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DA 1001	COVER SHEET	F
DA 1002	COMPLIANCE TABLE	F
DA 1003	SITE ANALYSIS	D
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DA 1105	THIRD LEVEL	F
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DA 1107	ROOF	F
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DA 3001	LONGITUDINAL SECTION	E
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DA 6004	SOLAR_VIEW FROM THE SUN	D
DA 6005	ELEVATIONAL SHADOW DIAGRAM	D
DA 6006	ELEVATIONAL SHADOW DIAGRAM	D
DA 6007	ELEVATIONAL SHADOW DIAGRAM	D
DA 6008	ELEVATIONAL SHADOW DIAGRAM	D
DA 7001	CALCULATION	F
DA 7011	SOLAR ACCESS PLANS	D
DA 7021	VENTILATION DIAGRAM PLANS	D
DA 7031	FINISHES SCHEDULE	D
DA 7041	LEP HEIGHT DIAGRAM ISOMETRIC	D

Woollahra Municipal Council Local Environmental Plan 2014

SITE AREA	749.60 m²
ZONING	R3 - Medium Density Residential
RELEVANT CONTROLS	WOOLLAHRA MUNICIPAL COUNCIL DEVELOPMENT CONTROL PLAN
COUNCIL	WOOLLAHRA MUNICIPAL COUNCIL
LOT/SECTION/DP NO.	8/-/DP6028
FSR	7.5:1
HEIGHT OF BUILDING	10.5m
HERITAGE	N/A
ACID SULPHATE SOILS	CLASS 5
KEY SITE	N/A
FLOOD PLANNING AREA	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A

S34 List of Changes

- PROPOSED CHANGES TO THE BASEMENT
- PROPOSED CHANGES TO THE GROUND FLOOR UNITS
- PROPOSED CHANGES TO THE FIRST LEVEL
- PROPOSED CHANGES TO THE SECOND LEVEL
- PROPOSED CHANGES TO THE THIRD LEVEL
- PROPOSED CHANGES TO THE FOURTH LEVEL
- PROPOSED CHANGES TO THE FINISHES SCHEDULE
- PROPOSED CHANGES TO THE PLANTER BOX



O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG.NO 7849

Issue	Amendment	Date
A	S4.55	11/12/20
D	PRE SOFC	28/05/21
F	POST S34	16/07/21

Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

COVER SHEET

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1001
Checked	LL	Issue	
Project no	1709		F

Area Schedule (Permissible)	
Level	Area
002 -- GROUND LEVEL	6 m²
003 -- FIRST LEVEL	127 m²
004 -- SECOND LEVEL	158 m²
005 -- THIRD LEVEL	158 m²
006 -- FOURTH LEVEL	158 m²
Grand total: 5	606 m²

Area Schedule (Affordable)	
Level	Area
002 -- GROUND LEVEL	185 m²
Grand total: 1	185 m²

SITE AREA: 749.6m²
ZONE: R3 - Medium Density
PERMISSIBLE FSR: 0.75:1
AHSEPP BONUS FSR: 0.5:1
TOTAL PERMISSIBLE FSR: 1.25:1
PERMISSIBLE GFA: 562.2m²
AHSEPP BONUS GFA: 374.8m²
TOTAL PERMISSIBLE GFA: 937m²
PROPOSED FSR: 1.05:1
PROPOSED GFA: 791m²
HEIGHT LIMIT: 10.5m

PERMISSIBLE LANDSCAPED: 374.8m² (50%)
PERMISSIBLE DEEP SOIL: 187.4m² (25%)

APPROVED DEEP SOIL: 145m² (19%)
APPROVED PLANTERBOX: 68.35m² (9%)
TOTAL LANDSCAPE: 213.35m² (28%)

PROPOSED DEEP SOIL: 145m² (19%)
PROPOSED PLANTERBOX: 115.47m² (15%)
TOTAL LANDSCAPE: 260.47m² (34%)

COUNCIL CAR PARKING RATES AND PROVISION

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
1 BED	0	1 SPACES PER UNIT	0	0
2 BED	2	1.2 SPACES PER UNIT	2.4	2
3 BED	4	1.5 SPACES PER UNIT	6	8
VISITOR	6	1 SPACES PER 4 UNITS	1.5	1
TOTAL			9.9	10

BICYCLE

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
RESIDENTIAL	6	1 SPACES PER 1 DWELLING	6	0
VISITOR	6	1 SPACES PER 10 DWELLING	0.6	0
TOTAL			6.6	7

MOTORCYCLE FACILITES

RATE	REQUIRED	PROVIDED
1 MOTORCYCLE PARKING SPACE PER 10 SPACES	1	1

SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm	TOTAL NUMBER OF UNITS FACING SOUTH
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6 UNITS 4.2 UNITS (70%) 4 UNITS (70%) NIL

PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm

NATURAL CROSS VENTILATED UNITS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PERCENTAGE %
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6 UNITS 3.6 UNITS (60%) 6 UNITS (100%)

ADG RULES	PERCENTAGE	DESCRIPTION		TARGET	PROPOSED	COMPLY
Overall Sunlight Access to Living Rooms & Private Open Space	70%	70% min. 2 hours direct sunlight between 9 am and 3 pm at mid-winter Sydney Metropolitan Area and in the Newcastle and Wollongong LGA		4.2 apartments out of 6	4 out of 6 units (70%) receiving 2 hours of solar access	Yes✓
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated		3.6 apartments out of 6	3.6 out of 6 units (100%) receiving 2 hours of natural cross ventilation	Yes✓
		Maximum 18m depth				
South Aspect Units	15%	Maximum 15% no direct sunlight between 9 am and 3 pm at mid-winter		4.2 apartments out of 6	4 out of 6 units (100%) receiving solar access	Yes✓
Accessibility	20%	Min. 20% of units require incorporating the Livable Housing Guideline's silver level universal design features		1.2 apartments out of 6	1 apartments out of 6	Yes✓
Minimum Apartment Sizes	100%	Studio	35m²	To Comply	Studio ≥ 35 m²	Yes✓
		1 Bed	50m²		1 Bed ≥ 50 m²	
		2 Bed	70m² + 5m² per extra bath		2 Bed ≥ 70 m²	
		3 Bed	90m² + 5m² per extra bath		3 Bed ≥ 95 m²	
Habitable room depths	-	Maximum 2.5 x the ceiling height		Max. 8m	Max. 8m	Yes✓
		Open plan layouts: 8m from a window				
Living rooms internal width	100%	Studio and 1 Bed units	3.6m	To Comply	All living rooms internal width comply	Yes✓
		2 Bed and 3 Bed units	4.0m			
		Cross-Over/Through units	4.0m			
Bedroom Dimension/Area (excluding wardrobe)	100%	Min. Dimension	3.0m	To Comply	All bedroom Dimension/Area comply	Yes✓
		Master Bed Minimum Area	10.0m²			
		Other Bed(s) Minimum Area	9.0m²			
Minimum Ceiling Heights	100%	Habitable rooms:	2.7m	min. 2.7m	Comply with min requirements	Yes✓
		Non-habitable rooms	2.4m	min. 2.4m		
		Mixed use Ground Floor	3.3m	min. 3.3m		
Primary Balcony/Private Open Space Minimum Area & Dimension	100%	Studio	4.0m²	All balconies and P.O.S. to be provided with min requirements	Comply with min requirements	Yes✓
		1 Bed	8.0m² (min. 2m Dimension)			
		2 Bed	10.0m² (min. 2m Dimension)			
		3+ Bed	12.0m² (min. 2.4m Dimension)			
		Private Open Space on Ground Floor or on a podium	15.0m² (min. 3.0m Dimension)			
		Min. Balcony depth as contributing to the balcony area	1m			
Minimum Storage Requirements	-	Studio	4.0m³ (Min. 50% inside of Unit)	min. 4.0m³	Storage complies with min requirements	Yes✓
		1 Bed	6.0m³ (Min. 50% inside of Unit)	min. 6.0m³		
		2 Bed	8.0m³ (Min. 50% inside of Unit)	min. 8.0m³		
		3 Bed	10.0m³ (Min. 50% inside of Unit)	min.10.0m³		
Common circulation	-	Max. units off a circulation core on a single level	8 Units /Core Proffered 12 Units/Core Max.	8 Units	Max 4 Units. / Core	Yes✓
		Min. units sharing a single lift for building 10 storeys and over	40 Units per Lift	40 units	-	
Building Depth	-	Max. 18m Building Depth Glass line to Glass Line		12-18m Pref.	Building Depth complies	Yes✓
Building Separation	-	Up to 4 storeys (approx. 12m):	12m hab. and hab. (6m to side & rear boundary) 9m hab. and non-hab. 6m non-hab rooms. (3m to side & rear boundary)	To Comply	Comply with min requirements	Yes✓
		5 to 8 storeys (approx. 25m):	18m hab. and hab. (8m to side & rear boundary) 12m hab. and non-hab. 9m non-hab rooms. (4.5m to side & rear boundary)			
		9 storeys and above (over 25m):	24m hab. and hab. (12m to side & rear boundary) 18m hab. and non-hab. 12m non-hab rooms. (6m to side & rear boundary)			
		Lower density at next door	Additional 3m setback from the next door boundary			
Deep Soil Zone	25%	25% of site area on site		Recommended DSZ =187.4m² (25%)	145 m² (19%) has been proposed as deep soil zone	Yes✓
		Minimum dimensions	Site area 650m - 1500m²; 3m Site area > 1500m ; 6m			
Communal Open Space (C.O.S.)	50%	50% of site area (50% of C.O.S. should receive sunlight access for a 2 hours between 9 am and 3 pm on 21 June)		Recommended COS =347.8m² (50%)	260.47m² (34%) has been proposed as Landscape space	Yes✓
RMS Car parking rates are applied for development on sites:	-	Within 800m of a railway station or light rail stop in the Sydney Metropolitan Area		Within 800m radius of railway station	Refer to TRAFFIC IMPACT STATEMENT submitted as part of this application.	Yes✓
		On land zoned, and within 400m of land zoned, B3, B4 or equivalent in a nominated Regional Centre				

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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

COMPLIANCE TABLE				
Scale	As indicated	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1002	
Checked	LL		Issue	
Project no	1709		F	



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SITE ANALYSIS

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Client **EMCON GROUP PTY LTD**

Project 164 Victoria Rd, BELLEVUE HILL

Drawing

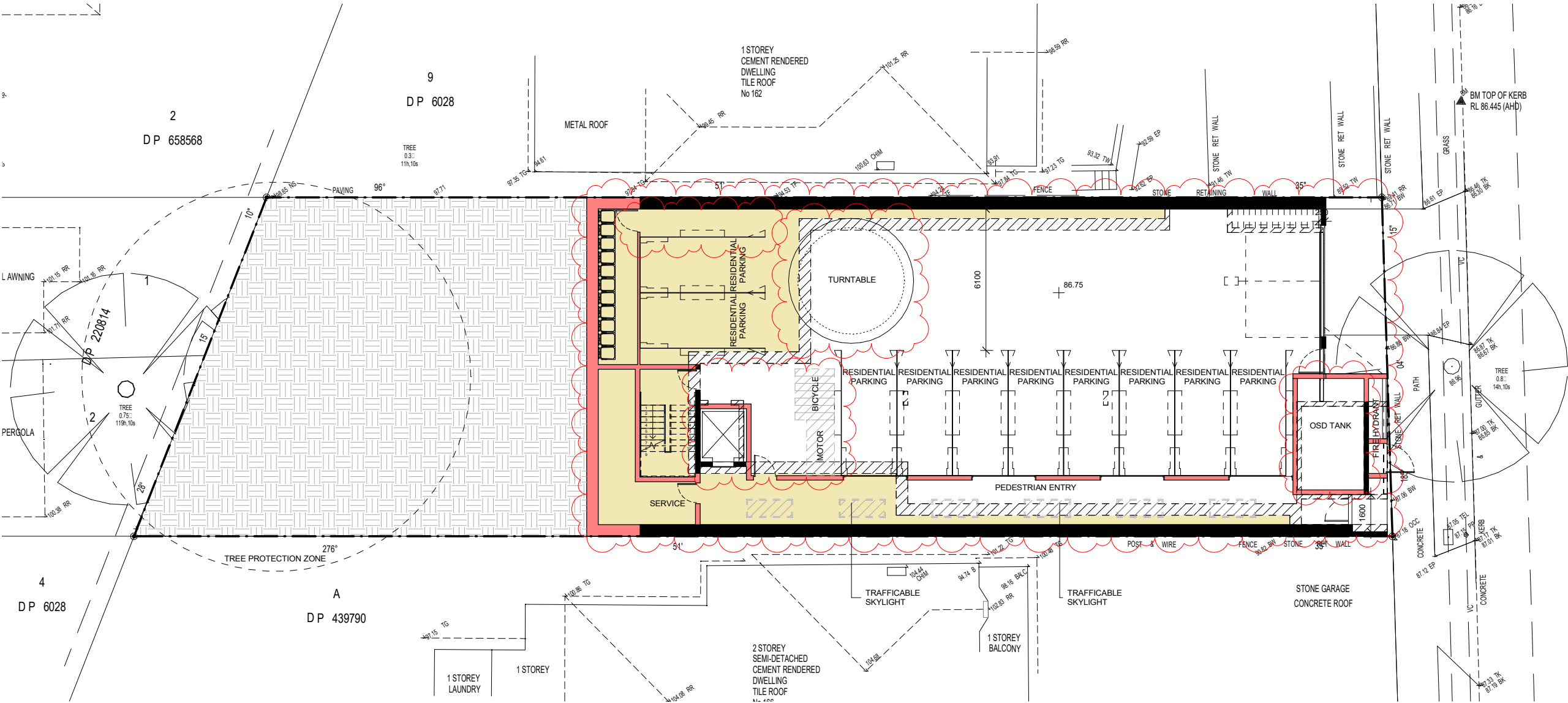
SITE PLAN

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1004
Checked	LL	Issue	
Project no	1709		F

1 SITE ANALYSIS PLAN

LIST OF CHANGES 1 (28/05/2021 - REV.D)
1. PROPOSED CHANGES TO THE OSD TANK AS PER SW DRAWINGS
2. PROPOSED BICYCLE PARKING SPACES

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED NEW LOCATION TO THE MOTOR & BICYCLE PARKING
2. PROPOSED NEW ACCESS TO GARBAGE ROOM
3. PROPOSED NEW TURNTABLE REFER TO TRAFFIC REPORT
4. PROPOSED 6100mm AISLE REFER TO TRAFFIC REPORT



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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
BASEMENT

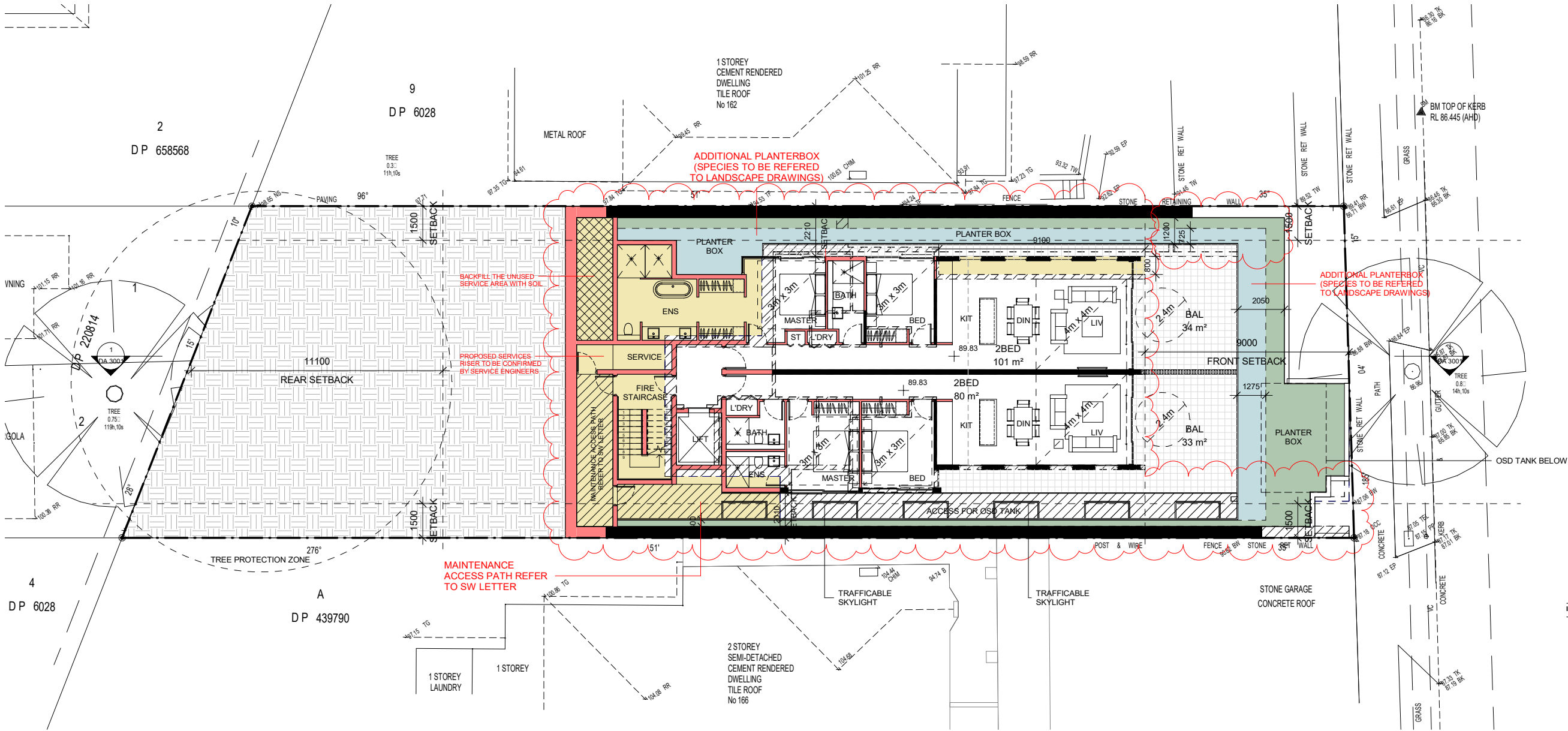
Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1101
Checked	LL	Issue	
Project no	1709		E

1 001 -- BASEMENT
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
1. PROPOSED ADDITIONAL PLANTERBOX (SPECIES TO BE REFERED TO LANDSCAPE DRAWINGS)

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. HIGHLIGHTED THE MAINTENANCE ACCESS PATH FOR OSD TANK AS PER SW LETTER

LIST OF CHANGES 3 (16/07/2021 - REV.F)
1. BACKFILL THE UNUSED SERVICE AREA WITH SOIL



O R O S I

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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
GROUND LEVEL

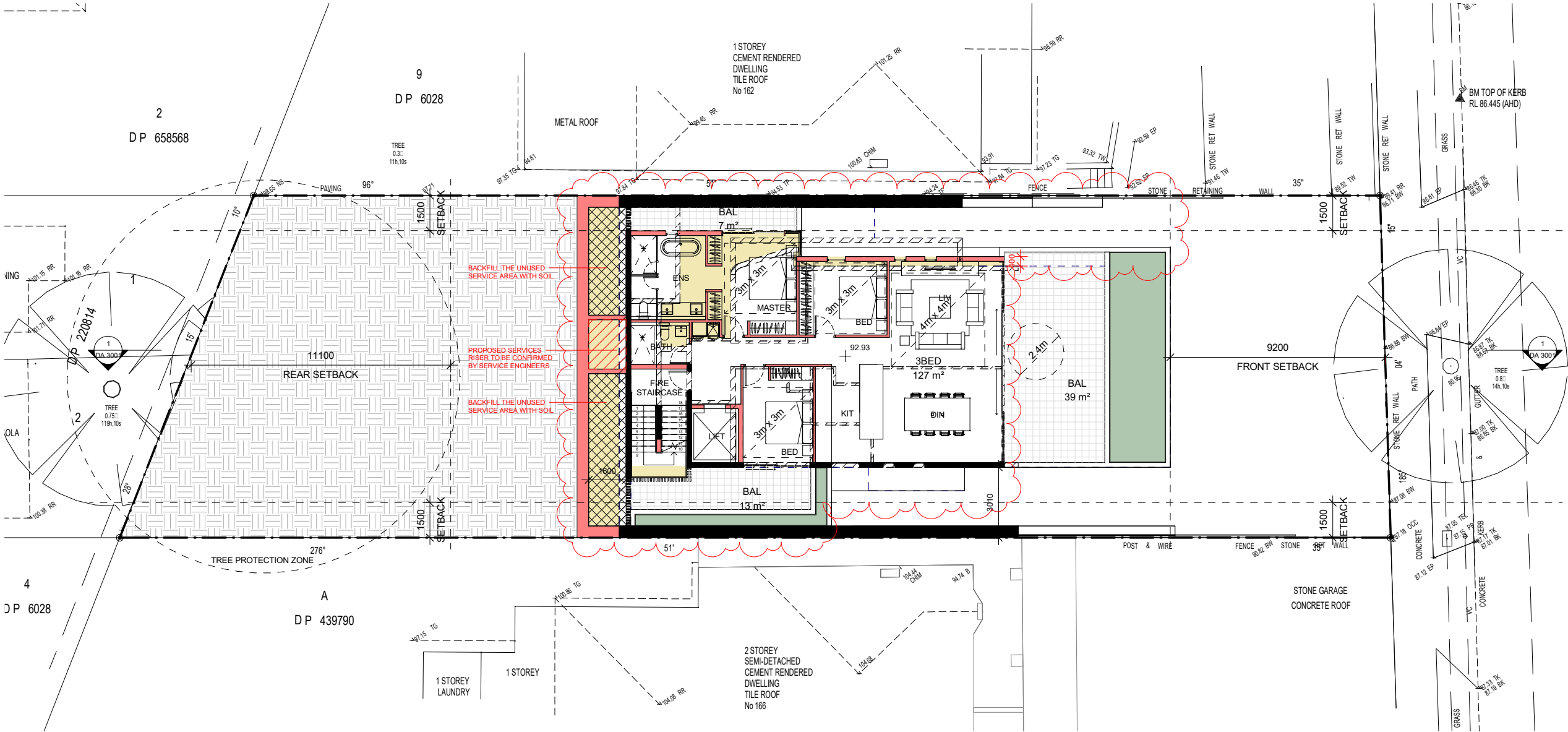
Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1102
Checked	LL	Issue	
Project no	1709		F

1 002 -- GROUND LEVEL
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED CHANGES TO THE BEDROOMS FOR BETTER AMENITY
2. PROPOSED REDUCTION TO THE LIVING ROOM BY INCREASING THE BALCONY BY 500mm

LIST OF CHANGES 3 (16/07/2021 - REV.F)
1. BACKFILL THE UNUSED SERVICE AREA WITH SOIL
2. REDUCED THE ADDITION TO THE NORTHERN FACADE FROM 800mm TO 400mm
3. GETTING BACK THE FRONT 500mm REDUCTION FROM PREVIOUS PROPOSAL



O R O S I

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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

FIRST LEVEL

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1103
Checked	LL	Issue	
Project no	1709		F

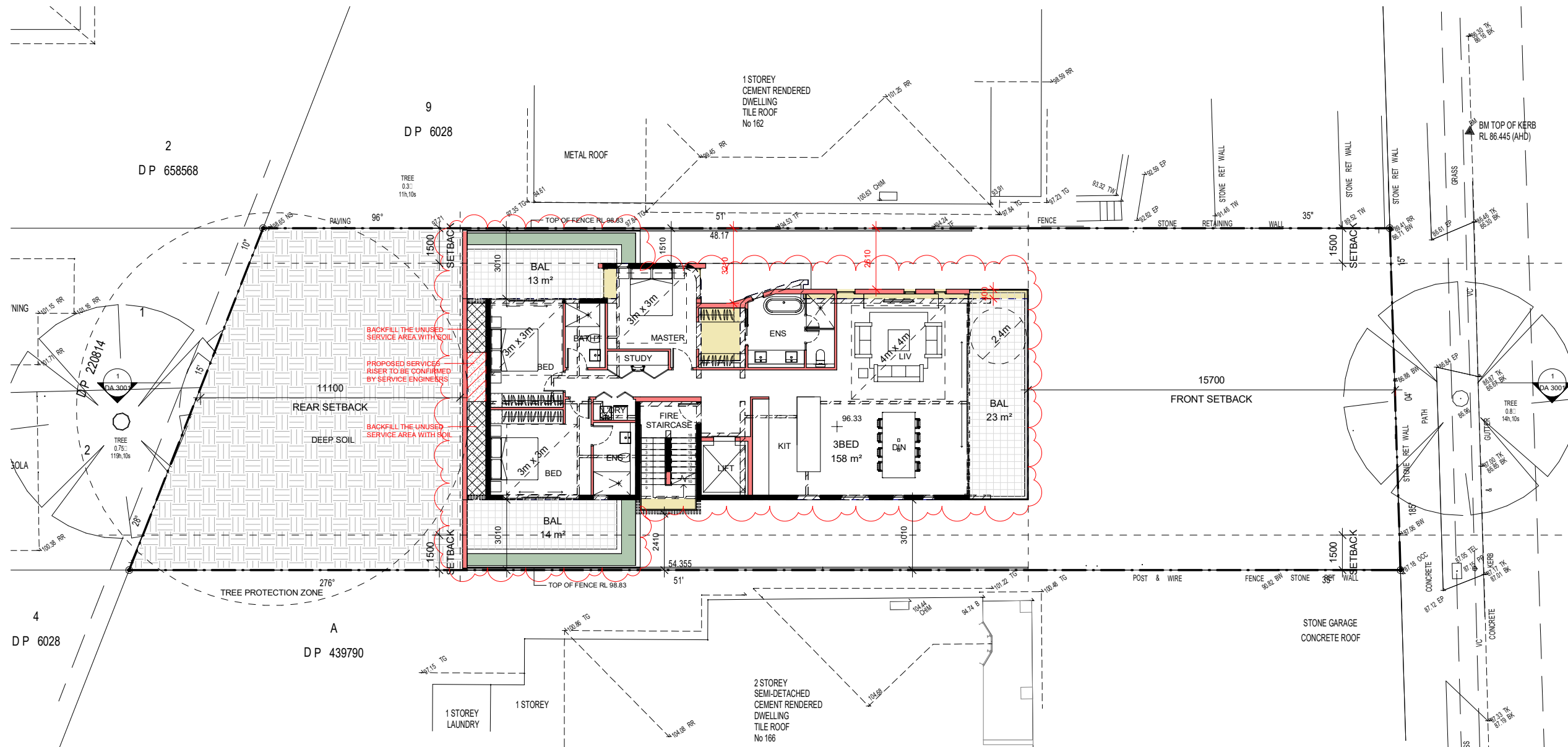
1 003 -- FIRST LEVEL
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE LIVING AREA BY INCREASING
THE BALCONY BY 600mm

LIST OF CHANGES 3 (16/07/2021 - REV.F)

1. BACKFILL THE UNUSED SERVICE AREA WITH SOIL
2. REDUCED THE ADDITION TO THE NORTHERN FACADE FROM 800mm TO 400mm
3. PROPOSED REDUCTION TO THE WALK IN ROBE BY 200mm
4. GETTING BACK THE FRONT REDUCTION FROM PREVIOUS PROPOSAL



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F	POST \$34	16/07/21

Client **EMCON GROUP PTY LTD**

Project 164 Victoria Rd, BELLEVUE HILL

Drawing

SECOND LEVEL

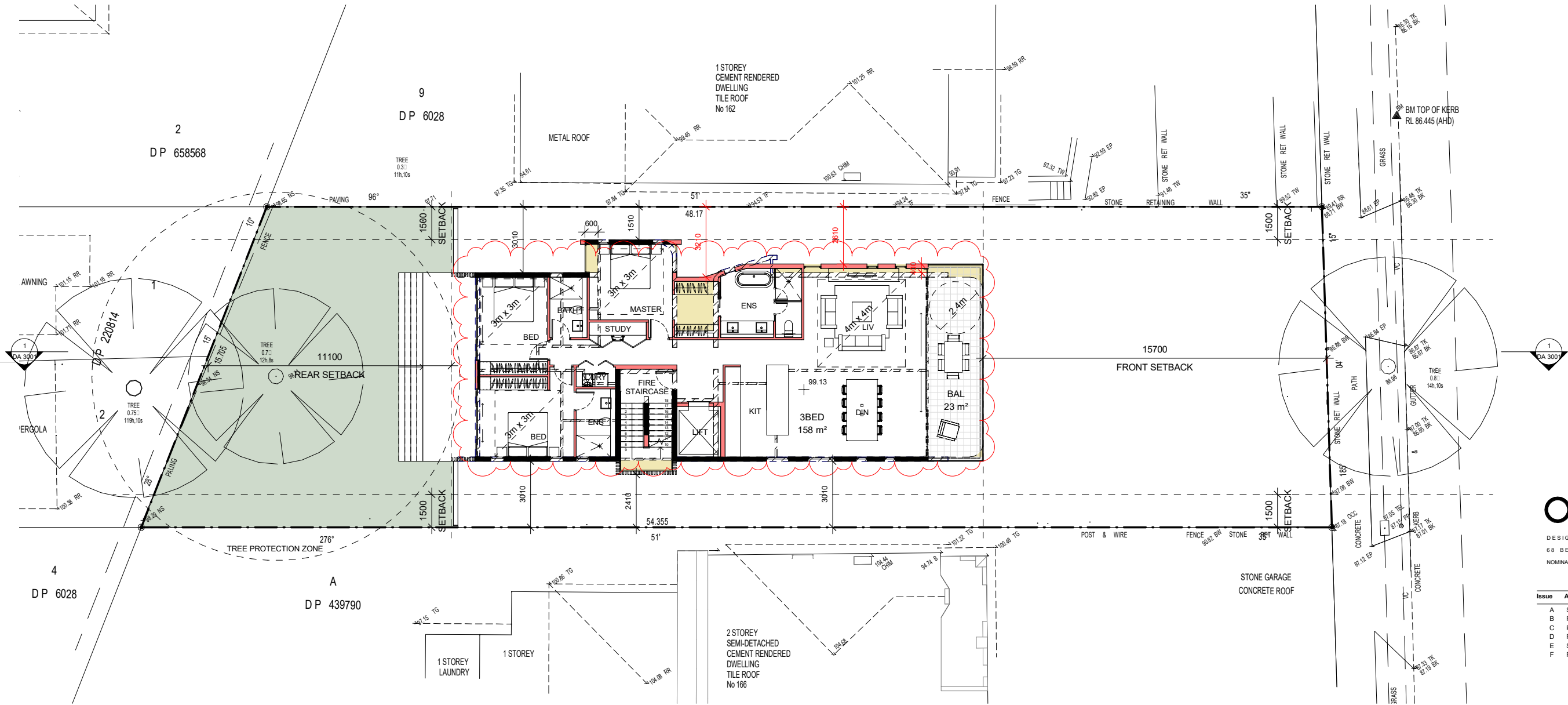
Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1104
Checked	LL	Issue	
Project no	1709		F

1 004 -- SECOND LEVEL
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE LIVING AREA BY INCREASING THE BALCONY BY 600mm

LIST OF CHANGES 3 (16/07/2021 - REV.F)
1. REDUCED THE ADDITION TO THE NORTHERN FACADE FROM 800mm TO 400mm
2. PROPOSED REDUCTION TO THE WALK IN ROBE BY 200mm
3. GETTING BACK THE FRONT REDUCTION FROM PREVIOUS PROPOSAL



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EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
THIRD LEVEL

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1105
Checked	LL	Issue	
Project no	1709		F

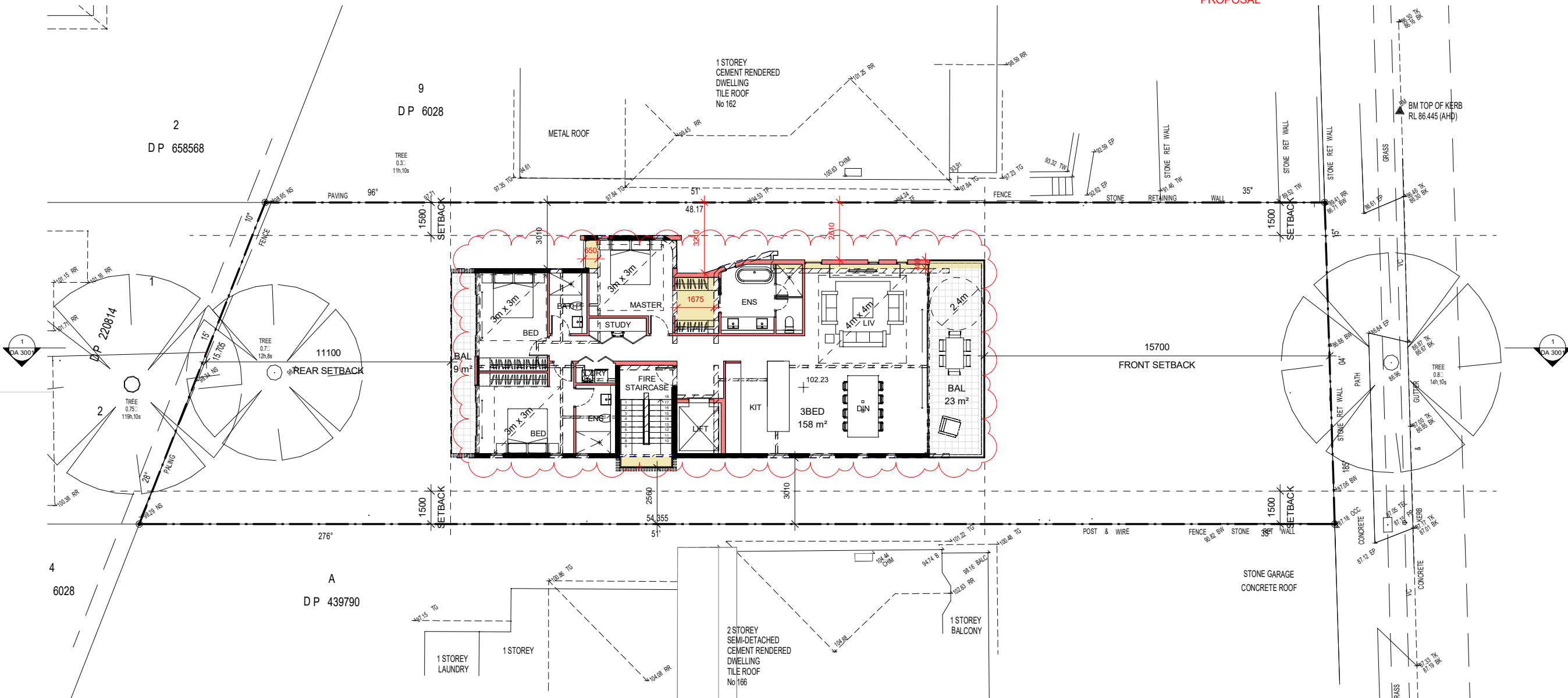
1 005 -- THIRD LEVEL
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE LIVING AREA BY INCREASING
THE BALCONY BY 600mm

LIST OF CHANGES 3 (16/07/2021 - REV.F)

1. REDUCED THE ADDITION TO THE NORTHERN FACADE FROM 800mm TO 400mm
2. PROPOSED REDUCTION TO THE WALK IN ROBE BY 200mm
3. GETTING BACK THE FRONT REDUCTION FROM PREVIOUS PROPOSAL



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Client **EMCON GROUP PTY LTD**

Project 164 Victoria Rd, BELLEVUE HILL

Drawing

FOURTH LEVEL

Scale	1 : 100 at A1 at A3	Status	Drawing no.
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Checked
Issue

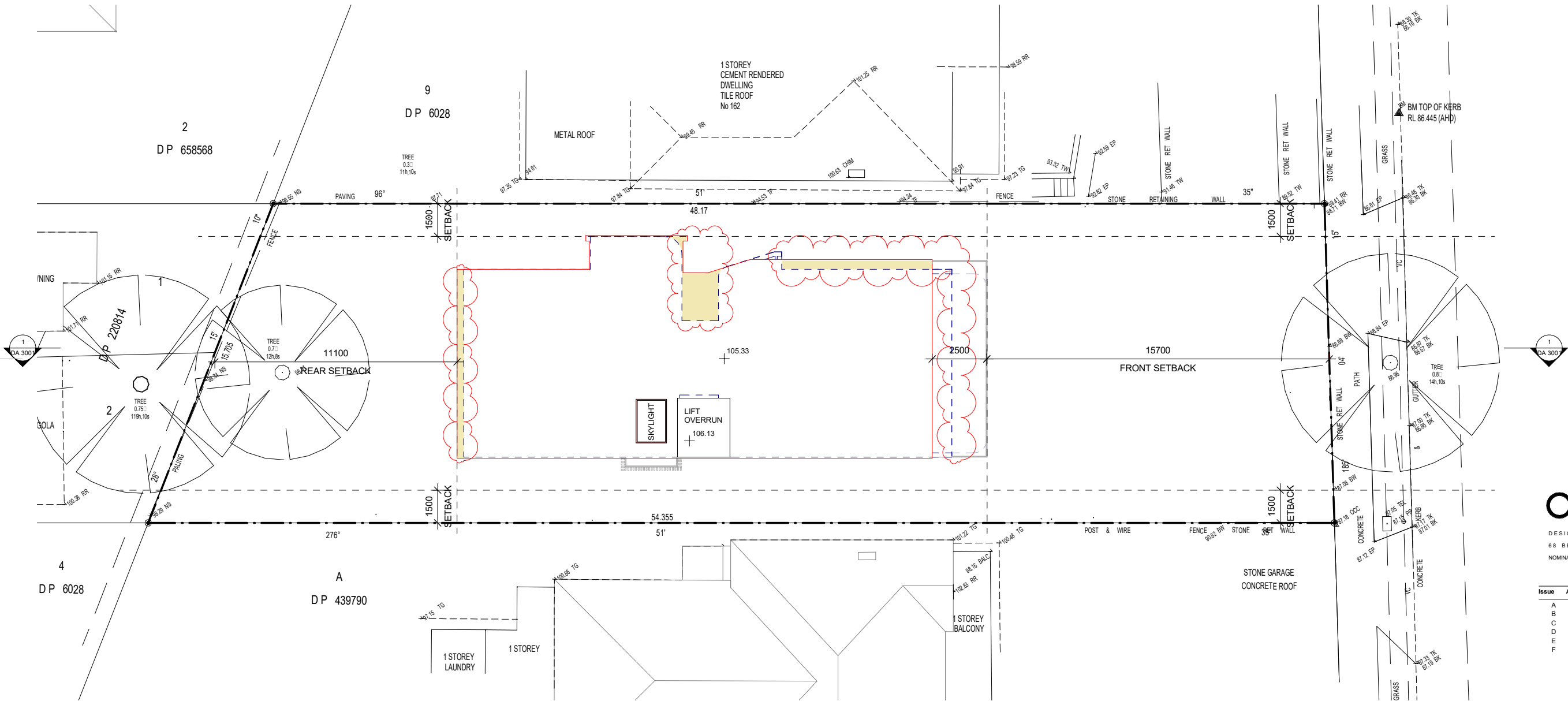
Project no 1709 **F**

1 006 -- FOURTH LEVEL
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE ROOF CANOPY BY 2.5m

LIST OF CHANGES 3 (16/07/2021 - REV.F)
1. REDUCED THE ADDITION TO THE NORTHERN FACADE FROM 800mm TO 400mm
2. PROPOSED REDUCTION TO THE WALK IN ROBE BY 200mm



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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

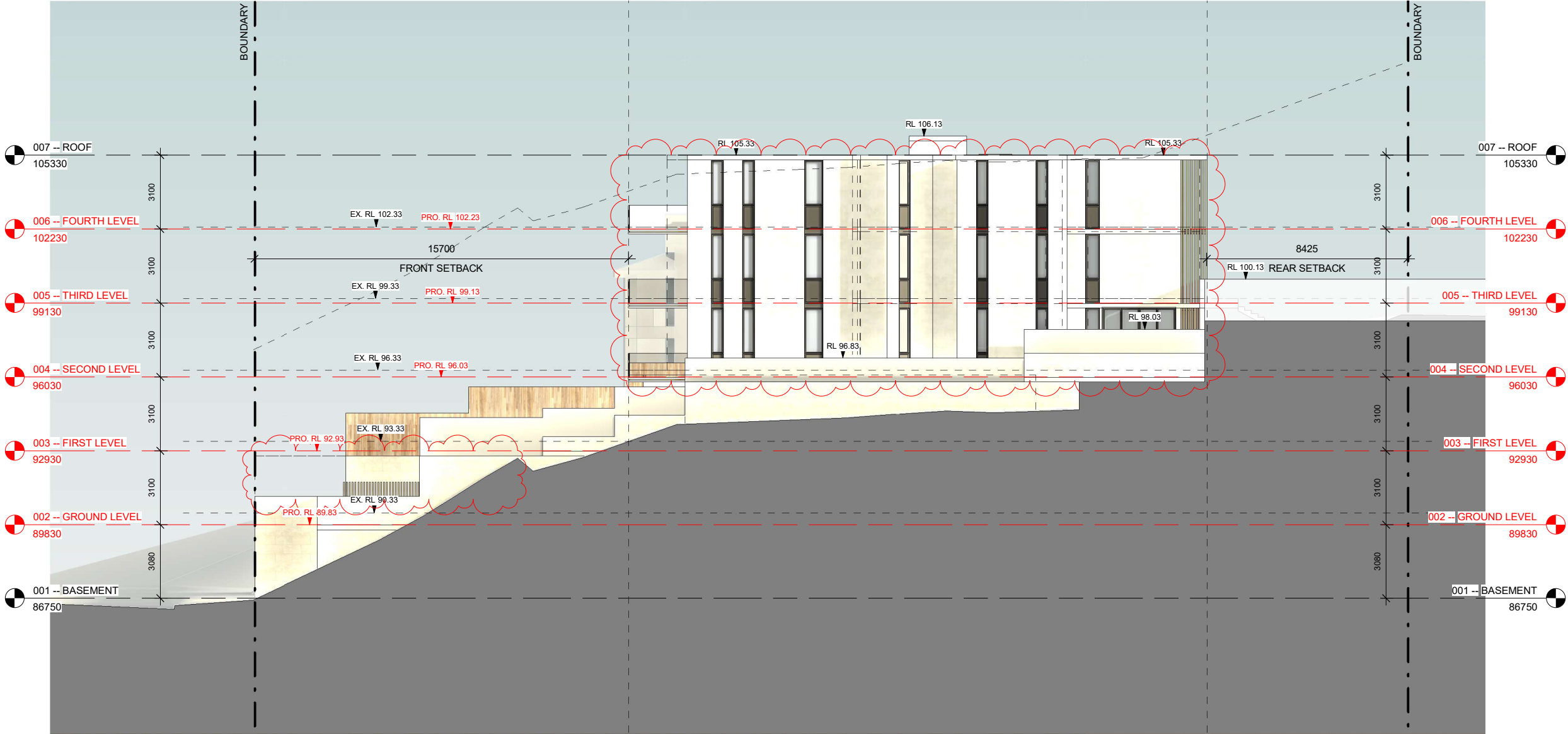
ROOF

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 1107
Checked	LL	Issue	
Project no	1709		F

1 007 -- ROOF
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE ROOF CANOPY BY 2.5m
2. PROPOSED NEW BOUNDARY FENCE



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164 Victoria Rd, BELLEVUE HILL

Drawing

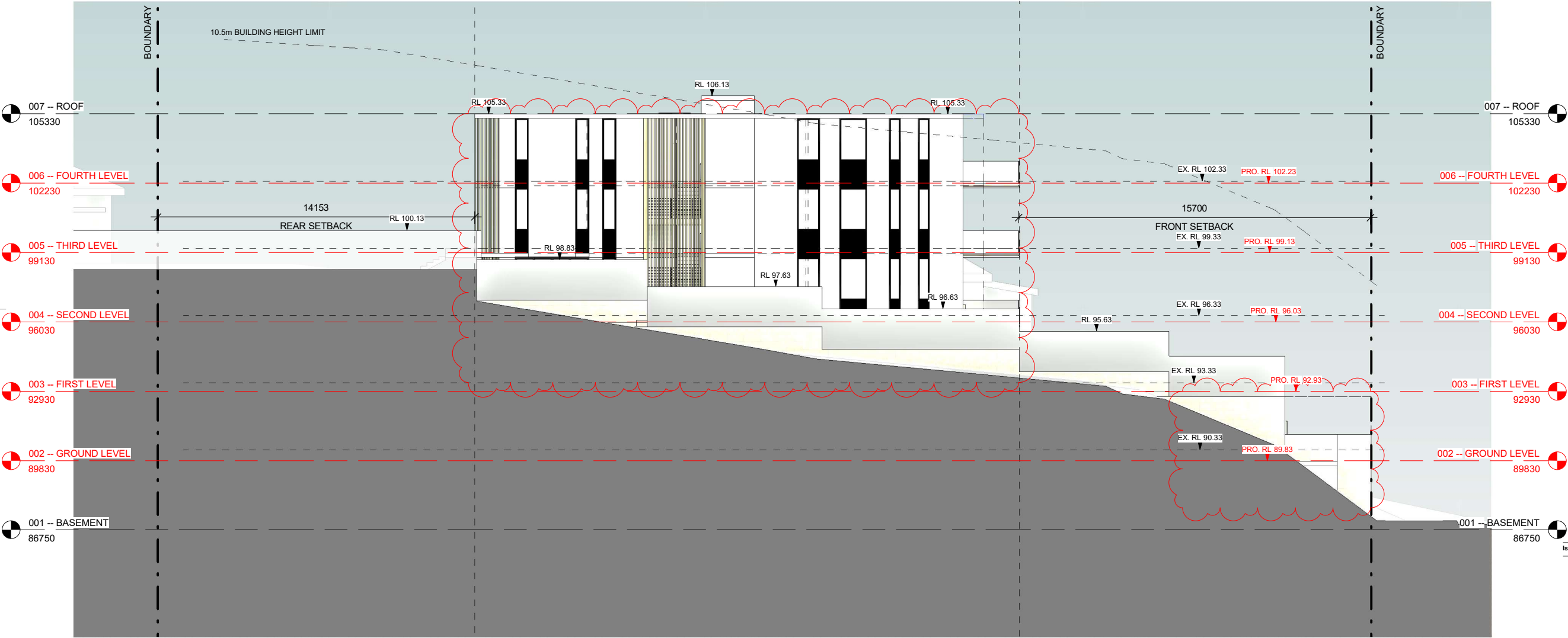
ELEVATION SHEET 1

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 2001
Checked	LL	Issue	
Project no	1709		E

1 NORTH ELEVATION
1 : 100

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
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2. PROPOSED NEW BOUNDARY FENCE



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164 Victoria Rd, BELLEVUE HILL

Drawing

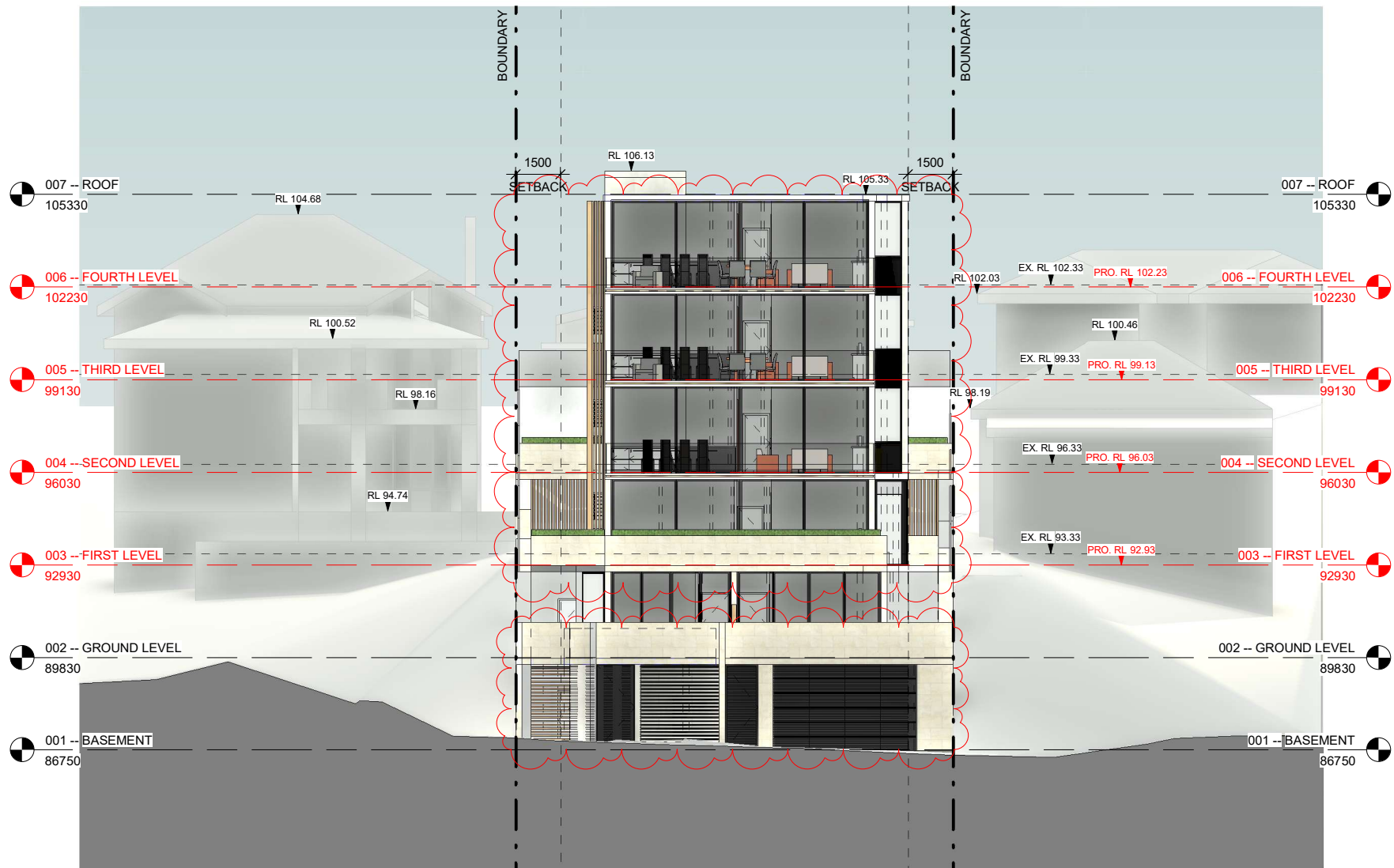
ELEVATION SHEET 2

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 2002
Checked	LL	Issue	
Project no	1709		E

1 SOUTH ELEVATION
1 : 100

1 EAST ELEVATION

1 : 100



O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

Issue	Amendment	Date
A	S4.55	11/12/20
B	POST SUBMISSION AMENDMENTS	18/01/21
C	POST SUBMISSION AMENDMENTS	10/03/21
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

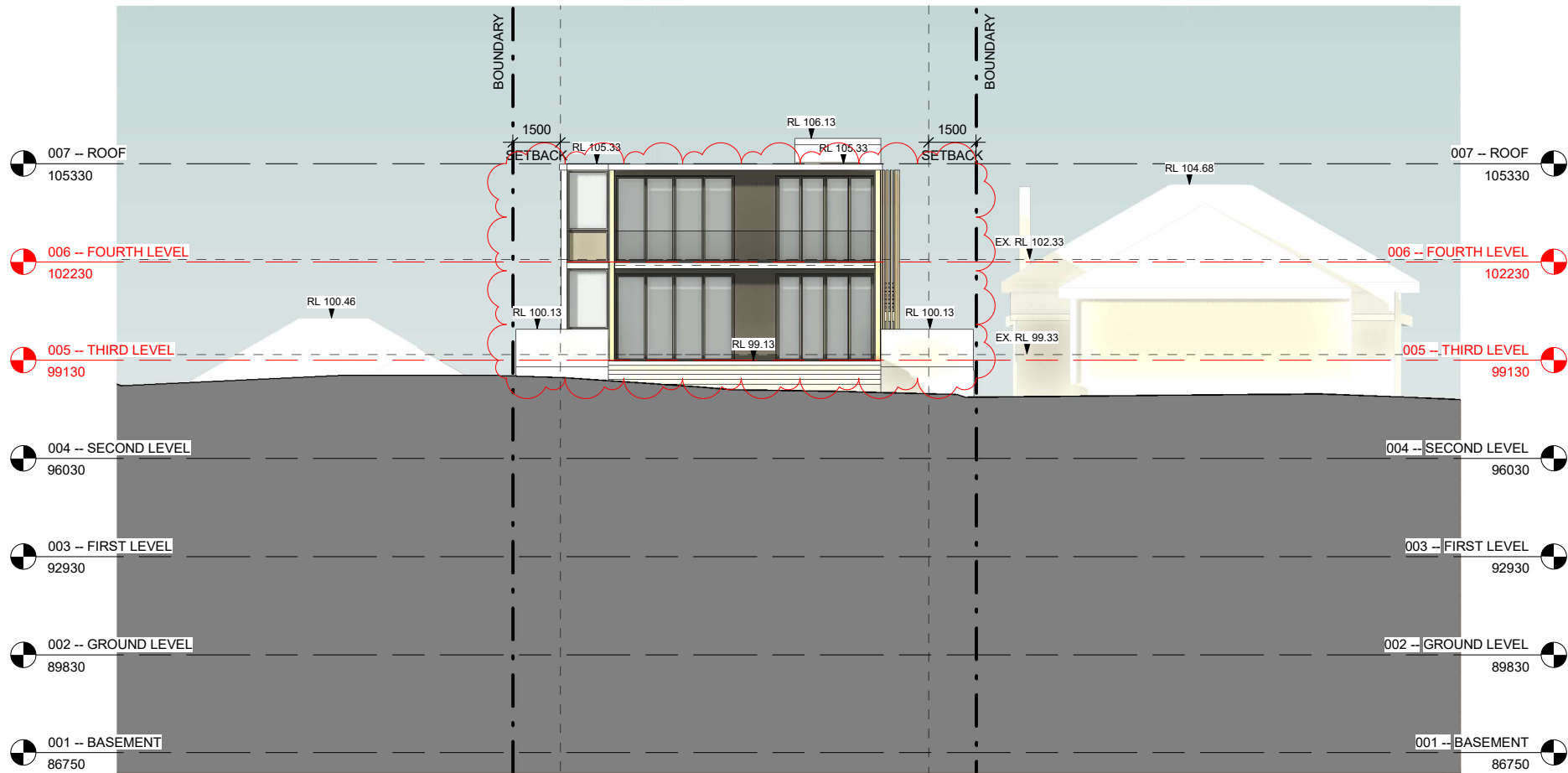
ELEVATION SHEET 3

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 2003
Checked	LL	Issue	
Project no	1709		D

1

WEST ELEVATION

1 : 100



O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
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Issue	Amendment	Date
A	S4.55	11/12/20
B	POST SUBMISSION AMENDMENTS	18/01/21
C	POST SUBMISSION AMENDMENTS	10/03/21
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

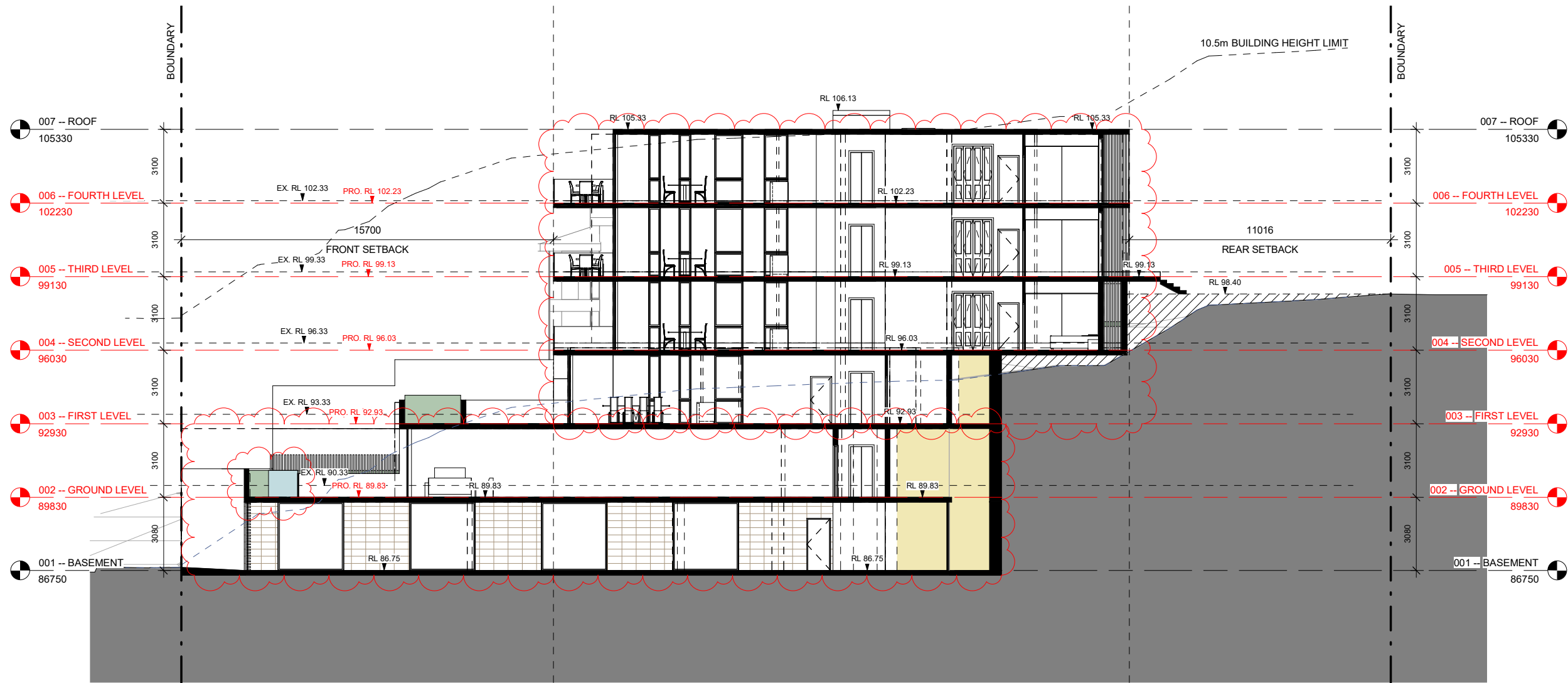
Drawing

ELEVATION SHEET 4

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 2004
Checked	LL	Issue	
Project no	1709		D

LIST OF CHANGES 1 (28/05/2021 - REV.D)
NIL

LIST OF CHANGES 2 (21/06/2021 - REV.E)
1. PROPOSED REDUCTION TO THE ROOF CANOPY BY 2.5m



O R O S I
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Issue	Amendment	Date
A	S4.55	11/12/20
B	POST SUBMISSION AMENDMENTS	18/01/21
C	POST SUBMISSION AMENDMENTS	10/03/21
D	PRE SOFC	28/05/21
E	S34	21/06/21

Client
EMCON GROUP PTY LTD

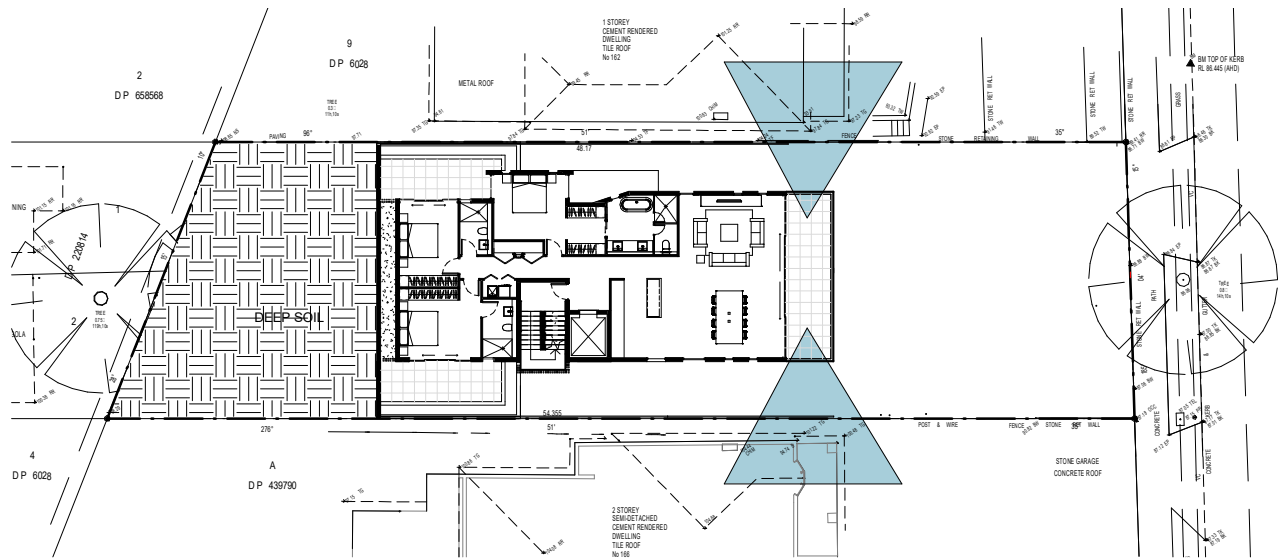
Project
164 Victoria Rd, BELLEVUE HILL

Drawing

LONGITUDINAL SECTION

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 3001
Checked	LL	Issue	
Project no	1709		E

1 LONGITUDINAL SECTION
1 : 100



5 SECOND/THIRD LEVEL CAMERA LOCATION
1 : 200



1 Second Level North View 1.6m above FFL



2 Second Level South View 1.6m above FFL



3 Third Level North View 1.6m above FFL



4 Third Level South View 1.6m above FFL

O R O S I
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68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

Issue	Amendment	Date
D	PRE SOFC	28/05/21

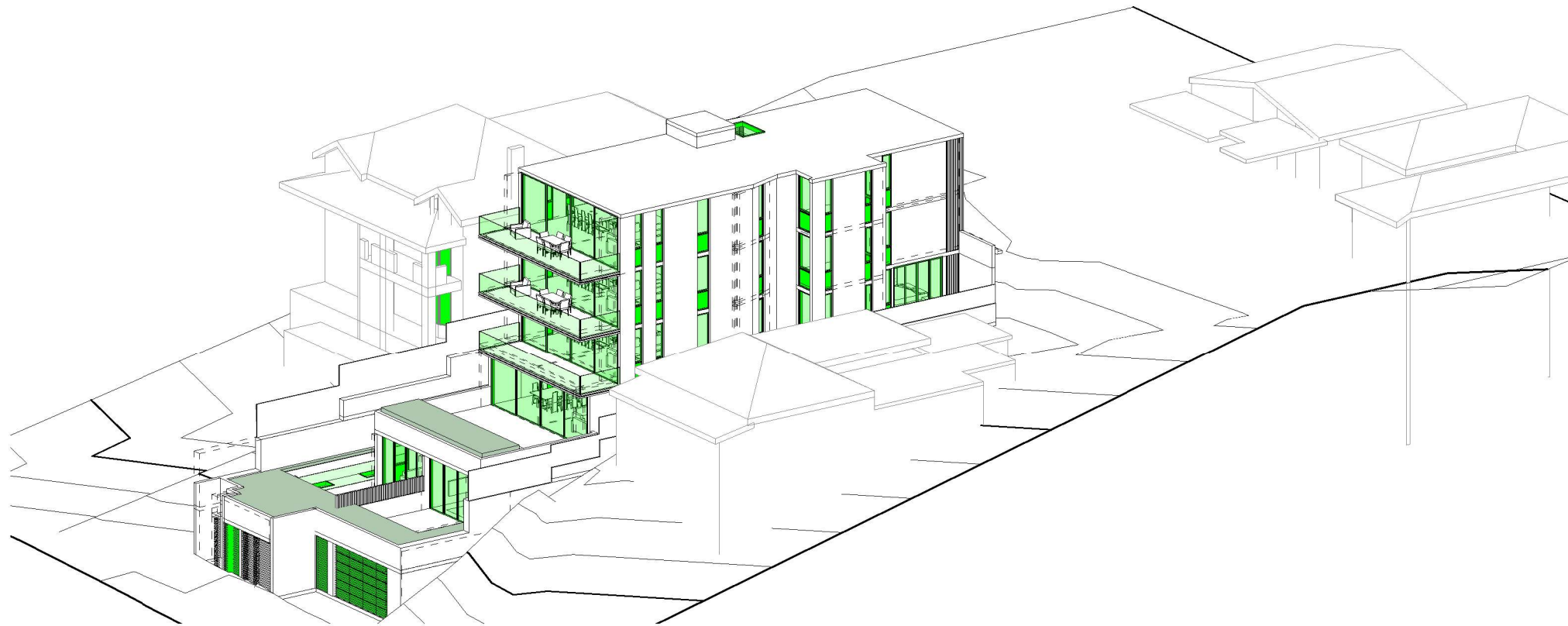
Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

VIEW IMPACT PERSPECTIVE

Scale	1 : 200 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 4001
Checked	LL	Issue	
Project no	1709		D



1 SOLAR ACCESS_VIEW FROM THE SUN 9am



2 SOLAR ACCESS_VIEW FROM THE SUN 10am

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

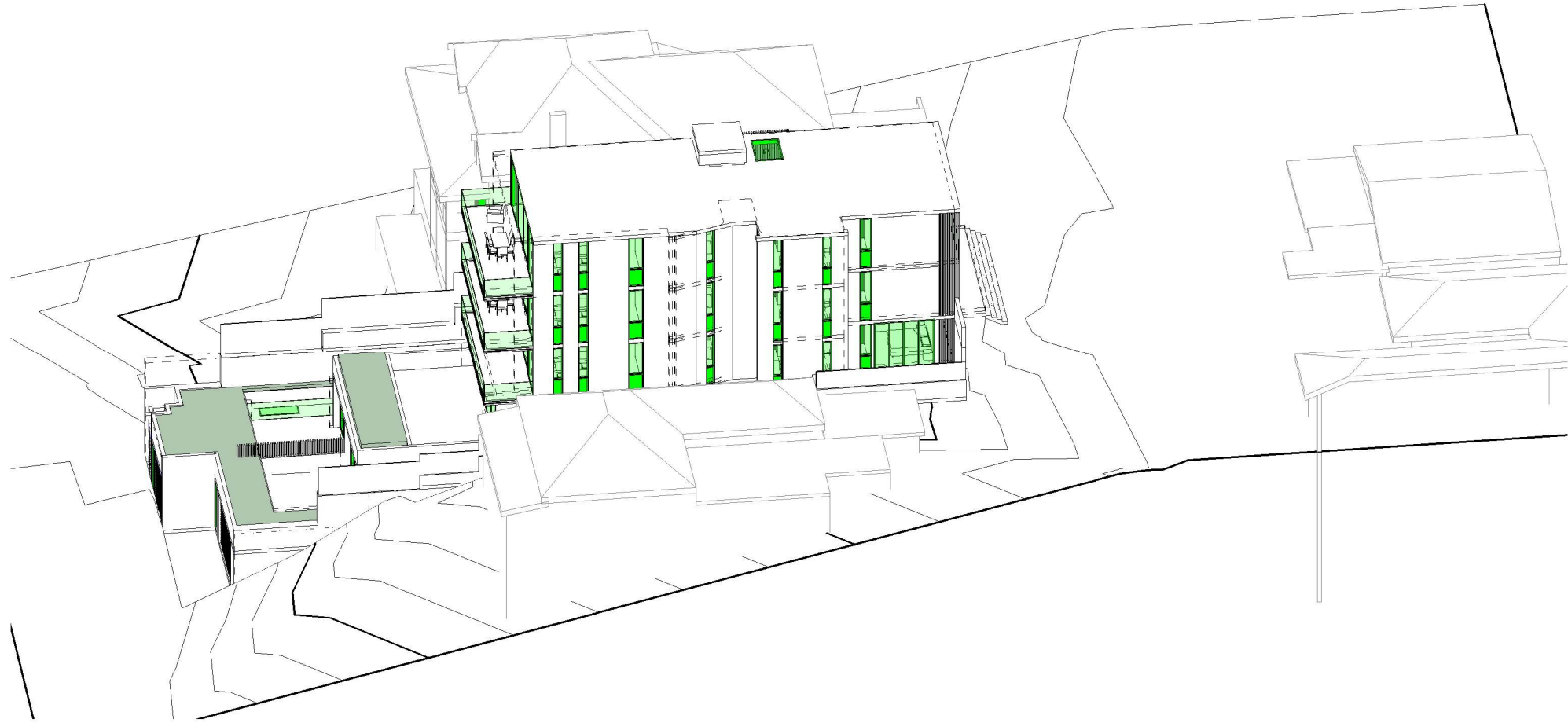
Issue	Amendment	Date
A	S4.55	11/12/20
D	PRE SOFC	28/05/21

Client **EMCON GROUP PTY LTD**

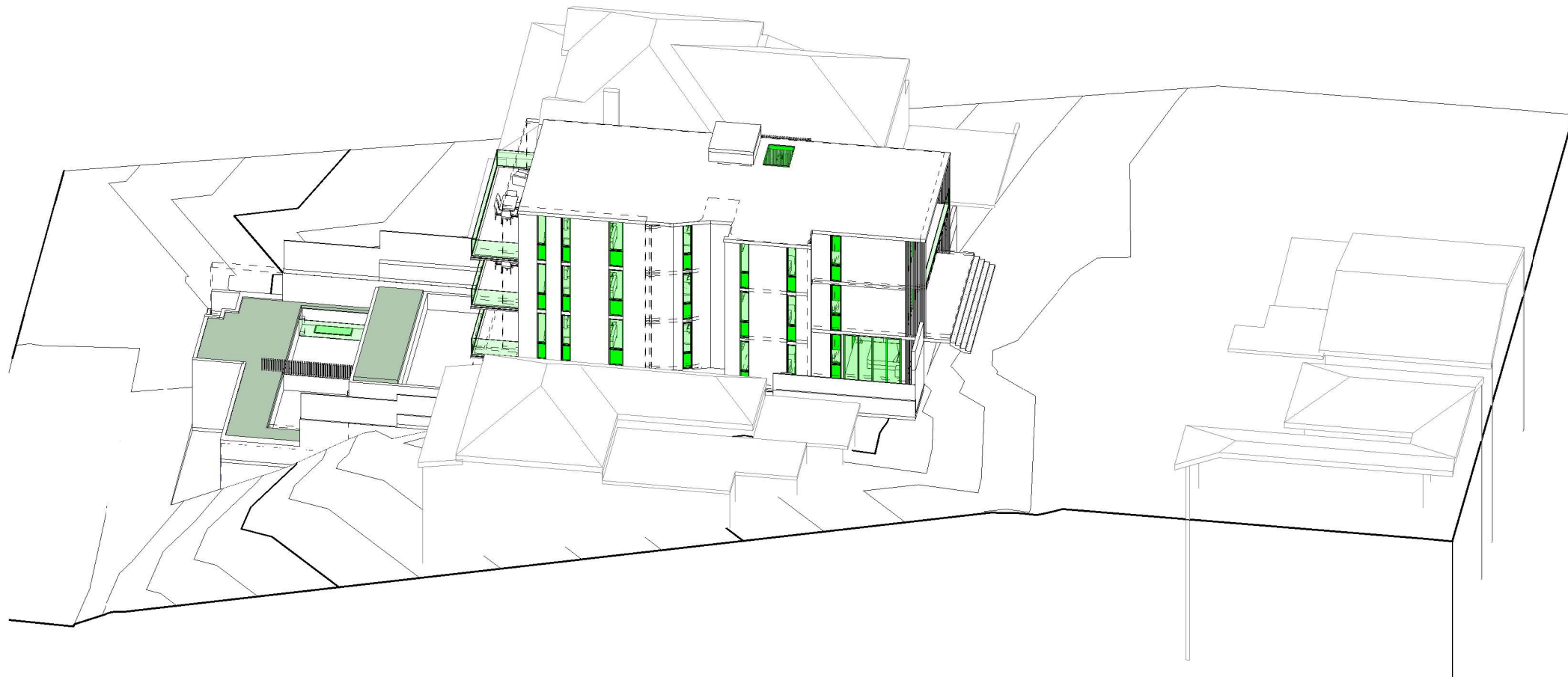
Project **164 Victoria Rd, BELLEVUE HILL**

Drawing **SOLAR_VIEW FROM THE SUN**

Scale	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6001
Checked	LL	Issue	
Project no	1709		D



1 SOLAR ACCESS_VIEW FROM THE SUN 11am



2 SOLAR ACCESS_VIEW FROM THE SUN 12pm

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

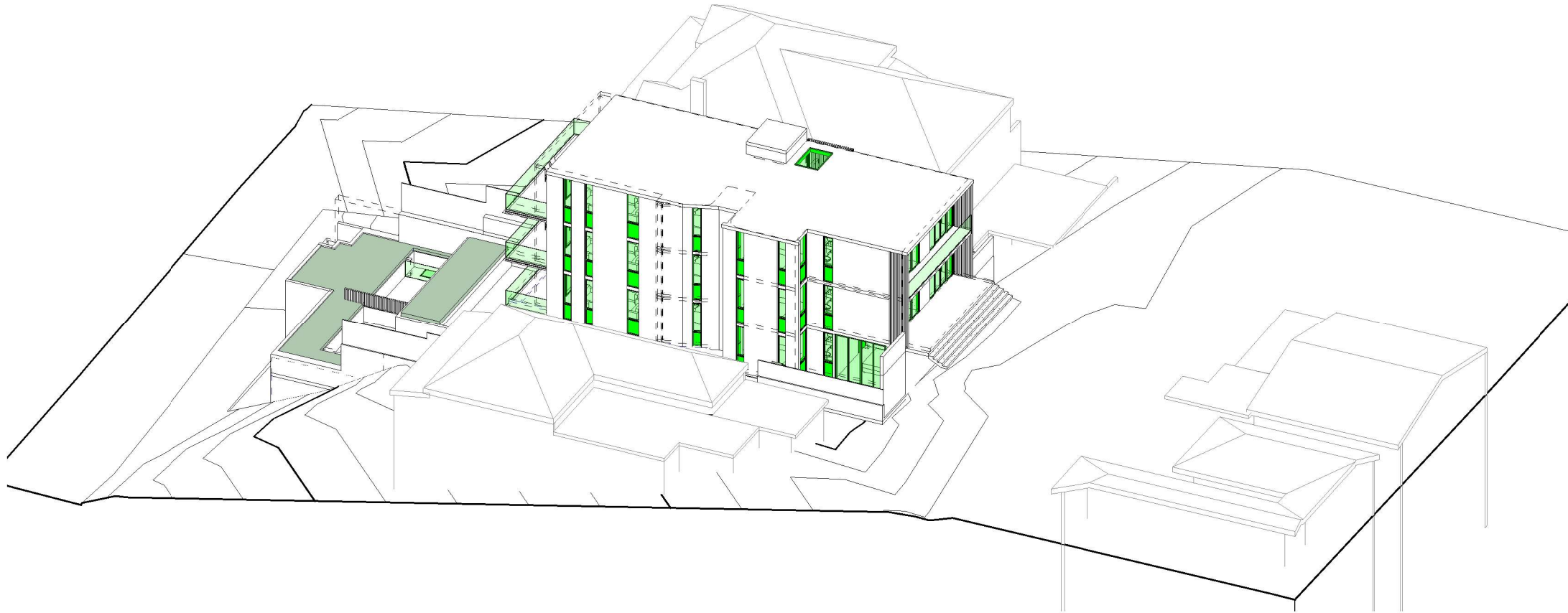
Issue	Amendment	Date
A	S4.55	11/12/20
D	PRE SOFC	28/05/21

Client **EMCON GROUP PTY LTD**

Project **164 Victoria Rd, BELLEVUE HILL**

Drawing **SOLAR_VIEW FROM THE SUN**

Scale	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6002
Checked	LL	Issue	
Project no	1709		D



1 SOLAR ACCESS_VIEW FROM THE SUN 13pm



2 SOLAR ACCESS_VIEW FROM THE SUN 14pm

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

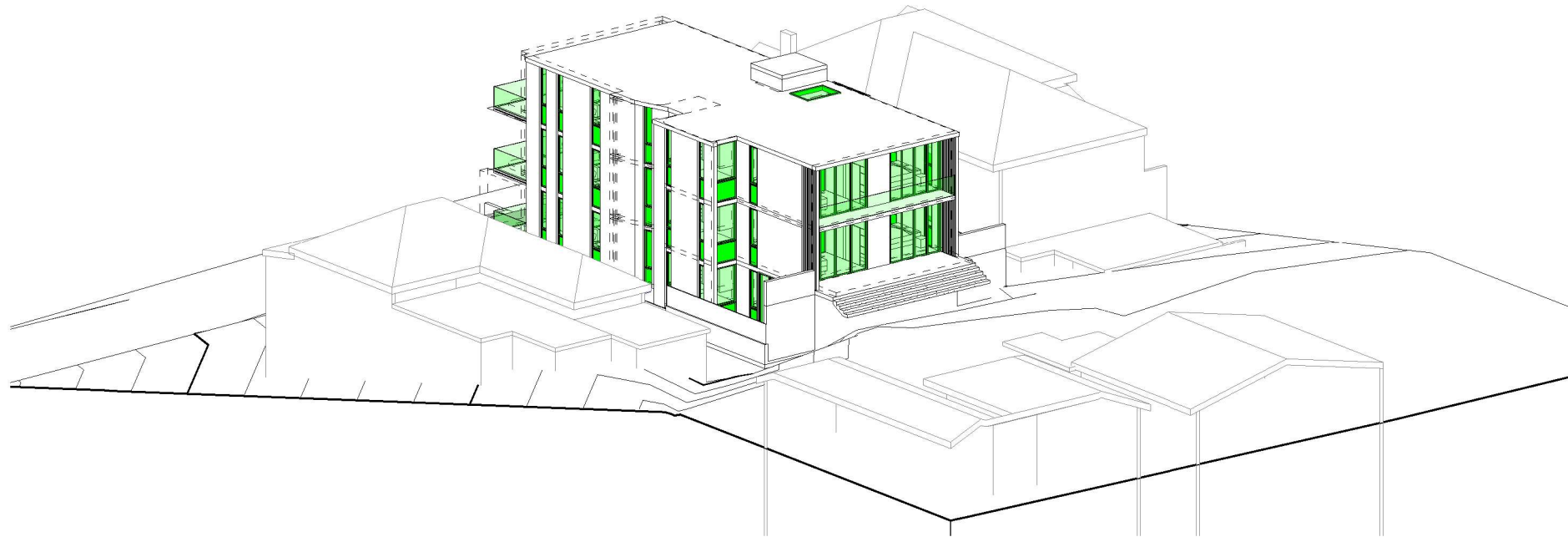
Issue	Amendment	Date
A	S4.55	11/12/20
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
SOLAR_VIEW FROM THE SUN

Scale	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6003
Checked	LL	Issue	
Project no	1709		D



1 SOLAR_ACCESS_VIEW FROM THE SUN 15pm

O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG.NO 7849

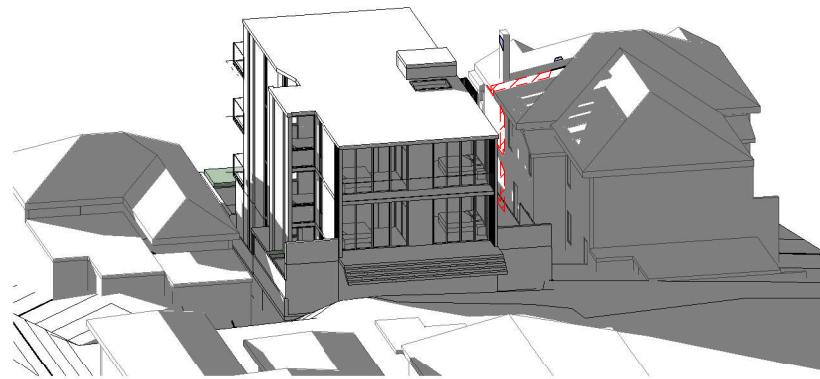
Issue	Amendment	Date
A	S4.55	11/12/20
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

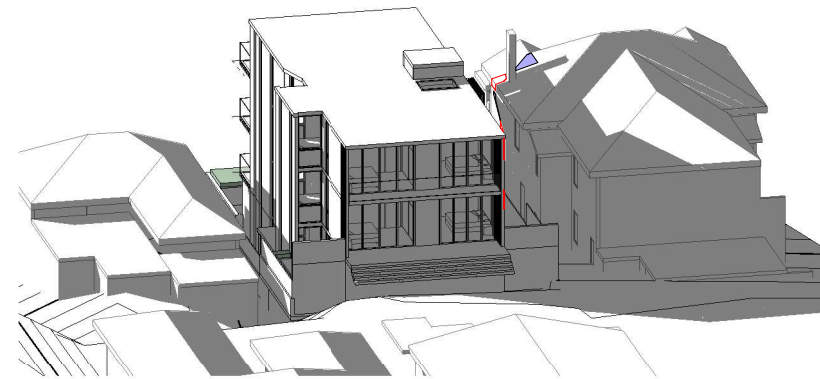
Project
164 Victoria Rd, BELLEVUE HILL

Drawing
SOLAR_VIEW FROM THE SUN

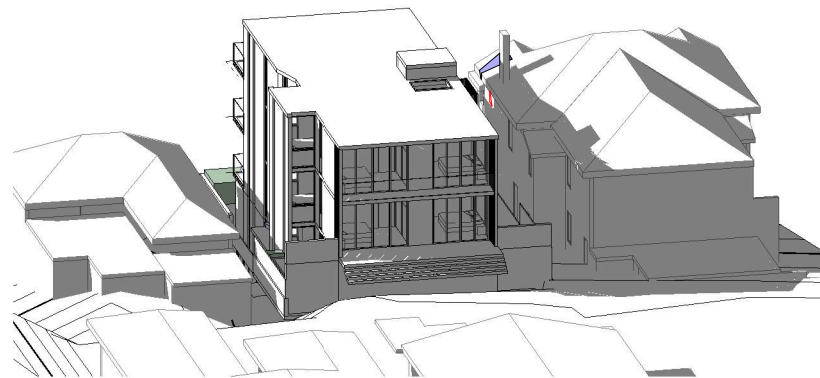
Scale	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6004
Checked	LL	Issue	
Project no	1709		D



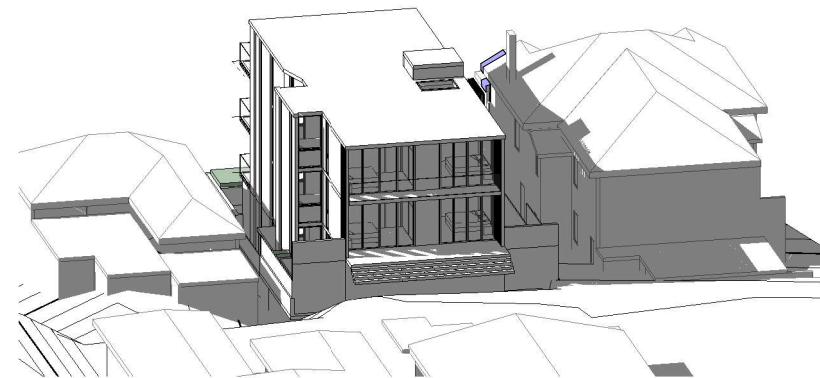
① REAR 8am - June 21 Elevational Shadow Diagram



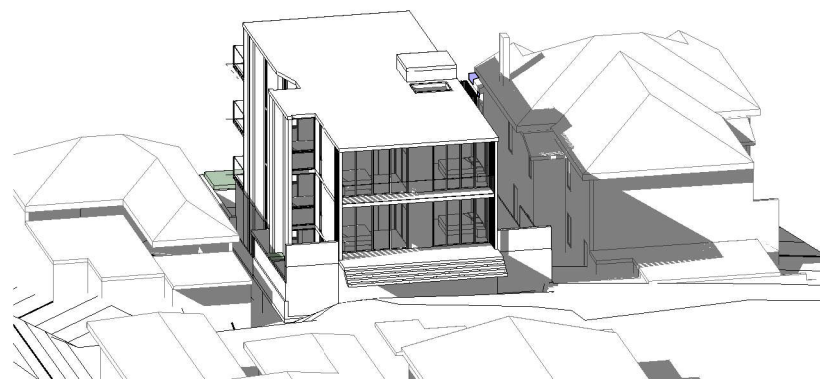
② REAR 9am - June 21 Elevational Shadow Diagram



③ REAR 10am - June 21 Elevational Shadow Diagram



④ REAR 11am - June 21 Elevational Shadow Diagram



⑤ REAR 12pm - June 21 Elevational Shadow Diagram



⑥ REAR 1pm - June 21 Elevational Shadow Diagram

 SHADOW IMPACT REDUCED FROM APPROVED DA
 SHADOW IMPACT PROPOSED FROM APPROVED DA

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

Issue	Amendment	Date
D	PRE SOFC	28/05/21

Client **EMCON GROUP PTY LTD**

Project **164 Victoria Rd, BELLEVUE HILL**

Drawing **ELEVATIONAL SHADOW DIAGRAM**

Scale	1 : 200 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6005
Checked	JZ	Issue	
Project no	1709		D



1 REAR 2pm - June 21 Elevational Shadow Diagram



2 REAR 3pm - June 21 Elevational Shadow Diagram

SHADOW IMPACT REDUCED FROM APPROVED DA
SHADOW IMPACT PROPOSED FROM APPROVED DA



3 REAR 4pm - June 21 Elevational Shadow Diagram

O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

Issue	Amendment	Date
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
ELEVATIONAL SHADOW DIAGRAM

Scale	1 : 200 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6006
Checked	JZ	Issue	
Project no	1709		D



1 FRONT 8am - June 21 Elevational Shadow Diagram



2 FRONT 9am - June 21 Elevational Shadow Diagram



3 FRONT 10am - June 21 Elevational Shadow Diagram



4 FRONT 11am - June 21 Elevational Shadow Diagram



5 FRONT 12pm - June 21 Elevational Shadow Diagram



6 FRONT 1pm - June 21 Elevational Shadow Diagram

 SHADOW IMPACT REDUCED FROM APPROVED DA
 SHADOW IMPACT PROPOSED FROM APPROVED DA

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

Issue	Amendment	Date
D	PRE SOFC	28/05/21

Client **EMCON GROUP PTY LTD**

Project **164 Victoria Rd, BELLEVUE HILL**

Drawing **ELEVATIONAL SHADOW DIAGRAM**

Scale	1 : 200 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 6007
Checked	JZ	Issue	
Project no	1709		D



1 FRONT 2pm - June 21 Elevational Shadow Diagram



2 FRONT 3pm - June 21 Elevational Shadow Diagram



3 FRONT 4pm - June 21 Elevational Shadow Diagram

SHADOW IMPACT REDUCED FROM APPROVED DA
SHADOW IMPACT PROPOSED FROM APPROVED DA

O R O S I
DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT: LAWRENCE LIEW REG. NO 7849

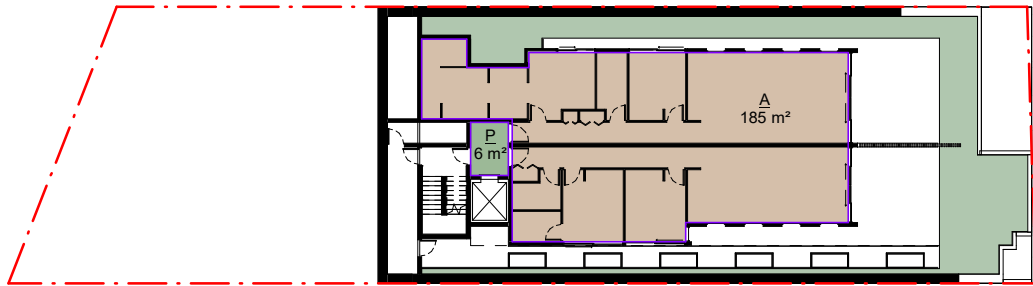
Issue	Amendment	Date
D	PRE SOFC	28/05/21

Client
EMCON GROUP PTY LTD

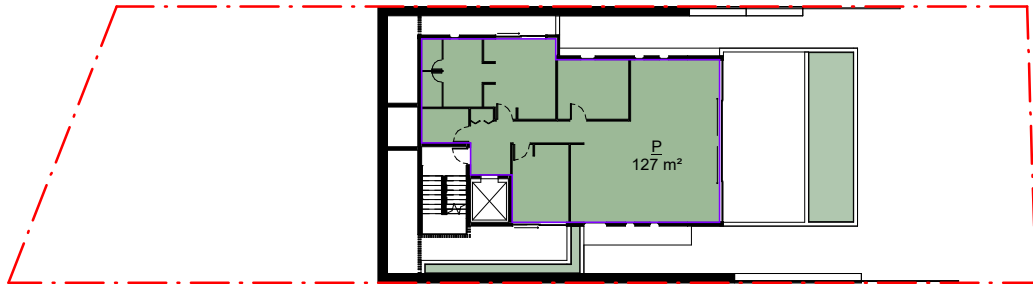
Project
164 Victoria Rd, BELLEVUE HILL

Drawing
ELEVATIONAL SHADOW DIAGRAM

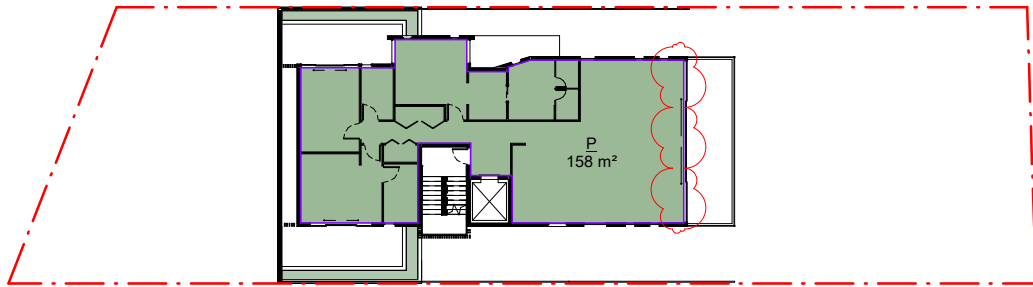
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Drawn	MZ		DA 6008
Checked	JZ	Issue	
Project no	1709		D



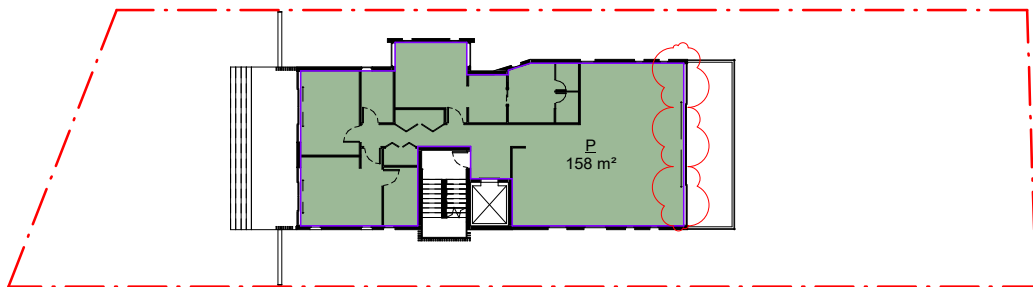
1 002 -- GROUND LEVEL
1 : 200



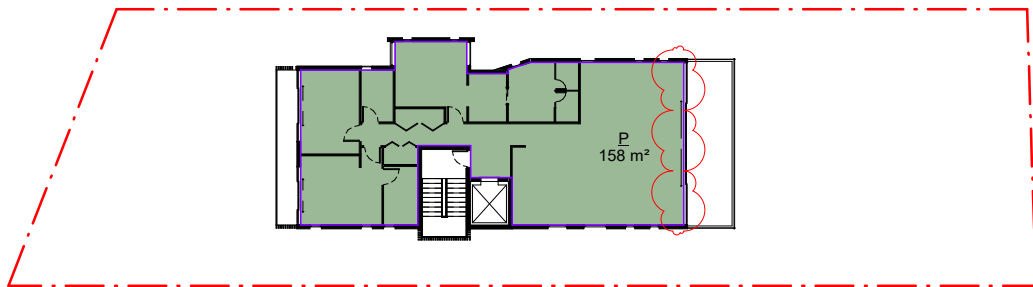
2 003 -- FIRST LEVEL
1 : 200



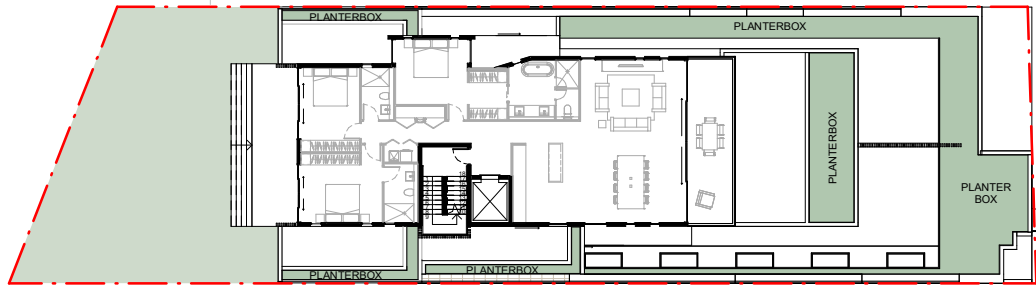
3 004 -- SECOND LEVEL
1 : 200



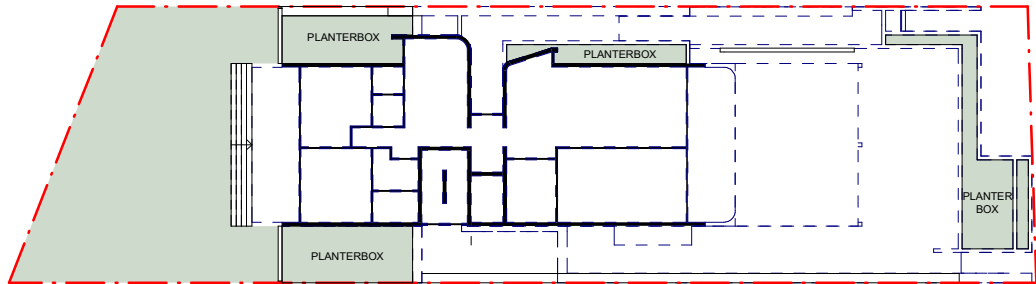
4 005 -- THIRD LEVEL
1 : 200



5 006 -- FOURTH LEVEL
1 : 200



6 LANDSCAPE + DEEP SOIL
1 : 200



7 LANDSCAPE + DEEP SOIL EXISTING
1 : 200

Area Schedule (Permissible)	
Level	Area
002 -- GROUND LEVEL	6 m²
003 -- FIRST LEVEL	127 m²
004 -- SECOND LEVEL	158 m²
005 -- THIRD LEVEL	158 m²
006 -- FOURTH LEVEL	158 m²
Grand total: 5	606 m²

Area Schedule (Affordable)	
Level	Area
002 -- GROUND LEVEL	185 m²
Grand total: 1	185 m²

COUNCIL CAR PARKING RATES AND PROVISION

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
1 BED	0	1 SPACES PER UNIT	0	0
2 BED	2	1.2 SPACES PER UNIT	2.4	2
3 BED	4	1.5 SPACES PER UNIT	6	8
VISITOR	6	1 SPACES PER 4 UNITS	1.5	1
TOTAL			9.9	10

BICYCLE

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
RESIDENTIAL	6	1 SPACES PER 1 DWELLING	6	0
VISITOR	6	1 SPACES PER 10 DWELLING	0.6	0
TOTAL			6.6	7

MOTORCYCLE FACILITES

RATE	REQUIRED	PROVIDED
1 MOTORCYCLE PARKING SPACE PER 10 SPACES	1	1

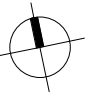
SITE AREA CALCULATION

SITE AREA:	749.6m²
ZONE:	R3 - Medium Density
PERMISSIBLE FSR:	0.75:1
AHSEPP BONUS FSR:	0.5:1
TOTAL PERMISSIBLE FSR:	1.25:1
PERMISSIBLE GFA:	562.2m²
AHSEPP BONUS GFA:	374.8m²
TOTAL PERMISSIBLE GFA:	937m²
PROPOSED FSR:	1.05:1
PROPOSED GFA:	791m²
HEIGHT LIMIT:	10.5m

PERMISSIBLE LANDSCAPED:	374.8m² (50%)
PERMISSIBLE DEEP SOIL:	187.4m² (25%)

APPROVED DEEP SOIL:	145m² (19%)
APPROVED PLANTERBOX:	68.35m² (9%)
TOTAL LANDSCAPE:	213.35m² (28%)

PROPOSED DEEP SOIL:	145m² (19%)
PROPOSED PLANTERBOX:	115.47m² (15%)
TOTAL LANDSCAPE:	260.47m² (34%)



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Issue	Amendment	Date
A	S455	11/12/20
D	PRE-SOFC	28/05/21
E	S34	21/06/21
F	POST S34	16/07/21

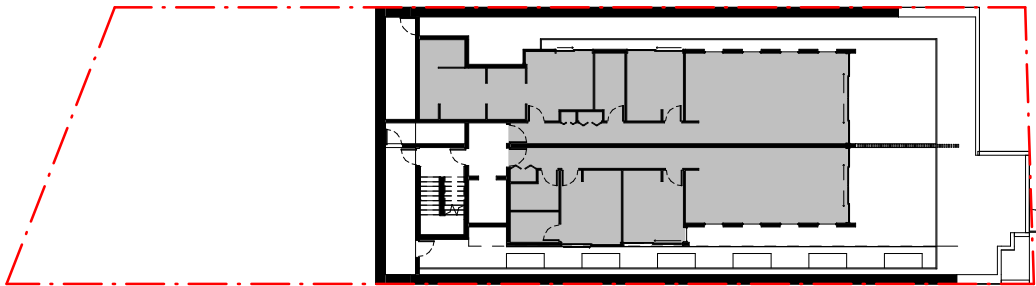
Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

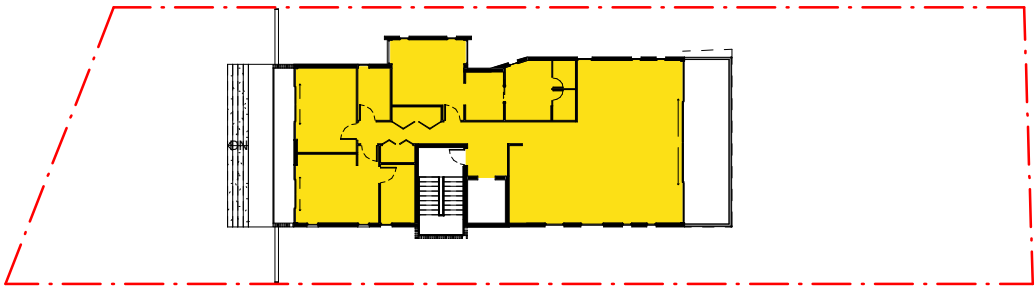
Drawing

CALCULATION

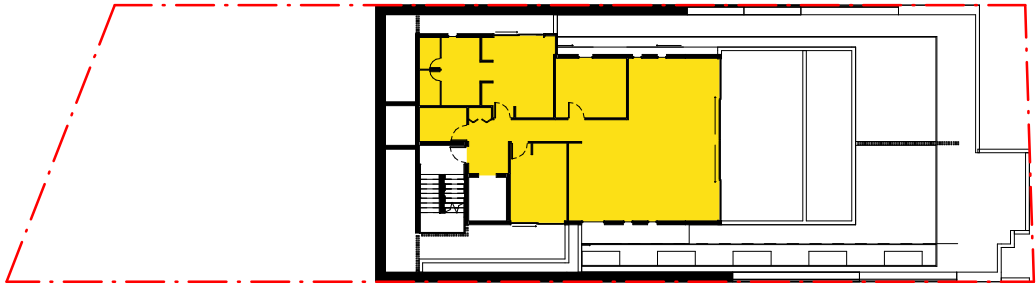
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Drawn	MZ		DA 7001
Checked	LL	Issue	
Project no	1709		F



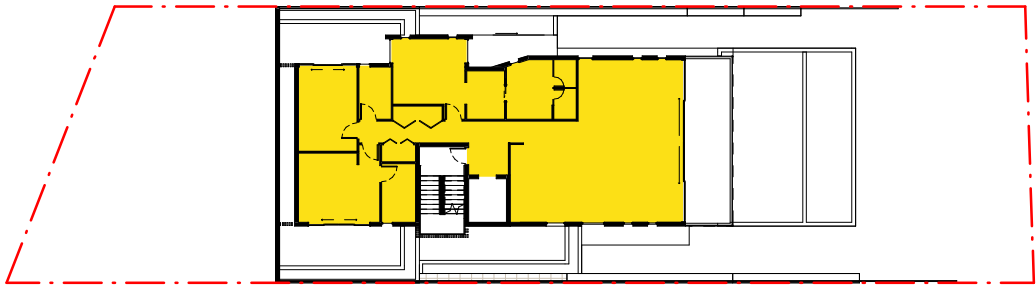
1 SOLAR -- 002 -- GROUND LEVEL
1 : 200



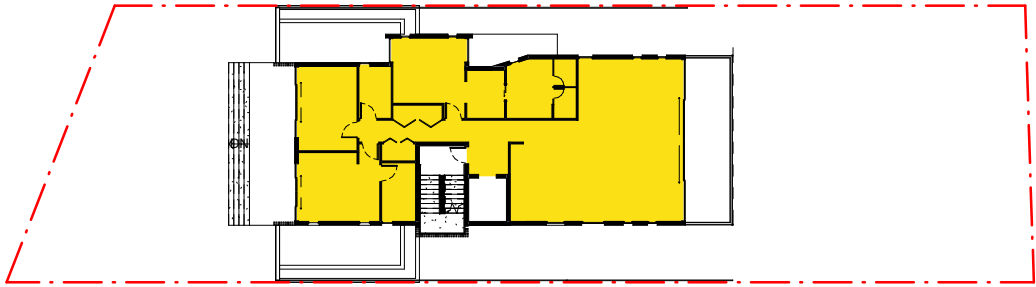
5 SOLAR -- 006 -- FOURTH LEVEL
1 : 200



2 SOLAR -- 003 -- FIRST LEVEL
1 : 200



3 SOLAR -- 004 -- SECOND LEVEL
1 : 200



4 SOLAR -- 005 -- THIRD LEVEL
1 : 200

SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm	TOTAL NUMBER OF UNITS FACING SOUTH
6 UNITS	4.2 UNITS (70%)	4 UNITS (70%)	NIL

PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm

OROSI
DESIGN | CONSTRUCTION | DEVELOPMENT
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Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

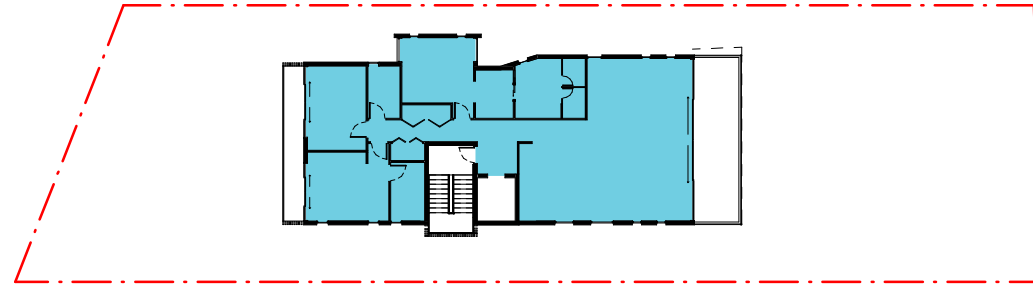
Drawing

SOLAR ACCESS PLANS

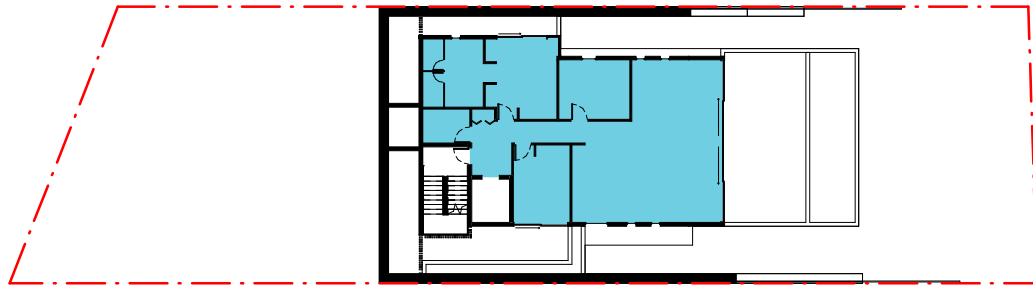
Scale	As indicated at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 7011
Checked	LL	Issue	
Project no	1709		D



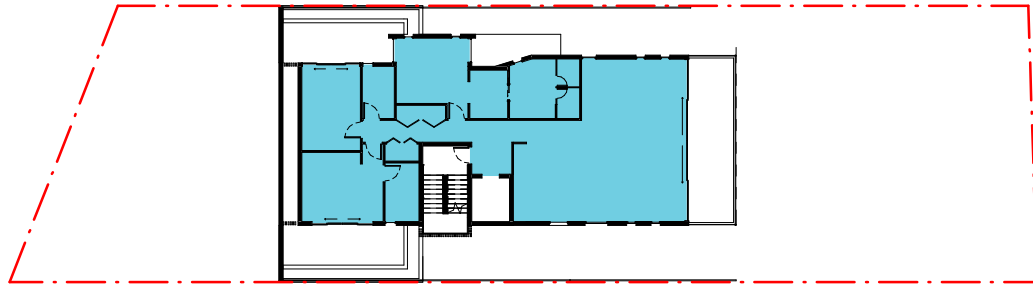
1 CROSS VENTILATION -- 002 -- GROUND LEVEL
1 : 200



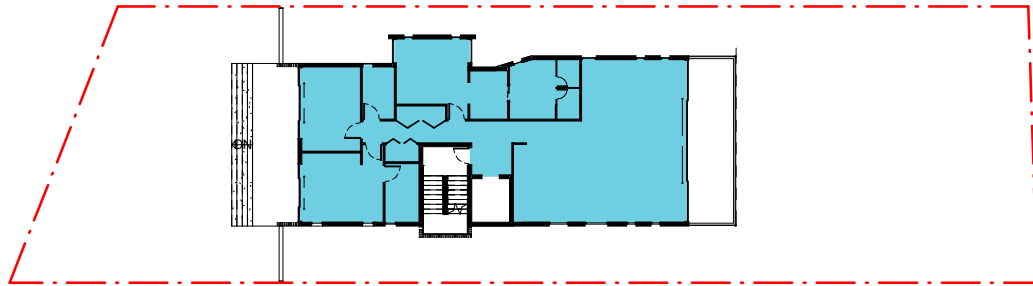
5 CROSS VENTILATION -- 006 -- FOURTH LEVEL
1 : 200



2 CROSS VENTILATION -- 003 -- FIRST LEVEL
1 : 200



3 CROSS VENTILATION -- 004 -- SECOND LEVEL
1 : 200



4 CROSS VENTILATION -- 005 -- THIRD LEVEL
1 : 200

NATURAL CROSS VENTILATED UNITS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PERCENTAGE %
6 UNITS	3.6 UNITS (60%)	6 UNITS (100%)

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Client **EMCON GROUP PTY LTD**

Project **164 Victoria Rd, BELLEVUE HILL**

Drawing

VENTILATION DIAGRAM PLANS

Scale	As indicated at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 7021
Checked	LL	Issue	
Project no	1709		D



1 NORTH ELEVATION
1 : 100

AWD
C01
ST01
T01

DARK GRAY ALUMINIUM FRAME DOOR & WINDOW
WHITE CONCRETE
SANDSTONE CLADDING
NON-COMBUSTIBLE ALUMINIUM COMPOSITE PANEL-TIMBER LOOK

ST 01



AWD



WHITE CONCRETE



T 01



O R O S I

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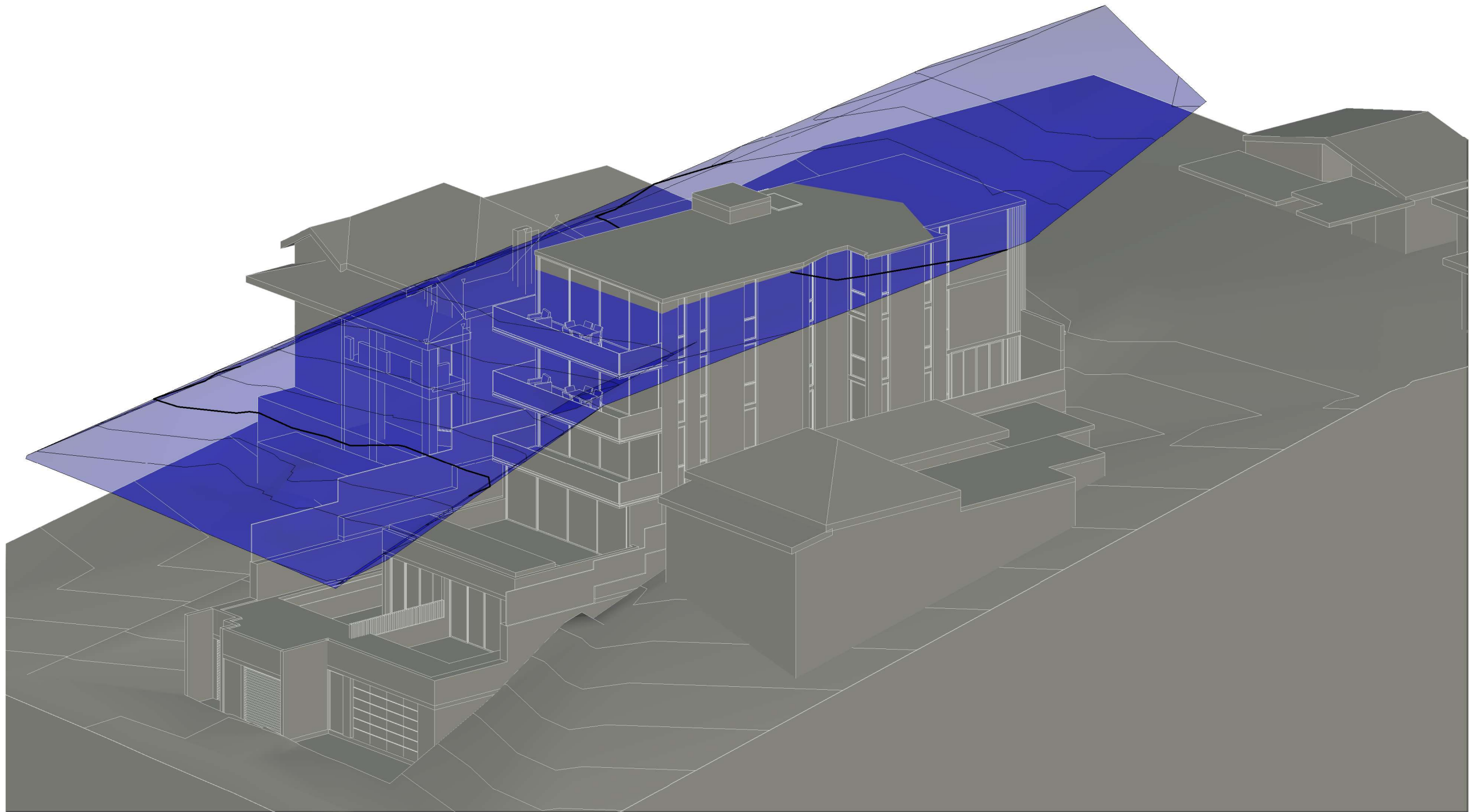
Client
EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing

FINISHES SCHEDULE

Scale	1 : 100 at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 7031
Checked	LL	Issue	
Project no	1709		D



O R O S I
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EMCON GROUP PTY LTD

Project
164 Victoria Rd, BELLEVUE HILL

Drawing
LEP HEIGHT DIAGRAM ISOMETRIC

Scale	at A1 at A3	Status	Drawing no.
Drawn	MZ		DA 7041
Checked	LL	Issue	
Project no	1709		D

1 HEIGHT DIAGRAM ISOMETRIC