

DA PLANS

**SENIORS HOUSING DEVELOPMENT**

26 ROSE CRESCENT AND 69-73 BOURKE STREET, NORTH PARRAMATTA

LOTS 2, 3 & 4 in DP 215342

DEVELOPMENT DATA



**0007711750**    **16 May 2022**

**Assessor** Gavin Chambers  
**Accreditation No.** DMN/13/1491

**Address**  
 26 Rose Street, North  
 Bourke Street, 191  
 Parramatta, NSW, 2151



**hstar.com.au**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                       |                                            |
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| February 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                    | BSA Reference: 18084                  |                                            |
| Building Sustainability Assessments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    | Ph: (02) 4962 3439                    |                                            |
| enquiries@buildingsustainability.net.au                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    | www.buildingsustainability.net.au     |                                            |
| <p align="center"><b>Important Note</b></p> <p>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and MathERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing &amp; ventilation are complied with at construction.</p> <p>- In NSW both BASiX &amp; the BCA variations must be complied with, in particular the following:<br/>         - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1<br/>         - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) &amp; 3.12.1.4(d)<br/>         - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) &amp; (e) or (c), (d) &amp; (e)<br/>         - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.</p> |                                                    |                                       |                                            |
| <b>Thermal Performance Specifications (does not apply to garage)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |                                       |                                            |
| <b>External Wall Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    | <i>Added Insulation</i>               |                                            |
| Cavity Brick                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | R0.74 to inside face of masonry under plasterboard |                                       |                                            |
| Reverse Brick Veneer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | R2.0                                               |                                       |                                            |
| <b>Internal Wall Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    | <i>Added Insulation</i>               |                                            |
| Brick (internal to units)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | none                                               |                                       |                                            |
| Cavity Brick (common area walls)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R0.74 to inside face of masonry under plasterboard |                                       |                                            |
| Cavity Brick (party walls)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | none                                               |                                       |                                            |
| <b>Ceiling Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    | <i>Added Insulation</i>               |                                            |
| Plasterboard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | R3.5 to ceilings adjacent to roof space            |                                       |                                            |
| <b>Roof Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    | <i>Colour (Solar Absorptance)</i>     | <i>Added Insulation</i>                    |
| Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Any                                                | Foil + R1.0 blanket                   |                                            |
| <b>Floor Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    | <i>Covering</i>                       | <i>Added Insulation</i>                    |
| Concrete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | As drawn (if not noted default values used)        |                                       | None                                       |
| <b>Windows</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <i>Glass and frame type</i>                        | <i>U value</i>                        | <i>SHGC Range</i> <i>Area sq m</i>         |
| Performance glazing Type A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 2.90                                  | 0.40 - 0.48      Units 1,3,5 only          |
| Performance glazing Type B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 2.90                                  | 0.46 - 0.56      Units 1,3,5 only          |
| Performance glazing Type A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 4.30                                  | 0.42 - 0.52      Units 2,4,6,9 only        |
| Performance glazing Type B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 4.30                                  | 0.48 - 0.58      Units 2,4,6,9 only        |
| Performance glazing Type A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 5.40                                  | 0.44 - 0.54      All other glazing         |
| Performance glazing Type B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    | 5.40                                  | 0.52 - 0.64      All other glazing         |
| Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |                                       |                                            |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |                                       |                                            |
| <b>Skylights</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <i>Glass and frame type</i>                        | <i>U</i>                              | <i>SHGC</i> <i>Area sq m</i> <i>Detail</i> |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                                       |                                            |
| <b>Shade elements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    | (eaves, verandahs, awnings etc)       |                                            |
| All shade elements modelled as drawn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |                                       |                                            |
| <b>Ceiling Penetrations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    | (downlights, exhaust fans, flues etc) |                                            |
| Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                    |                                       |                                            |
| Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                                       |                                            |
| <b>Additional Notes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |                                       |                                            |
| Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    |                                       |                                            |



## LEGEND

|         |                                            |     |                              |
|---------|--------------------------------------------|-----|------------------------------|
| AGL     | ADJUSTABLE GLAZED LOUVRES                  | P   | PANTRY                       |
| AN. AL. | ANODISED ALUMINIUM                         | PR1 | PAINTED RENDER COLOUR 1      |
| BOE     | BRICK ON EDGE                              | PR2 | PAINTED RENDER COLOUR 2      |
| BR      | BROOM CUPBOARD                             | PS  | PHOTOVOLTAIC CELLS           |
| CC      | COLOURED CONCRETE COLOUR                   | R   | ROBE                         |
| CL      | CLOTHES LINE                               | REF | REFRIGERATOR LOCATION        |
| CP      | CONCRETE PAVING BROOM FINISH               | RHD | RANGEHOOD                    |
| CPT     | CARPET                                     | RL  | RELATIVE LEVEL               |
| CT      | CERAMIC TILE                               | RWT | RAINWATER TANK               |
| DP      | DOWNPIPE                                   | S   | KITCHEN SINK                 |
| F1      | FENCE 1000mm HIGH METAL PALISADE FENCE     | SB  | STAIR BALUSTRADE             |
| F2      | FENCE 1800mm HIGH COLORBOND METAL FENCE    | SC  | STEEL COLUMN                 |
| F3      | FENCE 1500/1800mm HIGH SLATTED METAL FENCE | SHR | SHOWER                       |
| FAL     | FIXED ALUMINIUM LOUVRES                    | SMC | STANDING SEAM METAL CLADDING |
| FB1     | FACE BRICK COLOUR 1                        | STC | STEEL TROWEL CONCRETE FINISH |
| FB2     | FACE BRICK COLOUR 2                        | SWP | STORMWATER PIT               |
| FCL     | FINISHED CEILING LEVEL                     | T   | LAUNDRY TUB                  |
| FFL     | FINISHED FLOOR LEVEL                       | TOF | TOP OF FENCE                 |
| G       | GATE                                       | TOK | TOP OF KERB                  |
| GD      | GRATED STRIP DRAIN                         | TOW | TOP OF WALL                  |
| HP      | HOTPLATE                                   | TOP | TOP OF PARAPET               |
| HR      | HANDRAIL                                   | TPZ | TREE PROTECTION ZONE         |
| HT      | GARDEN HOSE TAP                            | UBO | UNDER BENCH OVEN             |
| HWU     | HOT WATER UNIT                             | VJ  | VERTICAL JOINT               |
| LB      | LETTERBOXES - RECESSED INTO WALL           | VTY | VANITY                       |
| LN      | LINEN CUPBOARD                             | WA  | SUN AWNING                   |
| MC      | METAL CLADDING                             | WC  | TOILET SUITE                 |
| MDR     | METAL DECK ROOF                            | WM  | WASHING MACHINE              |
| MSB     | MAIN SWITCH BOARD                          | WO  | WALL OVEN                    |
| NBN     | NBN CONNECTION                             |     |                              |

## DRAWING SCHEDULE

|                                              | REFERENCE | NO. |
|----------------------------------------------|-----------|-----|
| <b>ARCHITECTURAL</b>                         |           |     |
| COVER SHEET                                  | A01       | A   |
| SITE ANALYSIS PLAN                           | A02       | B   |
| EXISTING SITE PLAN                           | A03       | A   |
| SITE/ GROUND FLOOR PLAN                      | A04       | B   |
| FIRST FLOOR PLAN                             | A05       | B   |
| ROOF PLAN                                    | A06       | B   |
| ELEVATIONS                                   | A07       | B   |
| SECTIONS                                     | A08       | B   |
| EXTERIOR COLOUR SCHEDULE                     | A09       | A   |
| DEMOLITION PLAN                              | A10       | A   |
| BLOCK ANALYSIS PLAN                          | A11       | A   |
| SHADOW DIAGRAMS MID WINTER                   | A12       | A   |
| VIEWS FROM SUN DIAGRAM                       | A13       | A   |
| STREETSCAPE PERSPECTIVES                     | A14       | A   |
| AREAS OF EXCAVATION AND FILL                 | A15       | A   |
| LANDSCAPE DATA PLAN                          | A16       | A   |
| CROSS VENTILATION DIAGRAM                    | A17       | -   |
| <b>CIVIL</b>                                 |           |     |
| COVER SHEET & NOTES                          | C1        | C   |
| STORMWATER MANAGEMENT PLAN                   | C2        | C   |
| STORMWATER MANAGEMENT DETAILS SHEET No1      | C3        | C   |
| OSD CALCULATION SHEET & MAINTENANCE SCHEDULE | C4        | C   |
| OSD CHECKLIST SHEET 1 OF 2                   | C5        | C   |
| OSD CHECKLIST SHEET 2 OF 2                   | C6        | C   |
| EROSION & SEDIMENT CONTROL PLAN              | C7        | C   |
| EROSION & SEDIMENT CONTROL NOTES & DETAILS   | C8        | C   |
| STORMWATER QUALITY REPORT SHEET 1 OF 2       | C9        | C   |
| STORMWATER QUALITY REPORT SHEET 2 OF 2       | C10       | C   |

|                                     |                               |   |
|-------------------------------------|-------------------------------|---|
| <b>HYDRAULIC</b>                    |                               |   |
| COVER SHEET                         | HY-DA-000                     | 3 |
| SITE SERVICES                       | HY-DA-100                     | 3 |
| <b>ELECTRICAL</b>                   |                               |   |
| COVER SHEET                         | EL-DA-000                     | 3 |
| SITE RETICULATION                   | EL-DA-100                     | 3 |
| <b>LANDSCAPE</b>                    |                               |   |
| LANDSCAPE PLAN                      | LA 1 OF 2                     | E |
| LANDSCAPE DETAILS AND SPECIFICATION | LA 2 OF 2                     | E |
| <b>SURVEY</b>                       |                               |   |
| BY:                                 | TSS TOTAL SURVEYING SOLUTIONS |   |
| DETAIL & CONTOUR SURVEY             | S 1 OF 4                      | 1 |
| DETAIL & CONTOUR SURVEY             | S 2 OF 4                      | 1 |
| LONGITUDINAL SECTIONS               | S 3 OF 4                      | - |
| LONGITUDINAL SECTIONS               | S 4 OF 4                      | - |
| DATE: 23/04/2011                    |                               |   |
| DETAIL & CONTOUR SURVEY             |                               |   |

| Dwellings |        |      |           |      | Solar Access |      |
|-----------|--------|------|-----------|------|--------------|------|
| Number    | Type*  | Beds | Area (m²) | POS* | LIVING       | POS  |
| 1         | Ground | 2    | 75        | 22   | 6 hr         | 4 hr |
| 2         | First  | 2    | 75        | 11   | 6 hr         | 6 hr |
| 3         | Ground | 2    | 75        | 23   | 6 hr         | 4 hr |
| 4         | First  | 2    | 75        | 11   | 6 hr         | 6 hr |
| 5         | Ground | 2    | 75        | 23   | 6 hr         | 4 hr |
| 6         | First  | 2    | 75        | 11   | 6 hr         | 6 hr |
| 7         | Ground | 2    | 75        | 73   | 6 hr         | 4 hr |
| 8         | First  | 2    | 75        | 11   | 6 hr         | 6 hr |
| 9         | Ground | 1    | 60        | 85   | 3 hr         | 3 hr |
| 10        | First  | 1    | 60        | 11   | 3 hr         | 2 hr |
| 11        | Ground | 1    | 56        | 47   | 6 hr         | 4 hr |
| 12        | First  | 1    | 56        | 11   | 6 hr         | 6 hr |
| 13        | Ground | 1    | 56        | 81   | 6 hr         | 4 hr |
| 14        | First  | 1    | 56        | 11   | 6 hr         | 6 hr |

## DEVELOPMENT DATA

|                   |                                        |
|-------------------|----------------------------------------|
| Job Reference     | BGXWX                                  |
| Locality / Suburb | North Parramatta                       |
| Street Address    | 26 Rose Crescent & 69-73 BOURKE Street |
| Lot & DP          | Lots 2, 3 & 4 in DP 215342             |
| Site Area         | 2228.7 m <sup>2</sup>                  |
| Existing Lots     | 3                                      |
| Proposed GFA      | 1085 m <sup>2</sup>                    |
| No. of Dwellings  | 8 x 2 Bed + 6 x 1 Bed = 14 Dwellings   |

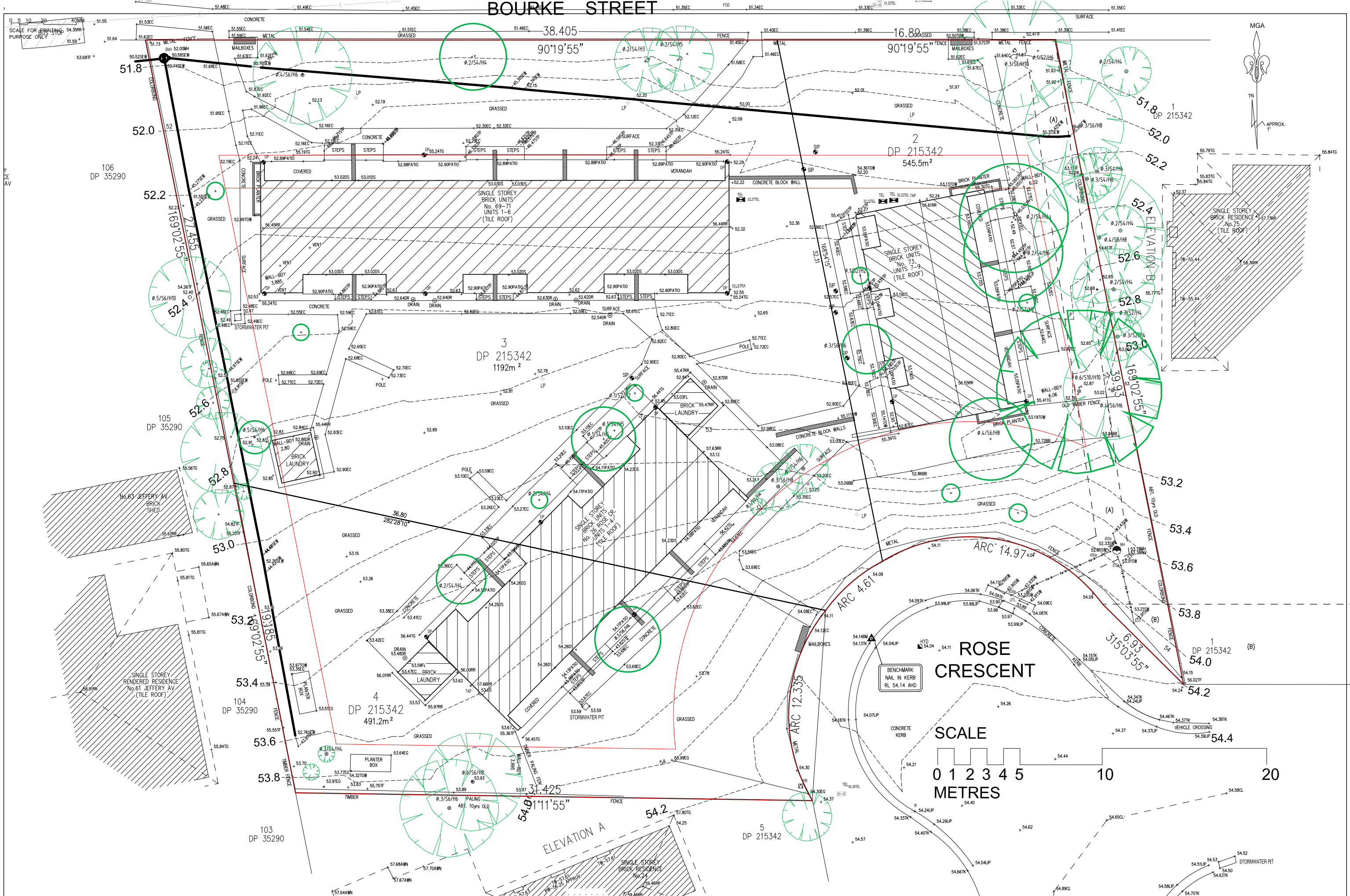
|              | Control                |                     | Requirement                                                           | Proposed                                |
|--------------|------------------------|---------------------|-----------------------------------------------------------------------|-----------------------------------------|
| HEIGHT       | Parramatta Council-LEP |                     | 9m                                                                    | 7.8m to top of roof                     |
|              | Housing SEPP           |                     | 9.5m                                                                  | 7.8m to top of roof                     |
| FSR          | Parramatta Council-LEP |                     | 0.5:1                                                                 | 0.49:1 (1085 m²)                        |
|              | Housing SEPP           |                     | 0.5:1                                                                 | 0.49:1 (1085 m²)                        |
| PARKING      | Housing SEPP           |                     | 1 per 5 dwellings = 2.8                                               | 3 car spaces                            |
|              | Housing SEPP           | non accessible site | 0.5 x (no. 1 Beds) = 3<br>1 x (no. 2 Beds) = 8<br>TOTAL 11 car spaces | 11 car spaces (including 3 accessible)  |
| SETBACK      | Parramatta Council DCP | Street              | 5-7m Consistent with prevailing setback on the street.                | Bourke St - 5.2min<br>Rose Cr - 4.4 min |
|              |                        | Side                | 3m Except where buildings. primarily address side boundary then 4.5m  | 3m                                      |
|              |                        | Rear                | 15% of the length of the site                                         | n/a                                     |
| LANDSCAPING  | Housing SEPP           |                     | 35 m² er Dwelling 490 m²                                              | 762 m²                                  |
| DEEP SOIL    | Housing SEPP           |                     | 15 334 m²<br>65 at rear 217m²                                         | 342 m² 15.3<br>179 m² 52                |
| SOLAR ACCESS | Housing SEPP           |                     | 70% for 2hrs in Mid-Winter = 12                                       | 100%                                    |

LAHC\* - development data for LAHC new housing supply. For details refer to Current version of LAHC Design Requirements.  
GFA\* - gross floor area calculated as per the Housing SEPP  
AREA\* - dwelling floor area includes internal walls but excludes external walls  
POS\* - private open space

|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                            |          |                                                                              |                                                                               |                   |                                                                                                                                                                         |                              |                                                                                                   |                         |                                                                                          |                                |                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------|--------------------------------|-----------------------------|
|  <p>LOCKED BAG 5022<br/>PARRAMATTA NSW 2124<br/>PHONE NO 1800 738 718<br/><a href="https://www.dpie.nsw.gov.au/land-and-housing-corporation">https://www.dpie.nsw.gov.au/land-and-housing-corporation</a></p> |  <p><b>Barry Rush &amp; Associates Pty Ltd</b><br/>Architects. Nominated Architect: Barry John Rush<br/>ARS Registration No. 2752<br/>Suite 25A, 2 Beattie Street, Balmain, NSW<br/>Phone: (02) 9555 8028 Email: info@barryrush.com.au<br/><a href="http://www.barryrush.com.au">www.barryrush.com.au</a></p> |                                                                                            |          | ARCHITECT<br><b>BARRY RUSH &amp; ASSOCIATES PTY LTD</b><br>PH (02) 9555 8028 | CIVIL<br><b>ACOR CONSULTANTS PTY LTD</b><br>PH (02) 4324 3499                 | BUSINESS PARTNER: | PROJECT:<br><b>SENIORS DEVELOPMENT</b><br><b>26 ROSE CRESCENT AND</b><br><b>69-73 BOURKE STREET</b><br><b>NORTH PARRAMATTA</b><br><b>LOTS 2, 3 &amp; 4 in DP 215342</b> | TITLE:<br><b>COVER SHEET</b> | STATUS: DA                                                                                        |                         |                                                                                          |                                |                             |
|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  | B                                                                                          | 08/12/22 | DA AMENDMENTS                                                                | PROJECT MANAGER<br><b>LAND &amp; HOUSING CORPORATION</b><br>PH (02) 8755 9000 |                   |                                                                                                                                                                         |                              | HYDRAULIC CONSULTANT<br><b>MARLINE NEWCASTLE PTY LTD</b><br>PH (02) 4925 8300 FAX (02) 4925 3811  | DATE:<br><b>2/05/22</b> | SCALE:<br>1:100                                                                          | PROJ:<br>-                     | PROJECT NO:<br><b>BGXWX</b> |
|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  | A                                                                                          | 23/03/22 | DA PLAN ISSUE                                                                | LANDSCAPE CONSULTANT<br><b>GREENLAND DESIGN PTY LTD</b><br>PH 0403 164 198    |                   |                                                                                                                                                                         |                              | ELECTRICAL CONSULTANT<br><b>MARLINE NEWCASTLE PTY LTD</b><br>PH (02) 4925 8300 FAX (02) 4925 3811 | STAGE:                  |                                                                                          | CHECKED:<br>MB                 | REV:<br><b>BR</b>           |
|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  | REV                                                                                        | DATE     | NOTATION/AMENDMENT                                                           |                                                                               |                   |                                                                                                                                                                         |                              |                                                                                                   |                         |                                                                                          |                                |                             |
|                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  | DO NOT SCALE FIGURES. CHECK ALL DIMENSIONS ON SITE.<br>DRAWING DIMENSIONS TAKE PRECEDENCE. |          |                                                                              |                                                                               |                   |                                                                                                                                                                         |                              |                                                                                                   |                         | FILE:<br>DA0a Cover_Demo_Block_S_Analysis_Finishes_CrossV Rose.dwg<br>8/12/2022 10:45 AM | PLOTTED:<br>8/12/2022 10:45 AM | TYPE:<br><b>A</b>           |



|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |                                                                               |                                                                                                   |                                                                                                                                                           |                                     |            |                  |                 |                      |                |                |                                                                                                               |                   |                      |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|------------------|-----------------|----------------------|----------------|----------------|---------------------------------------------------------------------------------------------------------------|-------------------|----------------------|------------------|
| <br>LOCKED BAG 5022<br>PARRAMATTA NSW 2124<br>PHONE NO 1 800 738 718<br><a href="https://www.dpie.nsw.gov.au/land-and-housing-corporation">https://www.dpie.nsw.gov.au/land-and-housing-corporation</a> | <br><b>Barry Rush &amp; Associates Pty Ltd</b><br>Architects, Nominated Architect: Barry John Rush<br>ARB Registration No 3753<br>Suite 25A, 2 Beattie Street, Balmain, NSW<br>Phone: (02) 9556 8028 Email: <a href="mailto:info@barryrush.com.au">info@barryrush.com.au</a><br><a href="http://www.barryrush.com.au">www.barryrush.com.au</a> |  |  |  | ARCHITECT<br><b>BARRY RUSH &amp; ASSOCIATES</b> PTY LTD<br>PH (02) 9556 8028  | CIVIL<br><b>ACOR</b> CONSULTANTS PTY LTD<br>PH (02) 4324 3409                                     | BUSINESS PARTNER:<br><br>PROJECT:<br>SENIORS DEVELOPMENT<br>26 ROSE CRESCENT AND<br>69-73 BOURKE STREET<br>NORTH PARRAMATTA<br>LOTS 2, 3 & 4 in DP 215342 | TITLE:<br><b>SITE ANALYSIS PLAN</b> | STATUS: DA | DATE:<br>2/05/22 | SCALE:<br>1:100 | PROJECT NO:<br>BGXWX | DRAWING:<br>MB | CHECKED:<br>BR | NOMINATED ARCHITECT:<br> | TYPE:<br><b>A</b> | SHEET:<br><b>A02</b> | REV:<br><b>A</b> |
|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  | PROJECT MANAGER<br><b>LAND &amp; HOUSING CORPORATION</b><br>PH (02) 8753 9000 | HYDRAULIC CONSULTANT<br><b>MARLINE NEWCASTLE</b> PTY LTD<br>PH (02) 4925 9300 FAX (02) 4926 3811  |                                                                                                                                                           |                                     |            |                  |                 |                      |                |                |                                                                                                               |                   |                      |                  |
|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  | LANDSCAPE CONSULTANT<br><b>GREENLAND DESIGN</b> PTY LTD<br>PH (0603) 164 188  | ELECTRICAL CONSULTANT<br><b>MARLINE NEWCASTLE</b> PTY LTD<br>PH (02) 4925 9300 FAX (02) 4926 3811 |                                                                                                                                                           |                                     |            |                  |                 |                      |                |                |                                                                                                               |                   |                      |                  |
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LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE NO 1800 738 718  
<https://www.dple.nsw.gov.au/land-and-housing-corporation>



**Barry Rush & Associates Pty Ltd**  
Architects, Nominated Architect: Barry John Rush  
ARS Registration No 3753  
Suite 25A, 2 Beattie Street, Balmain, NSW  
Phone: (02) 9555 8028 Email: [info@barryrush.com.au](mailto:info@barryrush.com.au)  
[www.barryrush.com.au](http://www.barryrush.com.au)

| REV | DATE     | NOTATION/AMENDMENT |
|-----|----------|--------------------|
| A   | 23/03/22 | DA PLAN ISSUE      |
| REV | DATE     | NOTATION/AMENDMENT |

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT  
**BARRY RUSH & ASSOCIATES PTY LTD**  
PH (02) 9555 8028  
PROJECT MANAGER  
**LAND & HOUSING CORPORATION**  
PH (02) 9753 9000  
LANDSCAPE CONSULTANT  
**GREENLAND DESIGN PTY LTD**  
PH 0403 164 198

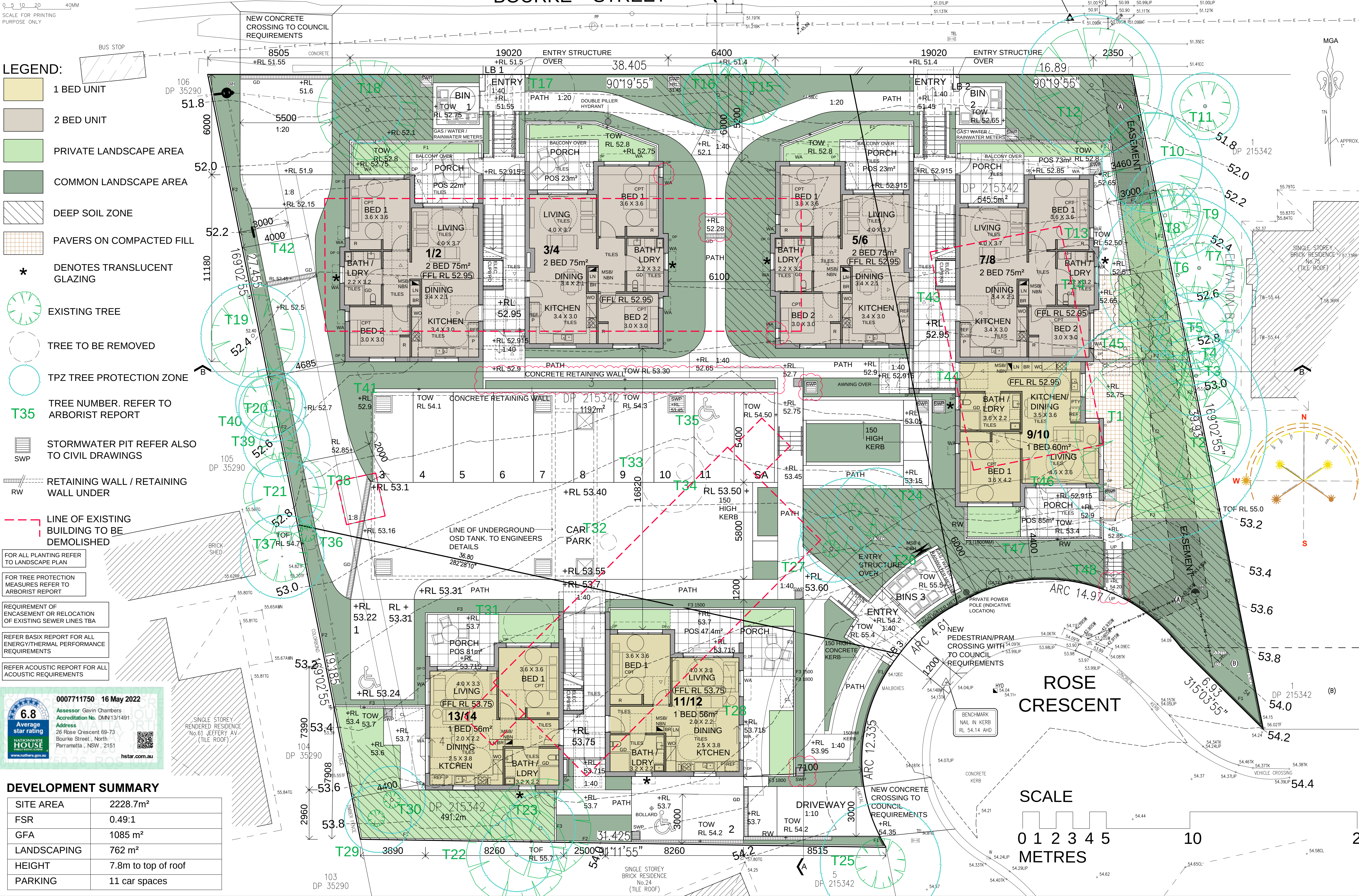
CIVIL  
**ACOR CONSULTANTS PTY LTD**  
PH (02) 4324 3489  
HYDRAULIC CONSULTANT  
**MARLINE NEWCASTLE PTY LTD**  
PH (02) 4925 9300 FAX (02) 4928 3811  
ELECTRICAL CONSULTANT  
**MARLINE NEWCASTLE PTY LTD**  
PH (02) 4925 9300 FAX (02) 4928 3811

BUSINESS PARTNER:

PROJECT:  
**SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 in DP 215342**

TITLE:  
**EXISTING SITE PLAN**

|         |         |        |       |          |       |                 |    |
|---------|---------|--------|-------|----------|-------|-----------------|----|
| STATUS: | DA      | SCALE: | 1:100 | PROJ.:   | BGXWX | PROJ. NO.:      |    |
| DATE:   | 2/05/22 | DRAWN: | MB    | CHECKED: | BR    | DESIGNED/NOTED: | BR |
| TYPE:   | A       | SHEET: | A03   | REV:     | A     |                 |    |



|                     |                      |
|---------------------|----------------------|
| DEVELOPMENT SUMMARY |                      |
| SITE AREA           | 2228.7m <sup>2</sup> |
| FSR                 | 0.49:1               |
| GFA                 | 1085 m <sup>2</sup>  |
| LANDSCAPING         | 762 m <sup>2</sup>   |
| HEIGHT              | 7.8m to top of roof  |
| PARKING             | 11 car spaces        |



LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE No 1800 738 718  
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



**Barry Rush & Associates Pty Ltd**  
Architects: Nominated Architect: Barry John Rush  
ARB Registration No 3753  
Suite 25A, 2 Beattie Street, Balmain, NSW  
Phone: (02) 9555 9020 Email: [info@barryrush.com.au](mailto:info@barryrush.com.au)  
[www.barryrush.com.au](http://www.barryrush.com.au)

|     |          |                    |  |
|-----|----------|--------------------|--|
|     |          |                    |  |
| B   | 29/11/22 | DA AMENDMENTS      |  |
| A   | 18/02/22 | DA PLAN ISSUE      |  |
| REV | DATE     | NOTATION/AMENDMENT |  |

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.

|                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| ARCHITECT             | BARRY RUSH & ASSOCIATES PTY LTD<br>PH (02) 4358 9020              |
| PROJECT MANAGER       | LAND & HOUSING CORPORATION<br>PH (02) 8753 9000                   |
| LANDSCAPE CONSULTANT  | GREENLAND DESIGN PTY LTD<br>PH (0403) 164 198                     |
| CIVIL                 | ACOR CONSULTANTS PTY LTD<br>PH (02) 4358 9020                     |
| HYDRAULIC CONSULTANT  | MARLINE NEWCASTLE PTY LTD<br>PH (02) 4923 9300 FAX (02) 4928 3811 |
| ELECTRICAL CONSULTANT | MARLINE NEWCASTLE PTY LTD<br>PH (02) 4923 9300 FAX (02) 4928 3811 |

BUSINESS PARTNER:

PROJECT:

SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 IN DP 215342

TITLE:

SITE / GROUND FLOOR PLAN

FILE: DA A04e Plans elevations sections Rose Cr P Parramatta.dwg  
29/11/2022 5:11 PM

STATUS: DA

DATE: 2/05/22

SCALE: 1:100

PROJ: -

PROJECT NO: BGXWX

STAGE: DRAWN: MB

CHECKED: BR

TYPE: SHEET: A

REV: B



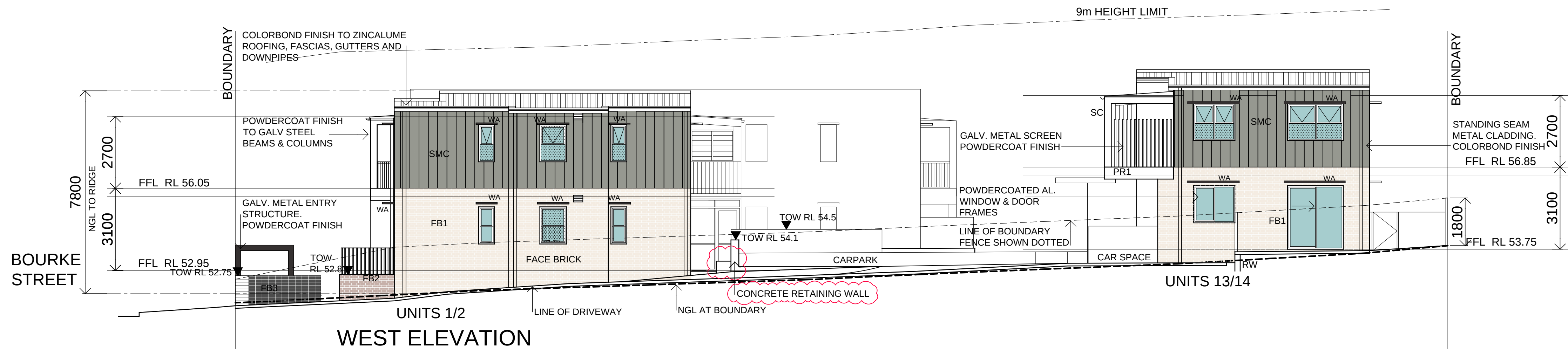
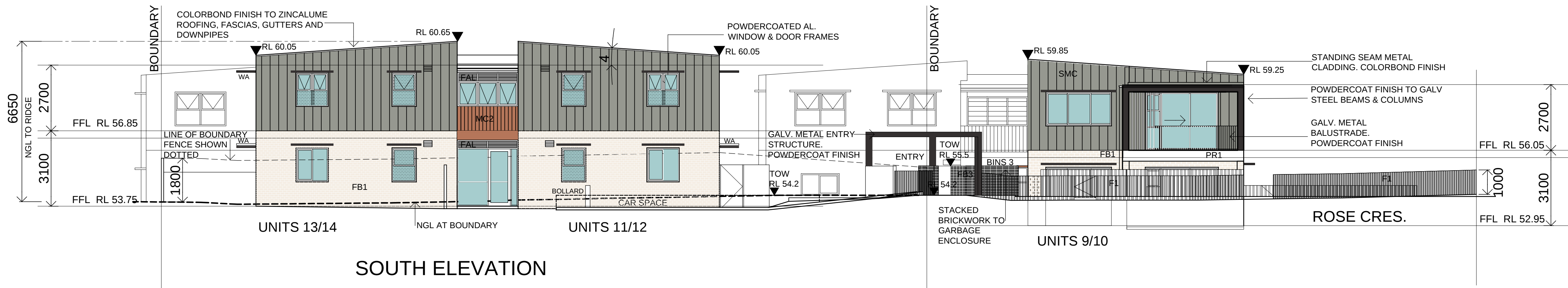
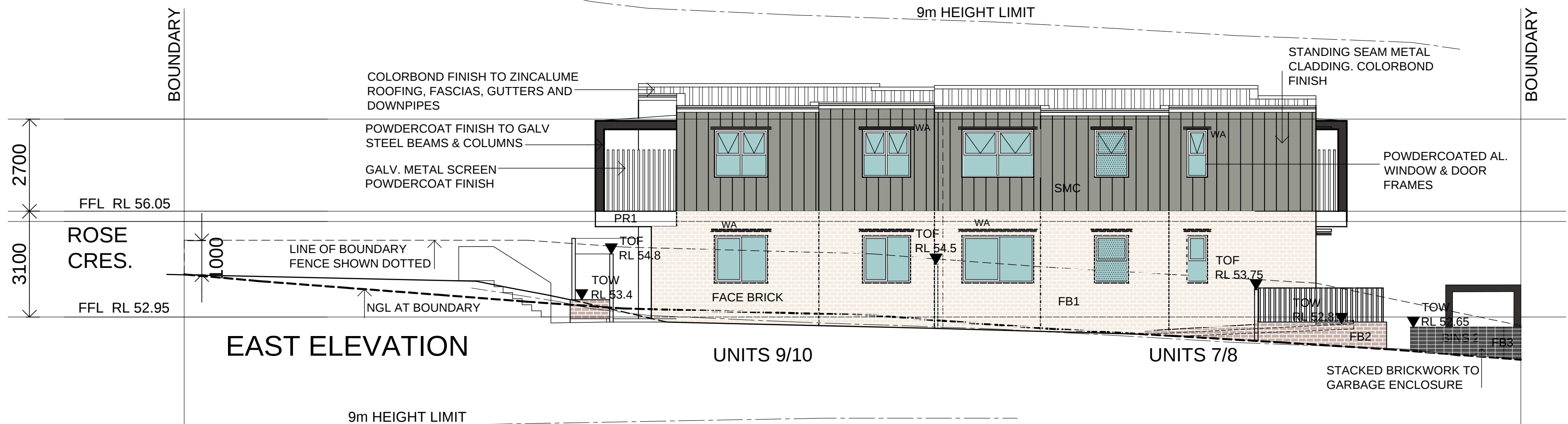
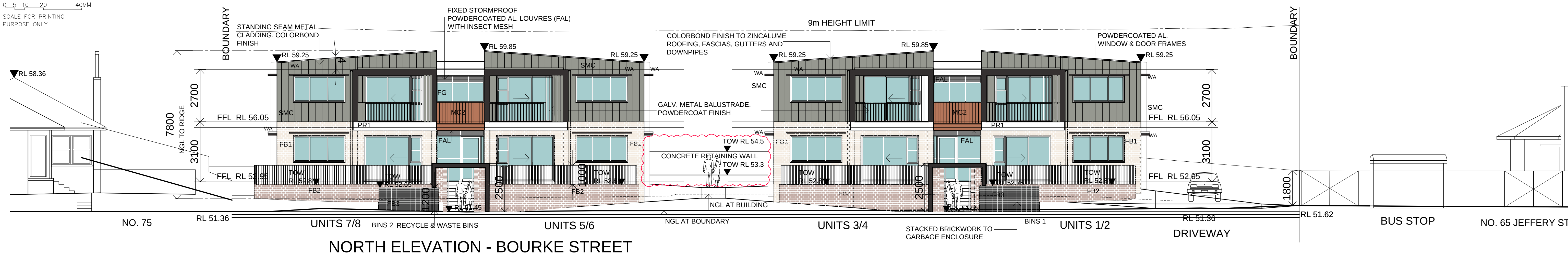


0007711750 16 May 2022  
Assessor: Gavin Chambers  
Accreditation No. DMV13/1491  
Address:  
26 Rose Crescent 69-73  
Bourke Street, North  
Parramatta, NSW, 2151



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### LEGEND

|         |                                            |
|---------|--------------------------------------------|
| AGL     | ADJUSTABLE GLAZED LOUVRES                  |
| AN. AL. | ANODISED ALUMINIUM                         |
| BOE     | BRICK ON EDGE                              |
| BR      | BROOM CUPBOARD                             |
| CC      | COLOURED CONCRETE COLOUR                   |
| CL      | CLOTHES LINE                               |
| CP      | CONCRETE PAVING BROOM FINISH               |
| CPT     | CARPET                                     |
| CT      | CERAMIC TILE                               |
| DP      | DOWNPIPE                                   |
| F1      | FENCE 1000mm HIGH METAL PALISADE FENCE     |
| F2      | FENCE 1800mm HIGH COLORBOND METAL FENCE    |
| F3      | FENCE 1500/1800mm HIGH SLATTED METAL FENCE |
| FAL     | FIXED ALUMINIUM LOUVRES                    |
| FB1     | FACE BRICK COLOUR 1                        |
| FB2     | FACE BRICK COLOUR 2                        |
| FCL     | FINISHED CEILING LEVEL                     |
| FFL     | FINISHED FLOOR LEVEL                       |
| G       | GATE                                       |
| GD      | GRATED STRIP DRAIN                         |
| HP      | HOTPLATE                                   |
| HR      | HANDRAIL                                   |
| HT      | GARDEN HOSE TAP                            |
| HWU     | HOT WATER UNIT                             |
| LB      | LETTERBOXES - RECESSED INTO WALL           |
| LN      | LINEN CUPBOARD                             |
| MC      | METAL CLADDING                             |
| MDR     | METAL DECK ROOF                            |
| MSB     | MAIN SWITCH BOARD                          |
| NBN     | NBN CONNECTION                             |
| P       | PANTRY                                     |
| PR1     | PAINTED RENDER COLOUR 1                    |
| PVC     | PHOTOVOLTAIC CELLS                         |
| R       | ROBE                                       |
| REF     | REFRIGERATOR LOCATION                      |
| RHD     | RANGEHOOD                                  |
| RL      | RELATIVE LEVEL                             |
| RW      | RETAINING WALL                             |
| RWT     | RAINWATER TANK                             |
| S       | KITCHEN SINK                               |
| SB      | STAIR BALUSTRADE                           |
| SC      | STEEL COLUMN                               |
| SHR     | SHOWER                                     |
| SMC     | STANDING SEAM METAL CLADDING               |
| STC     | STEEL TROWEL CONCRETE FINISH               |
| SWP     | STORMWATER PIT                             |
| T       | LAUNDRY TUB                                |
| TOF     | TOP OF FENCE                               |
| TOK     | TOP OF KERB                                |
| TOW     | TOP OF WALL                                |
| TPZ     | TREE PROTECTION ZONE                       |
| UBO     | UNDER BENCH OVEN                           |
| VJ      | VERTICAL JOINT                             |
| VTY     | VANITY                                     |
| WA      | SUN AWNING                                 |
| WC      | TOILET SUITE                               |
| WM      | WASHING MACHINE                            |
| WO      | WALL OVEN                                  |

■ DENOTES TRANSLUCENT GLAZING



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Architects: Nominated Architect: Barry John Rush  
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Phone: (02) 9555 8020 Email: [info@barryrush.com.au](mailto:info@barryrush.com.au)  
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| REV | DATE     | NOTATION/AMENDMENT |
|-----|----------|--------------------|
| B   | 29/11/22 | DA AMENDMENTS      |
| A   | 18/02/22 | DA PLAN ISSUE      |
| REV | DATE     | NOTATION/AMENDMENT |

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PH (02) 9555 8020

PROJECT MANAGER  
**LAND & HOUSING CORPORATION**  
PH (02) 8753 9000

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PH (0403) 164 198

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BUSINESS PARTNER:

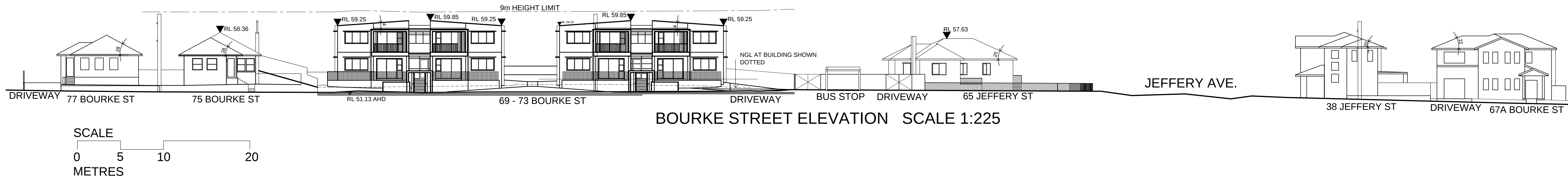
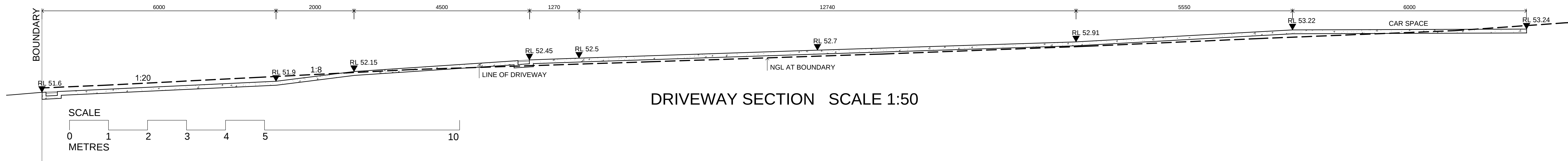
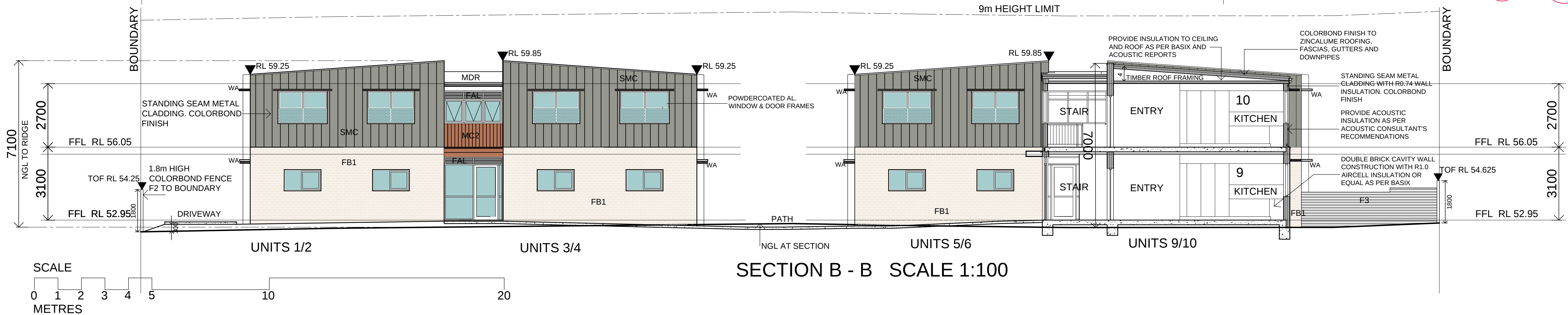
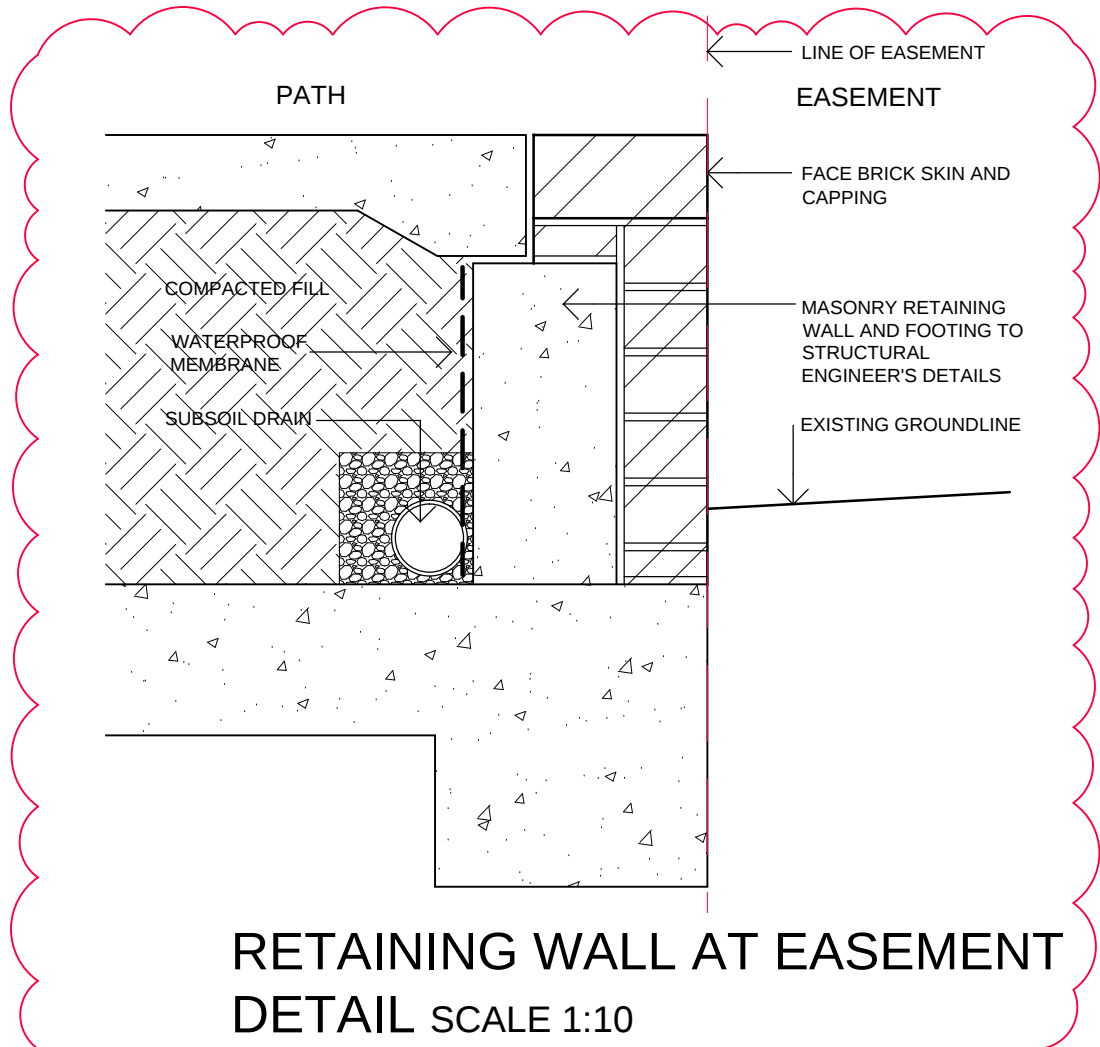
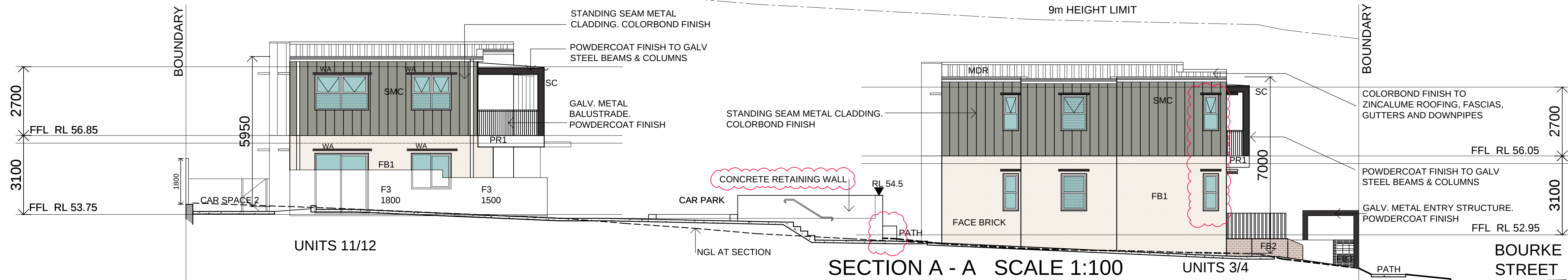
PROJECT:  
**SENIORS DEVELOPMENT**  
**26 ROSE CRESCENT AND**  
**69-73 BOURKE STREET**  
**NORTH PARRAMATTA**  
LOTS 2, 3 & 4 in DP 215342

FILE:  
**ELEVATIONS**

STATUS: DA

|        |         |        |       |          |    |                      |           |
|--------|---------|--------|-------|----------|----|----------------------|-----------|
| DATE:  | 2/05/22 | SCALE: | 1:100 | PROD:    | -  | PROJECT NO:          | BGXWX     |
| STAGE: |         | DRAWN: | MB    | CHECKED: | BR | FORWARDED ARCHITECT: | <i>BR</i> |
| TYPE:  | A       | SHEET: | A07   | REV:     | B  |                      |           |

FILE: DA A04e Plans elevations sections Rose Cr P Parramatta.dwg  
29/11/2022 5:11 PM



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| REV | DATE     | NOTATION/AMENDMENT |
|-----|----------|--------------------|
| B   | 29/11/22 | DA AMENDMENTS      |
| A   | 18/02/22 | DA PLAN ISSUE      |
| REV | DATE     | NOTATION/AMENDMENT |

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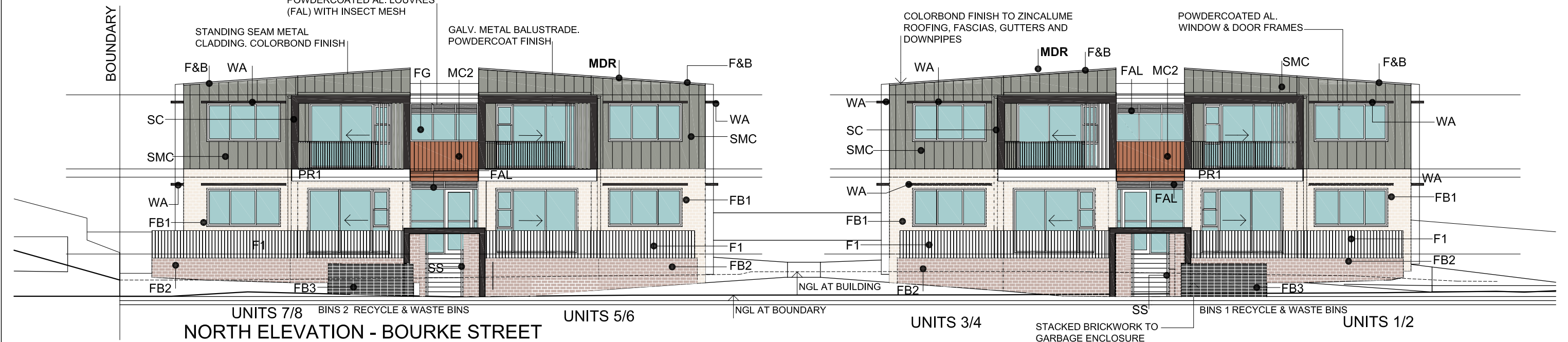
BUSINESS PARTNER:

PROJECT:  
SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 in DP 215342

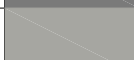
STATUS: DA  
SECTIONS

DATE: 2/05/22  
SCALE: VARIES  
STAGE: MB  
TYPE: A  
FILE: DA A04e Plans elevations sections Rose Cr P Parramatta.dwg  
PLOTTED: 29/11/2022 5:11 PM

PROJ: -  
CHECKED: BR  
SHEET: A08  
PROJECT NO: BGXWX  
DRAWN: MB  
REV: B  
FORWARDED ARCHITECT: BR



## FINISHES SCHEDULE

| CODE                    | LOCATION                          |                                                                                     | DESCRIPTION                                                       | COLOUR                         |
|-------------------------|-----------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------|
| MDR                     | ROOFING/<br>GUTTER/<br>DOWNPIPE/  |    | METAL DECK ROOFING                                                | BASALT                         |
|                         | FASCIA &<br>BARGE                 |                                                                                     | METAL                                                             | BASALT                         |
| FB1                     | WALLS                             |   | FACE BRICK                                                        | BOWRAL<br>CHILLINGHAM<br>WHITE |
| FB2                     | LOW SITE<br>WALLS                 |  | FACE BRICK                                                        | BOWRAL<br>MURRAY GREY          |
| FB3                     | ENTRY<br>STRUCTURES<br>& GARBAGE  |  | FACE BRICK                                                        | PGH<br>BLACK BEAUTY            |
| SMC                     | WALLS                             |  | METAL WALL CLADDING<br>STANDING SEAM                              | BASALT                         |
| MC2                     | STAIR<br>WALLS                    |  | COLORBOND<br>WALL CLADDING                                        | TERRAIN                        |
| SC                      | BALCONY<br>STRUCTURE              |  | METAL POWDERCOATED                                                | MONUMENT                       |
| PR1                     | BALCONYS                          |  | OFF-FORM CONCRETE SKIM<br>COAT RENDER + GRANOSITE<br>SMOOTH PAINT | WATTYL<br>ASTOR WHITE          |
| WA                      | WINDOW<br>AWNINGS                 |  | METAL POWDERCOATED                                                | MONUMENT                       |
| AL                      | WINDOWS,<br>DOORS & AL<br>LOUVRES |  | POWDERCOATED ALUMINIUM                                            | MONUMENT                       |
| SS                      | HANDRAILS                         |  | STAINLESS STEEL                                                   | SS MATT                        |
| AWNING<br>OVER<br>ENTRY | AWNING<br>ABOVE<br>ENTRIES        |  | COLORBOND                                                         | TERRAIN                        |
| FC1                     | BALCONY<br>LINING &<br>SOFFIT     |  | PAINTED FIBER CEMENT<br>SHEETING                                  | WATTYL<br>ASTOR WHITE          |
| F1                      | FENCE                             |  | 1200 OR 1800 HIGH VERTICAL<br>SLATTED METAL FENCING<br>TO DETAIL  | DULUX<br>MONUMENT              |
| F2                      | FENCE                             |  | 1800 HIGH COLORBOND<br>METAL FENCE                                | DULUX<br>SHALE GREY            |
| F3                      | FENCE                             |                                                                                     | 1500 HIGH SLATTED METAL<br>FENCE                                  | DULUX<br>SHALE GREY            |





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BUSINESS PARTNER:

PROJECT:  
SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 in DP 215342

TITLE:  
BLOCK ANALYSIS PLAN

FILE:  
DA Rose Cr N Parramatta Feb2022 Cover demo etc.dwg

PLOTTED:  
2/2/2022 11:33 AM

STATUS: DA

DATE:  
2/05/22

SCALE:  
N/A

TYPE:  
A

PROJ.:

DATE:  
2/05/22

SCALE:  
N/A

TYPE:  
A11

PROJECT NO.:

DATE:  
2/05/22

SCALE:  
N/A

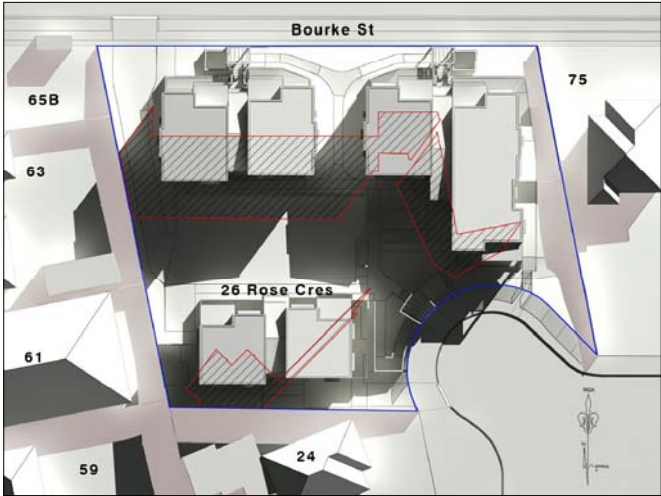
TYPE:  
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PROJ.:

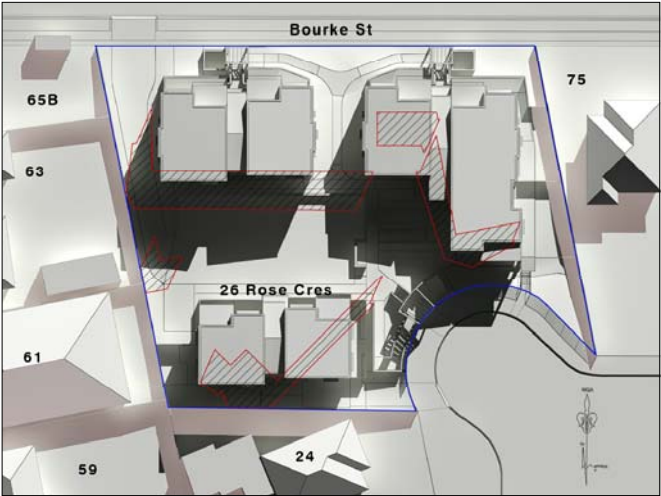
DATE:  
2/05/22

SCALE:  
N/A

TYPE:  
A



9AM 21ST JUNE



10AM 21ST JUNE



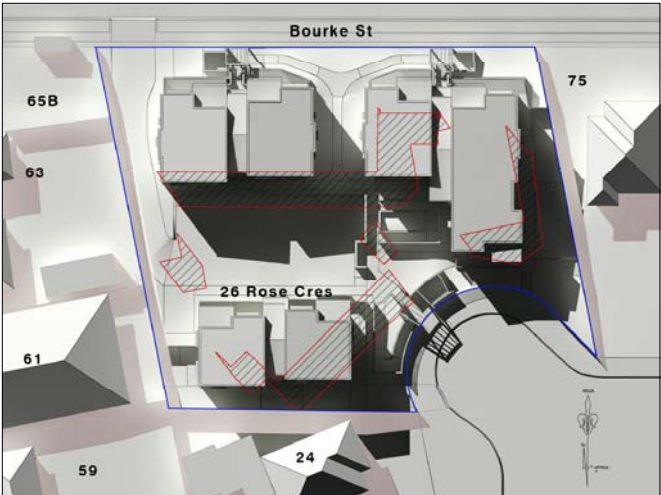
11AM 21ST JUNE



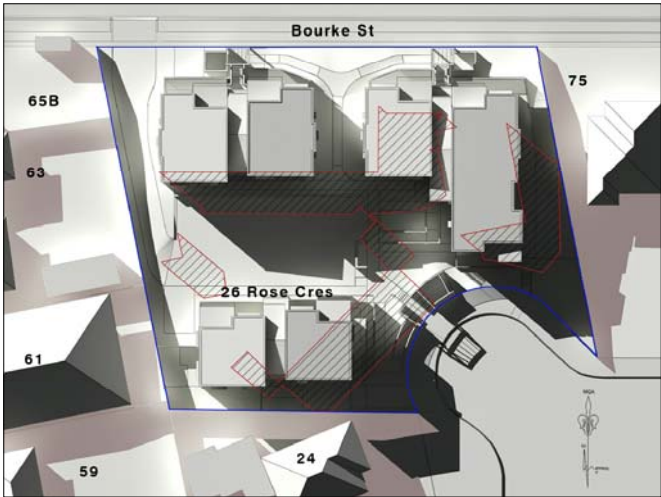
12NOON 21ST JUNE



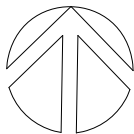
1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



NORTH

LEGEND:

- Grey area indicates shadows cast by proposed development
- Shaded area indicates shadows cast by existing buildings on site
- Pink area indicates shadows cast by neighboring properties



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BUSINESS PARTNER:

PROJECT:  
**SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA**  
LOTS 2, 3 & 4 in DP 215342

TITLE:  
**SHADOW DIAGRAMS  
MID WINTER**

FILE:  
PLOTTED:

STATUS: DA

|                  |                  |                    |                      |
|------------------|------------------|--------------------|----------------------|
| DATE:<br>2/05/22 | SCALE:<br>N.T.S. | PROJ:<br>-         | PROJECT NO:<br>BGXWX |
| DRAWN:<br>-      | CHECKED:<br>-    | DESIGNED BY:<br>BR | REV:<br>A            |



9AM 21ST JUNE



10AM 21ST JUNE



11AM 21ST JUNE



12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



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| A                                                                                           | 23/03/22 | DA PLAN ISSUE      |
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|                      |                                                      |
|----------------------|------------------------------------------------------|
| ARCHITECT            | BARRY RUSH & ASSOCIATES PTY LTD<br>PH (02) 9555 8028 |
| PROJECT MANAGER      | LAND & HOUSING CORPORATION<br>PH (02) 8753 9000      |
| LANDSCAPE CONSULTANT | GREENLAND DESIGN PTY LTD<br>PH 0403 164 198          |

|                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| CIVIL CONSULTANT      | ACOR CONSULTANTS PTY LTD<br>PH (02) 4924 3409                     |
| HYDRAULIC CONSULTANT  | MARLINE NEWCASTLE PTY LTD<br>PH (02) 4925 9300 FAX (02) 4926 3811 |
| ELECTRICAL CONSULTANT | MARLINE NEWCASTLE PTY LTD<br>PH (02) 4925 9300 FAX (02) 4926 3811 |

BUSINESS PARTNER:

PROJECT:  
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26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 in DP 215342

TITLE:  
VIEWS FROM SUN DIAGRAM

FILE:  
A12-A14 SHADOWS 3D.dwg

PLOTTED:  
14/02/2022 11:30 AM

STATUS: DA

DATE: 2/05/22

SCALE: N.T.S.

SPACE: MB

TYPE: A

PROJECT NO: BGXWX

CHECKED: BR

REVISIONS: A

REV: A

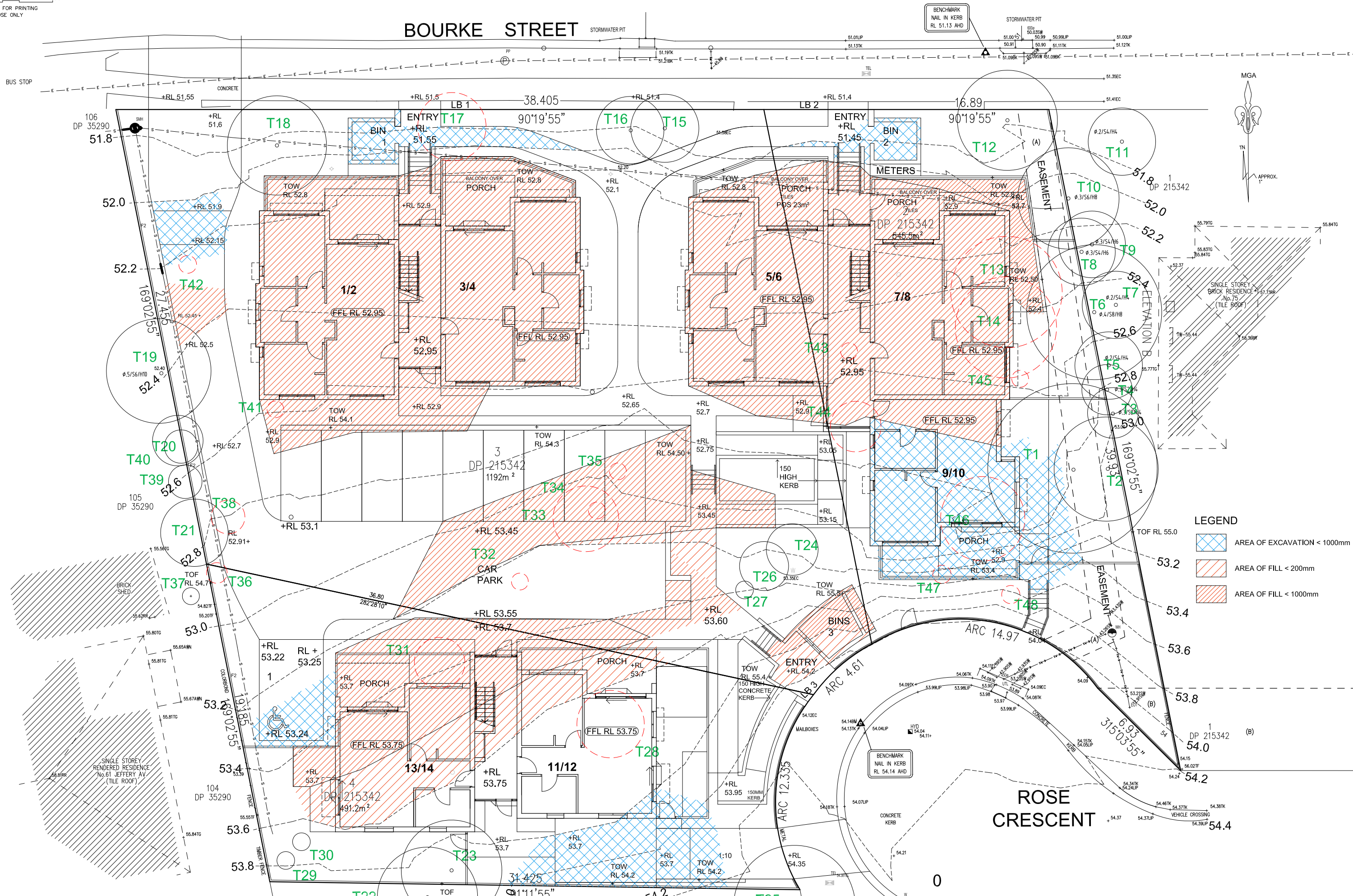


BOURKE STREET - STREETSCAPE PERSPECTIVE



ROSE CRESCENT - STREETSCAPE PERSPECTIVE

# BOURKE STREET



## LEGEND

- AREA OF EXCAVATION < 1000mm
- AREA OF FILL < 200mm
- AREA OF FILL < 1000mm



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| PROPOSED DEVELOPER<br>LAND & HOUSING CORPORATION<br>PH (02) 9753 9000 | ELECTRICAL CONSULTANT<br>MARLINE NEWCASTLE PTY LTD<br>PH (02) 4925 9300 FAX (02) 4926 3811 |
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|                                                                                                                                 |                 |                |                |                         |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|----------------|-------------------------|
| PROJECT<br>SENIORS DEVELOPMENT<br>26 ROSE CRESCENT AND<br>69-73 BOURKE STREET<br>NORTH PARRAMATTA<br>LOTS 2, 3 & 4 in DP 215342 | DATE<br>2/05/22 | SCALE<br>1:100 | PROJ.<br>BGXWX | PROJ. NO.<br>BGXWX      |
|                                                                                                                                 | STAGE<br>LP     | DRAWN<br>LP    | CHECKED<br>BR  | DESIGNED/REVIEWED<br>BR |
|                                                                                                                                 | TYPE<br>A       | SHEET<br>A15   | REV.<br>A      |                         |

|           |      |    |        |
|-----------|------|----|--------|
| REVISIONS | DATE | BY | REASON |
|           |      |    |        |

|                                                                      |          |
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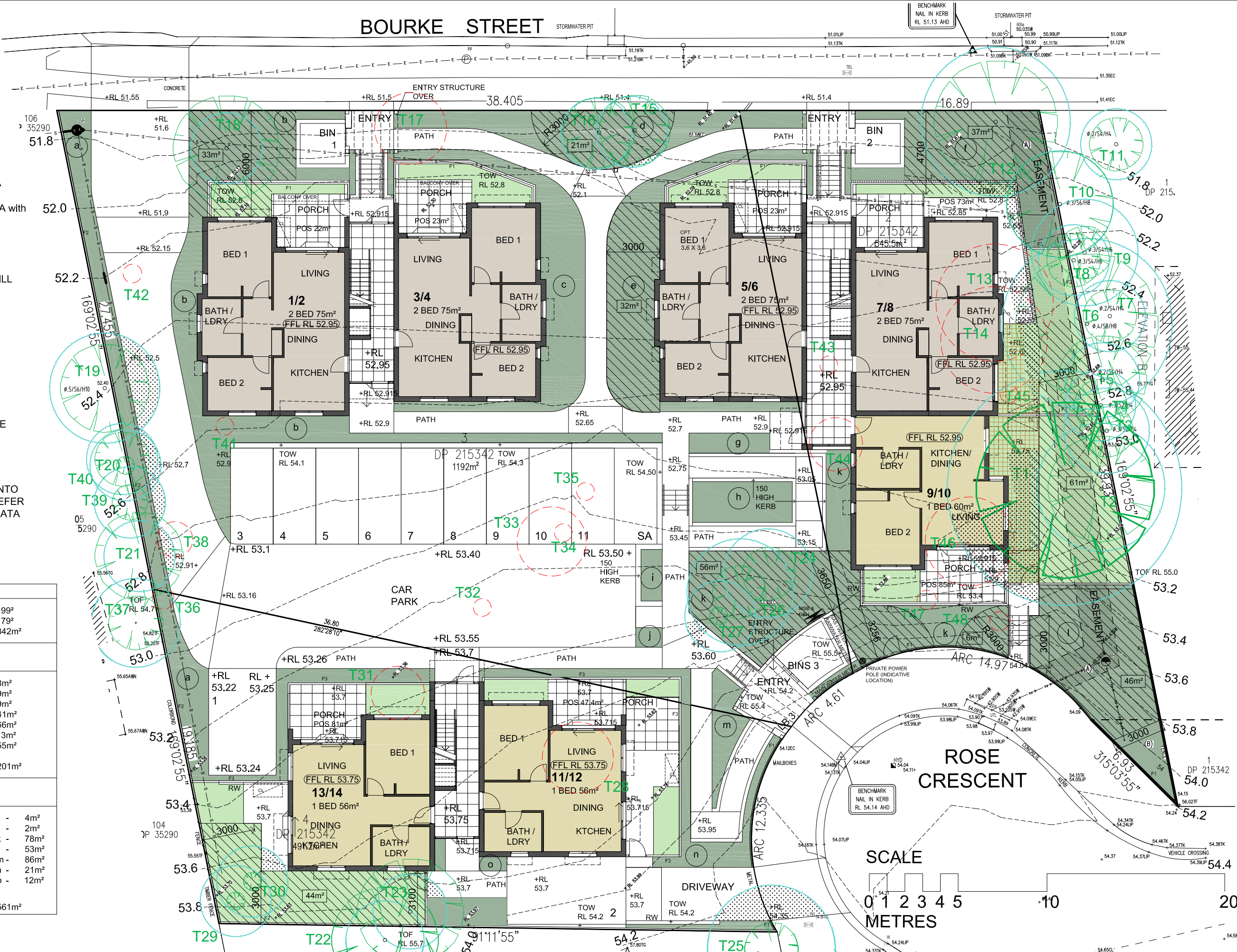
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| DATE: 2/05/22 | DRAWN: LP    | CHECKED: BR  | DESIGNED/REVIEWED: BR |
| TYPE: A       | SHEET: A15   | REV.: A      |                       |

LEGEND:

- 1 BED UNIT
- 2 BED UNIT
- PRIVATE LANDSCAPE AREA
- COMMON LANDSCAPE AREA with table reference
- DEEP SOIL ZONE with AREA
- PAVERS ON COMPACTED FILL
- TILES
- EXISTING TREE
- TREE TO BE REMOVED
- TPZ TREE PROTECTION ZONE
- TREE NUMBER. REFER TO ARBORIST REPORT
- AREA OF ENCROACHMENT INTO TREE PROTECTION ZONE. REFER ARBORIST REPORT FOR % DATA

| DEEP SOIL ZONE          |                      |
|-------------------------|----------------------|
| FRONT:                  | 199 <sup>2</sup>     |
| REAR:                   | 179 <sup>2</sup>     |
| TOTAL:                  | 342m <sup>2</sup>    |
| PRIVATE LANDSCAPE AREA  |                      |
| UNIT 1                  | 8m <sup>2</sup>      |
| UNIT 3                  | 9m <sup>2</sup>      |
| UNIT 5                  | 9m <sup>2</sup>      |
| UNIT 7                  | 41m <sup>2</sup>     |
| UNIT 9                  | 66m <sup>2</sup>     |
| UNIT 11                 | 13m <sup>2</sup>     |
| UNIT 13                 | 55m <sup>2</sup>     |
| TOTAL                   | 201m <sup>2</sup>    |
| COMMON LANDSCAPED AREA: |                      |
| a - 54m <sup>2</sup>    | i - 4m <sup>2</sup>  |
| b - 70m <sup>2</sup>    | j - 2m <sup>2</sup>  |
| c - 37m <sup>2</sup>    | k - 78m <sup>2</sup> |
| d - 41m <sup>2</sup>    | l - 53m <sup>2</sup> |
| e - 45m <sup>2</sup>    | m - 86m <sup>2</sup> |
| f - 40m <sup>2</sup>    | n - 21m <sup>2</sup> |
| g - 5m <sup>2</sup>     | o - 12m <sup>2</sup> |
| h - 13m <sup>2</sup>    |                      |
| TOTAL:                  | 561m <sup>2</sup>    |

BOURKE STREET



ROSE CRESCENT

SCALE

0 1 2 3 4 5 10 20  
METRES



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| REV | DATE     | NOTATION/AMENDMENT |
|-----|----------|--------------------|
| A   | 23/03/22 | DA PLAN ISSUE      |

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT  
**BARRY RUSH & ASSOCIATES PTY LTD**  
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BUSINESS PARTNER:

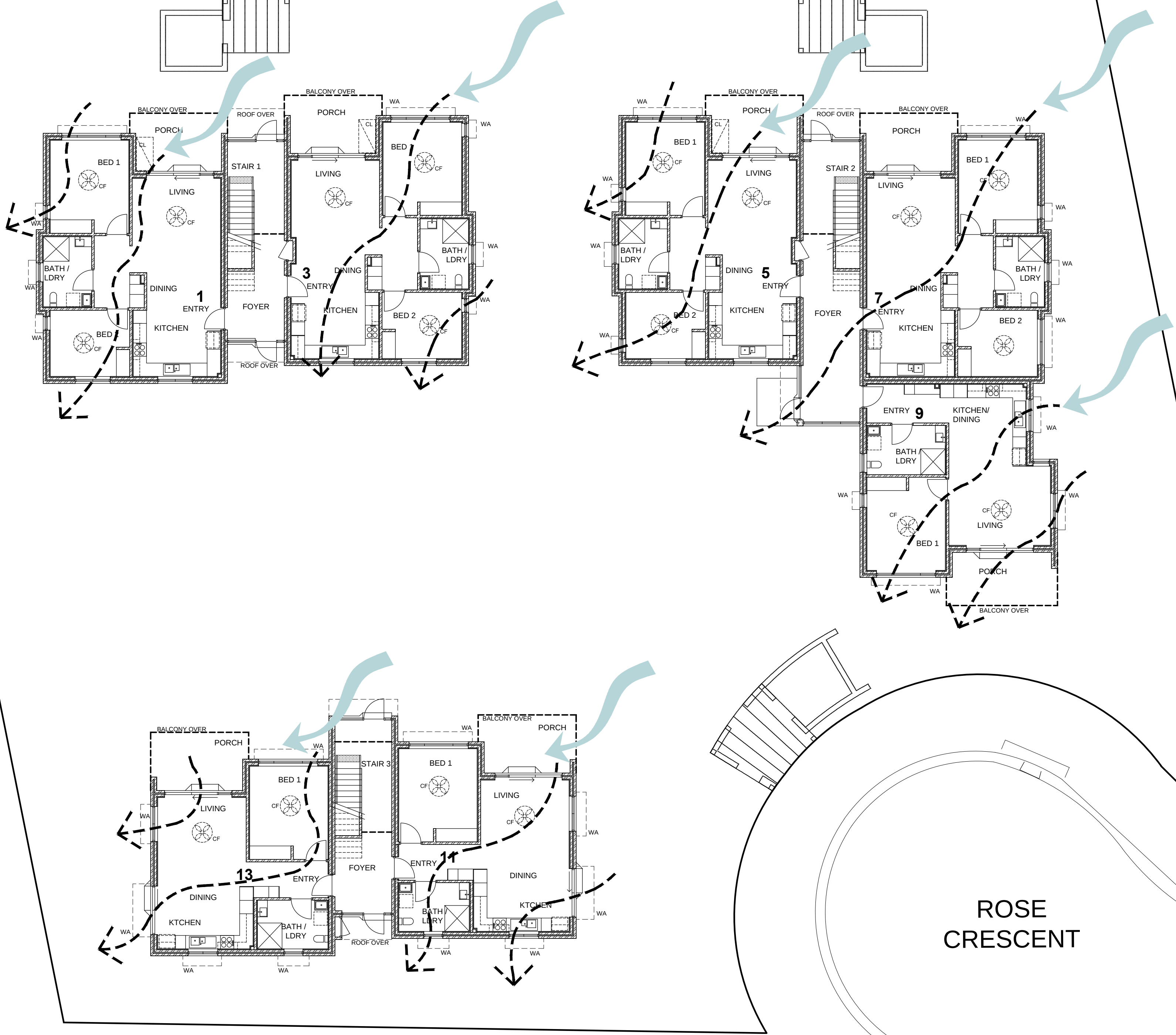
PROJECT:  
SENIORS DEVELOPMENT  
26 ROSE CRESCENT AND  
69-73 BOURKE STREET  
NORTH PARRAMATTA  
LOTS 2, 3 & 4 in DP 215342

LANDSCAPE DATA PLAN

|                  |                |                |                         |
|------------------|----------------|----------------|-------------------------|
| DATE<br>18/02/22 | SCALE<br>1:100 | PROJ.<br>BGXWV | PROJ. NO.<br>2022020204 |
| DRAWN<br>LP      | CHECKED<br>BR  | REV.<br>A      |                         |

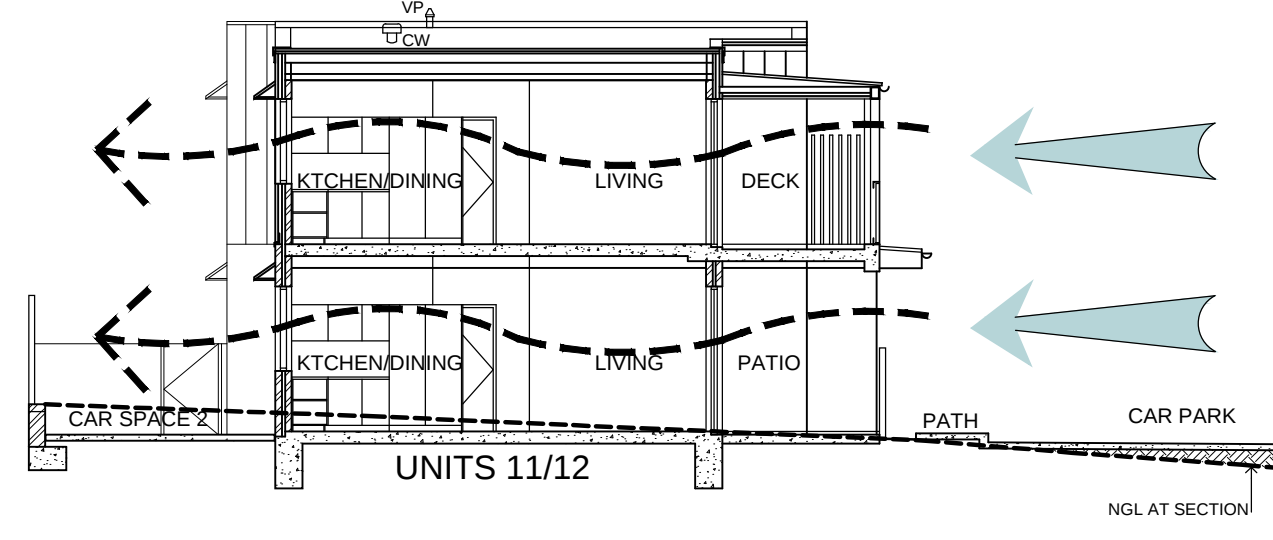
BOURKE STREET

SET OUT  
POINT

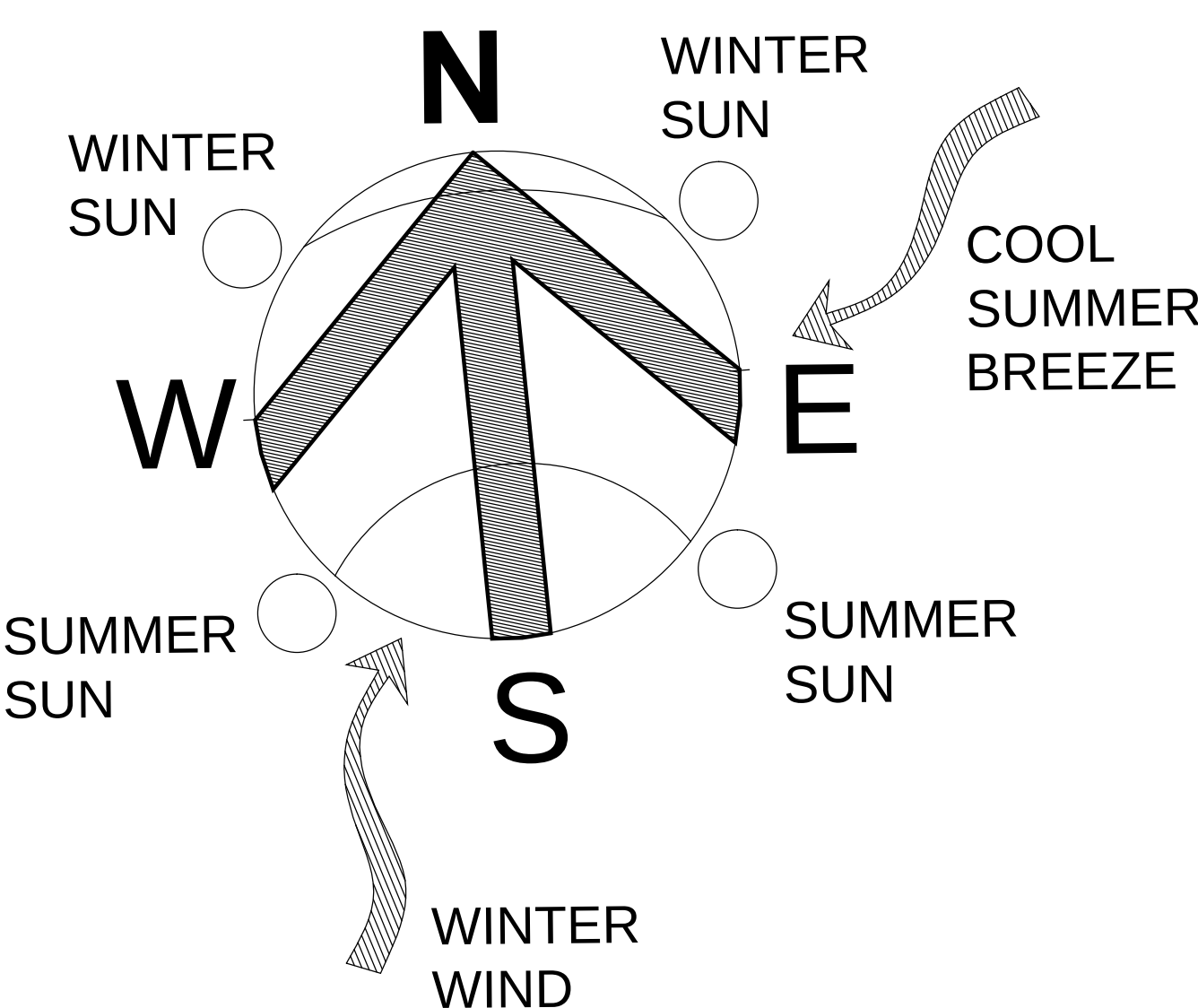


DIRECTION OF COOL  
SUMMER BREEZE

PATH OF BREEZE  
THROUGH DWELLING



SECTION



ROSE  
CRESCENT

PLAN

