



DRUMMOYNE

227 - 231 VICTORIA ROAD

DEVELOPMENT APPLICATION

Dickson Rothschild
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Registration No: 5364

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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
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING			
COVER SHEET			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-001	D	27/06/2016
		DRAWN	AUTHORISED
		MC	AC



DRAWING LIST		
SHEET	DRAWING NAME	REV
0xx - GENERAL		
DA-0-001	COVER SHEET	D
DA-0-002	PHOTOMONTAGE SHEET 1	B
DA-0-003	PHOTOMONTAGE SHEET 2	B
DA-0-004	DRAWING LIST	E
DA-0-005	PROJECT SUMMARY	D
1xx - SITE		
DA-0-101	SITE ANALYSIS 1	A
DA-0-102	SITE ANALYSIS 2	A
DA-0-103	SITE ANALYSIS 3	A
DA-0-104	SITE ANALYSIS 4	A
DA-0-104a	SITE ANALYSIS 5	B
DA-0-105	SITE PLAN 1	C
DA-0-106	SITE PLAN 2	C
DA-0-107	DEMOLITION PLAN	A
DA-0-108	SURVEY	
DA-0-109	AMALGAMATION PLAN	A
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DA-0-201	BASEMENT 1	C
DA-0-202	GROUND FLOOR PLAN	F
DA-0-203	LEVEL 1 FLOOR PLAN	D
DA-0-204	LEVEL 2 FLOOR PLAN	C
DA-0-205	LEVEL 3 FLOOR PLAN	C
DA-0-206	LEVEL 4 FLOOR PLAN	C
DA-0-207	LEVEL 5 FLOOR PLAN	C
DA-0-208	LEVEL 6 FLOOR PLAN	B
DA-0-210	COMMUNAL OPEN SPACE	C
DA-0-211	ROOF	C
DA-0-212	ROOFTOP LIGHTING PLAN	B

DRAWING LIST		
SHEET	DRAWING NAME	REV
DA-0-251	GFA PLANS	E
3xx - ELEVATIONS		
DA-0-301	NORTH ELEVATION	E
DA-0-302	SOUTH ELEVATION	B
DA-0-303	WEST ELEVATION	D
DA-0-304	EAST ELEVATION	E
DA-0-305	VICTORIA ROAD ELEVATION	D
4xx - SECTIONS		
DA-0-401	SECTION AA	D
DA-0-402	SECTION BB	E
DA-0-403	ACCESS RAMPS	C
DA-0-404	FACADE SECTIONS	C
6xx - DETAILS		
DA-0-601	ADAPTABLE UNITS	C
DA-0-602	LIVEABLE HOUSING DESIGN – SILVER LEVEL	B
9xx - DIAGRAMS & SCHEDULES		
DA-0-901	FINISHES SCHEDULE	C
DA-0-902	SHADOW ANALYSIS - SHEET 1	C
DA-0-903	SHADOW ANALYSIS - SHEET 2	C
DA-0-905	DCP/ADG ENVELOPE DIAGRAM	A
DA-0-911	HEIGHT PLANE DIAGRAM - TOP OF PARAPET 1	C
DA-0-912	HEIGHT PLANE DIAGRAM - TOP OF PARAPET 2	B
DA-0-913	HEIGHT PLANE DIAGRAM - TOP OF PARAPET 3	B
DA-0-914	VIEW ANALYSIS 1	A
DA-0-915	VIEW ANALYSIS 2	A
DA-0-921	SOLAR & CV - SHEET 1	C
DA-0-922	SOLAR & CV - SHEET 2	C
DA-0-923	SOLAR & CV - SHEET 2	C
DA-0-933	FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 1	B
DA-0-934	FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 2	B
DA-0-935	FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 3	B
DA-0-936	FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 4	A

REVISION D
- REVISED DRAWING LIST

REVISION E
- REVISED THERMAL PERFORMANCE SPECIFICATIONS

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	ISSUE FOR DA	28/10/2016	NT	AC
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D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KM
E	REVISED THERMAL PERFORMANCE SPECIFICATIONS	05/12/2017	MC	KM

DRAWING LIST			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-004	E	27/06/2016
SCALE @ A3		DRAWN NT	AUTHORISED AC



Project No: 15-030
Date: Nov-17

Site area (m²): 867.0 m² (DP650973, DP518568)

Canada Bay LEP 2013

Land use	B4 Mixed Use
FSR	2.0:1
GFA	1734.0
Height (m)	20m

Canada Bay DCP 2017

Adaptable Units 2 units (Between 15 and 21 dwellings)

Note: all amounts are approximate with a potential variance of up to 5%

Level	Car Parking spaces	GFA		COMMERCIAL	RESIDENTIAL			
		Comm GFA	Res GFA	Comm tenancies	Studio	1 bdrm units	2 bdrm units	3 bdrm units
Level 5			280				3	
Level 4			280				3	
Level 3			368				4	
Level 2			368				4	
Level 1			266		0	4		
Ground Floor	2	107	64	1				
Basement 1	15.0							
Basement 2	10.0							
Total	27	107	1626	1	0	4	14	0
Unit Mix					0.0%	22.2%	77.8%	0.0%

Proposed FSR Commercial	0.12:1
Total Residential	18
Total GFA	1733
Total parking	27
Proposed FSR	2.00:1

Notes

Canada Bay LEP 2013- GFA Definition
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

REVISION D
- REVISED PROJECT SUMMARY

SEPP 65 Apartment Design Guide

Level	SOLAR		CROSS VENTILATION	
	Min. Req	Achieved	Min. Req	Achieved
Ground Floor	70%		60%	
Level 1		2/4		4/4
Level 2		4/4		2/4
Level 3		4/4		2/4
Level 4		3/3		2/3
Level 5		3/3		2/3
Total		16/18 (88.88%)		12/18 (66.66%)

Canada Bay DCP 2017 Part C requirements

Commercial Car Parking Requirements	Unit of measure	Min. Rate	Allowable	Provided
TOTAL (including 1 Adaptable car space)	107	1/40m²	2.68	3

Residential Car Parking Requirements (*)	No. of Units	Max. Rate	Required	Provided
Residential (Non-Adaptable Units)				
Studio	-	0.6	0.00	
1 bdrm	4	0.6	2.40	3
2 bdrm	12	0.9	10.80	13
3 bdrm		1.4		
SUB-TOTAL	16		13.20	16
Non-adaptable Visitor	1 per 5 apartments		3	4
TOTAL NON-ADAPTABLE CAR SPACES				20
Residential (Adaptable Units)				
1 bdrm		1/Adaptable unit	0	1
2 bdrm	2	1/Adaptable unit	2	2
3 bdrm				
SUB-TOTAL	2		2	3
Adaptable Visitor			1	1
TOTAL ADAPTABLE CAR SPACES				4
TOTAL CAR SPACES				27

Misc. Parking Requirements	Min. Rate	Allowable	Provided
Bicycle Parking Requirements			
Bicycle Storage facility	1 per every dwelling	18.0	24
Bicycle parking facility	1 per 12 dwelling	1.5	2
Bicycle parking facility retail	1 per 300 sqm	0.4	1
Bicycle storage facility retail	1 per 300 sqm	0.4	1
Total Bicycles		20.2	28

Open Spaces (in m²)	Min. Rate	Allowable	Provided
Common open space	25% of site area	216.75	219m²

Waste Management			
Private Contractor Collection		General	Recycling
RETAIL WASTE	Rate:	50L/100m2/day	25L/100m2/day
	Total Volume weekly	375	187
	Bins 240L	-	0.8
	Bins 660L	0.6	
	Bins provided	1	1
Council Collection			
RESIDENTIAL	Rate:	120L/unit/week	120L/unit/week
	Total Volume	2,160	2,160
	Bins 1100L(WASTE), 1100L(RECYCLING)	1.96	1.96
	Bins provided	2	2

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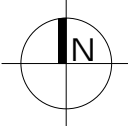


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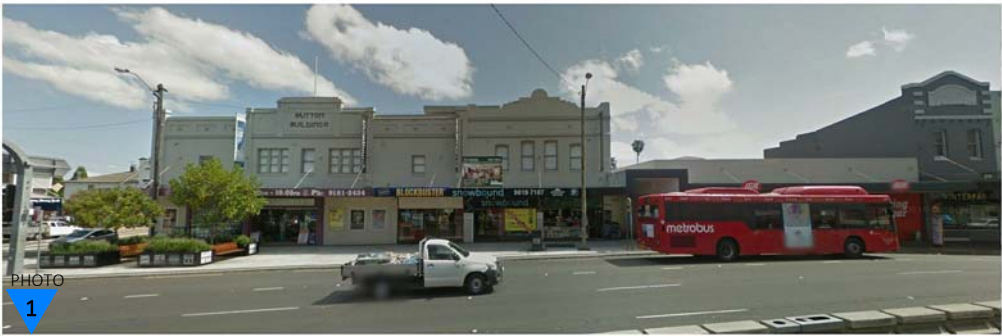
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

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DRAWING			
SITE ANALYSIS 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-101	A	27/06/2016
NOT TO SCALE		DRAWN	AUTHORISED
		HW	AC



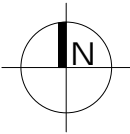


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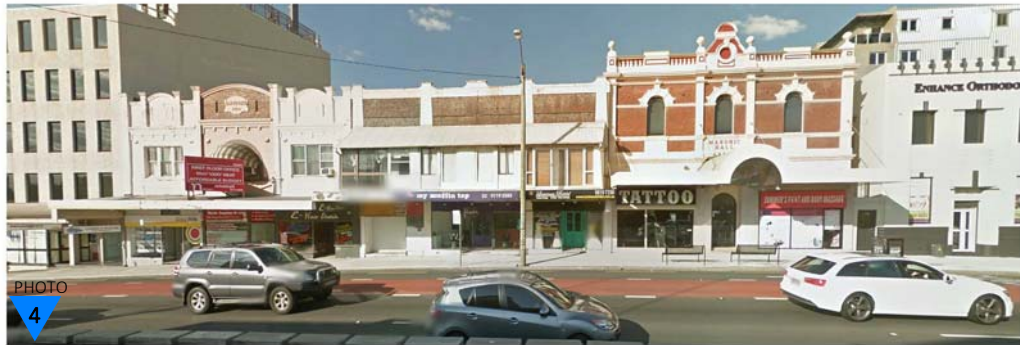
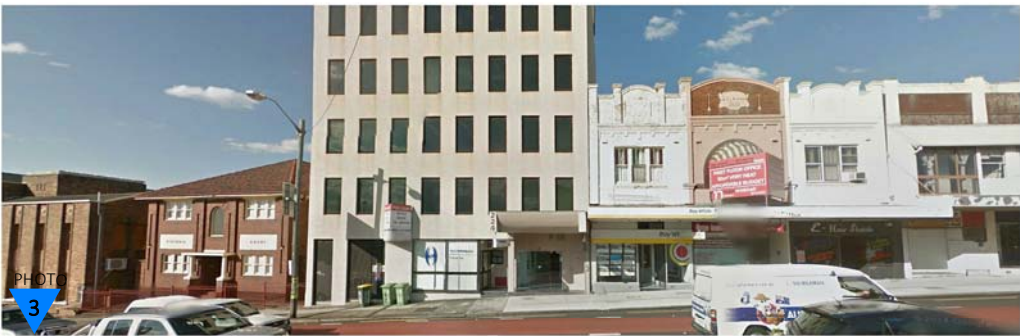
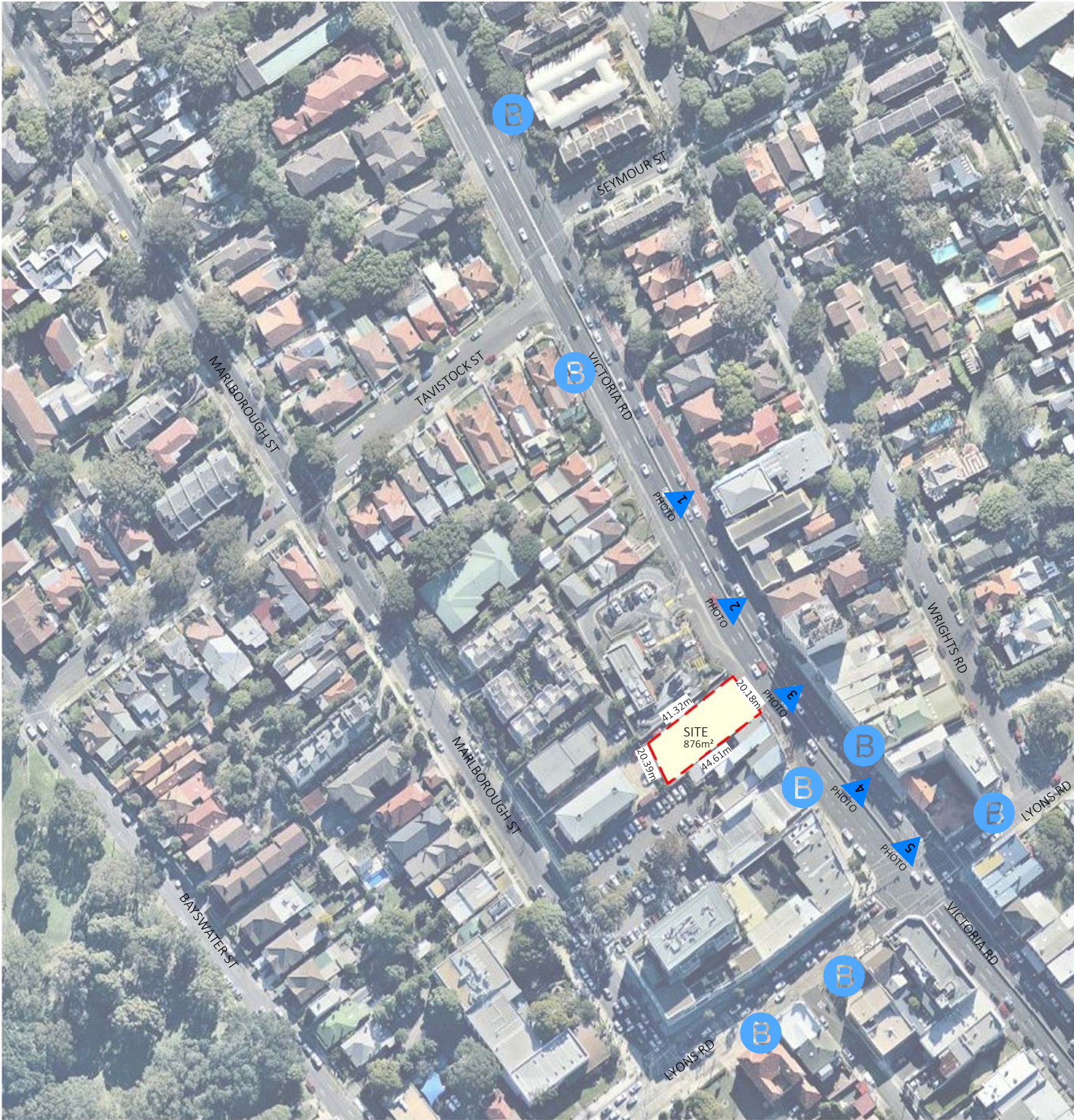
227 - 231 VICTORIA ROAD

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DRAWING			
SITE ANALYSIS 2			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-102	A	27/06/2016
NOT TO SCALE		DRAWN	AUTHORISED
		HW	AC



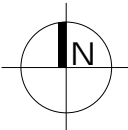


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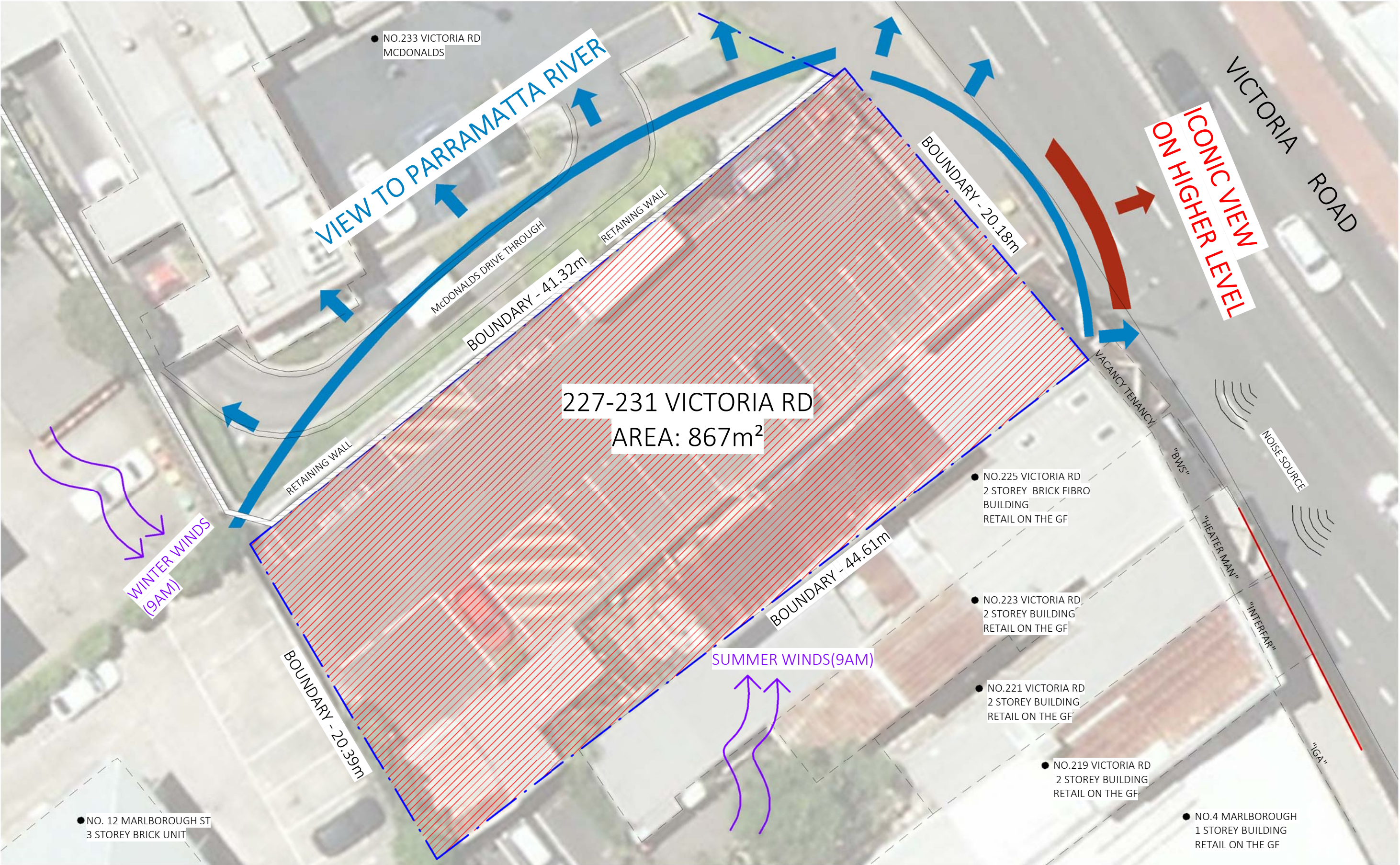
227 - 231 VICTORIA ROAD

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DRAWING			
SITE ANALYSIS 3			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-103	A	27/06/2016
NOT TO SCALE		DRAWN HW	AUTHORISED AC



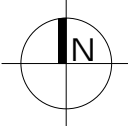


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DRAWING			
SITE ANALYSIS 4			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-104	A	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	SC	AC	
SCALE 1:200 10m			





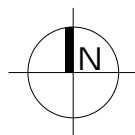
REVISION B
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

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DEVELOPMENT APPLICATION

DRAWING			
SITE ANALYSIS 5			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-104a	B	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 500	MC	AC	
SCALE 1:500 25m			





REVISION C
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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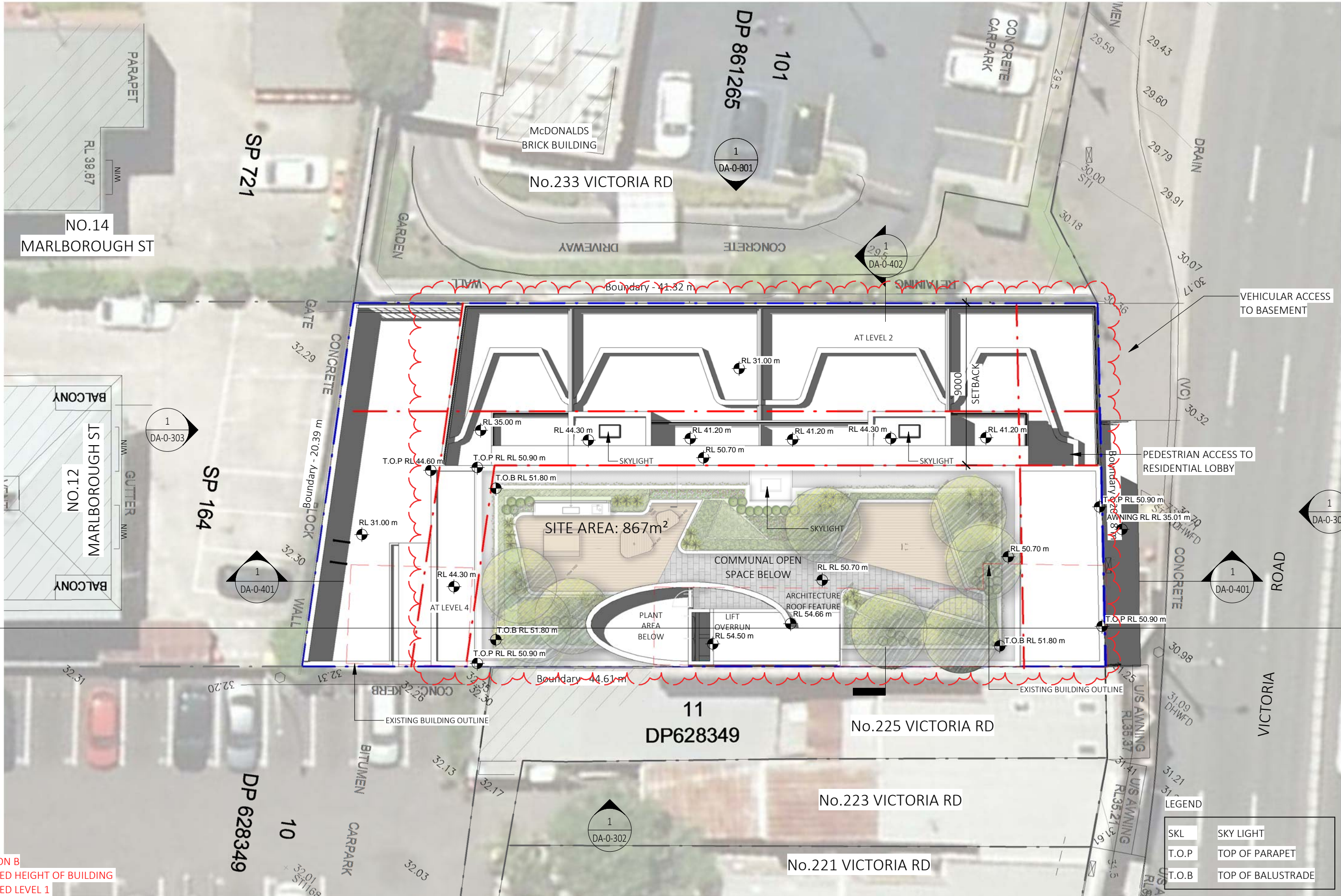


PROJECT
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227 - 231 VICTORIA ROAD
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DEVELOPMENT APPLICATION

DRAWING			
SITE PLAN 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-105	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 500	SC	AC	
SCALE 1:500			25

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





REVISION B
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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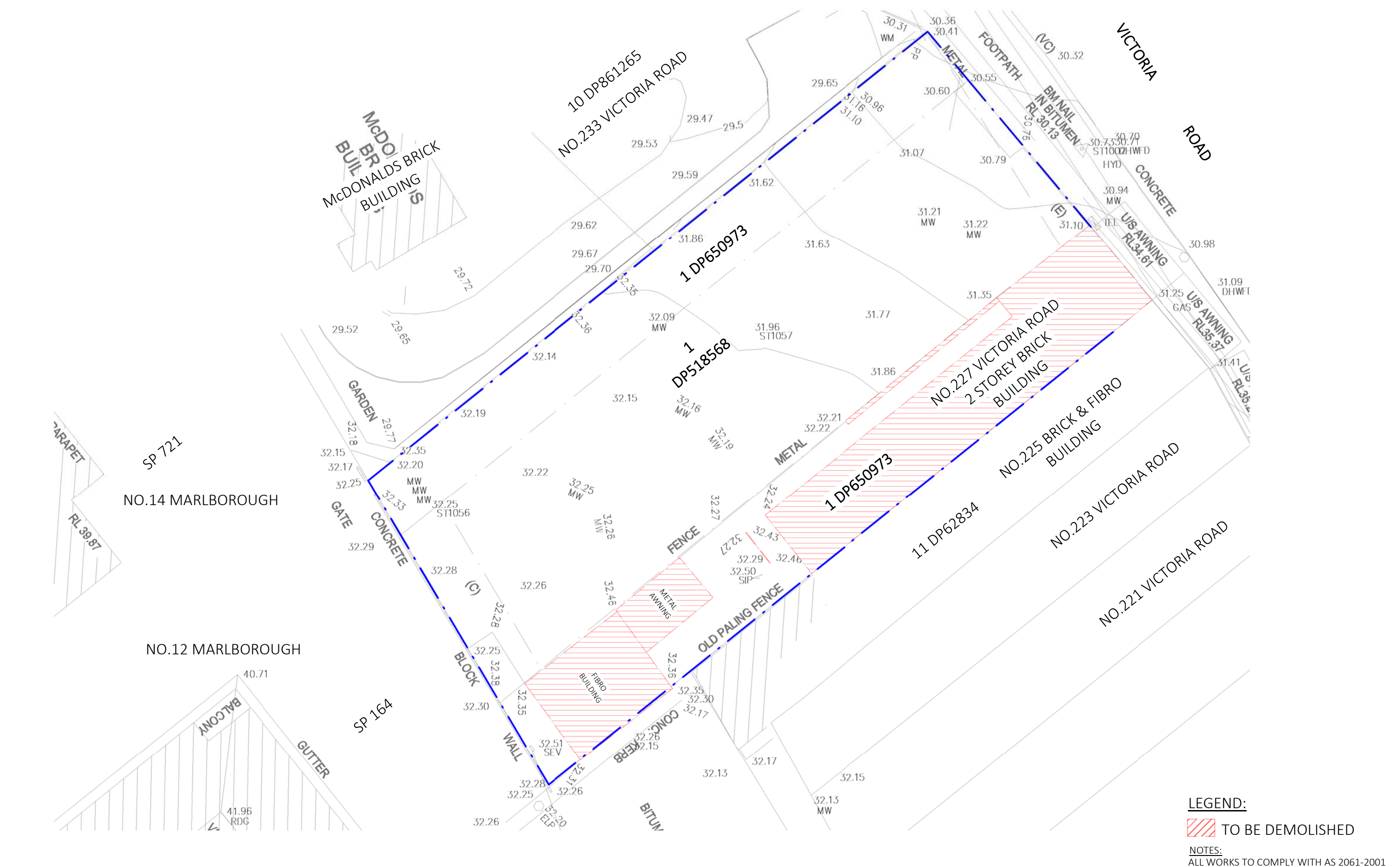
CLIENT
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PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-106	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	RD	AC	

SCALE 1:200 10m



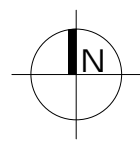


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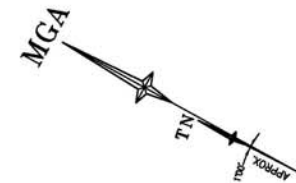
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DRAWING			
DEMOLITION PLAN			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-107	A	27/06/2016
SCALE @ A3	DRAWN		AUTHORISED
1 : 200	SC		AC
SCALE 1:200 10			





CONTINUED

SHEET 2

VICTORIA

ROAD

LEGEND

BENCH MARK	▲
TELSTRA PIT	■ TEL
ELECTRIC LIGHT POLE	● ELP
ELECTRICITY BOX	■ EL
POWER POLE	● PP
PIT WITH CONCRETE LID	□ CLID
PIT WITH METAL LID	□ MLID
STREET SIGN	■ SS
SEWER INSPECTION POINT	○ SIP
SEWER VENT	○ SEV
SEWER MANHOLE	○ SMH
MONITORING WELL	○ MW
STOP VALVE	■ SV
HYDRANT	■ HYD
WATER METER	■ WM
WATER VALVE	■ WV
GAS VALVE	■ GAS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
GAS (DBYD)	G
TELSTRA (DBYD)	T
WATER (DBYD)	W
SEWER (DBYD)	S
ELECTRICITY (OVERHEAD)	P
ELECTRICITY (UNDERGROUND) (DBYD)	E

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED
2. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 27840 (2005) R.L. 31.204 (A.H.D.) IN VICTORIA ROAD
4. CONTOUR INTERVAL 0.5 m
5. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
7. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
8. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
9. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
10. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
11. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

- (A) RIGHT OF FOOTWAY (C759795) IN FAVOUR OF LOT 1 DP518568
(B) RIGHT OF WAY (D228956) IN FAVOUR OF LOT 1 DP518568
(C) RIGHT OF WAY (F31032) IN FAVOUR OF LOT 1 DP518568
(D) LAND EXCLUDES AREA SHOWN (GOV. GAZ DATED 13-05-1932 FOLIO 1538)
(E) INTEREST OF THE COUNCIL (GOV. GAZ. DATED 13-05-1932 FOLIO 1538)



REFER TO NOTES AND LEGEND



MARLBOROUGH

C	7/10/16	DESCRIPTION UPDATED TO No.52	437.67
B	6/10/16	ADJOINING BOUNDARIES ADDED, SITE ADDRESS UPDATED	437.67
A	22/09/16	ROAD WIDENED AREA ADDED BACK INTO PLAN	437.67
		ADJOINING BUILDINGS DETAIL & ELEVATIONS ADDED	437.67
Revision	Date	Description	Reference

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:
.....
Registered Surveyor NSW



Suite 1, Level 1
610 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

Client BARTOLOTTA PROPERTIES P/L
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP650973
AND LOT 1 IN DP518568 KNOWN AS No 227-231
VICTORIA ROAD, DRUMMOYNE

datum
AHD
site Area
867.1m²
LGA
CANADA BAY

project number
42256
scale
1:200 @A1

reference number
42256DT
date of survey
29/07/15

SHEET
2
SHEETS

U/S EAVE RL 40.53					
BALC. RL 37.94	BRICK	W		W	BRICK BALC. RL 37.94
		SILL		RL 38.03	
BALC. RL 35.30		HEAD		RL 37.82	
		W		W	
		SILL		RL 35.40	
		HEAD		RL 35.15	
		W		W	
		SILL		RL 32.62	

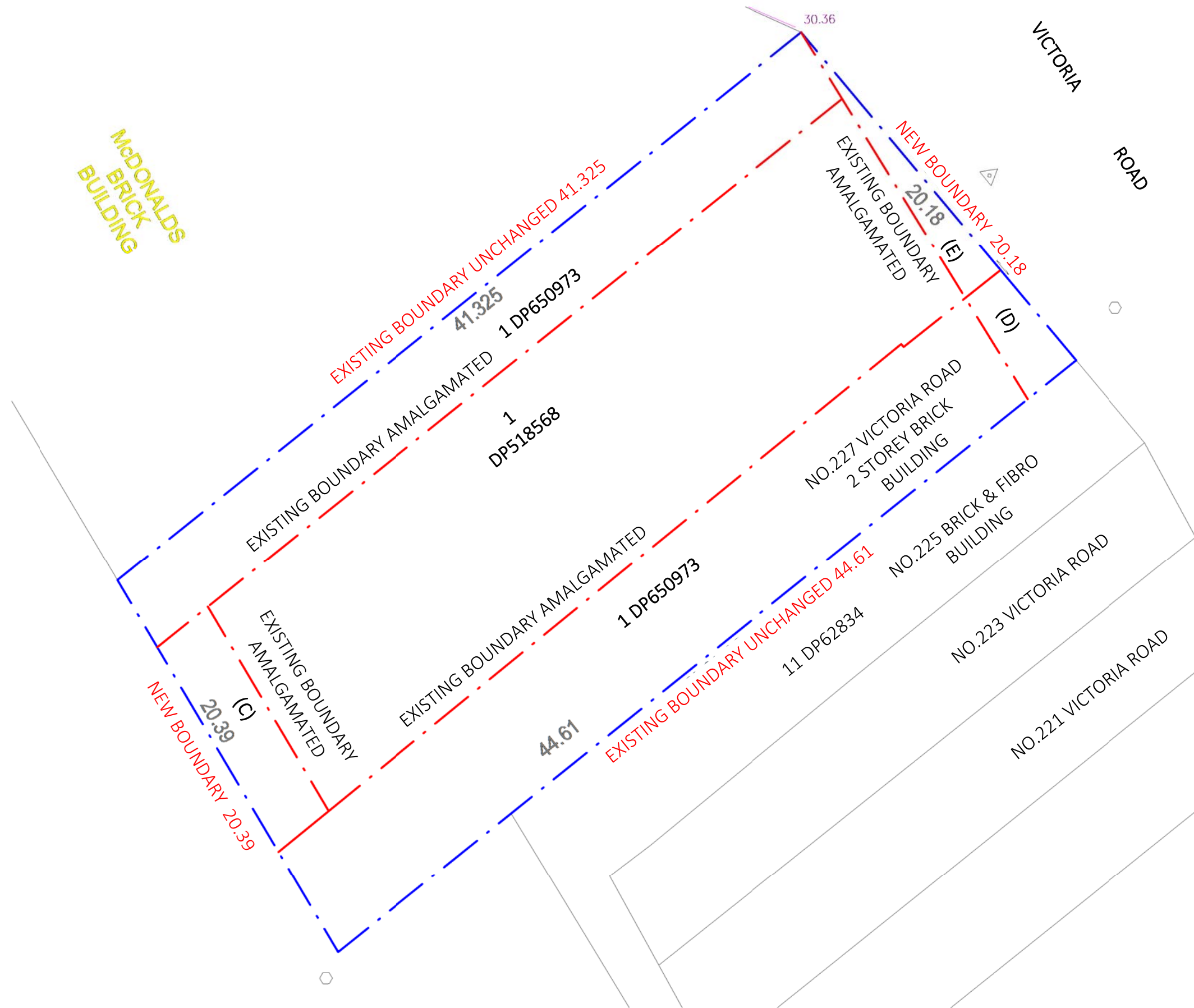
No 12
NORTHEASTERN ELEVATION
(SCALE 1:100)

PARAPET		RL 39.87
HEAD	W	RL 38.95
SILL		RL 37.47
HEAD	W	RL 36.18
SILL		RL 34.70
BRICK		BRICK

No 14
NORTHEASTERN ELEVATION
(SCALE 1:100)



STREET



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



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
AMALGAMATION PLAN			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-109	A	27/06/2016
SCALE @ A3	DRAWN		AUTHORISED
1 : 200	NT		AC
SCALE 1:200			10



BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.

(g) The pool or spa must be located as specified in the table.

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(ii) Energy:

(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(iii) Thermal Comfort:

(g) Where there is an in-slab heating or cooling system, the applicant must:
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(b) Common areas and central systems/facilities

(i) Water:

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in table.

(c) A swimming pool or spa listed in the table must not have a volume in (kLs) greater than that specified for the pool or spa in the table.

(ii) Energy:

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system of fixture must be of the type, and meet the specifications, listed for it in the table.

Dickson Rothschild

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Millers Point, Sydney, NSW 2000

ABN: 35 134 237 540

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Nominated Architect: Robert Nigel Dickson

Registration No: 5364

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
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR

PROJECT

DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT

J. BARTOLOTTA

DEVELOPMENT APPLICATION

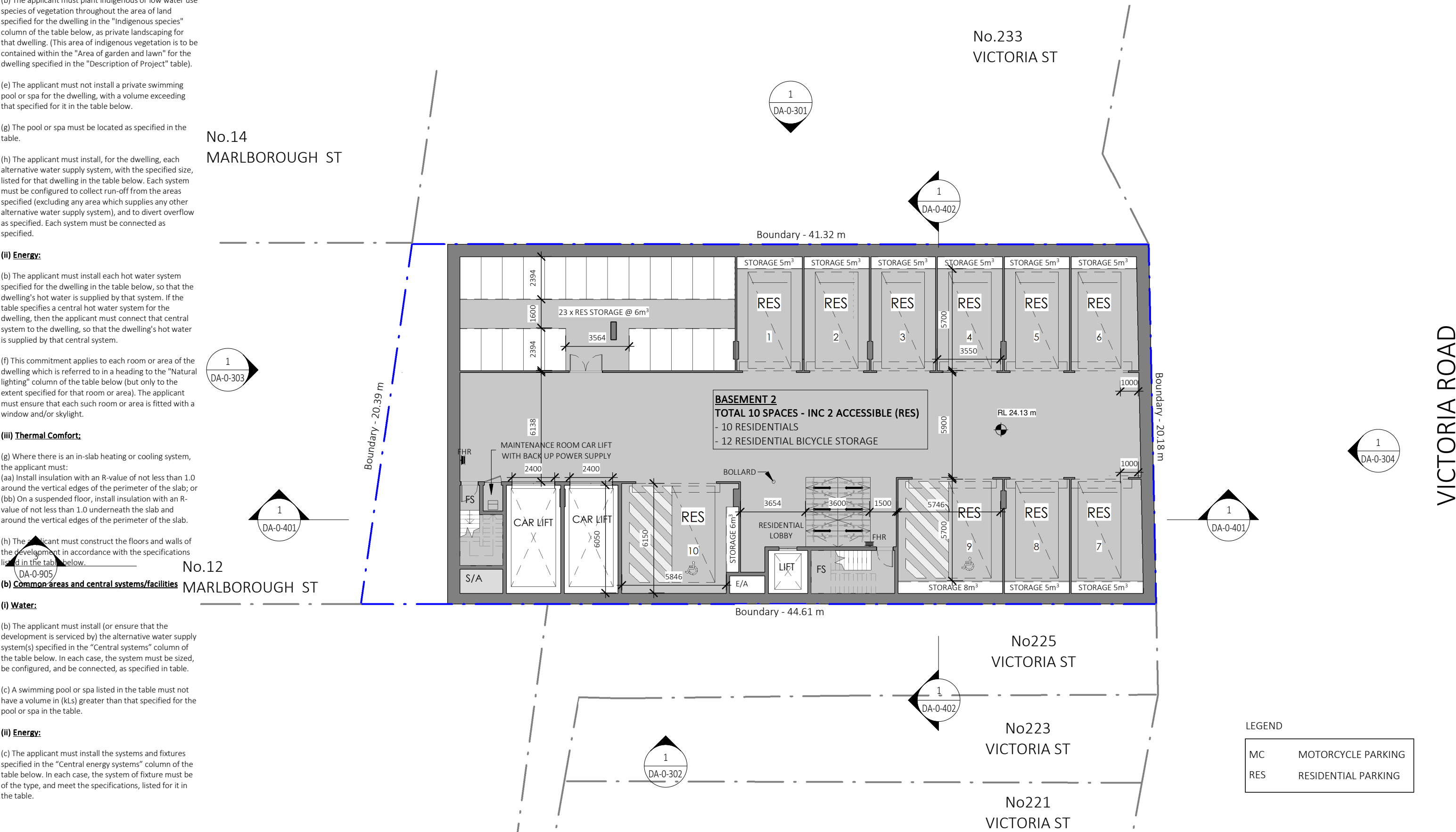
DRAWING

BASEMENT 2

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

SCALE 1:200

10m



LEGEND

MC	MOTORCYCLE PARKING
RES	RESIDENTIAL PARKING

BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

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(b) Common areas and central systems/facilities

(i) Water:

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(c) A swimming pool or spa listed in the table must not have a volume in (kLs) greater than that specified for the pool or spa in the table.

(ii) Energy:

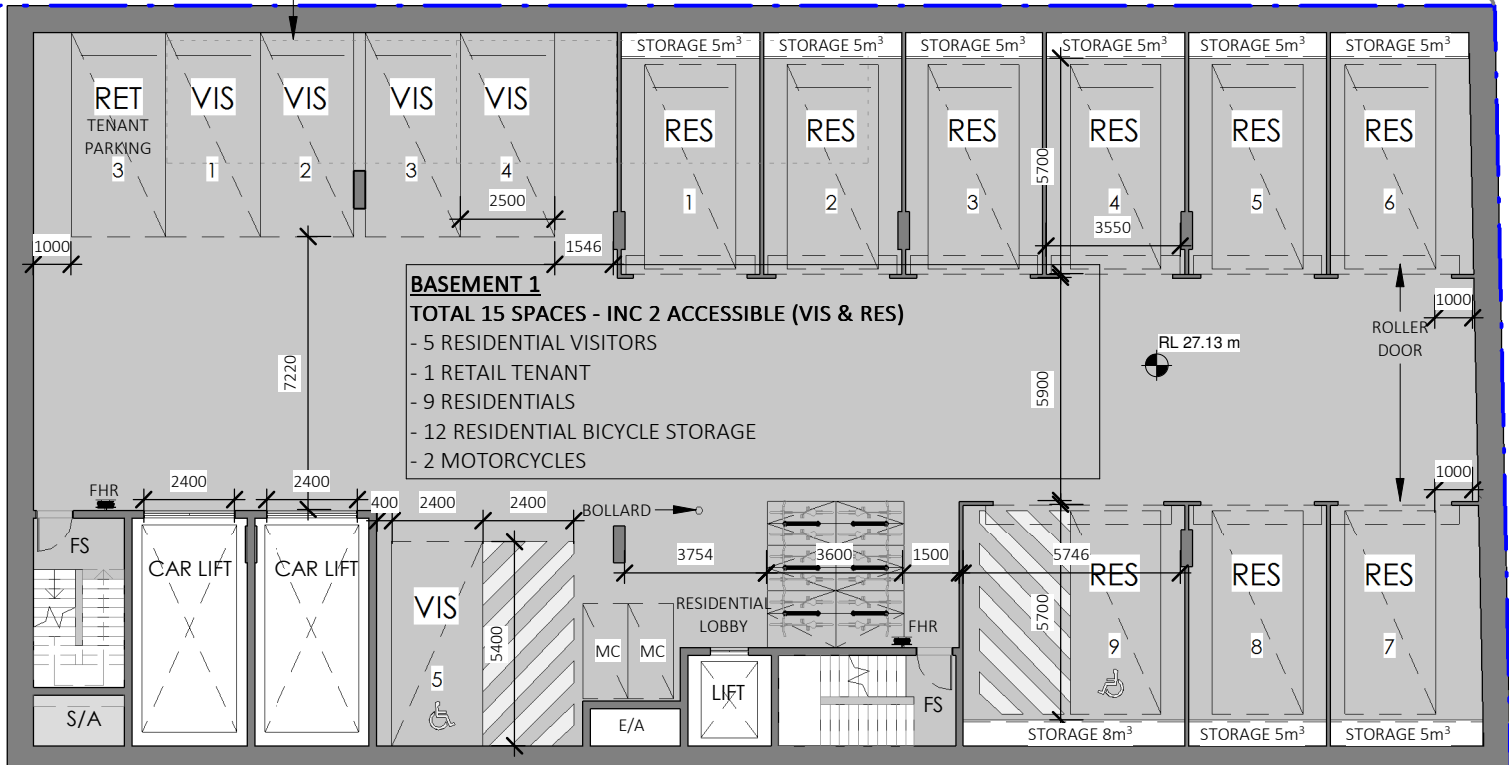
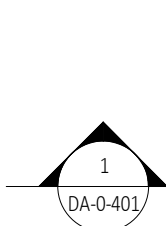
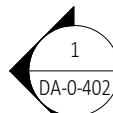
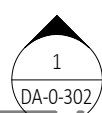
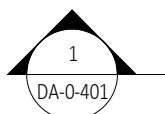
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system of fixture must be of the type, and meet the specifications, listed for it in the table.

No.14
MARLBOROUGH ST

No.12
MARLBOROUGH ST

No.233
VICTORIA ST

VICTORIA ROAD



LEGEND	
MC	MOTORCYCLE PARKING
RES	RESIDENTIAL PARKING
VIS	VISITORS PARKING
COM	COMMERCIAL PARKING

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B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING			
BASEMENT 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-201	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	
SCALE 1:200		10m	



BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

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C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
E	ENLARGED PEDESTRIAN ACCESSWAYS	30/11/2017	MC	KR
F	REVISED THERMAL PERFORMANCE SPECIFICATIONS	05/12/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

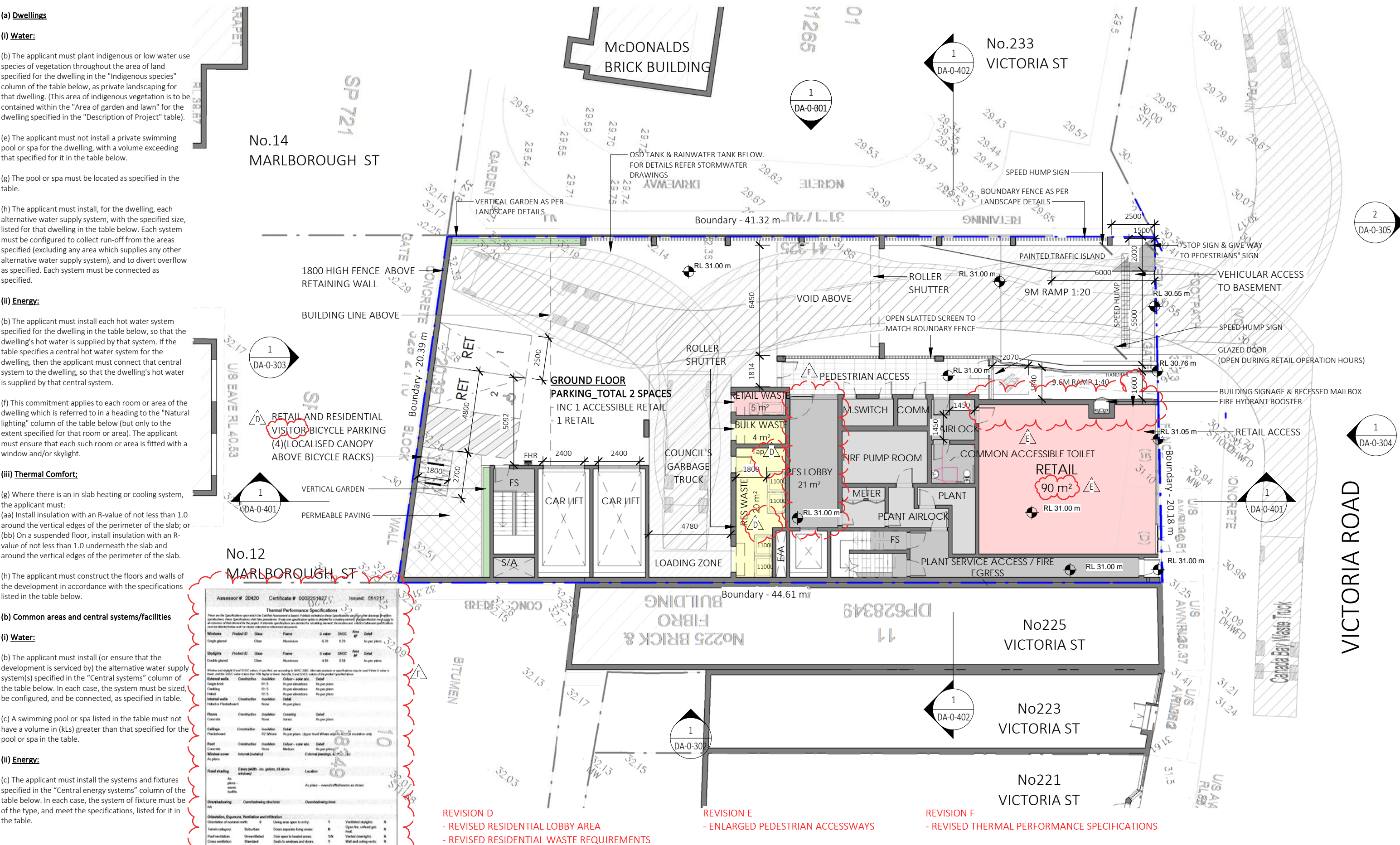
DEVELOPMENT APPLICATION

DRAWING
GROUND FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-202	F	27/06/2016

SCALE @ A3	DRAWN	AUTHORISED
1 : 200	MC, RD	AC

SCALE 1:200



BASIX REQUIREMENTS

(a) Dwellings

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(b) Common areas and central systems/facilities

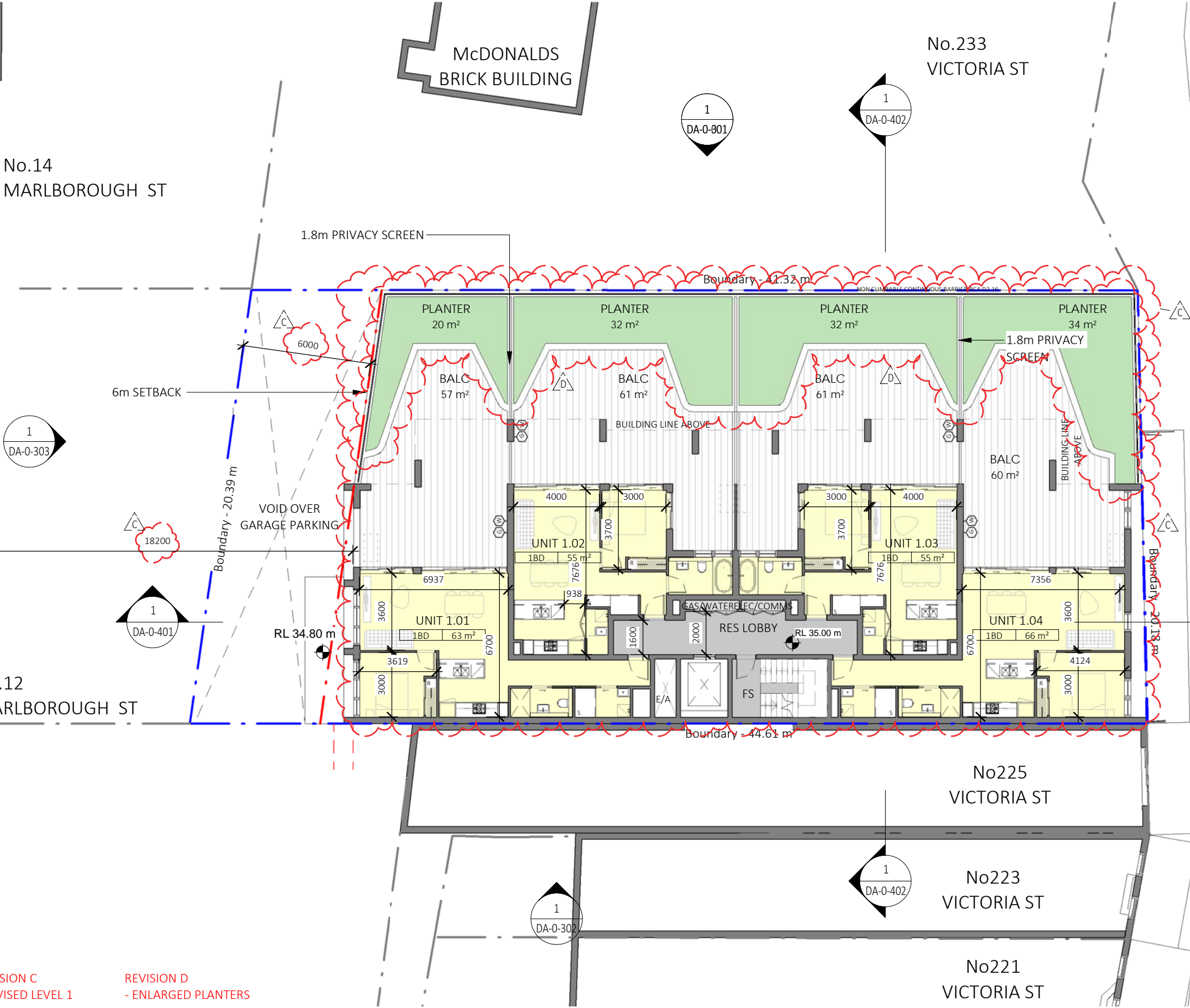
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REVISION C
- REVISED LEVEL 1

REVISION D
- ENLARGED PLANTERS

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A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
D	ENLARGED PLANTERS	30/11/2017	MC	KR

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

DRAWING
LEVEL 1 FLOOR PLAN
PROJECT NO. 15-030
DRAWING NO. DA-0-203
REVISION D
DATE 27/06/2016
SCALE @ A3 1 : 200
DRAWN MC, RD
AUTHORISED AC
SCALE 1:200
10m



BASIX REQUIREMENTS

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(i) Water:

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REVISION C
- REVISED RL'S

No.14
MARLBOROUGH ST

No.233
VICTORIA ST

VICTORIA ROAD

No.12
MARLBOROUGH ST

No225
VICTORIA ST

No223
VICTORIA ST

No221
VICTORIA ST

LEGEND:

- ACCESSIBLE UNIT
- LIVABLE UNIT
- S STORAGE
- STU STUDY
- R WARDROBE
- CLOTHES DRYING AREA
- FS FIRE STAIRS
- FE FIRE EXTINGUISHER
- GAS OUTLET
- TAP

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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

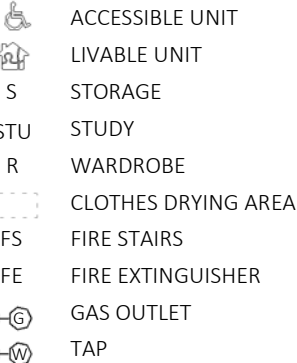
DRAWING
LEVEL 2 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-204	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC,RD	AC	

SCALE 1:200



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BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.

(g) The pool or spa must be located as specified in the table.

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(ii) Energy:

(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(iii) Thermal Comfort:

(g) Where there is an in-slab heating or cooling system, the applicant must:
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(b) Common areas and central systems/facilities

(i) Water:

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in table.

(c) A swimming pool or spa listed in the table must not have a volume in (kLs) greater than that specified for the pool or spa in the table.

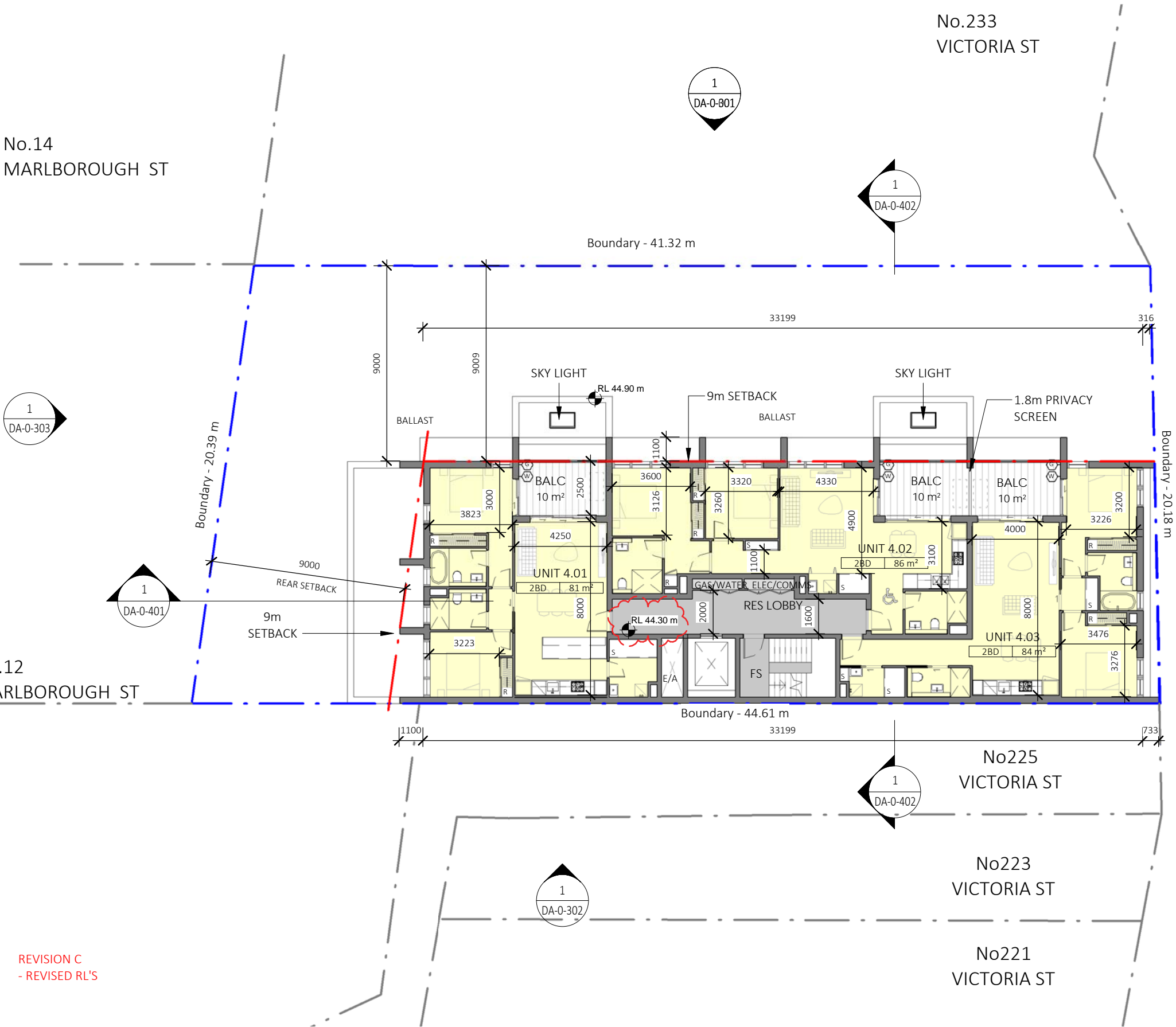
(ii) Energy:

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system of fixture must be of the type, and meet the specifications, listed for it in the table.

No.14
MARLBOROUGH ST

No.12
MARLBOROUGH ST

REVISION C
- REVISED RL'S



LEGEND:

	ACCESSIBLE UNIT
	LIVABLE UNIT
	STORAGE
	STUDY
	WARDROBE
	CLOTHES DRYING AREA
	FIRE STAIRS
	FIRE EXTINGUISHER
	GAS OUTLET
	TAP

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Registration No: 5364

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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
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD
CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING
LEVEL 4 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-206	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC,RD	AC	

SCALE 1:200



BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

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(g) The pool or spa must be located as specified in the table.

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(ii) Energy:

(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

(iii) Thermal Comfort:

(g) Where there is an in-slab heating or cooling system, the applicant must:
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(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edge of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(b) Common areas and central systems/facilities

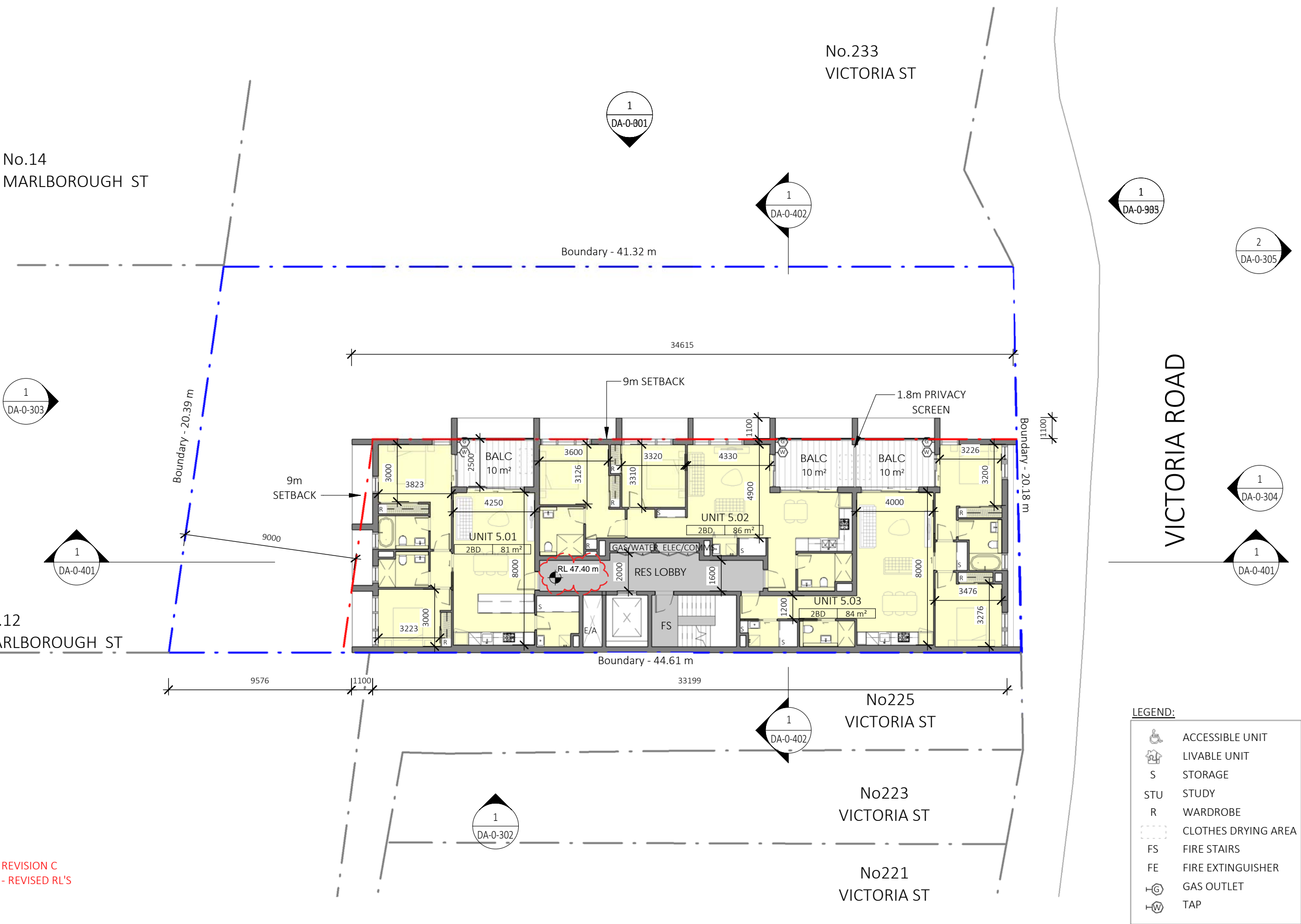
(i) Water:

(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in table.

(c) A swimming pool or spa listed in the table must not have a volume in (kLs) greater than that specified for the pool or spa in the table.

(ii) Energy:

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system of fixture must be of the type, and meet the specifications, listed for it in the table.



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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD
CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING
LEVEL 5 FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-207	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC,RD	AC	



BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

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(b) Common areas and central systems/facilities

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(ii) Energy:

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system of fixture must be of the type, and meet the specifications, listed for it in the table.

No.14
MARLBOROUGH ST

No.12
MARLBOROUGH ST

No.233
VICTORIA ST

No.225
VICTORIA ST

No.223
VICTORIA ST

No.221
VICTORIA ST

VICTORIA ROAD

REVISION C
- REVISED RL'S

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
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

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PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
COMMUNAL OPEN SPACE			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-210	C	27/06/2016
SCALE @ A3	DRAWN		AUTHORISED
1 : 200	RD		AC
SCALE 1:200			10



BASIX REQUIREMENTS

(a) Dwellings

(i) Water:

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).

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(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

(b) Common areas and central systems/facilities

(i) Water:

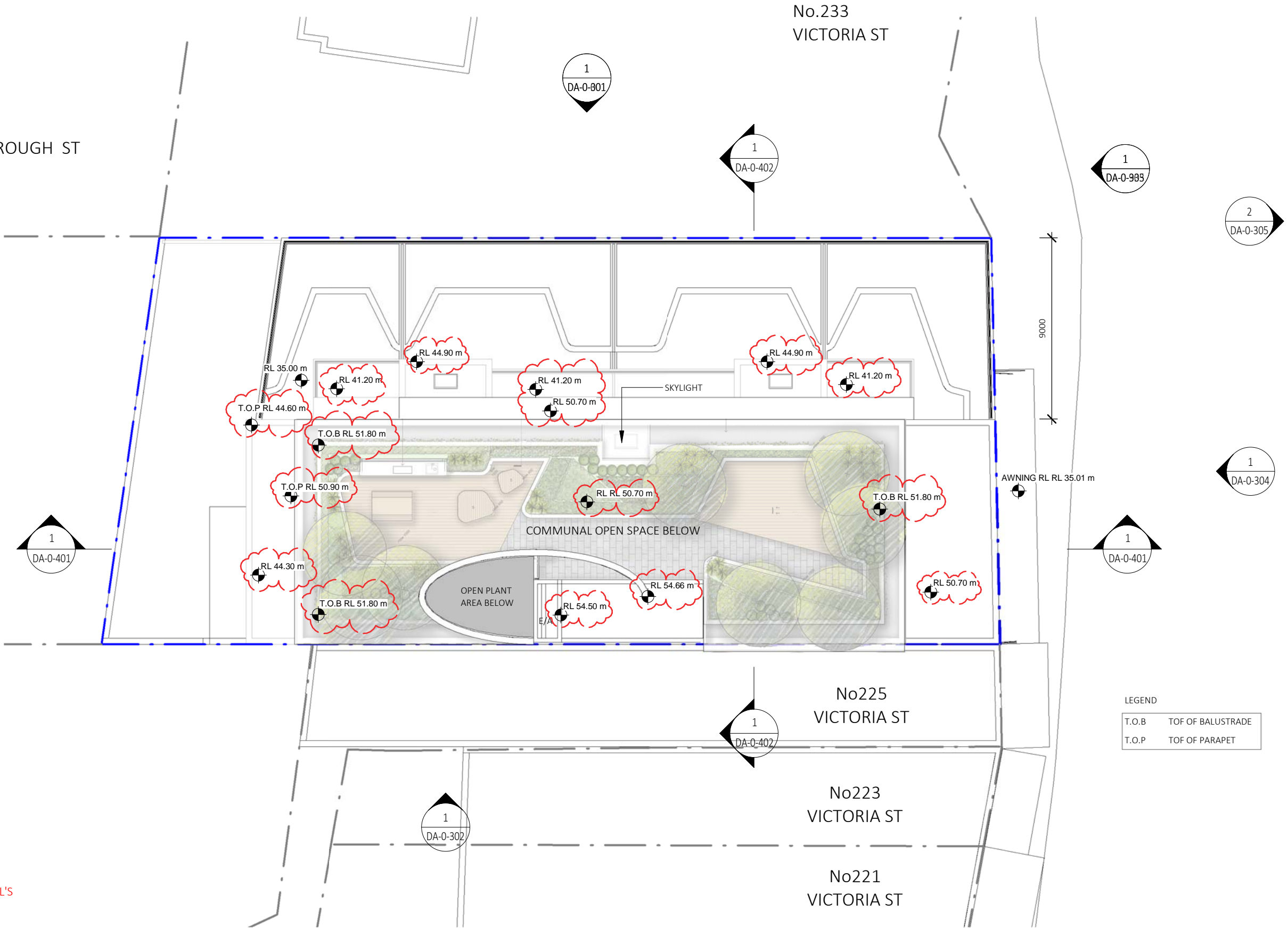
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REVISION C
- REVISED RL'S



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B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

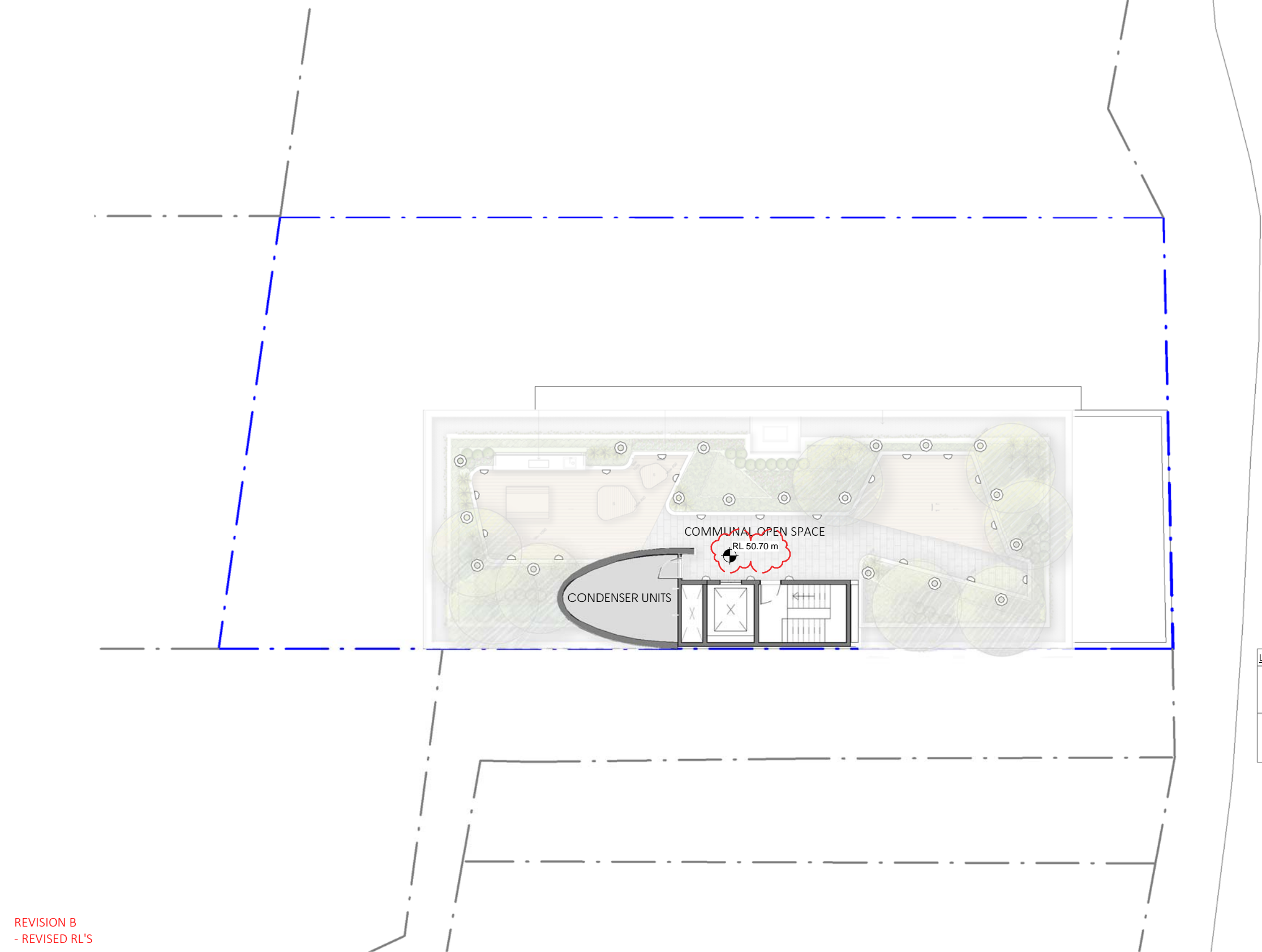
227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA





DEVELOPMENT APPLICATION

DRAWING			
ROOF			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-211	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	RD	AC	
SCALE 1:200 10m			





VICTORIA ROAD

LEGEND:			
		STAKE LIGHTING	
		RECESSED OUTDOOR WALL LIGHTING	

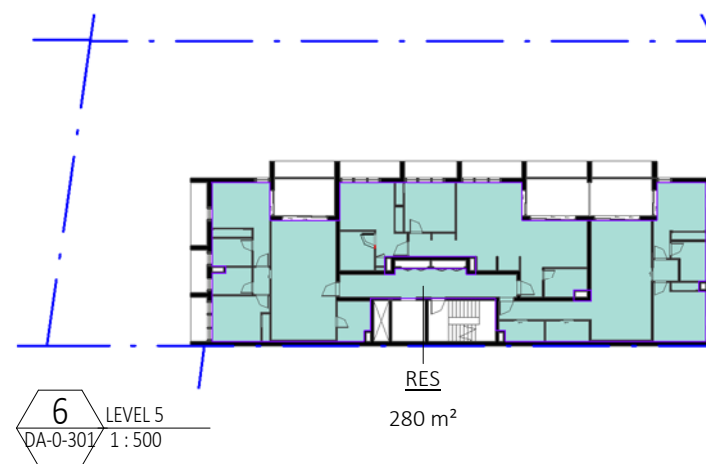
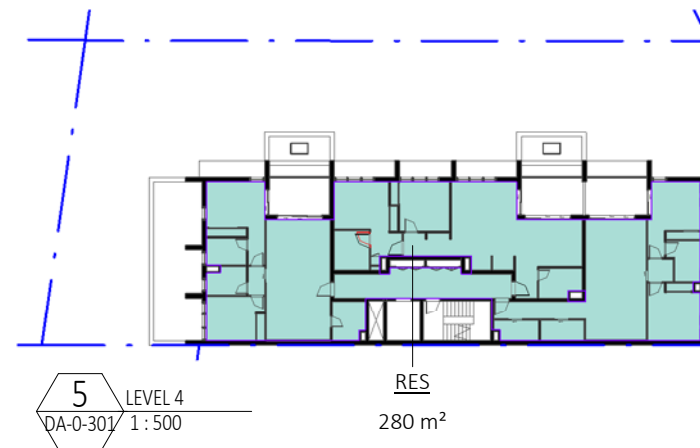
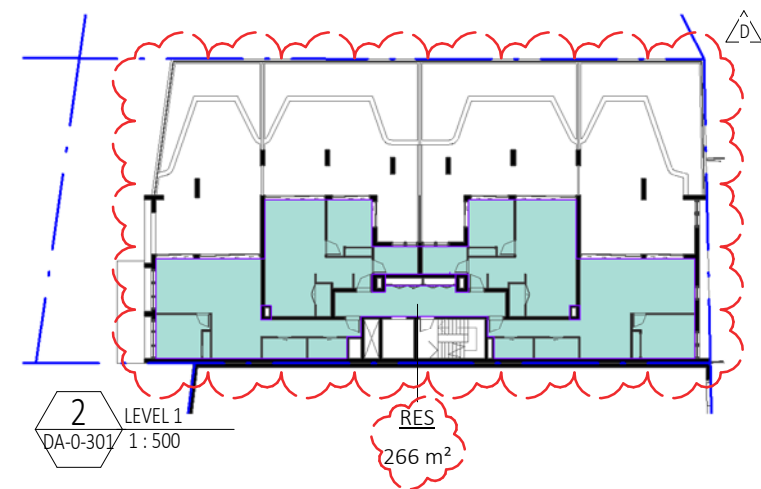
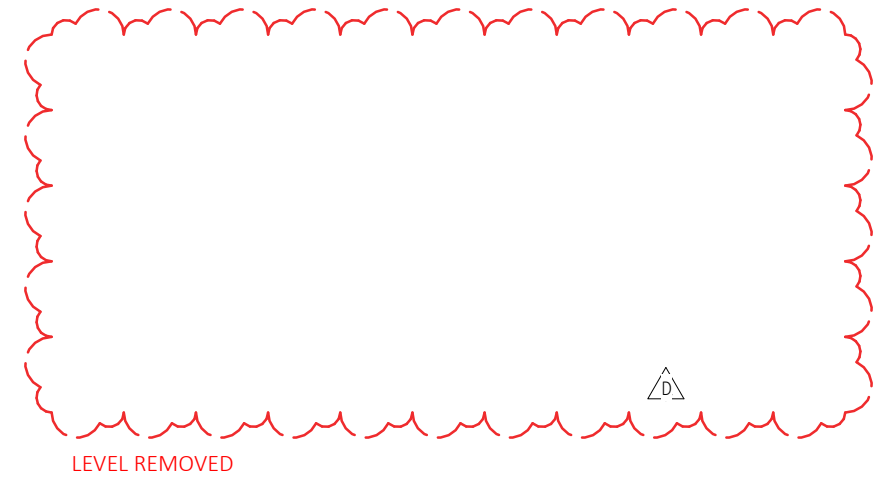
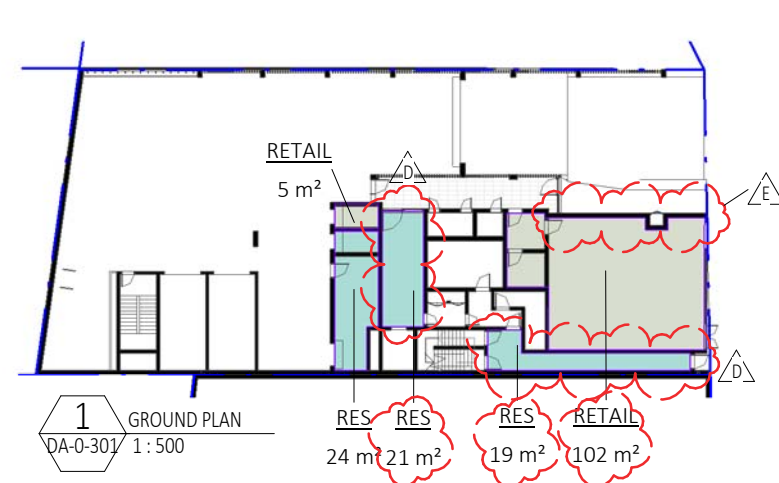
REVISION B
- REVISED RL'S

REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



DRAWING			
ROOFTOP LIGHTING PLAN			
PROJECT NO. 15-030	DRAWING NO. DA-0-212	REVISION B	DATE 27/06/2016
SCALE @ A3 1 : 200	DRAWN RD	AUTHORISED AC	





REVISION D
- REVISED RESIDENTIAL GFA

REVISION E
- ENLARGED PEDESTRIAN ACCESSWAYS

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B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
E	ENLARGED PEDESTRIAN ACCESSWAYS	30/11/2017	MC	KR



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING
GFA PLANS

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-251	E	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1:500	MC, RD	AC	

SCALE 1:500 25m





REVISION D
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
E	ENLARGED PLANTERS	30/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

LEGEND

T.O.P

TOP OF PARAPET

T.O.B

TOP OF BALUSTRADE

DRAWING
NORTH ELEVATION

PROJECT NO.

DRAWING NO.

REVISION

DATE

15-030

DA-0-301

E

27/06/2016

SCALE @ A3

DRAWN

AUTHORISED

1 : 200

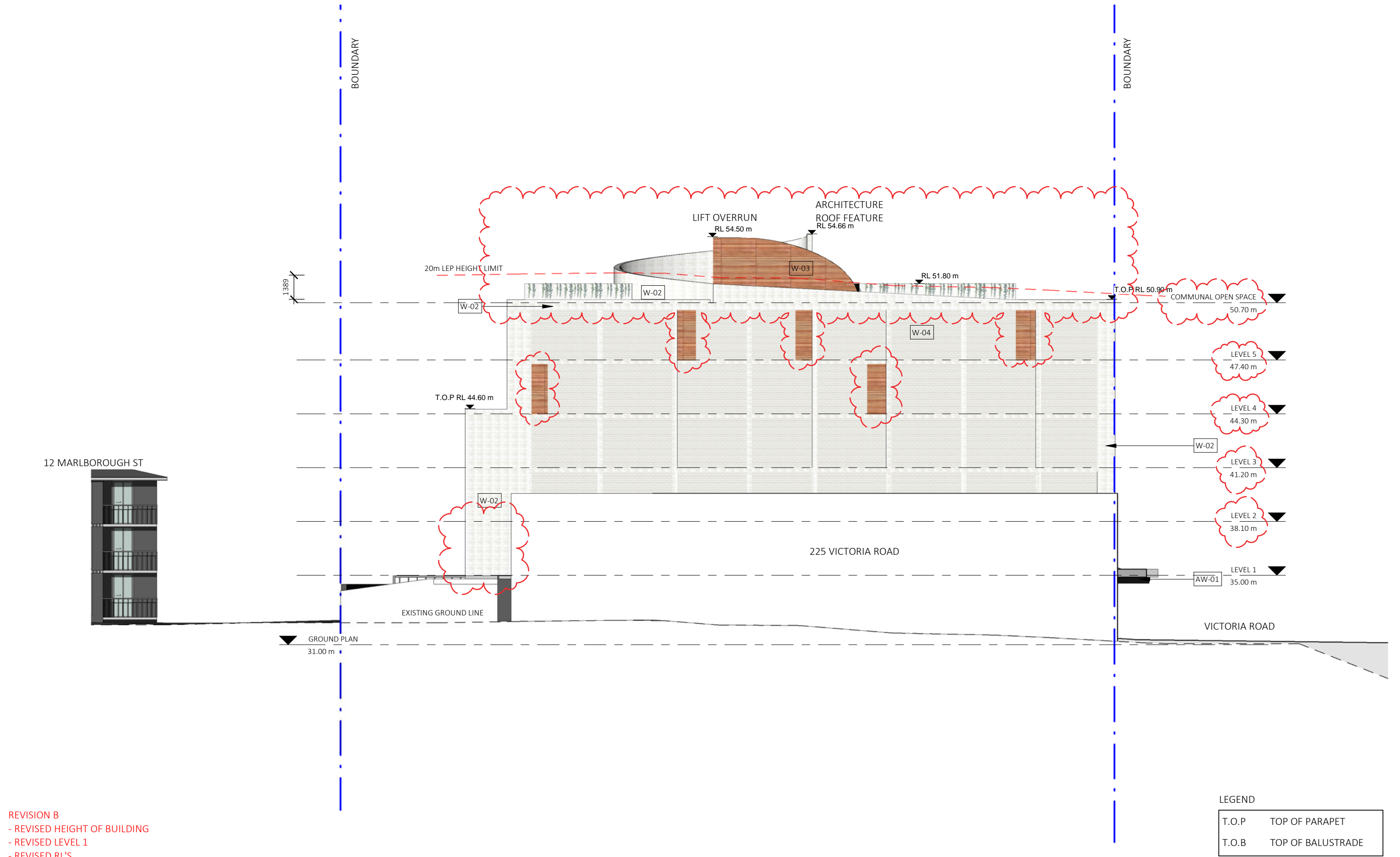
MC

AC

SCALE 1:200

10m





REVISION B
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S
- REVISED TIMBER CLADDING

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A	ISSUE FOR DA	28/10/2016	NT	AC
B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

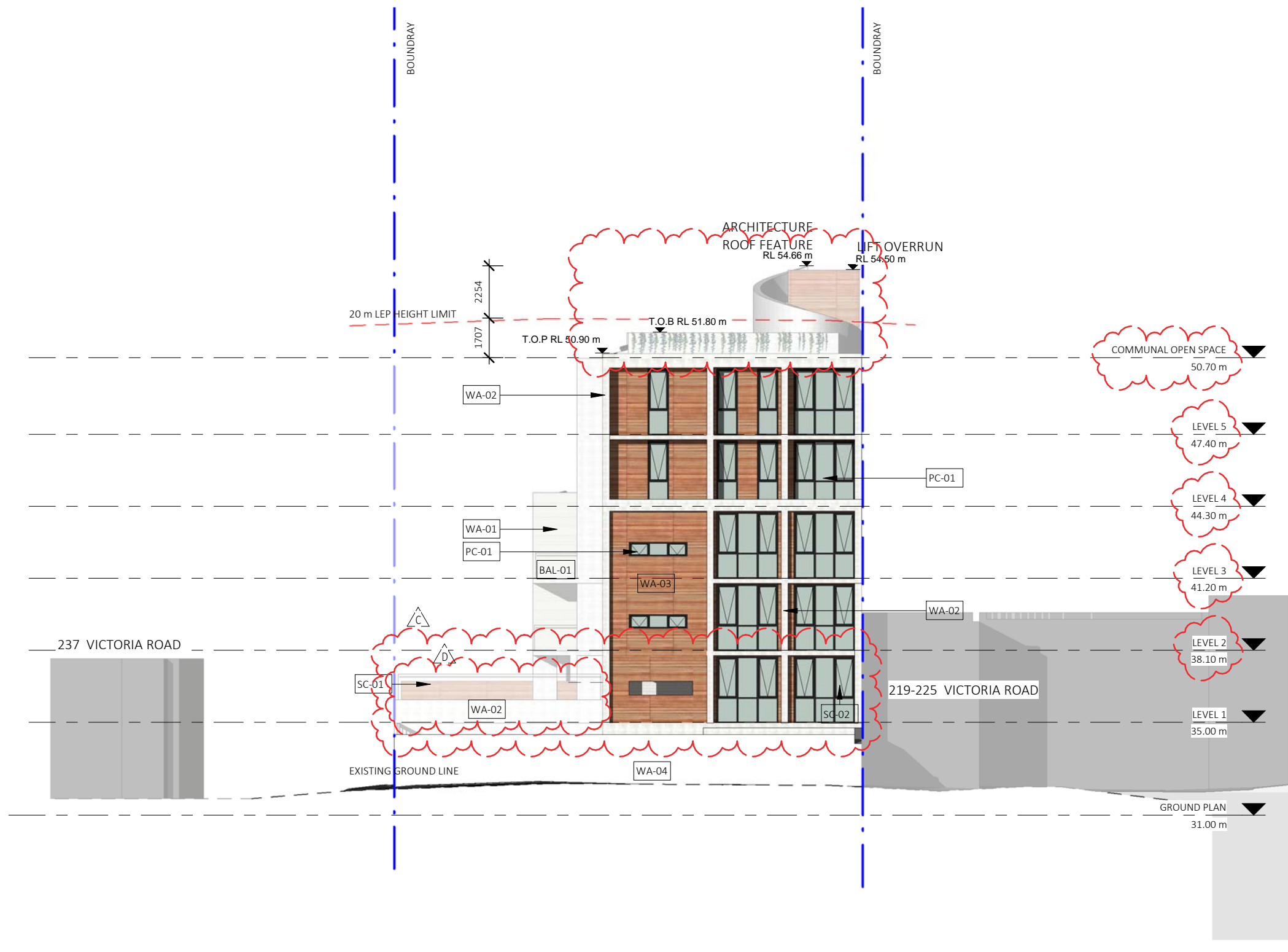
CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

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

SCALE 1:200





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

REVISION C
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
D	ENLARGED PLANTERS	30/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
WEST ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-303	D	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	
SCALE 1:200 10m			





REVISION D
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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

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D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
E	ENLARGED PLANTERS	30/11/2017	MC	KR

PROJECT
DRUMMOYNE

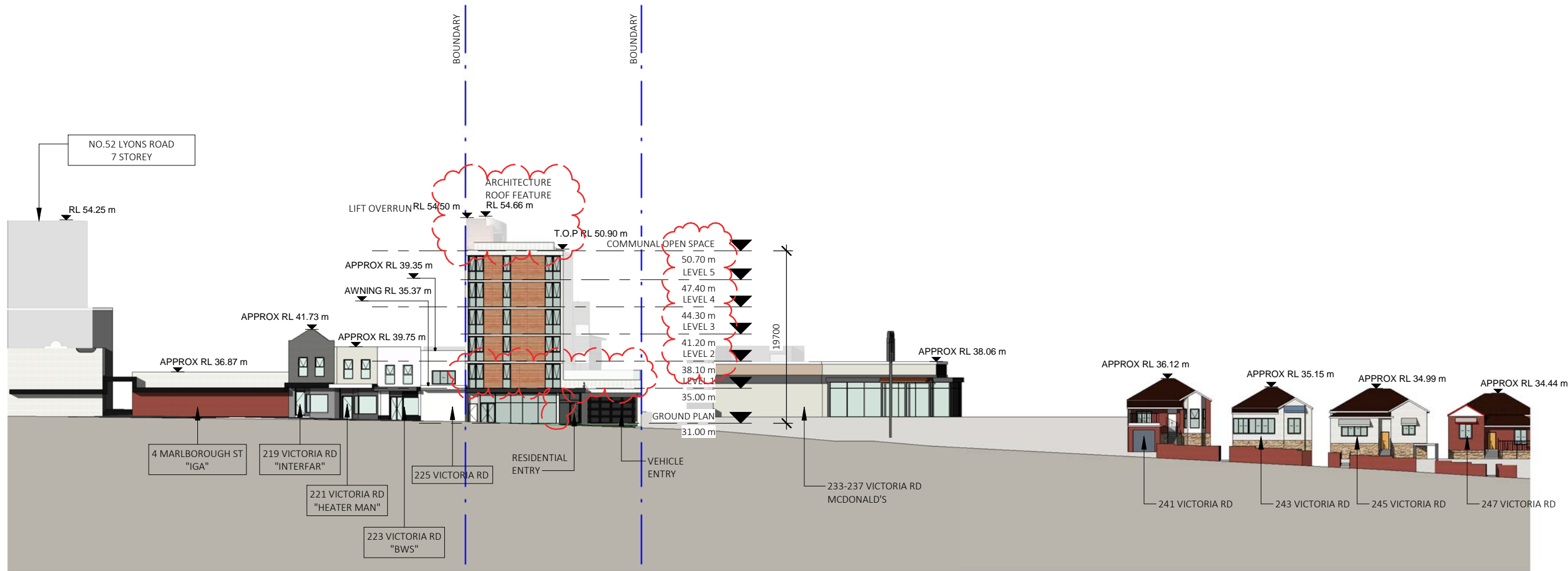
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

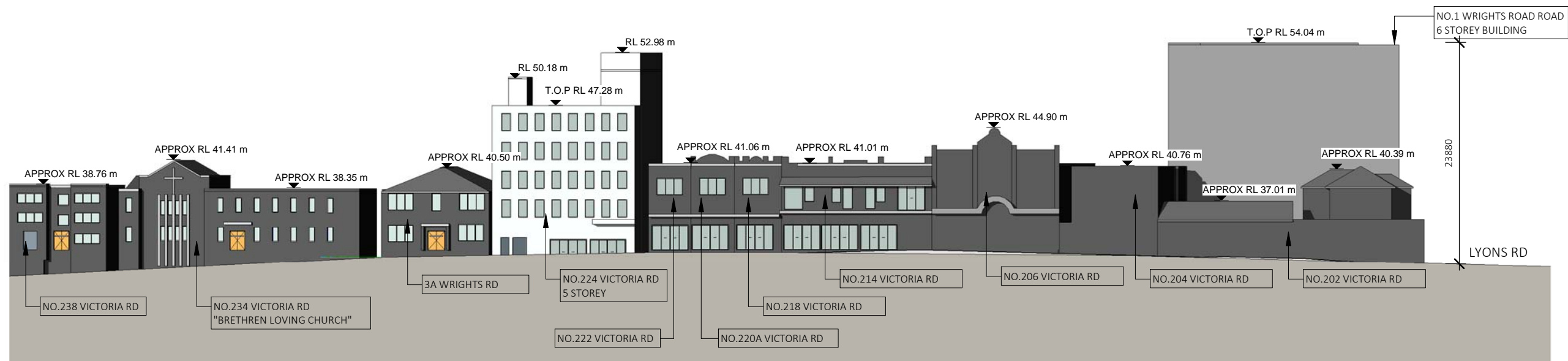
DEVELOPMENT APPLICATION

DRAWING			
EAST ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-304	E	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 200	MC	AC	
SCALE 1:200 10			





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



REVISION D
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

DA-0-202 1:500

Dickson Rothschild
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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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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
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

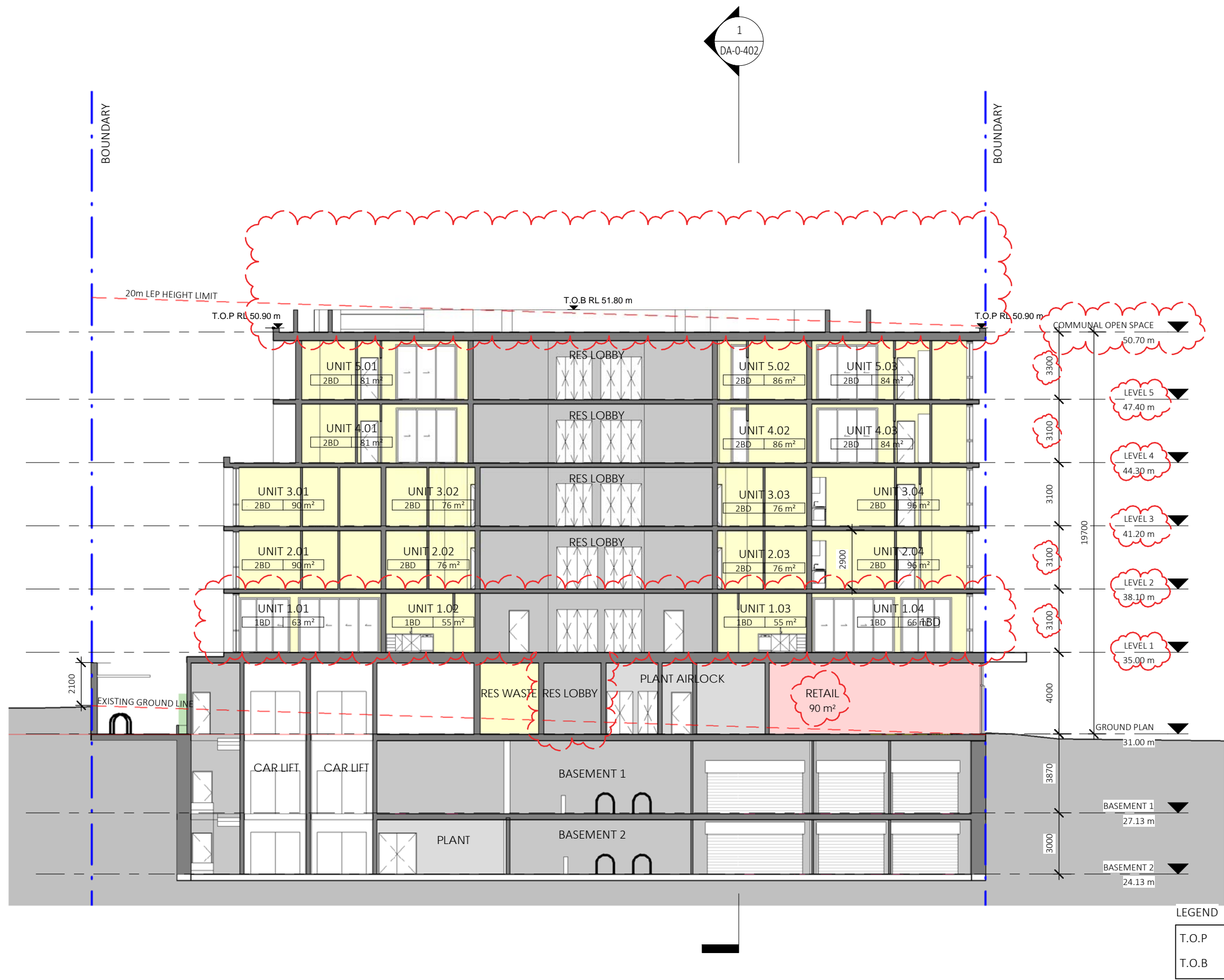
227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

DRAWING VICTORIA ROAD ELEVATION			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-305	D	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1:500	SC	AC	
SCALE 1:500 25m			





REVISION D
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

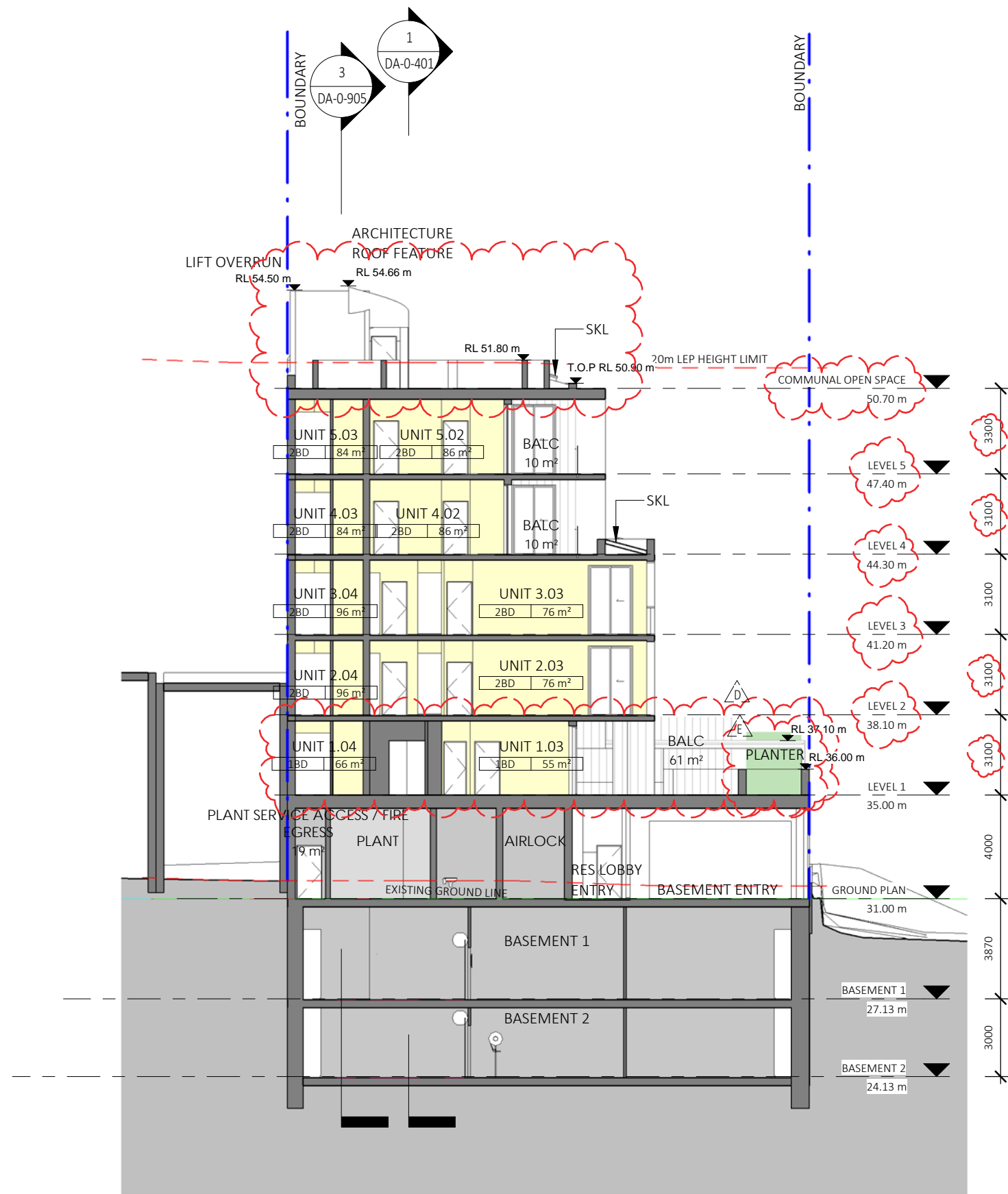
CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-401	D	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

REVISION D
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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A	ISSUE FOR DA	28/10/2016	NT	AC
B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	FURTHER COUNCIL RFI	06/09/2017	MC	KR
D	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR
E	ENLARGED PLANTERS	30/11/2017	MC	KR

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	E	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
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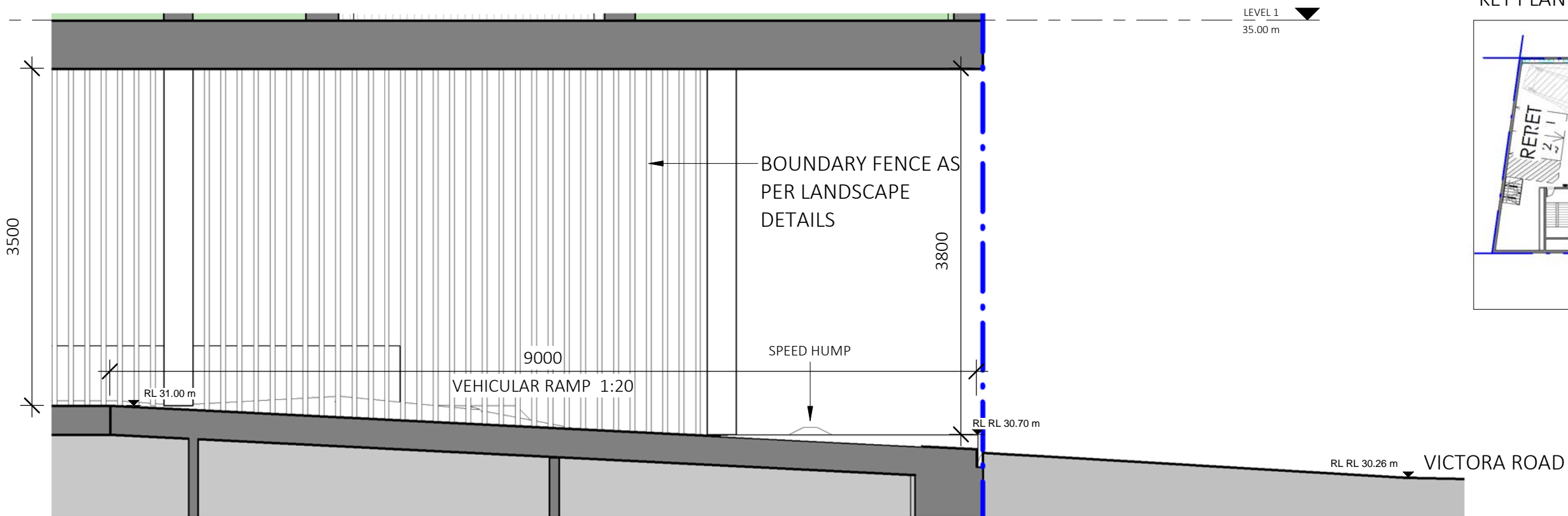
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SCALE 1:200

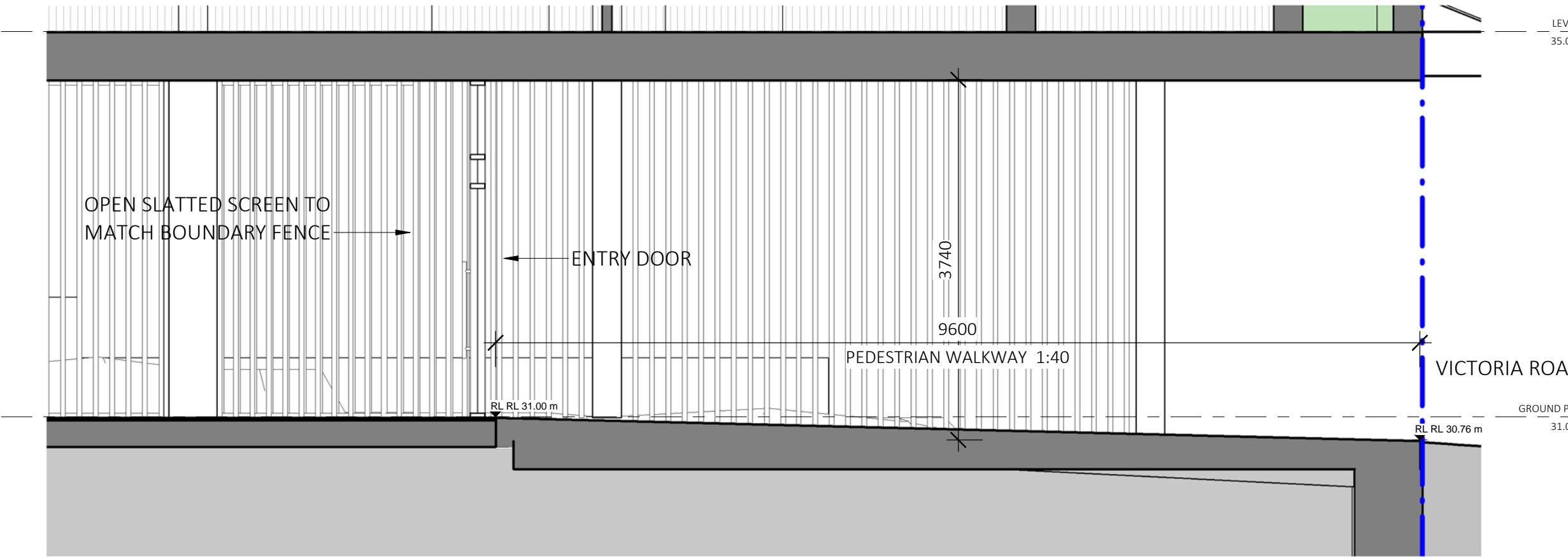
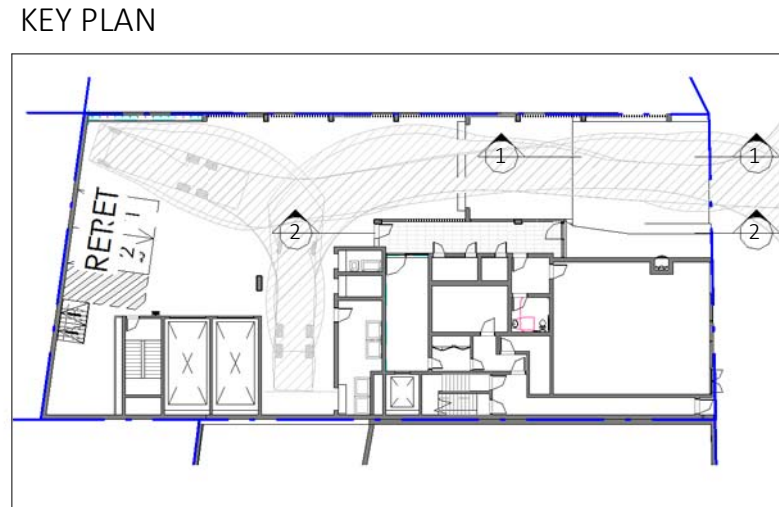
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10m





1 SECTION C
1:50



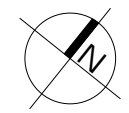
2 SECTION D
1:50

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C	FURTHER COUNCIL RFI	06/09/2017	MC	KR



PROJECT
DRUMMOYNE

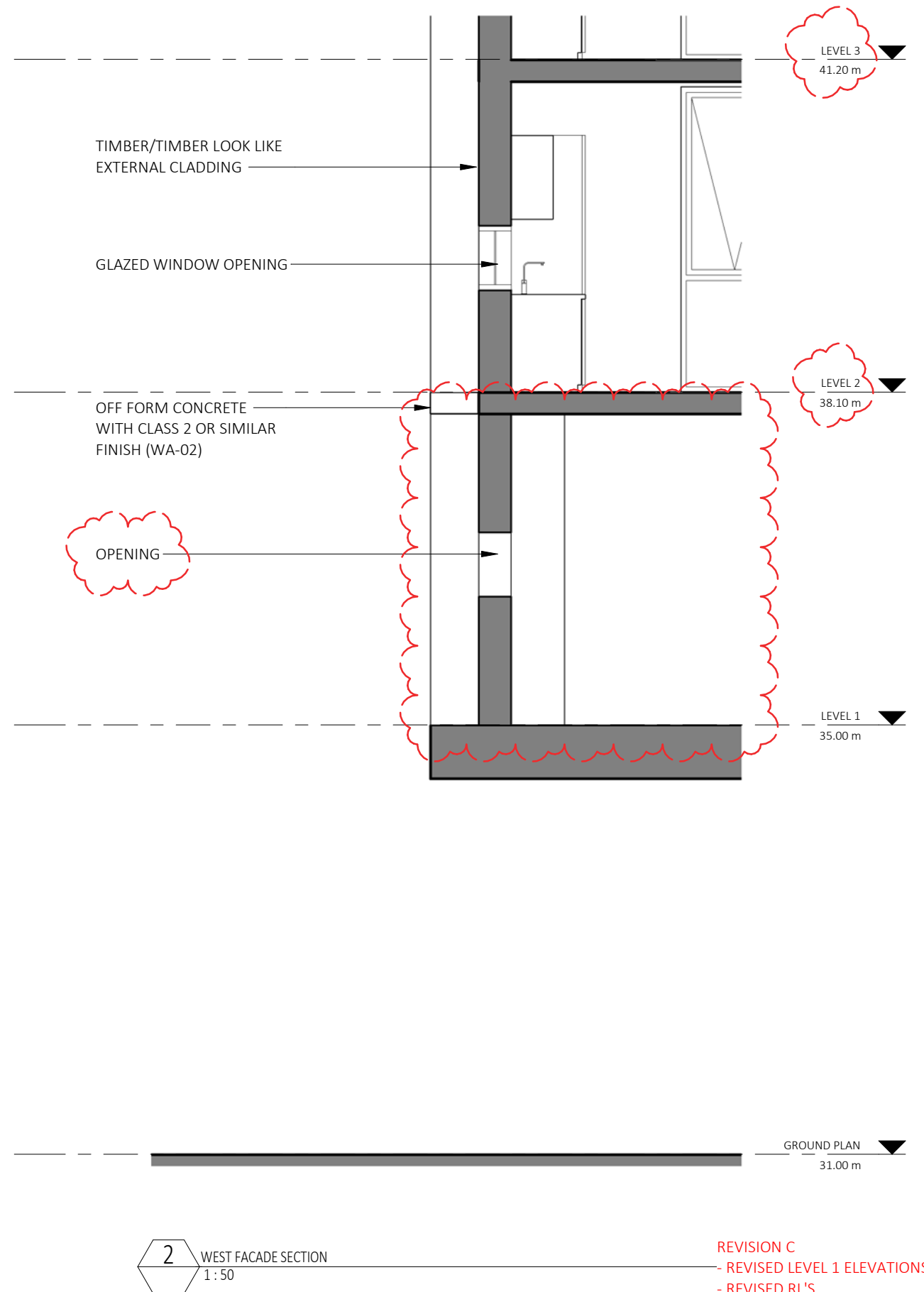
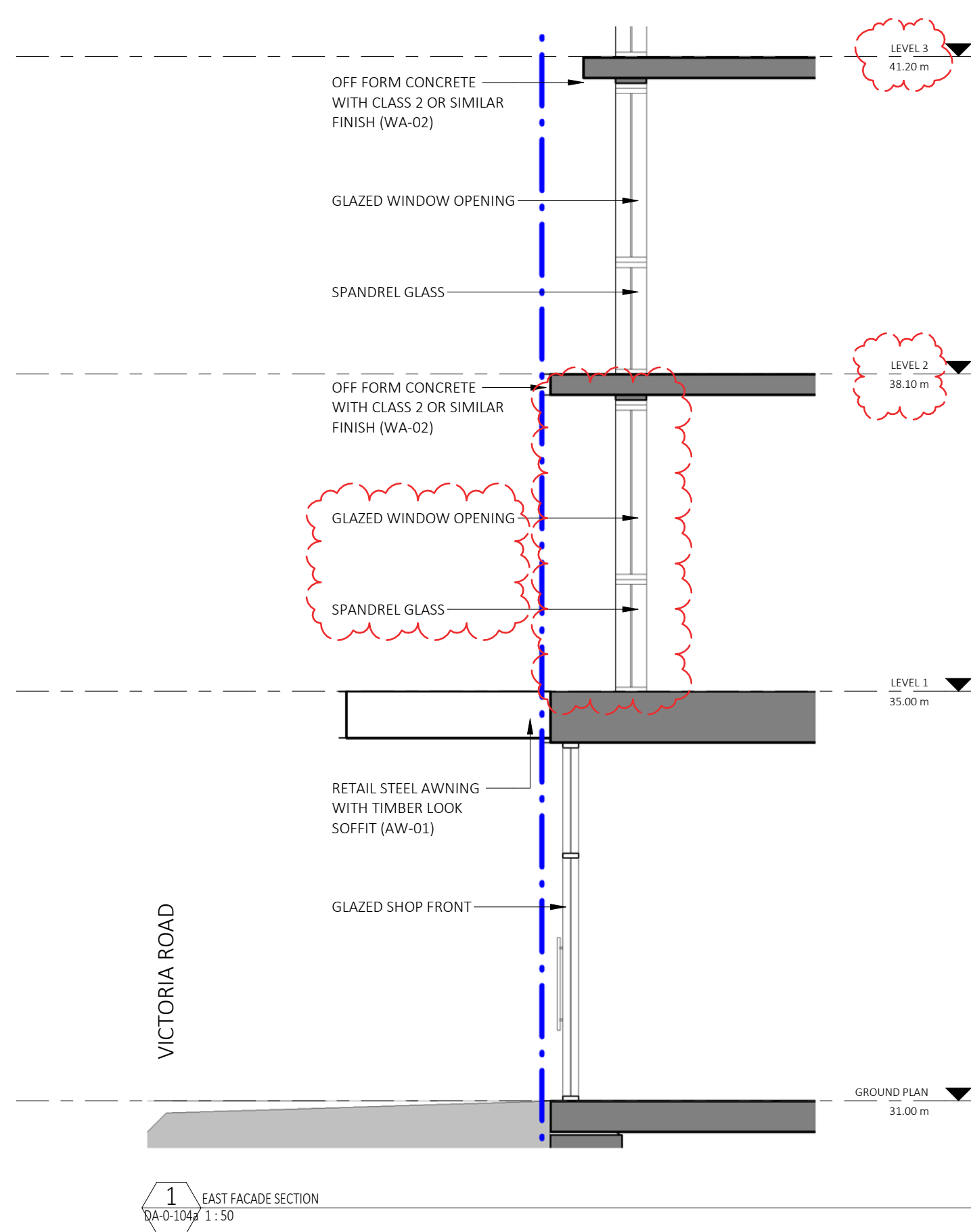
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
ACCESS RAMPS			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-403	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
As indicated	NT	AC	
SCALE 1:50		2.5m	





REVISION C
- REVISED LEVEL 1 ELEVATIONS
- REVISED RL'S

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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

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	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 50	NT	AC	

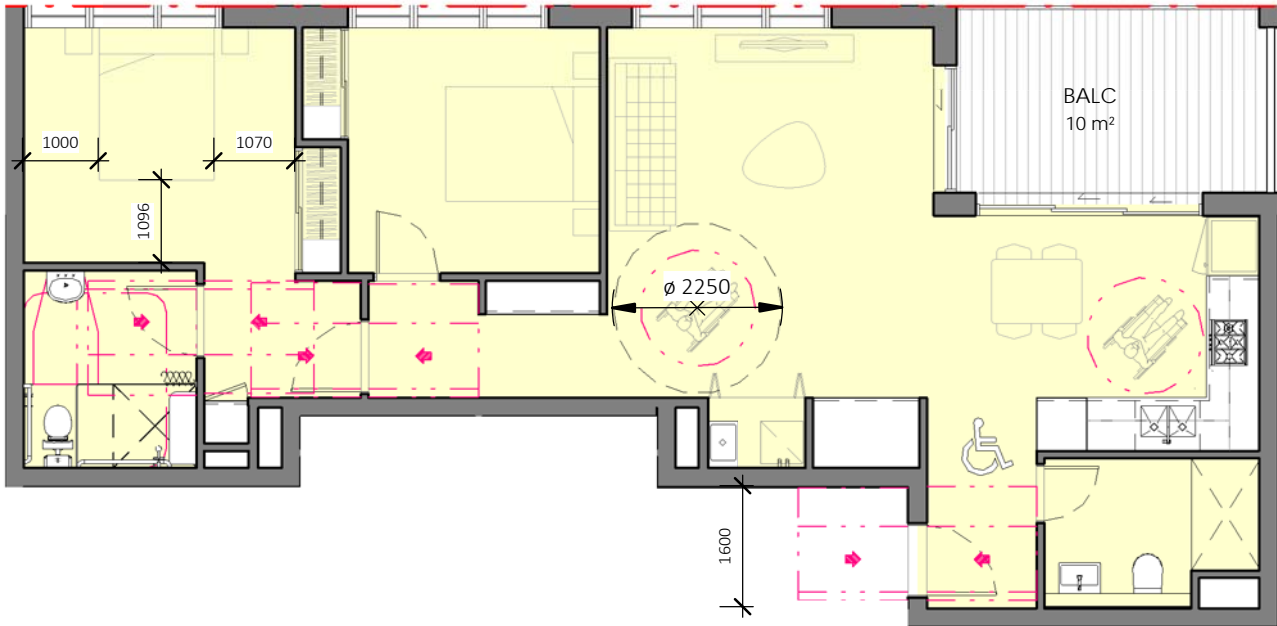
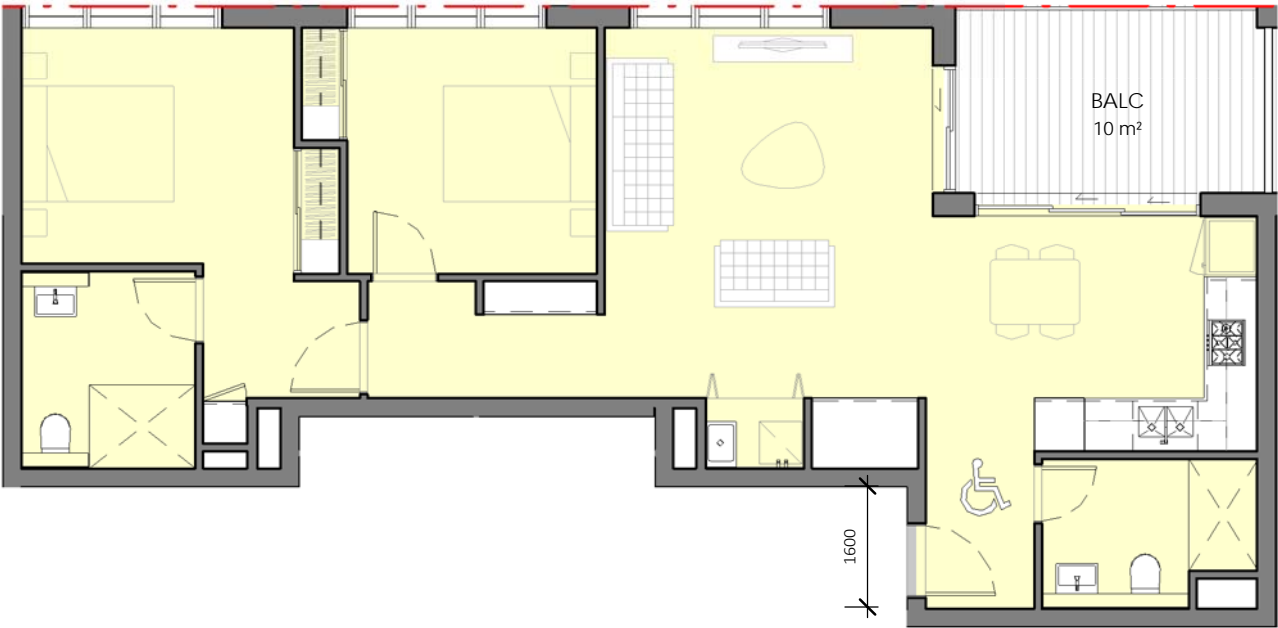
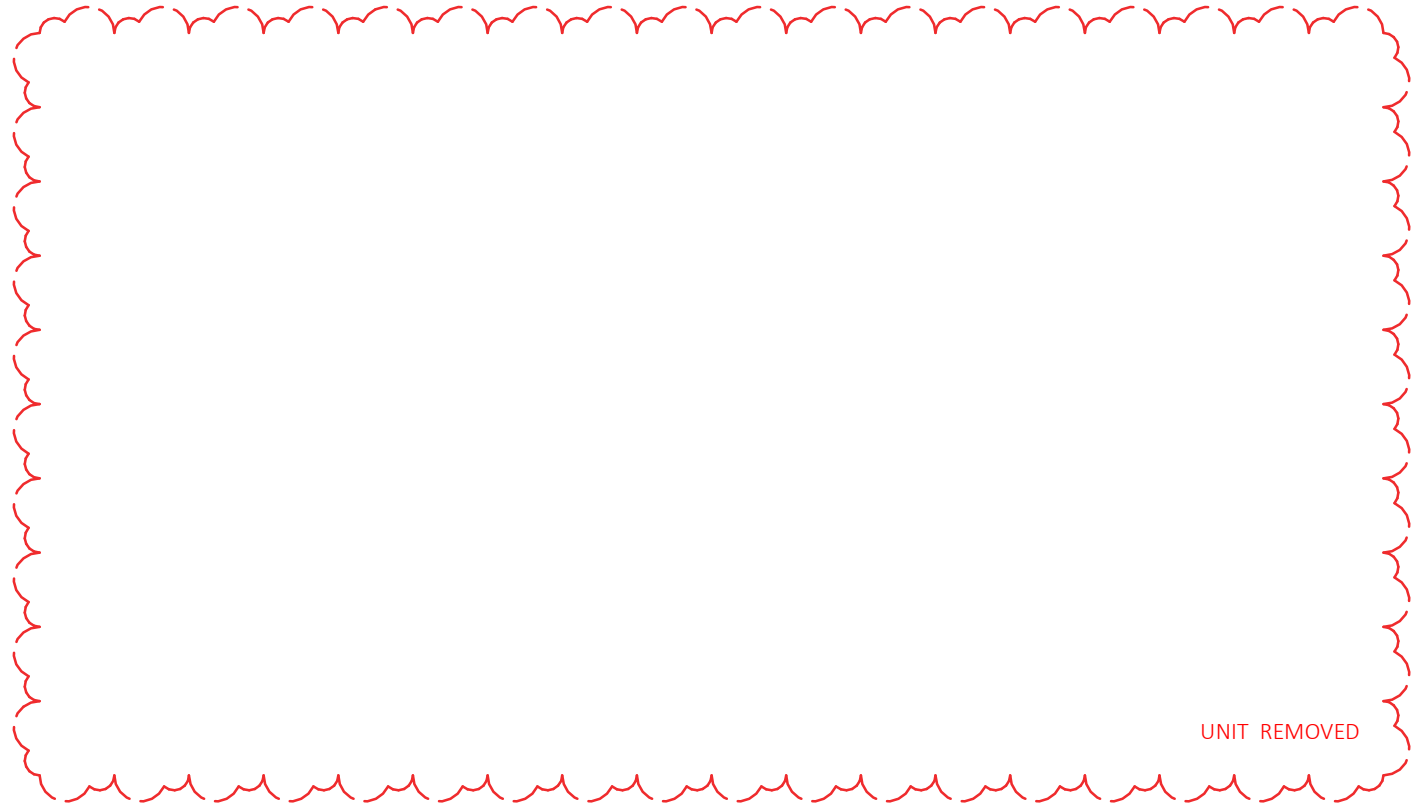
⏟

SCALE 1:50

⏟

2.5m





3 LEVEL 4 & LEVEL 5 - PRE ADAPTABLE UNIT UNIT 4.02, UNIT 5.02
DA-0-301 1 : 100

4 LEVEL 4 & LEVEL 5- POSTADAPTABLE UNIT UNIT 4.02, UNIT 5.02
DA-0-301 1 : 100

REVISION C
- REVISED NUMBER OF ADAPATABLE UNITS (CANADA BAY DCP 2017)

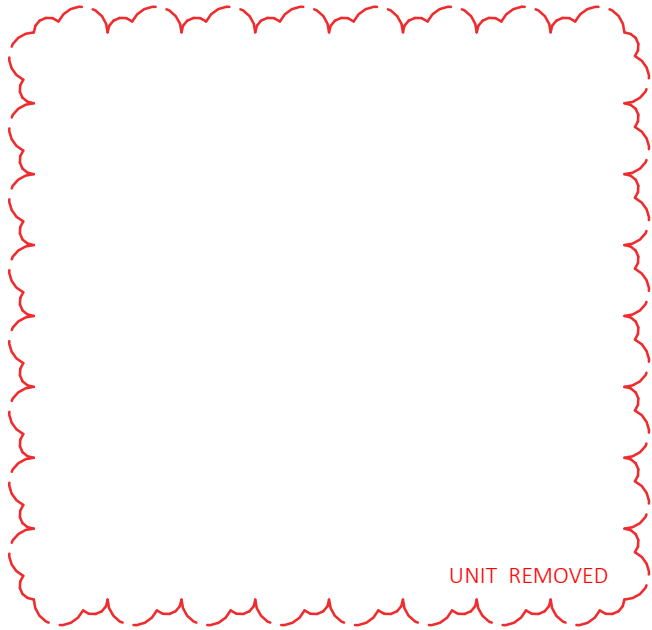
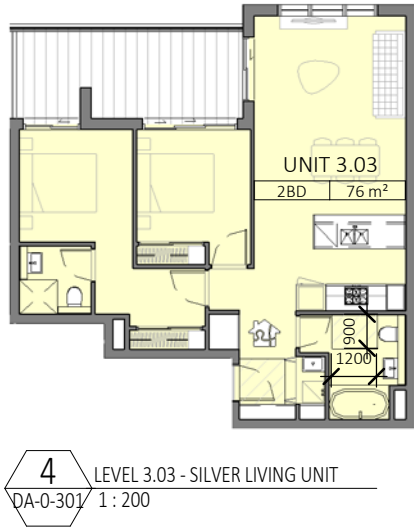
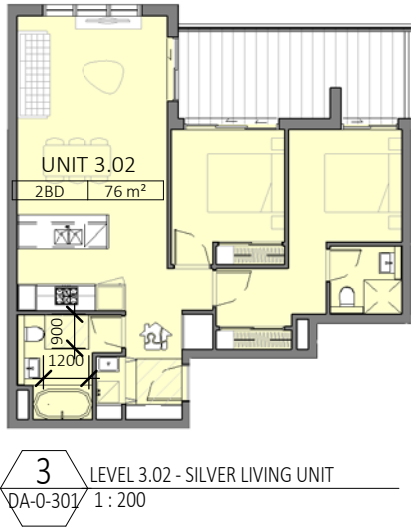
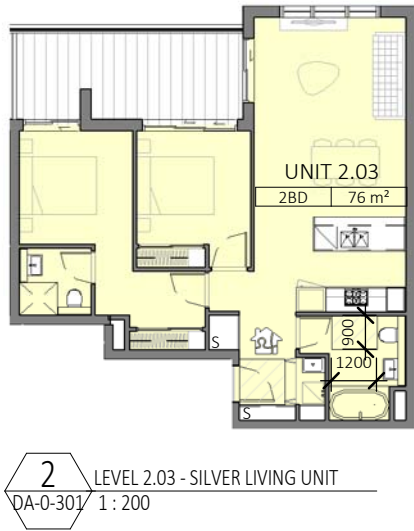
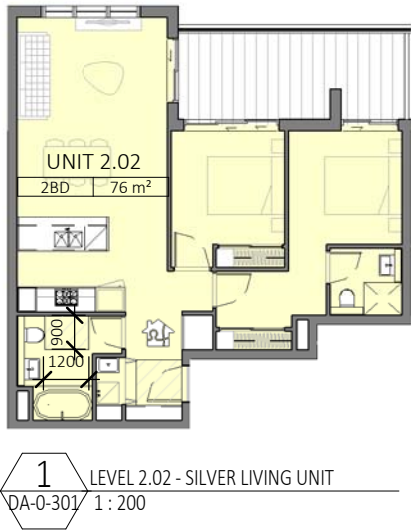
Dickson Rothschild
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B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

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

DRAWING ADAPTABLE UNITS			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-601	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
1 : 100	SC	AC	
SCALE 1:100 5m			





REVISION B
- REVISED NUMBER OF LIVEABLE HOUSING DESIGN - SILVER LEVEL UNITS

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REV	DESCRIPTION	DATE	ISSUED	CHECKED
A	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

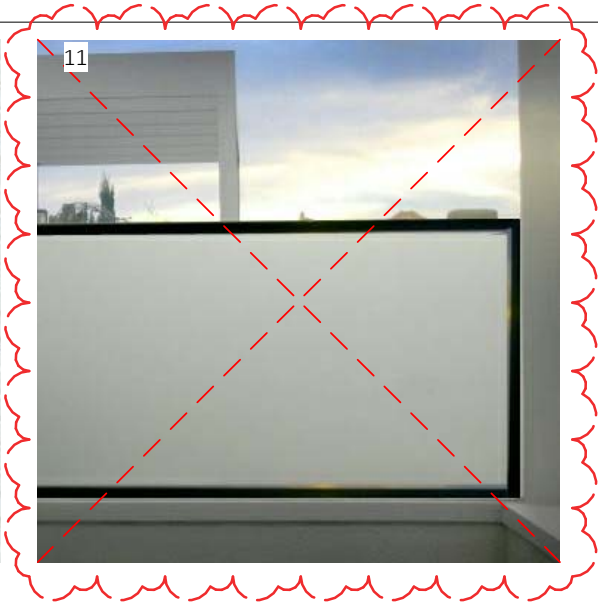
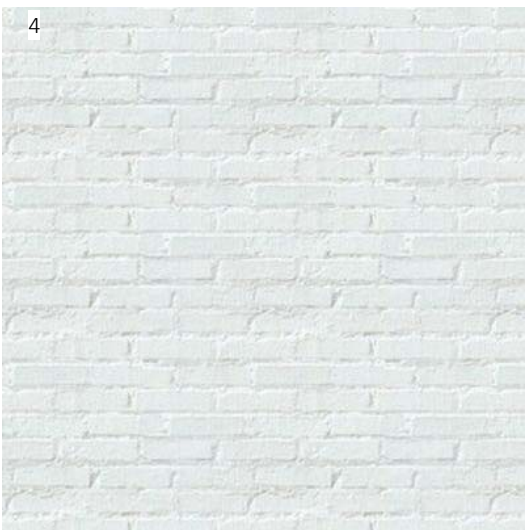
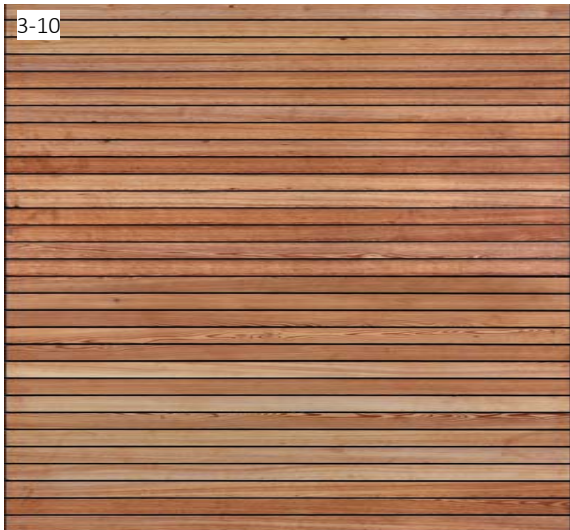
CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

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



REFERENCE	ELEVATION NOTATION	ELEMENT	MATERIAL	FINISH
WALLS & BALUSTRADES				
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
WINDOWS & DOORS				
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
AWNING/ROOF				
9	AW-01	RETAIL AWNING	EXPOSED STRUCTURAL STEEL WITH TIMBER LOOK SOFFIT	DULUX DURATEC "ZEUS BLACK MATT" 90088702 OR SIMILAR



REVISION C
- MATERIAL REMOVED

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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

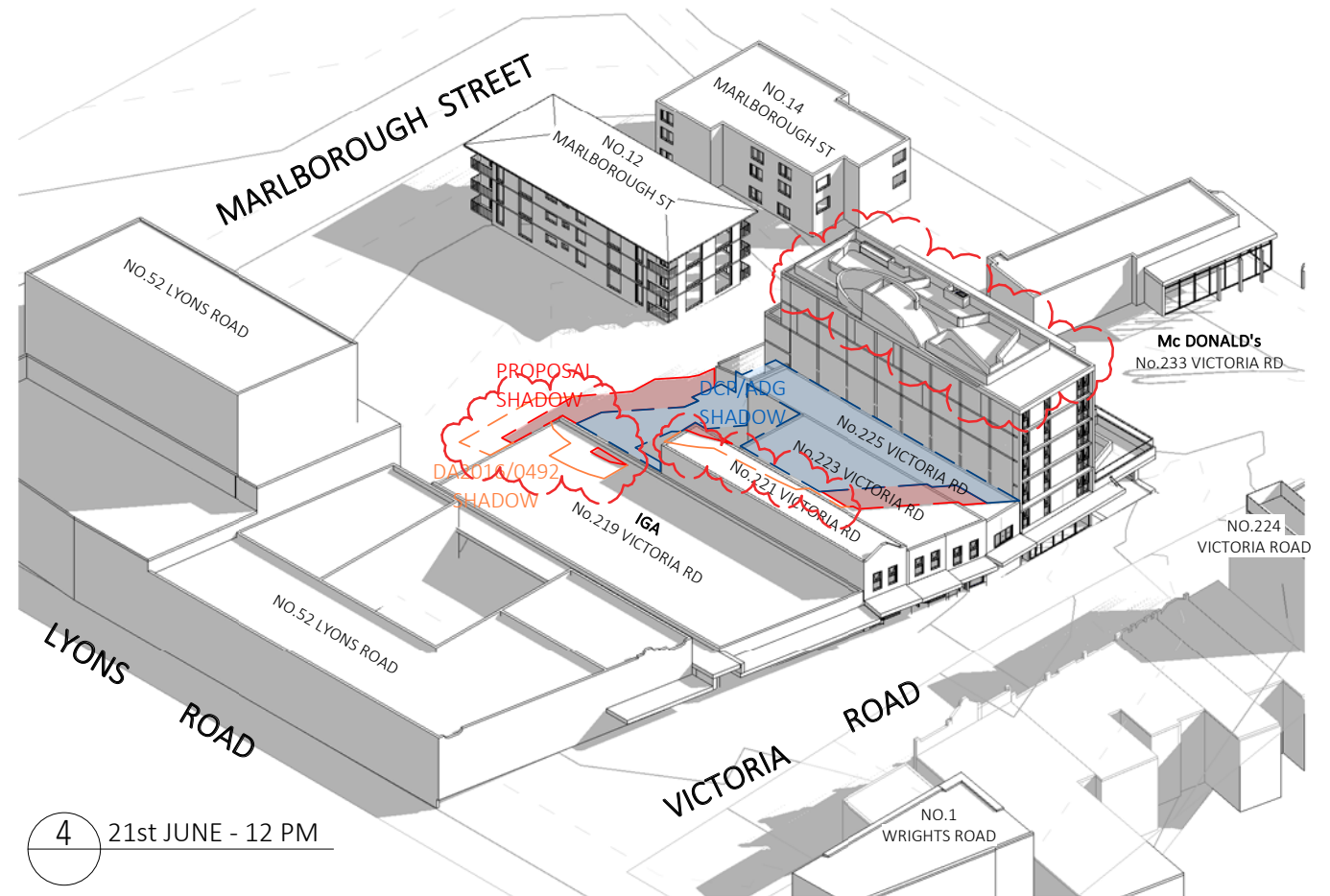
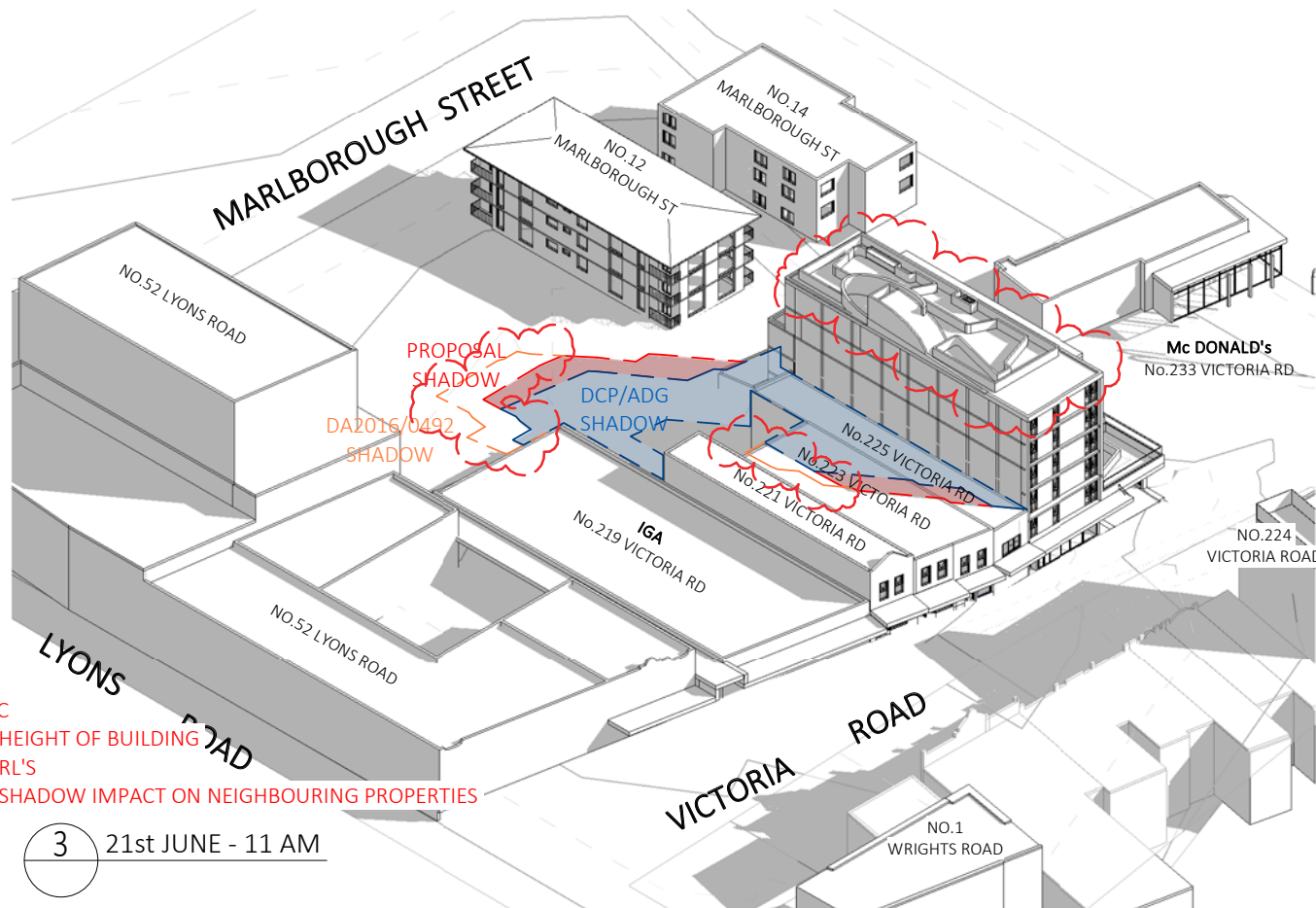
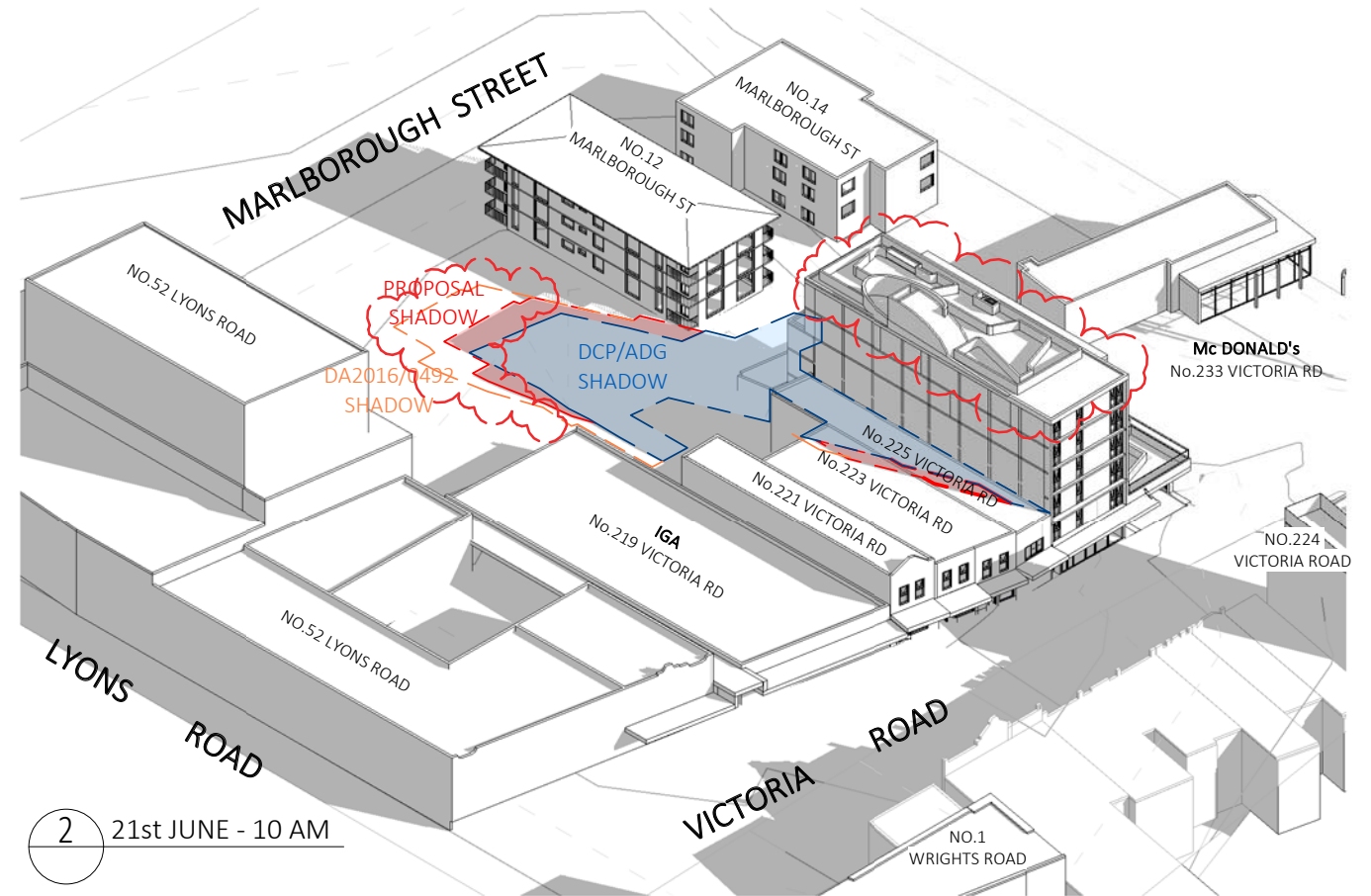
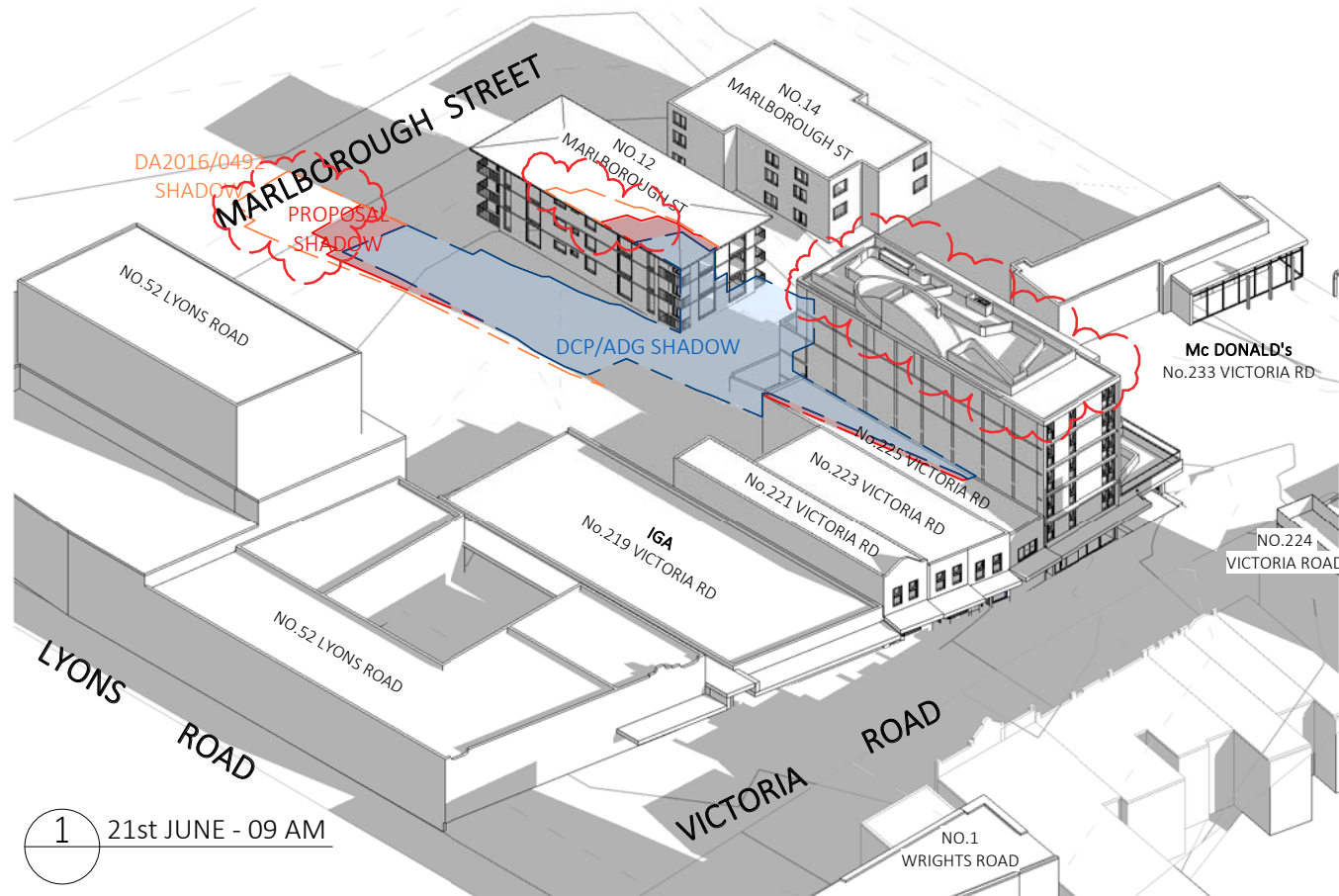
227 - 231 VICTORIA ROAD

CLIENT
J. BARTOLOTTA

DEVELOPMENT APPLICATION

FINISHES SCHEDULE			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-901	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	SC	AC	





REVISION C
 - REVISED HEIGHT OF BUILDING
 - REVISED RL'S
 - REVISED SHADOW IMPACT ON NEIGHBOURING PROPERTIES

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B	AMENDED AS PER COUNCIL RFI	10/04/2016	MC	AC
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
 DRUMMOYNE

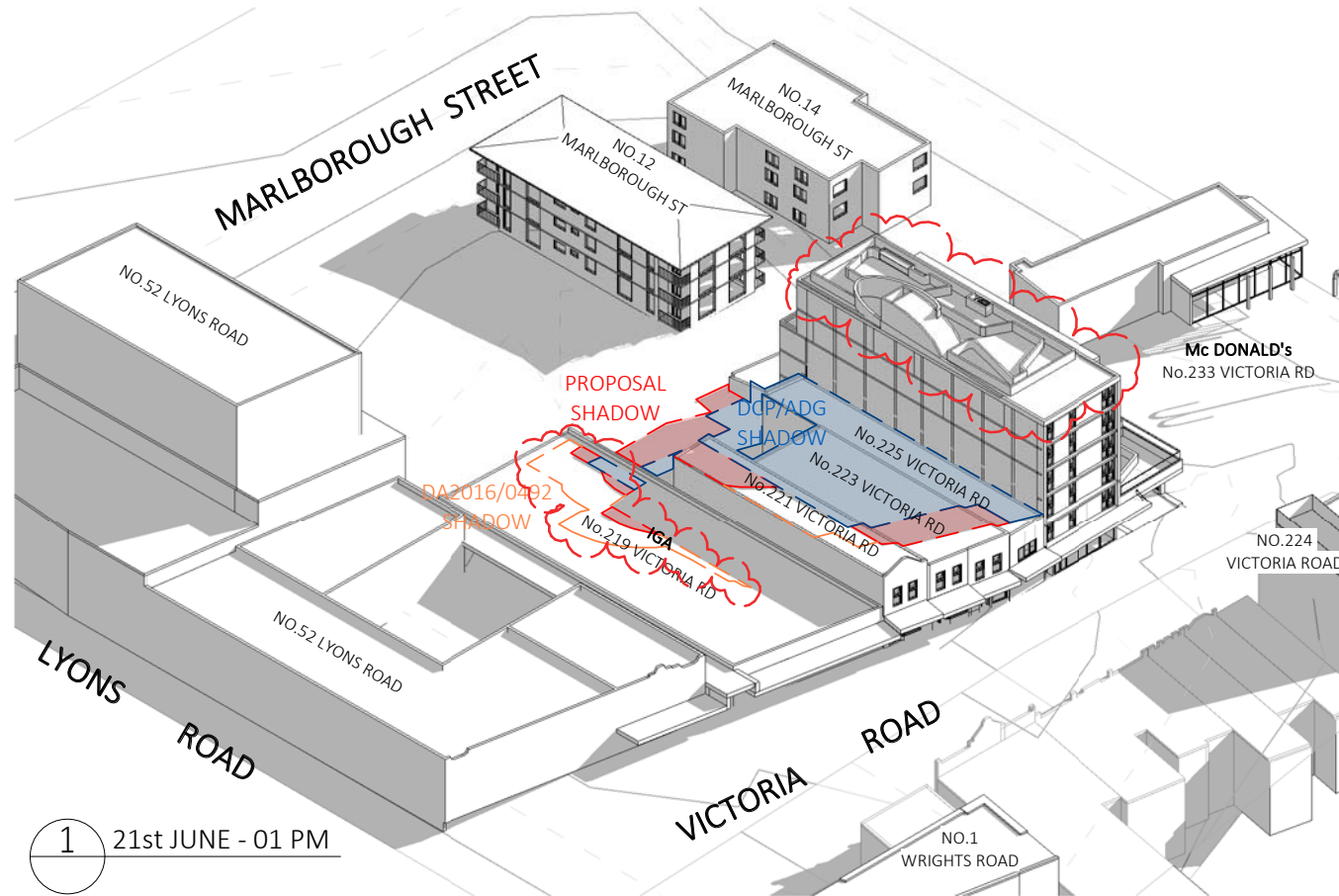
227 - 231 VICTORIA ROAD

CLIENT
 J. BARLOTTA

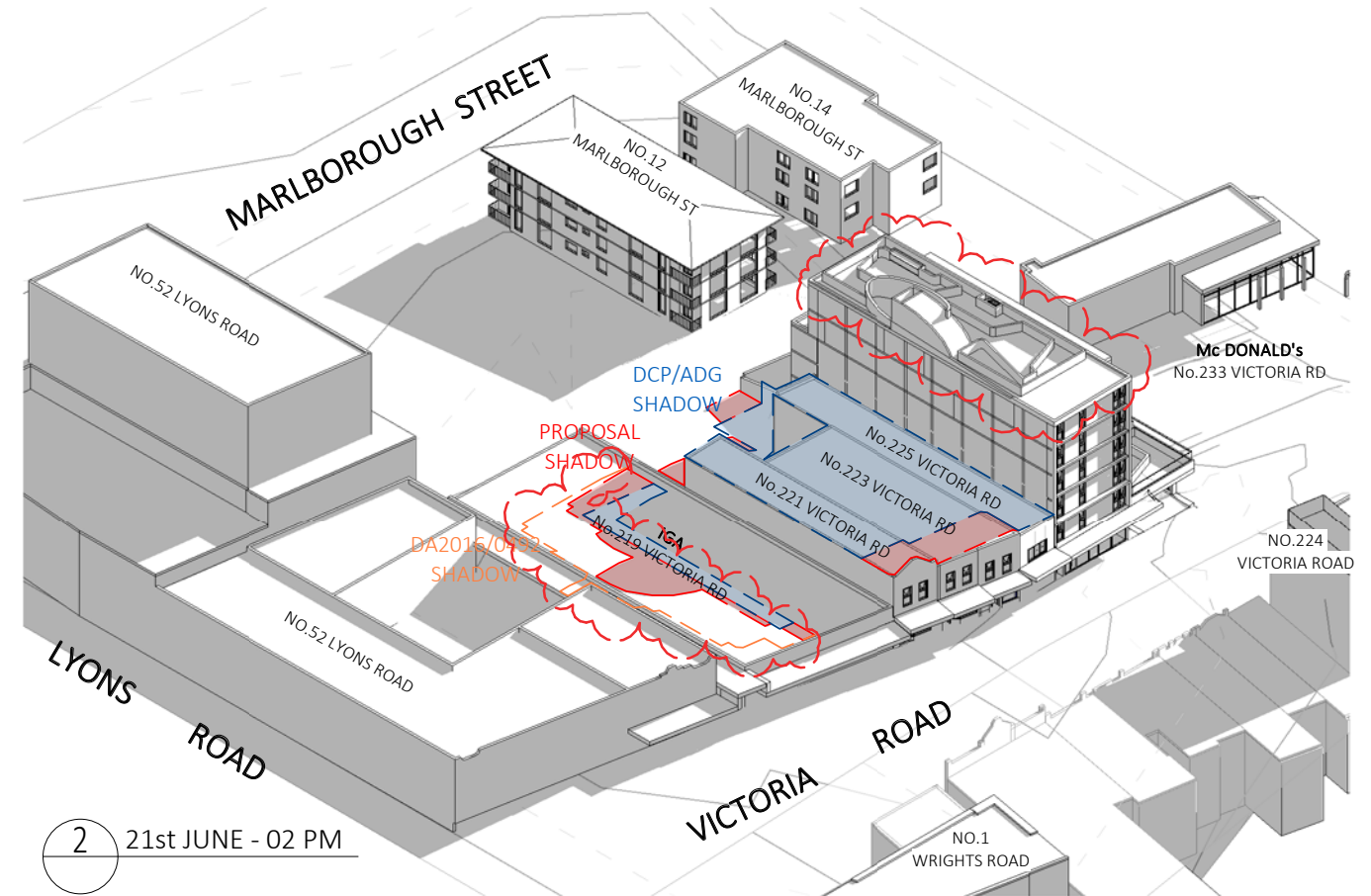
DEVELOPMENT APPLICATION

DRAWING			
SHADOW ANALYSIS - SHEET			
1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-902	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
	MC	AC	

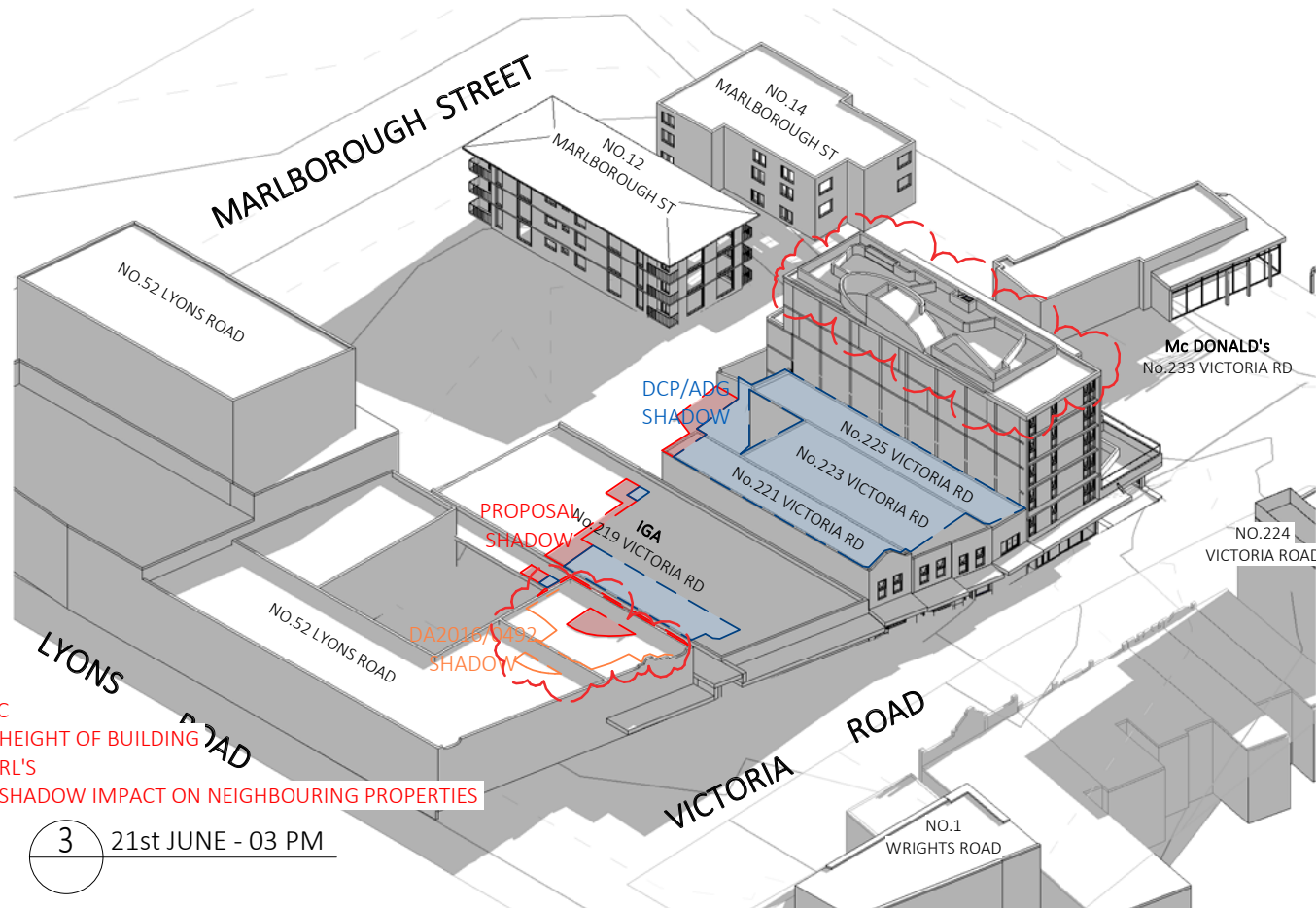




1 21st JUNE - 01 PM



2 21st JUNE - 02 PM



3 21st JUNE - 03 PM

REVISION C
- REVISED HEIGHT OF BUILDING
- REVISED RL'S
- REVISED SHADOW IMPACT ON NEIGHBOURING PROPERTIES

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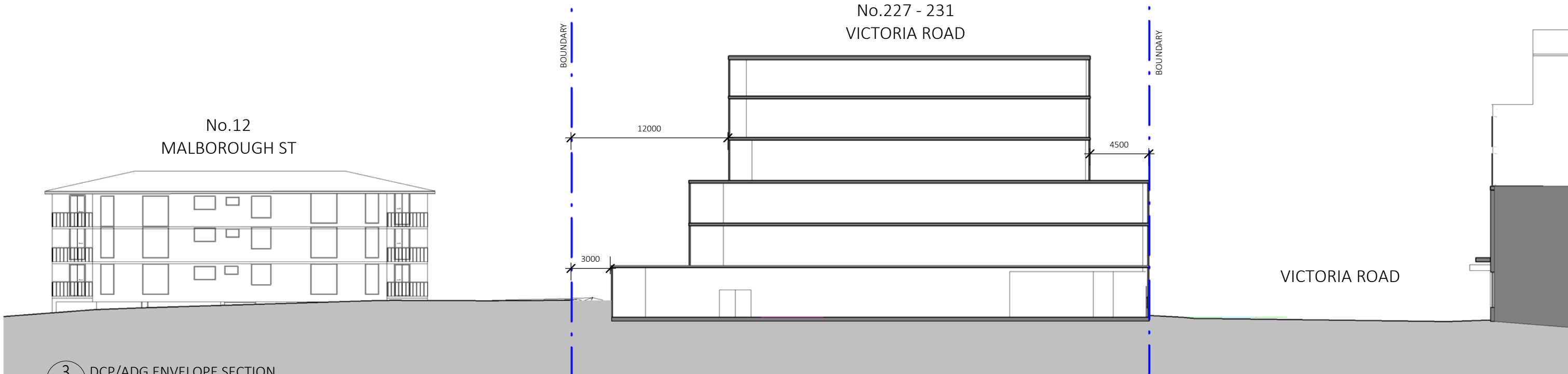
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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

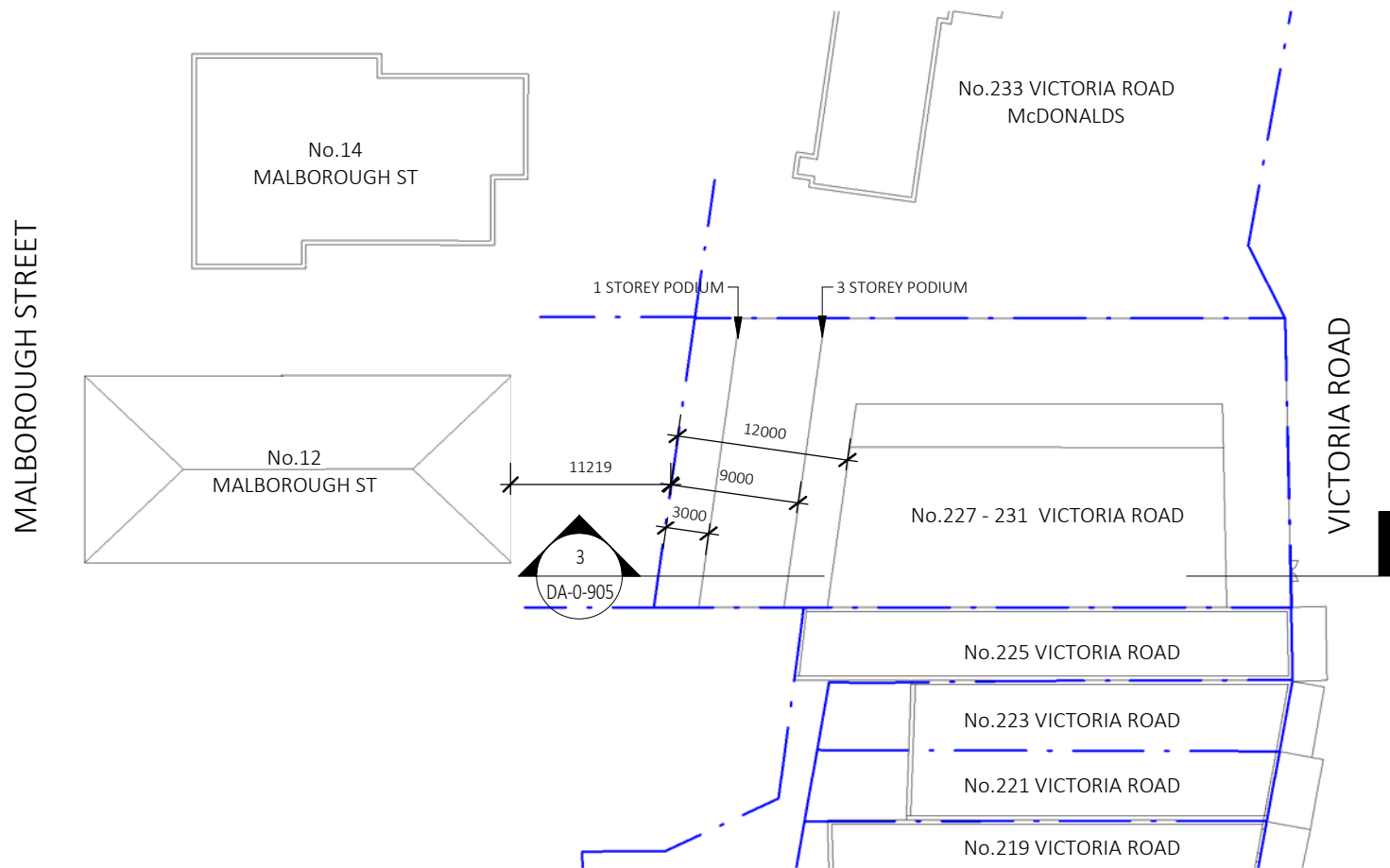
PROJECT
DRUMMOYNE
227 - 231 VICTORIA ROAD
CLIENT
J. BARTOLOTTA
DEVELOPMENT APPLICATION

DRAWING			
SHADOW ANALYSIS - SHEET			
2			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-903	C	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
		MC	AC

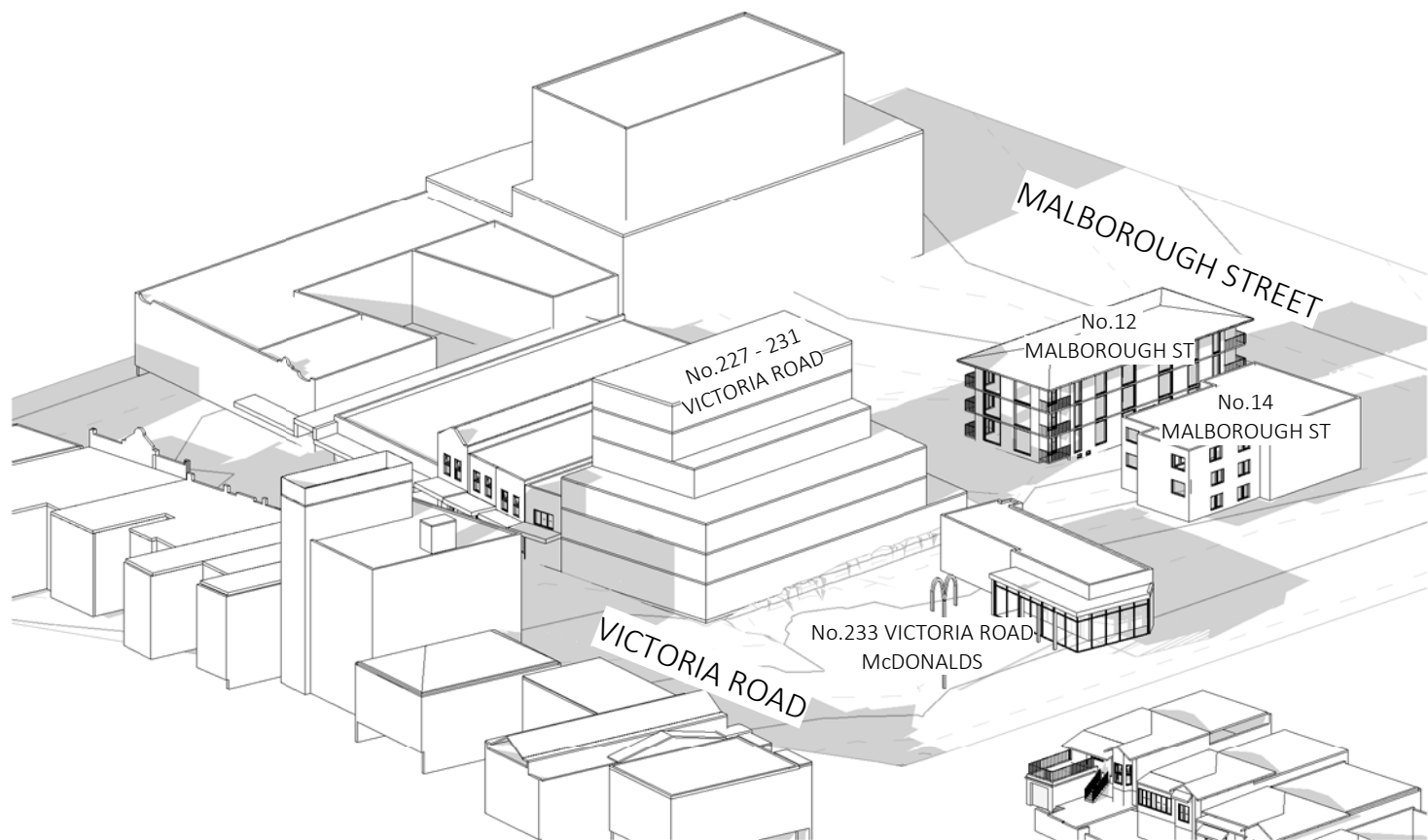




3 DCP/ADG ENVELOPE SECTION
DA-0-104
1 : 300

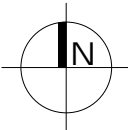


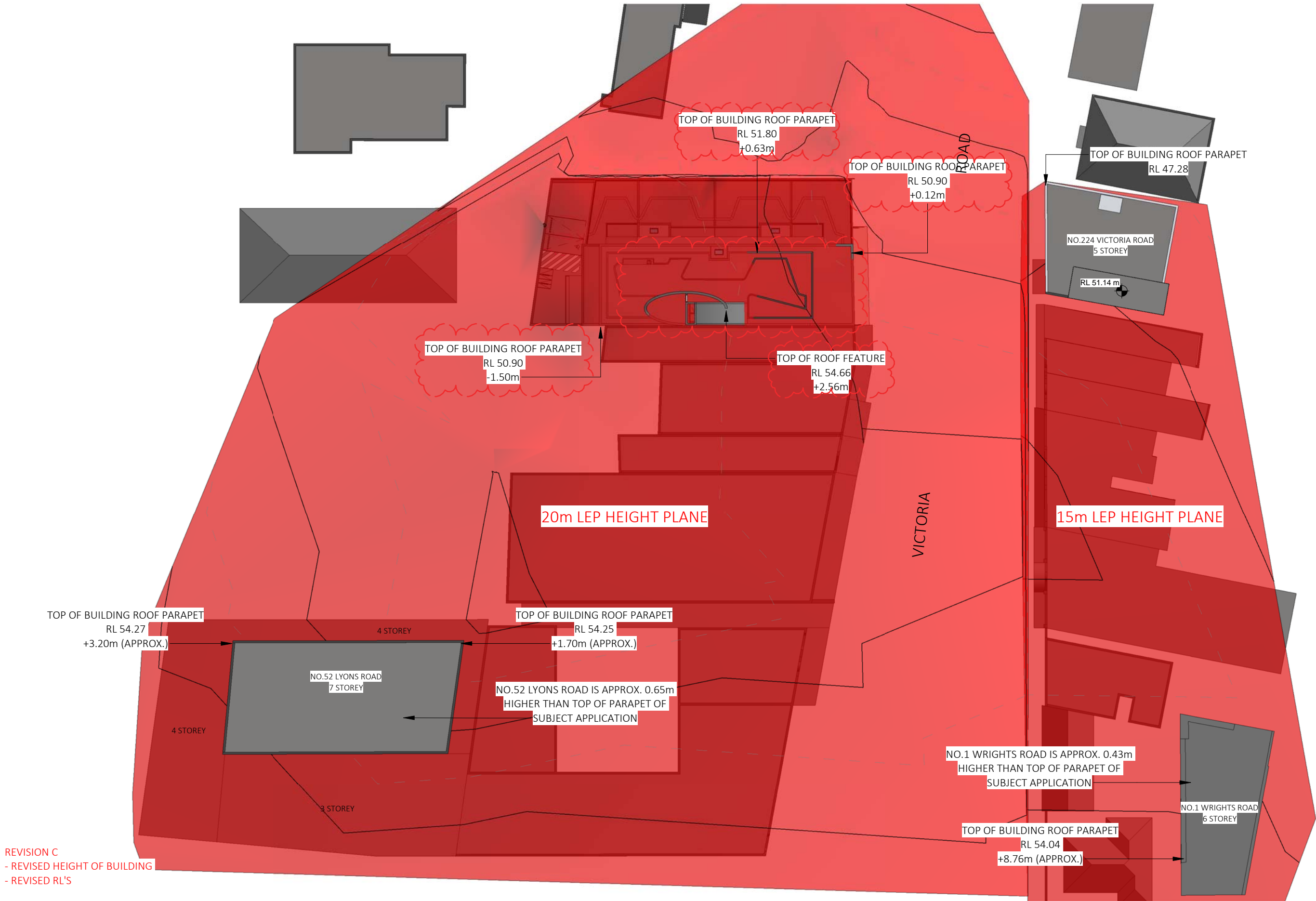
1 DCP/ADG ENVELOPE PLAN - 21st JUNE 9 AM
1 : 500



2 DCP/ADG ENVELOPE - 21st JUNE 9 AM

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





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Registration No: 5364

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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
C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

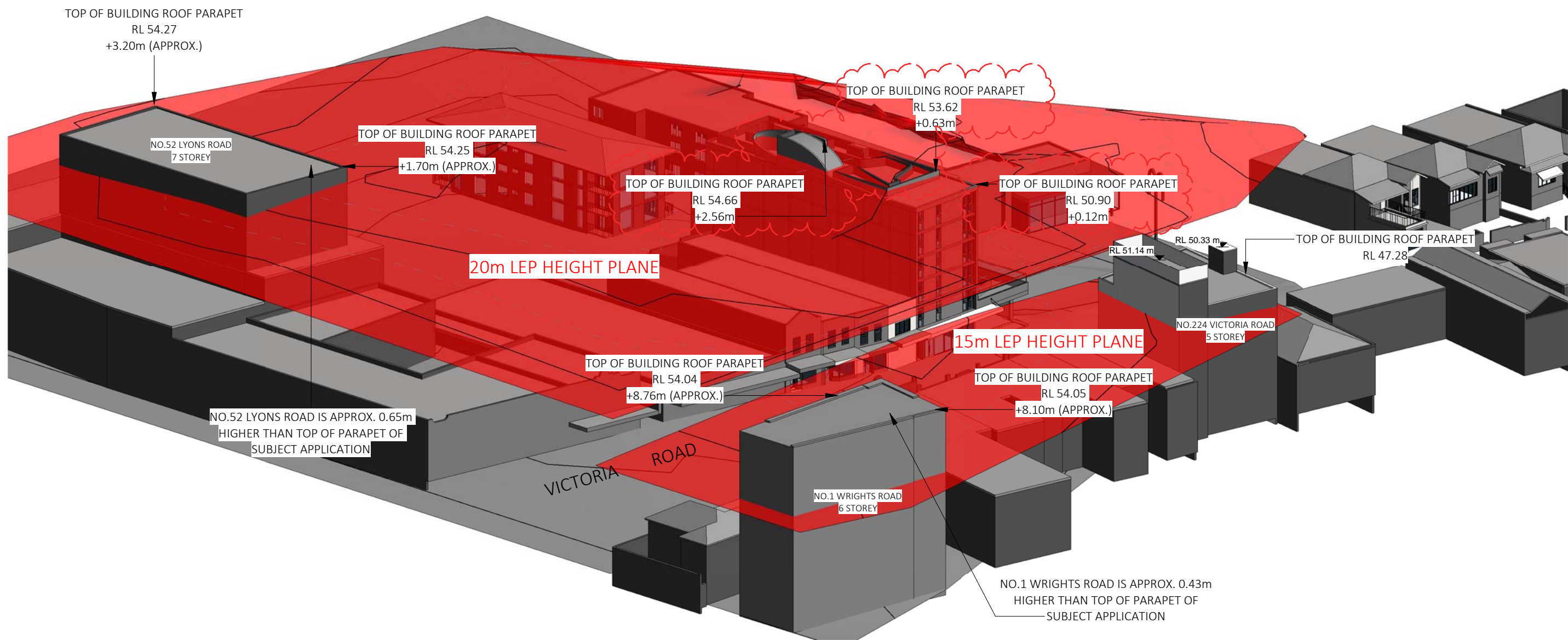
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
HEIGHT PLANE DIAGRAM - TOP OF PARAPET 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-911	C	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
		SC	AC
SCALE 1:500 25m			





REVISION B
- REVISED HEIGHT OF BUILDING
- REVISED RL'S

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B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

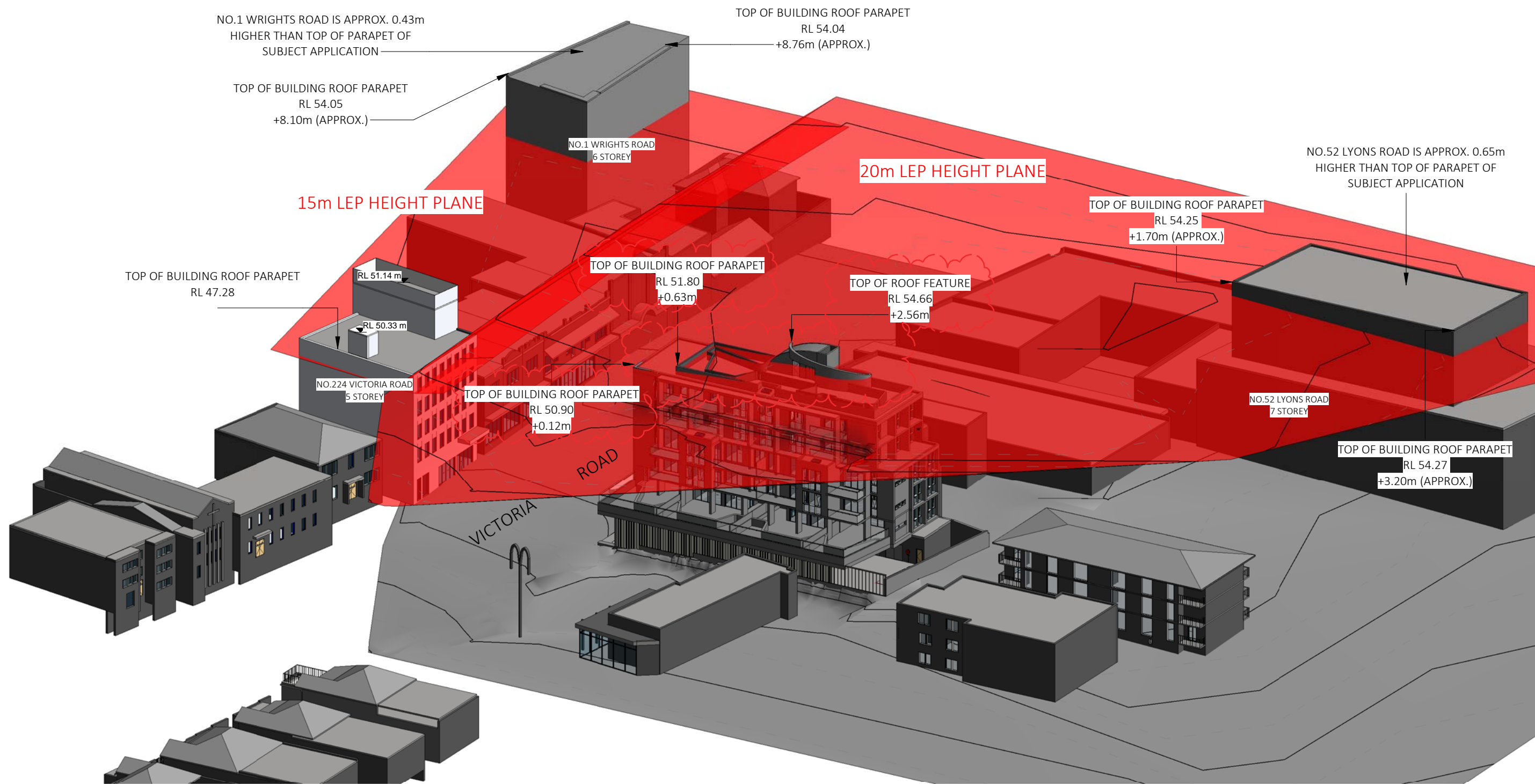
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

DRAWING			
HEIGHT PLANE DIAGRAM - TOP OF PARAPET 2			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-912	B	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
		MC	AC
SCALE 1:500 25m			





REVISION C
- REVISED HEIGHT OF BUILDING
- REVISED RL'S

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B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR

PROJECT
DRUMMOYNE

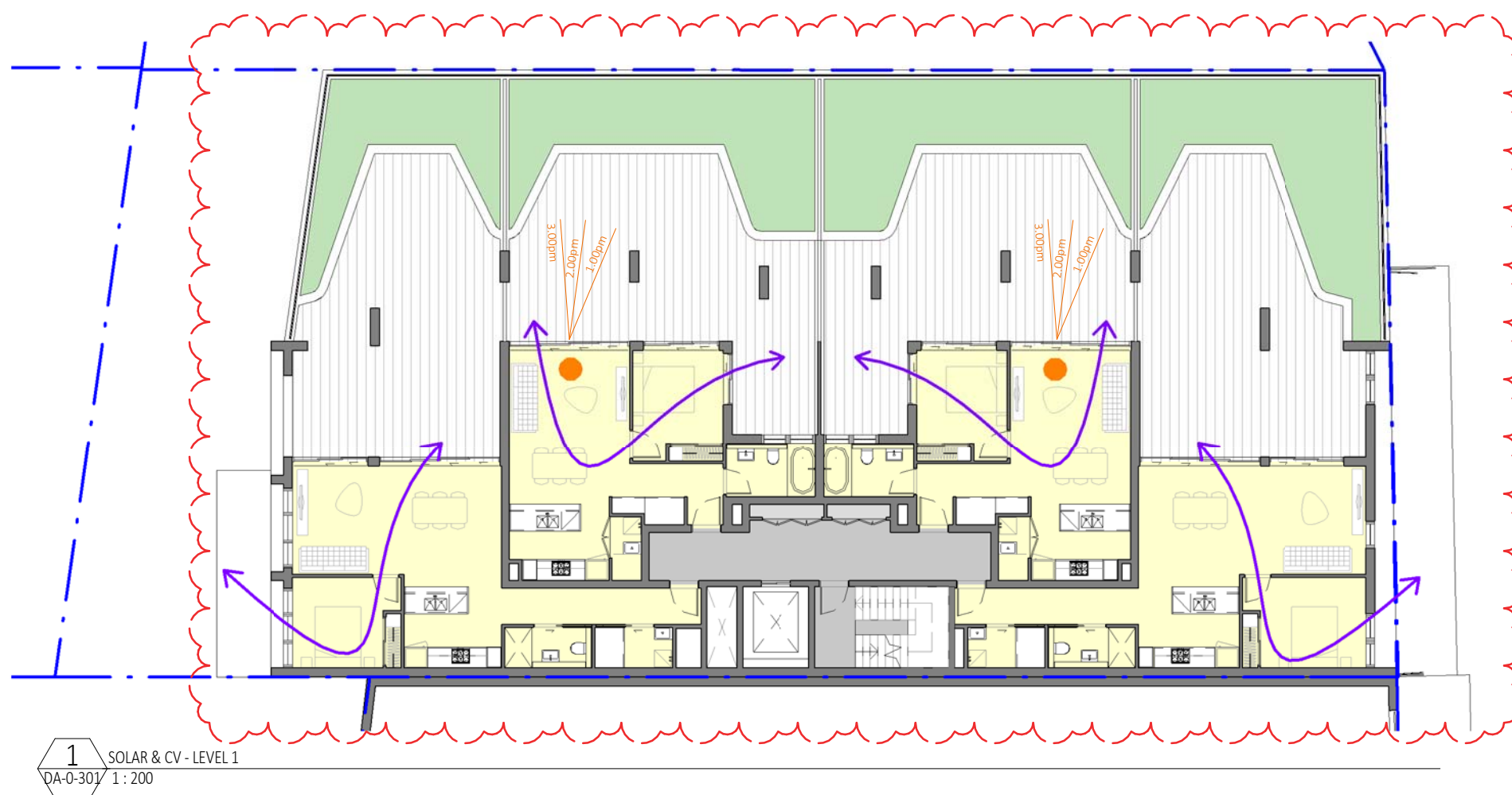
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

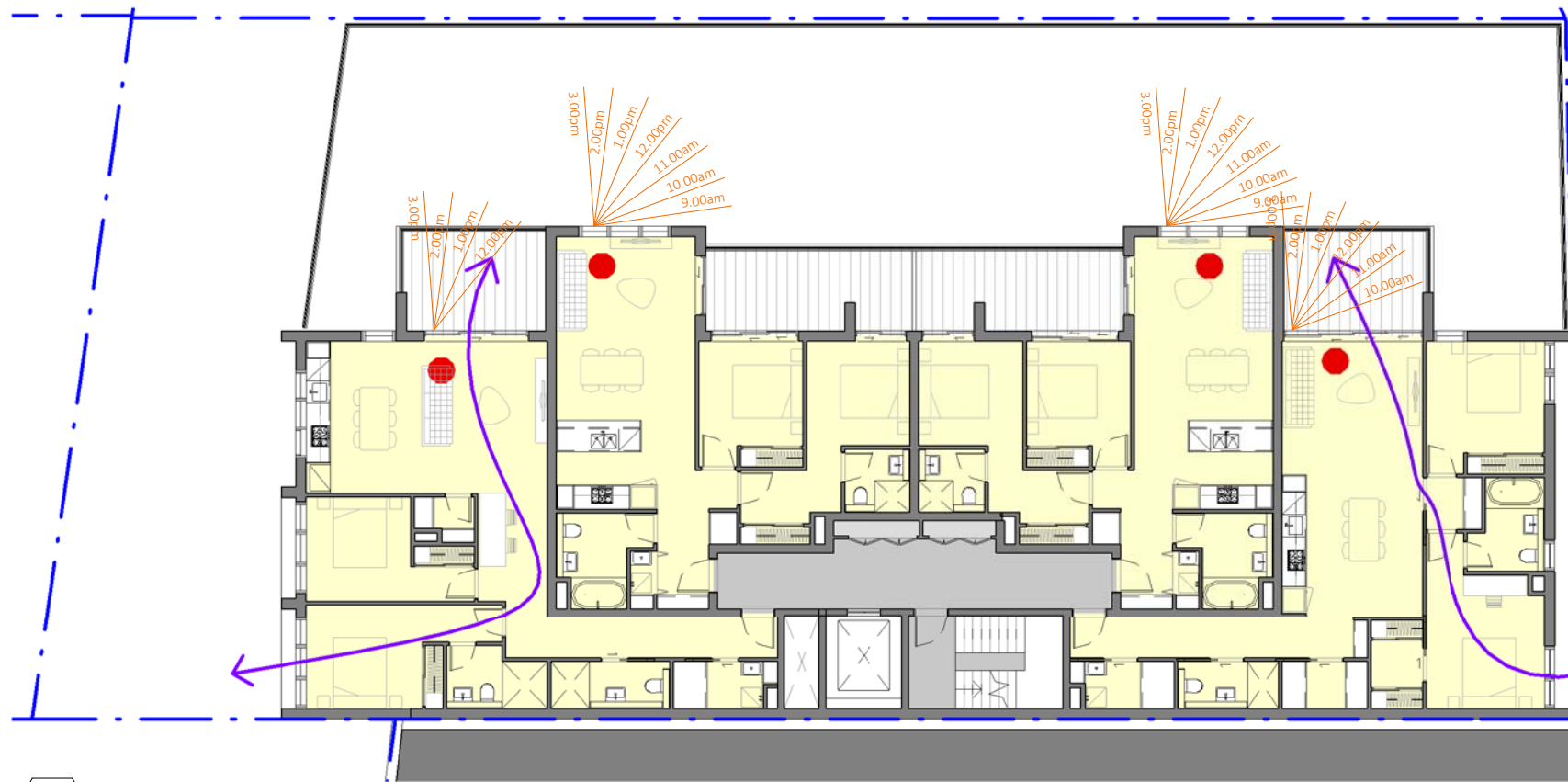
DEVELOPMENT APPLICATION

DRAWING			
HEIGHT PLANE DIAGRAM - TOP OF PARAPET 3			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-913	B	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
		MC	AC
SCALE 1:500 25m			



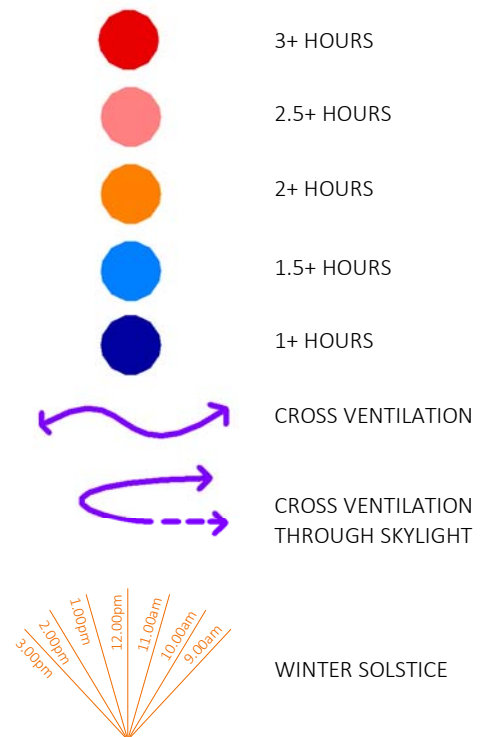


1 SOLAR & CV - LEVEL 1
DA-0-301 1:200



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

LEGEND



REVISION C
- REVISED LEVEL 1

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PROJECT
DRUMMOYNE

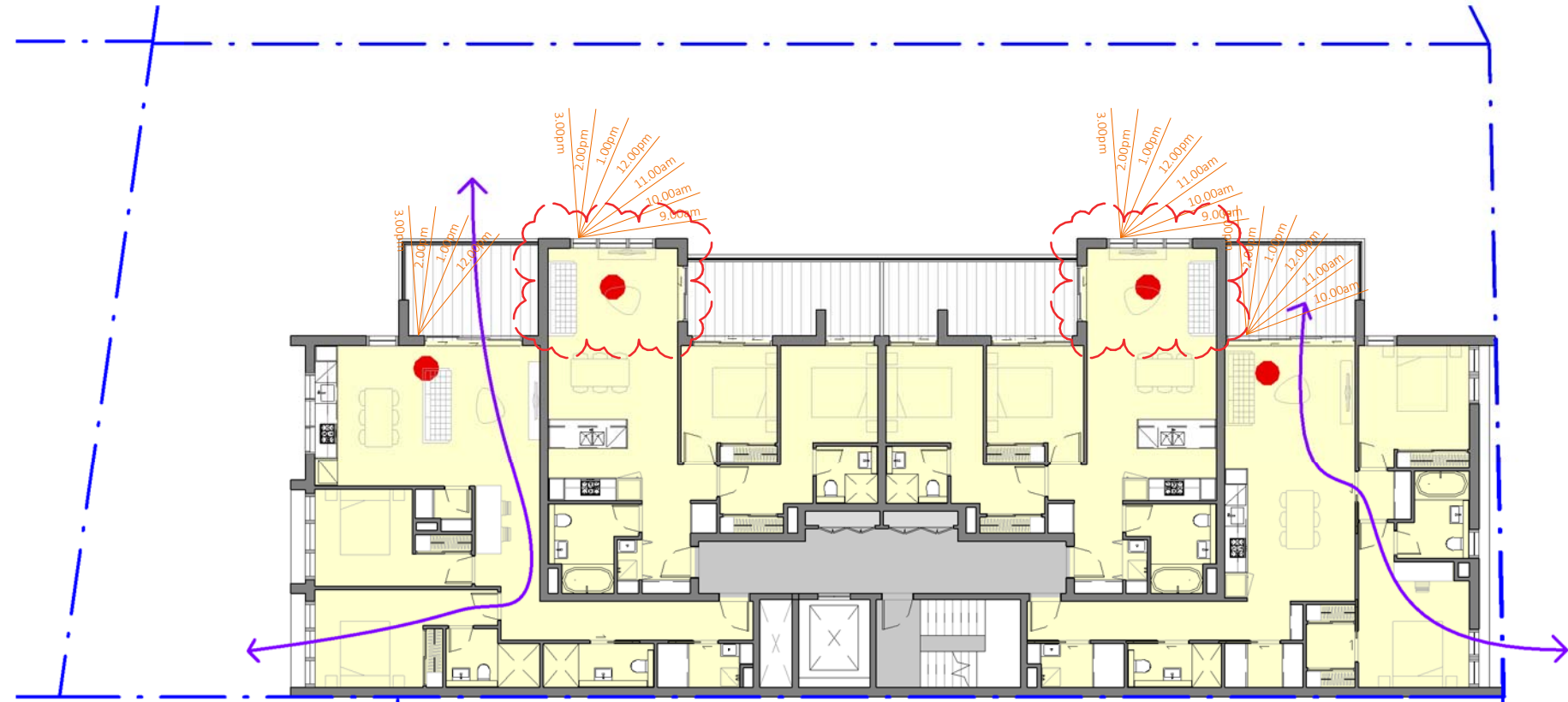
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

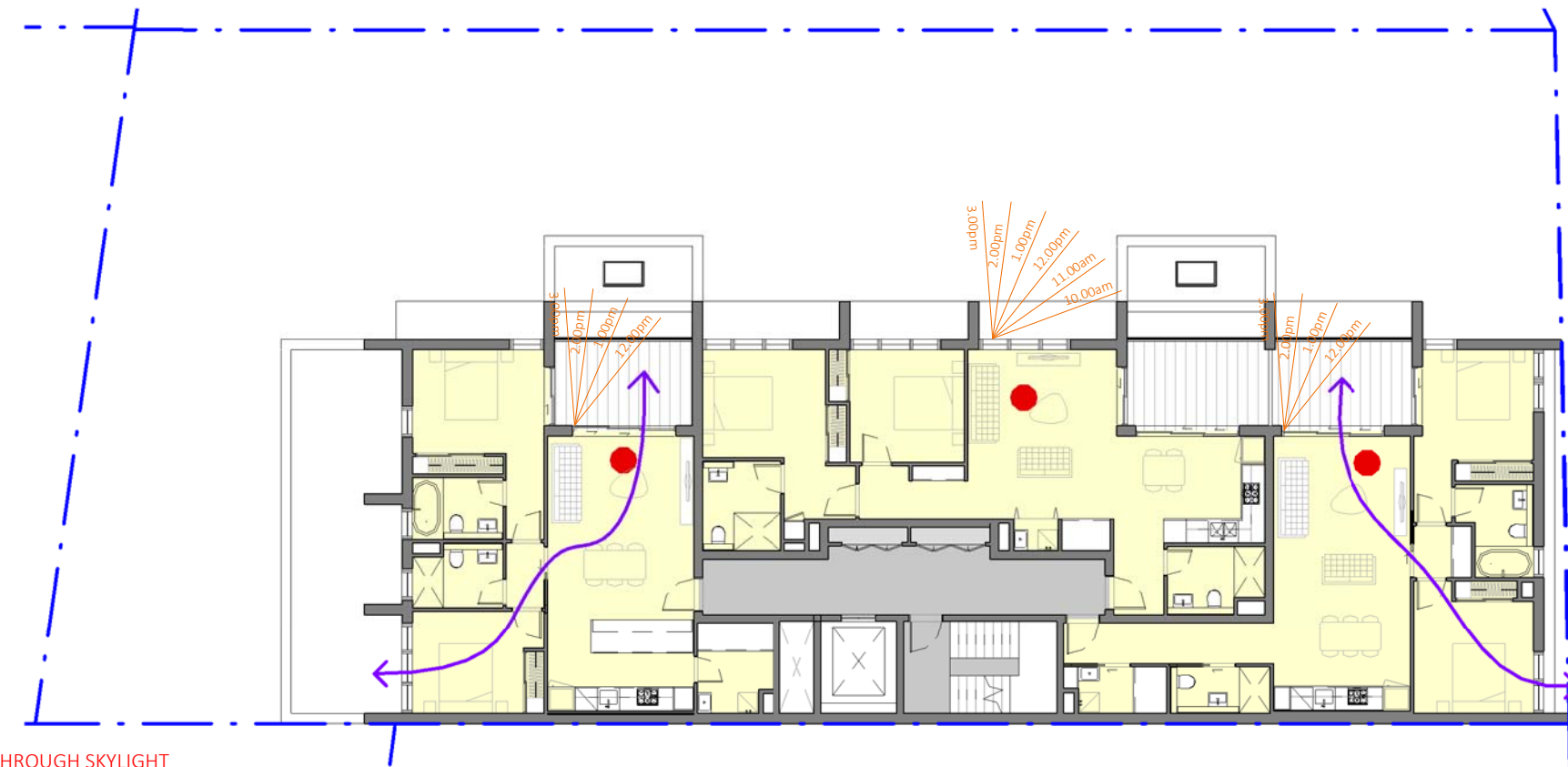
DEVELOPMENT APPLICATION

DRAWING			
SOLAR & CV - SHEET 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-921	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
As indicated	NT	AC	





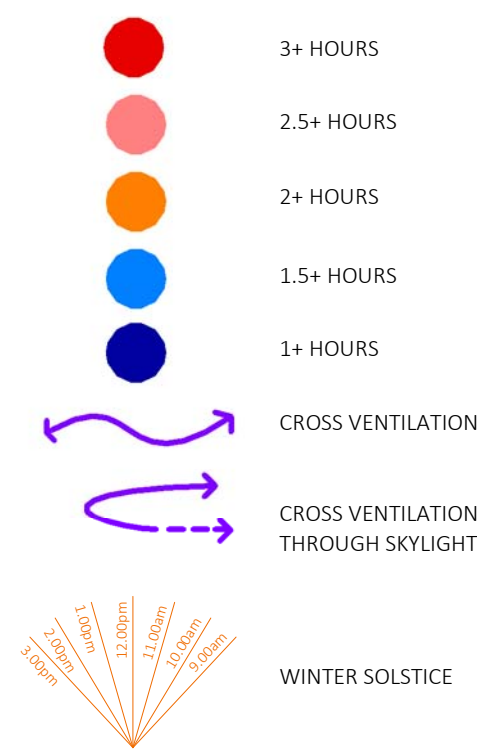
1 SOLAR & CV - LEVEL 3
DA-0-301 1 : 200



REVISION C
- REVISED CROSS VENTILATION THROUGH SKYLIGHT

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

LEGEND

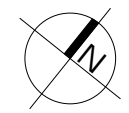


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C	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

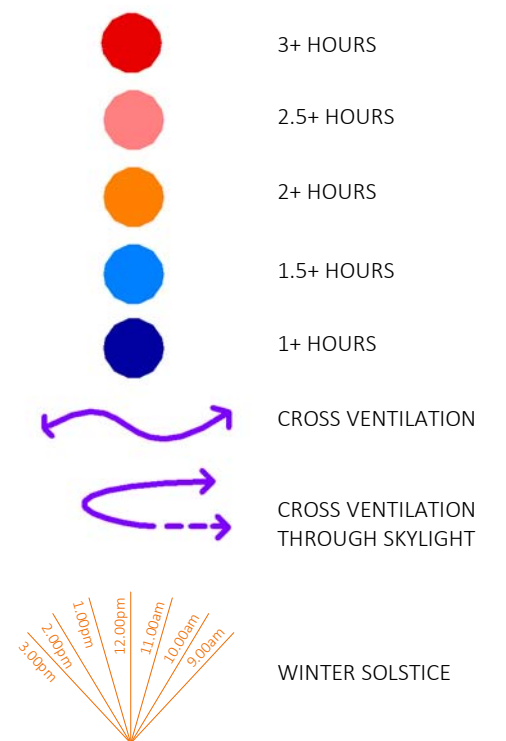
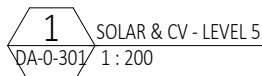
227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

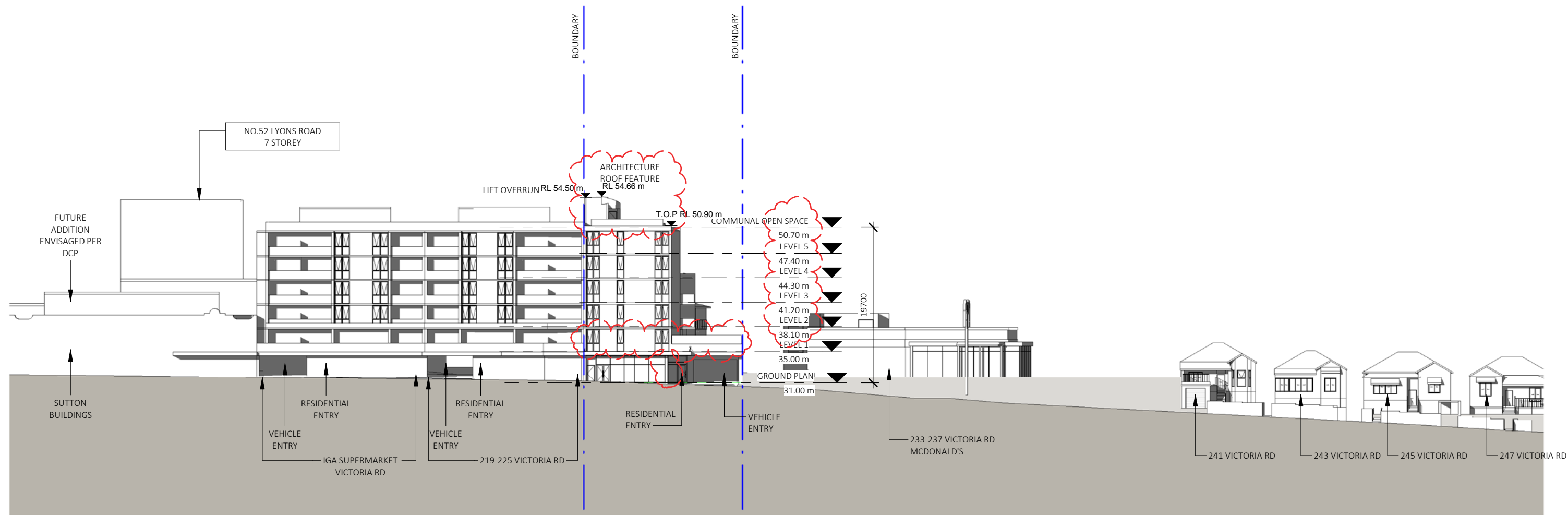
DRAWING			
SOLAR & CV - SHEET 2			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-922	C	27/06/2016
SCALE @ A3	DRAWN	AUTHORISED	
As indicated	NT	AC	



[illegible]

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





1
VICTORIA ROAD SOUTH WESTERN SIDE
ELEVATION
DA-0-2031 :
500

REVISION B
- REVISED HEIGHT OF BUILDING
- REVISED LEVEL 1
- REVISED RL'S

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PROJECT
DRUMMOYNE

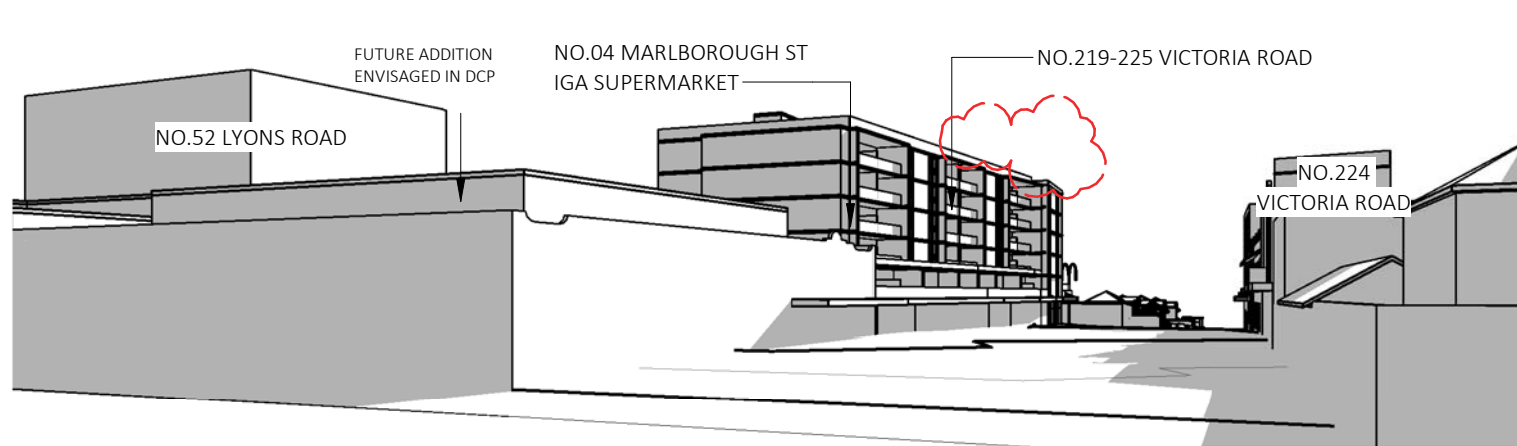
227 - 231 VICTORIA ROAD

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J. BARLOTTA

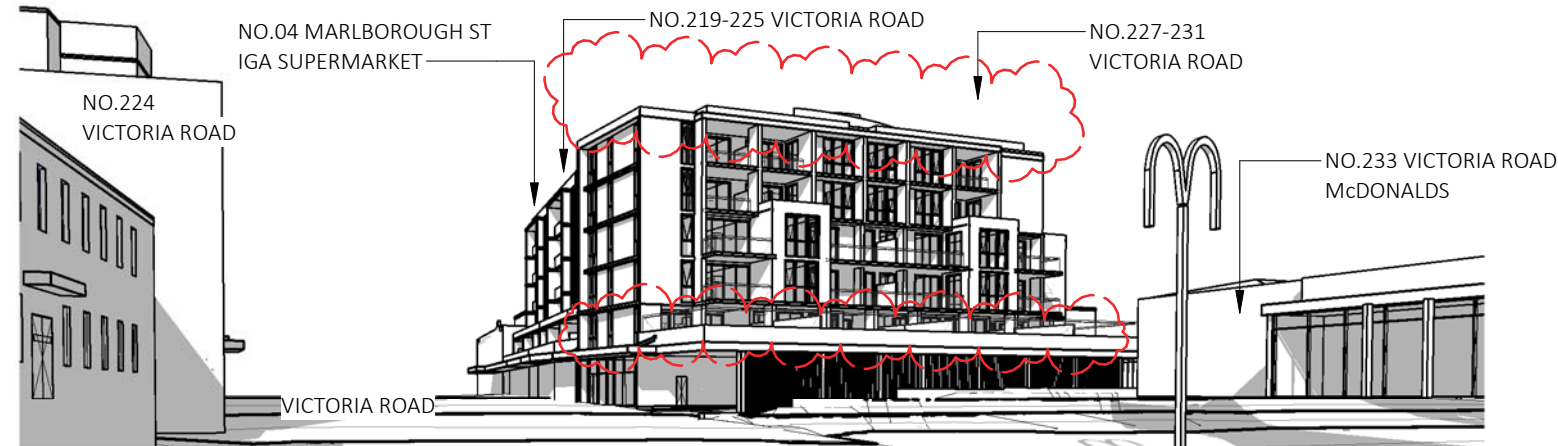
DEVELOPMENT APPLICATION

DRAWING			
FUTURE BUILT FORM			
ANALYSIS - VICTORIA ROAD 1			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-933	B	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
1 : 500		MC	AC
SCALE 1:500 25m			

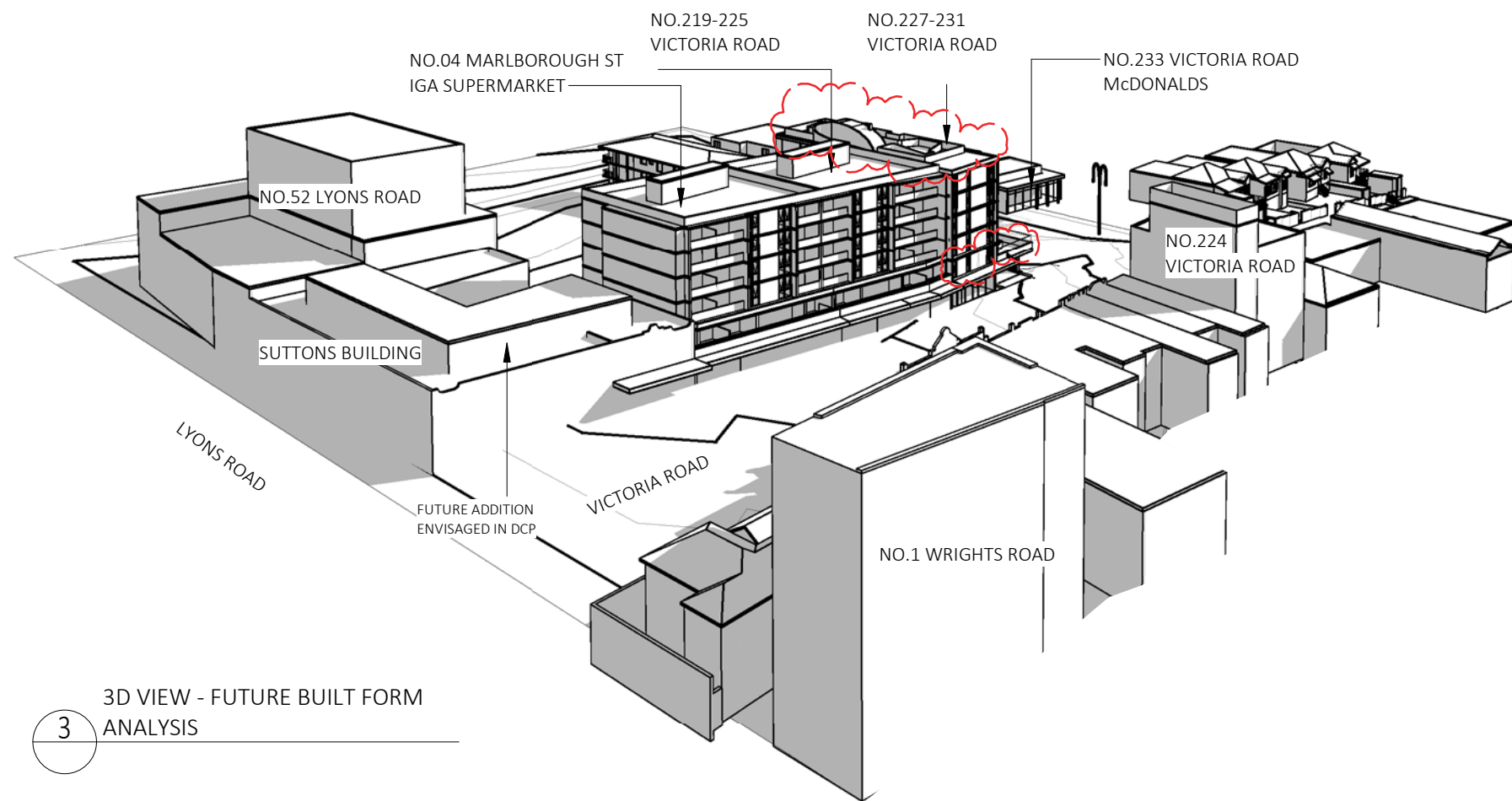




1 VICTORIA ROAD VIEW TO NORTH



2 VICTORIA ROAD VIEW TO SOUTH



3 3D VIEW - FUTURE BUILT FORM ANALYSIS

REVISION B
 - REVISED HEIGHT OF BUILDING
 - REVISED LEVEL 1
 - REVISED RL'S

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PROJECT
DRUMMOYNE

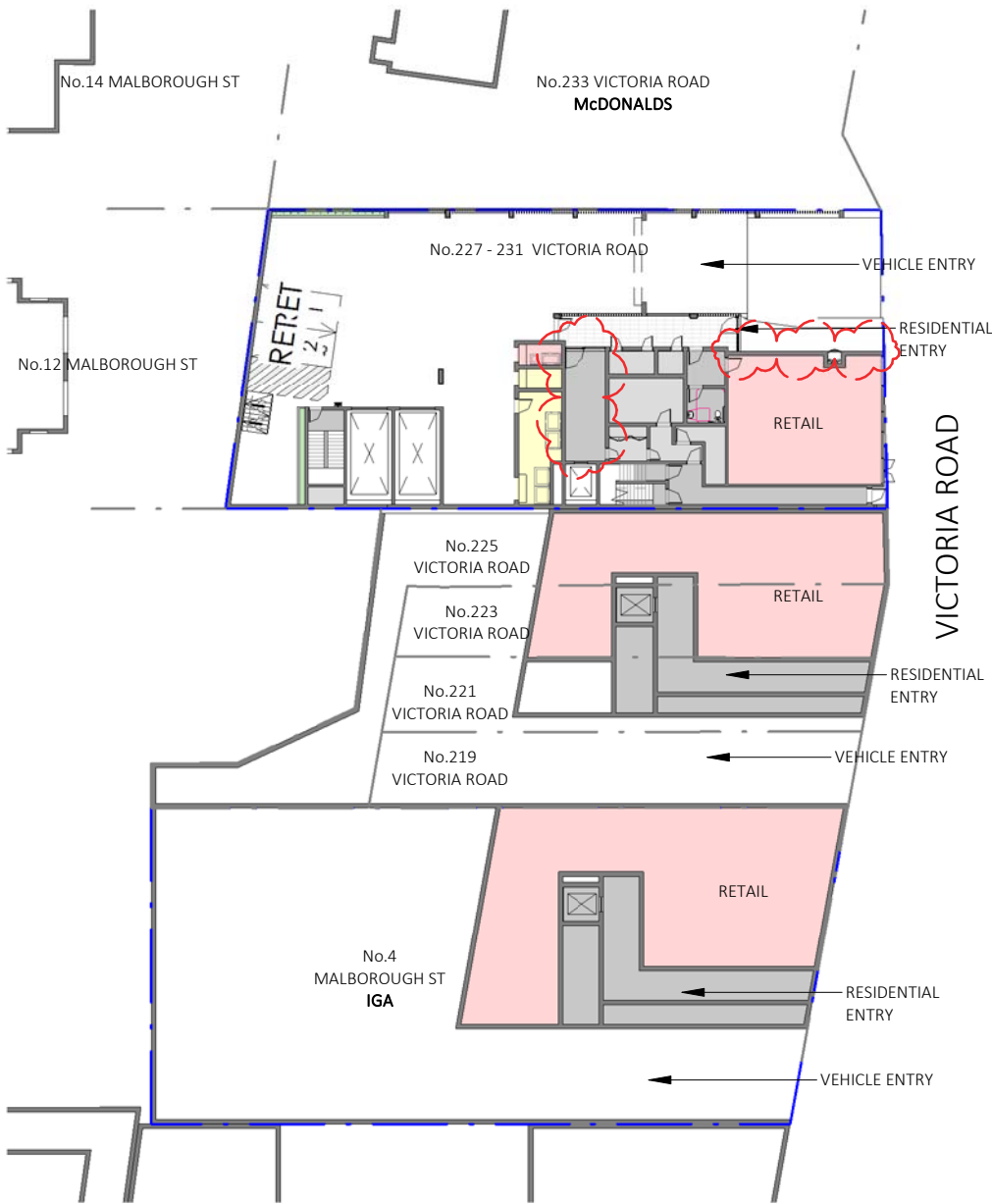
227 - 231 VICTORIA ROAD

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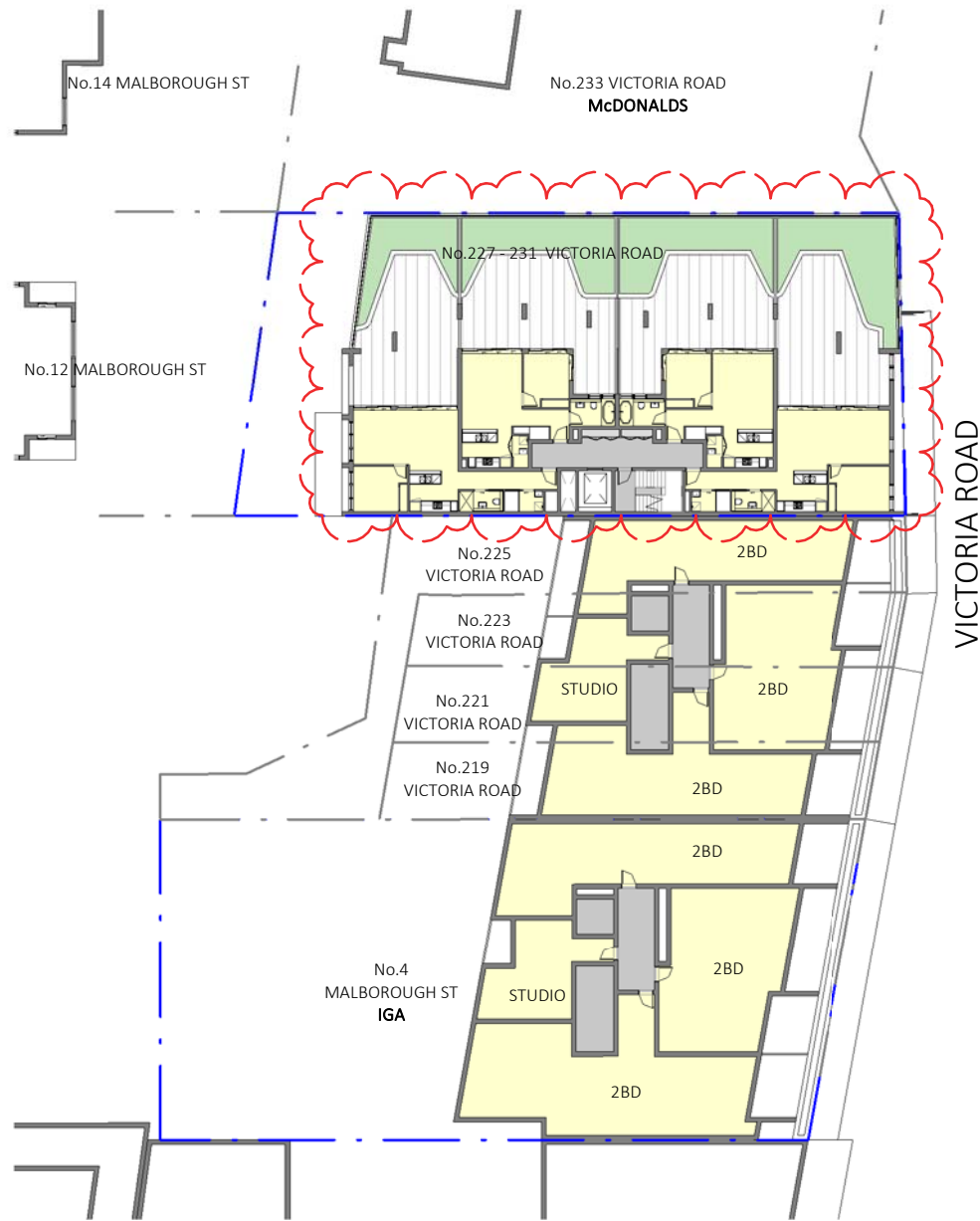
DEVELOPMENT APPLICATION

DRAWING			
FUTURE BUILT FORM ANALYSIS - VICTORIA ROAD 2			
PROJECT NO.	DRAWING NO.	REVISION	DATE
15-030	DA-0-934	B	27/06/2016
SCALE @ A3		DRAWN	AUTHORISED
		MC	AC

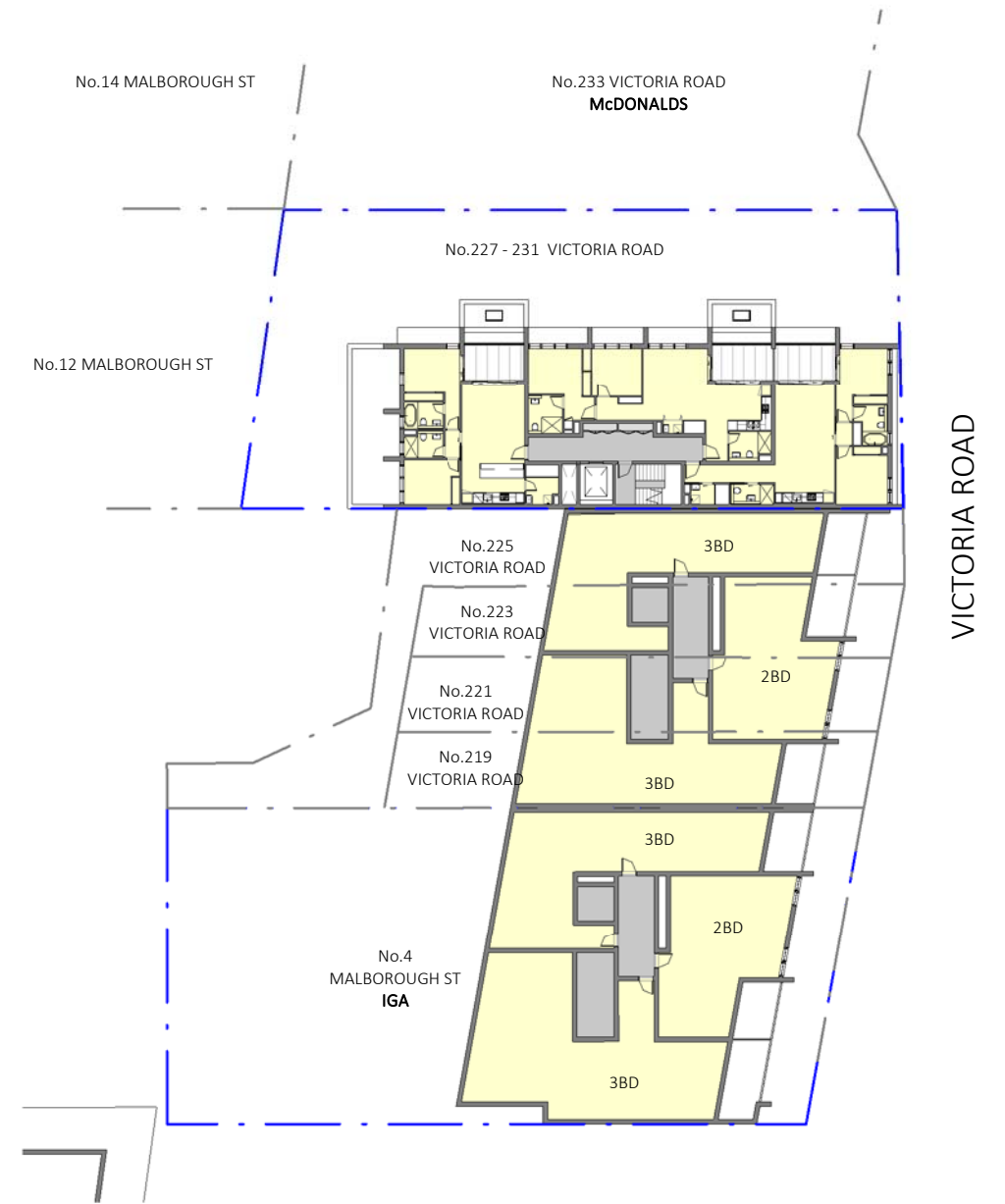




1 GROUND PLAN
DA-0-3011 :
500



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



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

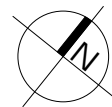
REVISION B
- REVISED LEVEL 1

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B	ISSUE FOR PLANNING PANEL	23/11/2017	MC	KR



PROJECT
DRUMMOYNE

227 - 231 VICTORIA ROAD

CLIENT
J. BARLOTTA

DEVELOPMENT APPLICATION

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



Project No: 15-030
Date: Apr-16

Site area (m²): 747.7 m²

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							
Total	190	1606	1	2	0	9	6
Unit Mix				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	70%		60%	
Level 1		3/4		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
Total	15/17 (88.23%)		10/17 (58.82%)	

Project No: 15-030
Date: Apr-16

Site area (m²): 960.0 m²

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							
Total	236	1684	1	2	0	9	6
Unit Mix				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	70%		60%	
Level 1		3/4		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
Total	15/17 (88.23%)		10/17 (58.82%)	

REV	DESCRIPTION	DATE	ISSUED	CHECKED
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