

Development Application

28 Lockwood Avenue, Belrose NSW 2085



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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
 www.DKO.com.au

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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
C	9/10/2020	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
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA000
C

28 Lockwood Avenue, Belrose

Development Summary

SITE AREA	5322 m ²
Total Proposed FSR	2.01:1
Total Proposed GFA	10675 m ²
Max Height	8.5m

LEVELS	Unit	Building A							Building B							Overall Development						Total			Cross Vent	Solar	No Solar		
		1B	2B	2B-T	3B	3B-T	Subtotal	NSA (m ²)	GFA (m ²)	1B	2B	2B-T	3B	Subtotal	NSA (m ²)	GFA (m ²)	1B	2B	2B-T	3B	3B-T	Subtotal	*NLA (m ²)	*NSA (m ²)				*GFA (m ²)	Total
Basement 3								993															993			993			
Basement 2								1743															2,355			2484			
Lower GL		0	9	0	1	3	13	1221	2060	1	2	0	3	6	550	641	1	11	0	4	3	19	825	1771	2701	9	13	3	
Ground		0	4	0	1	-	5	447	1481	1	5	-	5	11	1024	1195	1	9	0	6	0	16	599	1472	2676	6	13	1	
Level 1		1	7	0	3	-	11	956	1271	-	1	-	4	5	484	550	1	8	0	7	0	16		1440	1821	16	13	0	
Subtotal		1	20	0	5	3	29	2624	7548	2	8	0	12	22	2058	3127	3	28	0	17	3	51				31	39	4	
Achieved Mix		3%	69%	0%	17%	10%	100%			9%	36%	0%	55%	100%	6%	55%	0%	33%	6%	100%				61%	76%	8%			
NLA Total																									4772				
NSA Total																									4682				
GFA Total																									10675				
Cross Vent Total %																									61%				
Solar Total %																									76%				
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 Car Parking Calculation			
Type	Rate	Req.	Prop.
Residential	DCP Rates	67	67
Visitor	DCP Rates	10	10
Retail*	*	102	113
Total Required			179
Total Proposed			190

*Rate based upon data from Glenrose Village for shopping centre and gym demand. Refer to Traffic Engineer's Report for retail parking rates formula.



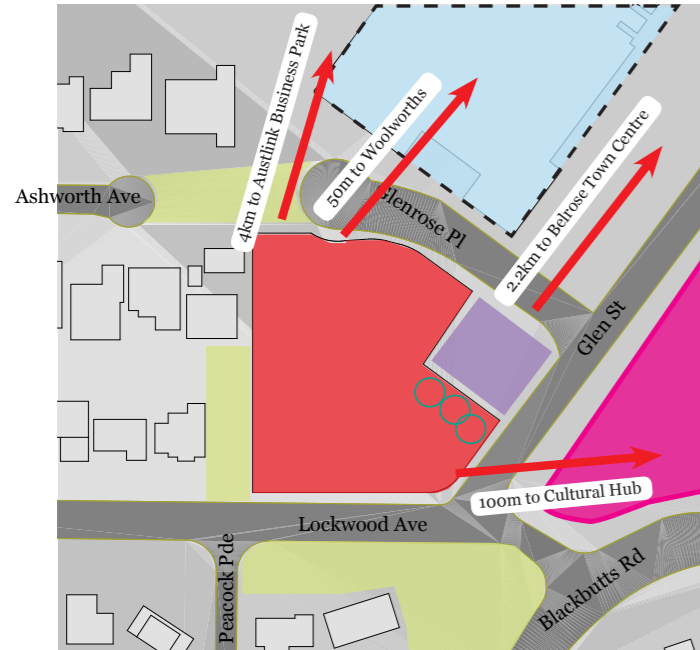
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 42 Davies Street
 Surry Hills, NSW 2010
 ABN: 81956706590
 NSW: Nominated Architects
 Koos de Keijzer 5767 | David Randerson 8542

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

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B	9/10/2020	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Development Summar
		Scale	
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA001
		Revision	B

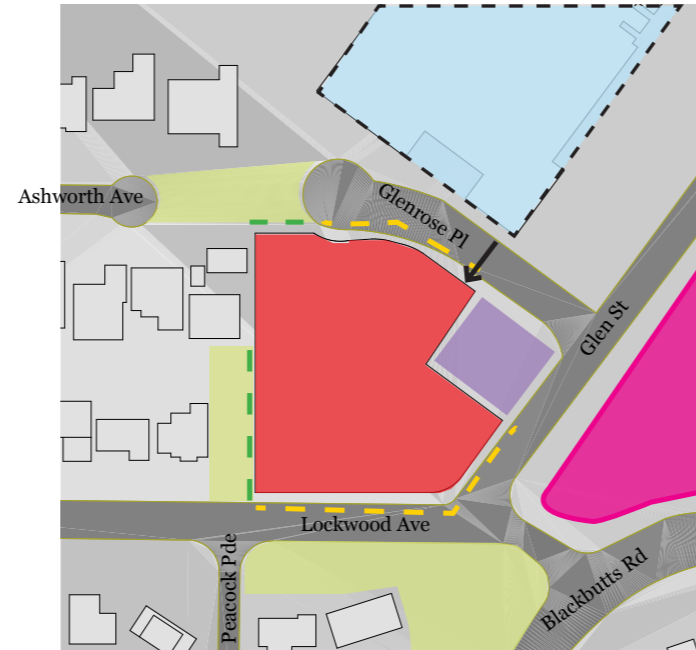


Opportunities:

Amenities

The site has great amenities in the immediate vicinity including:

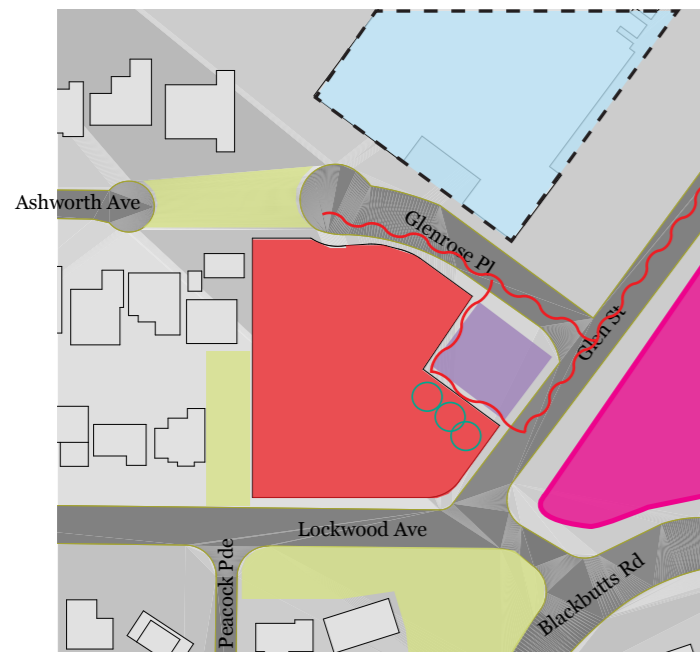
- Series of mature trees located on the site.
- Public parks
- Shopping Centre
- New Cultural Hub on Glen Street



Opportunities:

Servicing/ 3 Street frontages

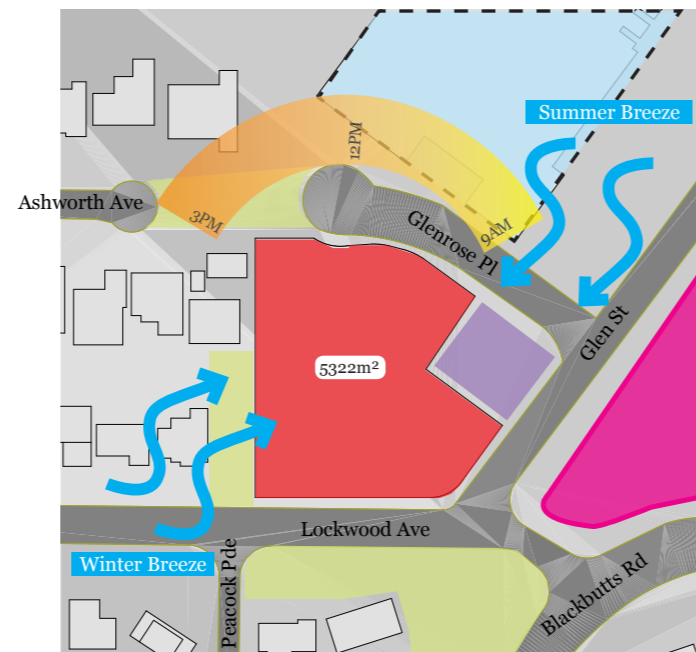
28 Lockwood Avenue is surrounded by 3 streets and parklands providing fantastic opportunity for servicing, access and building separation



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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 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
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Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

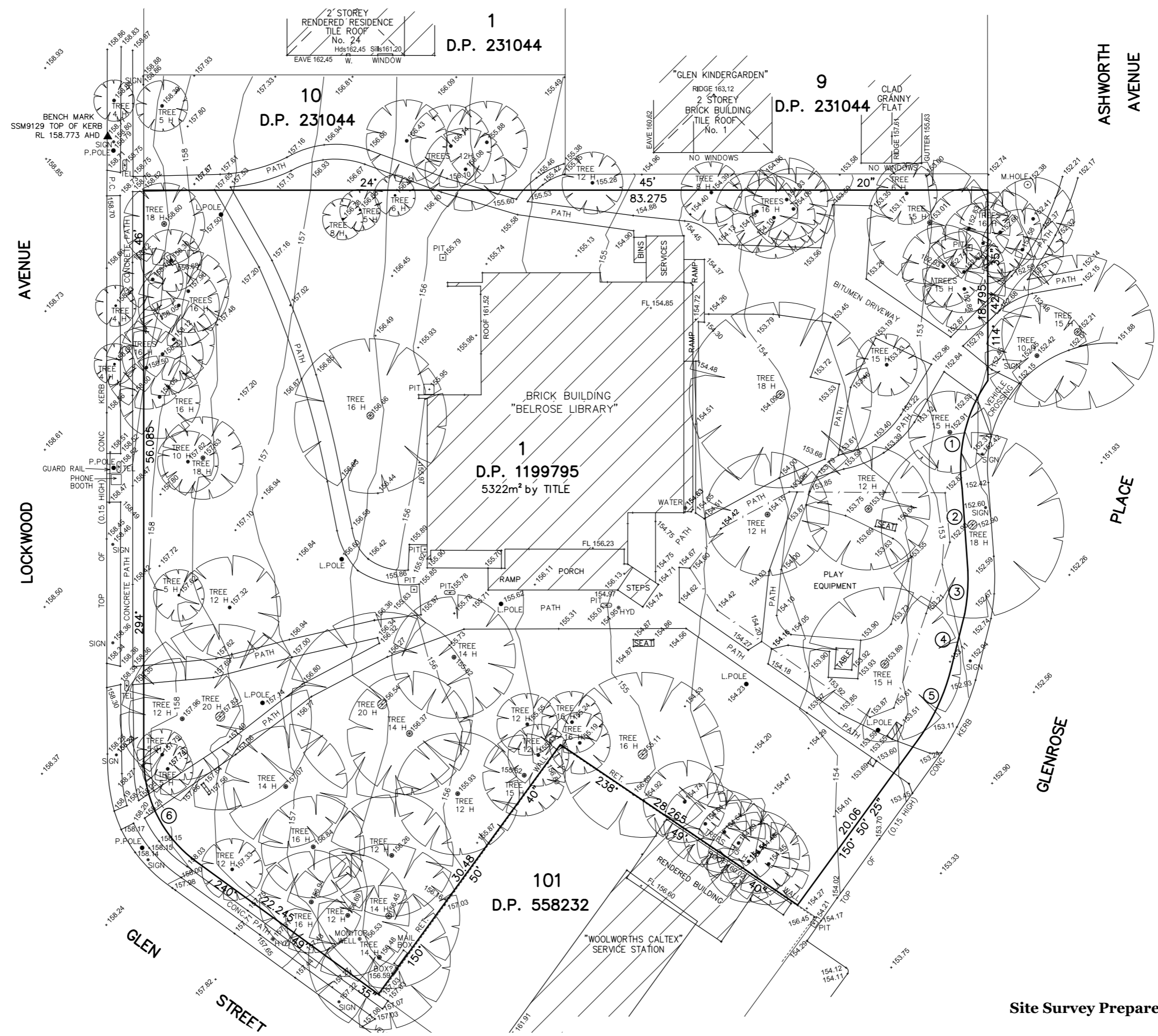
11574
 Site Analysis Plan
 @A3
 Aug 2019

Client

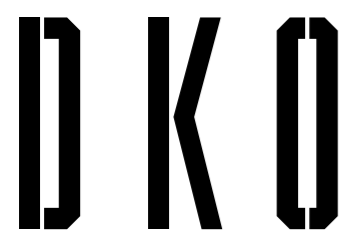
Platinum Property Group

Drawing Number
 Revision

DA100
A



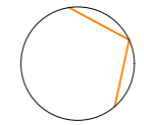
Site Survey Prepared by ECS Surveying Pty Ltd



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

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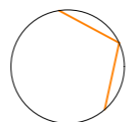
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Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Existing Site Survey
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA101
		Revision	A



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 42 Davies Street
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 Koos de Keijzer 5767 | David Randerson 8542

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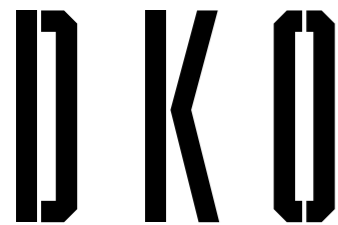
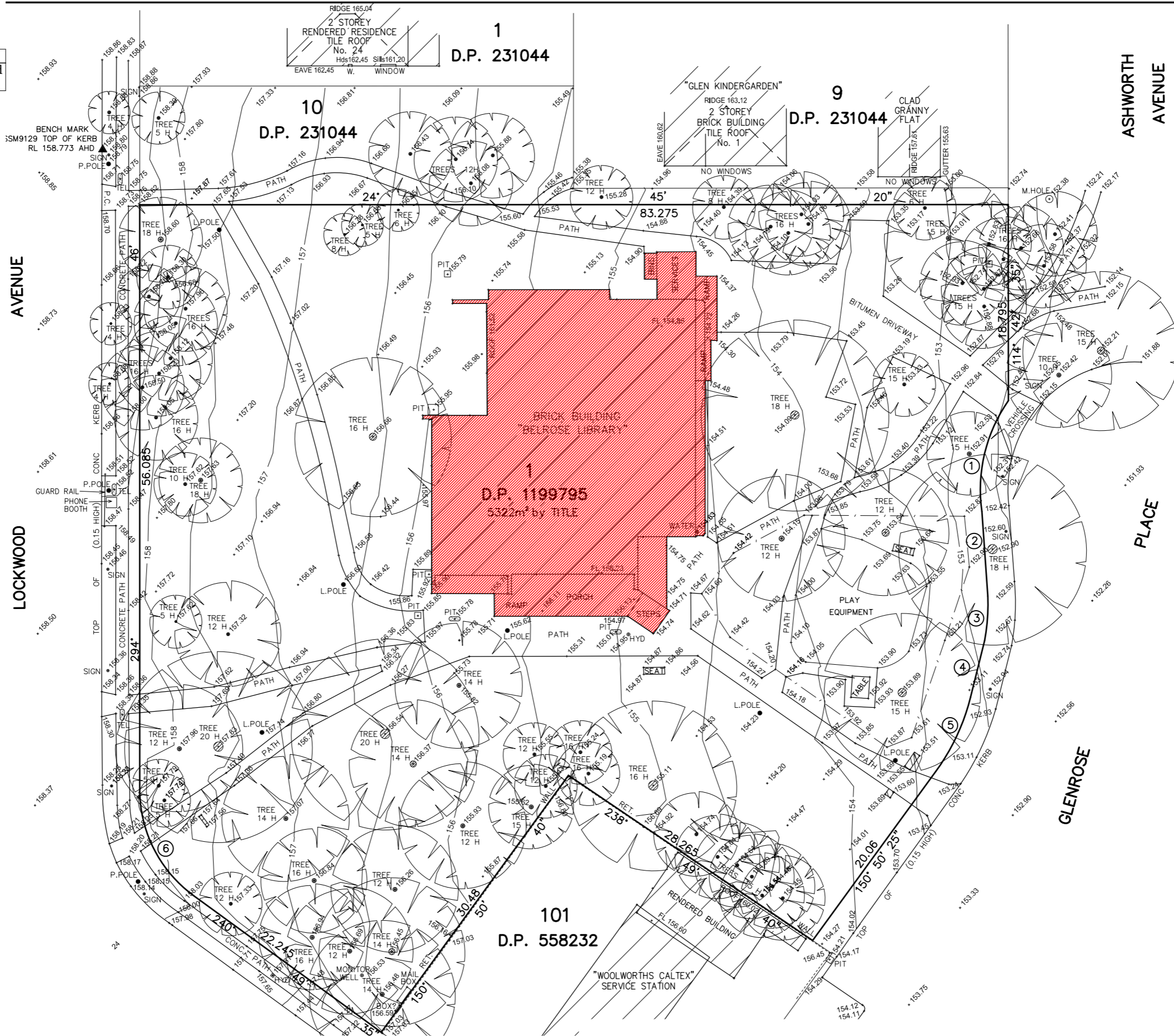
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B	9/10/2020	WL	IL	DA SUBMISSION

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	B

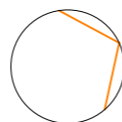
NOTES
Please refer to Arborist Report for selected trees to be removed



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

T +61 2 8346 4500
info@DKO.com.au
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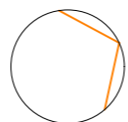
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Demolition Plan
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA103
		Revision	A



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 42 Davies Street
 Surry Hills, NSW 2010
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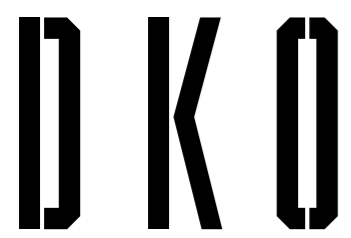
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05	26/11/2019	WL	IL	DA SUBMISSION
06	28/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION
C	9/10/2020	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 4
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		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA200
		Revision	C



LOCKWOOD AVENUE

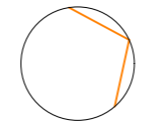
GLENROSE PLACE



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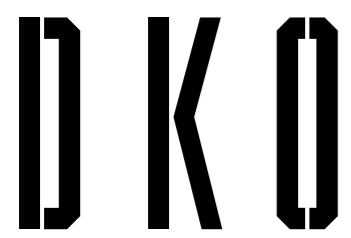
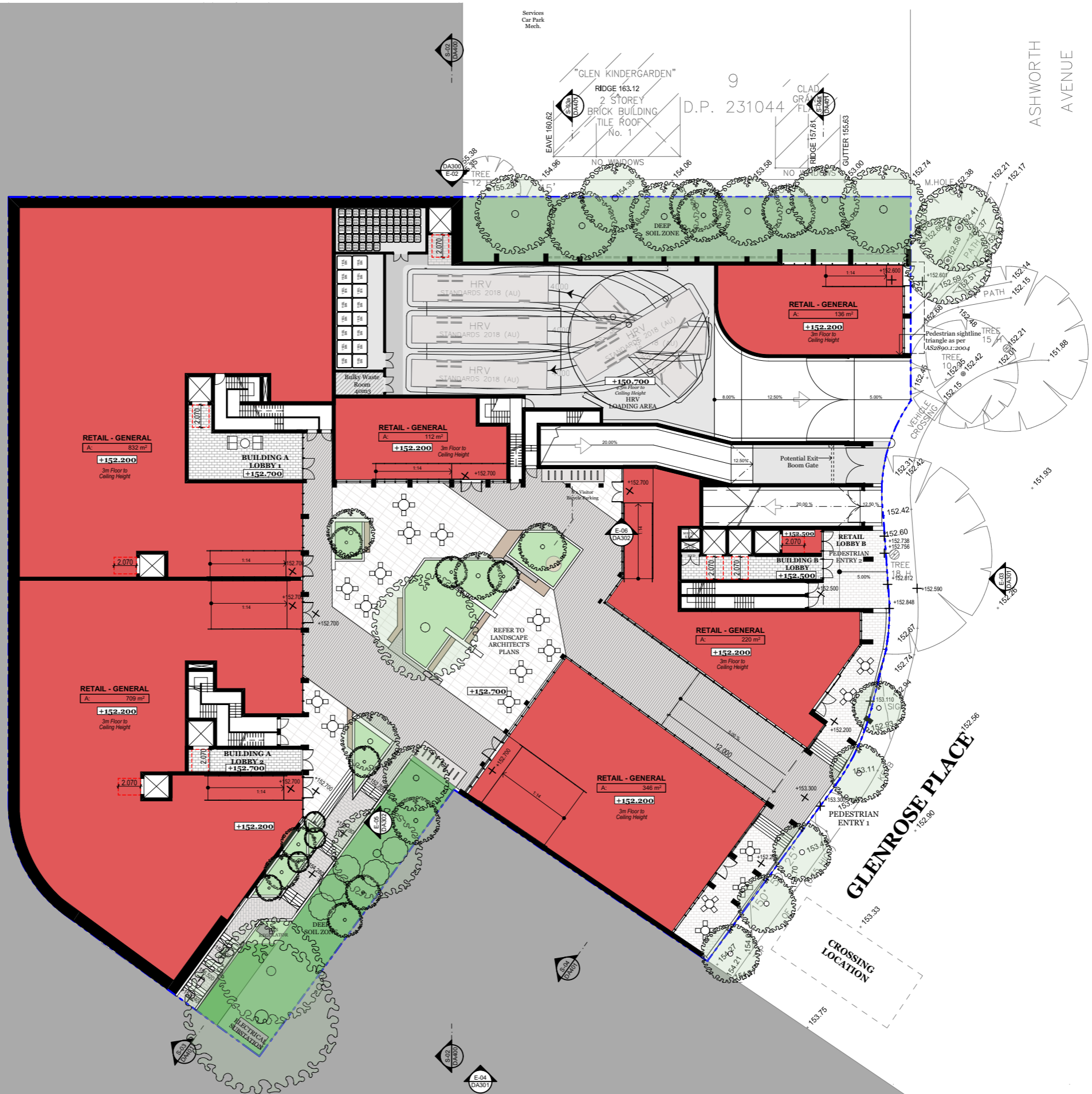
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B	29/01/2020	OS	IL	DA SUBMISSION
C	9/10/2020	WL	IL	DA SUBMISSION

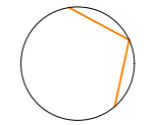
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 3
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA201
		Revision	C



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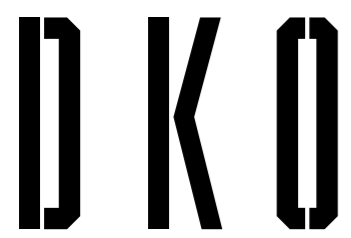
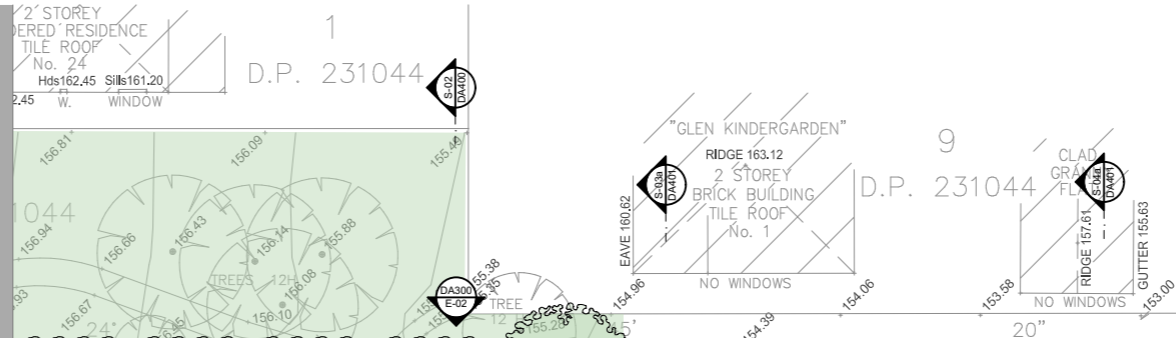
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C	9/10/2020	WL	IL	DA SUBMISSION

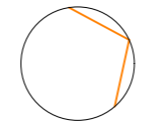
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Basement 2
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA202
		Revision	C



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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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C	9/10/2020	WL	IL	DA SUBMISSION

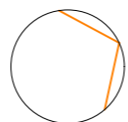
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Lower Ground Floor
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA203
		Revision	C



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 42 Davies Street
 Surry Hills, NSW 2010
 ABN: 81956706590
 NSW: Nominated Architects
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B	29/01/2020	OS	IL	DA SUBMISSION
C	9/10/2020	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
 Ground Floor
 1:400 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

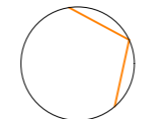
DA204
C



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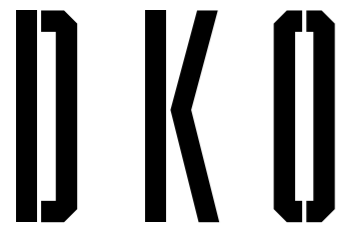
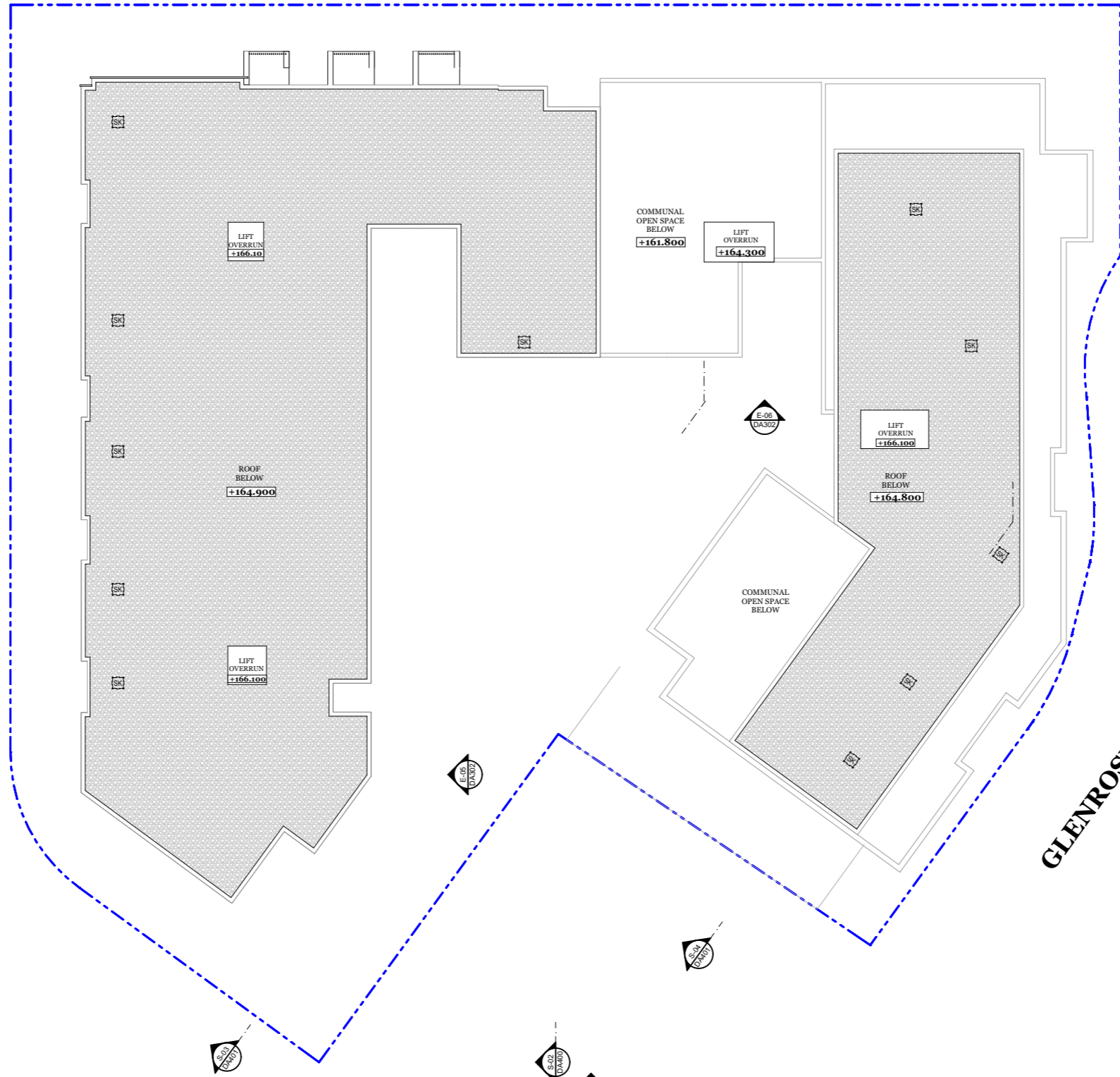


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A	29/11/2019	WL	IL	DA SUBMISSION
B	29/01/2020	OS	IL	DA SUBMISSION
C	9/10/2020	WL	IL	DA SUBMISSION

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	C

LOCKWOOD AVENUE

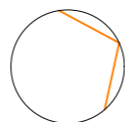
GLENROSE PLACE



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C	9/10/2020	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
 Roof
 1:400 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA206
C

LEGEND:

	EF-01 Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Ticking - Dark Grey		EF-09 Finish: Glass Product: Glass Colour: Grey
	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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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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03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA
B	29/01/2020	OS	IL	DA
C	9/10/2020	WL	IL	DA

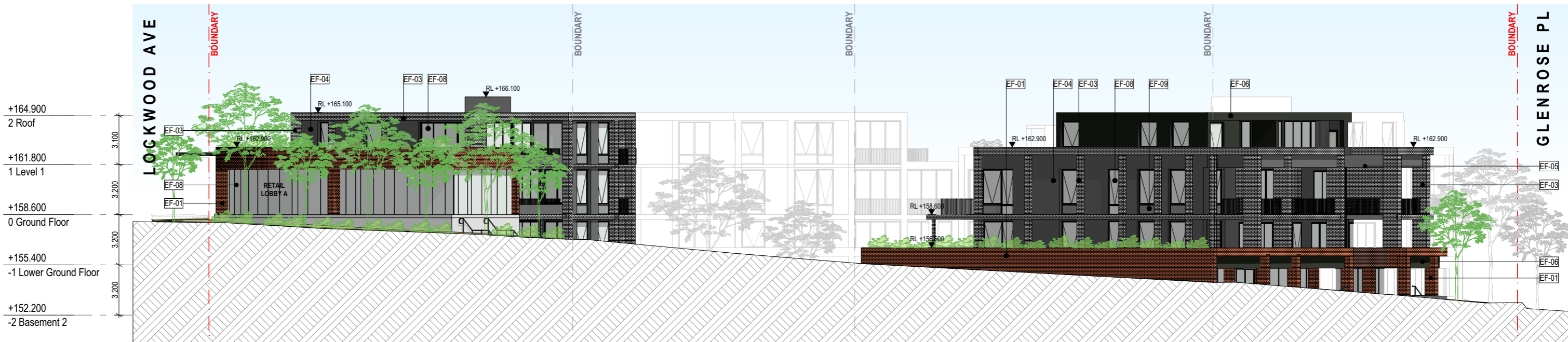
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Elevations - Sheet 1
		Scale	1:250 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA300
		Revision	C

LEGEND:

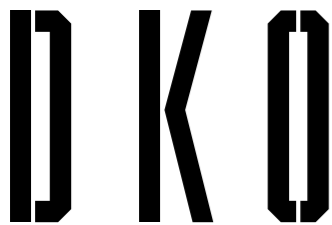
	EF-01 Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Ticking - Dark Grey		EF-09 Finish: Glass Product: Glass Colour: Grey
	EF-02 Finish: Face Brick Product: Boral Brick Colour: Copper Pearl - Aged Natural		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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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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A	29/11/2019	WL	IL	DA
B	29/01/2020	OS	IL	DA
C	9/10/2020	WL	IL	DA

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

LEGEND:

	EF-01 Finish: Face Brick Product: Boral Brick Colour: Amber Glow - Light Natural		EF-05 Finish: Painted Concrete Product: Pre-Cast Concrete Colour: Delux Ticking - Dark Grey		EF-09 Finish: Glass Product: Glass Colour: Grey
	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
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B	29/01/2020	OS	IL	DA
C	9/10/2020	WL	IL	DA

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

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

Client

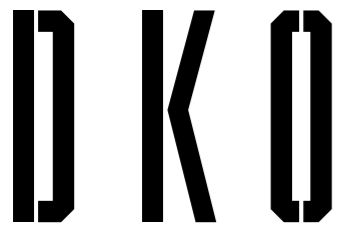
Platinum Property Group

Drawing Number
Revision

DA302
C



Photomontage View Along Lockwood Avenue



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 info@DKO.com.au
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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	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
 Perspectives - Sheet 1
 1:1.72 @A3
 Aug 2019

Client

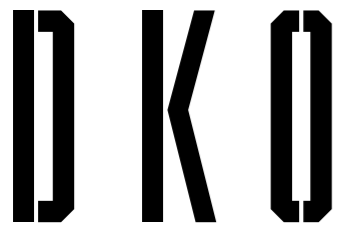
Platinum Property Group

Drawing Number
 Revision

DA303
B



Photomontage View Along Glenrose Pl / Ashworth Ave



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T +61 2 8346 4500
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B	9/10/2020	WL	IL	DA SUBMISSION

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

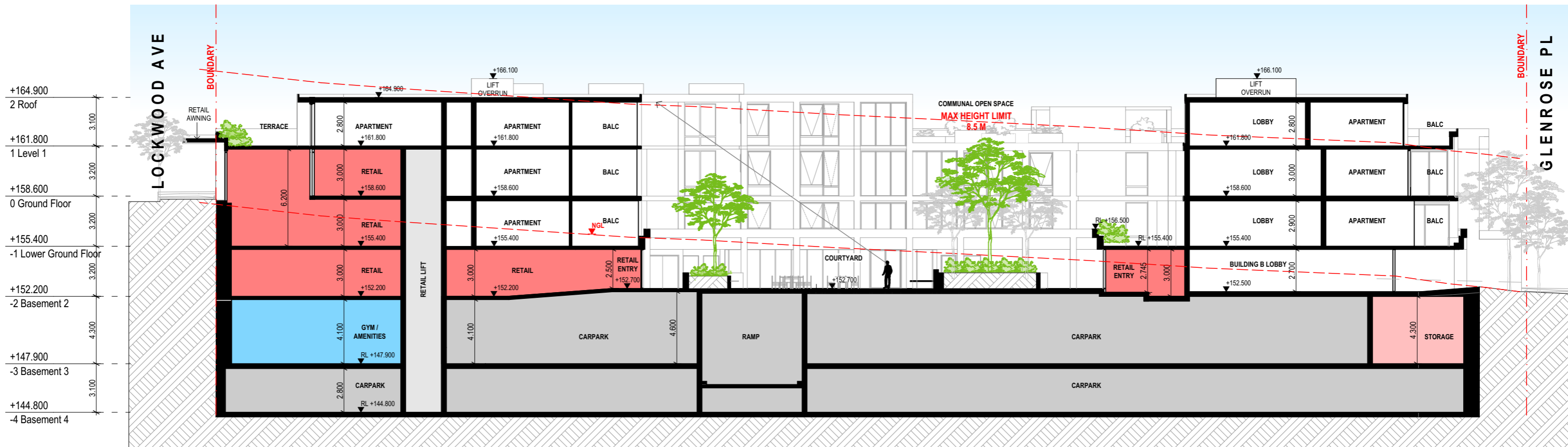
11574
 Perspectives - Sheet 2
 1:1.73 @A3
 Aug 2019

Client

Platinum Property Group

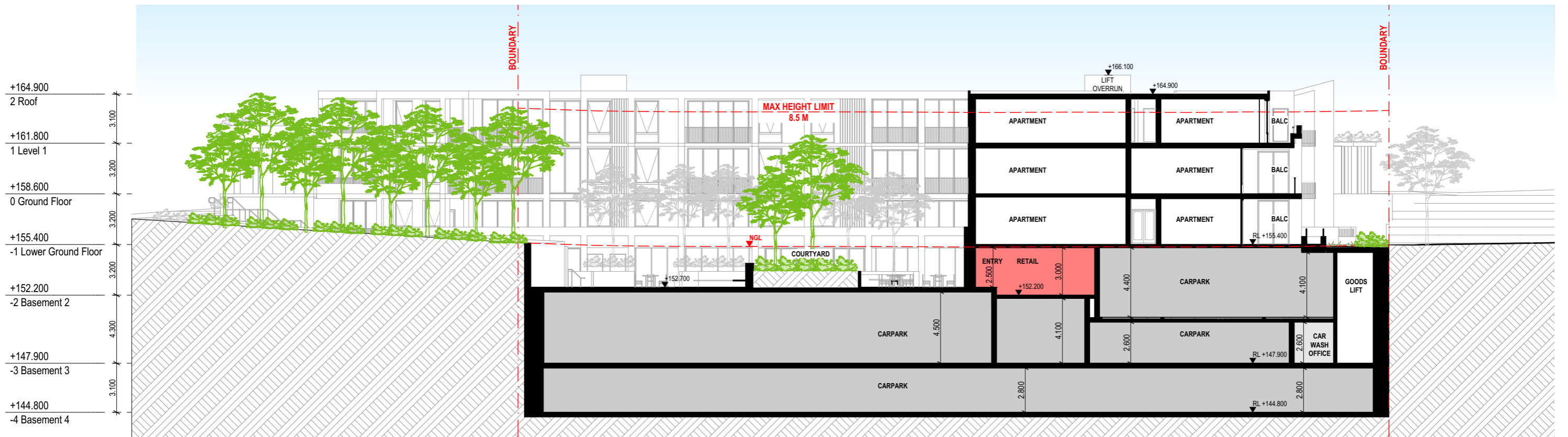
Drawing Number
 Revision

DA304
B



S-01

Section A
1:250



S-02

Section B
1:250



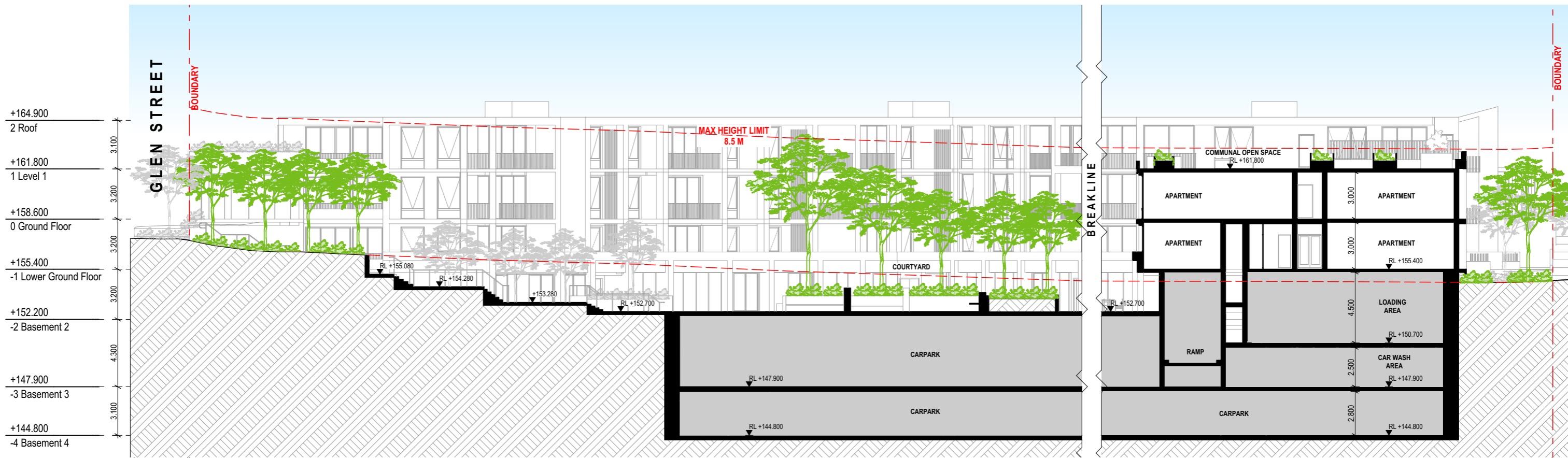
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B	9/10/2020	WL	IL	DA SUBMISSION

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	B



S-03

Section C
1:250



S-04

Section D
1:250



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T +61 2 8346 4500
info@DKO.com.au
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B	9/10/2020	WL	IL	DA SUBMISSION

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

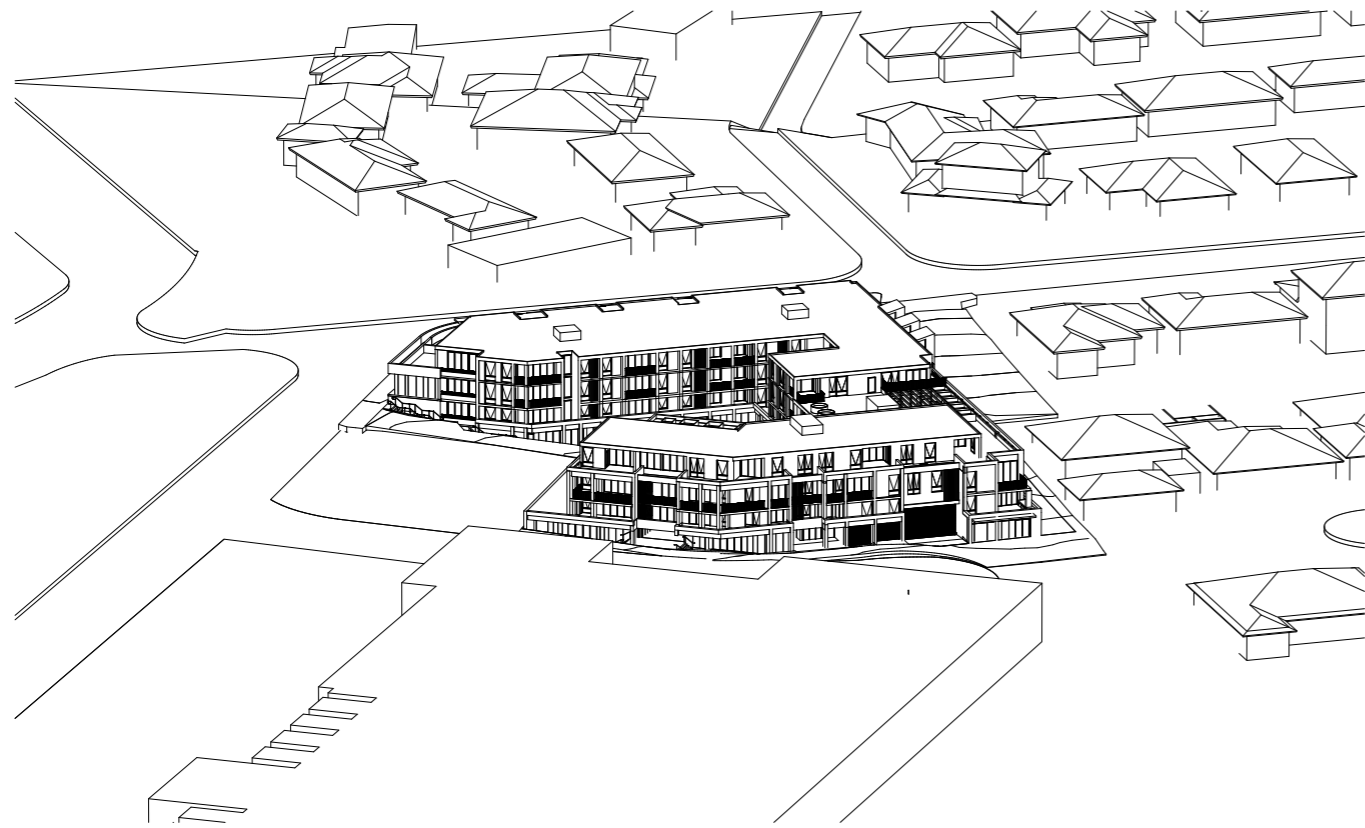
11574
Sections - Sheet 2
1:250 @A3
Aug 2019

Client

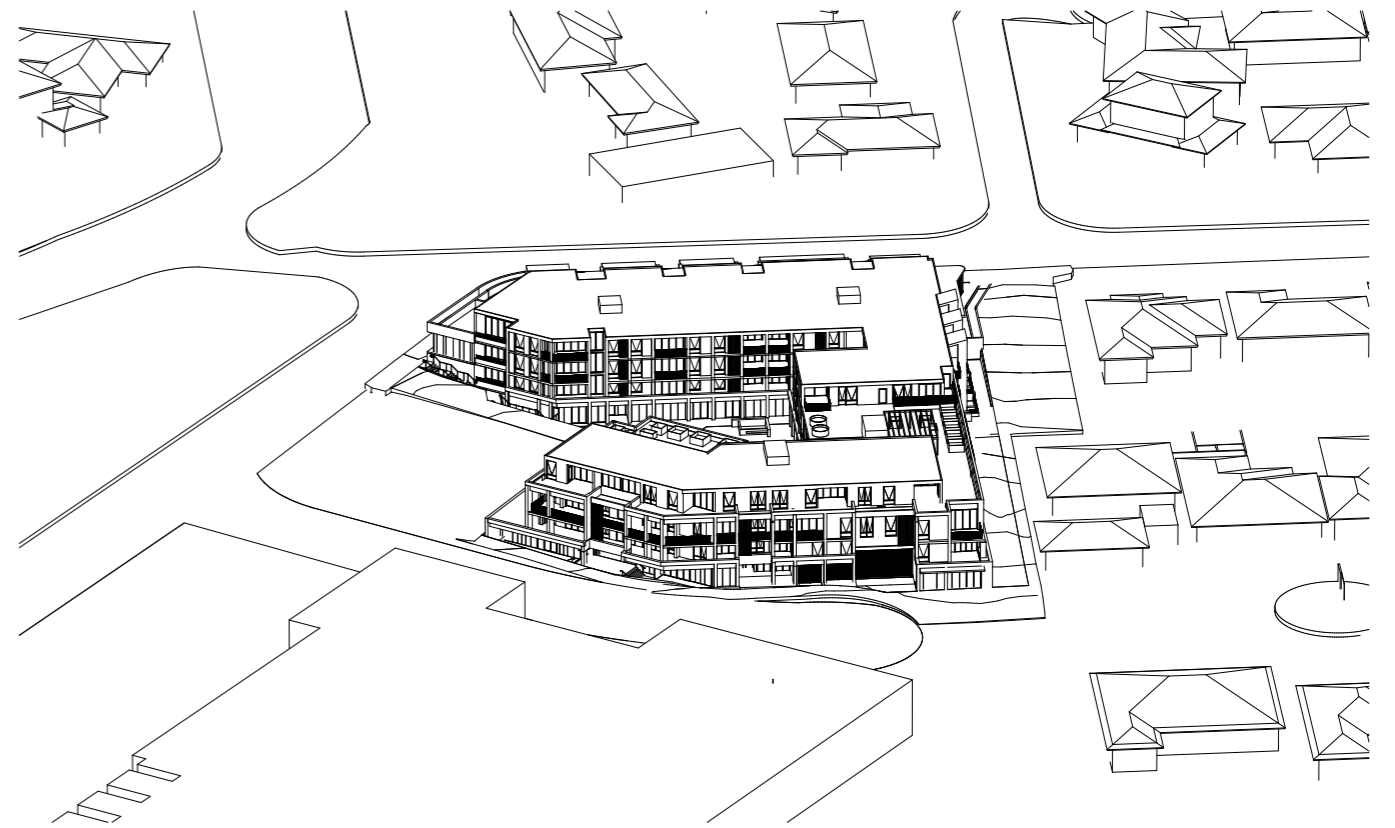
Platinum Property Group

Drawing Number
Revision

DA401
B



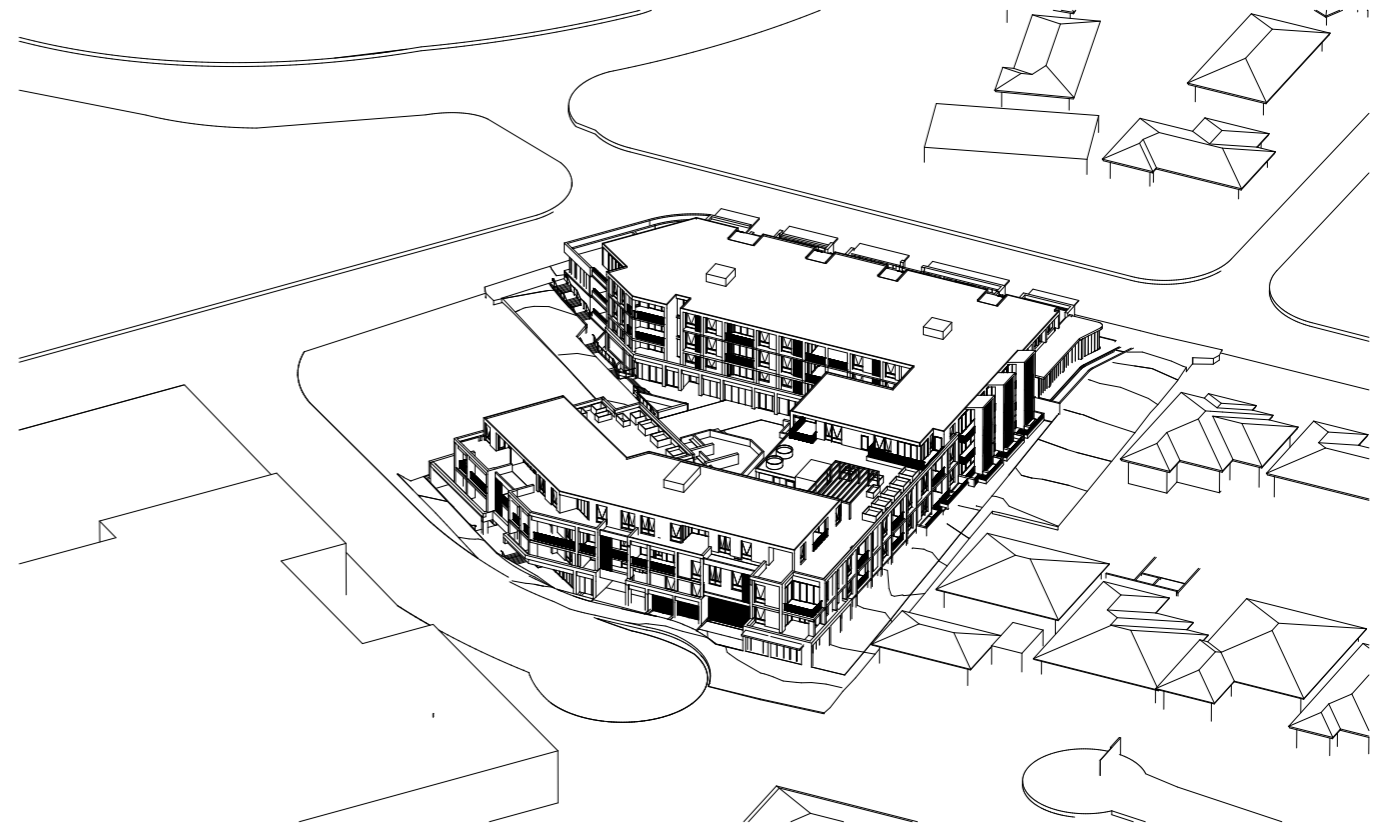
9am June 21



10am June 21



11am June 21



12pm June 21

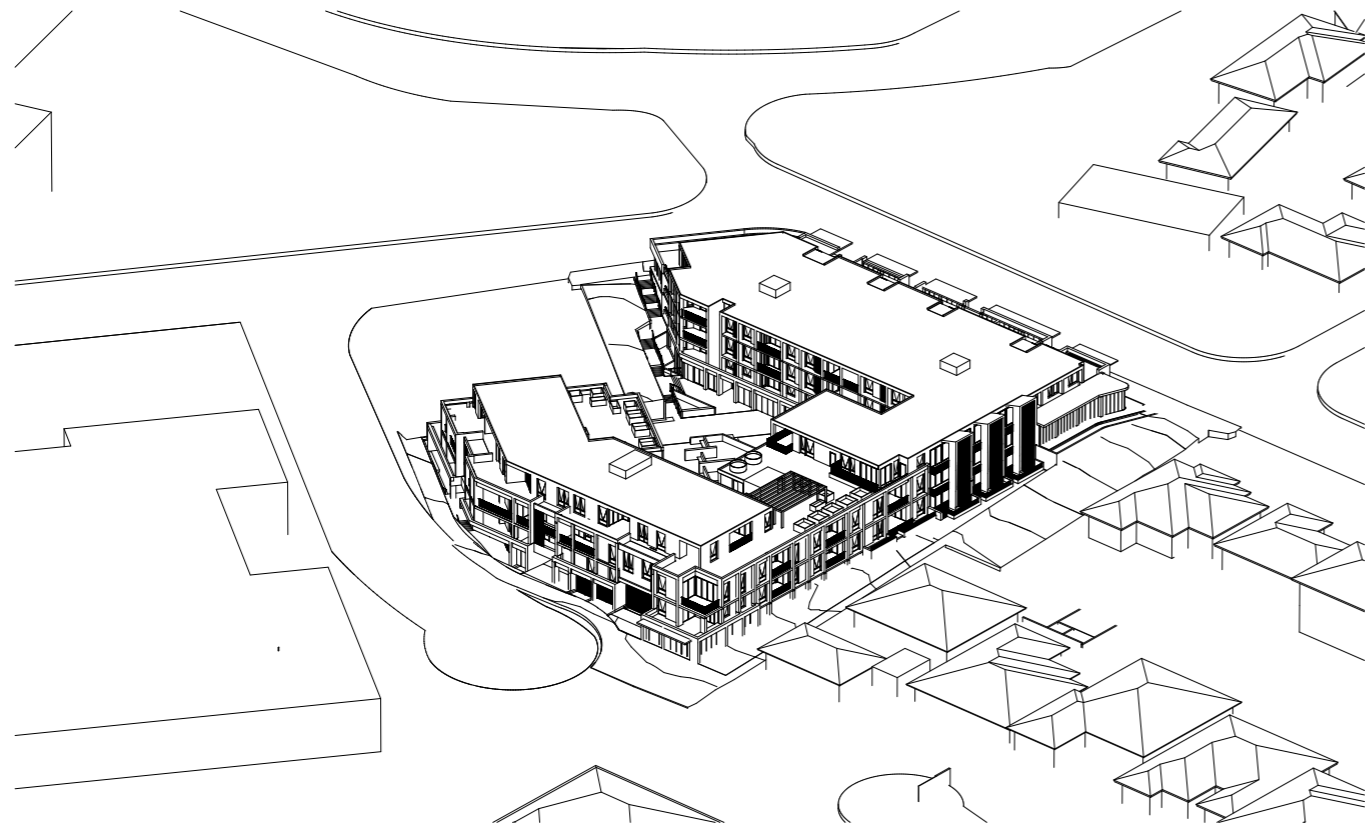


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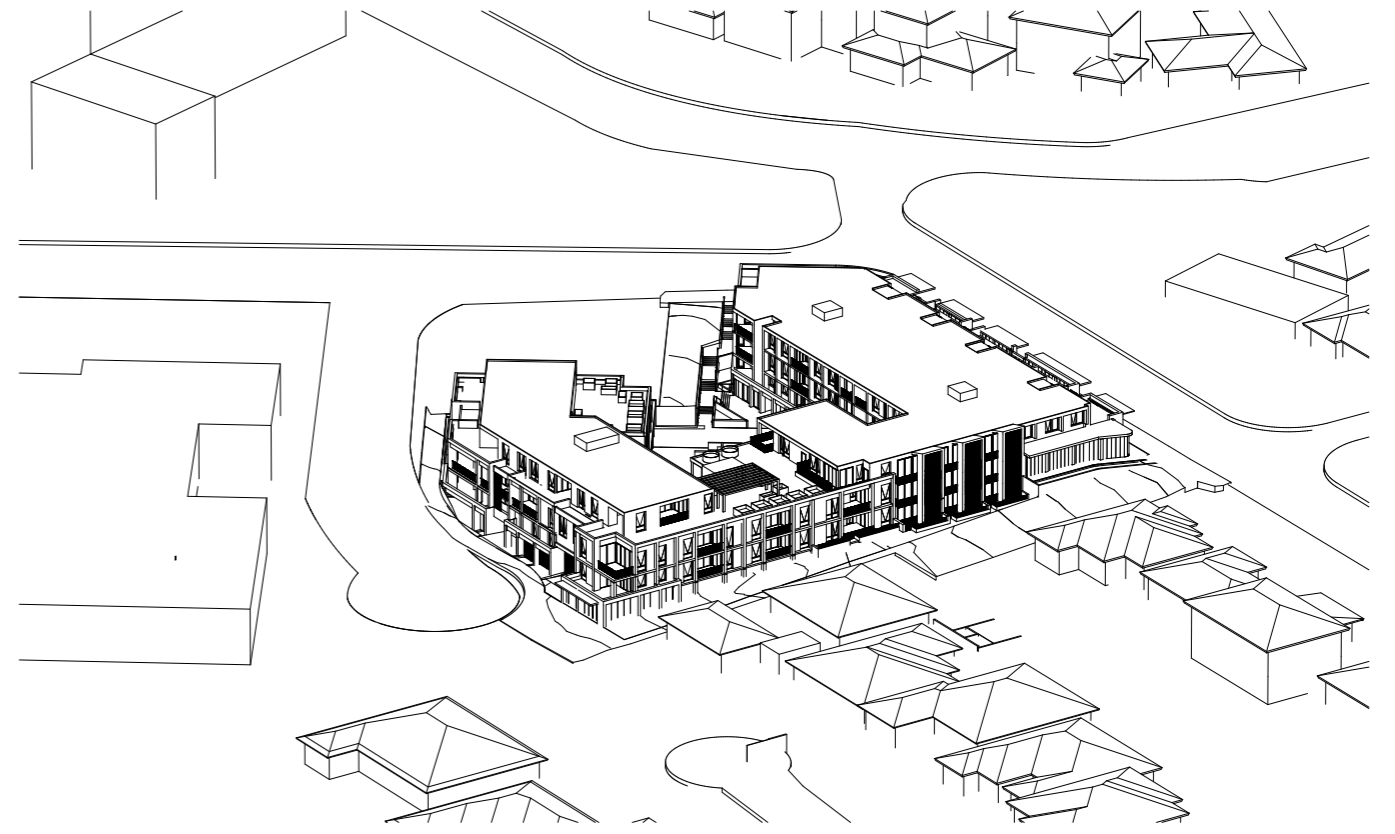
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C	9/10/2020	WL	IL	DA SUBMISSION

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet
		Scale	1:1000 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA500
		Revision	C



1pm June 21



2pm June 21



3pm June 21

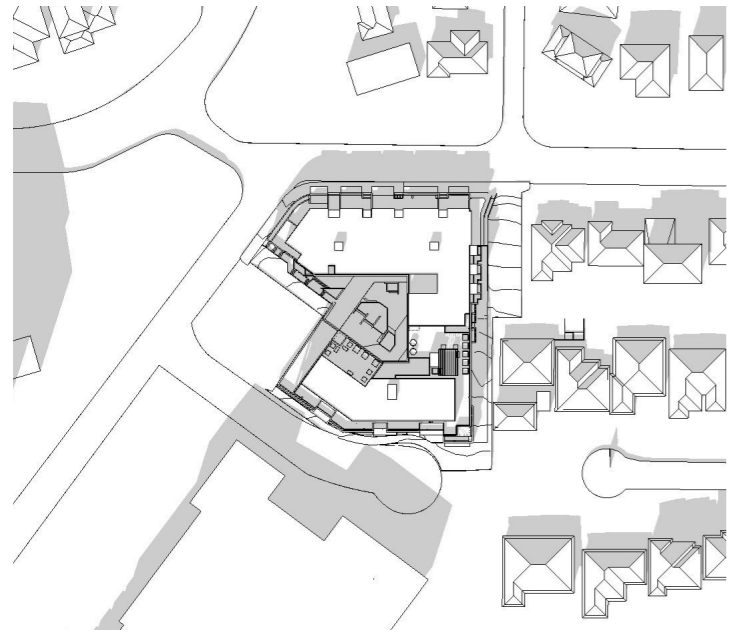


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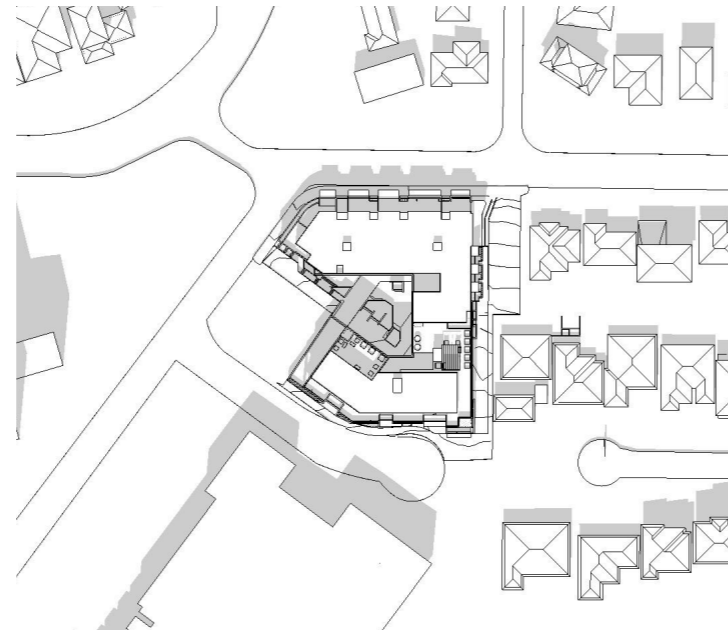
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C	9/10/2020	WL	IL	DA SUBMISSION

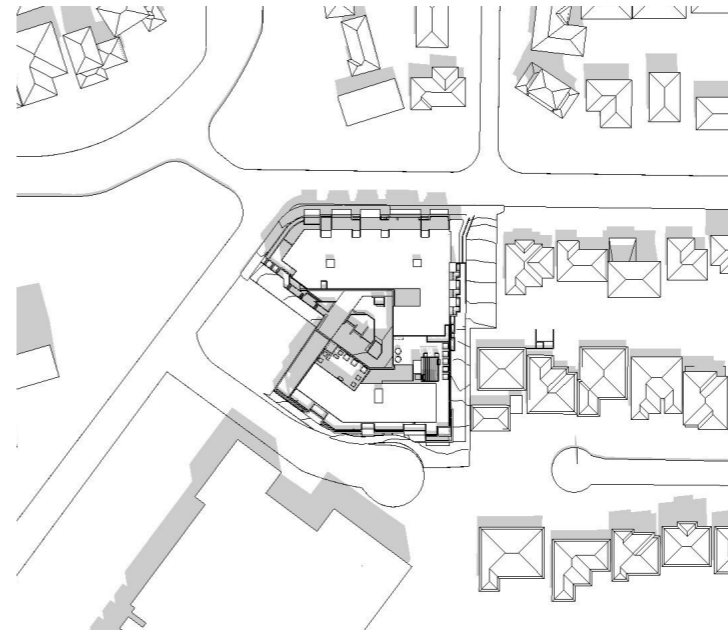
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Eye of the Sun - Sheet @A3
		Scale	Aug 2019
		Date	
Client	Platinum Property Group	Drawing Number	DA501
		Revision	C



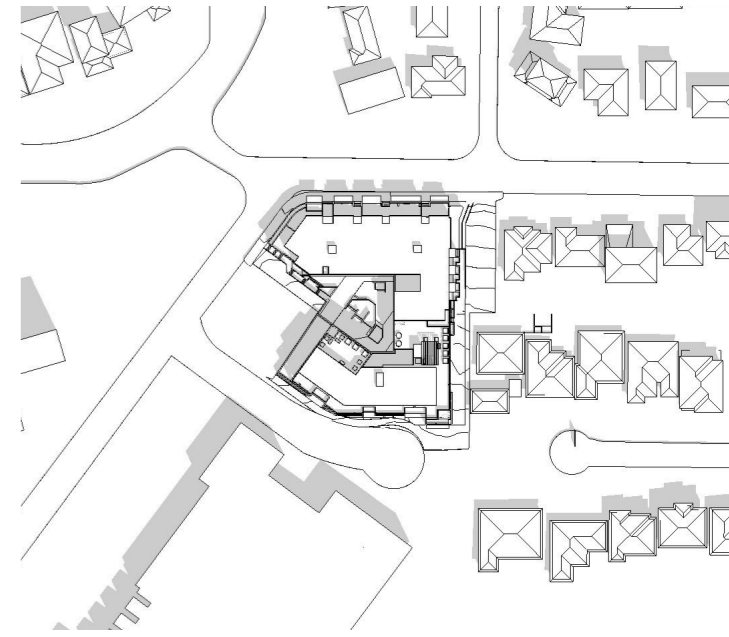
9am - June 21 1:800



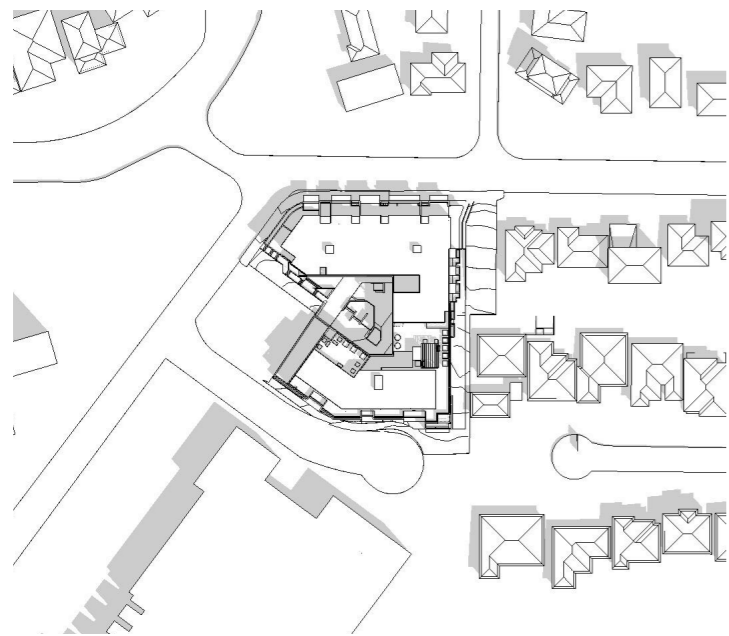
10am - June 21 1:800



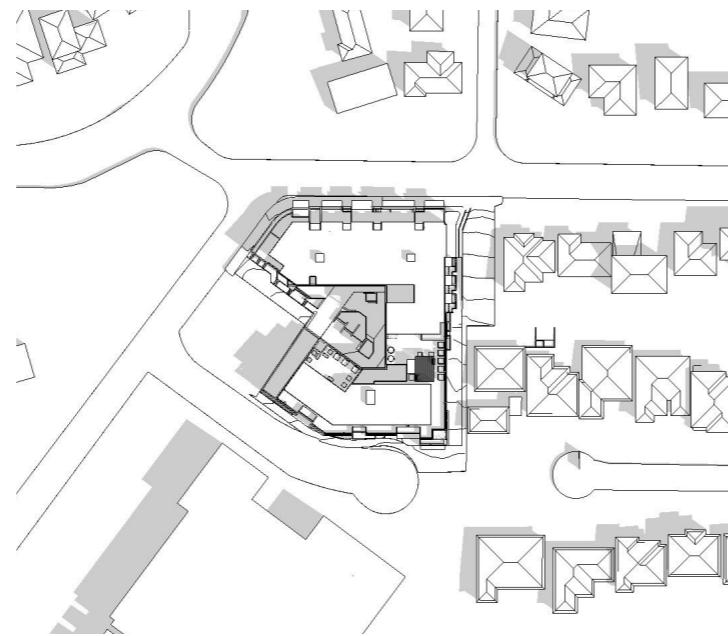
11am - June 21 1:800



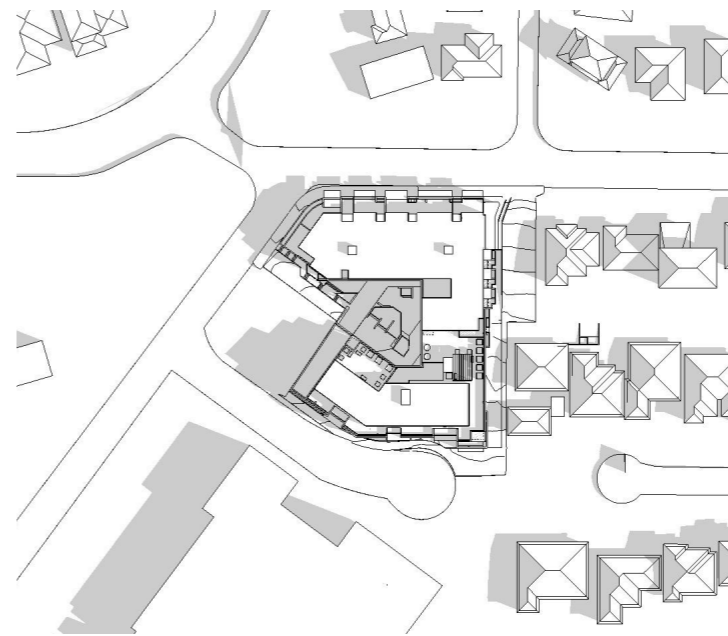
12pm - June 21 1:800



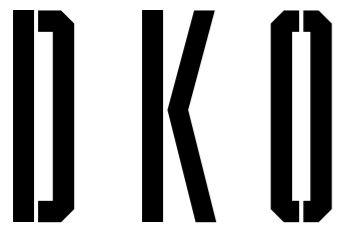
1pm - June 21 1:800



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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B	9/10/2020	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
 Shadows Study
 1:800 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA503
B



LEGEND

750mm Height Breach



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B	9/10/2020	WL	IL	DA SUBMISSION

Project Name
 Project Address

28 Lockwood Av. Belrose
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 Belrose, NSW 2085

Project Number
 Drawing Name
 Scale
 Date

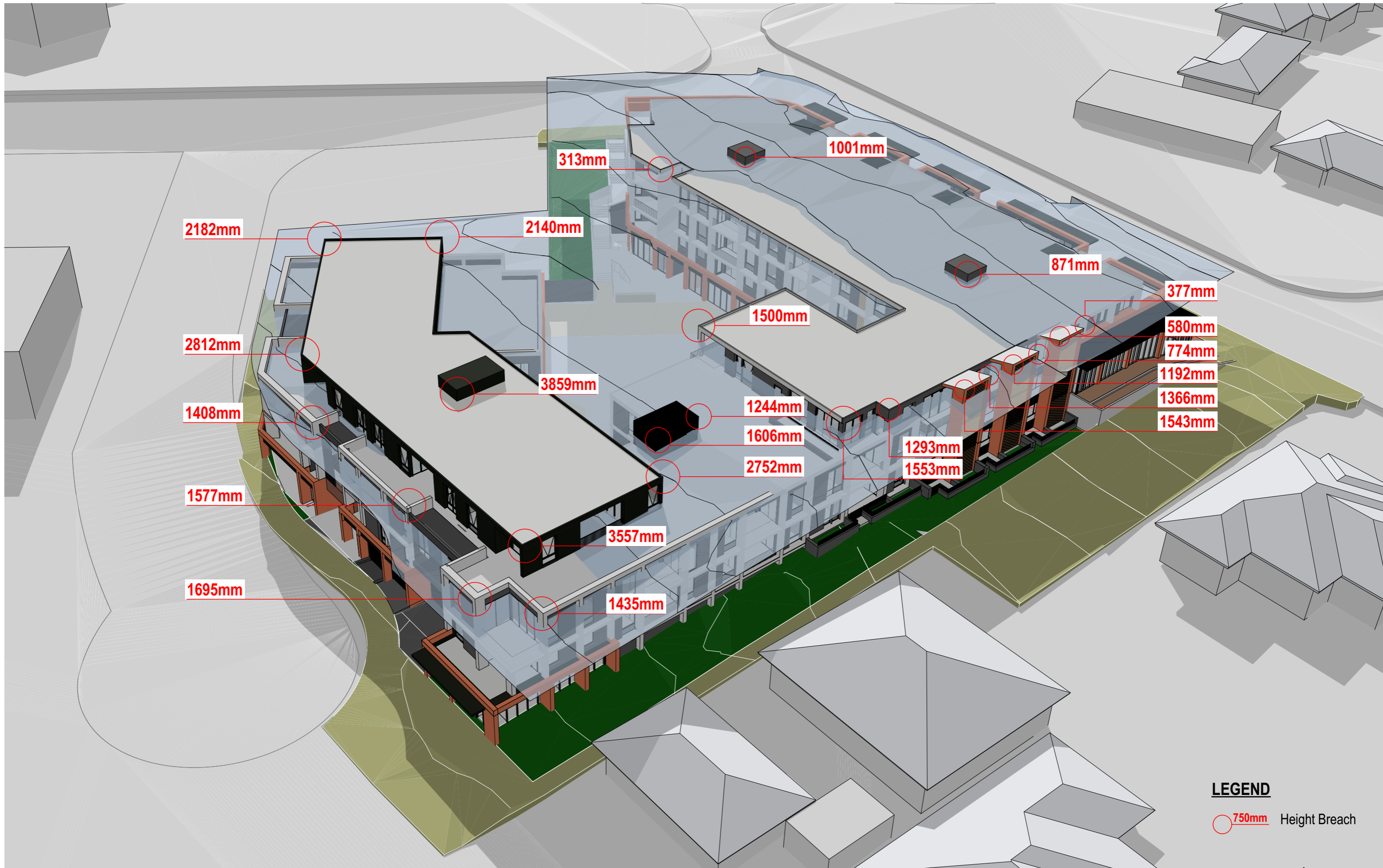
11574
 3D Height Plane - She
 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA504
B



LEGEND

 **750mm** Height Breach



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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	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
 3D Height Plane - She
 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA505
B



Lower Ground Floor

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



Ground Floor

Solar Access: 13/16
No Solar Access: 1/16



Level 1

Solar Access: 13/16
No Solar Access: 0/16

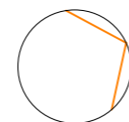
SOLAR ACCESS CALCULATIONS

- Units with 2+ Hrs Solar Access: 39/51 76%
- Units with no Solar Access: 4/51 8%



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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION

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



Lower Ground Floor

9/19



Ground Floor

6/16



Level 1

16/16

CROSS VENTILATION CALCULATIONS

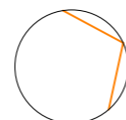
● Cross Ventilated Units 31/51 61%



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42 Davies Street
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B	9/10/2020	WL	IL	DA SUBMISSION

Project Name
Project Address

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

Project Number
Drawing Name
Scale
Date

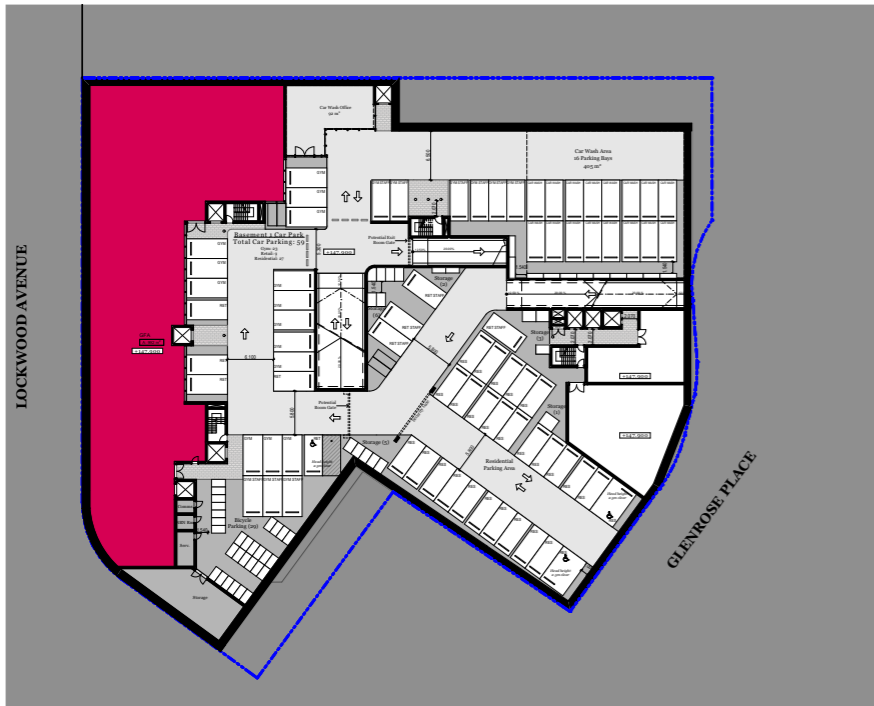
11574
Cross Ventilation Calc.
1:800 @A3
Aug 2019

Client

Platinum Property Group

Drawing Number
Revision

DA507
B



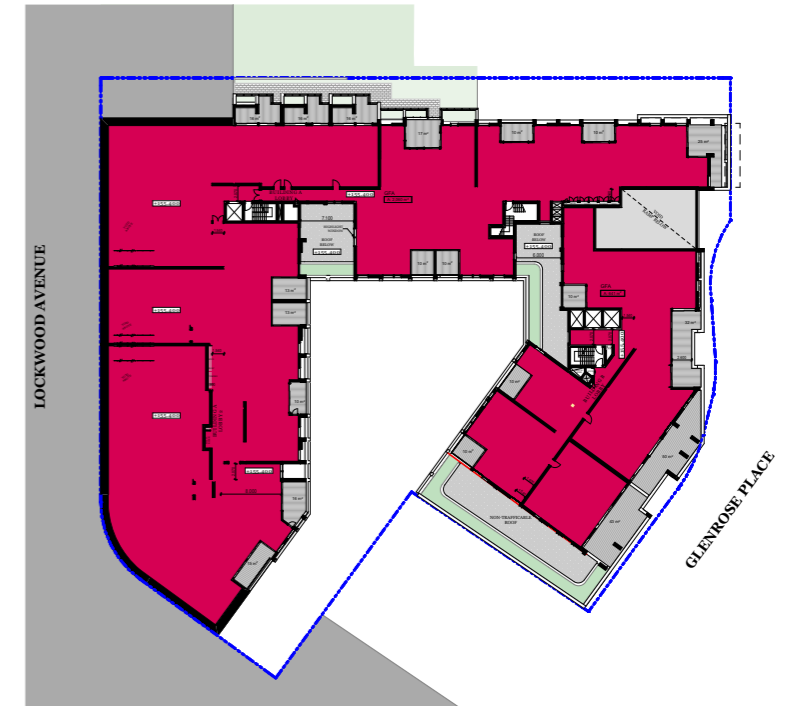
Basement 3

GFA: 993 sqm



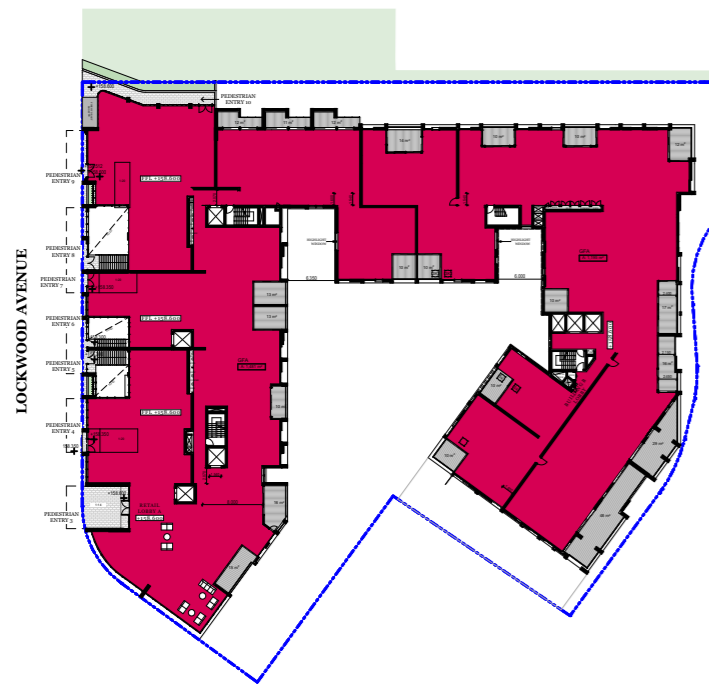
Basement 2

GFA: 2,484 sqm



Lower Ground Floor

GFA: 2,701 sqm



Ground Floor

GFA: 2,676 sqm



Level 1

GFA: 1,821 sqm

GFA CALCULATION

Site Area 5,322 sqm
 Proposed GFA 10,675 m²
 Proposed FSR 2.01:1



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A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION

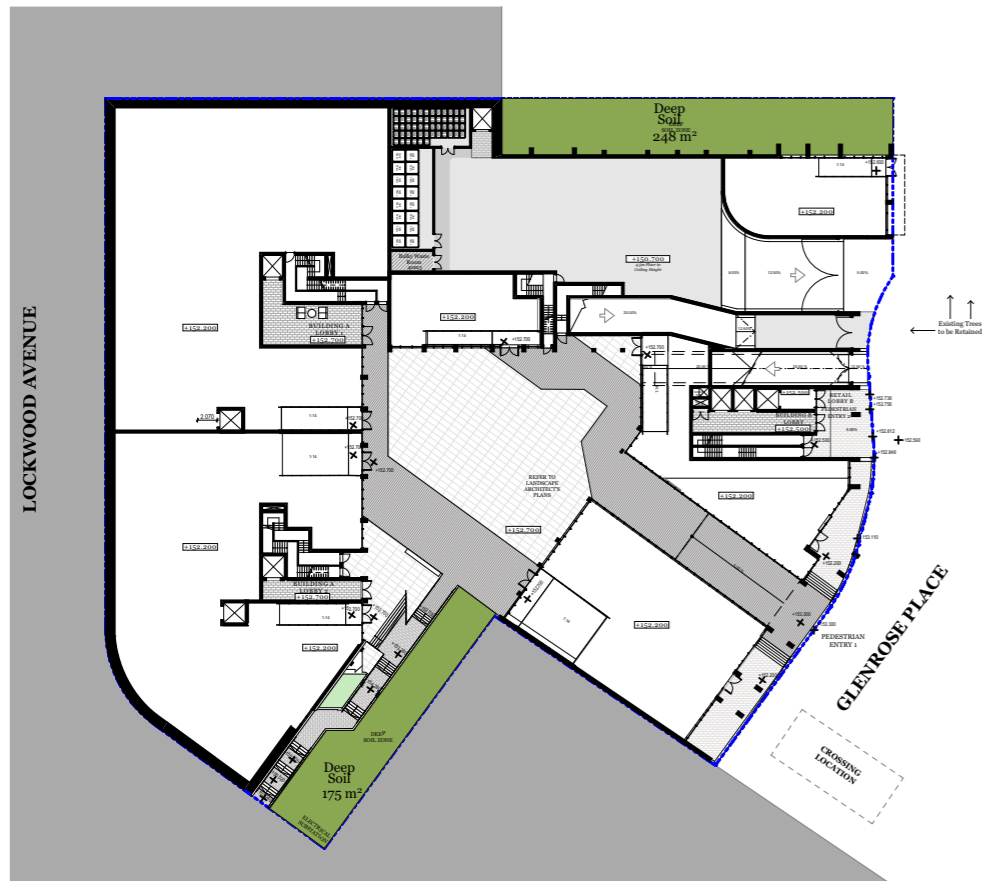
Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	GFA Calculation
		Scale	1:1000 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA508
		Revision	B



Basement 2 COS: 965 sqm



Level 1 COS: 413 sqm



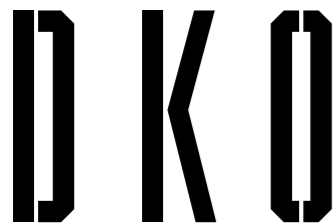
Basement 2 Deep Soil: 423 sqm

COMMUNAL OPEN SPACE CALCULATIONS

Site Area	5,322 sqm	
Area Required As COS	1,330.5 sqm	25%
Area Proposed As COS	1,378 sqm	26%

DEEP SOIL CALCULATIONS

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



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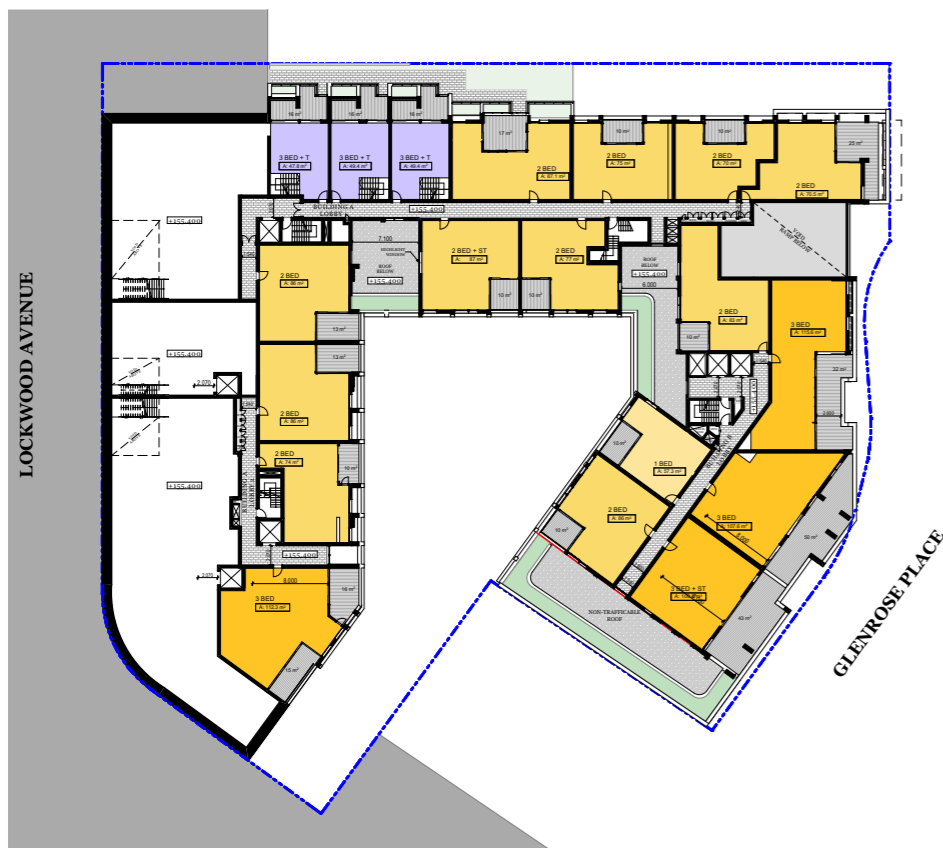
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01	31/10/2019	SH/WL	IL	CONSULTANT CO-ORDINATION
02	21/11/2019	WL	IL	DA SUBMISSION
03	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION

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



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: 1/16
 2B: 8/16
 3B: 7/16
 3B-T: 0/11

UNIT MIX

1B:	3/51	6%
2B:	28/51	55%
3B:	17/51	33%
3B-T:	3/51	6%



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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	9/10/2020	WL	IL	DA SUBMISSION

Project Name
 Project Address

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

Project Number
 Drawing Name
 Scale
 Date

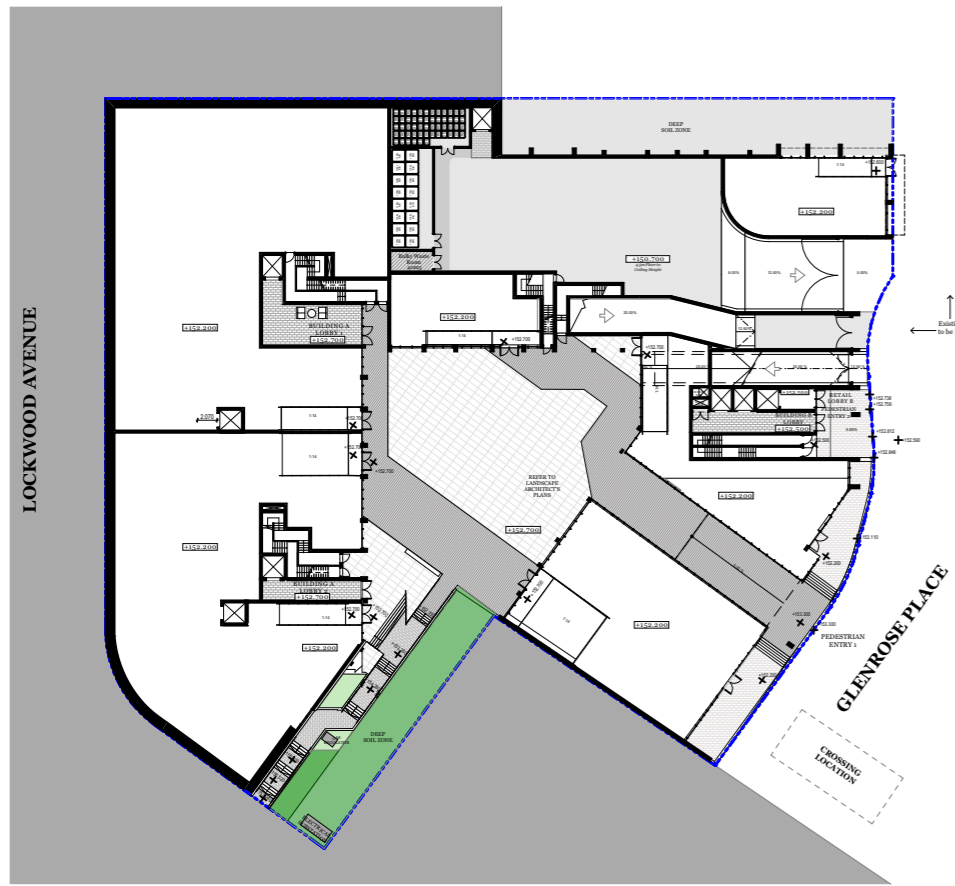
11574
 Unit Mix
 1:800 @A3
 Aug 2019

Client

Platinum Property Group

Drawing Number
 Revision

DA510
B



Basement 2



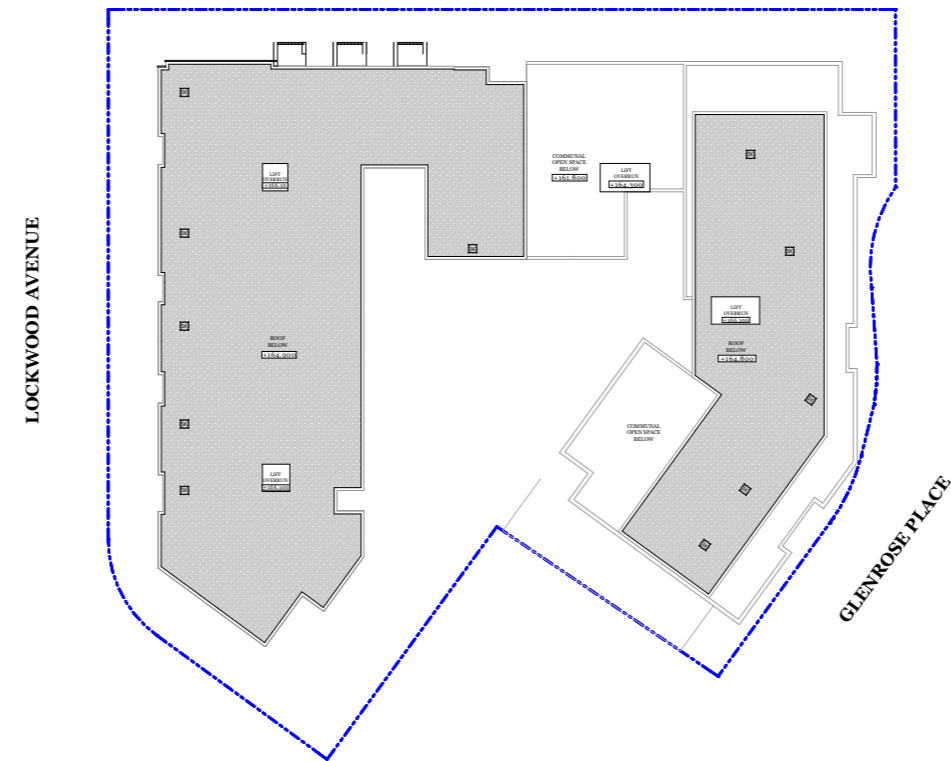
Lower Ground Floor



Ground Floor



Level 1



Roof

ADAPTABLE UNIT LOCATIONS

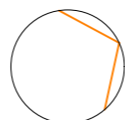
 Adaptable Units



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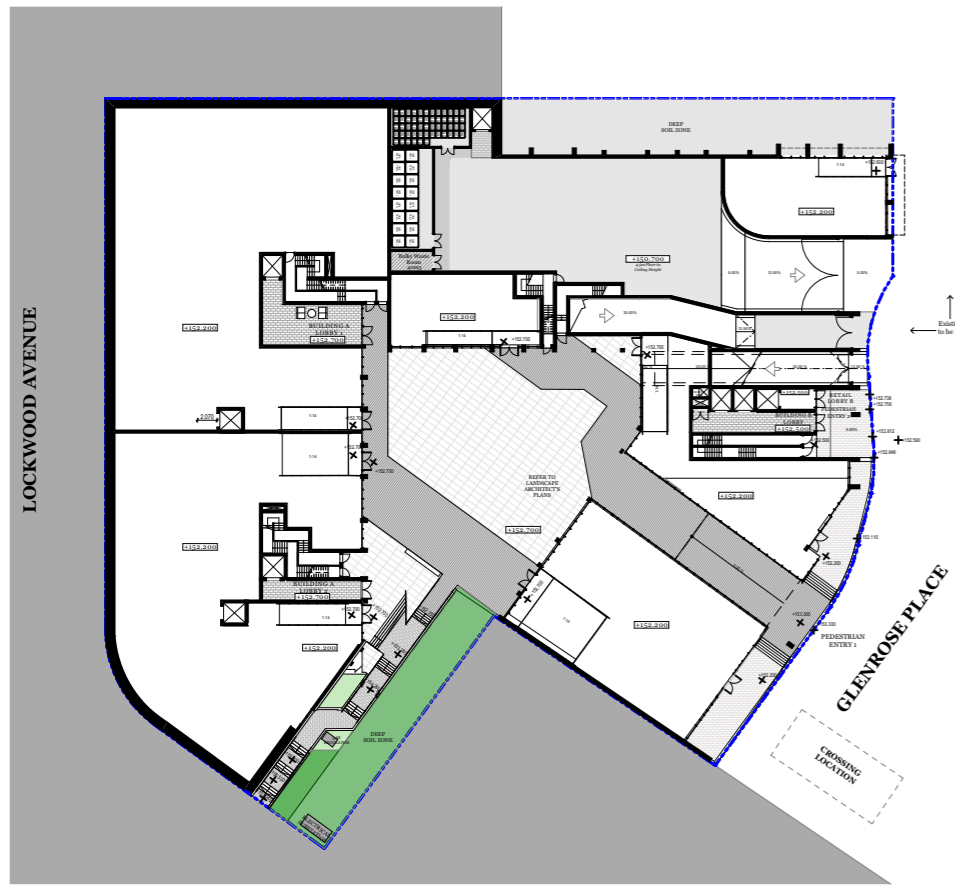
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION

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



Basement 2



Lower Ground Floor



Ground Floor



Level 1

LIVABLE UNIT LOCATIONS

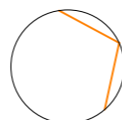
● Silver Standard Livable Housing Units



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 Surry Hills, NSW 2010
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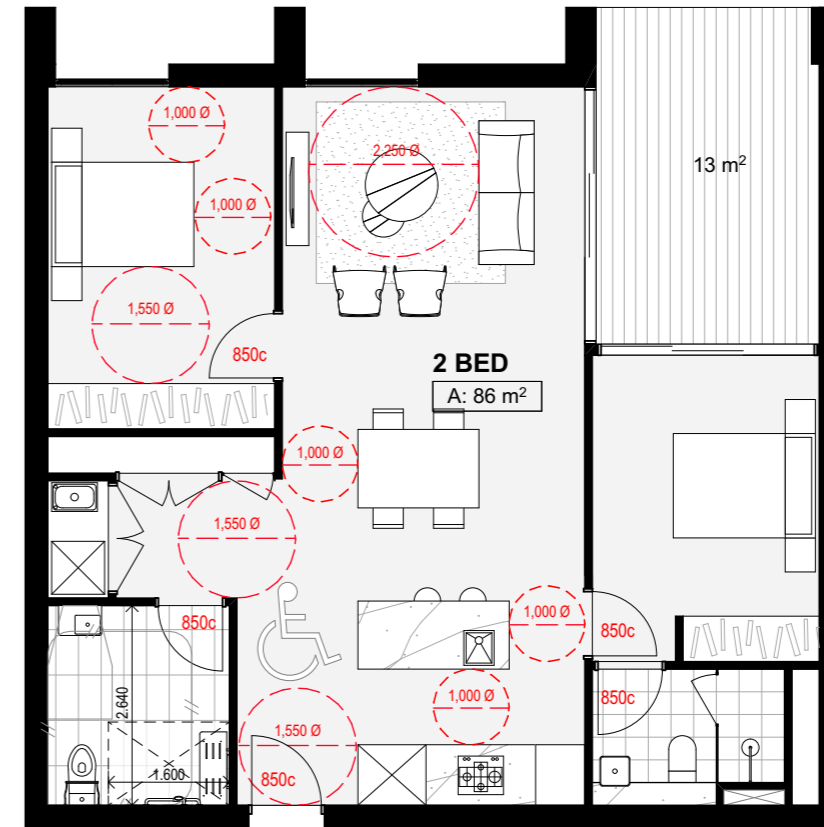
Rev.	Date	By	Ckd	Description
01	21/11/2019	WL	IL	DA SUBMISSION
02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	DA SUBMISSION
B	9/10/2020	WL	IL	DA SUBMISSION

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



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.04, G.03, G.04,
1.03, 1.04



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42 Davies Street
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	I
B	9/10/2020	WL	IL	I

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Adaptable Unit Plans
		Scale	1:100 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA513
		Revision	B



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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 Surry Hills, NSW 2010
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02	26/11/2019	WL	IL	DA SUBMISSION
A	29/11/2019	WL	IL	I
B	9/10/2020	WL	IL	I

Project Name
 Project Address

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

Client

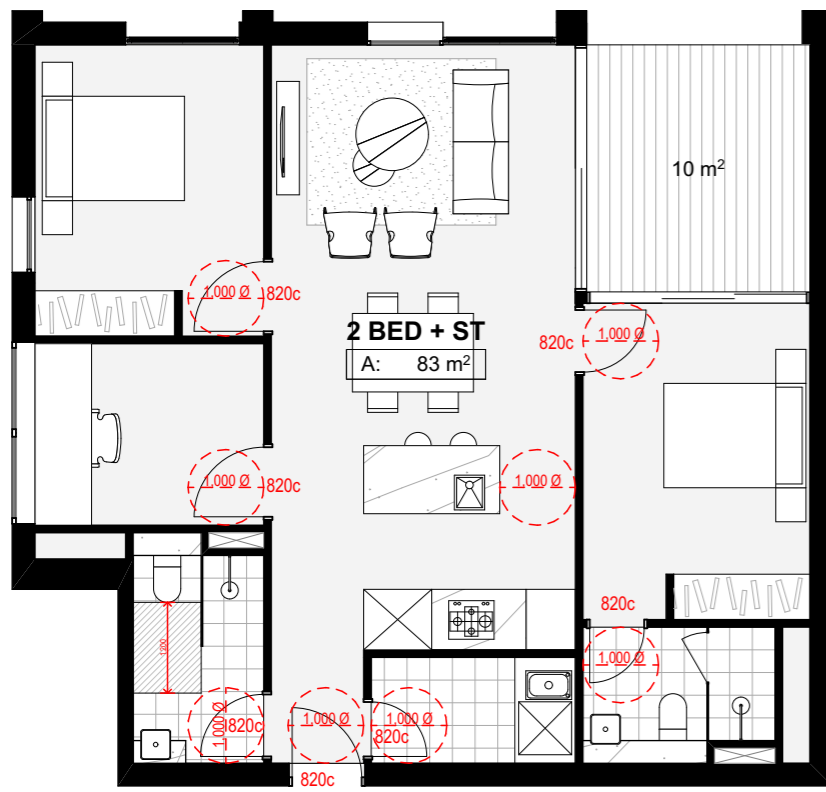
Platinum Property Group

Project Number
 Drawing Name
 Scale
 Date

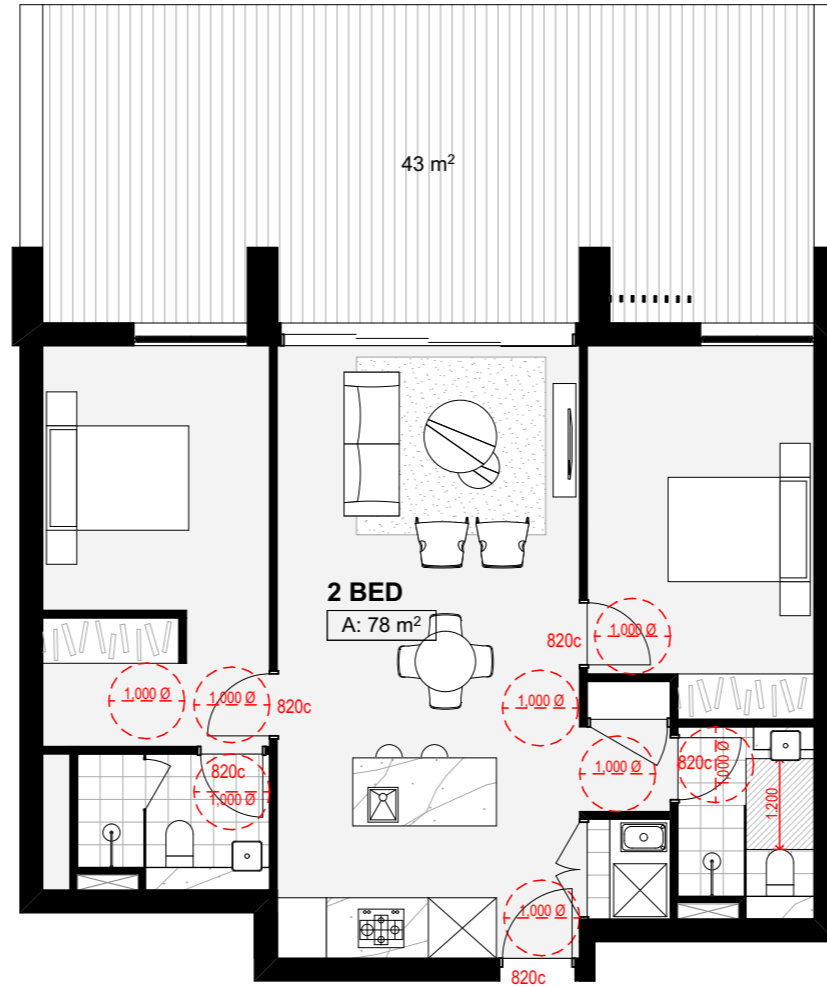
11574
 Livable Unit Plans - SH
 1:100 @A3
 Aug 2019

Drawing Number
 Revision

DA514
B



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



2 BED
SILVER STANDARD LIVABLE HOUSING UNIT
TYPE E
Unit No. 1.05



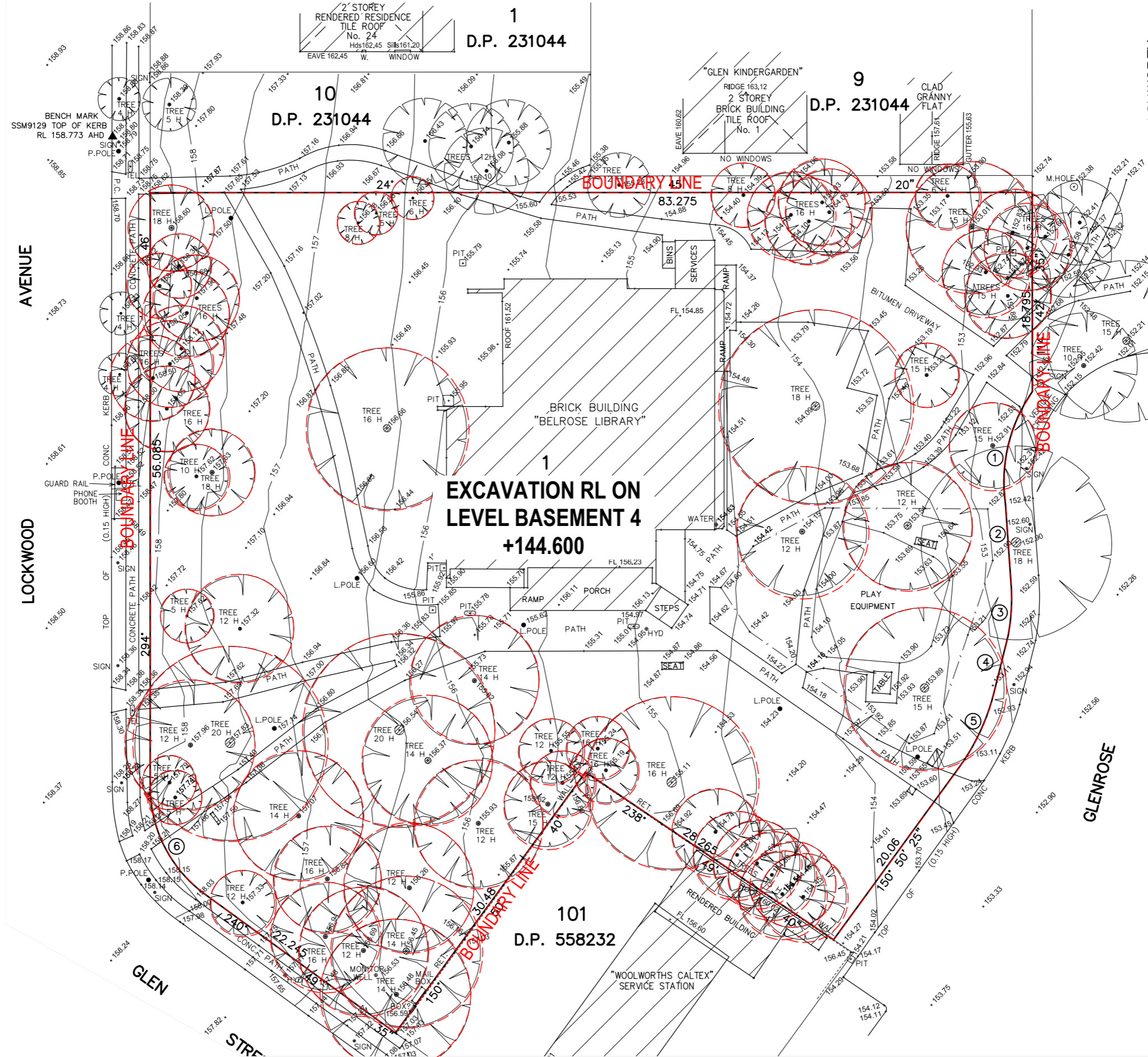
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info@DKO.com.au
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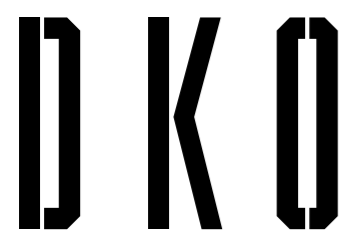
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A	29/11/2019	WL	IL	I
B	9/10/2020	WL	IL	I

Project Name	28 Lockwood Av. Belrose	Project Number	11574
Project Address	28 Lockwood Ave, Belrose, NSW 2085	Drawing Name	Livable Unit Plans - S1
		Scale	1:100 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA515
		Revision	B

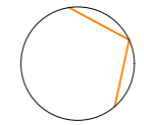


Legend
 Extent of Excavation



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 ABN: 81956706590
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A	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	Excavation Plan
		Scale	1:400 @A3
		Date	Aug 2019
Client	Platinum Property Group	Drawing Number	DA516
		Revision	A