

Development Application

142, 142A+B BELLEVUE ROAD HILL, BELLEVUE HILL

DRAWING LIST

NO.	ISSUE	ISSUE DATE	SCALE @ A2	CONTENT
DA2 000	F	18/11/21	1:1000	DRAWING LIST + LOCATION PLAN + BASIX COMMITMENTS
DA2 001	A	26/03/21	1:500	SITE ANALYSIS
DA2 100	F	18/11/21	1:200	SITE + ROOF PLAN
DA2 101	F	18/11/21	1:200	LOWER GROUND FLOOR, BASEMENT 03, ADAPTABLE + SILVER LEVEL PLANS
DA2 102	F	18/11/21	1:200	GROUND FLOOR + BASEMENT 02 PLAN
DA2 103	F	18/11/21	1:200	LEVEL 01 + BASEMENT 01 PLAN
DA2 104	F	18/11/21	1:200	LEVEL 02 FLOOR PLAN
DA2 105	F	18/11/21	1:200	LEVEL 03 FLOOR PLAN
DA2 106	E	18/11/21	1:200	LEVEL 04 FLOOR PLAN
DA2 200	D	18/11/21	1:200	SECTION AA + BB
DA2 201	E	18/11/21	1:200	NORTH + SOUTH ELEVATIONS
DA2 202	E	18/11/21	1:200	EAST + WEST ELEVATIONS
DA2 300	E	18/11/21	1:250	9AM WINTER SOLSTICE SHADOWS
DA2 301	E	18/11/21	1:250	12PM WINTER SOLSTICE SHADOWS
DA2 302	E	18/11/21	1:250	3PM WINTER SOLSTICE SHADOWS
DA2 303	E	18/11/21	1:300	VIEW FROM THE SUN 9AM - 12PM
DA2 304	E	18/11/21	1:300	VIEW FROM THE SUN 1PM - 3PM
DA2 305	B	18/11/21	1:100	VIEW FROM THE SUN DWLS LG3, GF3, 1.3 + 2.6
DA2 306	D	18/11/21	1:200	HEIGHT PLANE DIAGRAM
DA2 400	C	21/10/21	1:500	GFA CALCULATION
DA2 401	A	26/03/21	NTS	EXTERNAL MATERIALS AND FINISHES
DA2 402	C	21/10/21	NTS	CROSS VENTILATION DIAGRAMS

NO CHANGE TO SHADOW IMPACT ON 5/16 CARLOTTA ROAD OR SITE WASTE + MINIMISATION PLAN
REFER APPROVED DA344/2019

BASIX COMMITMENTS

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)					
Assessor # BDAV/13/1521		BASIX Certificate # 1041369M_03		Assessor's Certificate # 15212562	
Assessor's name: Ved Baheti		m: 0421 530 876		e: ved@outsourcideas.com.au	
WATER	No hot water reticulation required				
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps	
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star	
Appliances	Dishwasher	Cloth Washer			
Rating	4 star	Not specified			
Common area	Taps	All toilets	Common kitchen taps	Common bath rms	
	3 Star	na	na	na	
Alternate water source	Central				
	Type	Size	Roof area connected	Connections	
	Central	5000 L	200 m2	Landscape only	
Swimming pool					
	Volume	Heated	Cover	Shaded	
					
ENERGY					
Hot water	Type		Rating		
	Gas instantaneous		6 star		
Mech. Ventilation	System		Operation Control		
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off		
Cooling System	Type		Living areas	Bed rooms	
	1-phase airconditioning _Zoned		EER > 4.0	EER > 4.0	
Heating System	Type		Living areas	Bed rooms	
	1-phase airconditioning _Zoned		EER > 4.0	EER > 4.0	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)				
	No. of Bed rms	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway	
Dedicated	All	All	Yes	Yes	
Others	Indoor private Cloth Line				
	Outdoor or sheltered common Cloth Line				
	Well ventilated Fridge space				
	Kitchen Cook top / Oven				
Appliances	Dishwasher	Cloth Dryer	Cloth Washer	Refrigerator	
Rating	4 star	2 star			
Common areas	Ventilation System	Ventilation Efficiency measure	Primary type of artificial lighting	Lighting Efficiency measure	
Lower Ground Car park	ventilation exhaust only	carbon monoxide monitor + VSD fan	Fluorescent	daylight sensor and motion sensor	
Ground Floor Car park	ventilation exhaust only	carbon monoxide monitor + VSD fan	Fluorescent	daylight sensor and motion sensor	
Level-1 Car park	No Mech. Ventilation	..	Fluorescent	daylight sensor and motion sensor	
Waste room	ventilation exhaust only	..	Fluorescent	motion sensor	
A/c room	ventilation exhaust only	Interlocked to light	Fluorescent	motion sensor	
Ground floor Lobby	No Mech. Ventilation	..	Fluorescent	daylight sensor and motion sensor	
Looby Level 1-3	No Mech. Ventilation	..	Fluorescent	daylight sensor and motion sensor	
THERMAL	As per thermal simulation carried out by assessor				

Assessor Certificate # 15212562 Assessor # BDAV/13/1521				
Thermal Load & NATHERS Spec				
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating	
LG.1	32	23	5.8	
LG.2	34	24	5.4	
LG.3	38	26	5.6	
GF.1	34	12	6.4	
GF.2	35	15	6.0	
GF.3	32	18	6.1	
1.1	42	16	5.4	
1.2	37	19	5.7	
1.3	34	17	6.0	
2.1	39	23	5.8	
2.2	38	26	5.6	
2.3	36	21	5.4	
2.4	34	18	6.1	
2.5	31	12	6.4	
2.6	33	19	6.2	
3.1	37	19	5.7	
3.2	30	16	6.6	
3.3	35	15	6.0	
3.4	34	18	6.1	
3.5	31	12	6.4	
3.6	33	19	6.2	
3.7	37	19	5.7	
3.8	30	16	6.6	
4.1	35	25	5.0	
4.2	30	16	6.6	
Total (25)	861	464	148.8	
Average	34.4	18.5	5.9	
Ceiling Insulation: R2.0 for Units with direct roof above				
External wall Insulation: R1.0				
Roof type / colour Suspended Concrete: Medium colour (SA 0.475 - 0.7)				
All External Glazing: ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70				
All External door & window to be weather sealed				
Eaves / shading as per drawings				

LOCATION PLAN / CONTEXT PLAN 1:1000



KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.	19025
BIG PROPERTY GROUP PTY LTD	142, 142A + 142 B BELLEVUE RD, BELLEVUE HILL	F S34 AMENDMENTS E S34 AMENDMENTS D SOFC AMENDMENTS C SKYLIGHTS AMENDED	Drawing List, Location Plan + BASIX Commitments	DRAWING NO.	REVISION
ARCHITECTURE URBAN DESIGN INTERIORS PO BOX 257, BONDI NSW 2026 +61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU		18/11/21 21/10/21 5/10/21 13/9/21		DA2 000	F

PANORAMIC
VIEWS

D.P.178184

S.P.72972

S.P.52230

NO. 138B

138B
2 & 3 STOREY BRICK &
TIMBER RESIDENCE

1
D.P.604810

4160

TOTAL SITE AREA
2612.7M2

KEY / NOTES

- BOUNDARY
- - - APPROVED BUILDING ENVELOPE
- - - NEW BUILDING ENVELOPE
- - - SITE FALL
- - - VEHICLE CIRCULATION
- TPZ'S WITH ENCROACHMENTS AS APPROVED UNDER DA344/2019
- SRZ'S WITH ENCROACHMENTS AS APPROVED UNDER DA344/2019
- ← VIEWS
- NOISE SOURCE
- PRIVACY/SCREENING BETWEEN ADJACENT
- PEDESTRIAN ACCESS

NOTE: ALL DEMOLITION APPROVED UNDER DA344/2019

CLIENT
BIG PROPERTY GROUP PTY LTD

ADDRESS
142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

FOR DA SUBMISSION

TITLE
Site Analysis



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

DA2 001

REVISION

A

CARLOTTA ROAD

BELLEVUE ROAD

A
D.P.178184

S.P.72972

S.P.52230

1
D.P.604810

AVERAGE OF
ADJACENT 4 HOUSES
(LEAST TYPICAL
OMITTED)

KEY / NOTES

OUTLINE OF APPROVED ENVELOPE
POS / COS
ALL LANDSCAPING TO LANDSCAPE
ARCHITECT'S DETAIL

ADDITIONAL FLOOR AREA
NOTE DEMOLITION APPROVED UNDER DA344/2019

FLOOR AREA REMOVED

TPZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

SRZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

BIG PROPERTY GROUP PTY LTD

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

MAX BUILDING DEPTH = 60% OF 43.236M = 25.941M

AREA OF ENCLOSED
BASEMENT REMOVED

AREA OF
APPROXIMATE
ENCLOSURE
REMOVED

BALCONIES REDUCED

ROOF OF L3
•RL 36.9

ROOF OF L3
•RL 36.9

ROOF OF L4

1.8M HIGH BOUNDARY FENCE TO FOLLOW NATURAL GROUND LINE

STAIRS AT NATURAL GROUND
LEVELS TO LSC DETAILS

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REVISION

F	S34 AMENDMENTS	18/11/21
E	S34 AMENDMENTS	21/10/21
D	SOFIC AMENDMENTS	5/10/21
C	CSKYLIGHTS TO APT 3.3, 4.1 + 4.2 INCREASED	13/9/21
B	DRIVEWAY AMENDED	23/6/21
A	FOR DA SUBMISSION	26/3/21

TITLE

SITE + ROOF PLAN



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

DA2 100

REVISION

F



KEY / NOTES

- OUTLINE OF APPROVED ENVELOPE
- POS / COS
- ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAIL
- TPZ'S WITH ENCROACHMENTS AS APPROVED UNDER DA344/2019
- SRZ'S WITH ENCROACHMENTS AS APPROVED UNDER DA344/2019
- ADDITIONAL FLOOR AREA
- FLOOR AREA REMOVED

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.	19025
BIG PROPERTY GROUP PTY LTD	142, 142A + 142 B BELLEVUE RD, BELLEVUE HILL	S34 AMENDMENTS S34 AMENDMENTS SOFIC AMENDMENTS TRAFFIC NOTES ADDED	LOWER GROUND FLOOR PLAN, BASEMENT 03, ADAPTABLE + SILVER LEVEL UNITS	DRAWING NO.	DA2 101
ARCHITECTURE URBAN DESIGN INTERIORS PO BOX 257, BONDI NSW 2026 +61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU				REVISION	F
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CARLOTTA ROAD

ALEKSANDAR
PROJECTS

BELLEVUE ROAD

A
D.P.178184

No14
3 STOREY RENDERED
BRICK UNITS

S.P.52230

D.P.604810

KEY / NOTES

--- OUTLINE OF APPROVED ENVELOPE
POS / COS ALL LANDSCAPING TO LANDSCAPE
ARCHITECT'S DETAIL

ADDITIONAL FLOOR AREA

FLOOR AREA REMOVED

TPZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

SRZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

F S34 AMENDMENTS
E S34 AMENDMENTS
D SOFC AMENDMENTS
C TRAFFIC NOTES ADDED

TITLE

GROUND FLOOR PLAN

PROJECT NO.

19025

DRAWING NO.

DA2 102

REVISION

F

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CARLOTTA ROAD

KEY / NOTES

OUTLINE OF APPROVED ENVELOPE
POS / COS
ALL LANDSCAPING TO LANDSCAPE
ARCHITECT'S DETAIL



TPZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019



SRZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

ADDITIONAL FLOOR AREA



FLOOR AREA REMOVED

ALEKSANDAR
PROJECTS

No.142C
2 STOREY
RENDERED RESIDENCE

A
D.P.178184

S.P.72972

S.P.52230

1
D.P.604810

BELLEVUE ROAD

AREA OF
APPROVED
ENCLOSED
BASEMENT
REMOVED

BALCONY REDUCED

ARCHITECTURE URBAN DESIGN INTERIORS
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CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

F S34 AMENDMENTS
E S34 AMENDMENTS
D SOFC AMENDMENTS
C WAITING BAY RELOCATED

TITLE

LEVEL 02 FLOOR PLAN



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

DA2 104

REVISION

F

CARLOTTA ROAD

ALEKSANDAR
PROJECTS

BELLEVUE ROAD

D.P.178184

S.P.52230

D.P.604810

KEY / NOTES

OUTLINE OF APPROVED ENVELOPE
POS / COS
ALL LANDSCAPING TO LANDSCAPE
ARCHITECT'S DETAIL

ADDITIONAL FLOOR AREA

FLOOR AREA REMOVED

TPZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

SRZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

F	S34 AMENDMENTS	18/11/21
E	S34 AMENDMENTS	15/10/21
D	SOFCA AMENDMENTS	5/10/21
C	CKSLIGHTS TO APT 3.3, 4.1 + 4.2 INCREASED	13/9/21

TITLE

L03 FLOOR PLAN



SCALE @ A2
DRAWN BY
CHECKED BY

1200
A3

PROJECT NO.

19025

DRAWING NO.

DA2 105

REVISION

F

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KEY / NOTES

— OUTLINE OF APPROVED ENVELOPE
POS / COS
ALL LANDSCAPING TO LANDSCAPE
ARCHITECT'S DETAIL



TPZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019



ADDITIONAL FLOOR AREA



FLOOR AREA REMOVED

SRZ'S WITH ENCROACHMENTS AS APPROVED
UNDER DA344/2019

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E	S34 AMENDMENTS	18/11/21
D	S34 AMENDMENTS	21/10/21
C	SOFC AMENDMENTS	5/10/21

TITLE

L04 FLOOR PLAN



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

DA2 106

REVISION

E

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ALL BEHIND WITHIN
HEIGHT LIMIT - REFER
HEIGHT PLANE DIAGRAM

NO. 138B
BELLEVUE ROAD

BALCONIES REDUCED

ALL BUILT FORM BEHIND WITHIN
HEIGHT LIMIT - REFER HEIGHT
PLANE DIAGARM

LEP HEIGHT LIMIT 10.5M

NO. 140
BELLEVUE ROAD

NO. 14
CARLOTTA ROAD

ROOF TERRACE
RL36.90
LEVEL 03
RL33.80
LEVEL 02
RL30.70
BASEMENT 01
RL27.60
BASEMENT 02
RL24.50
BASEMENT 03
RL21.40

BELLEVUE ROAD

LSC

EXISTING GROUND
LINE AT BUILDING

SECTION AA

LEP HEIGHT LIMIT 10.5M

LVL 04
CEILING
RL39.60

LEVEL 04
RL36.90

LEVEL 03
RL33.80

LEVEL 02
RL30.70

B01 / LEVEL 01
RL27.60

B02 / GF
RL24.50

BASEMENT 03
RL21.40

SECTION BB

KEY / NOTES

ADDITIONAL FLOOR AREA

FLOOR AREA REMOVED

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

D S34 AMENDMENTS
C S34 AMENDMENTS

TITLE

SECTION A-A + B-B

PROJECT NO.

19025

DRAWING NO.

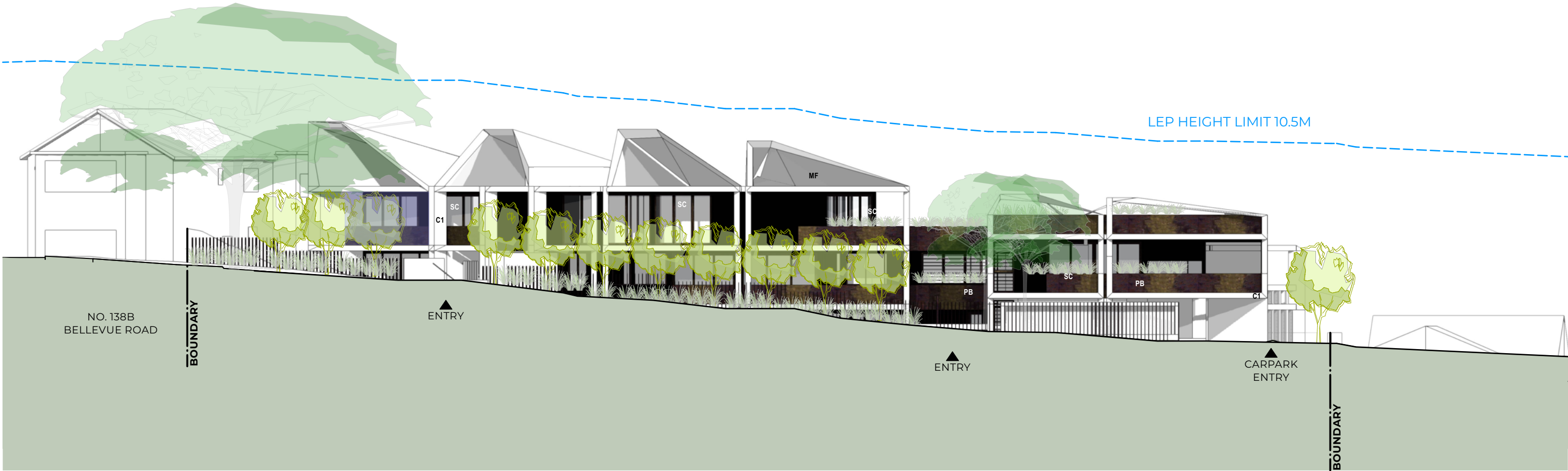
DA2 200

REVISION

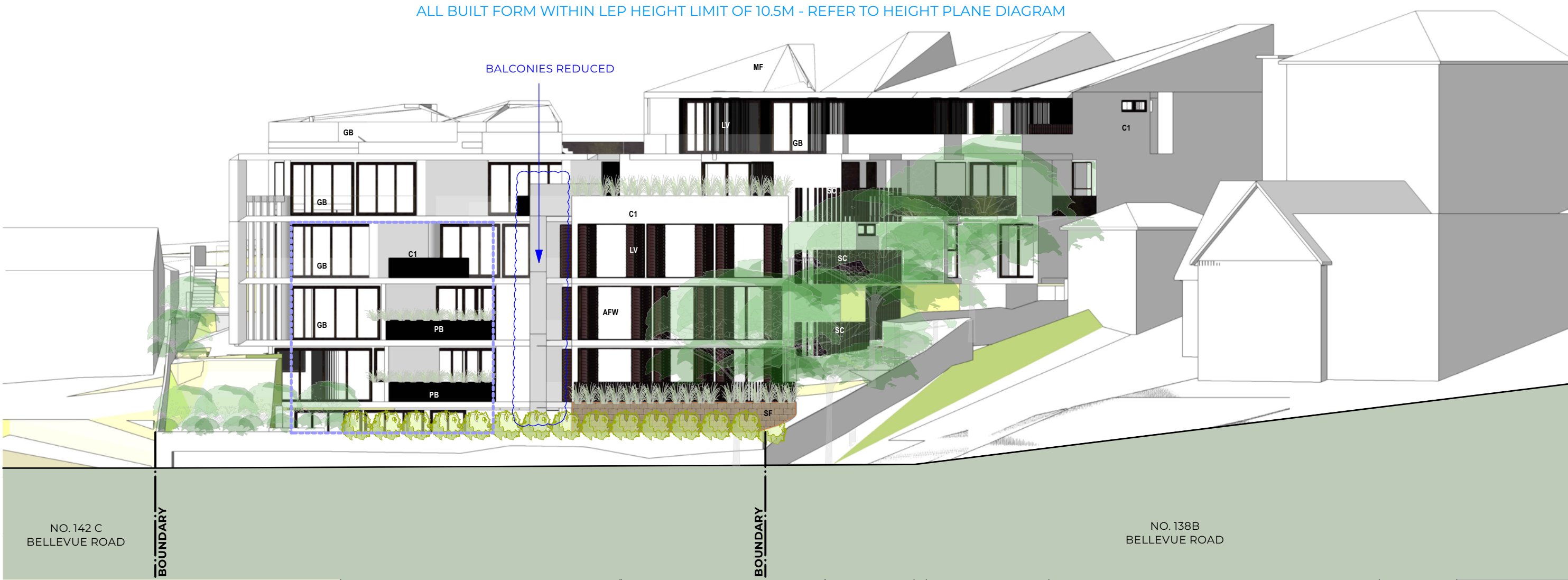
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01 - NORTH ELEVATION (STREETSCAPE)



02 - SOUTH ELEVATION (REAR)

KEY / NOTES

FINISHES

- AFW** ALUMINIUM FRAME WINDOWS TO MATCH **P2**
- P2** PAINT FINISH IN BLACK
- MF** INTERLOCKING ZINC OR STEEL PANELLING TO MATCH **C1**
- C1** OFF FORM CONCRETE FINISH
- LV** BIFOLD ALUMINIUM SCREENING TO MATCH **P2**
- PB** BLACK PLANTER BOX TO MATCH **P2**
- GB** GLASS BALUSTRADE
- SC** PRIVACY SCREENING TO MATCH **P2**
- SF** SANDSTONE FINISH TO LSC ARCH'S DETAILS

ADDITIONAL FLOOR AREA

10.5M LEP HEIGHT LIMIT AT FACE OF BUILDING

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E	S34 AMENDMENTS	18/11/21
D	S34 AMENDMENTS	21/10/21
C	SOFC AMENDMENTS	5/10/21

TITLE

North + South Elevation

PROJECT NO.

19025

DRAWING NO.

DA2 201

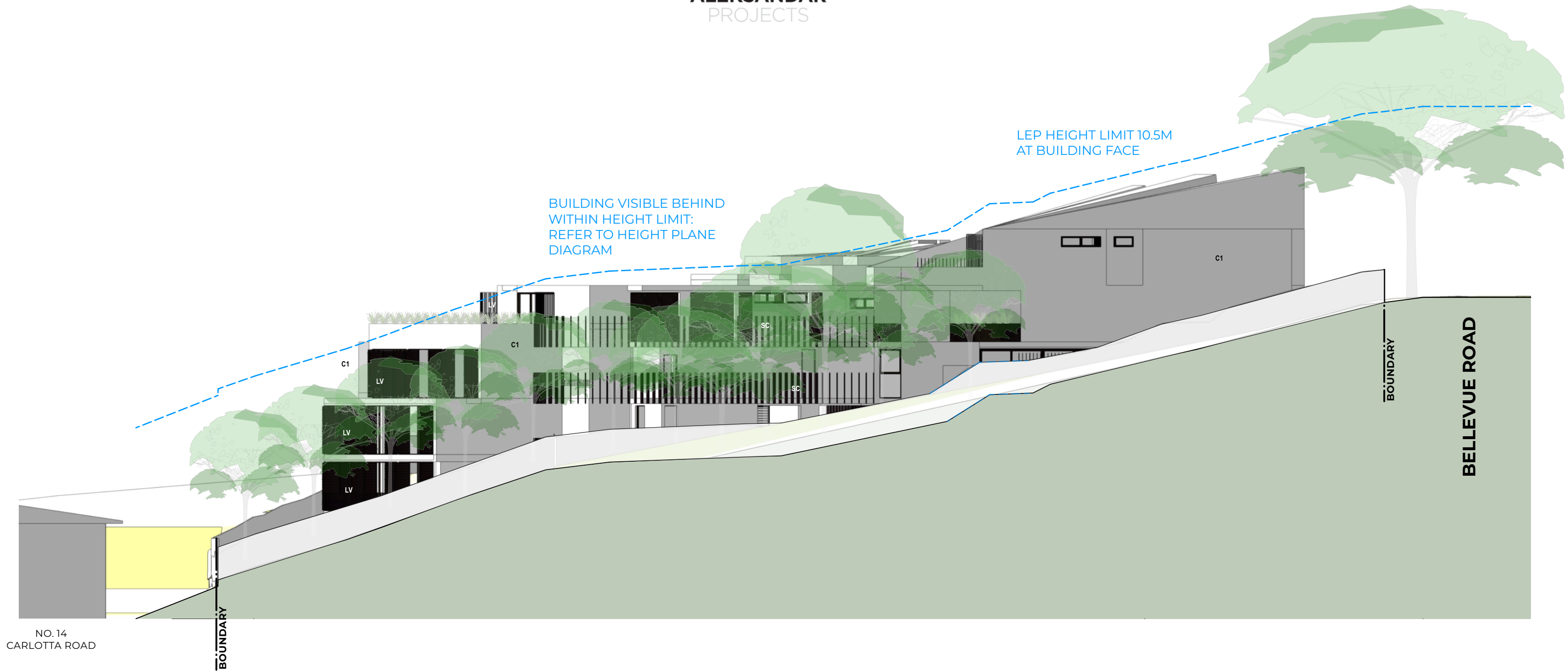
REVISION

E

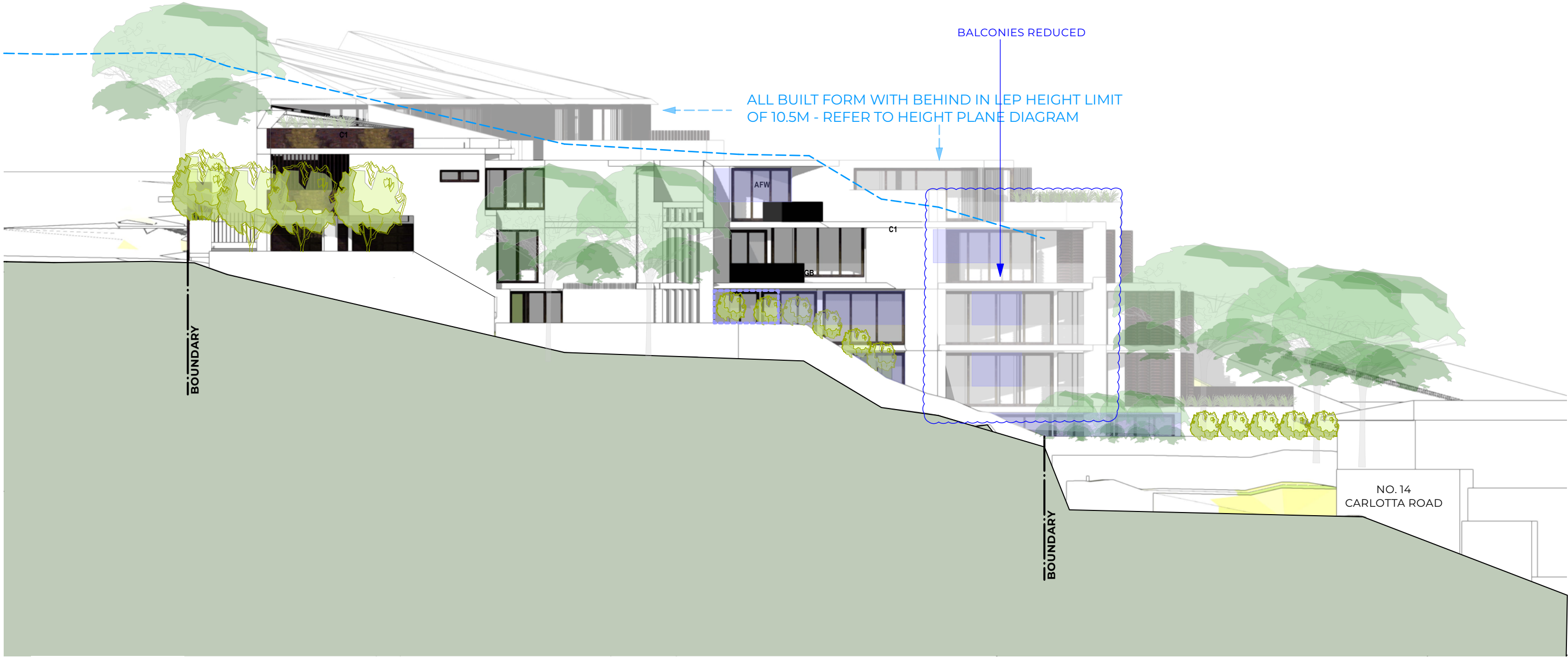
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03 - EAST ELEVATION



04 - WEST ELEVATION

KEY / NOTES

FINISHES

- AFW** ALUMINIUM FRAME WINDOWS TO MATCH **P2**
P2 PAINT FINISH IN BLACK
MF INTERLOCKING ZINC OR STEEL PANELLING TO MATCH **C1**
C1 OFF FORM CONCRETE FINISH
LV BIFOLD ALUMINIUM SCREENING TO MATCH **P2**
PB BLACK PLANTER BOX TO MATCH **P2**
GB GLASS BALUSTRADE
SC PRIVACY SCREENING TO MATCH **P2**
SF SANDSTONE FINISH TO LSC ARCH'S DETAILS

- ADDITIONAL FLOOR AREA ■ FLOOR AREA REMOVED
--- 10.5M LEP HEIGHT LIMIT AT FACE OF BUILDING

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E D S34 AMENDMENTS
S34 AMENDMENTS

TITLE

East + West Elevation

PROJECT NO.

19025

DRAWING NO.

DA2 202

REVISION

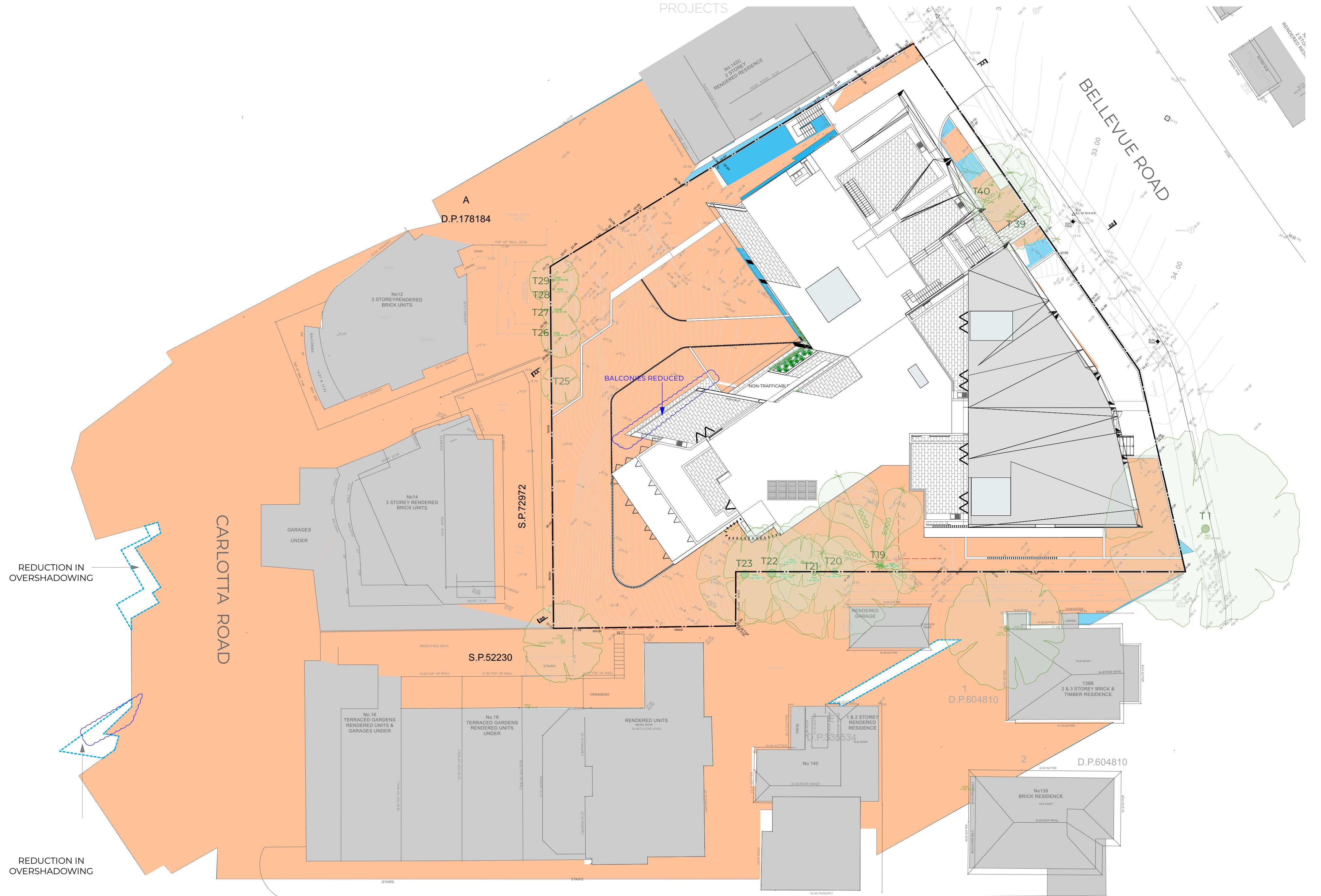
E

SCALE @ A2
DRAWN BY
CHECKED BY

1/200
A3

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KEY / NOTES

PROPOSED ADDITIONAL SHADOW

PROPOSED REDUCTION IN SHADOW

EXISTING SHADOW AS PER APPROVED DA344/2019

CLIENT

BIG PROPERTY GROUP PTY LTD

P110

ADDRESS
STAIRS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E	S34 AMENDMENTS
D	S34 AMENDMENTS
C	SOFC AMENDMENTS

| TITLE

9am Shadow Diagrams - June 21st



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

DRAWING NO.

DA2 300

19025

REVISION

E



PROPOSED ADDITIONAL SHADOW

PROPOSED REDUCTION IN SHADOW

EXISTING SHADOW AS PER APPROVED DA344/2019

| CLIENT

ADDRESS

REVISION

| TITLE

PROJECT NO.

DRAWING NO.

REVISION

E

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CARLOTTA ROAD

BELLEVUE ROAD

A
D.P.178184

S.P.72972

S.P.52230

D.P.604810

D.P.604810

KEY / NOTES



PROPOSED ADDITIONAL SHADOW



PROPOSED REDUCTION IN SHADOW



EXISTING SHADOW AS PER APPROVED DA344/2019

CLIENT
BIG PROPERTY GROUP PTY LTD

ADDRESS
142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION
E S34 AMENDMENTS 18/11/21
D S34 AMENDMENTS 25/10/21
C SOFC AMENDMENTS 5/10/21

TITLE
3pm Shadow Diagrams - June 21st



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

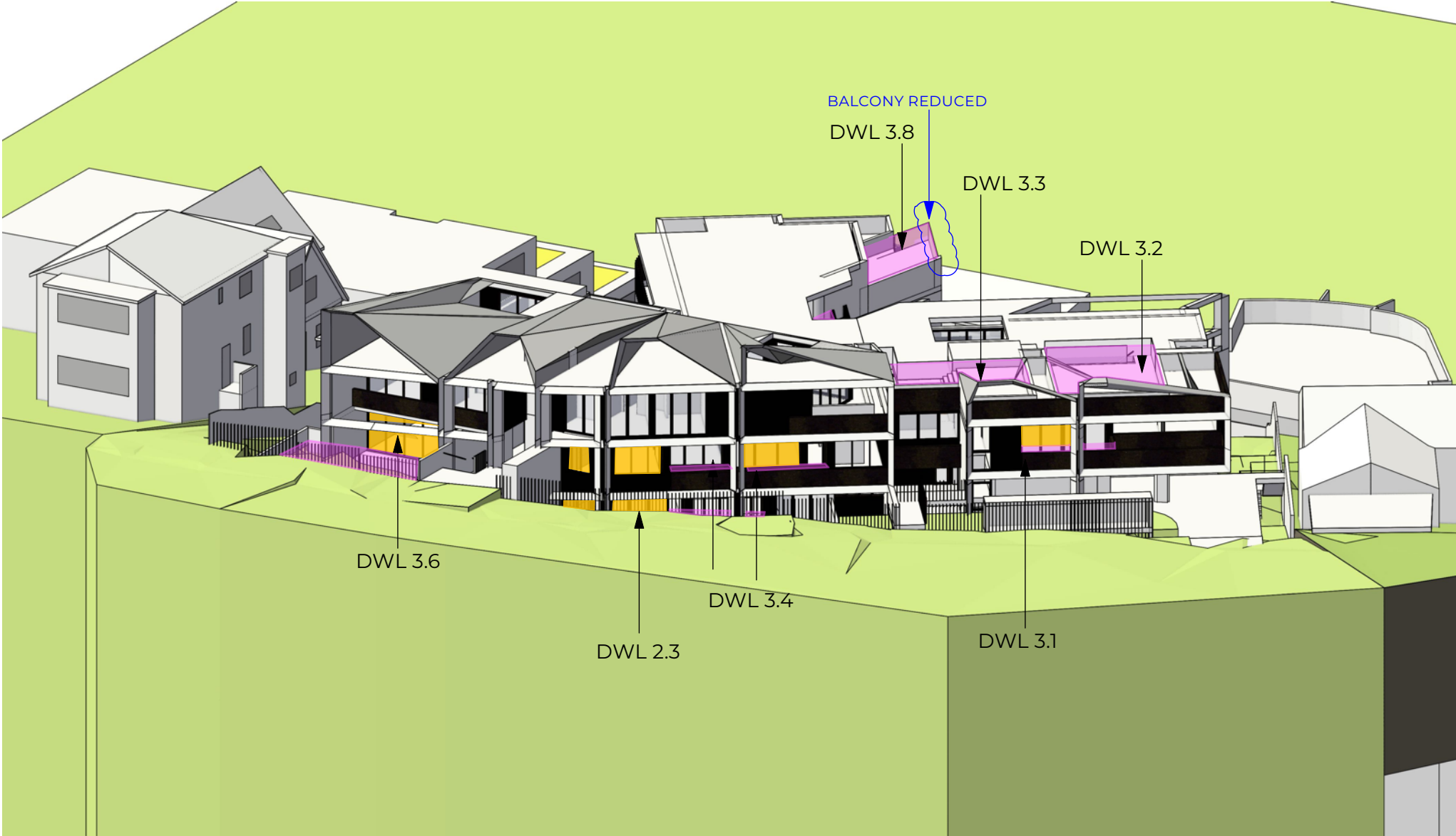
REVISION

DA2 302

E

ARCHITECTURE URBAN DESIGN INTERIORS
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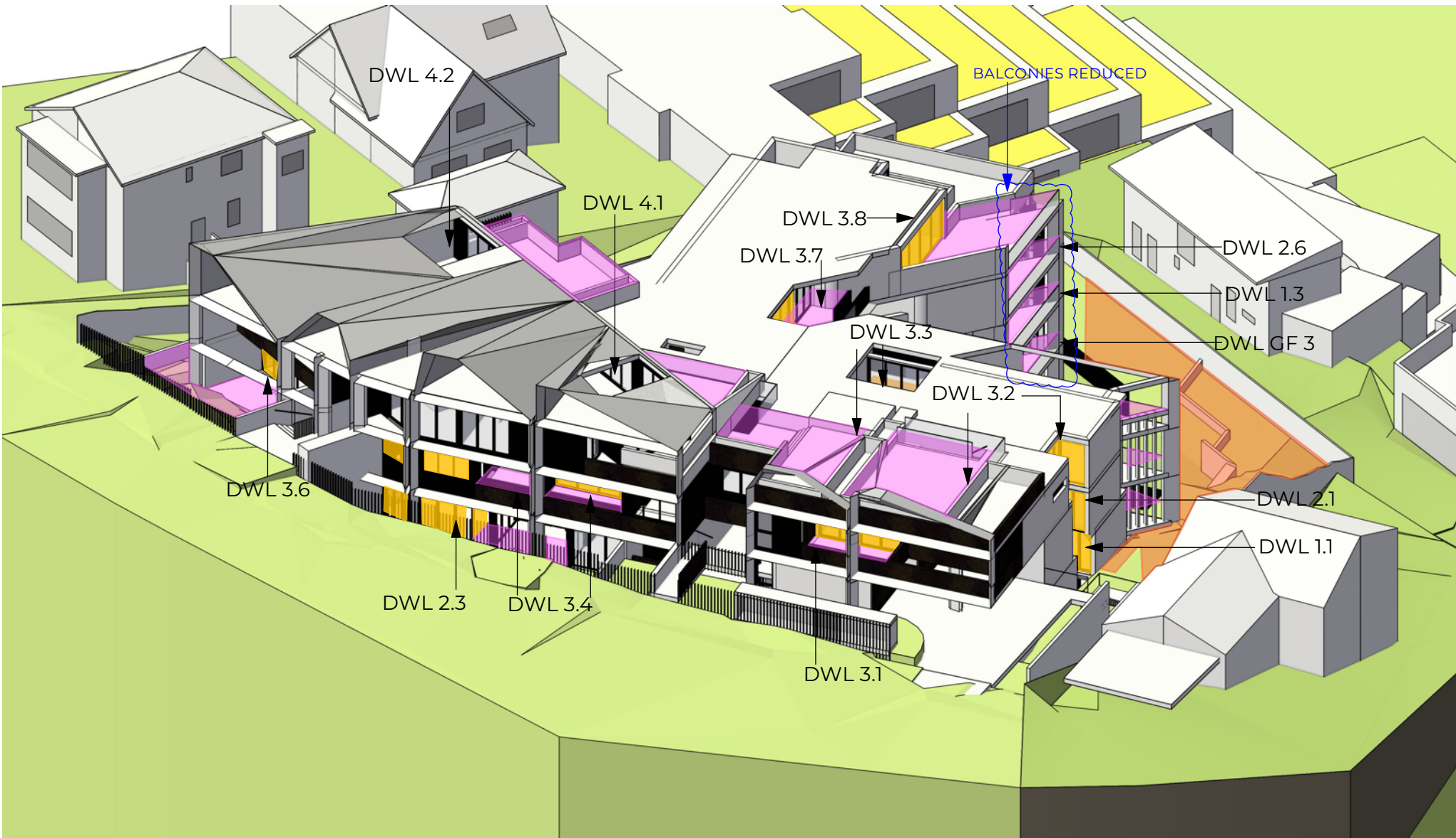
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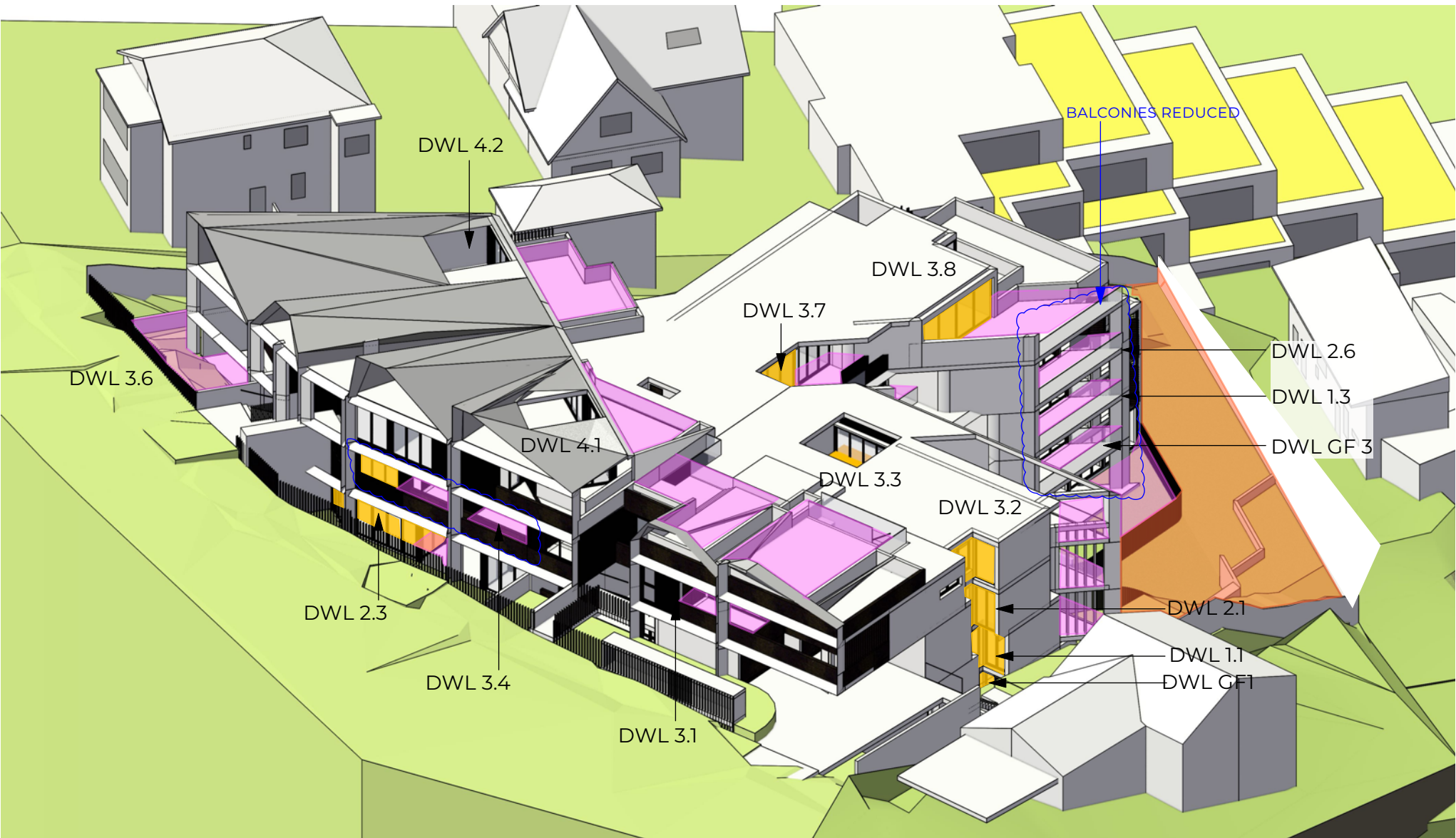
VIEW FROM SUN 9AM



VIEW FROM SUN 10AM



VIEW FROM SUN 11AM



VIEW FROM SUN 12PM

KEY / NOTES

- SOLAR ACCESS TO LIVING AREAS, SKYLIGHTS @ 1M ABOVE FFL
- SOLAR ACCESS TO COMMUNAL OPEN SPACE , 1M ABOVE FFL
- SOLAR ACCESS TO PRIVATE OPEN SPACE, 1M ABOVE FFL

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E D 534 AMENDMENTS
534 AMENDMENTS

TITLE

VIEW FROM THE SUN

PROJECT NO.

19025

DRAWING NO.

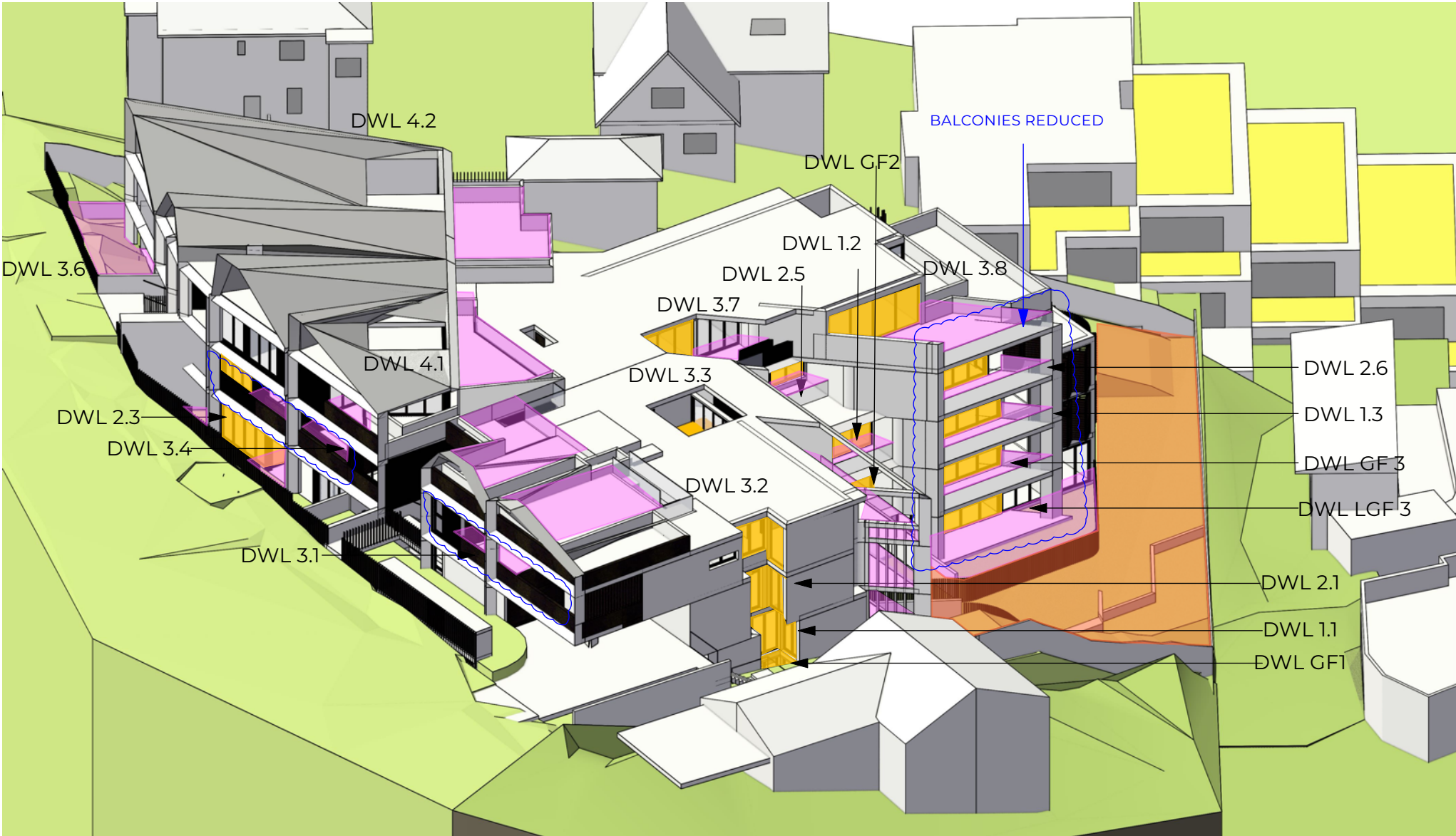
DA2 303

REVISION

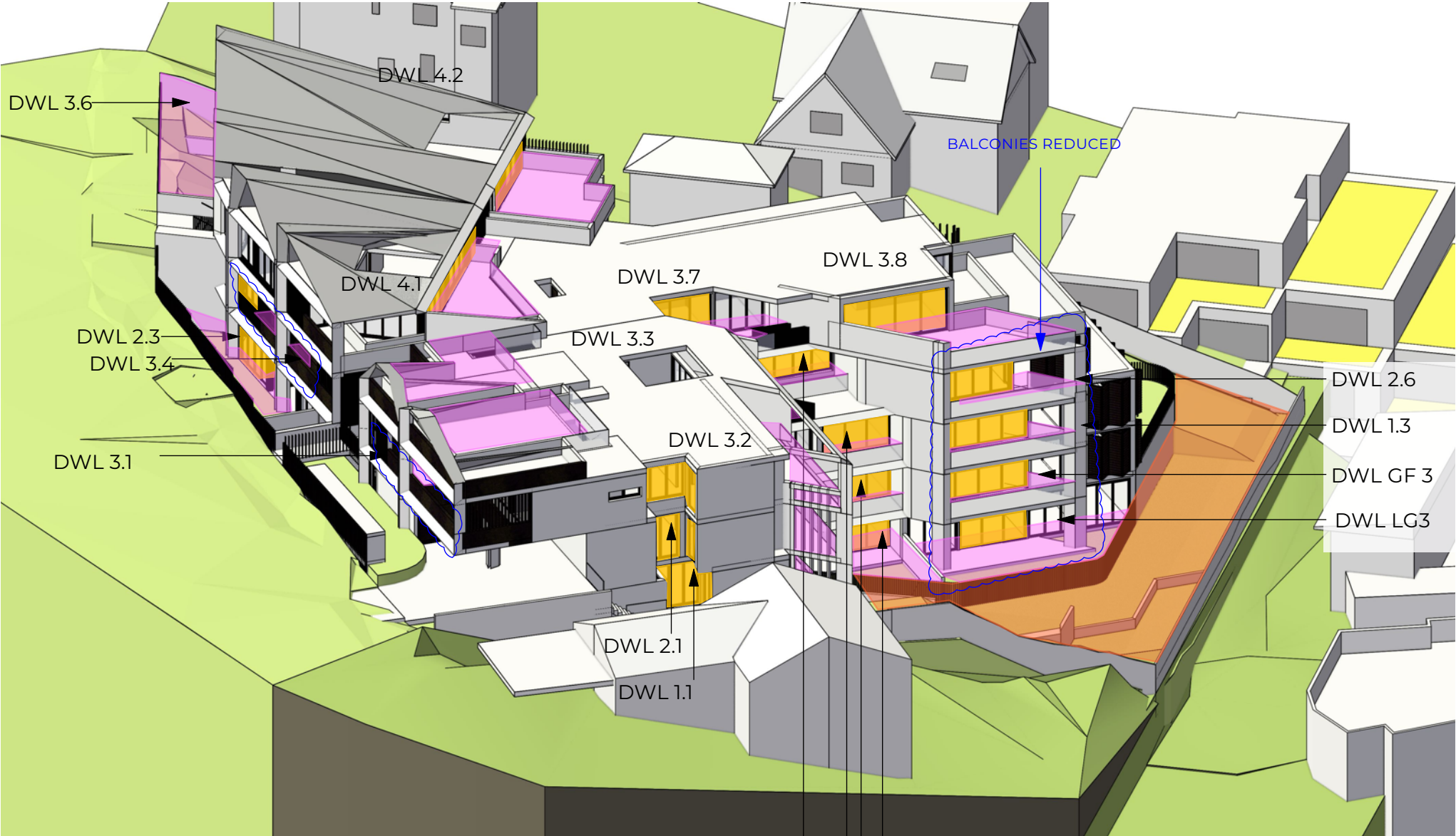
E

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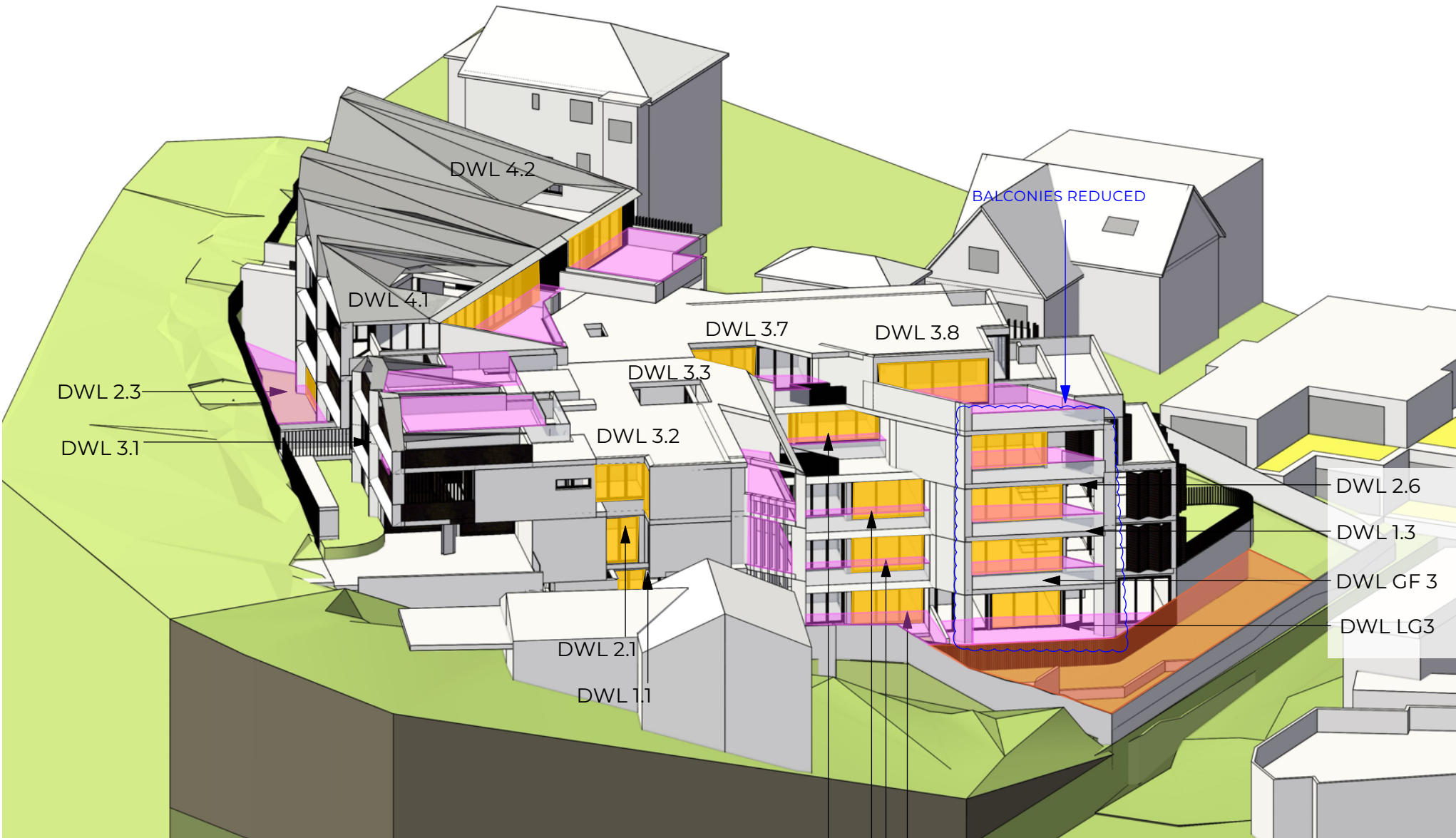
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VIEW FROM SUN 1PM



VIEW FROM SUN 2PM



VIEW FROM SUN 3PM

	NO. OF DWELLINGS	MIN. 2 HRS SOLAR	0HRS SOLAR	>0 <2 HR
LG	3	1	1	1
GF	3	1		2
L01	3	3		
L02	6	4	2	
L03	8	8		
L04	2	2		
TOTAL	25	19	3	3
		76%	12%	12%
	COMPLIANCE	MIN. 70%	MAX. 15%	

MIN. 2 HRS SOLAR	0 SOLAR	>0 <2 HR
LG3 GF3 1.1, 1.2, 1.3 2.1, 2.3, 2.5, 2.6 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 4.1, 4.2	LG 1 2.2, 2.4	LG2 GF1, GF2

KEY / NOTES

- SOLAR ACCESS TO LIVING AREAS, SKYLIGHTS @ 1M ABOVE FFL
- SOLAR ACCESS TO COMMUNAL OPEN SPACE , 1M ABOVE FFL
- SOLAR ACCESS TO PRIVATE OPEN SPACE, 1M ABOVE FFL

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

E
D

S34 AMENDMENTS
S34 AMENDMENTS

18/11/21
21/10/21

TITLE

VIEW FROM THE SUN

PROJECT NO.

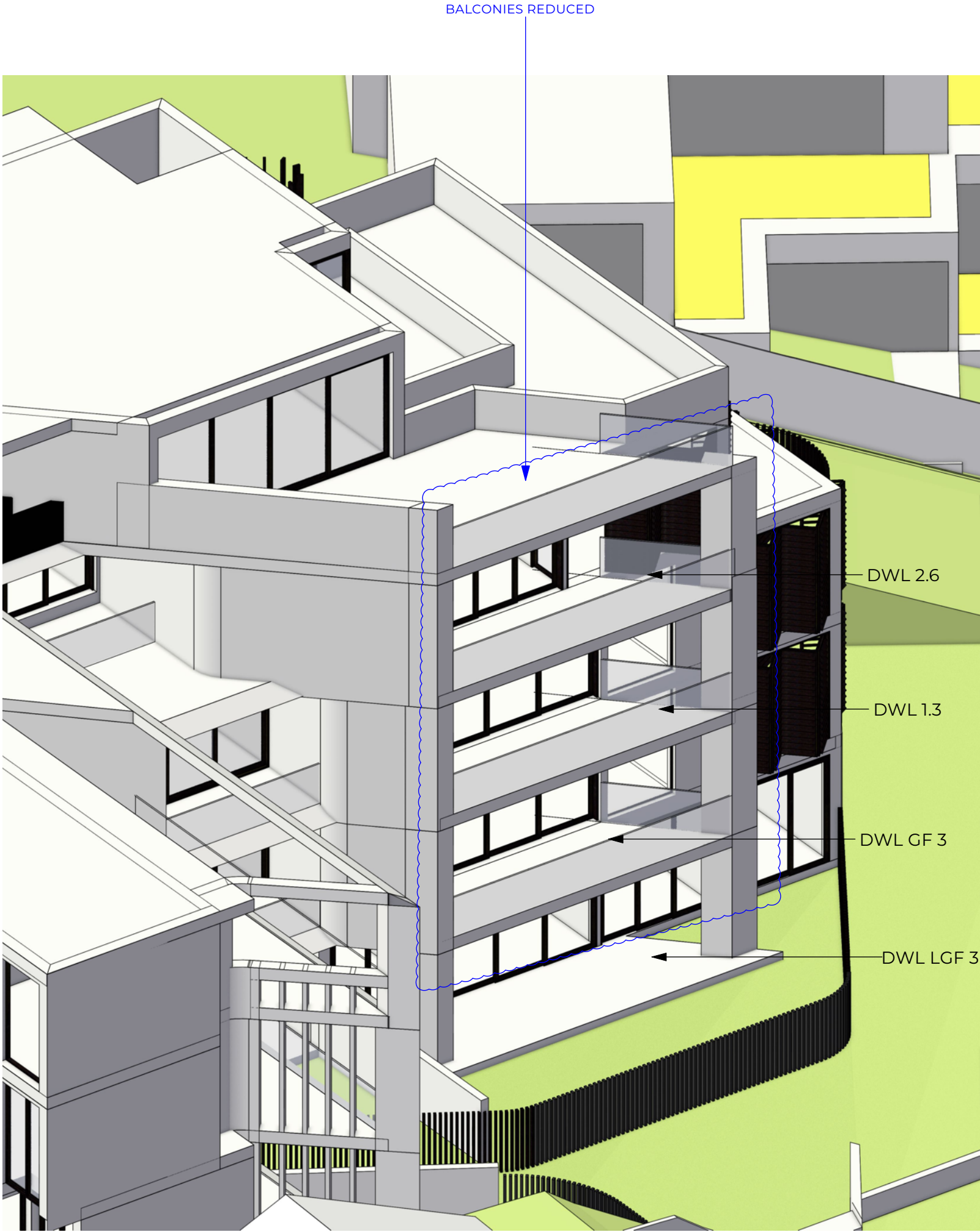
19025

DRAWING NO.

DA2 304

REVISION

E

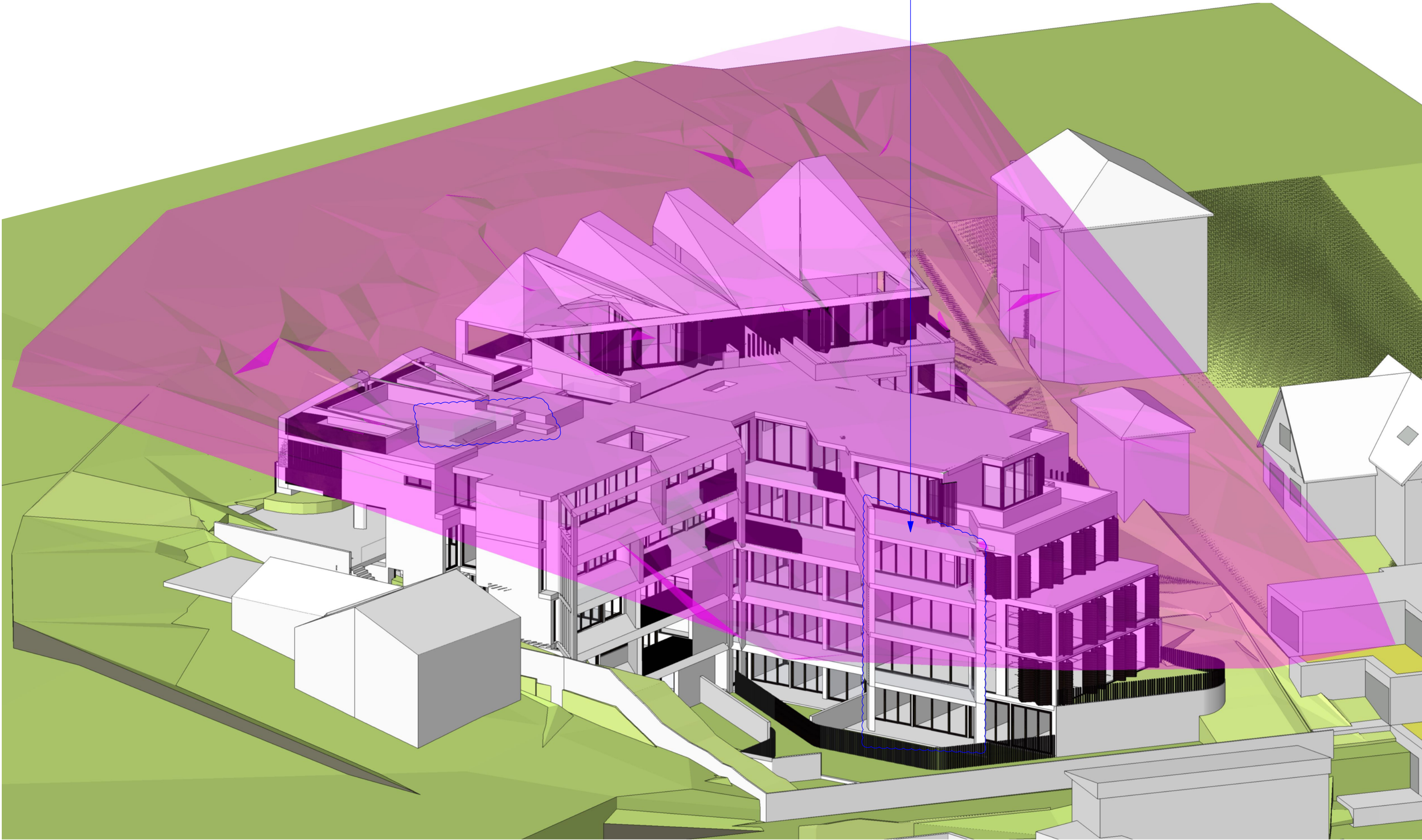


■ VIEW FROM SUN 1PM 21ST JUNE

KEY / NOTES

CLIENT	ADDRESS	REVISION	TITLE	PROJECT NO.	19025
BIG PROPERTY GROUP PTY LTD	142, 142A + 142 B BELLEVUE RD, BELLEVUE HILL	B 534 AMENDMENTS	VIEW FROM THE SUN LG3 GF3 1.3 2.6	DRAWING NO.	REVISION
ARCHITECTURE URBAN DESIGN INTERIORS PO BOX 257, BONDI NSW 2026 +61 2 9361 5560 ALEKSANDARPROJECTS.COM.AU			SCALE @ A2 DRAWN BY CHECKED BY	1100 A3	DA2 305
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BALCONIES REDUCED



KEY / NOTES

10.5m HEIGHT LIMIT PLANE

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

D 534 AMENDMENTS
C 534 AMENDMENTS

TITLE

HEIGHT PLANE DIAGRAM

PROJECT NO.

19025

DRAWING NO.

DA2 306

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D

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LVL 4

LVL 3

LVL 2



LVL 1

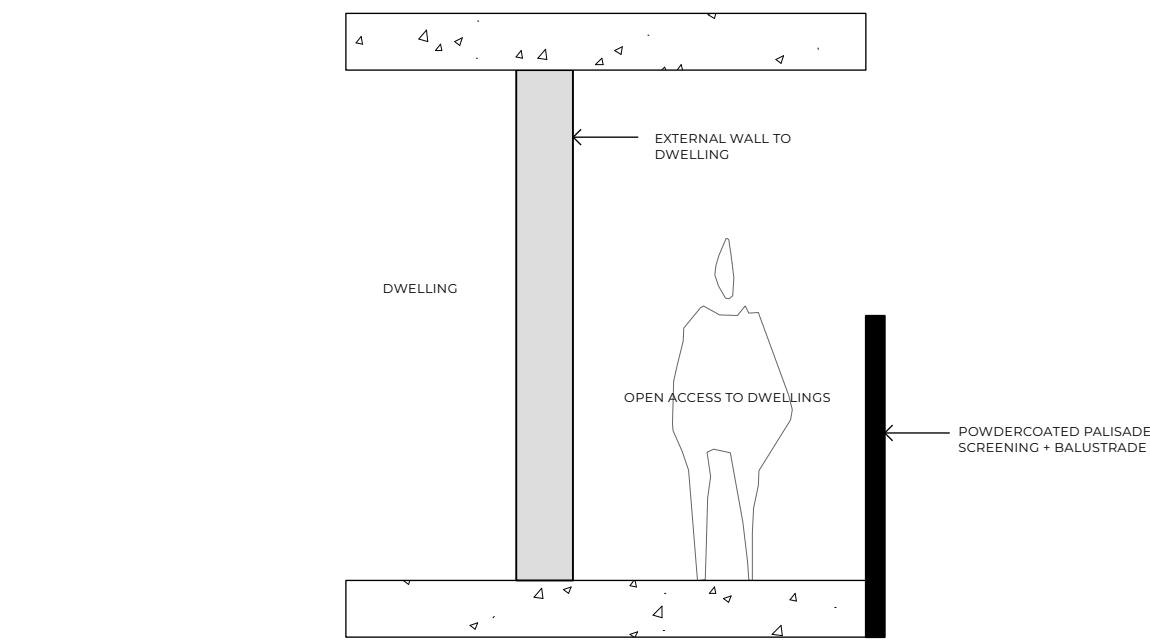


GF

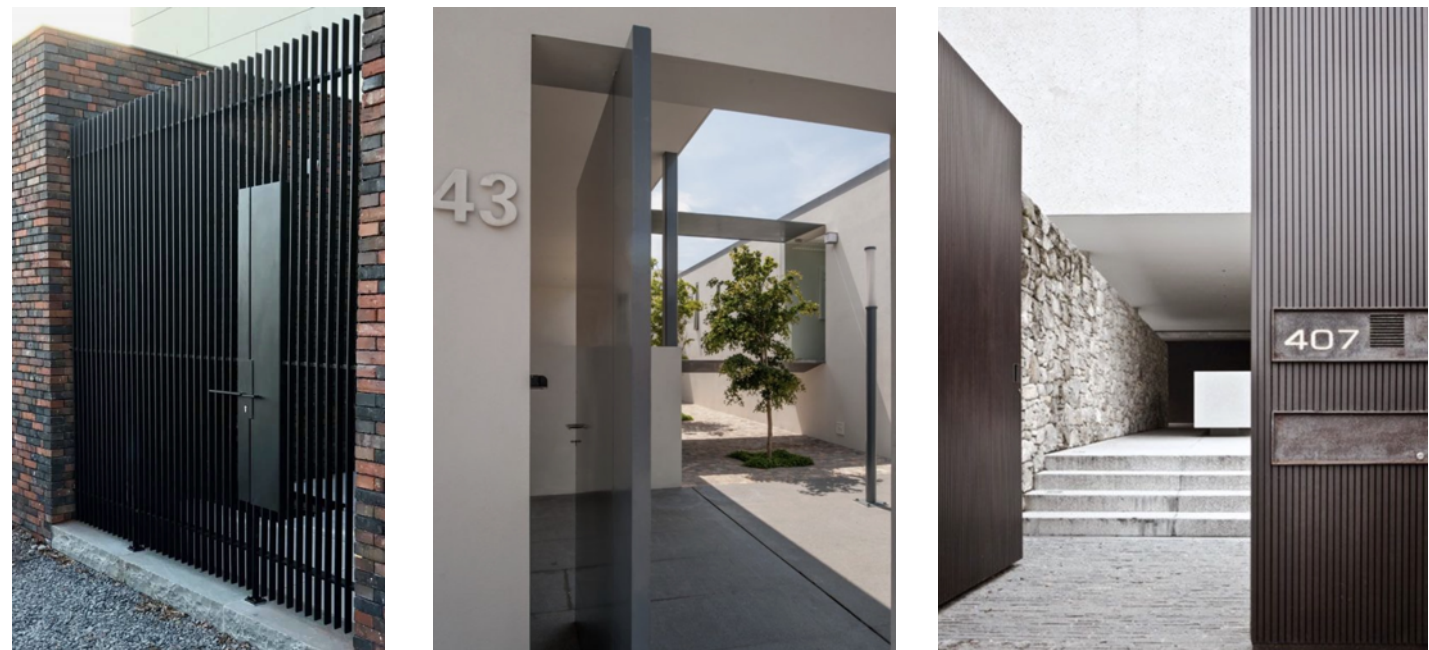


LGF

SITE AREA		2612.7		M²	
	YIELD (GFA M²)	1BED	2BED	3+BED	
LGF	373			3	
GF	384			3	
L01	384			3	
L02	707		2	4	
L03	694	2	5	1	
L04	222			2	
TOTALS	2764	2	7	16	
				25	
FSR	1.058				
Additional GFA from basement enclosure				+ 950m²	
Additional GFA from internal courtyard / void enclosure / risers				+ 185m²	
Additional GFA from balconies				- 42m²	
				1093m²	



OPEN CORRIDOR DETAIL



SECURITY GATE / OPEN LOBBY PRECEDENTS

CLIENT
BIG PROPERTY GROUP PTY LTD

ADDRESS
142, 142A + 142 B BELLEVUE RD,
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REVISION	
C	S34 AMENDMENTS
B	SOFC AMENDMENTS

TITLE
GFA CALCULATIONS

SCALE @ A2
DRAWN BY
CHECKED BY

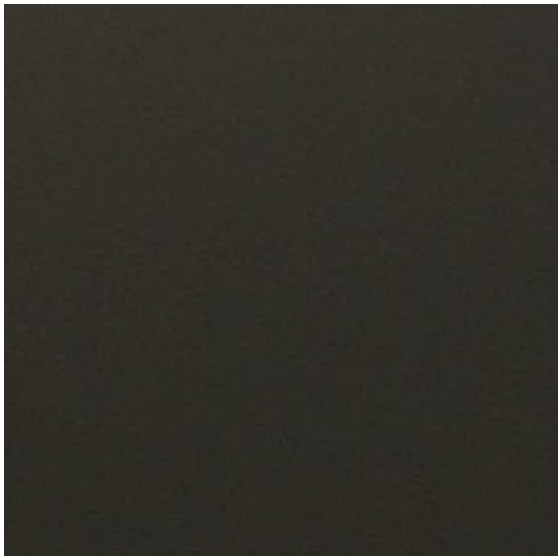
PROJECT NO.
19025
DRAWING NO.
DA2 400
REVISION
C



PHOTOMONTAGE



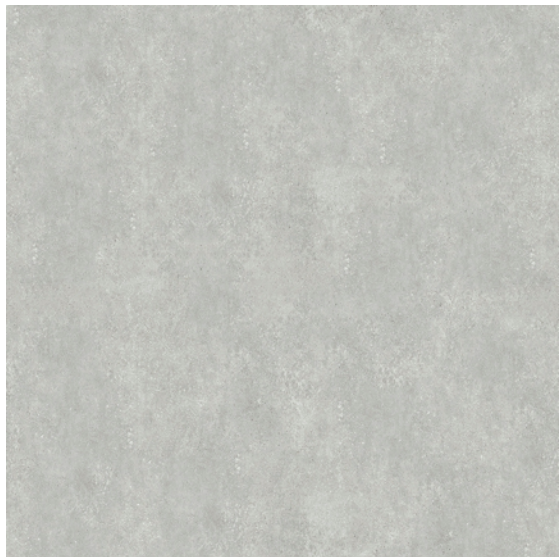
AFW ► ALUMINIUM FRAME WINDOWS TO MATCH P2



P2 ► PAINT FINISH IN BLACK



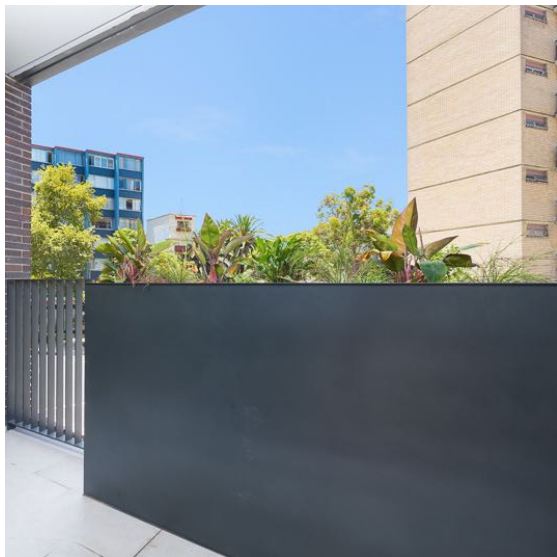
MF ► NON-COMBUSTIBLE INTERLOCKING ZINC OR STEEL
PANELLING TO MATCH C1



C1 ► OFF FORM CONCRETE FINISH



LV ► BIFOLD ALUMINIUM SCREENING
TO MATCH P2



PB ► BLACK PLANTER BOX TO MATCH P2

KEY / NOTES

FINISHES

- AFW** ALUMINIUM FRAME WINDOWS TO MATCH **P2**
P2 PAINT FINISH IN BLACK
MF INTERLOCKING ZINC OR STEEL PANELLING TO MATCH **C1**
C1 OFF FORM CONCRETE FINISH
LV BIFOLD ALUMINIUM SCREENING TO MATCH **P2**
PB BLACK PLANTER BOX TO MATCH **P2**
GB GLASS BALUSTRADE
SC PRIVACY SCREENING TO MATCH **P2**
SF SANDSTONE FINISH TO LSC ARCH'S DETAILS

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

A FOR DA SUBMISSION

TITLE

EXTERNAL FINISHES + MATERIALS

PROJECT NO.

19025

DRAWING NO.

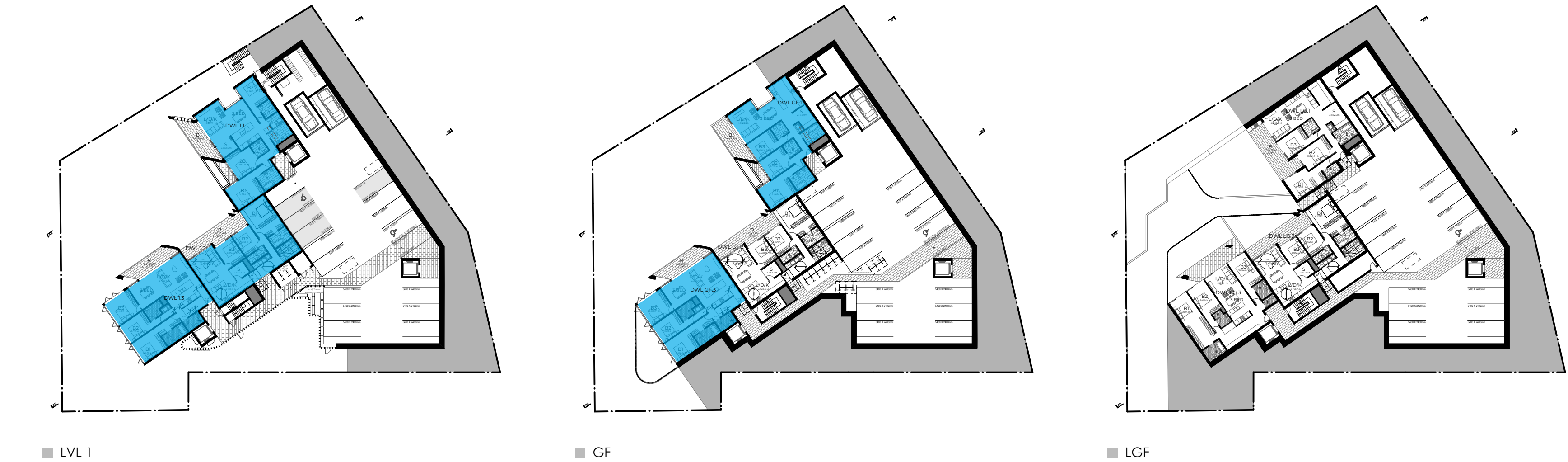
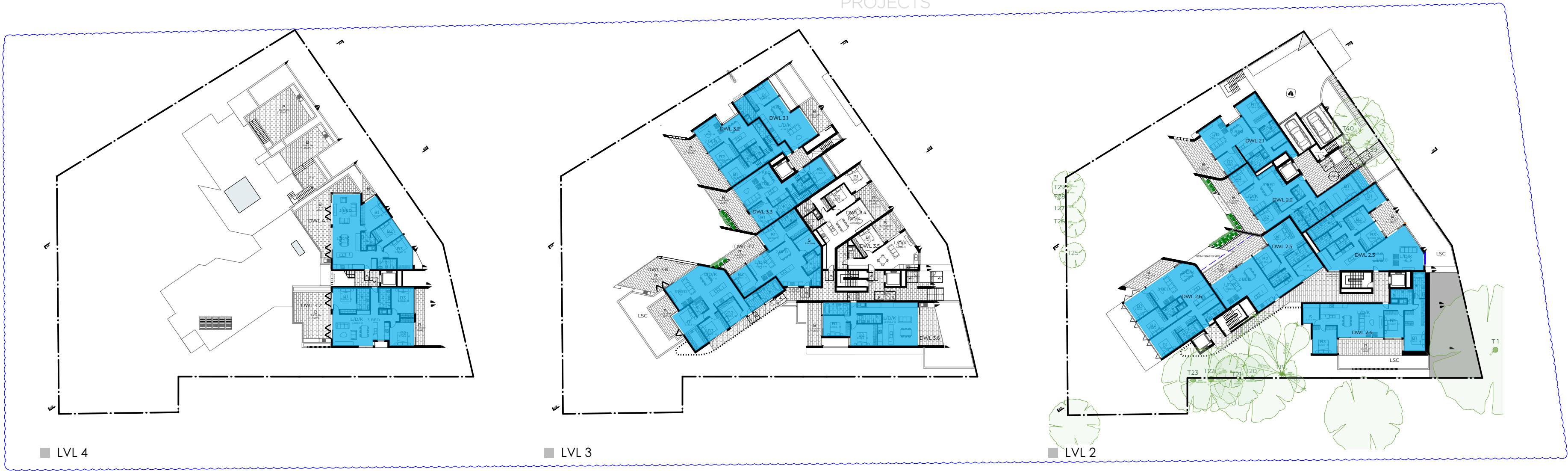
DA2 401

REVISION

A

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CROSS VENT

	0
LGF	2
GF	3
L01	6
L02	6
L03	6
L04	2

19

76%

KEY / NOTES

CLIENT

BIG PROPERTY GROUP PTY LTD

ADDRESS

142, 142A + 142 B BELLEVUE RD,
BELLEVUE HILL

REVISION

C
B

S34 AMENDMENTS
SOFCA AMENDMENTS

TITLE

CROSS VENTILATION DIAGRAMS



SCALE @ A2
DRAWN BY
CHECKED BY

PROJECT NO.

19025

DRAWING NO.

DA2 402

REVISION

C