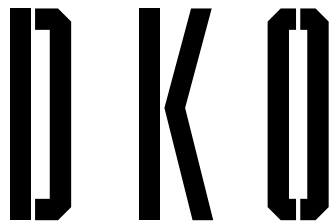


Development Application

28 Lockwood Avenue, Belrose NSW 2085



Sheet Index		
Layout ID	Layout Name	Revision
DA000	Cover Sheet	A
DA001	Development Summary	A
DA100	Site Analysis Plan	A
DA101	Existing Site Survey	A
DA102	Site Plan	A
DA103	Demolition Plan	A
DA200	Basement 4	A
DA201	Basement 3	A
DA202	Basement 2	A
DA203	Lower Ground Floor	A
DA204	Ground Floor	A
DA205	Level 1	A
DA206	Level 2	A
DA207	Roof	A
DA300	Elevations - Sheet 1	A
DA301	Elevations - Sheet 2	A
DA302	Elevations - Sheet 3	A
DA303	Perspectives - Sheet 1	A
DA304	Perspectives - Sheet 2	A
DA400	Sections - Sheet 1	A
DA401	Sections - Sheet 2	A
DA500	Eye of the Sun - Sheet 1	A
DA501	Eye of the Sun - Sheet 2	A
DA503	Shadows Study	A
DA504	3D Height Plane - Sheet 1	A
DA505	3D Height Plane - Sheet 2	A
DA506	Solar Access Calc.	A
DA507	Cross Ventilation Calc.	A
DA508	GFA Calculation	A
DA509	C.O.S & Deep Soil Calc.	A
DA510	Unit Mix	A
DA511	Adaptable Unit Locations	A
DA512	Livable Unit Locations	A
DA513	Adaptable Unit Plans	A
DA514	Livable Unit Plans - Sheet 1	A
DA515	Livable Unit Plans - Sheet 2	A



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01	21/11/2019	WL	IL	DA SUBMISSION
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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

11574
Cover Sheet
@A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA000
A

28 Lockwood Avenue, Belrose

Development Summary

SITE AREA	5322 m²
Proposed FSR - Residential	1.1:1
Proposed FSR - Retail	0.8:1
Total Proposed FSR	2.00:1
Total Proposed GFA	10697 m²
Max Height	8.5m

Unit	Building A										Building B										Overall Development							Total					Cross Vent	Solar	No Solar
	1B	2B	2B-T	3B	3B-T	Subtotal	NSA (m²)	GFA (m²)	GFA (m²)	GFA (m²)	1B	2B	2B-T	3B	Subtotal	NSA (m²)	GFA (m²)	GFA (m²)	GFA (m²)	1B	2B	2B-T	3B	3B-T	Subtotal	*NLA (m²)	*NSA (m²)	*GFA (m²)							
								Total	Resi	Retail							Total	Resi	Retail									Total	Resi	Retail					
Basement 3								997	0																	997			997	0	0				
Basement 2	0	0	0	0	0	0		1808	0	1808	0	0	0	0	0		791	0	762							2,497			2599	0	2570				
Lower GL	0	4	0	1	3	8	595	1560	715	828	1	6	0	4	11	945	1101	1101	0	1	10	0	5	3	19	817	1540	2661	1816	828	10	14	1		
Ground	0	4	0	1	-	5	575	1456	822	614	1	5	-	5	11	1010	1181	1181	0	1	9	0	6	0	16	460	1585	2637	2003	614	9	11	1		
Level 1	1	7	0	3	-	11	1084	1274	1274											1	7	0	3	0	11		1084	1274	1274		8	7	4		
Level 2	0	1	0	4		5	474	529	529											0	1	0	4	0	5		474	529	529		5	5	0		
Subtotal	1	16	0	9	3	29	2729	7624	3340	3250	2	11	0	9	22	1955	3073	2282	762	3	27	0	18	3	51							32	37	6	
Achieved Mix	3%	55%	0%	31%	10%	100%					9%	50%	0%	41%	100%					6%	53%	0%	35%	6%	100%							63%	73%	12%	
NLA Total																										4771									
NSA Total																										4684									
GFA Total																												10697	5622	4012					
GBA Total																																			
Cross Vent Total %																																	63%		
Solar Total %																																	73%		
Solar Total %																																	12%		

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council,

hence may be subject to change once advice is received.

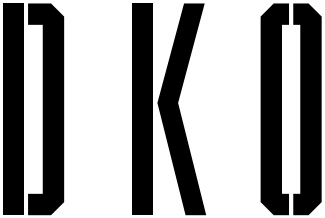
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

OVERALL	Overall Car Parking Calculation			
	Type	Rate	Req.	Prop.
	Residential**	DCP Rates	77	77
	Retail*	RMS Rates	90	93
	Gym	RMS Rates	20	23
	Total Required			187
	Total Proposed			193

*Retail parking rates based on regression formula.

**Proposed residential parking includes 5 adaptable spaces.

**Proposed retail parking includes 4 adaptable spaces.



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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

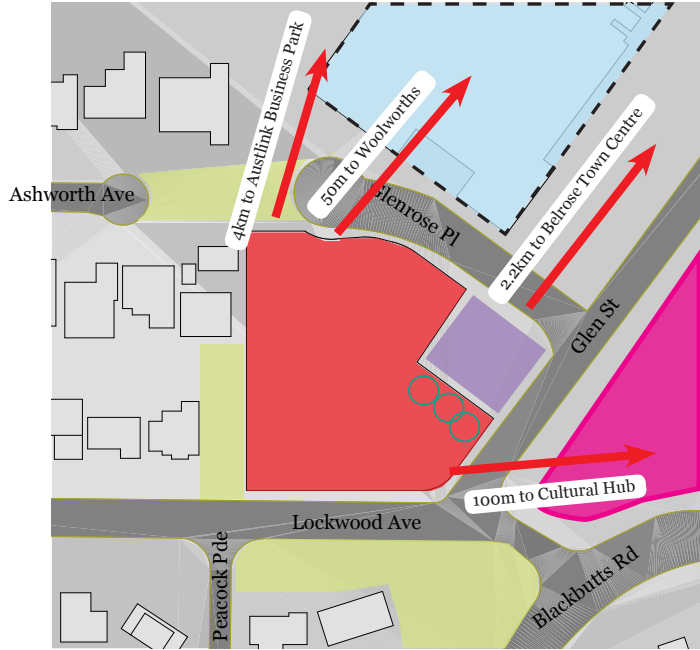
11574
Development Summar
@A3
Aug 2019

Client

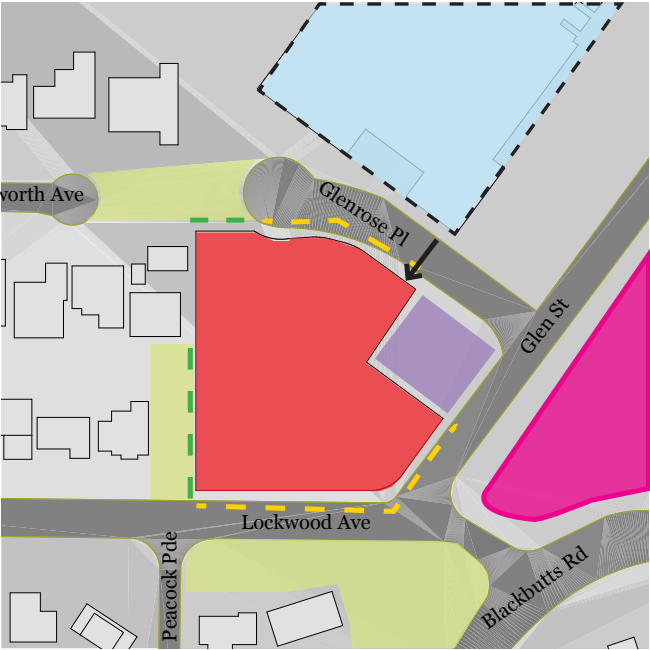
Platinum Property Group

Drawing Number
Revision

DA001
A

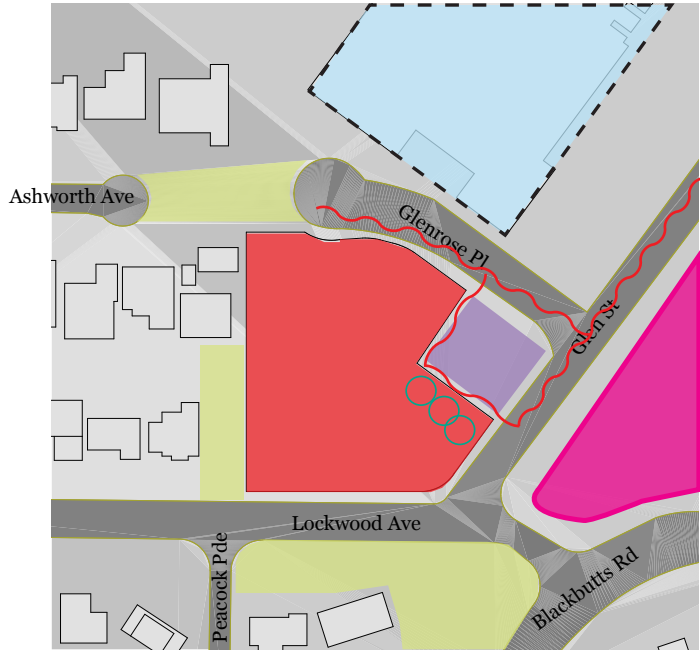


Opportunities:
Amenities
The site has great amenities in the immediate vicinity including:
- Series of mature trees located on the site.
- Public parks
- Shopping Centre
- New Cultural Hub on Glen Street



Opportunities:
Servicing/ 3 Street frontages

28 Lockwood Avenue is surrounded by 3 streets and parklands providing fantastic opportunity for servicing, access and building separation



Constraints:
Acoustics/Traffic/Existing Vegetation

The long operating hours of Glenrose Village Shopping Centre and Caltex petrol station, along with the population they service, results in high vehicle and pedestrian traffic. Acoustic treatment will need to be considered in the future design for residential occupants along that interface.

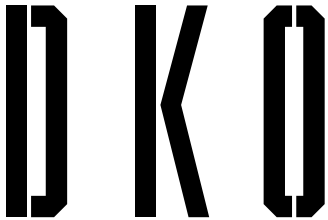


Opportunities:
Lot Size

The subject site has a large site area of 5322m² that suits large scale development. This will add to the much needed dwellings in the area and help to meet future housing demand.

Much of the surrounding area comprise of small lots, developed sites or strata subdivided properties. Therefore this location and site provides a fantastic opportunity for development.

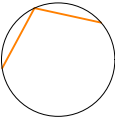
- ← Vehicular Access
- Street Frontages
- Park Frontages
- Site
- Glenrose Village Shopping Centre
- New Cultural Hub
- Parklands
- Caltex



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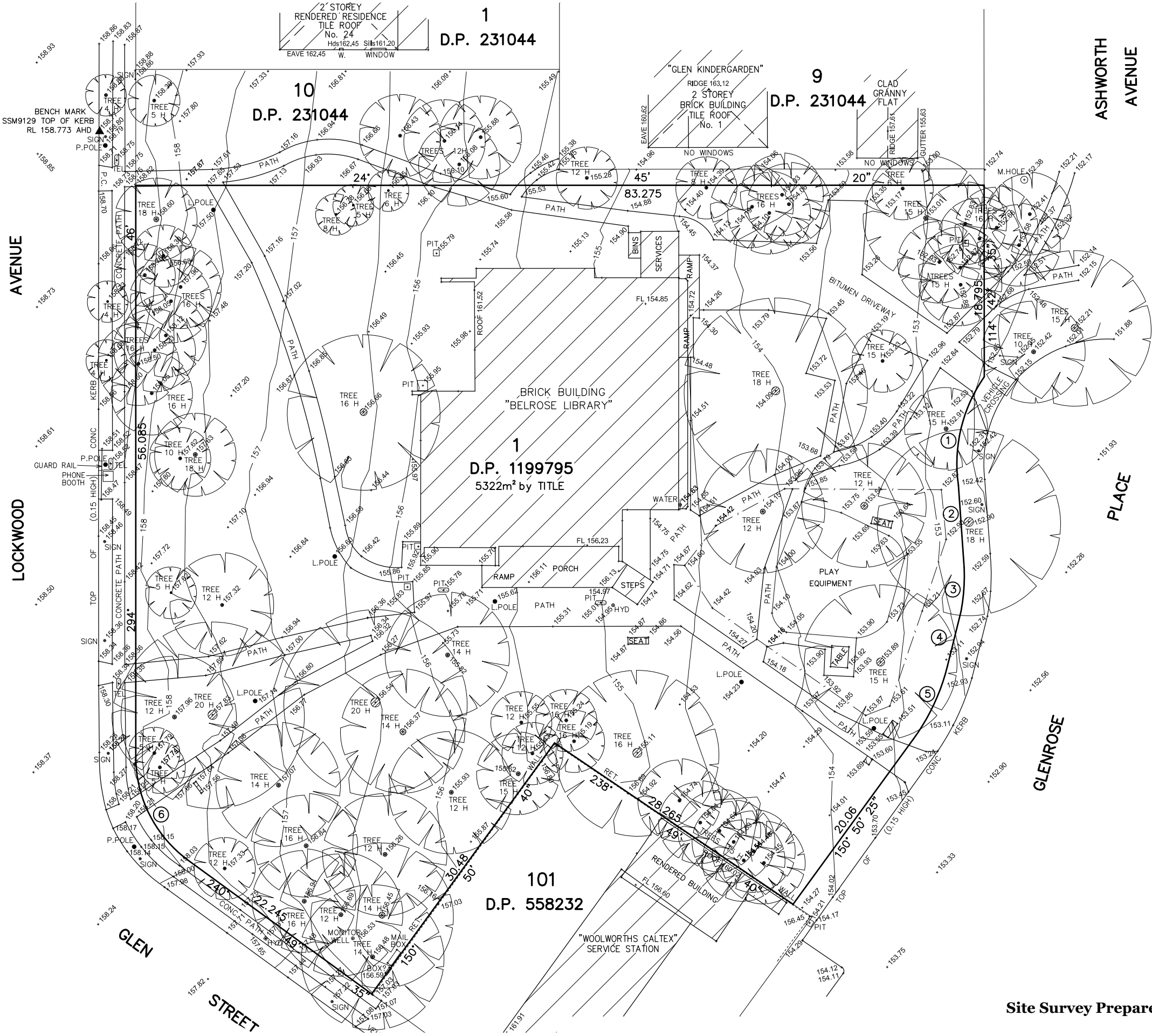
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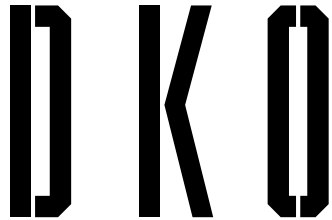


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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Site Analysis Plan @A3
		Scale	Aug 2019
		Date	
Client	Platinum Property Group	Drawing Number	DA100
		Revision	A



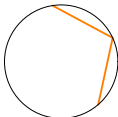
Site Survey Prepared by ECS Surveying Pty Ltd



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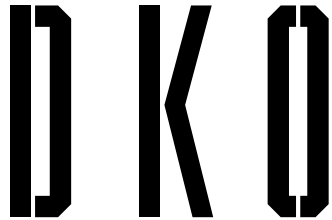
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A	29/11/2019	WL	IL	DA SUBMISSION

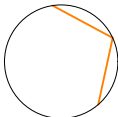
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Existing Site Survey
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA101
		Revision	A



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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

11574
Site Plan
1:400 @A3
Aug 2019

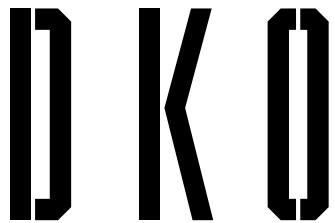
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Platinum Property Group

Drawing Number
Revision

DA102
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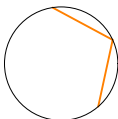
NOTES
Please refer to Arborist Report for selected trees to be removed



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Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

11574
Demolition Plan
1:400 @A3
Aug 2019

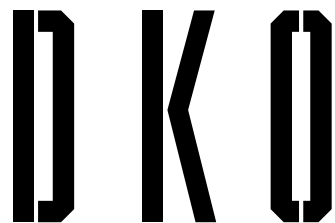
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Platinum Property Group

Drawing Number
Revision

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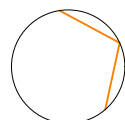
LOCKWOOD AVENUE



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05	26/11/2019	WL	IL	DA SUBMISSION
06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Client

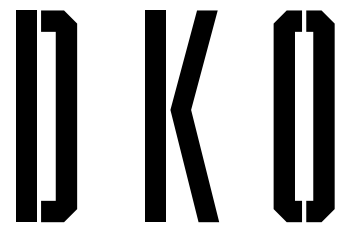
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Project Number
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Date

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Aug 2019

Drawing Number
Revision

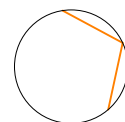
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06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

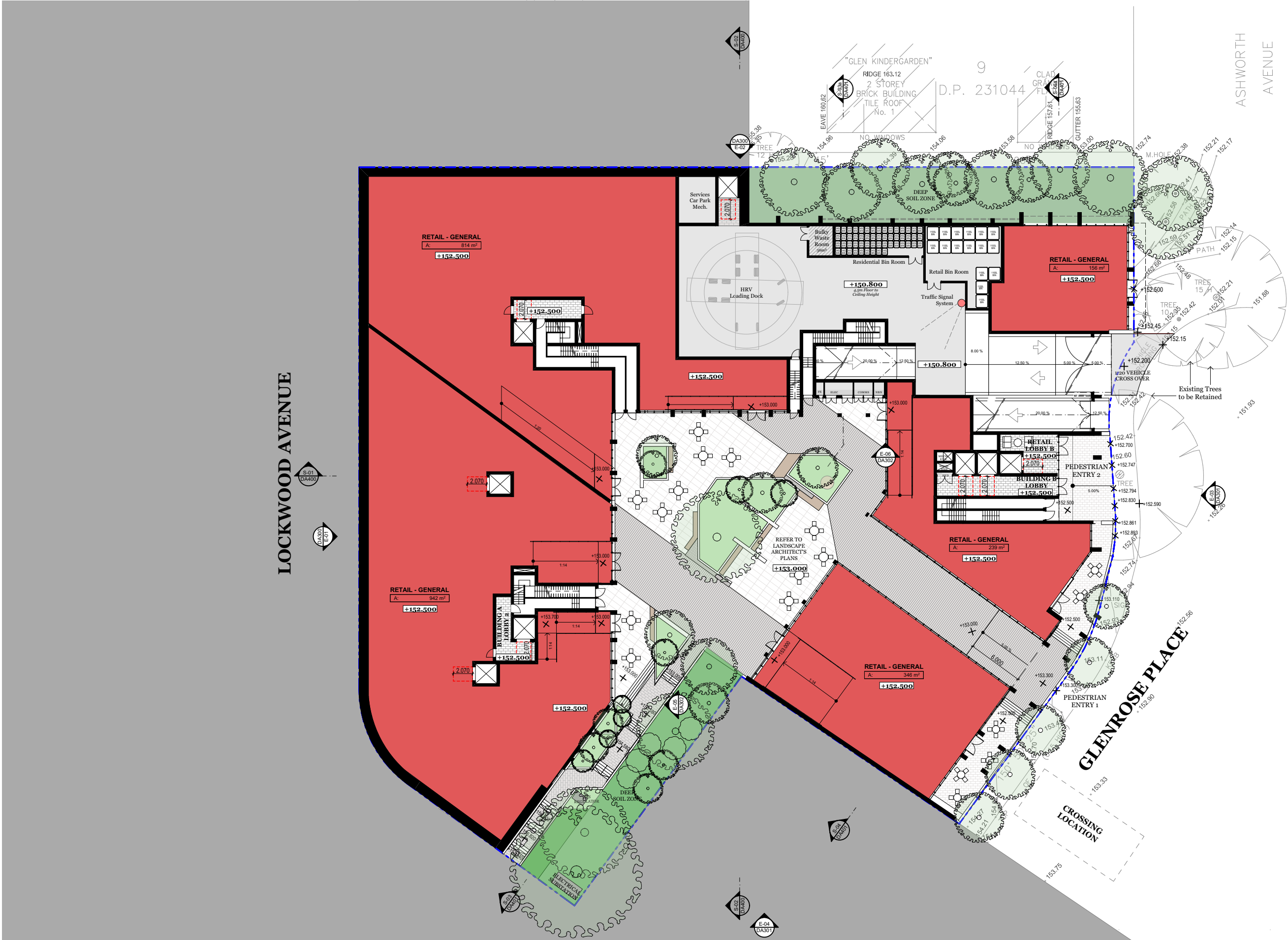
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Platinum Property Group

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	Drawing Name
	Scale
	Date

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Revision **A**

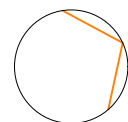
1574
Basement 3
400 @A3
Aug 2019



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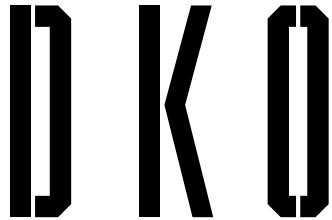
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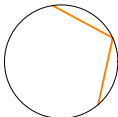
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 2
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA202
		Revision	A



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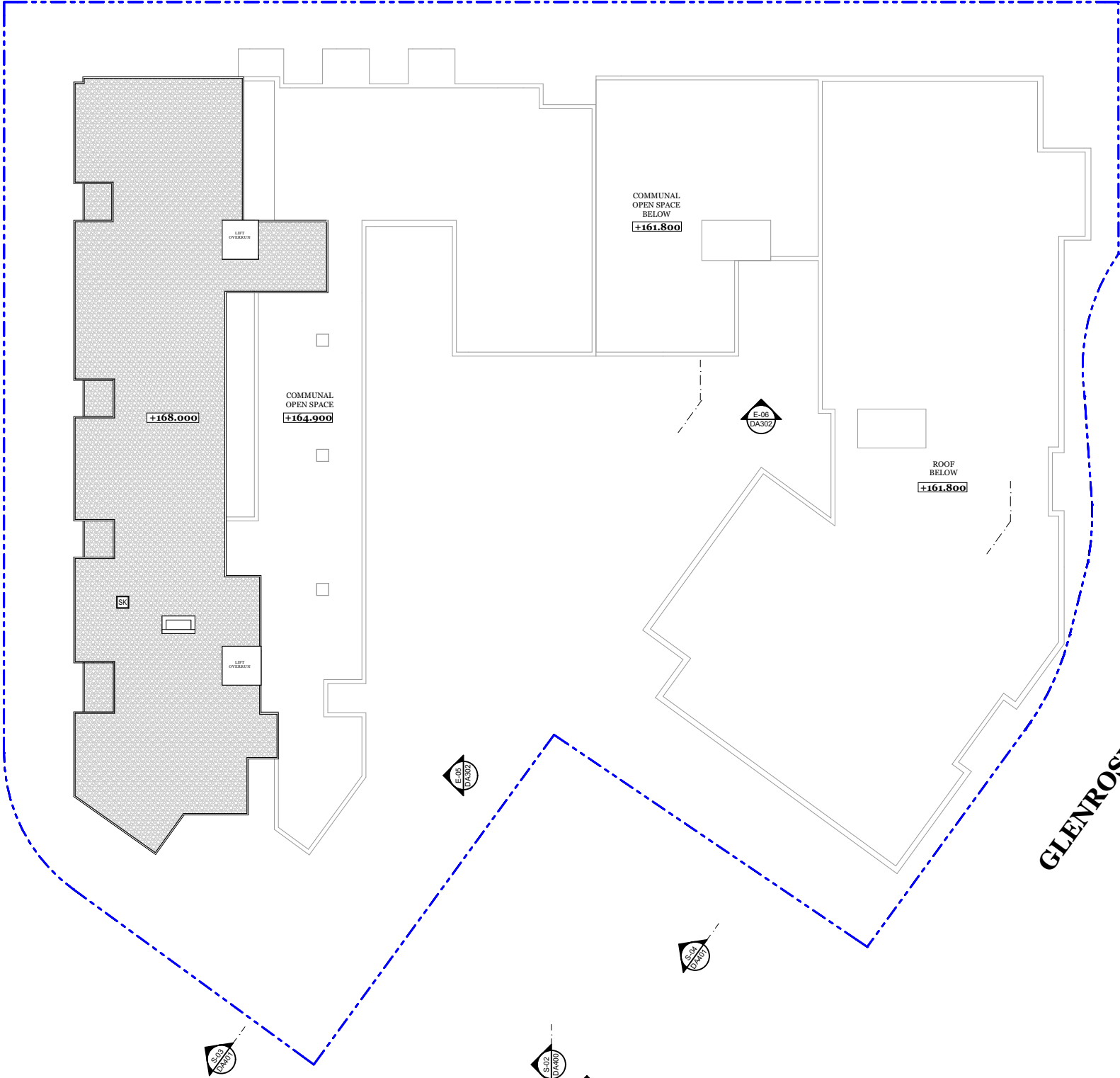


Rev.	Date	By	Ckd	Description
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A	29/11/2019	WL	IL	DA SUBMISSION

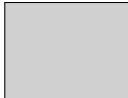
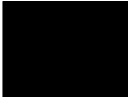
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Roof
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Client	Platinum Property Group	Drawing Number	DA207
		Revision	A

LOCKWOOD AVENUE

GLENROSE PLACE



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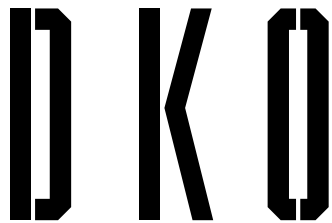
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	EF-02 Finish: Face Brick Product: Brick Colour: Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 2		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face Brick Product: Brick Colour: White		EF-07 Finish: Painted Metal Product: Metal Colour: Black		
	EF-04 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey		EF-08 Finish: Glass Product: Glass Colour: Clear		



E-01 South Elevation
1:250



E-02 West Elevation
1:250



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A	29/11/2019	WL	IL	DA

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

11574
Elevations - Sheet 1
1:250 @A3
Aug 2019

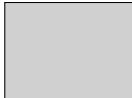
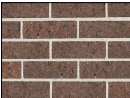
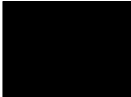
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Platinum Property Group

Drawing Number
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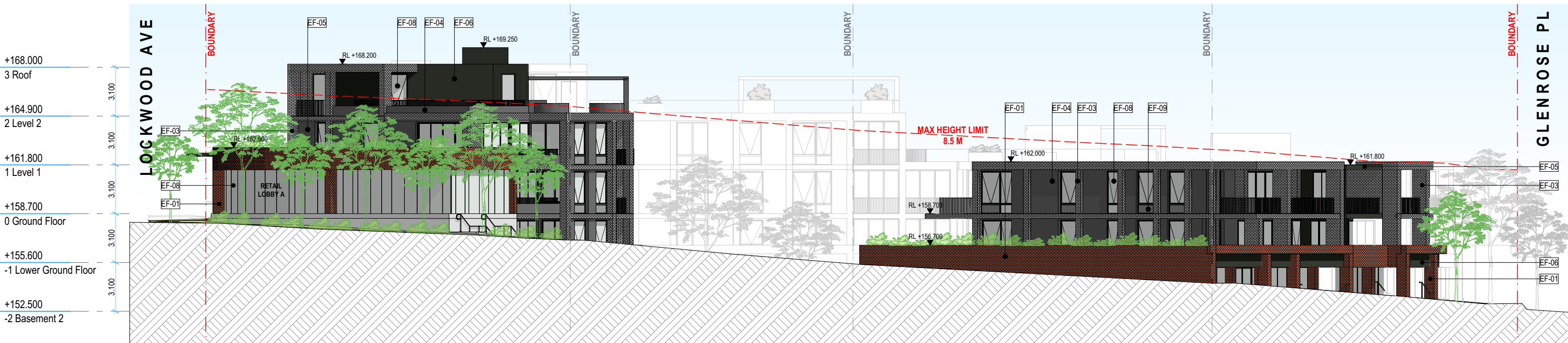
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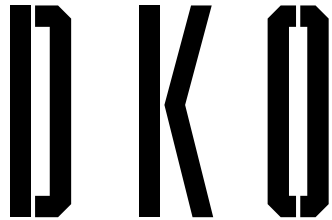
	EF-01 Finish: Face Brick Product: Brick Colour: Light Natural		EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 1		EF-09 Finish: Glass Product: Glass Colour: Grey
	EF-02 Finish: Face Brick Product: Brick Colour: Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 2		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face Brick Product: Brick Colour: White		EF-07 Finish: Painted Metal Product: Metal Colour: Black		
	EF-04 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey		EF-08 Finish: Glass Product: Glass Colour: Clear		



E-03 North Elevation
1:250



E-04 East Elevation
1:250



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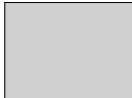
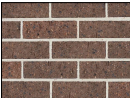
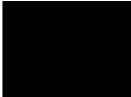
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01	15/11/2019	WL	IL	CONSULTANT CO-ORDINATION
02	21/11/2019	WL	IL	DA
03	26/11/2019	WL	IL	DA
A	29/11/2019	WL	IL	DA

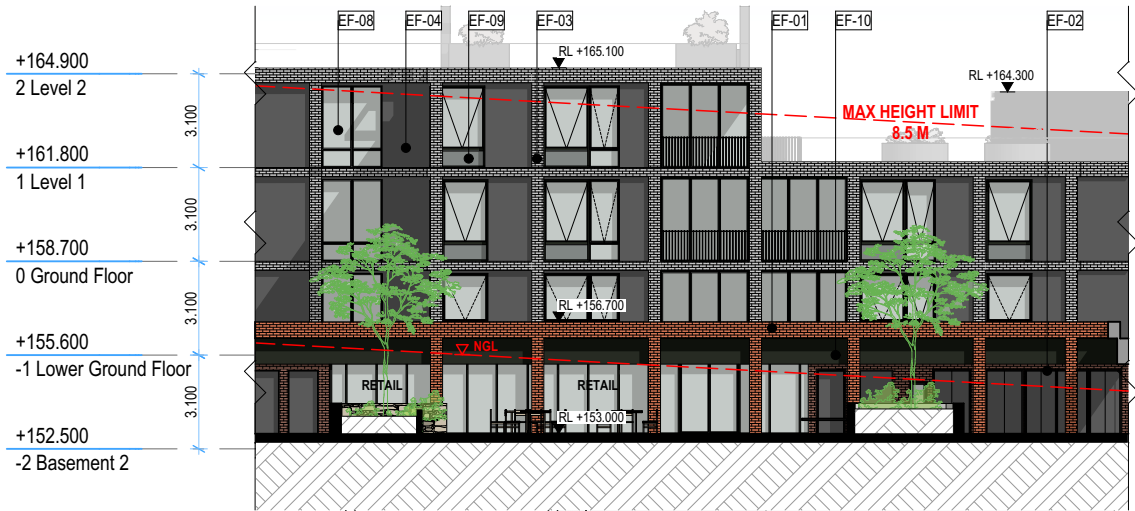
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Elevations - Sheet 2
		Scale	1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA301
		Revision	A

LEGEND:

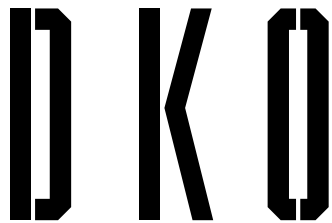
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	EF-02 Finish: Face Brick Product: Brick Colour: Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Dark Grey 2		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face Brick Product: Brick Colour: White		EF-07 Finish: Painted Metal Product: Metal Colour: Black		
	EF-04 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Grey		EF-08 Finish: Glass Product: Glass Colour: Clear		



E-05 North Internal Elevation
1:250



E-06 West Internal Elevation
1:250



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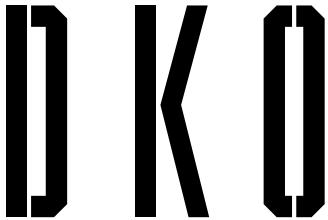
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03	26/11/2019	WL	IL	DA
A	29/11/2019	WL	IL	DA

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Elevations - Sheet 3
		Scale	1:10, 1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA302
		Revision	A



Photomontage View Along Lockwood Avenue



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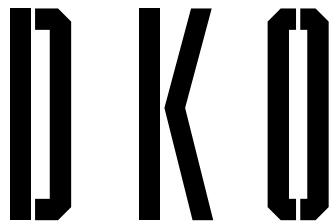
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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 1
		Scale	@A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA303
		Revision	A



Photomontage View Along Glenrose Pl / Ashworth Ave

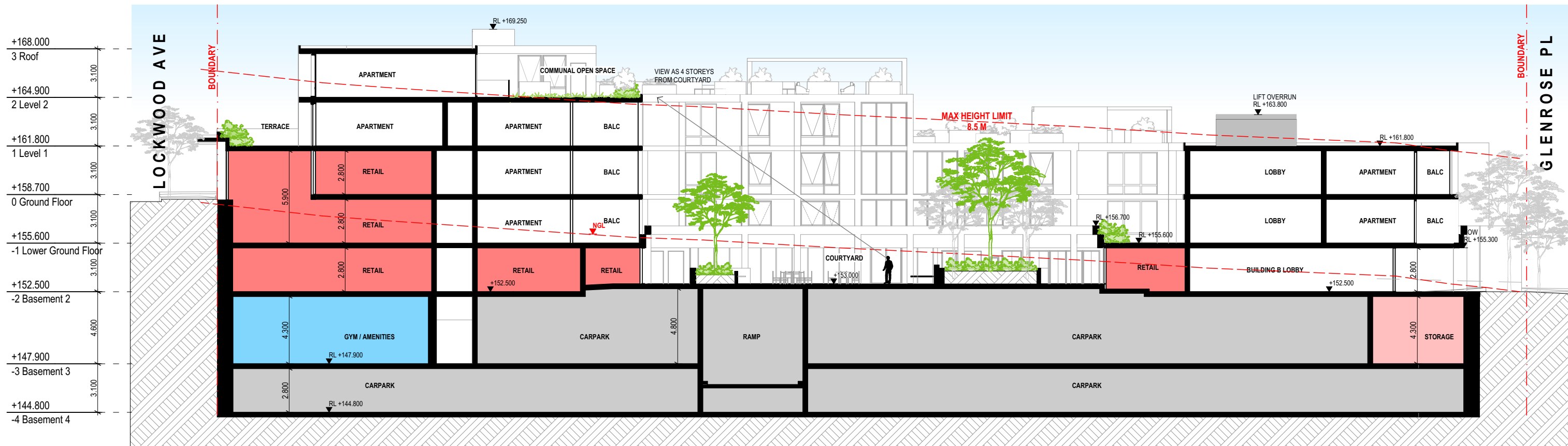


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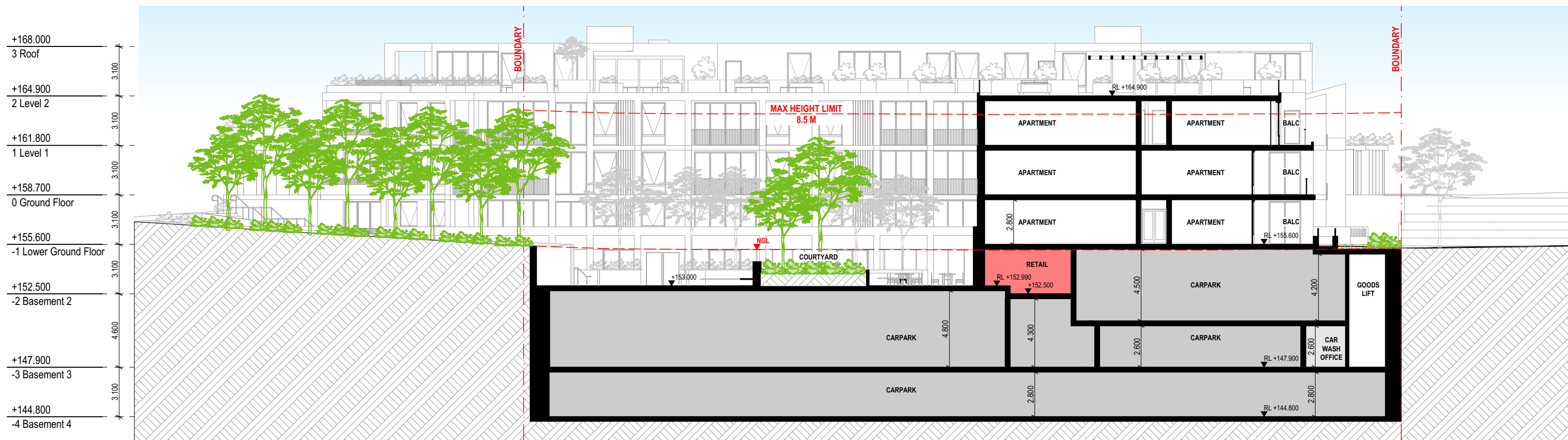
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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 2
		Scale	@A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA304
		Revision	A



S-01



S-02



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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

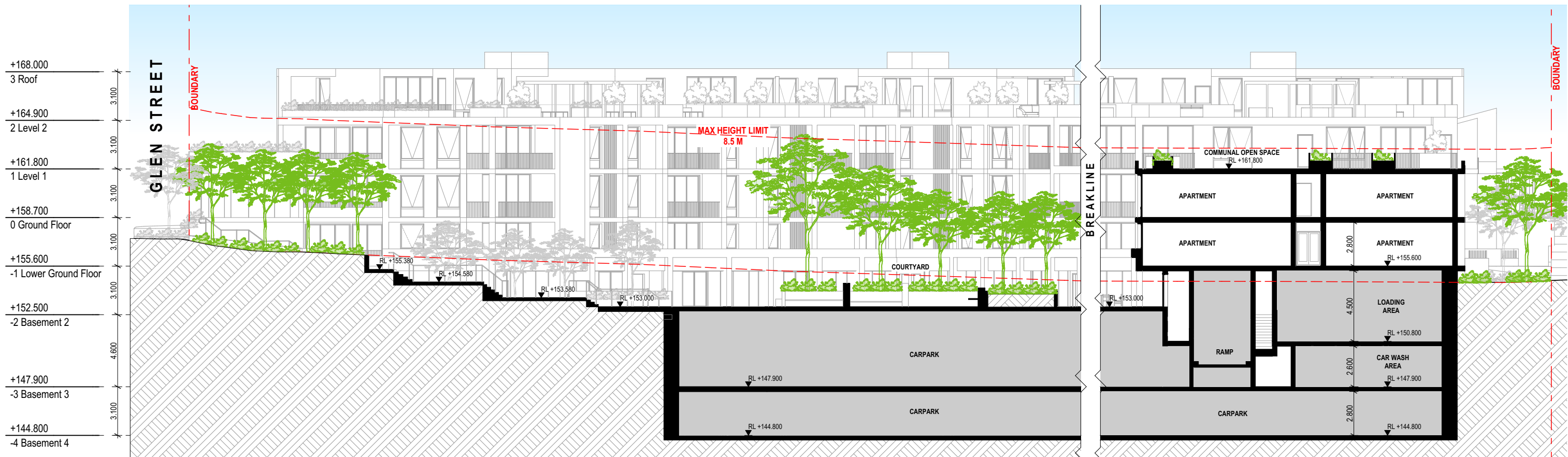
11574
Sections - Sheet 1
1:250 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA400
A



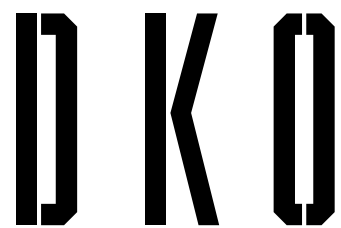
S-03

Section C
1:250



S-04

Section D
1:250



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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

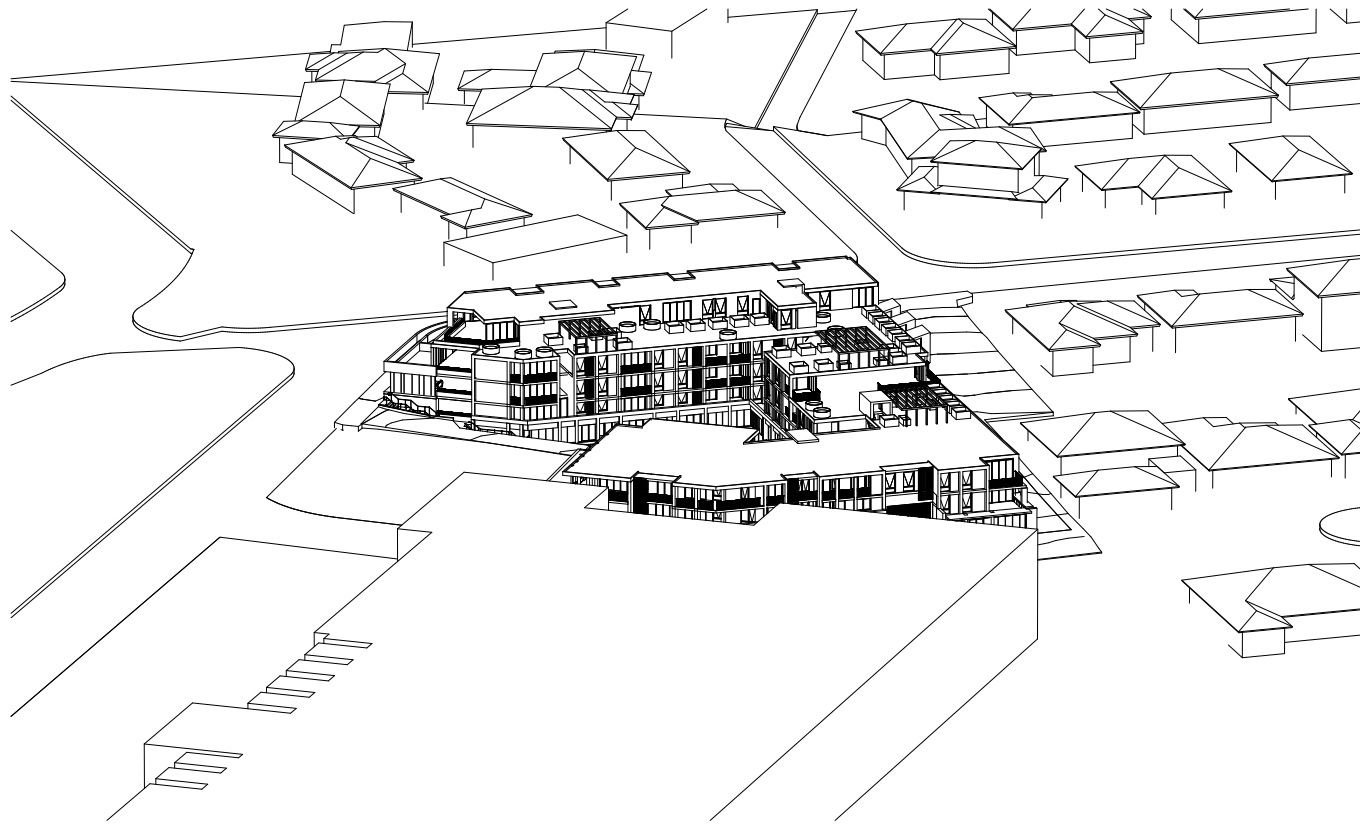
11574
Sections - Sheet 2
1:250 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

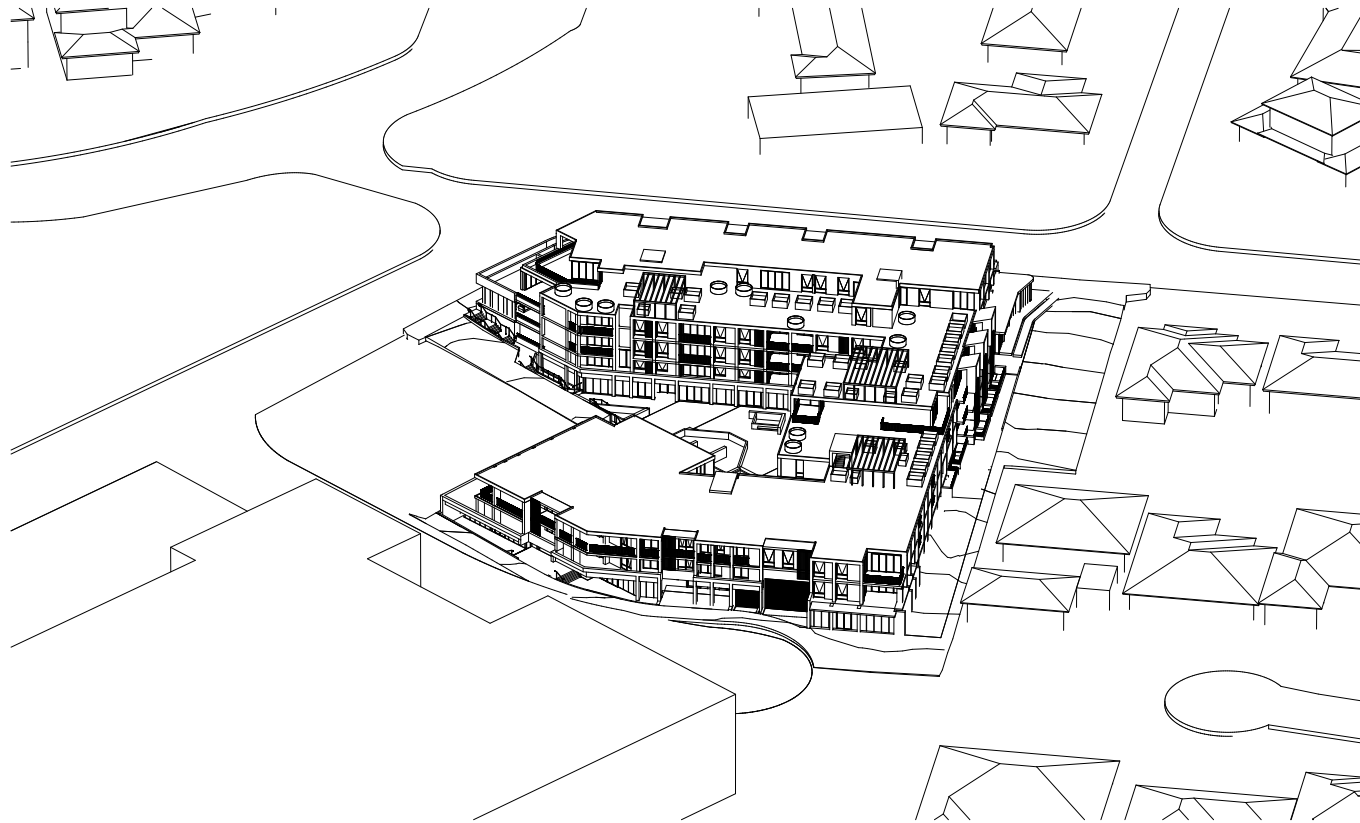
DA401
A



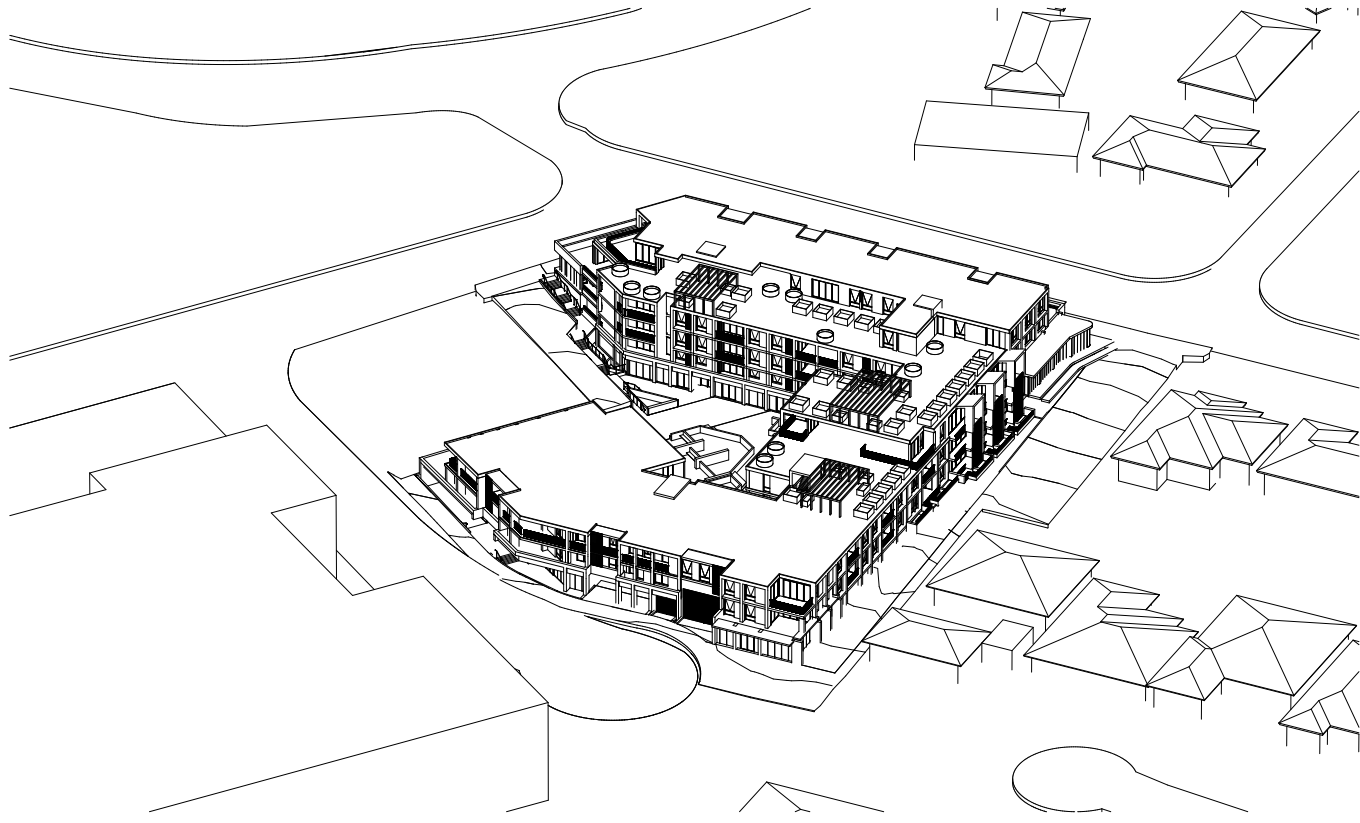
9am June 21



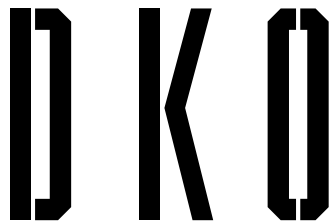
10am June 21



11am June 21



12pm June 21

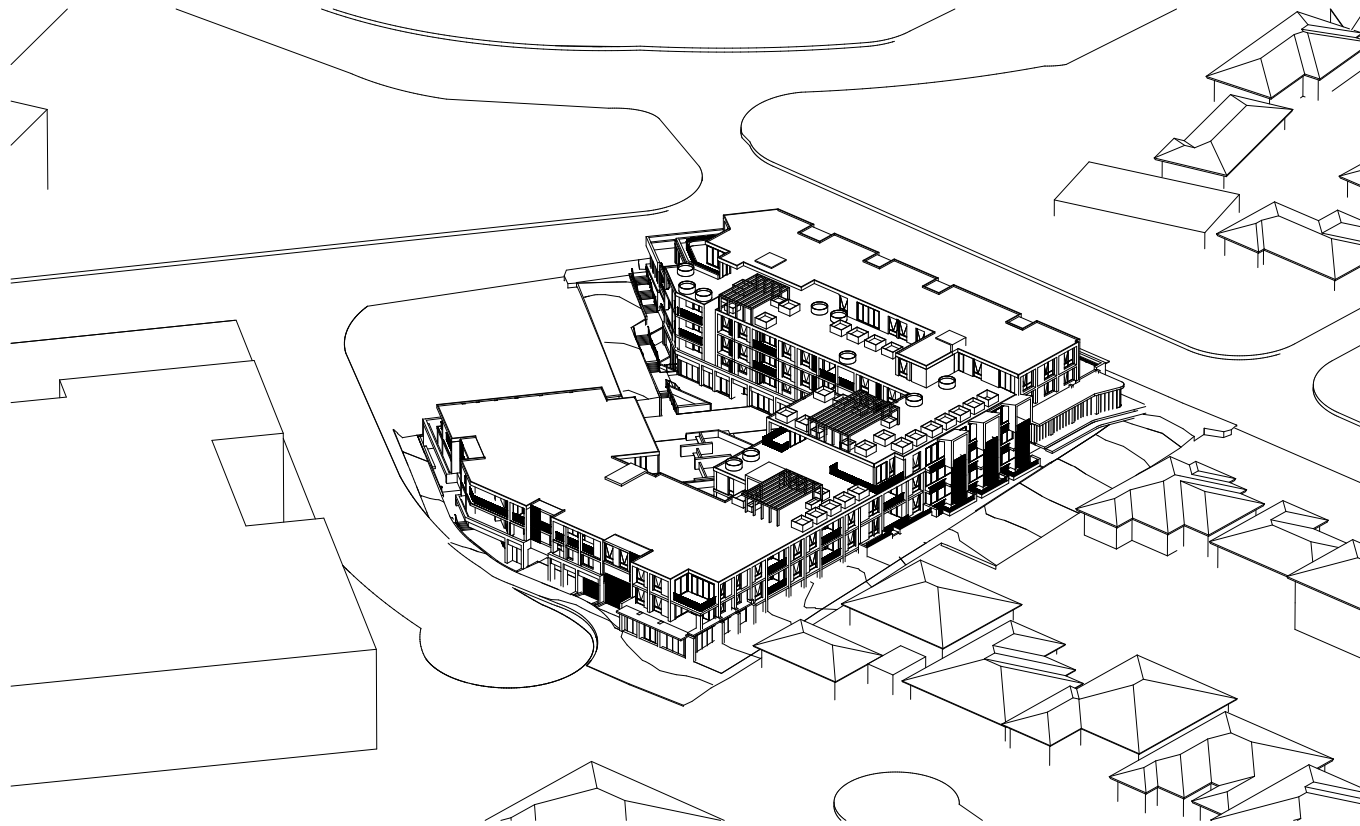


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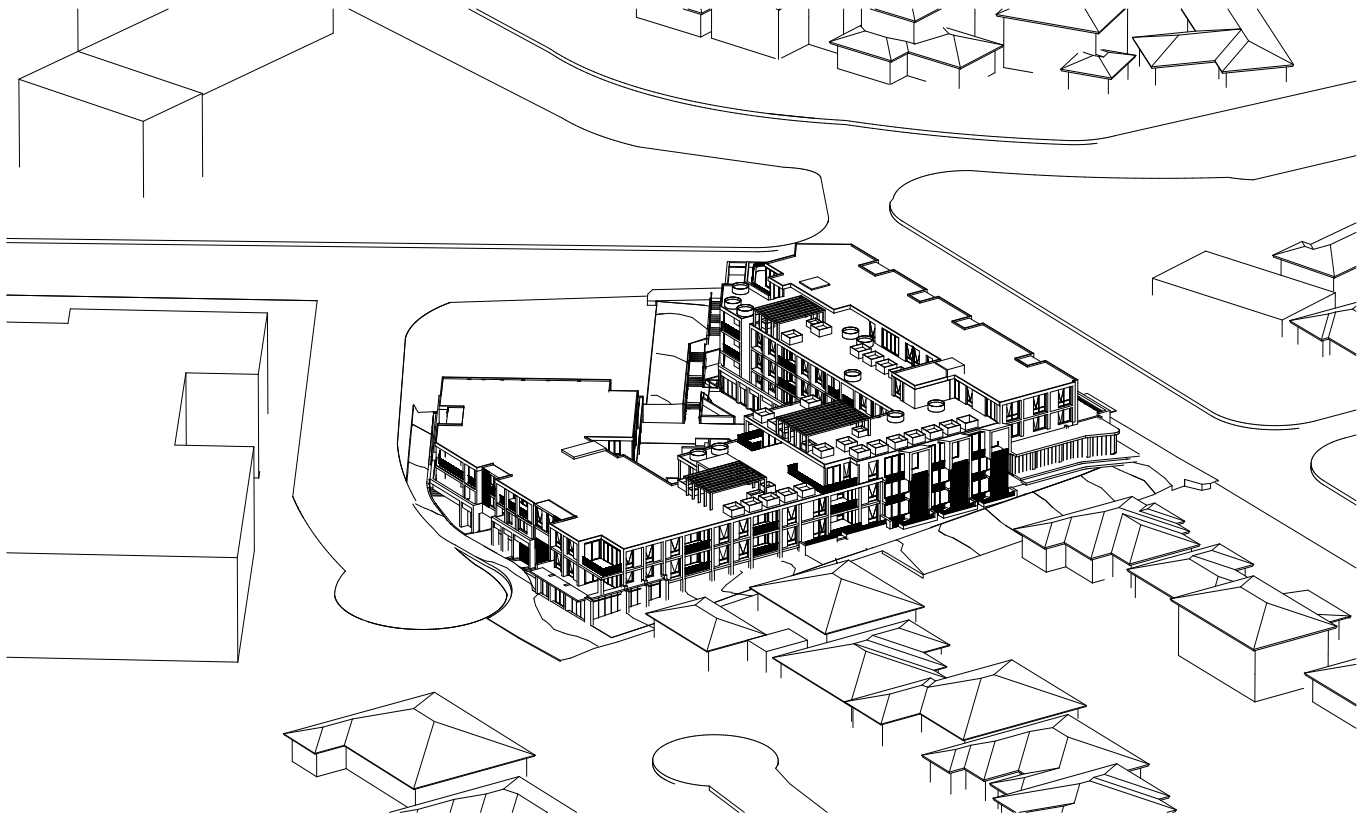
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A	29/11/2019	WL	IL	DA SUBMISSION

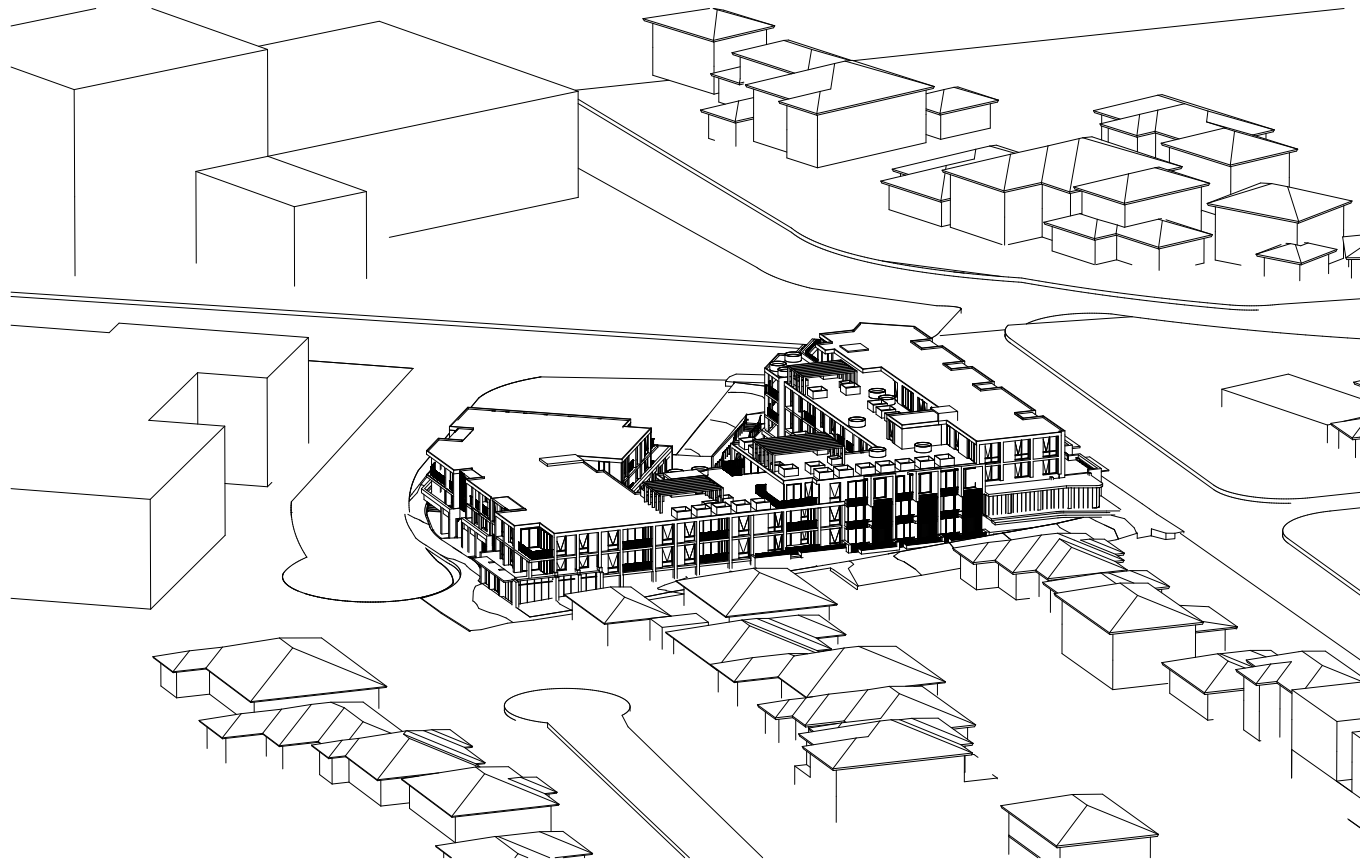
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA500
		Revision	A



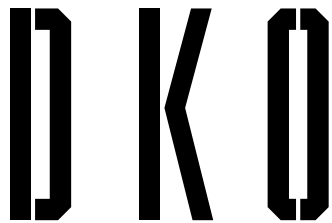
1pm June 21



2pm June 21



3pm June 21

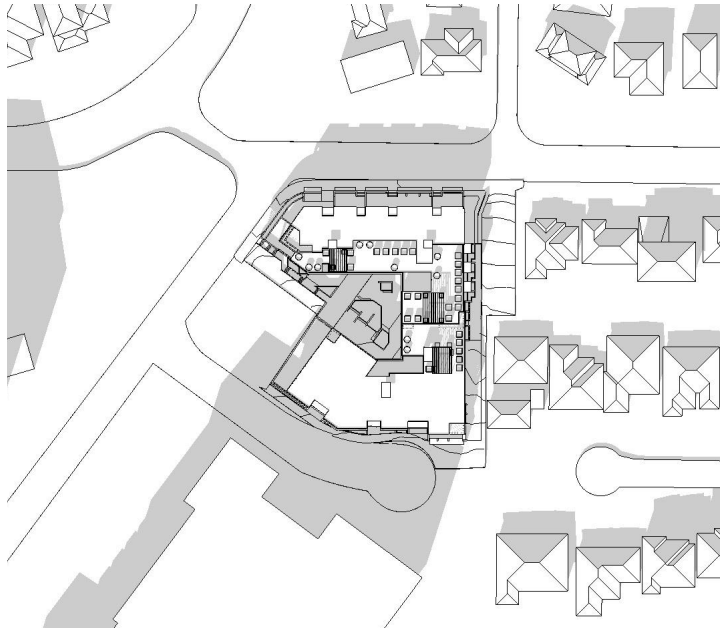


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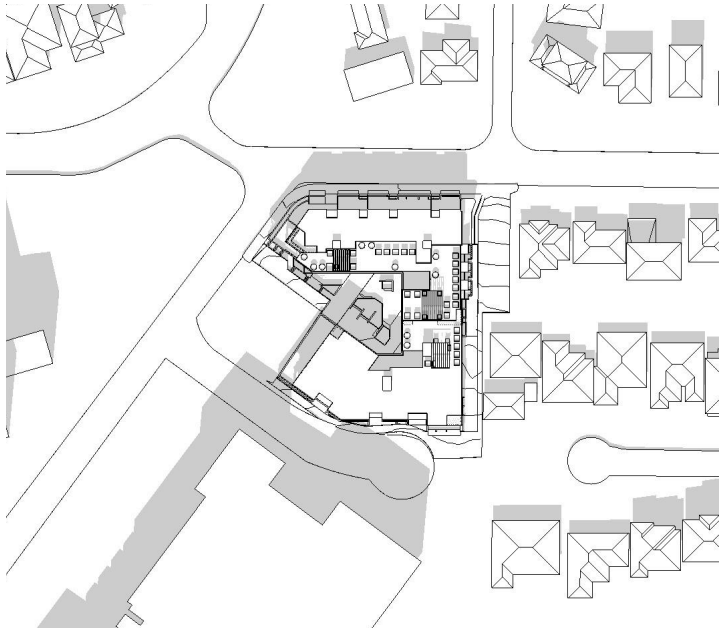
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A	29/11/2019	WL	IL	DA SUBMISSION

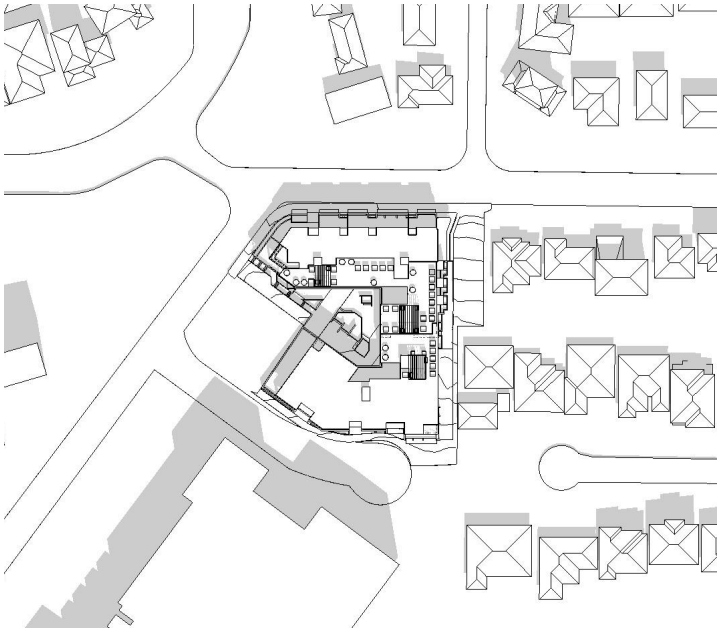
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
		Scale	1:1000 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA501
		Revision	A



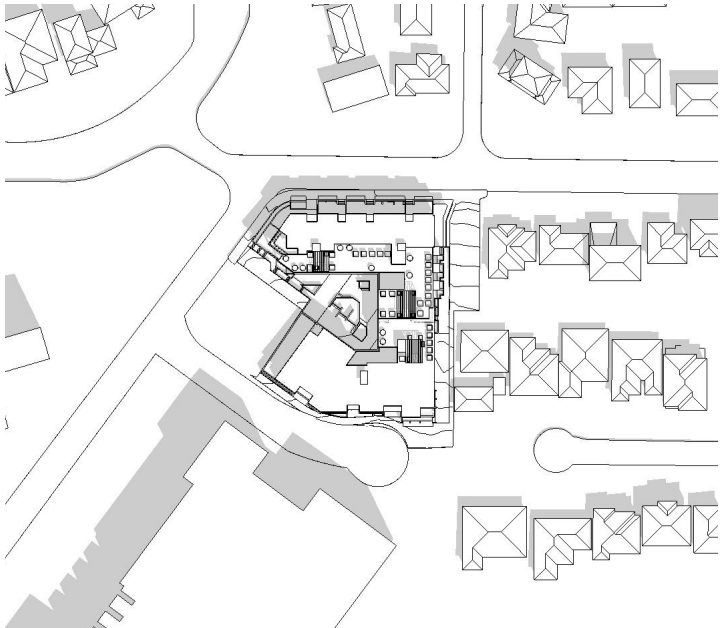
9am - June 21 1:800



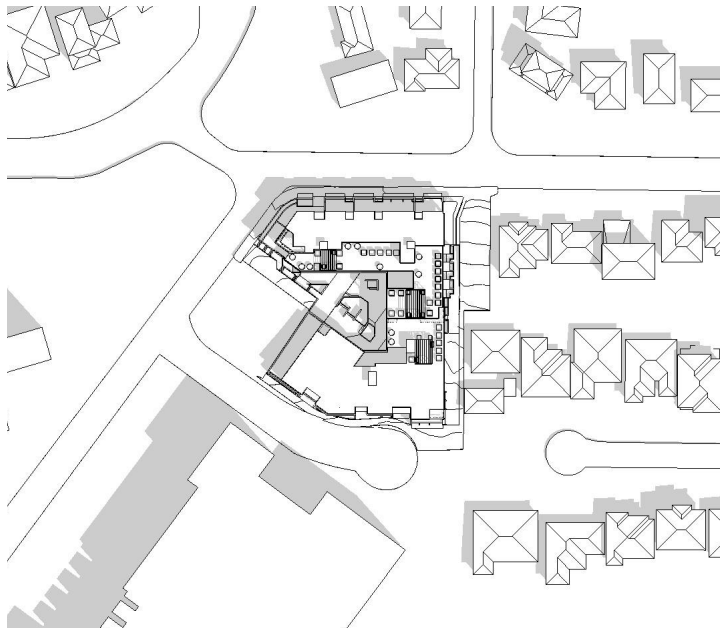
10am - June 21 1:800



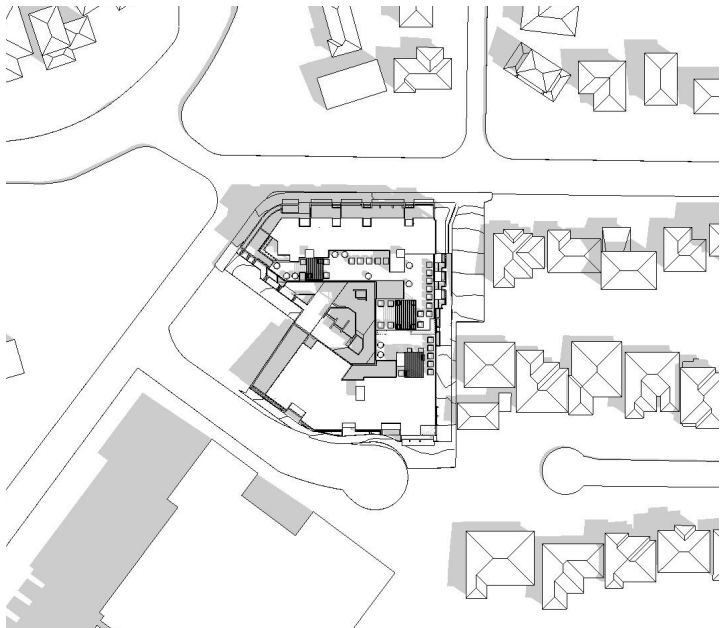
11am - June 21 1:800



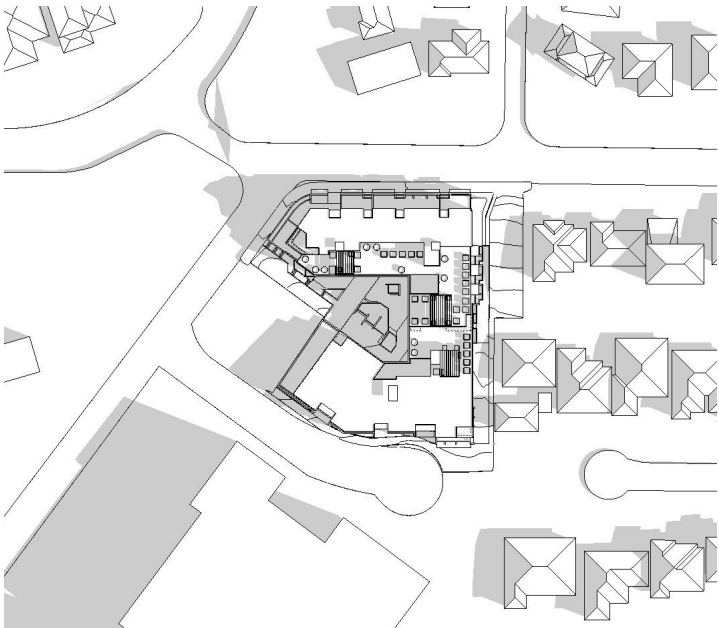
12pm - June 21 1:800



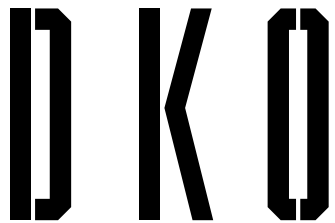
1pm - June 21 1:800



2pm - June 21 1:800



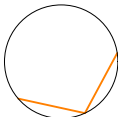
3pm - June 21 1:800



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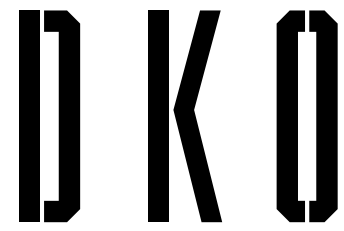
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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Shadows Study
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA503
		Revision	A



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03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
Project Address

28 Lockwood Av. Belrose
28 Lockwood Ave,
Belrose, NSW 2085

Project Number
Drawing Name
Scale
Date

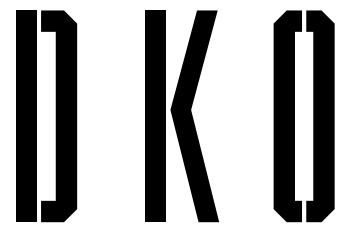
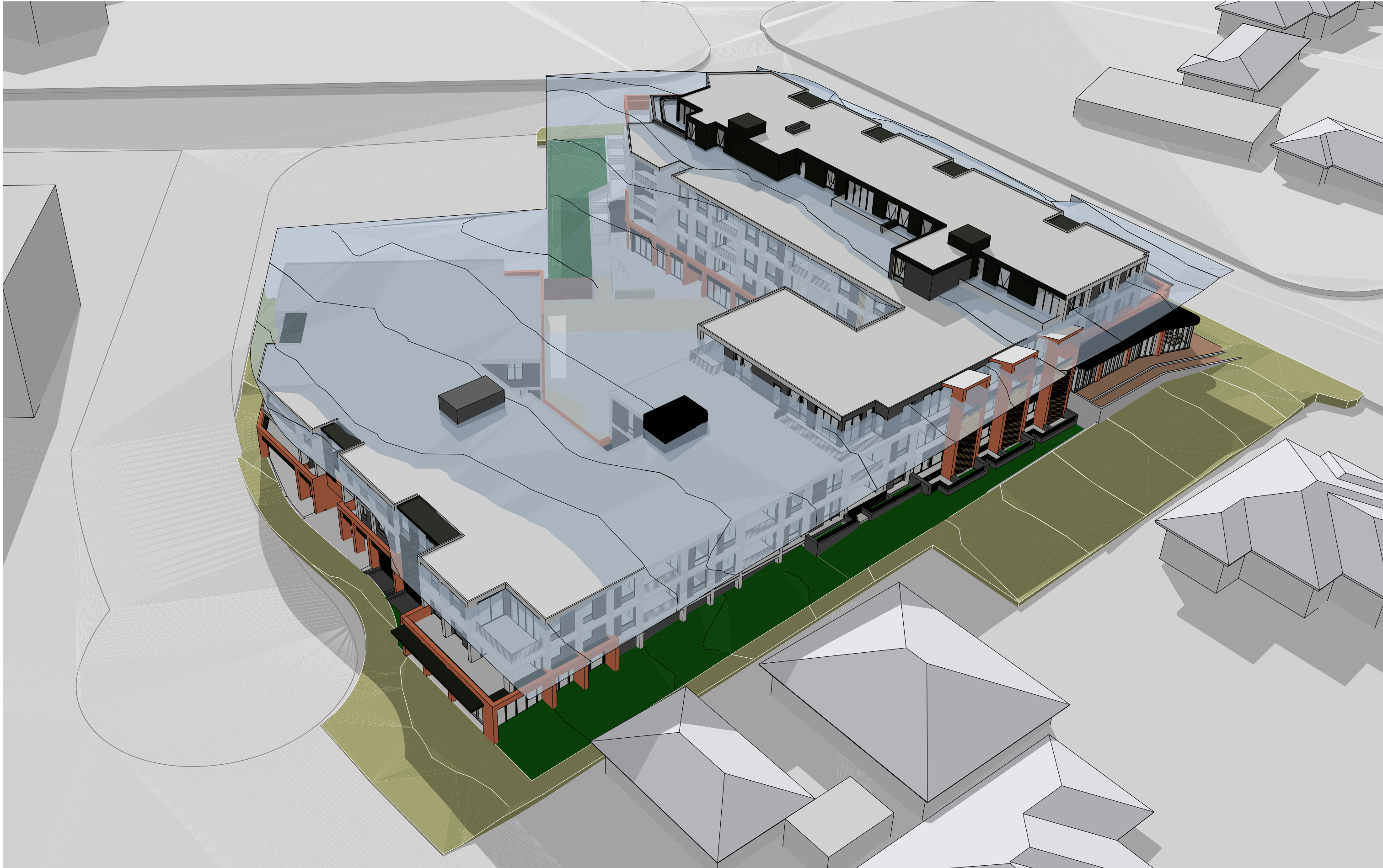
11574
3D Height Plane - She
@A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA504
A



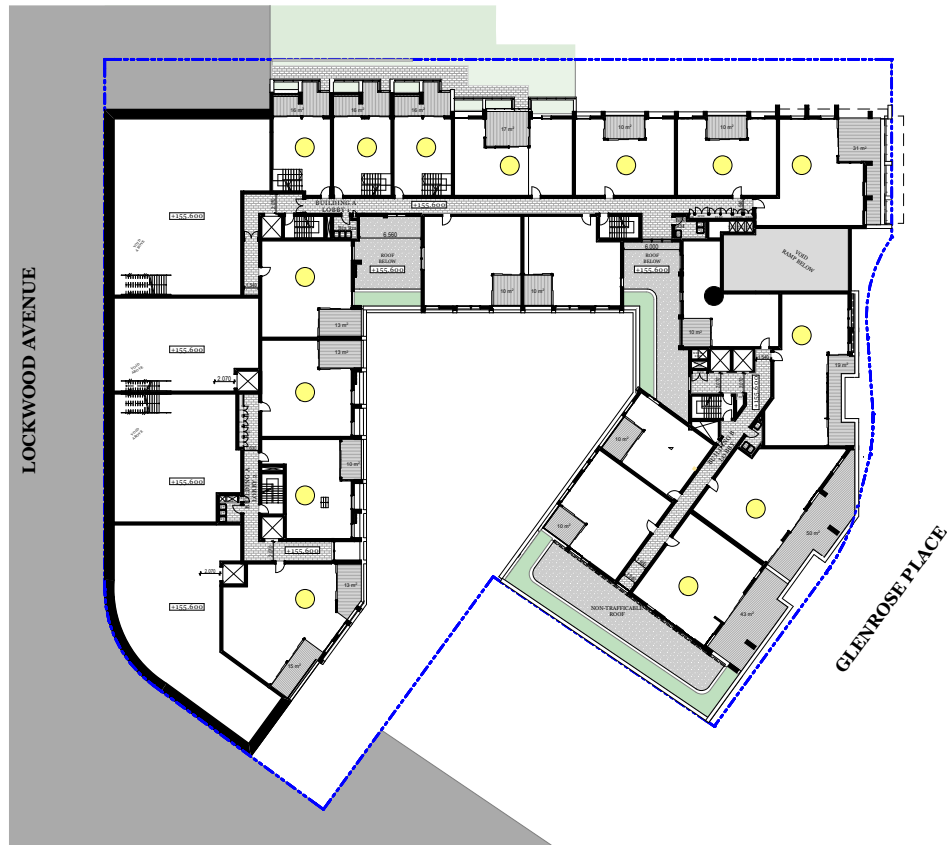
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03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	3D Height Plane - She
		Scale	@A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA505
		Revision	A



Lower Ground Floor

Solar Access: 14/19
No Solar Access: 1/19



Ground Floor

Solar Access: 11/16
No Solar Access: 1/16



Level 1

Solar Access: 7/11
No Solar Access: 4/11



Level 2

Solar Access: 5/5
No Solar Access: 0/5

SOLAR ACCESS CALCULATIONS

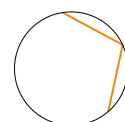
● Units with 2+ Hrs Solar Access: 37/51 73%
● Units with no Solar Access: 6/51 12%



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03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Solar Access Calc.
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA506
		Revision	A



Lower Ground Floor

10/19



Ground Floor

9/16



Level 1

8/11



Level 2

5/5

CROSS VENTILATION CALCULATIONS

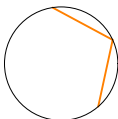
● Cross Ventilated Units 32/51 63%



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03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name
 Project Address

Client

28 Lockwood Av. Belrose
 28 Lockwood Ave,
 Belrose, NSW 2085

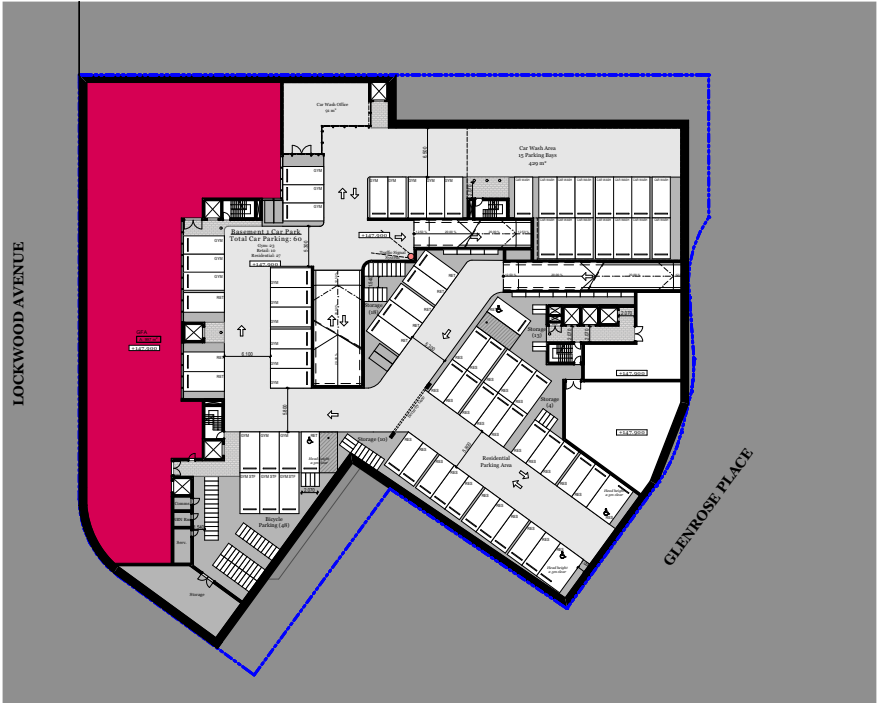
Platinum Property Group

Project Number
 Drawing Name
 Scale
 Date

Drawing Number
 Revision

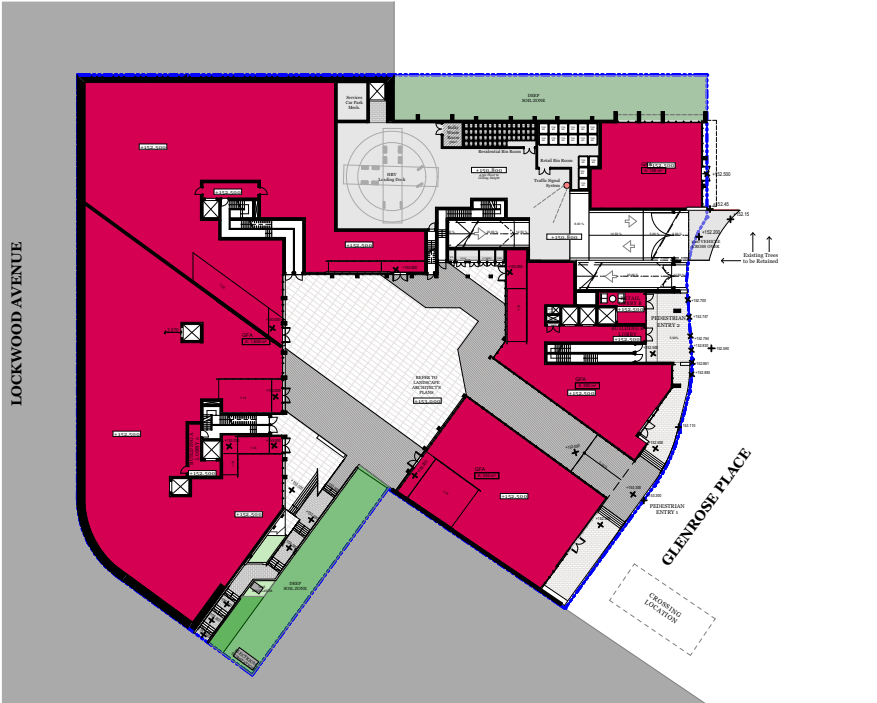
11574
 Cross Ventilation Calc.
 1:800 @A3
 Aug 2019

DA507
A



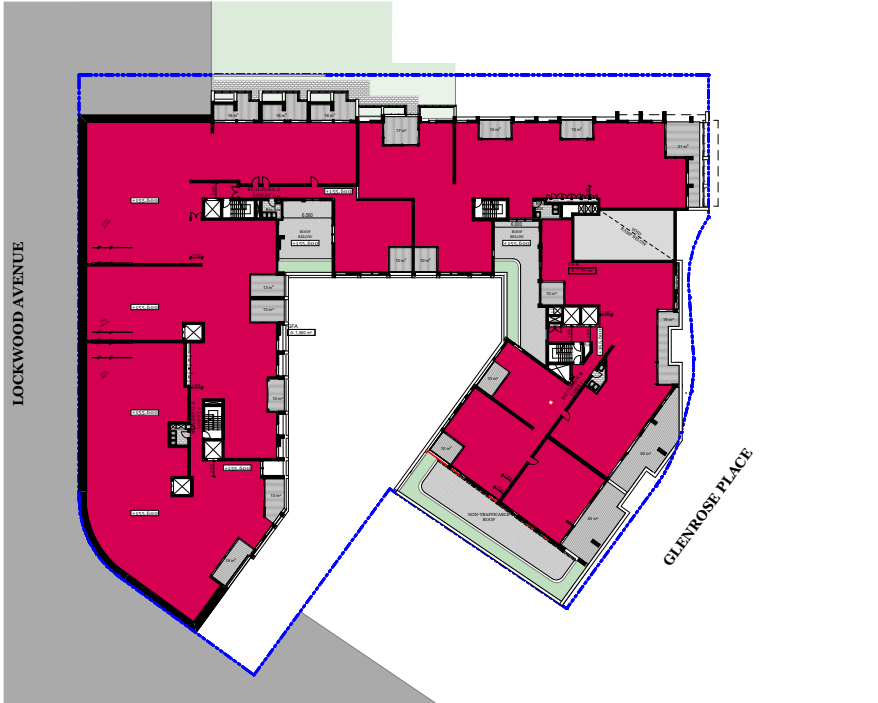
Basement 3

GFA: 997sqm



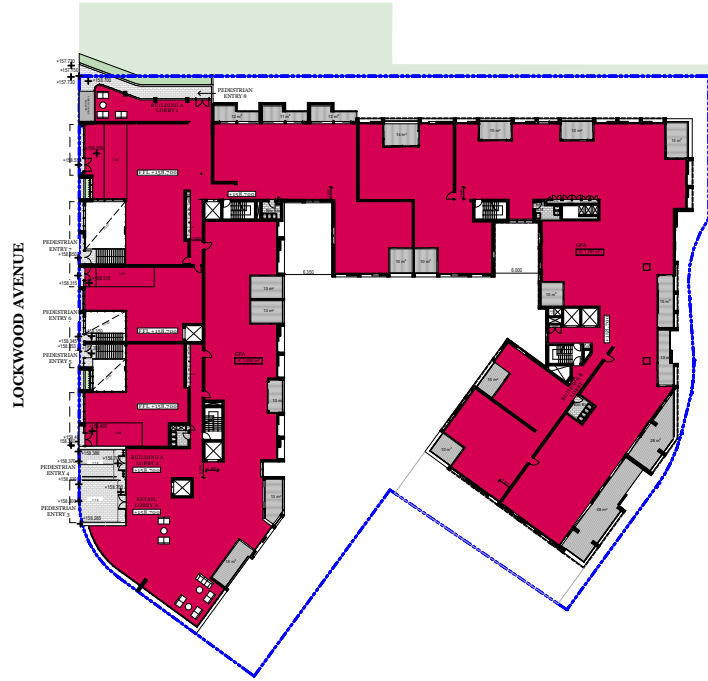
Basement 2

GFA: 2,599 sqm



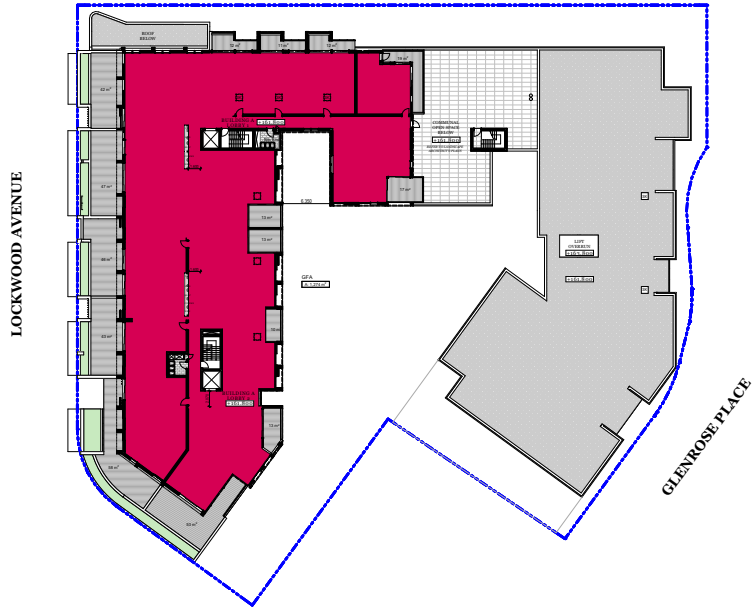
Lower Ground Floor

GFA: 2,661 sqm



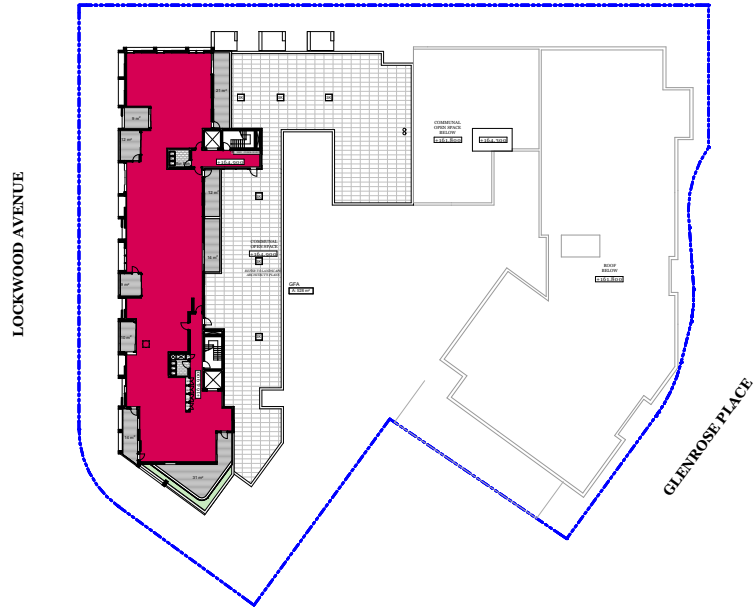
Ground Floor

GFA: 2,637 sqm



Level 1

GFA: 1,274 sqm



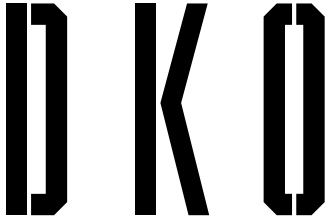
Level 2

GFA: 529 sqm

GFA CALCULATIONS

Site Area	5322 sqm
Proposed GFA	10,697 m ²
Proposed FSR	2.00:1
Project Name	28 Lockwood Av. Belrose
Project Address	28 Lockwood Ave, Belrose, NSW 2085
Project Number	11574
Drawing Name	GFA Calculation
Scale	1:1000 @A3
Date	Aug 2019

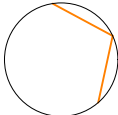
Client	Platinum Property Group
Drawing Number	DA508
Revision	A



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Rev.	Date	By	Ckd	Description
01	31/10/2019	SH/WL	IL	CONSULTANT CO-ORDINATION
02	21/11/2019	WL	IL	DA SUBMISSION
03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION



Basement 2 COS: 965 sqm



Level 1 COS: 258 sqm



Level 2 COS: 647 sqm



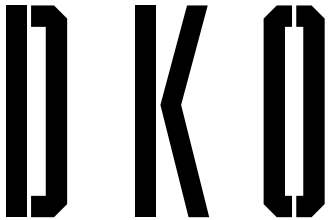
Basement 2 Deep Soil: 423 sqm

COMMUNAL OPEN SPACE CALCULATIONS

Site Area	5,322 sqm	
Area Required As COS	1,330.5 sqm	25%
Area Proposed As COS	1,870 sqm	35%

DEEP SOIL CALCULATIONS

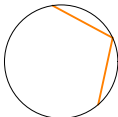
Site Area	5,322 sqm	
Area Required As Deep Soil	372.5 sqm	7%
Area Proposed As Deep Soil	423 sqm	8%



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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	C.O.S & Deep Soil Calc
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA509
		Revision	A



Lower Ground Floor

1B: 1/19
2B: 10/19
3B: 5/19
3B-T: 3/19



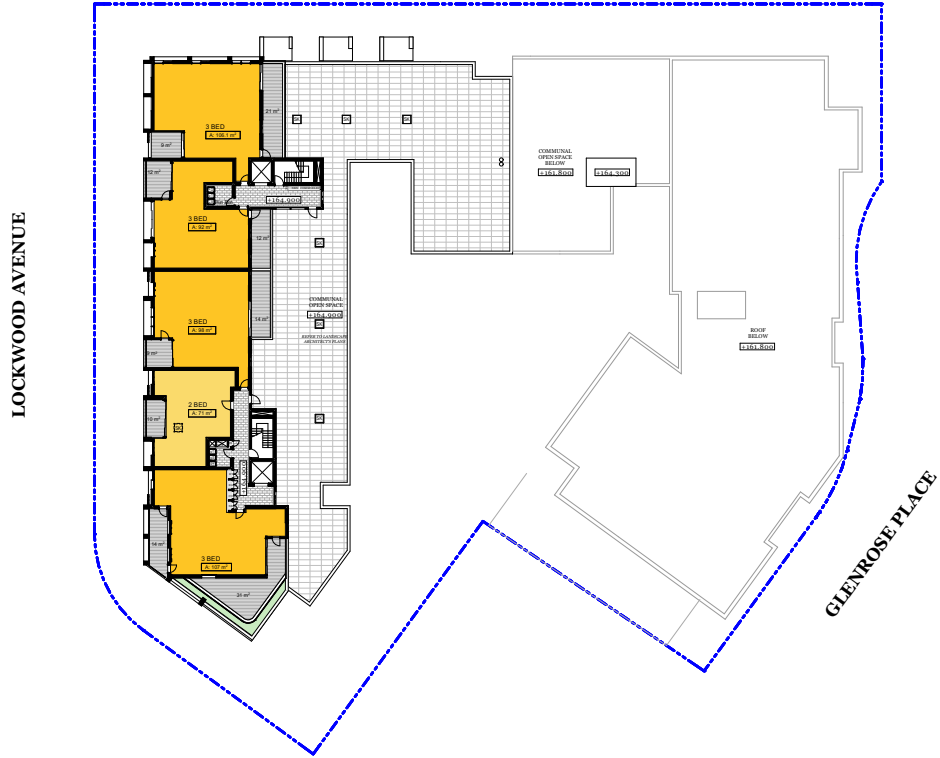
Ground Floor

1B: 1/16
2B: 9/16
3B: 6/16
3B-T: 0/16



Level 1

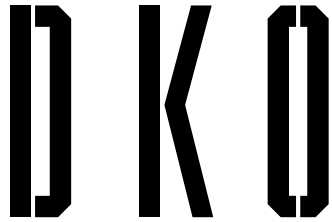
1B: 1/11
2B: 7/11
3B: 3/11
3B-T: 0/11



Level 2

1B: 1/5
2B: 0/5
3B: 4/5
3B-T: 0/5

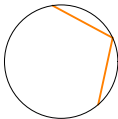
UNIT MIX			
1B:	3/51	6%	
2B:	27/51	53%	
3B:	18/51	35%	
3B-T:	3/51	6%	



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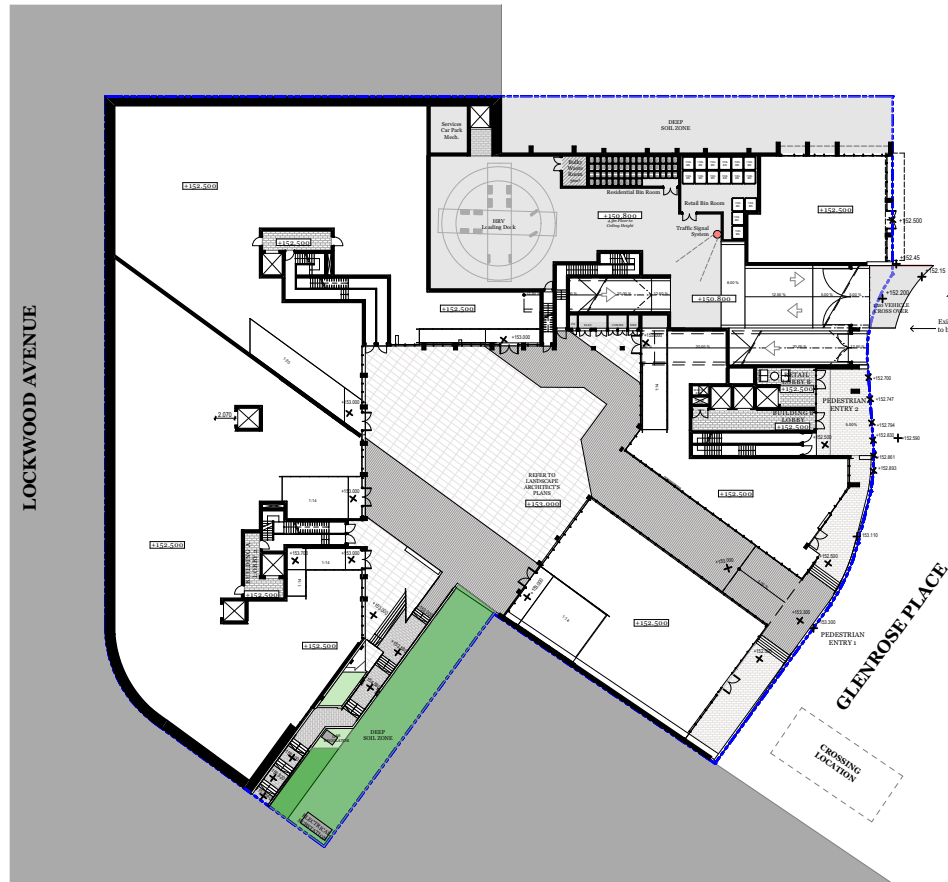
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Unit Mix
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA510
		Revision	A



Basement 2



Lower Ground Floor



Ground Floor



Level 1



Level 2

ADAPTABLE UNIT LOCATIONS

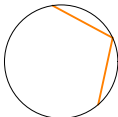
Adaptable Units



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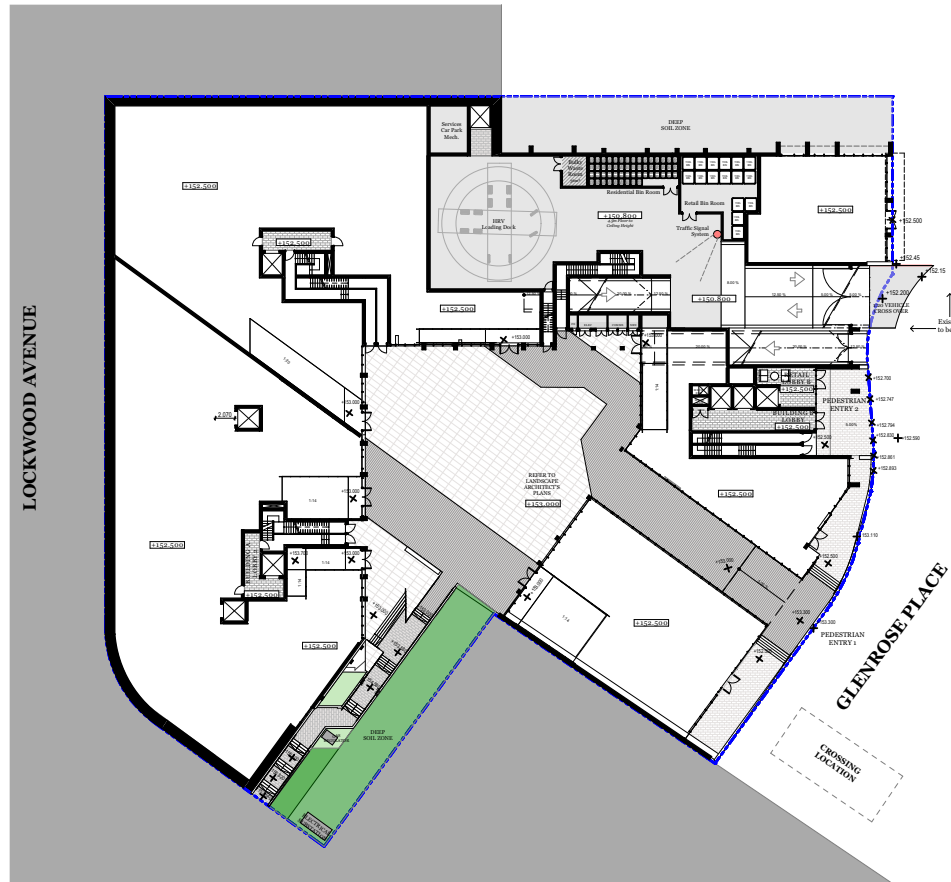
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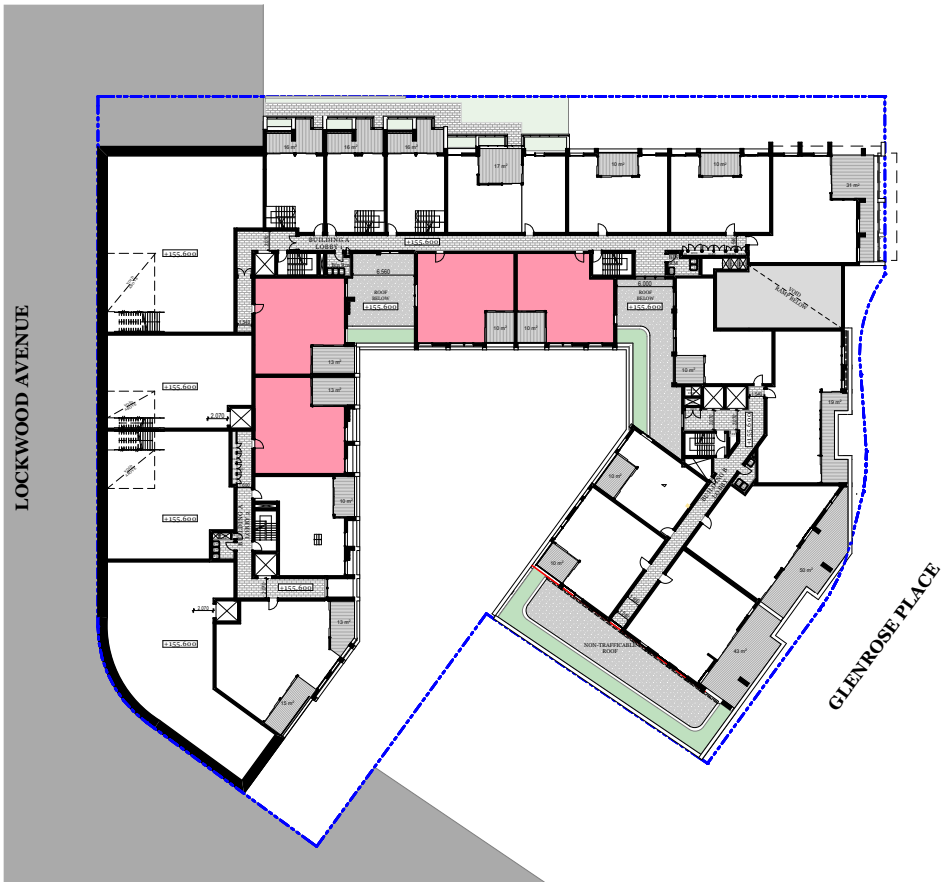


Rev.	Date	By	Ckd	Description
01	21/11/2019	WL	IL	DA SUBMISSION
02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Adaptable Unit Locati
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA511
		Revision	A



Basement 2



Lower Ground Floor



Ground Floor



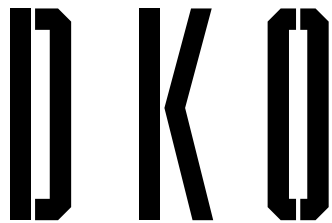
Level 1



Level 2

LIVABLE UNIT LOCATIONS

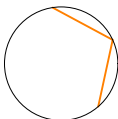
● Silver Standard Livable Housing Units



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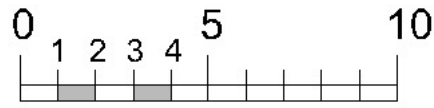
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Livable Unit Locations
		Scale	1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA512
		Revision	A

Landscape site plan 1:200 @ A1



Indicative plant species images



Legend

- Existing trees to be removed (see sheet 3 & Arborists report)
- Existing trees on adjoining properties
- Existing trees as per Arborist Report
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Succulents
- Tree Ferns
- Low shrubs / ornamental grasses
- Screen plants
- Steps up
- Private open space paving
- Common area paving
- Common area linear paving
- Groundcovers
- Turfed areas
- Timber decking / seating
- Balustrading/fence
- Water
- Strip drainage grate
- Drainage pit
- Stone clad walls
- Concrete
- Walls
- Proposed levels
- Survey layer under

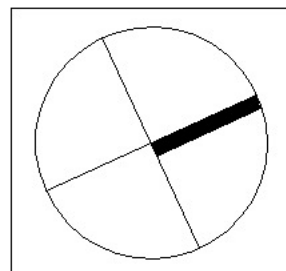


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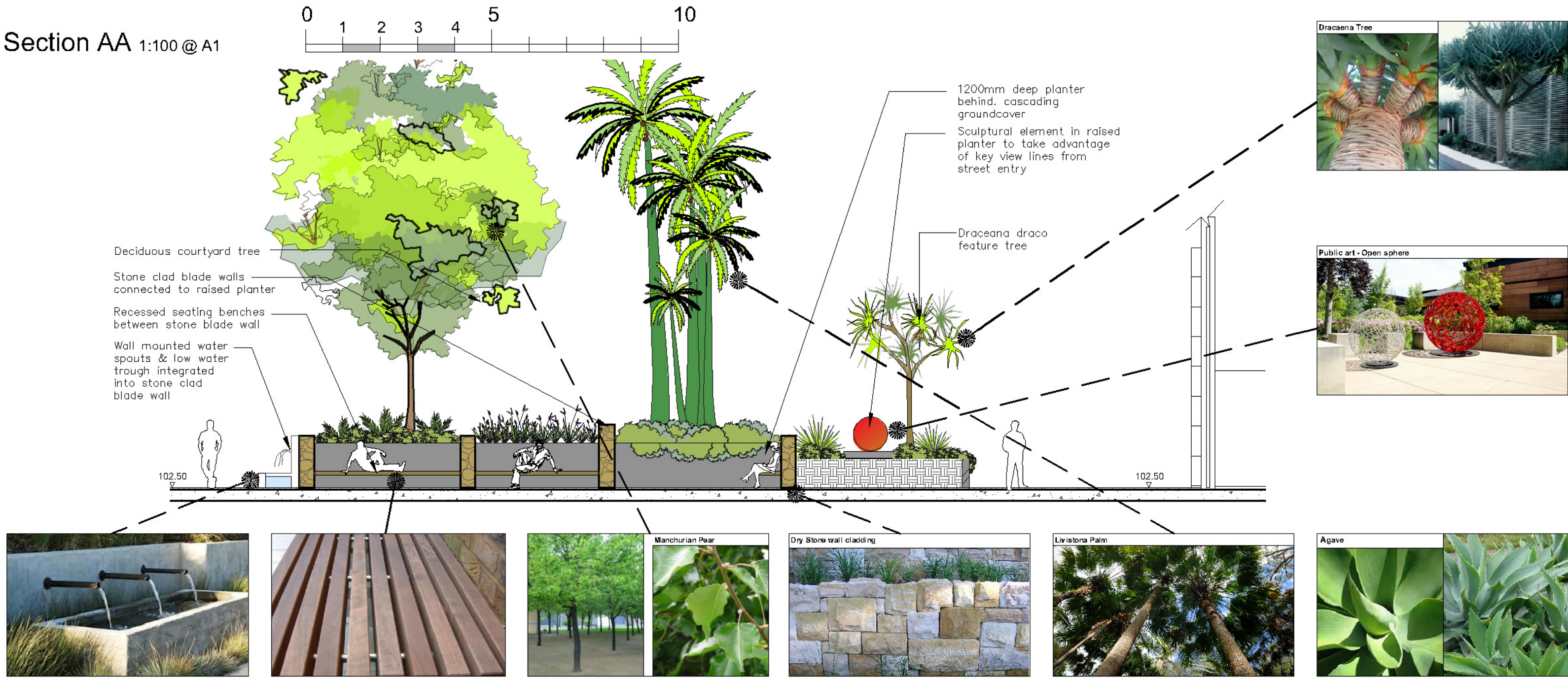
PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

DWG: LANDSCAPE SITE PLAN
DATE: 29.11.19 SCALE: 1:200 @A1
JOB REF: 19/2110 SHEET NO: 1 OF 7
ISSUE: D

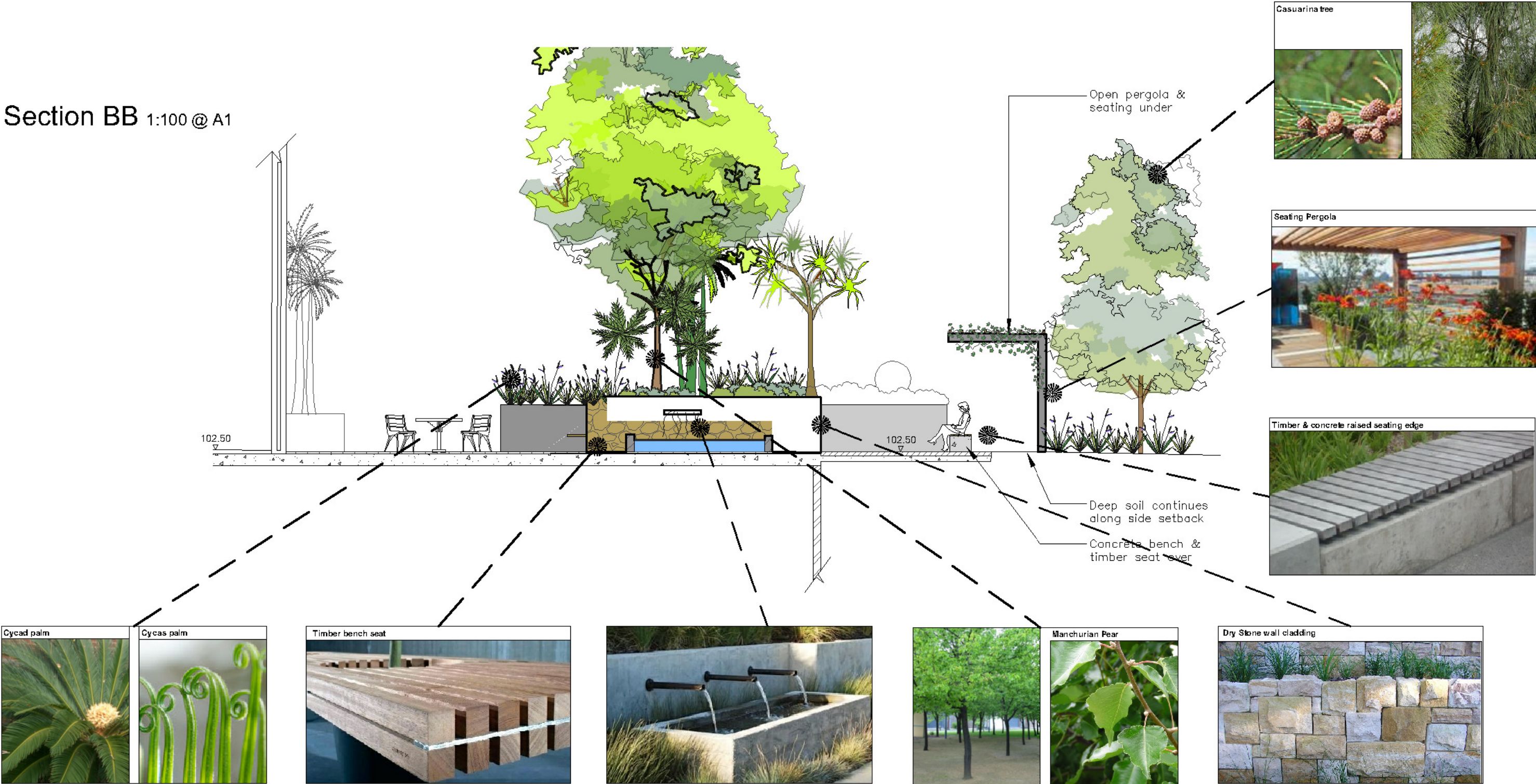
AMENDMENTS
NORTH



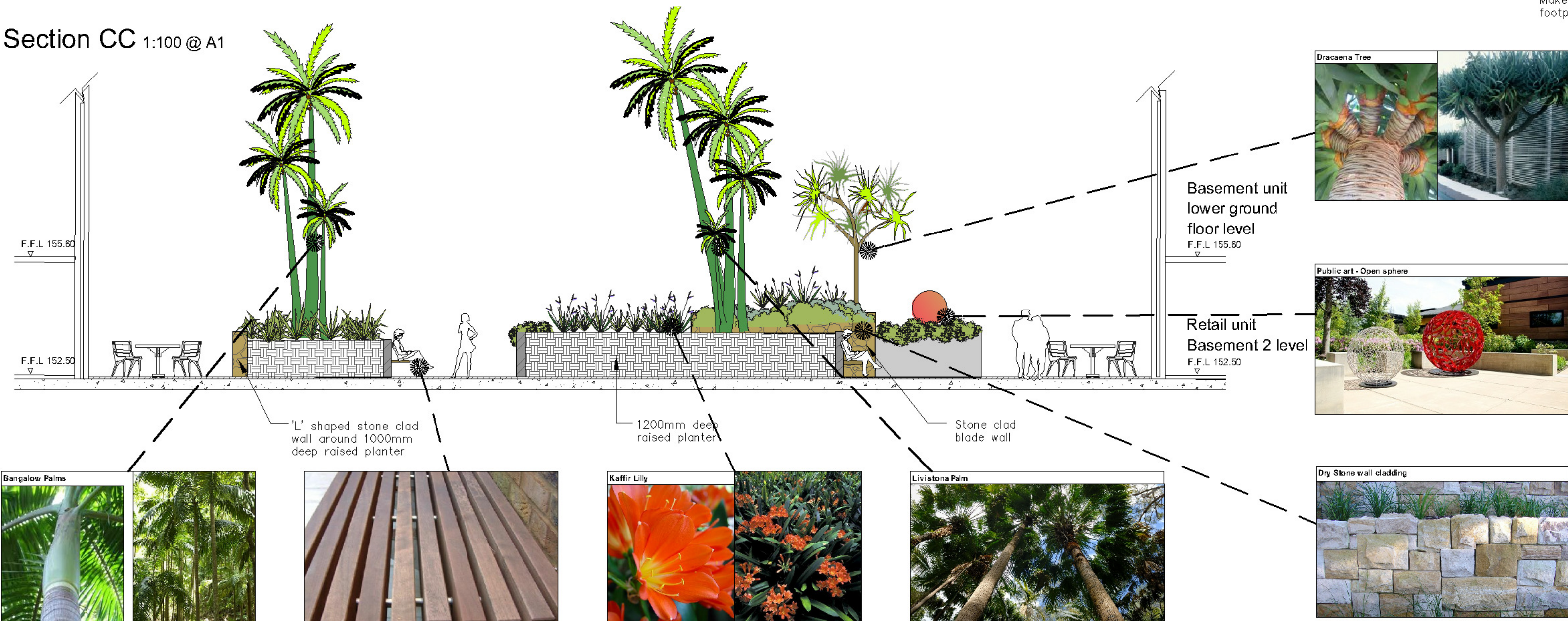
Section AA 1:100 @ A1



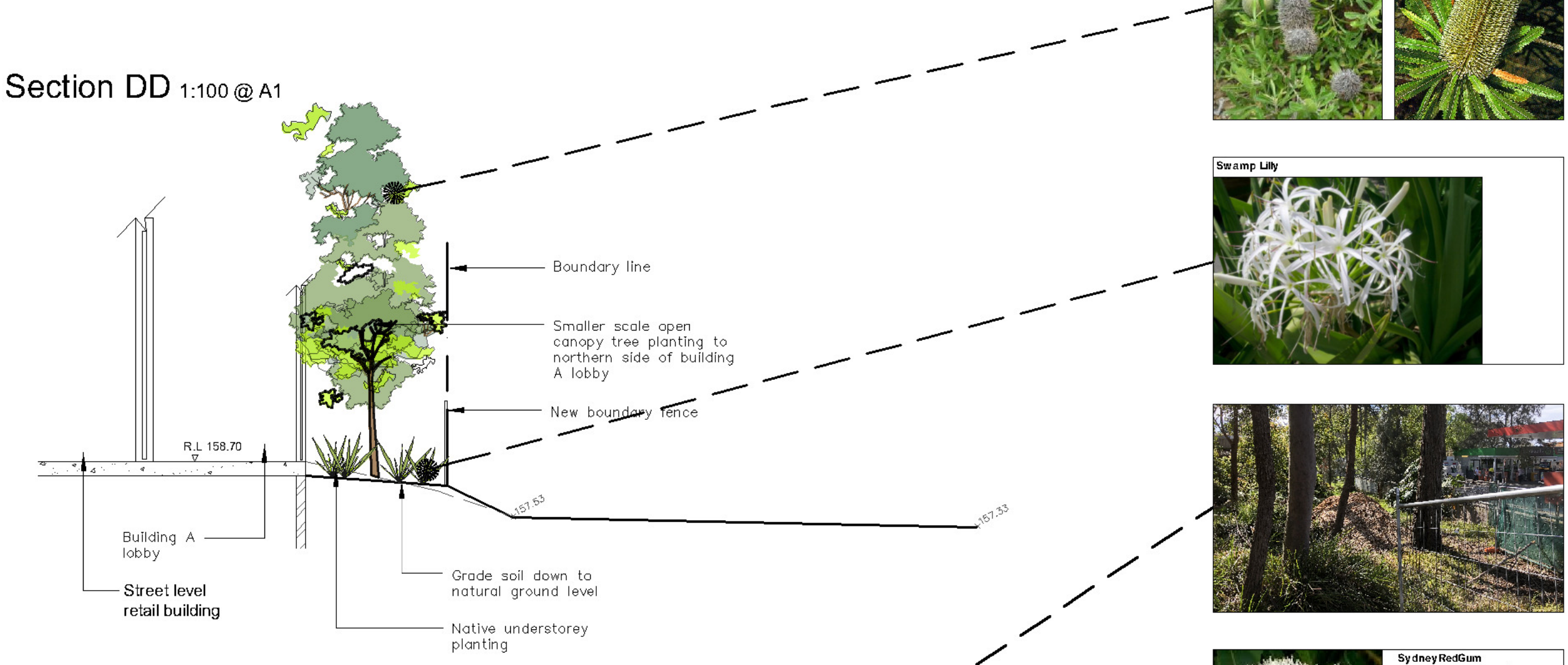
Section BB 1:100 @ A1



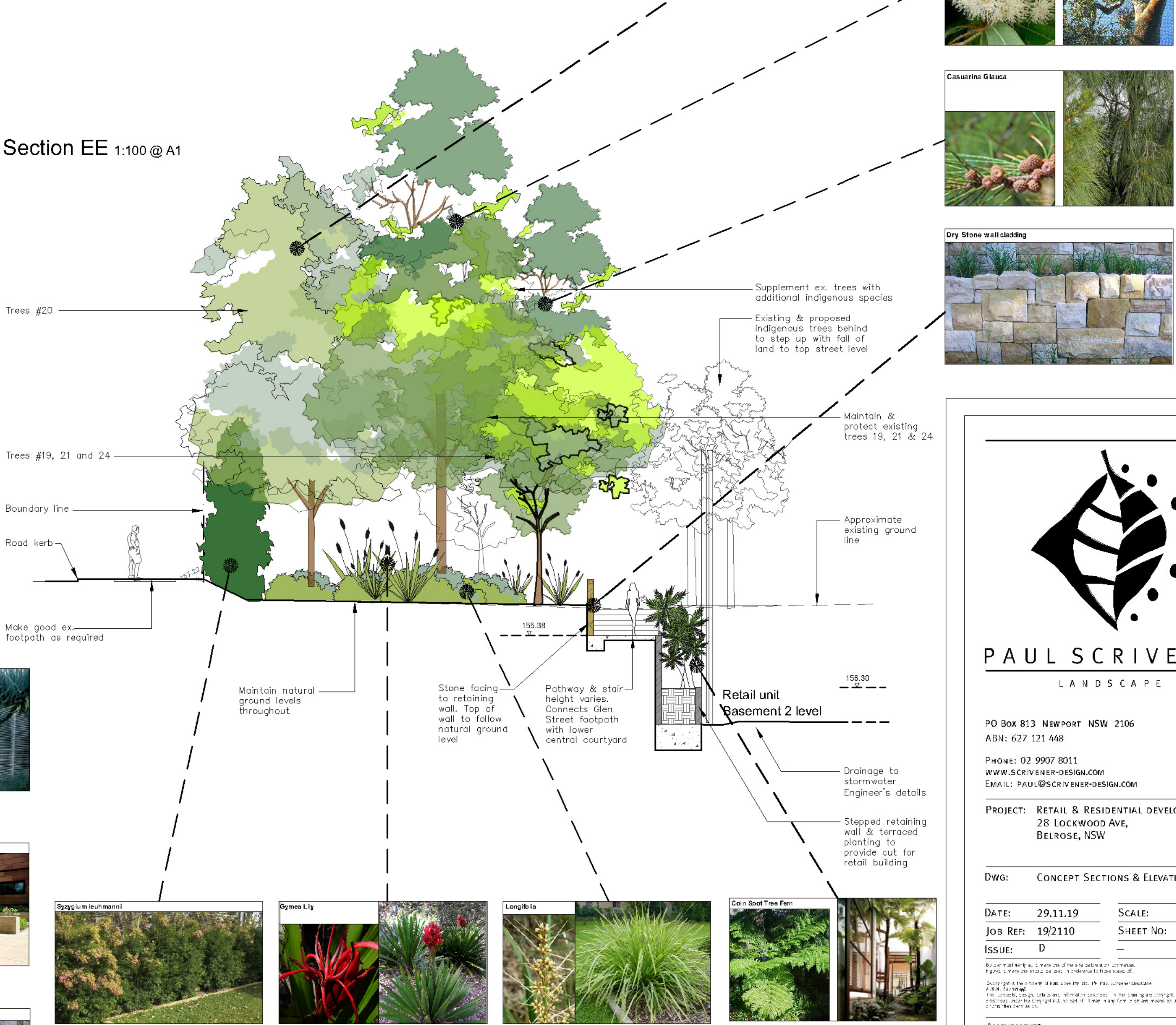
Section CC 1:100 @ A1



Section DD 1:100 @ A1



Section EE 1:100 @ A1



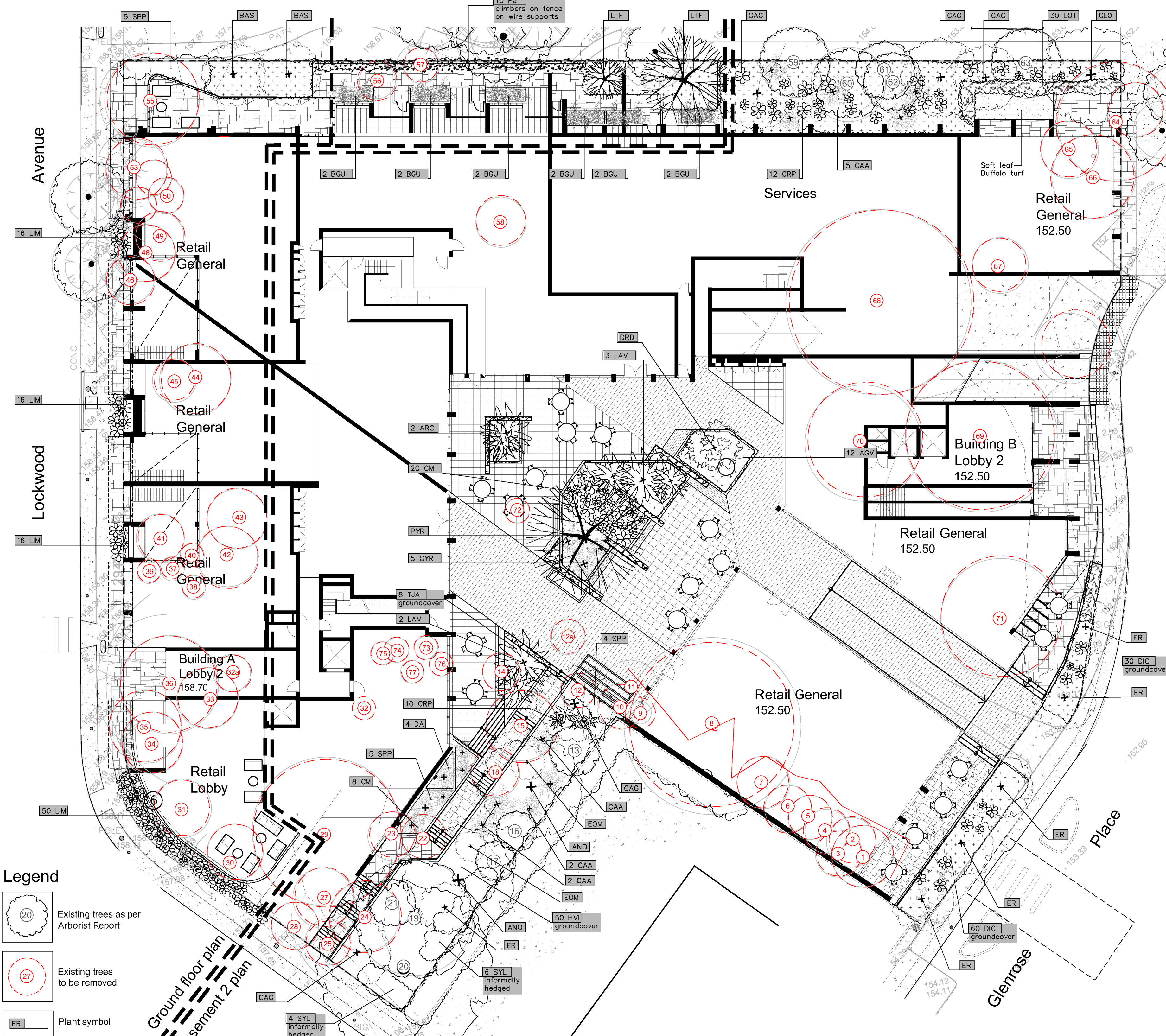
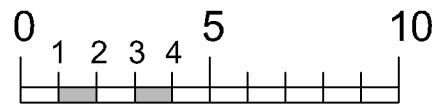
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ABN: 627 121 446
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT
28 LOCKWOOD AVE,
BELROSE, NSW

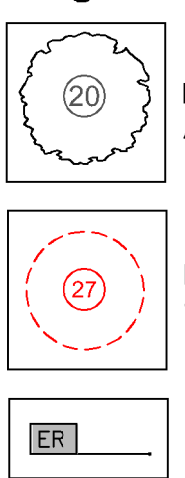
DWG: CONCEPT SECTIONS & ELEVATIONS
DATE: 29.11.19 SCALE: 1:150 @ A1
JOB REF: 19/2110 SHEET NO: 2 OF 7
ISSUE: D

AMENDMENTS

Planting plan 1:200 @ A1

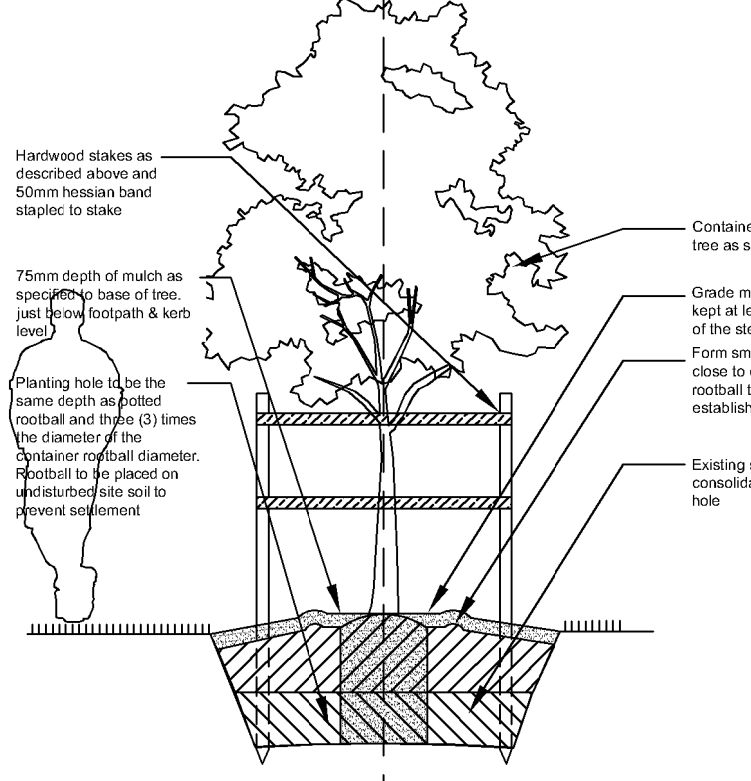


Legend



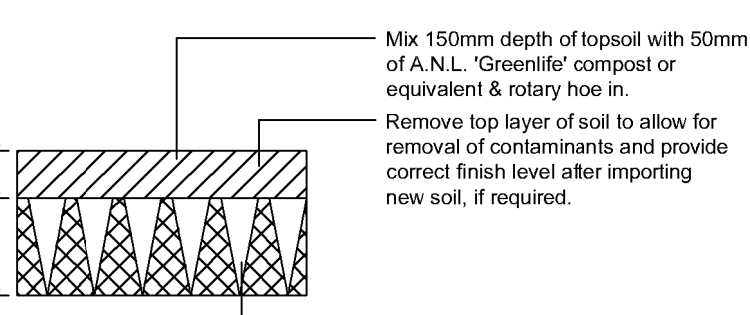
Detail 1.

Tree planting detail. n.t.s.



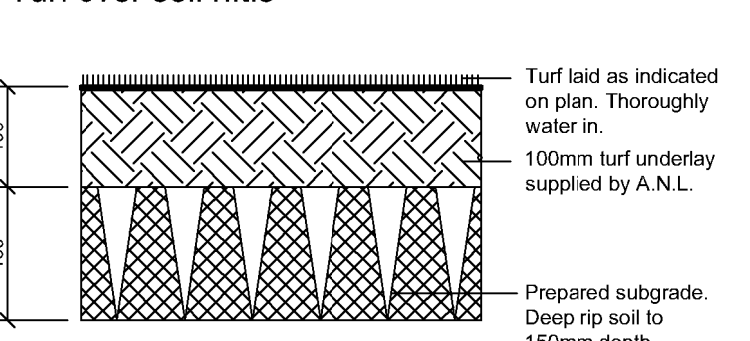
Detail 2.

Soil preparation detail n.t.s.



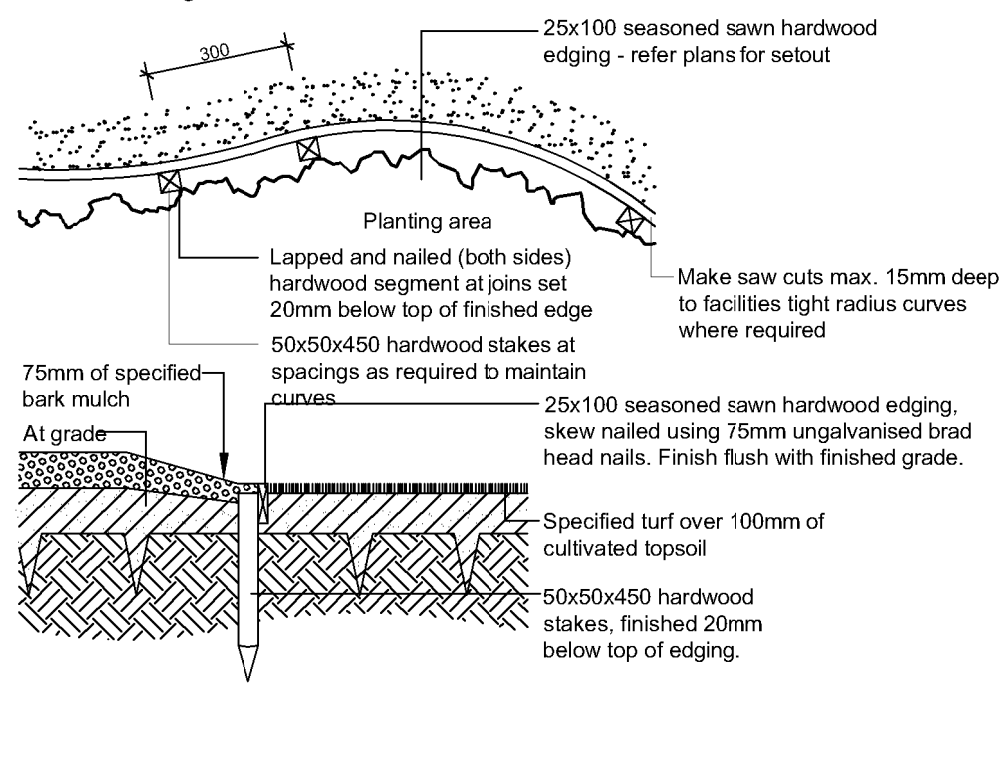
Detail 3.

Turf over soil n.t.s.



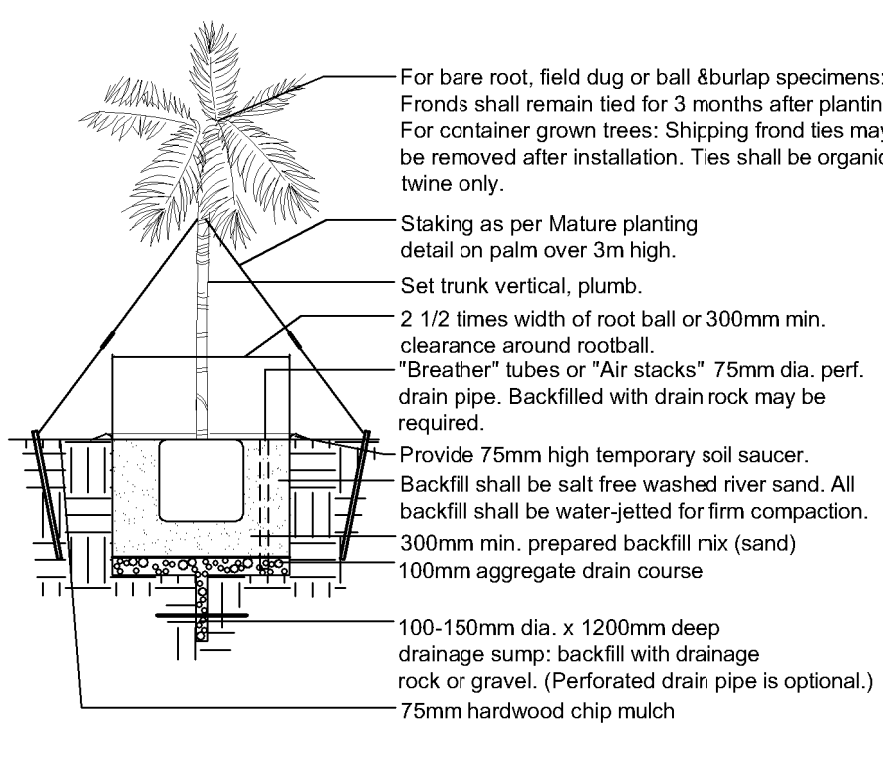
Detail 4.

Timber edge detail n.t.s.



Detail 5.

Palm planting detail n.t.s.



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
ANL	Anacardora costata	Sydney Red Gum (large native tree. Shining bark colour)	45Lt	3x50x50x1800	16-25.0M	2
BAS	Banksia serrata	Old Man Banksia (Small native. Shifting trunk & serrated leaves)	75Lt	3x50x50x1800	4-6.0M	2
CAG	Casuarina glauca	Swamp She-Oak (Med native tree)	45Lt	3x50x50x1800	18-13.0M	5
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	6
GLO	Glochidion ferdinandi	Cheese Tree (indigenous medium tree)	75Lt	3x50x50x1800	8-10.0M	1
LTF	Liriodendron tulipifera 'Fastigiat'	Upright Tulip Tree (exotic medium tree)	75Lt	3x50x50x1800	10-15.0M	2
PYR	Pyrus ussuriensis	Manchurian Pear (medium deciduous tree)	75Lt	2x50x50x1800	9-12.0M	1
SYL	Syzygium leuhamni	Small Leaved Lilly Pilly (native screen tree)	75Lt	3x38x38x1800	8-10.0M	10
Shrubs / small feature trees						
ER	Eriostema ciliolobus	Pink Wax Flower (flowering native shrub)	200mm	nil	2.0M	2
SPP	Syzygium 'Superior'	Superior Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req. height	1.6-2.8M	14
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	12
ARC	Archontophoenix cunninghamiana	Bangalow Palm (Tropical style palm)	200mm	nil	8-12M	2
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2.3-5M	12
CAA	Cyathea australis	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	10
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	5
DA	Dicksonia antarctica	Soft Tree Fern (shade tolerant tree fern)	300mm	nil	4.0M	4
CRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	1
LAV	Livistonia australis	Cabbage Palm (all indigenous palm)	semi adv	wire guys	8-12.0M	5
Groundcovers/Climbers						
HVI	Hardenbergia violacea	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	50
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	10
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	8
Ornamental grasses/strappy leaved plants						
CM	Clivia miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	28
CRP	Crinum pedunculatum	Swamp Lily (native mass planted groundcover)	200mm	nil	0.5-0.7	22
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	100mm	nil	0.4M	80
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	98
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	30

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas nominated on the hatched areas on sheet 3 and is to include all raised planter boxes over slab structures. Water supply tap hosecocks to each isolated planterbox for separate irrigation lines with battery timers. (To be coordinated with Hydraulic engineer's details). Drip line supply system only to be incorporated. Contractor is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system.

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

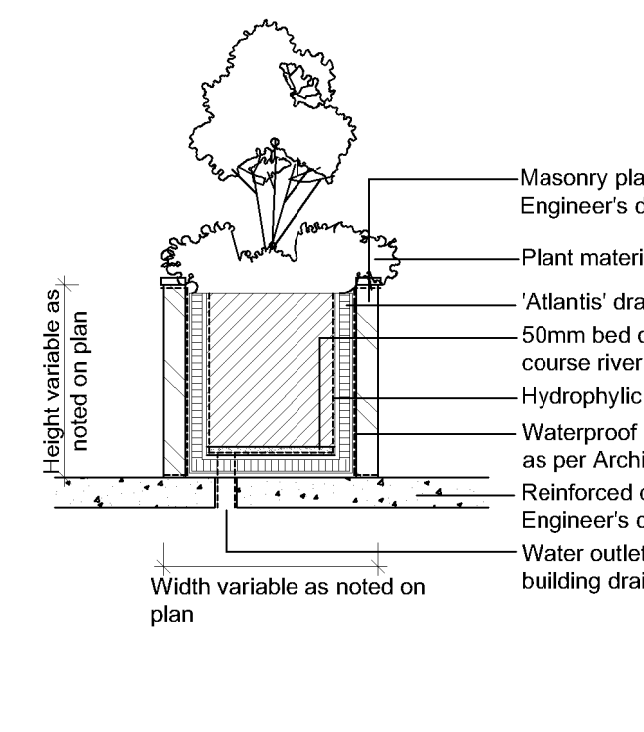
Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Detail 6.

Typical planter box drainage detail n.t.s



General installation notes

1. **Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or arranging where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. **Soil preparation**
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soft Leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur with such situations, care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and composts worked into the top 200mm profile. To comply with AS 4454:1999.

3. **New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constrained deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. **Planter boxes & waterproofing**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for all planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Engineer. Ensure min 50mm cavity between planter box and building wherever planter joins building with drainage provided. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via drain outlet points in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architect's drawing. All planting containers to have the following:

- Waterproofing to Engineer's specification and construction details
- Impermeous waterproof membrane along base and to continue up to top of soil level of containers
- 'Atlantis' drainage cell (or engineers specified equivalent at base to be connected to drainage system or development)
- Planter box soil mix or equivalent to comply with AS 4419 and AS 3743
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes to installed in slab structures prior to slab pour.

5. **Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. **Fertiliser**
All planting areas to be fertilised with 9 month NPK slow release fertiliser.

7. **Staking**
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

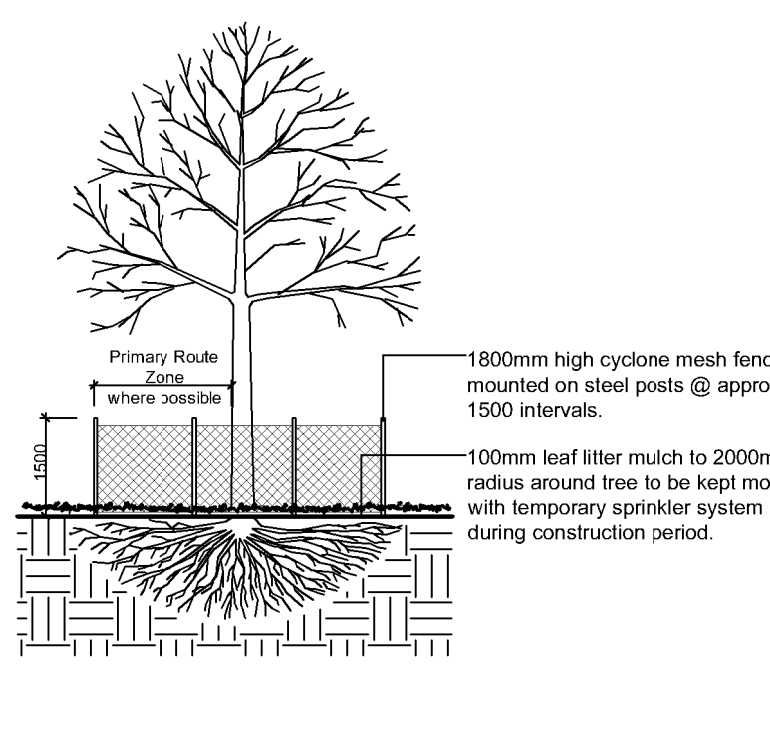
8. **Lawn edging**
All ground level garden beds adjacent to site boundary or paved areas to have 150mm raised concrete edging as nominated on the plans.

9. **Turfing**
Turfed nature strip areas to be Soft Leaf Buffalo or Soft Leaf Buffalo 'shademaster' to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. 300mm soil underlay over slab areas as per detail 7 sheet 4

10. **Structural**
All structural details whatsoever to Engineer's details.

Detail 7.

Tree protection measure Type 2 n.t.s.



Refer to Arborists report prepared by Mark Bury Consulting



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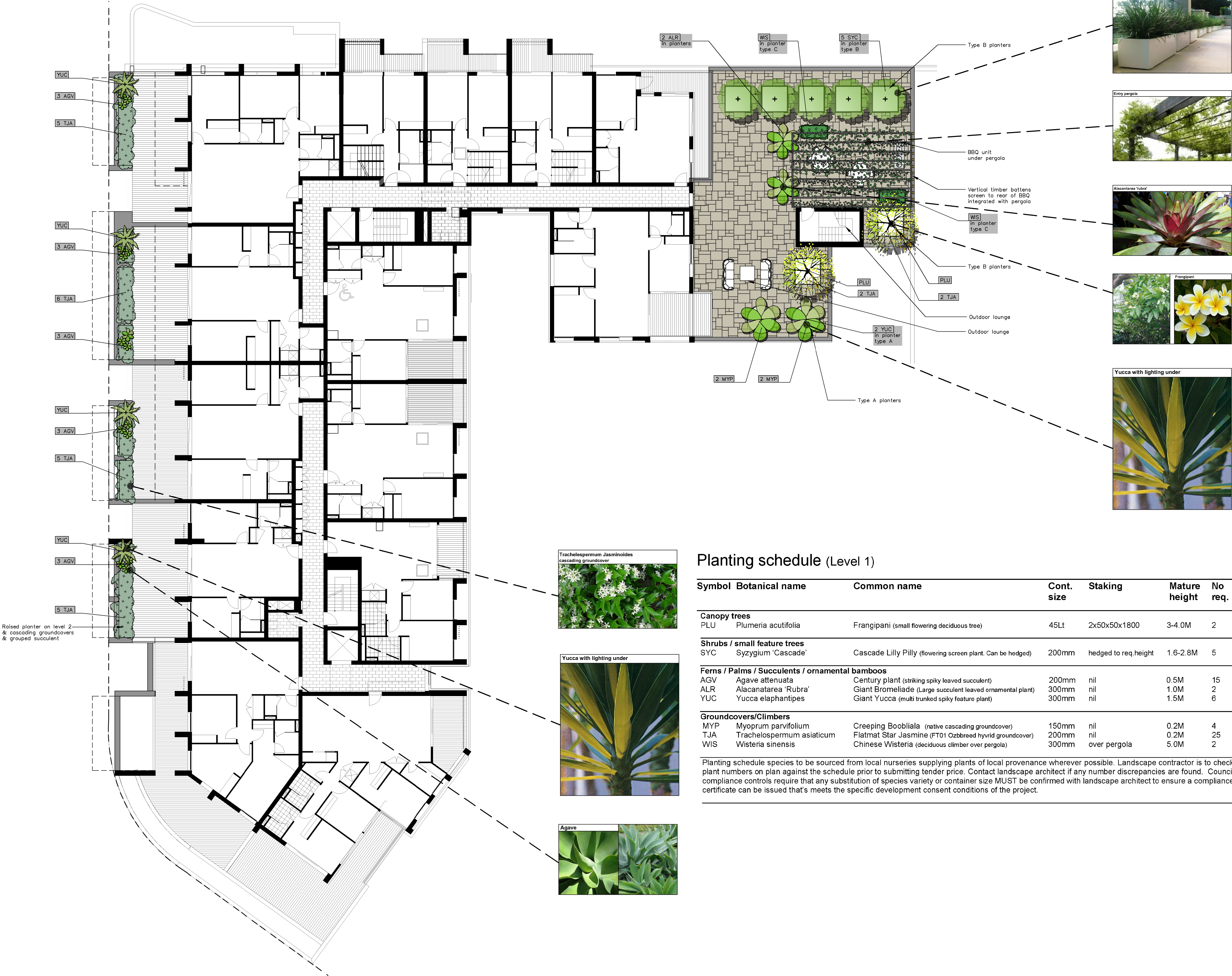
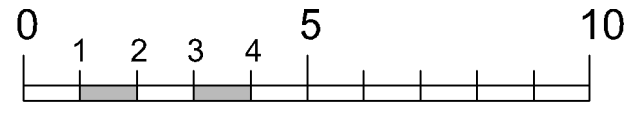
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PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

DWG: PLANTING PLAN

DATE: 29.11.19 SCALE: 1:200 @A1
JOB REF: 19/2110 SHEET NO: 3 OF 7
ISSUE: D

AMENDMENTS
NORTH



Legend

- Proposed evergreen trees
- Proposed Deciduous tree
- Cascading groundcovers
- Succulent
- Private open space paving
- Walls

See sheet 7 for planter pot types

See Arborists report prepared by Mark Bury Consulting



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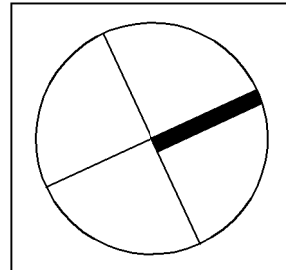
DWG: LEVEL 1 DETAIL PLAN

DATE: 29.11.19 SCALE: 1:150 @A1
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ISSUE: D

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AMENDMENTS

NORTH

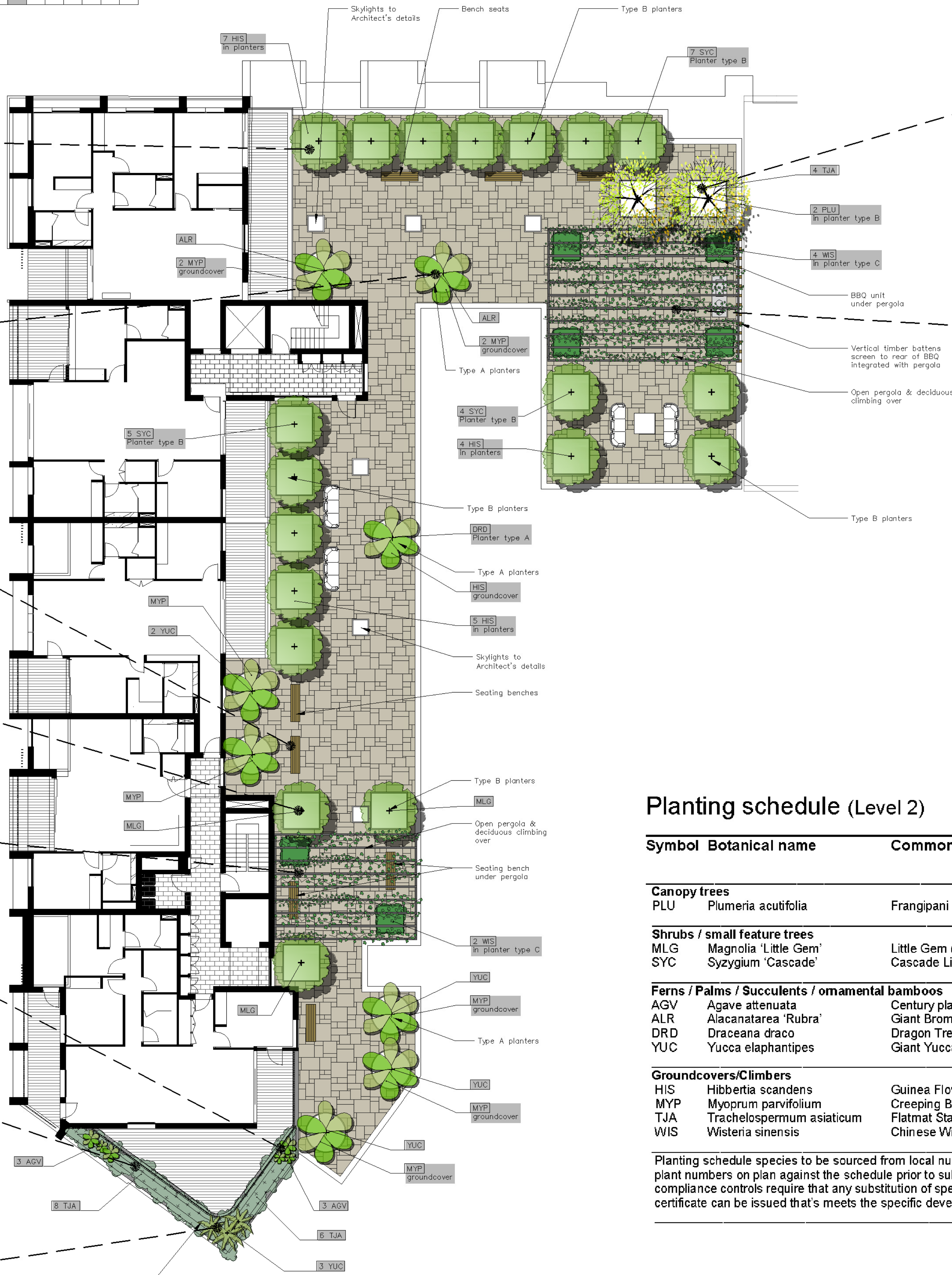
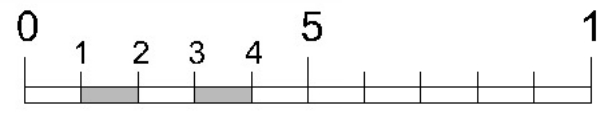


Planting schedule (Level 1)

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	2
Shrubs / small feature trees						
SYC	Syzygium 'Cascade'	Cascade Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req.height	1.6-2.8M	5
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	15
ALR	Alacatanarea 'Rubra'	Giant Bromeliade (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	6
Groundcovers/Climbers						
MYP	Myoprum parvifolium	Creeping Boobialala (native cascading groundcover)	150mm	nil	0.2M	4
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hybrid groundcover)	200mm	nil	0.2M	25
WIS	Wisteria sinensis	Chinese Wisteria (deciduous climber over pergola)	300mm	over pergola	5.0M	2

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.





Raised planter on level 2 & cascading groundcovers & grouped succulent

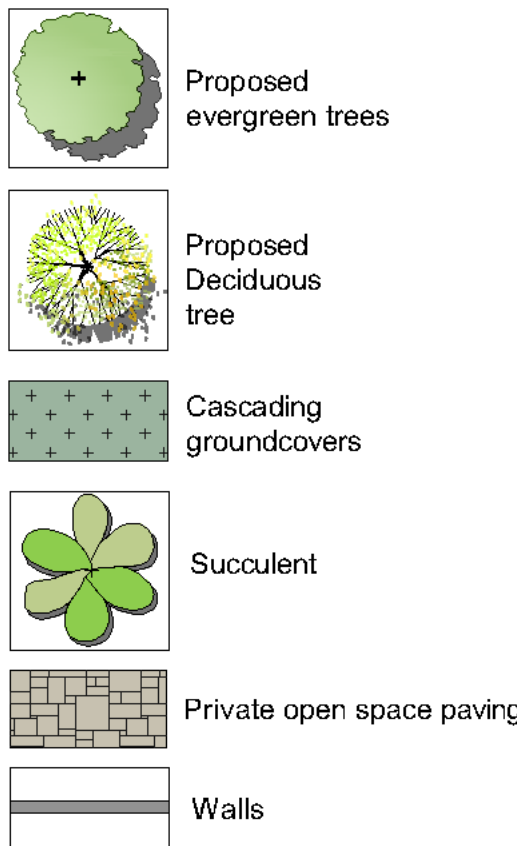


Planting schedule (Level 2)

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	2
Shrubs / small feature trees						
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	3
SYC	Syzygium 'Cascade'	Cascade Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req.height	1.6-2.8M	16
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	6
ALR	Alcantarea 'Rubra'	Giant Bromeliade (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
DRD	Draceana draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	8
Groundcovers/Climbers						
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	17
MYP	Myoprum parvifolium	Creeping Boobialla (native cascading groundcover)	150mm	nil	0.2M	9
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hybrid groundcover)	200mm	nil	0.2M	18
WIS	Wisteria sinensis	Chinese Wisteria (deciduous climber over pergola)	300mm	over pergola	5.0M	6

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

Legend



See sheet 7 for planter pot types

See Arborists report prepared by Mark Bury Consulting



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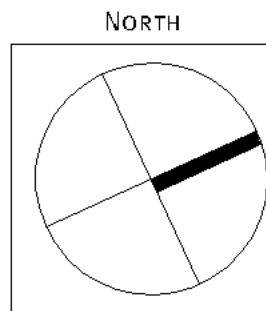
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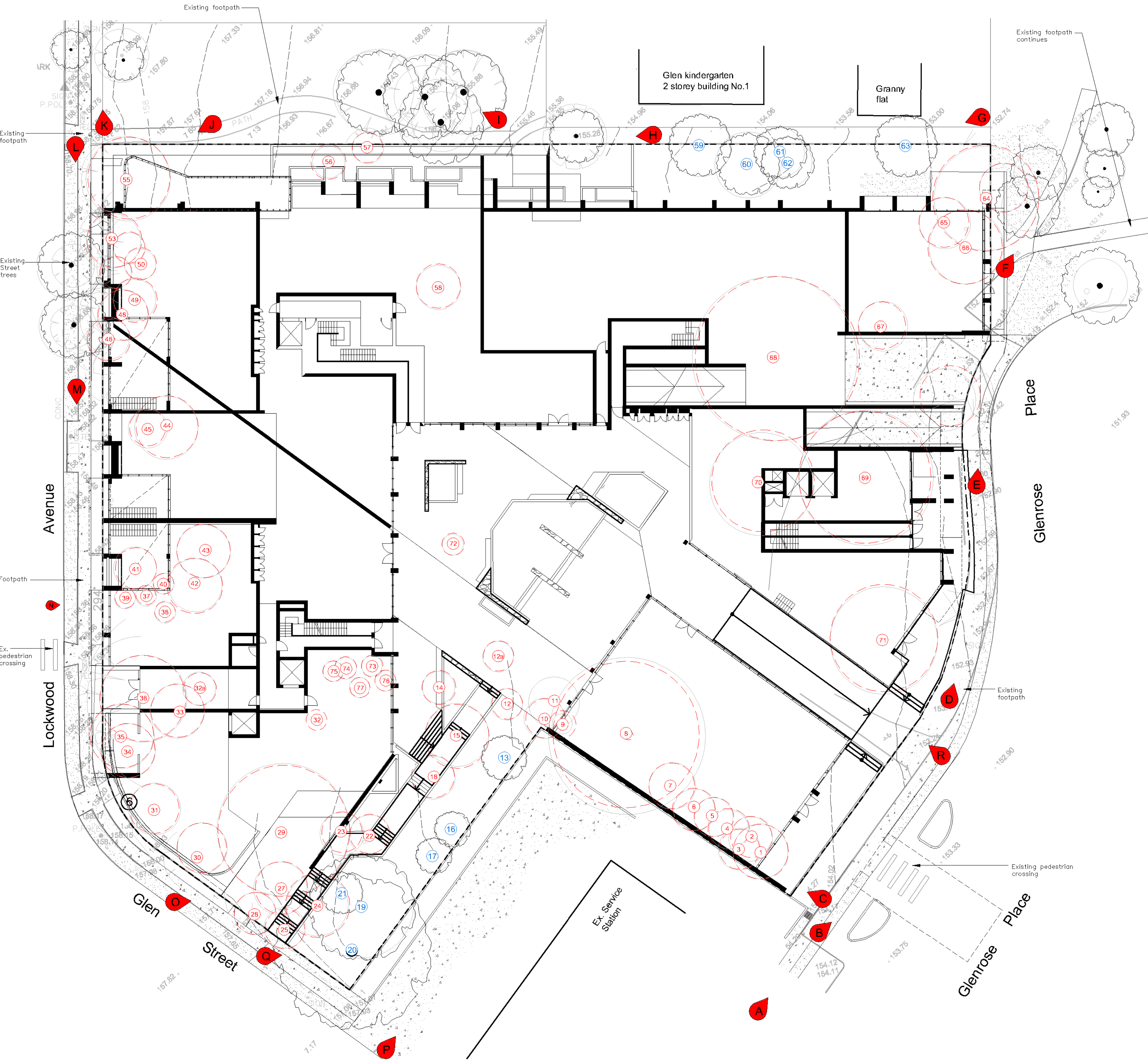
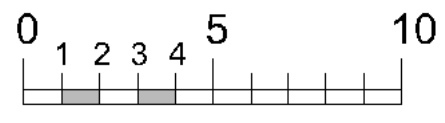
PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT
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DWG: LEVEL 2 DETAIL PLAN

DATE: 29.11.19 SCALE: 1:150 @A1
JOB REF: 19/2110 SHEET NO: 5 OF 7
ISSUE: D

AMENDMENTS





Legend

- Existing trees to be removed
- Existing trees to be retained
- Site photo locations
- Cascading groundcovers
- Succulent

See Arborists report prepared by Mark Bury Consulting

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PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

DWG: SITE ANALYSIS

DATE: 29.11.19	SCALE: 1:200 @A1
JOB REF: 19/2110	SHEET NO: 6 OF 7
ISSUE: D	

AMENDMENTS

NORTH

Height	Low (500 High)	Medium (700 High)	Tall (900 High)
700 Diameter	 ZDU707050	 ZDU707070	 ZDU707090
900 Diameter	 ZDU909050	 ZDU909070	 ZDU909090
1200 Diameter	 ZDU121250	 ZDU121270	 ZDU121290
1500 Diameter	 ZDU151550	 ZDU151570	 ZDU151590
1800 Tall U Bowl (900 High)  ZDU181890		2200 Tall U Bowl (1000 High)  ZDU222210	



Product specifications, options, downloadable drawings and 3D models are available on the relevant product page at quatrodesign.com.au.



U bowls

moderncurvature

Large format pots schedule - Sizes and type (or approved alternative makes)

Type	Make & model	Size (mm)
A	Quatro pots – Tall U Bowl	2200 dia x 1000(h)
B	Quatro pots - 2000 Square Tall Civic Planter	2000 x 2000 x 1000(h)
C	Quatro pots - 1200 Square Tall Civic Planter	1200 x 1200 x 800(h)
D	Quatro pots - 2000 Narrow Tall Planter	2000 x 500 x 1000(h)
E	Quatro pots - 2200 Tall Civic Trough Planter	2200 x 1000 x 800(h)

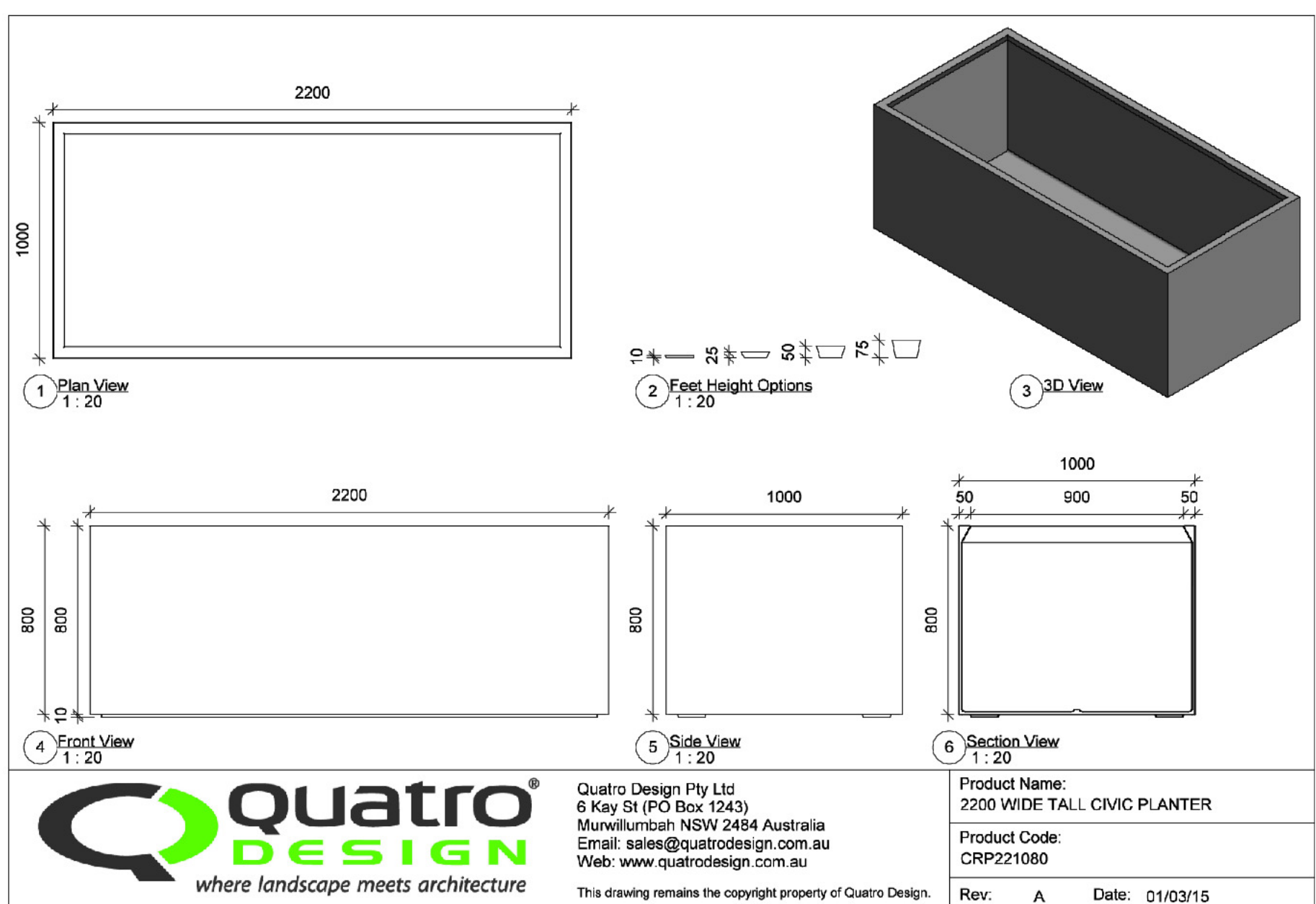
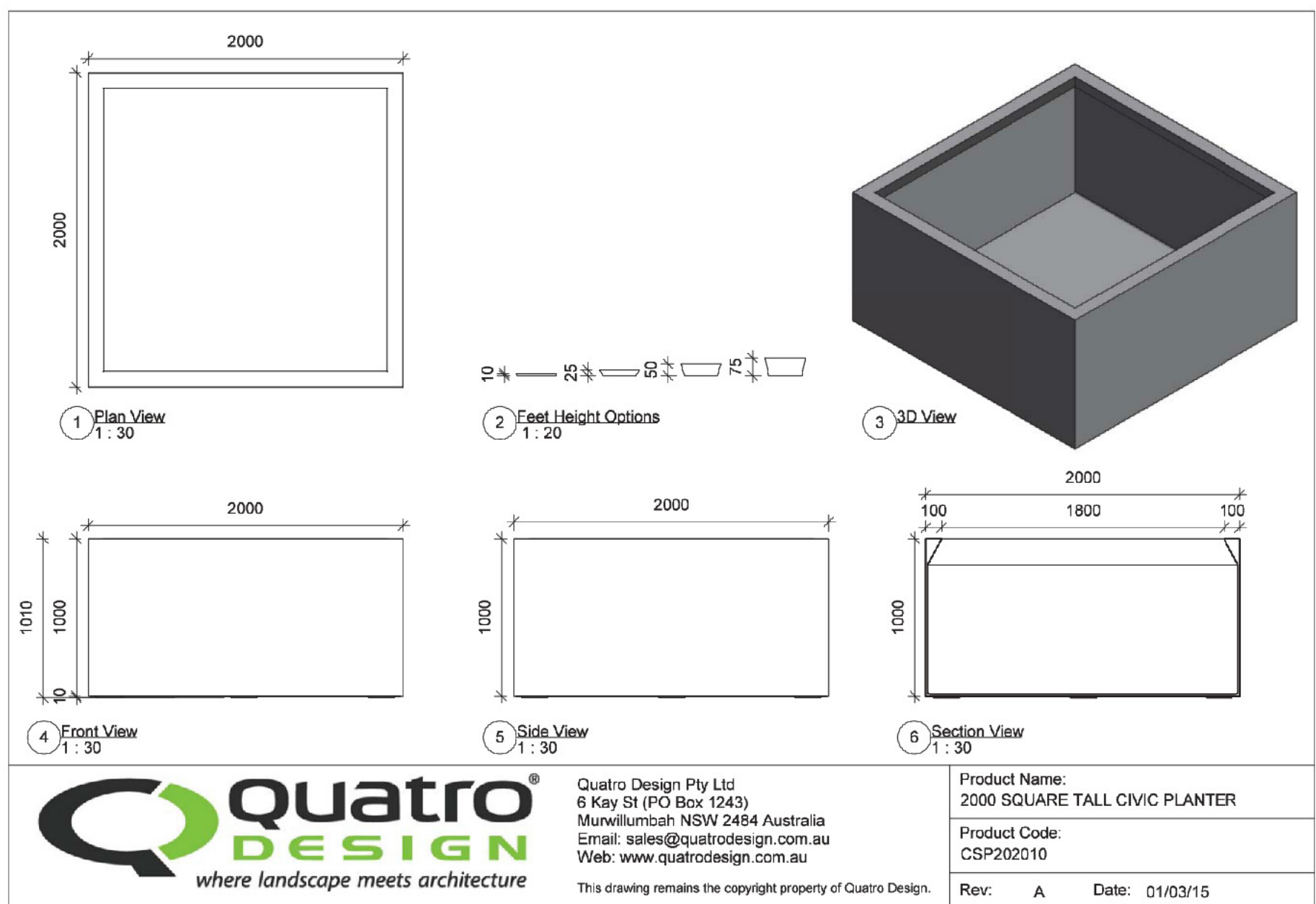
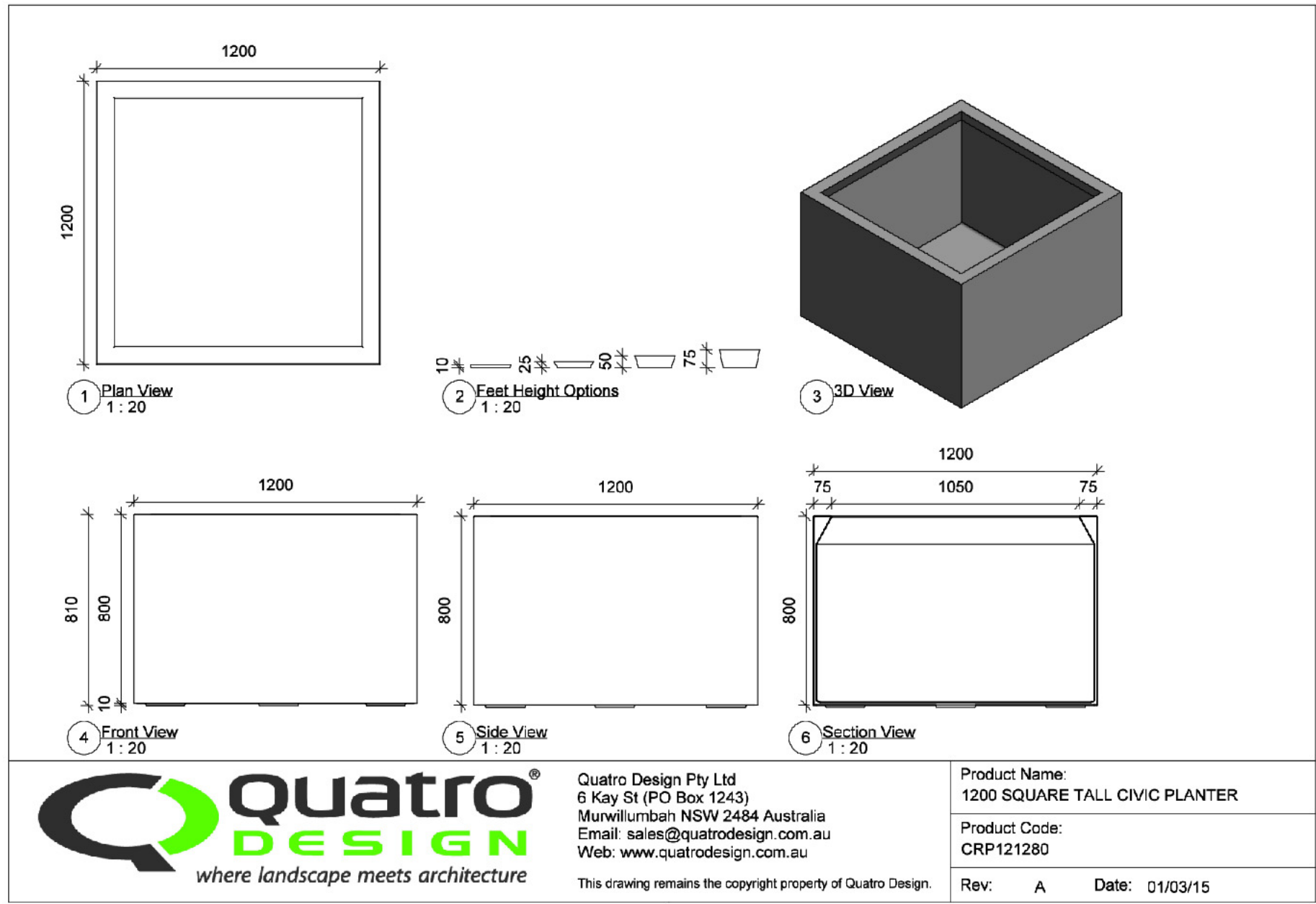
With low foot supports to allow free surface water drainage under. All drainage points on terraces to stormwater engineers details

All pots to have concealed poly dripline irrigation run behind pots and up through base drainage holes. Connect to automatic timer. To be detailed in Construction Certificate drawings

All planters to have approved specified planter box mix min 400mm over B horizon soil fill. To be detailed in Construction Certificate drawings.

800mm high planters to have 200mm high foot risers with no toe holds to ensure min. 1000mm non-climbable faces. To be confirmed by BCA consultant prior to purchase and installation.

All fixed seating benches to be min. 1000mm from any balustrading or planter adjacent to balustrading. To be confirmed by BCA consultant prior to purchase and installation.



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PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT
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DWG: PLANTER DETAILS

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ISSUE: D

AMENDMENTS

NORTH

