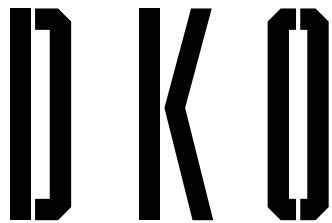


28 Lockwood Avenue, Belrose NSW 2085 - S34 Revised Submission



Sheet Index		
Layout ID	Layout Name	Revision
DA000	Cover Sheet	F
DA001	Development Summary	F
DA100	Site Analysis Plan	B
DA101	Existing Site Survey	B
DA102	Site Plan	F
DA103	Demolition Plan	C
DA200	Basement 4	H
DA201	Basement 3	H
DA202	Basement 2	I
DA203	Lower Ground Floor	I
DA204	Ground Floor	I
DA205	Level 1	I
DA206	Roof	H
DA300	Elevations - Sheet 1	F
DA301	Elevations - Sheet 2	G
DA302	Elevations - Sheet 3	F
DA303	Perspectives - Sheet 1	D
DA304	Perspectives - Sheet 2	E
DA305	Perspectives - Sheet 3	B
DA306	Perspectives - Sheet 4	B
DA307	Perspectives - Sheet 5	B
DA308	Perspectives - Sheet 6	B
DA309	Perspectives - Sheet 7	B
DA400	Sections - Sheet 1	E
DA401	Sections - Sheet 2	E
DA402	Sections - Sheet 3	B
DA500	Eye of the Sun - Sheet 1	G
DA501	Eye of the Sun - Sheet 2	G
DA503	Shadows Study	F
DA503a	Shadows Study Analysis	A
DA504	3D Height Plane - Sheet 1	E
DA505	3D Height Plane - Sheet 2	E
DA506	Solar Access Calc.	F
DA507	Cross Ventilation Calc.	F
DA508	GFA Calculation	E
DA509	C.O.S & Deep Soil Calc.	F
DA510	Unit Mix	E
DA511	Adaptable Unit Locations	E
DA512	Livable Unit Locations	E
DA513	Adaptable Unit Plans	D
DA514	Livable Unit Plans - Sheet 1	D
DA515	Livable Unit Plans - Sheet 2	D
DA516	Excavation Plan	C



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

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C	9/10/2020	WL	IL	DA SUBMISSION
D	9/03/2021	WL	IL	S34 SUBMISSION
E	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Cover Sheet
		Scale	
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA000
		Revision	F

28 Lockwood Avenue, Belrose
Development Summary

SITE AREA	5322 m²
Total Proposed FSR	1.69 :1
Total Proposed GFA	9003 m²
Max Height	8.5m

LEVELS

Unit/Dwelling Type	Building A								Building B								Overall Development							Total			Cross Vent	Solar	No Solar						
	1B	2B	2B-T	3B	3B-T	Subtotal	NSA (m²)	GFA (m²)	1B	2B	2B-T	3B	Subtotal	NSA (m²)	GFA (m²)	1B	2B	2B-T	3B	3B-T	Total	*NLA (m²)	*NSA	*GFA (m²)											
Basement 3																																			
Basement 2																						2,018													
Lower GL	0	9	0	1	3	13	978	1980	1	2	0	3	6	557	647	1	11	0	4	3	19	810	1534	2627	10	13	3								
Ground	0	4	0	1	-	5	572	1423	1	5	-	5	11	1033	1202	1	9	0	6	0	16	495	1605	2625	7	11	1								
Level 1	1	9	0	3	-	13	1240	1470	-	-	-	1	1	119	136	1	9	0	4	0	14		1359	1606	14	11	0								
Subtotal	1	22	0	5	3	31	2790	6279	2	7	0	9	18	1708	2724	3	29	0	14	3	49														
Achieved Mix	3%	71%	0%	16%	10%	100%			11%	39%	0%	50%	100%			6%	59%	0%	29%	6%	100%														
NLA Total																									3323										
NSA Total																															4498				
GFA Total																															9003				
Cross Vent Total %																															63%				
Solar Total %																															71%				
No Solar Total %																																	8%		

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

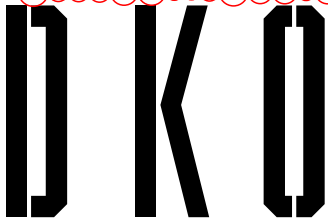
(h) any space used for the loading or unloading of goods (including access to it), and

(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	WDCP Rates	64	65
	Visitor	WDCP Rates	10	10
	Retail*	RMS Regression Formula	163	163
	Total Required		237	
		Total Proposed		238

*Refer to Traffic Engineer's Report for retail parking rates formula.

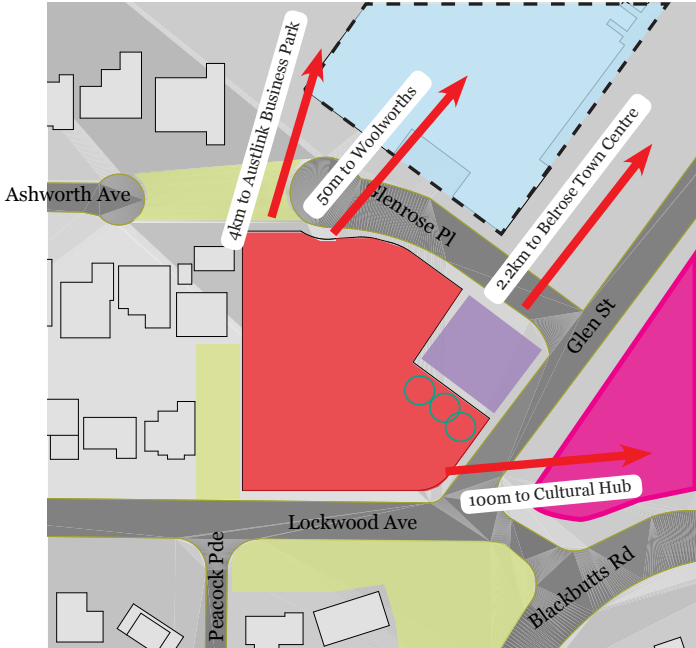


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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
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Koos de Keijzer 5767 | David Randerson 8542

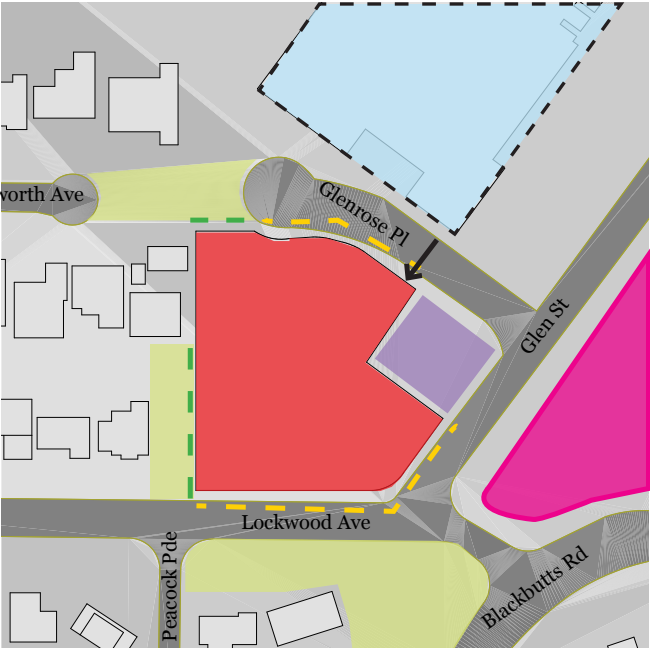
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Rev.	Date	By	Ckd	Description	Project Name	Project Address	Project Number	Drawing Name
C	9/03/2021	WL	IL	S34 SUBMISSION	28 Lockwood Av. Belrose 28 Lockwood Ave, Belrose, NSW 2085		11574 Development Summar	Scale Date
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL				
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL				
F	7/05/2021	WL	NB	S34 REVISED PROPOSAL	Client	Platinum Property Group	Drawing Number	DA001
							Revision	F

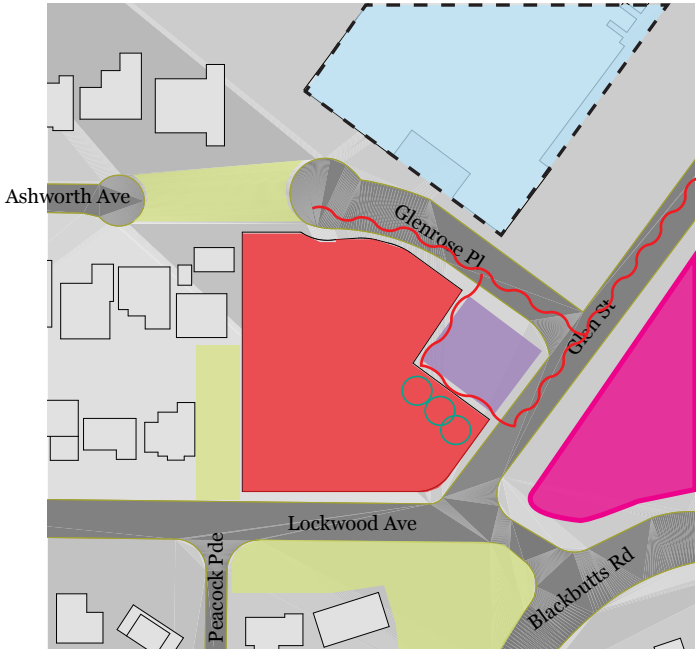


Opportunities:
Amenities
The site has great amenities in the immediate vicinity including:
- Series of mature trees located on the site.
- Public parks
- Shopping Centre
- New Cultural Hub on Glen Street



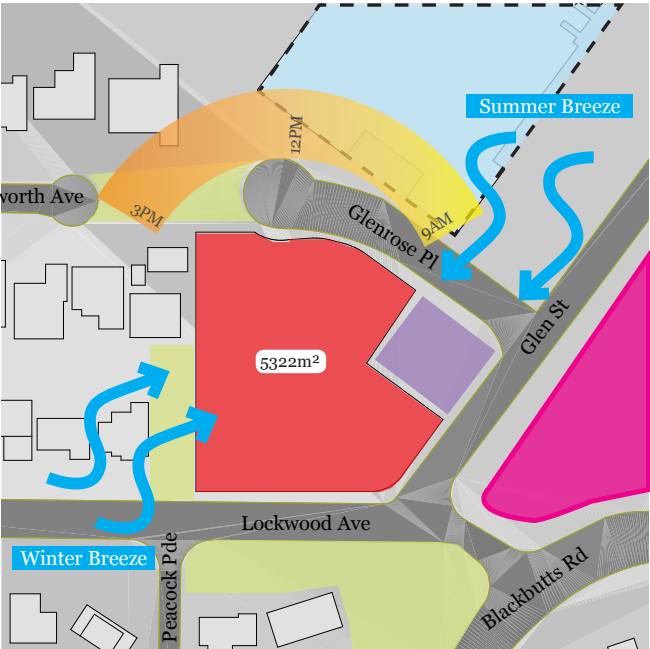
Opportunities:
Servicing/ 3 Street frontages

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

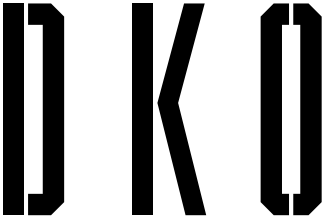
Site

Glenrose Village Shopping Centre

New Cultural Hub

Parklands

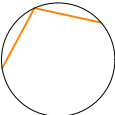
Caltex



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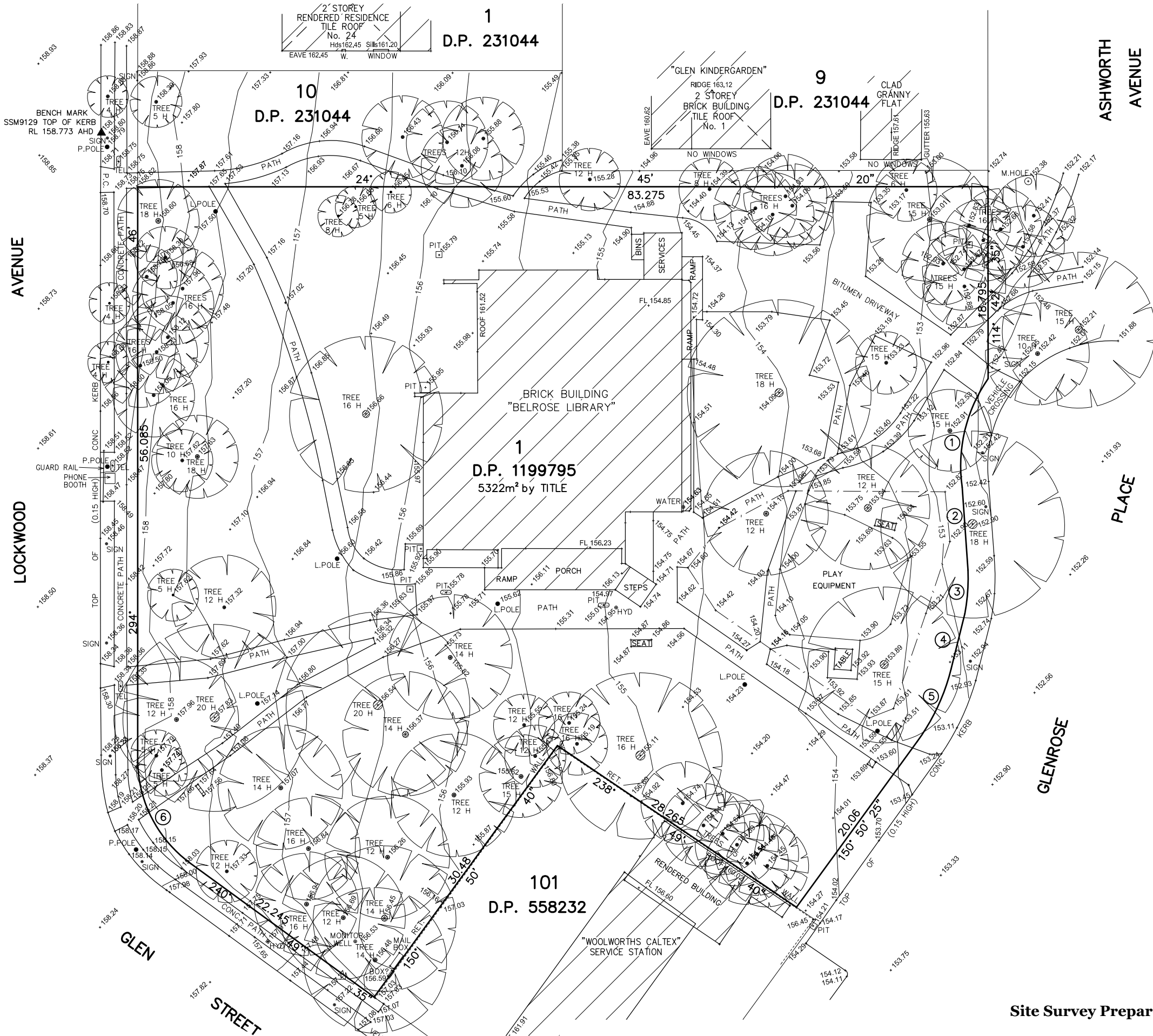
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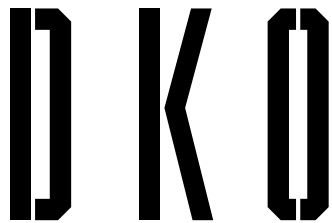


Rev.	Date	By	Ckd	Description
01	21/11/2019	WL	IL	DA SUBMISSION
02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/03/2021	WL	IL	S34 SUBMISSION

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



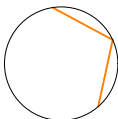
Site Survey Prepared by ECS Surveying Pty Ltd



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/03/2021	WL	IL	S34 SUBMISSION

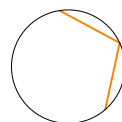
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Existing Site Survey
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA101
		Revision	B



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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info@DKO.com.au
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	7/05/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Site Plan
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA102
		Revision	F

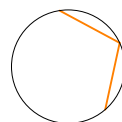
Please refer to Arborist Report for selected trees to be removed



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/03/2021	WL	IL	S34 SUBMISSION
C	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL

| Client

Platinum Property Group

P	Drawing Number
	Revision

11574
Demolition Plan
1:400 @A3
Aug 2019

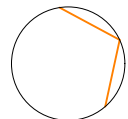
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42 Davies Street
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ABN: 81956706590
NSW: Nominated Architects
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info@DKO.com.au
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G	13/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
H	16/04/2021	WL	NB	S34 REVISED PROPOSAL
I	7/05/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Lower Ground Floor
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA203
		Revision	I



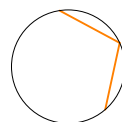
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Revision **I**



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42 Davies Street
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Koos de Keijzer 5767 | David Randerson 8542

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info@DKO.com.au
www.DKO.com.au

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LOCKWOOD AVENUE

GLEN STREET

GLENROSE PLACE

RETAIL
AWNING
BELOW

RETAIL
AWNING
BELOW

RETAIL
AWNING
BELOW

RETAIL
AWNING
BELOW

Rev.	Date	By	Ckd	Description
G	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
H	13/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
I	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

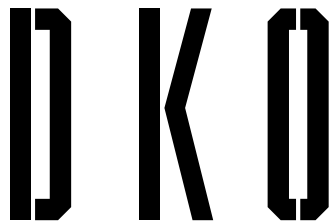
11574
Level 1
1:400 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

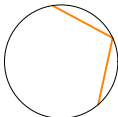
DA205
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DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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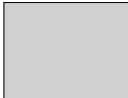
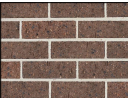
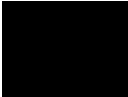
LOCKWOOD AVENUE



Rev.	Date	By	Ckd	Description
F	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
G	13/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
H	16/04/2021	WL	NB	S34 REVISED PROPOSAL

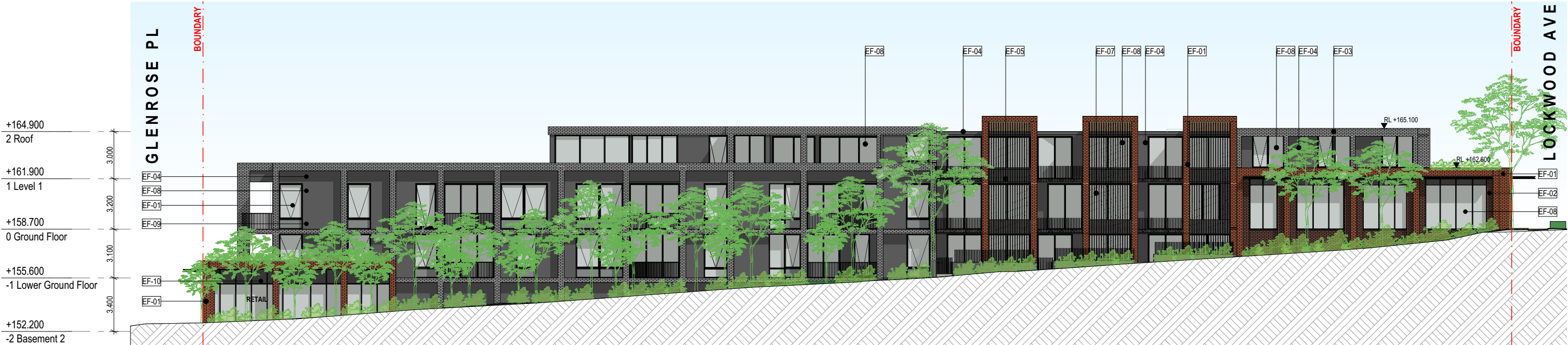
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Roof
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA206
		Revision	H

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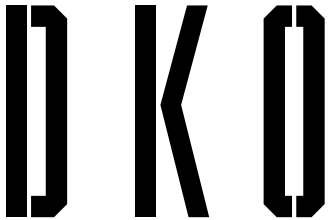
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E-01 South Elevation
1:250



E-02 West Elevation
1:250



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Surry Hills, NSW 2010
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NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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D	9/03/2021	WL	IL	S34 SUBMISSION
E	26/03/2021	WL	IL	S34 REV
F	16/04/2021	WL	NB	S34 PRG

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

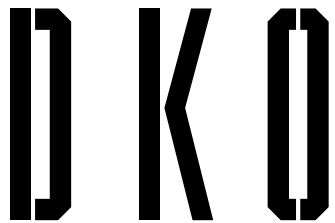
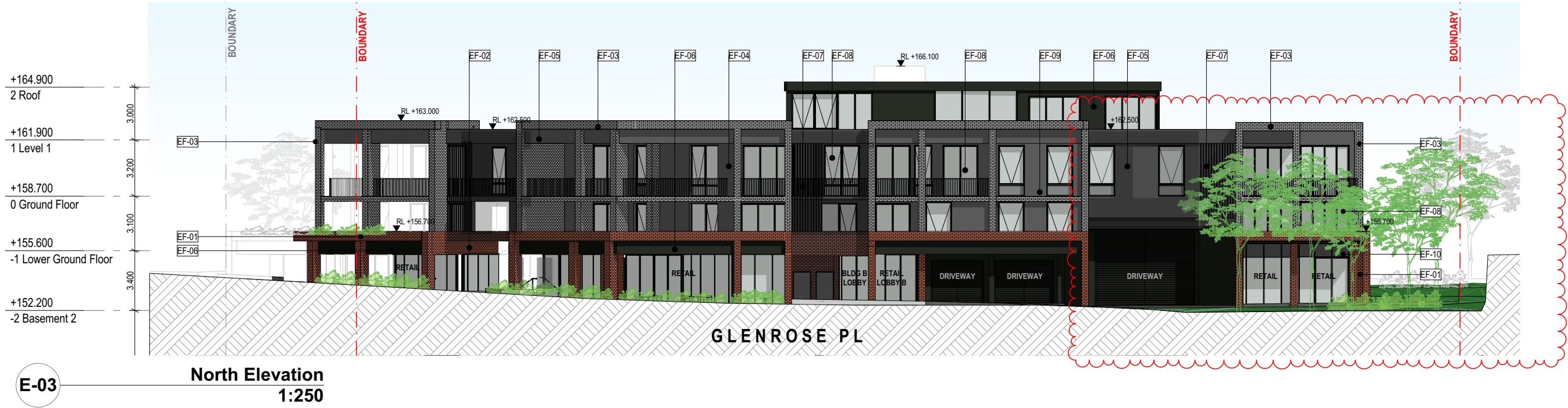
Platinum Property Group

Drawing Number
Revision

DA300
F

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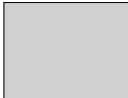
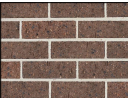
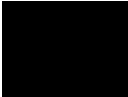
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E	26/03/2021	WL	IL	S34 PRELIMINARY
F	16/04/2021	WL	NB	S34 PRG
G	7/05/2021	WL	NB	S34 PRG

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Elevations - Sheet 2
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA301
		Revision	G

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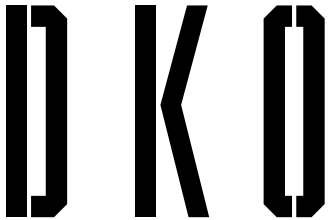
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	EF-02 Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face Brick Product: Boral Brick Colour: Contempo Madrid Blanco - White		EF-07 Finish: Painted Metal Product: Metal Colour: Delux Black		
	EF-04 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Guild 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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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

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C	9/10/2020	WL	IL	DA SUBMISSION
D	9/03/2021	WL	IL	S34 SUBMISSION
E	26/03/2021	WL	IL	S34 REV
F	16/04/2021	WL	NB	S34 PRG

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

11574
Elevations - Sheet 3
1:10, 1:250 @A3
Aug 2019

Client

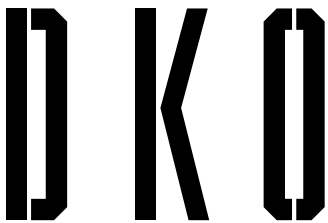
Platinum Property Group

Drawing Number
Revision

DA302
F



Photomontage View Along Lockwood Avenue



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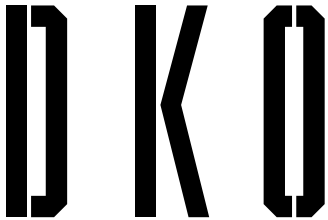
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION
C	9/03/2021	WL	IL	S34 SUBMISSION
D	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 1
		Scale	1:1.72 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA303
		Revision	D



Photomontage View Along Glenrose Pl / Ashworth Ave



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42 Davies Street
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ABN: 81956706590
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T +61 2 8346 4500
info@DKO.com.au
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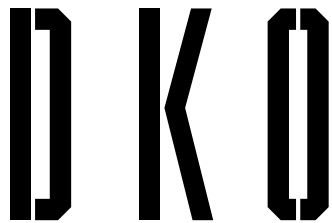
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C	9/03/2021	WL	IL	S34 SUBMISSION
D	16/04/2021	WL	NB	S34 REVISED PROPOSAL
E	7/05/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 2
		Scale	1:1.73 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA304
		Revision	E



Photomontage - West-Facing Facade



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42 Davies Street
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Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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B	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

11574
Perspectives - Sheet 3
1:1.73 @A3
Aug 2019

Client

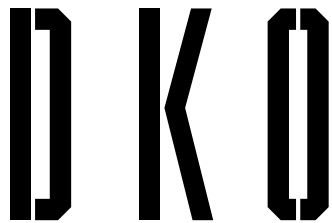
Platinum Property Group

Drawing Number
Revision

DA305
B



Photomontage - South-Facing View from Adjacent Public Open Space



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Surry Hills, NSW 2010
ABN: 81956706590
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Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

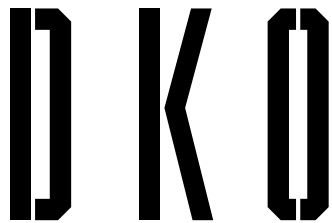
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A	9/03/2021	WL	IL	S34 SUBMISSION
B	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 4
		Scale	1:1.73 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA306
		Revision	B



Photomontage - North-East Facing View from Adjacent Public Open Space



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Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au

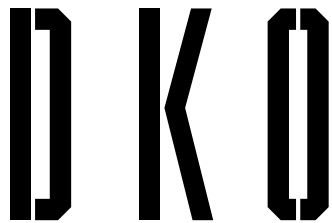
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Rev.	Date	By	Ckd	Description
A	9/03/2021	WL	IL	S34 SUBMISSION
B	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 5
		Scale	1:1.73 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA307
		Revision	B



Photomontage - South-East Facing View Along Lockwood Ave



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NSW: Nominated Architects
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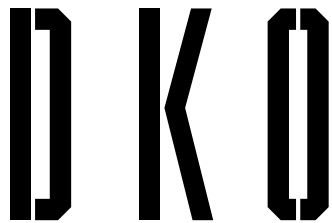
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Rev.	Date	By	Ckd	Description
A	9/03/2021	WL	IL	S34 SUBMISSION
B	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 6
		Scale	1:1.73 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA308
		Revision	B



Photomontage - North-West Facing View Along Lockwood Ave - Retail Lobby in Foreground

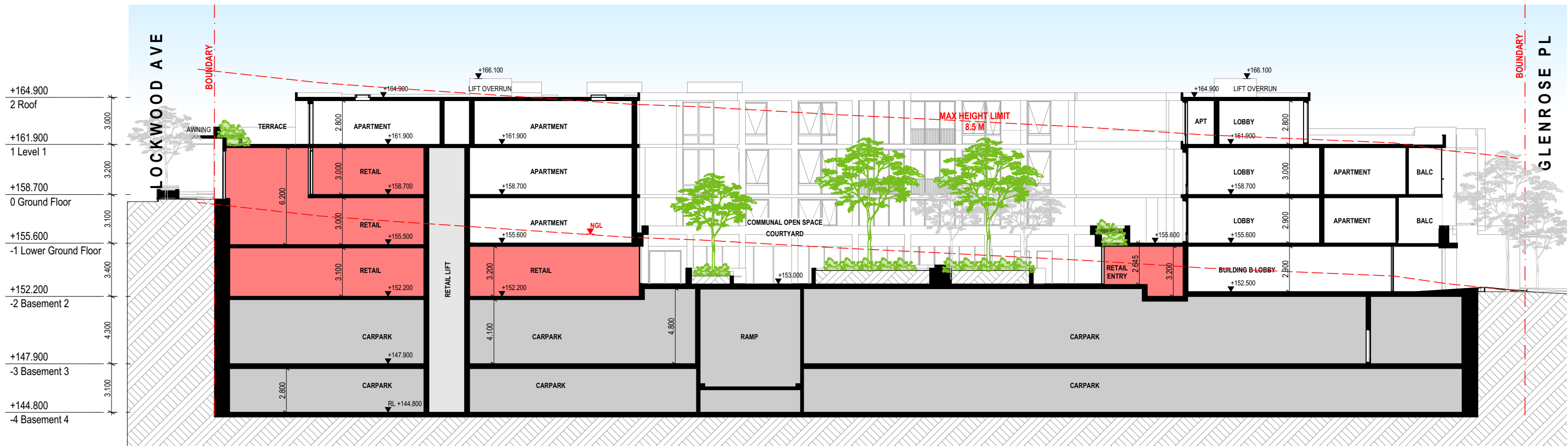


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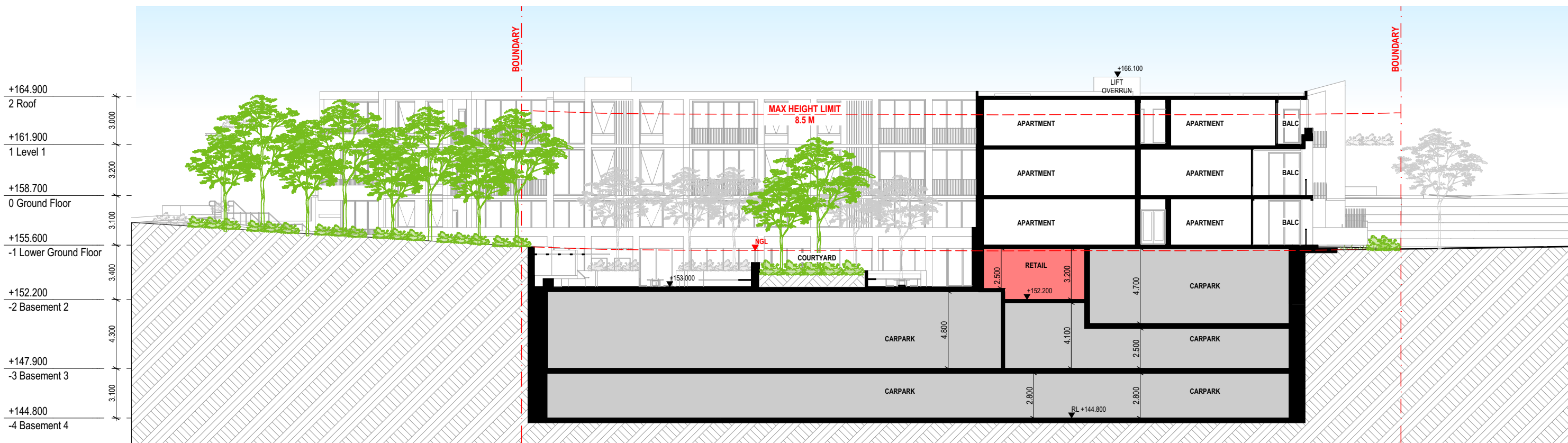
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A	9/03/2021	WL	IL	S34 SUBMISSION
B	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Perspectives - Sheet 7
		Scale	1:1.73 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA309
		Revision	B



S-01



S-02



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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C	9/03/2021	WL	IL	S34 SUBMISSION
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

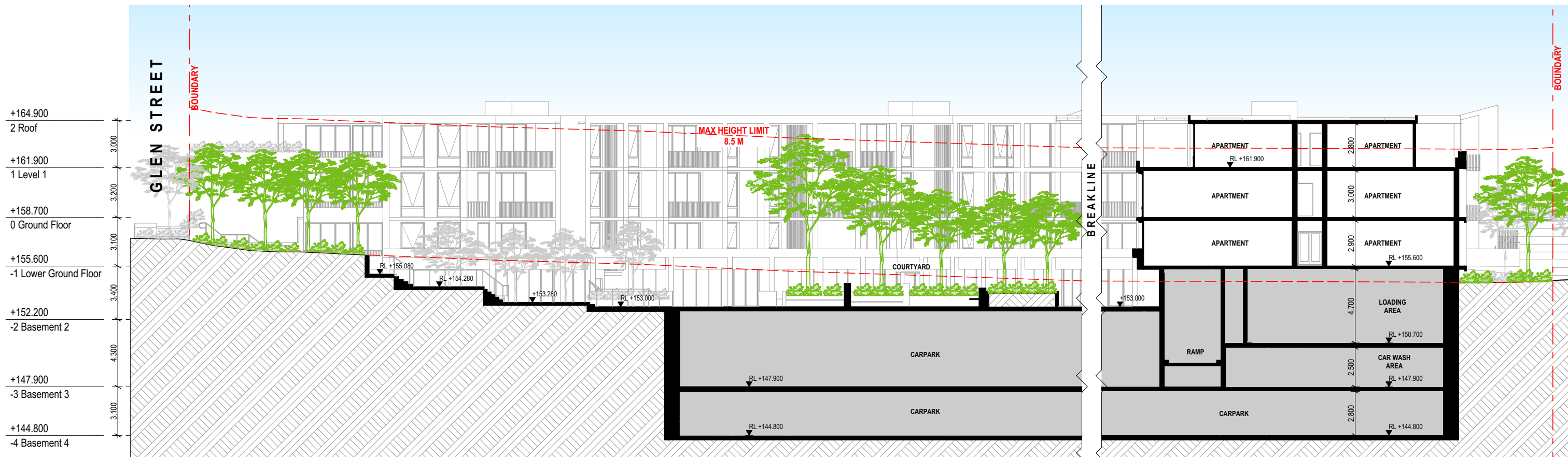
11574
Sections - Sheet 1
1:250 @A3
Aug 2019

Client

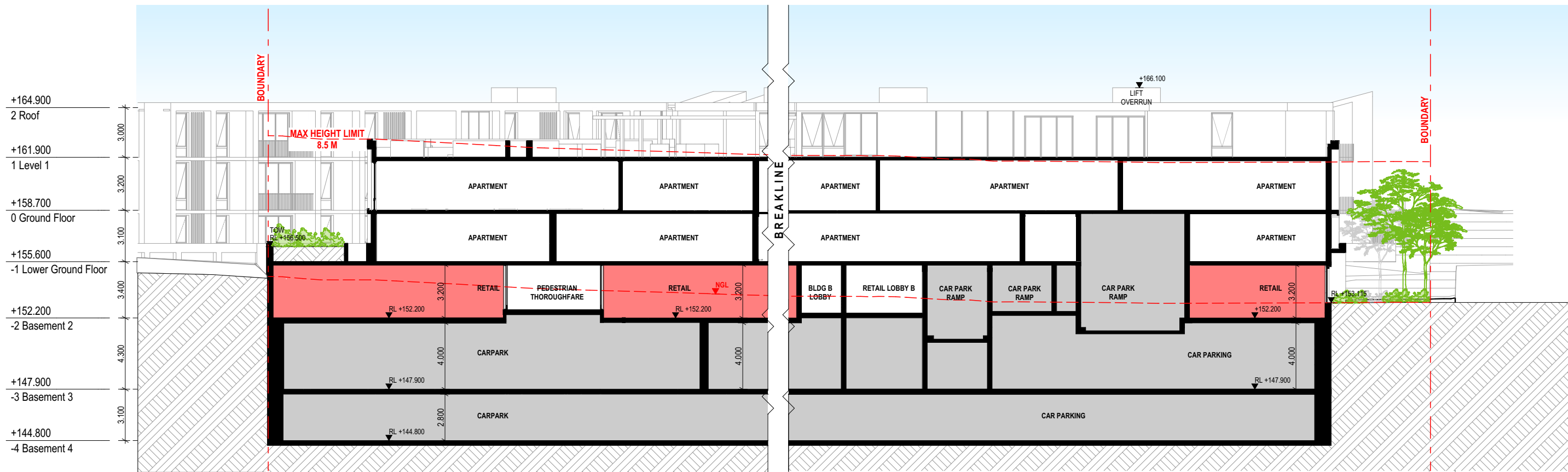
Platinum Property Group

Drawing Number
Revision

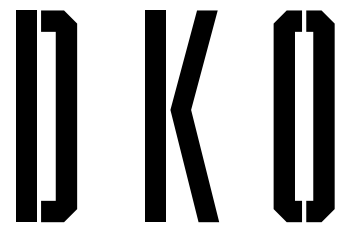
DA400
E



S-03
Section C
1:250



S-04
Section D
1:250

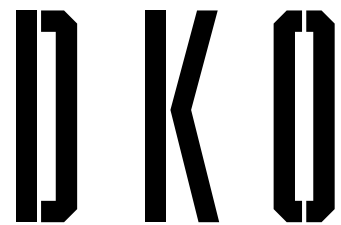
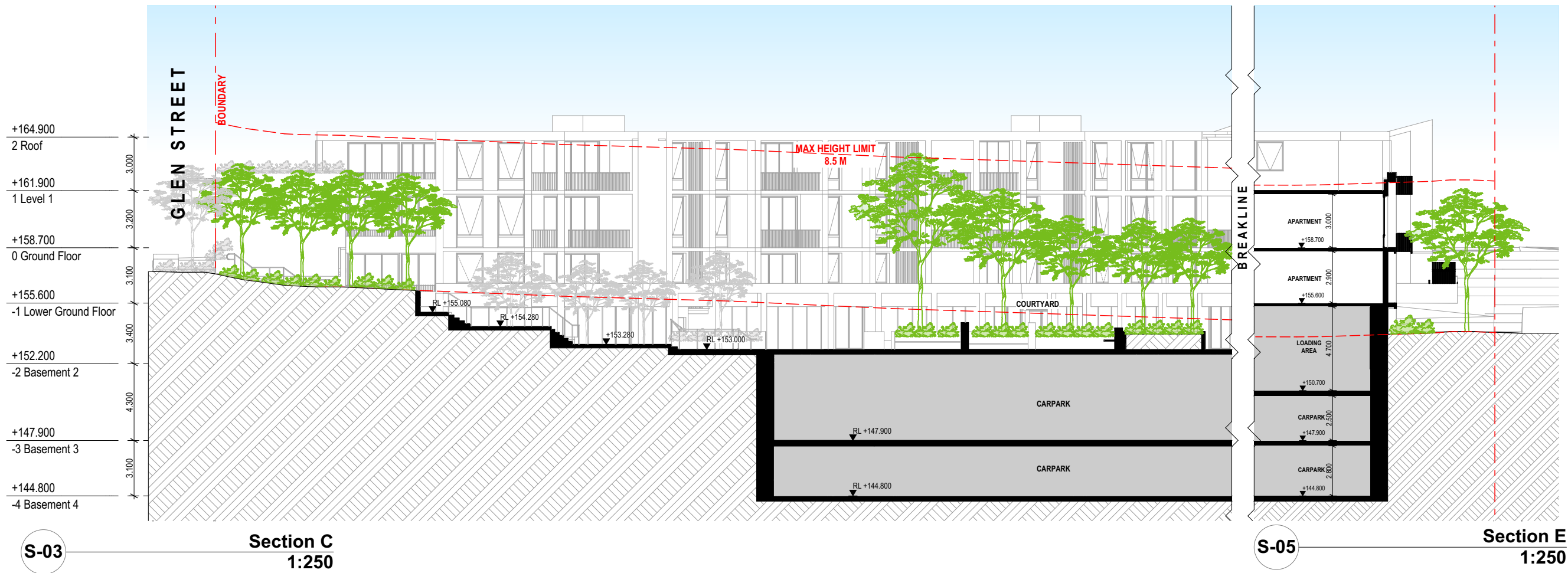


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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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C	9/03/2021	WL	IL	S34 SUBMISSION
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

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	E



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42 Davies Street
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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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01	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
02	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

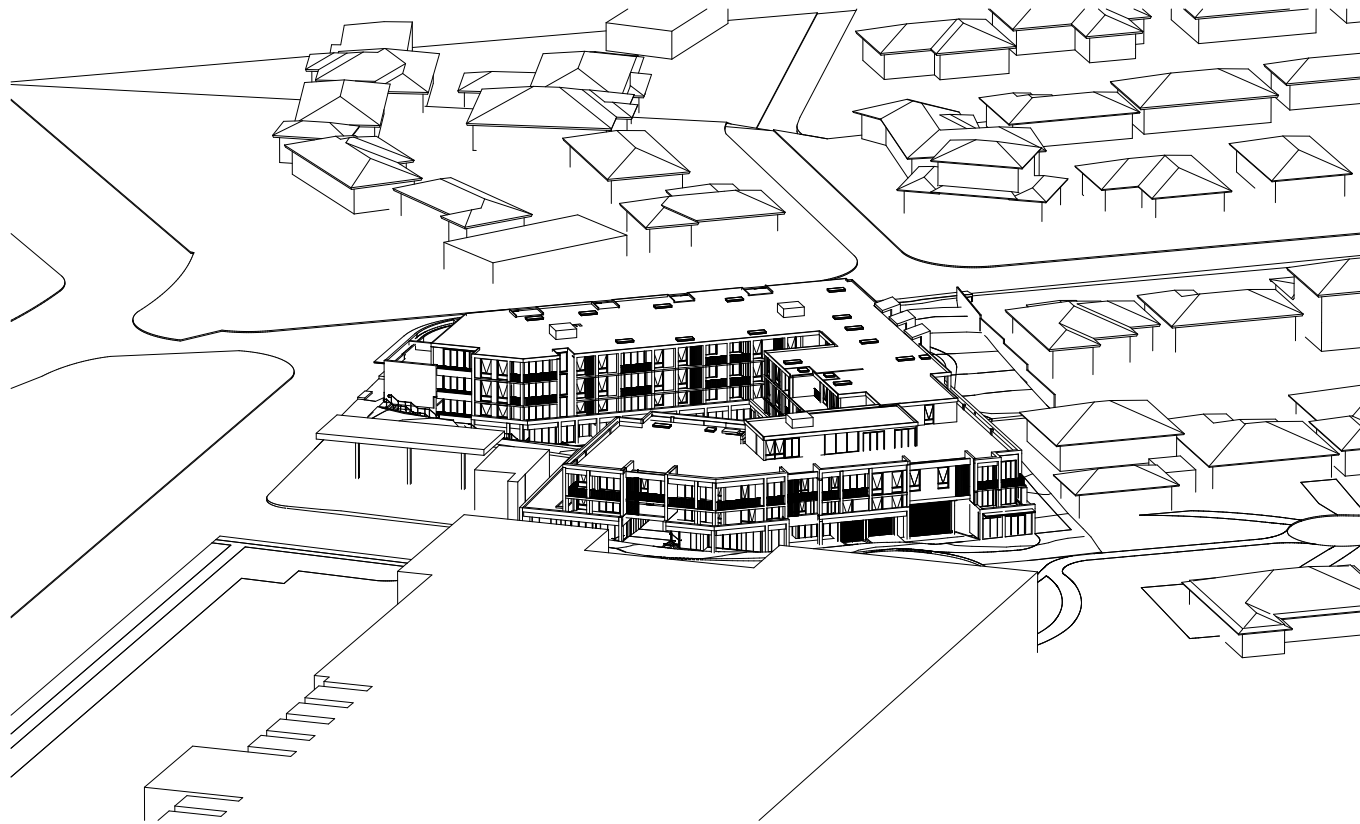
11574
Sections - Sheet 3
1:250 @A3
Aug 2019

Client

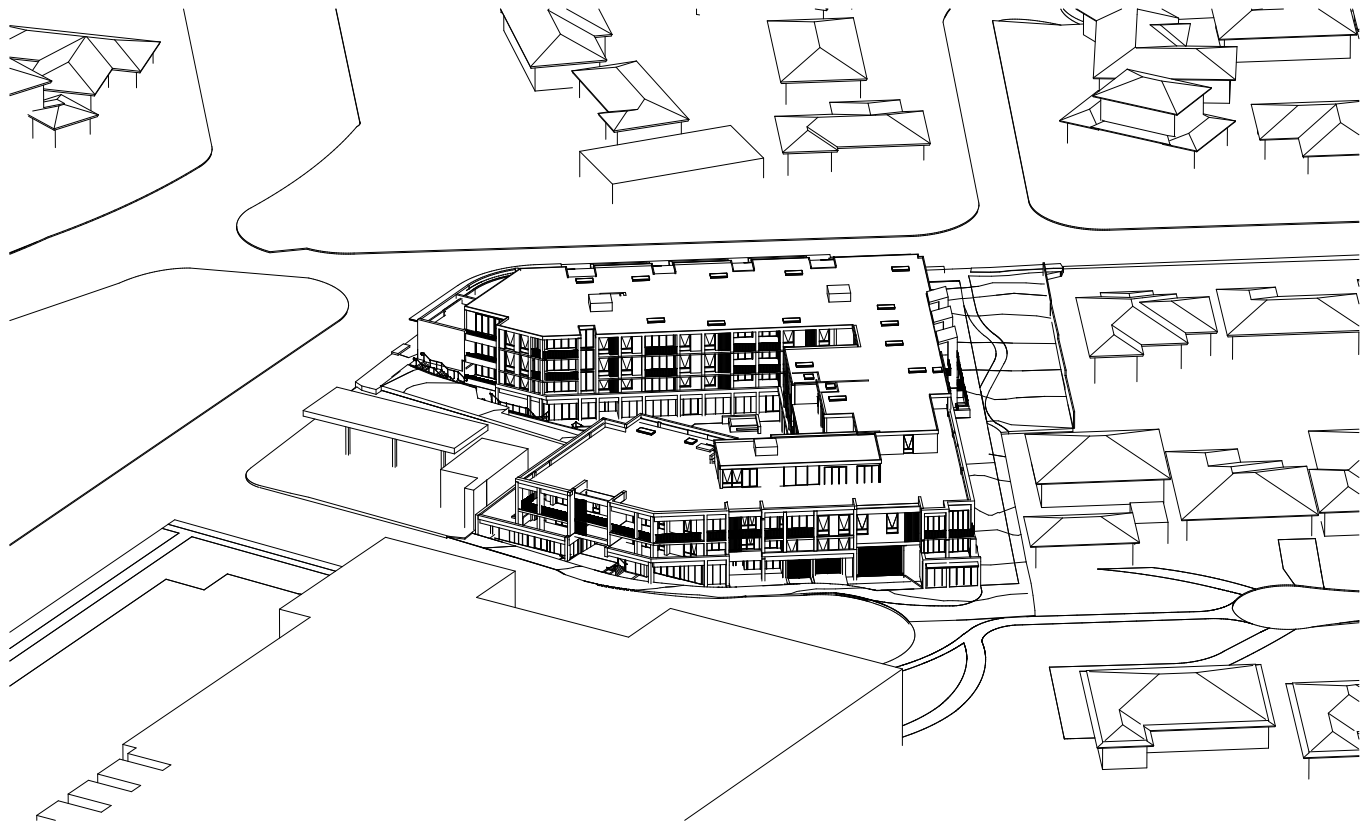
Platinum Property Group

Drawing Number
Revision

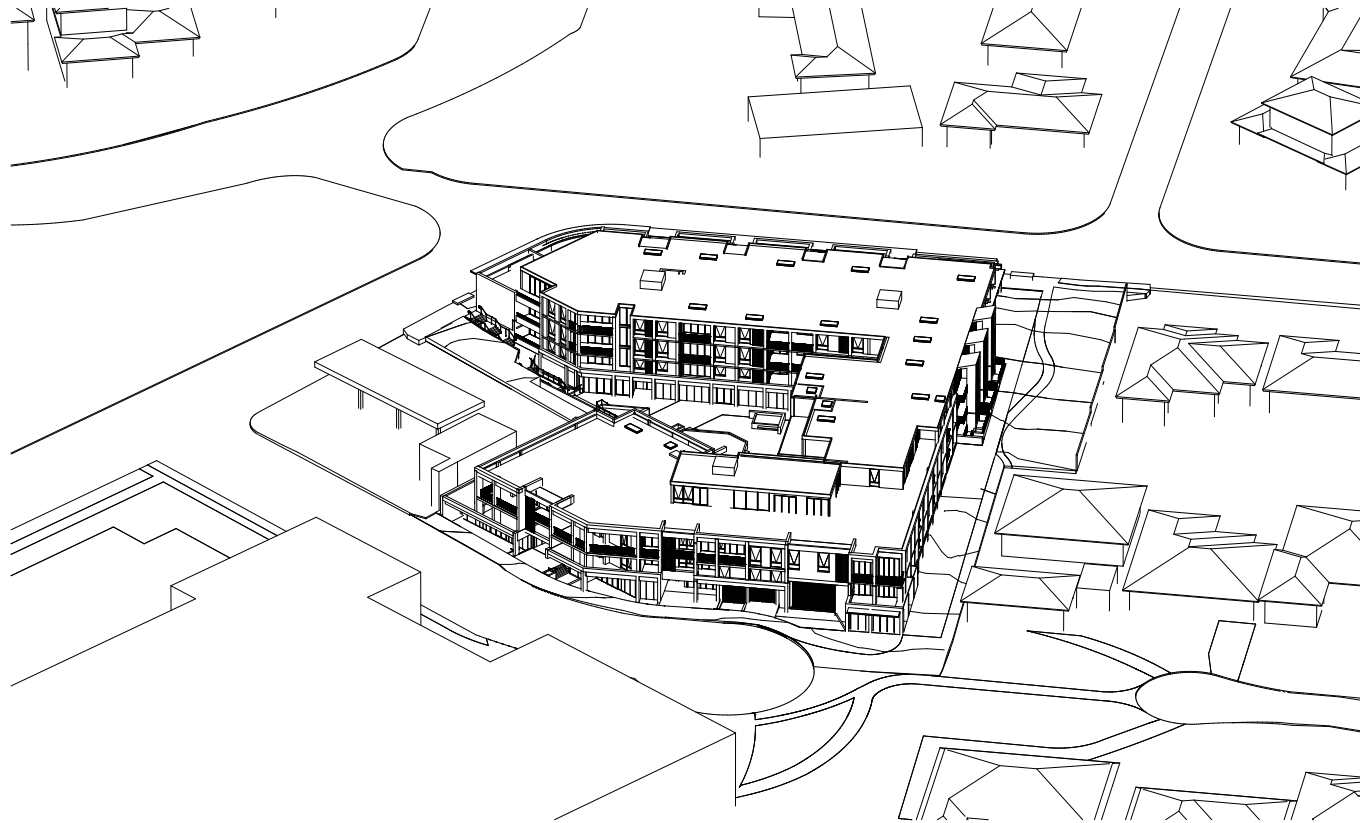
DA402
B



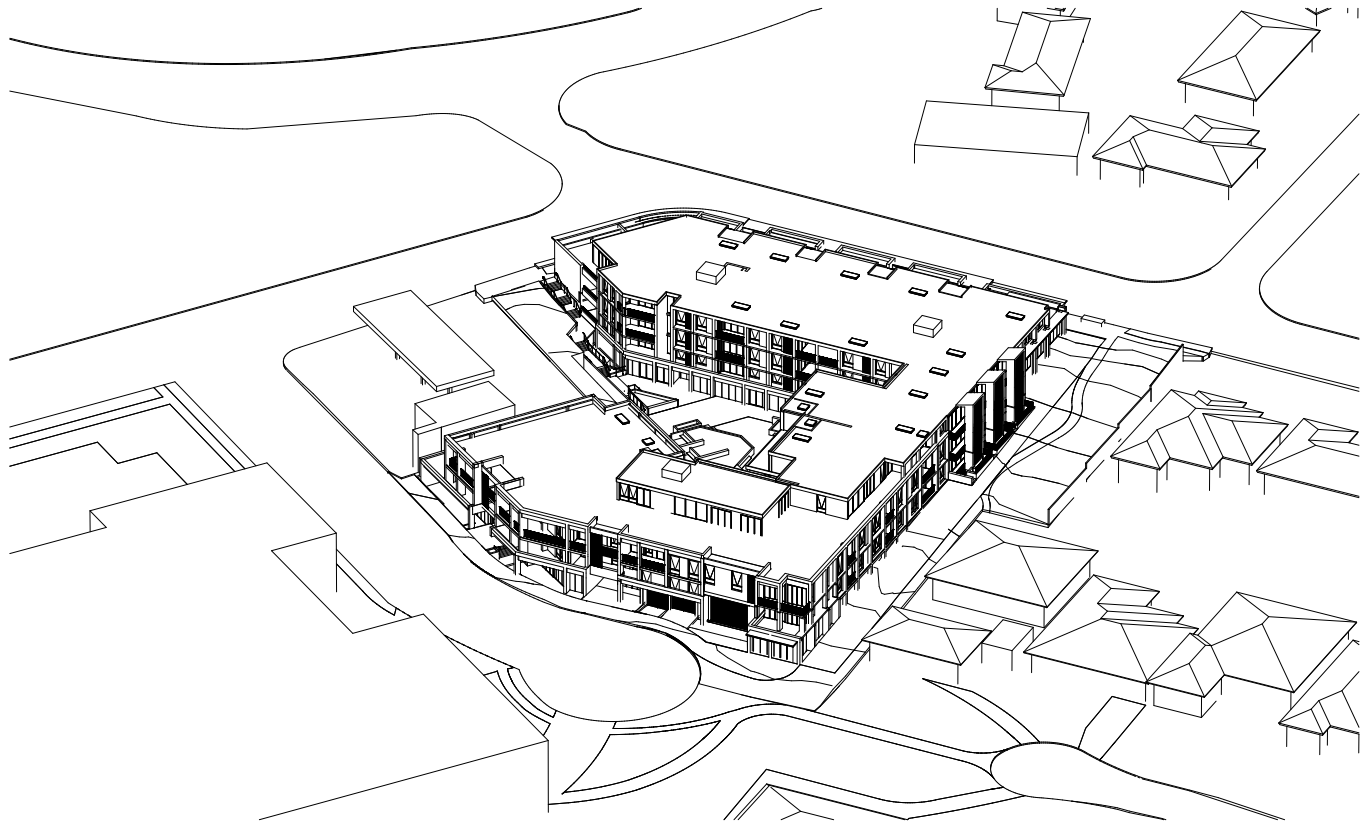
9am June 21



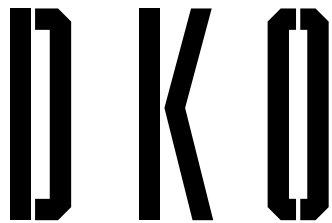
10am June 21



11am June 21



12pm June 21

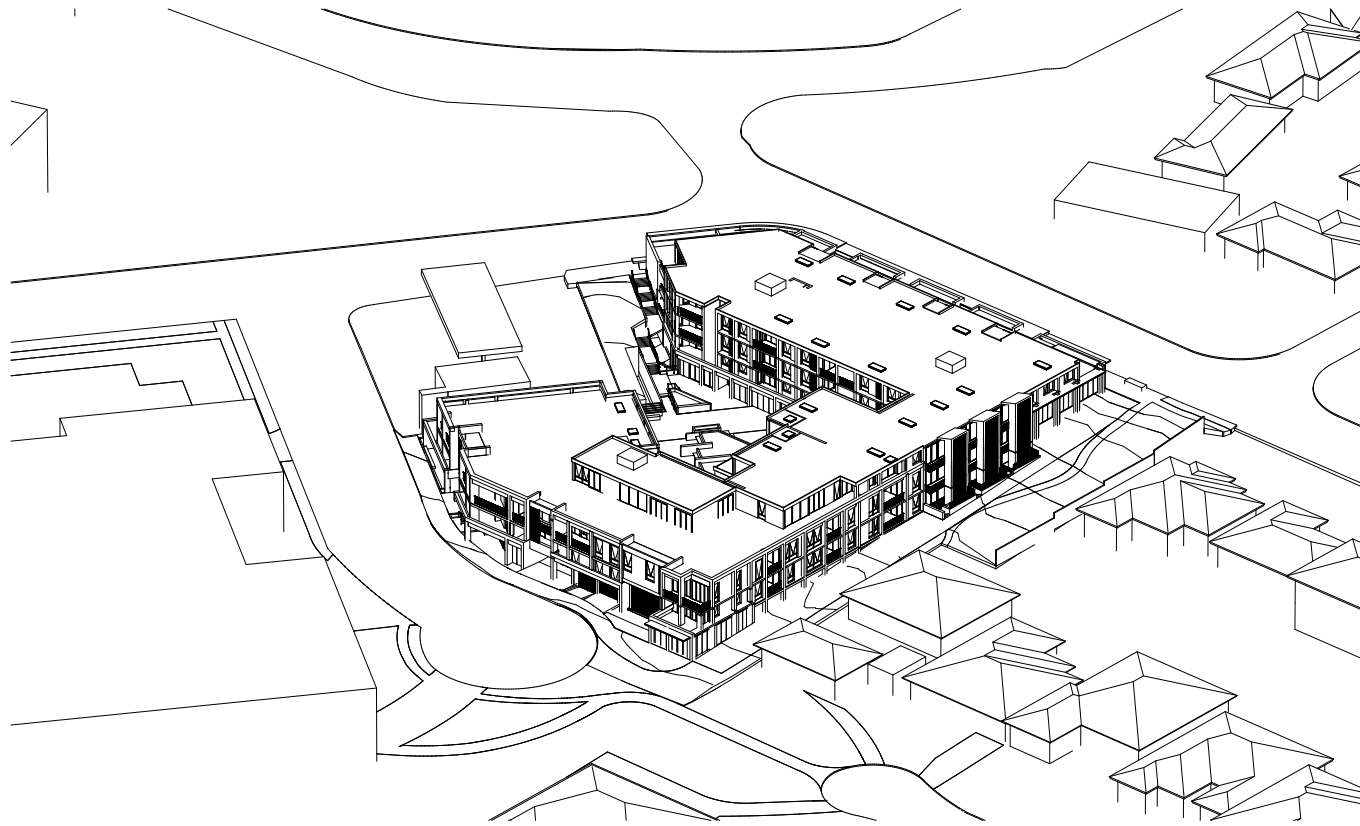


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42 Davies Street
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F	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
G	16/04/2021	WL	NB	S34 REVISED PROPOSAL

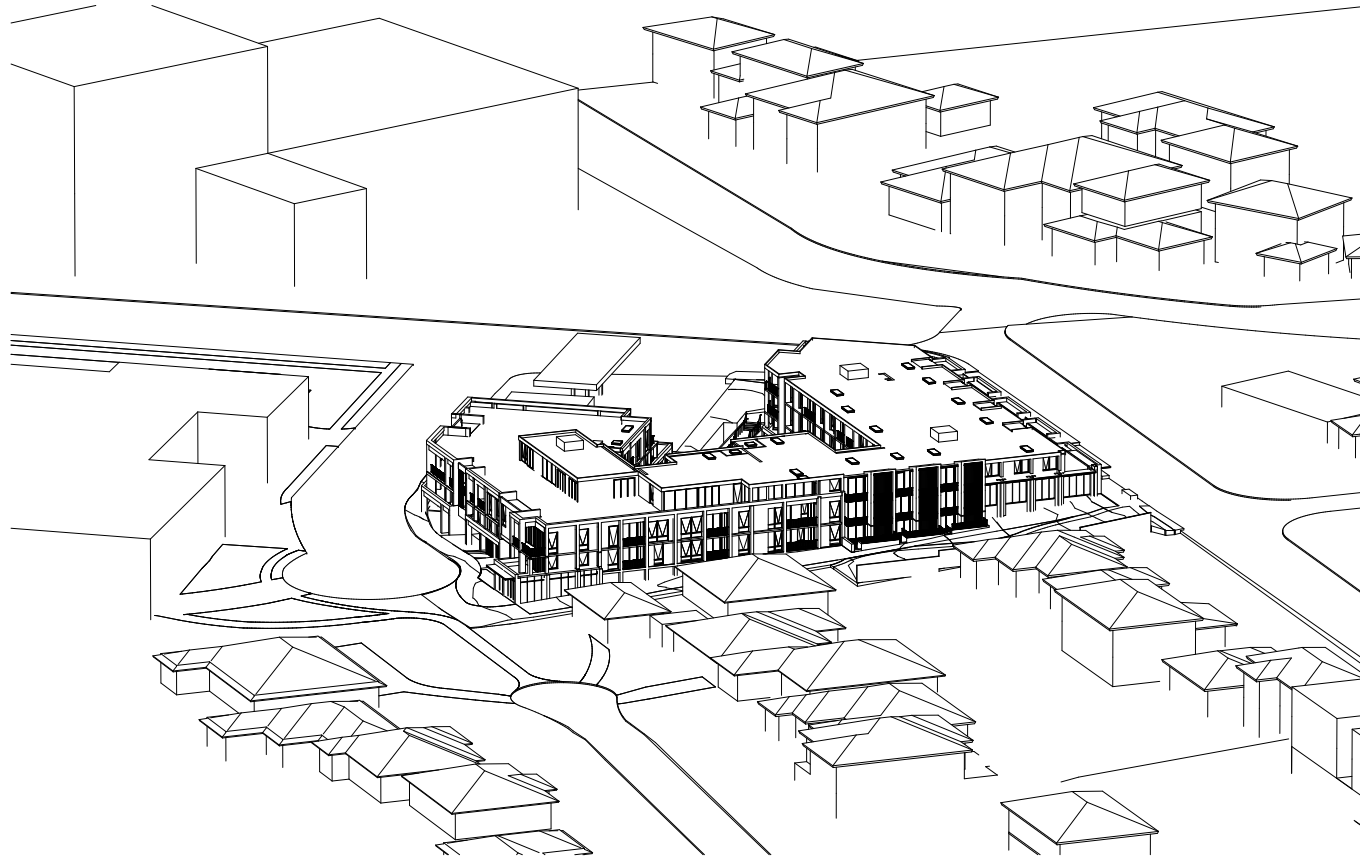
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA500
		Revision	G



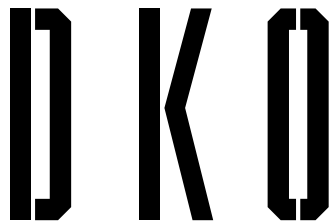
1pm June 21



2pm June 21



3pm June 21

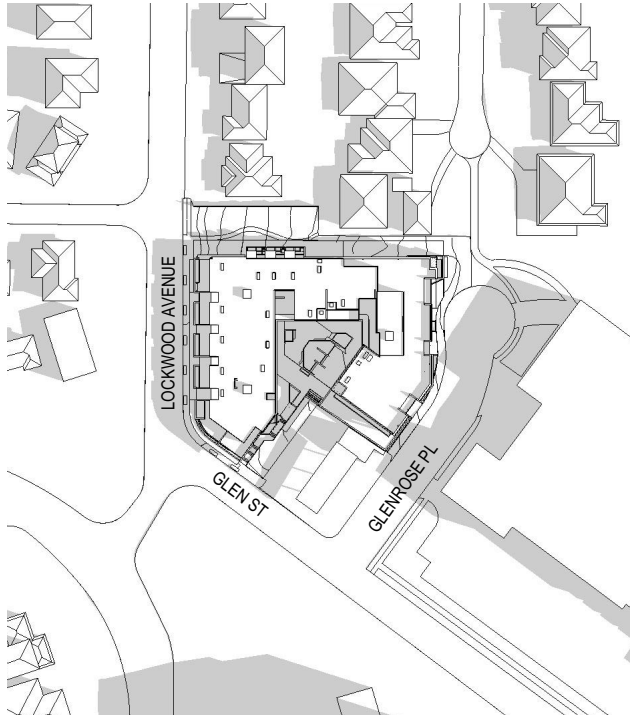


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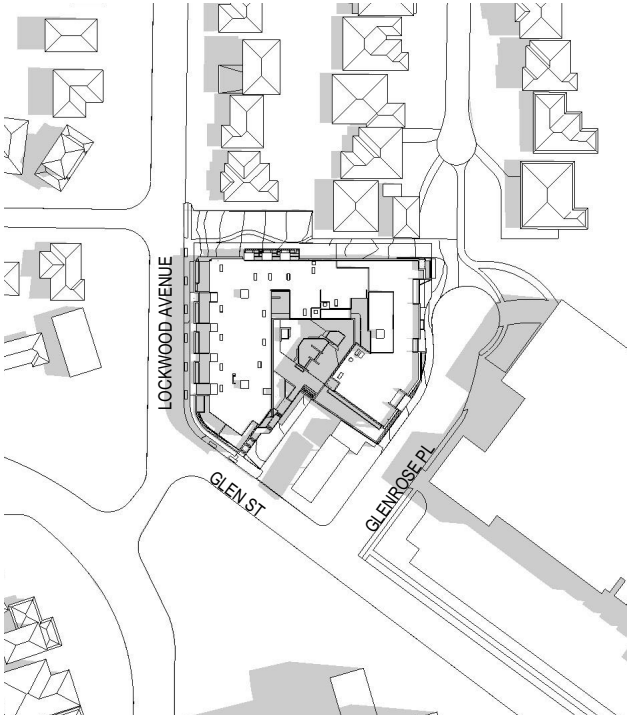
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F	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
G	16/04/2021	WL	NB	S34 REVISED PROPOSAL

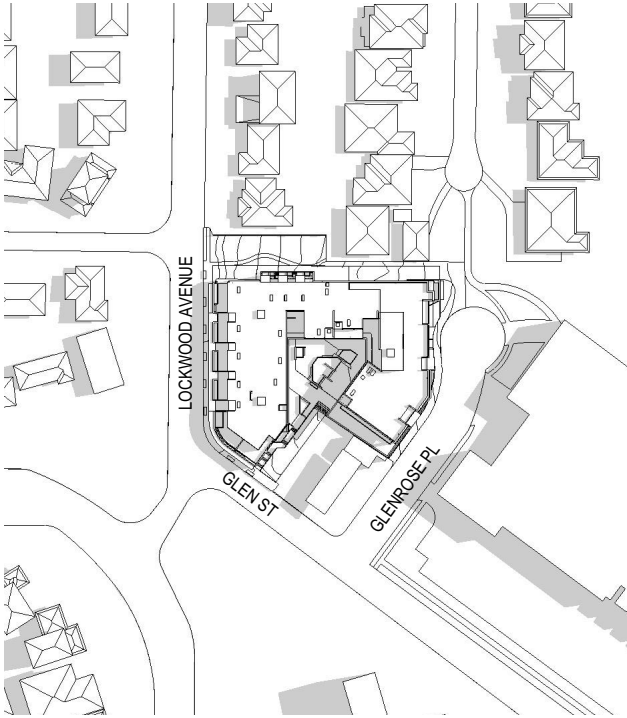
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
		Scale	@A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA501
		Revision	G



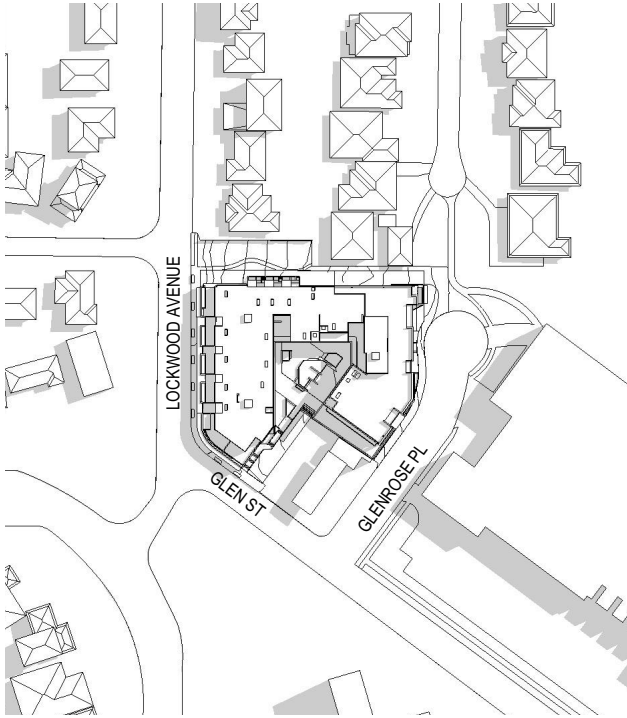
9am - June 21 1:800



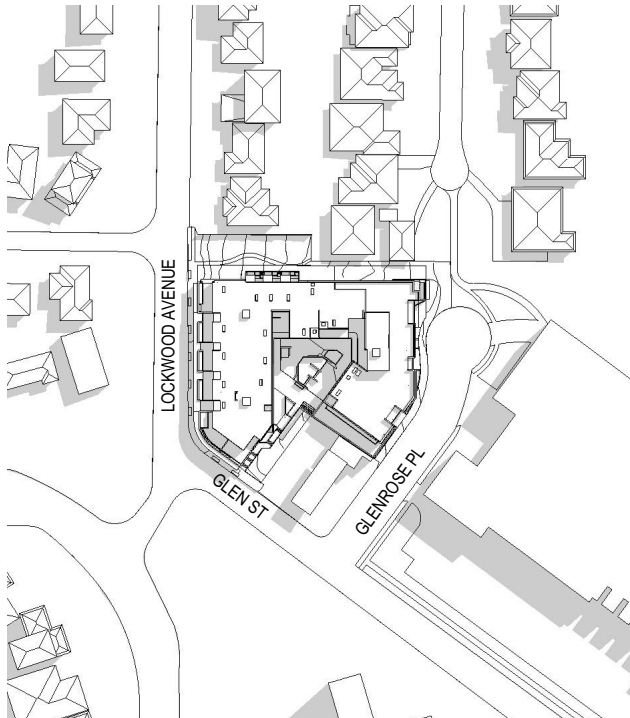
10am - June 21 1:800



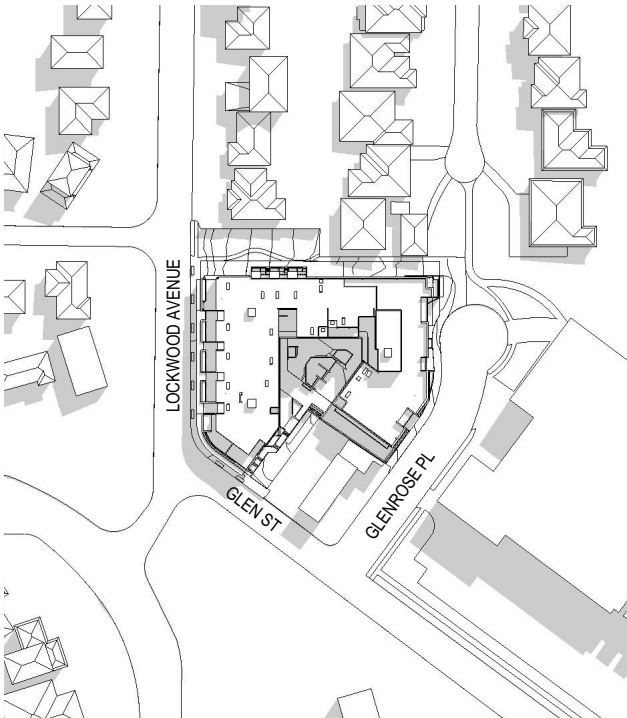
11am - June 21 1:800



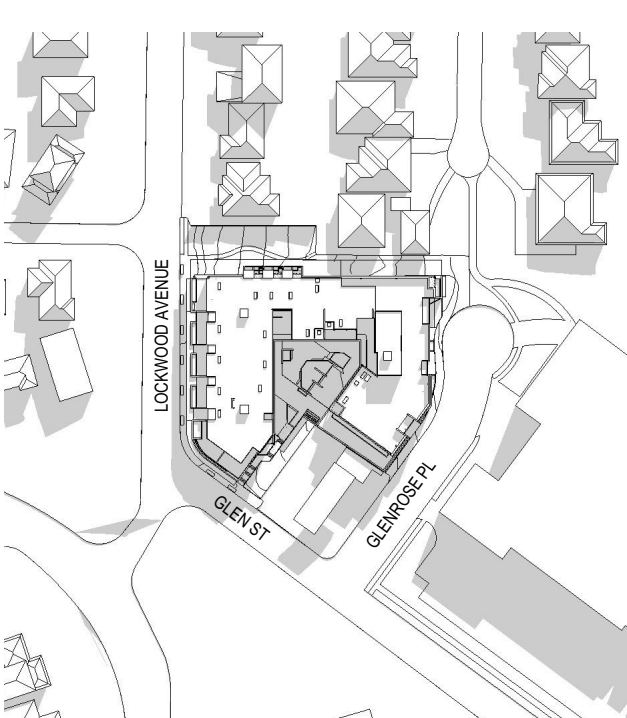
12pm - June 21 1:800



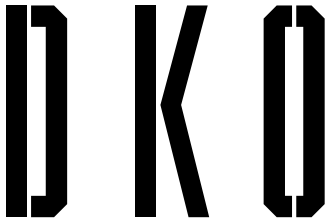
1pm - June 21 1:800



2pm - June 21 1:800



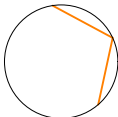
3pm - June 21 1:800



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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E	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

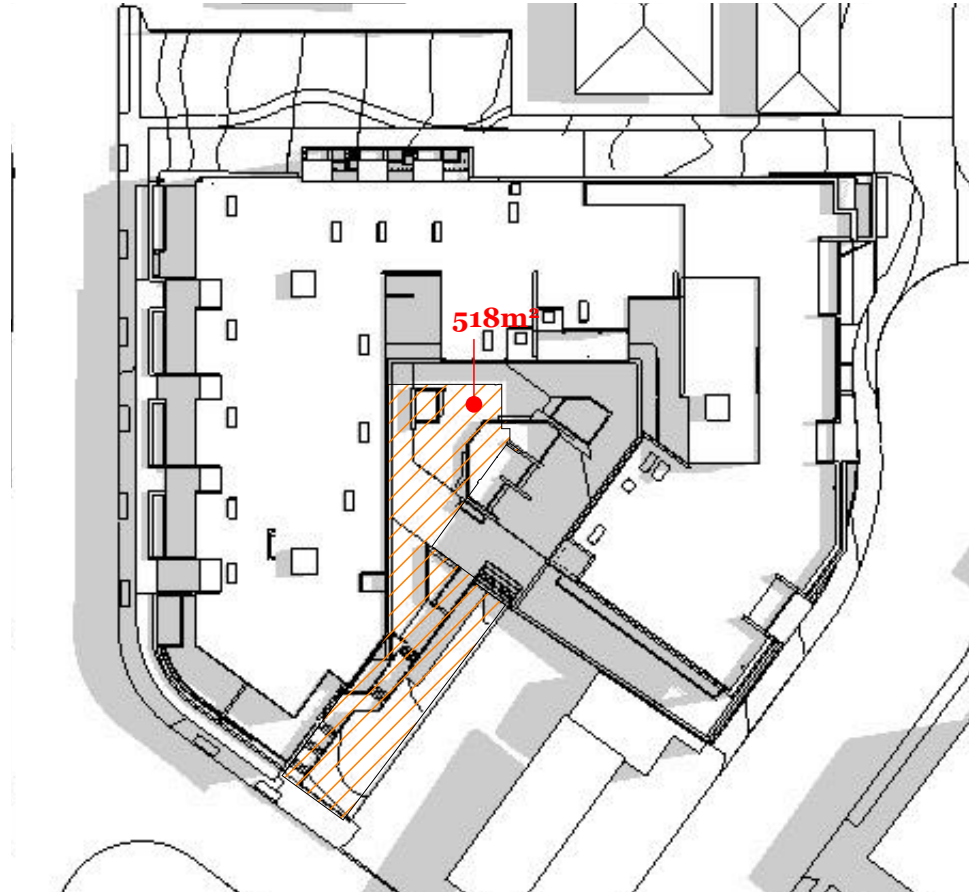
11574
Shadows Study
1:800 @A3
Aug 2019

Client

Platinum Property Group

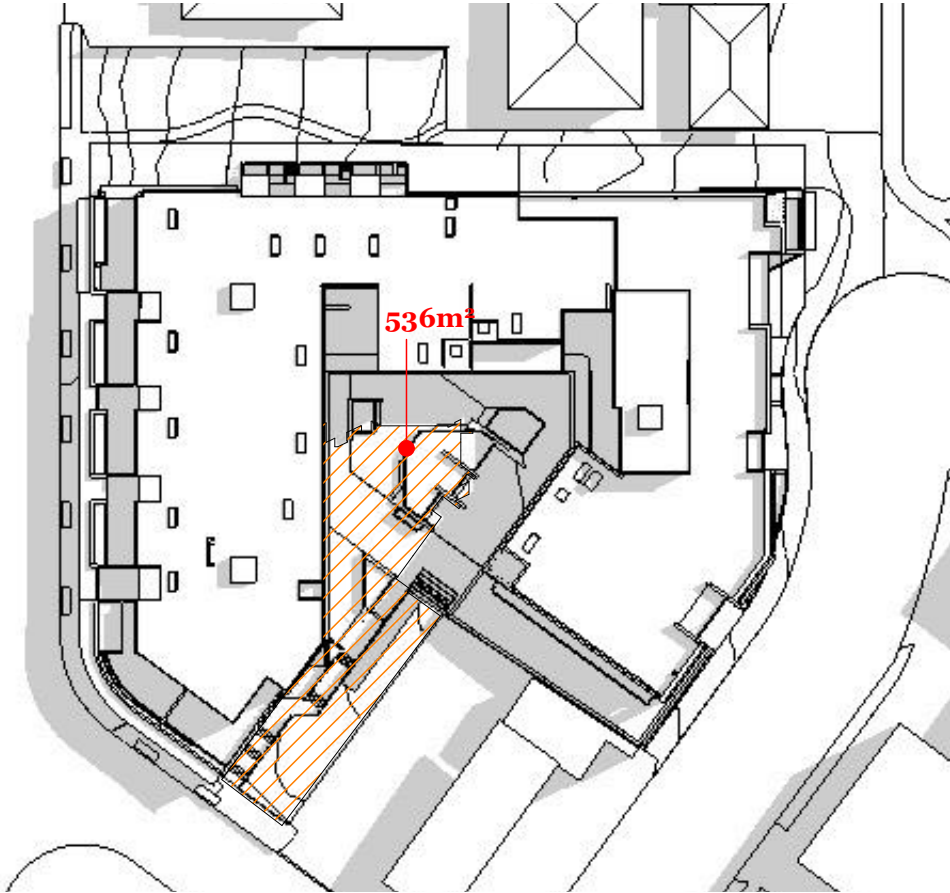
Drawing Number
Revision

DA503
F



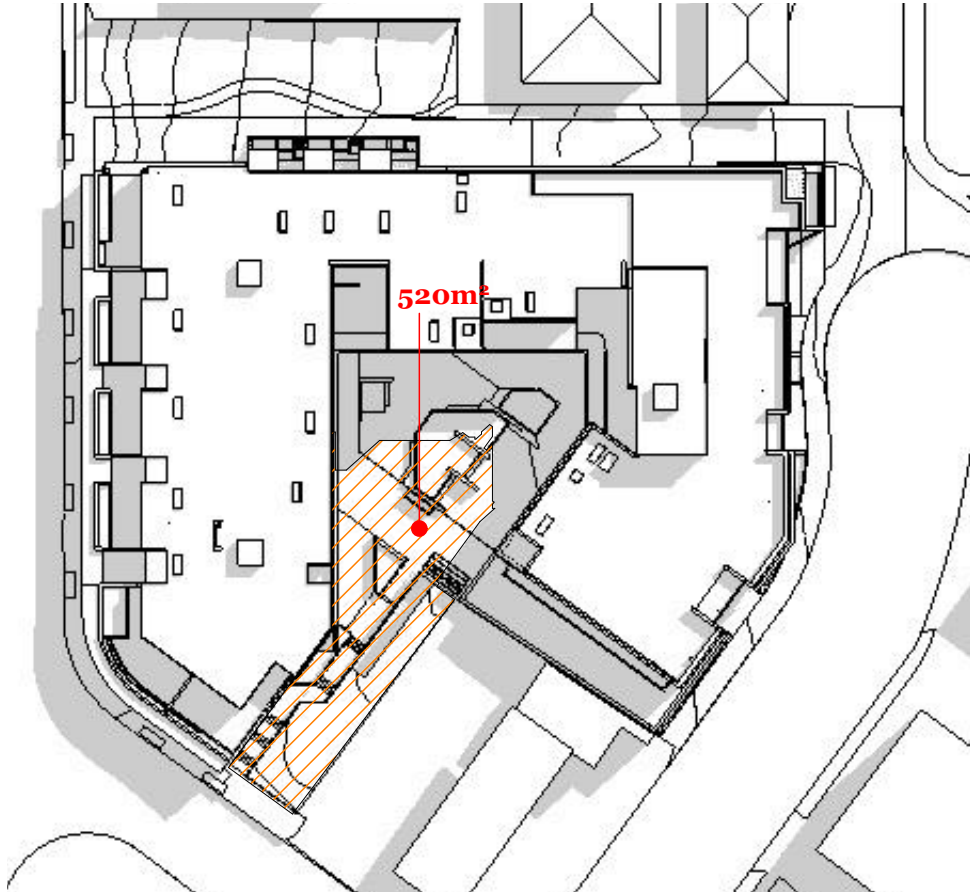
11am - June 21

Area receiving solar access: 518m² / 965m² = 54%



12pm - June 21

Area receiving solar access: 536m² / 965m² = 56%



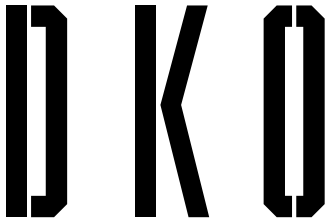
1pm - June 21

Area receiving solar access: 520m² / 965m² = 54%

Min. 2 hours midwinter sunlight to 54-56% of principal open space between 11am - 1pm

Legend

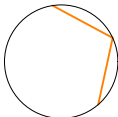

Solar access



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 42 Davies Street
 Surry Hills, NSW 2010
 ABN: 81956706590
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 Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
 info@DKO.com.au
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01	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
02	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Shadows Study Analys
		Scale	1:250, 1:800 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA503a
		Revision	A



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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B	9/10/2020	WL	IL	DA SUBMISSION
C	9/03/2021	WL	IL	S34 SUBMISSION
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Client

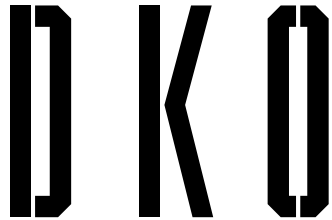
Platinum Property Group

Project Number
Drawing Name
Scale
Date

11574
3D Height Plane - She
@A3
Aug 2019

Drawing Number
Revision

DA504
E



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42 Davies Street
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ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

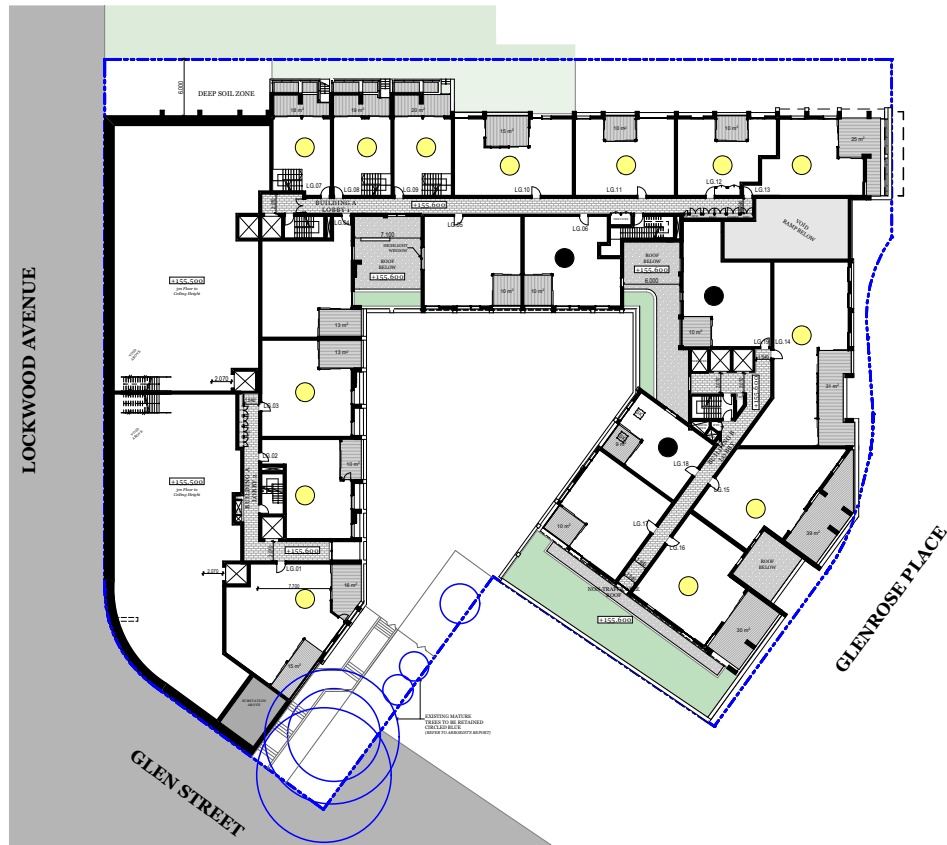
11574
3D Height Plane - Sher
@A3
Aug 2019

Client

Platinum Property Group

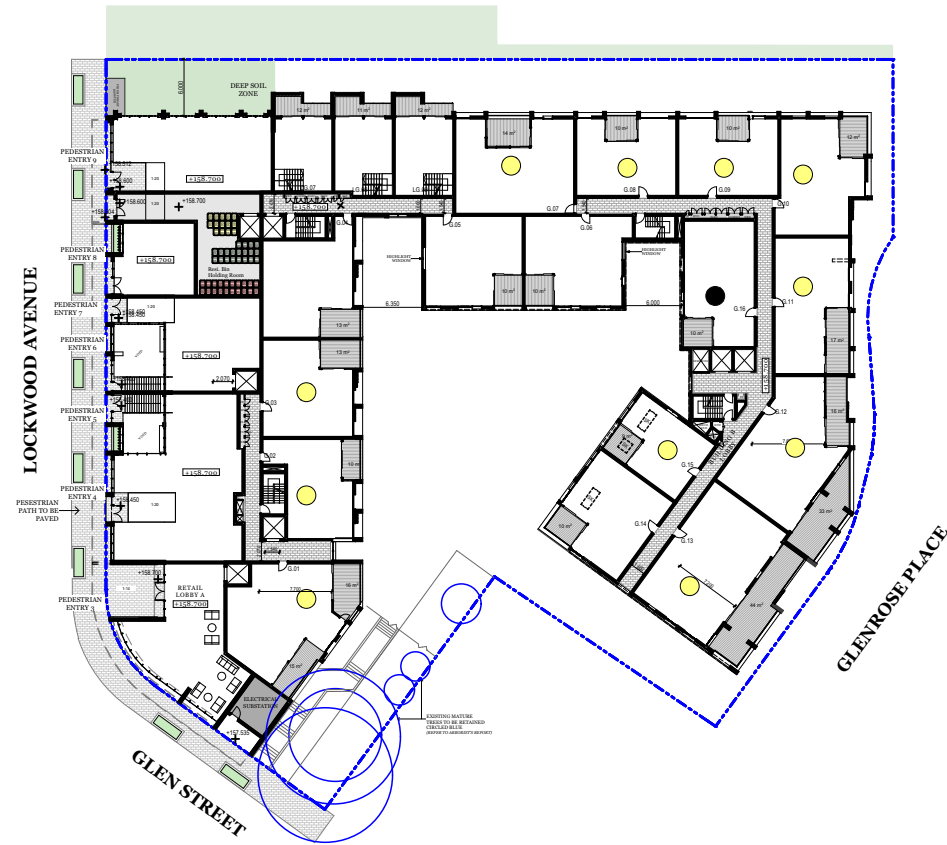
Drawing Number
Revision

DA505
E



Lower Ground Floor

Solar Access: 13/19
No Solar Access: 3/19



Ground Floor

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



Level 1

Solar Access: 11/14
No Solar Access: 0/16

SOLAR ACCESS CALCULATIONS

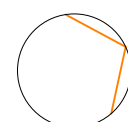
- Units with 2+ Hrs Solar Access: 35/49 71.4%
- Units with no Solar Access: 4/49 8.2%



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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E	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

11574
Solar Access Calc.
1:800 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA506
F



Lower Ground Floor

10/19



Ground Floor

7/16



Level 1

14/14

CROSS VENTILATION CALCULATIONS

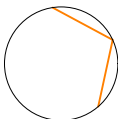
● Cross Ventilated Units
 31/49 63.3%



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 42 Davies Street
 Surry Hills, NSW 2010
 ABN: 81956706590
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 info@DKO.com.au
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E	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

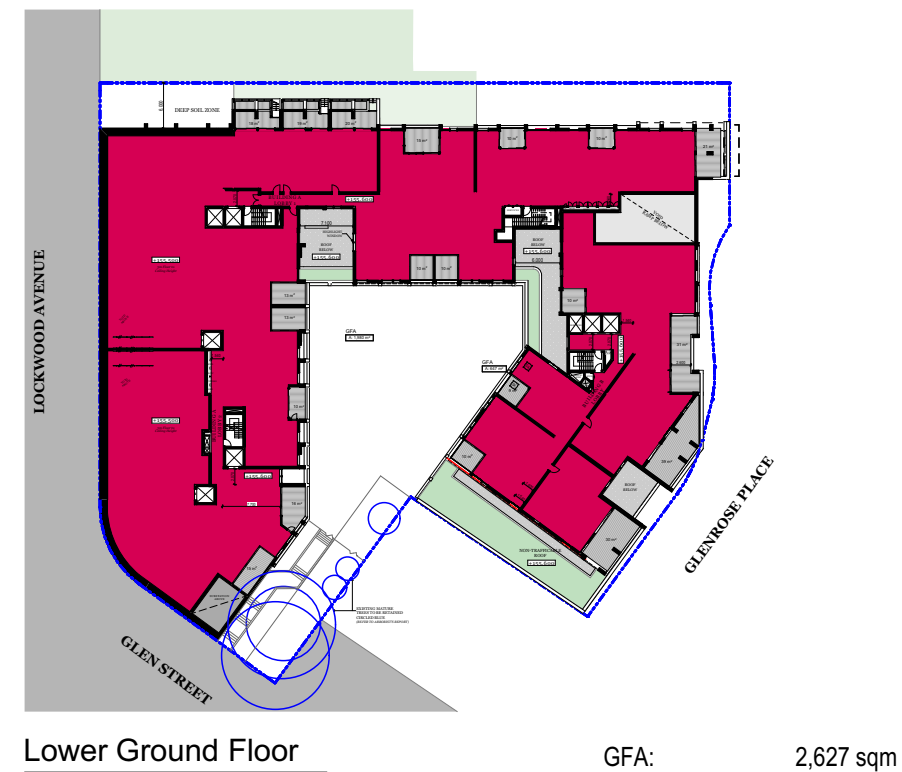
11574
 Cross Ventilation Calc.
 1:800 @A3
 Aug 2019

Client

Platinum Property Group

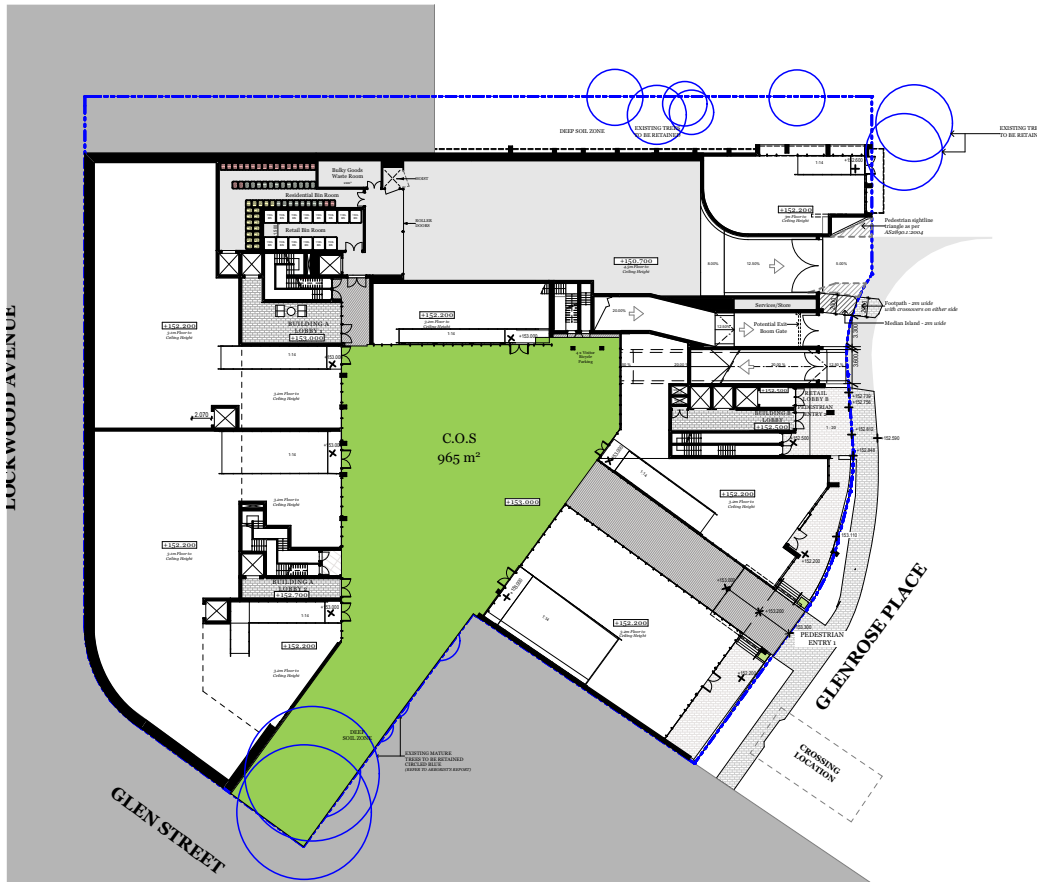
Drawing Number
Revision

DA507
F



Site Area	5,322 sqm
Proposed GFA	9,003 m ²
Proposed FSR	1.69:1

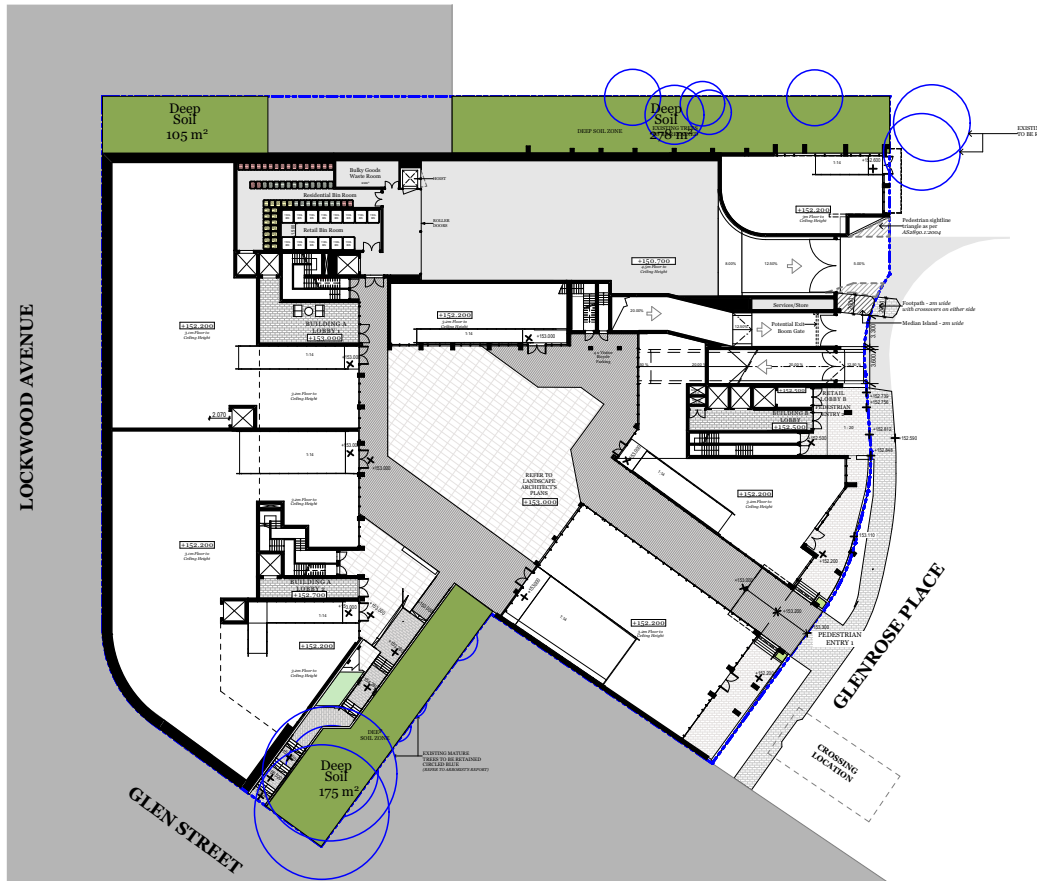
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	GFA Calculation
		Scale	1:1000 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA508
		Revision	E



Basement 2 COS: 965 sqm



Level 1 COS: 607 sqm



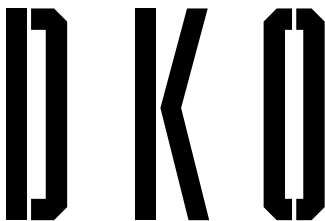
Basement 2 Deep Soil: 558 sqm

COMMUNAL OPEN SPACE CALCULATIONS

Site Area	5,322 sqm	
Area Required As COS	1,330.5 sqm	25%
Area Proposed As COS	1,572 sqm	29.5%

DEEP SOIL CALCULATIONS

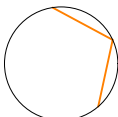
Site Area	5,322 sqm	
Area Required As Deep Soil	372.5 sqm	7%
Area Proposed As Deep Soil	558 sqm	10.5%



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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E	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

11574
C.O.S & Deep Soil Calc
1:800 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA509
F



Lower Ground Floor

1B:	1/19
2B:	11/19
3B:	4/19
3B-T:	3/19



Ground Floor

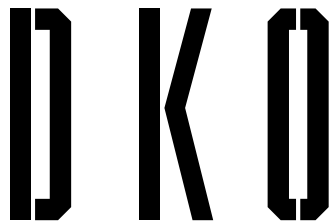
1B:	1/16
2B:	9/16
3B:	6/16
3B-T:	0/16



Level 1

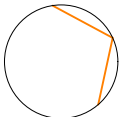
1B:	1/14
2B:	9/14
3B:	4/14
3B-T:	0/14

UNIT MIX			
1B:	2/49	4%	
2B:	30/49	61%	
3B:	14/49	29%	
3B-T:	3/49	6%	



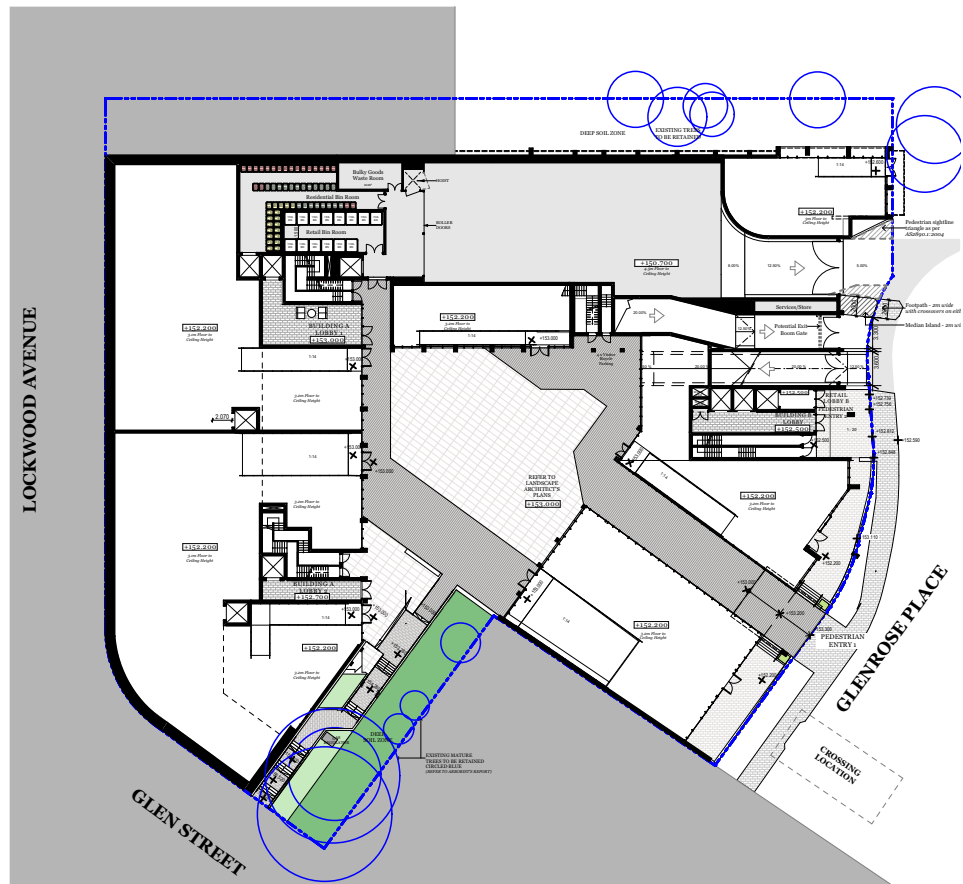
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

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	E



Basement 2



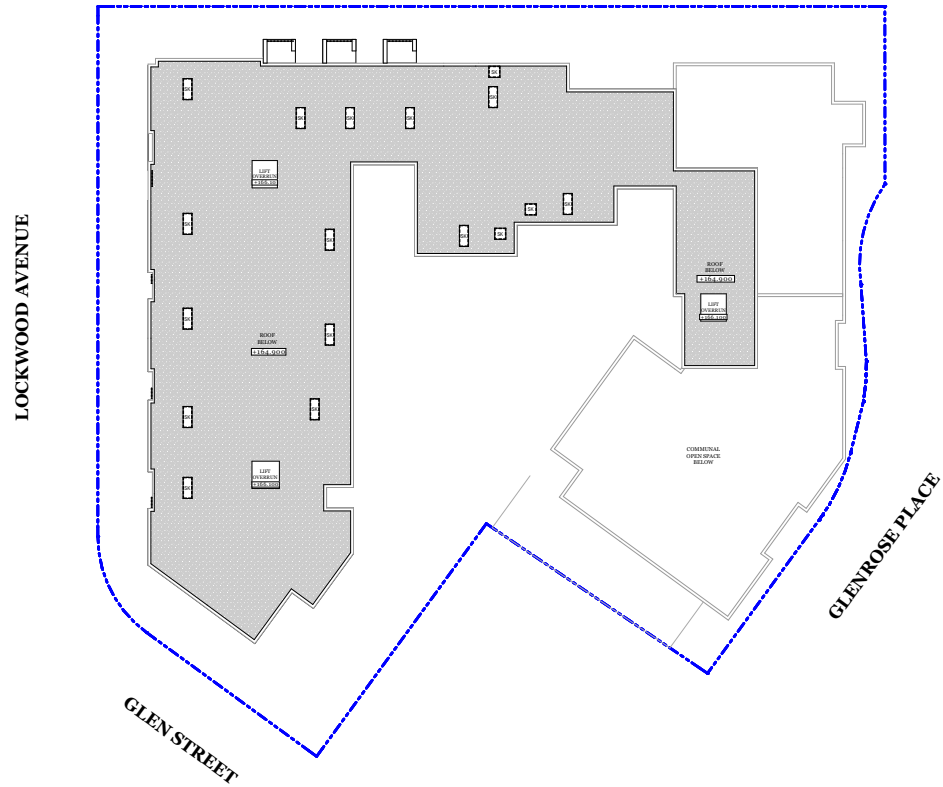
Lower Ground Floor



Ground Floor



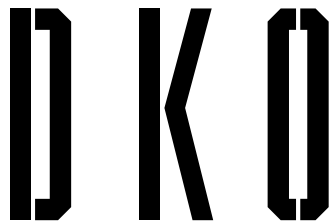
Level 1



Roof

ADAPTABLE UNIT LOCATIONS

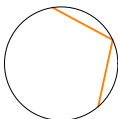
Adaptable Units



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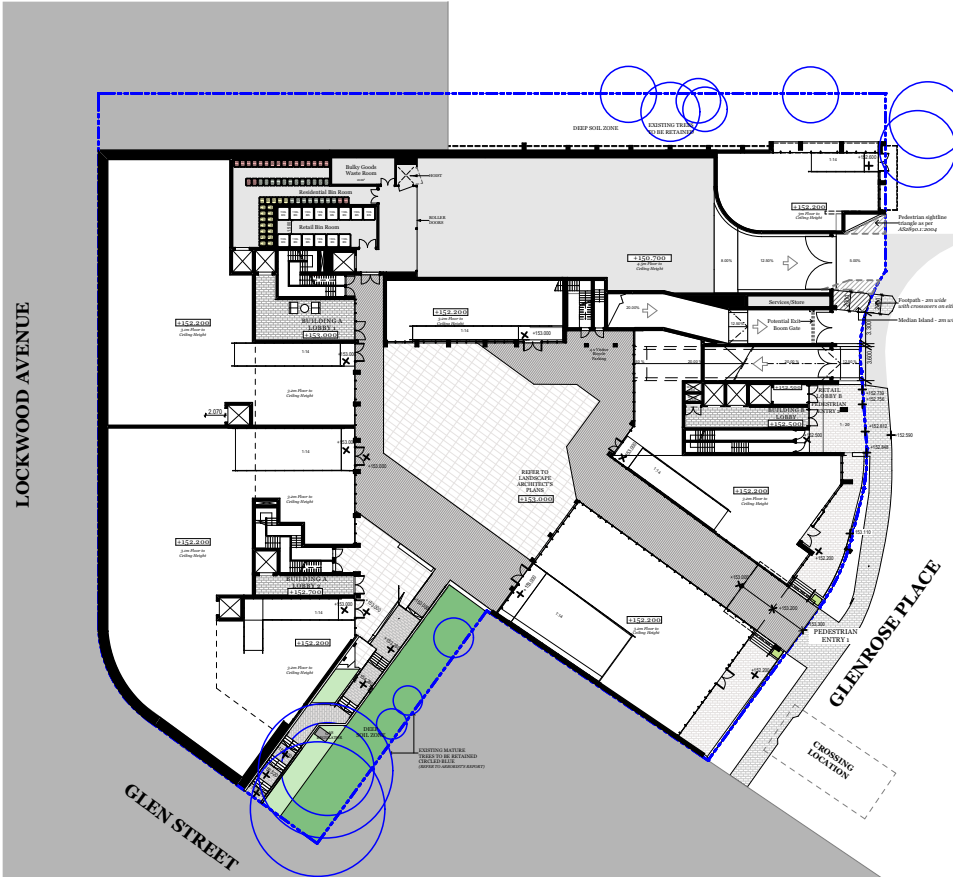
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

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	E



Basement 2



Lower Ground Floor



Ground Floor



Level 1

LIVABLE UNIT LOCATIONS
● Silver Standard Livable Housing Units

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ABN: 81956706590

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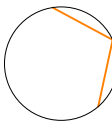
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500

info@DKO.com.au

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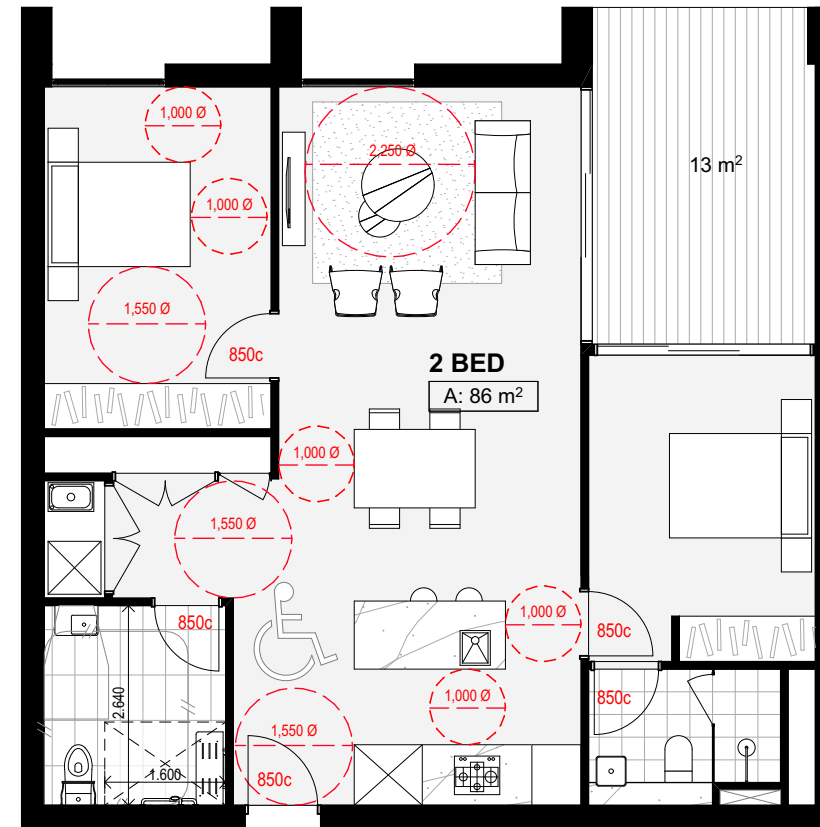
Rev.	Date	By	Ckd	Description
B	9/10/2020	WL	IL	DA SUBMISSION
C	9/03/2021	WL	IL	S34 SUBMISSION
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL

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	E

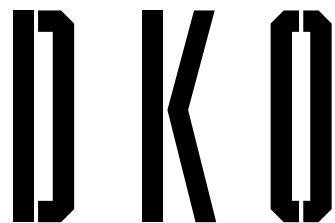


Note: This duct can only be dummy duct and not a service duct

2 BED
PRE-ADAPTABLE



2 BED
POST-ADAPTABLE
Unit No. LG.03, LG.17, G.03, G.14,
1.03, 1.04



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

T +61 2 8346 4500
info@DKO.com.au
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B	9/10/2020	WL	IL	I
C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

11574
Adaptable Unit Plans
1:100 @A3
Aug 2019

Client

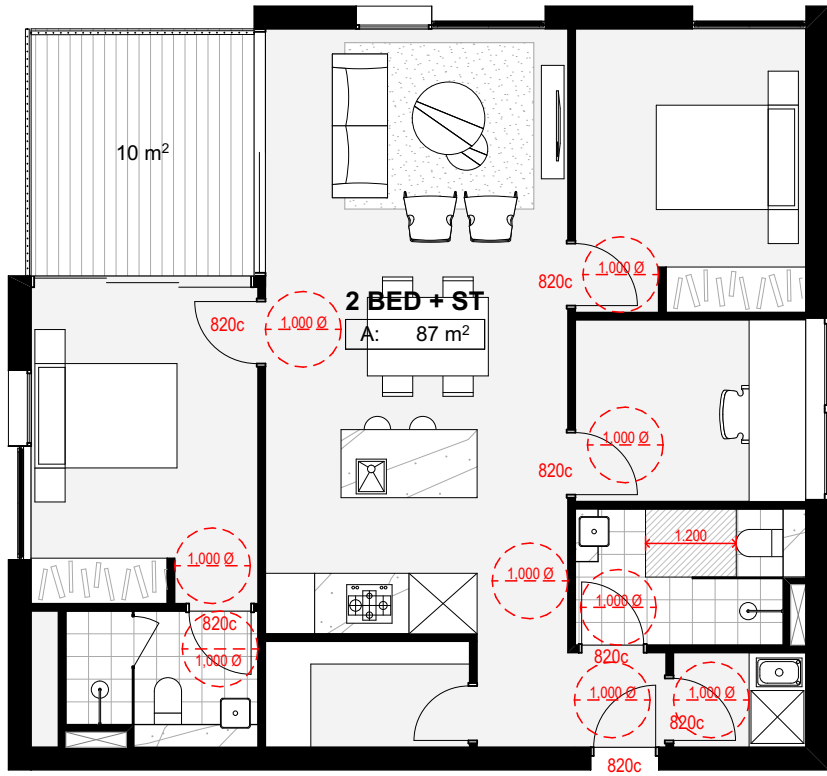
Platinum Property Group

Drawing Number
Revision

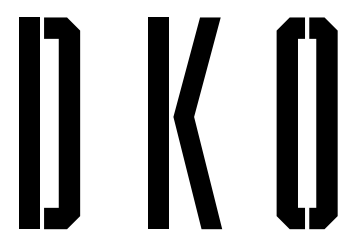
DA513
D



2 BED
SILVER STANDARD LIVABLE HOUSING UNIT
TYPE A
Unit No. LG.03, LG.04, G.03, G.04,
1.03, 1.04



2 BED
SILVER STANDARD LIVABLE HOUSING UNIT
TYPE B
Unit No. LG.05, G.05, 1.05



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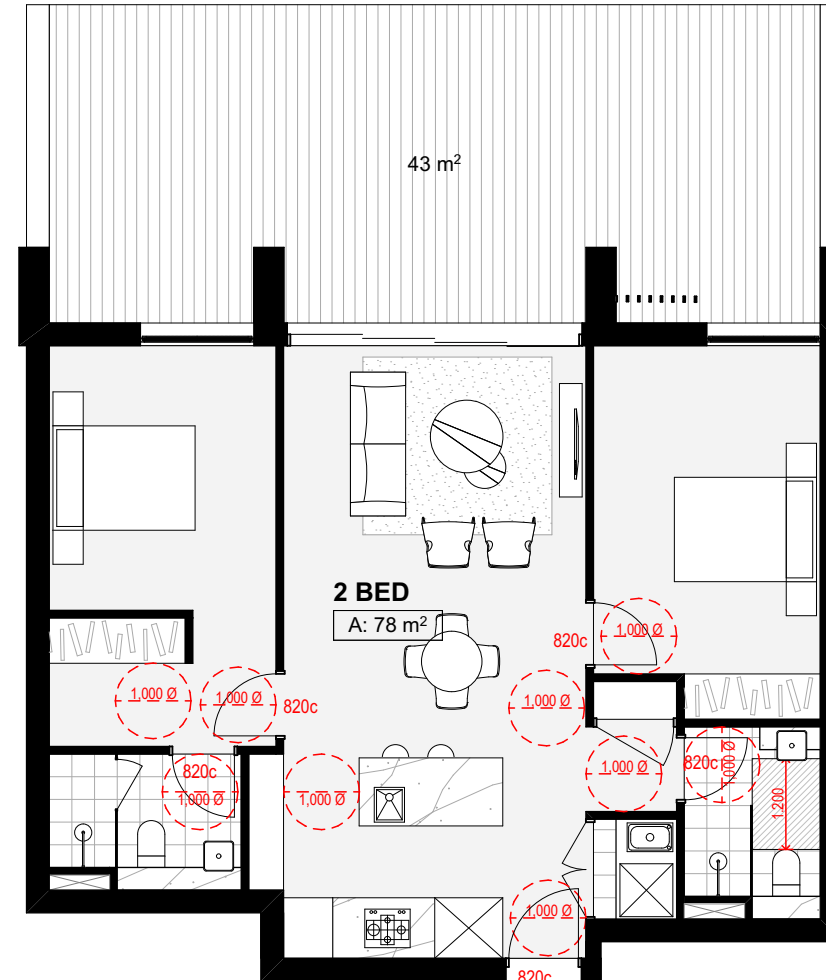
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C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P

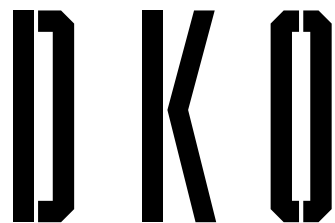
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Livable Unit Plans - Sh
Client	Platinum Property Group	Scale	1:100 @A3
		Date	Aug 2019
		Drawing Number	DA514
		Revision	D



2 BED
SILVER STANDARD LIVABLE HOUSING UNIT
TYPE C
Unit No. LG.06, G.06



2 BED
SILVER STANDARD LIVABLE HOUSING UNIT
TYPE D
Unit No. 1.10



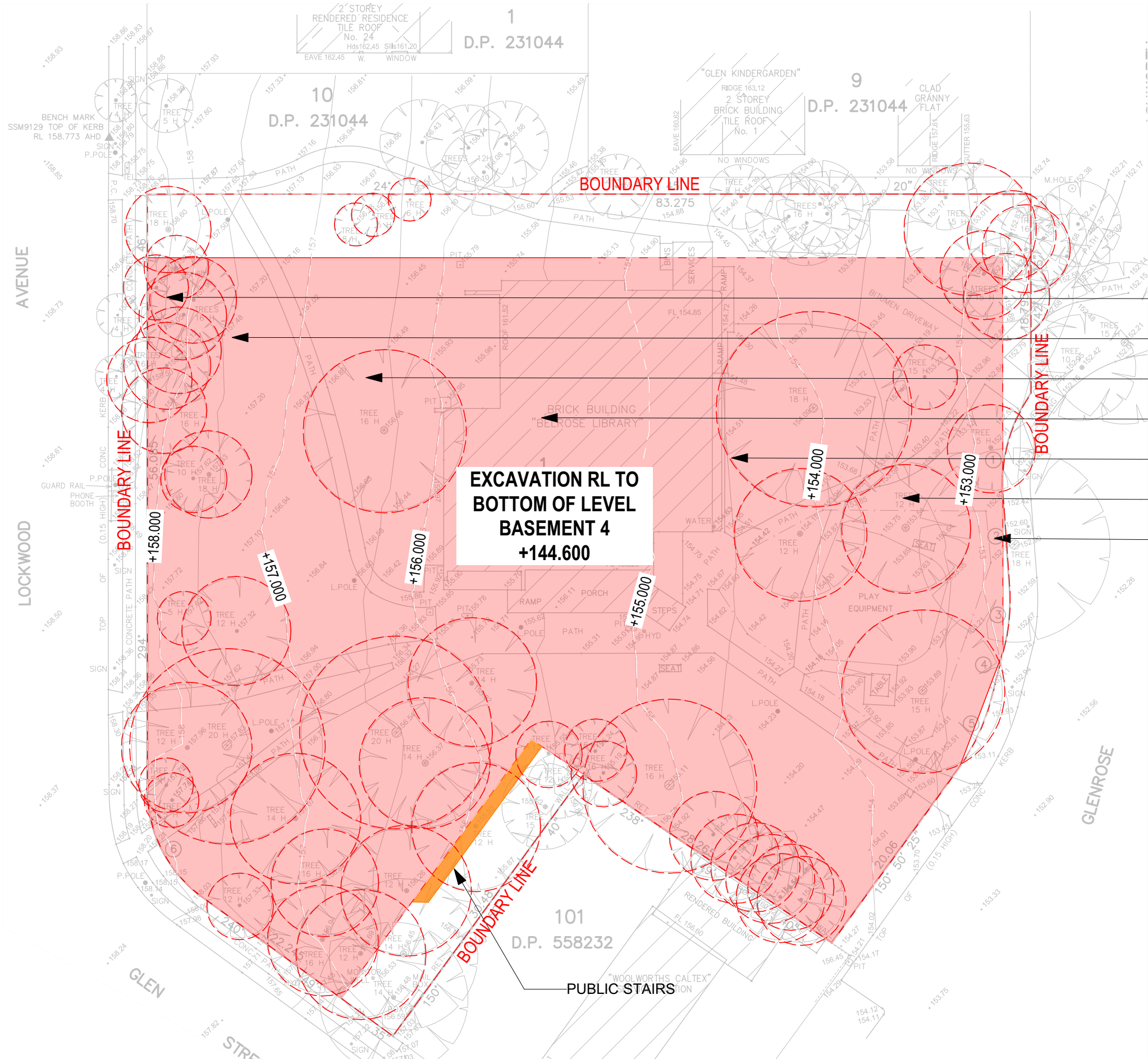
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42 Davies Street
Surry Hills, NSW 2010
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info@DKO.com.au
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B	9/10/2020	WL	IL	I
C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P

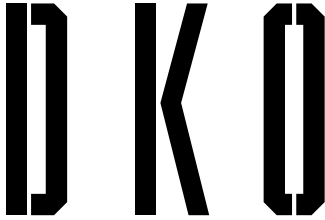
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Livable Unit Plans - Sh
		Scale	1:100 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA515
		Revision	D



- 14 Meters Excavation
- 13 Meters Excavation
- 12 Meters Excavation
- 11 Meters Excavation
- 10 Meters Excavation
- 9 Meters Excavation
- 8 Meters Excavation

Legend

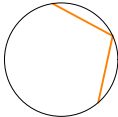
- PROPOSED EXTEND OF EXCAVATION
- DIFFERENT DEPTH OF EXCAVATION
- TREES TO BE REMOVED



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42 Davies Street
Surry Hills, NSW 2010
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767 | David Randerson 8542

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Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Excavation Plan
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA516
		Revision	C