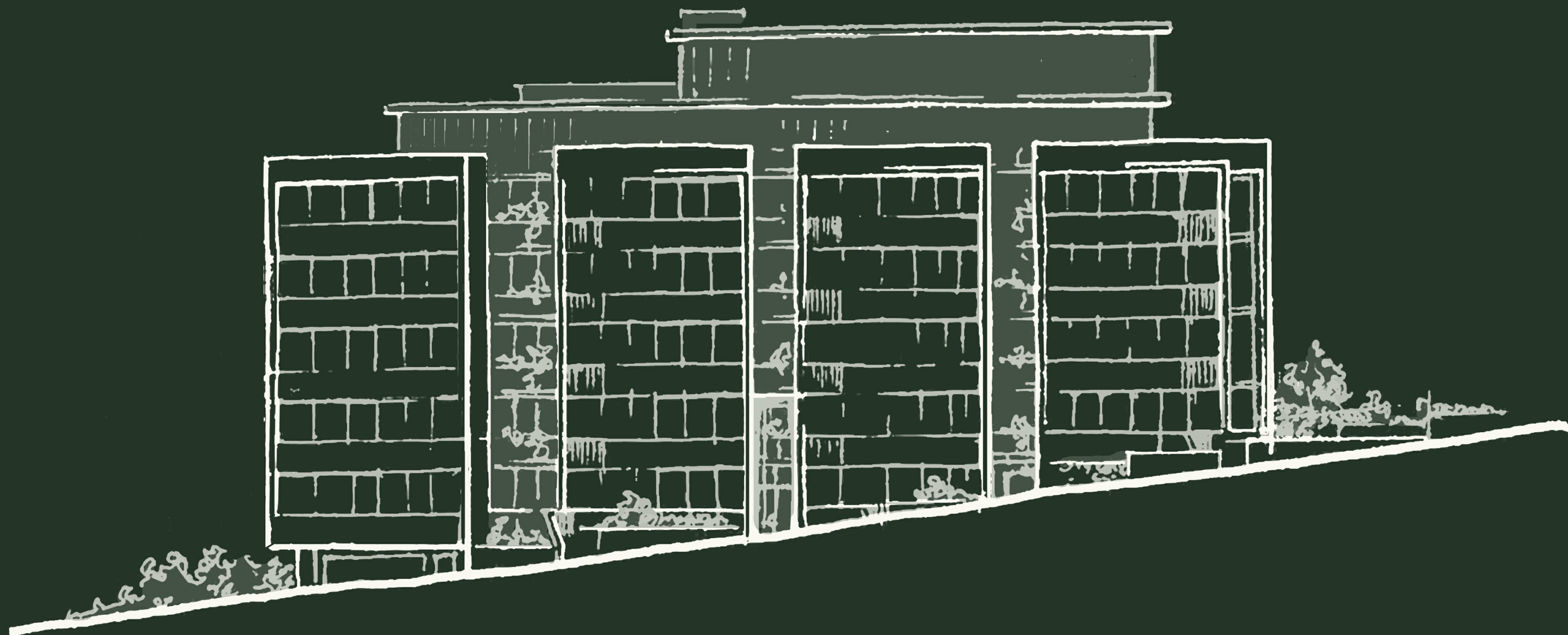




We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country, We acknowledge that sovereignty was never ceded.

POCKLEY AVENUE

7-11 Pockley Avenue

ROSEVILLE NSW

DEVELOPMENT APPLICATION

PLACE STUDIO

LEVEL 5, 140 William Street
Woolloomooloo NSW
2011 Australia
t: (02) 8599 3701
w: placestudio.com.au

J Alexander-Hatziplis NSW
ARB #10535

Date: 28.02.2025

CONTENT		
SHEET	SHEET NAME	REV
DA.00.01	DEVELOPMENT SUMMARY	A
DA.00.02	SITE ANALYSIS	A
DA.00.03	LOCATION PLAN	A
DA.00.05	SURVEY	A
DA.00.07	ARBORIST ANALYSIS	A
DA.00.08	EXCAVATION PLAN	A
DA.00.09	ENVIRONMENTAL SITE MANAGMENT PLAN	A
DA.01.00	BASEMENT 2	A
DA.01.01	BASEMENT 1	A
DA.01.10	LOWER GROUND	A
DA.01.11	UPPER GROUND	A
DA.01.12	LEVEL 01	A
DA.01.13	LEVEL 02	A
DA.01.14	LEVEL 03	A
DA.01.15	LEVEL 04	A
DA.01.16	LEVEL 05	A
DA.01.17	LEVEL 06	A
DA.01.18	ROOF	A
DA.02.00	NORTH-SOUTH ELEVATIONS	A
DA.02.01	EAST-WEST ELEVATION	A
DA.03.00	SECTIONS	A
DA.05.00	SHADOW DIAGRAMS	A
DA.05.01	SHADOW DIAGRAMS	A
DA.05.10	SOLAR COMPLIANCE DIAGRAMS	A
DA.05.11	SUN EYE VIEW_9AM	A
DA.05.12	SUN EYE VIEW_10AM	A
DA.05.13	SUN EYE VIEW_11AM	A
DA.05.14	SUN EYE VIEW_12PM	A
DA.05.15	SUN EYE VIEW_1PM	A
DA.05.16	SUN EYE VIEW_2PM	A
DA.05.17	SUN EYE VIEW_3PM	A
DA.05.20	CROSS-VENT COMPLIANCE DIAGRAMS	A
DA.05.30	GFA DIAGRAMS	A
DA.05.50	DEEP SOIL AND SITE COVERAGE	A
DA.05.60	COMMUNAL OPEN SPACE	A
DA.05.70	STORAGE	A
DA.05.71	STORAGE	A
DA.05.80	HEIGHT PLANE DIAGRAM	A
DA.05.90	PHOTOMONTAGES	A
DA.05.91	PHOTOMONTAGES	A
DA.07.00	LIVABLE UNIT PLANS	A

PLACE
STUDIO

DEVELOPMENT SUMMARY

ADDRESS	7-11 POCKLEY STREET, ROSEVILLE NSW
SITE AREA	3098 m ²
LAND USE ZONING	R4 (TOD SEPP)

UNIT MIX			
OCCUPANCY		COUNT	%
1 BED		2	5%
2 BED		15	36%
3 BED		12	29%
4 BED		13	31%
		42	

GFA CALCULATIONS	
LEVEL	AREA
UPPER GROUND	583.19 m ²
LEVEL 01	842.90 m ²
LEVEL 02	976.76 m ²
LEVEL 03	976.76 m ²
LEVEL 04	976.76 m ²
LEVEL 05	814.22 m ²
LEVEL 06	348.94 m ²
	5519.52 m ²

CROSS VENT COMPLIANCE		
CROSS VENT	COUNT	%
No	9	21%
Yes	33	79%
	42	

SOLAR COMPLIANCE		
SOLAR ACCESS	COUNT	%
-2 HOURS	2	5%
0 HOURS	9	21%
2+ HOURS	31	74%
	42	

CAR PARKING SCHEDULE	
TYPE	QTY
Residential Accessible Car Space (5400 x 2400)	9
Residential Car Space (5400 x 2400)	64
Visitor Adaptable Car Space (5400 x 2400)	1
Visitor Car Space (5400 x 2400)	10
TOTAL	84

NSA CALCULATION		
Number	OCCUPANCY	NSA
UPPER GROUND		
LG.01	3 BED	128.85 m ²
LG.02	1 BED	70.53 m ²
LG.03	2 BED	96.63 m ²
LG.04	3 BED	124.70 m ²
LG.05	2 BED	94.61 m ²
LEVEL 01		
1.01	3 BED	128.85 m ²
1.02	1 BED	83.54 m ²
1.04	4 BED	155.02 m ²
1.06	4 BED	177.29 m ²
1.07	4 BED	134.11 m ²
1.08	2 BED	94.59 m ²
LEVEL 02		
2.01	3 BED	128.94 m ²
2.02	2 BED	95.90 m ²
2.03	2 BED	95.80 m ²
2.04	3 BED	124.21 m ²
2.05	2 BED	93.79 m ²
2.06	4 BED	130.79 m ²
2.07	4 BED	133.84 m ²
2.08	2 BED	94.61 m ²
LEVEL 03		
3.01	3 BED	128.85 m ²
3.02	2 BED	95.87 m ²
3.03	2 BED	95.78 m ²
3.04	3 BED	124.21 m ²
3.05	2 BED	94.13 m ²
3.06	4 BED	130.79 m ²
3.07	4 BED	133.84 m ²
3.08	2 BED	94.61 m ²

NSA CALCULATION		
Number	OCCUPANCY	NSA
LEVEL 04		
4.01	3 BED	128.85 m ²
4.02	2 BED	95.87 m ²
4.03	2 BED	95.78 m ²
4.04	3 BED	124.21 m ²
4.05	2 BED	94.13 m ²
4.06	4 BED	130.79 m ²
4.07	4 BED	133.84 m ²
4.08	2 BED	94.61 m ²
LEVEL 05		
5.01	4 BED	209.82 m ²
5.02	4 BED	189.88 m ²
5.03	3 BED	115.37 m ²
5.04	3 BED	148.36 m ²
5.05	3 BED	115.51 m ²
LEVEL 06		
6.01	4 BED	167.05 m ²
6.02	4 BED	159.64 m ²
Grand total: 42		5088.39 m ²

CLIENT:
Primo Real Estate

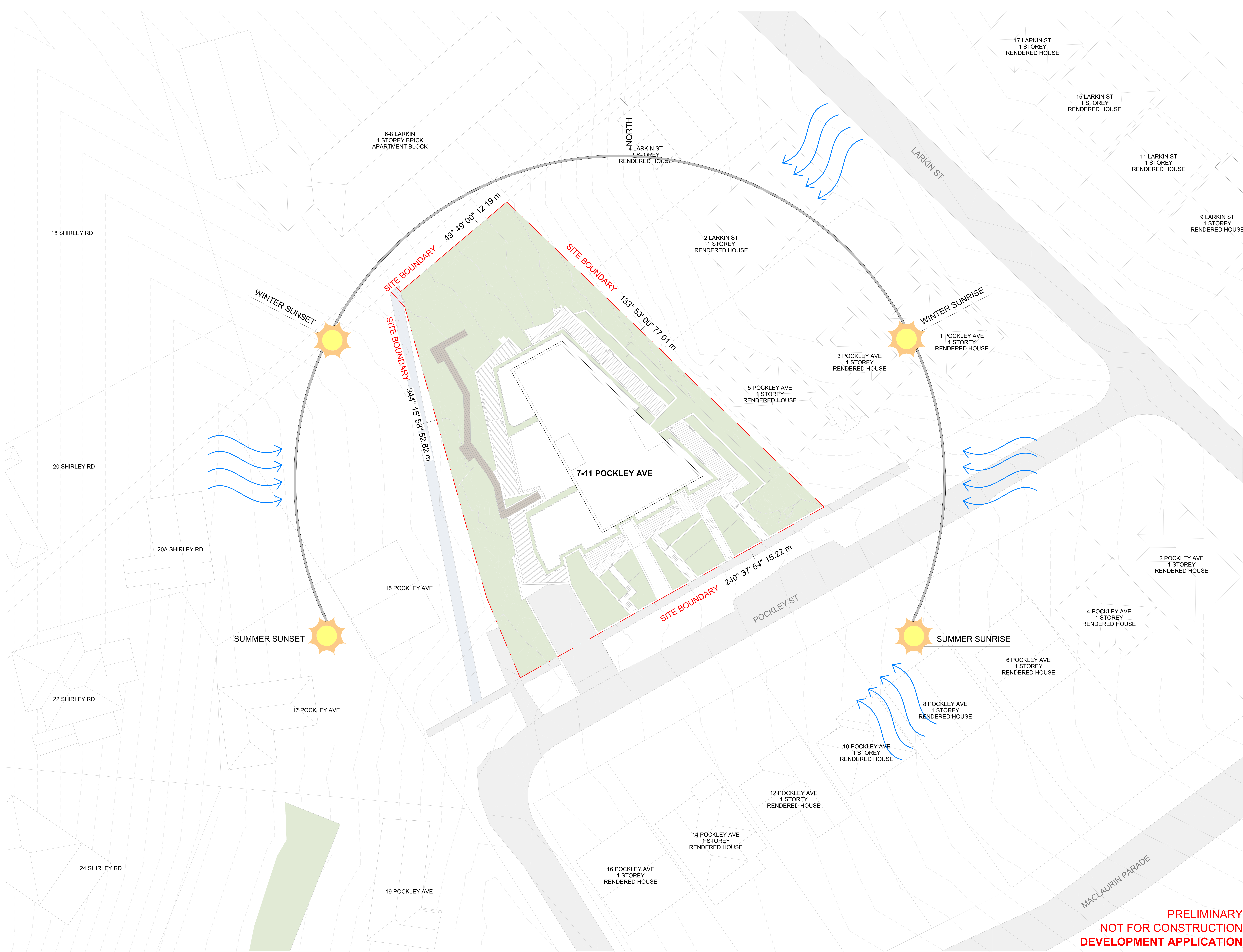
ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 1, 100 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | E | ALEXANDER.HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au

SCALE: @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
DEVELOPMENT SUMMARY

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



Document Notes			
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.			
Consultation: Use fixed dimensions in preference to scaled dimensions. Drawings made to larger or smaller and those showing particular areas of the work shall be provided to the architect in order to be used in the general drawings. All work is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.			
REV	DATE	DESCRIPTION	APP
A	27/03/2025	DEVELOPMENT APPLICATION	EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
Level 5, 146 William Street, Woolloomooloo, NSW 2011
T +61 02 988 804 F +61 02 988 804 E alexander.hayden@placestudio.com.au
W www.PlaceStudio.com.au E Studio@PlaceStudio.com.au

SCALE: 1 : 200 @ A0

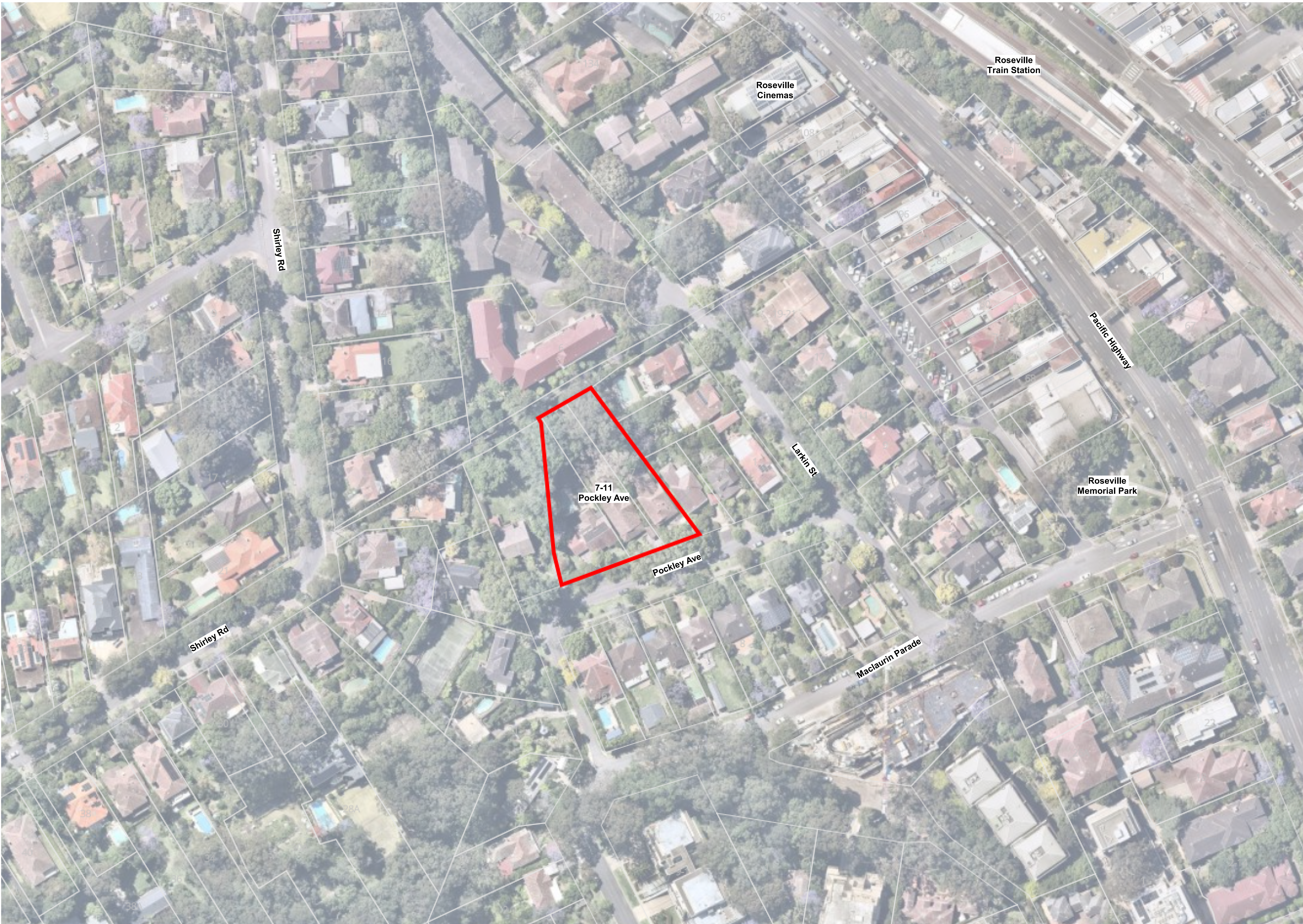
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SITE ANALYSIS

SHEET NUMBER:
DA.00.02
DATE: 27/03/2025

REV: **A**
DRAWN BY: [Signature]

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



Document Notes			
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.			
Construction: Use fixed dimensions in preference to scaled dimensions. Drawings made to larger scale and those showing particular areas of the works shall prevail over those made to smaller scale and those showing the whole. All work is to conform to relevant Australian Standards and Code together with all applicable requirements and Regulations.			
REV	DATE	DESCRIPTION	APP
A	27/03/2025	DEVELOPMENT APPLICATION	EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 1, 146 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2011
T +61 02 988 824 F +61 02 988 824 E alexander.hayden@placestudio.com.au
W www.placestudio.com.au E studio@placestudio.com.au



PROJECT:
#2021079
Pockley Avenue

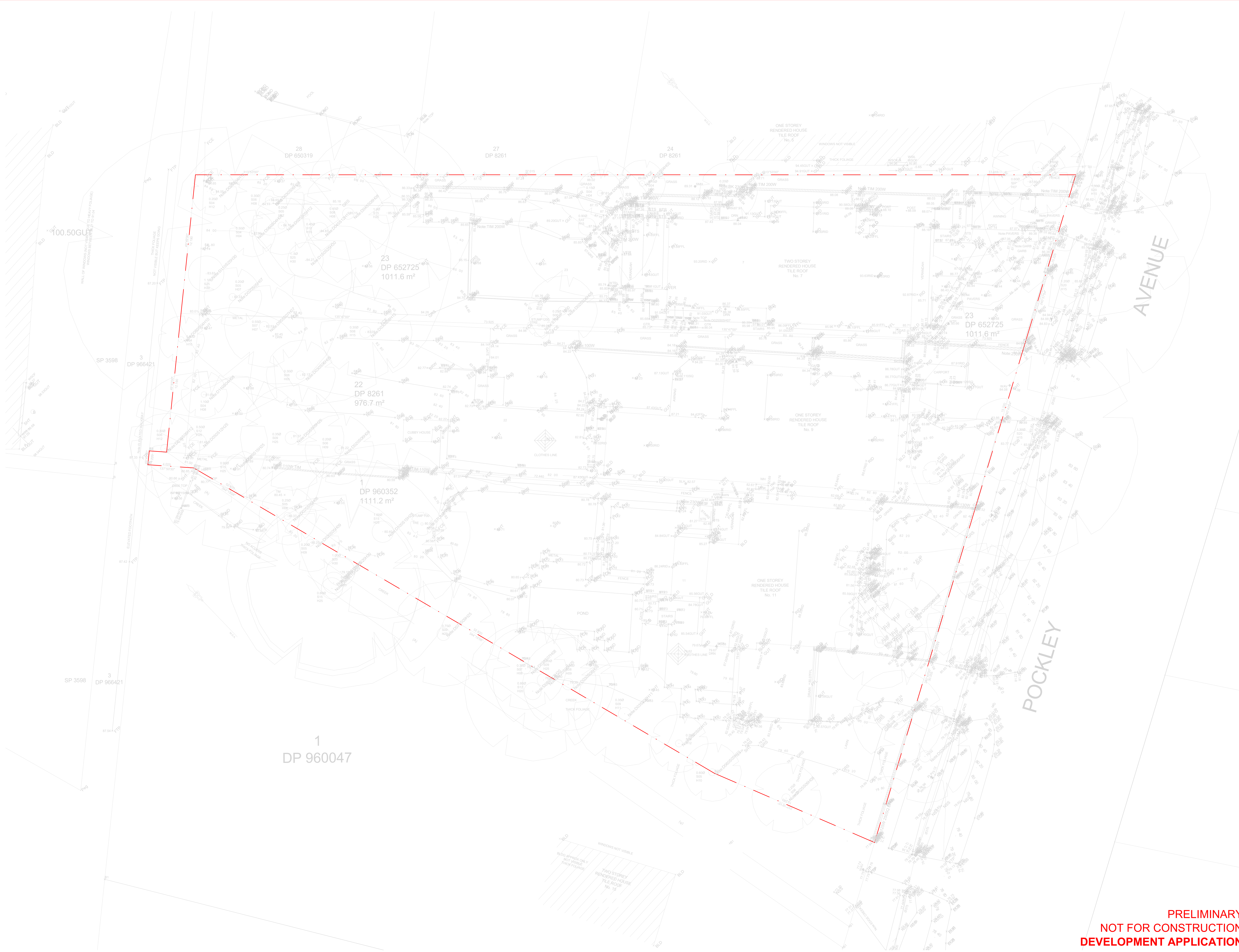
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LOCATION PLAN

SHEET NUMBER:
DA.00.03
DATE: 27/03/2025

REV:
A
DRAWN BY: [signature]

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

Copyright © 2025. This work is copyright and cannot be reproduced or copied in any form without the written permission of Place Studio AU PTY LTD. Any unauthorised use or copying of this document for any purpose whatsoever is prohibited. The terms of the agreement between Place Studio AU PTY LTD and the instructing party.



Document Notes			
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio Ltd is not responsible for any variations to specifications or drawings due to any discrepancies without consultation. User signed dimensions in reference to scaled dimensions. Drawings made to larger scales and those showing particular parts of the works shall be a reference to the larger scale drawings. All dimensions shall be in accordance with the Australian Standards and Code together with all applicable requirements and Regulations.			
REV	DATE	DESCRIPTION	APP
A	27/03/2025	DEVELOPMENT APPLICATION	EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 10 WILLIAM STREET WOODVILLE NSW 2111
T 61 631 888 824 F 61 631 888 824
W www.PlaceStudio.com.au E Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SURVEY

SHEET NUMBER:
DA.00.05
DATE: 27/03/2025

REV:
A
DRAWN BY: [Signature]

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

DEMOLISH ALL EXISTING
BUILDINGS AT 7,9,11 POCKLEY
AVENUE INCLUDING EXTERNAL
PAVEMENTS, DRIVEWAYS. REFER
TO DETAILED SURVEY

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

POCKLEY
AVE

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

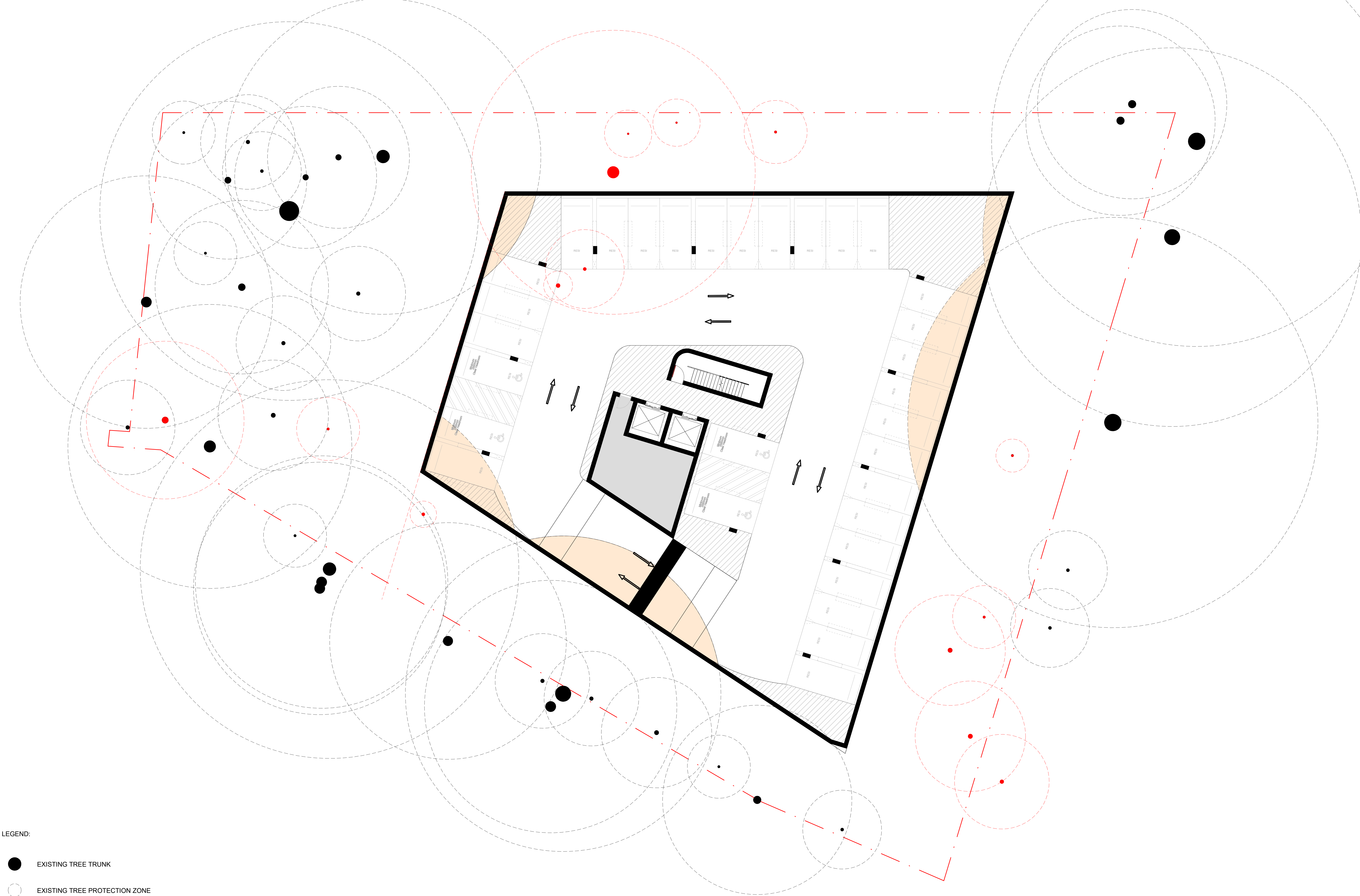
ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2211
T | 61 431 888 824 | J | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
DEMOLITION PLAN

SHEET NUMBER:
DA.00.06
DATE: 27/03/2025
REV: A
DRAWN BY: JH



- LEGEND:
- EXISTING TREE TRUNK
 - EXISTING TREE PROTECTION ZONE
 - TREE TO BE REMOVED
 - TREE TO BE REMOVED PROTECTION ZONE
 - TPZ ENCROACHMENT

*REFER TO ARBORIST REPORT FOR DETAILS

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 F | 61 431 888 824 E | alexander@placestudio.com.au
W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au

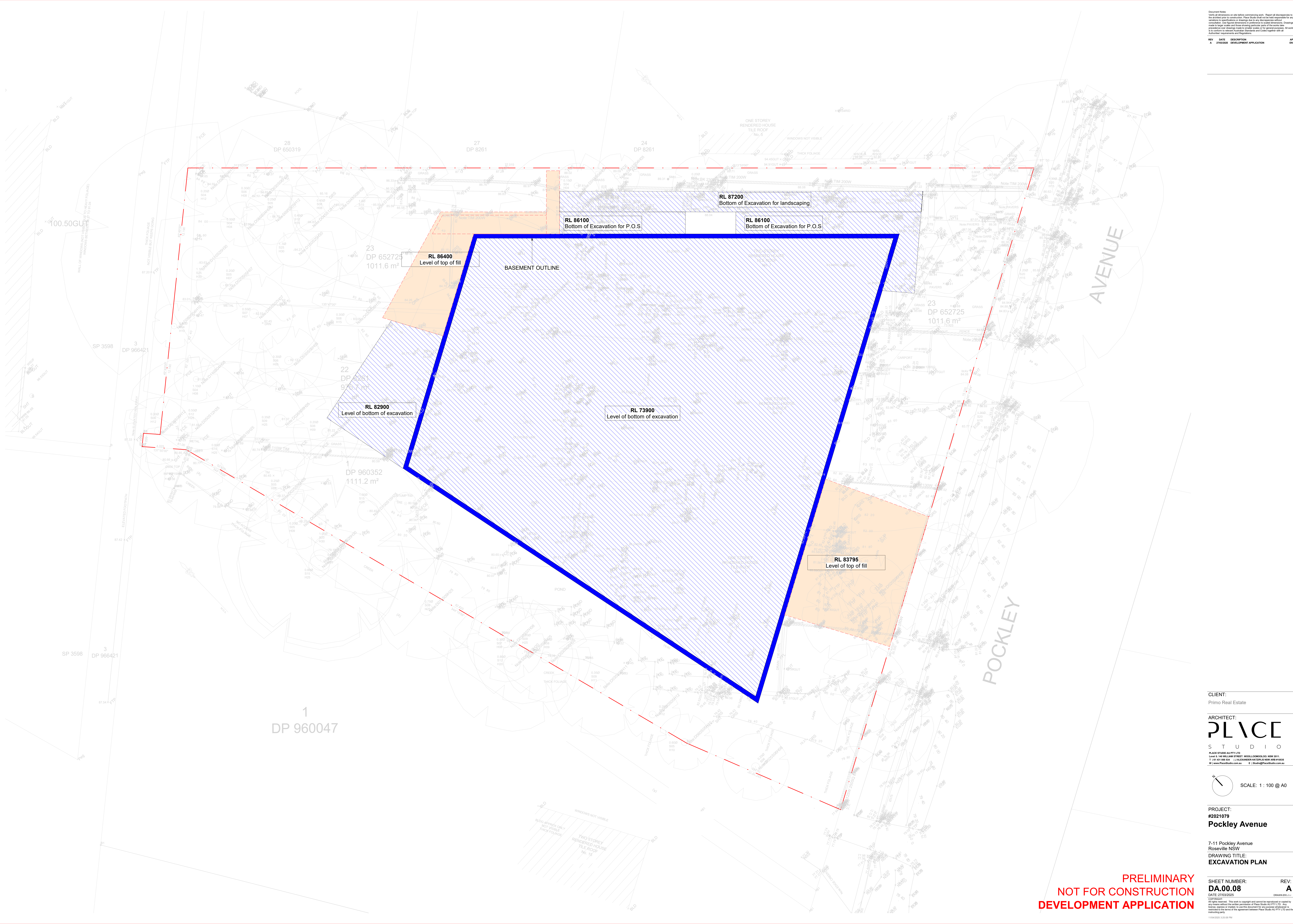
SCALE: As indicated @
A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
ARBORIST ANALYSIS

SHEET NUMBER:
DA.00.07
DATE: 27/03/2025
DRAWN BY: [Signature]
REV: **A**
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any third party without the written permission of Place Studio AU PTY LTD. Any further use or modification to this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 11:20:07 PM

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 100 WILLIAM STREET, WOLLONGONG NSW 2511
T: 01 431 888 824 E: ALEXANDER@PLACESTUDIO.COM.AU
W: www.PlaceStudio.com.au

SCALE: 1:100 @ A0

PROJECT:
#2021079
Pockley Avenue

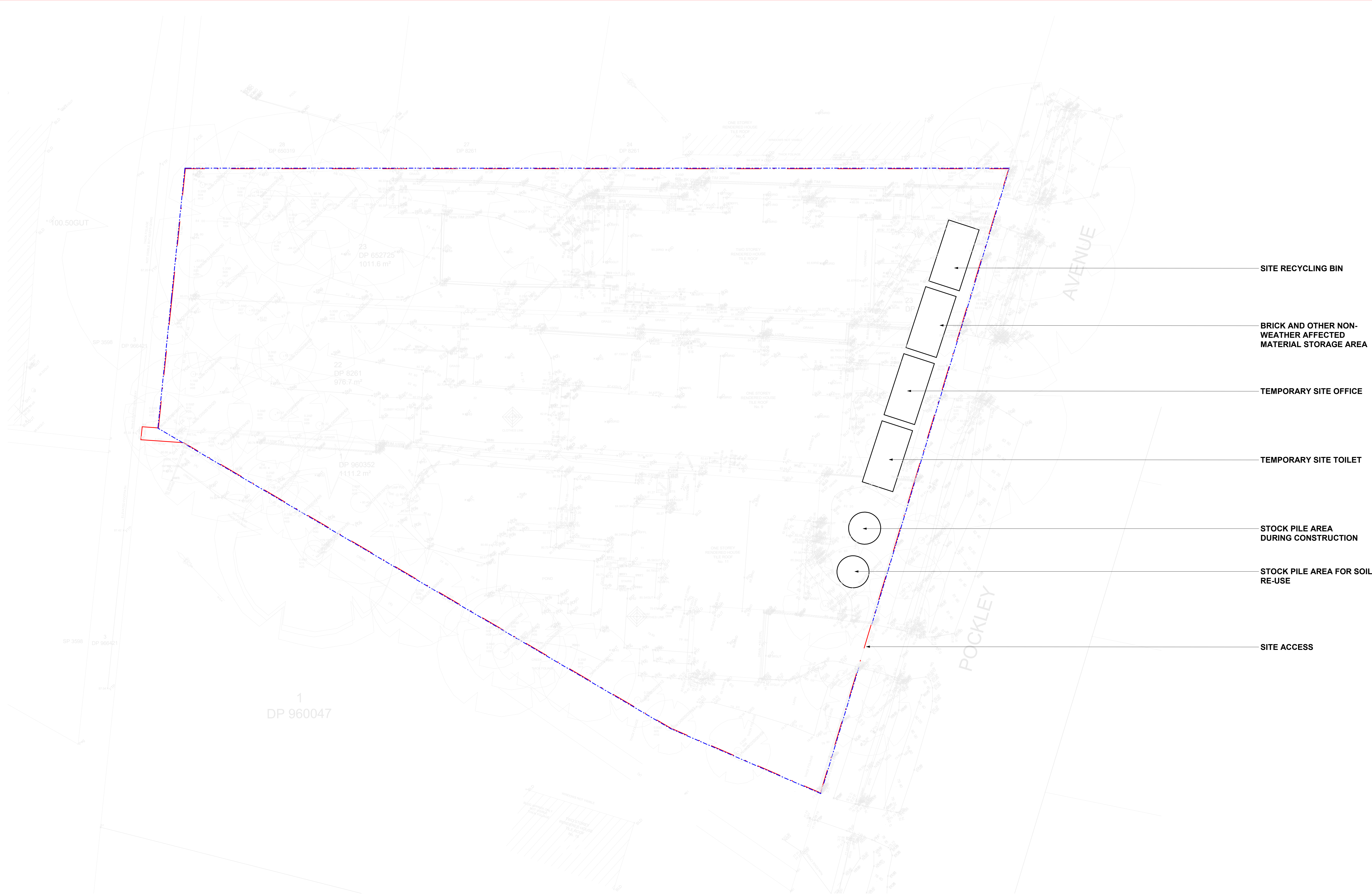
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
EXCAVATION PLAN

SHEET NUMBER:
DA.00.08
DATE: 27/03/2025

REV:
A
DRAWN BY: [Signature]

COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied in any form without the written permission of Place Studio AU PTY LTD. Any unauthorised use or copying of this work is prohibited. Place Studio AU PTY LTD is not responsible for any variations to specifications or drawings due to any discrepancies without consultation. User to verify dimensions in reference to local dimensions. Drawings made to larger scale and those showing particular areas of the work shall be in accordance with the Australian Standards and Code together with all applicable requirements and Regulations.

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



SITE RECYCLING BIN

BRICK AND OTHER NON-WEATHER AFFECTED MATERIAL STORAGE AREA

TEMPORARY SITE OFFICE

TEMPORARY SITE TOILET

STOCK PILE AREA DURING CONSTRUCTION

STOCK PILE AREA FOR SOIL RE-USE

SITE ACCESS

LEGEND

1.8M HIGH CONSTRUCTION BARRIER FENCING

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 100 WILLIAM STREET, HOULLIDAYMOOR QLD, 4088
T | 01 431 888 824 | J | ALEXANDER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

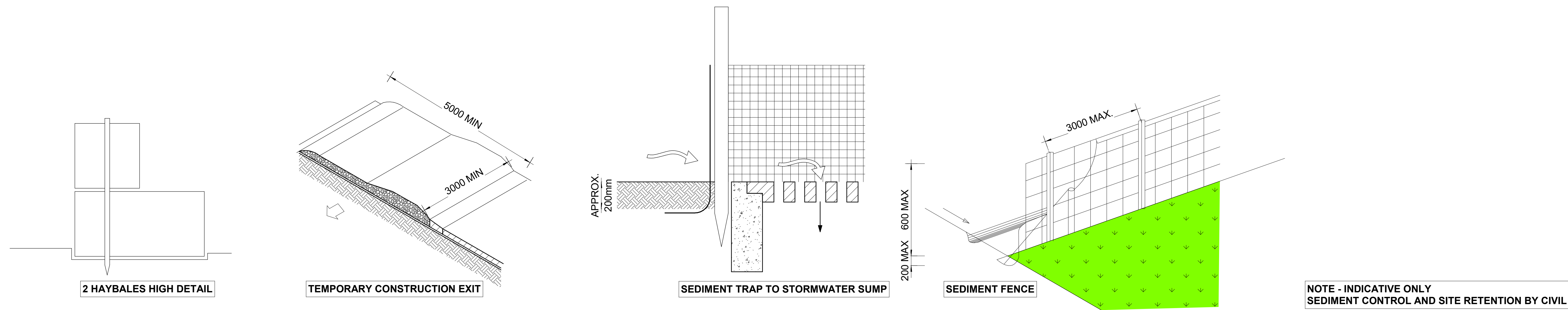
SCALE: As indicated @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
ENVIRONMENTAL SITE MANAGEMENT PLAN

SHEET NUMBER:
DA.00.09
DATE: 27/03/2025

REV: **A**
COPYRIGHT: All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose other than as intended by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.



**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 1, 100 WILLIAM STREET, WOODLORCHWOOD, NSW 2111
T +61 02 888 884 F +61 02 888 884 E alexander.hart@placestudio.com.au
W www.PlaceStudio.com.au E Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

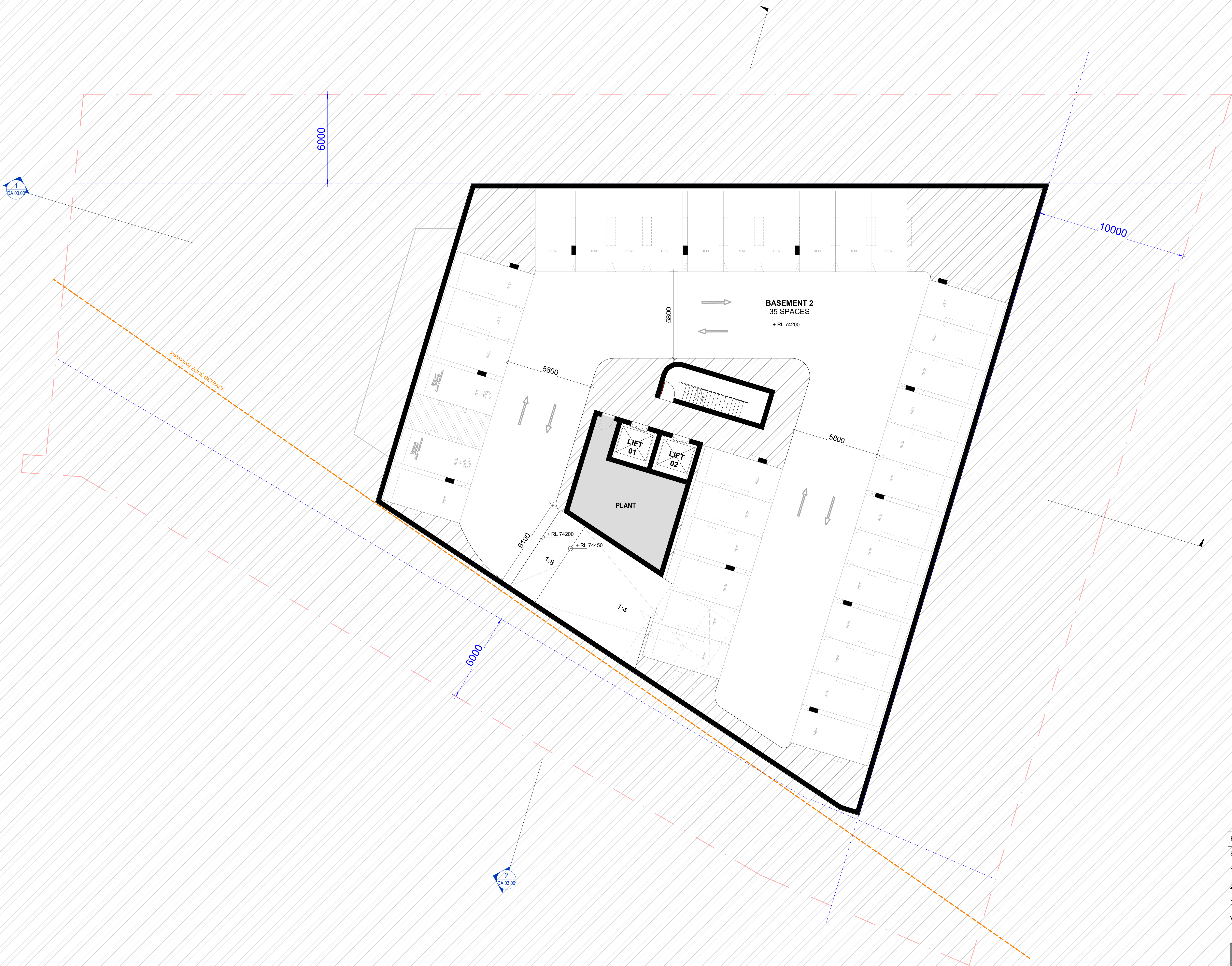
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
BASEMENT 2

SHEET NUMBER:
DA.01.00
DATE: 27/03/2025
DRAWN BY: [Signature]
REV: **A**
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any unauthorised use or modification of this work is prohibited. Place Studio is not responsible for any errors or omissions in this drawing. The drawing is provided for information only and is not to be used for any other purpose without the written permission of Place Studio AU PTY LTD and the instructing party.
11/03/2025 1:25:30 PM

REQUIRED PARKING CALCULATIONS			
BEDS	UNITS	PARKING	TOTAL
1 BED	2	1	2
2 BED	15	1.25	18.75
3 BED+	25	2	50
VISITOR	42	0.25	10.5
			82

PARKING SCHEDULE	
TYPE	COUNT
Residential Accessible Car Space (5400 x 2400)	9
Residential Car Space (5400 x 2400)	64
Visitor Adaptable Car Space (5400 x 2400)	1
Visitor Car Space (5400 x 2400)	10
	84

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 1, 140 WILLIAM STREET, WOODLORCHWOOD, NSW 2111
T +61 02 888 884 1 / J.ALEXANDER@PLACESTUDIO.COM.AU
W www.PlaceStudio.com.au E Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

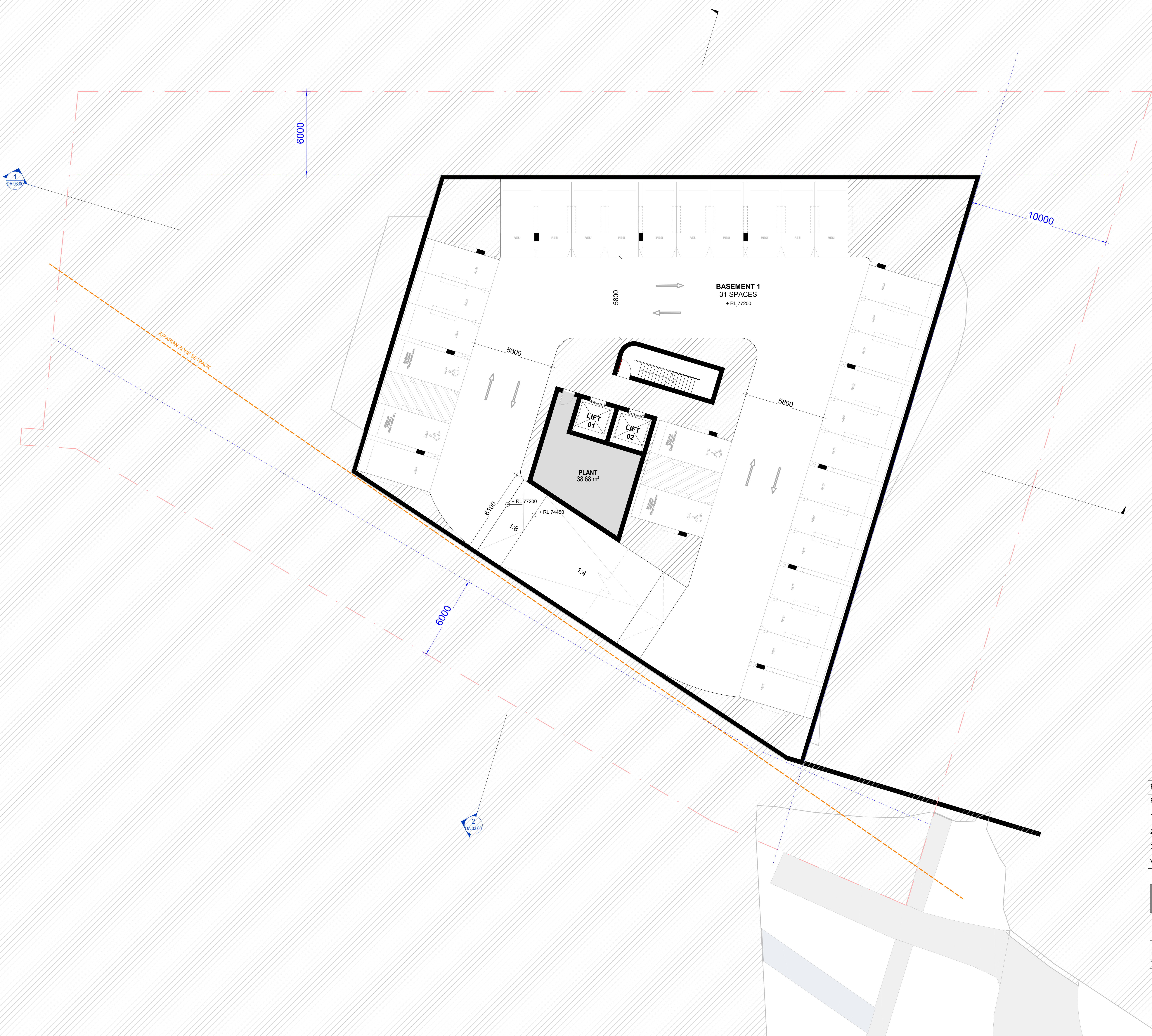
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
BASEMENT 1

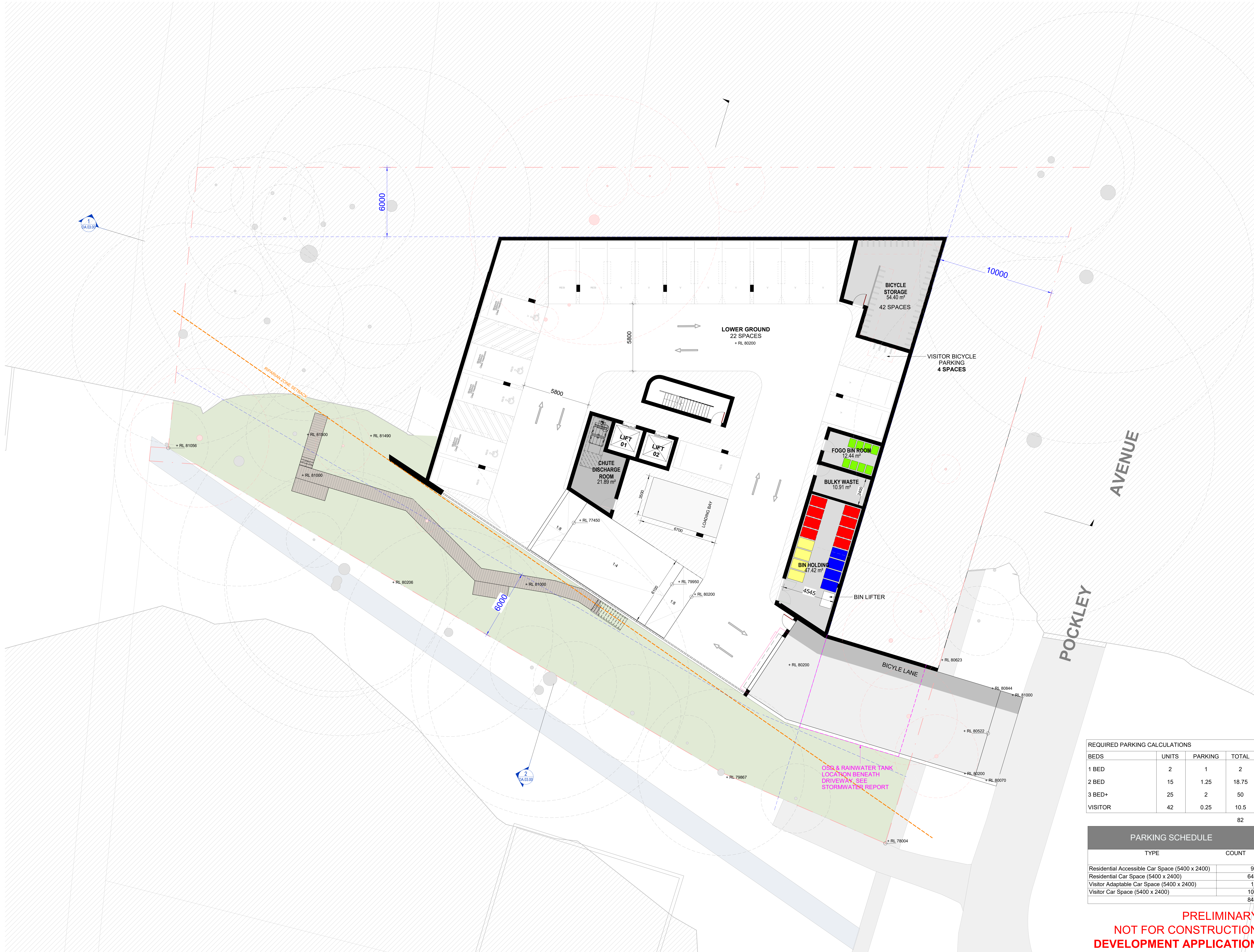
SHEET NUMBER:
DA.01.01
DATE: 27/03/2025
DRAWN BY: [Signature]
REV: **A**
COPYRIGHT: All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any further copies or copies to use this document for any purpose whatsoever is prohibited by law and the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 1:25:10 PM

REQUIRED PARKING CALCULATIONS			
BEDS	UNITS	PARKING	TOTAL
1 BED	2	1	2
2 BED	15	1.25	18.75
3 BED+	25	2	50
VISITOR	42	0.25	10.5
			82

PARKING SCHEDULE	
TYPE	COUNT
Residential Accessible Car Space (5400 x 2400)	9
Residential Car Space (5400 x 2400)	64
Visitor Adaptable Car Space (5400 x 2400)	1
Visitor Car Space (5400 x 2400)	10
84	

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**





REQUIRED PARKING CALCULATIONS			
BEDS	UNITS	PARKING	TOTAL
1 BED	2	1	2
2 BED	15	1.25	18.75
3 BED+	25	2	50
VISITOR	42	0.25	10.5
			82

PARKING SCHEDULE	
TYPE	COUNT
Residential Accessible Car Space (5400 x 2400)	9
Residential Car Space (5400 x 2400)	64
Visitor Adaptable Car Space (5400 x 2400)	1
Visitor Car Space (5400 x 2400)	10
84	

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AUSTRALIA LTD
Level 6, 144 MILLAR STREET, SYDNEY NSW 2000
T: (+61) 02 955 1234 F: (+61) 02 955 1235 E: alexander@placestudio.com.au
W: www.placestudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LOWER GROUND

SHEET NUMBER:
DA.01.10
DATE: 27/03/2025
DRAWN BY: [Signature]
REV: **A**
COPYRIGHT:
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the prior permission of Place Studio Pty Ltd. Any reuse, without permission, is prohibited. This document is for the use of the client only and is not to be used for any other purpose. The client agrees to indemnify Place Studio Pty Ltd from and against all claims, damages, losses and expenses, including legal costs, in connection with the use of this document for any purpose other than that for which it was prepared.



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBEE, NSW 2011
T | 61 431 888 824 F | 61 431 888 824
W | www.PlaceStudio.com.au E | studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
UPPER GROUND

SHEET NUMBER:
DA.01.11
DATE: 27/03/2025

REV: **A**
COPYRIGHT: All rights reserved. This work is copyright and cannot be reproduced or copied by any third party without the written permission of Place Studio AU PTY LTD. Any unauthorised use or copying of this work is prohibited. This drawing is the property of Place Studio AU PTY LTD and is to be used for the purposes of the development application only. It is not to be used for any other purpose without the written permission of Place Studio AU PTY LTD.

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 02 958 804 F | 61 02 958 804 E | alexander@placestudio.com.au
W | www.placestudio.com.au E | studio@placestudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 01

SHEET NUMBER:
DA.01.12
DATE: 27/03/2025

REV:
A

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any unauthorised use or copying of this work is prohibited. This drawing is intended for use as a development application only and is not to be used for any other purpose. The drawing is the property of Place Studio AU PTY LTD and is to be returned to the architect upon completion of the project.

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

POCKLEY
AVENUE

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J.ALEXANDER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 02

SHEET NUMBER:
DA.01.13
DATE: 27/03/2025
REV: **A**
DRAWN BY: [Signature]

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

POCKLEY
AVENUE

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBEE, NSW 2011
T | 61 431 888 824 | J.ALEXANDER@PLACEPTV.COM | NEW A&B #16638
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 03

SHEET NUMBER:
DA.01.14
DATE: 27/03/2025

REV:
A
DRAWN BY: [signature]

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

11/06/2025 1:25:10 PM

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

POCKLEY
AVENUE

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2511
T | 61 431 888 824 F | 61 431 888 824
W | www.PlaceStudio.com.au E | studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 04

SHEET NUMBER:
DA.01.15
DATE: 27/03/2025

REV:
A

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 1:25:20 PM

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVELS: 100 WILLIAM STREET, WOODLODGE/CLIVE, NSW 2111
T: (+61) 02 888 884 E: ALEXANDER@PLACESTUDIO.COM.AU
W: www.PlaceStudio.com.au E: Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 05

SHEET NUMBER:
DA.01.16
DATE: 27/03/2025

REV:
A

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied in any form without the written permission of Place Studio AU PTY LTD. Any unauthorised use or copying of this work is prohibited. Place Studio AU PTY LTD and its associated parties.

11/03/2025 1:20:21 PM

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

AVENUE

POCKLEY

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J.ALEXANDER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
LEVEL 06

SHEET NUMBER:
DA.01.17
DATE: 27/03/2025

REV:
A
DRAWN BY: J.A.

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**

6-8 LARKIN
4 STOREY BRICK
APARTMENT BLOCK

4 LARKIN ST
1 STOREY
RENDERED HOUSE

2 LARKIN ST
1 STOREY
RENDERED HOUSE

5 POCKLEY AVE
1 STOREY
RENDERED HOUSE

9000

10000

9000

• RL 105600

• RL 106700

RIPARIAN ZONE SETBACK

THE RIFLEWAY - ELEVATED WALKWAY

15 POCKLEY AVE
2 STOREY
RENDERED HOUSE

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 E | ALEXANDER@PLACESTUDIO.COM AU
W | www.PlaceStudio.com.au

SCALE: 1 : 100 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
ROOF

SHEET NUMBER:
DA.01.18

DATE: 27/03/2025

REV: **A**

11/06/2025 1:20:23 PM

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



ELEVATION_SOUTH
1 : 100



ELEVATION_NORTH
1 : 100

- CF1**
NATURAL CONCRETE
COLOUR: LIGHT GREY
- MC1**
METAL CLADDING
COLOUR: BRONZE BROWN
- GL1**
CLEAR GLAZING
- ST1**
STONE CLADDING
- WIN1**
SLIDING WINDOW
COLOUR: BRONZE BROWN
- WIN2**
SLIDING GLASS DOORS
COLOUR: BRONZE BROWN
- WIN3**
AWNING WINDOW
COLOUR: BRONZE BROWN
- BAL1**
ALUMINIUM BALUSTRADE
COLOUR: BRONZE BROWN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL: 140 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2211
T | 61 431 888 824 | A | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: As indicated @
A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
NORTH-SOUTH ELEVATIONS

SHEET NUMBER:
DA.02.00
DATE: 27/03/2025
REV: **A**

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



ELEVATION_WEST
1:100



ELEVATION_EAST
1:100

- CF1 NATURAL CONCRETE
COLOUR: LIGHT GREY
- MC1 METAL CLADDING
COLOUR: BRONZE BROWN
- GL1 CLEAR GLAZING
- ST1 STONE CLADDING
- WIN1 SLIDING WINDOW
COLOUR: BRONZE BROWN
- WIN2 SLIDING GLASS DOORS
COLOUR: BRONZE BROWN
- WIN3 AWNING WINDOW
COLOUR: BRONZE BROWN
- BAL1 ALUMINIUM BALUSTRADE
COLOUR: BRONZE BROWN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
Level 1, 146 WILLIAM STREET, HOULLANDWOOD, NSW 2111
T +61 431 888 824 | J ALEXANDER-HATFIELD@NEWARK.PT11.COM
W www.PlaceStudio.com.au | E Studio@PlaceStudio.com.au

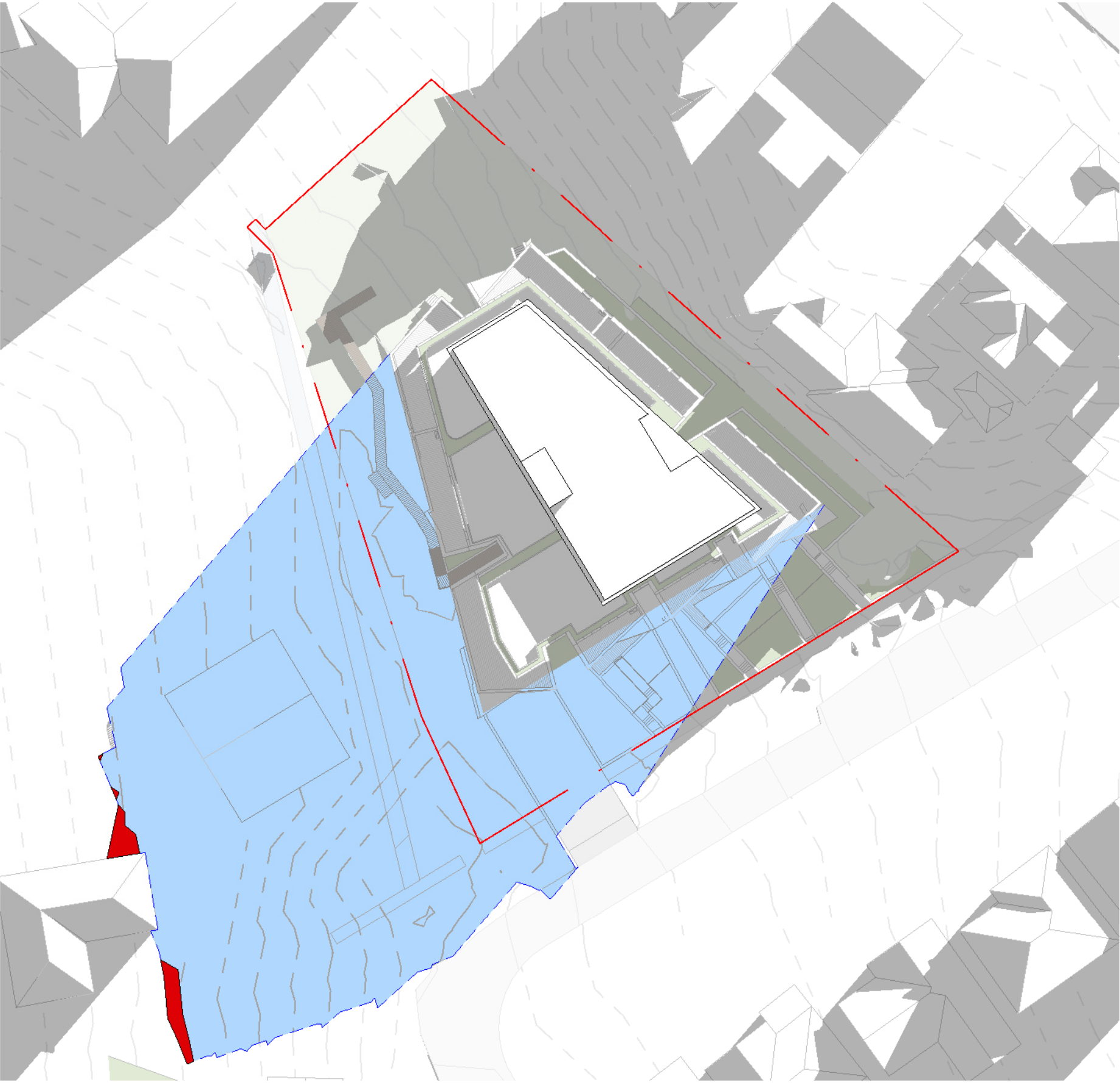
SCALE: As indicated @
A0

PROJECT:
#2021079
Pockley Avenue

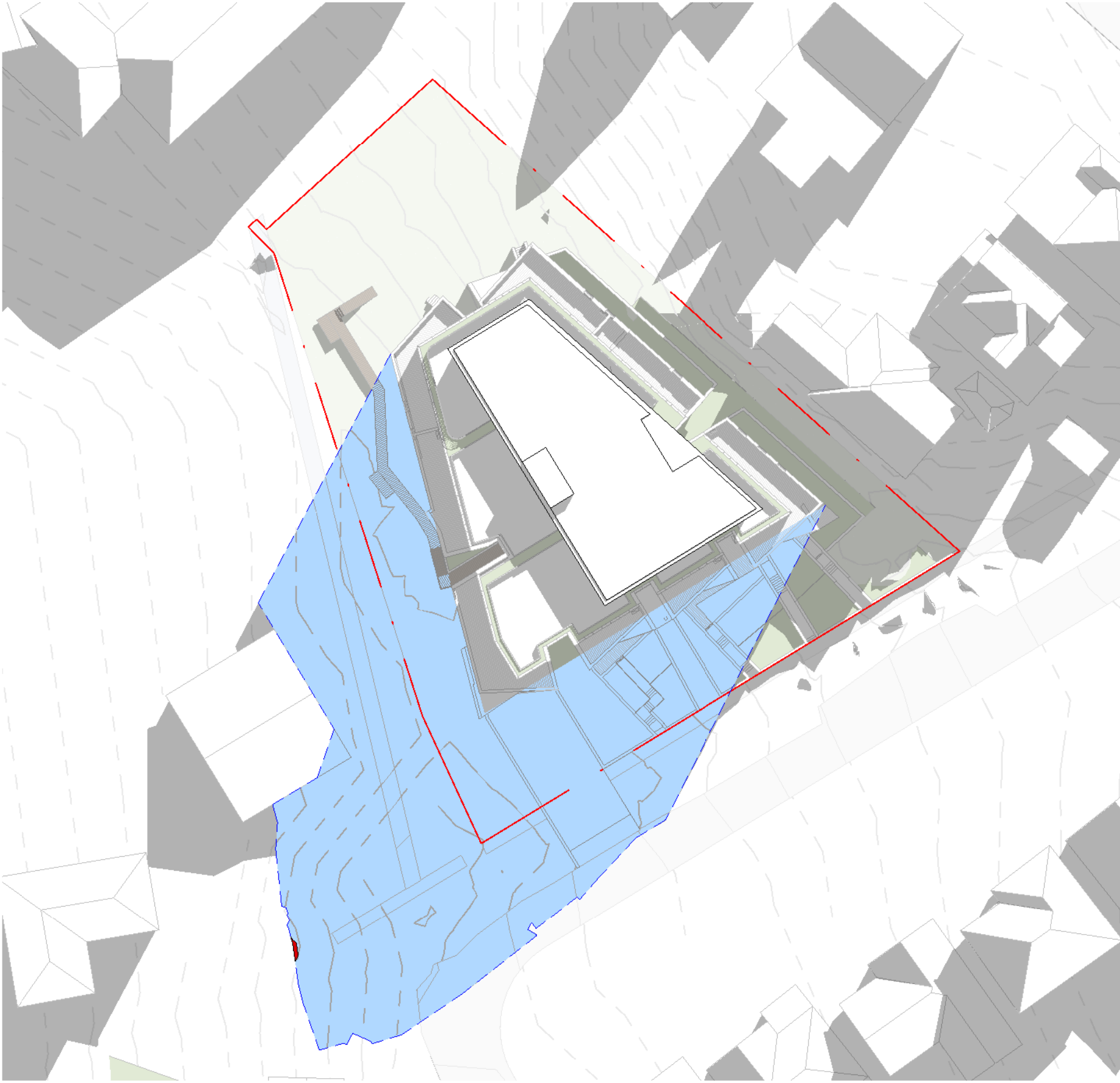
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
EAST-WEST ELEVATION

SHEET NUMBER:
DA.02.01
DATE: 27/03/2025
REV: **A**

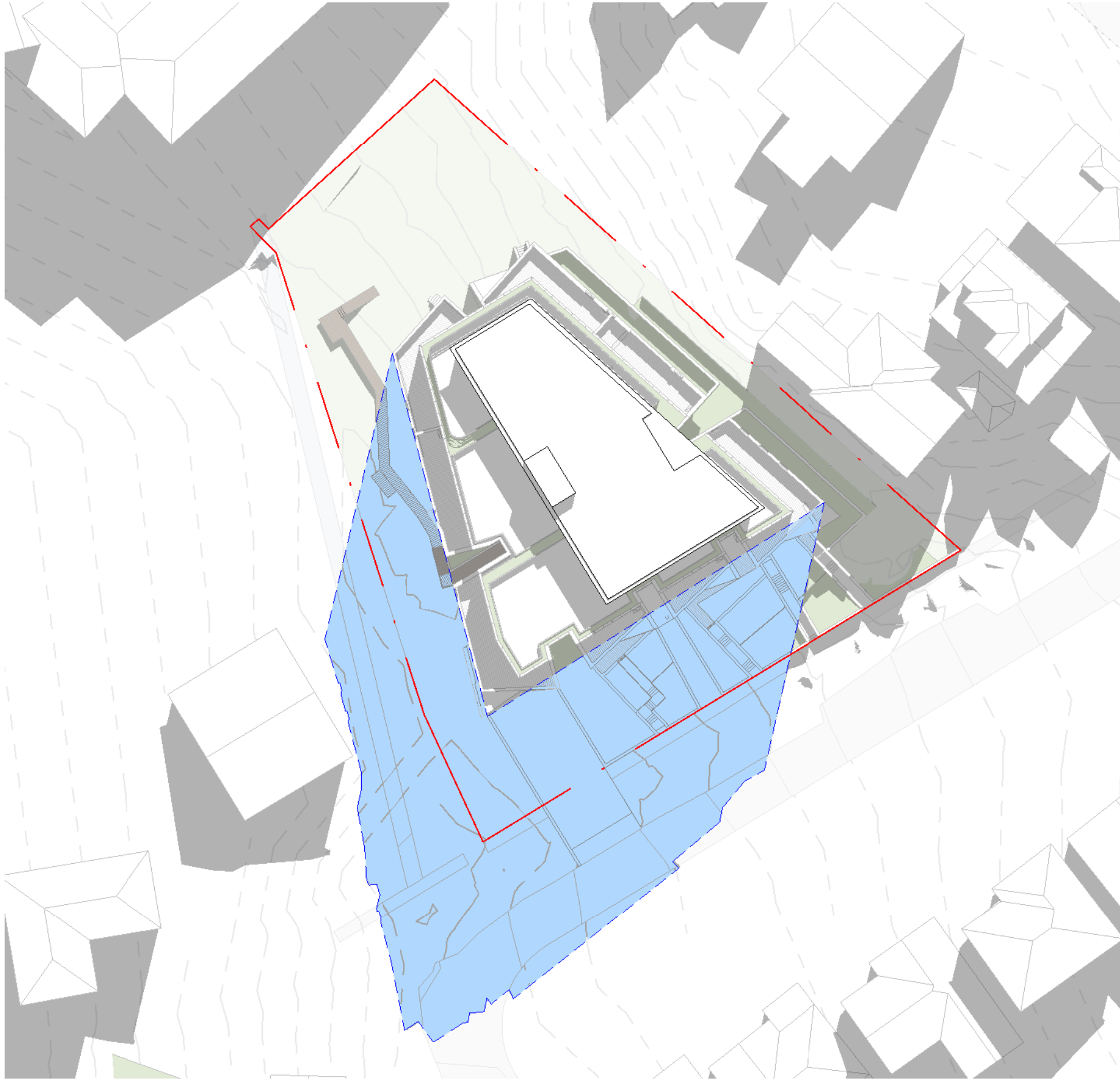
**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



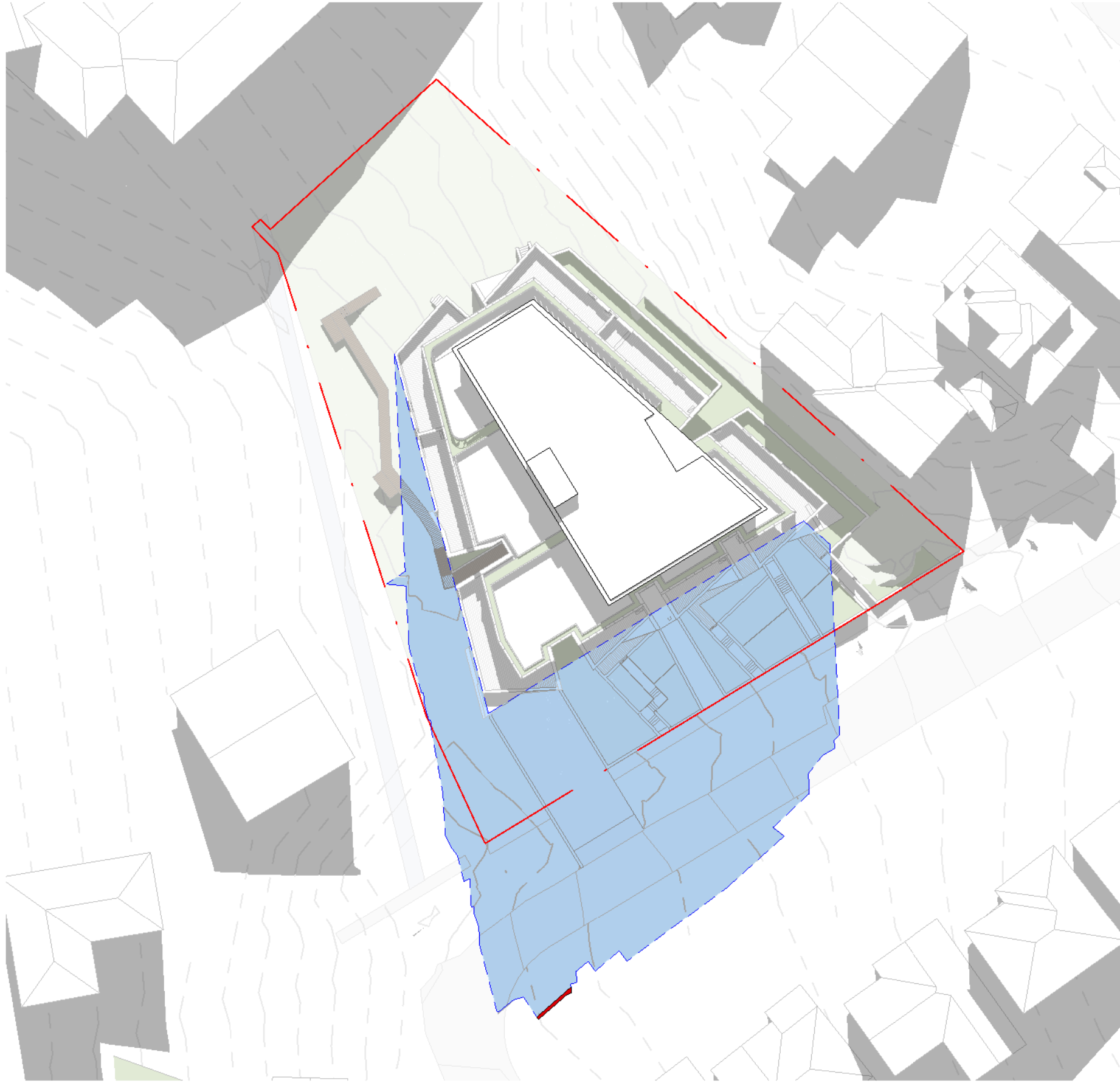
PROPOSED SHADOWS 9AM
1 : 500



PROPOSED SHADOWS 10AM
1 : 500



PROPOSED SHADOWS 11AM
1 : 500



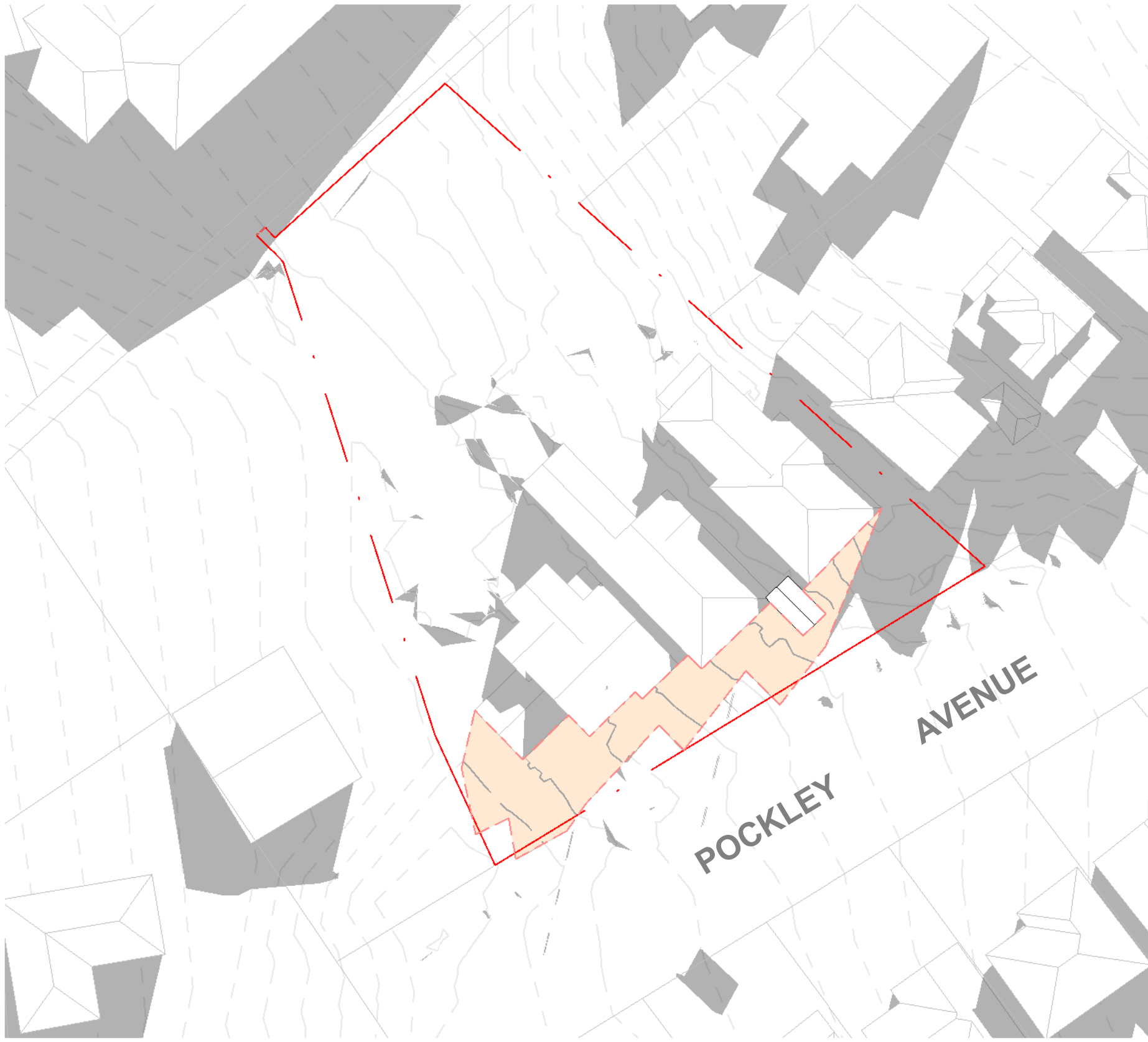
PROPOSED SHADOWS 12PM
1 : 500



EXISTING SHADOWS 9AM
1 : 500



EXISTING SHADOWS 10AM
1 : 500



EXISTING SHADOWS 11AM
1 : 500



EXISTING SHADOWS 12PM
1 : 500

LEGEND:

- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY PROPOSED HEIGHT BREACH



SCALE: As indicated @ A0

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 10 WILLIAM STREET, WOOLLOOMOOBEE, NSW 2011
T +61 02 988 804 F +61 02 988 804 E alexander.hayden@placestudio.com.au
W www.placestudio.com.au E studio@placestudio.com.au

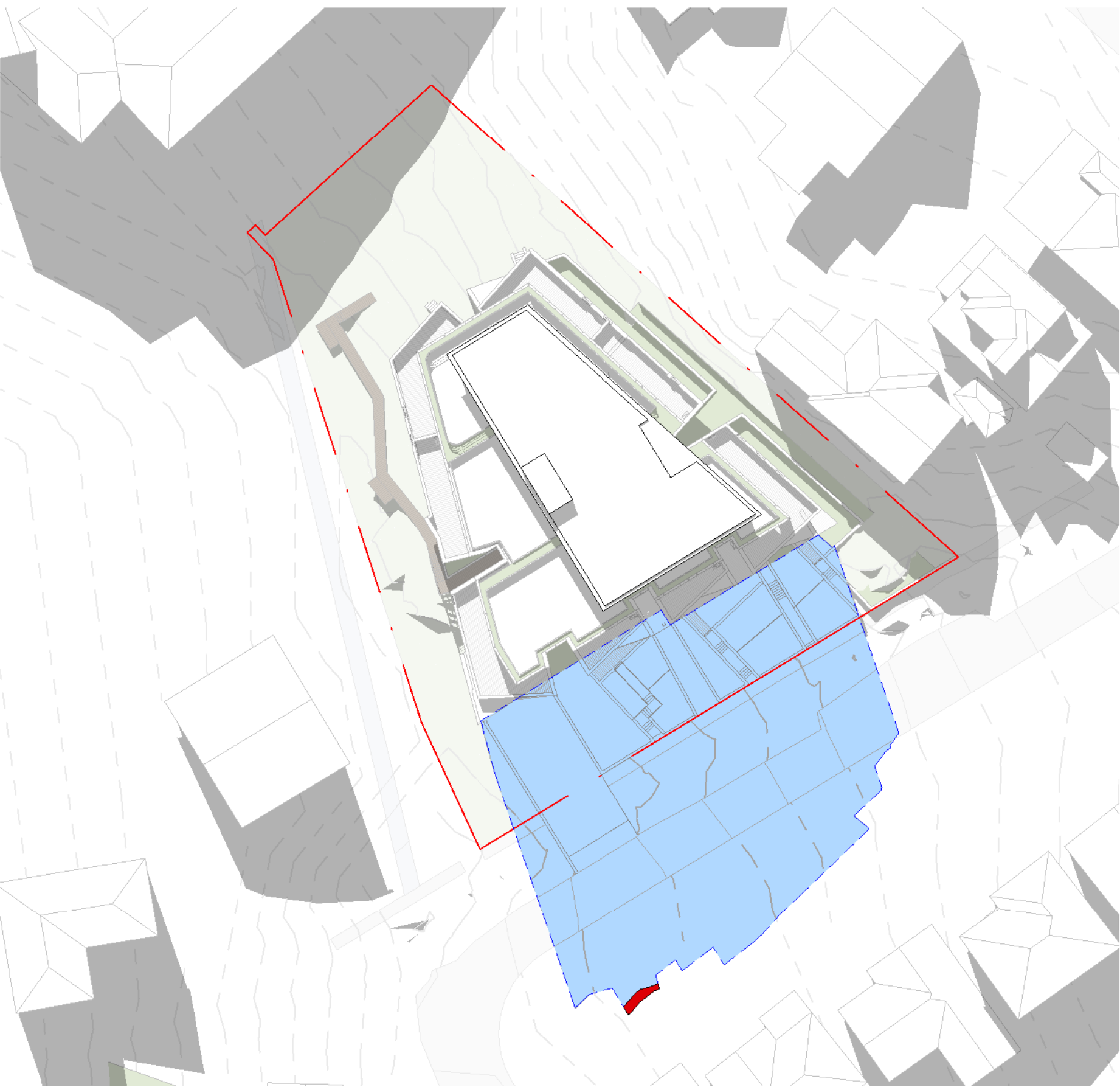
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SHADOW DIAGRAMS

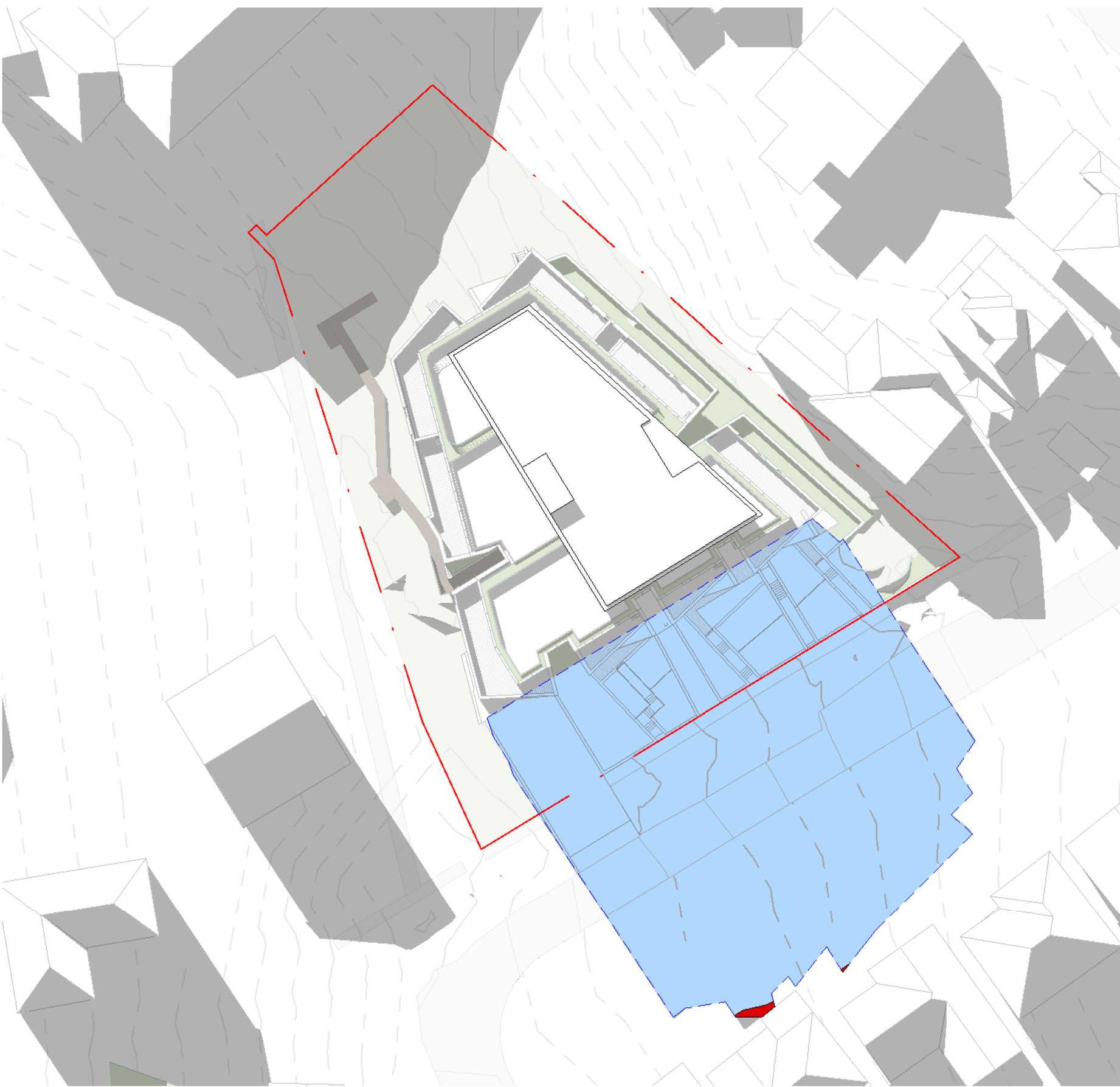
SHEET NUMBER:
DA.05.00
DATE: 27/03/2025

REV:
A
DRAWN BY: [signature]

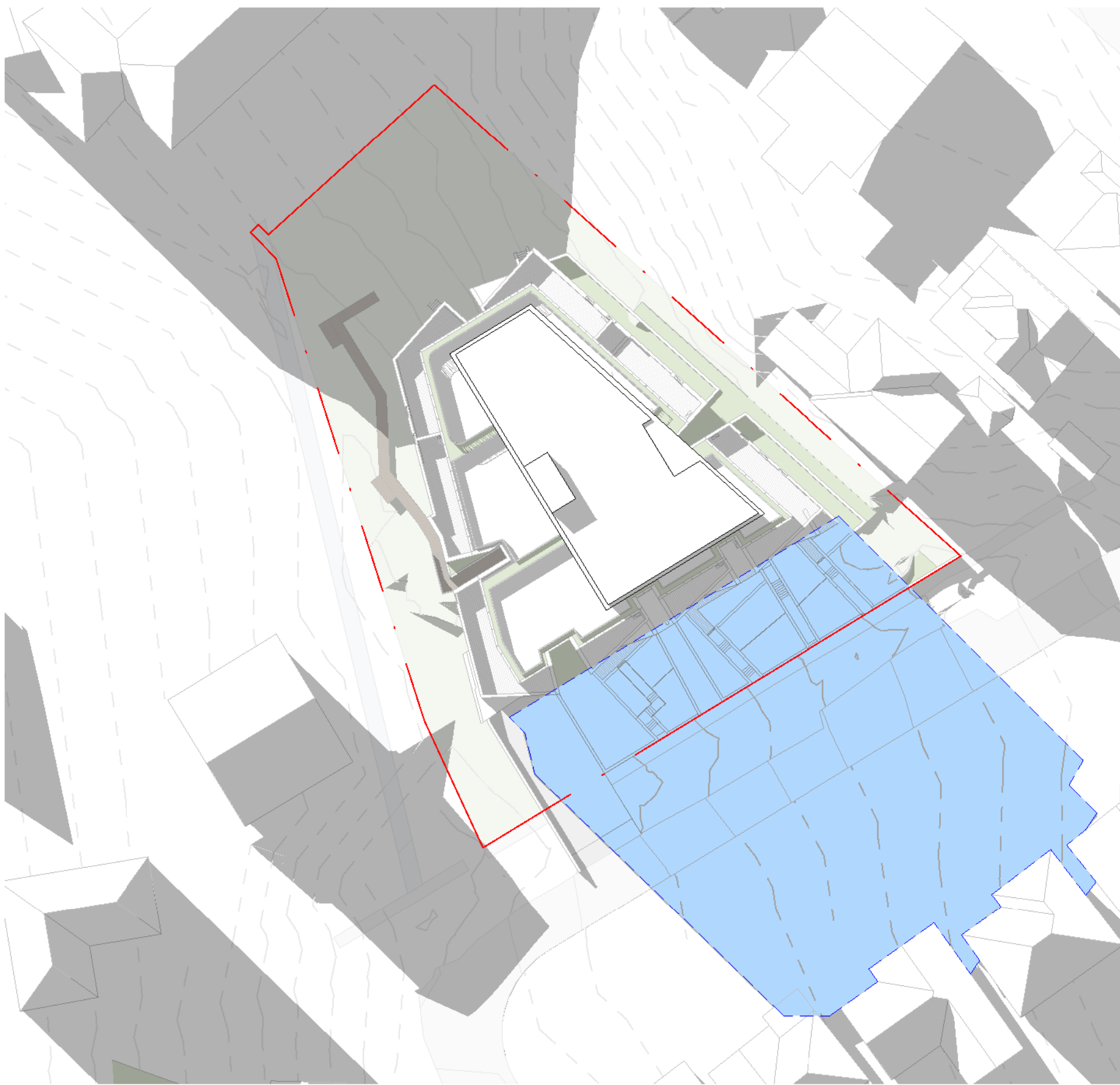
**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



PROPOSED SHADOWS 1PM
1 : 500



PROPOSED SHADOWS 2PM
1 : 500



PROPOSED SHADOWS 3PM
1 : 500



EXISTING SHADOWS 1PM
1 : 500



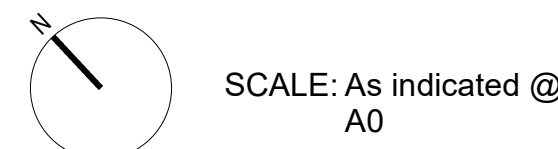
EXISTING SHADOWS 2PM
1 : 500



EXISTING SHADOWS 3PM
1 : 500

LEGEND:

- SHADOW CAST BY EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY PROPOSED HEIGHT BREACH



SCALE: As indicated @ A0

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 F | 61 431 888 824 E | alexander.hayden@placestudio.com.au
W | www.placestudio.com.au

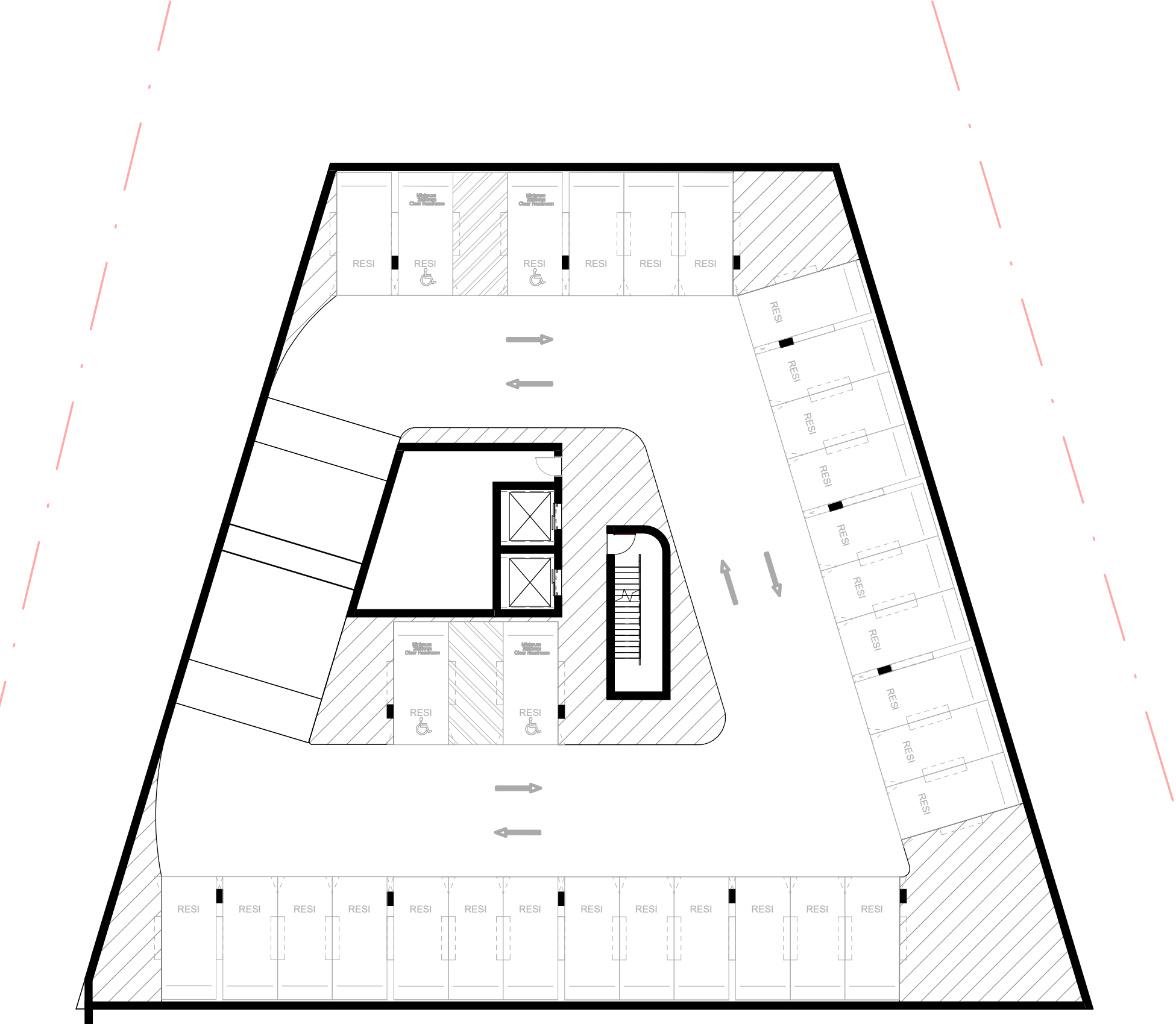
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SHADOW DIAGRAMS

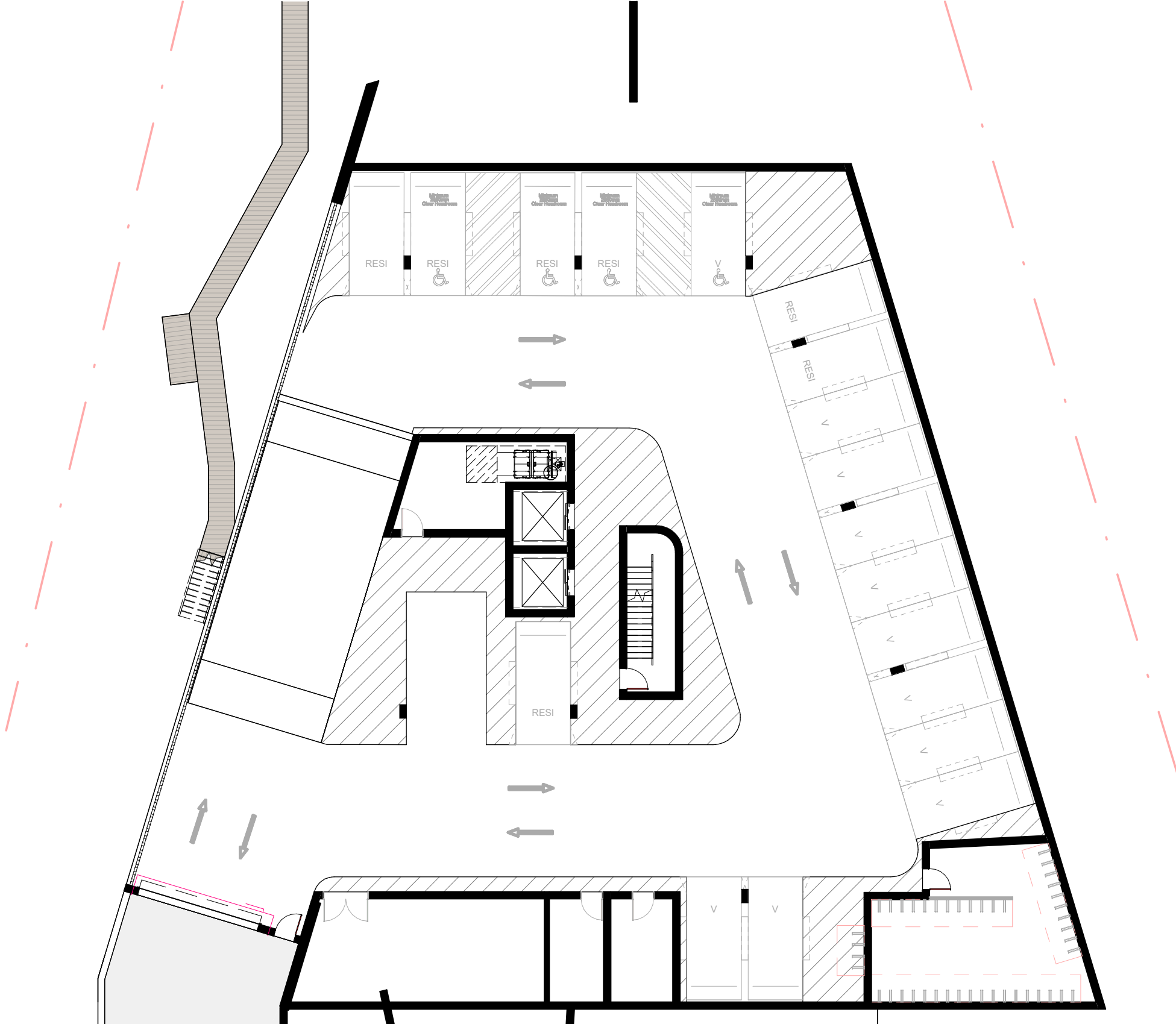
SHEET NUMBER:
DA.05.01
DATE: 27/03/2025

REV:
A
DRAWN BY: [signature]

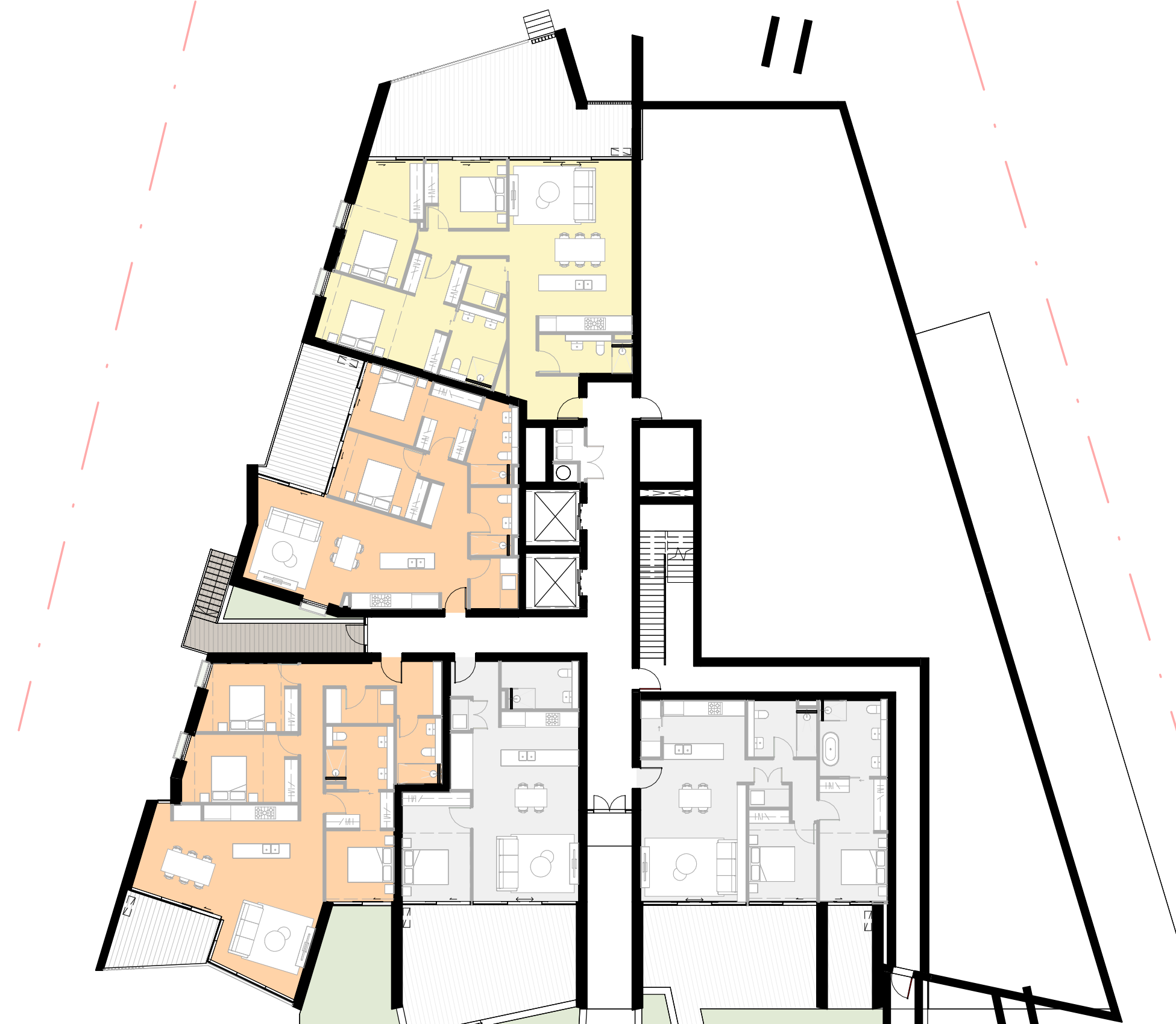
**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



SOLAR DIAGRAM_BASEMENT 1
1 : 200



SOLAR DIAGRAM_GROUND FLOOR
1 : 200



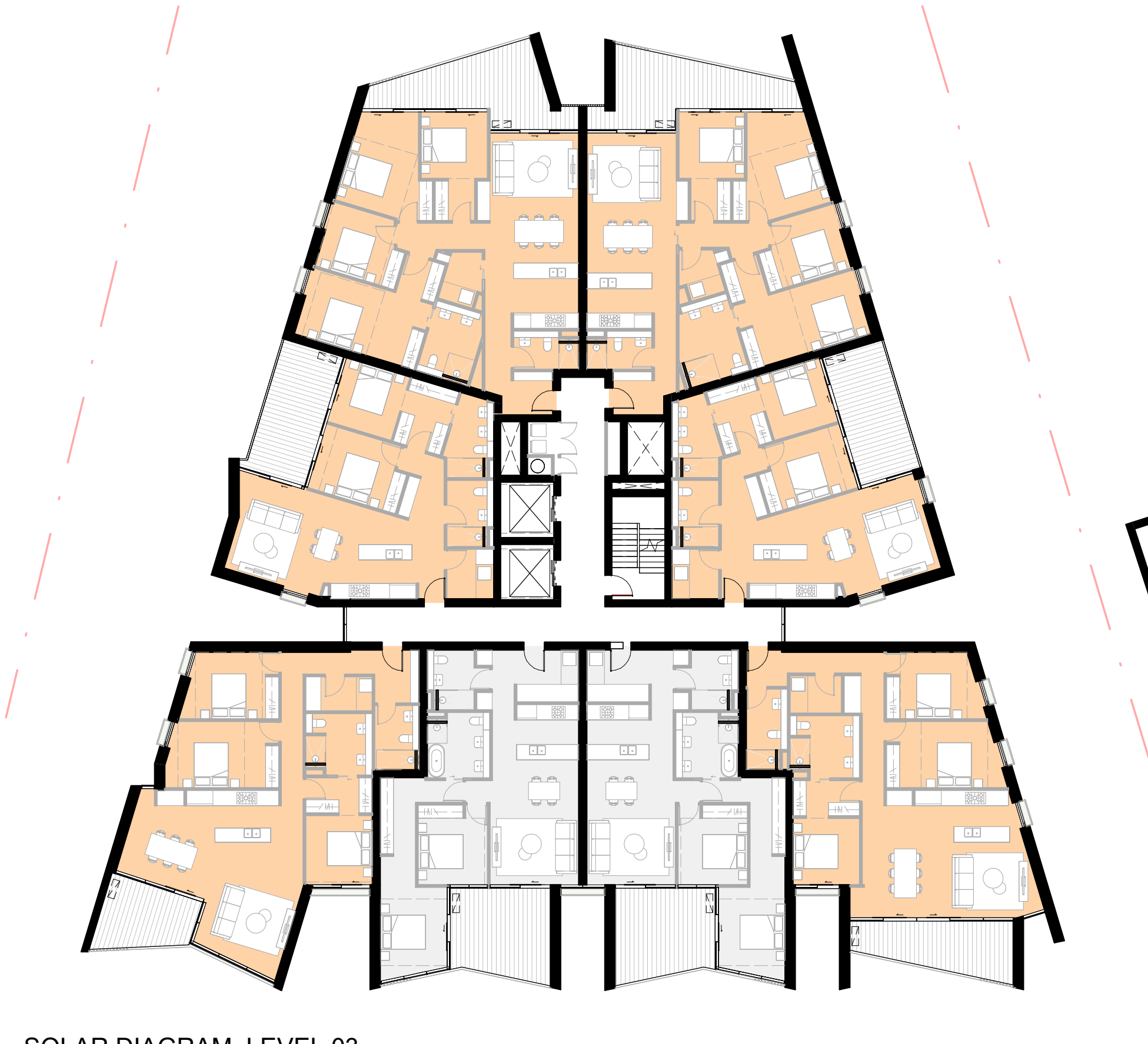
SOLAR DIAGRAM_LEVEL 01
1 : 200

SOLAR ACCESS COMPLIANCE		
SOLAR ACCESS	COUNT	%
-2 HOURS	2	5%
0 HOURS	9	21%
2+ HOURS	31	74%
	42	

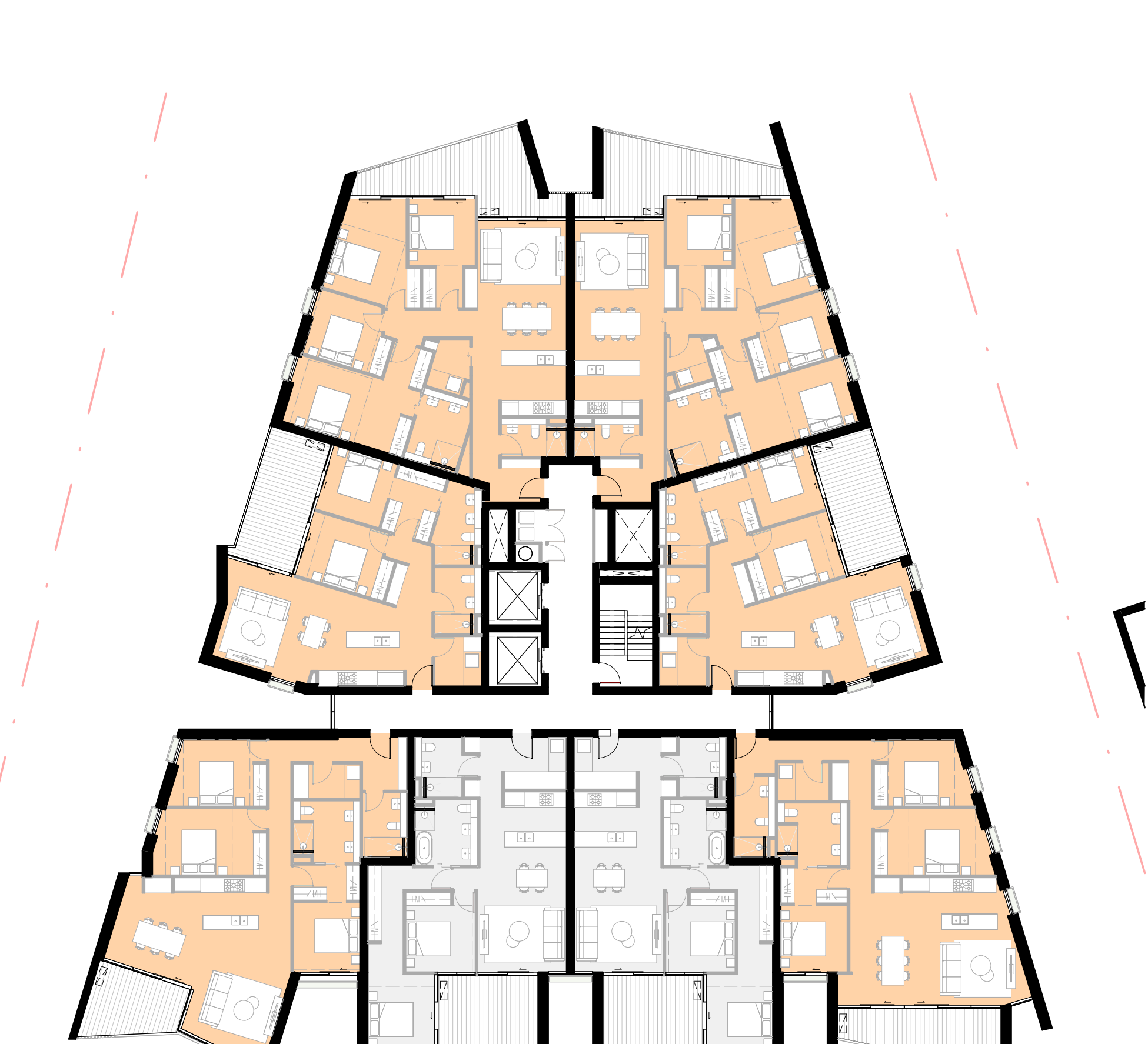
Document Notes		
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.		
Consultation: Use Space dimensions in reference to actual dimensions. Drawings made to larger scales and those showing particular areas of the work shall be used for construction. Drawings made to smaller scales shall be used for general reference. All work is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.		
REV	DATE	DESCRIPTION
A	27/03/2025	DEVELOPMENT APPLICATION



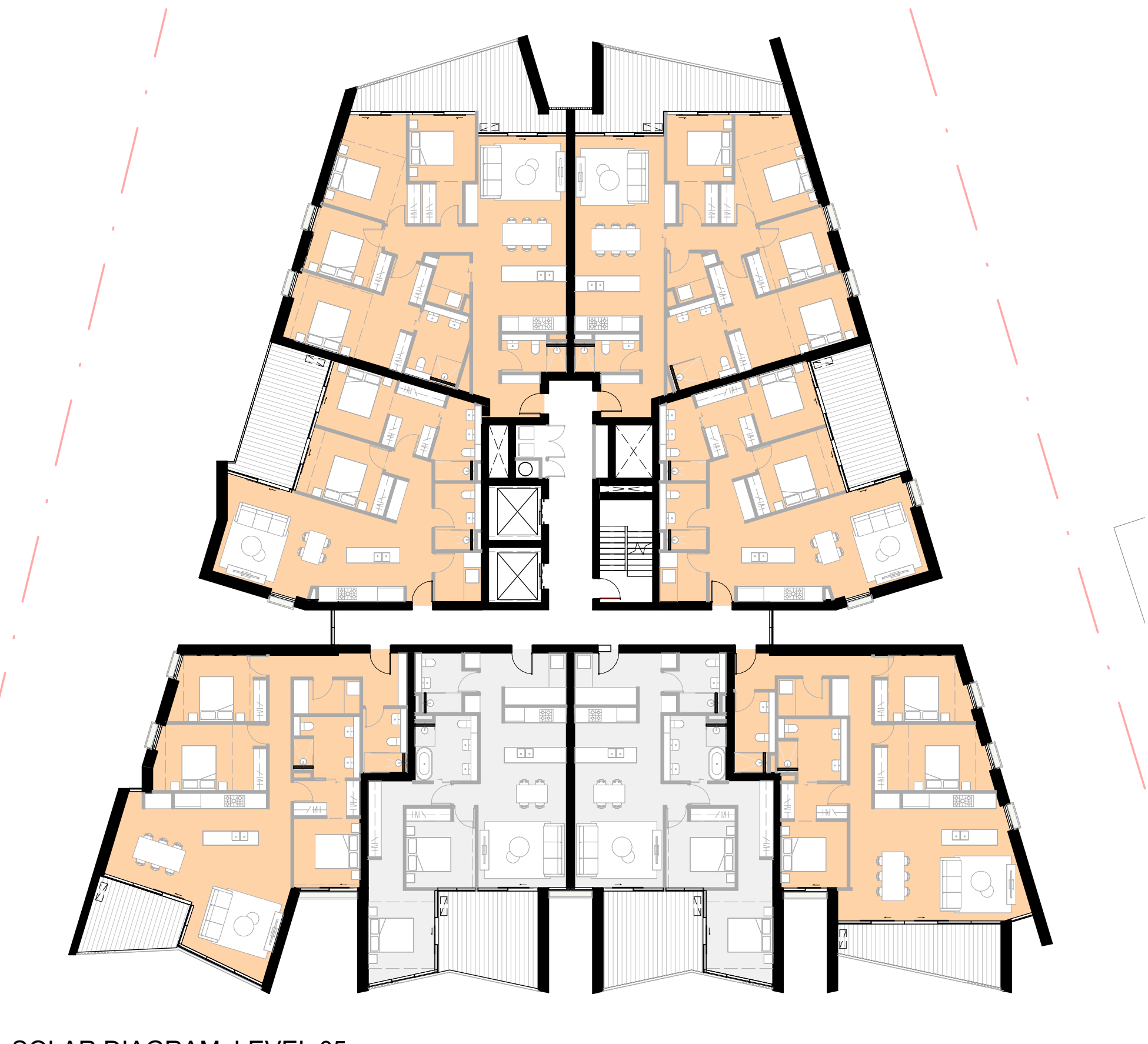
SOLAR DIAGRAM_LEVEL 02
1 : 200



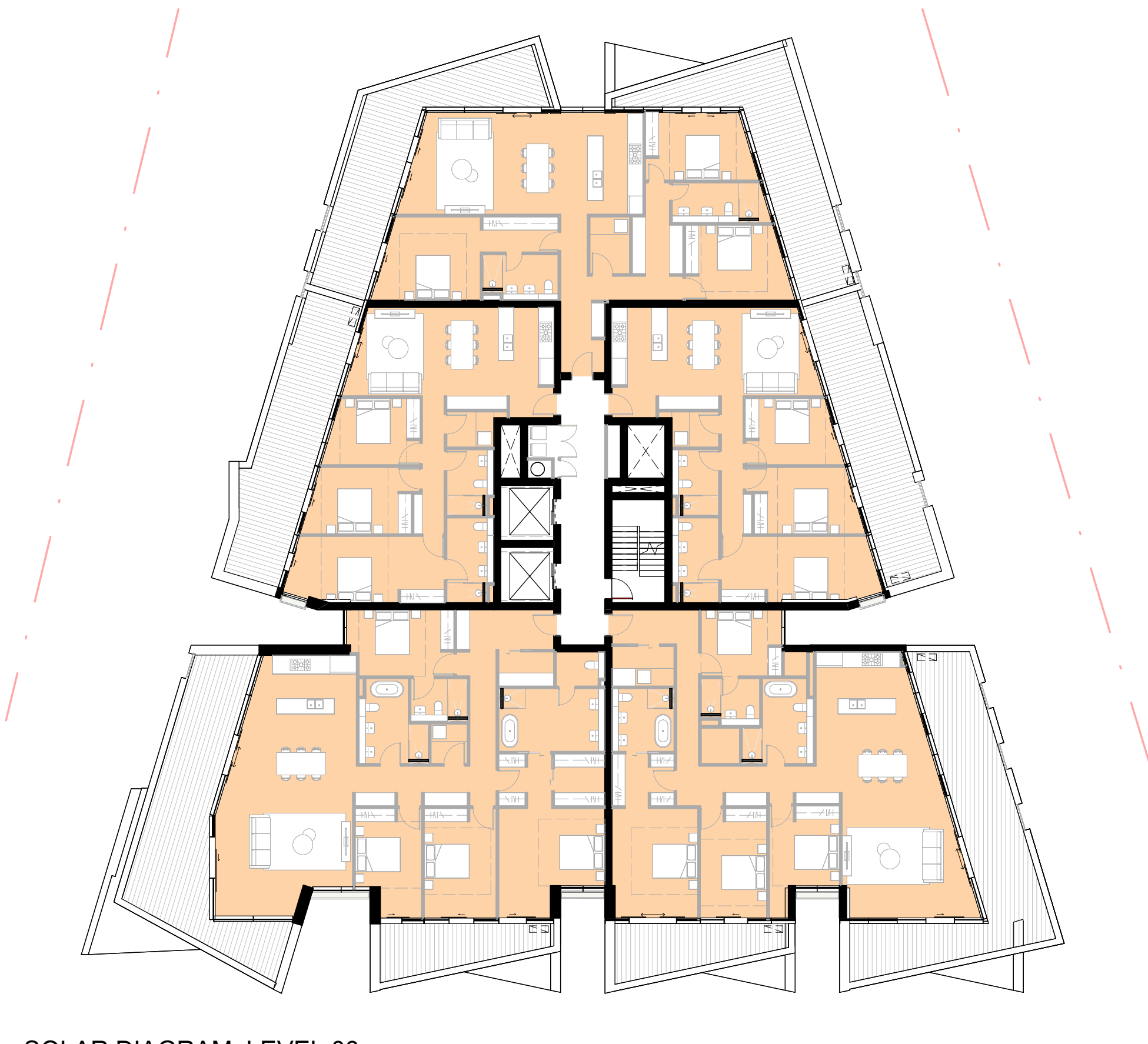
SOLAR DIAGRAM_LEVEL 03
1 : 200



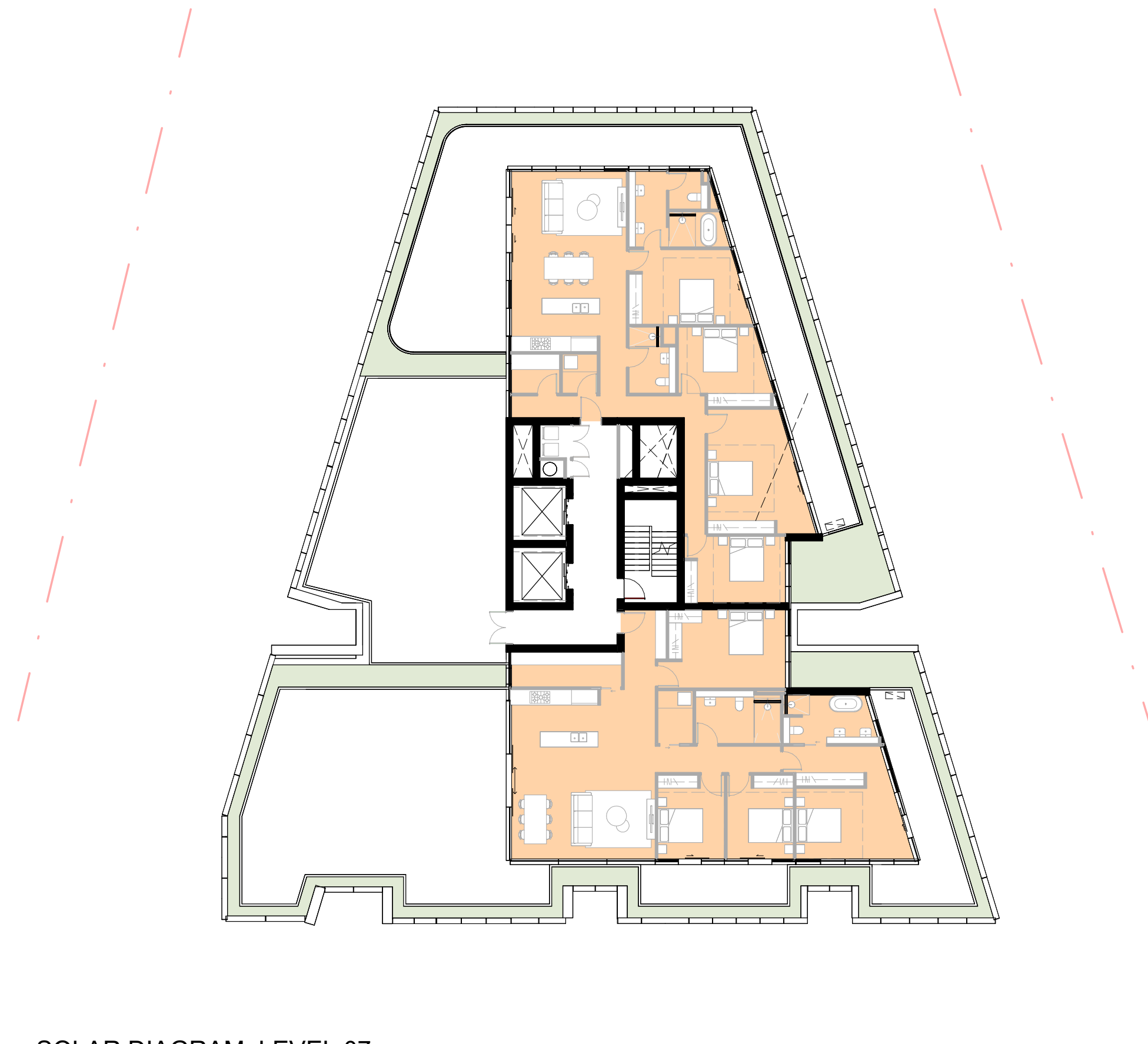
SOLAR DIAGRAM_LEVEL 04
1 : 200



SOLAR DIAGRAM_LEVEL 05
1 : 200



SOLAR DIAGRAM_LEVEL 06
1 : 200



SOLAR DIAGRAM_LEVEL 07
1 : 200

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

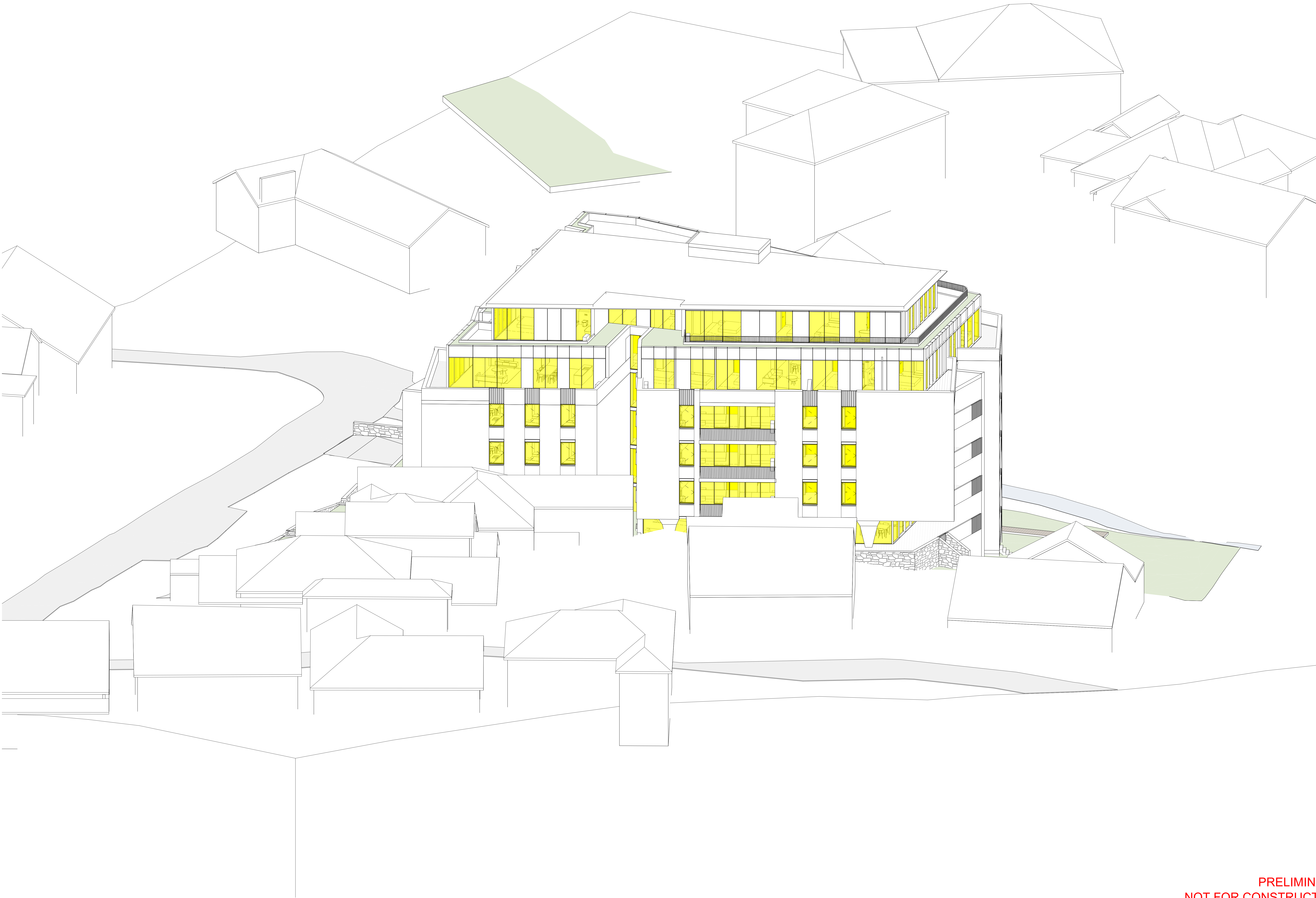
SCALE: 1 : 200 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
**SOLAR COMPLIANCE
DIAGRAMS**

SHEET NUMBER:
DA.05.10
DATE: 27/03/2025

REV: **A**
DRAWN BY: [Signature]
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any person who copies or reproduces this work without the written permission of Place Studio AU PTY LTD is liable to legal action. This work is the property of Place Studio AU PTY LTD and is not to be used for any other purpose without the written permission of Place Studio AU PTY LTD.



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, SYDNEY, NSW 2011
T | 61 431 888 824 | J.ALEXANDER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_9AM

SHEET NUMBER:
DA.05.11
DATE: 27/03/2025
DRAWN BY: [Signature]

REV: **A**
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 1:26:30 PM

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



Document Notes		
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.		
Consultation: Use fixed and dimension lines to indicate dimensions. Drawings made to larger scale and those showing particular areas of the work shall be marked with a 'P' and those showing particular areas of the work shall be marked with a 'P'.		
It is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.		
REV	DATE	DESCRIPTION
A	27/03/2025	DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2214
T | 61 431 888 824 | J | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_10AM

SHEET NUMBER:
DA.05.12
DATE: 27/03/2025

REV: **A**
DRAWN BY: [Signature]

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 10 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2214
T +61 02 958 804 | J.ALEXANDER@PLACESTUDIO.COM.AU
W www.PlaceStudio.com.au | E Studio@PlaceStudio.com.au



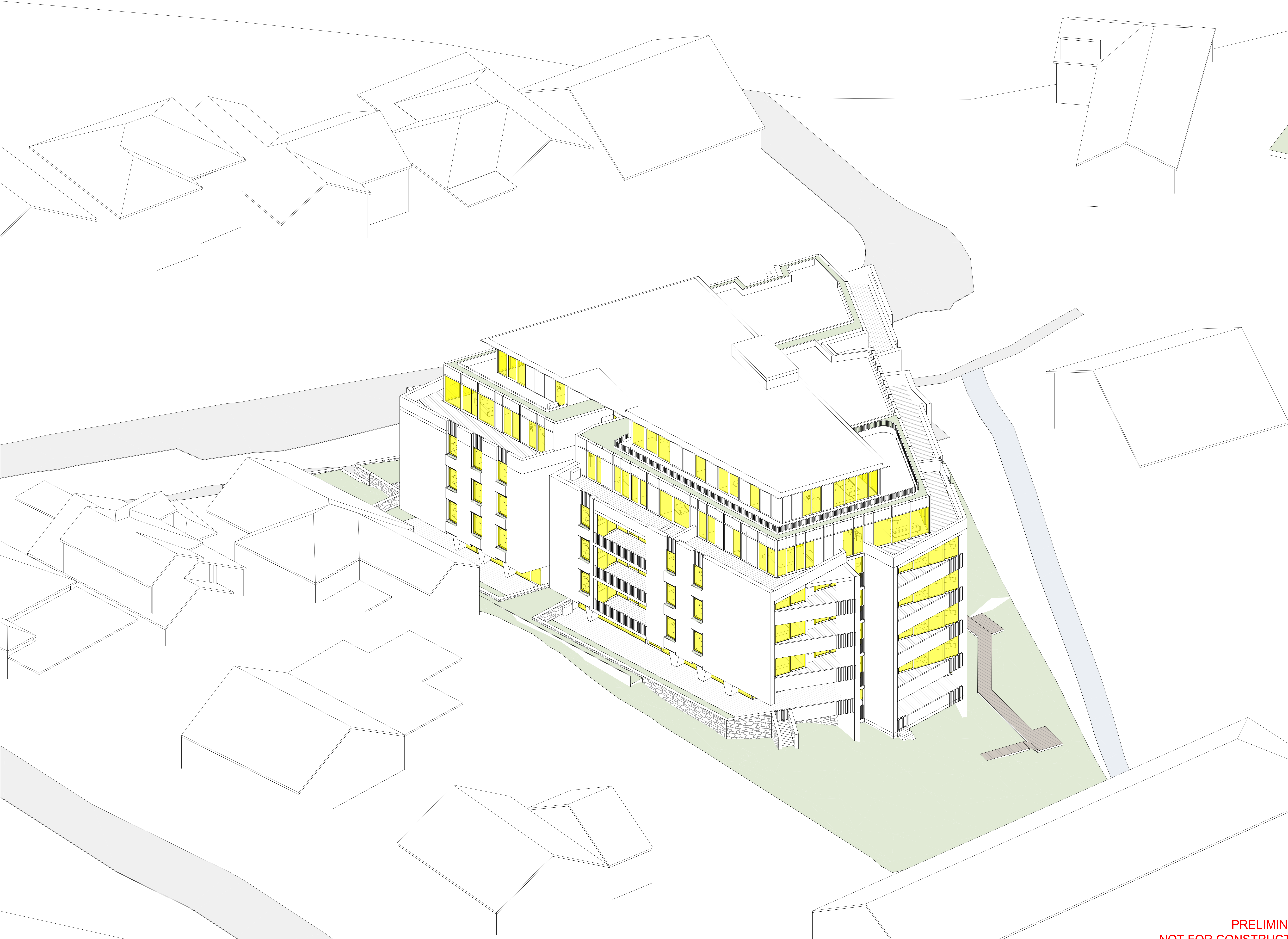
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_11AM

SHEET NUMBER:
DA.05.13
DATE: 27/03/2025

REV: **A**
DRAWN BY: [Signature]
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, design or model, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

Document Notes
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.
Consultation: Use figures and dimensions in accordance to local dimensions. Drawings made to larger scales and those showing particular parts of the work shall be made to the same scale as the main drawing. It is the client's responsibility to work to the same scale as the main drawing. It is the client's responsibility to work to the same scale as the main drawing.
REV A DATE 27/03/2025 DESCRIPTION DEVELOPMENT APPLICATION APP EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 100 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2214
T | 61 431 888 824 | A | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_12PM

SHEET NUMBER:
DA.05.14
DATE: 27/03/2025
REV: **A**
DRAWN BY: [Signature]
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, in whole or in part, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 12:05:19 PM



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2214
T | 61 431 888 824 | E | ALEXANDER@PLACESTUDIO.COM
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



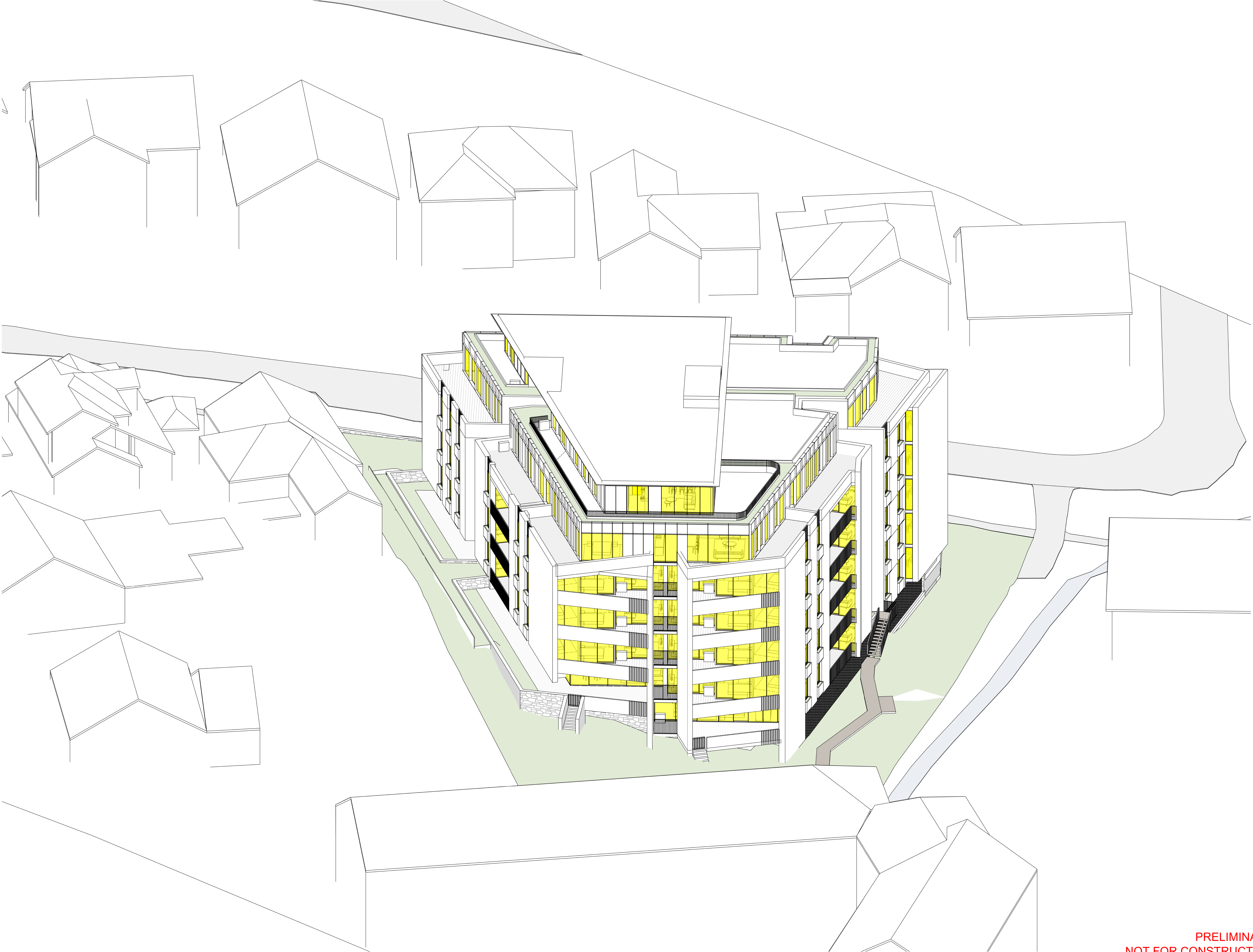
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_1PM

SHEET NUMBER:
DA.05.15
DATE: 27/03/2025

REV:
A
DRAWN BY: [signature]

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVEL 5, 100 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_2PM

SHEET NUMBER:
DA.05.16
DATE: 27/03/2025

REV: **A**
DRAWN BY: [Signature]

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVEL 5, 146 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J | ALEXANDER-HAYTER@NEW.ABS #16658
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



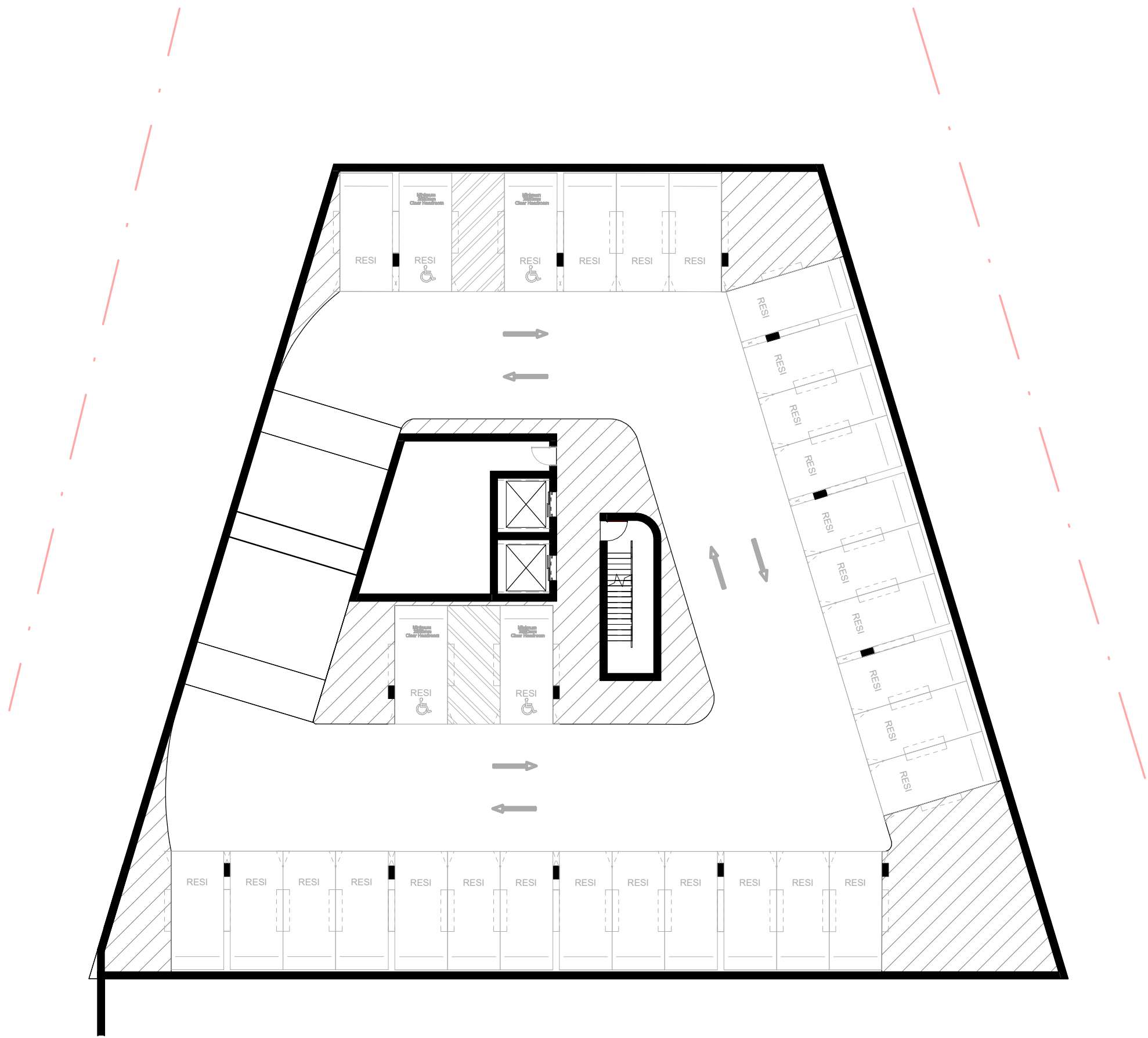
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
SUN EYE VIEW_3PM

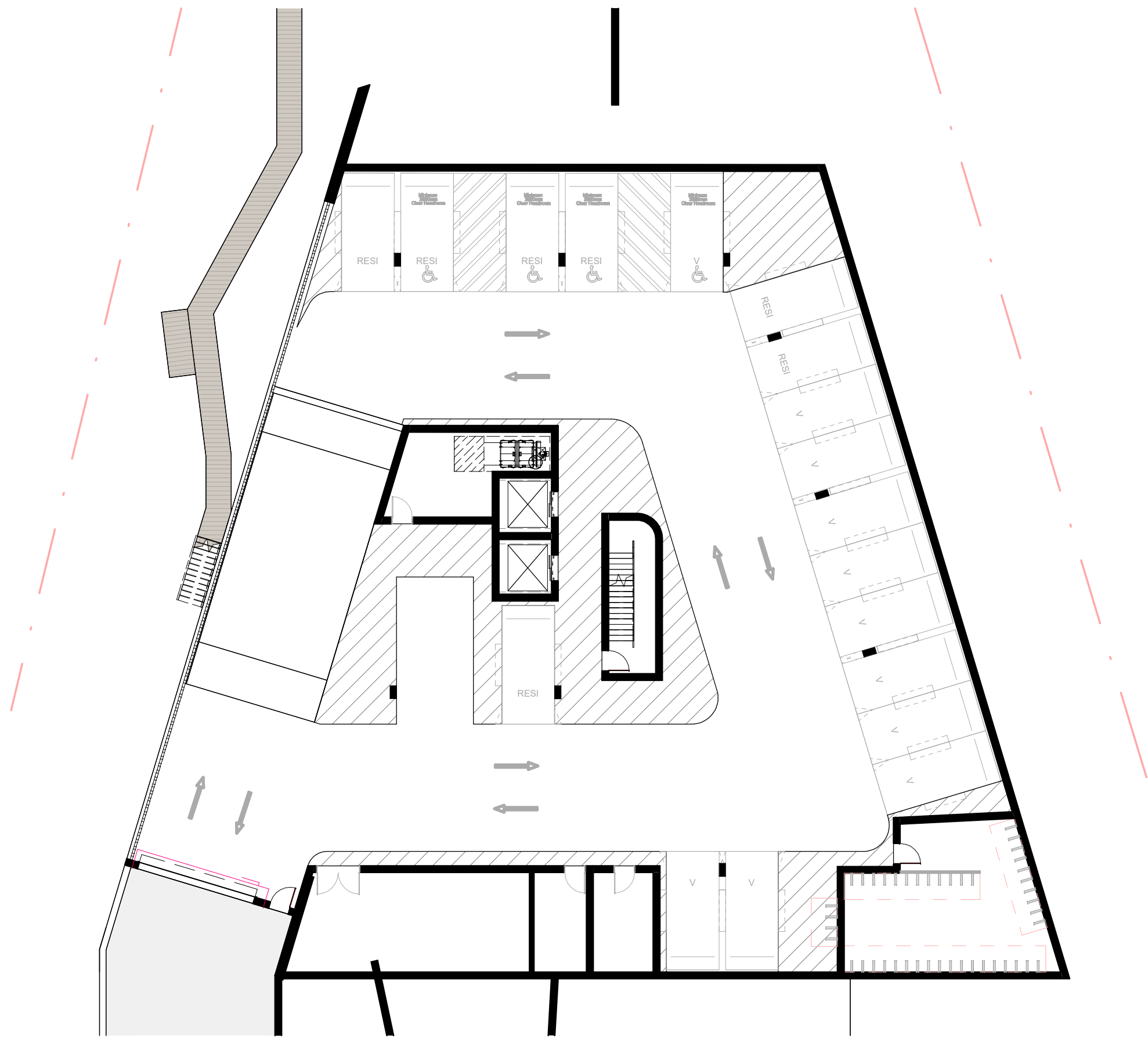
SHEET NUMBER:
DA.05.17
DATE: 27/03/2025

REV: **A**
DRAWN BY: [signature]

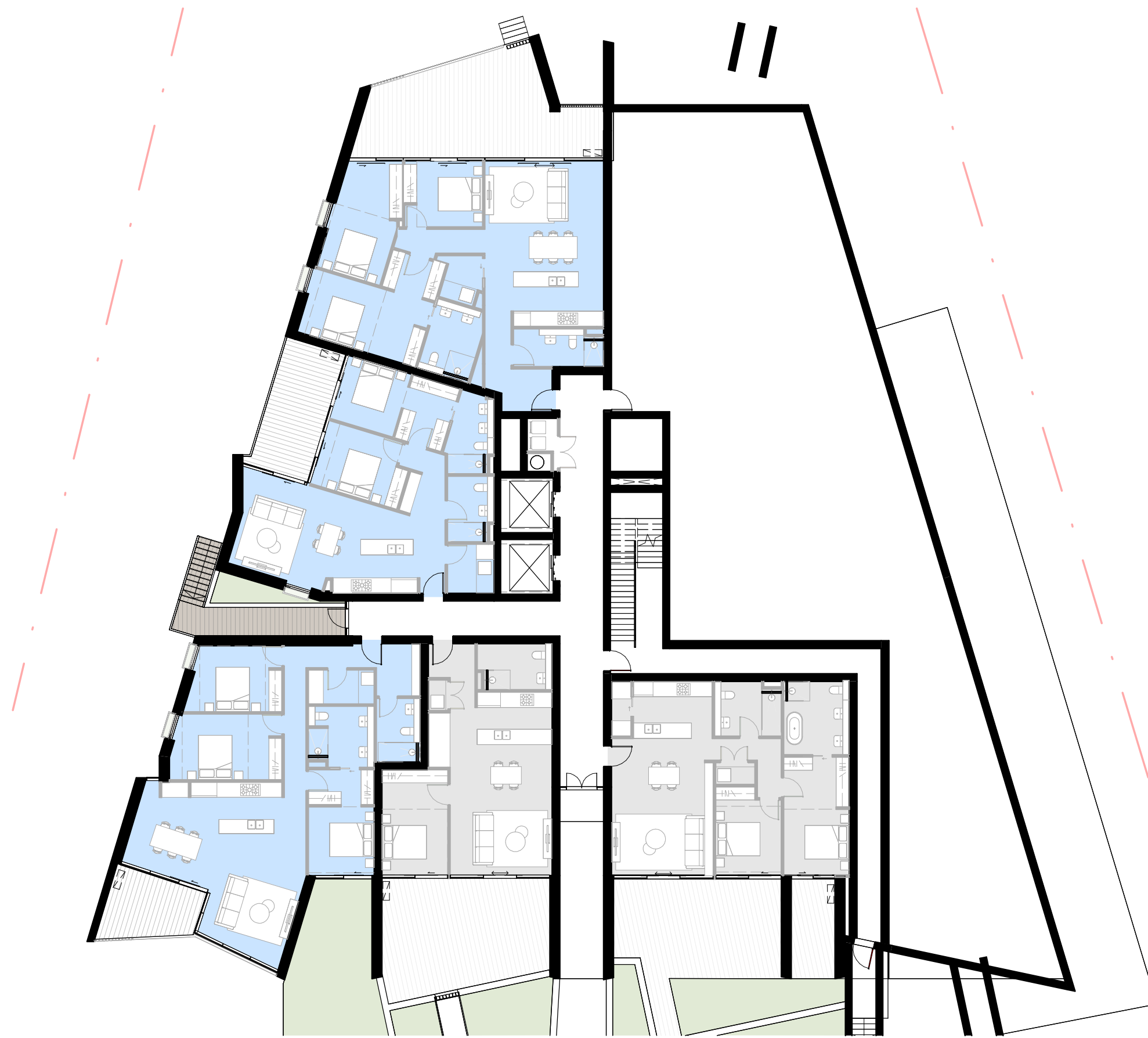
PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



CV_BASEMENT 1
1:200



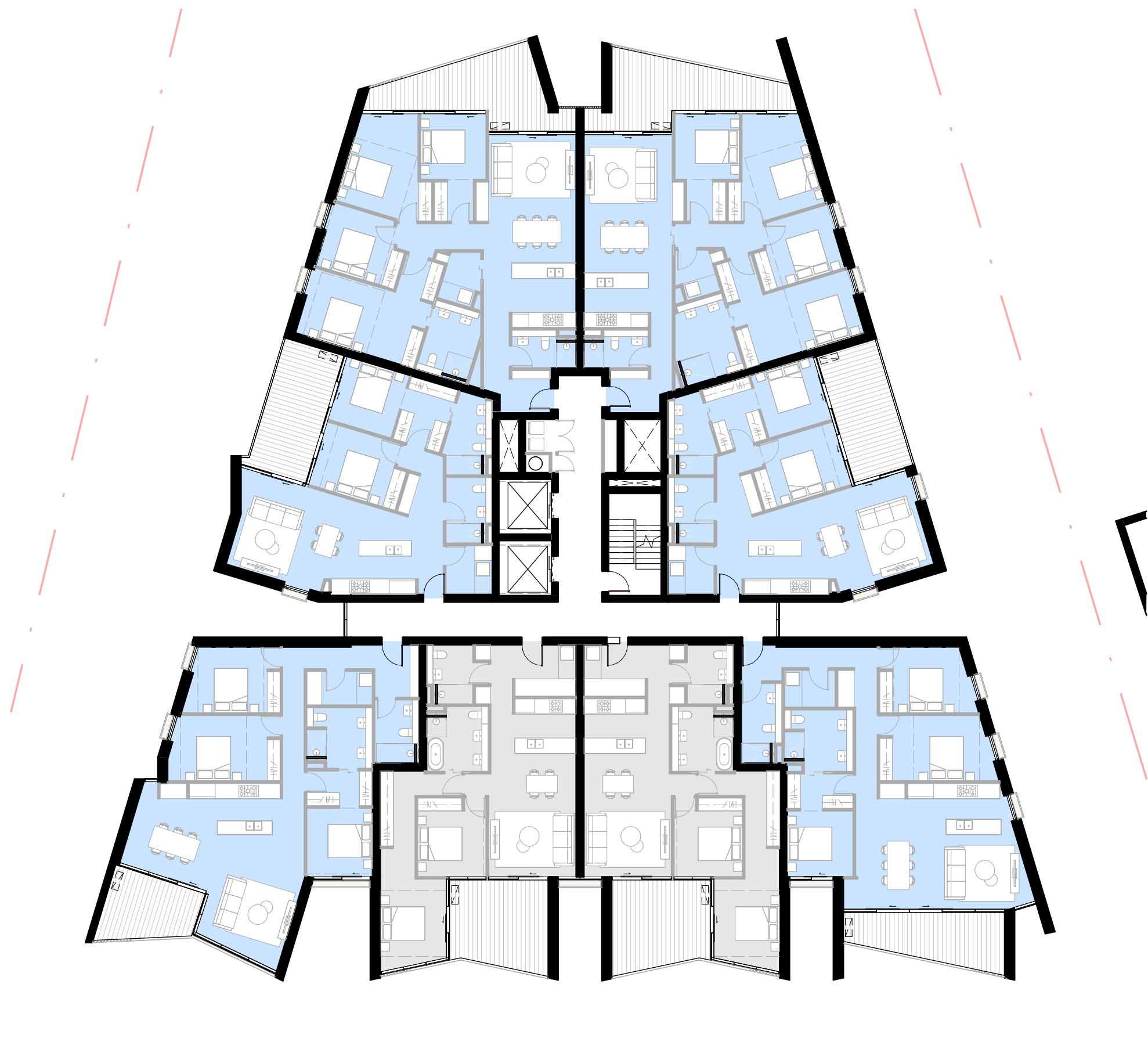
CV_GROUND FLOOR
1:200



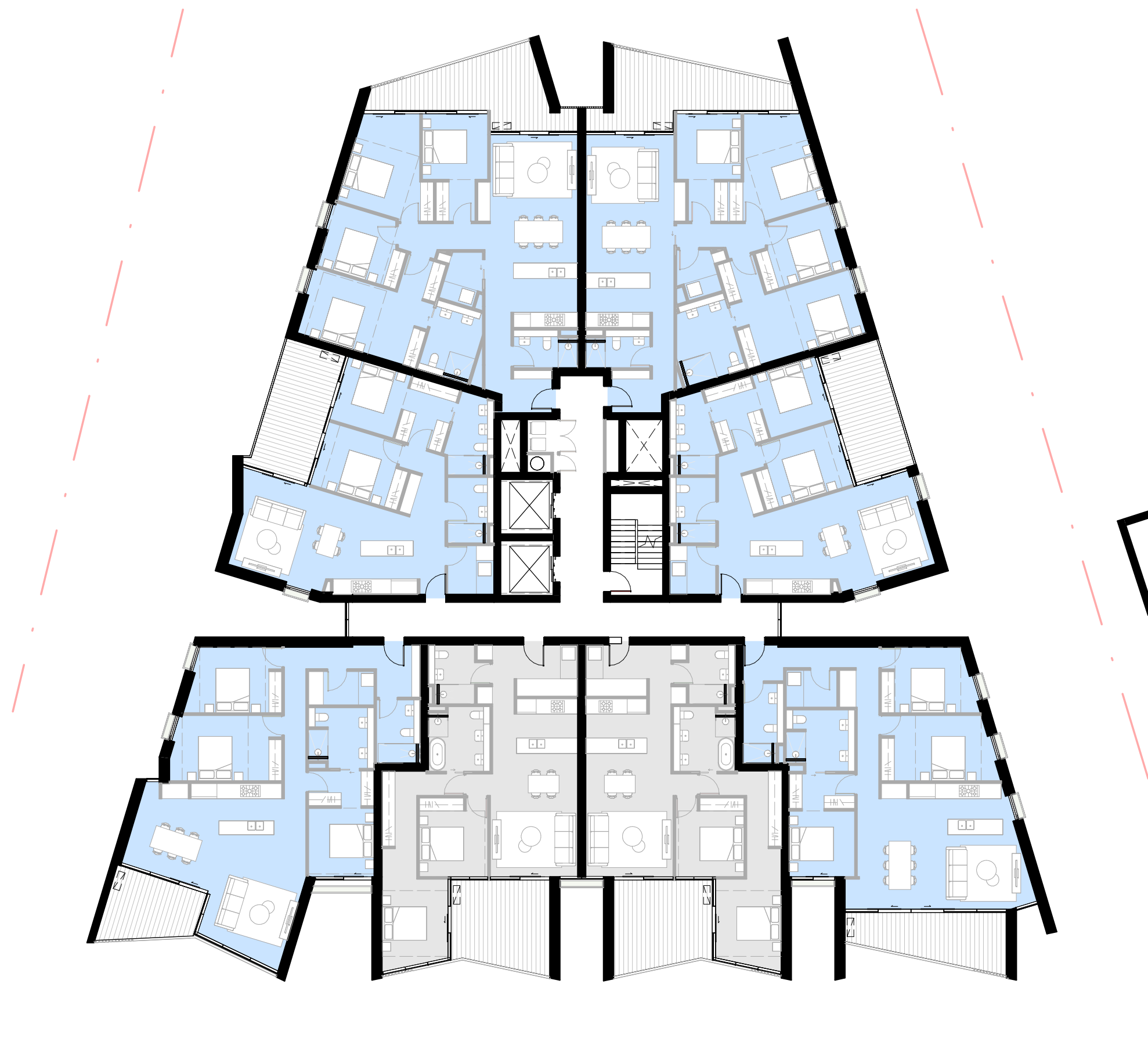
CV_LEVEL 01
1:200



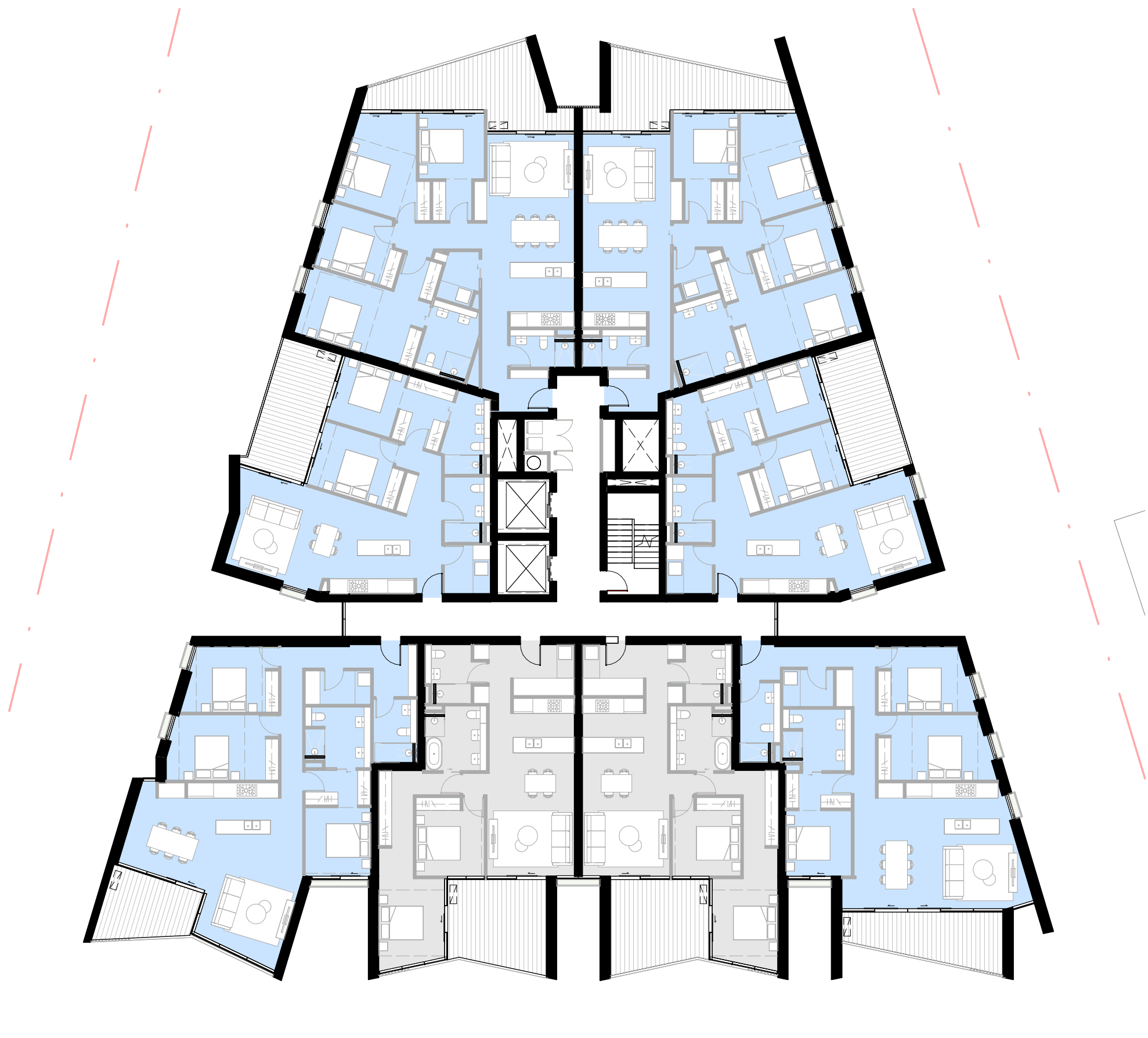
CV_LEVEL 02
1:200



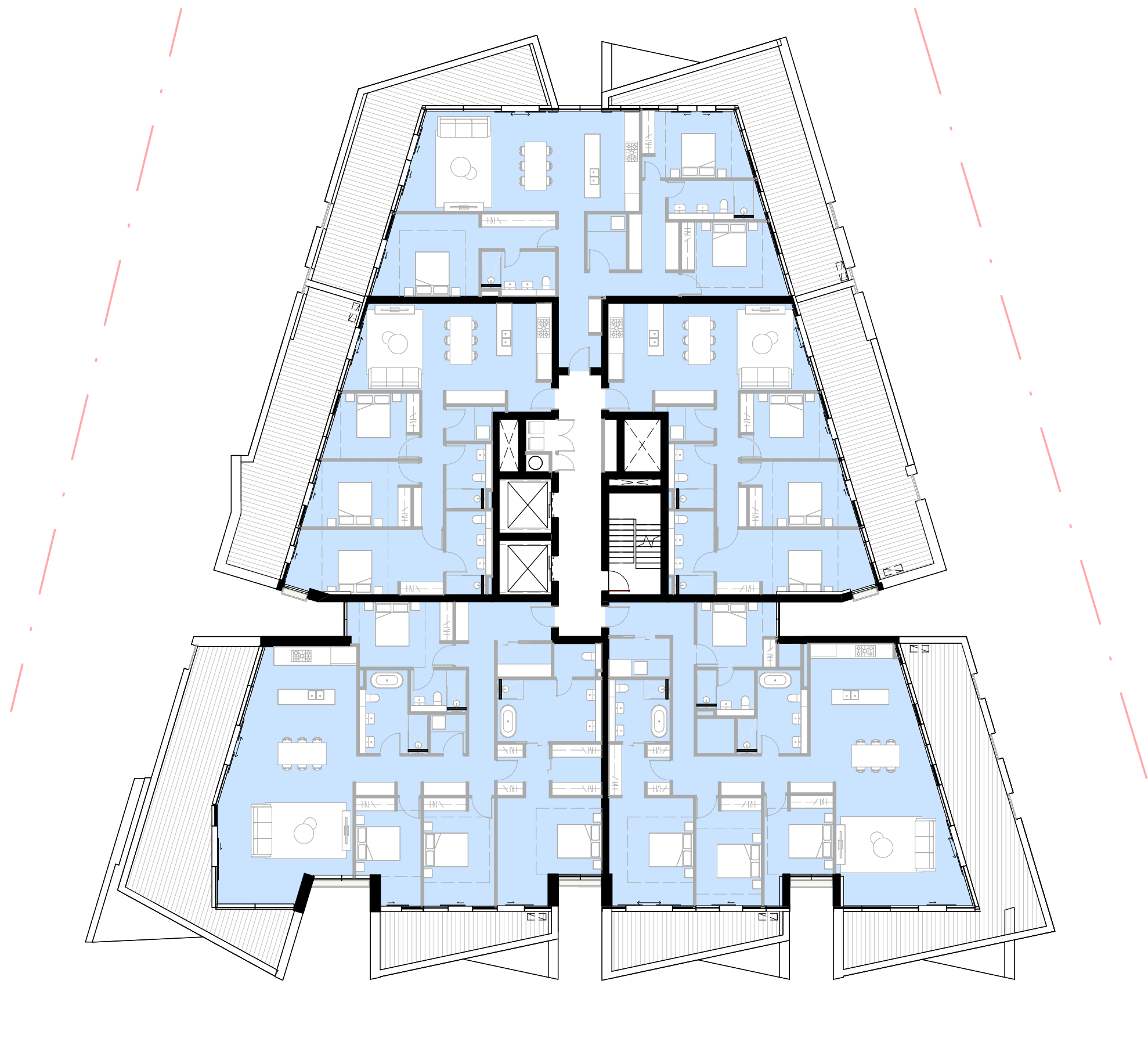
CV_LEVEL 03
1:200



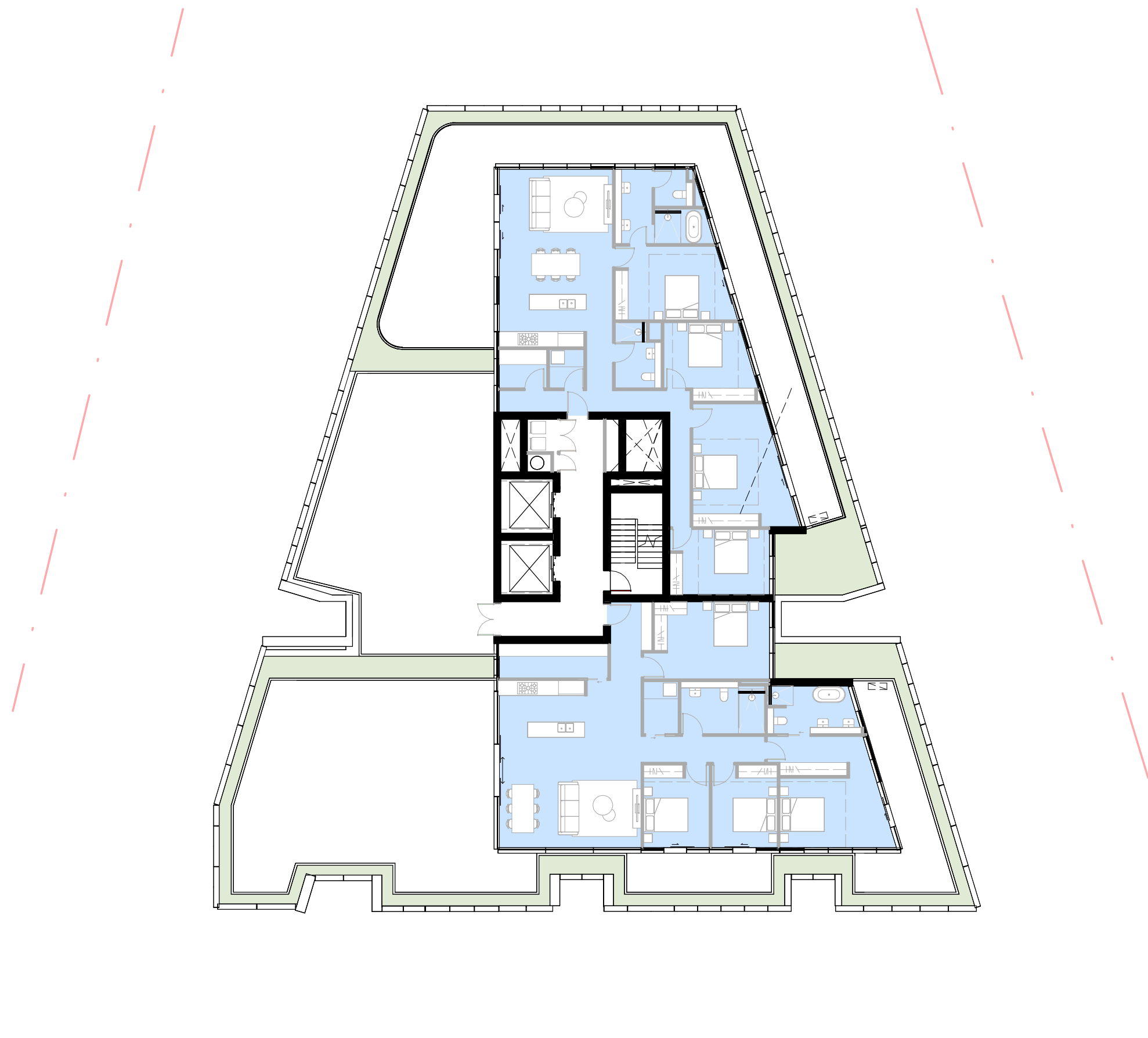
CV_LEVEL 04
1:200



CV_LEVEL 05
1:200



CV_LEVEL 06
1:200



CV_LEVEL 07
1:200

CROSS VENTILATION COMPLIANCE		
CROSS VENT	COUNT	%
No	9	21%
Yes	33	79%
	42	

Document Notes

Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.

Construction: Use fixed dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular areas of the work shall prevail over drawings made to smaller scales in the event of any discrepancy. All work is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.

REV A 27/03/2025 DEVELOPMENT APPLICATION

APP EN

CLIENT:

Primo Real Estate

ARCHITECT:

PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBEE, NSW 2011
T +61 02 988 824 F +61 02 988 824 E alexander.hayden@placestudio.com.au
W www.placestudio.com.au E studio@placestudio.com.au

PROJECT:

#2021079

Pockley Avenue

7-11 Pockley Avenue
Roseville NSW

DRAWING TITLE:
**CROSS-VENT COMPLIANCE
DIAGRAMS**

SHEET NUMBER:
DA.05.20

DATE: 27/03/2025

REV: **A**

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

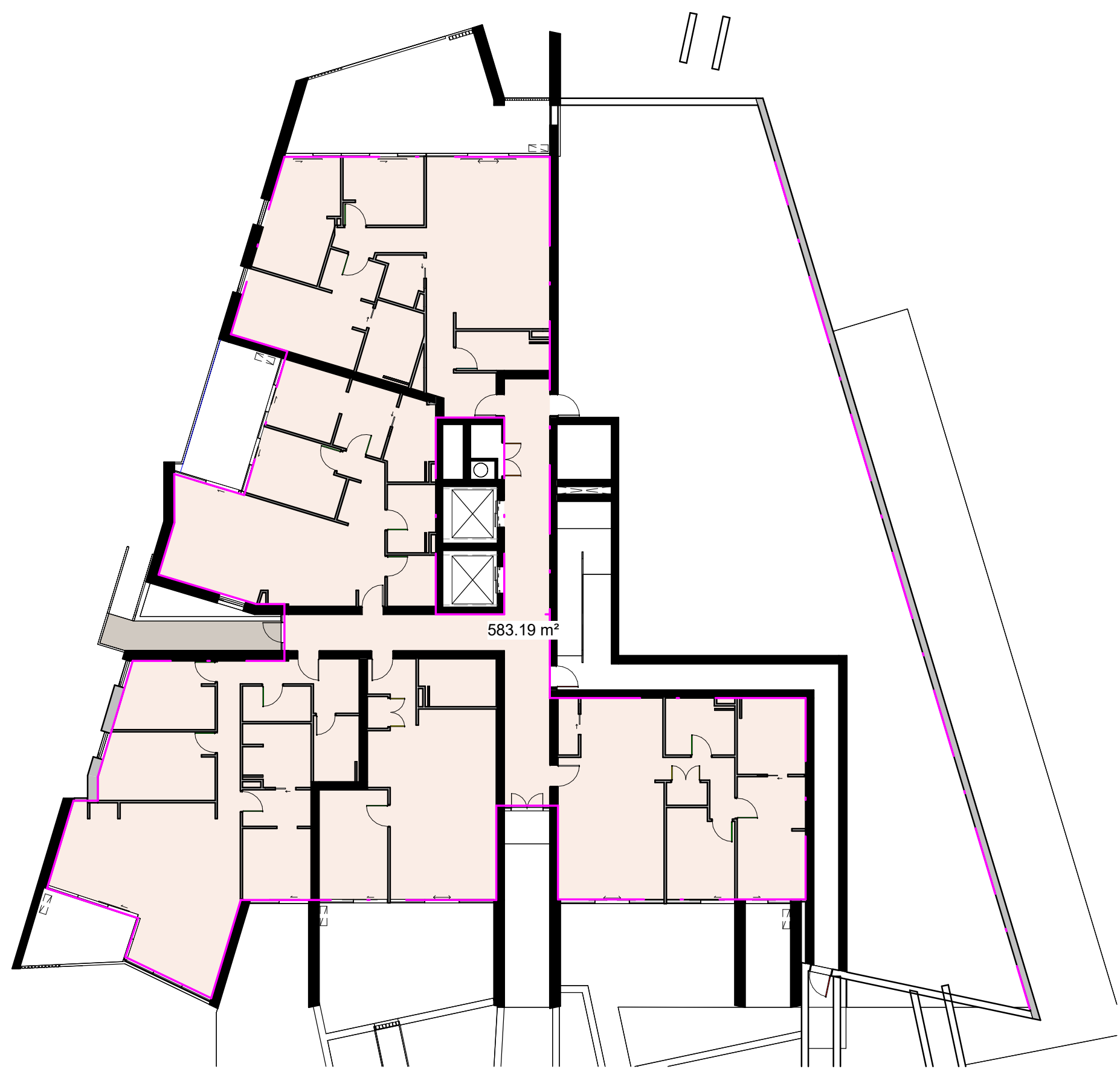
11/06/2025 2:27:26 PM

22.7

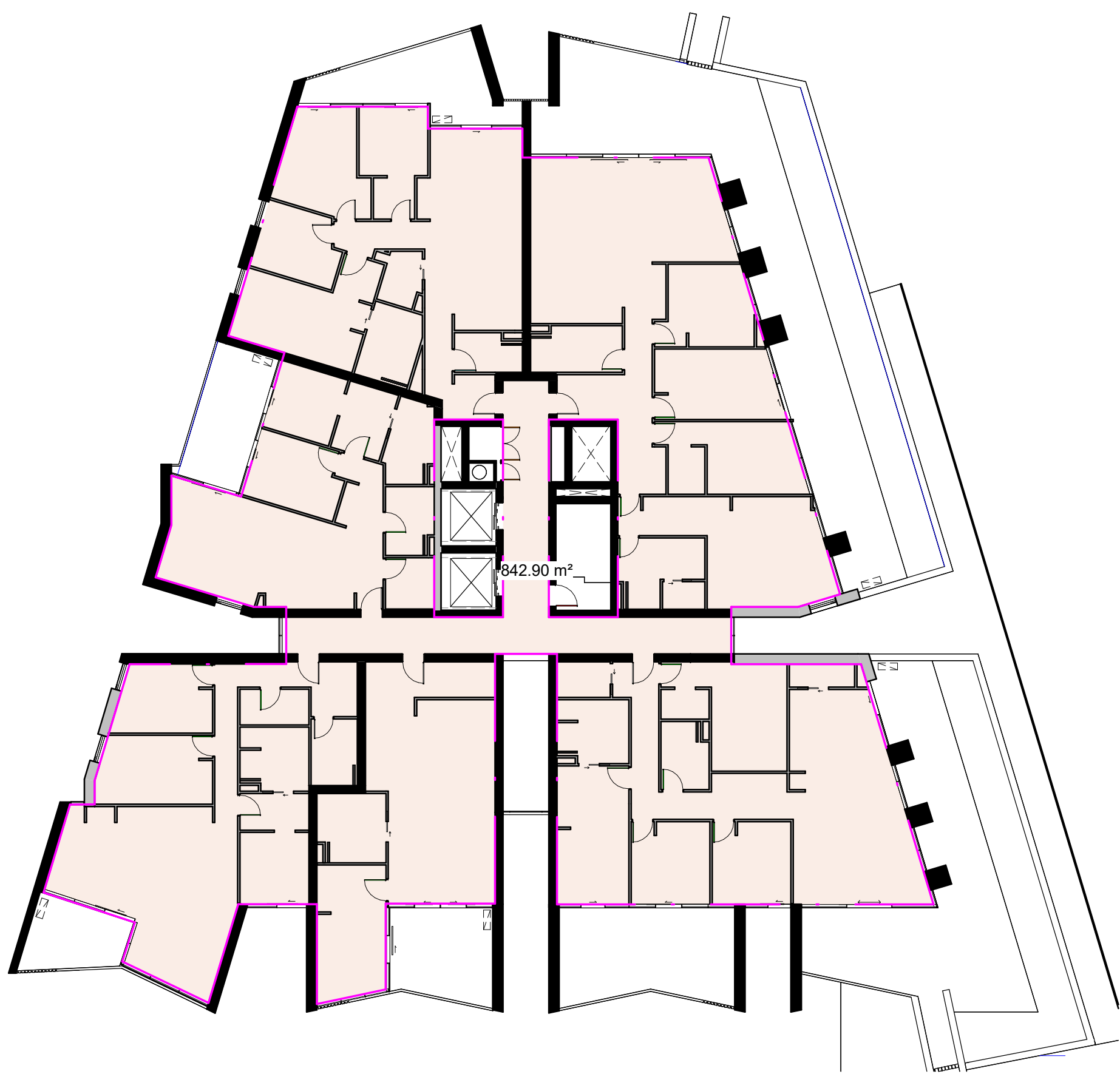
77.3

100

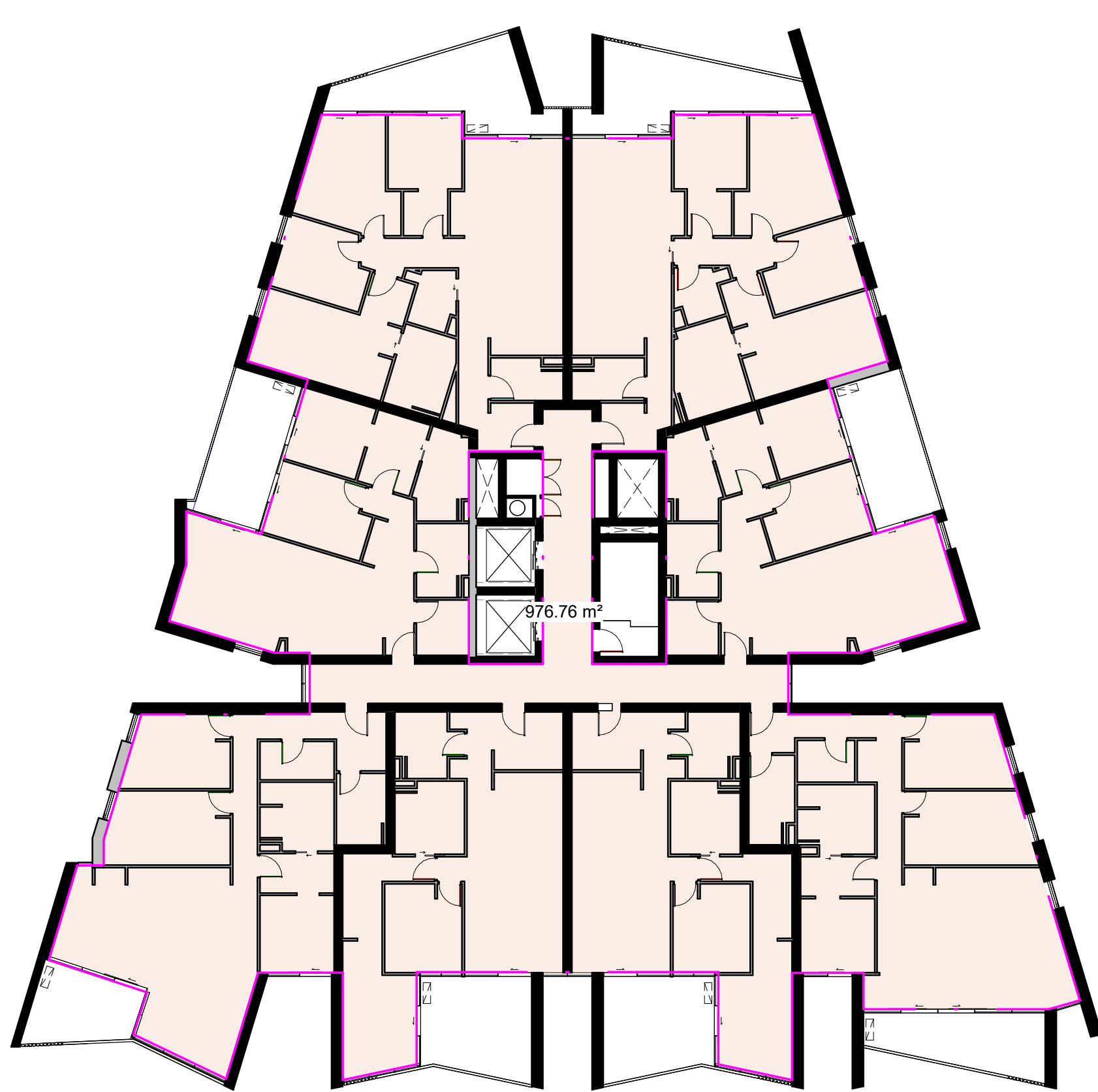
**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



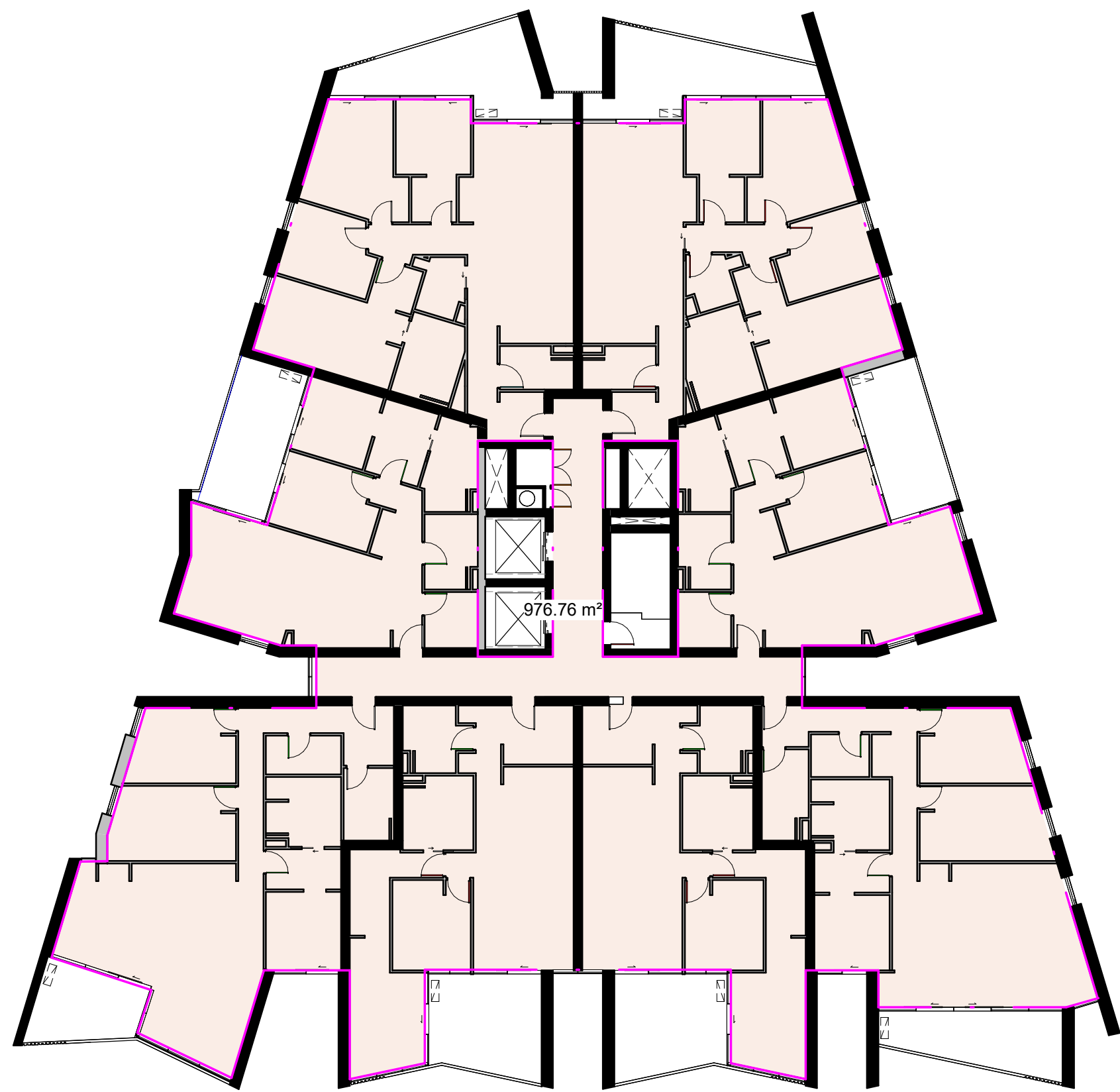
GFA_LEVEL 01
1 : 200



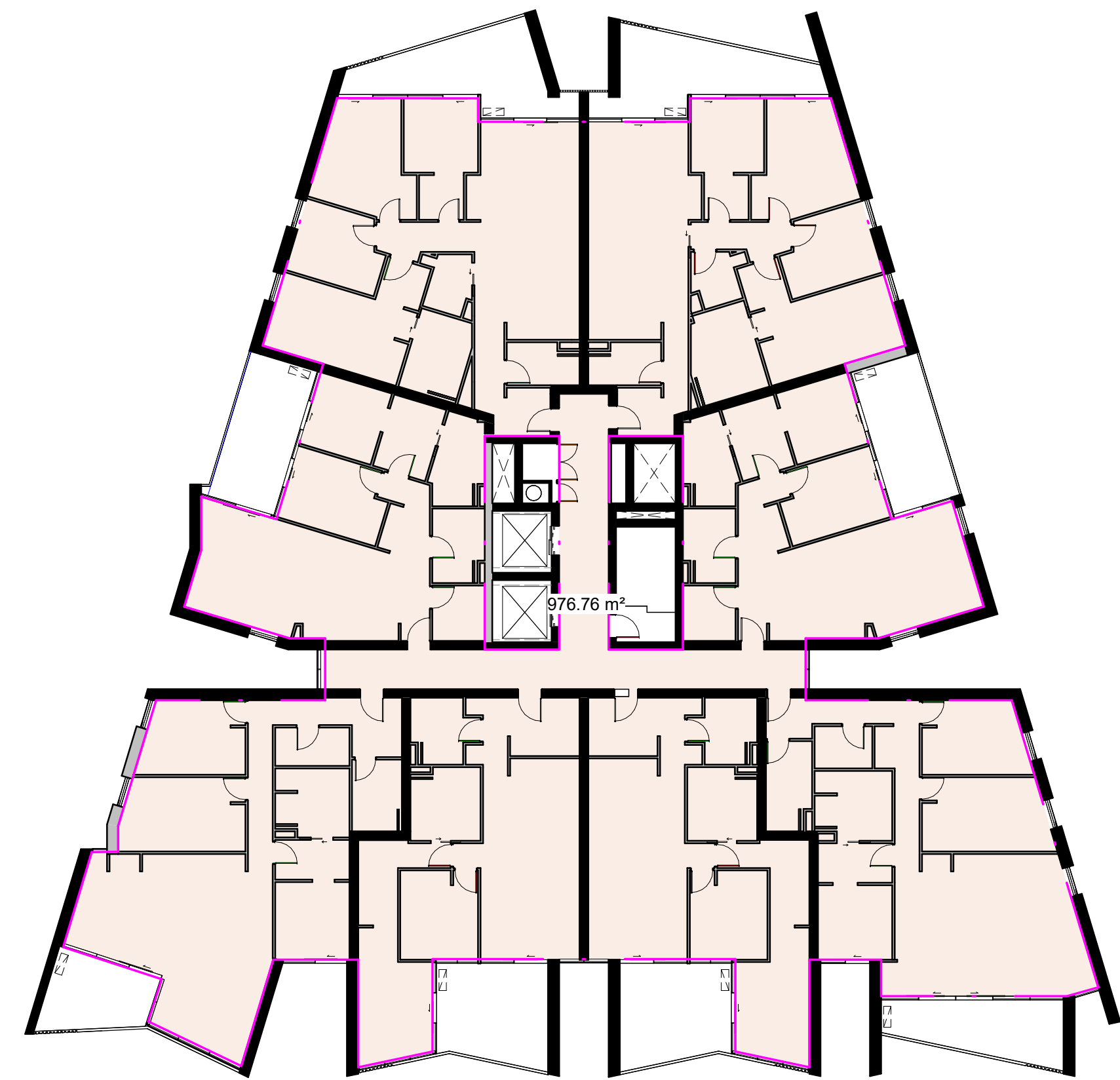
GFA_LEVEL 02
1 : 200



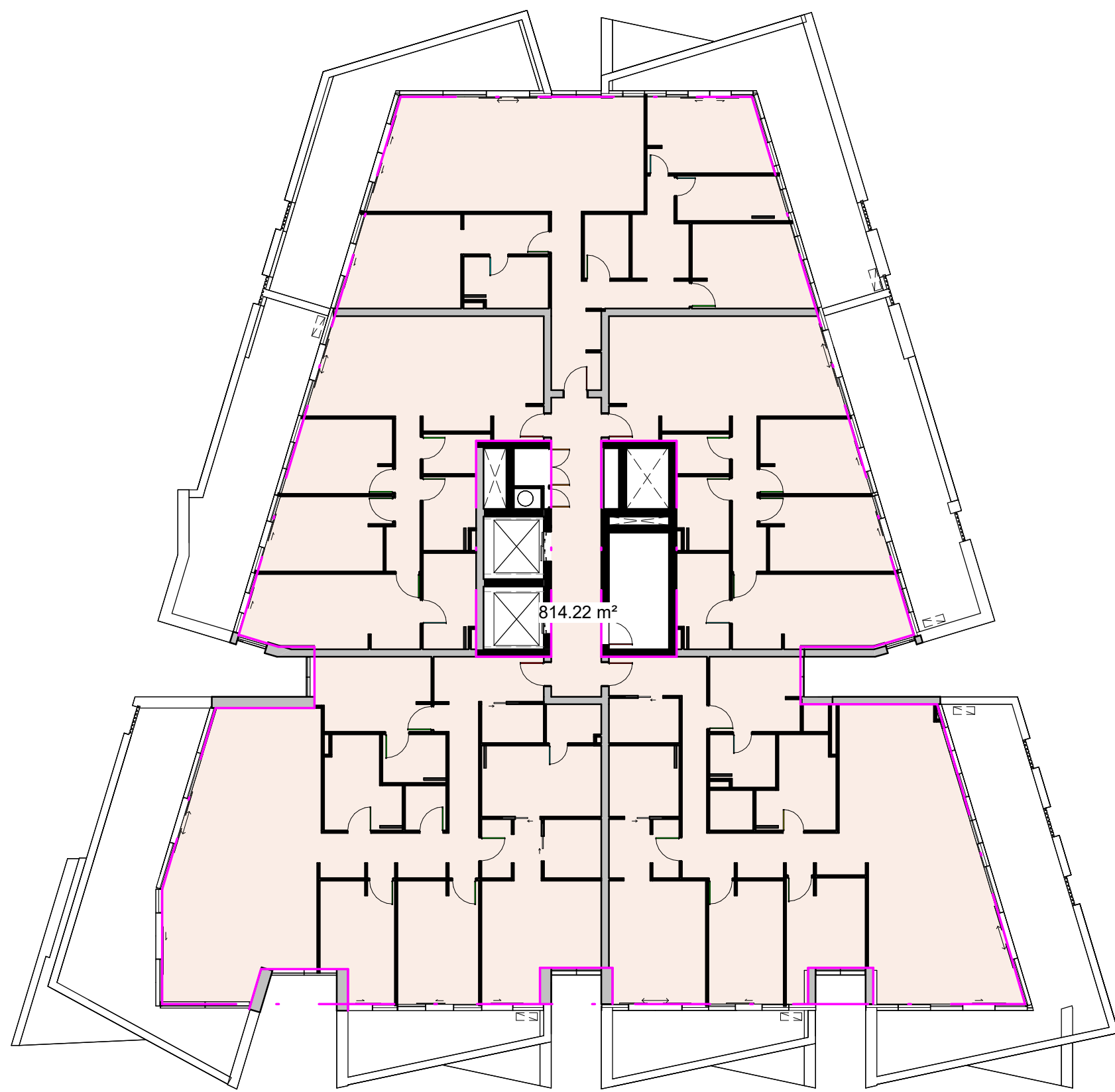
GFA_LEVEL 03
1 : 200



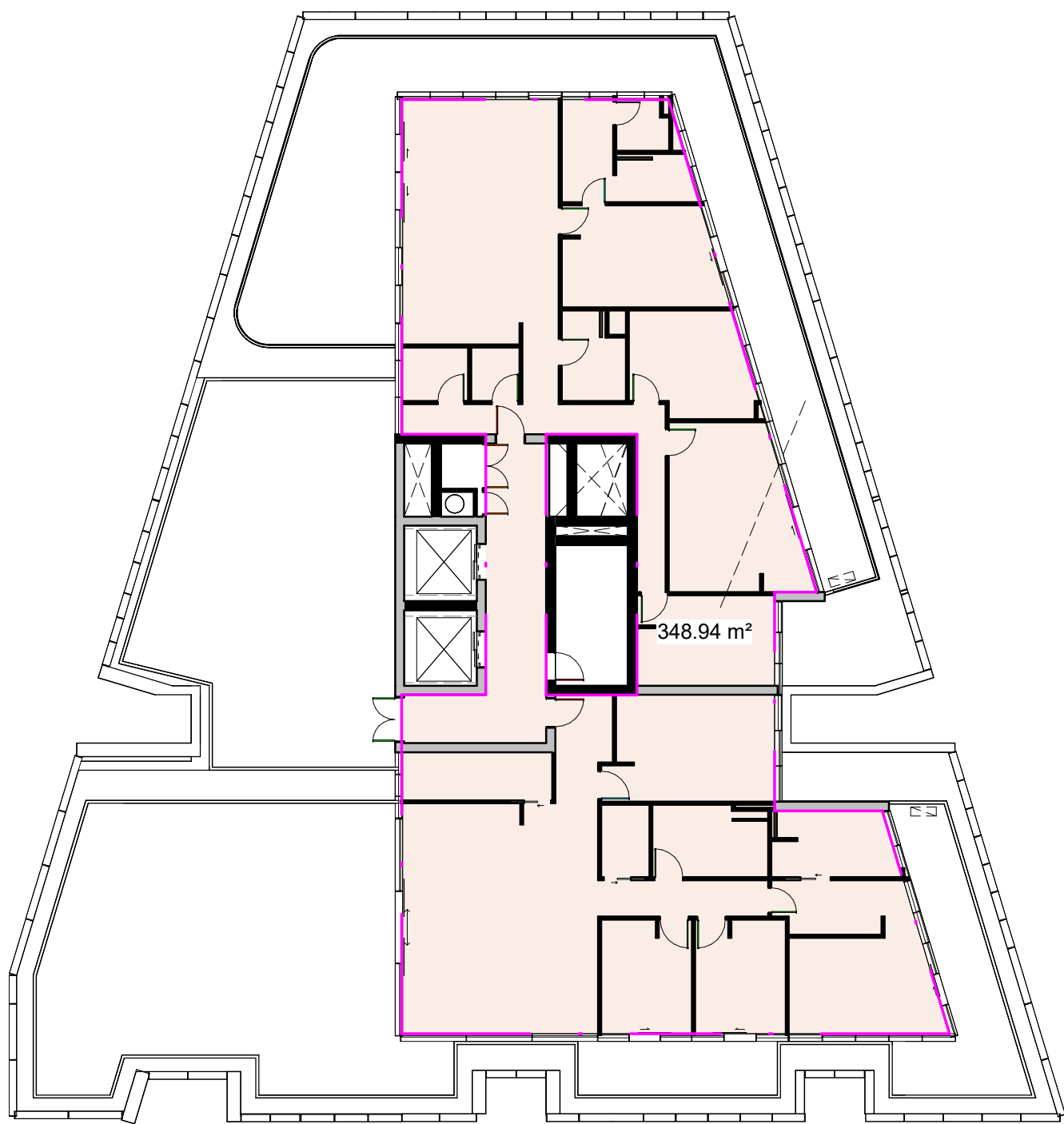
GFA_LEVEL 04
1 : 200



GFA_LEVEL 05
1 : 200



GFA_LEVEL 06
1 : 200



GFA_LEVEL 07
1 : 200

GFA SCHEDULE	
LEVEL	AREA
UPPER GROUND	583.19 m²
LEVEL 01	842.90 m²
LEVEL 02	976.76 m²
LEVEL 03	976.76 m²
LEVEL 04	976.76 m²
LEVEL 05	814.22 m²
LEVEL 06	348.94 m²
	5519.52 m²

Document Notes			
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to specifications or drawings due to any discrepancies noted.			
Construction: Use fixed dimensions in preference to scaled dimensions. Drawings made to larger scales and those showing particular areas of the work shall prevail over drawings made to smaller scales in the general schedule. All work is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.			
REV	DATE	DESCRIPTION	APP
A	27/03/2025	DEVELOPMENT APPLICATION	EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J | ALEXANDER-HAYTER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au

SCALE: 1 : 200 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
GFA DIAGRAMS

SHEET NUMBER:
DA.05.30
DATE: 27/03/2025
REV: **A**
DRAWN BY: [Signature]
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, copied or modified, to use this document for any purpose without the written permission of Place Studio AU PTY LTD will be in breach of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 1:27:20 PM

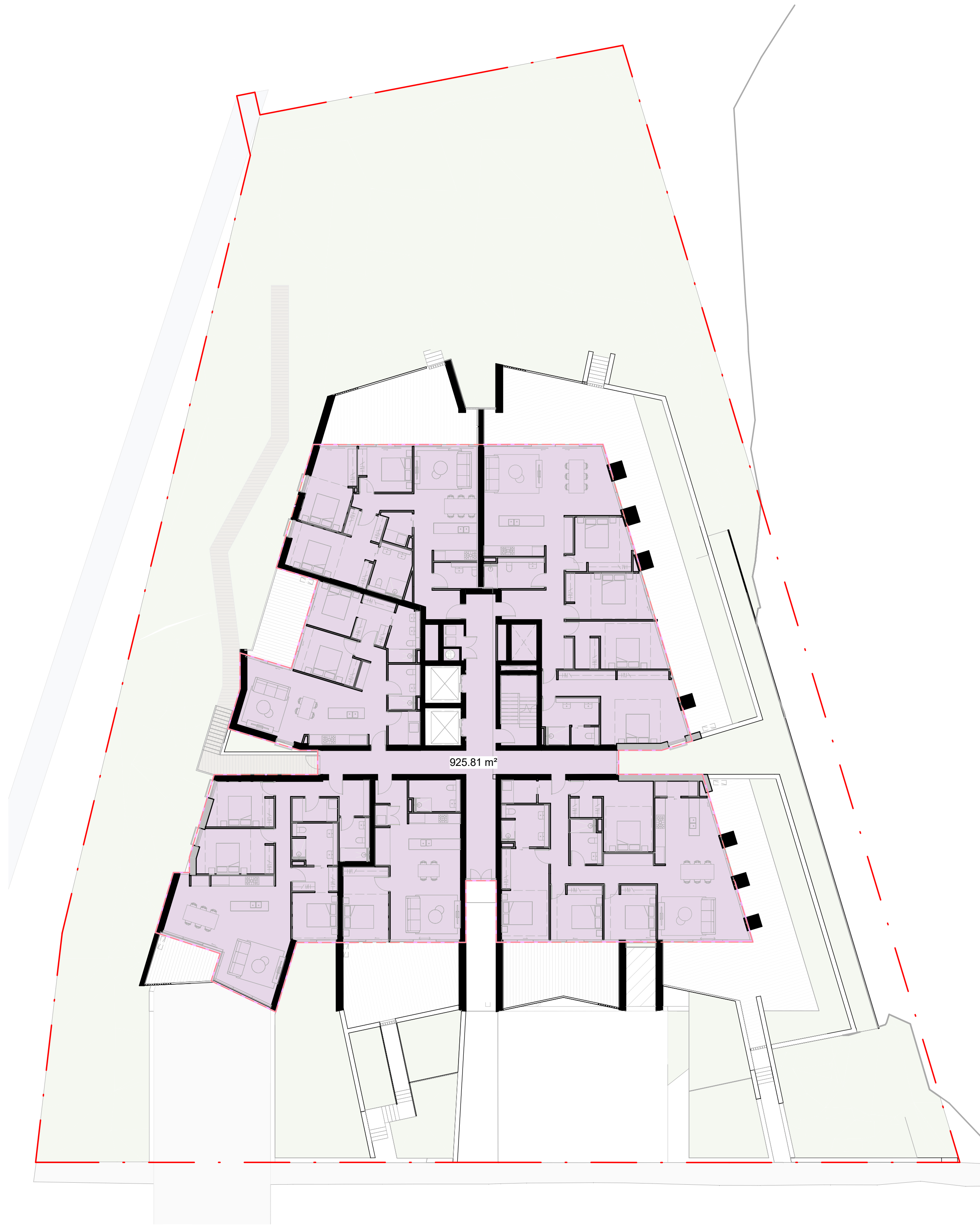
PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

DEEP SOIL CALCULATIONS	
LEVEL	AREA
LEVEL 01	51.11 m ²
LEVEL 01	48.68 m ²
LEVEL 01	21.12 m ²
LEVEL 01	64.91 m ²
LEVEL 01	41.04 m ²
LEVEL 01	1327.73 m ²
	1554.58 m ²

SITE COVERAGE CALCULATIONS	
Area	
925.81 m ²	



REQUIRED DEEP SOIL AREA	1,548.5m ² (50%)
PROPOSED DEEP SOIL AREA	1554.6m ²



MAXIMUM SITE COVERAGE	929m ² (30%)
PROPOSED SITE COVERAGE	925.81m ²

CLIENT:

Primo Real Estate

ARCHITECT:

PLACE

S T U D I O

PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 F | 61 431 888 824 E | alexander@placestudio.com.au
W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au

SCALE: 1:200 @ A0

PROJECT:

#2021079

Pockley Avenue

7-11 Pockley Avenue
Roseville NSW

DRAWING TITLE:

DEEP SOIL AND SITE COVERAGE

SHEET NUMBER:

DA.05.50

DATE: 27/03/2025

REV: **A**

DRAWN BY: [Signature]

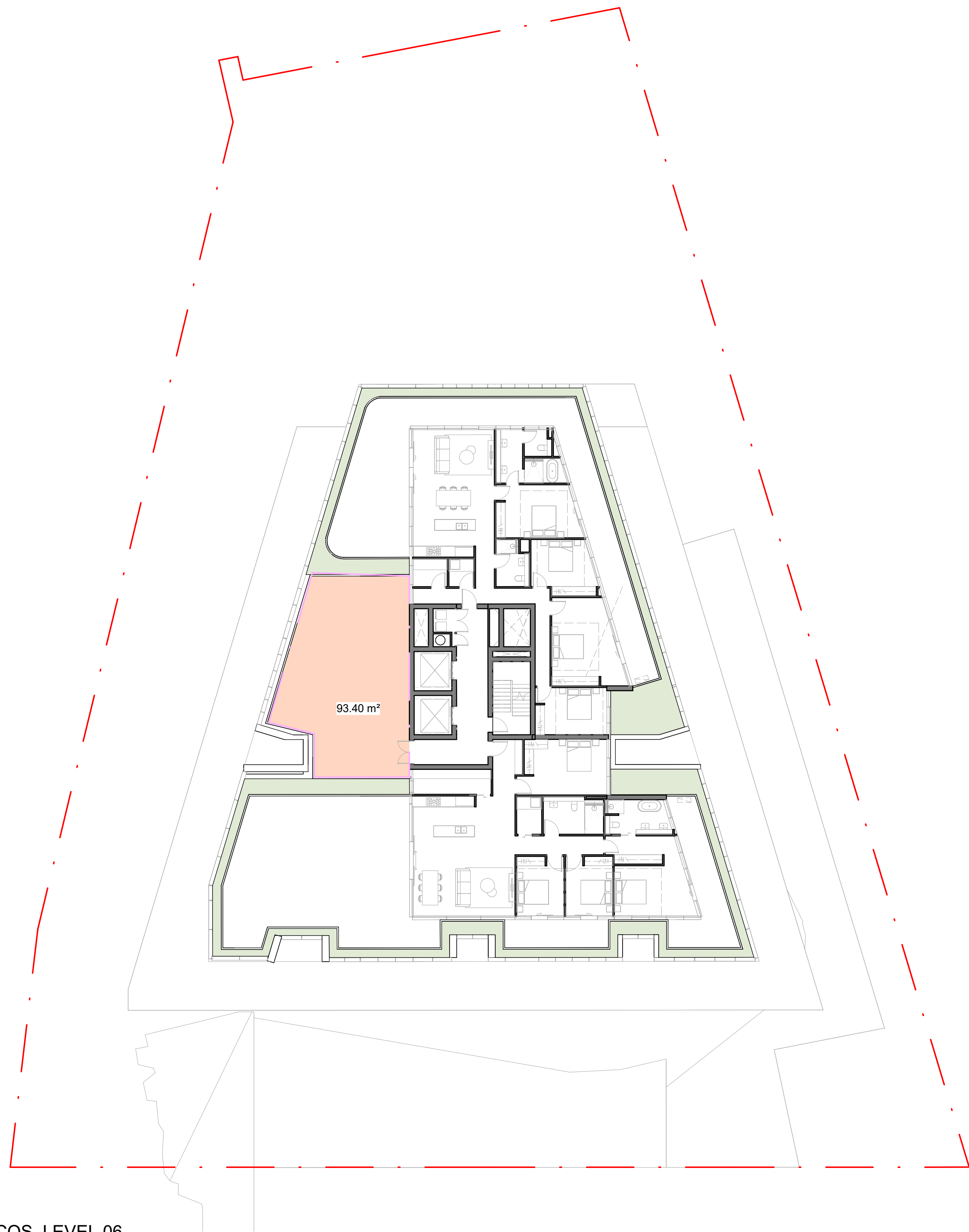
PRELIMINARY

NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION



COS_LEVEL 01
1 : 200



COS_LEVEL 06
1 : 200

REQUIRED COMMUNAL OPEN SPACE	309.7m² (10%)
PROPOSED COMMUNAL OPEN SPACE	325m²

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

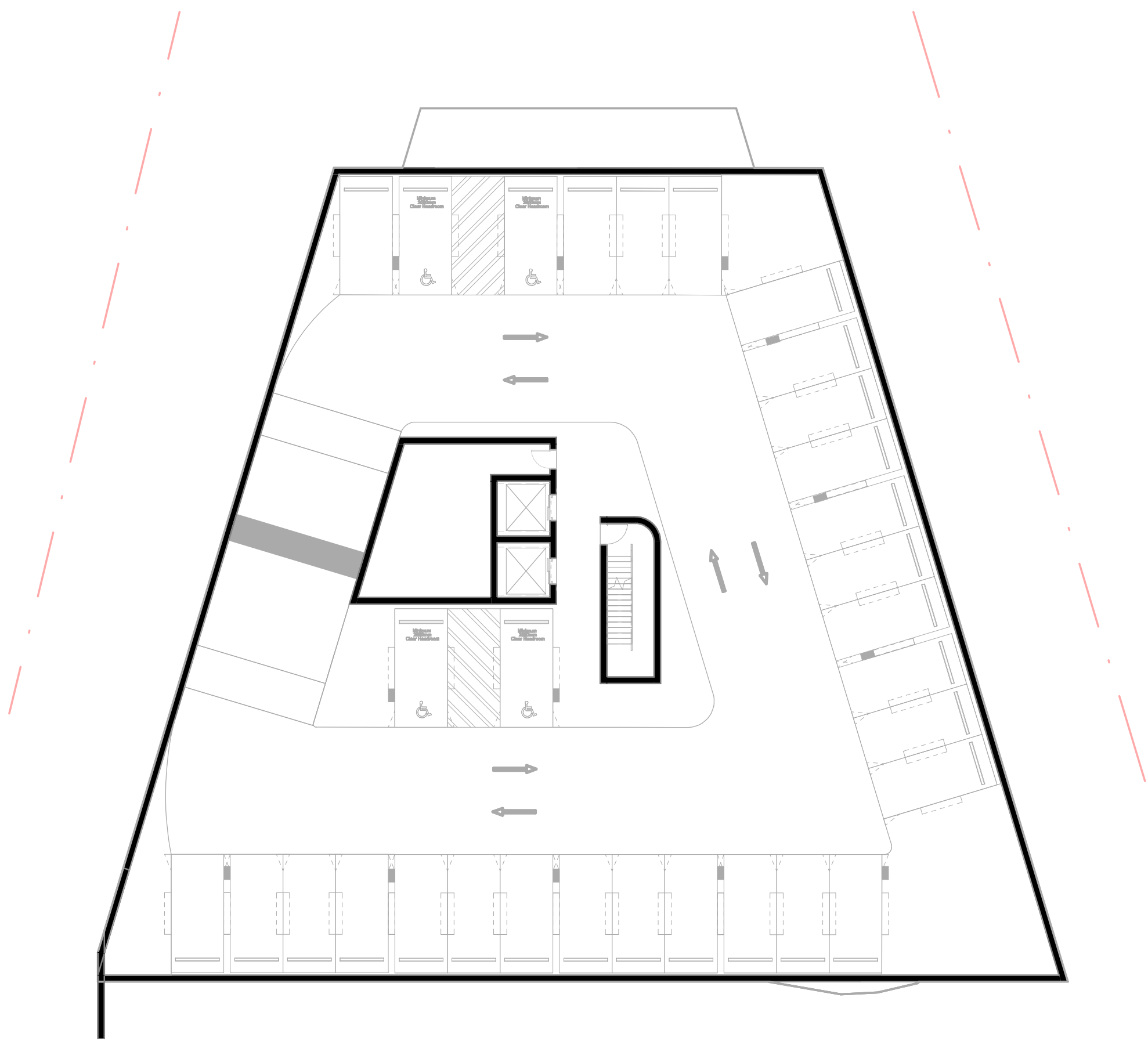
ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 100 WILLIAM STREET, HOULLIDAYMOOR QLD, NSW 2011
T +61 431 888 824 | J.ALEXANDER@PLACESTUDIO.COM.AU
W www.PlaceStudio.com.au | E Studio@PlaceStudio.com.au

SCALE: 1 : 200 @ A0

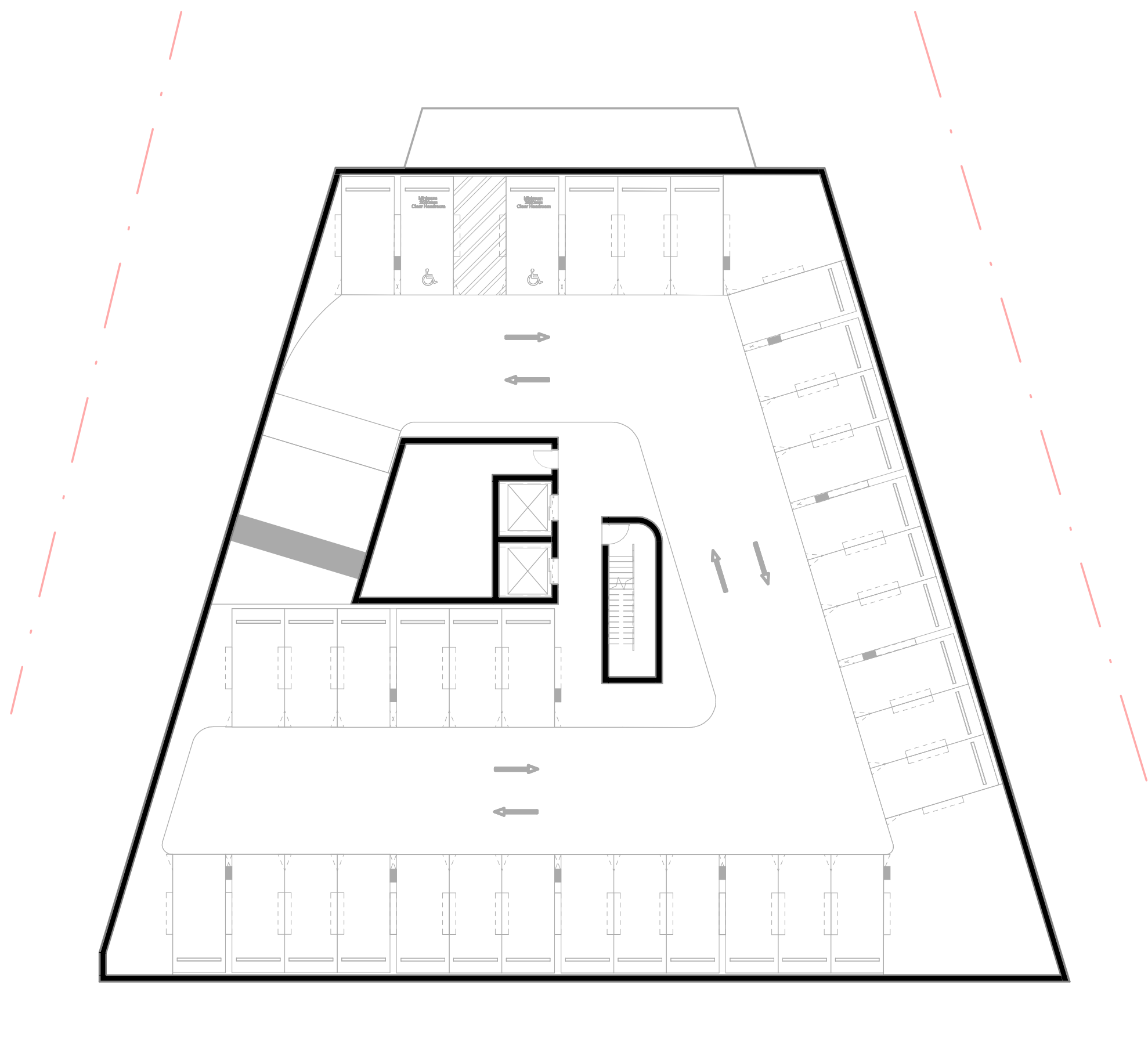
PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
COMMUNAL OPEN SPACE

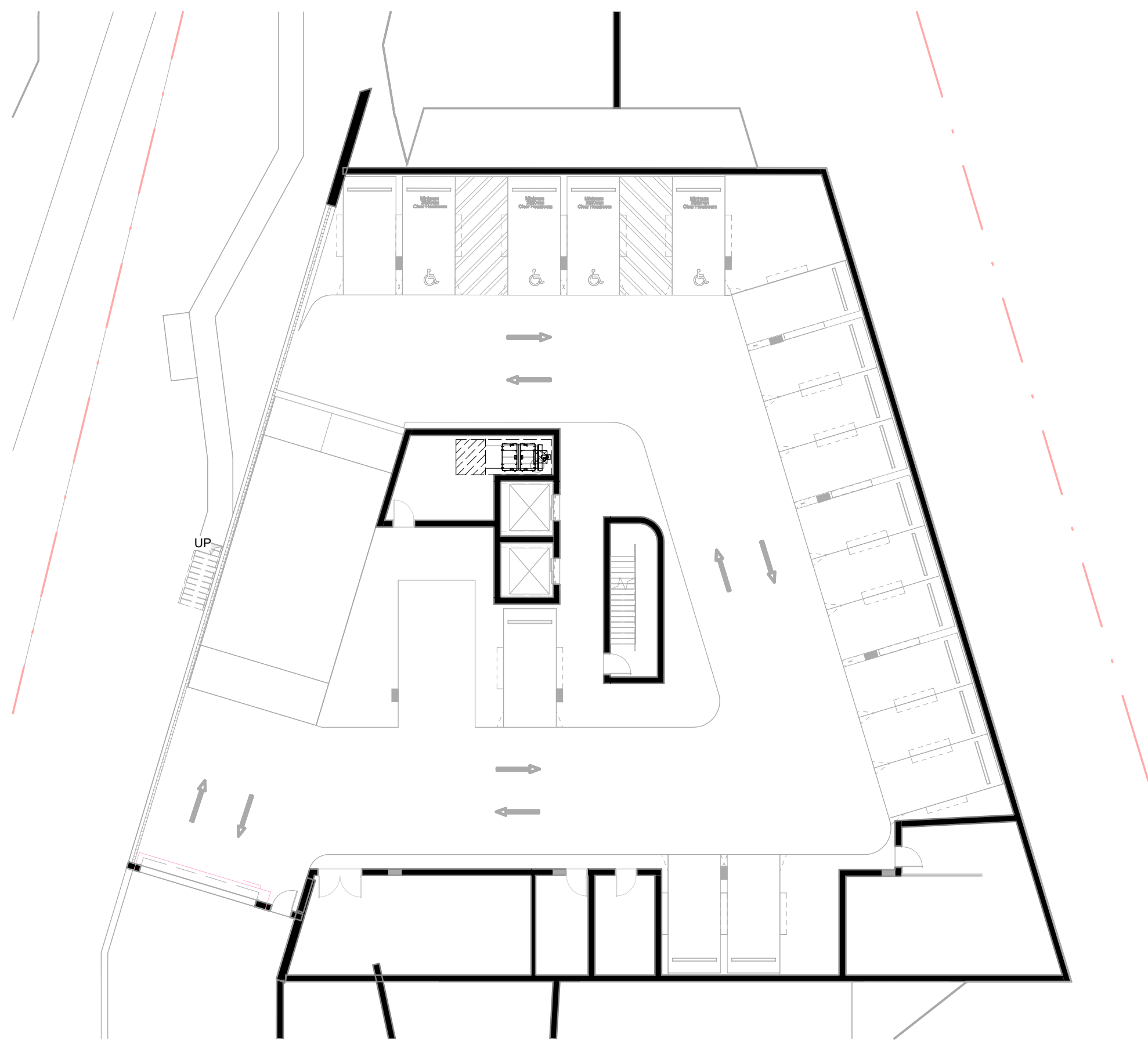
SHEET NUMBER:
DA.05.60
DATE: 27/03/2025
DRAWN BY: [Signature]
REV: **A**
COPYRIGHT: This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 12:27:30 PM



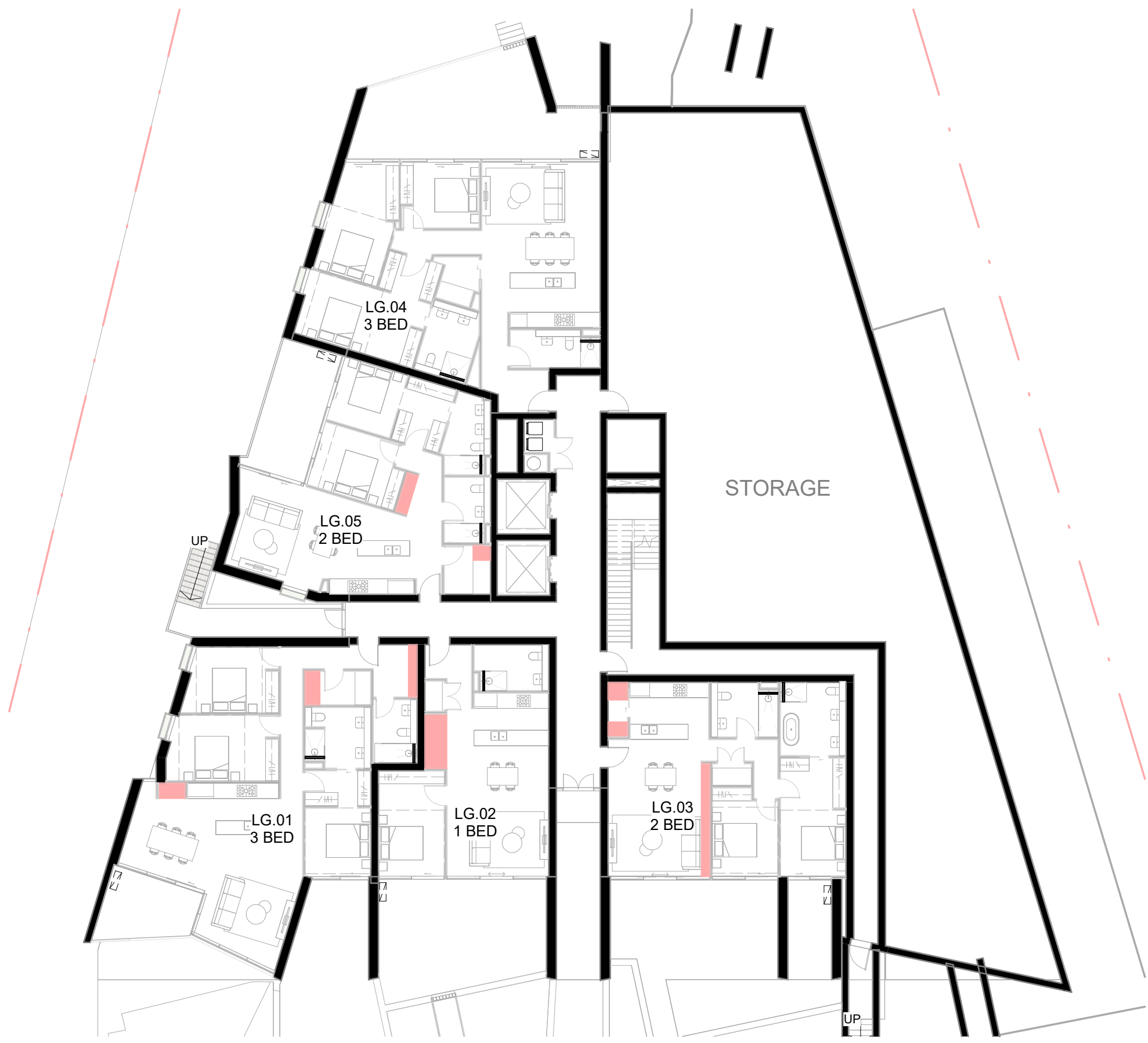
STORAGE_BASEMENT 1
1: 200



STORAGE_BASEMENT 2
1: 200



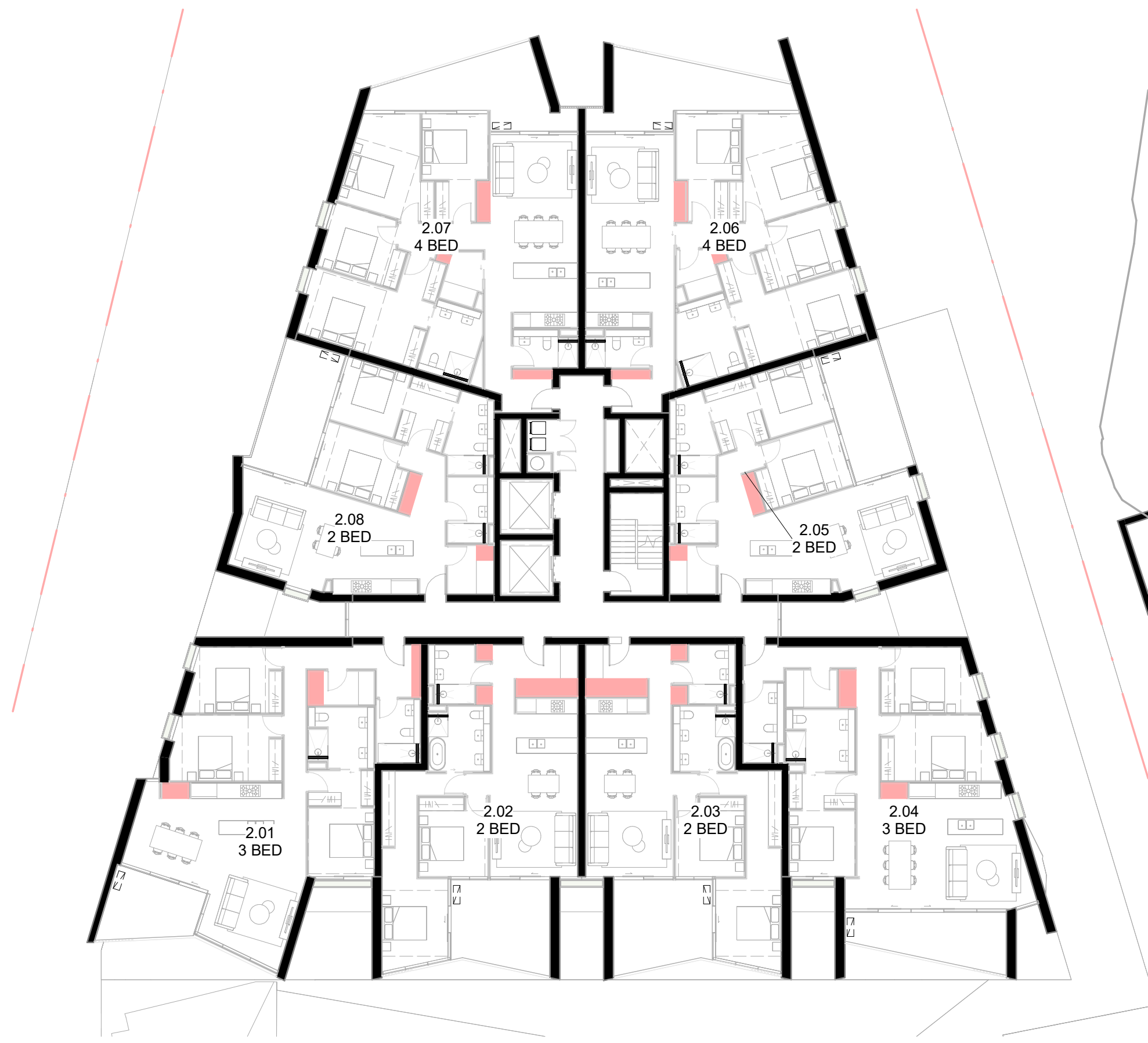
STORAGE_LOWER GROUND
1: 200



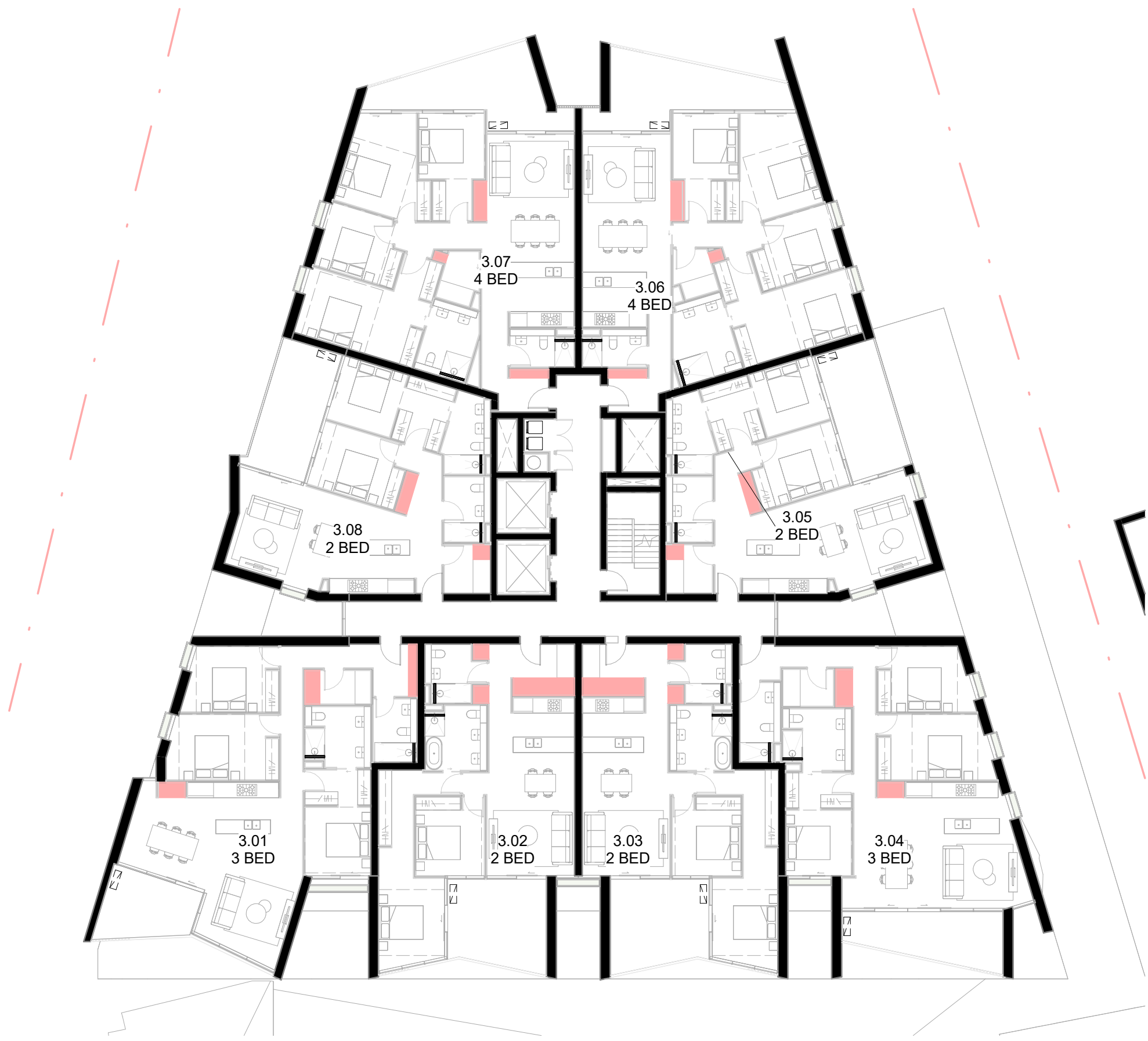
STORAGE_UPPER GROUND
1: 200



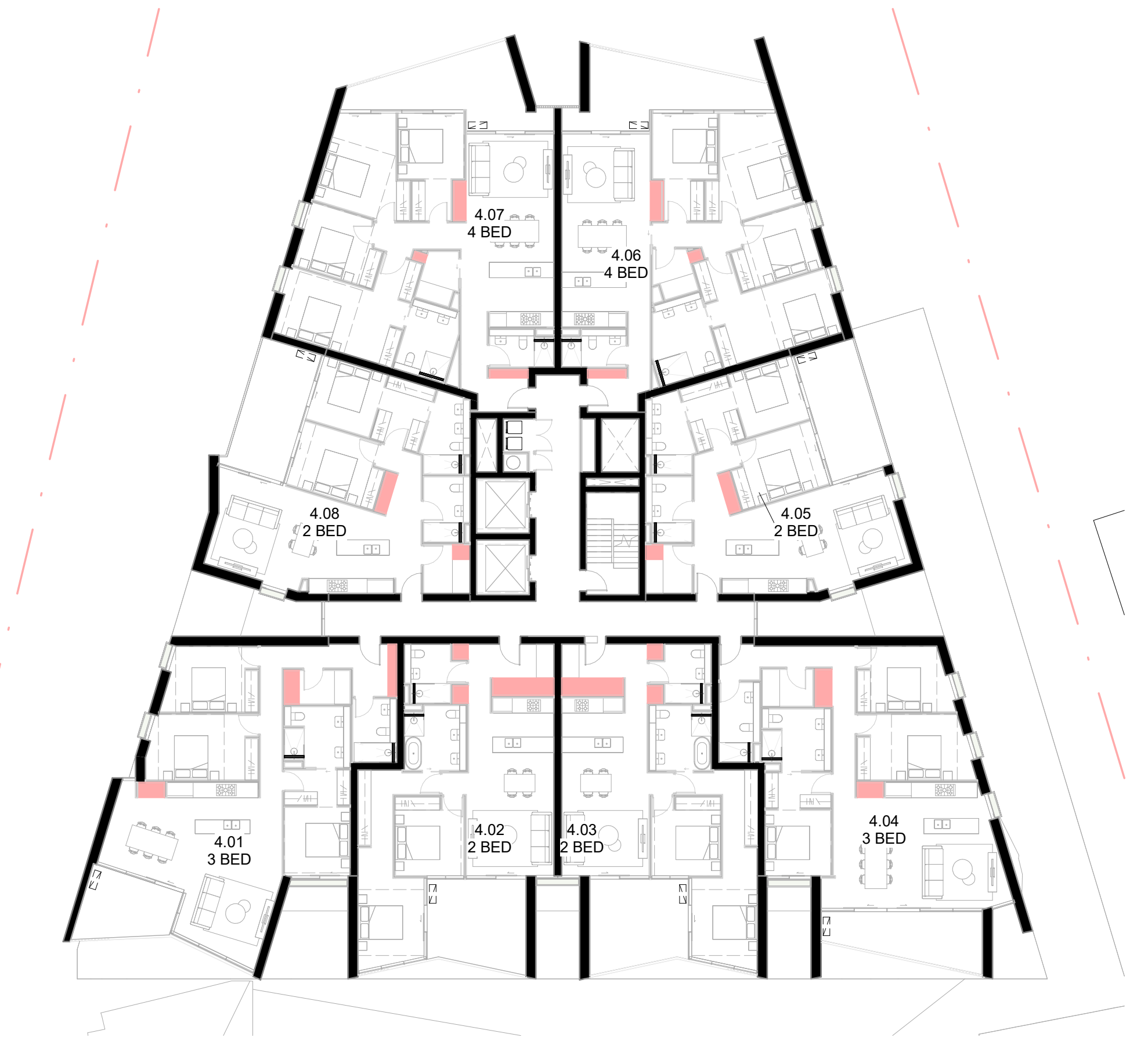
STORAGE_LEVEL 01
1: 200



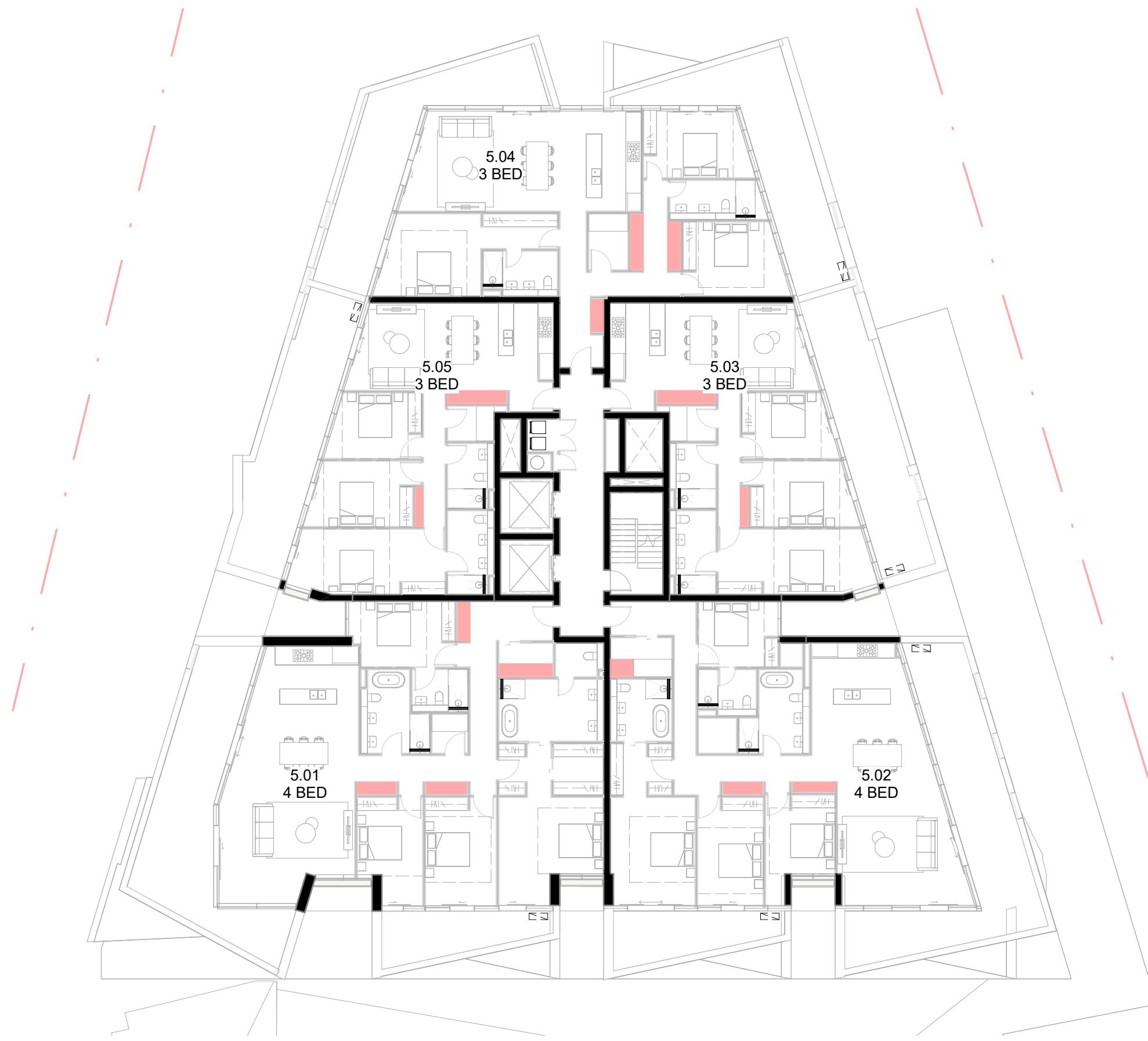
STORAGE_LEVEL 02
1: 200



STORAGE_LEVEL 03
1: 200



STORAGE_LEVEL 04
1: 200



STORAGE_LEVEL 05
1: 200

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVELS: 106 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 F | 61 431 888 824 E | studio@placestudio.com.au

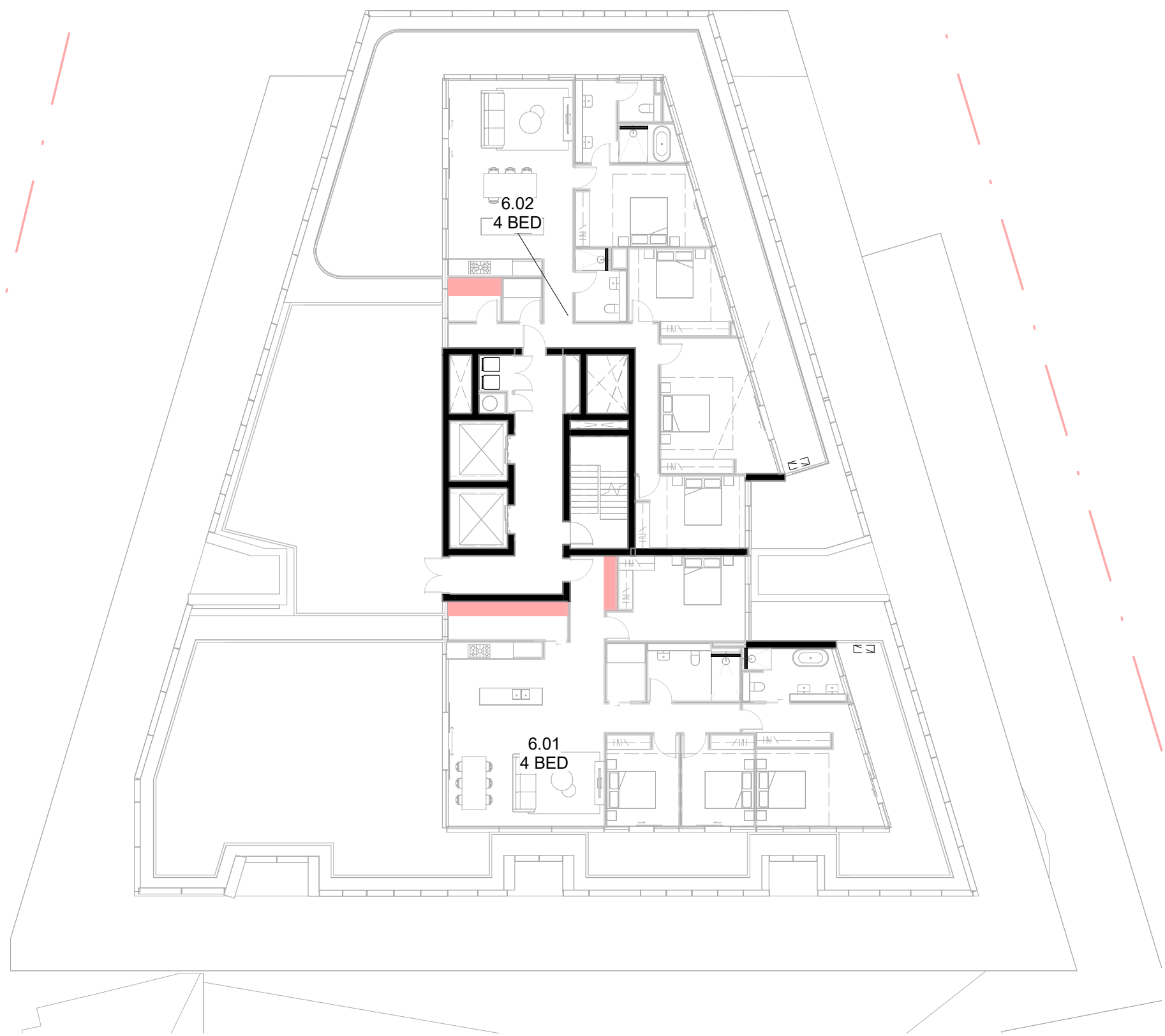
SCALE: 1: 200 @ A0

PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
STORAGE

SHEET NUMBER:
DA.05.70
DATE: 27/03/2025
REV: **A**
DRAWN BY: [signature]
COPYRIGHT: All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any further use or modification to this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/06/2025 1:27:27 PM

**PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION**



STORAGE CALCULATIONS		
Level	Room: Name	Volume

1.01		
LEVEL 01	3 BED	2.96 m³
LEVEL 01	3 BED	2.40 m³
LEVEL 01	3 BED	2.68 m³
		8.04 m³

1.02		
LEVEL 01	1 BED	15.75 m³
		15.75 m³

1.04		
LEVEL 01	4 BED	7.42 m³
LEVEL 01	4 BED	2.26 m³
LEVEL 01	4 BED	1.68 m³
		11.36 m³

1.06		
LEVEL 01	4 BED	4.03 m³
LEVEL 01	4 BED	3.47 m³
		7.50 m³

1.07		
LEVEL 01	4 BED	0.63 m³
LEVEL 01	4 BED	2.90 m³
LEVEL 01	4 BED	1.98 m³
		5.50 m³

1.08		
LEVEL 01	2 BED	2.76 m³
LEVEL 01	2 BED	1.55 m³
		4.31 m³

2.01		
LEVEL 02	3 BED	2.96 m³
LEVEL 02	3 BED	2.40 m³
LEVEL 02	3 BED	2.68 m³
		8.04 m³

2.02		
LEVEL 02	2 BED	6.27 m³
LEVEL 02	2 BED	1.37 m³
LEVEL 02	2 BED	1.57 m³
		9.21 m³

2.03		
LEVEL 02	2 BED	6.27 m³
LEVEL 02	2 BED	1.37 m³

STORAGE CALCULATIONS		
Level	Room: Name	Volume

LEVEL 02	2 BED	1.57 m³
		9.21 m³

2.04		
LEVEL 02	3 BED	2.29 m³
LEVEL 02	3 BED	3.62 m³
		5.92 m³

2.05		
LEVEL 02	2 BED	2.76 m³
LEVEL 02	2 BED	1.55 m³
		4.31 m³

2.06		
LEVEL 02	4 BED	0.79 m³
LEVEL 02	4 BED	3.02 m³
LEVEL 02	4 BED	1.98 m³
		5.80 m³

2.07		
LEVEL 02	4 BED	0.63 m³
LEVEL 02	4 BED	2.90 m³
LEVEL 02	4 BED	1.98 m³
		5.50 m³

2.08		
LEVEL 02	2 BED	2.76 m³
LEVEL 02	2 BED	1.55 m³
		4.31 m³

3.01		
LEVEL 03	3 BED	2.96 m³
LEVEL 03	3 BED	2.40 m³
LEVEL 03	3 BED	2.68 m³
		8.04 m³

3.02		
LEVEL 03	2 BED	6.27 m³
LEVEL 03	2 BED	1.37 m³
LEVEL 03	2 BED	1.57 m³
		9.21 m³

3.03		
LEVEL 03	2 BED	6.27 m³
LEVEL 03	2 BED	1.37 m³
LEVEL 03	2 BED	1.57 m³

STORAGE CALCULATIONS		
Level	Room: Name	Volume

		9.21 m³
--	--	---------

3.04		
LEVEL 03	3 BED	2.29 m³
LEVEL 03	3 BED	3.62 m³
		5.92 m³

3.05		
LEVEL 03	2 BED	2.76 m³
LEVEL 03	2 BED	1.55 m³
		4.31 m³

3.06		
LEVEL 03	4 BED	0.79 m³
LEVEL 03	4 BED	3.02 m³
LEVEL 03	4 BED	1.98 m³
		5.80 m³

3.07		
LEVEL 03	4 BED	0.63 m³
LEVEL 03	4 BED	2.90 m³
LEVEL 03	4 BED	1.98 m³
		5.50 m³

3.08		
LEVEL 03	2 BED	2.76 m³
LEVEL 03	2 BED	1.55 m³
		4.31 m³

4.01		
LEVEL 04	3 BED	2.96 m³
LEVEL 04	3 BED	2.40 m³
LEVEL 04	3 BED	2.68 m³
		8.04 m³

4.02		
LEVEL 04	2 BED	6.27 m³
LEVEL 04	2 BED	1.37 m³
LEVEL 04	2 BED	1.57 m³
		9.21 m³

4.03		
LEVEL 04	2 BED	6.27 m³
LEVEL 04	2 BED	1.37 m³
LEVEL 04	2 BED	1.57 m³

STORAGE CALCULATIONS		
Level	Room: Name	Volume

		9.21 m³
--	--	---------

4.04		
LEVEL 04	3 BED	2.29 m³
LEVEL 04	3 BED	3.62 m³
		5.92 m³

4.05		
LEVEL 04	2 BED	2.76 m³
LEVEL 04	2 BED	1.55 m³
		4.31 m³

4.06		
LEVEL 04	4 BED	0.79 m³
LEVEL 04	4 BED	3.02 m³
LEVEL 04	4 BED	1.98 m³
		5.80 m³

4.07		
LEVEL 04	4 BED	0.63 m³
LEVEL 04	4 BED	2.90 m³
LEVEL 04	4 BED	1.98 m³
		5.50 m³

4.08		
LEVEL 04	2 BED	2.76 m³
LEVEL 04	2 BED	1.55 m³
		4.31 m³

5.01		
LEVEL 05	4 BED	3.28 m³
LEVEL 05	4 BED	3.02 m³
LEVEL 05	4 BED	3.02 m³
LEVEL 05	4 BED	4.18 m³
		13.49 m³

5.02		
LEVEL 05	4 BED	2.38 m³
LEVEL 05	4 BED	3.13 m³
LEVEL 05	4 BED	2.69 m³
		8.20 m³

5.03		
LEVEL 05	3 BED	4.57 m³
LEVEL 05	3 BED	1.91 m³
		6.48 m³

STORAGE CALCULATIONS		
Level	Room: Name	Volume

5.04		
LEVEL 05	3 BED	2.61 m³
LEVEL 05	3 BED	4.32 m³
LEVEL 05	3 BED	3.70 m³
		10.63 m³

5.05		
LEVEL 05	3 BED	4.57 m³
LEVEL 05	3 BED	1.91 m³
		6.48 m³

6.01		
LEVEL 06	4 BED	3.07 m³
LEVEL 06	4 BED	8.25 m³
		11.32 m³

6.02		
LEVEL 06	4 BED	4.24 m³
		4.24 m³

LG.01		
UPPER GROUND	3 BED	2.96 m³
UPPER GROUND	3 BED	2.40 m³
UPPER GROUND	3 BED	2.68 m³
		8.04 m³

LG.02		
UPPER GROUND	1 BED	6.96 m³
		6.96 m³

LG.03		
UPPER GROUND	2 BED	2.02 m³
UPPER GROUND	2 BED	1.76 m³
UPPER GROUND	2 BED	5.77 m³
		9.55 m³

LG.05		
UPPER GROUND	2 BED	2.76 m³
UPPER GROUND	2 BED	1.55 m³
		4.31 m³

*ALL UNITS WILL HAVE LARGE ASSIGNED STORAGE CAGES IN THE STORAGE ROOM ON LOWER GROUND. AT LEAST 50% OF THE STORAGE REQUIRED HAS BEEN ASSIGNED IN THE UNIT.

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

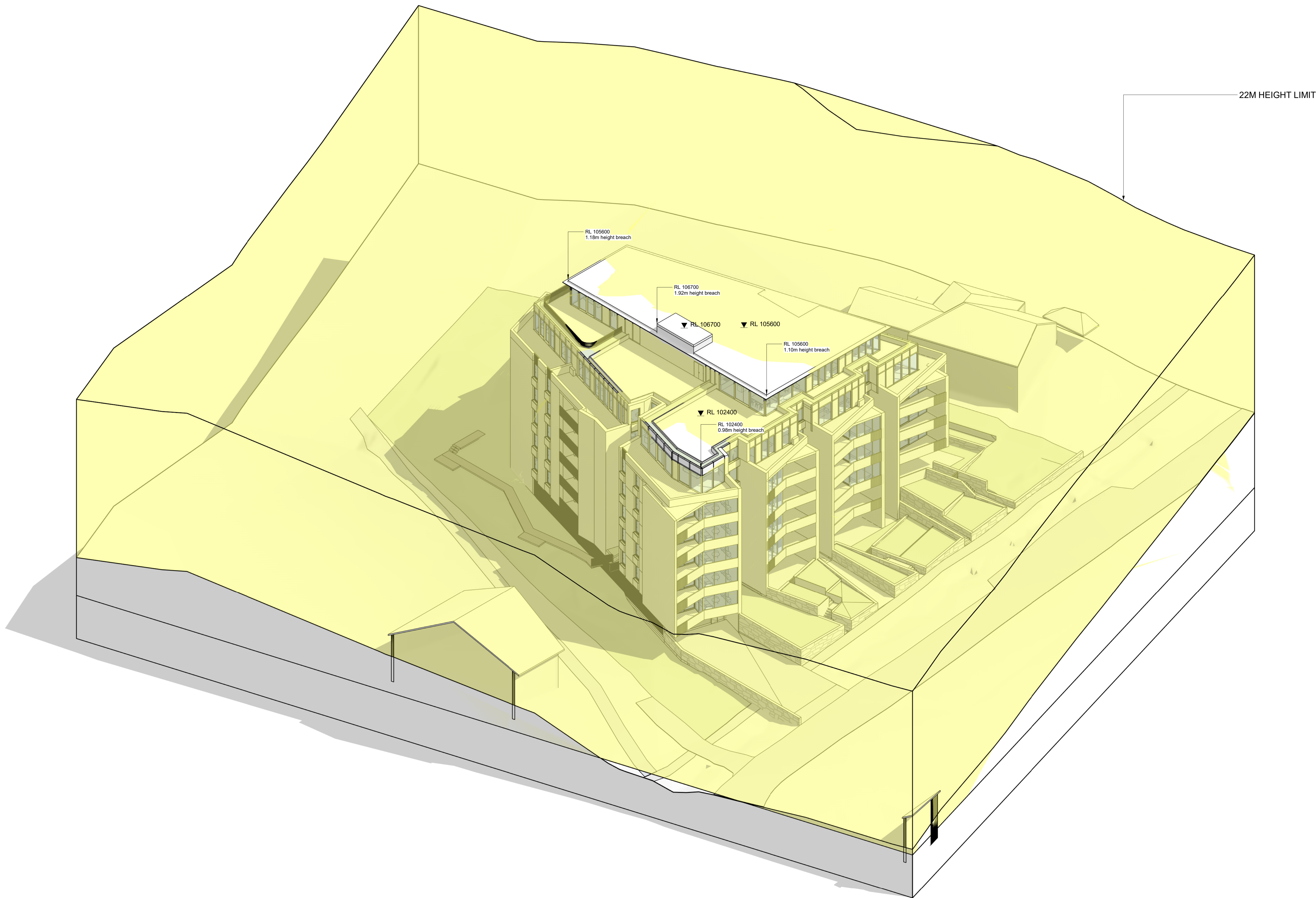
ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 1, 146 WILLIAM STREET, WOOLLOOMOOBIE, NSW 2511
T | 61 431 888 824 F | 61 431 888 824 E | studio@placestudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
STORAGE

SHEET NUMBER:
DA.05.71
DATE: 27/03/2025
REV: A
COPYRIGHT: This work is copyright and cannot be reproduced or copied in any form without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.
11/03/2025 1:27:38 PM



CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
LEVEL 5, 140 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 E | ALEXANDER@PLACESTUDIO.COM
W | www.PlaceStudio.com.au E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
HEIGHT PLANE DIAGRAM

SHEET NUMBER:
DA.05.80

REV: **A**

DATE: 27/03/2025

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



Document Notes		
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio will not be held responsible for any variations to the drawings or drawings due to any discrepancies noted.		
Construction, Use and dimensions is reference to actual construction. Drawings made to larger scale and those showing particular parts of the work shall prevail over the drawings made to smaller scales in the event of any conflict.		
All work is to conform to relevant Australian Standards and Codes together with all applicable requirements and Regulations.		
REV	DATE	DESCRIPTION
A	27/03/2025	DEVELOPMENT APPLICATION

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LAVES 106 WILLIAM STREET WOODLORRMOOD, NSW 2111
T +61 02 888 888 888 F +61 02 888 888 888
W www.PlaceStudio.com.au E studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
PHOTOMONTAGES

SHEET NUMBER:
DA.05.90
DATE: 27/03/2025

REV:
A

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any person who copies or reproduces this work without the written permission of Place Studio AU PTY LTD will be liable to the full extent of the law.
11/03/2025 11:08 AM



Document Notes		
Verify all dimensions on site before commencing work. Report all discrepancies to the architect prior to construction. Place Studio is not responsible for any variations to specifications or drawings due to any discrepancies noted.		
Consultation: Use fix and dimensions in reference to actual dimensions. Drawings made to larger scale and those showing particular parts of the work shall be made to the same scale as the whole of the work. The drawings shall be made to the same scale as the whole of the work.		
It is confirmed to meet Australian Standards and Code together with all applicable requirements and Regulations.		
REV	DATE	DESCRIPTION
A	27/03/2025	DEVELOPMENT APPLICATION
		APP
		EN

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO
PLACE STUDIO AU PTY LTD
LEVEL 5, 100 WILLIAM STREET, WOOLLOOMOOBOLD, NSW 2011
T | 61 431 888 824 | J.ALEXANDER@PLACESTUDIO.COM.AU
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

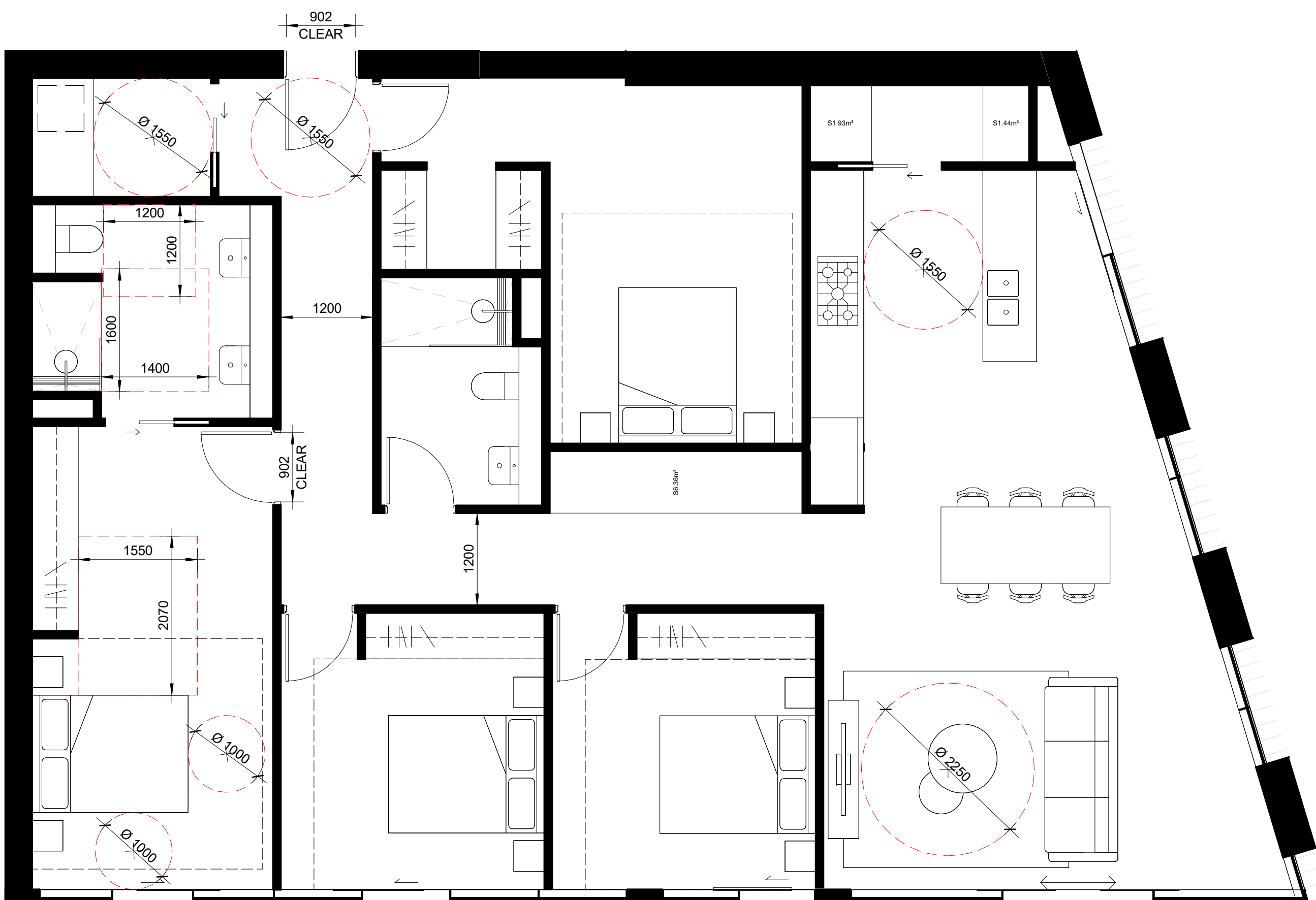
7-11 Pockley Avenue
Roseville NSW
DRAWING TITLE:
PHOTOMONTAGES

SHEET NUMBER:
DA.05.91
DATE: 27/03/2025

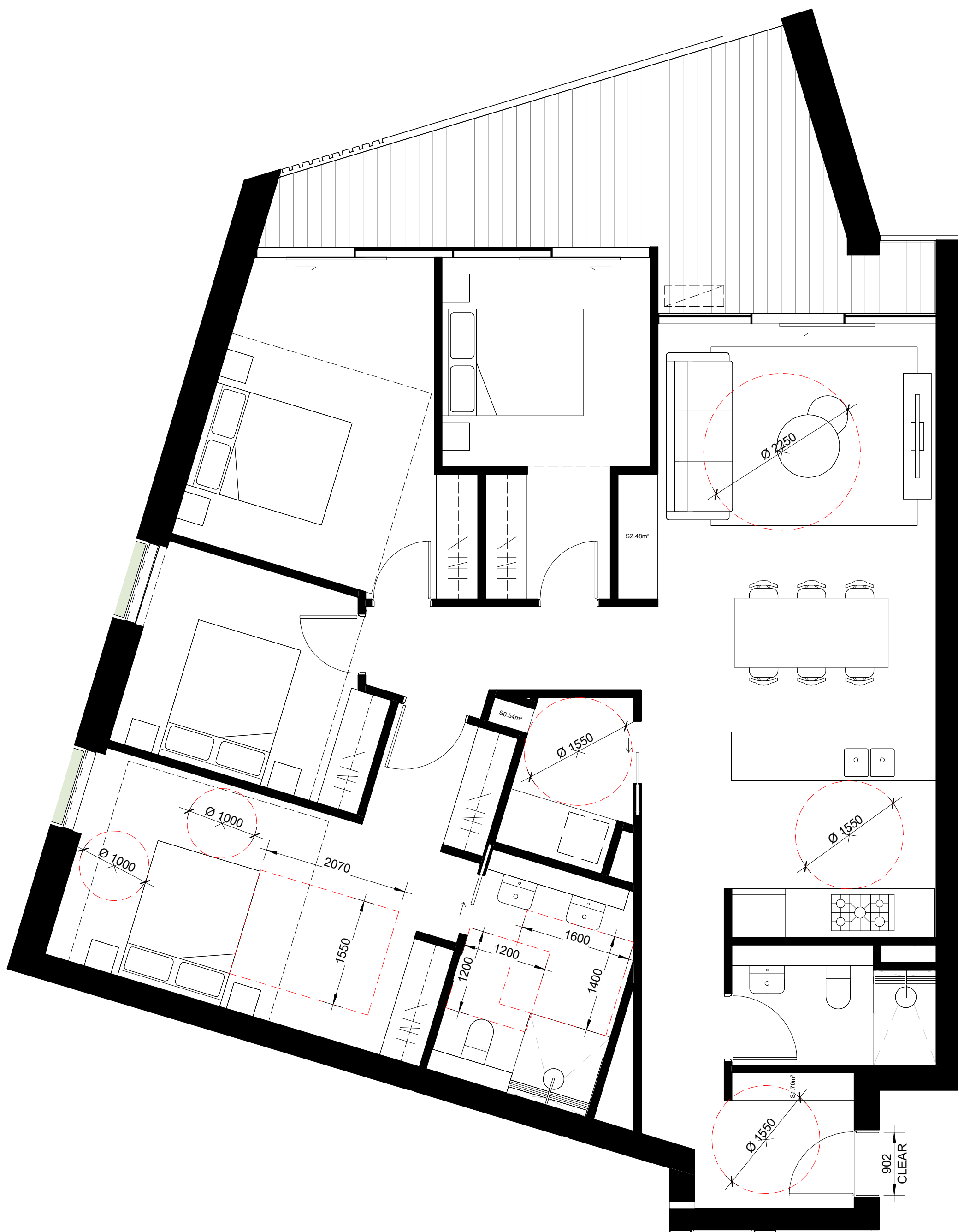
REV:
A

COPYRIGHT
All rights reserved. This work is copyright and cannot be reproduced or copied by any person without the written permission of Place Studio AU PTY LTD. Any material, express or implied, to use this document for any purpose whatsoever is prohibited by the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

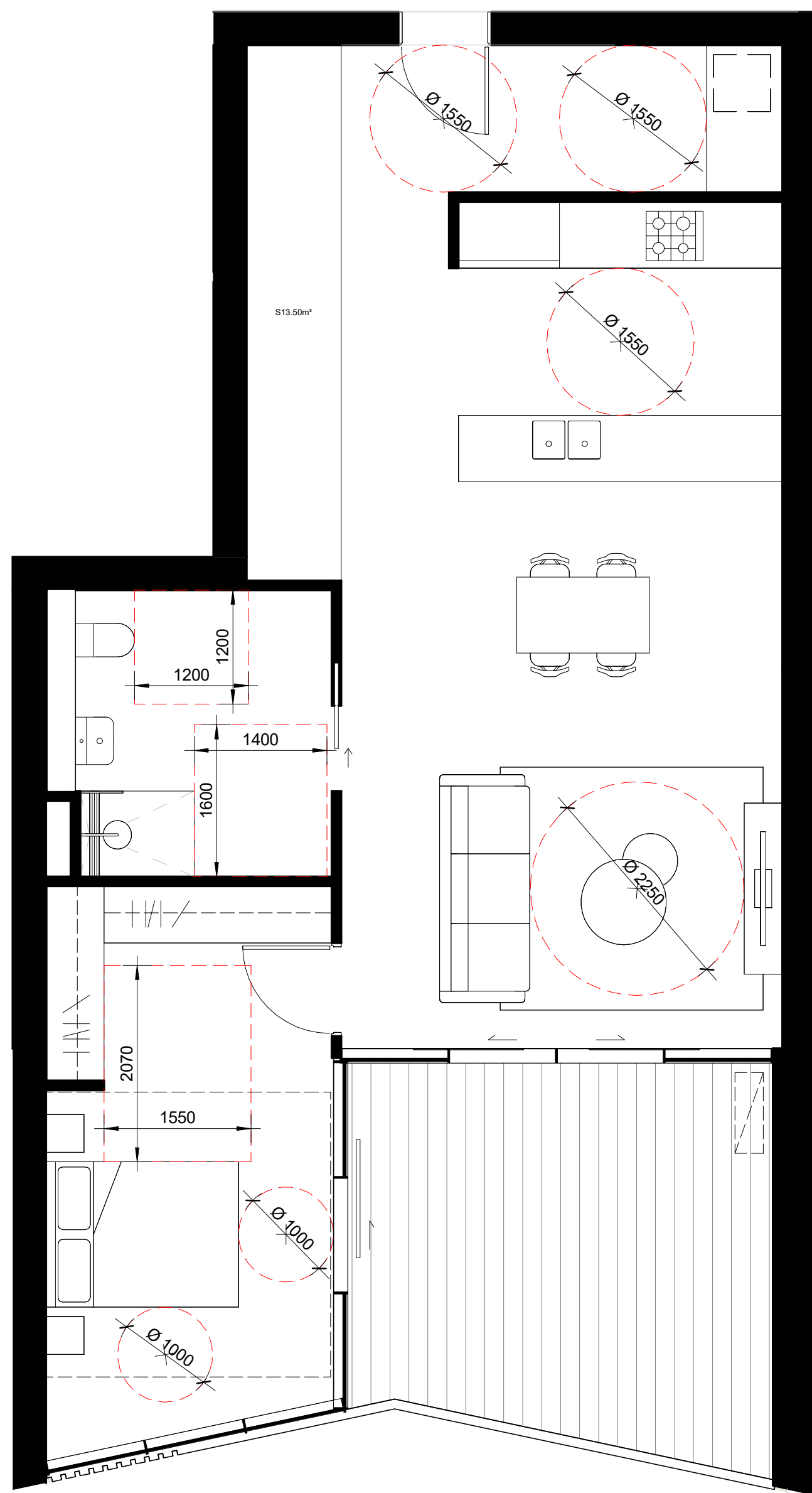
PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION



4 BED PLATINUM LIVABLE - UNITS 1.04



4 BED PLATINUM LIVABLE - UNITS 1.07, 2.07, 3.07, 4.07



1 BED PLATINUM LIVABLE - UNIT LG.02, 1.02

CLIENT:
Primo Real Estate

ARCHITECT:
PLACE
STUDIO

PLACE STUDIO AU PTY LTD
Level 5, 140 WILLIAM STREET, WOOLLOOMOOLOO, NSW 2011.
T | 61 431 388 634 | E | ALEXANDER.HATZPLUS@NSW.ARB.IT6036
W | www.PlaceStudio.com.au | E | Studio@PlaceStudio.com.au



PROJECT:
#2021079
Pockley Avenue

7-11 Pockley Avenue
Roseville NSW

DRAWING TITLE:
LIVABLE UNIT PLANS

SHEET NUMBER: **DA.07.00** REV: **A**

Copyright © 2025 by Place Studio AU PTY LTD. All rights reserved. This work is copyright and cannot be reproduced or copied by any means without the written permission of Place Studio AU PTY LTD. Any license, express or implied, to use this document for any purpose whatsoever is limited to the terms of the agreement between Place Studio AU PTY LTD and the instructing party.

PRELIMINARY
NOT FOR CONSTRUCTION
DEVELOPMENT APPLICATION