

PROJECT INFORMATION

71-75 Victoria Road, Drummoyne	
Site Area	1,340 m²
Height Control	20 m (6 Storeys)
Allowable FSR	2.5:1 (3,350 sqm GFA)
Proposed FSR	2.45:1 (GFA = 3,294.1 sqm)
Zoning	B4 - Shop Top Housing
Setbacks	N/A

UNIT MIX

Level	Studio	1 Bed	2 Bed	3 Bed	Total
GF	0	0	0	0	0
LEVEL 1	0	4	1	2	7
LEVEL 2	0	2	2	2	6
LEVEL 3	0	2	2	2	6
LEVEL 4	0	2	2	2	6
LEVEL 5	0	2	2	2	6
TOTAL	0	12	9	10	31
	0%	39%	29%	32%	100%

CAR PARKING REQUIREMENTS

	Max. Rate (per unit)	No. of Units / Area	Required	Proposed
Residential				
Studio	0.6	0	0	0
1 Bed	0.6	12	7.2	8
2 Bed	0.9	9	8.1	8
3 Bed	1.4	10	14	15
		total residential	29.3	31
Visitor	1 per 5 dwellings	31	6.2	6
Retail	1 per 40 sqm	417	10.4	10
		TOTAL	46	47

OTHER PARKING REQUIREMENTS

Car wash bay	N/A		0	0
Bycicle	(Residential) 1 per dwelling	31	31	31
	(Retail) 1 per 300 sqm	417	1.4	2

RETAIL m²

RETAIL	m²
1	356
2	61
TOTAL	417

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Solar Access	70% of total number of apartments	21.7	23
			74%
Cross Ventilation	60% of total number of apartments	18.6	20
			65%
Communal Open Space	25% of the site area	335	337
Livable Housing	ADG Req. Min. 20% of all dwellings in residential flat buildings	6.2	6
Adaptable Housing	15% of total number of aparments	4.7	5

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

LIST OF AMENDMENTS (Rev B):

- Fire stair 2 and lift relocated
- Boom gate added to separate retail parking to residential and visitor parking
- Ramp from ground to basement level 1 widened to two-way ramp
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- Allowance for chamber substation
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- Updated compliance diagrams

LIST OF AMENDMENTS (Rev C):

- Updated schedules
- Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
- Updated residential waste room
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LIST OF AMENDMENTS (Rev D):

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D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
B	22.07.12	SOFAC ISSUE
A	21.02.16	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

CLIENT:
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ARCHITECT:

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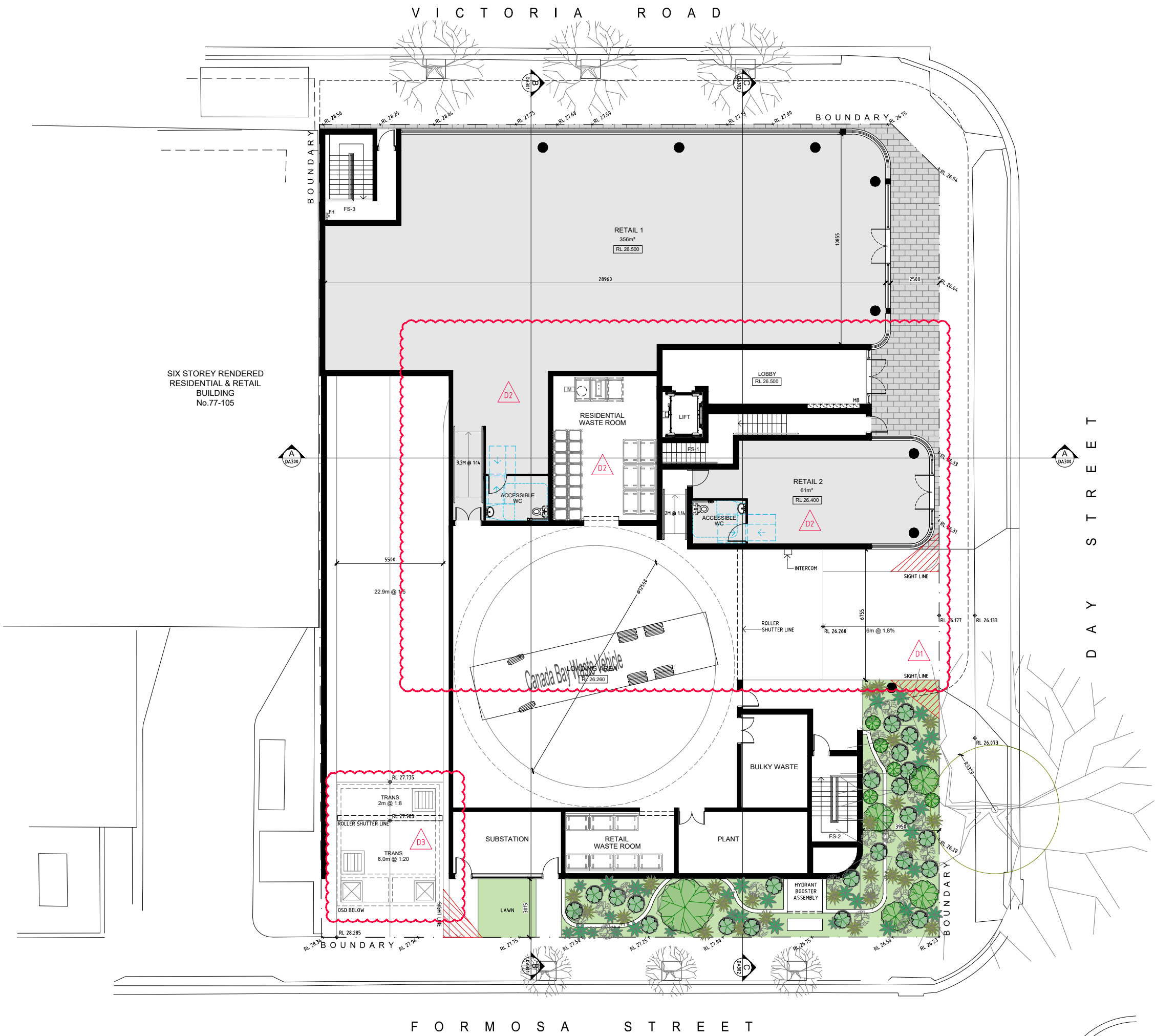
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Abdon Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:

PROJECT SUMMARY

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA001	D



SIX STOREY RENDERED
RESIDENTIAL & RETAIL
BUILDING
No.77-105

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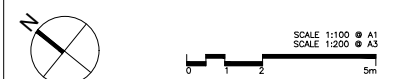
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PROPOSED SHOP TOP HOUSING DEVELOPMENT
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DRUMMOYNE

July 2020
DRAWING TITLE:

GROUND FLOOR PLAN

DRAWN BY:	CHECKED BY:	
SCALE: 1:100@A1 / 1:200@A3	DRAWING NO: DA102	ISSUE: D
PROJECT NO: 2018		



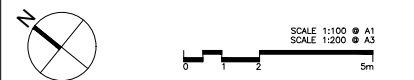
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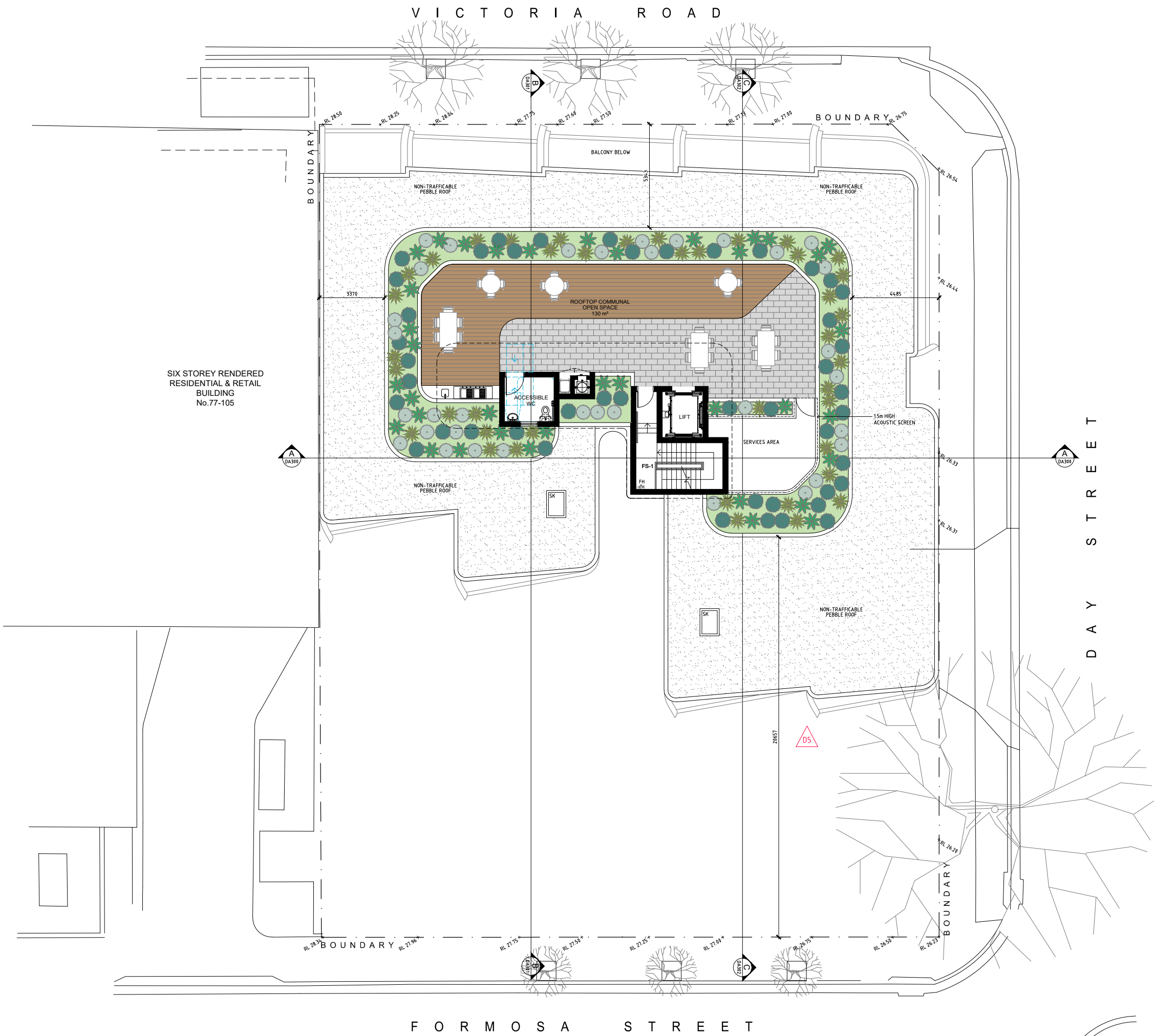
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PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:
LEVEL 5 PLAN

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA106	D



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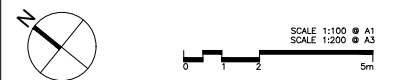
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PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:

ROOF TERRACE

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA107	D



1 NORTH ELEVATION (VICTORIA ROAD)
SCALE 1:100@A1 / 1:200@A3



2 EAST ELEVATION (DAY STREET)
SCALE 1:100@A1 / 1:200@A3

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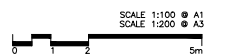
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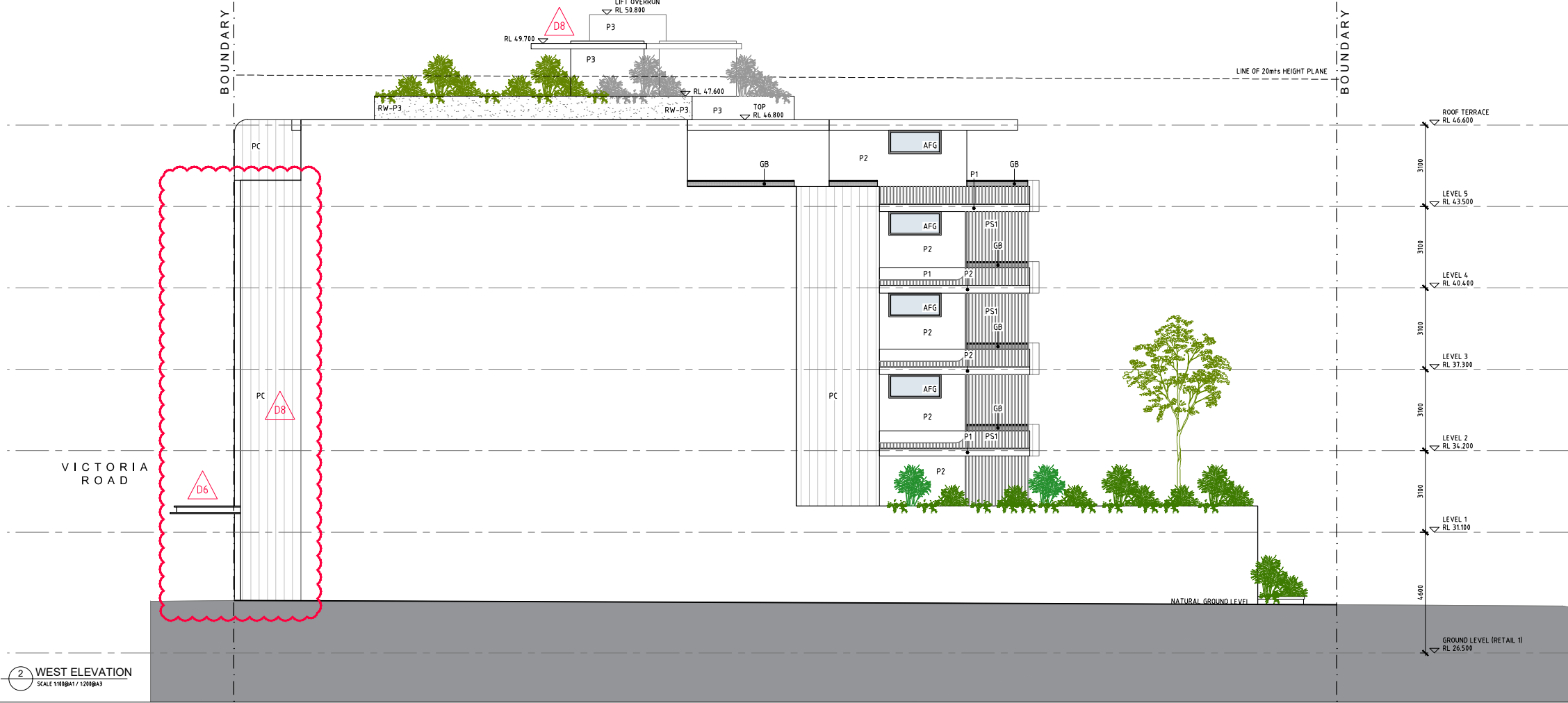
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July 2020
DRAWING TITLE:
ELEVATIONS - 01

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA200	D



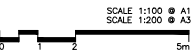
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A	21.02.16	DA LODGEMENT



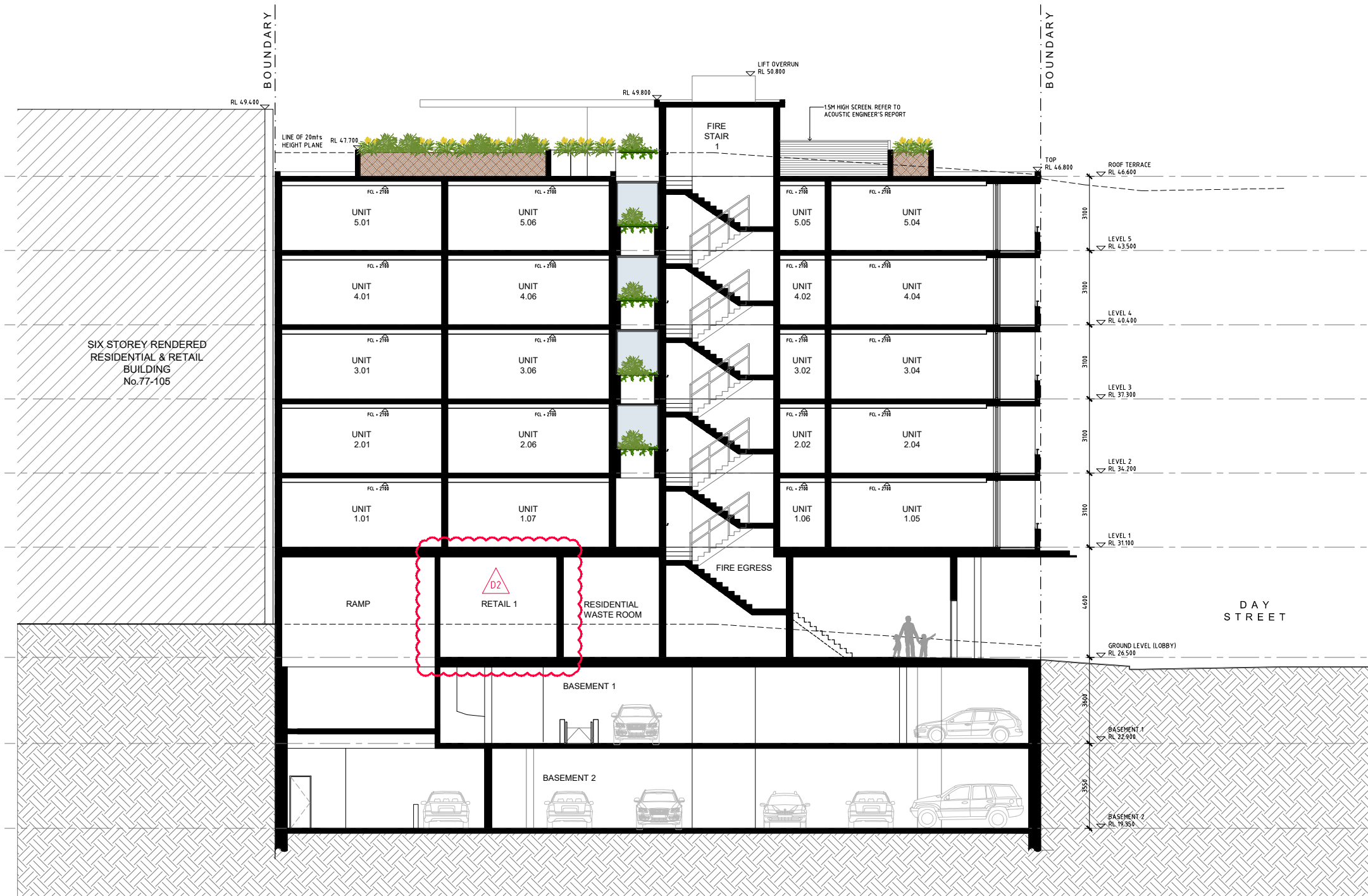
CLIENT:
OLTER INVESTMENTS PTY LTD

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Level 2, 52 Abdon Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:
ELEVATIONS - 02

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA201	D



1 SECTION A
SCALE 1:100@A1 / 1:200@A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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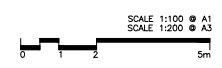
- LEGEND:
- AW AWNING
 - HW HIGHLIGHT WINDOW
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - MB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

- LIST OF AMENDMENTS (Rev B):
- Fire stair 2 and lift relocated
 - Boom gate added to separate retail parking to residential and visitor parking
 - Ramp from ground to basement level 1 widened to two-way ramp
 - Retail 1 along Victoria Rd extended up to the site boundary
 - Residential lobby extended towards Day St
 - Retail 2 enlarged, glazing added facing north
 - Driveway off Day Street to be used for access to loading dock only
 - Driveway off Formosa St added for access to residential and retail parking
 - Allowance for chamber substation
 - Live/work townhouses along Formosa St removed and replaced with cascading landscaping from communal open space on level 1
 - Street trees added
 - Revised floor plate to provide compliant unit mix and ADG requirements
 - Vertical plenum added to most noise affected units facing Victoria Rd and provide natural ventilation to bedrooms and living spaces
 - Updated roof top communal open space
 - Updated compliance diagrams

- LIST OF AMENDMENTS (Rev C):
- Updated schedules
 - Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
 - Updated residential waste room
 - Updated level 1 communal open space, communal vegetable patch added
 - Amended unit 107,206,306,406,506 to suit post-adaptation requirements
 - Updated elevations and sections
 - Updated finishes schedule
 - Updated compliance diagrams
 - Updated sun eye views and shadow diagrams
 - Updated adaptable unit layout

- LIST OF AMENDMENTS (Rev D):
- Day St driveway for loading dock access relocated away of existing street tree SR2
 - Amended retail tenancies and residential waste rooms to suit relocated driveway
 - OSD tank relocated below Formosa St driveway
 - Level 1 landscape amended to include bigger area for additional tree on communal open space
 - General dimensions added
 - Victoria Rd street awning divided in 3 sections that step down to suit street conditions
 - Updated elevation to reflect changes to loading dock
 - Wall finishes tags added
 - Updated height limit diagram with acoustic screen
 - Updated GFA calculation

ISSUE	DATE	DESCRIPTION
D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
A	21.02.16	DA LODGEMENT



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Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DURHAMMOYNE

July 2020
DRAWING TITLE:

SECTION A

DRAWN BY: 1:100@A1 / 1:200@A3	CHECKED BY:	
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA300	D



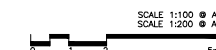
- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| MB | MAILBOX TO FUTURE DETAIL |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

1. Fire stair 2 and lift relocated
2. Boom gate added to separate retail parking to residential and visitor parking
3. Ramp from ground to basement level 1 widened to two-way ramp
4. Retail 1 along Victoria Rd extended up to the site boundary
5. Residential lobby extended towards Day St
6. Retail 2 re-located, glass added facing north
7. Driveway off Day Street to be used for access to loading dock only
8. Driveway off Formosa St added for access to residential and retail parking
9. Allowance for chamber substation
10. Live/work townhouses along Formosa St removed and replaced with cascading landscaping from communal open space on level 1
11. Street trees added
12. Revised floor plate to provide compliant unit mix and ADG requirements
13. Vertical penumra added to most noise affected units facing Victoria Rd and provide natural ventilation to bedrooms and living spaces
14. Updated roof top communal open space
15. Updated compliance diagrams

1. Updated schedules
2. Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
3. Updated residential waste room
4. Updated level 1 communal open space, communal vegetable patch added
5. Amended unit 107, 206, 306, 406, 506 to suit post-adaptation requirements
6. Updated elevations and sections
7. Updated finishes schedule
8. Updated compliance diagrams
9. Updated sun eye views and shadow diagrams
10. Updated adaptable unit layout

1. Day 51 driveway for loading dock access relocated away of existing street tree SR2
2. Amended retail tenancies and residential waste rooms to suit relocated driveway
3. OSD tank relocated below Formosa 51 driveway
4. General 1 landscape amended to include bigger area for additional tree on communal open space
5. General dimensions added
6. Victoria Rd street awning divided in 3 sections that step down to suit street conditions
7. Updated elevation to reflect changes to loading dock
8. Wall finishes tags added
9. Updated height limit diagram with acoustic screen
10. Updated GFA calculation

D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
A	21.02.16	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



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Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljuvic NSW 7768

July 2020

DRAWING TITLE:

SECTION B

DRAWN BY:
1:100@A1 / 1:200@A3

SCALE:

SCALE:

DATE:

PROJECT NO	2018
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CHECKED BY:

	DRAWING NO:
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	DRAWING NO:
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Drawing No.

DA301

ISSUE:

D



1. Day ST driveway for loading dock access relocated away of existing street tree SRZ
2. Amended retail tenancies and residential waste rooms to suit relocated driveway
3. OSD tank relocated below Formosa ST driveway
4. Level 1 landscape amended to include bigger area for additional tree on communal open space
5. General dimensions added
6. Victoria RD street awning divided in 3 sections that step down to suit street conditions
7. Updated elevation to reflect changes to loading dock
8. Wall finishes tags added
9. Updated height limit diagram with acoustic screen
10. Updated GFA calculation

D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
A	21.02.16	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



SCALE 1:100 @ A1
SCALE 1:200 @ A3



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PROJECT NO: 2018	DA302	D
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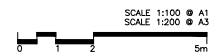
- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| HW | HIGHLIGHT WINDOW |
| CU | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| MB | MAILBOX TO FUTURE DETAIL |
| PB | PLANTERBOX |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

1. Fire stair 2 and lift relocated
2. Boom gate added to separate retail parking to residential and visitor parking
3. Ramp from ground to basement level 1 widened to two-way ramp
4. Retail 1 along Victoria Rd extended up to the site boundary
5. Residential lobby extended towards Day St
6. Retail 2 enlarged, glazing added facing north
7. Driveway off Day Street to be used for access to loading dock only
8. Driveway off Formosa St added for access to residential and retail parking
9. Allowance for chamber substation
10. Live/work townhouses along Formosa St removed and replaced with cascading landscaping from communal open space on level 1
11. Street trees added
12. Revised floor plate to provide compliant unit mix and ADG requirements
13. Vertical plenum added to most noise affected units facing Victoria Rd and provide natural ventilation to bedrooms and living spaces
14. Updated roof top communal open space
15. Updated parking diagrams

1. Updated schedules
2. Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
3. Updated residential waste room
4. Updated level 1 communal open space, communal vegetable patch added
5. Amended unit 107,206,306,406,506 to suit post-adaptation requirements
6. Updated elevations and sections
7. Updated finishes schedule
8. Updated compliance diagrams
9. Updated sun eye views and shadow diagrams
10. Updated adaptable unit layout

1. Day ST driveway for loading dock access relocated away of existing street tree SR2
2. Amended retail tenancies and residential waste rooms to suit relocated driveway
3. OSD Tank relocated below Formosa ST driveway
4. Level 1 landscape amended to include bigger area for additional tree on communal open space
5. General dimensions adjusted
6. Victoria Rd street awning divided in 3 sections that step down to suit street conditions
7. Updated elevation to reflect changes to loading dock
8. Wall finishes tags added
9. Updated height limit diagram with acoustic screen
10. Updated GFA calculation

D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
A	21.02.16	DA LODGEMENT
ISSUE	DATE	DESCRIPTION



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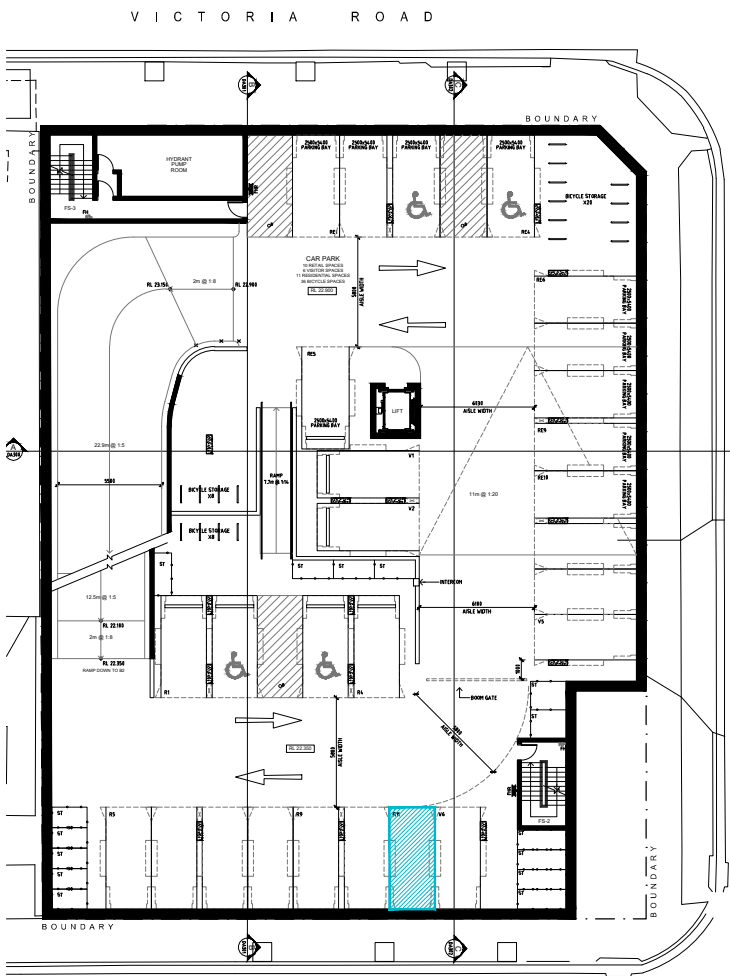
Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljovic NSW 7768

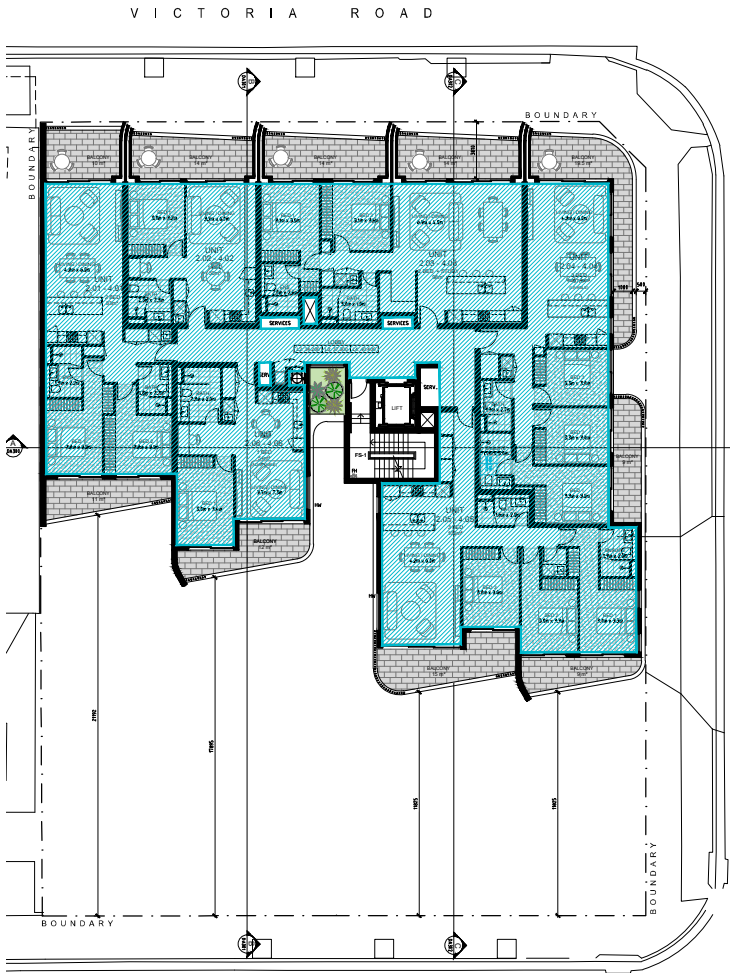
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:
DRIVEWAY SECTIONS

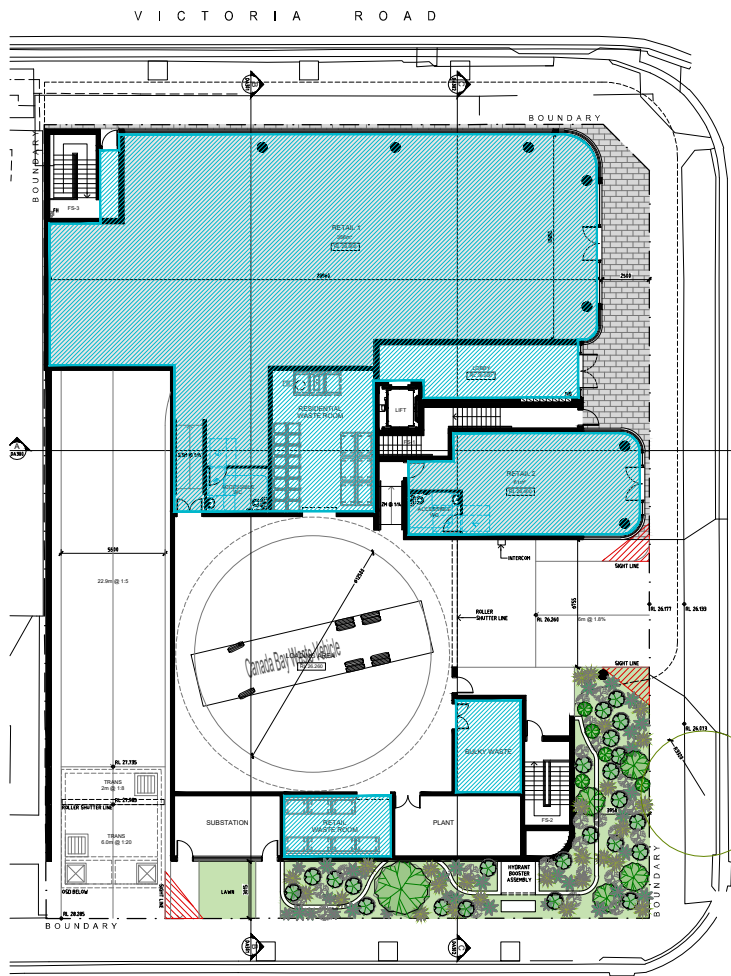
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SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2018	DA310	D



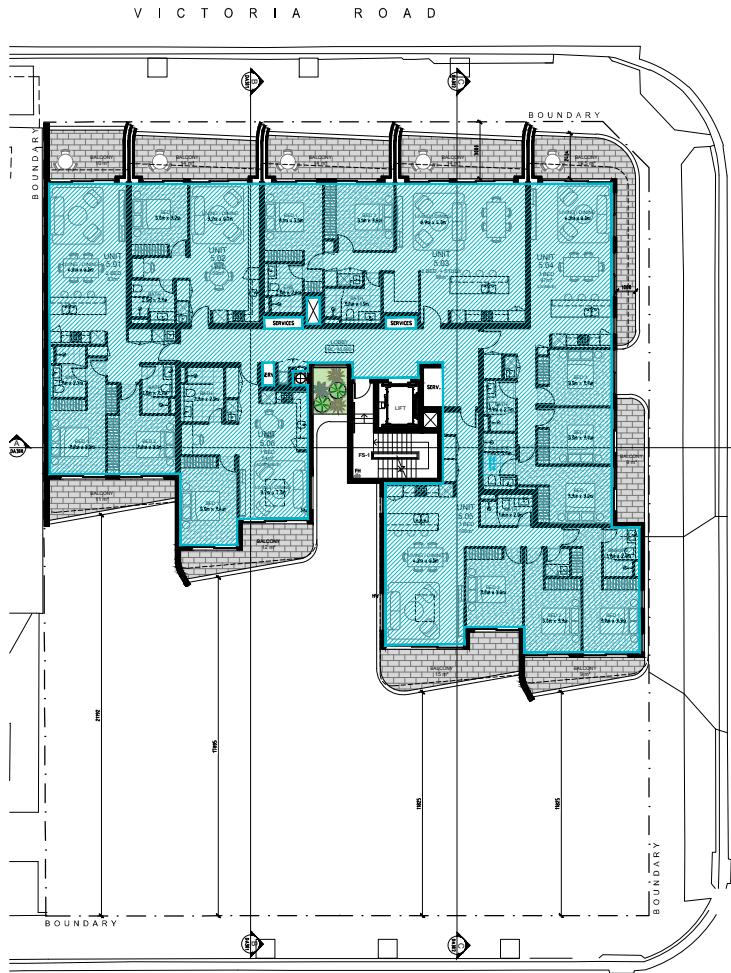
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SCALE 1:200@A1 / 1:400@A3



4 TYPICAL LEVEL 2 - 4
SCALE 1:200@A1 / 1:400@A3



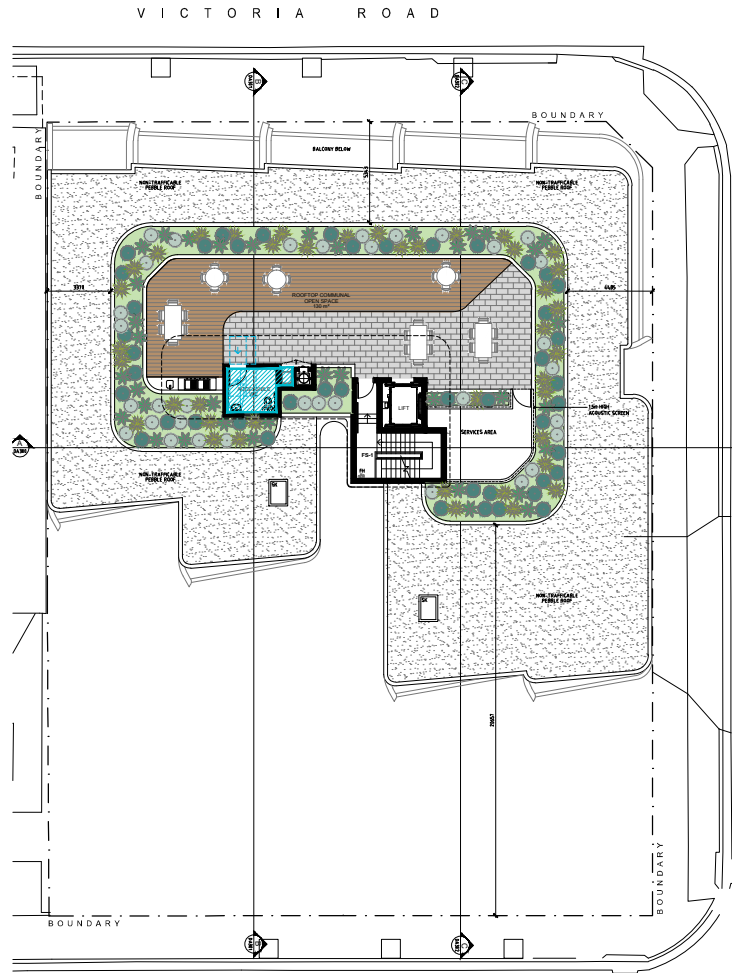
2 GROUND FLOOR PLAN
SCALE 1:200@A1 / 1:400@A3



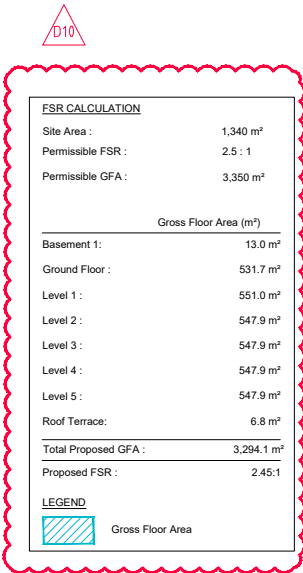
5 LEVEL 5
SCALE 1:200@A1 / 1:400@A3



3 LEVEL 1
SCALE 1:200@A1 / 1:400@A3



6 ROOF TERRACE
SCALE 1:200@A1 / 1:400@A3



GENERAL NOTES:

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LEGEND:

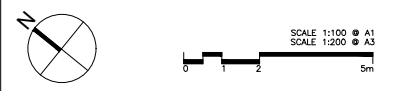
AW AWNING
HW HIGHLIGHT WINDOW
CU A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
MB MAILBOX TO FUTURE DETAIL
PB PLANTERBOX
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

- LIST OF AMENDMENTS (Rev B):
- Fire stair 2 and lift relocated
 - Boom gate added to separate retail parking to residential and visitor parking
 - Ramp from ground to basement level 1 widened to two-way ramp
 - Retail 1 along Victoria Rd extended up to the site boundary
 - Residential lobby extended towards Day St
 - Retail 2 enlarged, glazing added facing north
 - Driveway off Day Street to be used for access to loading dock only
 - Driveway off Formosa St added for access to residential and retail parking
 - Allowance for chamber substation
 - Live/work townhouses along Formosa St removed and replaced with cascading landscaping from communal open space on level 1
 - Street trees added
 - Revised floor plate to provide compliant unit mix and ADG requirements
 - Vertical plenum added to most noise affected units facing Victoria Rd and provide natural ventilation to bedrooms and living spaces
 - Updated roof top communal open space
 - Updated compliance diagrams

- LIST OF AMENDMENTS (Rev C):
- Updated schedules
 - Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
 - Updated residential waste room
 - Updated level 1 communal open space, communal vegetable patch added
 - Amended unit 107,206,306,406,506 to suit post-adaptation requirements
 - Updated elevations and sections
 - Updated finishes schedule
 - Updated compliance diagrams
 - Updated sun eye views and shadow diagrams
 - Updated adaptable unit layout

- LIST OF AMENDMENTS (Rev D):
- Day St driveway for loading dock access relocated away of existing street tree SR2
 - Amended retail tenancies and residential waste rooms to suit relocated driveway
 - OSD tank relocated below Formosa St driveway
 - Level 1 landscape amended to include bigger area for additional tree on communal open space
 - General dimensions added
 - Victoria Rd street awning divided in 3 sections that step down to suit street conditions
 - Updated elevation to reflect changes to loading dock
 - Wall finishes tags added
 - Updated height limit diagram with acoustic screen
 - Updated GFA calculation

ISSUE	DATE	DESCRIPTION
D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
B	22.07.12	SOFAC ISSUE
A	21.02.16	DA LODGEMENT



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Level 2, 52 Abdon Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljivic NSW 7768

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020
DRAWING TITLE:
FSR CALCULATION DIAGRAM

DRAWN BY: 1:200@A1 / 1:400@A3	CHECKED BY:	DA500	D
SCALE:	DRAWING NO:		
PROJECT NO: 2018			



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HU	HIGHLIGHT WINDOW
CW	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

LIST OF AMENDMENTS (Rev B):

- 1 Fire stair 2 and lift relocated
- 2 Boom gate added to separate retail parking to residential and visitor parking
- 3 Ramp from ground to basement level 1 widened to two-way ramp
- 4 Retail 1 along Victoria Rd extended up to the site boundary
- 5 Residential lobby extended towards Day Street
- 6 Retail 2 enlarged, glazing added facing north
- 7 Driveway off Day Street to be used for access to loading dock only
- 8 Driveway off Formosa St added for access to residential and retail parking
- 9 Allowance for chamber substation
- 10 Live/work townhouses along Formosa St removed and replaced with cascading landscaping from communal open space on level 1
- 11 Street trees added
- 12 Revised floor plate to provide compliant unit mix and ADG requirements
- 13 Vertical plenum added to most noise affected units facing Victoria Rd and provide natural ventilation to bedrooms and living spaces
- 14 Updated roof top communal open space
- 15 Updated compliance diagrams

LIST OF AMENDMENTS (Rev C):

1. Updated schedules
2. Updated ramp and basement 1 to suit traffic swept paths and bicycle parking requirements
3. Updated residential waste room
4. Updated level 1 communal open space, communal vegetable patch added
5. Amended unit 107,206,306,406,506 to suit post-adaptation requirements
6. Updated elevations and sections
7. Updated finishes schedule
8. Updated compliance diagrams
9. Updated sun eye views and shadow diagrams
10. Updated adaptable unit layout

LIST OF AMENDMENTS (Rev D):

1. Day St driveway for loading dock access relocated away of existing street line SR2
2. Amended retail tenancies and residential waste rooms to suit relocated driveway
3. OSD link relocated below Formosa St driveway
4. Level 1 landscape amended to include bigger area for additional tree on communal open space
5. General dimensions added
6. Victoria Rd street awning divided in 3 sections that step down to suit street conditions
7. Updated elevation to reflect changes to loading dock
8. Wall finishes tags added
9. Updated height limit diagram with acoustic screen
10. Updated GFA calculation

D	22.08.19	S34 ISSUE
C	22.07.25	S34 ISSUE
A	21.02.16	DA LODGEMENT
ISSUE	DATE	DESCRIPTION

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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljovic NSW 7768

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
71 - 75 VICTORIA ROAD
DRUMMOYNE

July 2020

DRAWING TITLE:

HEIGHT LIMIT DIAGRAM

DRAWN BY:
1:100@A1 / 1:200@A3

SCALE:

100

PROJECT NO.

2018

CHECKED BY:

DRAWING NO:

DA540

D/10 10

ISSUE

D

D

1 HEIGHT LIMIT DIAGRAM

D9