

Attachment A

<h2>Selected Drawings</h2>

Sheet Number	Sheet Name	Current Revision
DA 1001	COVER SHEET	A
DA 1002	COMPLIANCE TABLE	A
DA 1003	SITE ANALYSIS	A
DA 1004	SITE PLAN	A
DA 1101	BASEMENT	A
DA 1102	GROUND	A
DA 1103	FIRST LEVEL	A
DA 1104	SECOND LEVEL	A
DA 1105	THIRD LEVEL	A
DA 1106	FOURTH LEVEL	A
DA 1107	FIFTH LEVEL	A
DA 1111	ROOF LEVEL	A
DA 2001	ELEVATION SHEET 1	A
DA 2002	ELEVATION SHEET 2	A
DA 2003	ELEVATION SHEET 3	A
DA 2004	ELEVATION SHEET 4	A
DA 2005	INTERIAL ELEVATIONS	A
DA 3001	LONGITUDINAL SECTION	A
DA 6001	SOLAR VIEW FROM THE SUN	A
DA 6002	SOLAR VIEW FROM THE SUN	A
DA 6003	SOLAR VIEW FROM THE SUN	A
DA 6004	SOLAR VIEW FROM THE SUN	A
DA 6005	SHADOW DIAGRAMS	A
DA 6006	SHADOW DIAGRAMS	A
DA 6009	SHADOW DIAGRAMS	A
DA 7001	CALCULATION	A
DA 7011	SOLAR ACCESS PLANS	A
DA 7021	VENTILATION DIAGRAM PLANS	A
DA 7031	FINISHES SCHEDULE	A
DA 7041	LEP HEIGHT DIAGRAM ISOMETRIC	A



O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT, LAWRENCE LEWY, REG16207989

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing			
Scale	at A1	Scale	Drawing no.
Drawn	MF	at A3	DA 1001
Checked	JZ	Issue	
Project no.	1700		A

DA SUBMISSION

SITE AREA: 720.80 m²
 PERMISSIBLE GFA: 1441.8m²
 PROPOSED FSR: 2:1
 PROPOSED GFA: 1440m²
 DEEP SOIL: 0m² (0%)
 LANDSCAPE: 190m² (26%)

Area Schedule (Permissible)	Area
002 -- GROUND LEVEL	38 m ²
002 -- GROUND LEVEL	19 m ²
003 -- FIRST LEVEL	128 m ²
003 -- FIRST LEVEL	141 m ²
004 -- SECOND LEVEL	128 m ²
004 -- SECOND LEVEL	151 m ²
005 -- THIRD LEVEL	151 m ²
005 -- THIRD LEVEL	128 m ²
006 -- FOURTH LEVEL	151 m ²
006 -- FOURTH LEVEL	128 m ²
007 -- FIFTH LEVEL	151 m ²
007 -- FIFTH LEVEL	128 m ²
Grand total: -12	1440 m ²

COUNCIL CAR PARKING RATES AND PROVISION

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
1 BED	20	0.5 SPACES PER UNIT	10	10
2 BED	0		0	0
3 BED	0		0	0
COMMERCIAL	1		1	1
VISITOR	4		4	4
TOTAL			15	15

BICYCLE

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
RESIDENTIAL	20	1 SPACES PER 1 DWELLING	20	20
COMMERCIAL			2	2
VISITOR	20	1 SPACES PER 10 DWELLING	2	2
TOTAL			24	24

MOTORCYCLE FACILITIES

RATE	REQUIRED	PROVIDED
1 MOTORCYCLE PARKING SPACE PER 10 SPACES	2	2

SOLAR ACCESS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PROPOSED UNITS RECEIVING Min. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm	TOTAL NUMBER OF UNITS FACING SOUTH
20 UNITS	14 UNITS (70%)	15 UNITS (75%)	NIL

NATURAL CROSS VENTILATED UNITS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PERCENTAGE %
20 UNITS	12 UNITS (60%)	20 UNITS (100%)

A05 FILES	PERCENTAGE	DESCRIPTION	TARGET	PROPOSED	COMPLY
Overall Safety Access to Living Rooms & Private Open Space	70%	70% min. 2 hours direct sunlight between 9am and 3pm at midwinter. Sydney Metropolitan Area and in the Northern and Midland Light LGA.	14 apartments out of 20	15 out of 20 units (75%) receiving 2 hours of solar access	Yes✓
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated. Minimum 30m depth	12 apartments out of 20	20 out of 20 units (100%) receiving 2 hours of natural cross ventilation	Yes✓
South Aspect Units	15%	Minimum 15% of units should be south facing. Guidelines allow for universal design features	3 apartments out of 20	15 out of 20 units (75%) receiving 2 hours of solar access	Yes✓
Accessibility	20%	Min. 20% of units require incorporating the Livable Housing Guidelines allow for universal design features	4 apartments out of 20	4 apartments out of 20	Yes✓
Minimum Apartment Sizes	100%	Studio 30m ² 1 Bed 50m ² - 5m ² per extra bath 2 Bed 70m ² - 5m ² per extra bath 3 Bed 90m ² - 5m ² per extra bath Maximum 2.5 x net ceiling height	To Comply	Studio > 30m ² 1 Bed > 50m ² 2 Bed > 70m ² 3 Bed > 90m ² Max. 8m	Yes✓
Habitable room depths	-	Habitable room depths: 3m from window	Max. 8m	Max. 8m	Yes✓
Living rooms internal width	100%	Studio and 1 Bed units 2 Bed and 3 Bed units Cross Over/Through units	To Comply	All living rooms internal width comply	Yes✓
Bedroom Dimension/Via (excluding wardrobe)	100%	Min. Dimension Master Bed Minimum Area Other Beds: Minimum Area	To Comply	All bedroom Dimension/Via comply	Yes✓
Minimum Ceiling Heights	100%	Habitable rooms: Non-habitable rooms Mezz Use Ground Floor	min. 2.7m min. 2.4m min. 3.3m	Comply with min requirements	Yes✓
Primary Bedroom/ Private Open Space/ Minimum Area & Dimension	100%	Studio 1 Bed 2 Bed 3 Bed Private Open Space on Ground Floor or on a podium Min. Bedroom depth is contributing to the balcony area	4.0m ² 8.0m ² (min. 2m Dimension) 10.0m ² (min. 2m Dimension) 12.0m ² (min. 2.4m Dimension) 15.0m ² (min. 3.0m Dimension) 1m	Comply with min requirements	Yes✓
Minimum Storage Requirements	-	Studio 1 Bed 2 Bed 3 Bed	min. 4.0m ³ min. 6.0m ³ min. 8.0m ³ min. 10.0m ³	Storage compliant with min requirements	Yes✓
Common circulation	-	Min. units sharing a single lift Min. units sharing a single lift for building 10 storeys and over	8 lifts 40 units	Max 4 Units / Core	Yes✓
Building Depth	-	Max. 18m Building Depth. Glassline to Glass Line	12.18m Perf.	Building Depth complies	Yes✓
Building Separation	-	12m hab and hab (6m to side & rear boundary) 5m hab and non-hab. 5m non-hab rooms (3m to side & rear boundary) 5 to 8 storeys (approx. 20m) 12m hab and hab (6m to side & rear boundary) 12m hab and non-hab 12m non-hab rooms (4.5m to side & rear boundary) 24m hab and hab (12m to side & rear boundary) (over 20m) 12m non-hab rooms (6m to side & rear boundary) Lower density at rear door Additional 3m setback from the rear door boundary	To Comply	Comply with min requirements	Yes✓
Deep Soil Zone	25%	25% of the area on site Minimum dimensions Shallow area 100m x 100m x 3m Shallow area > 100m x 5m	Shallow area 100m x 100m x 3m Shallow area > 100m x 5m	0m (0%) has been proposed as deep soil zone	No
Common Open Space (COS)	50%	50% of COS should receive sunlight access for 2 hours between 9am and 3pm on 21 June 50% of the area	Recommended COS: 850.4m ² (50%)	1660 (22%) has been proposed as Common Open Space	No
RMS City planning rules are applied for development on sites	-	Within 800m of a railway station or light rail stop in the Sydney Metropolitan Area On land zoned, and within 400m of land zoned, B3, B4 or equivalent in a nominated Regional Centre	Within 800m radius of railway station	Refer to TRAFFIC IMPACT STATEMENT submitted as part of this application.	Yes✓

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O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG1620748

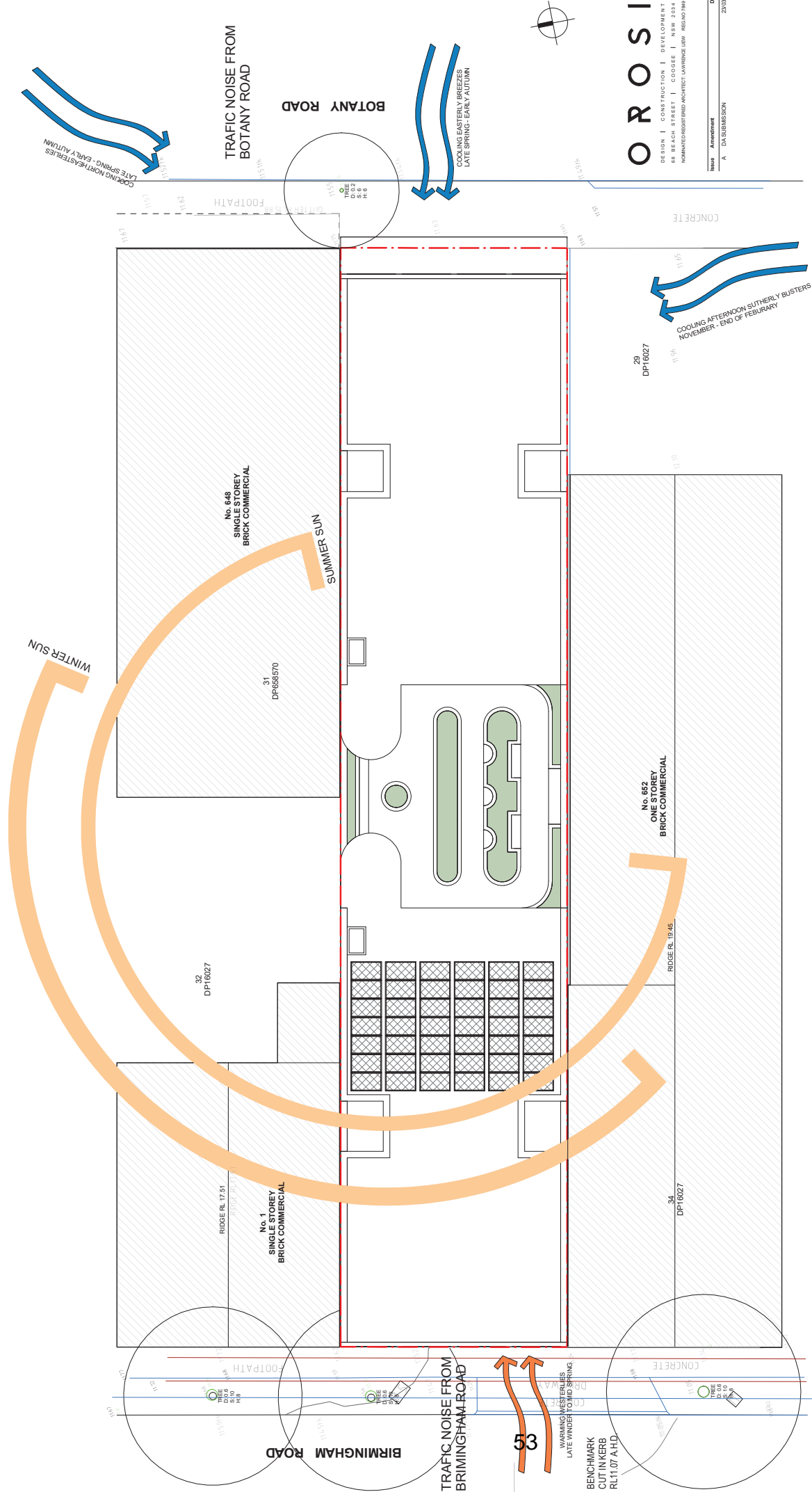
Issue: Amendment
 A DA SUBMISSION
 Date: 23/03/21

Client: Mr. Michael Dahal

Project: 650 BOTANY ROAD, ALEXANDRIA

COMPLIANCE TABLE	
Scale:	As indicated at A1, Status: Drawing no.
Drawn:	MF, DA 1002
Checked:	LZ, Issue
Project no:	1700

DA SUBMISSION



O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REGNO1798

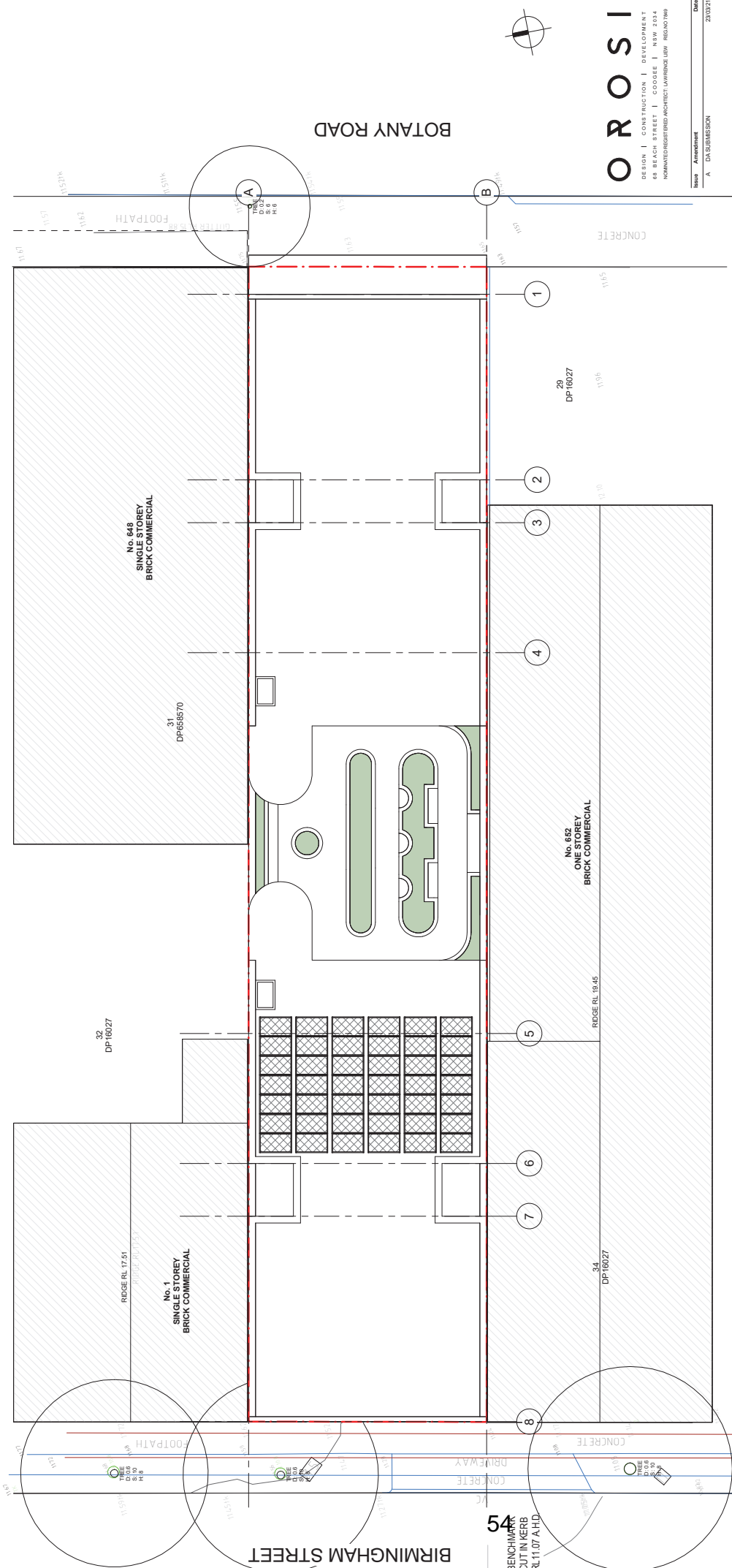
Issue	Amendment	Date
A	DA SUBMISSION	23/03/27

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

SITE ANALYSIS		
Scale	1:100 at A1	Status
Drawn	MF	Checked
Project no.	1709	Author
		DA 1003
		A



OROSI
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, INTERIOR DESIGNER

Scale: 1:100 at A1
 Drawing no.: DA 1004
 Drawn: MF
 Checked: LZ
 Project no.: 17700
 Date: 23/03/21
 Title: DA SUBMISSION

Client: Mr. Michael Dalah

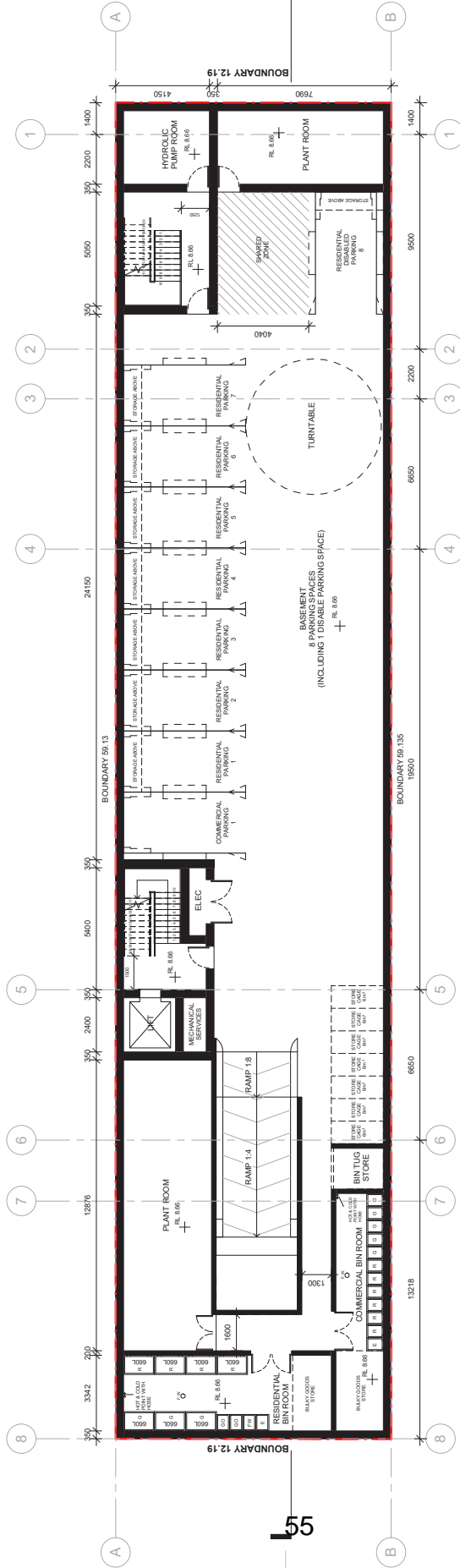
Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing: SITE PLAN

Scale: 1:100 at A1
 Drawing no.: DA 1004
 Drawn: MF
 Checked: LZ
 Project no.: 17700

DA SUBMISSION

1 SITE PLAN
 1:100



55



OROSI
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY - REG1607198)

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

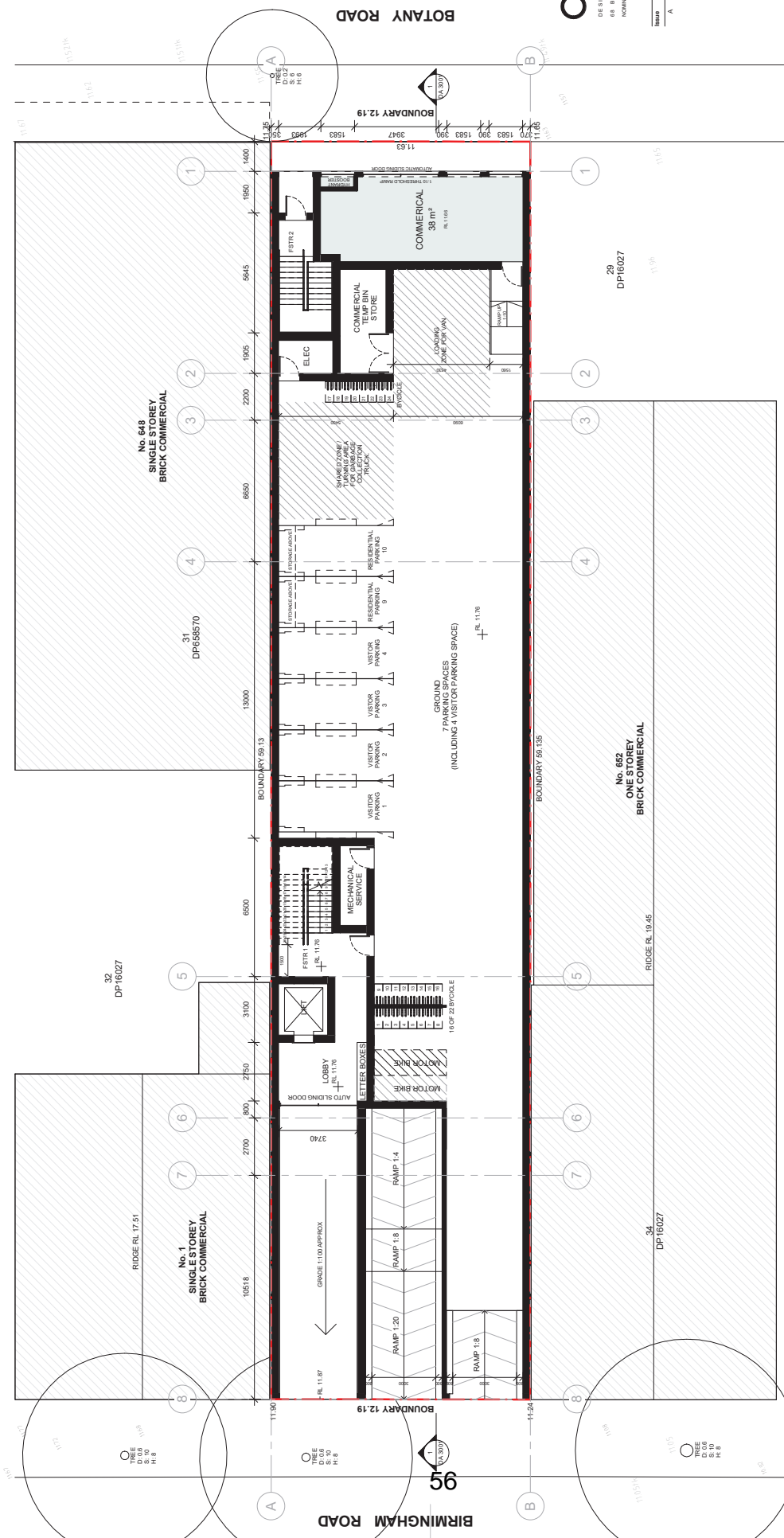
Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

1 001 -- BASEMENT
 1 : 100

Scale	1:100 at A1	1:200 at A2	1:300 at A3
Drawn	MF	MF	MF
Checked	LZ	LZ	LZ
Project No	17700		
Project Name			

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21



BIRMINGHAM ROAD

BOTANY ROAD



OROSI
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REGNO1798)

Issue	Amendment	Date
A	DA SUBMISSION	23/03/27

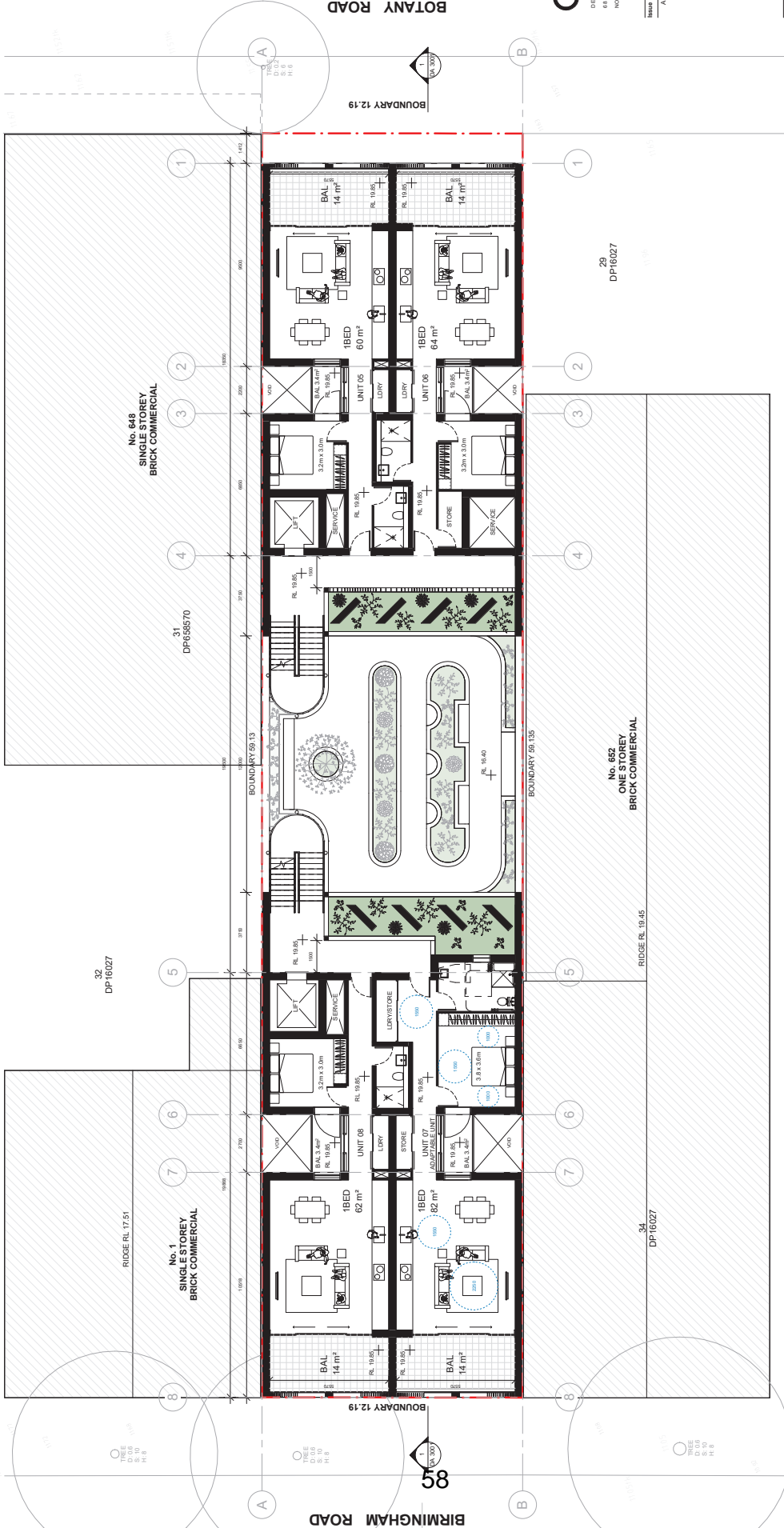
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

1 002 -- GROUND LEVEL
 1 : 100

Drawing		GROUND	
Scale	1:100 at A1	Status	Diming/rev.
Drawn	MF	DA 1102	
Checked	JZ	Issue	
Project no.	1720		
			A



BIRMINGHAM ROAD

BOTANY ROAD

OROSI
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REGNO1798

Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

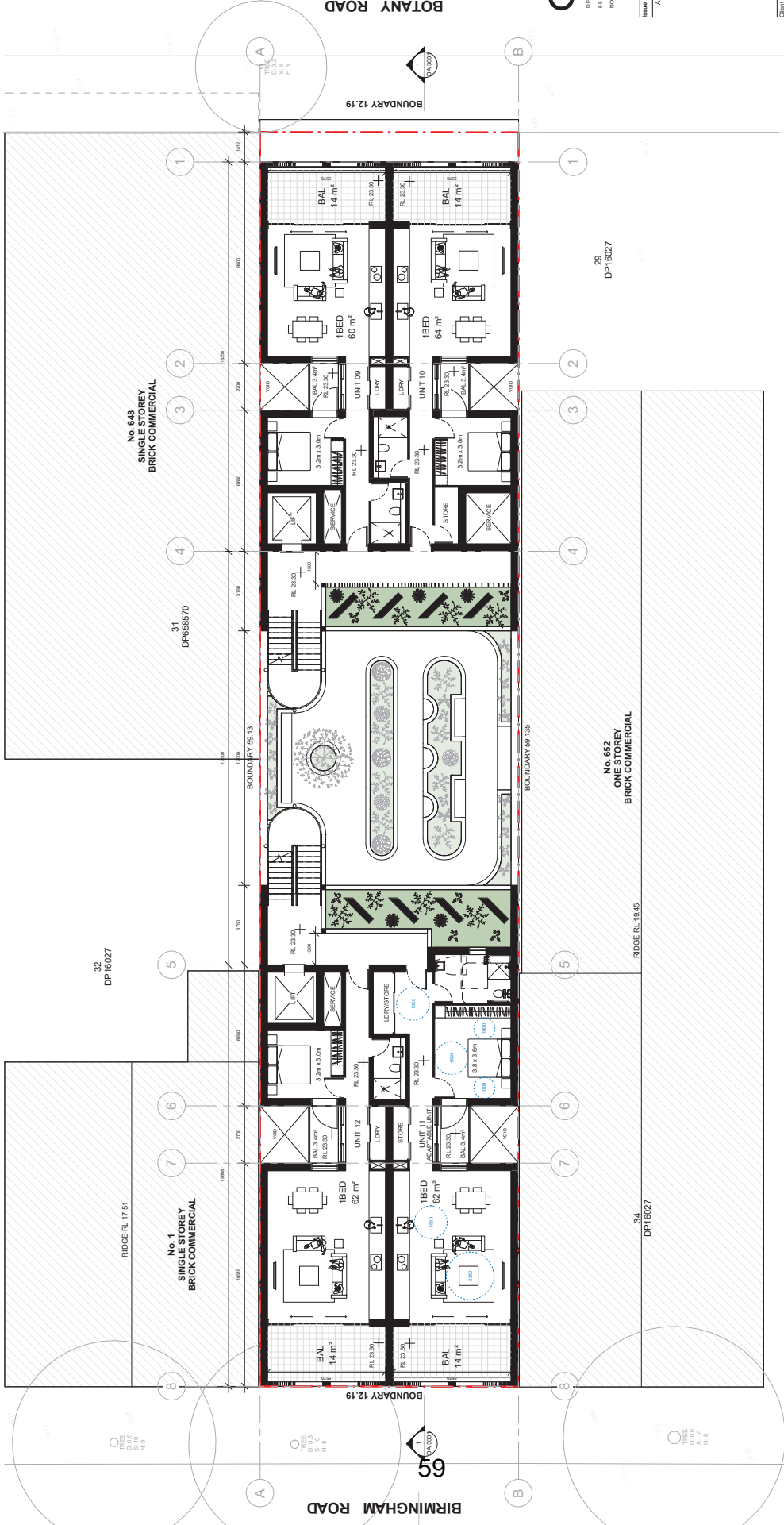
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

004 -- SECOND LEVEL
 1 : 100

SECOND LEVEL	
Scale	1:100 at A1, 1:200 at A2, 1:300 at A3
Drawn	ML
Checked	JZ
Projector	17700
Client	A



BIRMINGHAM ROAD

BOTANY ROAD

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COODGEE | NSW 2134
NOMINATED REGISTERED ARCHITECT, LAWRENCE LEWY, REGNO1798

Date	23/03/21
Drawn	DA SUBMISSION
Checked	
Project No.	17700

Client: Mr. Michael Dalah

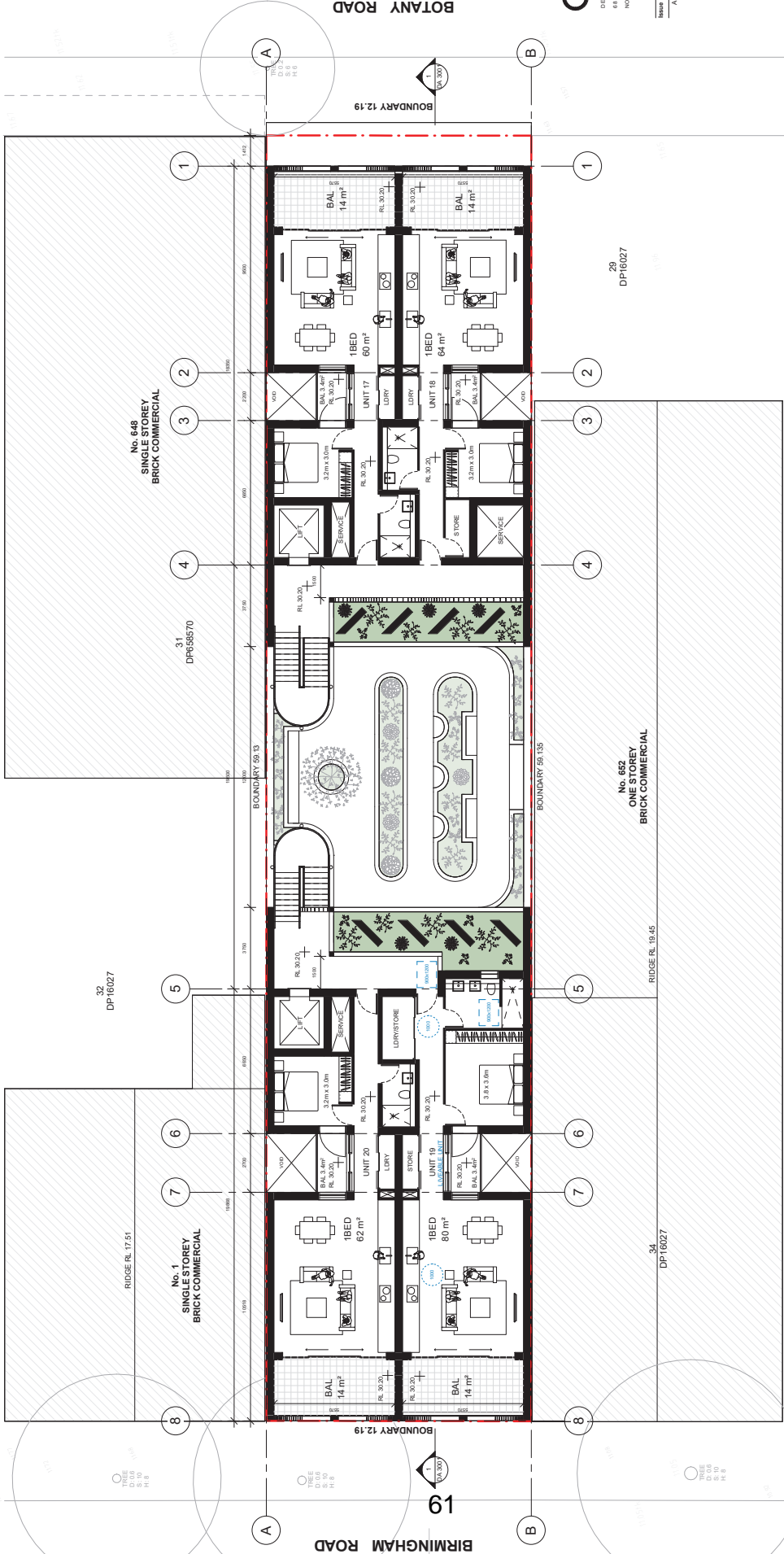
Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

1 005 -- THIRD LEVEL
1:100

Scale	1:100 at A1	Status	Drawing No.
Drawn	MF	DA 1105	
Checked	JZ	Issue	
Project No.	17700		A

THIRD LEVEL



OROSI

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, INTERIOR DESIGNER

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

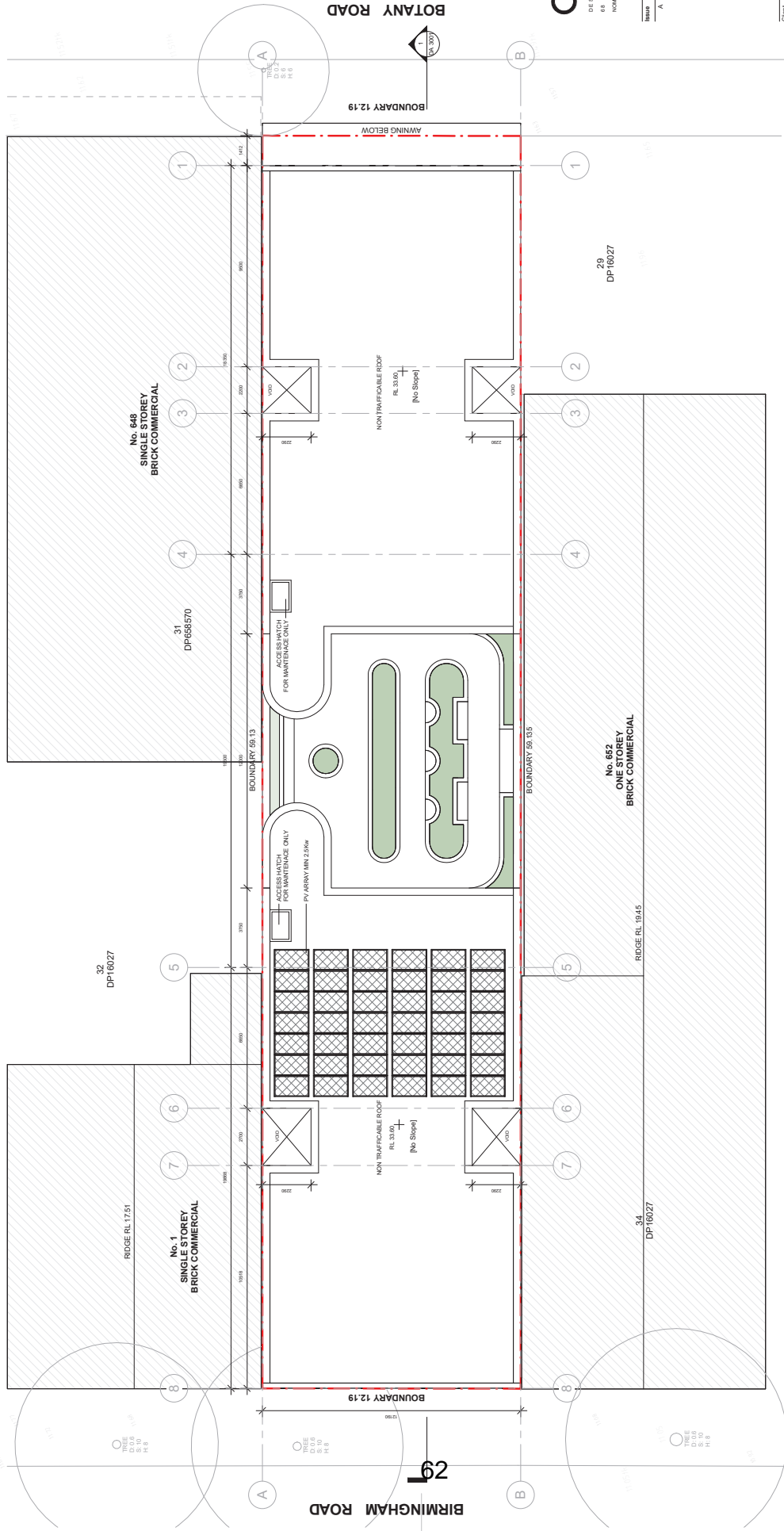
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

1 007 -- FIFTH LEVEL
 1 : 100

Drawing		FIFTH LEVEL	
Scale	1:100 at A1	Status	Diming/rev.
Drawn	MF	DA 1107	
Checked	JZ	Issue	
Projector	JZ	1700	
			A



BIRMINGHAM ROAD

BOTANY ROAD

OROSI

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REGNO1798)

Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

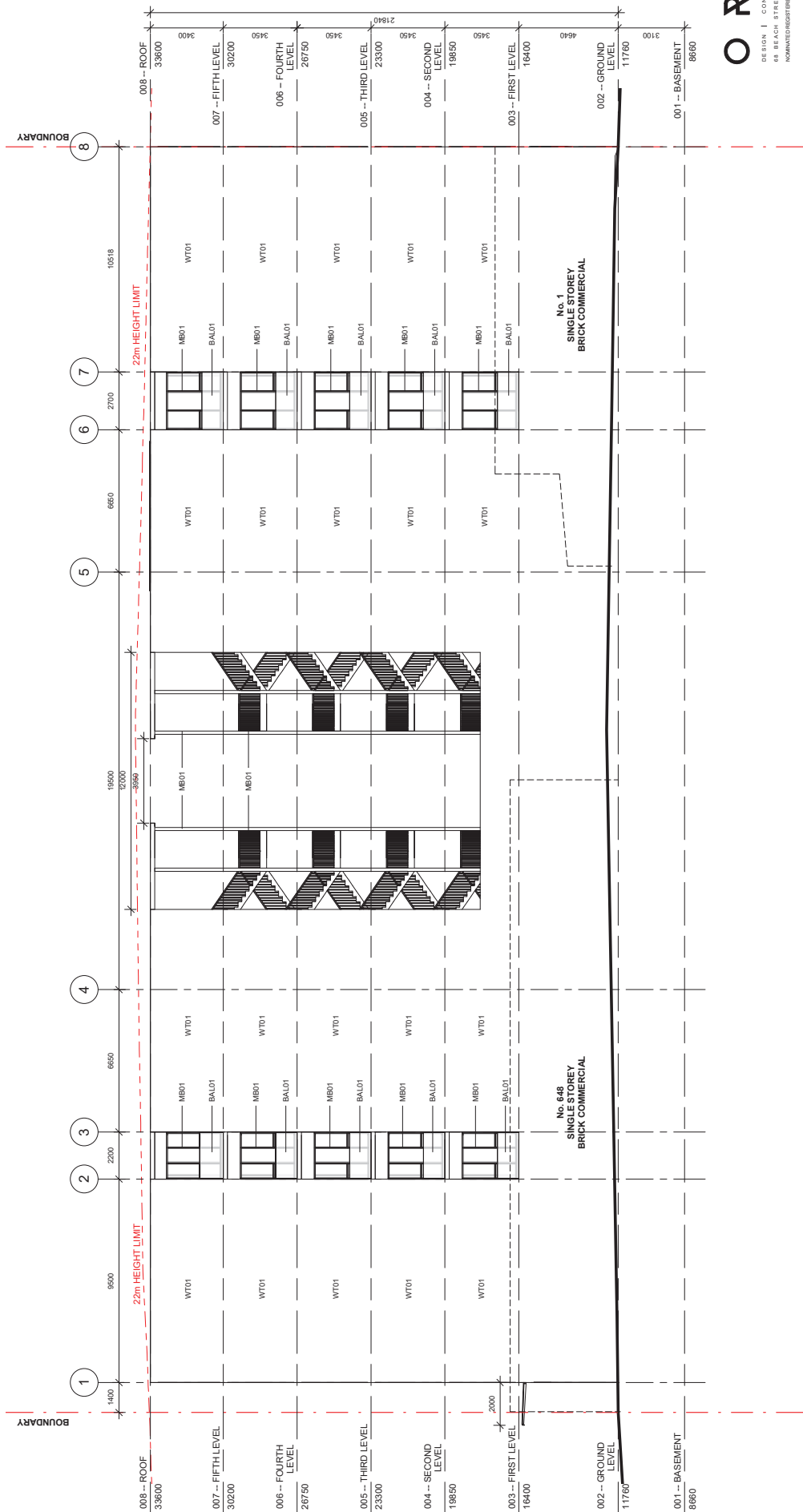
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

1 008 -- ROOF
 1 : 100

Drawing		ROOF LEVEL	
Scale	1:100 at A1	Status	Diming/nc
Drawn	MF	at A3	DA 1111
Checked	JZ	Issue	
Project no	17700		A



BIRMINGHAM ROAD

BOTANY ROAD

39

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG1620798)

Date	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

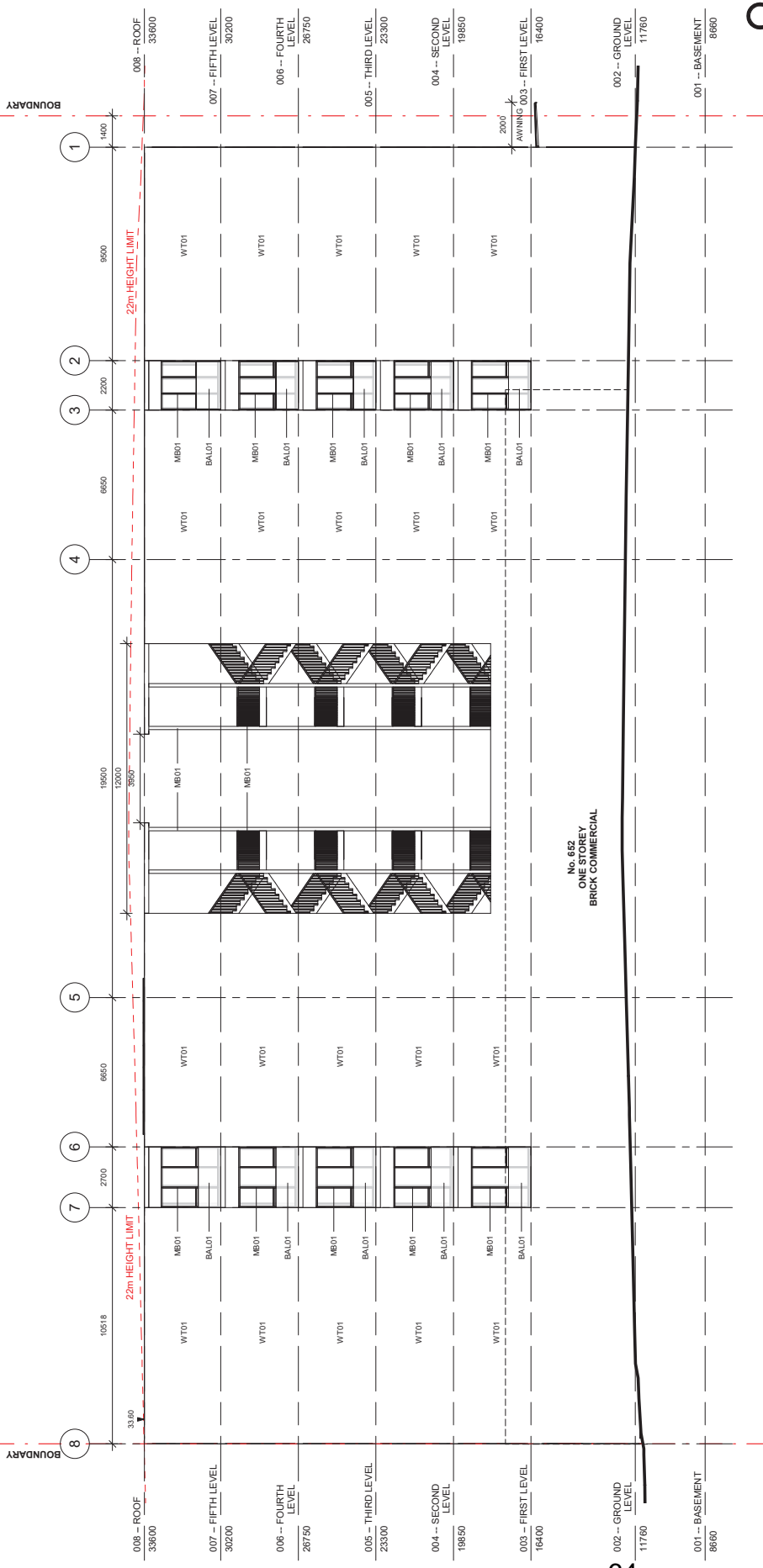
Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing		
Scale	1:100 at A1	Sheet
Drawn	MF	Drawing no.
Checked	JZ	DA 2001
Project no.	1700	

DA SUBMISSION

1 NORTH ELEVATION
 1 : 100

FINISHES LEGEND
 BAL01 FRAMELESS GLASS BALUSTRADE
 MB01 WHITE POWDERCOATED METAL
 WT01 WHITE RENDERED FINISH



BIRMINGHAM ROAD

BOTANY ROAD

64

1 SOUTH ELEVATION
1 : 100

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COODGEE | NSW 2134
NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY - REG1620798)

Drawn: Amendment Date: 21/03/21
A - DA SUBMISSION

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

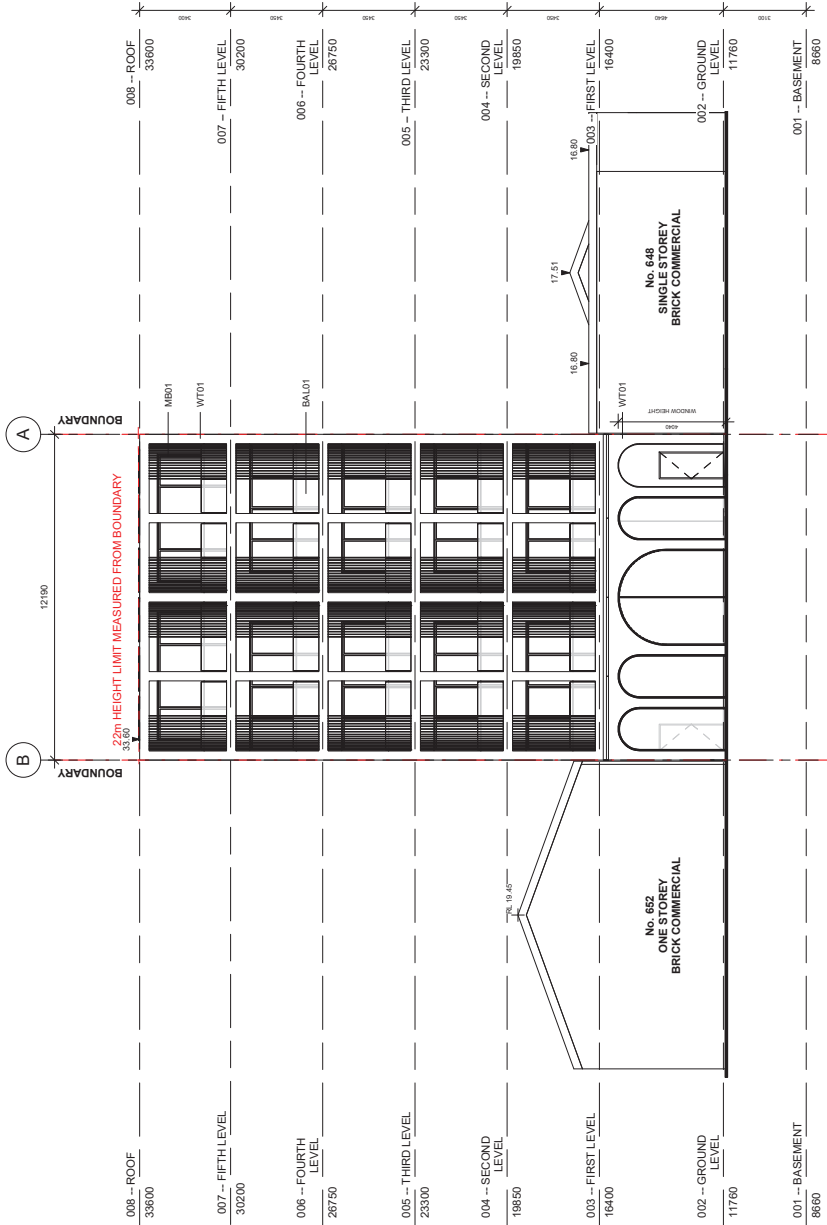
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Drawing no.: ELEVATION SHEET 2

Drawn: MF Date: DA 2002

Checked: JZ Issue: A
Project no.: 1700

DA SUBMISSION

FINISHES LEGEND
BAL 01 FRAMLESS GLASS BALUSTRADE
MB 01 WHITE POWDERCOATED METAL
WT 01 WHITE RENDERED FINISH



EAST ELEVATION (BOTANY ROAD)

1 : 100

1

FINISHES LEGEND
 BAL 01 FRAMELESS GLASS BALUSTRADE
 MB 01 WHITE POWDERCOATED METAL
 WT 01 WHITE RENDERED FINISH

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG1620798)

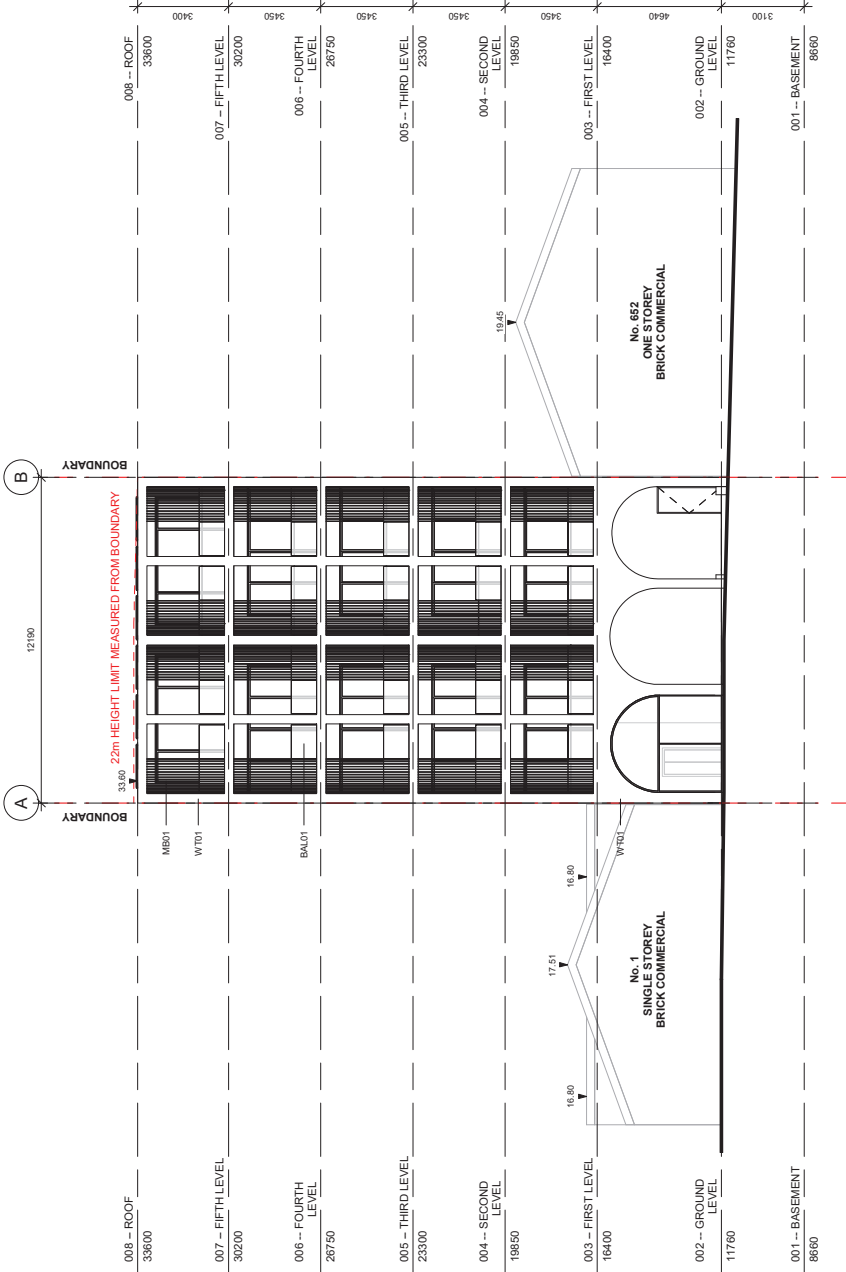
Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

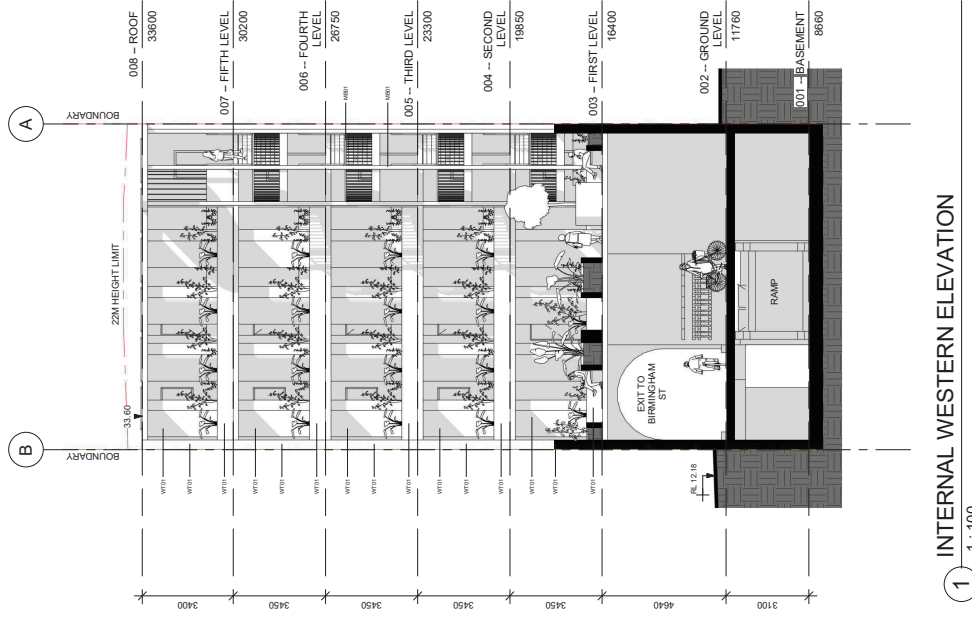
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing: ELEVATION SHEET 3
 Scale: 1:100 at A1 Status: Diming/rev.
 Drawn: MF Date: DA 2003
 Checked: JZ Issue:
 Project No: 1700 A

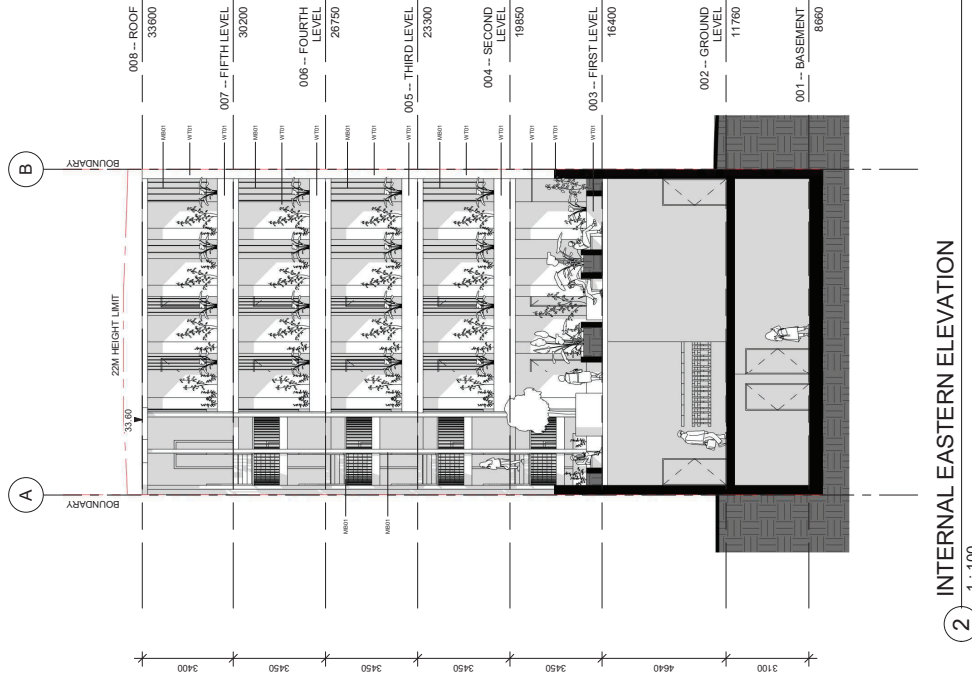
DA SUBMISSION





1 INTERNAL WESTERN ELEVATION

1 : 100



2 INTERNAL EASTERN ELEVATION

1 : 100

FINISHES LEGEND
 BAL 01 FRAMELESS GLASS BALUSTRADE
 MB 01 WHITE POWDERCOATED METAL
 WT 01 WHITE RENDERED FINISH

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGE | NSW 2034
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG16207989

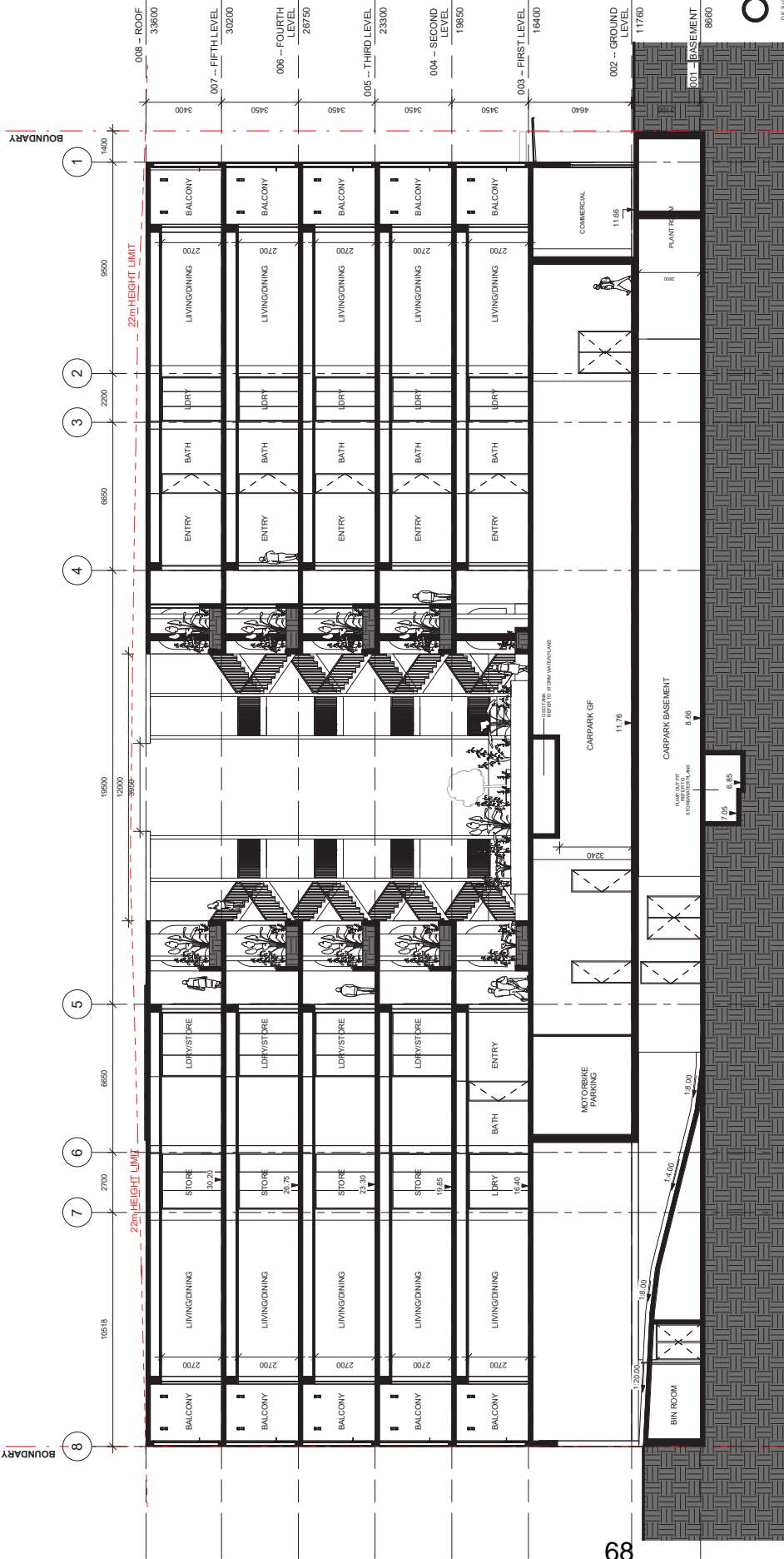
Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

INTERNAL ELEVATIONS	
Scale	1:100 at A1, 300mm Drawing no.
Drawn	MLF at A3 DA 2005
Checked	LZ Issue
Project no.	1700
	A

DA SUBMISSION



BASIC COMMITMENTS
 ALL FIXTURES, FURNITURE AND APPLIANCES TO BE SPECIFIED BY THE CLIENT.
 ALL DIMENSIONS TO BE METRIC UNITS (MILLIMETERS OR METERS).
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BASIC COMMITMENTS TABLE

Code	Description	Material	Quantity	Unit	Remarks
1	Plasterboard	Plasterboard	1000	m ²	For internal walls and ceilings
2	Plasterboard	Plasterboard	1000	m ²	For external walls and ceilings
3	Plasterboard	Plasterboard	1000	m ²	For internal walls and ceilings
4	Plasterboard	Plasterboard	1000	m ²	For external walls and ceilings
5	Plasterboard	Plasterboard	1000	m ²	For internal walls and ceilings
6	Plasterboard	Plasterboard	1000	m ²	For external walls and ceilings
7	Plasterboard	Plasterboard	1000	m ²	For internal walls and ceilings
8	Plasterboard	Plasterboard	1000	m ²	For external walls and ceilings

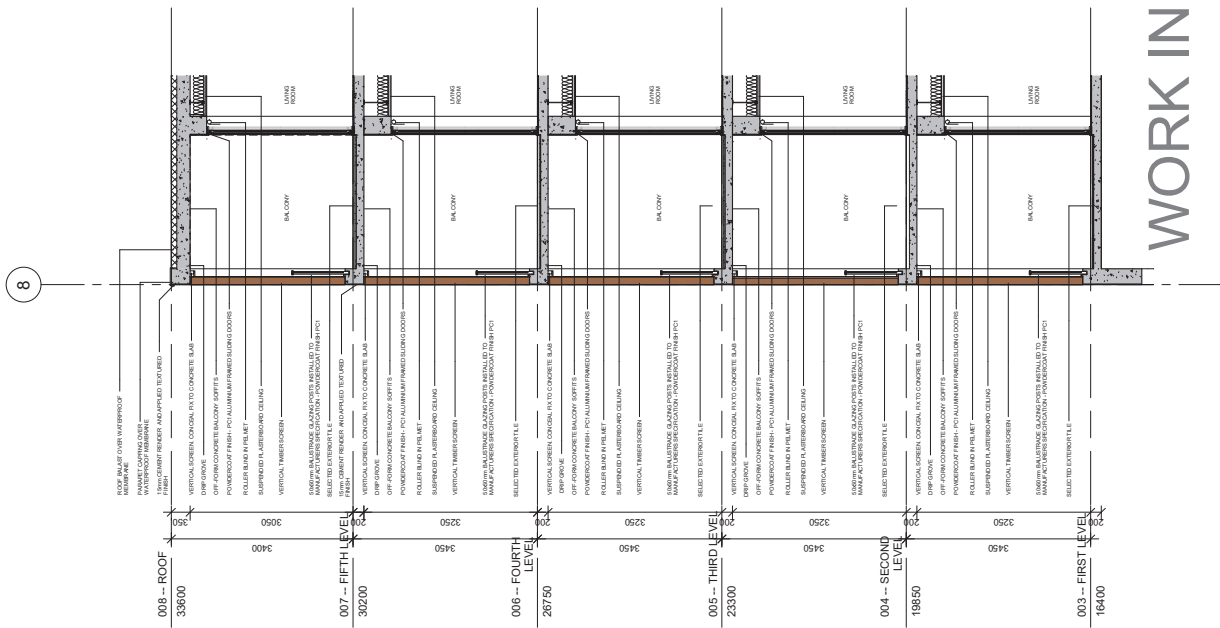
1 LONGITUDINAL SECTION
1 : 100

DA SUBMISSION

Project: 650 BOTANY ROAD, ALEXANDRIA
 Scale: 1:100 at A1, 1:50 at A2, 1:20 at A3
 Drawn: MF
 Checked: LZ
 Project No: 1700
 Date: 23/03/21

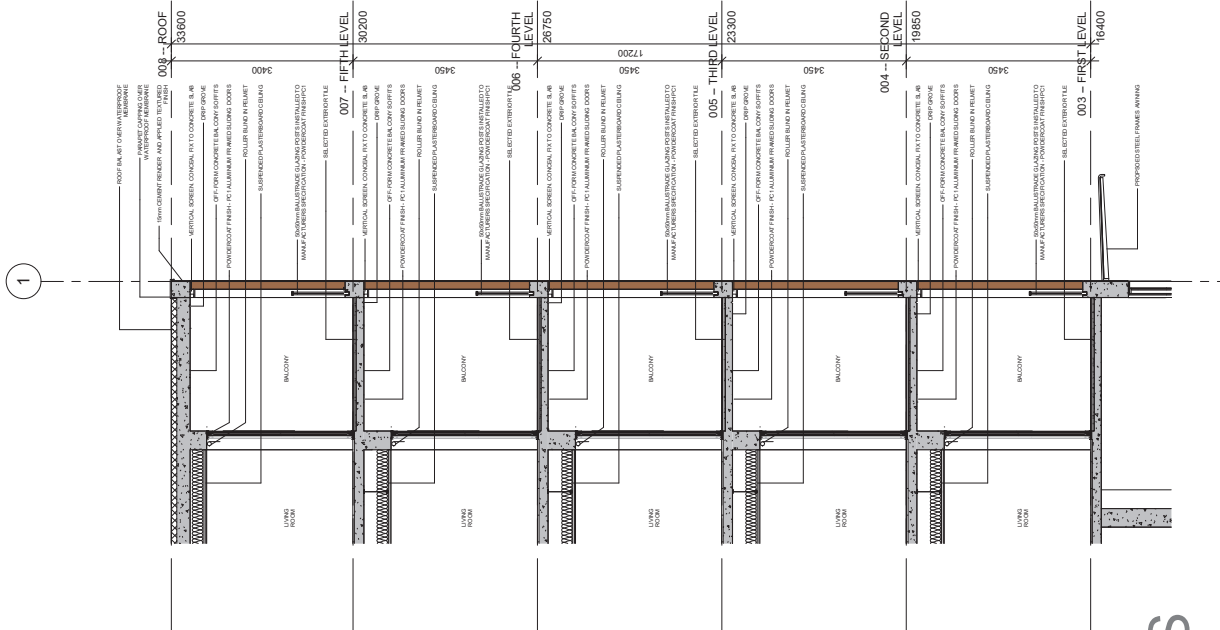
OROSI
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 02 4321 1111 | www.orosi.com.au

Client: Mr. Michael Dalah



1 FACADE SECTION - BIRMINGHAM ROAD 1:50

WORK IN PROGRESS



2 FACADE SECTION - BOTANY ROAD 1:50

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COBBE E | NSW 2034
KNOWLEDGE REGISTERED ARCHITECT LAWRENCE LEWY REG1007948

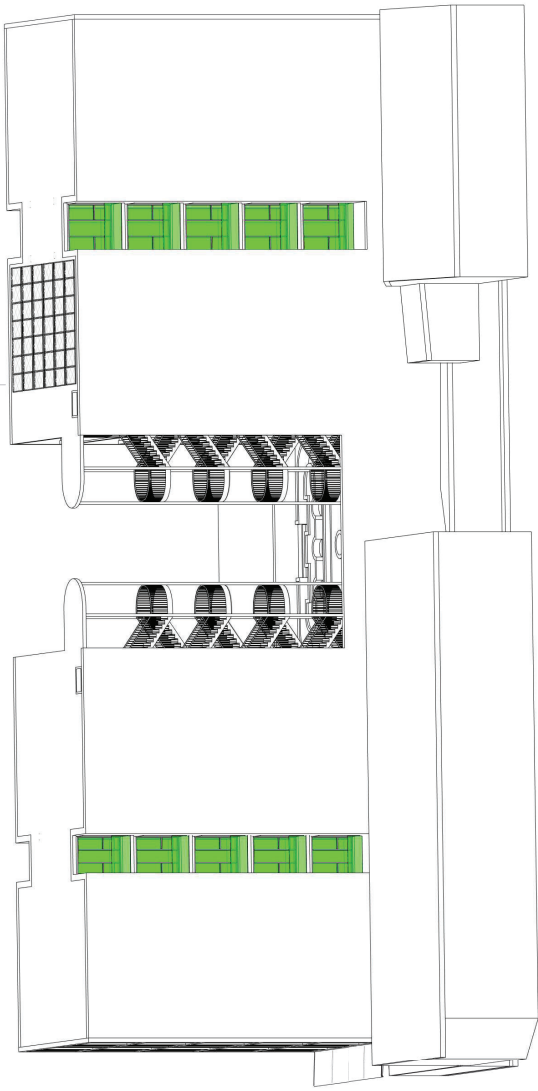
Name	Amendment	Date

Client: Mr. Michael Dalah

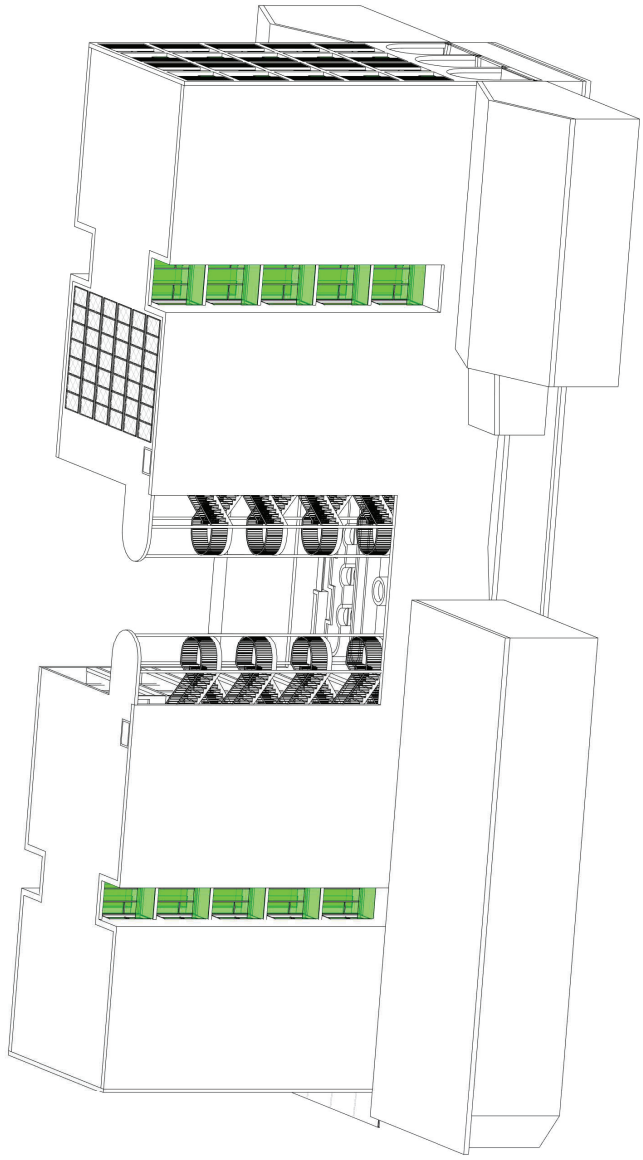
Project: 650 BOTANY ROAD, ALEXANDRIA

DETAILED FACADE SECTION	
Scale: 1:50 at A1	Sheet: Drawing no.
Drawn: Author	DA 30/02
Checked: Checker	Issue
Project no: 1700	

DA SUBMISSION



① SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 9am



② SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 10am

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG16017969

Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing: SOLAR_VIEW FROM THE SUN

Scale: at A1 Status: Diming in
at A3

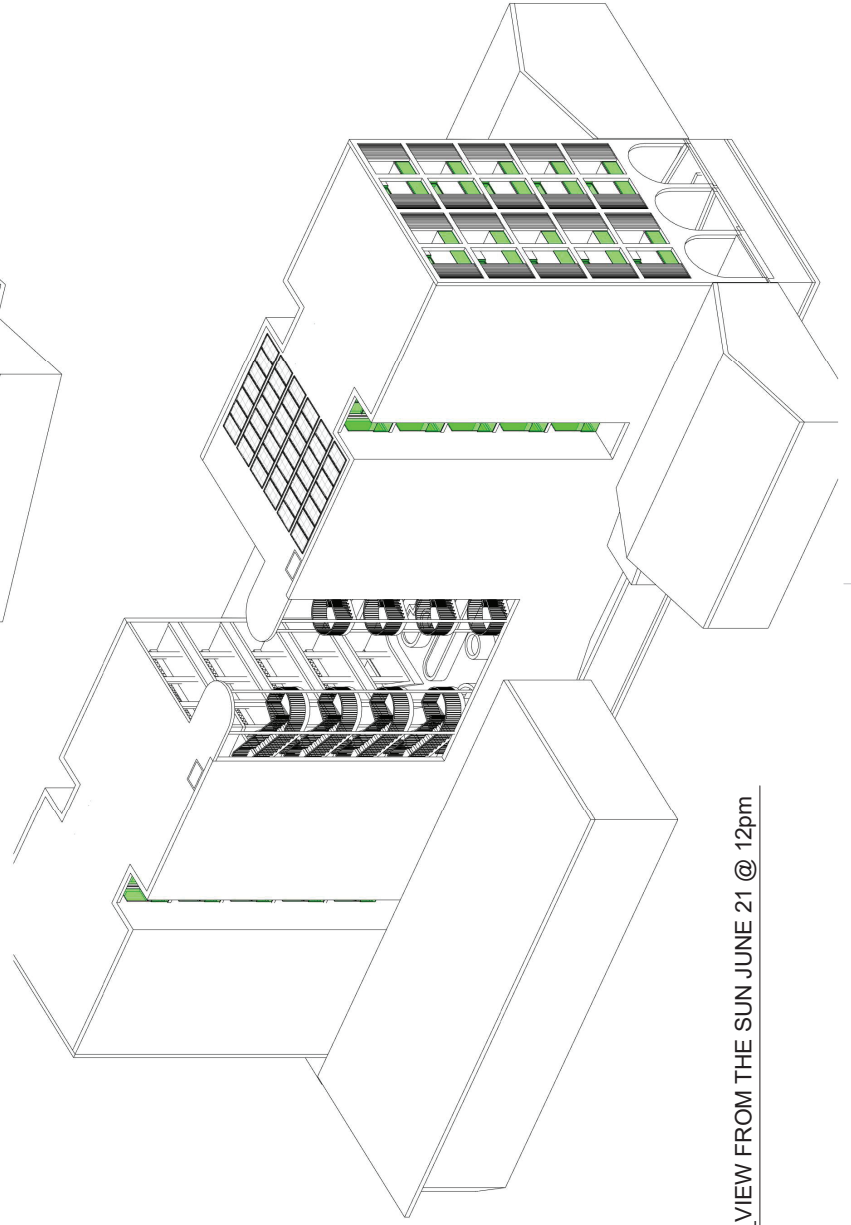
Drawn: ML DA 6001

Checked: JZ Issue
 Project no: 17700 A

DA SUBMISSION



① SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 11am



② SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 12pm

OROSI

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG16207989

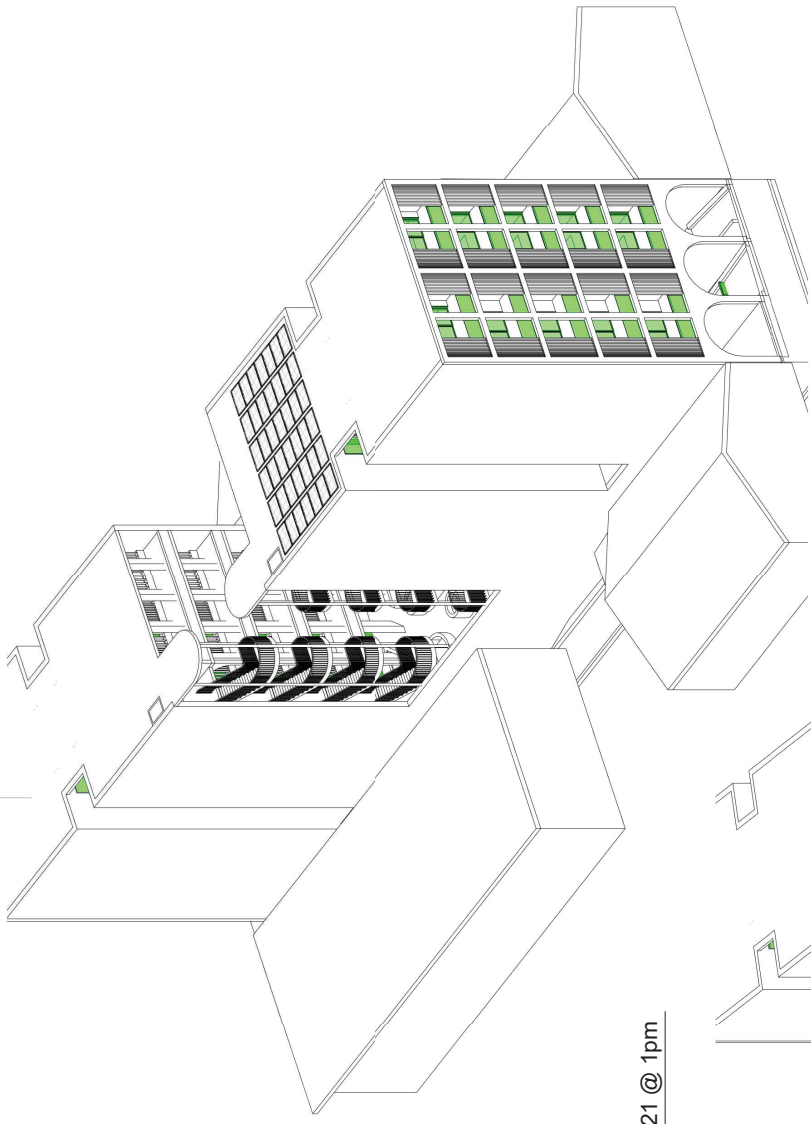
Issue	Amendment	Date
A	DA SUBMISSION	23/02/17

Client: Mr. Michael Dalah

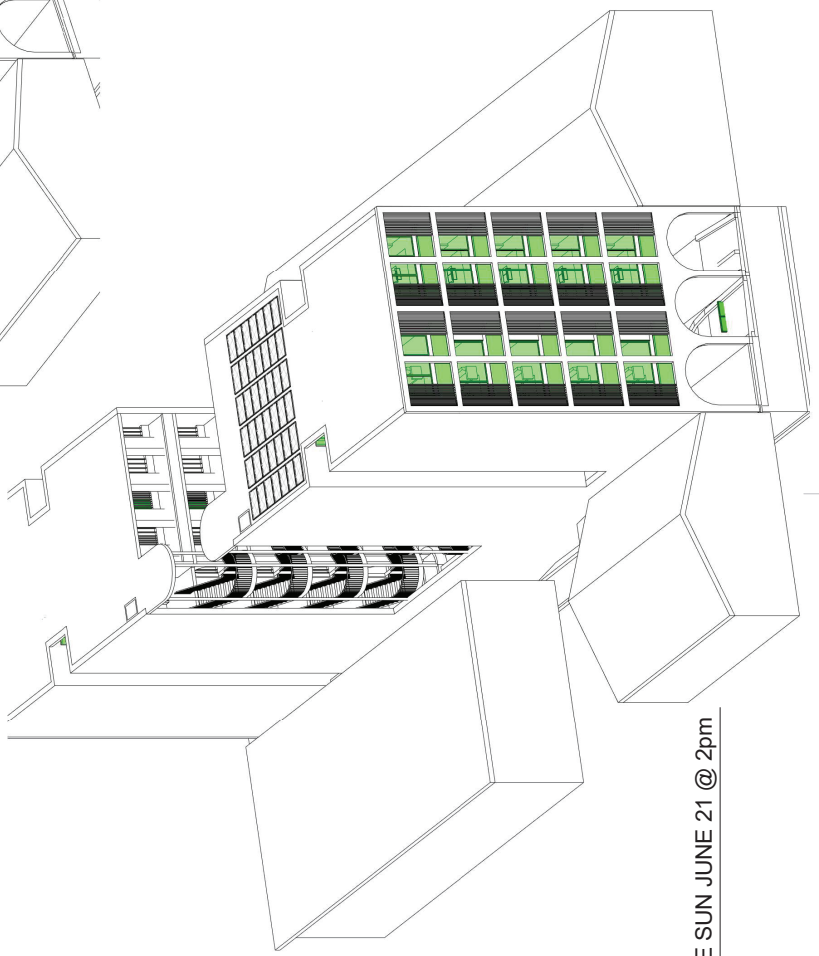
Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing			
SOLAR_VIEW FROM THE SUN			
Scale	at A1	Status	Drawing no.
Drawn	at A3	DATE	DA 6002
Checked	LF	Issue	
Project no.	17700		A

DA SUBMISSION



① SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 1pm



② SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 2pm

O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG1620798)

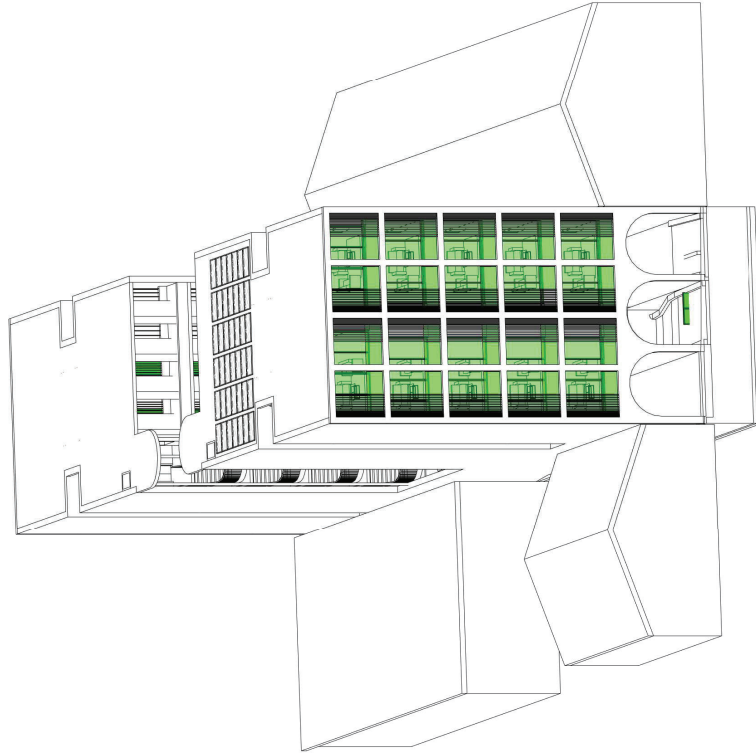
Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing		SOLAR_VIEW FROM THE SUN	
Scale	at A1	Sheet	Drawing no.
Drawn	at A3	MF	DA 6003
Checked	JZ	Issue	
Project no.	1720		A

DA SUBMISSION



O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG16017869

Drawn: Amendment Date: 23/03/21
 A DA SUBMISSION

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing: SOLAR_VIEW FROM THE SUN

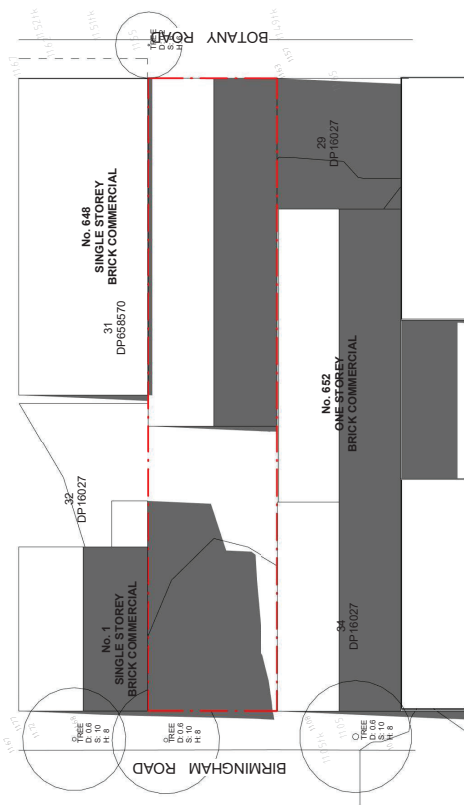
Scale: at A1 Solar Drawing no: DA 6004
 at A3

Drawn: ML Checked: LZ Issue: A

Project no: 17700

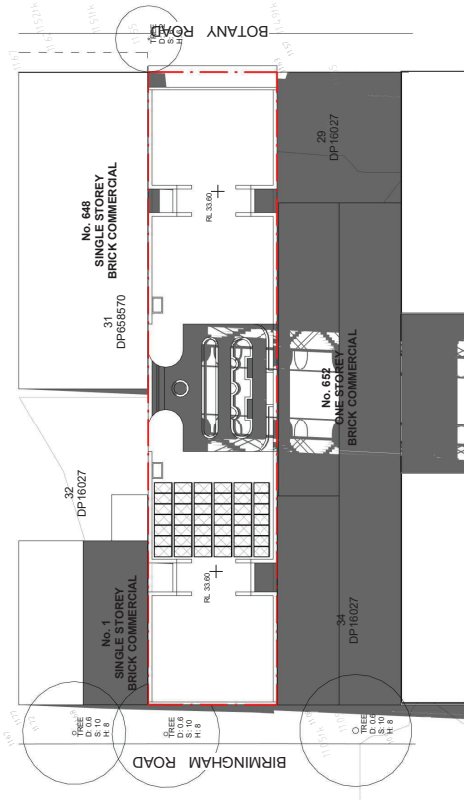
DA SUBMISSION

① SOLAR ACCESS_VIEW FROM THE SUN JUNE 21 @ 3pm



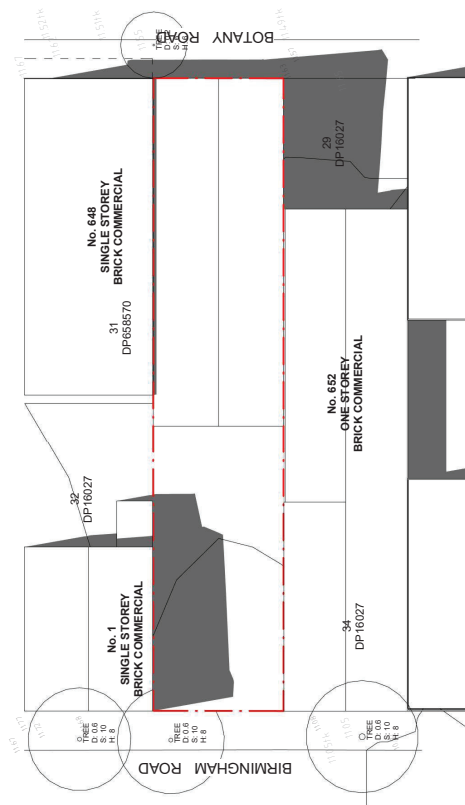
1 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 9AM

1 : 250



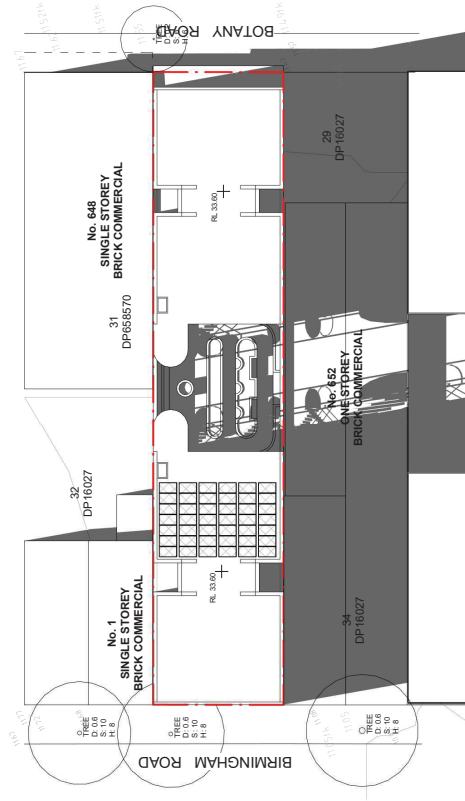
2 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 9AM

1 : 250



3 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 10AM

1 : 250



4 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 10AM

1 : 250



O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COODGEE | NSW 2134
NOMINATED REGISTERED ARCHITECT/LANDSCAPE ARCHITECT/PLANNING

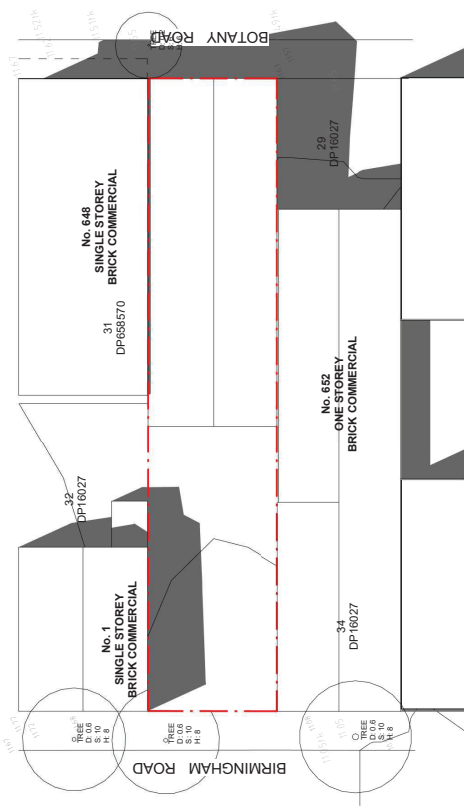
Date	Amendment	Description	Date
17/06/21	A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

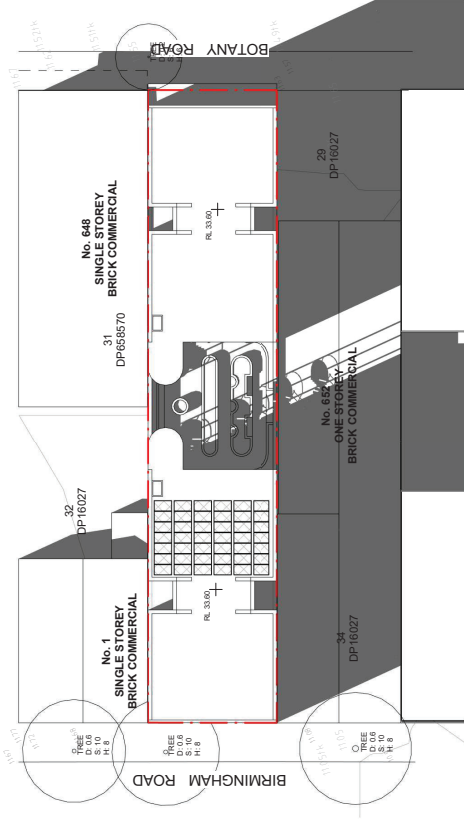
Drawing		SHADOW DIAGRAMS	
Scale	1:250 at A1	Scale	Drawing no.
Drawn	MF	Checked	DA 6005
Project no.	1700	Project no.	1700
			A

DA SUBMISSION



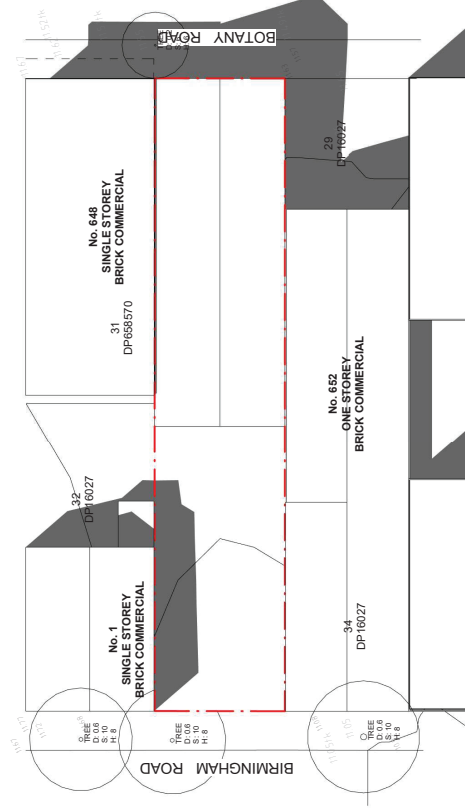
1 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 11AM

1 : 250



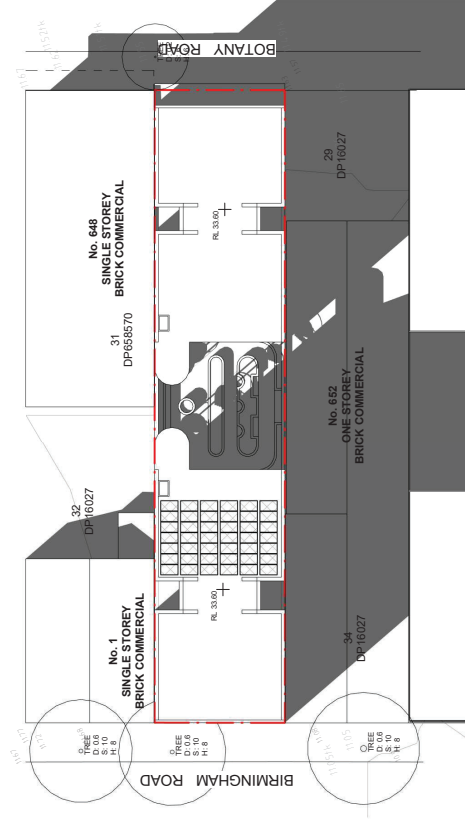
2 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 11AM

1 : 250



3 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 12PM

1 : 250



4 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 12PM

1 : 250



O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG1620798)

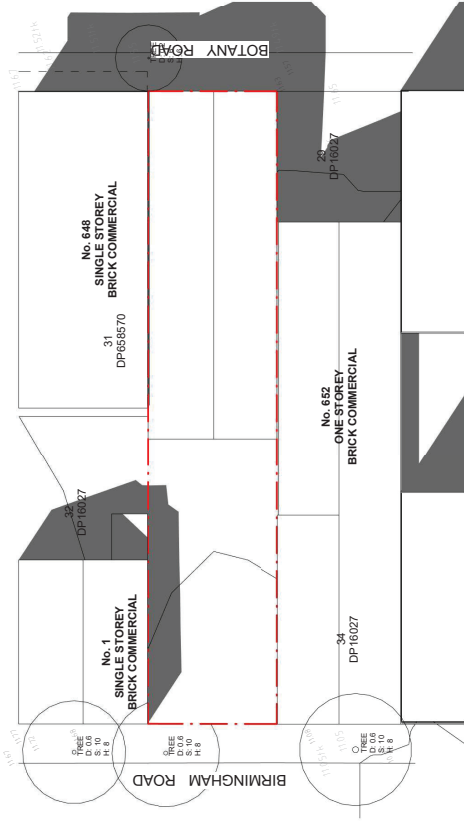
Issue	Amendment	Date
A	DA SUBMISSION	23/03/27

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

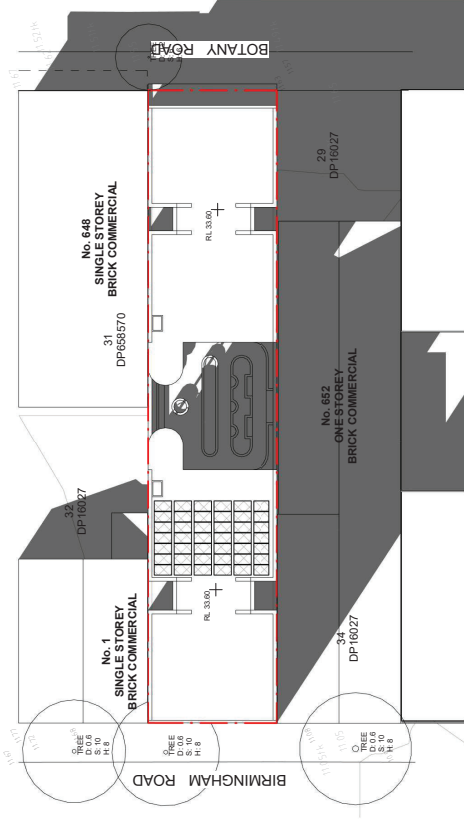
Drawing	
Scale	1:250 at A1 1:500 at A3
Drawn	MF
Checked	LZ
Project no.	1700
SHADOW DIAGRAMS	DA 6006
Drawn by	DA 6006
Projector	A

DA SUBMISSION



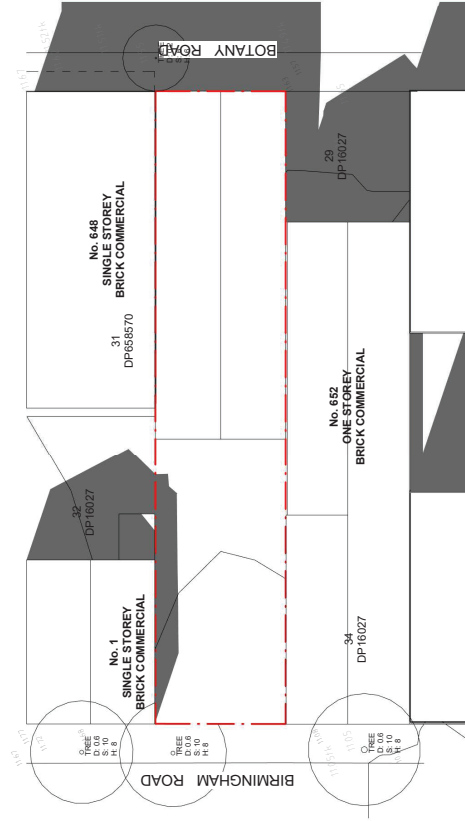
1 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 1PM

1 : 250



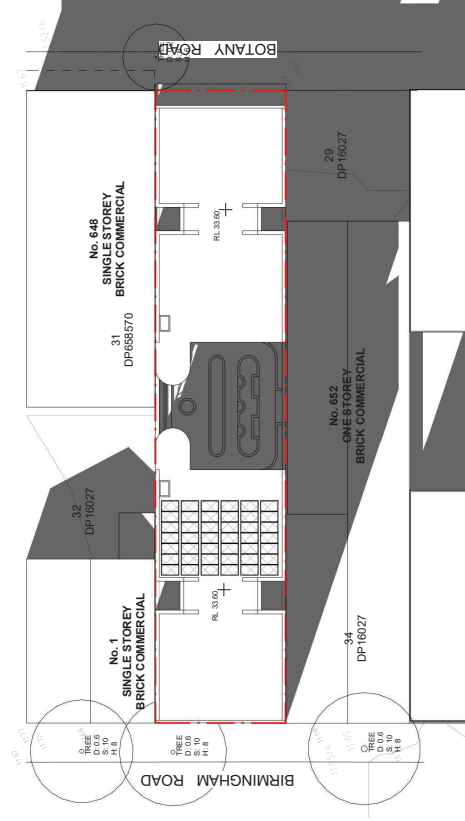
2 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 1PM

1 : 250



4 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 2PM

1 : 250



3 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 2PM

1 : 250



O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2134
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG1620798)

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

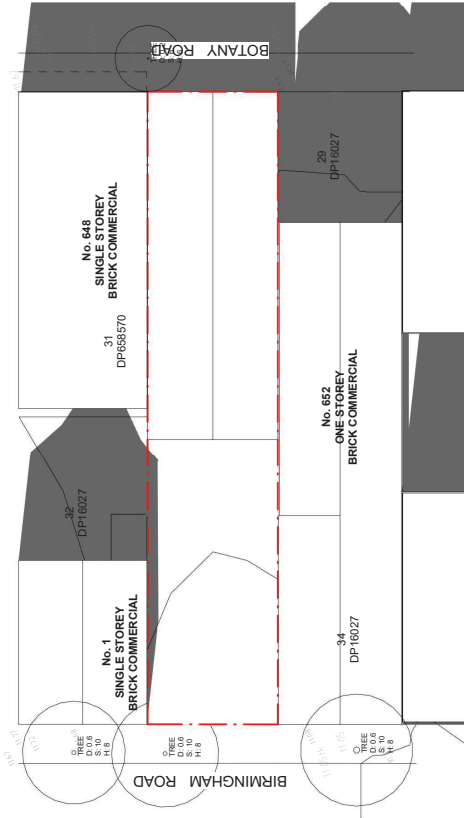
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing

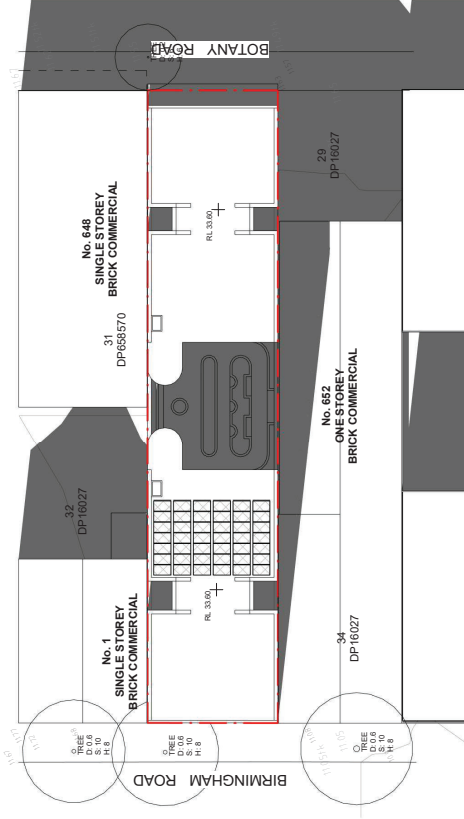
SHADOW DIAGRAMS	
Scale	1:250 at A1 1:500 at A3
Drawn	MF
Checked	JZ
Project no.	1700
Drawing no.	DA 6008
Issue	A

DA SUBMISSION



2 SHADOW DIAGRAMS EXISTING - JUNE 21 @ 3PM

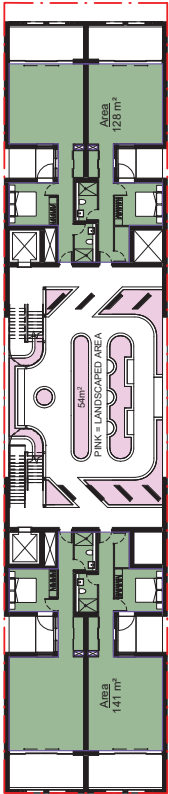
1:250



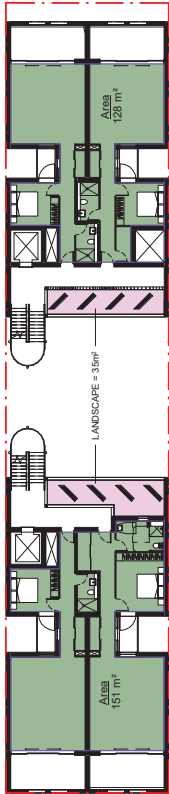
1 SHADOW DIAGRAMS PROPOSED - JUNE 21 @ 3PM

1:250

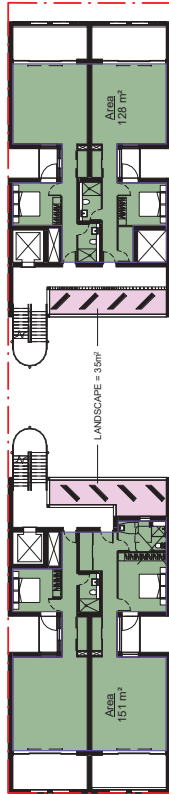




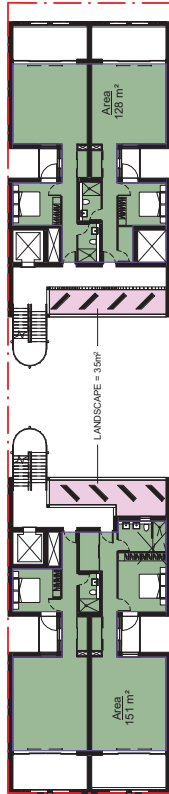
① 003 -- FIRST LEVEL
1: 200



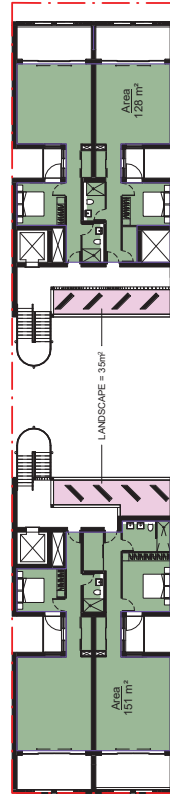
② 004 -- SECOND LEVEL
1: 200



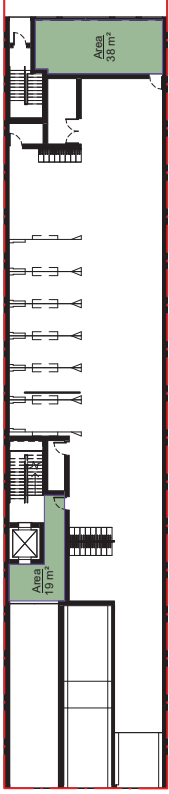
③ 005 -- THIRD LEVEL
1: 200



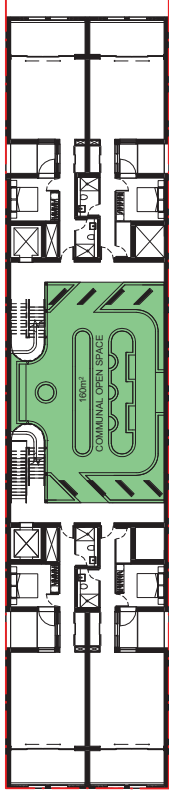
④ 006 -- FOURTH LEVEL
1: 200



⑤ 007 -- FIFTH LEVEL
1: 200



⑥ 002 -- GROUND LEVEL
1: 200



⑦ 003 -- COMMUNAL OPEN SPACE
1: 200

SITE AREA CALCULATION

SITE AREA: 720.8m²
ZONE: B7 - Business Park
PERMISSIBLE FSR: 2:1
PERMISSIBLE GFA: 1441.6m²

PROPOSED FSR: 2:1
PROPOSED GFA: 1440m²
HEIGHT LIMIT: 22m
PERMISSIBLE LANDSCAPED: 360.4m² (50%)
PERMISSIBLE DEEP SOIL: 180.2m² (25%)
PROPOSED LANDSCAPED: LVL 1 = 54m²
 LVL 2-5 = 35m² Per floor
TOTAL = 194m² (26%)
PROPOSED DEEP SOIL: 0m² (0%)
PROPOSED COMMUNAL OPEN SPACE: 160m² (22%)

Level	Area
002 -- GROUND LEVEL	38 m ²
002 -- GROUND LEVEL	19 m ²
003 -- FIRST LEVEL	141 m ²
004 -- SECOND LEVEL	128 m ²
005 -- THIRD LEVEL	151 m ²
006 -- FOURTH LEVEL	126 m ²
007 -- FIFTH LEVEL	126 m ²
007 -- FIFTH LEVEL	151 m ²
Grand total: 12	1440 m ²

COUNCIL CAR PARKING RATES AND PROVISION

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
1.BED	20	0.5 SPACES PER UNIT	10	10
2.BED	0		0	0
3.BED	0		0	0
COMMERCIAL	1		1	1
VISITOR	4		4	4
TOTAL			15	15

BICYCLE

TYPE	NUMBER	RATES	REQUIRED	PROVIDED
RESIDENTIAL	20	1 SPACES PER 1 DWELLING	20	20
COMMERCIAL			2	2
VISITOR	20	1 SPACES PER 10 DWELLING	2	2
TOTAL			24	24

MOTORCYCLE FACILITIES

RATE	REQUIRED	PROVIDED
1 MOTORCYCLE PARKING SPACE PER 10 SPACES	2	2



O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NEW 2334
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY REG 2007/98)

Issue: Amendment
Date: 23/03/21
A: DA SUBMISSION

Client: Mr. Michael Dalah

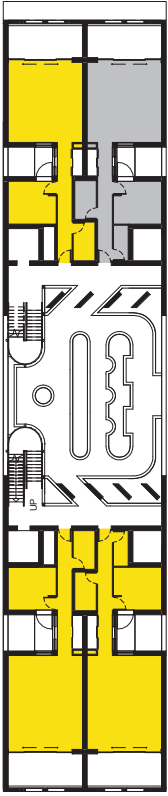
Project: 650 BOTANY ROAD, ALEXANDRIA

Scale: 1:200 at A1, 1:200 at A2, 1:200 at A3
Drawn: MF
Checked: JL
Projector: JTB
Calculation:
DA 7001
1700
A

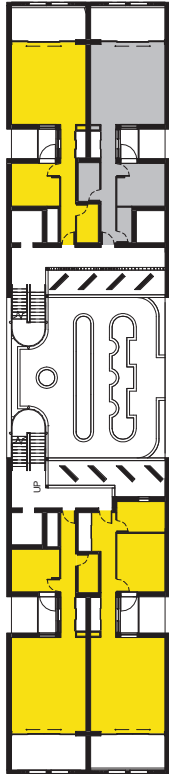
DA SUBMISSION

SOLAR ACCESS

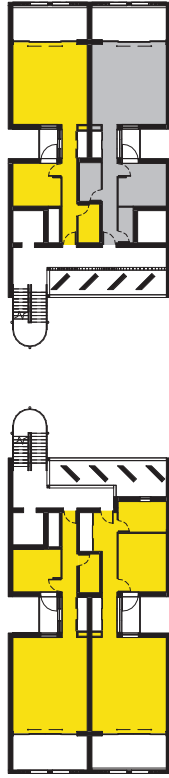
TOTAL NUMBER OF UNITS	20 UNITS	TARGET COMPLIANCE REQUIRED	14 UNITS (70%)	PROPOSED UNITS RECEIVING MIN. 2hrs SOLAR ACCESS ON 21 JUNE BETWEEN 9am - 3pm	18 UNITS (75%)	TOTAL NUMBER OF UNITS FACING SOUTH	NIL
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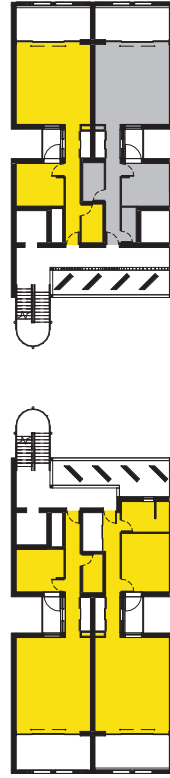
1 SOLAR -- 003 -- FIRST LEVEL
1:200



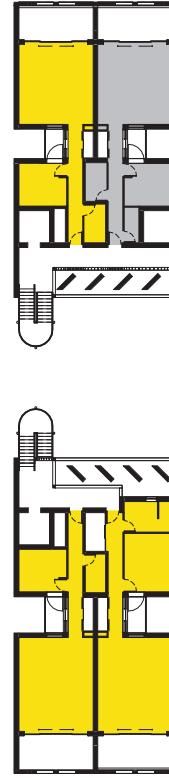
2 SOLAR -- 004 -- SECOND LEVEL
1:200



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



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



5 SOLAR -- 007 -- FIFTH LEVEL
1:200



O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REGNO1798

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

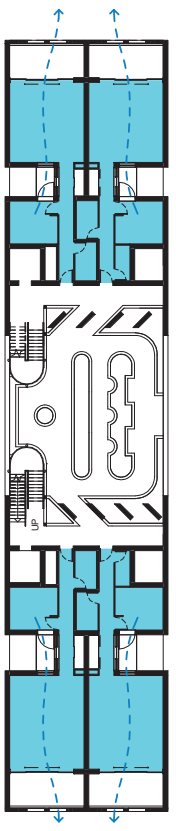
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

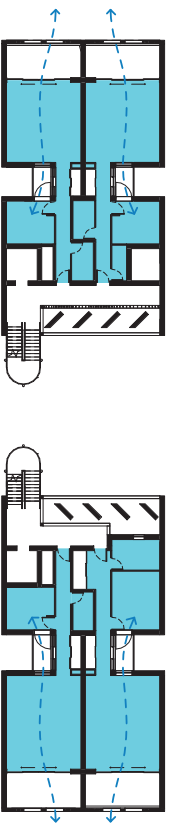
Drawing:

SOLAR ACCESS PLANS			
Scale	As Indicated at A1	Subsidiary	Drawing no.
Drawn	MF	at A3	DA 7011
Checked	JZ	Issue	
Project no.	1700		A

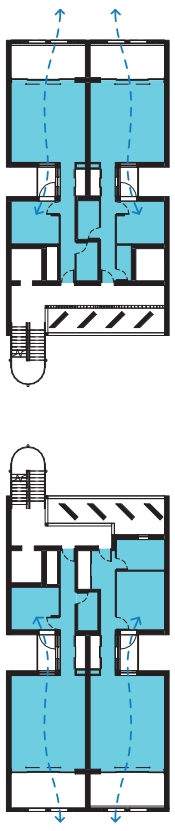
DA SUBMISSION



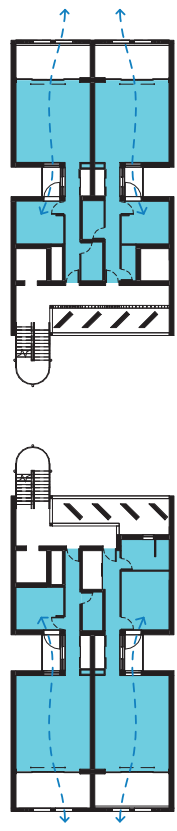
1 CROSS VENTILATION -- 003 -- FIRST LEVEL
1 : 200



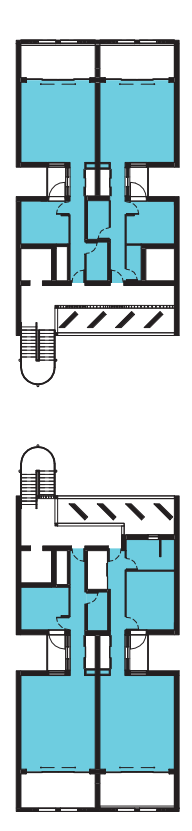
2 CROSS VENTILATION -- 004 -- SECOND LEVEL
1 : 200



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



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



5 CROSS VENTILATION -- 007 -- FIFTH LEVEL
1 : 200

NATURAL CROSS VENTILATED UNITS

TOTAL NUMBER OF UNITS	TARGET COMPLIANCE REQUIRED	PERCENTAGE %
20 UNITS	12 UNITS (60%)	20 UNITS (100%)



O R O S I
 DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COOGEE | NSW 2034
 NOMINATED REGISTERED ARCHITECT (LAWRENCE LEWY - REG1620798)

Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

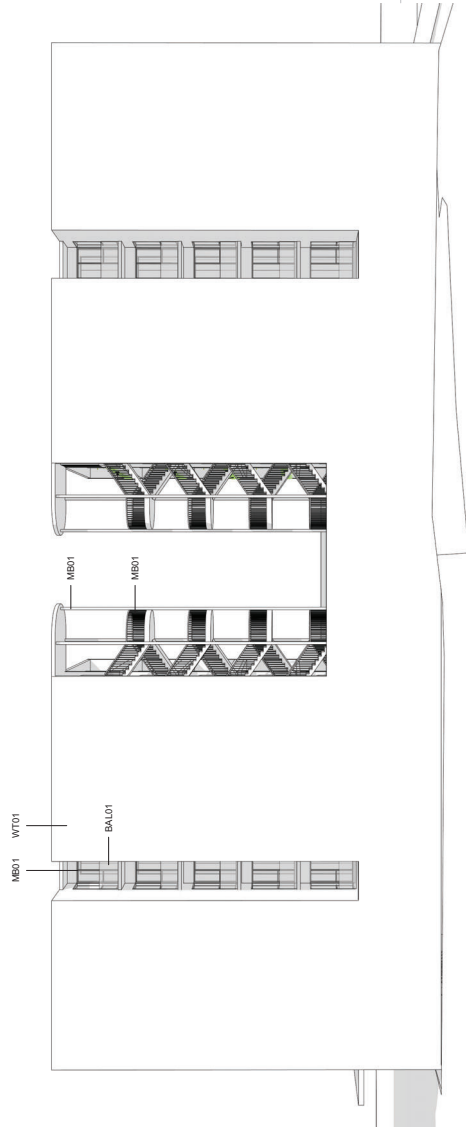
Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing	
Scale	As indicated at A1, A2, A3
Drawn	MF
Checked	LL
Project No.	1708
A	

DA SUBMISSION

VENTILATION DIAGRAM PLANS



2 Materials - Northern Elevation
1:1

BAL 01



BAL 01
MB 01
WT 01

MB 01



WT 01



O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COOGEE | NSW 2034
NOMINATED REGISTERED ARCHITECT, LAWRENCE LEWY, REG1607989

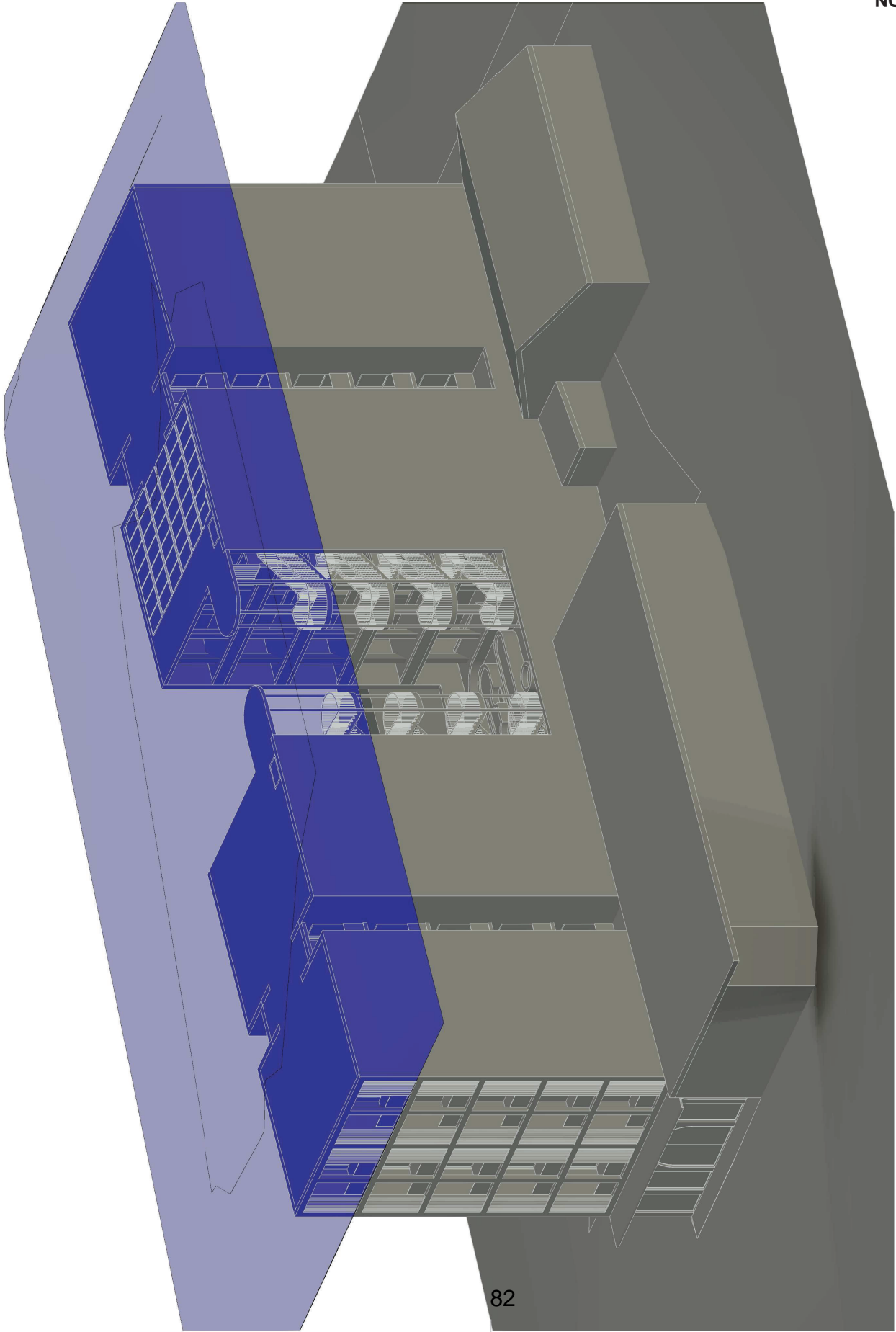
Date	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

DA SUBMISSION

FINISHES SCHEDULE	
Scale	1:1 at A1 Status Drawing no.
Drawn	MF DA 7031
Checked	JZ Issue
Project no.	1720
	A



1 HEIGHT DIAGRAM ISOMETRIC

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
 68 BEACH STREET | COODGEE | NSW 2334
 NOMINATED REGISTERED ARCHITECT, LAWRENCE LEWY, REG16207989

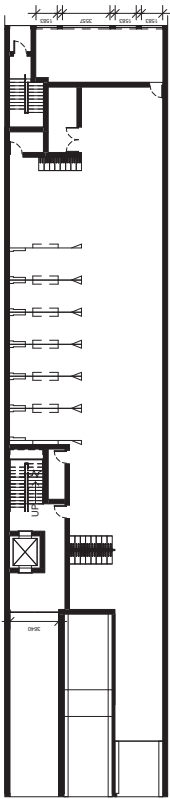
Issue	Amendment	Date
A	DA SUBMISSION	23/03/21

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

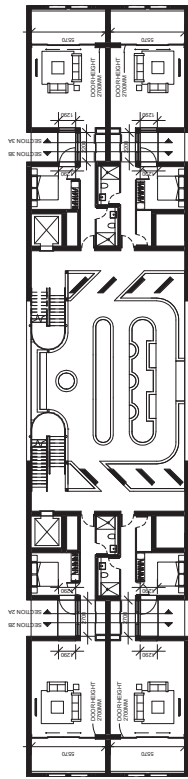
DA SUBMISSION

Drawing			
LEP HEIGHT DIAGRAM ISOMETRIC			
Scale	at A1	Status	Drawing no.
Drawn	at A3	MF	DA 7041
Checked	JZ	Issue	
Project no.	17709		A



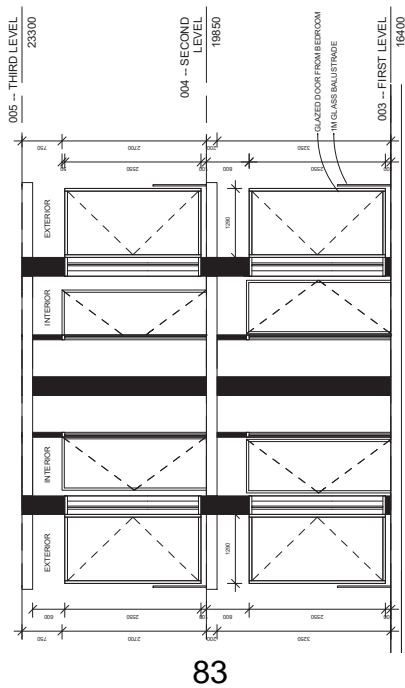
1 BASIX - GROUND FLOOR PLAN

1 : 200



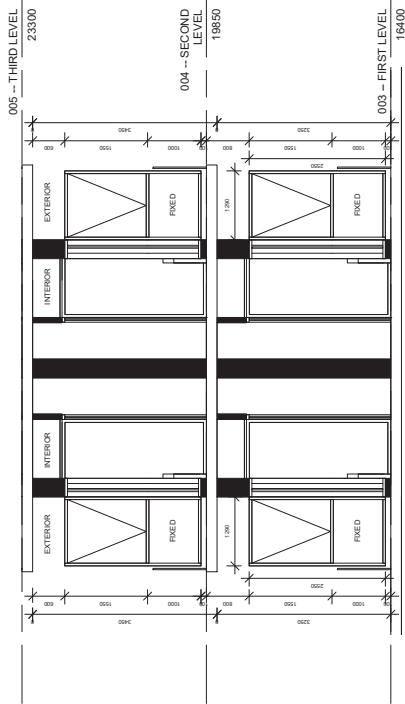
2 BASIX - TYPICAL UPPER FLOOR PLAN LEVELS 1-5

1 : 200



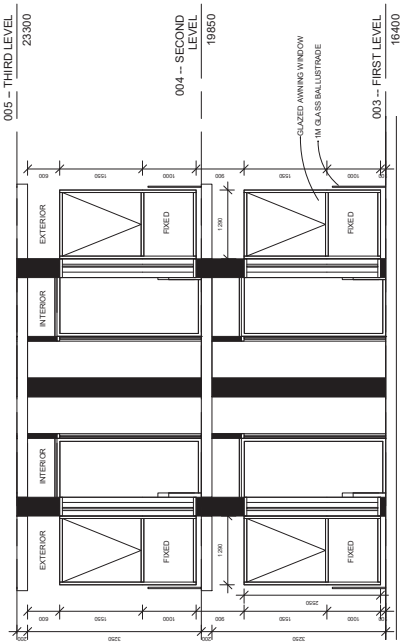
3 SECTION 2A

1 : 50 TYPICAL GLAZING FOR LEVELS 1-5



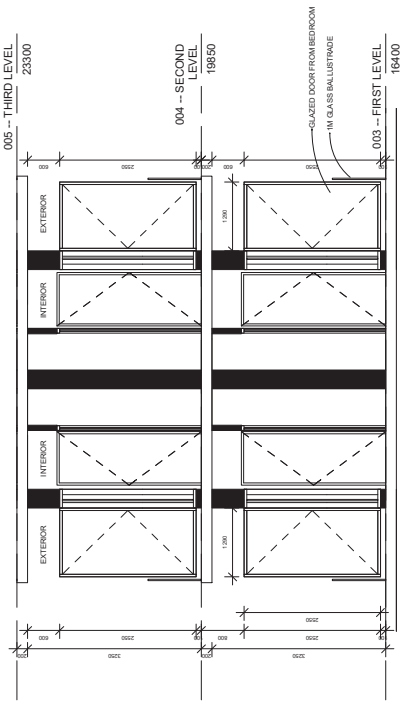
5 SECTION 3A

1 : 50 TYPICAL GLAZING FOR LEVELS 1-5



4 SECTION 2B

1 : 50 TYPICAL GLAZING FOR LEVELS 1-5



6 SECTION 3B

1 : 50 TYPICAL GLAZING FOR LEVELS 1-5

O R O S I

DESIGN | CONSTRUCTION | DEVELOPMENT
68 BEACH STREET | COODGEE | NSW 2334
NOMINATED REGISTERED ARCHITECT LAWRENCE LEWY REG16207989

Issue: Amendment Date:

Client: Mr. Michael Dalah

Project: 650 BOTANY ROAD, ALEXANDRIA

Drawing:

Window Schedule

Scale: As indicated at A1, A2, A3 Drawing no.:

Drawn: MF DA 7071

Checked: LZ Issue

Project no: 1709

DA SUBMISSION