

UNIT MIX AND AMENITY ANALYSIS - SUMMARY STAGE 4

STAGE 4: BUILDING 4A + 4B

	ORIGINAL:	NEW PROPOSED:
-1 BED:	61 (26%)	43 (18.6%)
-2 BED:	151 (64%)	160 (69.3%)
-3 BED:	24 (10%)	28 (12.1%)
-CROSS VENT:	145= 61.4%	138= 59.7% (60%)
-SOLAR ACCESS:	166= 70.3%	162= 70.1%
-NO SUN:	38 = 16.1%	39 = 16.9%
-ADAPTABLE UNITS:	24 = 10%	25 = 10.8%
-SILVER UNITS:	47 = 21%	51 = 22.1%
-TOTAL UNITS:	236	231

SITE AREA ST.4 (gross)	SITE SUMMARY
SITE AREA ST.4 (net)	15958.0 m ²
	9183.8 m ²
- GFA	28,146.8 m ²
- COMMON OPEN SPACE	3845.1 m ²
- LANDSCAPE	2792.0 m ²
- PLANTING	2354.0 m ²
- HARD SURFACE	5146.0 m ²

Apartement Schedule Building A			
Level	Number	Name	Area
UG	A1.UG.01	3 BED	96.3 m ²
UG: 1			
L 1	A1.1.01	2 BED	83.6 m ²
L 1	A1.1.02	2 BED	80.9 m ²
L 1	A1.1.03	2 BED	80.9 m ²
L 1	A1.1.04	2 BED	80.9 m ²
L 1	A1.1.05	2 BED	79.8 m ²
L 1	A1.1.06	2 BED	79.2 m ²
L 1	A1.1.07	2 BED	79.2 m ²
L 1	A1.1.08	2 BED	80.2 m ²
L 1	A1.1.09	2 BED	88.4 m ²
L 1	A2.1.01	2 BED	82.4 m ²
L 1	A2.1.02	1 BED	52.5 m ²
L 1	A2.1.03	1 BED	52.7 m ²
L 1	A2.1.04	1 BED	52.7 m ²
L 1	A2.1.05	2 BED	78.8 m ²
L 1	A2.1.06	2 BED	77.6 m ²
L 1	A2.1.07	2 BED	77.3 m ²
L 1	A2.1.08	2 BED	77.3 m ²
L 1	A2.1.09	2 BED	75.9 m ²
L 1	A2.1.10	2 BED	76.0 m ²
L 1	A2.1.11	3 BED	98.3 m ²
L 1	A2.1.12	2 BED	75.9 m ²
L 1: 21			
L 2	A1.2.01	2 BED	83.6 m ²
L 2	A1.2.02	2 BED	80.5 m ²
L 2	A1.2.03	2 BED	80.5 m ²
L 2	A1.2.04	2 BED	80.5 m ²
L 2	A1.2.05	2 BED	79.8 m ²
L 2	A1.2.06	2 BED	79.2 m ²
L 2	A1.2.07	2 BED	79.2 m ²
L 2	A1.2.08	2 BED	80.2 m ²
L 2	A1.2.09	3 BED	101.8 m ²
L 2	A2.2.01	2 BED	82.4 m ²
L 2	A2.2.02	1 BED	52.5 m ²
L 2	A2.2.03	1 BED	52.5 m ²
L 2	A2.2.04	1 BED	52.5 m ²
L 2	A2.2.05	2 BED	80.6 m ²
L 2	A2.2.06	2 BED	77.6 m ²
L 2	A2.2.07	2 BED	77.3 m ²
L 2	A2.2.08	2 BED	77.3 m ²
L 2	A2.2.09	2 BED	75.9 m ²
L 2	A2.2.10	2 BED	76.0 m ²
L 2	A2.2.11	3 BED	98.4 m ²
L 2	A2.2.12	2 BED	75.9 m ²
L 2: 21			
L 3	A1.3.01	2 BED	84.1 m ²
L 3	A1.3.02	2 BED	80.6 m ²
L 3	A1.3.03	2 BED	80.6 m ²
L 3	A1.3.04	2 BED	80.5 m ²
L 3	A1.3.05	2 BED	79.8 m ²
L 3	A1.3.06	2 BED	79.2 m ²
L 3	A1.3.07	2 BED	79.2 m ²
L 3	A1.3.08	2 BED	80.2 m ²
L 3	A1.3.09	3 BED	101.8 m ²
L 3	A2.3.01	2 BED	82.4 m ²
L 3	A2.3.02	1 BED	52.5 m ²
L 3	A2.3.03	1 BED	52.6 m ²
L 3	A2.3.04	1 BED	52.6 m ²
L 3	A2.3.05	2 BED	80.6 m ²
L 3	A2.3.06	2 BED	77.6 m ²
L 3	A2.3.07	2 BED	77.3 m ²
L 3	A2.3.08	2 BED	77.3 m ²
L 3	A2.3.09	2 BED	75.9 m ²
L 3	A2.3.10	2 BED	76.0 m ²
L 3	A2.3.11	3 BED	98.4 m ²
L 3	A2.3.12	2 BED	75.9 m ²
L 3: 21			

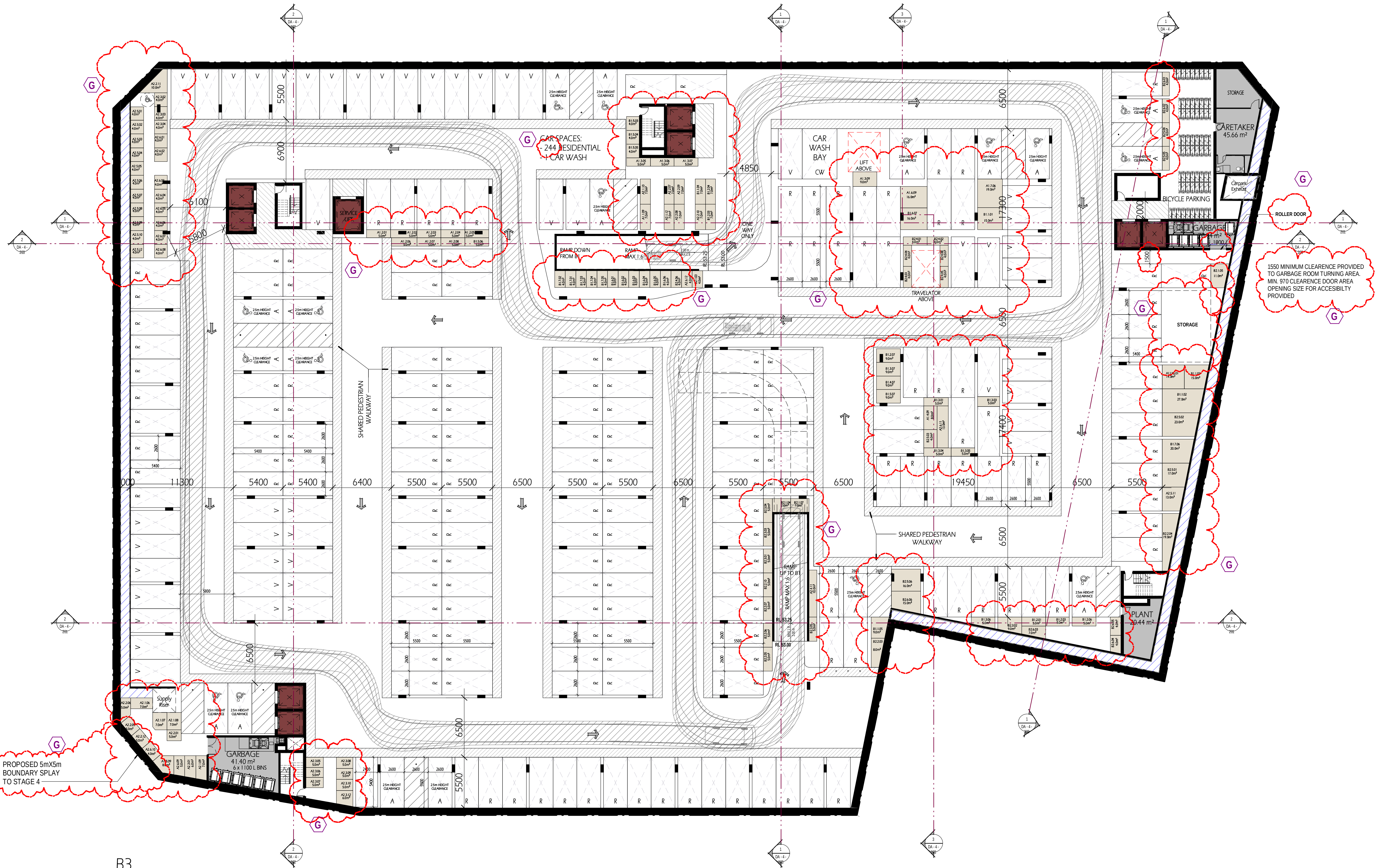
Apartement Schedule Building A			
Level	Number	Name	Area
L 4	A1.4.01	2 BED	84.1 m ²
L 4	A1.4.02	2 BED	80.6 m ²
L 4	A1.4.03	2 BED	80.6 m ²
L 4	A1.4.04	2 BED	80.5 m ²
L 4	A1.4.05	2 BED	79.8 m ²
L 4	A1.4.06	2 BED	79.2 m ²
L 4	A1.4.07	2 BED	79.2 m ²
L 4	A1.4.08	2 BED	80.2 m ²
L 4	A1.4.09	3 BED	101.8 m ²
L 4	A2.4.01	2 BED	82.4 m ²
L 4	A2.4.02	1 BED	52.5 m ²
L 4	A2.4.03	1 BED	52.5 m ²
L 4	A2.4.04	1 BED	52.5 m ²
L 4	A2.4.05	2 BED	80.6 m ²
L 4	A2.4.06	2 BED	77.6 m ²
L 4	A2.4.07	2 BED	77.3 m ²
L 4	A2.4.08	2 BED	77.3 m ²
L 4	A2.4.09	2 BED	75.9 m ²
L 4	A2.4.10	2 BED	76.0 m ²
L 4	A2.4.11	3 BED	98.4 m ²
L 4	A2.4.12	2 BED	75.9 m ²
L 4: 21			
L 5	A1.5.01	2 BED	84.1 m ²
L 5	A1.5.02	2 BED	80.6 m ²
L 5	A1.5.03	2 BED	80.6 m ²
L 5	A1.5.04	2 BED	80.5 m ²
L 5	A1.5.05	2 BED	79.8 m ²
L 5	A1.5.06	2 BED	79.2 m ²
L 5	A1.5.07	2 BED	79.2 m ²
L 5	A1.5.08	2 BED	80.2 m ²
L 5	A1.5.09	3 BED	101.8 m ²
L 5	A2.5.01	2 BED	82.4 m ²
L 5	A2.5.02	1 BED	52.5 m ²
L 5	A2.5.03	1 BED	52.5 m ²
L 5	A2.5.04	1 BED	52.5 m ²
L 5	A2.5.05	2 BED	80.6 m ²
L 5	A2.5.06	2 BED	77.6 m ²
L 5	A2.5.07	2 BED	77.3 m ²
L 5	A2.5.08	2 BED	77.3 m ²
L 5	A2.5.09	2 BED	75.9 m ²
L 5	A2.5.10	2 BED	76.0 m ²
L 5	A2.5.11	3 BED	98.4 m ²
L 5	A2.5.12	2 BED	75.9 m ²
L 5: 21			
L 6	A1.6.01	2 BED	84.1 m ²
L 6	A1.6.02	2 BED	80.6 m ²
L 6	A1.6.03	2 BED	80.6 m ²
L 6	A1.6.04	2 BED	80.5 m ²
L 6	A1.6.05	2 BED	79.8 m ²
L 6	A1.6.06	2 BED	79.2 m ²
L 6	A1.6.07	2 BED	79.2 m ²
L 6	A1.6.08	2 BED	80.2 m ²
L 6	A1.6.09	3 BED	101.8 m ²
L 6	A2.6.01	2 BED	82.4 m ²
L 6	A2.6.02	1 BED	52.5 m ²
L 6	A2.6.03	1 BED	52.6 m ²
L 6	A2.6.04	1 BED	52.6 m ²
L 6	A2.6.05	2 BED	80.6 m ²
L 6	A2.6.06	2 BED	77.6 m ²
L 6	A2.6.07	2 BED	77.3 m ²
L 6	A2.6.08	2 BED	77.3 m ²
L 6	A2.6.09	2 BED	75.9 m ²
L 6	A2.6.10	2 BED	76.0 m ²
L 6	A2.6.11	3 BED	98.4 m ²
L 6	A2.6.12	2 BED	75.9 m ²
L 6: 21			
L 7	A1.7.01	2 BED	84.1 m ²
L 7	A1.7.02	2 BED	81.0 m ²
L 7	A1.7.03	2 BED	81.0 m ²
L 7	A1.7.04	2 BED	79.2 m ²
L 7	A1.7.05	2 BED	80.6 m ²
L 7	A1.7.06	3 BED	101.8 m ²
L 7: 6			
Grand total: 133			

Apartement Schedule Building B			
Level	Number	Name	Area
UG	B1.UG.01	2 BED	78.1 m ²
UG	B1.UG.02	1 BED	63.5 m ²
UG	B1.UG.03	2 BED	79.2 m ²
UG	B1.UG.04	2 BED	79.2 m ²
UG: 4			
L 1	B1.1.01	3 BED	95.0 m ²
L 1	B1.1.02	3 BED	130.4 m ²
L 1	B1.1.03	3 BED	109.3 m ²
L 1	B1.1.04	2 BED	78.1 m ²
L 1	B1.1.05	3 BED	103.5 m ²
L 1	B2.1.01	1 BED	60.8 m ²
L 1	B2.1.02	1 BED	55.2 m ²
L 1	B2.1.03	2 BED	79.4 m ²
L 1	B2.1.04	2 BED	85.3 m ²
L 1	B2.1.05	3 BED	107.7 m ²
L 1	B2.1.06	1 BED	66.2 m ²
L 1	B2.1.07	2 BED	81.1 m ²
L 1	B2.1.08	1 BED	61.1 m ²
L 1	B2.1.09	1 BED	54.3 m ²
L 1	B2.1.10	1 BED	53.6 m ²
L 1: 15			
L 2	B1.2.01	2 BED	82.2 m ²
L 2	B1.2.02	1 BED	61.1 m ²
L 2	B1.2.03	2 BED	80.6 m ²
L 2	B1.2.04	2 BED	76.4 m ²
L 2	B1.2.05	2 BED	76.4 m ²
L 2	B1.2.06	2 BED	78.1 m ²
L 2	B1.2.07	3 BED	103.5 m ²
L 2	B2.2.01	1 BED	60.2 m ²
L 2	B2.2.02	1 BED	54.7 m ²
L 2	B2.2.03	2 BED	79.4 m ²
L 2	B2.2.04	3 BED	98.7 m ²
L 2	B2.2.05	2 BED	77.6 m ²
L 2	B2.2.06	2 BED	80.2 m ²
L 2	B2.2.07	2 BED	81.2 m ²
L 2	B2.2.08	1 BED	61.1 m ²
L 2	B2.2.09	1 BED	54.3 m ²
L 2	B2.2.10	2 BED	81.9 m ²
L 2: 17			
L 3	B1.3.01	2 BED	81.1 m ²
L 3	B1.3.02	1 BED	61.1 m ²
L 3	B1.3.03	2 BED	81.1 m ²
L 3	B1.3.04	2 BED	76.4 m ²
L 3	B1.3.05	2 BED	76.4 m ²
L 3	B1.3.06	2 BED	78.1 m ²
L 3	B1.3.07	3 BED	103.5 m ²
L 3	B2.3.01	2 BED	89.0 m ²
L 3	B2.3.02	3 BED	115.2 m ²
L 3	B2.3.03	2 BED	80.6 m ²
L 3	B2.3.04	2 BED	80.2 m ²
L 3	B2.3.05	2 BED	81.1 m ²
L 3	B2.3.06	1 BED	61.1 m ²
L 3	B2.3.07	1 BED	54.3 m ²
L 3	B2.3.08	2 BED	81.9 m ²
L 3: 15			

Apartement Schedule Building B			
Level	Number	Name	Area
L 4	B1.4.01	2 BED	81.1 m ²
L 4	B1.4.02	1 BED	61.1 m ²
L 4	B1.4.03	2 BED	81.1 m ²
L 4	B1.4.04	2 BED	76.4 m ²
L 4	B1.4.05	2 BED	76.4 m ²
L 4	B1.4.06	2 BED	78.1 m ²
L 4	B1.4.07	3 BED	103.5 m ²
L 4	B2.4.01	2 BED	89.0 m ²
L 4	B2.4.02	2 BED	88.3 m ²
L 4	B2.4.03	2 BED	79.9 m ²
L 4	B2.4.04	2 BED	80.2 m ²
L 4	B2.4.05	2 BED	81.1 m ²
L 4	B2.4.06	1 BED	61.1 m ²
L 4	B2.4.07	1 BED	54.3 m ²
L 4	B2.4.08	2 BED	81.9 m ²
L 4: 15			
L 5	B1.5.01	2 BED	81.1 m ²
L 5	B1.5.02	1 BED	61.1 m ²
L 5	B1.5.03	2 BED	81.1 m ²
L 5	B1.5.04	2 BED	76.4 m ²
L 5	B1.5.05	2 BED	76.4 m ²
L 5	B1.5.06	2 BED	78.1 m ²
L 5	B1.5.07	3 BED	103.5 m ²
L 5	B2.5.01	3 BED	113.2 m ²
L 5	B2.5.02	3 BED	119.8 m ²
L 5	B2.5.03	2 BED	81.1 m ²
L 5	B2.5.04	1 BED	61.1 m ²
L 5	B2.5.05	1 BED	54.3 m ²
L 5	B2.5.06	2 BED	81.9 m ²
L 5: 13			
L 6	B1.6.01	2 BED	81.1 m ²
L 6	B1.6.02	1 BED	61.1 m ²
L 6	B1.6.03	2 BED	81.1 m ²
L 6	B1.6.04	2 BED	76.4 m ²
L 6	B1.6.05	2 BED	76.4 m ²
L 6	B1.6.06	2 BED	78.1 m ²
L 6	B1.6.07	3 BED	103.5 m ²
L 6	B2.6.01	2 BED	83.7 m ²
L 6	B2.6.02	2 BED	78.1 m ²
L 6	B2.6.03	2 BED	81.1 m ²
L 6	B2.6.04	1 BED	61.1 m ²
L 6	B2.6.05	1 BED	54.3 m ²
L 6	B2.6.06	2 BED	81.9 m ²
L 6: 13			
L 7	B1.7.01	2 BED	81.1 m ²
L 7	B1.7.02	1 BED	61.1 m ²
L 7	B1.7.03	2 BED	76.4 m ²
L 7	B1.7.04	2 BED	76.4 m ²
L 7	B1.7.05	2 BED	78.1 m ²
L 7	B1.7.06	3 BED	103.5 m ²
L 7: 6			
Grand total: 98			

RETAIL SUPERMARKET- AREA SCHEDULE			
Number	Department	Name	Area
S1	SUPERMARKET	SUPERMARKET	2821.2 m ²
S2	SUPERMARKET	SUPERMARKET	766.0 m ²
Grand total: 2			3587.2 m ²

RE



B3
1:200

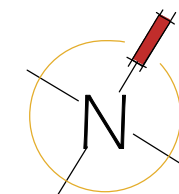
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REFER SCHEDULE OF AMENDMENTS TO DA SPP-20-00001

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
F	ISSUE FOR S.34 RESOLUTION	04/06/21	JA	IC
E	ISSUE FOR S.34	19/04/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
C	ISSUE FOR WMP Consultants	24/02/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC

TRUE NORTH



Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDAY/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155



Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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Eastwood, NSW 2122
+61 2 8893 8888
+61 2 8893 8833
www.zhinarch.com.au
28 495 869 790 /abn



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

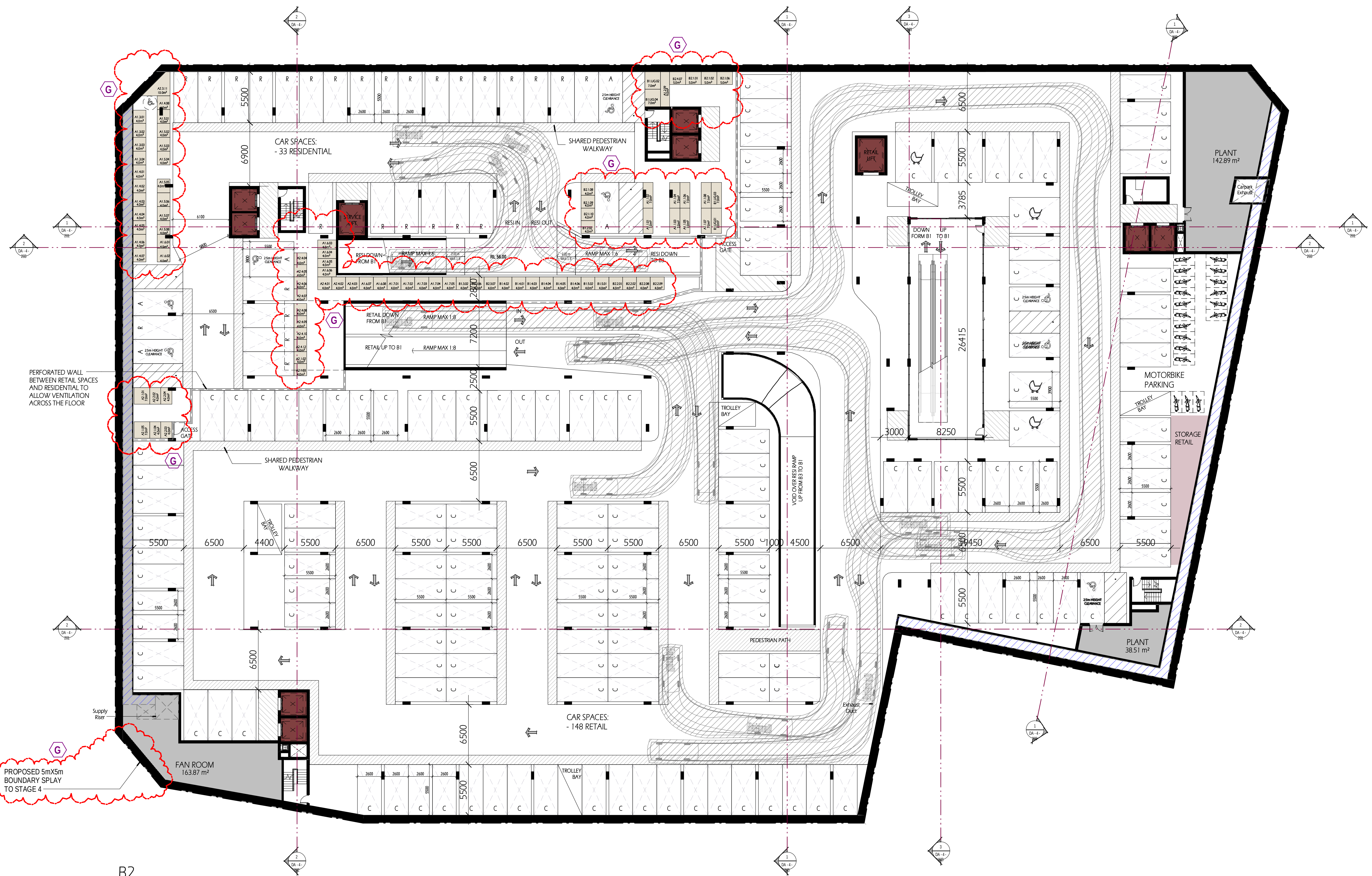
SHEET TITLE:
Basement 3

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SCALE

8656 DA-4-101

G
ISSUE



B2
1:200

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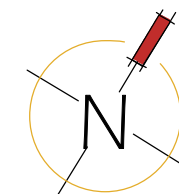
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A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

TRUE NORTH:



Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgegong Road, Rouse Hill, NSW 2155
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

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28 495 869 790 /abn



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Basement 2

1:200 @ A1 sheet
SCALE
8656 DA-4-102
JOB No. DRAWING No.

G
ISSUE



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D	ISSUE FOR S.34	10/03/21	JA	IC
C	ISSUE for WMP Consultants	24/02/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK



Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



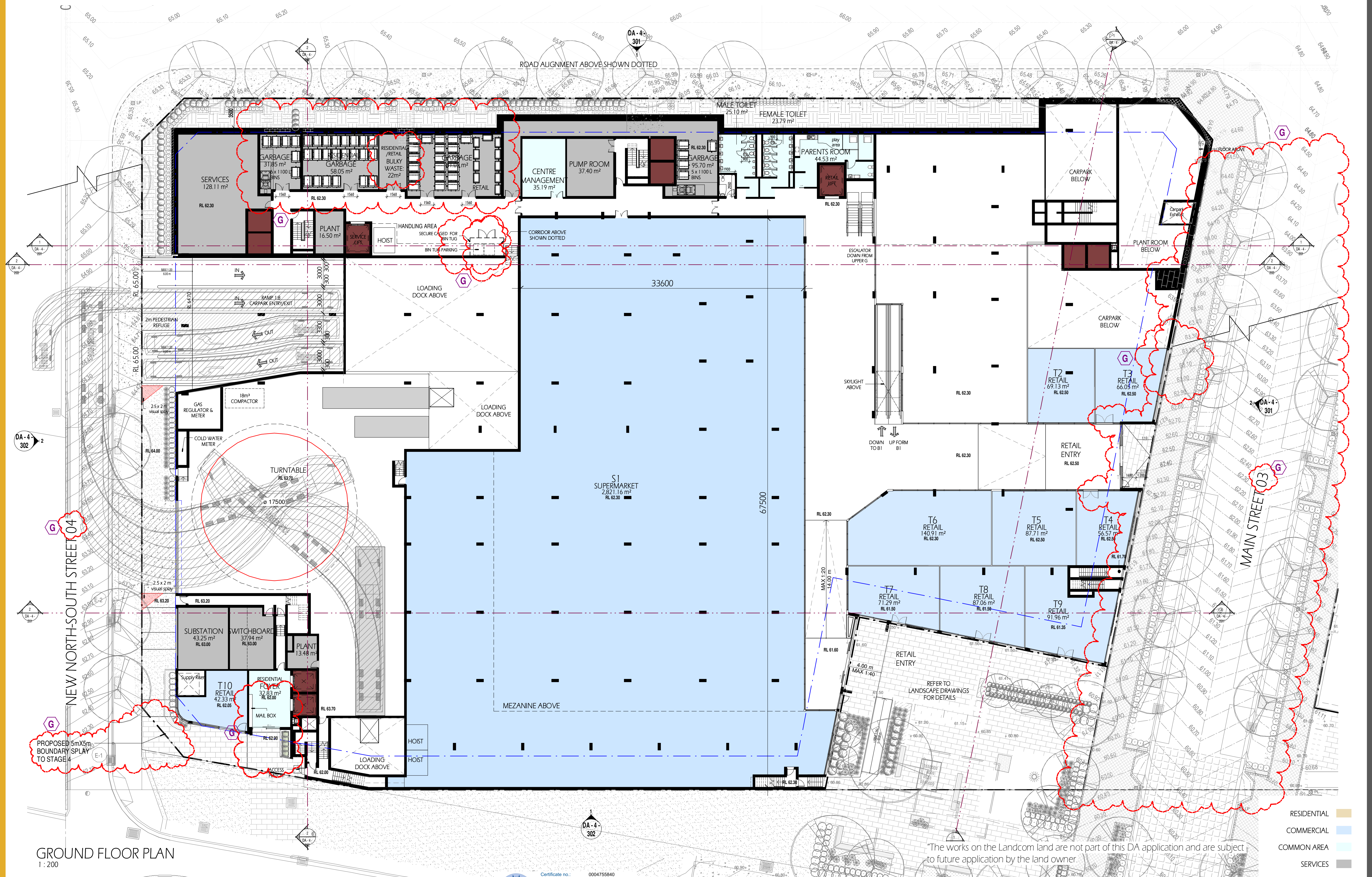
ESTIFA & PARTNERS

LGA: Blacktown City Council

SCALE

8656 DA-4-103
JOB No. DRAWING No.

ISSUE

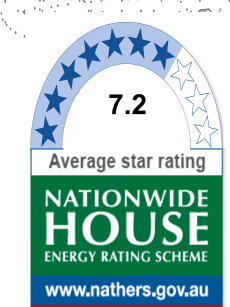
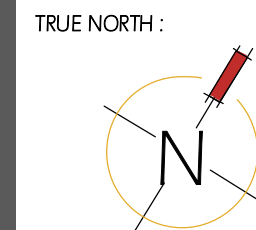


GROUND FLOOR PLAN

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E	ISSUE FOR S.34	19/04/21	JA	IC	
D	ISSUE FOR S.34	10/03/21	JA	IC	
C	ISSUE FOR W&MP Consultants	24/02/21	JA	IC	
B	LANDCON LAND NOTES AMENDED	24/07/20	JA	IC	
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	



Certificate no.: 0004755840
 Assessor Name: Conor Horwood
 Accreditation no.: VIC/BDAV/16/1757
 Certificate date: 10 Apr 2020
 Dwelling Address:
 43-53 Cudgegong Road
 Rouse Hill, NSW
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Ground

1 : 200 @ A1 sheet
SCALE

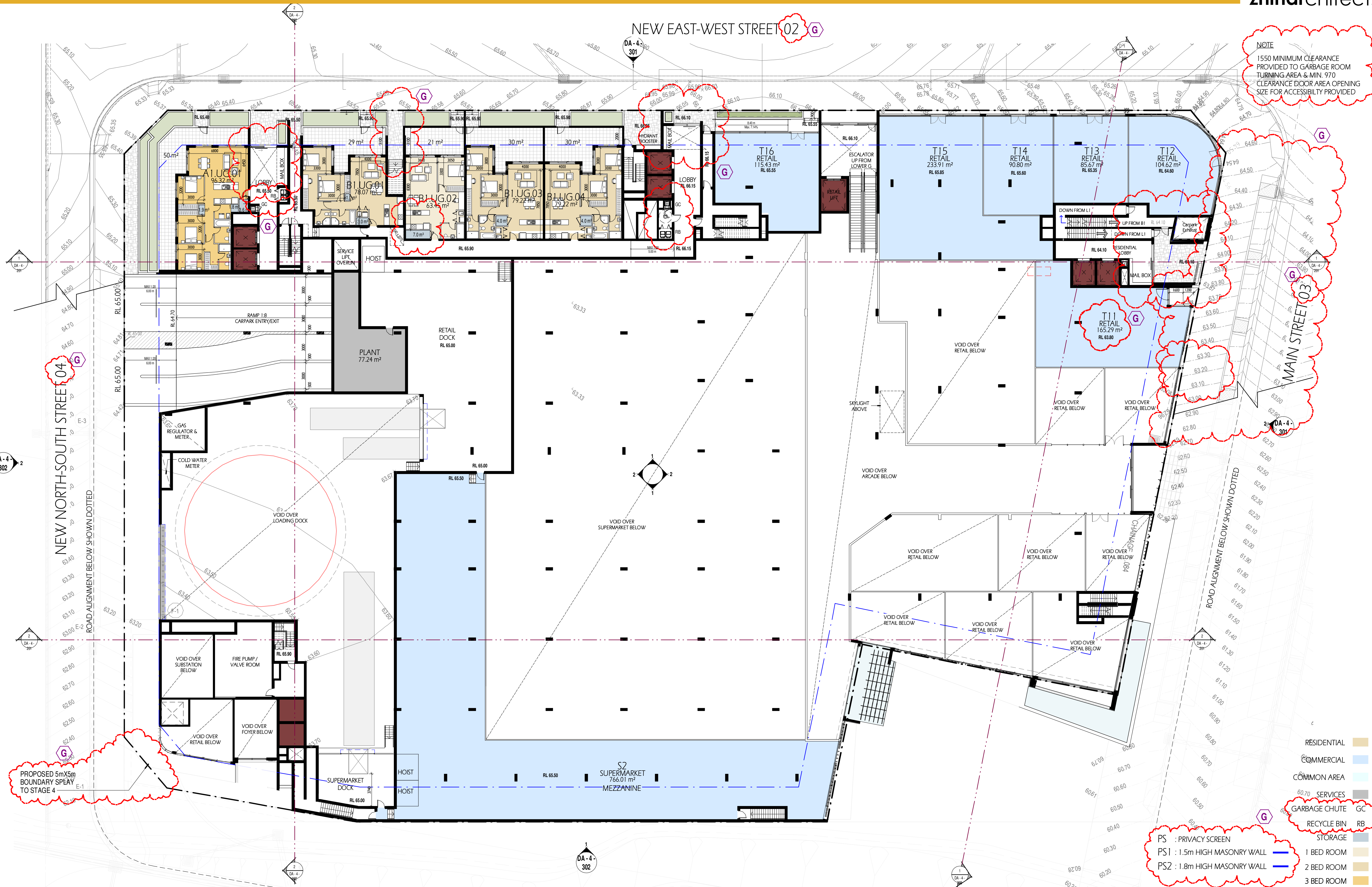
8656 DA - 4 - 104

JOB No. DRAWING No.

G
ISSUE

NEW EAST-WEST STREET 02

NOTE
1550 MINIMUM CLEARANCE
PROVIDED TO GARBAGE ROOM
TURNING AREA & MIN. 970
CLEARANCE DOOR AREA OPENING
SIZE FOR ACCESSIBILITY PROVIDED



PROPOSED 5mX5m
BOUNDARY SPY
TO STAGE 4

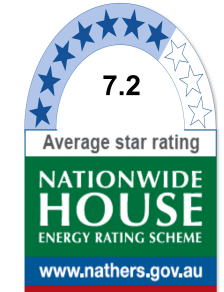
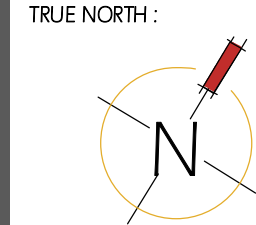
PS : PRIVACY SCREEN
PS1 : 1.5m HIGH MASONRY WALL
PS2 : 1.8m HIGH MASONRY WALL

- RESIDENTIAL
- COMMERCIAL
- COMMON AREA
- SERVICES
- GARBAGE CHUTE
- RECYCLE BIN
- STORAGE
- 1 BED ROOM
- 2 BED ROOM
- 3 BED ROOM

UG
1 : 200

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Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDVA/16/1757
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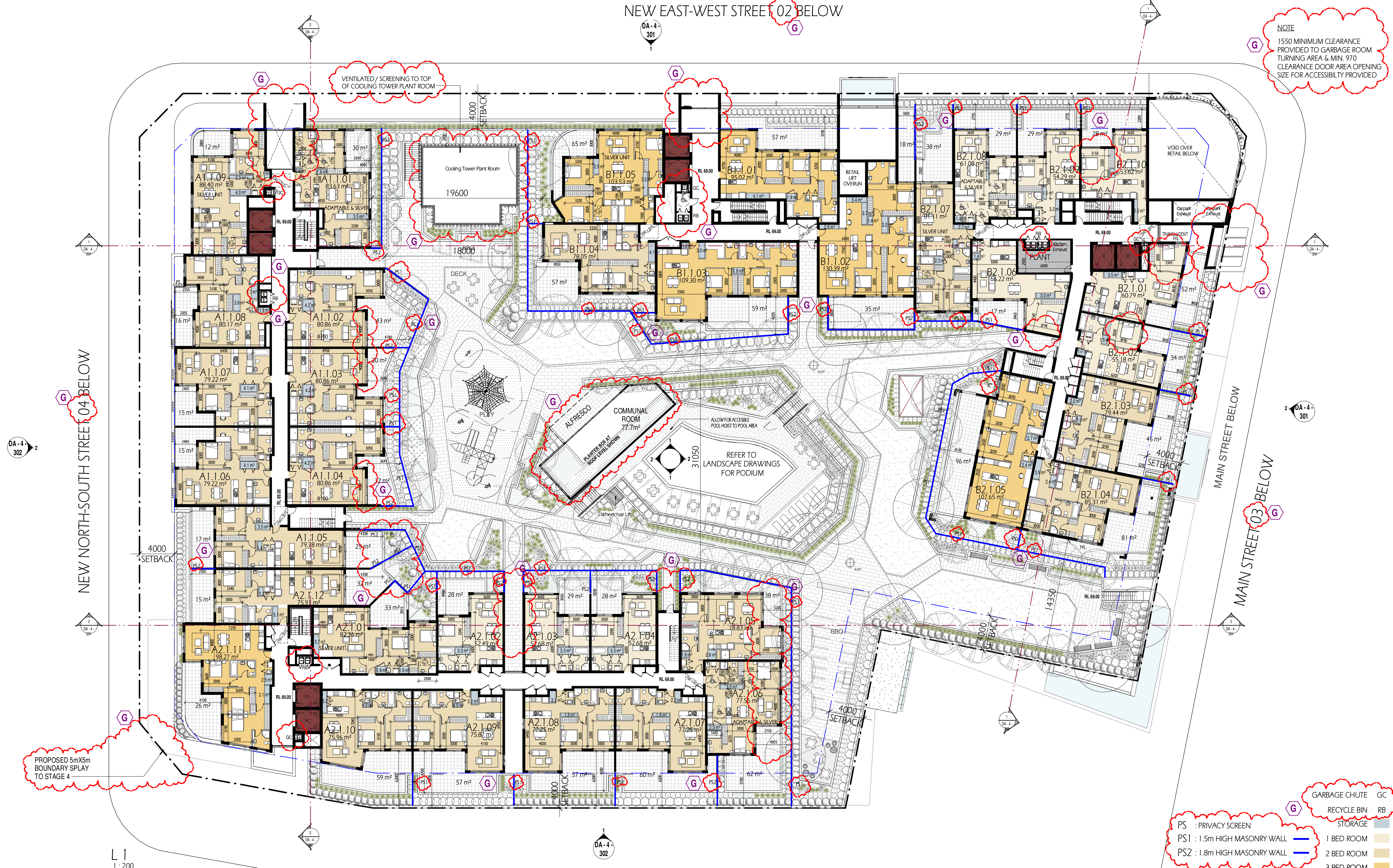
PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Upper Ground
1 : 200 @ A1 sheet
SCALE
8656 DA-4-105
JOB No. DRAWING No. ISSUE

NEW EAST-WEST STREET 02 BELOW

NOTE
1550 MINIMUM CLEARANCE
PROVIDED TO GARBAGE ROOM
TURNING AREA & MIN. 970
CLEARANCE DOOR AREA OPENING
SIZE FOR ACCESSIBILITY PROVIDED



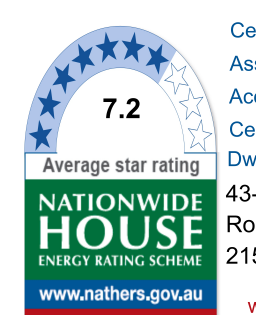
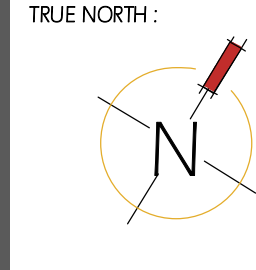
PROPOSED 5mX5m
BOUNDARY SPLAY
TO STAGE 4

- PS : PRIVACY SCREEN
- PS1 : 1.5m HIGH MASONRY WALL
- PS2 : 1.8m HIGH MASONRY WALL
- GARBAGE CHUTE GC
- RECYCLE BIN RB
- STORAGE
- 1 BED ROOM
- 2 BED ROOM
- 3 BED ROOM

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK



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Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155



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PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Level 1 / Podium
SCALE:
1 : 200 @ A1 sheet
8656 DA-4-106
JOB No. DRAWING No. G ISSUE

NOTE

1550 MINIMUM CLEARANCE PROVIDED TO GARBAGE ROOM TURNING AREA & MIN. 970 CLEARANCE DOOR AREA OPENING SIZE FOR ACCESSIBILITY PROVIDED



PS : PRIVACY SCREEN
PS1 : 1.5m HIGH MASONRY WALL
PS2 : 1.8m HIGH MASONRY WALL

GARBAGE CHUTE GC
RECYCLE BIN RB
STORAGE
1 BED ROOM
2 BED ROOM
3 BED ROOM

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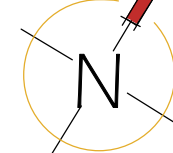
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RESTIFA & PARTNERS

PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Level 2

1 : 200 @ A1 sheet

SCALE

8656

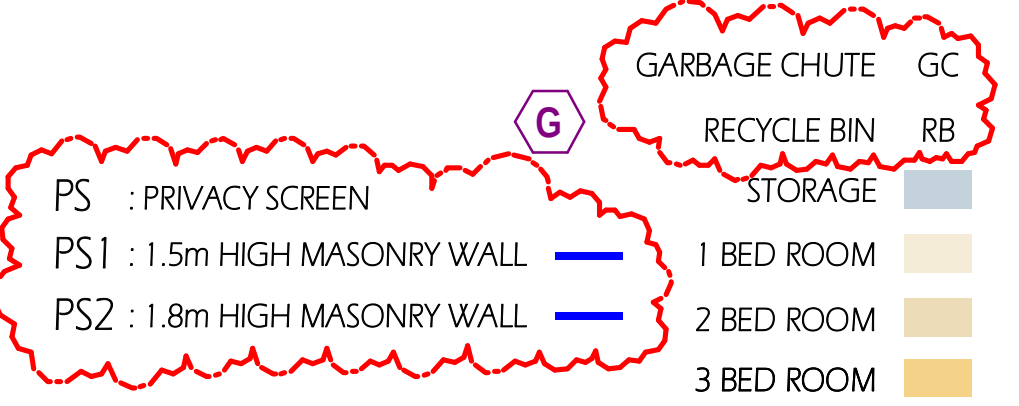
JOB No.

DA-4-107

DRAWING No.

G

ISSUE

G
SSUE

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

NOTE

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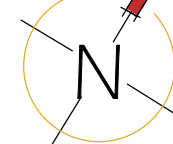
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Level 4

1 : 200 @ A1 sheet
SCALE:
8656 DA-4-109
JOB No. DRAWING No.

G
ISSUE

NOTE

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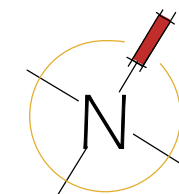
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Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155



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28 495 869 790 /abn



PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Level 5

1 : 200 @ A1 sheet
SCALE
8656 DA-4-110
JOB No. DRAWING No.

G
ISSUE

NOTE

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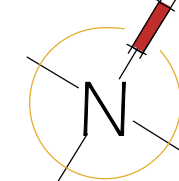
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Certificate date: 10 Apr 2020
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Level 6

1 : 200 @ A1 sheet
SCALE
8656 DA-4-111
JOB No. DRAWING No.

G
ISSUE

NOTE

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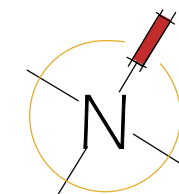
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

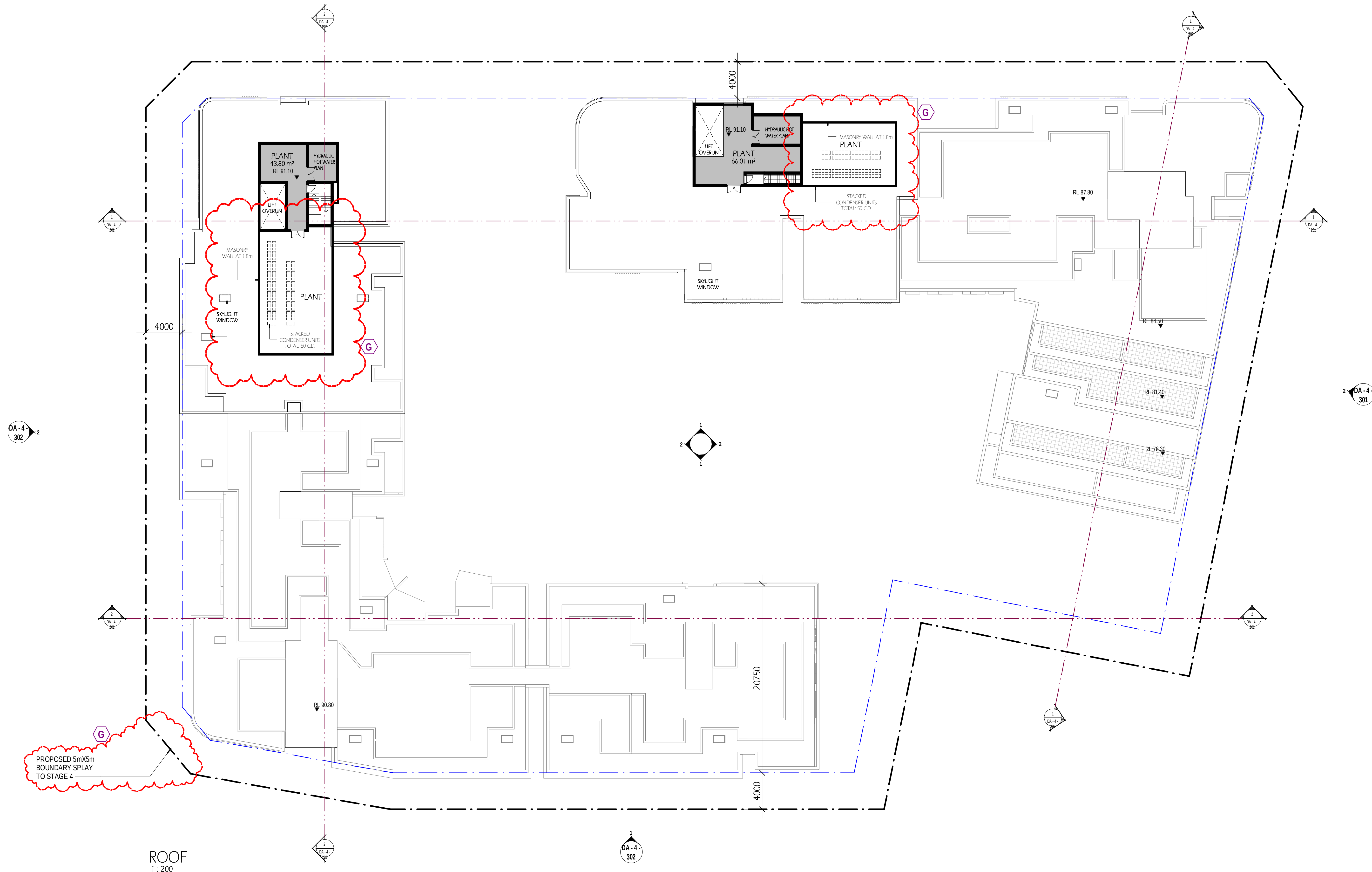
PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155

LGA: Blacktown City Council

SHEET TITLE:
Level 7

1 : 200 @ A1 sheet
SCALE
8656 DA-4-112
JOB No. DRAWING No.

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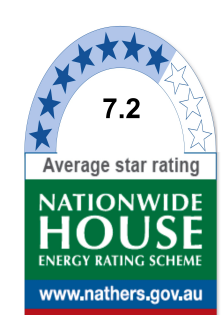
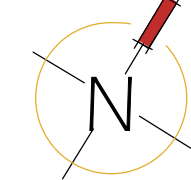
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PROJECT STATUS:
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DEVELOPMENT MANAGER:
Restifa & Partners

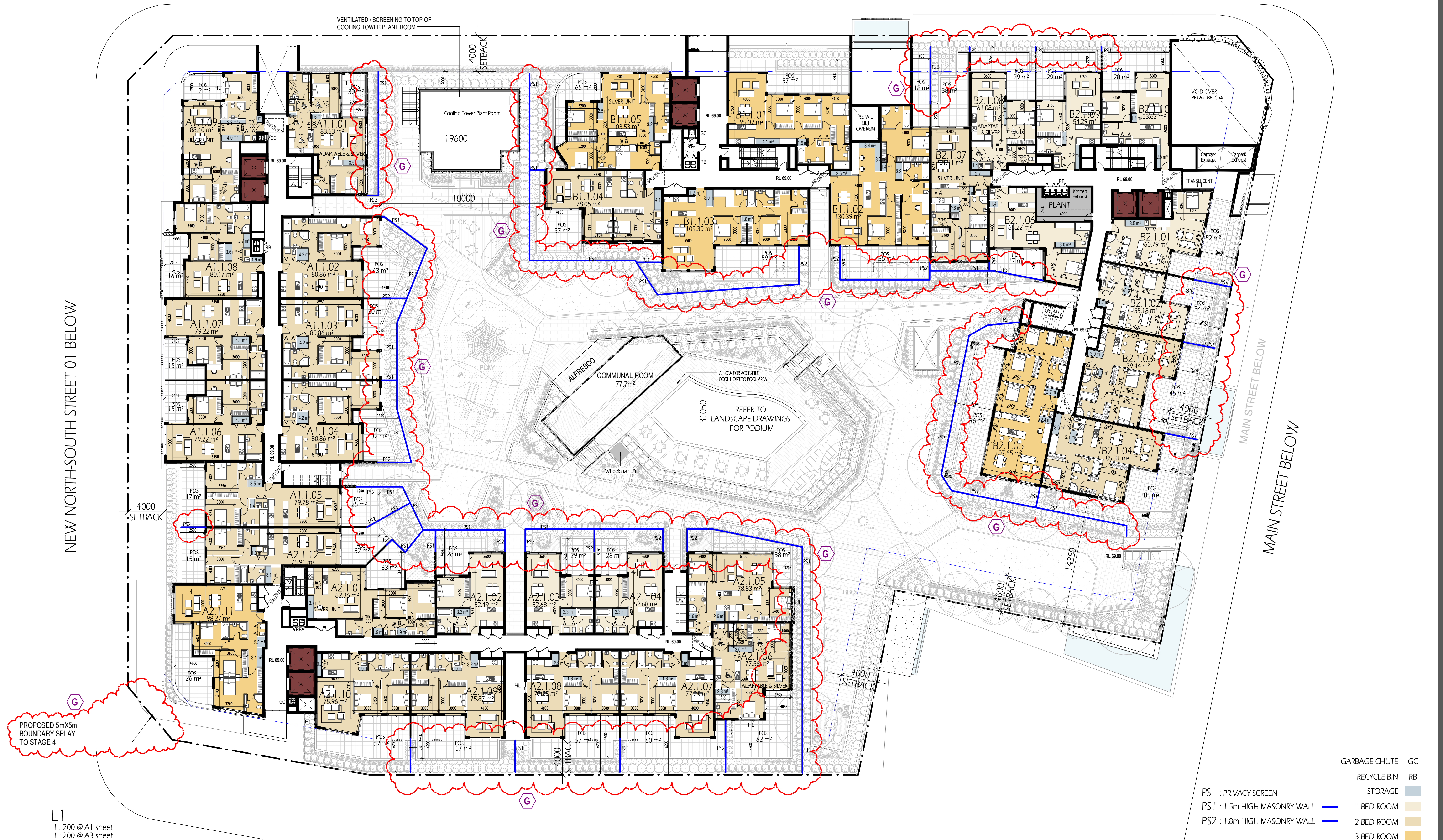
PROJECT NAME
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(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Roof Plan

1 : 200 @ A1 sheet
SCALE

8656 DA-4-113
JOB No. DRAWING No.

G
ISSUE



L1
1 : 200 @ A1 sheet
1 : 200 @ A3 sheet

GARBAGE CHUTE	GC
RECYCLE BIN	RB
STORAGE	
1 BED ROOM	
2 BED ROOM	
3 BED ROOM	

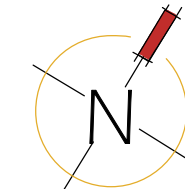
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www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS:
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DEVELOPMENT MANAGER:
Restifa & Partners

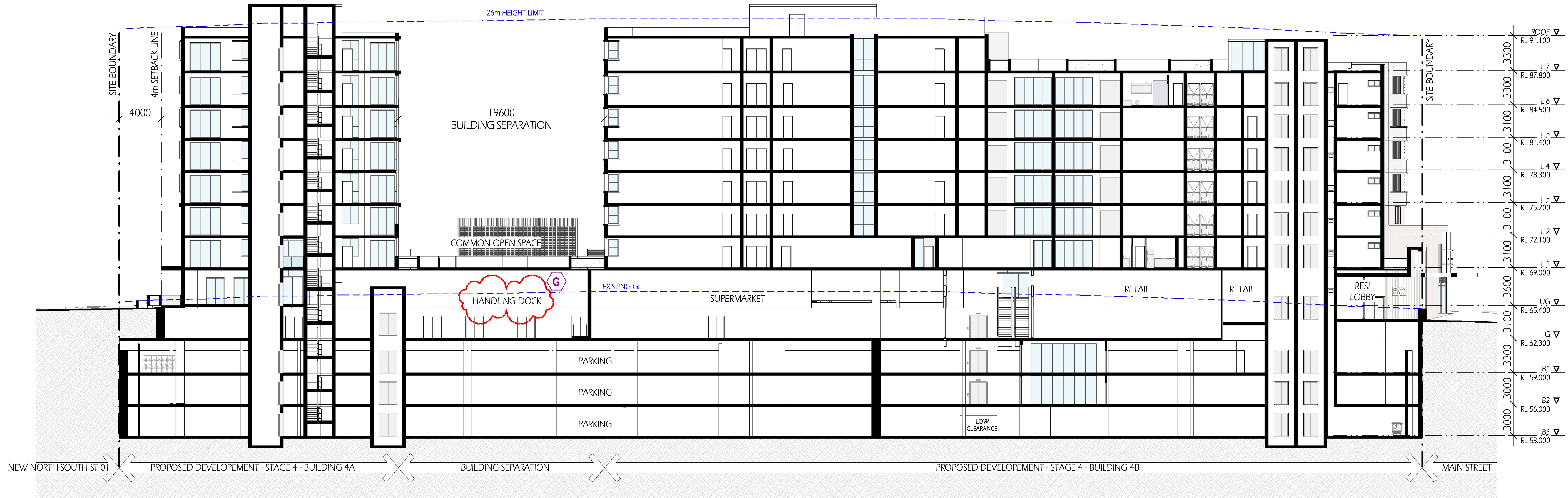


PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

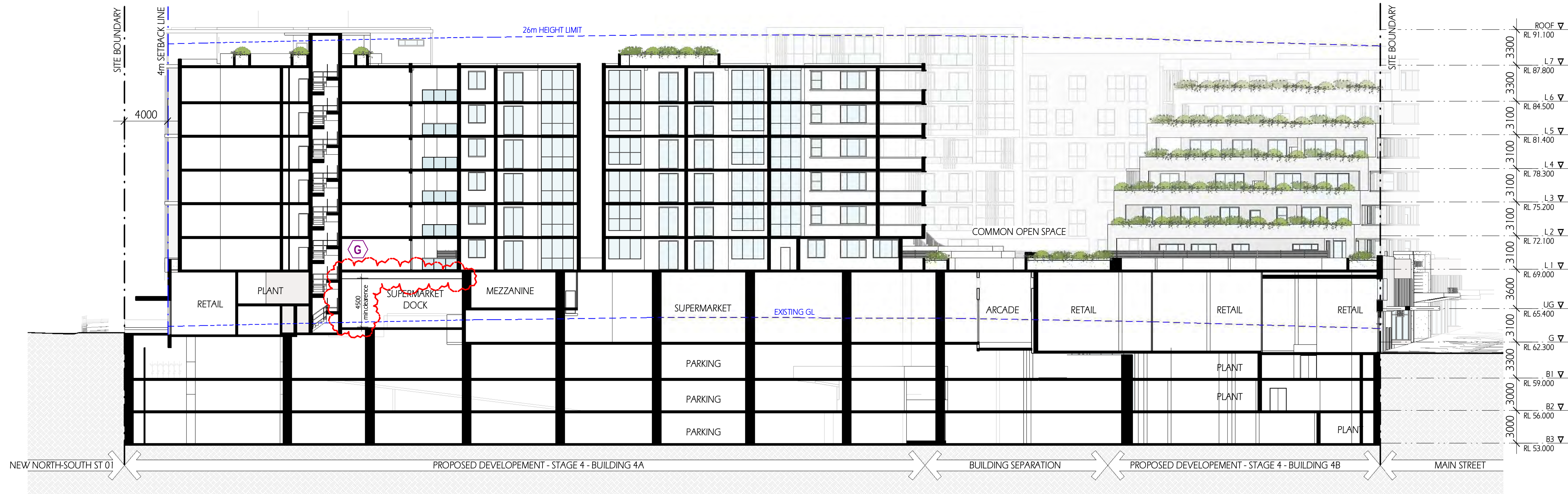
SHEET TITLE:
Podium Private Open Space

1 : 200 @ A1 sheet
SCALE

8656 DA - 4 - 114 G
JOB No. DRAWING No. ISSUE



Section A
1 : 200



Section B
1 : 200

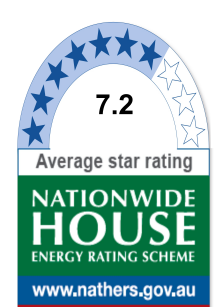
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A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgegong Road, Rouse Hill, NSW 2155
www.nathers.gov.au



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RESTIFA & PARTNERS

PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

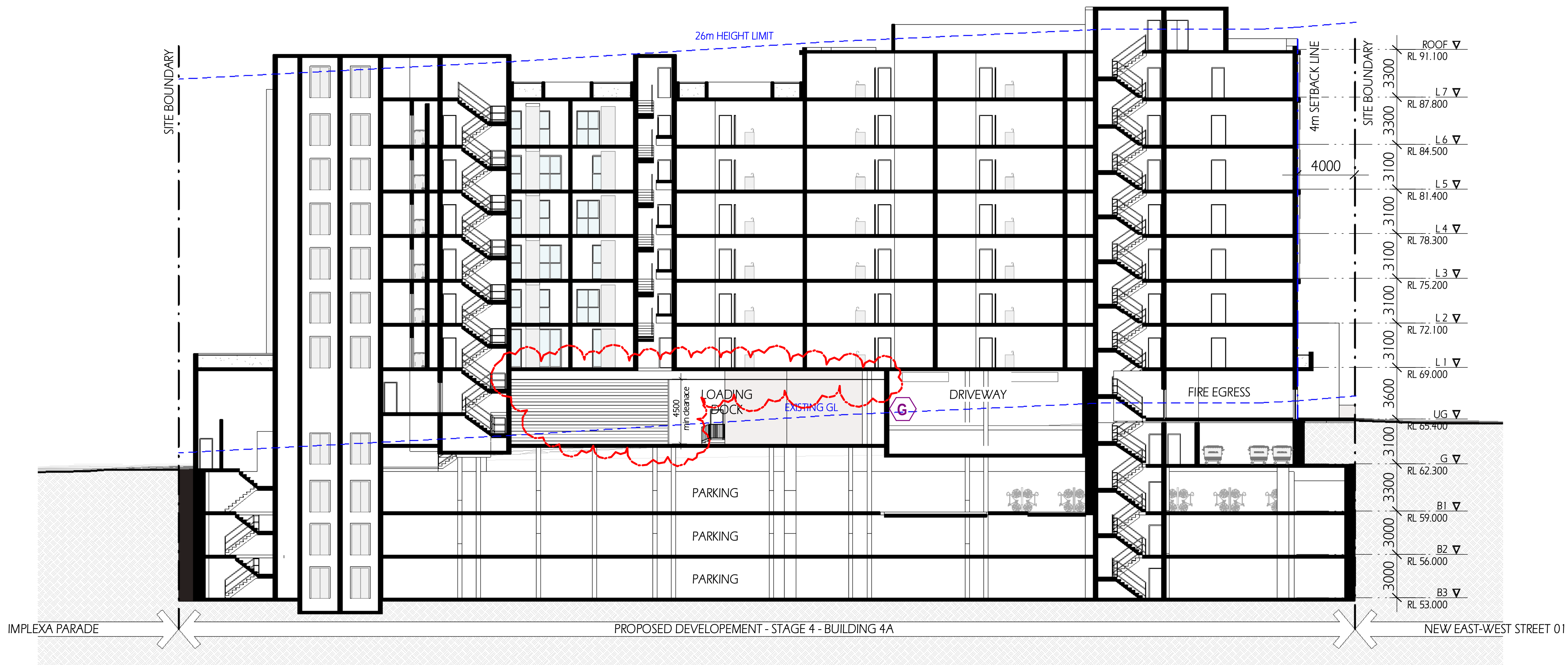
PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Sections A & B

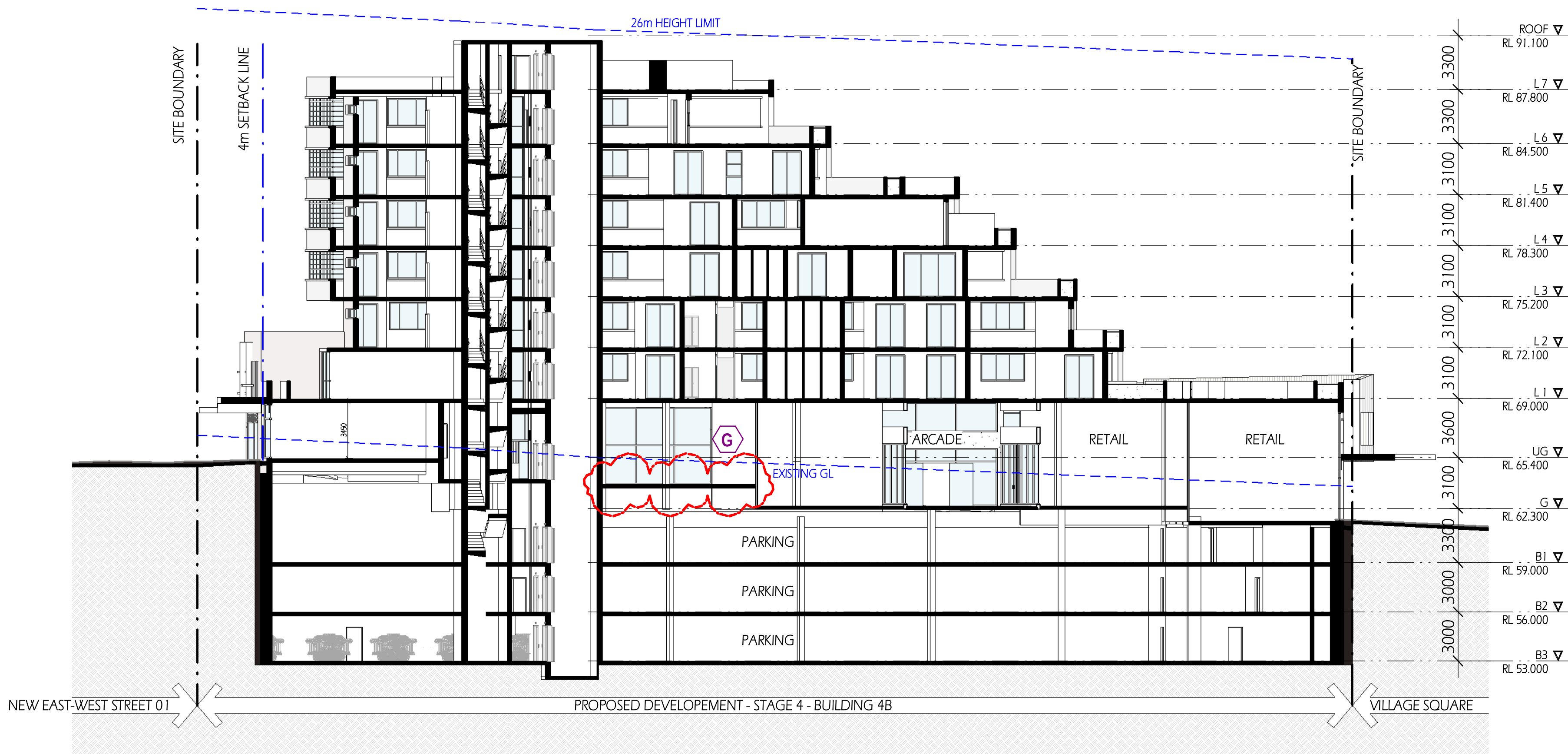
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SCALE

8656 DA-4-201
JOB No. DRAWING No.

G
ISSUE



Section C
1 : 200



Section D
1 : 200

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D	ISSUE FOR S.34	10/03/21	JA	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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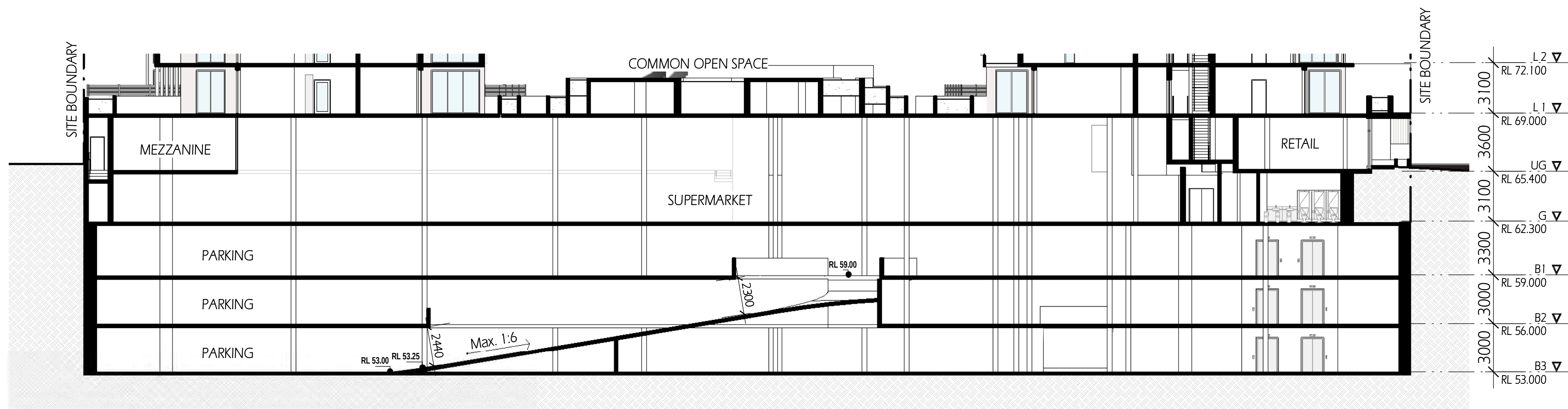
PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
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PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

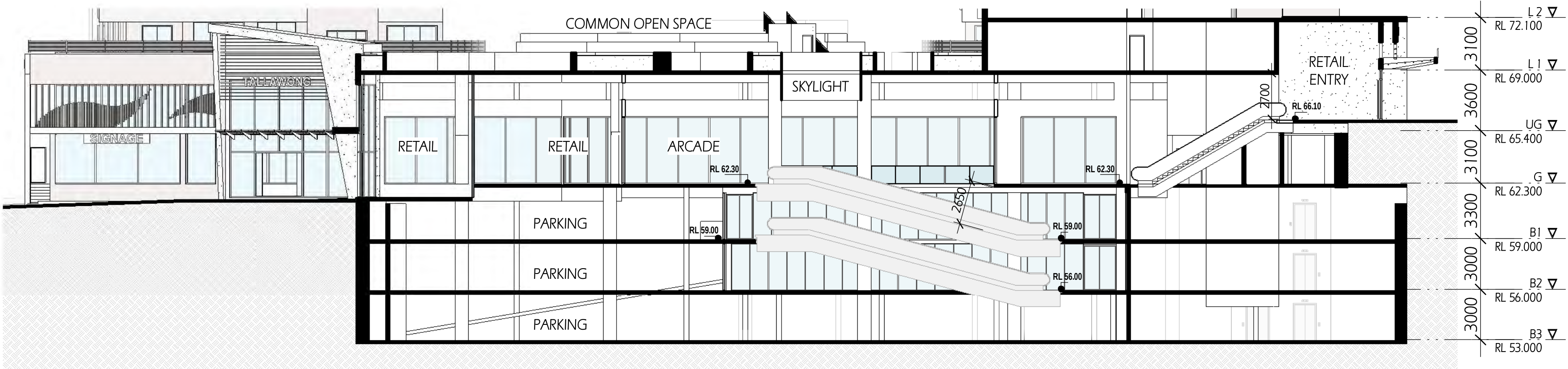
SHEET TITLE:
Sections C & D

1 : 200 @ A1 sheet
SCALE
JOB No. DA - 4 - 202
DRAWING No.

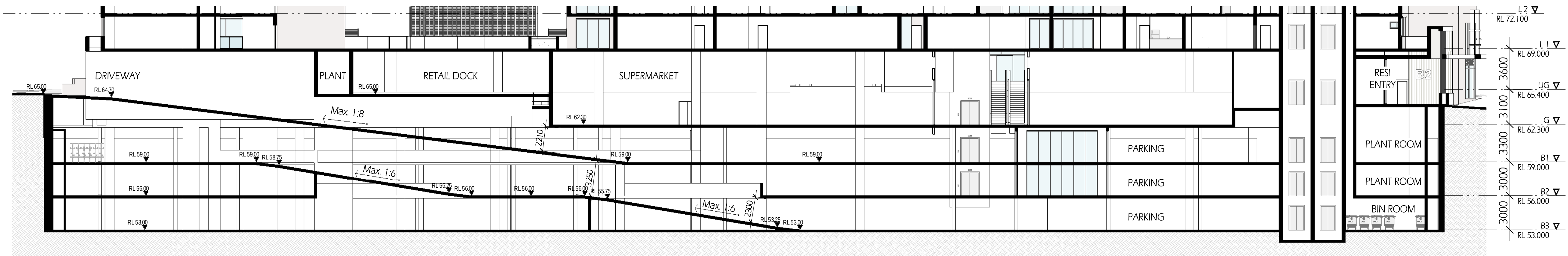
G
ISSUE



Section E
1 : 200



Section F
1 : 200



Driveway Section
1 : 200

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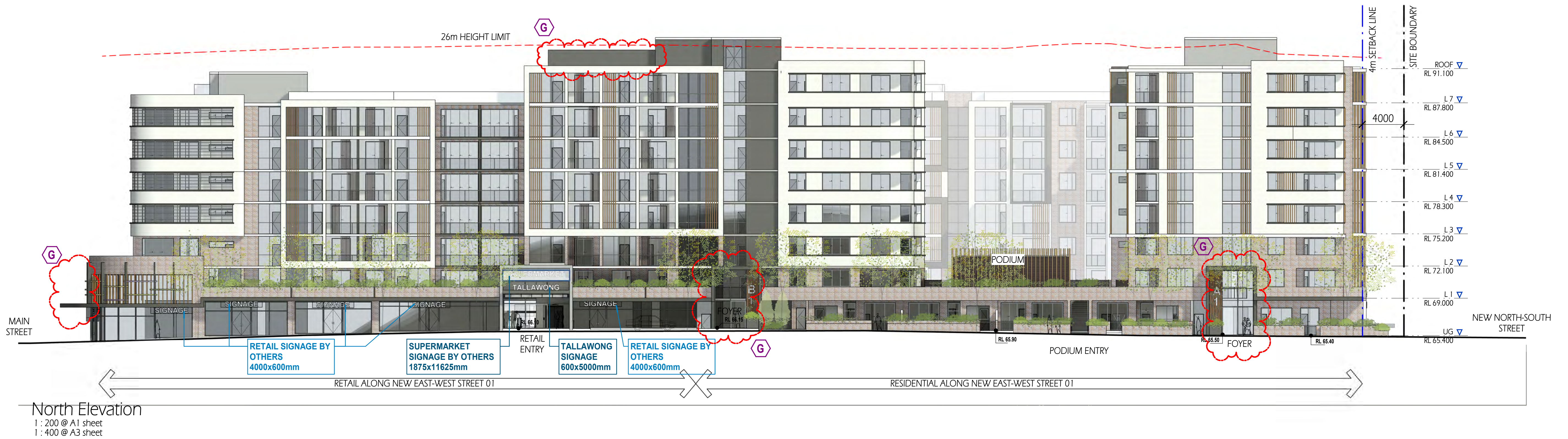
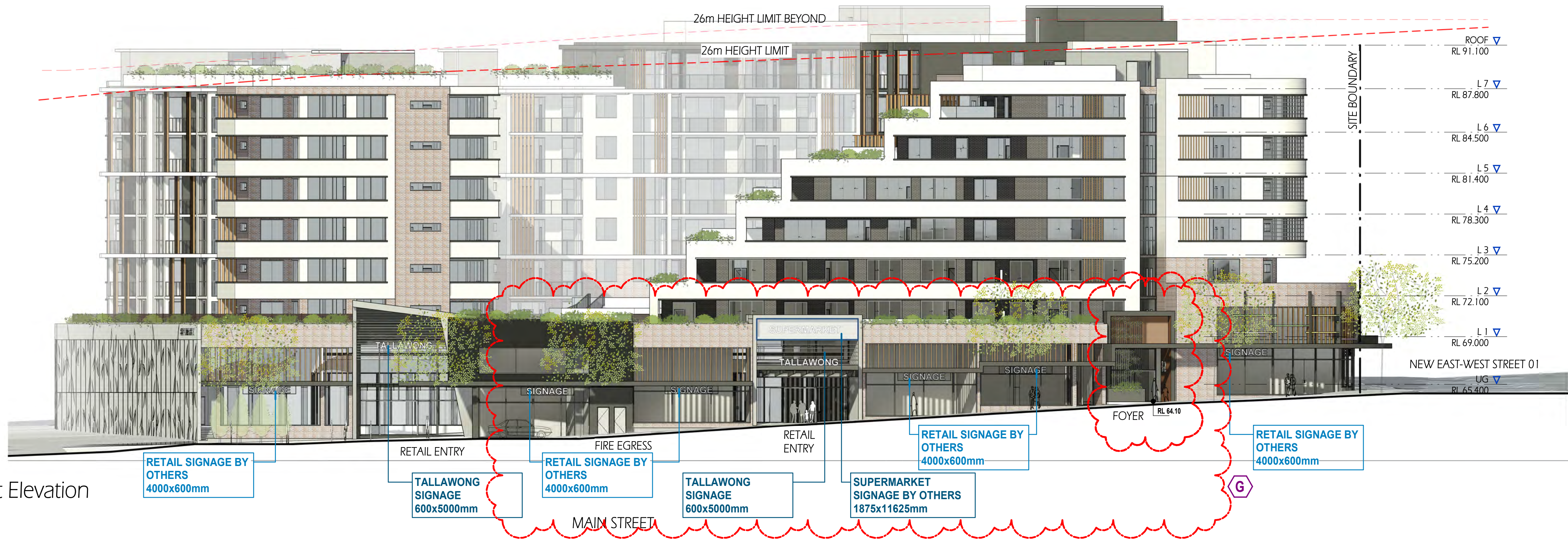
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PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Sections E, F & Driveway
Section
1 : 200 @ A1 sheet
SCALE
8656 DA - 4 - 203
JOB No. DRAWING No. G ISSUE



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D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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RESTIFA & PARTNERS

PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

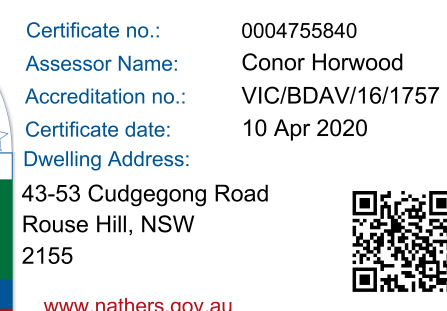
PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA : Blacktown City Council

SHEET TITLE:
North & Main St East
Elevations
1 : 200 @ A1 sheet
SCALE
8656 DA - 4 - 301
JOB No. DRAWING No. ISSUE



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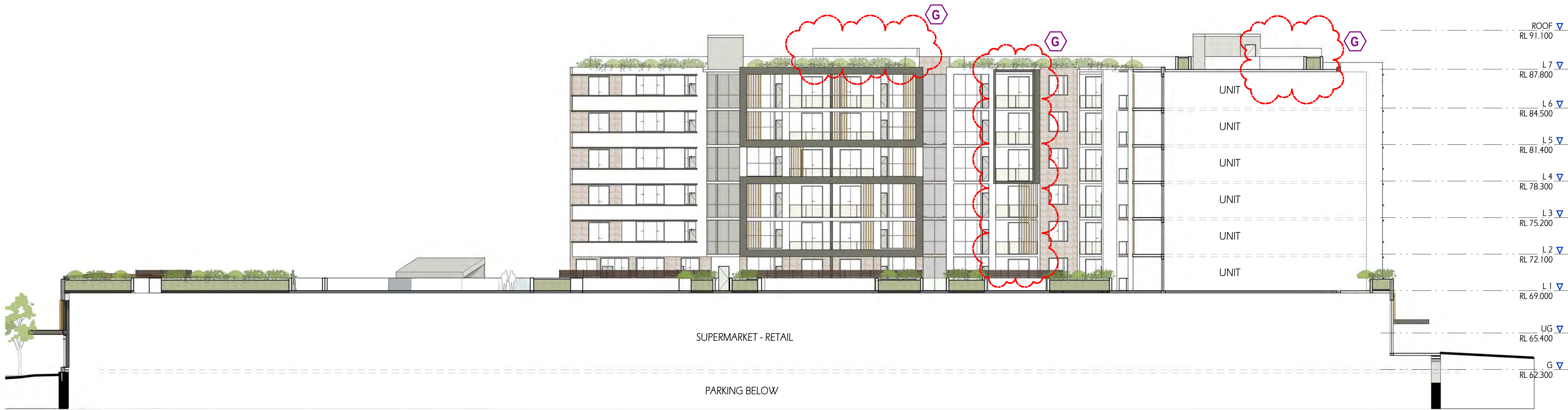
ESTIFA & PARTNER

LGA: Blacktown City Council

G
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East Elevation - Building 4A
1 : 200

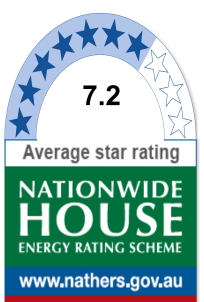


North Elevation - Building 4A
1 : 200

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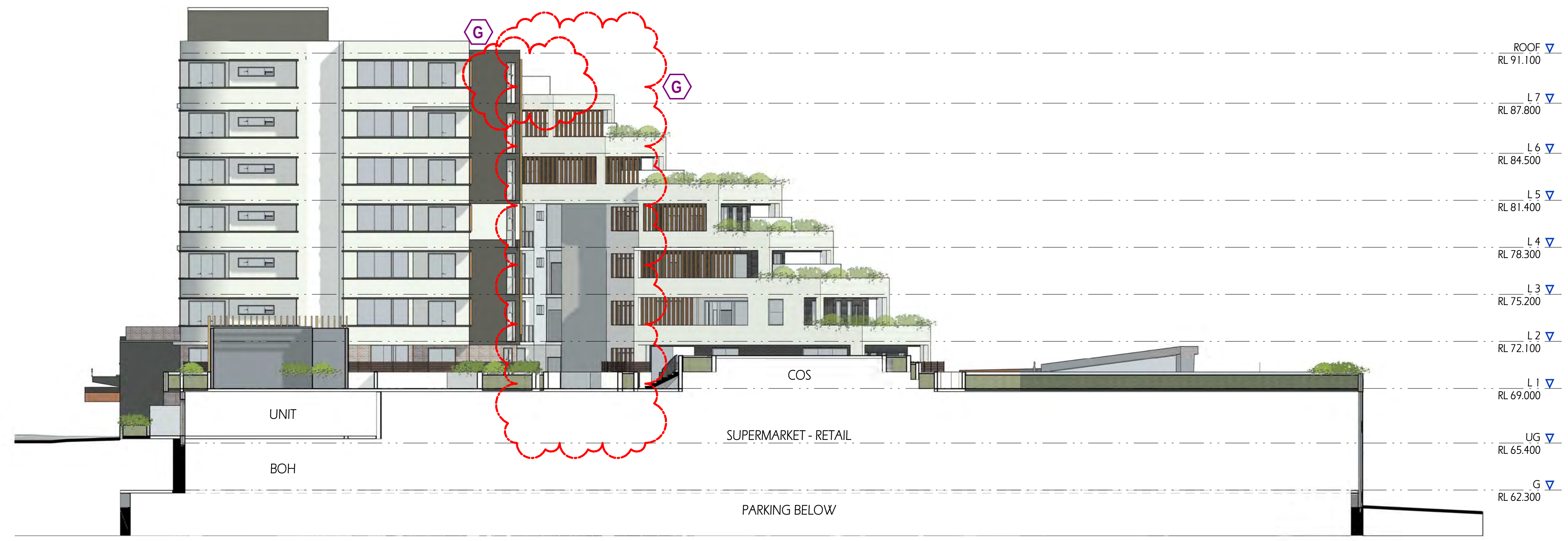


PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Internal Elevations
1 : 200 @ A1 sheet
SCALE
8656 DA - 4 - 303
JOB No. DRAWING No.

G
ISSUE



West Elevation - Building 4B
1 : 200



South Elevation - Building 4B
1 : 200

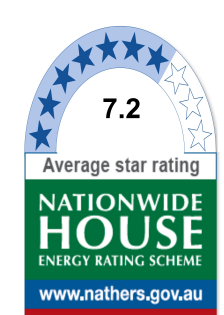
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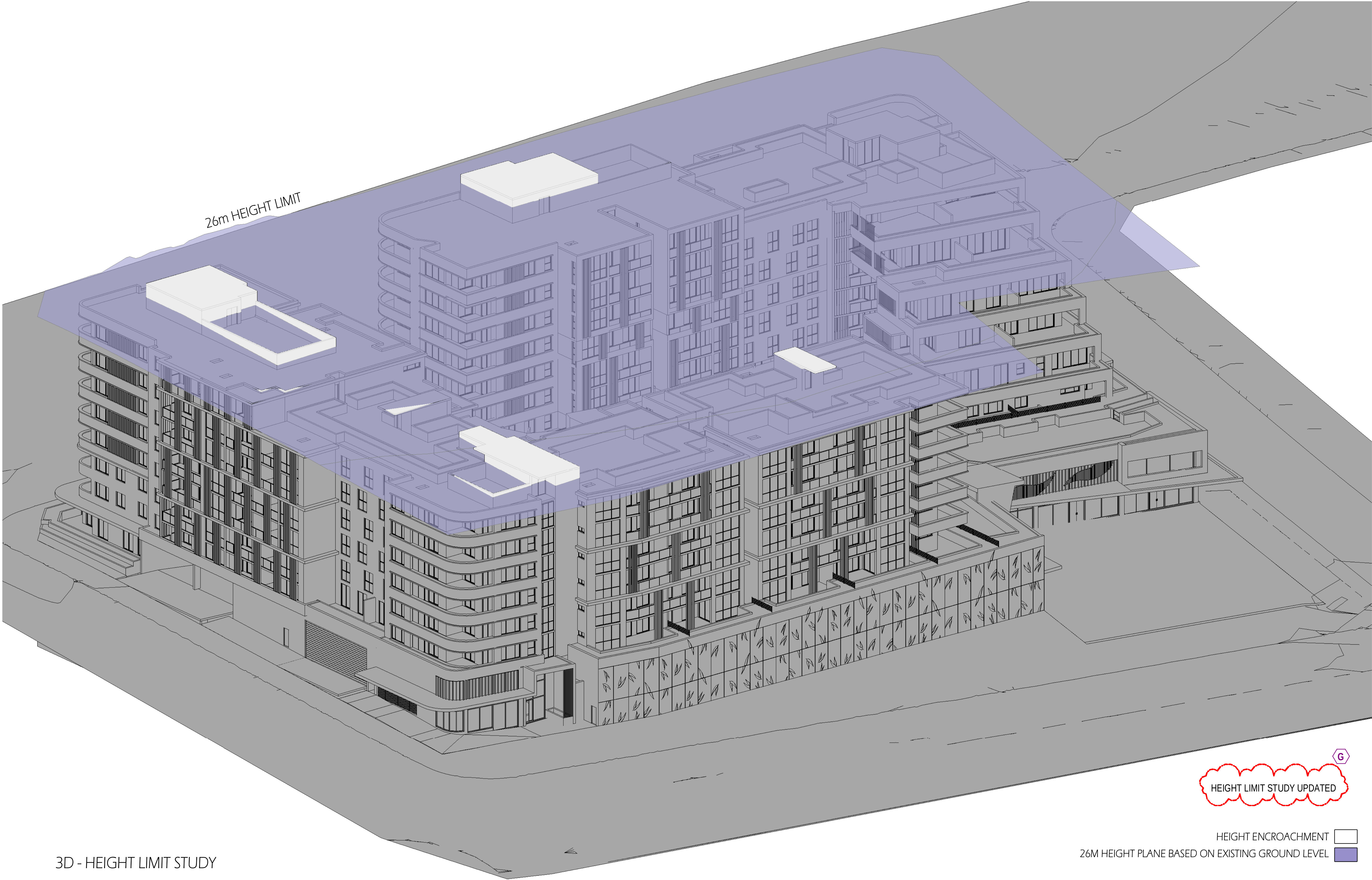


PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Internal Elevations
1 : 200 @ A1 sheet
SCALE
8656 DA - 4 - 304
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3D - HEIGHT LIMIT STUDY

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PROJECT STATUS:
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DEVELOPMENT MANAGER:
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PROJECT NAME
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(STAGE 4)
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SHEET TITLE:
Height Limit Study
1 : 200 @ A1 sheet
SCALE
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PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development
(STAGE 4)

43-53 Cuddeggong Road
Rouse Hill, NSW 2155

LGA: Blacktown City Council

SHEET TITLE:

3D View

@ A1 sheet

SCALE

8656

JOB No.

DA - 4 - 501

DRAWING No.

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PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners

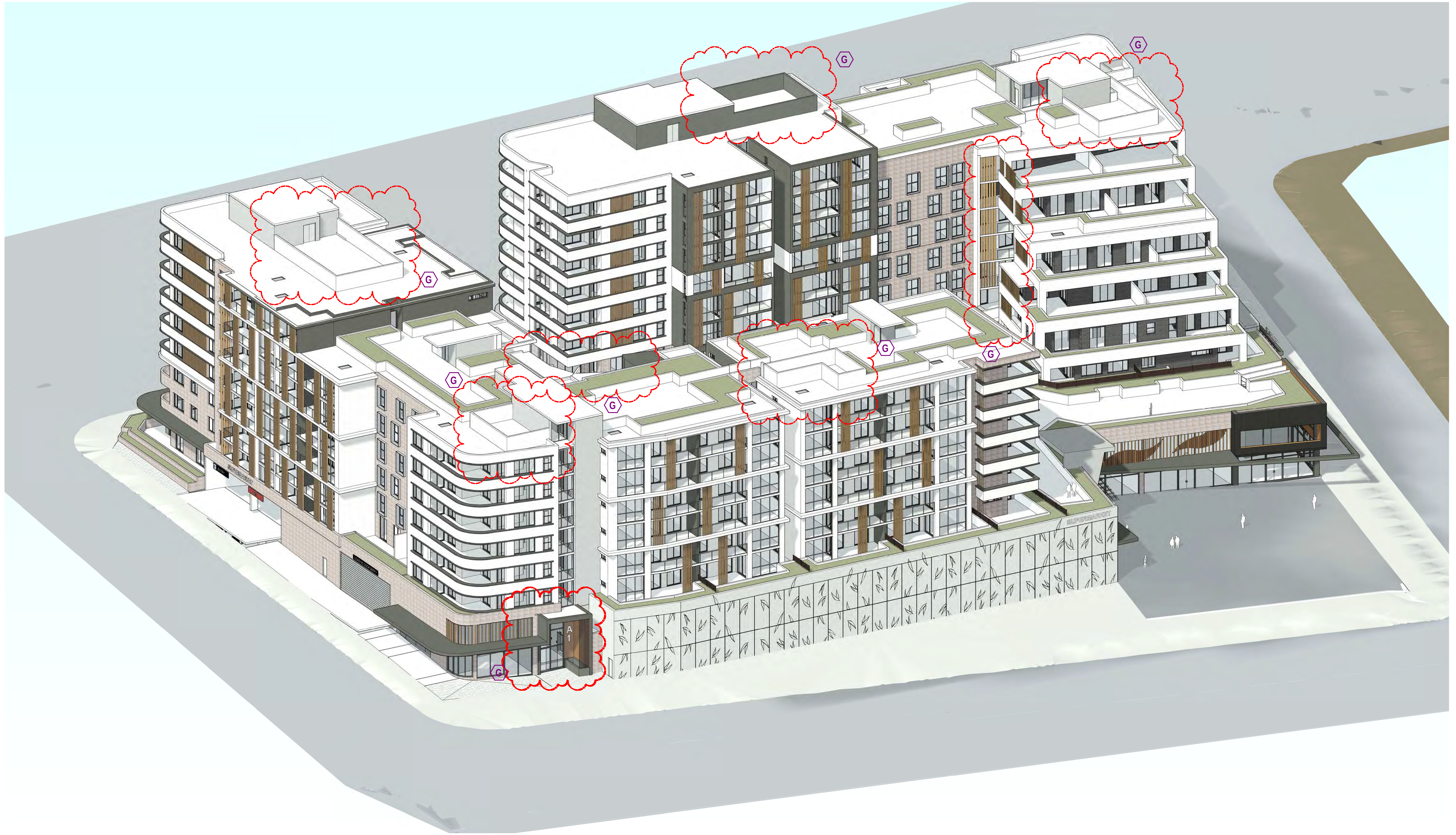
PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
3D View

@ A1 sheet

SCALE
8656 DA - 4 - 502
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PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
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SHEET TITLE:
3D View

@ A1 sheet

SCALE

JOB No.

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DA - 4 - 503

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RESTIFA & PARTNERS

PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155

LGA: Blacktown City Council

SHEET TITLE:
3D View

@ A1 sheet

SCALE

8656

JOB No.

DA - 4 - 504

DRAWING No.

G

ISSUE



View from Main Street



View from New East-West Street 01

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G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
F	ISSUE FOR S.34 RESOLUTION	04/06/21	JA	IC
E	ISSUE FOR S.34	19/04/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC

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Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cuddegon Road, Rouse Hill, NSW 2155
www.nathers.gov.au



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+61 2 8893 8833 / f
www.zhinar.com.au / w
28 495 869 790 / abn



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(STAGE 4)

43-53 Cuddegon Road
Rouse Hill, NSW 2155

LGA: Blacktown City Council

SHEET TITLE:

Perspectives

1 : 200 @ A1 sheet

SCALE

8656 DA - 4 - 505

JOB No.

DRAWING No.

G
ISSUE



Retail Entry



View from Corner Main St & New East-West Street 01



View from Square



View from back Corner

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DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Perspectives

@ A1 sheet
SCALE
8656
JOB No.

DA - 4 - 506
DRAWING No.

G
ISSUE

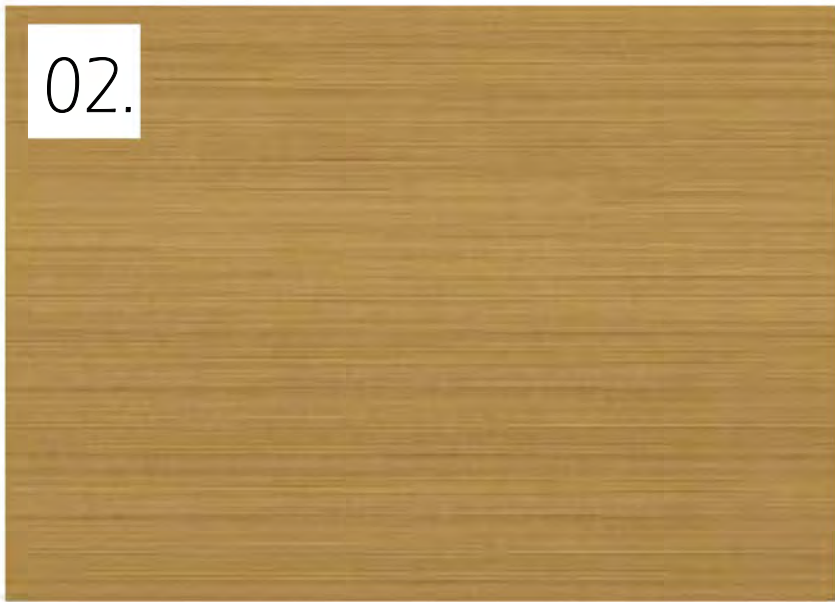


Material - View from New East-West Street 01

RESIDENTIAL



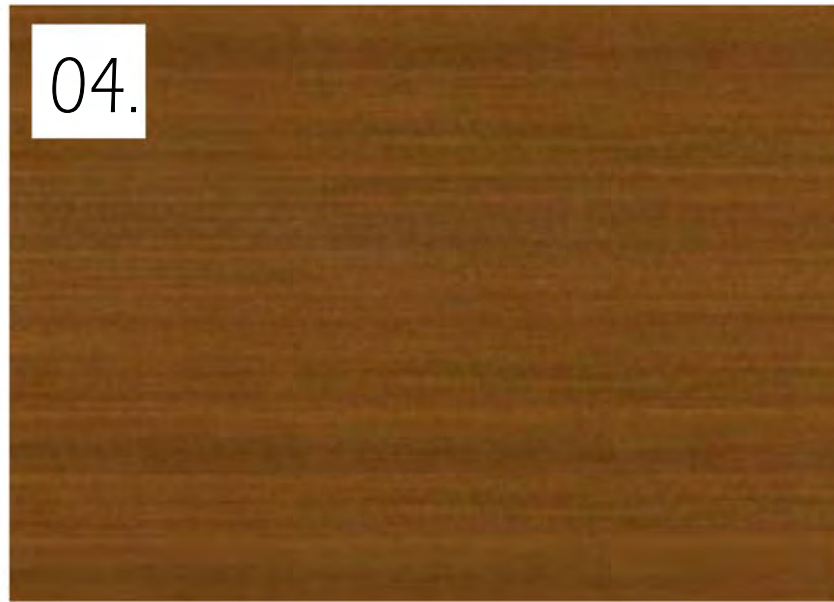
WALL - RESIDENTIAL ABOVE
AUSTRAL BRICK - LA PALOMA - MIRO



WOOD TYPE 1
AMERICAN OAK

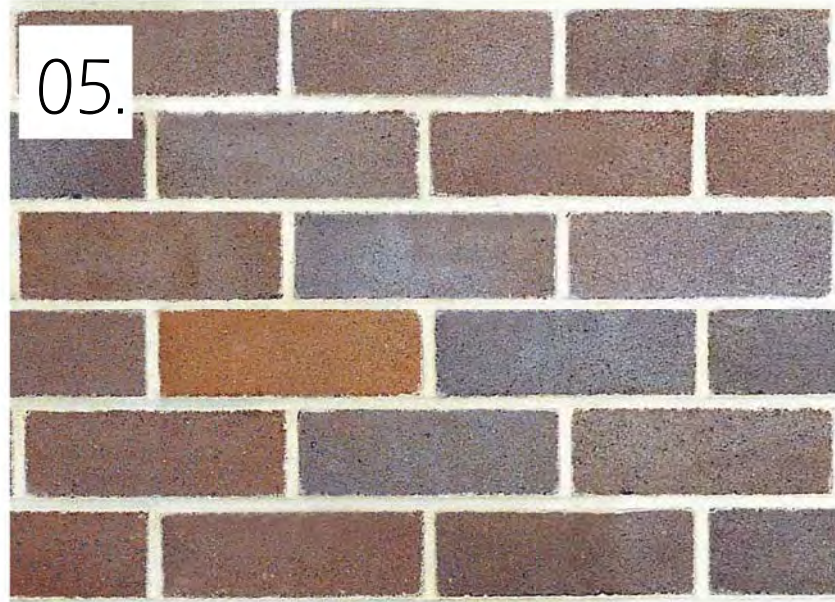


WOOD TYPE 2
IRON BARK



WOOD TYPE 3
WESTERN RED

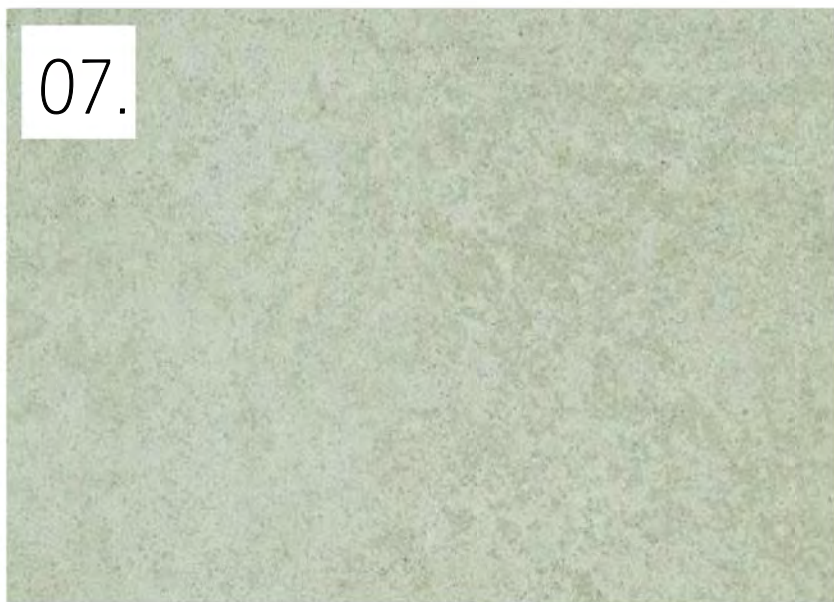
RETAIL



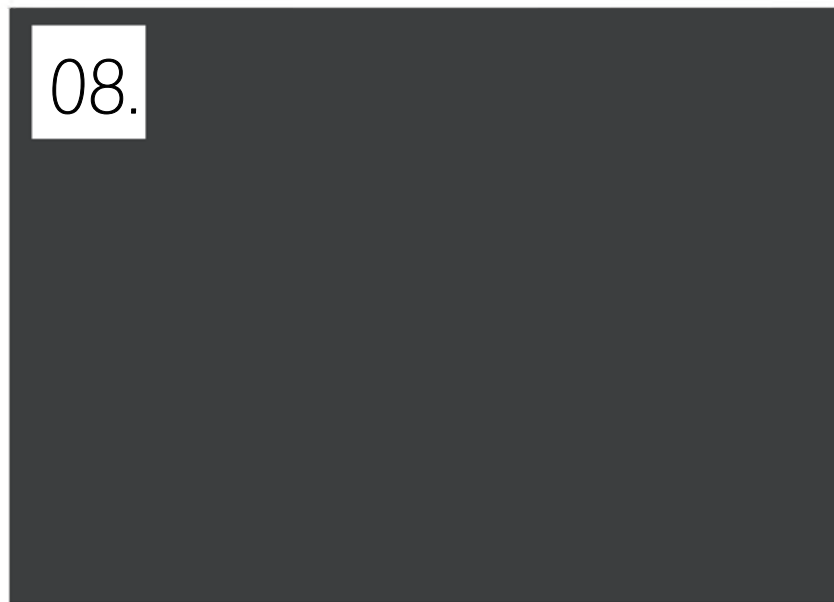
WALL - RETAIL BELOW
AUSTRAL BRICK - BOWRAL - GERTRUDIS BROWN



WALL - FEATURE COLOUR
AUSTRAL BRICK - LA PALOMA - ROMERO



WALL - SHOP FRONT ENTRY FEATURE
CEMINTEL - TERRITORY - QUARRY CONCRETE



WINDOW/DOOR FRAME/WALLS
DULUX - DOMINO - GR10

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DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Material Schedule

As indicated @ A1 sheet

SCALE
8656 DA - 4 - 507
JOB No. DRAWING No.

G
ISSUE



Material - View from Square



CONCRETE PRECAST PANEL
WITH LEAF MOTIF



EXTERIOR BRICK COLOUR
AUSTRAL GERTRUDIS BROWN



RETAIL ENTRY CONCEPT



TIMBER COLOUR VARIATION
ADDS WARMTH/VIBRANCY



TIMBER FACADE CLADDING
WITH LEAF MOTIF



PERGOLA TIMBER CEILING CLADDING
HERRINGBONE PATTERN BREAKS MONOTONY



TWO STOREY VOID

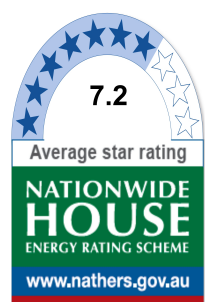
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PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Retail Concept

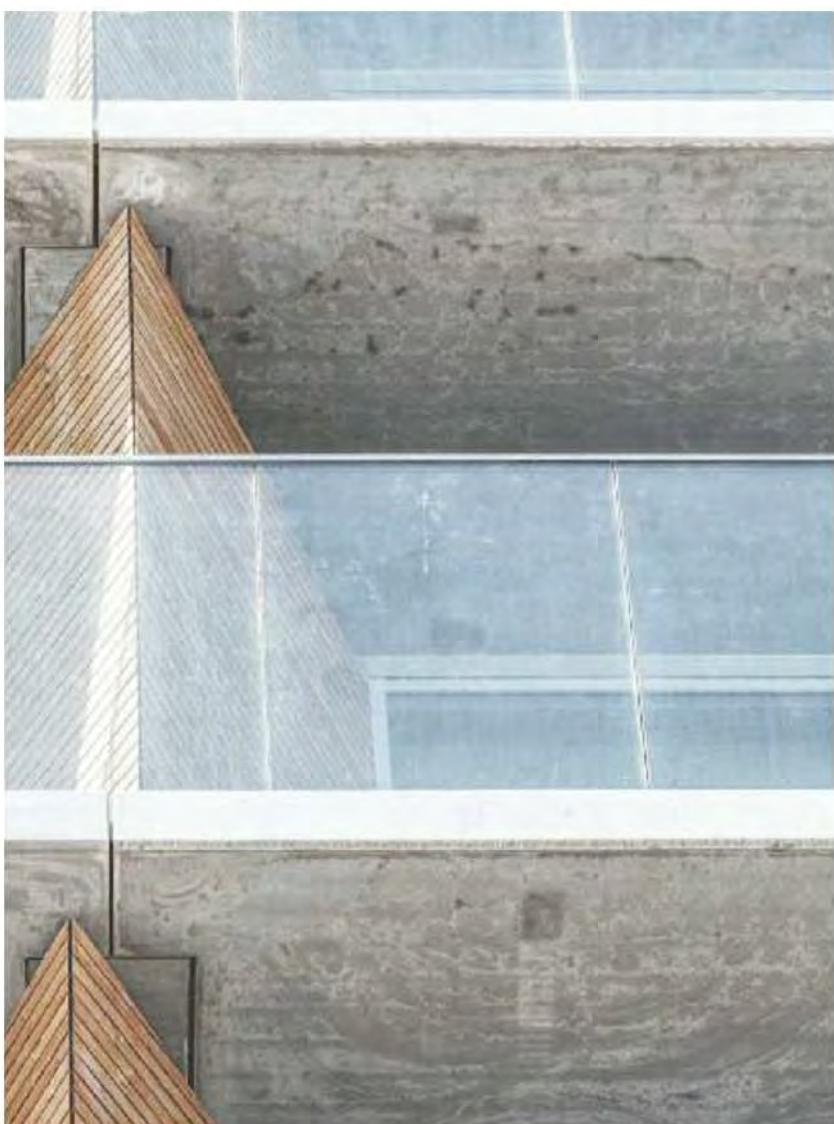
@ A1 sheet
SCALE
8656
JOB No.

DA - 4 - 508
DRAWING No.

G
ISSUE



WHITE BRICK & CONCRETE



CONCRETE CEILING



RESIDENTIAL ENTRANCE SIGNAGE



WINDOW FRAME



TIMBER SCREEN DETAIL

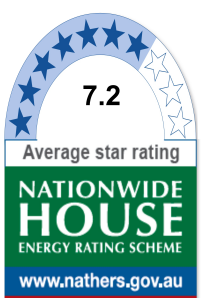
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development

(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155

LGA: Blacktown City Council

SHEET TITLE:
Residential Concept

@ A1 sheet

SCALE
8656 DA - 4 - 509
JOB No. DRAWING No.

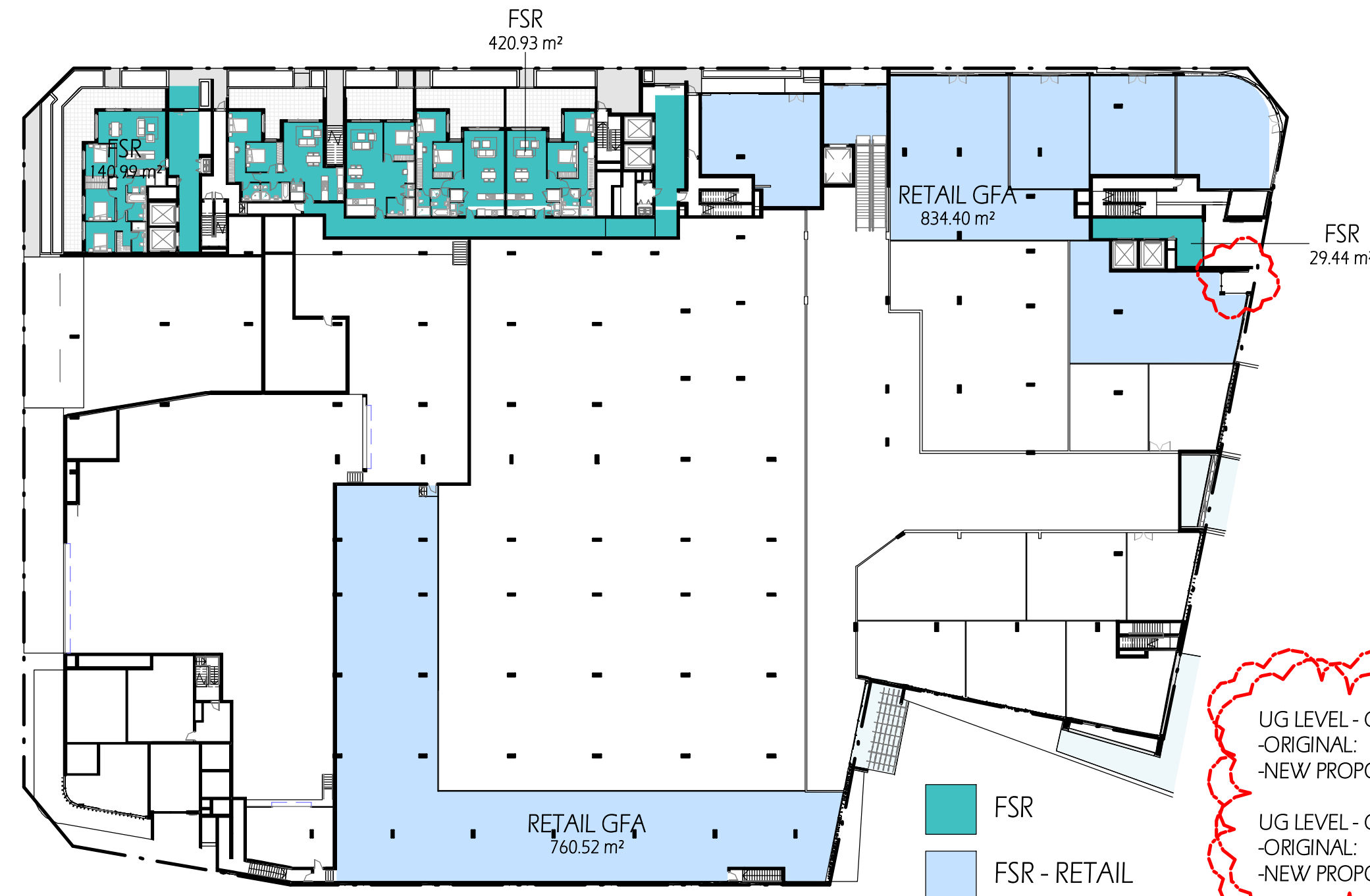
G
ISSUE



G

LG LEVEL - GFA - RESIDENTIAL:
-ORIGINAL: 100 m²
-NEW PROPOSED: 251.5 m²

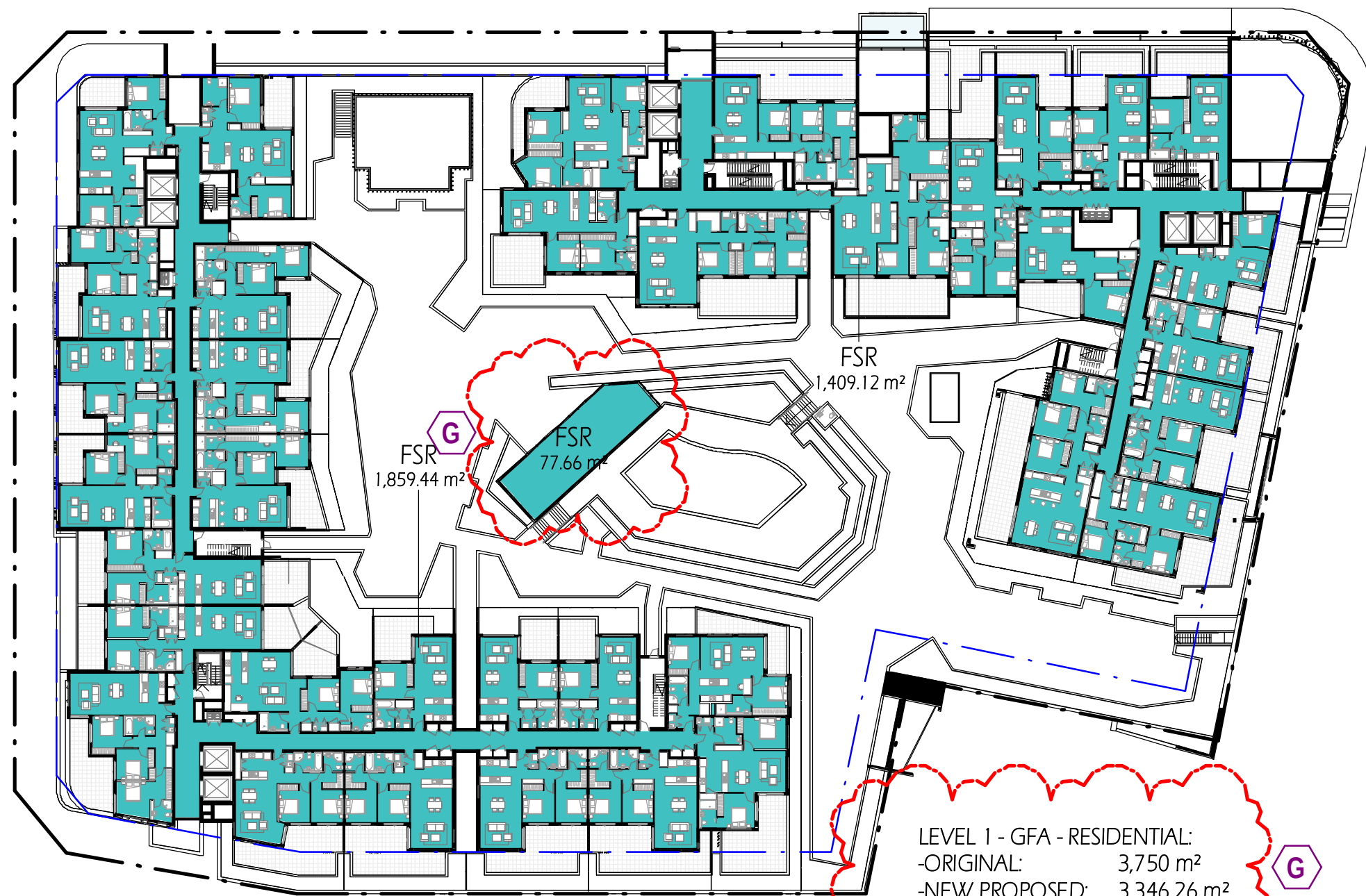
LG LEVEL - GFA - RETAIL:
-ORIGINAL: 5,440 m²
-NEW PROPOSED: 5,266 m²



UG

UG LEVEL - GFA - RESIDENTIAL:
-ORIGINAL: 850 m²
-NEW PROPOSED: 591.4 m²

UG LEVEL - GFA - RETAIL:
-ORIGINAL: 1,700 m²
-NEW PROPOSED: 1,594.9 m²



L1

LEVEL 1 - GFA - RESIDENTIAL:
-ORIGINAL: 3,750 m²
-NEW PROPOSED: 3,346.26 m²



L2

LEVEL 2 - GFA - RESIDENTIAL:
-ORIGINAL: 3,850 m²
-NEW PROPOSED: 3,365.7 m²



L3

LEVEL 3 - GFA - RESIDENTIAL:
-ORIGINAL: 3,700 m²
-NEW PROPOSED: 3,257.2 m²

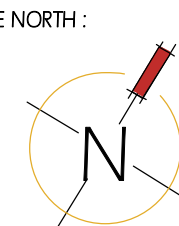
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Restifa & Partners

PROJECT NAME
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(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

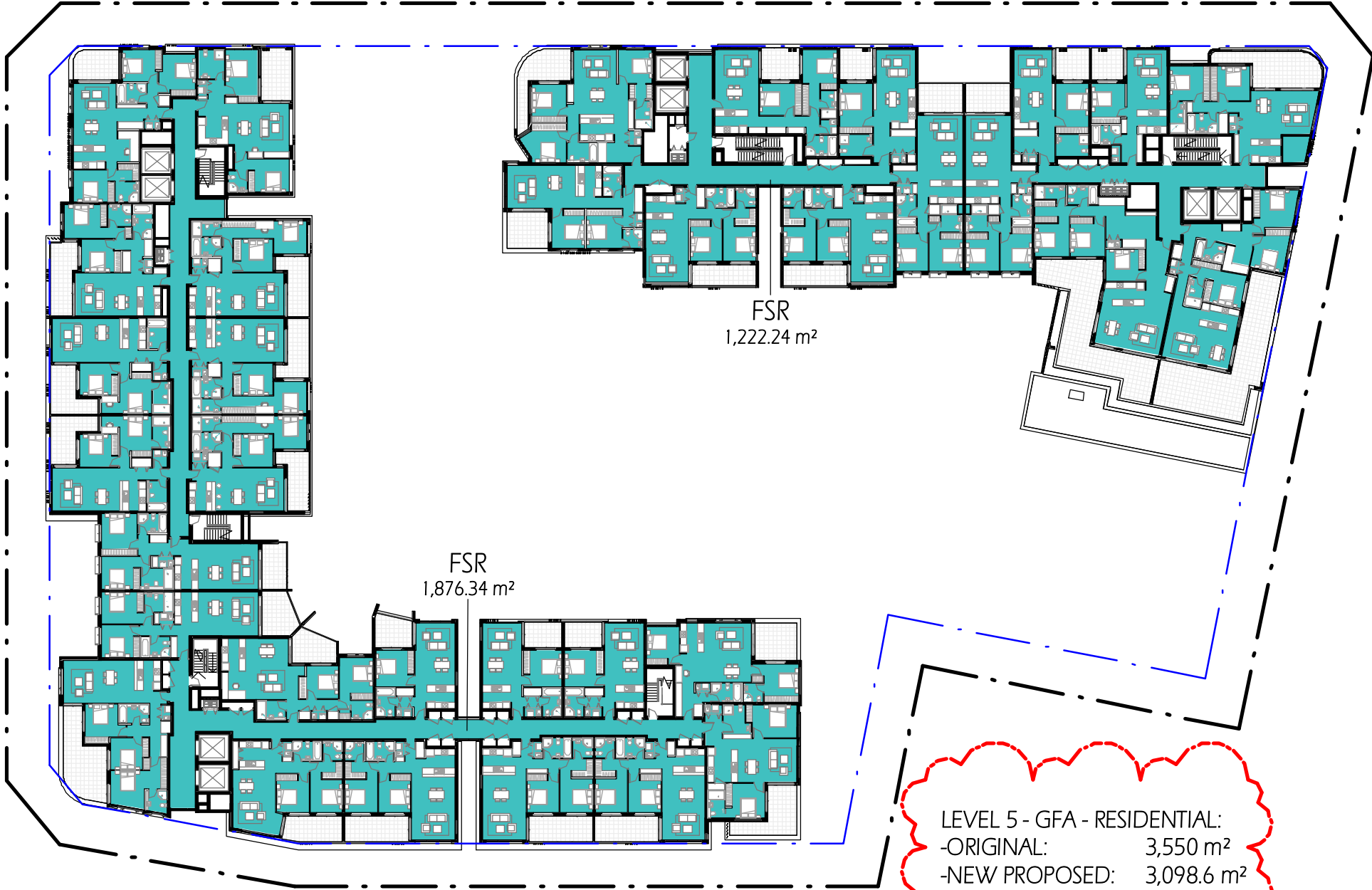
SHEET TITLE:
FSR Calculation

1 : 500 @ A1 sheet
SCALE
8656 DA - 4 - 601
JOB No. DRAWING No.

G
ISSUE



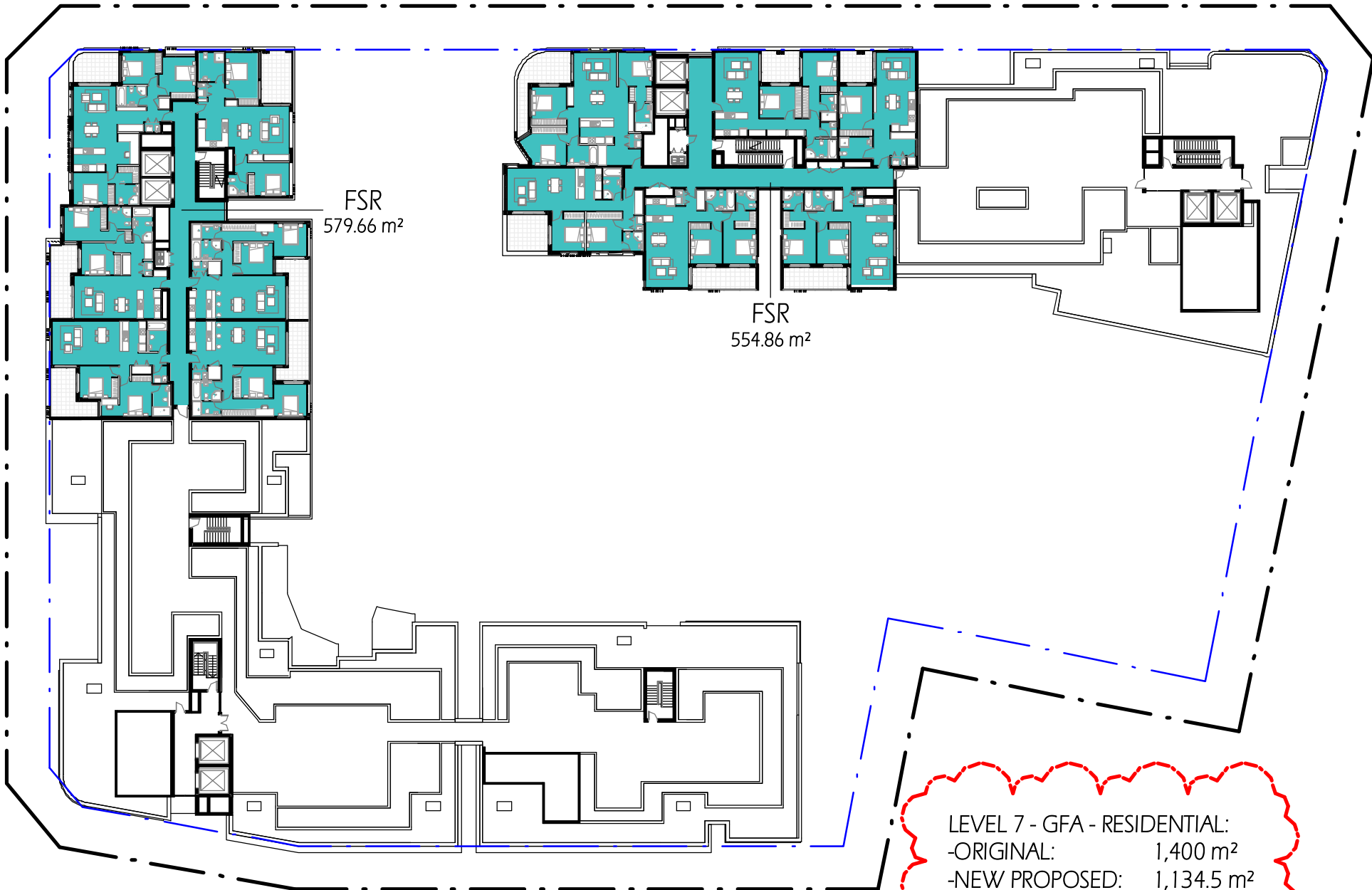
L 4



L 5



L 6



L 7

Area Schedule (FSR)		
Name	Level	Area

FSR	G	34.3 m ²
FSR	G	118.6 m ²
FSR	G	98.6 m ²
		251.5 m ²

FSR	UG	141.0 m ²
FSR	UG	420.9 m ²
FSR	UG	29.1 m ²
		591.4 m ²

FSR	L 1	1859.4 m ²
FSR	L 1	1409.1 m ²
FSR	L 1	3346.2 m ²

FSR	L 2	1876.3 m ²
FSR	L 2	1489.4 m ²
		3365.7 m ²

FSR	L 3	1877.2 m ²
FSR	L 3	1380.1 m ²
		3257.2 m ²

FSR	L 4	1875.9 m ²
FSR	L 4	1348.7 m ²
		3224.6 m ²

FSR	L 5	1876.3 m ²
FSR	L 5	1222.2 m ²
		3098.6 m ²

FSR	L 6	1875.9 m ²
FSR	L 6	1140.2 m ²
		3016.1 m ²

FSR	L 7	579.7 m ²
FSR	L 7	554.9 m ²
		1134.6 m ²

RETAIL GFA	G	21285.9 m ²
RETAIL GFA	G	42.3 m ²
RETAIL GFA	G	5223.6 m ²
		5266.0 m ²

RETAIL GFA	UG	760.5 m ²
RETAIL GFA	UG	834.4 m ²
RETAIL GFA	UG	1594.9 m ²
RETAIL GFA	UG	6860.9 m ²
		28146.8 m ²

Grand total: 25

ORIGINAL:
-TOTAL GFA:
*RESIDENTIAL: 24,200 m²
*RETAIL: 7,140 m²
TOTAL= 31,340 m²

NEW PROPOSED:
-TOTAL GFA:
*RESIDENTIAL: 21,285.9 m²
*RETAIL: 6860.9 m²
TOTAL= 28,146.8 m²

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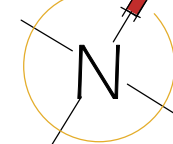
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PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

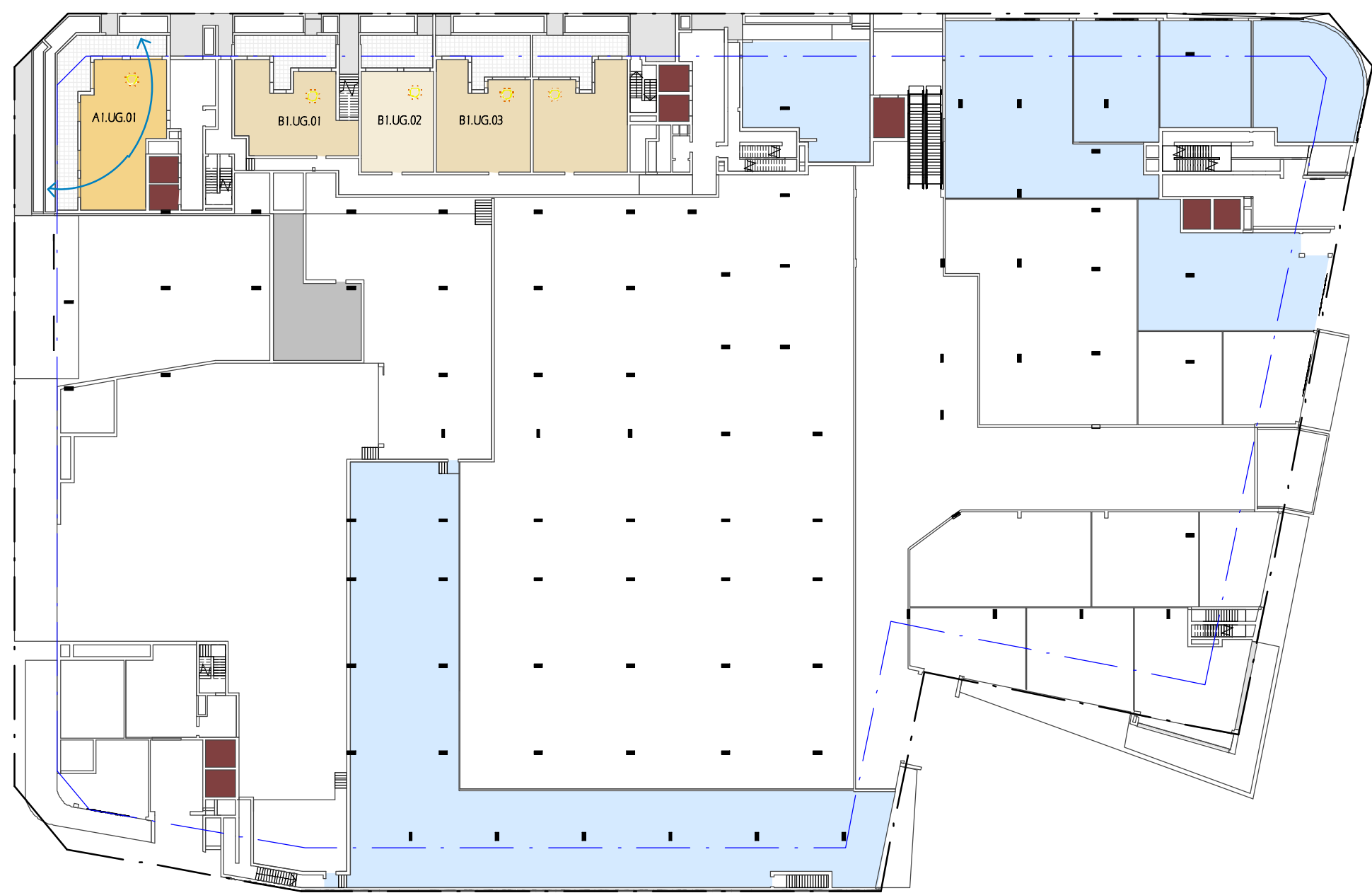
PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
FSR Calculation

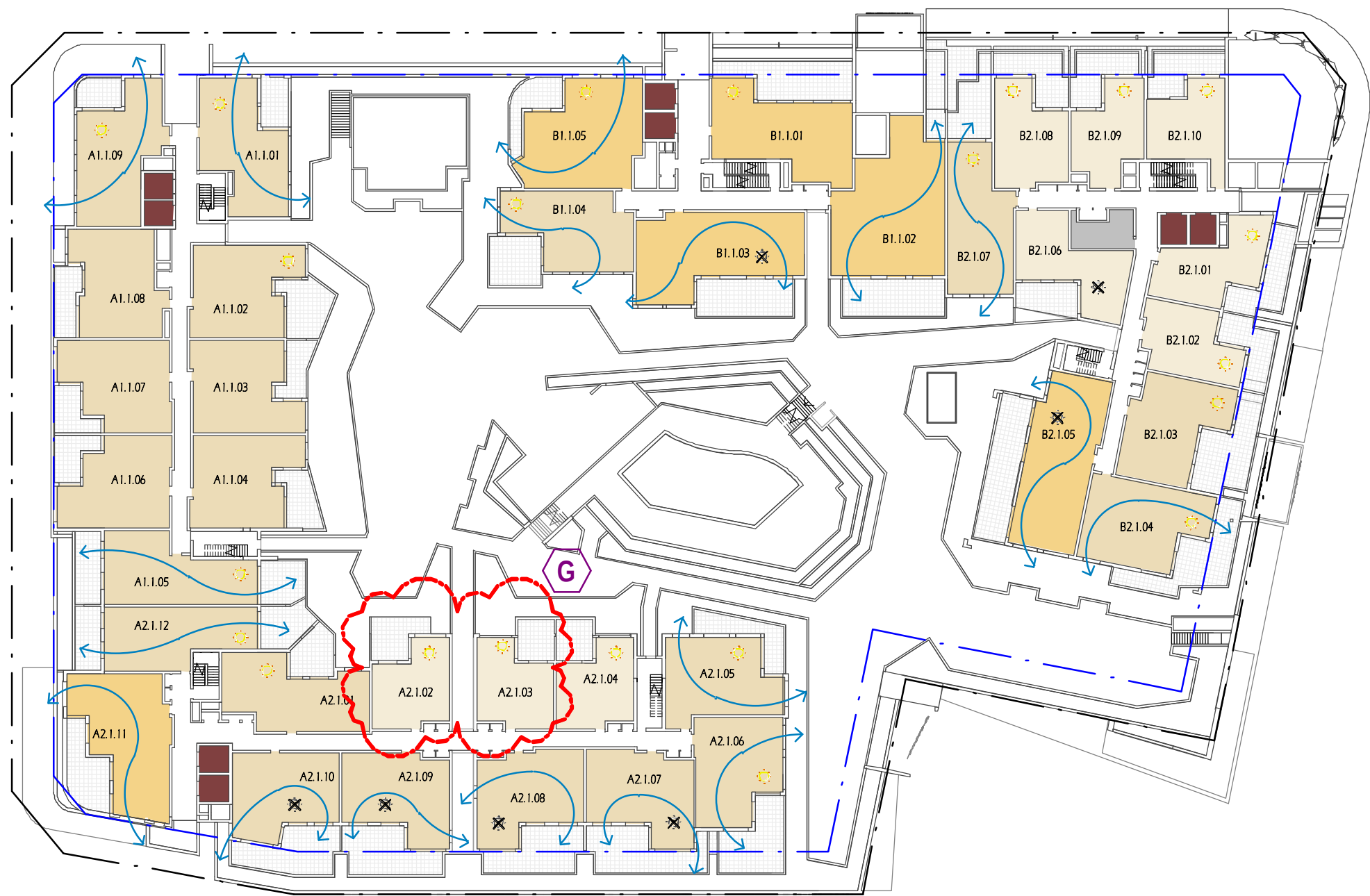
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SCALE

8656 DA - 4 - 602
JOB No. DRAWING No.

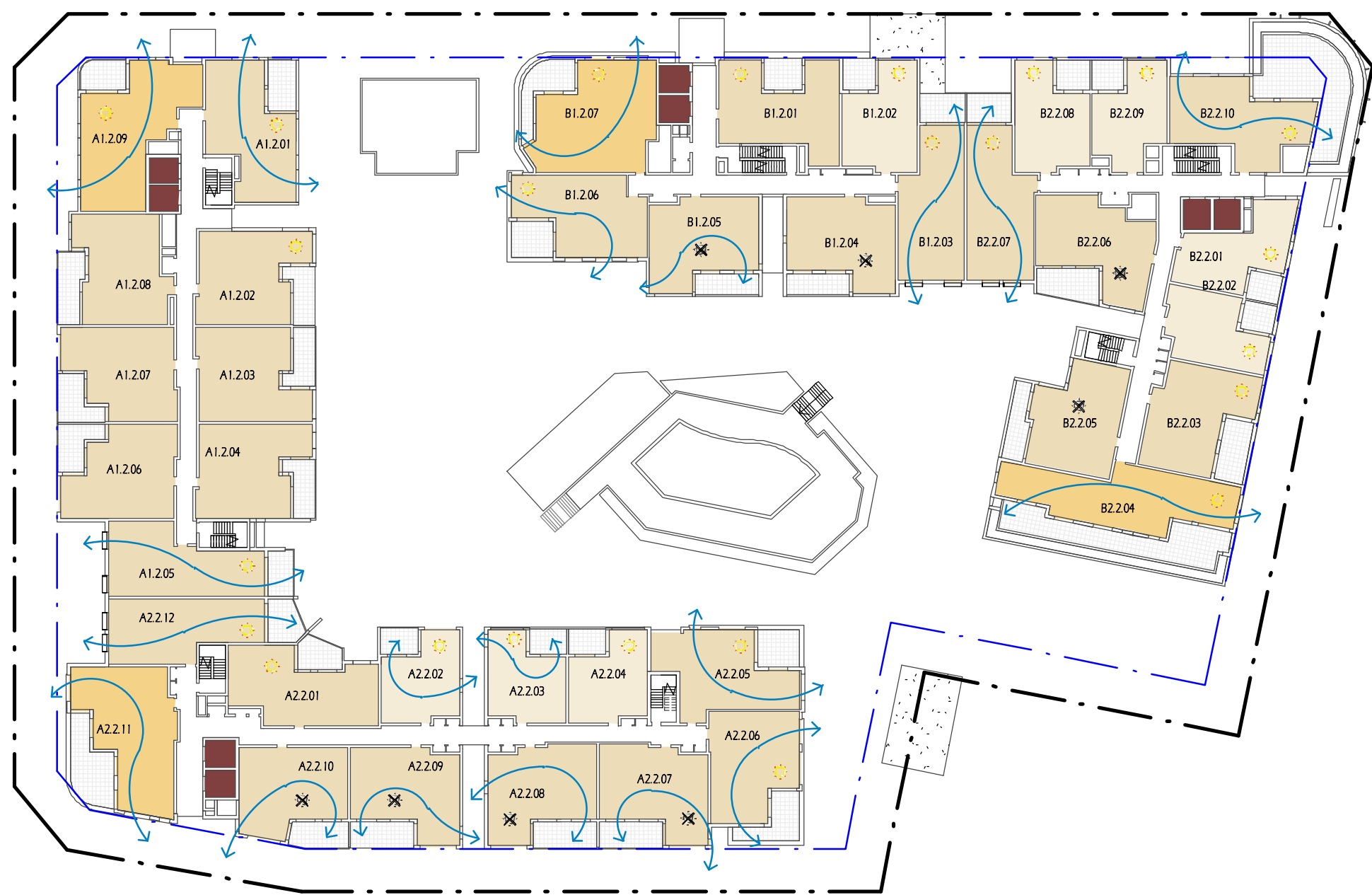
G
ISSUE



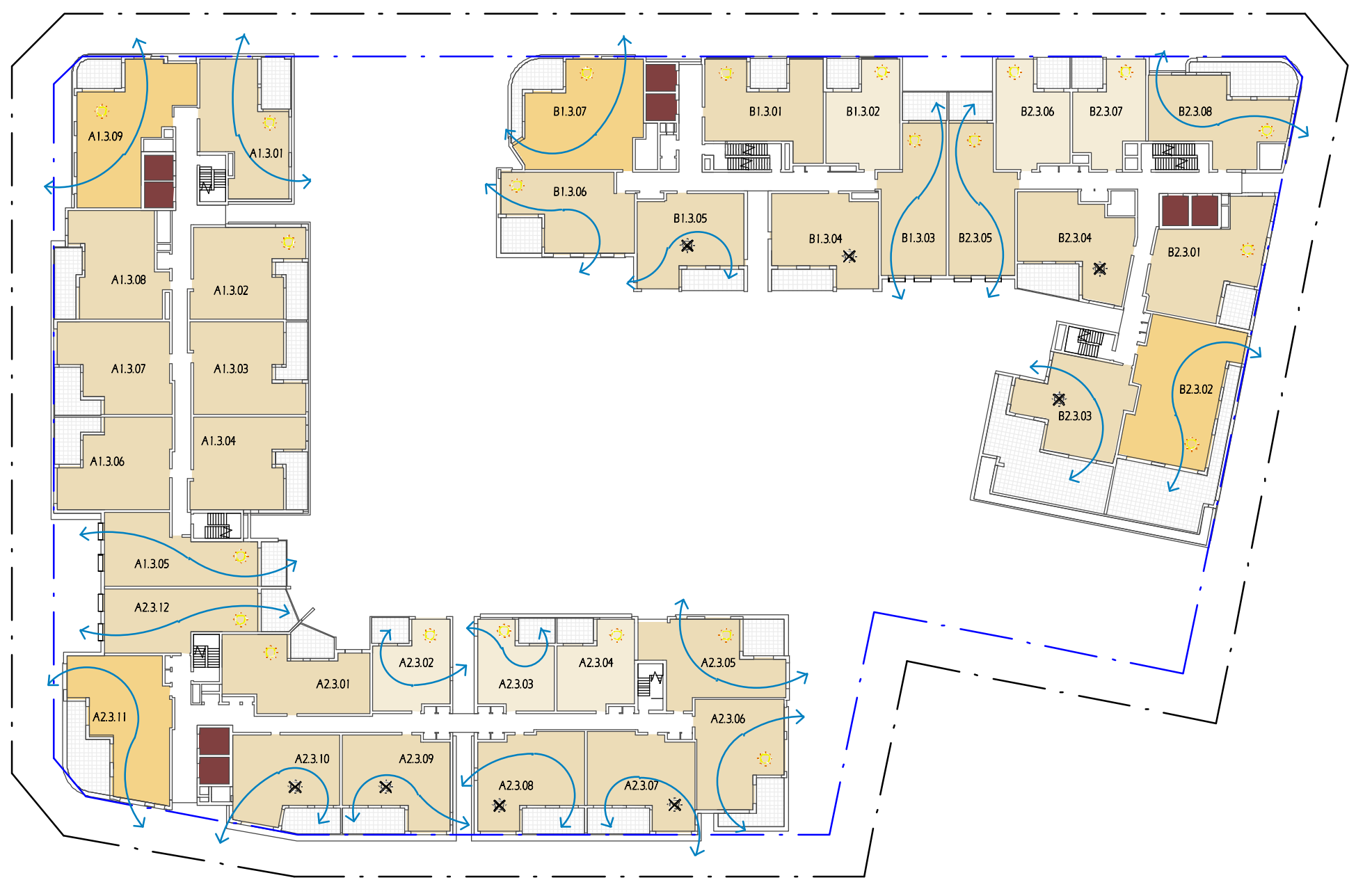
SOLAR & CROSS VENT - UG



SOLAR & CROSS VENT - L 1



SOLAR & CROSS VENT - L 2



SOLAR & CROSS VENT - L 3

- ZHR SOLAR ACCESS 
- ZHR SOLAR ACCESS WITH SKYLIGHT 
- NO DIRECT SUNLIGHT TO UNIT 
- CROSS VENTILATION 

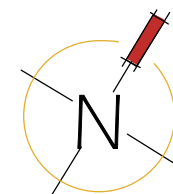
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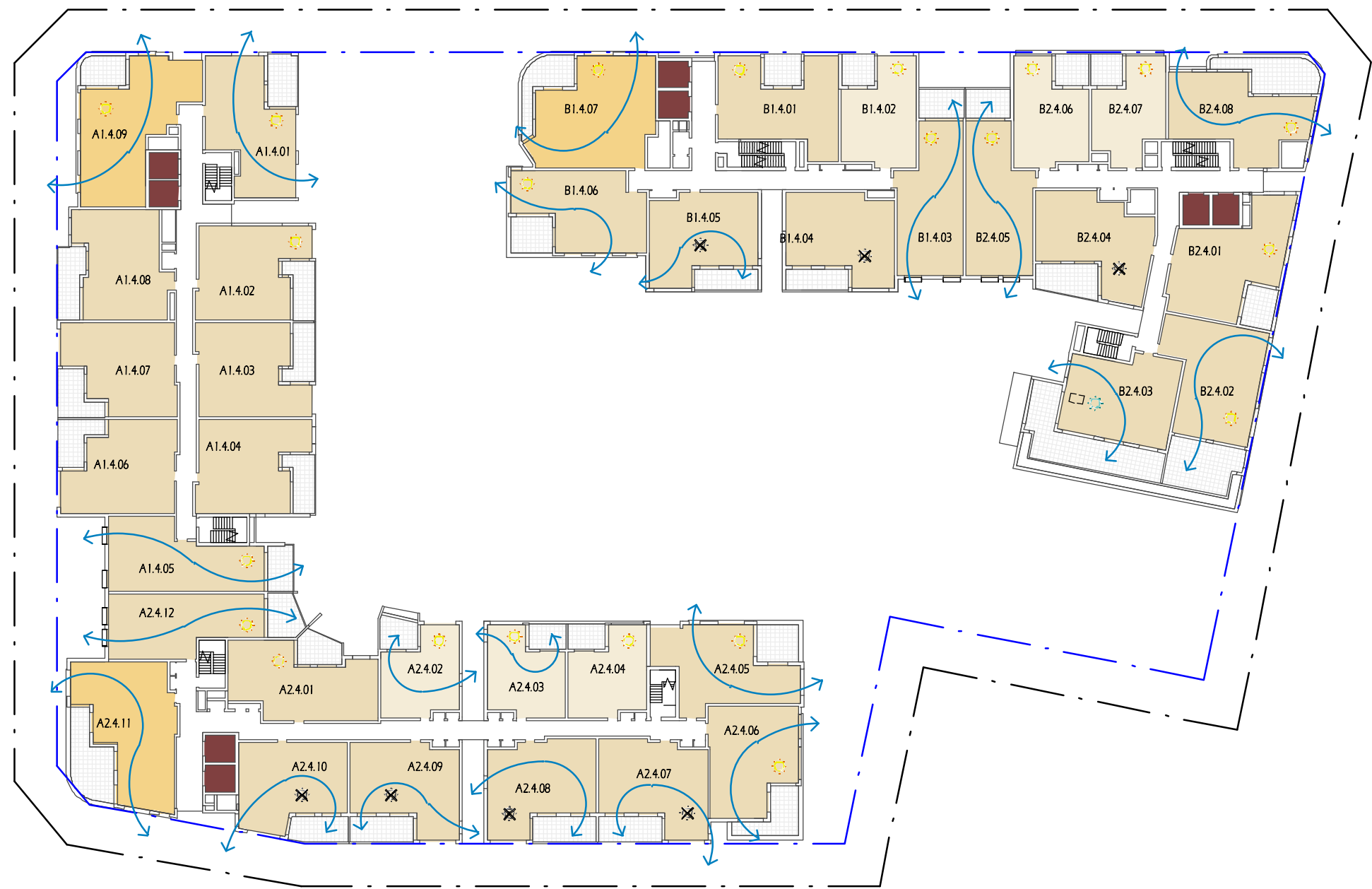
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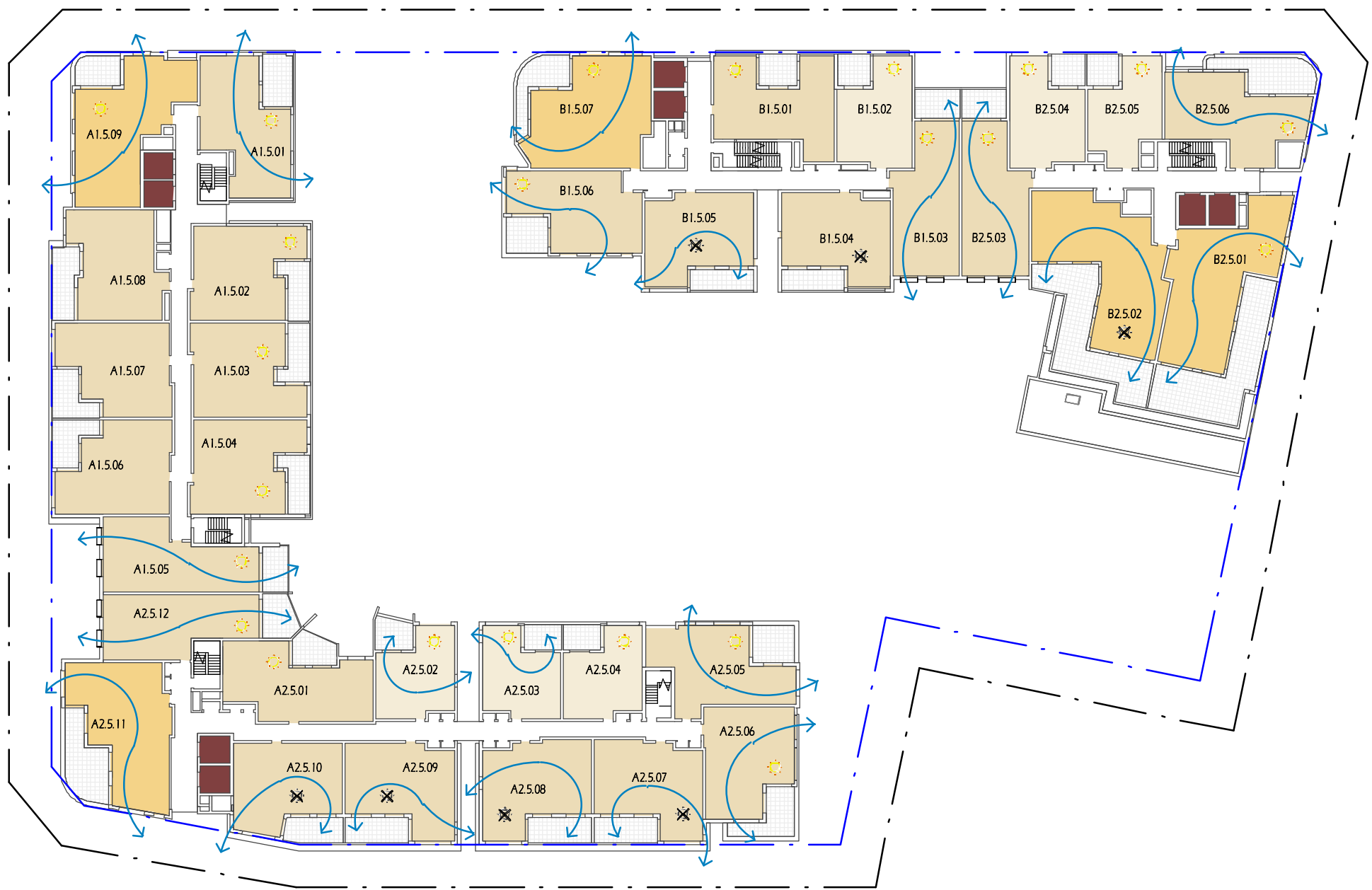
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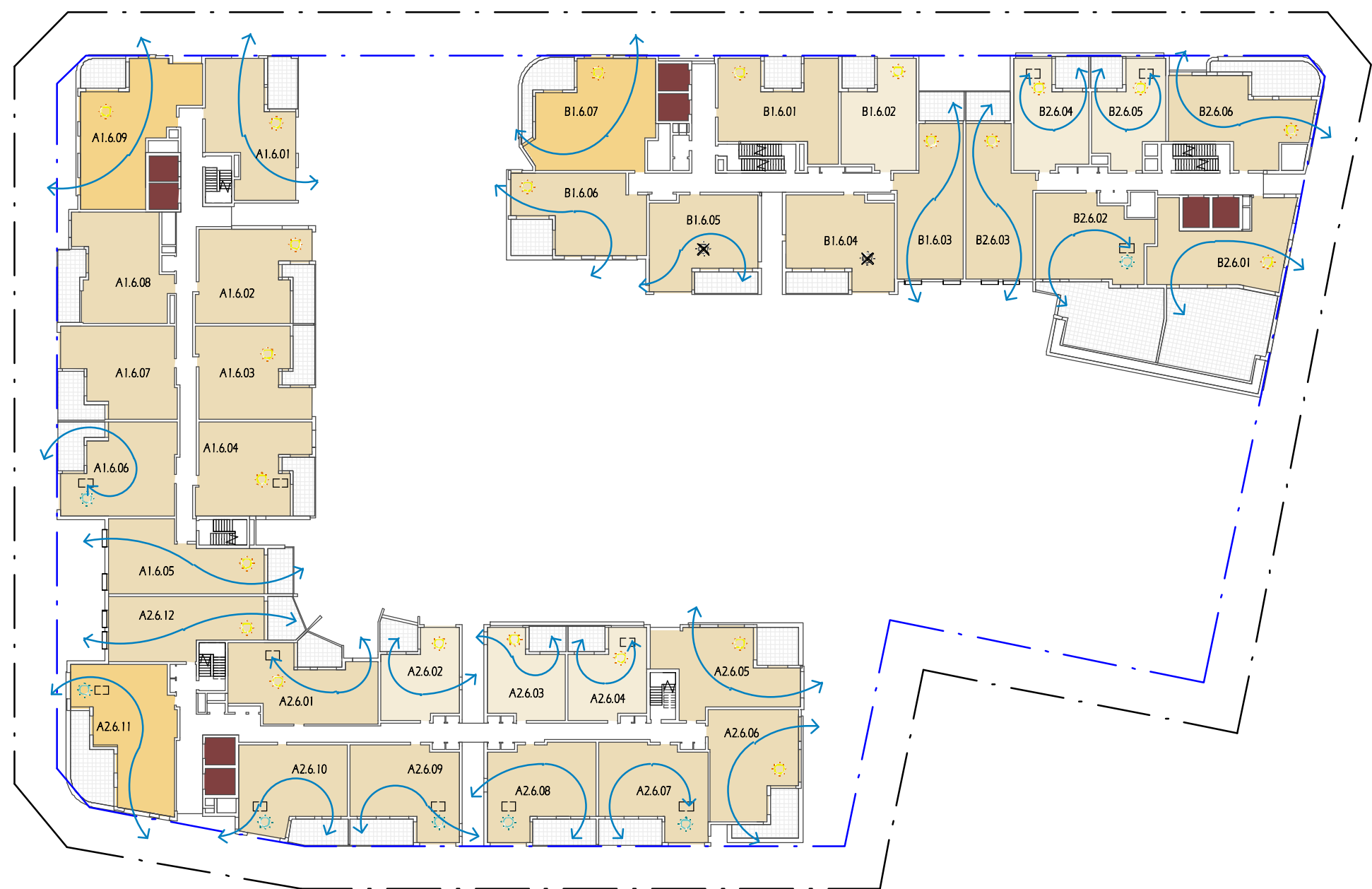
SHEET TITLE:
Cross Ventilation & Solar
Access
As indicated @ A1 sheet
SCALE
8656 DA - 4 - 603
JOB No. DRAWING No. ISSUE



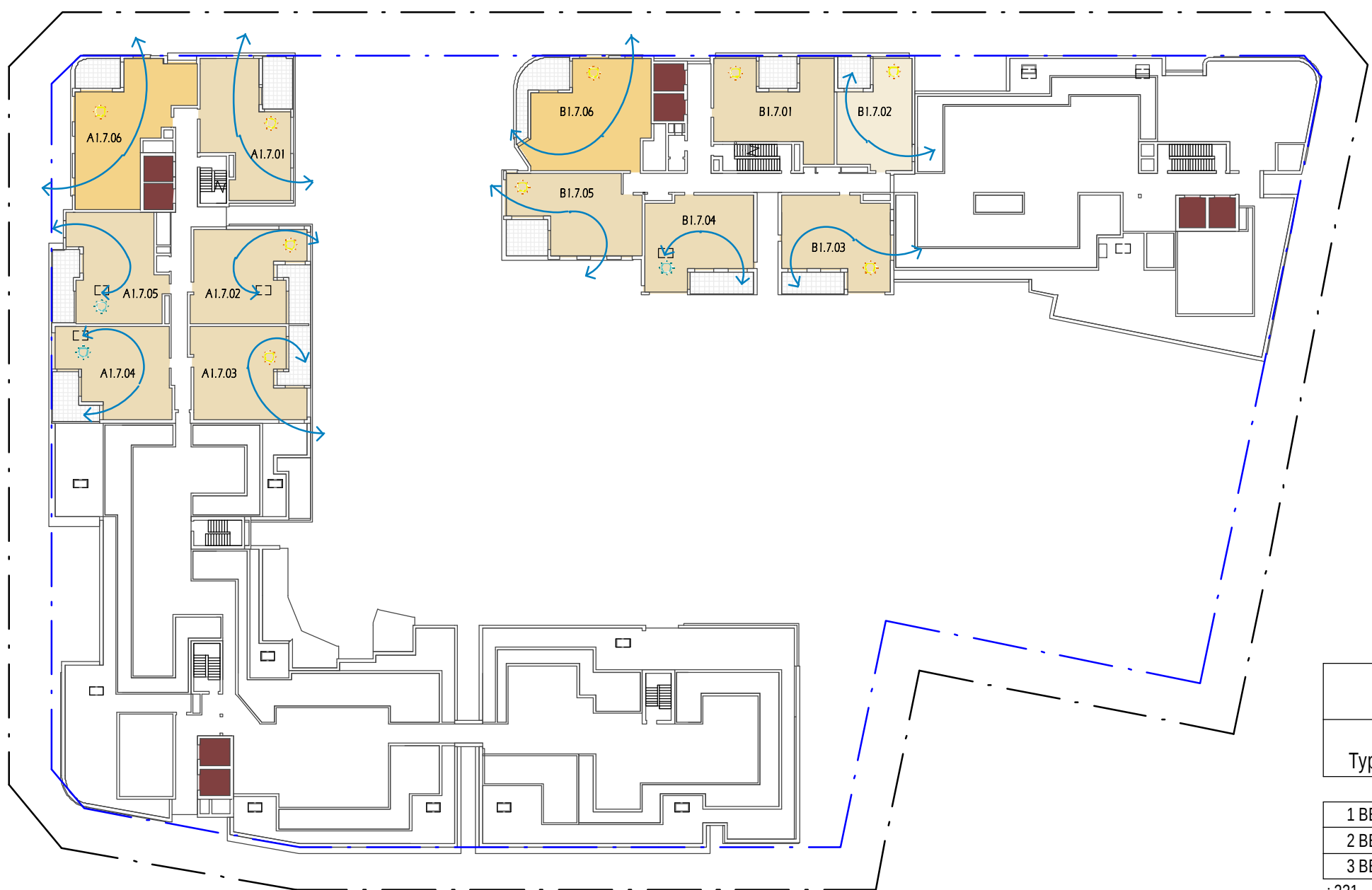
SOLAR & CROSS VENT - L 4



SOLAR & CROSS VENT - L 5



SOLAR & CROSS VENT - L 6



SOLAR & CROSS VENT - L 7

Unit Schedule SOLAR & CROSS

Type	Count	Unit - Cross Ventilation	Unit - Solar Access	Unit - No Direct Solar
1 BED	43	14	42	1
2 BED	160	97	101	35
3 BED	28	27	19	3
TOTAL	231	138	162	39

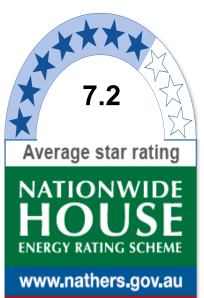
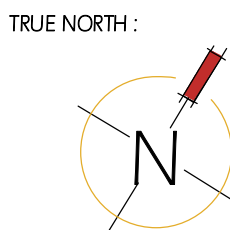
2HR SOLAR ACCESS ☀️
2HR SOLAR ACCESS WITH SKYLIGHT ☀️
NO DIRECT SUNLIGHT TO UNIT ☒
CROSS VENTILATION ➡️

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REFER SCHEDULE OF AMENDMENTS TO DA SPP-20-00001

G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155
www.nathers.gov.au



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www.zhinar.com.au /w
28 495 869 790 /abn



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

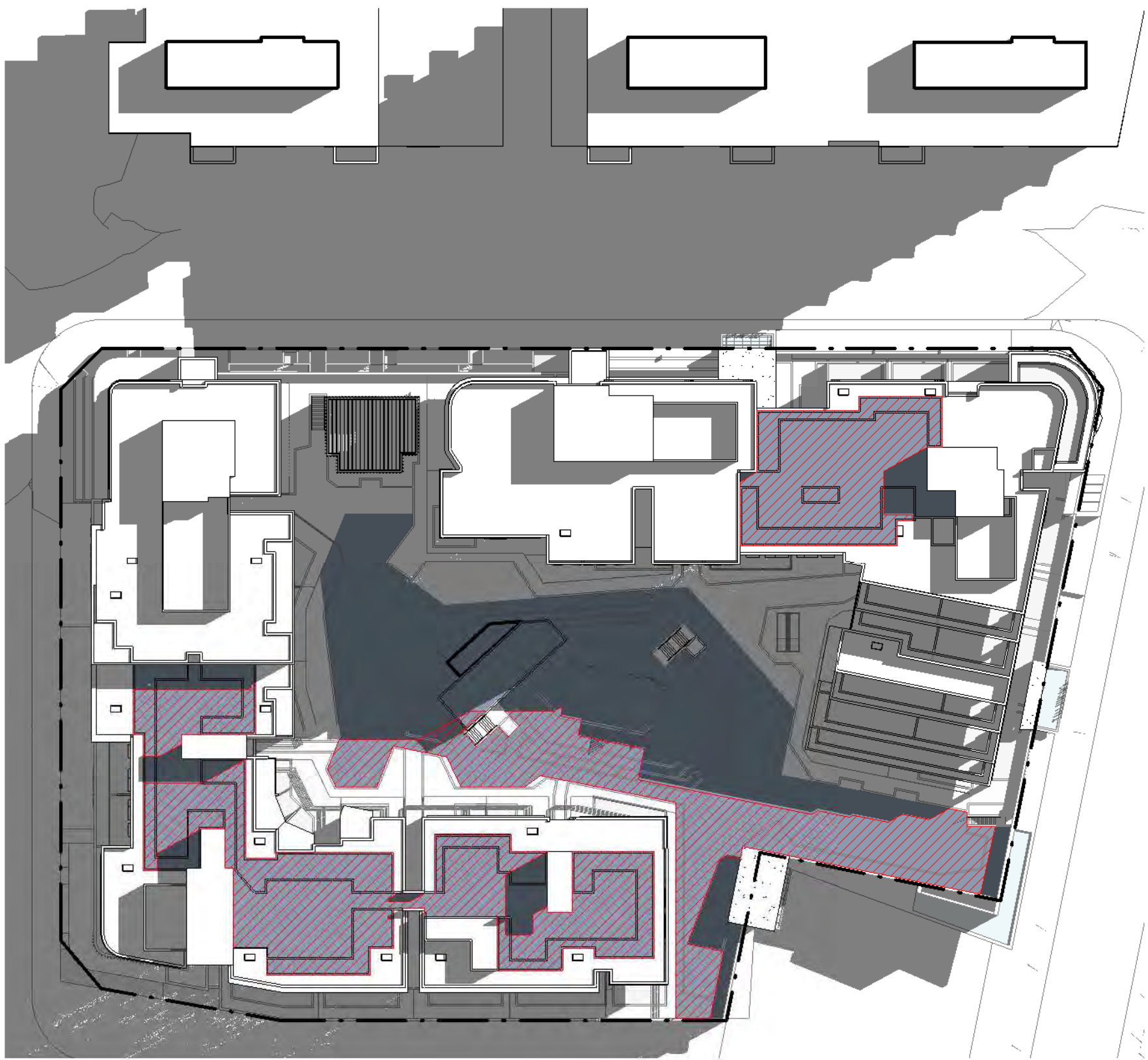
SHEET TITLE:
Cross Ventilation & Solar
Access
As indicated @ A1 sheet
SCALE
8656 DA-4-604
JOB No. DRAWING No. G ISSUE



COS - 22 June - 9 am

1583.4 m² (52.6 %)

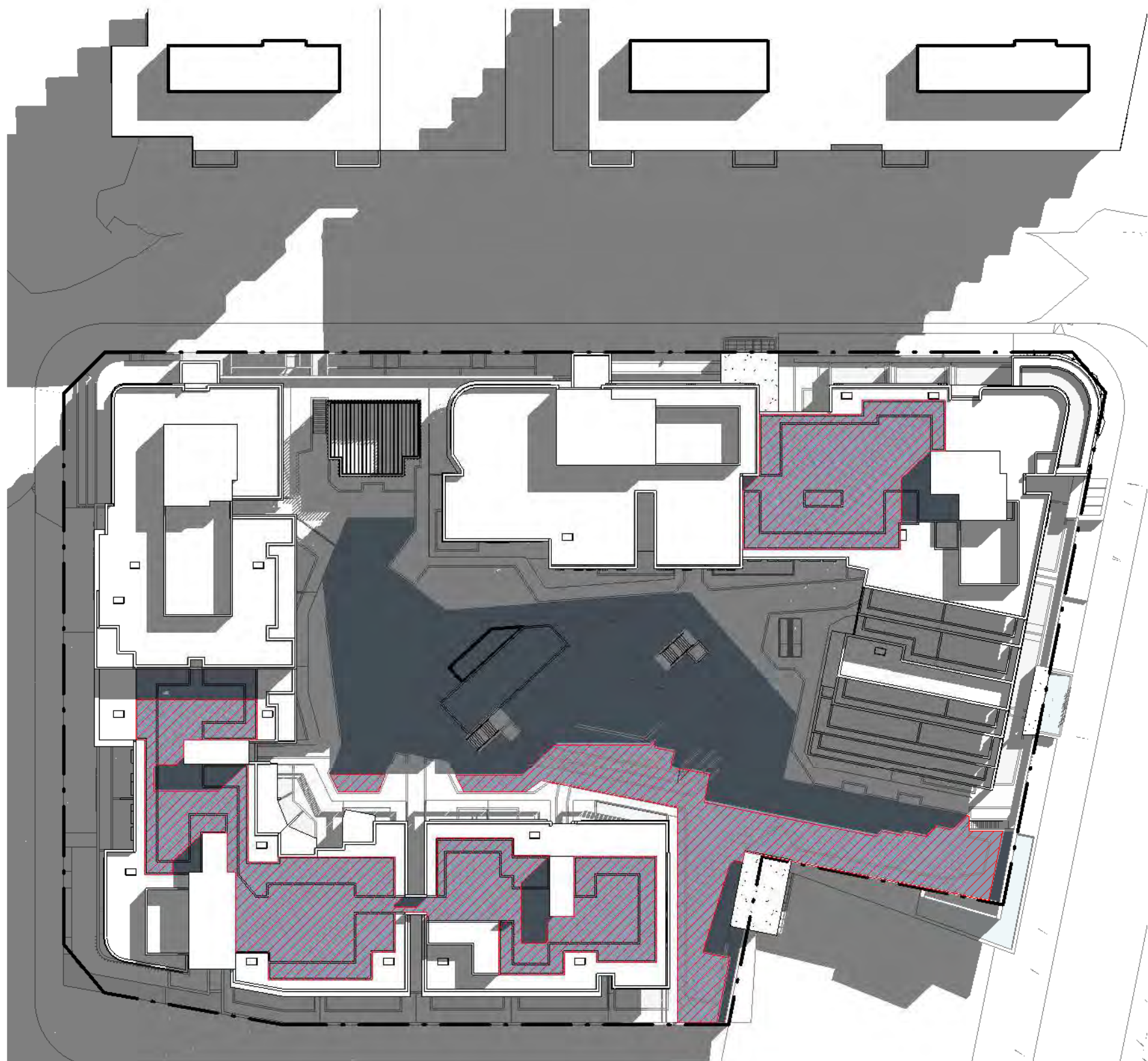
G



COS - 22 June - 10 am

1655 m² (54.9 %)

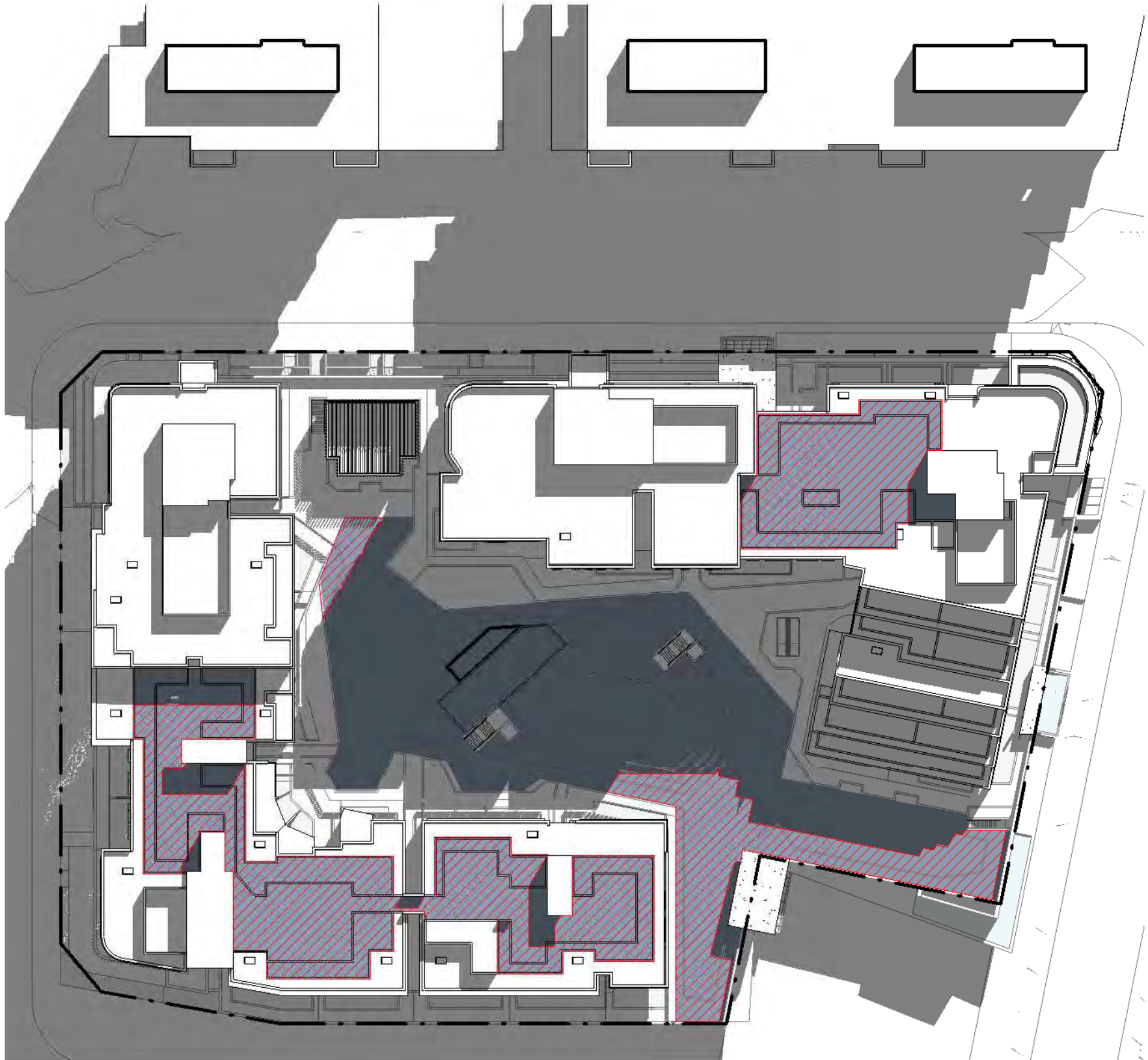
G



COS - 22 June - 11 am

1583 m² (52.59 %)

G



COS - 22 June - 12 pm

1506 m² (50 %)

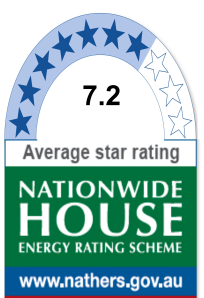
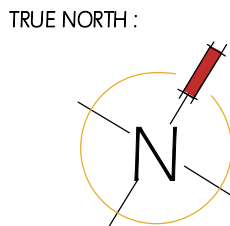
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC

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Certificate no.: 0004755840
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Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgegong Road, Rouse Hill, NSW 2155
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PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA : Blacktown City Council

SHEET TITLE:
COS - Solar Access
1 : 600 @ A1 sheet
SCALE
8656 DA - 4 - 605
JOB No. DRAWING No.

G
ISSUE



COS - 22 June - 1 pm
1554.52 m² (51.6 %) ^G



COS - 22 June - 2 pm
1494.1 m² (49.64 %) ^G



COS - 22 June - 3 pm
1122.75 m² (37.3 %) ^G

Solar Access to Communal open Space

ADG Part 3D:

Developments to achieve minimum of 50% direct sunlight to the principle usable part of the communal open space for minimum of 2 hours between 9am to 3pm 21st June (mid winter)

legend

- Principle Usable Communal and Public Open Space
Total Area: 3010 sqm
- ▨ Direct Sunlight to the Principle usable part of the communal and Public Open Space

COPYRIGHT & GENERAL NOTE :

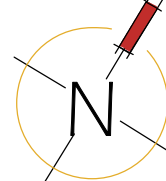
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing groundlines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted based for Construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

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G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
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A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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TRUE NORTH :



Certificate no.: 0004755840
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Certificate date: 10 Apr 2020
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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgegong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

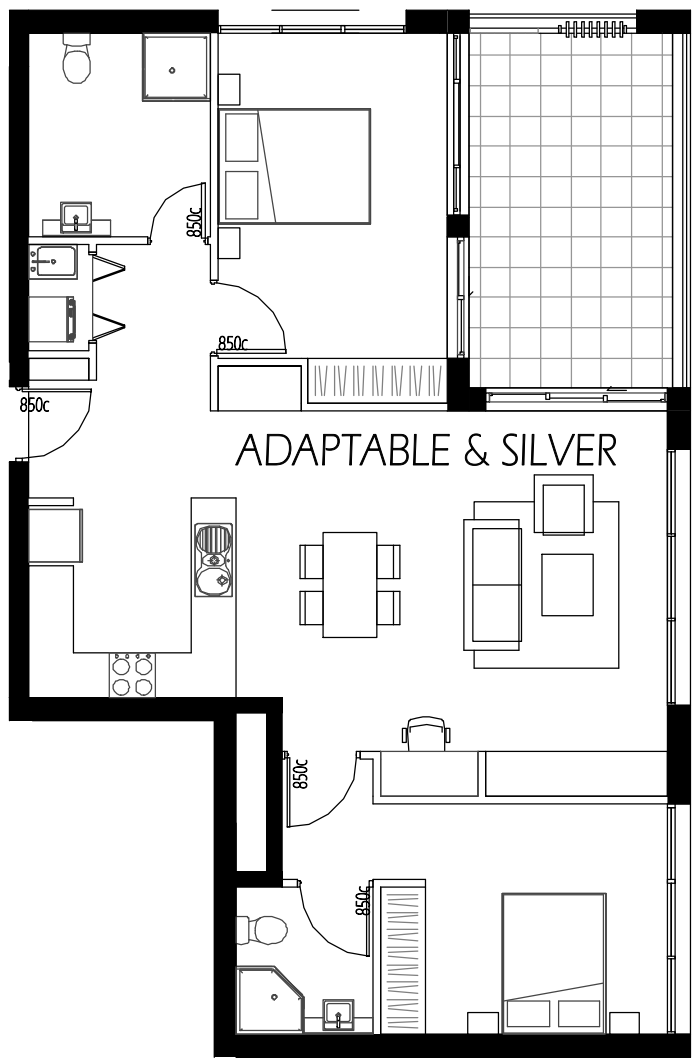
SHEET TITLE:
COS - Solar Access

As indicated @ A1 sheet

SCALE
8656 DA - 4 - 606
JOB No. DRAWING No.

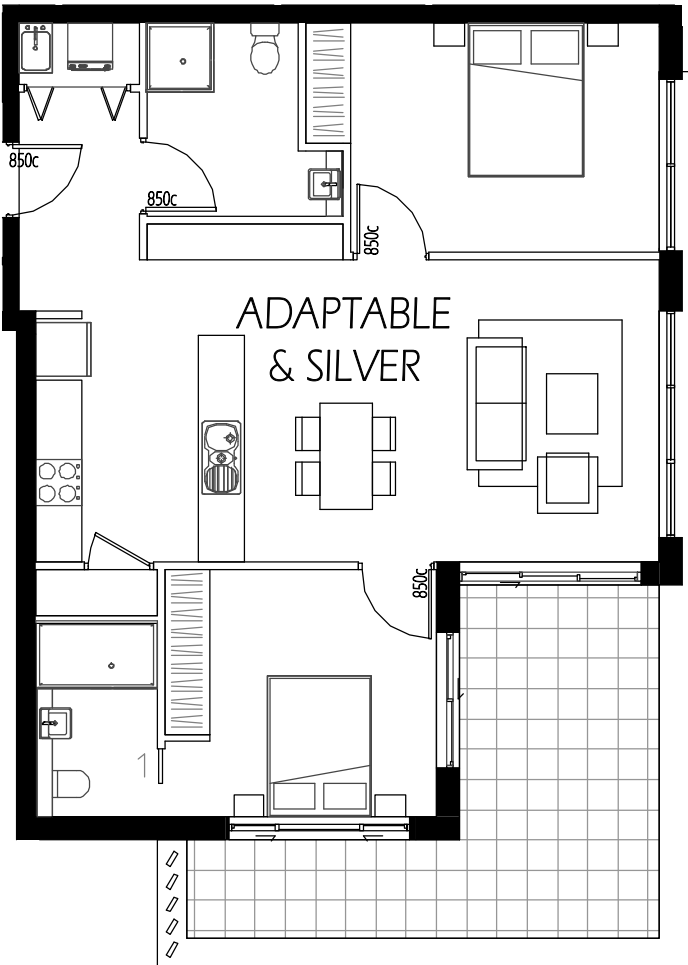
G
ISSUE

ADAPTABLE UNITS



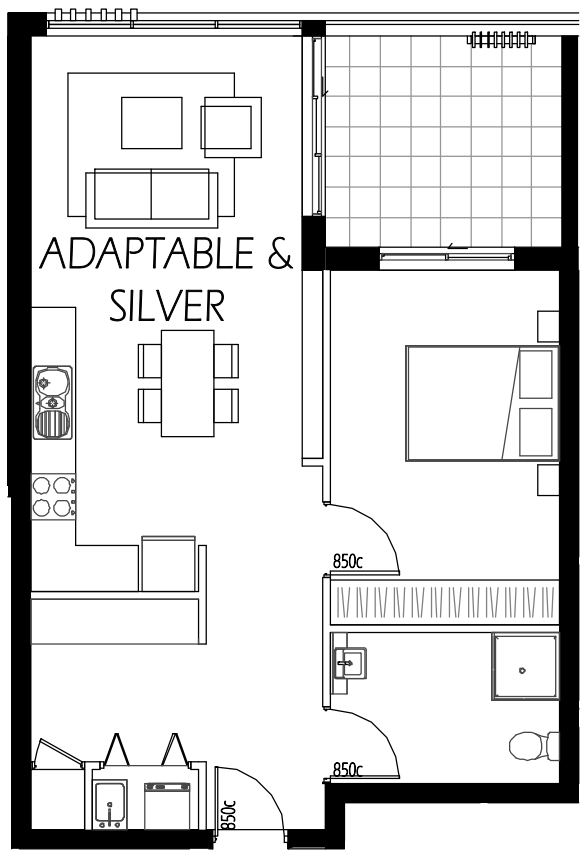
- TOTAL 7 UNITS:
- A1.1.01 (L1)
 - A1.2.01 (L2)
 - A1.3.01 (L3)
 - A1.4.01 (L4)
 - A1.5.01 (L5)
 - A1.6.01 (L6)
 - A1.7.01 (L7)

Pre Adaptable / Livable Layout 1
1 : 100



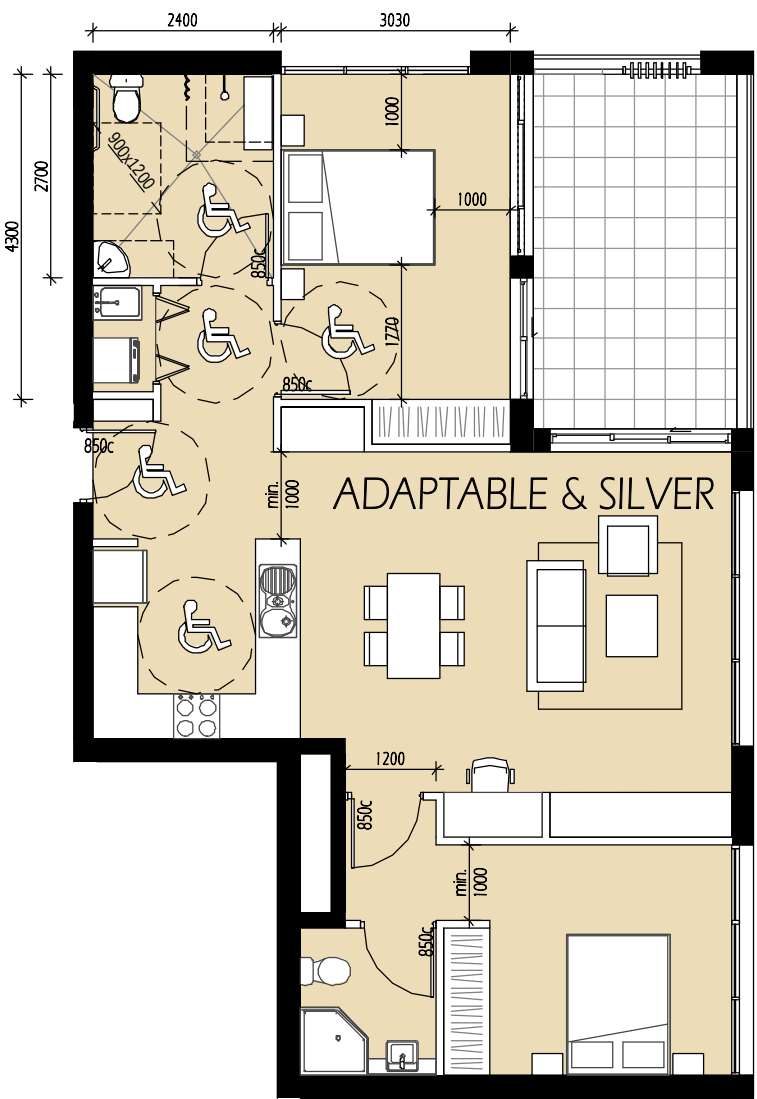
- TOTAL 6 UNITS:
- A2.1.06 (L1)
 - A2.2.06 (L2)
 - A2.3.06 (L3)
 - A2.4.06 (L4)
 - A2.5.06 (L5)
 - A2.6.06 (L6)

Pre Adaptable / Livable Layout 2
1 : 100



- TOTAL 12 UNITS:
- B2.1.08 (L1)
 - B1.2.02 (L2)
 - B2.2.08 (L2) - MIRRORED LAYOUT
 - B1.3.02 (L3)
 - B2.3.06 (L3) - MIRRORED LAYOUT
 - B1.4.02 (L4)
 - B2.4.06 (L4) - MIRRORED LAYOUT
 - B1.5.02 (L5)
 - B2.5.04 (L5) - MIRRORED LAYOUT
 - B1.6.02 (L6)
 - B2.6.04 (L6) - MIRRORED LAYOUT
 - B1.7.02 (L7)

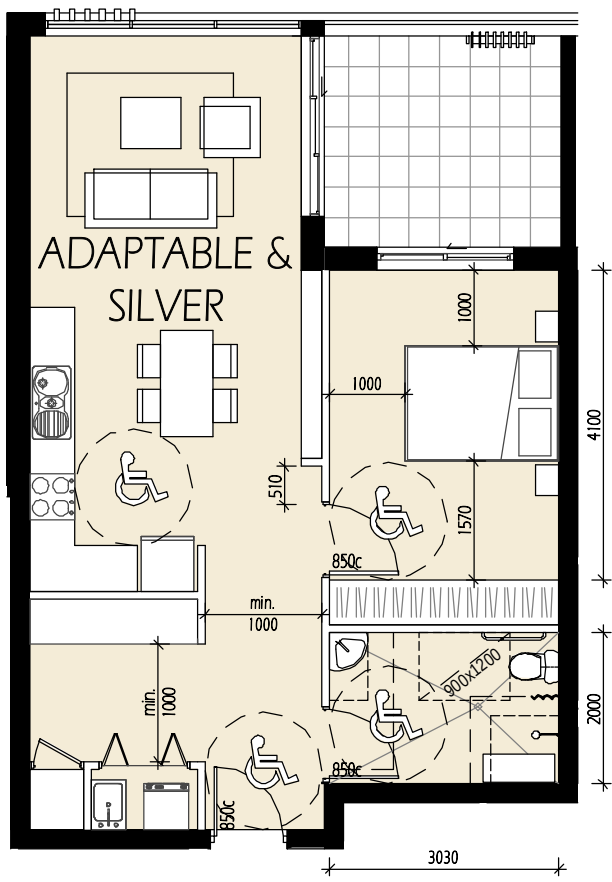
Pre Adaptable / Livable Layout 3
1 : 100



Post Adaptable / Livable Layout 1
1 : 100

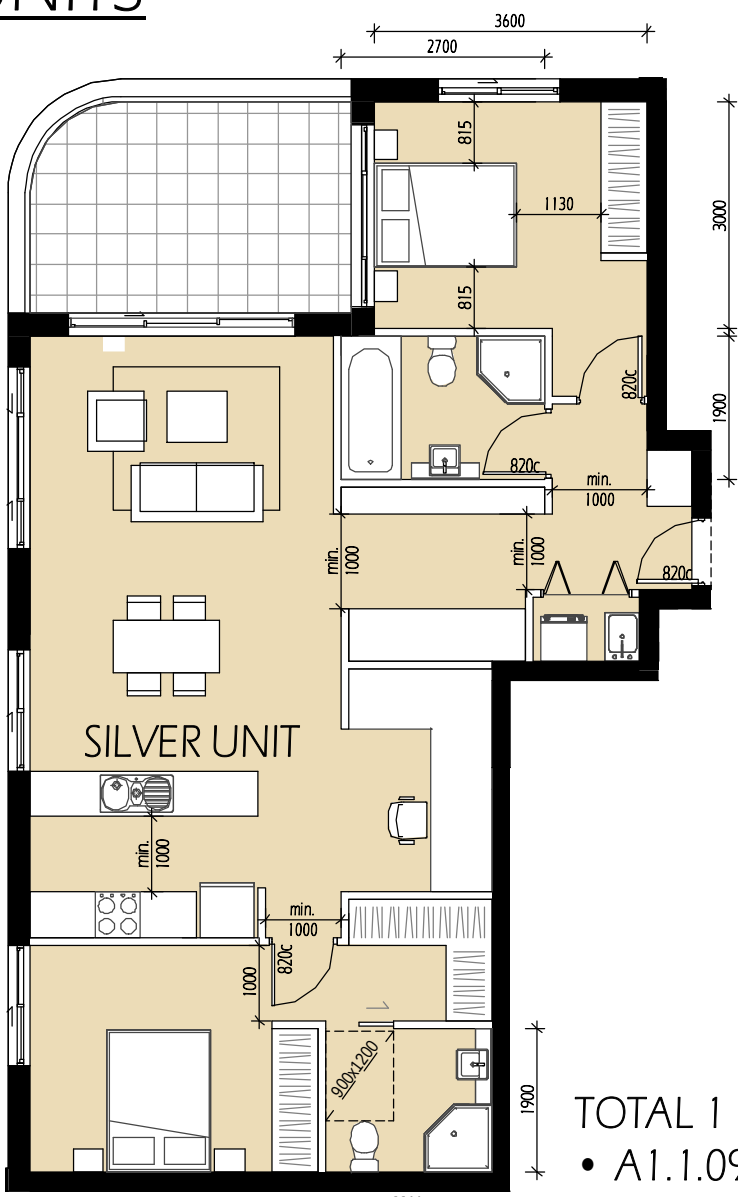


Post Adaptable / Livable Layout 2
1 : 100



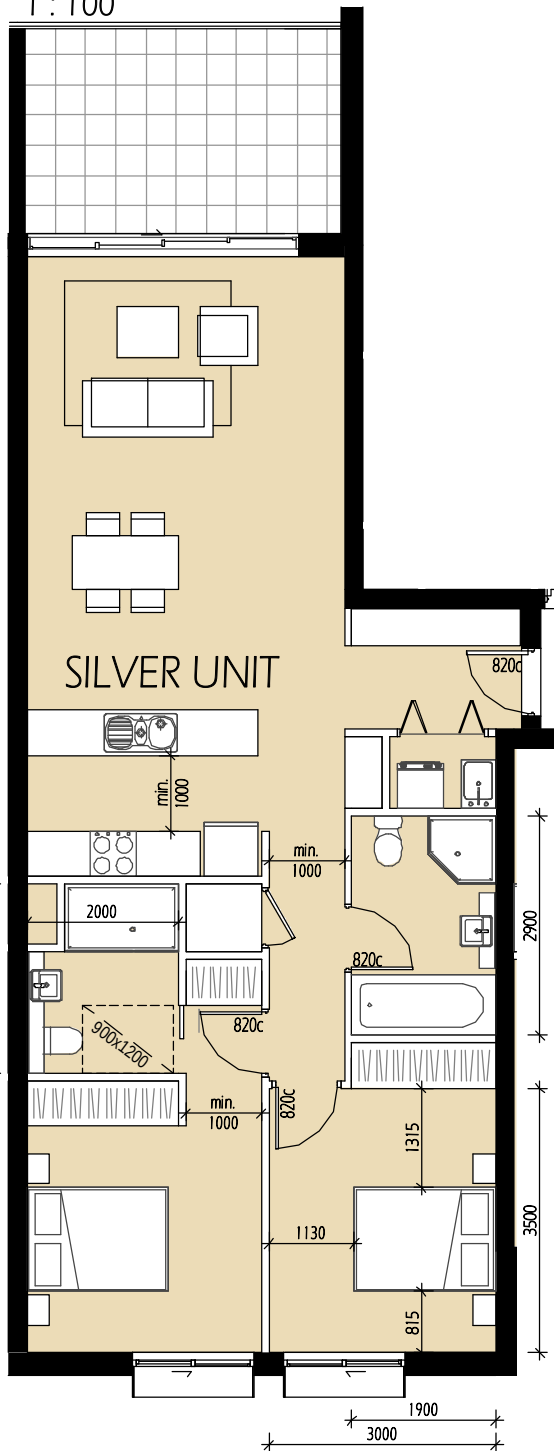
Post Adaptable / Livable Layout 3
1 : 100

SILVER UNITS



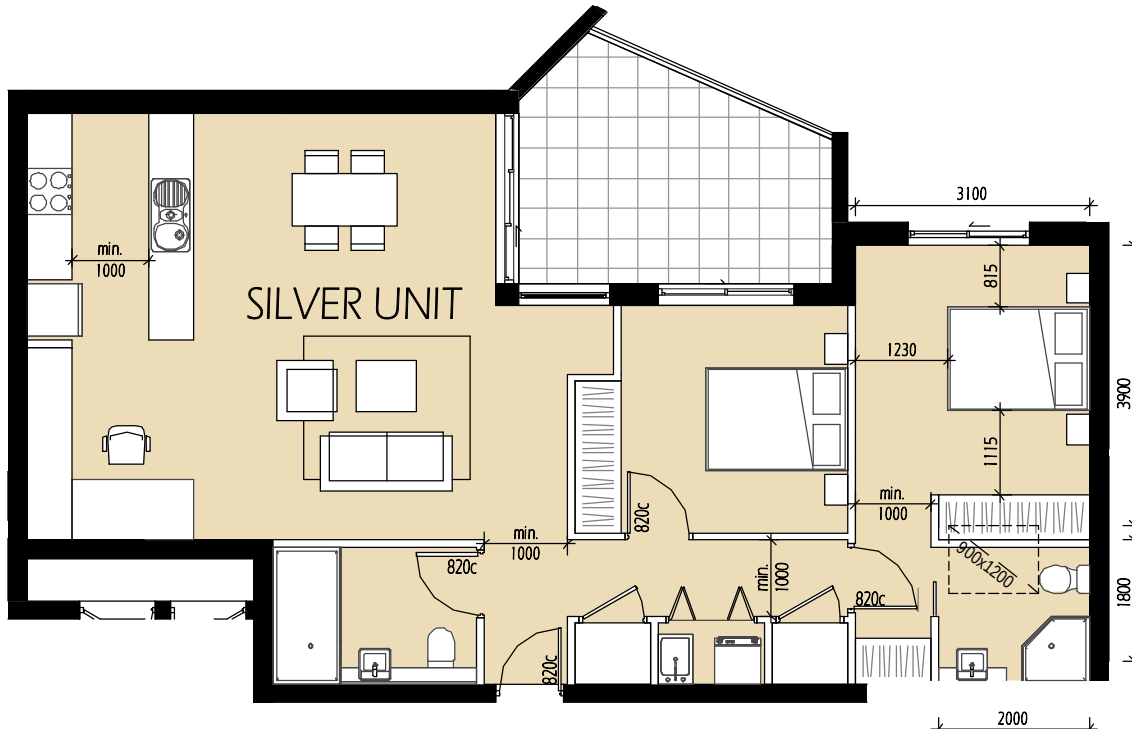
- TOTAL 1 UNIT:
- A1.1.09 (L1)

Silver Unit 1
1 : 100



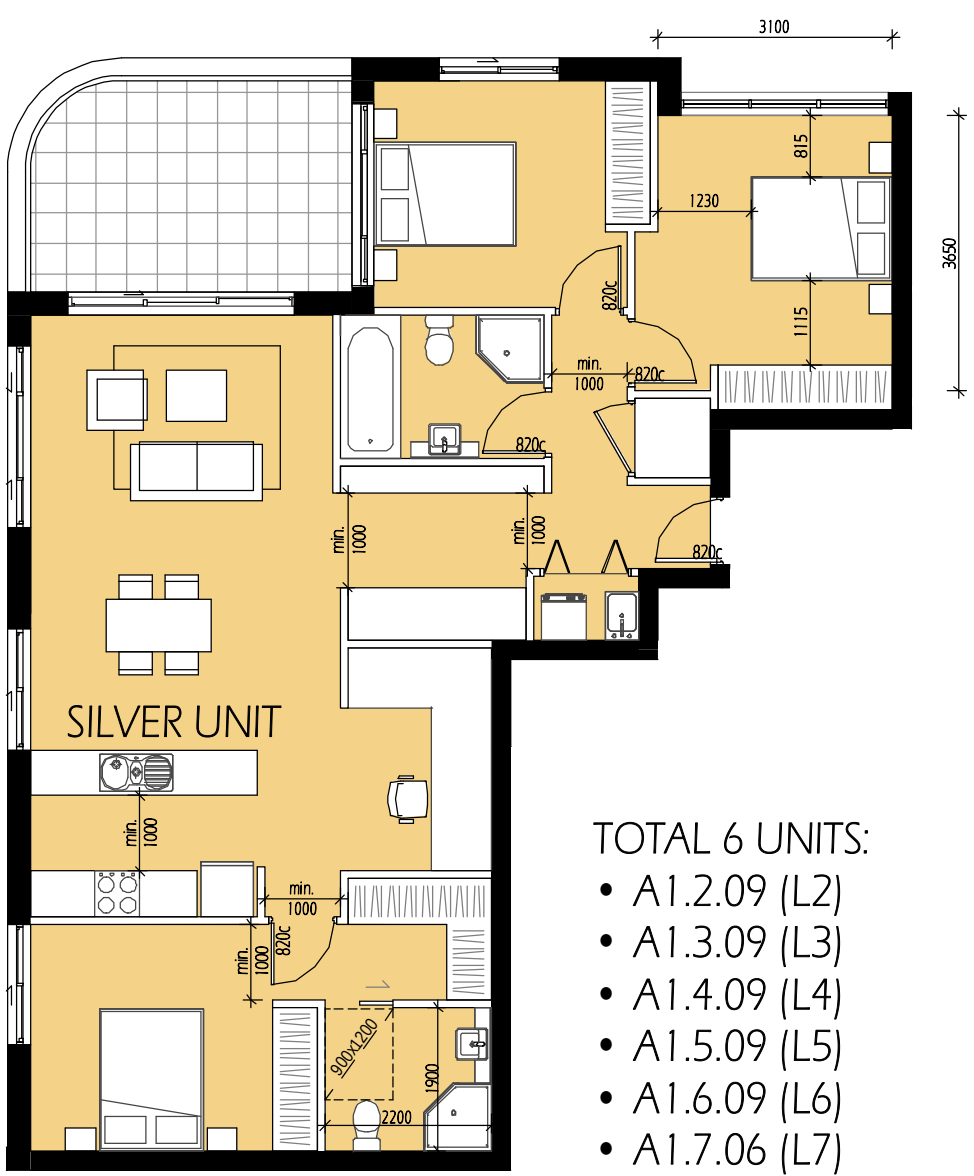
- TOTAL 6 UNITS:
- B2.1.07 (L1)
 - B2.2.07 (L2)
 - B2.3.05 (L3)
 - B2.4.05 (L4)
 - B2.5.03 (L5)
 - B2.6.03 (L6)

Silver Unit 3
1 : 100



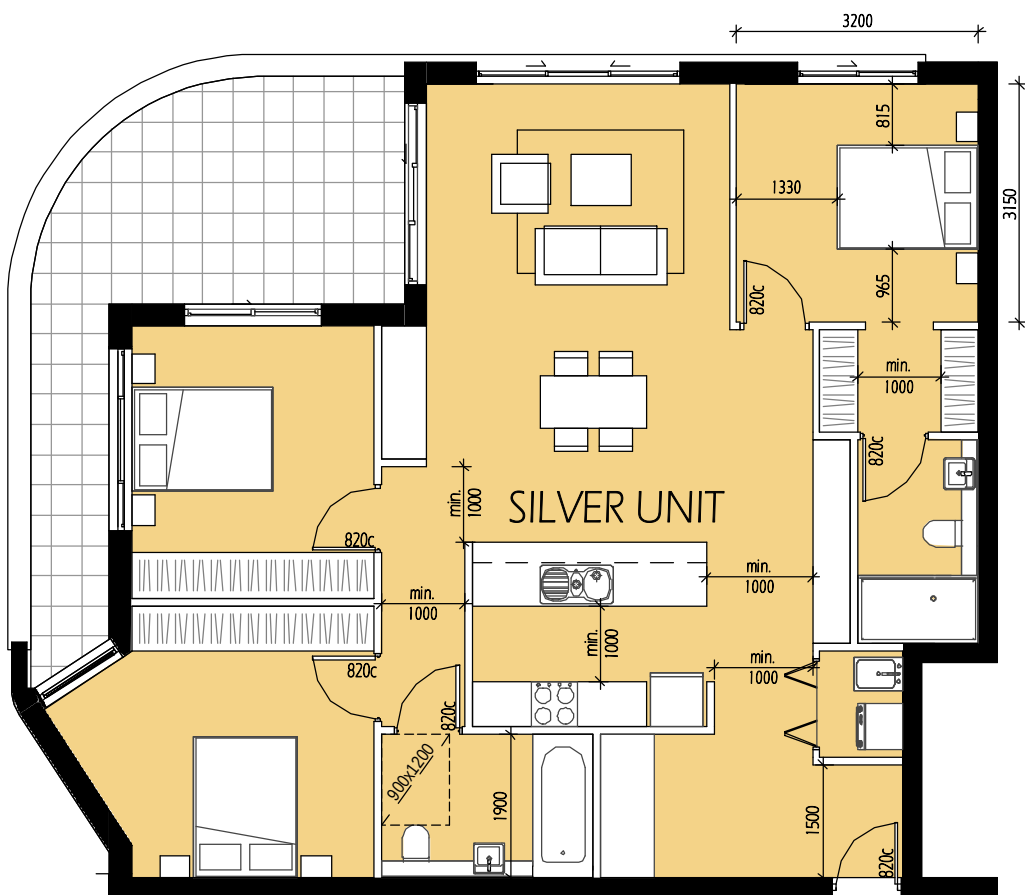
- TOTAL 6 UNITS:
- A2.1.01 (L1)
 - A2.2.01 (L2)
 - A2.3.01 (L3)
 - A2.4.01 (L4)
 - A2.5.01 (L5)
 - A2.6.01 (L6)

Silver Unit 5
1 : 100



- TOTAL 6 UNITS:
- A1.2.09 (L2)
 - A1.3.09 (L3)
 - A1.4.09 (L4)
 - A1.5.09 (L5)
 - A1.6.09 (L6)
 - A1.7.06 (L7)

Silver Unit 2
1 : 100



- TOTAL 7 UNITS:
- B1.1.05 (L1)
 - B1.2.07 (L2)
 - B1.3.07 (L3)
 - B1.4.07 (L4)
 - B1.5.07 (L5)
 - B1.6.07 (L6)
 - B1.7.06 (L7)

Silver Unit 4
1 : 100

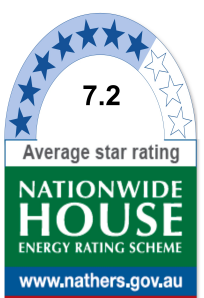
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NO CHANGE TO THIS DRAWING

G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155



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PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Adaptable and Silver Units
1 : 100 @ A1 sheet
SCALE
8656 DA - 4 - 701
JOB No. DRAWING No. ISSUE

STORAGE CALCULATION						
Level	Number	Type	Area	Storage External	Storage Internal	Storage Total

UG	B1.UG.02	1 BED	63.5 m²	4.0 m³	7.0 m³	11.0 m³
UG	B1.UG.01	2 BED	78.1 m²	7.0 m³	4.0 m³	11.0 m³
UG	B1.UG.03	2 BED	79.2 m²	7.0 m³	4.0 m³	11.0 m³
UG	B1.UG.04	2 BED	79.2 m²	7.0 m³	4.0 m³	11.0 m³
UG	A1.UG.01	3 BED	96.3 m²	14.0 m³	7.3 m³	21.3 m³

UG: 5

L 1	A2.1.02	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 1	A2.1.03	1 BED	52.7 m²	4.0 m³	3.3 m³	7.3 m³
L 1	A2.1.04	1 BED	52.7 m²	4.0 m³	3.3 m³	7.3 m³
L 1	B2.1.01	1 BED	60.8 m²	4.0 m³	3.5 m³	7.5 m³
L 1	B2.1.02	1 BED	55.2 m²	4.0 m³	3.2 m³	7.2 m³
L 1	B2.1.06	1 BED	66.2 m²	4.0 m³	4.4 m³	8.4 m³
L 1	B2.1.08	1 BED	61.1 m²	4.0 m³	3.1 m³	7.1 m³
L 1	B2.1.09	1 BED	54.3 m²	4.0 m³	4.7 m³	8.7 m³
L 1	B2.1.10	1 BED	53.6 m²	4.0 m³	3.9 m³	7.9 m³
L 1	A1.1.01	2 BED	83.6 m²	7.0 m³	5.7 m³	12.7 m³
L 1	A1.1.02	2 BED	80.9 m²	7.0 m³	4.2 m³	11.2 m³
L 1	A1.1.03	2 BED	80.9 m²	7.0 m³	4.2 m³	11.2 m³
L 1	A1.1.04	2 BED	80.9 m²	7.0 m³	4.2 m³	11.2 m³
L 1	A1.1.05	2 BED	79.8 m²	7.0 m³	4.9 m³	11.9 m³
L 1	A1.1.06	2 BED	79.2 m²	7.0 m³	4.1 m³	11.1 m³
L 1	A1.1.07	2 BED	79.2 m²	7.0 m³	4.1 m³	11.1 m³
L 1	A1.1.08	2 BED	80.2 m²	7.0 m³	8.2 m³	15.2 m³
L 1	A1.1.09	2 BED	88.4 m²	7.0 m³	7.4 m³	14.4 m³
L 1	A2.1.01	2 BED	82.4 m²	7.0 m³	7.5 m³	14.5 m³
L 1	A2.1.05	2 BED	78.8 m²	7.0 m³	4.2 m³	11.2 m³
L 1	A2.1.06	2 BED	77.6 m²	7.0 m³	5.3 m³	12.3 m³
L 1	A2.1.07	2 BED	77.3 m²	7.0 m³	4.0 m³	11.0 m³
L 1	A2.1.08	2 BED	77.3 m²	7.0 m³	4.1 m³	11.1 m³
L 1	A2.1.09	2 BED	75.9 m²	7.0 m³	4.0 m³	11.0 m³
L 1	A2.1.10	2 BED	76 m²	7.0 m³	4.2 m³	11.2 m³
L 1	A2.1.12	2 BED	75.9 m²	7.0 m³	4.4 m³	11.4 m³
L 1	B1.1.04	2 BED	78.1 m²	7.0 m³	4.1 m³	11.1 m³
L 1	B2.1.03	2 BED	79.4 m²	4.0 m³	4.0 m³	8.0 m³
L 1	B2.1.04	2 BED	85.3 m²	7.0 m³	6.3 m³	13.3 m³
L 1	B2.1.07	2 BED	81.1 m²	7.0 m³	6.2 m³	13.2 m³
L 1	A2.1.11	3 BED	98.3 m²	10.0 m³	5.6 m³	15.6 m³
L 1	B1.1.01	3 BED	95 m²	15.0 m³	6.0 m³	21.0 m³
L 1	B1.1.02	3 BED	130.4 m²	27.0 m³	14.3 m³	41.3 m³
L 1	B1.1.03	3 BED	109.3 m²	15.0 m³	6.0 m³	21.0 m³
L 1	B1.1.05	3 BED	103.5 m²	9.0 m³	5.7 m³	14.7 m³
L 1	B2.1.05	3 BED	107.7 m²	11.0 m³	5.1 m³	16.1 m³

L 1: 36

L 2	A2.2.02	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 2	A2.2.03	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 2	A2.2.04	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 2	B1.2.02	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 2	B2.2.01	1 BED	60.2 m²	4.0 m³	3.5 m³	7.5 m³
L 2	B2.2.02	1 BED	54.7 m²	4.0 m³	3.2 m³	7.2 m³
L 2	B2.2.08	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 2	B2.2.09	1 BED	54.3 m²	4.0 m³	4.7 m³	8.7 m³
L 2	A1.2.01	2 BED	83.6 m²	5.0 m³	5.7 m³	10.7 m³
L 2	A1.2.02	2 BED	80.5 m²	5.0 m³	4.2 m³	9.2 m³
L 2	A1.2.03	2 BED	80.5 m²	5.0 m³	4.2 m³	9.2 m³
L 2	A1.2.04	2 BED	80.5 m²	5.0 m³	4.2 m³	9.2 m³
L 2	A1.2.05	2 BED	79.8 m²	5.0 m³	4.9 m³	9.9 m³
L 2	A1.2.06	2 BED	79.2 m²	5.0 m³	4.1 m³	9.1 m³
L 2	A1.2.07	2 BED	79.2 m²	5.0 m³	4.1 m³	9.1 m³
L 2	A1.2.08	2 BED	80.2 m²	5.0 m³	8.2 m³	13.2 m³
L 2	A2.2.01	2 BED	82.4 m²	5.0 m³	7.5 m³	12.5 m³
L 2	A2.2.05	2 BED	80.6 m²	5.0 m³	6.8 m³	11.8 m³
L 2	A2.2.06	2 BED	77.6 m²	5.0 m³	5.3 m³	10.3 m³
L 2	A2.2.07	2 BED	77.3 m²	7.0 m³	4.0 m³	11.0 m³
L 2	A2.2.08	2 BED	77.3 m²	7.0 m³	4.0 m³	11.0 m³
L 2	A2.2.09	2 BED	75.9 m²	7.0 m³	4.1 m³	11.1 m³
L 2	A2.2.10	2 BED	76 m²	7.0 m³	4.2 m³	11.2 m³
L 2	A2.2.12	2 BED	75.9 m²	5.0 m³	4.4 m³	9.4 m³
L 2	B1.2.01	2 BED	82.2 m²	5.0 m³	4.2 m³	9.2 m³
L 2	B1.2.03	2 BED	80.6 m²	5.0 m³	6.2 m³	11.2 m³
L 2	B1.2.04	2 BED	76.4 m²	7.0 m³	4.0 m³	11.0 m³
L 2	B1.2.05	2 BED	76.4 m²	7.0 m³	4.0 m³	11.0 m³
L 2	B1.2.06	2 BED	78.1 m²	5.0 m³	4.1 m³	9.1 m³
L 2	B2.2.03	2 BED	79.4 m²	8.0 m³	4.0 m³	12.0 m³
L 2	B2.2.05	2 BED	77.6 m²	5.0 m³	4.5 m³	9.5 m³
L 2	B2.2.06	2 BED	80.2 m²	5.0 m³	4.4 m³	9.4 m³
L 2	B2.2.07	2 BED	81.2 m²	5.0 m³	6.2 m³	11.2 m³
L 2	B2.2.10	2 BED	81.9 m²	5.0 m³	7.6 m³	12.6 m³
L 2	A1.2.09	3 BED	101.8 m²	9.0 m³	8.8 m³	17.8 m³
L 2	A2.2.11	3 BED	98.4 m²	10.0 m³	5.6 m³	15.6 m³
L 2	B1.2.07	3 BED	103.5 m²	9.0 m³	5.7 m³	14.7 m³
L 2	B2.2.04	3 BED	98.7 m²	19.0 m³	6.3 m³	25.3 m³

L 2: 38

STORAGE CALCULATION						
Level	Number	Type	Area	Storage External	Storage Internal	Storage Total

L 3	A2.3.02	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 3	A2.3.03	1 BED	52.6 m²	4.0 m³	3.3 m³	7.3 m³
L 3	A2.3.04	1 BED	52.6 m²	4.0 m³	3.3 m³	7.3 m³
L 3	B1.3.02	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 3	B2.3.06	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 3	B2.3.07	1 BED	54.3 m²	4.0 m³	4.7 m³	8.7 m³
L 3	A1.3.01	2 BED	84.1 m²	4.0 m³	5.7 m³	9.7 m³
L 3	A1.3.02	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L 3	A1.3.03	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L 3	A1.3.04	2 BED	80.5 m²	4.0 m³	4.2 m³	8.2 m³
L 3	A1.3.05	2 BED	79.8 m²	5.0 m³	4.9 m³	9.9 m³
L 3	A1.3.06	2 BED	79.2 m²	5.0 m³	4.1 m³	9.1 m³
L 3	A1.3.07	2 BED	79.2 m²	5.0 m³	4.1 m³	9.1 m³
L 3	A1.3.08	2 BED	80.2 m²	4.0 m³	8.2 m³	12.2 m³
L 3	A2.3.01	2 BED	82.4 m²	6.0 m³	7.5 m³	13.5 m³
L 3	A2.3.05	2 BED	80.6 m²	5.0 m³	6.8 m³	11.8 m³
L 3	A2.3.06	2 BED	77.6 m²	5.0 m³	5.3 m³	10.3 m³
L 3	A2.3.07	2 BED	77.3 m²	5.0 m³	4.0 m³	9.0 m³
L 3	A2.3.08	2 BED	77.3 m²	5.0 m³	4.0 m³	9.0 m³
L 3	A2.3.09	2 BED	75.9 m²	5.0 m³	4.1 m³	9.1 m³
L 3	A2.3.10	2 BED	76 m²	5.0 m³	4.2 m³	9.2 m³
L 3	A2.3.12	2 BED	75.9 m²	5.0 m³	4.4 m³	9.4 m³
L 3	B1.3.01	2 BED	81.1 m²	5.0 m³	4.2 m³	9.2 m³
L 3	B1.3.03	2 BED	81.1 m²	5.0 m³	6.2 m³	11.2 m³
L 3	B1.3.04	2 BED	76.4 m²	5.0 m³	4.0 m³	9.0 m³
L 3	B1.3.05	2 BED	76.4 m²	5.0 m³	4.0 m³	9.0 m³
L 3	B1.3.06	2 BED	78.1 m²	5.0 m³	4.1 m³	9.1 m³
L 3	B2.3.01	2 BED	89 m²	5.0 m³	4.1 m³	9.1 m³
L 3	B2.3.03	2 BED	80.6 m²	5.0 m³	4.3 m³	9.3 m³
L 3	B2.3.04	2 BED	80.2 m²	5.0 m³	4.4 m³	9.4 m³
L 3	B2.3.05	2 BED	81.1 m²	5.0 m³	6.2 m³	11.2 m³
L 3	B2.3.08	2 BED	81.9 m²	4.0 m³	7.6 m³	11.6 m³
L 3	A1.3.09	3 BED	101.8 m²	9.0 m³	8.8 m³	17.8 m³
L 3	A2.3.11	3 BED	98.4 m²	10.0 m³	5.6 m³	15.6 m³
L 3	B1.3.07	3 BED	103.5 m²	9.0 m³	5.7 m³	14.7 m³
L 3	B2.3.02	3 BED	115.2 m²	9.0 m³	8.0 m³	17.0 m³

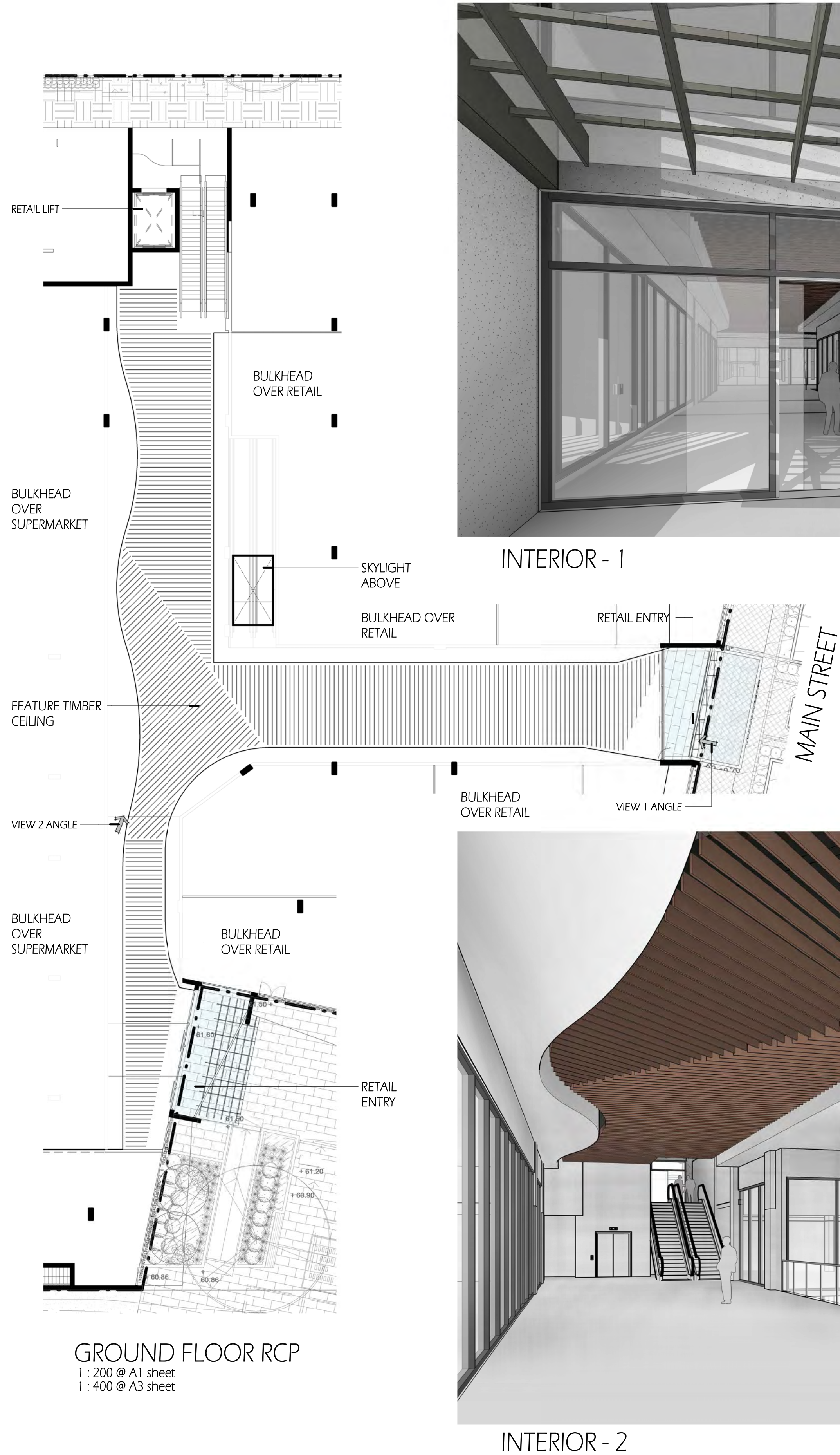
L 3: 36

L 4	A2.4.02	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 4	A2.4.03	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 4	A2.4.04	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L 4	B1.4.02	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 4	B2.4.06	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L 4	B2.4.07	1 BED	54.3 m²	5.0 m³	4.7 m³	9.7 m³
L 4	A1.4.01	2 BED	84.1 m²	4.0 m³	5.7 m³	9.7 m³
L 4	A1.4.02	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L 4	A1.4.03	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L 4	A1.4.04	2 BED	80.5 m²	4.0 m³	4.2 m³	8.2 m³
L 4	A1.4.05	2 BED	79.8 m²	4.0 m³	4.9 m³	8.9 m³
L 4	A1.4.06	2 BED	79.2 m²	4.0 m³	4.1 m³	8.1 m³
L 4	A1.4.07	2 BED	79.2 m²	4.0 m³	4.1 m³	8.1 m³
L 4	A1.4.08	2 BED	80.2 m²	4.0 m³	8.2 m³	12.2 m³
L 4	A2.4.01	2 BED	82.4 m²	4.0 m³	7.5 m³	11.5 m³
L 4	A2.4.05	2 BED	80.6 m²	4.0 m³	6.8 m³	10.8 m³
L 4	A2.4.06	2 BED	77.6 m²	4.0 m³	5.3 m³	9.3 m³
L 4	A2.4.07	2 BED	77.3 m²	4.0 m³	4.0 m³	8.0 m³
L 4	A2.4.08	2 BED	77.3 m²	4.0 m³	4.0 m³	8.0 m³
L 4	A2.4.09	2 BED	75.9 m²	4.0 m³	4.1 m³	8.1 m³
L 4	A2.4.10	2 BED	76 m²	4.0 m³	4.2 m³	8.2 m³
L 4	A2.4.12	2 BED	75.9 m²	4.0 m³	4.4 m³	8.4 m³
L 4	B1.4.01	2 BED	81.1 m²	4.0 m³	4.2 m³	8.2 m³
L 4	B1.4.03	2 BED	81.1 m²	4.0 m³	6.2 m³	10.2 m³
L 4	B1.4.04	2 BED	76.4 m²	4.0 m³	4.0 m³	8.0 m³
L 4	B1.4.05	2 BED	76.4 m²	4.0 m³	4.0 m³	8.0 m³
L 4	B1.4.06	2 BED	78.1 m²	4.0 m³	4.1 m³	8.1 m³
L 4	B2.4.01	2 BED	89 m²	4.0 m³	4.1 m³	8.1 m³
L 4	B2.4.02	2 BED	88.3 m²	4.0 m³	5.2 m³	9.2 m³
L 4	B2.4.03	2 BED	79.9 m²	4.0 m³	4.5 m³	8.5 m³
L 4	B2.4.04	2 BED	80.2 m²	4.0 m³	4.4 m³	8.4 m³
L 4	B2.4.05	2 BED	81.1 m²	4.0 m³	6.2 m³	10.2 m³
L 4	B2.4.08	2 BED	81.9 m²	4.0 m³	7.6 m³	11.6 m³
L 4	A1.4.09	3 BED	101.8 m²	8.0 m³	8.8 m³	16.8 m³
L 4	A2.4.11	3 BED	98.4 m²	10.0 m³	5.6 m³	15.6 m³
L 4	B1.4.07	3 BED	103.5 m²	9.0 m³	5.7 m³	14.7 m³

L 4: 36

STORAGE CALCULATION						
Level	Number	Type	Area	Storage External	Storage Internal	Storage Total

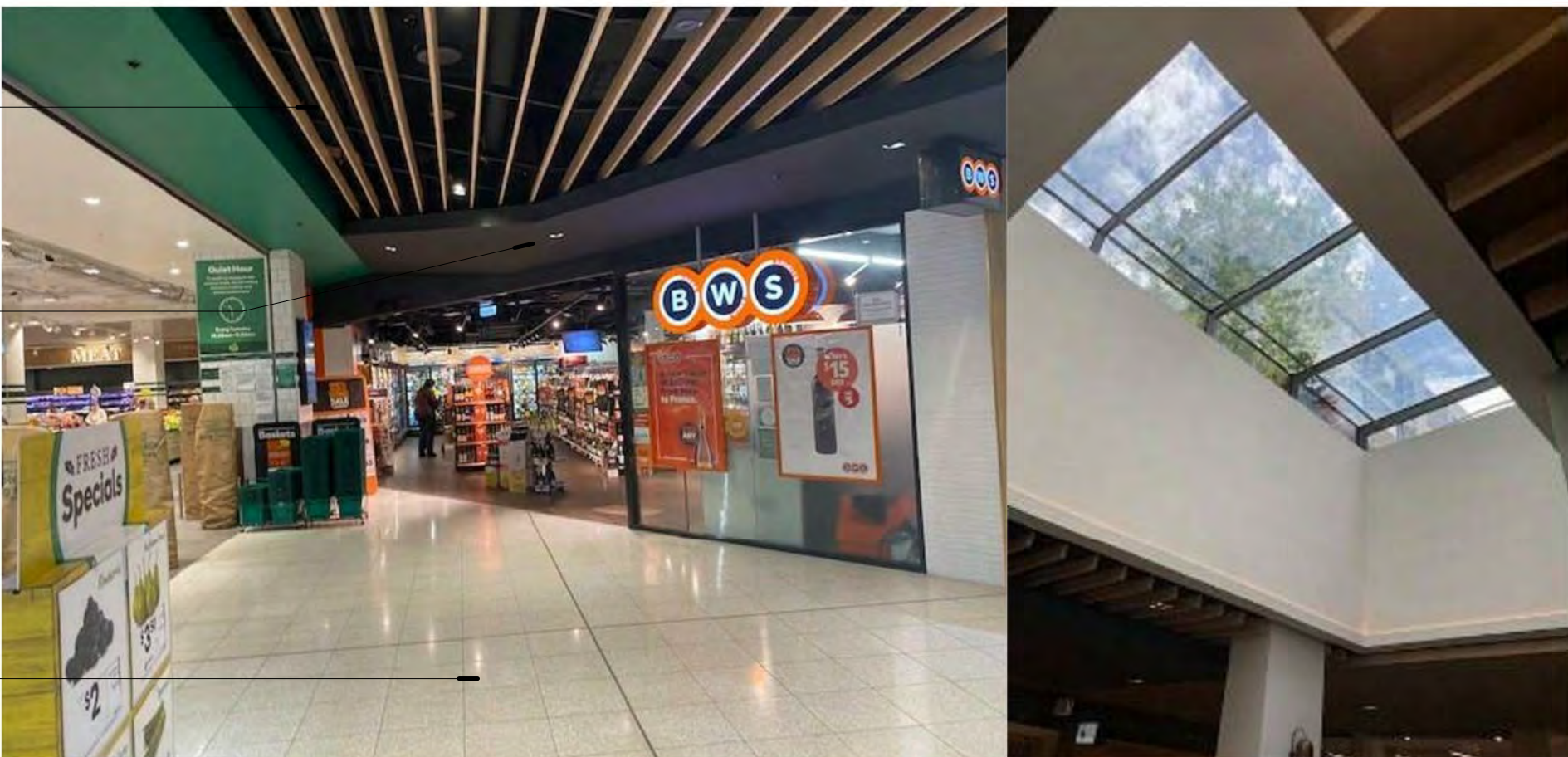
L5	A2.5.02	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L5	A2.5.03	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L5	A2.5.04	1 BED	52.5 m²	4.0 m³	3.3 m³	7.3 m³
L5	B1.5.02	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L5	B2.5.04	1 BED	61.1 m²	4.0 m³	3.0 m³	7.0 m³
L5	B2.5.05	1 BED	54.3 m²	4.0 m³	4.7 m³	8.7 m³
L5	A1.5.01	2 BED	84.1 m²	4.0 m³	5.7 m³	9.7 m³
L5	A1.5.02	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L5	A1.5.03	2 BED	80.6 m²	4.0 m³	4.2 m³	8.2 m³
L5	A1.5.04	2 BED	80.5 m²	4.0 m³	4.2 m³	8.2 m³
L5	A1.5.05	2 BED	79.8 m²	4.0 m³	4.9 m³	8.9 m³
L5	A1.5.06	2 BED	79.2 m²	4.0 m³	4.1 m³	8.1 m³
L5	A1.5.07	2 BED	79.2 m²	4.0 m³	4.1 m³	8.1 m³
L5	A1.5.08	2 BED	80.2 m²	4.0 m³	8.2 m³	12.2 m³
L5	A2.5.01	2 BED	82.4 m³	4.0 m³	7.5 m³	11.5 m³
L5	A2.5.05	2 BED	80.6 m²	4.0 m³	6.8 m³	10.8 m³
L5	A2.5.06	2 BED	77.6 m²	4.0 m³	5.3 m³	9.3 m³
L5	A2.5.07	2 BED	77.3 m²	4.0 m³	4.0 m³	8.0 m³
L5	A2.5.08	2 BED	77.3 m²	4.0 m³	4.0 m³	8.0 m³
L5	A2.5.09	2 BED	75.9 m²	4.0 m³	4.1 m³	8.1 m³
L5	A2.5.10	2 BED	76 m²	4.0 m³	4.2 m³	8.2 m³
L5	A2.5.12	2 BED	75.9 m²	4.0 m³	4.4 m³	8.4 m³
L5	B1.5.01	2 BED	81.1 m²	4.0 m³	4.2 m³	8.2 m³
L5	B1.5.03	2 BED	81.1 m²	4.0 m³	6.2 m³	10.2 m³
L5	B1.5.04	2 BED	76.4 m²	4.0 m³	4.0 m³	8.0 m³
L5	B1.5.05	2 BED	76.4 m²	4.0 m³	4.0 m³	8.0 m³
L5	B1.5.06	2 BED	78.1 m²	5.0 m³	4.1 m³	9.1 m³
L5	B2.5.03	2 BED	81.1 m²	4.0 m³	6.2 m³	10.2 m³
L5	B2.5.06	2 BED	81.9 m²	16.0 m³	7.6 m³	23.6 m³
L5	A1.5.09	3 BED	101.8 m²	8.0 m³	8.8 m³	16.8 m³
L5	A2.5.11	3 BED	98.4 m²	13.0 m³	5.6 m³	18.6 m³
L5	B1.5.07	3 BED	103.5 m²	9.0 m³	5.7 m³	14.7 m³
L5	B2.5.01	3 BED	113.2 m²	17.0 m³	5.4 m³	22.4 m³
L5	B2.5.02	3 BED	119.8 m²	23.0 m³	9.6 m³	32.6 m³



FEATURE TIMBER
CEILING

BULKHEAD TREATMENT
OVER RETAIL AREA

TILE FINISH



PROPOSED SKYLIGHT
OVER TRAVELATOR

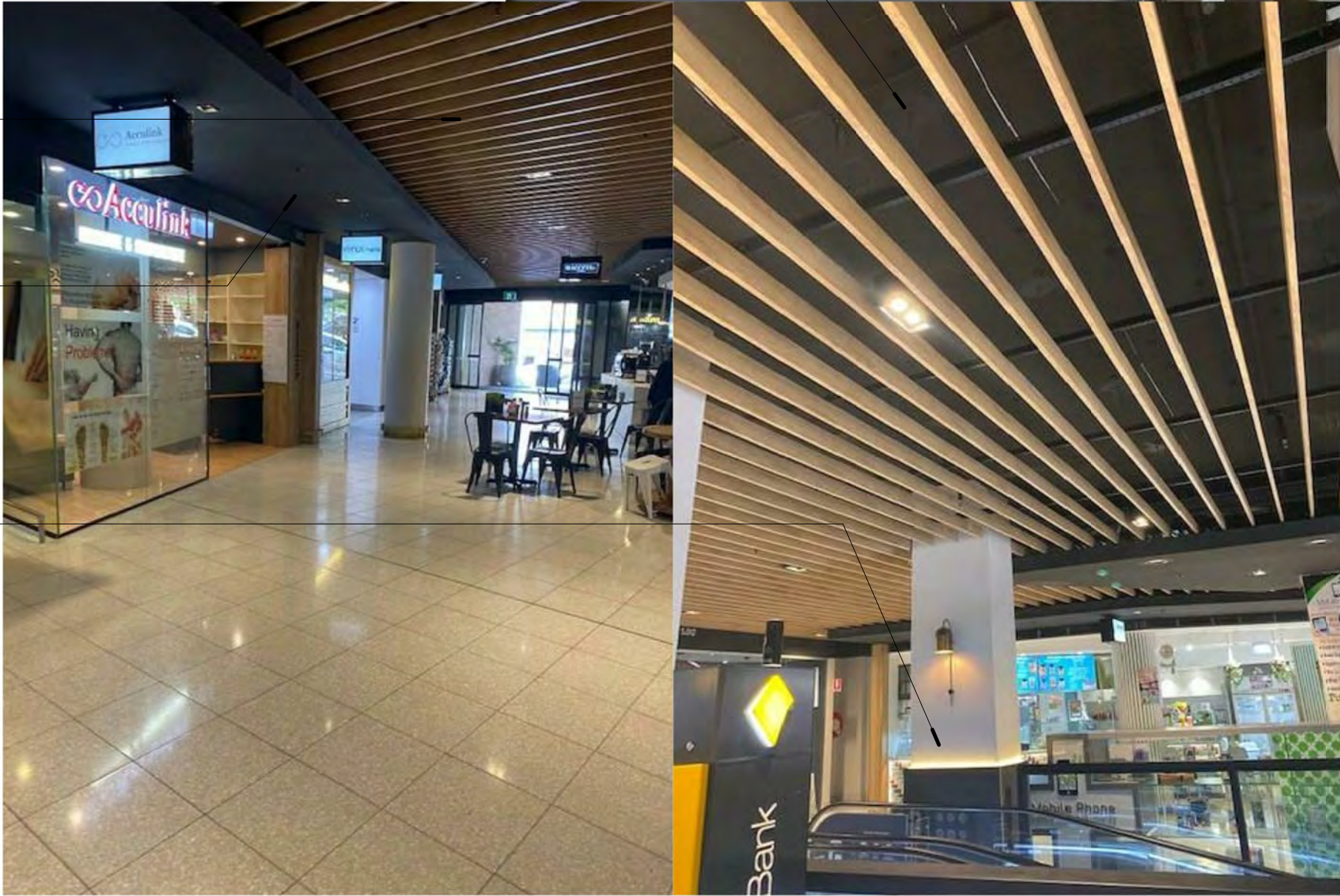


EXPOSED UNDERSLAB
(DARK COLOUR FINISHED)

FEATURE TIMBER
CEILING

BULKHEAD FINISHED
OVER RETAIL

POSSIBLE COLUMN
TREATMENT



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REFER SCHEDULE OF AMENDMENTS TO DA SPP-20-00001

G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
D	ISSUE FOR S.34	10/03/21	JA	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked



Certificate no.: 0004755840
Assessor Name: Conor Horwood
Accreditation no.: VIC/BDV/16/1757
Certificate date: 10 Apr 2020
Dwelling Address: 43-53 Cudgong Road, Rouse Hill, NSW 2155
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PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(STAGE 4)
43-53 Cudgong Road
Rouse Hill, NSW 2155
LGA: Blacktown City Council

SHEET TITLE:
Interior View Concept
1: 200 @ A1 sheet
SCALE
8656 DA - 4 - 801
JOB No. DRAWING No. ISSUE