



6 - 8 KENT STREET BELMORE



ROSS HOWIESON ARCHITECTS
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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

PROPOSED AMENDMENTS TO EXISTING APPROVED DEVELOPMENT
TO INCREASE FLOOR AREA AND BUILDING HEIGHT
IN ACCORDANCE WITH STATE ENVIRONMENTAL POLICY AMENDMENT
(HOUSING) 2023 AND PROVIDE 5 AFFORDABLE APARTMENTS

PROJECT SUMMARY

The following Architectural documentation describes proposed amendments to an existing approved development at 6-8 Kent Street Belmore to increase floor area and building height in accordance with State Environmental Policy Amendment (Housing) 2023 and to provide 5 affordable housing apartments.

The proposal includes the addition of one additional floor level containing 5 apartments. The total proposed increase in building height is 3.55m. and is within the allowable increased height control prescribed in the SEPP.

Current Development Consent DA – 783/2020/B operating from 14 January 2022.

6-8 Kent Street Belmore NSW 2192

Lot 2 Sec 1 in DP 4291

Site Area: 962.6 sq.m.

Canterbury - Bankstown Local Environmental Plan 2023

Canterbury – Bankstown Development Control Plan 2023

Site Frontage: 20.115 m. to Kent Street

Zoning B2 Local Centre

LEP Allowable Height Control: 18m.

30% allowable Height increase under SEPP: 5.4m. (23.4m.)

FSR Controls are not applicable

Affordable Housing required under SEPP = 15% (4.05 units – 5 units provided)

Affordable housing provided = 15.3% of total GFA of 3184 sq.m.

2 hrs. Solar access required under ADG = 18.9units (70% - 20 provided)

Natural ventilation required under ADG = 16.2 units (60% - 21 provided)

PROPOSED AMENDMENTS

- Amendment 01Amendment to Basement B1 parking to accommodate additional apartment parking and in compliance with Canterbury-Bankstown DCP 2023
- Amendment 02Building height raised by 250mm. to improve ground floor pedestrian access from Kent Street and improve site stormwater drainage.
- Amendment 03Revision of Apartments 4.04 and 4.05 on Level 4.
- Amendment 04Addition of Apartments 5.01 to 5.05 on Level 5. Level 6 on this proposal is identical to the previously approved Level 5
- Amendment 05Relocation of Stormwater On-site detention tank and revision of Basement Levels.

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Shadow Diagram 10am 510 – 802

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Shadow Diagram 1pm 510 – 805

Shadow Diagram 2pm 510 – 806



6 - 8 KENT STREET BELMORE



CURRENT APPROVAL

APARTMENT NUMBER	BEDROOMS	INTERNAL AREA	EXTERNAL AREA	INTERNAL STORAGE AREA (CUB.M.)	BASEMENT STORAGE AREA (CUB.M.)	TOTAL STORAGE AREA (CUB.M.)	CAR SPACES	SOLAR ACCESS	VENTILATION
G.01	RETAIL	248					8		
1.01	2	87	21.5	4	4.4	8.4	1		YES
1.02	2	84.5	16.5	4	5.6	9.6	1	YES	
1.03	1	78.5	16	11.5	4.8	16.3	1	YES	YES
SILVER LIVABLE UNIT 1.04	2	92	31.5	12.5	4.6	17.1	1		
1.05	2	83	28	5	4.2	9.2	1	YES	YES
ADAPTABLE UNIT 1.06	2	99	30	15.5	5.6	21.1	1		YES
2.01	2	84.5	10	4.1	4.6	8.7	1		YES
2.02	2	84.5	14	4.1	4.6	8.7	1	YES	
2.03	1	78.5	13	11.5	4.2	15.7	1	YES	YES
SILVER LIVABLE UNIT 2.04	2	92	13.5	12.5	5.2	17.7	1		
2.05	2	83	12	5	5.6	10.6	1	YES	YES
ADAPTABLE UNIT 2.06	2	99	22	15.5	5.6	21.1	1	YES	YES
3.01	2	102	33	5.8	1.5	20.8	2	YES	YES
3.02	2	98	41.5	5	5.2	10.2	1	YES	YES
3.03	2	91	13.5	12.5	4.4	16.9	1		
3.04	2	76.5	16	4	9.6	13.6	2	YES	YES
SILVER LIVABLE UNIT 3.05	2	86	30	4.3	4.4	8.7	2	YES	YES
4.01	2	94	11.5	4	4	8	1	YES	YES
4.02	2	86	11.5	4	4	8	1	YES	YES
4.03	3 + STUDY	135	32.5	4.8	9.4	14.2	2	YES	YES
4.04	2+STUDY	96	58	4	9.6	13.6	2	YES	YES
4.05	3	105	56	6	5.6	11.6	2	YES	YES
		2263	531.5				36	16 TOTAL	18 TOTAL
								72.0%	81.0%

2 X 1 BED
17 X 2 BED
1 X 2 BED + STUDY
1 X 3 BED
1 X 3 BED + STUDY
TOTAL 22 UNITS

28 RESIDENTIAL CAR SPACES
3 VISITOR CAR SPACES
8 RETAIL CAR SPACES
1 CAR WASH BAY
8 BICYCLE SPACES

Assessor Construction Summary

Issued for information only - refer to the NATHERS Certificate(s).

Project:	Address:	6-8 Kent Street Belmore NSW 2192	File Ref:	HH15e
Applicant:	Name:	8 Kent Street Pty Ltd	Designer:	Ross Howieson Architects
Assessor:	Name:	David Gradwell	Company:	Gradwell Consulting
	Address:	PO Box 819 Bowral NSW 2576	Number:	DMN/12/1451 ACT2011220
	Contact:	0408 964 139	Email:	david@gradwellconsulting.com
Ext. Walls:	Construction	Insulation	Colour	Details
	Concrete Lined	R1.5 added	Varies	As per plans
Int. Walls:	Construction	Insulation	Details	
	AAC with Plasterboard	None	Intertency	
	Concrete with Plasterboard	None	To stairs/lift	
	Plasterboard on Stud	None	As per plans	
Floors:	Construction	Insulation	Details	
	Concrete	R1.4 added	Where open below	
Ceilings:	Construction	Insulation	Details	
	Plasterboard	None	As per plans	
Roof:	Construction	Insulation	Colour	Details
	Concrete	R4.5 added	Varies	As per plans
		Single Clear		
Windows:	Product ID	Glass	Frame	Uw/SHGCw
Group A	ALM-005-03 A	Single Clear	Aluminium	4.1/0.47
				Awning (Unit 1.01, 2.02, 2.06, 3.01, 3.02, 4.05, 5.05)
Group B	ALM-006-03 A	Single Clear	Aluminium	4.1/0.52
				Fixed, Sliding (Unit 1.01, 1.06, 2.02, 2.06, 3.01, 3.02, 4.05, 5.03, 5.05)
Group A	ALM-001-01 A	Single Clear	Aluminium	6.7/0.57
Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70
				Awning (elsewhere)
				Fixed, Sliding (elsewhere)
Skylights:	Product ID	Glass	Type	Uw/SHGCw
				Details
Other:	Orientation	Terrain	Rangehood	Recessed Downlights
	335	Suburban	Ducted	Sealed LED - 1 per 2.5m²
				Software Version
				Bers Pro 4.4

Notes: 1200mm ceilings fans added to living and bedrooms of unit 3.01, 3.04, 3.05, 4.01, 4.04, 4.05

PROPOSED AMENDMENT

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G.01	RETAIL	257					8		
AFFORDABLE UNIT 1.01	2	87	21.5	4	4.4	8.4	1		YES
1.02	2	84.5	16.5	4	5.6	9.6	1	YES	
AFFORDABLE UNIT 1.03	1	78.5	16	11.5	4.8	16.3	1	YES	YES
SILVER LIVABLE UNIT 1.04	2	92	31.5	12.5	4.6	17.1	1		
1.05	2	83	28	5	4.2	9.2	1	YES	YES
ADAPTABLE UNIT 1.06	2	99	30	15.5	5.6	21.1	1		YES
AFFORDABLE UNIT 2.01	2	84.5	10	4.1	4.6	8.7	1		YES
2.02	2	84.5	14	4.1	4.6	8.7	1	YES	
2.03	1	78.5	13	11.5	4.2	15.7	1	YES	YES
AFFORDABLE SILVER LIVABLE UNIT 2.04	2	92	13.5	12.5	5.2	17.7	1		
2.05	2	83	12	5	5.6	10.6	1	YES	YES
ADAPTABLE UNIT 2.06	2	99	22	15.5	5.6	21.1	1	YES	YES
3.01	2	102	33	5.8	1.5	20.8	1	YES	YES
3.02	2	98	41.5	5	5.2	10.2	1	YES	YES
SILVER LIVABLE UNIT 3.03	2	91	13.5	12.5	4.4	16.9	1		
3.04	2	76.5	16	4	9.6	13.6	1	YES	YES
3.05	2	86	30	4.3	4.4	8.7	1	YES	YES
4.01	2	94	11.5	4	4	8	1	YES	YES
4.02	2	86	11.5	4	4	8	1	YES	YES
ADAPTABLE UNIT 4.03	2	91	13.5	12.5	4	16.5	1		
4.04	2	76.5	16	4	4	8	1	YES	YES
4.05	2	86	30	4	4	8	1	YES	YES
5.01	2	94	11.5	4	4	8	1	YES	YES
5.02	2	86	11.5	4	4	8	1	YES	YES
AFFORDABLE UNIT 5.03	3+S	135	32.5	5	9.6	14.6	2	YES	YES
5.04	2+S	96	51	4	9.6	13.6	2	YES	YES
5.05	3	105	52	5	9.6	14.6	2	YES	YES
		2189.5	444.5				38	20 TOTAL	21 TOTAL
								74.0%	77.0%

2 X 1 BED
22 X 2 BED
1 X 2 BED + STUDY
1 X 3 BED
1 X 3 BED + STUDY
TOTAL 27 UNITS

30 RESIDENTIAL CAR SPACES
1 VISITOR CAR SPACE
8 RETAIL CAR SPACES
1 CAR WASH BAY
8 BICYCLE SPACES

5 X AFFORDABLE UNITS
3 X ADAPTABLE UNITS
3X SILVER LIVABLE UNITS

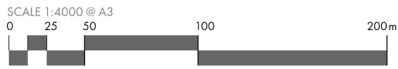
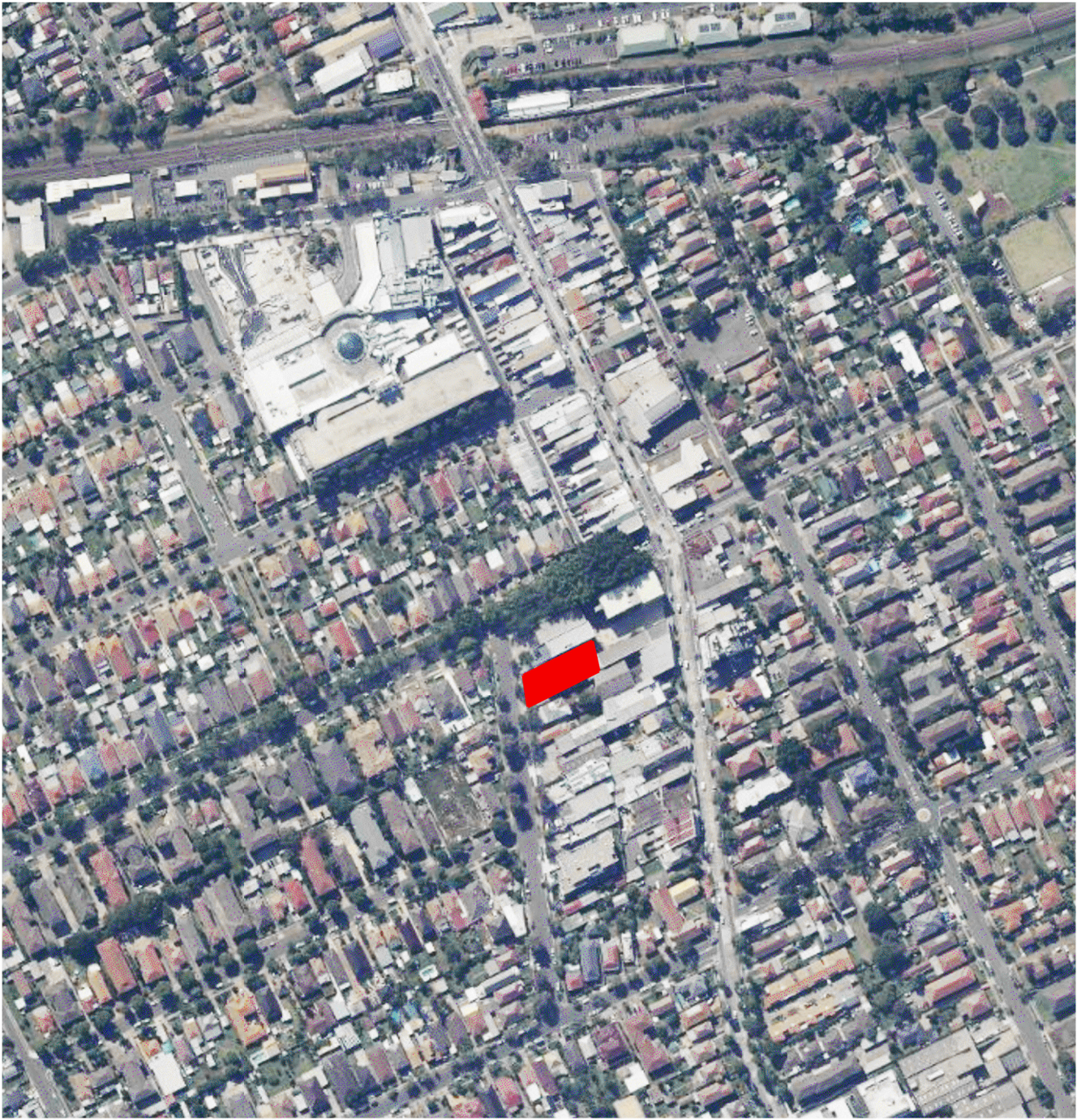
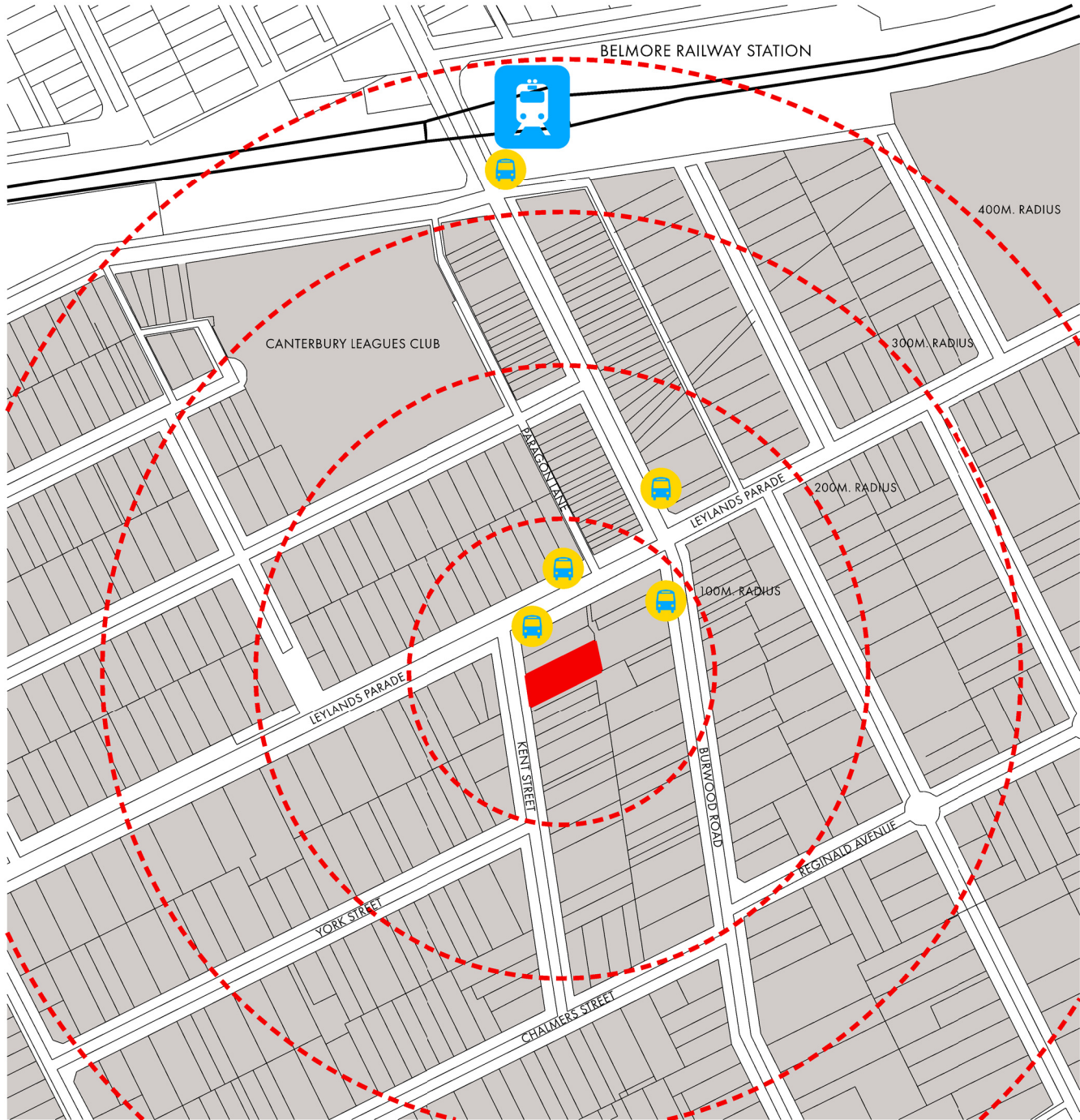


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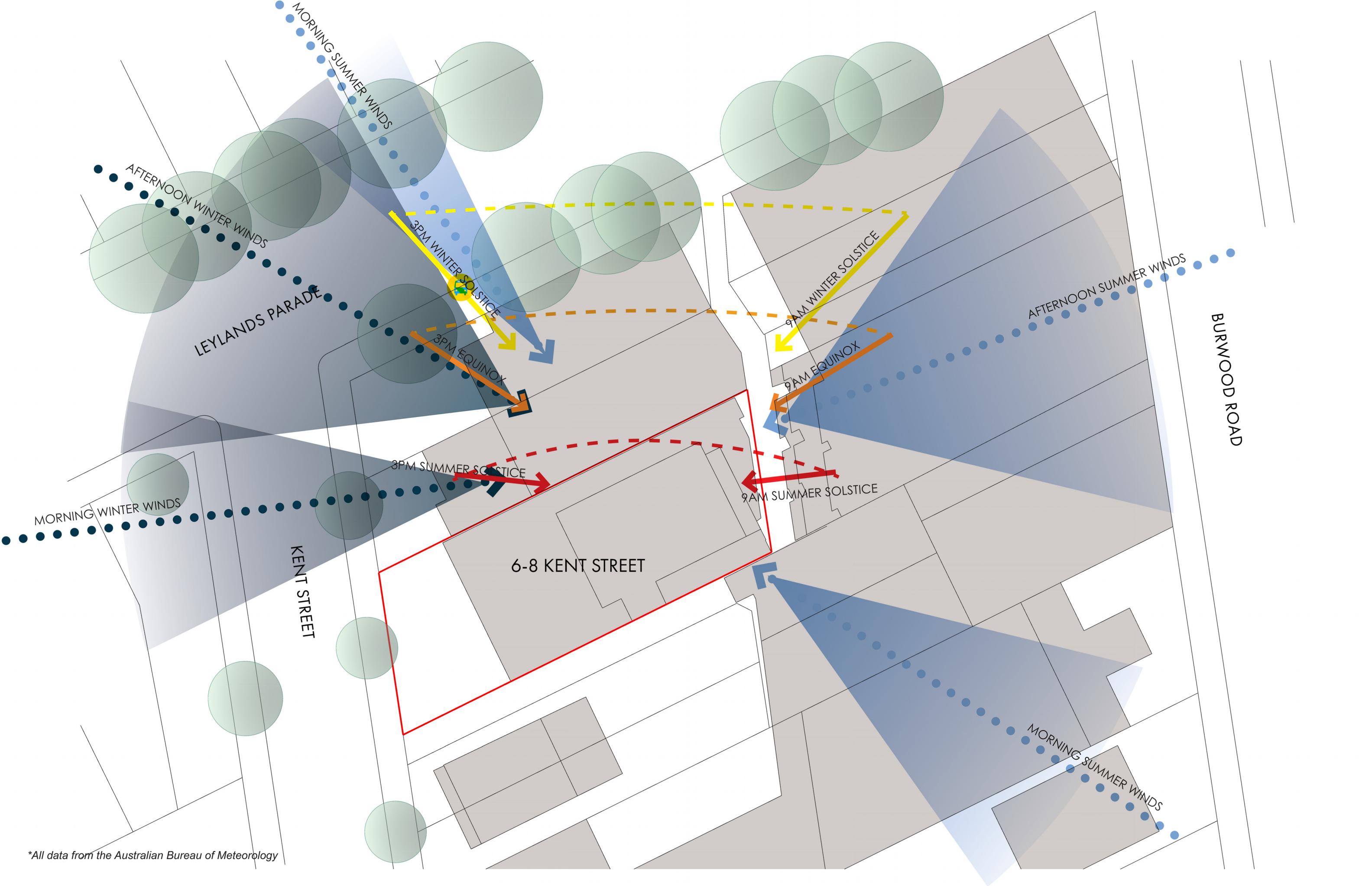
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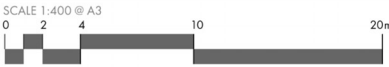
MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE
CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE
LOCALITY PLAN

PROJECT	DRG NO.	REVISION	DATE
510	001	DA	10.07.2024



*All data from the Australian Bureau of Meteorology



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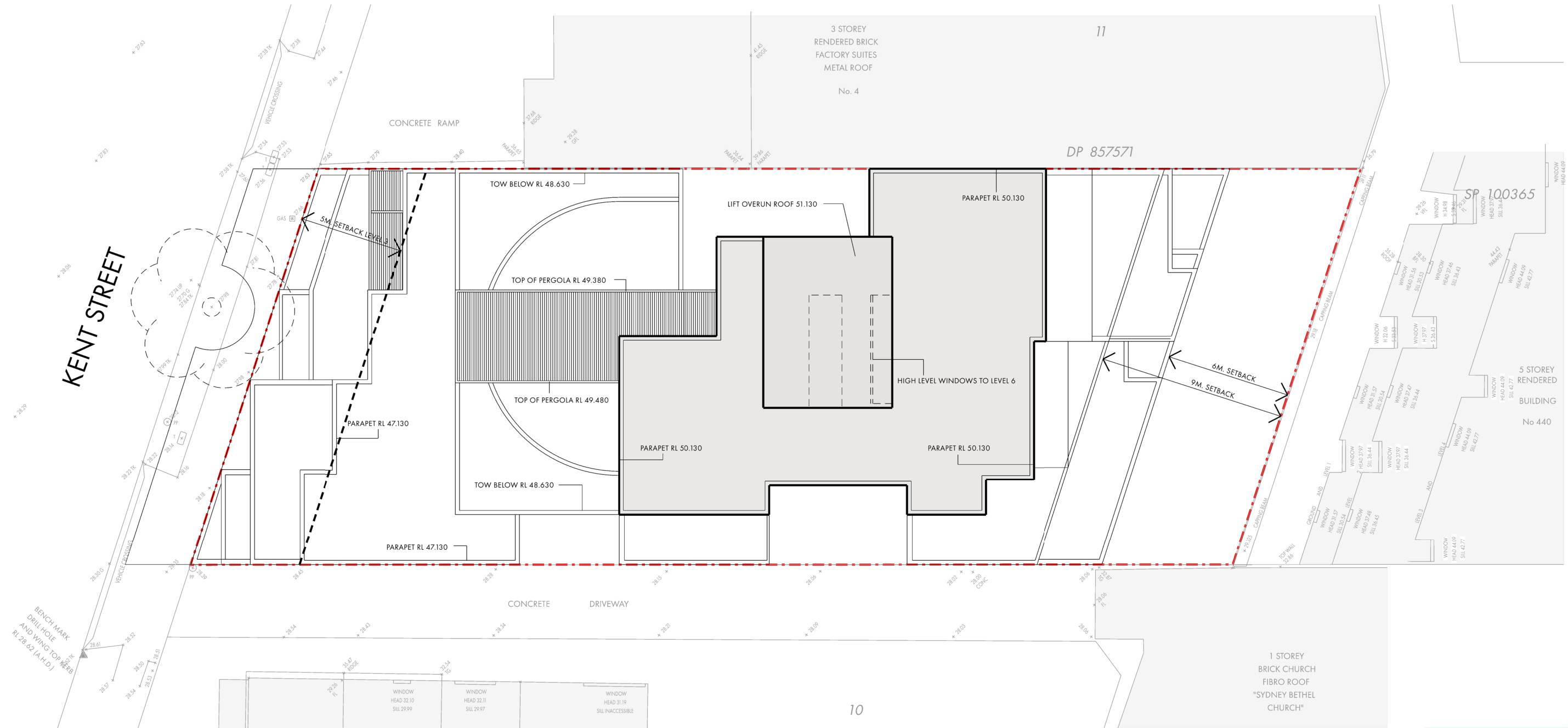


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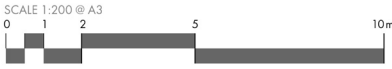
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DRAWING TITLE SITE ANALYSIS

PROJECT	DRG NO.	REVISION	DATE
510	002	DA	10.07.2024



SITE PLAN



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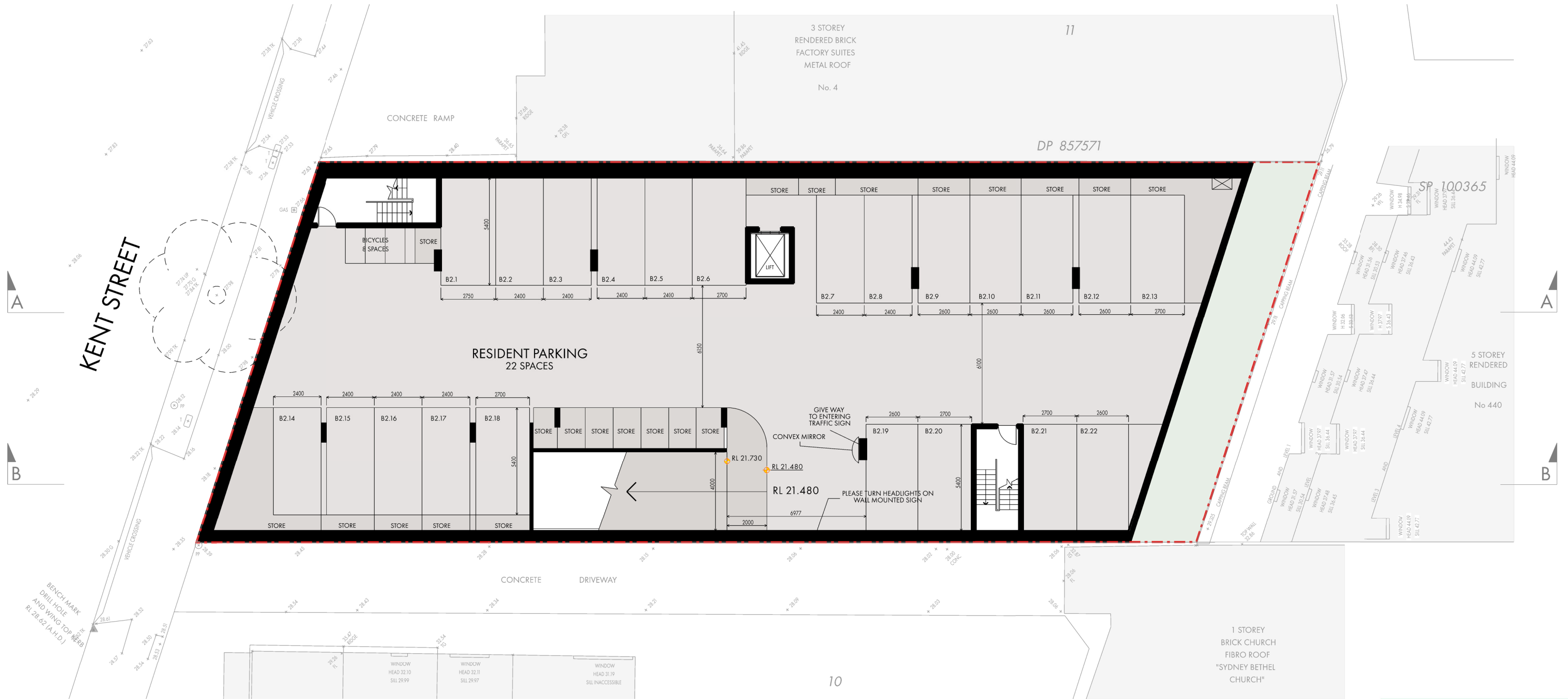
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MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE

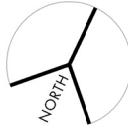
SITE PLAN

PROJECT	DRG. NO.	REVISION	DATE
510	200	DA	10.07.2024



BASEMENT B2

22 CARS





BASEMENT B1

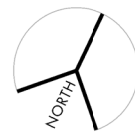
18 CAR SPACES INCL. CARWASH



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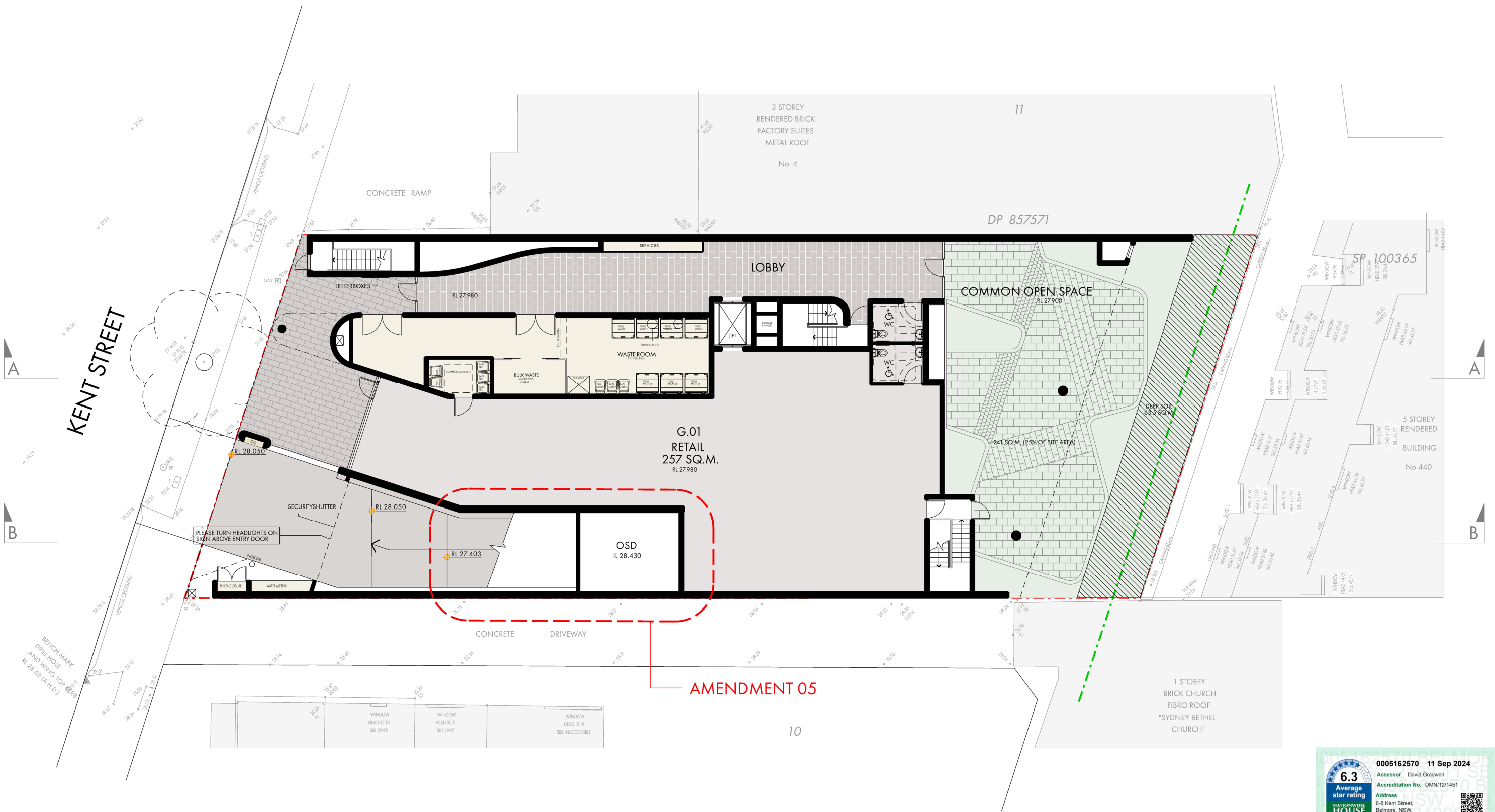
MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

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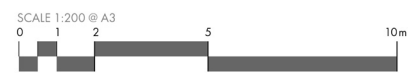


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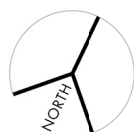
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510	202	DA	10.07.2024



GROUND FLOOR



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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

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MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT	DRG. NO.	REVISION	DATE
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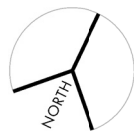




LEVEL 1



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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION



- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED

DRAWING TITLE
LEVEL 1 PLAN

PROJECT	DRG. NO.	REVISION	DATE
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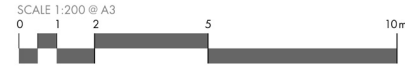


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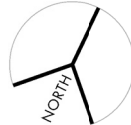


APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG

APARTMENT IS NATURALLY CROSS-VENTILATED



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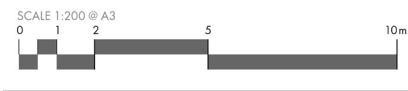
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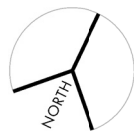
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510	205	DA	10.07.2024



LEVEL 3



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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

6.3
Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING

www.nathers.gov.au

0005162570 11 Sep 2024

Assessor David Gradwell

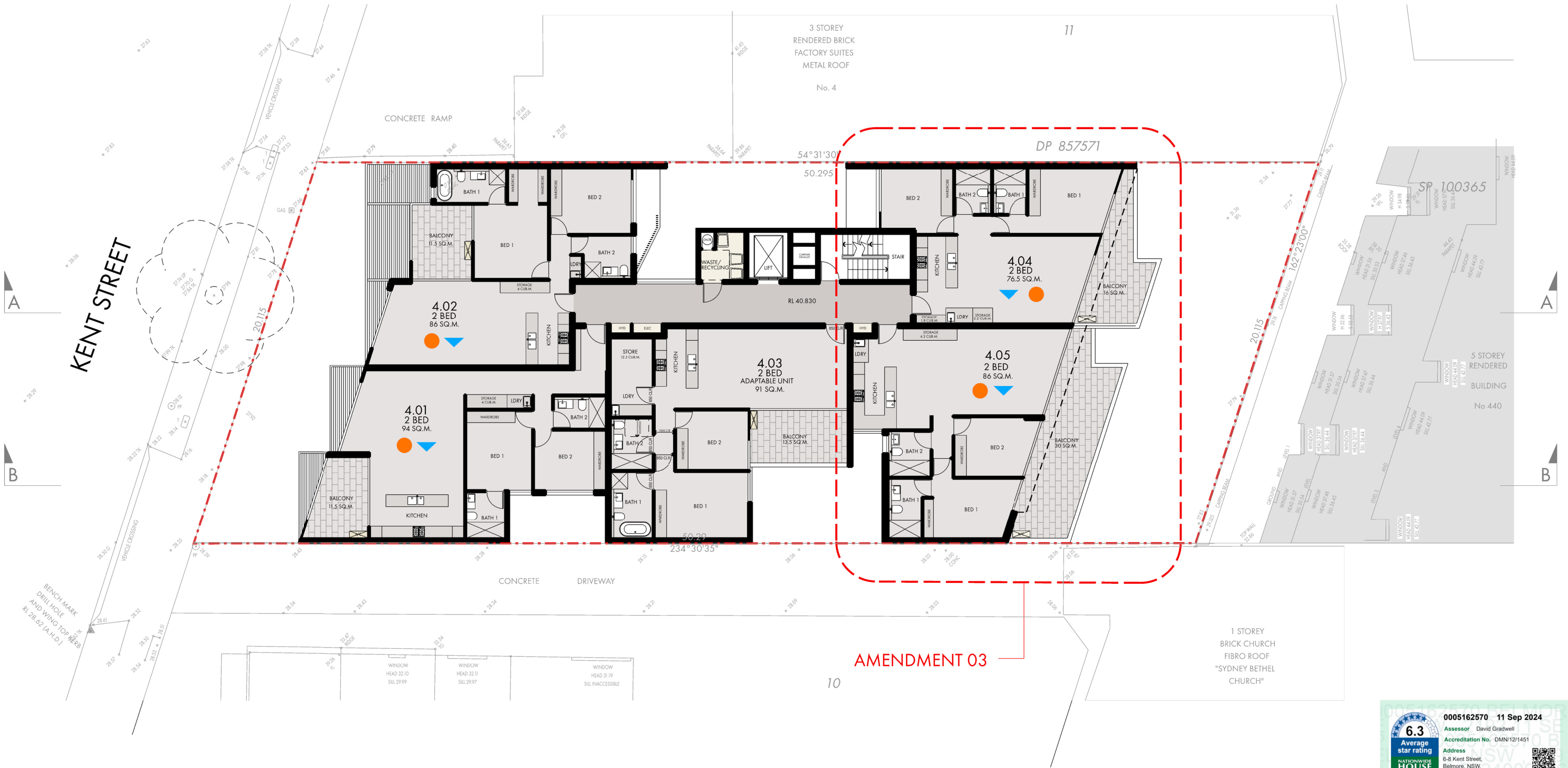
Accreditation No. DMN/12/1451

Address
6-8 Kent Street,
Belmore, NSW,
2192

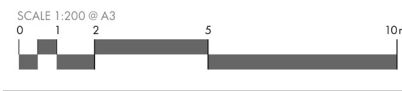
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED

DRAWING TITLE
LEVEL 3 PLAN

PROJECT	DRG. NO.	REVISION	DATE
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LEVEL 4



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MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

6.3
Average
star rating

0005162570 11 Sep 2024

Assessor David Gradwell

Accreditation No. DMN/12/1451

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Belmore, NSW,
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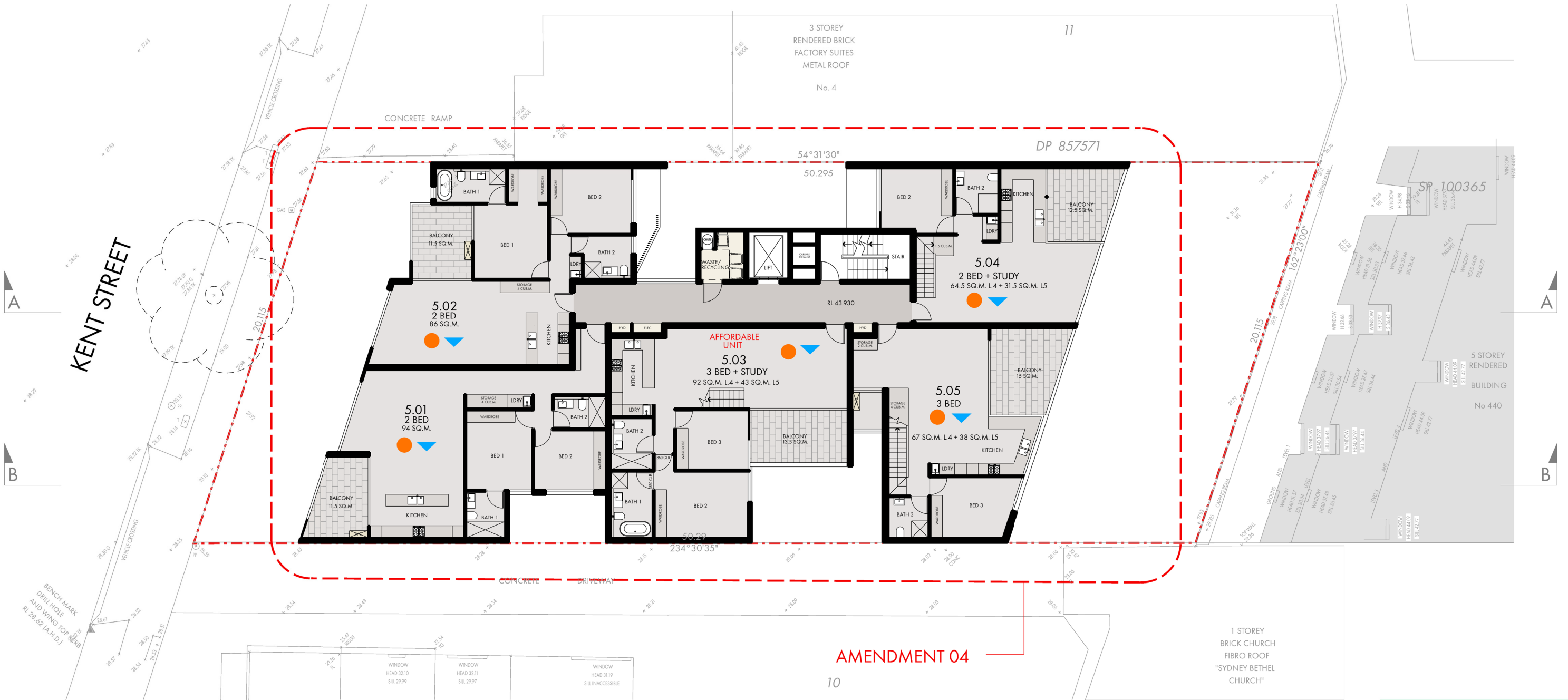
www.nathans.gov.au

APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG

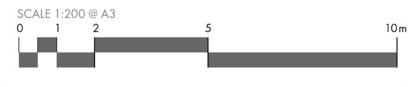
APARTMENT IS NATURALLY CROSS-VENTILATED

DRAWING TITLE LEVEL 4 PLAN

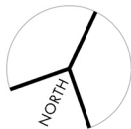
PROJECT	DRG. NO.	REVISION	DATE
510	207	DA	10.07.2024



LEVEL 5



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 58 135 580 693
T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU
NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

6.3
Average
star rating

0005162570 11 Sep 2024

Assessor David Gradwell

Accreditation No. DMN/12/1451

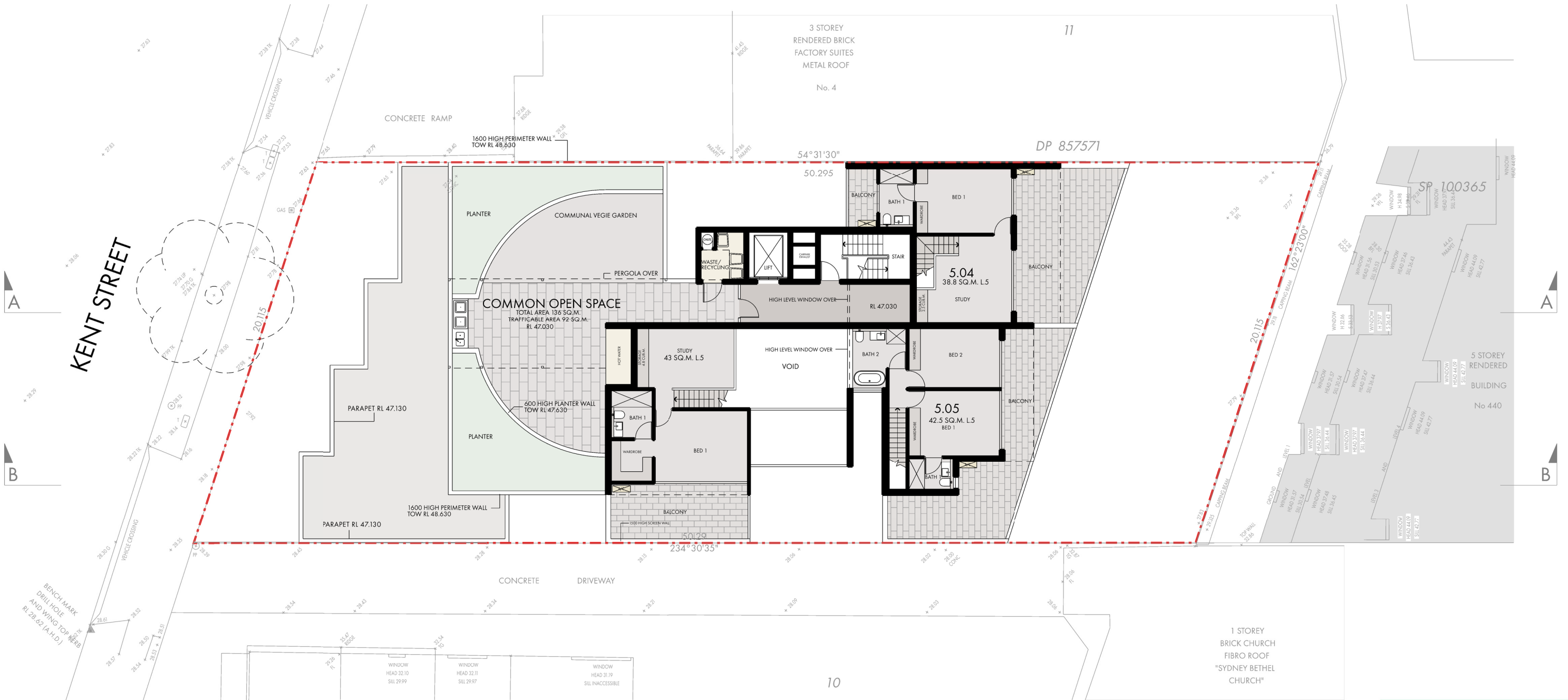
Address
6-8 Kent Street,
Belmore, NSW,
2192

www.nathers.gov.au

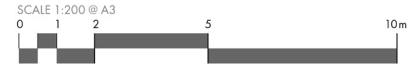
- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED

DRAWING TITLE
LEVEL 5 PLAN

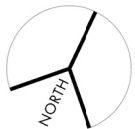
PROJECT	DRG. NO.	REVISION	DATE
510	208	DA	10.07.2024



LEVEL 6



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 58 135 580 693
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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

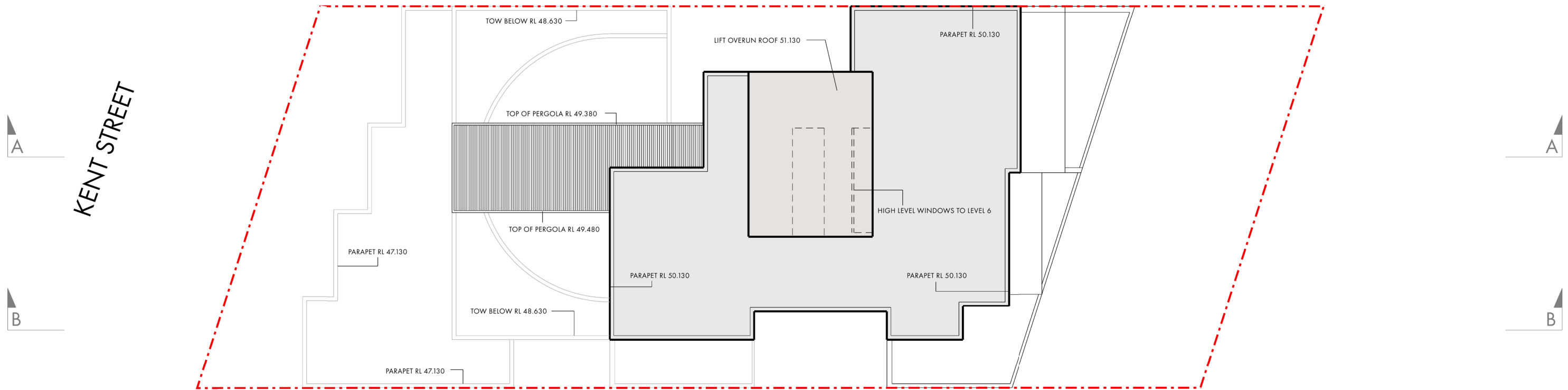
MULTIFORM DESIGN AND CONSTRUCTION



- APARTMENT RECEIVES MIN. 2HR SOLAR ACCESS TO LIVING AREAS IN MID-WINTER IN ACCORDANCE WITH THE ADG
- APARTMENT IS NATURALLY CROSS-VENTILATED

DRAWING TITLE LEVEL 6 PLAN

PROJECT	DRG. NO.	REVISION	DATE
510	209	DA	10.07.2024



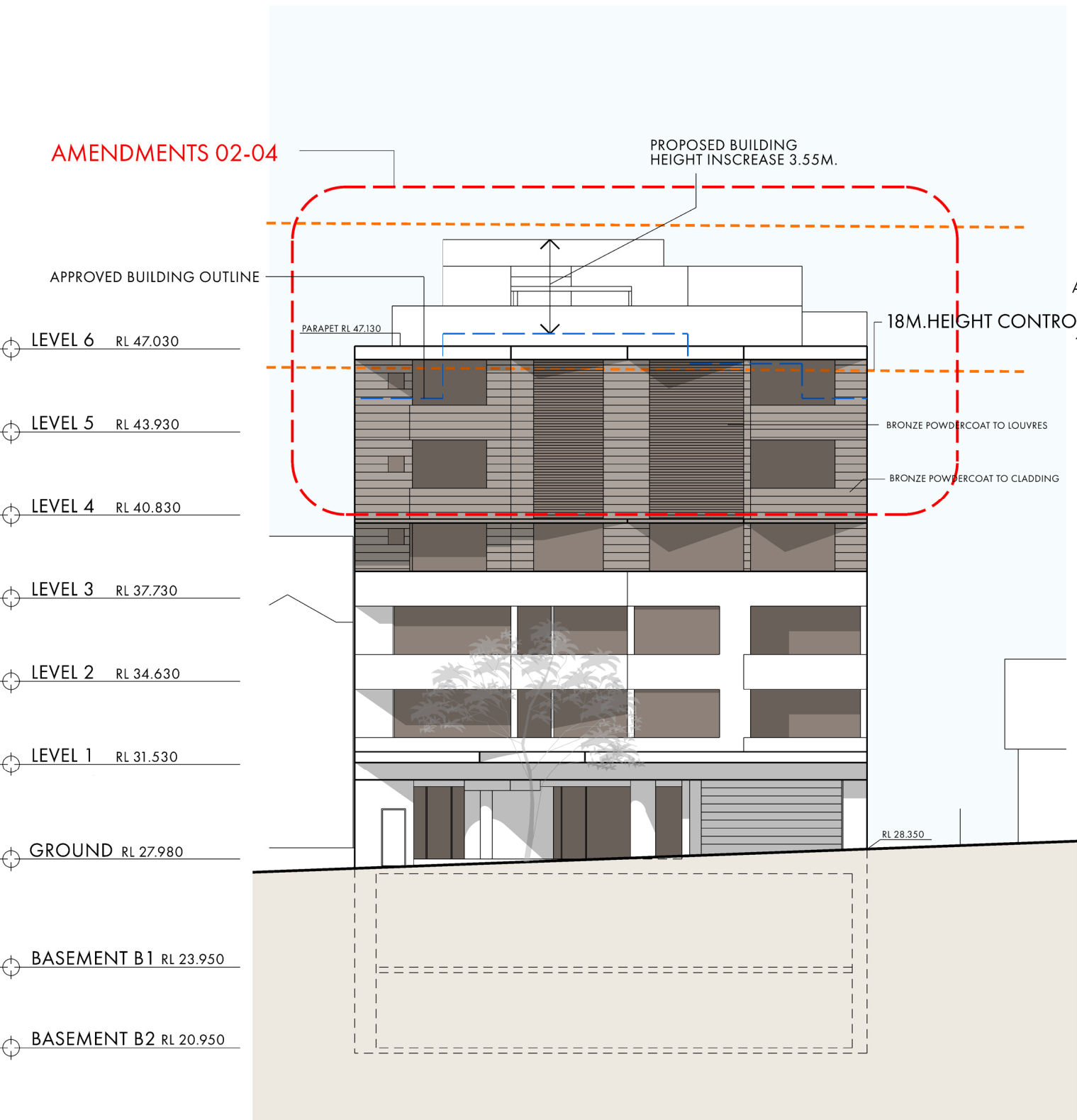
NOTE: PARAPET HEIGHTS AMENDED
TO SUIT ADDITIONAL FLOOR LEVEL



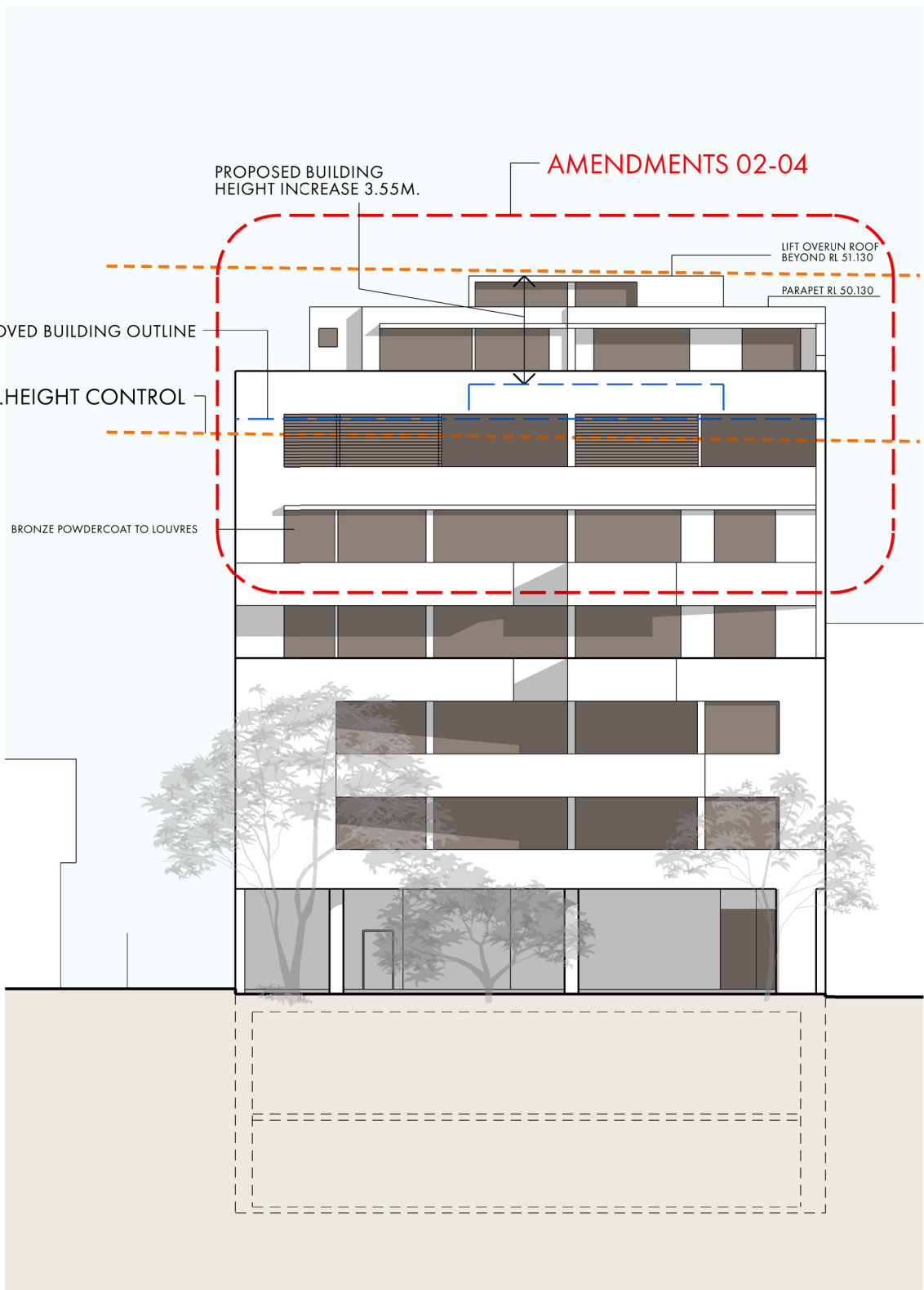
ROOF PLAN



DRAWING TITLE				
ROOF PLAN				
PROJECT	DRG. NO.	REVISION	DATE	
510	210	DA	10.07.2024	

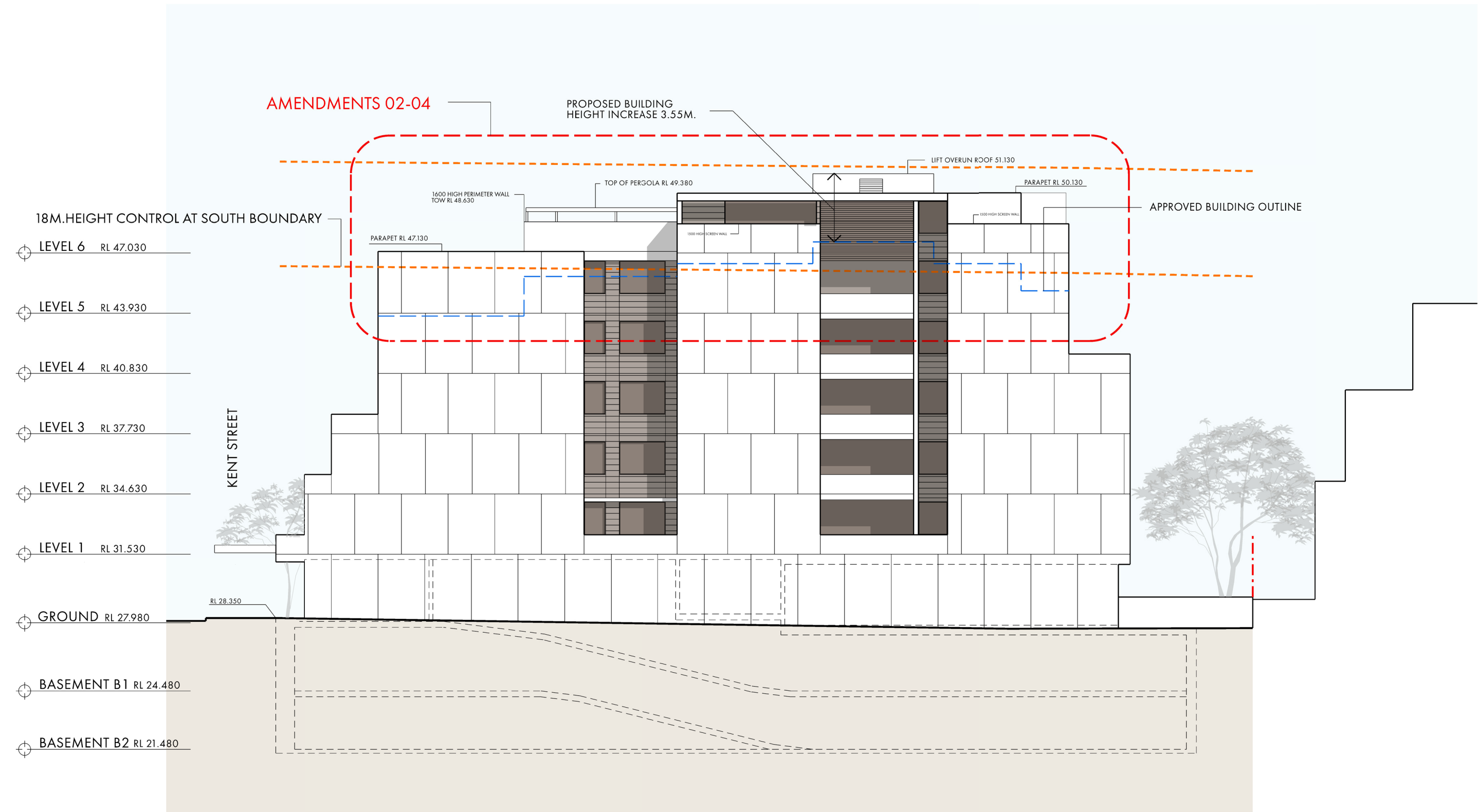


WEST ELEVATION

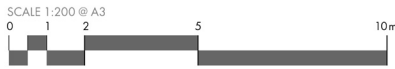


EAST ELEVATION





SOUTH ELEVATION

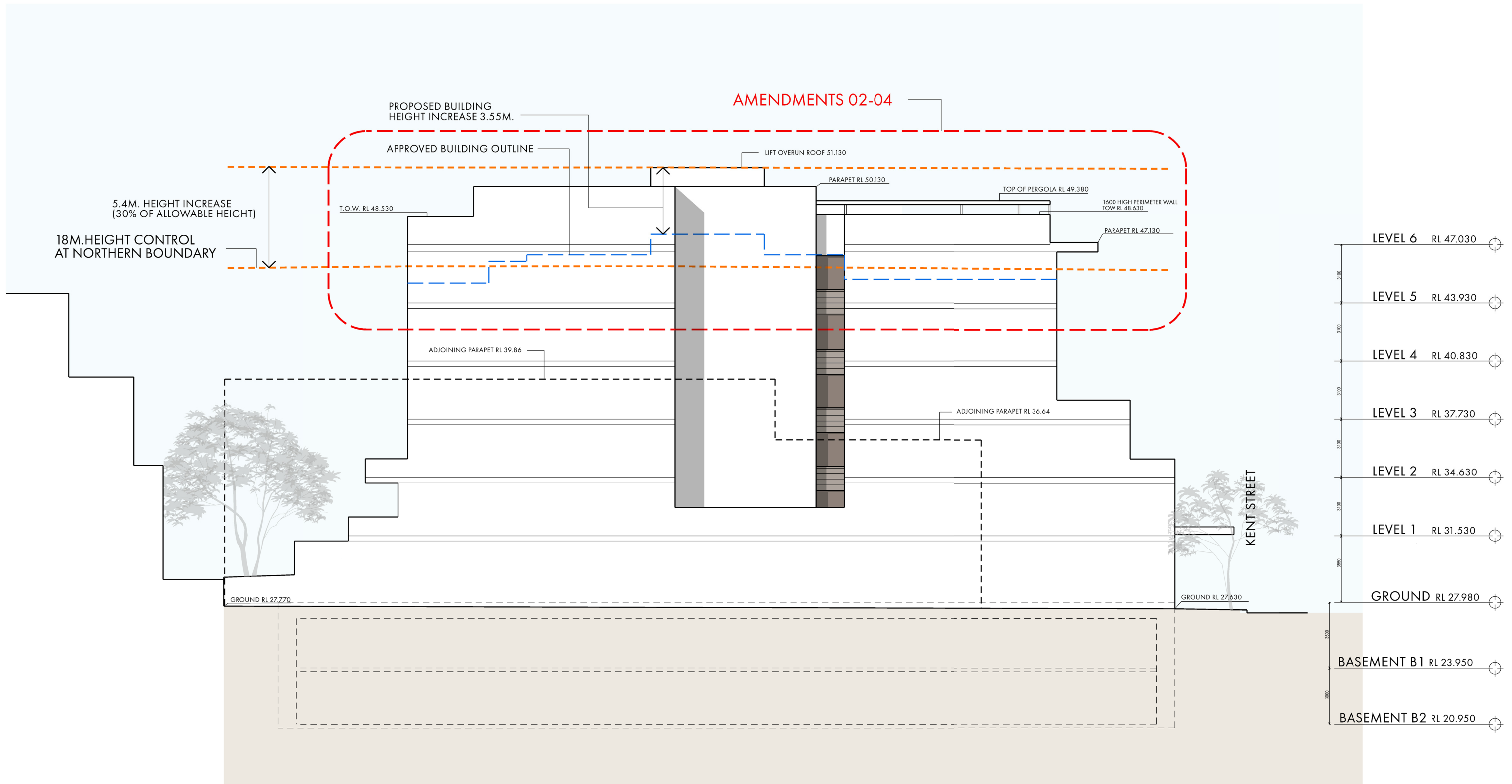


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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE			
SOUTH ELEVATION			
PROJECT	DRG. NO.	REVISION	DATE
510	302	DA	10.07.2024



NORTH ELEVATION

SCALE 1:200 @ A3

0 1 2 5 10m



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NSW DESIGN PRACTITIONER REG NO. DEP0001060

MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT

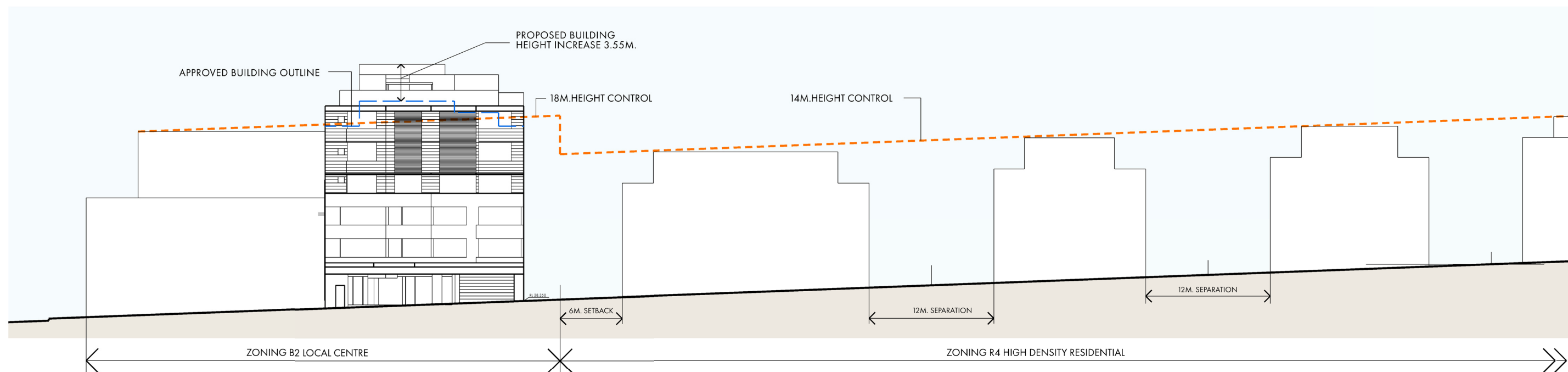
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE

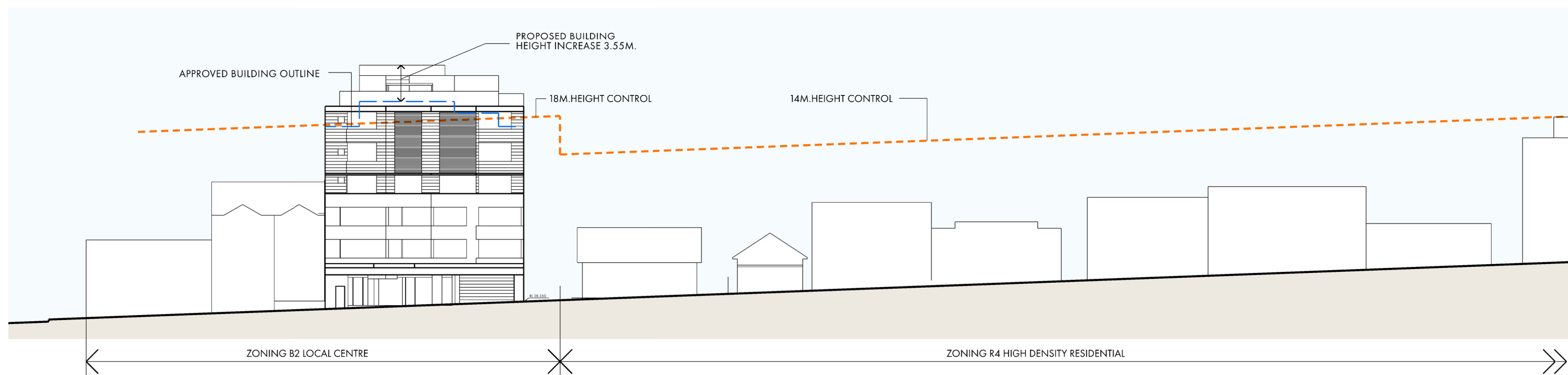
NORTH ELEVATION

PROJECT	DRG. NO.	REVISION	DATE
510	303	DA	10.07.2024





PROPOSED BUILDING AND FUTURE KENT STREET BUILT FORM



PROPOSED BUILDING AND EXISTING KENT STREET BUILT FORM



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NSW DESIGN PRACTITIONER REG NO. DEP0001060

MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

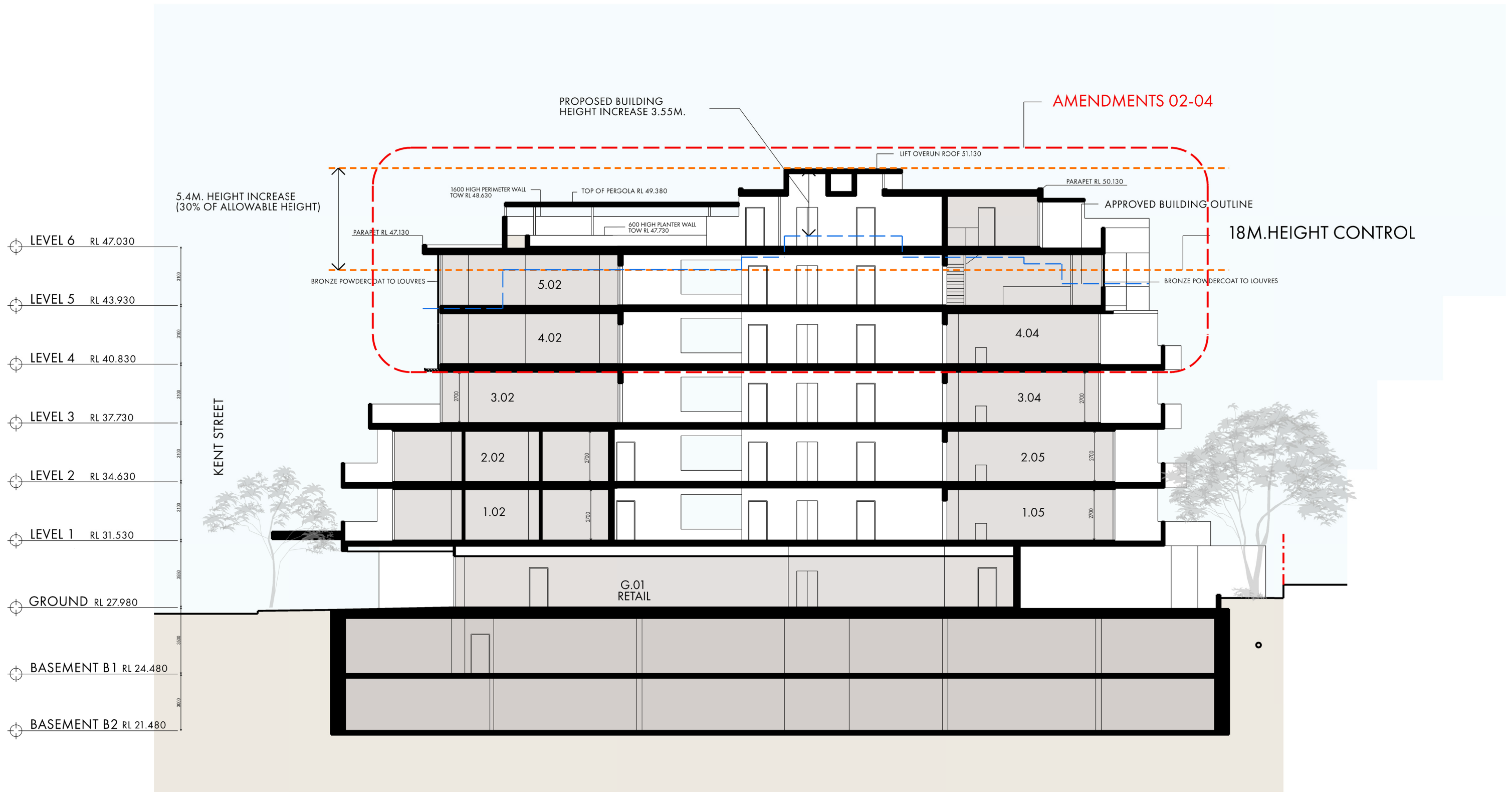
CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

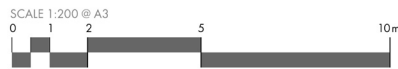
DRAWING TITLE

STREET ELEVATION

PROJECT	DRG. NO.	REVISION	DATE
510	304	DA	10.07.2024



SECTION A A



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NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

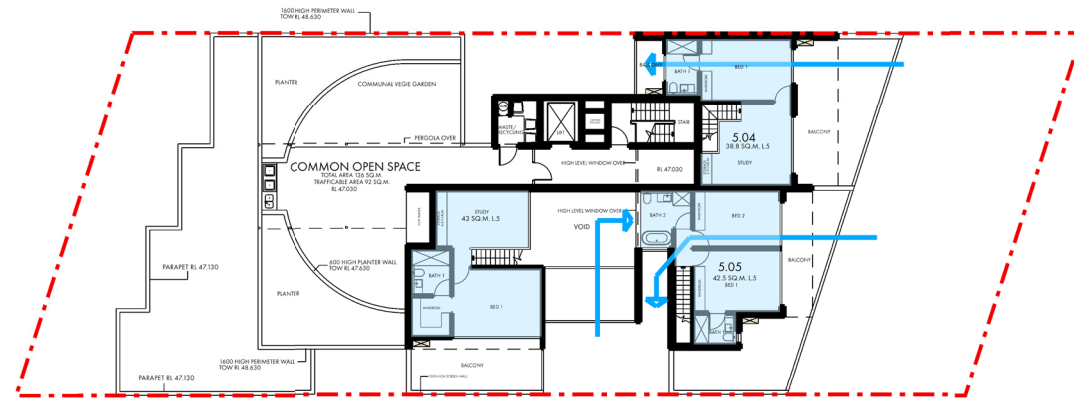
MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

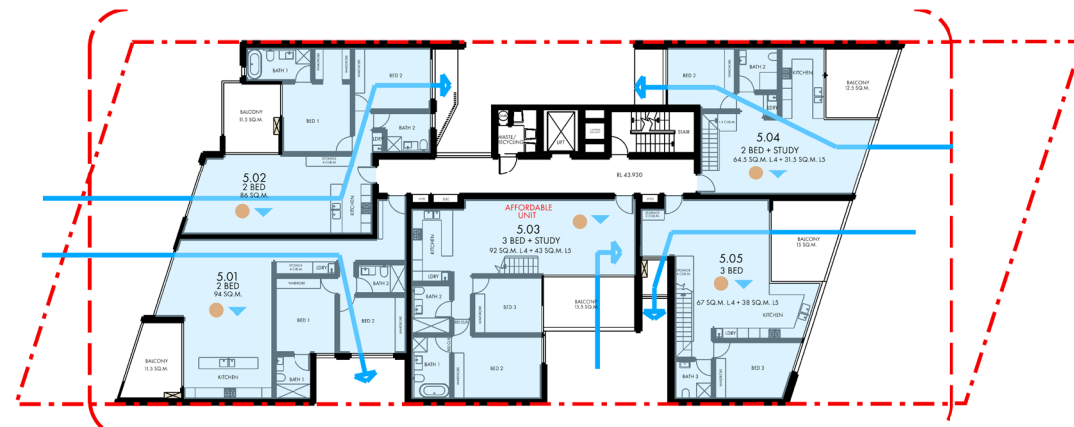
DRAWING TITLE
SECTION A A

PROJECT	DRG. NO.	REVISION	DATE
510	401	DA	10.07.2024

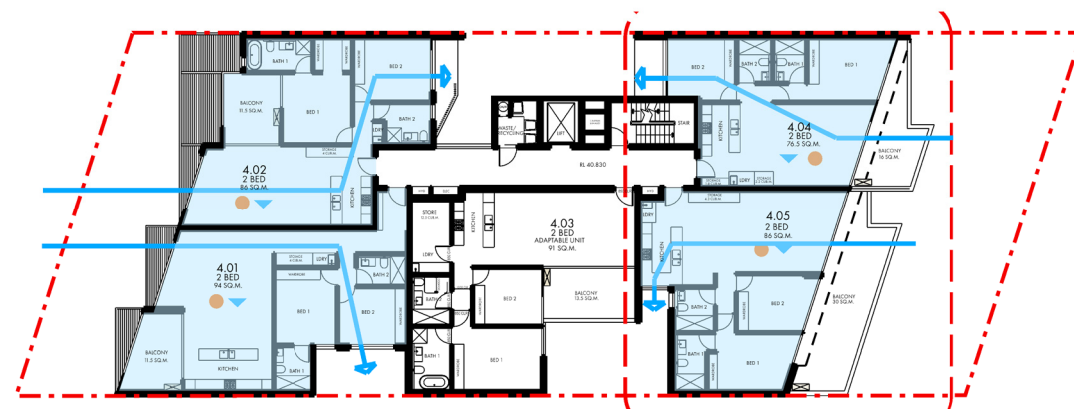




LEVEL 6



LEVEL 5



LEVEL 4

CROSS VENTILATION DIAGRAMS

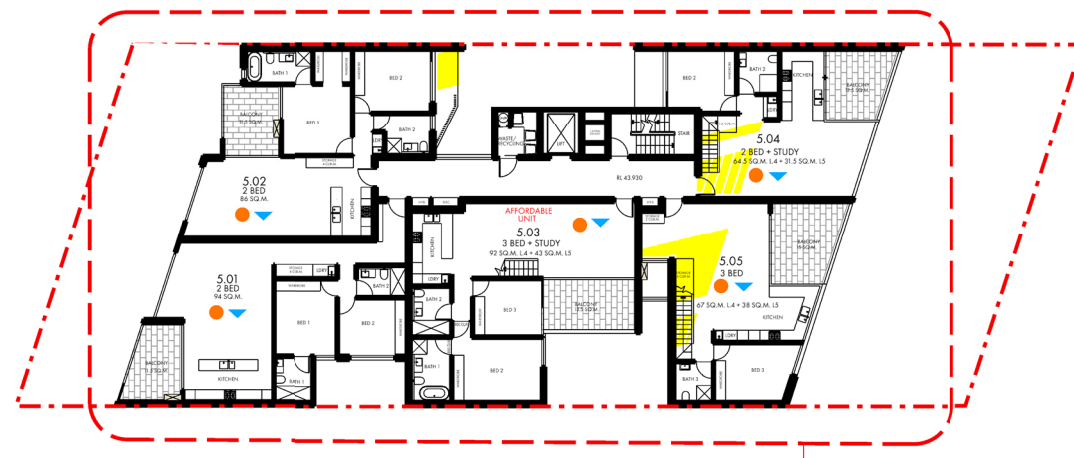
SUMMARY OF APPROVED APARTMENT VENTILATION

1.01 1.03 1.05 1.06
2.01 2.03 2.05 2.06
3.01 3.02 3.04 3.05

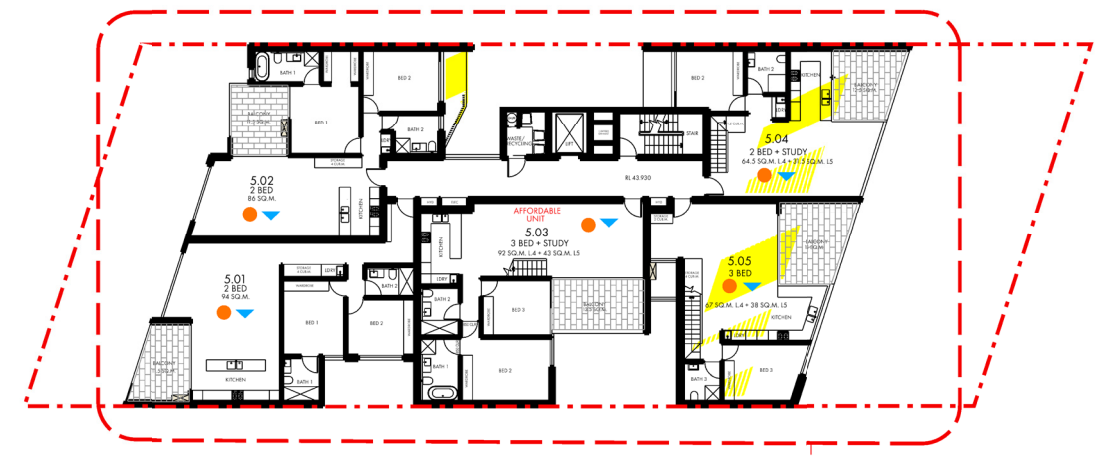
SUMMARY OF PROPOSED APARTMENT VENTILATION

4.01 4.02 4.04 4.05
5.01 5.02 5.03 5.04 5.05

TOTAL 21 OF 27 APARTMENTS (77%) ARE NATURALLY CROSS VENTILATED



LEVEL 5



LEVEL 5



LEVEL 4



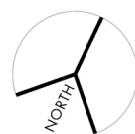
LEVEL 4

SOLAR ACCESS DIAGRAMS 9AM 21ST JUNE

SOLAR ACCESS DIAGRAMS 10AM 21ST JUNE



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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE

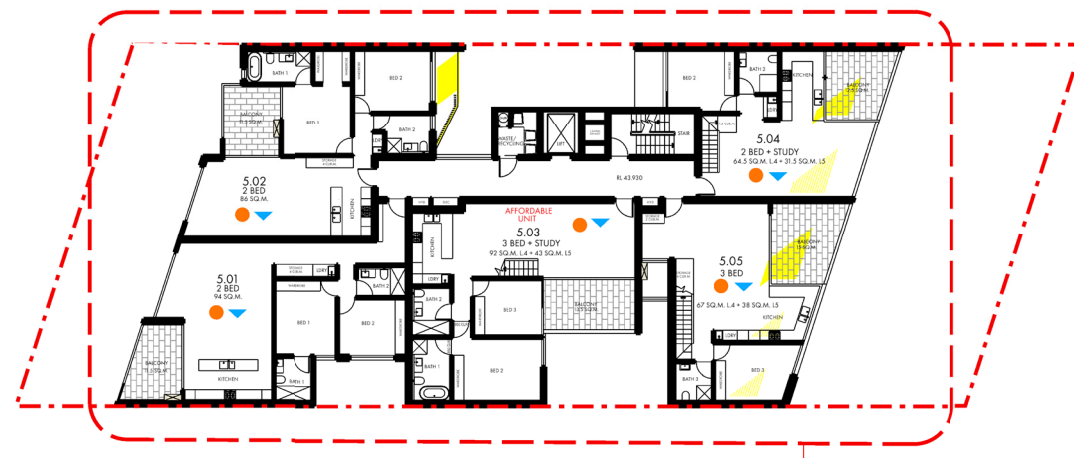
SOLAR ACCESS 9 + 10 AM

PROJECT
510

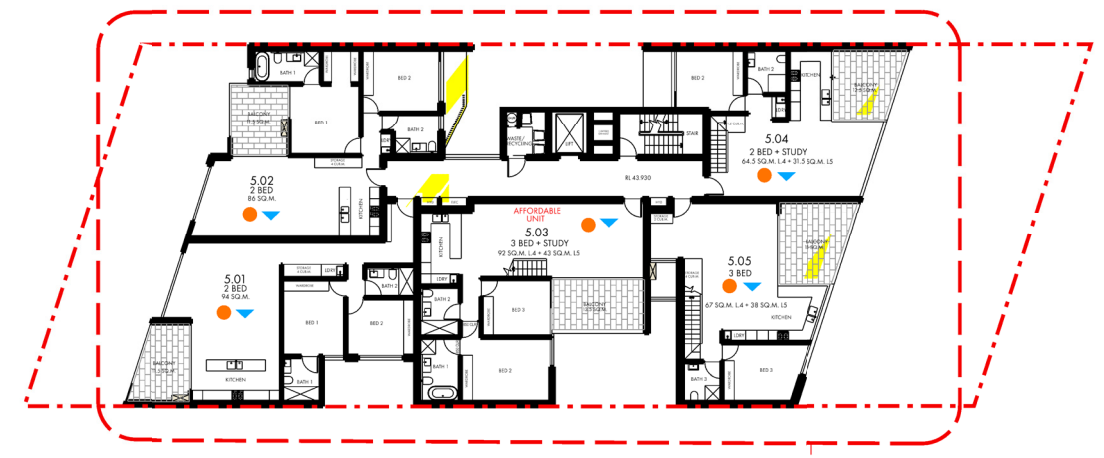
DRG. NO.
701

REVISION
DA

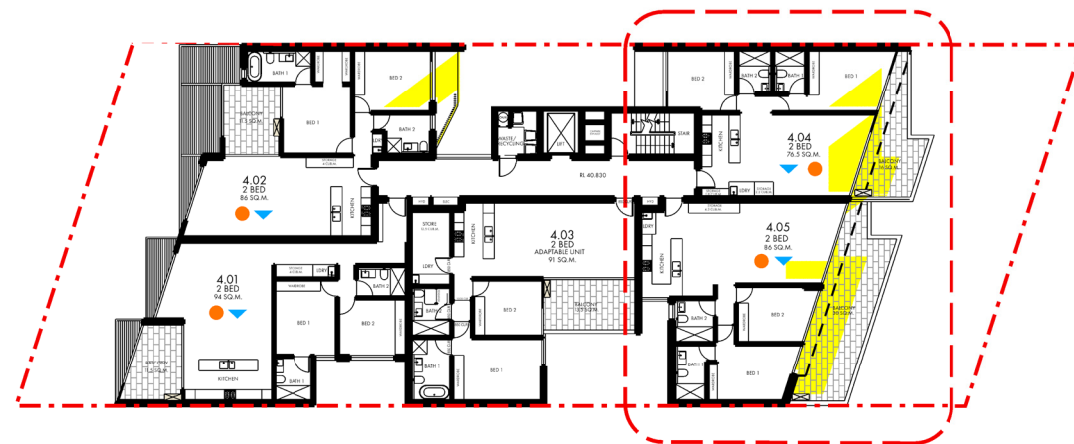
DATE
10.07.2024



LEVEL 5



LEVEL 5



LEVEL 4



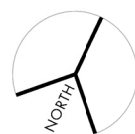
LEVEL 4

SOLAR ACCESS DIAGRAMS 11AM 21ST JUNE

SOLAR ACCESS DIAGRAMS 12PM 21ST JUNE



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NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

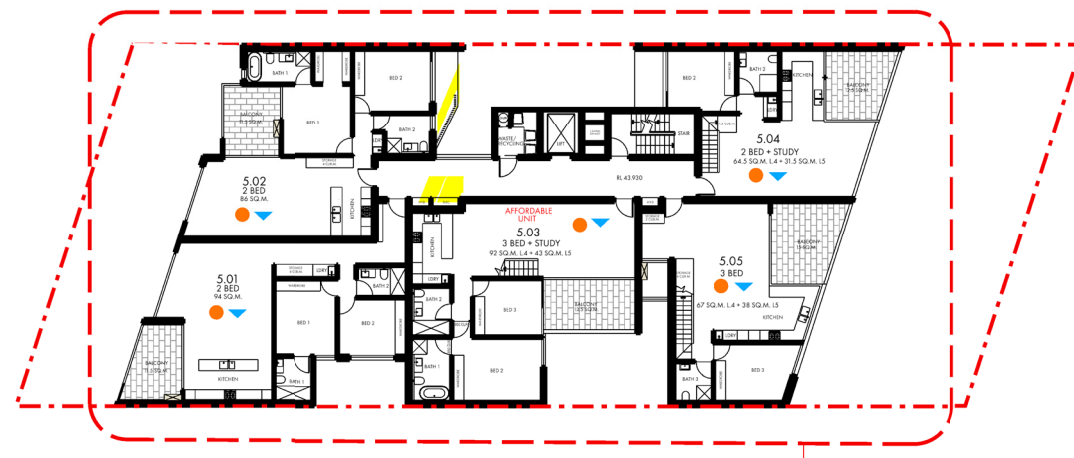
CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

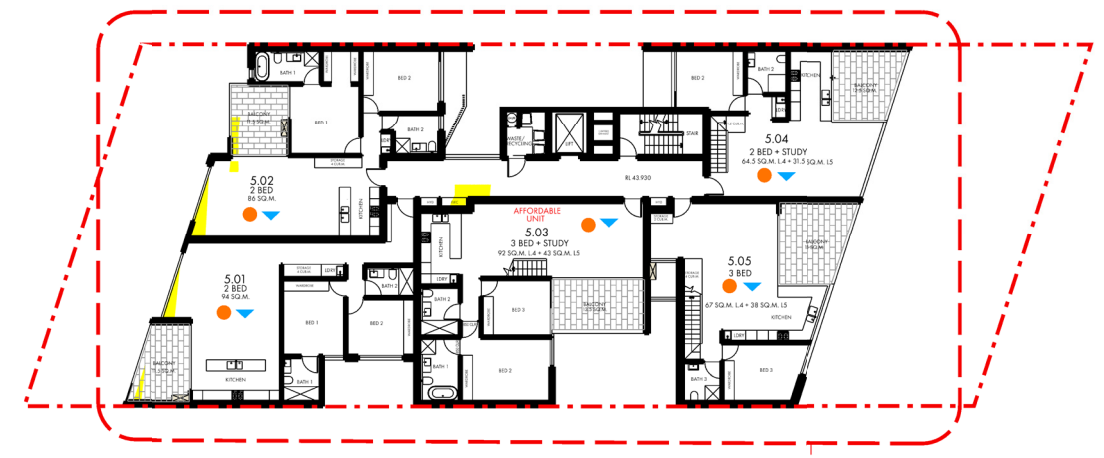
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SOLAR ACCESS 11AM+12PM

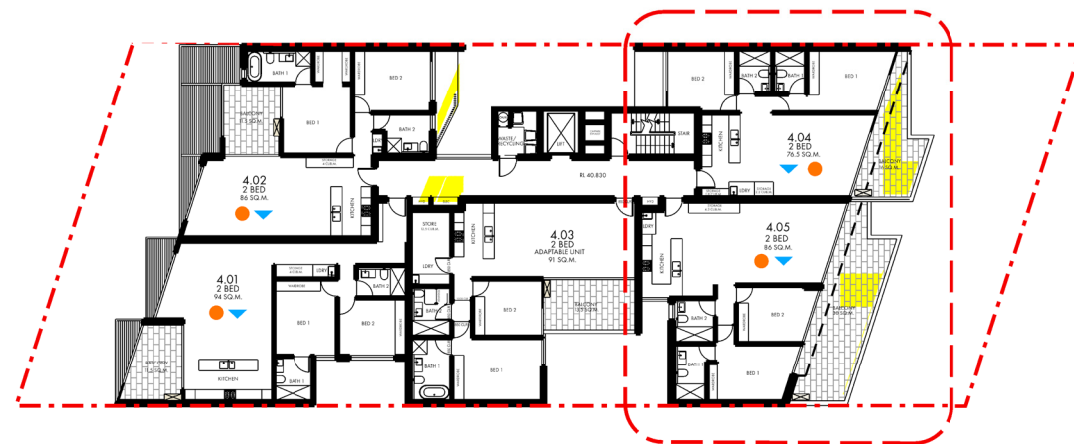
PROJECT	DRG. NO.	REVISION	DATE
510	702	DA	10.07.2024



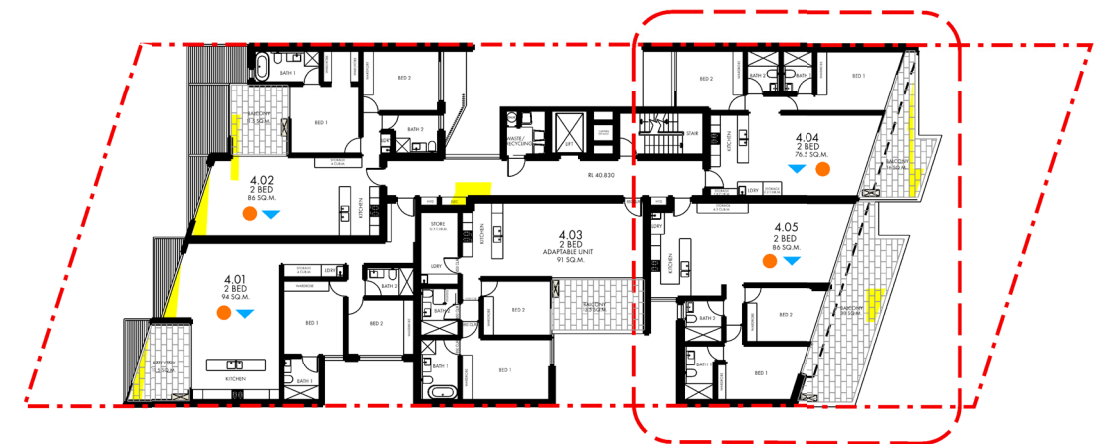
LEVEL 5



LEVEL 5



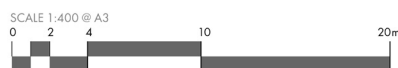
LEVEL 4



LEVEL 4

SOLAR ACCESS DIAGRAMS 1 PM 21 ST JUNE

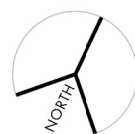
SOLAR ACCESS DIAGRAMS 2 PM 21 ST JUNE



SCALE 1:400 @ A3
 0 2 4 10 20m
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 NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
 NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT
 6 - 8 KENT STREET BELMORE

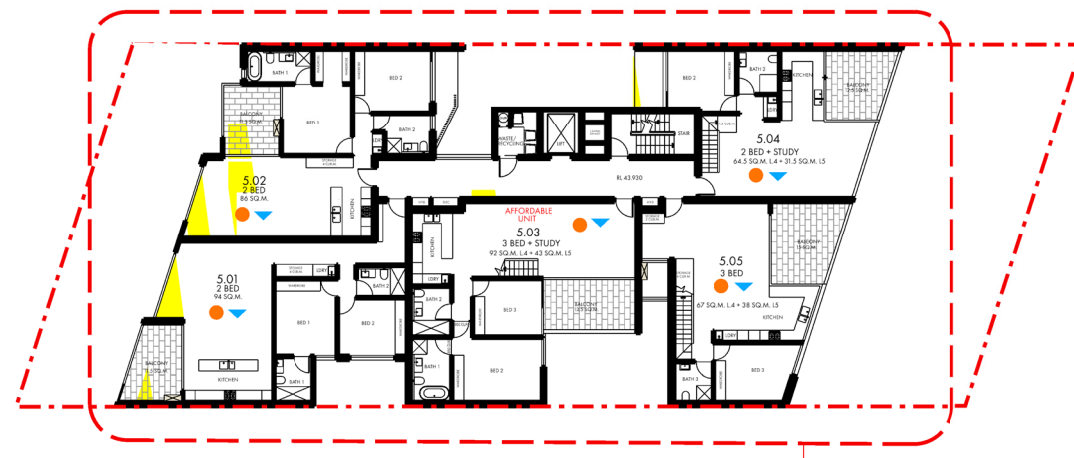
CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

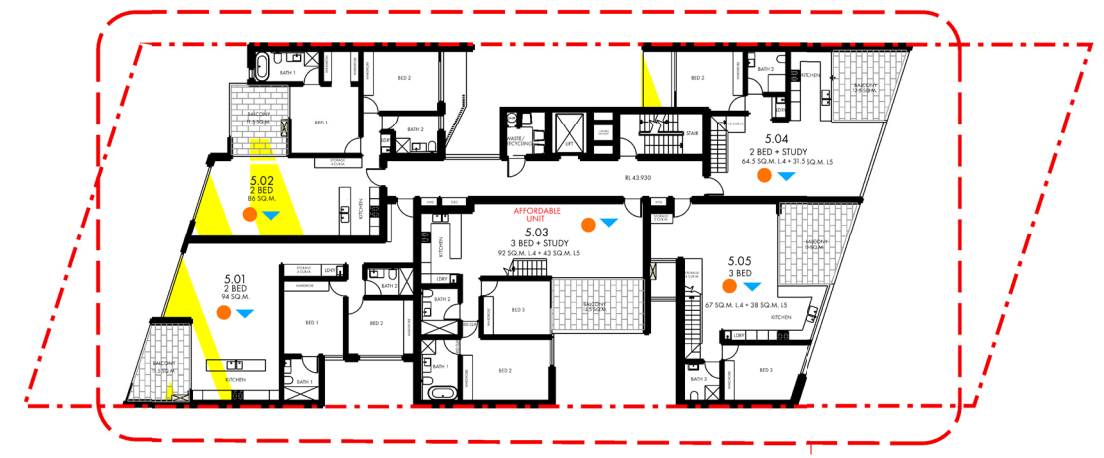
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SOLAR ACCESS 1PM+2PM

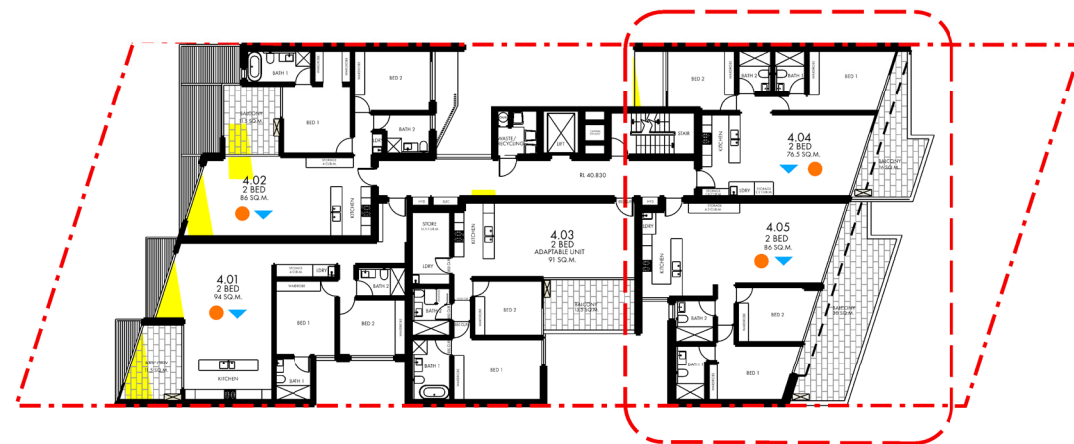
PROJECT	DRG. NO.	REVISION	DATE
510	703	DA	10.07.2024



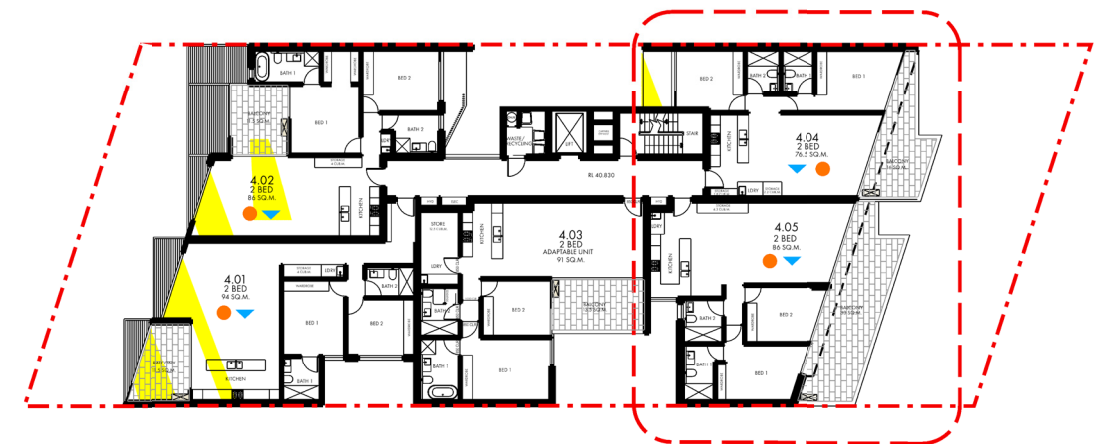
LEVEL 5



LEVEL 5



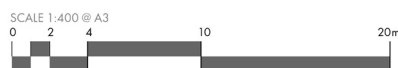
LEVEL 4



LEVEL 4

SOLAR ACCESS DIAGRAMS 3PM 21ST JUNE

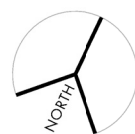
SOLAR ACCESS DIAGRAMS 4PM 21ST JUNE



SCALE 1:400 @ A3
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MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE

SOLAR ACCESS 3PM+4PM

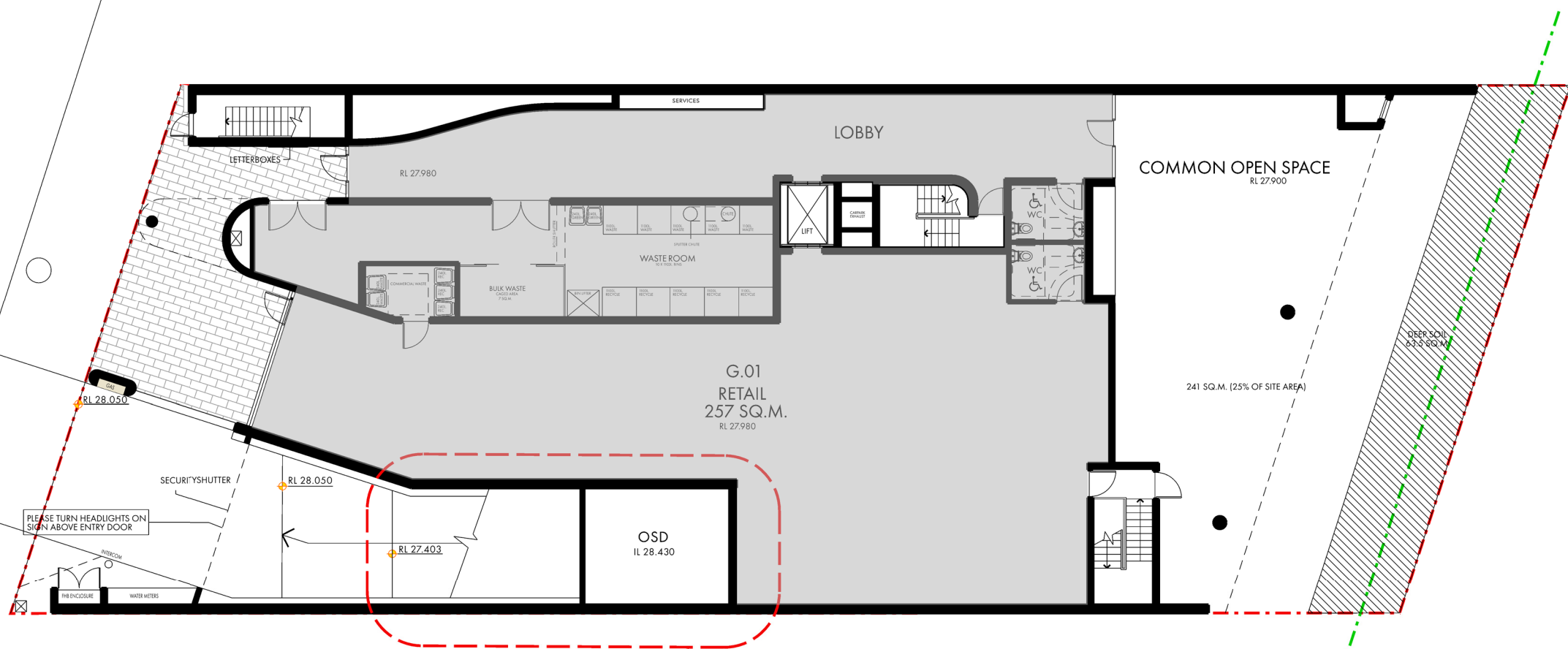
PROJECT
510

DRG. NO.
704

REVISION
DA

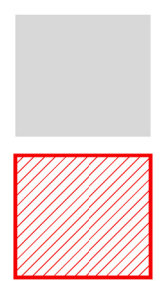
DATE
10.07.2024

KENT STREET



GROUND FLOOR

AMENDMENT 05



GROUND GFA = 431 SQ.M.

GFA OF AFFORDABLE UNITS

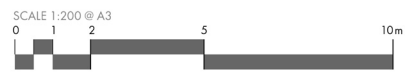
AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA

UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.



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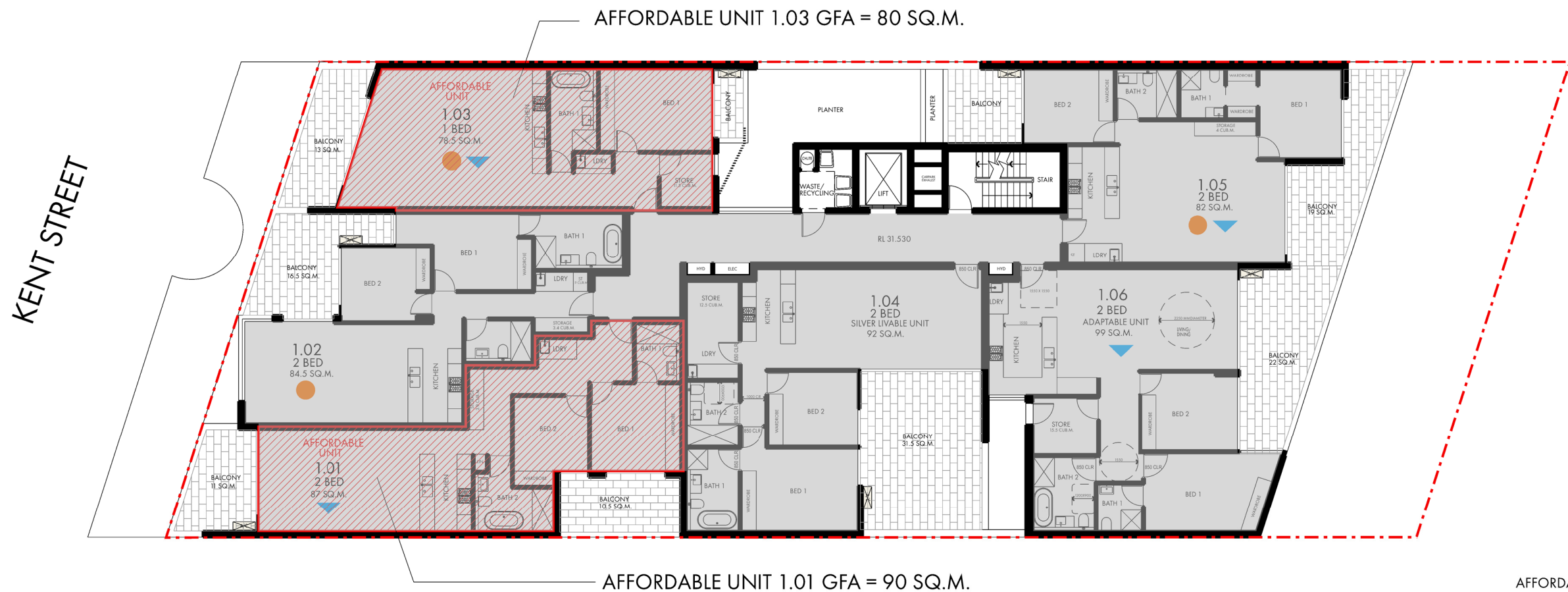


MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE GROUND GFA

PROJECT	DRG. NO.	REVISION	DATE
510	501	DA	10.07.2024



AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA

UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.

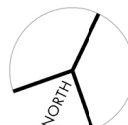
LEVEL 1

LEVEL 1 GFA = 583 SQ.M.

GFA OF AFFORDABLE UNITS



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MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

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DRAWING TITLE LEVEL 1 GFA

PROJECT	DRG. NO.	REVISION	DATE
510	502	DA	10.07.2024

KENT STREET



AFFORDABLE UNIT 2.01 GFA = 90 SQ.M.

AFFORDABLE UNIT 2.04 GFA = 94.5 SQ.M.

AFFORDABLE HOUSING AREA CALCULATIONS

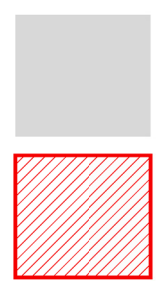
GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA

UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.

LEVEL 2



LEVEL 2 GFA = 579 SQ.M.

GFA OF AFFORDABLE UNITS



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NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

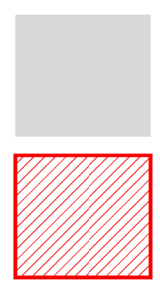
DRAWING TITLE
LEVEL 2 GFA

PROJECT	DRG. NO.	REVISION	DATE
510	503	DA	10.07.2024

KENT STREET



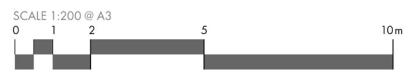
LEVEL 3



LEVEL 3 GFA = 508 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS	
GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.
15% OF TOTAL GFA = 477.6 SQ.M.	
AFFORDABLE UNIT GFA	
UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.



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NSW DESIGN PRACTITIONER REG NO. DEP0001060



MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE
LEVEL 3 GFA

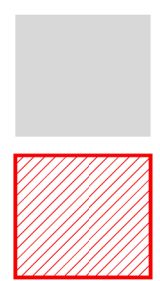
PROJECT	DRG NO.	REVISION	DATE
510	504	DA	10.07.2024

KENT STREET



AMENDMENT 03

LEVEL 4



LEVEL 4 GFA = 484 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS	
GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA	
UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.



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MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE LEVEL 4 GFA

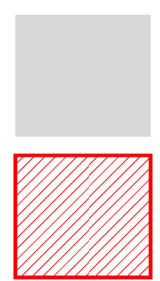
PROJECT	DRG. NO.	REVISION	DATE
510	505	DA	10.07.2024

KENT STREET



AFFORDABLE UNIT 5.03 GFA = 137.5 SQ.M.

AMENDMENT 04



LEVEL 5 GFA = 455 SQ.M.

GFA OF AFFORDABLE UNITS

LEVEL 5

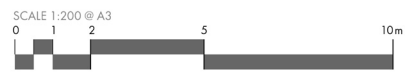
AFFORDABLE HOUSING AREA CALCULATIONS

GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA

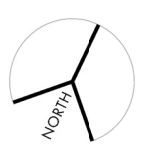
UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.



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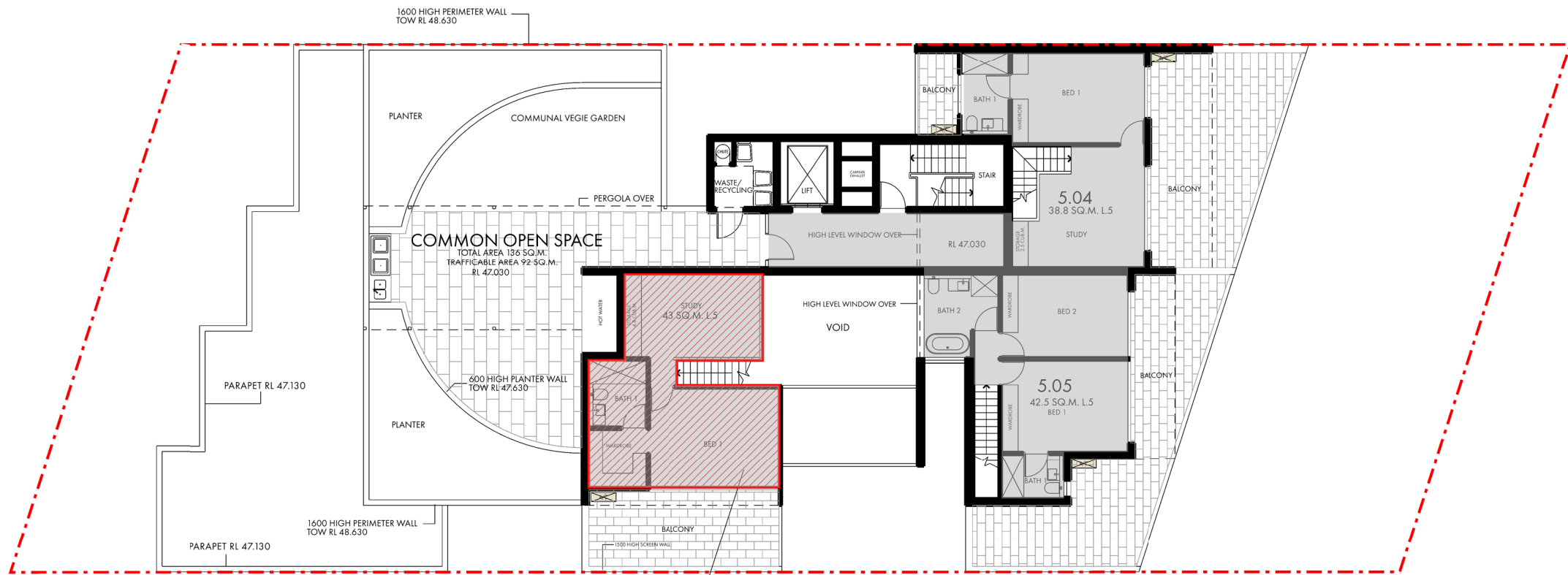
MIXED USE DEVELOPMENT
6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

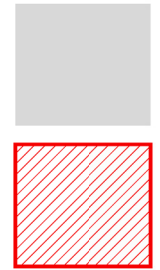
DRAWING TITLE
LEVEL 5 GFA

PROJECT	DRG NO.	REVISION	DATE
510	506	DA	10.07.2024

KENT STREET



AFFORDABLE UNIT 5.03 GFA = 137.5 SQ.M.



LEVEL 6 GFA = 144 SQ.M.

GFA OF AFFORDABLE UNITS

AFFORDABLE HOUSING AREA CALCULATIONS

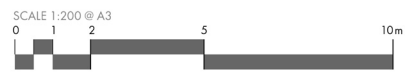
GROUND GFA:	431 SQ.M.
LEVEL 1 GFA:	583 SQ.M.
LEVEL 2 GFA:	579 SQ.M.
LEVEL 3 GFA:	508 SQ.M.
LEVEL 4 GFA:	484 SQ.M.
LEVEL 5 GFA:	455 SQ.M.
LEVEL 6 GFA:	144 SQ.M.
TOTAL GFA:	3184 SQ.M.

15% OF TOTAL GFA = 477.6 SQ.M.

AFFORDABLE UNIT GFA

UNIT 1.01:	90 SQ.M.
UNIT 1.03:	80 SQ.M.
UNIT 2.01:	88 SQ.M.
UNIT 2.04:	94.5 SQ.M.
UNIT 5.03:	137.5 SQ.M.
TOTAL AFFORDABLE UNIT AREA =	490 SQ.M.

LEVEL 6



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NSW DESIGN PRACTITIONER REG NO. DEP0001060

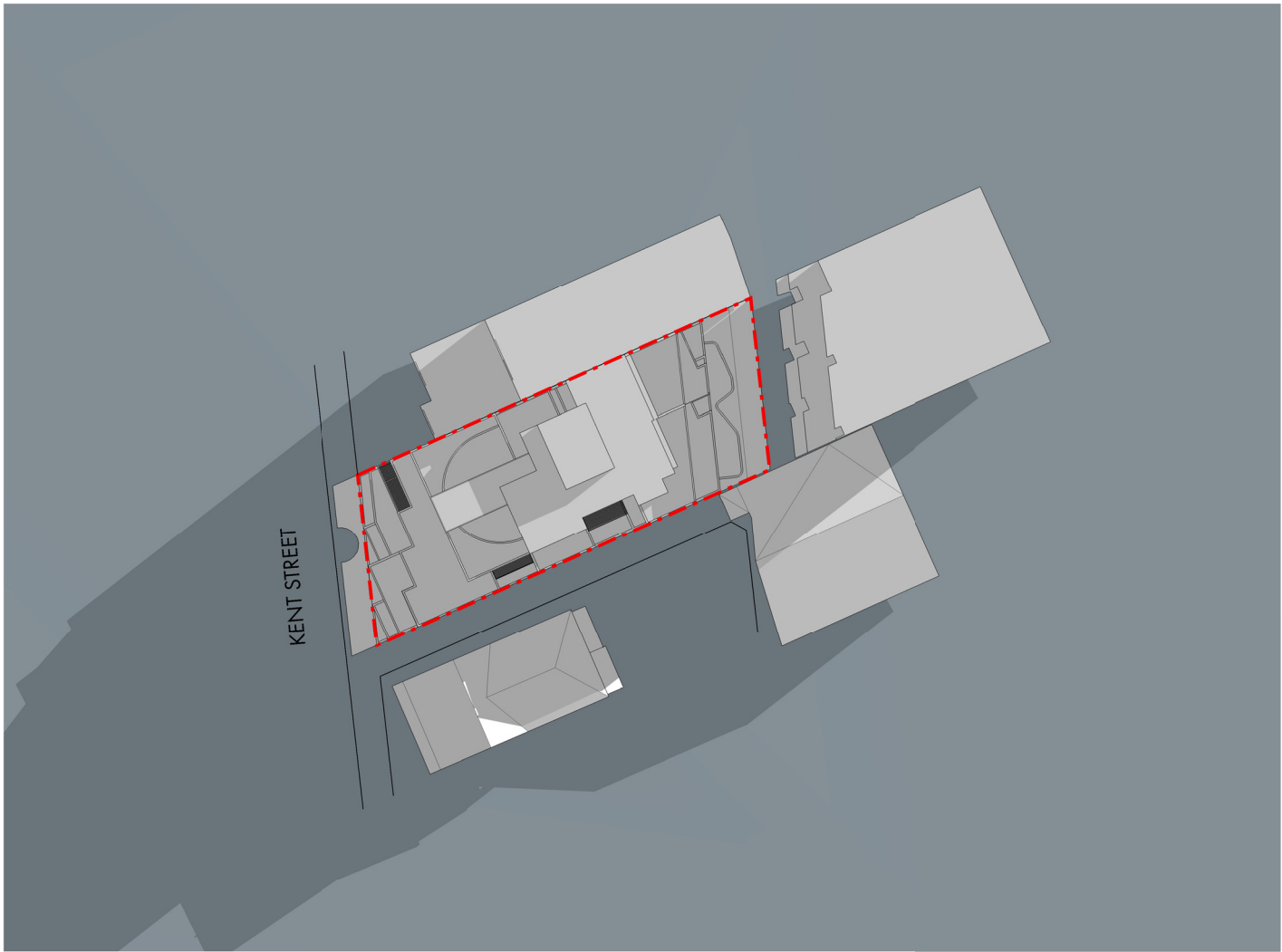
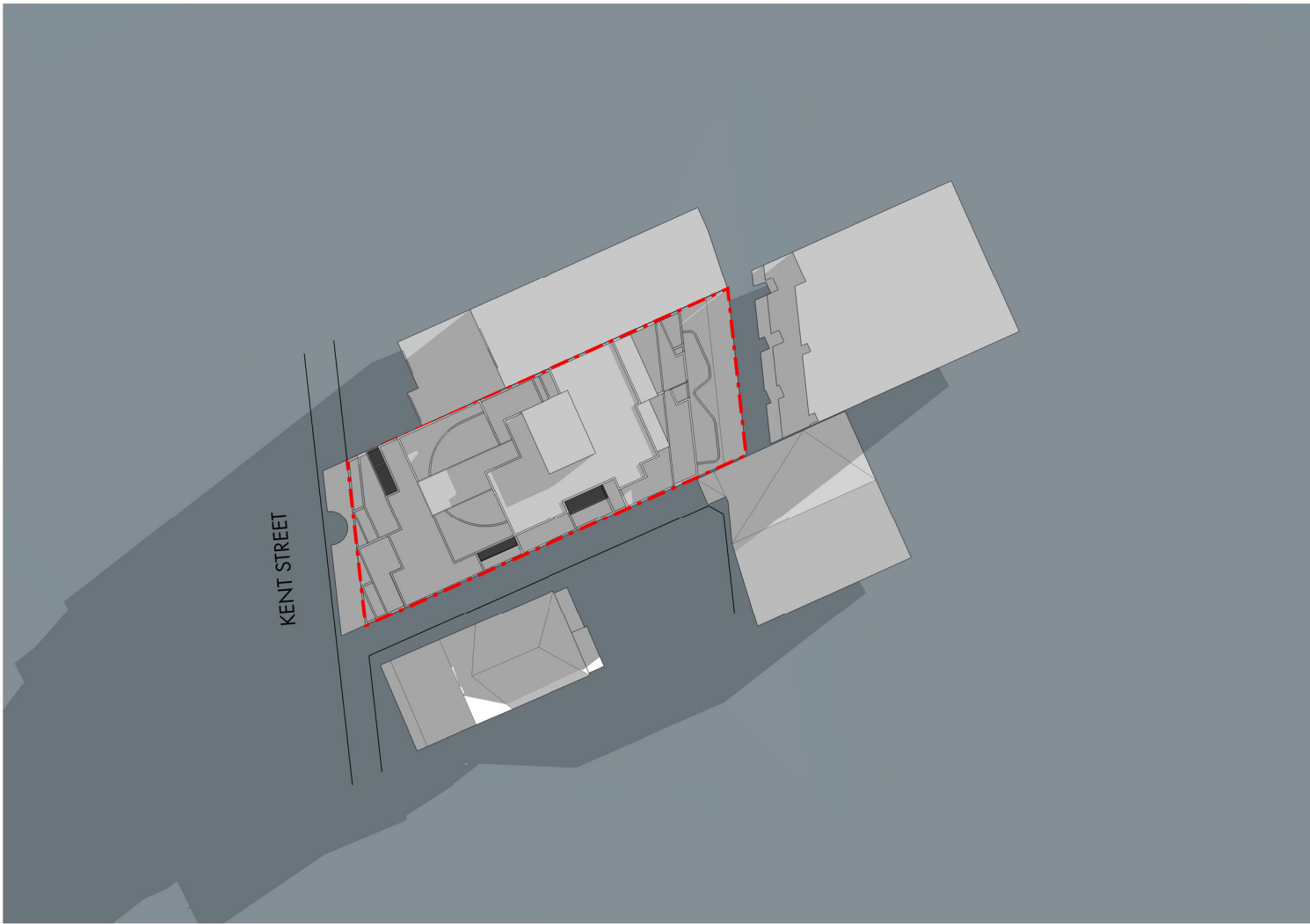


MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

CLIENT
MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE
LEVEL 6 GFA

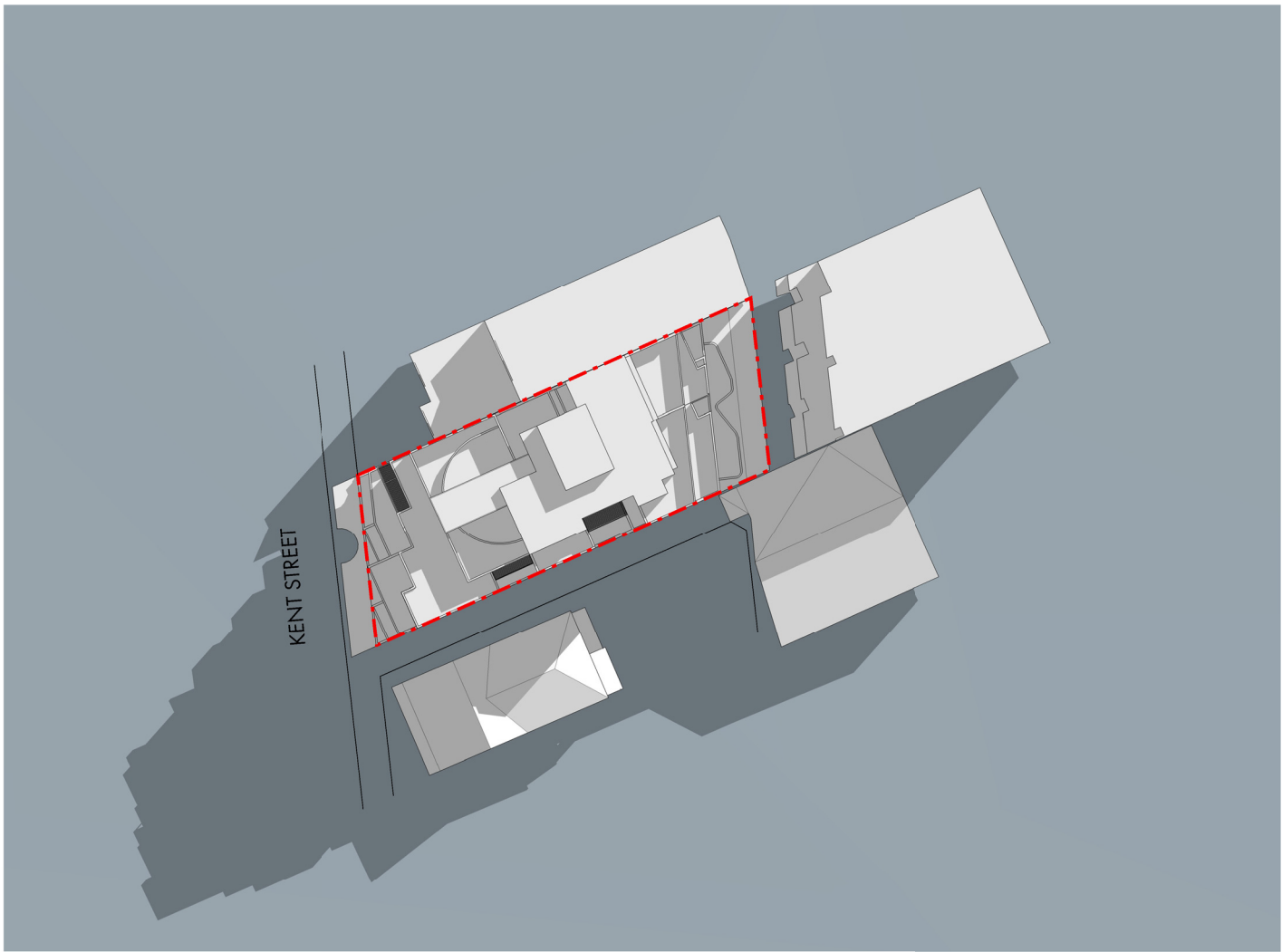
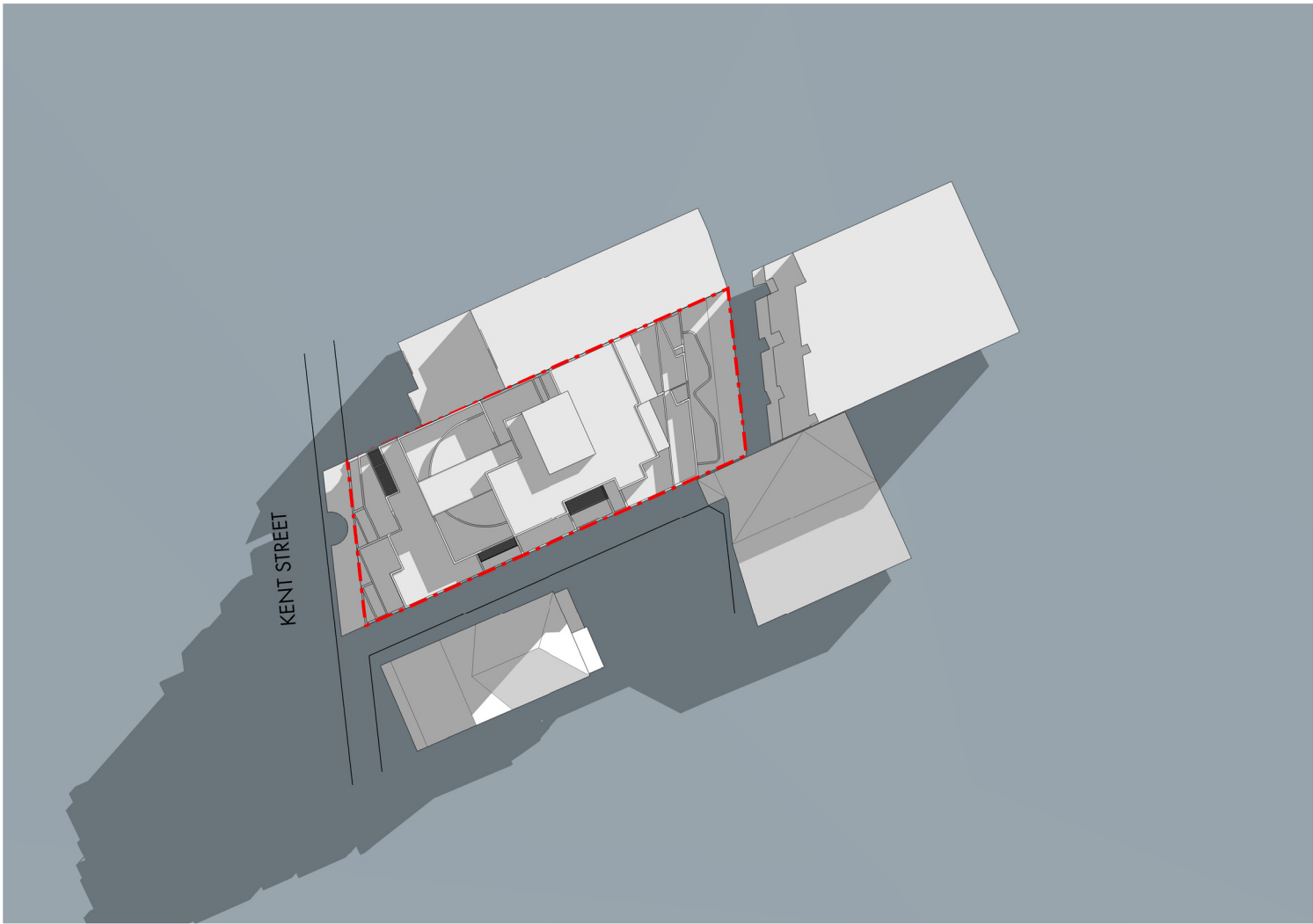
PROJECT	DRG. NO.	REVISION	DATE
510	507	DA	10.07.2024



PROPOSAL SHADOW DIAGRAM 9AM

APPROVED SHADOW DIAGRAM 9AM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE

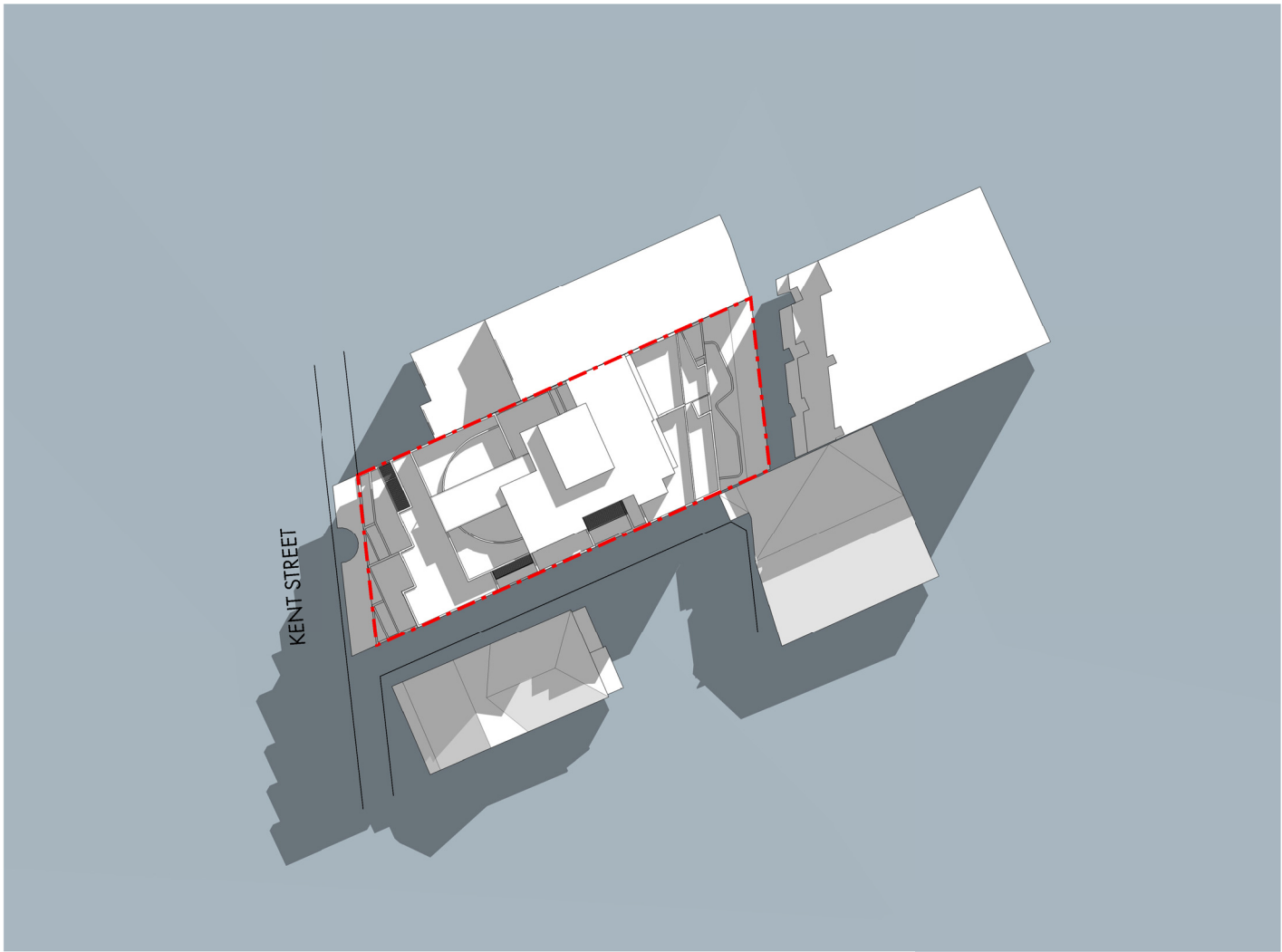
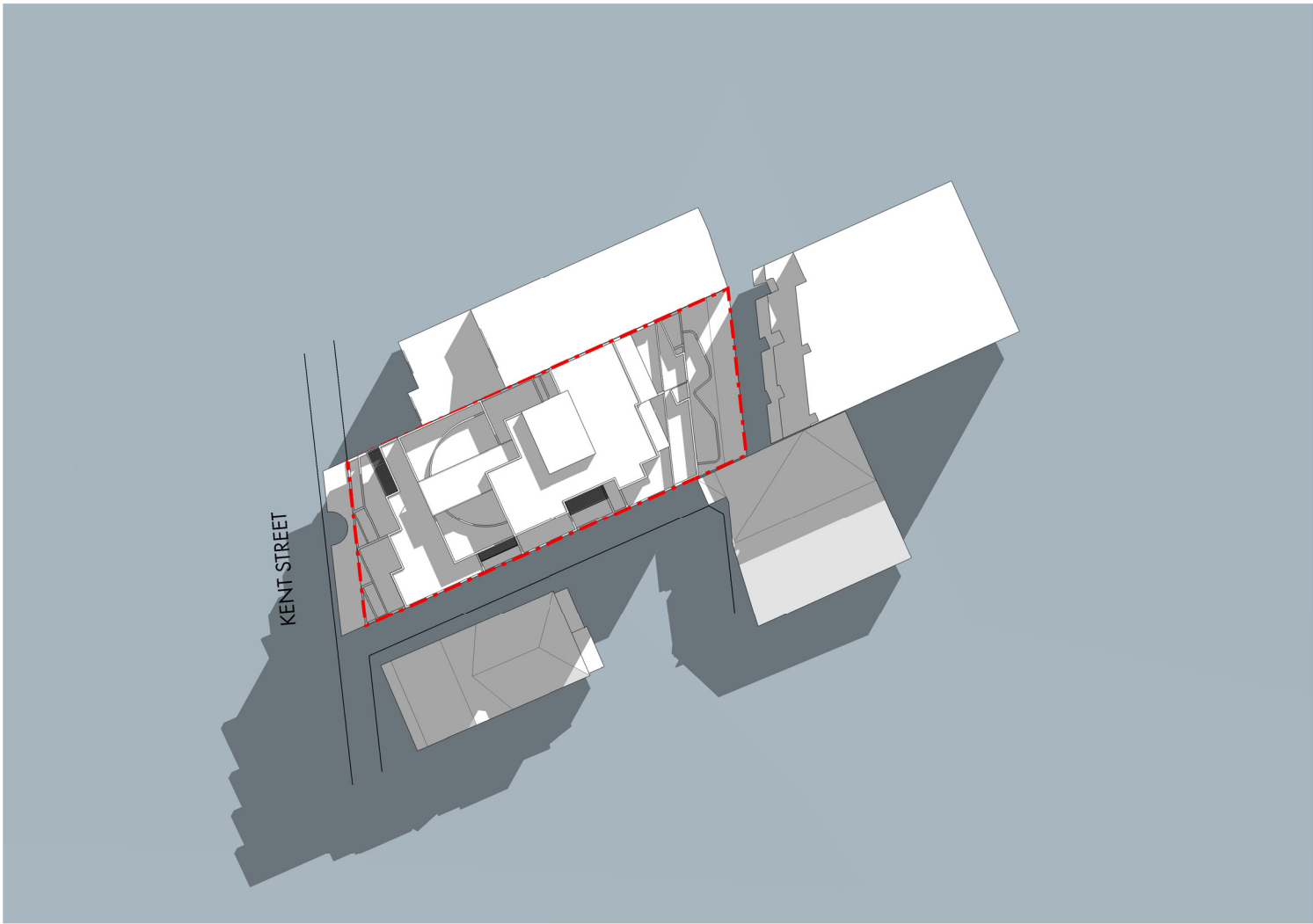


PROPOSAL SHADOW DIAGRAM 10AM

APPROVED SHADOW DIAGRAM 10AM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE



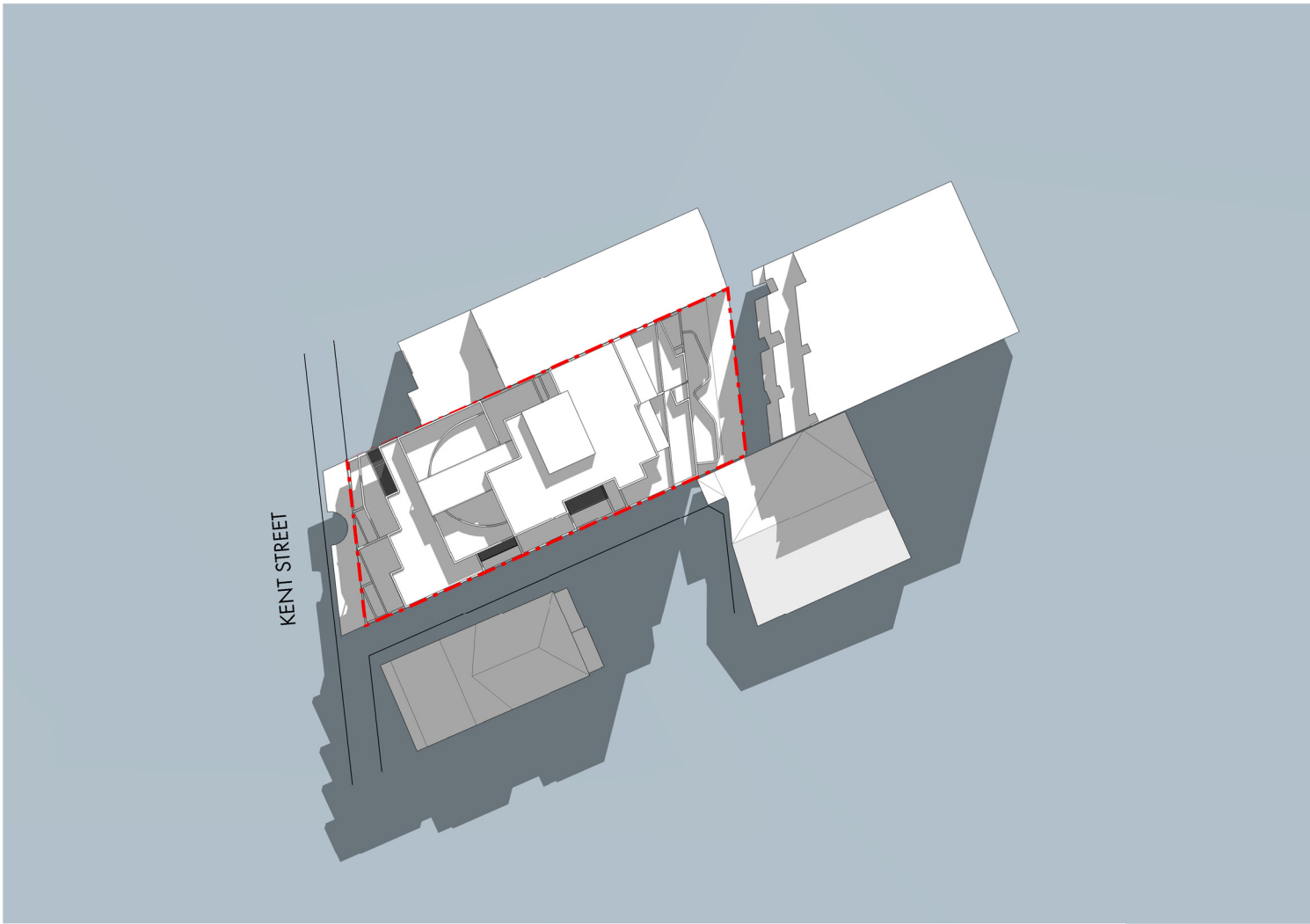


PROPOSAL SHADOW DIAGRAM 11 AM

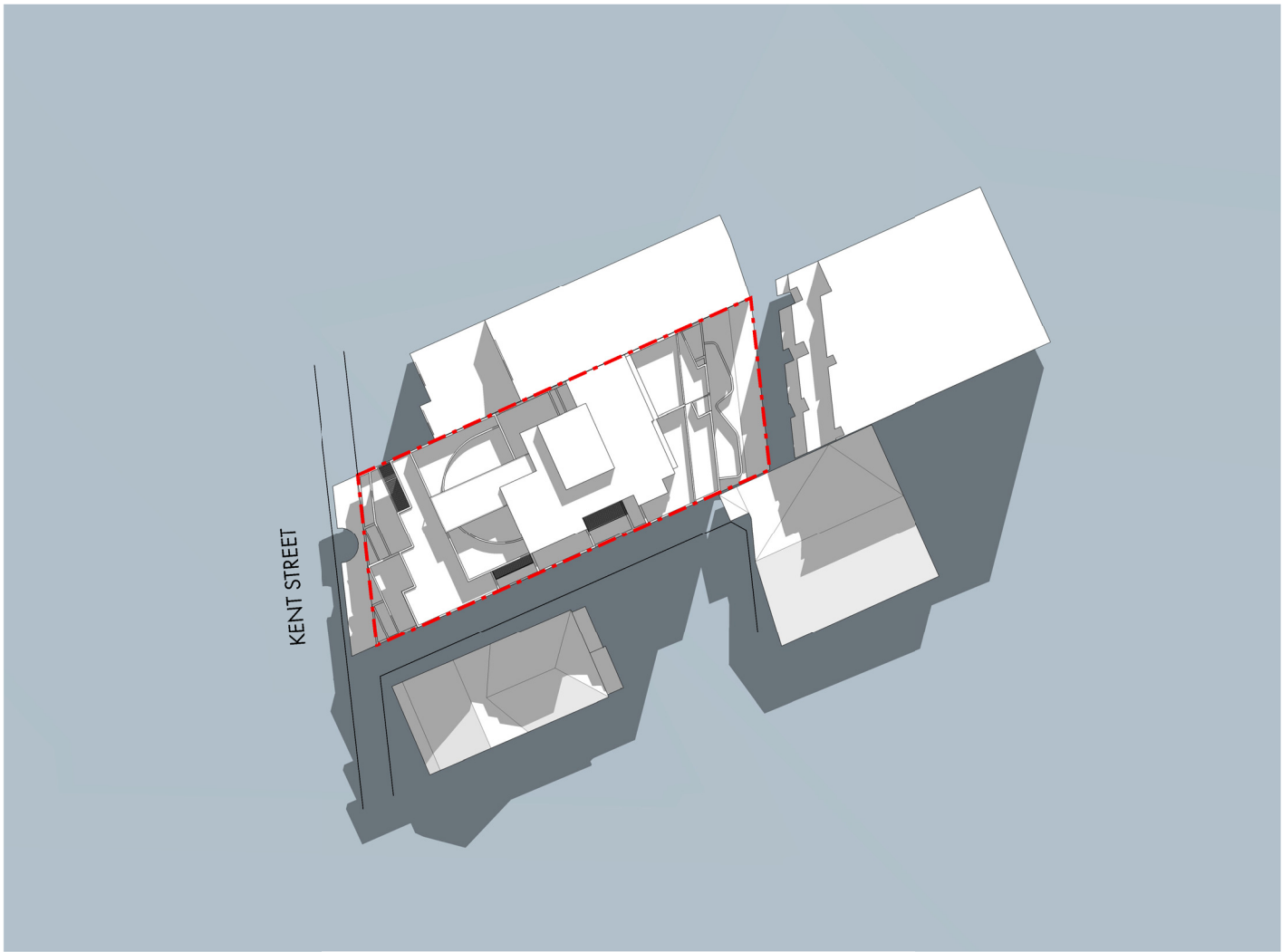
APPROVED SHADOW DIAGRAM 11 AM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE





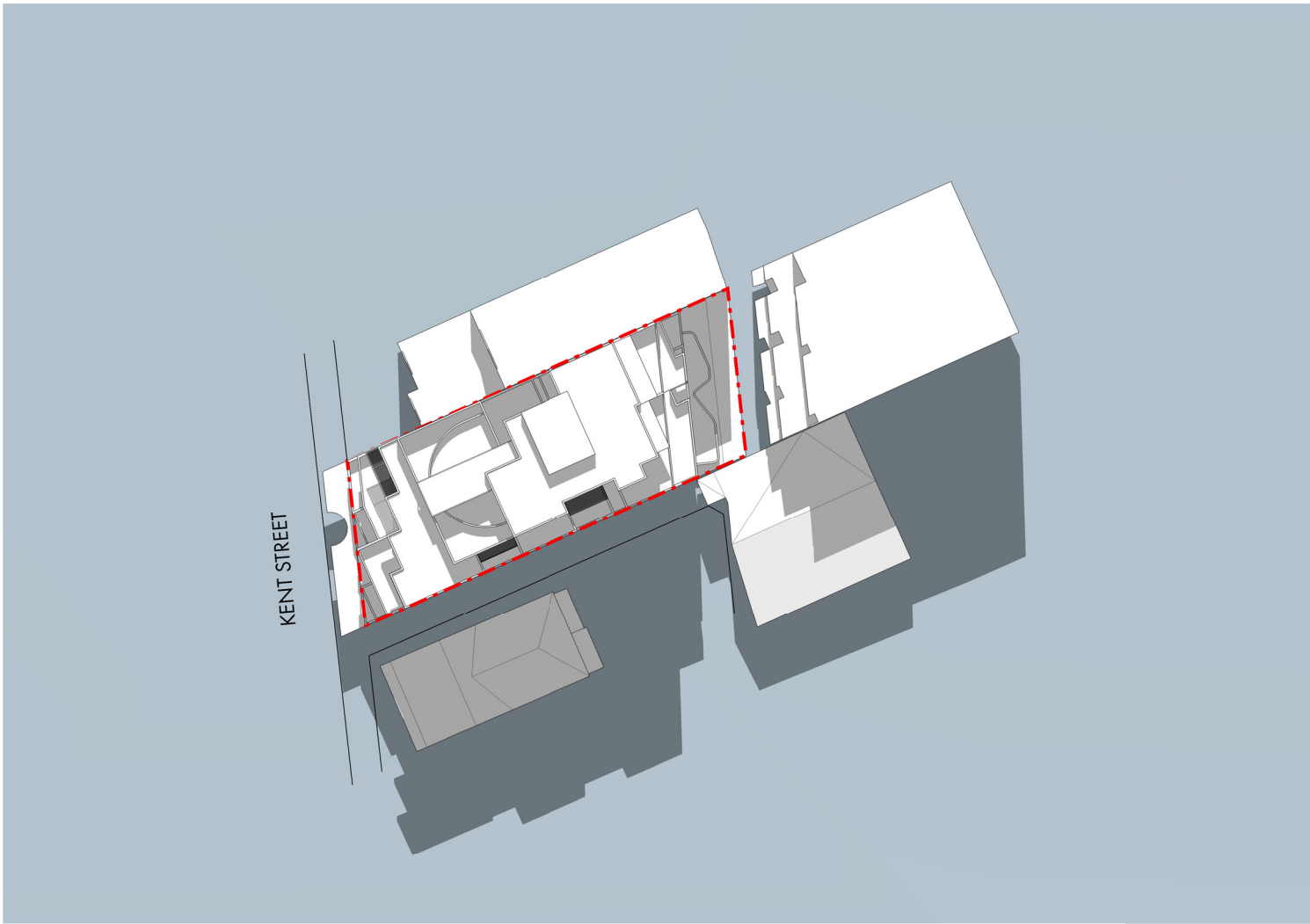
PROPOSAL SHADOW DIAGRAM 12 PM



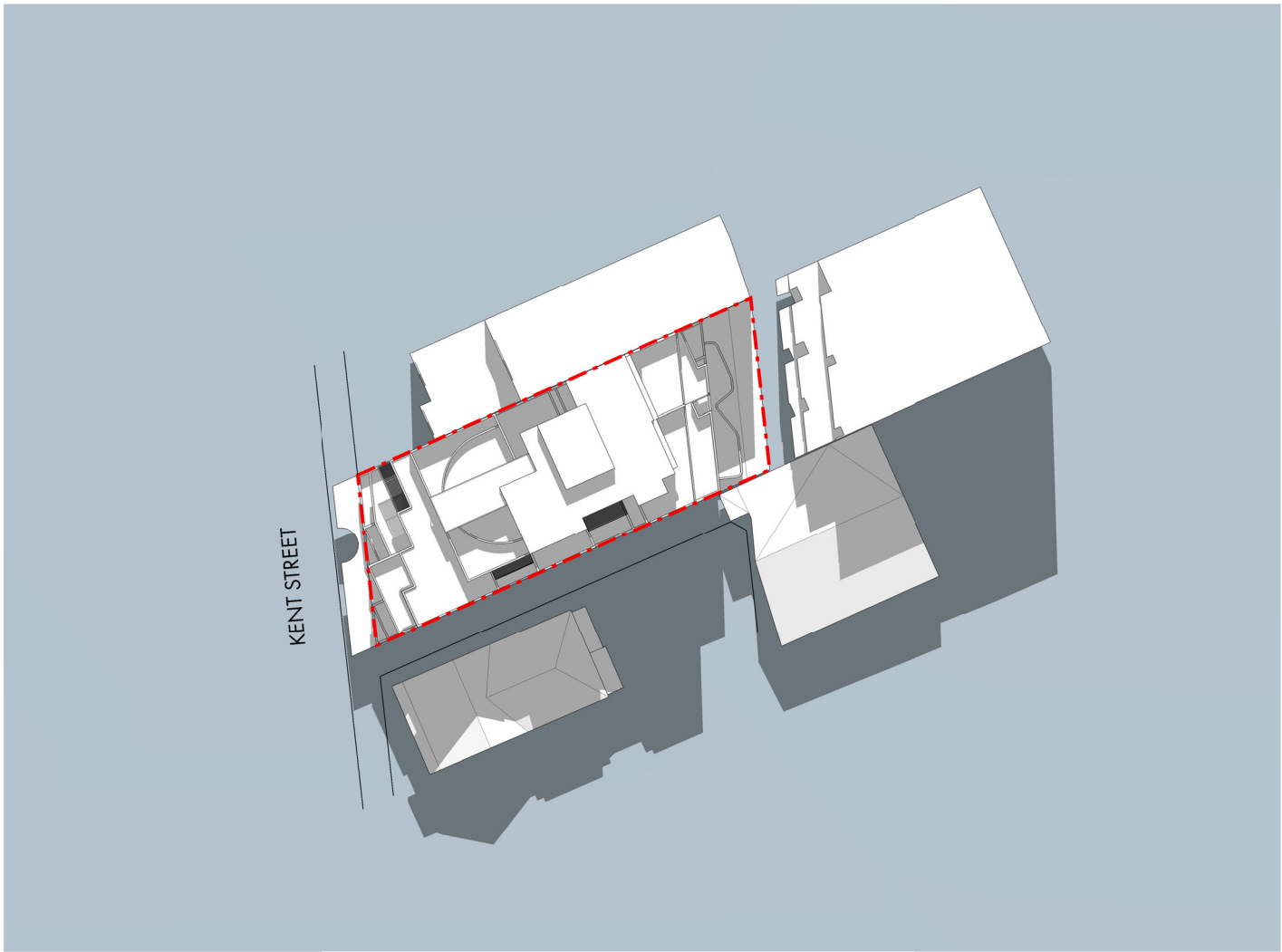
APPROVED SHADOW DIAGRAM 12 PM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE





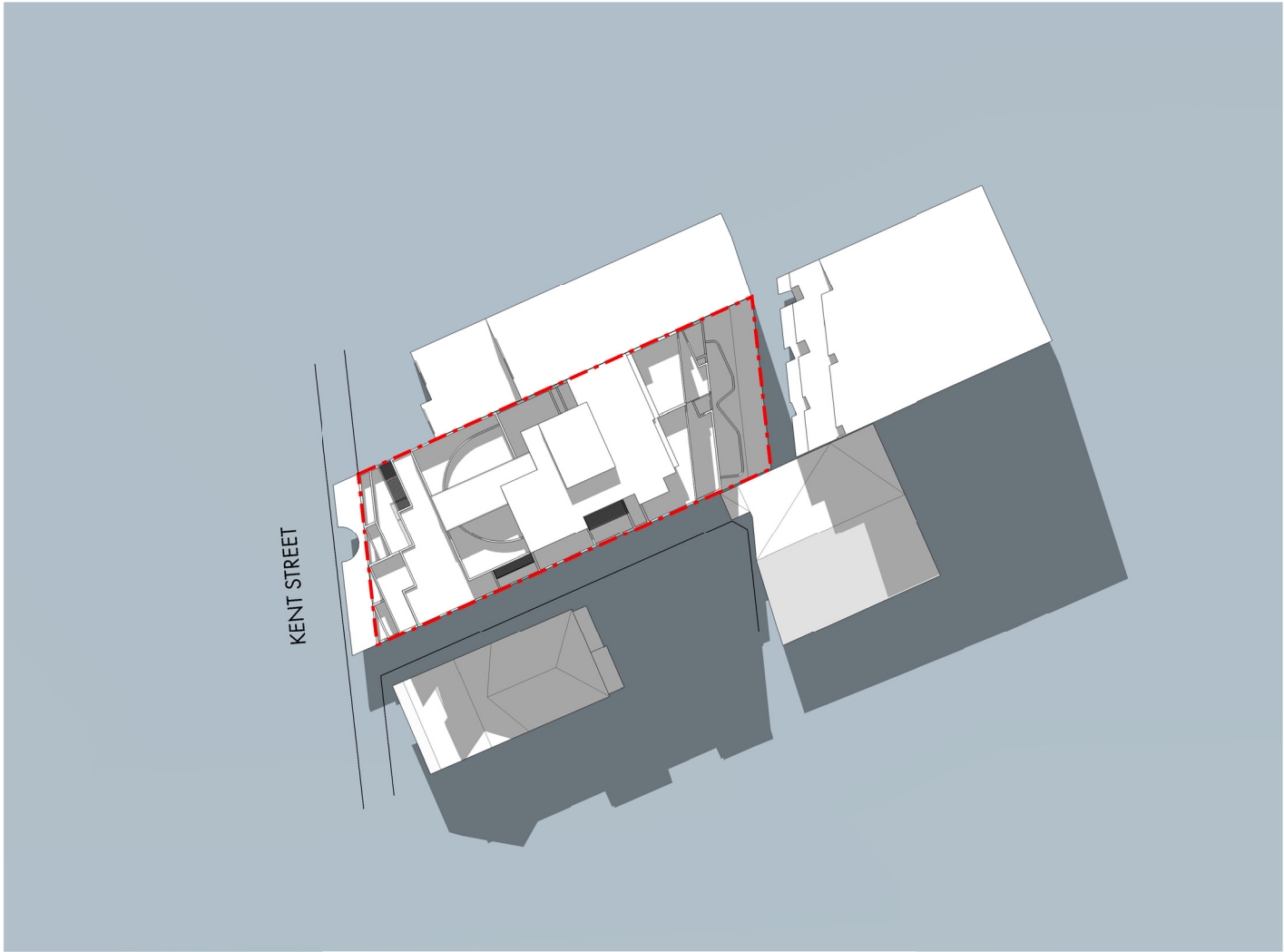
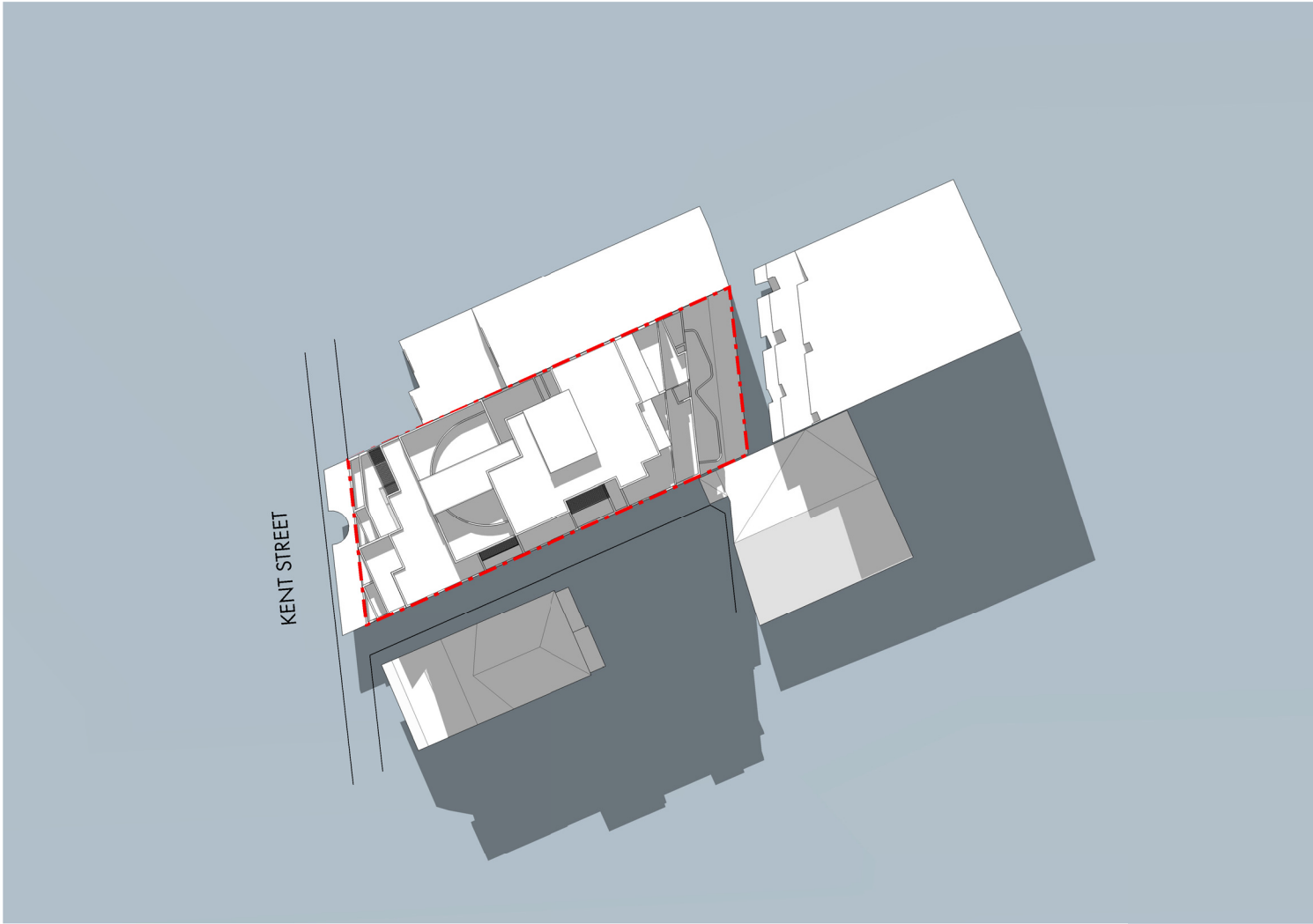
PROPOSAL SHADOW DIAGRAM 1 PM



APPROVED SHADOW DIAGRAM 1 PM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE

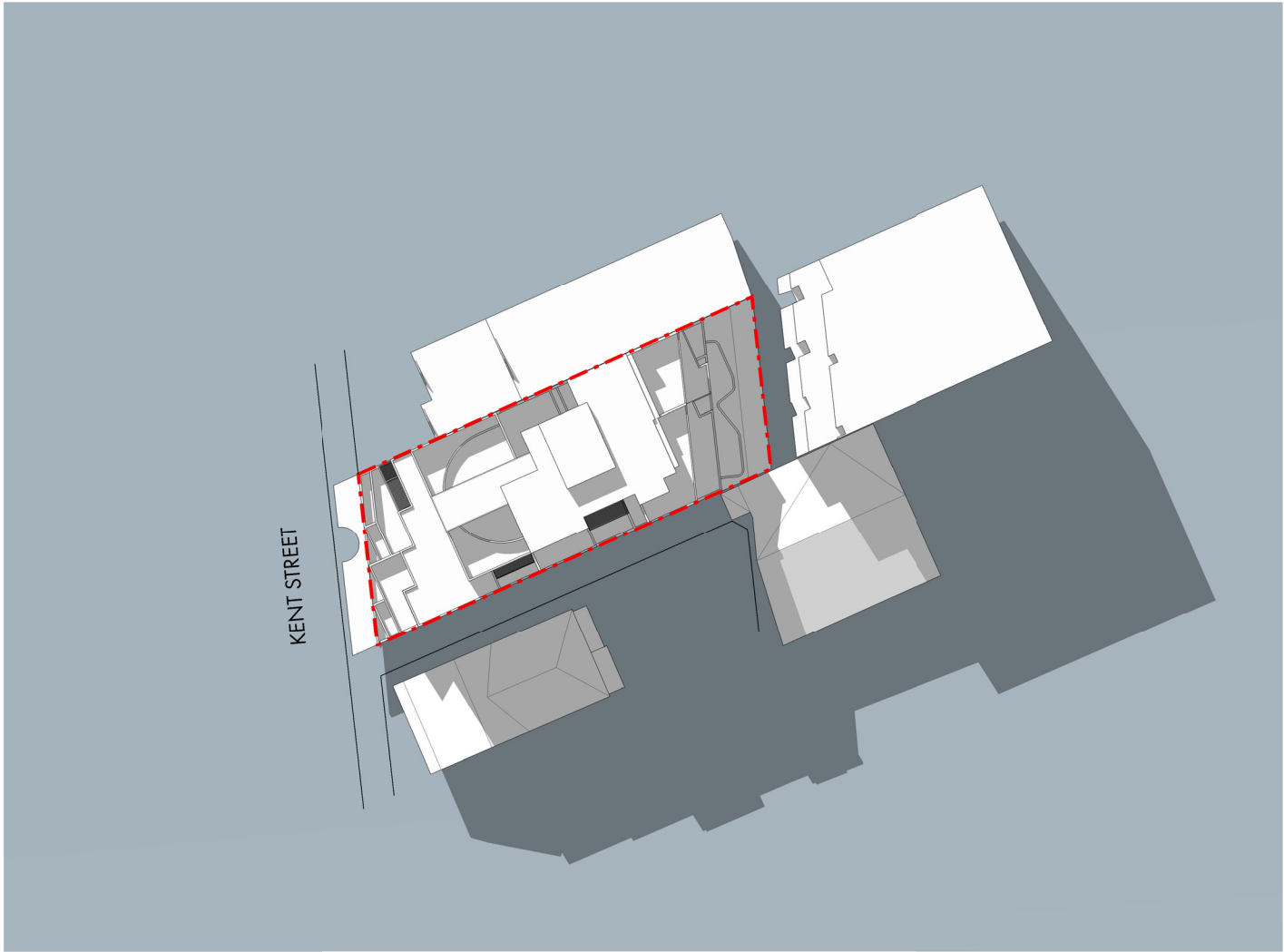




PROPOSAL SHADOW DIAGRAM 2 PM

APPROVED SHADOW DIAGRAM 2 PM

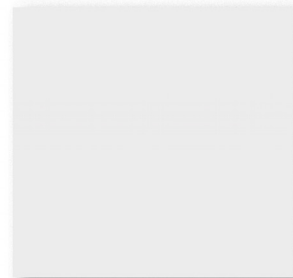
SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE



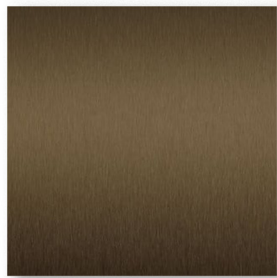
PROPOSAL SHADOW DIAGRAM 3 PM

APPROVED SHADOW DIAGRAM 3 PM

SHADOW DIAGRAMS SHOWN AT THE WINTER SOLSTICE 21 ST JUNE



1.



2.



3.

1. EXTERNAL MASONRY AND PRE-CAST
COLOUR: DULUX NATURAL WHITE 15W
2. WINDOW FRAMES, LOUVRES AND METALWORK
DULUX ANODIC BRONZE POWDERCOAT
3. ALUMINIUM CLADDING
VITACORE G2 MEDIUM BRONZE METALLIC 4344



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NSW DESIGN PRACTITIONER REG NO. DEP0001060

MIXED USE DEVELOPMENT 6 - 8 KENT STREET BELMORE

CLIENT

MULTIFORM DESIGN AND CONSTRUCTION

DRAWING TITLE

COLOUR SCHEDULE

PROJECT	DRG NO.	REVISION	DATE
510	901	DA	10.07.2024