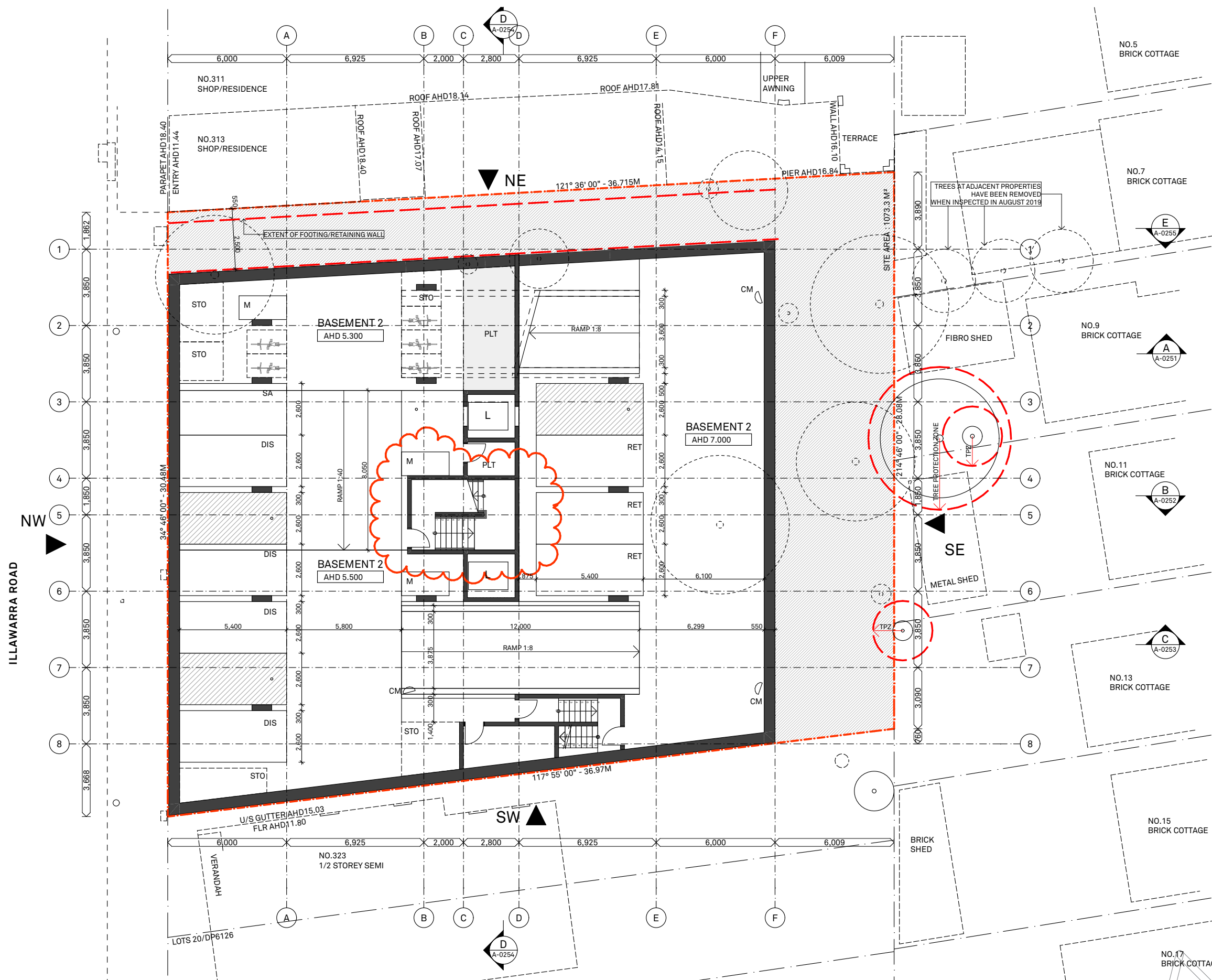


AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0101

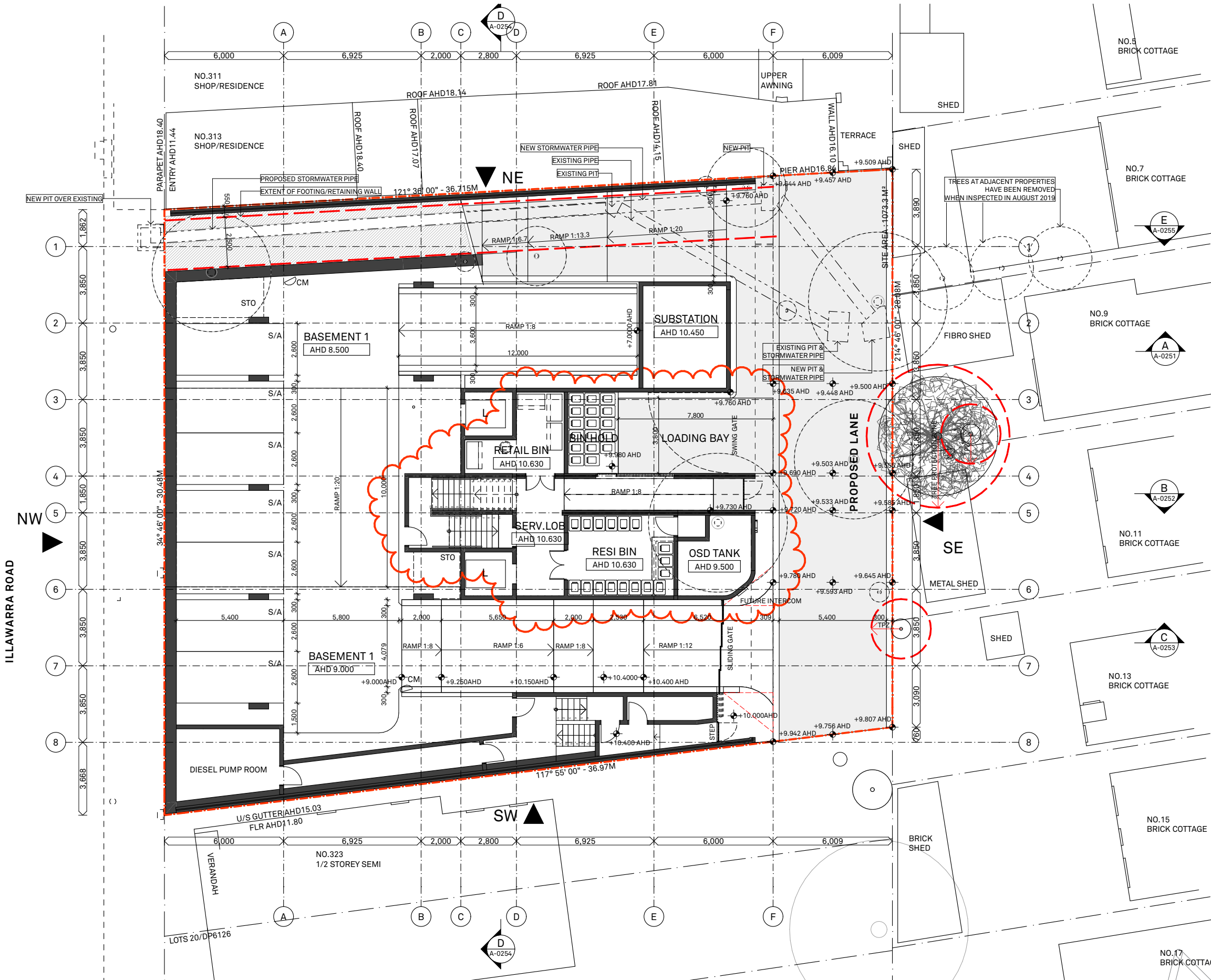
DRAWING
BASEMENT 2 PLAN

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0102

DRAWING
BASEMENT 1 PLAN

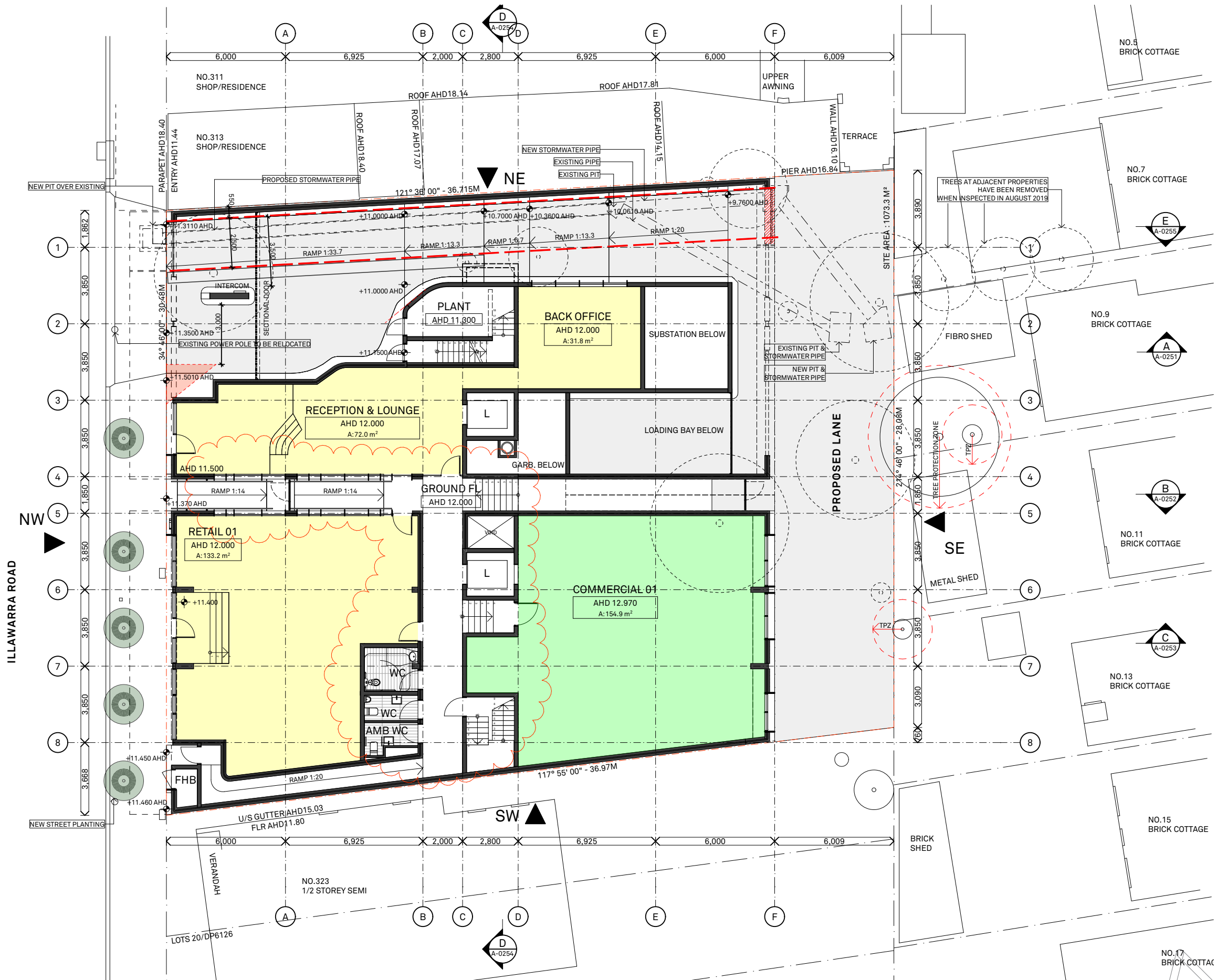
ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
MCCORMACK
ARCHITECTURE

DA

ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204



SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0103

DRAWING
GROUND FLOOR PLAN

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
MCCORMACK
ARCHITECTURE

DA

- ABBREVIATION**
- AHD AUSTRALIAN DATUM HEIGHT
 - AMB AMBULATORY
 - BLC BALCONY
 - BR BEDROOM
 - BTH BATHROOM
 - CM CONVEX MIRROR
 - DIS DISABLED PARKING
 - ENS ENSUITE
 - F FRIDGE
 - FHB FIRE HYDRANT BOOSTER
 - INT INTERCOM
 - L LIFT
 - O/R LIFT OVERRUN
 - PLT PLANT ROOM
 - RET RETAIL PARKING
 - S/A SERVICED APARTMENTS PARKING
 - STD STUDIO
 - STO STORAGE
 - TOW TOP OF WALL
 - W CLOTHES WASHER + DRYER ABOVE



315i

REV	DATE	ISSUE
01	3/12/2019	DA SERVICED APARTMENTS
02	30/06/2020	DA SERVICED APARTMENTS
03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
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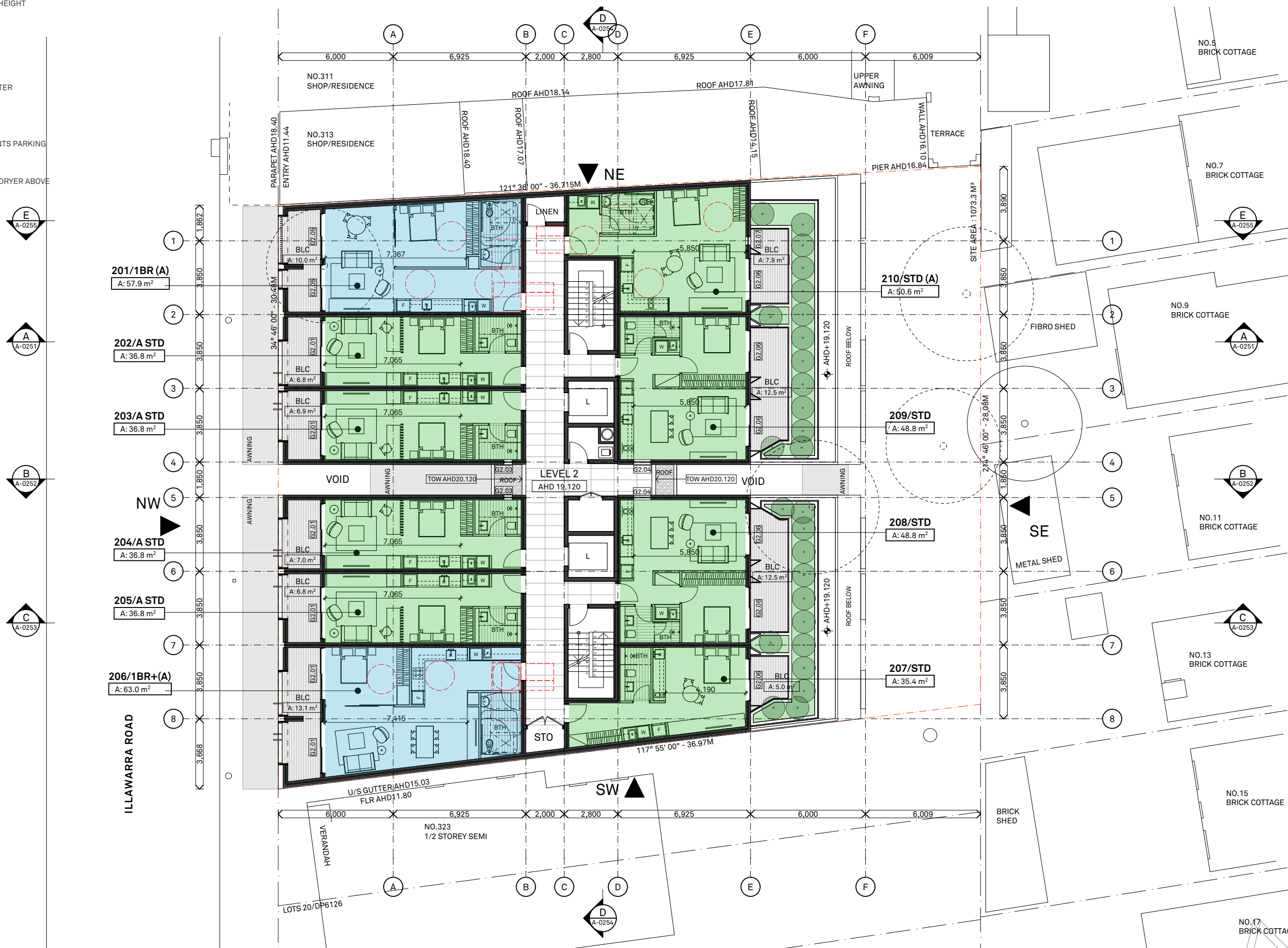
CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i 315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0104	LEVEL 1 PLAN

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



315i

REV	DATE	ISSUE
01	3/12/2019	DA SERVICED APARTMENTS
02	30/06/2020	DA SERVICED APARTMENTS
03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i 315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0105	LEVEL 2 PLAN

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

DA
**BENSON
McCORMACK
ARCHITECTURE**

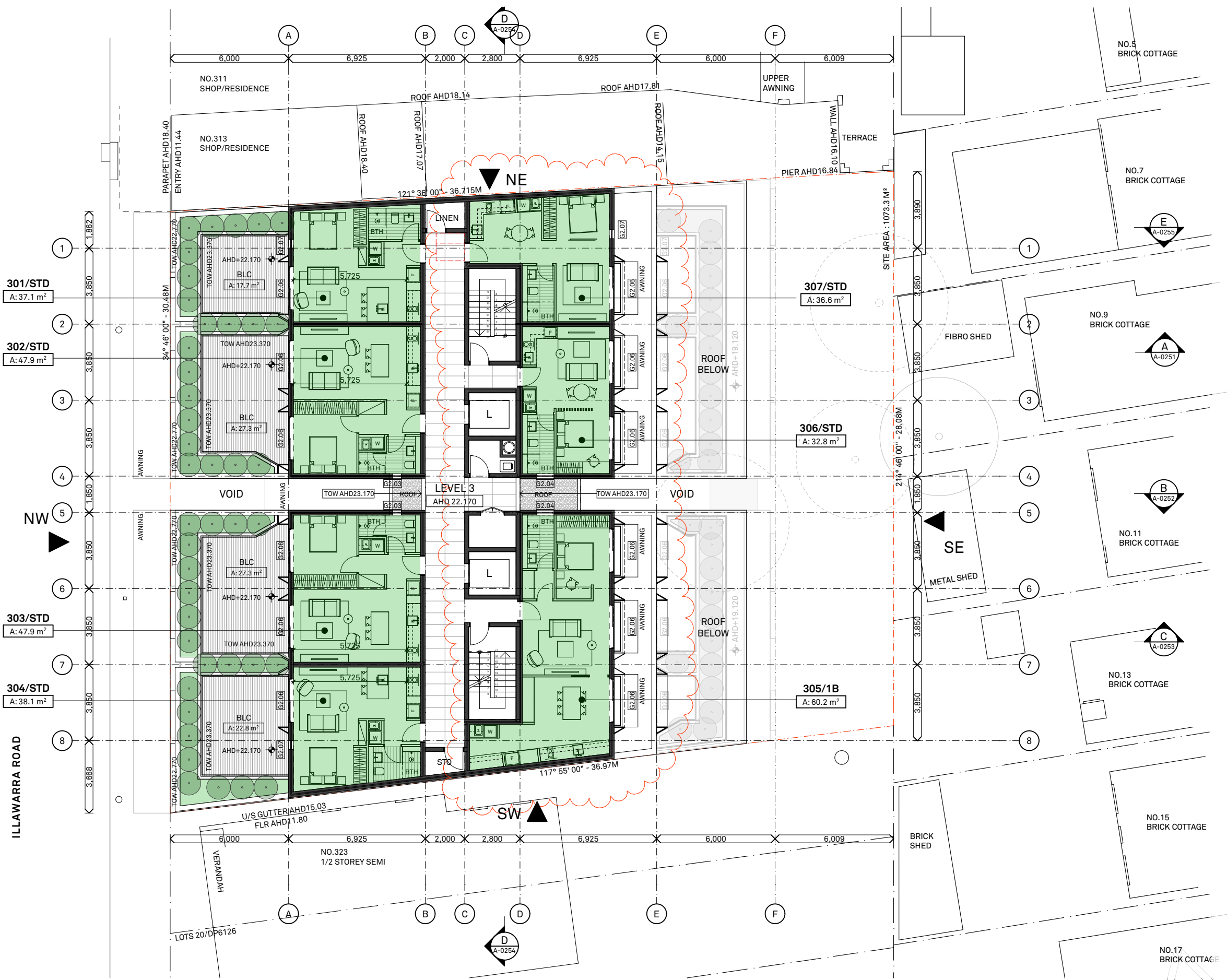
ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE

E
A-0255

A
A-0251

B
A-0252

C
A-0253



315i

REV	DATE	ISSUE
01	3/12/2019	DA SERVICED APARTMENTS
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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i 315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0106	LEVEL 3 PLAN

ISSUE 05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

DA

**BENSON
McCORMACK
ARCHITECTURE**

ABBREVIATION

AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



315i

REV	DATE	ISSUE
01	3/12/2019	DA SERVICED APARTMENTS
02	30/06/2020	DA SERVICED APARTMENTS
03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204		

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0107	LEVEL 4 PLAN

ISSUE	ARCHITECT
05	
	P : + 61 2 9818 0777
	F : + 61 2 9818 0778
	STUDIO 5, 505 BALMAIN RD
	LILYFIELD NSW 2040
	ABN: 76 129 130 285 RN: 7536

DA

BENSON McCORMACK ARCHITECTURE

ABBREVIATION	
AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



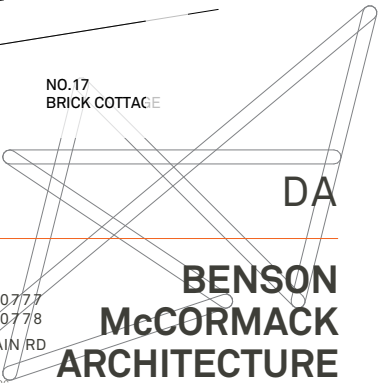
315i

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	02	7/09/2020	DA SERVICED APARTMENTS
	03	5/04/2022	L&E APPEAL ISSUE 01
	04	27/07/2022	L&E APPEAL ISSUE 02
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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

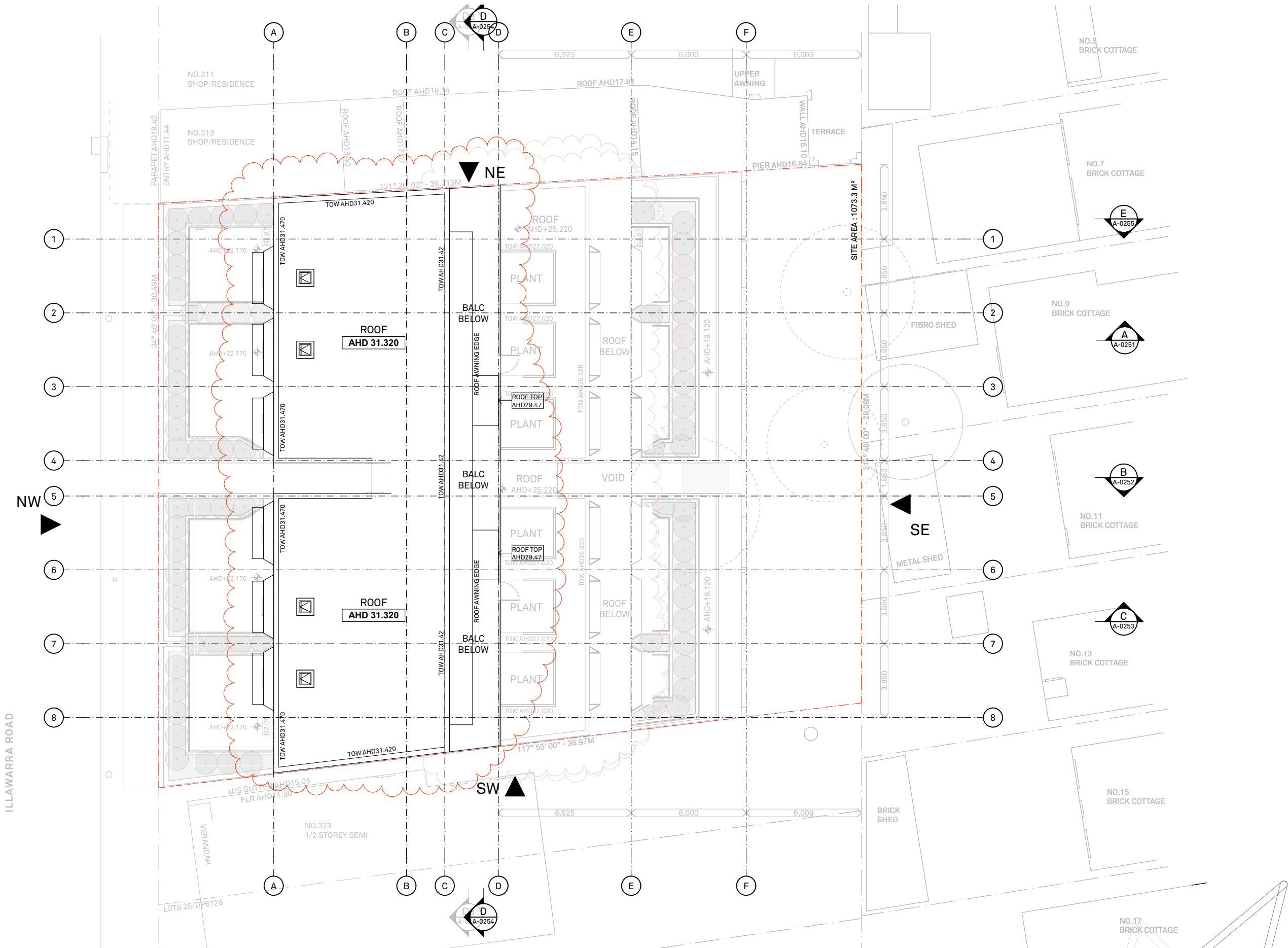
SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0108	LEVEL 5 PLAN

ISSUE	ARCHITECT
04	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536



ABBREVIATION

AHD	AUSTRALIAN DATUM HEIGHT
AMB	AMBULATORY
BLC	BALCONY
BR	BEDROOM
BTH	BATHROOM
CM	CONVEX MIRROR
DIS	DISABLED PARKING
ENS	ENSUITE
F	FRIDGE
FHB	FIRE HYDRANT BOOSTER
INT	INTERCOM
L	LIFT
O/R	LIFT OVERRUN
PLT	PLANT ROOM
RET	RETAIL PARKING
S/A	SERVICED APARTMENTS PARKING
STD	STUDIO
STO	STORAGE
TOW	TOP OF WALL
W	CLOTHES WASHER + DRYER ABOVE



315i

REV	DATE	ISSUE
01	3/12/2019	DA SERVICED APARTMENTS
02	30/06/2020	DA SERVICED APARTMENTS
03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

NOTES

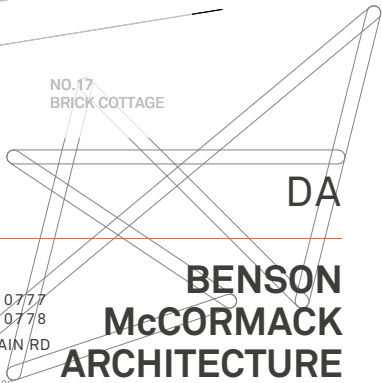
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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200 @ A3	1452A	A-0109	ROOF PLAN

ISSUE	ARCHITECT
05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536



- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
- BL1 : BALUSTRADE TYPE 1 - FRAMELESS CLEAR GLAZING
Aluminium Channel Anodised
- BL2 : BALUSTRADE TYPE 2 - STEEL BALUSTRADE
Dulux Powdercoating Monument
- BL3 : BALUSTRADE TYPE 3 - FRAMELESS FROSTED GLAZING
Aluminium Channel Anodised
- GL1 : GLASS TYPE 1 - CLEAR GLAZING IN ALUM. FRAME
Dulux Powdercoating Monument to frame finish
- GL2 : GLASS TYPE 2 - BACKPAINTED
Dark Charcoal
- GL3 : GLASS TYPE 3 - CLEAR GLAZING WITH ALUM. MULLION
Dulux Powdercoating Monument to alum. mullions
- SP1 : STEEL PLATE TYPE 1
Anodised Stryum T44 "Suntan"
- SP2 : STEEL PLATE TYPE 2
Dulux Powdercoating Monument
- STW1 : STEELWORK TYPE 1 - VERTICAL SCREEN
Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



- MC1 : LYSAGHT "ENSEAM" MONUMENT
- SP1 : T44 SUNTAN - STRYUM
- RP1 : DULUX "COLORBOND MONUMENT"
- FBK : BRICK WALL - BOWRAL BLUE
- RP2 : DULUX "CLEAR CONCRETE"

EXISTING BUILDING
IN DASHED LINES



315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200,
1:11.12 @
A3

PROJECT NO.
1452A

DRAWING NO.
A-0201

DRAWING
NORTH WEST ELEVATION

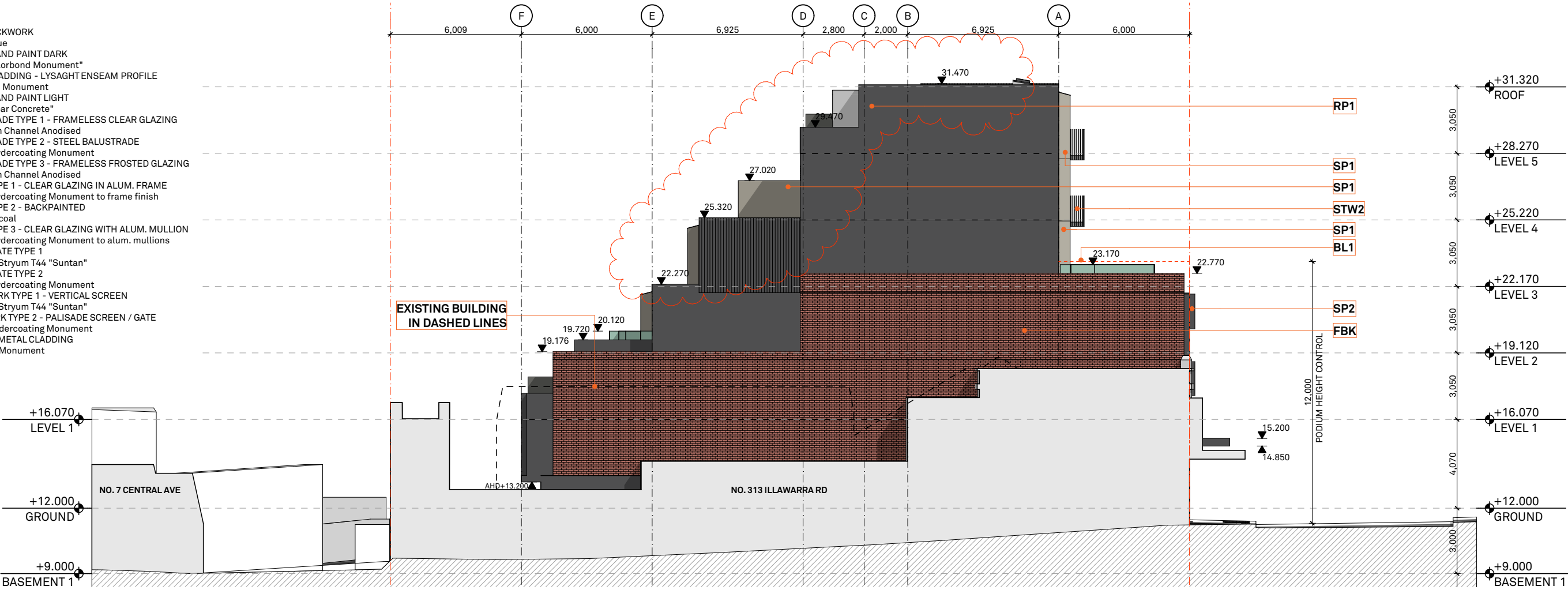
ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

DA

- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
- BL1 : BALUSTRADE TYPE 1 - FRAMELESS CLEAR GLAZING
Aluminium Channel Anodised
- BL2 : BALUSTRADE TYPE 2 - STEEL BALUSTRADE
Dulux Powdercoating Monument
- BL3 : BALUSTRADE TYPE 3 - FRAMELESS FROSTED GLAZING
Aluminium Channel Anodised
- GL1 : GLASS TYPE 1 - CLEAR GLAZING IN ALUM. FRAME
Dulux Powdercoating Monument to frame finish
- GL2 : GLASS TYPE 2 - BACKPAINTED
Dark Charcoal
- GL3 : GLASS TYPE 3 - CLEAR GLAZING WITH ALUM. MULLION
Dulux Powdercoating Monument to alum. mullions
- SP1 : STEEL PLATE TYPE 1
Anodised Stryum T44 "Suntan"
- SP2 : STEEL PLATE TYPE 2
Dulux Powdercoating Monument
- STW1 : STEELWORK TYPE 1 - VERTICAL SCREEN
Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0202

DRAWING
NORTH EAST ELEVATION

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE

DA

- FBK : FACE BRICKWORK
Bowral Blue
- RP1 : RENDER AND PAINT DARK
Dulux "Colorbond Monument"
- MC1 : METAL CLADDING - LYSAGHT ENSEAM PROFILE
Colorbond Monument
- RP2 : RENDER AND PAINT LIGHT
Dulux "Clear Concrete"
- BL1 : BALUSTRADE TYPE 1 - FRAMELESS CLEAR GLAZING
Aluminium Channel Anodised
- BL2 : BALUSTRADE TYPE 2 - STEEL BALUSTRADE
Dulux Powdercoating Monument
- BL3 : BALUSTRADE TYPE 3 - FRAMELESS FROSTED GLAZING
Aluminium Channel Anodised
- GL1 : GLASS TYPE 1 - CLEAR GLAZING IN ALUM. FRAME
Dulux Powdercoating Monument to frame finish
- GL2 : GLASS TYPE 2 - BACKPAINTED
Dark Charcoal
- GL3 : GLASS TYPE 3 - CLEAR GLAZING WITH ALUM. MULLION
Dulux Powdercoating Monument to alum. mullions
- SP1 : STEEL PLATE TYPE 1
Anodised Stryum T44 "Suntan"
- SP2 : STEEL PLATE TYPE 2
Dulux Powdercoating Monument
- STW1 : STEELWORK TYPE 1 - VERTICAL SCREEN
Anodised Stryum T44 "Suntan"
- STW2 : STEELWORK TYPE 2 - PALISADE SCREEN / GATE
Dulux Powdercoating Monument
- AW : AWNING - METAL CLADDING
Colorbond Monument



- MC1 : LYSAGHT "ENSEAM" MONUMENT
- SP1 : T44 SUNTAN - STRYUM
- RP1 : DULUX "COLORBOND MONUMENT"
- FBK : BRICK WALL - BOWRAL BLUE
- RP2 : DULUX "CLEAR CONCRETE"



315i

NOTES	REV	DATE	ISSUE
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	02	30/06/2020	DA SERVICED APARTMENTS
	03	7/09/2020	DA SERVICED APARTMENTS
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

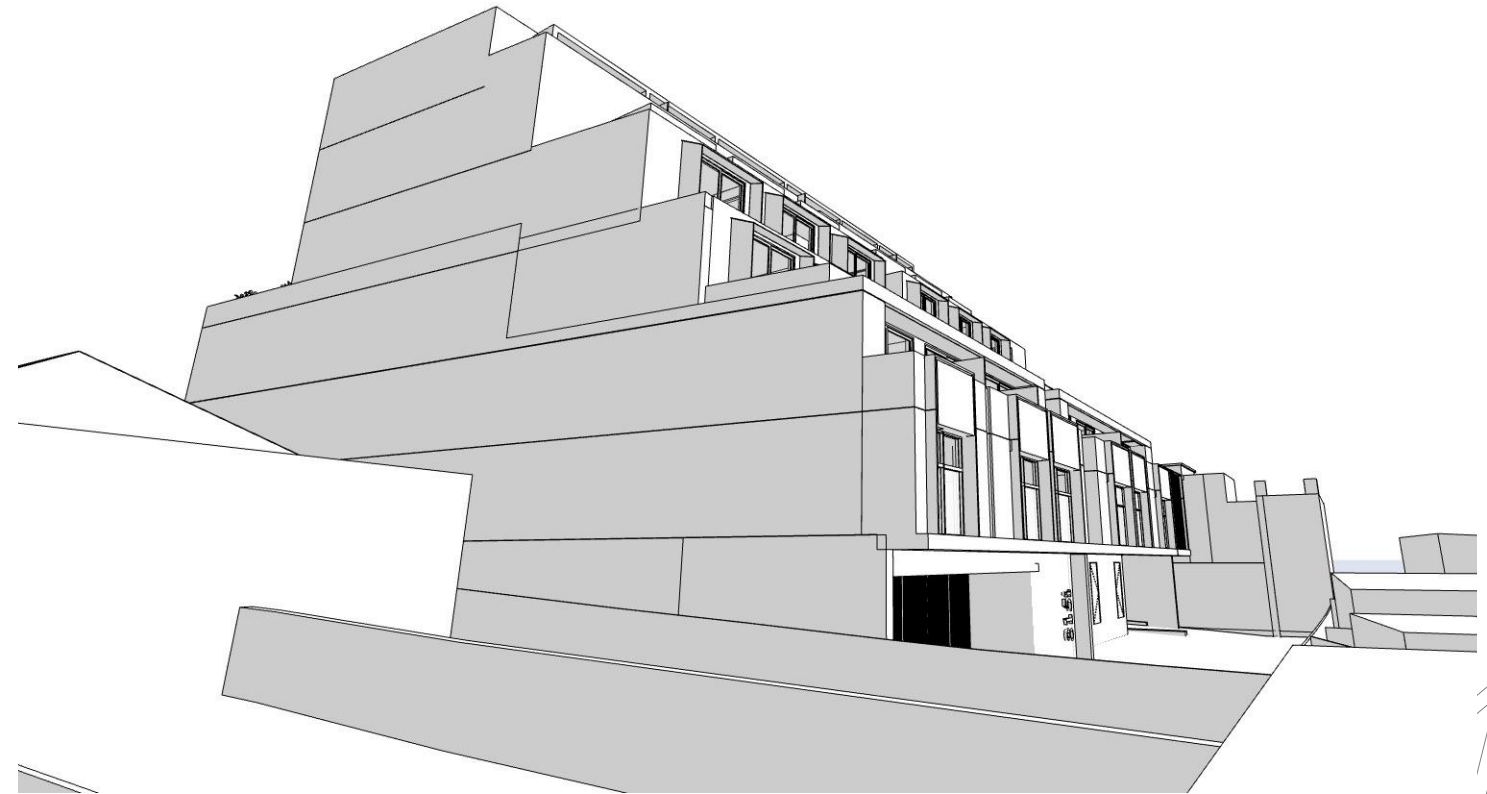
CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
1:200, 1:11.12 @ A3	1452A	A-0203	SOUTH EAST ELEVATION

ISSUE	ARCHITECT
05	BENSON McCORMACK ARCHITECTURE
	P : + 61 2 9818 0778 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

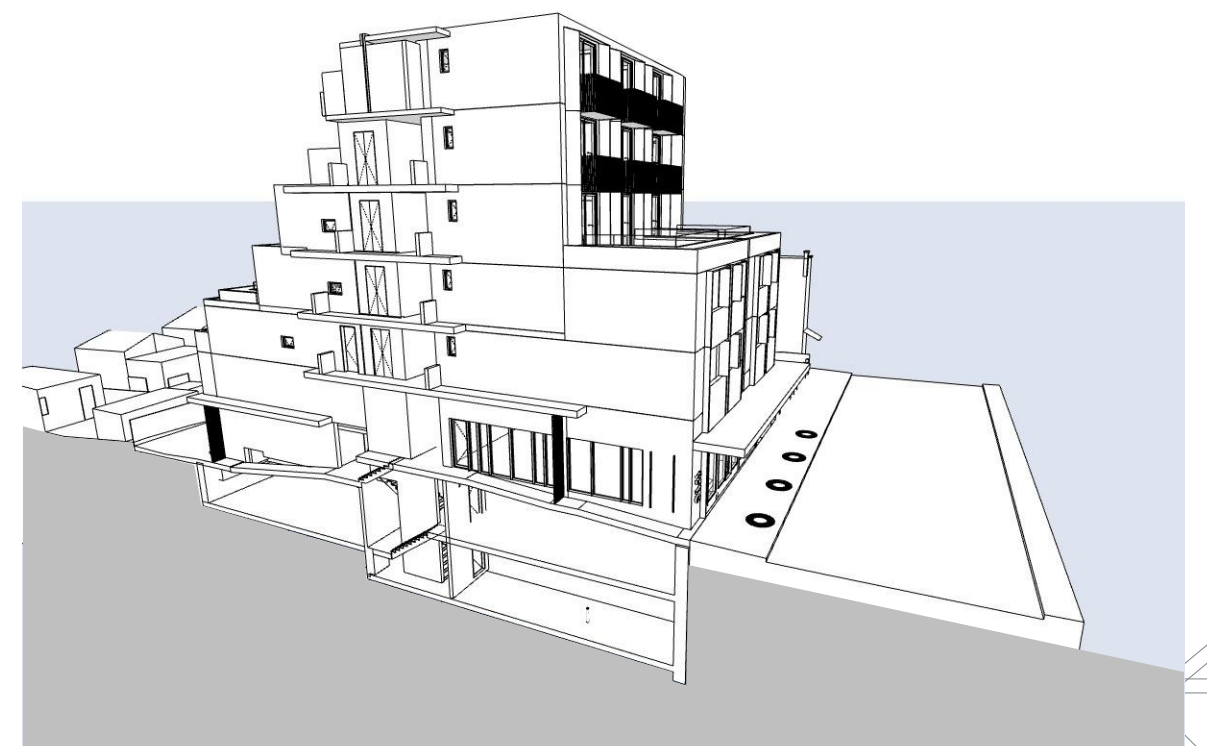
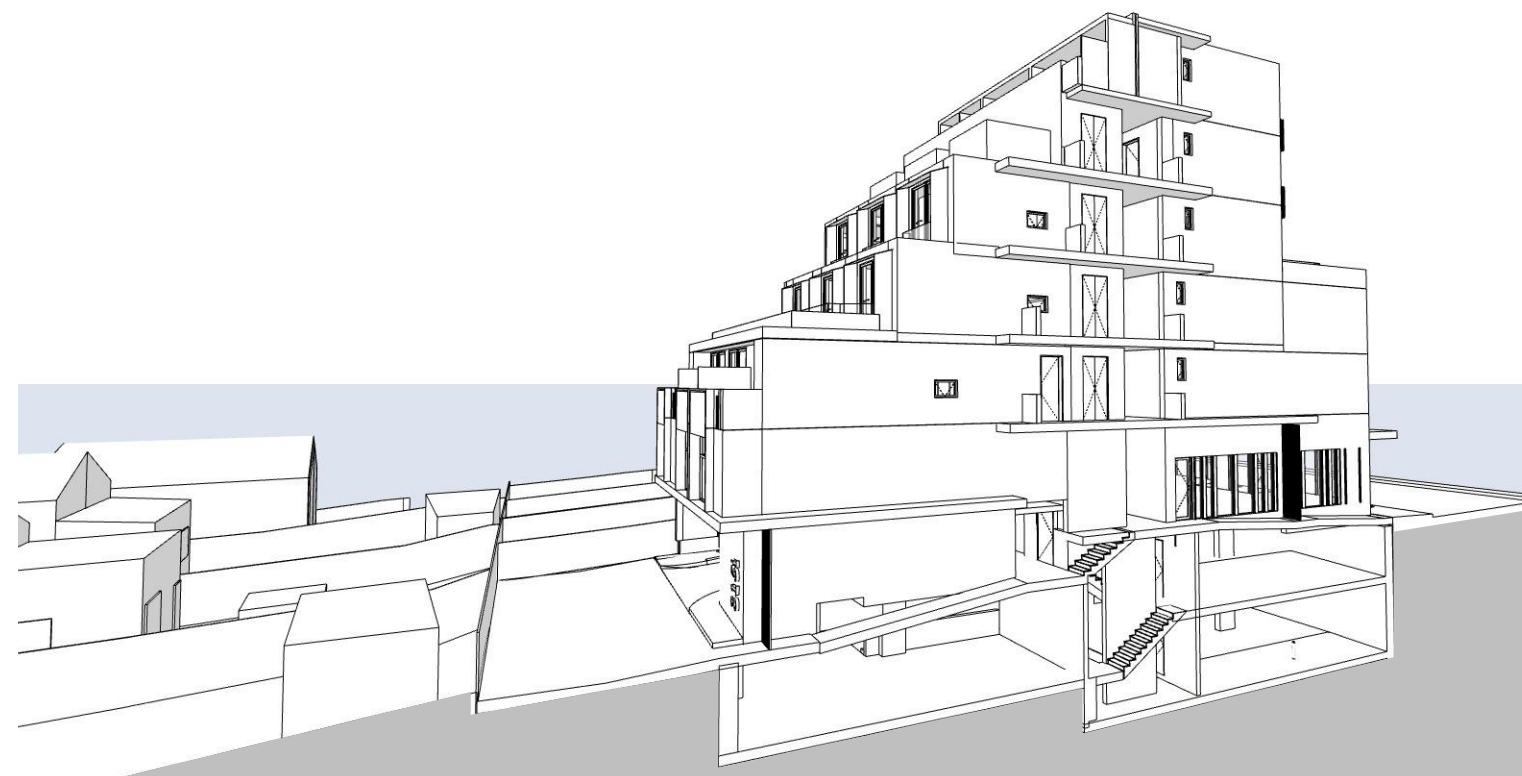
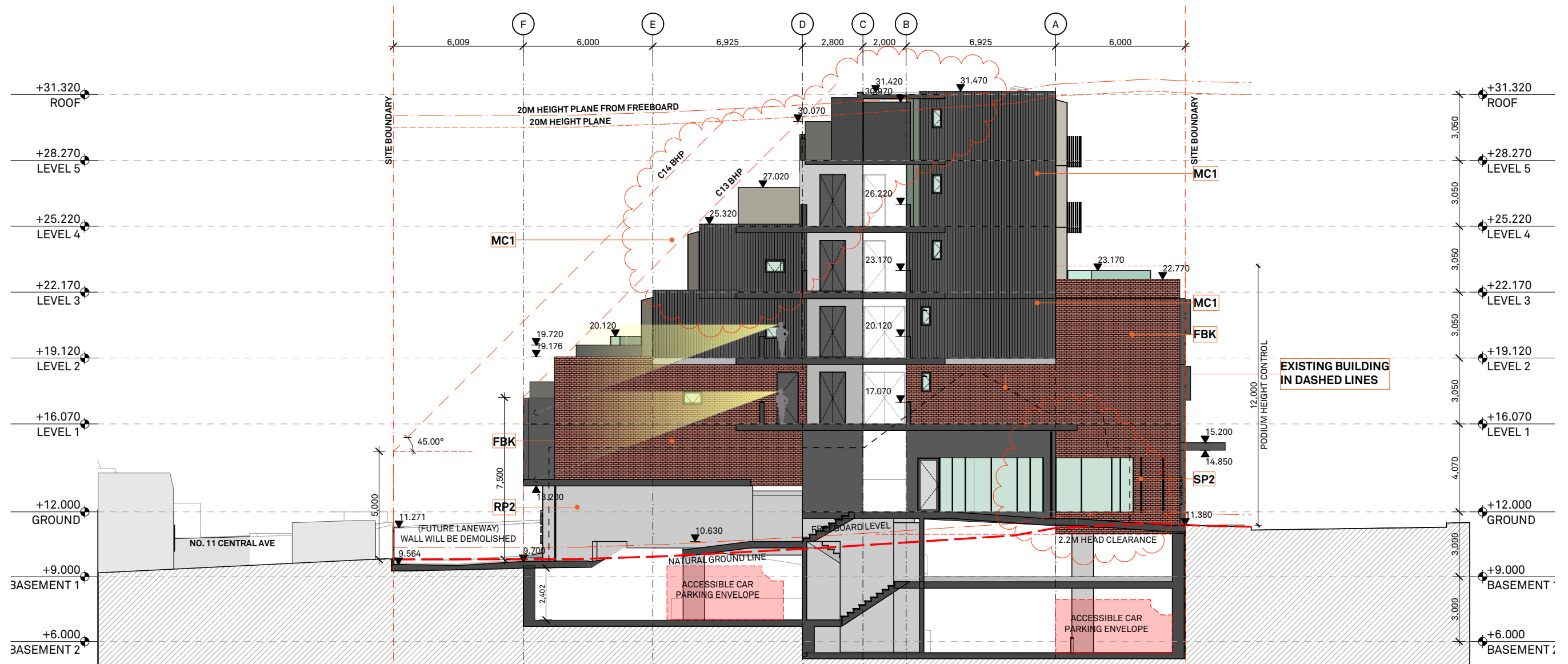
This architectural elevation drawing illustrates the facade of a building, detailing its vertical and horizontal dimensions. The drawing includes the following elements:

- Vertical Levels (Left Side):**
 - ROOF: +31.320
 - LEVEL 5: +28.270
 - LEVEL 4: +25.220
 - LEVEL 3: +22.170
 - LEVEL 2: +19.120
 - LEVEL 1: +16.070
 - GROUND: +12.000
 - BASEMENT 1: +9.000
- Horizontal Dimensions (Top):**
 - 6,000 (from start to grid line A)
 - 6,925 (from grid line A to B)
 - 2,000 (from grid line B to C)
 - 2,800 (from grid line C to D)
 - 6,925 (from grid line D to E)
 - 6,000 (from grid line E to F)
 - 6,009 (from grid line F to end)
- Height Callouts and Features:**
 - PODIUM HEIGHT CONTROL:** Indicated by a vertical dimension line of 12,000 units.
 - Roof and Level Elevation Callouts:** 31.470, 29.470, 27.020, 25.320, 22.270, 20.120, 19.720, 19.176.
 - Ground Level Callouts:** 15.200, 14.850, 13.500, 13.200.
 - Structural Markers:** RP2, RP1, SP1, FBK, and EXISTING BUILDING IN DASHED LINES.
 - Future Demolition:** (FUTURE LANEWAY) WALL WILL BE DEMOLISHED (highlighted in red).
- Contextual Information:**
 - NO. 323 ILLAWARRA RD:** Located at the base of the building.
 - NO. 15 CENTRAL AVE:** Located to the right of the building.



**BENSON
McCORMACK
ARCHITECTURE**

DA



315i

NOTES

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04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0252

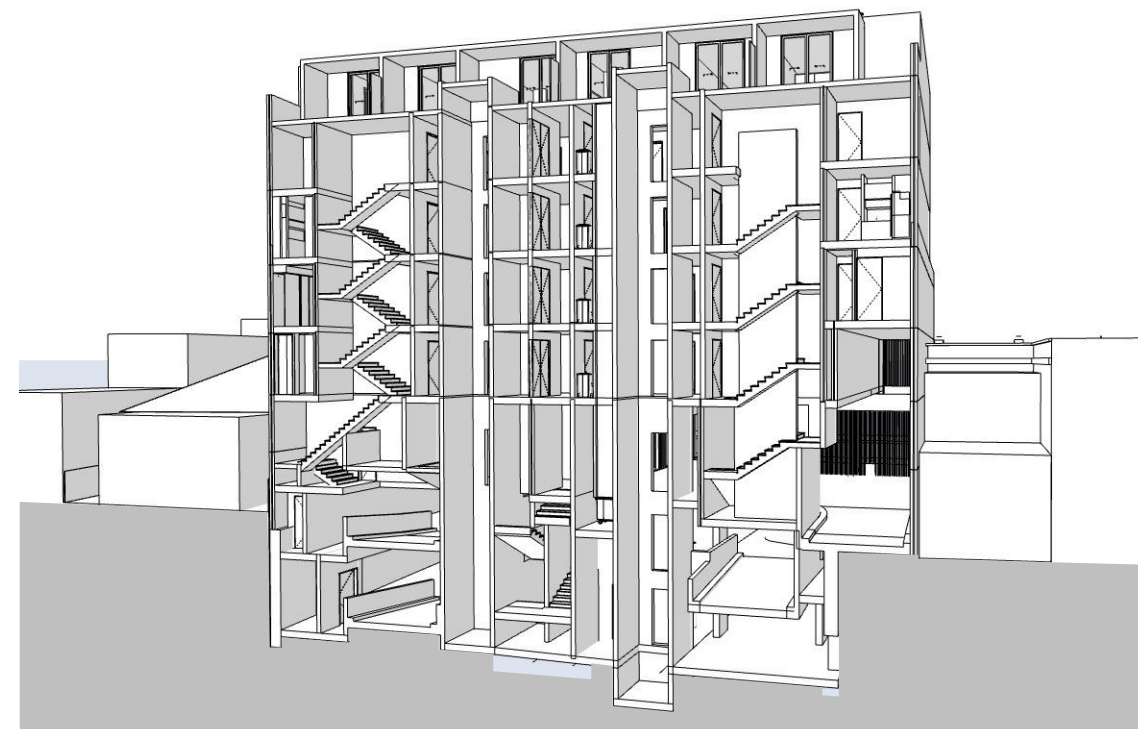
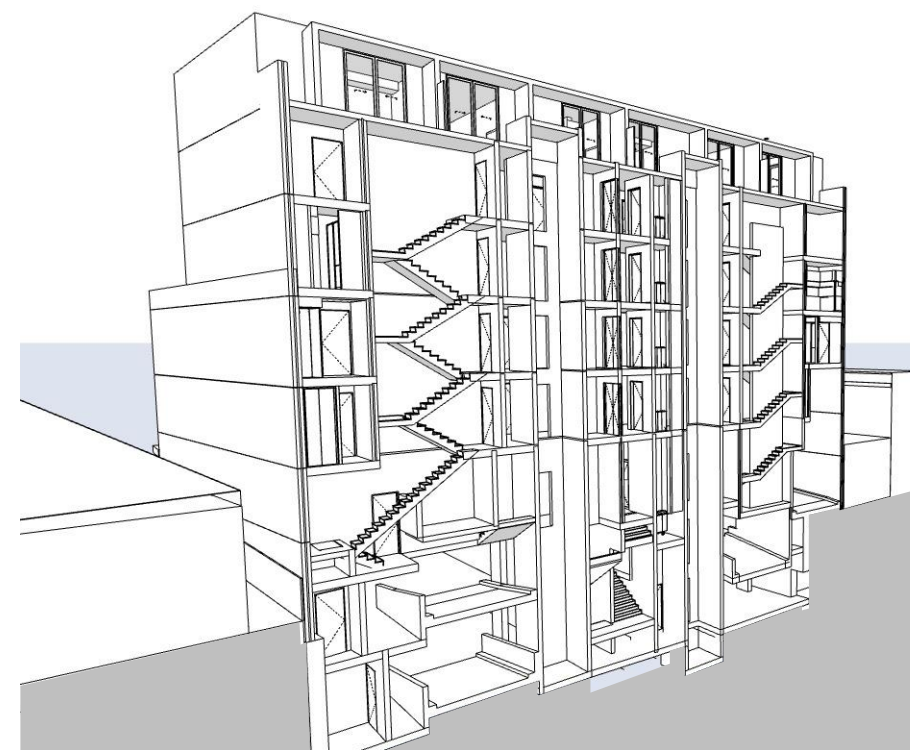
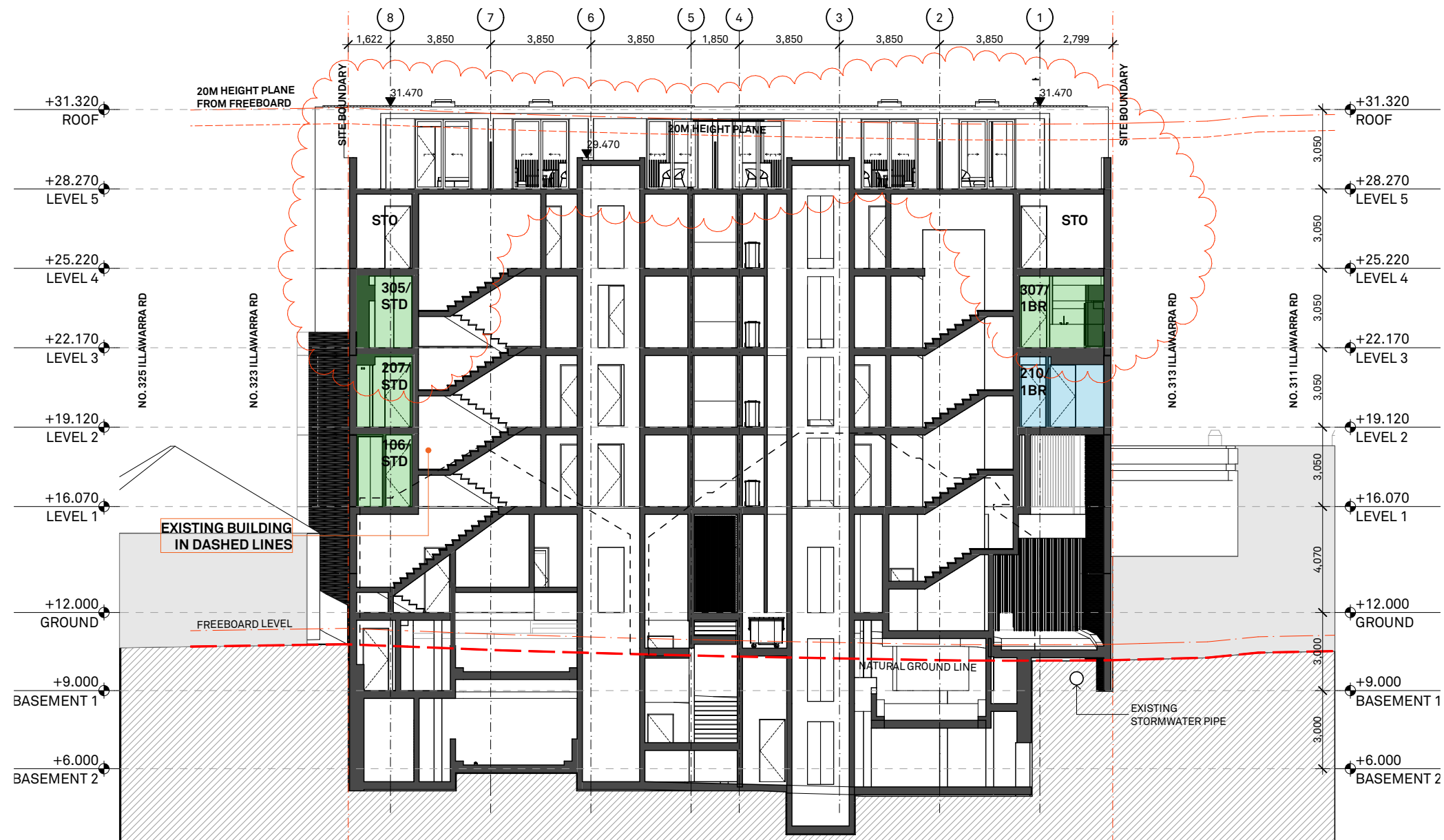
DRAWING
SECTION B

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

DA



315i

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CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200 @ A3

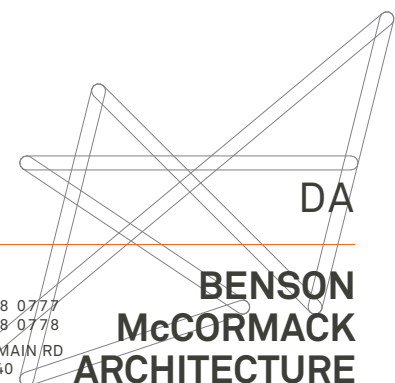
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1452A

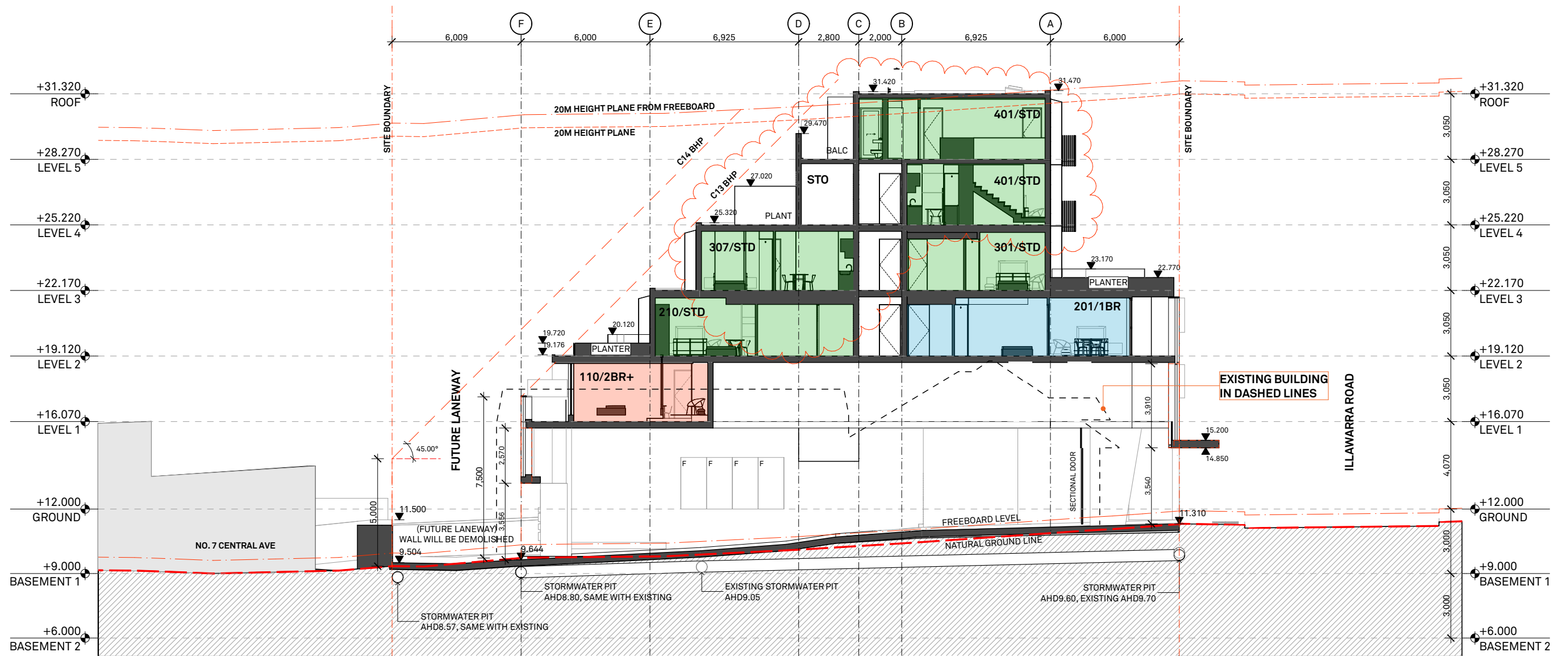
DRAWING NO.
A-0254

DRAWING
SECTION D

ISSUE
05

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536





315i

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03	7/09/2020	DA SERVICED APARTMENTS
04	5/04/2022	L&E APPEAL ISSUE 01
05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT

Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS

315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-0255

DRAWING
SECTION E

ISSUE
05

ARCHITECT

P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**

DA



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03	7/09/2020	DA SERVICED APARTMENTS
04	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

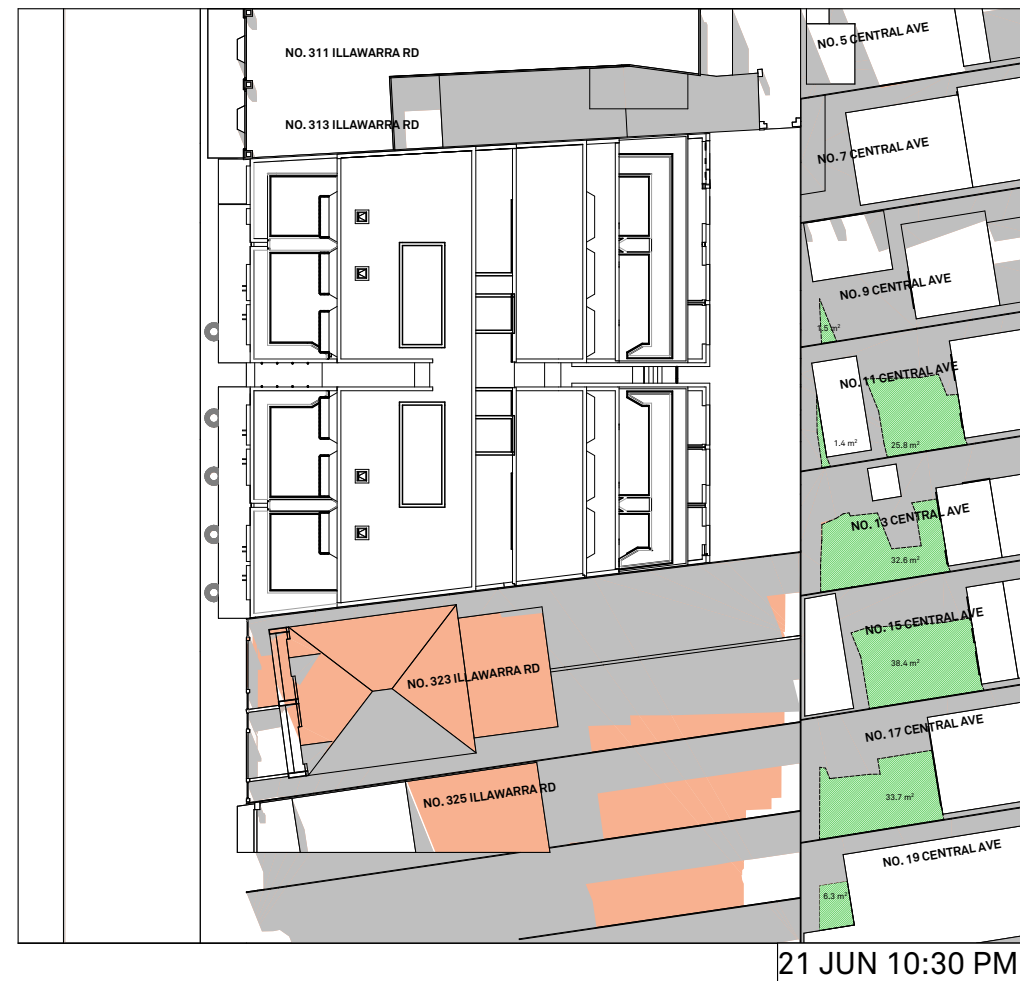
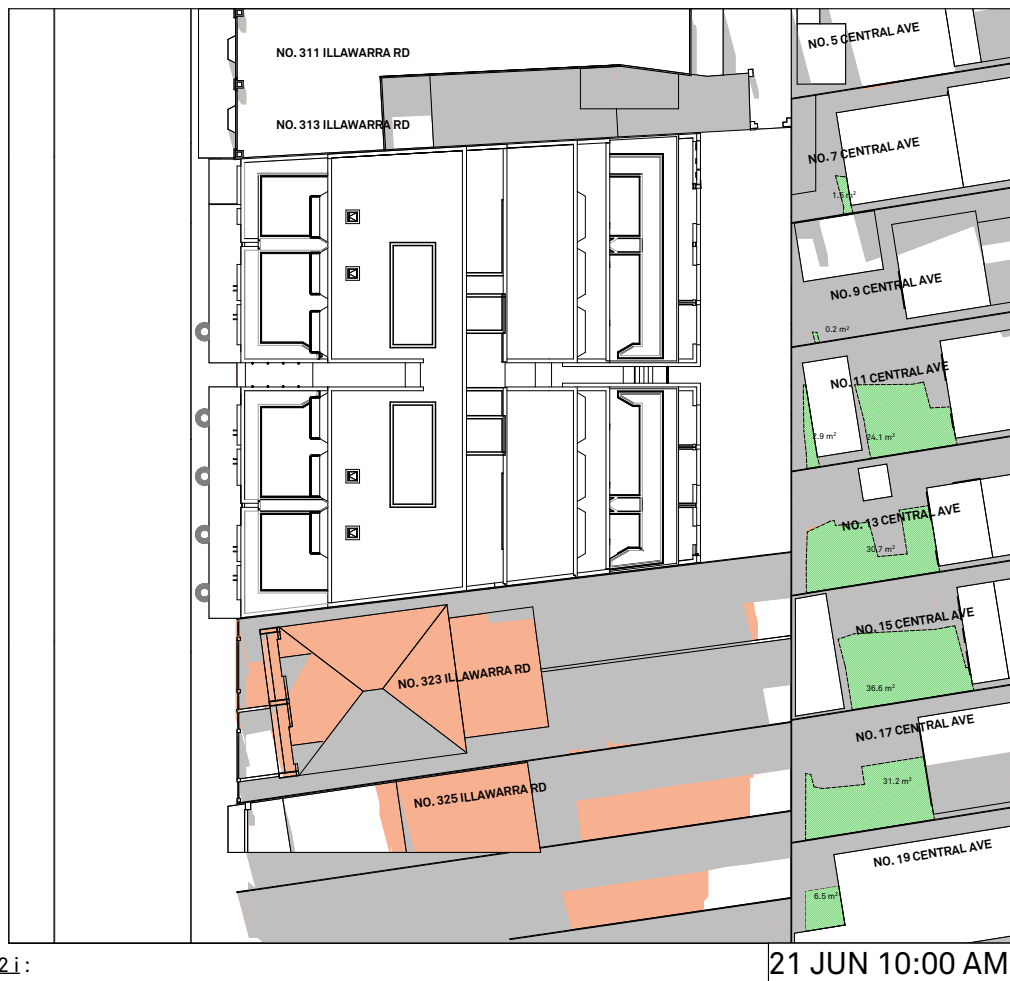
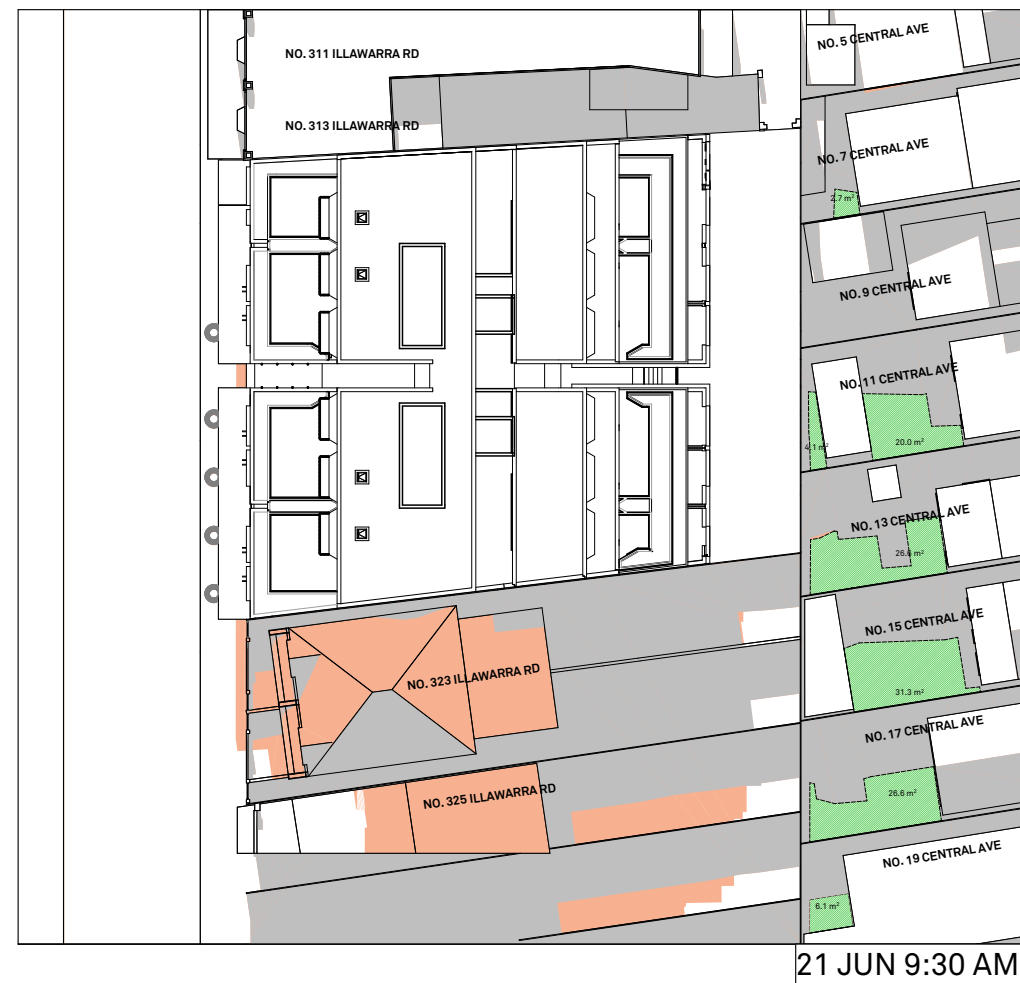
DRAWING NO.
A-1301

DRAWING
MASSING STUDY

ISSUE
04

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

**BENSON
McCORMACK
ARCHITECTURE**



LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

MDCP 2011 Part 2 2.7.3 C2i :
At least 2 hrs solar access between 9am to 3pm on 21st June

NOTES

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03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT NORTH



SCALE
1:500 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-1302

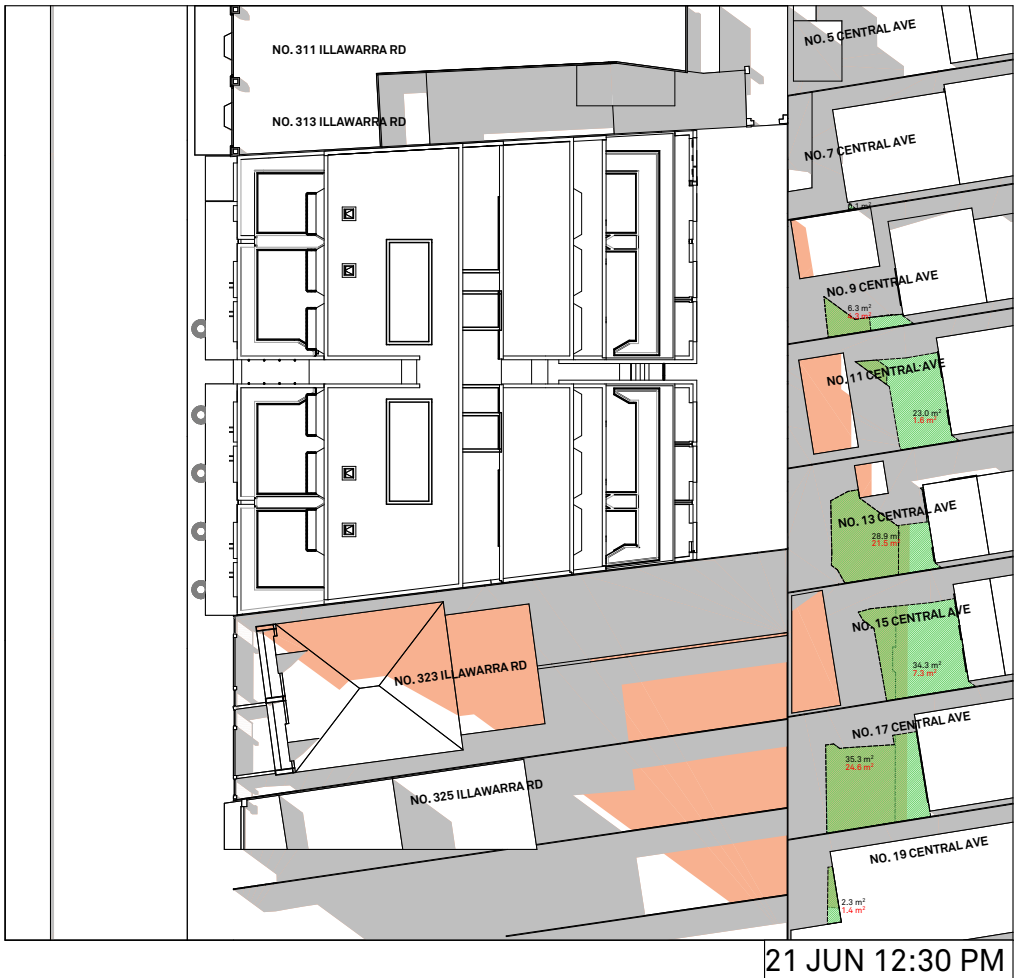
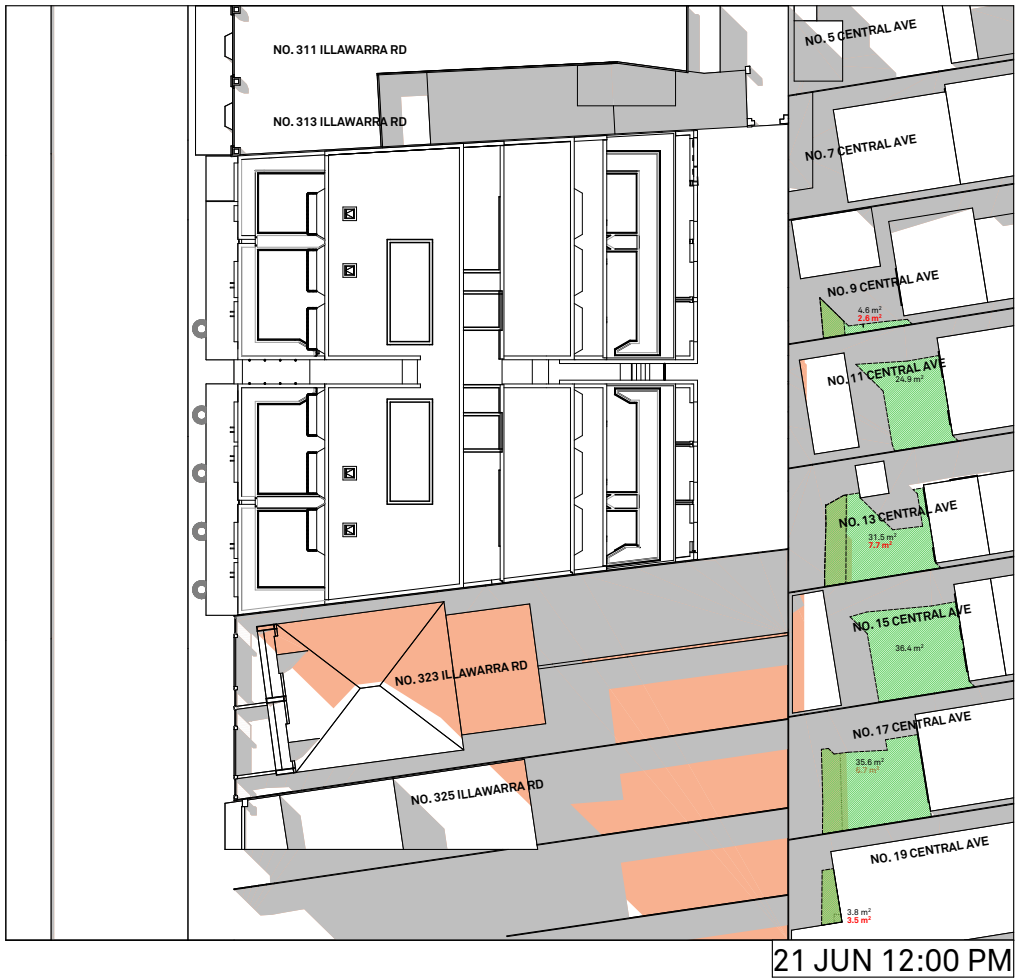
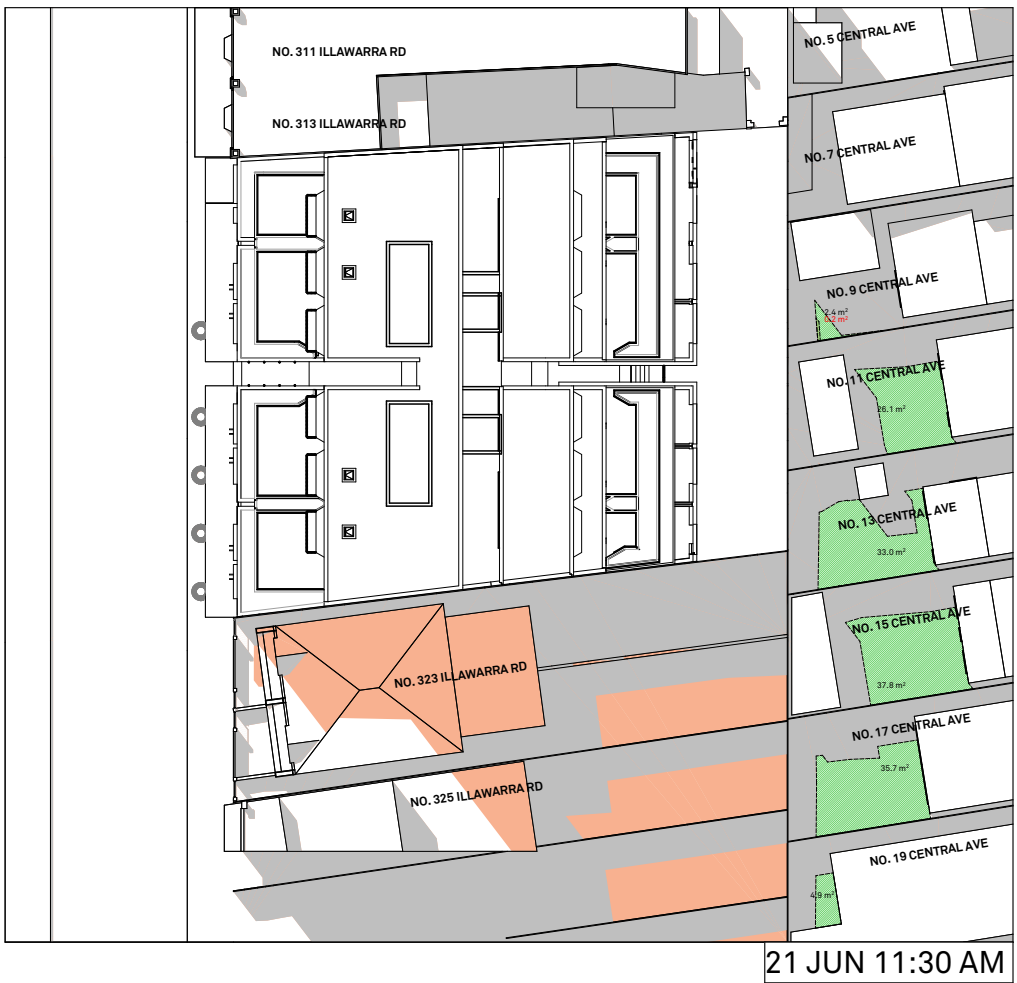
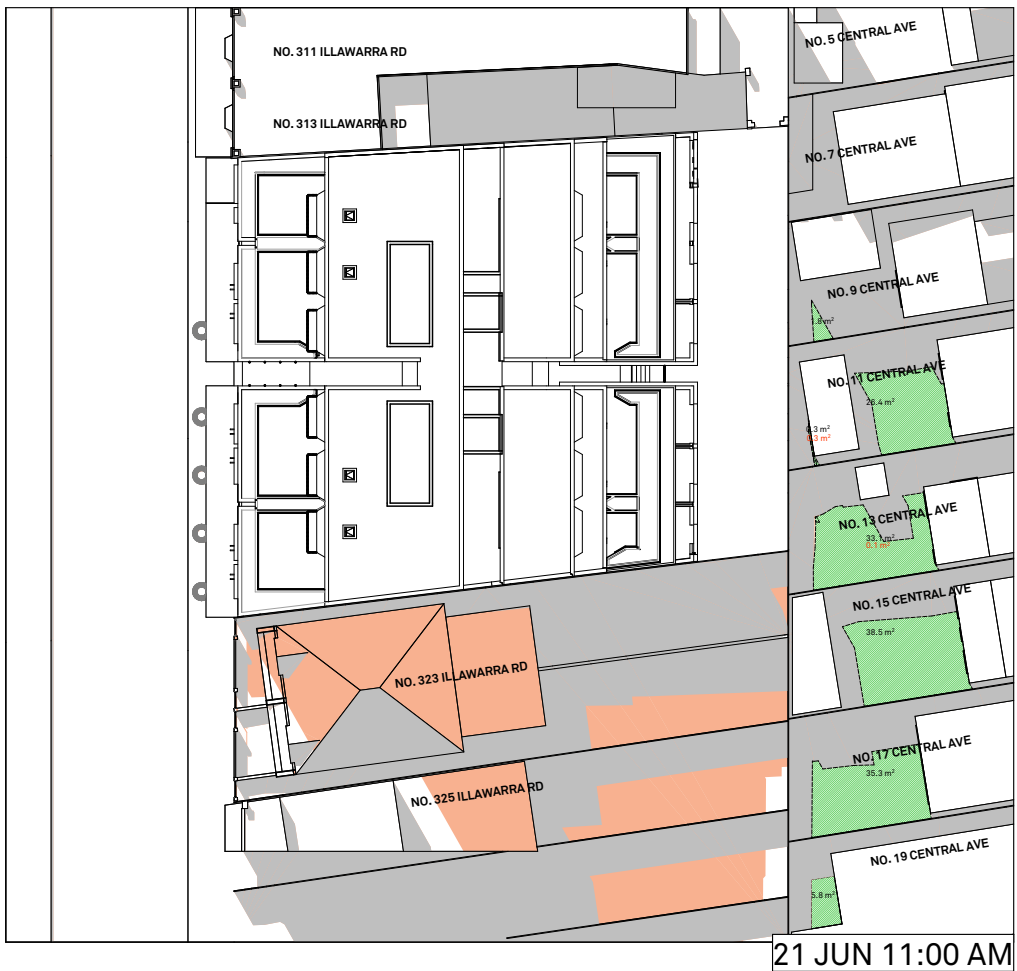
DRAWING
SHADOW ANALYSIS 21 JUNE -
NO EXISTING TREES

ISSUE
03

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE

DA



LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

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03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH



SCALE
1:500 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-1303

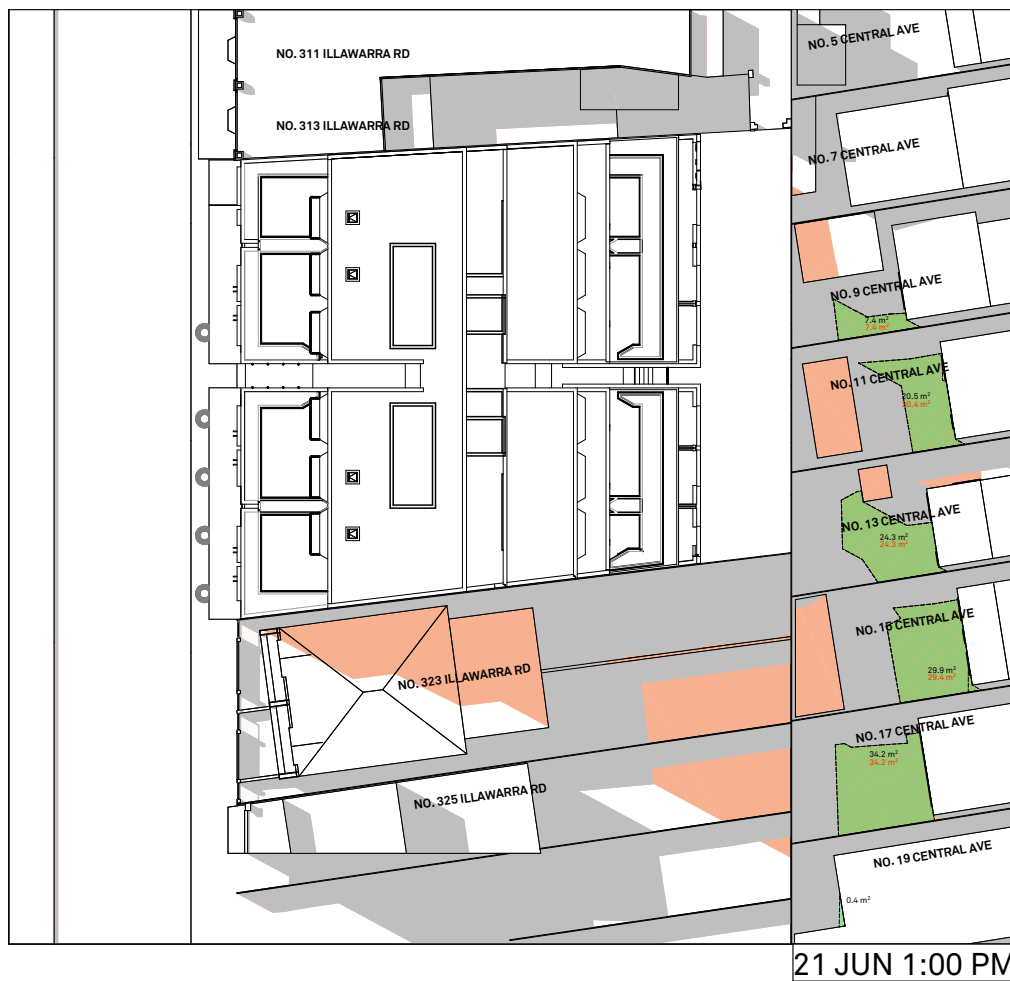
DRAWING
SHADOW ANALYSIS 21 JUNE -
NO EXISTING TREES

ISSUE
03

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

BENSON
McCORMACK
ARCHITECTURE

DA



MDCP 2011 Part 2 2.7.3 C2 i :
At least 2 hrs solar access between 9am to 3pm on 21st June

LEGEND

- EXISTING SHADOW
- PROPOSED SHADOW
- EXISTING POS AREA WITH DIRECT SUNLIGHT

315i

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03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH



SCALE
1:500 @ A3

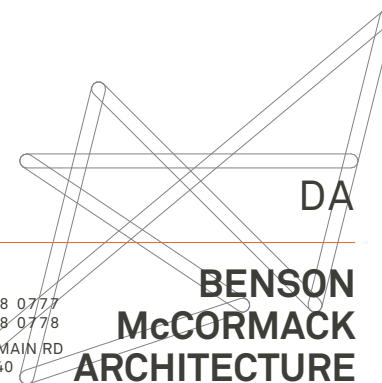
PROJECT NO.
1452A

DRAWING NO.
A-1304

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NO EXISTING TREES

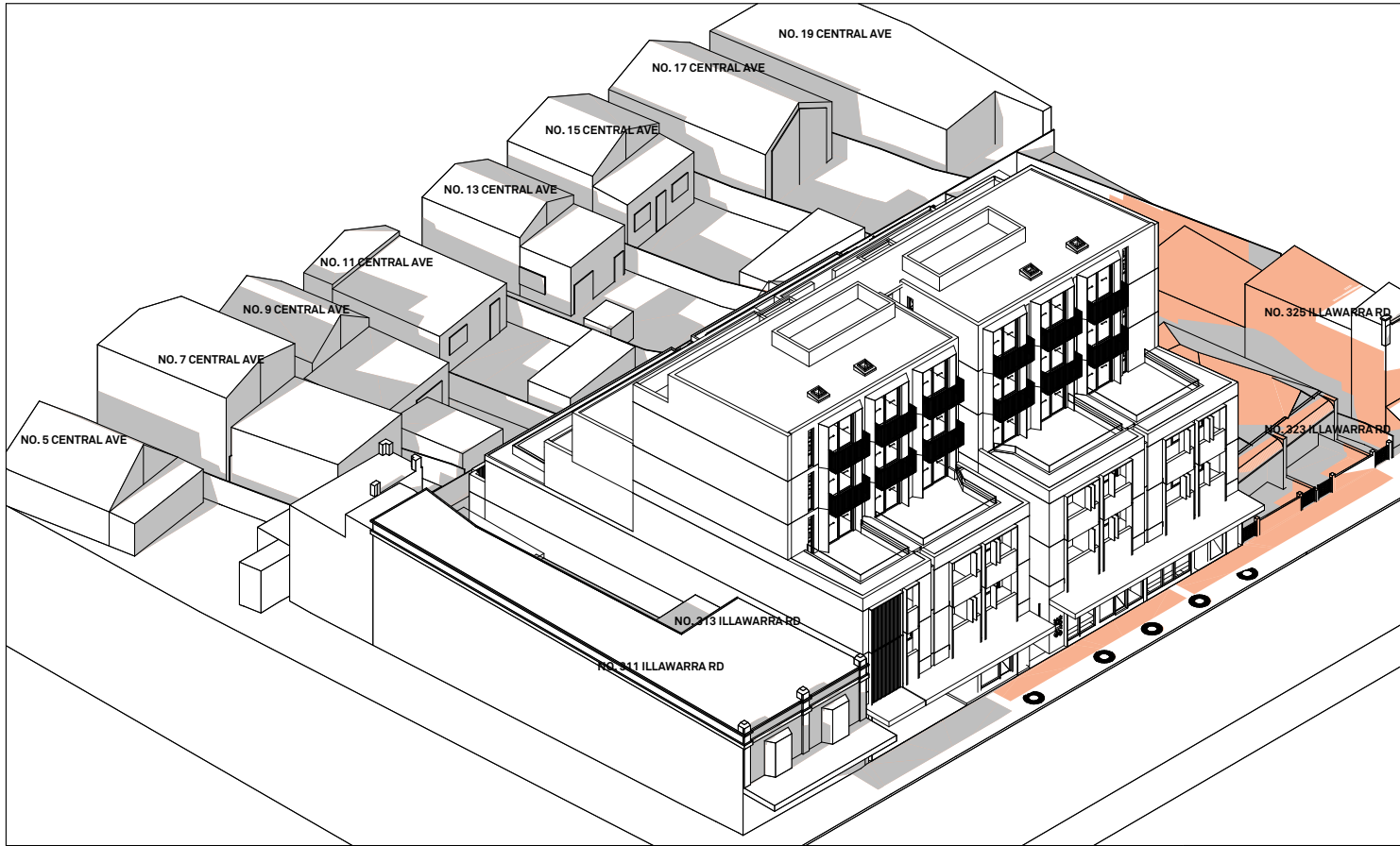
ISSUE
03

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

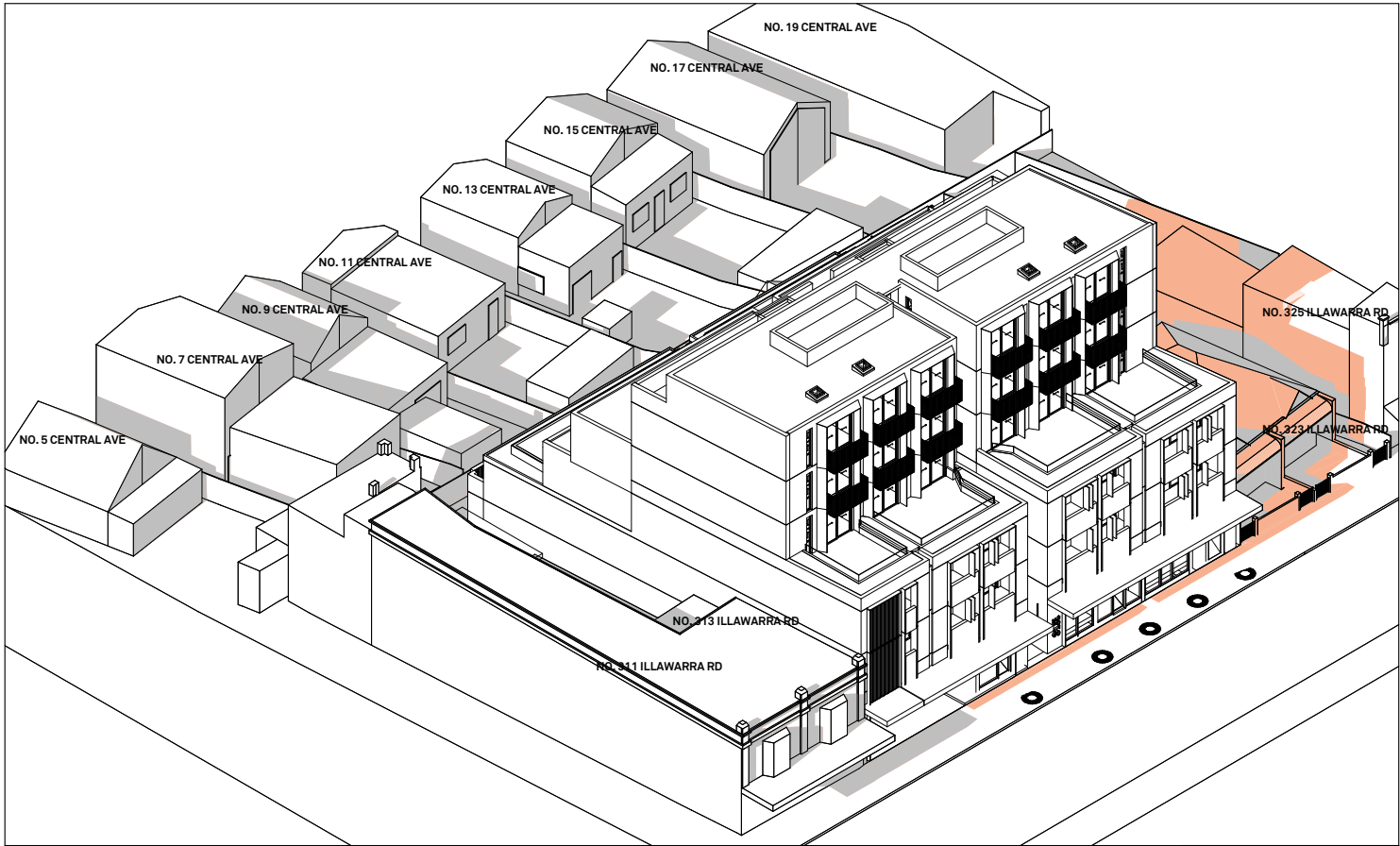


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ARCHITECTURE

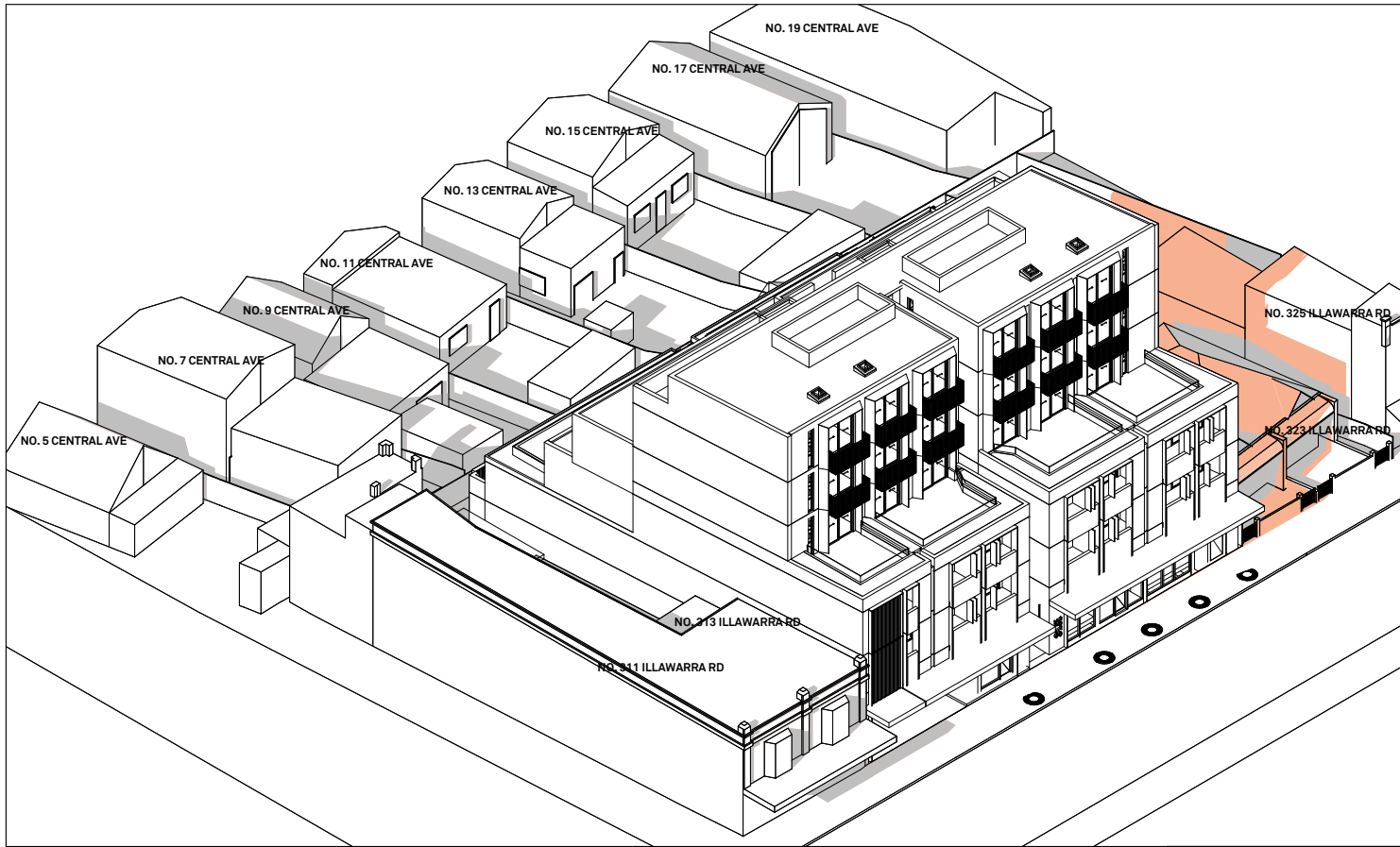
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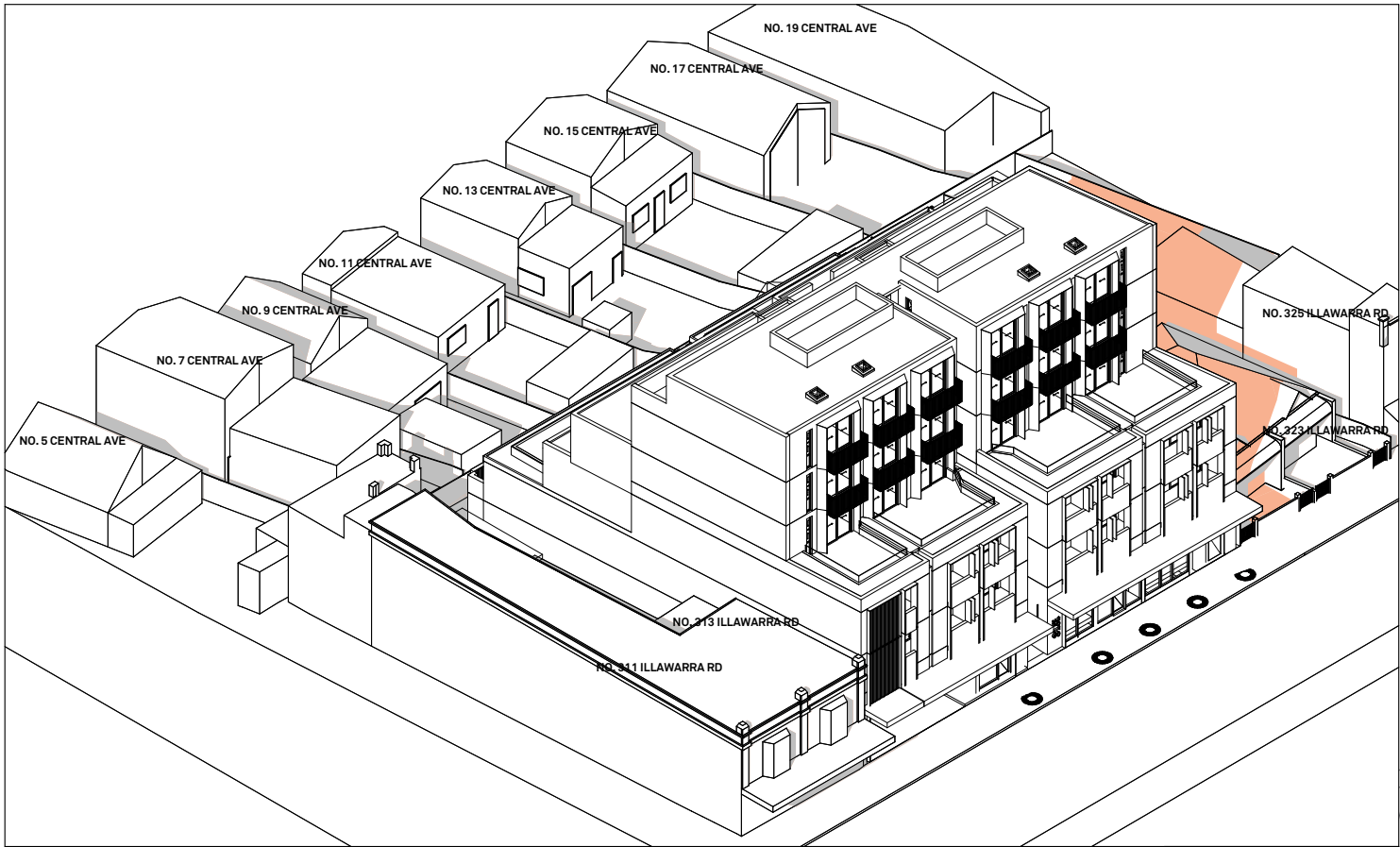
21 JUN 9:00 AM



21 JUN 9:30 AM



21 JUN 10:00 AM



21 JUN 11:00 AM

LEGEND



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03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i 315-321 Illawarra Road Marrickville NSW 2204	

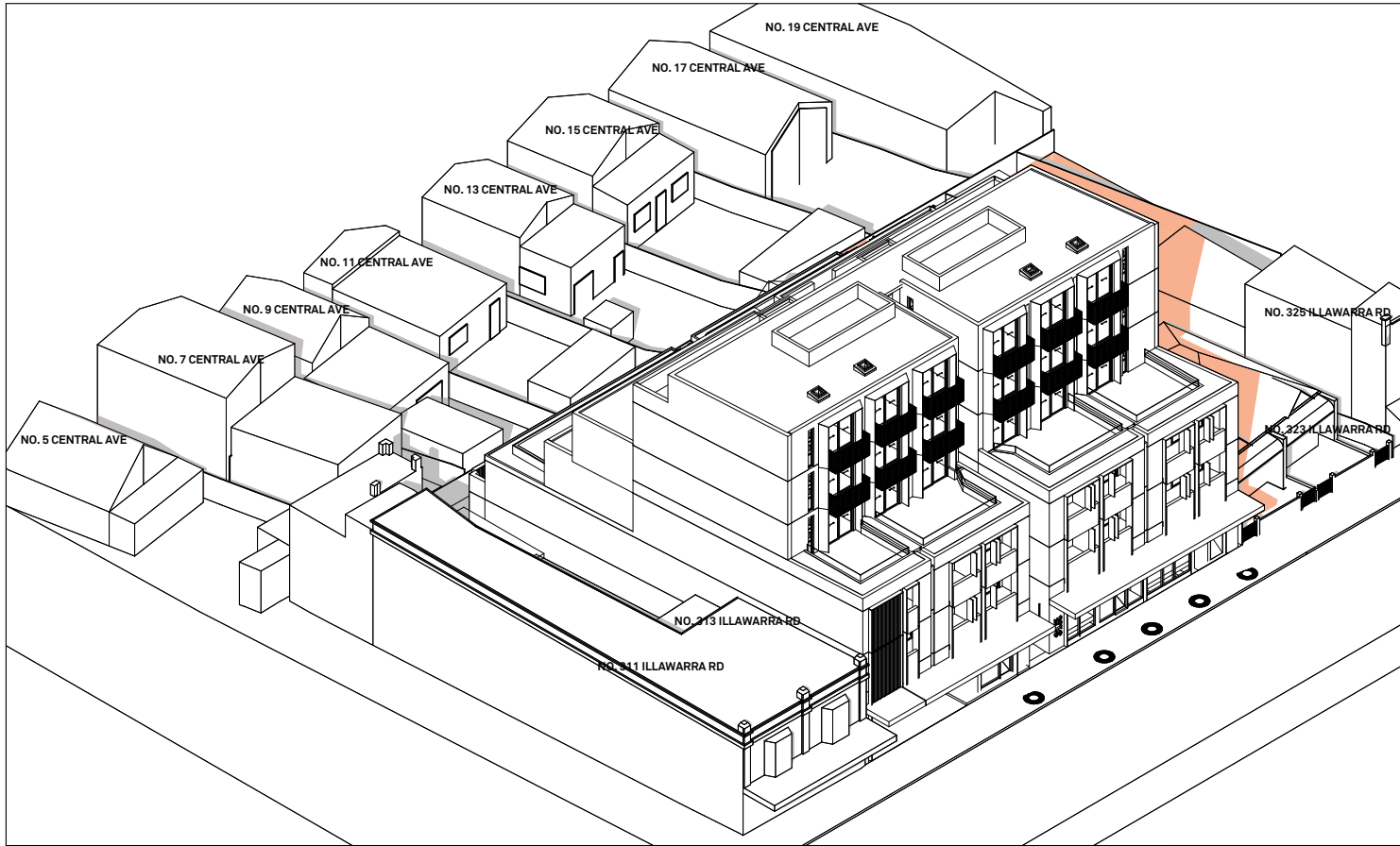
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@ A3	1452A	A-1306	SHADOW ANALYSIS ELEVATIONAL 21 JUNE - NO EXISTING TREES

ISSUE	ARCHITECT
03	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

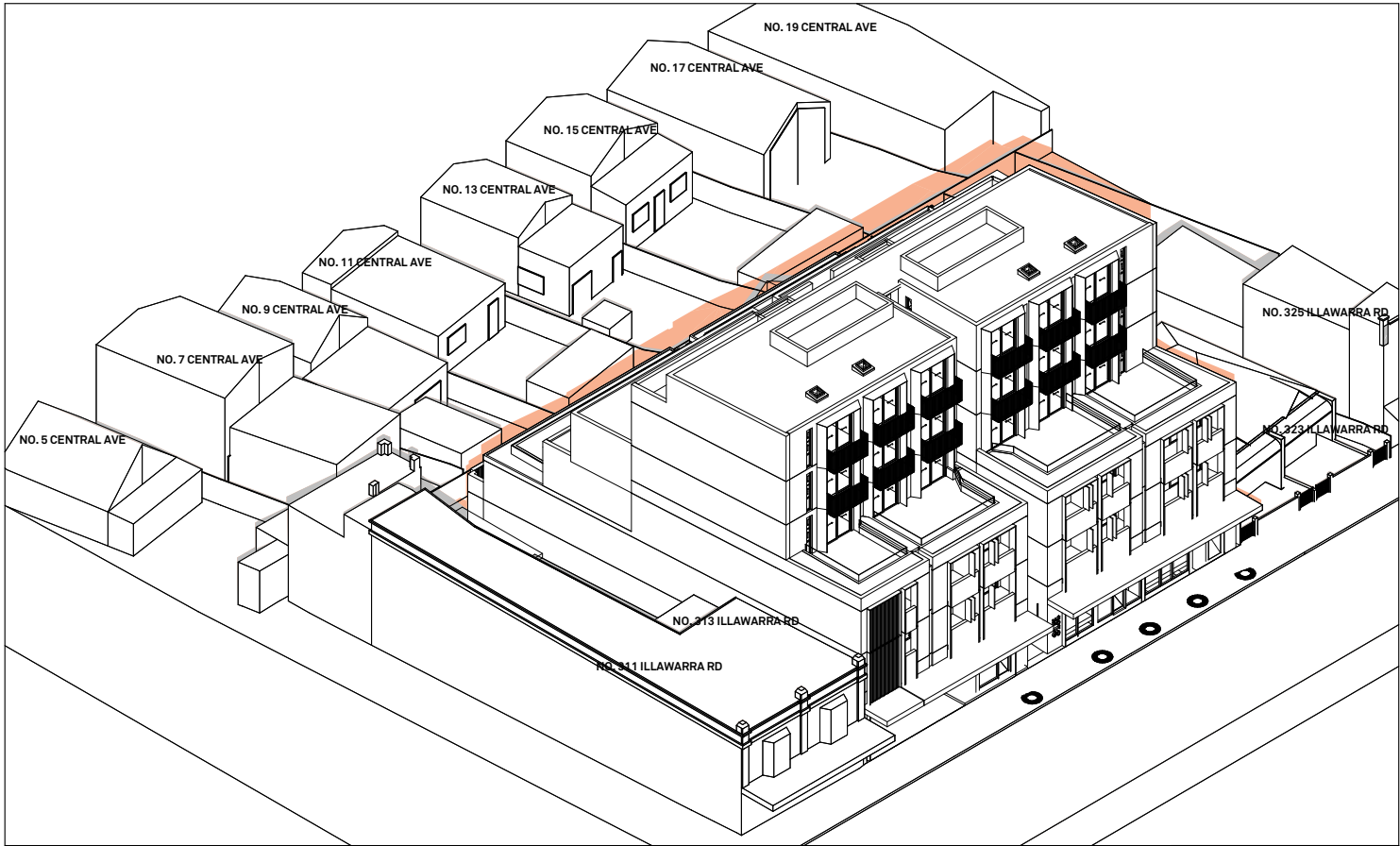
**BENSON
McCORMACK
ARCHITECTURE**

MDCP 2011 Part 2 2.7.3 C2 i :
At least 2 hrs solar access between 9am to 3pm on 21st June
NO CHANGES OF SOLAR ACCESS TO CENTRAL AVE DWELLINGS FROM 9am TO 11.30am

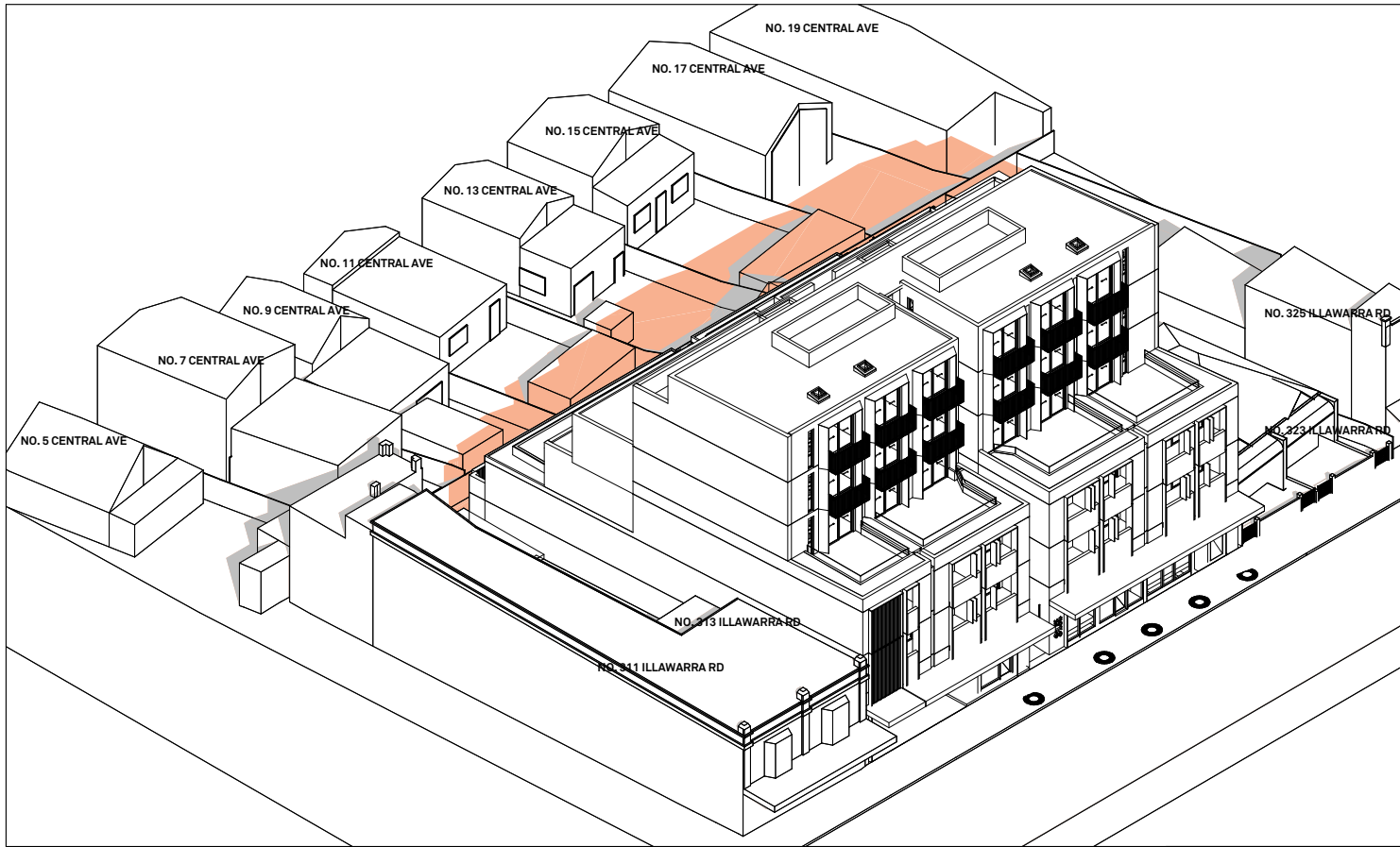
DA



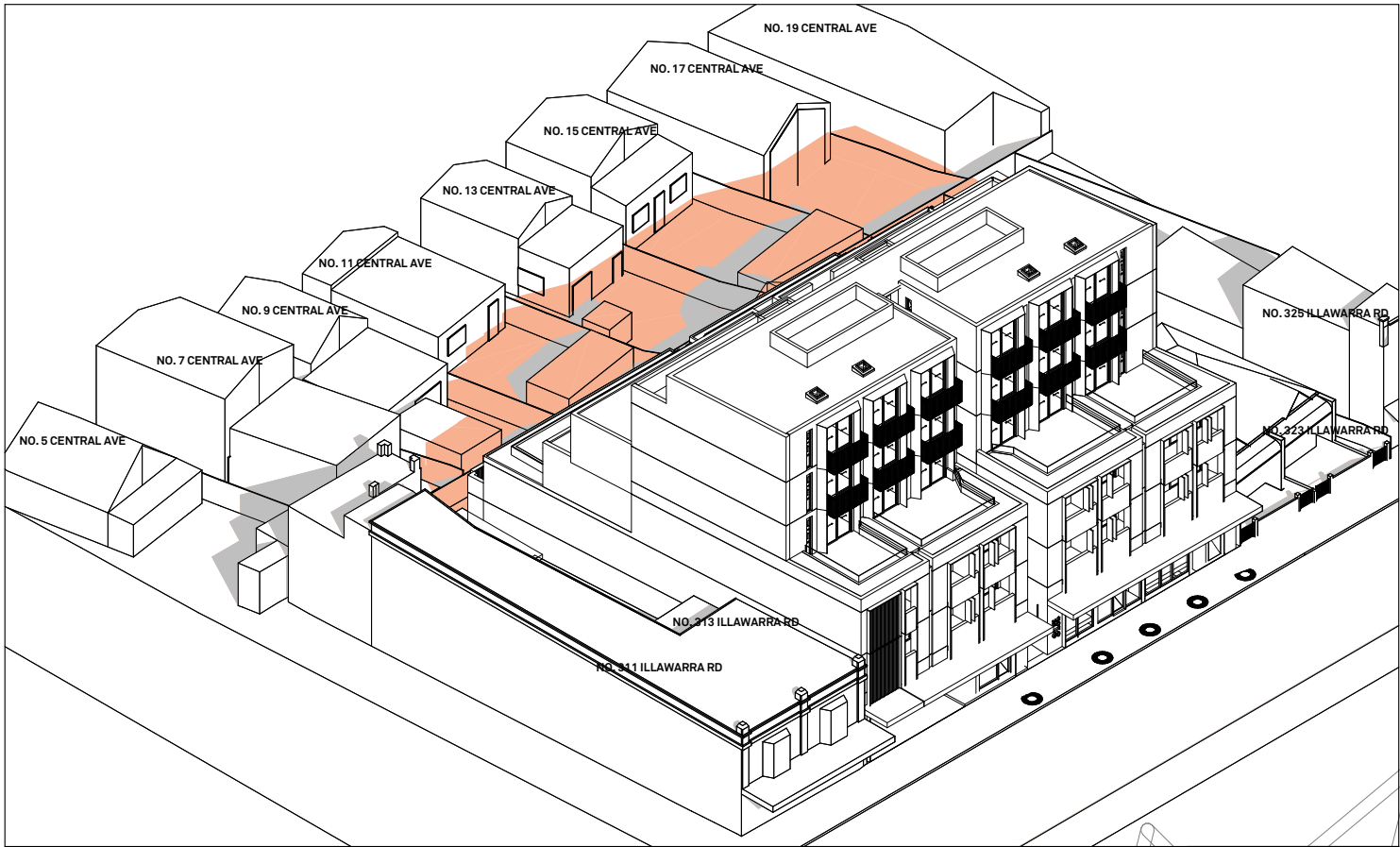
21 JUN 11:30 PM



21 JUN 12:00 PM



21 JUN 12:30 PM



21 JUN 1:00 PM

LEGEND



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03	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

DRAWING NO.
A-1307

DRAWING
SHADOW ANALYSIS
ELEVATIONAL 21 JUNE - NO
EXISTING TREES

ISSUE
03

ARCHITECT
P : + 61 2 9818 0777
F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

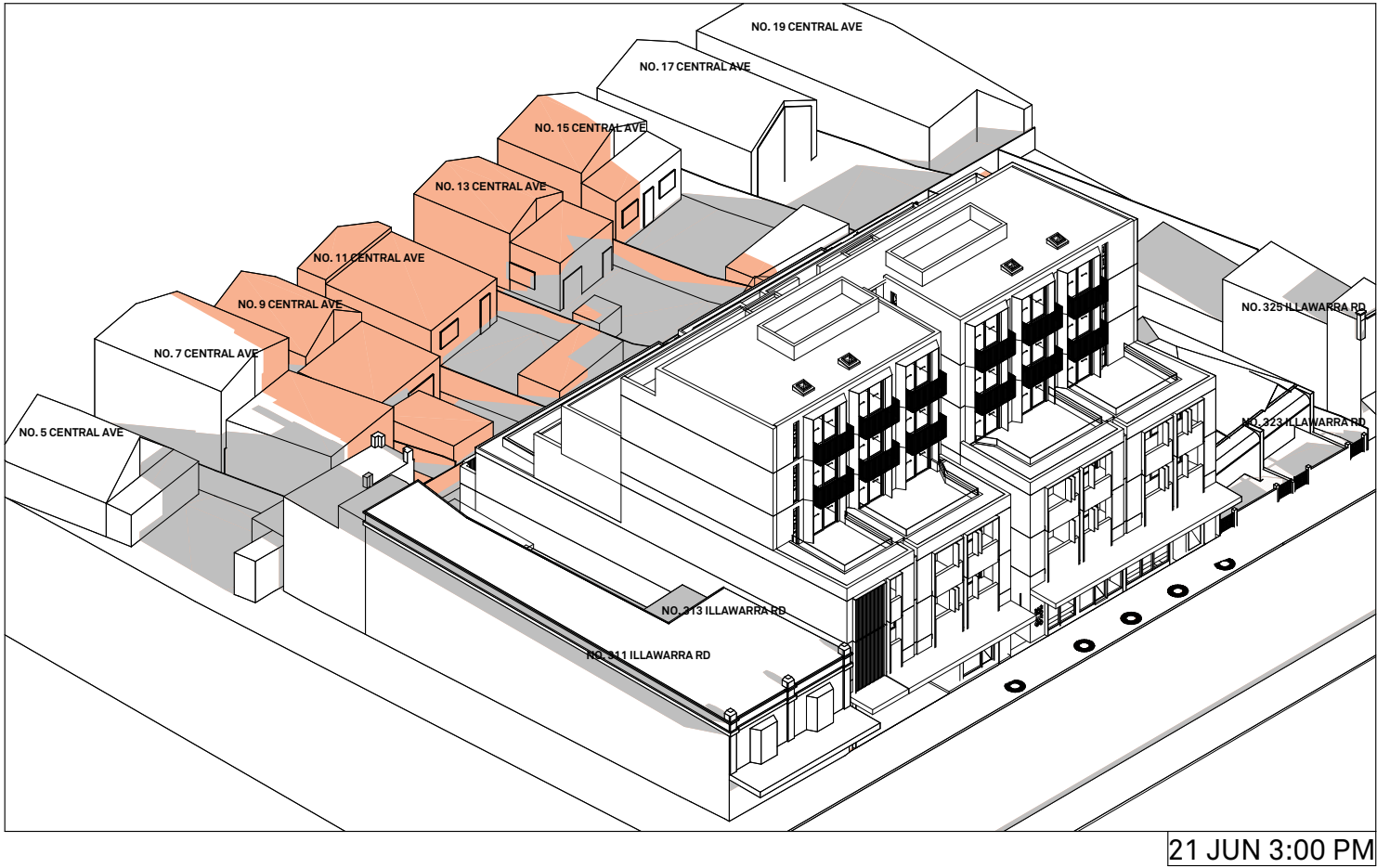
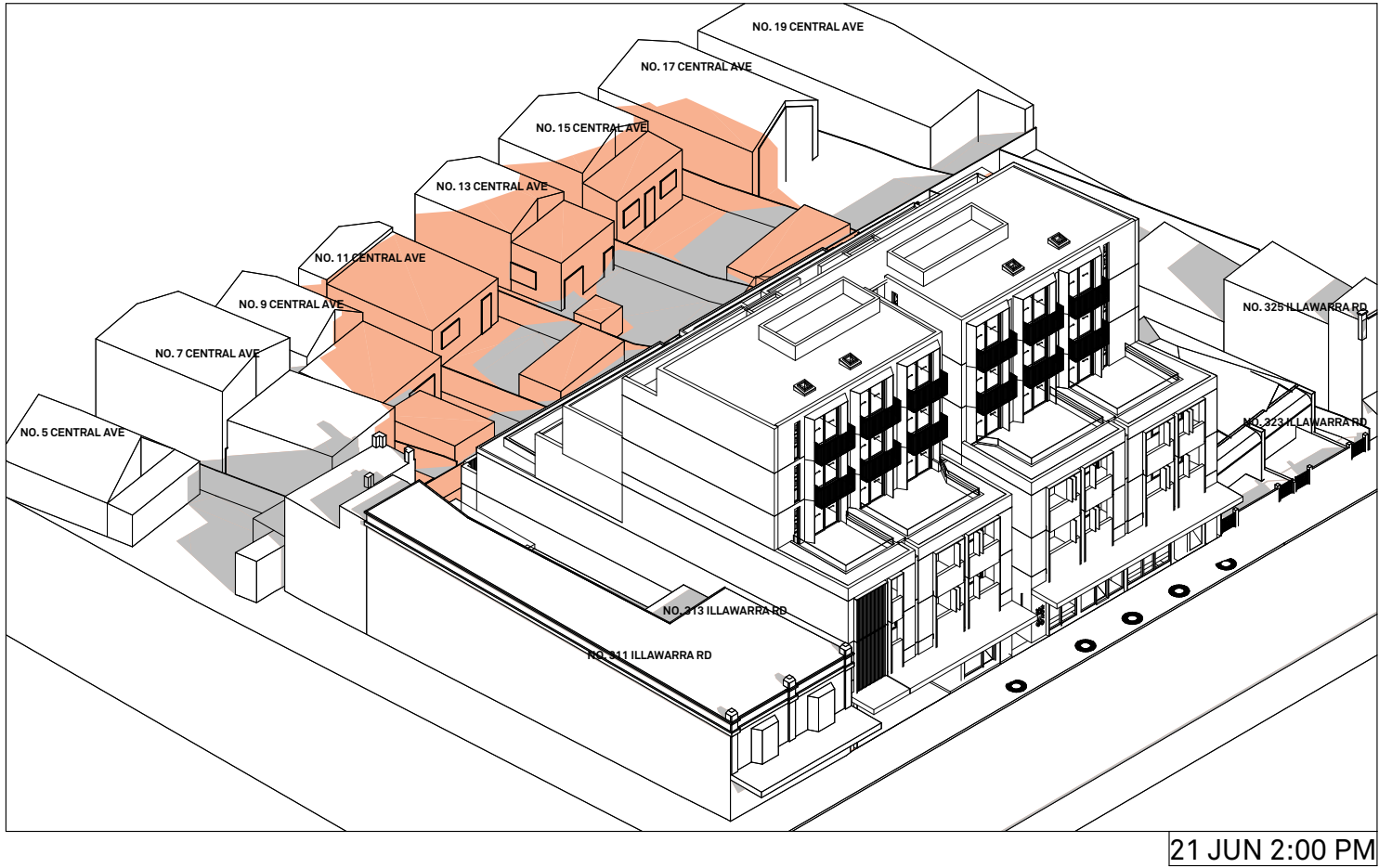
BENSON
McCORMACK
ARCHITECTURE

MDCP 2011 Part 2 2.7.3 C2 i :

At least 2 hrs solar access between 9am to 3pm on 21st June

NO CHANGES OF SOLAR ACCESS TO CENTRAL AVE DWELLINGS FROM 9am TO 11.30am

DA



LEGEND

315i

EXISTING SHADOW

PROPOSED SHADOW

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	03	27/07/2022	L&E APPEAL ISSUE 02
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CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1308	SHADOW ANALYSIS ELEVATIONAL 21 JUNE - NO EXISTING TREES

ISSUE	ARCHITECT
03	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

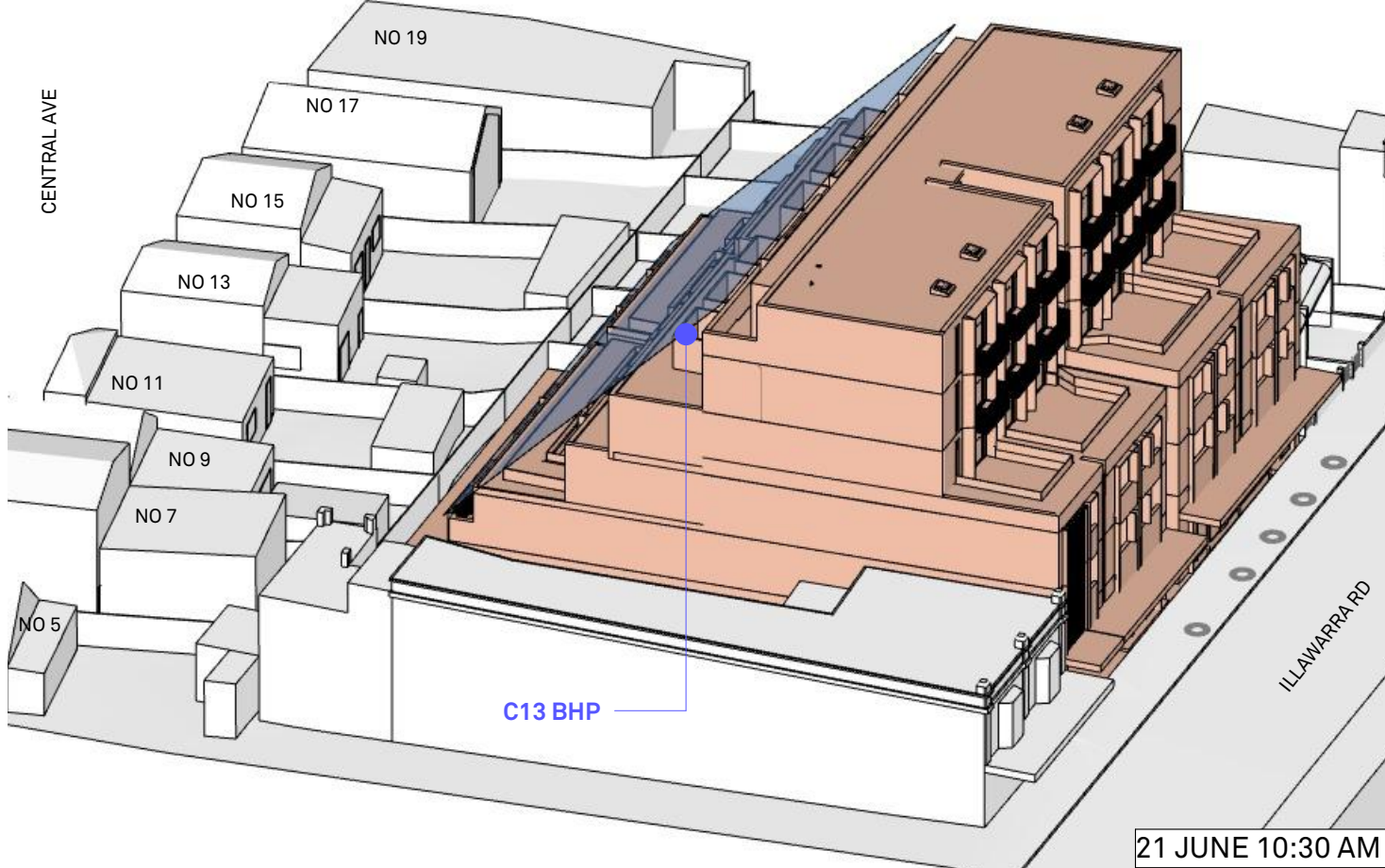
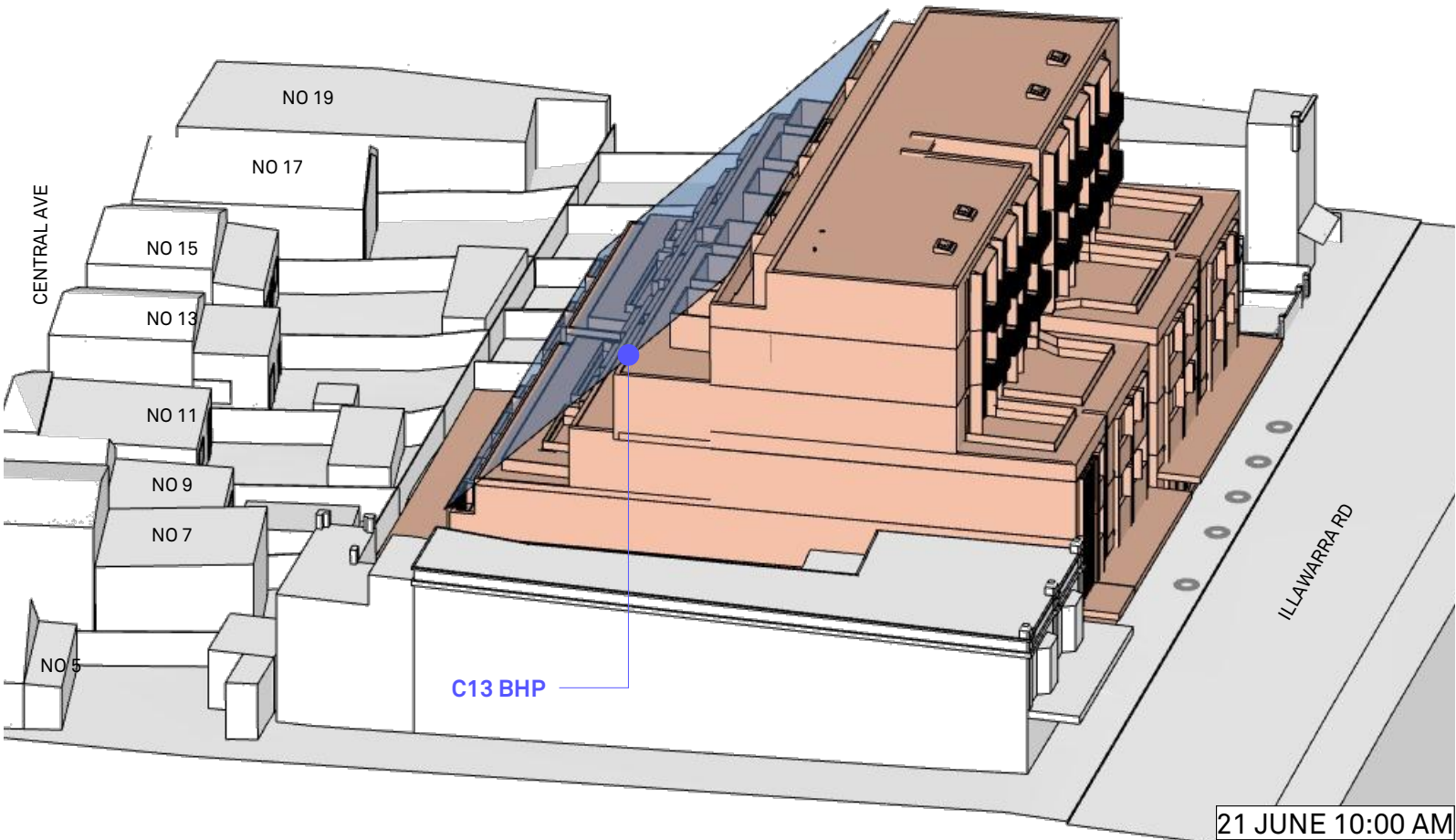
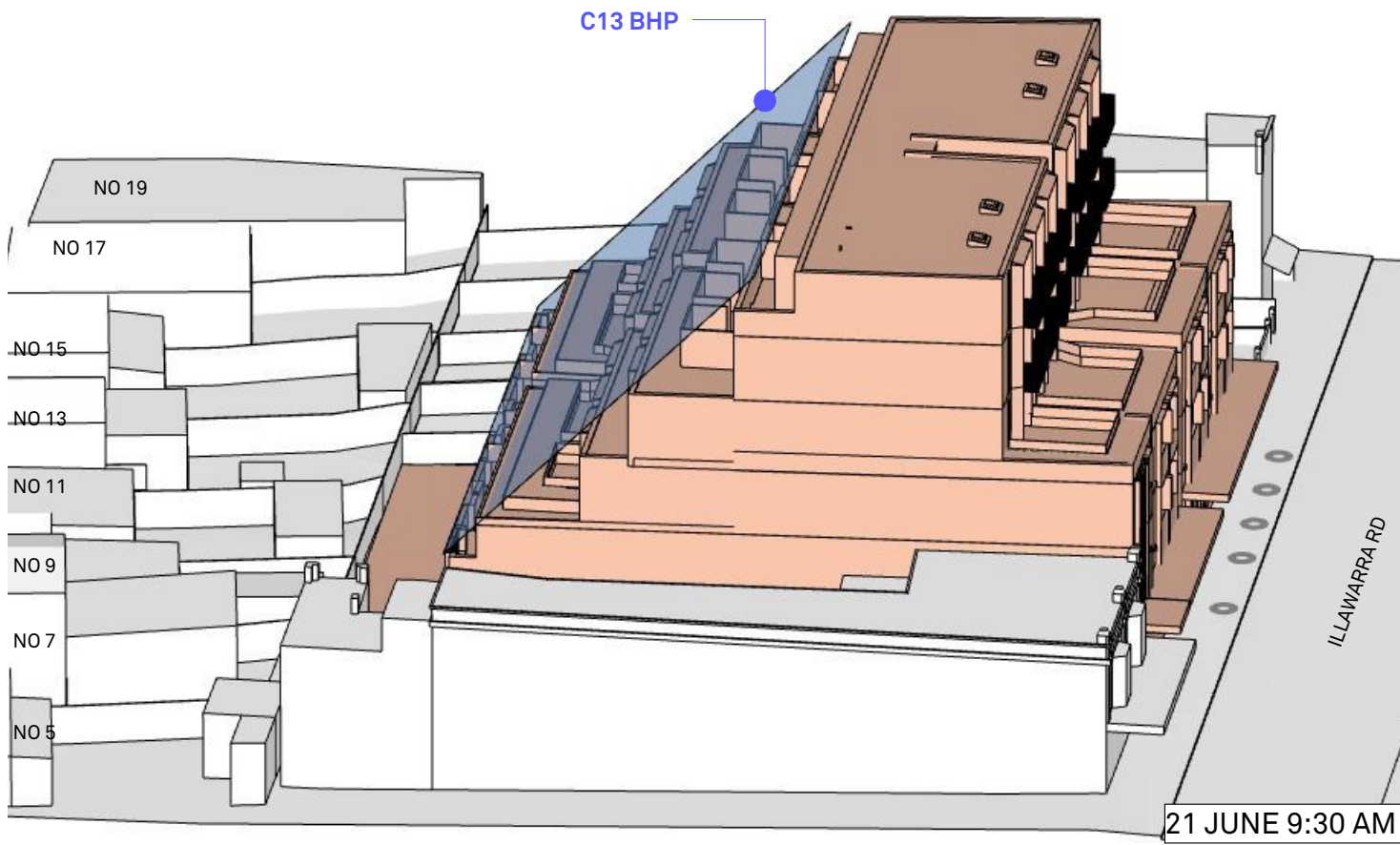
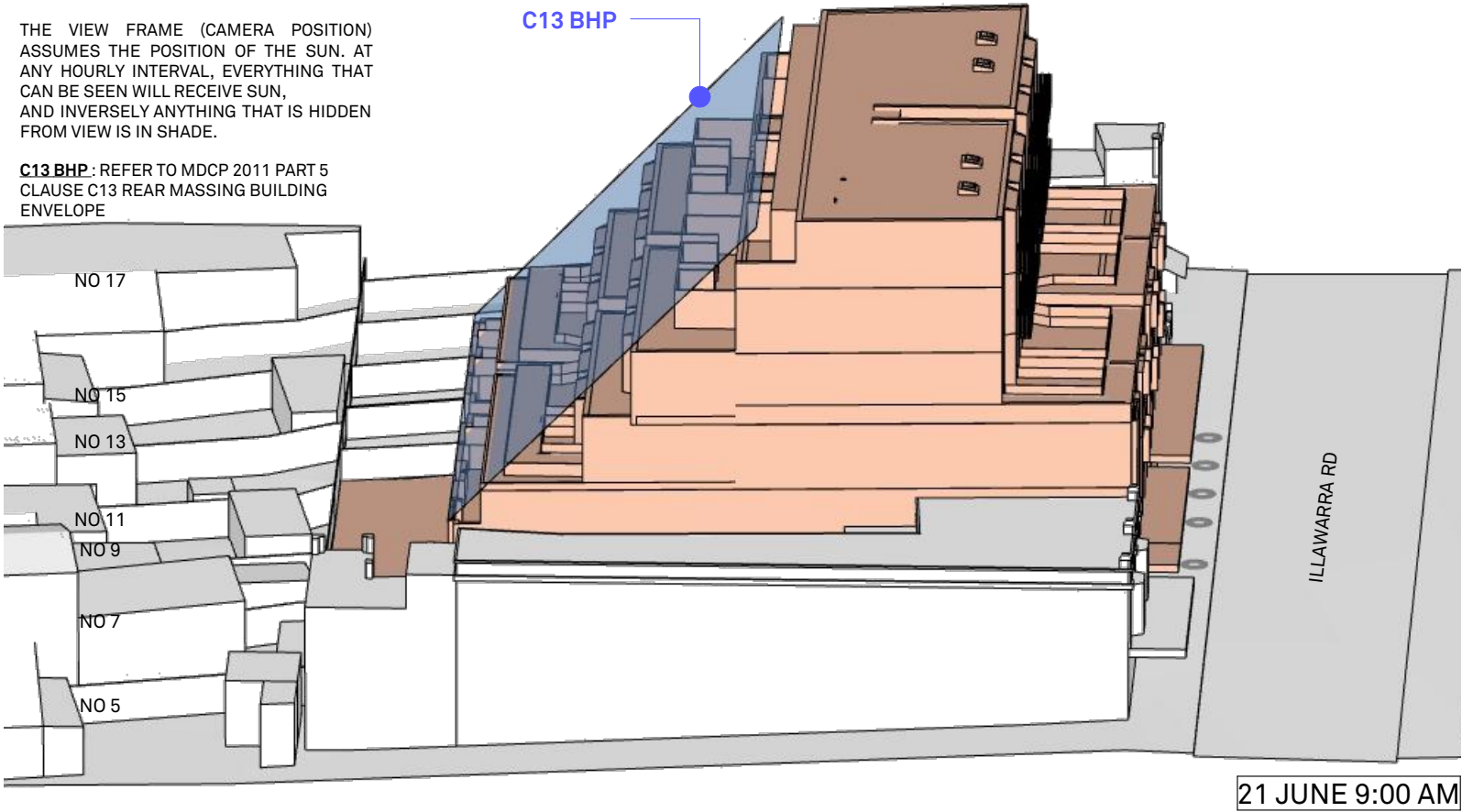
DA

BENSON
McCORMACK
ARCHITECTURE

SOLAR ANALYSIS METHODOLOGY

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

C13 BHP.: REFER TO MDCP 2011 PART 5 CLAUSE C13 REAR MASSING BUILDING ENVELOPE



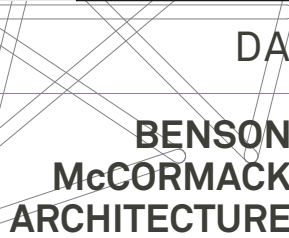
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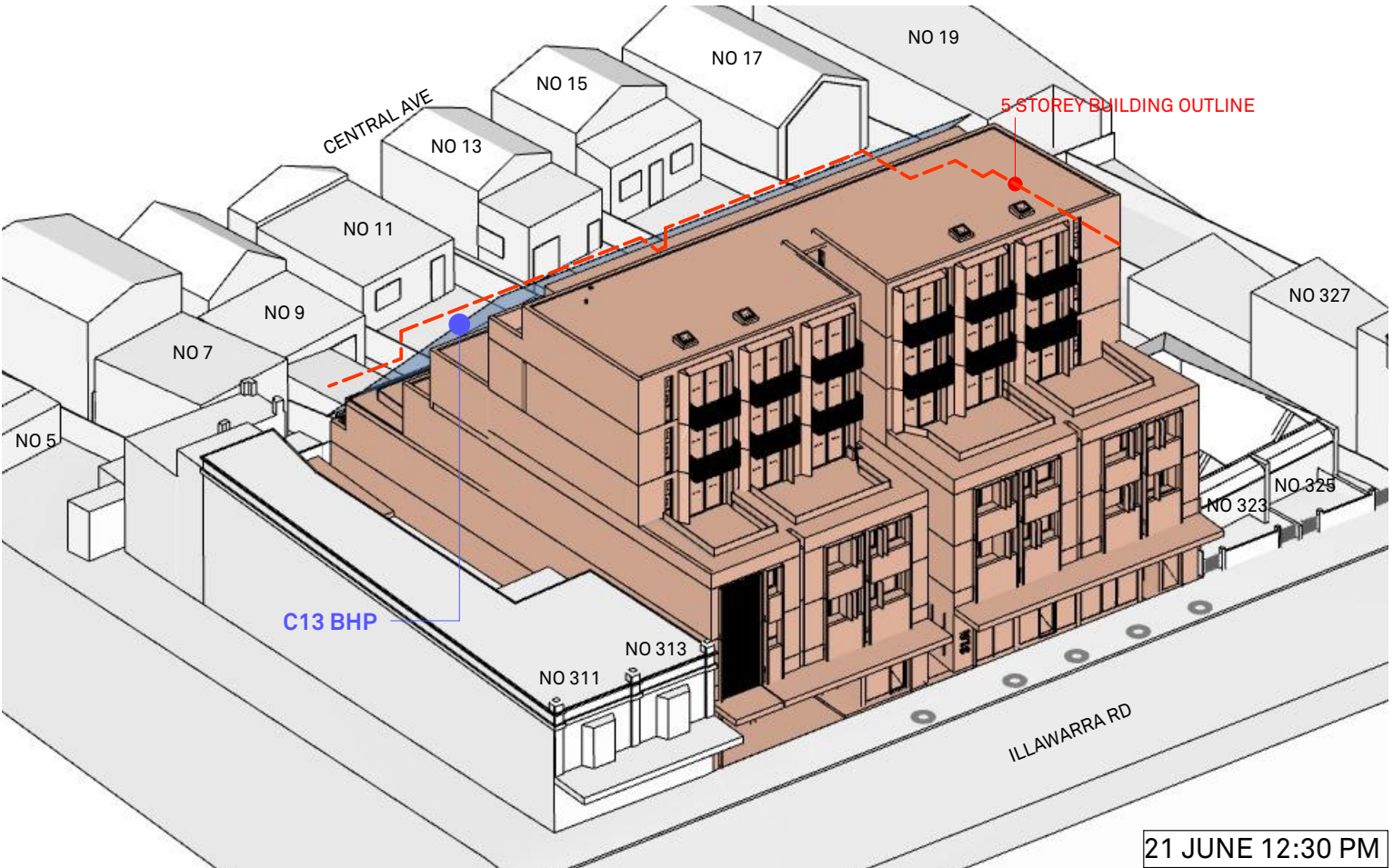
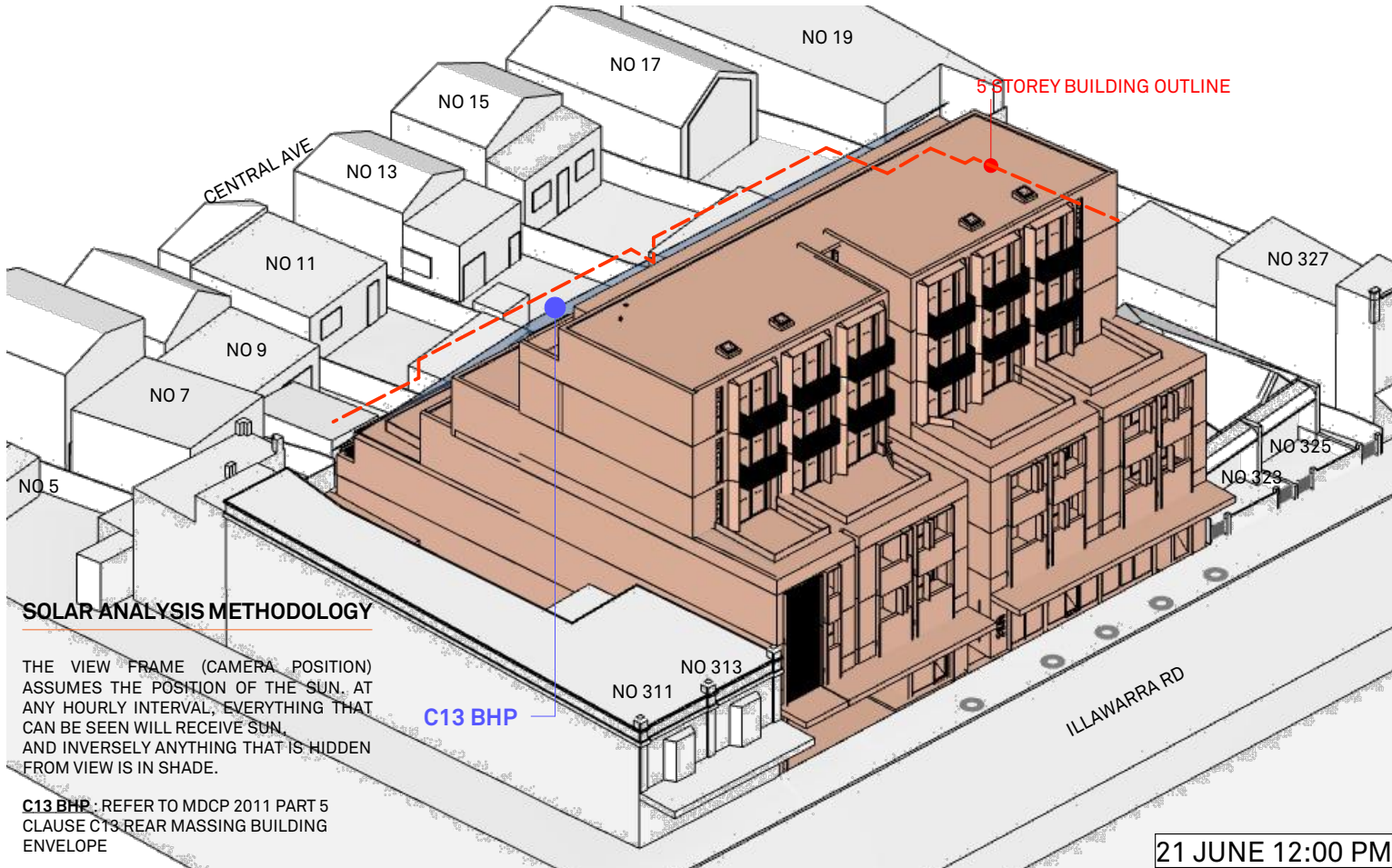
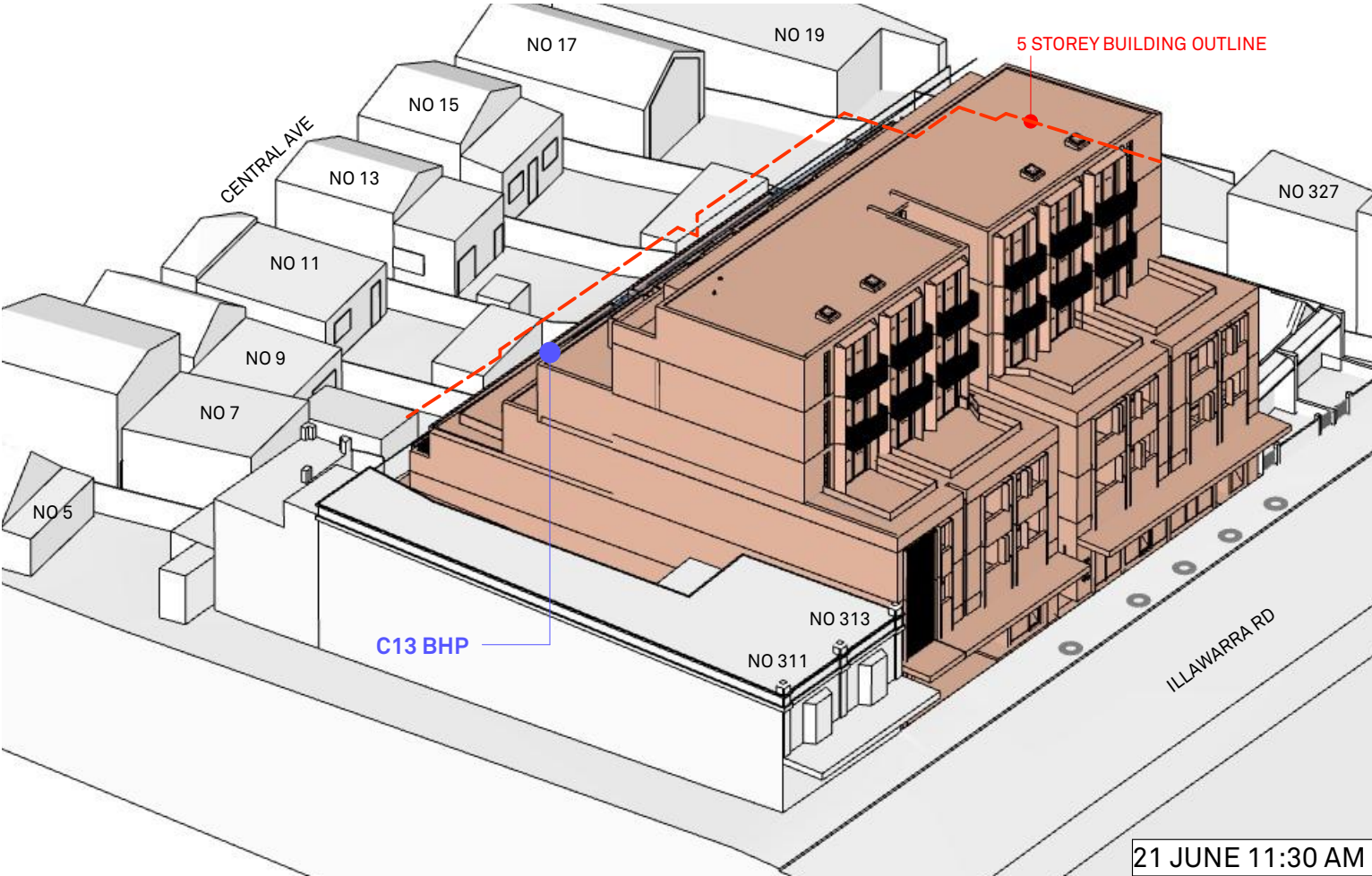
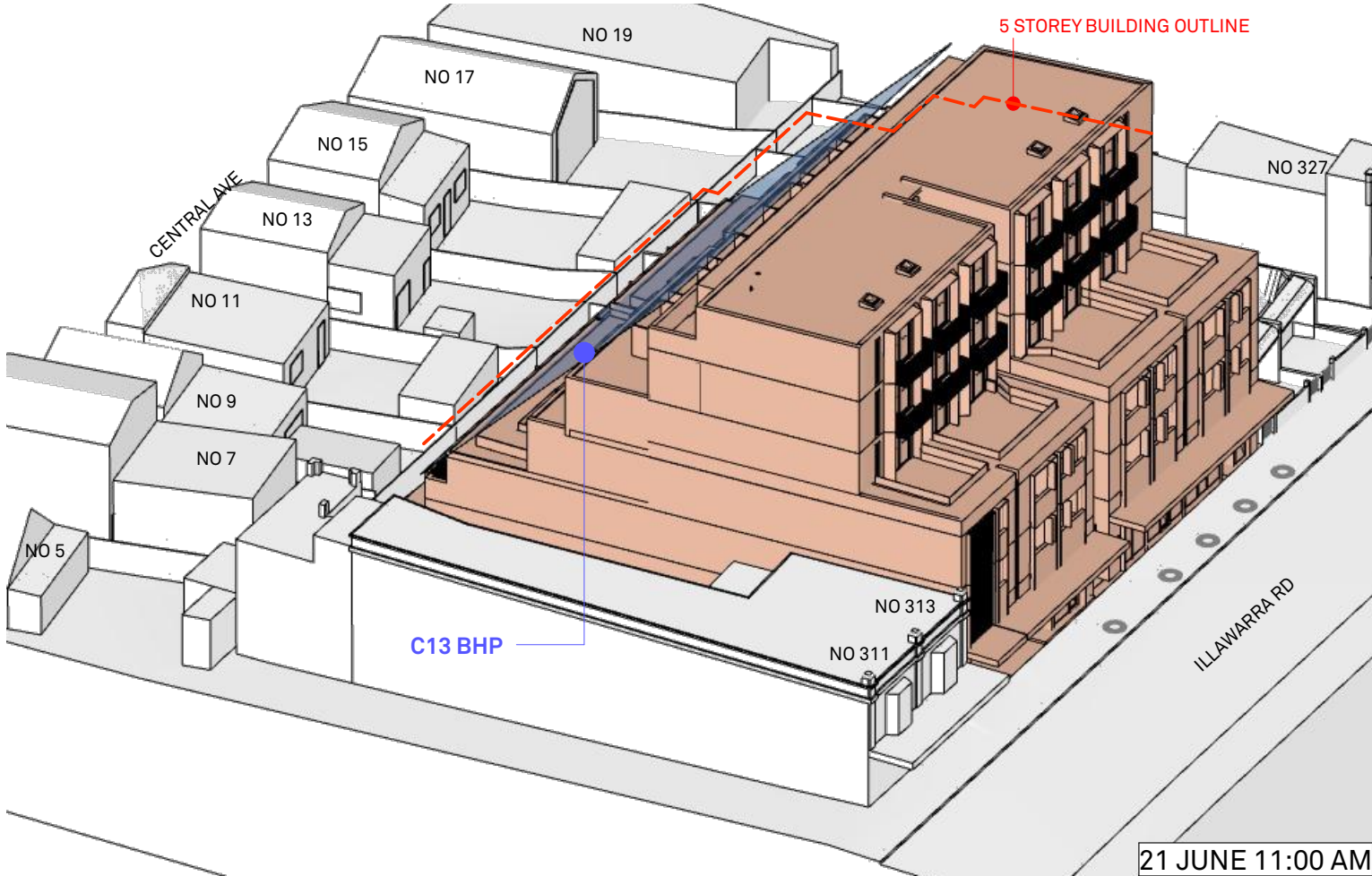
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	03	7/09/2020	DA SERVICED APARTMENTS
	04	24/11/2021	SECTION 34 - ISSUE 02
	05	5/04/2022	L&E APPEAL ISSUE 01
	06	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen	315i	
315-321 Illawarra Road Marrickville NSW 2204	315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1314	3D VIEW SOLAR ACCESS JUNE 21

ISSUE	ARCHITECT
06	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536





SOLAR ANALYSIS METHODOLOGY

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

C13 BHP: REFER TO MDCP 2011 PART 5
CLAUSE C13 REAR MASSING BUILDING
ENVELOPE

315i

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	02	7/09/2020	DA SERVICED APARTMENTS
	03	24/11/2021	SECTION 34 - ISSUE 02
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

PROJECT NO.
1452A

DRAWING NO.
A-1315

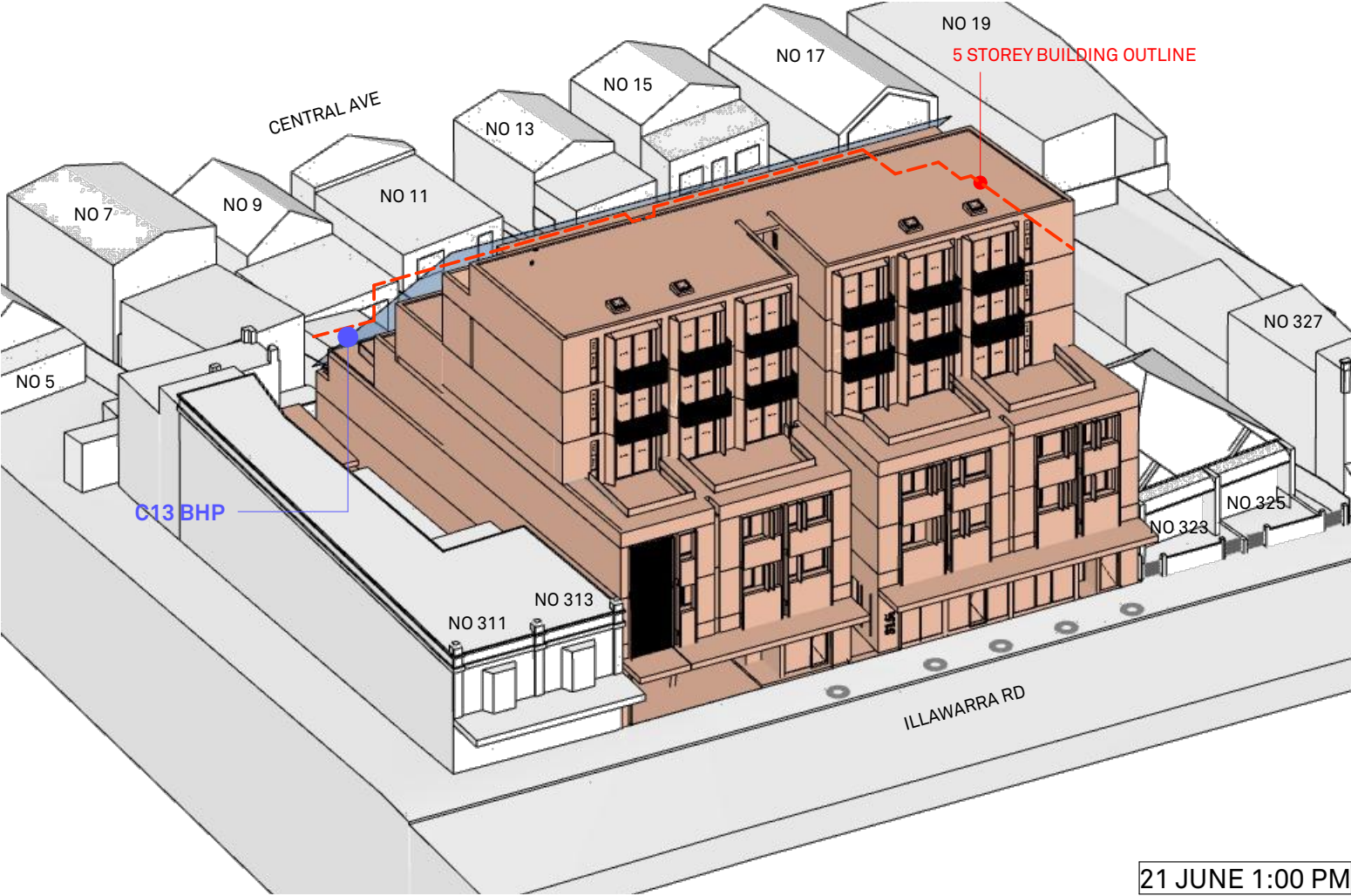
DRAWING
3D VIEW SOLAR ACCESS
JUNE 21

ISSUE
05

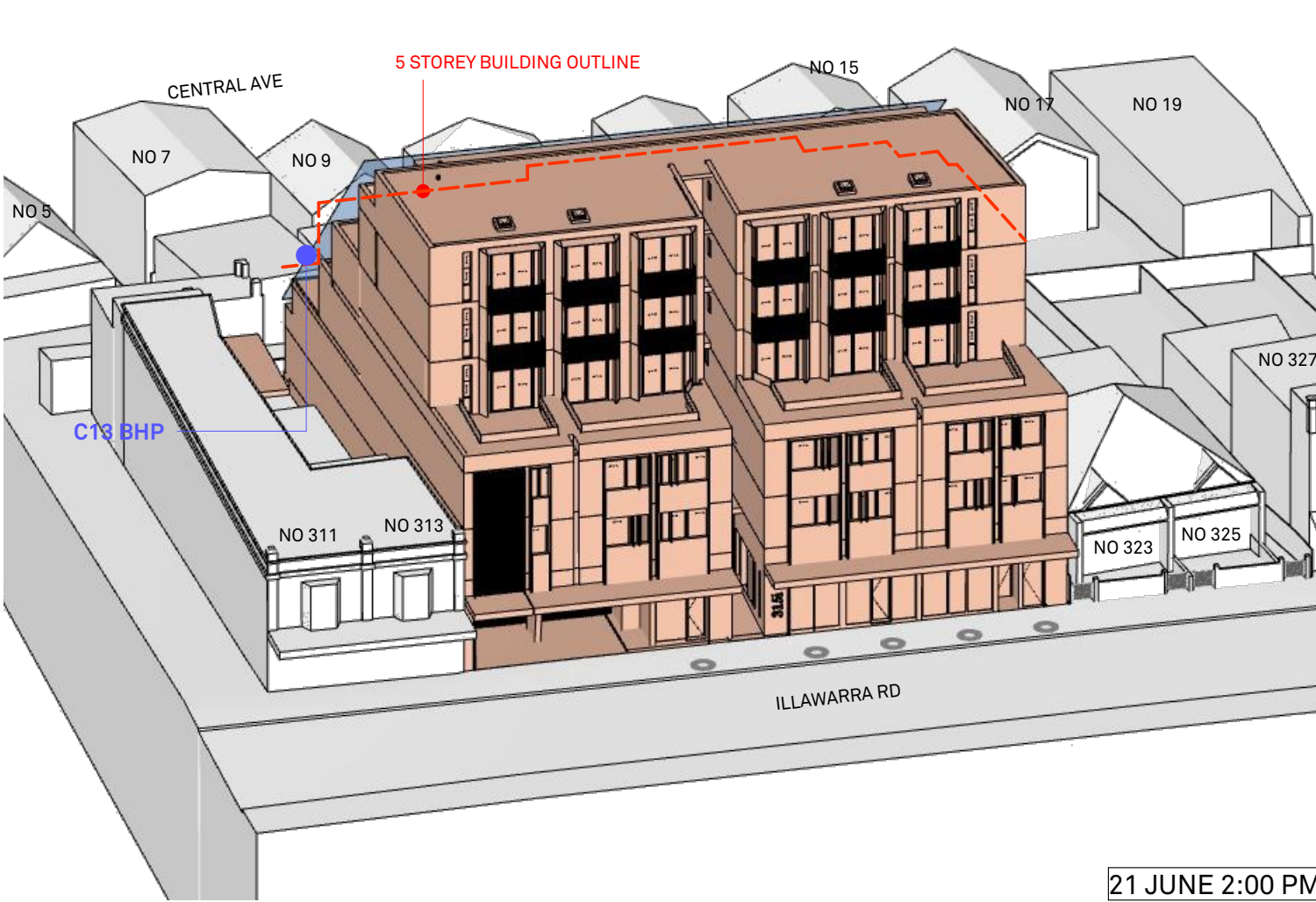
ARCHITECT
P : + 61 2 9818 0777
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STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

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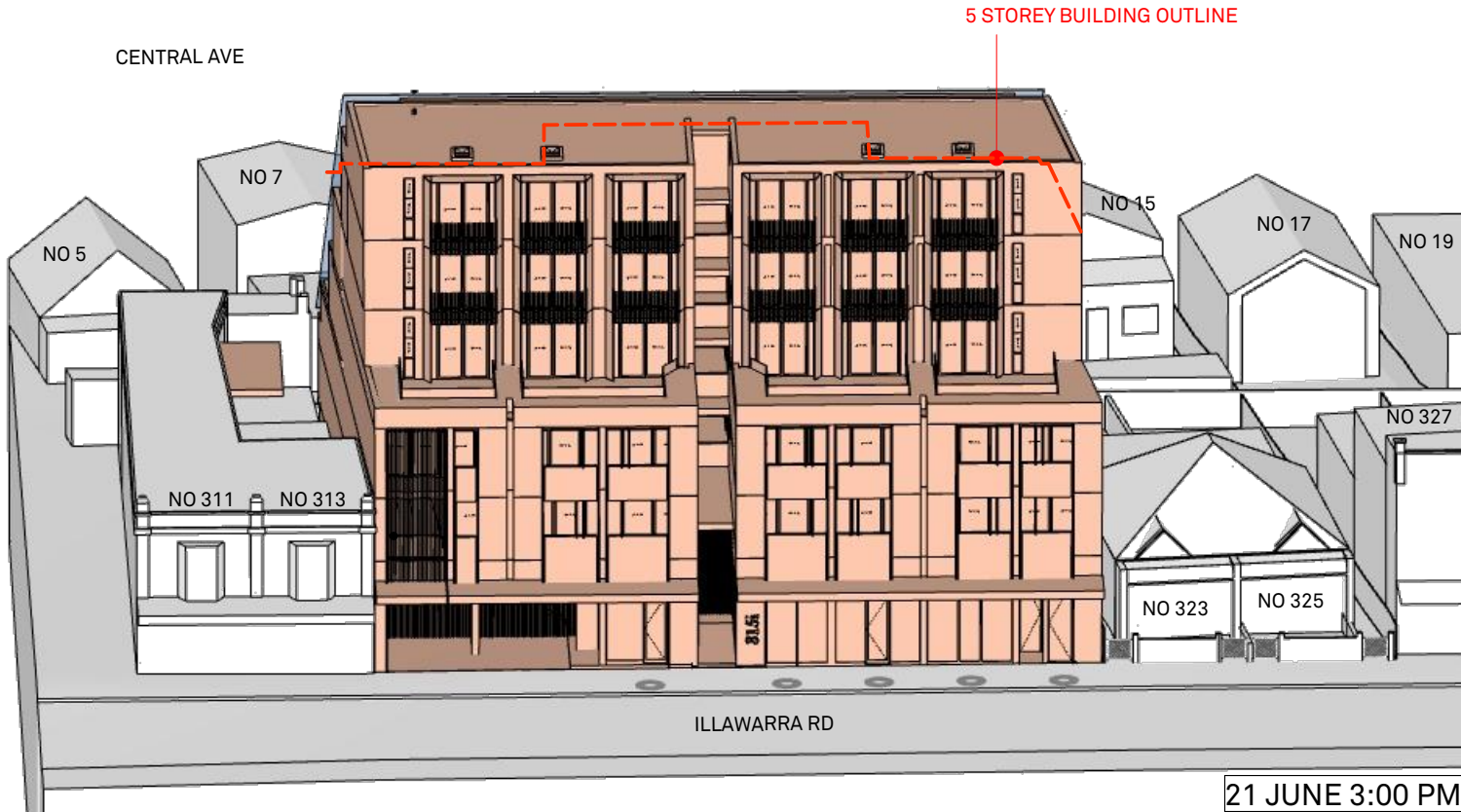
DA



21 JUNE 1:00 PM



21 JUNE 2:00 PM



21 JUNE 3:00 PM

SOLAR ANALYSIS METHODOLOGY

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

C13 BHP: REFER TO MDCP 2011 PART 5
CLAUSE C13 REAR MASSING BUILDING
ENVELOPE

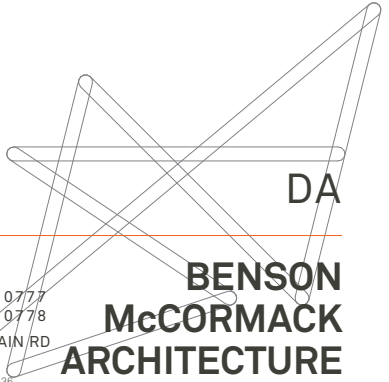
315i

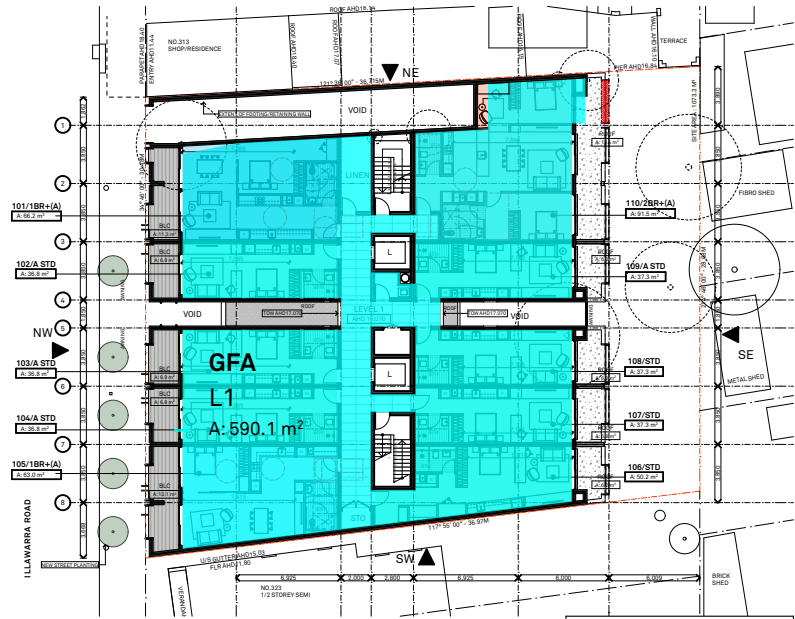
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	02	7/09/2020	DA SERVICED APARTMENTS
	03	24/11/2021	SECTION 34 - ISSUE 02
	04	5/04/2022	L&E APPEAL ISSUE 01
	05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT	PROJECT DETAILS	PROJECT NORTH
Mr&Mrs Nguyen 315-321 Illawarra Road Marrickville NSW 2204	315i 315-321 Illawarra Road Marrickville NSW 2204	

SCALE	PROJECT NO.	DRAWING NO.	DRAWING
@ A3	1452A	A-1316	3D VIEW SOLAR ACCESS JUNE 21

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05	P : + 61 2 9818 0777 F : + 61 2 9818 0778 STUDIO 5, 505 BALMAIN RD LILYFIELD NSW 2040 ABN: 76 129 130 285 RN: 7536

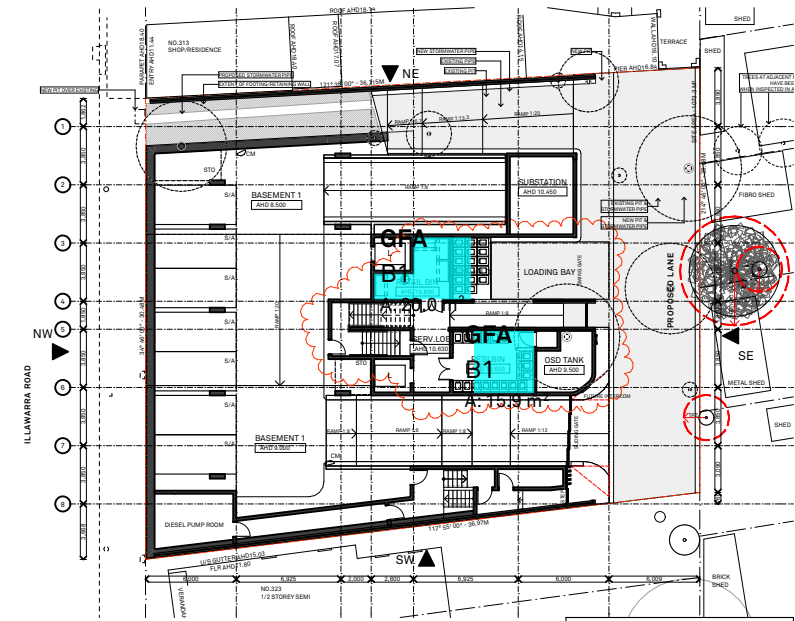




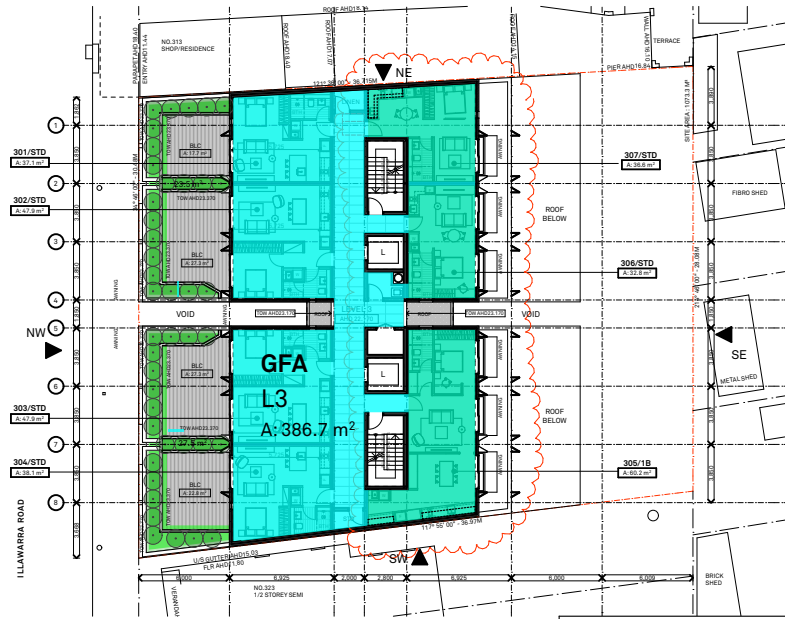
LEVEL 1



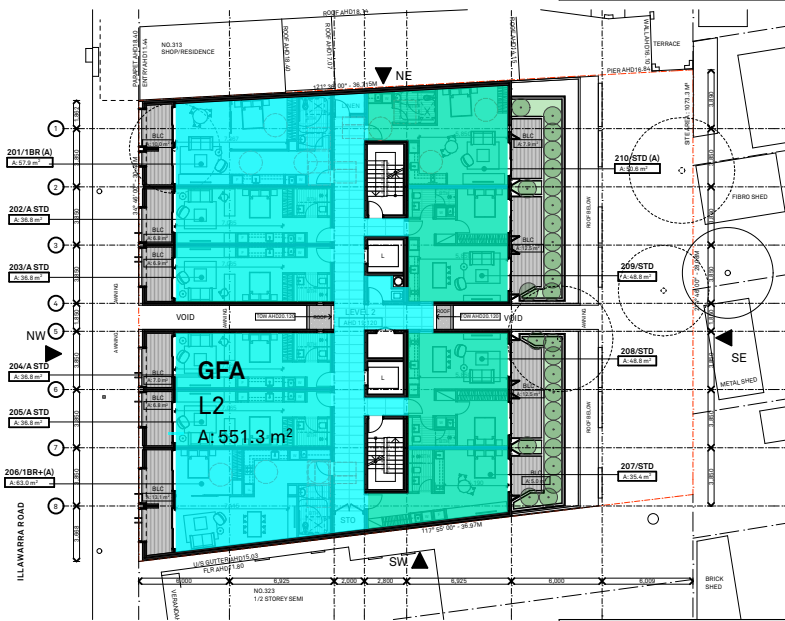
GROUND FLOOR



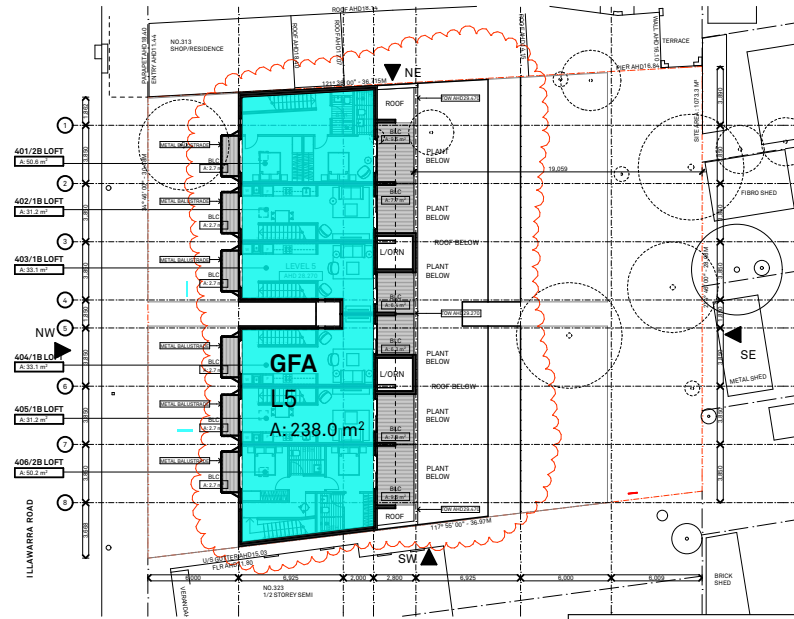
BASEMENT 1



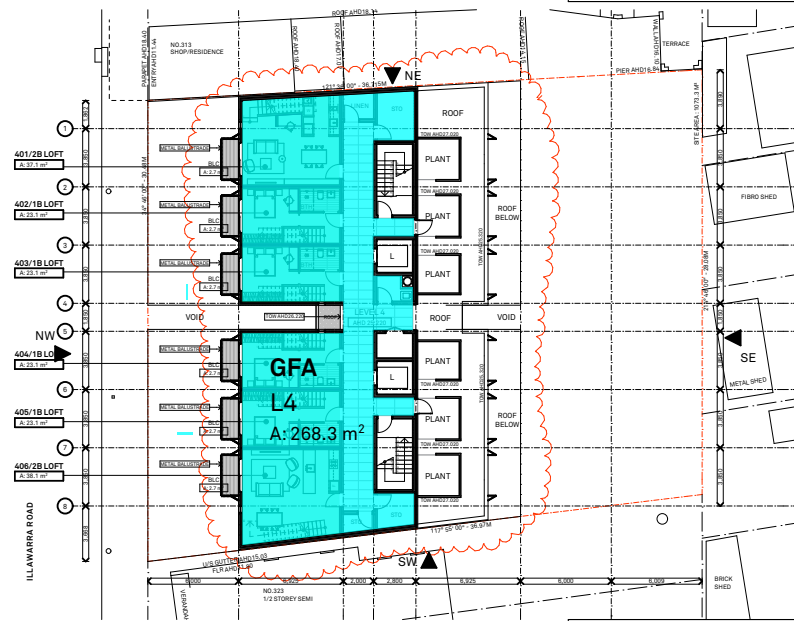
LEVEL 3



LEVEL 2



LEVEL 5



LEVEL 4

SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,553.9 m²

FSR = 2.379 : 1

315i

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04	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204



SCALE
@ A3

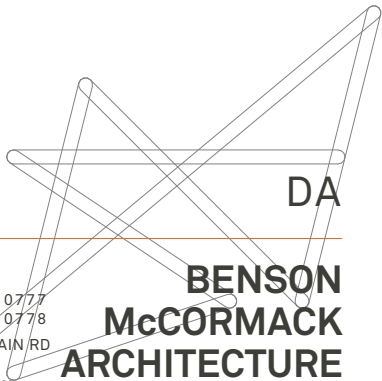
PROJECT NO.
1452A

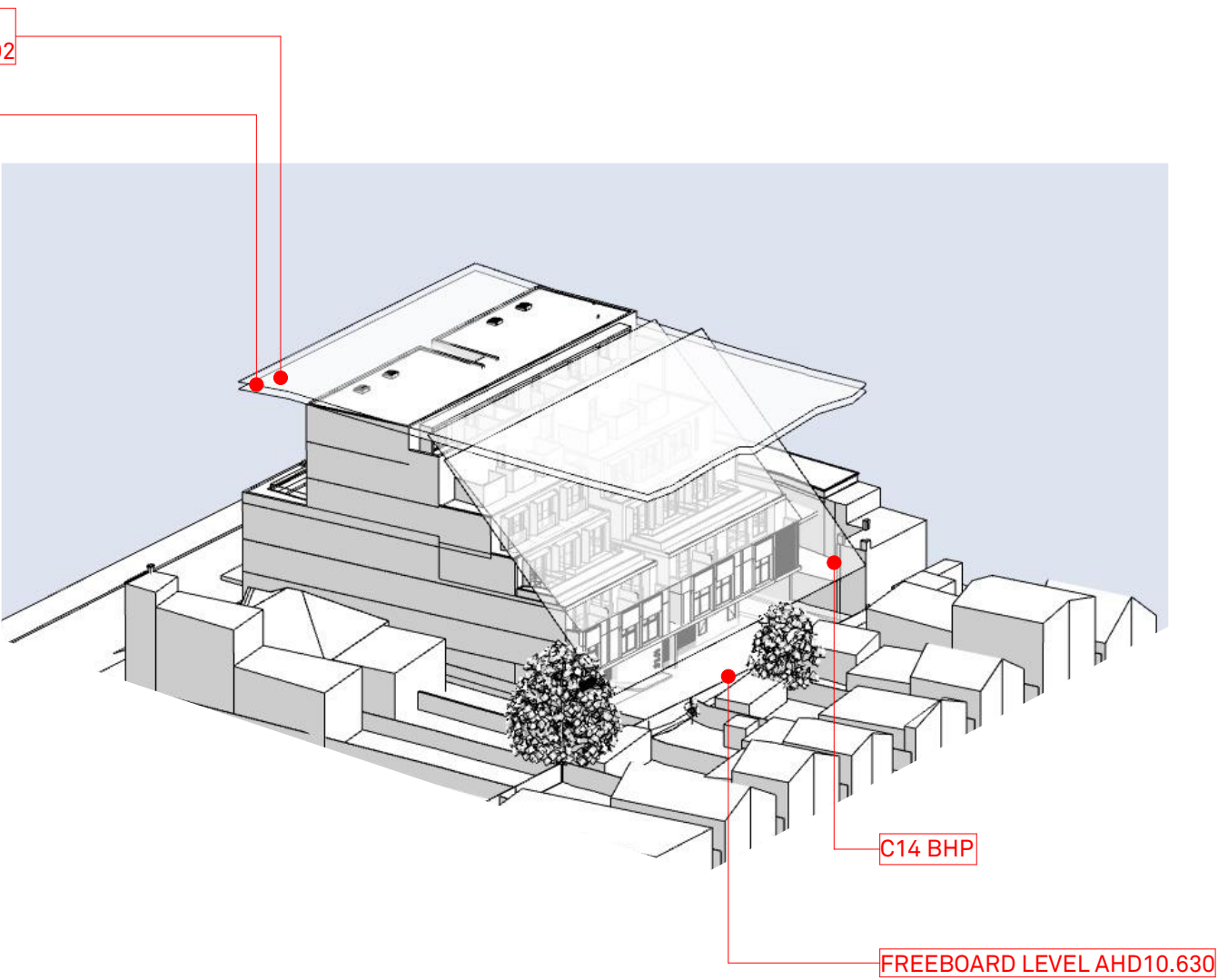
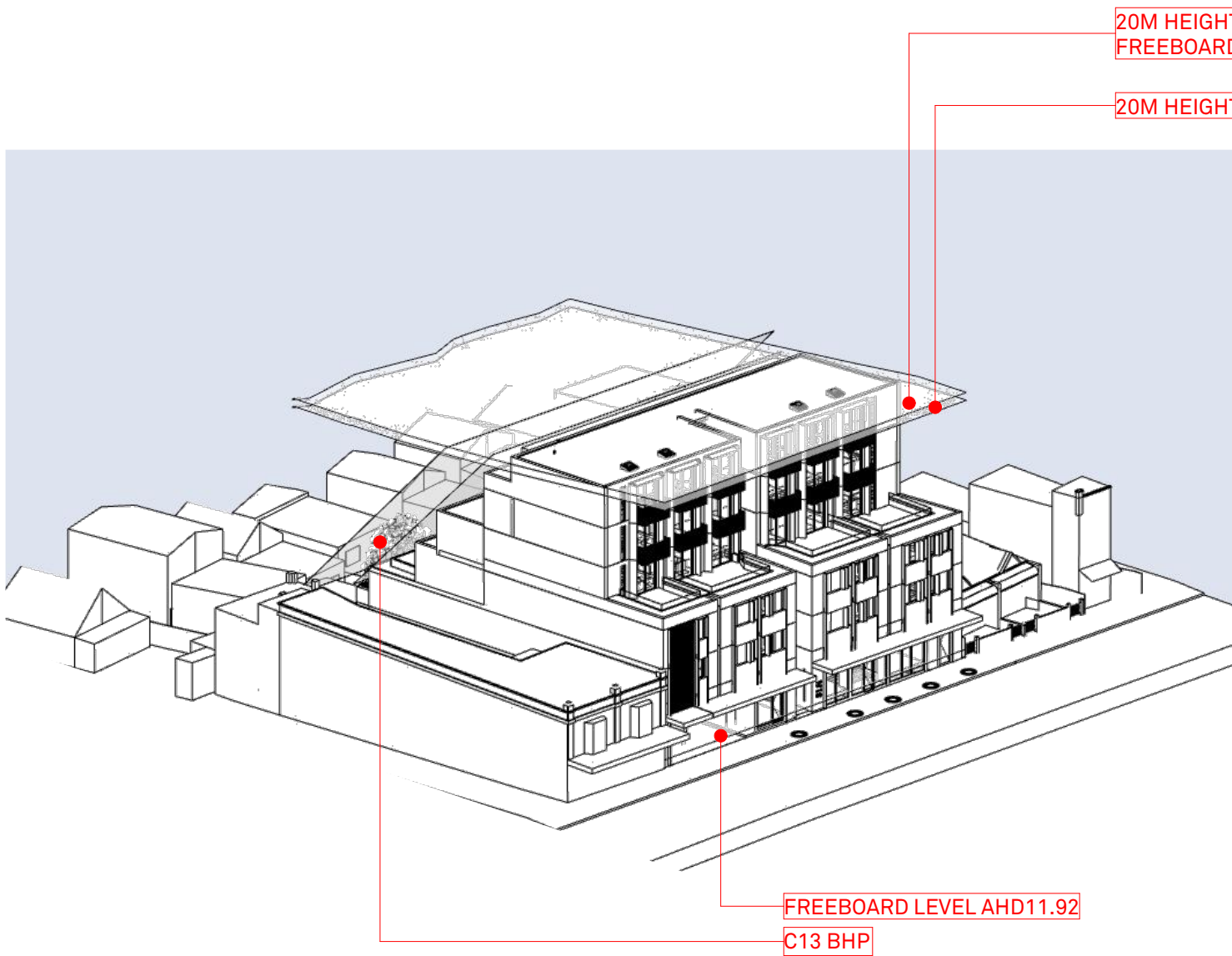
DRAWING NO.
A-1317

DRAWING
GFA CALCULATION

ISSUE
04

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05	27/07/2022	L&E APPEAL ISSUE 02

CLIENT
Mr&Mrs Nguyen
315-321
Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra
Road Marrickville NSW
2204

PROJECT NORTH

SCALE
@ A3

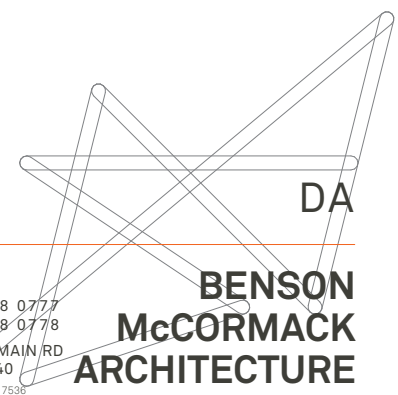
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1452A

DRAWING NO.
A-1320

DRAWING
HEIGHT PLANE

ISSUE
05

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



RP1 : RENDER PAINT - DULUX COLORBOND MONUMENT



FBK : BOWRAL BLUE 76



RP2 : RENDER PAINT - DULUX CLEAR CONCRETE



315i

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CLIENT
Mr&Mrs Nguyen
315-321 Illawarra Road
Marrickville
NSW 2204

PROJECT DETAILS
315i
315-321 Illawarra Road
Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200, 1:10,
1:5.87 @ A3

PROJECT NO.
1452A

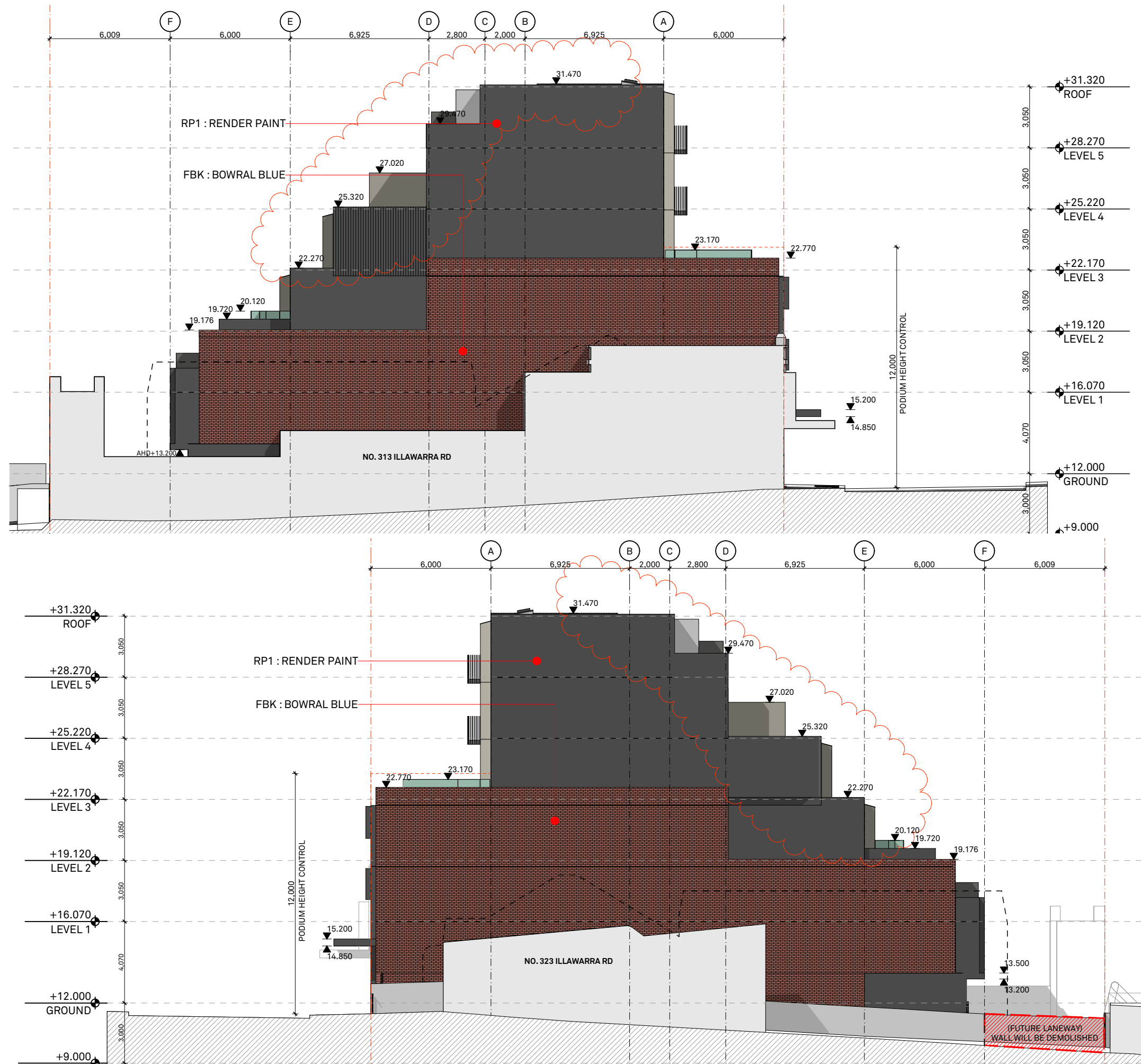
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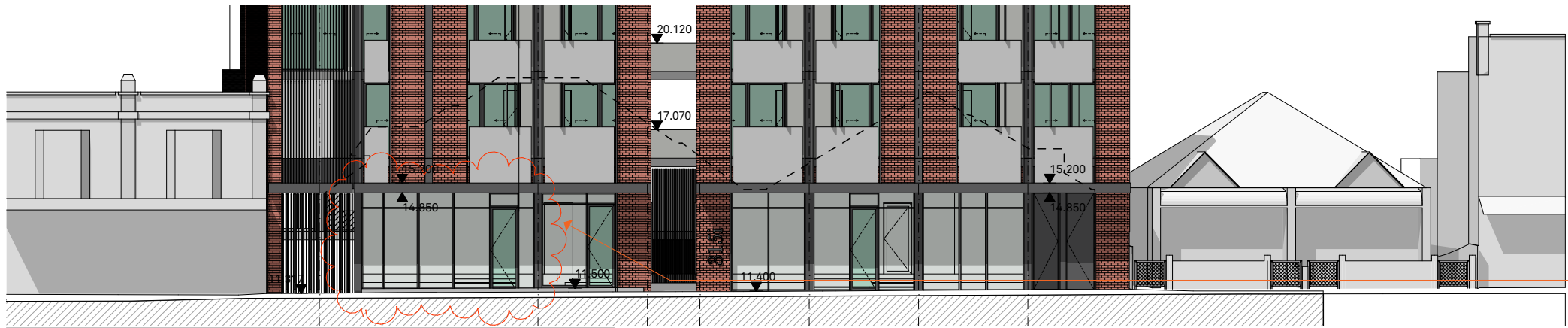
DRAWING
SIDE ELEVATION FINISHES

ISSUE
02

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

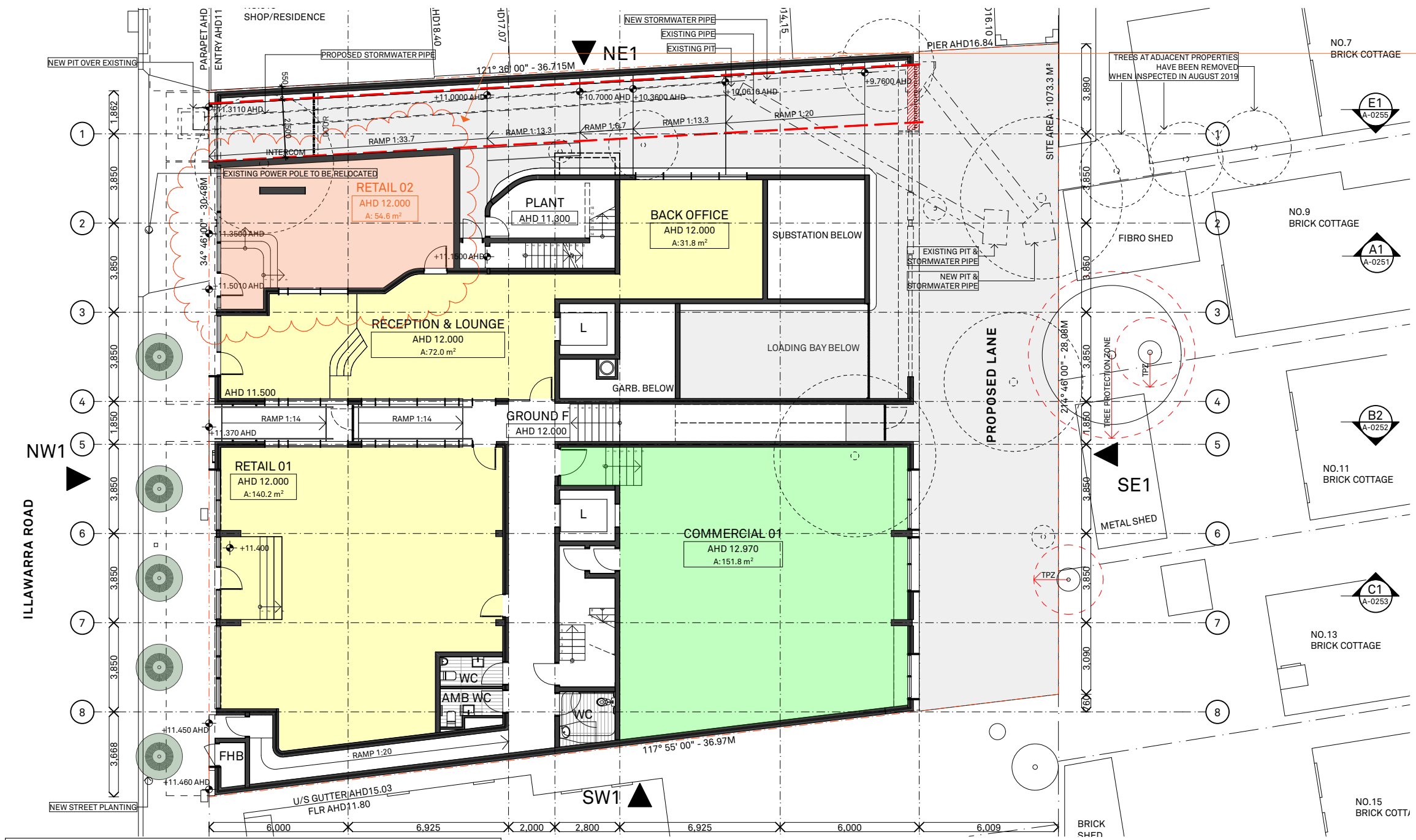
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ARCHITECTURE





POST RETAIL ADDITION ELEVATION

ELEVATION CAPTURING STREET PRESENTATION OF ADDITIONAL RETAIL TENANCY POST ADAPTATION, OVER THE LOCATION OF THE DRIVEWAY OF THE CURRENT SCHEME



POST RETAIL ADDITION PLAN 1:200

PLAN DEMONSTRATING ADDITION OF RETAIL TENANCY OVER THE DRIVEWAY OF THE CURRENT SCHEME, PROVIDING ACCESS FROM BOTH ILLAWARRA ROAD AND RECEPTION CORRIDOR.

CURRENT SCHEME GFA
SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,553.9 m²

FSR = 2.379 : 1

POST RETAIL ADDITION GFA
SITE AREA 1073.3 m²

Gross Floor Area	
Home Story Name	Measured GFA sqm
BASEMENT 1	35.9
GROUND	483.6+ 54.6
LEVEL 1	590.1
LEVEL 2	551.3
LEVEL 3	386.7
LEVEL 4	268.3
LEVEL 5	238.0
TOTAL GFA	2,608.5 m²

FSR = 2.430 : 1

315i

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REV	DATE	ISSUE
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CLIENT
Mr&Mrs Nguyen

PROJECT DETAILS
315i
315-321 Illawarra Road Marrickville NSW 2204

PROJECT NORTH

SCALE
1:200 @ A3

PROJECT NO.
1452A

DRAWING NO.
A-1343

DRAWING
DIAGRAMS; PROPOSED ADDITIONAL RETAIL

ISSUE
01

ARCHITECT
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F : + 61 2 9818 0778
STUDIO 5, 505 BALMAIN RD
LILYFIELD NSW 2040
ABN: 76 129 130 285 RN: 7536

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