

DA PLANS

SENIORS HOUSING DEVELOPMENT

2-8 GLENN AVE, NORTHMEAD

Lots 73, 74, 75 & 76 in DP 35845

LEGEND

AB	ADJUSTABLE BENCH
B	BROOM CUPBOARD
BSN	BASIN
BCH	BENCH
BOE	BRICK ON EDGE
BR	BROOM CUPBOARD
CL	CLOTHES LINE
CMR	COLORBOND METAL ROOFING
CPB	CUPBOARD
D	DESK
DP	DOWNPIPE
F	REFRIGERATOR LOCATION
F1	FENCE 1000mm HIGH METAL PICKET
F2	FENCE 1800mm HIGH LAPPED & CAPPED
	PAILING FENCE
F3	1800 HIGH SLATTED METAL FENCE
FB1	FACE BRICK WORK TYPE 1
FB2	FACE BRICK WORK TYPE 2
FC	PAINTED FLUSH FINISH FIBRE CEMENT SHEET
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
G	GATE
HWU	HOT WATER UNIT GAS RECESSED IN WALL
LB	LETTERBOXES - RECESSED INTO WALL
L	LINEN CUPBOARD
MO	COLORBOND MINI ORB SHEETING
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN 1500mm HIGH METAL SLATS
RL	RELATIVE LEVEL
R	WARDROBE
RWT	RAINWATER TANK
SWP	STORMWATER PIT
T	LAUNDRY TUB
TOW	TOP OF WALL
V	VANITY
WC	TOILET SUITE
WM	WASHING MACHINE
WO	WALL OVEN



LOCATION DIAGRAM



DRAWING SCHEDULE

ARCHITECTURAL	
COVER PAGE	
SITE ANALYSIS PLAN	
DEMOLITION PLAN	
SITE & GROUND FLOOR PLAN	
FIRST FLOOR PLAN	
ROOF PLAN	
ELEVATIONS	
SECTIONS	
AREAS OF EXCAVATION & FILL	
FINISHES SCHEDULE	
SHADOW DIAGRAMS MID WINTER	
VIEWS FROM SUN DIAGRAM	
STREET PERSPECTIVE	
BLOCK ANALYSIS PLAN	

CIVIL	
COVER SHEET & NOTES	
ON SITE DETENTION CATCHMENT PLAN	
STORMWATER MANAGEMENT PLAN - PART 1	
STORMWATER MANAGEMENT PLAN - PART 2	
STORMWATER MANAGEMENT DETAILS SHEET No.1	
STORMWATER MANAGEMENT DETAILS SHEET No.2	
EROSION AND SEDIMENT CONTROL PLAN	
EROSION & SEDIMENT CONTROL NOTES & DETAILS	
OSD CALCULATION SHEET & MAINTENANCE SCHEDULE	
ON SITE DETENTION CHECKLIST SHEET 1 OF 2	
ON SITE DETENTION CHECKLIST SHEET 2 OF 2	

REFERENCE No					
A01	A	HYDRAULIC			
A02	A	COVER SHEET	HY-000	2	
A03	A	SITE SERVICES	HY-100	2	
A04	A				
A05	A	ELECTRICAL			
A06	A	COVER SHEET	EL-000	2	
A07	A	SITE SERVICES	EL-100	2	
A08	A				
A09	A	LANDSCAPE			
A10	A	LANDSCAPE PLAN	LA 1 OF 2	E	
A11	A	LANDSCAPE DETAILS & SPECIFICATION	LA 2 OF 2	E	
A12	A				
A13	A	SURVEY			
A14	A	BY: INDIYA GEOSPATIAL SURVEYCONSULTANT			
		SITE DETAIL SURVEY (2 GLENN AVENUE)	S 1 OF 4	B	
C1	C	SITE DETAIL SURVEY (4 GLENN AVENUE)	S 2 OF 4	B	
C2	C	SITE DETAIL SURVEY (6 GLENN AVENUE)	S 3 OF 4	B	
C3	C	SITE DETAIL SURVEY (8 GLENN AVENUE)	S 4 OF 4	B	
C4	C	LONG SECTION	S 1 OF 1	A	
C5	C	SITE DETAIL SURVEY (2-8 GLENN AVENUE)	S 1 OF 1	A	
C6	C				
C7	C	DATE OF SURVEY: 23/09/2020			
C8	C				
C9	C				
C10	C				
C11	C				

DEVELOPMENT DATA

Job Reference	BGX6Q
Locality / Suburb	Northmead
Street Address	2-8 Glenn Avenue
Lot & DP	Lots 73,74,75 & 76 in DP 35845
Site Area	2813.7 m² By Title; 2811.5 m² By Calculation
Existing Lots	4
Proposed GFA	1181.5 m²
No. of Dwellings	8 x 1 Bed + 8 x 2 Bed = 16 Dwellings

DWELLINGS	Number	Type*	Beds	Area* (m²)	POS*	SOLAR ACCESS	
						LIVING	POS
	1	Ground	2	74	29	6 hr	5 hr
	2	First	2	74	15	6 hr	6 hr
	3	Ground	1	56	47.5	3 hr	5 hr
	4	First	1	56	18	3 hr	5 hr
	5	Ground	1	56	46.5	1 hr	5 hr
	6	First	1	56	18	1 hr	5 hr
	7	Ground	2	78	49	3 hr	5 hr
	8	First	2	76	19	3 hr	5 hr
	9	Ground	2	74	86	3hr	3 hr
	10	First	2	74	15	5 hr	6 hr
	11	Ground	2	76	59	5 hr	5 hr
	12	First	2	76	10	6 hr	6 hr
	13	Ground	1	55	43	3 hr	5 hr
	14	Ground	1	55	42	2 hr	5 hr
	15	Ground	1	55	34	2 hr	5 hr
	16	Ground	1	55	84	5 hr	5 hr

	Control		Requirement	Proposed
HEIGHT	Parramatta Council-LEP Housing SEPP		9m 9.5m	7.8m to top of roof
FSR	Parramatta Council-LEP		0.5:1	0.42:1
	Housing SEPP		0.5:1	0.42:1 (1181.5m²)
	SEPP SL		0.5:1	0.46:1 (1294.97m²)
PARKING	Accessible Site		(0.4 x 8) + (0.5 x 8) = 8	4 accessible 4 standard
SETBACK	Parramatta Council DCP	Street	5-7m Consistent with prevailing setback on the street.	8.0-9.0m average
		Side	3m Except where dwellings primarily address side boundary then 4.5m	3m
		Rear	15% site length = 6.81m	4.0 - 5.9m
LANDSCAPING	Housing SEPP	Seniors	35 m² per Dwelling = 560 m²	1034 m²
DEEP SOIL	Housing SEPP	Seniors	15% = 422 m² 65% at rear = 274m²	454.8 m² 260.5 m²
SOLAR ACCESS	Housing SEPP	Seniors	70% for 2hrs in Mid-Winter = 11.2	87.5% = 14

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 relevant Planning Instrument

AREA* - dwelling floor area includes internal walls but excludes external walls

POS* - private open space



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
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
A	12.04.22	DA PLAN ISSUE
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) 8753 9000
LANDSCAPE CONSULTANT	GREENLAND DESIGN PTY LTD PH 0403 164 198

CIVIL CONSULTANT	ACOR CONSULTANTS PTY LTD PH (02) 4924 3489
HYDRAULIC CONSULTANT	MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811
ELECTRICAL CONSULTANT	MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811

BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845

TITLE:

COVER PAGE

FILE:

SK5 Glenn Ave Northmead 29March2021.dwg

PLOTTED:

24/04/2021 3:31 PM

STATUS: DA

DATE:

13/10/21

SCALE:

N.T.S.

PROJ:

BGX60

DRAWN:

MB

CHECKED:

BR

DESIGNED BY/REV:

BR

TYPE:

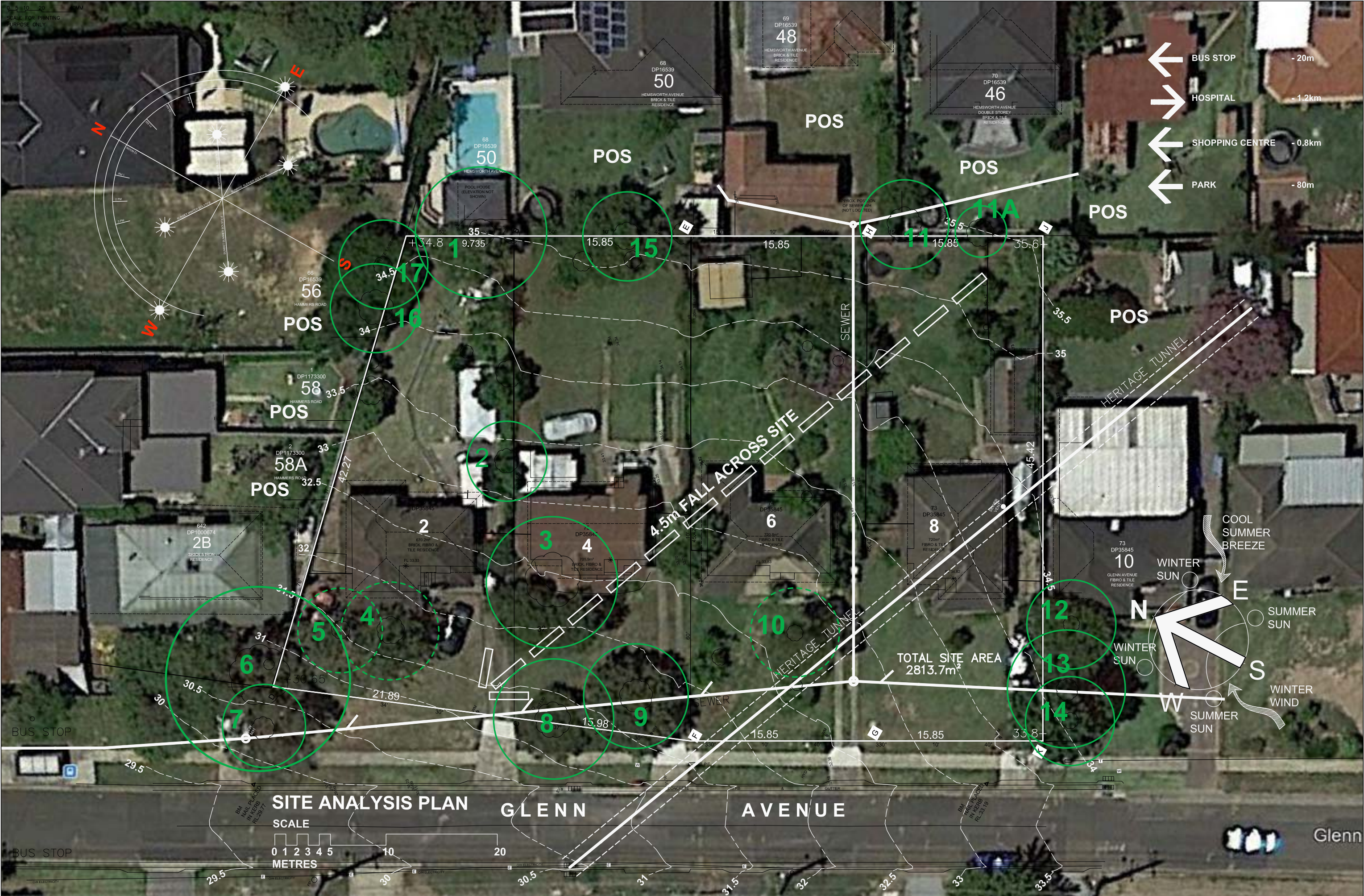
A

SHEET:

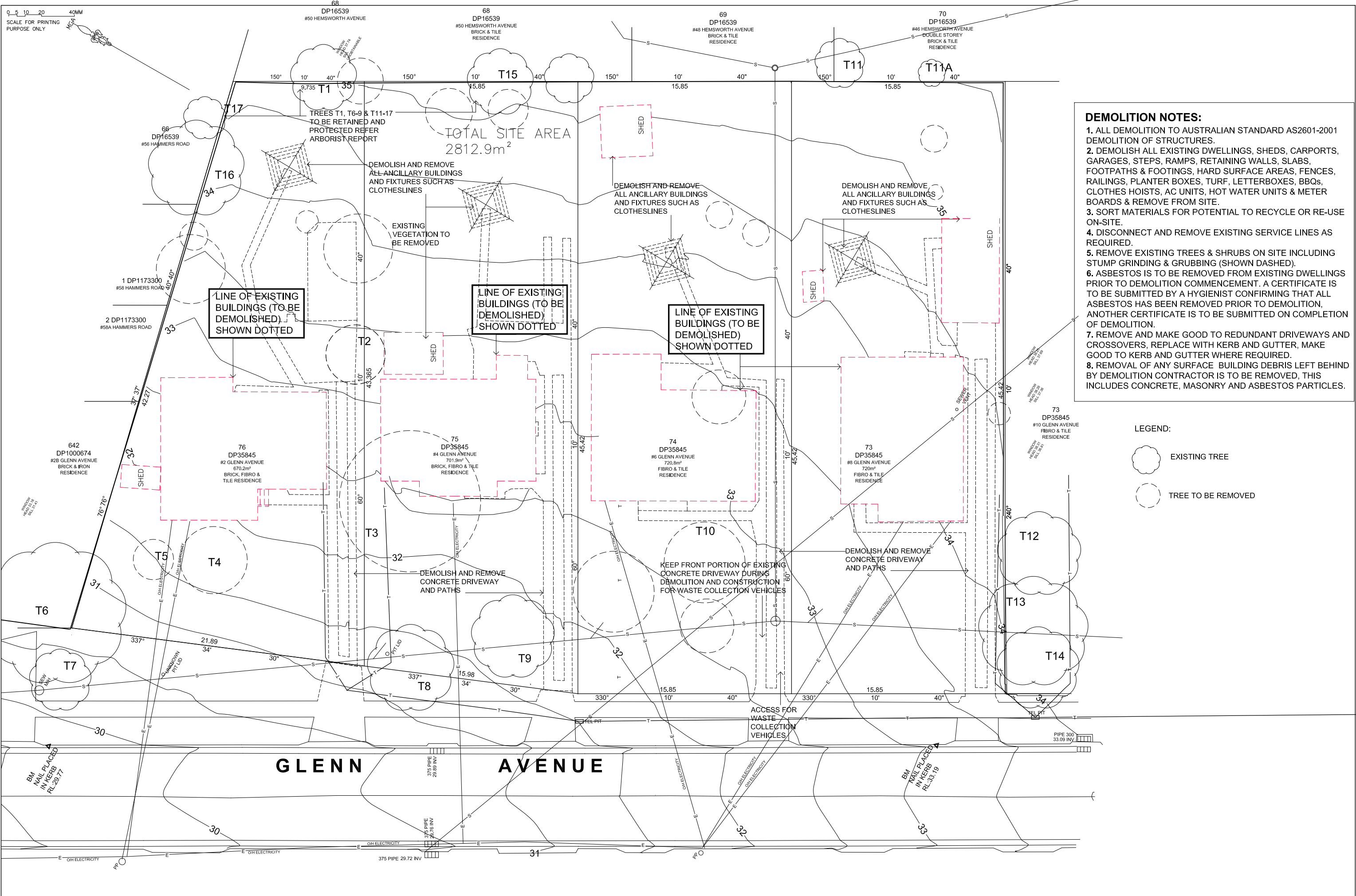
A01

REV:

A

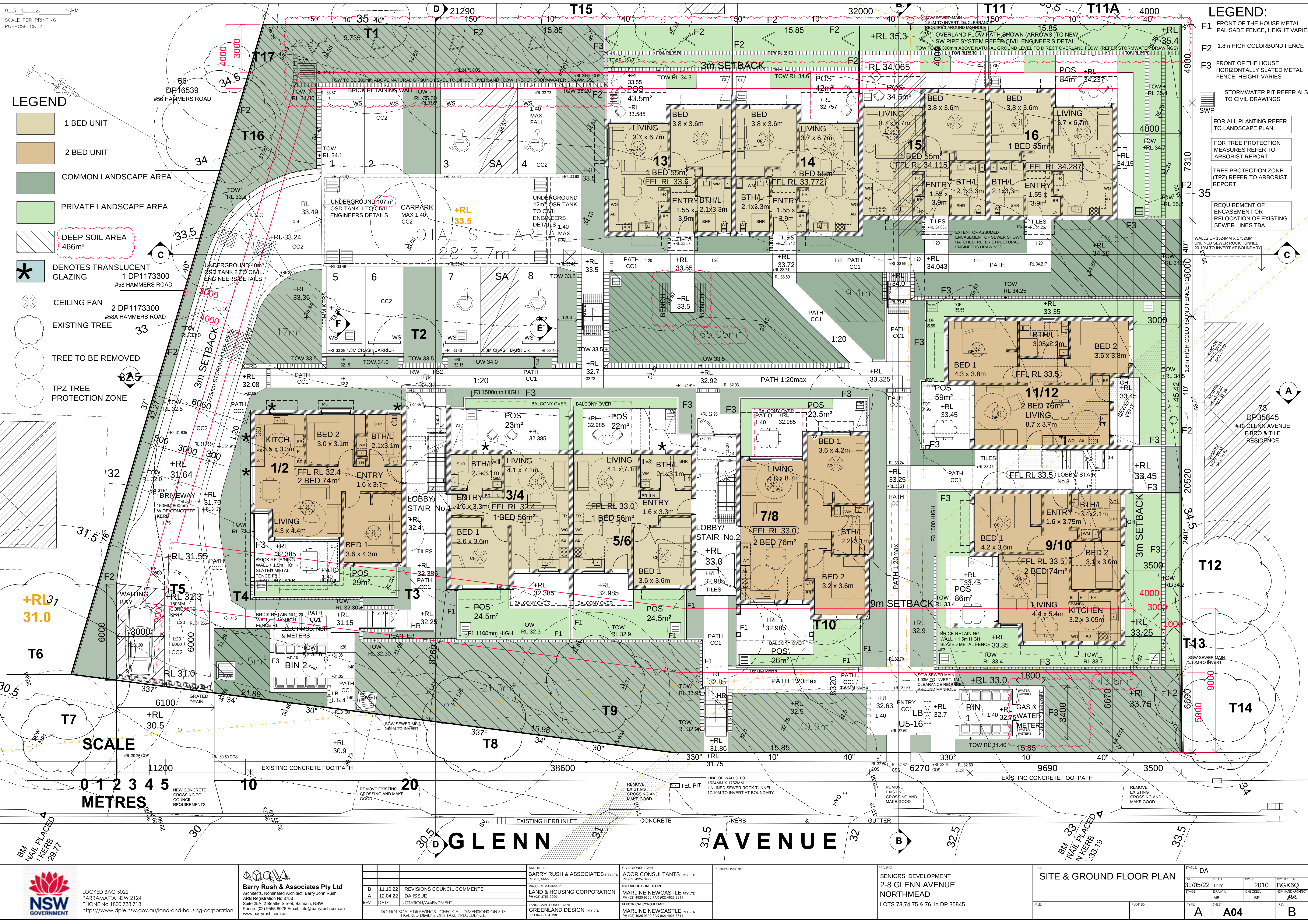


 LOCKED BAG 5022 PARRAMATTA NSW 2124 PHONE No 1800 738 718 https://www.dple.nsw.gov.au/land-and-housing-corporation		 Barry Rush & Associates Pty Ltd Architects, Nominated Architect: Barry John Rush ARS Registration No 3753 Suite 25A, 2 Beattie Street, Balmain, NSW Phone: (02) 9555 8028 Email: info@barryrush.com.au www.barryrush.com.au		<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

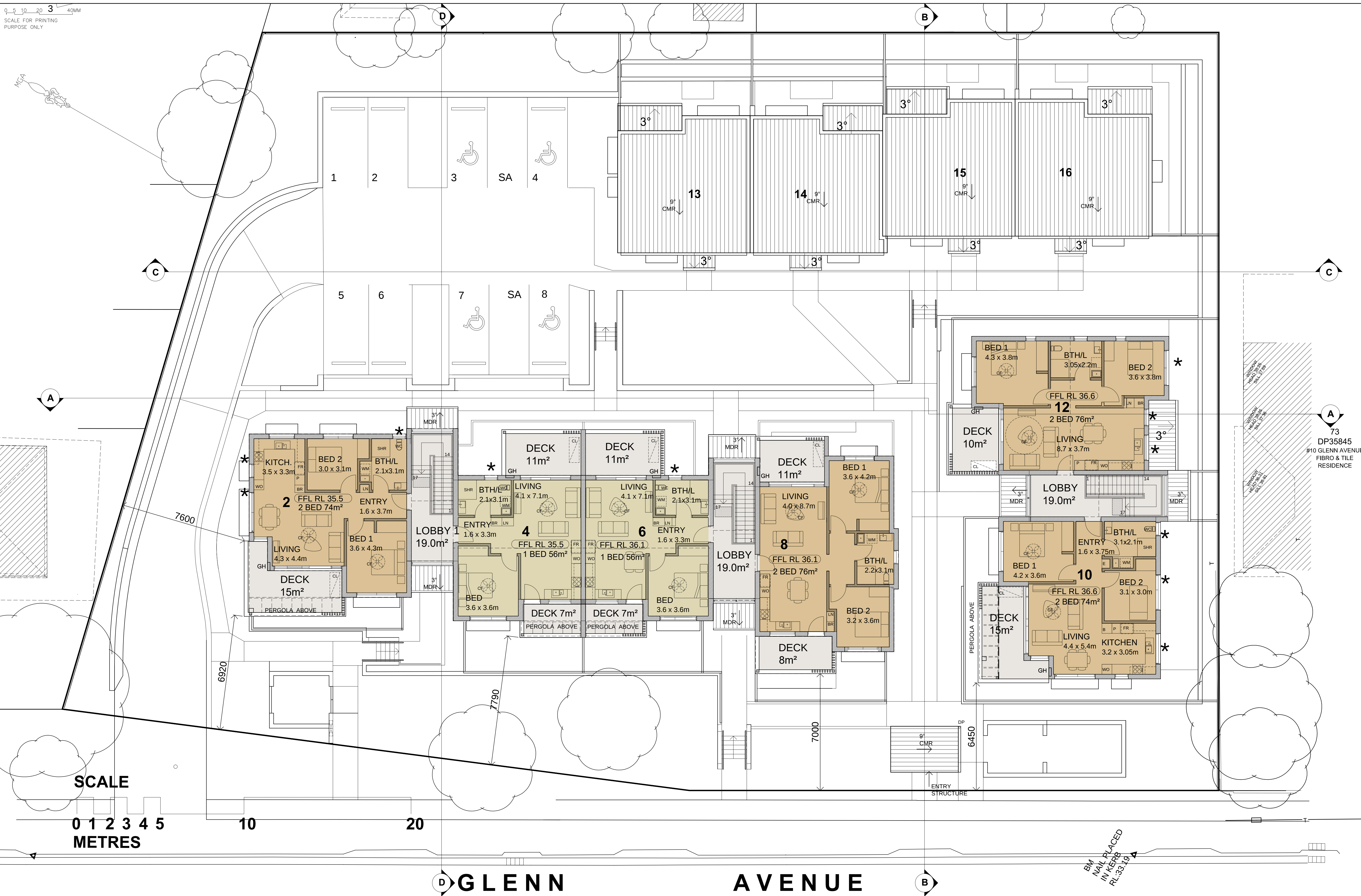


- DEMOLITION NOTES:**
1. ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
 2. DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS & METER BOARDS & REMOVE FROM SITE.
 3. SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
 4. DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
 5. REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).
 6. ASBESTOS IS TO BE REMOVED FROM EXISTING DWELLINGS PRIOR TO DEMOLITION COMMENCEMENT. A CERTIFICATE IS TO BE SUBMITTED BY A HYGIENIST CONFIRMING THAT ALL ASBESTOS HAS BEEN REMOVED PRIOR TO DEMOLITION, ANOTHER CERTIFICATE IS TO BE SUBMITTED ON COMPLETION OF DEMOLITION.
 7. REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.
 8. REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED, THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.

- LEGEND:**
- EXISTING TREE
 - TREE TO BE REMOVED



0 5 10 20 3 40MM
SCALE FOR PRINTING
PURPOSE ONLY



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 8028 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
A	12.04.22	DA ISSUE
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) 8753 9500
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4924 3499
HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX (02) 4926 3811
ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX (02) 4926 3811

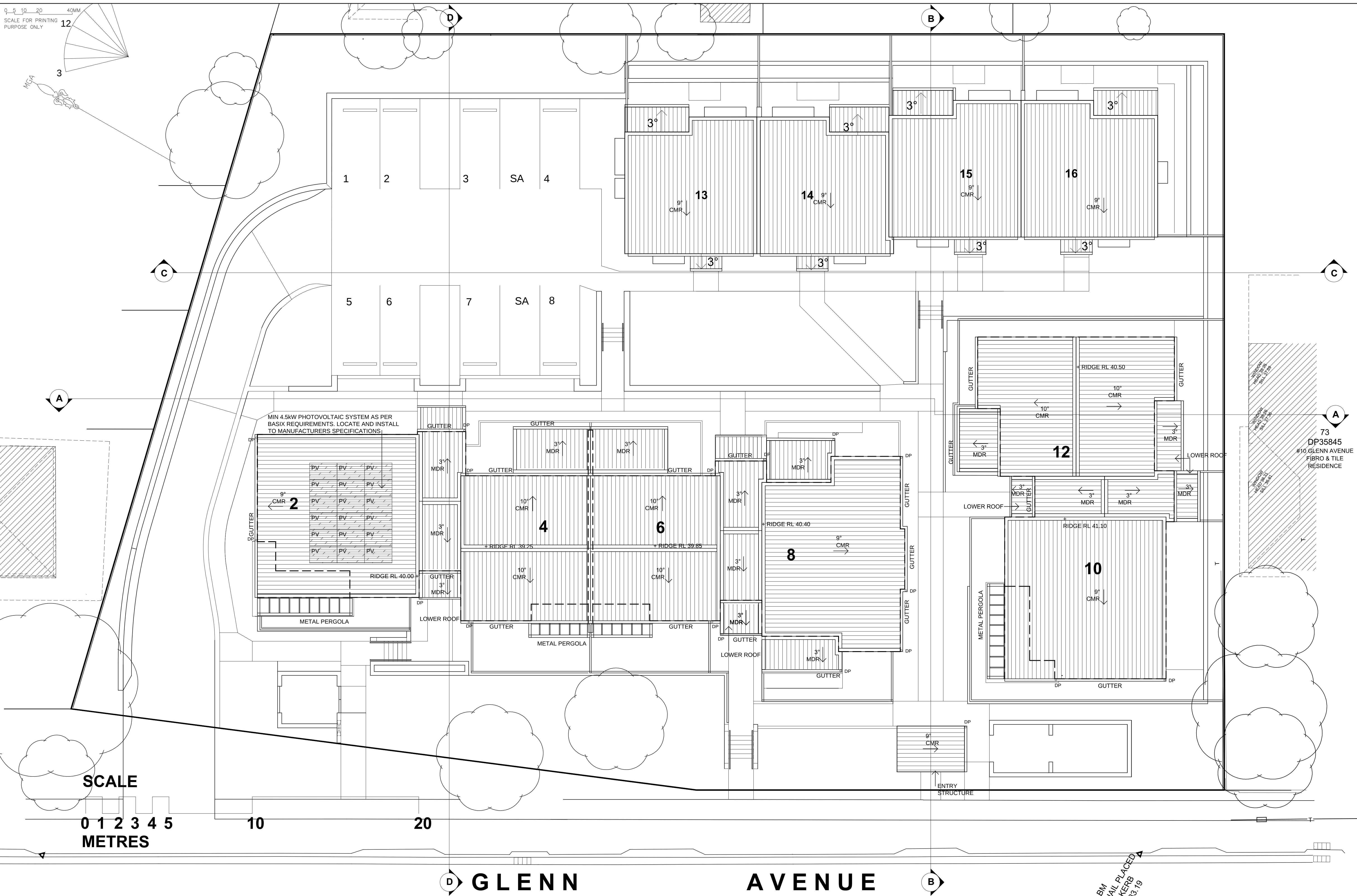
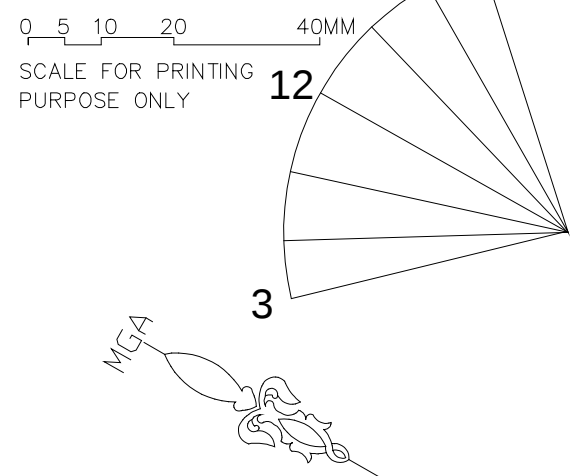
BUSINESS PARTNER:

PROJECT:
**SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD**
LOTS 73,74,75 & 76 in DP 35845

TITLE:
FIRST FLOOR PLAN

FILE:
A03-A10 Plans Elevations Glenn Ave Northmead
PLOTTER:
7/20/2021 11:25 AM

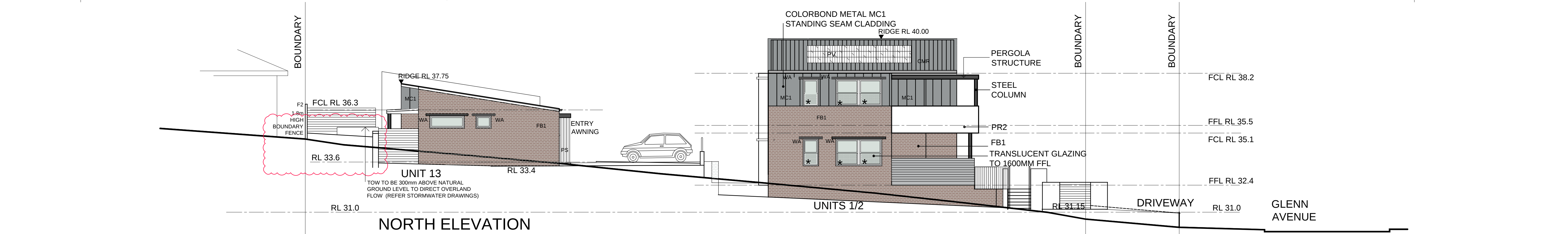
STATUS: DA	PROJECT NO: BGX6Q	REGISTERED ARCHITECT: BR
DATE: 13/10/21	SCALE: 1:100	PROJECT NO: BGX6Q
DRAWN: MB	CHECKED: BR	PROJECT NO: BGX6Q
TYPE: A	SHEET: A05	REV: A



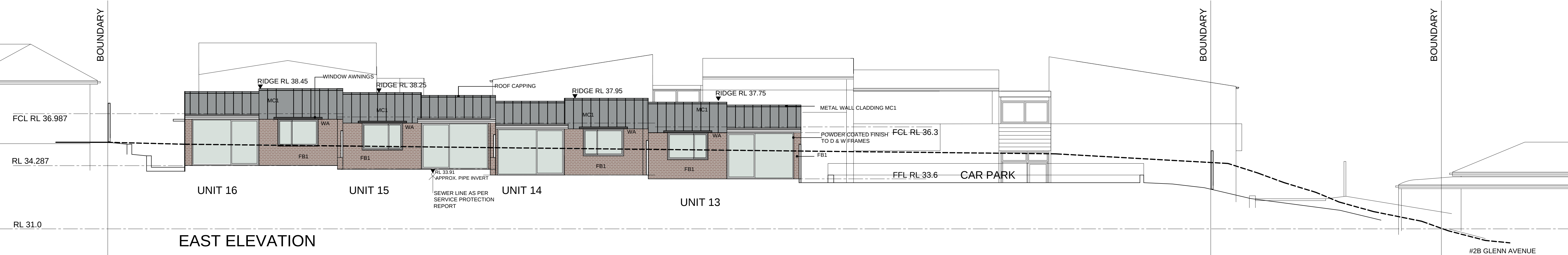
 LOCKED BAG 5022 PARRAMATTA NSW 2124 PHONE No 1800 738 718 https://www.dpie.nsw.gov.au/land-and-housing-corporation		 Barry Rush & Associates Pty Ltd Architects. Nominated Architect: Barry John Rush ARB Registration No 3755 Suite 25A, 2 Beattie Street, Balmain, NSW Phone: (02) 9555 8028 Email: info@barryrush.com.au www.barryrush.com.au				ARCHITECT BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 8028		CIVIL CONSULTANT ACOR CONSULTANTS PTY LTD PH (02) 4924 3499		BUSINESS PARTNER: PROJECT: SENIORS DEVELOPMENT 2-8 GLENN AVENUE NORTHMEAD LOTS 73,74,75 & 76 in DP 35845		TITLE: ROOF PLAN FILE: A03-A10 Plans Elevations Glenn Ave Northmead PLOTTED: 7/20/2024 11:25 AM		STATUS: DA					
						HYDRAULIC CONSULTANT MARLINE NEWCASTLE PTY LTD PH (02) 4525 9300		PROJECT NO: BGX6Q											
						LAND & HOUSING CORPORATION PH (02) 8753 9500		SCALE: 1:100						PROJ: -		PROJECT NO: BGX6Q			
						LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH 0403 164 198		ELECTRICAL CONSULTANT MARLINE NEWCASTLE PTY LTD PH (02) 4525 9300 FAX (02) 4926 3811						DRAWN: MB		CHECKED: BR		REVISIONS: BR	
						DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.								TYPE: A		SHEET: A06		REV: A	



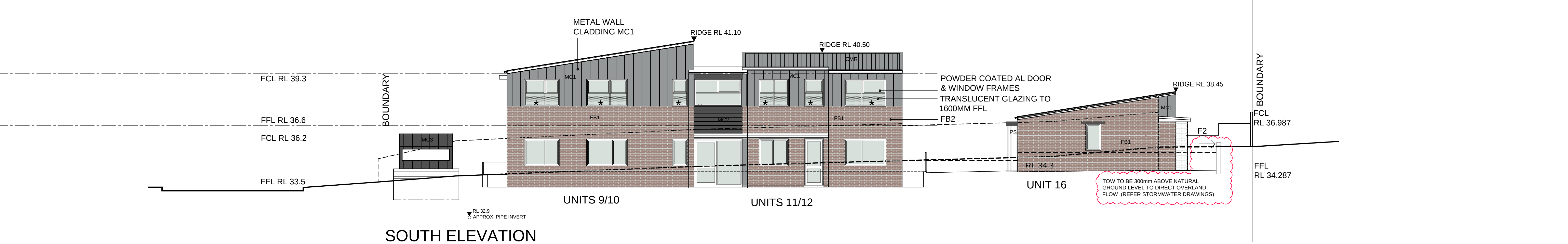
WEST ELEVATION (FACING GLENN AVENUE)



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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 9029 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
B	11.10.22	REVISIONS COUNCIL COMMENTS
A	12.04.22	DA PLANS ISSUE

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

ARCHITECT
BARRY RUSH & ASSOCIATES PTY LTD
PH (02) 9555 9028
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 8753 9000
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH (0423) 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4924 3499
HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX: (02) 4926 3811
ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX: (02) 4926 3811

BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845

TITLE:
ELEVATIONS

FILE:
A03-A10b Plans Elevations Glenn Ave Northmead.dwg
PLOTTED:
11/10/2022 4:26 PM

STATUS: DA	SCALE: 1:100	PROJ: -	PROJECT No: BGX6Q
DATE: 13/10/21	DRAWN: MB	CHECKED: BR	NOMINATED ARCHITECT: <i>BR</i>
STAGE:	SHEET: A	TYPE: A	REV: B



March 2022
Building Sustainability Assessments
enquiries@buildingsustainability.net.au

BSA Reference: 17099
Ph: (02) 4962 3439
www.buildingsustainability.net.au

Important Note
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 NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)		
External Wall Construction		
Cavity Brick	Added Insulation	
Reverse Brick	R1.0	
Internal Wall Construction		
Brick	Added Insulation	
Cavity Brick (party walls)	None	
Ceiling Construction		
Plasterboard	Added Insulation	
Roof Construction		
Colour (Solar Absorptance)	Added Insulation	
Metal	Any	Foil + R1.0 blanket

Floor Construction	Covering	Added Insulation
Concrete	As drawn (if not noted default values used)	None

Windows	Glass and frame type	U value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

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, louvres

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
-----------	----------------------	---	------	-----------	--------

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

Shade elements (eaves, verandahs, awnings etc)
All shade elements modelled as drawn

Ceiling Penetrations (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.

Ceiling fans used in the Modelling and to be installed in the following areas:
All bedrooms and at least one living area = 900mm ceiling fans



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 9029 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
B	11.10.22	REVISIONS COUNCIL COMMENTS
A	12.04.22	DA PLANS ISSUE

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

ARCHITECT
BARRY RUSH & ASSOCIATES PTY LTD
PH (02) 9555 9029

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

LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH (0423) 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4954 3499

HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX: (02) 4925 3811

ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX: (02) 4925 3811

BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845

TITLE:
SECTIONS

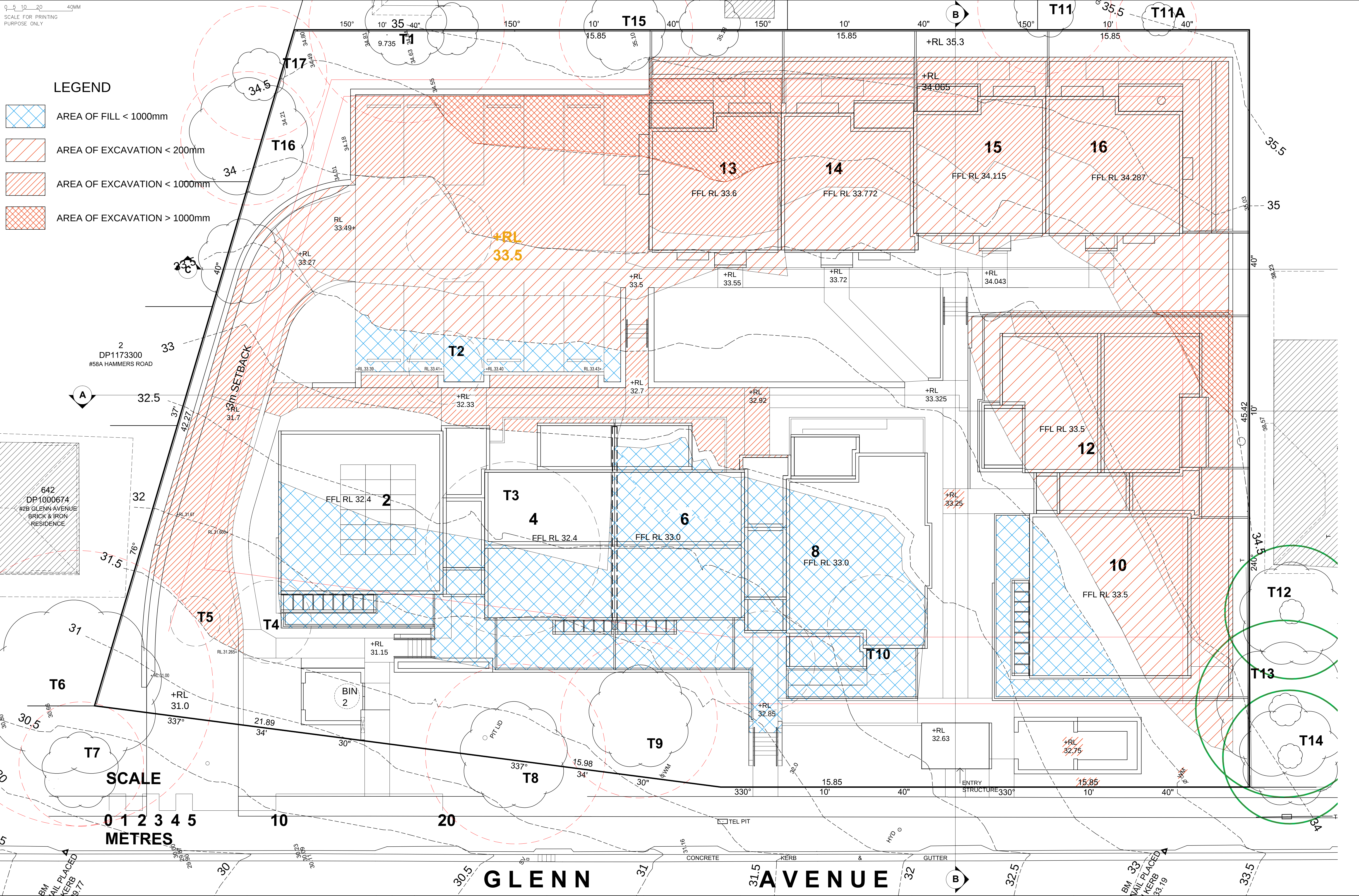
DATE: 13/10/21	SCALE: 1:100	PROJ: -	PROJECT NO: BGX6Q
STAGE: MB	DRAWN: MB	CHECKED: BR	NOMINATED ARCHITECT: BR
TYPE: A	SHEET: A08	REV: B	

FILE: A03-A10b Plans Elevations Glenn Ave Northmead.dwg
PLOTTED: 11/10/2022 4:26 PM

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY

LEGEND

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



 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 8028 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
A	12.04.22	DA PLANS 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) 8753 9500

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4924 3499
HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4553 9300 FAX (02) 4928 3811
ELECTRICAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4553 9300 FAX (02) 4928 3811

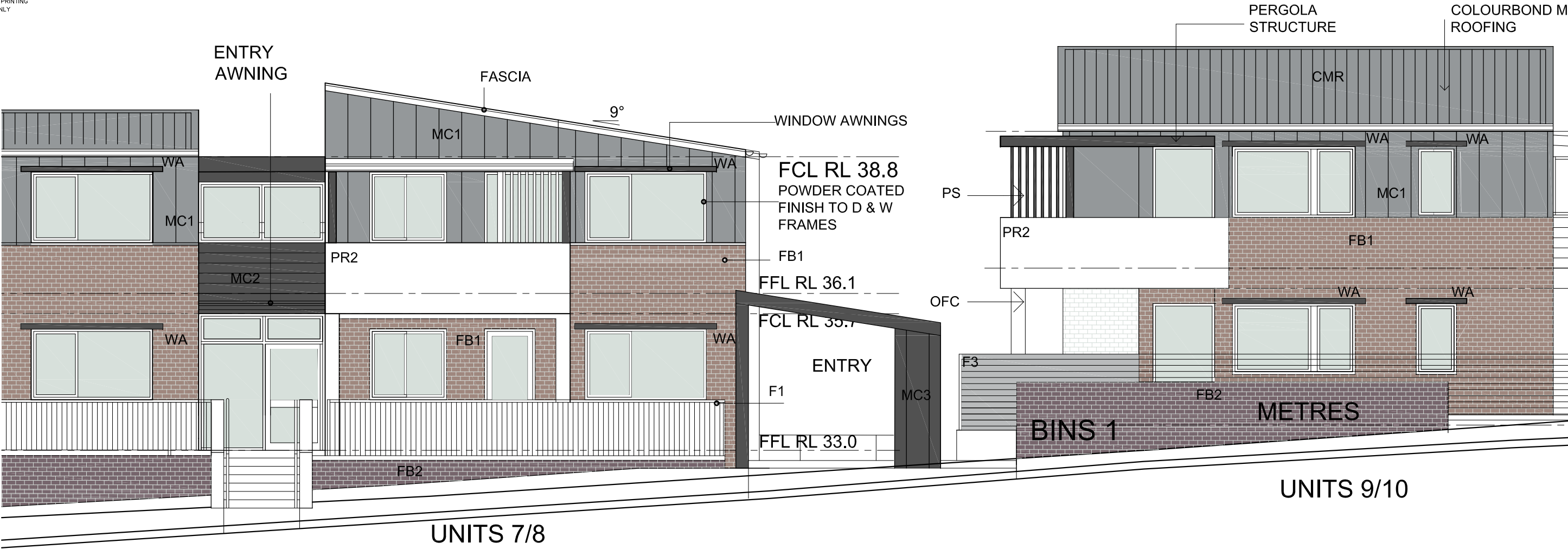
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

BUSINESS PARTNER:
SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845

PROJECT:
SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845

TITLE:
AREAS OF EXCAVATION & FILL
FILE:
A03-A10 Plans Elevations Glenn Ave Northmead
PLOTTED:
27Oct21.dwg
27/10/2021 11:25 AM

STATUS: DA	SCALE: 1:100	PROJECT NO: BGX6Q
DATE: 13/10/21	DRAWN: MB	CHECKED: BR
TYPE: A	SHEET: A09	REV: A



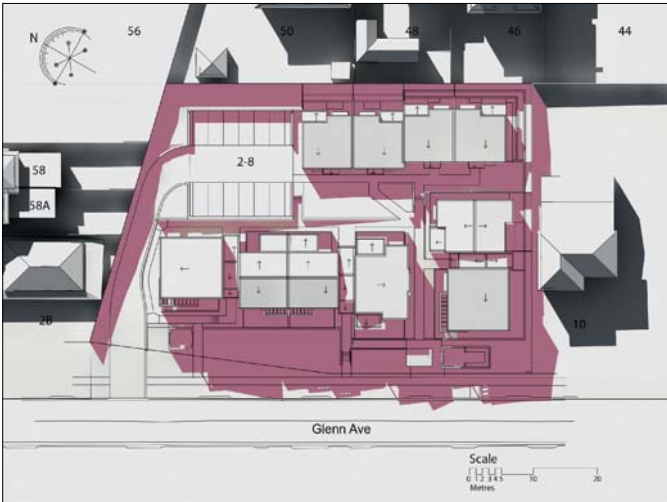
FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/ GUTTER/ DOWNPIPE/		COLRBOND METAL ROOFING	BASALT
	FASCIA & BARGE		METAL	MONUMENT
FB1	WALLS		FACE BRICK	BOWRAL MURRAY GREY
FB2	LOW SITE WALLS		FACE BRICK	BORAL ESCURA VELOUR VOLCANIC
MC1	WALLS		METAL WALL CLADDING STANDING SEAM	BASALT
MC2	WALLS ABOVE ENTRIES		METAL WALL CLADDING	MONUMENT
MC3	WALLS TO ENTRY STRUCTIURES		METAL WALL CLADDING STANDING SEAM	MONUMENT
WA	WINDOW AWNINGS		METAL POWDERCOATED	MONUMENT

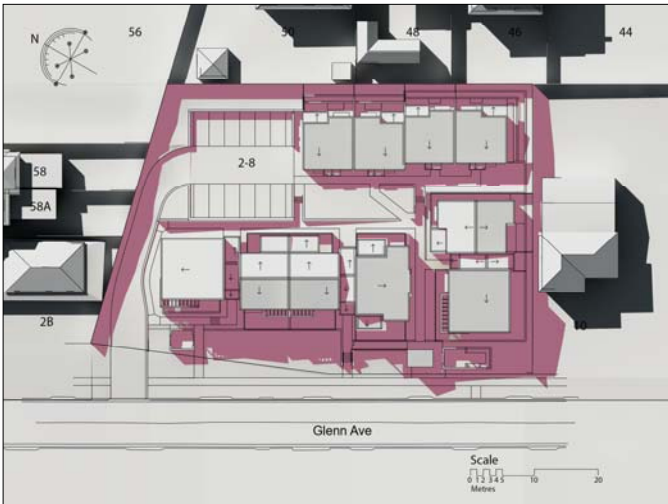
CODE	LOCATION		DESCRIPTION	COLOUR
PR1	DIVIDING WALLS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	MONUMENT
PR2	BALCONY'S & SITE WALLS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	WATTYL ASTOR WHITE
AL	WINDOWS & DOORS		METAL POWDERCOATED	SATIN MONUMENT
SS	HANDRAILS		STAINLESS STEEL	SS MATT
AWNING/ WA	AWNINGS		COLORBOND	MONUMENT
FC1	BALCONY LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	WATTYL ASTOR WHITE
F1	METAL FENCE 1200 HIGH		METAL FENCING TO DETAIL	DULUX MONUMENT
F2 F3	FENCE		COLORBOND FENCE SLATTED METAL FENCE	DULUX SHALE GREY



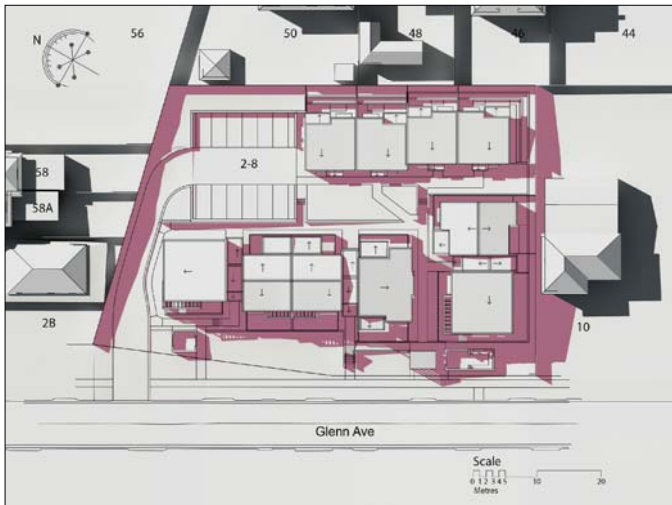
9AM 21ST JUNE



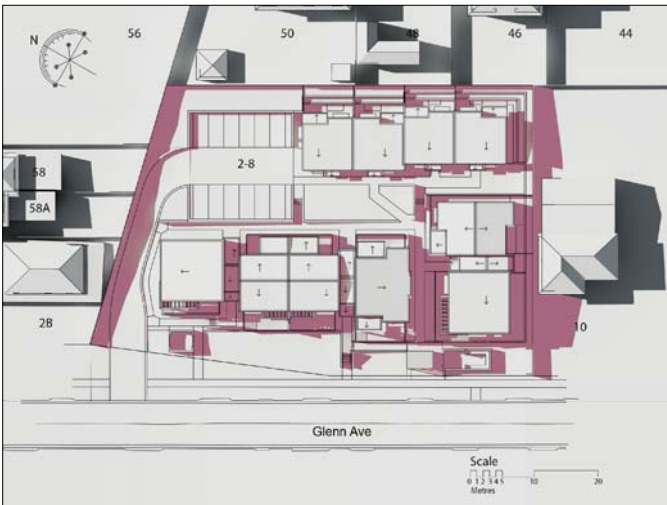
10AM 21ST JUNE



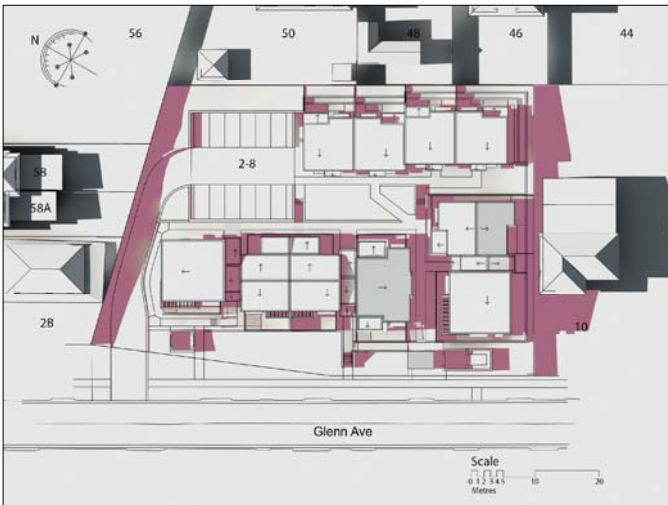
11AM 21ST JUNE



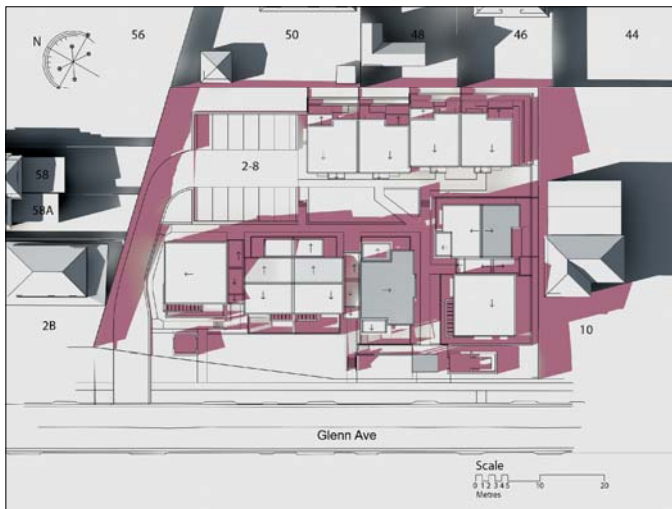
12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE

LEGEND:

- Grey area indicates existing shadows cast by neighboring properties
- Pink area indicates shadows cast by proposed development



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
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain, NSW
Phone: (02) 9555 8028 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
A	12.04.22	DA ISSUE
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) 8753 9000
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH 0403 184 198

CIVIL CONSULTANT ACOR CONSULTANTS PTY LTD PH (02) 4924 3409
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
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845**

TITLE:
**SHADOW DIAGRAMS
MID WINTER**

FILE:
A0912_SHADOWS 3D.dwg

PLOTTED:
2/03/2020 2:27 PM

STATUS: **DA**

DATE:
13.10.21

SCALE:
N.T.S.

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

PROJECT NO.:

DATE:

SCALE:

PROJ. NO.:

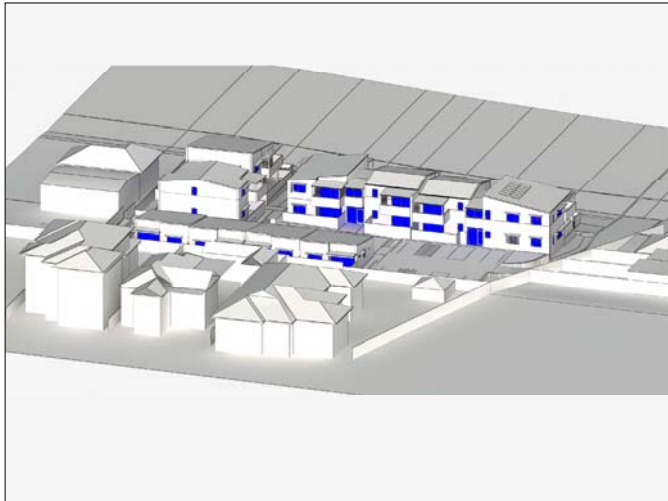
PROJECT NO.:

DATE:

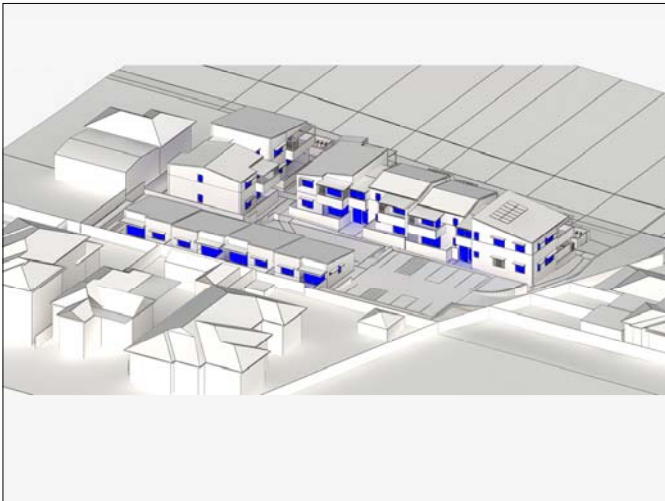
SCALE:

PROJ. NO.:

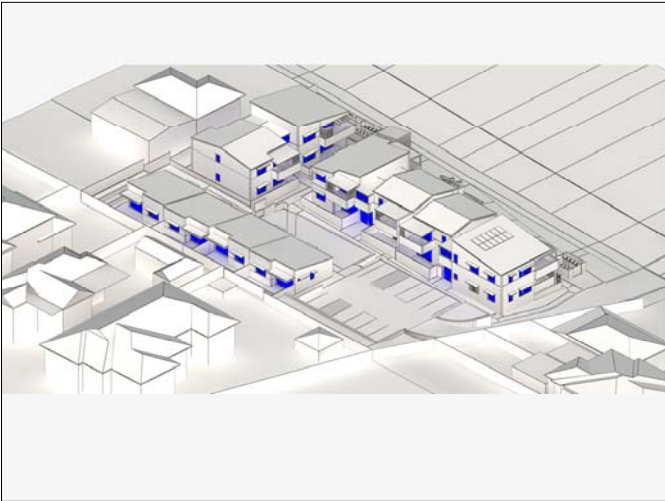
PROJECT NO.:



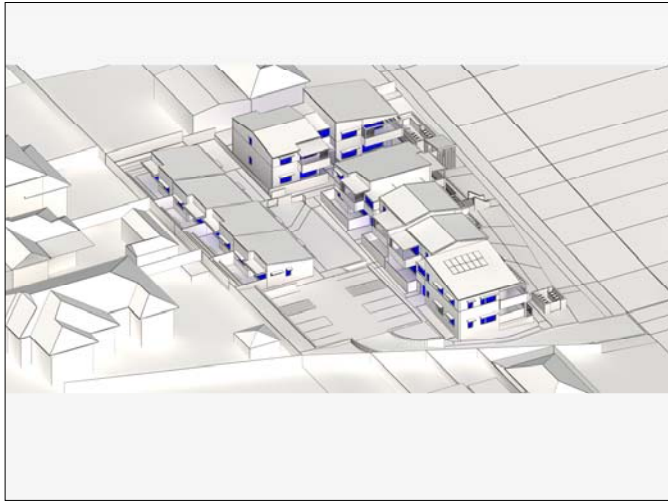
9AM 21ST JUNE



10AM 21ST JUNE



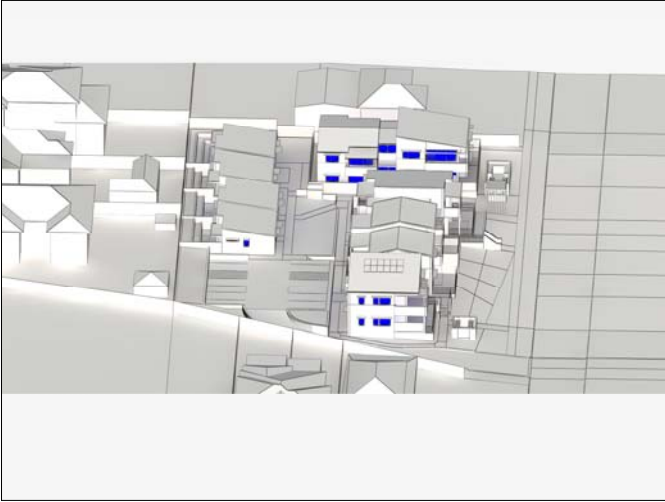
11AM 21ST JUNE



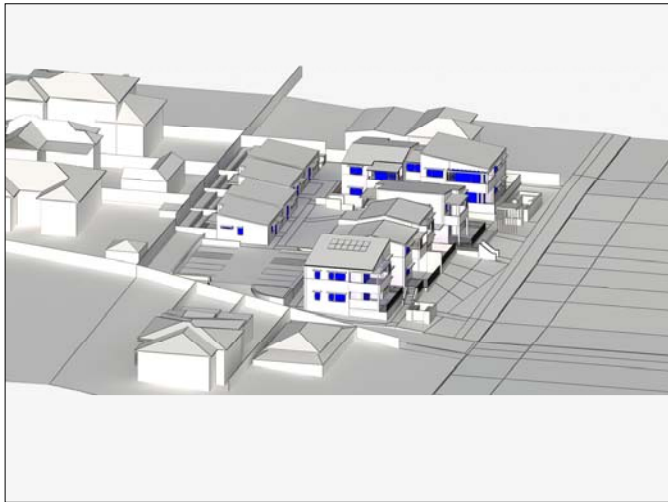
12NOON 21ST JUNE



1PM 21ST JUNE



2PM 21ST JUNE



3PM 21ST JUNE



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
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain, NSW
Phone: (02) 9555 8028 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
A	12.04.22	DA ISSUE
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) 8753 9000
LANDSCAPE CONSULTANT GREENLAND DESIGN PTY LTD PH 0403 164 198

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

BUSINESS PARTNER:

PROJECT:
**SENIORS DEVELOPMENT
2-8 GLENN AVENUE
NORTHMEAD
LOTS 73,74,75 & 76 in DP 35845**

TITLE:
VIEWS FROM SUN DIAGRAM

FILE:
A03-A10 Plans Elevations Glenn Ave Northmead

PLOTTED:
27/Oct/2021 11:25 AM

STATUS: DA	SCALE: N.T.S.	PROJ: -	PROJECT NO: BGX60
DATE: 13.10.21	DRAWN: MB	CHECKED: BR	APPROVED: <i>BR</i>
TYPE: A	SHEET: A12	REV: A	



