



LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

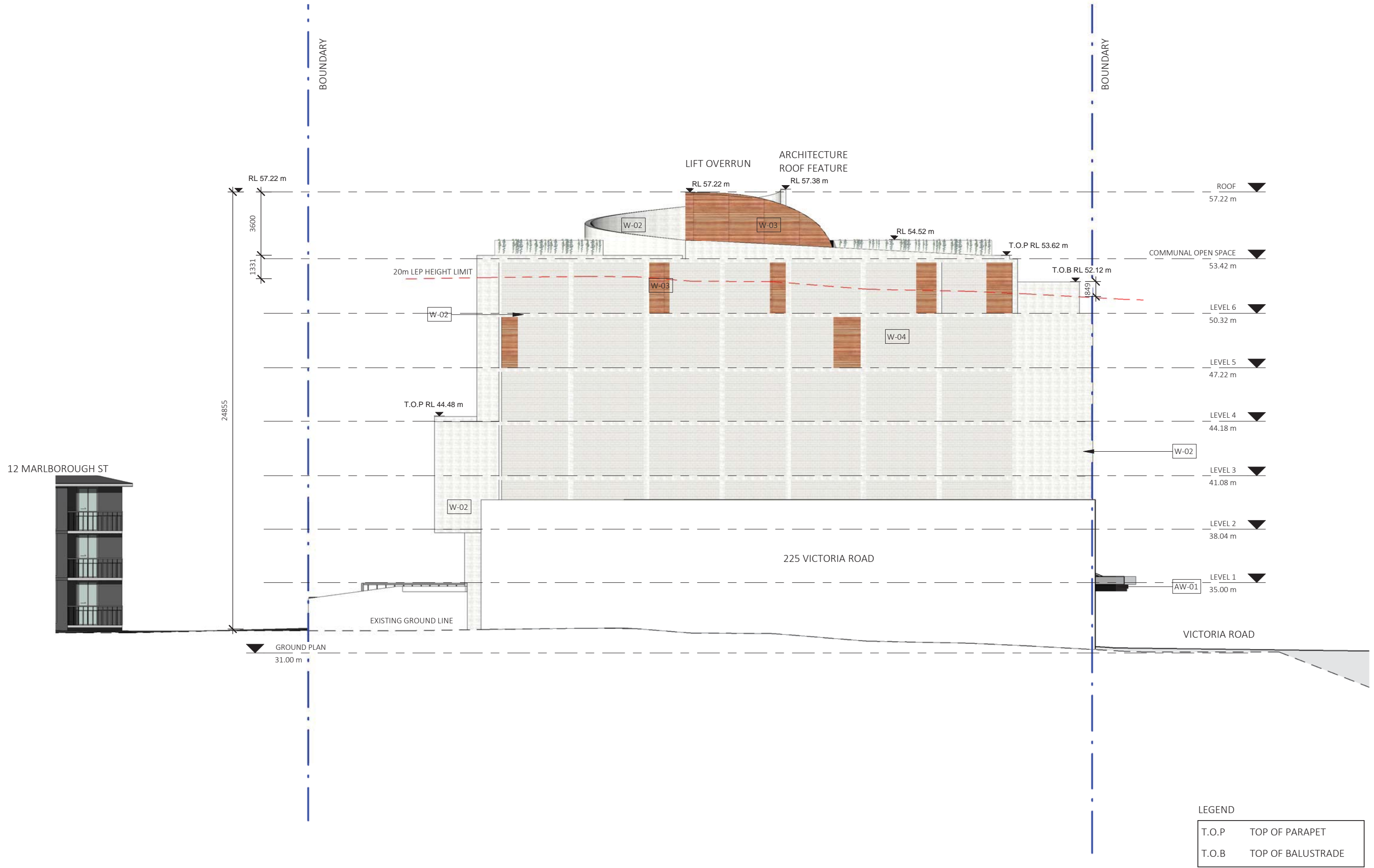
DEVELOPMENT APPLICATION

DRAWING  
**NORTH ELEVATION**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-301	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	

SCALE 1:200 10m





LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**SOUTH ELEVATION**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-302	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	SC	AC	

SCALE 1:200 10m





LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**WEST ELEVATION**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-303	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	

SCALE 1:200 10m





LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**EAST ELEVATION**

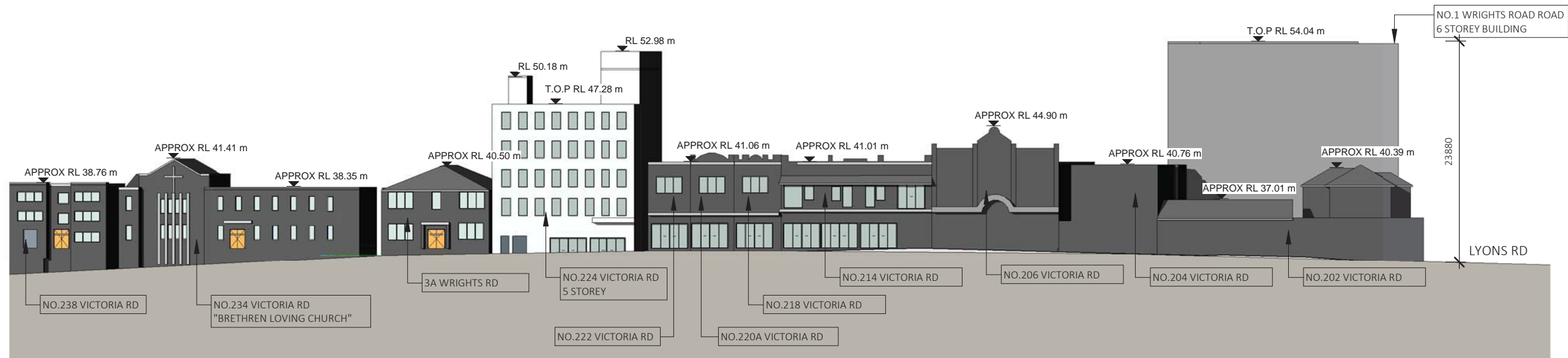
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-304	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	

SCALE 1:200





1 VICTORIA ROAD SOUTH WESTERN SIDE ELEVATION  
DA-0-203 1:500



2 VICTORIA ROAD NORTH EASTERN SIDE ELEVATION  
DA-0-202 1:500

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT  
J. BARTOLOTTA

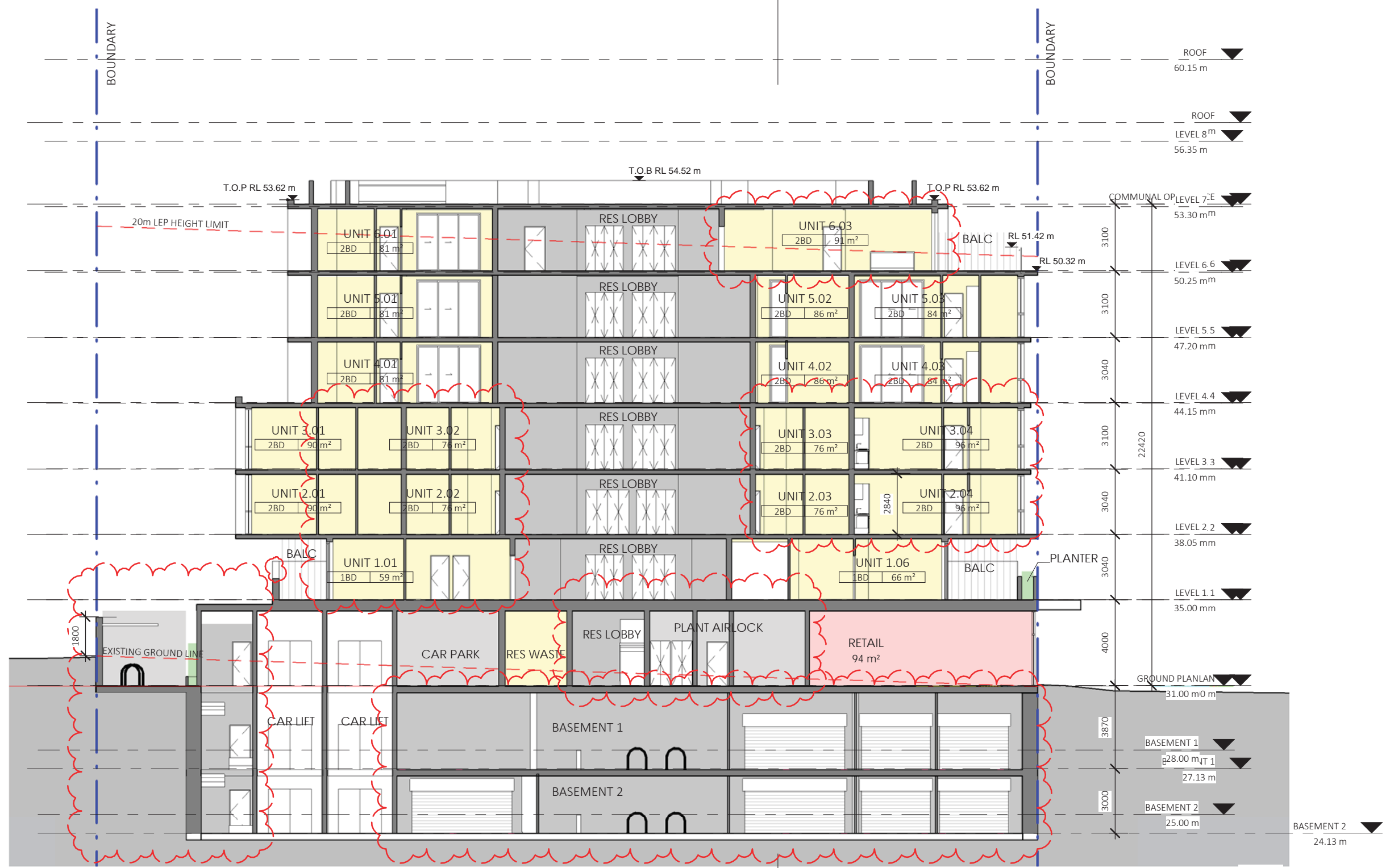
DEVELOPMENT APPLICATION

DRAWING  
VICTORIA ROAD ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-305	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1:500	SC	AC	

SCALE 1:500 25m





LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

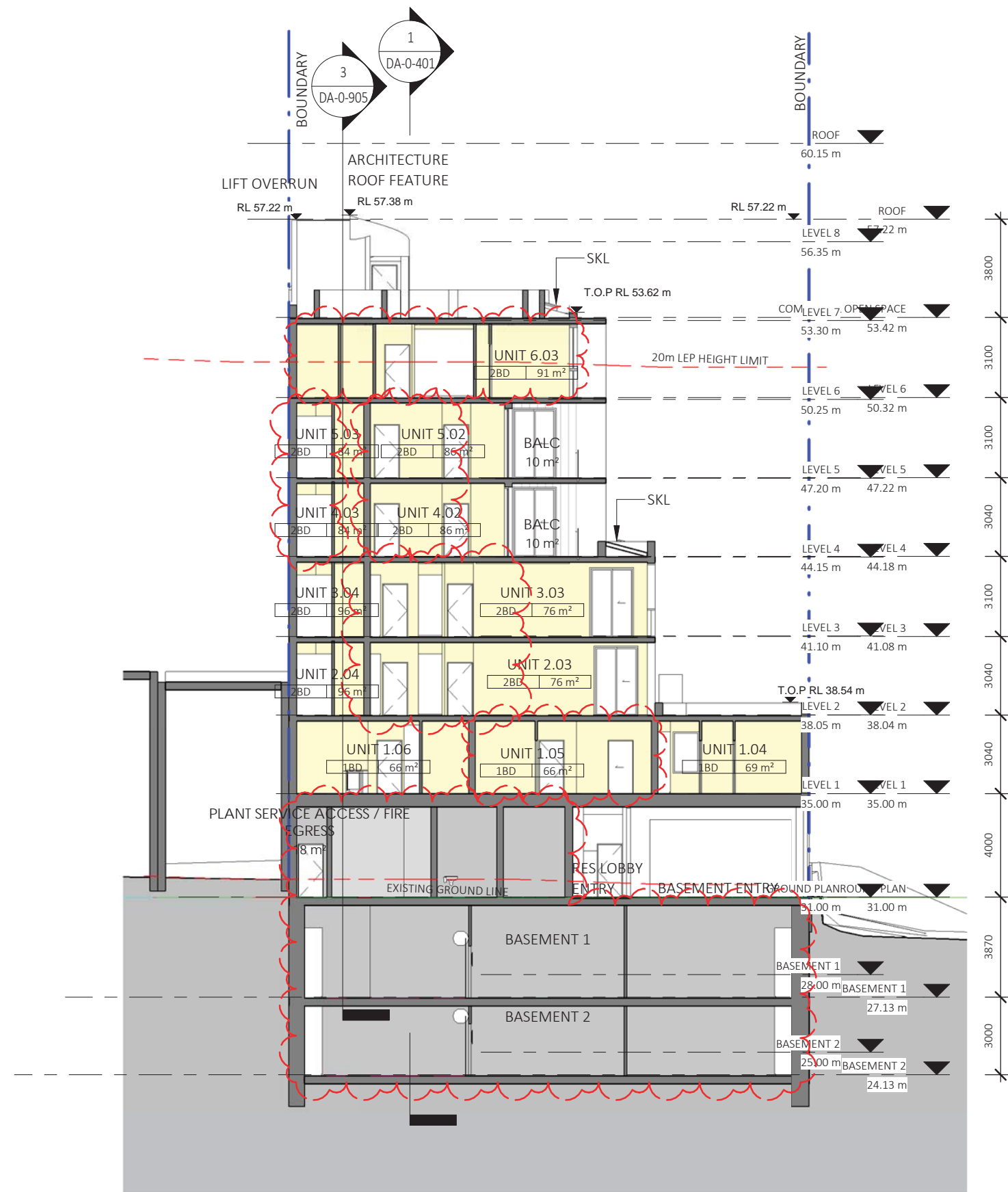
DEVELOPMENT APPLICATION

DRAWING  
**SECTION AA**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-401	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	RD	AC	

SCALE 1:200





LEGEND

T.O.P	TOP OF PARAPET
T.O.B	TOP OF BALUSTRADE
SKL	SKY LIGHT

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

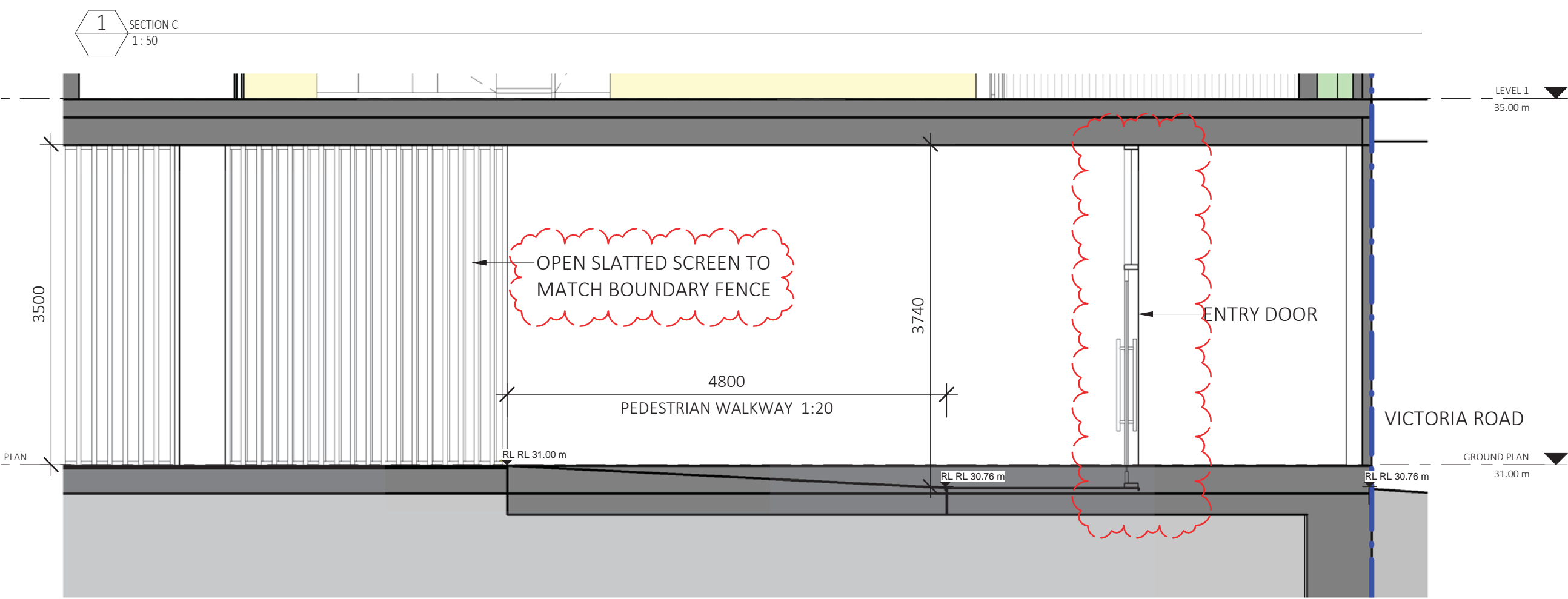
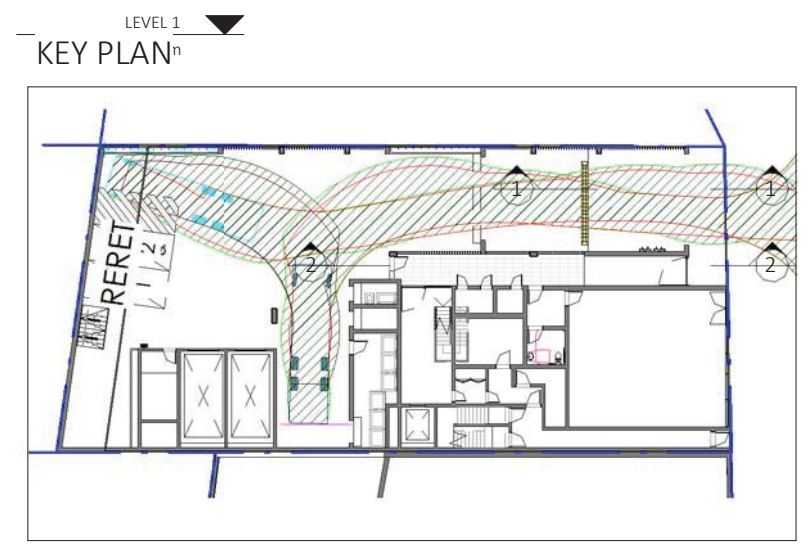
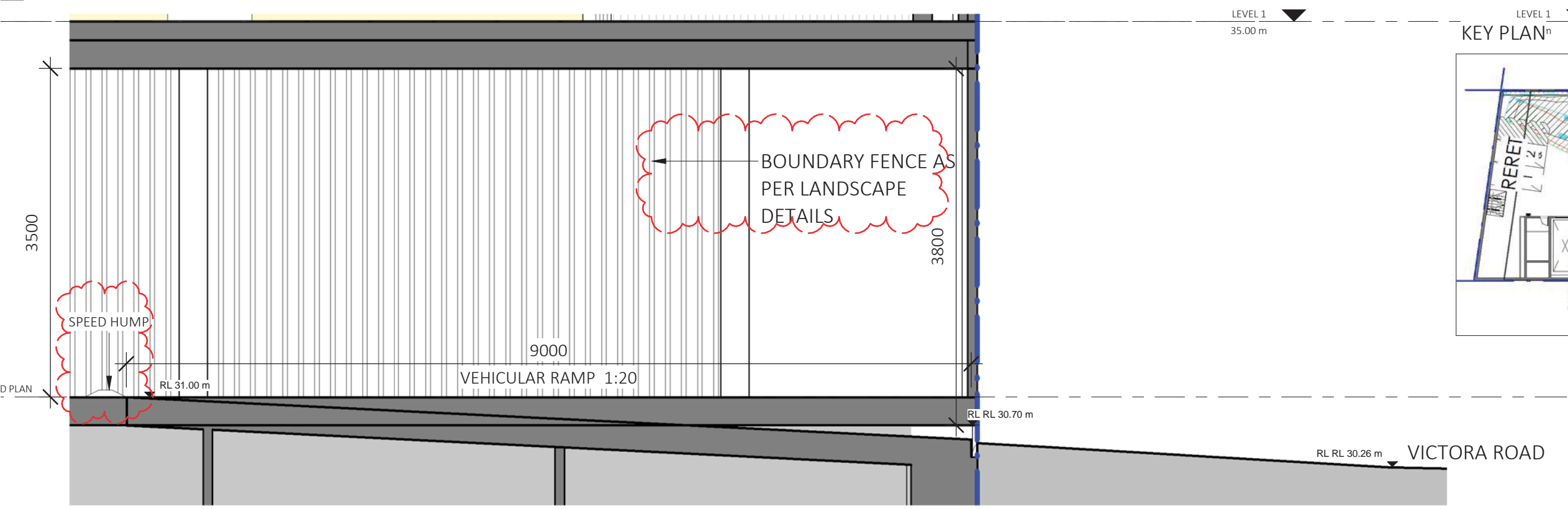
DEVELOPMENT APPLICATION

DRAWING  
**SECTION BB**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-402	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	RD	AC	

SCALE 1:200 10m





Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**ACCESS RAMPS**

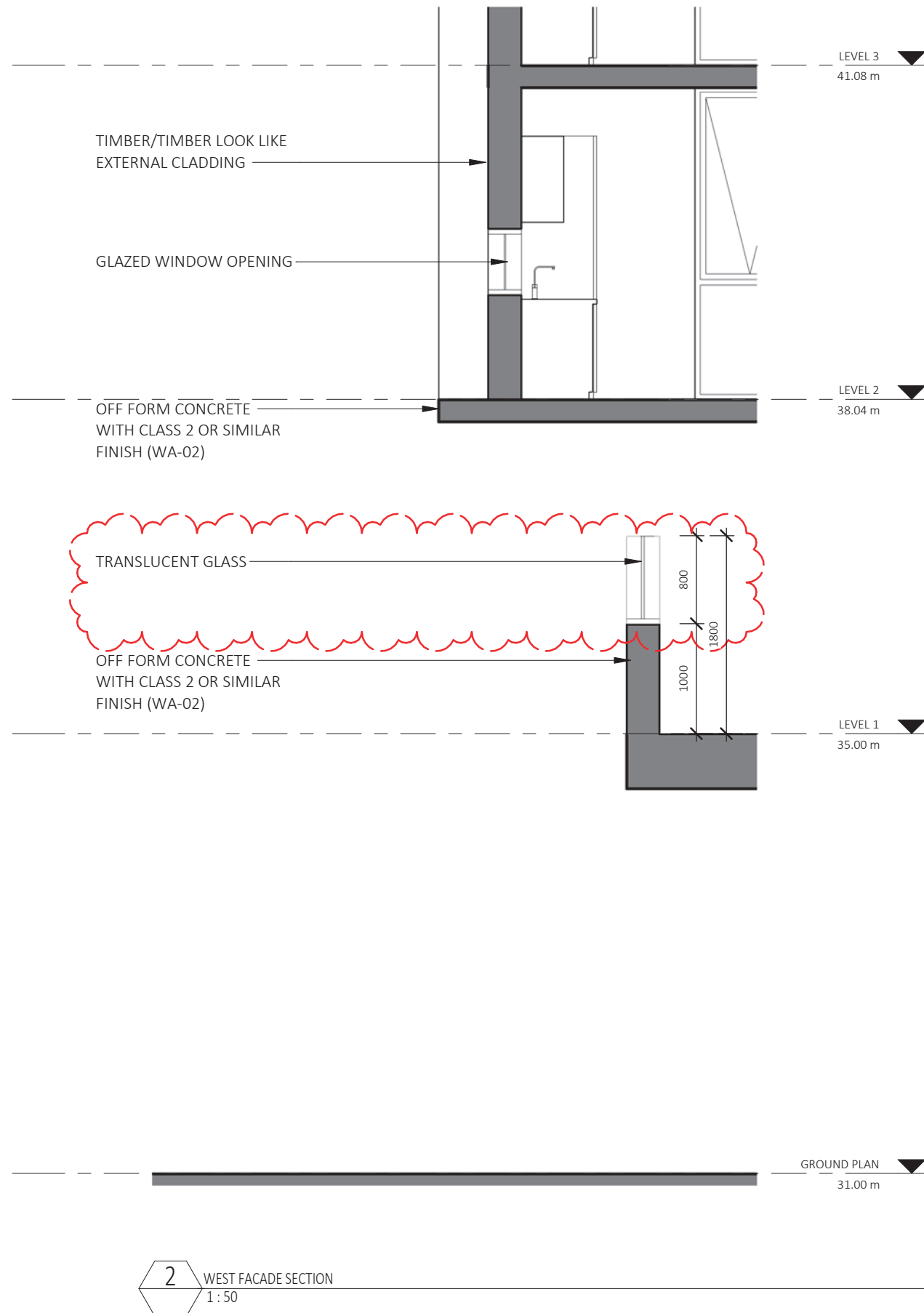
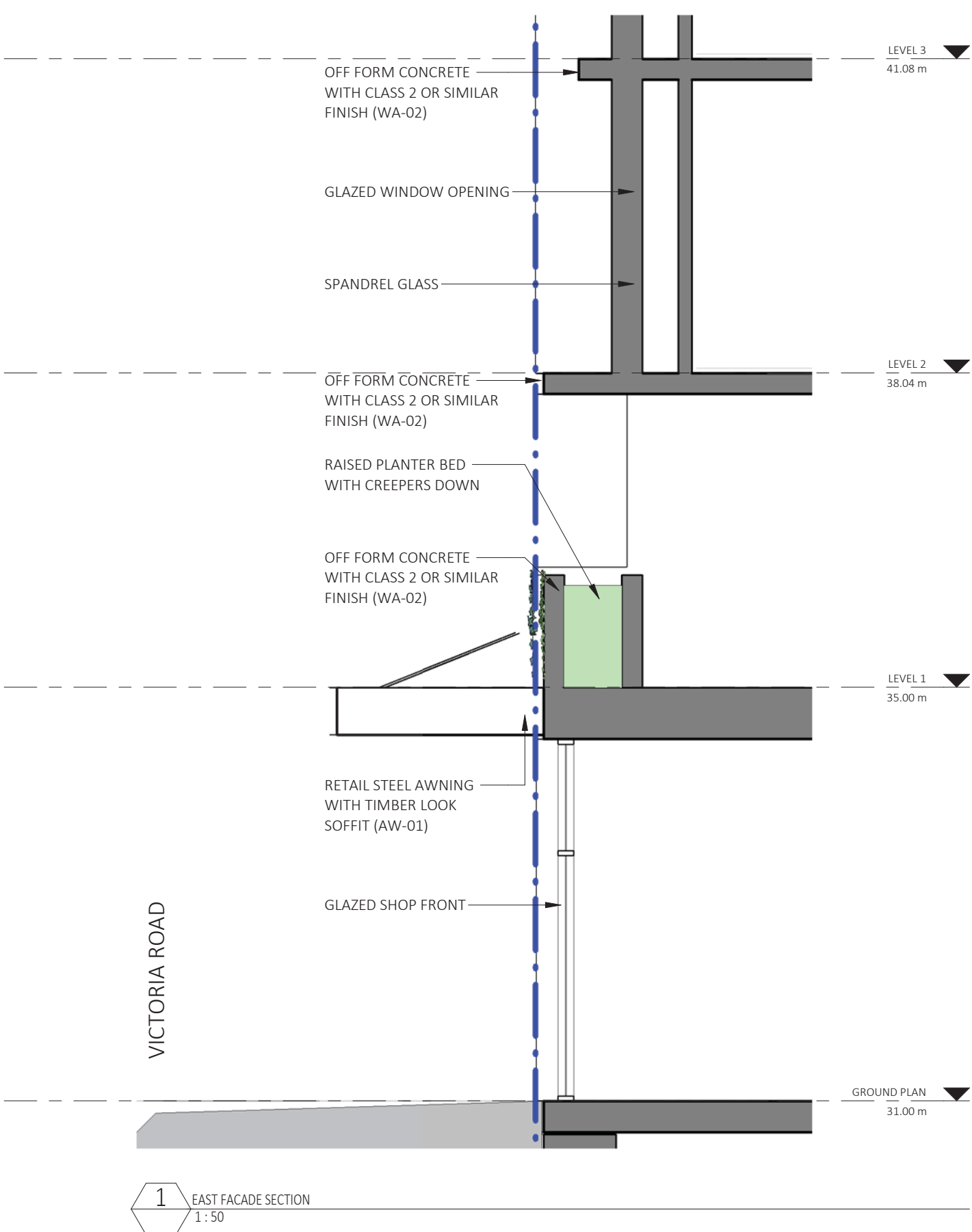
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-403	B	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
As indicated	NT	AC

SCALE 1:50 2.5m







Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

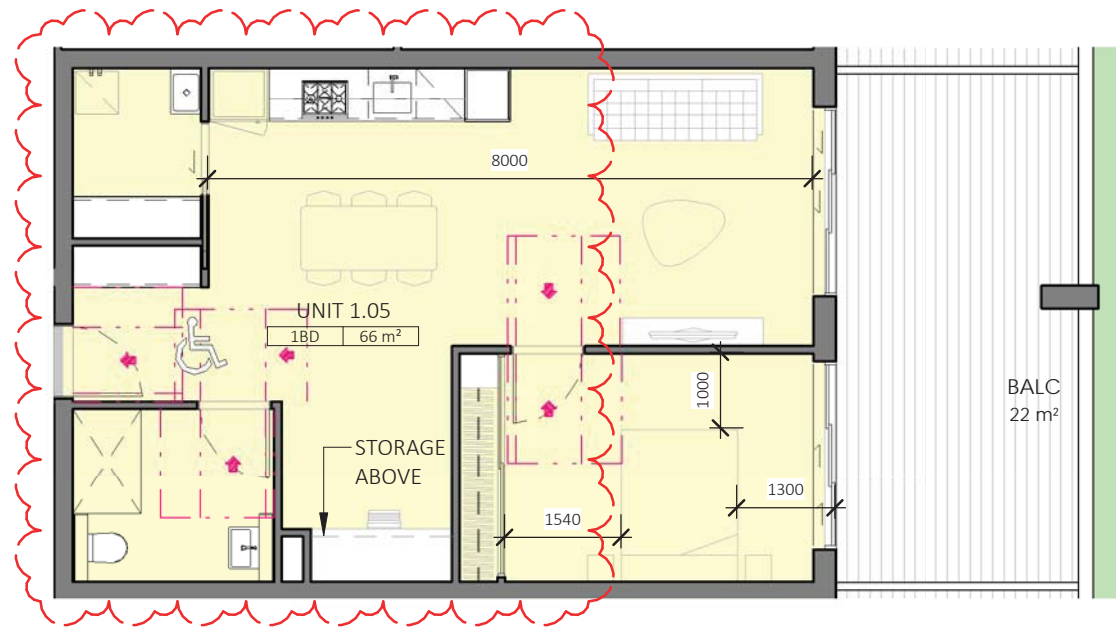
DEVELOPMENT APPLICATION

DRAWING  
**FACADE SECTIONS**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-404	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 50	NT	AC	

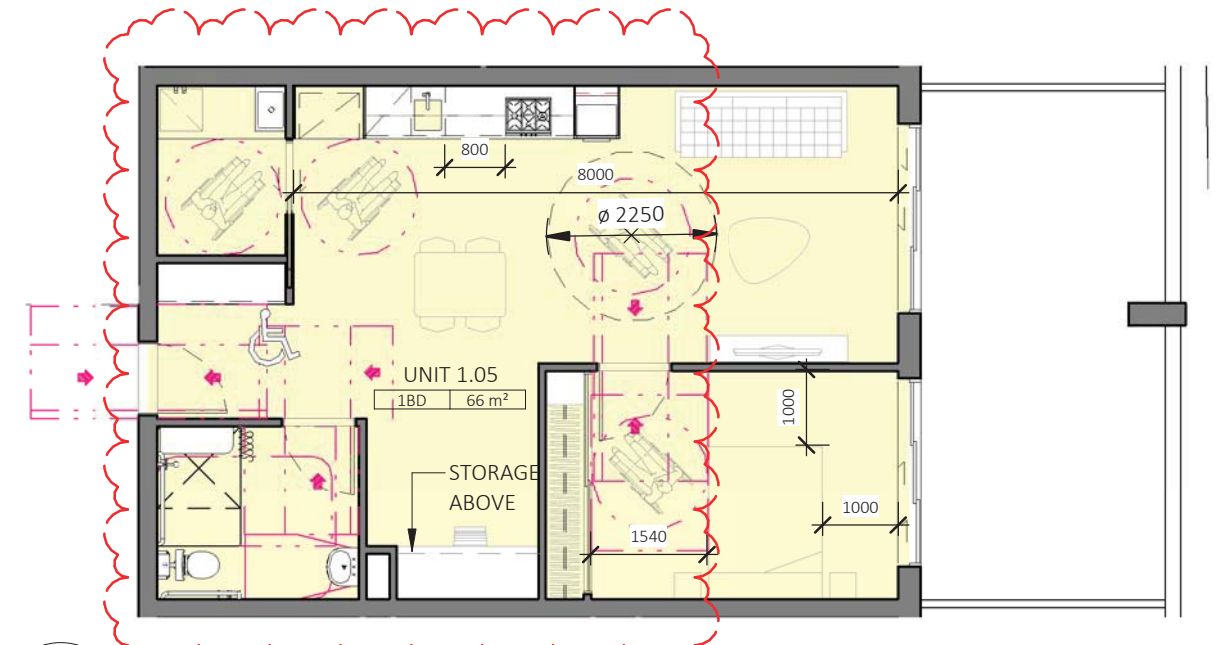
SCALE 1:50 2.5m





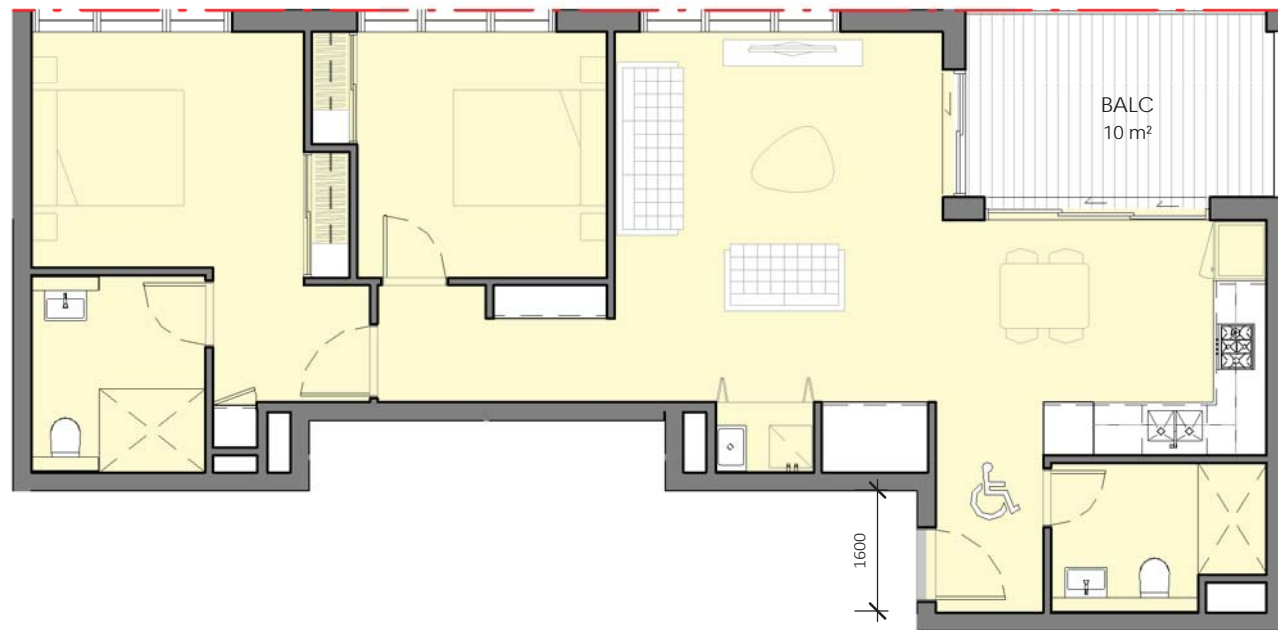
1 LEVEL 1 - PRE ADAPTABLE UNIT  
DA-0-301 1 : 100

UNIT 1.05



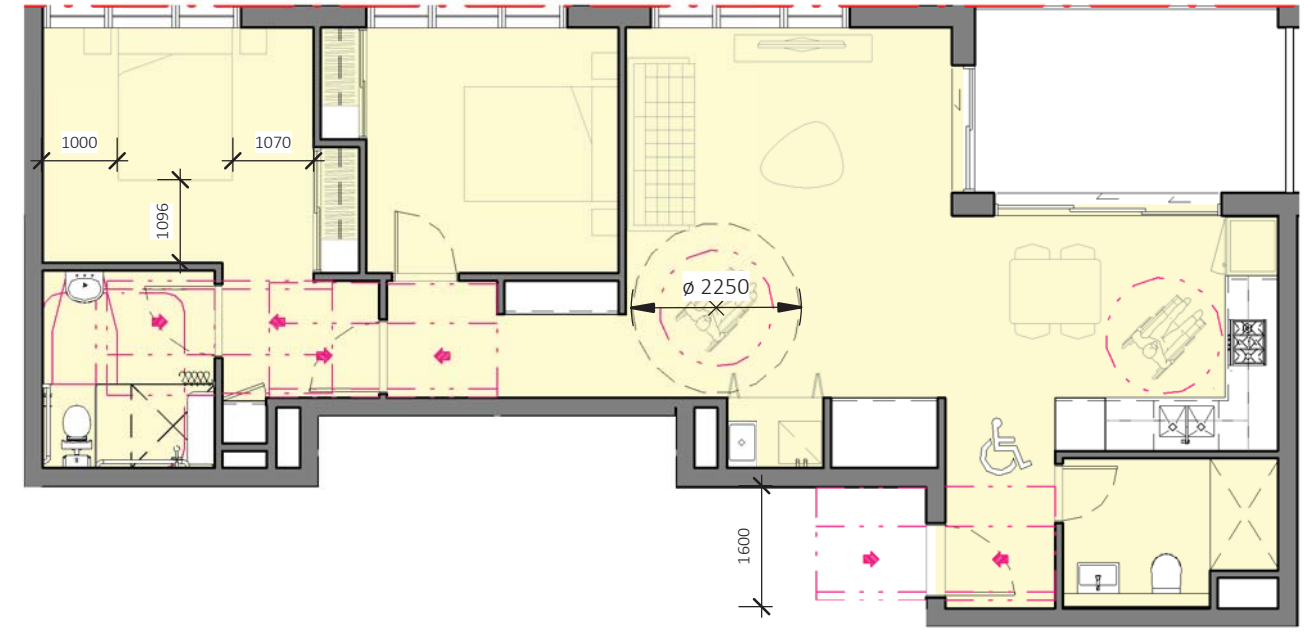
2 LEVEL 1 - POST ADAPTABLE UNIT  
DA-0-301 1 : 100

UNIT 1.05



3 LEVEL 4 & LEVEL 5 - PRE ADAPTABLE UNIT  
DA-0-301 1 : 100

UNIT 4.02, UNIT 5.02



4 LEVEL 4 & LEVEL 5- POSTADAPTABLE UNIT  
DA-0-301 1 : 100

UNIT 4.02, UNIT 5.02

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT  
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING  
ADAPTABLE UNITS

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-601	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 100	SC	AC	

SCALE 1:100 5m





1 LEVEL 2.02 - SILVER LIVING UNIT  
DA-0-301 1:200



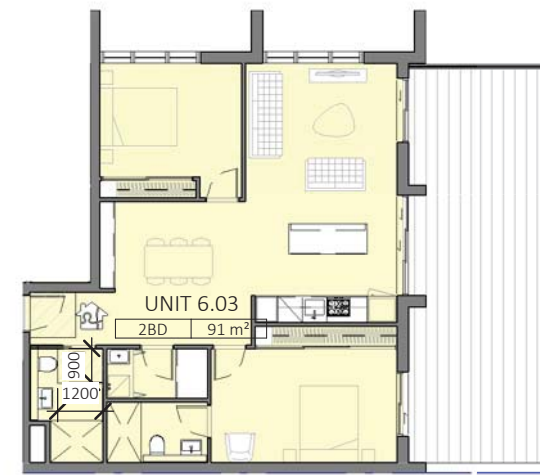
2 LEVEL 2.03 - SILVER LIVING UNIT  
DA-0-301 1:200



3 LEVEL 3.02 - SILVER LIVING UNIT  
DA-0-301 1:200



4 LEVEL 3.03 - SILVER LIVING UNIT  
DA-0-301 1:200



5 LEVEL 6.03 - SILVER LIVING UNIT  
DA-0-301 1:200

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT  
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING			
LIVEABLE HOUSING DESIGN - SILVER LEVEL			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-602	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1:200	RD	AC	
SCALE 1:200		10m	



REFERENCE	ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
<b>WALLS &amp; BALUSTRADES</b>				
1	WA-01	EXTERNAL WALL	BRICK	"AUSTRAL BRICKS - LA PALOMA - MIRO " OR SIMILAR
2	WA-02	EXTERNAL WALL	OFF FORM CONCRETE	CLASS 2 FINISH OR SIMILAR
3	WA-03	EXTERNAL WALL	TIMBER CLADDING	INNOWOOD - INNOVATIVE TEXTURE "IRON BARK" OR SIMILAR
4	WA-04	EXTERNAL WALL	BRICK + PAINT	DULUX "NATURAL WHITE" PN1E1 OR SIMILAR
5	BAL-01	BALCONY	FRAMELESS CLEAR GLASS	N/A
10	SC-01	PRIVACY SCREEN	TIMBER CLADDING	INNOWOOD - INNOVATIVE TEXTURE "IRON BARK" OR SIMILAR
11	SC-02	PRIVACY SCREEN	TRANSLUCENT GLASS AND ALUMINIUM FRAME	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR
<b>WINDOWS &amp; DOORS</b>				
6	PC-01	WINDOWS AND DOORS	CLEAR GLASS AND ALUMINIUM FRAME	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR
7	R-01	PANEL LIFT GARAGE DOOR	POWDERCOATED ALUMINIUM	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR
8	LV-01	FIXED LOUVER	ALUMINIUM	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR
<b>AWNING/ROOF</b>				
9	AW-01	RETAIL AWNING	EXPOSED STRUCTURAL STEEL WITH TIMBER LOOK SOFFIT	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR



Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

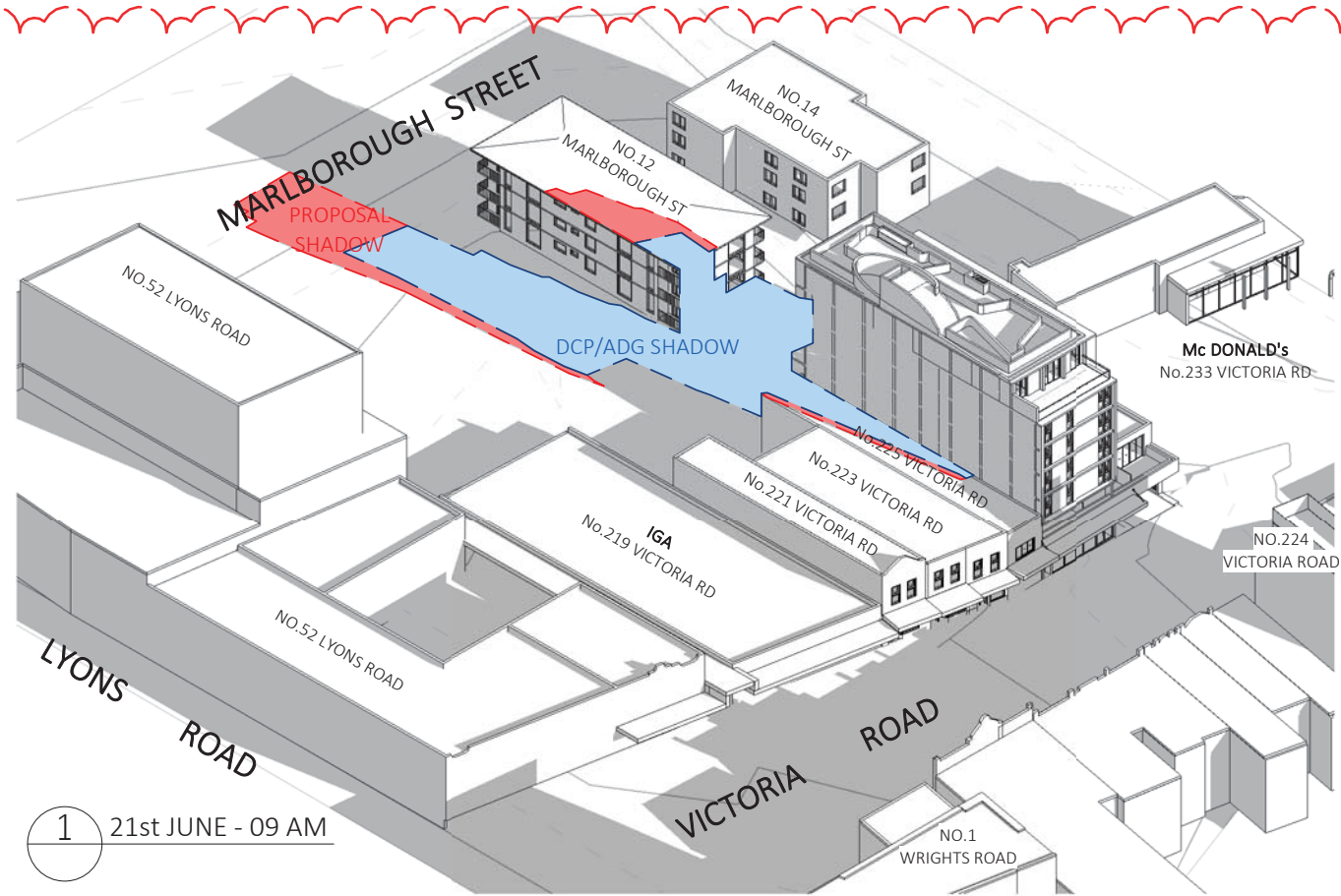
DRAWING  
**FINISHES SCHEDULE**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-901	B	27/06/2016

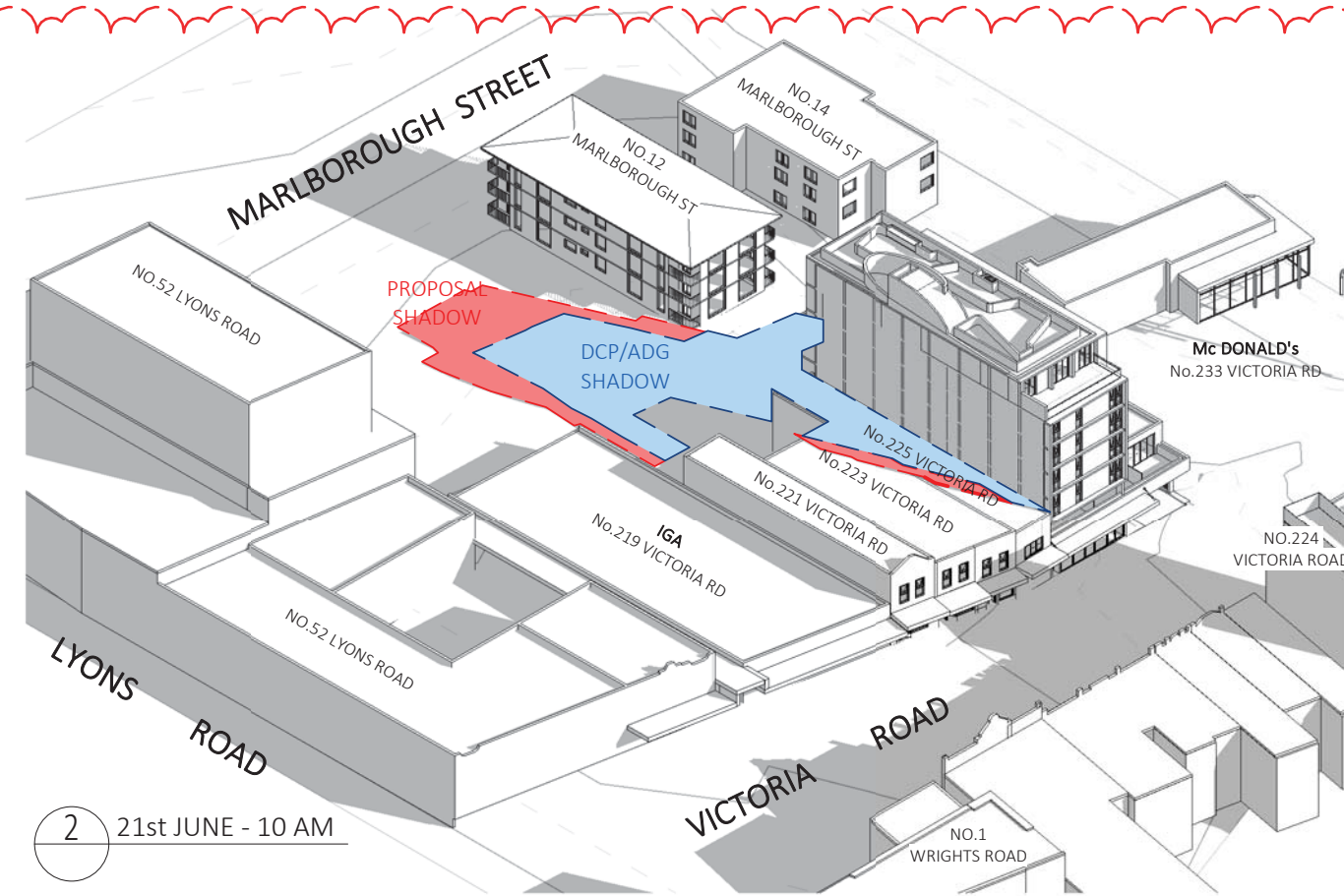
SCALE @ A3	DRAWN	AUTHORISED
	SC	AC



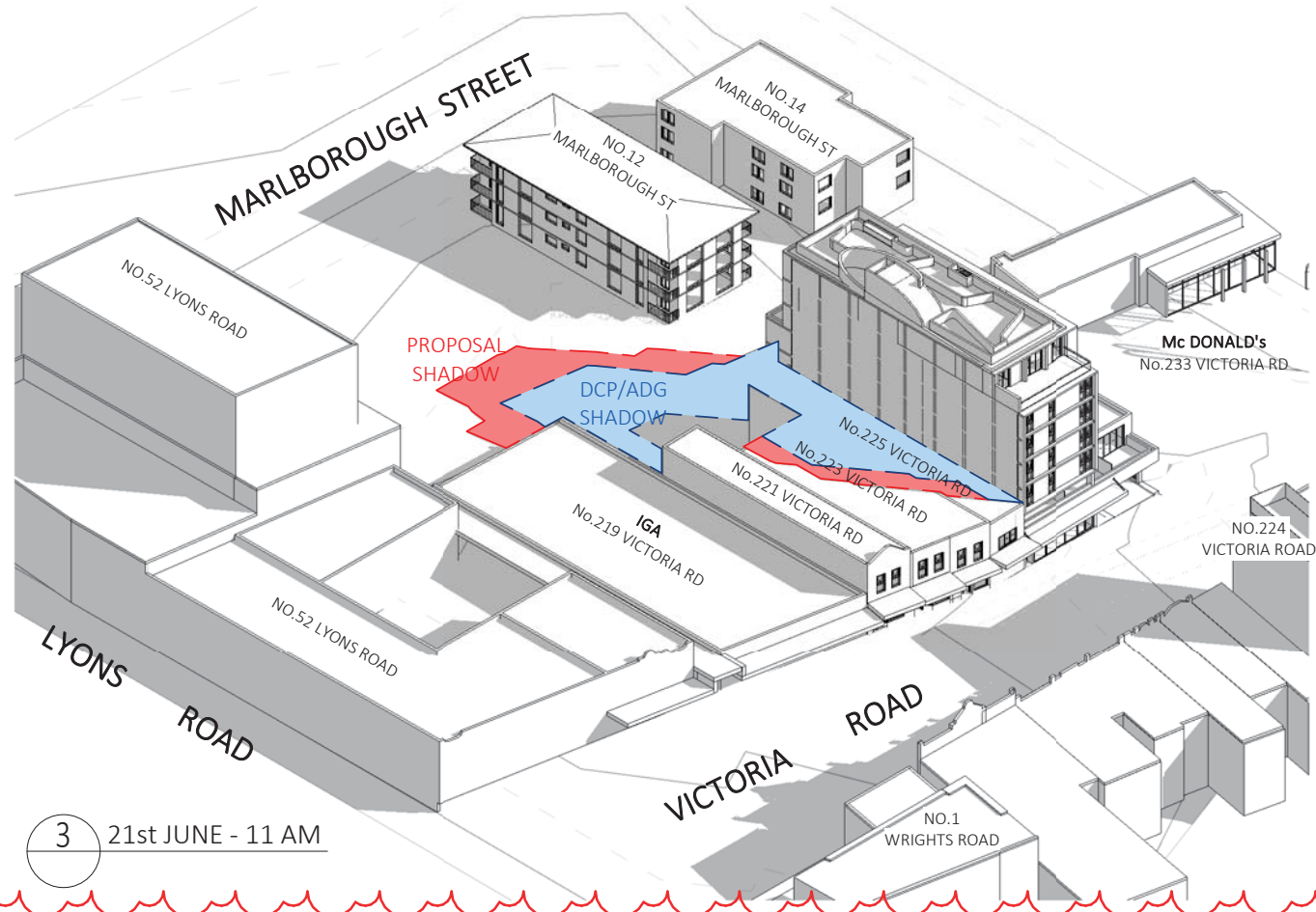
B



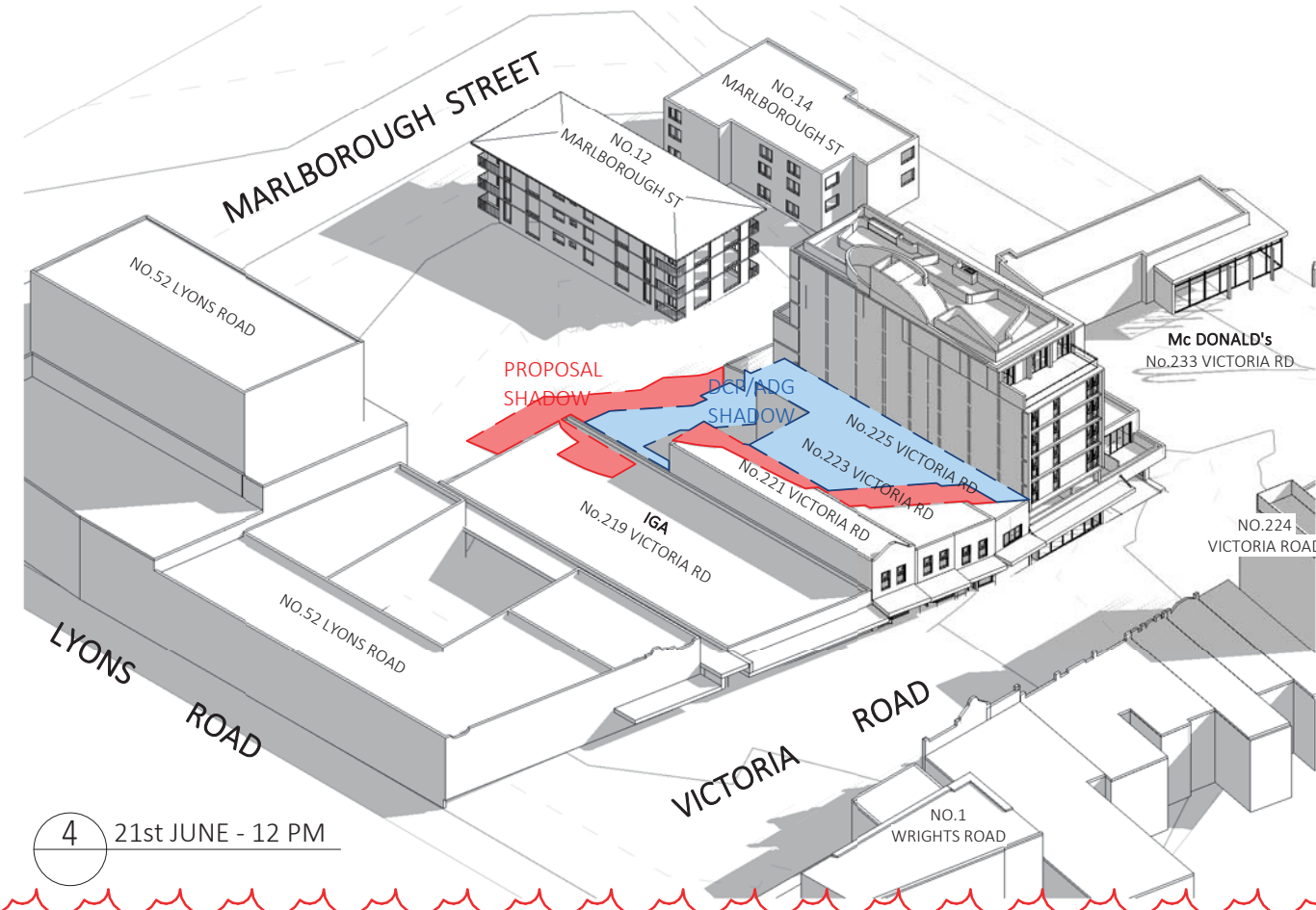
1 21st JUNE - 09 AM



2 21st JUNE - 10 AM



3 21st JUNE - 11 AM



4 21st JUNE - 12 PM

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

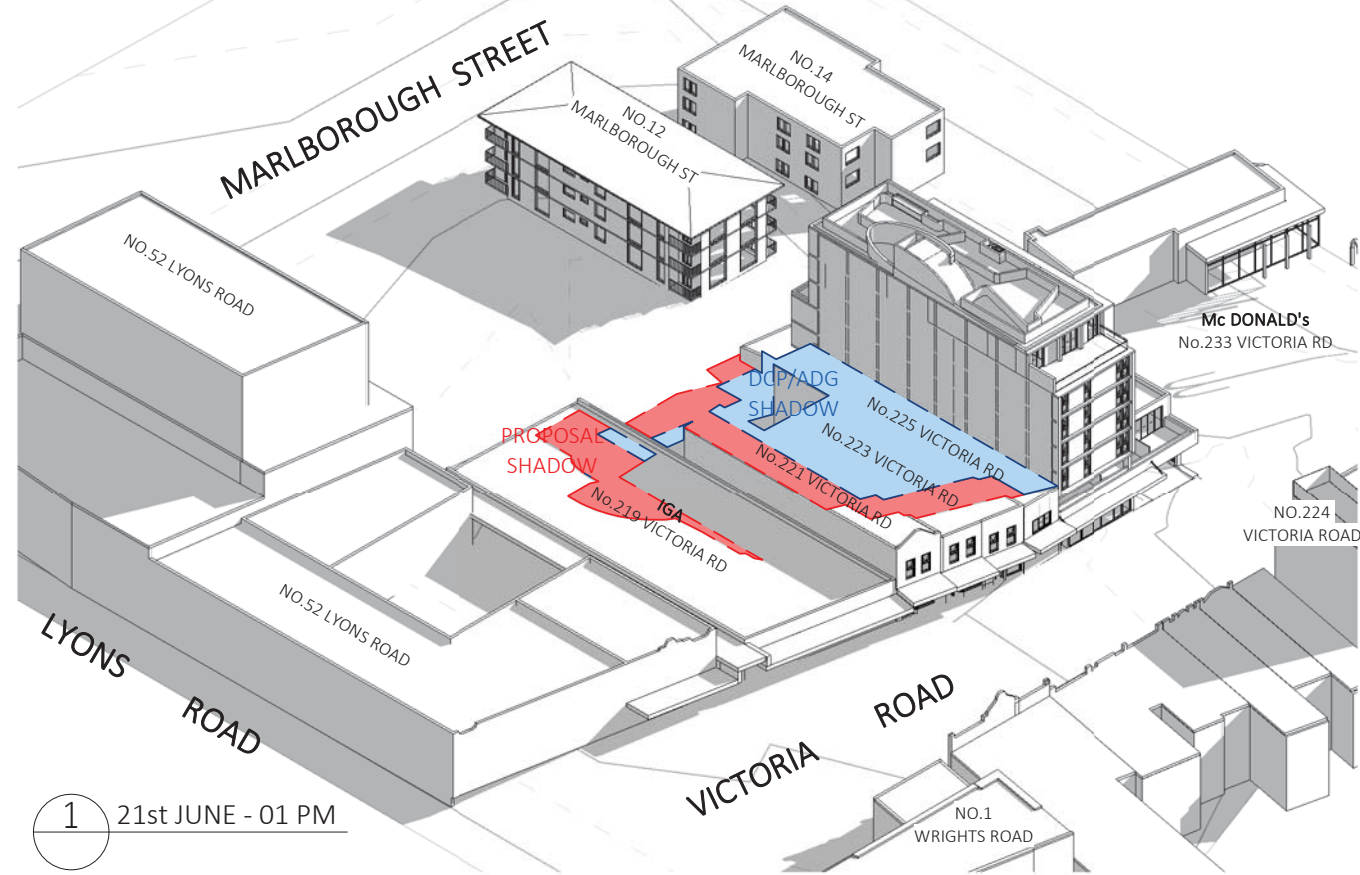
DRAWING  
**SHADOW ANALYSIS - SHEET**

1

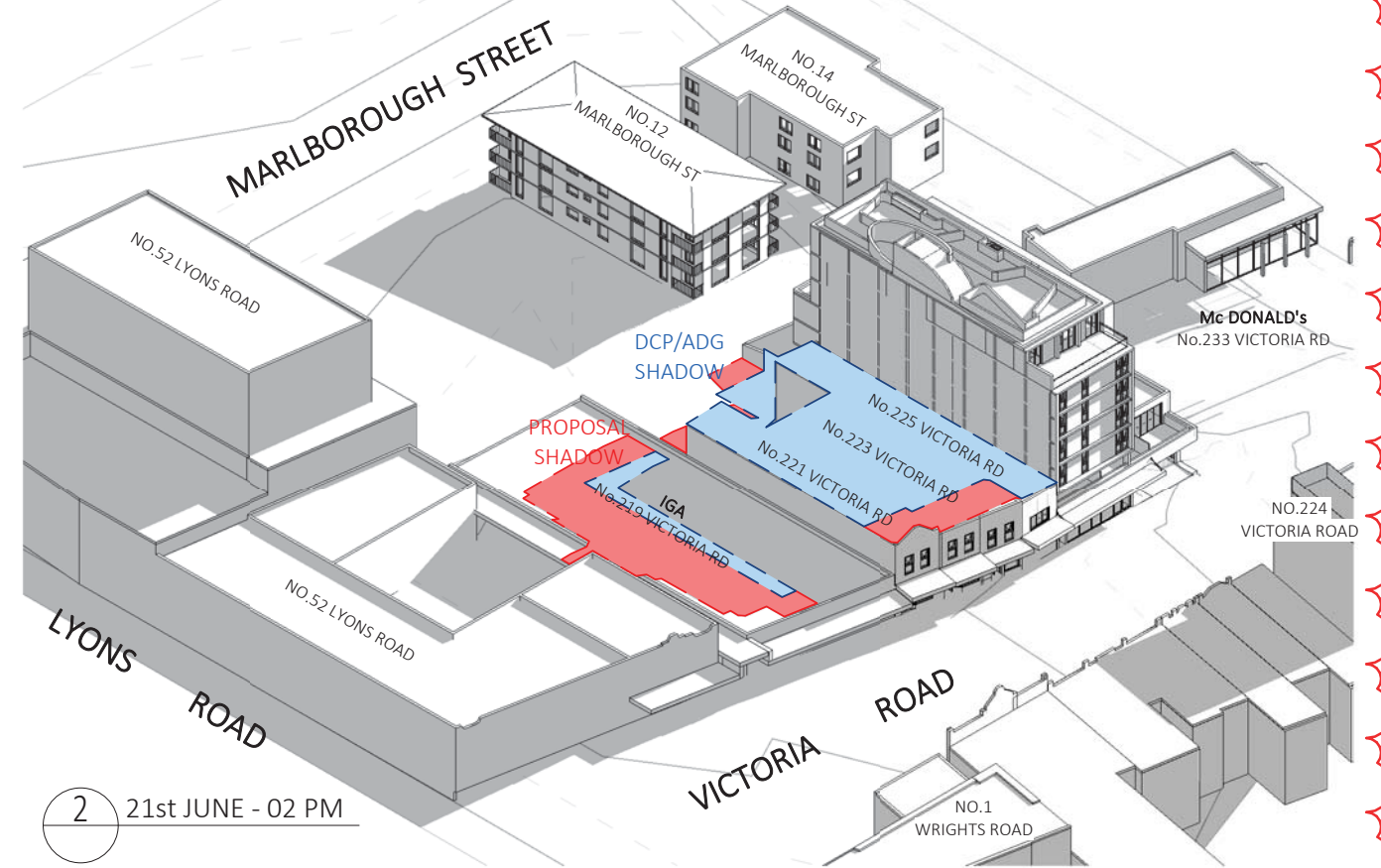
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-902	B	27/06/2016

SCALE	DRAWN	AUTHORISED
@ A3	MC	AC

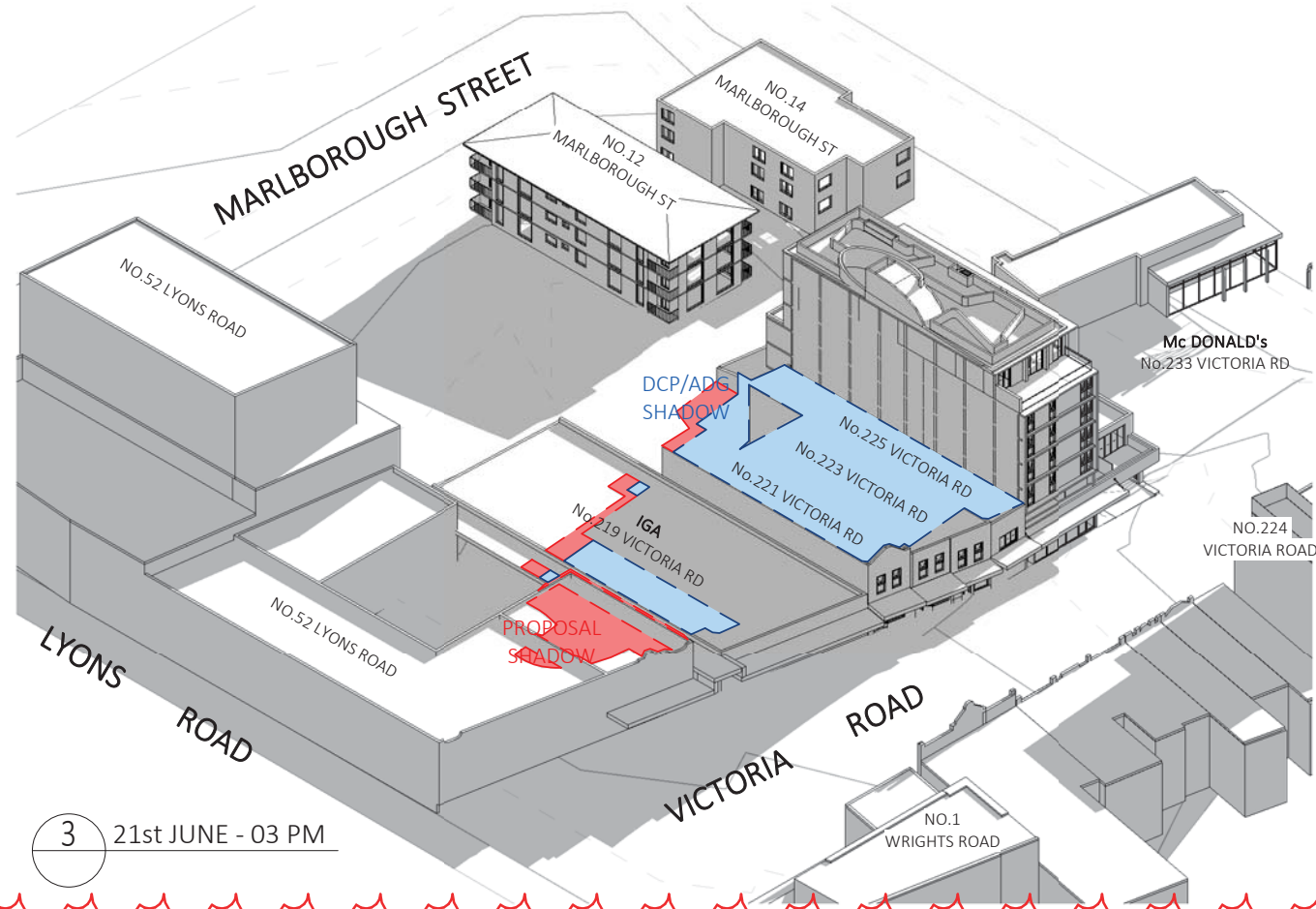




1 21st JUNE - 01 PM



2 21st JUNE - 02 PM



3 21st JUNE - 03 PM

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**SHADOW ANALYSIS - SHEET**  
 2

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-903	B	27/06/2016

SCALE @ A3

DRAWN	AUTHORISED
MC	AC



Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC

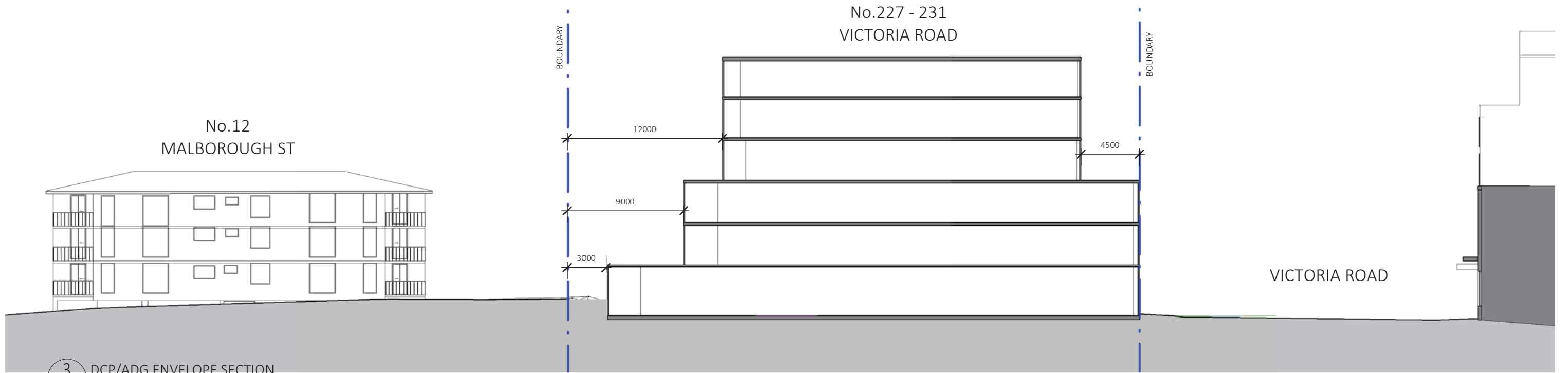


PROJECT  
**DRUMMOYNE**  
 227 - 231 VICTORIA ROAD  
 CLIENT  
**J. BARTOLOTTA**  
 DEVELOPMENT APPLICATION

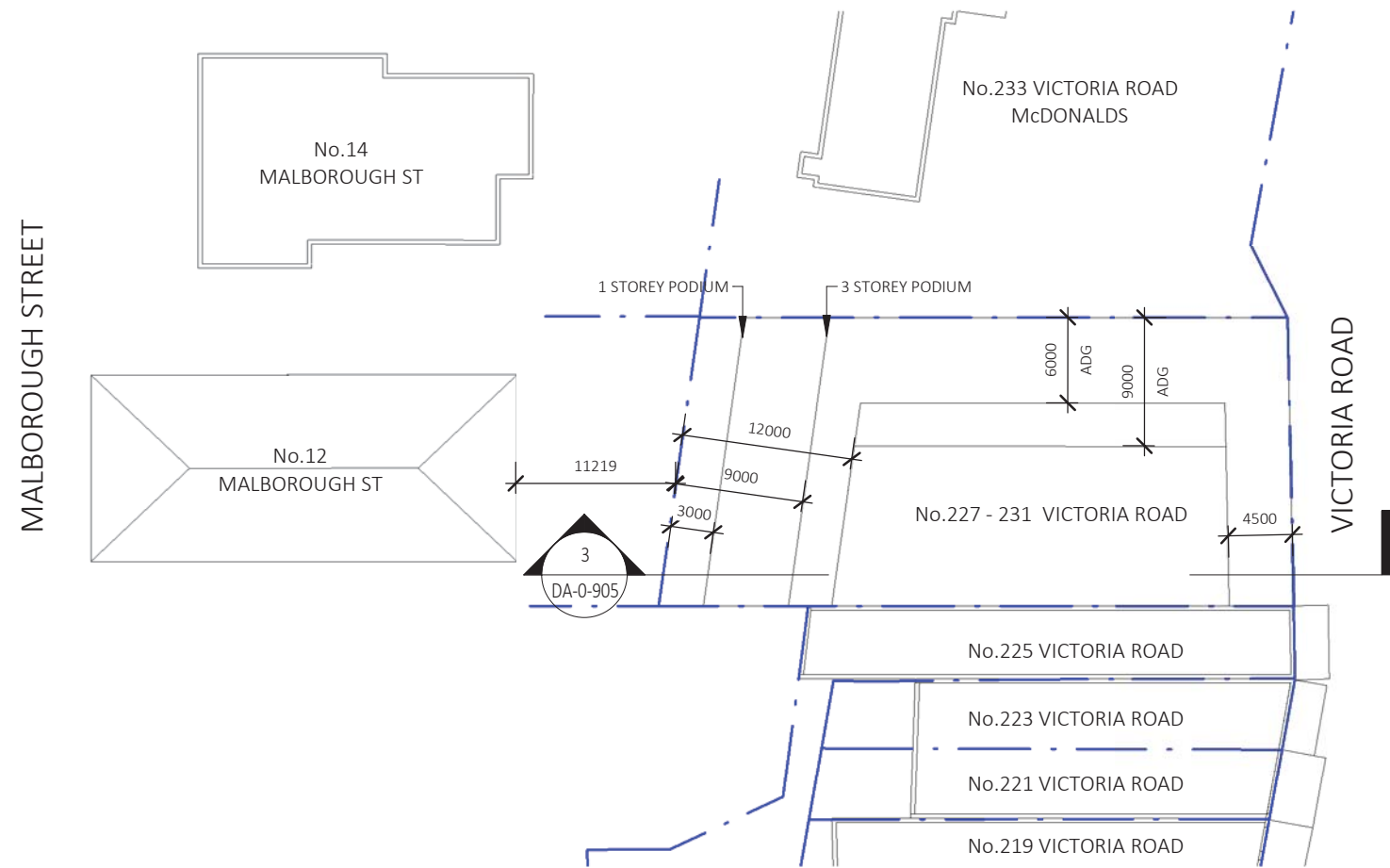
DRAWING  
**SHADOW ANALYSIS - SHEET**  
**3**  

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-904	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	Author	AC	

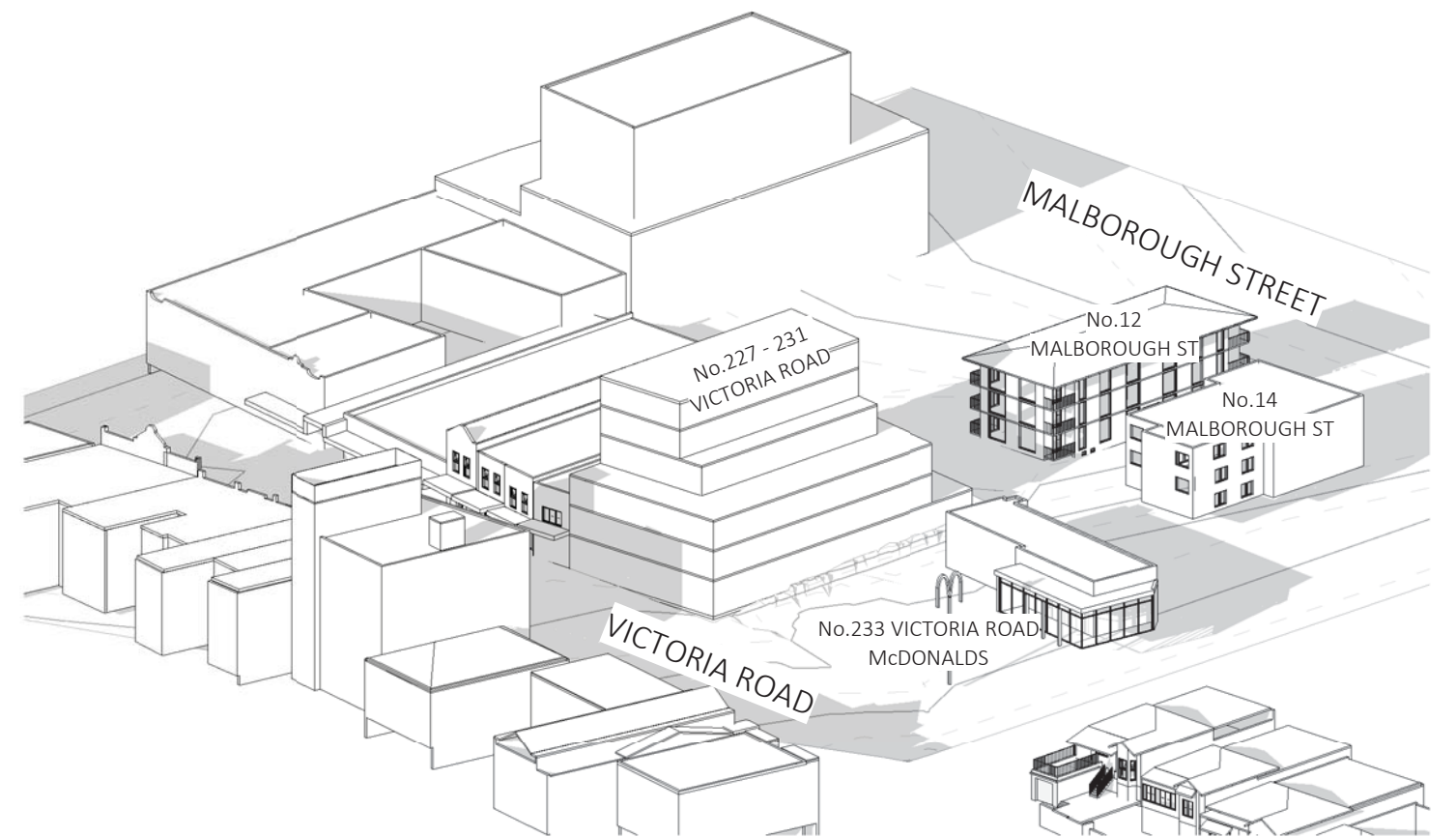




3 DCP/ADG ENVELOPE SECTION  
DA-0-905 :  
300



1 DCP/ADG ENVELOPE PLAN - 21st JUNE  
9 AM  
1 :  
500



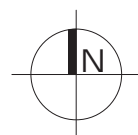
2 DCP/ADG ENVELOPE - 21st JUNE 9 AM

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT  
J. BARTOLOTTA

DEVELOPMENT APPLICATION

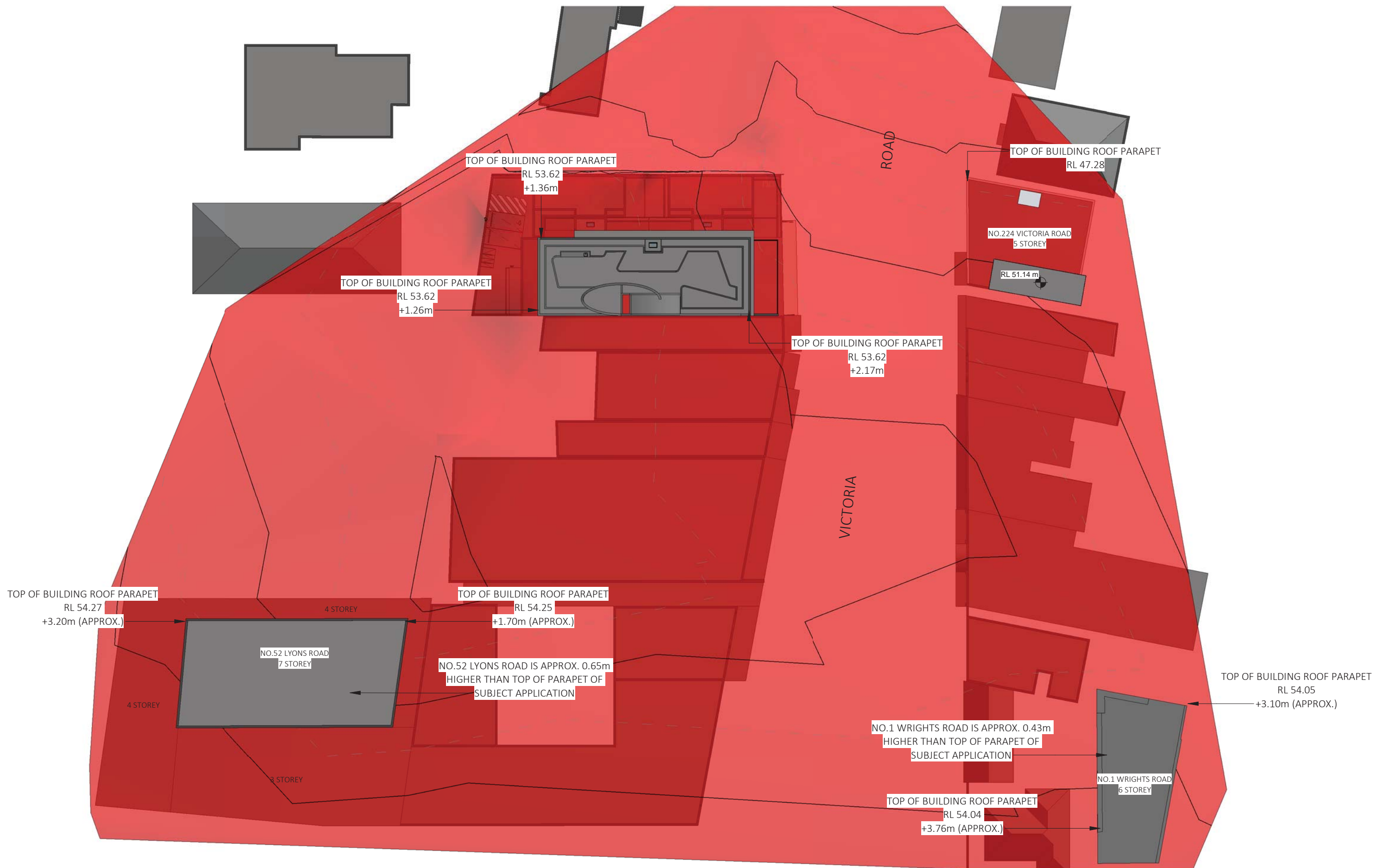
DRAWING  
DCP/ADG ENVELOPE  
DIAGRAM

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-905	A	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
As indicated	MC	AC







Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

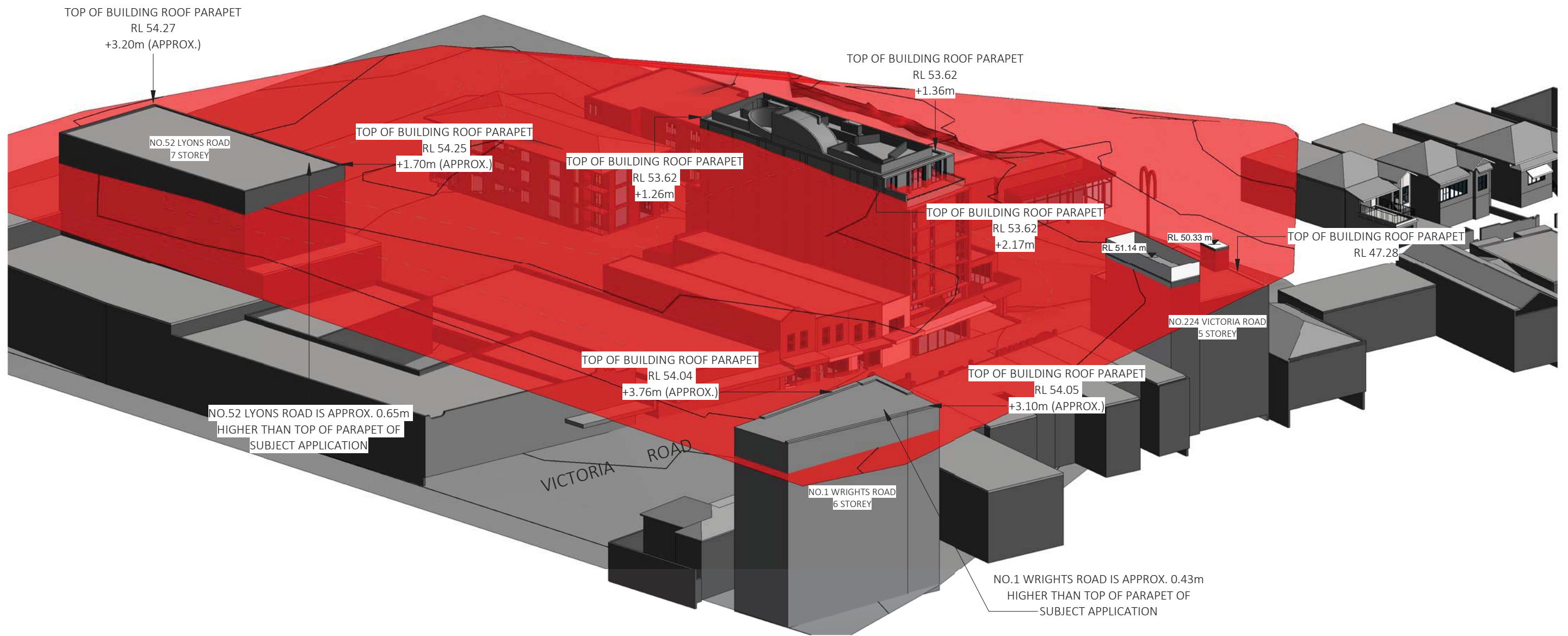
CLIENT  
**J. BARLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**HEIGHT PLANE DIAGRAM - TOP OF PARAPET 1**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-911	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	SC	AC	





Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

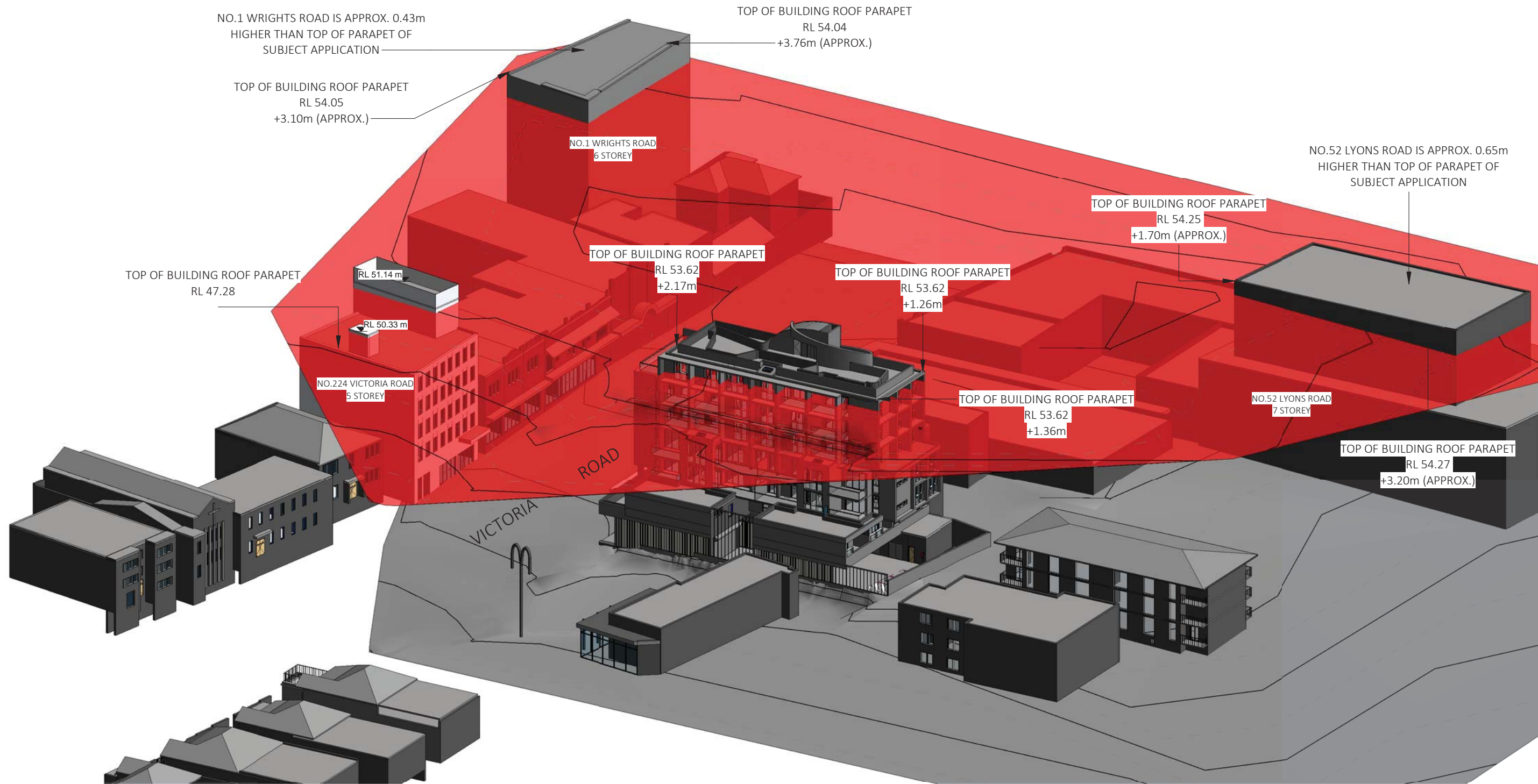
DEVELOPMENT APPLICATION

DRAWING  
**HEIGHT PLANE DIAGRAM - TOP OF PARAPET 2**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-912	A	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
	MC	AC





Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

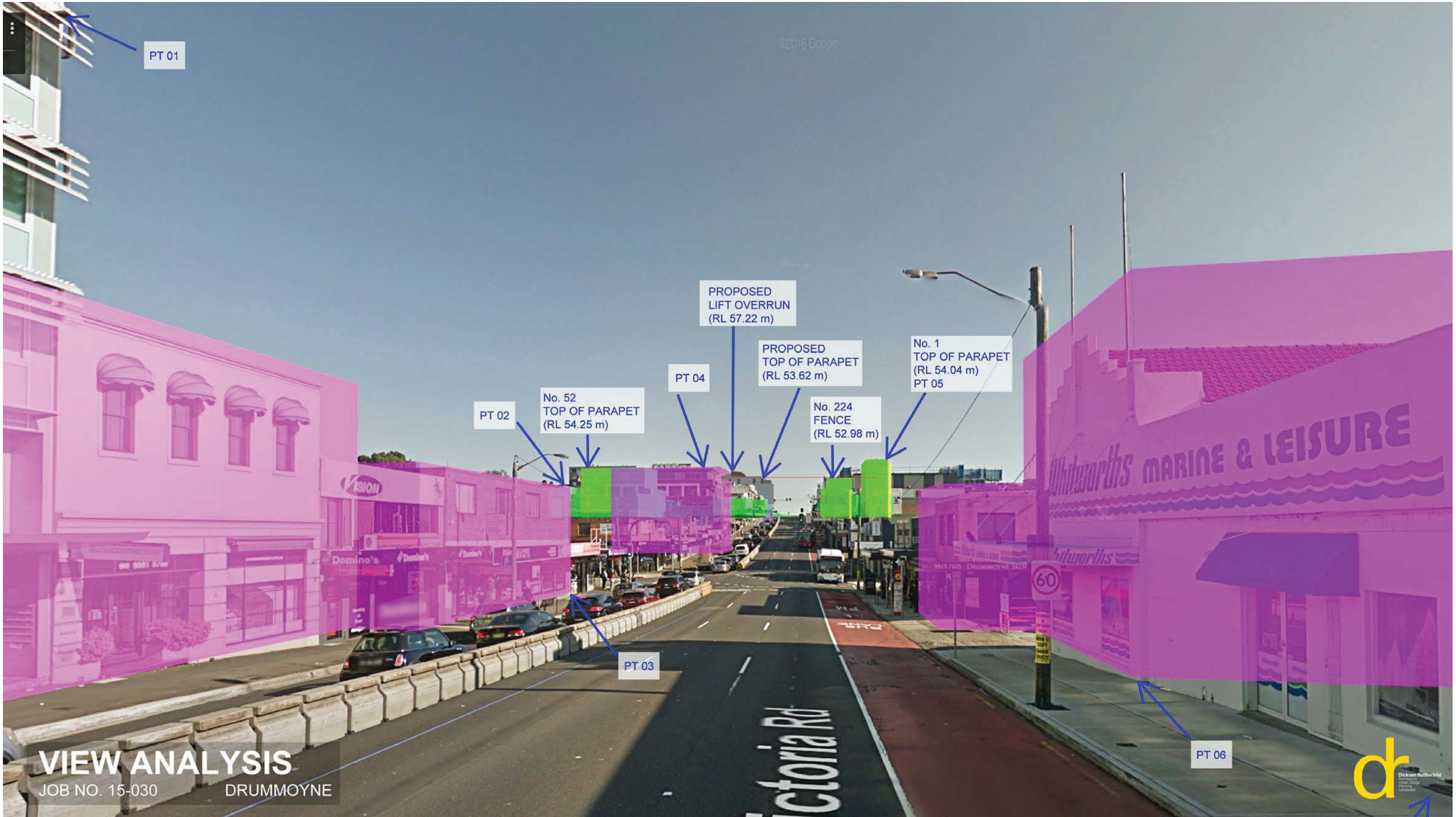
DEVELOPMENT APPLICATION

DRAWING  
**HEIGHT PLANE DIAGRAM - TOP OF PARAPET 3**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-913	A	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
	MC	AC





**VIEW ANALYSIS**  
 JOB NO. 15-030 DRUMMOYNE



Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

DRAWING  
**VIEW ANALYSIS 1**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-914	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	CP	AC	





**VIEW ANALYSIS**  
 JOB NO. 15-030 DRUMMOYNE



Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

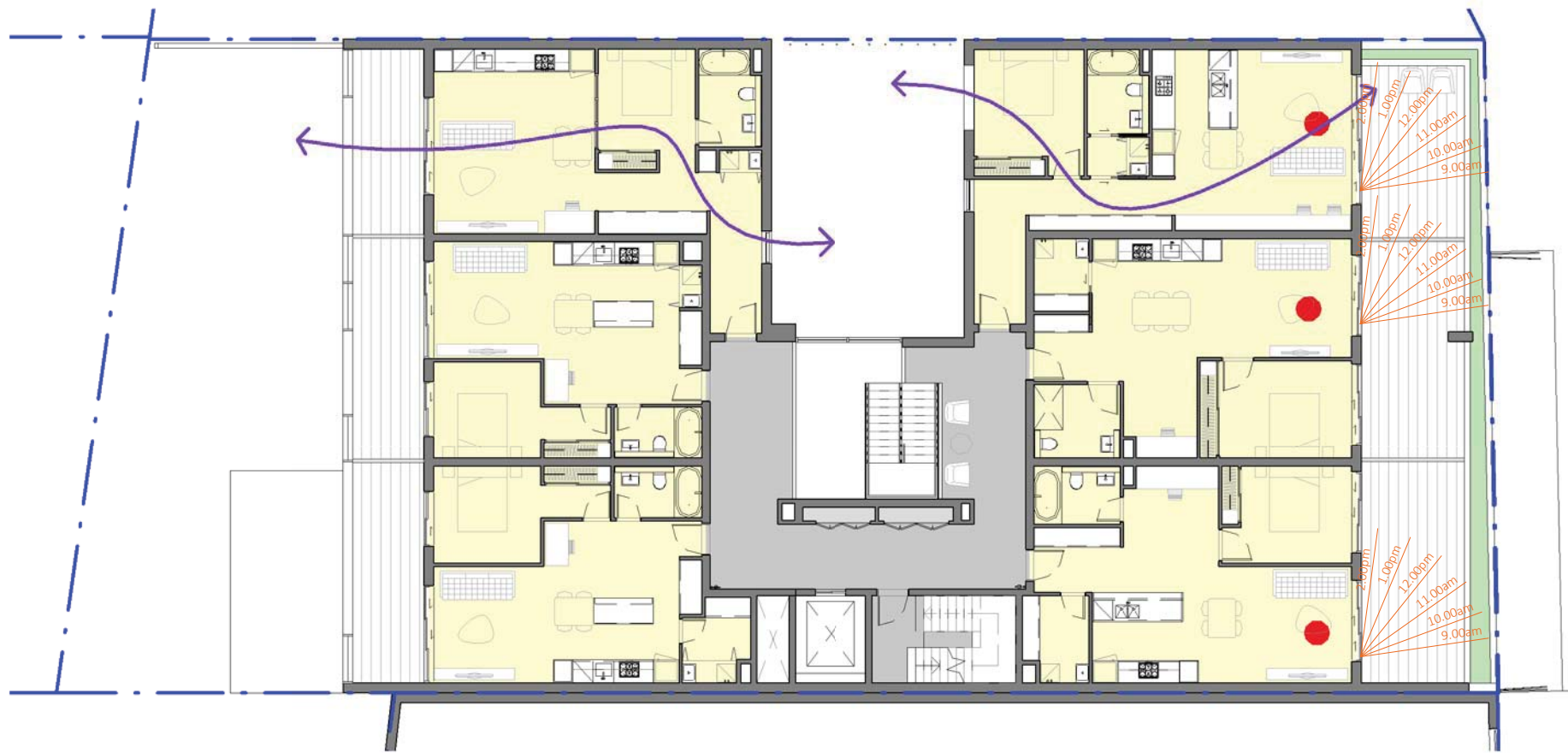
227 - 231 VICTORIA ROAD  
 CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

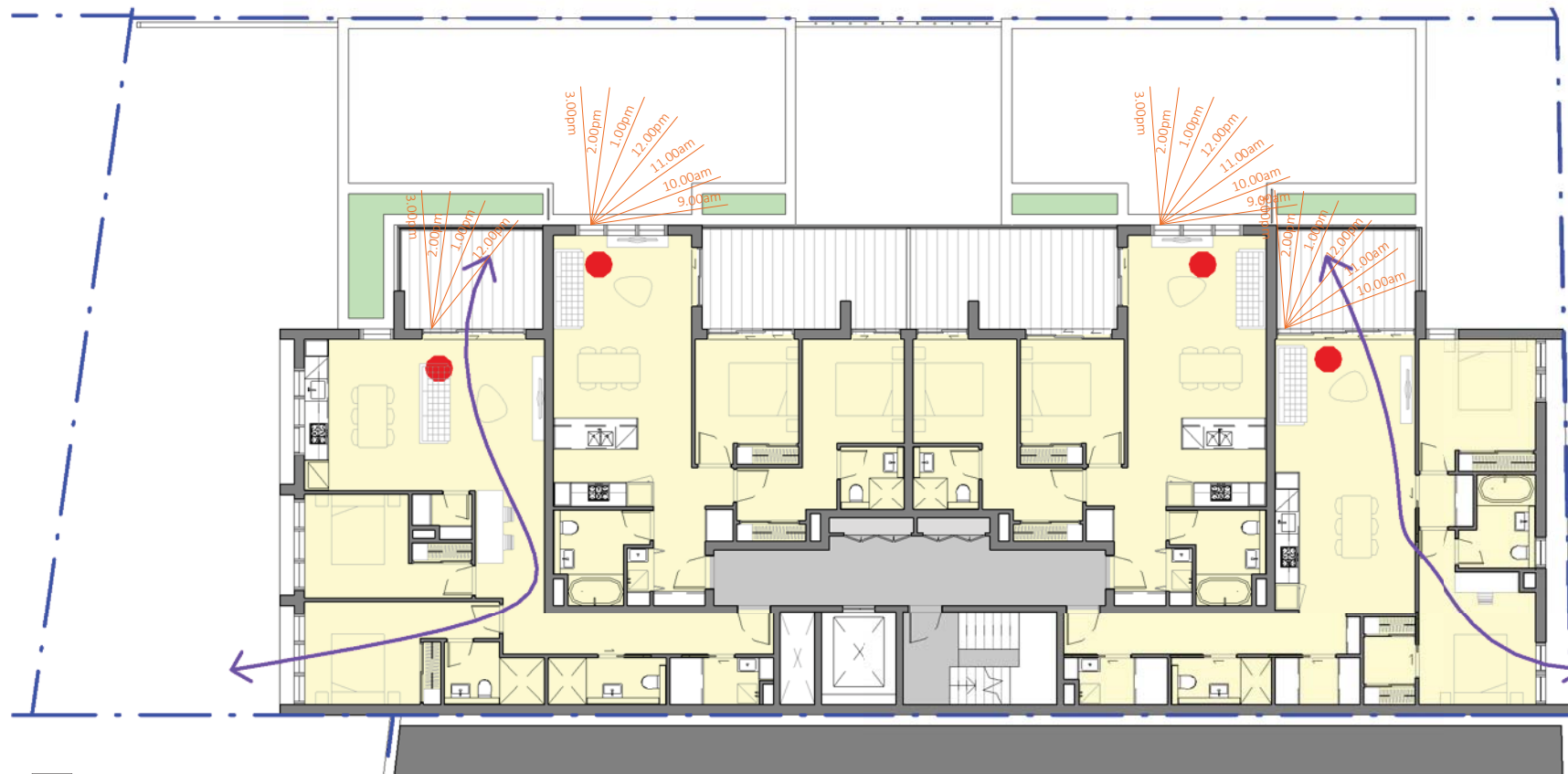
DRAWING  
**VIEW ANALYSIS 2**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-915	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	CP	AC	



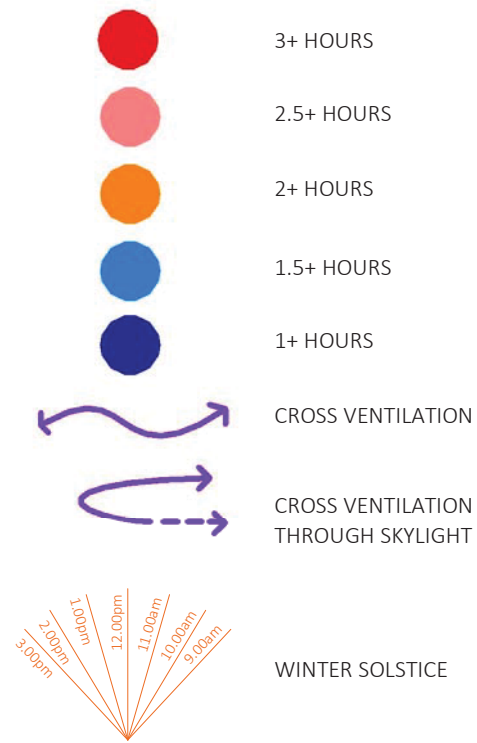


1 SOLAR & CV - LEVEL 1  
DA-0-301 1:200



2 SOLAR & CV - LEVEL 2  
DA-0-301 1:200

LEGEND



Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

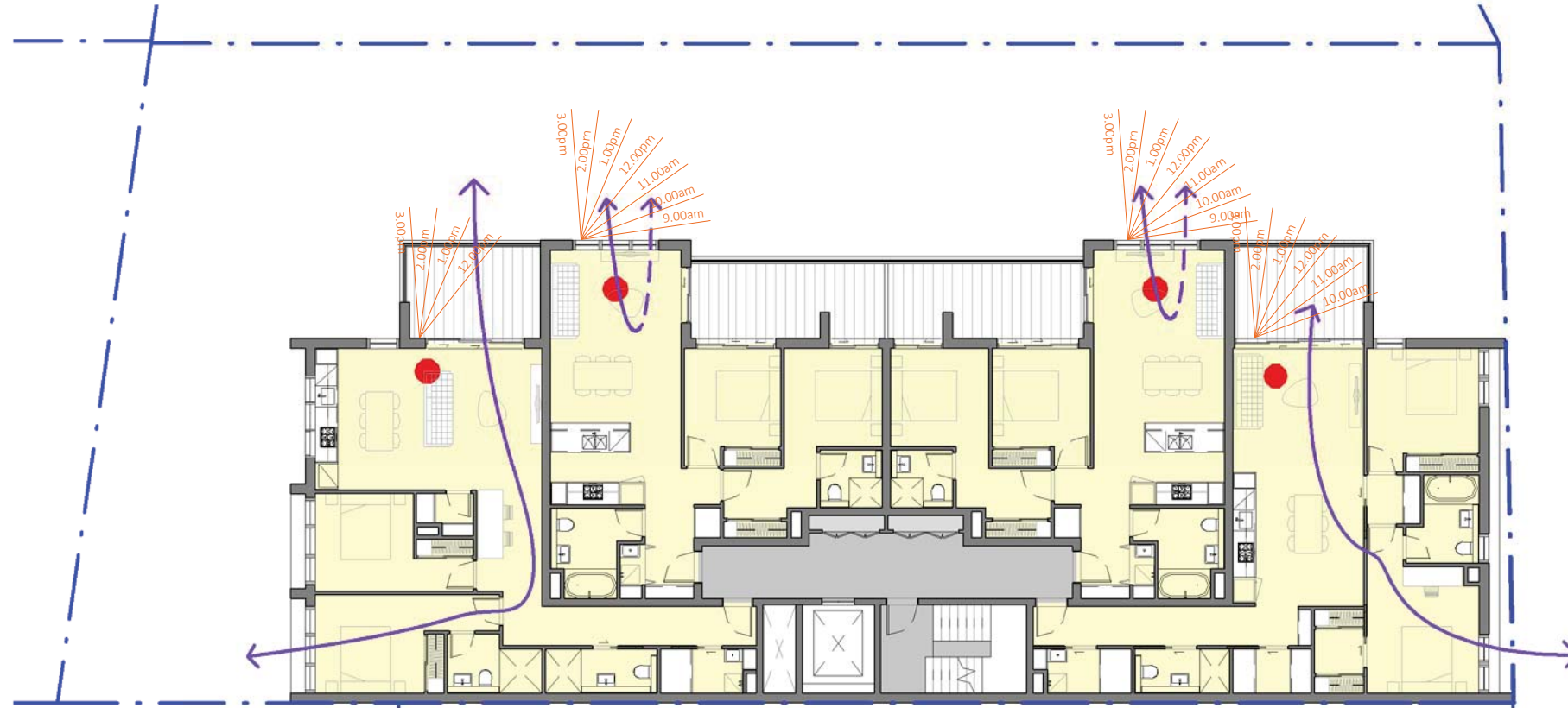
CLIENT  
**J. BARTOLOTTA**

DEVELOPMENT APPLICATION

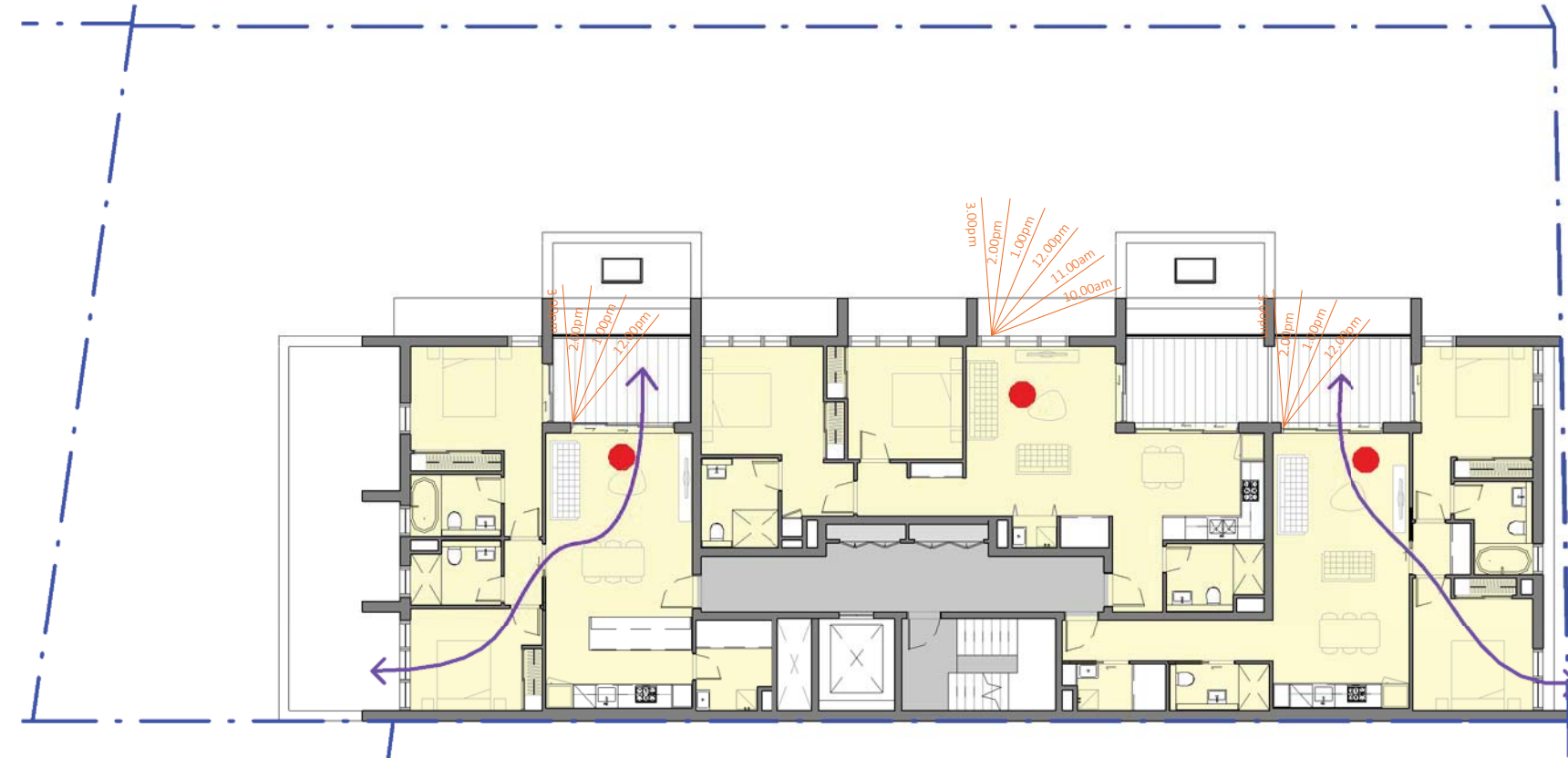
DRAWING  
**SOLAR & CV - SHEET 1**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-921	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
As indicated	NT	AC	





1 SOLAR & CV - LEVEL 3  
DA-0-301 1 : 200



2 SOLAR & CV - LEVEL 4  
DA-0-301 1 : 200

LEGEND

- 3+ HOURS
- 2.5+ HOURS
- 2+ HOURS
- 1.5+ HOURS
- 1+ HOURS
- CROSS VENTILATION
- CROSS VENTILATION THROUGH SKYLIGHT
- WINTER SOLSTICE

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

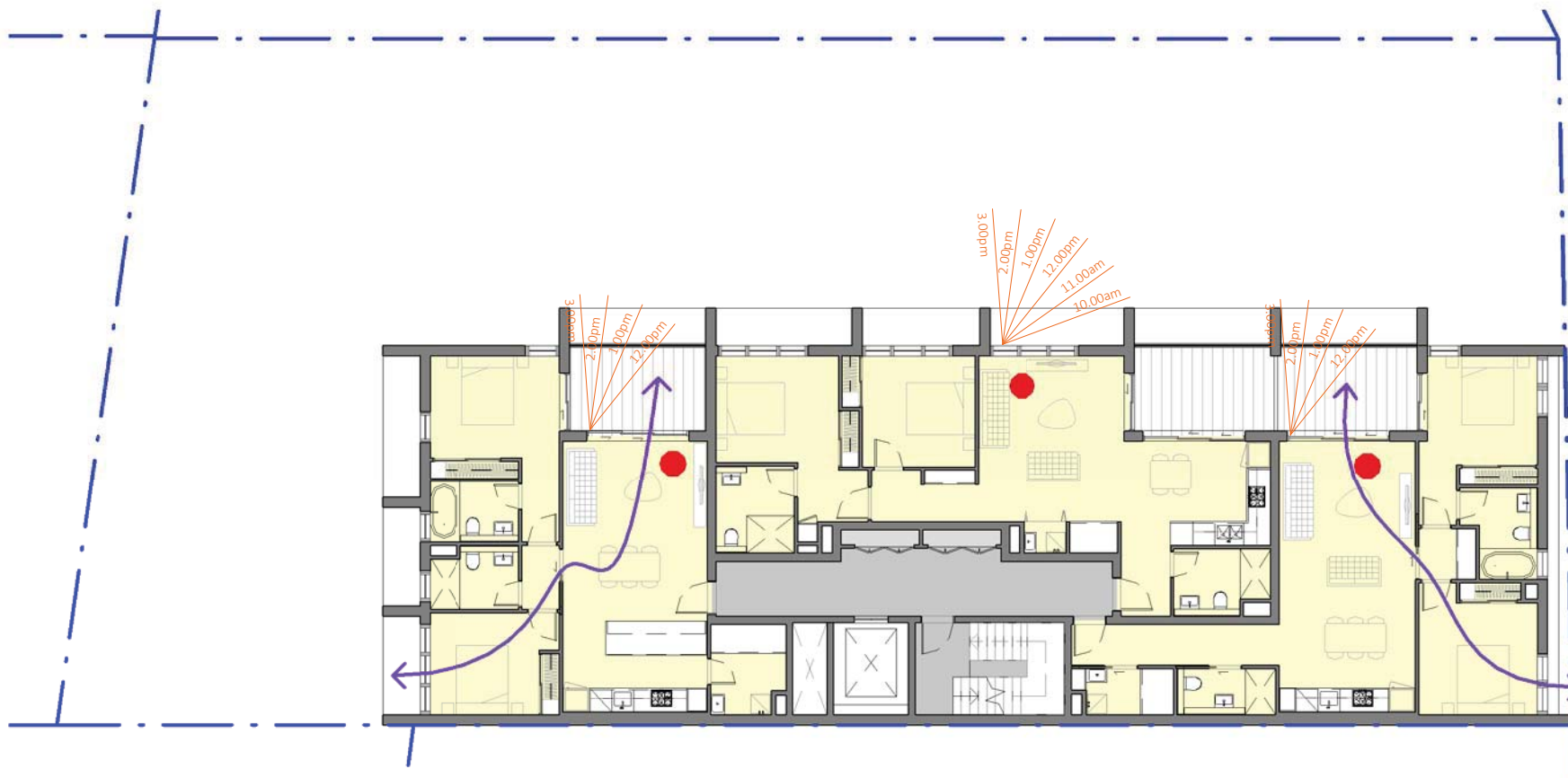
CLIENT  
**J. BARLOTTA**

DEVELOPMENT APPLICATION

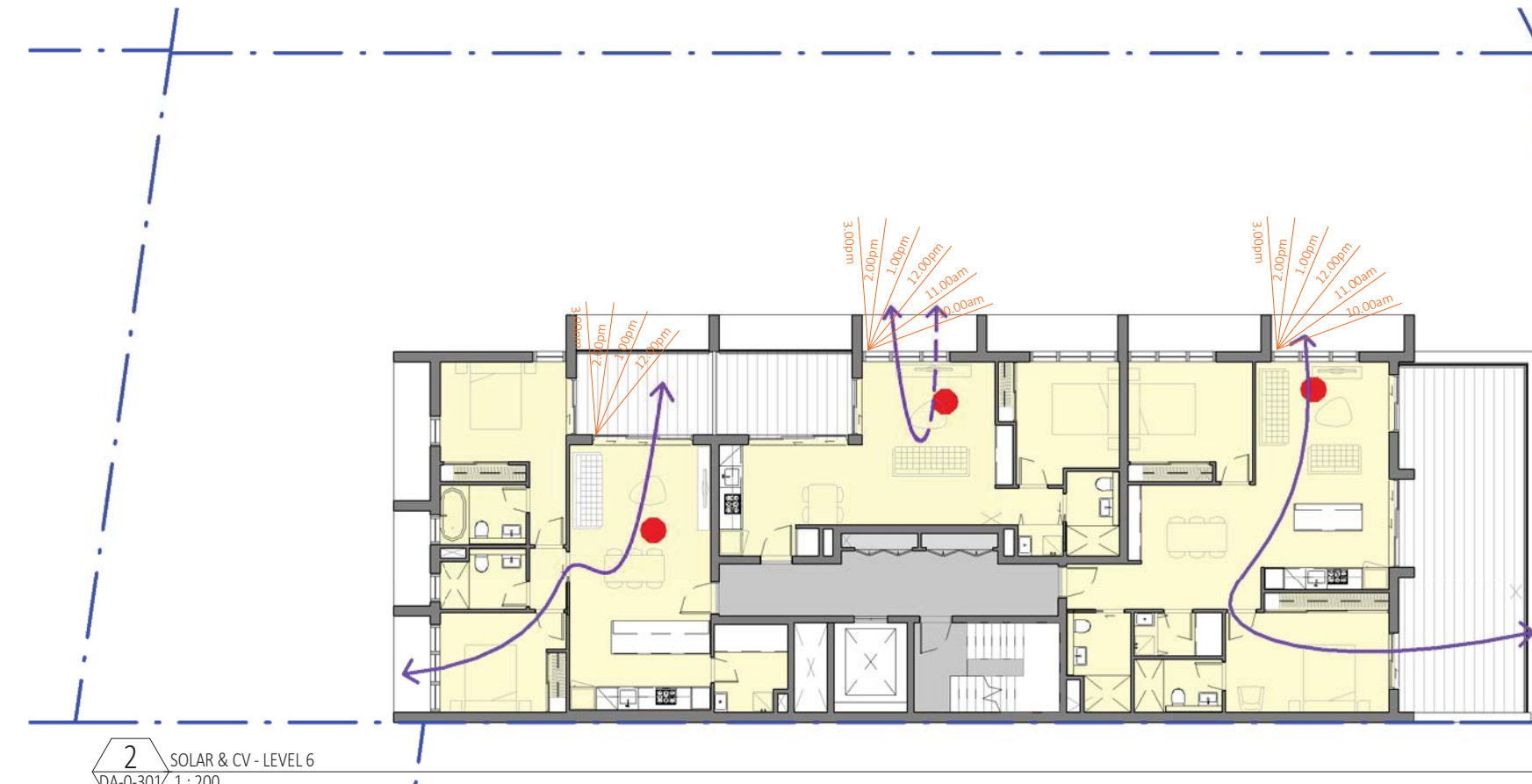
DRAWING  
**SOLAR & CV - SHEET 2**

PROJECT NO. 15-030	DRAWING NO. DA-0-922	REVISION B	DATE 27/06/2016
SCALE @ A3 As indicated	DRAWN NT	AUTHORISED AC	



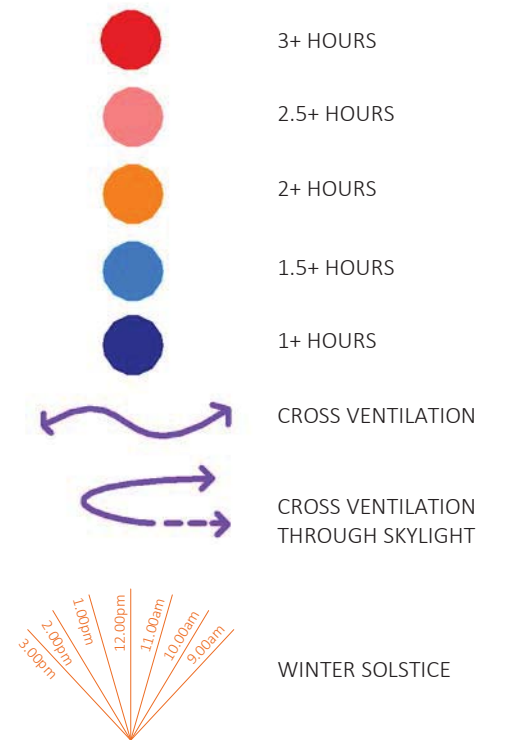


1 SOLAR & CV - LEVEL 5  
DA-0-301 1 : 200



2 SOLAR & CV - LEVEL 6  
DA-0-301 1 : 200

LEGEND



Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

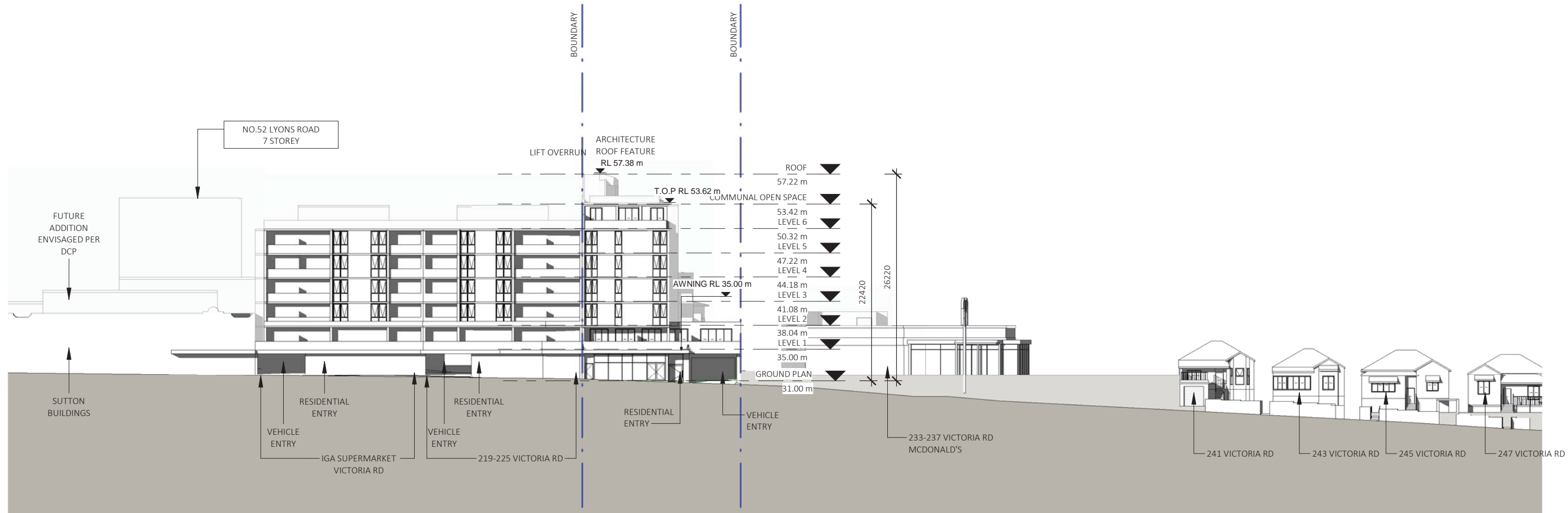
DEVELOPMENT APPLICATION

DRAWING  
**SOLAR & CV - SHEET 2**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-923	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
As indicated	NT	AC	







VICTORIA ROAD SOUTH WESTERN SIDE

1 ELEVATION  
 DA-0-2031 :  
 500

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARLOTTA**

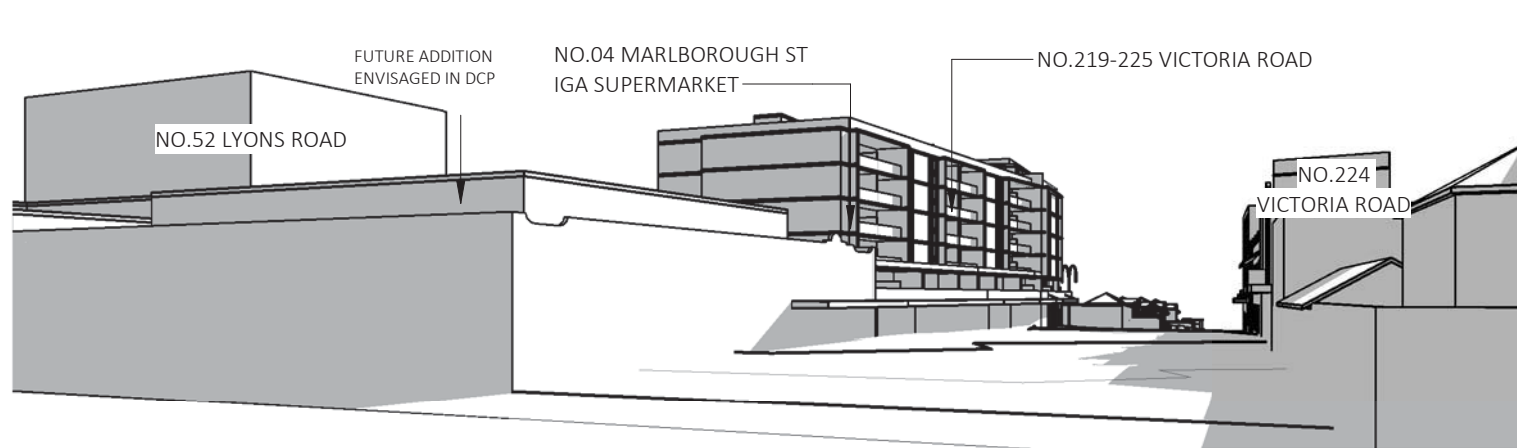
DEVELOPMENT APPLICATION

DRAWING  
**FUTURE BUILT FORM  
 ANALYSIS - VICTORIA ROAD 1**

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-933	A	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
1 : 500	MC	AC

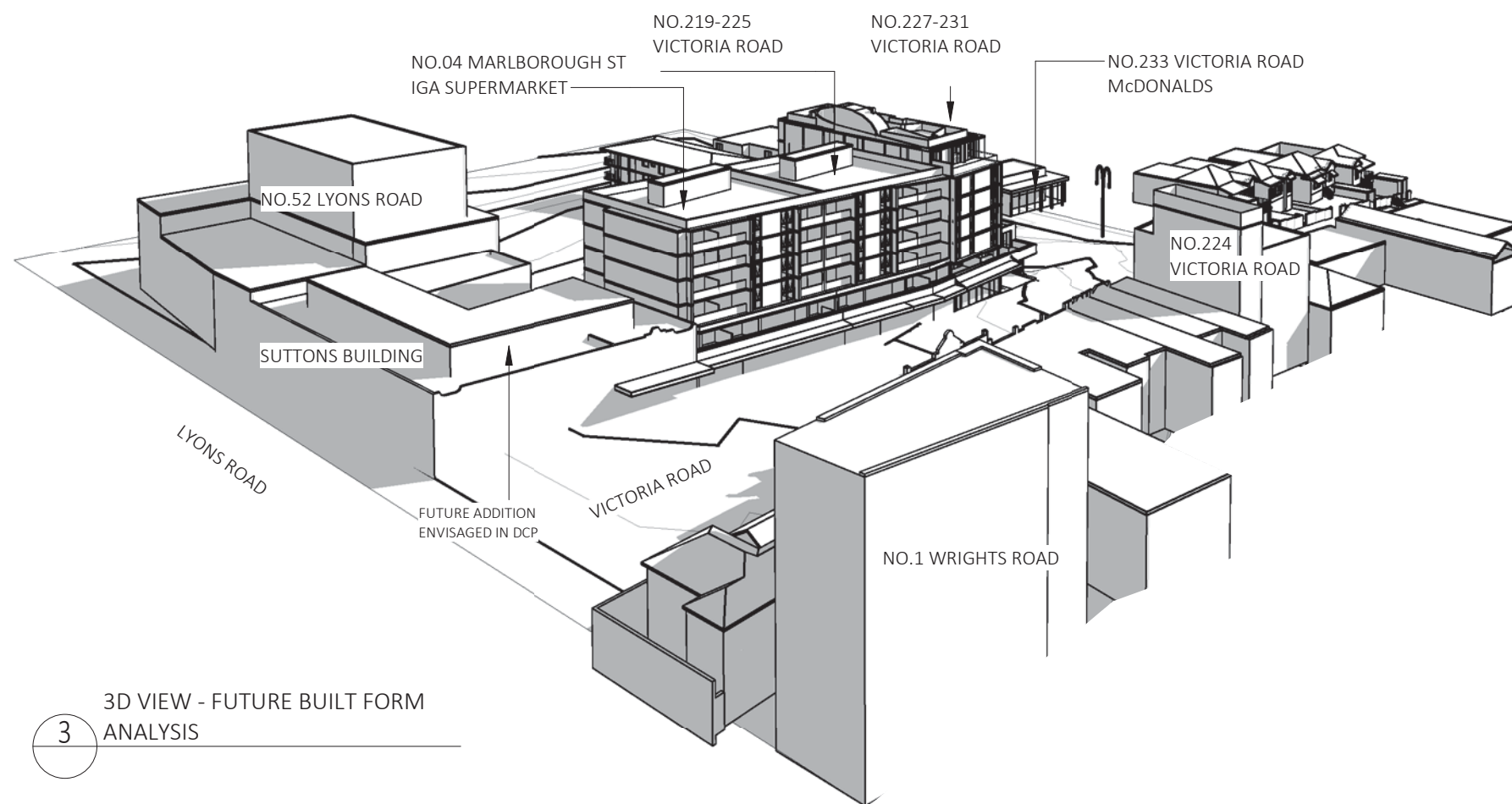




1 VICTORIA ROAD VIEW TO NORTH



2 VICTORIA ROAD VIEW TO SOUTH



3 3D VIEW - FUTURE BUILT FORM ANALYSIS

Dickson Rothschild  
 D.R. Design (NSW) Pty. Ltd.  
 9 Argyle Place,  
 Millers Point, Sydney, NSW 2000  
 ABN: 35 134 237 540

Phone: +61 2 8540 8720  
 ndickson@dicksonrothschild.com.au  
 www.dicksonrothschild.com.au  
 Nominated Architect: Robert Nigel Dickson  
 Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
**DRUMMOYNE**

227 - 231 VICTORIA ROAD

CLIENT  
**J. BARTOLOTTA**

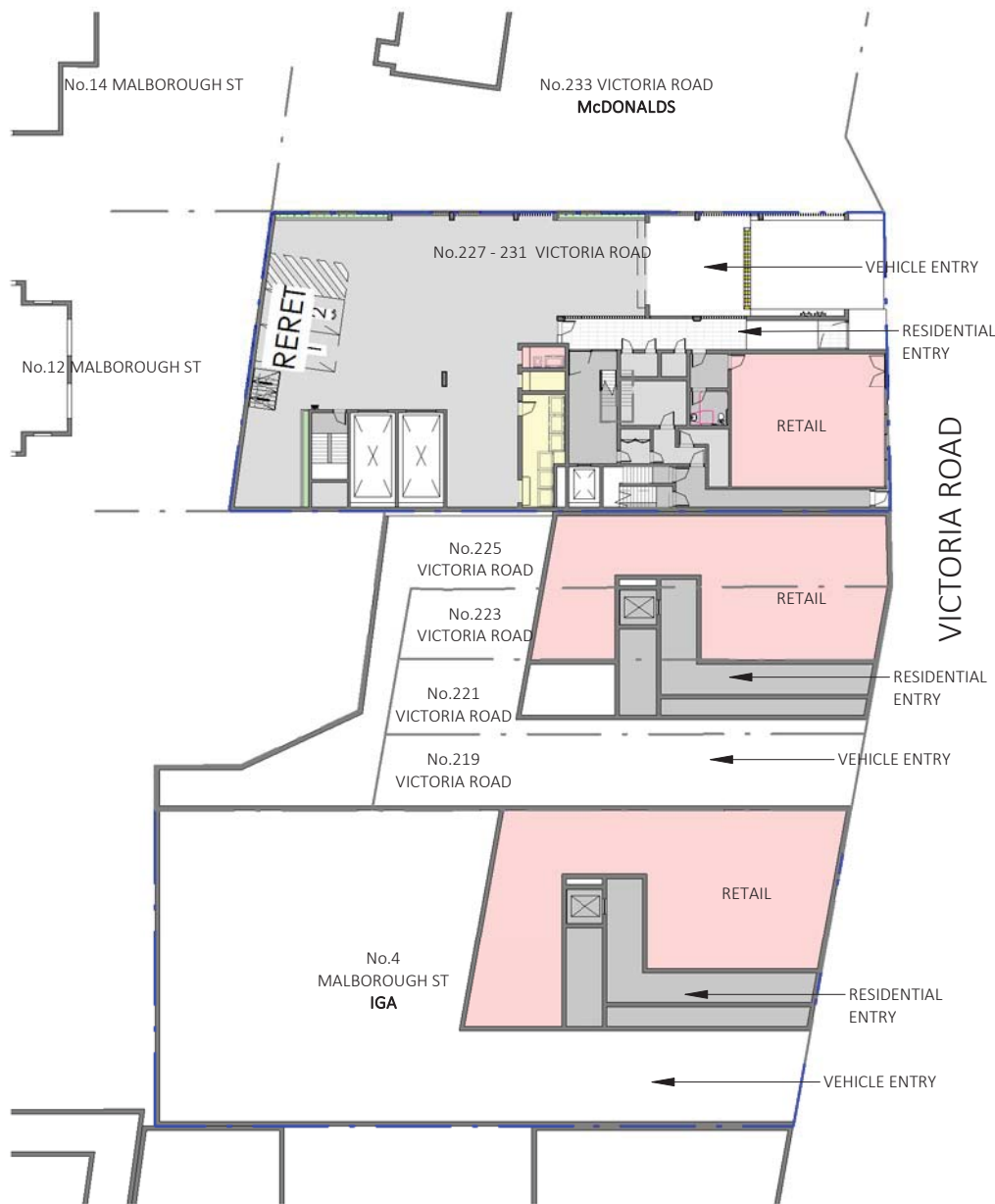
DEVELOPMENT APPLICATION

DRAWING  
**FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 2**

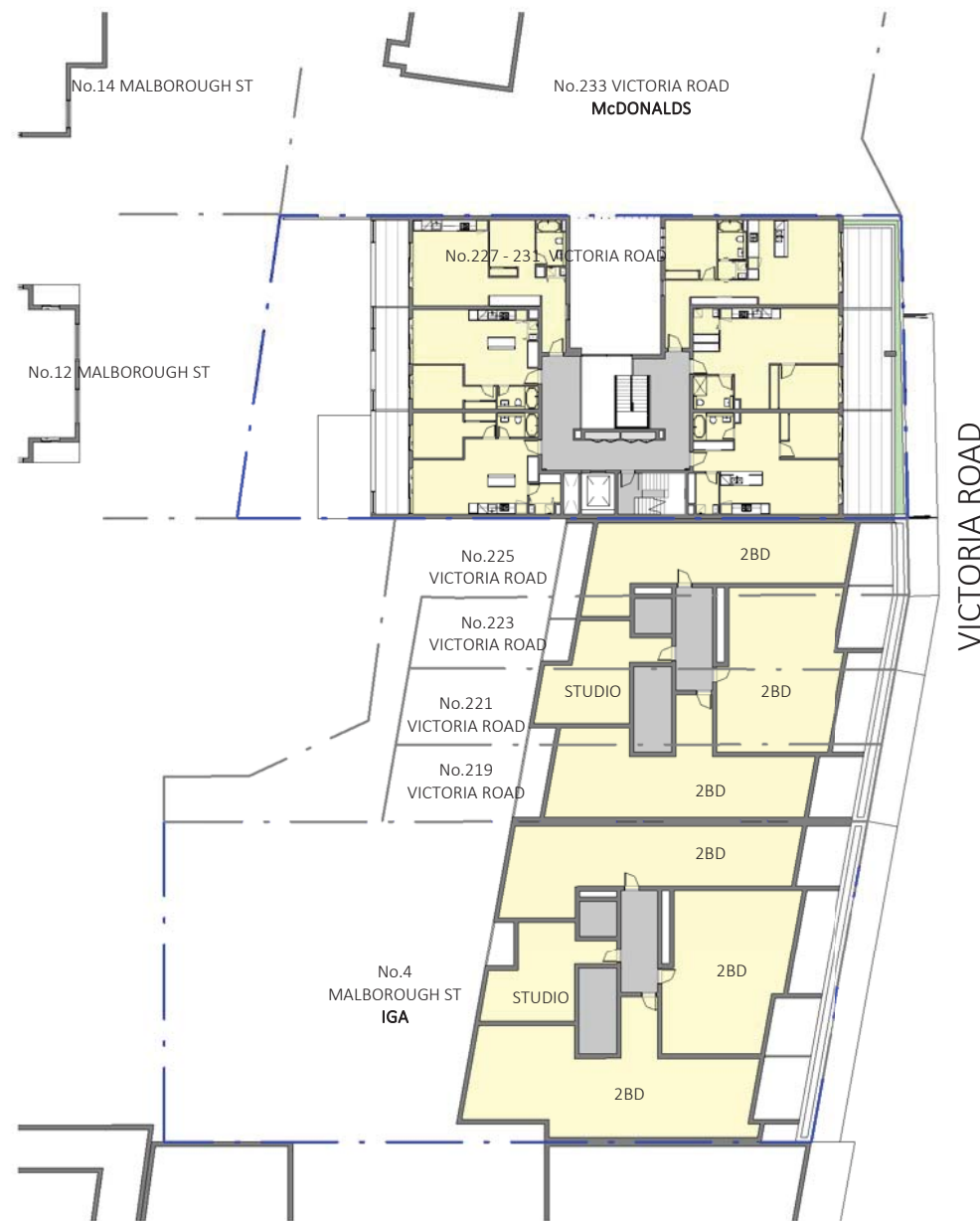
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-934	A	27/06/2016

SCALE	DRAWN	AUTHORISED
@ A3	MC	AC

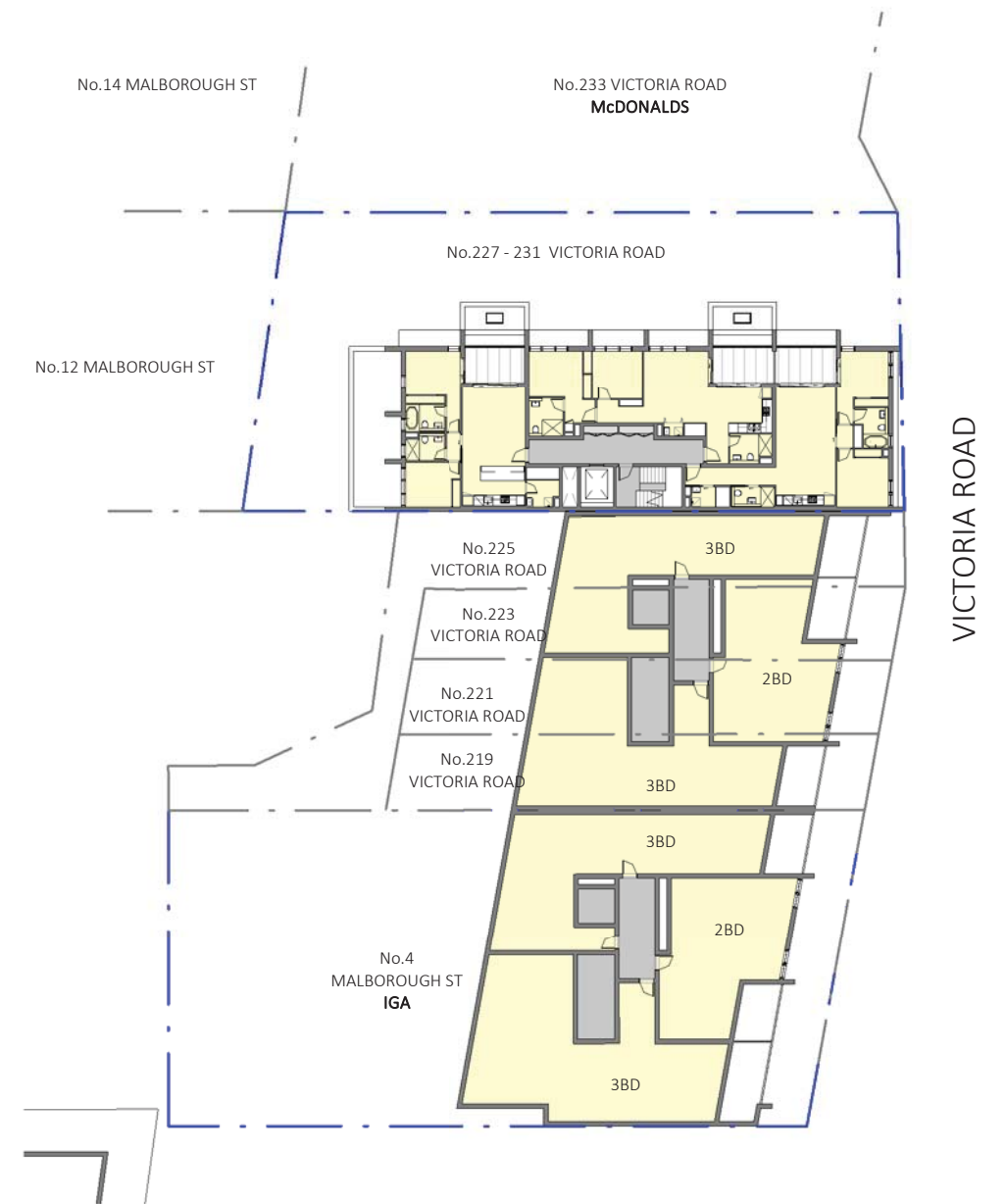




1 GROUND PLAN  
DA-0-3011 :  
500



2 LEVEL 1&2  
DA-0-3011 :  
500



3 LEVEL 3, 4 & 5  
DA-0-3011 :  
500

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC



PROJECT  
**DRUMMOYNE**  
  
227 - 231 VICTORIA ROAD  
CLIENT  
**J. BARTOLOTTA**  
  
DEVELOPMENT APPLICATION

DRAWING			
FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 3			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-935	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 500	MC	AC	
SCALE 1:500			25m



219-225 Victoria Road, Drummoyne

Dickson Rothschild

Project No: 15-030  
Date: Apr-16

Site area (m<sup>2</sup>): 747.7 m<sup>2</sup>

Canada Bay LEP 2013

Land use: B4 Mixed Use  
FSR: 2.0:1  
GFA: 1495.4  
Height (m): 20m

Level	GFA		COMMERCIAL	RESIDENTIAL			
	Comm GFA	Res GFA	Comm tenancies	Studio	1 bdrm units	2 bdrm units	3 bdrm units
Level 5		315				1	2
Level 4		315				1	2
Level 3		315				1	2
Level 2		309		1		3	
Level 1		310		1		3	
Ground Floor	190	42	1				
Basement 1							
Basement 2							
<b>Total</b>	<b>190</b>	<b>1606</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>6</b>
<b>Unit Mix</b>				11.8%	0.0%	52.9%	35.3%

Proposed FSR Commercial	0.25:1
Total Residential	17
Total GFA	1796
Proposed FSR	2.40:1

SEPP 65 Apartment Design Guide

Level	SOLAR		CROSS VENTILATION	
	Min. Req	Achieved	Min. Req	Achieved
Ground Floor				
Level 1	70%	3/4	60%	2/4
Level 2		3/4		2/4
Level 3		3/3		2/3
Level 4		3/3		2/3
Level 5		3/3		2/3
<b>Total</b>		<b>15/17 (88.23%)</b>		<b>10/17 (58.82%)</b>

IGA Victoria Road, Drummoyne

Dickson Rothschild

Project No: 15-030  
Date: Apr-16

Site area (m<sup>2</sup>): 960.0 m<sup>2</sup>

Canada Bay LEP 2013

Land use: B4 Mixed Use  
FSR: 2.0:1  
GFA: 1920.0  
Height (m): 20m

Level	GFA		COMMERCIAL	RESIDENTIAL			
	Comm GFA	Res GFA	Comm tenancies	Studio	1 bdrm units	2 bdrm units	3 bdrm units
Level 5		330				1	2
Level 4		330				1	2
Level 3		330				1	2
Level 2		324		1		3	
Level 1		327		1		3	
Ground Floor	236	43	1				
Basement 1							
Basement 2							
<b>Total</b>	<b>236</b>	<b>1684</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>6</b>
<b>Unit Mix</b>				11.8%	0.0%	52.9%	35.3%

Proposed FSR Commercial	0.25:1
Total Residential	17
Total GFA	1920
Proposed FSR	2.00:1

SEPP 65 Apartment Design Guide

Level	SOLAR		CROSS VENTILATION	
	Min. Req	Achieved	Min. Req	Achieved
Ground Floor				
Level 1	70%	3/4	60%	2/4
Level 2		3/4		2/4
Level 3		3/3		2/3
Level 4		3/3		2/3
Level 5		3/3		2/3
<b>Total</b>		<b>15/17 (88.23%)</b>		<b>10/17 (58.82%)</b>

Dickson Rothschild  
D.R. Design (NSW) Pty. Ltd.  
9 Argyle Place,  
Millers Point, Sydney, NSW 2000  
ABN: 35 134 237 540

Phone: +61 2 8540 8720  
ndickson@dicksonrothschild.com.au  
www.dicksonrothschild.com.au  
Nominated Architect: Robert Nigel Dickson  
Registration No: 5364

This drawing and design is subject to D.R. Design (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Resolve all discrepancies with the Architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC

PROJECT  
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT  
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING  
FUTURE BUILT FORM  
ANALYSIS - VICTORIA ROAD 4

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-936	A	27/06/2016
		DRAWN	AUTHORISED
		MC	AC

