

# **Attachment B2**

**Selected Drawings**

# EXTERNAL FINISHES



**AF01**  
**Finish**  
**Location**

Applied Finish Clay  
Planter Boxes, Circular Columns, Office Rooftop  
Awning, Office Balcony Spandrel, Office External Wall



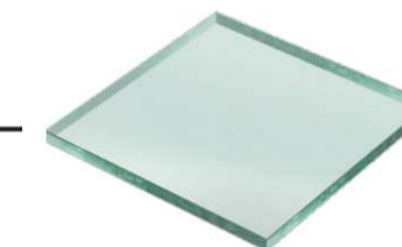
**MF01**  
**Finish**  
**Location**

Medium Bronze  
Balustrades, Mullions, Window Frames, Mech Louvres,  
Warehouse Awnings, Office Rooftop Awning



**BK01**  
**Finish**  
**Location**

Brick  
Commercial & Office External Walls



**GT01**  
**Finish**  
**Location**

Clear Glazing  
Windows & Sliding Doors

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## DEVELOPMENT APPLICATION

Revisions / A 25.10.24 RFI Response JC

Project / **27-31 Doody Street**

Drawing / **MATERIAL SCHEDULE**  
3

Project No / **223226** Author / **JC**

Scale: @ A1/

Drawing No. / **DA07.03**

**A**

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NO.	TITLE	REV.
DA00.00	COVER SHEET	D
DA00.02	DEMOLITION PLAN	C
DA00.03	SITE PLAN	C
DA00.04	INFRASTRUCTURE PLAN	C
DA00.05	PROPOSED DEDICATION PLAN	B
DA01.00	BASEMENT 1	D
DA01.01	GROUND	E
DA01.02	GROUND MEZZANINE	C
DA01.03	LEVEL 1	D
DA01.04	LEVEL 2	D
DA01.05	LEVEL 2 MEZZANINE	C
DA01.06	LEVEL 3	C
DA01.07	LEVEL 3 MEZZ / 4 COMM	C
DA01.08	ROOF	C
DA02.01	ELEVATIONS	C
DA02.02	ELEVATIONS	C
DA03.01	SECTIONS	C
DA05.01	SHADOW DIAGRAM	C
DA05.11	SOLAR POV	C
DA06.01	GFA	C
DA06.02	TOTAL FLOOR AREA	A
DA06.11	DEEP SOIL	C
DA06.21	HEIGHT PLANE	C
DA07.01	MATERIAL SCHEDULE 1	A
DA07.02	MATERIAL SCHEDULE 2	A
DA07.03	MATERIAL SCHEDULE 3	A

### Development Summary Building 1

LEVEL	WAREHOUSE/INDUSTRIAL	STORAGE	COMMERCIAL	RETAIL
BASEMENT 1	0.0 m²	1061.2 m²	0.0 m²	0.0 m²
GROUND	3292.3 m²	0.0 m²	0.0 m²	954.2 m²
GROUND MEZZANINE	578.3 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 1	0.0 m²	3437.6 m²	606.4 m²	0.0 m²
LEVEL 2	3484.7 m²	0.0 m²	606.4 m²	0.0 m²
LEVEL 2 MEZZANINE	962.2 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 3 COMM	0.0 m²	0.0 m²	575.4 m²	0.0 m²
LEVEL 3	3690.6 m²	0.0 m²	0.0 m²	0.0 m²
LEVEL 4 COMM	0.0 m²	0.0 m²	573.8 m²	0.0 m²
LEVEL 3 MEZZANINE	1060.2 m²	0.0 m²	0.0 m²	0.0 m²
	13068.3 m²	4498.8 m²	2362.0 m²	954.2 m²

### Development Summary Building 2

LEVEL	OFFICE INTERNAL	OFFICE TERRACES
GROUND	12.2 m²	384.1 m²
B - LEVEL 1	247.8 m²	33.4 m²
B - LEVEL 2	248.6 m²	33.4 m²
B - LEVEL 3	248.6 m²	33.4 m²
B - LEVEL 4	0.0 m²	281.7 m²
	757.2 m²	746.0 m²

### Carparking Summary

LEVEL	CARPARKS							TOTAL
	INDUSTRIAL	WAREHOUSE	STORAGE	COMMERCIAL	RETAIL	OFFICE		
BASEMENT 1	0	0	0	17	11	0	0	28
GROUND	33	4	0	0	0	8	0	45
LEVEL 1	4	0	10	9	0	0	0	23
LEVEL 2	32	0	0	0	0	0	0	32
LEVEL 3	30	0	0	0	0	0	0	30
	99	4	10	26	11	8	0	158

### Deep Soil Summary

AREA	PERCENTAGE
1859.3 m²	15.3%

Deep soil requirement (15%) - 1822.23 m²

### Gross Floor Area

AREA CATEGORY	LEVEL	GFA
Commercial	LEVEL 1	626.5 m²
Commercial	LEVEL 2	626.7 m²
Commercial	LEVEL 2 MEZZANINE	595.5 m²
Commercial	LEVEL 3	27.2 m²
Commercial	LEVEL 3 MEZZANINE	601.5 m²
		2477.3 m²
Industrial	GROUND	1436.1 m²
Industrial	GROUND MEZZANINE	572.9 m²
Industrial	LEVEL 2	2770.8 m²
Industrial	LEVEL 2 MEZZANINE	960.0 m²
Industrial	LEVEL 3	2937.8 m²
Industrial	LEVEL 3 MEZZANINE	1060.4 m²
		9737.9 m²
Warehouse	GROUND	1125.1 m²
		1125.1 m²
Office	GROUND	12.2 m²
Office	B - LEVEL 1	246.7 m²
Office	B - LEVEL 2	246.7 m²
Office	B - LEVEL 3	246.7 m²
		752.4 m²
Retail	GROUND	879.7 m²
		879.7 m²
Services	GROUND	115.3 m²
		115.3 m²
Store	LEVEL 1	3134.7 m²
		3134.7 m²
		18222.3 m²

SITE AREA	PERMISSIBLE FSR	PERMISSIBLE GFA
12148.2 m²	1.5	18222.3 m²



## DEVELOPMENT APPLICATION

Revisions	A	08.03.24	Development Application	AT
	B	31.05.24	RFI Response	JC
	C	28.08.24	RFI Response	JC
	D	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **COVER SHEET**

Project No / **223226** Author / **AT**

Scale: @ A1/

Drawing No / **DA00.00**

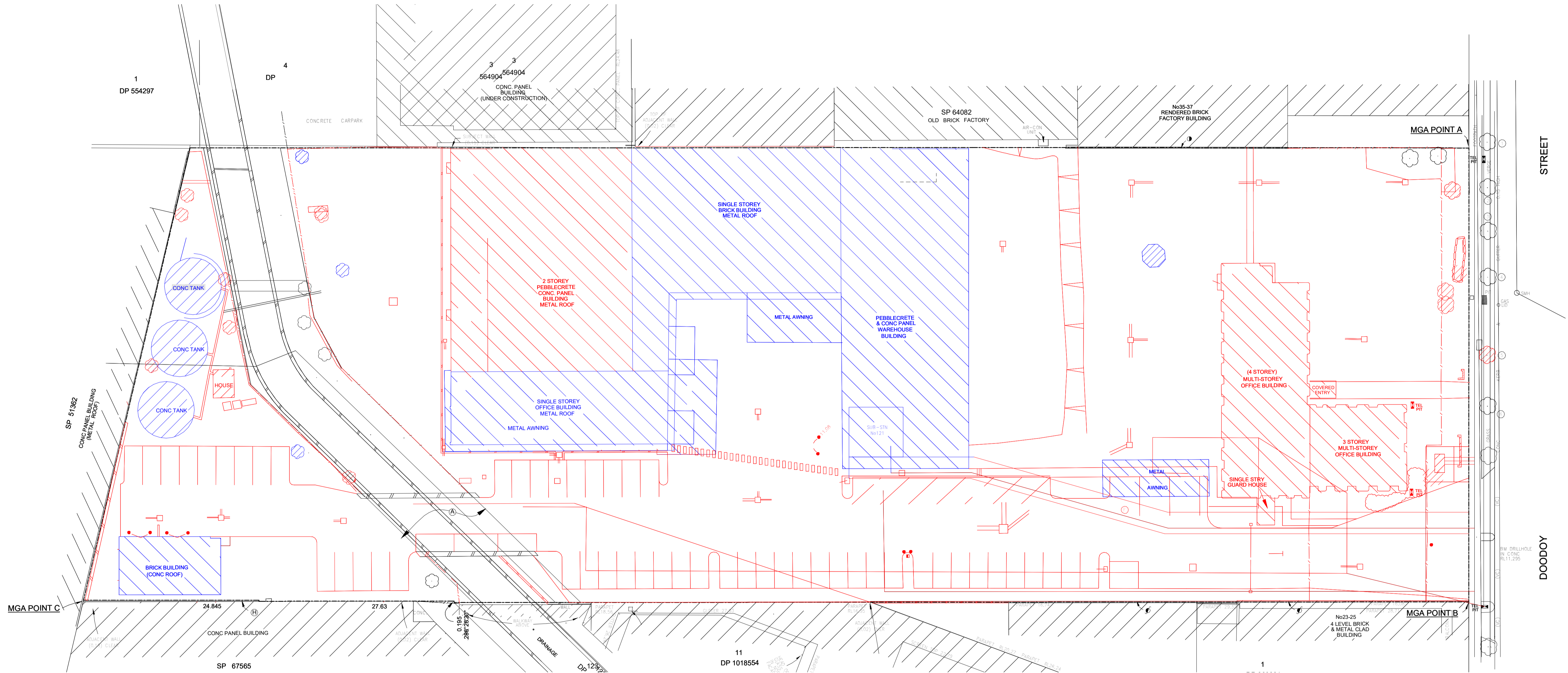
**D**

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- DEMOLISHED IN PROPOSED DA
- RETAINED IN PROPOSED DA
- - - DEMOLISHED IN PREVIOUS DA

Project **27-31 Doody Street**

Drawing **DEMOLITION PLAN**

Project No **223226** Author **JC**

Scale: @ A1 **1 : 300**

Drawing No **DA00.02**

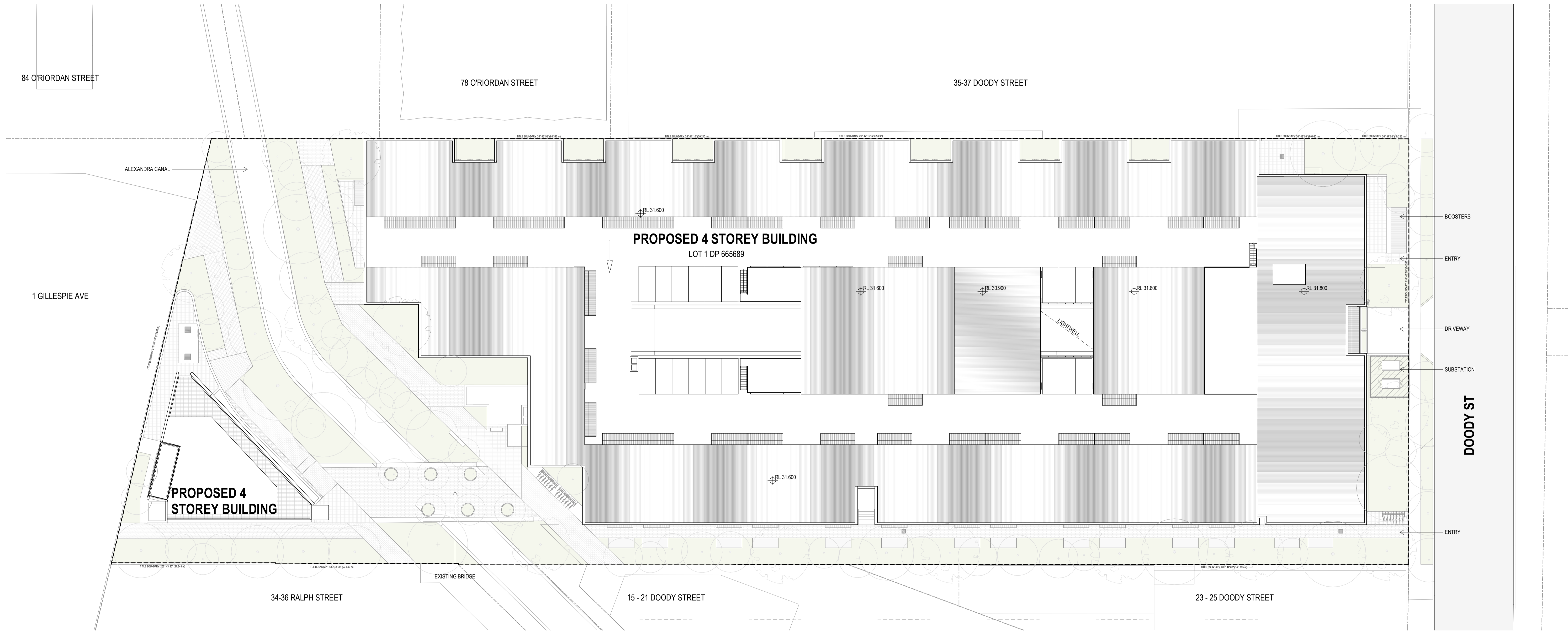
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Project **27-31 Doody Street** Drawing **SITE PLAN**

Project No **223226** Author **JC** Scale: @ A1 **1 : 300**

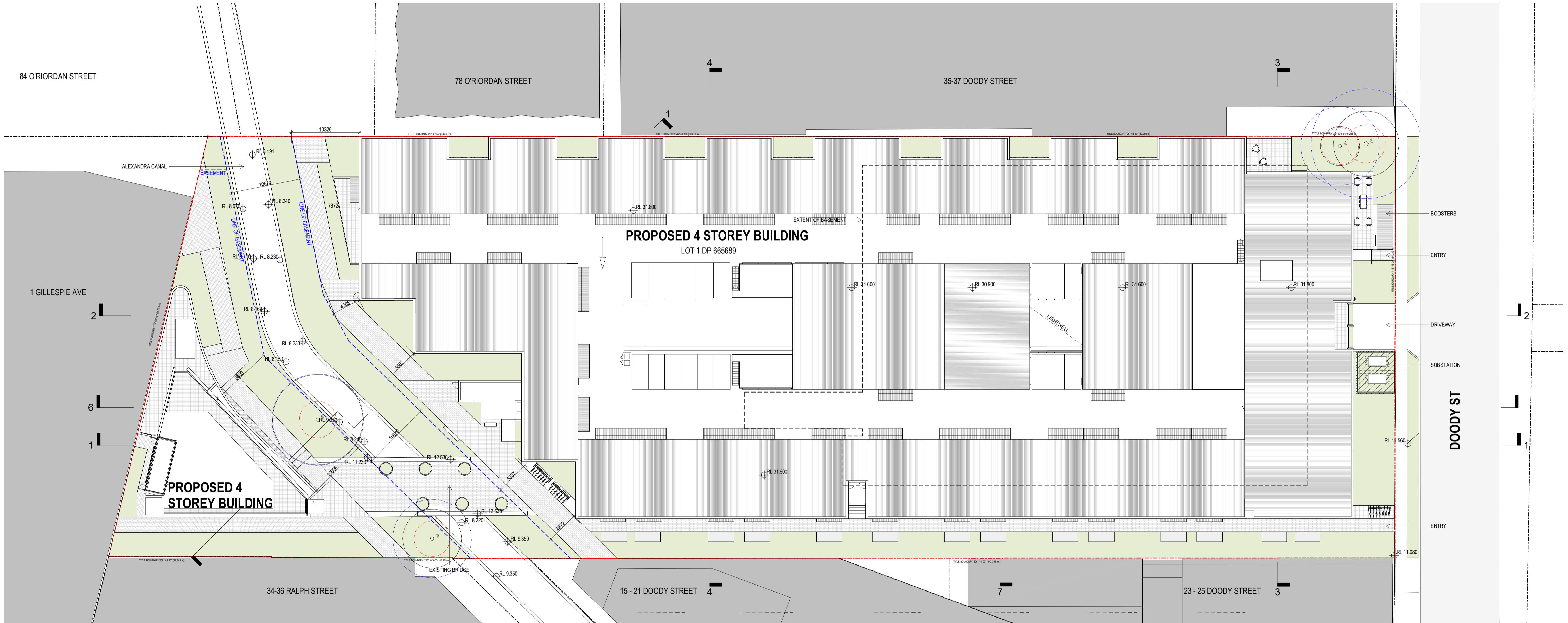
Drawing No **DA00.03**

**C**



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	C	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **INFRASTRUCTURE PLAN**

Project No / **223226** Author / **JC**

Scale: @ A1 / **1 : 300**

Drawing No. / **DA00.04**

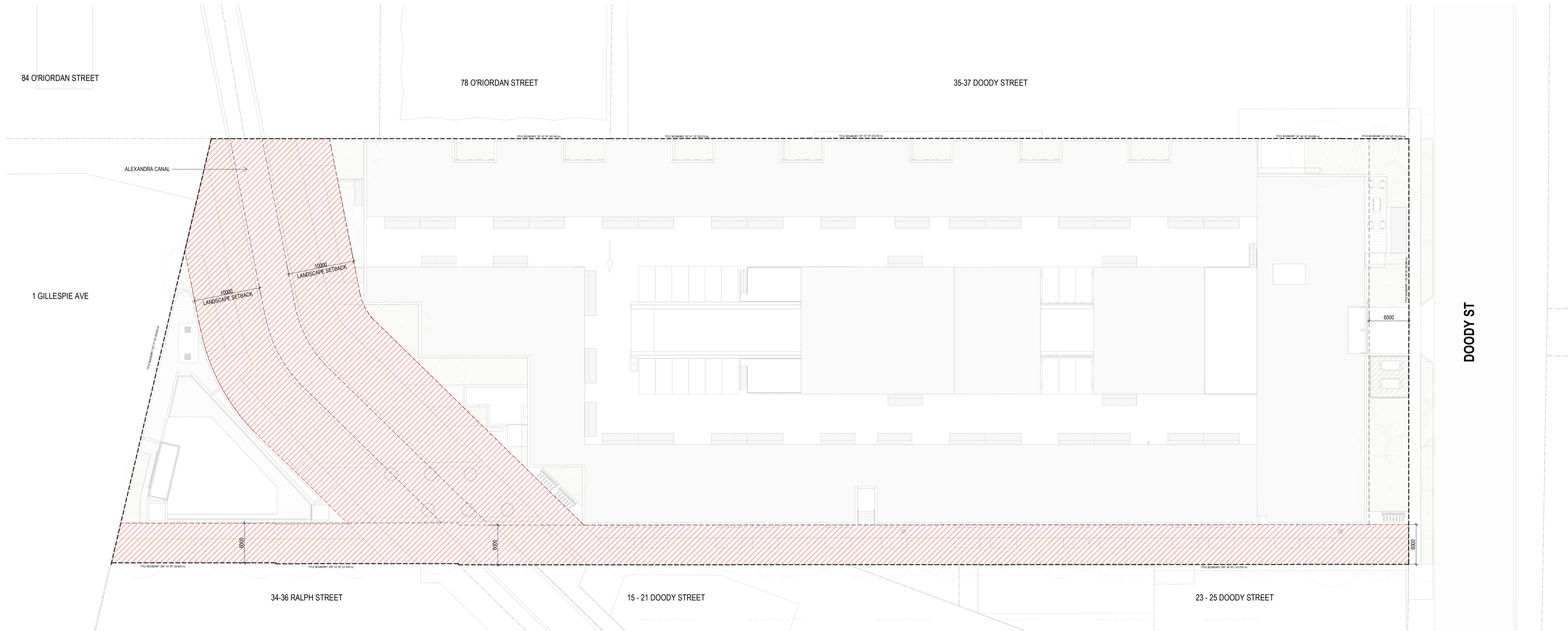
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Revisions	A	28.08.24	RFI Response	JC
	B	25.10.24	RFI Response	JC

PROPOSED DEDICATED AREA

Project **27-31 Doody Street**

Drawing **PROPOSED DEDICATION PLAN**

Project No **223226** Author **JC**

Scale: @ A1 **1 : 300**

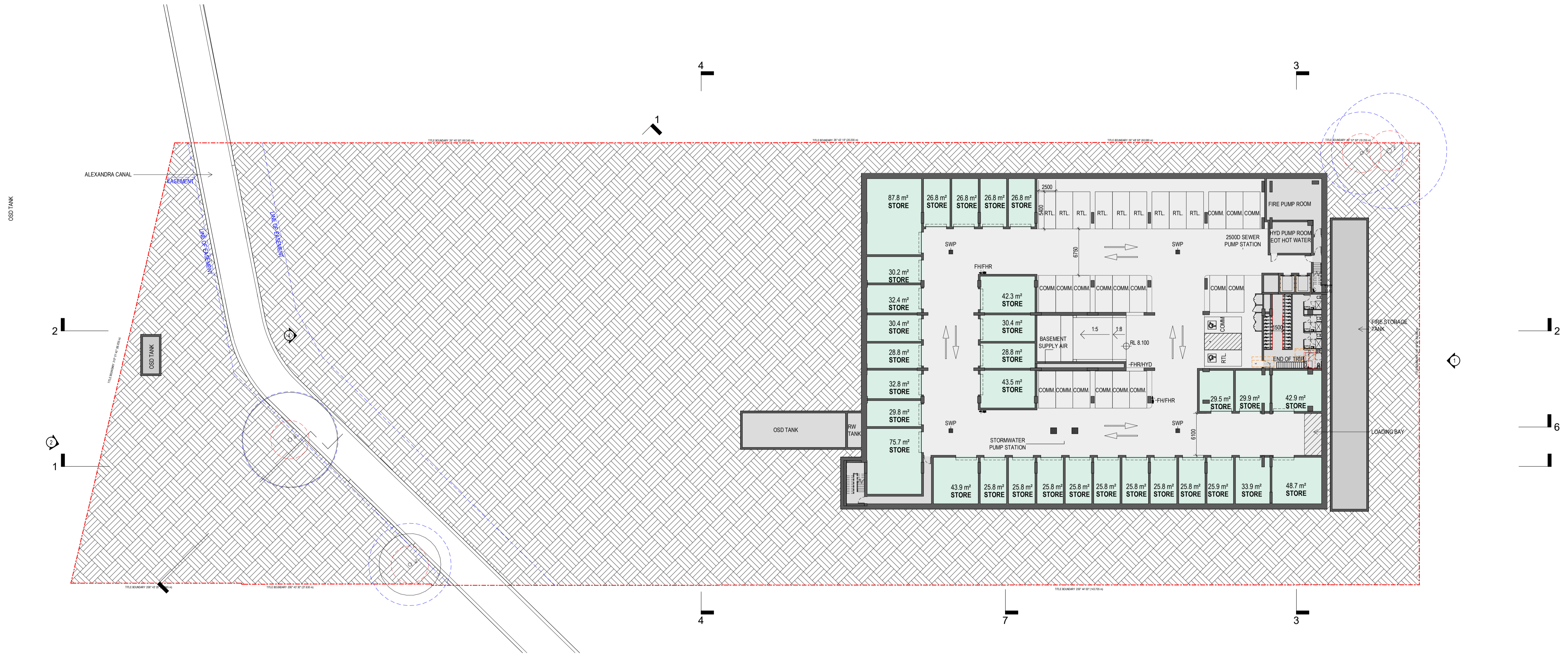
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**B**

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Project **27-31 Doody Street**

Drawing **BASEMENT 1**

Project No **223226** Author **JC**

Scale: @ A1 **1 : 300**

Drawing No **DA01.00**

**D**

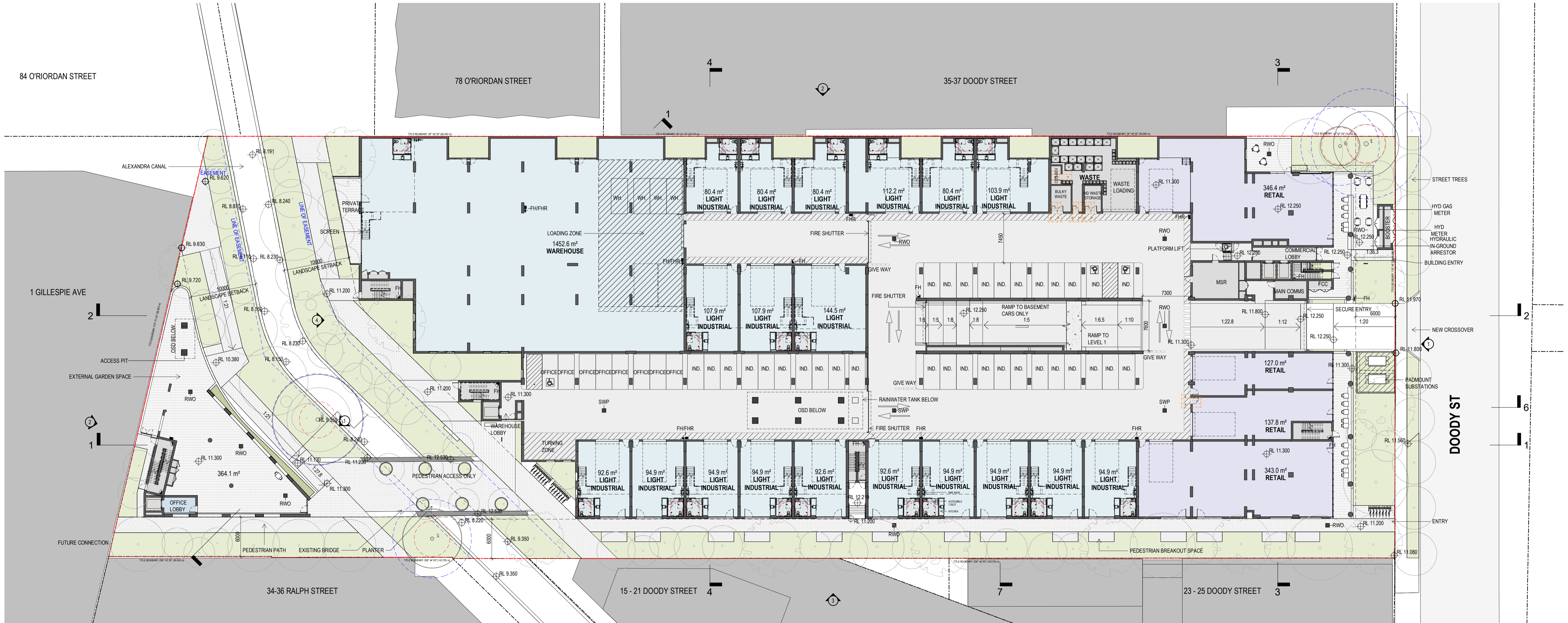


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	D	04.09.24	Traffic RFI Response	JC
	E	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **GROUND**

Project No / **223226** Author / **MG**

Scale: @ A1 / **1 : 300**

Drawing No. / **DA01.01**

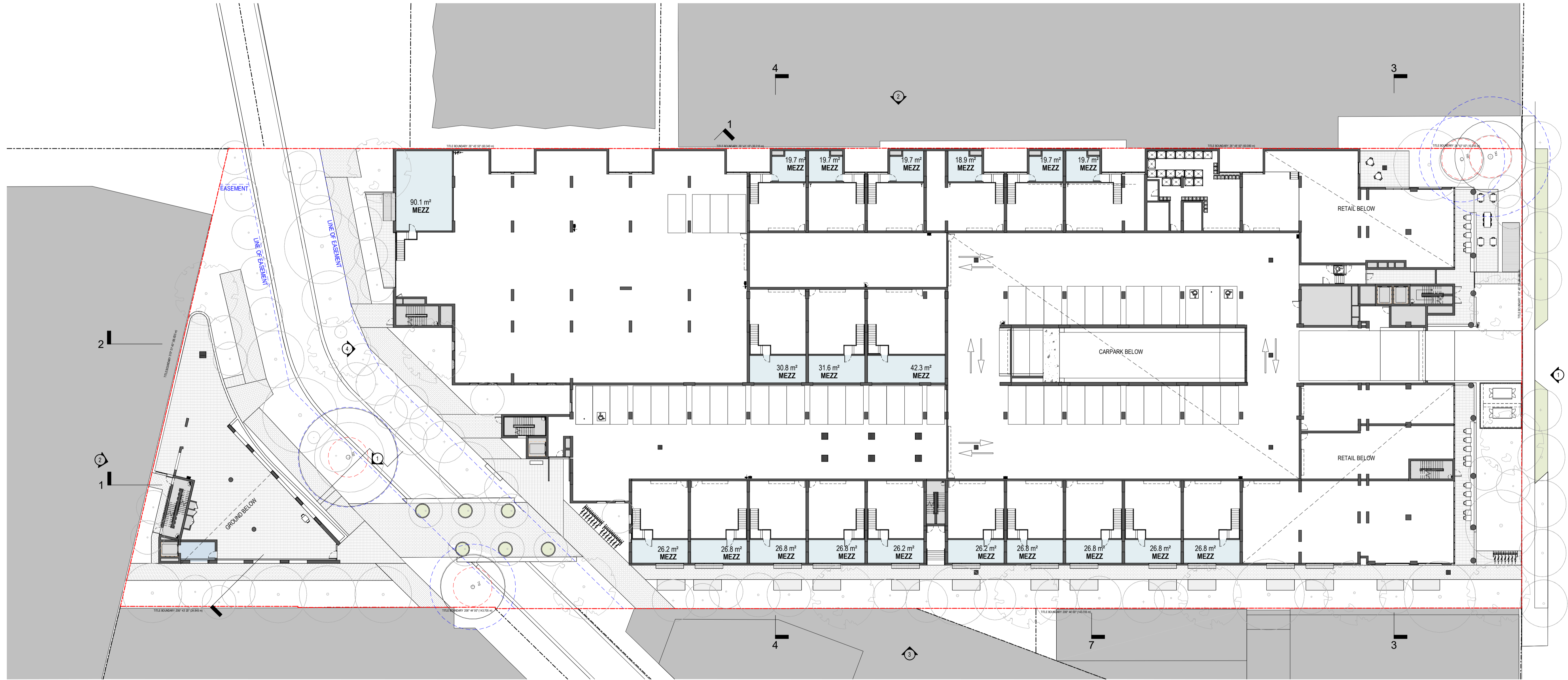
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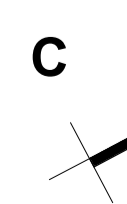
**DEVELOPMENT APPLICATION**

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	C	25.10.24	RFI Response	JC

Project / **27-31 Doody Street** Drawing / **GROUND MEZZANINE** Project No / **223226** Author / **MG** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.02**

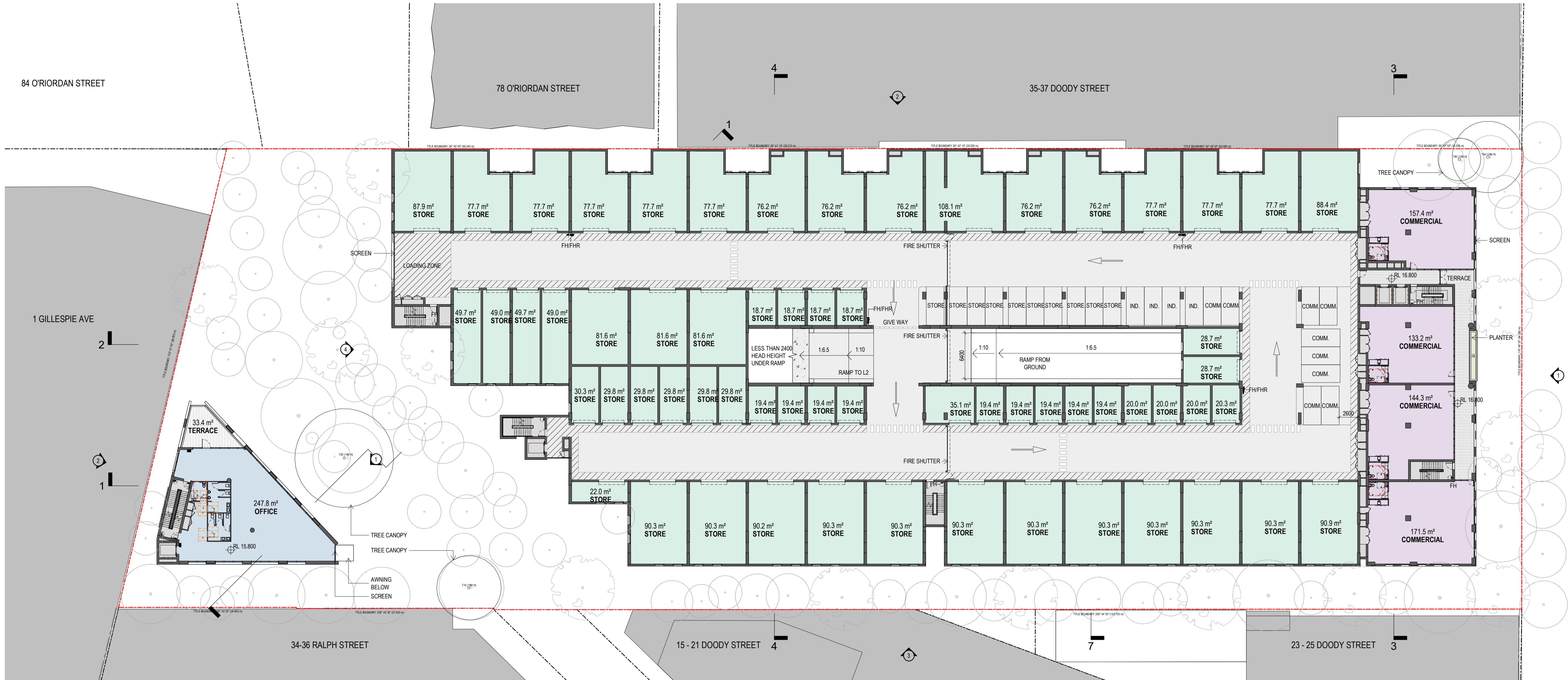
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	D	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **LEVEL 1**

Project No / **223226** Author / **MG**

Scale: @ A1 / **1: 300**

Drawing No. / **DA01.03**

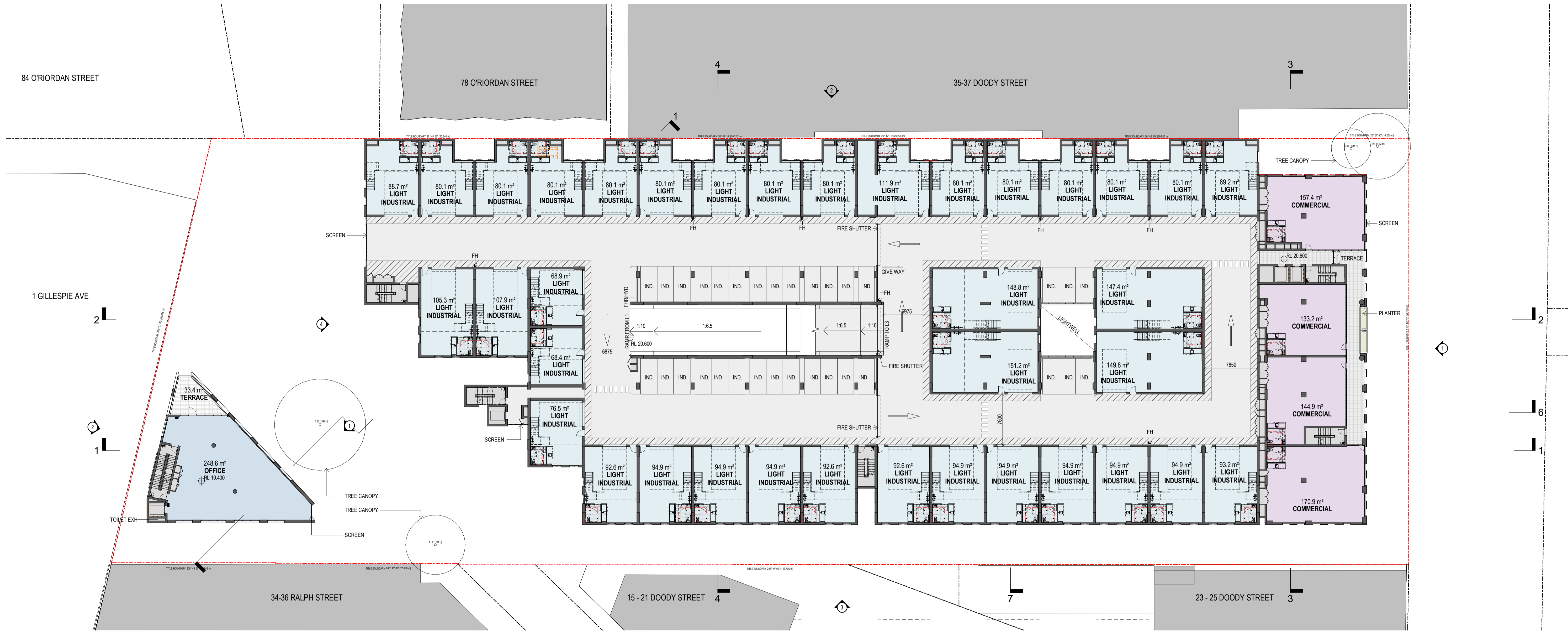
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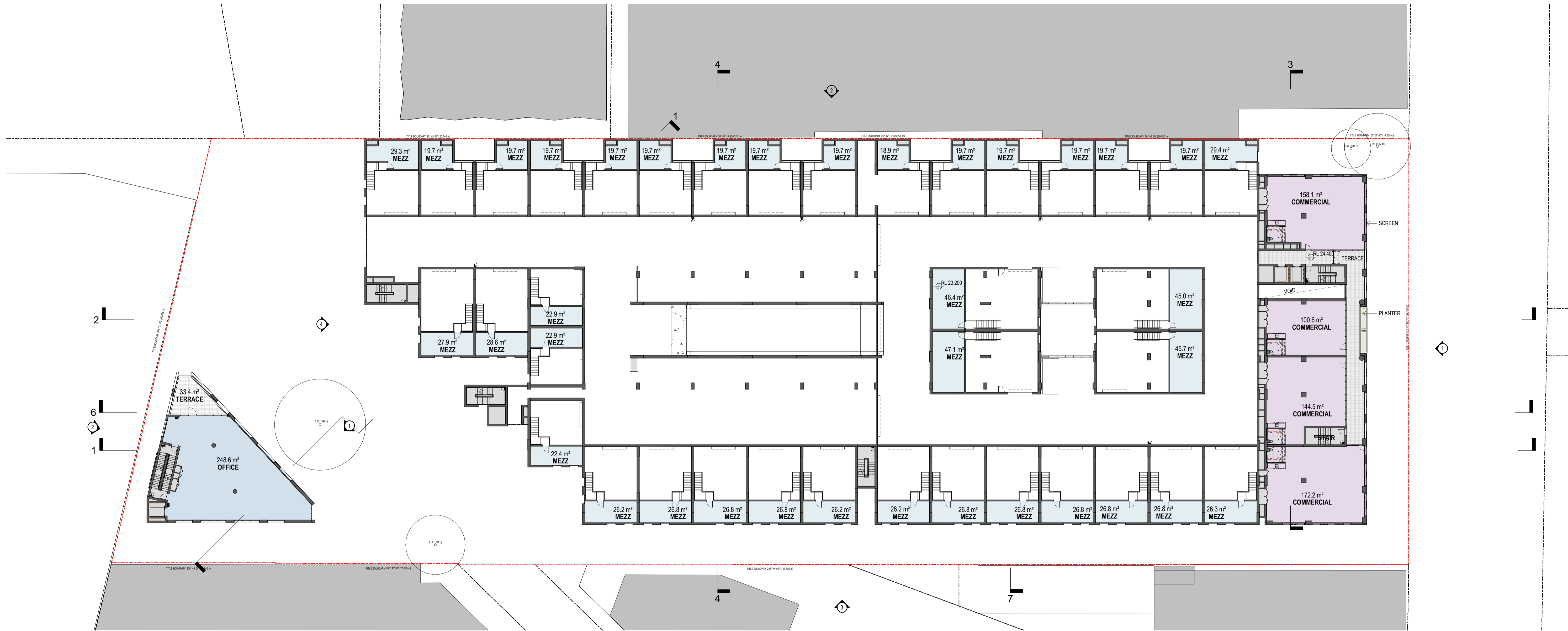
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	D	25.10.24	RFI Response	JC

Project / **27-31 Doody Street** Drawing / **LEVEL 2** Project No / **223226** Author / **MG** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.04**

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Project / **27-31 Doody Street** Drawing / **LEVEL 2 MEZZANINE** Project No / **223226** Author / **MG** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.05**

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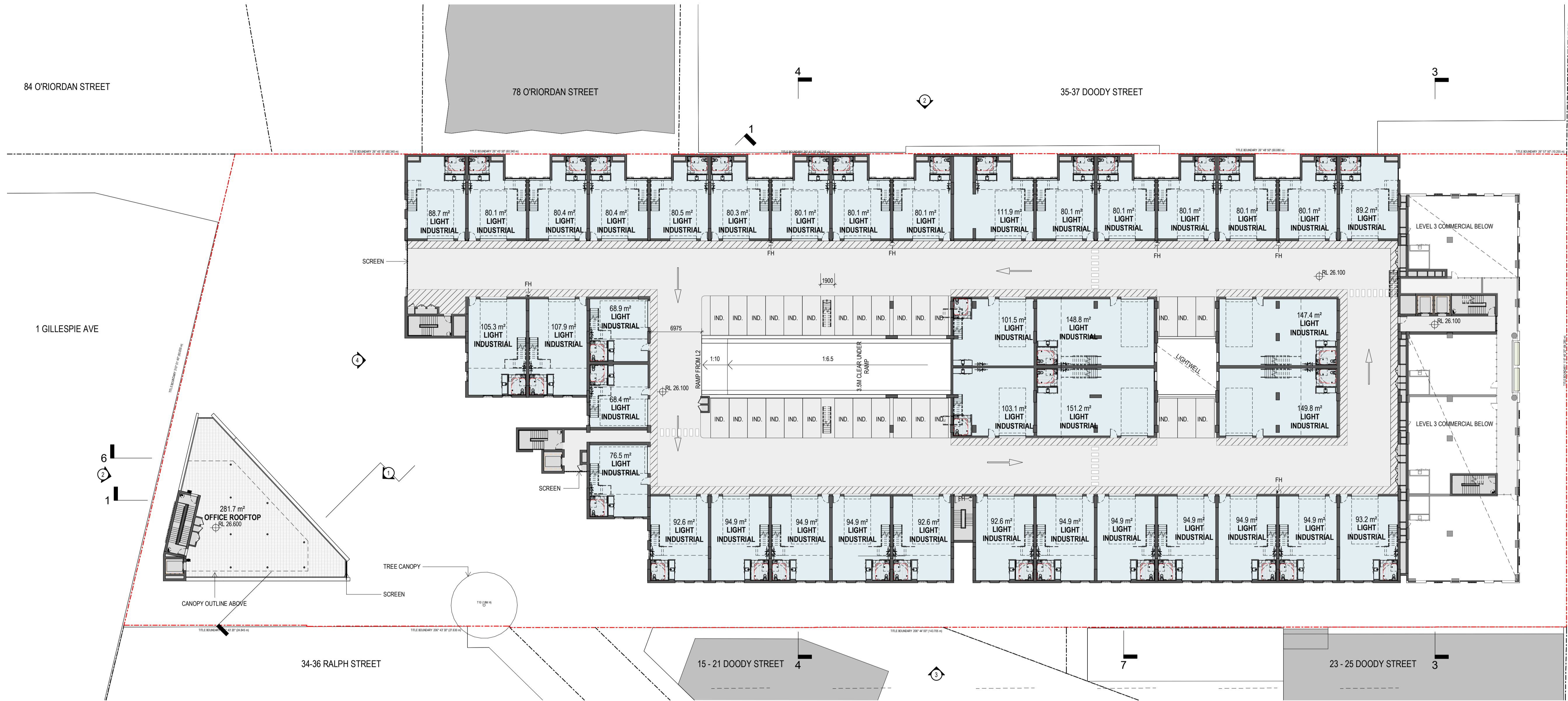
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### DEVELOPMENT APPLICATION

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Project / **27-31 Doody Street** Drawing / **LEVEL 3** Project No / **223226** Author / **MG** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.06**

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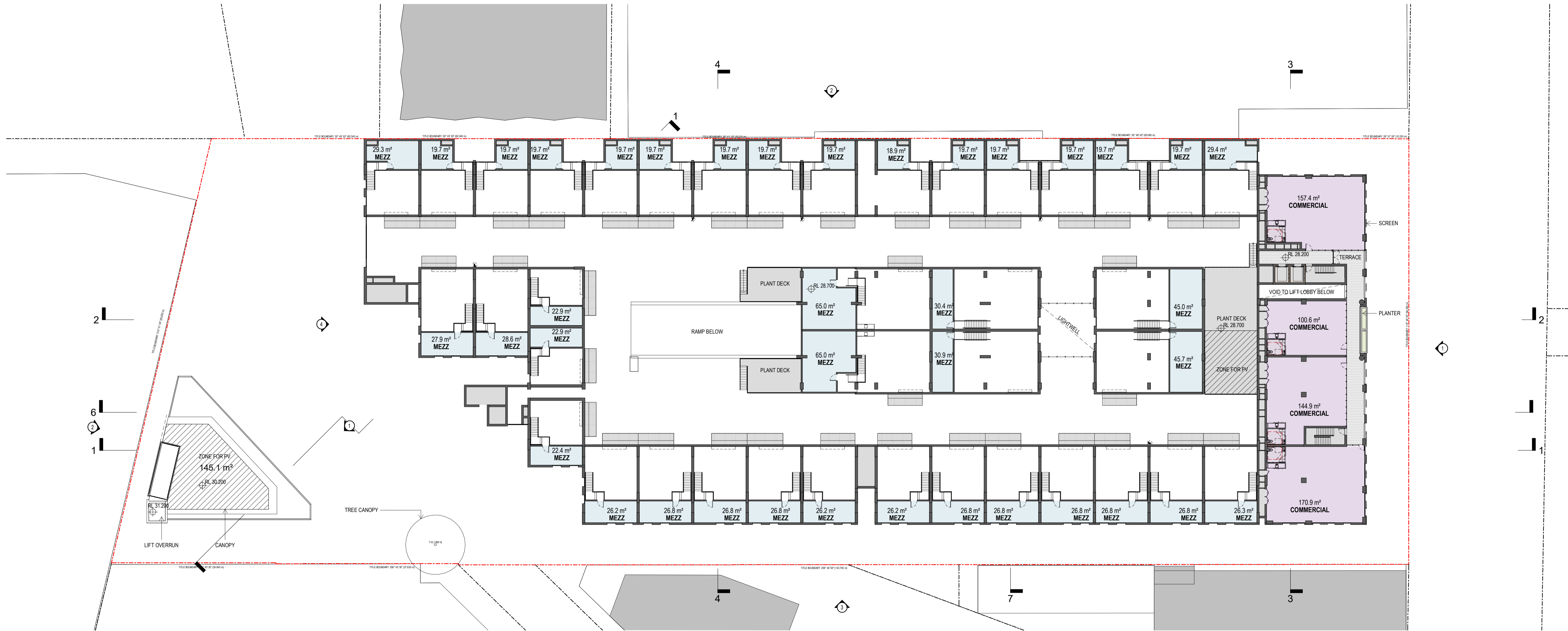
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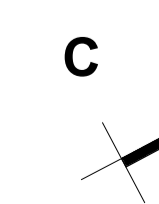
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Project / **27-31 Doody Street** Drawing / **LEVEL 3 MEZZ / 4 COMM** Project No / **223226** Author / **MG** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.07**

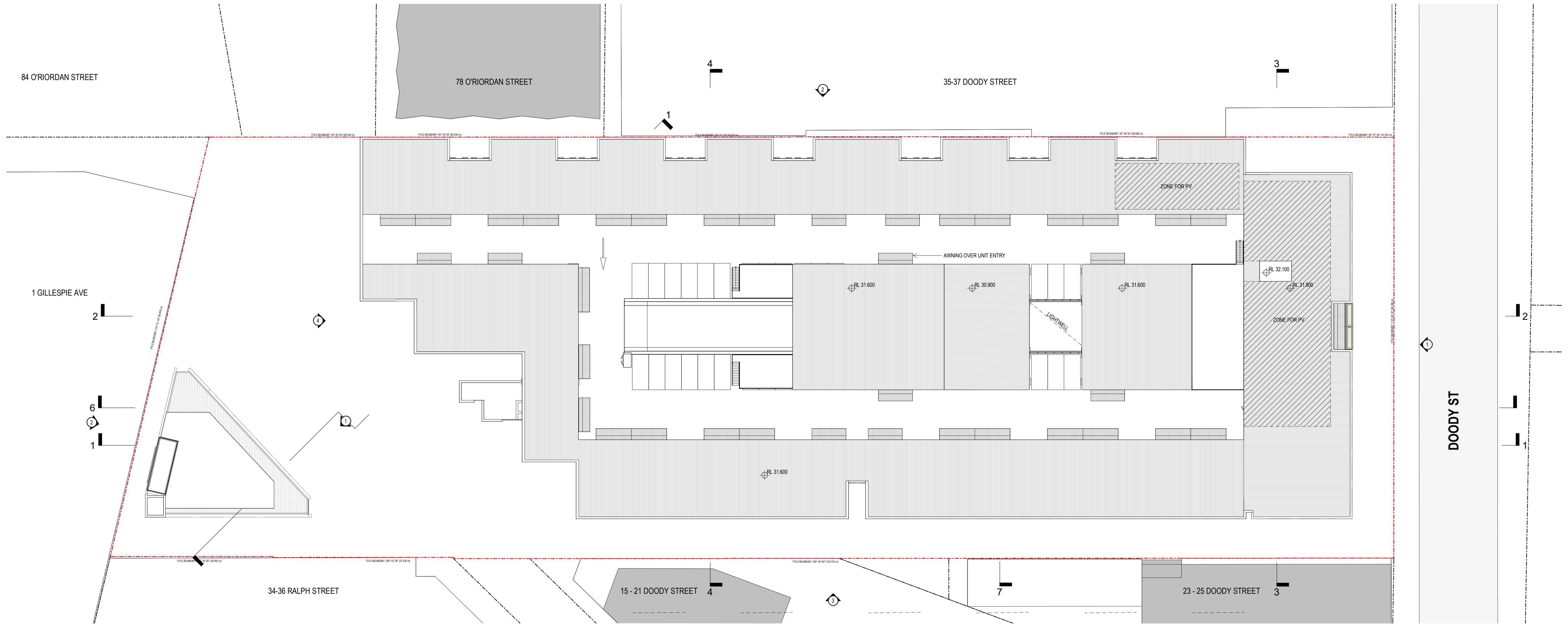
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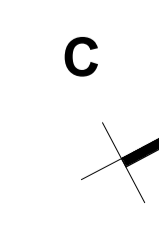
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**DEVELOPMENT APPLICATION**

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Project / **27-31 Doody Street** Drawing / **ROOF** Project No / **223226** Author / **JC** Scale: @ A1 / **1 : 300** Drawing No. / **DA01.08**

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**NORTHERN ELEVATION**



**WESTERN ELEVATION**



**EASTERN ELEVATION**

NOTE: BOUNDARY FENCES OMITTED FOR CLARITY

**DEVELOPMENT APPLICATION**

Revisions	A	08.03.24	Development Application	AT
	B	28.08.24	RFI Response	JC
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- (AF01) APPLIED FINISH 01 - LIGHT CLAY FINISH
- (AF02) APPLIED FINISH 02 - CLAY FINISH WITH GROOVES
- (AF03) APPLIED FINISH 03 - CLAY FINISH WITH NO GROOVES
- (AF04) APPLIED FINISH 04 - GREY FINISH
- (BK01) BRICK 01
- (GT01) GLAZING TYPE 01 - GLASS
- (MF01) METAL FINISH 01 - LIGHT BRONZE
- (MF02) METAL FINISH 02 - TERRACOTTA
- (SC01) SCREEN 01

Project **27-31 Doody Street**

Drawing **ELEVATIONS**

Project No **223226** Author **AC**

Scale: @ A1 **1 : 300**

Drawing No **DA02.01**

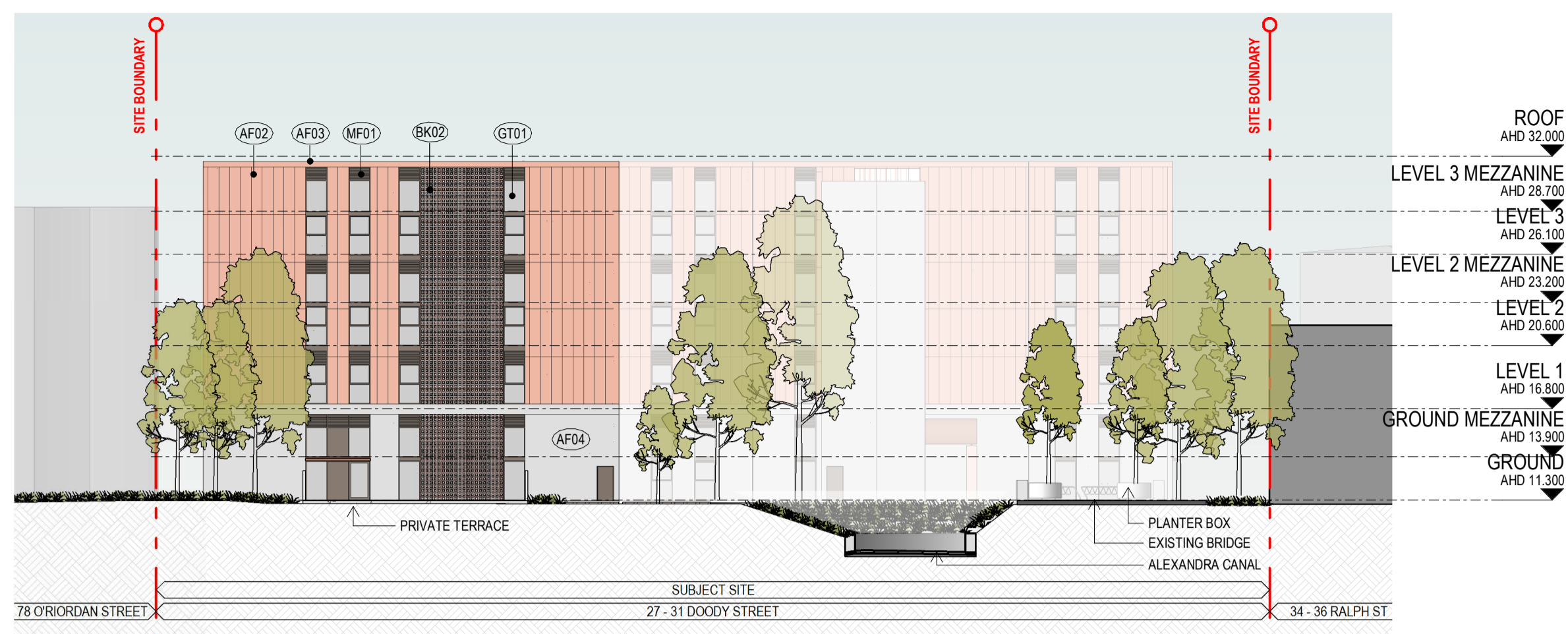
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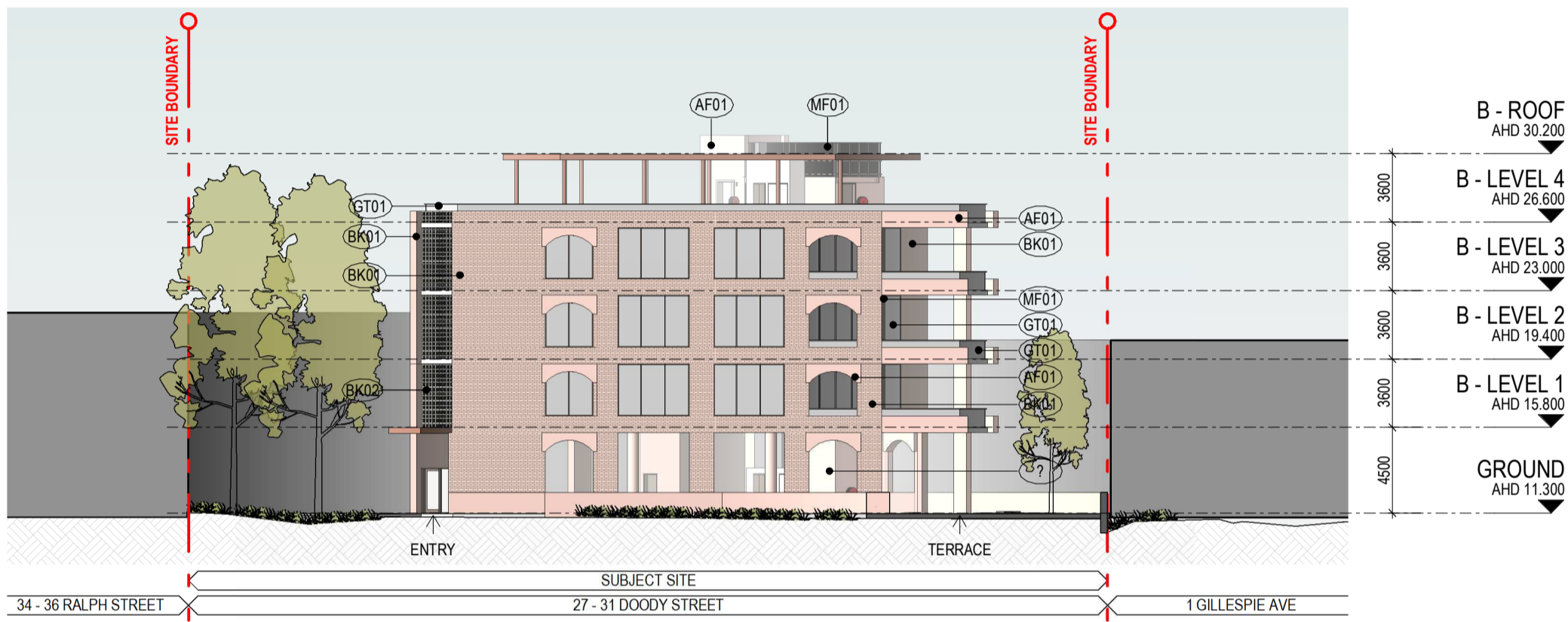
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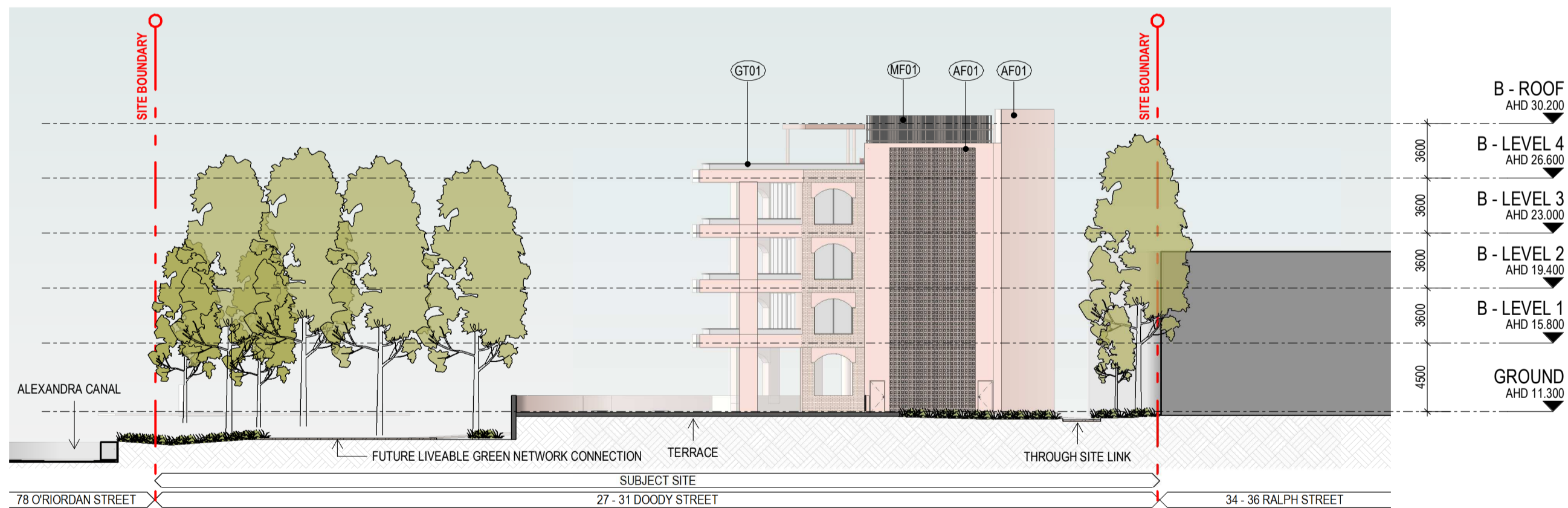
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www.rothelowman.com.au



**SOUTHERN ELEVATION**



**BUILDING B - NORTHERN ELEVATION**



**BUILDING B - SOUTHERN ELEVATION**

NOTE: BOUNDARY FENCES OMITTED FOR CLARITY

**DEVELOPMENT APPLICATION**

Revisions			
A	08.03.24	Development Application	AT
B	28.08.24	RFI Response	JC
C	25.10.24	RFI Response	JC

- (AF01) APPLIED FINISH 01 - LIGHT CLAY FINISH
- (AF02) APPLIED FINISH 02 - CLAY FINISH WITH GROOVES
- (AF03) APPLIED FINISH 03 - CLAY FINISH WITH NO GROOVES
- (AF04) APPLIED FINISH 04 - GREY FINISH
- (BK01) BRICK 01
- (GT01) GLAZING TYPE 01 - GLASS
- (MF01) METAL FINISH 01 - LIGHT BRONZE
- (MF02) METAL FINISH 02 - TERRACOTTA
- (SC01) SCREEN 01

Project **27-31 Doody Street**

Drawing **ELEVATIONS**

Project No **223226** Author **AC**

Scale: @ A1 **1 : 300**

Drawing No **DA02.02**

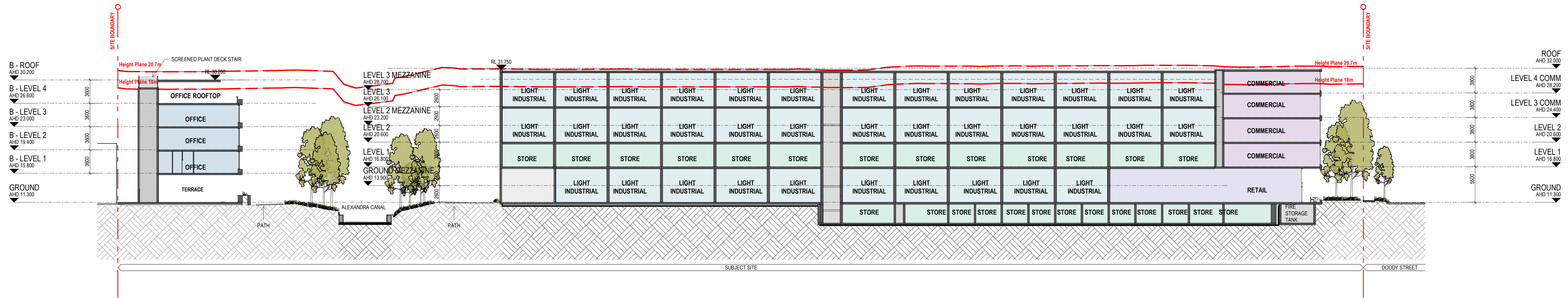
**C**

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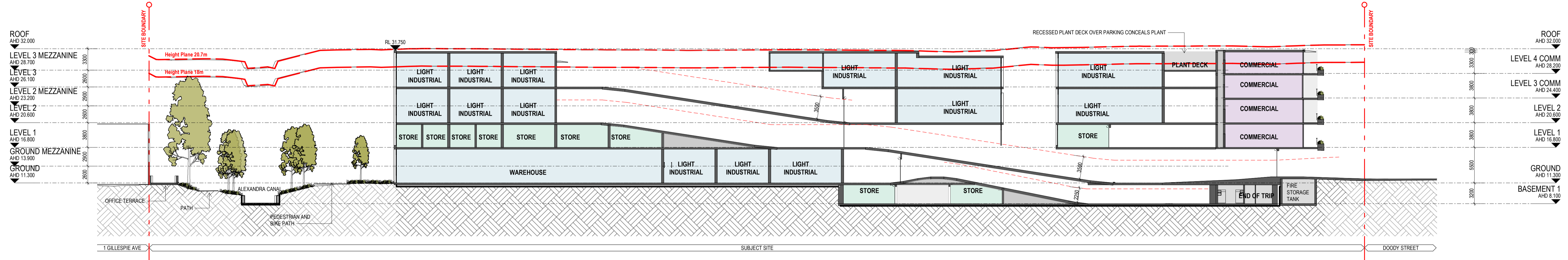
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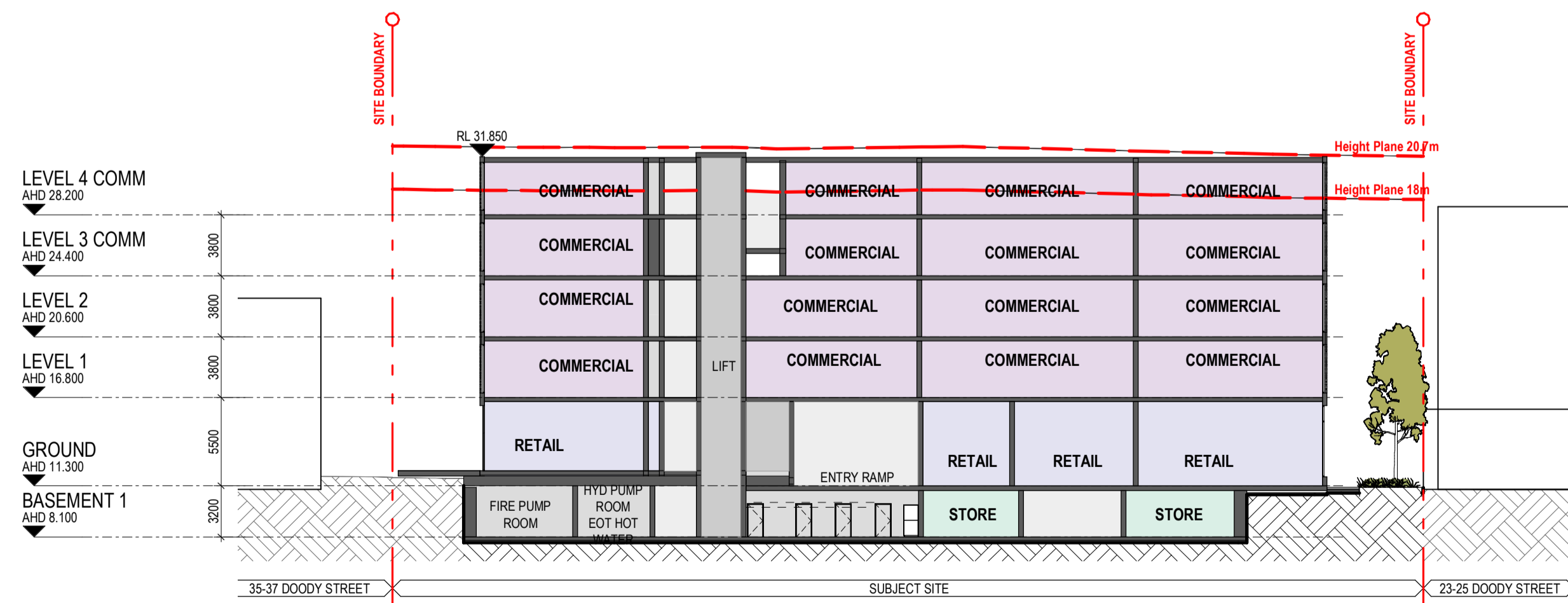
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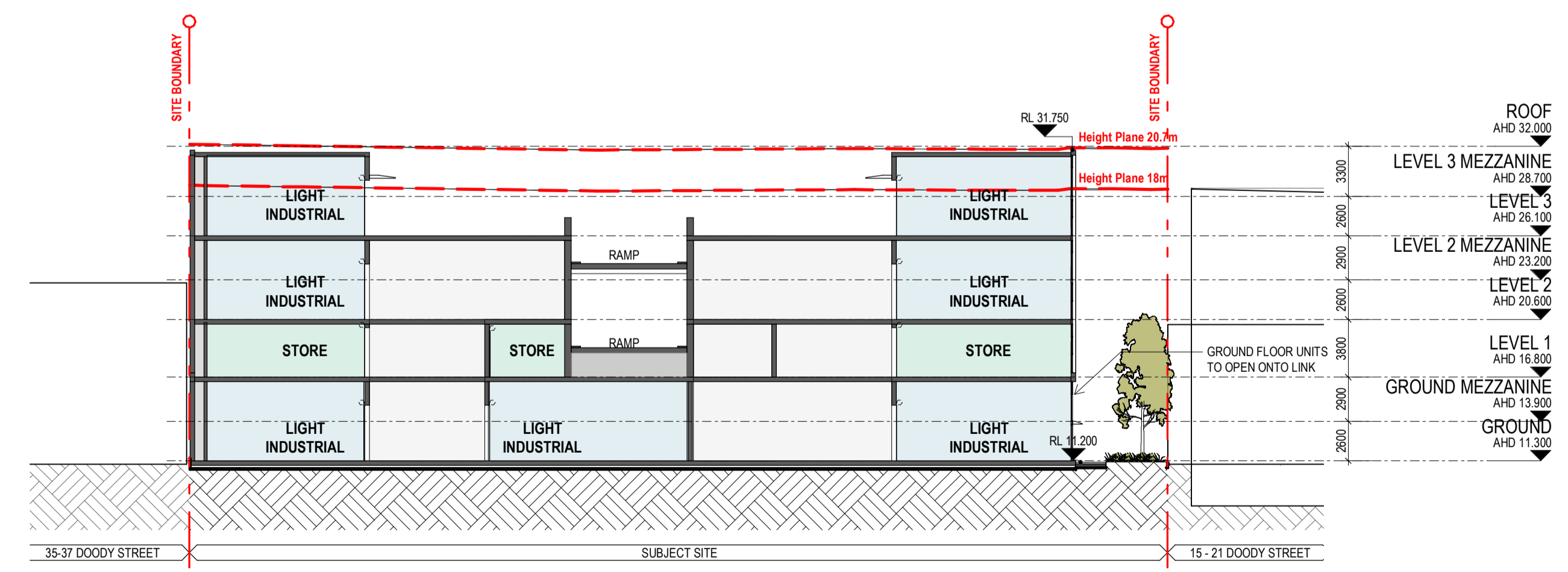
SECTION 1



SECTION 2



SECTION 3



SECTION 4

DEVELOPMENT APPLICATION

Revisions	A	08.03.24	Development Application	AT
	B	28.08.24	RFI Response	JC
	C	25.10.24	RFI Response	JC

Project / 27-31 Doody Street

Drawing / SECTIONS

Project No / 223226

Author / MG

Scale: @ A1 / 1 : 300

Drawing No. / DA03.01

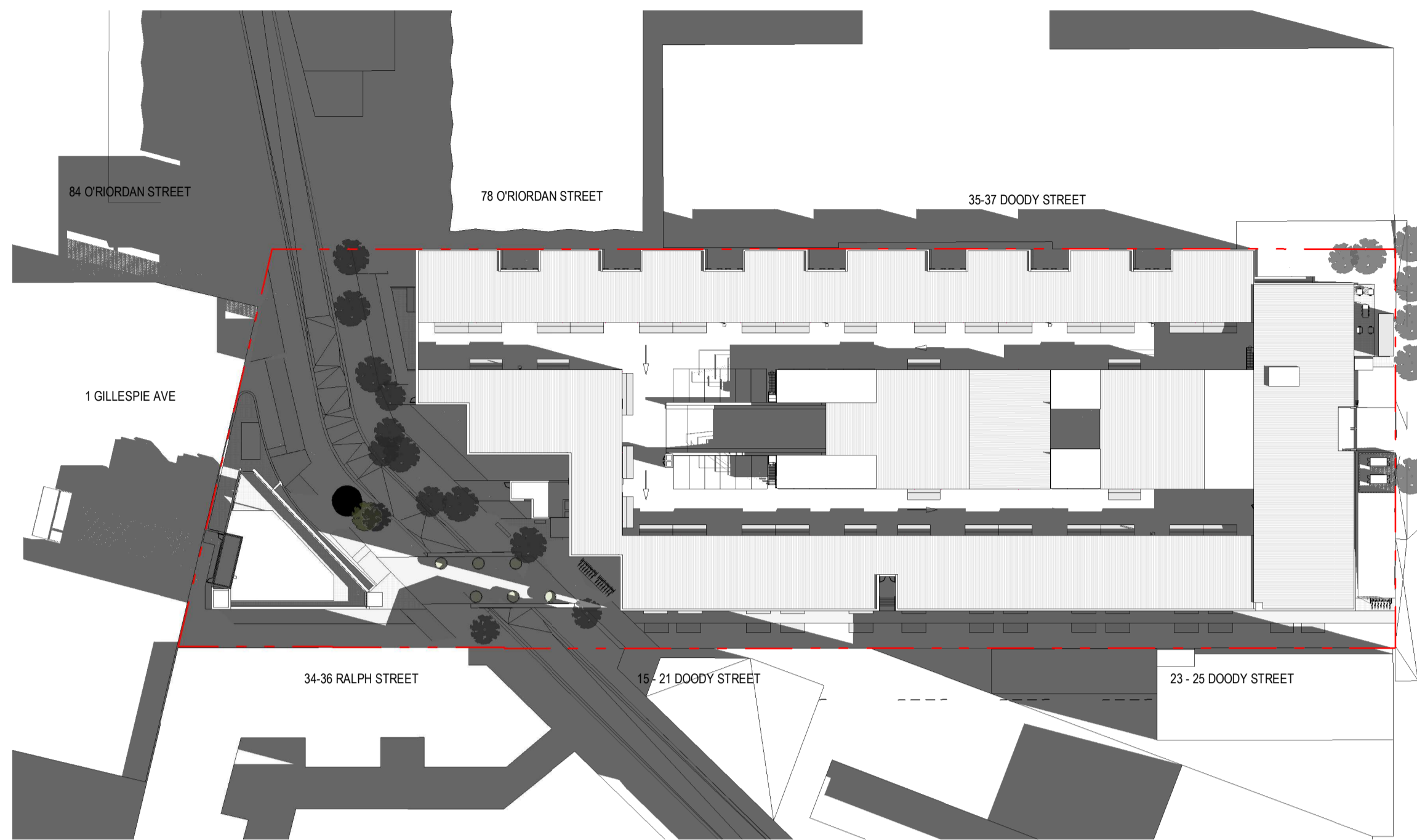
C

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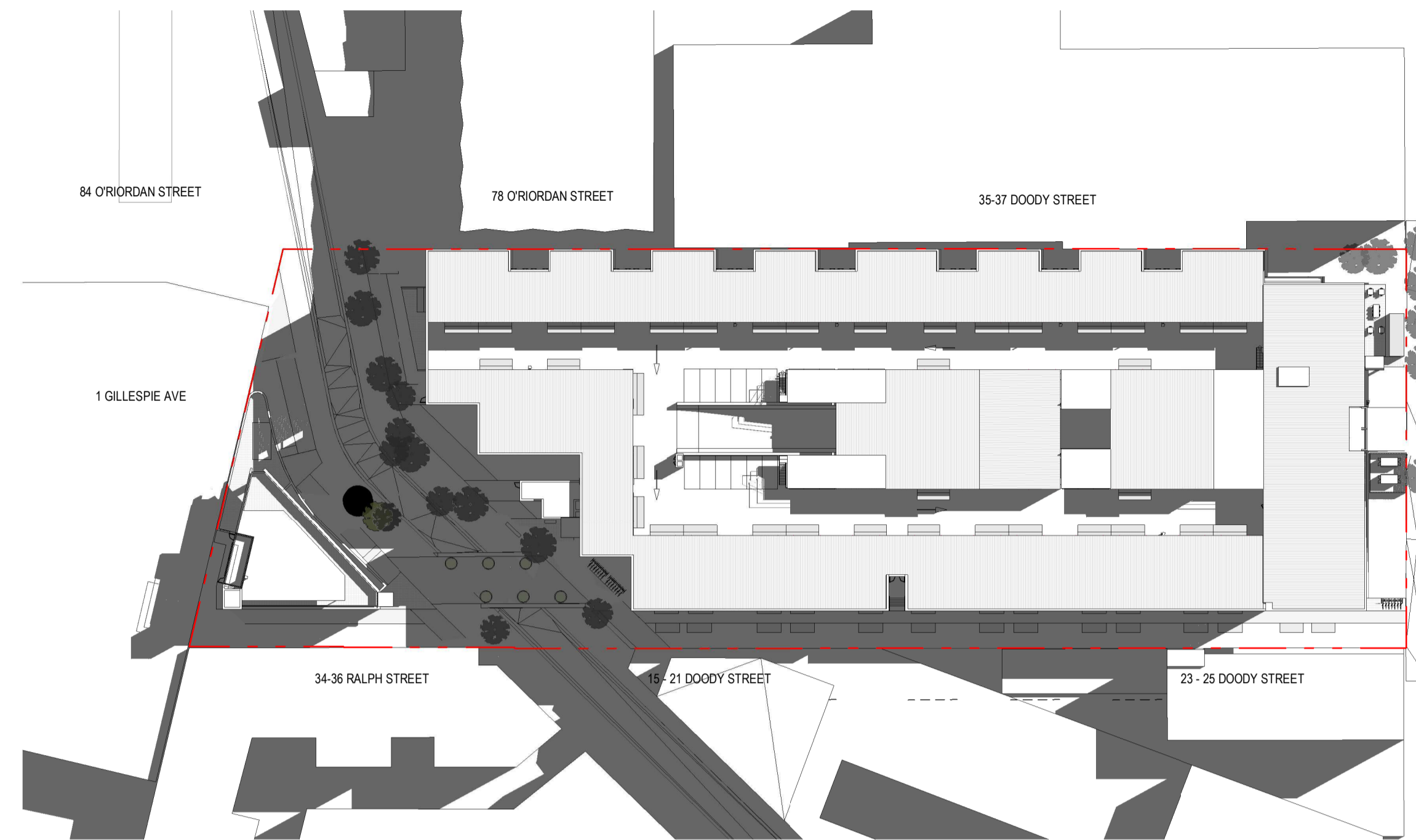
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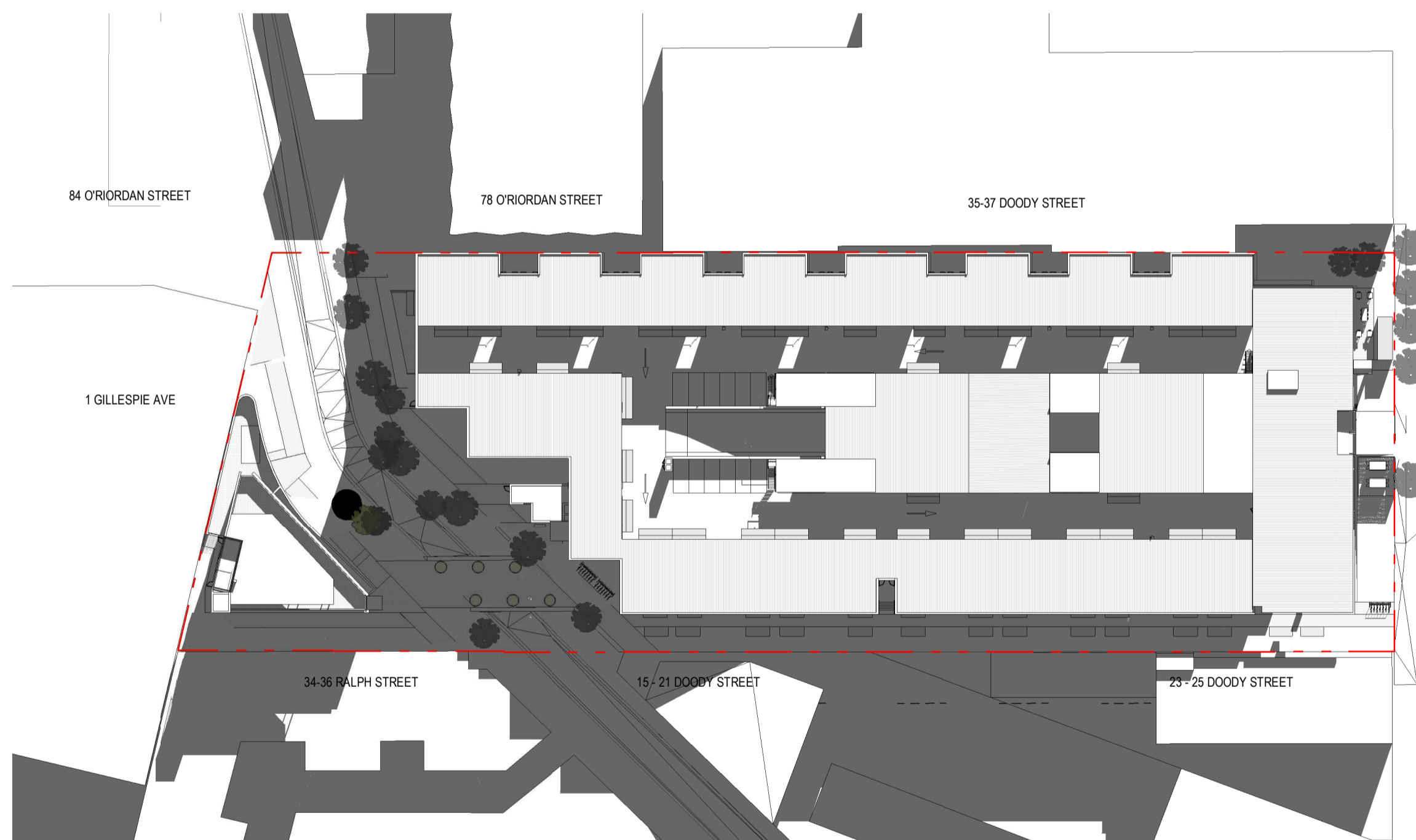
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0900 WINTER SOLSTICE SHADOW



1200 WINTER SOLSTICE SHADOW



1500 WINTER SOLSTICE SHADOW

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**DEVELOPMENT APPLICATION**

Revisions			
A	08.03.24	Development Application	AT
B	28.08.24	RFI Response	JC
C	25.10.24	RFI Response	JC

--- SHADOW CASTED BY PROPOSAL

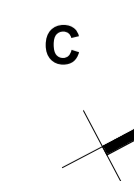
Project **27-31 Doody Street**

Drawing **SHADOW DIAGRAM**

Project No **223226** Author **AT**

Scale: @ A1 **As indicated**

Drawing No **DA05.01**

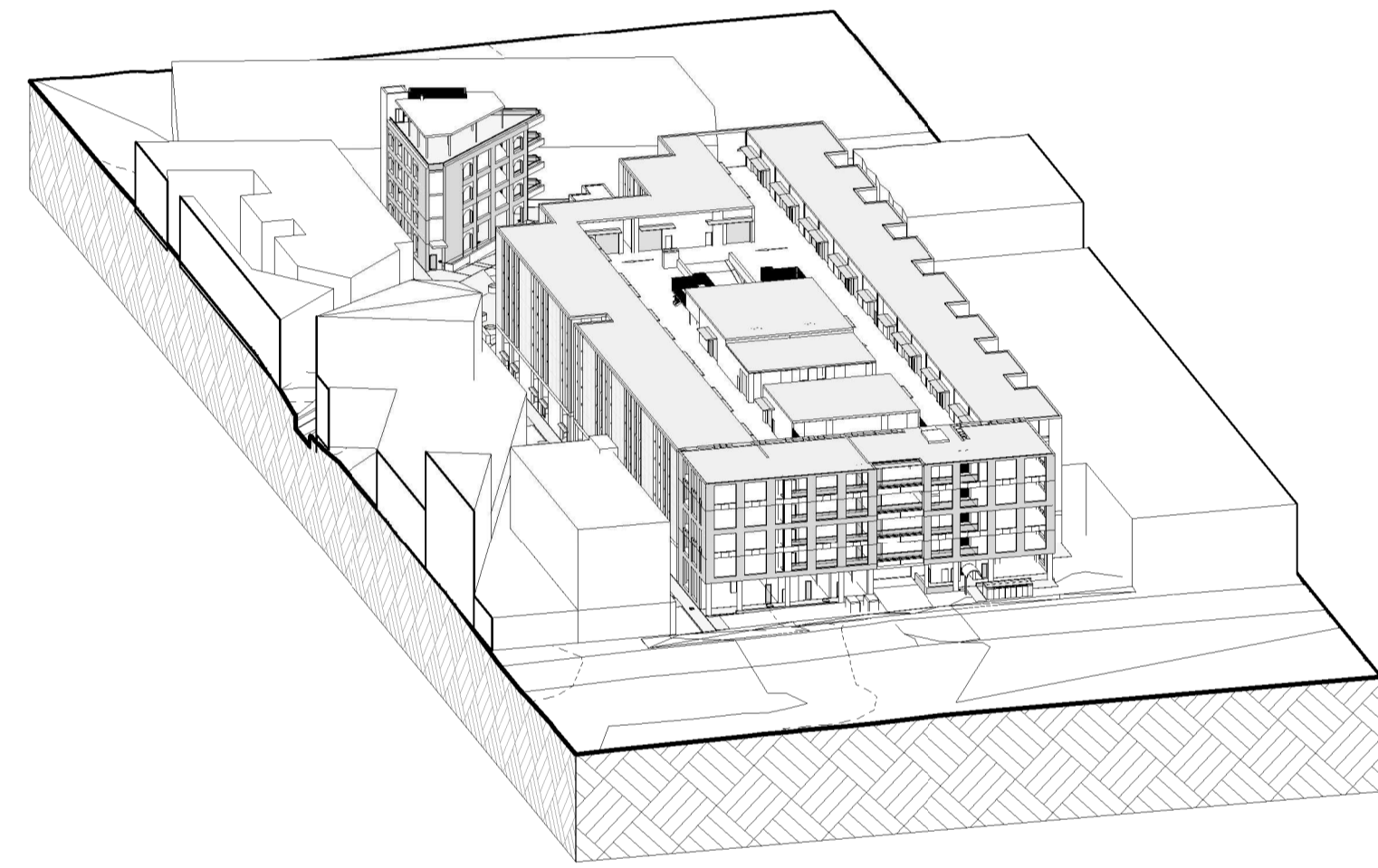


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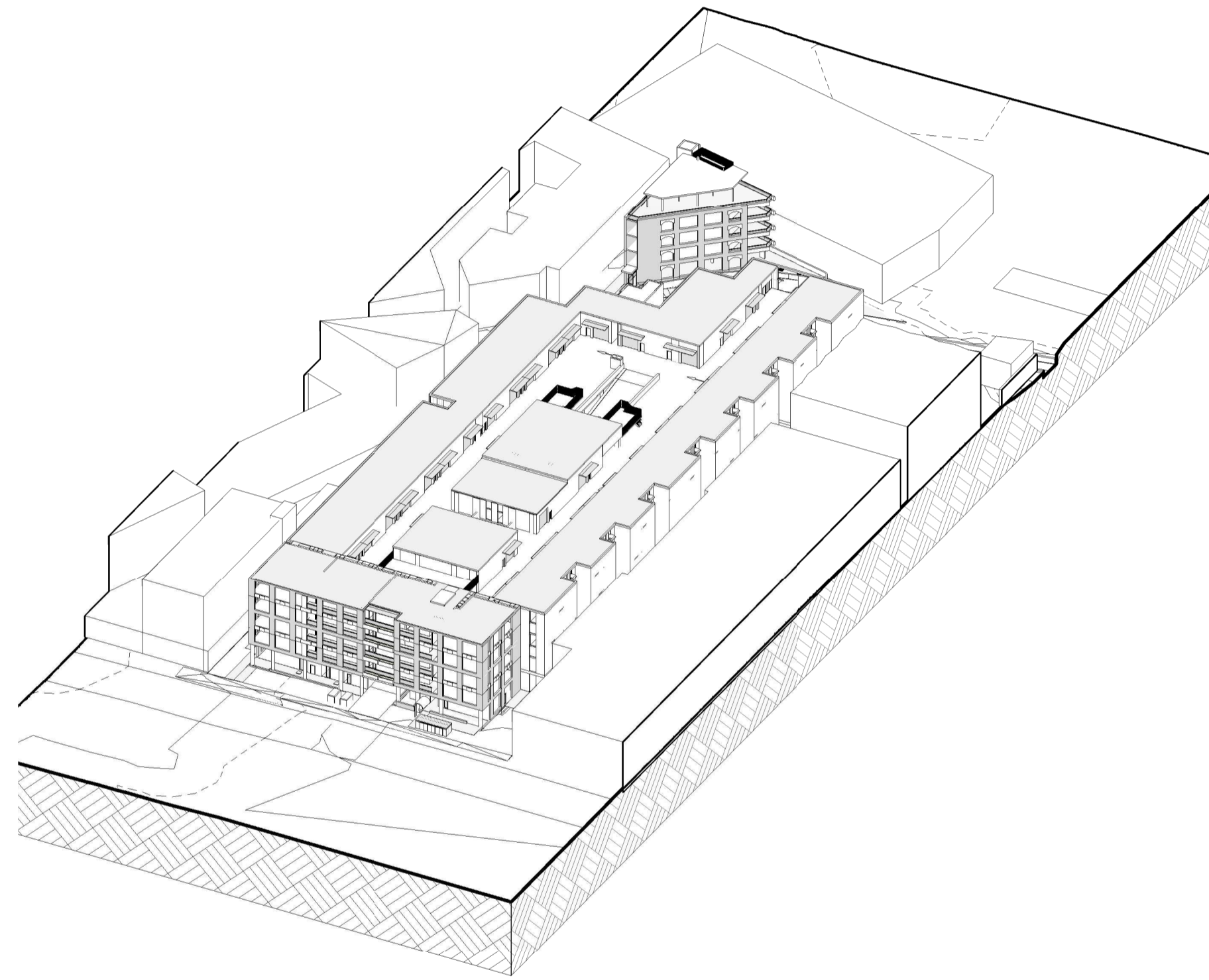
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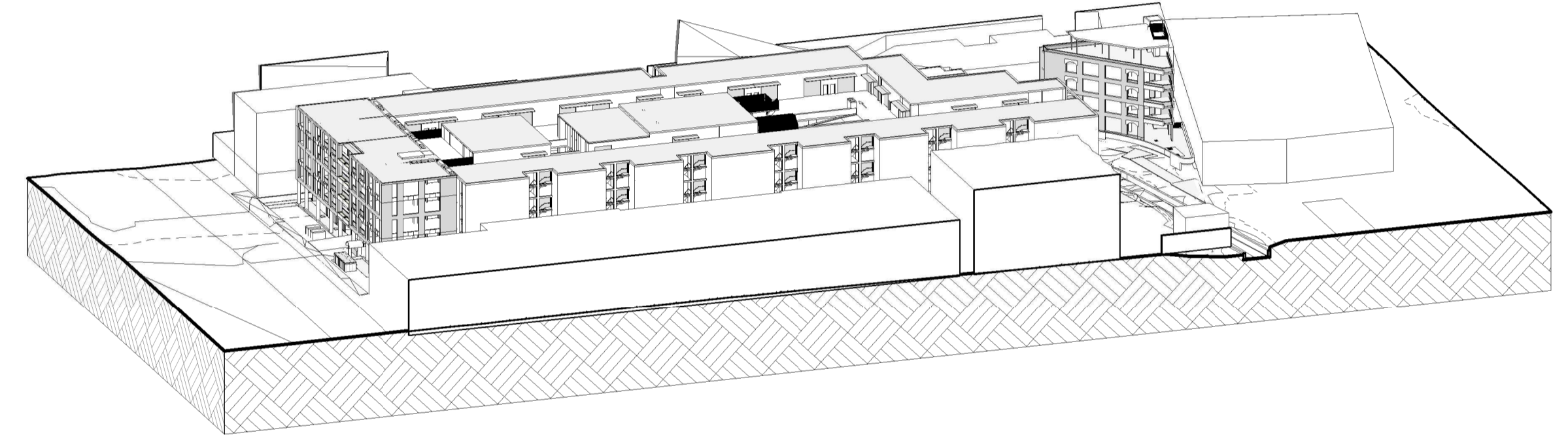
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0900 SOLAR POV WINTER  
SOLSTICE



1200 SOLAR POV WINTER  
SOLSTICE



1500 SOLAR POV WINTER  
SOLSTICE

**DEVELOPMENT APPLICATION**

Revisions	A	08.03.24	Development Application	AT
	B	28.08.24	RFI Response	JC
	C	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **SOLAR POV**

Project No / **223226** Author / **AT**

Scale: @ A1

Drawing No. / **DA05.11**

**C**

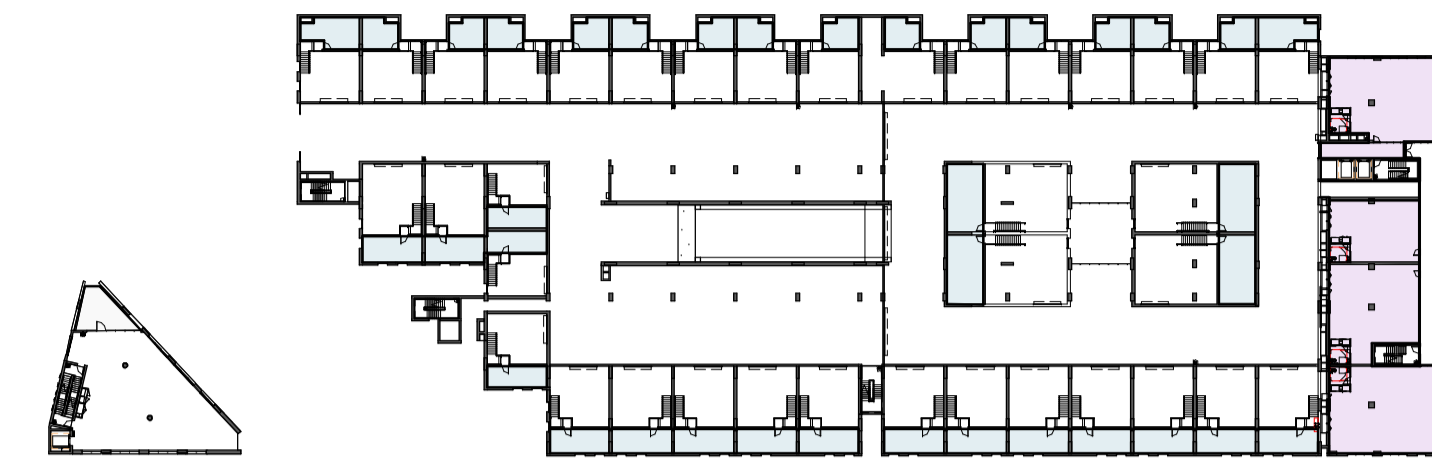
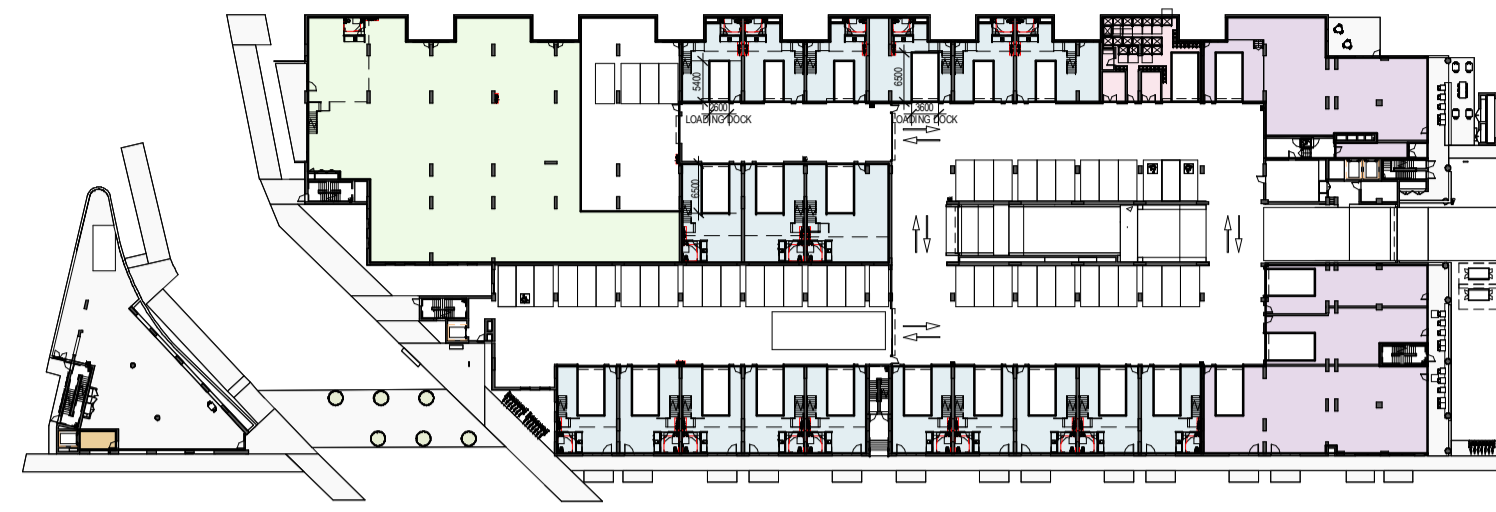
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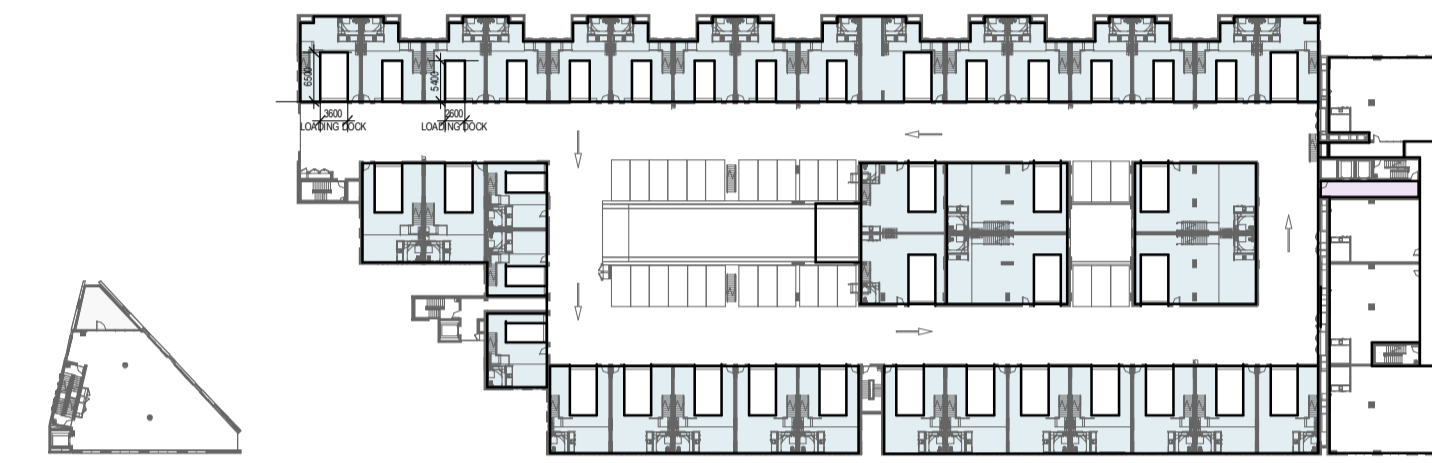
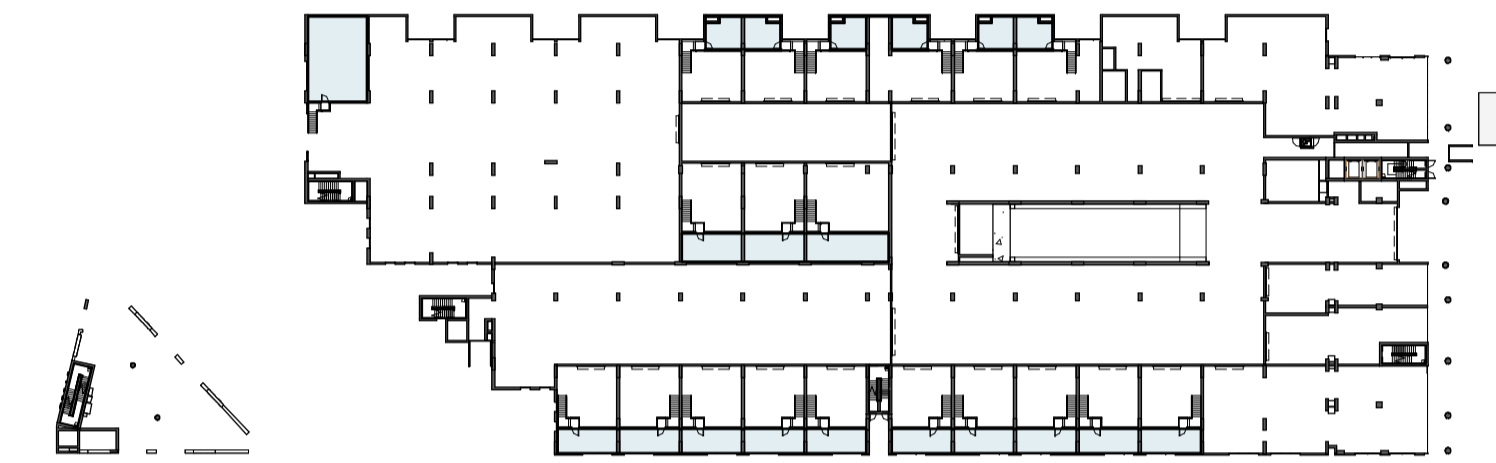
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BUILDING 1 GFA



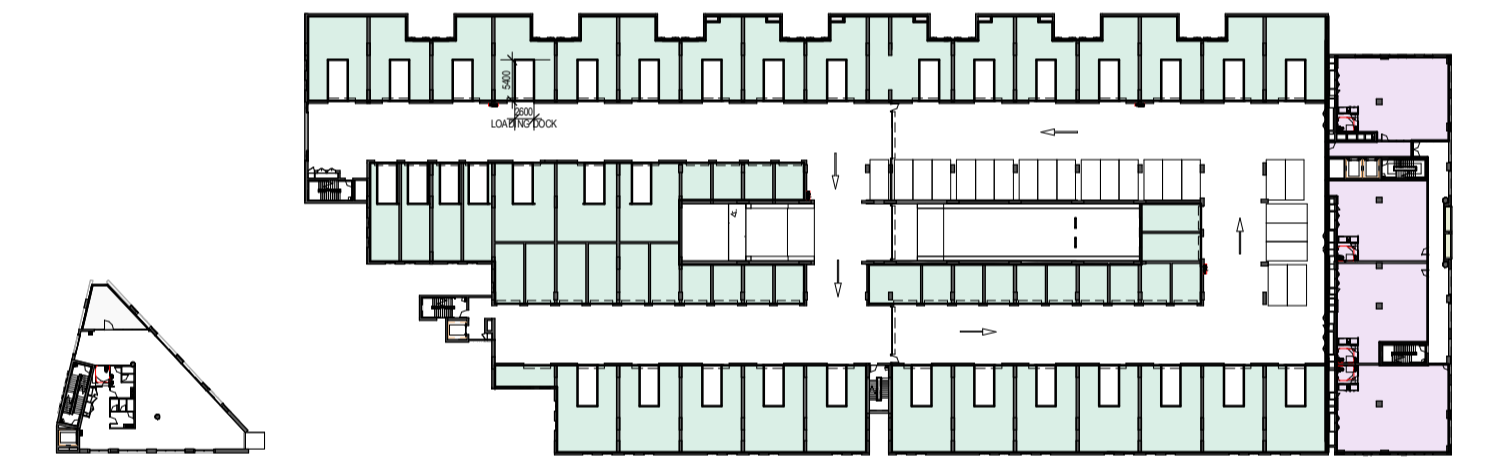
LEVEL 2 MEZZANINE

GROUND



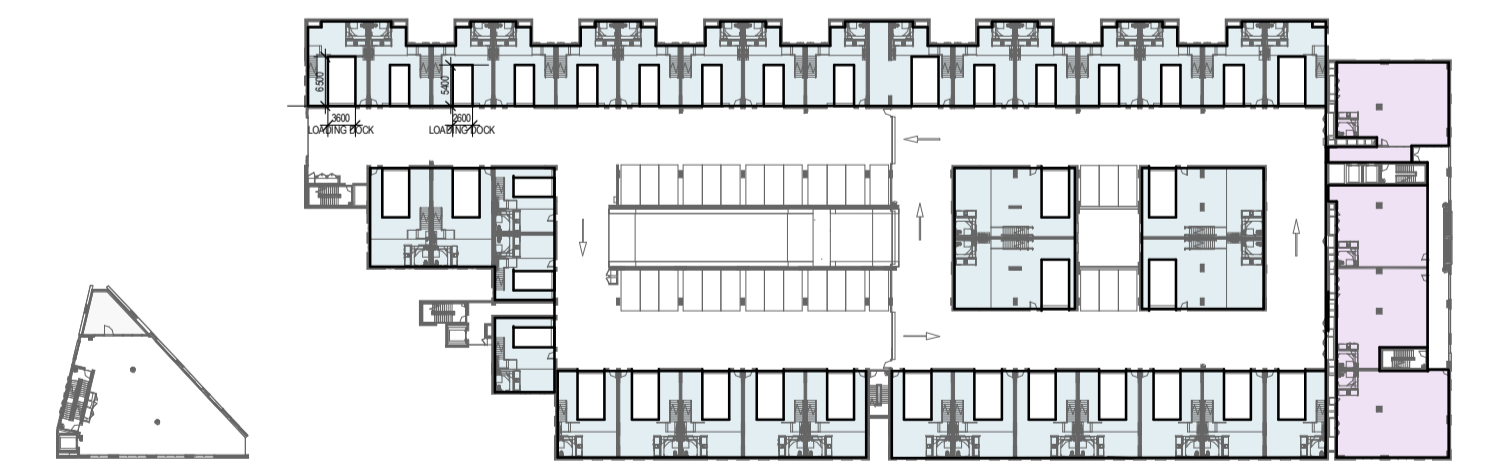
LEVEL 3

GROUND MEZZANINE



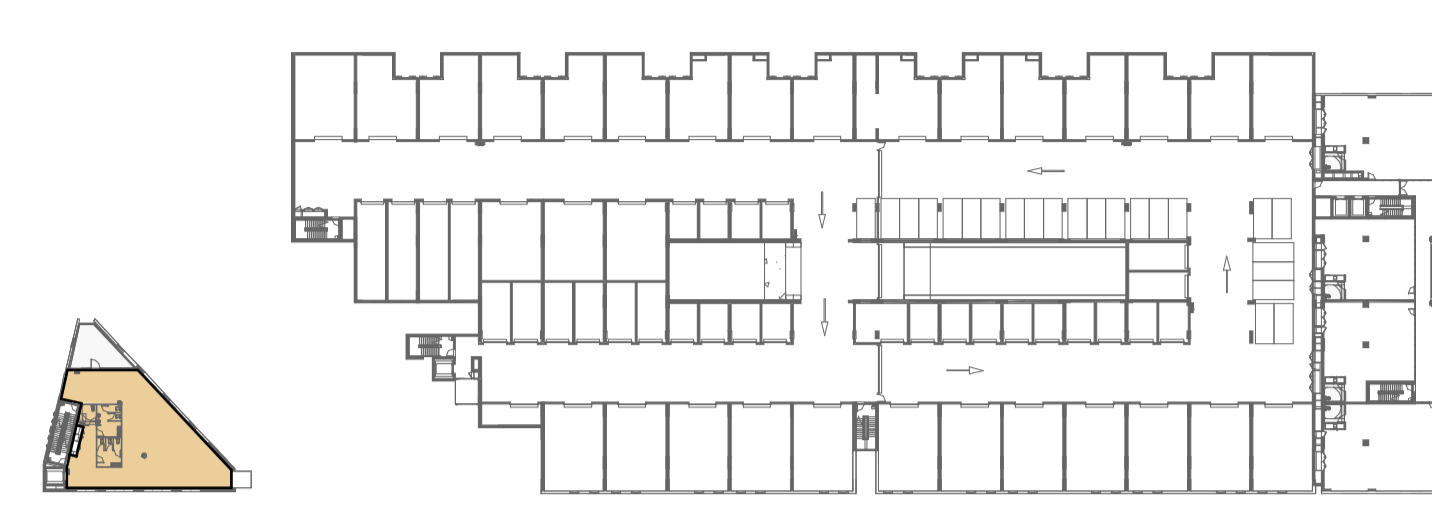
LEVEL 3 MEZZANINE

LEVEL 1

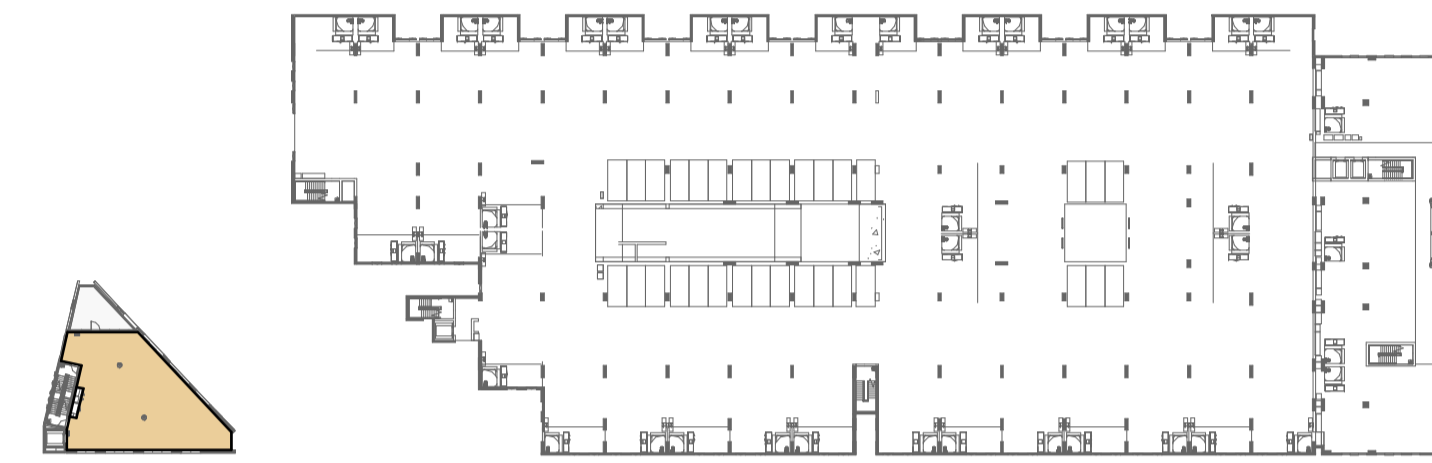


LEVEL 2

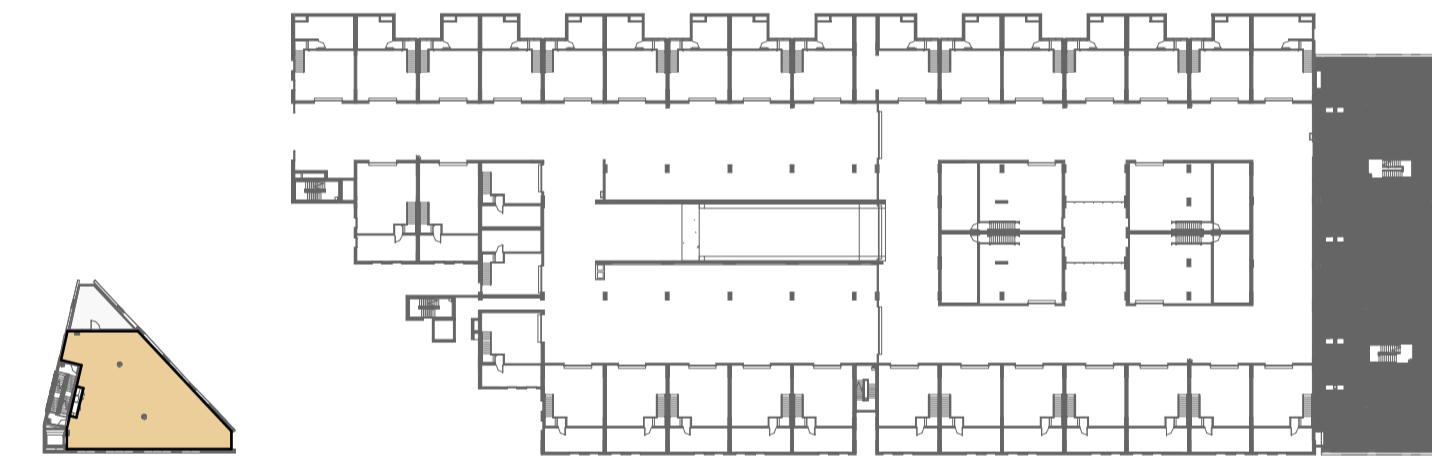
BUILDING 2 GFA



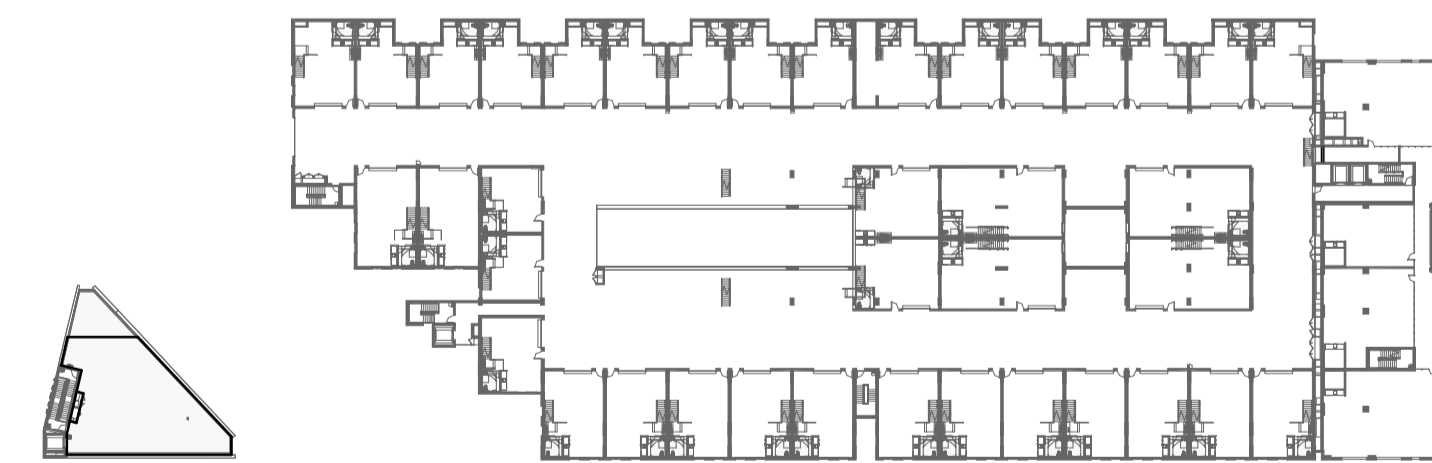
B - LEVEL 1



B - LEVEL 2



B - LEVEL 3



B - LEVEL 4

Gross Floor Area

AREA CATEGORY	LEVEL	GFA
Commercial	LEVEL 1	626.5 m <sup>2</sup>
Commercial	LEVEL 2	626.7 m <sup>2</sup>
Commercial	LEVEL 2 MEZZANINE	595.5 m <sup>2</sup>
Commercial	LEVEL 3	27.2 m <sup>2</sup>
Commercial	LEVEL 3 MEZZANINE	601.5 m <sup>2</sup>
		2477.3 m <sup>2</sup>
Industrial	GROUND	1436.1 m <sup>2</sup>
Industrial	GROUND MEZZANINE	572.9 m <sup>2</sup>
Industrial	LEVEL 2	2770.6 m <sup>2</sup>
Industrial	LEVEL 2 MEZZANINE	960.0 m <sup>2</sup>
Industrial	LEVEL 3	2937.6 m <sup>2</sup>
Industrial	LEVEL 3 MEZZANINE	1060.4 m <sup>2</sup>
		9737.9 m <sup>2</sup>
Warehouse	GROUND	1125.1 m <sup>2</sup>
		1125.1 m <sup>2</sup>
Office	GROUND	12.2 m <sup>2</sup>
Office	B - LEVEL 1	246.7 m <sup>2</sup>
Office	B - LEVEL 2	246.7 m <sup>2</sup>
Office	B - LEVEL 3	246.7 m <sup>2</sup>
		752.4 m <sup>2</sup>
Retail	GROUND	879.7 m <sup>2</sup>
		879.7 m <sup>2</sup>
Services	GROUND	115.3 m <sup>2</sup>
		115.3 m <sup>2</sup>
Store	LEVEL 1	3134.7 m <sup>2</sup>
		3134.7 m <sup>2</sup>
		18222.3 m <sup>2</sup>
SITE AREA	PERMISSIBLE FSR	PERMISSIBLE GFA
12148.2 m <sup>2</sup>	1.5	18222.3 m <sup>2</sup>

DEVELOPMENT APPLICATION

Revisions	A	08.03.24	Development Application	AT
	B	28.08.24	RFI Response <td>JC</td>	JC
	C	25.10.24	RFI Response <td>JC</td>	JC

Project / 27-31 Doody Street

Drawing / GFA

Project No / 223226 Author / MG

Scale: @ A1 / 1 : 1000

Drawing No. / DA06.01

C

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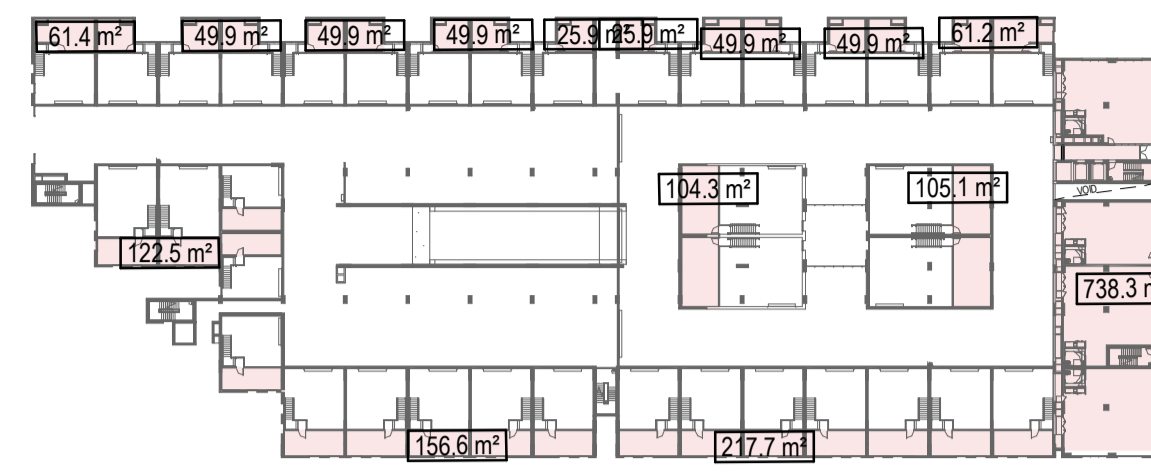
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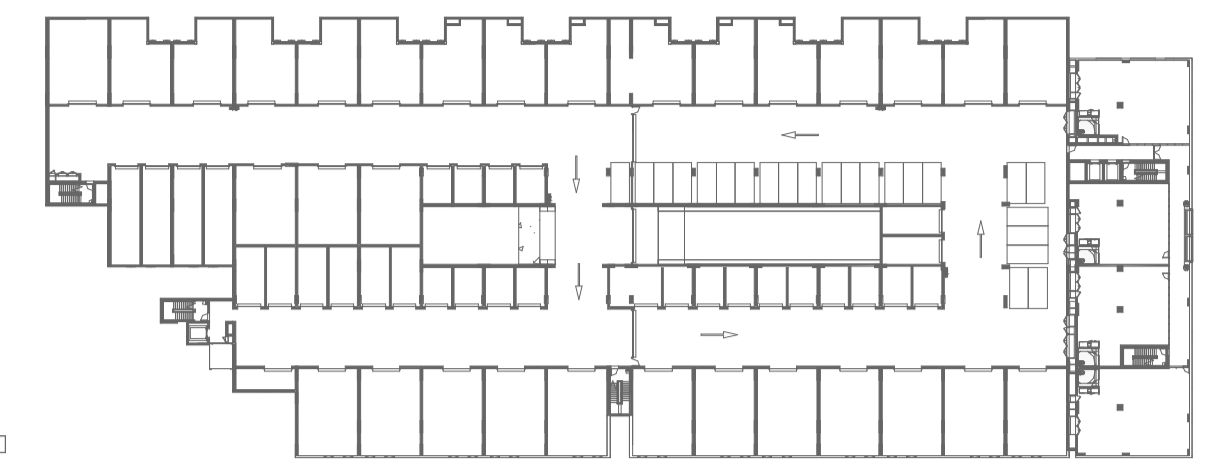
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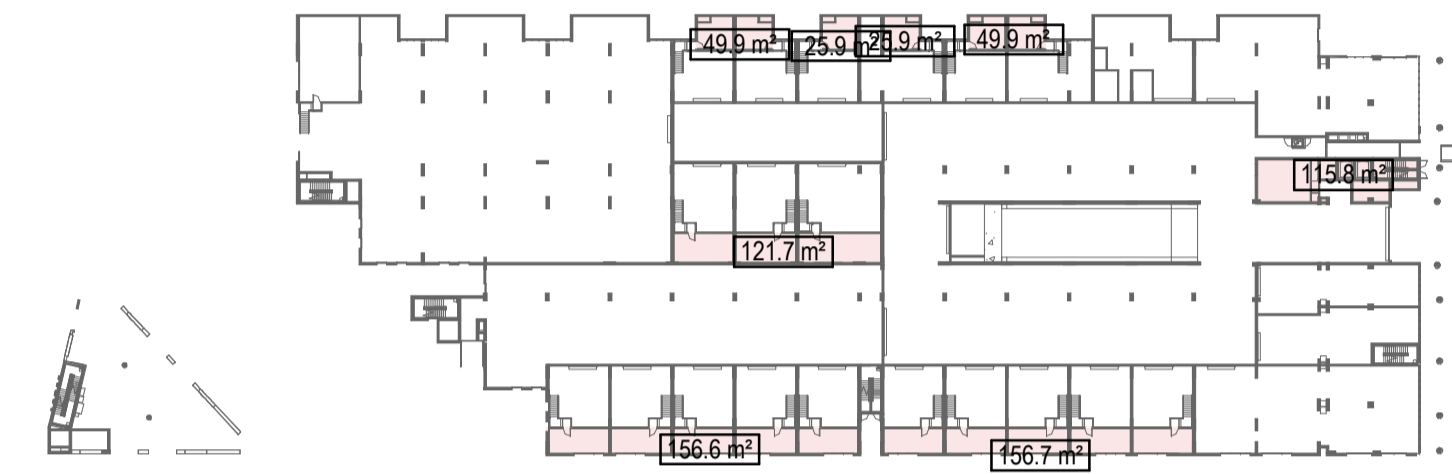
GROUND



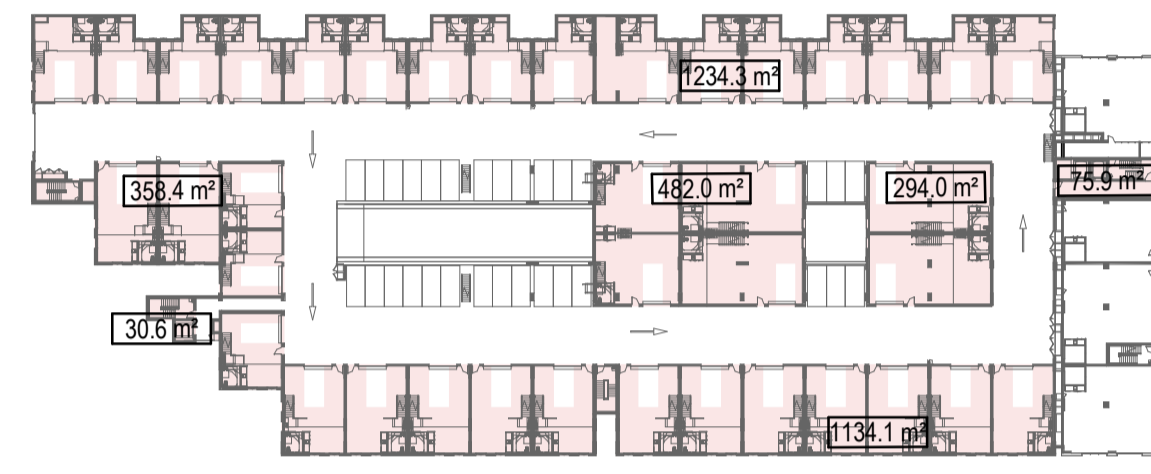
LEVEL 2 MEZZANINE



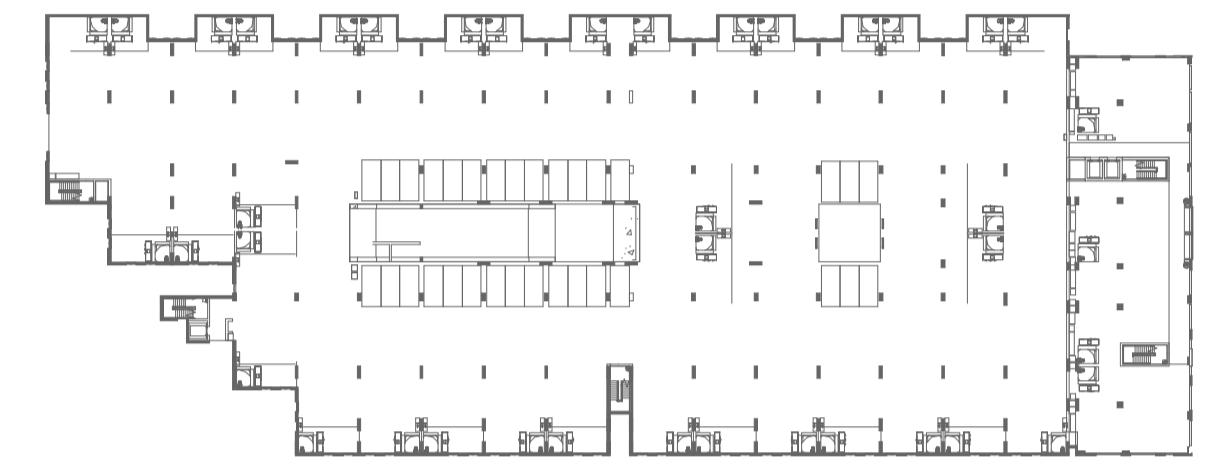
B - LEVEL 1



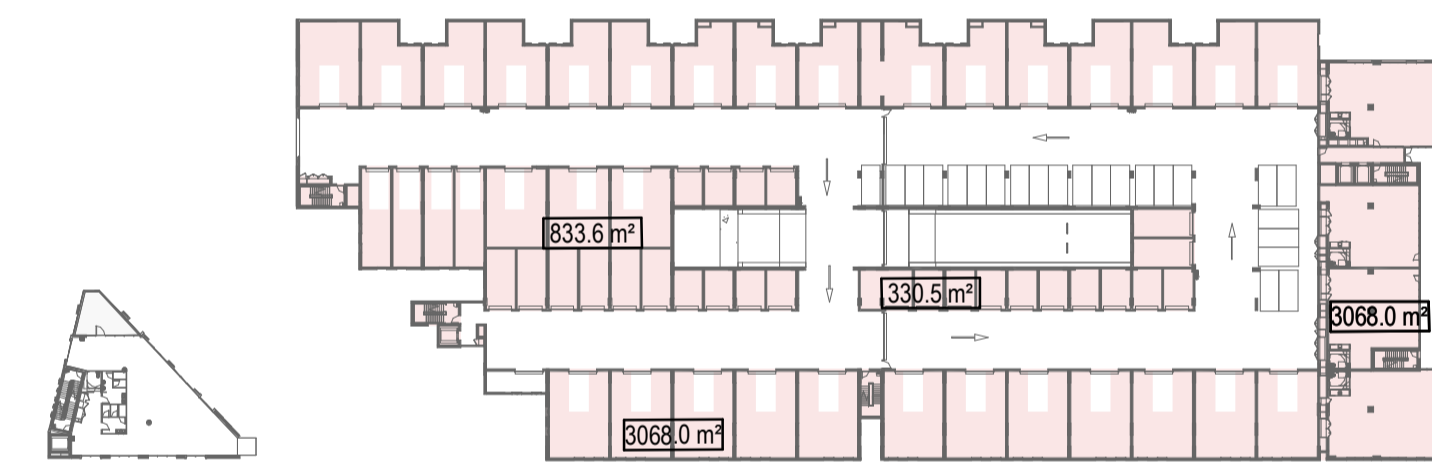
GROUND MEZZANINE



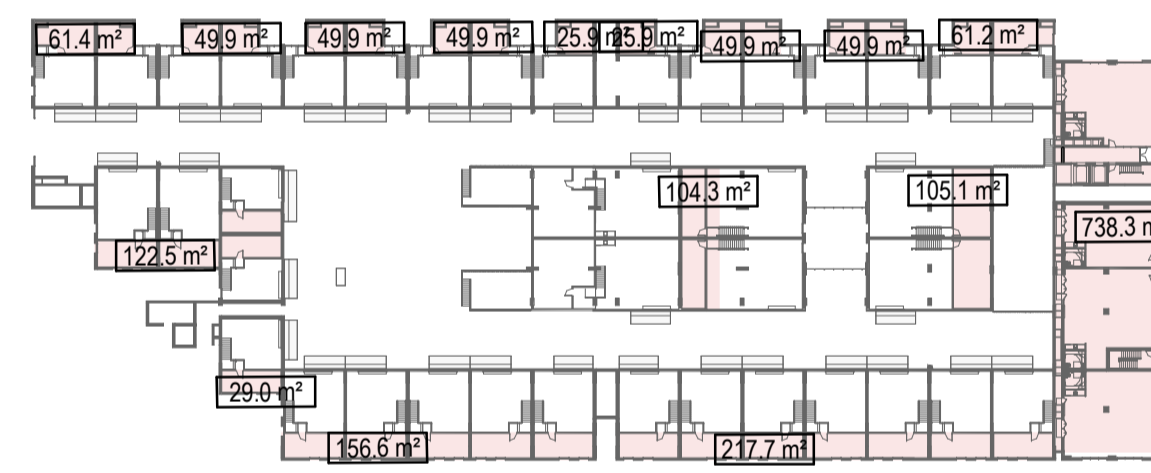
LEVEL 3



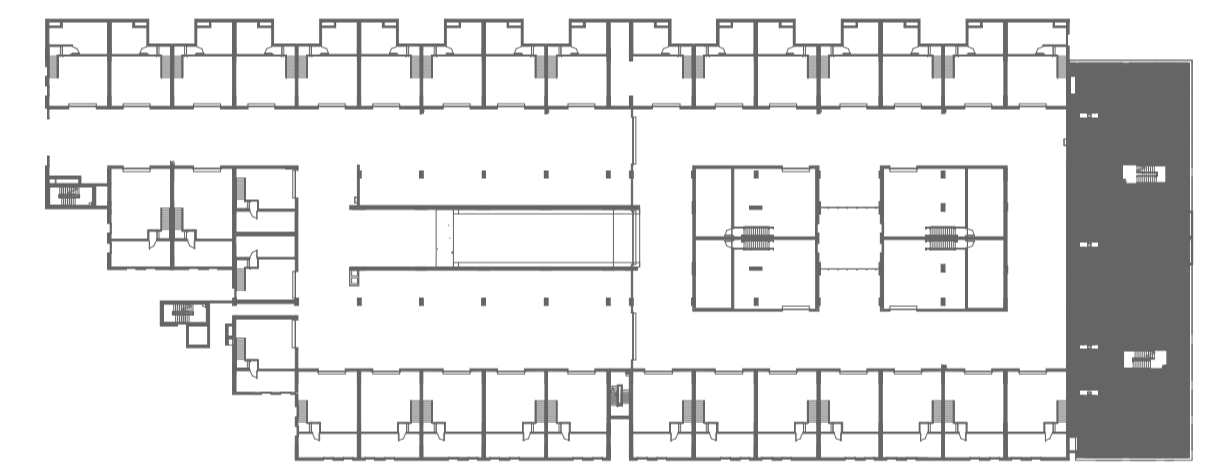
B - LEVEL 2



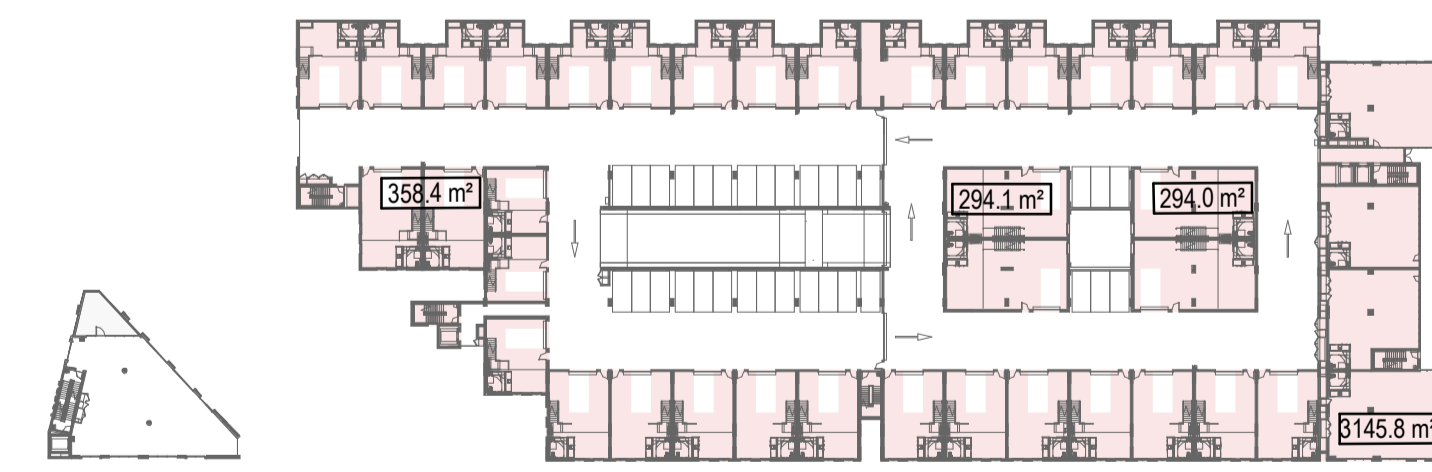
LEVEL 1



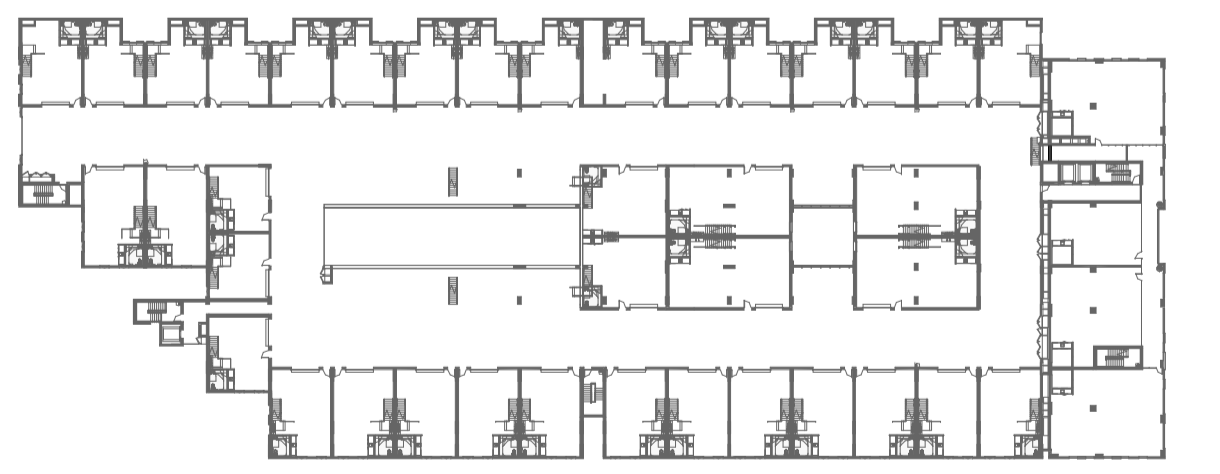
LEVEL 3 MEZZANINE



B - LEVEL 3



LEVEL 2



B - LEVEL 4

Total Floor Area	
Level	Area
GROUND	4682.7 m <sup>2</sup>
GROUND MEZZANINE	702.5 m <sup>2</sup>
B - LEVEL 1	310.9 m <sup>2</sup>
LEVEL 1	4266.5 m <sup>2</sup>
B - LEVEL 2	310.9 m <sup>2</sup>
LEVEL 2	4122.9 m <sup>2</sup>
B - LEVEL 3	310.9 m <sup>2</sup>
LEVEL 2 MEZZANINE	1897.5 m <sup>2</sup>
LEVEL 3	3609.2 m <sup>2</sup>
LEVEL 3 MEZZANINE	1897.5 m <sup>2</sup>
	21511.2 m <sup>2</sup>

DEVELOPMENT APPLICATION

Revisions / A 25.10.24 RFI Response JC

Project / 27-31 Doody Street

Drawing / TOTAL FLOOR AREA

Project No / 223226

Author / AC

Scale: @ A1 / 1 : 1000

Drawing No. / DA06.02

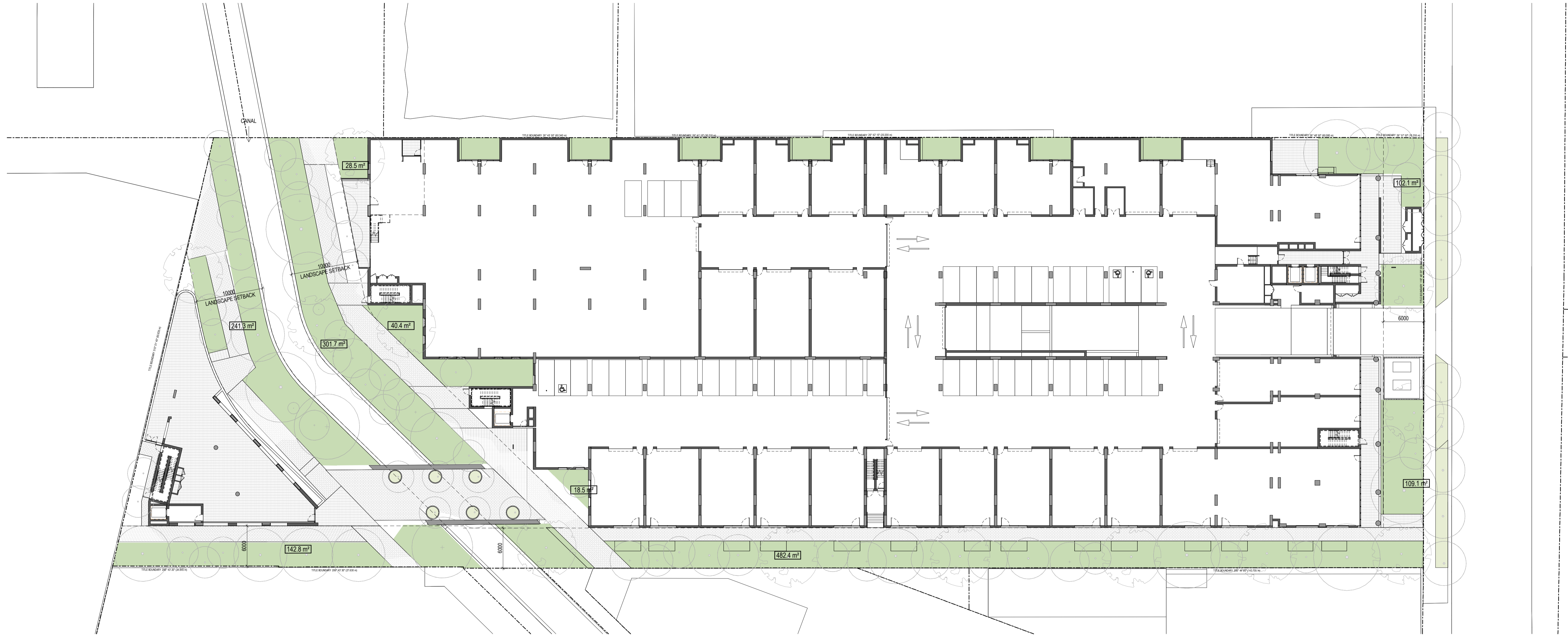
A

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Deep Soil Summary

AREA	PERCENTAGE
1859.3 m²	15.3%

Deep soil requirement (15%) - 1822.23 m²  
 Minimum dimension - 3m

DEVELOPMENT APPLICATION

Revisions	A	08.03.24	Development Application	AT
	B	28.08.24	RFI Response	JC
	C	25.10.24	RFI Response	JC

Project / 27-31 Doody Street

Drawing / DEEP SOIL

Project No / 223226 Author / AT

Scale: @ A1 / 1 : 300

Drawing No. / DA06.11

C

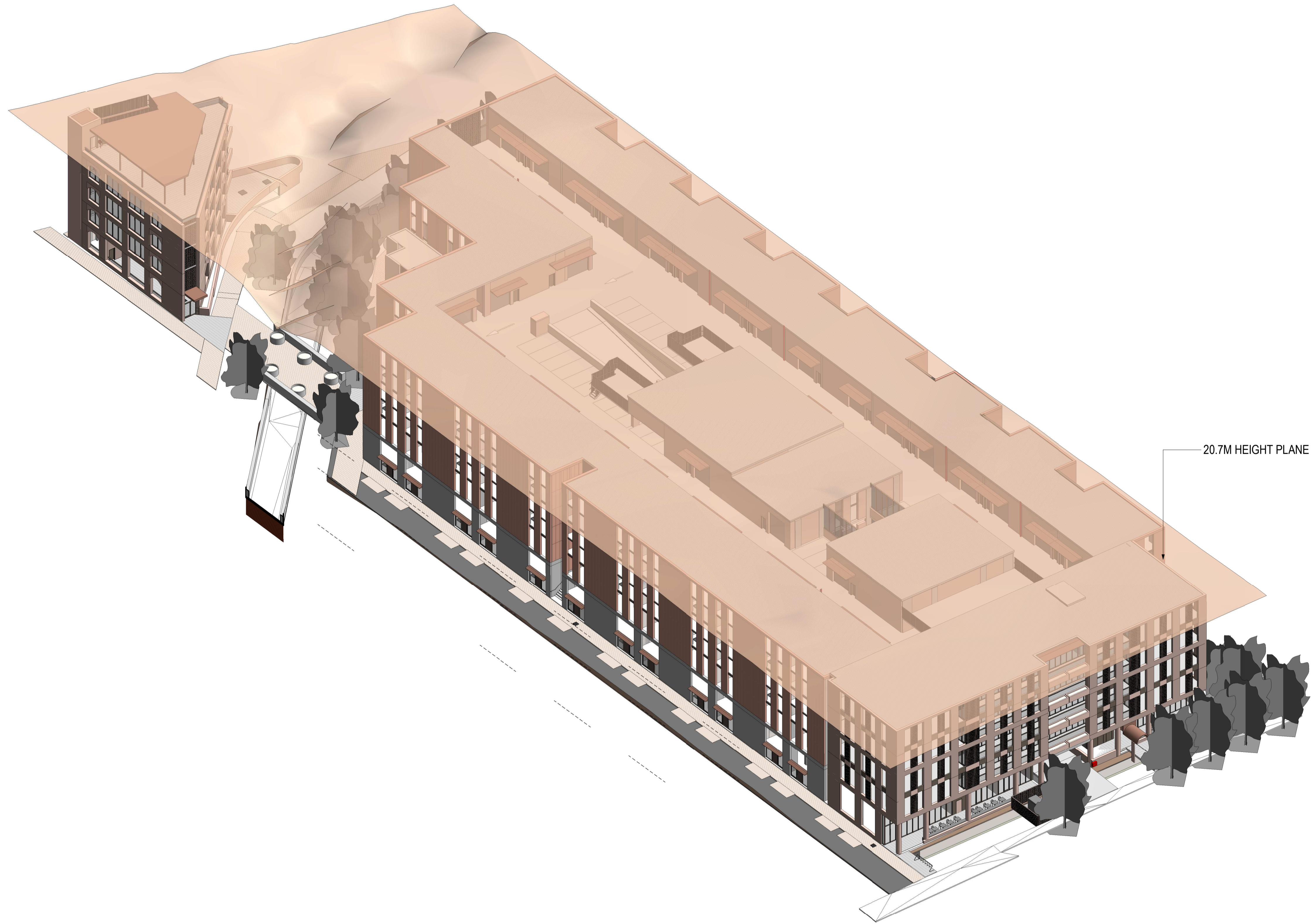


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20.7M HEIGHT PLANE

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**DEVELOPMENT APPLICATION**

Revisions			
A	08.03.24	Development Application	AT
B	28.08.24	RFI Response	JC
C	25.10.24	RFI Response	JC

Project / **27-31 Doody Street**

Drawing / **HEIGHT PLANE**

Project No / **223226** Author / **AT**

Scale: @ A1

Drawing No. / **DA06.21**

**C**

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# EXTERNAL FINISHES



**AF04**

**Finish Location**

Applied Finish Grey  
Commercial Slab Edge



**AF01**

**Finish Location**

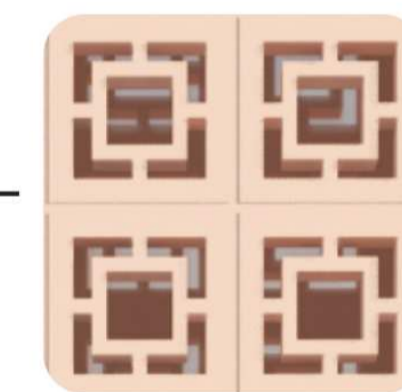
Applied Finish Light Clay  
Planter Boxes, Circular Columns, Office Rooftop  
Awning, Office Balcony Spandrel, Office External Wall



**BK01**

**Finish Location**

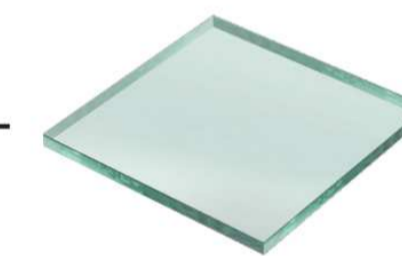
Brick  
Commercial & Office External Walls



**SC01**

**Finish Location**

Patterned Screen  
External Screen



**GT01**

**Finish Location**

Clear Glazing  
Windows & Sliding Doors



**MF02**

**Finish Location**

Terracotta Powdercoat  
Entry Awnings



**MF01**

**Finish Location**

Medium Bronze Powdercoat  
Balustrades, Mullions, Window Frames, Louvres, Awning

## DEVELOPMENT APPLICATION

Revisions / A 25.10.24 RFI Response JC

Project / 27-31 Doody Street

Drawing / MATERIAL SCHEDULE

1

Project No / 223226 Author / JC

Scale: @ A1

Drawing No. / DA07.01

A

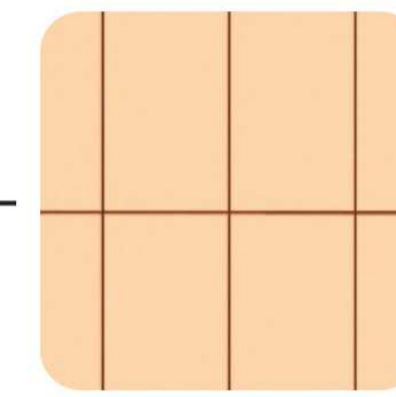
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# EXTERNAL FINISHES



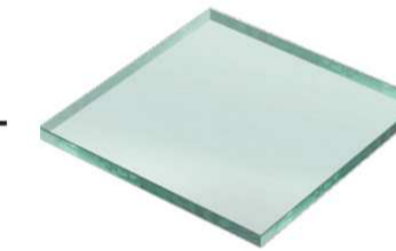
**AF02**  
**Finish**  
**Location**

Applied Finish Clay Grooved  
Warehouse External Walls



**MF01**  
**Finish**  
**Location**

Medium Bronze  
Balustrades, Mullions, Window Frames, Mech Louvres,  
Warehouse Awnings, Office Rooftop Awning



**GT01**  
**Finish**  
**Location**

Clear Glazing  
Windows & Sliding Doors



**AF03**  
**Finish**  
**Location**

Applied Finish Grey  
Warehouse External Walls & Slab Edges

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## DEVELOPMENT APPLICATION

Revisions / A 25.10.24 RFI Response JC

Project / **27-31 Doody Street**

Drawing / **MATERIAL SCHEDULE**  
2

Project No / **223226** Author / **JC**

Scale: @ A1/

Drawing No. / **DA07.02**

**A**

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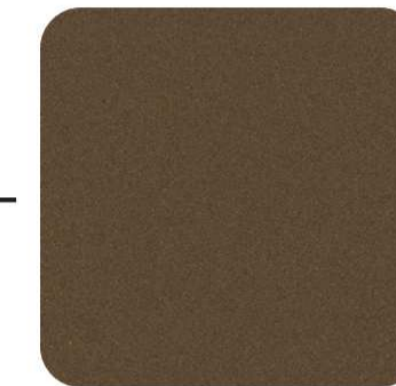
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Melbourne, Perth, Sydney  
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# EXTERNAL FINISHES



**AF01**  
**Finish**  
**Location**

Applied Finish Clay  
Planter Boxes, Circular Columns, Office Rooftop  
Awning, Office Balcony Spandrel, Office External Wall



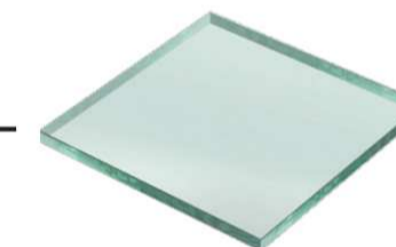
**MF01**  
**Finish**  
**Location**

Medium Bronze  
Balustrades, Mullions, Window Frames, Mech Louvres,  
Warehouse Awnings, Office Rooftop Awning



**BK01**  
**Finish**  
**Location**

Brick  
Commercial & Office External Walls



**GT01**  
**Finish**  
**Location**

Clear Glazing  
Windows & Sliding Doors

## DEVELOPMENT APPLICATION

Revisions / A 25.10.24 RFI Response JC

Project / 27-31 Doody Street

Drawing / MATERIAL SCHEDULE  
3

Project No / 223226 Author / JC

Scale: @ A1/

Drawing No. / DA07.03

A

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Alexandria NSW 2015

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