

# Development Application

## 28 Lockwood Avenue, Belrose NSW 2085



Layout ID	Layout Name	Revision
DA000	Cover Sheet	B
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	B
DA201	Basement 3	B
DA202	Basement 2	B
DA203	Lower Ground Floor	B
DA204	Ground Floor	B
DA205	Level 1	B
DA206	Level 2	B
DA207	Roof	B
DA300	Elevations - Sheet 1	B
DA301	Elevations - Sheet 2	B
DA302	Elevations - Sheet 3	B
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	B
DA501	Eye of the Sun - Sheet 2	B
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	Excavation Plan	A



ABSA  
Accredited Building  
Sustainability Assessor

HERS Assessments completed within the accreditation period are part of the ABSA quality seal system.

Accreditation Period: 01/04/19-31/03/2020

Assessor Name: Zoltan Lipovski

Assessor Number: 20884

Assessor Signature: *Zoltan Lipovski*



6.4  
Average star rating

NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0004601460

Assessor Name: Zoltan Lipovski

Accreditation no.: 20884

Certificate date: 17 February 2020

Dwelling Address:  
28 Lockwood Avenue  
Belrose, NSW  
2085



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01	21/11/2019	WL	IL	DA SUBMISSION
02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	17/02/2020	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**  
**B**





ABSA  
Sustainability Accredited

Accreditation Period 01/04/19-31/03/2020

Assessor Name Zoltan Lipovski

Assessor Number 20884



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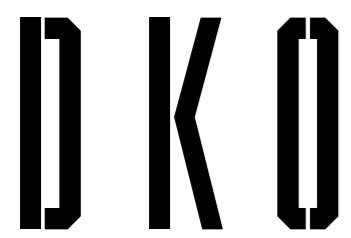
Accreditation no.: 20884

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2085

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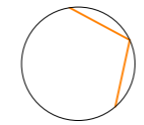




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06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION

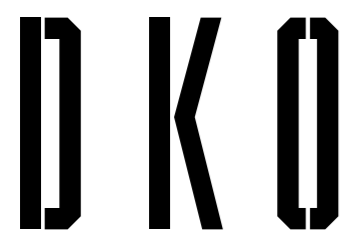
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 4
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA200
		Revision	B



LOCKWOOD AVENUE

GLENROSE PLACE

Certificate no.: 0004601460  
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A	29/11/19	WL	IL	DA SUBMISSION
B	29/01/20	OS	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 3
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA201
		Revision	B

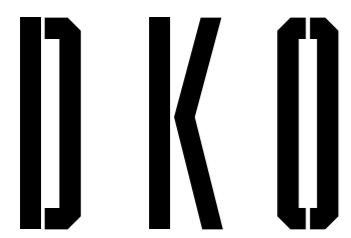


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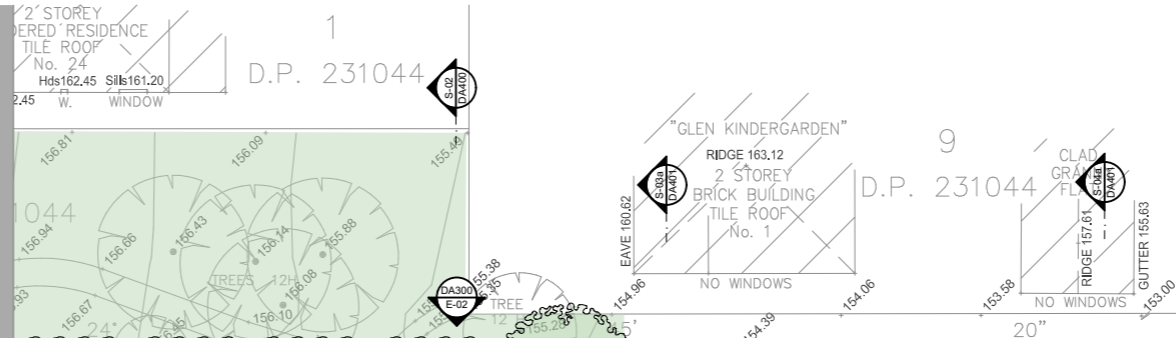
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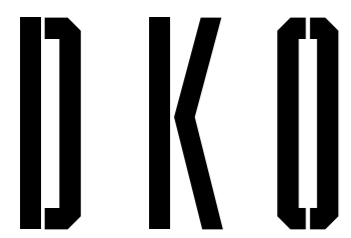
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A	29/11/19	WL	IL	DA SUBMISSION
B	29/01/20	OS	IL	DA SUBMISSION

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



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B	29/01/20	OS	IL	DA SUBMISSION

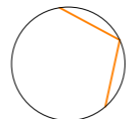
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Lower Ground Floor
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA203
		Revision	B



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06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION

Project Name  
 Project Address

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

Client

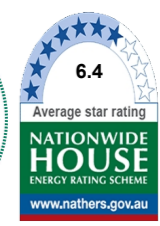
Platinum Property Group

Project Number  
 Drawing Name  
 Scale  
 Date

11574  
 Ground Floor  
 1:400 @A3  
 Aug 2019

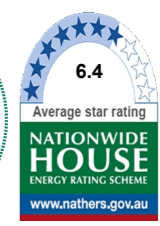
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**DA204**  
**B**

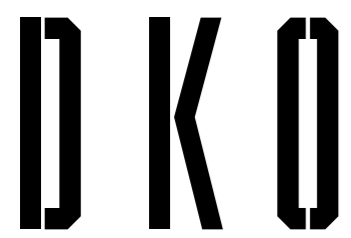


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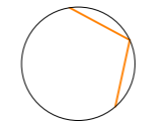


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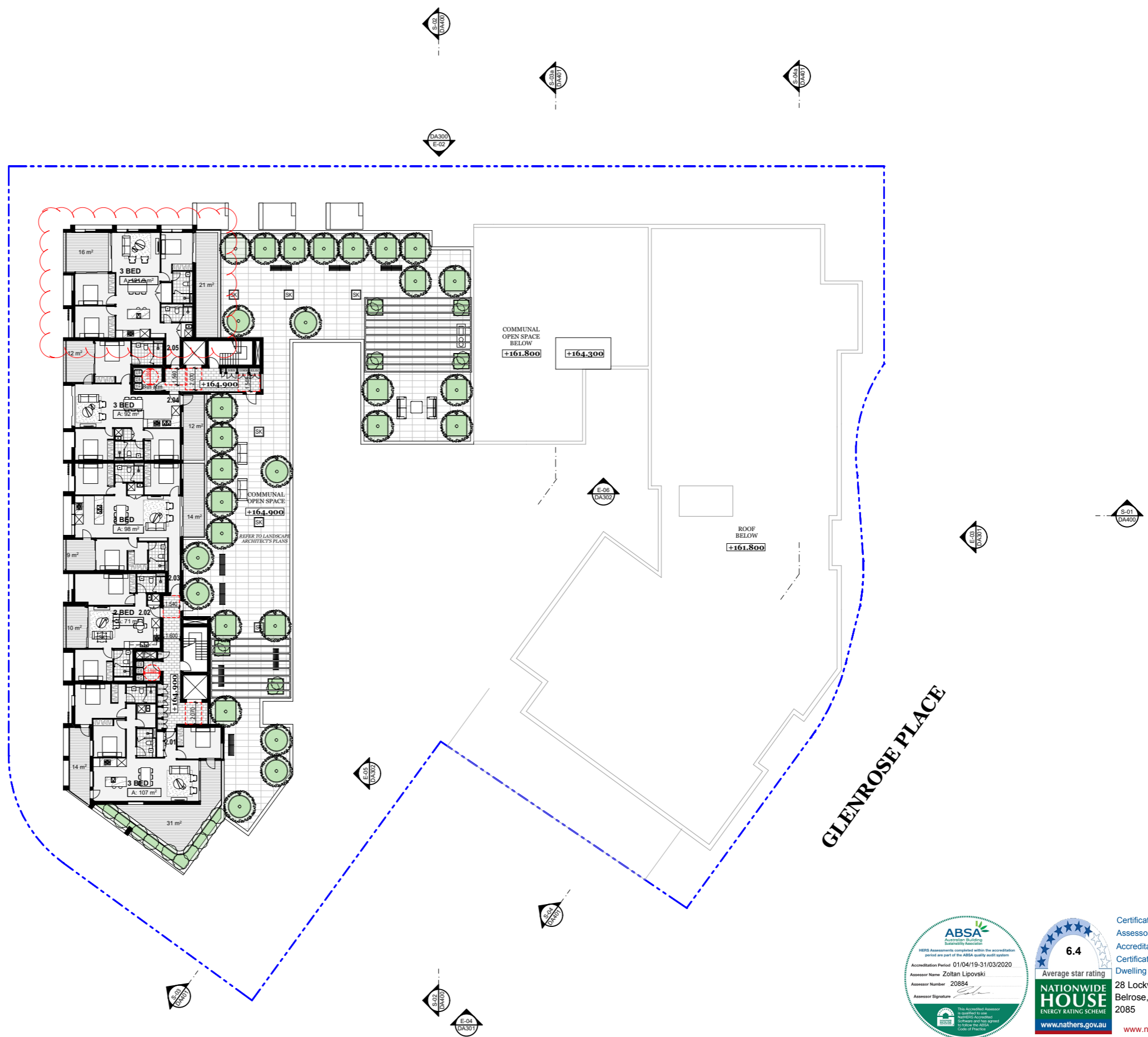
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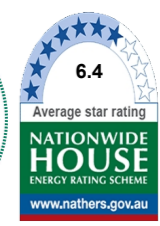
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06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Level 1
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	<b>DA205</b>
		Revision	<b>B</b>

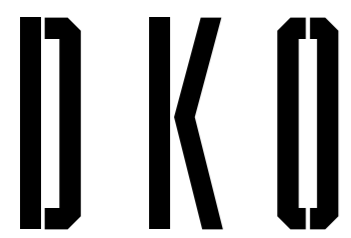


LOCKWOOD AVENUE

GLENROSE PLACE



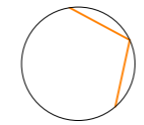
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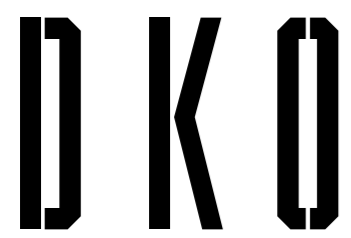
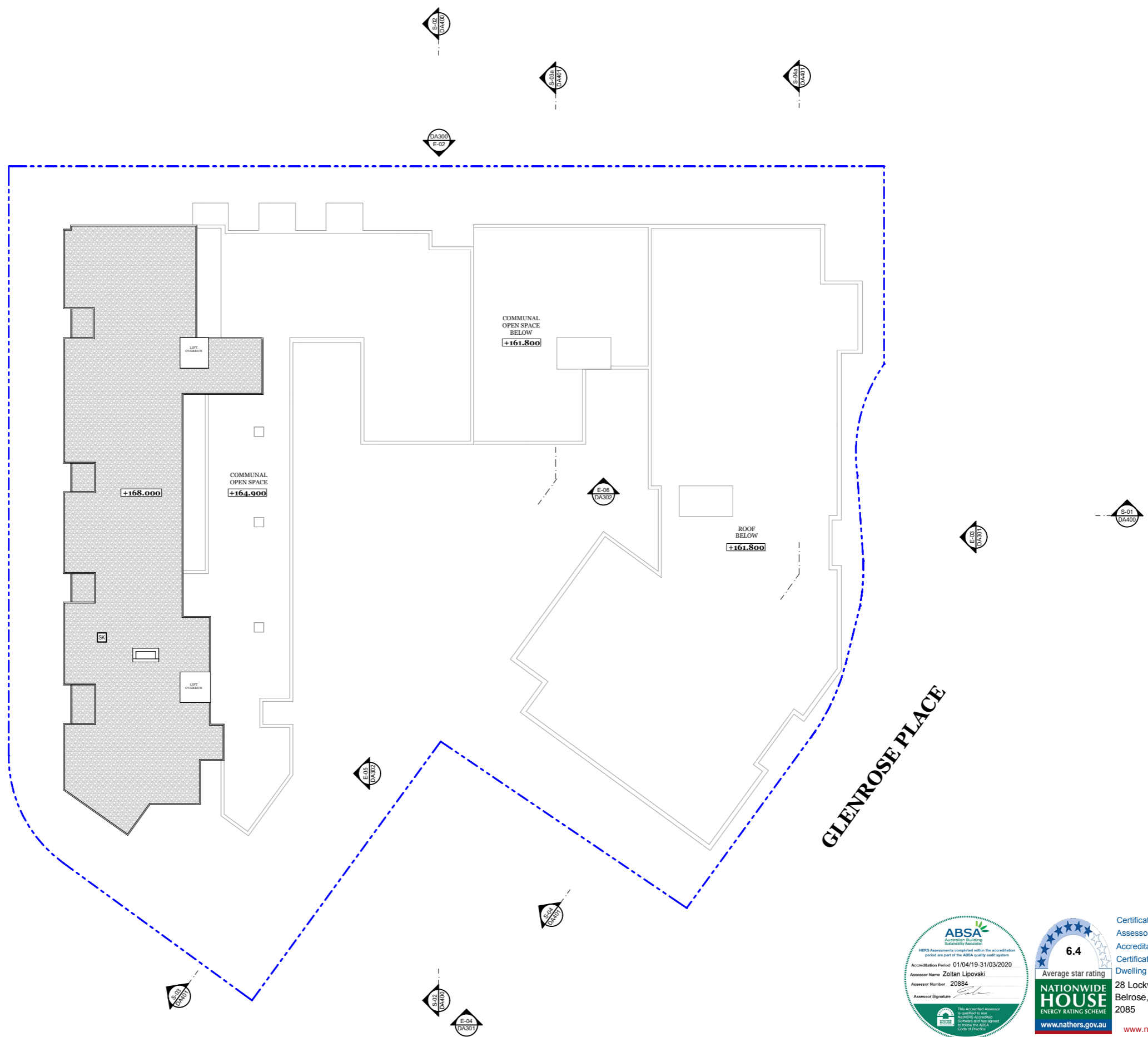
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06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Level 2
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA206
		Revision	B

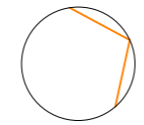




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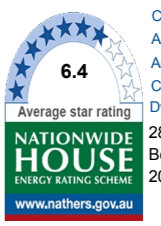
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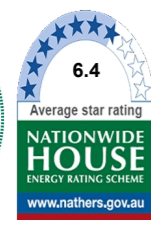
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03	21/11/2019	WL	IL	DA SUBMISSION
04	26/11/2019	WL	IL	DA SUBMISSION
05	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Roof
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	<b>DA207</b>
		Revision	<b>B</b>



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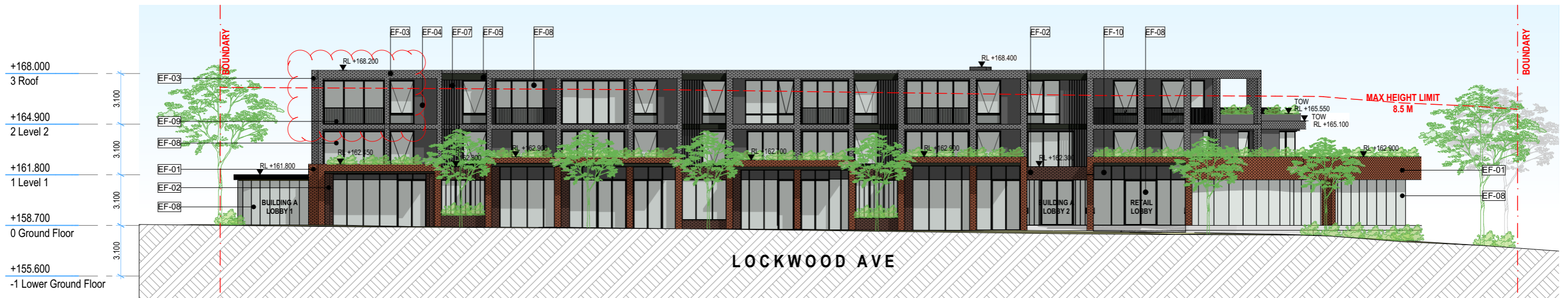


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**LEGEND:**

	<b>EF-01</b> Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		<b>EF-05</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Ticking - Dark Grey		<b>EF-09</b> Finish: Glass Product: Glass Colour: Grey
	<b>EF-02</b> Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		<b>EF-06</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		<b>EF-10</b> Finish: Glass Product: Glass Colour: Dark Grey
	<b>EF-03</b> Finish: Face Brick Product: Boral Brick Colour: Contempo Madrid Blanco - White		<b>EF-07</b> Finish: Painted Metal Product: Metal Colour: Delux Black		
	<b>EF-04</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Guild Grey		<b>EF-08</b> Finish: Glass Product: Glass Colour: Clear		



**E-01** South Elevation  
1:250



**E-02** West Elevation  
1:250



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02	21/11/2019	WL	IL	DA
03	26/11/2019	WL	IL	DA
A	29/11/2019	WL	IL	DA
B	29/01/2020	OS	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

Client

Platinum Property Group

Drawing Number  
Revision

**DA300**  
**B**



Certificate no.: 0004601460  
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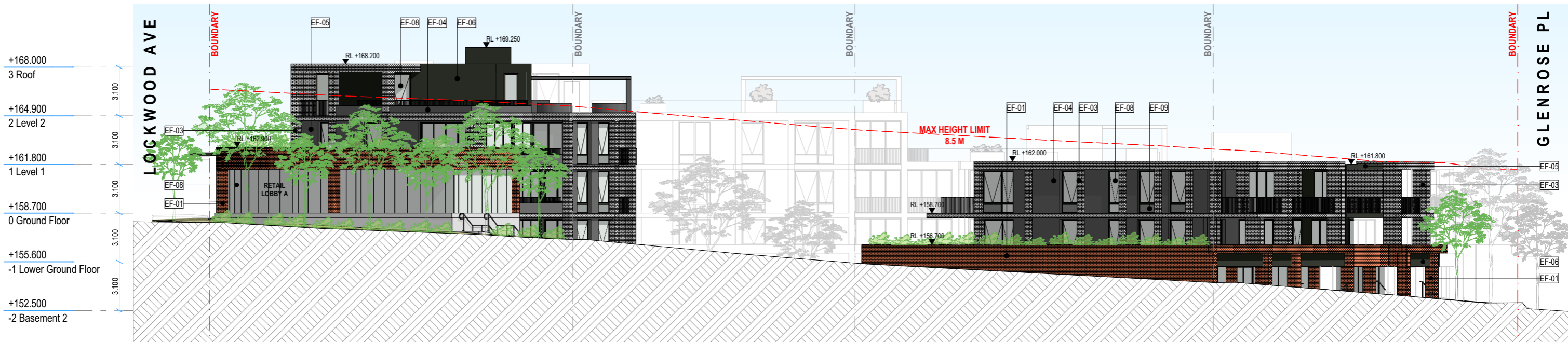


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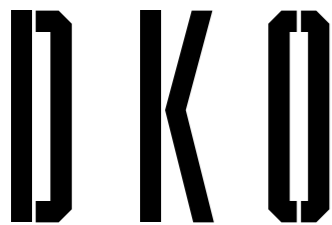
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	<b>EF-02</b> Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		<b>EF-06</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		<b>EF-10</b> Finish: Glass Product: Glass Colour: Dark Grey
	<b>EF-03</b> Finish: Face Brick Product: Boral Brick Colour: Contempo Madrid Blanco - White		<b>EF-07</b> Finish: Painted Metal Product: Metal Colour: Delux Black		
	<b>EF-04</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Guild Grey		<b>EF-08</b> Finish: Glass Product: Glass Colour: Clear		



**E-03** North Elevation  
1:250



**E-04** East Elevation  
1:250

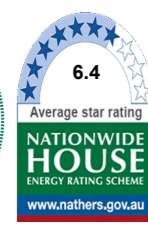


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B	29/01/2020	OS	IL	DA

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	<b>DA301</b>
		Revision	<b>B</b>



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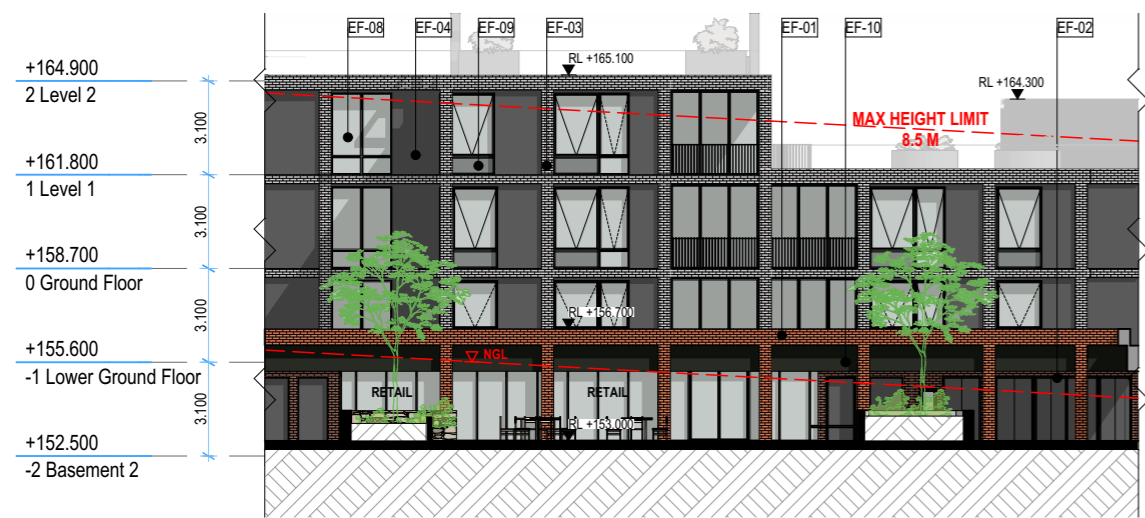
**LEGEND:**

	<b>EF-01</b> Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		<b>EF-05</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Ticking - Dark Grey		<b>EF-09</b> Finish: Glass Product: Glass Colour: Grey
	<b>EF-02</b> Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		<b>EF-06</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		<b>EF-10</b> Finish: Glass Product: Glass Colour: Dark Grey
	<b>EF-03</b> Finish: Face Brick Product: Boral Brick Colour: Contempo Madrid Blanco - White		<b>EF-07</b> Finish: Painted Metal Product: Metal Colour: Delux Black		
	<b>EF-04</b> Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Guild Grey		<b>EF-08</b> Finish: Glass Product: Glass Colour: Clear		



NATHERS & BASIX Summary for 28 Lockwood Av, Belrose

**E-05 North Internal Elevation 1:250**



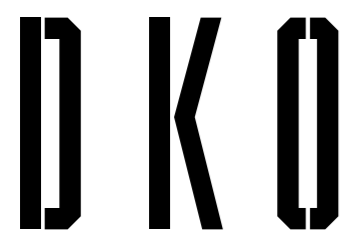
**E-06 West Internal Elevation 1:250**

**TYPICAL FOR ALL UNITS - UNLESS NOTED OTHERWISE**

- WATER**
- WELS Water Rating**
- 3star rated (>6 but <= 7.5 L/min) showerheads to all showers
  - 4star rated toilets
  - 4star rated taps to Kitchen
  - 4star rated taps to Bathrooms / Ensuites
- THERMAL PERFORMANCE**
- INSULATION**
- R2.0 bulk insulation to all external walls
  - R2.0 insulation to underside of ceiling slab with roof over
  - R2.0 to all framed intertenancy walls
- EXTERNAL COLOURS**
- Dark (SA>0.70) external walls colour
  - Light (SA<0.475) roof colour
- GLAZED WINDOWS & DOORS**
- UNIT 1.06**
- Aluminium framed with thermally broken double glazing (clear/air fill/low-e) to select windows and doors in Living, Kitchen, Dining, Bedrooms;
    - U=3.1 & SHGC=0.27
- ALL OTHER UNITS**
- Aluminium framed with clear glazing to windows and doors;
    - pivot system: U=6.7 & SHGC=0.57
    - sliding/fixed system: U=6.7, SHGC=0.70
  - Refer NATHERS Certificate for further details
- CEILING PENETRATIONS**
- Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used.
  - All exhaust units to be sealed
- FLOOR COVERINGS**
- Timber flooring to Living area's
  - Carpet flooring to Bedroom area's
  - Tile flooring to all wet area's

**ENERGY**

- HEATING AND COOLING**
- 3 Star zoned single-phase air conditioner to all Bedroom & Living areas of each unit
- VENTILATION**
- Ducted artificial ventilation to min. One Bathroom
  - Ducted rangehood to Kitchen
  - Ducted artificial ventilation to Laundry
- FLUORESCENT OR LED LIGHTING**
- Provide efficient Lighting to Living, Dining, Kitchen, Bedrooms, Bathrooms, Toilets, Ensuite, Laundry and Hallways
- NATURAL LIGHT**
- Natural lighting to Kitchen
  - Natural lighting to Bathrooms & Toilets
  - Natural lighting to Powder Room
- OTHER (appliances and fixtures)**
- Electric cooktop & electric oven
  - Well ventilated refrigerator space
  - Outdoor clothes drying line
- COMMON AREAS & SYSTEMS**
- CENTRAL HOT WATER SYSTEM**
- Electric heat pump – gas boosted
    - R1.0 insulation to all internal piping
- RAINWATER TANK**
- None required
- PHOTOVOLTAIC**
- Solar panel system with the capacity to generate at least 45 peak kilowatts of electricity connected to common areas only
- BUILDING MANAGEMENT SYSTEM (BMS)**
- Connected to control;
    - Gym air conditioning system
    - Basement 3 Carpark lighting system
    - Basement 4 Carpark lighting system
    - All Lobbies lighting system
- LIFTS**
- Gearless traction with V V V F motor
  - LED lighting to lift call button
- COMMON AREAS**
- Gym
    - Air-conditioned ventilation system
    - LED lighting (manual on / manual off)
  - Basement 3
    - ventilation supply & exhaust (carbon monoxide monitor & VSD fan)
    - Fluorescent lighting (daylight & motion sensor)
  - Basement 4
    - ventilation supply & exhaust (carbon monoxide monitor & VSD fan)
    - Fluorescent lighting (daylight & motion sensor)
  - Comms Room
    - No mechanical ventilation exhaust only ventilation (thermostatically controlled)
    - Fluorescent lighting (manual on / manual off)
  - NBN Room
    - No mechanical ventilation
    - Compact fluorescent lighting (manual on / manual off)
  - Garbage Rooms
    - Exhaust ventilation only
    - Compact fluorescent lighting (manual on / manual off)
  - Plant Pump Room
    - Exhaust ventilation only (thermostatically controlled)
    - Compact fluorescent lighting (manual on / manual off)
  - Fire Stairs
    - No mechanical ventilation
    - Fluorescent lighting (manual on / manual off)
  - Lobbies
    - No mechanical ventilation
    - LED lighting (manual on / timer off)



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Rev.	Date	By	Ckd	Description
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
B	29/01/2020	OS	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	B





ABSA  
Accredited Assessor  
Assessor Name: Zoltan Lipovski  
Assessor Number: 20884  
Assessor Signature: [Signature]



Average star rating  
**6.4**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0004601460  
Assessor Name: Zoltan Lipovski  
Accreditation no.: 20884  
Certificate date: 17 February 2020  
Dwelling Address:  
28 Lockwood Avenue  
Belrose, NSW  
2085  
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**Photomontage View Along Lockwood Avenue**



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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	Perspectives - Sheet 1
		Scale	@A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	<b>DA303</b>
		Revision	<b>A</b>



		Certificate no.:	0004601460
		Assessor Name:	Zoltan Lipovski
<small>HERS Assessments completed within the accreditation period are part of the ABSA quality audit system</small> Accreditation Period: 01/04/19-31/03/2020 Assessor Name: Zoltan Lipovski Assessor Number: 20884 Assessor Signature: <i>Zoltan Lipovski</i>		Accreditation no.:	20884
<small>This Accredited Assessor is qualified to use HERS Assessment Software and has agreed to follow the ethics Code of Practice</small>		Certificate date:	17 February 2020
Average star rating <b>6.4</b> www.nathers.gov.au		Dwelling Address:	28 Lockwood Avenue Belrose, NSW 2085
			www.nathers.gov.au

Photomontage View Along Glenrose Pl / Ashworth Ave



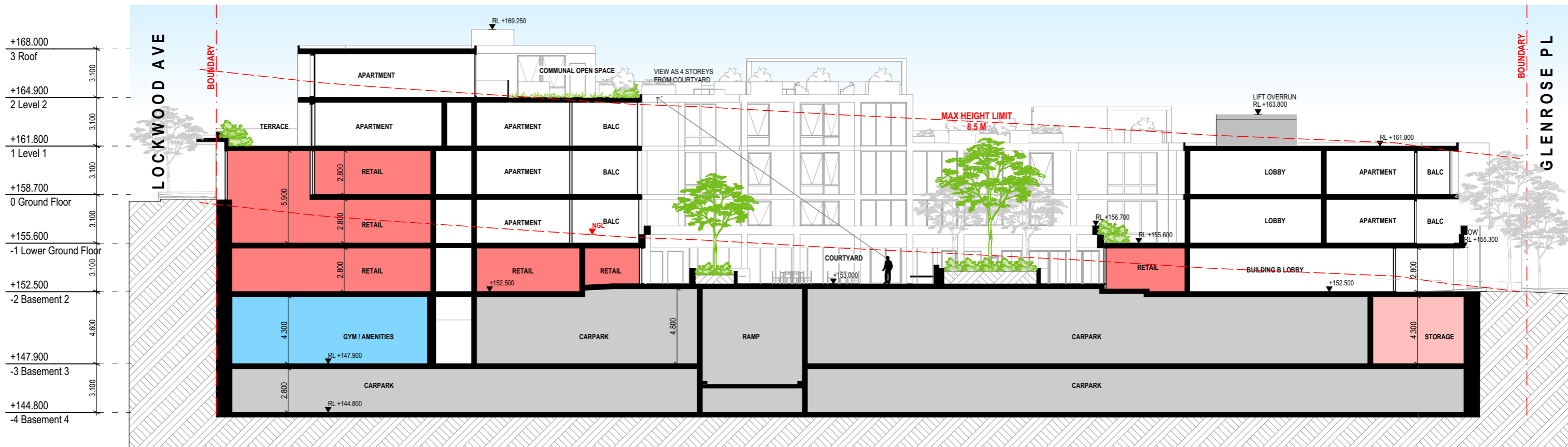
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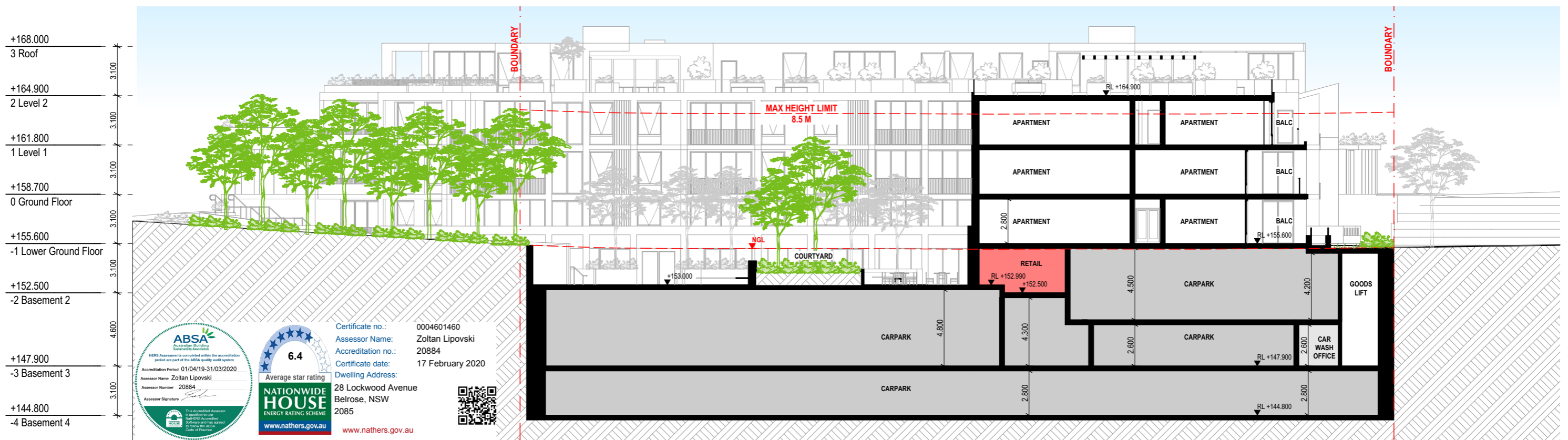
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A	29/11/2019	WL	IL	DA SUBMISSION

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	<b>DA304</b>
		Revision	<b>A</b>



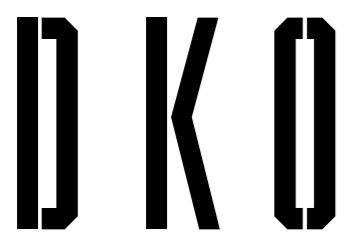
**S-01** Section A  
1:250



**S-02** Section B  
1:250



 Certificate no.: 0004601460  
 Assessor Name: Zoltan Lipovski  
 Accreditation no.: 20884  
 Certificate date: 17 February 2020  
 Dwelling Address: 28 Lockwood Avenue, Belrose, NSW 2085  
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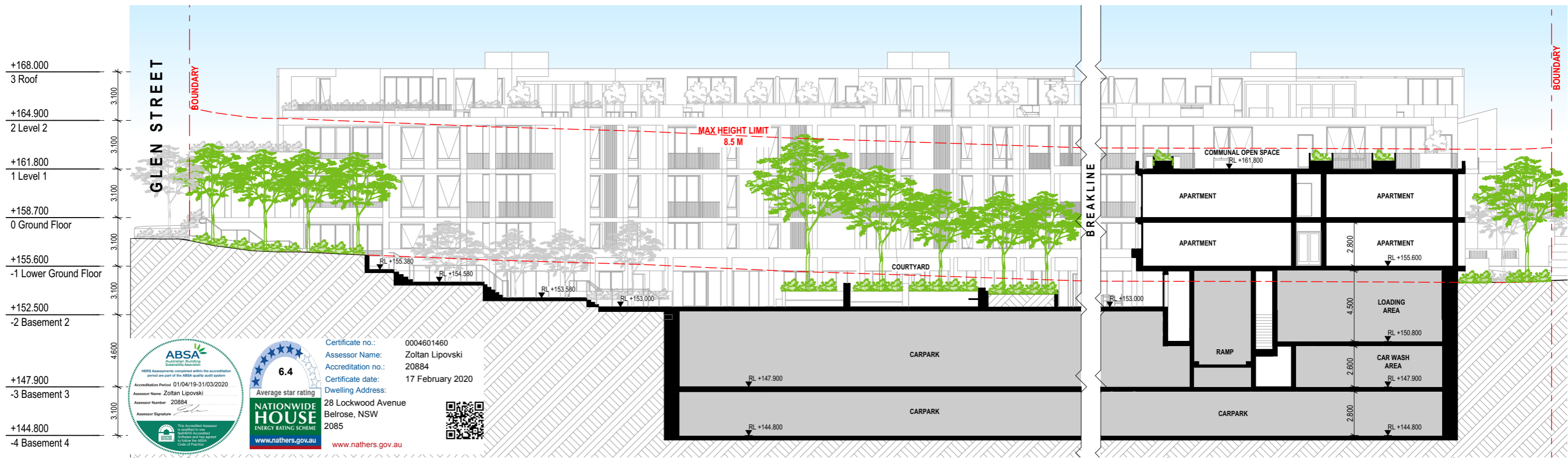
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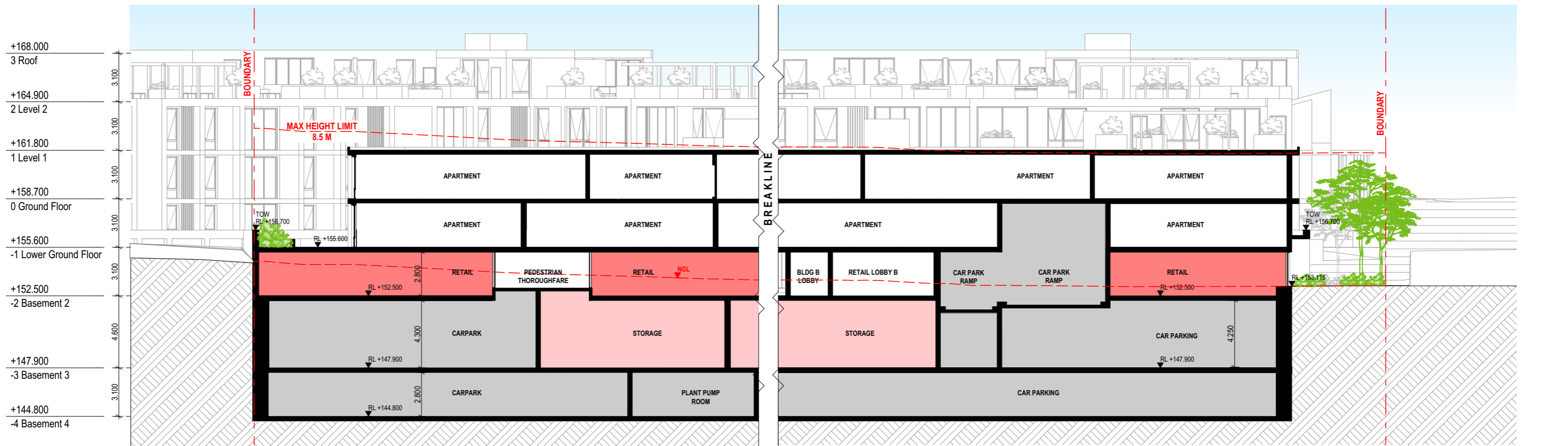
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A	29/11/2019	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Sections - Sheet 1
		Scale	1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA400
		Revision	A



S-03



S-04



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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	Sections - Sheet 2
		Scale	1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA401
		Revision	A