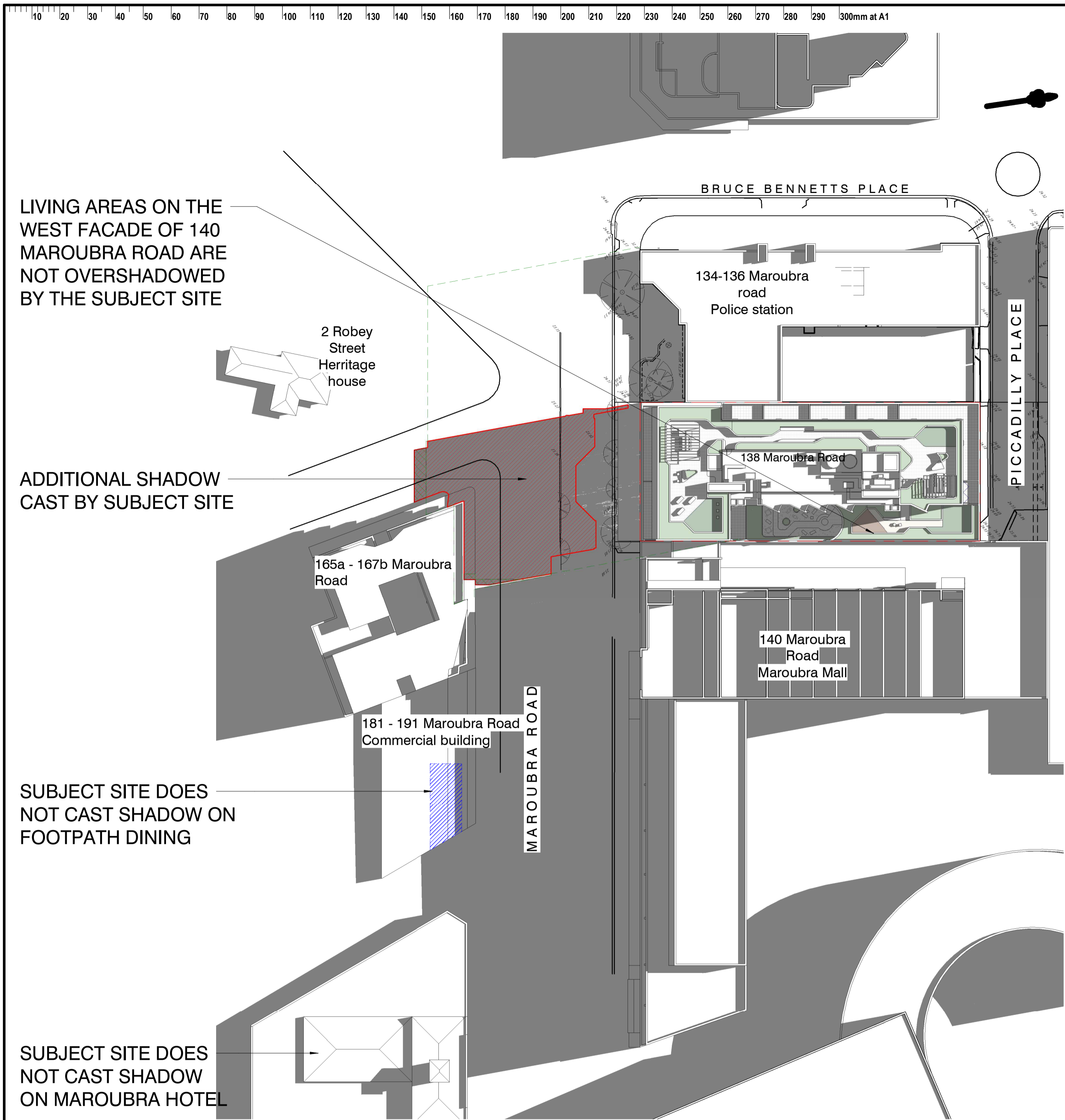
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SHEET STATUS AMENDED DA	

PROJECT
Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA

CLIENT
21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
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SHADOW DIAGRAM PLANS SHEET 2			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.301	J	



1 12 NOON - JUNE 21st
1 : 500

LIVING AREAS ON THE
WEST FACADE OF 140
MAROUBRA ROAD ARE
NOT OVERSHADOWED BY
THE SUBJECT SITE

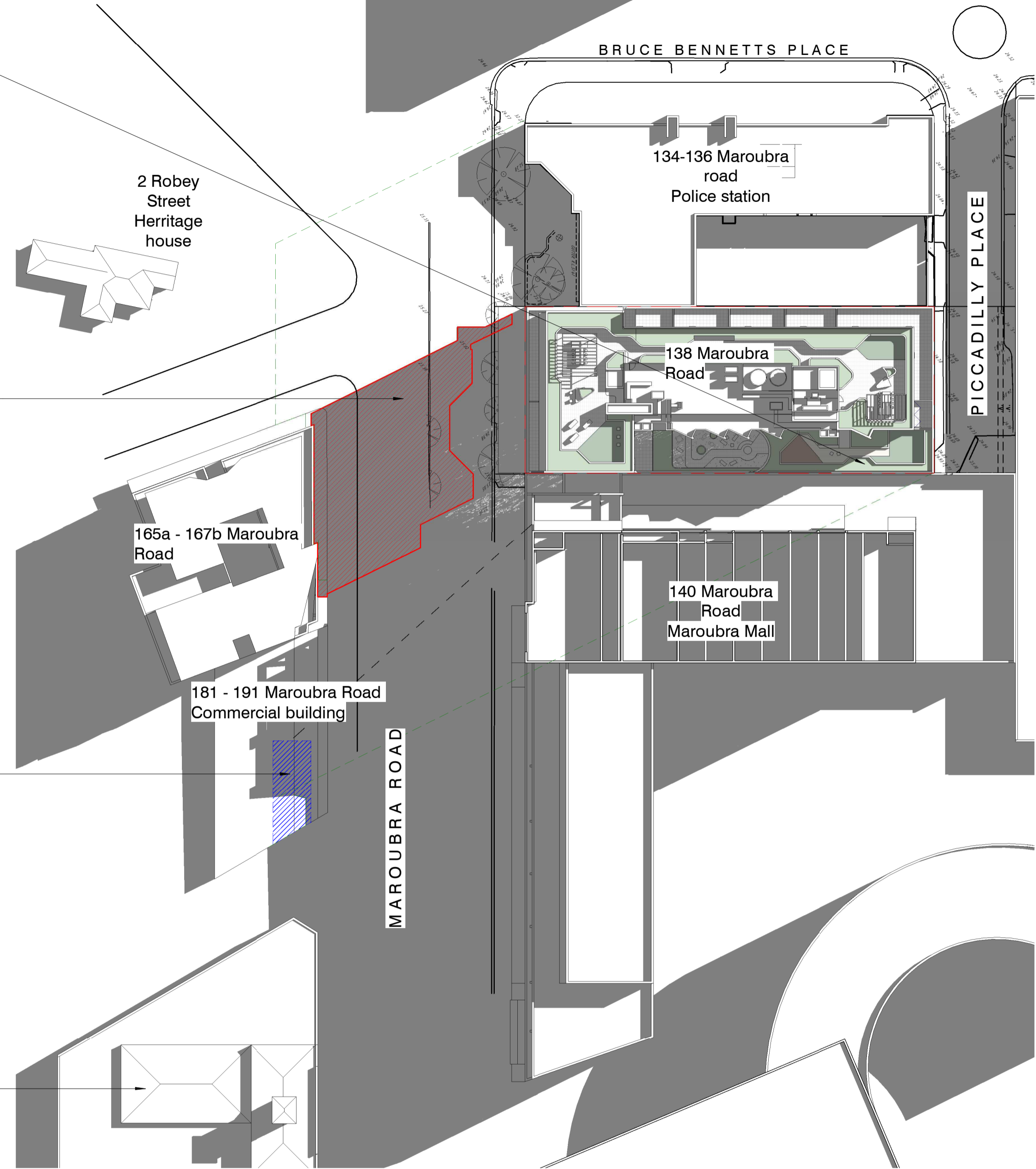
ADDITIONAL SHADOW
CAST BY SUBJECT SITE

SUBJECT SITE DOES
NOT CAST SHADOW ON
FOOTPATH DINING

SUBJECT SITE DOES
NOT CAST SHADOW
ON MAROUBRA HOTEL

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE



2 1 PM - JUNE 21st
1 : 500

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH

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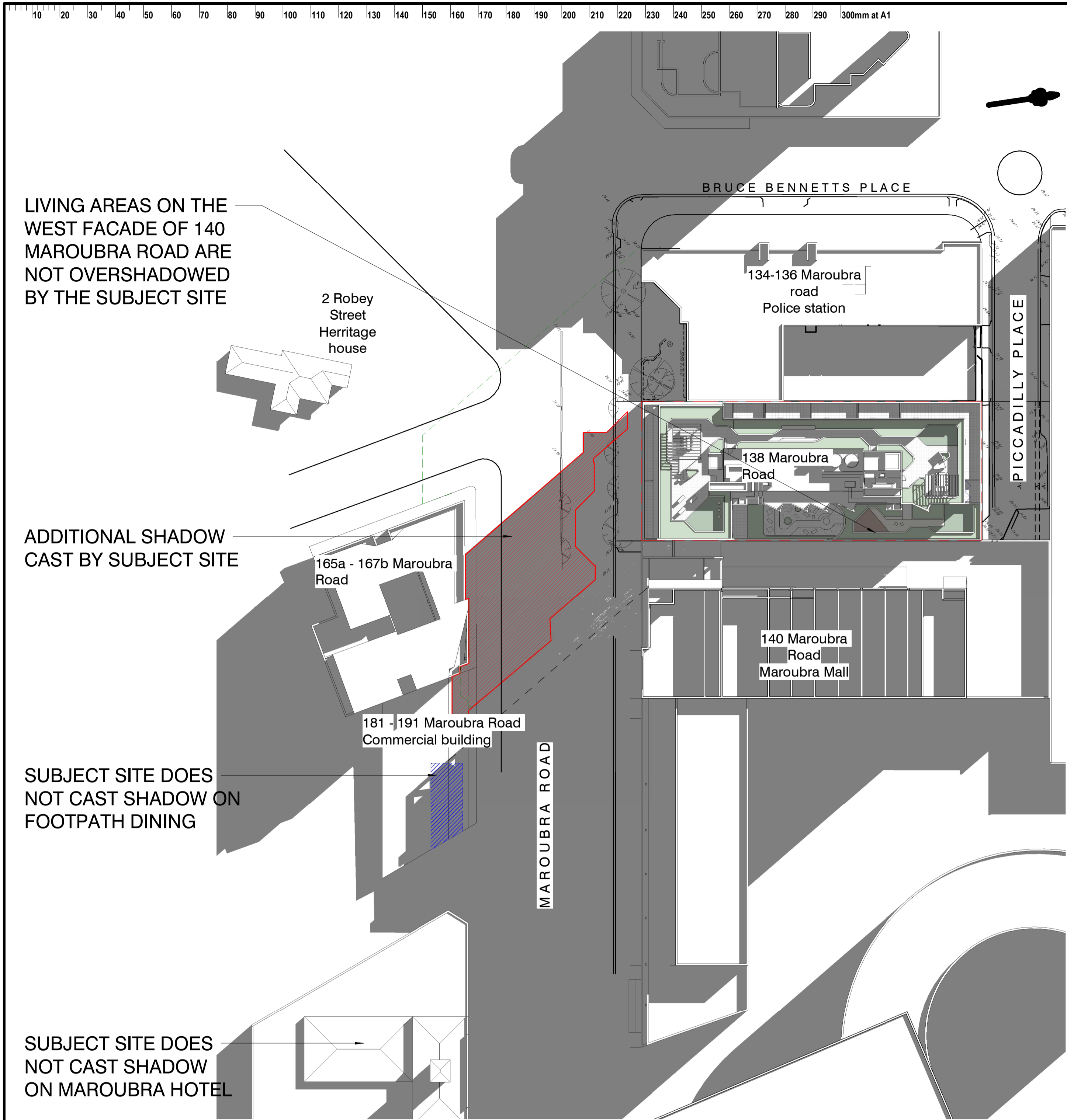
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SHEET STATUS AMENDED DA	

PROJECT
Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA

CLIENT
21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

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PROJECT No	DRAWING No	REVISION	
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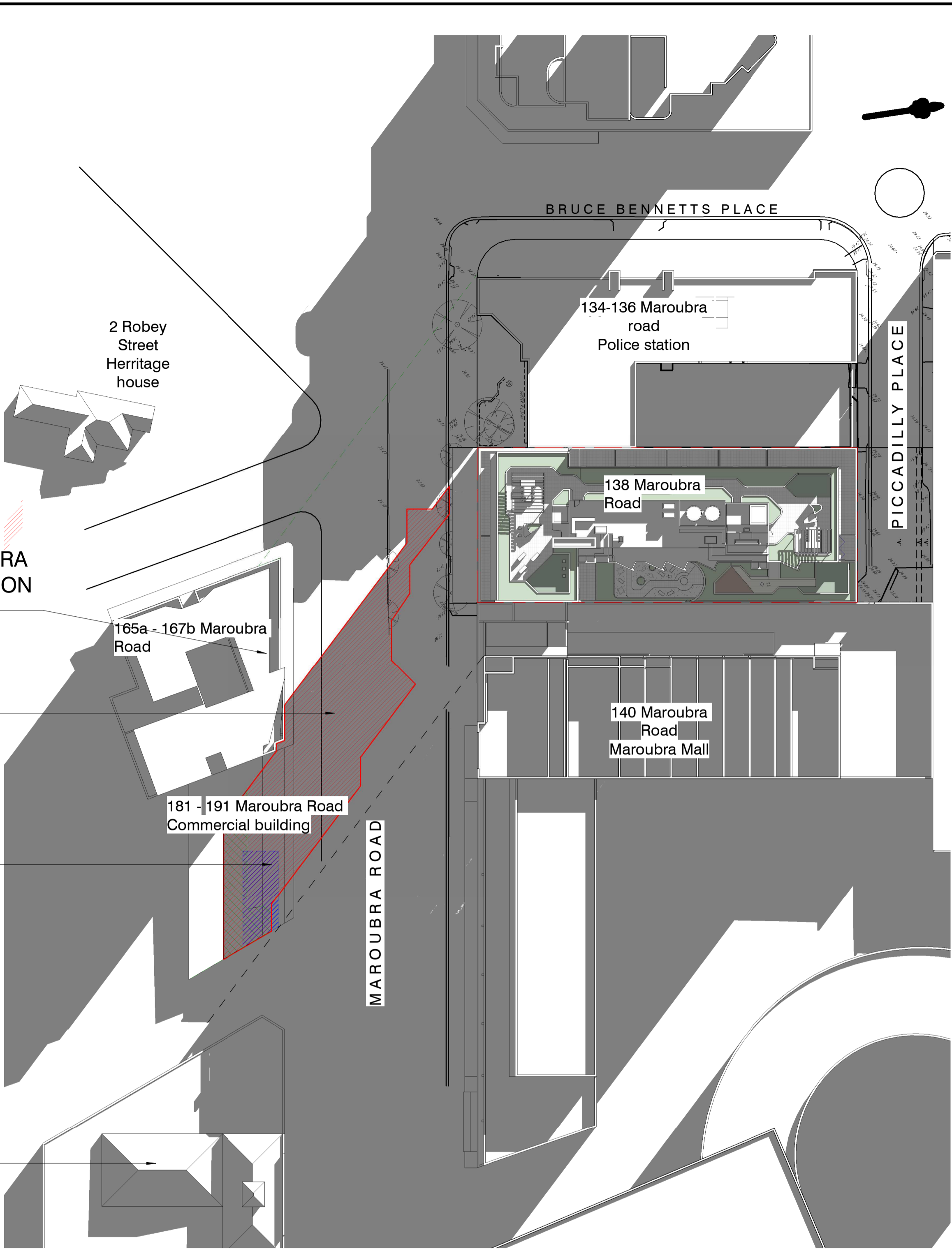
1 2 PM - JUNE 21st
1 : 500

FACADE OF 165 MAROUBRA ROAD RETAINS AFTERNOON SUN AT 3PM

ADDITIONAL SHADOW CAST BY SUBJECT SITE

SUBJECT SITE CAST SHADOW ON FOOTPATH DINING

SUBJECT SITE DOES NOT CAST SHADOW ON MAROUBRA HOTEL



2 3 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE

ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
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C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH

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PLANNER ETHOS URBAN www.ethosurban.com

STRUCTURE & CIVIL
SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

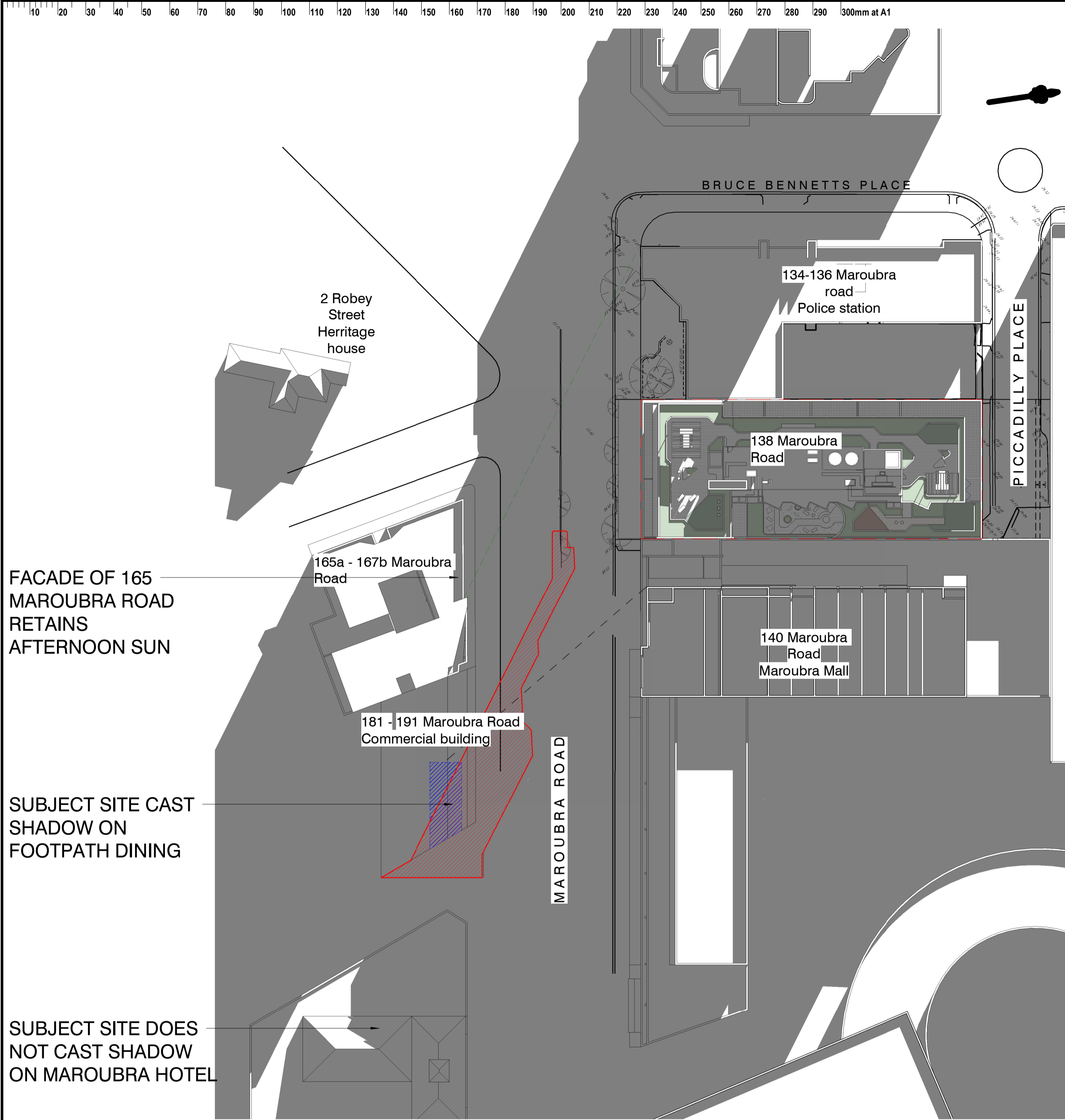
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SHEET STATUS AMENDED DA	

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

CLIENT
21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

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SHEET 4			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.303	G	



FACADE OF 165 MAROUBRA ROAD RETAINS AFTERNOON SUN



SUBJECT SITE CAST SHADOW ON FOOTPATH DINING

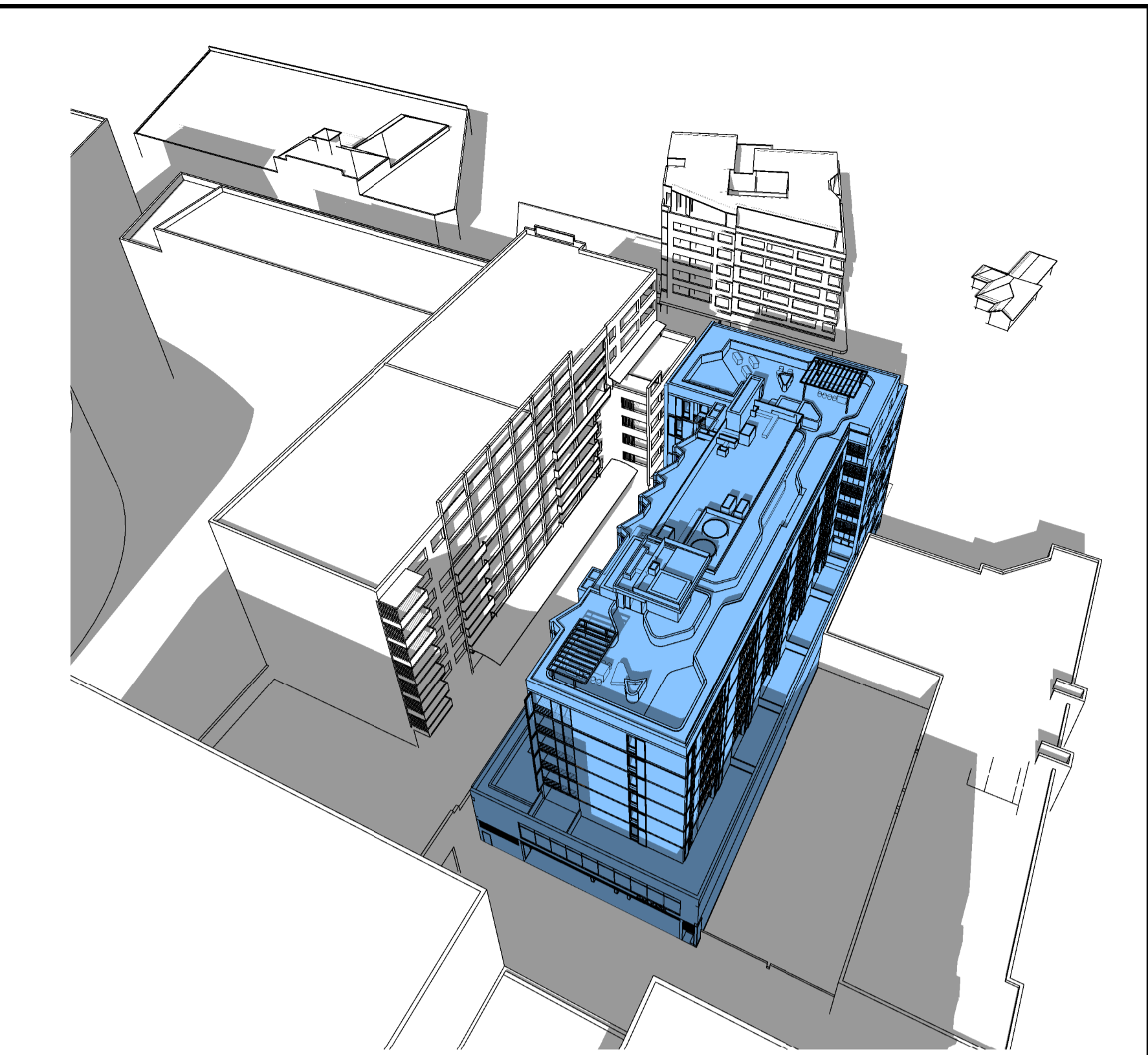
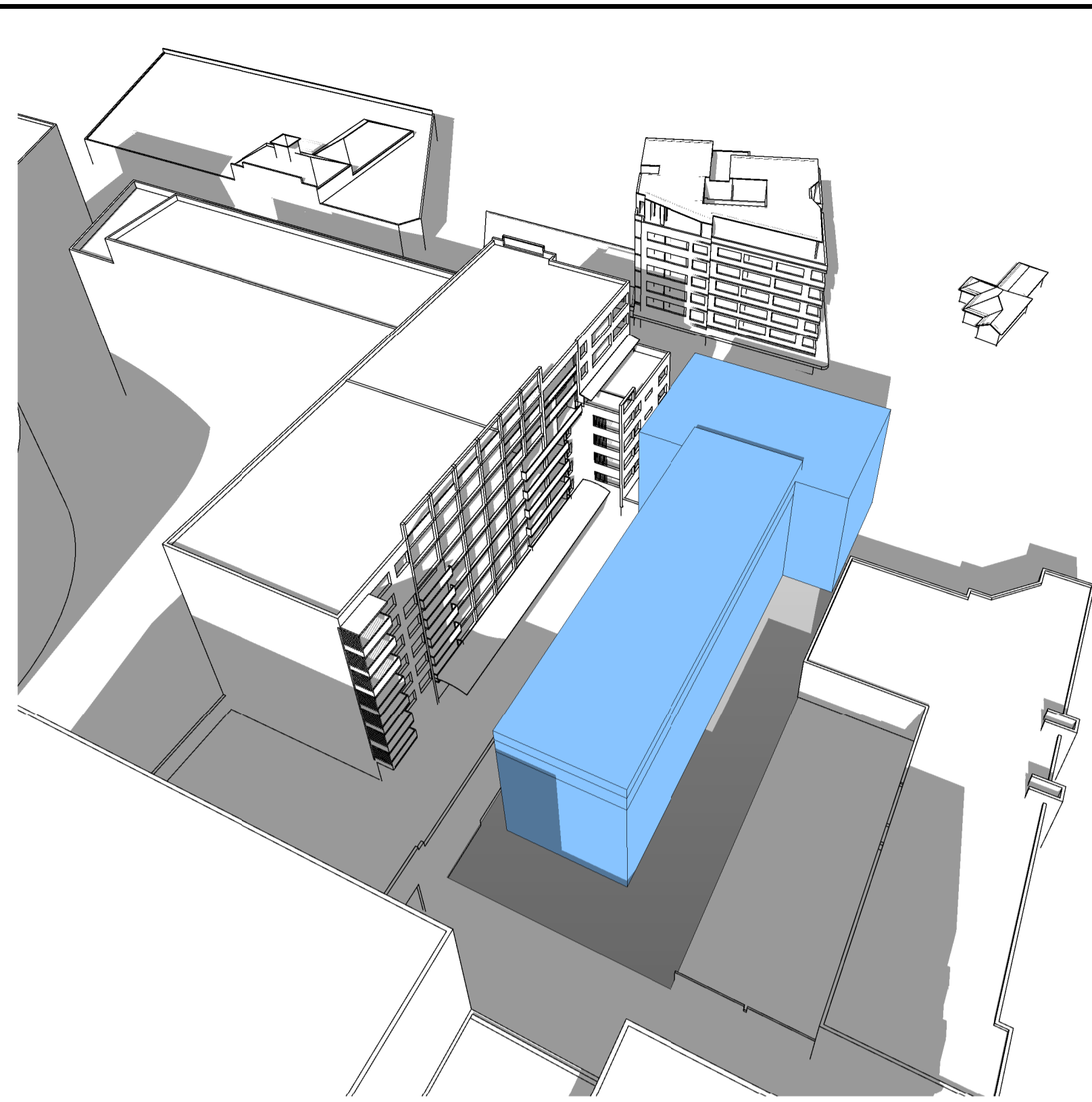
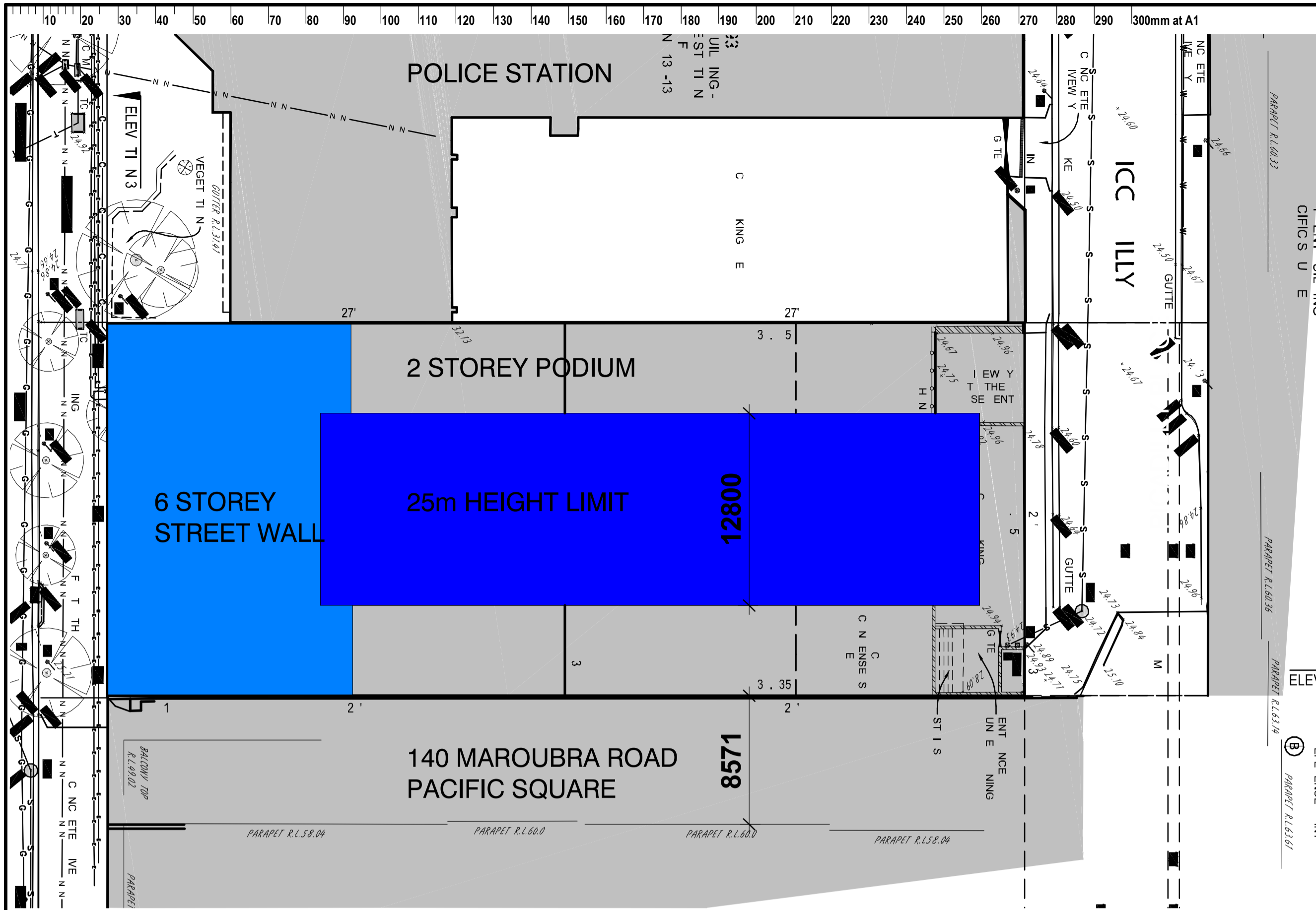
SUBJECT SITE DOES NOT CAST SHADOW ON MAROUBRA HOTEL

1 4 PM - JUNE 21st
1 : 500

LEGEND

- PROFILE OF SHADOW CAST BY DCP ENVELOPE
- SHADOW CAST BY PROPOSED BUILDING ON SUBJECT SITE IN ADDITION TO EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING IN ADDITION TO DCP ENVELOPE

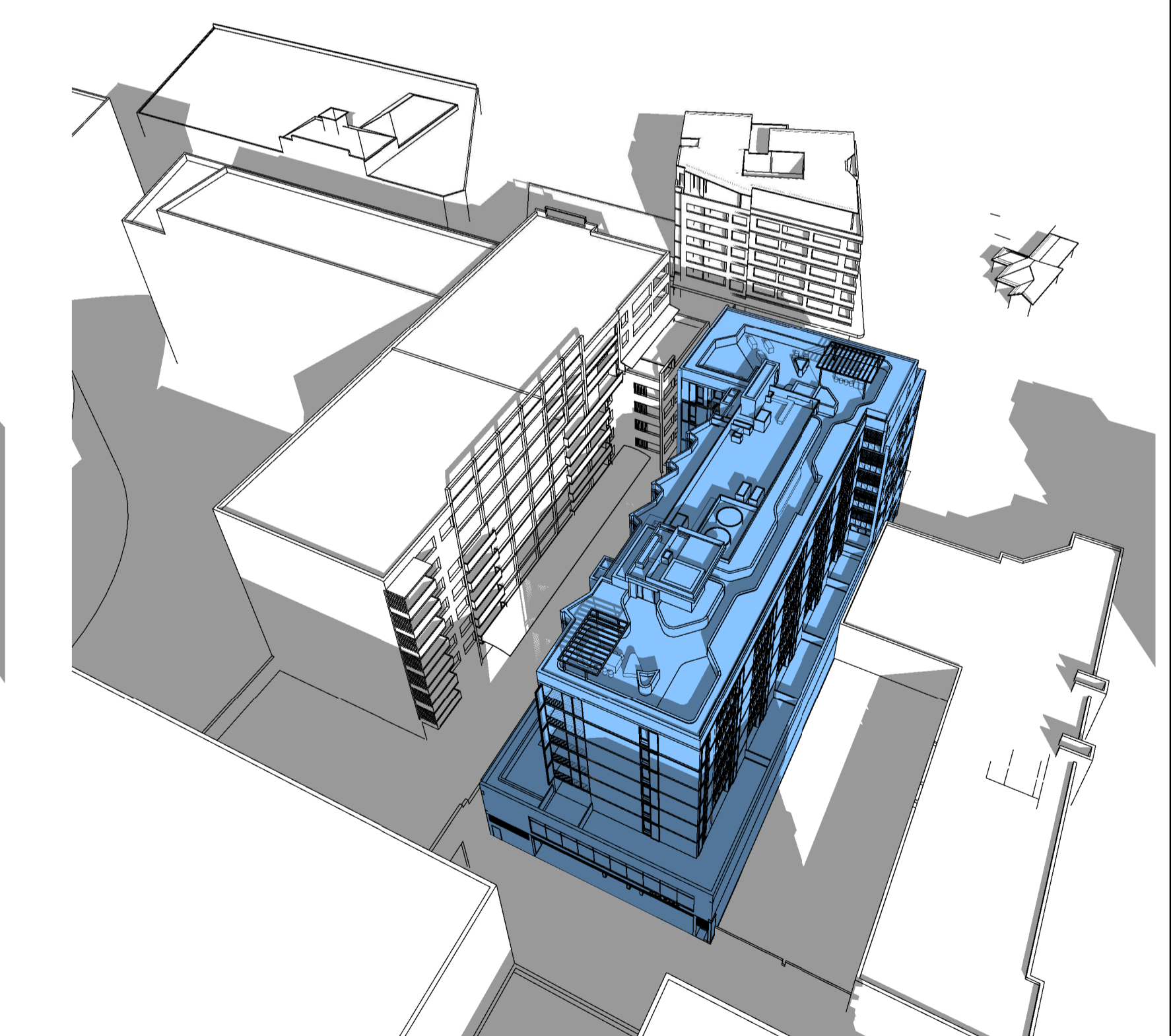
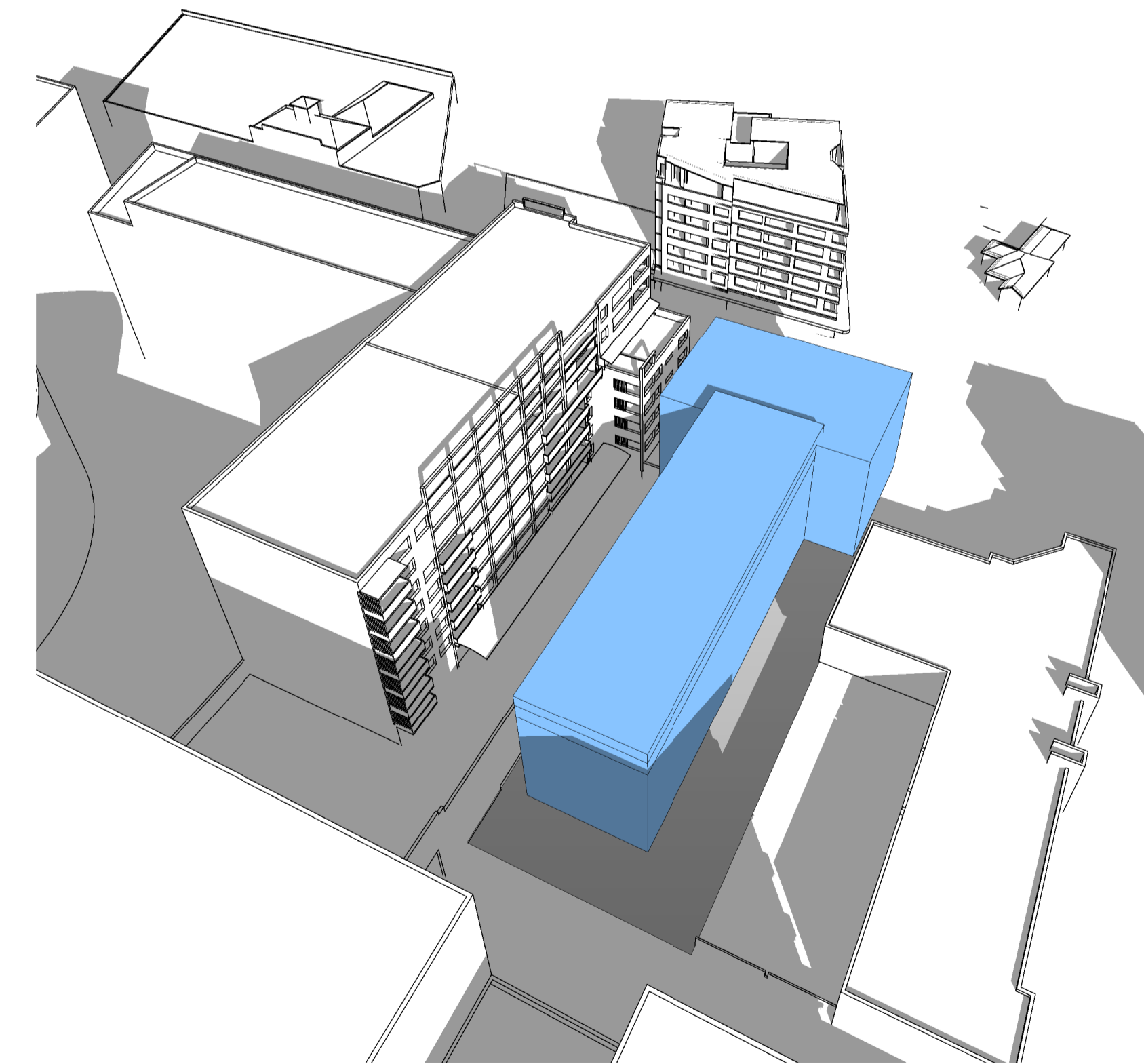
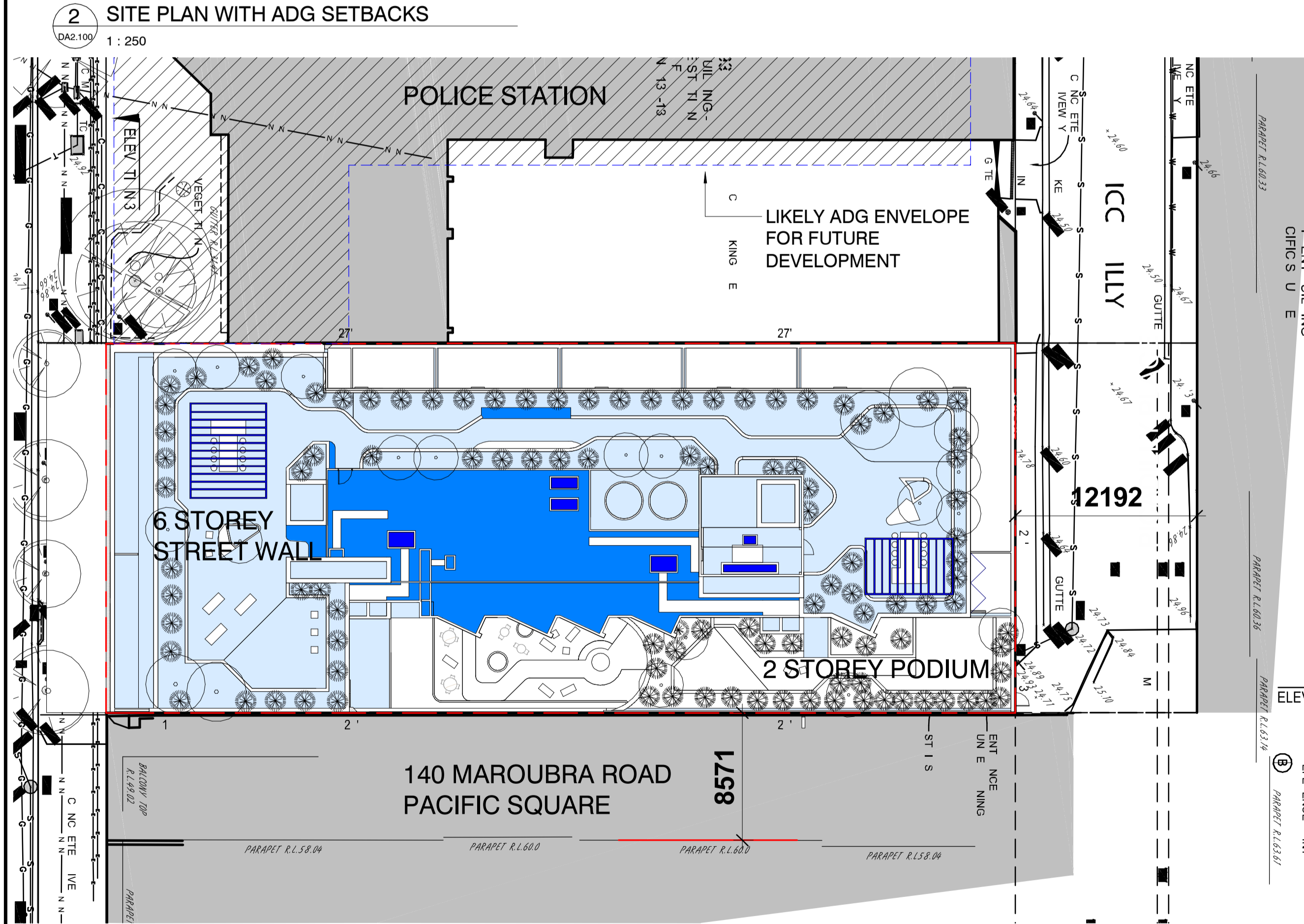
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A		07/12/22	ISSUED FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.		Mixed Use Development		21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects	T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 500	A1	22/02/2024
B		09/01/23	ISSUED FOR REVIEW	LO										DESCRIPTION		9:56:39 PM	
C		19/01/23	ISSUED FOR REVIEW	LO										SHADOW DIAGRAM PLANS			
D		03/02/23	ISSUED FOR REVIEW	TP												SHEET 5	
E		15/02/23	ISSUED FOR DA	TP	PLANNER ETHOS URBAN www.ethosurban.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	PROJECT No	DRAWING No	REVISION				
F		29/11/23	AMENDED DA	JH							21_435	DA8.304	G				
G		22/02/24	AMENDED DA	ARH													
							DIRECTOR		DATE								



3 MID WINTER SHADOW - ADG ENVELOPE 12 PM

4 MID WINTER SHADOW - PROPOSED 12 PM

- AT PRESENT, THE WESTERN FACADE OF 140 MAROUBRA ROAD IS OVERSHADOWED ON ITS NORTHERN END BY THE ADJACENT BUILDING TO THE NORTH (SHOWN IN GREY TONE HERE)
- ADG SETBACK (BLUE) AND PROPOSED BUILDING ENVELOPES WILL NOT CAST ADDITIONAL SHADOW FROM NOON UNTIL 1:45
- DURING THE 15 MINUTE WINDOW UP TO 2:00, THE DCP, ADG AND PROPOSED ENVELOPES WILL CAST SOME SHADOW ON BALCONIES IN ADDITION TO THE EXISTING CONDITION
- 74% OF LIVING ROOMS AND BALCONIES ON THE WEST FACADE OF 140 MAROUBRA ROAD ARE UNAFFECTED FOR THAT 2 HOUR PERIOD FROM NOON TO 2:00PM IN MID WINTER
- **COMPLIES**



1 MID WINTER SHADOW - ADG ENVELOPE 2 PM

5 MID WINTER SHADOW - PROPOSED 2 PM

ISSUE	DATE	SUBJECT	AUTHORISED
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
E	03/02/23	ISSUED FOR REVIEW	TP
F	15/02/23	ISSUED FOR DA	TP
G	29/11/23	AMENDED DA	JH
H	22/02/24	AMENDED DA	ARH

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STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

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AMENDED DA

PROJECT

Mixed Use Development

138 MAROUBRA ROAD, MAROUBRA

CLIENT

Lindsay Bennelong

21 Solent Circuit,
Baulkham Hills New
South Wales 2153

AUTHORISED FOR ISSUE

DIRECTOR

DATE

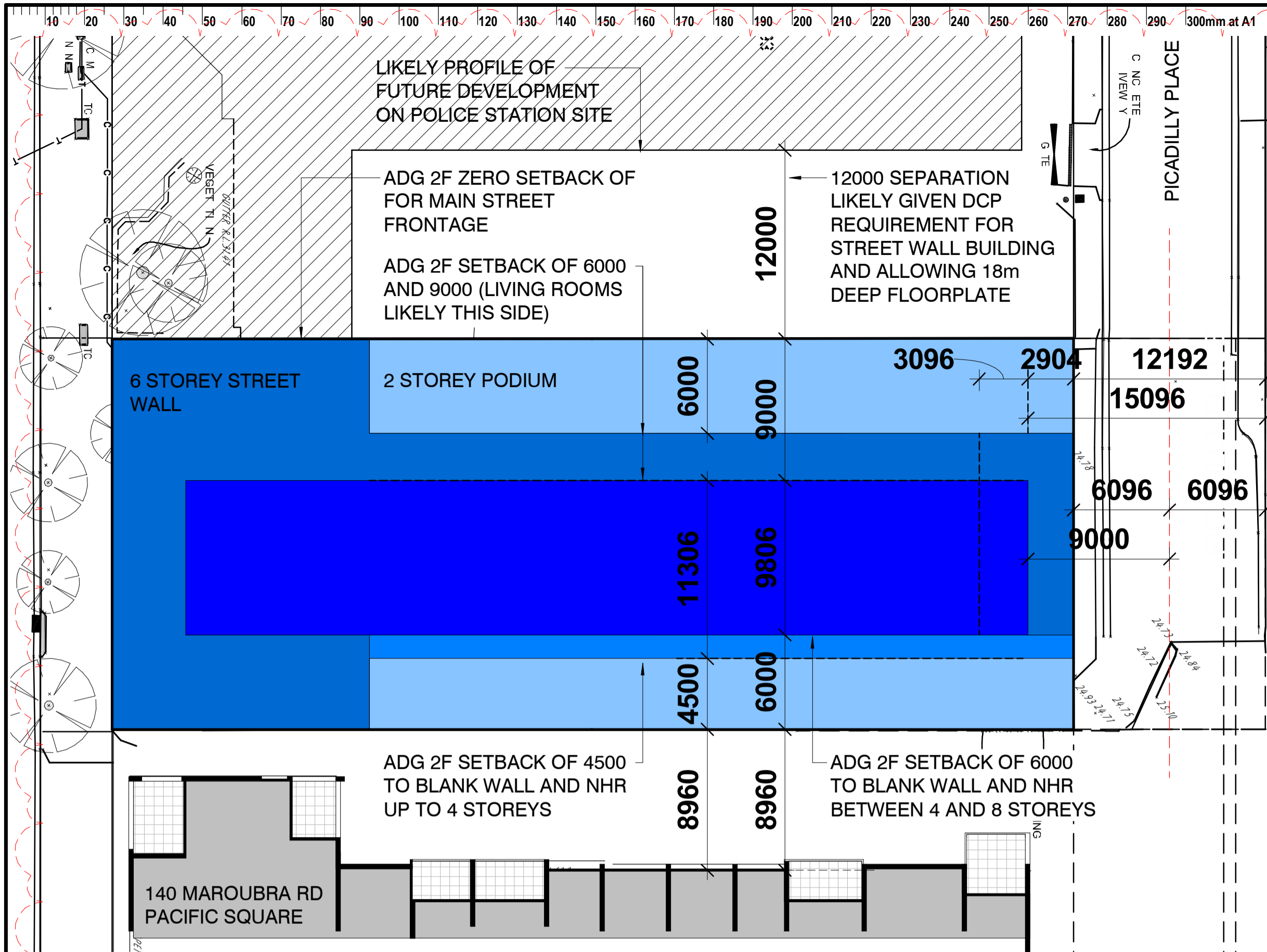
ARCHITECT

djrd architects

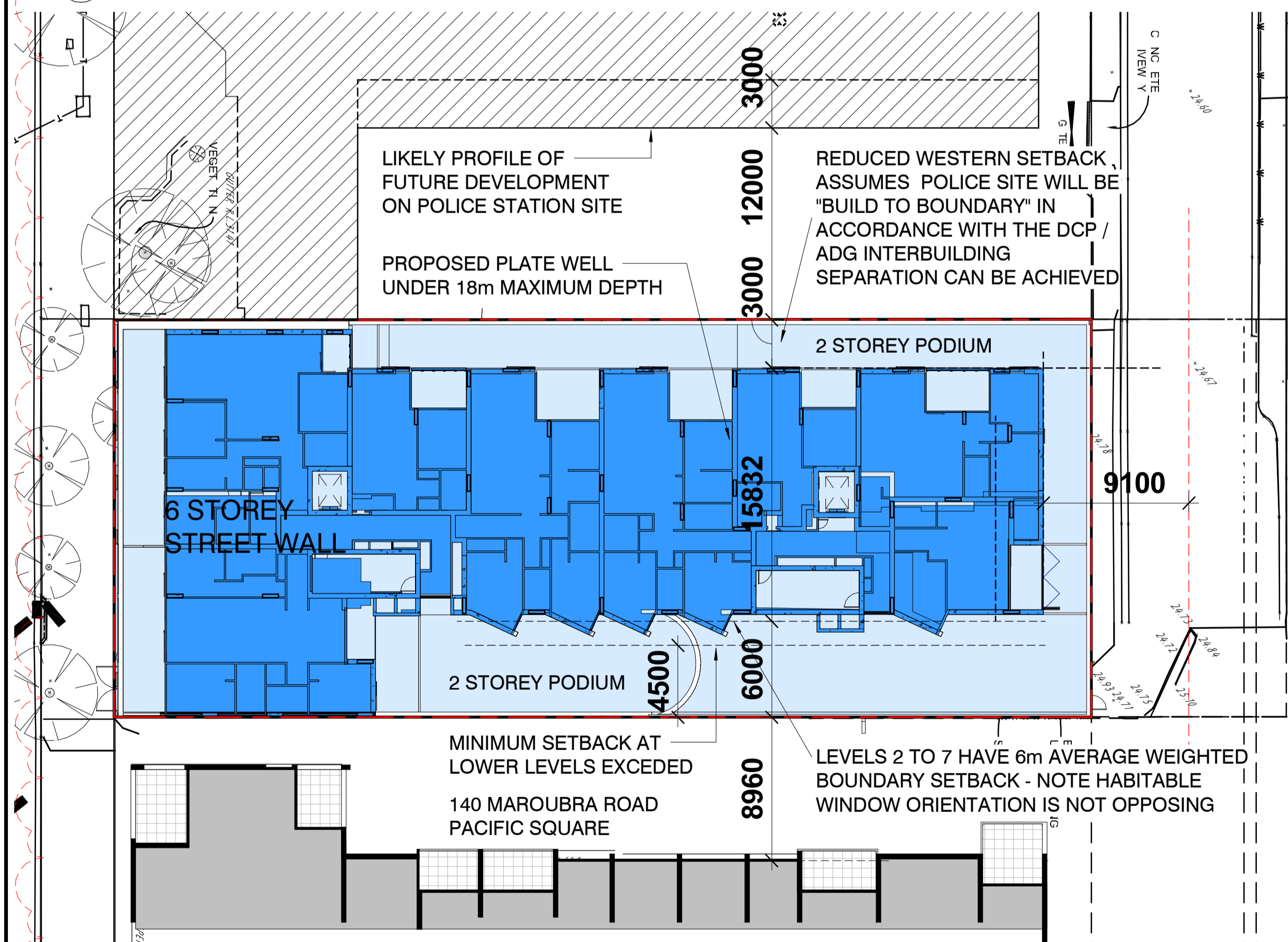
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

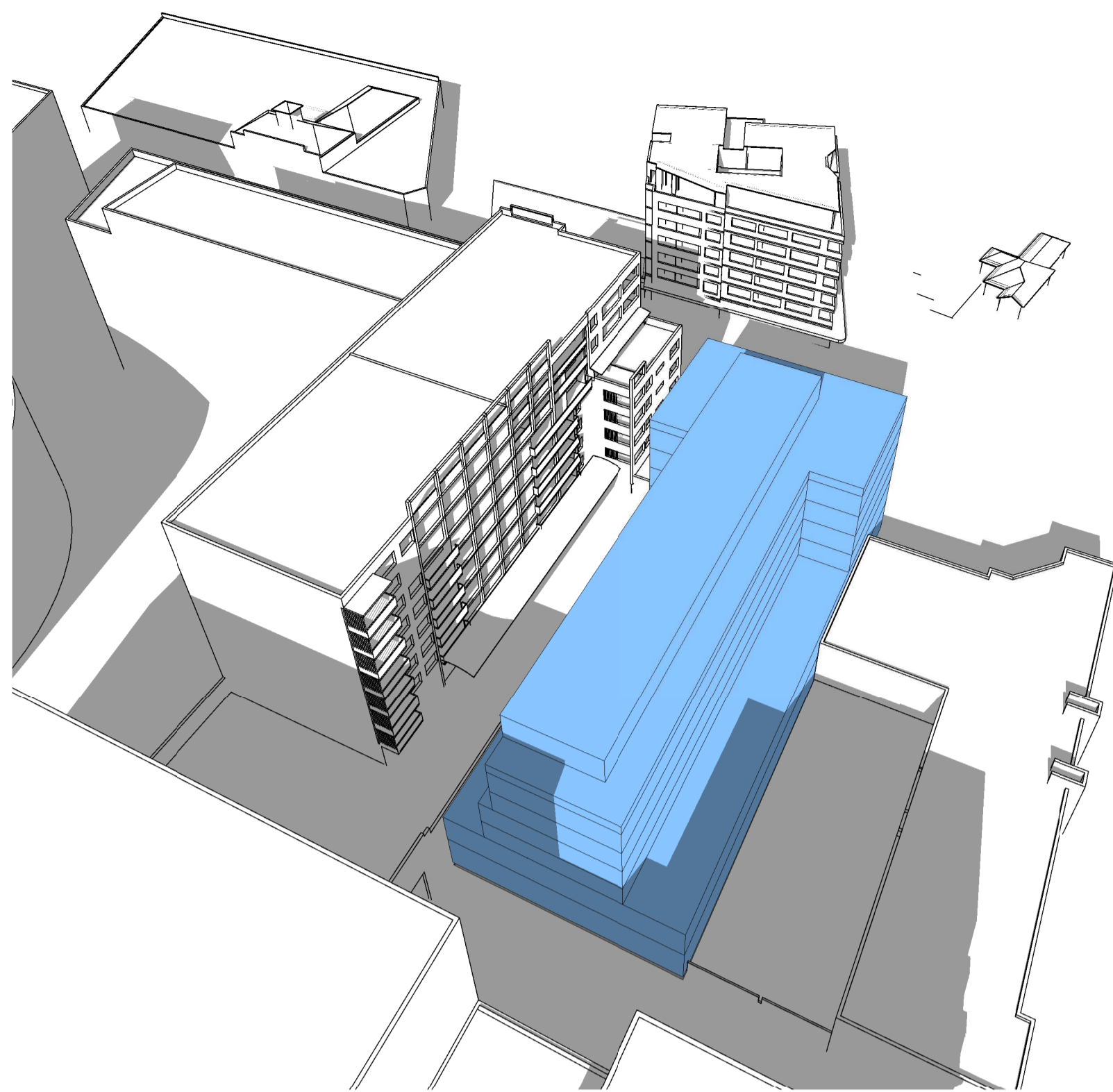
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SHADOW DIAGRAMS ADG ENVELOPE			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.305	H	



2 SITE PLAN WITH ADG SETBACKS

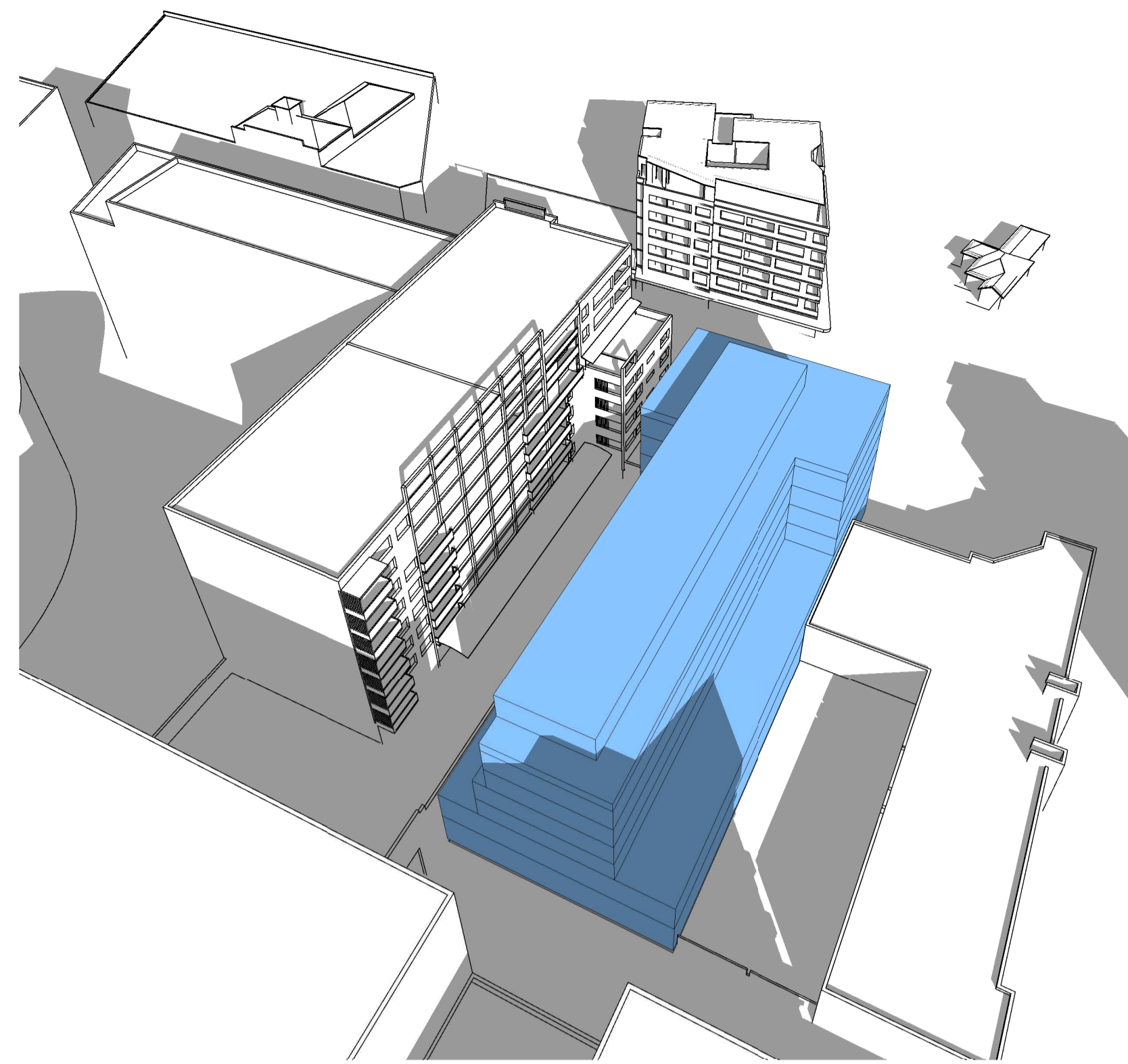


6 SITE PLAN WITH PROPOSED SETBACKS

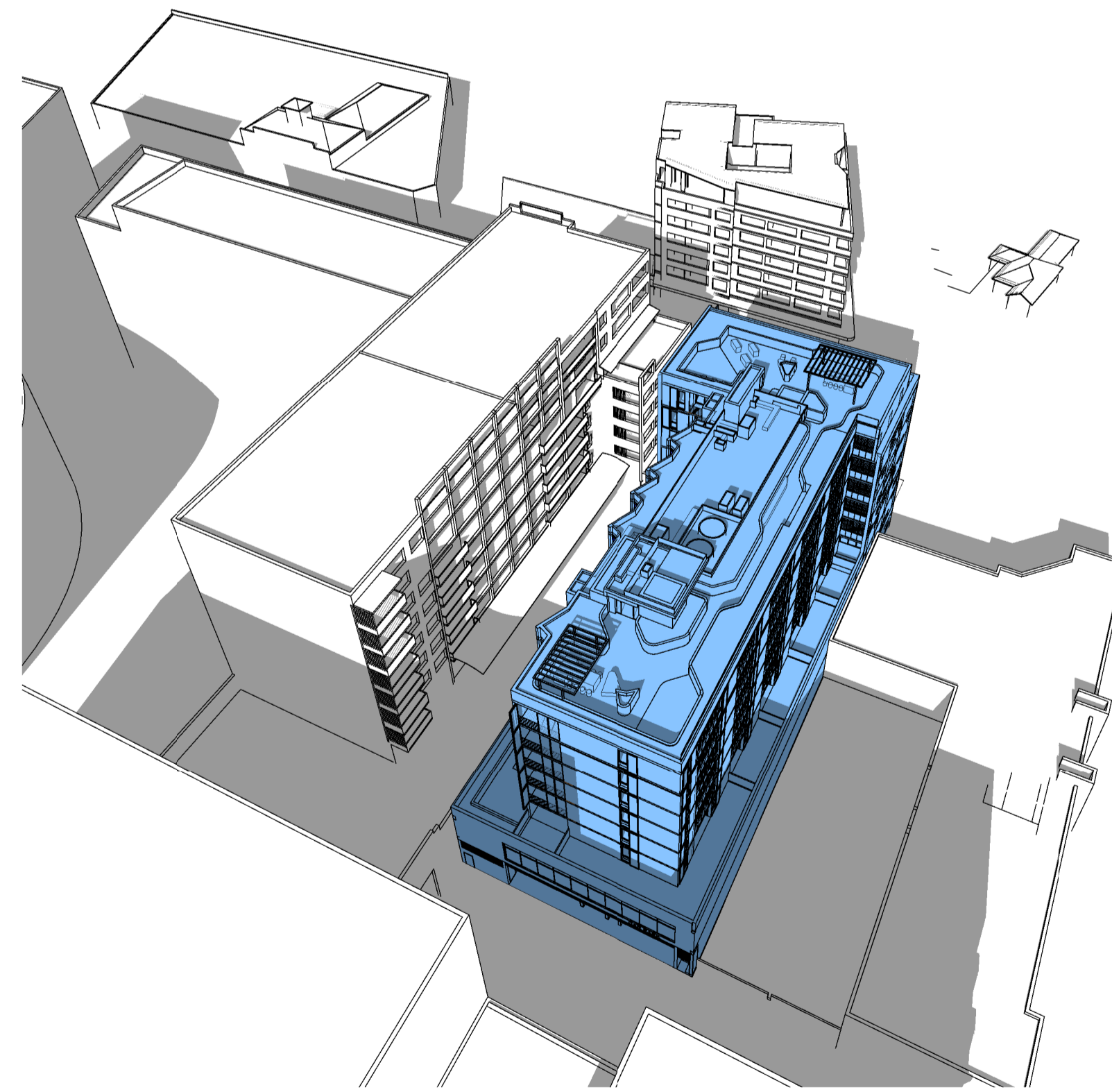


3 MID WINTER SHADOW - ADG ENVELOPE 12 PM

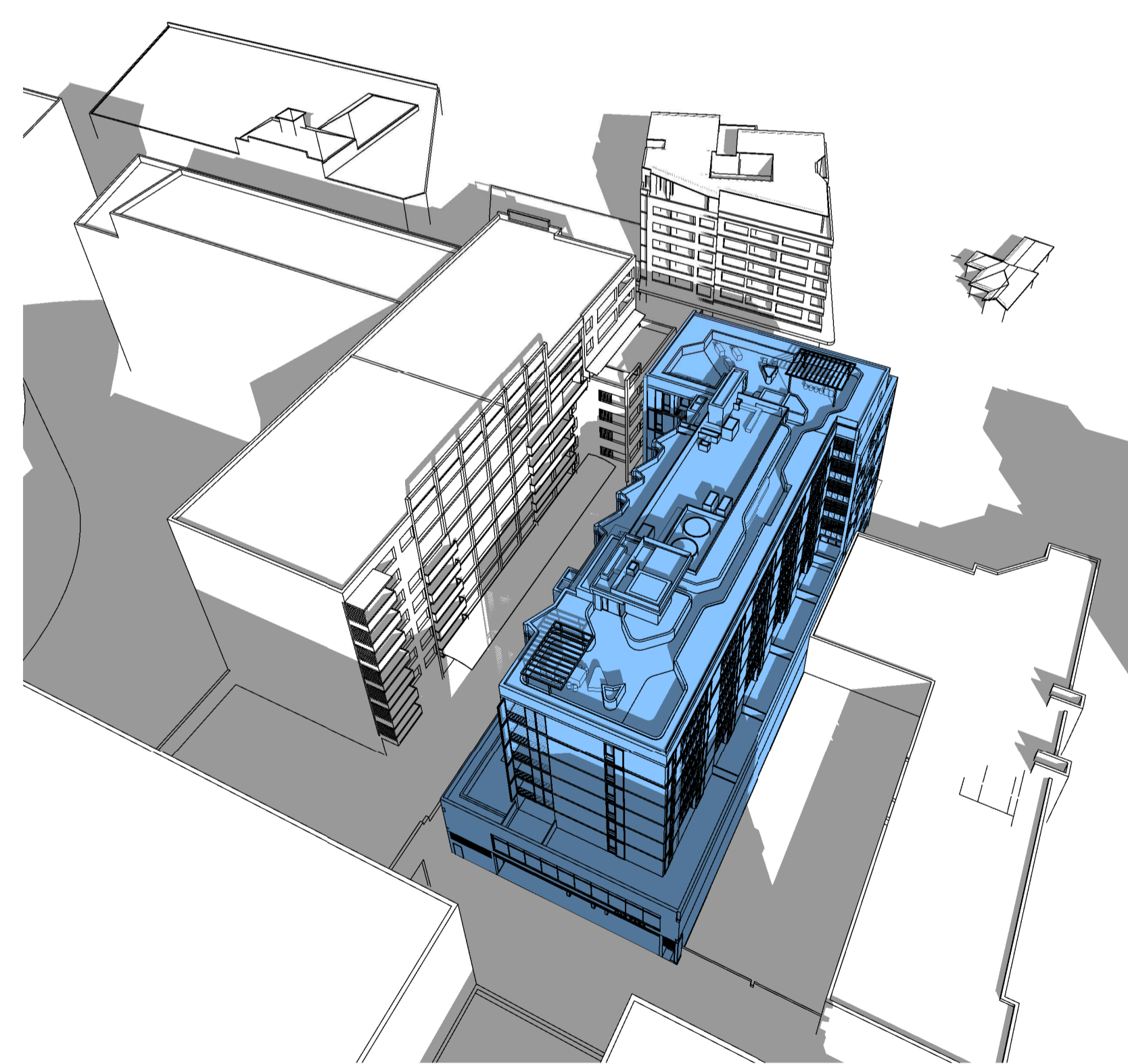
- AT PRESENT, THE WESTERN FACADE OF 140 MAROUBRA ROAD IS OVERSHADOWED ON ITS NORTHERN END BY THE ADJACENT BUILDING TO THE NORTH (SHOWN IN GREY TONE HERE)
- ADG SETBACK (BLUE) AND PROPOSED BUILDING ENVELOPES WILL NOT CAST ADDITIONAL SHADOW FROM NOON UNTIL 1:45
- DURING THE 15 MINUTE WINDOW UP TO 2:00, THE DCP, ADG AND PROPOSED ENVELOPES WILL CAST SOME SHADOW ON BALCONIES IN ADDITION TO THE EXISTING CONDITION
- 74% OF LIVING ROOMS AND BALCONIES ON THE WEST FACADE OF 140 MAROUBRA ROAD ARE UNAFFECTED FOR THAT 2 HOUR PERIOD FROM NOON TO 2:00PM IN MID WINTER
- **COMPLIES**



1 MID WINTER SHADOW - ADG ENVELOPE 2 PM



4 MID WINTER SHADOW - PROPOSED 12 PM



5 MID WINTER SHADOW - PROPOSED 2 PM


ISSUE	DATE	SUBJECT	AUTHORISED
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
B	07/12/22	ISSUED FOR REVIEW	JH
C	09/01/23	ISSUED FOR REVIEW	LO
D	19/01/23	ISSUED FOR REVIEW	LO
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G	29/11/23	AMENDED DA	JH
H	22/02/24	AMENDED DA	ARH
I	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH

SERVICES	STRUCTURE & CIVIL
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PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

STRUCTURE & CIVIL	LANDSCAPE ARCHITECT
SCP CONSULTING www.scp.com.au	PLACE DESIGN GROUP www.placedesigngroup.com

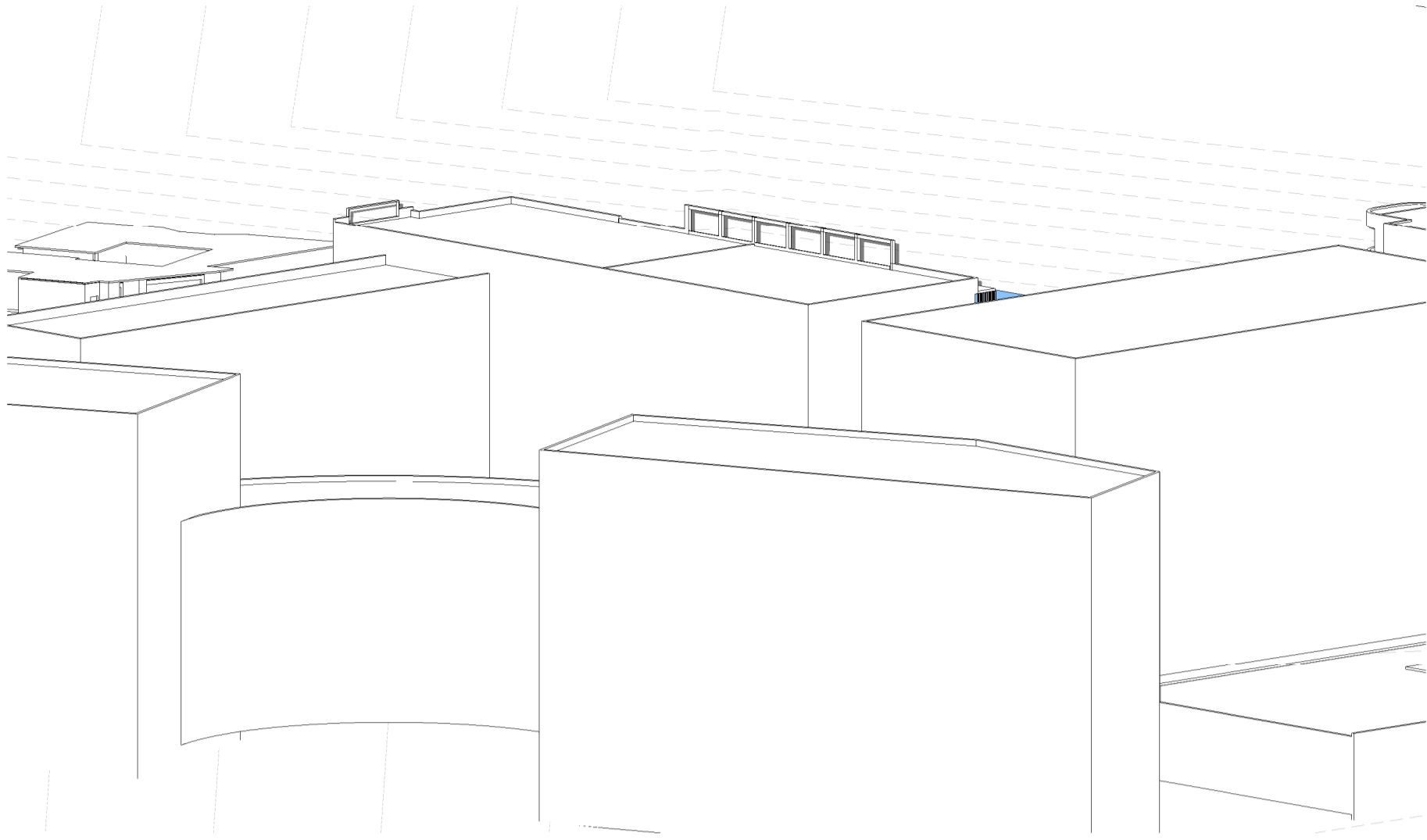
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	SHEET STATUS AMENDED DA
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PROJECT Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA

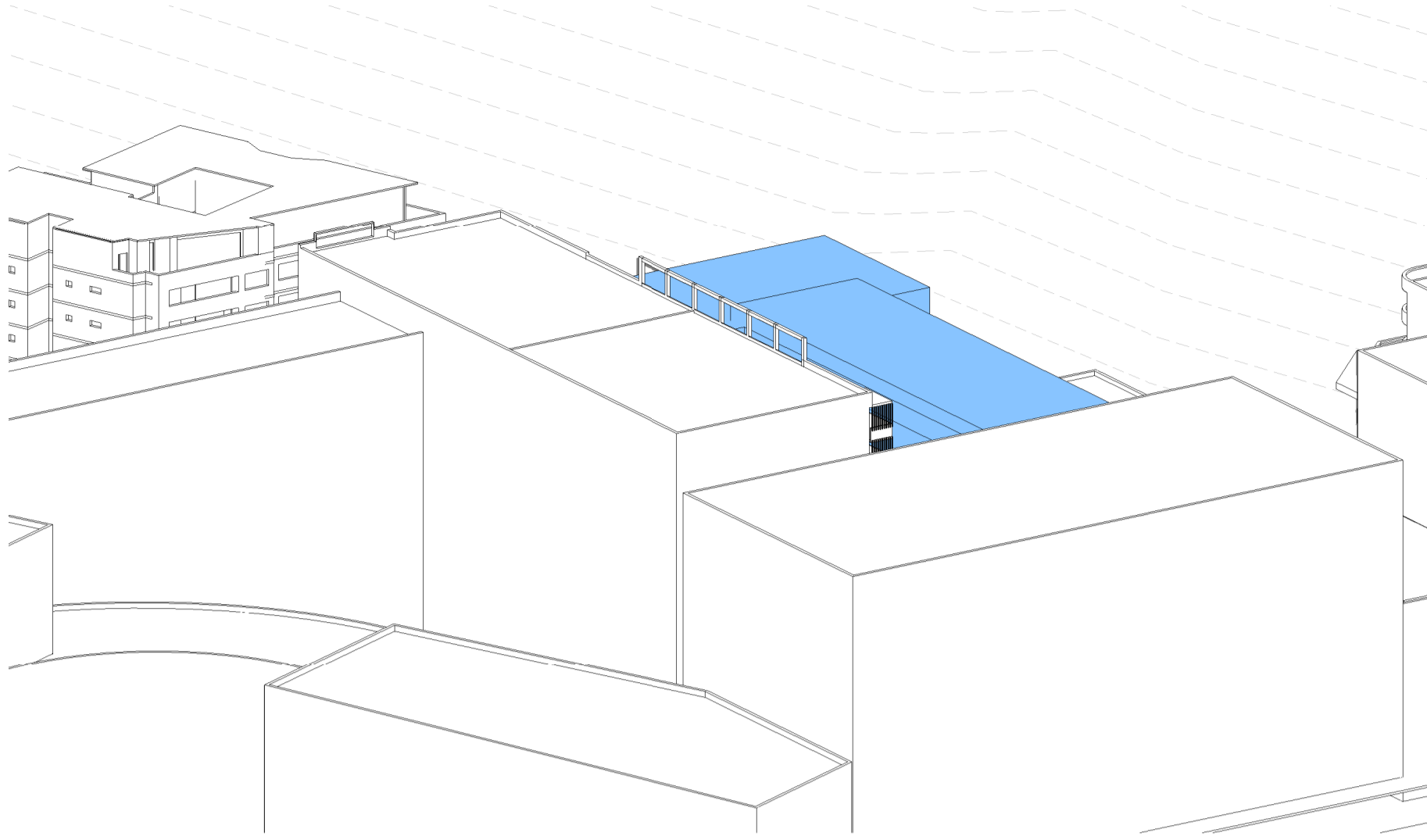
CLIENT	
 Lindsay Bennelong	21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE	
DIRECTOR	DATE

ARCHITECT djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au
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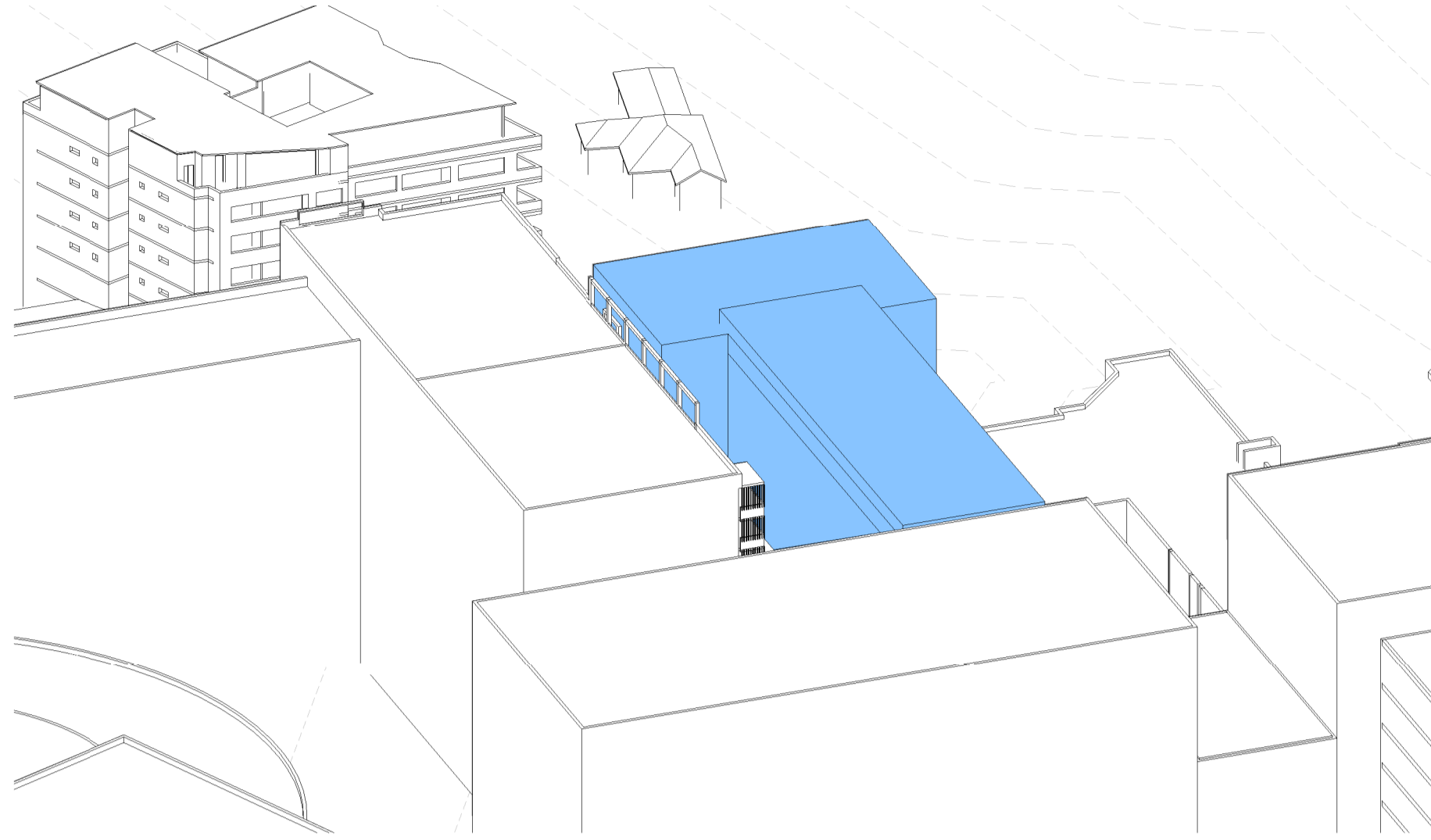
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21_435	DA8.305	I	



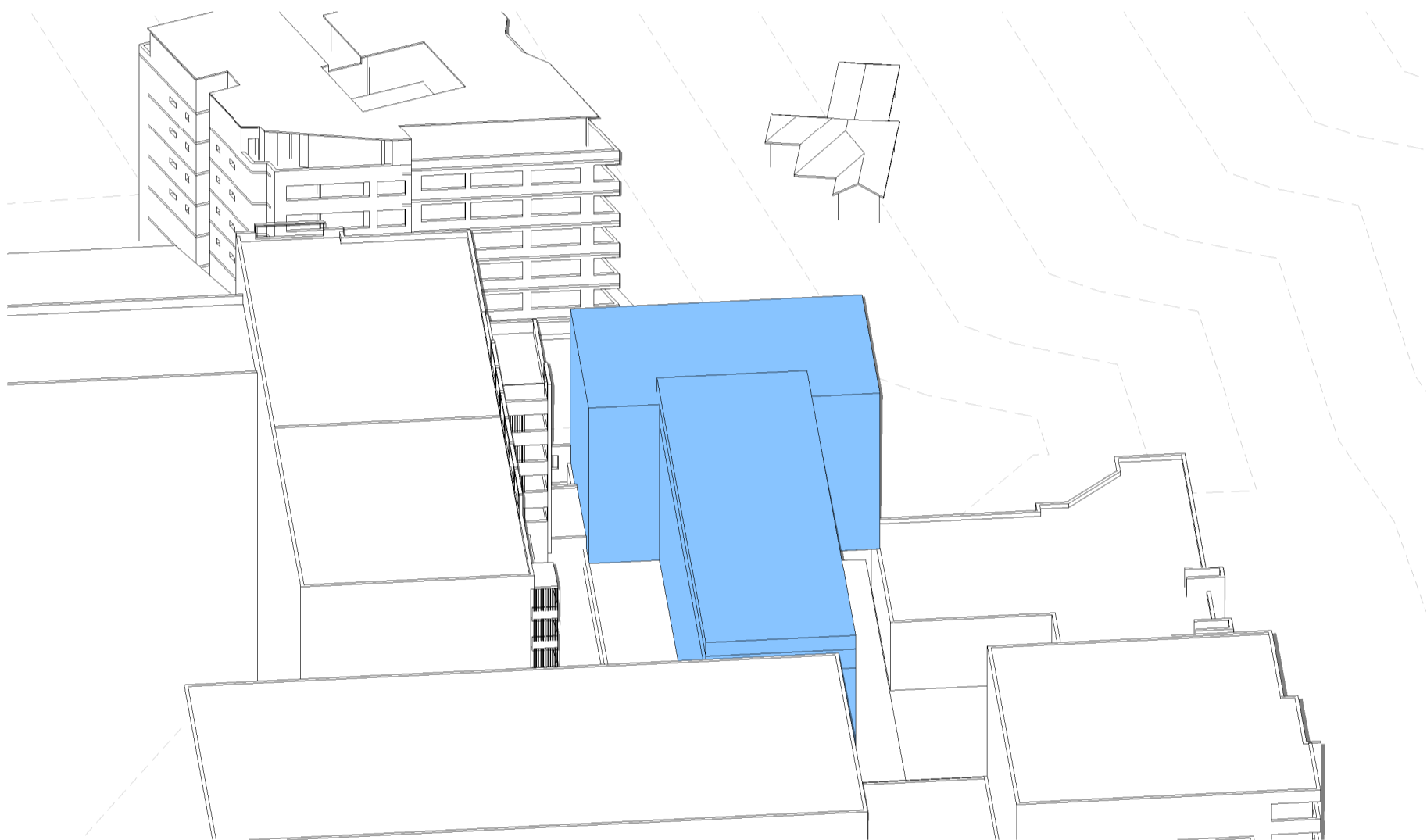
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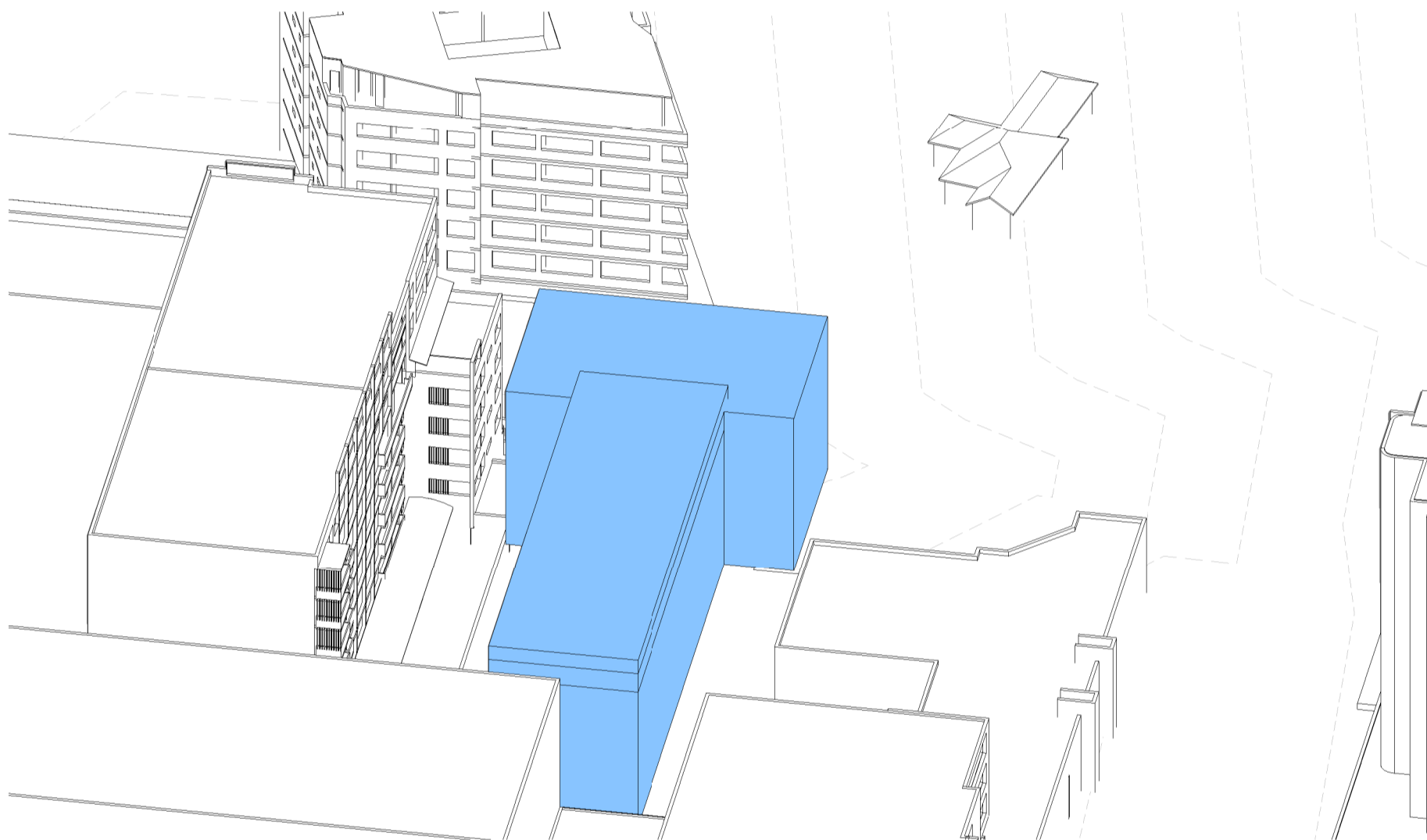
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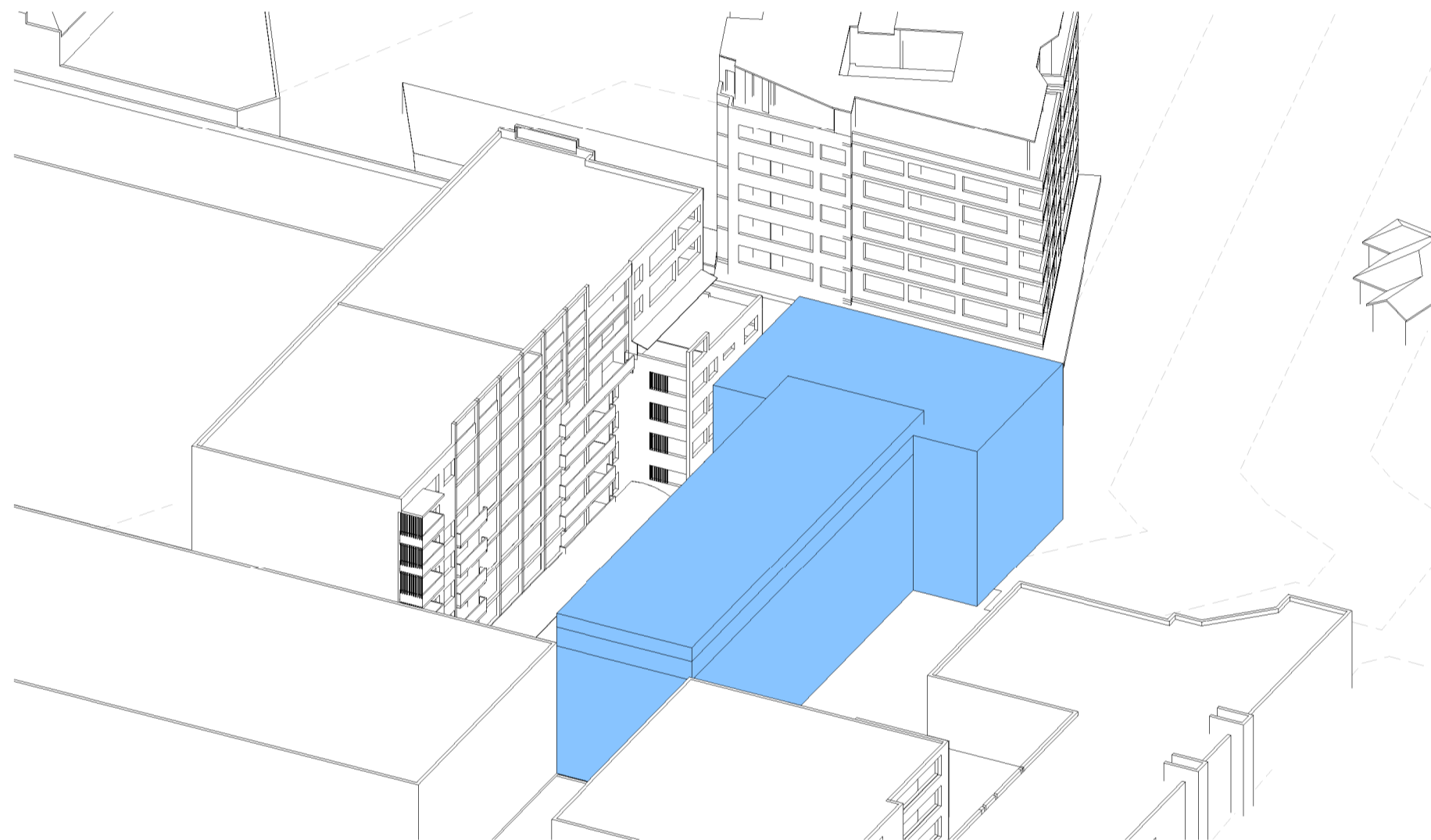
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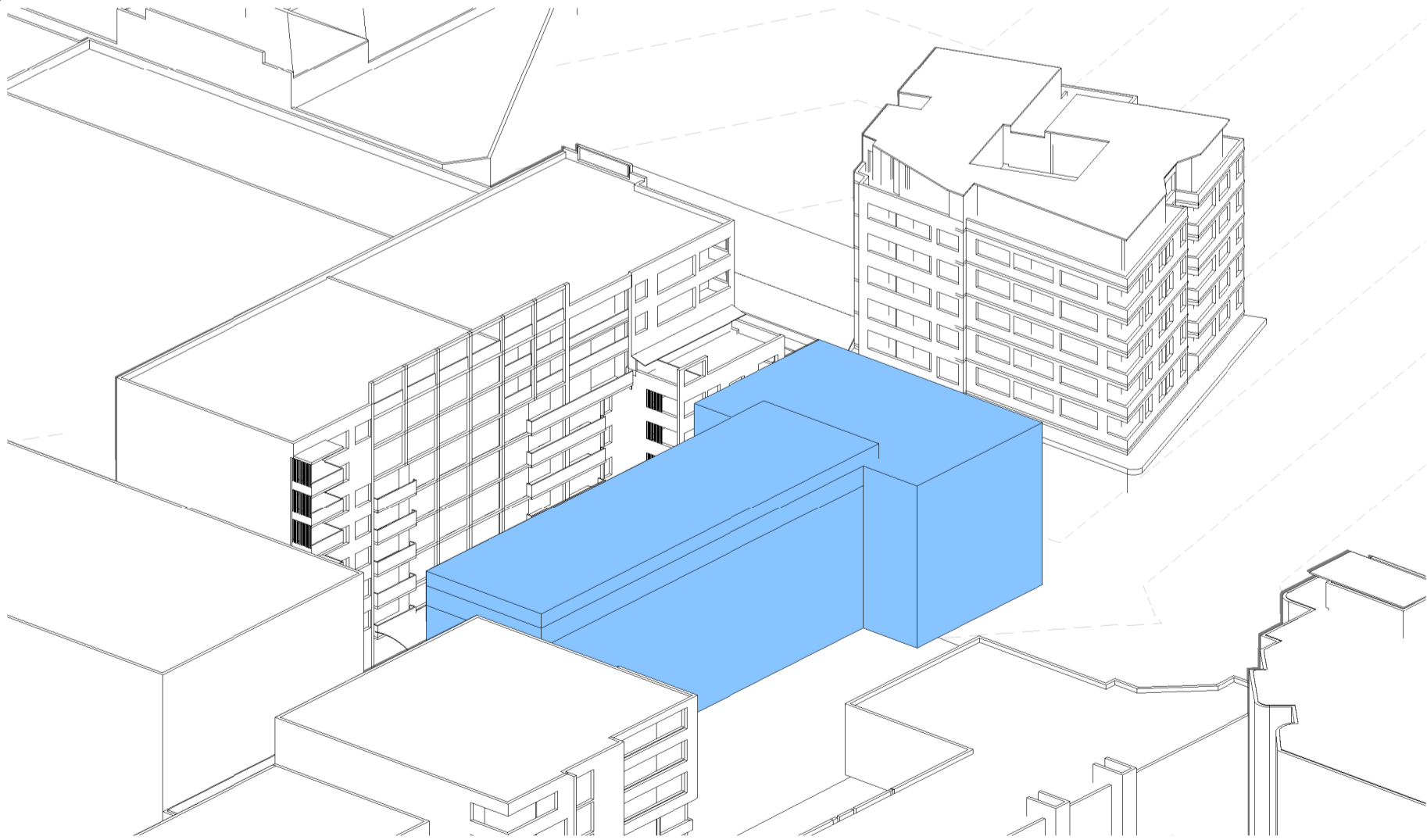
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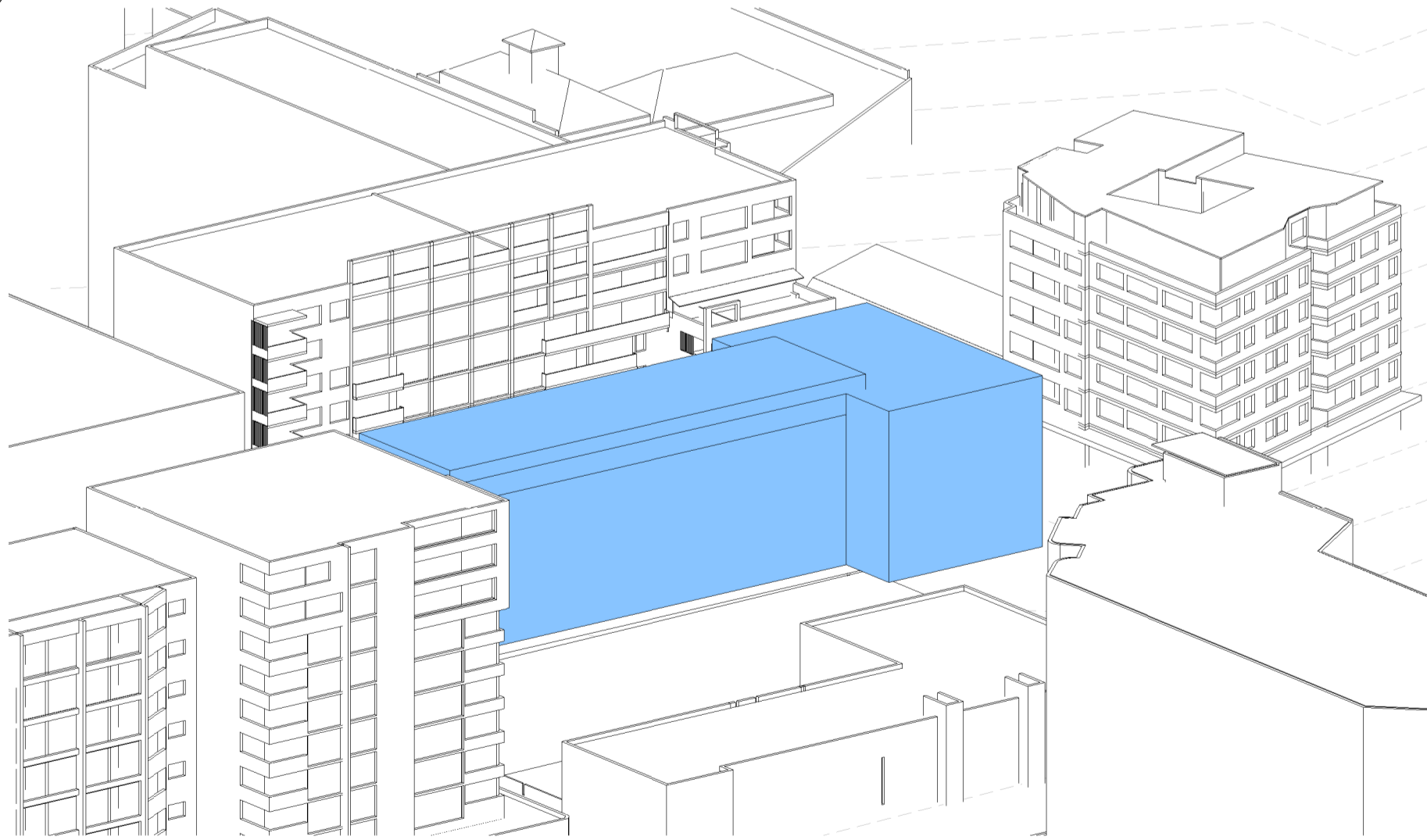
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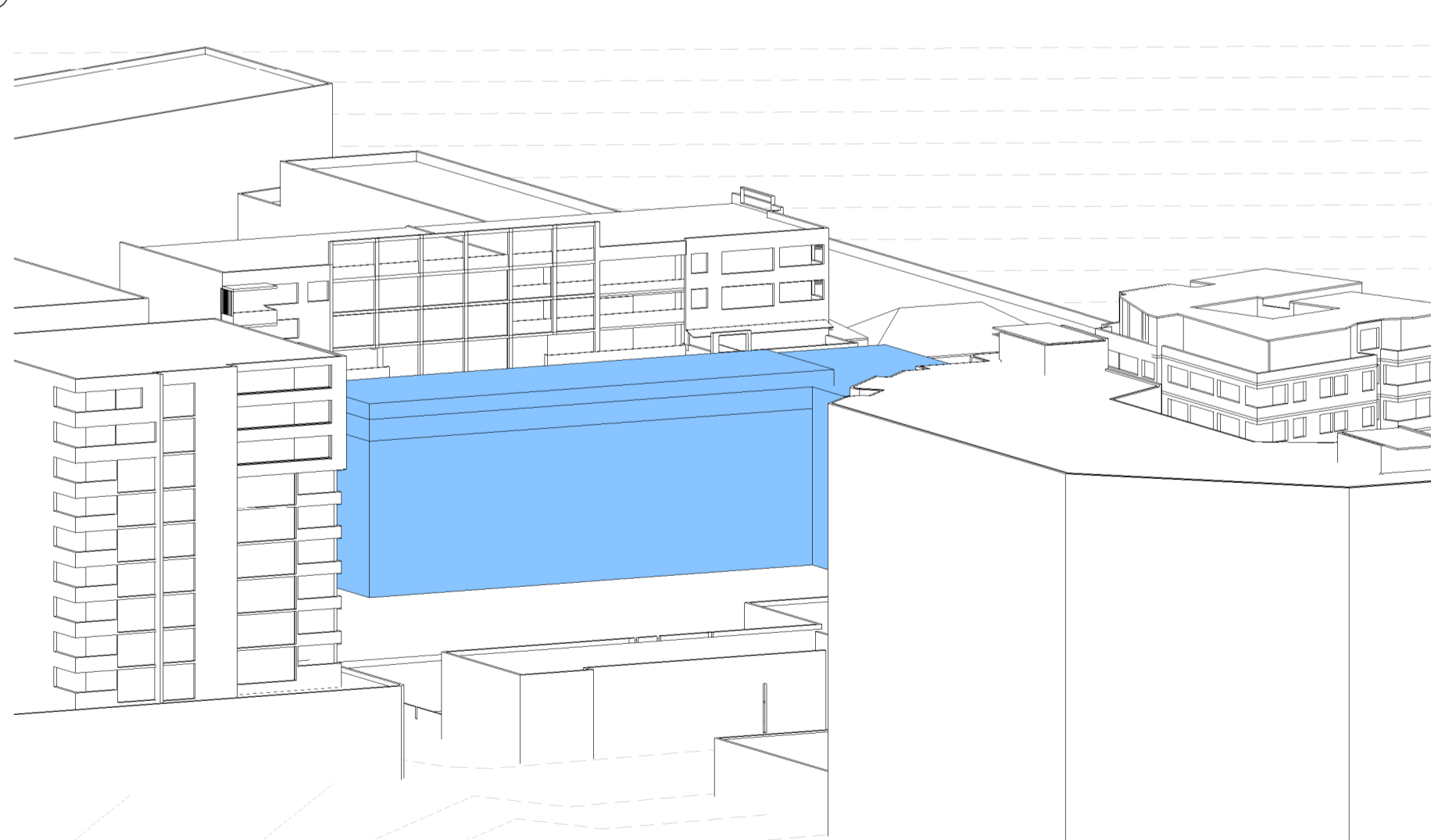
1 1 PM - JUNE 21st





2 2 PM - JUNE 21st



3 3 PM - JUNE 21st



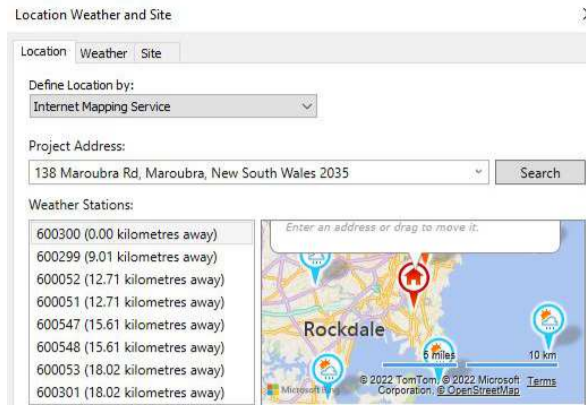
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ISSUE			SUBJECT		AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION				ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	 Lindsay Bennelong 21 Solent Circuit, Baukham Hills New South Wales 2153	 T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	A1	22/02/2024		
B	07/12/22	ISSUED FOR REVIEW			JH						PLANNER	LANDSCAPE ARCHITECT	Mixed Use Development	DESCRIPTION SUN EYE VIEW ADG COMPLIANT ENVELOPE	9:57:08 PM
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D	19/01/23	ISSUED FOR REVIEW			LO										
E	03/02/23	ISSUED FOR REVIEW			TP										
F	15/02/23	ISSUED FOR DA			TP										
G	29/11/23	AMENDED DA			JH	ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	138 MAROUBRA ROAD, MAROUBRA	SHEET STATUS AMENDED DA	PROJECT No					
H	22/02/24	AMENDED DA			ARH					21_435	DA8.306	H			
									DIRECTOR	DATE					

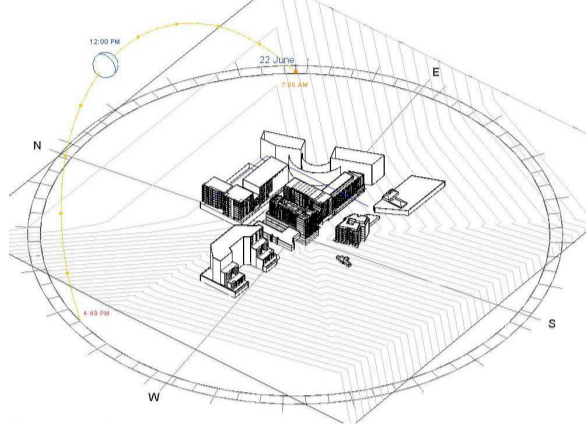
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

PROTOCOL FOR GENERATING
SHADOW, SUN EYE AND VIEW IMPACT
IMAGES:

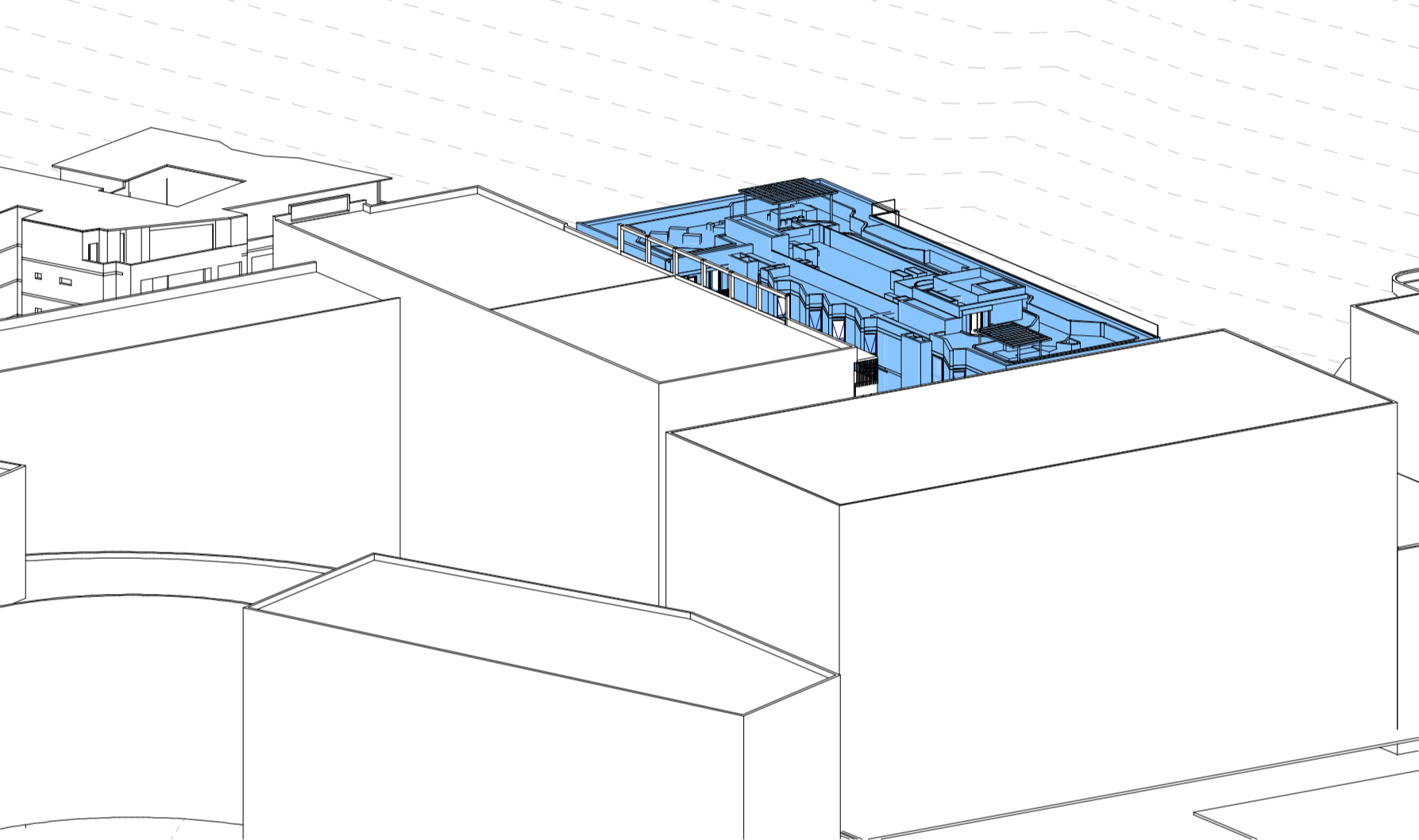
- LOCATION SETTING



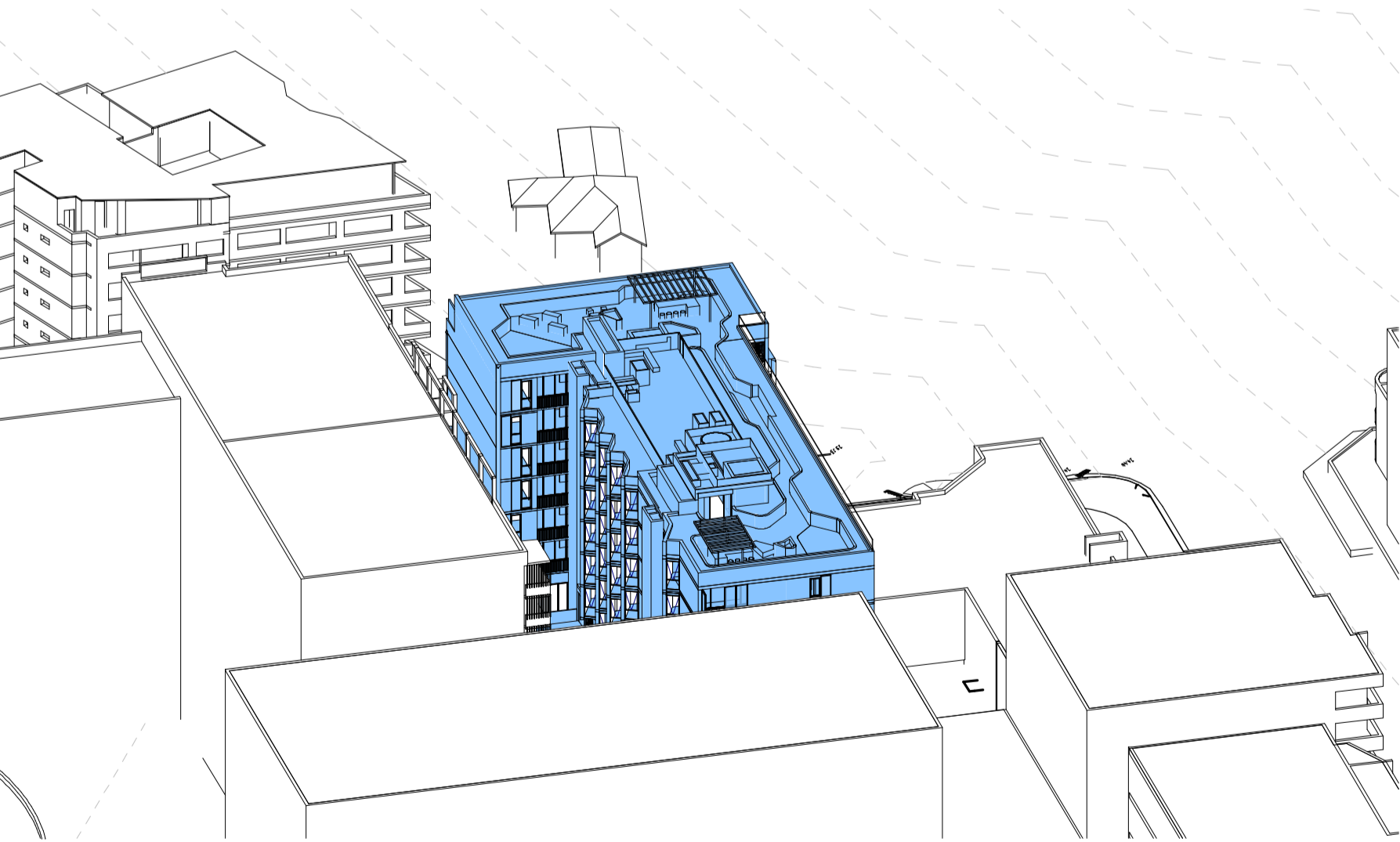
- SUN ANGLE SETTING



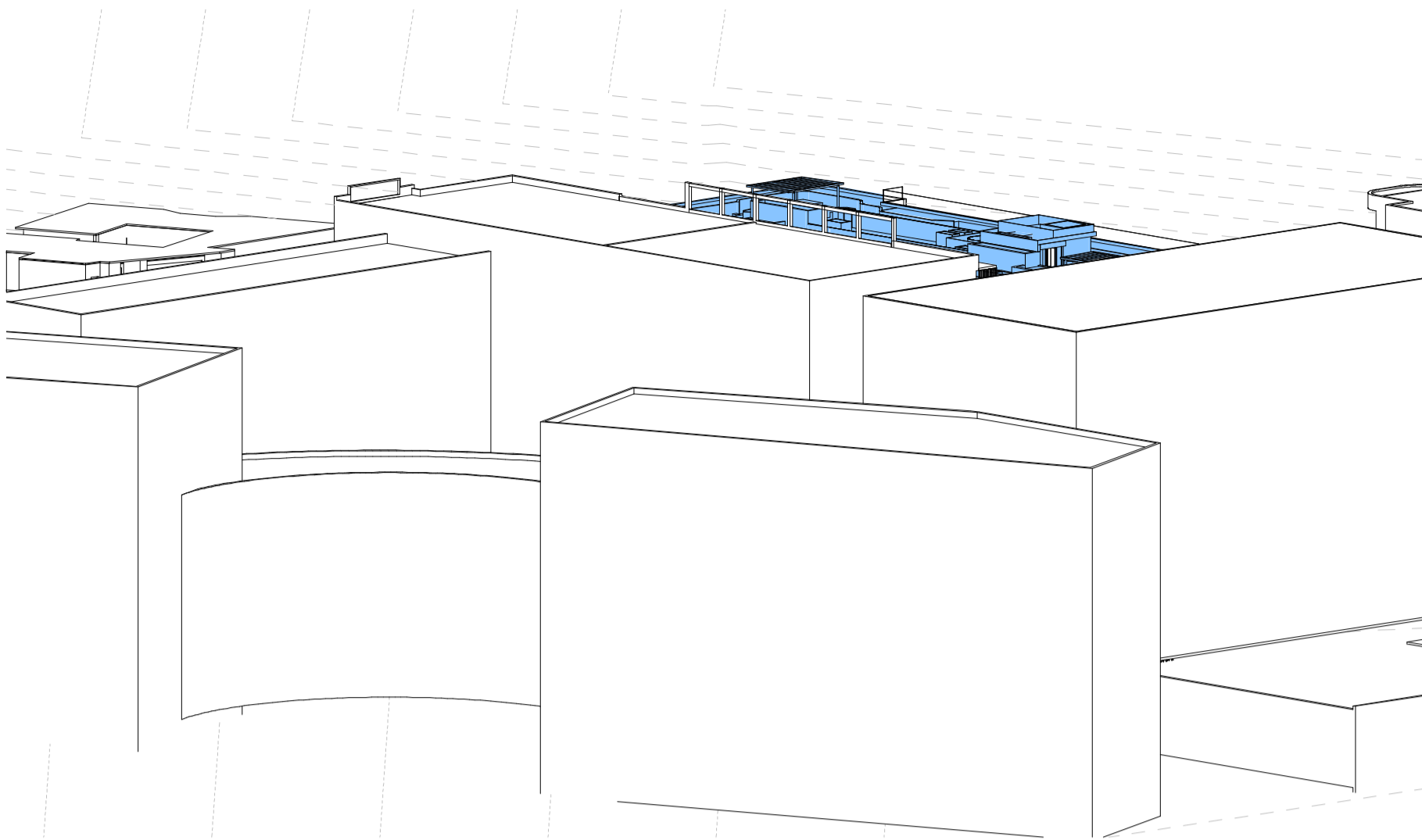
- REVIT 2021 AUTO GENERATED VIEWS



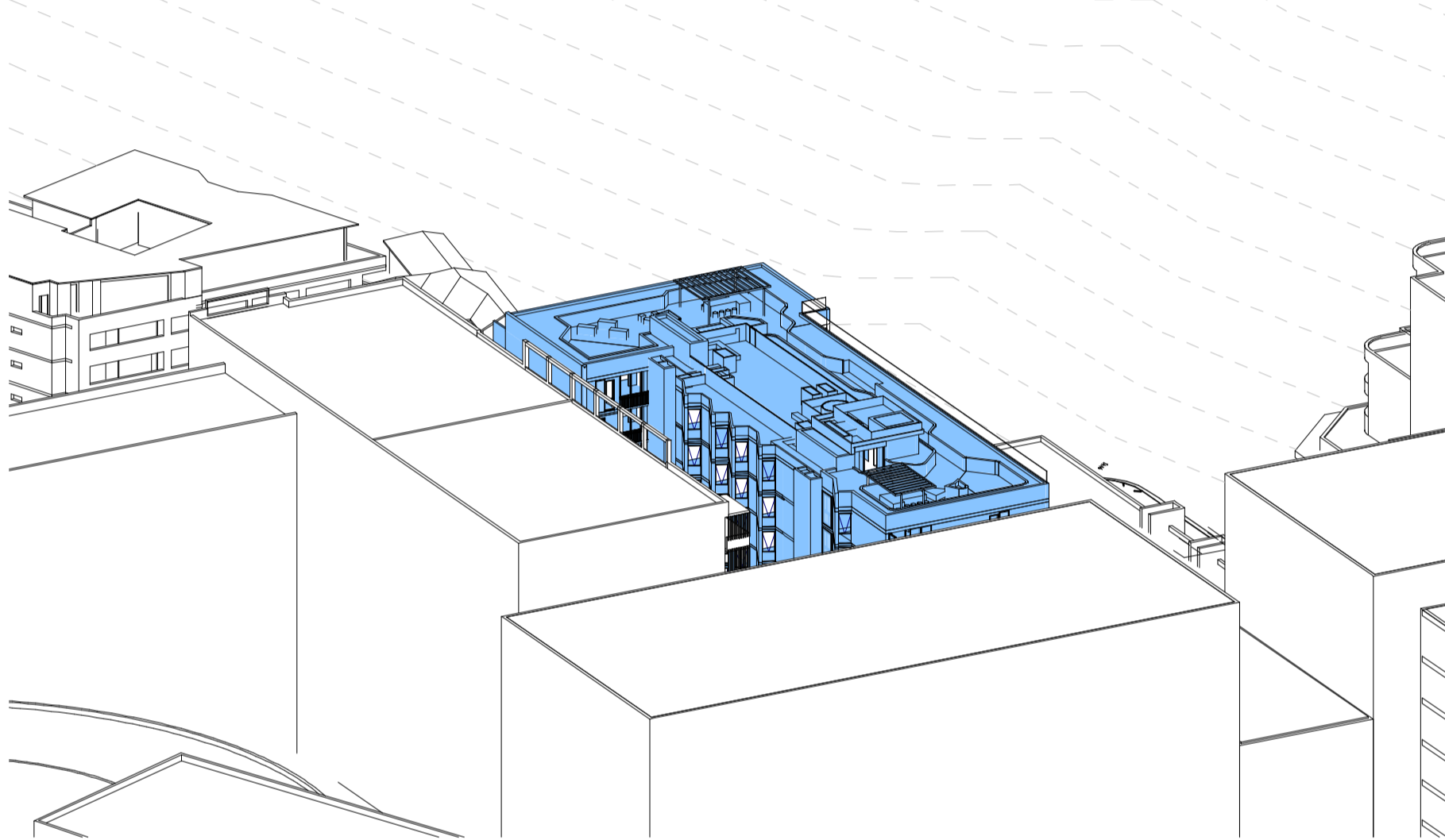
2 9 AM - JUNE 21st



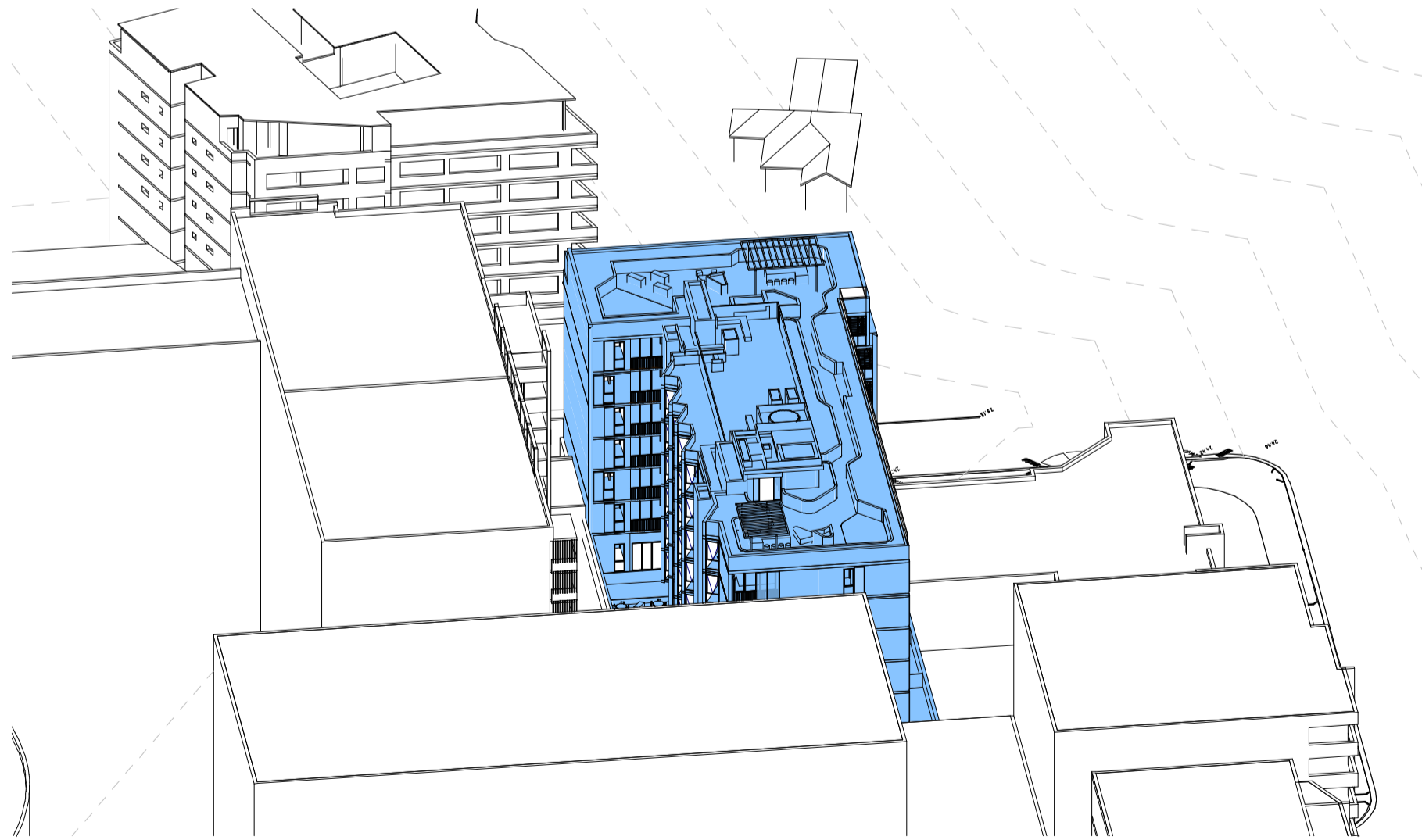
7 10:30 AM - JUNE 21st



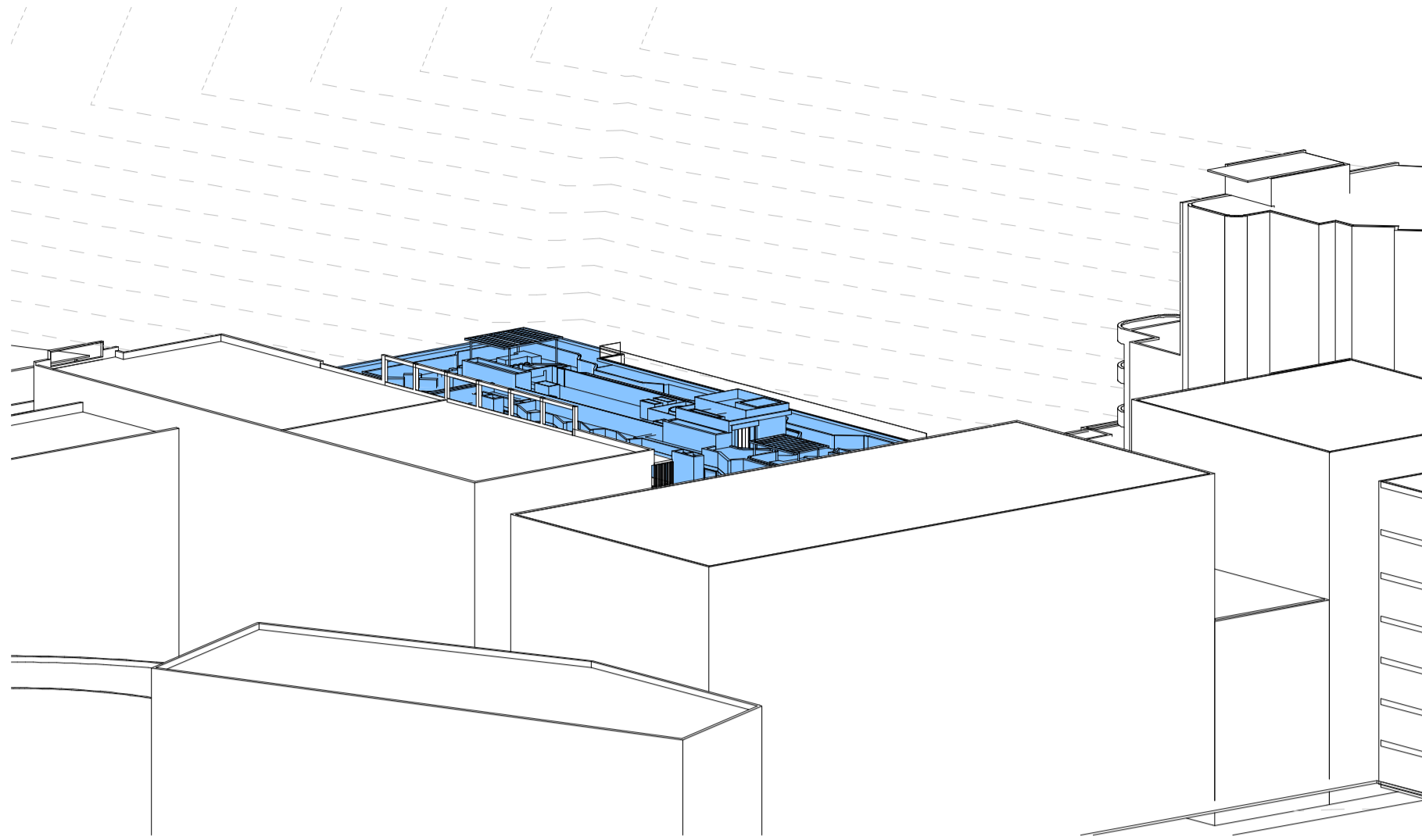
1 8 AM - JUNE 21st



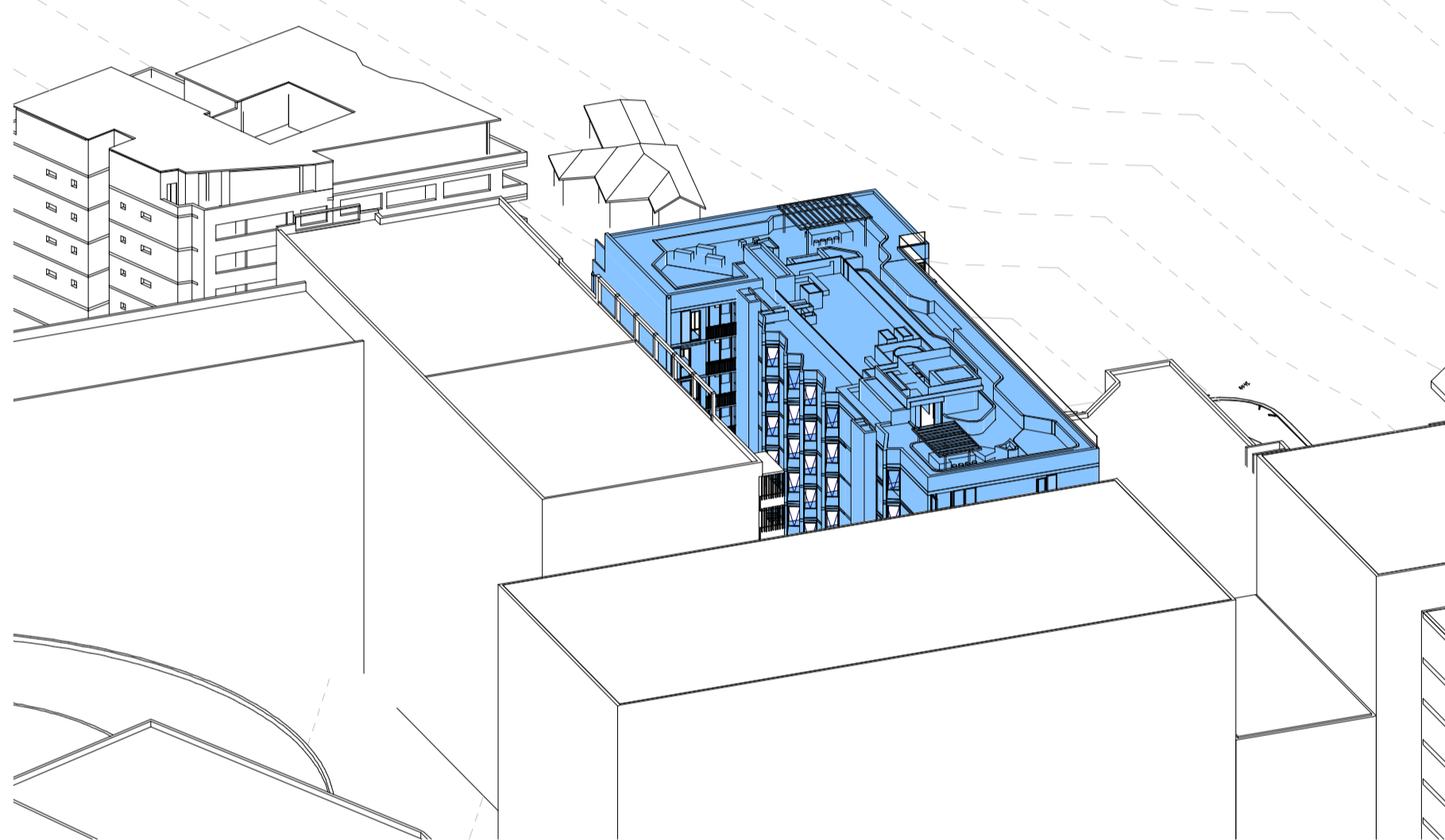
6 9:30 AM - JUNE 21st



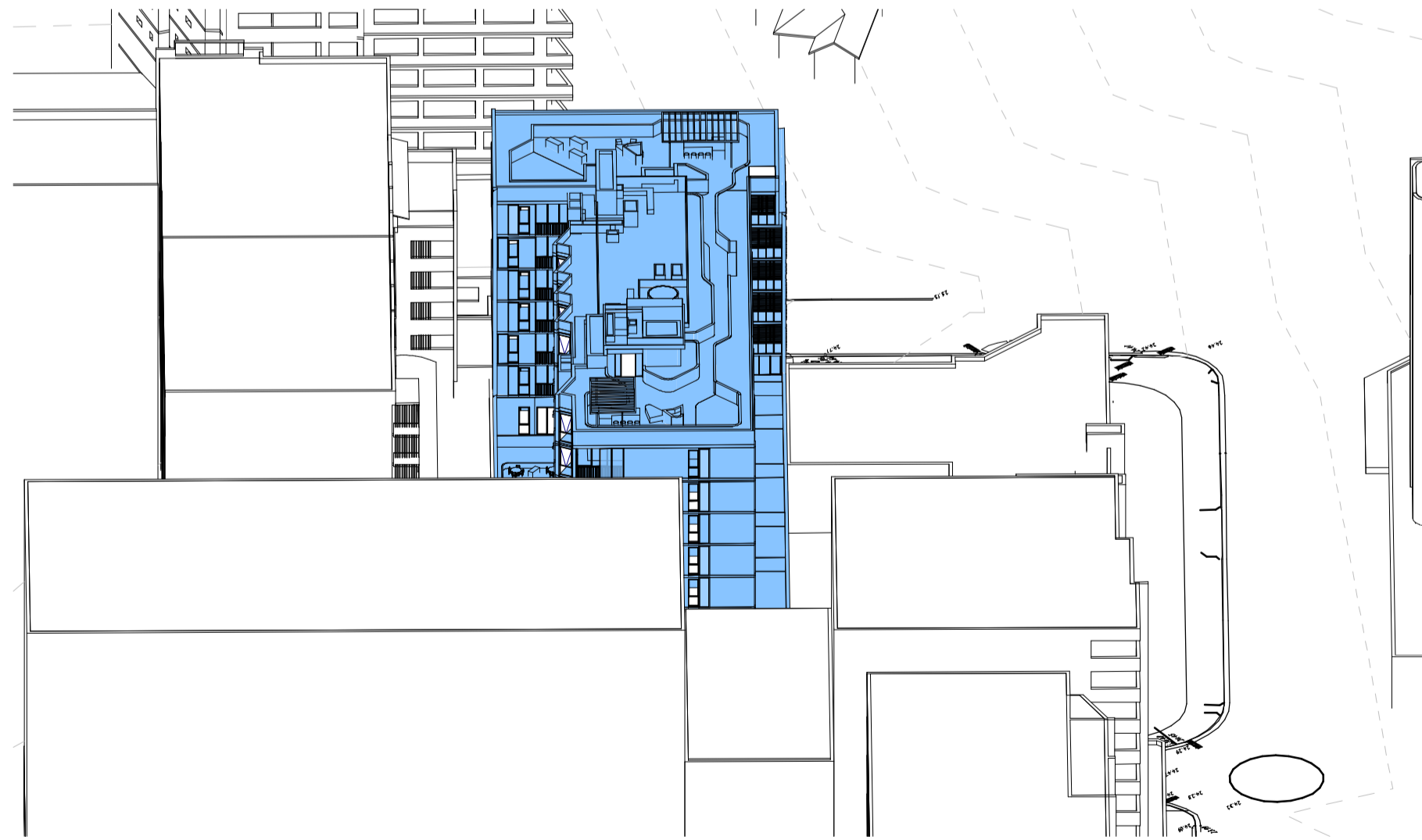
4 11 AM - JUNE 21st



5 8:30 AM - JUNE 21st



3 10 AM - JUNE 21st



9 11:30 AM - JUNE 21st

ISSUE	DATE	SUBJECT	AUTHORISED
B	7/10/22	FOR REVIEW	JH
C	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO
D	07/12/22	ISSUED FOR REVIEW	JH
E	09/01/23	ISSUED FOR REVIEW	LO
F	19/01/23	ISSUED FOR REVIEW	LO
G	03/02/23	ISSUED FOR REVIEW	TP
H	15/02/23	ISSUED FOR DA	TP
I	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH
J	29/11/23	AMENDED DA	JH
K	22/02/24	AMENDED DA	ARH

SERVICES
ENGINEERING PARTNERS www.engineeringpartners.com.au
PLANNER
ETHOS URBAN www.ethosurban.com

STRUCTURE & CIVIL
SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT
PLACE DESIGN GROUP www.placedesigngroup.com

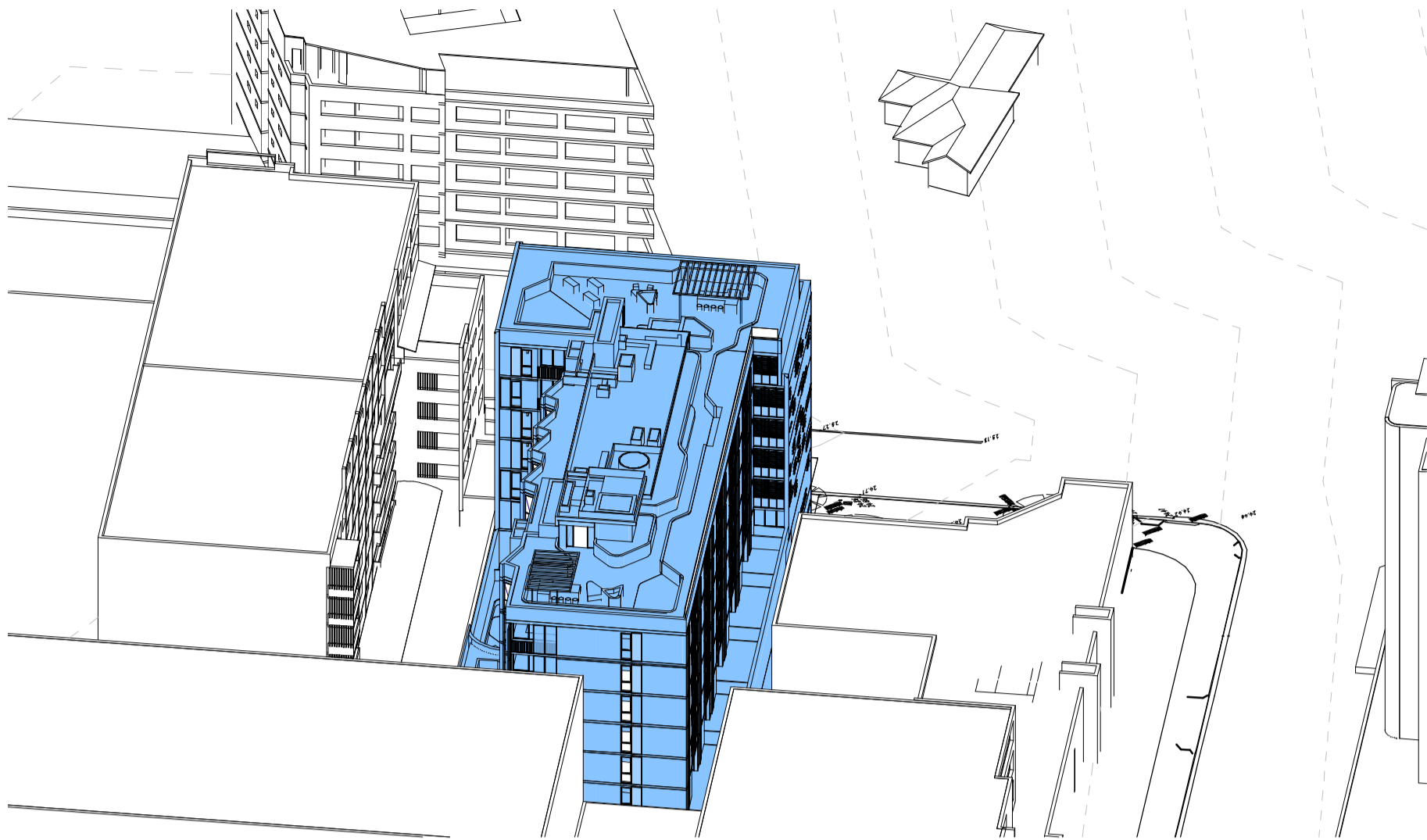
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.
SHEET STATUS
AMENDED DA

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

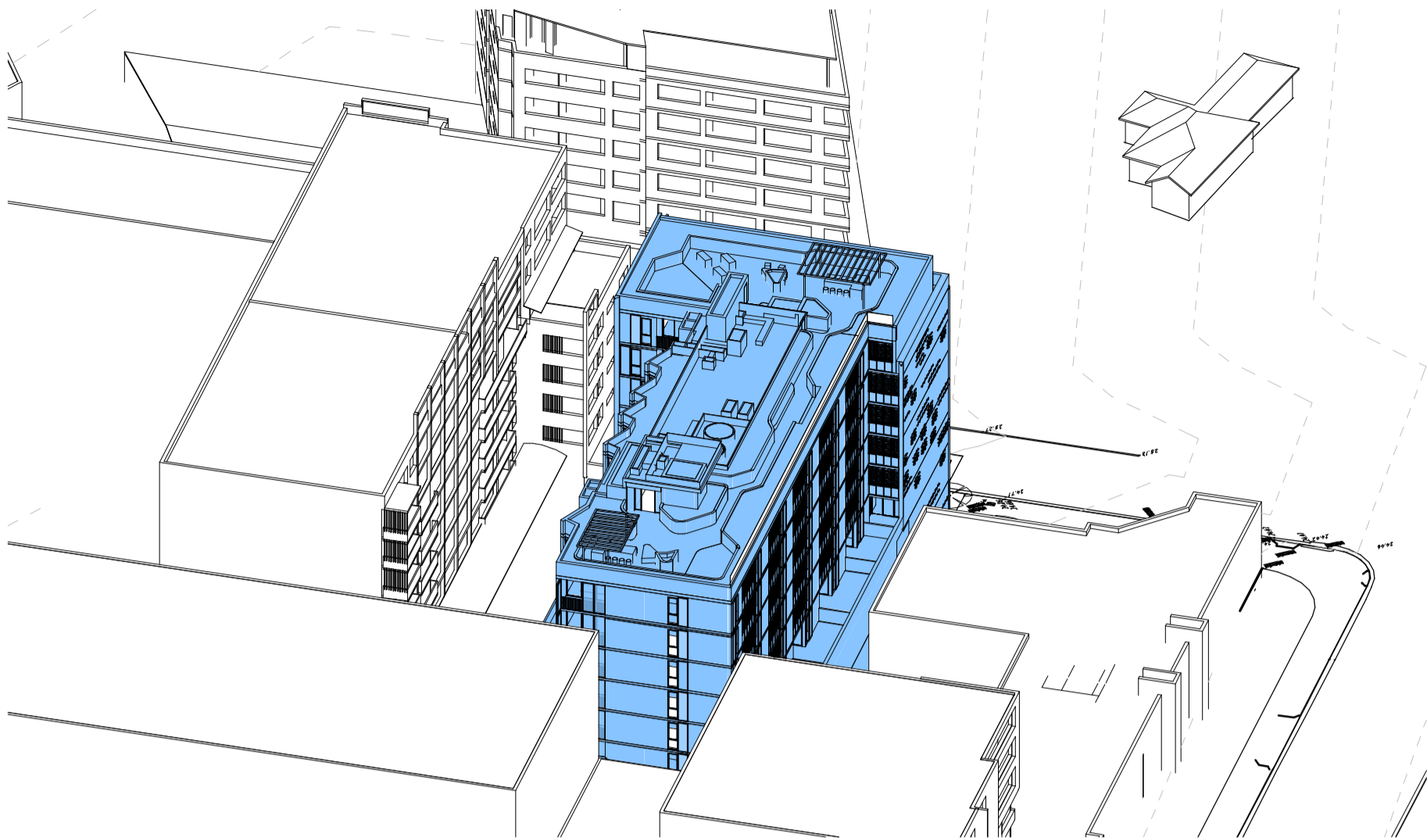
CLIENT
Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

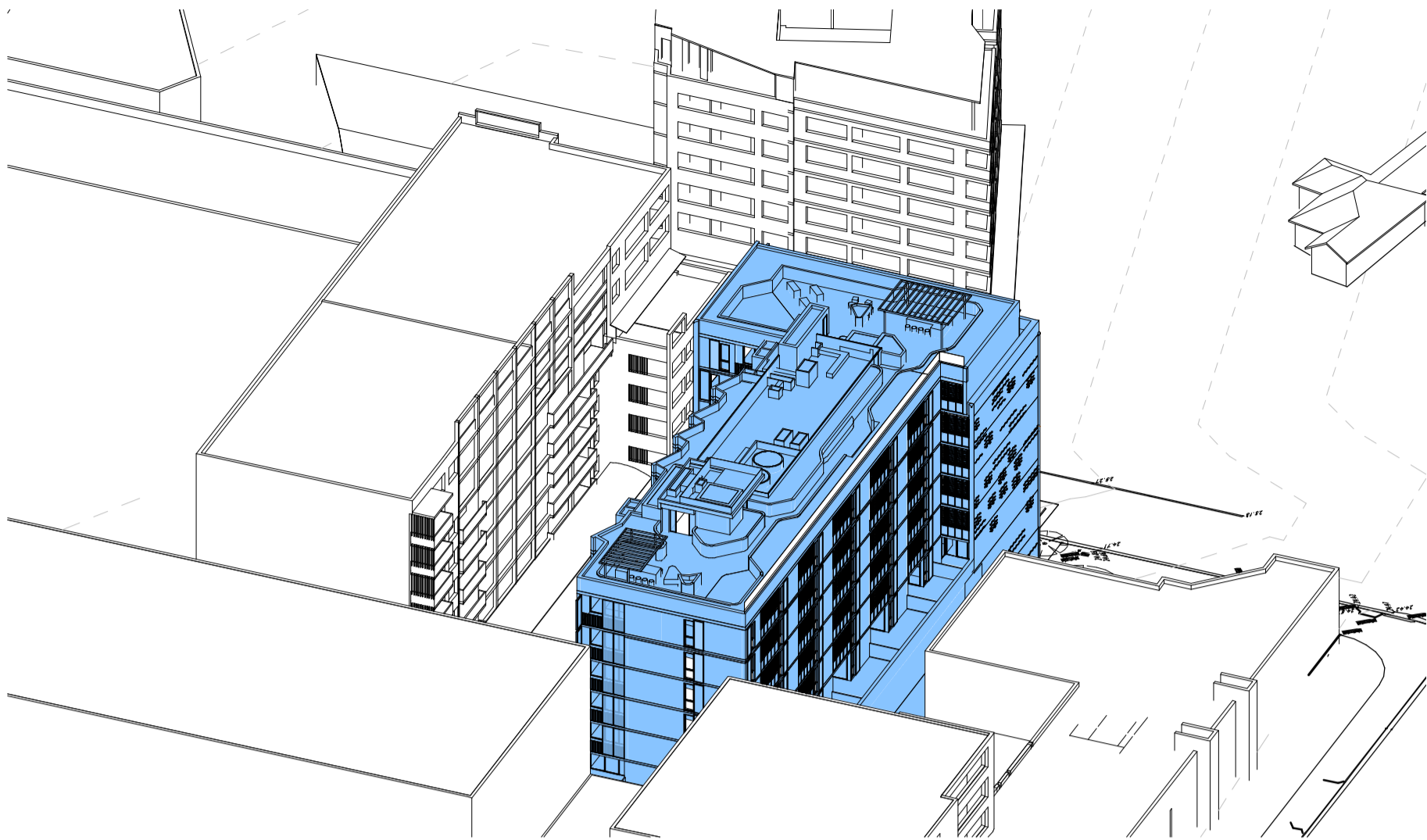
DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
Author	1:1	A1	22/02/2024
DESCRIPTION	SUN EYE VIEWS SHEET 1		
PROJECT No	DRAWING No	REVISION	
21_435	DA8.309	K	



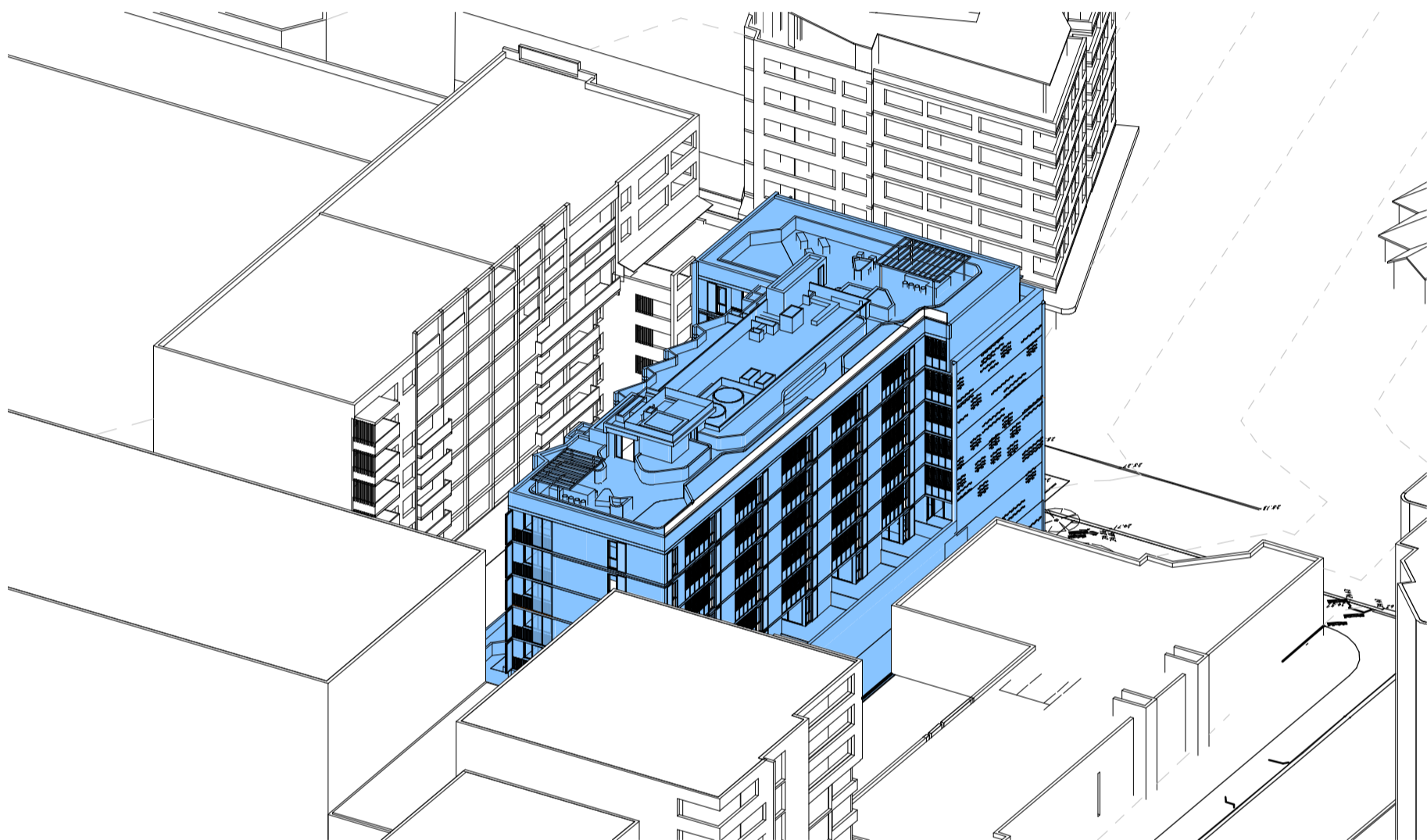
1 12 NOON - JUNE 21st



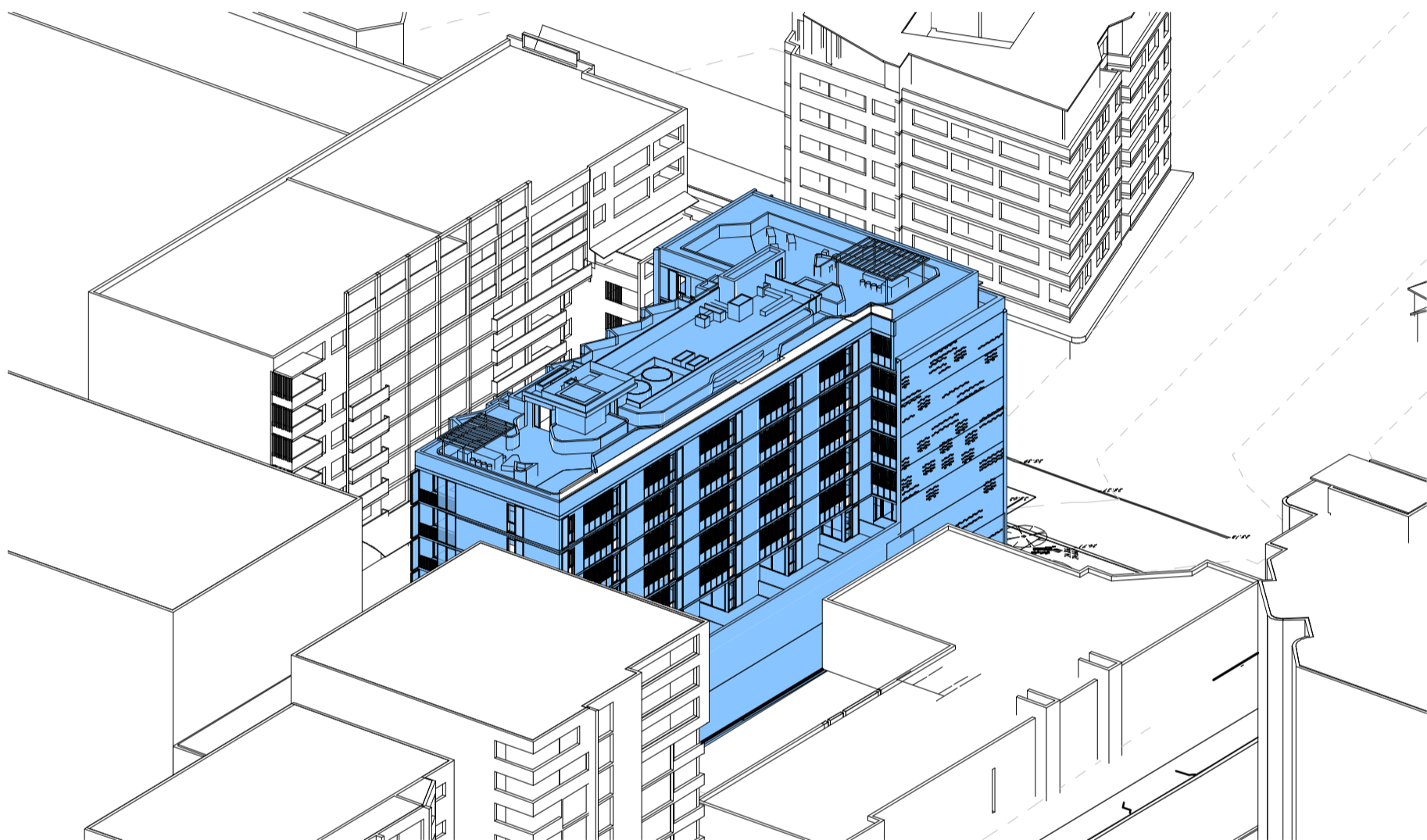
2 12:30 NOON - JUNE 21st



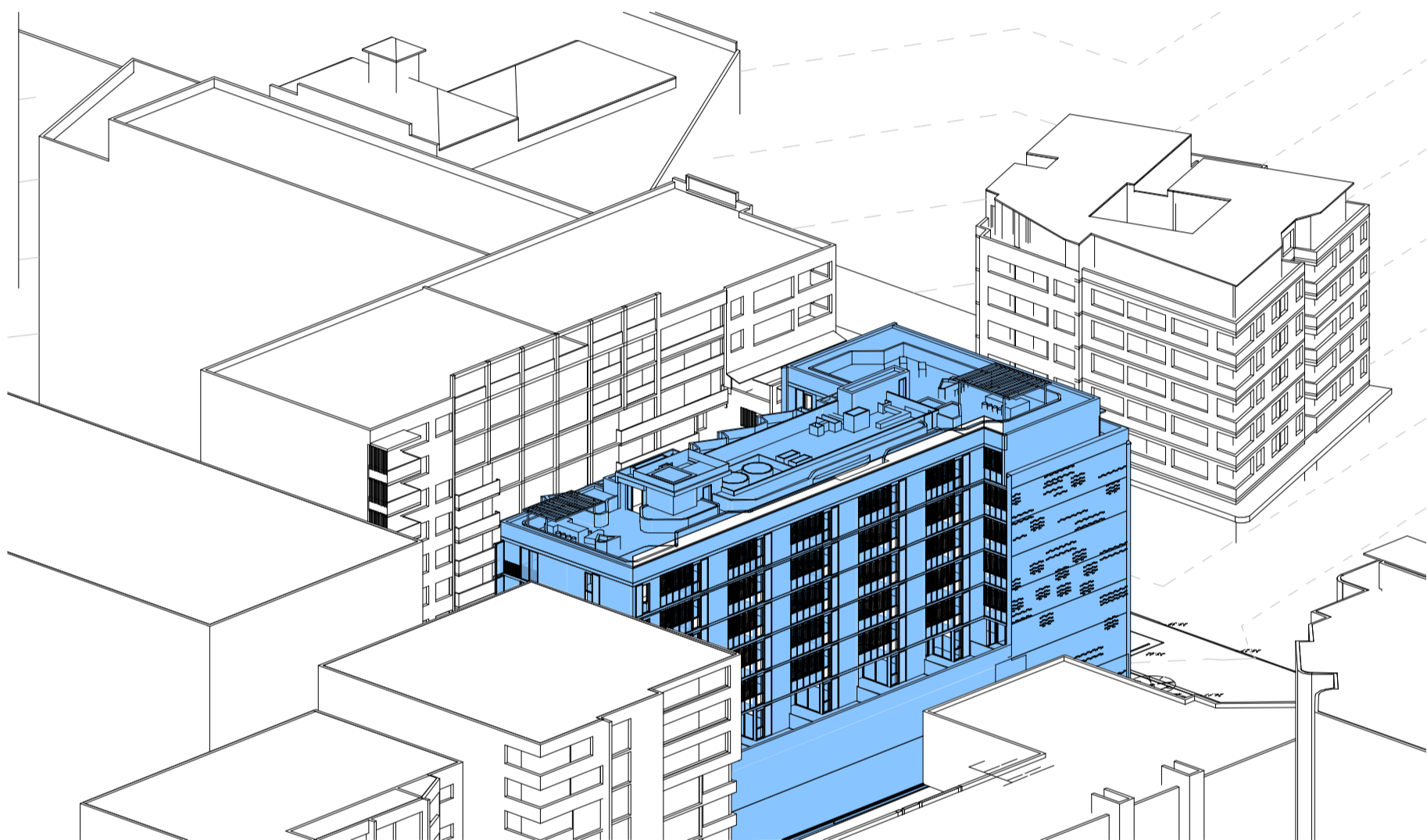
3 1 PM - JUNE 21st



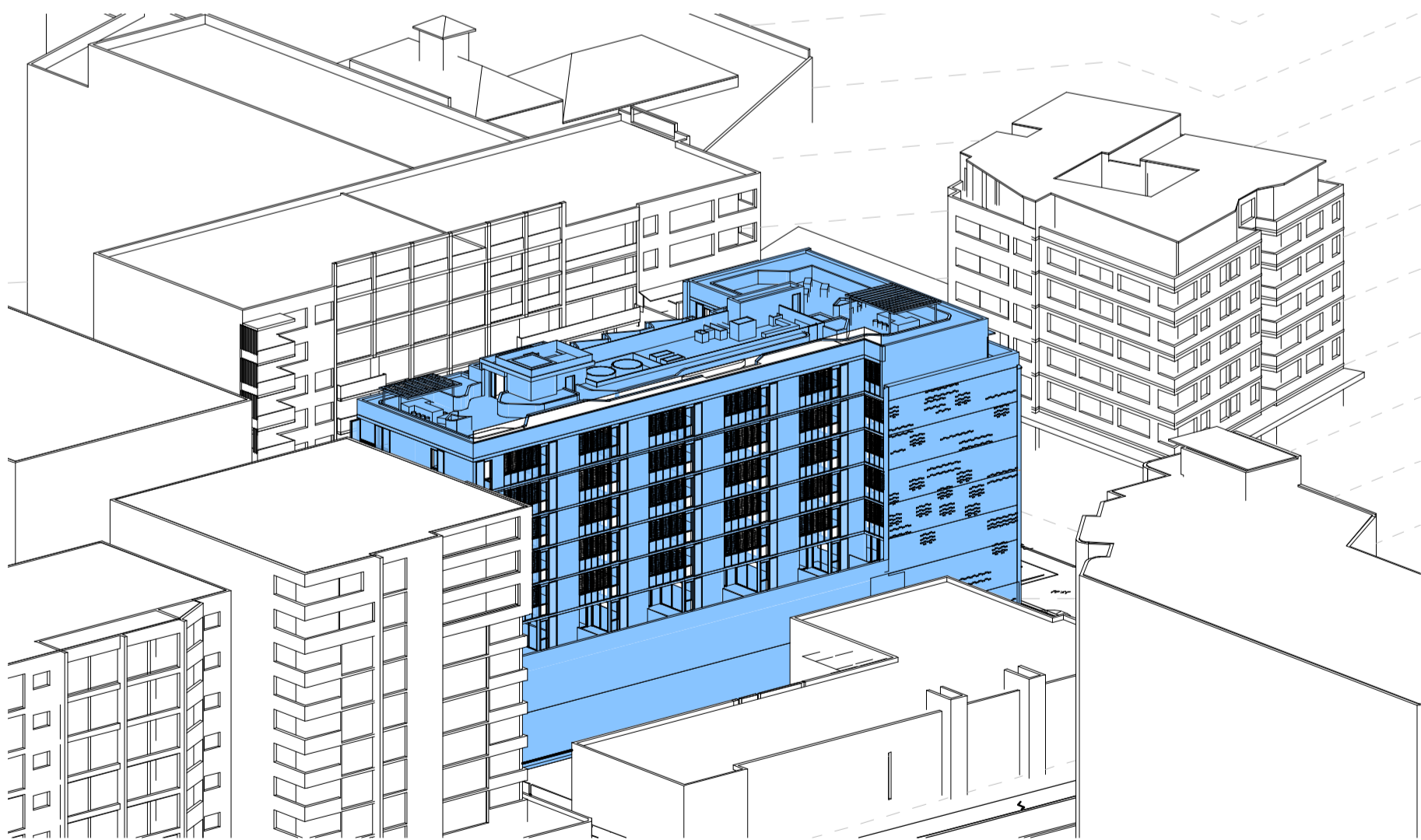
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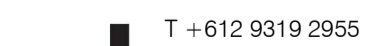
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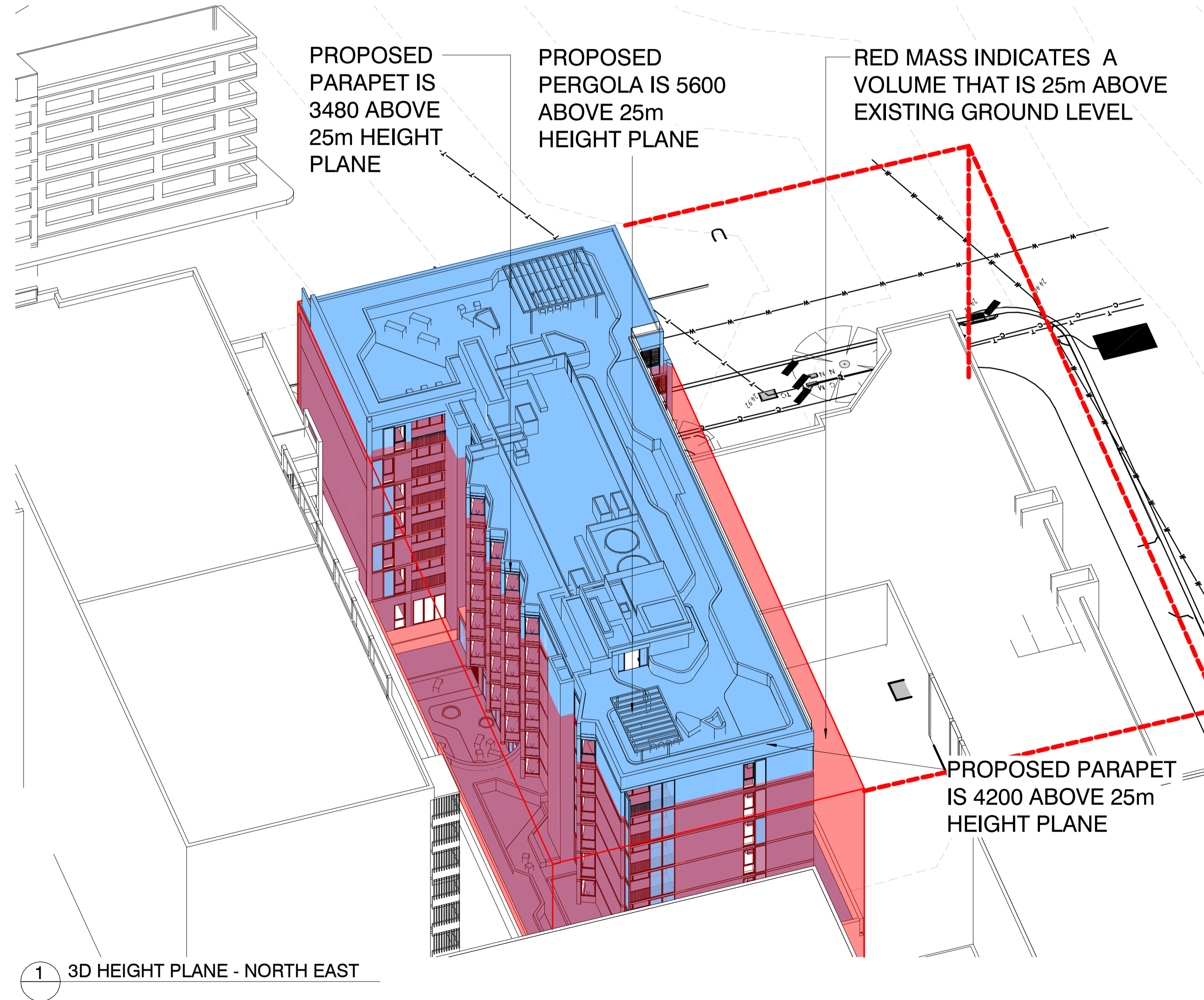
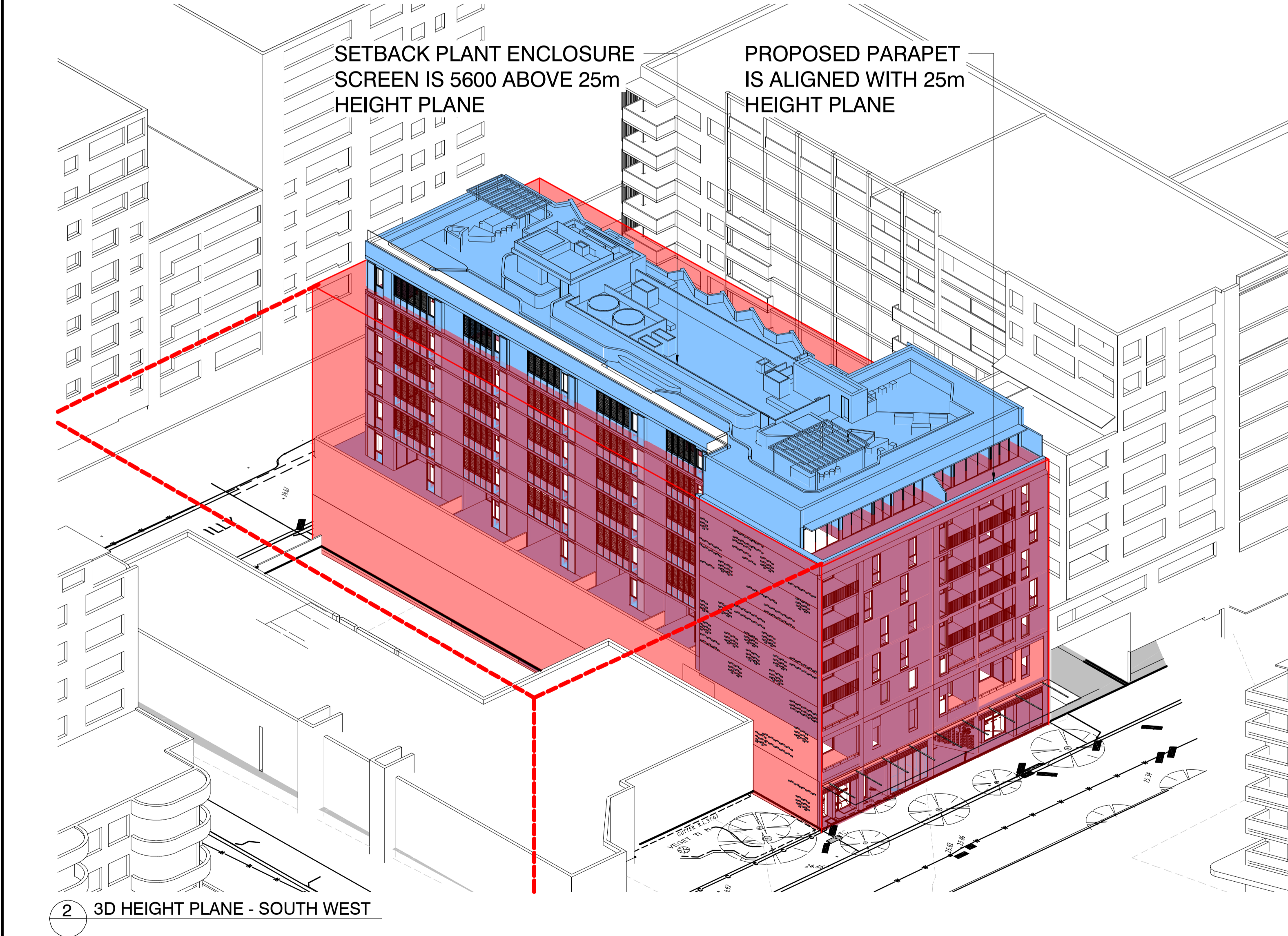
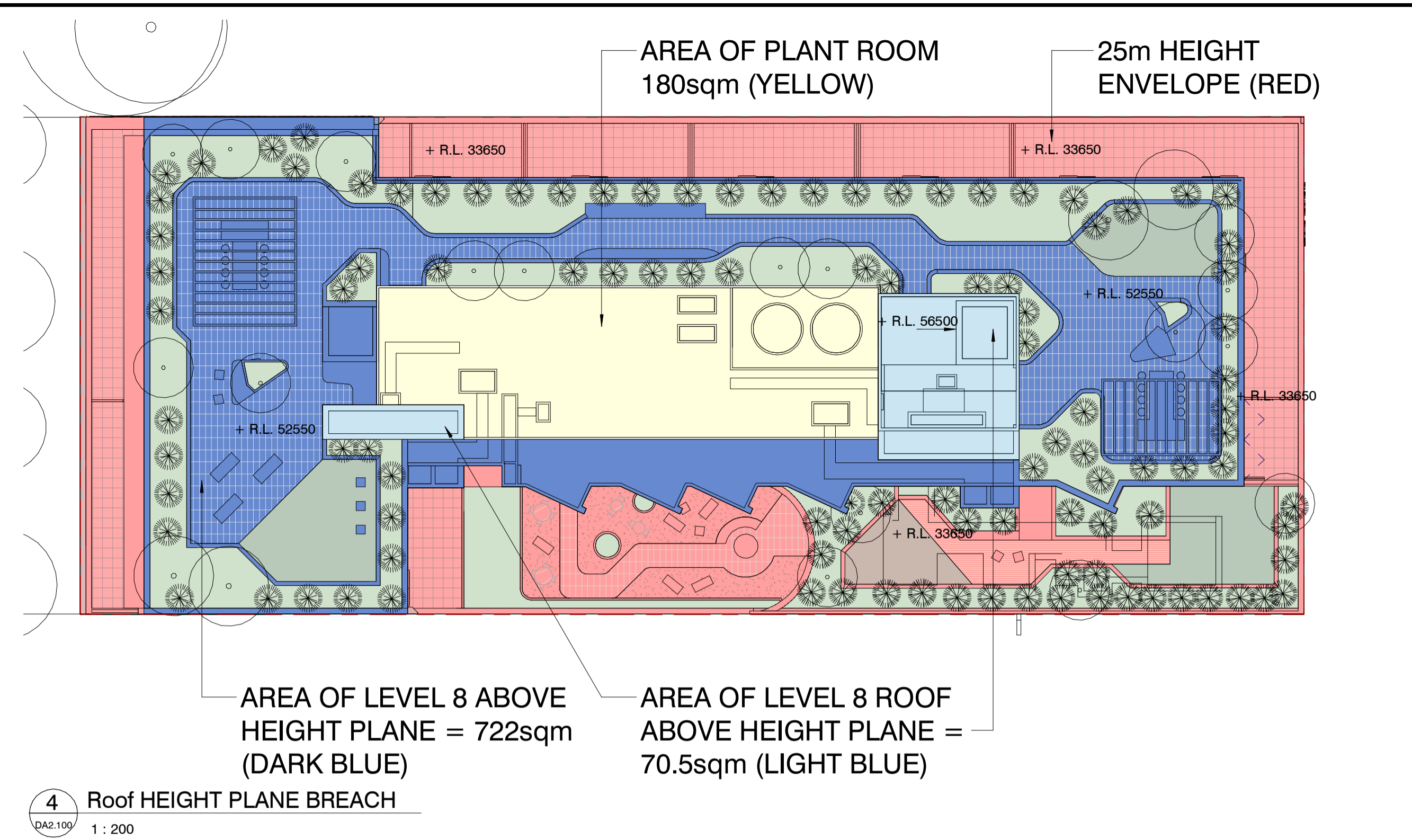
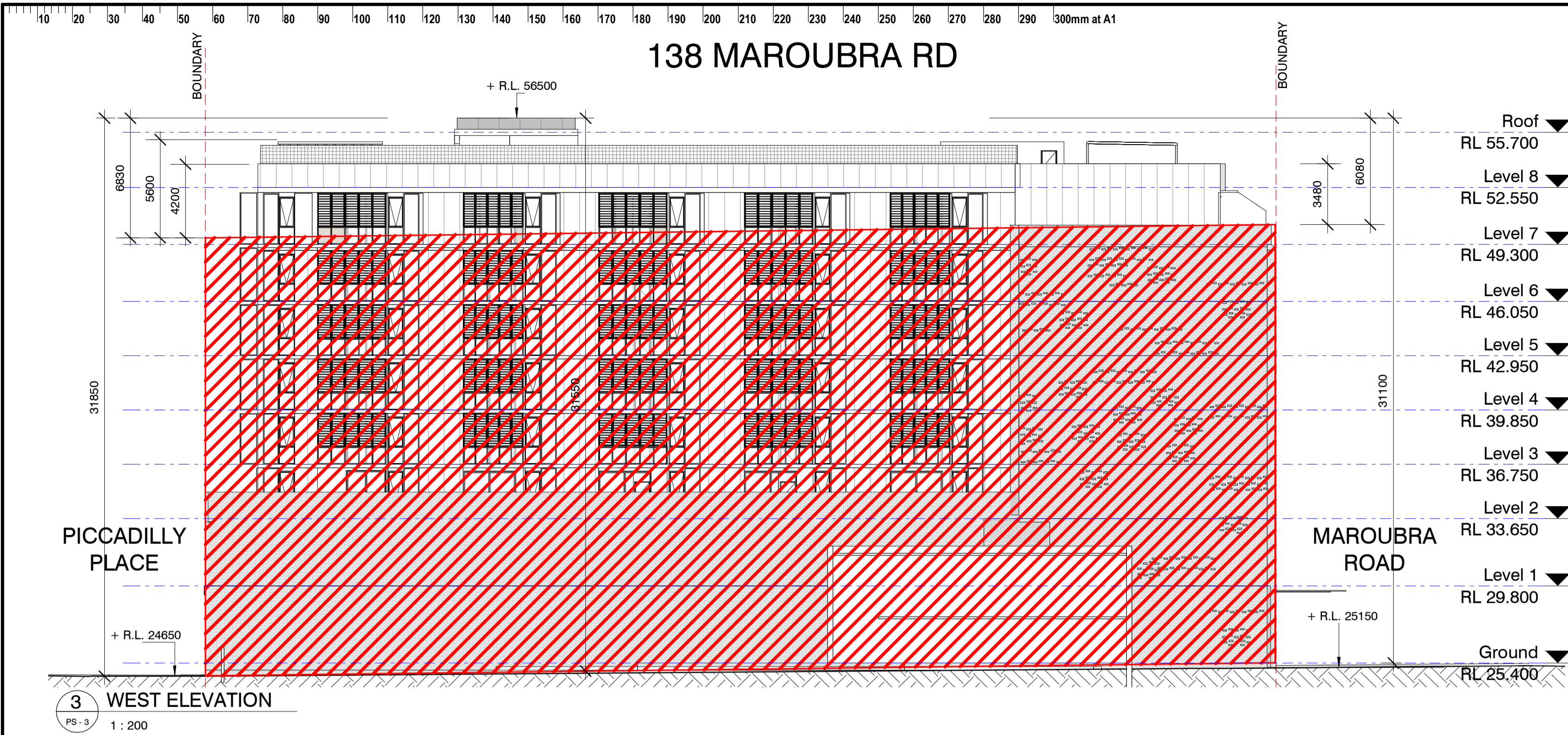


5 2:30 PM - JUNE 21st



7 3 PM - JUNE 21st

ISSUE			DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE			
A	16/11/22	ISSUED FOR CONSULTANT COORDINATION			LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 djrd architects T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	Author			A1	22/02/2024	
B	07/12/22	ISSUED FOR REVIEW			JH							DESCRIPTION			9:58:04 PM		
C	09/01/23	ISSUED FOR REVIEW			LO							SUN EYE VIEWS SHEET 2					
D	19/01/23	ISSUED FOR REVIEW			LO												
E	03/02/23	ISSUED FOR REVIEW			TP												
F	15/02/23	ISSUED FOR DA			TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA			PROJECT No			DRAWING No	REVISION	
G	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE			JH							21_435			DA8.310	I	
H	29/11/23	AMENDED DA			JH												
I	22/02/24	AMENDED DA			ARH												
						ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA		DIRECTOR	DATE						



ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	07/12/22	ISSUED FOR REVIEW	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	Mixed Use Development	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 200	A1	27/02/2024
B	09/01/23	ISSUED FOR REVIEW	LO									
C	19/01/23	ISSUED FOR REVIEW	LO									
D	03/02/23	ISSUED FOR REVIEW	TP									
E	15/02/23	ISSUED FOR DA	TP									
F	15/11/23	LEVEL 8 DELETED AND APARTMENTS REPLANNED / WINTERGARDENS ON WEST FACADE	JH	PLANNER	LANDSCAPE ARCHITECT							
G	29/11/23	AMENDED DA	JH	ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	138 MAROUBRA ROAD, MAROUBRA						
H	22/02/24	AMENDED DA	ARH									
										DESCRIPTION HEIGHT PLANE ANALYSIS		
										REVISION		
										PROJECT No	DRAWING No	
										21_435	DA8.320	H

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE

SHADOW CAST BY 25m DCP ENVELOPE (6 STOREYS + ROOF GARDEN) IN ADDITION TO SHADOW CAST BY BUILDINGS TO THE NORTH

PROFILE OF SHADOW CAST BY PROPOSED DEVELOPMENT

NEITHER THE DCP ENVELOPE OR PROPOSED SCHEME CAST SHADOW ON PACIFIC SQUARE AT THIS TIME

MAROUBRA ROAD

MASS OF EXISTING BUILDING ON 138 MAROUBRA ROAD

2 ELEVATION WEST - PACIFIC SQUARE 12PM
PS - 3 1 : 200

STUDY FINDINGS:
- MID WINTER 12 - 2PM IS THE STUDY WINDOW FOR SOLAR ACCES TO THE BALCONIES OF THE EXISTING ADJACENT 140 MAROUBRA ROAD
- THE DCP AND ADG ENVELOPES CAST SHADOW ON MORE BALCONIES THAN THE EXISTING CONDITION. 74% OF WEST FACING BALCONIES WILL CONTINUE TO RECEIVE 2 HOURS SOLAR ACCESS
- THE PROPOSED BUILDING DOES NOT CAST ADDITIONAL SHADOW THAN THE OTHER ENVELOPES. DESPITE HAVING ADDITIONAL STORIES, LEVELS 7 AND 8 ARE STEPPED AND RECESSED TO AVOID ADDITIONAL SHADOWS.

SHADOW CAST BY EXISTING BUILDINGS TO THE NORTH

WEST ELEVATION OF 140 MAROUBRA RD - PACIFIC SQUARE

SHADOW CAST BY 25m DCP ENVELOPE (6 STOREYS + ROOF GARDEN) IN ADDITION TO SHADOW CAST BY BUILDINGS TO THE NORTH

PROFILE OF SHADOW CAST BY PROPOSED DEVELOPMENT

PROFILE OF SHADOW CAST BY COMPLIANT AFFORDABLE RENTAL HOUSING BONUS ENVELOPE

SHADOW CAST ON AN ADDITIONAL APARTMENT

PROPOSAL NOW ADMITS SUNLIGHT TO THREE MORE APARTMENTS THAN THE DCP ENVELOPE

MAROUBRA ROAD

AT 2PM, NO SHADOW ON LEVEL 1 WINDOWS

MASS OF EXISTING BUILDING ON 138 MAROUBRA ROAD

1 ELEVATION WEST - PACIFIC SQUARE 2PM
PS - 3 1 : 200


ISSUE	DATE	SUBJECT	AUTHORISED
A	07/12/22	ISSUED FOR REVIEW	JH
B	09/01/23	ISSUED FOR REVIEW	LO
C	19/01/23	ISSUED FOR REVIEW	LO
D	03/02/23	ISSUED FOR REVIEW	TP
E	15/02/23	ISSUED FOR DA	TP
F	29/11/23	AMENDED DA	JH
G	22/02/24	AMENDED DA	ARH
H	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH
I	16/04/24	SUPPLEMENTARY DA INFORMATION	ARH

SERVICES
ENGINEERING PARTNERS www.engineeringpartners.com.au
PLANNER planning & co. www.planningandco.com

STRUCTURE & CIVIL
SCP CONSULTING www.scp.com.au
LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.
SHEET STATUS AMENDED DA

PROJECT
Mixed Use Development
138 MAROUBRA ROAD, MAROUBRA

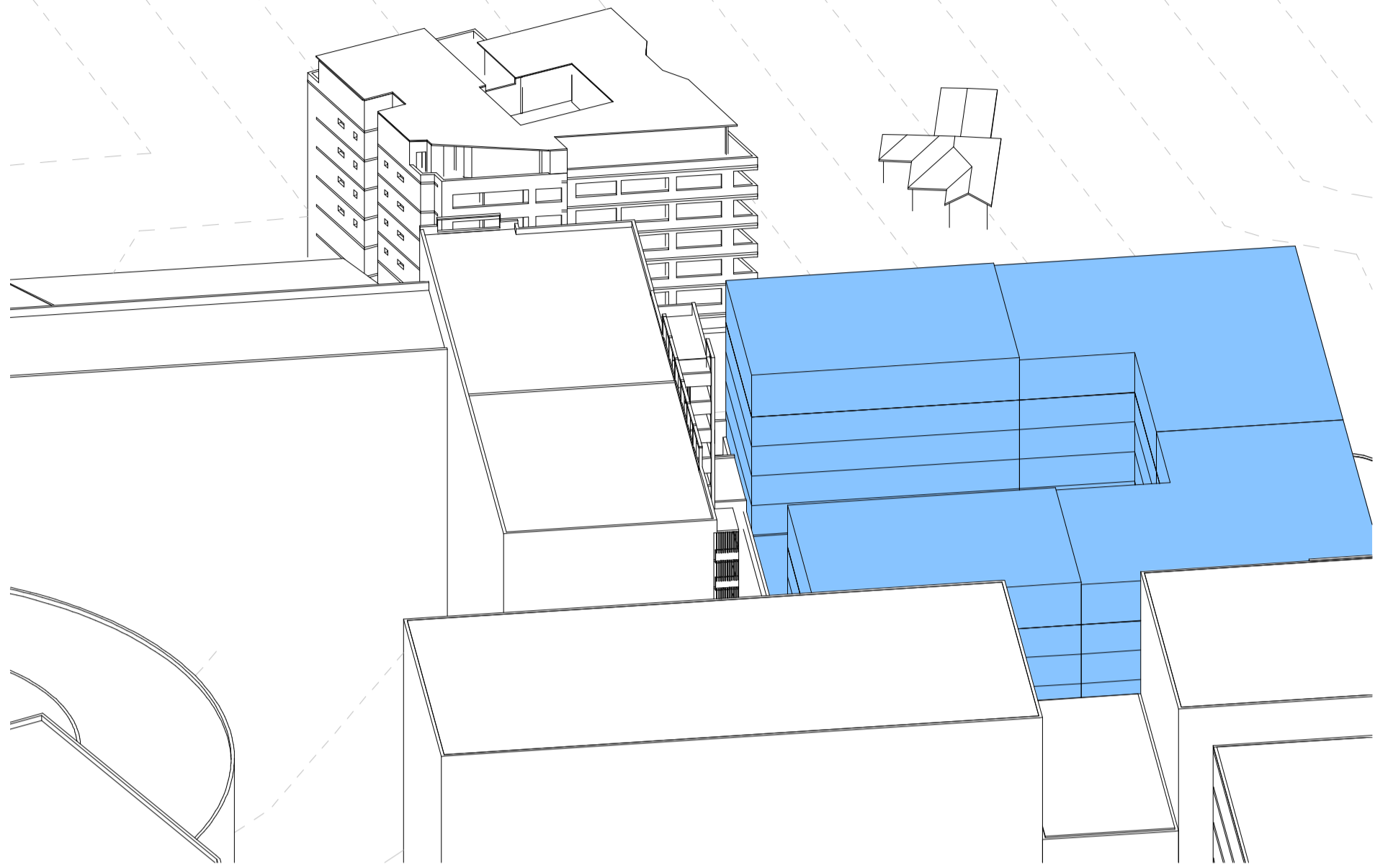
CLIENT
 21 Solent Circuit, Baulkham Hills New South Wales 2153
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
 T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

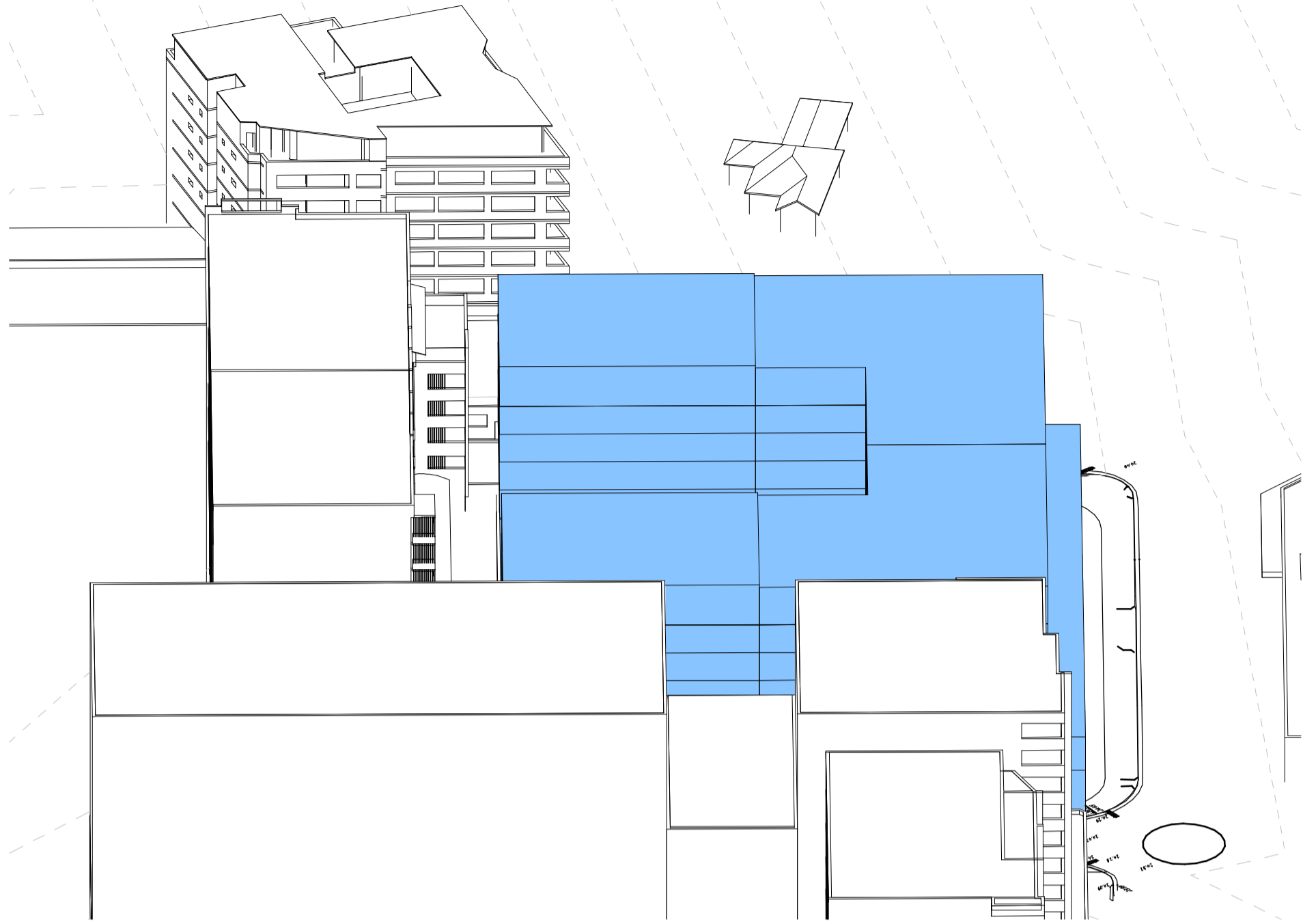
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Author	1 : 200	A1	16/04/2024
DESCRIPTION	10:56:09 AM		
PACIFIC SQUARE SHADOW STUDY			
PROJECT No	DRAWING No	REVISION	
21_435	DA8.321	I	

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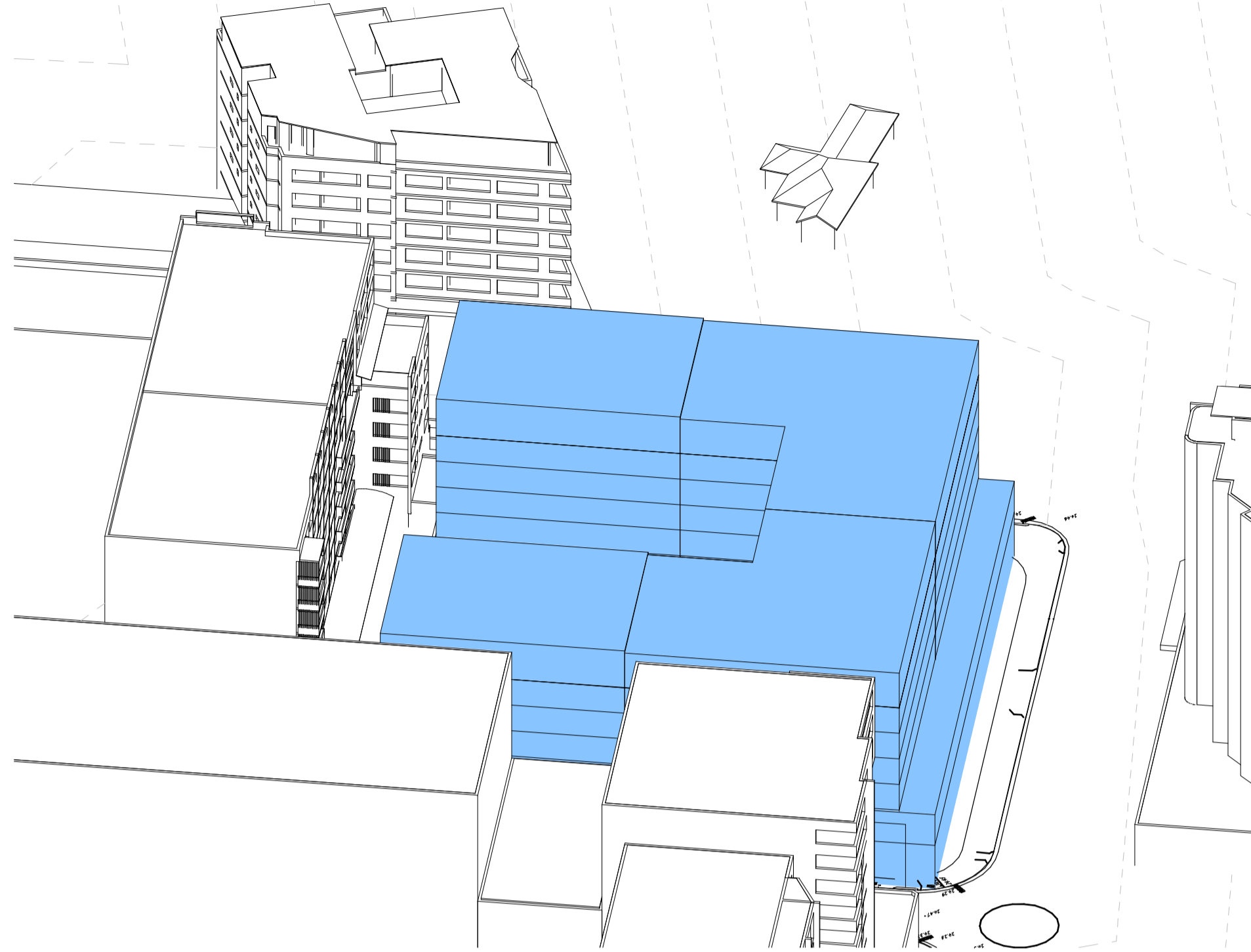
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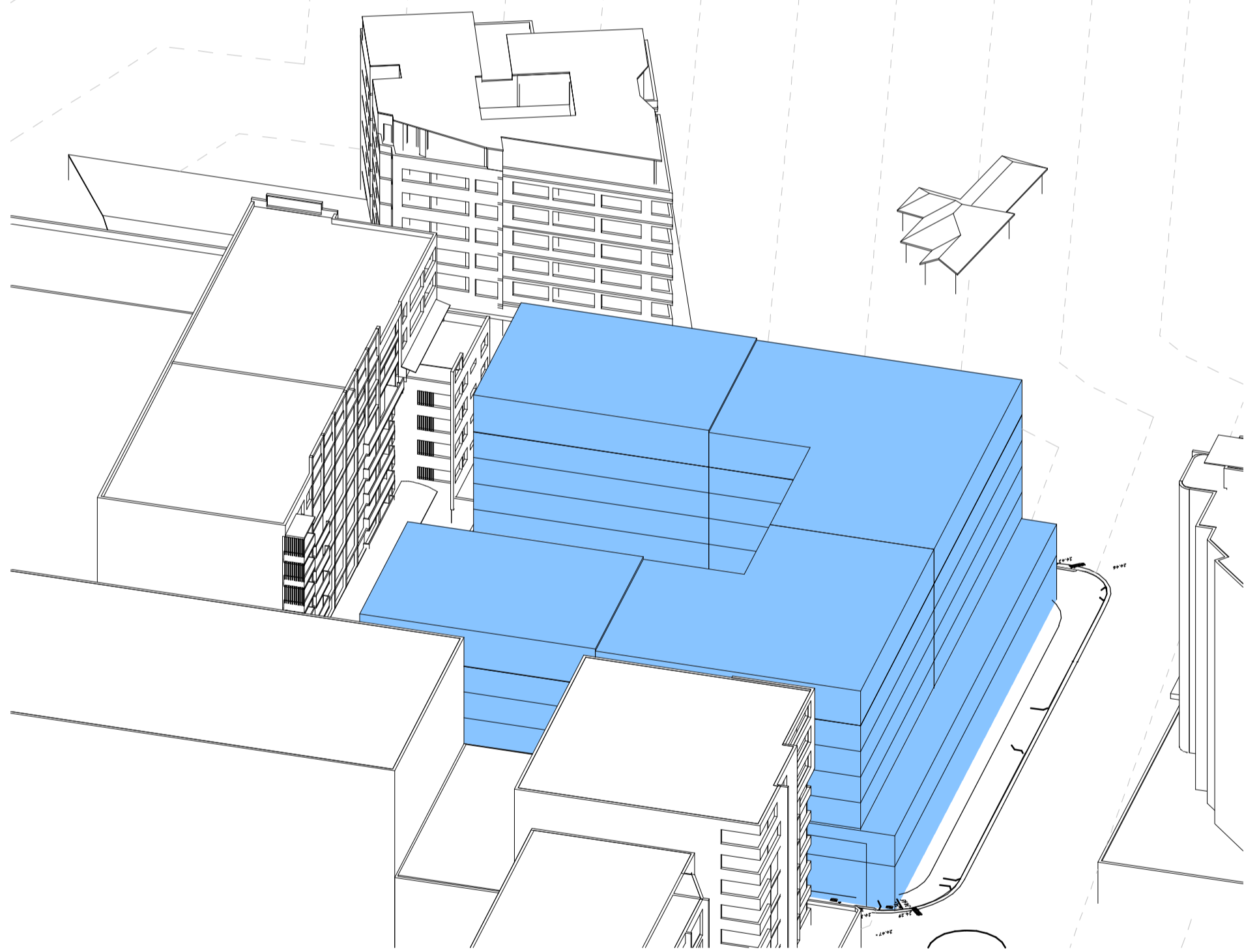
6 DCP ENVELOPE AT 11 AM - JUNE 21st



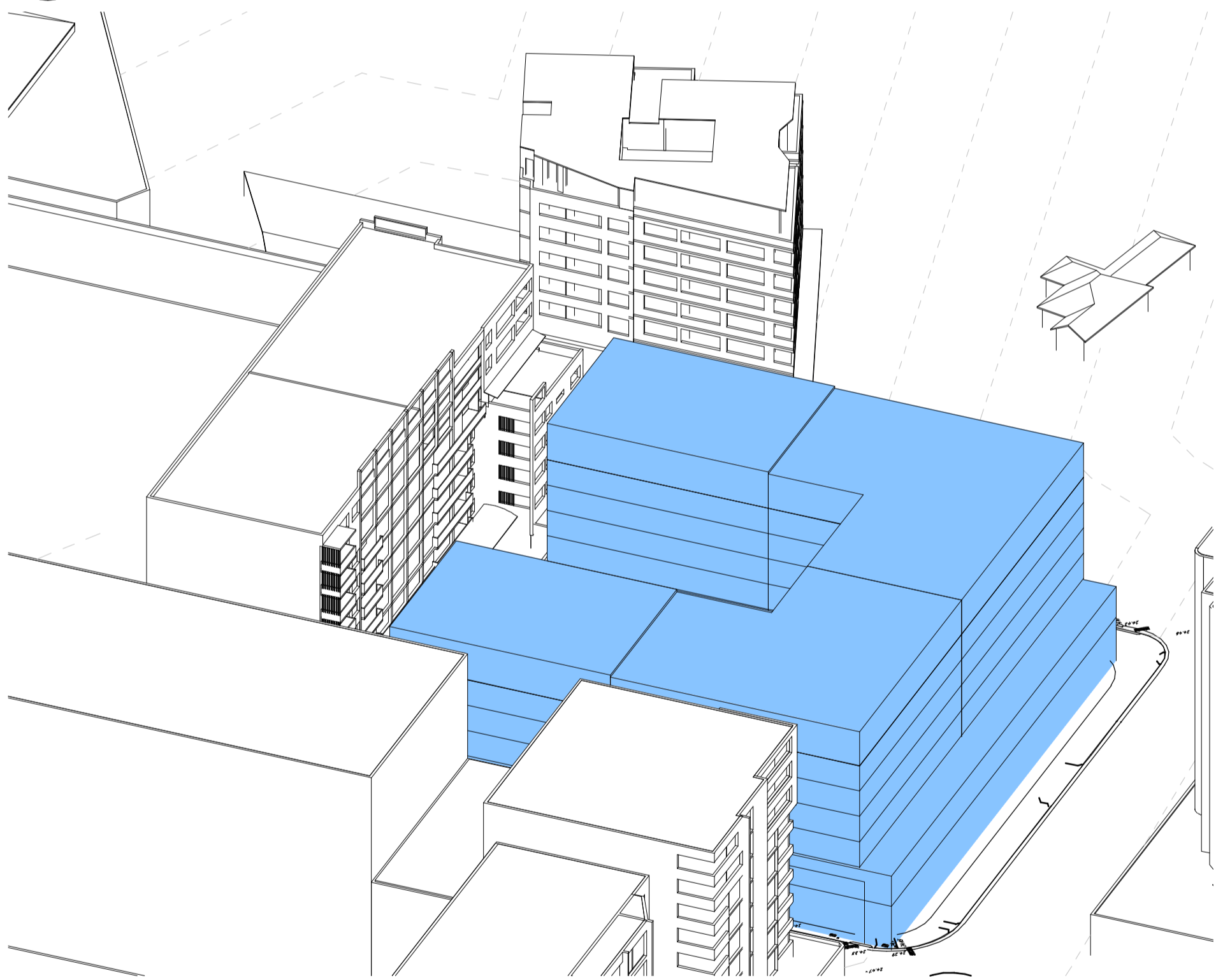
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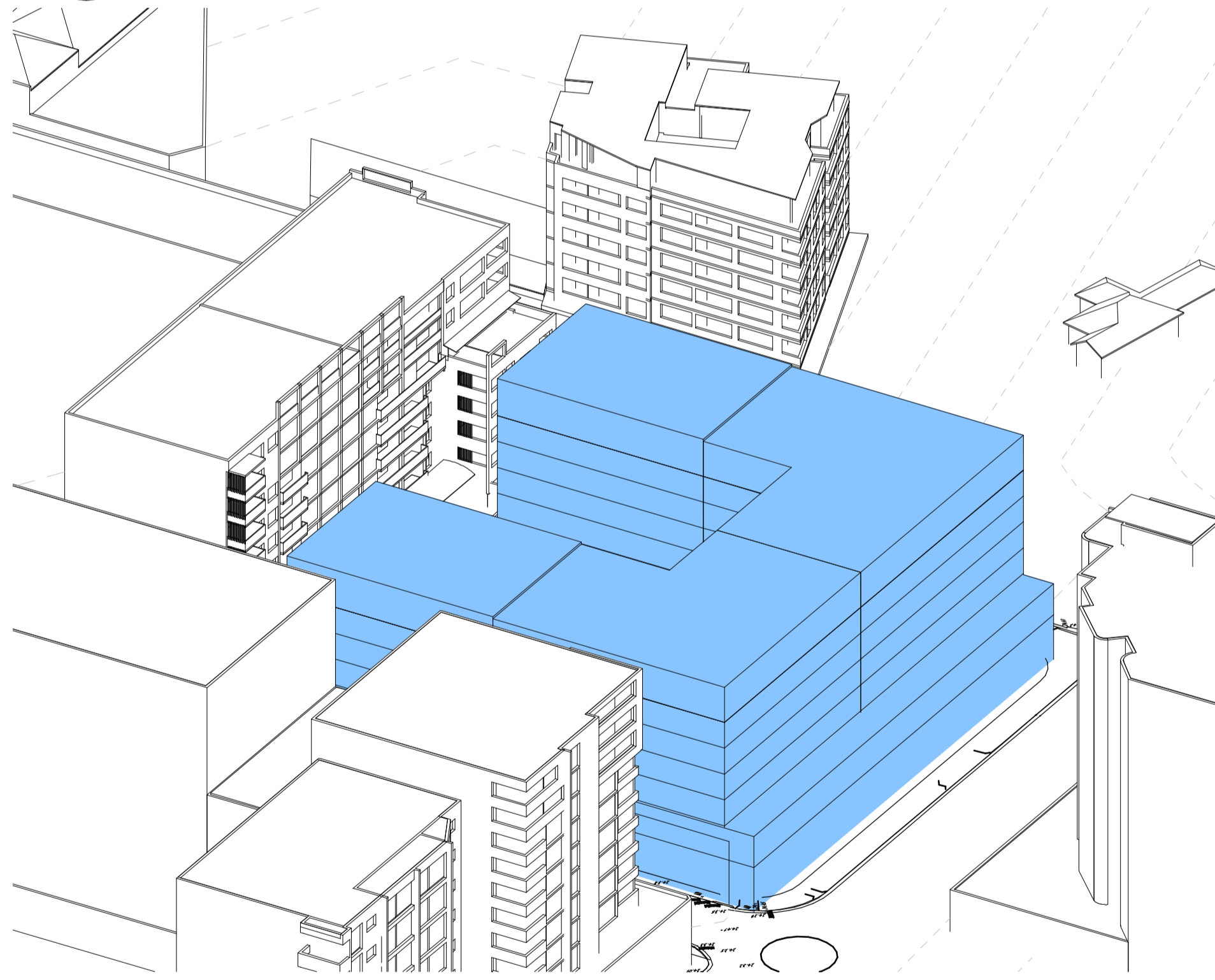
11 DCP ENVELOPE AT 12 NOON - JUNE 21st



13 DCP ENVELOPE AT 12:30 NOON - JUNE 21st





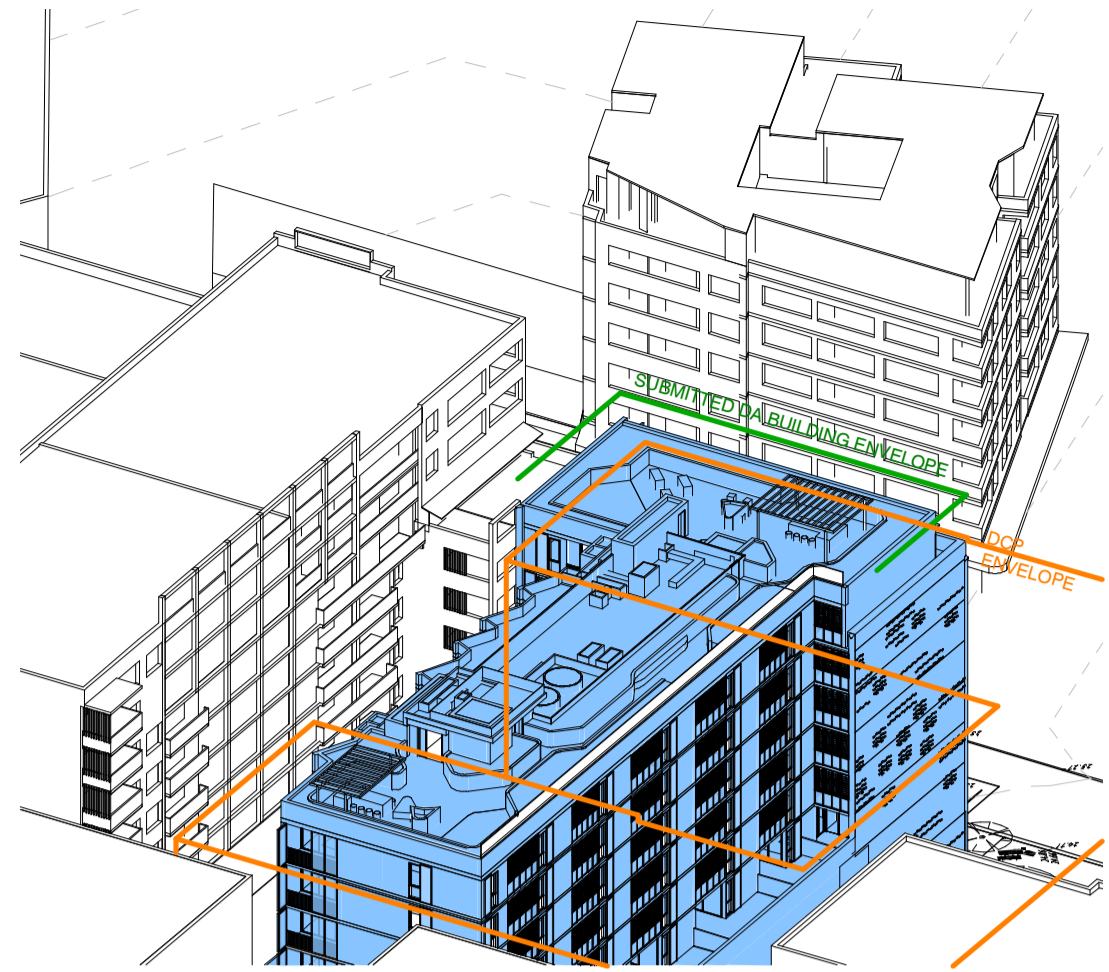
15 DCP ENVELOPE AT 1 PM - JUNE 21st



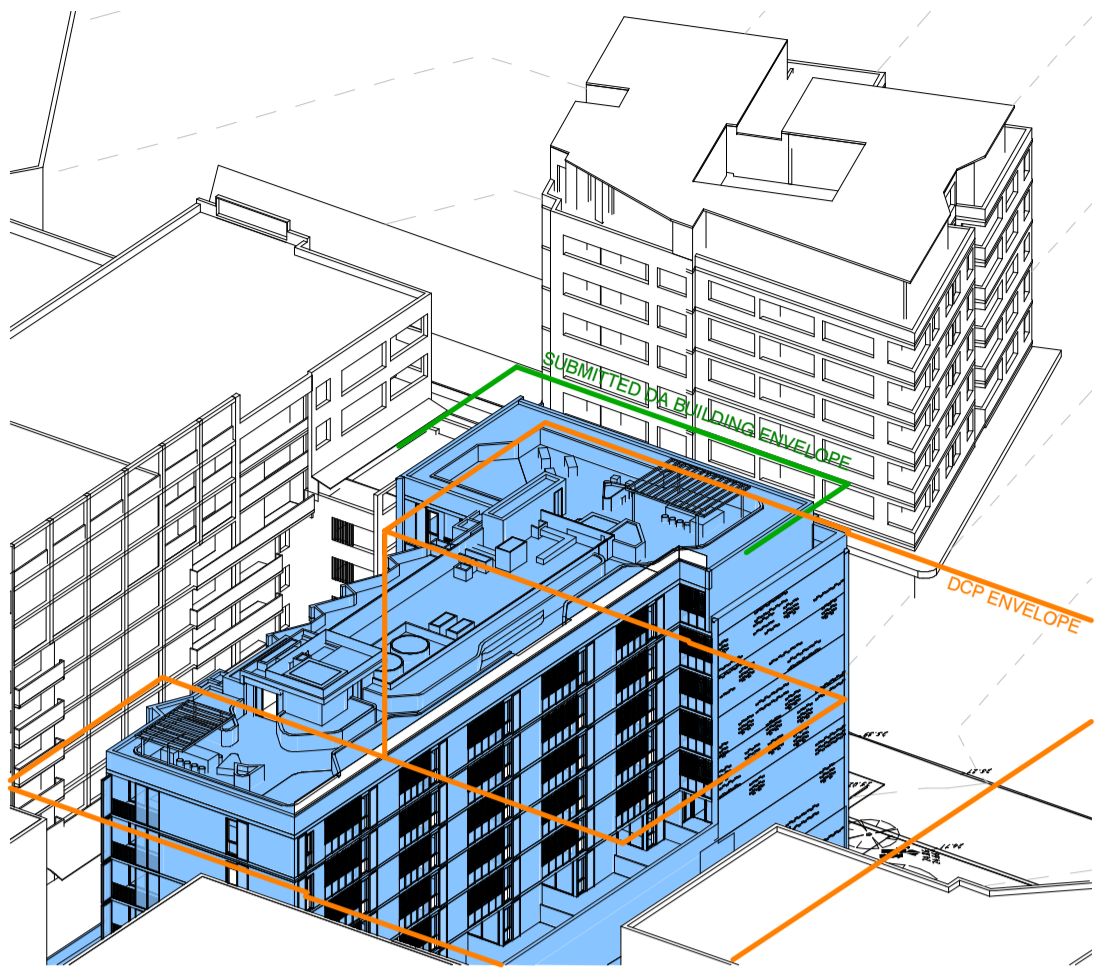
16 DCP ENVELOPE AT 1:30 PM - JUNE 21st

NOTE:
- BLUE FORM INDICATES A 25m ENVELOPE
- 2 STOREY RETAIL AND COMMERCIAL PODIUM
- 4 STOREYS RESIDENTIAL
- ROOF GARDEN
- 7 LEVELS TOTAL

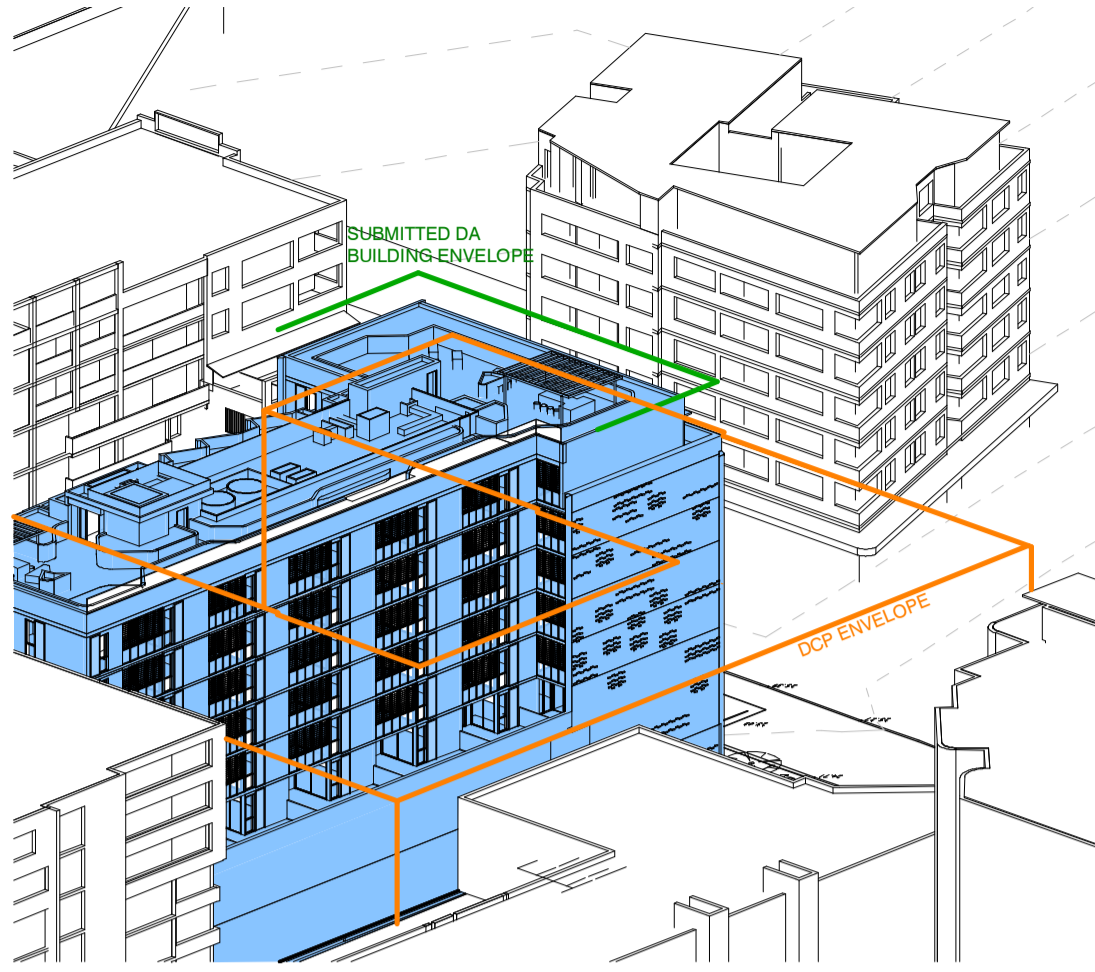
ISSUE			AUTHORISED		SERVICES	STRUCTURE & CIVIL	PROJECT Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE		
A	03/02/23	ISSUED FOR REVIEW	TP		ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author		A1	5/04/2024		
B	15/02/23	ISSUED FOR DA	TP							DESCRIPTION					2:59:08 PM
C	29/11/23	AMENDED DA	JH							165-167 MAROUBRA RD SUN					
D	22/02/24	AMENDED DA	ARH		PLANNER	LANDSCAPE ARCHITECT				PROJECT No			DRAWING No		REVISION
E	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH		planning & co. www.planningandco.com	PLACE DESIGN GROUP www.placedesigngroup.com				21_435			DA8.323		E
							SHEET STATUS			DIRECTOR					
							AMENDED DA			DATE					



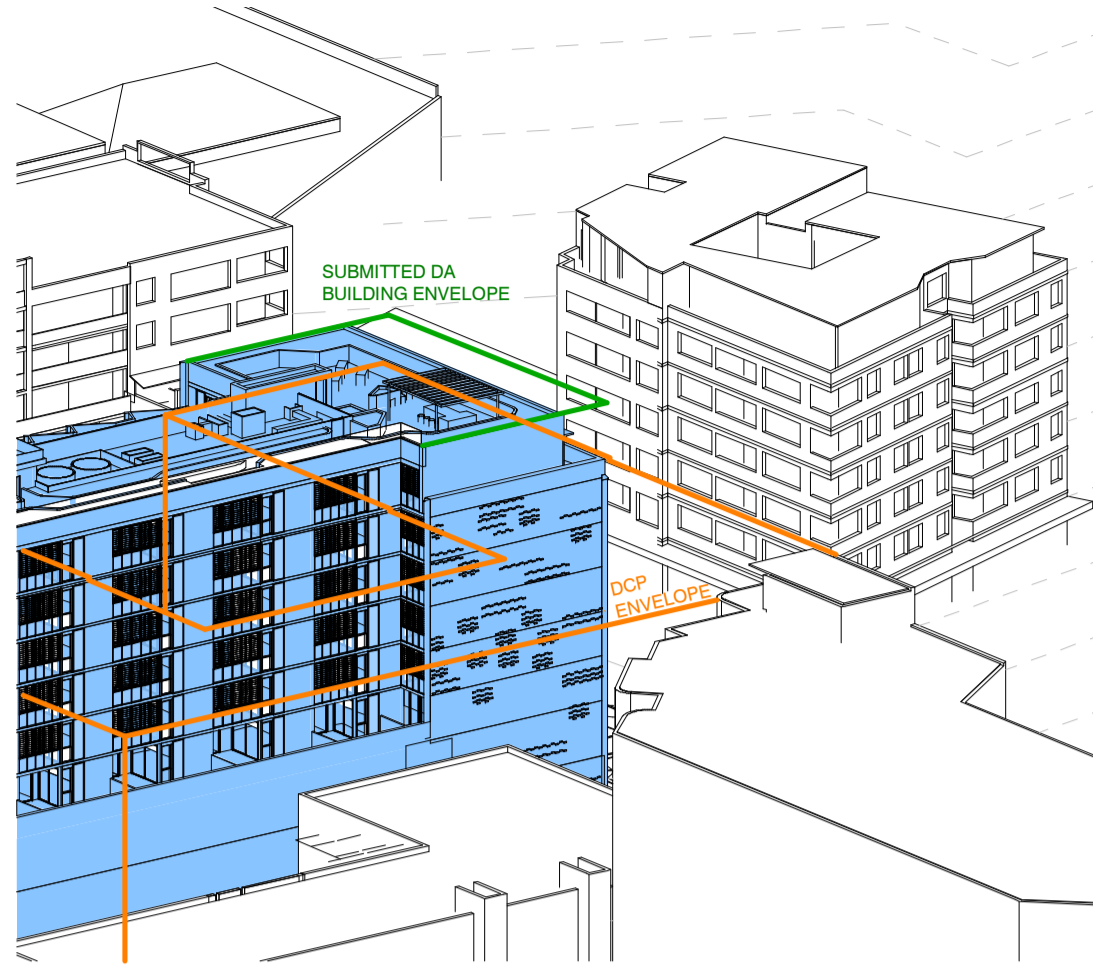
1 PROPOSED AT 1:30 PM - JUNE 21st



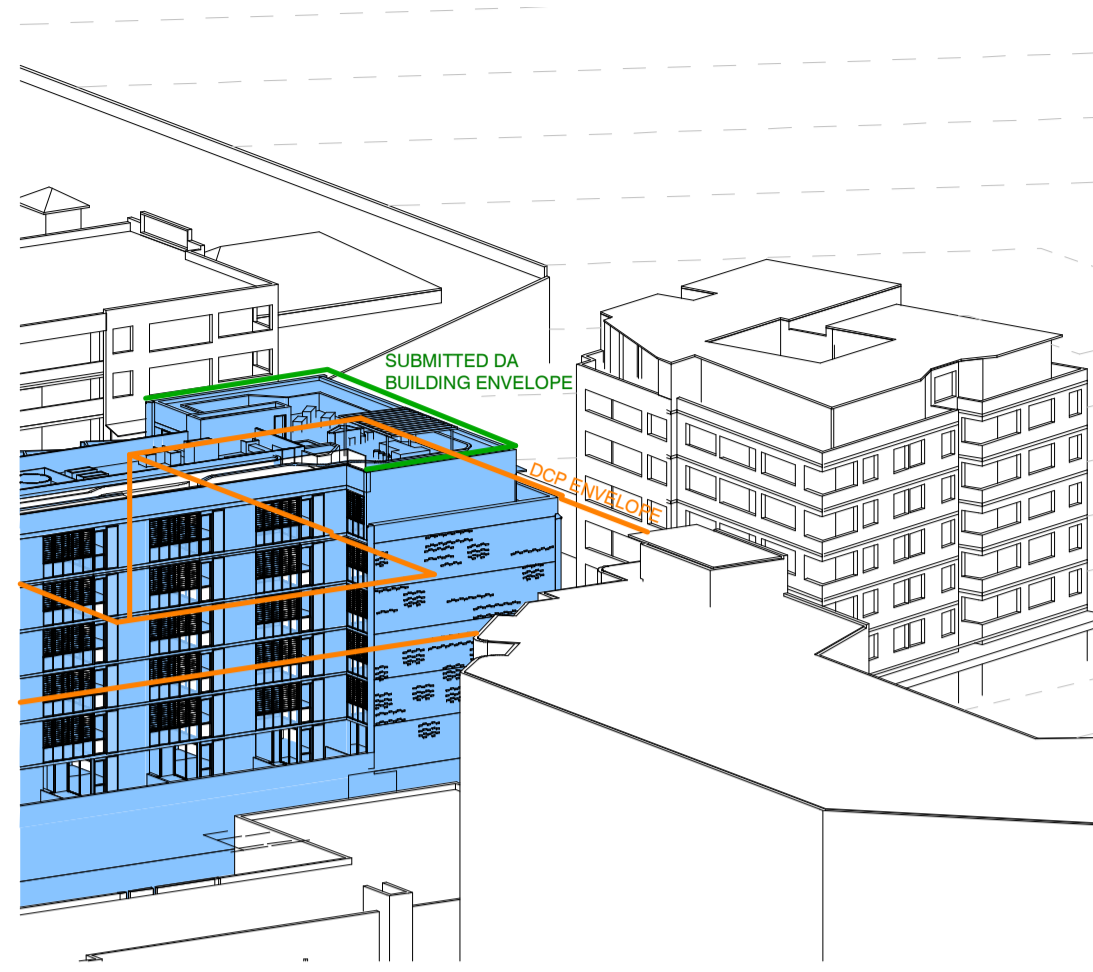
16 PROPOSED AT 2 PM - JUNE 21st



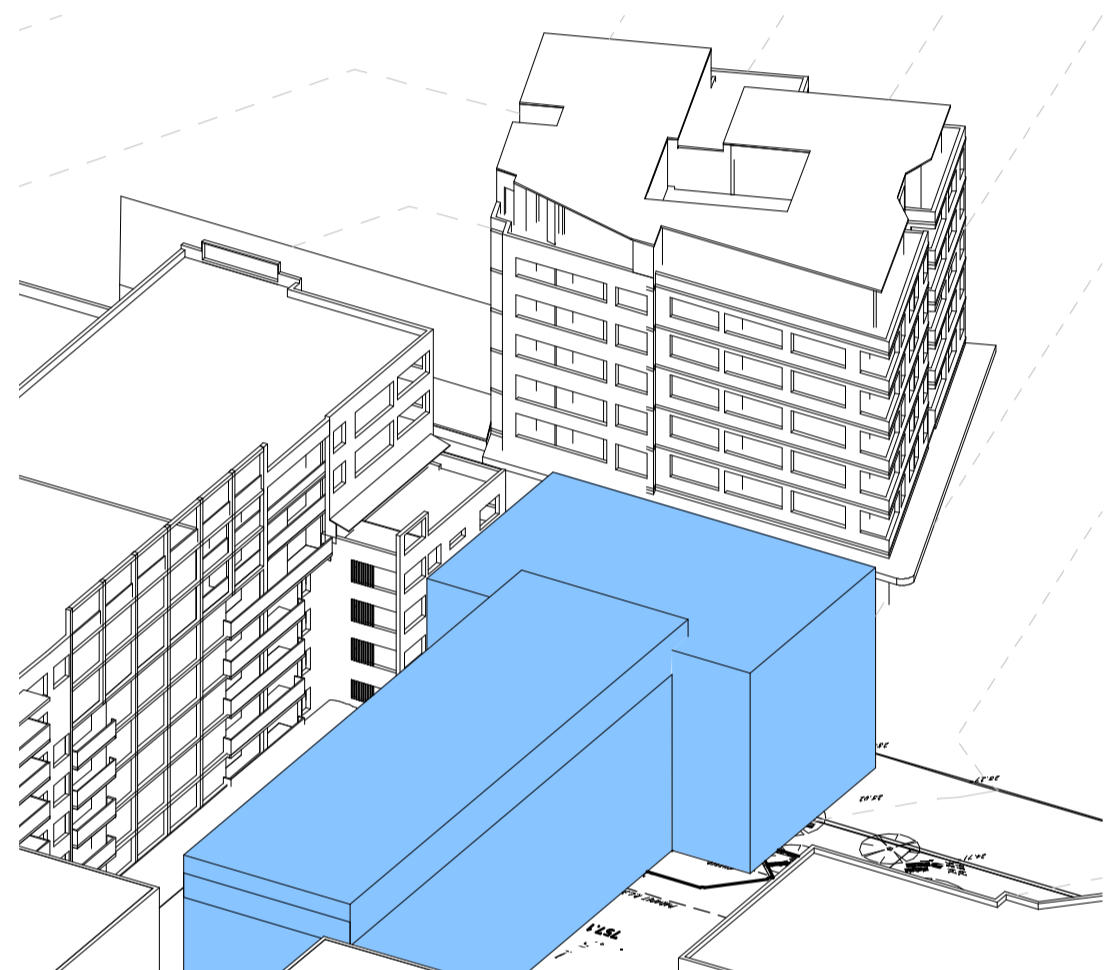
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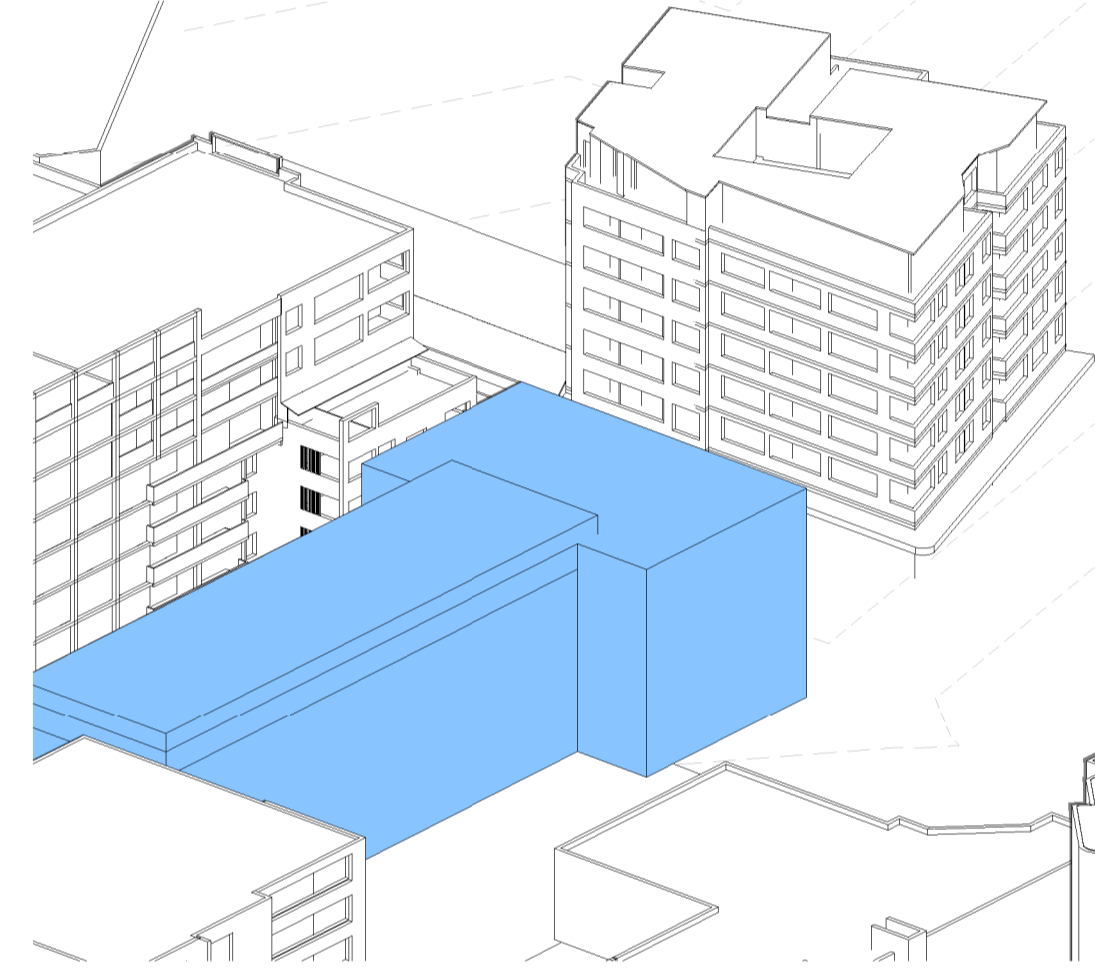
10 PROPOSED AT 3 PM - JUNE 21st



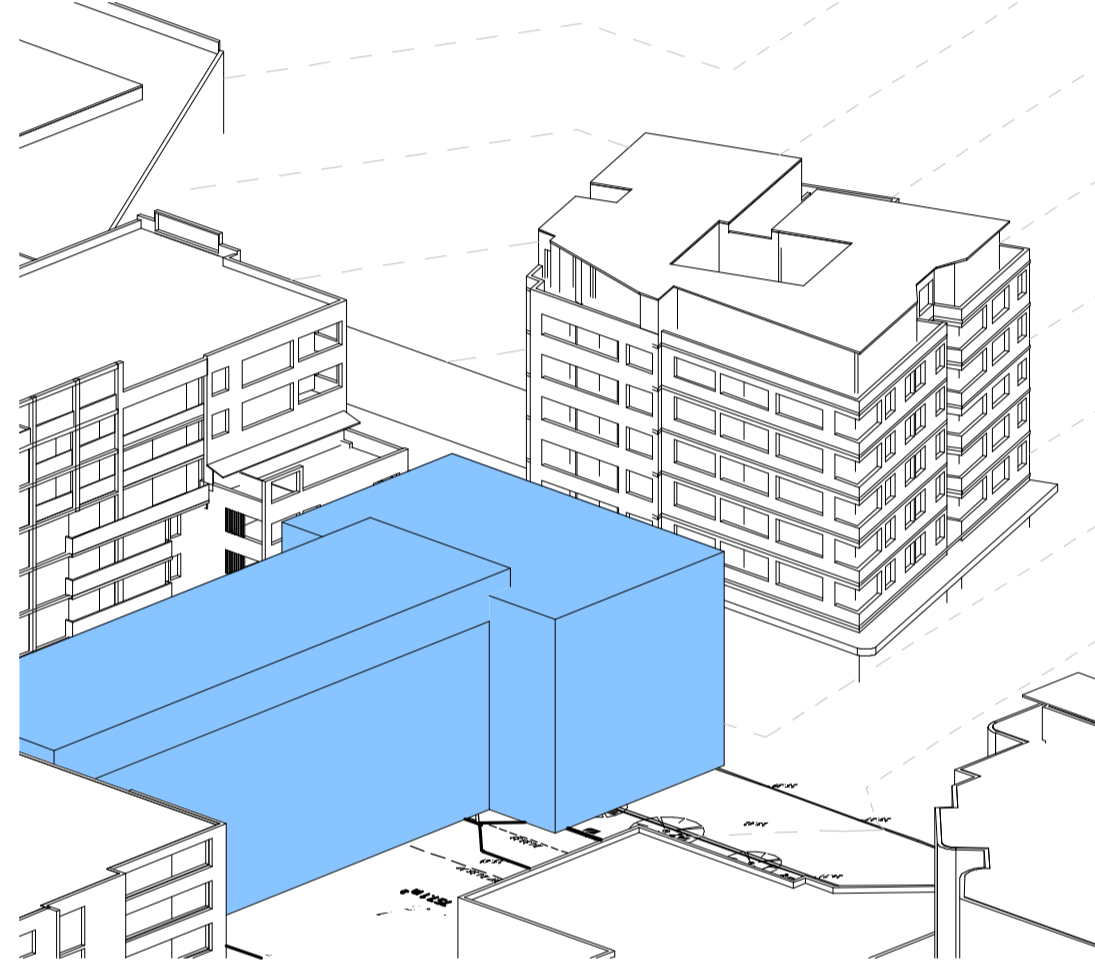
13 PROPOSED AT 3:30 PM - JUNE 21st



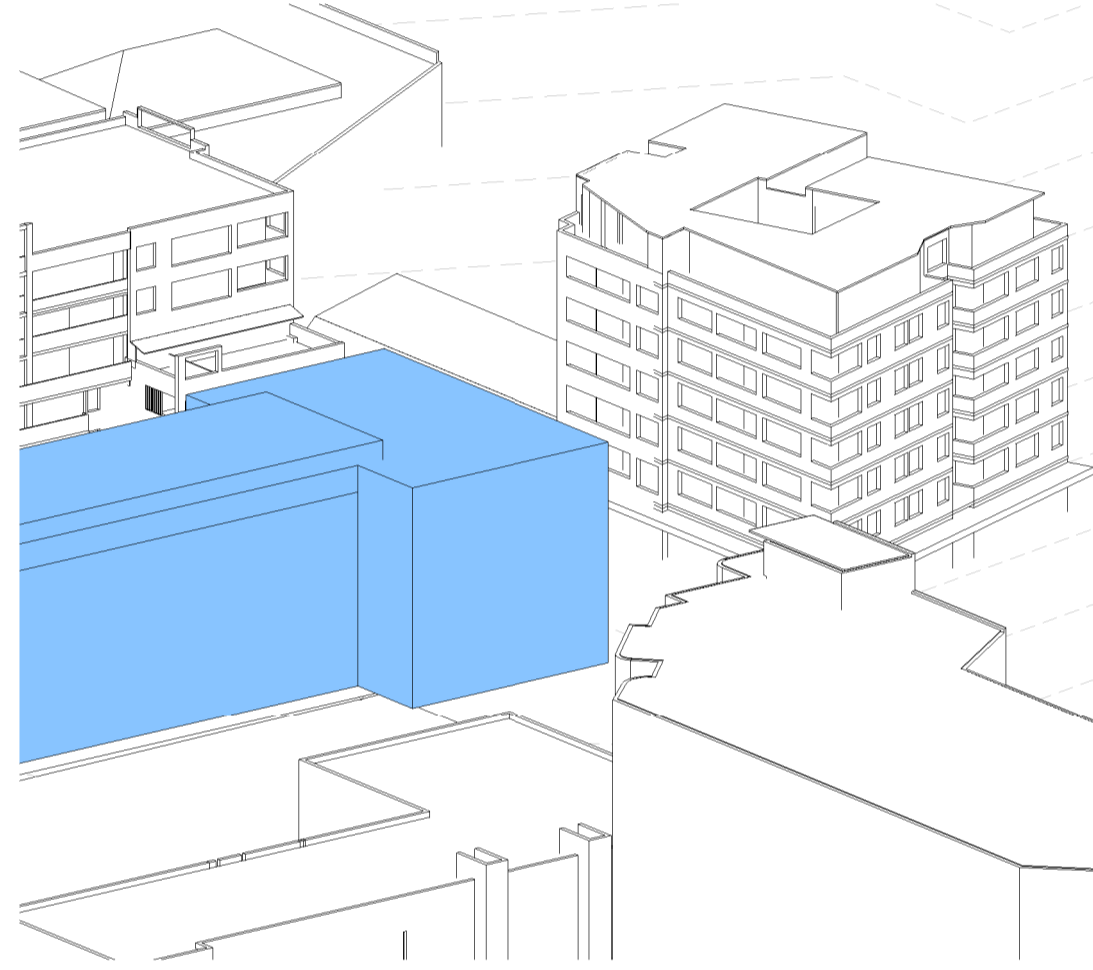
2 ADG ENVELOPE AT 1:30 PM - JUNE 21st



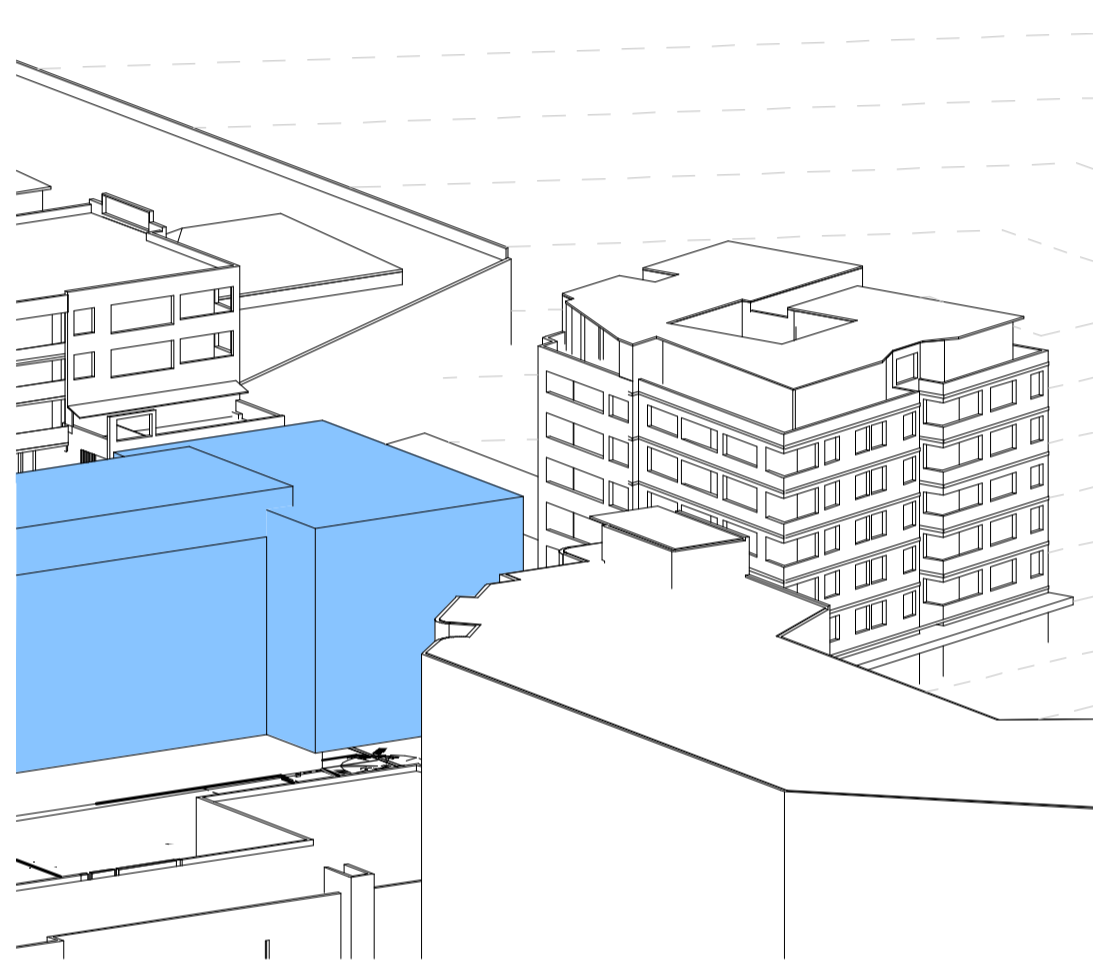
5 ADG ENVELOPE AT 2 PM - JUNE 21st



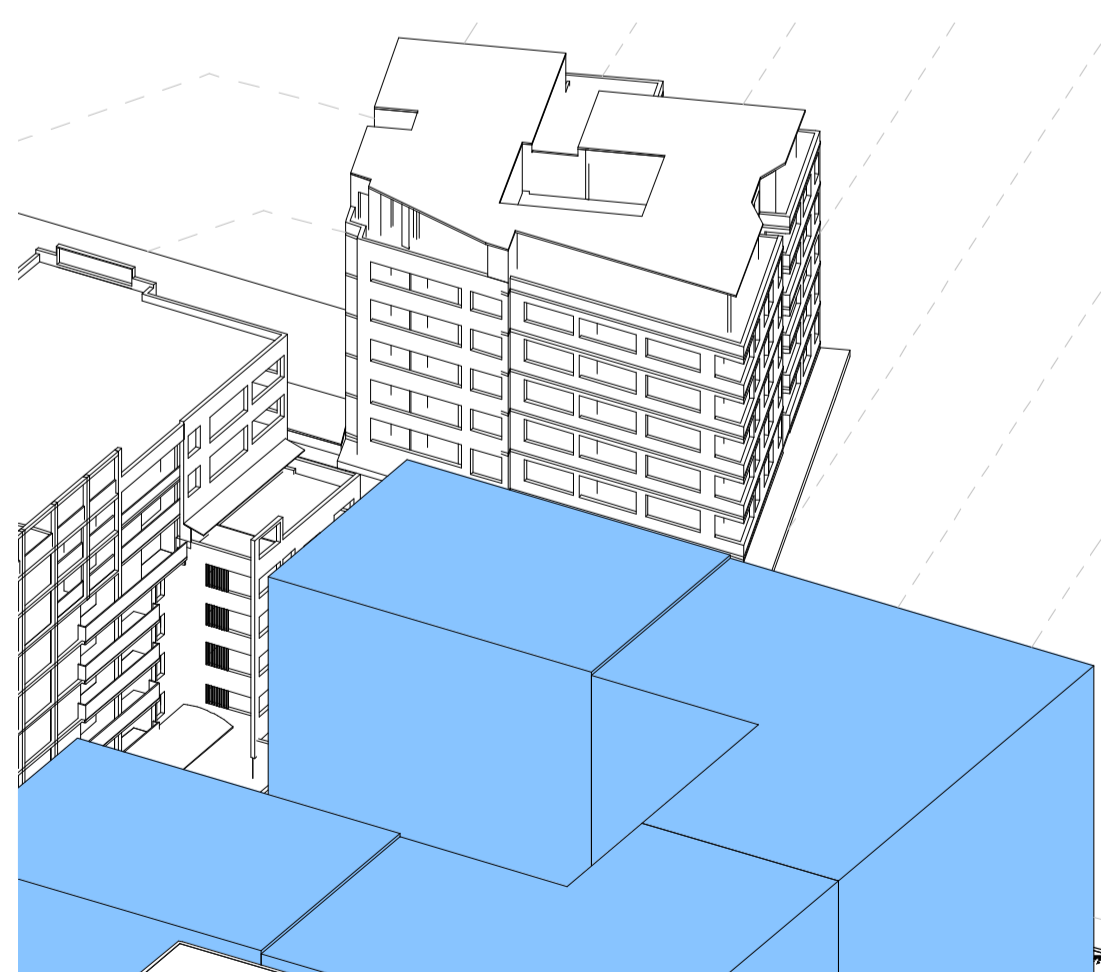
8 ADG ENVELOPE AT 2:30 PM - JUNE 21st



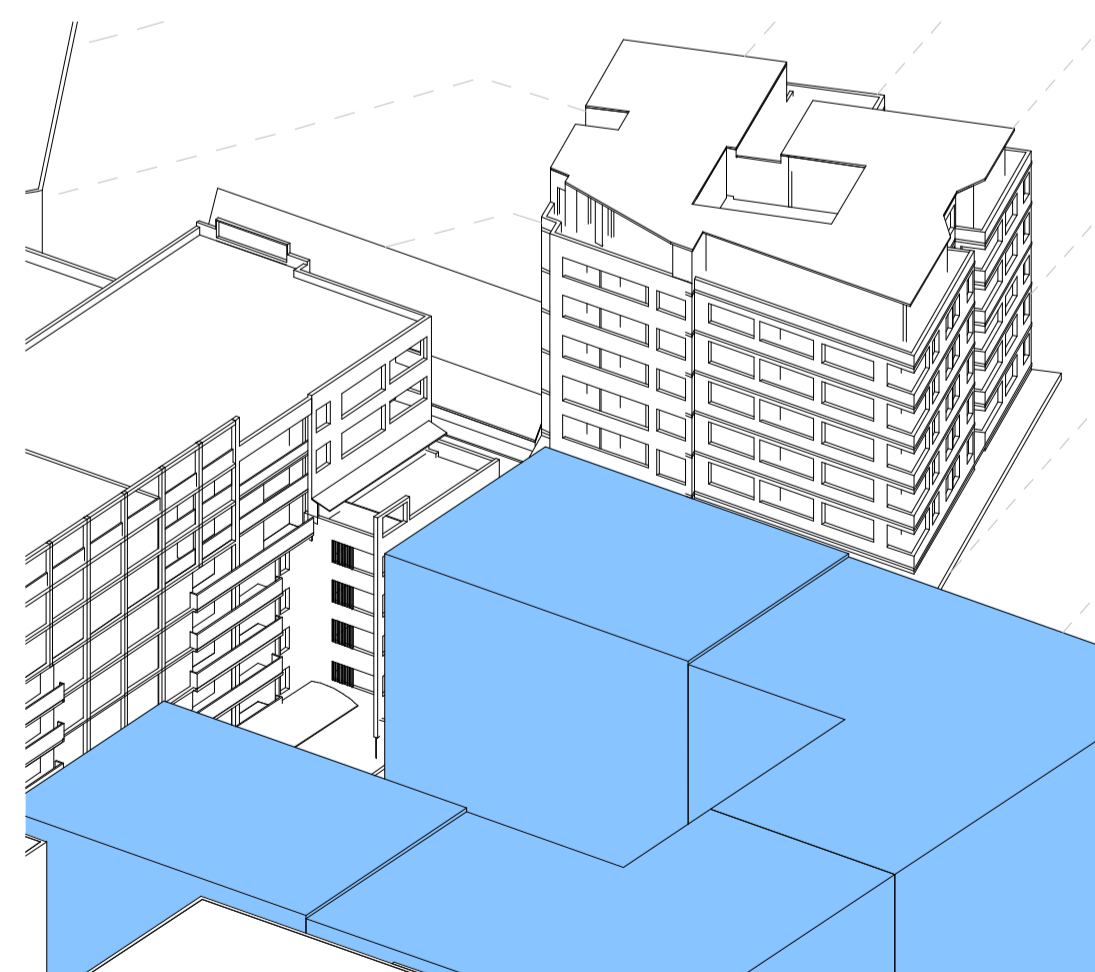
11 ADG ENVELOPE AT 3 PM - JUNE 21st



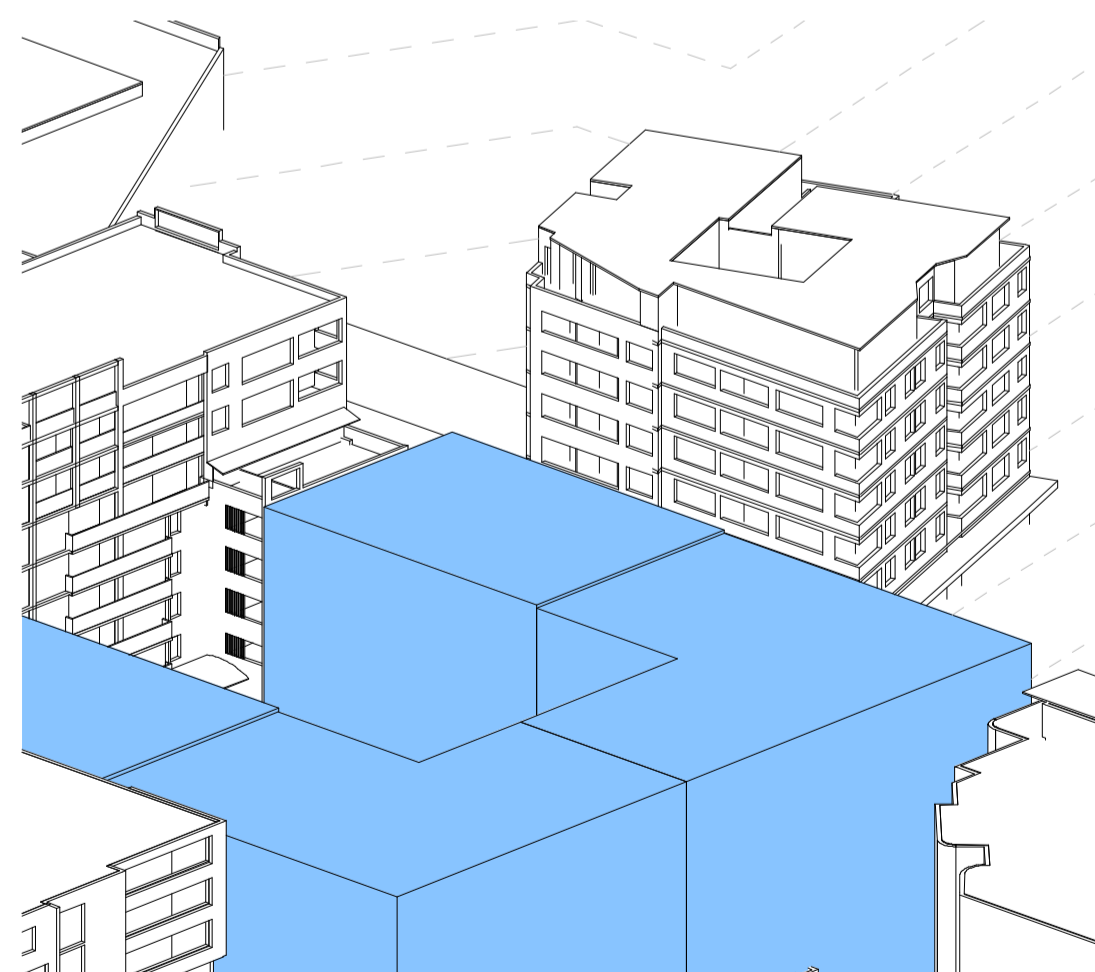
14 ADG ENVELOPE AT 3:30 PM - JUNE 21st



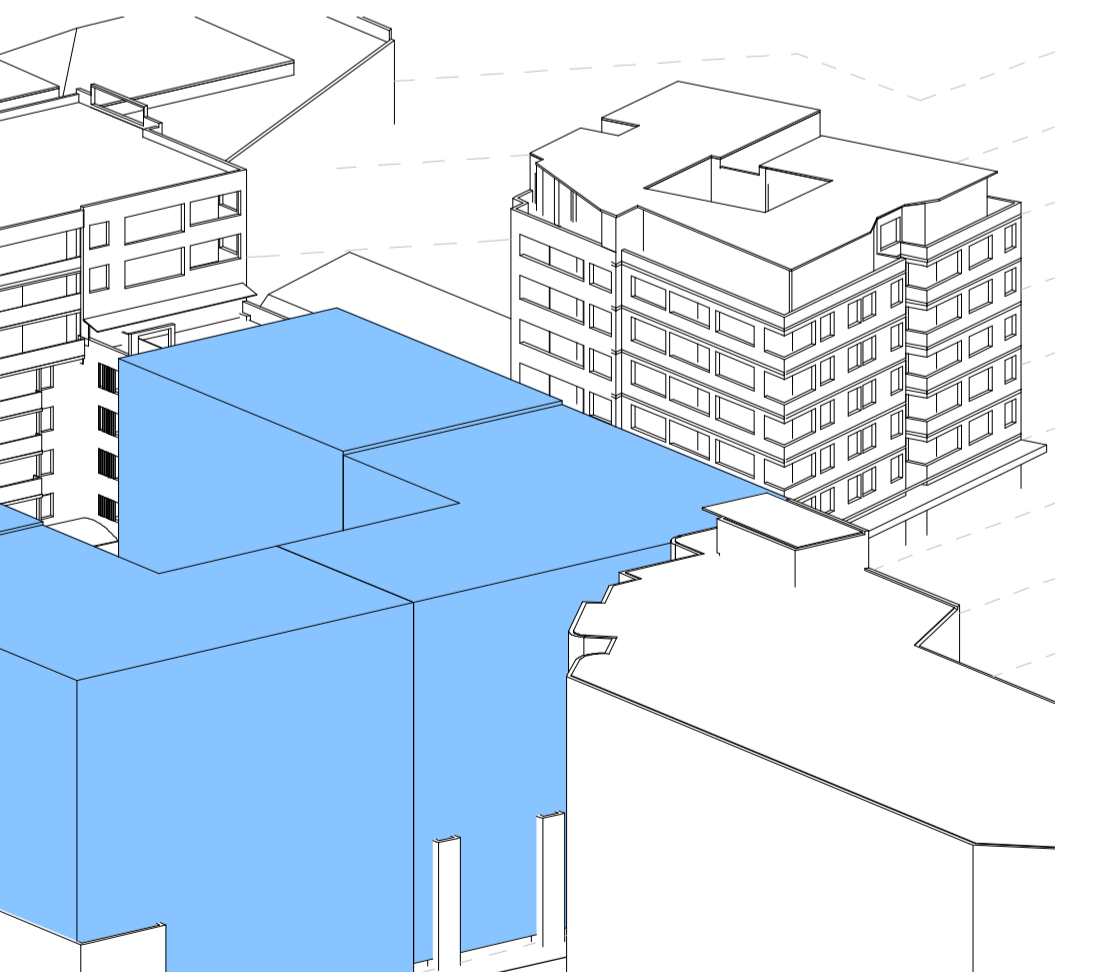
3 DCP ENVELOPE AT 1:30 PM - JUNE 21st



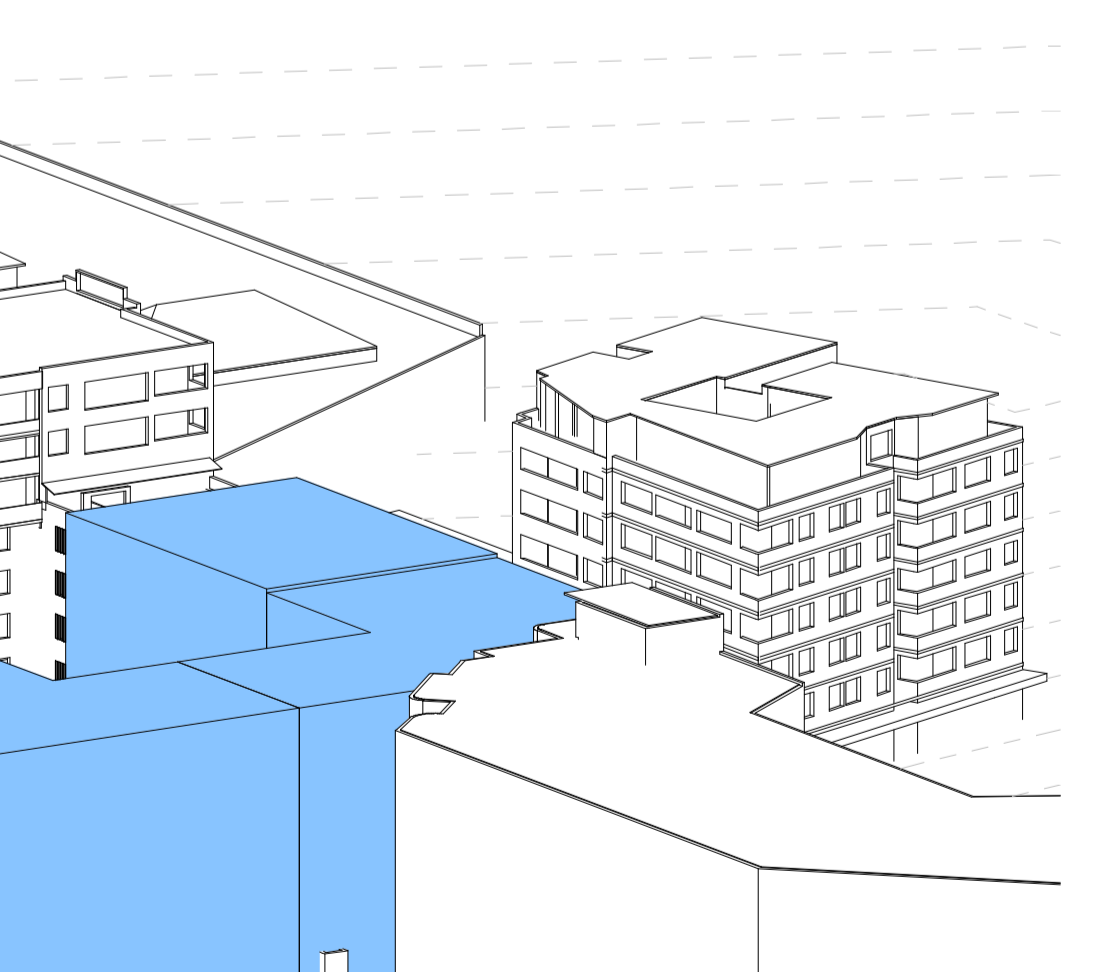
6 DCP ENVELOPE AT 2 PM - JUNE 21st



9 DCP ENVELOPE AT 2:30 PM - JUNE 21st

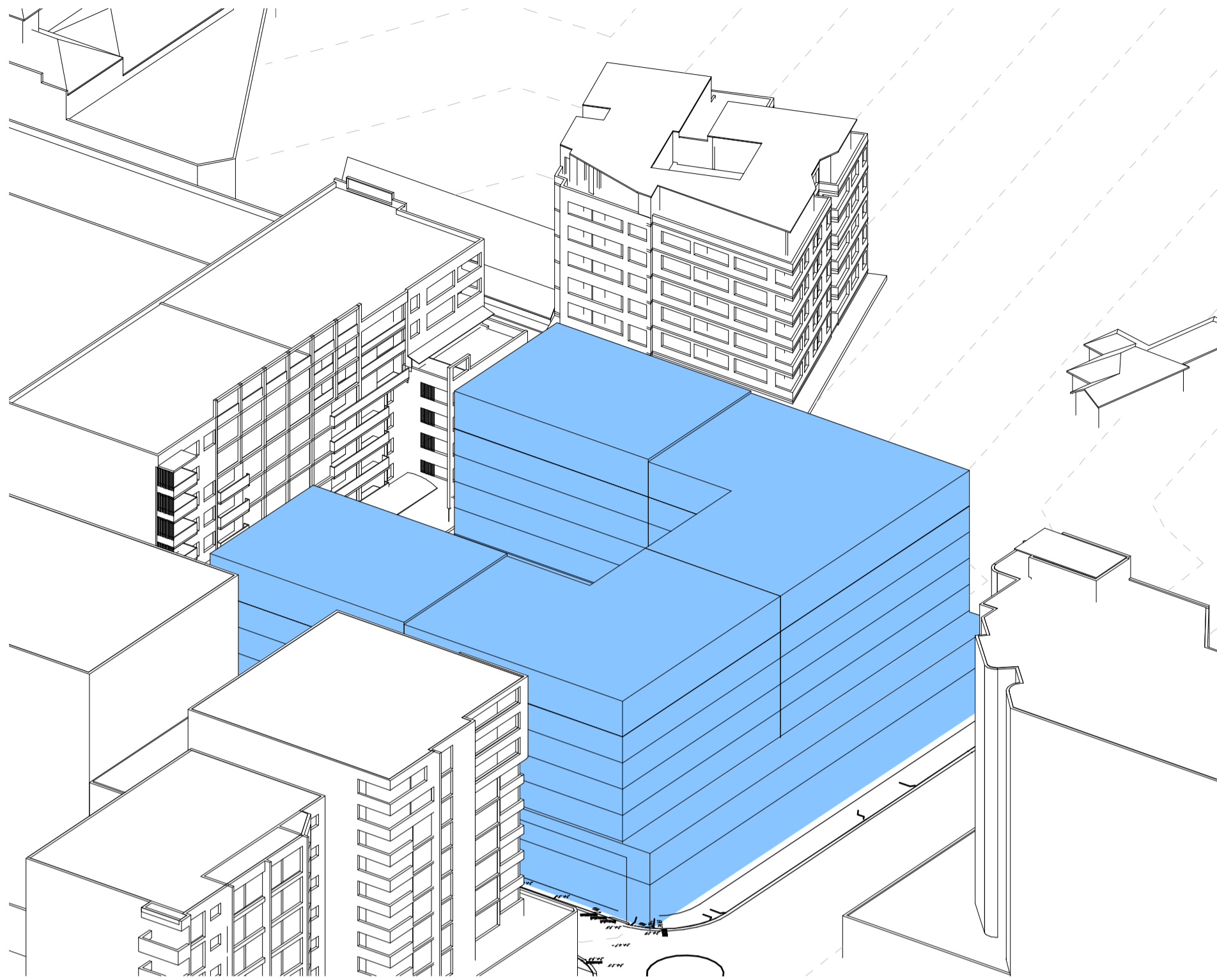


12 DCP ENVELOPE AT 3 PM - JUNE 21st

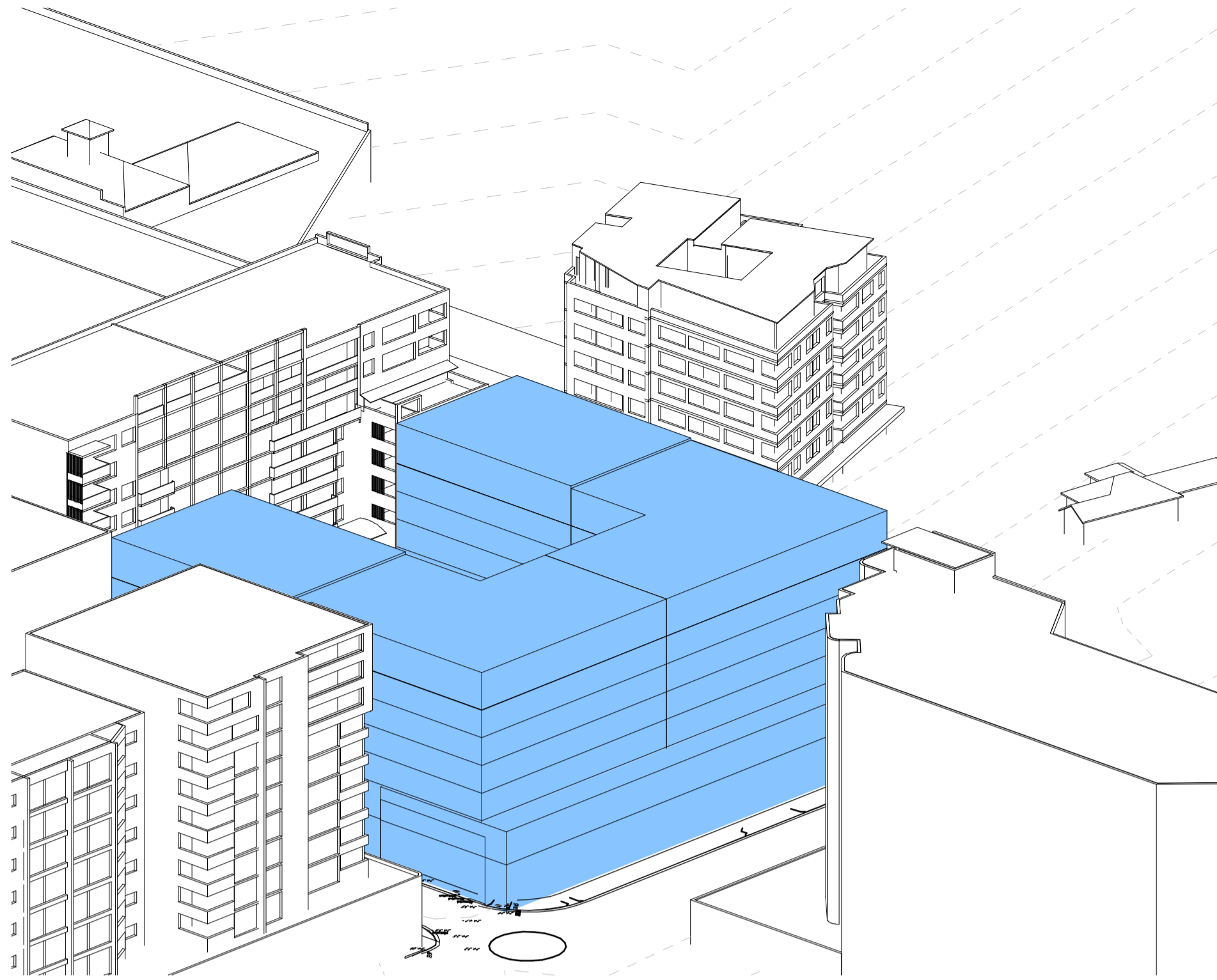


15 DCP ENVELOPE AT 3:30 PM - JUNE 21st

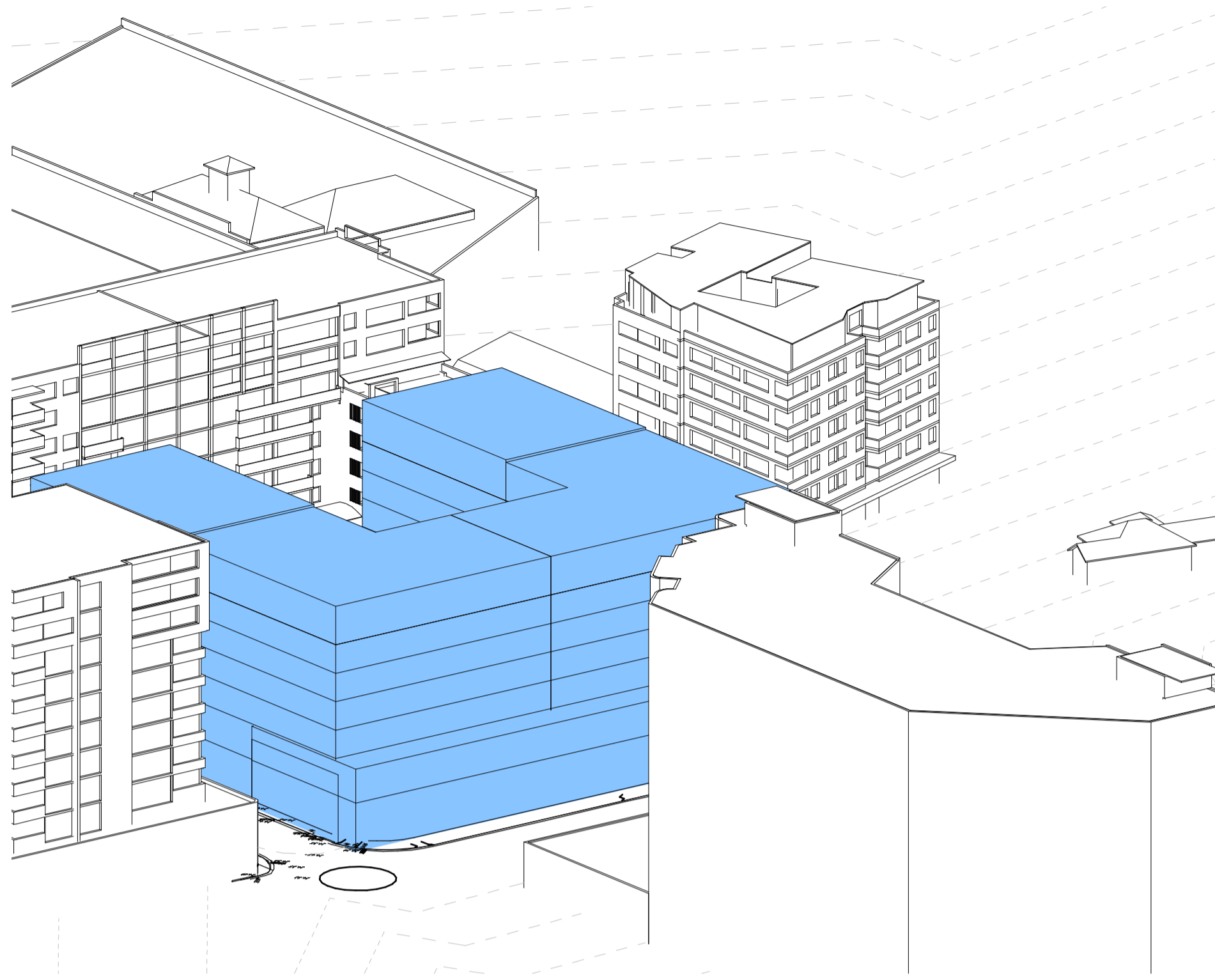
ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	03/02/23	ISSUED FOR REVIEW	TP	ENGINEERING PARTNERS	SCP CONSULTING	Mixed Use Development	Lindsay Bennelong	djrd architects	Author	A1	22/02/2024	9:59:34 PM
B	15/02/23	ISSUED FOR DA	JH	www.engineeringpartners.com.au	www.scp.com.au		21 Solent Circuit, Baulkham Hills New South Wales 2153	T +612 9319 2955 ABN: 48 942 921 989 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION			
C	29/11/23	AMENDED DA	ARH	PLANNER	LANDSCAPE ARCHITECT	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street, Chippendale NSW 2008, Sydney Australia djrd.com.au	165-167 MAROUBRA RD SUN			
D	22/02/24	AMENDED DA		ETHOS URBAN	PLACE DESIGN GROUP		DIRECTOR		EYE VIEW STUDY SHEET 2			
				www.ethosurban.com	www.placedesigngroup.com		DATE		PROJECT No	DRAWING No	REVISION	
									21_435	DA8.324	D	



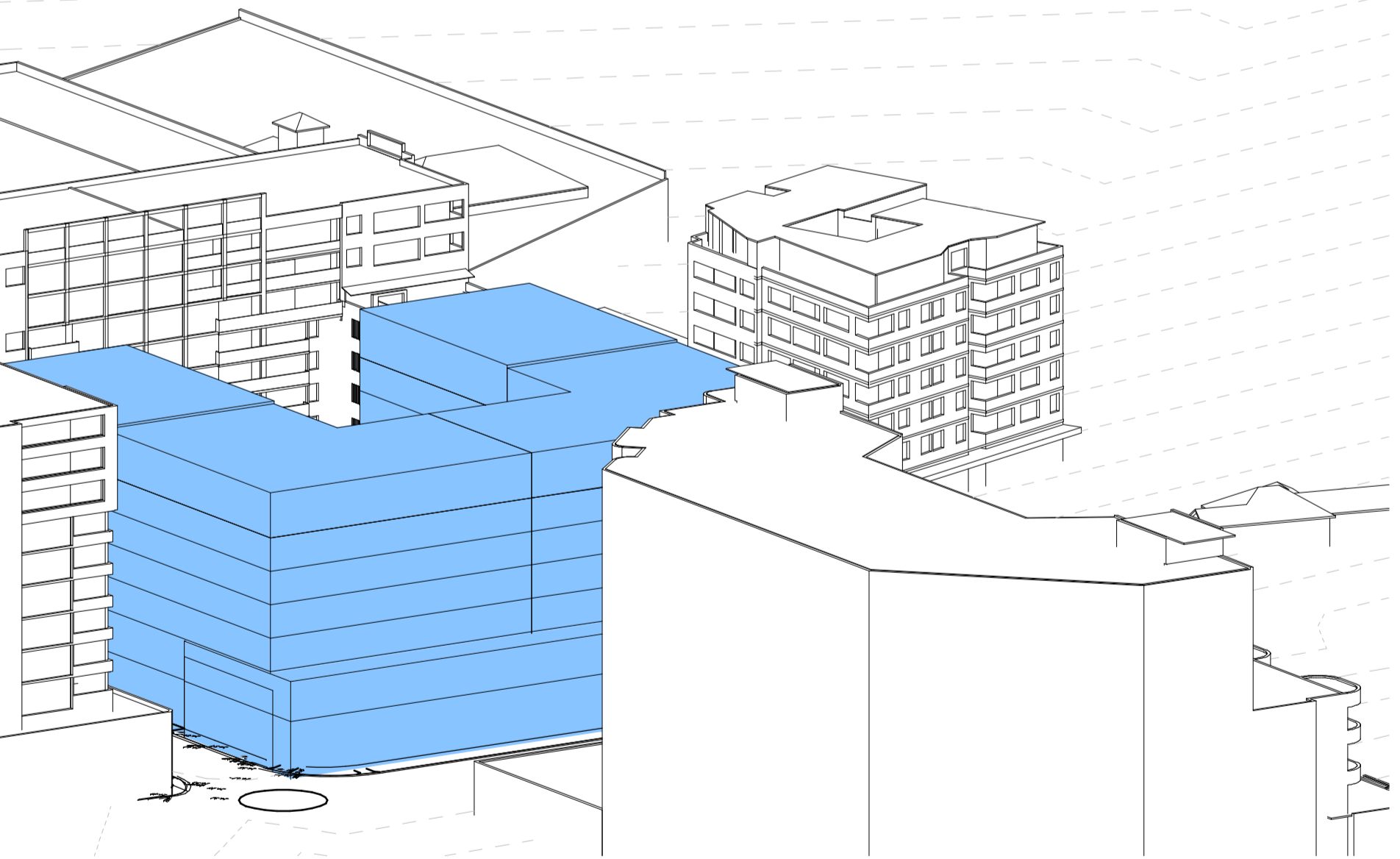
6 DCP ENVELOPE AT 2 PM - JUNE 21st



9 DCP ENVELOPE AT 2:30 PM - JUNE 21st



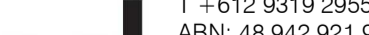


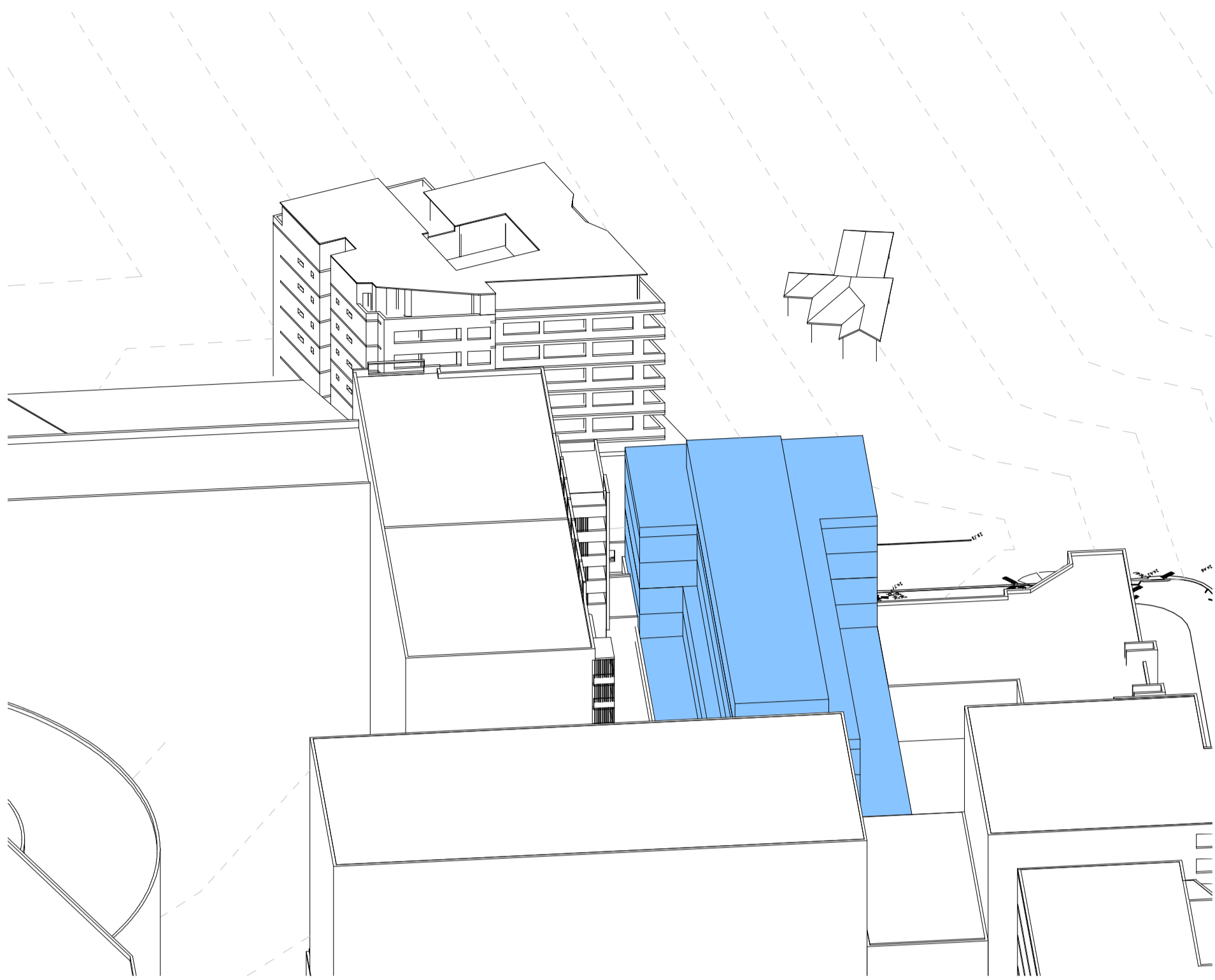
12 DCP ENVELOPE AT 3 PM - JUNE 21st



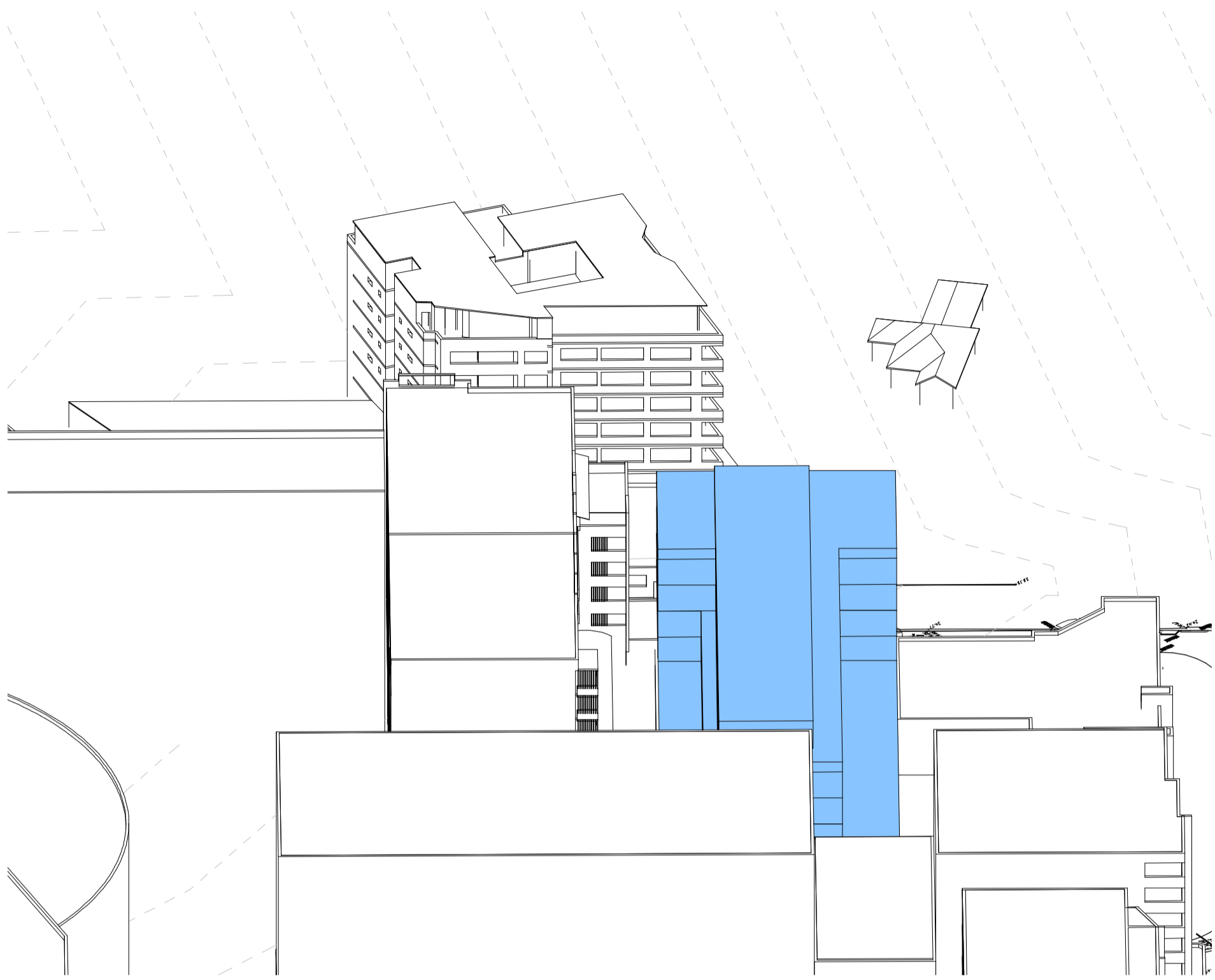
15 DCP ENVELOPE AT 3:30 PM - JUNE 21st

NOTE:
- BLUE FORM INDICATES A 25m ENVELOPE
- 2 STOREY RETAIL AND COMMERCIAL PODIUM
- 4 STOREYS RESIDENTIAL
- ROOF GARDEN
- 7 LEVELS TOTAL

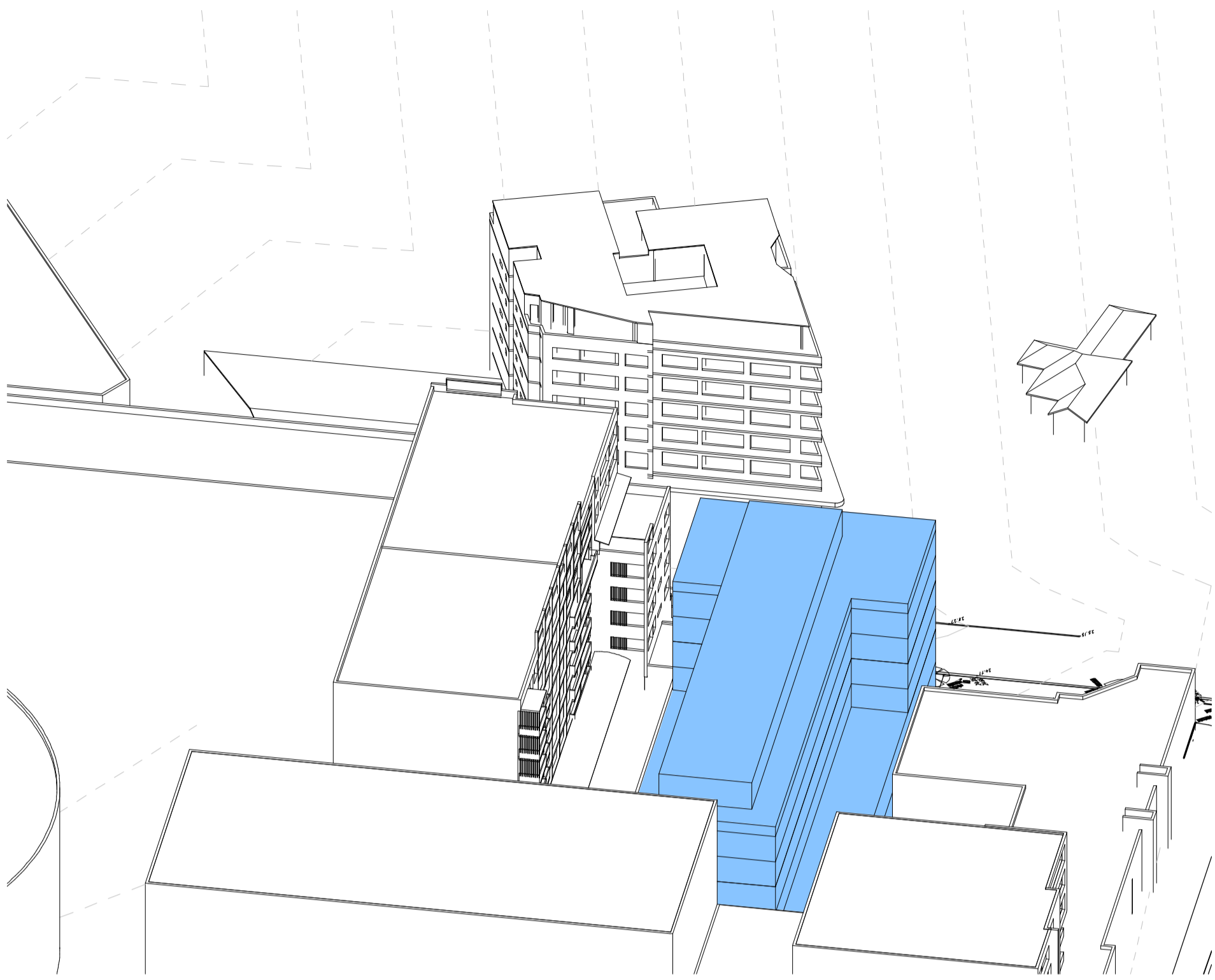
ISSUE			SUBJECT	AUTHORISED	SERVICES		STRUCTURE & CIVIL	PROJECT	CLIENT		ARCHITECT	DRAWN BY							
DATE										SCALE		SHEET SIZE	PRINT DATE						
A	03/02/23	ISSUED FOR REVIEW			ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	A1	5/04/2024						
B	15/02/23	ISSUED FOR DA									DESCRIPTION	2:59:14 PM							
C	29/11/23	AMENDED DA									165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 2								
D	22/02/24	AMENDED DA																	
E	05/04/24	SUPPLEMENTARY DA INFORMATION			PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	PROJECT No	DRAWING No	REVISION						



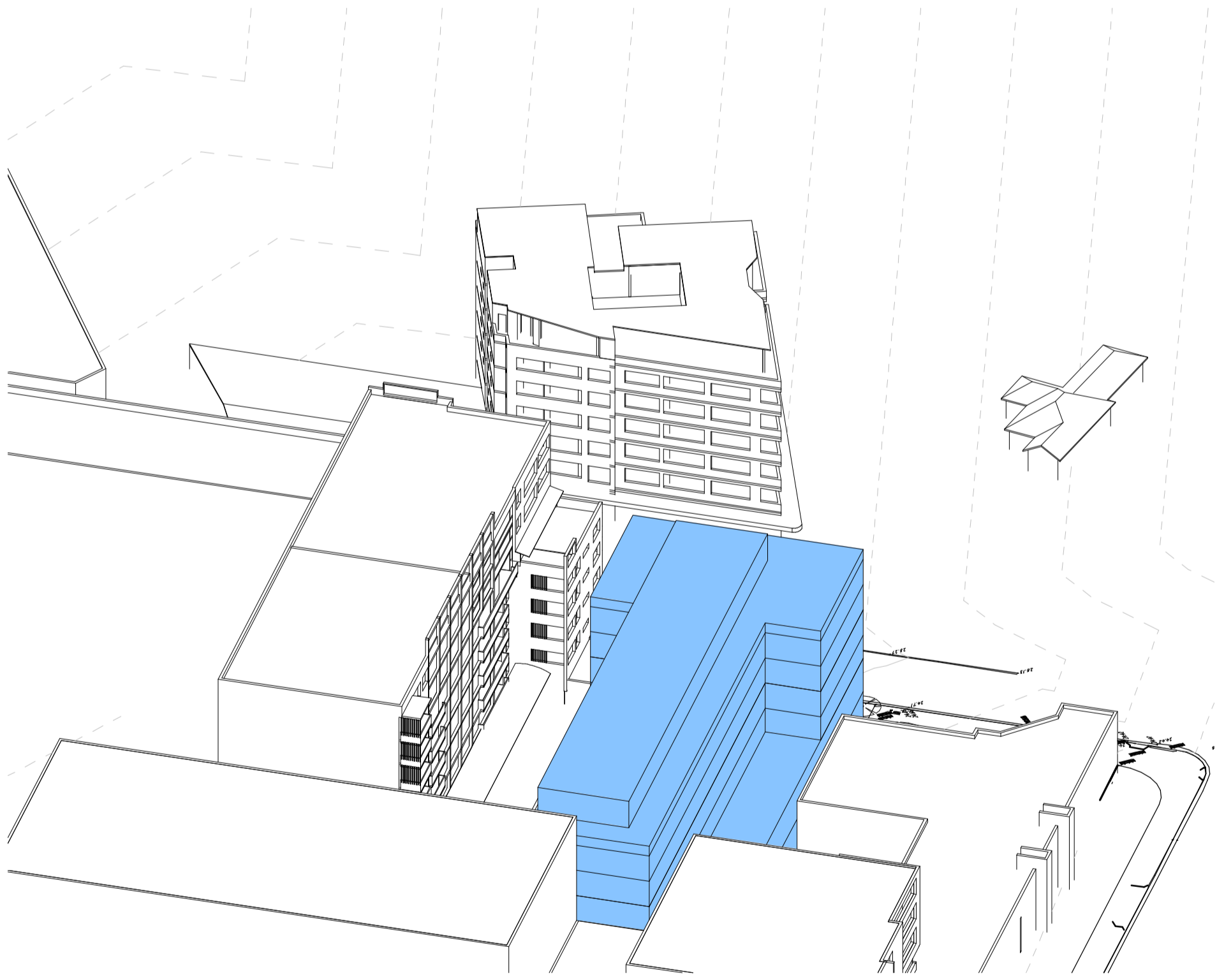
1 ADG ENVELOPE AT 11 AM - JUNE 21st



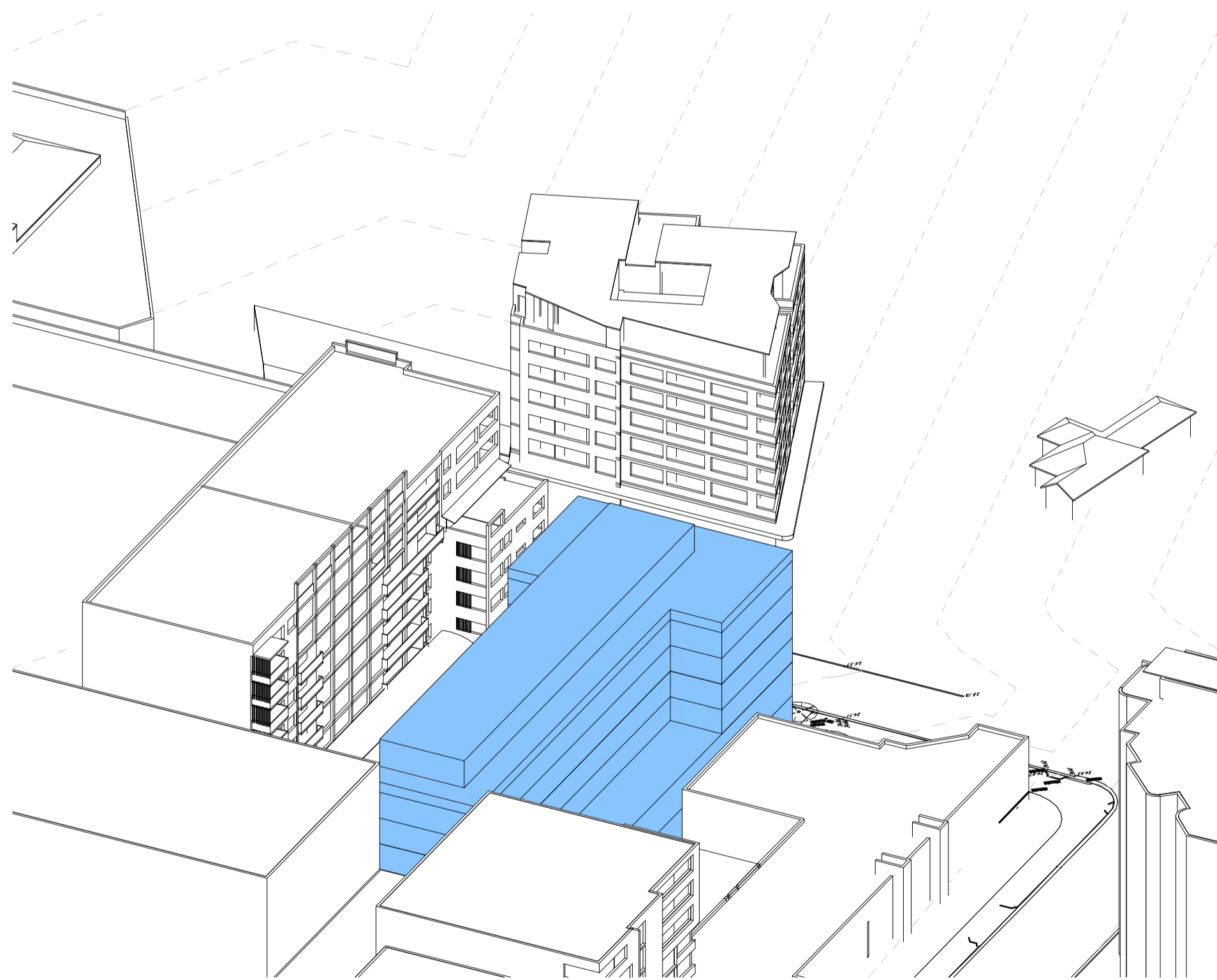
2 ADG ENVELOPE AT 11:30 AM - JUNE 21st



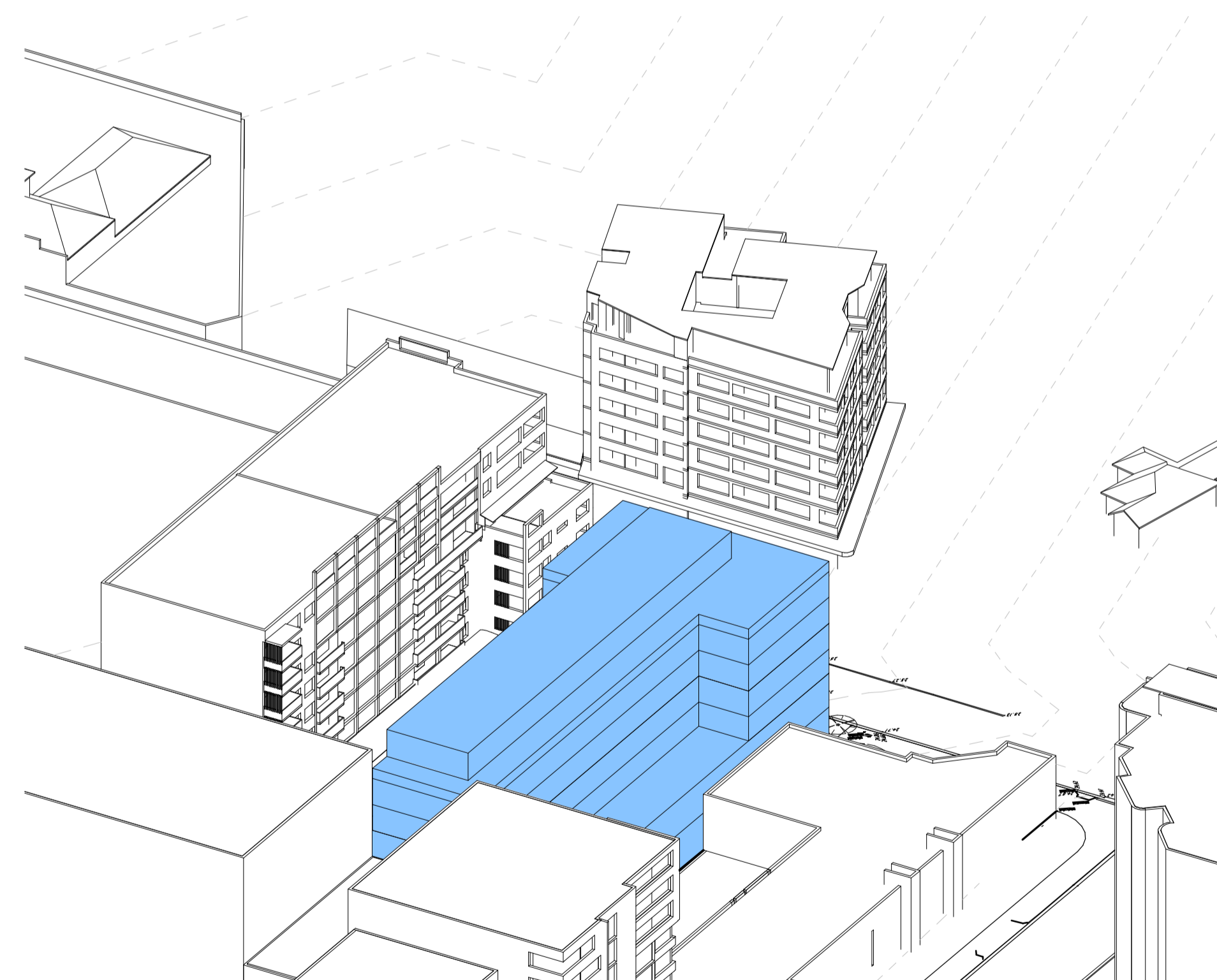
3 ADG ENVELOPE AT 12 NOON - JUNE 21st



4 ADG ENVELOPE AT 12:30 NOON - JUNE 21st

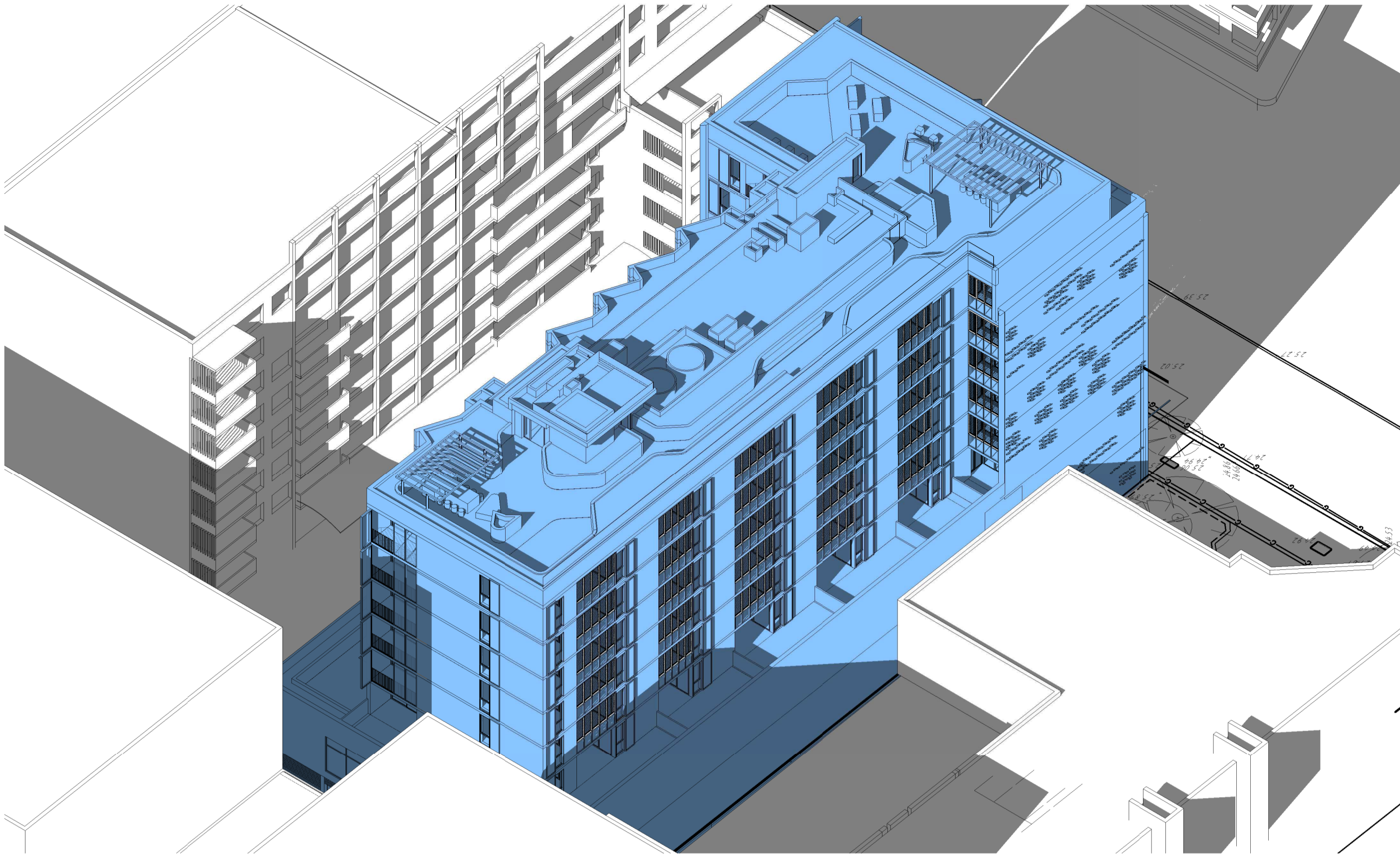


5 ADG ENVELOPE AT 1 PM - JUNE 21st

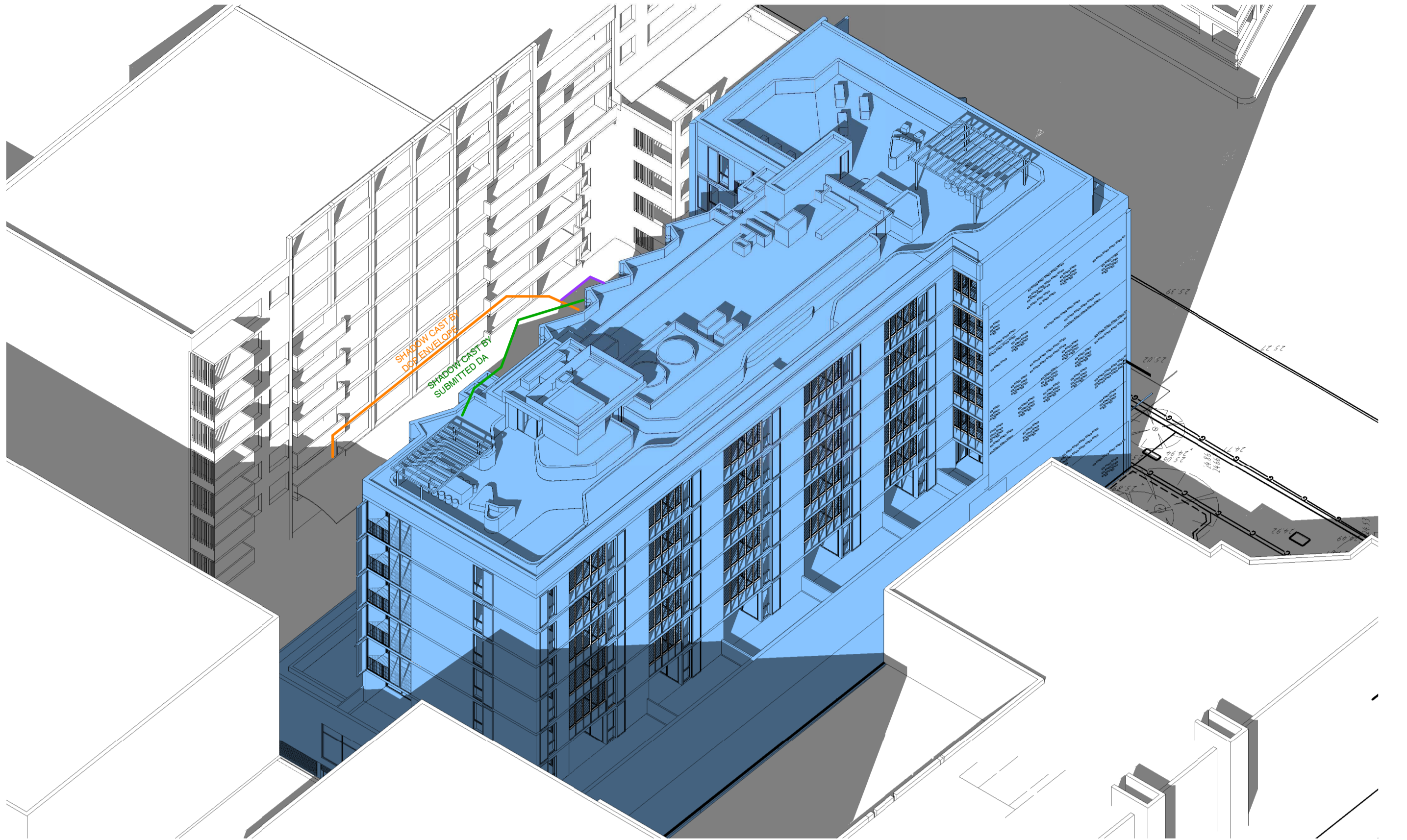


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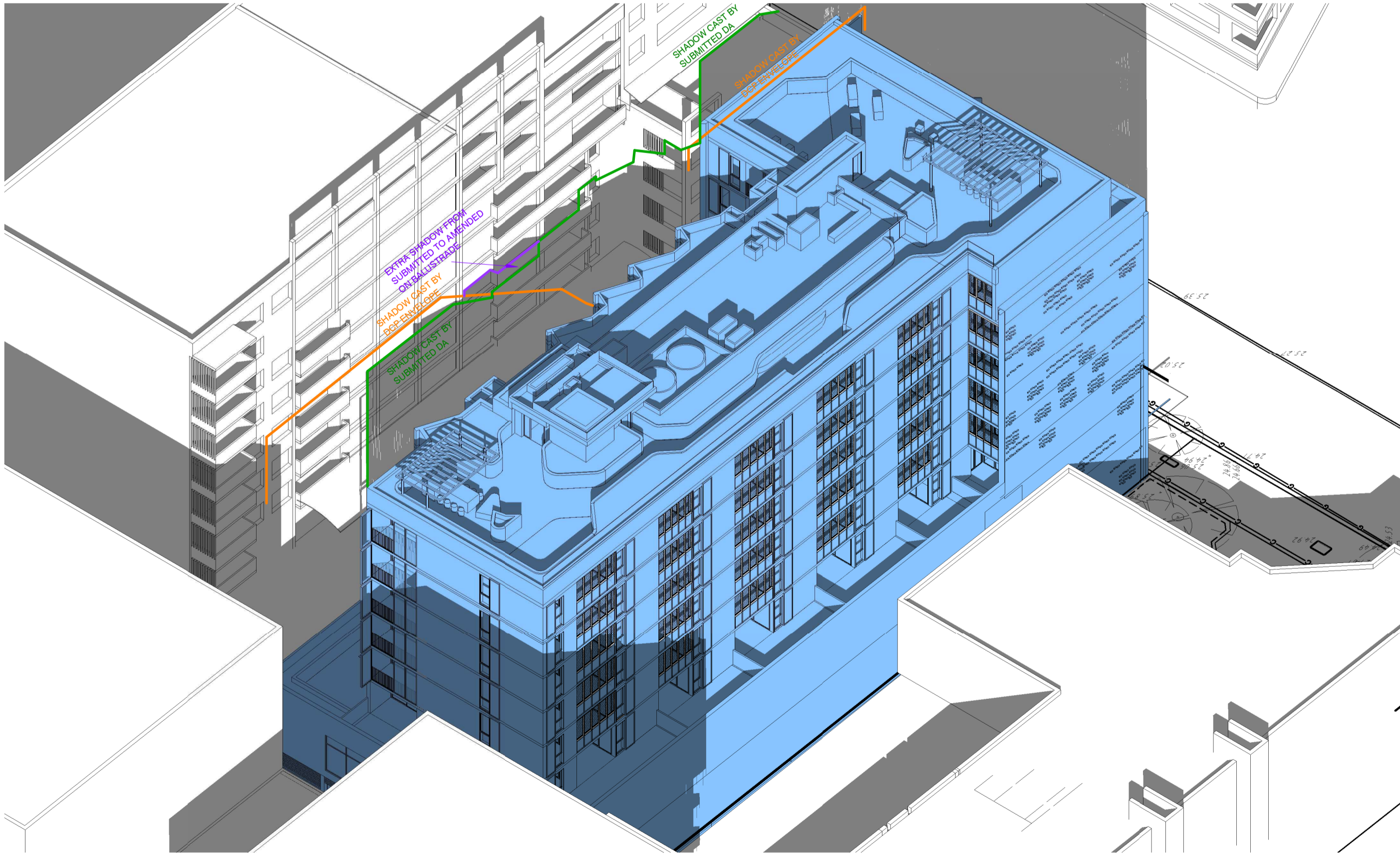
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A	DATE	SUBJECT		ENGINEERING PARTNERS	SCP CONSULTING			21 Solent Circuit, Baulkham Hills New South Wales 2153			Author	A1				
	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH	www.engineeringpartners.com.au	www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	Lindsay Bennelong		djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	DESCRIPTION		3:05:58 PM		165-167 MAROUBRA RD SUN	
				PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE			EYE VIEW STUDY SHEET 3		REVISION			
				planning & co. www.planningandco.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA					PROJECT No		DRAWING No		REVISION	
								DIRECTOR			21_435		DA8.325		A	
								DATE								



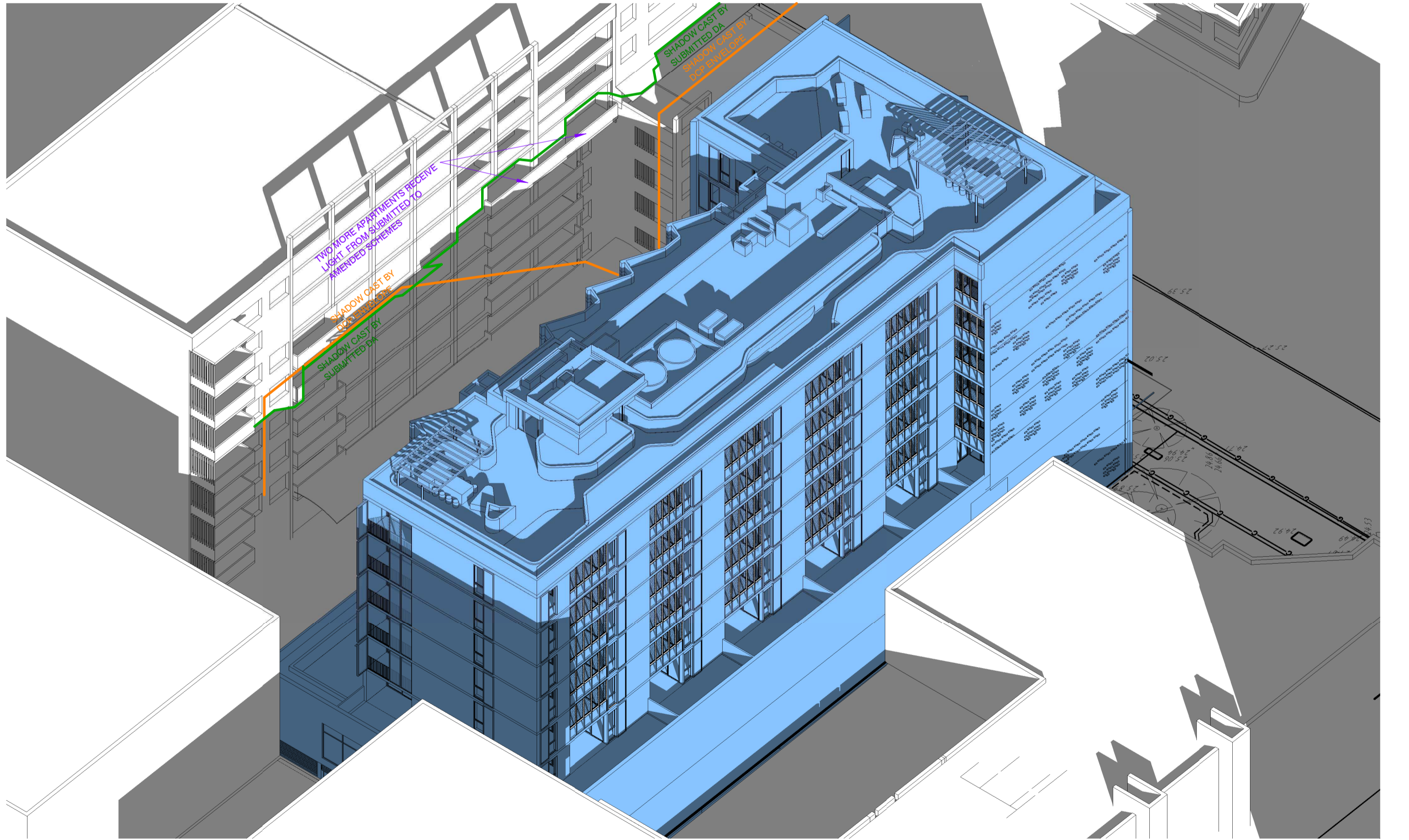
1 AMENDED DA AT 12 NOON - JUNE 21st






2 AMENDED DA AT 1 PM - JUNE 21st

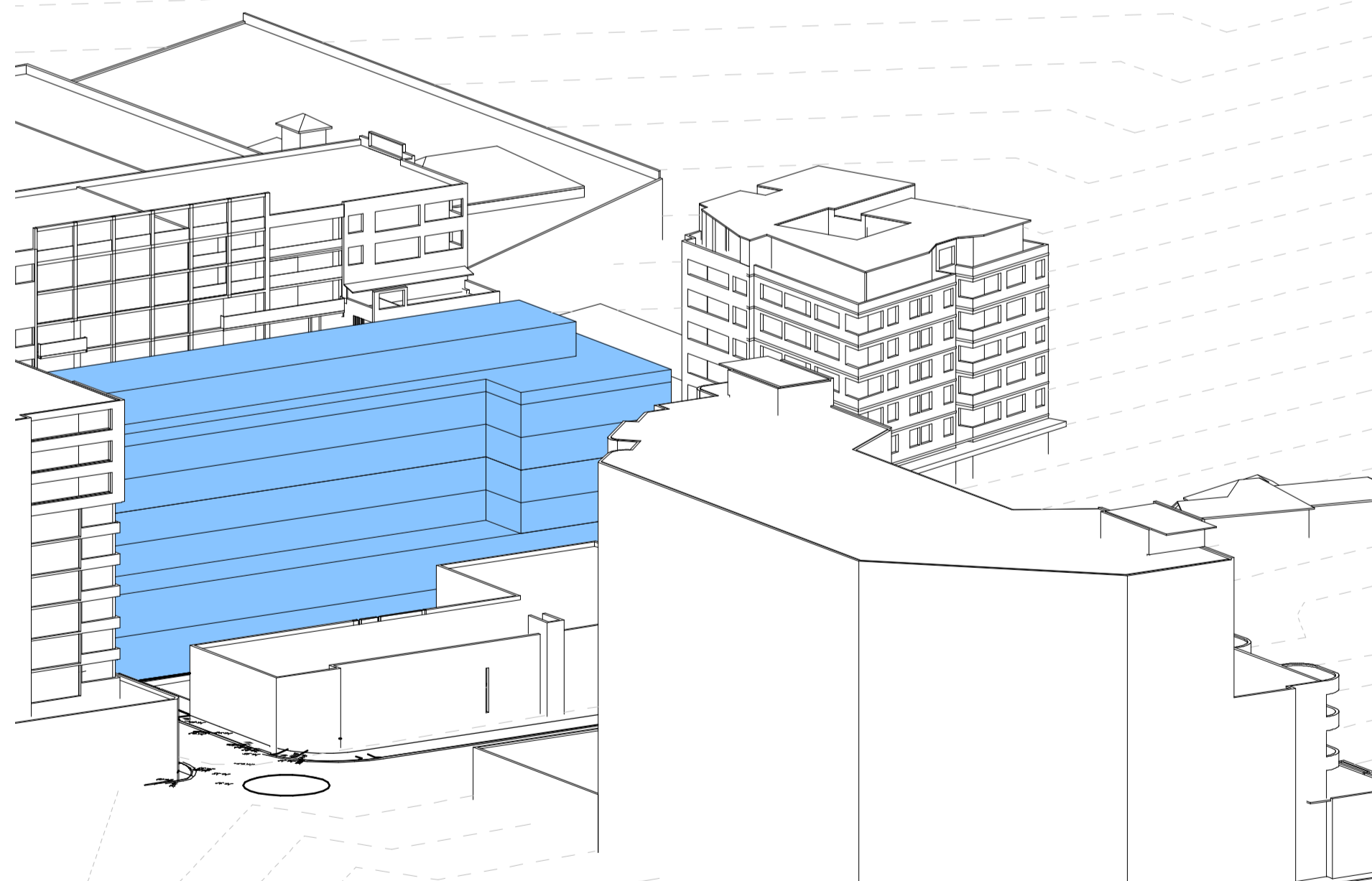
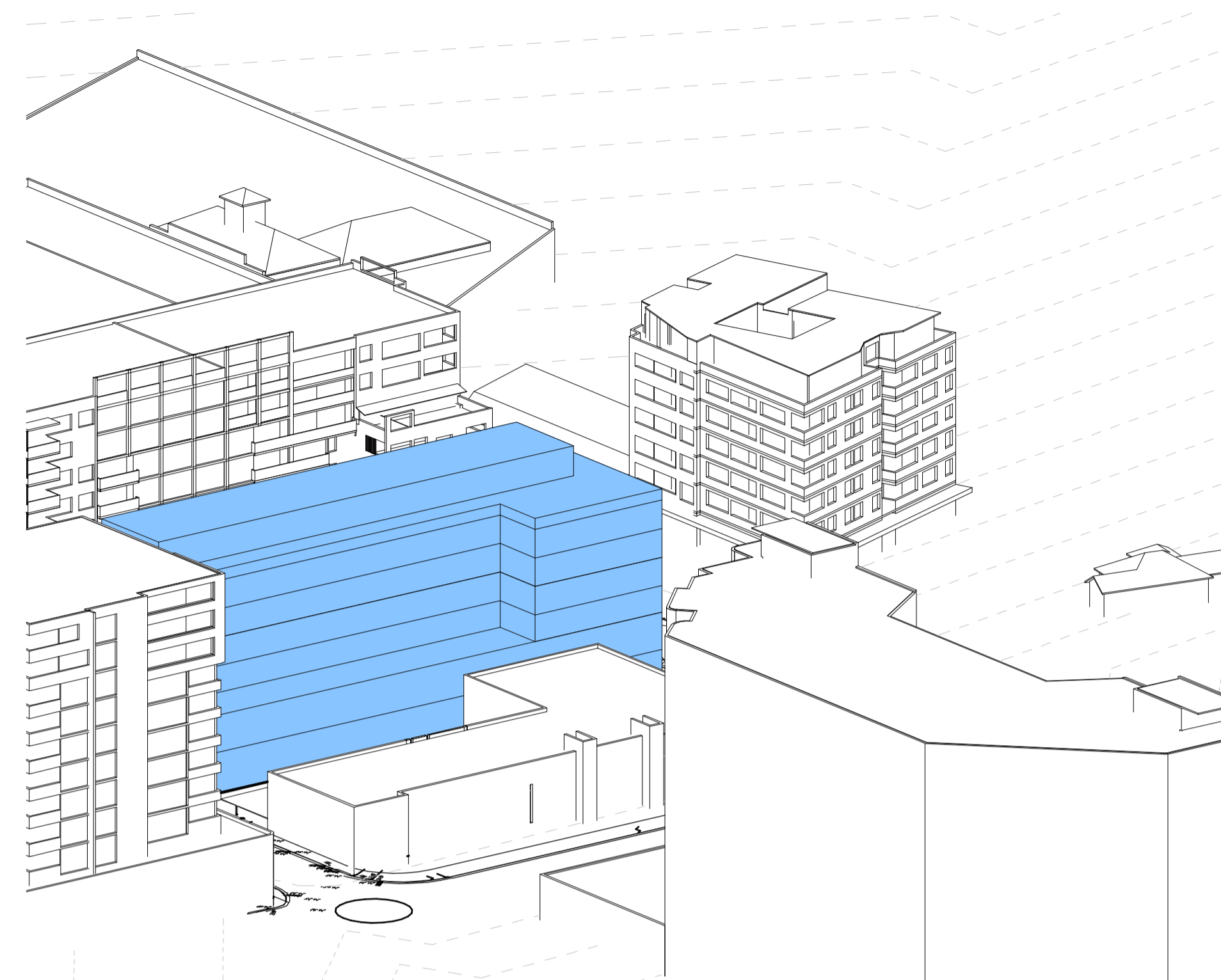


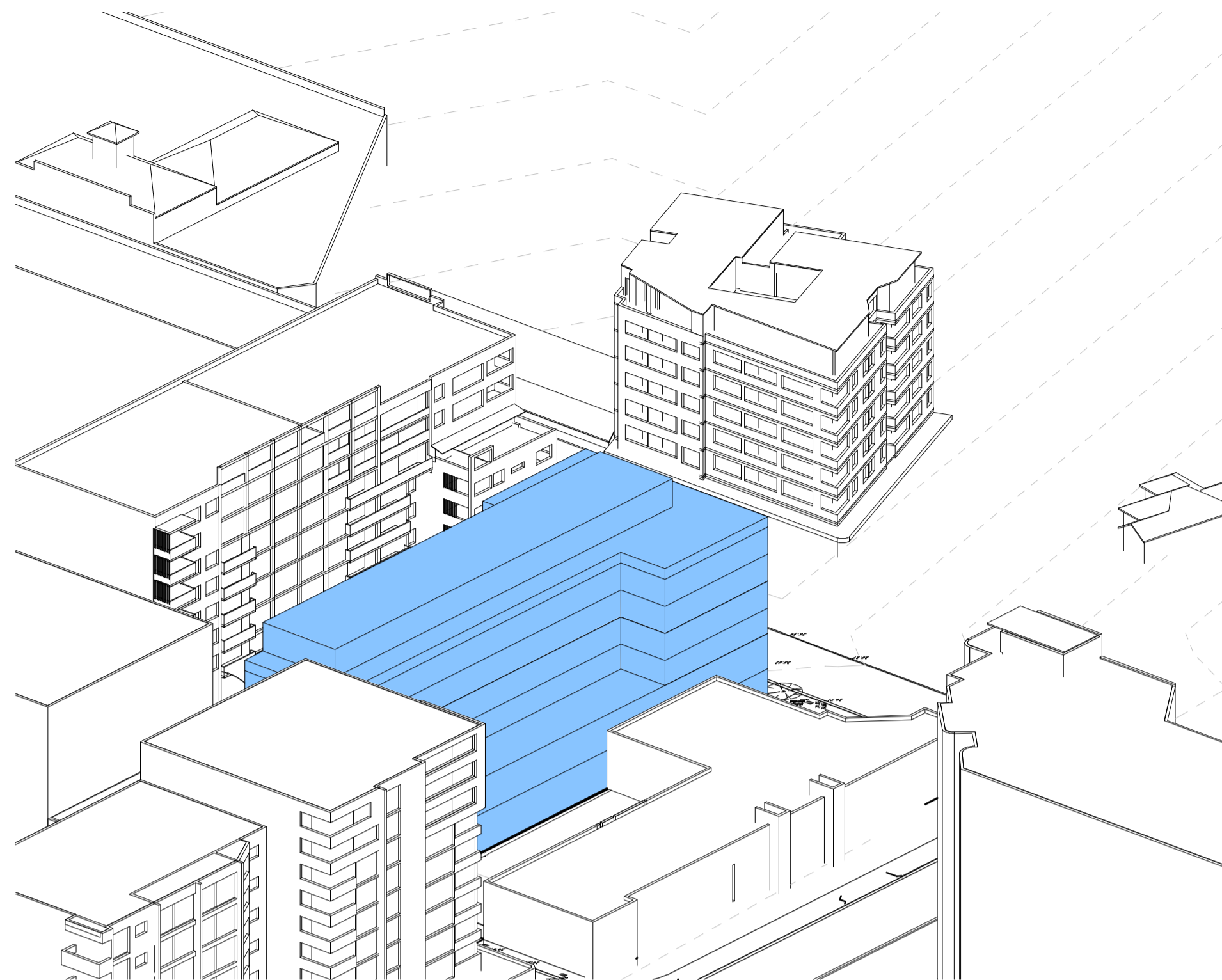



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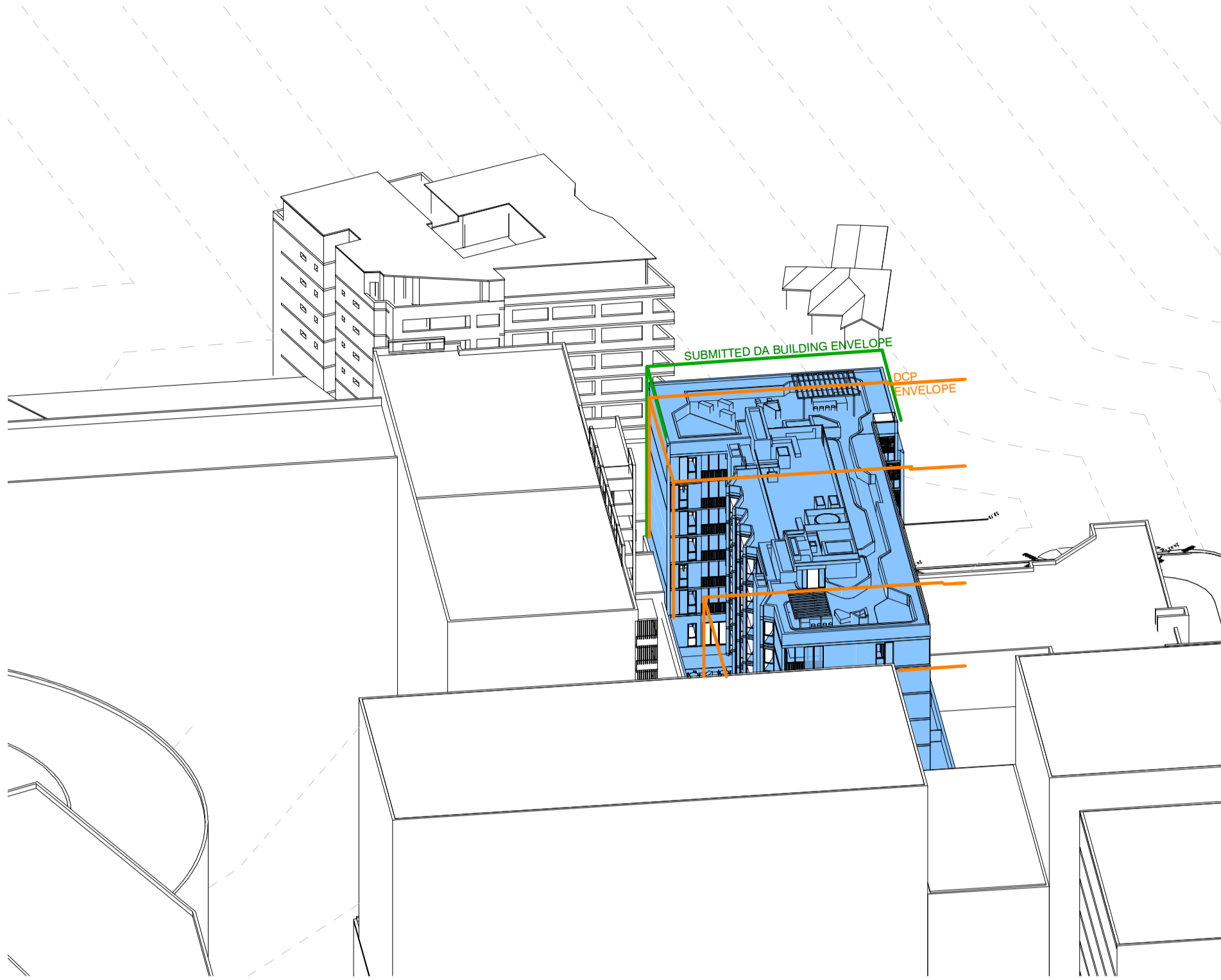


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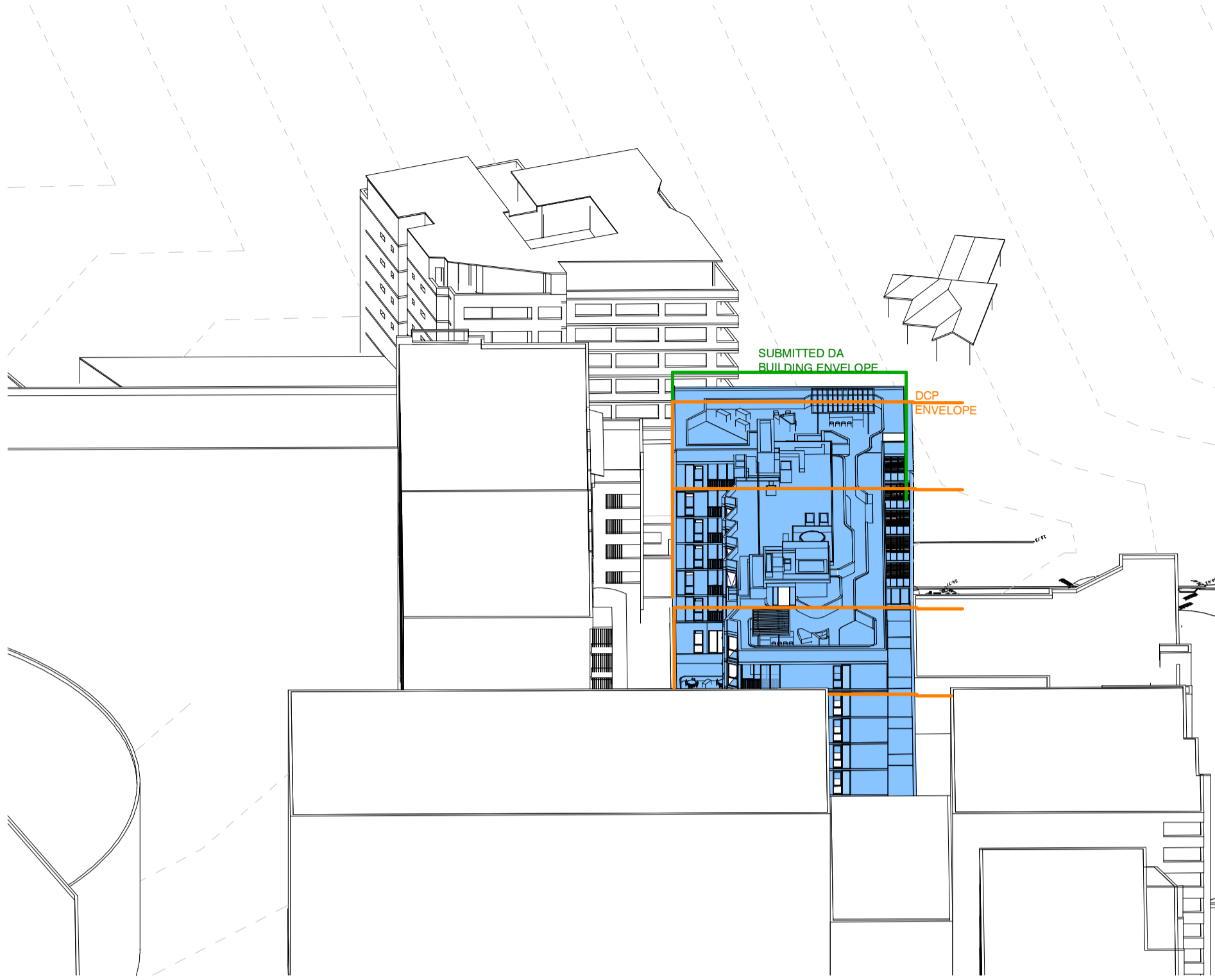
ISSUE		DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A		29/11/23	AMENDED DA	JH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	Mixed Use Development	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192			A1	22/02/2024
B		22/02/24	AMENDED DA	ARH									
					PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au				
					ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA						



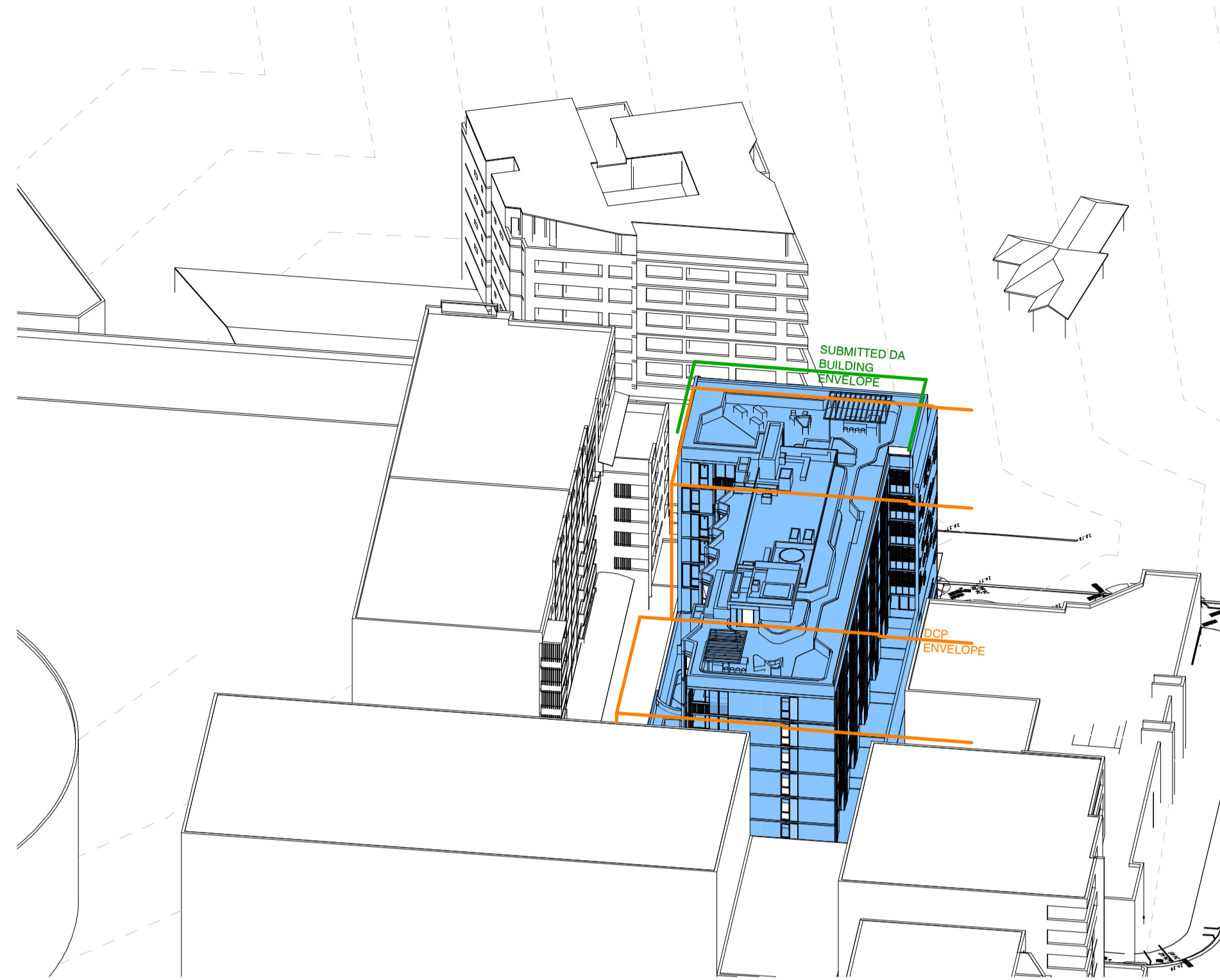
ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au							
				PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	<div><div></div><div><div>63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au</div></div></div>	DESCRIPTION 165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 4	PROJECT No	DRAWING No	REVISION
							DIRECTOR	DATE	21_435	DA8.326	A	



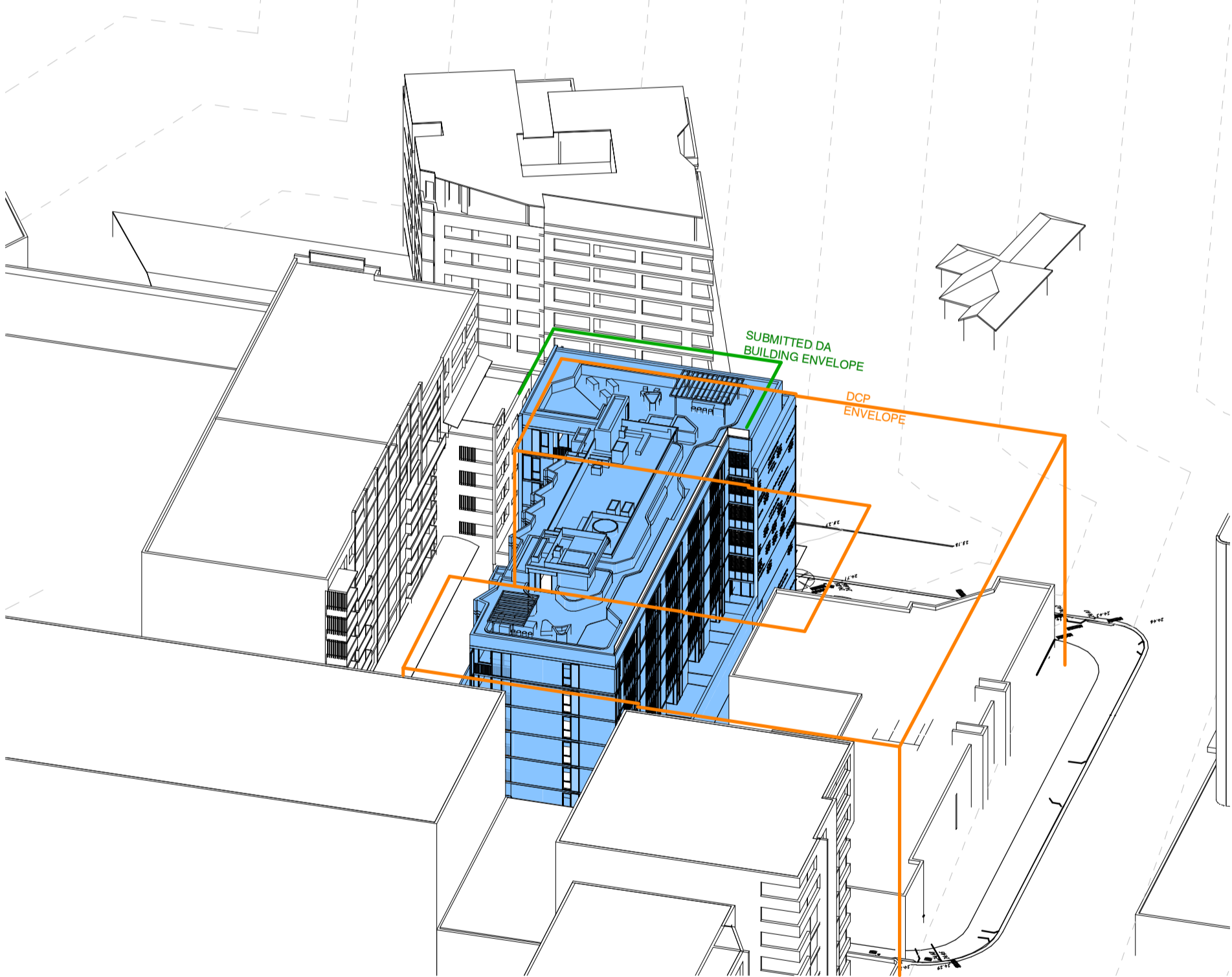
1 PROPOSED AT 11 AM - JUNE 21st



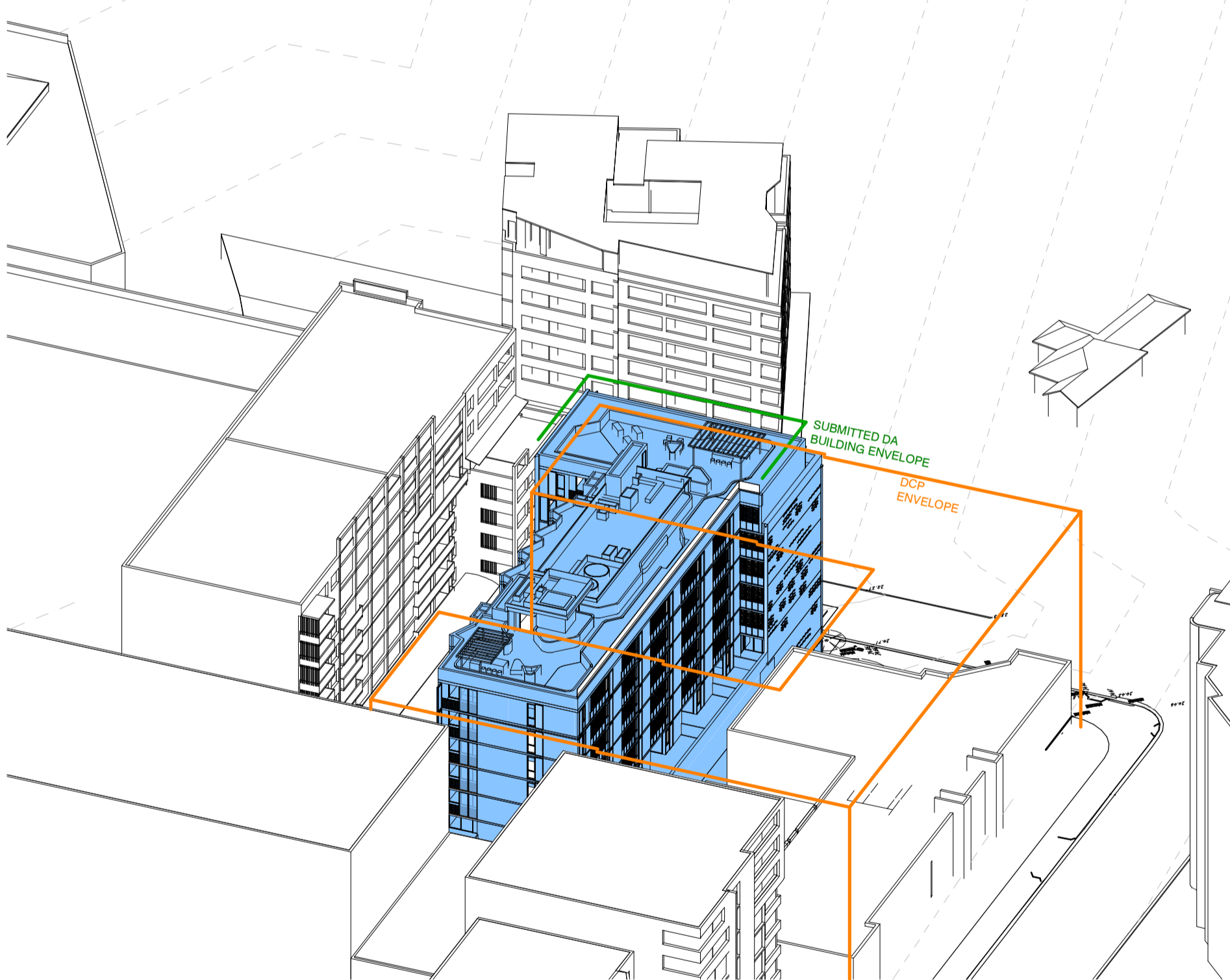
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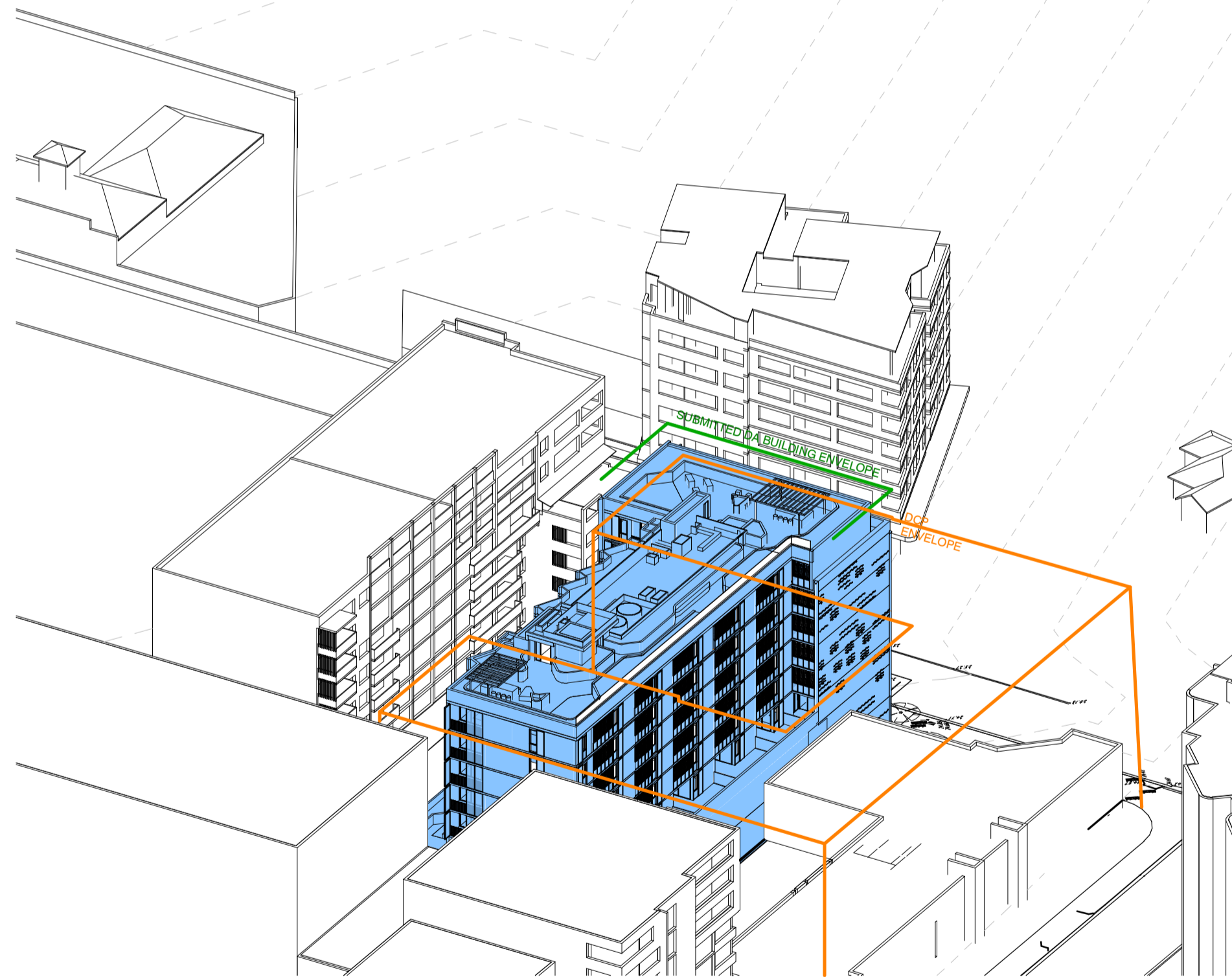
3 PROPOSED AT 12 NOON - JUNE 21st




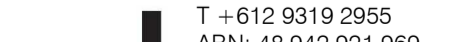
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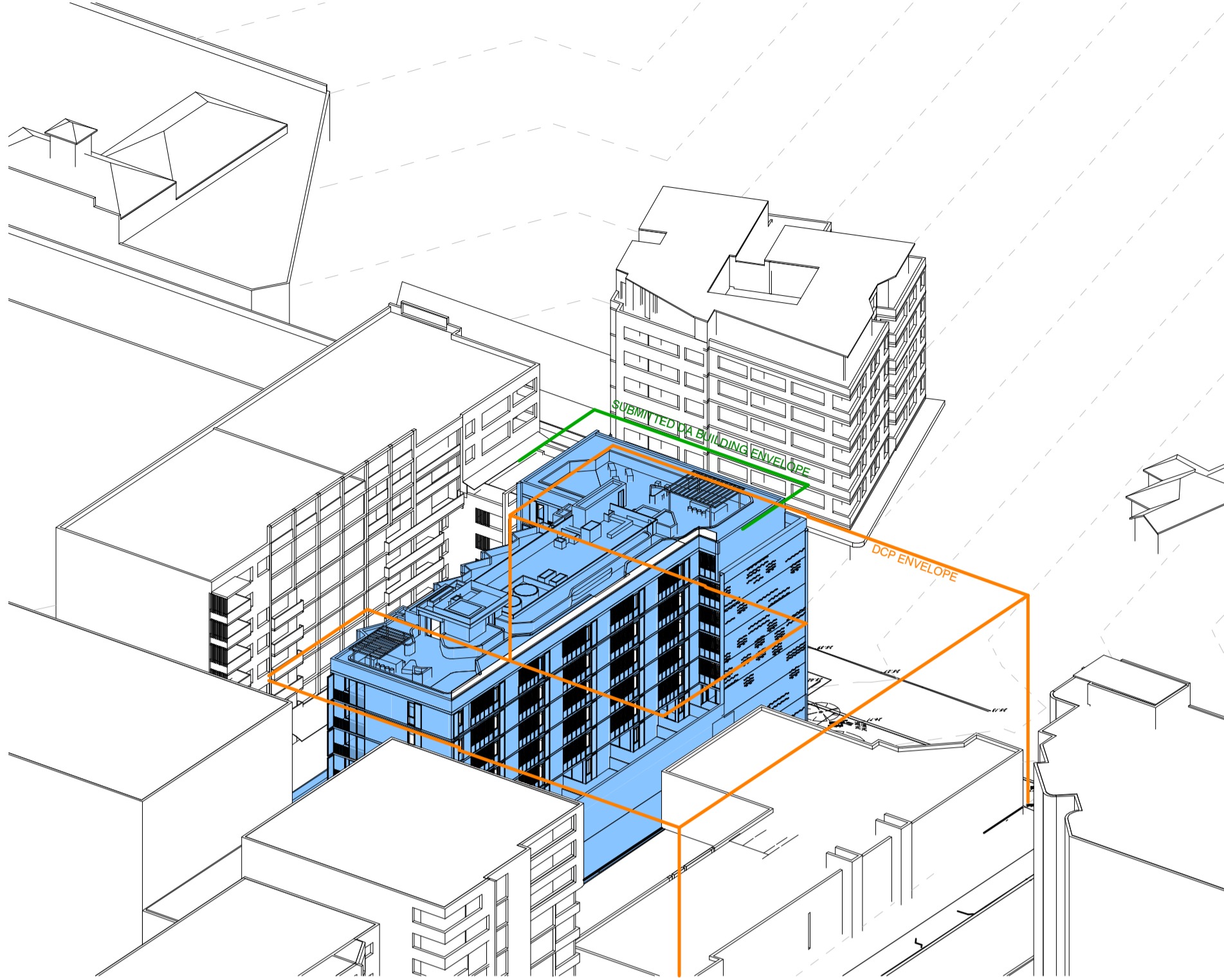


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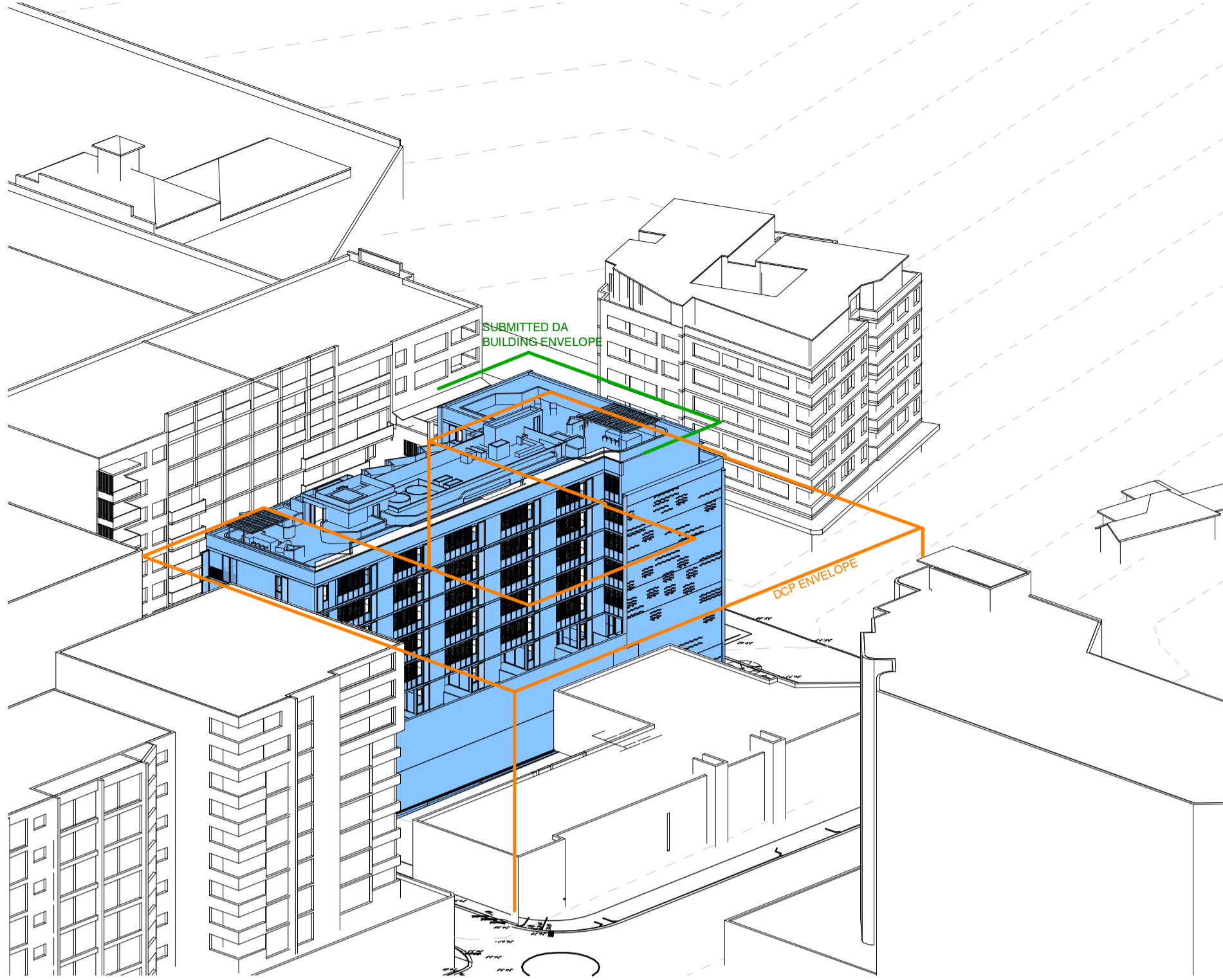


6 PROPOSED AT 1:30 PM - JUNE 21st

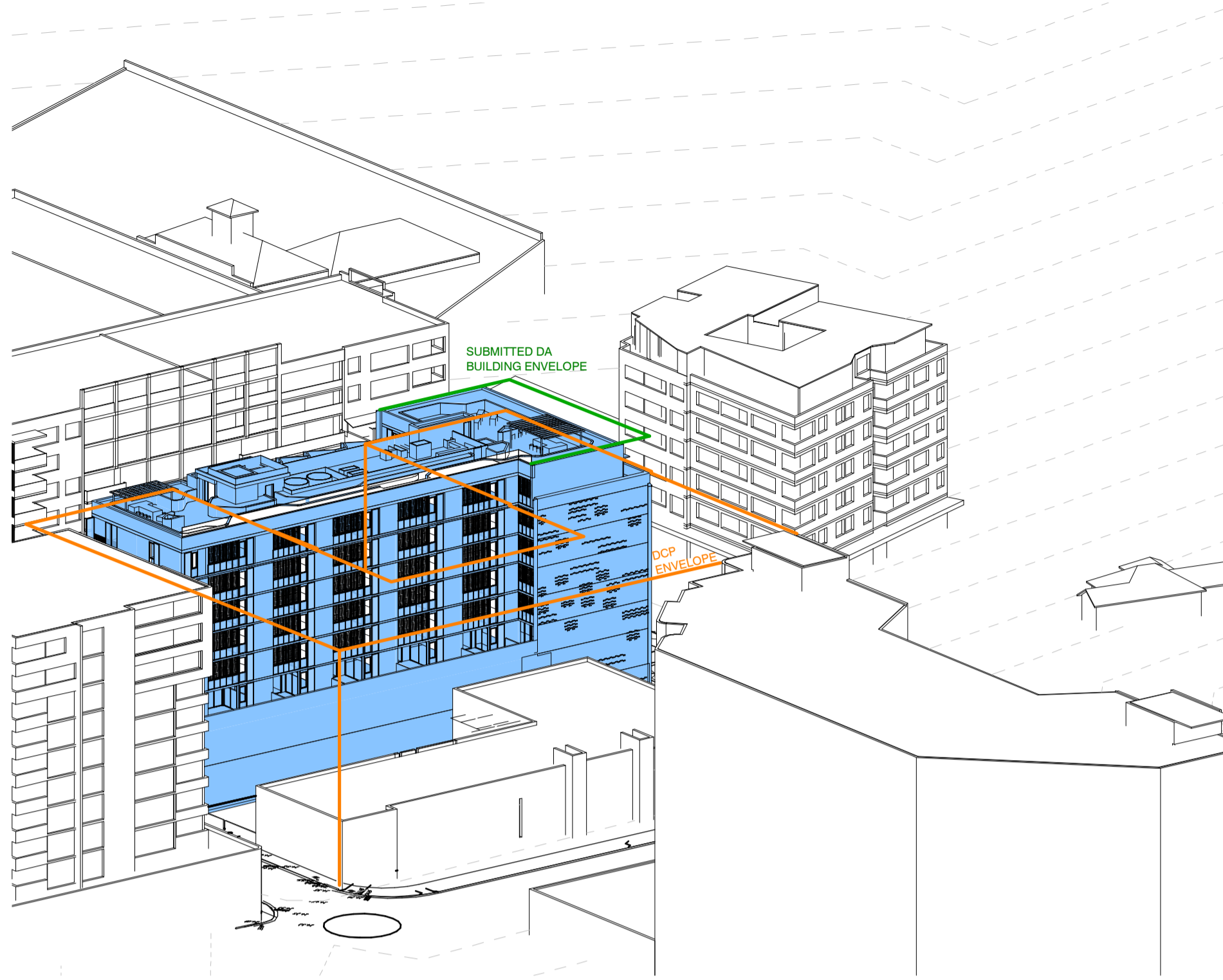
ISSUE DATE SUBJECT			AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY SCALE SHEET SIZE PRINT DATE						
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	A1	5/04/2024			
				PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE					DESCRIPTION 165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 5		
								DIRECTOR	DATE				PROJECT No	DRAWING No	REVISION
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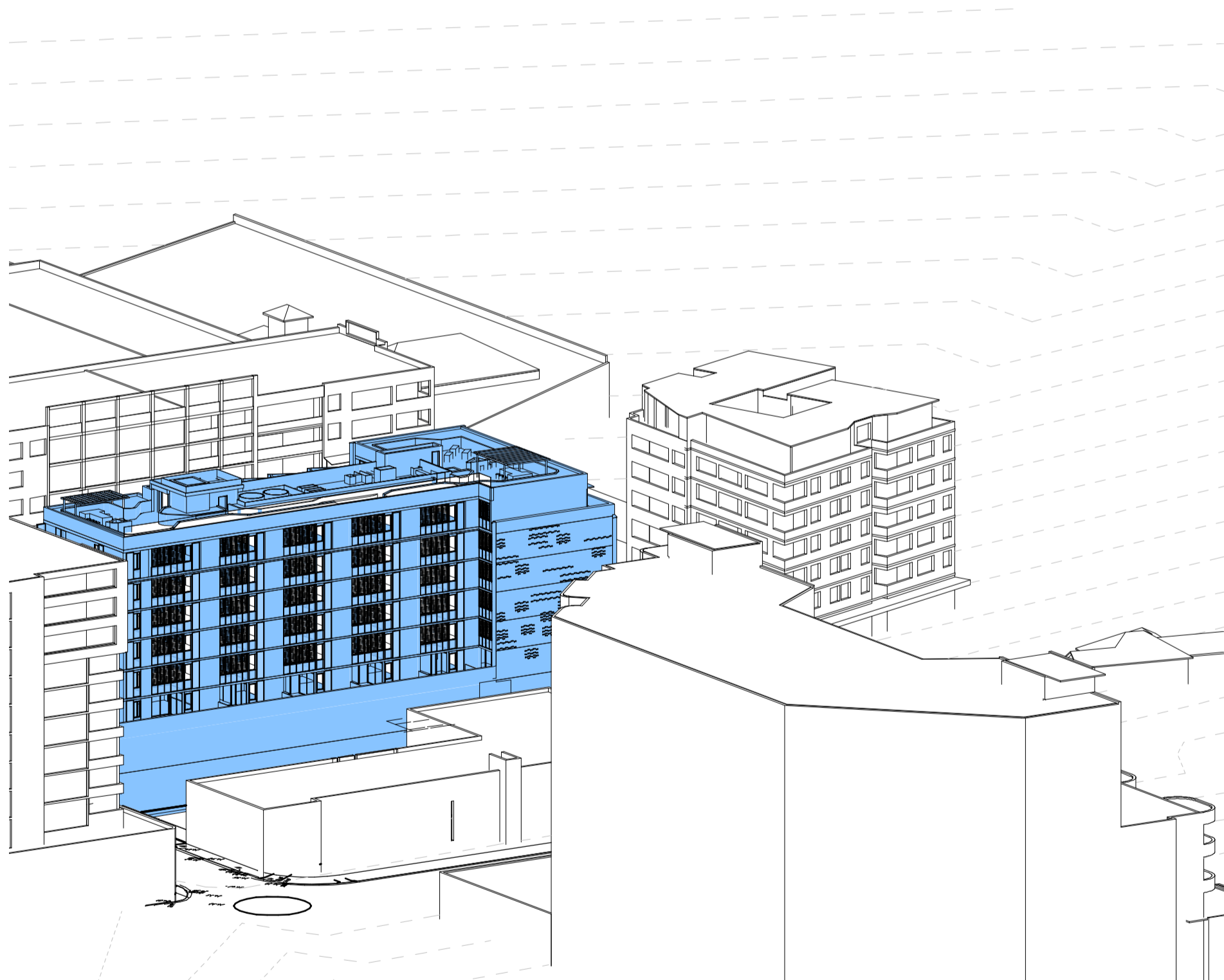
1 PROPOSED AT 2 PM - JUNE 21st



2 PROPOSED AT 2:30 PM - JUNE 21st



3 PROPOSED AT 3 PM - JUNE 21st



4 PROPOSED AT 3:30 PM - JUNE 21st

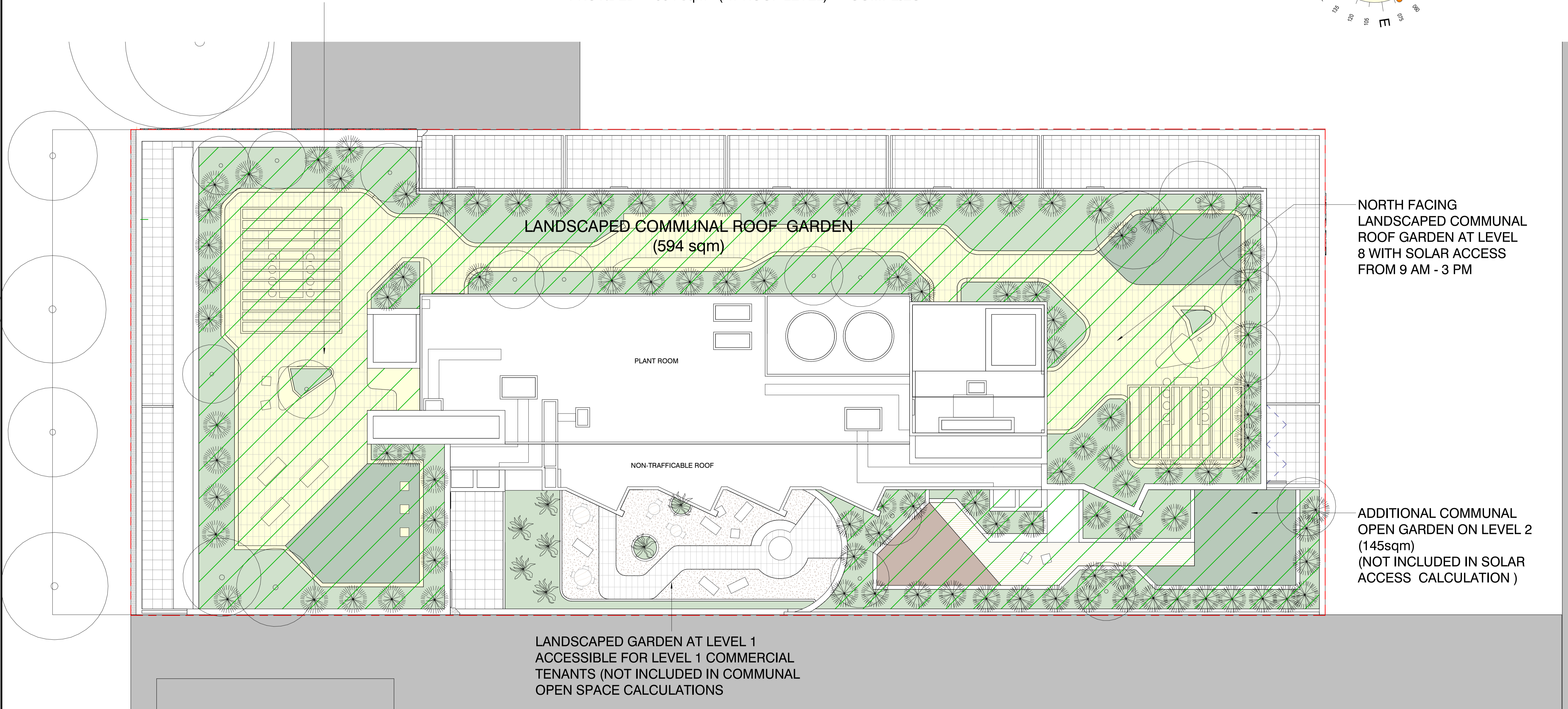
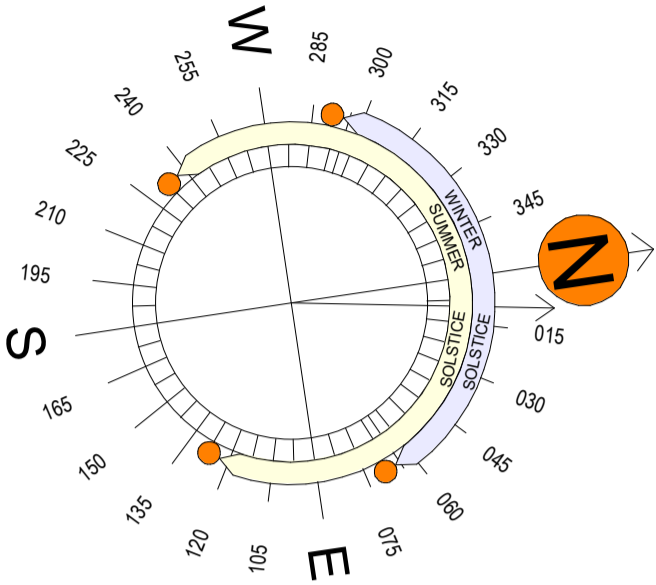
ISSUE DATE SUBJECT			AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY SCALE SHEET SIZE PRINT DATE		
A	05/04/24	SUPPLEMENTARY DA INFORMATION	ARH	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	Author	A1	5/04/2024
				PLANNER planning & co. www.planningandco.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com	Mixed Use Development 138 MAROUBRA ROAD, MAROUBRA			DESCRIPTION 3:00:22 PM 165-167 MAROUBRA RD SUN EYE VIEW STUDY SHEET 6		
							AUTHORISED FOR ISSUE		PROJECT No	DRAWING No	REVISION
							DIRECTOR	DATE	21_435	DA8.328	A

COMMUNAL OPEN SPACE NOTES:
- THE EXISTING DEVELOPMENT ON SUBJECT SITE HAS 1 BASEMENT LEVEL TO FULL SITE EXTENT. RATHER THAN ADD DEEP SOIL ON A CONSTRAINED SITE, THE STRATEGY IS TO PROVIDE SOIL DEPTH SUITABLE FOR TREE PLANTING AT PODIUM AND ROOF LEVELS

- SITE AREA = 1518.4sqm
- COMMUNAL OPEN SPACE REQUIRED (25%) = 379.6SQM
- COMMUNAL OPEN SPACE PROVIDED:
 - AT LEVEL 2 = 145 sqm
 - AT ROOF LEVEL = 594 sqm
 - TOTAL = 739 sqm (48.6%) **COMPLIES**

SOUTH FACING LANDSCAPED COMMUNAL ROOF GARDEN AT LEVEL 8 WITH SOLAR ACCESS FROM 9 AM - 3PM AND GOOD DISTRICT VIEWS

- SOLAR ACCESS TO COMMUNAL OPEN SPACE (YELLOW HATCH)
 - REQUIRED = 189.8 sqm (50%) - (AT ROOF LEVEL)
 - PROVIDED = 594 sqm - (AT ROOF LEVEL) **COMPLIES**



ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	Mixed Use Development	Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	djrd architects T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author	1 : 100	A1	22/02/2024
B	07/12/22	ISSUED FOR REVIEW	JH						DESCRIPTION			10:00:17 PM
C	09/01/23	ISSUED FOR REVIEW	LO						OPEN SPACE / DEEP SOIL			
D	19/01/23	ISSUED FOR REVIEW	LO						STRATEGY			
E	03/02/23	ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT				PROJECT No	DRAWING No	REVISION	
F	15/02/23	ISSUED FOR DA	TP	ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	21_435	DA8.350	H	
G	29/11/23	AMENDED DA	JH				DIRECTOR					
H	22/02/24	AMENDED DA	ARH				DATE					

138 MAROUBRA RD

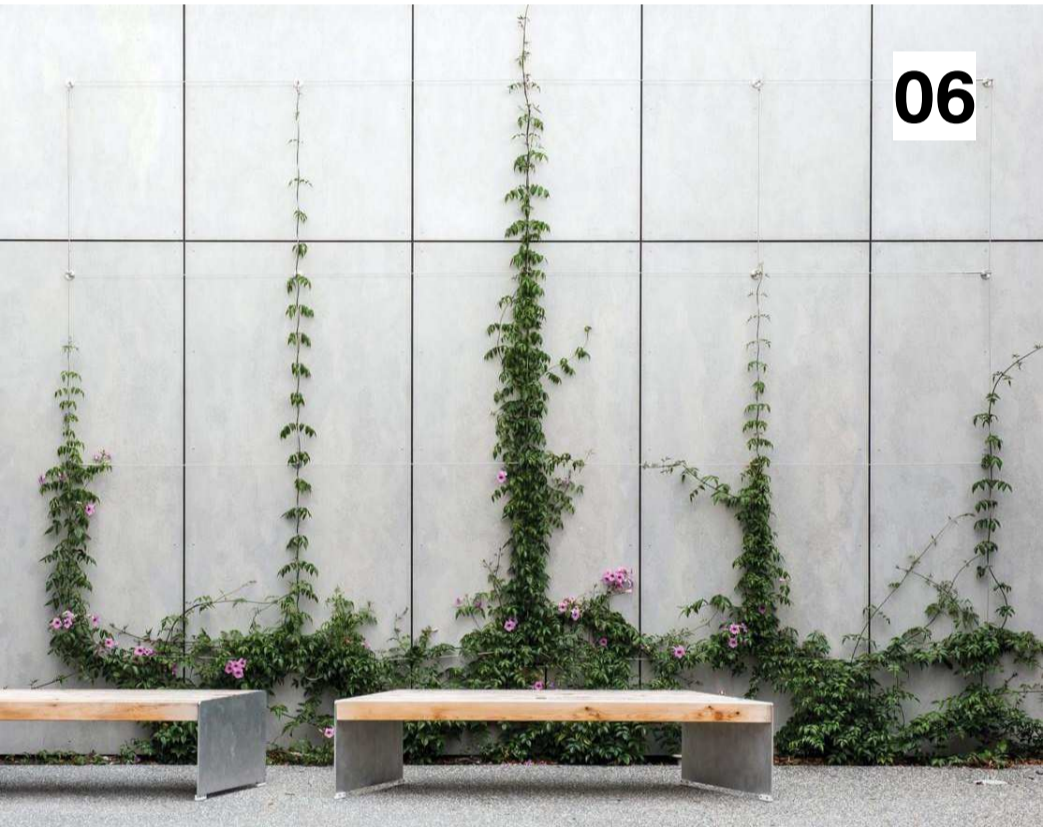
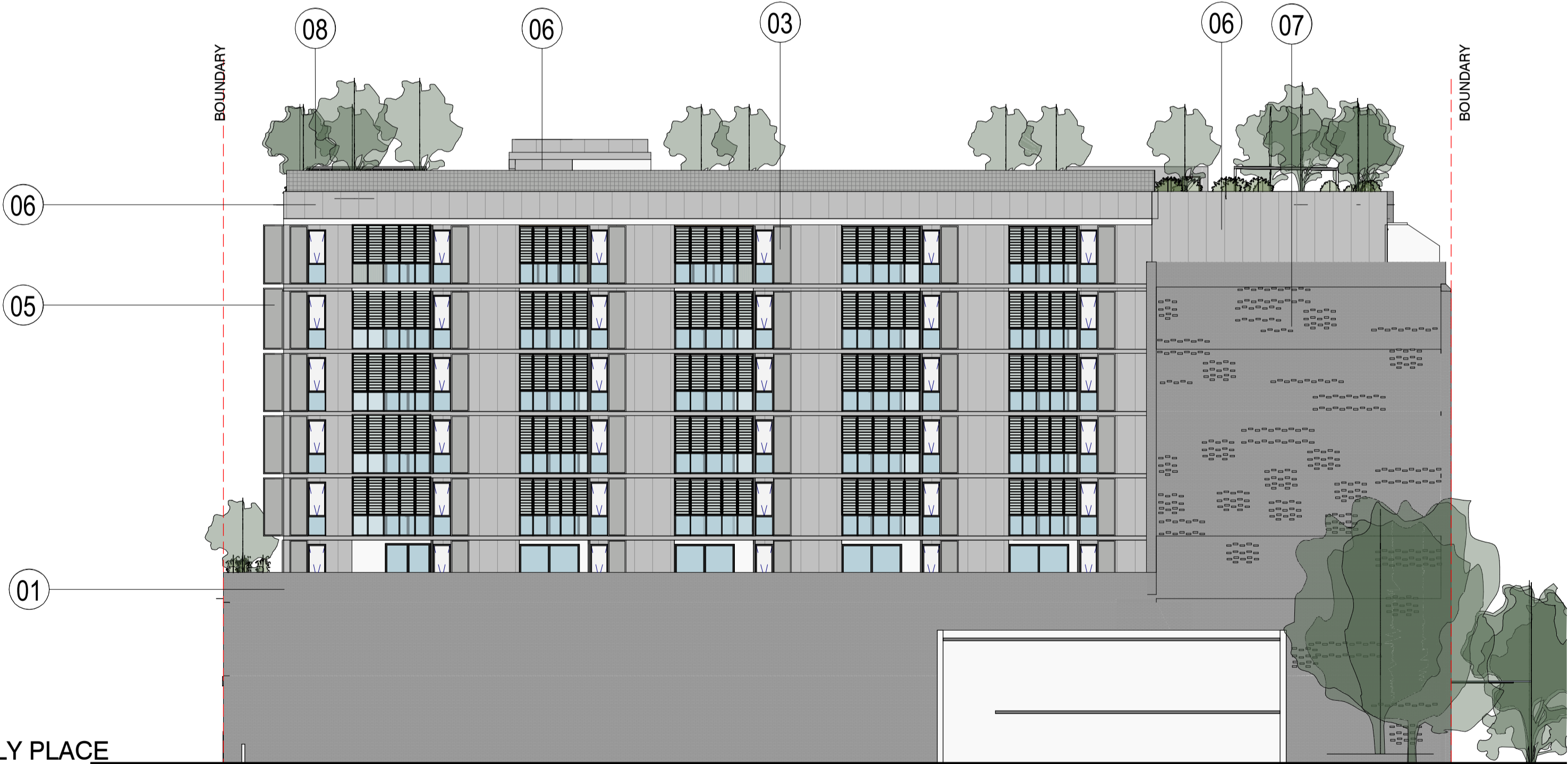


- 01 - Light textured Brick | Silver
- 02 - Awning Glass
- 03 - Perforated Metal Sliding Panel | Colorbond Surfmist
- 04 - Metal Palisade Balustrade | Colorbond Black
- 05 - Perforated Metal Concertina Louvres | Colorbond Surfmist
- 06 - Precast Panel
- 07 - Decorative Brick Work Pattern - Light Texture Brick | Silver
- 08 - Roof top garden and pergola
- 09 - Wintergarden



1 SOUTH ELEVATION
PS - 3 1 : 200



138 MAROUBRA RD

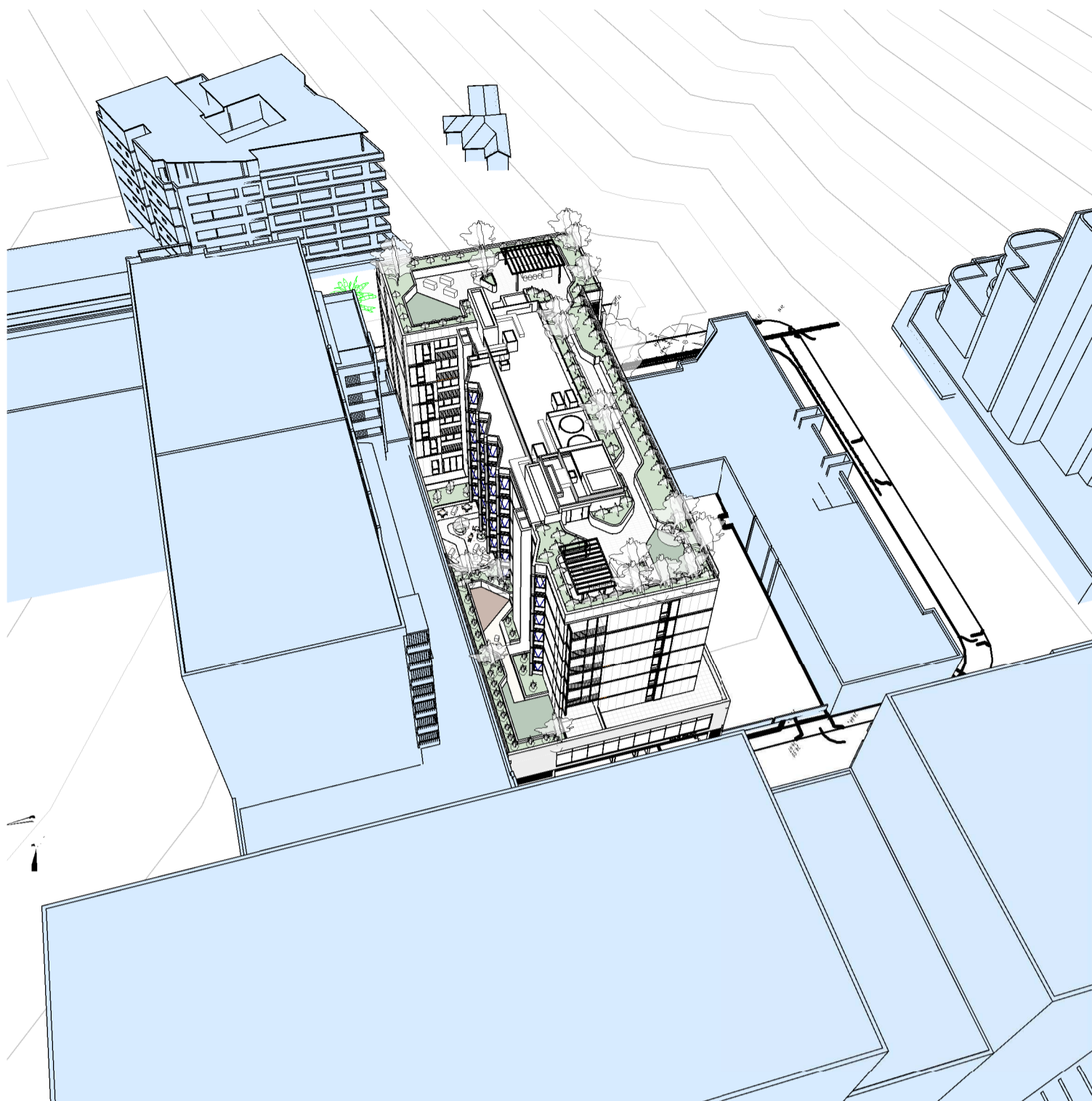


PICCADILLY PLACE

MAROUBRA ROAD

2 WEST ELEVATION
PS - 3 1 : 200

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE	
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	Mixed Use Development	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	Author	1 : 200	A1	22/02/2024	
B	07/12/22	ISSUED FOR REVIEW	JH										DESCRIPTION EXTERNAL MATERIAL SCHEDULE
C	09/01/23	ISSUED FOR REVIEW	LO										
D	19/01/23	ISSUED FOR REVIEW	LO										
E	03/02/23	ISSUED FOR REVIEW	TP										
F	15/02/23	ISSUED FOR DA	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA	 djrd architects 63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	T + 612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	PROJECT No	DRAWING No	REVISION	
G	29/11/23	AMENDED DA	JH										
H	22/02/24	AMENDED DA	ARH										
				ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA							
							DIRECTOR	DATE					



1 3D AERIAL FROM NORTH EAST

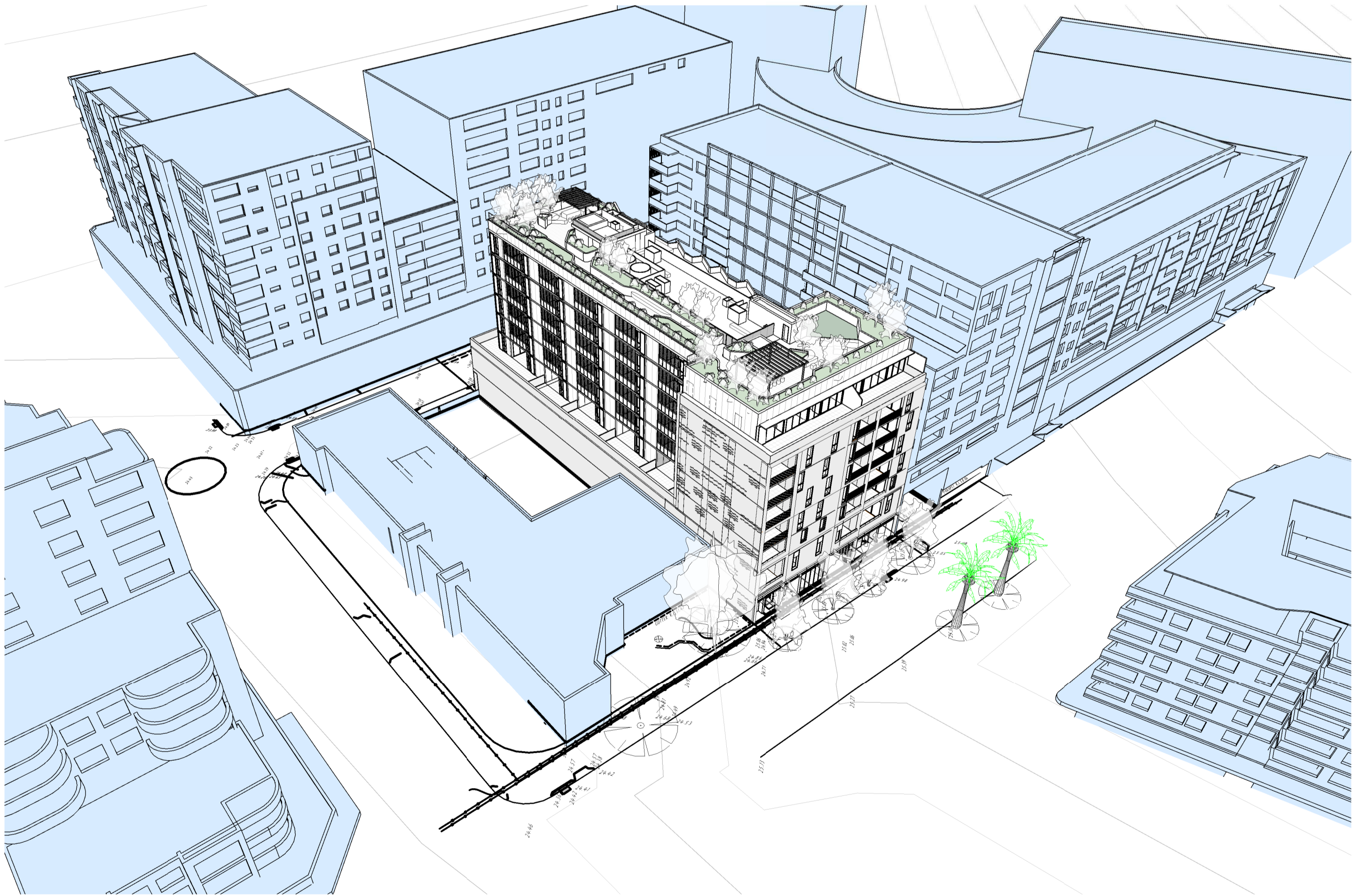


MAROUBRA ROAD LOOKING WEST

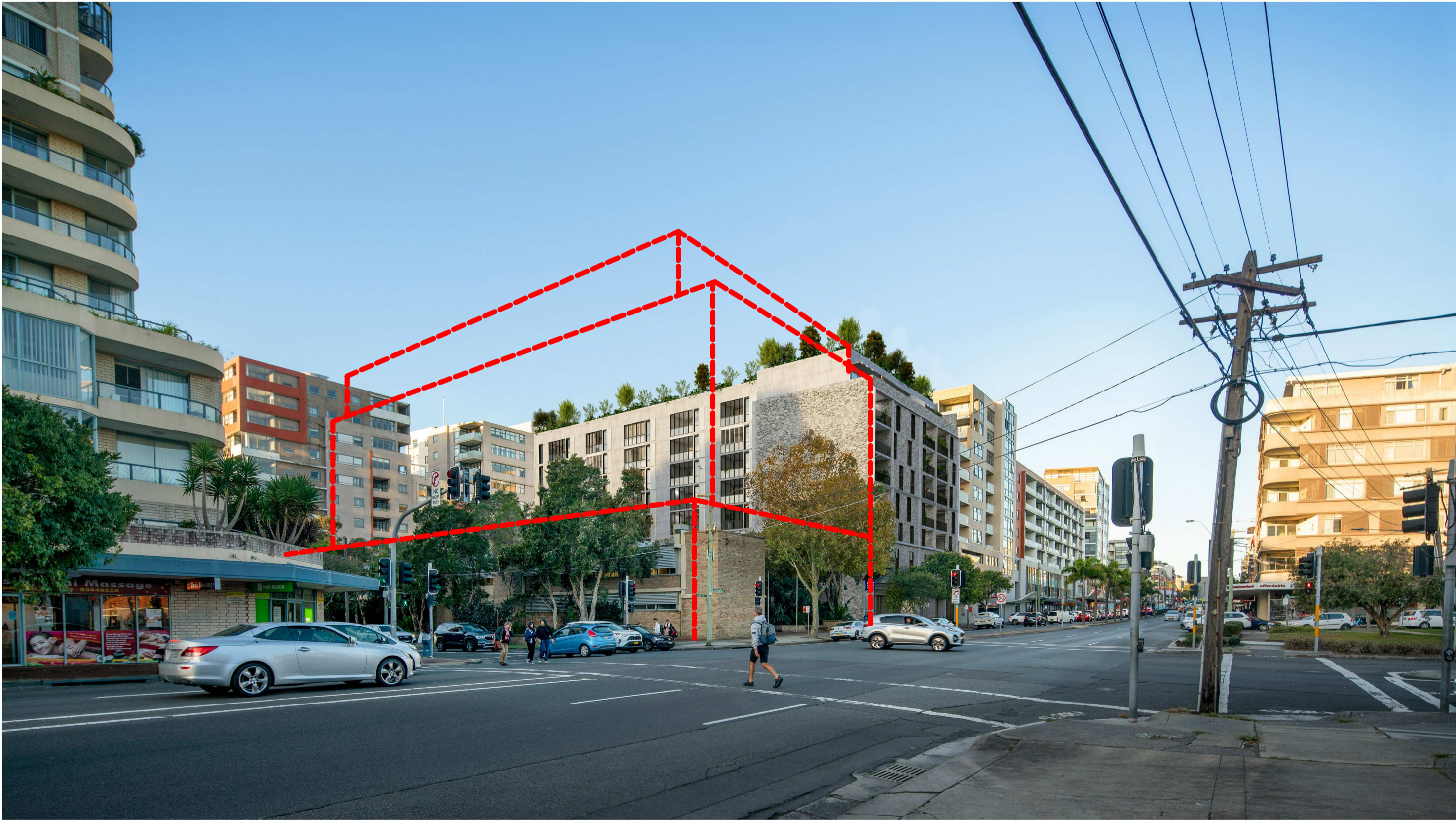


BRUCE BENNETTS PLACE LOOKING EAST

POLICE SITE FUTURE
DEVELOPMENT IN RED DASH



2 3D AERIAL FROM SOUTH WEST



MAROUBRA ROAD LOOKING EAST

ISSUE	DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	7/10/22	FOR REVIEW	JH	ENGINEERING PARTNERS	SCP CONSULTING	Mixed Use Development	Lindsay Bennelong	djrd architects	Author		A1	22/02/2024
B	15/11/22	ISSUED FOR CONSULTANT COORDINATION	LO	www.engineeringpartners.com.au	www.scp.com.au		21 Solent Circuit, Baulkham Hills New South Wales 2153	T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	DESCRIPTION			10:00:55 PM
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D	09/01/23	ISSUED FOR REVIEW	LO	PLANNER	LANDSCAPE ARCHITECT				PROJECT No	DRAWING No	REVISION	
E	19/01/23	ISSUED FOR REVIEW	LO	ETHOS URBAN	PLACE DESIGN GROUP	138 MAROUBRA ROAD, MAROUBRA	AUTHORISED FOR ISSUE	63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au	21_435	DA9.100	I	
F	03/02/23	ISSUED FOR REVIEW	TP				DIRECTOR					
G	15/02/23	ISSUED FOR DA	TP				DATE					
H	29/11/23	AMENDED DA	JH									
I	22/02/24	AMENDED DA	ARH									

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.


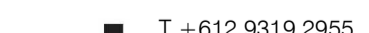
SHEET STATUS
AMENDED DA







SUBMITTED DA



AMENDED DA

ISSUE			DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE				
A	15/11/22	ISSUED FOR CONSULTANT COORDINATION			LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au		This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	 Lindsay Bennelong 21 Solent Circuit, Baulkham Hills New South Wales 2153	 T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192	Author		A1	23/02/2024			
B	07/12/22	ISSUED FOR REVIEW			JH		PLANNER ETHOS URBAN www.ethosurban.com	LANDSCAPE ARCHITECT PLACE DESIGN GROUP www.placedesigngroup.com				Mixed Use Development	DESCRIPTION PERSPECTIVE MAROUBRA ROAD					
C	09/01/23	ISSUED FOR REVIEW			LO									SHEET STATUS AMENDED DA	138 MAROUBRA ROAD, MAROUBRA	PROJECT No	DRAWING No	REVISION
D	19/01/23	ISSUED FOR REVIEW			LO													
E	03/02/23	ISSUED FOR REVIEW			TP													
F	15/02/23	ISSUED FOR DA			TP													
G	29/11/23	AMENDED DA			JH													
H	22/02/24	AMENDED DA			ARH									21_435	DA9.150	H		



ISSUE		DATE	SUBJECT	AUTHORISED	SERVICES	STRUCTURE & CIVIL	PROJECT	CLIENT	ARCHITECT	DRAWN BY	SCALE	SHEET SIZE	PRINT DATE
A	15/11/22		ISSUED FOR CONSULTANT COORDINATION	LO	ENGINEERING PARTNERS www.engineeringpartners.com.au	SCP CONSULTING www.scp.com.au	This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.	 21 Solent Circuit, Baulkham Hills New South Wales 2153		Author		A1	23/02/2024
B	07/12/22		ISSUED FOR REVIEW	JH						DESCRIPTION	11:40:56 AM		
C	09/01/23		ISSUED FOR REVIEW	LO						PERSPECTIVE PICADILLY PLACE			
D	19/01/23		ISSUED FOR REVIEW	LO									
E	03/02/23		ISSUED FOR REVIEW	TP	PLANNER	LANDSCAPE ARCHITECT	SHEET STATUS	138 MAROUBRA ROAD, MAROUBRA			63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au		
F	15/02/23		ISSUED FOR DA	TP							PROJECT No	DRAWING No	REVISION
G	29/11/23		AMENDED DA	JH							21_435	DA9.151	H
H	22/02/24		AMENDED DA	ARH							ETHOS URBAN www.ethosurban.com	PLACE DESIGN GROUP www.placedesigngroup.com	AMENDED DA