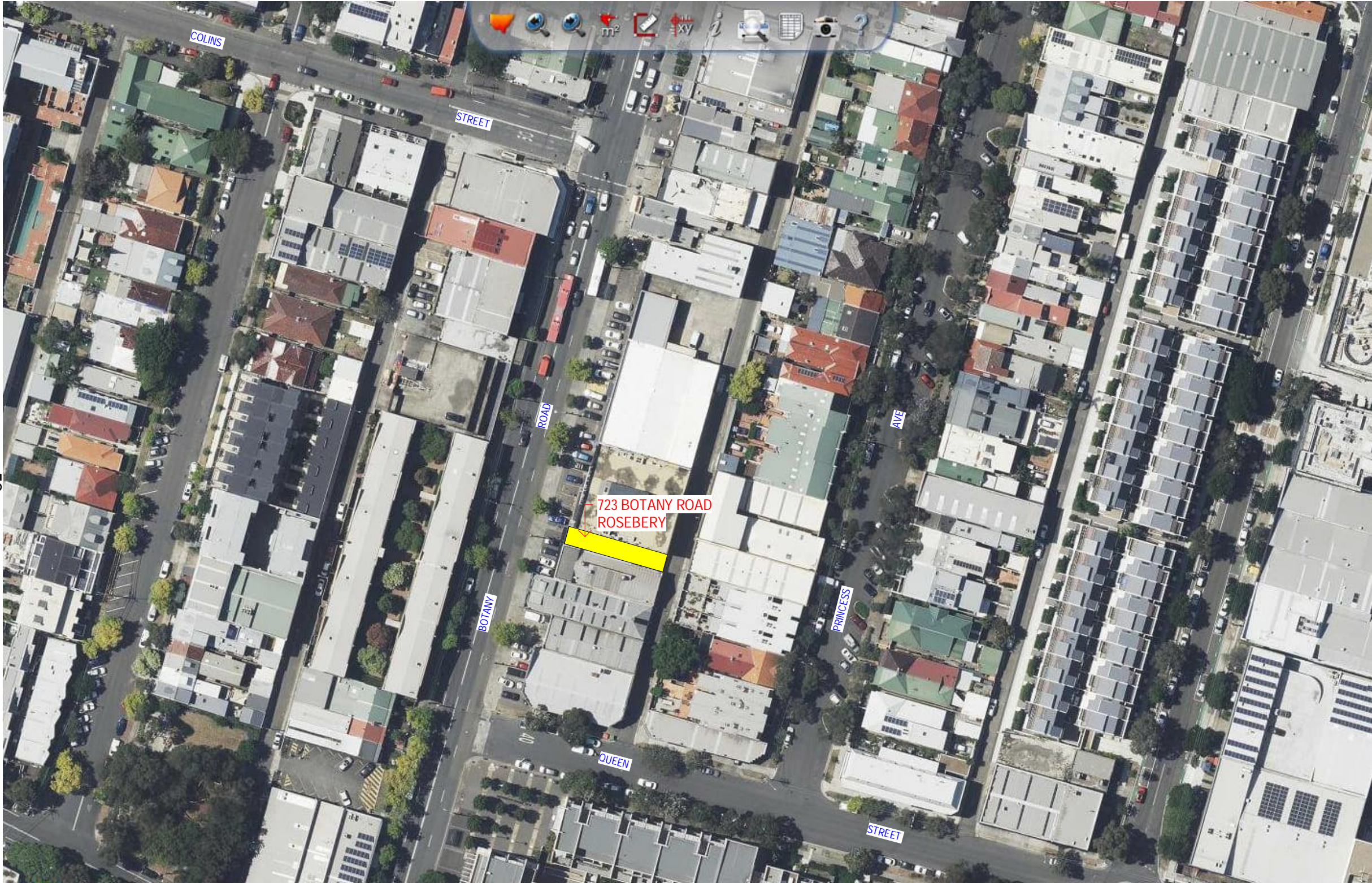


Attachment B

Selected Drawings

DA PROPOSED COMMERCIAL DEVELOPMENT
723 BOTANY ROAD ROSEBERY NSW



DRAWING LIST

DA00	LOCATION PLAN .DRAWING LIST
DA01	EXISTING SITE PLAN
DA02	EXISTING SITE ANALYSIS PLAN
DA03	GROUND FLOOR
DA3a	BASEMENT STORAGE
DA03b	PROPOSED SITE PLAN
DA04	LEVEL 1 - COMMERCIAL
DA05	LEVEL 2 - COMMERCIAL
DA06	ROOF PLAN
DA07	ELEVATIONS
DA08	ELEVATION
DA09	ELEVATION
DA10	SECTION
DA11	SECTION
DA12	AREA SCHEDULE
DA13	SHADOW STUDY
DA14	ACCESSIBLE BATH RM
DA15	EXTERNAL MATERIAL & FINISHES
DA16	EXTERNAL MATERIAL & FINISHES SCHEDULE
EX01	EXISTING PLAN
EX02	DEMOLITION PLAN
LA01	LANDSCAPING

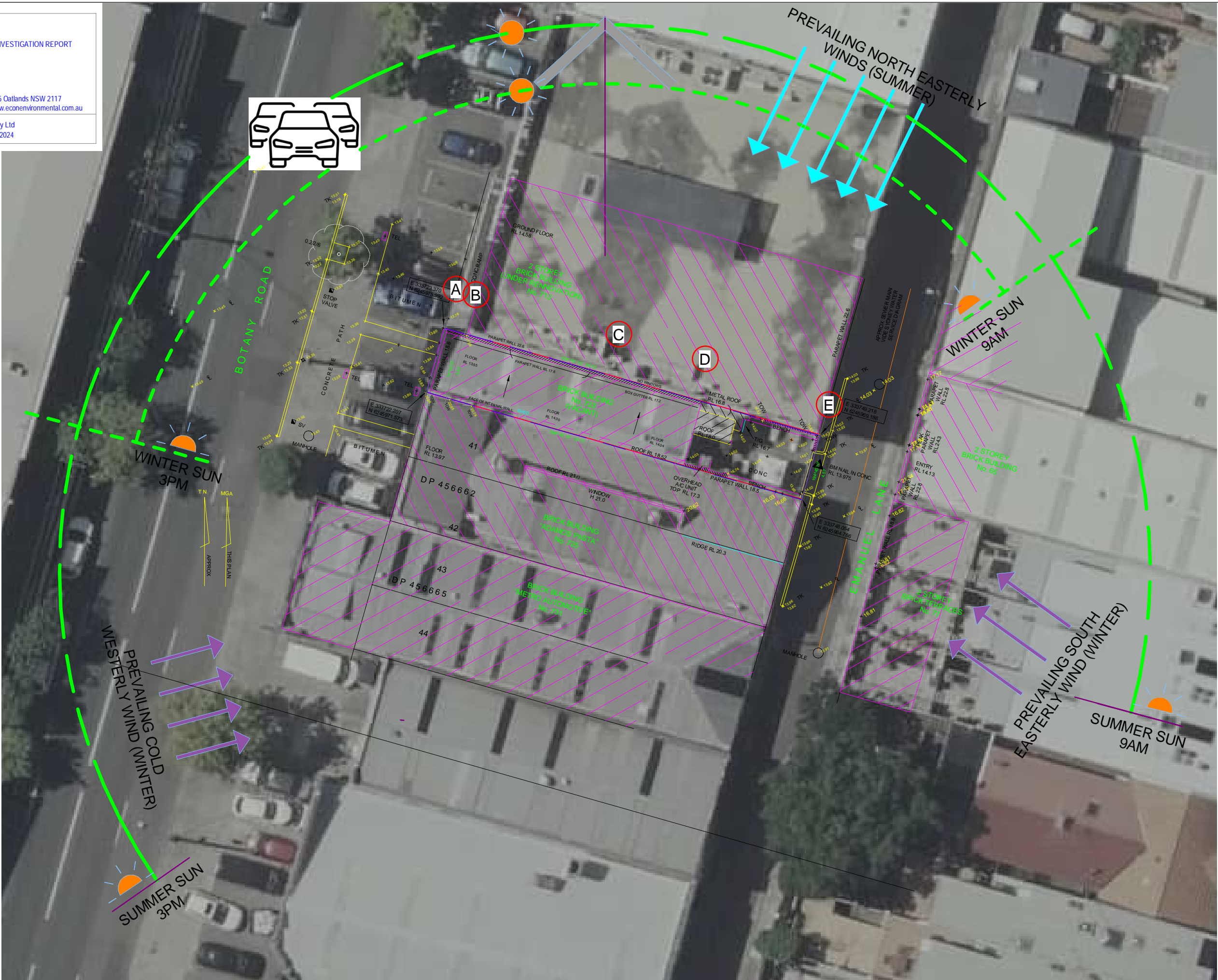
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A	ISSUE FOR DA	24.09.24	LOCATION PLAN .DRAWING LIST	GEORGE MINAS	PROPOSED COMMERCIAL DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	
								Job No.	Dwg. No.	Revision		
								3379	DA00	A		

GEOMETRA Consulting

54



Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS 42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	© COPYRIGHT This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	Scale @A3	Date FEB24	Drawn VL	Check AV	North
A	ISSUE FOR DA	24.09.24	EXISTING SITE PLAN	GEORGE MINAS	PROPOSED COMMERCIAL DEVELOPMENT 723 BOTANY ROAD ROSEBERRY NSW 2018			Job No. 3379	Dwg. No. DA01	Revision A		



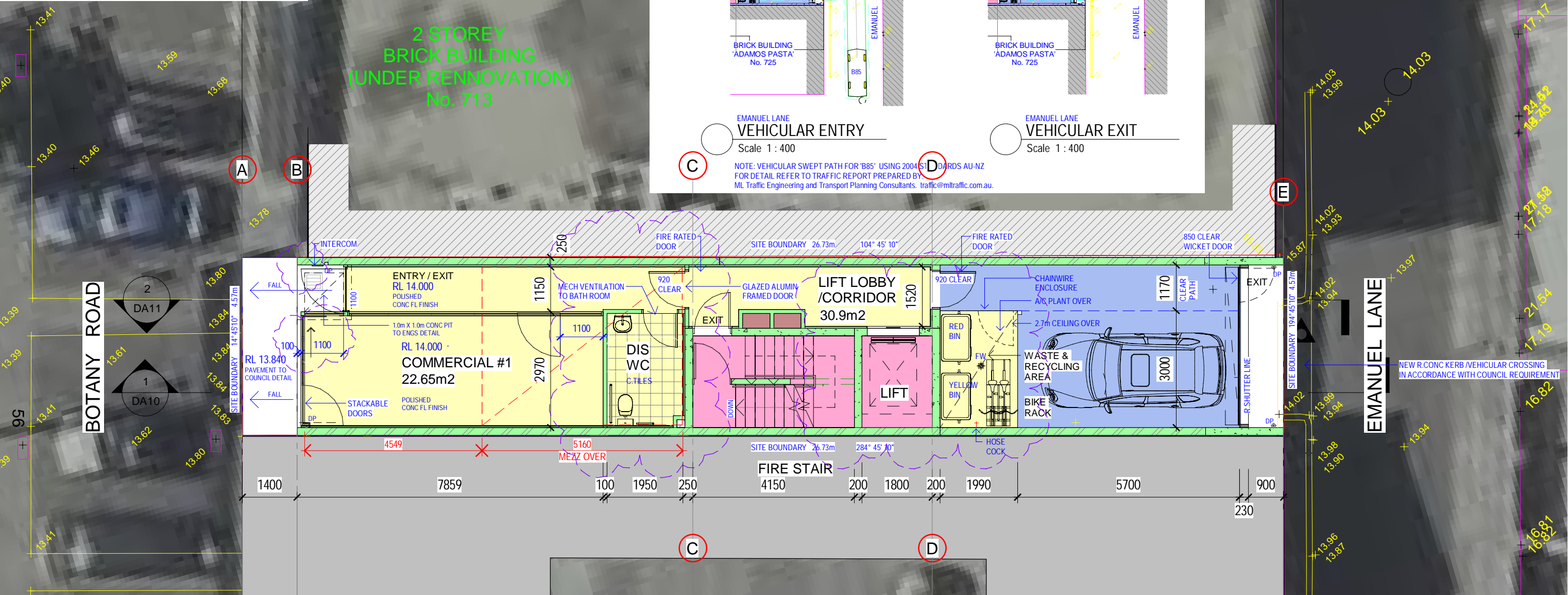
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A	ISSUE FOR DA	24.09.24	EXISTING SITE ANALYSIS PLAN	GEORGE MINAS	PROPOSED COMMERCIAL DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	
								Job No.	Dwg. No.	Revision		
								3379	DA02	A		

GEOTECHNICAL SITE INVESTIGATION
THIS DEVELOPMENT APPLICATION IS TO BE ASSESSED
TOGETHER WITH ACCOMPANYING GEOTECHNICAL SITE INVESTIGATION REPORT


PREPARED BY: **ECON**
ENVIRONMENTAL

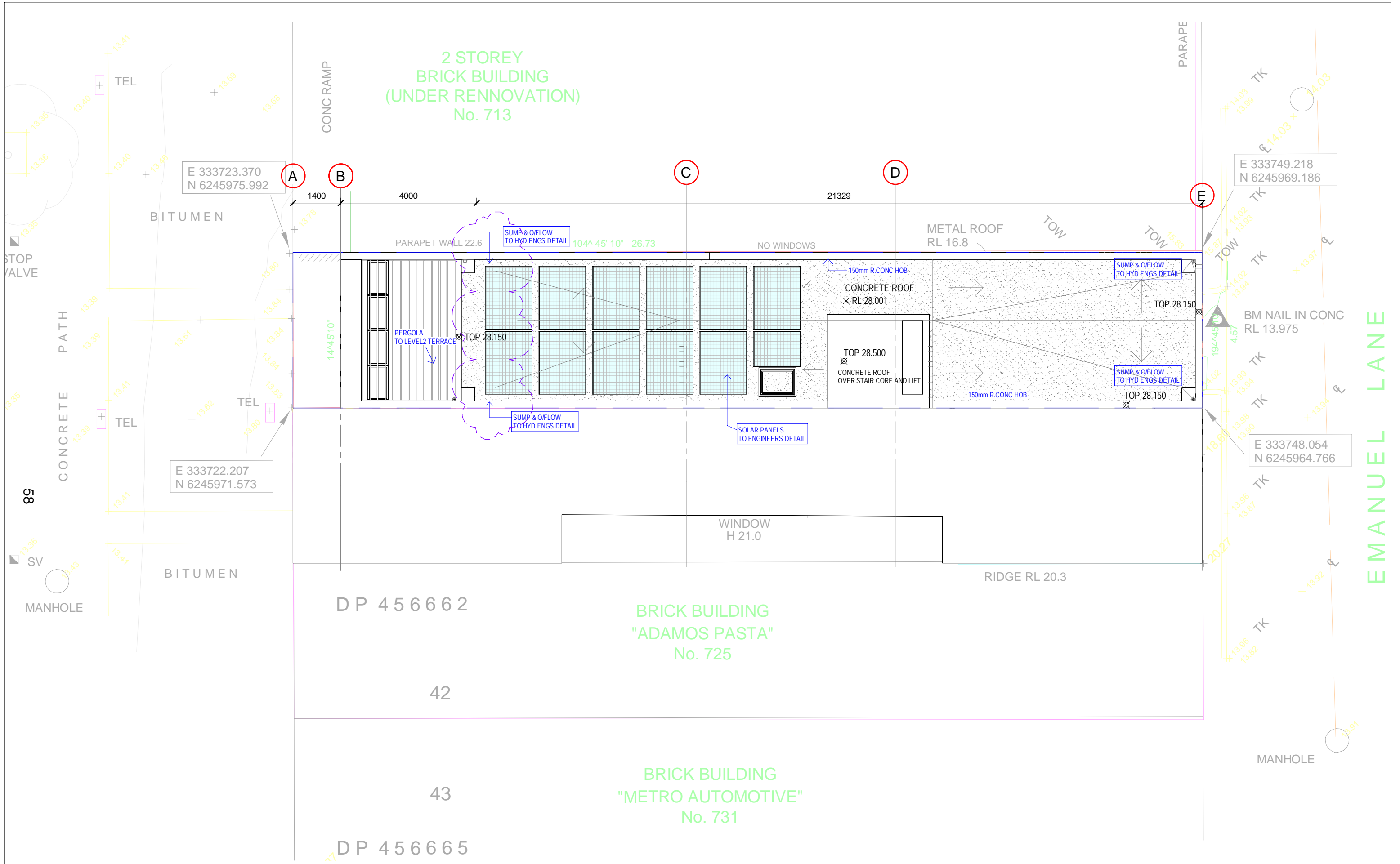
ECON Environmental Pty Ltd | ABN 25 641 106 783 | PO Box 85 Oatlands NSW 2117
T: 1800 00 ECON | E: info@econenvironmental.com.au | W: www.econenvironmental.com.au


PREPARED FOR: George Minas T/A Minas & Associates Pty Ltd
REF NO. 24 -1879 DATE: 02 Dec 2024



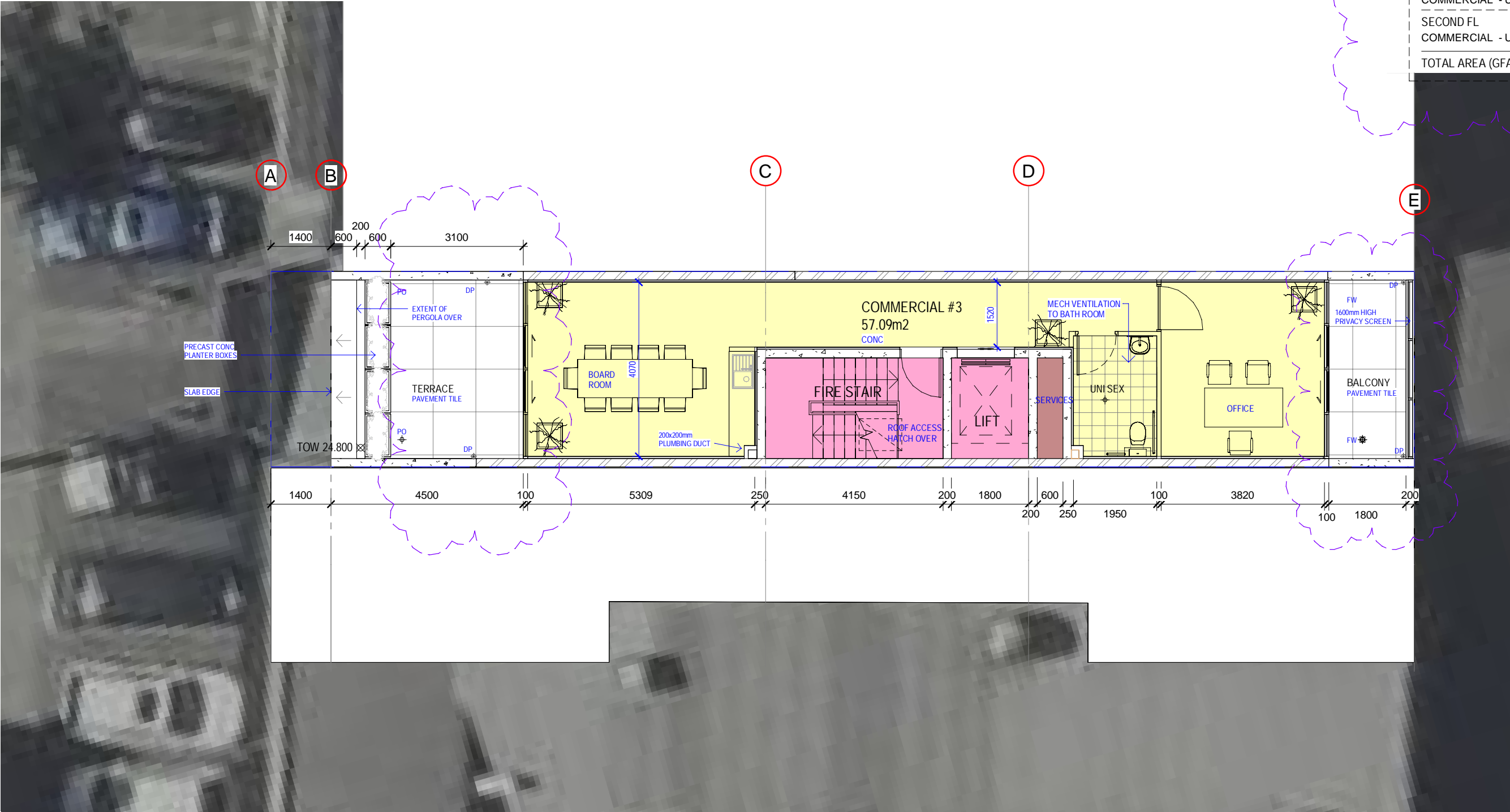
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B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	GROUND FLOOR	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	N
C	GFA AREA REDUCED	22.04.25						Job No. 3379	Dwg. No. DA03	Revision C		

Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS 42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	© COPYRIGHT This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	Scale 1 : 100 @A3	Date FEB24	Drawn VL	Check AV	North 
A	ISSUE FOR DA	24.09.24	BASEMENT STORAGE	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018			Job No. 3379	Dwg. No. DA3a	Revision A		



Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North	
A	ISSUE FOR DA	24.09.24	PROPOSED SITE PLAN	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1 : 100 @A3	FEB24	VL	AV		
			Property Identity Lot 40 / - / DP 135333							Job No. 3379	Dwg. No. DA03b	Revision A	

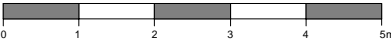




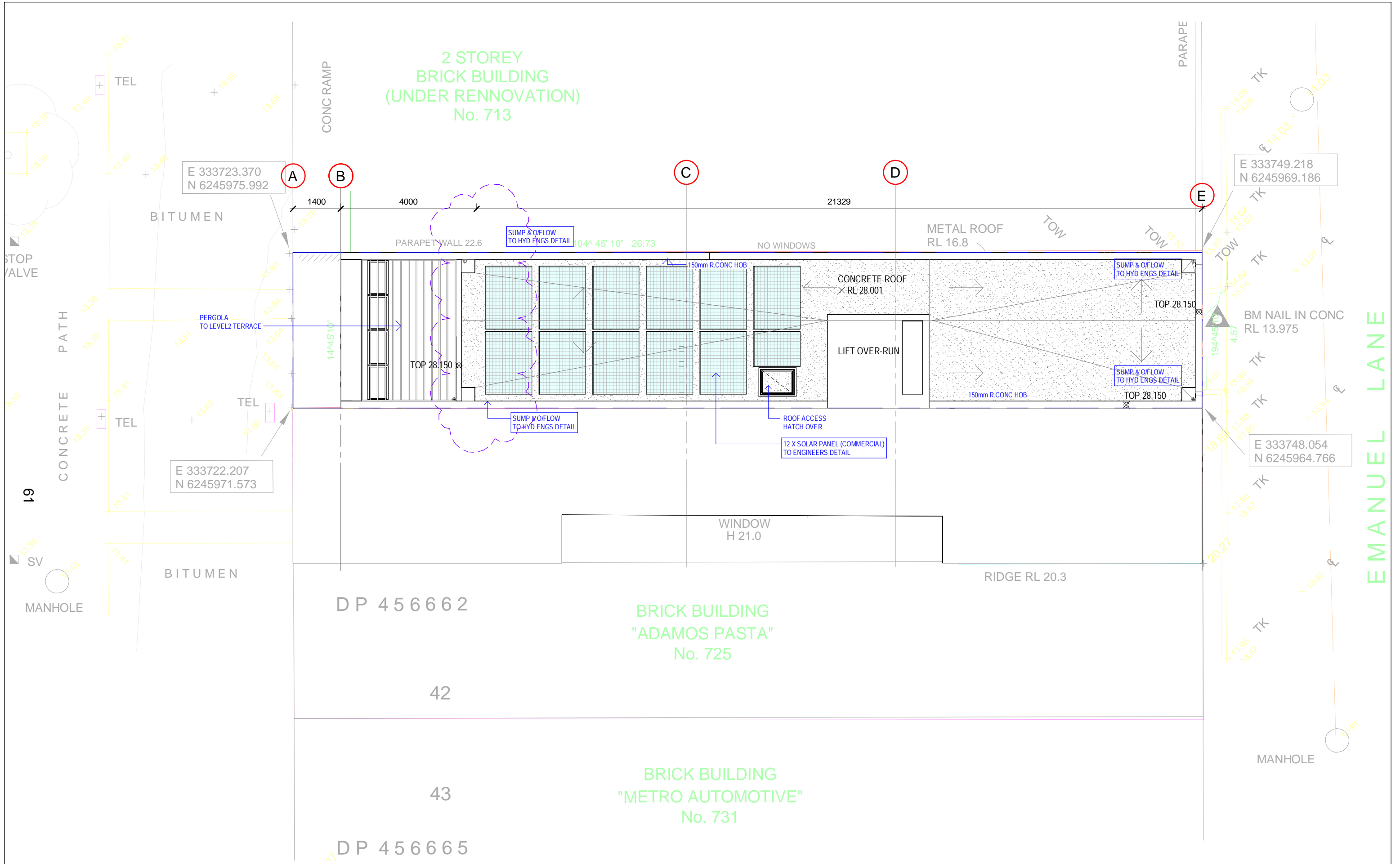
AREA SCHEDULE

SITE AREA	122.1m ²
ALLOWABLE FSR	1.5 : 1 (183.15m ²)
ADDITIONAL FSR	0.25 : 1 (30.52m ²)
	1.75 : 1 213.675m ²
GROUND FL	
COMMERCIAL - Unit #1	22.65m ²
MEZZANINE	21.0m ²
CORRIDOR / LOBBY	30.90m ²
FIRST FL	
COMMERCIAL - Unit #2	68.35m ²
SECOND FL	
COMMERCIAL - Unit #3	57.09m ²
TOTAL AREA (GFA)	199.99m ²

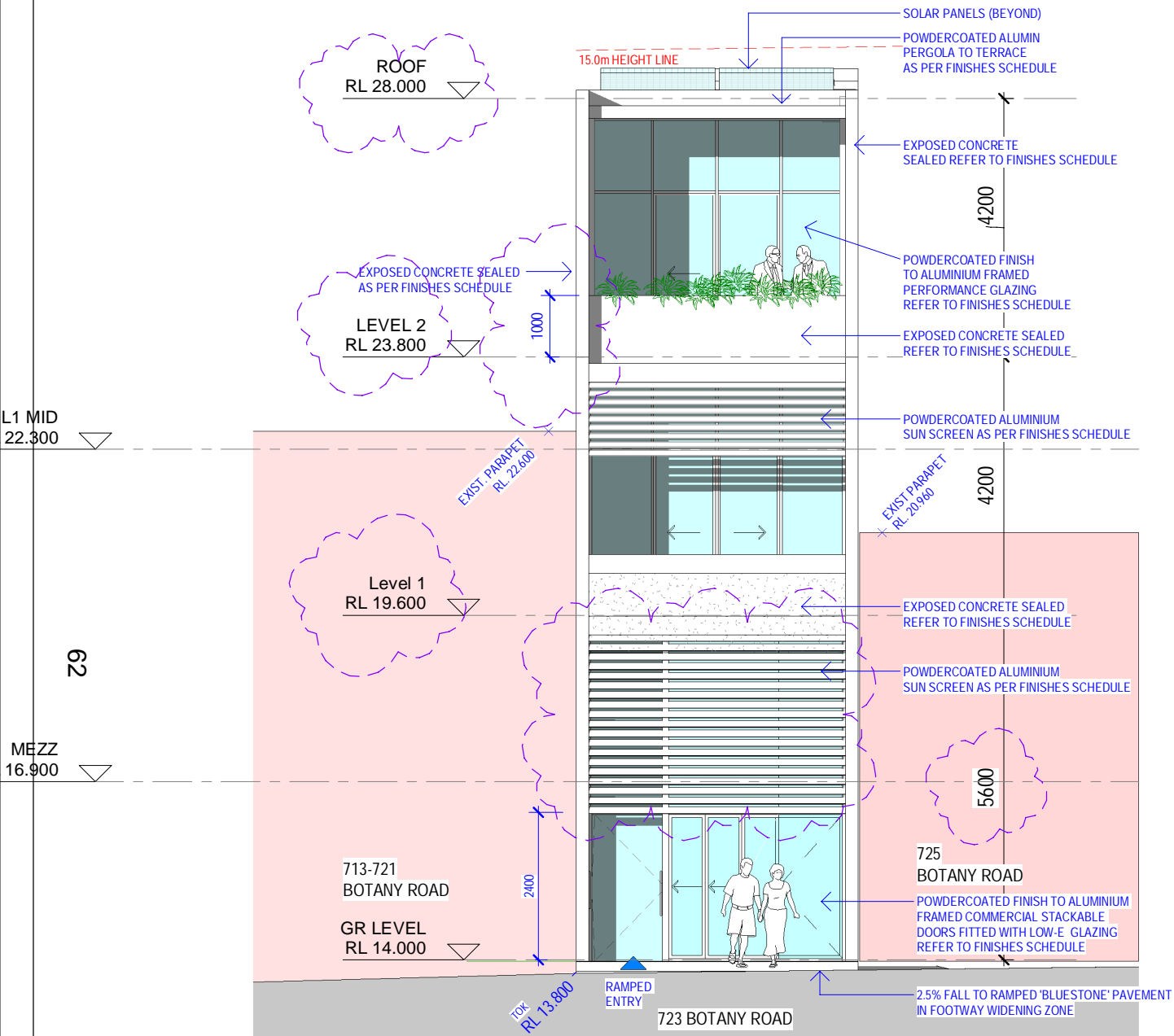
SCALE 1 : 100 @ A3



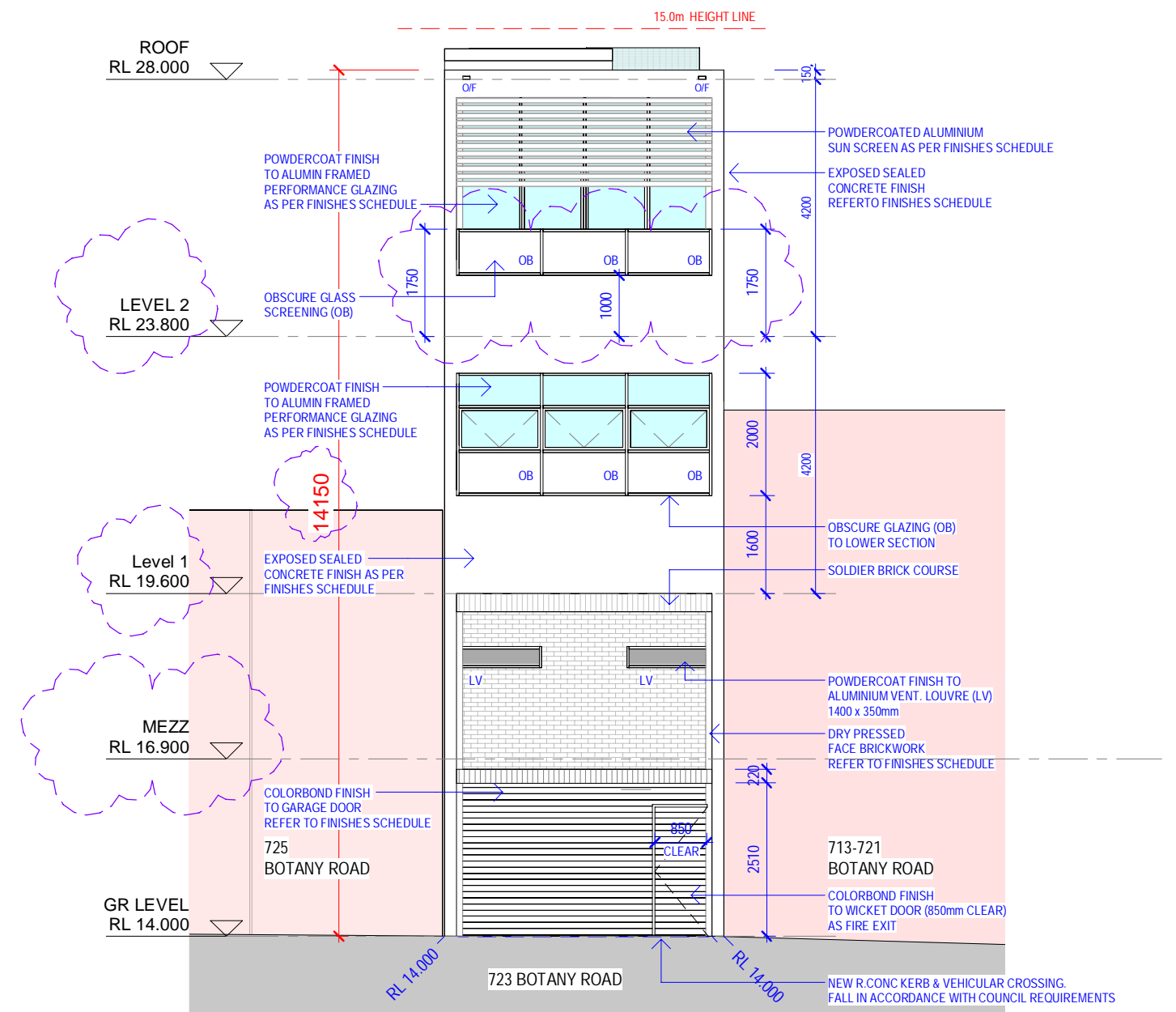
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B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	LEVEL 2 - COMMERCIAL	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1 : 100 @A3	FEB24	VL	AV	N
C	GFA AREA REDUCED	22.04.25	Property Identity Lot 40 / - / DP 135333					Job No. 3379	Dwg. No. DA05	Revision C		



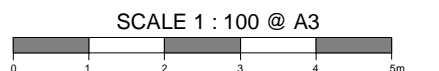
Issue Amendments		Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS 42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	© COPYRIGHT This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	Scale	Date	Drawn	Check	North N TN
A	ISSUE FOR DA	24.09.24	ROOF PLAN	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT			1 : 100 @A3	FEB24	VL	AV	
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	Property Identity Lot 40 / - / DP 135333		723 BOTANY ROAD ROSEBERY NSW 2018			Job No. 3379	Dwg. No. DA06	Revision B		



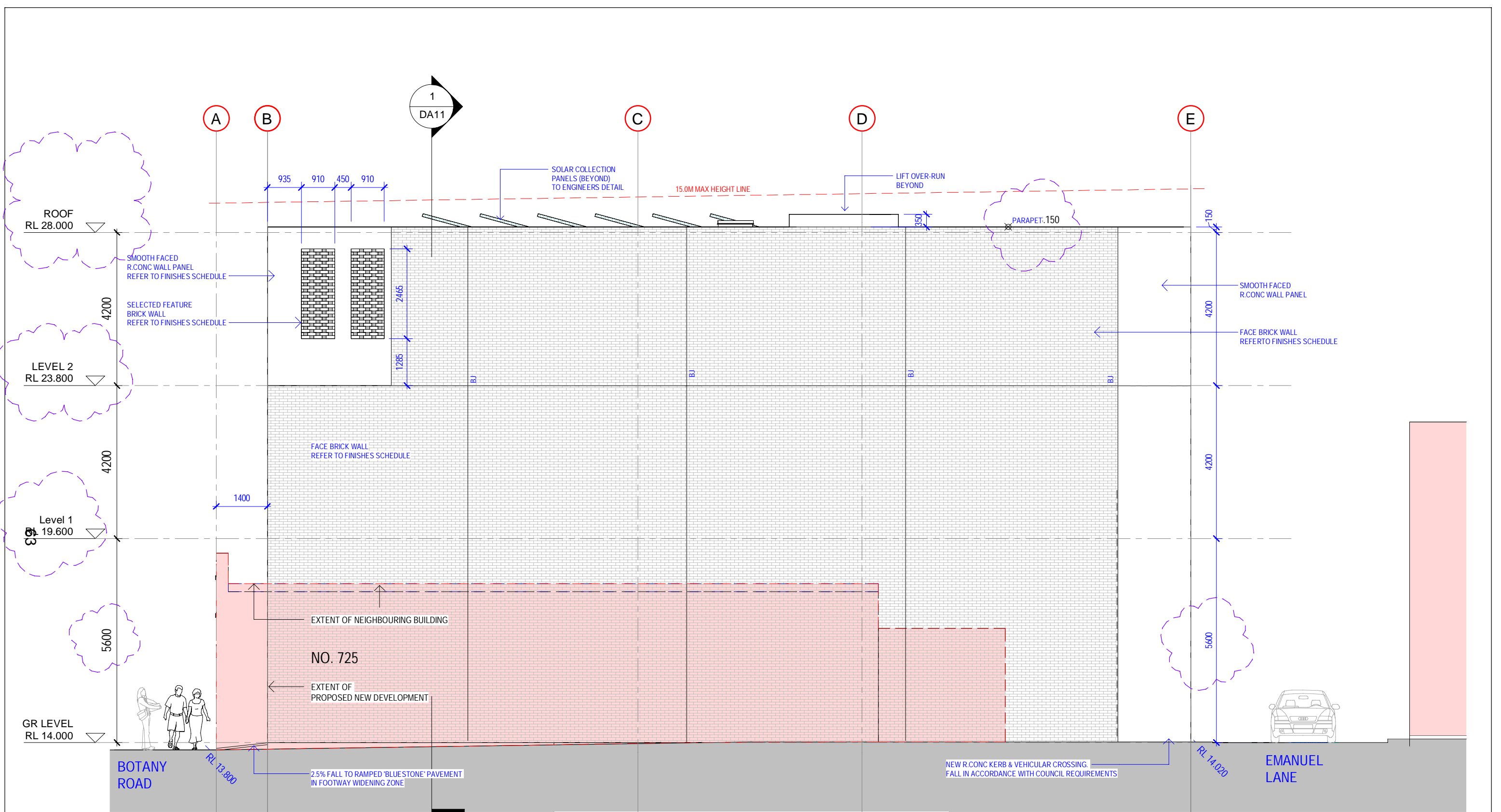
1 PROPOSED WESTERN ELEVATION
Scale 1:100



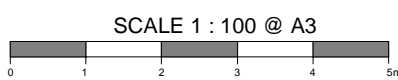
2 PROPOSED EASTERN ELEVATION
Scale 1:100



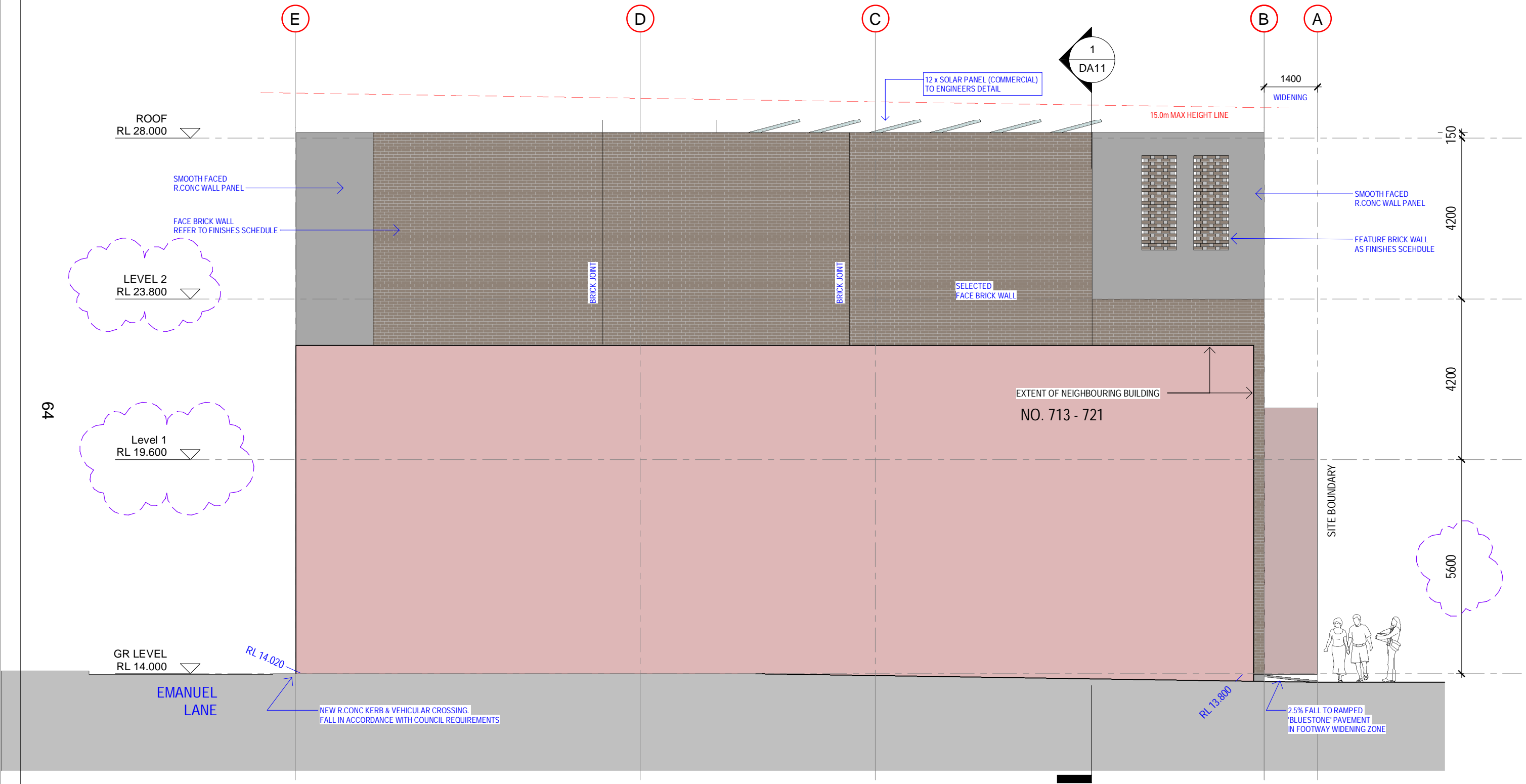
Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
A	ISSUE FOR DA	24.09.24	ELEVATIONS	GEORGE MINAS	PROPOSED ALTERATIONS & ADDITIONS	42 Enmore Road, Newtown NSW 2042	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1:100 @ A3	FEB24	VL	AV	
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25			723 BOTANY ROAD ROSEBURY NSW 2018	Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220		Job No.	Dwg. No.	Revision		
								3379	DA07	B		



1 SOUTHERN ELEVATION
Scale 1 : 100

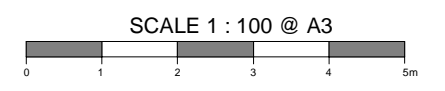


Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
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B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	Property Identity Lot 40 / - / DP 135333		723 BOTANY ROAD ROSEBURY NSW 2018	Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220		Job No. 3379	Dwg. No. DA08	Revision B		



64

1 NORTHERN ELEVATION
Scale 1 : 100

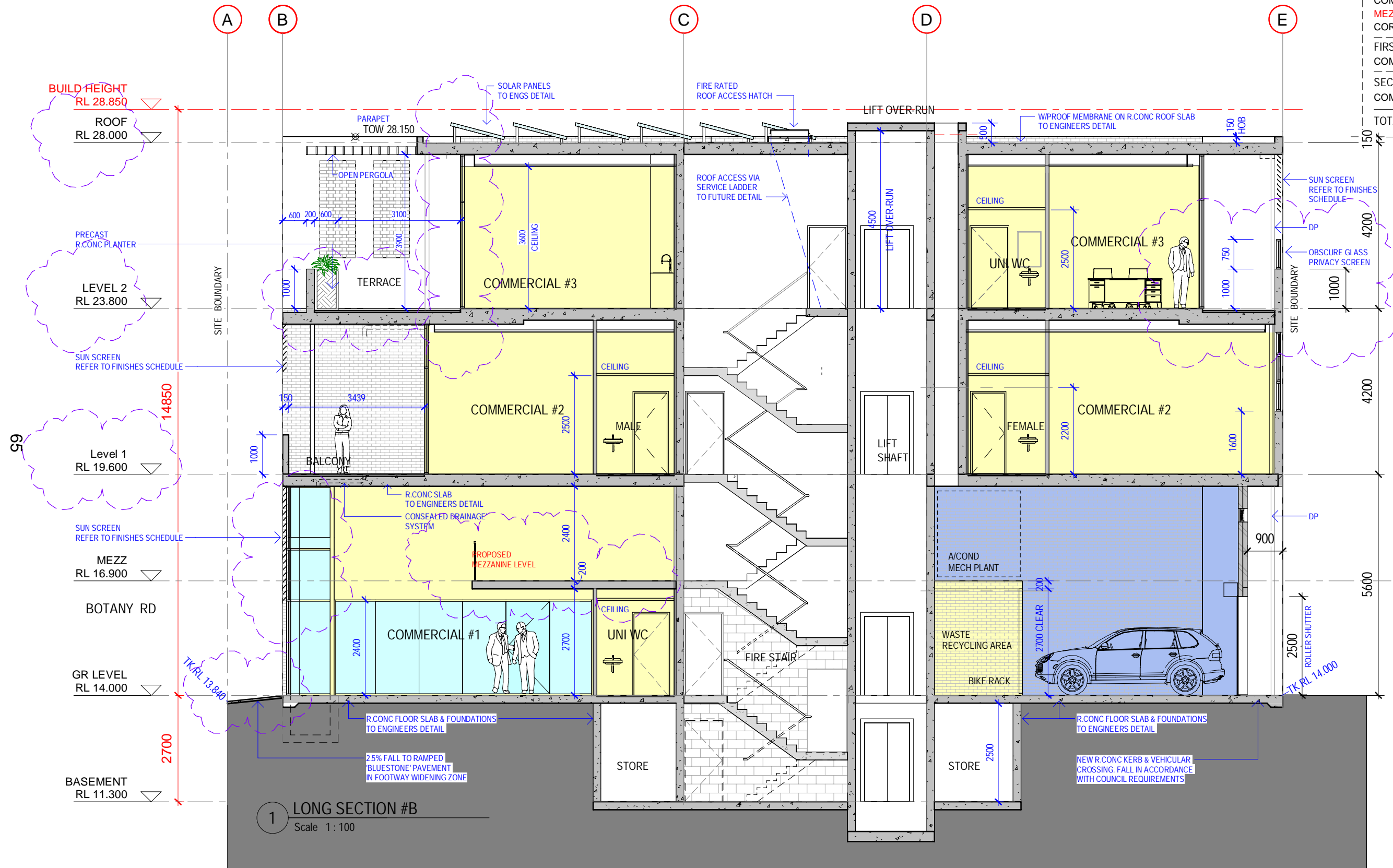


Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
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B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	Property Identity Lot 40 / - / DP 135333		723 BOTANY ROAD ROSEBERY NSW 2018	Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220		Job No. 3379	Dwg. No. DA09	Revision B		

AREA SCHEDULE

SITE AREA	122.1m ²
ALLOWABLE FSR	1.5 :1 (183.15m2)
ADDITIONAL FSR	0.25 :1 (30.52m2)
	1.75 :1 213.675m ²

GROUND FL	
COMMERCIAL - Unit #1	22.65m2
MEZZANINE	21.0m2
CORRIDOR / LOBBY	30.90m2
FIRST FL	
COMMERCIAL - Unit #2	68.35m2
SECOND FL	
COMMERCIAL - Unit #3	57.09m2
TOTAL AREA (GFA)	199.99m ²



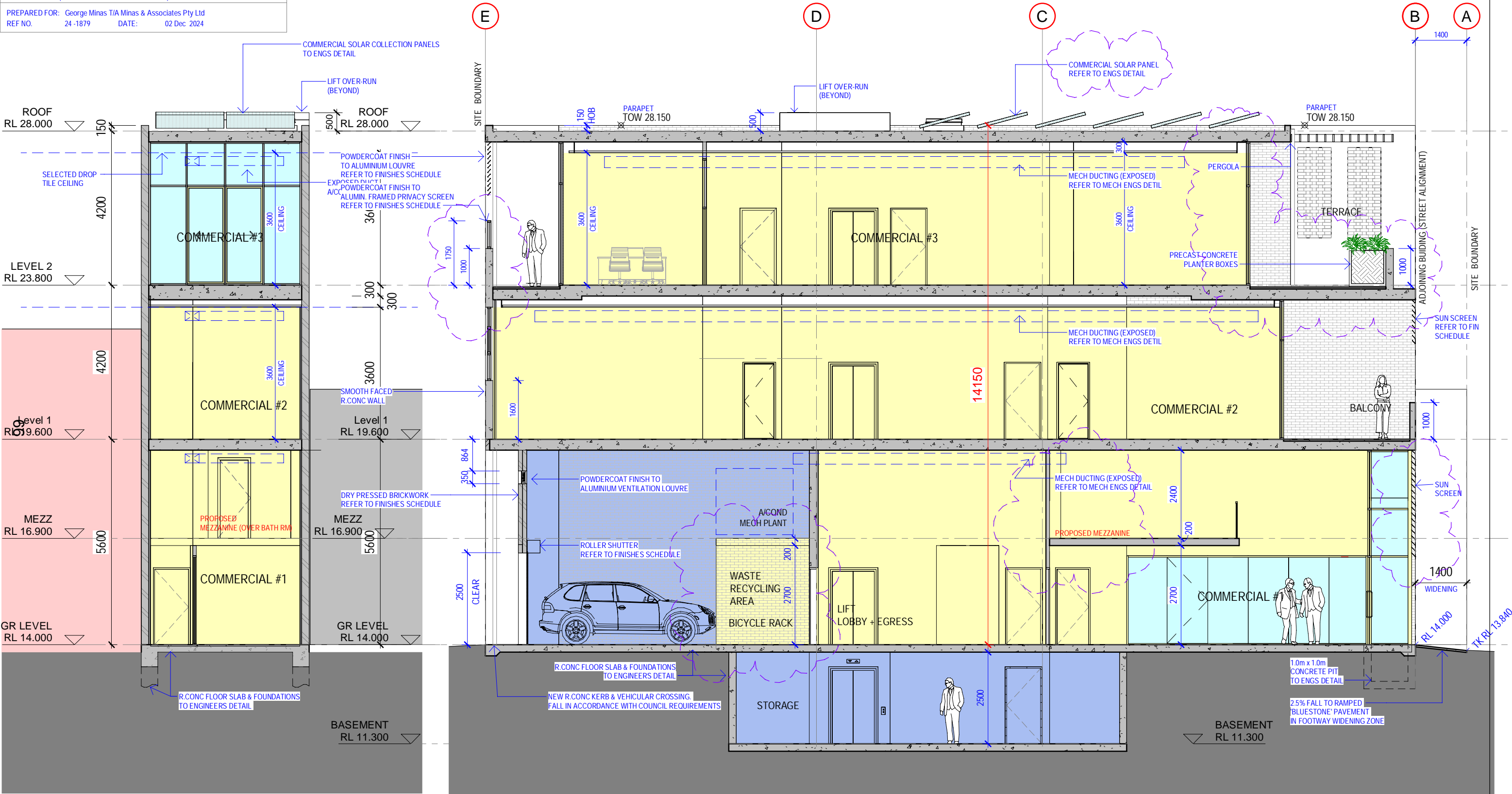
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B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	SECTION	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1 : 100 @A3	FEB24	VL	AV	
C	GFA AREA REDUCED	22.04.25	Property Identity Lot 40 / - / DP 135333					Job No. 3379	Dwg. No. DA10	Revision C		

GEOTECHNICAL SITE INVESTIGATION
THIS DEVELOPMENT APPLICATION IS TO BE ASSESSED
TOGETHER WITH ACCOMPANYING GEOTECHNICAL SITE INVESTIGATION REPORT

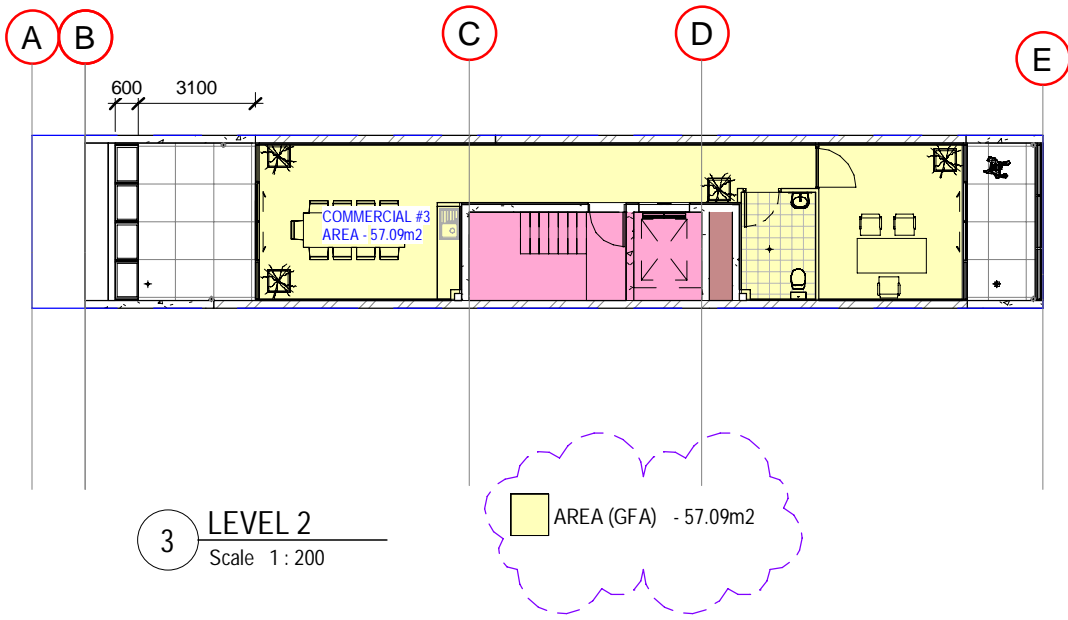
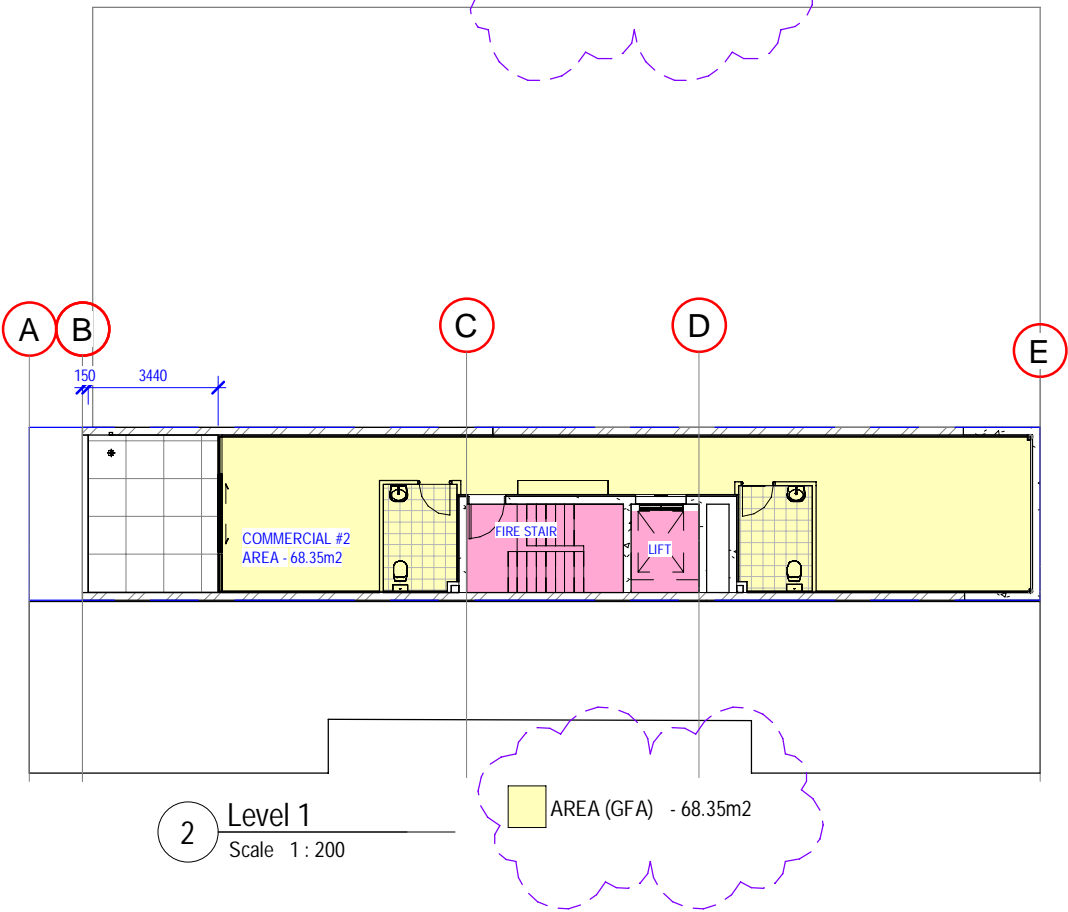
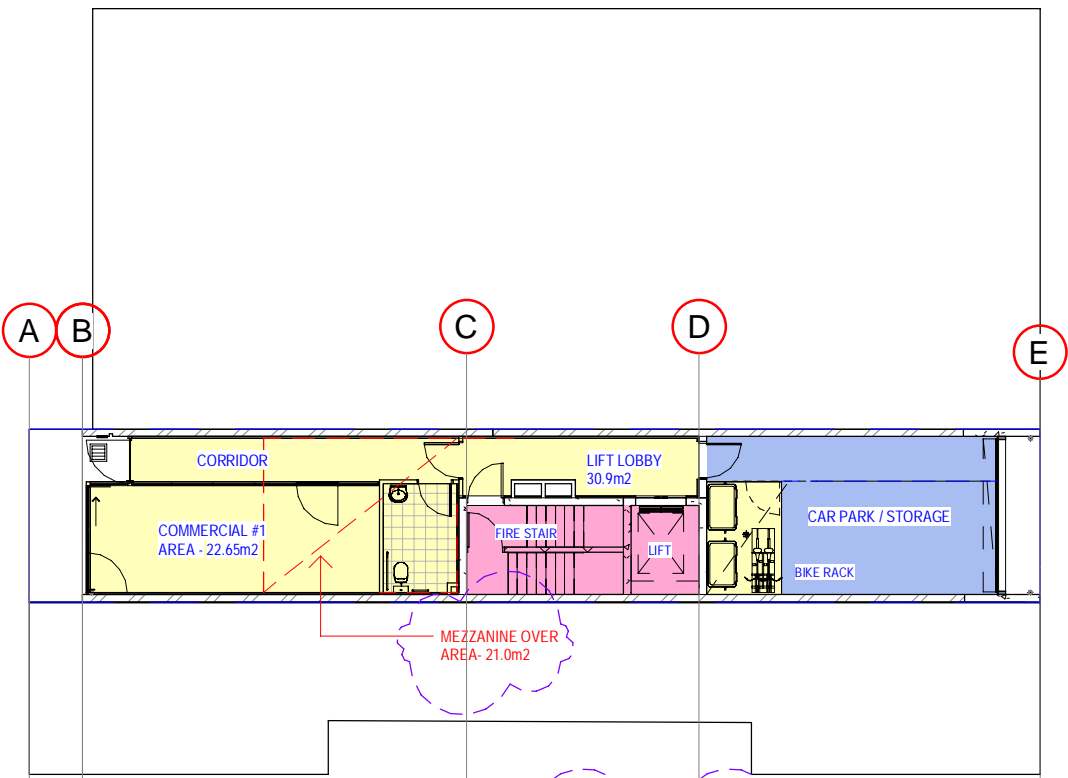
PREPARED BY:
ECON
ENVIRONMENTAL

ECON Environmental Pty Ltd | ABN 25 641 106 783 | PO Box 85 Oatlands NSW 2117
T: 1800 00 ECON | E: info@econenvironmental.com.au | W: www.econenvironmental.com.au

PREPARED FOR: George Minas T/A Minas & Associates Pty Ltd
REF NO. 24-1879 DATE: 02 Dec 2024



Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	SECTION	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1:100 @A3	FEB24	VL	AV	
C	GFA AREA REDUCED	22.04.25	Property Identity Lot 40 / - / DP 135333					Job No. 3379	Dwg. No. DA11	Revision C		



AREA SCHEDULE			
SITE AREA	122.1m ²		
ALLOWABLE FSR	1.5 : 1	(183.15m ²)	
ADDITIONAL FSR	0.25 : 1	(30.52m ²)	
	1.75 : 1	213.675m ²	
GROUND FL			
COMMERCIAL - Unit #1	22.65m ²		
MEZZANINE	21.0m ²		
CORRIDOR / LOBBY	30.90m ²		
FIRST FL			
COMMERCIAL - Unit #2	68.35m ²		
SECOND FL			
COMMERCIAL - Unit #3	57.09m ²		
TOTAL AREA (GFA)	199.99m ²		

Issue	Amendments	Date	Title
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	AREA SCHEDULE
C	GFA AREA REDUCED	22.04.25	Property Identity Lot 40 / - / DP 135333

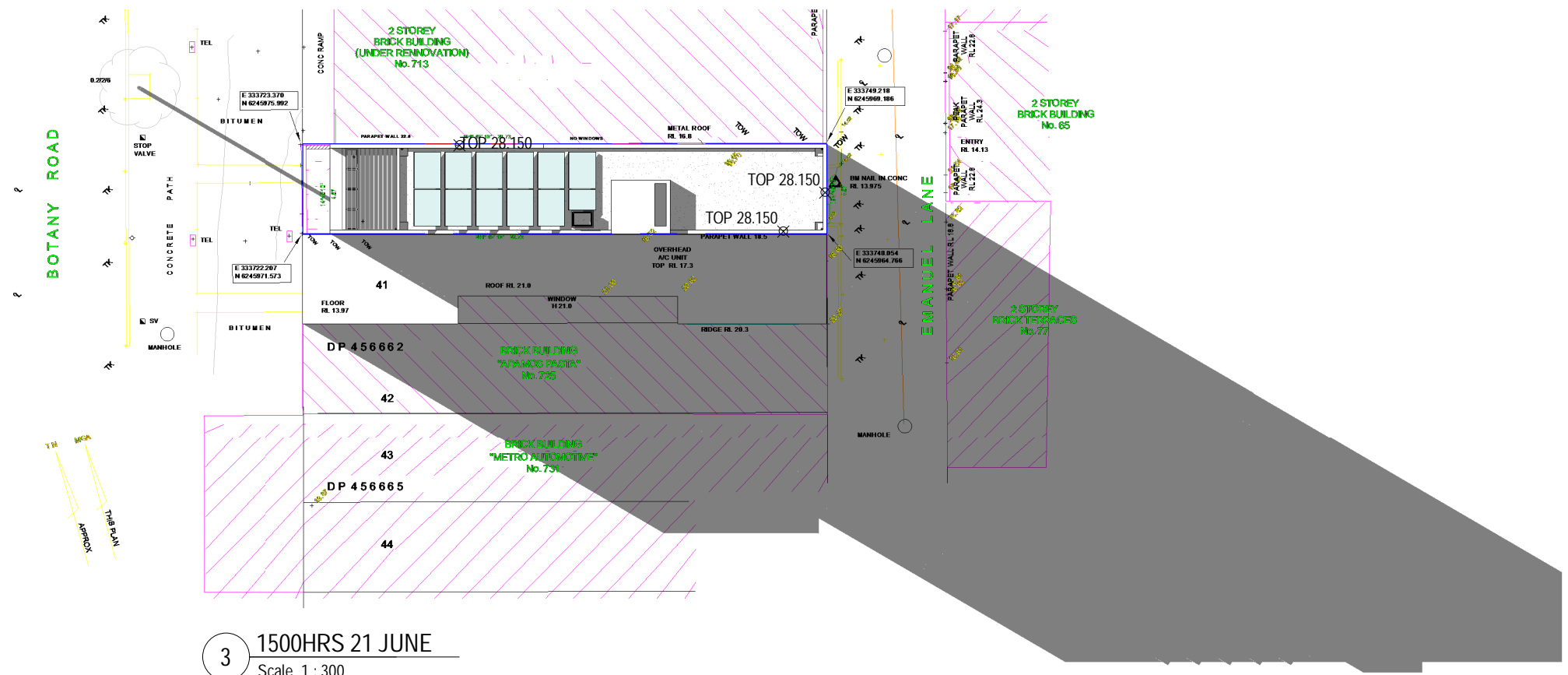
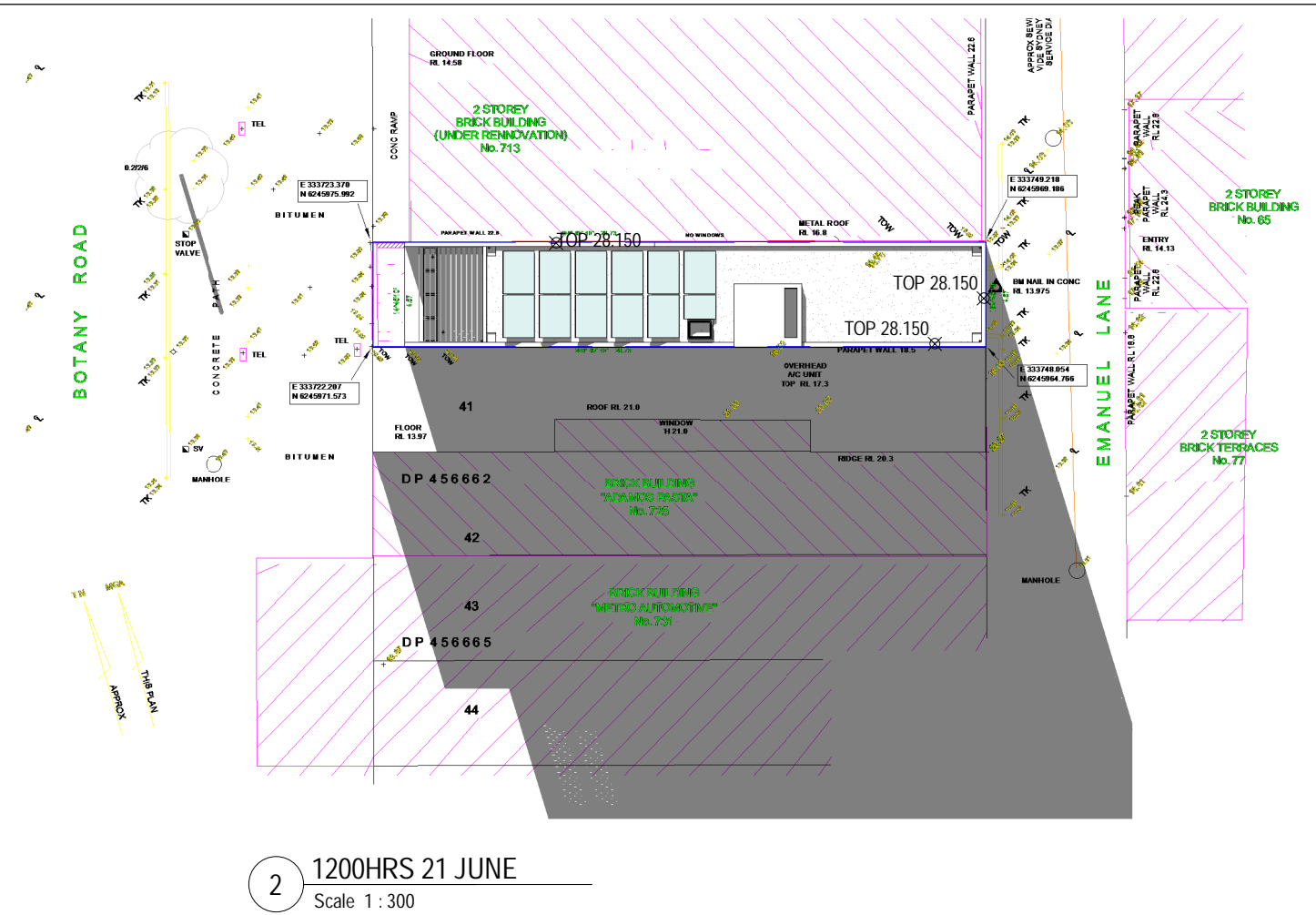
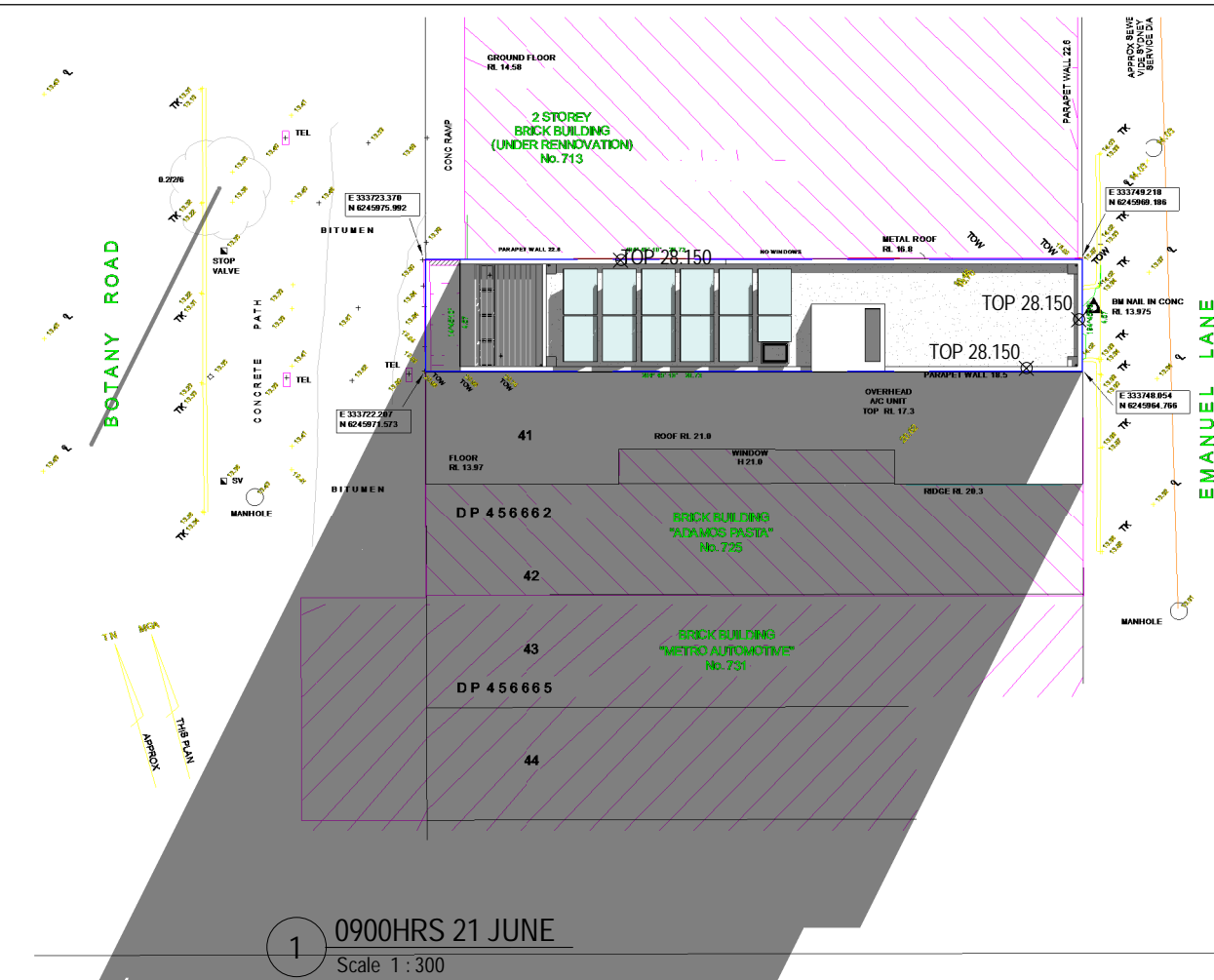
Client
GEORGE MINAS

Project
PROPOSED NEW MIXED USE DEVELOPMENT
723 BOTANY ROAD
ROSEBERY NSW 2018

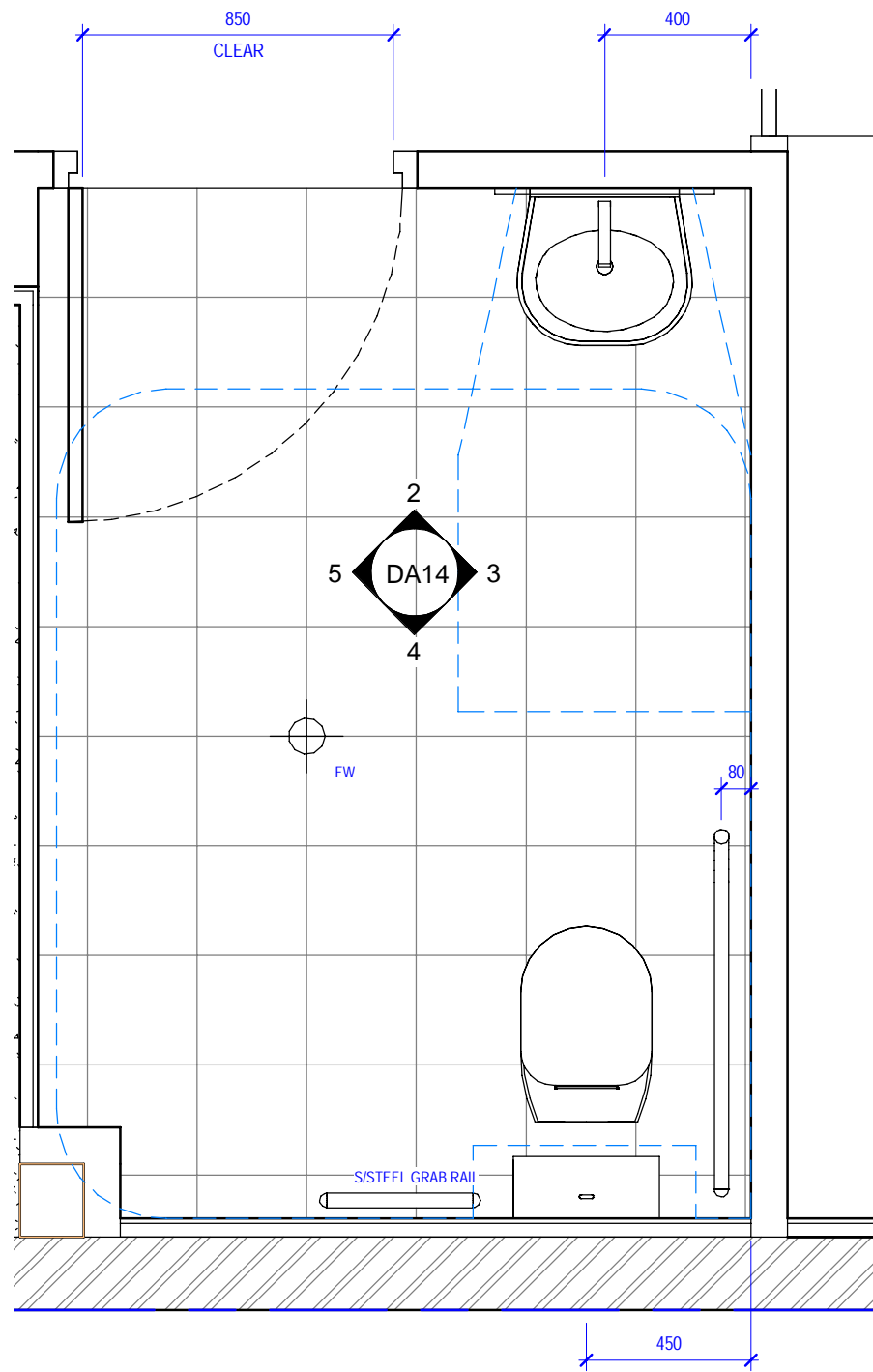
ARTHUR VELLISS ARCHITECTS
42 Enmore Road, Newtown NSW 2042
Tel:(02)95911064 Mob.0404 306 302
avarchitect@optusnet.com.au, REG.NO.5220

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Scale @A3	Date FEB24	Drawn VL	Check AV	North N
Job No. 3379	Dwg. No. DA12	Revision C		

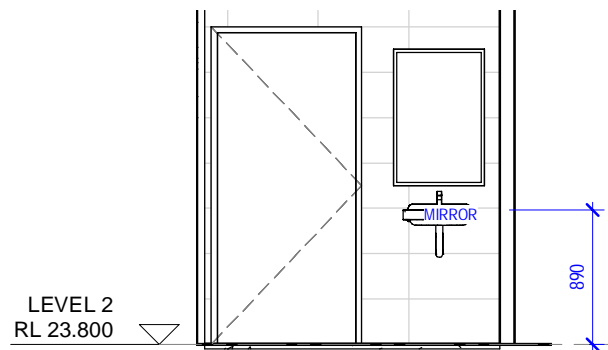


Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
A	ISSUE FOR DA	24.09.24	SHADOW STUDY	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1 : 300 @A3	FEB24	VL	AV	N
			Property Identity Lot 40 / - / DP 135333					Job No. 3379	Dwg. No. DA13	Revision A		

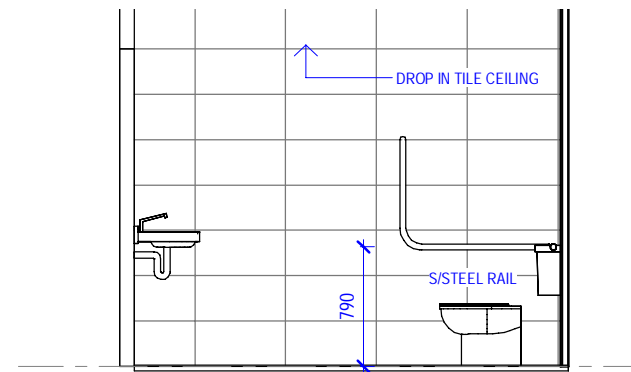


1 LEVEL 2 BATH RM LAYOUT (TYPICAL)
Scale 1:20

GENERAL ACCESS SPECIFICATIONS
Applies to entire Commercial /Retail use component of the building
All works are to comply with Access related requirements of Part D2, D3, F2.4 and F2.4 under the NCC.



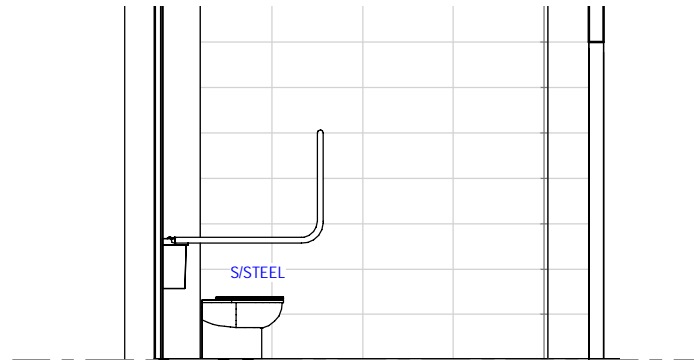
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Scale 1:50



3 Elevation 1 - b
Scale 1:50

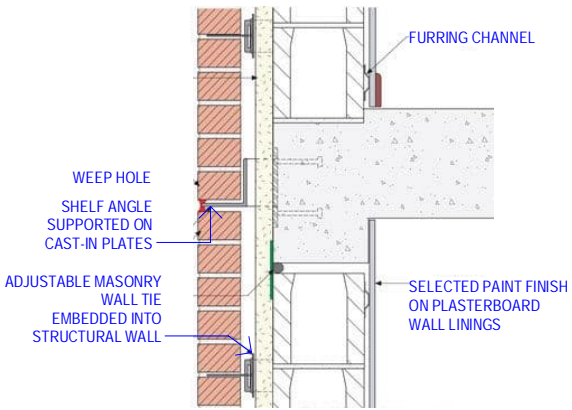
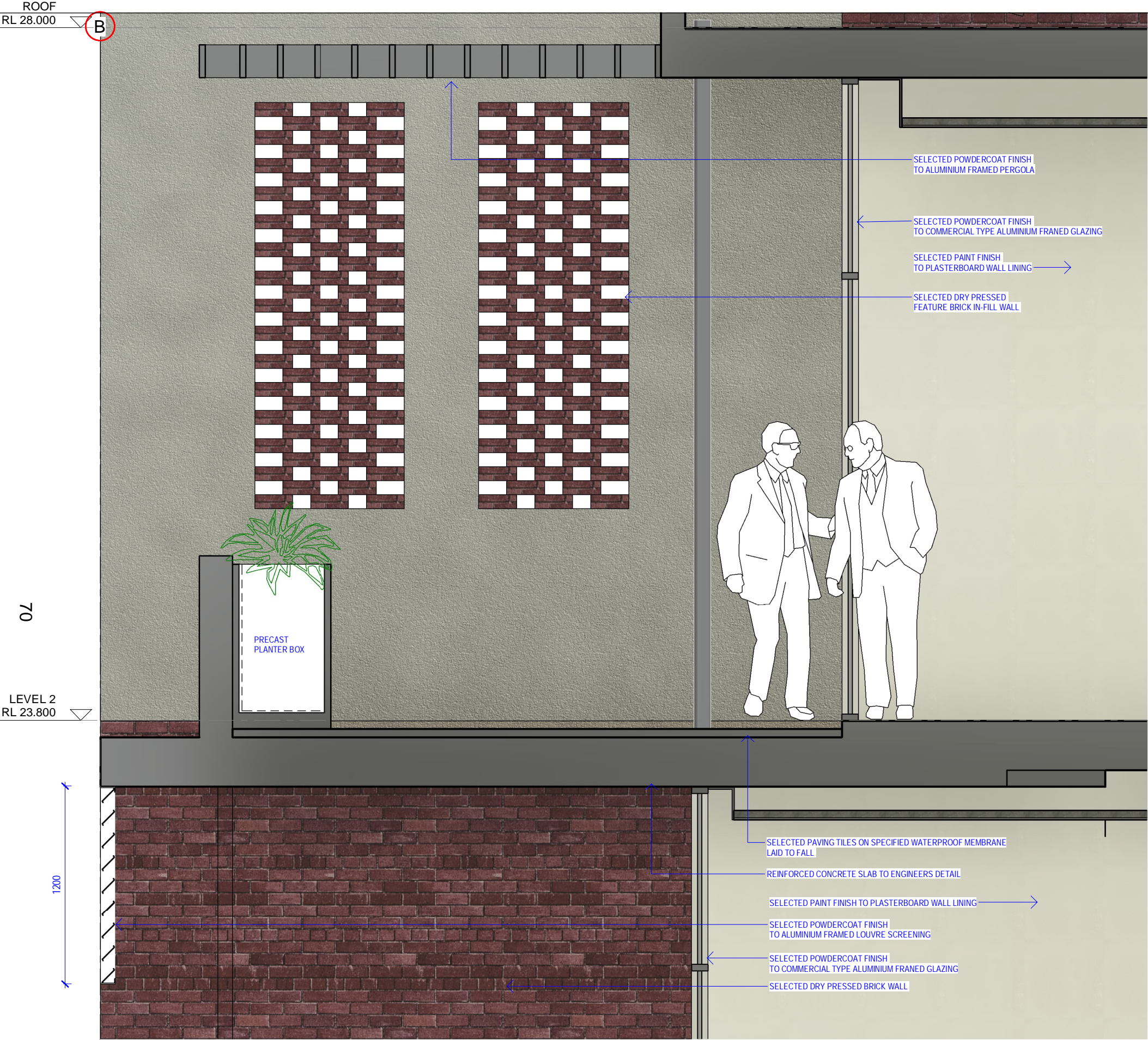


4 Elevation 1 - c
Scale 1:50

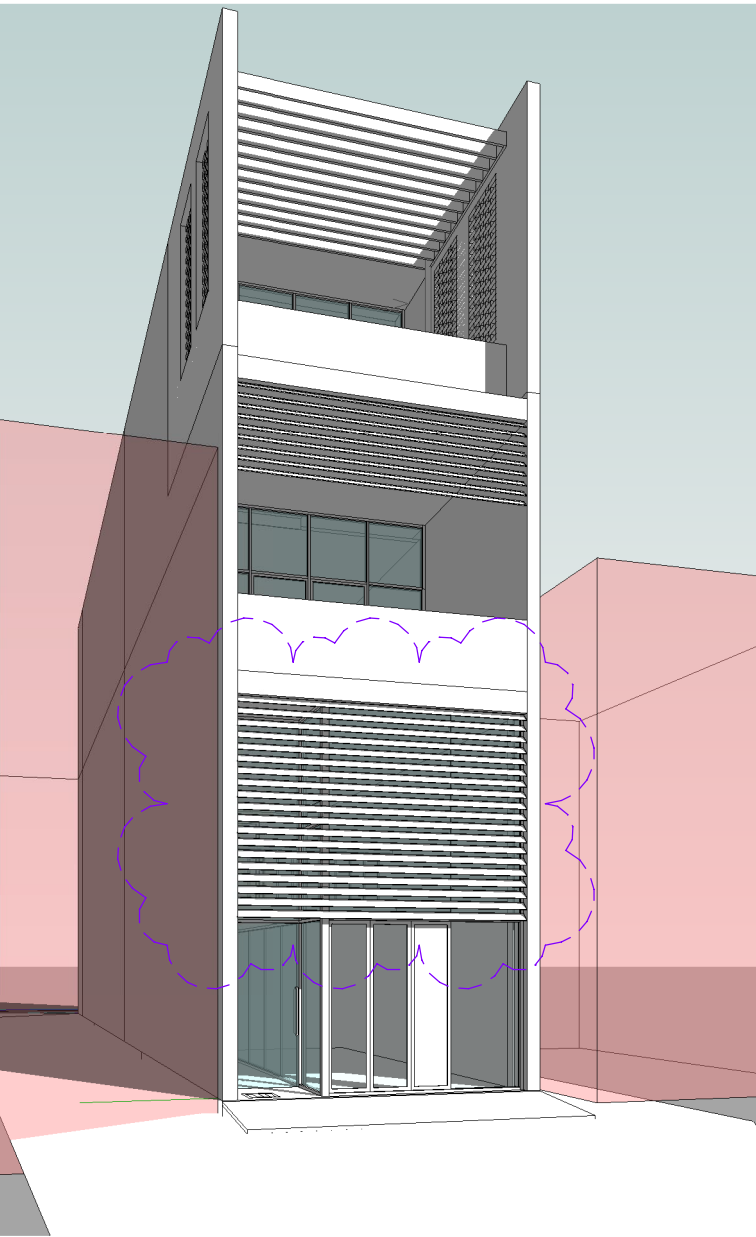


5 Elevation 1 - d
Scale 1:50

Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
A	ISSUE FOR DA	24.09.24	ACCESSIBLE BATH RM	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	As indicated @A3 Job No. 3379	FEB24	VL	AV	N
			Property Identity Lot 40 / - / DP 135333							Dwg. No. DA14	Revision A	

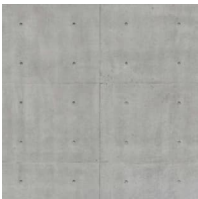








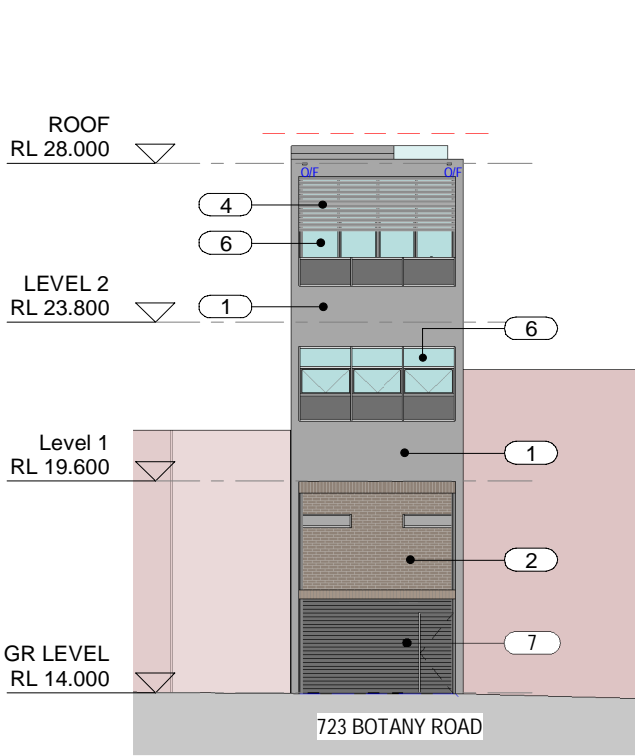
WALL DETAIL
Scale 1 : 20



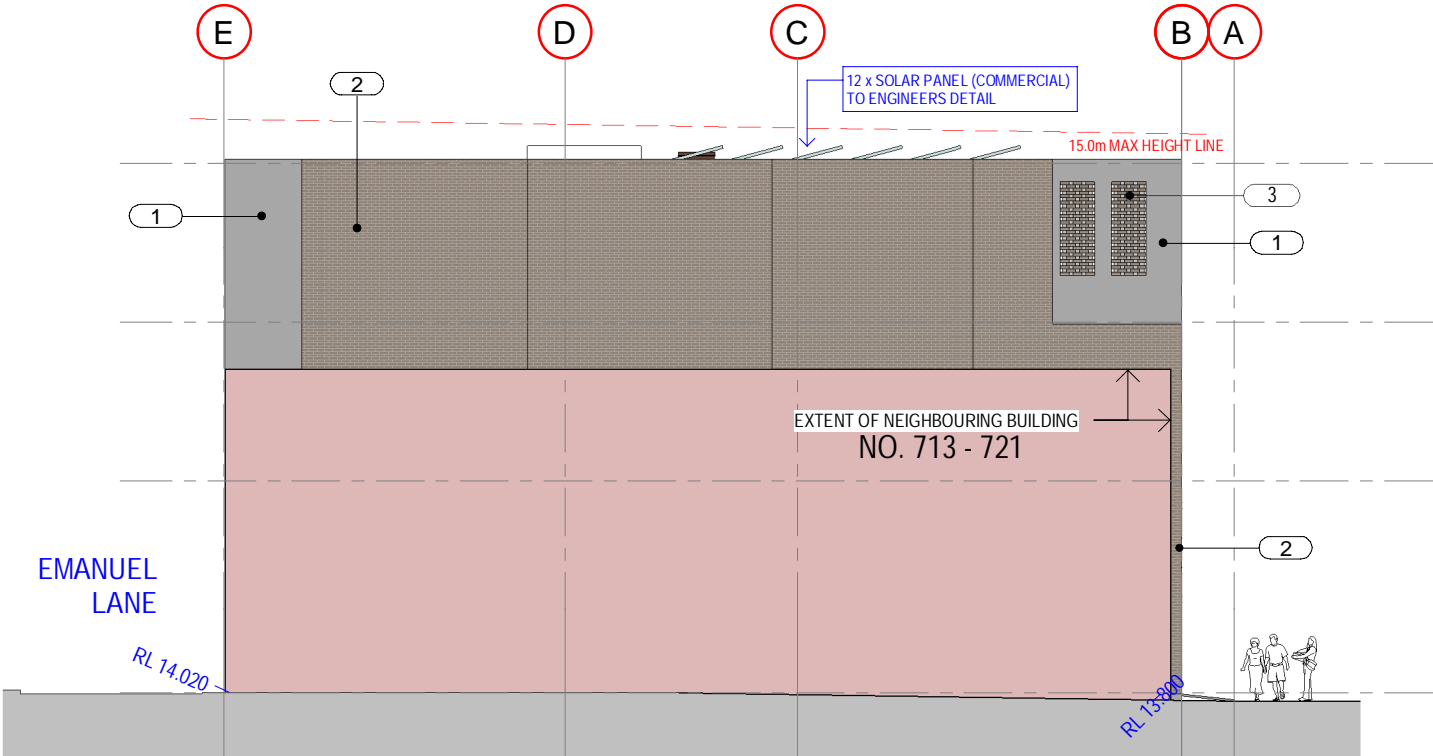
Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	EXTERNAL MATERIAL & FINISHES	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	
C	GFA AREA REDUCED	22.04.25	Property Identity Lot 40 / - / DP 135333					Job No. 3379	Dwg. No. DA15	Revision C		

EXTERNAL MATERIALS & FINISHES

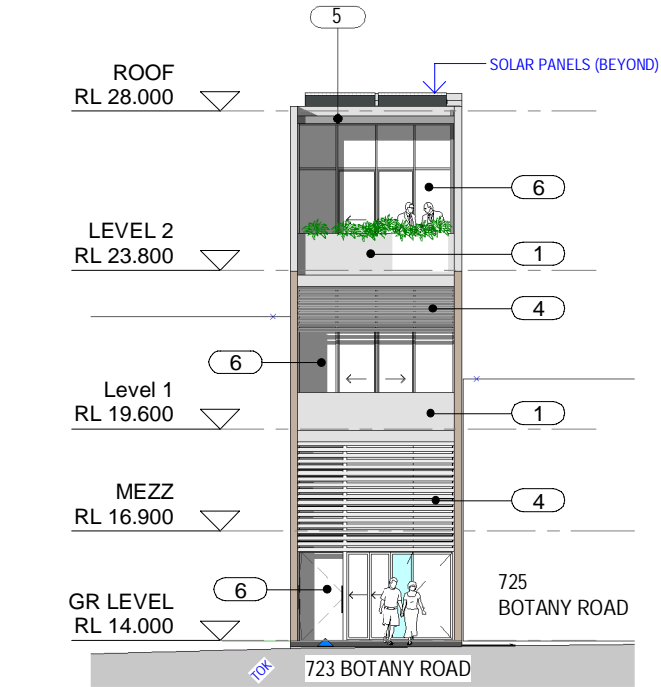
1	APPLICATION: EXTERNAL WALLS, (REFER TO DWGS) SMOOTH CONCRETE FINISH WITH SEALER TO ENGS DETAIL	
2	APPLICATION: EXTERNAL WALLS, (REFER TO DWGS) AUSTRAL - TRU-BRIX FACADE SYSTEM BOWRAL 76 - BRAHAM GRANITE	
3	APPLICATION: EXTERNAL WALLS (L2 - TERRACE) FEATURE WALL (HIT & MISS PATTERN) AUSTRAL - BOWRAL 76 - BRAHAM GRANITE	
4	APPLICATION: SOLAR CONTROL WESTERN ELEVATION (GR - L1) 120 AIRFOIL SUN LOUVRE 'LOUVRETEC AUSTRALIA' FINISH: DURALLOY® WITH RAPIDCURE™ TECHNOLOGY BLACK (C/B NIGHT SKY®) SATIN 2609128S	
5	APPLICATION: SOLAR CONTROL WESTERN ELEVATION (L2 TERRACE) 200 RECTANGULAR 45 DEGREE SUN LOUVRE 'LOUVRETEC AUSTRALIA' FINISH: DURALLOY® WITH RAPIDCURE™ TECHNOLOGY BLACK (C/B NIGHT SKY®) SATIN 2609128S	
6	APPLICATION: ALUMINIUM FRAMED GLAZING WESTERN ELEVATION (L2 TERRACE) COMMERCIAL SHOPFRONT GLAZING FINISH: DURALLOY® WITH RAPIDCURE™ TECHNOLOGY BLACK (C/B NIGHT SKY®) SATIN 2609128S	
7	APPLICATION: GARAGE DOOR EASTERN ELEVATION (GR TERRACE) ULTRALIFT GARAGE DOORS FINISH: DURALLOY® WITH RAPIDCURE™ TECHNOLOGY BLACK (C/B NIGHT SKY®) SATIN 2609128S	



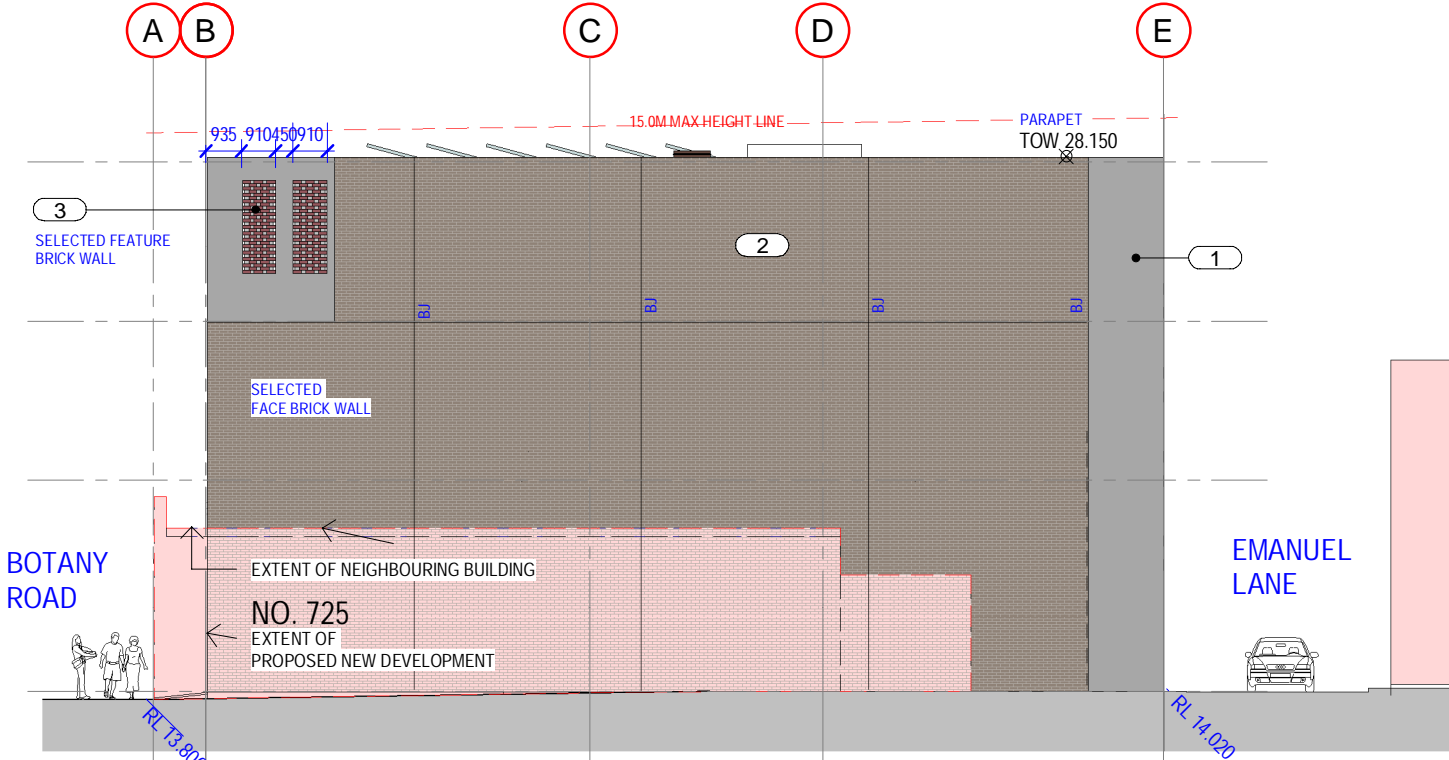
PROPOSED EASTERN ELEVATION (COLOURED)
Scale 1 : 200



PROPOSED NORTHERN ELEVATION (COLOURED)
Scale 1 : 200

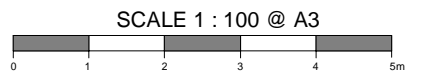
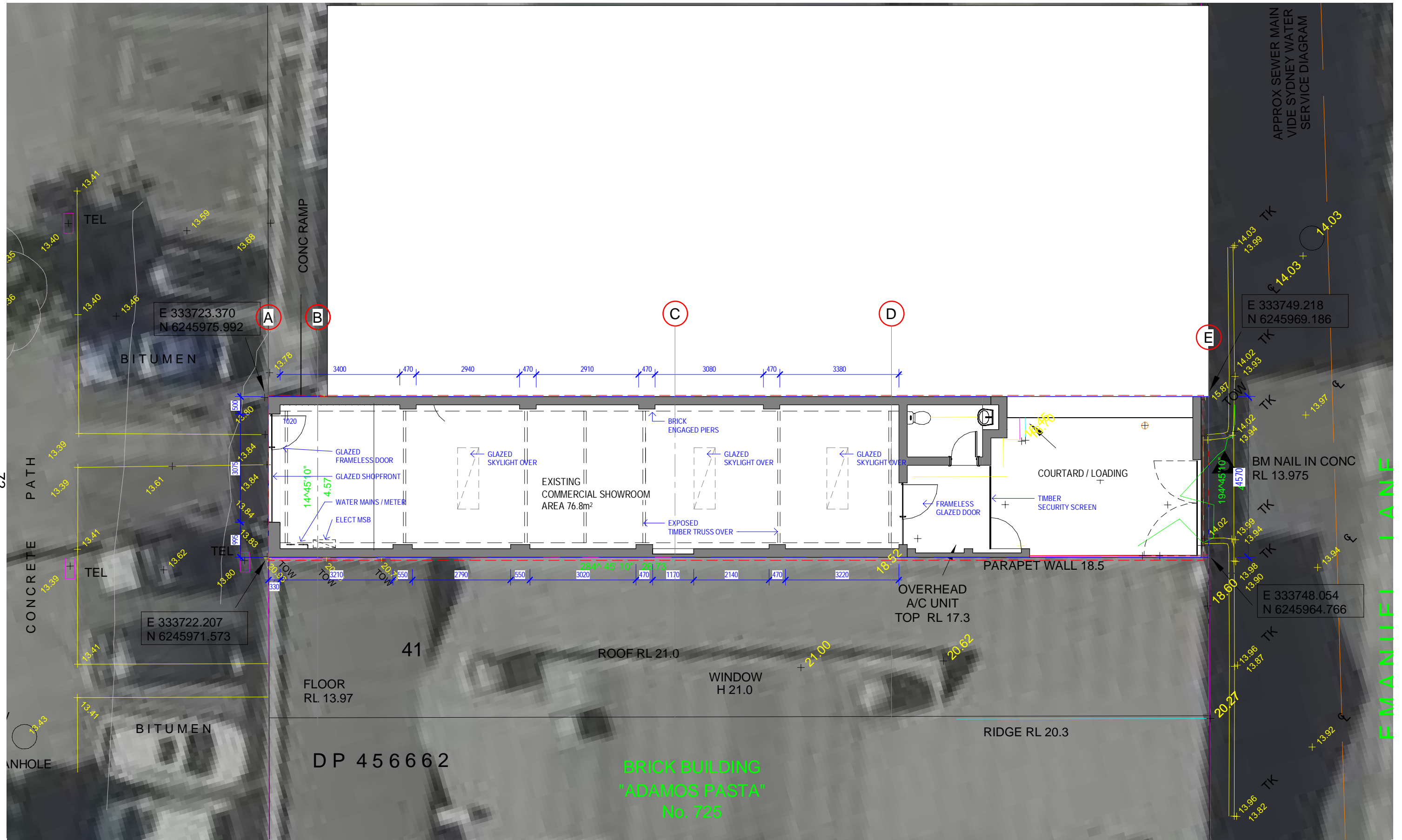


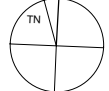
PROPOSED WESTERN ELEVATION (COLOURED)
Scale 1 : 200

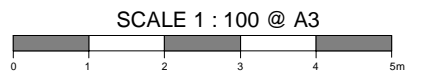
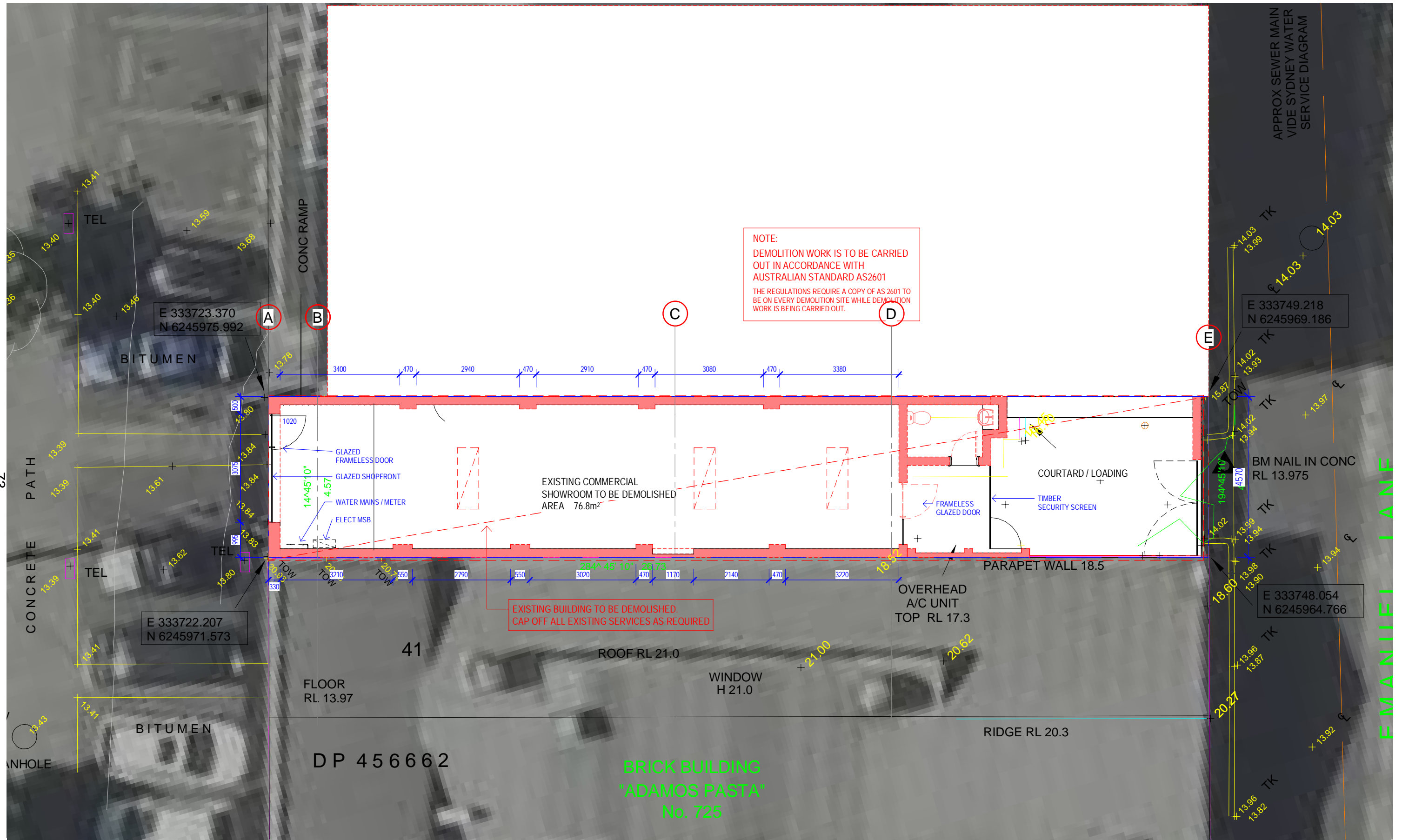


PROPOSED SOUTHERN ELEVATION (COLOURED)
Scale 1 : 200

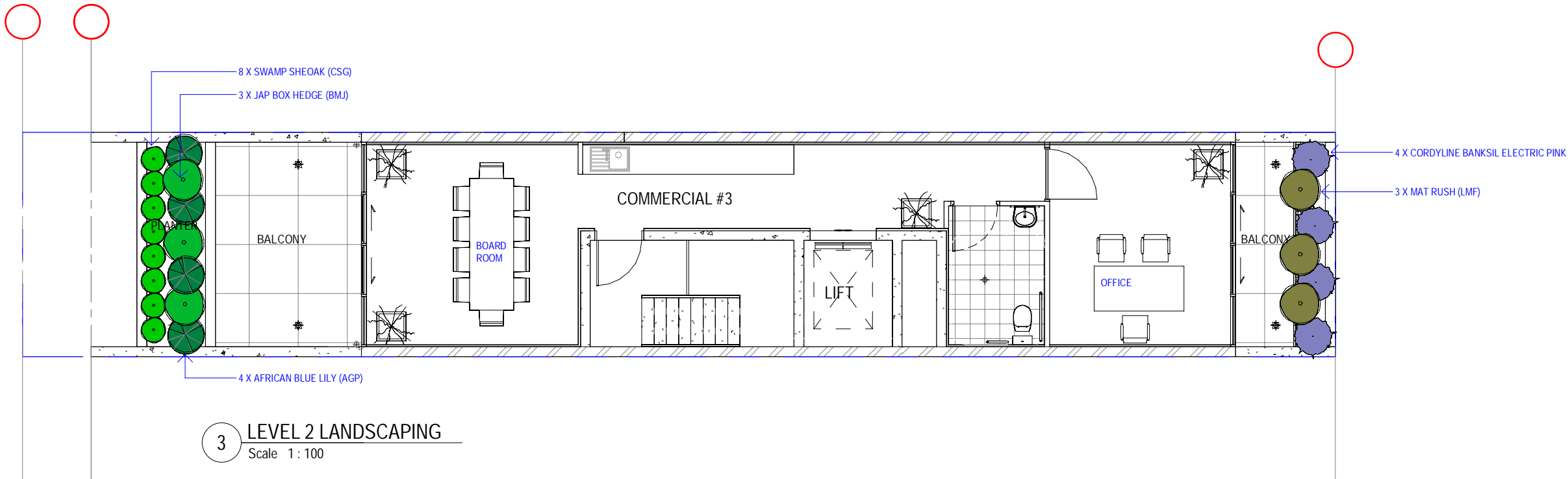
Issue	Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
A	ISSUE FOR DA	24.09.24	EXTERNAL MATERIAL & FINISHES SCHEDULE	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT	42 Enmore Road, Newtown NSW 2042	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	
B	UPDATE IN RESPONSE TO COUNCIL COMMENTS. FSR INCREASE. MEZZANINE ADDED	03.03.25	Property Identity Lot 40 / - / DP 135333		723 BOTANY ROAD ROSEBERY NSW 2018	Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220		Job No. 3379	Dwg. No. DA16	Revision B		








Issue Amendments A ISSUE FOR DA	Date 24.09.24	Title EXISTING PLAN	Client GEORGE MINAS	Project PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	ARTHUR VELLISS ARCHITECTS 42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	© COPYRIGHT This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	Scale 1 : 100 @A3 Date FEB24 Job No. 3379	Drawn VL Dwg. No. EX01	Check AV Revision A	North N 
--	-------------------------	-------------------------------	-------------------------------	--	---	--	---	---	--	--



Issue		Amendments	Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS		© COPYRIGHT	Scale	Date	Drawn	Check	North
A		ISSUE FOR DA	24.09.24	DEMOLITION PLAN	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT 723 BOTANY ROAD ROSEBERY NSW 2018	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220		This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	1 : 100 @A3	FEB24	VL	AV	
										Job No. 3379	Dwg. No. EX02	Revision A		



PLANTING SCHEDULE (WATER WISE PLANTING)

74	ID	LATIN NAME	COMMON NAME	QUANTITY	SCHEDULED SIZE	SPREAD (mm)	HEIGHT (mm)
	SPK	 Sprilecpink	CORDYLINE BANKSIL ELECTRIC PINK	4	5LT	500	600
	LMF	 Lomandra longifolia	MAT RUSH	3	5LT	500	900
	CSG	 Casuarina Glauca	SWAMP SHE-OAK	8	2.5LT	500	450
	AGP	 Agapanthus orientalis 'Blue'	AFRICAN BLUE LILY	4	5LT	500	900
	BMJ	 Buxus microphylla var. japonica	JAP BOX HEDGE	3	5LT	500	900



MAT RUSH
Lomandra longifolia



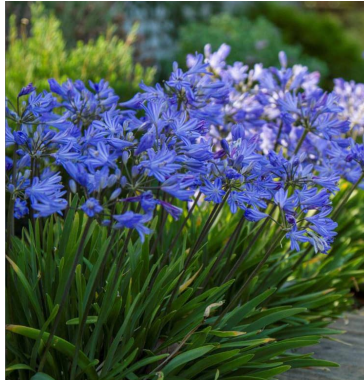
SWAMP SHE-OAK
Casuarina Glauca



JAP BOX HEDGE
Buxus microphylla var. japonica



CORDYLINE BANKSIL ELECTRIC PINK
Sprilecpink



AFRICAN BLUE LILY
Agapanthus orientalis

Issue Amendments		Date	Title	Client	Project	ARTHUR VELLISS ARCHITECTS	© COPYRIGHT	Scale	Date	Drawn	Check	North
A	ISSUE FOR DA	24.09.24	LANDSCAPING	GEORGE MINAS	PROPOSED NEW MIXED USE DEVELOPMENT	42 Enmore Road, Newtown NSW 2042 Tel:(02)95911064 Mob.0404 306 302 avarchitect@optusnet.com.au, REG.NO.5220	This drawing is copyright and remains the property of Arthur Velliss Architects and must not be used, copied or produced in whole or part except by agreement with Arthur Velliss Architects	@A3	FEB24	VL	AV	
			Property Identity Lot 40 / - / DP 135333		723 BOTANY ROAD ROSEBERY NSW 2018			Job No. 3379	Dwg. No. LA01	Revision A		

STORMWATER MANAGEMENT PLAN

723 BOTANY ROAD ROSEBERY

- NOTES:
- 1. ALL PROPOSED PITS TO BE 450 x 450 CAST IN-SITU OR PRECAST PITS UNLESS SHOWN OTHERWISE.
 - 2. ALL CHARGED LINE PIPES TO BE 100Ø uPVC SEWER CLASS UNLESS SHOWN OTHERWISE
 - 3. ALL DOWNPIPES TO BE 90Ø uPVC OR 100 x 50 UNLESS OTHERWISE SHOWN
 - 4. ALL NON-PRESSURE STORMWATER PIPES TO BE 100Ø uPVC UNLESS SHOWN OTHERWISE
 - 5. ALL GRATED DRAINS TO BE MINIMUM 150 WIDE GALVANIZED HEAVY DUTY GRATES.
 - 6. ALL NON-TRAFFICABLE PITS TO BE LIGHT DUTY. PITS IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
 - 7. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCILS SPECIFICATIONS.
 - 8. ALL PITS GREATER THAN 1.2m DEPTH SHALL INCLUDE STEP IRONS AND HAVE MINIMUM CLEAR DIMENSIONS OF 600 x 600.
 - 9. ALL PITS ARE TO BE BENCHES TO ALLOW SMOOTH FLOW OF WATER THROUGH PITS
 - 10. ALL DOWNPIPES SHALL CONFORM TO AS/NZS 1866 FOR ALUMINIUM PIPES AND AS 1254, AS/NZS 1260, AS 1273, AS/NZS 1477, AS/NZS 2179.2 AND AS 2032 FOR uPVC PIPES.
 - 11. ALL BOX GUTTERS SHALL COMPLY WITH AS/NZS 2179.1
 - 12. ALL BOX GUTTERS SHALL BE CONSTRUCTED WITH A MINIMUM 1:200 GRADE TO SUMP/DOWNPIPES
 - 13. ALL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH AS 3500.3.2

DOWNPIPE TYPE	CROSS SECTION AREA MIN. (mm2)	DOWNPIPE SIZES	
		ROUND	RECTANGULAR
90	8600	90Ø	-
100	11000	100Ø	-
125	12900	125Ø	-
150	24700	150Ø	-
1050	8600	-	100 X 50
1075	12900	-	100 X 75
1010	17100	-	100 x 100
1210	21500	-	125 x 100
1515	24700	-	150 x 150



Con Katsoulas
BE (Civil), MIEAust, CPEng No. 449924

SHEET INDEX:		
SHEET No.	TITLE	AMMENDMENT No.
1	INDEX SHEET	1
2	STORMWATER DETAIL PLAN	1
3	BASEMENT PLAN	1
4	MEZZANINE FLOOR PLAN	1
5	LEVEL 1 PLAN	1
6	LEVEL 2 PLAN	1
7	ROOF PLAN	1
8	PUMPOUT TANK & MISC. DETAILS	1
9	EROSION AND SEDIMENT CONTROL PLAN	1

LEGEND

FLOWPATH

FLOOR WASTE

FLOW SPREADER AND DOWNPIPE TYPE 1

PROPOSED GRATED PIT

PROPOSED SEALED WATER TIGHT PIT

RAINHEAD

SUMP OVERFLOW

PROPOSED STORMWATER PIPE - GRAVITY

PROPOSED V-DRAIN

PROPOSED STORMWATER PIPE - CHARGED

PROPOSED RISING MAIN (PRESSURE PIPE)

PROPOSED SUBSOIL DRAIN

PROPOSED BUILDING

PROPOSED CONTOURS

PROPOSED BASEMENT CHANNEL

NEW DOWNPIPE - 100Ø

EXISTING DOWNPIPE - 100Ø

PIT/PIPE INVERT LEVEL

TOP OF KERB LEVEL

GRATED DRAIN

EXISTING SURFACE LEVEL

PROPOSED SURFACE LEVEL

SEALED INSPECTION OPENING

HIP ROOF

FLAT ROOF

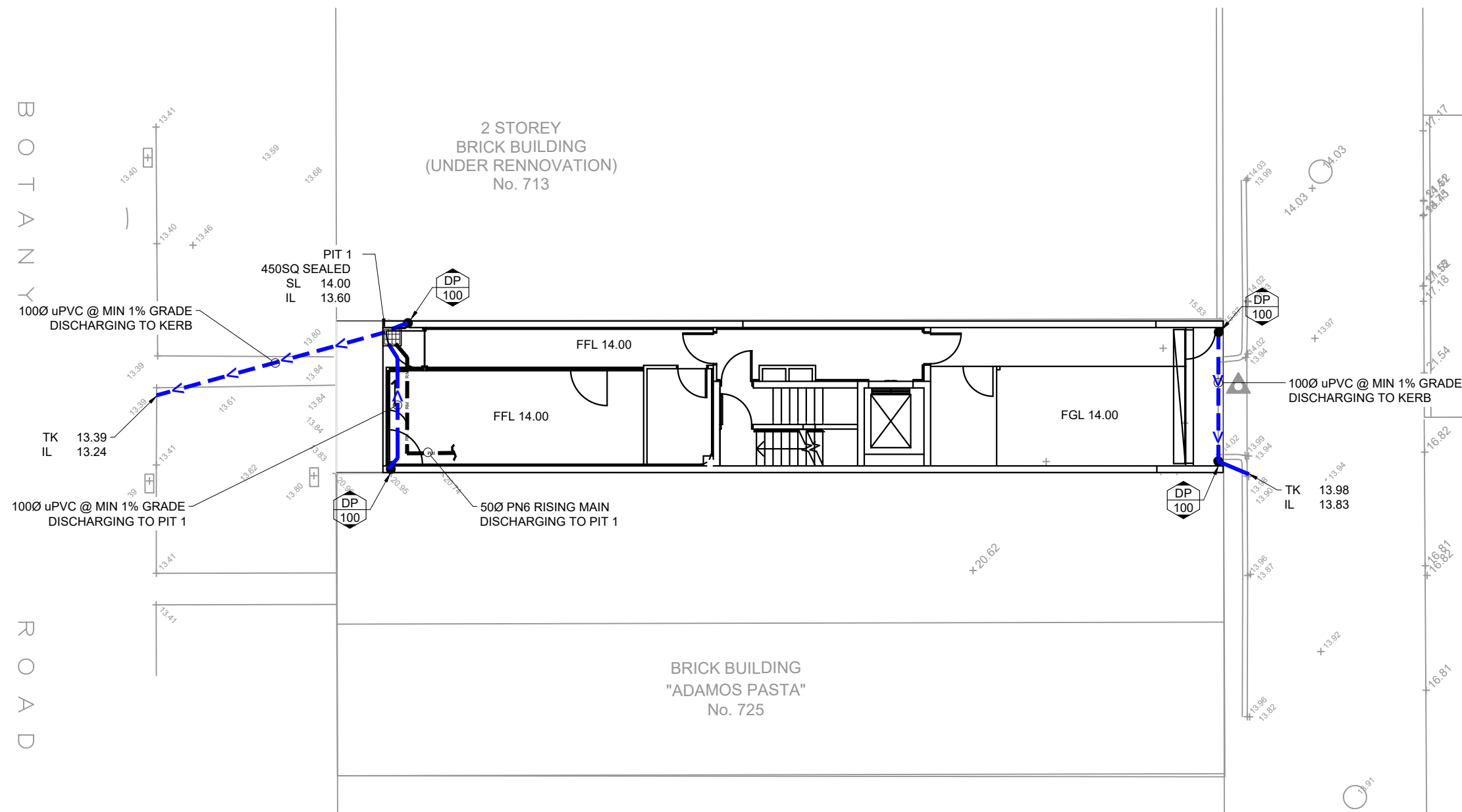
TERRACE/BALCONY

BASIX ROOF AREA DRAINING TO RAINWATER TANK

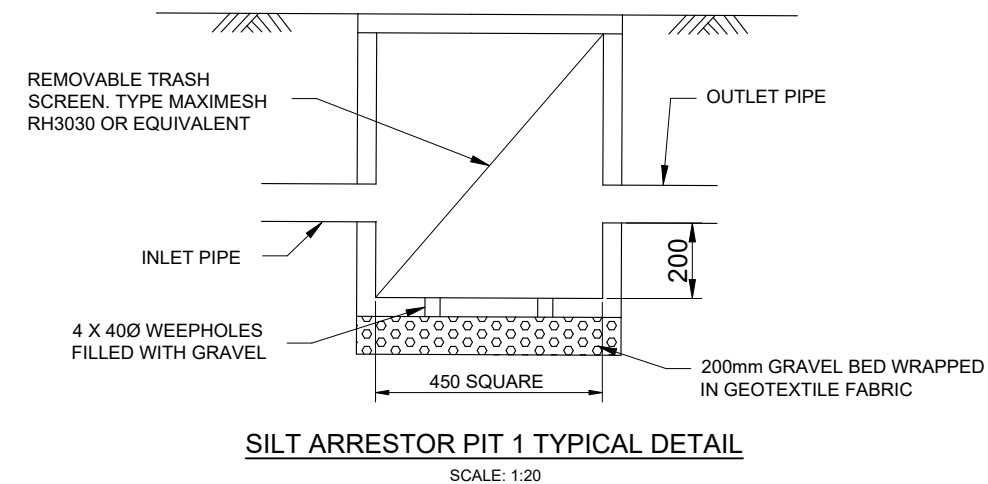
AREA BYPASSING ON-SITE DETENTION TANK

FOR DA APPROVAL

SURVEYOR	0	DA ISSUE	28/09/24			C.K. ENGINEERING SERVICES ABN 67 115 216 496 49 FLORA ST ROSELANDS, NSW 2196 MOB: 0403 329 327 EMAIL: ckatsoulas@gmail.com	CLIENT: GEORGE MINAS	DRAWING TITLE: INDEX	DRAWN: M.P. DESIGNED: C.K. CHECKED: C.K.	SIGNED:	DATE: MARCH 2025 SCALE: AS SHOWN DATUM: AHD
	1	DA ISSUE - AMEND TO ARCH REV B DATED 3 MARCH 2025	15/03/25								
ARCHITECT											
ARTHUR VELLISS ARCHITECTS											
CONSULTANT	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE	PROJECT: 723 BOTANY ROAD, ROSEBERY				JOB & DRAWING No: 242547
						DO NOT SCALE					
											No. IN SET: 1 OF 9 ISSUE: 1

B O T A N Y
R O A DE M M A N U E L
L A N E

SITE PLAN
SCALE: 1:150



SILT ARRESTOR PIT 1 TYPICAL DETAIL
SCALE: 1:20

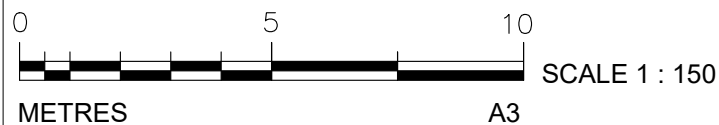
ALL PIPES TO BE 100Ø uPVC
UNLESS OTHERWISE SHOWN

ALL GUTTERS TO HAVE MIN.
8600mm² X-SECT AREA.



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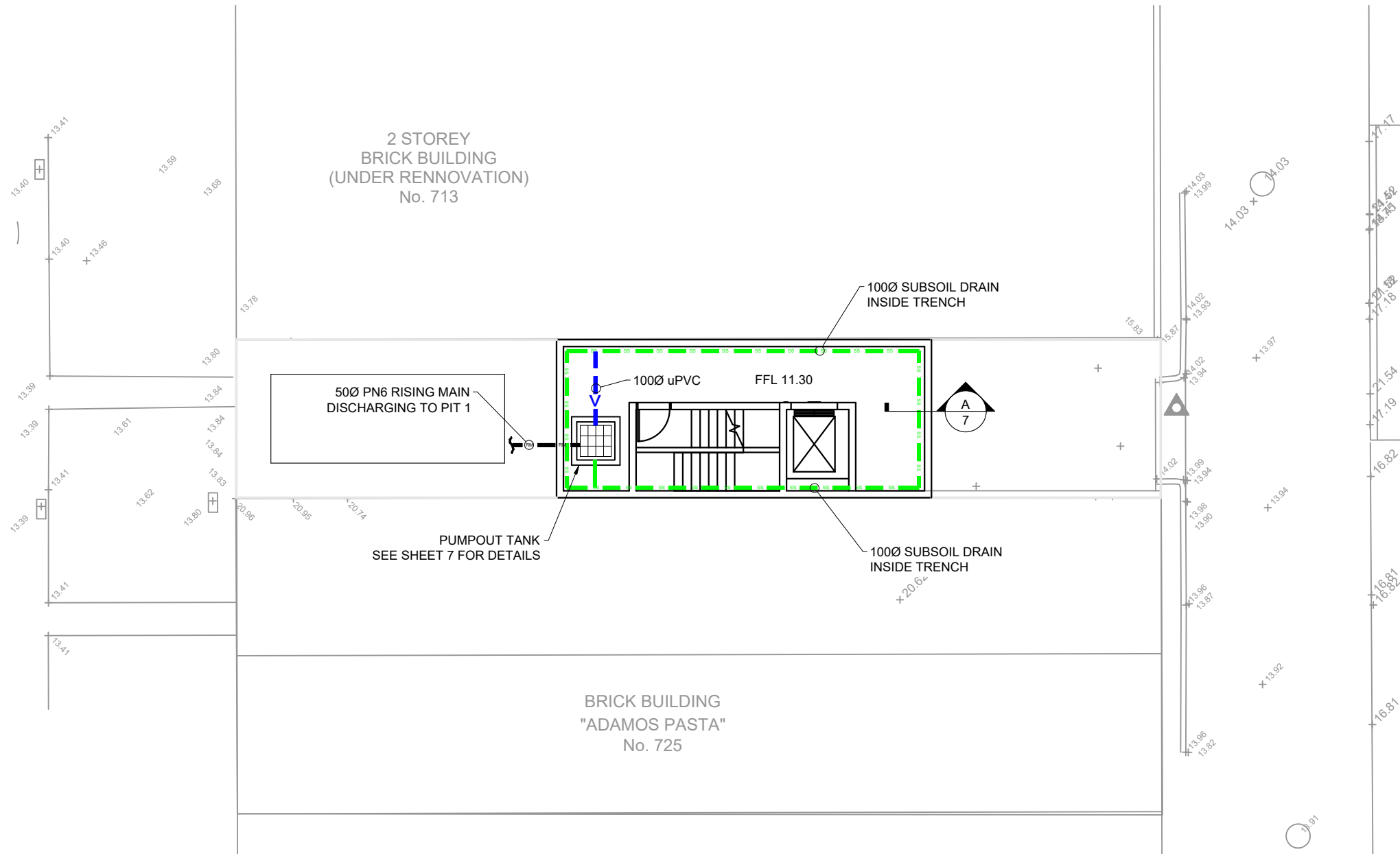
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ARCHITECT							PROJECT:		CHECKED: C.K.		DATUM: AHD
CONSULTANT	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE	723 BOTANY ROAD, ROSEBURY		JOB & DRAWING No:	242547	No. IN SET: 2 OF 9
					DO NOT SCALE						ISSUE: 1

BOTANY

ROAD

EMMANUEL

LANE



BASEMENT PLAN
SCALE: 1:150

PUMP-OUT CALCULATIONS

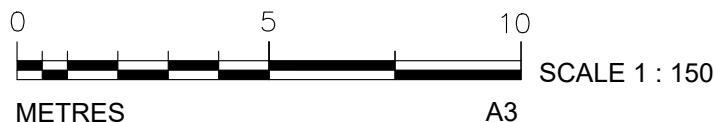
PUMP TANK TO CAPTURE SUBSOIL DRAINAGE ONLY
AVERAGE PERMEABILITY RATES FOR CERTAIN SOILS ARE AS FOLLOWS
(SOURCE: FOUNDATION ANALYSIS AND DESIGN, J.E.BOWLES)
GRAVELS - 0.001 - 1.0m/s
SANDS - 0.001 - .00001m/s
SILTS - 10^{-7} m/s
CLAYS - 10^{-9} - 10^{-10} m/s
SOILS ARE PREDOMINANTLY CLAY HOWEVER, ASSUME SURROUNDING SOILS ARE SILTY TO BE CONSERVATIVE
PERIMETER OF BASEMENT = 31m
AVERAGE SOIL DEPTH = 2.5m
TOTAL SURFACE AREA = 77.5m²
TOTAL FLOW TO AGG PIPE = $77.5 \times 10^{-7} \times 1000 = 0.00715$ L/s
THE PUMP WILL OPERATE 2 TIMES A DAY OR EVERY 12 HOURS TO EMPTY THE TANK.
VOLUME ACCUMULATED EVERY 12 HRS = $0.0075 / 1000 \times 3600 \times 12 = 0.335$ m³

PUMP TO EMPTY TANK IN HALF AN HOUR
PUMP CAPACITY = $0.335 \times 1000 / 1800 = 0.186$ L/s
PROVIDE QUBEX MINI 4 QSWP160-450 PUMPS PIT SYSTEM PUMPING 50 L/min @ 4m HEAD OR SIMILAR


WET WELL VOLUME PROVIDED 85L

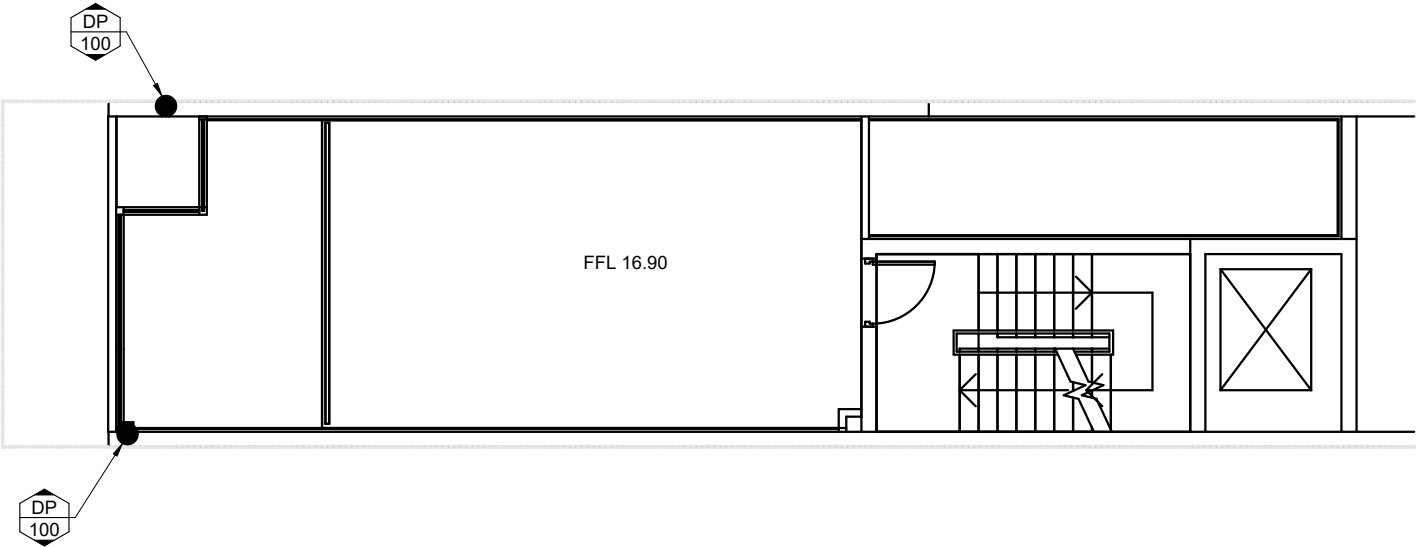


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ARCHITECT ARTHUR VELLISS ARCHITECTS					PROJECT: 723 BOTANY ROAD, ROSEBERY		CHECKED: C.K.		DATUM: AHD		
CONSULTANT -	No.	AMMENDMENT	DATE	No.	AMMENDMENT		DATE		JOB & DRAWING No: 242547	No. IN SET: 3 OF 9	ISSUE: 1
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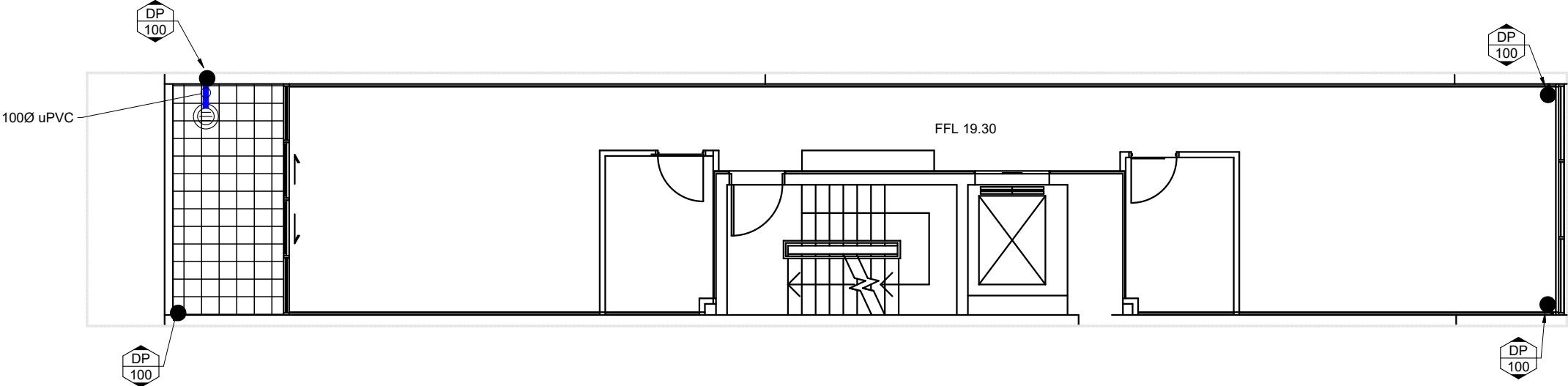
MEZZANINE FLOOR PLAN
SCALE: 1:100

 **National Engineering Register**
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CONSULTANT -							CHECKED: C.K.		DATUM: AHD			
	No.	AMMENDMENT	DATE	No.	AMMENDMENT		DATE		JOB & DRAWING No:	242547	No. IN SET: 4 OF 9	ISSUE: 1
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LEVEL 1 PLAN
SCALE: 1:100




National
Engineering
Register

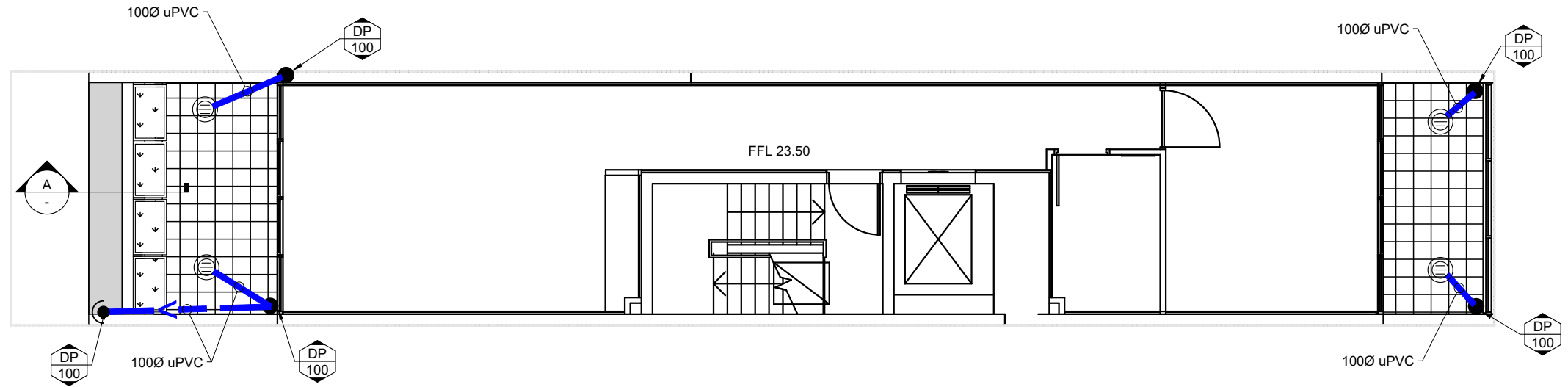
ENGINEERS
AUSTRALIA

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BE (Civil), MIEAust, CPEng No. 449924

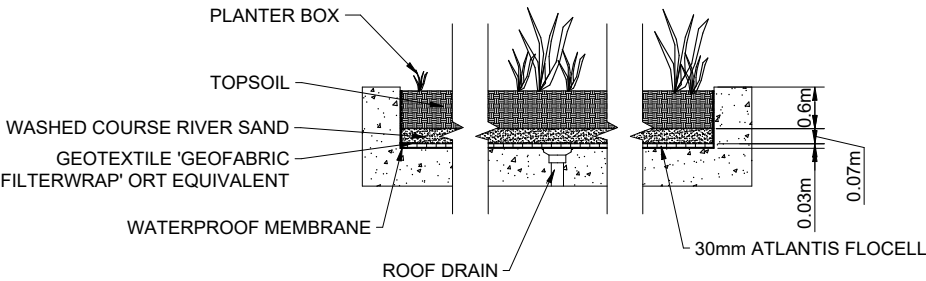


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ARCHITECT ARTHUR VELLISS ARCHITECTS	1	DA ISSUE - AMEND TO ARCH REV B DATED 3 MARCH 2025	15/03/25				PROJECT: 723 BOTANY ROAD, ROSEBERRY		DESIGNED: C.K.		SCALE: AS SHOWN		
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CONSULTANT -	No.	AMMENDMENT	DATE	No.	AMMENDMENT				DATE		JOB & DRAWING No: 242547		No. IN SET: 5 OF 9
							DO NOT SCALE						



LEVEL 2 PLAN
SCALE: 1:100




PLANTER BOX TYPICAL DETAIL
SCALE: 1:50

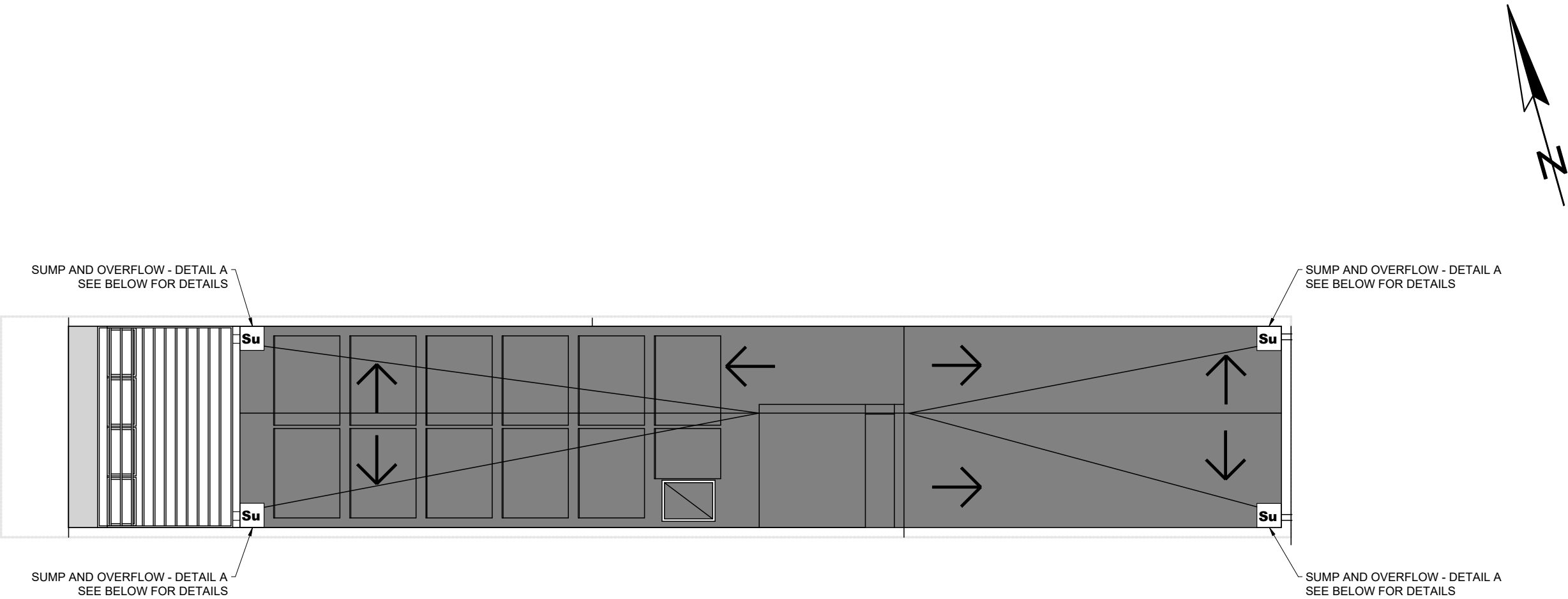


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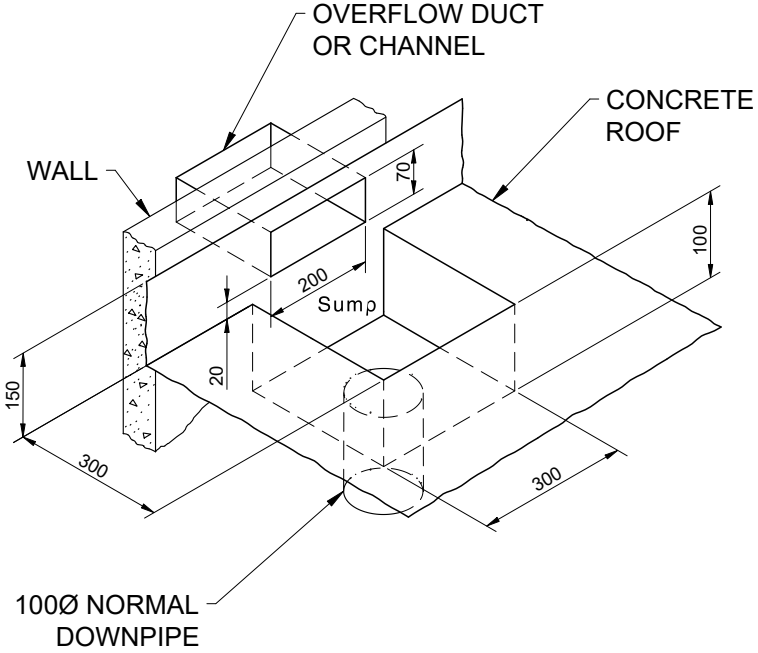


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ARCHITECT ARTHUR VELLISS ARCHITECTS	1	DA ISSUE - AMEND TO ARCH REV B DATED 3 MARCH 2025	15/03/25				DESIGNED: C.K.		SCALE: AS SHOWN			
CONSULTANT -							CHECKED: C.K.		DATUM: AHD			
	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE	PROJECT: 723 BOTANY ROAD, ROSEBERY		JOB & DRAWING No: 242547		No. IN SET: 6 OF 9	ISSUE: 1
					DO NOT SCALE							



ROOF PLAN
SCALE: 1:100




DETAIL A - SUMP SIDE OVERFLOW ISOMETRIC
SCALE: N.T.S.


National Engineering Register
ENGINEERS AUSTRALIA
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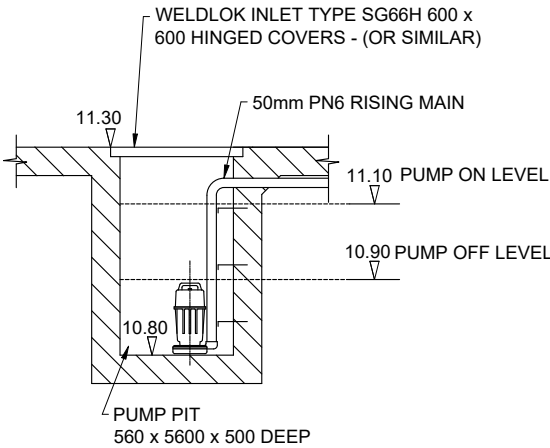
FOR DA APPROVAL

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ARCHITECT ARTHUR VELLISS ARCHITECTS	1	DA ISSUE - AMEND TO ARCH REV B DATED 3 MARCH 2025	15/03/25					DESIGNED: C.K.		SCALE: AS SHOWN			
CONSULTANT -								CHECKED: C.K.		DATUM: AHD			
	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE		PROJECT: 723 BOTANY ROAD, ROSEBURY		JOB & DRAWING No: 242547		No. IN SET: 7 OF 9	ISSUE: 1
					DO NOT SCALE								



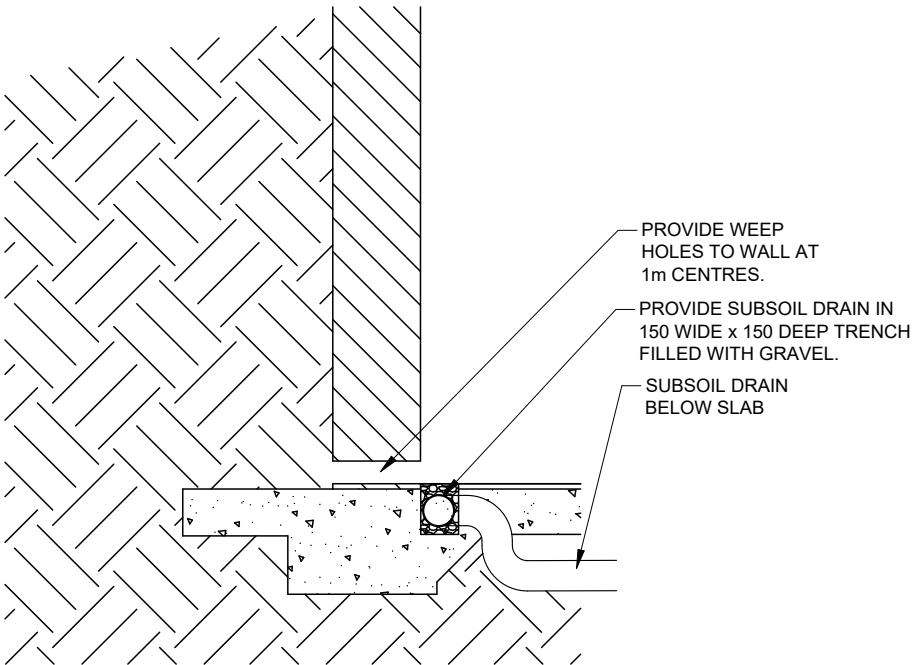
SPECIFICATIONS	FEATURES & BENEFITS	CONSTRUCTION	APPLICATIONS
CODE	22894	MODEL	QSWP160-450
PUMP MODEL	RVSI55VF	AMPS	1.5
P1 P2	0.35 0.18	OUTLET SIZE	1 1/4" 32mm
MAXIMUM FLOW	90 L/min	MAXIMUM HEAD	4.0m
CABLE LENGTH	10m	PIT SIZE	450 SQ
PIT SIZE(MM) L x W x H	560 x 560 x 505	CAPACITY	85L

https://reefe.com.au/products/pump-stations/storm-water-pump-pits/rswp160-450-stormwater-pump-pit/



SUBMERSIBLE PUMP TO MEET CLASS 1, ZONE 2 REQUIREMENTS OF AS 2430.3 - QUBEX MINI 4 QSWP160-450 - DELIVERS 90 L/min @ 4m HEAD (APP) OR SIMILAR. ALARM SYSTEM TO BE PROVIDED FOR PUMP FAILURE.

PUMPOUT PIT SECTION DETAIL
SCALE: N.T.S.




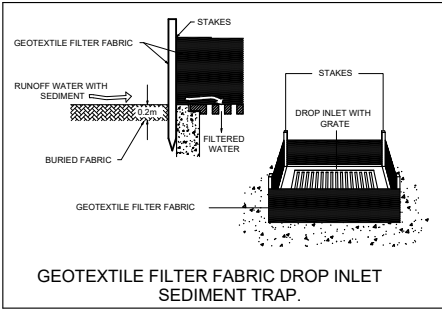
SUBSOIL DRAIN DETAIL
SCALE: N.T.S.



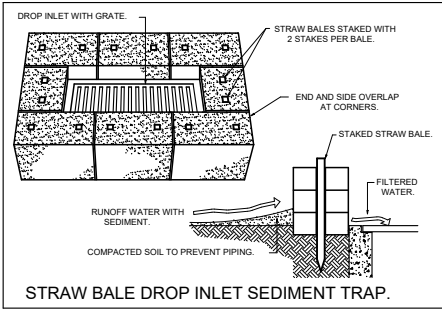
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FOR DA APPROVAL

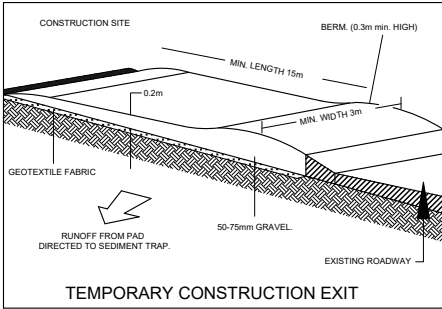
SURVEYOR -	0	DA ISSUE	28/09/24				C.K. ENGINEERING SERVICES ABN 67 115 216 496 49 FLORA ST ROSELANDS, NSW 2196 MOB: 0403 329 327 EMAIL: ckatsoulas@gmail.com	CLIENT: GEORGE MINAS	DRAWING TITLE: PUMPOUT TANK & MISC. DETAILS	DRAWN: M.P.	SIGNED: 	DATE: MARCH 2025
ARCHITECT ARTHUR VELLISS ARCHITECTS	1	DA ISSUE - AMEND TO ARCH REV B DATED 3 MARCH 2025	15/03/25					DESIGNED: C.K.		SCALE: AS SHOWN		
								CHECKED: C.K.		DATUM: AHD		
CONSULTANT -	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE		PROJECT: 723 BOTANY ROAD, ROSEBERY		JOB & DRAWING No:	242547	No. IN SET: 8 OF 9
					DO NOT SCALE							



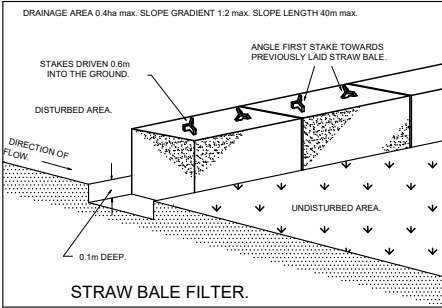
DETAIL 1



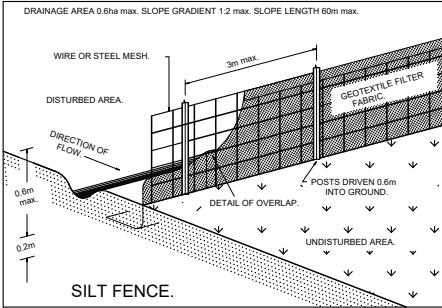
DETAIL 2



DETAIL 3



DETAIL 4



DETAIL 5


EROSION CONTROL NOTES:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S STANDARD SPECIFICATIONS AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED AS SHOWN ON SHEET 2 AND 3 OF THIS PLAN AND/OR WHERE DIRECTED BY COUNCIL'S ENGINEER.
- SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE IMPLEMENTED PRIOR TO OR IN CONJUNCTION WITH THE FIRST PHASE OF EARTHWORKS AND SHALL BE REMOVED ONLY WHEN THE AREAS ABOVE IT HAVE BEEN STABILISED. EACH SEDIMENTATION AND EROSION CONTROL DEVICE SHALL BE INSPECTED AFTER EACH STORM FOR STRUCTURAL DAMAGE OR CLOGGING BY SILT AND OTHER DEBRIS AND PROMPTLY DESILTED, REPAIRED OR REPLACED IF REQUIRED.
- TOPSOIL STOCKPILES SHALL BE LOCATED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE DEPRESSIONS.
- ALL AREAS NOT SUBJECT TO CONSTRUCTION WORKS SHALL BE RETAINED FREE FROM DISTURBANCE OR DAMAGE FOR THE DURATION OF THE WORKS.
- TREES TO BE RETAINED SHALL BE PROTECTED DURING SITE WORKS AND CONSTRUCTION BY THE ERECTION OF SOLID BARRICADES AT THE DRIP LINE OR AS SPECIFIED BY COUNCIL'S ENGINEER.
- THE DEVELOPER OR CONTRACTOR WILL TAKE ALL MEASURES TO PREVENT DAMAGE TO TREES AND ROOT SYSTEMS DURING SITE WORKS AND CONSTRUCTION ACTIVITIES INCLUDING THE PROVISION OF WATER, SEWERAGE AND STORMWATER DRAINAGE SERVICES. IN PARTICULAR, WORKS, ERECTION OF STRUCTURES, EXCAVATION OR CHANGES TO SOIL LEVELS WITHIN 4 METRES OF THE TRUNKS OF TREES TO BE RETAINED ARE NOT PERMITTED UNLESS PART OF THE DEVELOPMENT AS APPROVED, AND THE STORAGE OF SPOIL, BUILDING MATERIALS, SOILS OR THE DRIVING OR PARKING OF ANY VEHICLE OR MACHINERY WITHIN 4 METRES OF THE TRUNK OF A TREE TO BE RETAINED, IS NOT PERMITTED.
- WETTING OF THE SITE SHOULD BE CARRIED OUT AS OFTEN AS NECESSARY AS A FORM OF DUST CONTROL.
- SILT FENCES TO BE CONSTRUCTED WHERE EVER NATURAL SURFACE SLOPES AWAY FROM DISTURBED AREAS OR WHERE DIRECTED BY THE ENGINEER.



Con Katsoulas
BE (Civil), MIEAust, CPEng No. 449924

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ARCHITECT								PROJECT:		CHECKED: C.K.		DATUM: AHD	
ARTHUR VELLISS ARCHITECTS										723 BOTANY ROAD, ROSEBERRY	JOB & DRAWING No:	242547	No. IN SET: 9 OF 9
CONSULTANT	No.	AMMENDMENT	DATE	No.	AMMENDMENT	DATE							
-					DO NOT SCALE								