



Location Plan



View from South East - Canterbury Road

# PROPOSED AFFORDABLE RENTAL HOUSING

677, 687 Canterbury Road, 48 Drummond Street & 35, 37 & 39 Anderson Street, Belmore NSW

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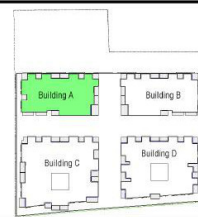
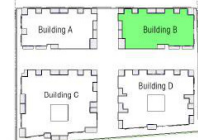
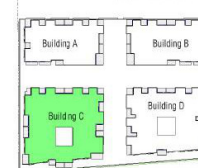
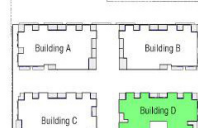
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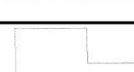

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PROJECT TITLE  <b>Mixed Use Affordable and Market Housing</b>	PROJECT NUMBER  <b>JA2270</b>		
	PROJECT REVISION  <b>B</b>		
	CLIENT  <b>Pacific Planning Pty Ltd</b>		
	PROJECT TYPE		
ADDRESS  <b>677-681 Canterbury Rd, Belmore</b>	DATE/TIME  <b>13/02/2023 11:03:51 AM</b>		
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Level 3 - Development Data									
	Unit Number	Bedrooms	Area Sqm	Levels	Car Spaces	Balcony Size	Balcony Depth	ABG Solar Compliant	ABG Cross Ventilation Compliant
Level 3 - Residential - Buildings A	1	2 Bed	70	1	1, 2	10 sqm	2m	Yes	Yes
	2 (Lower)	1 Bed	35	2	1	8 sqm	2m	Yes	Yes
	3	1 Bed	35	2	1	8 sqm	2m	Yes	Yes
	4 (Upper)	1 Bed	32	2	1	8 sqm	2m	Yes	Yes
	5	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	6	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	7	2 Studio	40	1	1	4 sqm	2m	Yes	No
	8	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	9	2 Bed	80	1	1, 2	10 sqm	2m	No	Yes
	10	Studio	40	1	1	4 sqm	-	No	No
	11	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	12	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	13	1 Bed	60	1	1, 2	10 sqm	2m	Yes	Yes
	14 (Upper)	1 Bed	35	2	1	8 sqm	2m	Yes	Yes
Level 3 - Residential - Buildings B	15 (Upper)	1 Bed	35	2	1	8 sqm	2m	Yes	Yes
	16	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	17	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	18	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	19	Studio	40	1	1	4 sqm	2m	No	No
	20	2 Bed	80	1	1, 2	10 sqm	2m	No	Yes
	21	2 Bed	80	1	1	8 sqm	2m	No	Yes
	22	1 Bed	60	1	1	8 sqm	2m	No	No
	23	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	24	2 Bed	80	1	1	8 sqm	2m	Yes	Yes
	25	2 Bed	70	1	1, 2	10 sqm	2m	Yes	Yes
	26	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	27	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	28	3 Bed	90	1	2	12 sqm	2.4m	Yes	Yes
Level 3 - Residential - Buildings C	29	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	30	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	31	3 Bed	90	1	2	12 sqm	2.4m	Yes	Yes
	32 (Upper)	-	50	2	-	-	2m	-	-
	33 (Upper)	-	50	2	-	-	2m	-	-
	34	1 Bed	50	1	1	8 sqm	2m	No	No
	35	1 Bed	50	1	1, 2	10 sqm	2m	No	Yes
	36	2 Bed	85	1	1, 2	10 sqm	2m	No	Yes
	37	1 Bed	60	1	1	8 sqm	2m	No	No
	38	1 Bed	60	1	1	8 sqm	2m	No	No
	39	2 Bed	65	1	1	8 sqm	2m	Yes	Yes
	40	1 Bed	50	1	1	8 sqm	2m	Yes	Yes
	41	1 Bed	50	1	1	8 sqm	2m	Yes	Yes
	42	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
Level 3 - Residential - Buildings D	43	3 Bed	70	1	1, 2	10 sqm	2m	Yes	Yes
	44	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	45	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	46	2 Bed	80	1	1, 2	10 sqm	2m	Yes	Yes
	47	2 Bed	85	1	1	8 sqm	2m	No	No
	48	2 Bed	85	1	1	8 sqm	2m	No	No
	49	2 Bed	75	1	1, 2	10 sqm	2m	No	Yes
	50	2 Bed	85	1	1, 2	10 sqm	2m	No	Yes
	51	2 Bed	85	1	1, 2	10 sqm	2m	No	Yes
	44		3240		50.4				
								29	36
								No	15
									5

Level 5 - Development Data										
	Unit Number	Bedrooms	Area Sq.M	Levels	Cat Spaces	Balcony Size	Balcony Depth	ADG Solar Compliant	ADD Cross Ventilation Compliant	
Level 5 - Residential - Buildings A										
	1	2 Bed	70	1	1	1.2	10 sqm	2m	Yes	Yes
	1	1 Bed	60	1	1	-	-	2m	No	Yes
	3 (Upper)	2 Bed	70	2	-	-	-	2m	Yes	Yes
	4 (Upper)	2 Bed	70	2	-	-	-	2m	Yes	Yes
	6	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	6	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	7	Suite	48	1	1	-	4 sqm	2m	Yes	No
	8	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	9	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	10	Suite	48	1	1	-	4 sqm	2m	No	No
Level 5 - Residential - Buildings B										
	12	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	13	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	14 (Upper)	-	70	2	-	-	-	2m	-	-
	4 (Upper)	-	70	2	-	-	-	2m	-	-
	16	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	17	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	18	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	19	Suite	48	1	1	-	4 sqm	2m	No	No
	20	2 Bed	80	1	1	1.2	10 sqm	2m	No	Yes
	21	1 Bed	60	1	1	-	8 sqm	2m	No	No
22	1 Bed	50	1	1	-	8 sqm	2m	No	No	
Level 5 - Residential - Buildings C										
	23	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	24	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	25	2 Bed	70	1	1	1.2	10 sqm	2m	Yes	Yes
	26	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	27	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	28	3 Bed	90	1	2	-	12 sqm	2.4m	Yes	Yes
	29	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	30	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	31	3 Bed	95	2	2	-	12 sqm	2.4m	Yes	Yes
	32 (Upper)	-	50	2	-	-	-	2m	-	-
33 (Upper)	-	60	2	2	-	-	2m	-	-	
34	1 Bed	50	1	1	-	8 sqm	2m	No	No	
35	2 Bed	70	1	1	1.2	10 sqm	2m	No	No	
36	2 Bed	85	1	1	1.2	10 sqm	2m	No	Yes	
37	2 Bed	80	1	1	1.2	10 sqm	2m	No	Yes	
Level 5 - Residential - Buildings D										
	38	2 Bed	70	1	1	1.2	10 sqm	2m	Yes	Yes
	39	1 Bed	55	1	1	-	8 sqm	2m	Yes	Yes
	40	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	41	1 Bed	55	1	1	-	8 sqm	2m	Yes	Yes
	42	1 Bed	60	1	1	-	8 sqm	2m	Yes	Yes
	43	2 Bed	70	1	1	1.2	10 sqm	2m	Yes	Yes
	44	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	45	2 Bed	70	1	1	1.2	10 sqm	2m	Yes	Yes
	46	2 Bed	80	1	1	1.2	10 sqm	2m	Yes	Yes
	47	1 Bed	60	1	1	-	8 sqm	2m	No	No
48	2 Bed	70	1	1	1.2	10 sqm	2m	No	Yes	
49	2 Bed	80	1	1	1.2	10 sqm	2m	No	Yes	
50	2 Bed	80	1	1	1.2	10 sqm	2m	No	Yes	
44		3390		50.4						
								Yes	29	6
								No	15	38

Level 7 - Development Data									
Level 7 - Residential - Buildings C	Unit Number	Bedrooms	Area Sqm	Car Spaces	Battery Size	Battery Size	ADG Solar Compliant	ADG Cross Ventilation Compliant	
	1	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	2	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	3	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	4	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	5	3 Bed	90	1	2	12 sqm	2.4m	Yes	Yes
	6	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	7	3 Bed	90	1	2	12 sqm	2.4m	Yes	Yes
	8	Studio	50	1	1	4 sqm	2m	No	No
	9	2 Bed	80	1	1.2	10 sqm	2m	No	Yes
	Unit Number	Bedrooms	Area Sqm	Car Spaces	Battery Size	Battery Size	ADG Solar Compliant	ADG Cross Ventilation Compliant	
	11	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	12	1 Bed	55	1	1	8 sqm	2m	Yes	Yes
	13	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	14	1 Bed	60	1	1	8 sqm	2m	Yes	Yes
	15	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	16	2 Bed	75	1	1.2	10 sqm	2m	Yes	Yes
	17	2 Bed	70	1	1.2	10 sqm	2m	Yes	Yes
	18	2 Bed	75	1	1.2	10 sqm	2m	Yes (Roof)	Yes
	19	2 Bed	80	1	1.2	10 sqm	2m	Yes (Roof)	Yes
	19	1263		23.4					
					Yes	14	18		
					No	3	1		

## SCC





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PROJECT TITLE

**Mixed Use Affordable and Market Housing**

**Pacific Planning Pty Ltd**

ADDRESS

**677-681 Canterbury Rd, Belmore**

DRAWING TITLE

**Contextural Analysis Plan**

SCALE

**1 : 500 @ A1**

DRAWING NUMBER

**JA2270 - SCC - 020**

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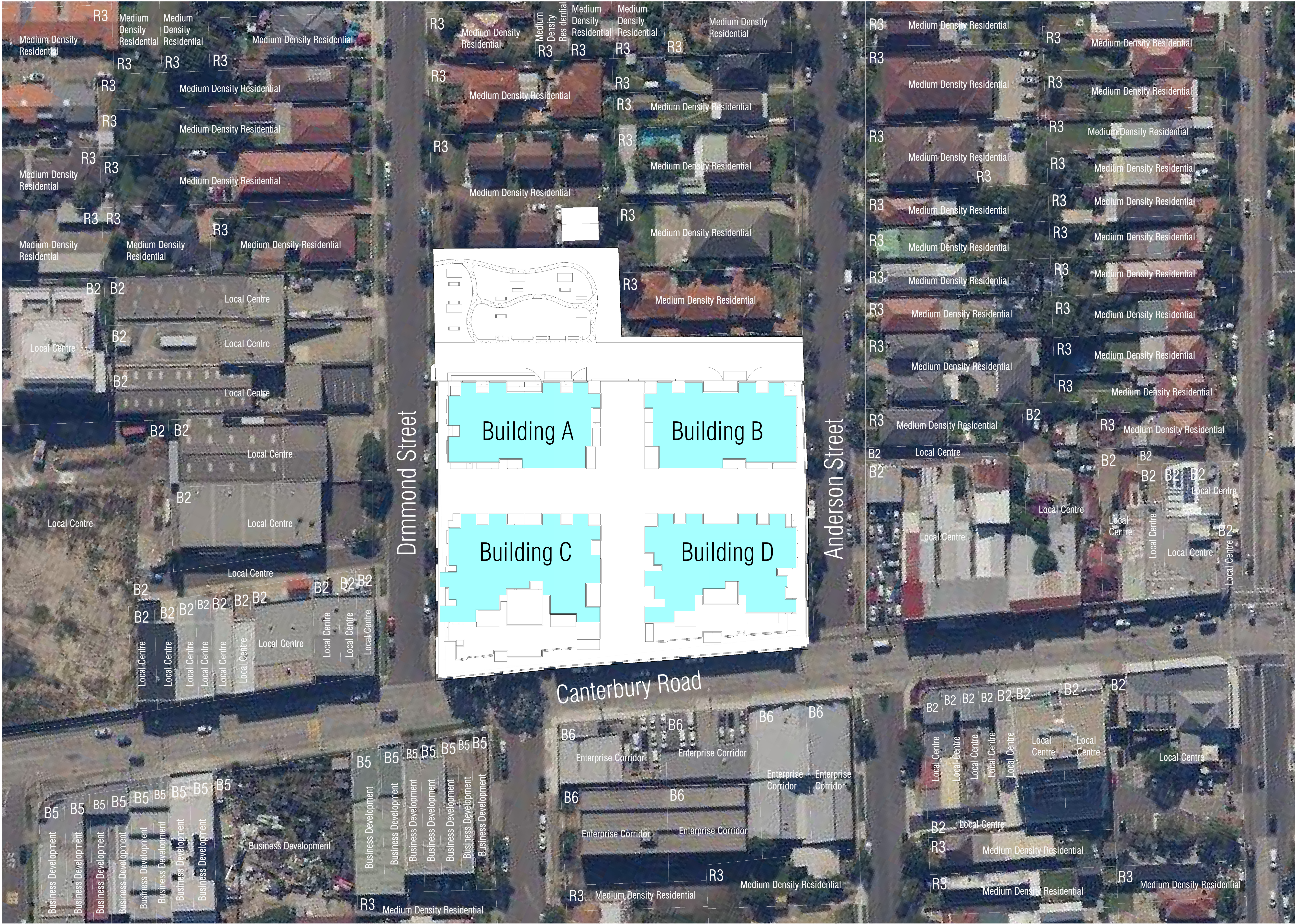
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## Subject Site

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ADDRESS  
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**Site Plan**

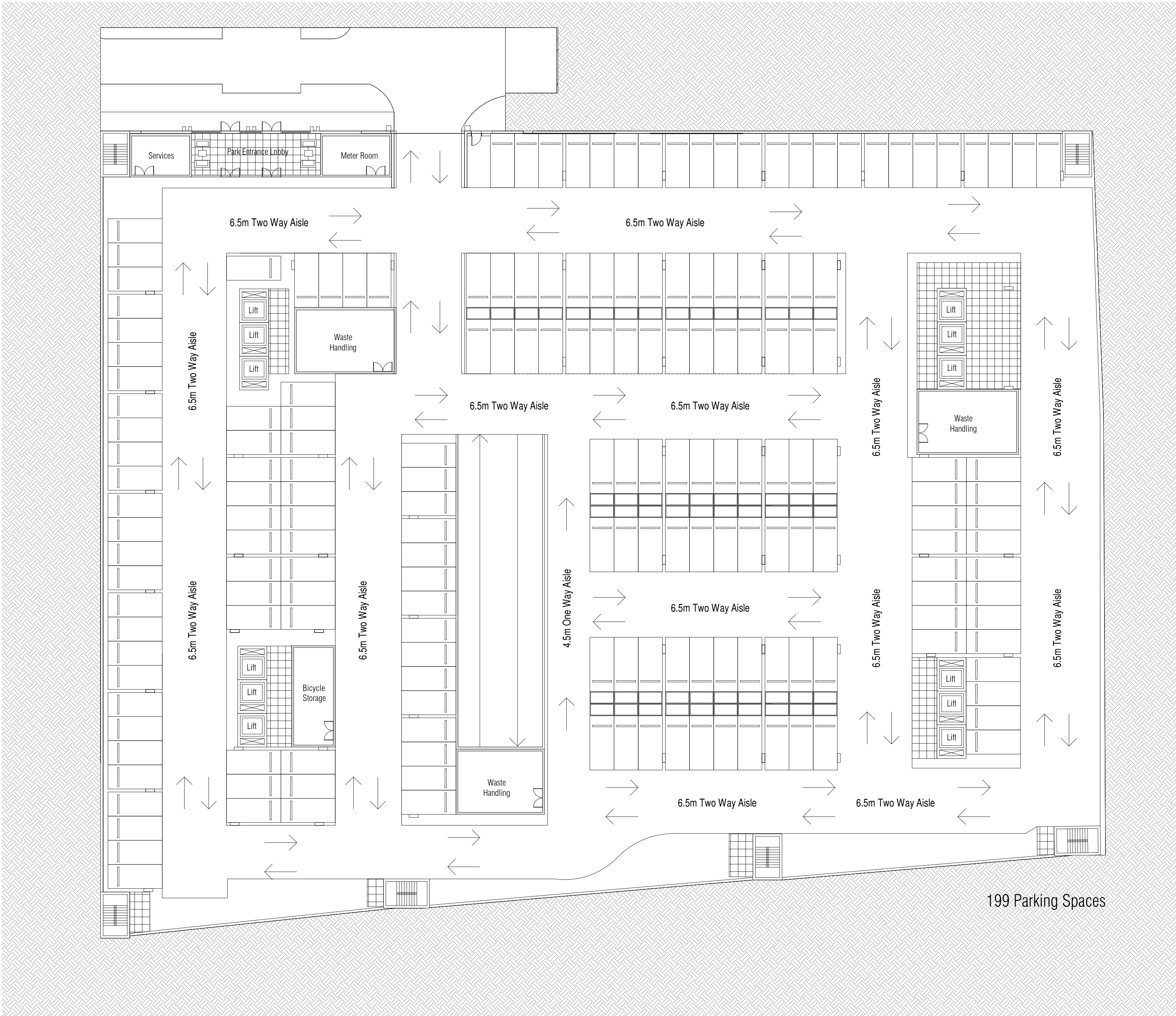
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ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Basement 1**

SCALE  
**1 : 250 @ A1**

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208 Parking Spaces

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ADDRESS  
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**Basement 2**

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**1 : 250 @ A1**

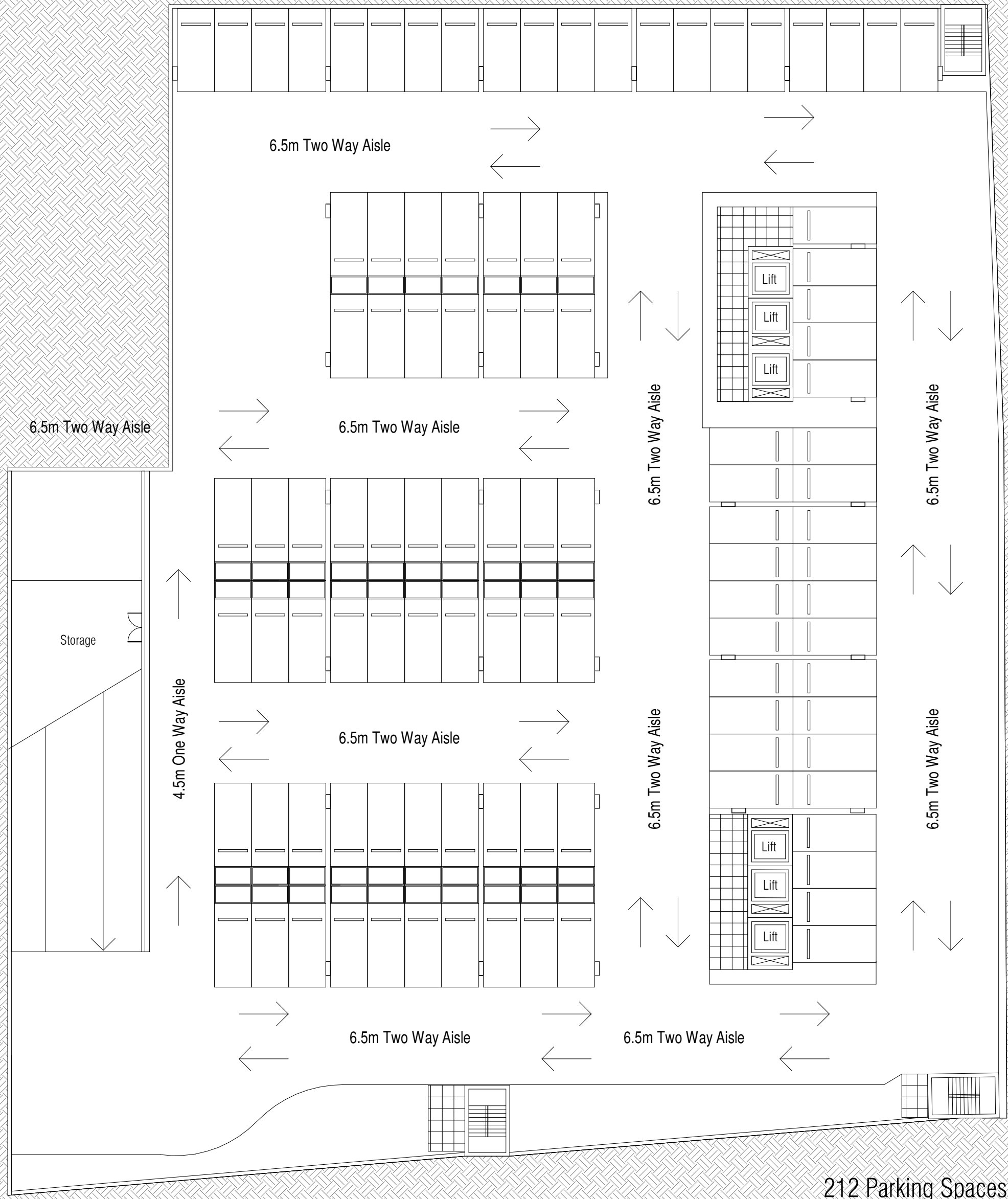
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PROJECT TITLE

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**Basement 3**

SCALE

**1 : 250 @ A1**

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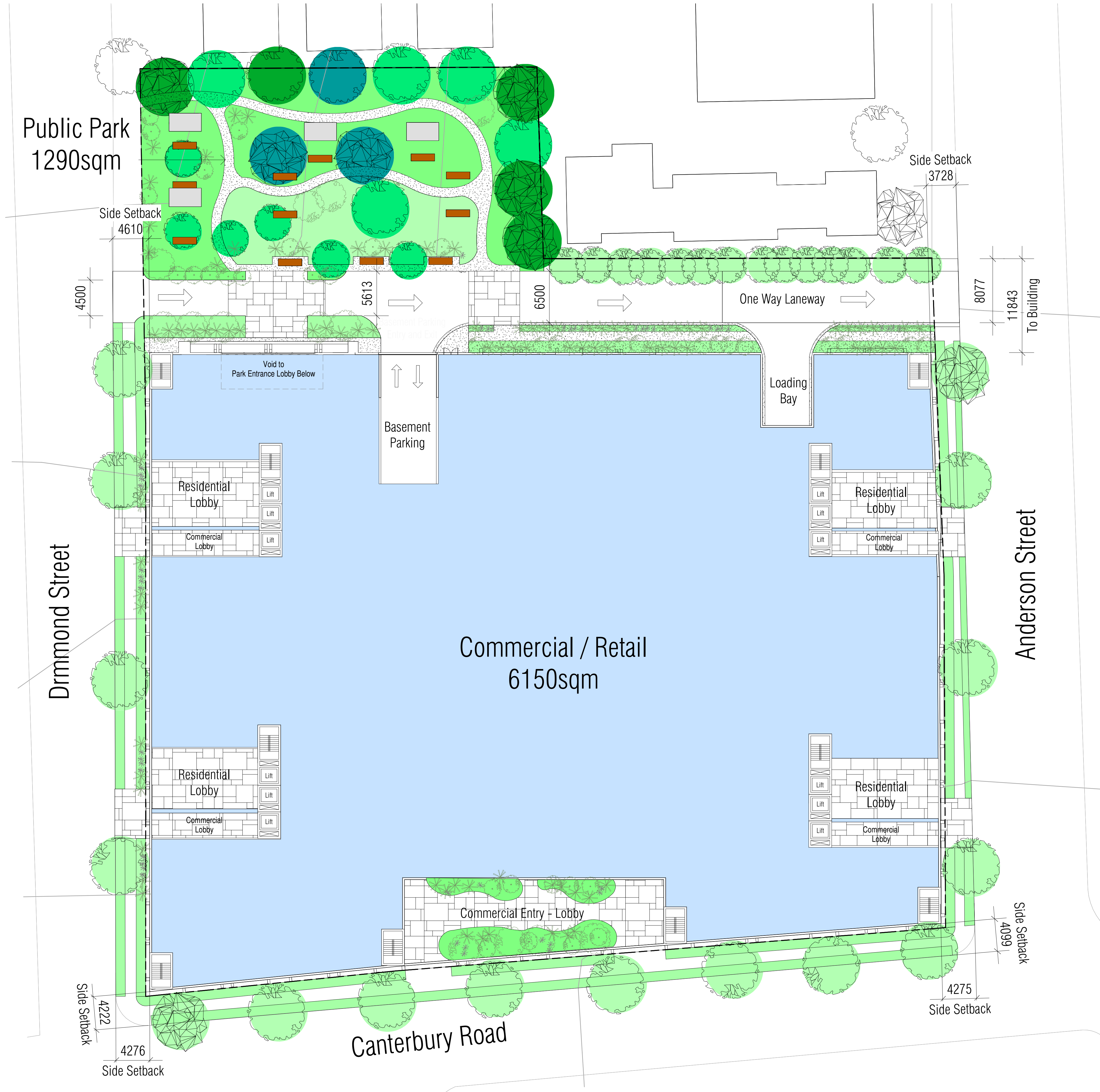
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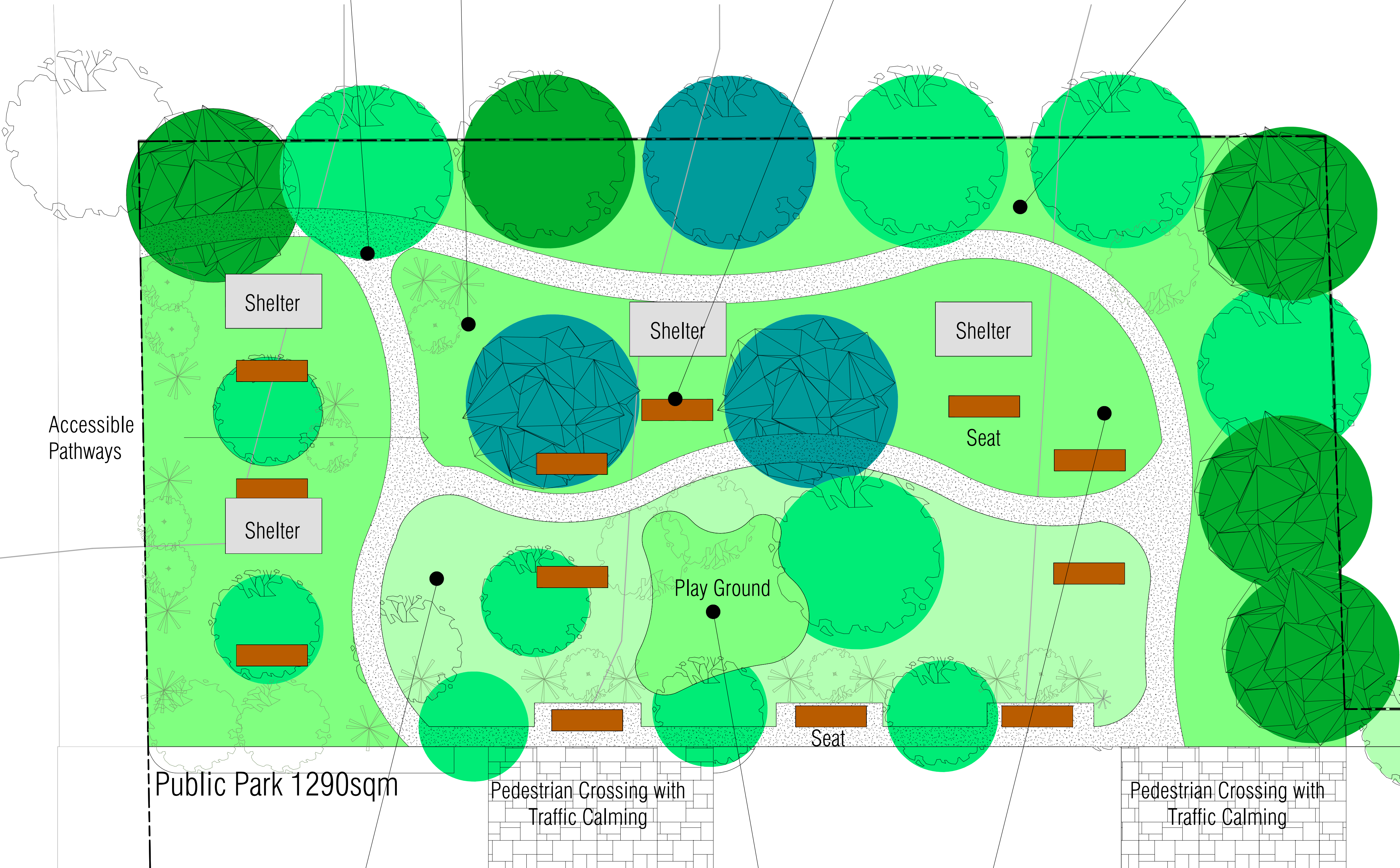
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DRAWING TITLE  
**Level 1 (Ground) Plan**

SCALE  
**1 : 250 @ A1**  
DRAWING NUMBER  
**JA2270 - SCC - 150**  
DATE  
**13/02/2023**  
ISSUE  
**B**  
11:04:14 AM

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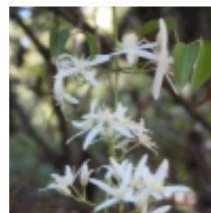
## Indicative Species Planting List



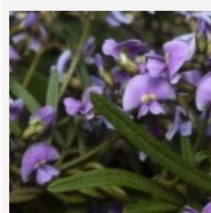
**Weeping Grass**  
*Microlaena stipoides*  
Grass-like



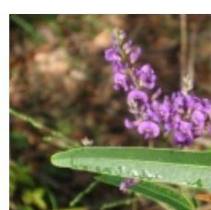
**Spreading Panicgrass**  
*Paspalum distans*  
Grass-like



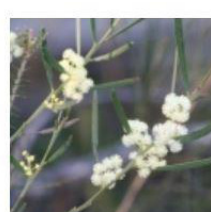
**Old Man's Beard**  
*Clematis glycinoides*  
Climber



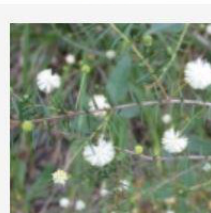
**Love Creeper**  
*Glycine clandestina*  
Climber



**False Sarsaparilla**  
*Hardenbergia violacea*  
Climber



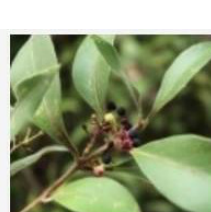
**Sweet Wattle**  
*Acacia suaveolens*  
Shrub



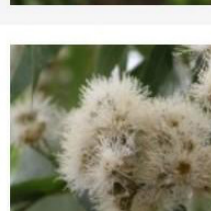
**Prickly Moses**  
*Acacia ulicifolia*  
Shrub



**Hairpin Banksia**  
*Banksia spinulosa*  
Shrub



**Native Olive**  
*Notelaea longifolia*  
Small tree



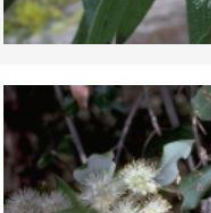
**Smooth-barked Apple**  
*Angophora costata*  
Tall tree



**Coast banksia**  
*Banksia integrifolia*  
Tall tree



**Forest Red Gum**  
*Eucalyptus tereticornis*  
Tall tree



**Turpentine**  
*Syncarpia glomulifera*  
Tall tree



**Prickly-leaved Paperbark**  
*Melaleuca styphelioides*  
Tall tree



**Sweet Pittosporum**  
*Pittosporum undulatum*  
Medium tree

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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**

ADDRESS  
**Pacific Planning Pty Ltd**

677-681 Canterbury Rd, Belmore

DRAWING TITLE  
**Community Park Plan**

SCALE  
**1 : 100 @ A1**

DRAWING NUMBER  
**JA2270 - SCC - 155**

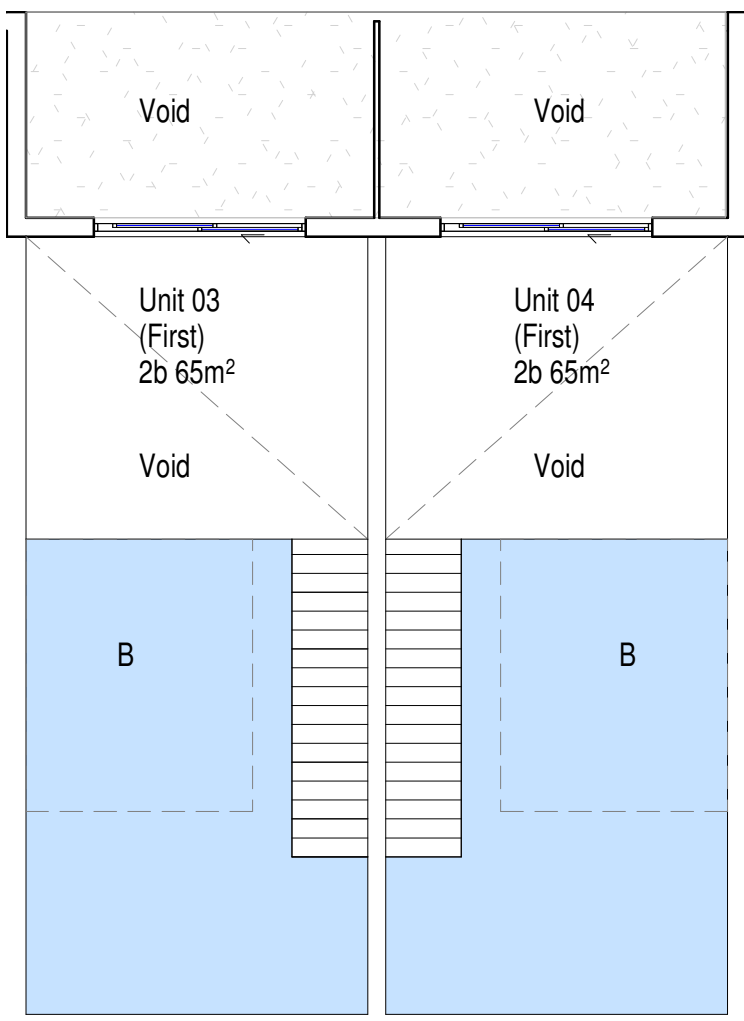
ISSUE  
**B**

DATE  
**13/02/2023**

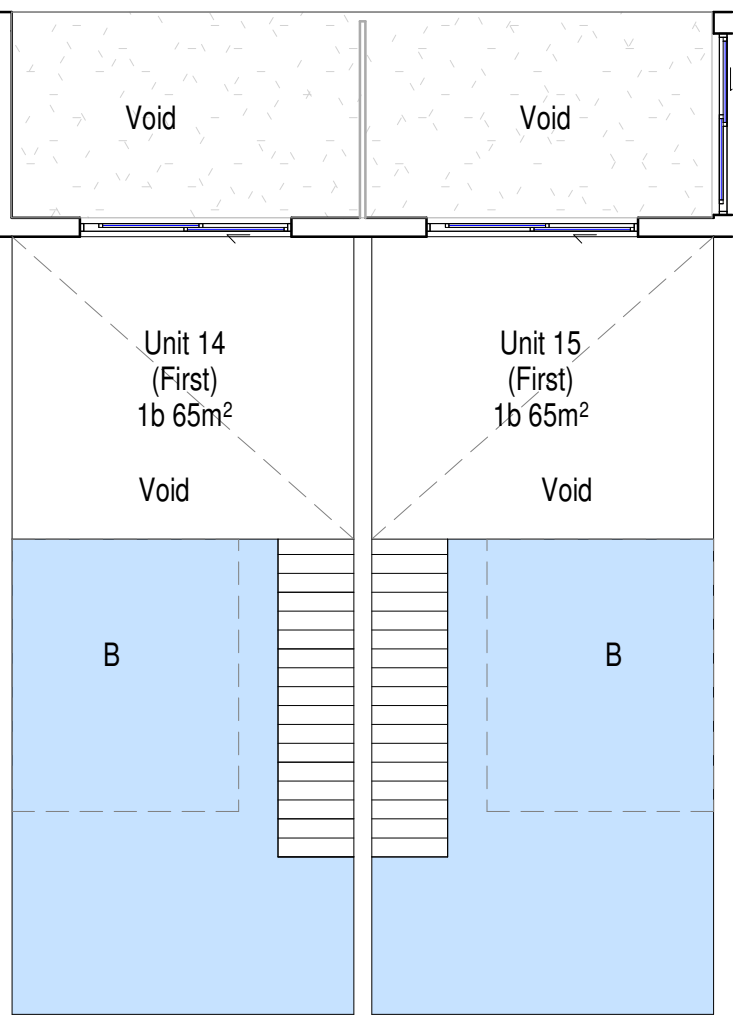
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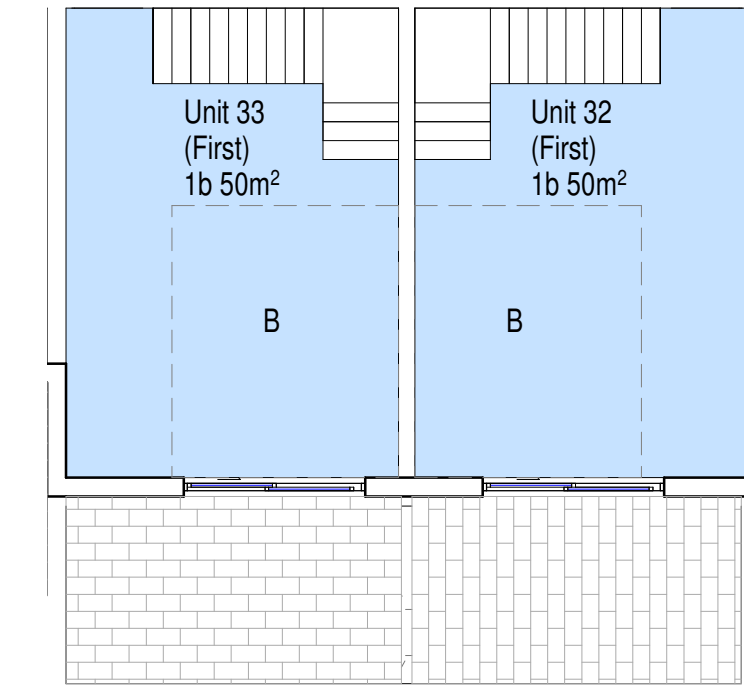




2 U3 & U4 - Second Storey  
1 : 100



3 U14 & U15 - Second Storey  
1 : 100



4 U32 & U33 - Second Storey  
1 : 100



1 Level 2, 4  
1 : 250

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**PROJECT TITLE**

**Mixed Use Affordable and Market Housing**

**Pacific Planning Pty Ltd**

**ADDRESS**

**677-681 Canterbury Rd, Belmore**

**DRAWING TITLE**

**Level 2, 4 Plan**

**SCALE**

**As indicated @ A1**

**DRAWING NUMBER**

**JA2270 - SCC - 160**

**ISSUE**

**B**

**DATE**

**13/02/2023**

**11:04:23 AM**

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Building A

Building B

Building C

Building D

Drmond Street

Anderson Street

Canterbury Road

REVISION SCHEDULE		
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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
Pacific Planning Pty Ltd  
ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Common Open Spaces Plan**

SCALE  
**1 : 250 @ A1**  
DRAWING NUMBER  
**JA2270 - SCC - 165**  
ISSUE  
**B**  
DATE  
**13/02/2023 11:04:31 AM**

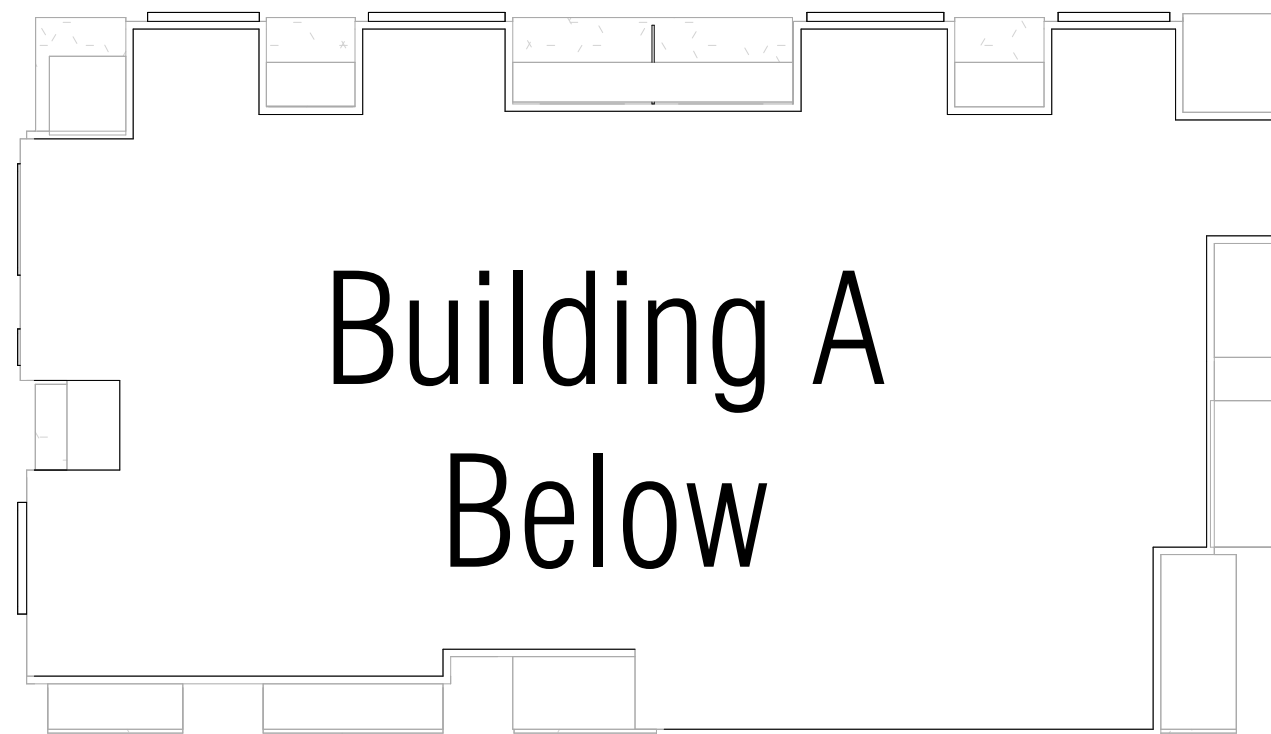
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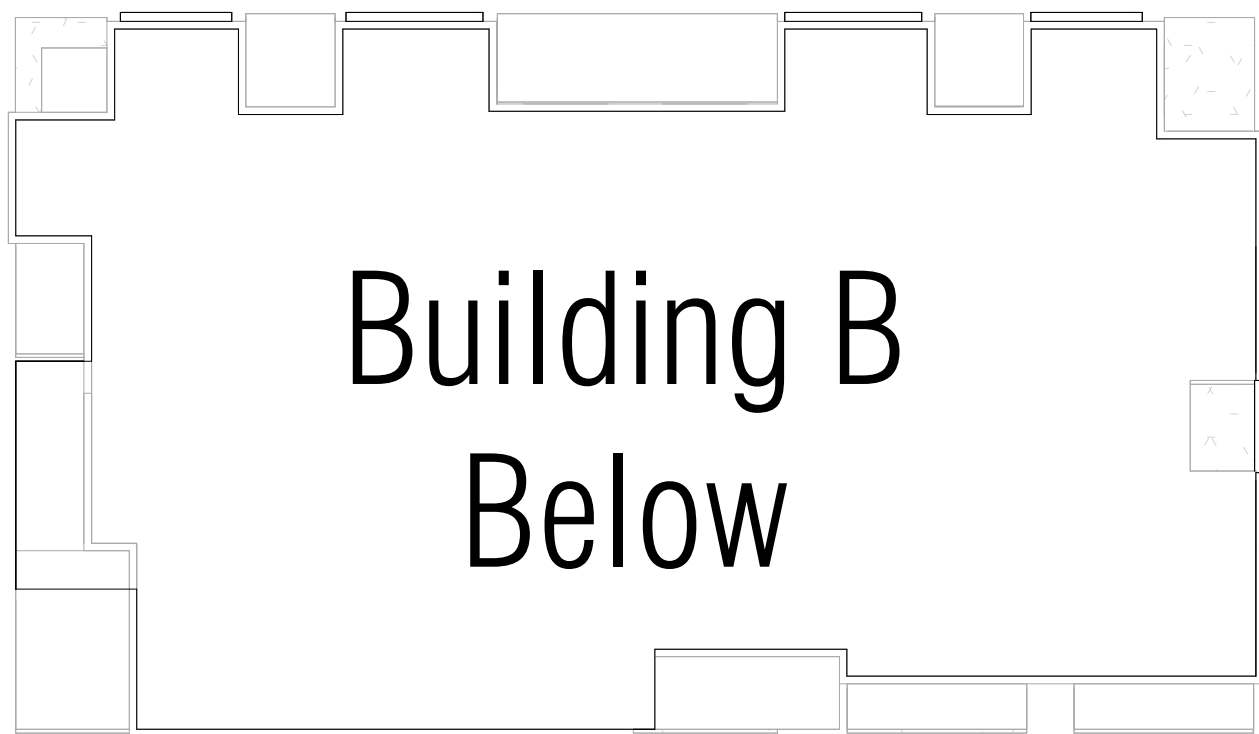
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ISSUE #	DATE	DESCRIPTION
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Building C

Drmond Street

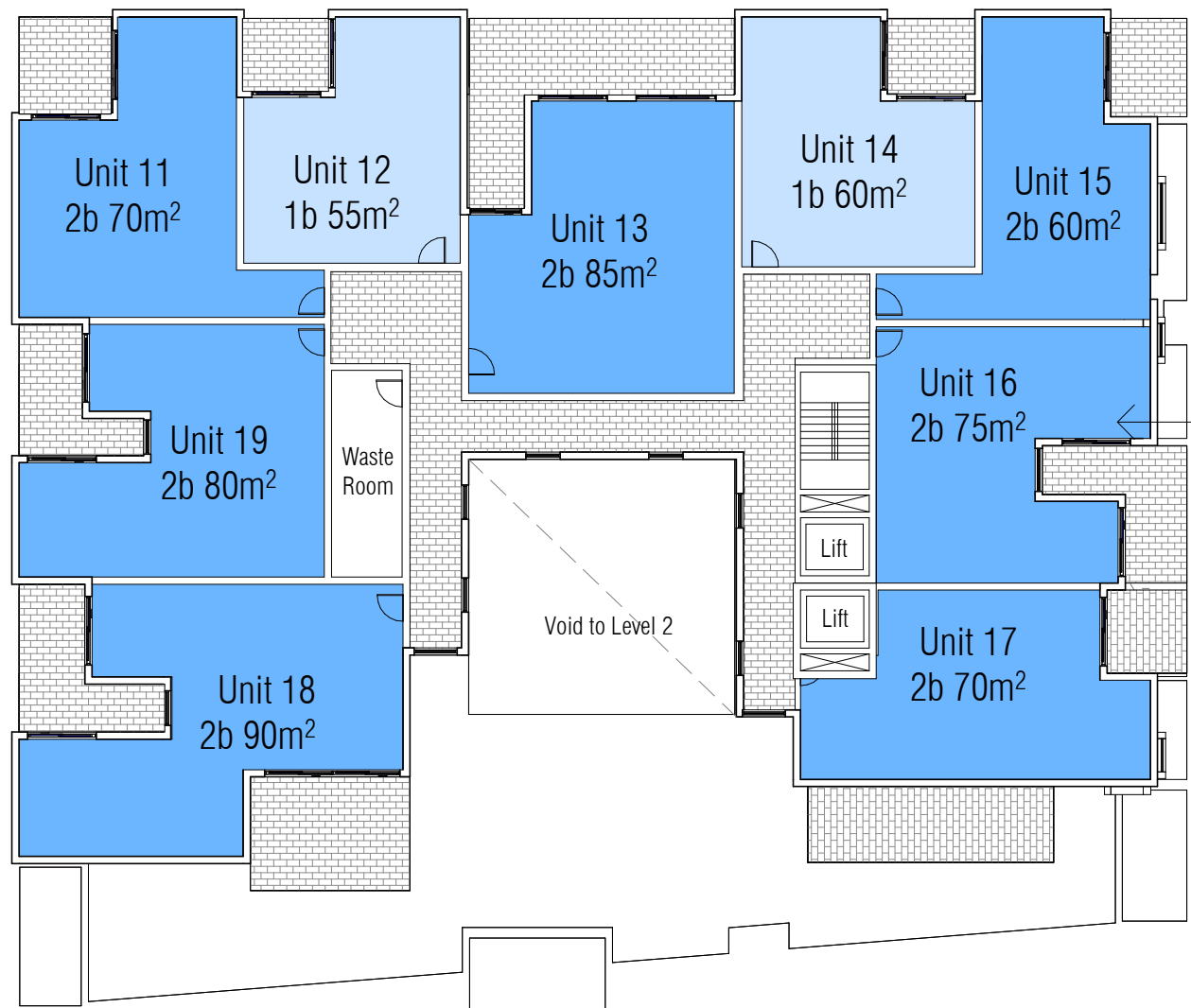
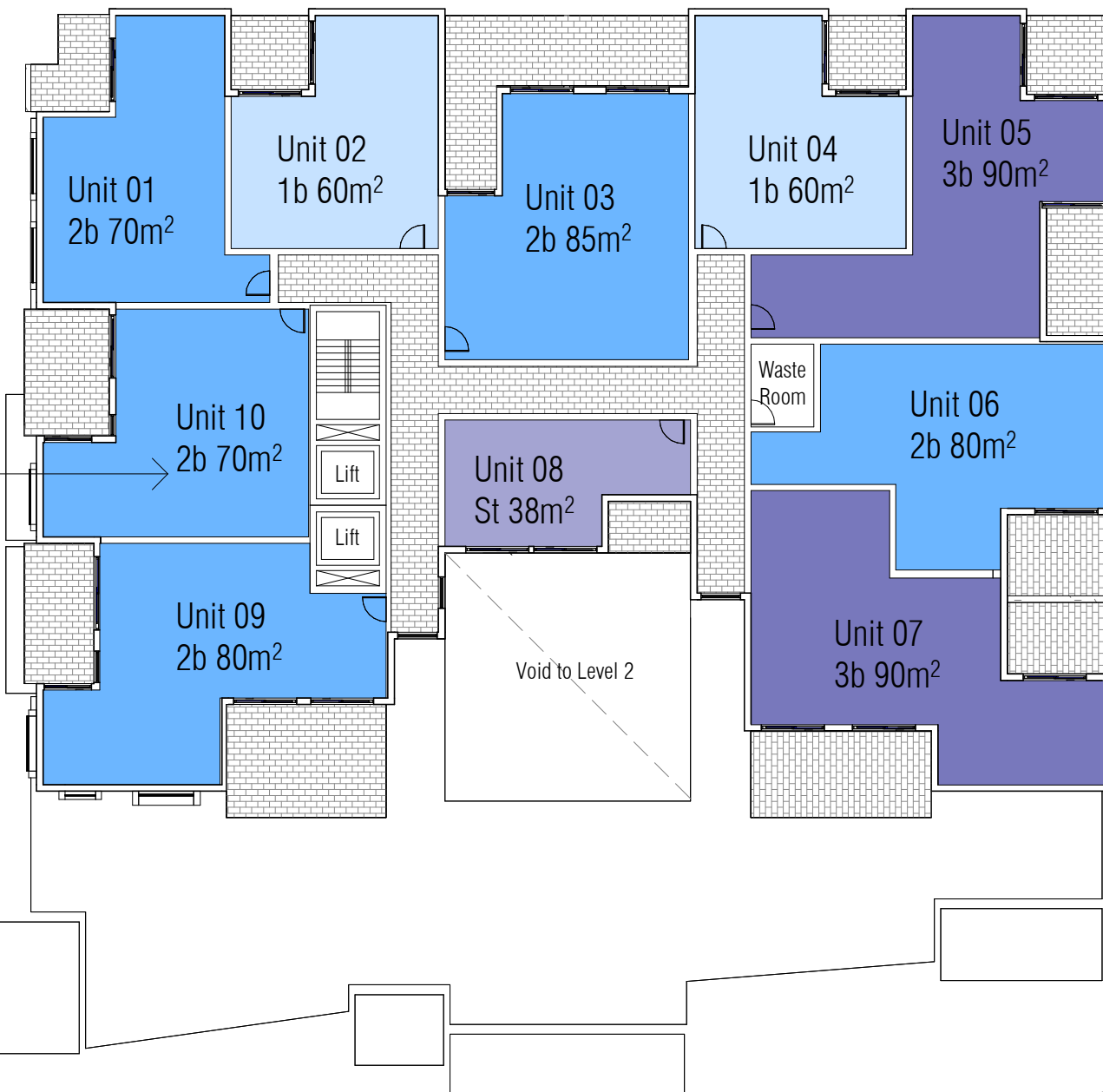


Building A  
Below



Building B  
Below

Anderson Street



Building D

Canterbury Road





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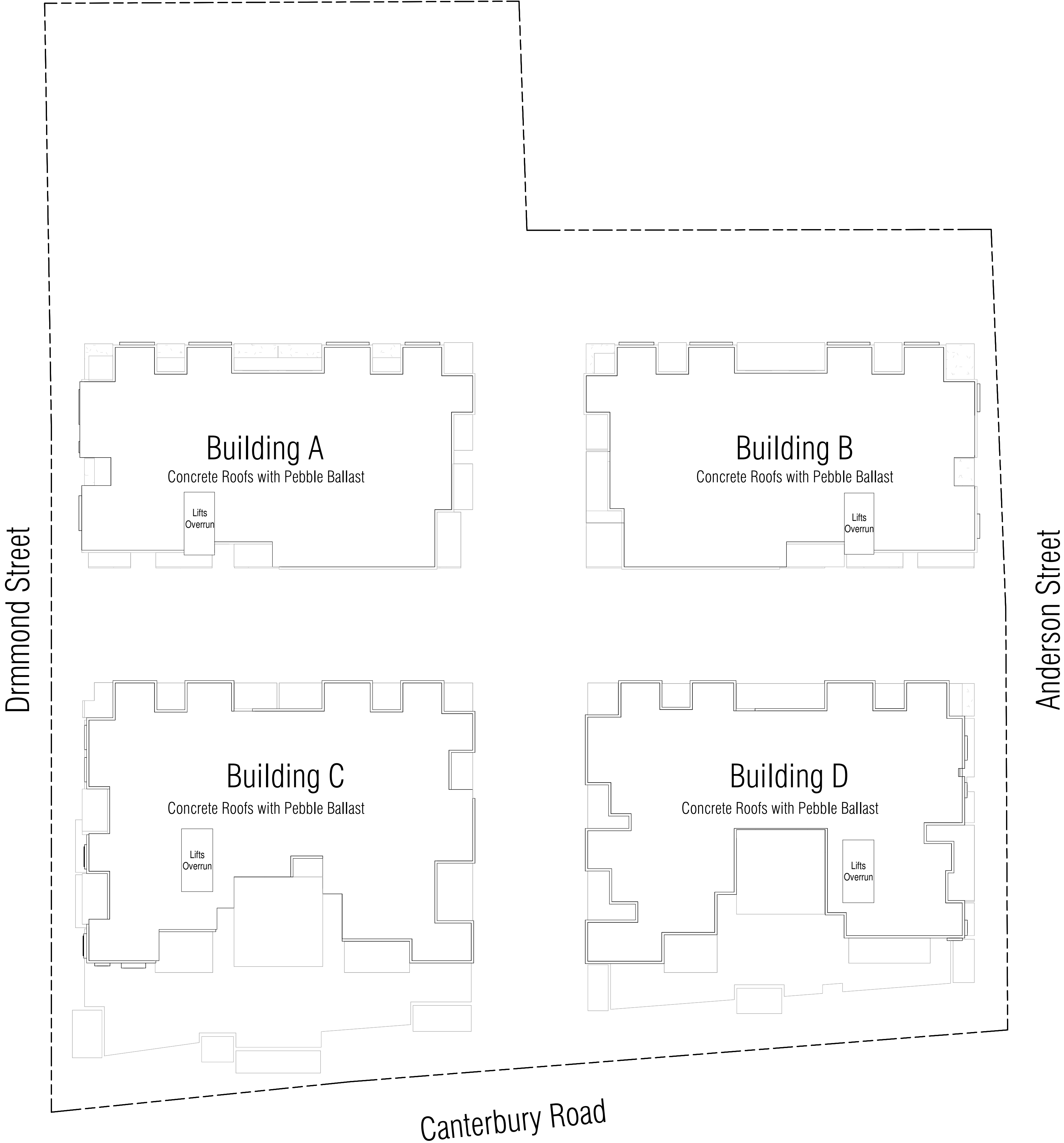
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PROJECT TITLE

**Mixed Use Affordable and Market Housing**

Pacific Planning Pty Ltd

ADDRESS

**677-681 Canterbury Rd, Belmore**

DRAWING TITLE

**Roof Plan**

SCALE

**1 : 250 @ A1**

DRAWING NUMBER

**JA2270 - SCC - 190**

DATE

**13/02/2023**

ISSUE

**B**

11:04:35 AM

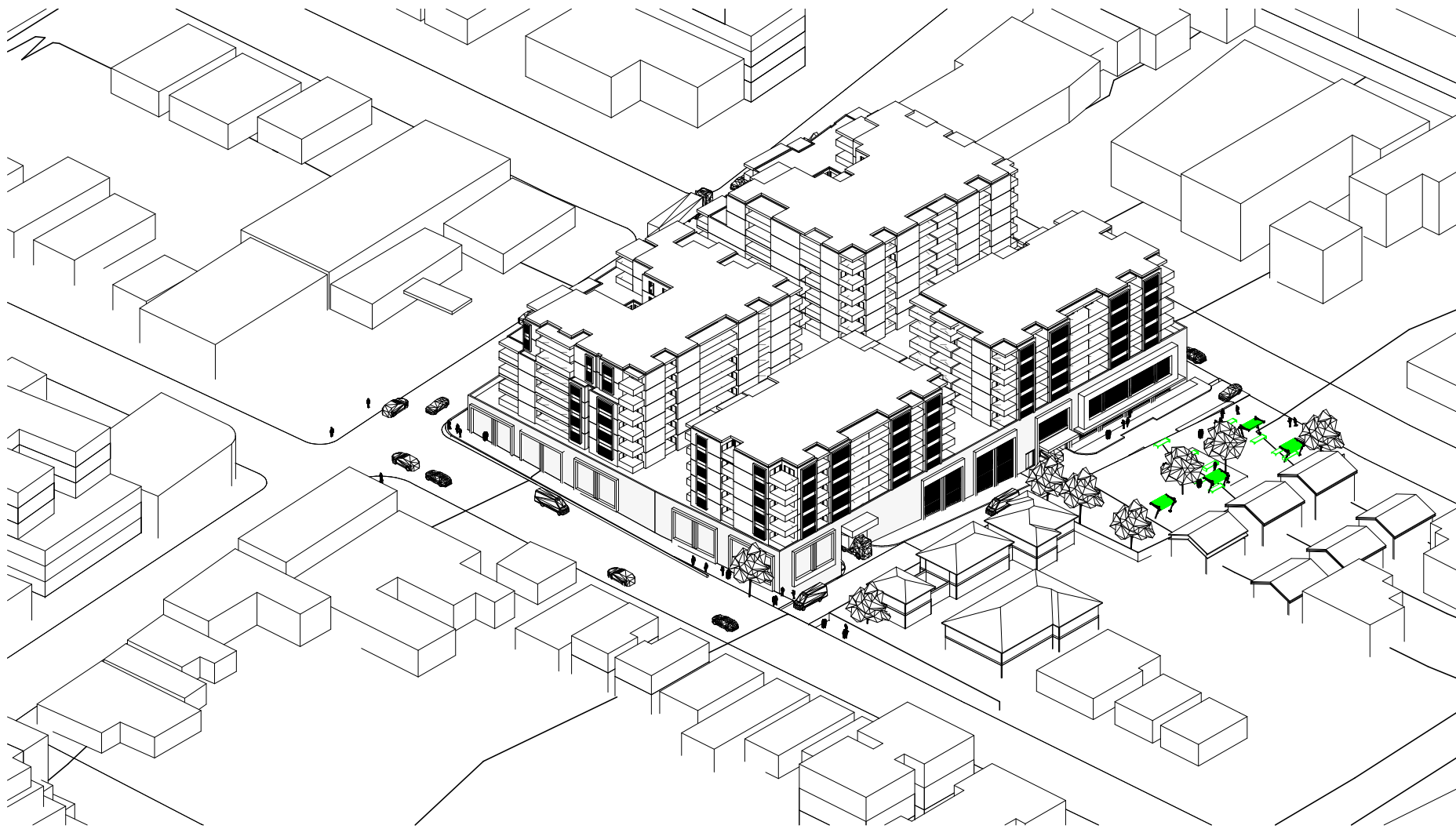
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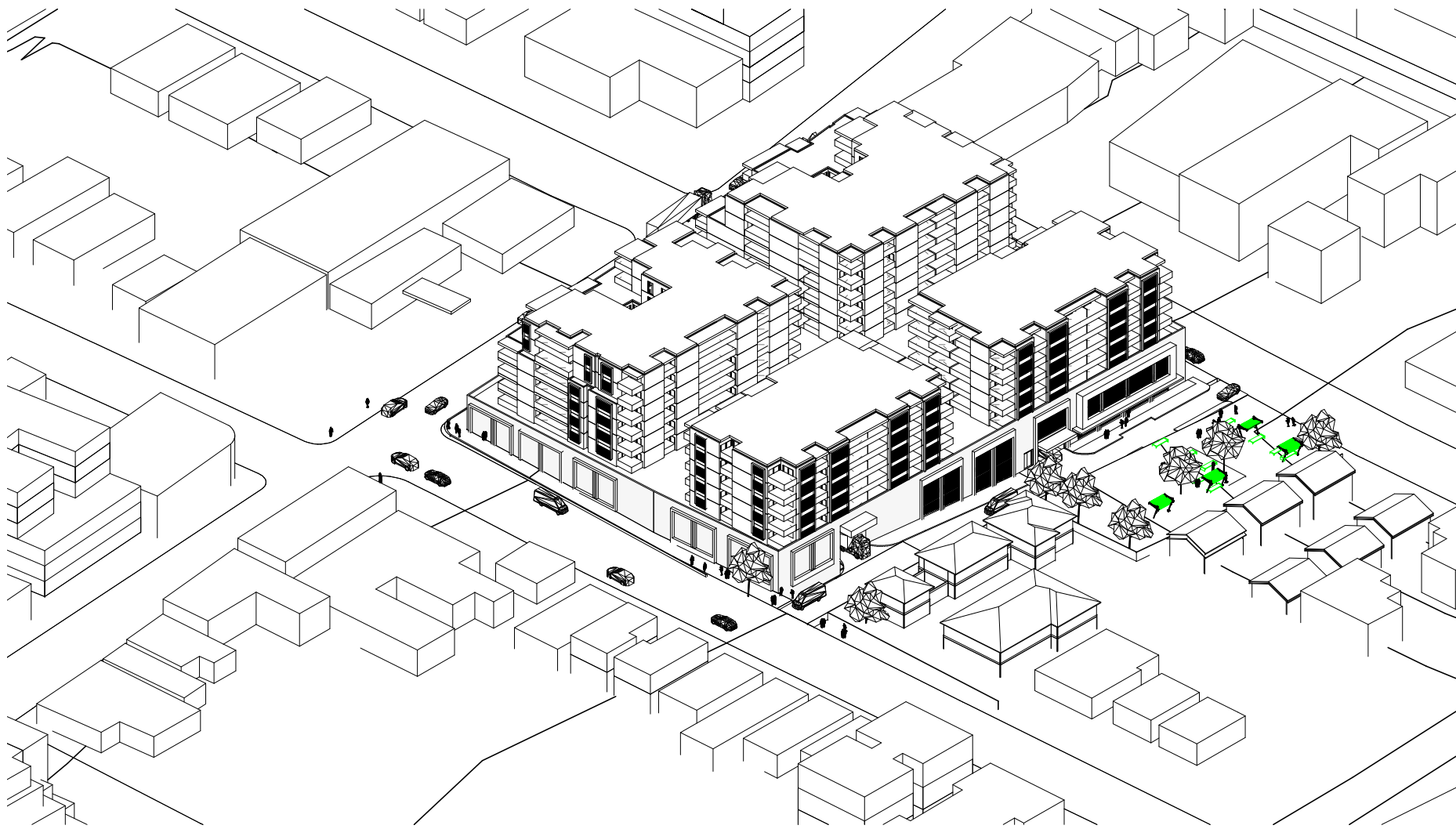




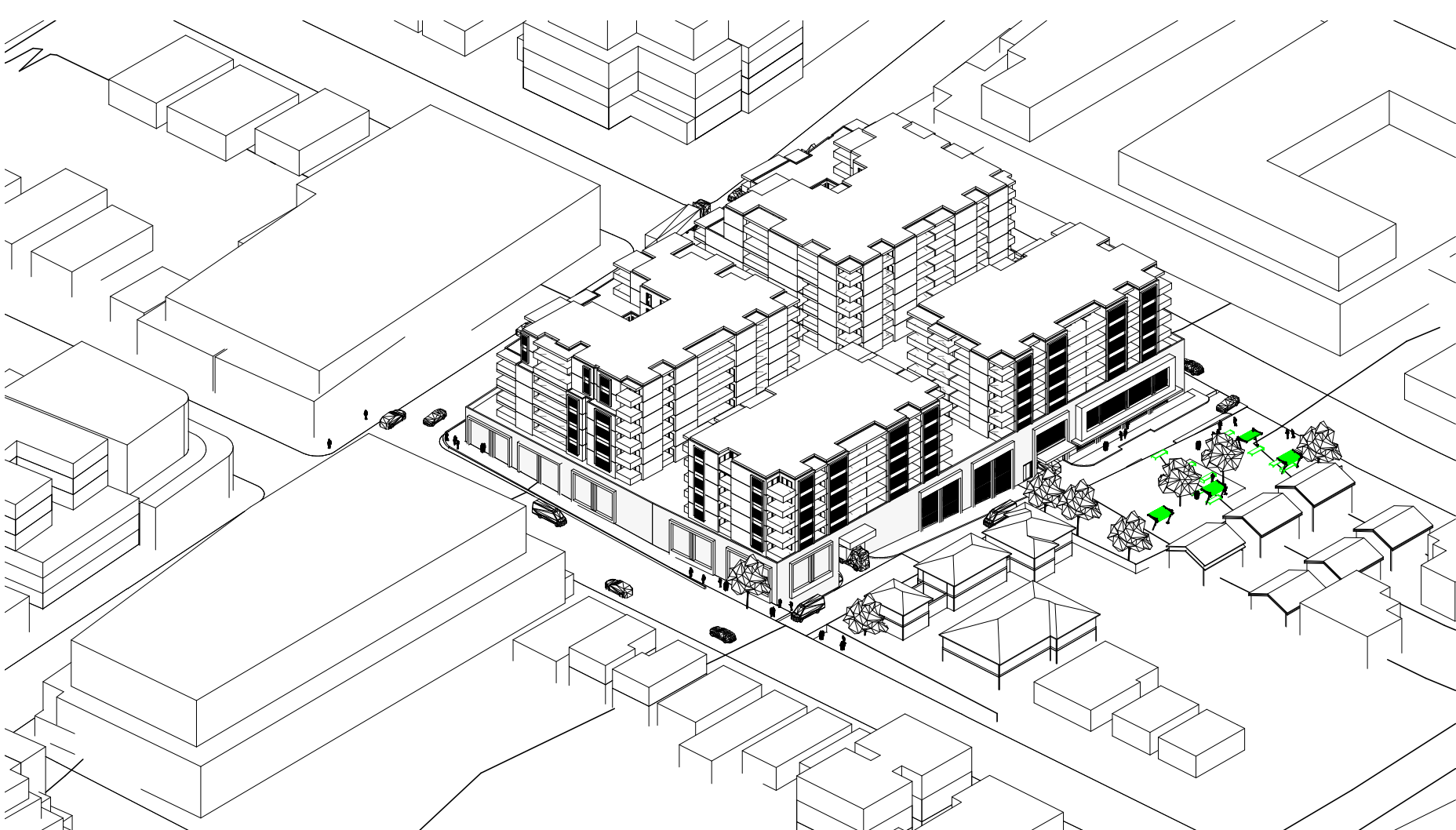
1 Aerial 3D - Current Context - A



2 Aerial 3D - Current Context - B



3 Aerial 3D - Current Context - C



4 Aerial 3D - Future Context - A



5 Aerial 3D - Future Context - B



6 Aerial 3D - Future Context - C

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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
Pacifi Planning Pty Ltd

ADDRESS  
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DRAWING TITLE  
**Aerial 3D Views**

SCALE  
**@ A1**

DRAWING NUMBER  
**JA2270 - SCC - 250**

ISSUE  
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View from NE Canterbury Road



View from NW Canterbury Road



View from Drummond Street



View from Anderson Street

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PROJECT TITLE

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**Pacific Planning Pty Ltd**

ADDRESS

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DRAWING TITLE

**External Views - Renders**

SCALE

**@ A1**

DRAWING NUMBER

**JA2270 - SCC - 260**

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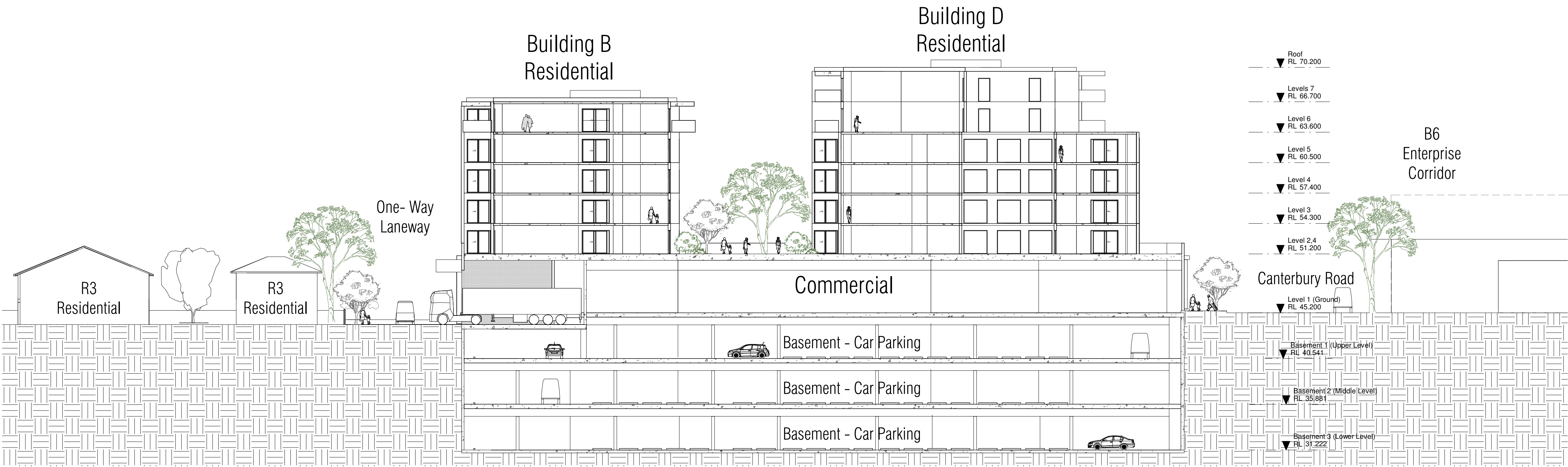
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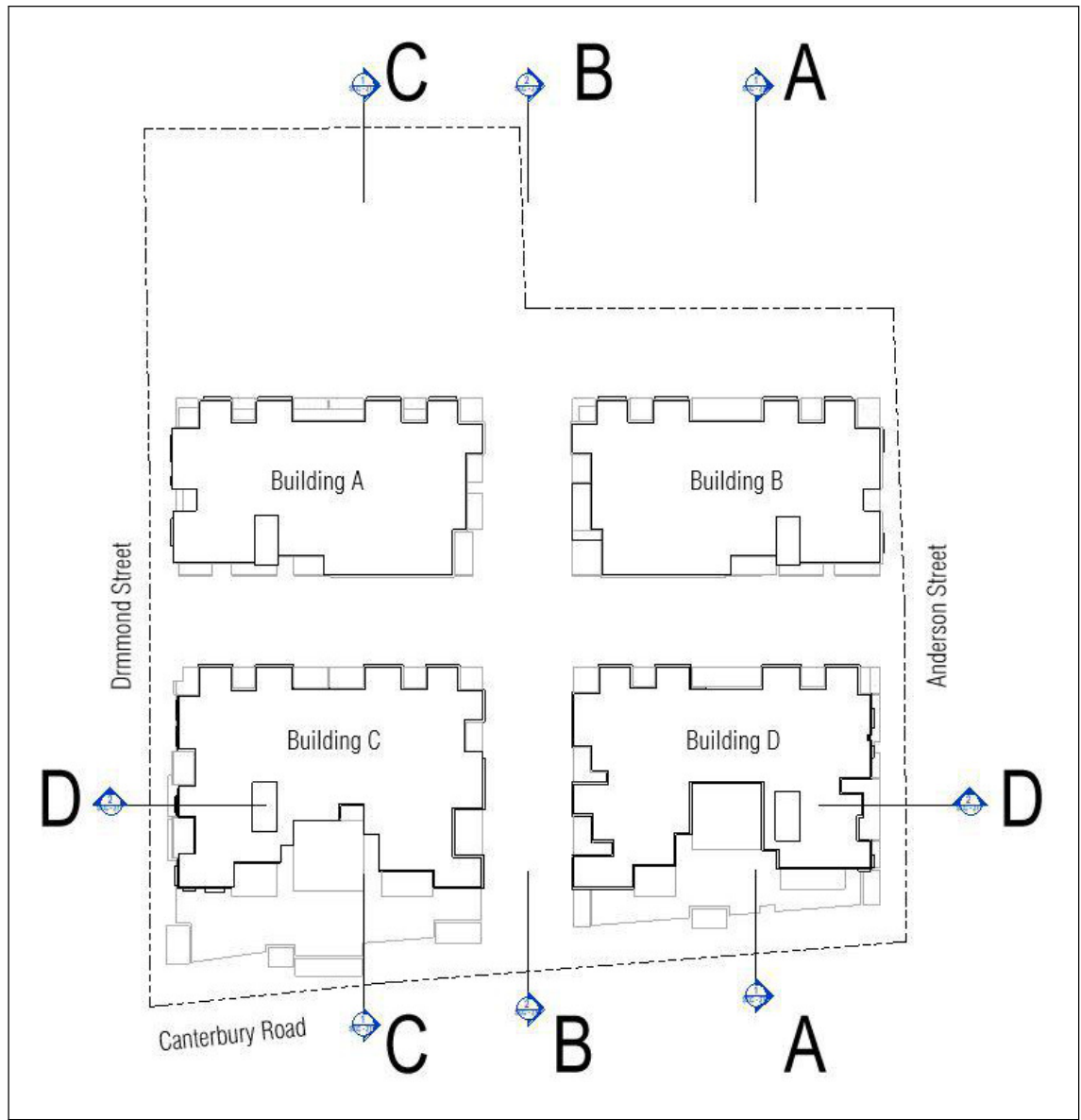
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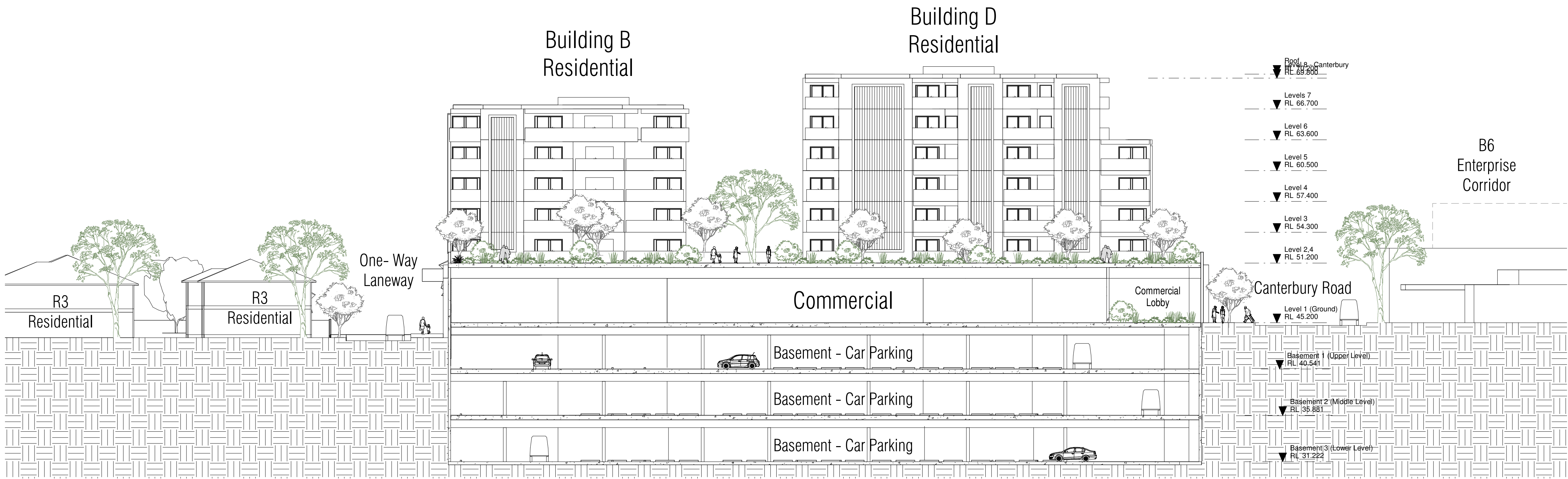
REVISION SCHEDULE		
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1 Section AA  
1 : 250



Section Reference Plan



2 Section BB  
1 : 250

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info@jakaan.com.au | 0420 249 720

PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
PACIFIC PLANNING PTY LTD

ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Building Sections AA & BB**

SCALE  
**1 : 250 @ A1**

DRAWING NUMBER  
**JA2270 - SCC - 270**

ISSUE  
**B**  
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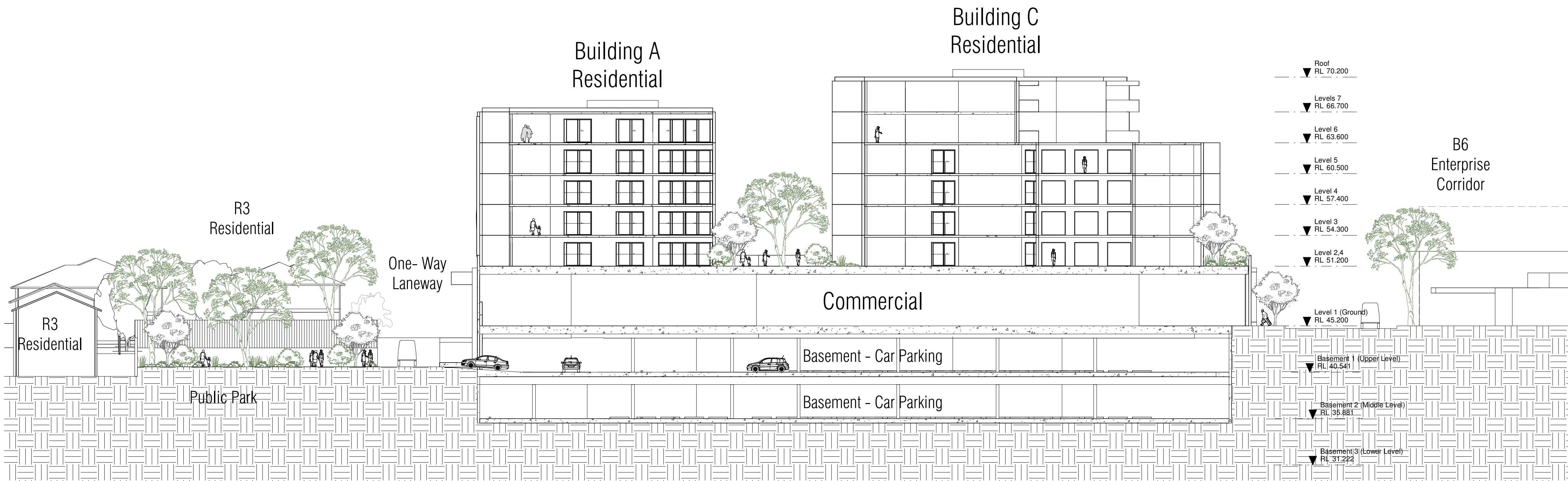
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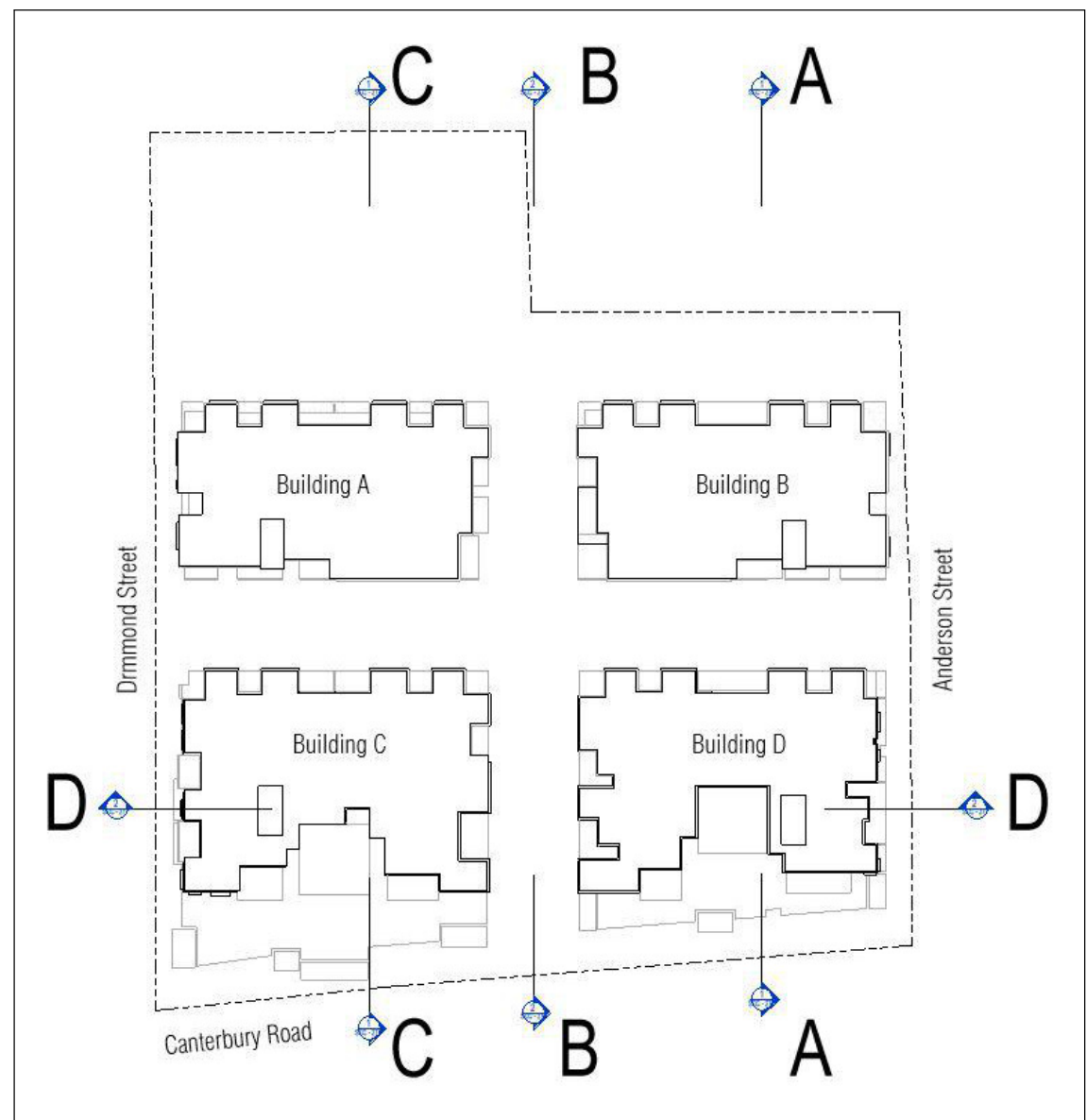
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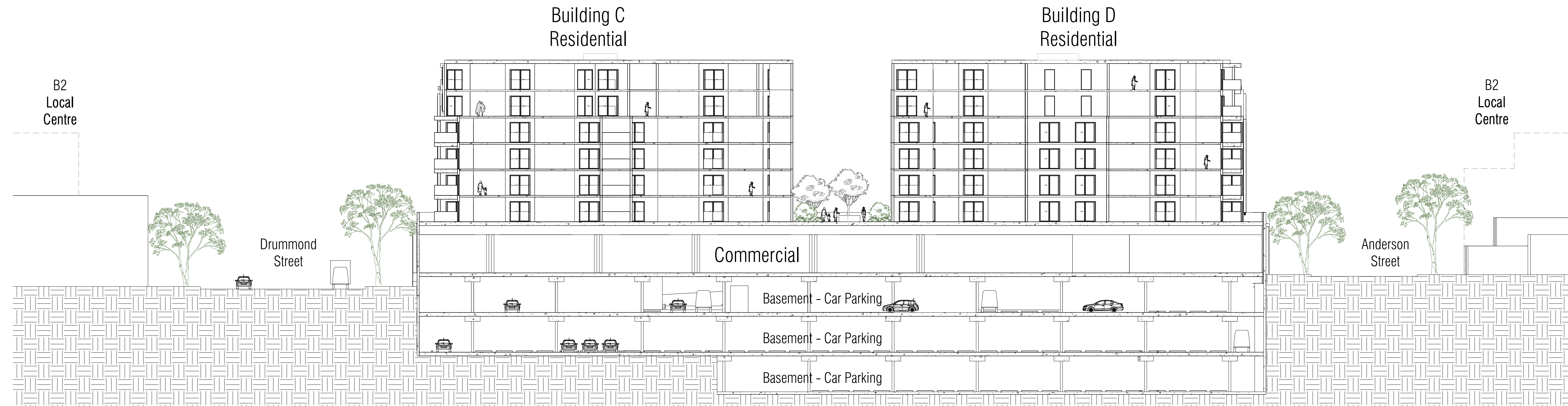
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1 Section CC  
1 : 250



Section Reference Plan



2 Section DD  
1 : 250

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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
PACIFIC PLANNING PTY LTD  
ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Building Sections CC & DD**

SCALE  
**1 : 250 @ A1**

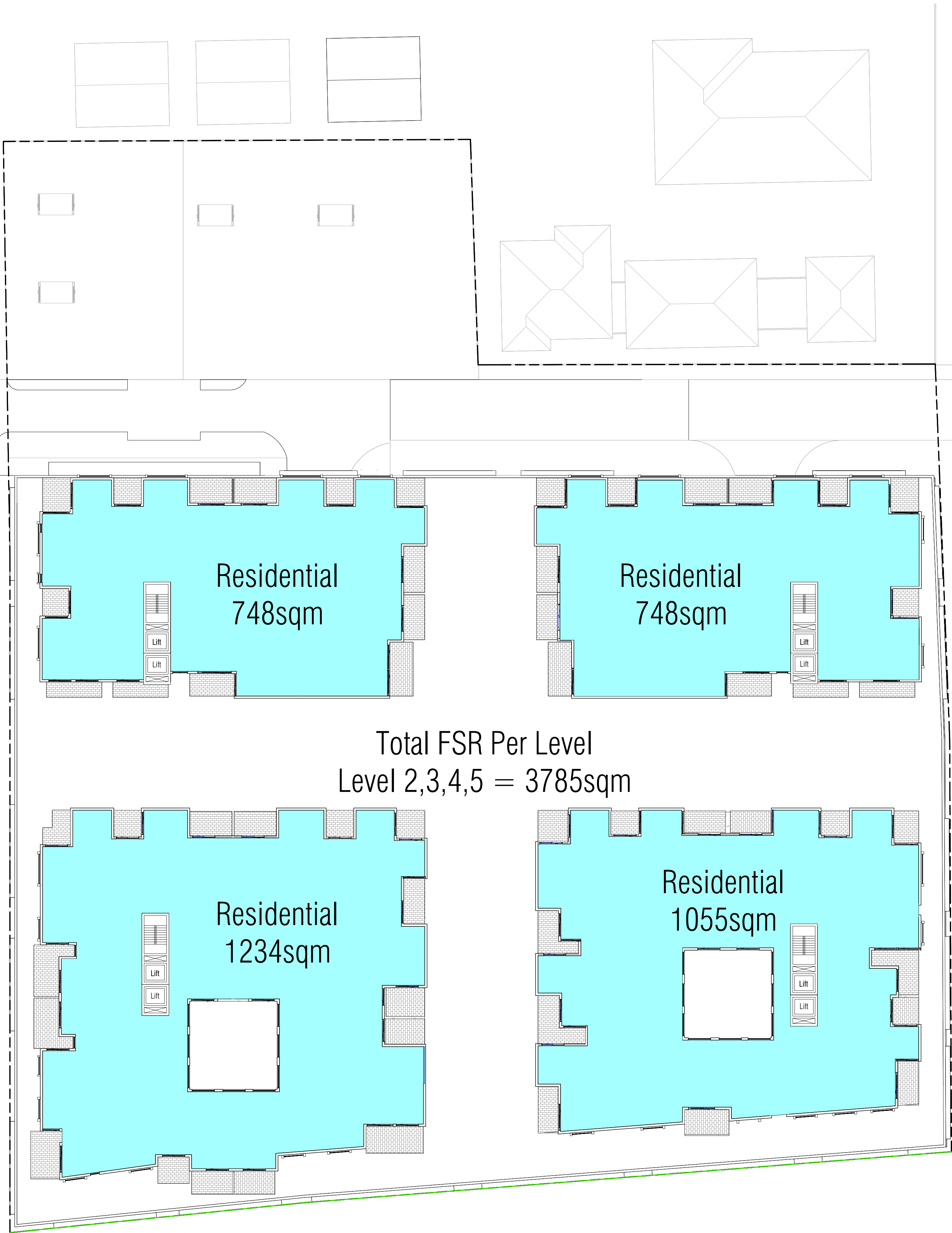
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**JA2270 - SCC - 271**

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Building A



Building B

Building C

Building D

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PROJECT TITLE

**Mixed Use Affordable and Market Housing**

Pacific Planning Pty Ltd

ADDRESS

**677-681 Canterbury Rd, Belmore**

DRAWING TITLE

**GFA Diagram - Level 2, 3, 4 & 5**

SCALE

**1 : 250 @ A1**

DRAWING NUMBER

**JA2270 - SCC - 300**

ISSUE

**B**

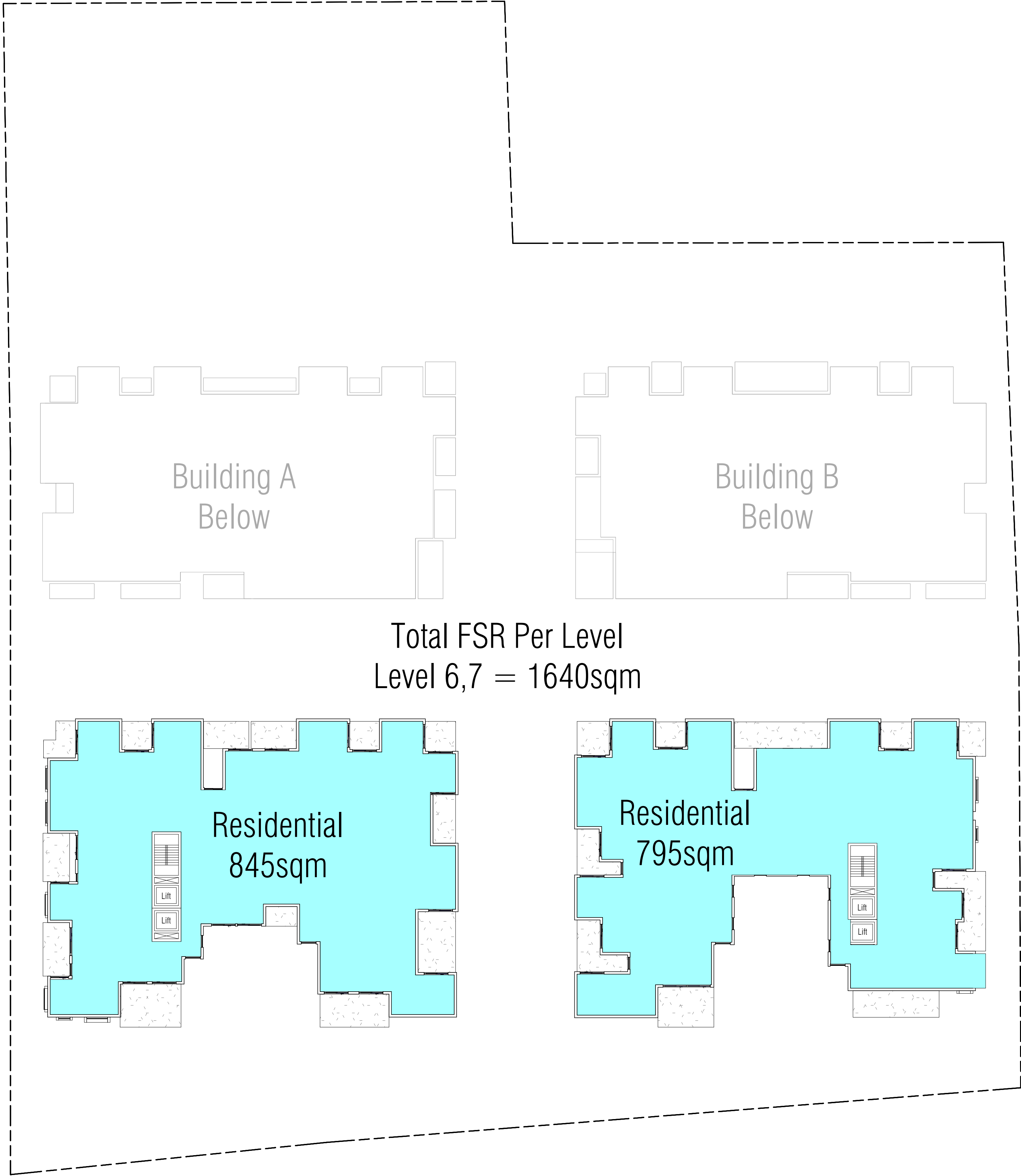
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PROJECT TITLE

**Mixed Use Affordable and Market Housing**

Pacific Planning Pty Ltd

ADDRESS

**677-681 Canterbury Rd, Belmore**

DRAWING TITLE

**GFA Diagrams - Level 6 & 7**

SCALE

**1 : 250 @ A1**

DRAWING NUMBER

**JA2270 - SCC - 301**

ISSUE

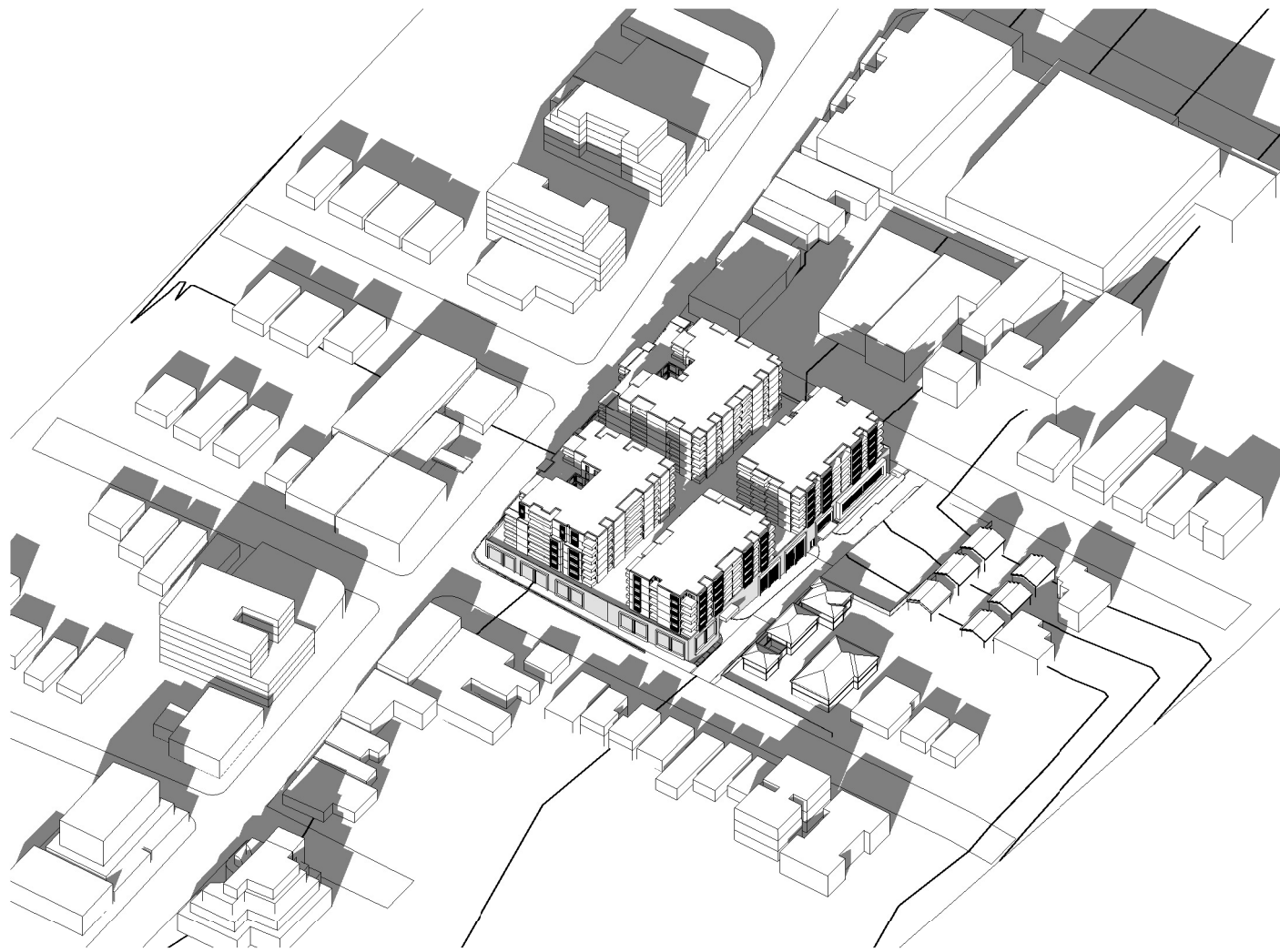
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DATE

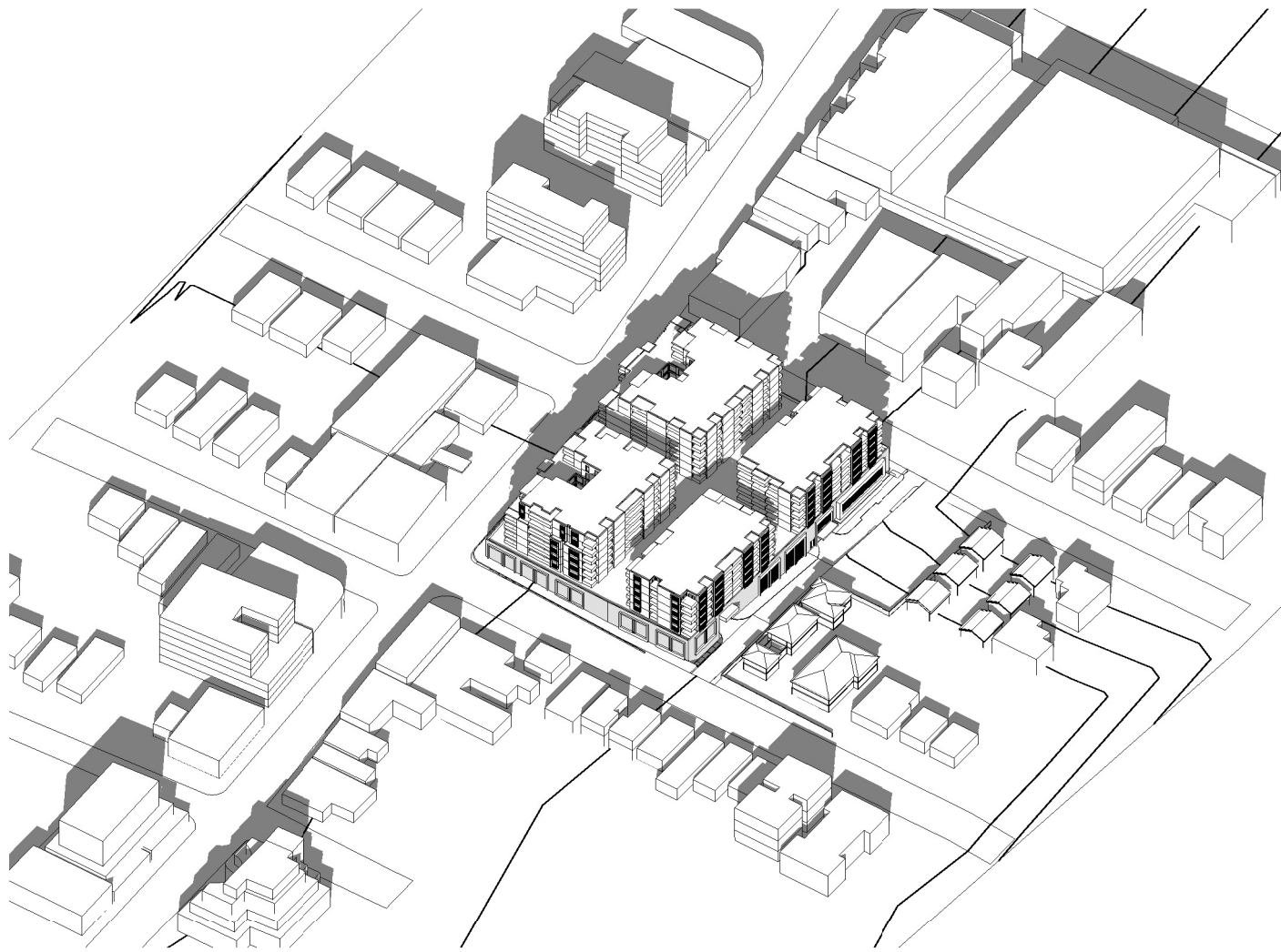
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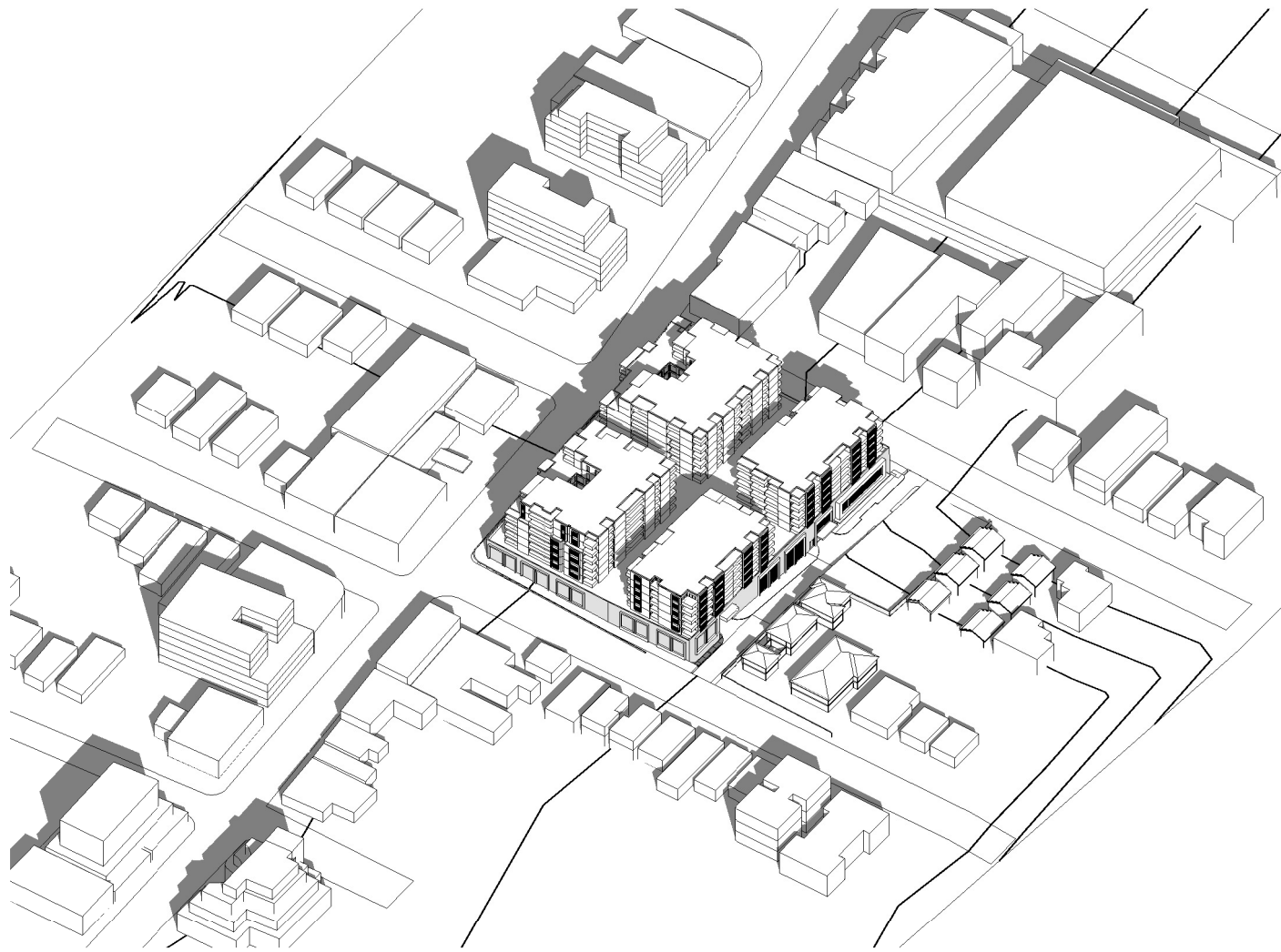




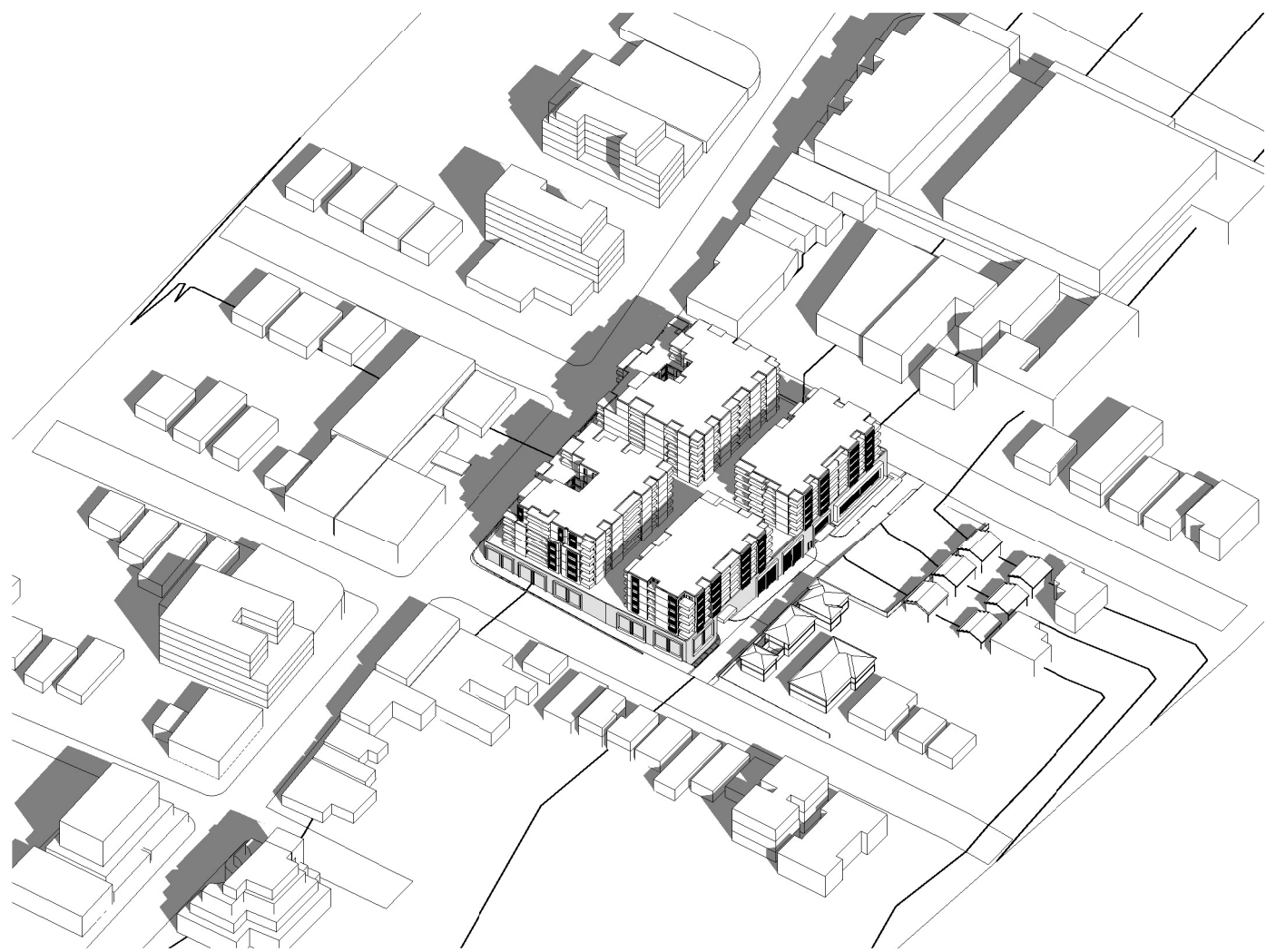
1 Current Broad Context - Winter 9am



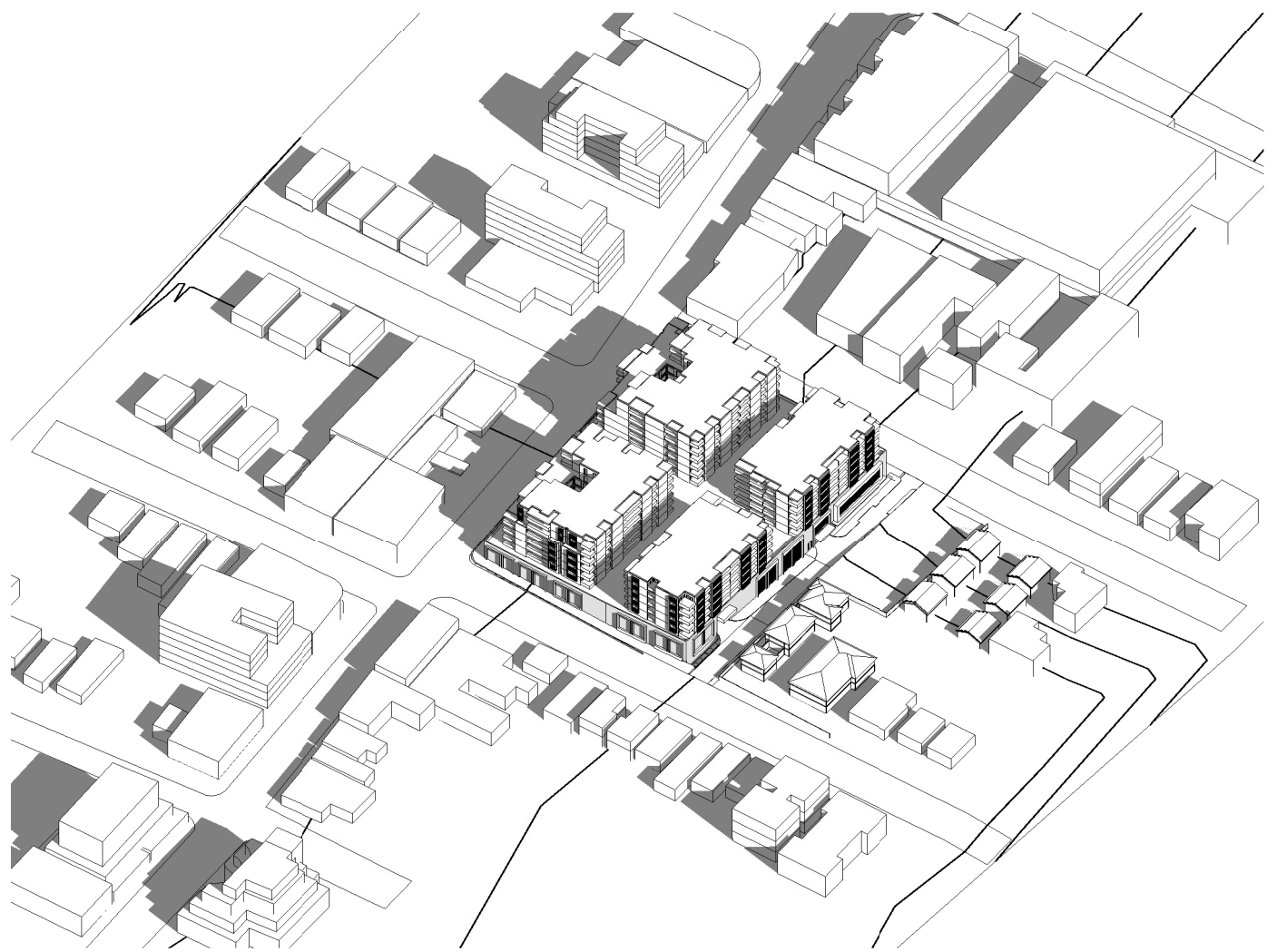
2 Current Broad Context - Winter 10am



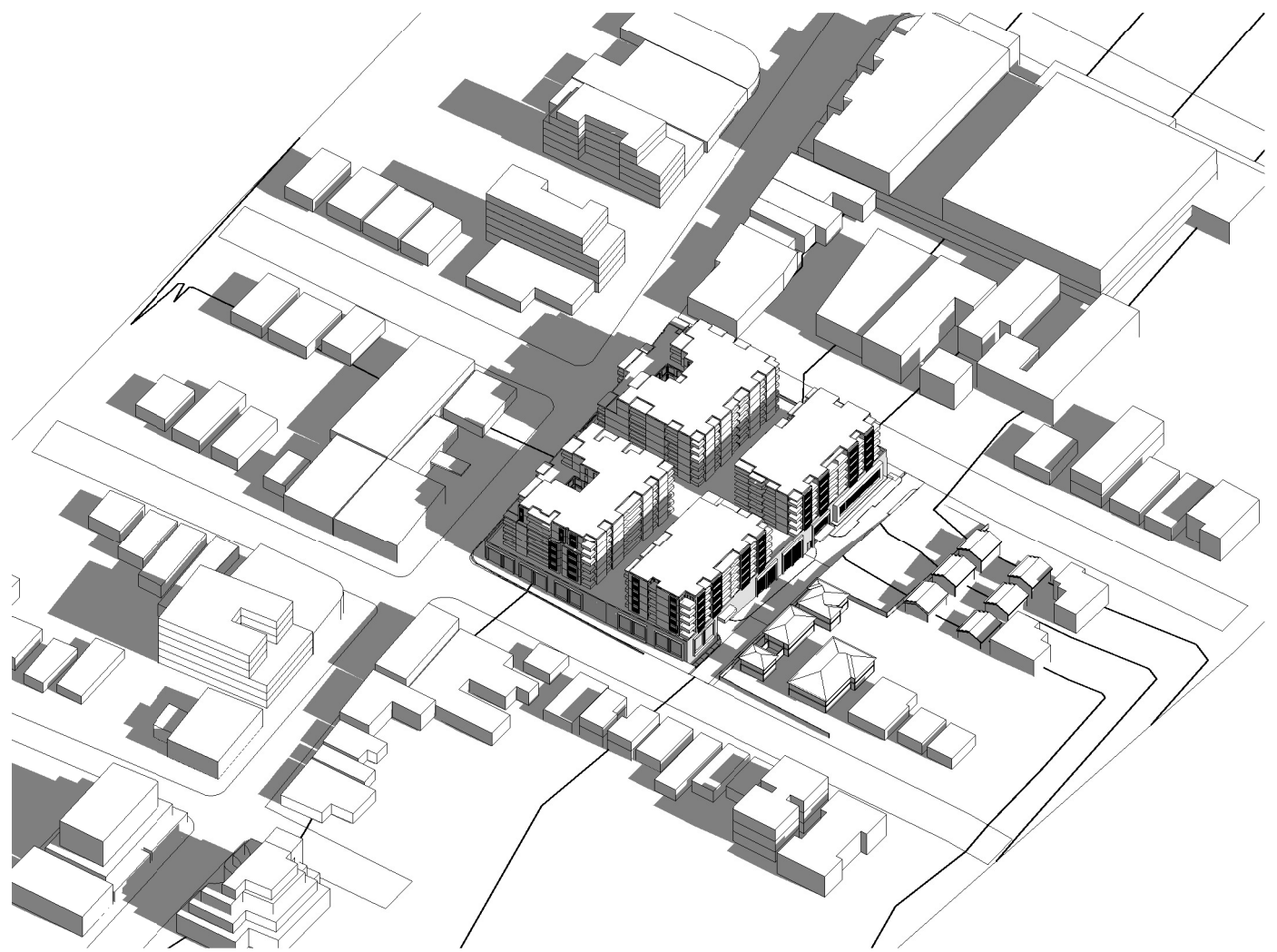
3 Current Broad Context - Winter 11am



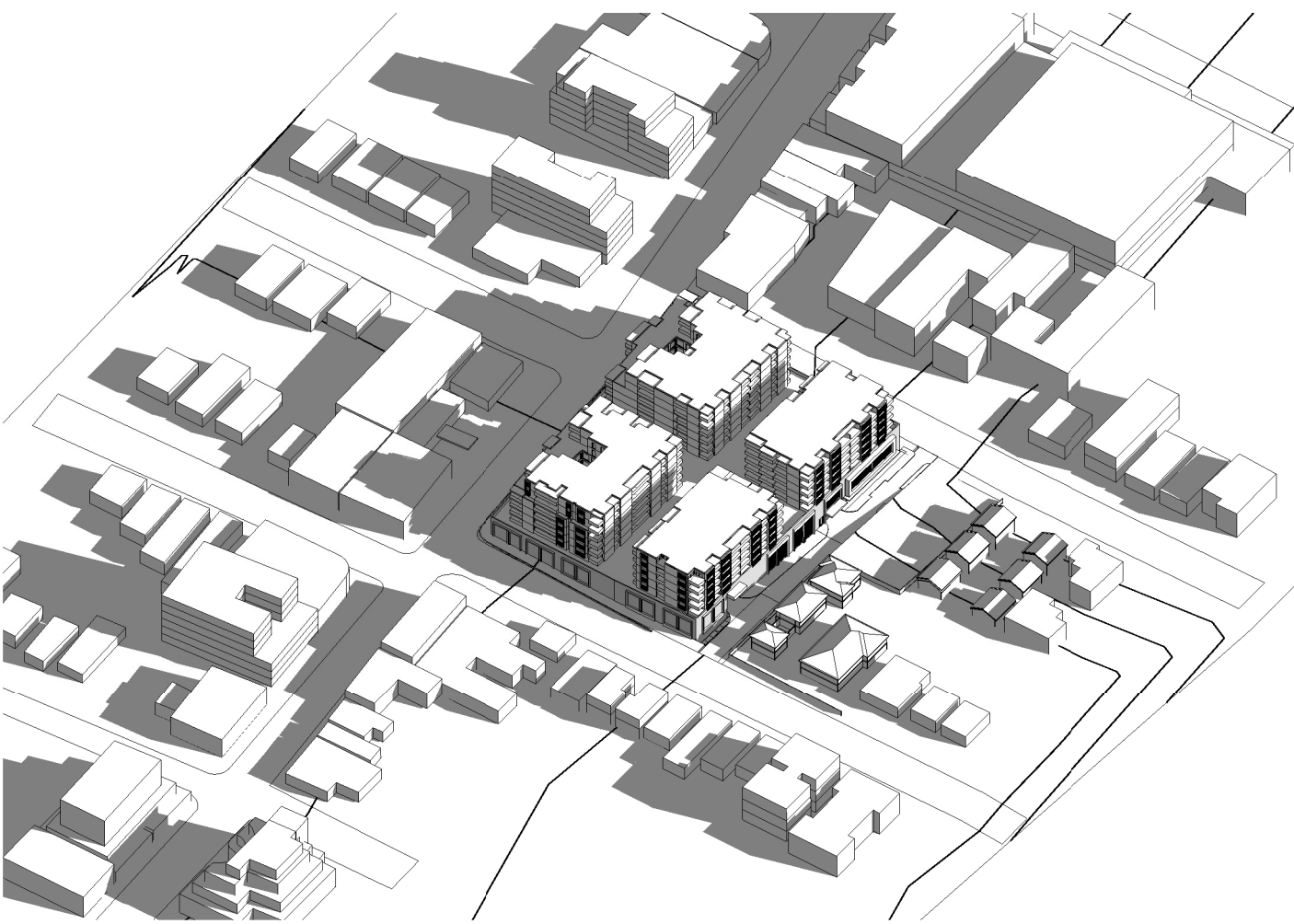
4 Current Broad Context - Winter 12pm



5 Current Broad Context - Winter 1pm



6 Current Broad Context - Winter 2pm



7 Current Broad Context - Winter 3pm



8 Current Broad Context - Winter 4pm



9 Current Broad Context - Winter 5pm

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REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
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40 Murphy Street, BLAXLAND NSW 2774  
info@jakaan.com.au | 0420 249 720

PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Solar Modelling - Current Broad Context - Winter**

SCALE  
**@ A1**

DRAWING NUMBER  
**JA2270 - SCC - 400**

ISSUE  
**B** DATE  
**13/02/2023 11:06:07 AM**

SCC





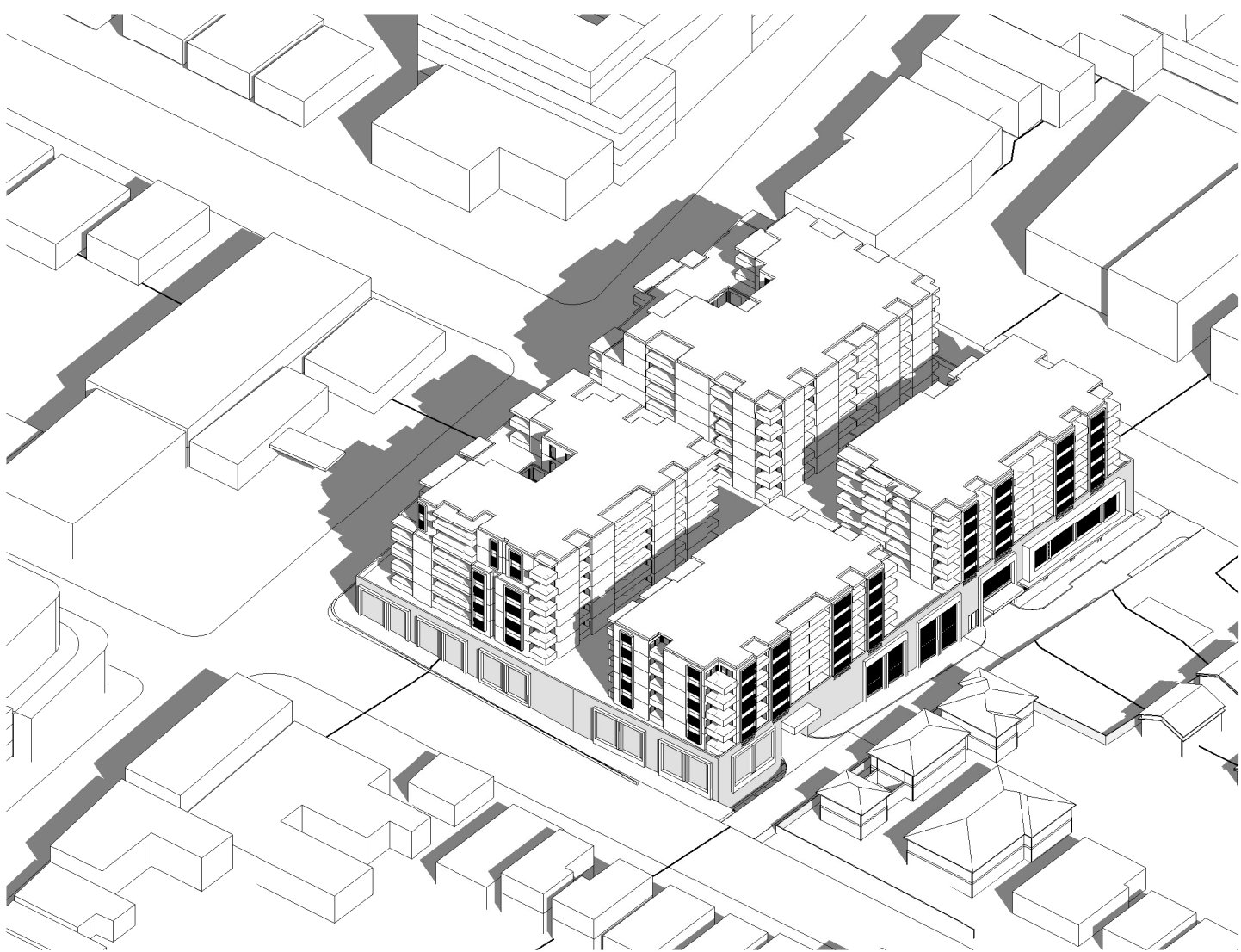
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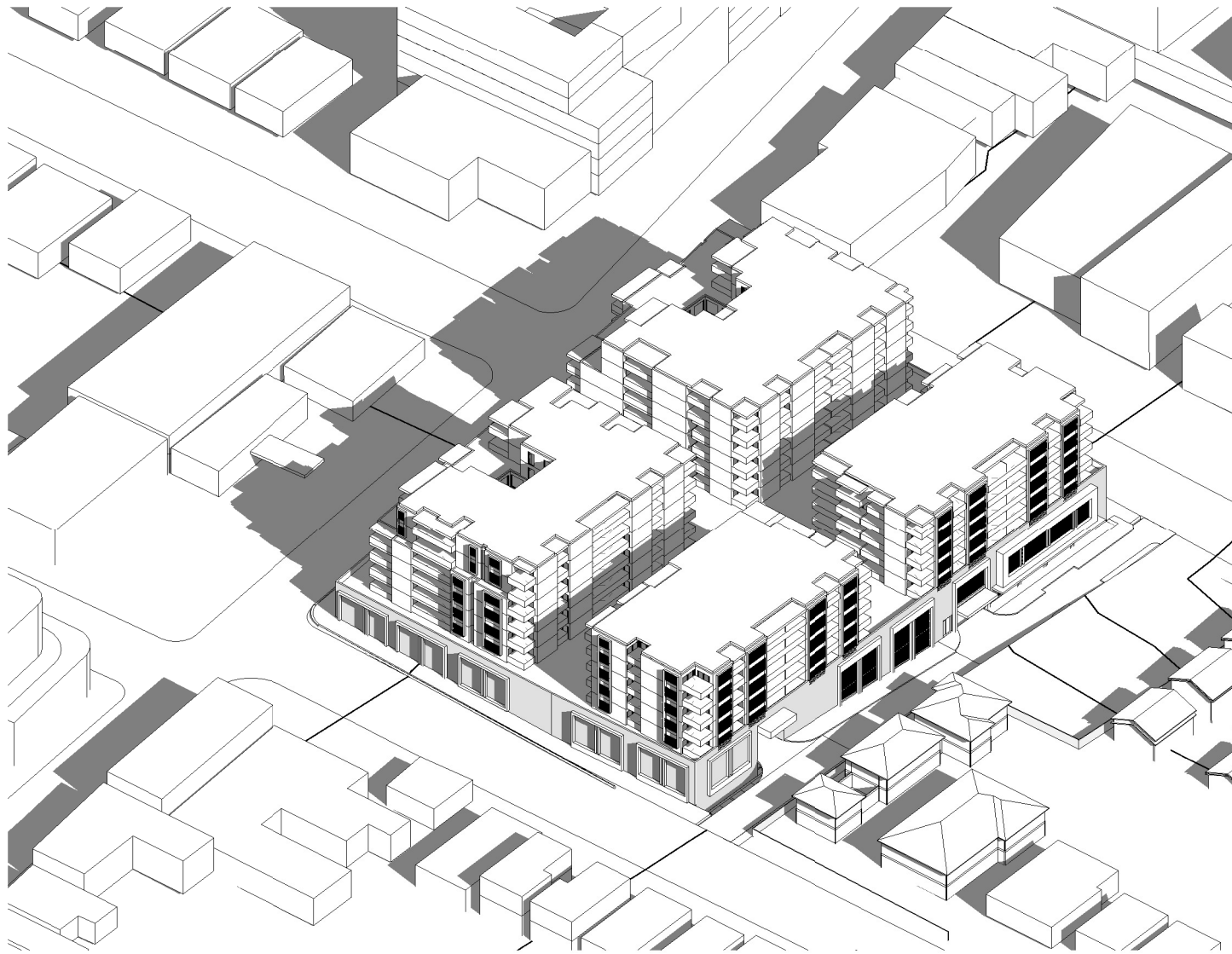
2 Solar Modelling - Current Context - Winter 10am



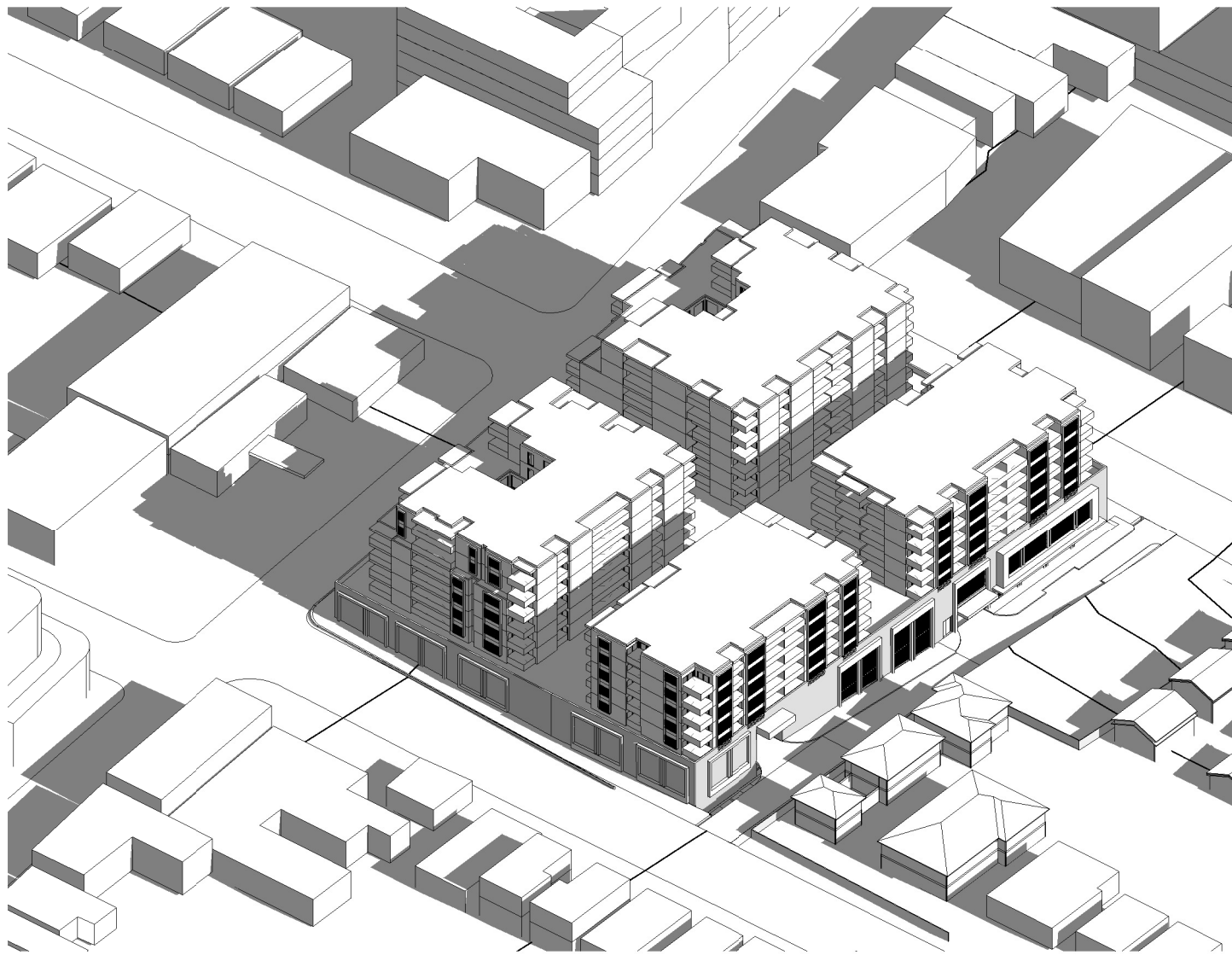
3 Solar Modelling - Current Context - Winter 11am



4 Solar Modelling - Current Context - Winter 12pm



5 Solar Modelling - Current Context - Winter 1pm



6 Solar Modelling - Current Context - Winter 2pm



7 Solar Modelling - Current Context - Winter 3pm



8 Solar Modelling - Current Context - Winter 4pm



9 Solar Modelling - Current Context - Winter 5pm

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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
PACIFIC PLANNING PTY LTD

ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Solar Modelling - Current Context - Winter**

SCALE  
**@ A1**

DRAWING NUMBER  
**JA2270 - SCC - 401**

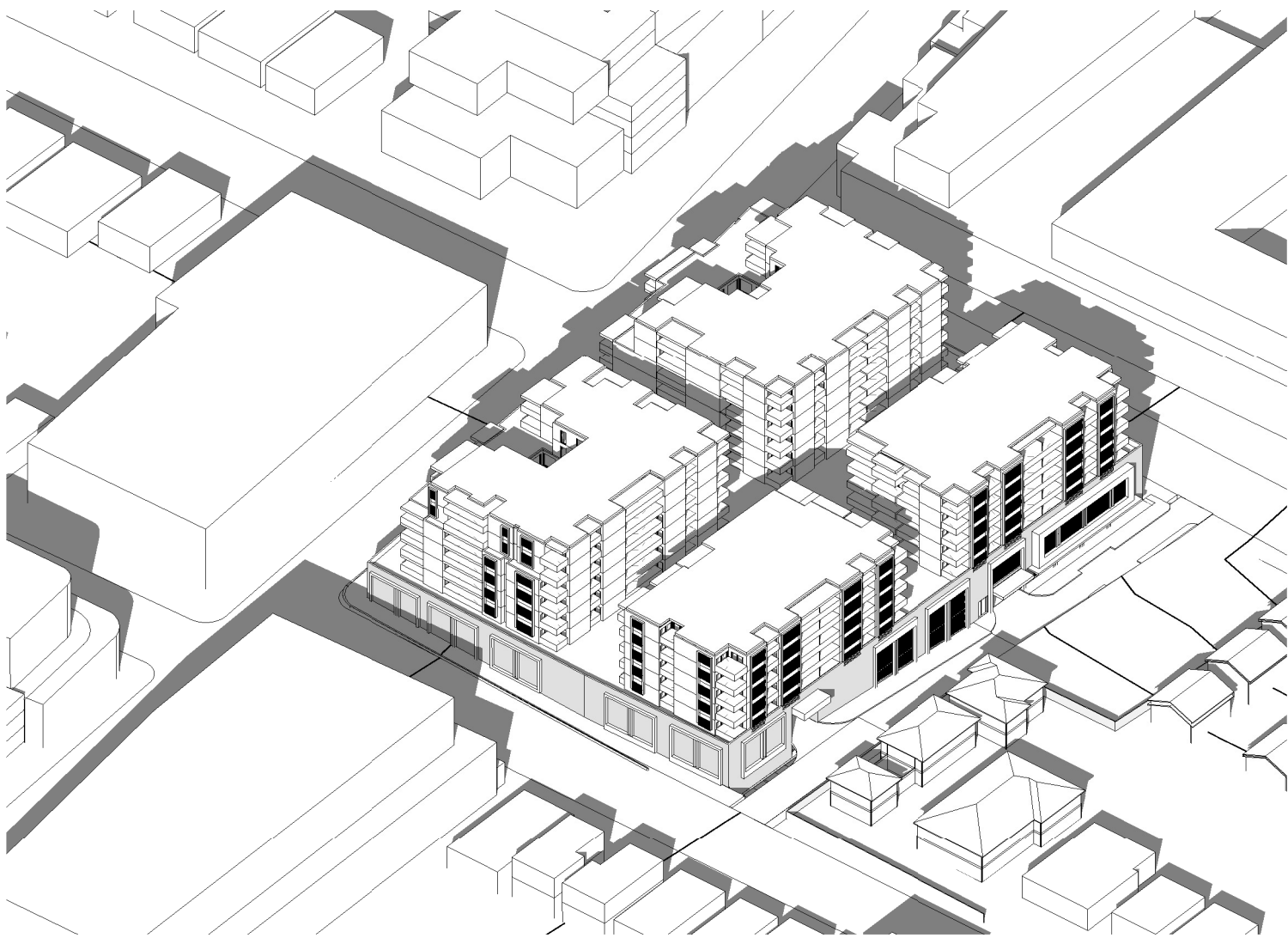
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**B**  
DATE  
**13/02/2023 11:06:28 AM**

**SCC**

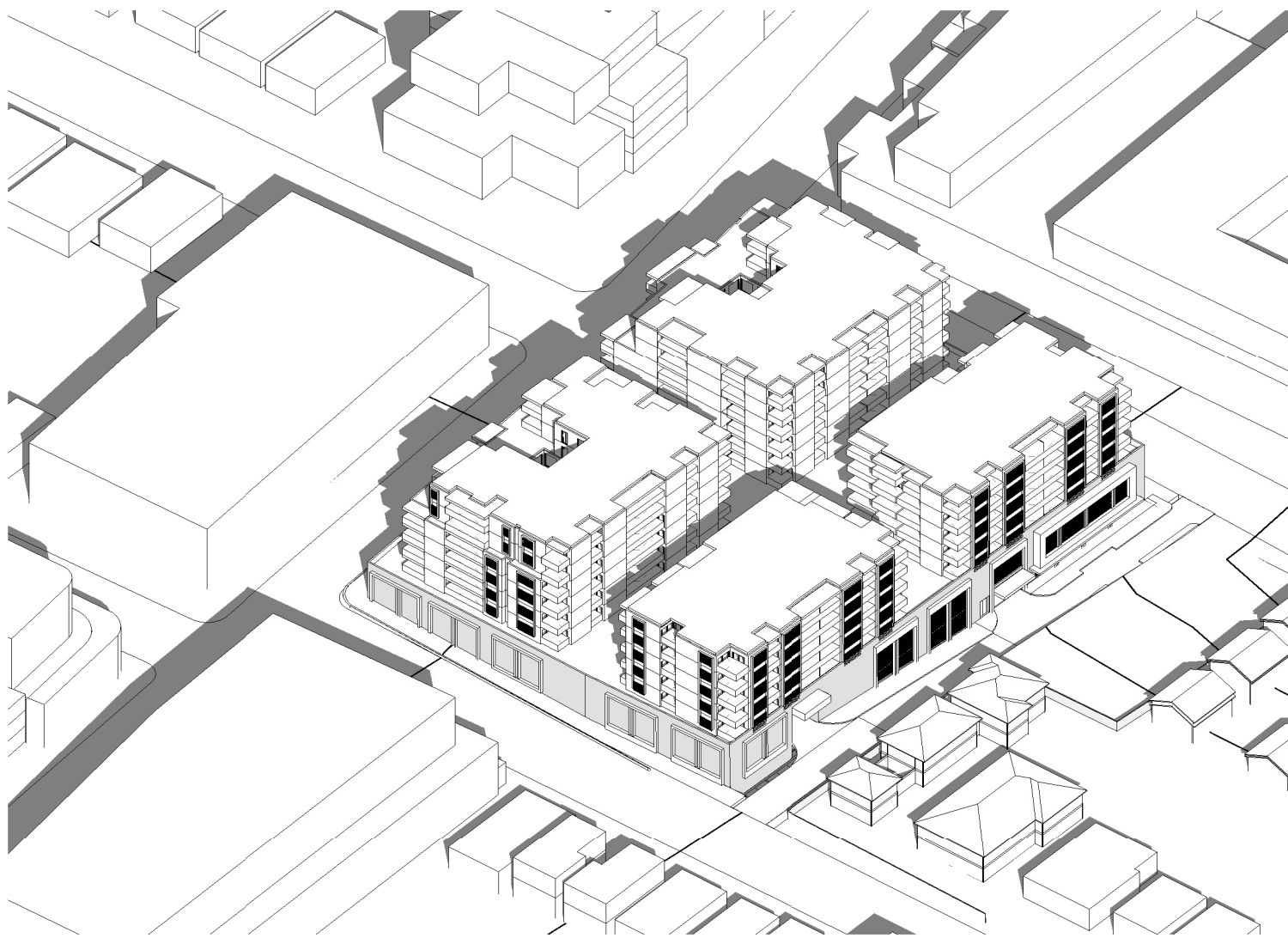




1 Solar Modelling - Future Context - Winter 9am



2 Solar Modelling - Future Context - Winter 10am



3 Solar Modelling - Future Context - Winter 11am



4 Solar Modelling - Future Context - Winter 12pm



5 Solar Modelling - Future Context - Winter 1pm



6 Solar Modelling - Future Context - Winter 2pm



7 Solar Modelling - Future Context - Winter 3pm



8 Solar Modelling - Future Context - Winter 4pm



9 Solar Modelling - Future Context - Winter 5pm

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PROJECT TITLE  
**Mixed Use Affordable and Market Housing**  
CLIENT  
**Pacific Planning Pty Ltd**

ADDRESS  
**677-681 Canterbury Rd, Belmore**

DRAWING TITLE  
**Solar Modelling - Future Context - Winter**

SCALE  
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**JA2270 - SCC - 402**

ISSUE  
**B** DATE  
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**SCC**



Common Open Space  
(Public Park)  
Area 1290sq.m



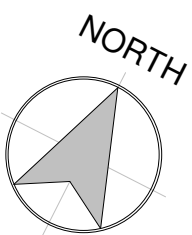
Common Open Space  
(Level 2)  
Area 1950sq.m

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REVISION SCHEDULE		
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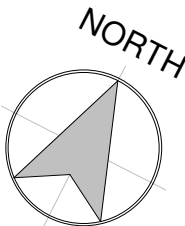
Levels 2, 3, 4, 5, 6 & 7  
Total Units: 238  
Cross Ventilation Compliance: 89%



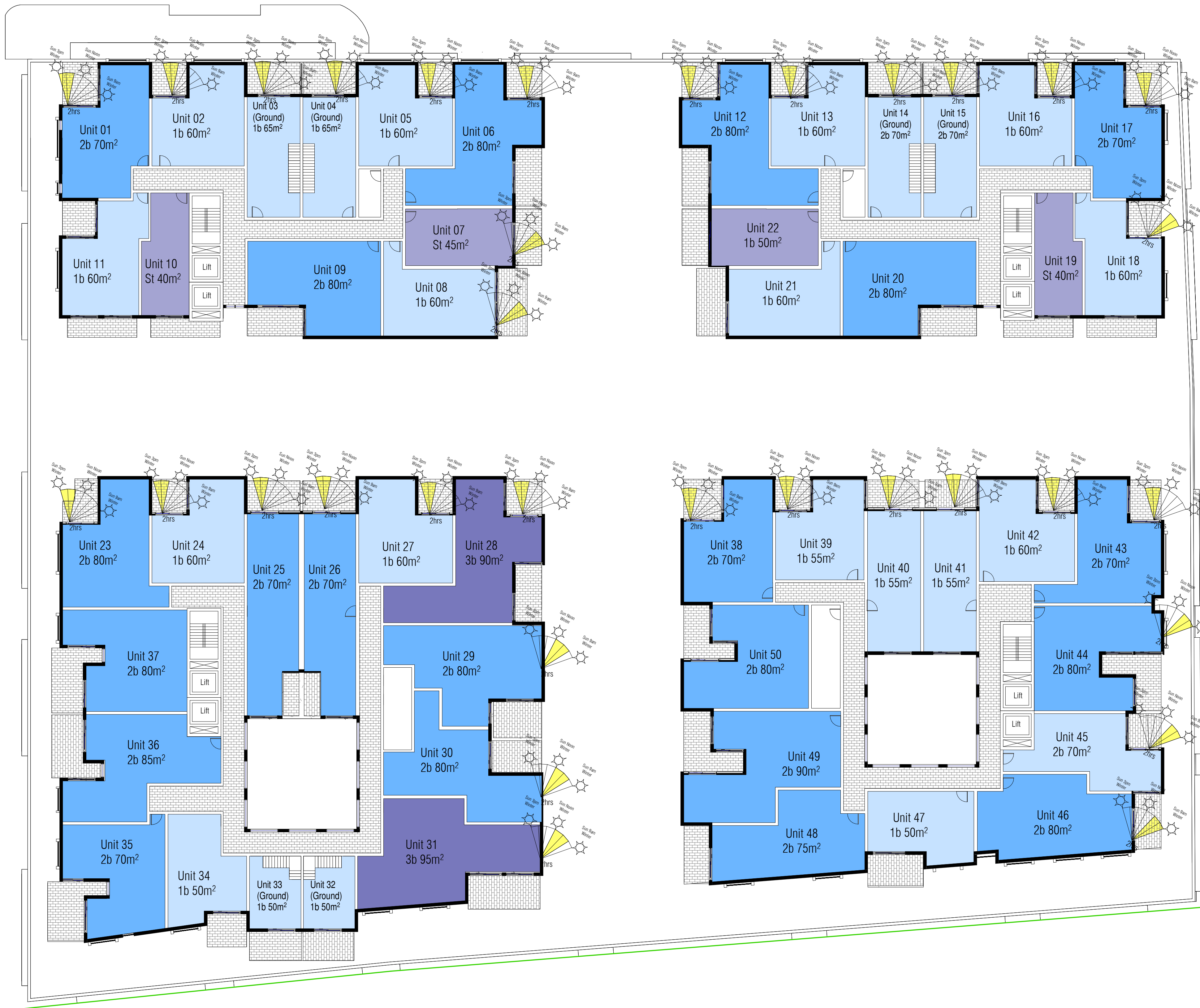


REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
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Levels 2, 3, 4, 5, 6 & 7  
Total Units: 238  
Cross Ventilation Compliance: 89%







Levels 2, 3, 4, 5, 6 & 7  
Total Units: 238  
Solar Compliance: 70%



REVISION SCHEDULE		
ISSUE #	DATE	DESCRIPTION
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Levels 2, 3, 4, 5, 6 & 7  
Total Units: 238  
Solar Compliance: 70%

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PROJECT TITLE  
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Pacific Planning Pty Ltd

ADDRESS  
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DRAWING TITLE  
**Solar Access - Levels 6 & 7**

SCALE  
**1 : 200 @ A1**

DRAWING NUMBER  
**JA2270 - SCC - 701**

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**B**  
DATE  
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