

28 Lockwood Avenue, Belrose NSW 2085 - S34 Revised Submission



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MINIMUM NatHERS & BASIX REQUIREMENTS TYPICAL FOR ALL UNITS - UNLESS NOTED OTHERWISE

<p>WATER</p> <p>WELS Water Rating</p> <ul style="list-style-type: none"> 4 star rated (>6 but <= 7.5 L/min) showerheads to all showers 4 star rated toilets 5 star rated taps to Kitchen / Bathrooms / Ensuites 3 star rated dishwasher <p>THERMAL PERFORMANCE</p> <p>INSULATION</p> <ul style="list-style-type: none"> R2.0 bulk insulation to all external walls R2.5 insulation to underside of ceiling slab with roof over R2.0 to all framed intertenancy walls <p>EXTERNAL COLOURS</p> <ul style="list-style-type: none"> Dark (SA>0.70) external walls colour Dark (SA>0.70) roof colour <p>GLAZED WINDOWS & DOORS - refer NatHERS Certificates for further details</p> <p>UNITS LG.18, G.15, 1.12, 1.13 & 1.14</p> <ul style="list-style-type: none"> Aluminium framed with low-e glazing to all windows & doors; <ul style="list-style-type: none"> pivot system: U=5.6, SHGC=0.36 sliding/fixd system: U=5.6, SHGC=0.41 	<p>ALL OTHER UNITS</p> <ul style="list-style-type: none"> Aluminium framed with clear glazing to windows and doors; <ul style="list-style-type: none"> pivot system: U=6.7 & SHGC=0.57 sliding/fixd system: U=6.7, SHGC=0.70 Skylights (where applicable) <ul style="list-style-type: none"> VELUX - Fixed Curb Mount Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear Laminate <ul style="list-style-type: none"> U=4.0 & SHGC=0.27 <p>CEILING PENETRATIONS</p> <ul style="list-style-type: none"> Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used. All exhaust units to be sealed <p>FLOOR COVERINGS</p> <ul style="list-style-type: none"> Timber flooring to Living area's Carpet flooring to Bedroom area's Tile flooring to all wet area's <p>ENERGY HEATING AND COOLING</p> <ul style="list-style-type: none"> 3 Star zoned single-phase air conditioner to all Bedroom & Living areas of each unit 	<p>VENTILATION</p> <ul style="list-style-type: none"> Ducted artificial ventilation to min. One Bathroom Ducted rangehood to Kitchen Ducted artificial ventilation to Laundry <p>FLUORESCENT OR LED LIGHTING</p> <ul style="list-style-type: none"> Provide dedicated efficient Lighting to Living, Dining, Kitchen, Bedrooms, Bathrooms, Toilets, Ensuite, Laundry and Hallways <p>OTHER (appliances and fixtures)</p> <ul style="list-style-type: none"> Electric cooktop & electric oven Well ventilated refrigerator space Outdoor clothes drying line 3 star rated dishwasher <p>COMMON AREAS & SYSTEMS</p> <p>CENTRAL HOT WATER SYSTEM</p> <ul style="list-style-type: none"> Electric heat pump - gas boosted o R1.0 insulation to all internal piping <p>PHOTOVOLTAIC</p> <ul style="list-style-type: none"> Solar panel system with the capacity to generate at least 18 peak kilowatts of electricity connected to common areas only 	<p>BUILDING MANAGEMENT SYSTEM (BMS)</p> <ul style="list-style-type: none"> Connected to control; o Basement 1 Carpark lighting system Basement 2 Carpark lighting system All Lobbies lighting system <p>LIFTS</p> <ul style="list-style-type: none"> Gearless traction with V V V F motor LED lighting to lift call button <p>COMMON AREAS</p> <ul style="list-style-type: none"> Basements 1 & 2 o ventilation supply & exhaust (carbon monoxide monitor & VSD fan) <ul style="list-style-type: none"> Fluorescent lighting (daylight & motion sensor) NBN & Comms Room o No mechanical ventilation exhaust only ventilation (thermostatically controlled) <ul style="list-style-type: none"> Fluorescent lighting (manual on / manual off) Garbage Rooms o Exhaust ventilation only Compact fluorescent lighting (manual on / manual off) Plant Pump Room o Exhaust ventilation only (thermostatically controlled) <ul style="list-style-type: none"> Compact fluorescent lighting (manual on / manual off) Fire Stairs o No mechanical ventilation <ul style="list-style-type: none"> Fluorescent lighting (manual on / manual off) Lobbies o No mechanical ventilation <ul style="list-style-type: none"> LED lighting (manual on / timer off)
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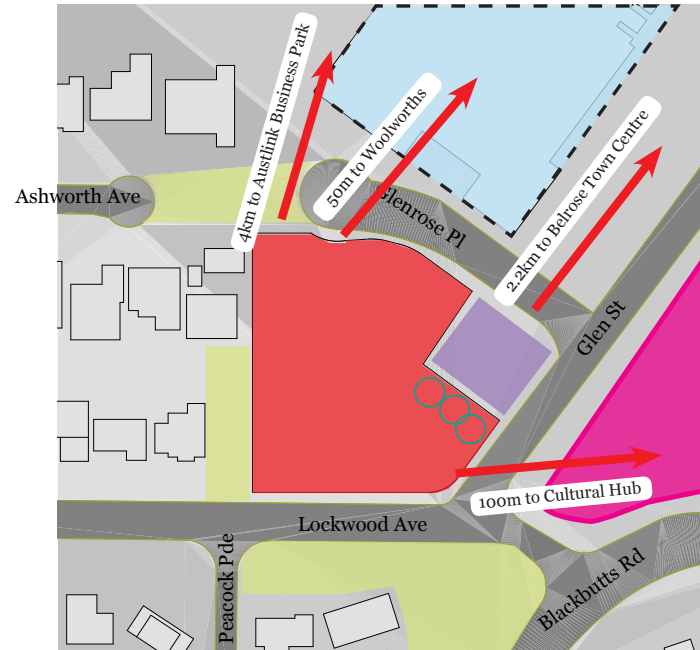
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Rev.	Date	By	Ckd	Description
D	9/03/2021	WL	IL	S34 SUBMISSION
E	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL
G	2/09/2021	WL	NB	AMENDED S34

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	G

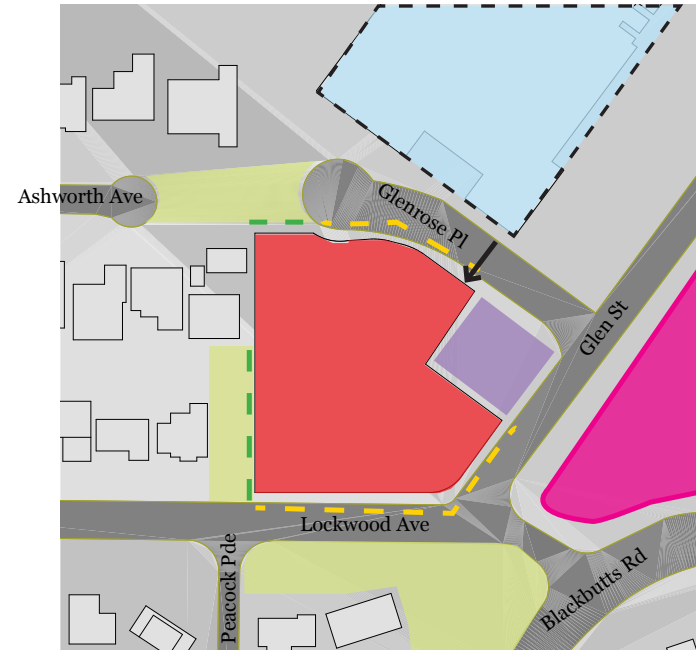


Opportunities:

Amenities

The site has great amenities in the immediate vicinity including:

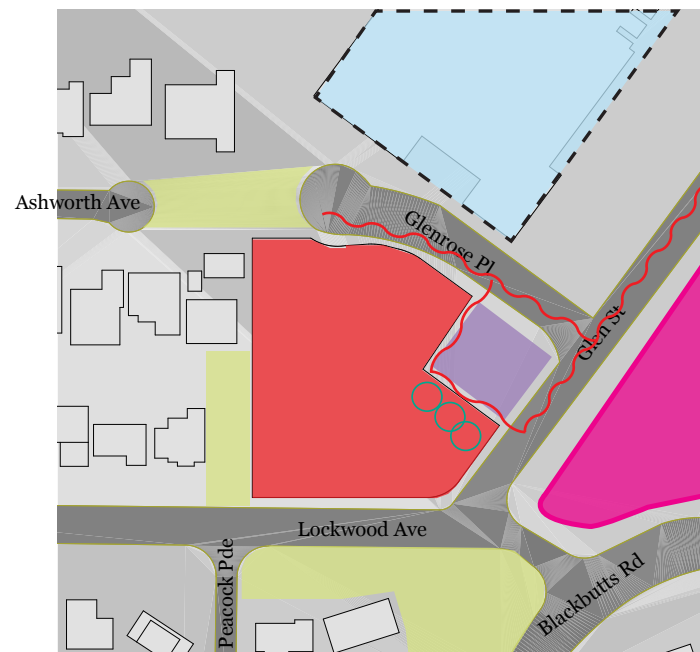
- Series of mature trees located on the site.
- Public parks
- Shopping Centre
- New Cultural Hub on Glen Street



Opportunities:

Servicing/ 3 Street frontages

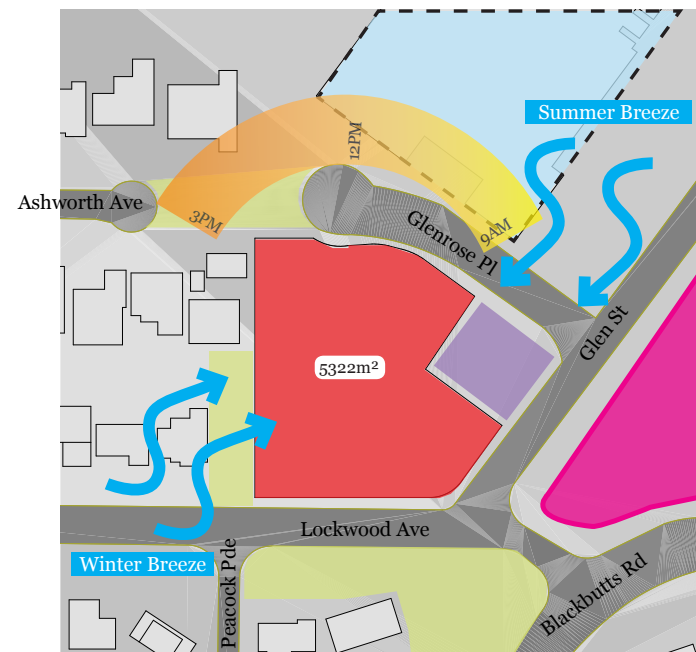
28 Lockwood Avenue is surrounded by 3 streets and parklands providing fantastic opportunity for servicing, access and building separation



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.

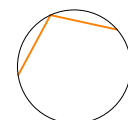
- ← Vehicular Access
- Street Frontages
- Park Frontages
- Site
- Glenrose Village Shopping Centre
- New Cultural Hub
- Parklands
- Caltex



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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/03/2021	WL	IL	S34 SUBMISSION
C	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

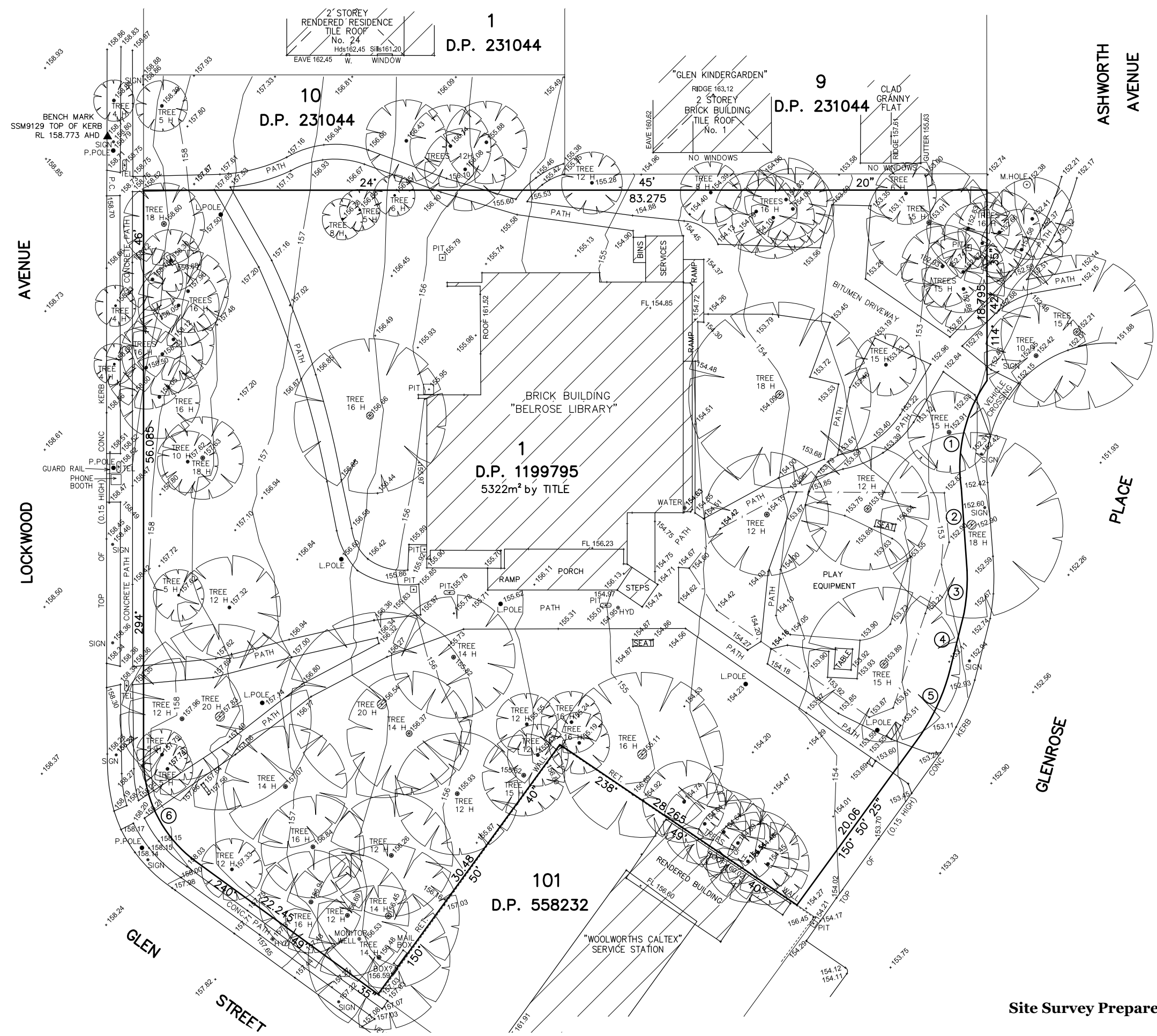
11574
 Site Analysis Plan
 @A3
 Aug 2019

Client

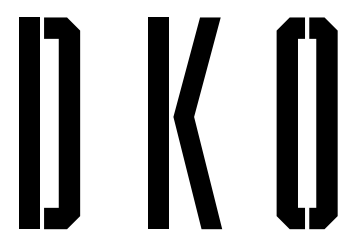
Platinum Property Group

Drawing Number
 Revision

DA100
C

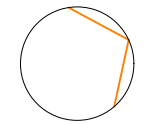


Site Survey Prepared by ECS Surveying Pty Ltd



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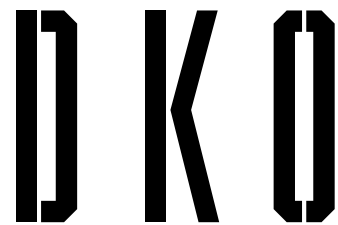
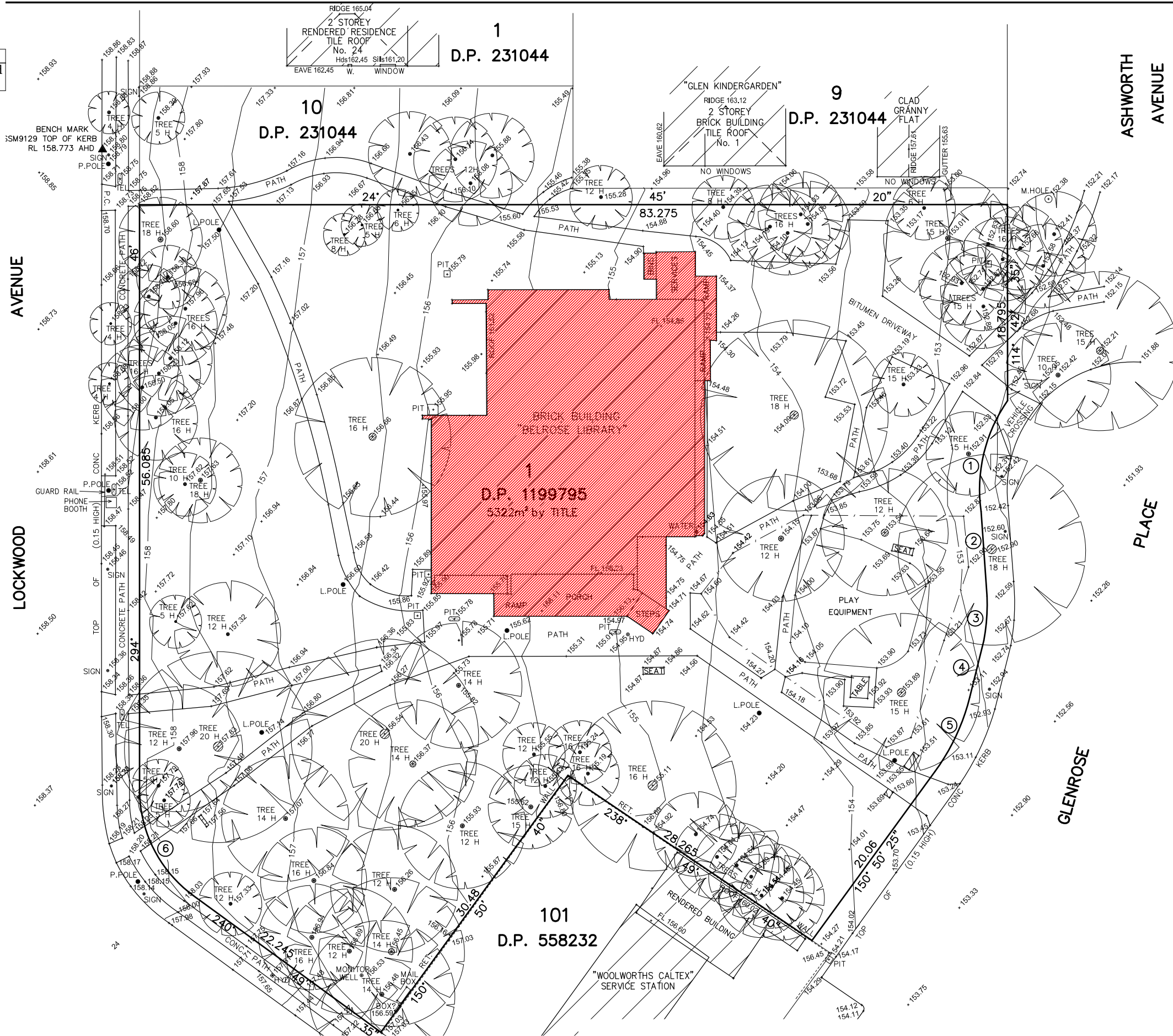
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C	2/09/2021	WL	NB	AMENDED S34

Project Name	28 Lockwood Av. Belrose	Project Number	11574
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	C

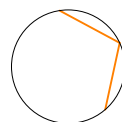
NOTES
Please refer to Arborist Report for selected trees to be removed



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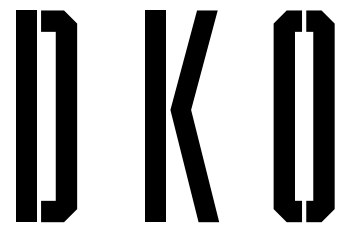
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C	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
D	2/09/2021	WL	NB	AMENDED S34

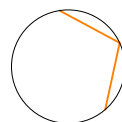
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Demolition Plan
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA103
		Revision	D



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H	16/04/2021	WL	NB	S34 REVISED PROPOSAL
I	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Client

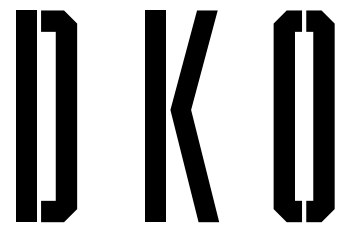
Platinum Property Group

Project Number
 Drawing Name
 Scale
 Date

11574
 Basement 4
 1:400 @A3
 Aug 2019

Drawing Number
 Revision

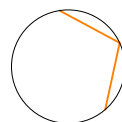
DA200
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I	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Client

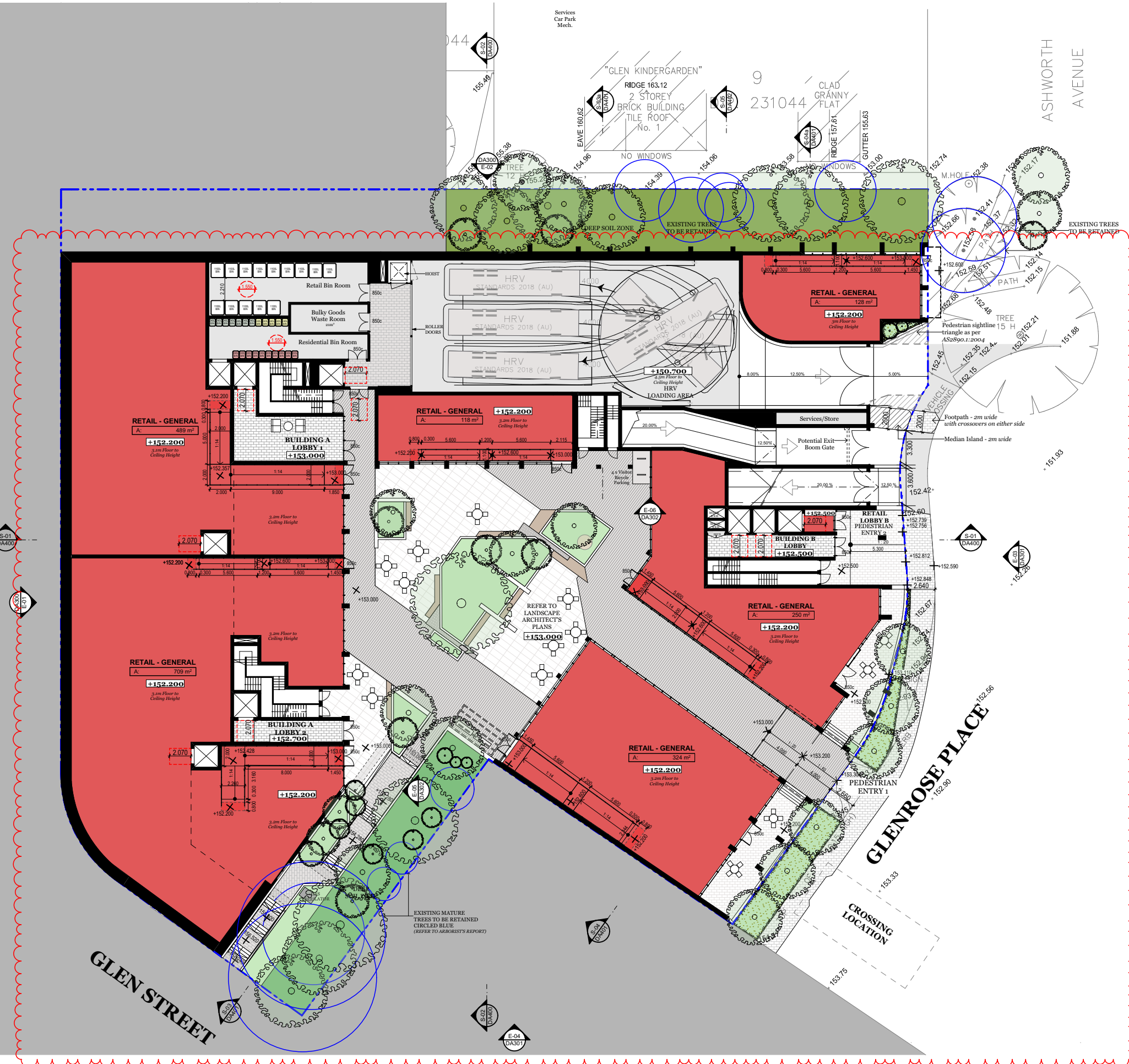
Platinum Property Group

Project Number
 Drawing Name
 Scale
 Date

11574
 Basement 3
 1:400 @A3
 Aug 2019

Drawing Number
 Revision

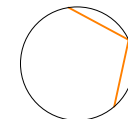
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J	9/08/2021	WL	NB	S34 REVISED PROPOSAL
K	2/09/2021	WL	NB	AMENDED S34

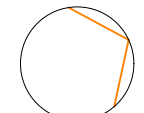
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 2
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA202
		Revision	K



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J	2/09/2021	WL	NB	AMENDED S34

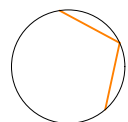
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Lower Ground Floor
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA203
		Revision	J



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J	9/08/2021	WL	NB	S34 REVISED PROPOSAL
K	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

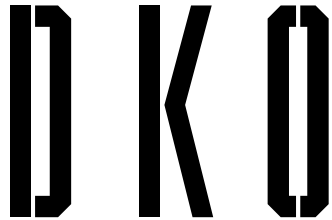
11574
 Ground Floor
 1:400 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

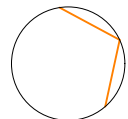
DA204
K



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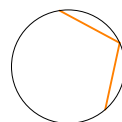
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Level 1
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA205
		Revision	J



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I	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Client

Platinum Property Group



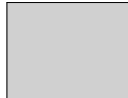

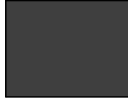
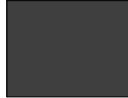



Project Number
 Drawing Name
 Scale
 Date

11574
 Roof
 1:400 @A3
 Aug 2019

Drawing Number
 Revision

DA206
I

LEGEND:

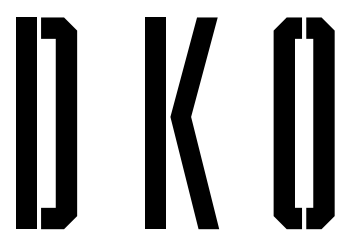
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	EF-02 Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face 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-01 South Elevation
1:250



E-02 West Elevation
1:250



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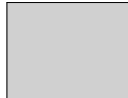

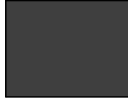
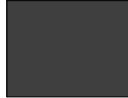




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E	26/03/2021	WL	IL	S34 PRELIMINARY REV
F	16/04/2021	WL	NB	S34 PRG
G	2/09/2021	WL	NB	AM

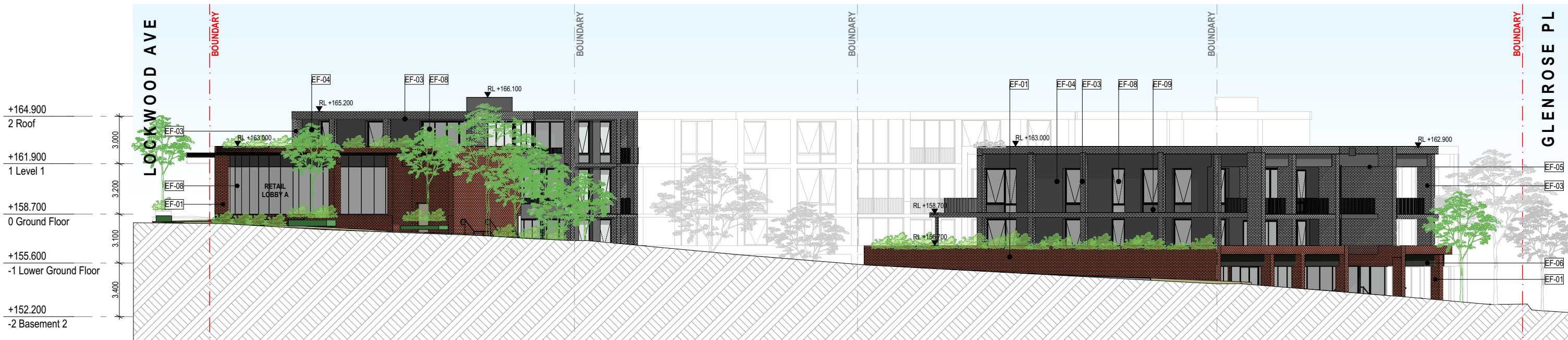
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Elevations - Sheet 1
		Scale	1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA300
		Revision	G

LEGEND:

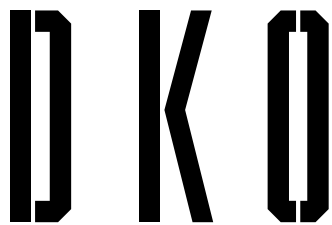
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	EF-02 Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		EF-06 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Leadman - Dark Grey		EF-10 Finish: Glass Product: Glass Colour: Dark Grey
	EF-03 Finish: Face 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-03 North Elevation
1:250



E-04 East Elevation
1:250



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F	16/04/2021	WL	NB	S34 PRC
G	7/05/2021	WL	NB	S34 PRC
H	2/09/2021	WL	NB	AM

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	H

LEGEND:

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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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F	16/04/2021	WL	NB	S34 PRG
G	2/09/2021	WL	NB	AM

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

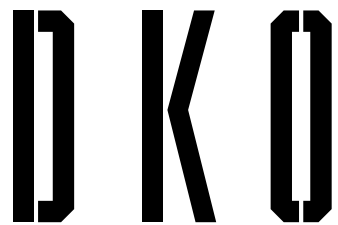
Platinum Property Group

Drawing Number
Revision

DA302
G



Photomontage View Along Lockwood Avenue



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C	9/03/2021	WL	IL	S34 SUBMISSION
D	16/04/2021	WL	NB	S34 REVISED PROPOSAL
E	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

11574
 Perspectives - Sheet 1
 1:1.72 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA303
E



Photomontage View Along Glenrose Pl / Ashworth Ave



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E	7/05/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

11574
 Perspectives - Sheet 2
 1:1.73 @A3
 Aug 2019

Client

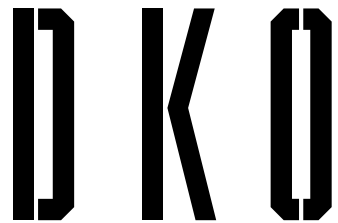
Platinum Property Group

Drawing Number
 Revision

DA304
F



Photomontage - West-Facing Facade



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C	2/09/2021	WL	NB	AMENDED S34

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

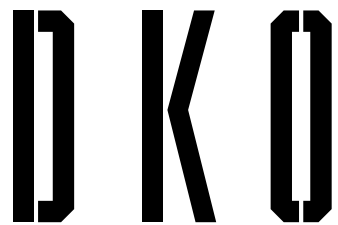
Platinum Property Group

Drawing Number
 Revision

DA305
C



Photomontage - South-Facing View from Adjacent Public Open Space



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C	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

11574
 Perspectives - Sheet 4
 1:1.73 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA306
C



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



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C	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

11574
 Perspectives - Sheet 5
 1:1.73 @A3
 Aug 2019

Client

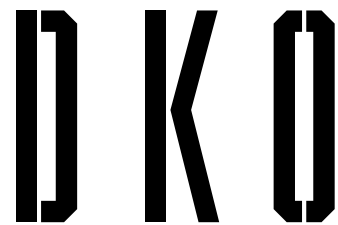
Platinum Property Group

Drawing Number
 Revision

DA307
C



Photomontage - South-East Facing View Along Lockwood Ave



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C	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

11574
 Perspectives - Sheet 6
 1:1.73 @A3
 Aug 2019

Client

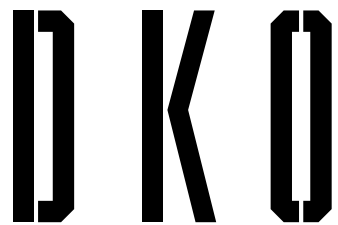
Platinum Property Group

Drawing Number
 Revision

DA308
C



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



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C	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

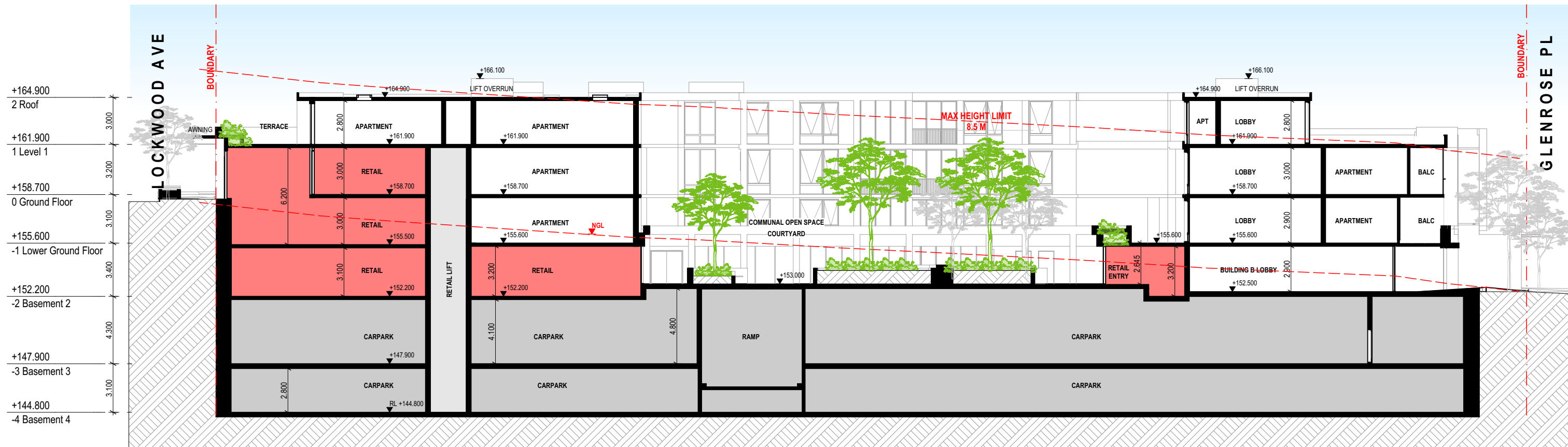
11574
 Perspectives - Sheet 7
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 Aug 2019

Client

Platinum Property Group

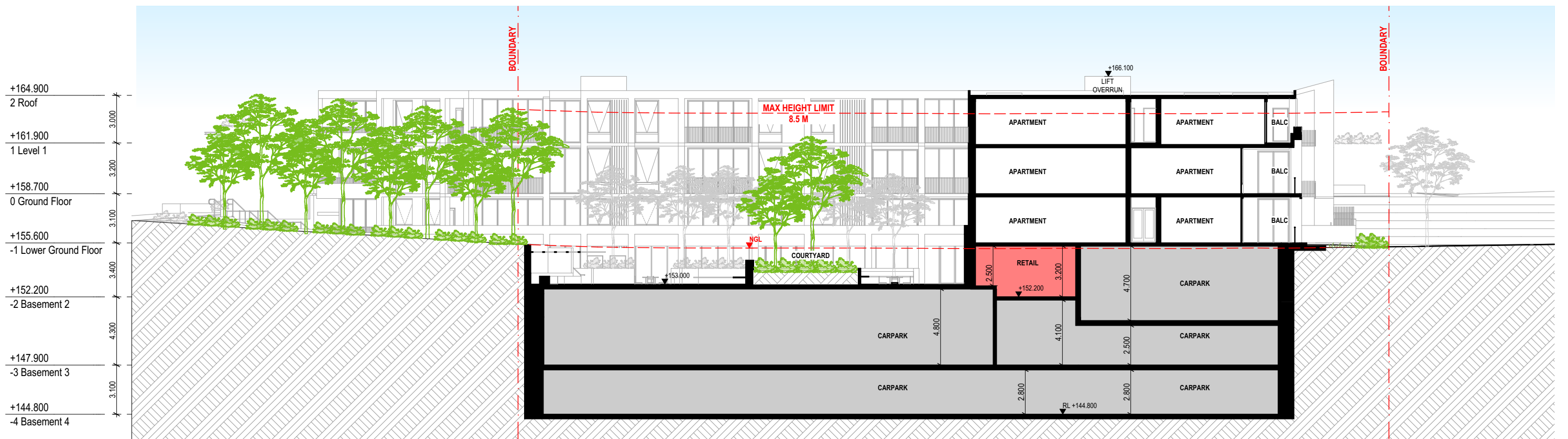
Drawing Number
 Revision

DA309
C



S-01

Section A
1:250



S-02

Section B
1:250



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F	2/09/2021	WL	NB	AMENDED S34

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

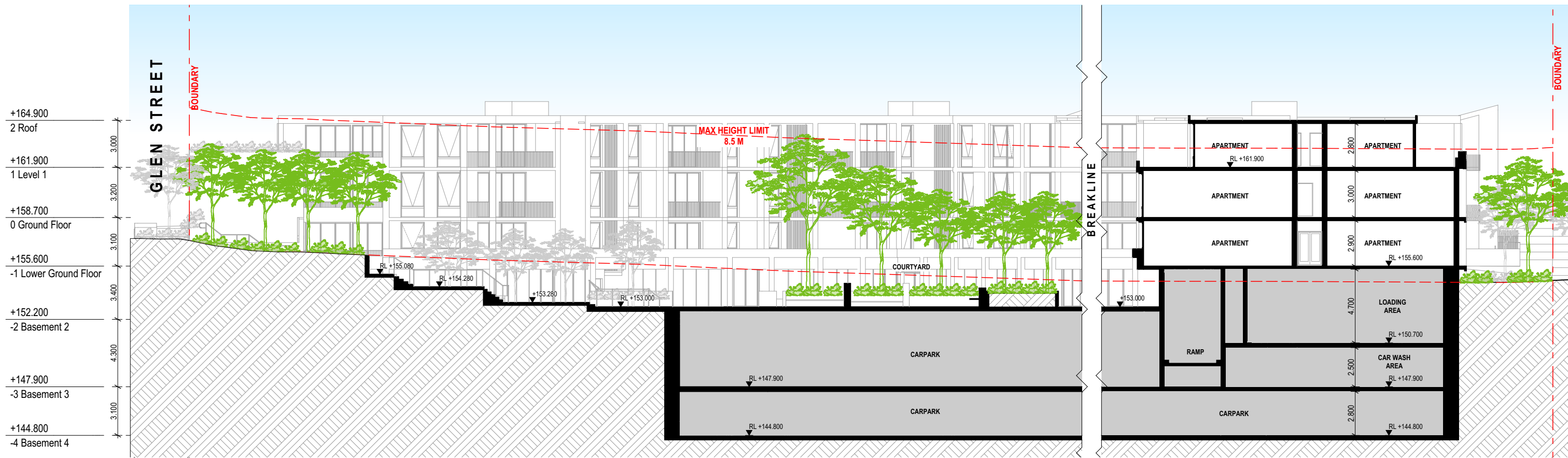
11574
Sections - Sheet 1
1:250 @A3
Aug 2019

Client

Platinum Property Group

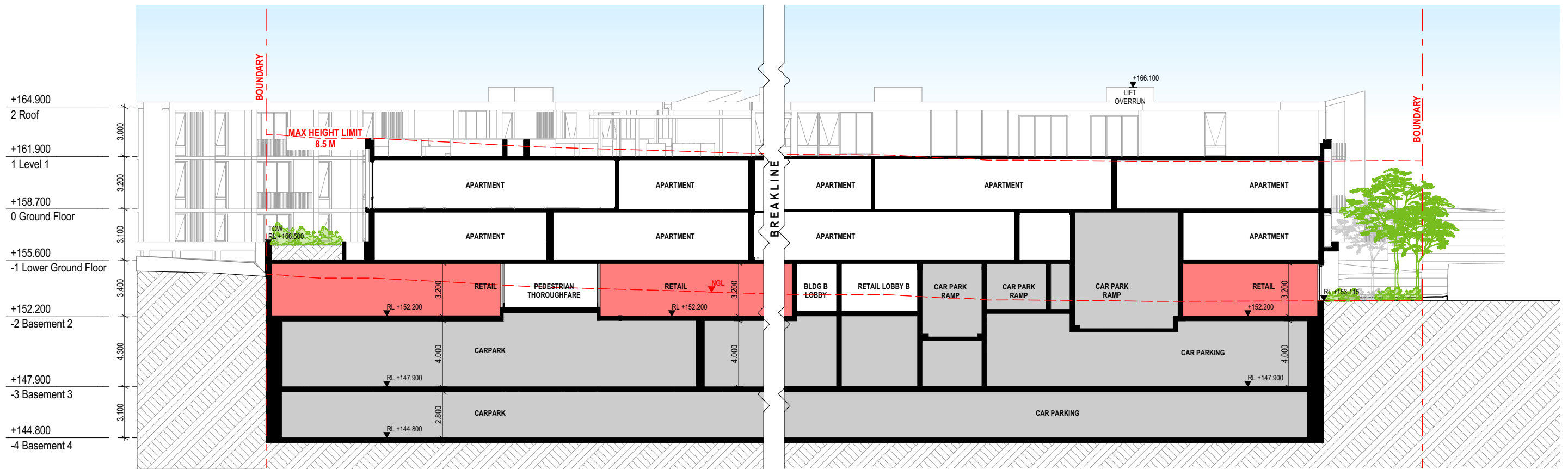
Drawing Number
Revision

DA400
F



S-03

Section C
1:250



S-04

Section D
1:250



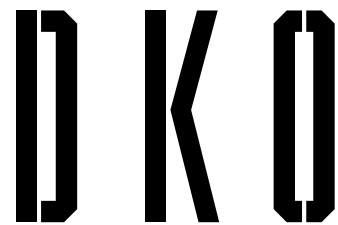
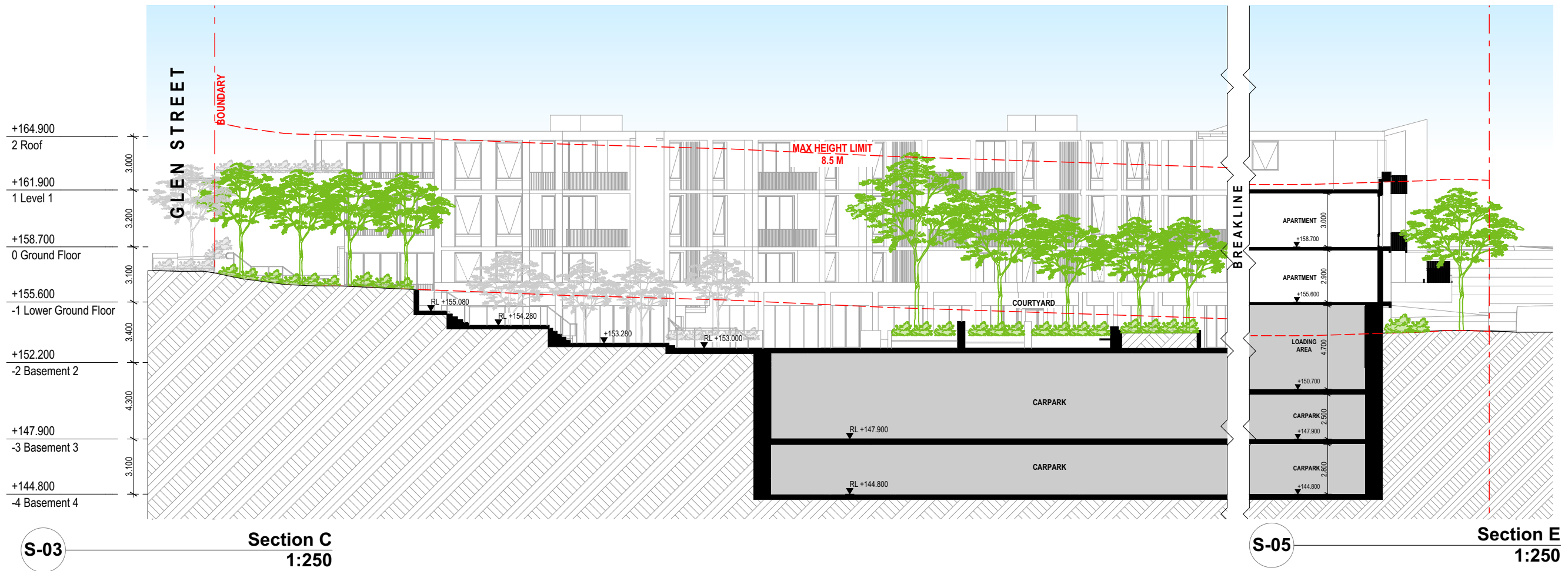
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

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	F



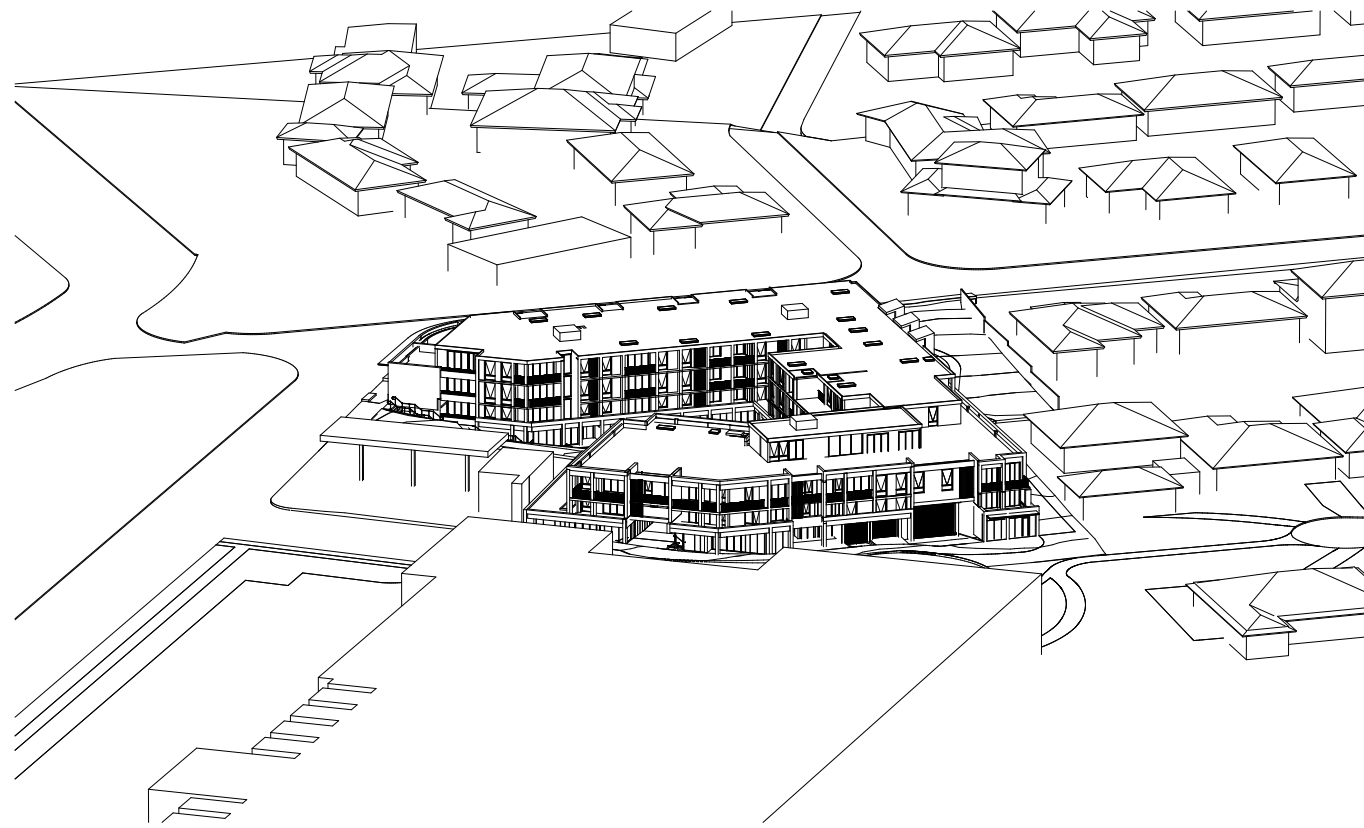
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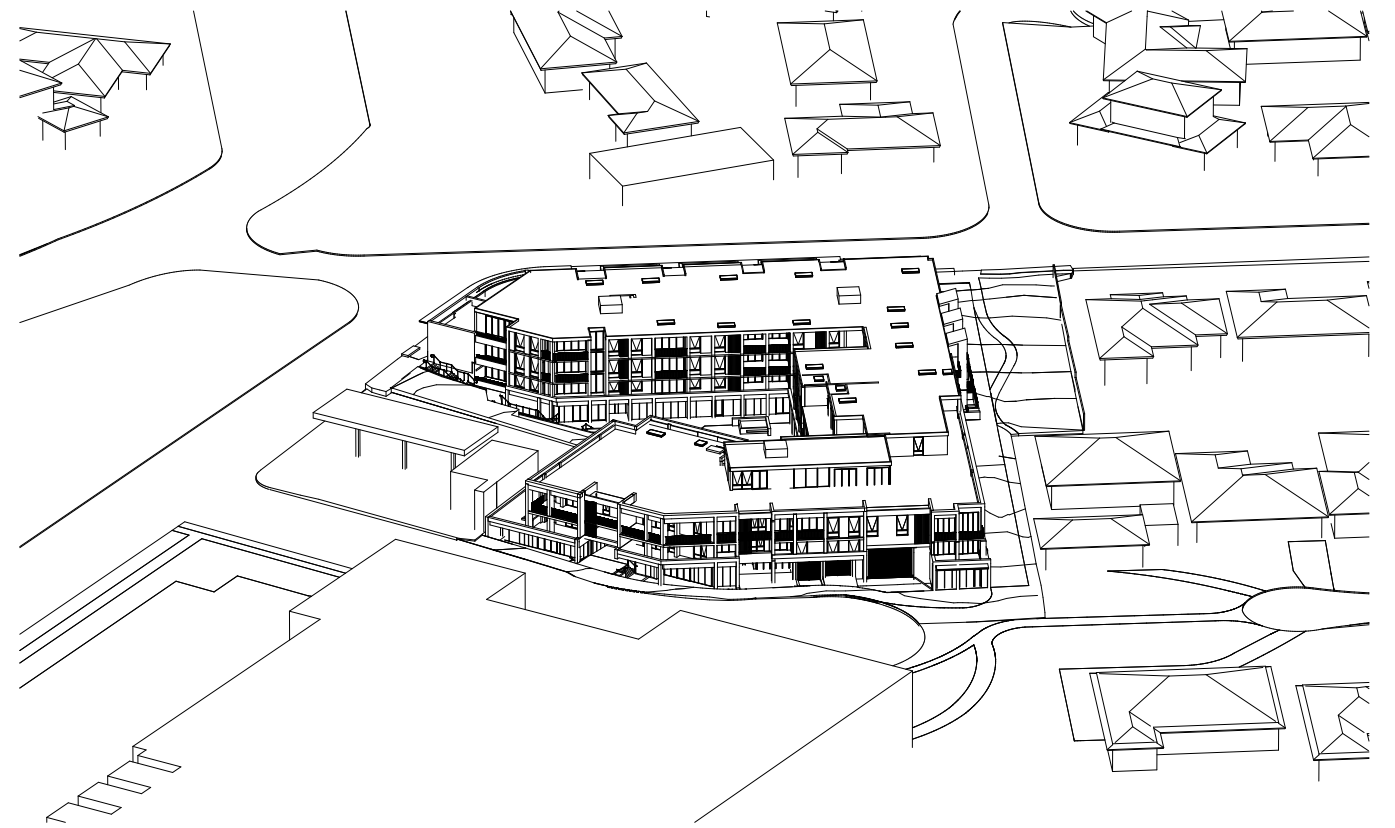
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03	2/09/2021	WL	NB	AMENDED S34

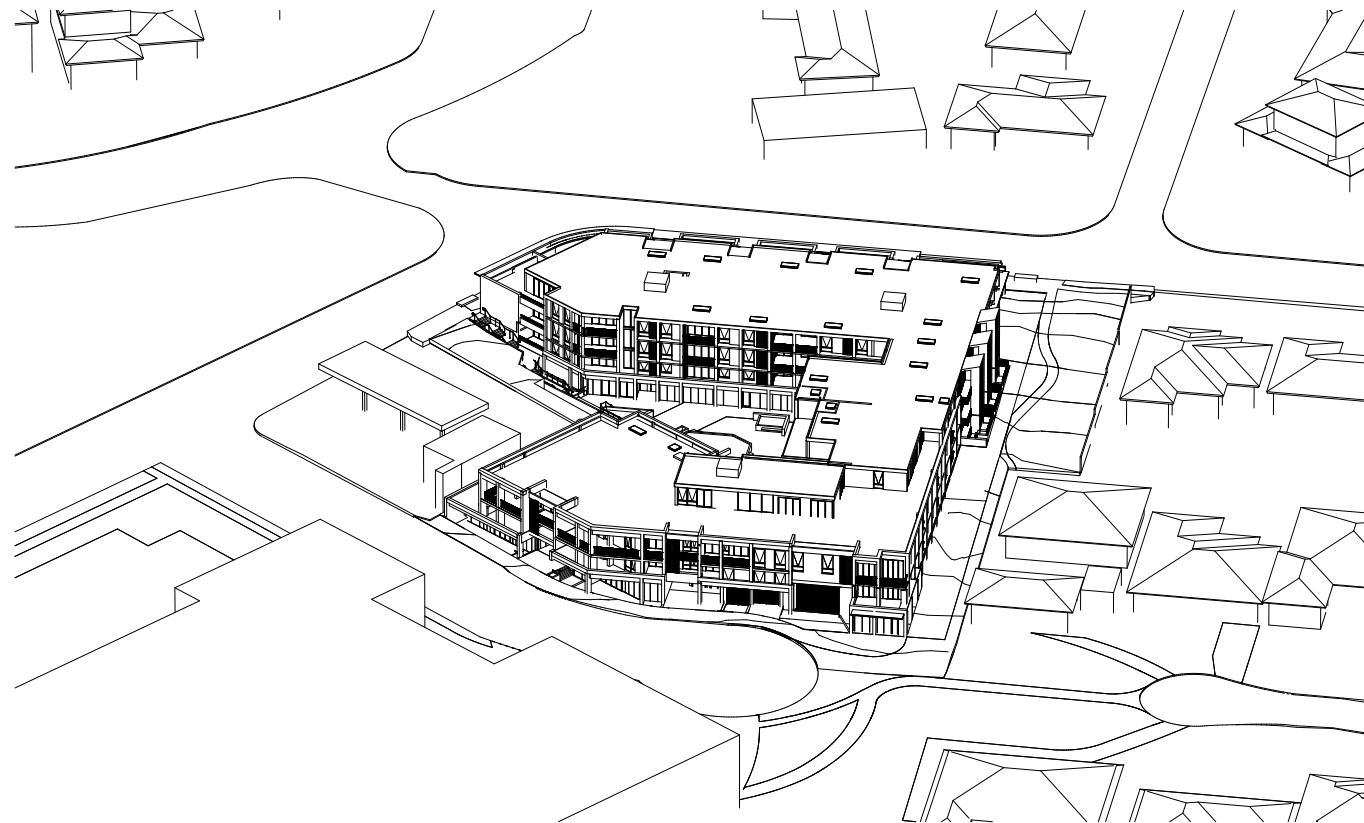
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Sections - Sheet 3
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA402
		Revision	C



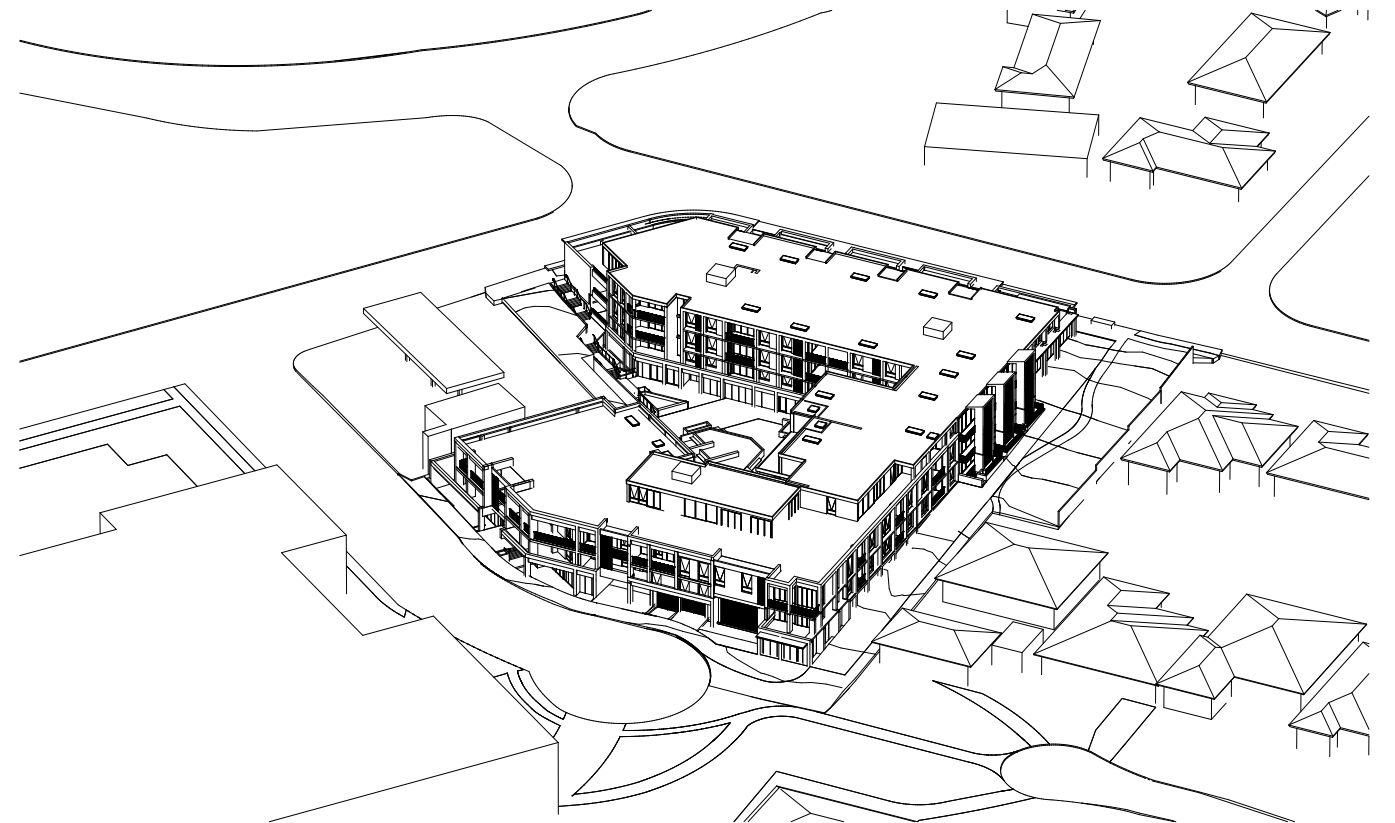
9am June 21



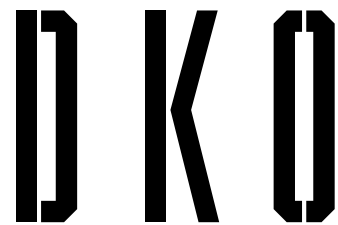
10am June 21



11am June 21



12pm June 21

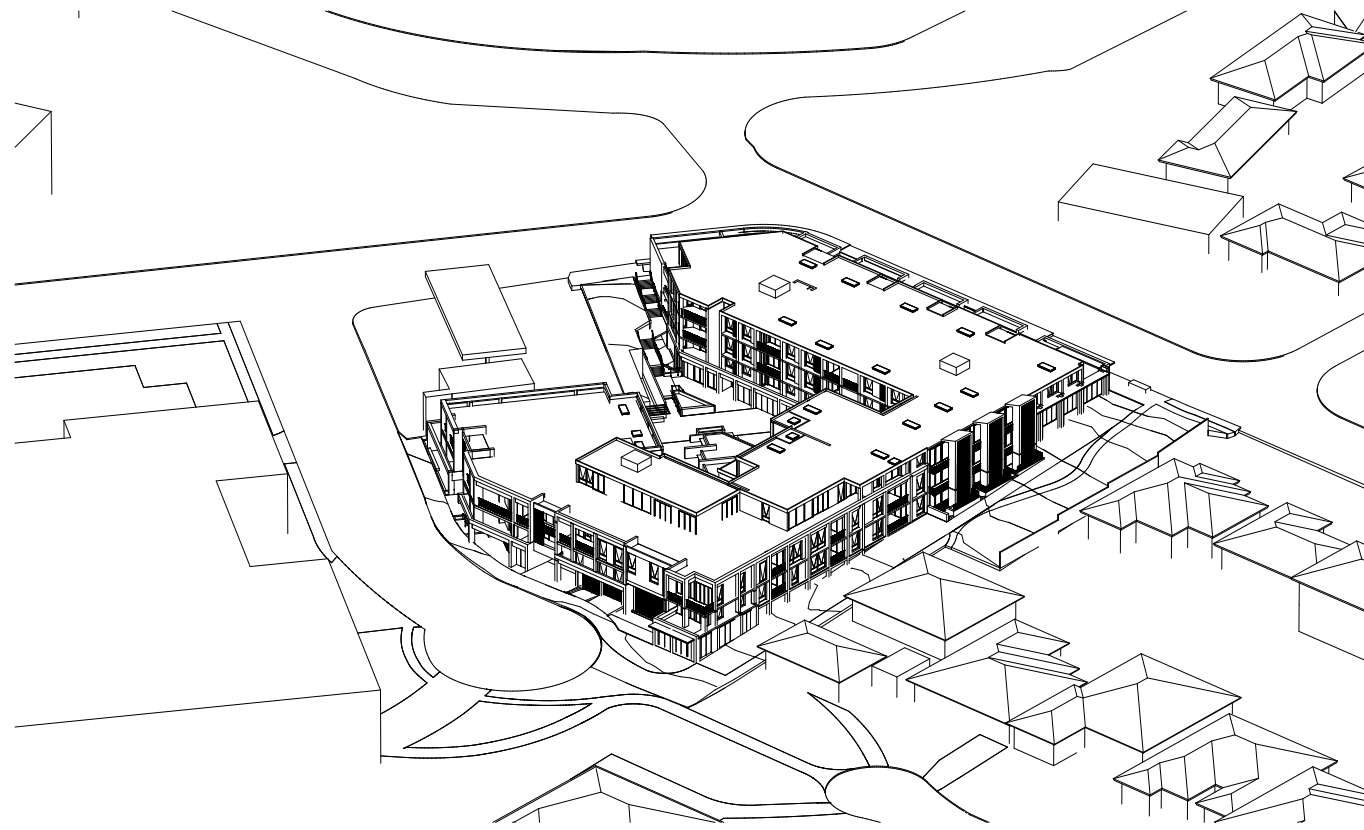


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G	16/04/2021	WL	NB	S34 REVISED PROPOSAL
H	2/09/2021	WL	NB	AMENDED S34

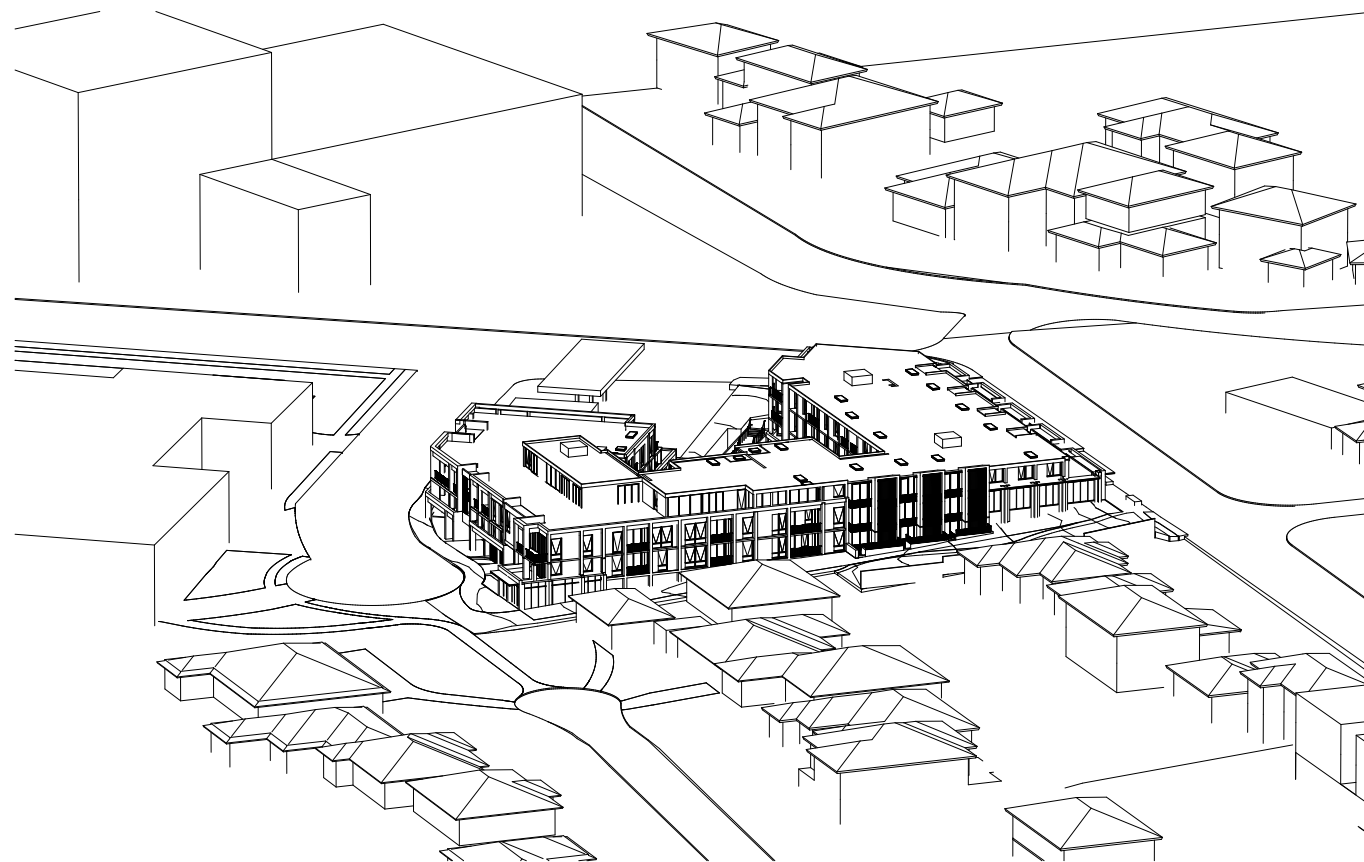
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA500
		Revision	H



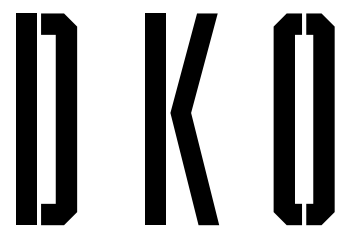
1pm June 21



2pm June 21



3pm June 21

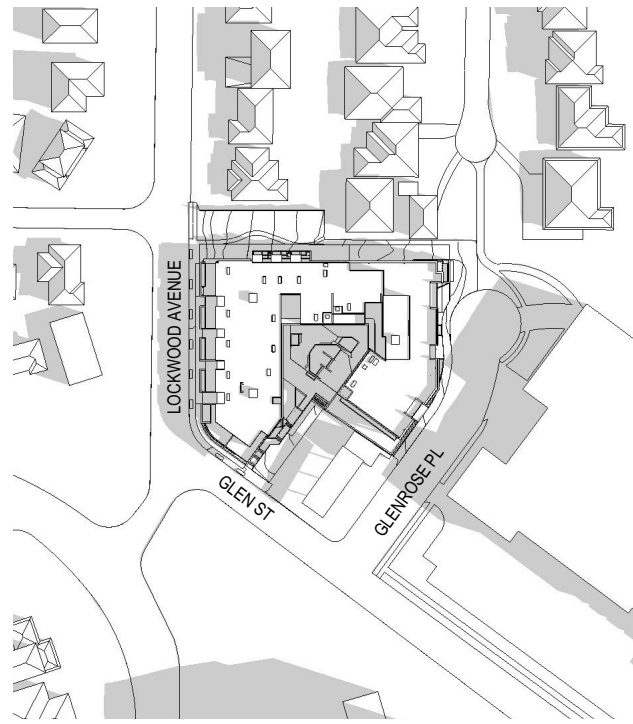


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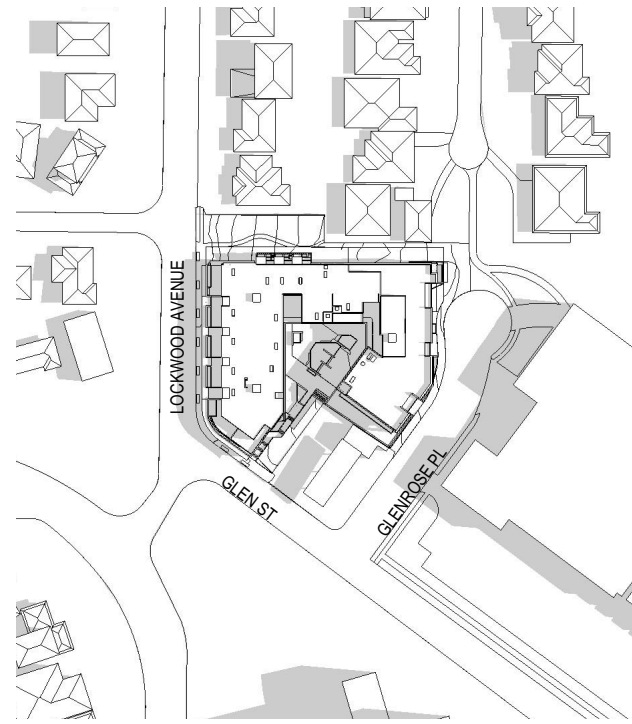
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G	16/04/2021	WL	NB	S34 REVISED PROPOSAL
H	2/09/2021	WL	NB	AMENDED S34

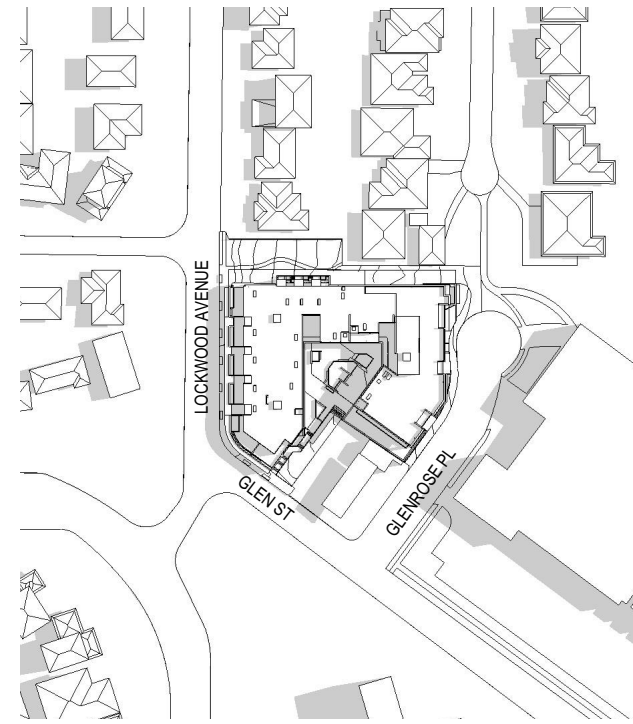
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet @A3
		Scale	Aug 2019
		Date	
Client	Platinum Property Group	Drawing Number	DA501
		Revision	H



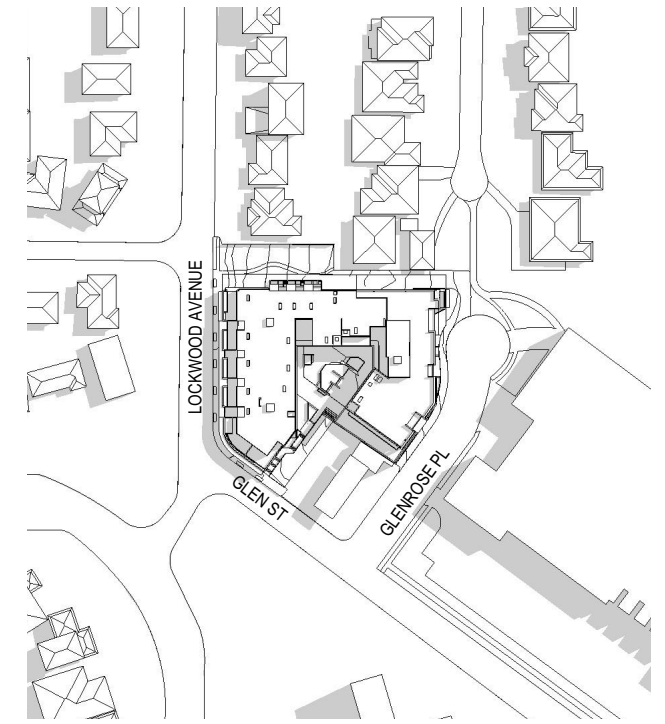
9am - June 21 1:800



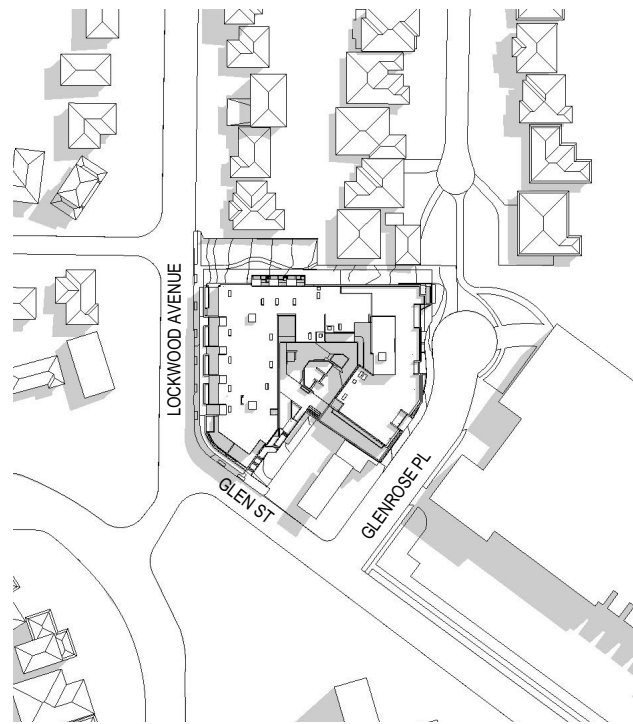
10am - June 21 1:800



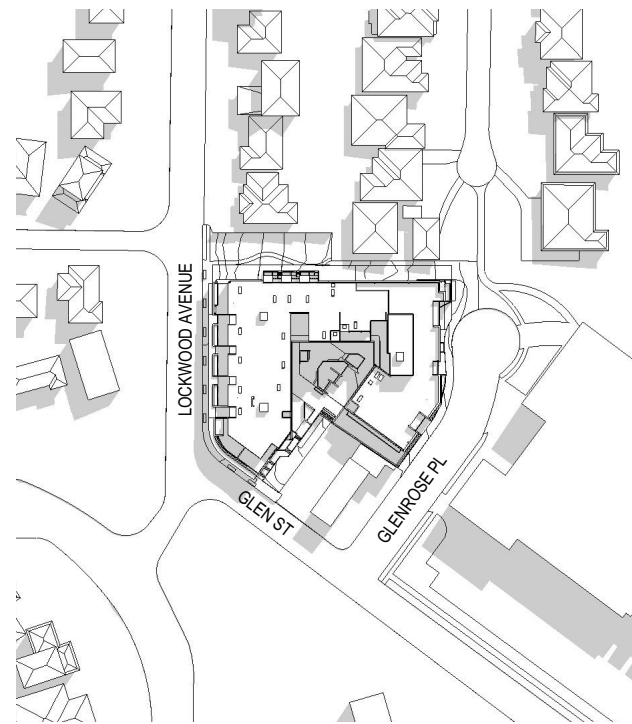
11am - June 21 1:800



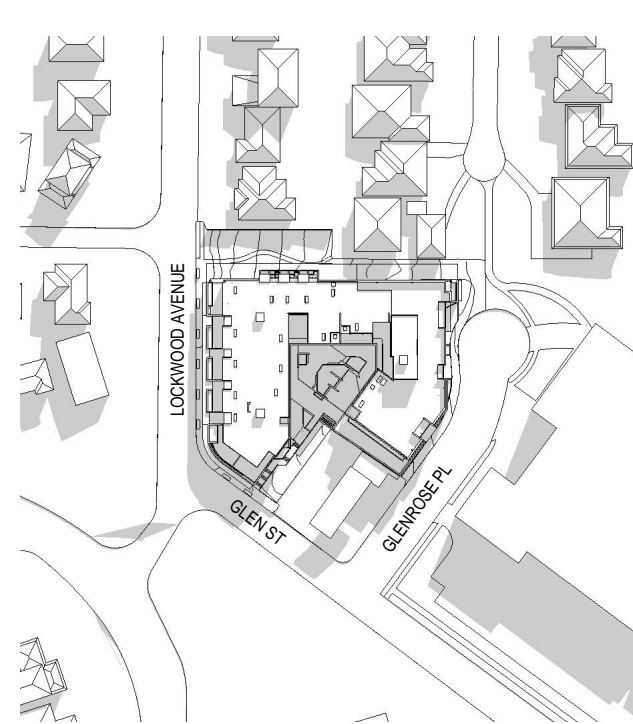
12pm - June 21 1:800



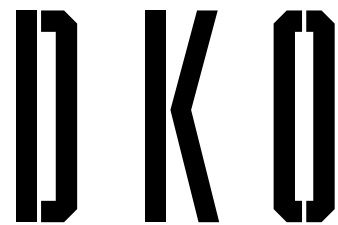
1pm - June 21 1:800



2pm - June 21 1:800



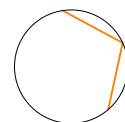
3pm - June 21 1:800



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F	16/04/2021	WL	NB	S34 REVISED PROPOSAL
G	2/09/2021	WL	NB	AMENDED S34

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

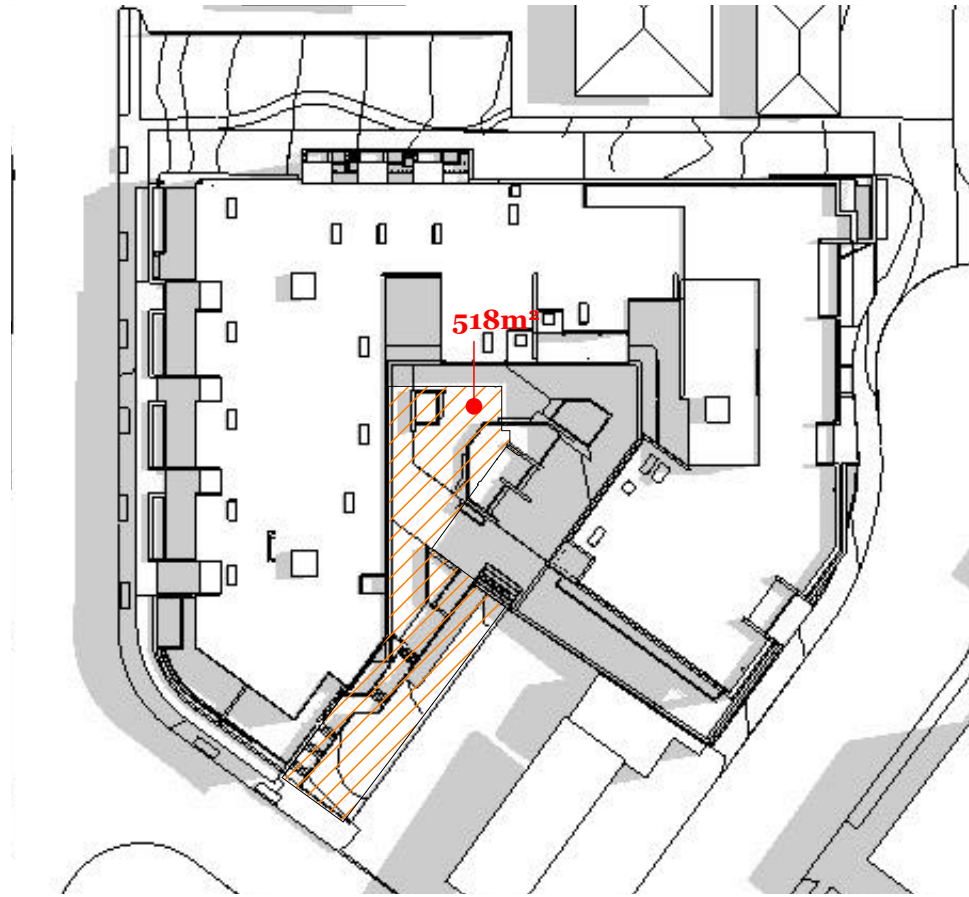
11574
 Shadows Study
 1:800 @A3
 Aug 2019

Client

Platinum Property Group

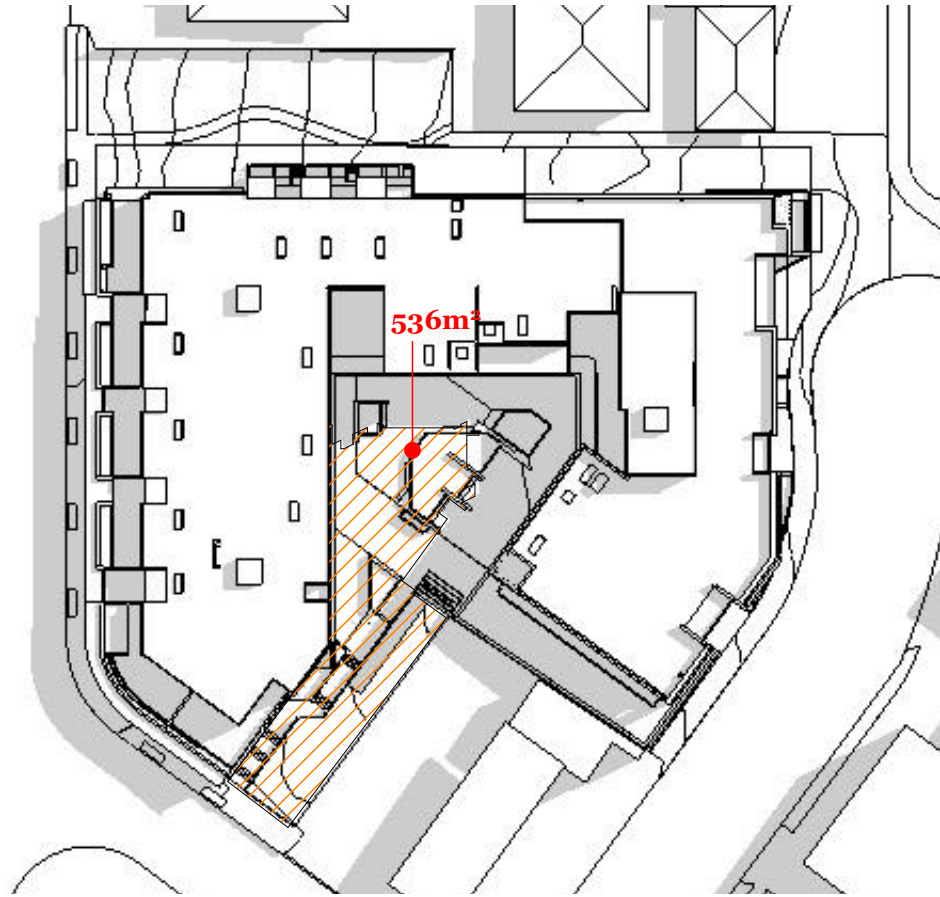
Drawing Number
 Revision

DA503
G



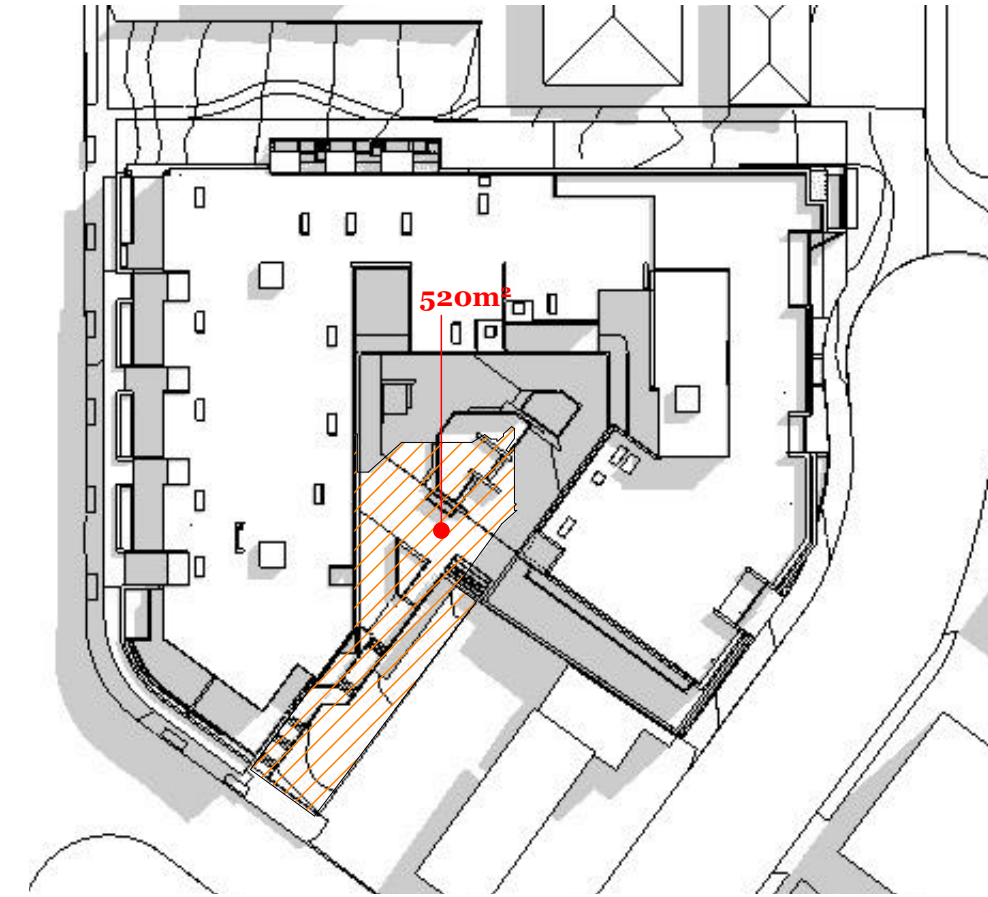
11am - June 21

Area receiving solar access: $518\text{m}^2 / 965\text{m}^2 = 54\%$



12pm - June 21

Area receiving solar access: $536\text{m}^2 / 965\text{m}^2 = 56\%$

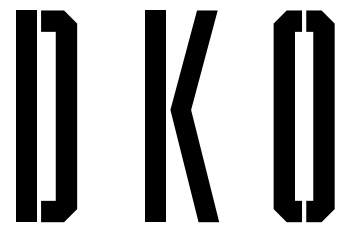


1pm - June 21

Area receiving solar access: $520\text{m}^2 / 965\text{m}^2 = 54\%$

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

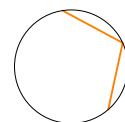
Legend
 Solar access



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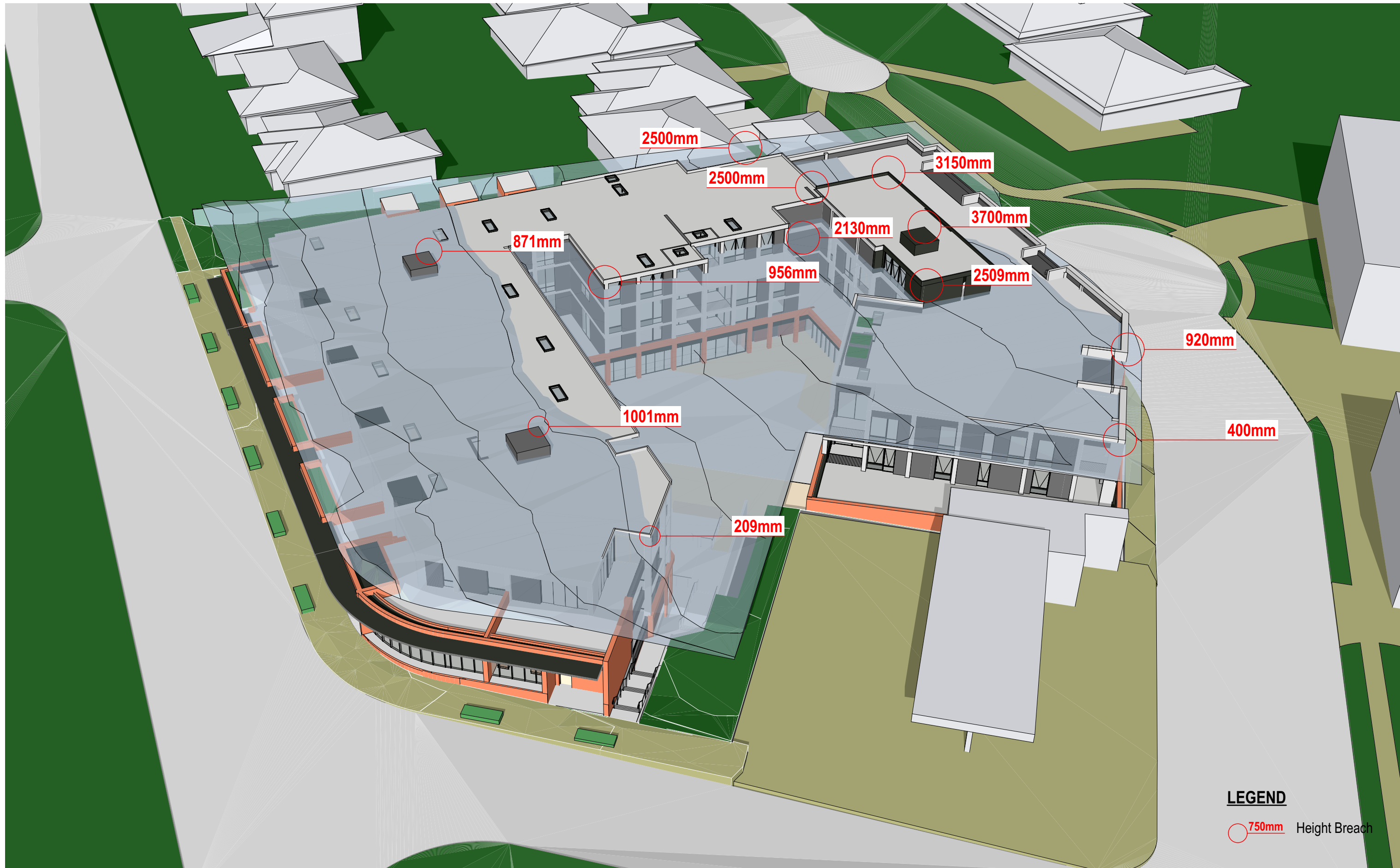
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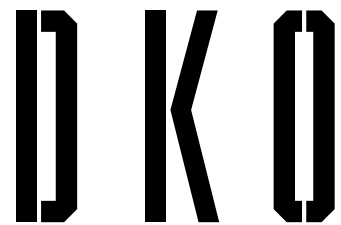
Rev.	Date	By	Ckd	Description
01	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
02	16/04/2021	WL	NB	S34 REVISED PROPOSAL
03	2/09/2021	WL	NB	AMENDED S34

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	B



LEGEND

○ 750mm Height Breach



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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	9/08/2021	WL	NB	S34 REVISED PROPOSAL
G	2/09/2021	WL	NB	AMENDED S34

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
G



LEGEND

 750mm Height Breach



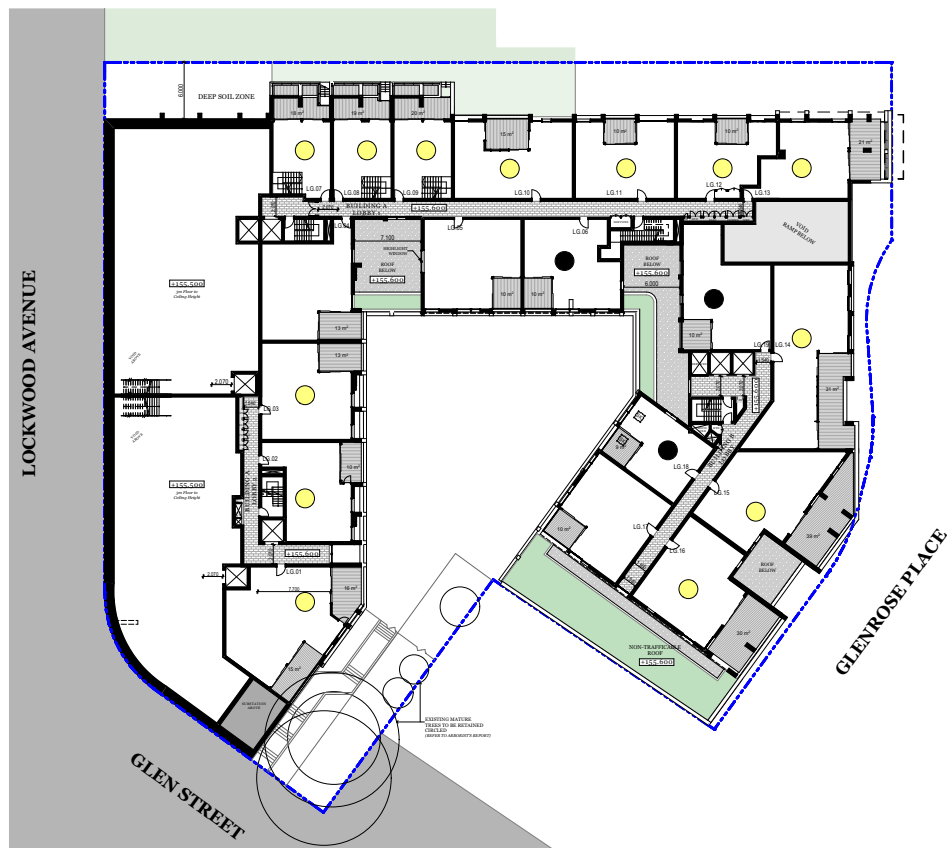
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

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



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

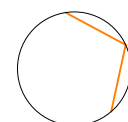
- Units with 2+ Hrs Solar Access: 35/49 71.4%
- Units with no Solar Access: 4/49 8.2%



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G	2/09/2021	WL	NB	AMENDED S34

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
G



Lower Ground Floor

10/19



Ground Floor

7/16



Level 1

14/14

CROSS VENTILATION CALCULATIONS

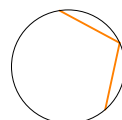
● Cross Ventilated Units 31/49 63.3%



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G	2/09/2021	WL	NB	AMENDED S34

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

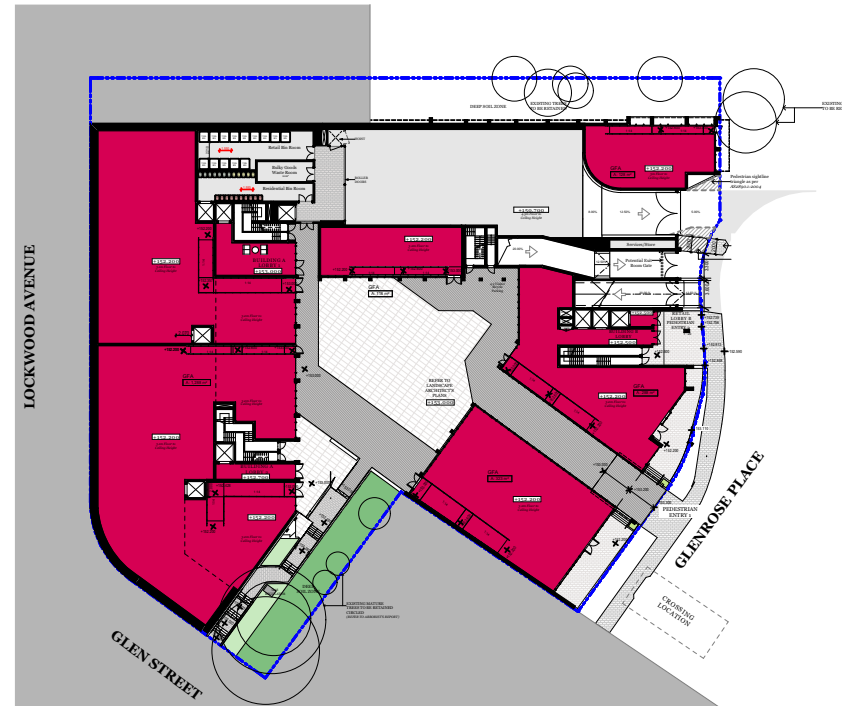
Drawing Number
Revision

DA507
G



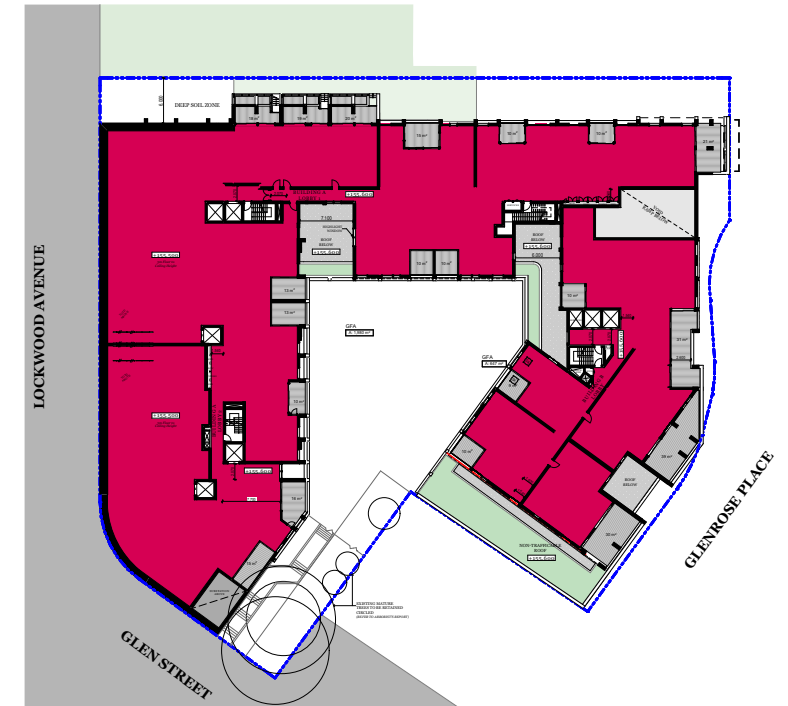
Basement 3

GFA: 0sqm



Basement 2

GFA: 2,145 sqm



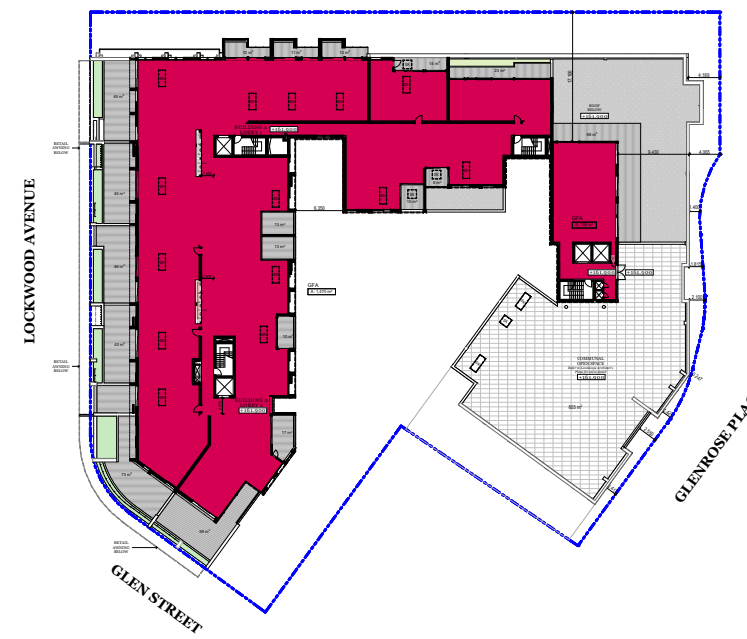
Lower Ground Floor

GFA: 2,627 sqm



Ground Floor

GFA: 2,625 sqm

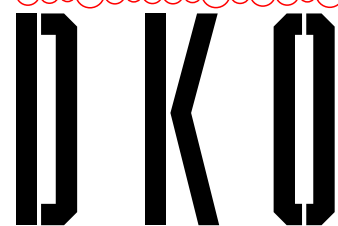


Level 1

GFA: 1,606 sqm

GFA CALCULATION

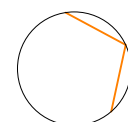
Site Area 5,322 sqm
 Proposed GFA 9,003 m²
 Proposed FSR 1.69:1



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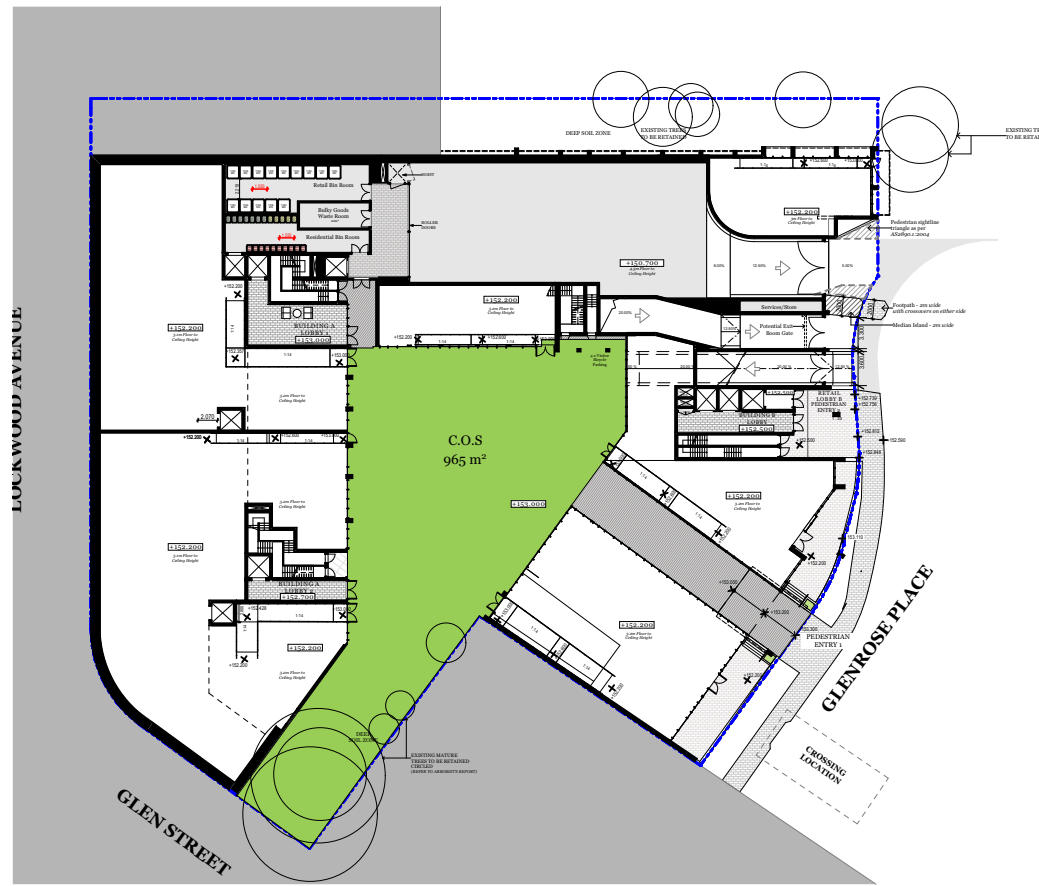
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F	2/09/2021	WL	NB	AMENDED S34

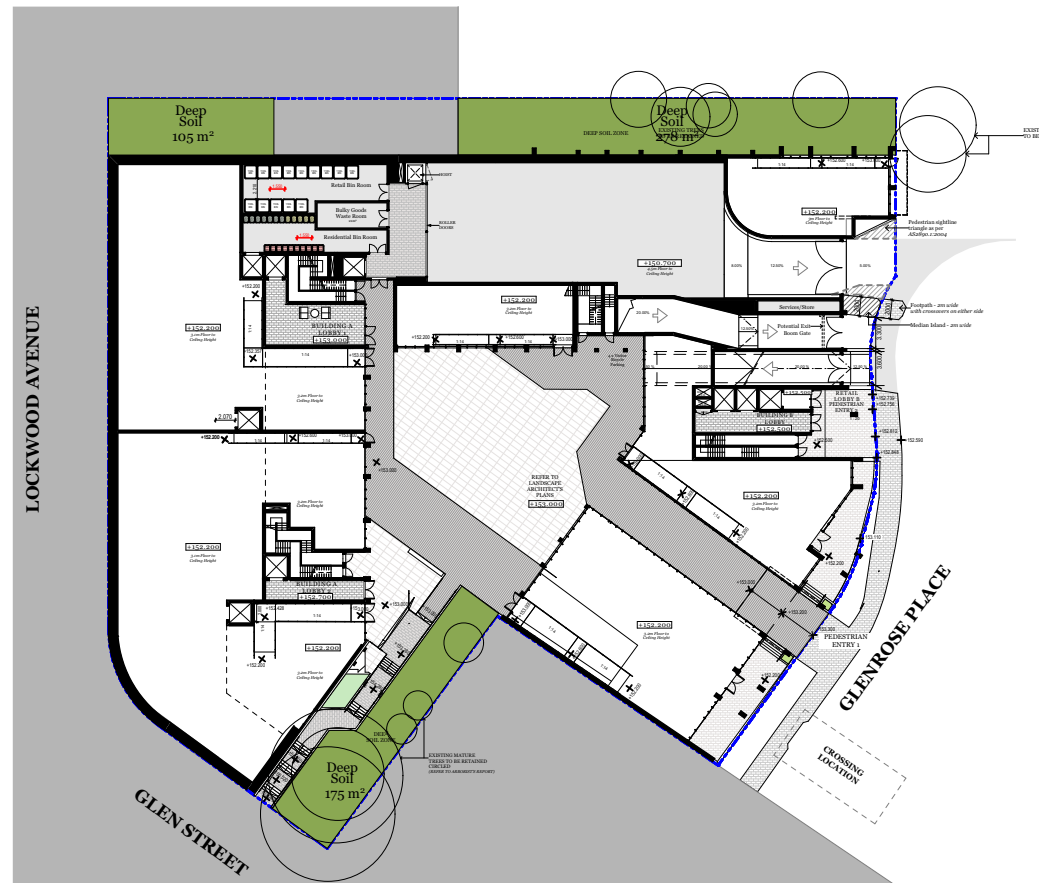
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	GFA Calculation
		Scale	1:1000 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA508
		Revision	F



Basement 2 COS: 965 sqm



Level 1 COS: 607 sqm



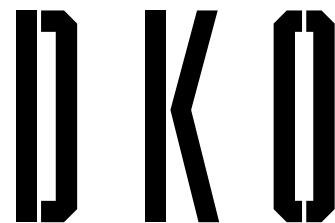
Basement 2 Deep Soil: 558 sqm

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

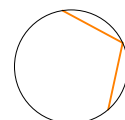
Site Area	5,322 sqm	
Area Required As Deep Soil	372.5 sqm	7%
Area Proposed As Deep Soil	558 sqm	10.5%



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E	9/04/2021	WL	NB	S34 PRELIMINARY REVISED PROPOSAL
F	16/04/2021	WL	NB	S34 REVISED PROPOSAL
G	2/09/2021	WL	NB	AMENDED S34

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
G



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

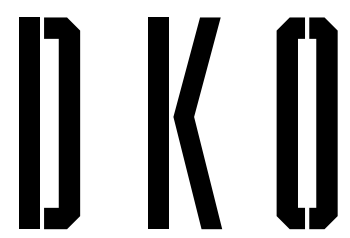


Level 1

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

UNIT MIX

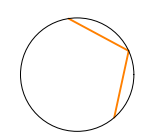
1B:	2/49	4%
2B:	30/49	61%
3B:	14/49	29%
3B-T:	3/49	6%



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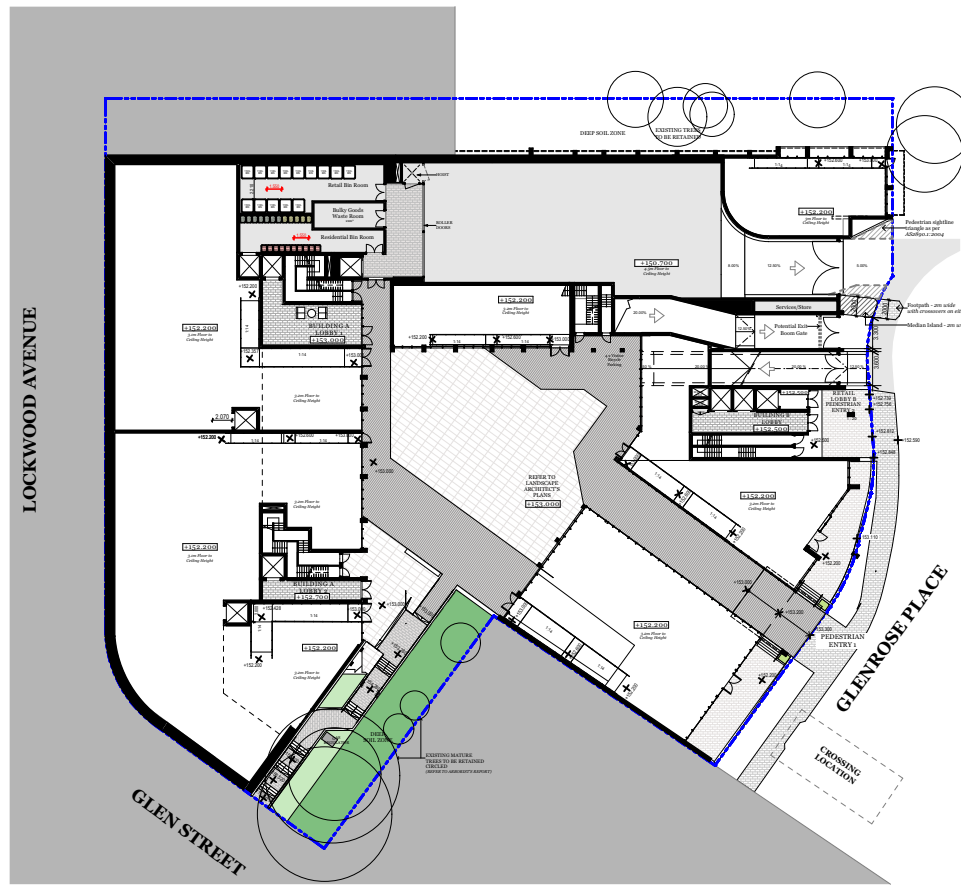
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

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	F



Basement 2



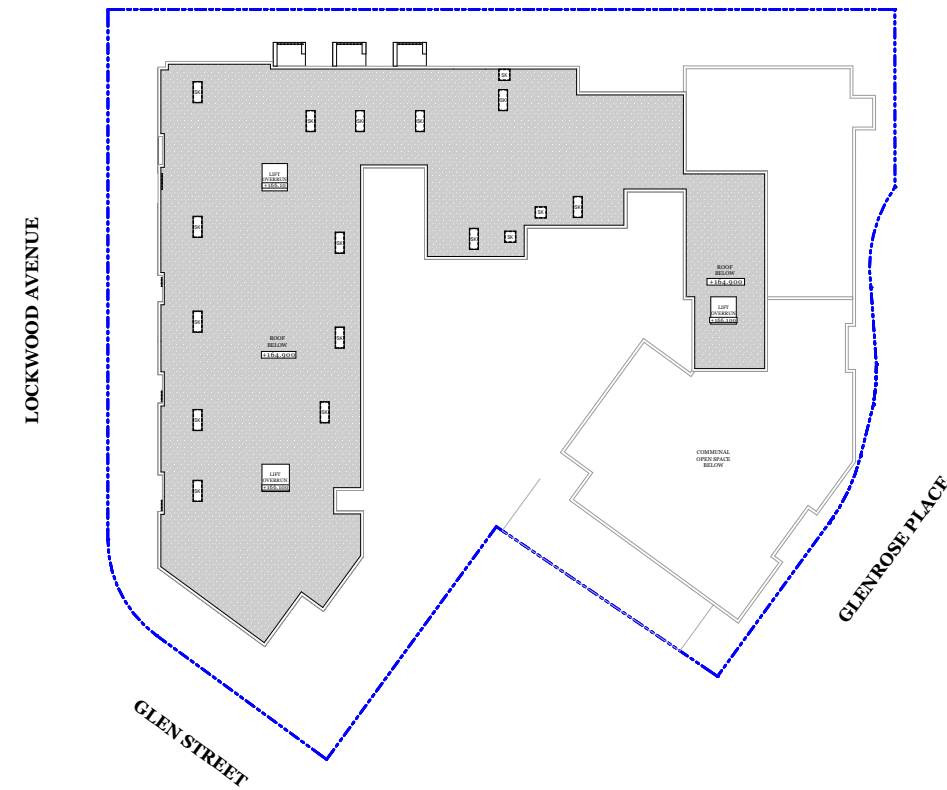
Lower Ground Floor



Ground Floor



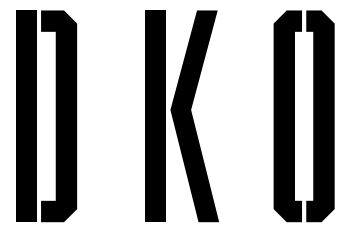
Level 1



Roof

ADAPTABLE UNIT LOCATIONS

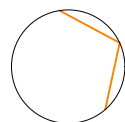
● Adaptable Units



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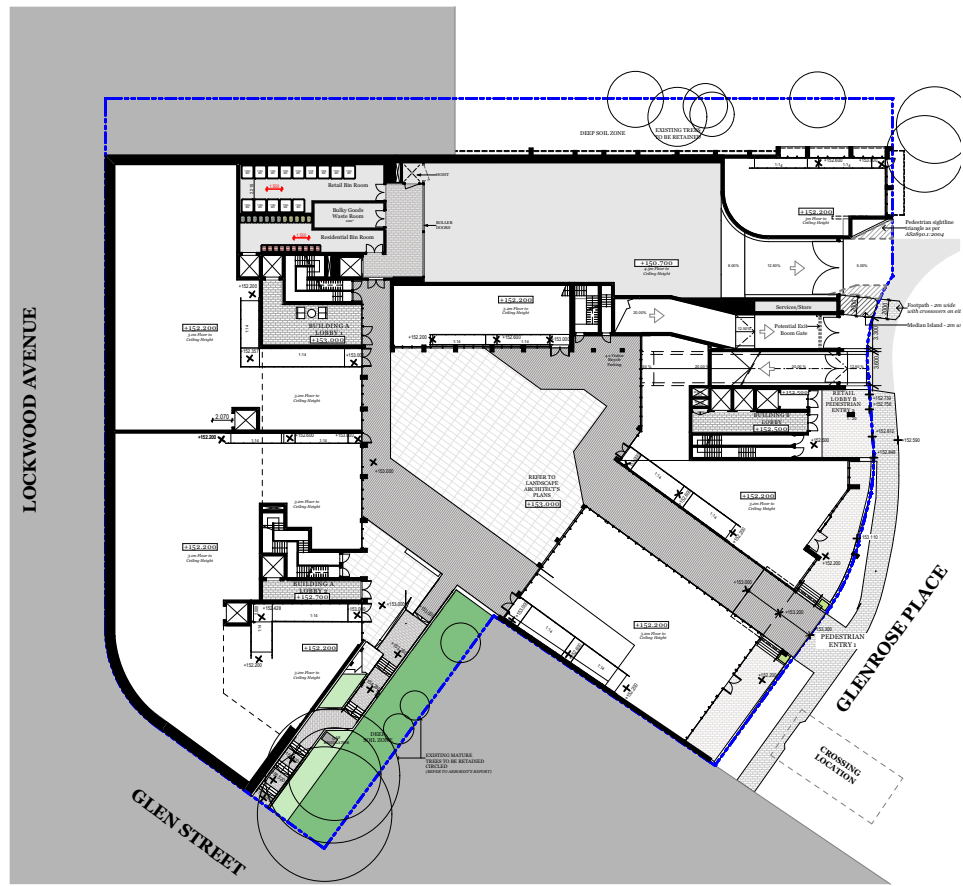
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E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

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	F



Basement 2



Lower Ground Floor



Ground Floor



Level 1

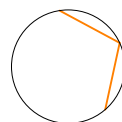
LIVABLE UNIT LOCATIONS
 ● Silver Standard Livable Housing Units



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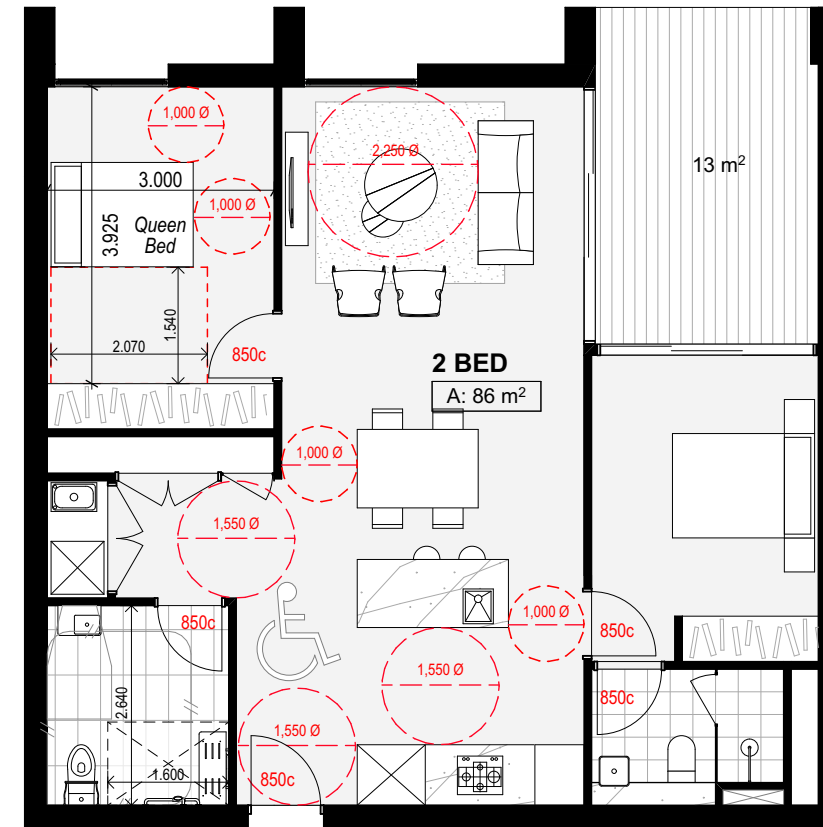
Rev.	Date	By	Ckd	Description
C	9/03/2021	WL	IL	S34 SUBMISSION
D	26/03/2021	WL	IL	S34 PRELIMINARY REVISED PROPOSAL
E	16/04/2021	WL	NB	S34 REVISED PROPOSAL
F	2/09/2021	WL	NB	AMENDED S34

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	F

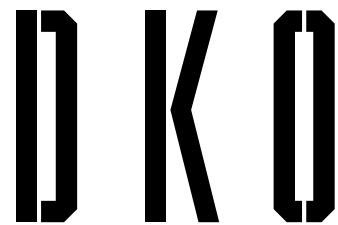


2 BED
PRE-ADAPTABLE

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



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



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B	9/10/2020	WL	IL	DA SUBMISSION
C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P
E	2/09/2021	WL	NB	A

Project Name
Project Address

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

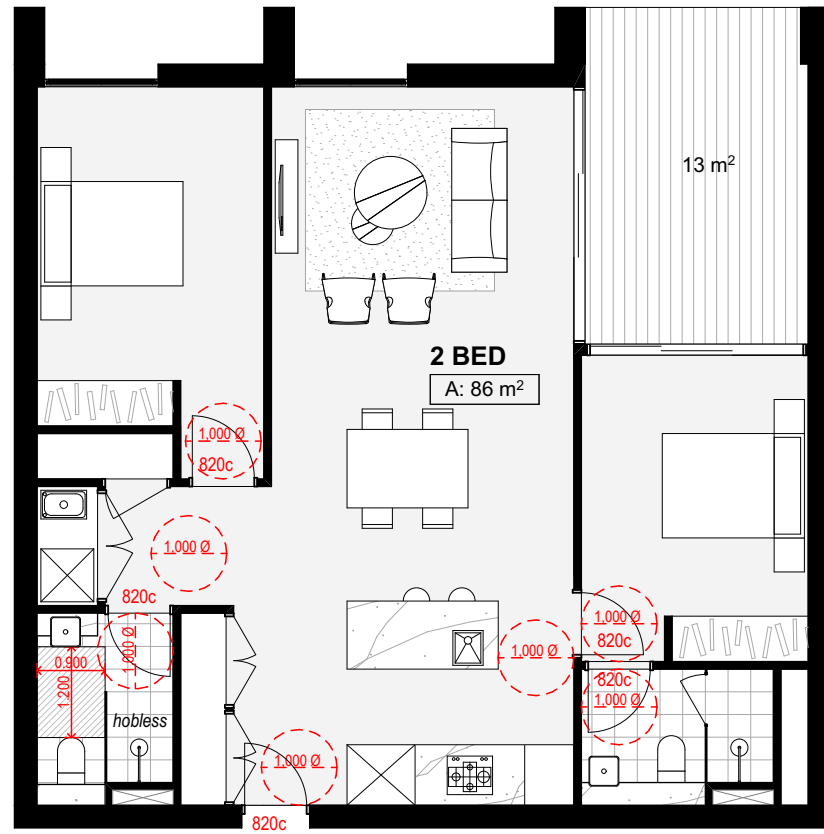
Client

Platinum Property Group

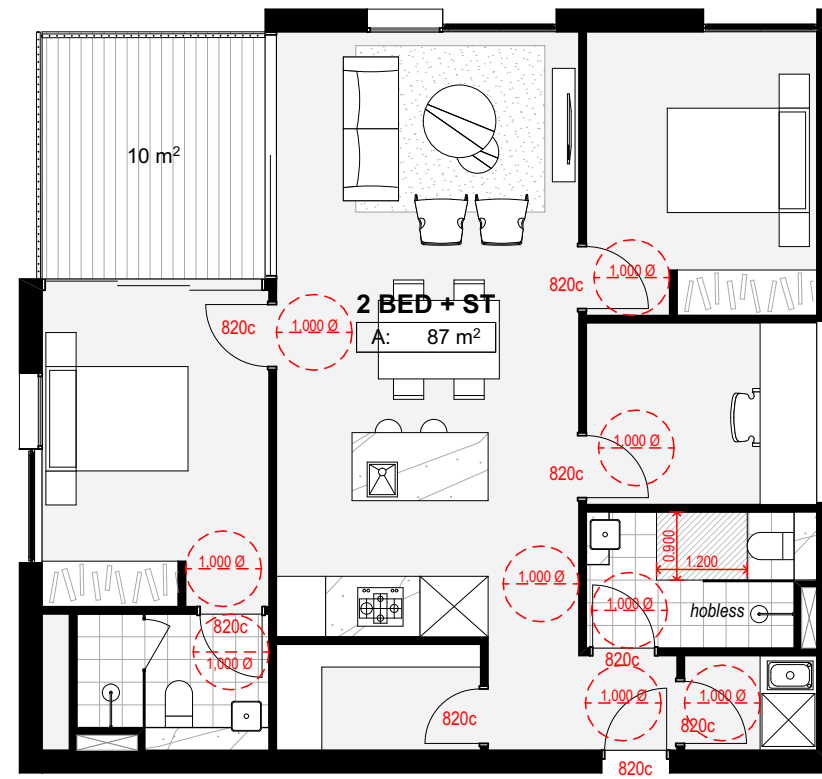
Project Number
Drawing Name
Scale
Date

11574
Adaptable Unit Plans
1:100 @A3
Aug 2019

Drawing Number **DA513**
Revision **E**



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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C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P
E	2/09/2021	WL	NB	A

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

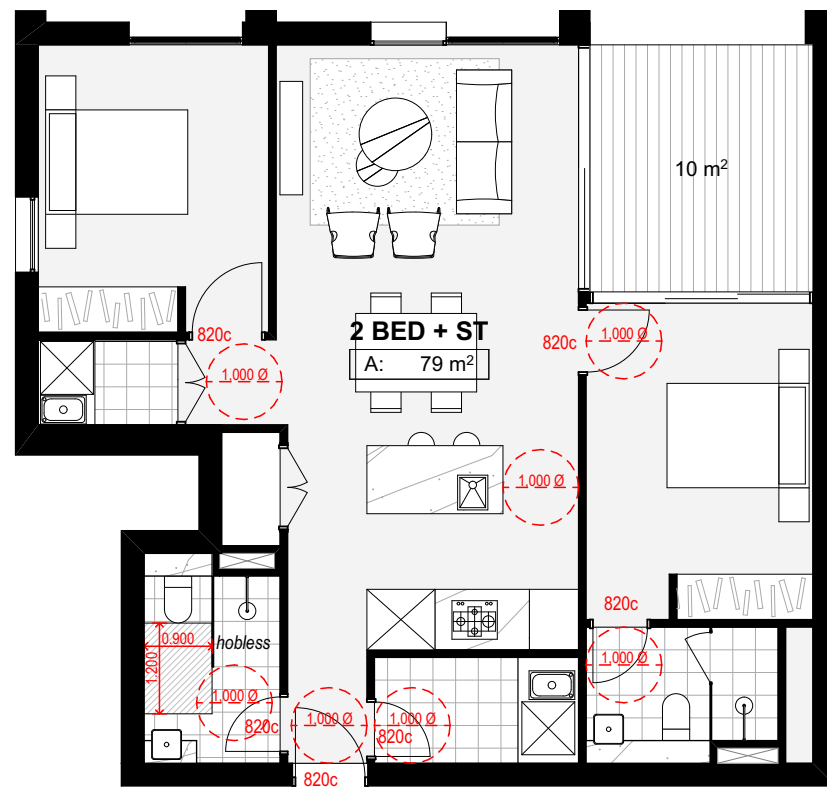
11574
 Livable Unit Plans - SH
 1:100 @A3
 Aug 2019

Client

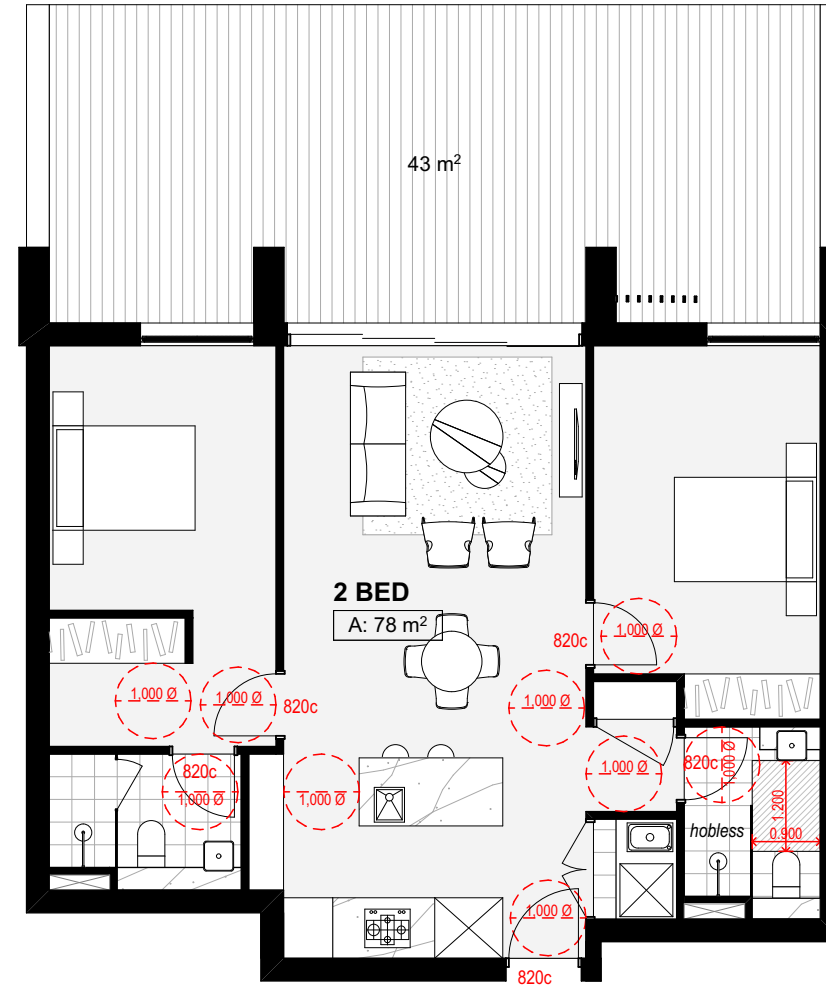
Platinum Property Group

Drawing Number
 Revision

DA514
E



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



DKO Architecture (NSW) Pty Ltd
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Rev.	Date	By	Ckd	Description
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION
C	9/03/2021	WL	IL	S
D	16/04/2021	WL	NB	S P
E	2/09/2021	WL	NB	A

Project Name
 Project Address

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

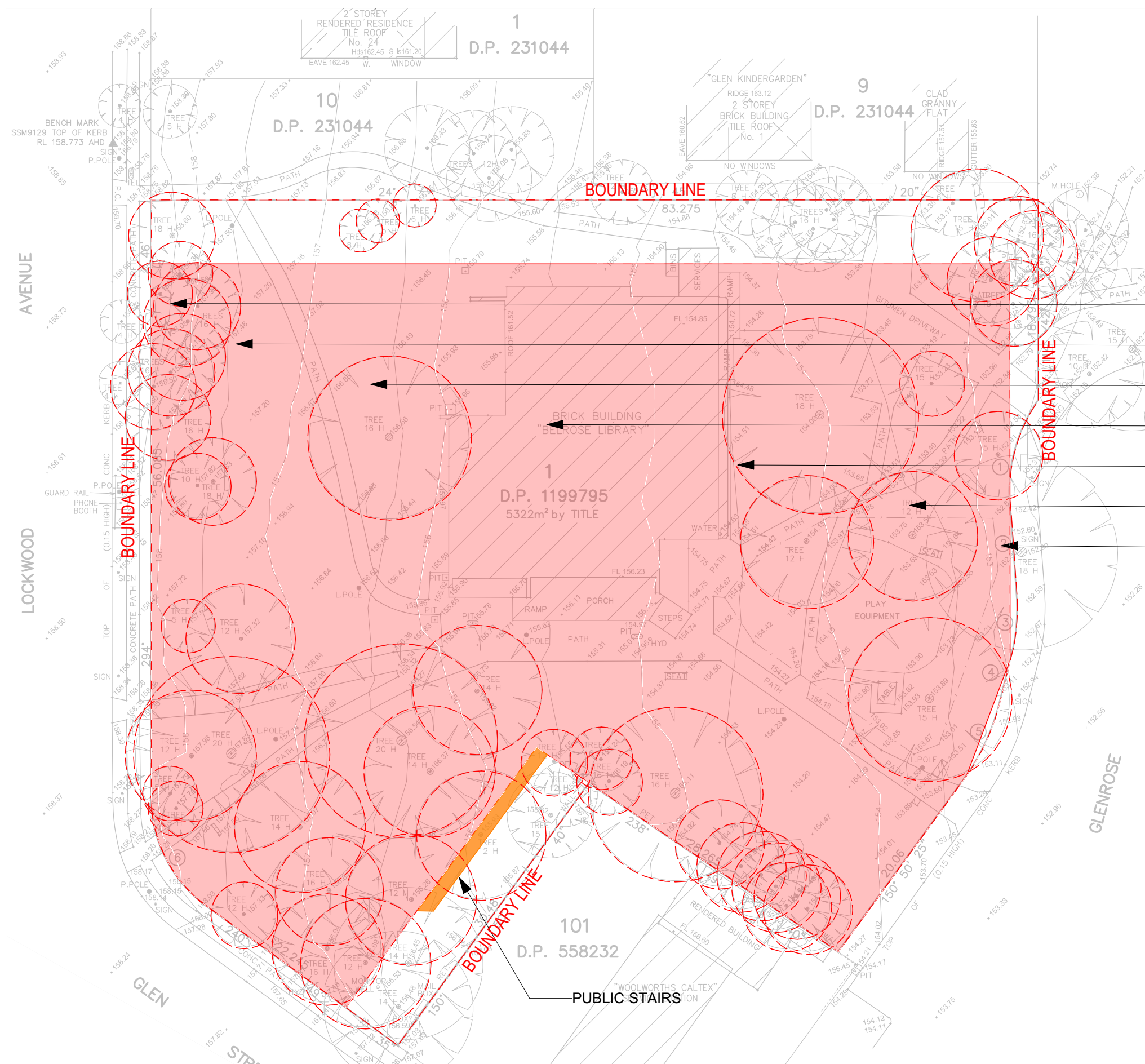
Client

Platinum Property Group

Project Number
 Drawing Name
 Scale
 Date

11574
 Livable Unit Plans - SH
 1:100 @A3
 Aug 2019

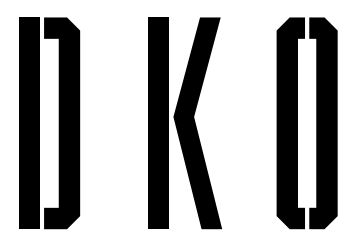
Drawing Number **DA515**
 Revision **E**



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

Legend

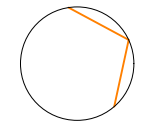
-
- Extent of Excavation



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Rev.	Date	By	Ckd	Description
A	29/01/2020	OS	IL	DA SUBMISSION
B	9/03/2021	WL	IL	S34 SUBMISSION
C	16/04/2021	WL	NB	S34 REVISED PROPOSAL
D	2/09/2021	WL	NB	AMENDED S34

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	D