



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 A88 REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE



CONTENTS

Locality Plan 518 – 001

Site Analysis 518 – 002

Site Plan 518 – 200

Basement Plan 518 – 201

Ground Floor Plan 518 – 203

Level 1 Floor Plan 518 – 204

Level 2 + 3 Floor Plan 518 – 205

Roof Plan 518 – 206

West Elevation 518 – 301

North Elevation 518 – 302

East Elevation 518 – 303

South Elevation 518 – 304

Street View 518 - 305

Section A A 518 – 401

Section B B 518 - 402

Ground Floor Area Diagrammatic 518 – 501

Level 1 Floor Area Diagrammatic 518 – 502

Level 2 + 3 Floor Area Diagrammatic 518 – 503

Site Area Diagrammatic 518 – 504

Shadow Diagram 8am + 9am 518 – 601

Shadow Diagram 10am + 11am 518 – 602

Shadow Diagram 12pm + 1pm 518 – 603

Shadow Diagram 2pm + 3pm 518 – 604

Shadow Diagram 4pm 518 – 605

Solar Access View 8am + 9am 518 – 701

Solar Access View 10am + 11am 518 – 702

Solar Access View 12pm + 1pm 518 – 703

Solar Access View 2pm + 3pm 518 – 704

Solar Access View 4pm + Schedule 518 – 705

External Finishes Schedule 518 - 801





CONTENTS

Locality Plan	518 – 001
Site Analysis	518 – 002
Site Plan	518 – 200
Basement Plan	518 – 201
Ground Floor Plan	518 – 203
Level 1 Floor Plan	518 – 204
Level 2 + 3 Floor Plan	518 – 205
Roof Plan	518 – 206
West Elevation	518 – 301
North Elevation	518 – 302
East Elevation	518 – 303
South Elevation	518 – 304
Street View	518 - 305
Section A A	518 – 401
Section B B	518 - 402
Ground Floor Area Diagrammatic	518 – 501
Level 1 Floor Area Diagrammatic	518 – 502
Level 2 + 3 Floor Area Diagrammatic	518 – 503
Site Area Diagrammatic	518 – 504
Shadow Diagram 8am + 9am	518 – 601
Shadow Diagram 10am + 11am	518 – 602
Shadow Diagram 12pm + 1pm	518 – 603
Shadow Diagram 2pm + 3pm	518 – 604
Shadow Diagram 4pm	518 – 605
Solar Access View 8am + 9am	518 – 701
Solar Access View 10am + 11am	518 – 702
Solar Access View 12pm + 1pm	518 – 703
Solar Access View 2pm + 3pm	518 – 704
Solar Access View 4pm + Schedule	518 – 705
External Finishes Schedule	518 - 801

PROJECT SUMMARY

The following Architectural documentation describes a proposed Co-Living Residential Development prepared in accordance with State Environmental Policy (Housing) 2021. The proposal consists of 4 storeys containing 35 private rooms over a basement level containing parking for 7 cars (including one accessible car space). The basement also contains parking for 8 bicycles and 3 motorcycles.

The proposal includes accommodation for a manager, a communal living area of 88 sq.m. which receives in excess of 3 hours of solar access in mid-winter, and a communal external open space of 193 sq.m. or 20% of the site area which also enjoys more than 3 hours of solar access in mid-winter. The accommodation provides three accessible private rooms in accordance with the requirements of part D4D2 of the National Construction Code. (2 accessible rooms are required in accordance with Table D4D2b)

Each private room contains bathroom, kitchen and laundry facilities and a small balcony.

27 of the 35 rooms (77%) receive more than 3 hours of direct solar access in mid-winter between 8am and 4pm whilst maintaining privacy from neighbouring rooms and neighbouring buildings.

All bathrooms are naturally ventilated

The built form of the proposal is within the allowable maximum 14m. height control and is below the maximum allowable floor space ratio for the site. The Gross Floor area of the proposal is 1323.5 sq.m. (1.37:1)

Deep Soil landscape is 257.8 sq.m. (26.7% of 963.2sq.m. site area)

Total Landscape area of the site measured in accordance with the SEPP definition is 447.6 sq,m (46.4% of 963.2 sq.m. site area)

Waste storage and collection areas are non-obtrusive, accessible and are in accordance with Councils waste management Guide D.

The proposal provides a highly visible pedestrian entry with equitable access and high quality deep soil landscaping to support medium size trees. Screening to the western facade provides protection from summer heat while maintaining solar access in mid-winter.

The Northern and southern facades of the building are highly articulated with 3m. deep recesses.

External finishes are robust, long lasting and low maintenance and include 3 colours of face brickwork which also utilize different bonds for added visual interest.

32-34 Kent Street Belmore NSW

Lots A and B in DP 945705

Site Area: 963.2 sq.m.

Site Frontage: 20.115 m. to Kent Street

Canterbury-Bankstown Local Environmental Plan 2023

Canterbury-Bankstown Development Control Plan 2023

State Environmental Planning Policy (Housing) 2021

Zoning R4 High Density Residential

LEP Allowable Height Control: 14m.

Allowable Max FSR under LEP (1.4:1) = 1348.5 sq.m.

AREA SCHEDULE

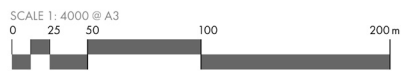
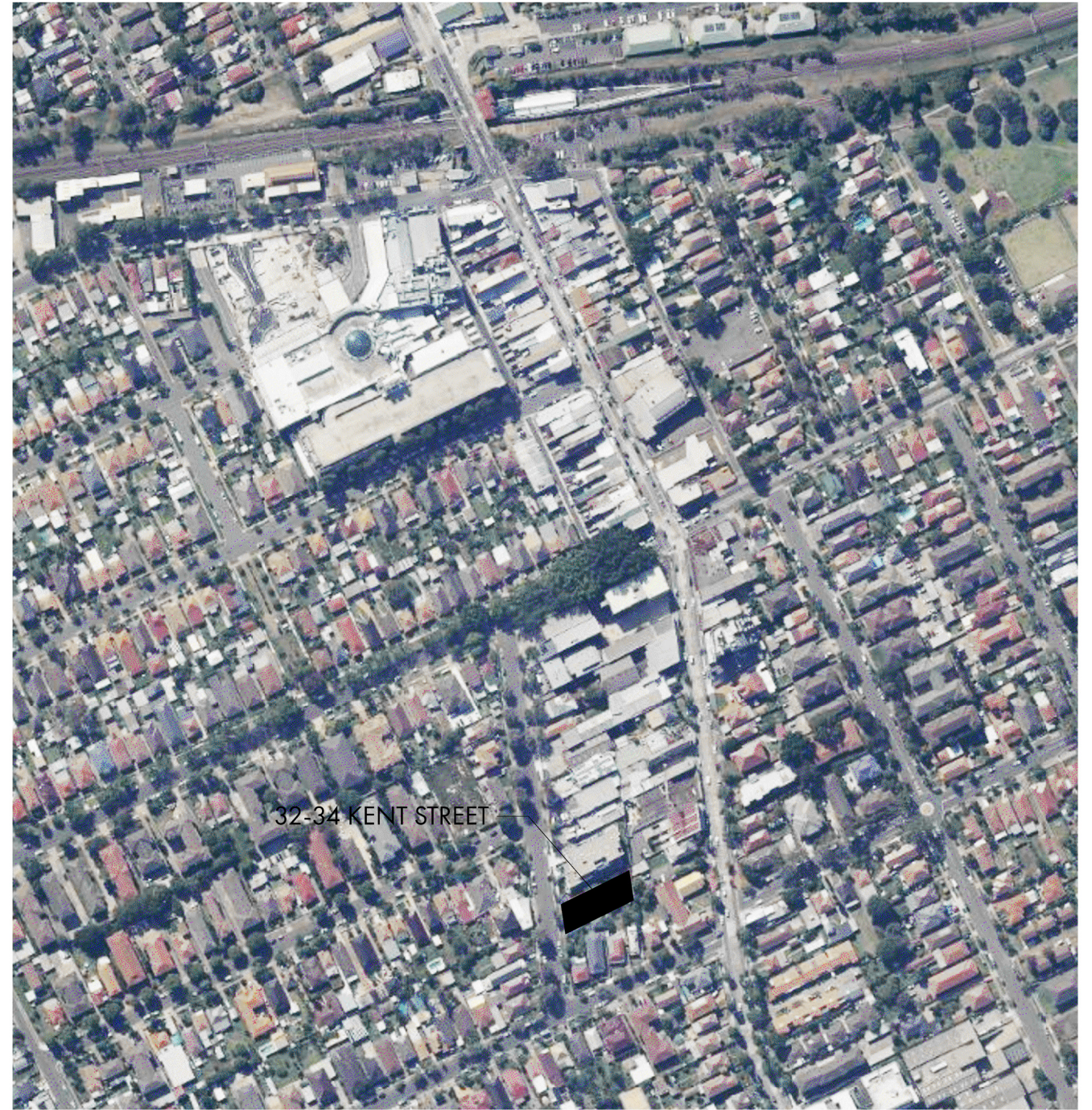
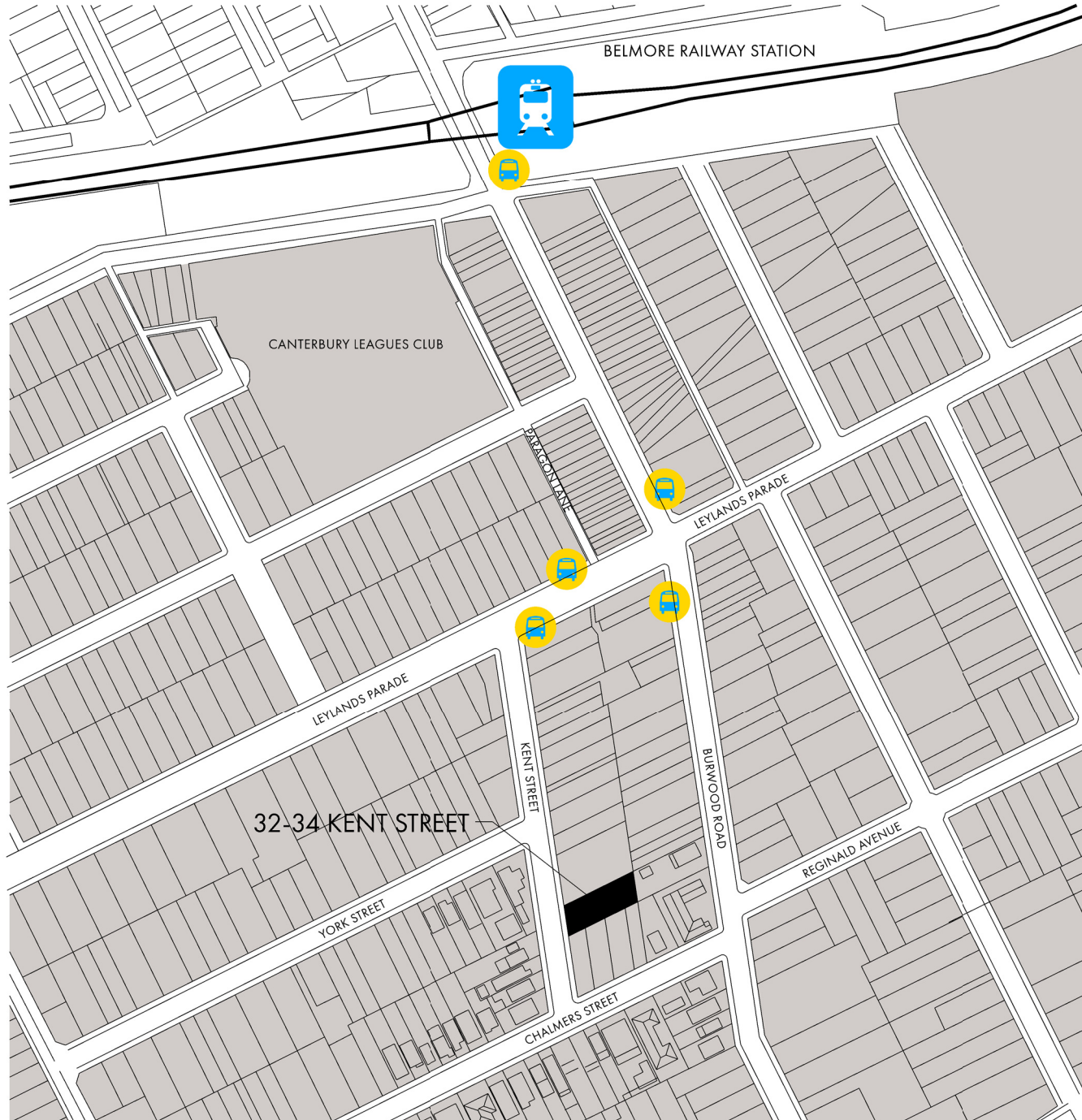
	LIVING AREA BY SEPP DEFINITION (SQ.M.)	TOTAL INTERNAL AREA (SQ.M.)	EXTERNAL AREA (SQ.M.)
ROOM G.01	19	25.2	11.9
ROOM G.02	18	24.3	10.1
ROOM G.03	18	24.3	10.1
ROOM G.04	18	24.3	10.1
MANAGER ROOM G.05	32	39	13.4
ROOM 1.01	18	25.3	4.8
ROOM 1.02	19.3	25.78	10
ROOM 1.03	19.3	25.78	10
ROOM 1.04	19.3	25.78	10
ROOM 1.05	19.3	25.78	10
ROOM 1.06	19.3	25.78	10
ROOM 1.07	25	32.8	5.9
ROOM 1.08	16.4	22.6	4.9
ACCESSIBLE ROOM 1.09	19.5	27.9	10.5
ROOM 1.10	22.75	29.1	5.2
ROOM 2.01	18	25.3	4.8
ROOM 2.02	19.3	25.78	4
ROOM 2.03	19.3	25.78	4
ROOM 2.04	19.3	25.78	4
ROOM 2.05	19.3	25.78	4
ROOM 2.06	19.3	25.78	4
ROOM 2.07	25	32.8	5.9
ROOM 2.08	16.4	22.6	4.9
ACCESSIBLE ROOM 2.09	19.5	27.9	6
ROOM 2.10	22.75	29.1	5.2
ROOM 3.01	18	25.3	4.8
ROOM 3.02	19.3	25.78	4
ROOM 3.03	19.3	25.78	4
ROOM 3.04	19.3	25.78	4
ROOM 3.05	19.3	25.78	4
ROOM 3.06	19.3	25.78	4
ROOM 3.07	25	32.8	5.9
ROOM 3.08	16.4	22.6	4.9
ACCESSIBLE ROOM 3.09	19.5	27.9	6
ROOM 3.10	22.75	29.1	5.2

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

Relevant Non-discretionary Development Standards for Co-Living Housing in Housing SEPP

- Maximum permissible Floor Space Ratio plus an additional 10% if used for Co-Living Housing
- For co-living housing with more than 6 private rooms at least 30 sq.m. of communal living area with minimum dimensions of 3m. plus a further 2 sq.m. of communal living area for each room in excess of 6 private rooms
- Communal Open Spaces with a total area of at least 20% of the site area and with a minimum dimension of 3m.
- For Development within an accessible area – 0.2 car spaces for each private room.
- For Development on land in Zone R4 High Density Residential – the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.
- Each private room has a floor area, excluding an area used for the purpose of private kitchen or bathroom facilities of not more than 25 sq.m.
- A minimum internal area of 12 sq.m. for a single occupant and 16 sq.m. for double occupancy
- The minimum lot size to be not less than 800 sq.m. and be within an accessible area.
- An appropriate work space is to be provided for the manager
- Adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant.
- Each private room will be used by no more than 2 occupants.
- The co-living housing will include adequate bicycle and motorcycle parking spaces.
- Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether the front, side and rear setbacks for the co-living housing on land in Zone R4 High Density Residential are not less than the minimum setback requirements for residential flat buildings under a relevant planning instrument, and if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide.
- At least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area.

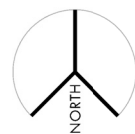




© COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.A.R.C.H) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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



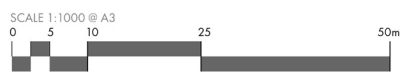
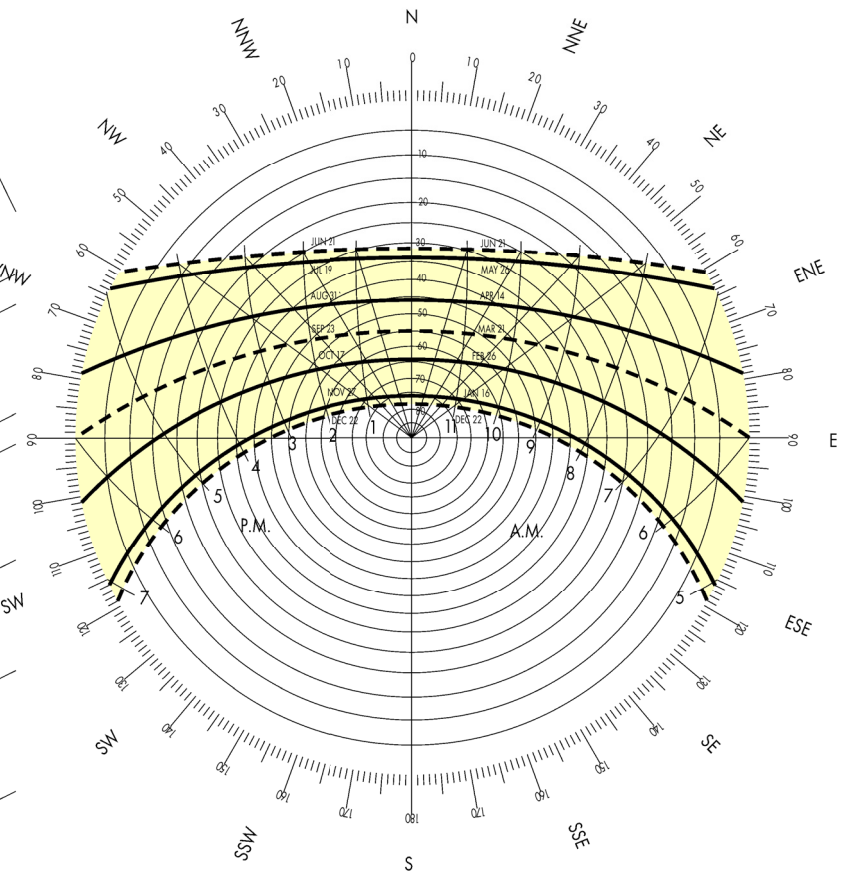
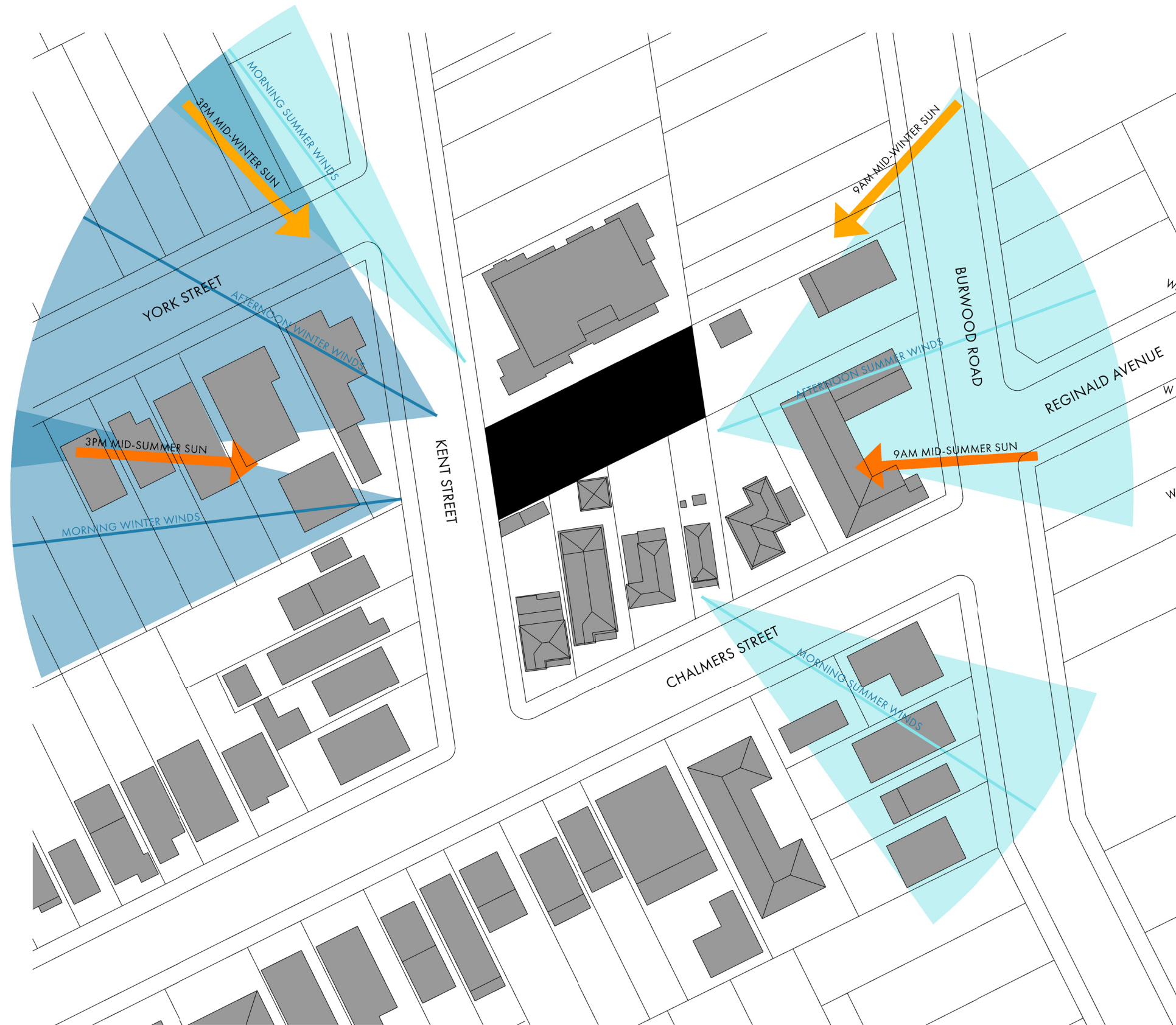
CO-LIVING RESIDENTIAL DEVELOPMENT 32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE

LOCALITY PLAN

PROJECT	DRG NO.	REVISION	DATE
518	001	DA	04.04.2025



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

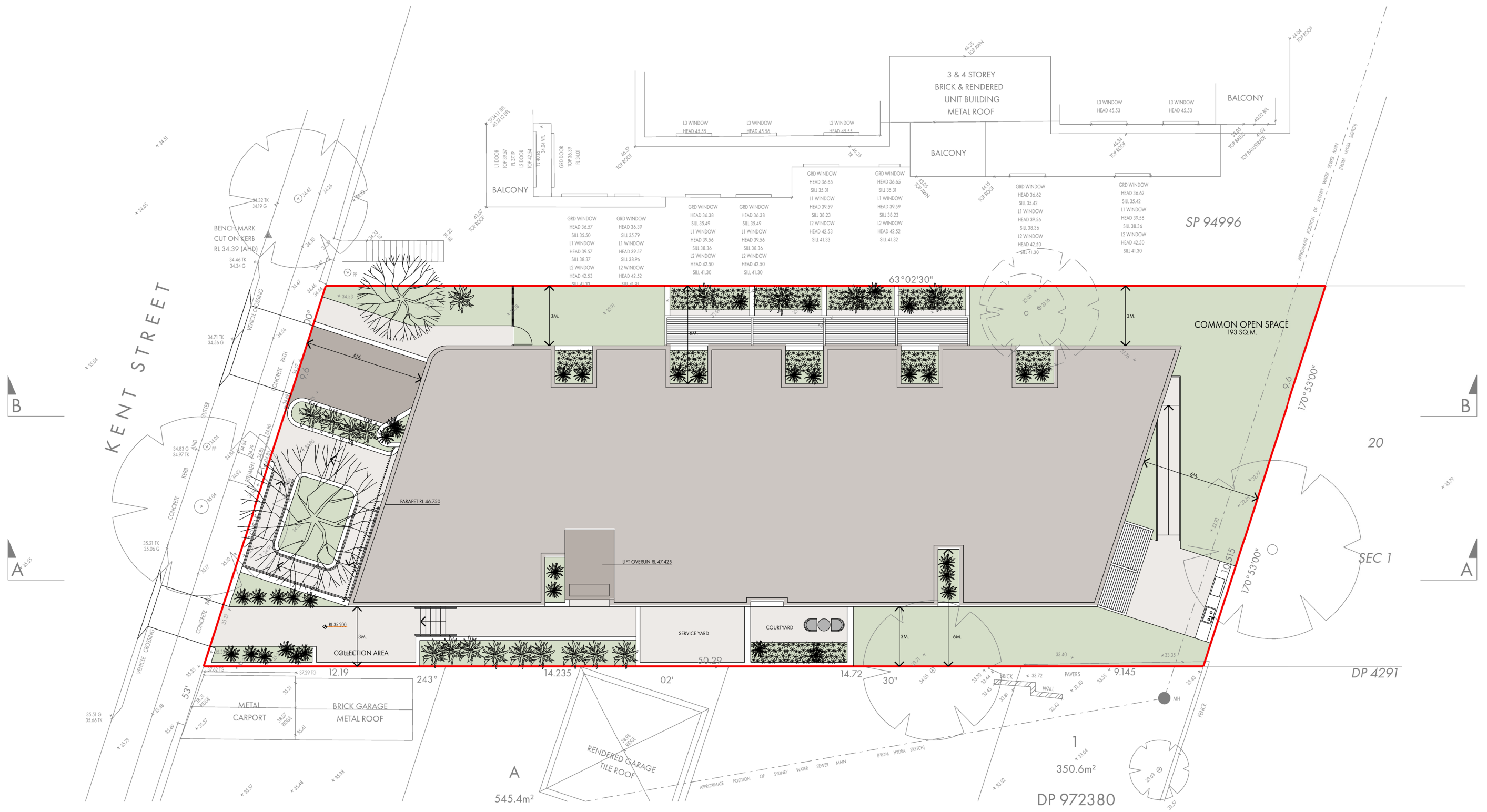


CO-LIVING RESIDENTIAL DEVELOPMENT 32 - 34 KENT STREET BELMORE

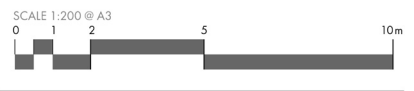
CLIENT
MULTIFORM

DRAWING TITLE SITE ANALYSIS

PROJECT	DRG. NO.	REVISION	DATE
518	002	DA	04.04.2025



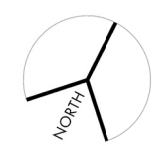
SITE PLAN



SCALE 1:200 @ A3
COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 135 580 693
AND ROSS HOWIESON (B ARCH) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 135 580 693
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

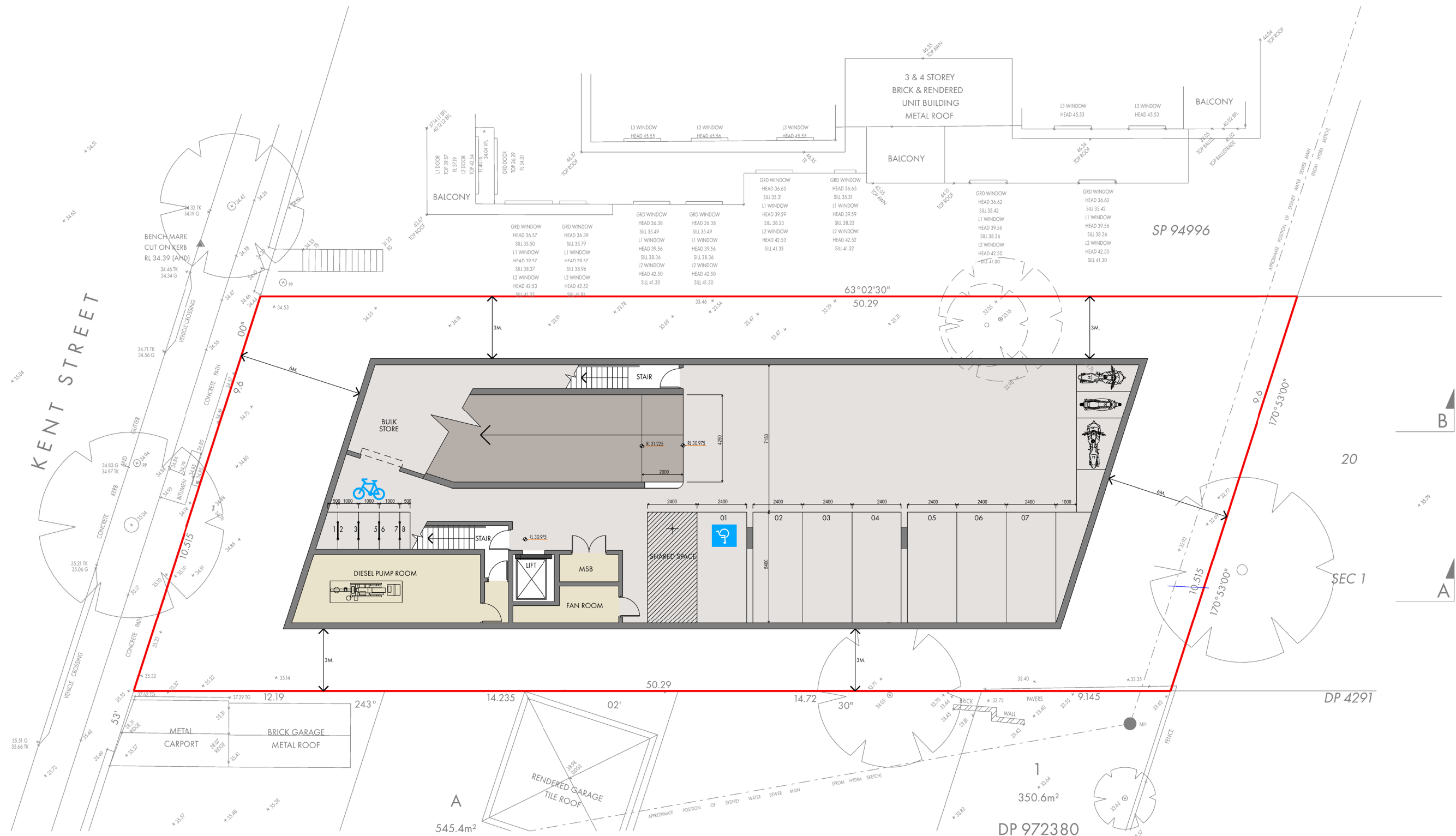


CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

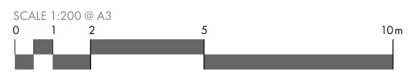
CLIENT
MULTIFORM

DRAWING TITLE
SITE PLAN

PROJECT	DRG. NO.	REVISION	DATE
518	200	DA	10.04.2025



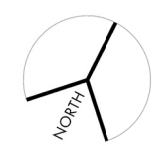
BASEMENT FLOOR PLAN



SCALE 1:200 @ A3
0 1 2 5 10m
COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 135 580 693 AND ROSS HOWIESON (B ARCH) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 135 580 693
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

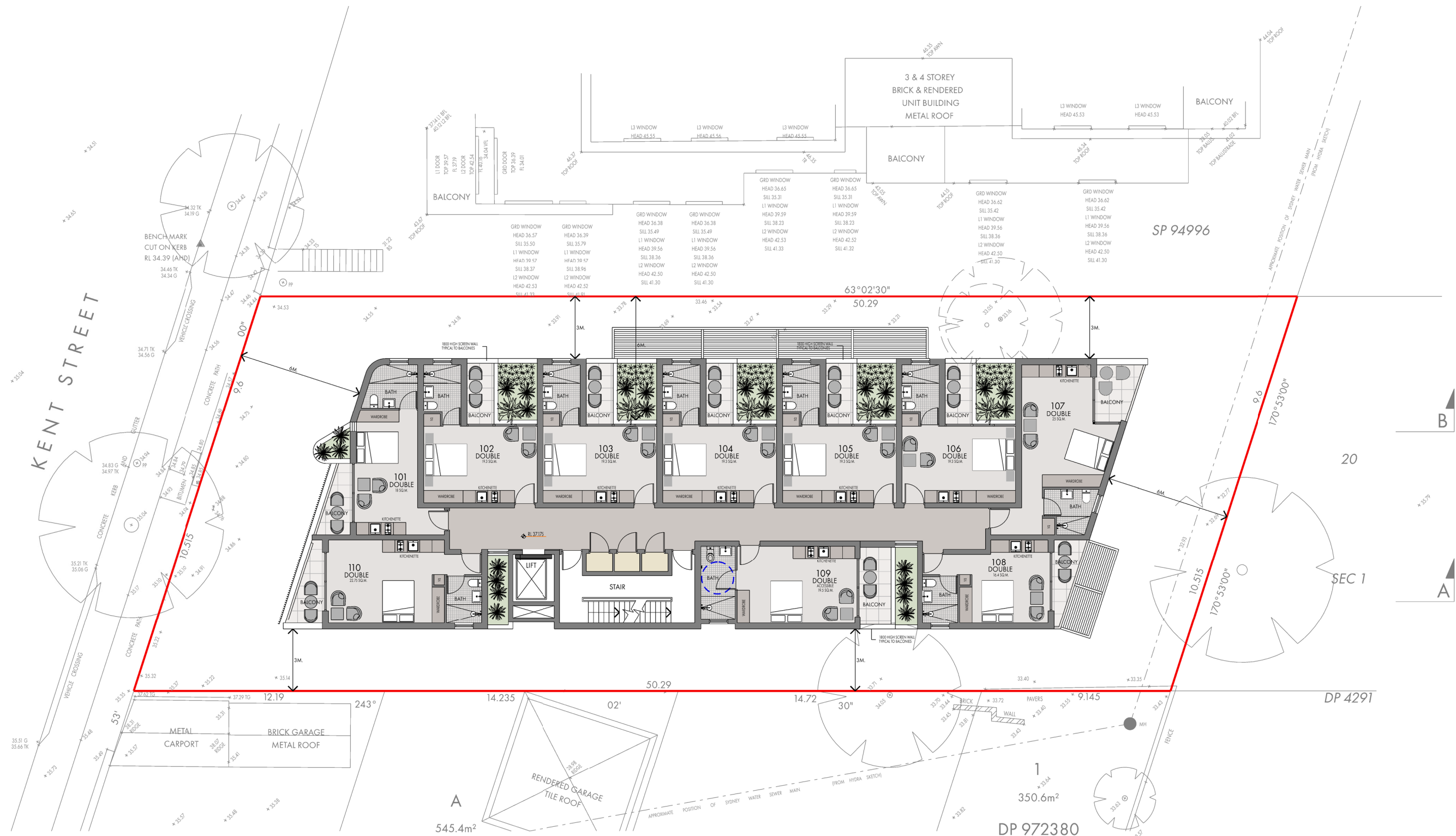


CO-LIVING RESIDENTIAL DEVELOPMENT
32-34 KENT STREET BELMORE

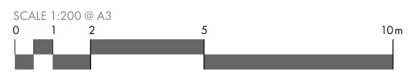
CLIENT
MULTIFORM

DRAWING TITLE
BASEMENT FLOOR PLAN

PROJECT	DRG. NO.	REVISION	DATE
518	201	DA	10.04.2025



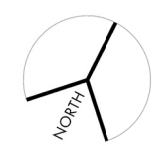
LEVEL 1 FLOOR PLAN
GFA = 333.5 SQ.M.



© COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.A.R.C.H) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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

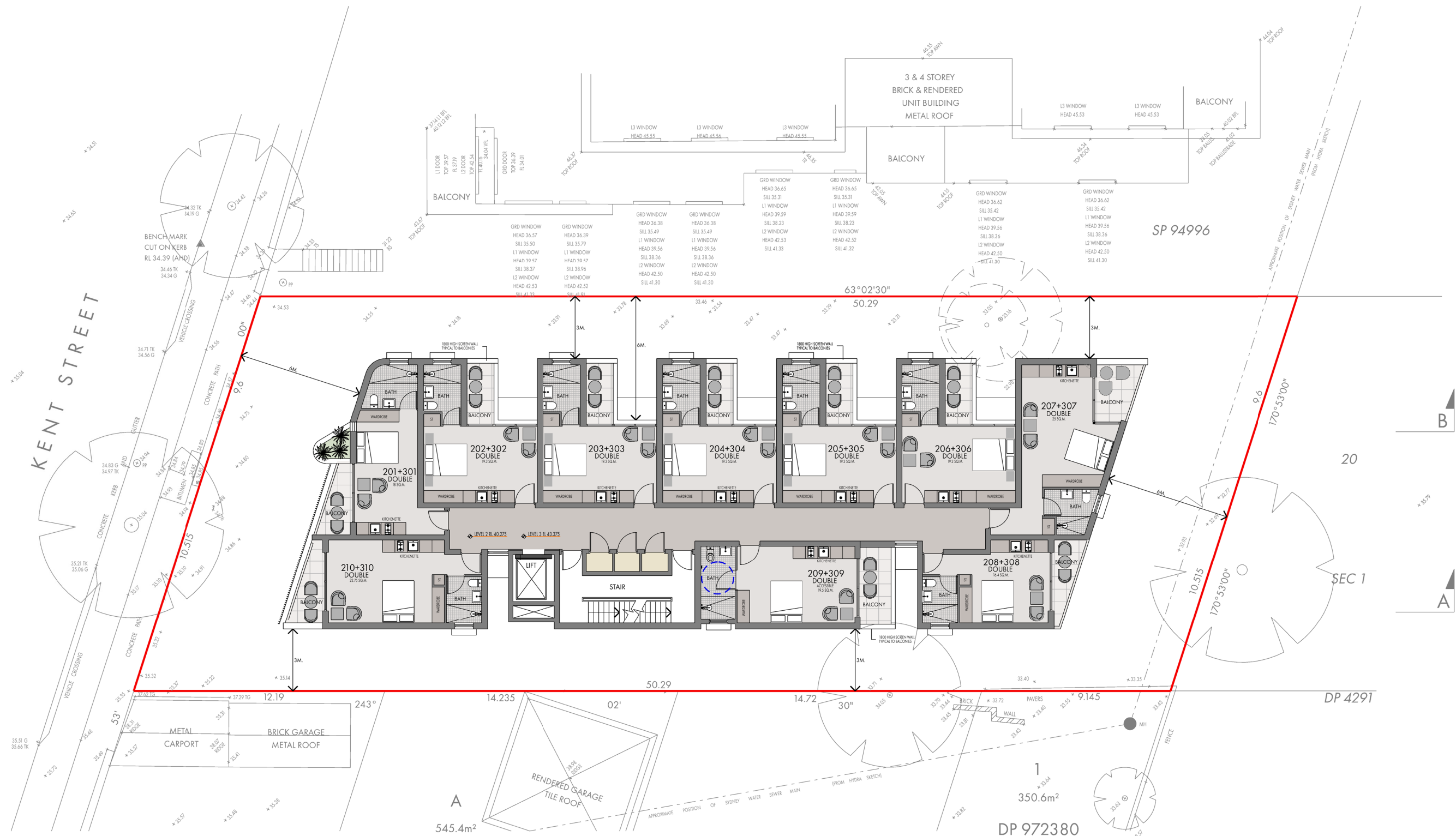


CO-LIVING RESIDENTIAL DEVELOPMENT
32-34 KENT STREET BELMORE

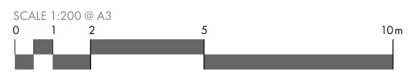
CLIENT
MULTIFORM

DRAWING TITLE
LEVEL 1 FLOOR PLAN

PROJECT	DRG. NO.	REVISION	DATE
518	203	DA	10.04.2025



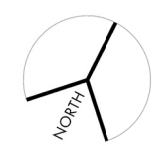
LEVEL 2 +3 FLOOR PLANS
GFA = 333.5 SQ.M.



© COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.A.R.C.H) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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



CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
LEVEL 2+3 FLOOR PLANS

PROJECT	DRG. NO.	REVISION	DATE
518	204	DA	10.04.2025



WEST ELEVATION

PARAPET RL 46.750



LEVEL 3 RL 43.375



LEVEL 2 RL 40.275



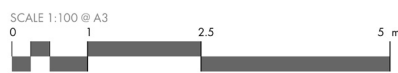
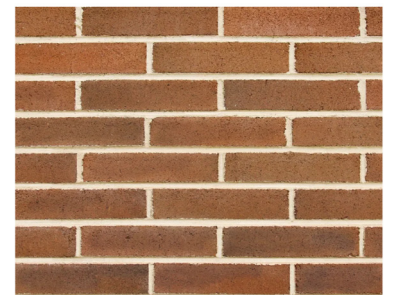
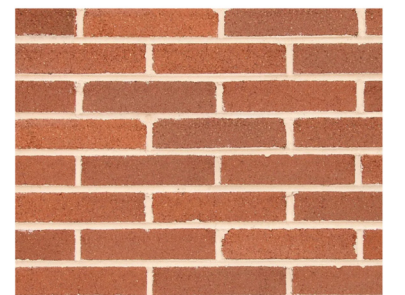
LEVEL 1 RL 37.175



GROUND FLR RL 34.075



BASEMENT RL 30.975



SCALE 1:100 @ A3
0 1 2.5 5 m



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT

MULTIFORM

DRAWING TITLE

WEST ELEVATION

PROJECT	DRG NO.	REVISION	DATE
518	301	DA	10.04.2025



- PARAPET RL 46.750
- LEVEL 3 RL 43.375
- LEVEL 2 RL 40.275
- LEVEL 1 RL 37.175
- GROUND FLR RL 34.075
- BASEMENT RL 30.975

NORTH ELEVATION

SCALE 1:200 @ A3
0 1 2 5 10m



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
NORTH ELEVATION

PROJECT	DRG NO.	REVISION	DATE
518	302	DA	10.04.2025



PARAPET RL 46.750



LEVEL 3 RL 43.375



LEVEL 2 RL 40.275



LEVEL 1 RL 37.175



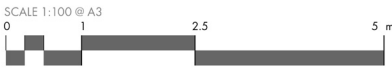
GROUND FLR RL 34.075



BASEMENT RL 30.975



EAST ELEVATION



COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT

MULTIFORM

DRAWING TITLE

EAST ELEVATION

PROJECT

518

DRG NO.

303

REVISION

DA

DATE

10.04.2025



- PARAPET RL 46.750
- LEVEL 3 RL 43.375
- LEVEL 2 RL 40.275
- LEVEL 1 RL 37.175
- GROUND FLR RL 34.075
- BASEMENT RL 30.975

SOUTH ELEVATION



SCALE 1:200 @ A3
COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS
THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693
AND
ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW
REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

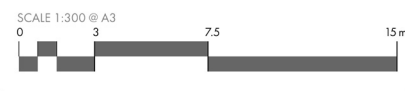
DRAWING TITLE

SOUTH ELEVATION

PROJECT	DRG NO.	REVISION	DATE
518	304	DA	10.04.2025



KENT STREET ELEVATION



© COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.A.RCH) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



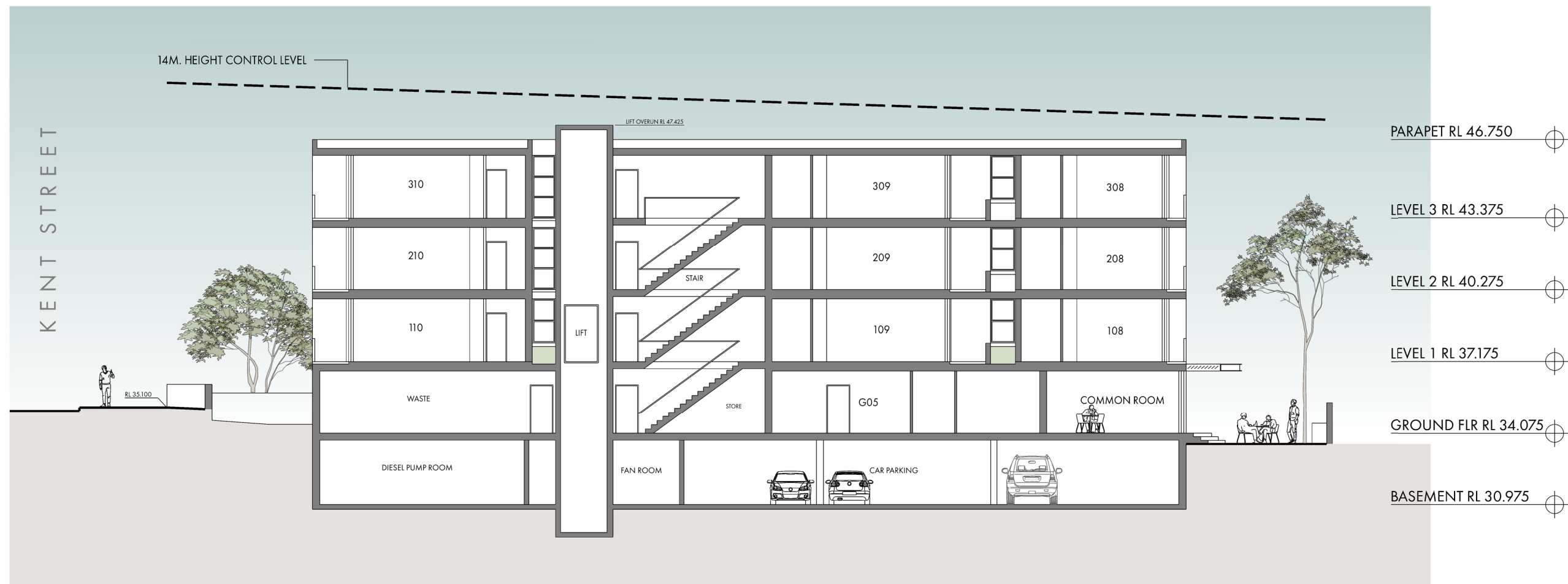
ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
T:(+61) 2 9571 5666 E:ROSS@RHARCH.COM.AU W:WWW.RHARCH.COM.AU
NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
KENT STREET ELEVATION

PROJECT	DRG NO.	REVISION	DATE
518	305	DA	04.04.2025



SECTION A A



COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

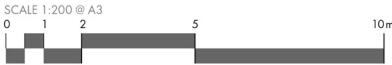
CLIENT
MULTIFORM

DRAWING TITLE
SECTION A A

PROJECT	DRG NO.	REVISION	DATE
518	401	DA	10.04.2025



SECTION B B



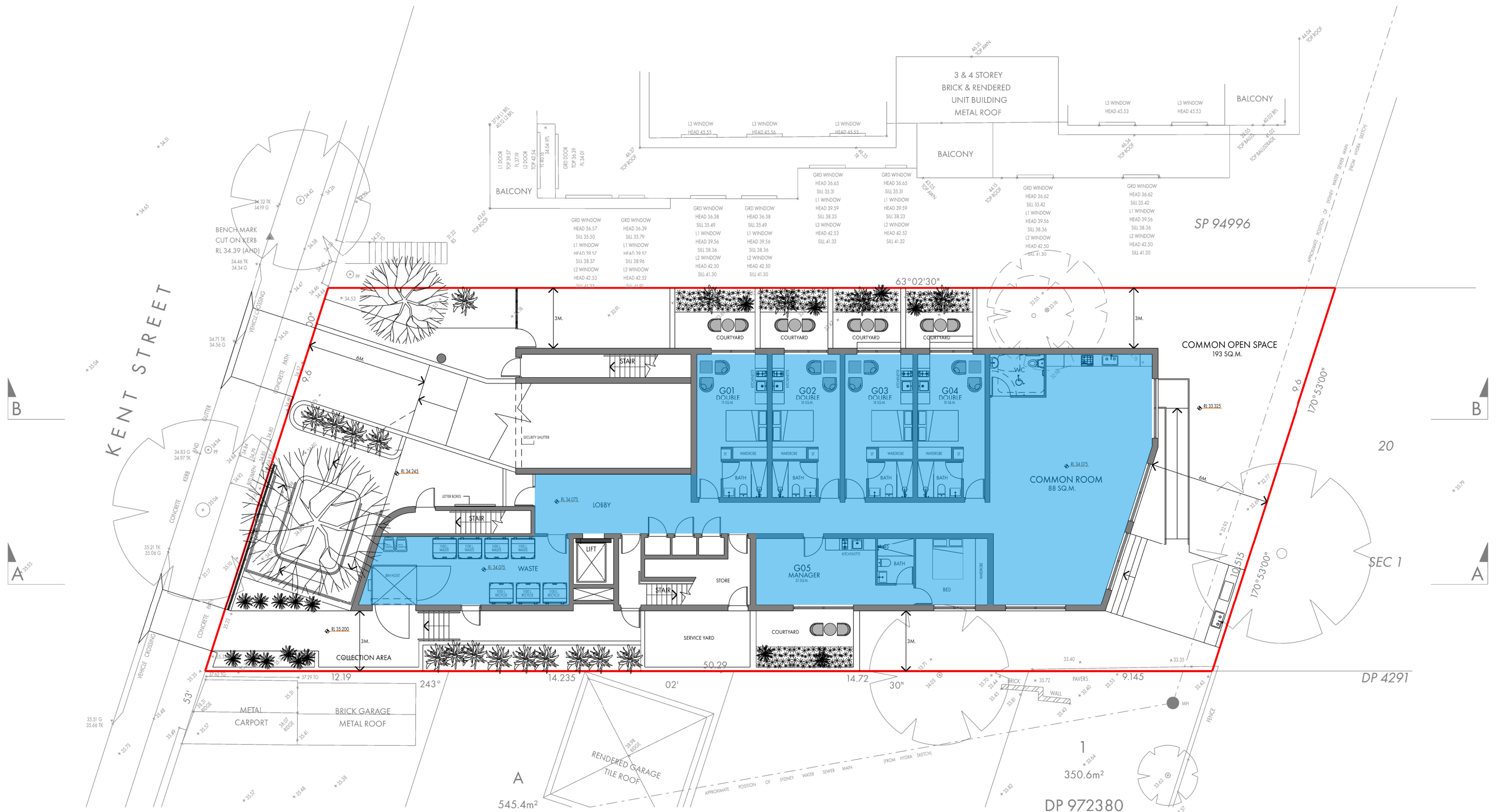
ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 58 135 580 693
T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU
NOMINATED ARCHITECT ROSS HOWIESON NSW ARB REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
SECTION B B

PROJECT	DRG NO.	REVISION	DATE
518	402	DA	10.04.2025

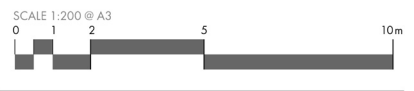


GROUND GFA PLAN



GROUND GFA = 323 SQ.M.

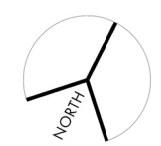
FLOOR AREA CALCULATIONS	
GROUND GFA:	323 SQ.M.
LEVEL 1 GFA:	333.5 SQ.M.
LEVEL 2 GFA:	333.5 SQ.M.
LEVEL 3 GFA:	333.5 SQ.M.
TOTAL GFA:	1323.5 SQ.M. (1.37:1)



SCALE 1:200 @ A3
0 1 2 5 10m
COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.A.R.C.H) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
T:(+61) 2 9571 5666 E:ROSS@RHARCH.COM.AU W:WWW.RHARCH.COM.AU
NOMINATED ARCHITECT ROSS HOWIESON NSW A.B. REGISTRATION NO. 3792
NSW DESIGN PRACTITIONER REG NO. DEP0001060

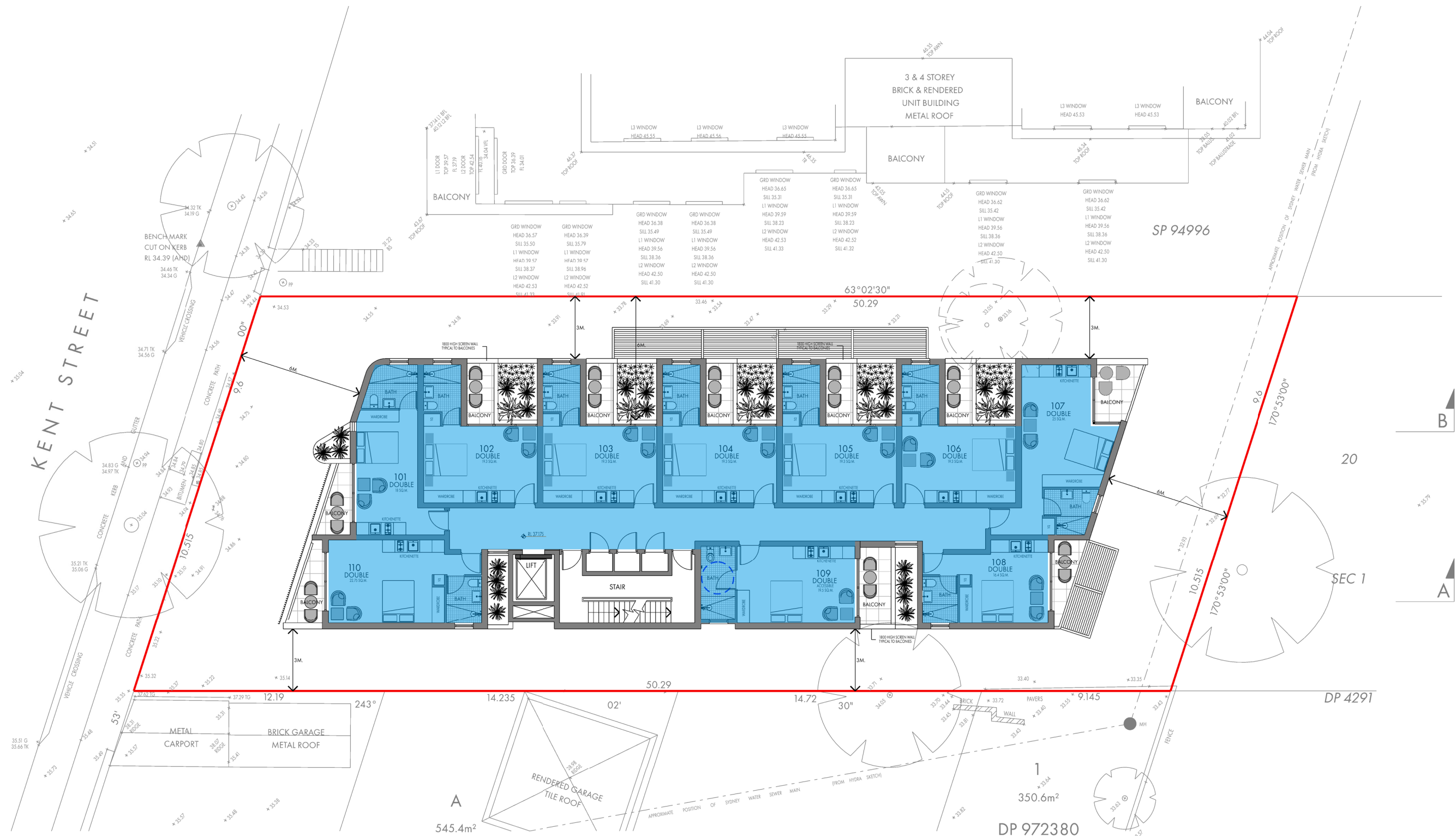


CO-LIVING RESIDENTIAL DEVELOPMENT 32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE GROUND GFA PLAN

PROJECT	DRG. NO.	REVISION	DATE
518	501	DA	10.04.2025

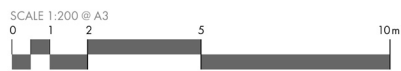


LEVEL 1 GFA PLAN

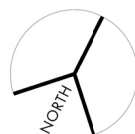


LEVEL 1 GFA = 333.5 SQ.M.

FLOOR AREA CALCULATIONS	
GROUND GFA:	323 SQ.M.
LEVEL 1 GFA:	333.5 SQ.M.
LEVEL 2 GFA:	333.5 SQ.M.
LEVEL 3 GFA:	333.5 SQ.M.
TOTAL GFA:	1323.5 SQ.M. (1.37:1)



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

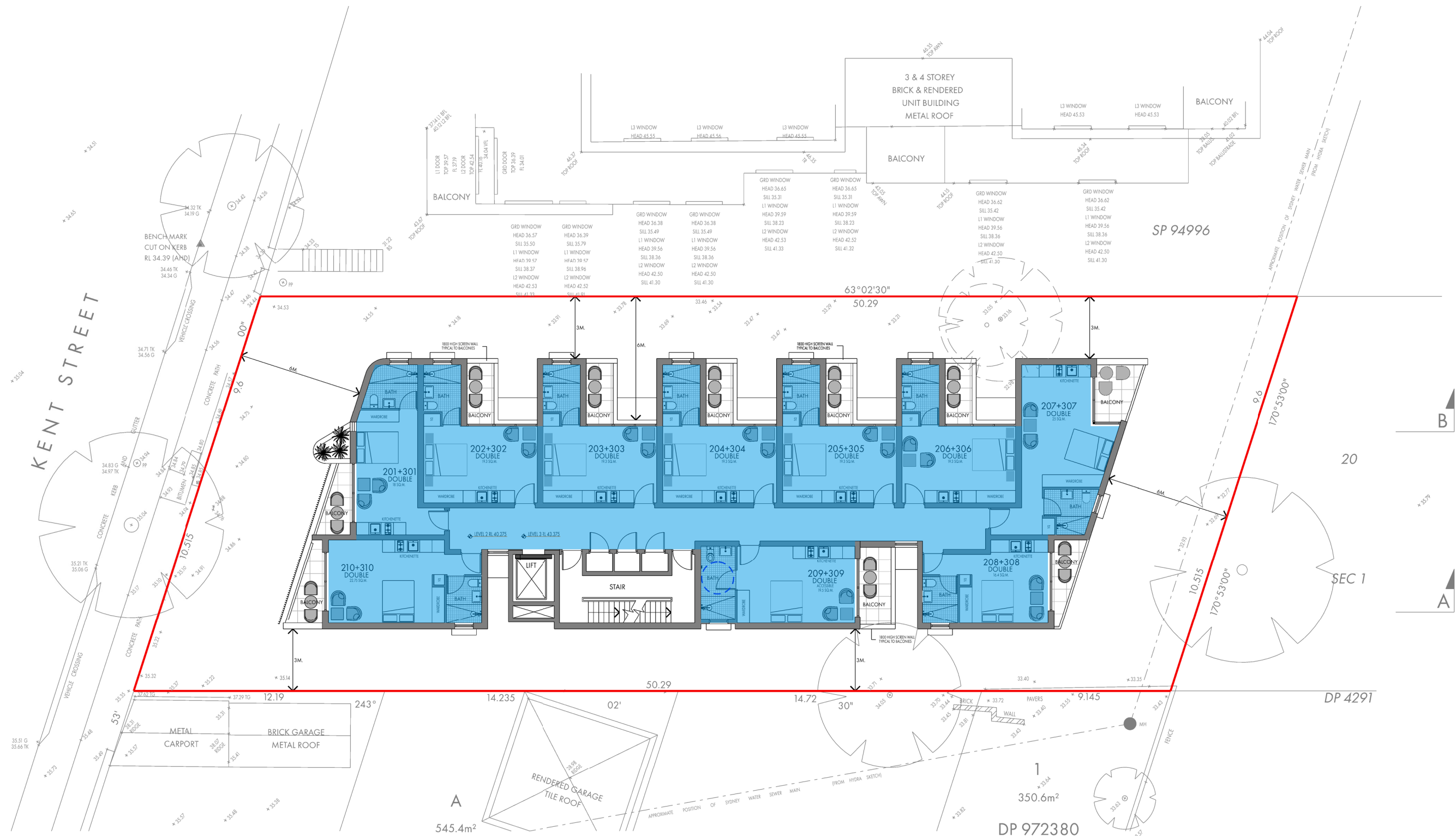


CO-LIVING RESIDENTIAL DEVELOPMENT
32-34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
LEVEL 1 GFA PLAN

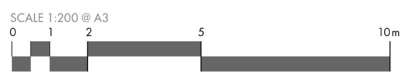
PROJECT	DRG. NO.	REVISION	DATE
518	502	DA	10.04.2025



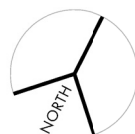
LEVEL 2 + 3 GFA PLAN

LEVEL 2 + 3 GFA = 333.5 SQ.M.

FLOOR AREA CALCULATIONS	
GROUND GFA:	323 SQ.M.
LEVEL 1 GFA:	333.5 SQ.M.
LEVEL 2 GFA:	333.5 SQ.M.
LEVEL 3 GFA:	333.5 SQ.M.
TOTAL GFA:	1323.5 SQ.M. (1.37:1)



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

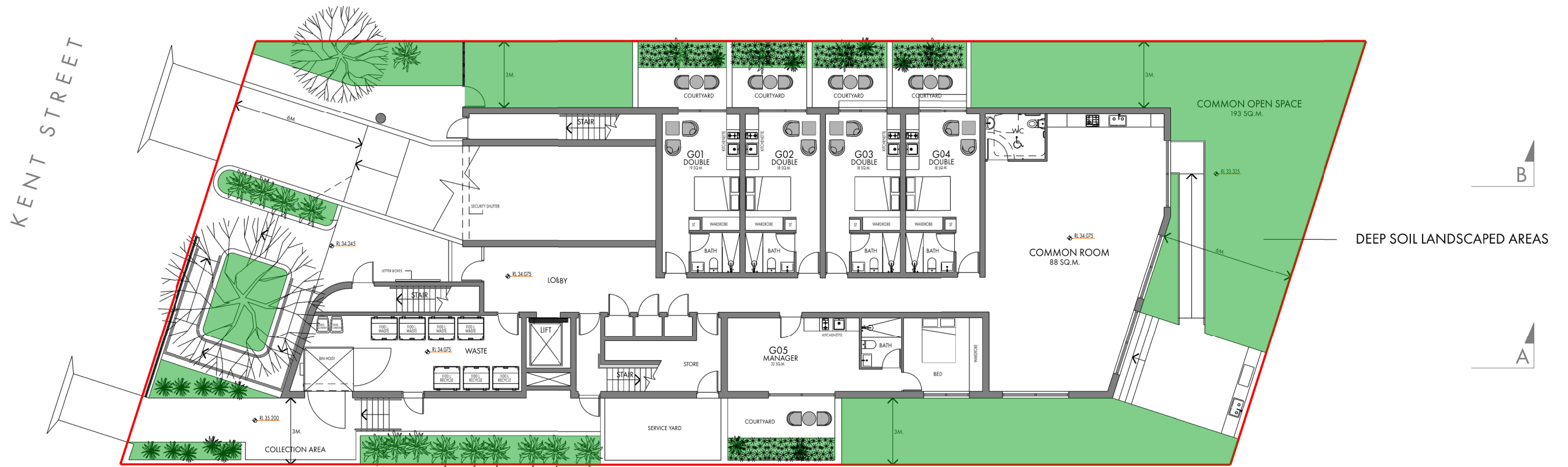


CO-LIVING RESIDENTIAL DEVELOPMENT 32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

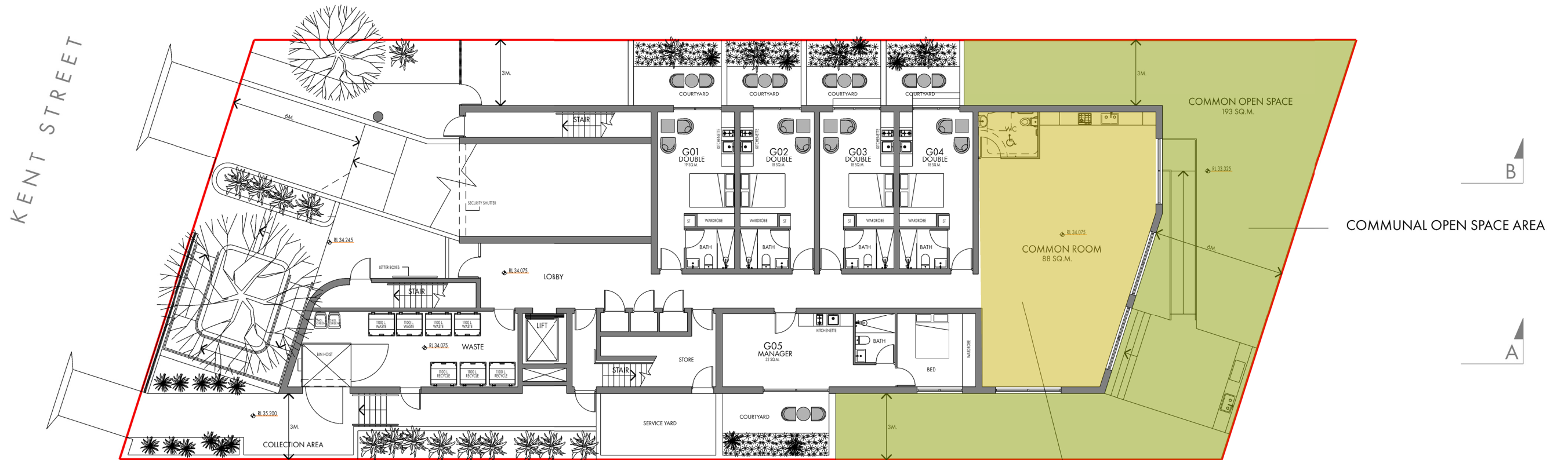
DRAWING TITLE LEVEL 2 + 3 GFA PLAN

PROJECT	DRG. NO.	REVISION	DATE
518	503	DA	10.04.2025



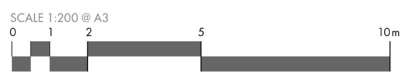
TOTAL DEEP SOIL LANDSCAPE AREA = 257.8 SQ.M. (26.7% OF 963.2 SQ.M. SITE AREA)

TOTAL LANDSCAPE AREA IN ACCORDANCE WITH SEPP = 447.6 SQ.M. (46.4% OF 963.2 SQ.M. SITE AREA)

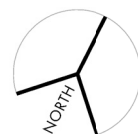


COMMUNAL OPEN SPACE AREA = 193 SQ.M. (20% OF 963.2 SQ.M. SITE AREA)

COMMUNAL LIVING AREA = 88 SQ.M. (30 SQ.M. + 29 X 2 = 88 SQ.M.)



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



CO-LIVING RESIDENTIAL DEVELOPMENT 32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

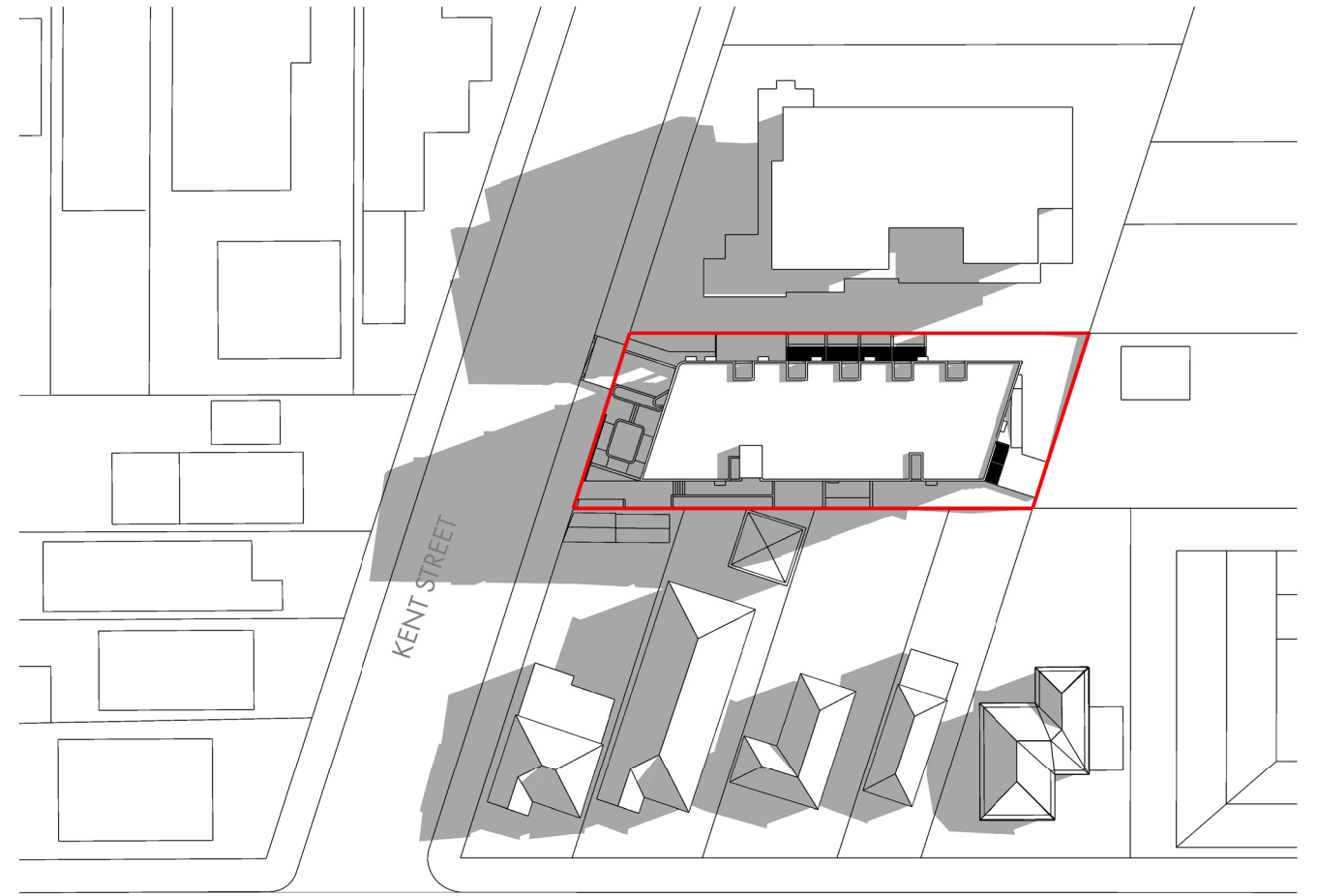
DRAWING TITLE SITE AREAS

PROJECT	DRG. NO.	REVISION	DATE
518	504	DA	10.04.2025



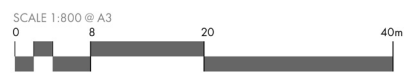
CHALMERS STREET

SHADOW CAST AT 8AM 21ST JUNE

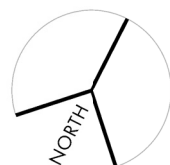


CHALMERS STREET

SHADOW CAST AT 9AM 21ST JUNE



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

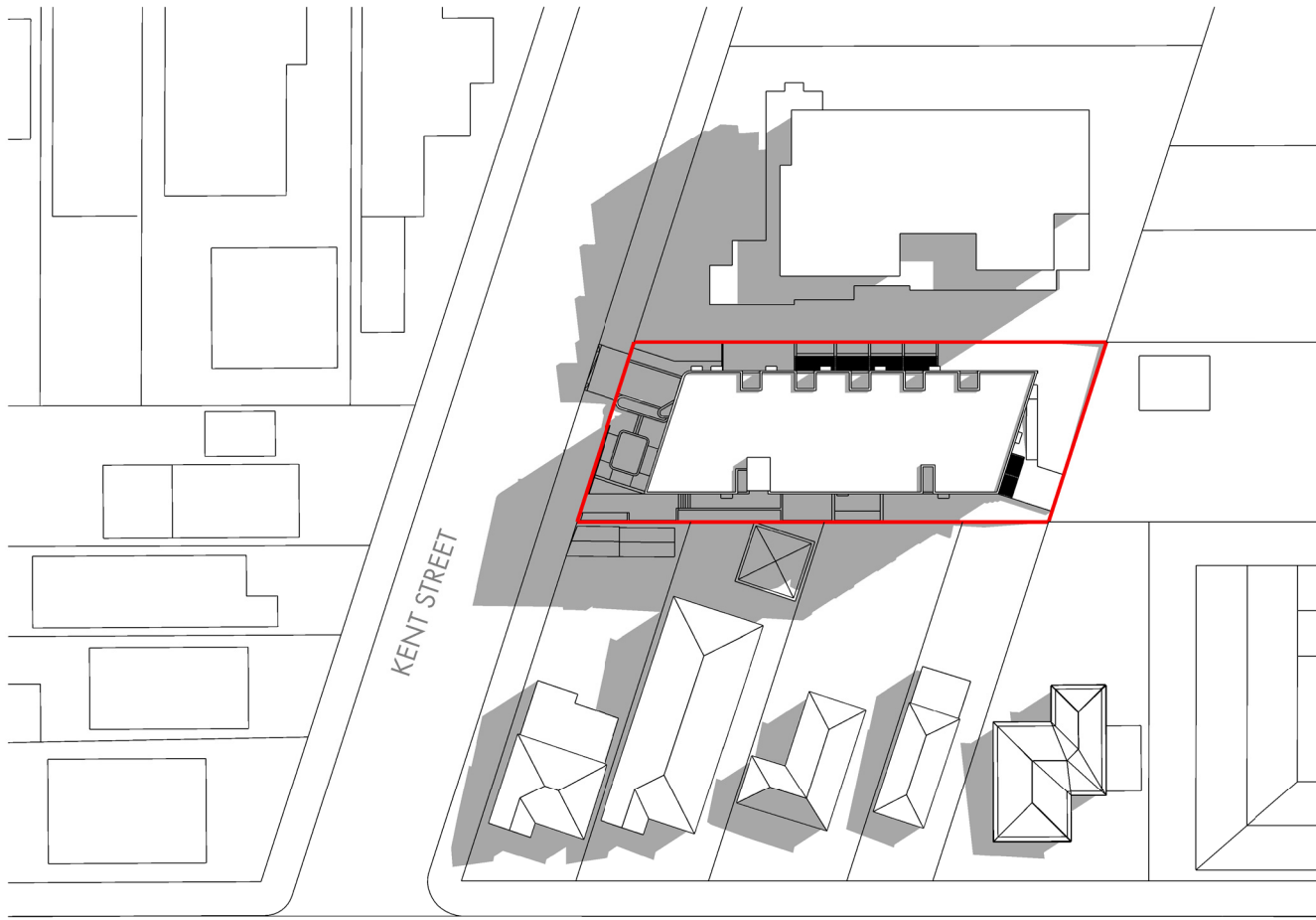


CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

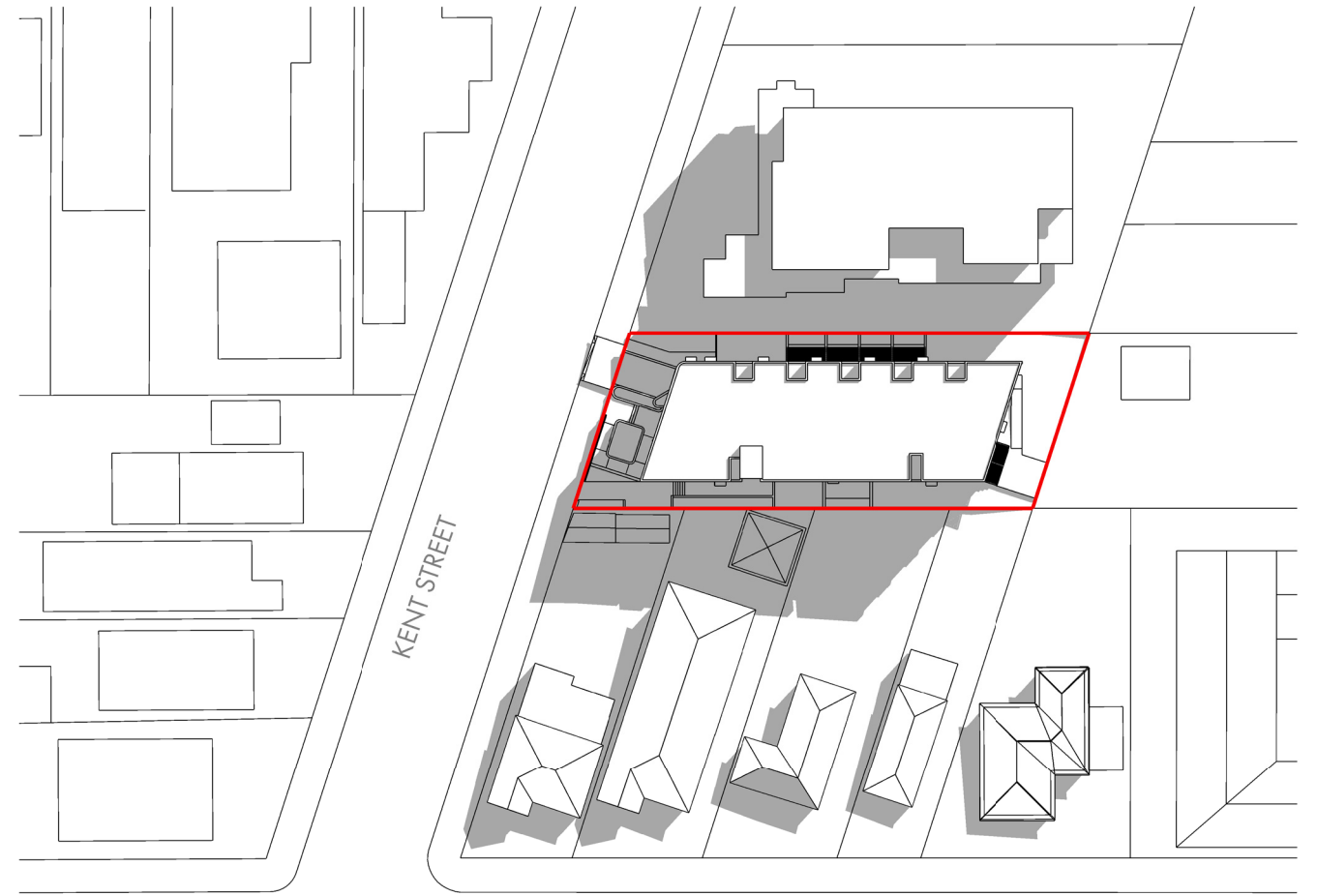
DRAWING TITLE
SHADOW PLAN 8 + 9AM

PROJECT	DRG NO.	REVISION	DATE
518	601	DA	04.04.2025



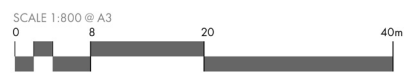
CHALMERS STREET

SHADOW CAST AT 10AM 21ST JUNE

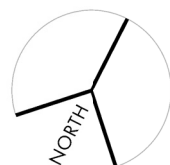


CHALMERS STREET

SHADOW CAST AT 11AM 21ST JUNE



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

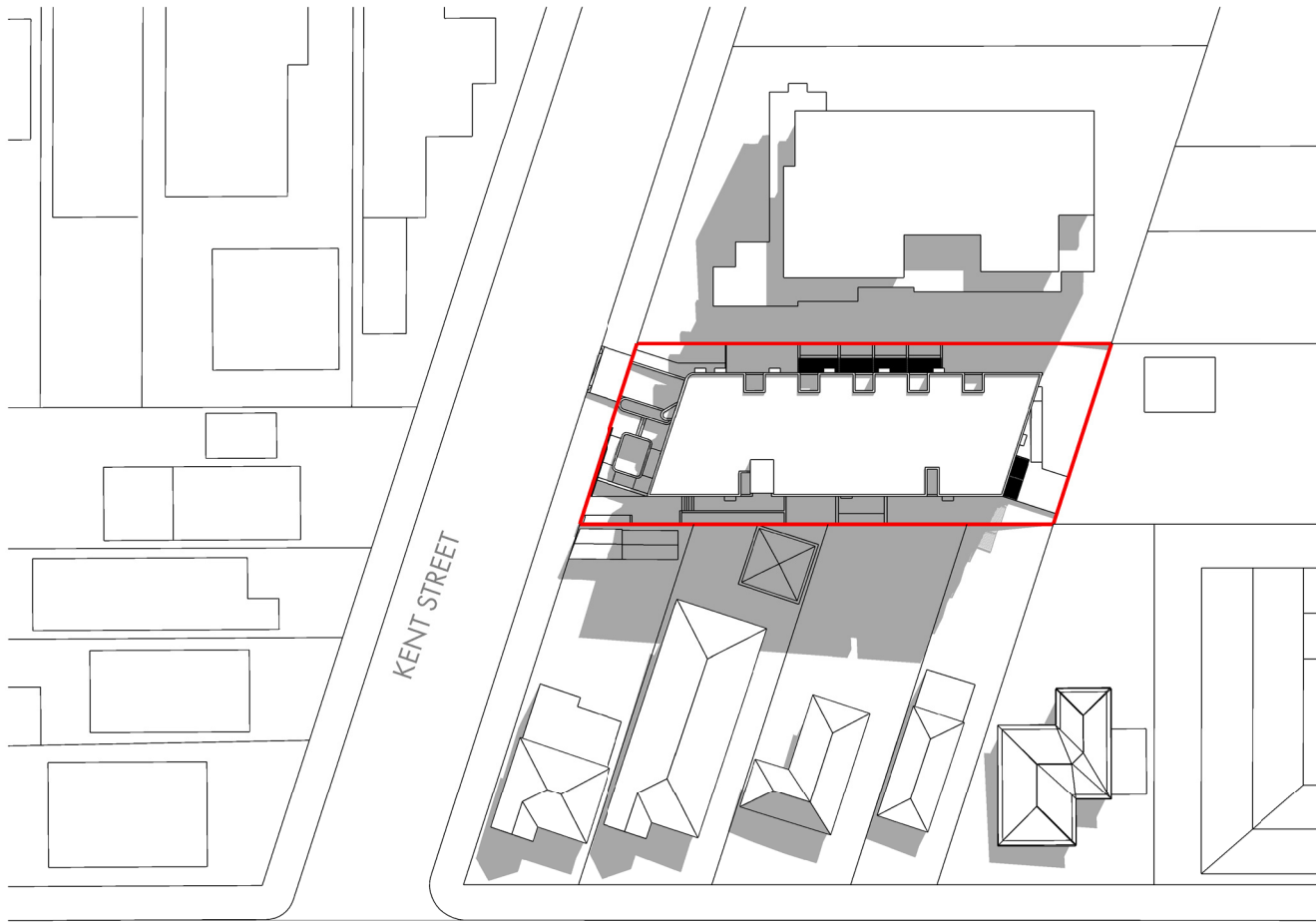


CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

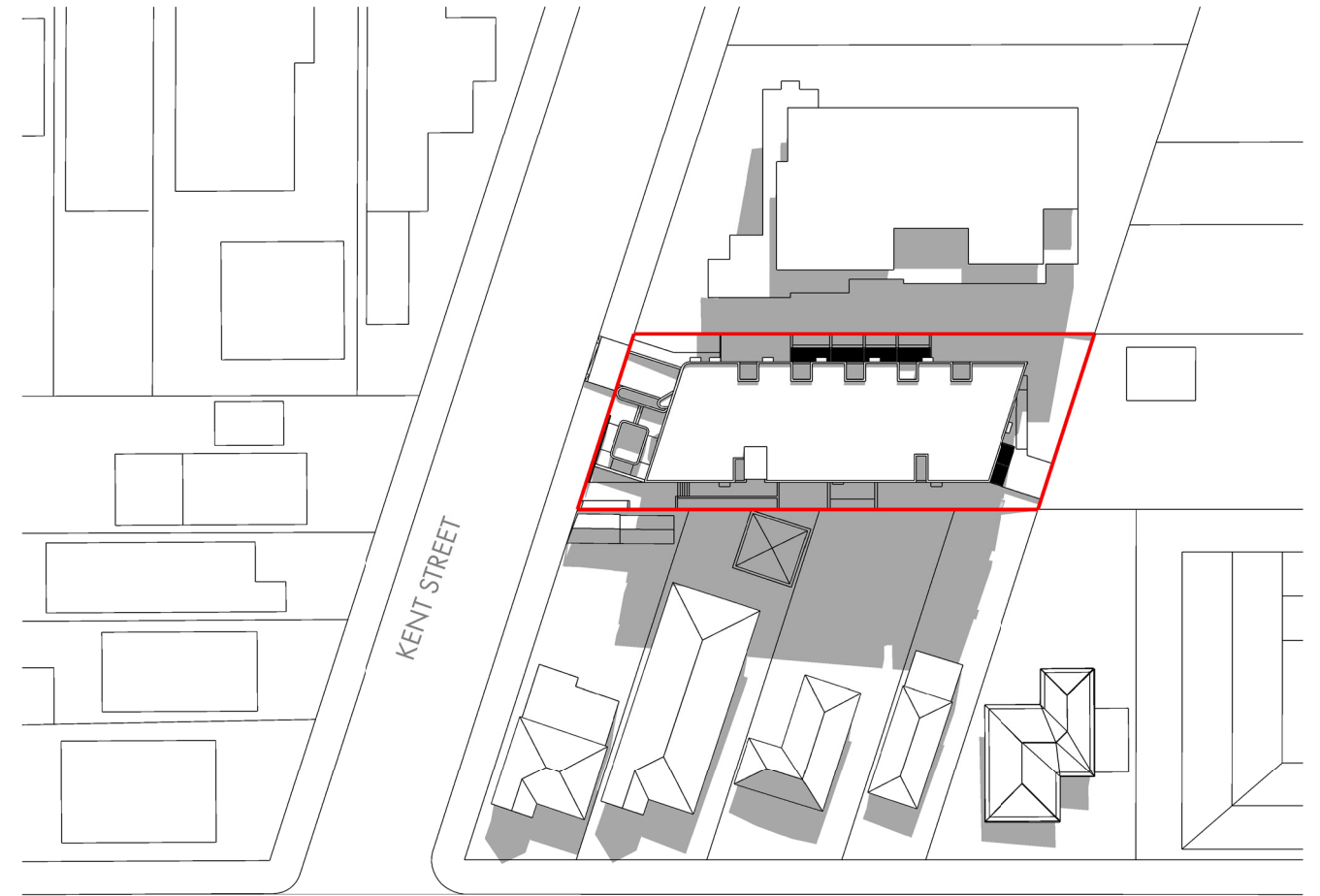
DRAWING TITLE
SHADOW PLAN 10 + 11AM

PROJECT	DRG NO.	REVISION	DATE
518	602	DA	04.04.2025



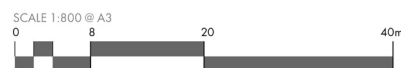
CHALMERS STREET

SHADOW CAST AT 12PM 21ST JUNE

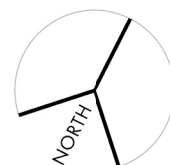


CHALMERS STREET

SHADOW CAST AT 1PM 21ST JUNE



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

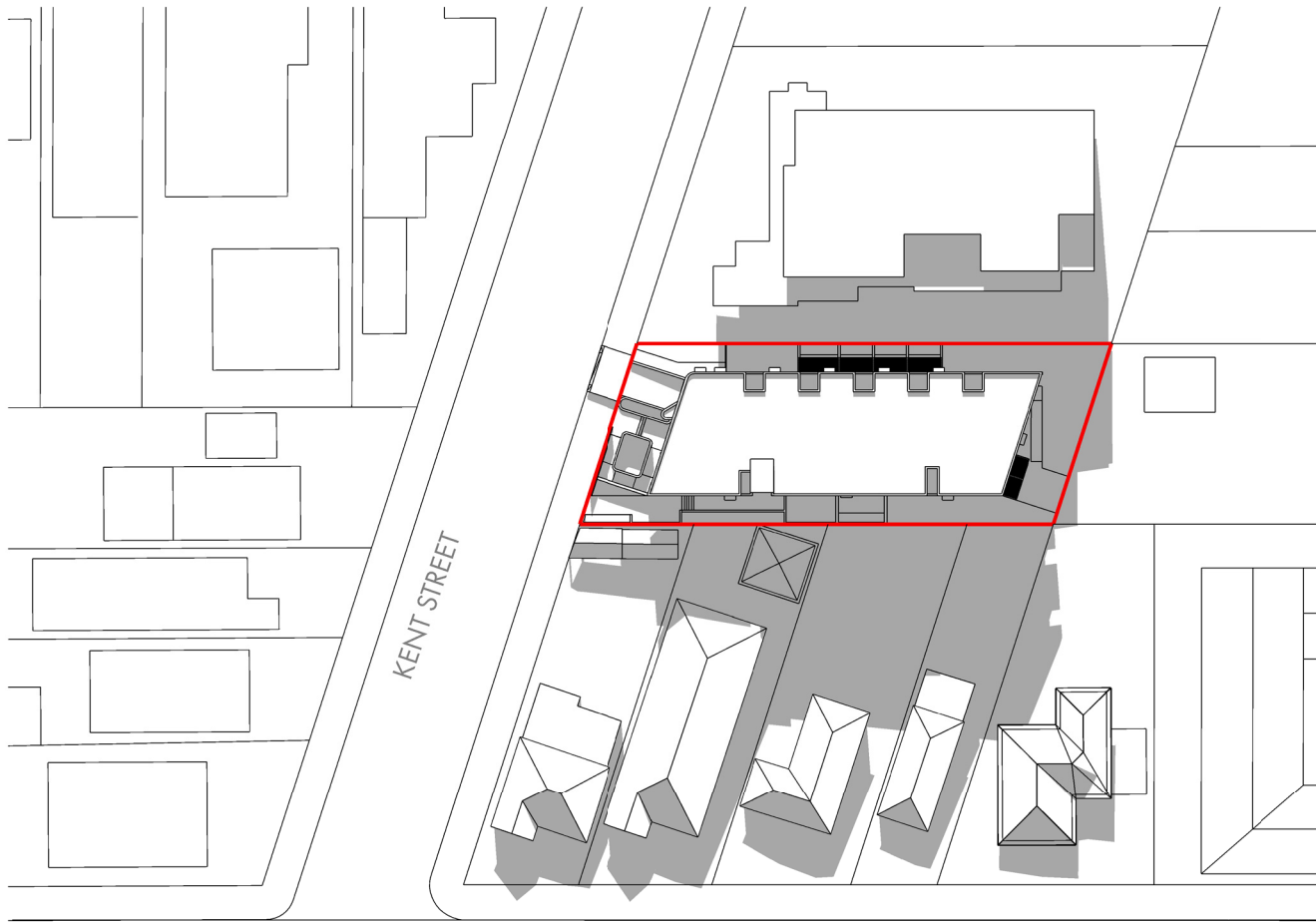


CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
SHADOW PLAN 12 + 1PM

PROJECT	DRG NO.	REVISION	DATE
518	603	DA	04.04.2025



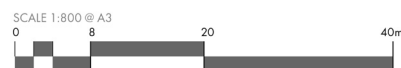
CHALMERS STREET

SHADOW CAST AT 2PM 21ST JUNE

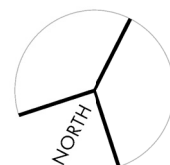


CHALMERS STREET

SHADOW CAST AT 3PM 21ST JUNE



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

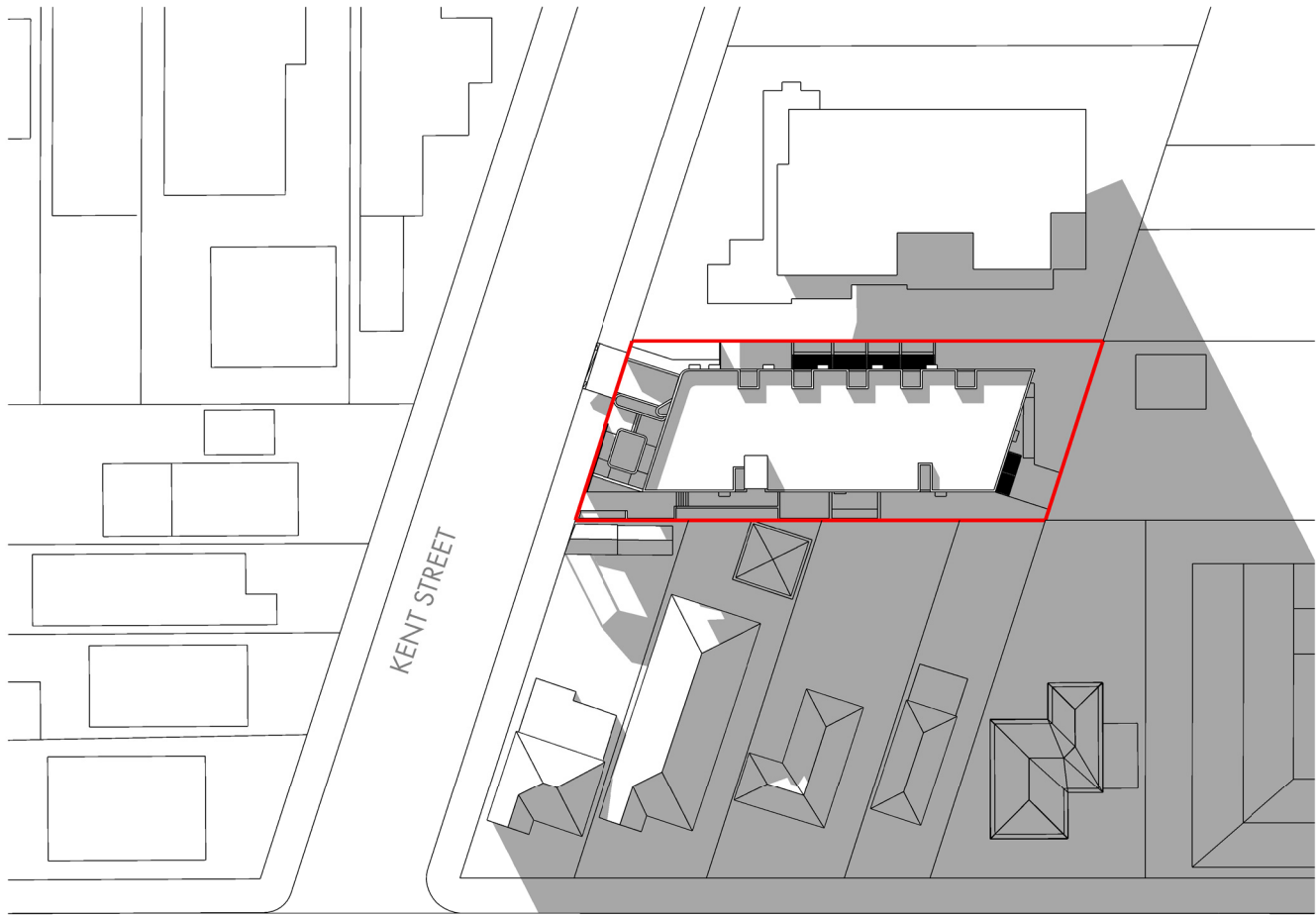


CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

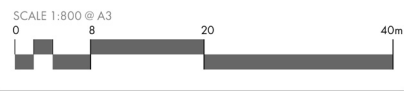
DRAWING TITLE
SHADOW PLAN 2 + 3PM

PROJECT	DRG NO.	REVISION	DATE
518	604	DA	04.04.2025



CHALMERS STREET

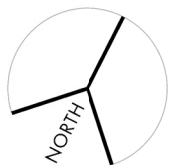
SHADOW CAST AT 4PM 21 ST JUNE



SCALE 1:800 @ A3
0 8 20 40m
COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693 AND ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
PO BOX 153 BROADWAY NSW 2007
ROSS HOWIESON PTY LIMITED
ABN 38 133 580 693
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



CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE
SHADOW PLAN 4PM

PROJECT	DRG NO.	REVISION	DATE
518	605	DA	04.04.2025



VIEW FROM THE SUN 8AM 21ST JUNE



VIEW FROM THE SUN 9AM 21ST JUNE



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32-34 KENT STREET BELMORE

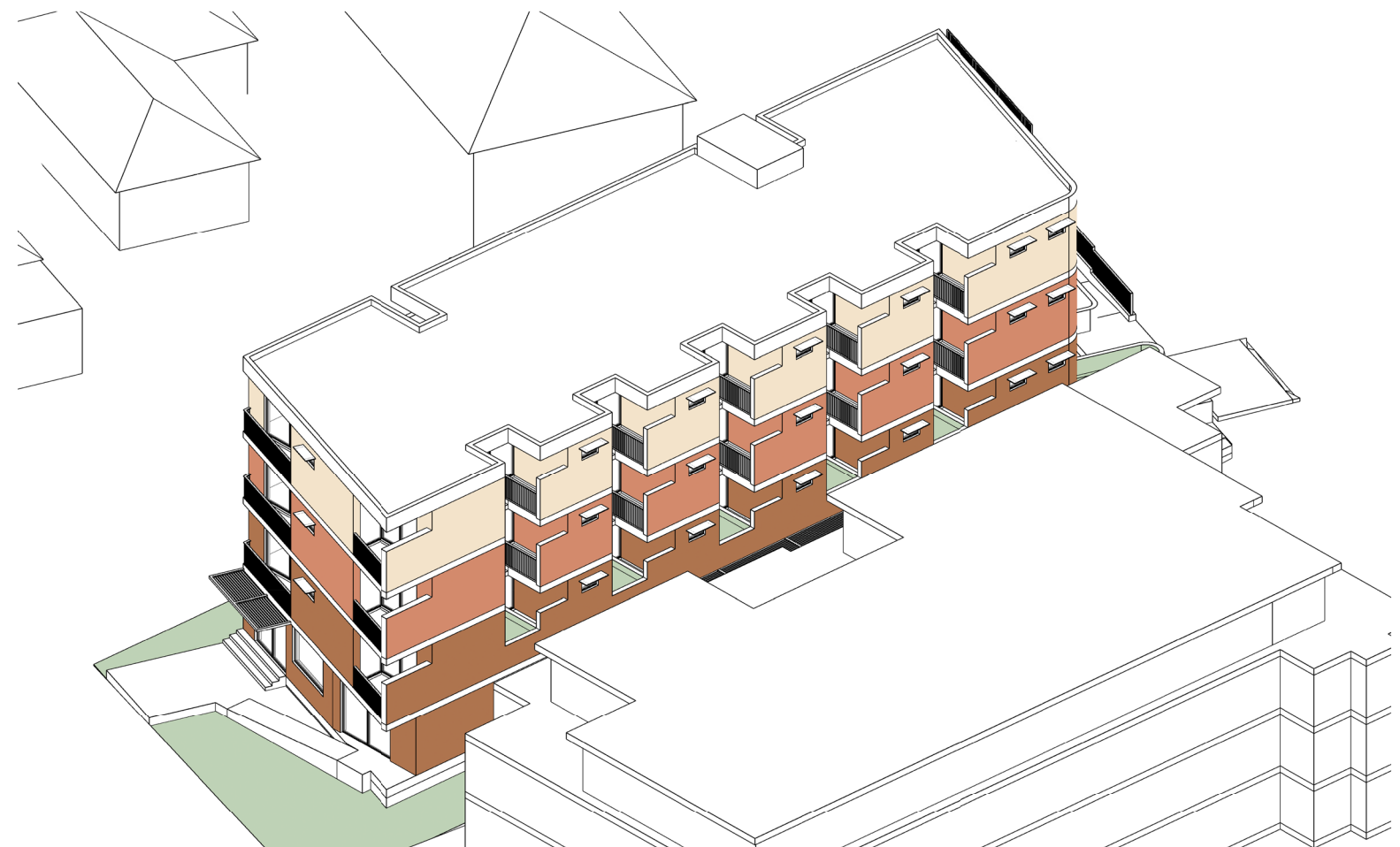
CLIENT
MULTIFORM

DRAWING TITLE
SUNVIEWS 8 + 9AM

PROJECT	DRG NO.	REVISION	DATE
518	701	DA	04.04.2025



VIEW FROM THE SUN 10AM 21ST JUNE



VIEW FROM THE SUN 11AM 21ST JUNE



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

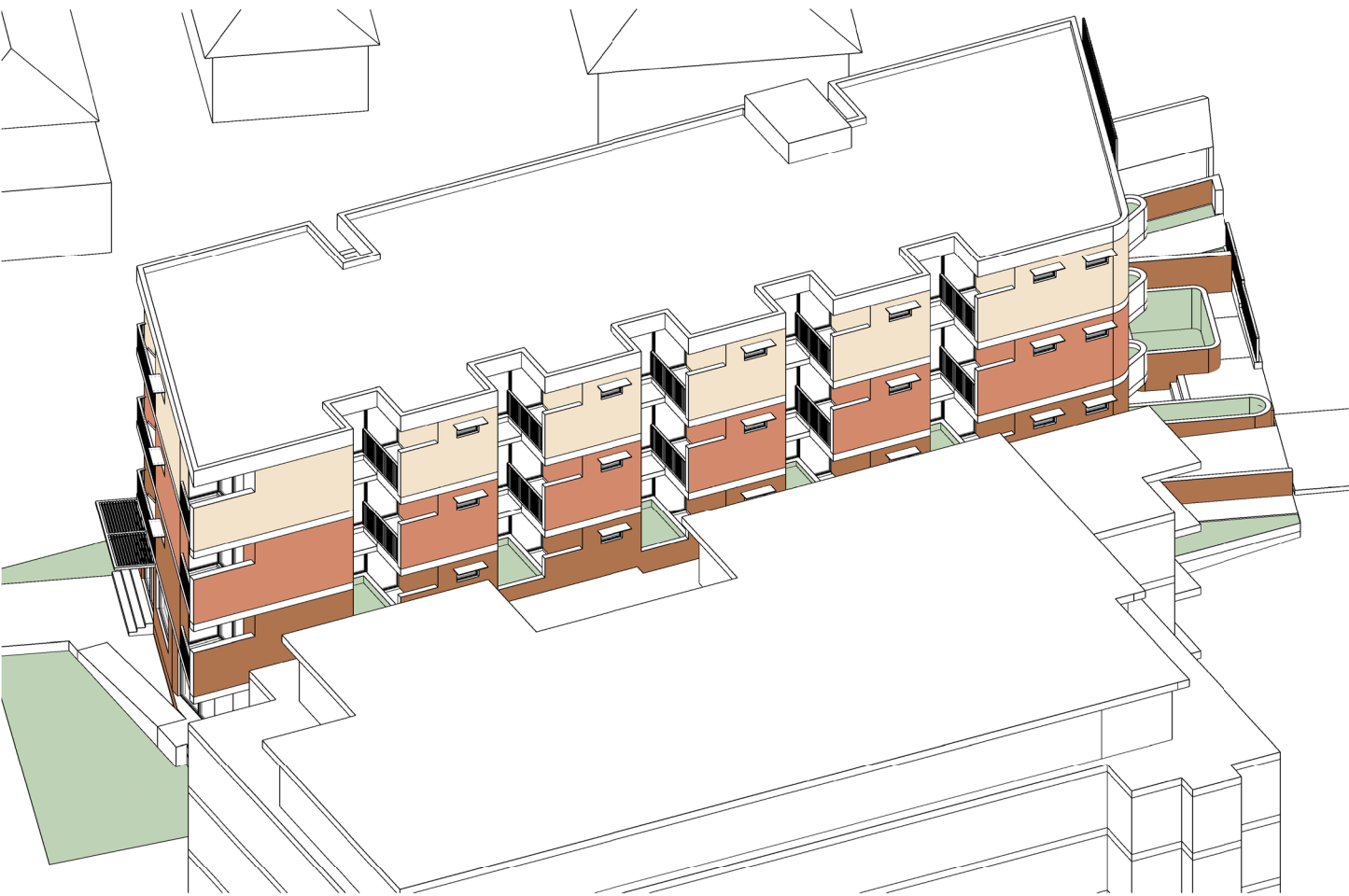
DRAWING TITLE

SUNVIEWS 10 + 11AM

PROJECT	DRG NO.	REVISION	DATE
518	702	DA	04.04.2025



COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS
THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 58 135 580 693
AND
ROSS HOWIESON (B.A.R.C.H.) REGISTERED ARCHITECT NSW
REGISTRATION NO. 3792 DIRECTOR



VIEW FROM THE SUN 12PM 21ST JUNE



VIEW FROM THE SUN 1PM 21ST JUNE



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

DRAWING TITLE

SUNVIEWS 12 + 1PM

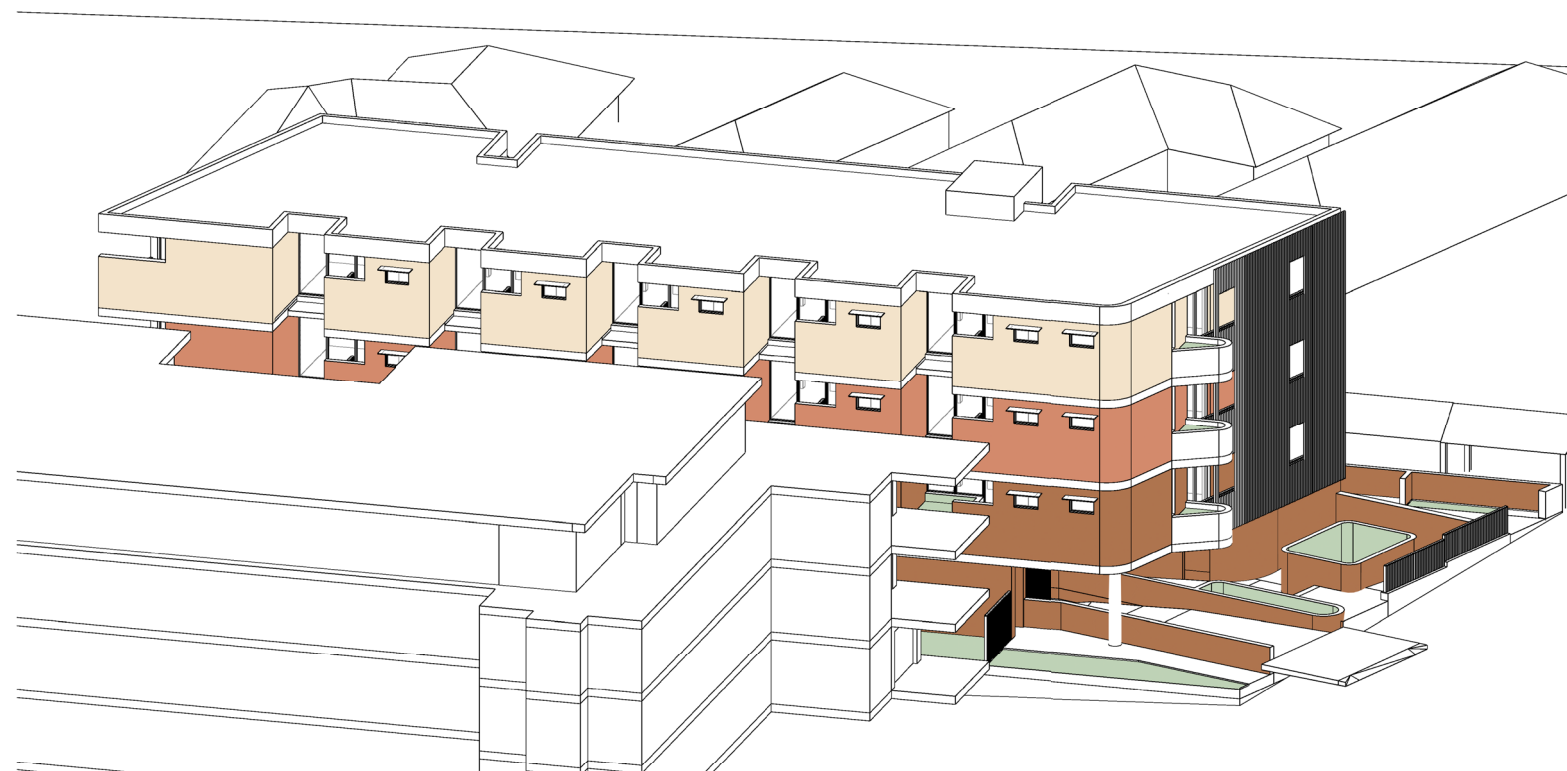
PROJECT	DRG. NO.	REVISION	DATE
518	703	DA	04.04.2025



COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 58 135 580 693 AND ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW REGISTRATION NO. 3792 DIRECTOR



VIEW FROM THE SUN 2PM 21ST JUNE



VIEW FROM THE SUN 3PM 21ST JUNE



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

CO-LIVING RESIDENTIAL DEVELOPMENT
32 - 34 KENT STREET BELMORE

CLIENT
MULTIFORM

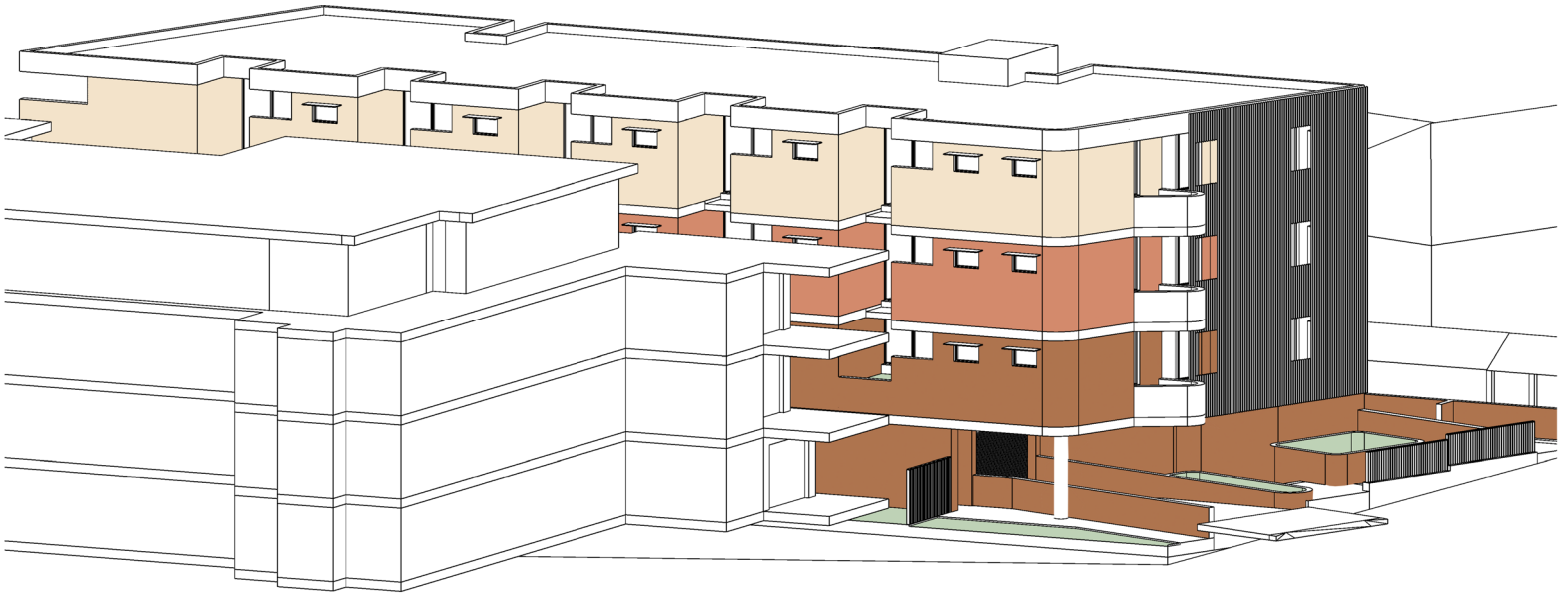
DRAWING TITLE

SUNVIEWS 2 + 3PM

PROJECT	DRG. NO.	REVISION	DATE
518	704	DA	04.04.2025



COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS
THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 58 135 580 693
AND
ROSS HOWIESON (B.Arch) REGISTERED ARCHITECT NSW
REGISTRATION NO. 3792 DIRECTOR

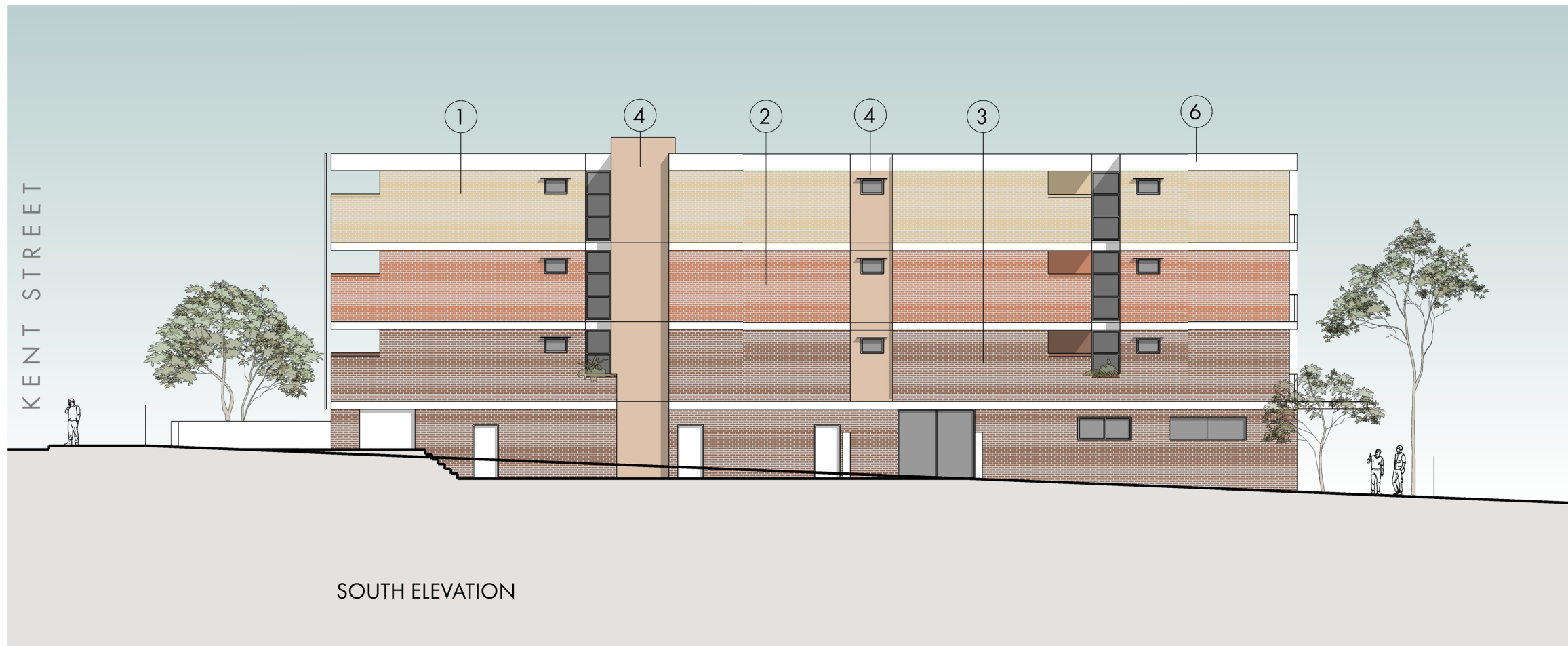


VIEW FROM THE SUN 4PM 21ST JUNE

SOLAR ACCESS SCHEDULE

MID-WINTER SOLAR ACCESS	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	TOTAL HOURS
ROOM G.01										
ROOM G.02		YES								1
ROOM G.03		YES								1
ROOM G.04		YES								1
MANAGER ROOM G.05										
ROOM 1.01							YES	YES	YES	3
ROOM 1.02				YES	YES	YES	YES	YES		5
ROOM 1.03				YES	YES	YES				5
ROOM 1.04				YES	YES	YES				5
ROOM 1.05				YES	YES	YES	YES			4
ROOM 1.06				YES	YES	YES	YES			4
ROOM 1.07	YES	YES	YES	YES						4
ROOM 1.08	YES	YES	YES	YES						4
ACCESSIBLE ROOM 1.09										
ROOM 1.10							YES	YES	YES	3
ROOM 2.01							YES	YES	YES	3
ROOM 2.02				YES	YES	YES	YES	YES		5
ROOM 2.03				YES	YES	YES	YES	YES		5
ROOM 2.04				YES	YES	YES	YES	YES		5
ROOM 2.05				YES	YES	YES	YES	YES		5
ROOM 2.06				YES	YES	YES	YES	YES		5
ROOM 2.07	YES	YES	YES	YES						4
ROOM 2.08	YES	YES	YES	YES						4
ACCESSIBLE ROOM 2.09										
ROOM 2.10							YES	YES	YES	3
ROOM 3.01							YES	YES	YES	3
ROOM 3.02				YES	YES	YES	YES	YES		5
ROOM 3.03				YES	YES	YES	YES	YES		5
ROOM 3.04				YES	YES	YES	YES	YES		5
ROOM 3.05				YES	YES	YES	YES	YES		5
ROOM 3.06				YES	YES	YES	YES	YES		5
ROOM 3.07	YES	YES	YES	YES						4
ROOM 3.08	YES	YES	YES	YES						4
ACCESSIBLE ROOM 3.09										
ROOM 3.10							YES	YES	YES	3

27 ROOMS RECEIVE AT LEAST 3HRS OF SOLAR ACCESS IN MID-WINTER (77% OF TOTAL ROOMS)



SOUTH ELEVATION



WEST ELEVATION

PARAPET RL 46.750		1 BOWRAL SO CHILLINGHAM WHITE FACE BRICK OR SIMILAR		4 DULUX YOLANDE S09G4 PAINT FINISH
LEVEL 3 RL 43.375		2 BOWRAL SO CAPITOL RED FACE BRICK OR SIMILAR		5 DULUX DURALLOY 2721380M MATT NATURAL WHITE POWDERCOAT
LEVEL 2 RL 40.275		3 BOWRAL SO BOWRAL BROWN FACE BRICK OR SIMILAR		6 DULUX NATURAL WHITE 15W-S-W1F4 PAINT FINISH
LEVEL 1 RL 37.175				
GROUND FLR RL 34.075				
BASEMENT RL 30.975				



SCALE 1:200 @ A3
 0 1 2 5 10m
 COPYRIGHT IN THIS DOCUMENT AND IN THE WORK EXECUTED FROM IT REMAINS
 THE PROPERTY OF ROSS HOWIESON PTY LIMITED ABN 38 133 580 693
 AND
 ROSS HOWIESON (B ARCH) REGISTERED ARCHITECT NSW
 REGISTRATION NO. 3792 DIRECTOR



ROSS HOWIESON ARCHITECTS
 PO BOX 153 BROADWAY NSW 2007
 ROSS HOWIESON PTY LIMITED
 ABN 38 133 580 693
 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

WEST ELEVATION

301

CO-LIVING RESIDENTIAL DEVELOPMENT
 32 - 34 KENT STREET BELMORE

CLIENT

MULTIFORM

DRAWING TITLE

EXTERNAL FINISHES

PROJECT	DRG NO.	REVISION	DATE
518	801	DA	10.04.2025