

DEVELOPMENT APPLICATION
TO WOOLLAHRA COUNCIL

BOYD RESIDENCE
127 VICTORIA ROAD
BELLEVUE HILL, NSW

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A001	Title Sheet & Photomontages	F	16.02.2024	Amendments post S26
A100	Existing Siteplan (Site Analysis)	C	02.03.2022	DA ISSUE
A101	Proposed Siteplan (Site Analysis)	F	16.02.2024	Amendments post S26
A105	Alternate Setback Siteplan	C	16.02.2024	Amendments post S26
A111	Existing Lower Ground & Ground Level Plans	C	02.03.2022	DA ISSUE
A112	Existing First Floor Level Plan	C	02.03.2022	DA ISSUE
A113	Proposed Basement & Ground Level Plans	H	16.02.2024	Amendments post S26
A114	Proposed First Floor Level & Roof Plan	G	16.02.2024	Amendments post S26
A150	Proposed Landscape Plan	F	16.02.2024	Amendments post S26
A300	Existing Elevations	C	02.03.2022	DA ISSUE
A310	Proposed Elevations	G	16.02.2024	Amendments post S26
A320	Existing Sections	C	02.03.2022	DA ISSUE
A321	Proposed Sections	G	16.02.2024	Amendments post S26
A323	8.5m Height Plane Drawings	B	16.02.2024	Amendments post S26
A324	Wall Height Envelope Drawings	B	16.02.2024	Amendments post S26
A325	Sight Line Plans	F	16.02.2024	Amendments post S26
A333	Bulk Excavation Plan	B	16.02.2024	Amendments post S26
A350	Driveway Plan & Longitudinal Sections	F	16.02.2024	Amendments post S26
A900	Shadows Winter 9am & 12pm	F	16.02.2024	Amendments post S26
A901	Shadows Winter 3pm	F	16.02.2024	Amendments post S26

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SOUTH WEST STREET VIEW - ORIGINAL DA PROPOSAL



SOUTH WEST STREET VIEW - S26 AMENDED PROPOSAL



SOUTH WEST STREET VIEW - POST S26 MEETING AMENDED PROPOSAL



NORTH WEST STREET VIEW - ORIGINAL DA PROPOSAL



NORTH WEST STREET VIEW - S26 AMENDED PROPOSAL



NORTH WEST STREET VIEW - POST S26 MEETING AMENDED PROPOSAL

F	Amendments post S26	16.02.2024
E	S26 amendments Issue	13.11.2023
D	S26 amendments for review	05.09.2023
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
1	BASIX issue	01.12.2021
No.	Description	Date

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Boyd House - Bellevue Hill		
Project Number	127 Victoria Road, Bellevue Hill NSW 2023	
Project Status	DA	Lot 1 DP 25473

Sheet
Title Sheet & Photomontages

Scale @ A1 1 : 100

Drawing Number	A001		Issue
		F	

Drawn By	Checked By	Approved By
MM	WB	-

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File Path Z:\2018_16_Boyd Bellevue\00 - Architectural Plans\02 DA Development Application\127 Victoria Rd amend from S26.rvt



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FLOORPLATE CALCULATIONS	
SITE AREA:	940.2m ²
(As Submitted setbacks):	
BUILDABLE AREA (less setbacks):	437 m ²
FLOORPLATE CONTROL AREA =	721m ²
437m ² x 165% =	
NB: C5 - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate.	
TOTAL MAX. FLOORPLATE AREA =	761m ²
(Alternate Council setbacks):	
BUILDABLE AREA (less setbacks):	360.3 m ²
FLOORPLATE CONTROL AREA =	595m ²
360.3m ² x 165% =	
NB: C5 - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate.	
TOTAL MAX. FLOORPLATE AREA =	635m ²
PROPOSED L0 BASEMENT EXCLUDED AREA:	163m ²
permitted excavation volume	235m ³
proposed excavation volume	375m ³
PROPOSED L0 BASEMENT FLOOR AREA:	102 m ²
PROPOSED L1 GRD FLOOR AREA:	333m ²
PROPOSED L2 FIRST FLOOR AREA:	293 m ²
PROPOSED FLOORPLATE AREA =	728m ²
FLOORPLATE BREACH AREA:	93m ²
	14.6%
DEEP SOIL LANDSCAPE AREA:	
req. min. 50% outside build area (498.8m ²)	249.4 m ²
EXISTING AREA:	284m ²
PROPOSED AREA:	274 m ² (54.9%)
req. min. 50% rear setback (258m ²)	129 m ²
EXISTING AREA:	220m ²
PROPOSED AREA:	203m ² (78.7%)
req. min. 40% front setback (204m ²)	81.5m ²
EXISTING AREA:	16 m ² (6%)
PROPOSED AREA:	31m ² (15.2%)
with included 35m ² roof garden & 23m ² permeable pave day	89m ² (43.6%)

F	Amendments post S26	16.02.2024
E	S26 amendments issue	13.11.2023
D	S26 amendments for review	05.09.2023
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
No.	Description	Date

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Boyd House - Bellevue Hill

Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet
Proposed Siteplan (Site Analysis)

Scale @ A1 As indicated

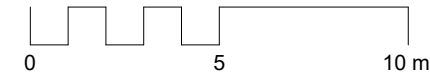
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Drawn By	MM	Checked By	WB	Approved By	-
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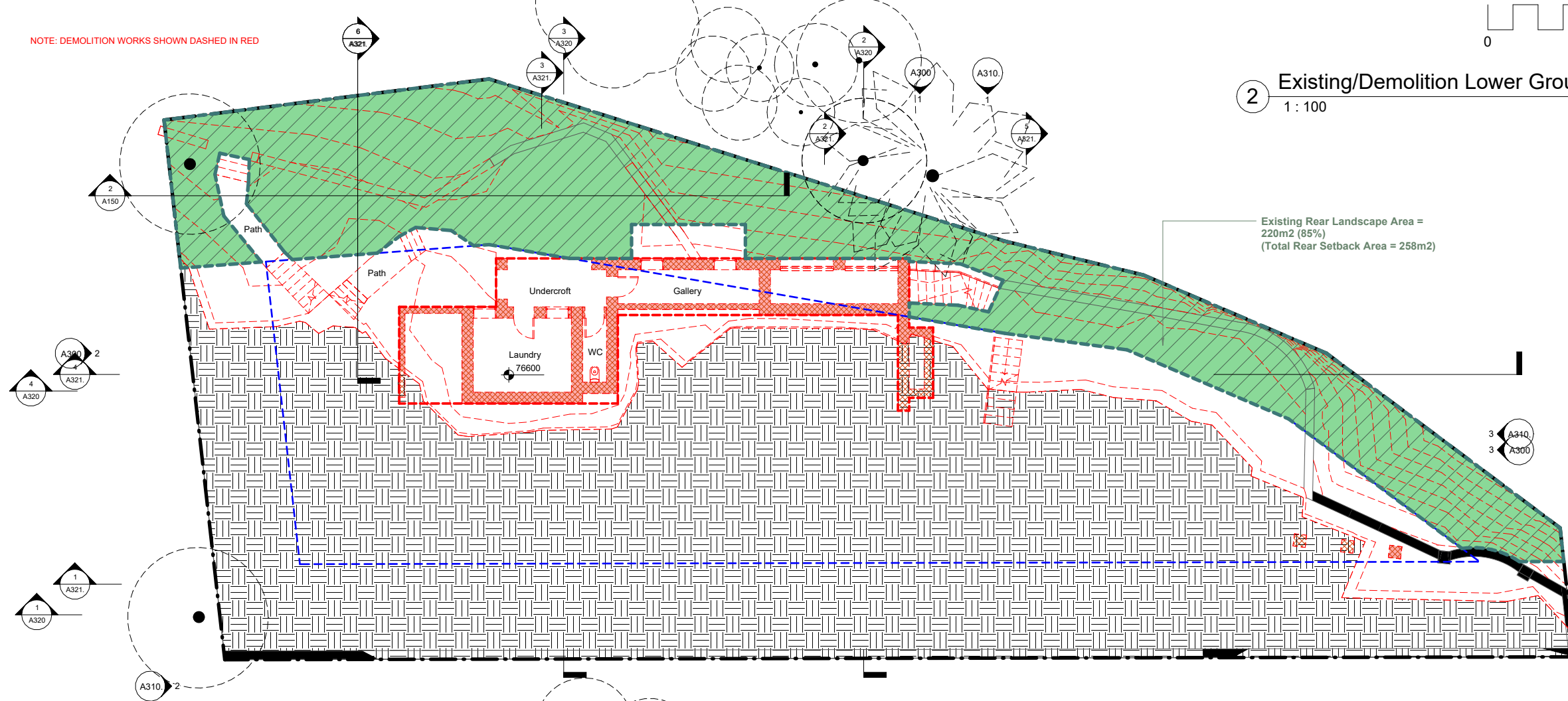
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NOTE: DEMOLITION WORKS SHOWN DASHED IN RED



2 Existing/Demolition Lower Ground Floor

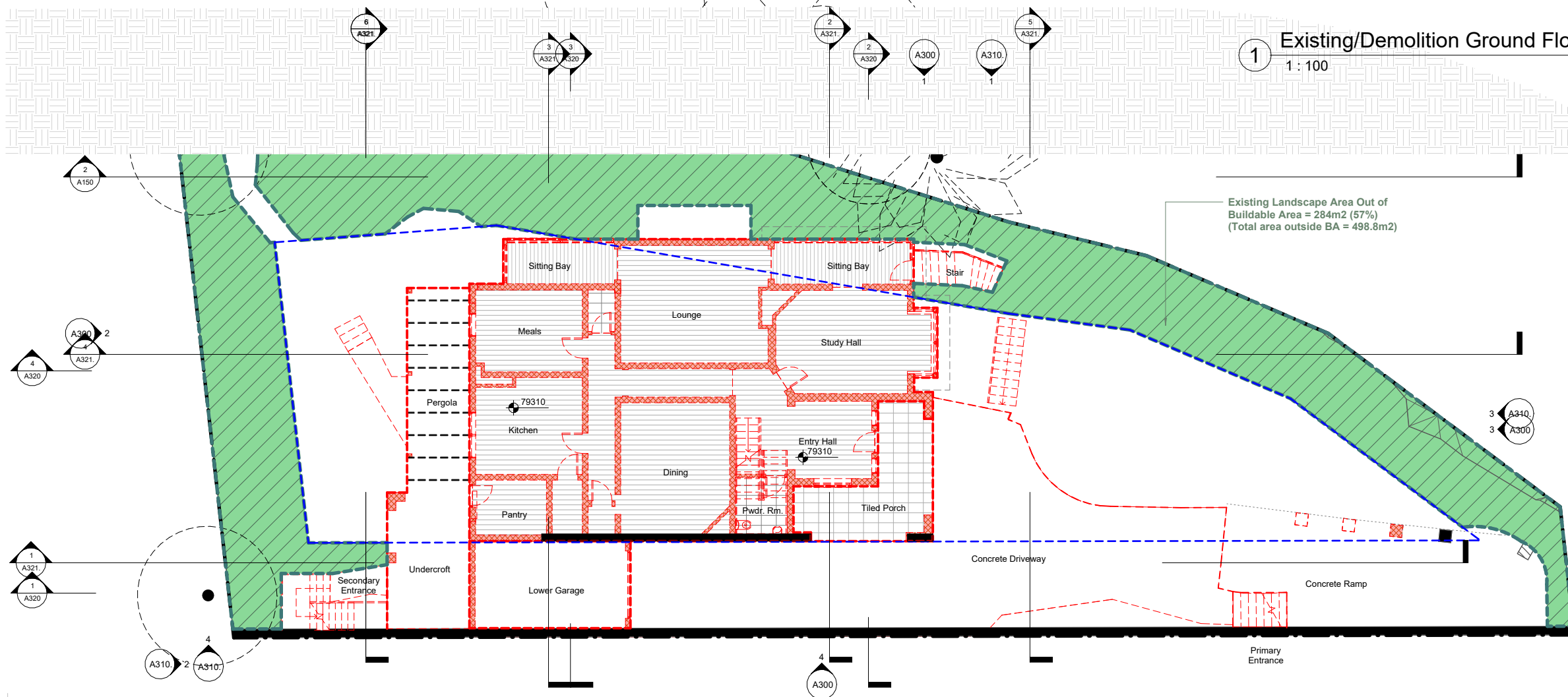
1 : 100



Existing Rear Landscape Area =
220m² (85%)
(Total Rear Setback Area = 258m²)

1 Existing/Demolition Ground Floor

1 : 100



Existing Landscape Area Out of
Buildable Area = 284m² (57%)
(Total area outside BA = 498.8m²)

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C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
3	BASIX issue	01.12.2021
2	Design Review/Consult Issue	07.10.2021
1	Preliminary Issue for Information	13.07.2021
No.	Description	Date

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Existing Lower Ground & Ground Level Plans

Scale @ A1 1 : 100

Drawing Number

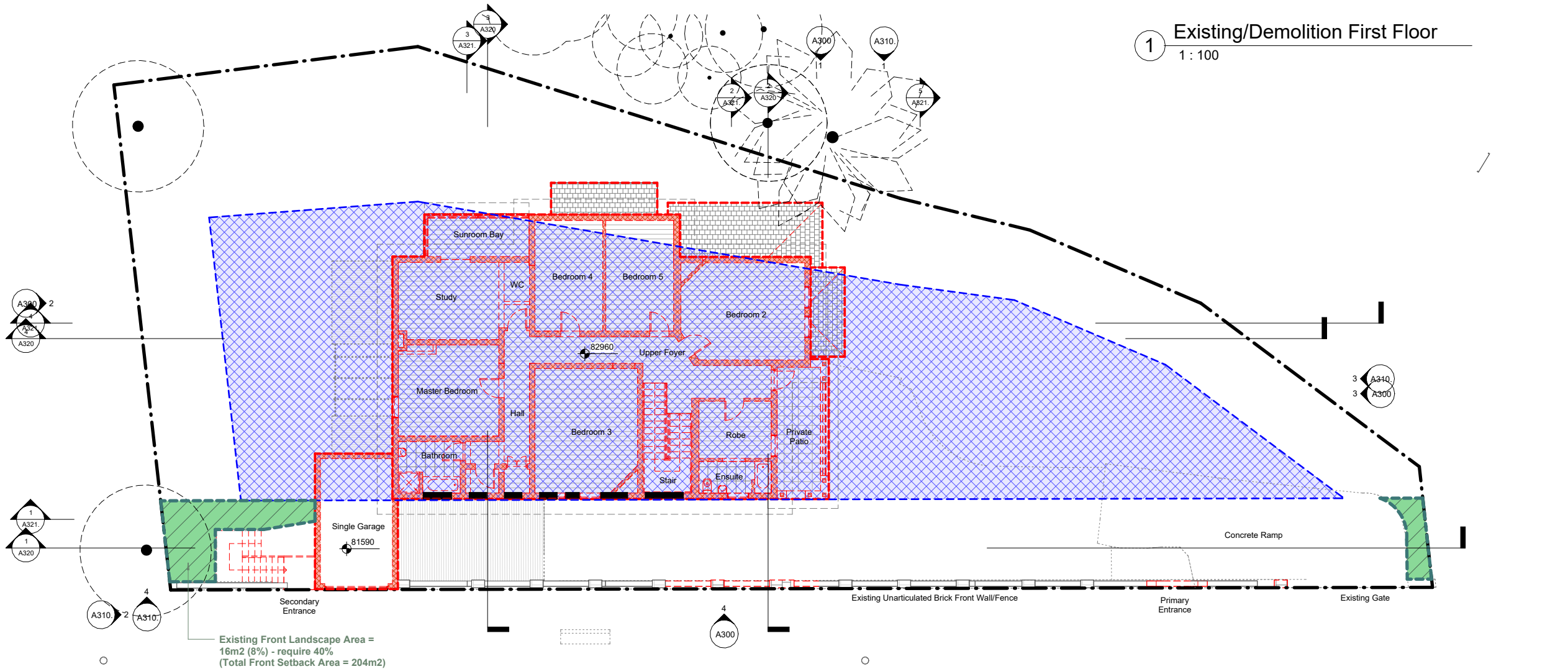
A111 C

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Existing/Demolition First Floor

1 : 100

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B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet
Existing First Floor Level Plan

Scale @ A1 1 : 100

Drawing Number	A112	Issue	C
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Proposed Rear Landscape Area =
203m2 (78.7%)
(Total Rear Setback Area = 258m2)

0 5 10 m
1 L0_Garage Level Plan
1: 100

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FLOORPLATE CALCULATIONS

SITE AREA:	940.2m ²
BUILDABLE AREA (less setbacks):	437 m ²
FLOORPLATE CONTROL AREA =	437m ² x 165% =
NBL_C5 - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate	781m ²
TOTAL MAX. FLOORPLATE AREA =	781m ²
(Alternate Council setbacks):	
BUILDABLE AREA (less setbacks):	360.3 m ²
FLOORPLATE CONTROL AREA =	360.3m ² x 165% =
NBL_C5 - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate	635m ²
TOTAL MAX. FLOORPLATE AREA =	635m ²
PROPOSED L0 BASEMENT EXCLUDED AREA:	163m ²
permitted excavation volume	235m ³
proposed excavation volume	375m ³
PROPOSED L0 BASEMENT FLOOR AREA:	102 m ²
PROPOSED L1 GRD FLOOR AREA:	333m ²
PROPOSED L2 FIRST FLOOR AREA:	263 m ²
PROPOSED FLOORPLATE AREA =	728m ²
FLOORPLATE BREACH AREA:	93m ²
	14.6%
DEEP SOIL LANDSCAPE AREA:	
req. min. 50% outside build area (498.8m ²)	249.4 m ²
EXISTING AREA:	284m ²
PROPOSED AREA:	274 m ² (54.9%)
req. min. 50% rear setback (258m ²)	129 m ²
EXISTING AREA:	220m ²
PROPOSED AREA:	203m ² (78.7%)
req. min. 40% front setback (204m ²)	81.5m ²
EXISTING AREA:	16 m ² (6%)
PROPOSED AREA:	31m ² (15.2%)
with included 35m ² roof garden & 23m ² permeable paved driveway	89m ² (43.6%)

2 L1_Ground Level Plan
1: 100

Proposed Landscape Area Out of
Buildable Area = 274m2 (54.9%)
(Total area outside BA = 498.8m2)

H	Amendments post S26	16.02.2024
G	S26 amendments issue	13.11.2023
F	Driveway Updates for review	24.10.2023
E	S26 amendments for review	05.09.2023
D	Updated Stormwater	12.08.2022
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021

No.	Description	Date
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Revisions

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Boyd House - Bellevue Hill

Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Proposed Basement & Ground Level Plan

Scale @ A1 1: 100

Drawing Number	A113.	Issue	H
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Application\127 Victoria Rd amended from S26.dwg

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FLOORPLATE CALCULATIONS

SITE AREA	(As Submitted setbacks)	940.2m ²
BUILDABLE AREA (less setbacks)		437 m ²
FLOORPLATE CONTROL AREA		721m ²
NB: CS - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate		437m ² x 165% =
TOTAL MAX. FLOORPLATE AREA		781m ²
(Alternate Council setbacks)		
BUILDABLE AREA (less setbacks)		360.3 m ²
FLOORPLATE CONTROL AREA		595m ²
NB: CS - Where car parking is provided within the building envelope, the garage area (up to 40m ²) is added to the permitted total floorplate		360.3m ² x 165% =
TOTAL MAX. FLOORPLATE AREA		655m ²
PROPOSED L0 BASEMENT EXCLUDED AREA:		163m ²
permitted excavation volume		235m ³
PROPOSED L0 BASEMENT FLOOR AREA:		102 m ²
PROPOSED L1 GRD FLOOR AREA:		333m ²
PROPOSED L2 FIRST FLOOR AREA:		283 m ²
PROPOSED FLOORPLATE AREA		728m ²
FLOORPLATE BREACH AREA:		93m ²
DEEP SOIL LANDSCAPE AREA:		14.6%
req. min. 50% outside build area (498.8m ²)		249.4 m ²
EXISTING AREA:		234m ²
PROPOSED AREA:		274 m ² (54.9%)
req. min. 50% rear setback (258m ²)		129 m ²
EXISTING AREA:		220m ²
PROPOSED AREA:		203m ² (78.7%)
req. min. 40% front setback (204m ²)		81.5m ²
EXISTING AREA:		16 m ² (6%)
PROPOSED AREA:		31m ² (15.2%)
with included 35m ² roof garden & 23m ² permeable pave driveway		69m ² (43.6%)

G	Amendments post S26	16.02.2024
F	S26 amendments Issue	13.11.2023
E	Driveway Updates for review	24.10.2023
D	S26 amendments for review	05.09.2023
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021

No.	Description	Date
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Revisions

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet
Proposed First Floor Level & Roof Plans

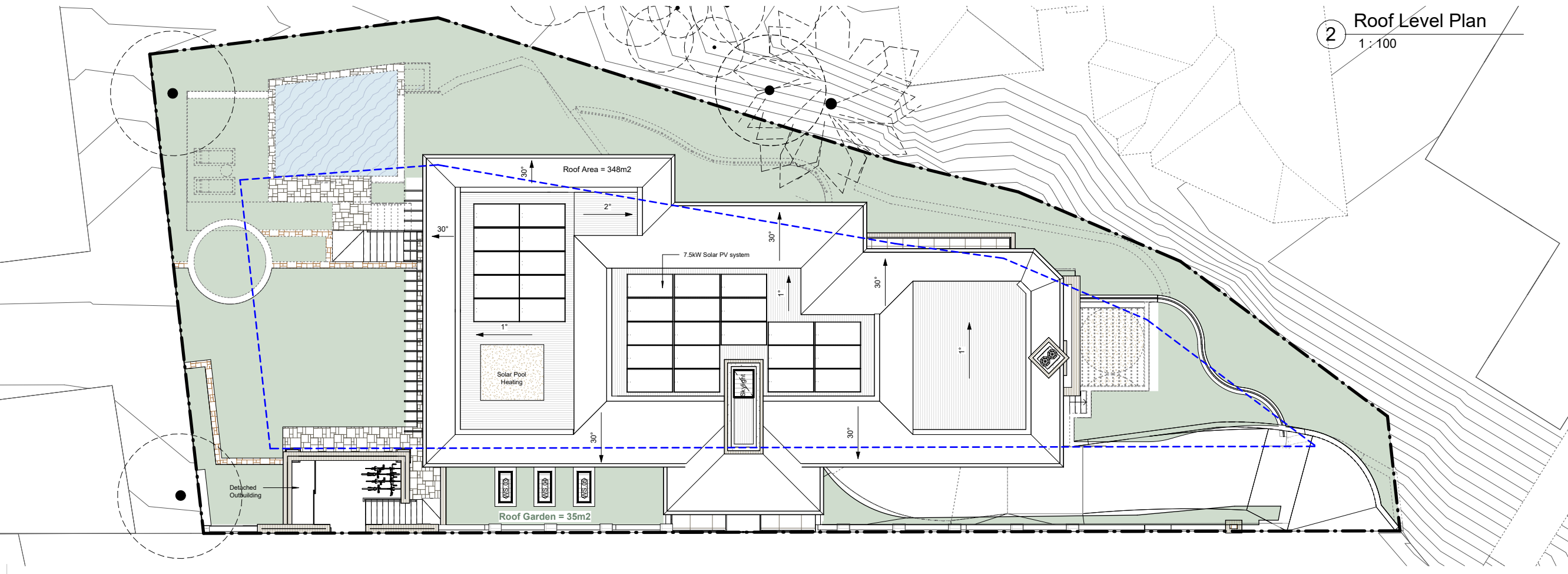
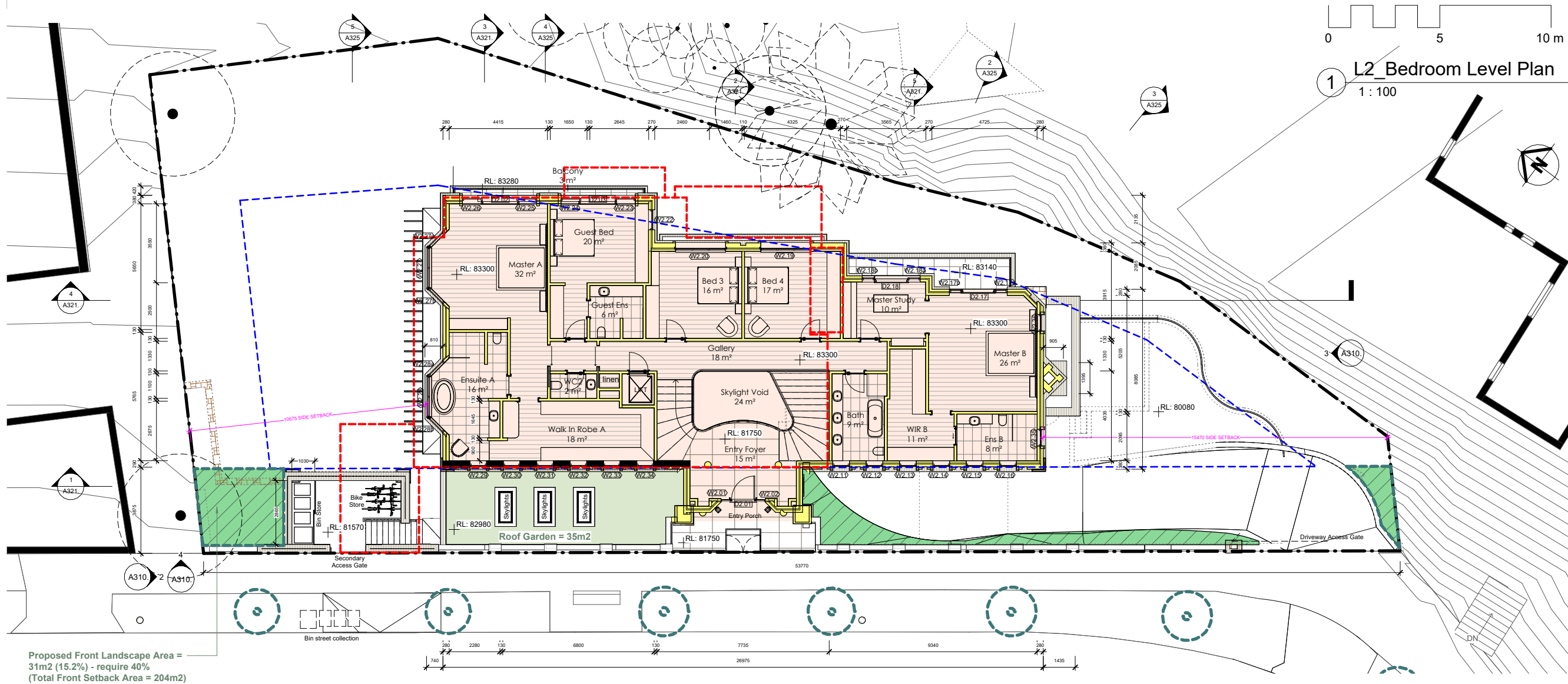
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Drawing Number	A114.	Issue	G
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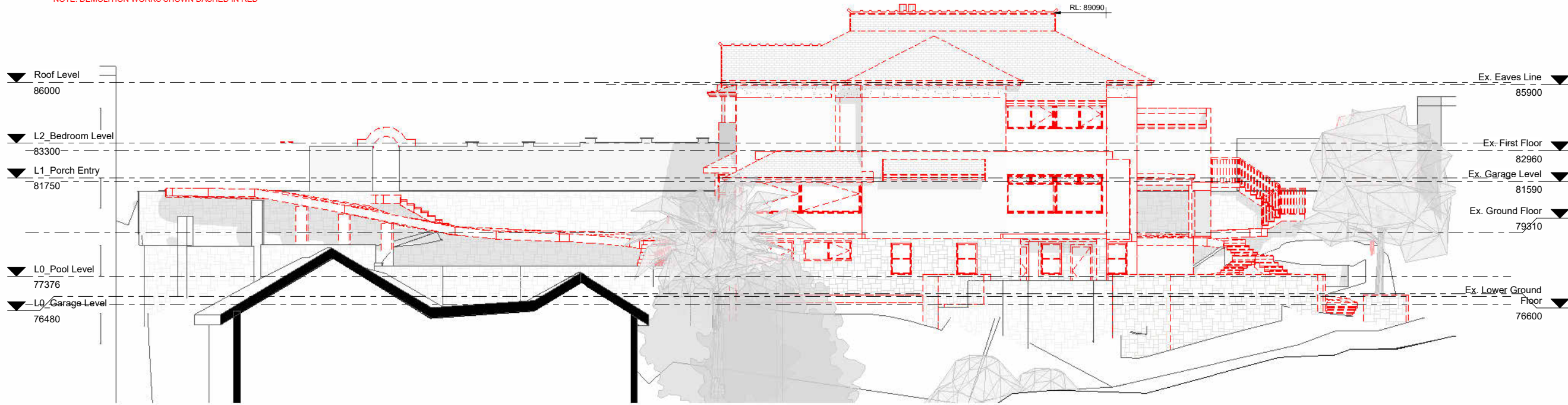
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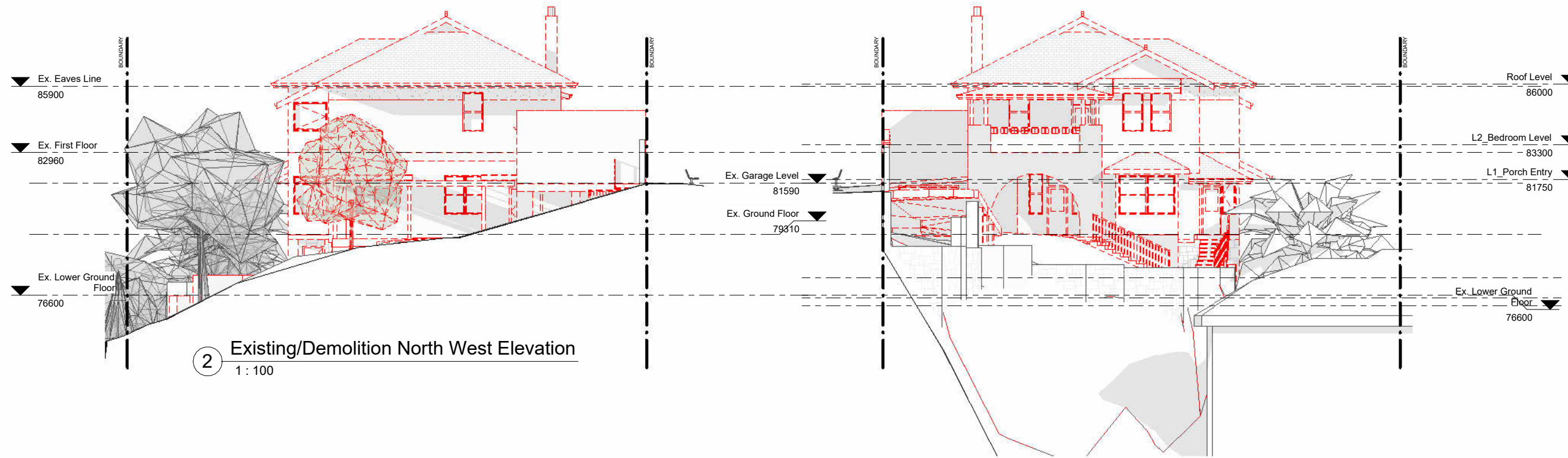
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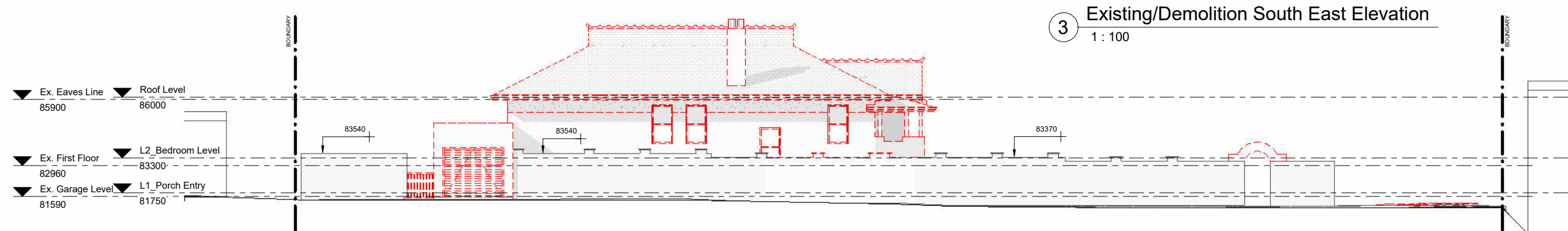
NOTE: DEMOLITION WORKS SHOWN DASHED IN RED



1 Existing/Demolition North East Elevation
1 : 100



2 Existing/Demolition North West Elevation
1 : 100



3 Existing/Demolition South East Elevation
1 : 100

4 Existing/Demolition South West Elevation
1 : 100

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C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
2	BASIX issue	01.12.2021
1	Design Review/Consult Issue	07.10.2021
No.	Description	Date

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet Existing Elevations

Scale @ A1 1 : 100

Drawing Number	A300	Issue	C
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1 Propo
1 : 100

Architectural elevation drawing of the proposed main residence. The drawing shows the building's profile with various levels and external finishes indicated. Key features include:

- Levels (Left Side):**
 - Roof Level: 86000
 - L2_Bedroom Level: 83300
 - L1_Porch Entry: 81750
 - L1_Ground Level: 79380
 - L0_Pool Level: 77376
 - L0_Cabana Level: 76130
- Levels (Right Side):**
 - Ex: First Floor: 82960
 - Ex: Garage Level: 81590
 - Ex: Ground Floor: 79310
 - Ex: Lower Ground Floor: 76600
- External Finishes Schedule:**
 - EXT-01: Red brick cladding "Jarrah Horizon" by PGH Bricks or similar
 - EXT-02: Sandstone Cladding, coursed Sydney rockface or similar, 50mm thick or similar
- Other Labels:**
 - 9.5m max. height above NGL (indicated by a dashed line)
 - Metal bar railing
 - EXT-05, EXT-06, EXT-07, EXT-08 (external finish codes)
 - BOUNDARY (indicated by vertical lines)

2 — Propo
1 : 100

		equiv		L0_Garage Level	0.02	South East	2400	1700	Aluminium	
EXT-05	RooF Tiles - Visum 3 Idella Grey from Bristle or similar			L1_Ground Level	1.04	North East	2400	1700	Aluminium	
				L1_Ground Level	1.05	North East	2400	2760	Aluminium	
EXT-06	Barges, Fascia, Gutter & Round downpipes Colorbond® Ultra, Colour: 'Monument'			L1_Ground Level	1.05a	North East	2400	2760	Aluminium	
				L1_Ground Level	1.05b	North East	2400	2760	Aluminium	
EXT-07	External windows & doors, powdercoated aluminum, Colour: Matt White , or equiv. Note: Glazing as per Basix min req.			L2_Bedroom Level	2.02	South East	2400	1700	Aluminium	
				L2_Bedroom Level	2.03	South East	2400	1700	Aluminium	
				L2_Bedroom Level	2.17	South East	2400	1500	Aluminium	
				L2_Bedroom Level	2.18	South East	2400	1500	Aluminium	
EXT-08	Timber shingle cladding									

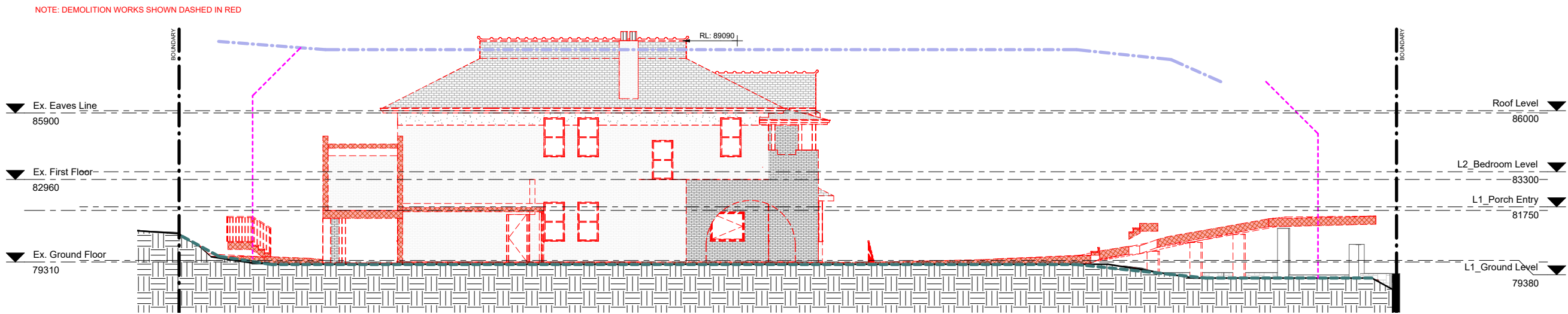
Proposed South East Elev
 ③ 1 : 100

4 Propo
1 : 100

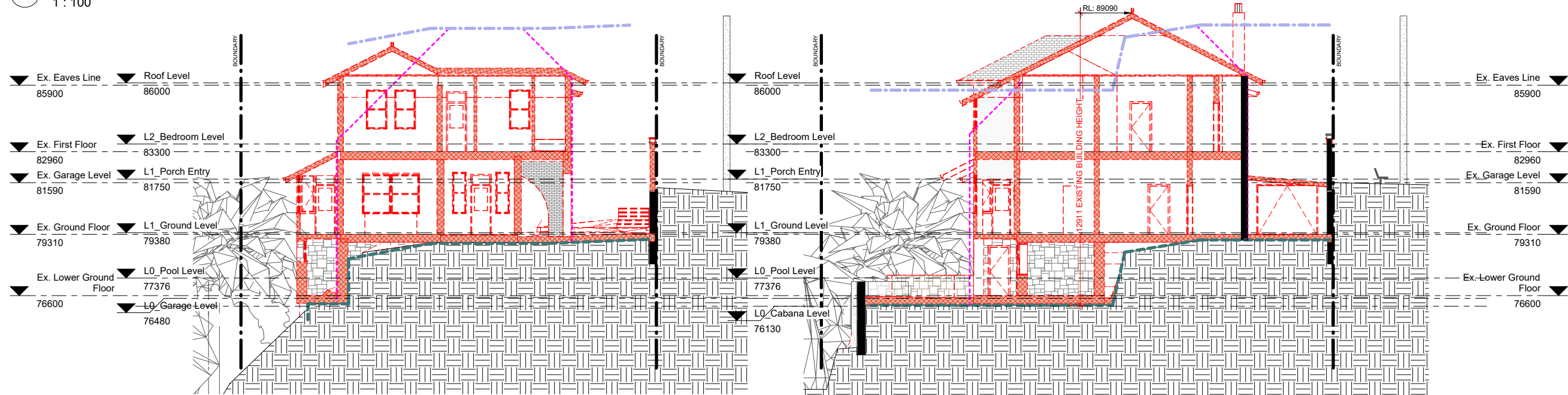
3 Propo
1 : 100

This architectural elevation drawing shows a side profile of a house with a gabled roof and a central chimney. The drawing includes several level markers on the left: Roof Level (86000), Ex. First Floor (82960), L2 Bedroom Level (83300), L1 Porch Entry (81750), and Ex. Garage Level (81590). A 3.4m side setback line is indicated on the left. The house features a central entrance with a metal flat bar entry gate and a skylight. To the right, there is a proposed front brick fence line to match the existing one, and a sliding driveway gate. The drawing also shows a detached bin/store outbuilding and a timber painted side entry gate/bin enclosure. Various annotations include 'existing front brick fence line retained', 'existing front brick fence line removed', and 'existing front brick entry gate fence to be removed'. The drawing is labeled with 'EXT-01' through 'EXT-07' and 'EXT-02'.

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Application\127 Victoria Rd_amend from S26.rvt

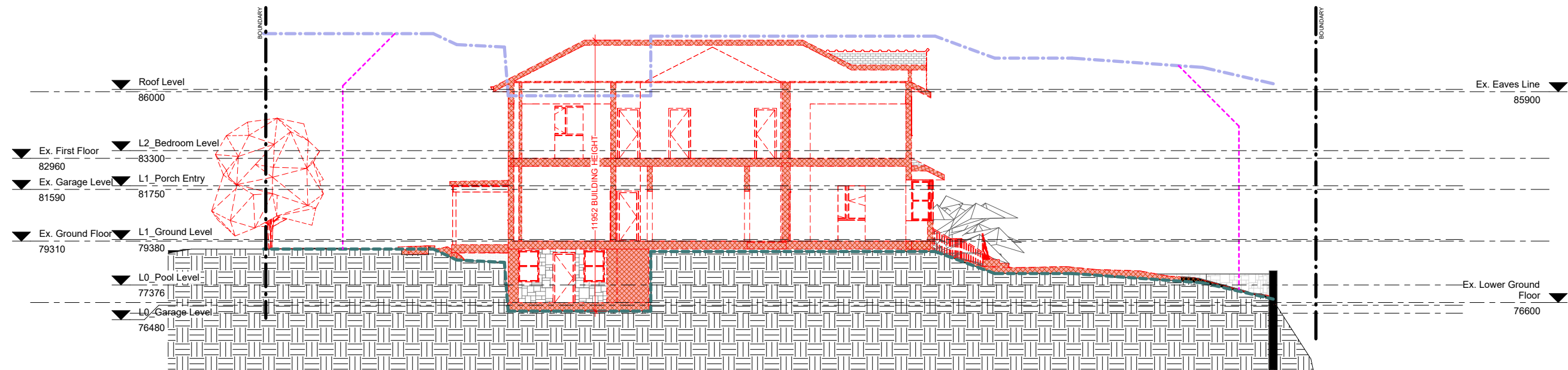


1 Existing/Demolition Section 01
1 : 100



2 Existing/Demolition Section 02
1 : 100

3 Existing/Demolition Section 03
1 : 100



4 Existing/Demolition Section 04
1 : 100

Client

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C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
2	BASIX issue	01.12.2021
1	Design Review/Consult Issue	07.10.2021
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Boyd House - Bellevue Hill

Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet
Existing Sections

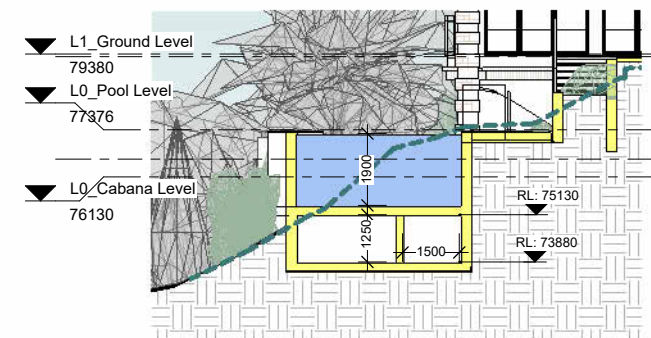
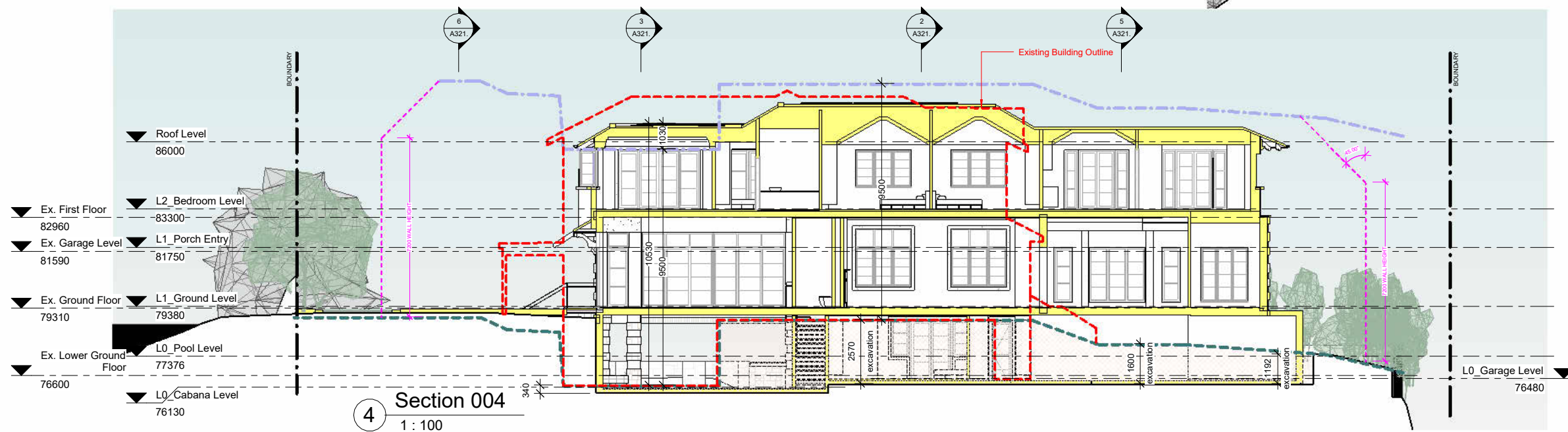
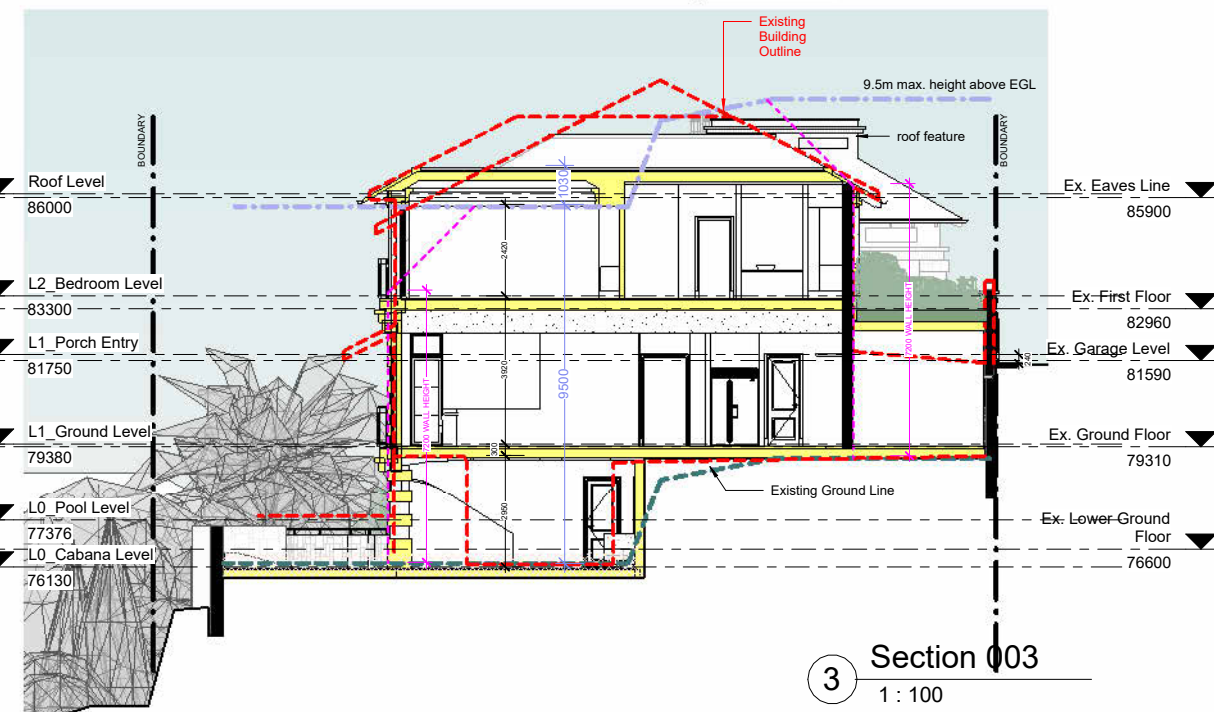
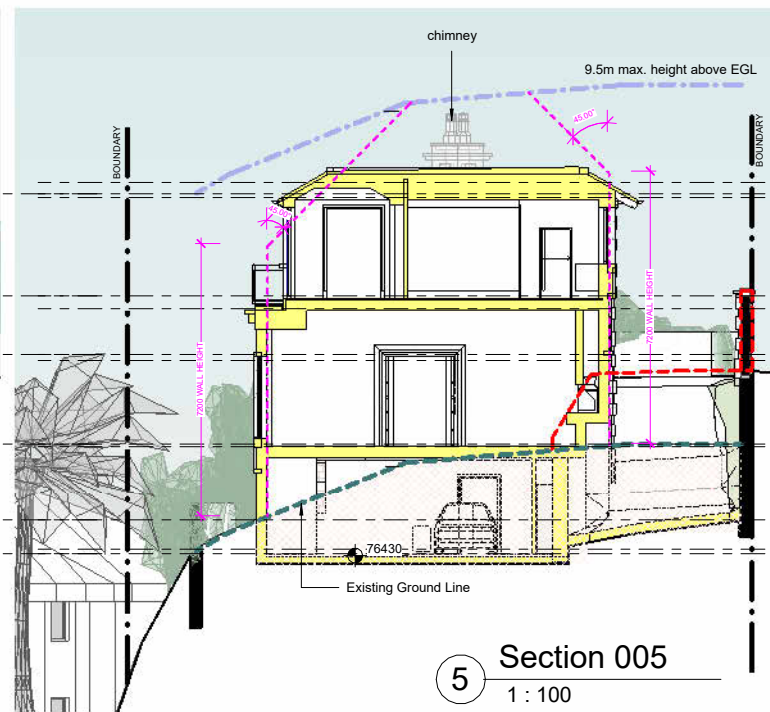
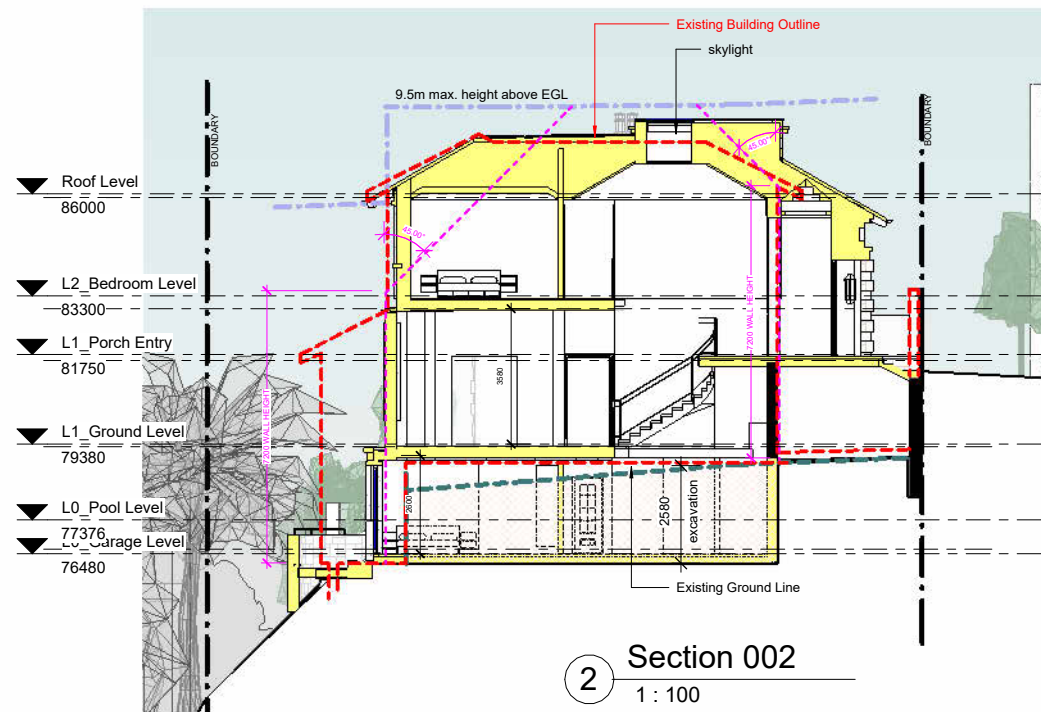
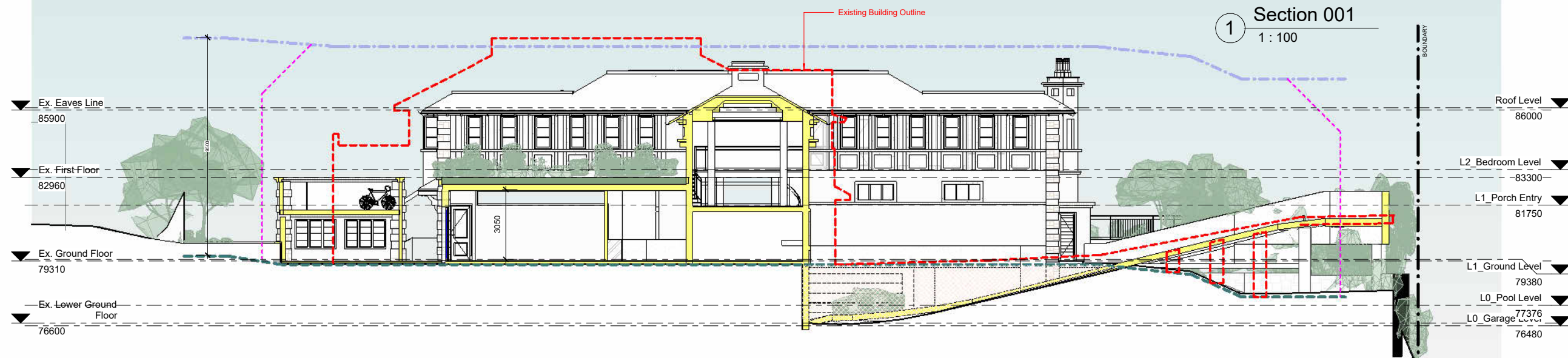
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Drawn By	MM	Checked By	WB	Approved By	-
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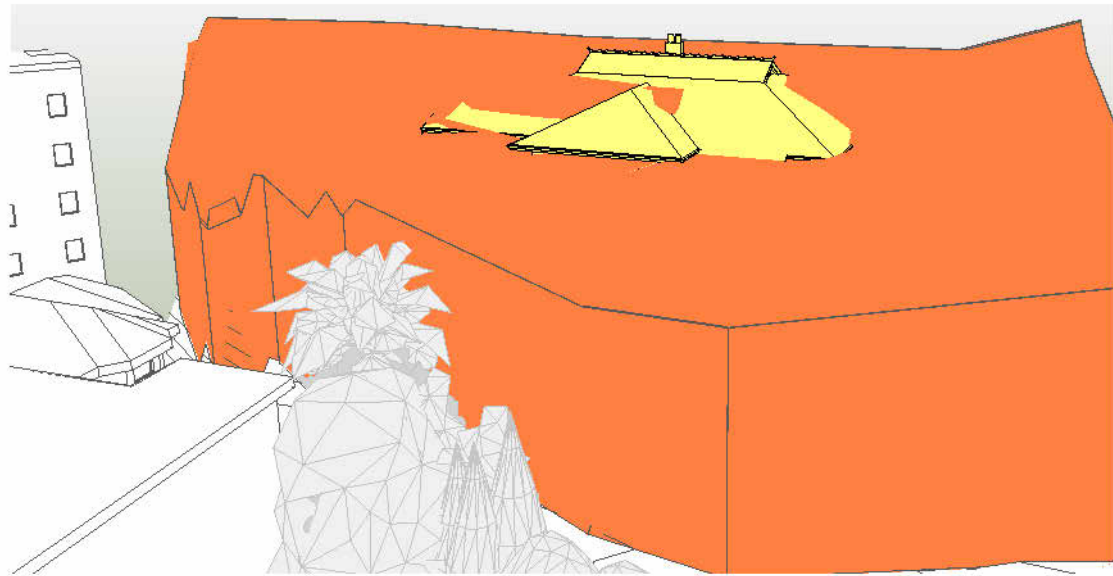
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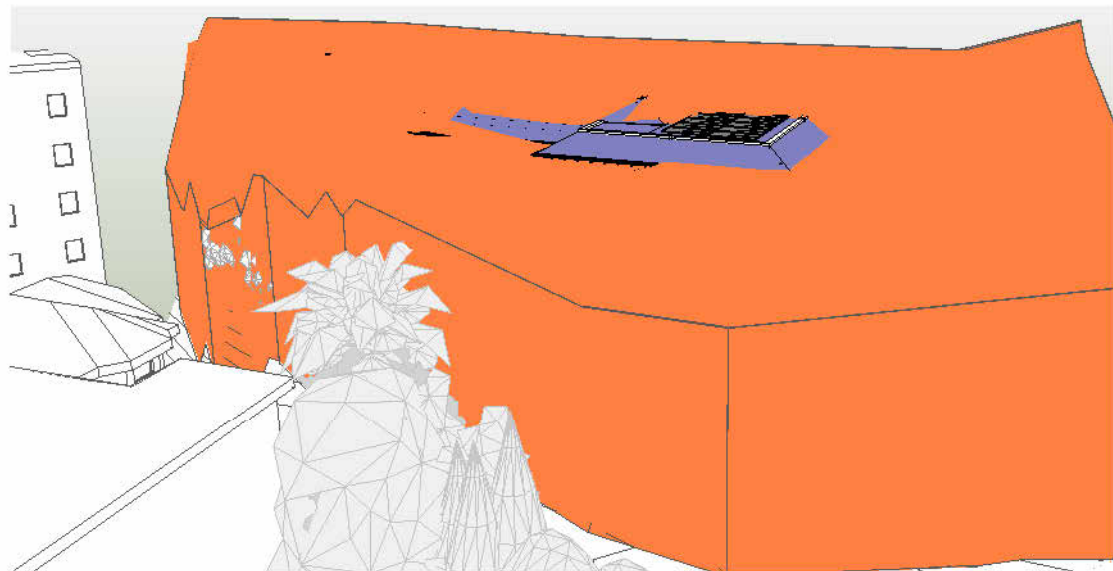


6 Section 008
1 : 100

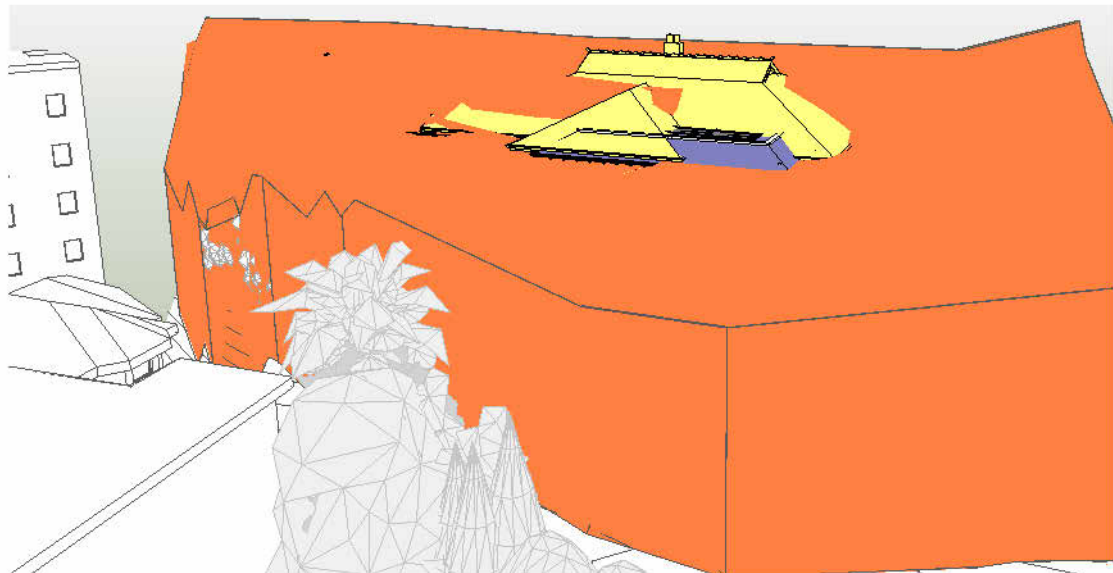
Revisions		
No.	Description	Date
A	DA ISSUE (DRAFT)	08.12.2021
B	DA ISSUE (DRAFT)	24.01.2022
C	DA ISSUE	02.03.2022
D	Updated Stormwater	12.08.2022
E	S26 amendments for review	05.09.2023
F	S26 amendments Issue	13.11.2023
G	Amendments post S26	16.02.2024



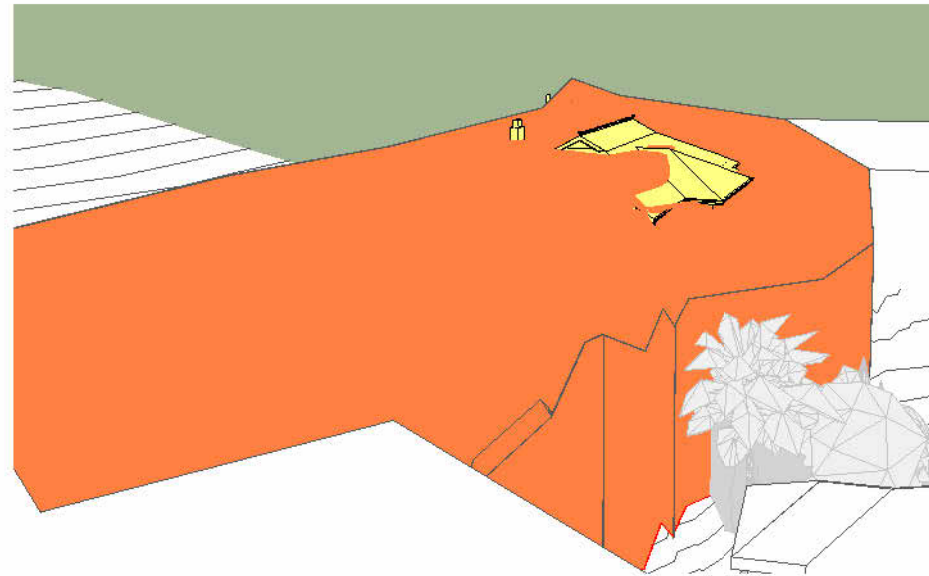
① Height Plane A Existing



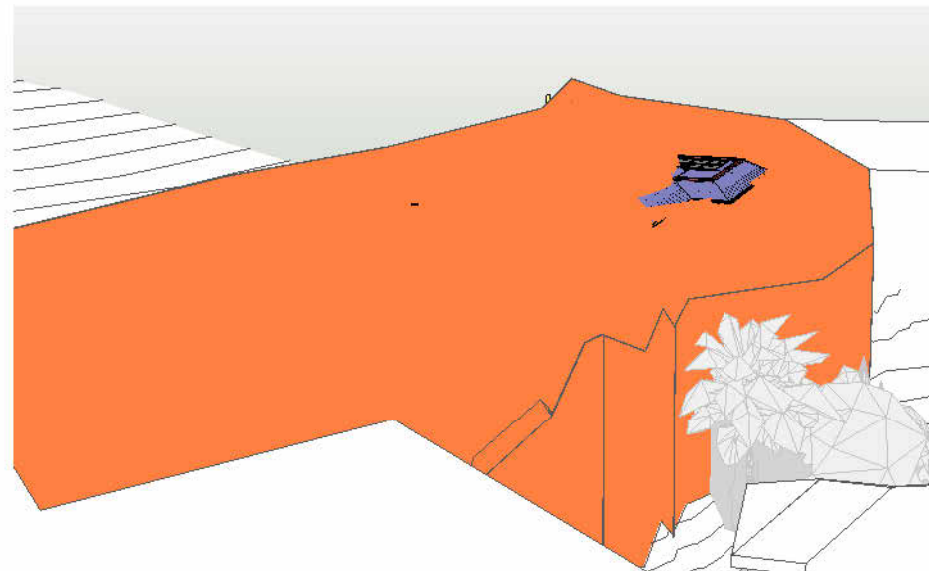
② Height Plane A Proposed



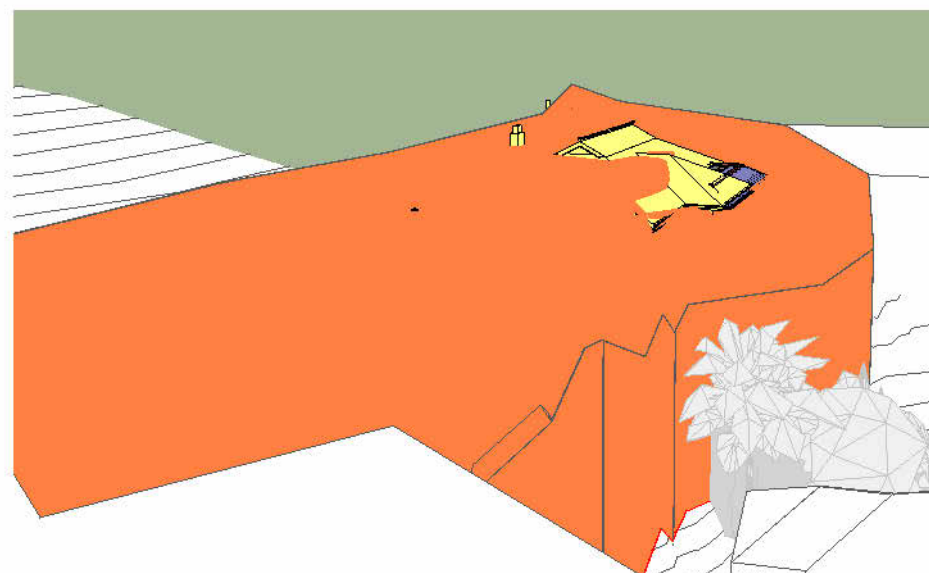
③ Height Plane A Comparative



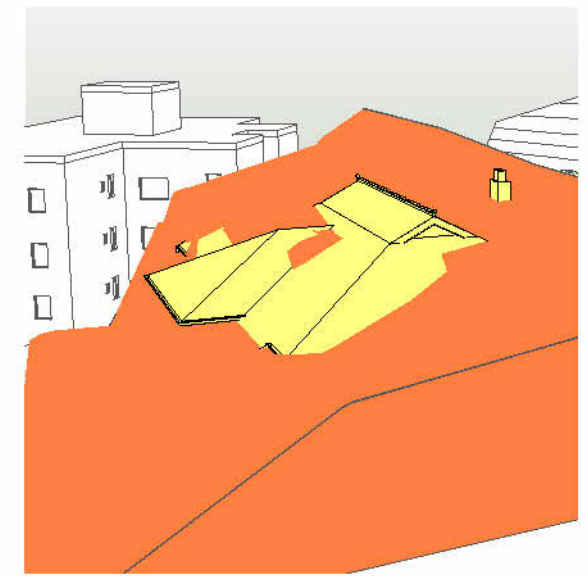
④ Height Plane B Existing



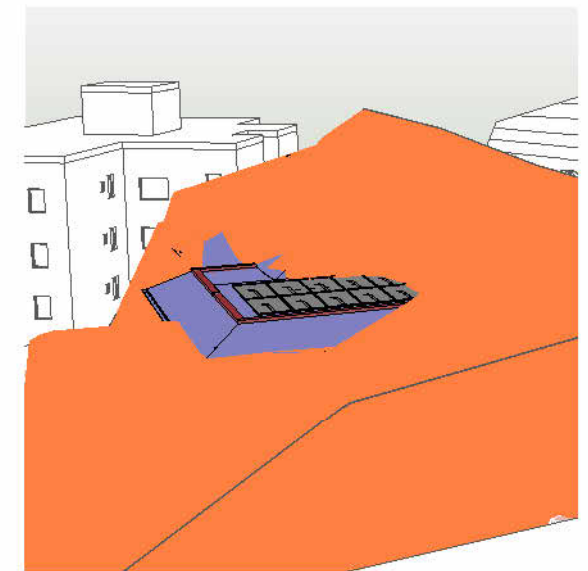
⑤ Height Plane B Proposed



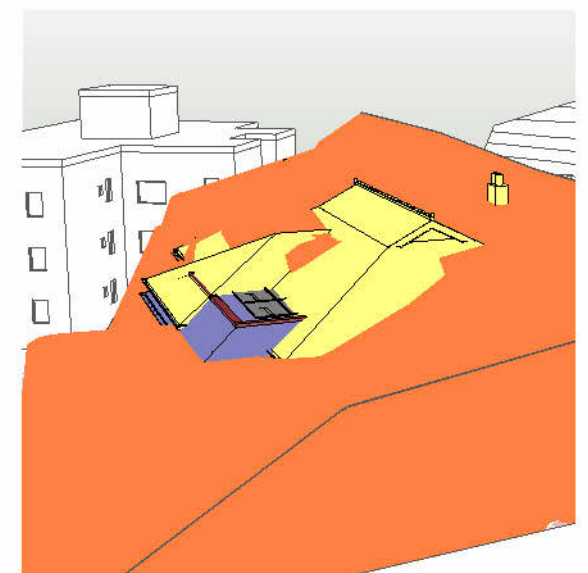
⑥ Height Plane B Comparative



⑦ Height Plane C Existing



⑧ Height Plane C Proposed



⑨ Height Plane C Comparative

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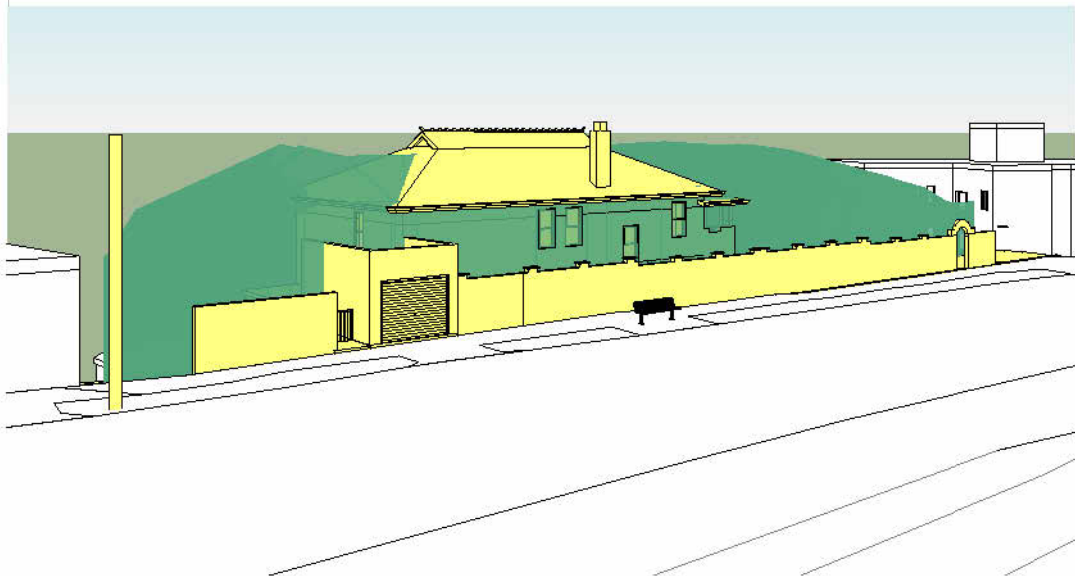
2/04 13-15 Wentworth Avenue Sydney NSW 2000
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Revisions		
No.	Description	Date
A	S26 amendments Issue	13.11.2023
B	Amendments post S26	16.02.2024

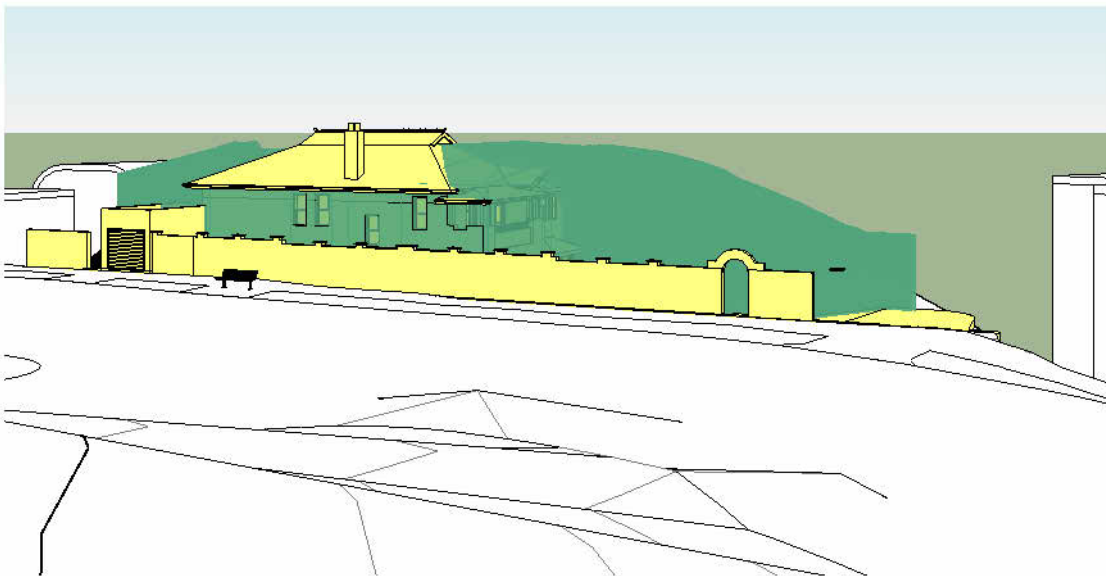
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Project Number 2018_16
Project Status DA
Sheet 8.5m Height Plane Drawings
127 Victoria Road, Bellevue Hill NSW 2023
Lot 1 DP 25473

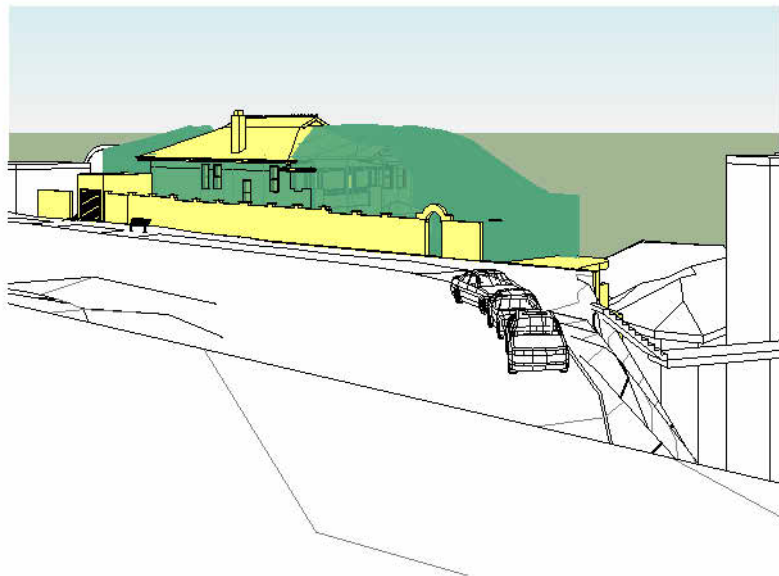
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Drawn By MM Checked By WB Approved By -
Scale @ A1
Drawing Number A323 Issue B



1 Envelope Plane NW Existing



4 Envelope Plane SW Existing



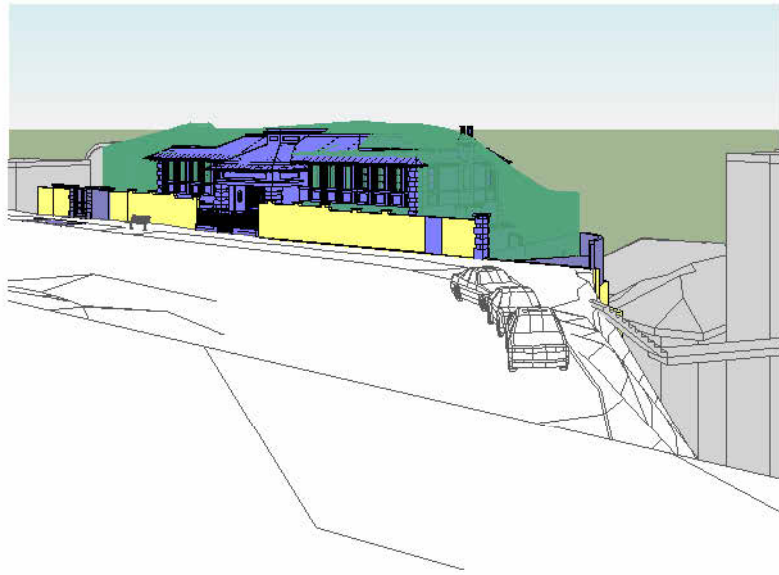
7 Envelope Plane SSW Existing



2 Envelope Plane NW Proposed



12 Envelope Plane SW Proposed



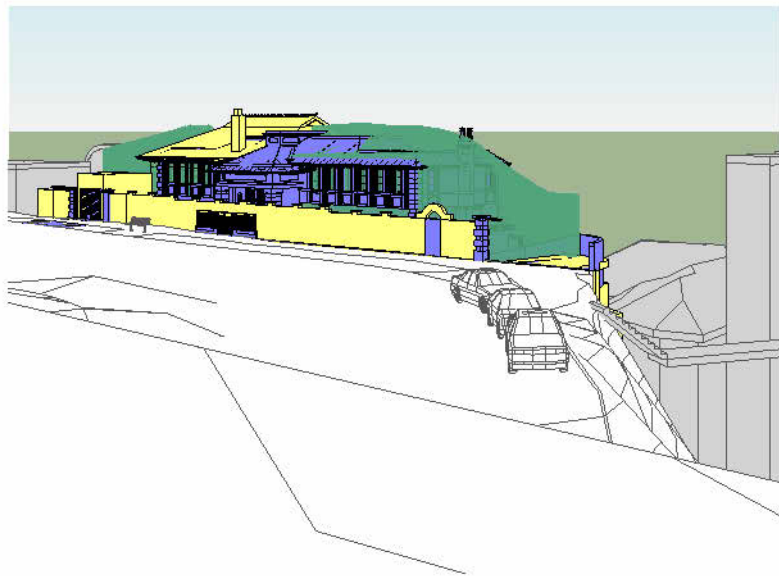
8 Envelope Plane SSW Proposed



3 Envelope Plane NW Comparative



6 Envelope Plane SW Comparative



9 Envelope Plane SSW Comparative

Revisions		
No.	Description	Date
A	S26 amendments Issue	13.11.2023
B	Amendments post S26	16.02.2024

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473
Sheet	Wall Height Envelope Drawings	

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Drawn By	MM	Checked By	WB	Approved By	-
Scale @ A1					
Drawing Number	A324			Issue	B



View A:



View B:



View C:



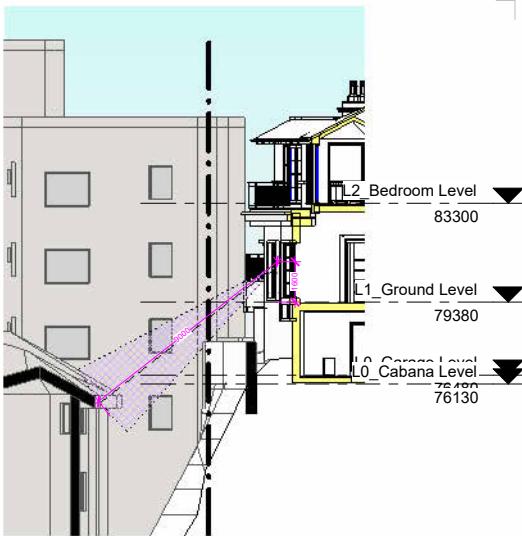
View D:



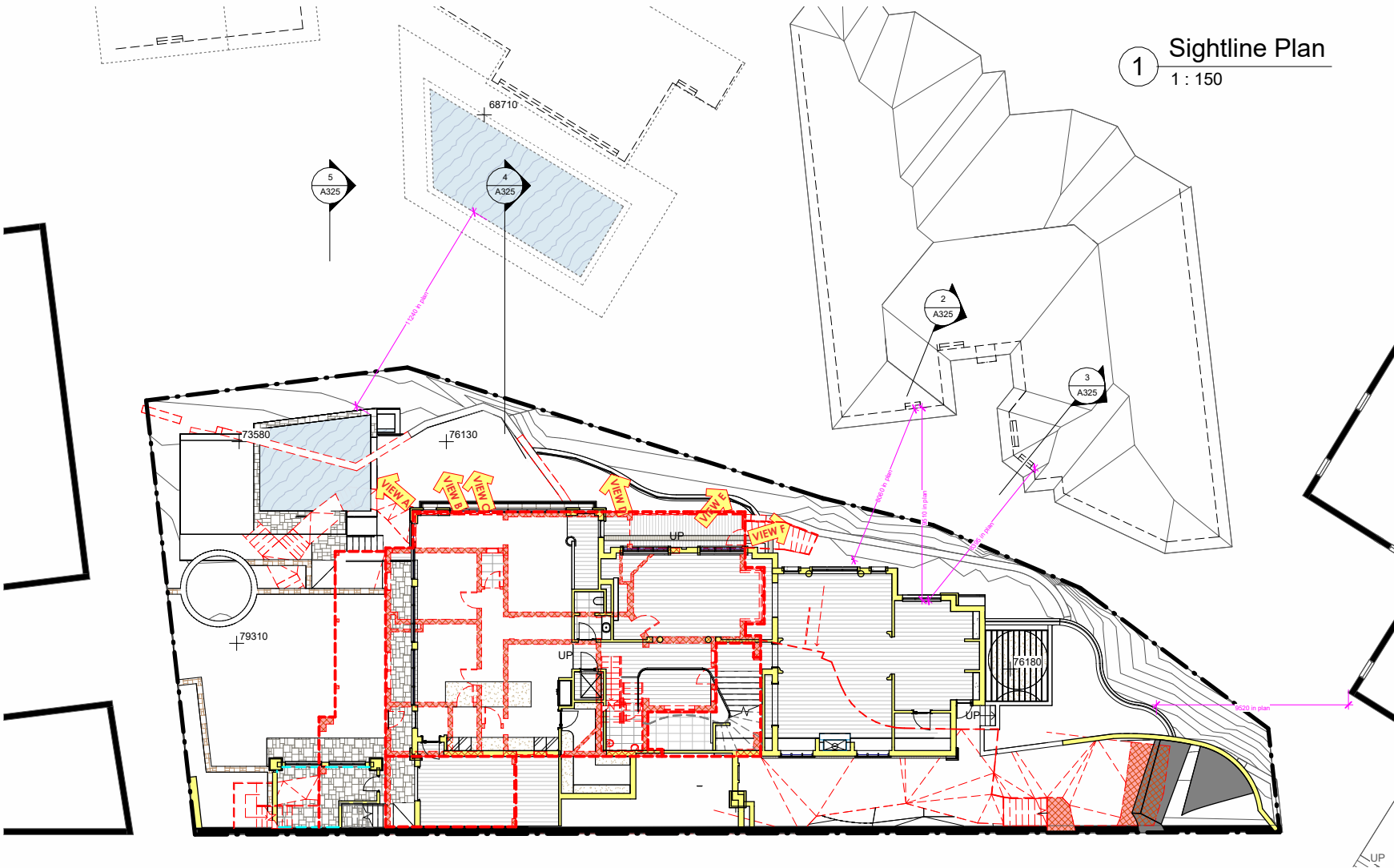
View E:



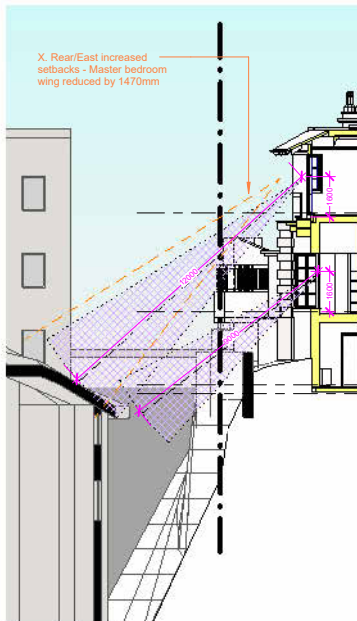
View F:



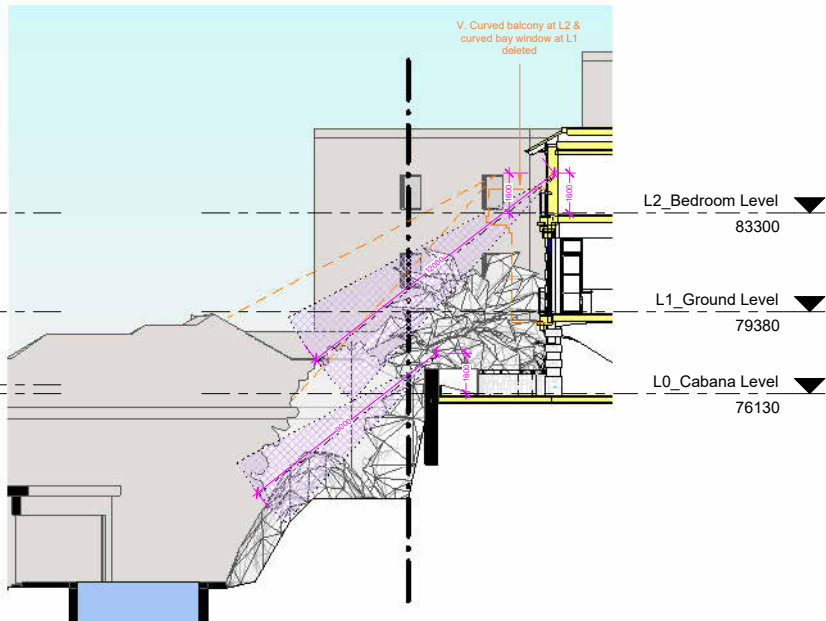
2 Sightline Section A
1 : 150



1 Sightline Plan
1 : 150



3 Sightline Section B
1 : 150



4 Sightline Section C
1 : 150



5 Sightline Section D
1 : 150

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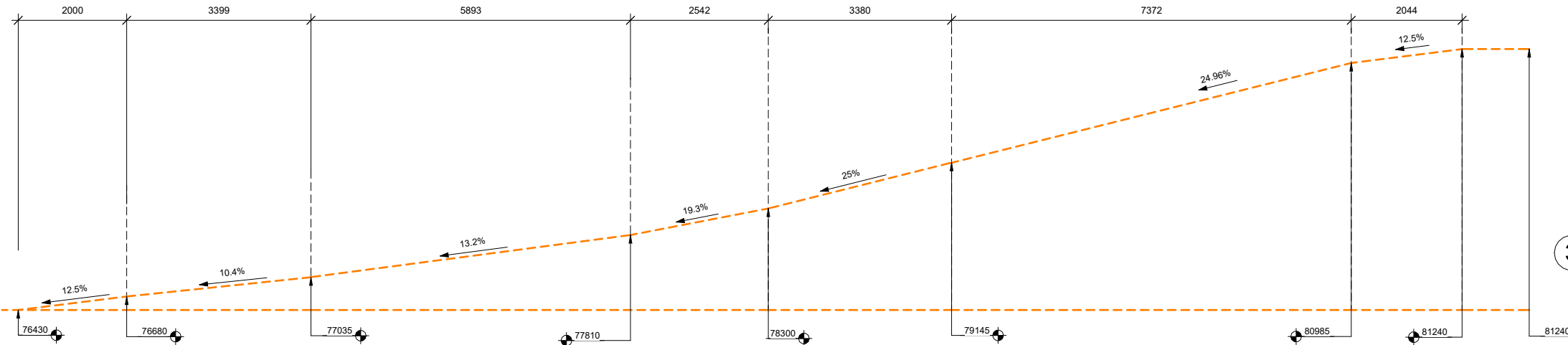
No.	Description	Date
A	DA ISSUE (DRAFT)	08.12.2021
B	DA ISSUE (DRAFT)	24.01.2022
C	DA ISSUE	02.03.2022
D	S26 amendments for review	05.09.2023
E	S26 amendments Issue	13.11.2023
F	Amendments post S26	16.02.2024

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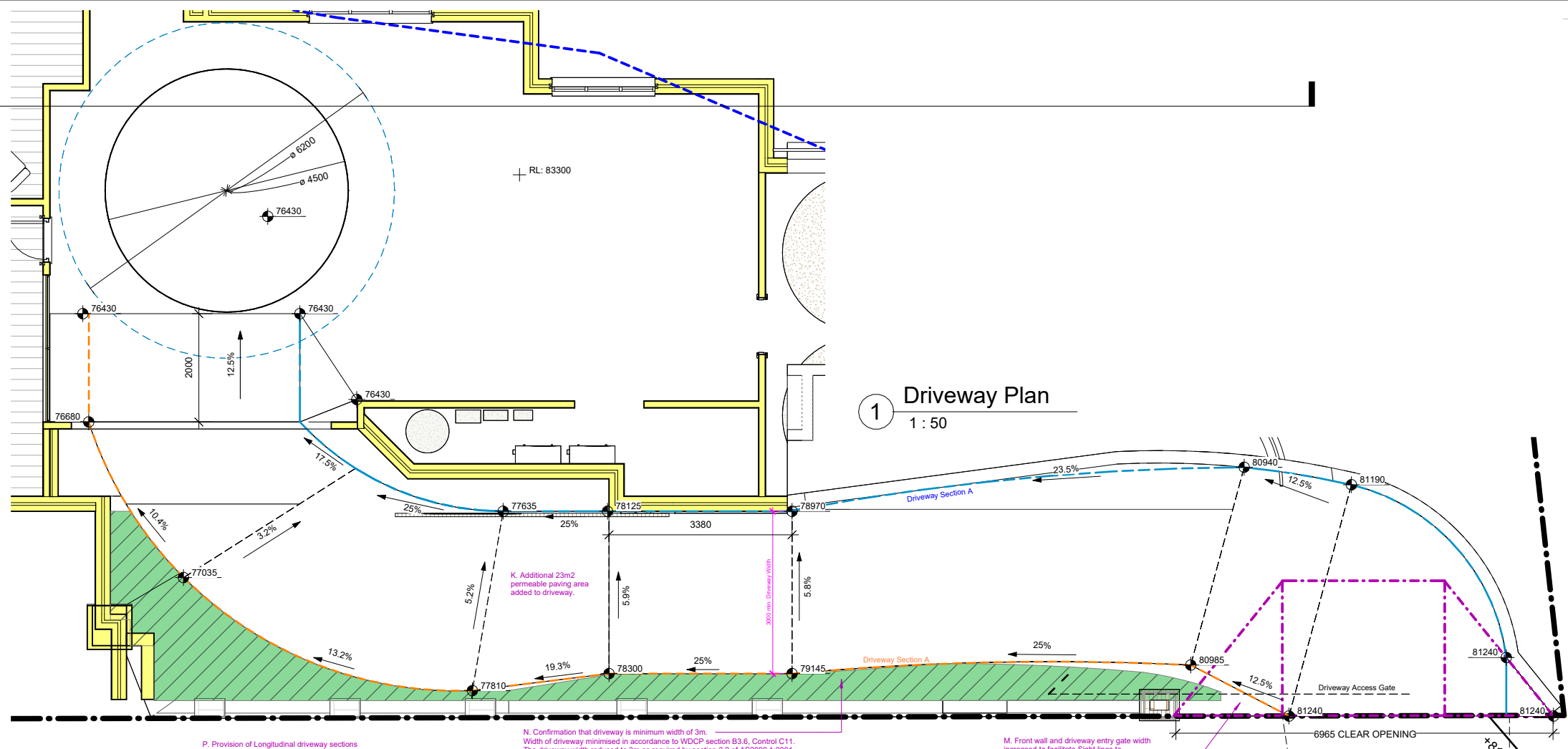
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Project Status	DA	Lot 1 DP 25473
Sheet	Sight Line Plans	

Print Date & Time		27/03/2024 4:28:53 PM			
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Drawn By	MM	Checked By	WB	Approved By	-
Scale @ A1 1 : 150					
Drawing Number		A325		Issue	F

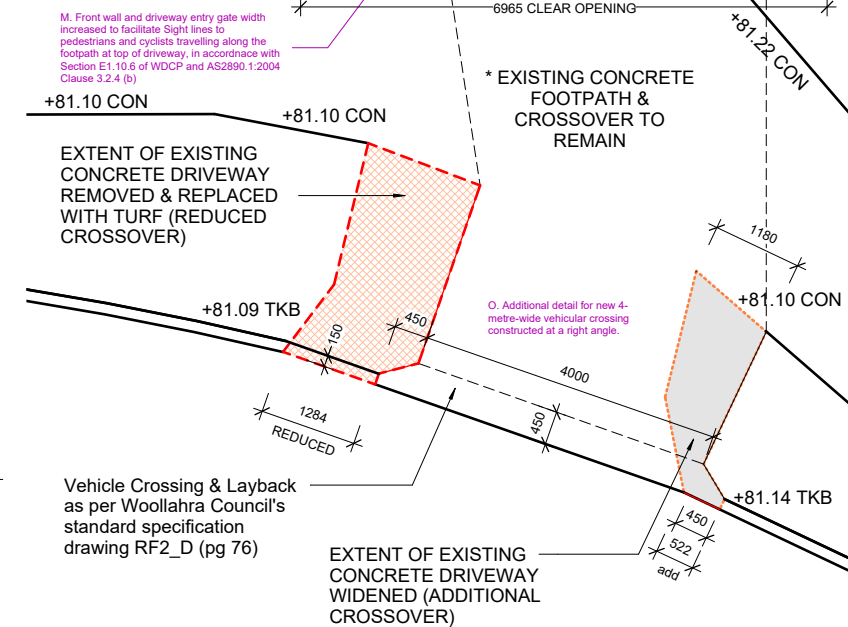
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1



3



Revisions		
No.	Description	Date
A	S26 amendments for review	05.09.2022
B	Driveway Updates for review	24.10.2022
C	Driveway Updated for Consultant	01.11.2022
D	Driveway & Crossover Details Amended	07.11.2022
E	S26 amendments Issue	13.11.2022
F	Amendments post S26	16.02.2023

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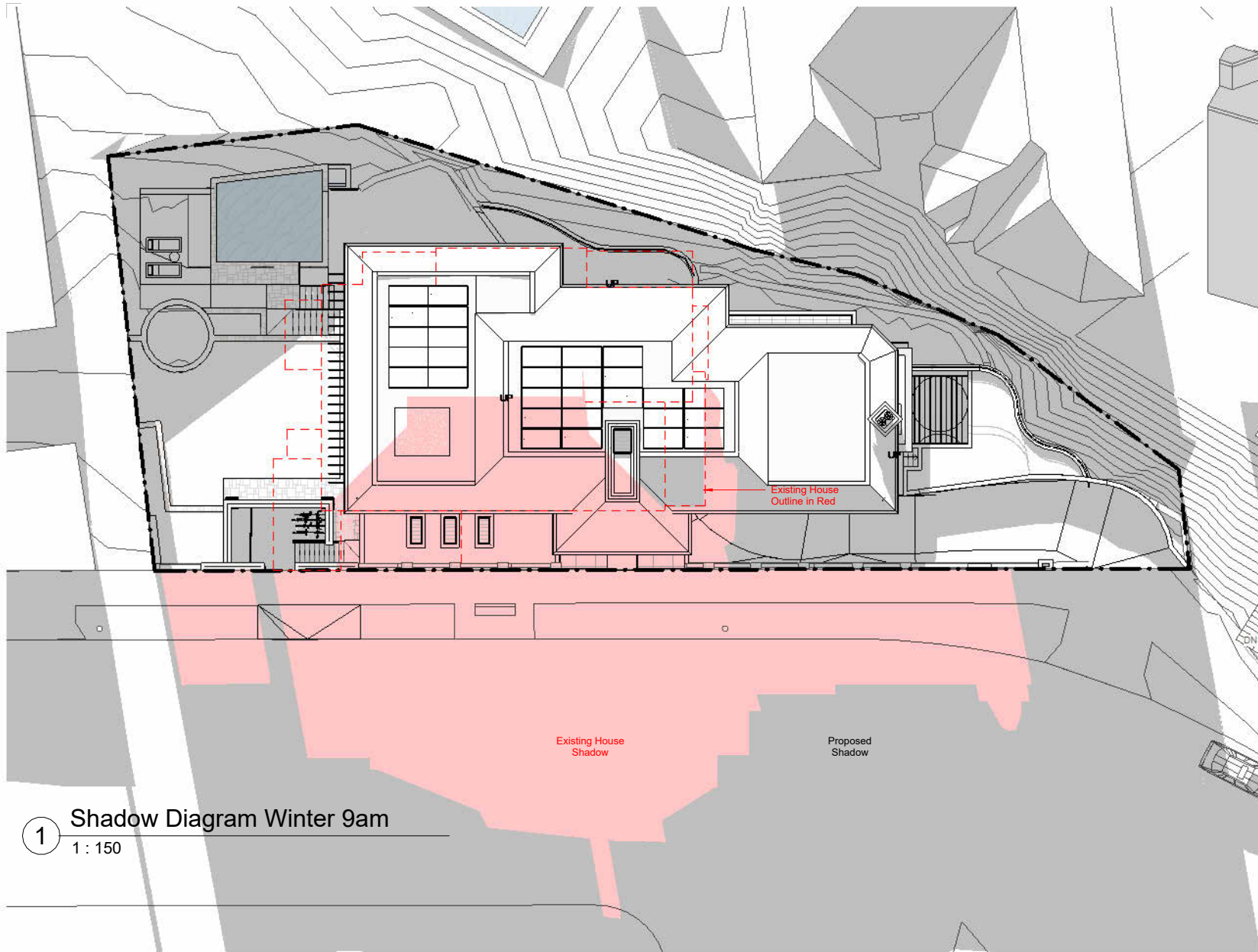
Project Number	2018_16	127 Victoria Road Bellevue Hill NSW 2023
Project Status	DA	

Driveway Plan & Longitudinal Sections

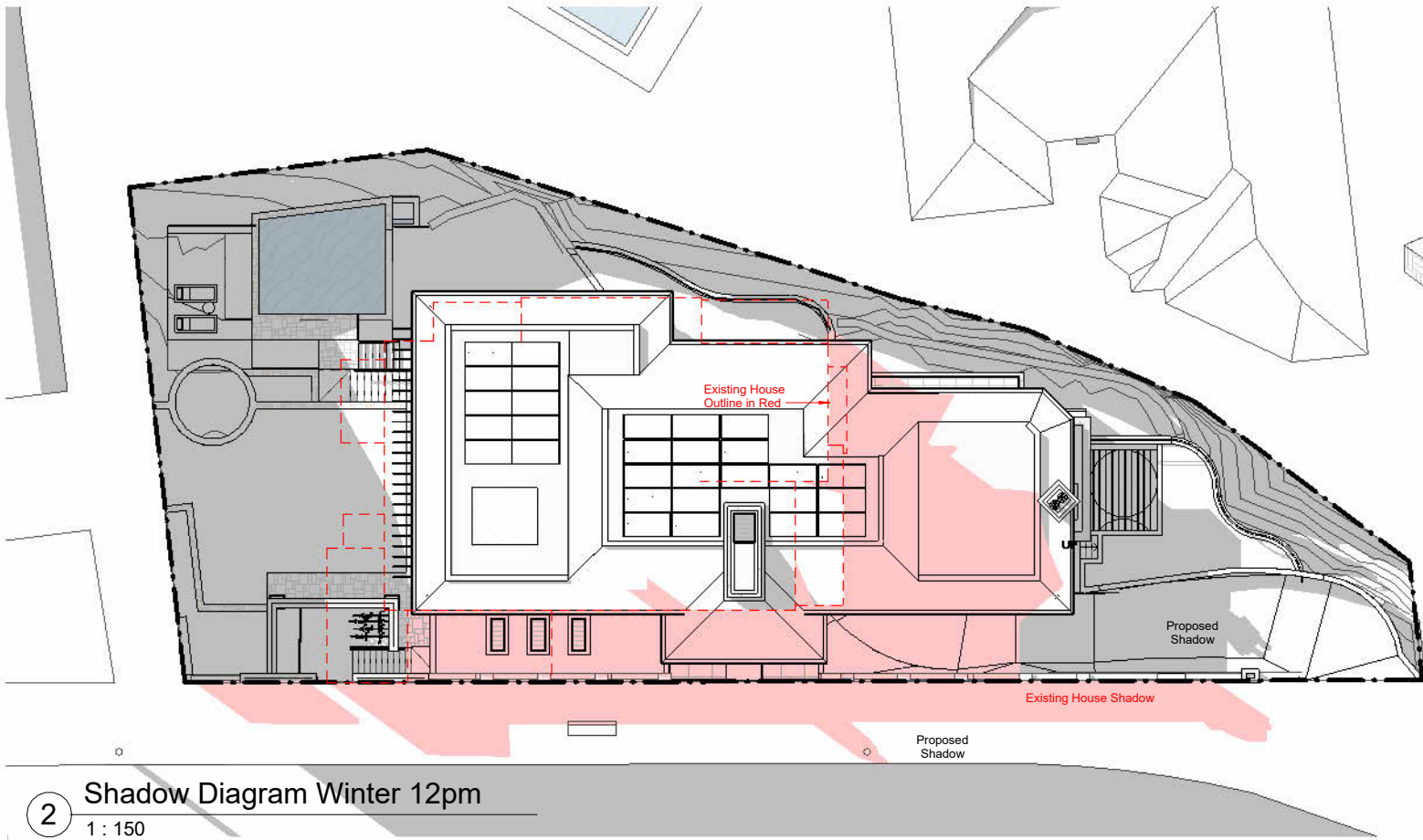
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Drawn By	MM	Checked By	WB
		Approved By	

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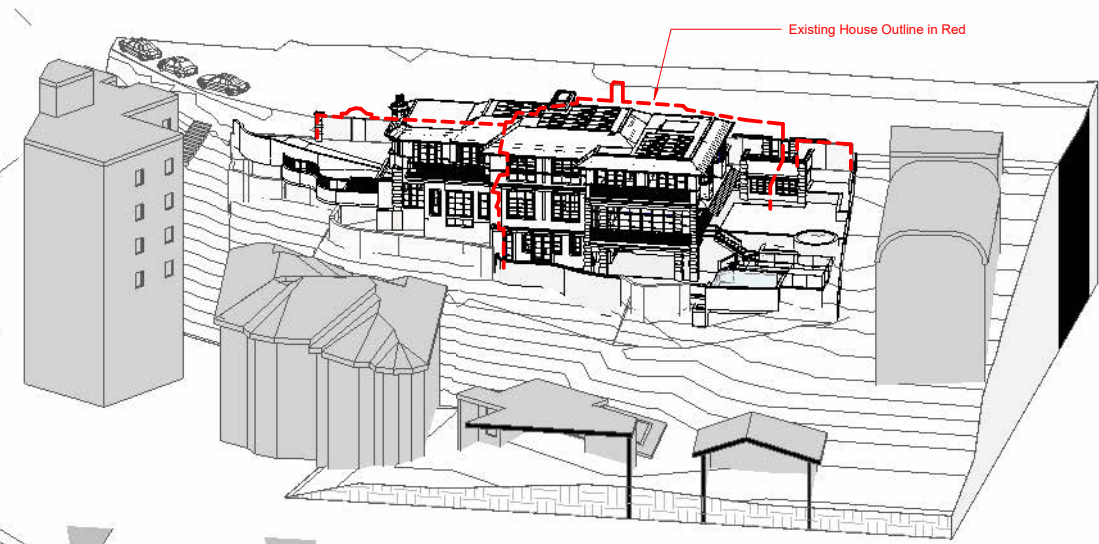
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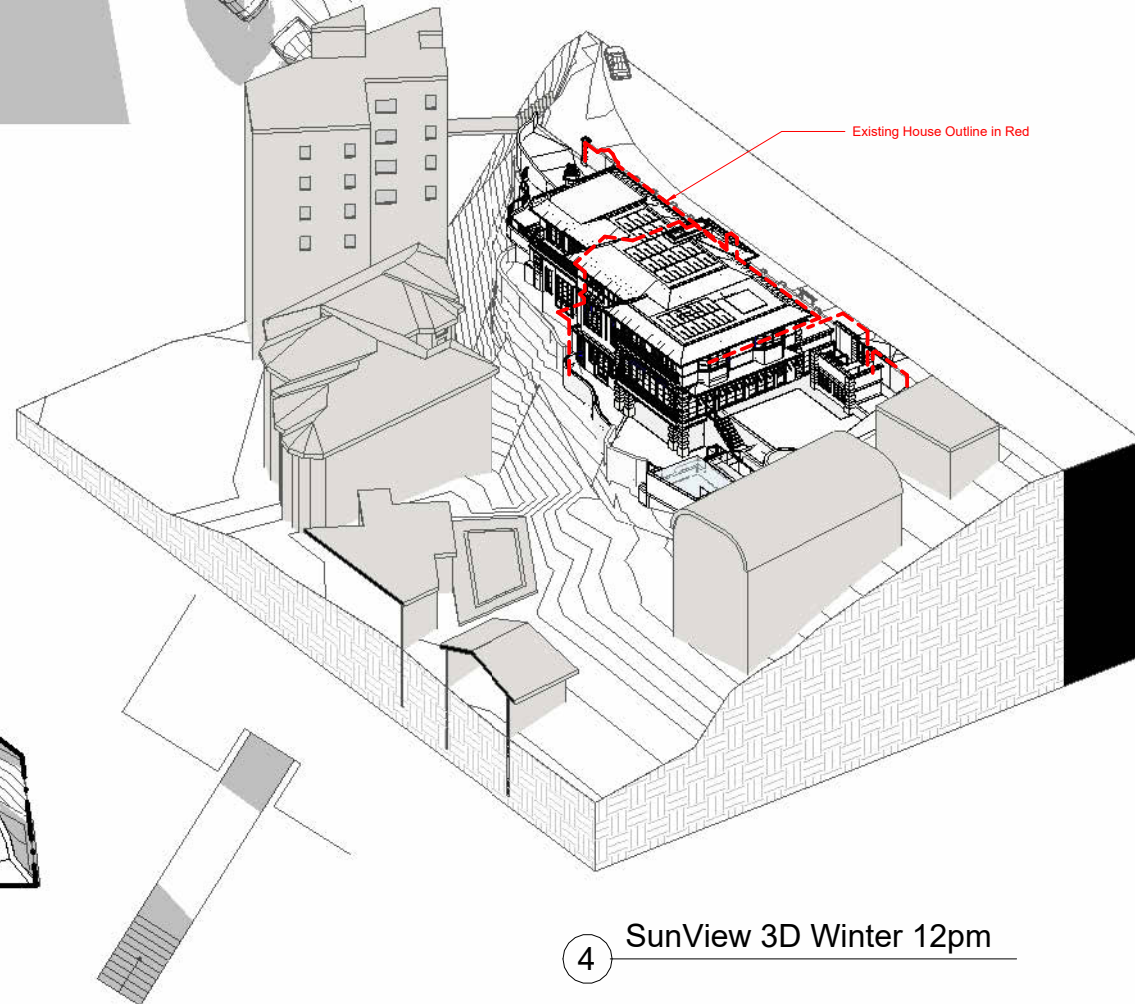
1 Shadow Diagram Winter 9am
1 : 150



2 Shadow Diagram Winter 12pm
1 : 150



3 SunView 3D Winter 9am



4 SunView 3D Winter 12pm

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F	Amendments post S26	16.02.2024
E	S26 amendments issue	13.11.2023
D	S26 amendments for review	05.09.2023
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
No.	Description	Date

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

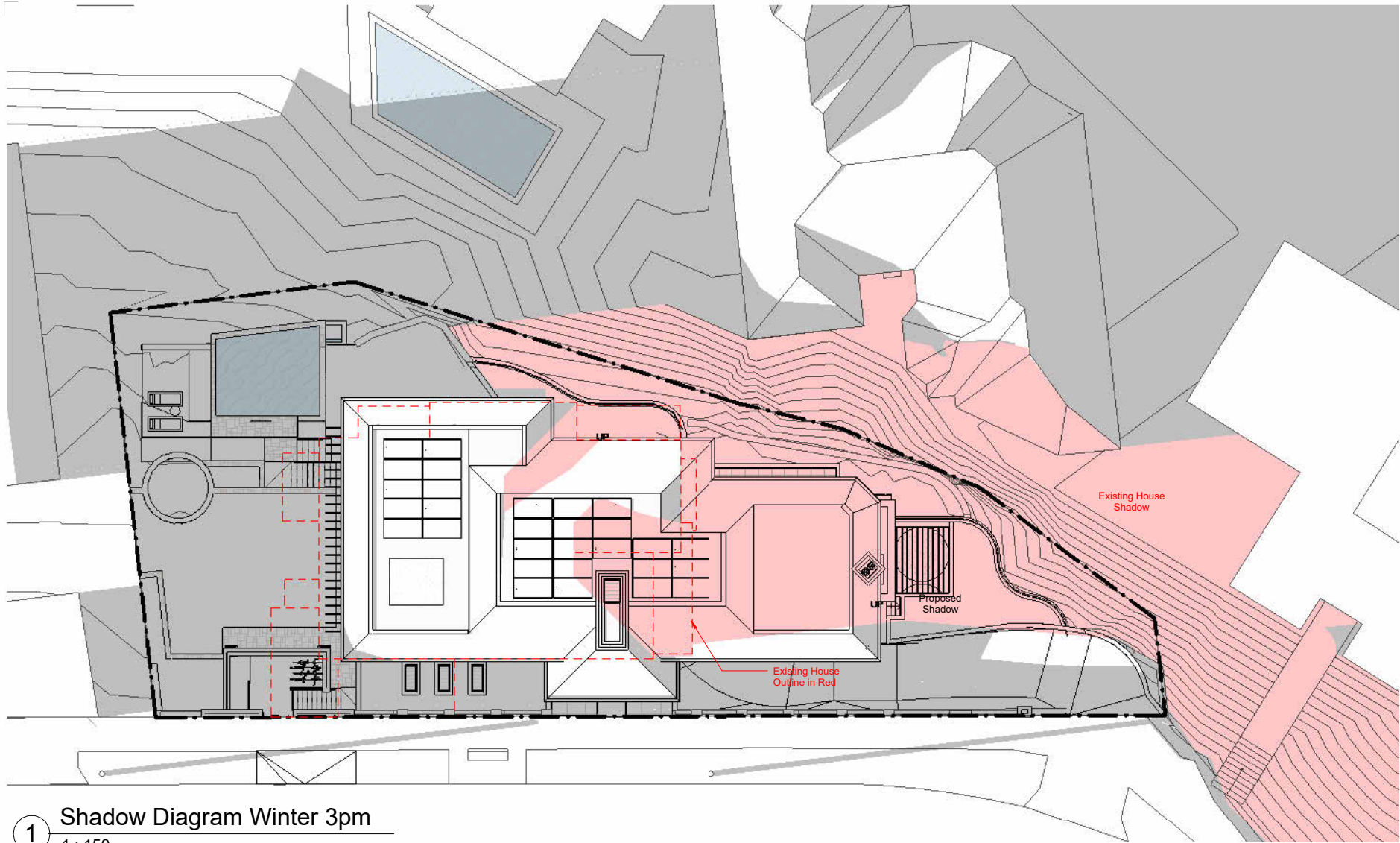
Shadows Winter 9am & 12pm

Scale @ A1 1 : 150

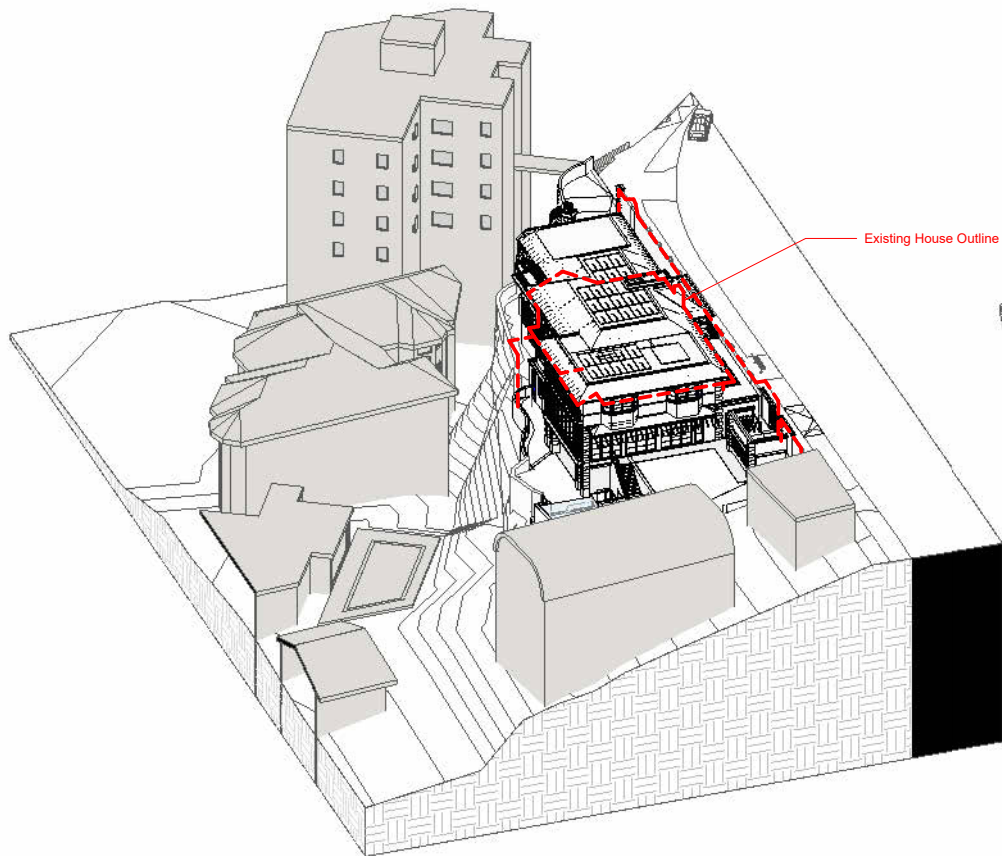
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Drawn By	MM	Checked By	WB	Approved By	-
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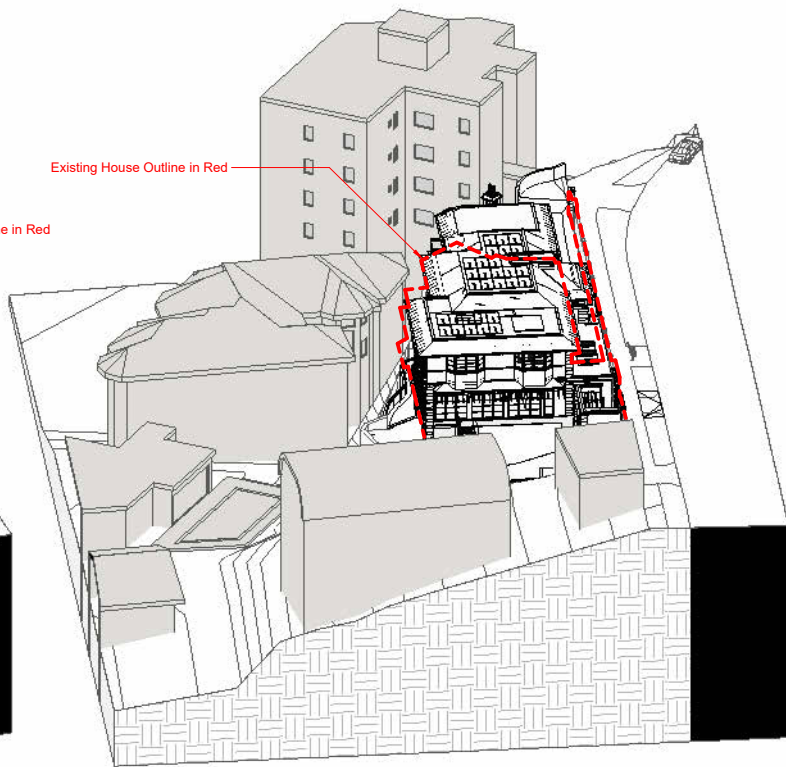
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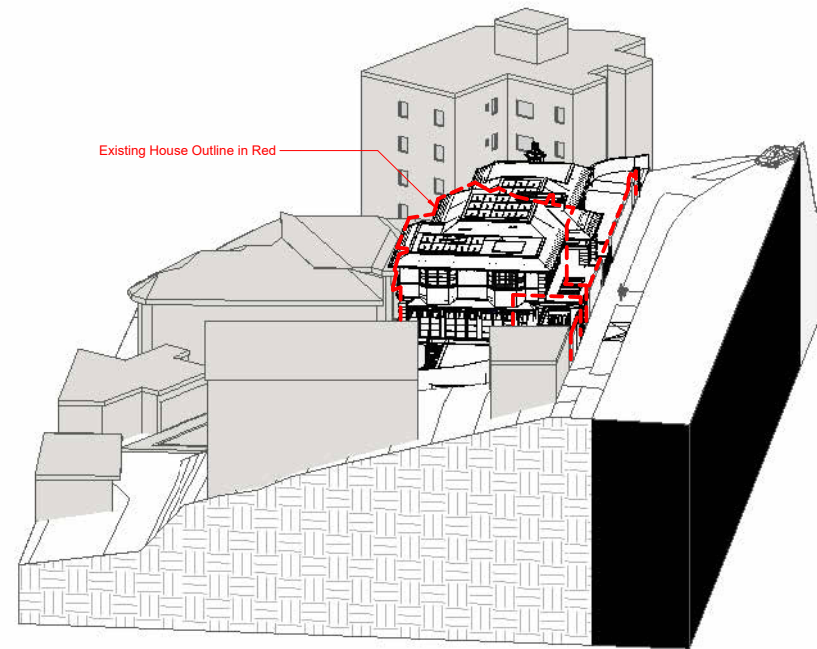
1 Shadow Diagram Winter 3pm
1 : 150



2 SunView 3D Winter 1pm



3 SunView 3D Winter 2pm



4 SunView 3D Winter 3pm

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F	Amendments post S26	16.02.2024
E	S26 amendments issue	13.11.2023
D	S26 amendments for review	05.09.2023
C	DA ISSUE	02.03.2022
B	DA ISSUE (DRAFT)	24.01.2022
A	DA ISSUE (DRAFT)	08.12.2021
No.	Description	Date

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Project Number	2018_16	127 Victoria Road, Bellevue Hill NSW 2023
Project Status	DA	Lot 1 DP 25473

Sheet
Shadows Winter 3pm

Scale @ A1 1 : 150

Drawing Number	A901	Issue	F
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Drawn By	MM	Checked By	WB	Approved By	-
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