

**43-53 Cudgegong Road Rouse Hill****Modification to Approved Master Plan DA SPP-17-0039**

*Note: The approved masterplan drawings show stages 3 & 4 on one drawing sheet while the submitted DA package shows stages 3 & 4 on separate drawing sheets. The following summary separates stages 3 & 4 of the approved master plan for ease of reference to the submitted DA package.*

Zhinar Architects August 12, 2021

Modification to DA	Approved Master Plan DA	Comment
<b>General</b>		<ul style="list-style-type: none"><li>• Amendments reference changes to the approved masterplan design resulting from development of the DA design and s.34 conference</li><li>• All drawings have been updated to Issue "D"</li><li>• Clouds are notated "D" generally. If "D" is not shown, clouds are included as Issue "D"</li><li>• Apartment footprints, configurations and mix are varied due to largely oversized apartments shown in approved masterplan generally to all floors.</li><li>• Certain Turner Studio drawings are included in set as requested by council</li><li>• Zhinar Architects Master Plan DA drawings are included in set</li><li>• Correction made to road numbering. The two New East West Road numbers 01 and 02 are reversed. The New East West Road directly to the north of stage 3 and 4 is numbered 02. Main Street is numbered 03, the western road to stage. New North South Street is numbered 04. These are referenced in Zhinar Architects Master Plan drawings and apply to all drawings</li></ul>

Modification to DA	Approved Master Plan DA	Comment
<b>Notification Plan – Masterplan</b> Dwg No: SK-100 Issue D <ul style="list-style-type: none"> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb</li> <li>Powerline easement at Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>		<ul style="list-style-type: none"> <li>Requested by council</li> </ul>
<b>Stage 3 - Basement 3</b> Dwg No: SK-110 Issue D <ul style="list-style-type: none"> <li>253 Residential car spaces</li> <li>Floor level RL 50.10</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb</li> <li>Power line easement at Cudgegong Road shown</li> <li>Carpark total reduced from 256 to 253 at this level</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<b>Basement 3</b> Dwg No: DA-CP-110-005 Rev 04 <ul style="list-style-type: none"> <li>176 Residential car spaces</li> <li>Floor level RL 51.0</li> </ul>	<ul style="list-style-type: none"> <li>Car park number adjusted</li> </ul>
<b>Stage 3 - Basement 2</b> Dwg No: SK-111 Issue D <ul style="list-style-type: none"> <li>45 Residential visitor car spaces</li> <li>143 Retail car spaces</li> <li>Floor level RL 53.10</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement along Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<b>Basement 2</b> Dwg No: DA-CP-110-006 Rev 04 <ul style="list-style-type: none"> <li>20 Residential car spaces</li> <li>180 Retail car spaces</li> <li>Floor level RL 53.90</li> </ul>	<ul style="list-style-type: none"> <li>Car park numbers shown on plan</li> </ul>
<b>Stage 3 - Basement 1</b> Dwg No: SK-112 Issue D <ul style="list-style-type: none"> <li>167 Retail car spaces</li> <li>Floor level RL 56.10</li> <li>Cudgegong Road boundary alignment shown</li> <li>Power line easement along Cudgegong Road shown</li> </ul>	<b>Basement 1</b> Dwg No: DA-CP-110-007 Rev 04 <ul style="list-style-type: none"> <li>87 Residential car spaces including 45 visitor spaces</li> <li>107 Retail car spaces</li> <li>Floor level RL 56.80</li> </ul>	<ul style="list-style-type: none"> <li>Car park numbers shown on plan.</li> <li>Allocation of retail and residential car spaces over 3 basement levels adjusted</li> </ul>

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<ul style="list-style-type: none"> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>		<p>for better logistical outcome. Retail car spaces maximised on Basement Level 1, ie; no residential car space located on Basement Level 1.</p>
<p><b>Stage 3 - Lower Ground Level</b> Dwg No: SK-113 Issue D</p> <ul style="list-style-type: none"> <li>Ramp locations adjusted. Retail and residential ramp from New East-West Road to/from Basement Level 1. One lane in, 2 lanes out. Retail speed ramp to Basement Level 2 from Cudgegong Road. Residential ramp out to Cudgegong Road.</li> <li>Loading dock area is configured into two dock areas: 1) supermarket 2) speciality retail including residential waste pick-up. Turntable deleted.</li> <li>Village Square on Transport NSW land included in DA application.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Lower Ground</b> Dwg No: DA-CP-110-008 Rev 04</p> <ul style="list-style-type: none"> <li>Retail and residential ramp from Cudgegong Road only.</li> <li>One dock only shared between supermarket and speciality retail. Turntable shown.</li> <li>Village Square on Transport NSW land not included in approved scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Council advised right hand egress from Cudgegong Road not acceptable, left in and out to Cudgegong Road only. Access and egress from New East-West Road acceptable.</li> <li>Internal reconfiguration – no impact on external envelope. Improved outcome with turntable deleted.</li> <li>Agreement with Transport NSW following a series of meetings and discussions to include full village squares within DA scheme for better project outcome. Design reviews and feedback provided by Transport NSW.</li> </ul>
<p><b>Stage 3 - Ground Level</b> Dwg No: SK-114 Issue D</p> <ul style="list-style-type: none"> <li>Mezzanine level and upper floor void spaces to supermarket and some retail tenancies shown.</li> <li>Retail and residential entries and tenancy shown in relation to New East-West Street 01 and Main Street.</li> <li>Corner of Main Street and New East-West Street amended to outside curve plan form.</li> <li>Ramp to and from New East-West Street included.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> </ul>	<ul style="list-style-type: none"> <li>No ground level plan included in drawing package.</li> <li>Shown on lower and upper ground floor plans. No ground floor in drawing package.</li> <li>Inside curve plan form shown.</li> <li>Shown from Cudgegong Road.</li> </ul>	<ul style="list-style-type: none"> <li>Full plan not included in approved masterplan drawing package.</li> <li>New ground floor included to represent fully all plans and in relation to adjoining ground levels.</li> <li>Adjusted to better address corner.</li> <li>Amendment advised by council.</li> </ul>

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<ul style="list-style-type: none"> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>Recessed entries to tenancies at Main Street shown, Entries to adjacent tenancies from mall entry shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> <li>Adjustment to entries due to footpath gradient amendment.</li> </ul>	<ul style="list-style-type: none"> <li>Direct from footpath.</li> </ul>	<ul style="list-style-type: none"> <li>Requested by Council.</li> </ul>
<p><b>Stage 3 - Upper Ground Level</b> Dwg No: SK -115 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Balconies extended in south-east corner at Cudgegong Road frontage to align with apartments in north-east corner of Cudgegong Road frontage.</li> <li>Projecting angled living rooms to some apartments squared up.</li> <li>Corner of Main Street and New East-West Road amended to outside curve plan form.</li> <li>Podium plant/service area included to accommodate supermarket and speciality retail plant/services. Screen walls from 2m to 4m high architecturally treated and landscaped to conceal plant/services.</li> <li>Village Square main entry roof shown.</li> <li>Communal room to communal open space shown</li> <li>Podium plant enclosure shown.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> </ul>	<p><b>Upper Ground Level</b> Dwg No: DA-CP-110-009 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>Balcony edge in south-west corner at Level 1/Podium to Cudgegong Road frontage set shown back.</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> <li>Inside curve plan form shown.</li> <li>Not shown.</li> <li>Not shown.</li> <li>Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> <li>Adjustment to extend balconies for functionality and to complete façade design.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> <li>Adjusted to better address the corner.</li> <li>Required resulting from mechanical consultant input. Allows for construction phasing of development.</li> <li>Required for overall architectural treatment of scheme and place making.</li> <li>Items requested by Council.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<ul style="list-style-type: none"> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>		
<p><b>Stage 3 - Level 1</b> Dwg No: SK-116 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Larger terrace introduced to south facing apartments to Building 3A.</li> <li>Projecting angled living rooms to some apartments squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown.</li> </ul>	<p><b>Level 1</b> Dwg No: DA-CP-110-010 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>Not shown on drawing.</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> <li>Building massing allows larger private terraces in this area.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> </ul>
<p><b>Stage 3 - Level 2</b> Dwg No: SK-117 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Roof form over two storey entries in north west corner shown.</li> <li>Projecting angled living rooms to some apartments squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 2</b> Dwg No: DA-CP-110-020 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>No detail shown</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> <li>Development of architectural language of entry statements.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<p><b>Stage 3 - Level 3</b> Dwg No: SK-118 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Projecting angled living rooms to some apartments squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 3</b> Dwg No: DA-CP-110-030 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> </ul>
<p><b>Stage 3 - Level 4</b> Dwg No: SK-119 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Floors reversed to south facing two storey apartments to southern wing of Block 3B at uppermost floors.</li> <li>Projecting angled living rooms to some apartments squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 4</b> Dwg No: DA-CP-110-040 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>Living rooms shown on lower floors with poor access to skylight solar – non-compliant.</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> <li>Allows sun to penetrate into living areas via skylights for solar compliance.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> </ul>
<p><b>Stage 3 - Level 5</b> Dwg No: SK-125 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> </ul>	<p><b>Level 5</b> Dwg No: DA-CP-110-050 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building masses.</li> </ul>

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<ul style="list-style-type: none"> <li>Lift core and stair included at roof level at south-east corner adjacent to Cudgegong Road. Extends 1.3m above approved scheme. Parapet to Building 3A extends 500mm above approved scheme. Footprints of core/plant areas at roof level adjusted/extended.</li> <li>Floors reversed to south facing two storey apartments to southern wing of Block 3B at uppermost floors.</li> <li>Projecting living rooms to some apartments squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> <li>Living rooms shown on lower floors with poor access to skylight solar – non-compliant.</li> <li>Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> <li>Allows sun to penetrate into living areas via skylights for solar compliance.</li> <li>Living rooms squared up to improve functionality of spaces whilst maintaining solar aspect.</li> </ul>
<p><b>Stage 3 - Level 6</b> Dwg No: SK-126 Issue D</p> <ul style="list-style-type: none"> <li>Stair core included to roof terrace of Building 3B including plant area. Projects 1.4m above existing approval at RL 88.0 to top of stair core.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 6</b> Dwg No: DA-CP-110-060 Rev 04</p> <ul style="list-style-type: none"> <li>Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>Required to meet Building Code of Australia requirements and for servicing of development.</li> </ul>
<p><b>Stage 3 - Roof</b> Dwg No: SK-127 Issue D</p> <ul style="list-style-type: none"> <li>Footprints of core/service areas at roof level adjusted/extended.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> </ul>	<p><b>Level 7</b> Dwg No: DA-CP-110-070 Rev 04</p> <ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial Components guided by mechanical consultant input.</li> </ul>

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<ul style="list-style-type: none"> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>		
<p><b>Stage 4 - Basement 3</b>      Dwg No: SK-130 Issue D</p> <ul style="list-style-type: none"> <li>244 Residential car spaces</li> <li>Floor level RL 53.00</li> <li>Full basement footprint utilised.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> <li>Residential car numbers adjusted from 248 to 245</li> </ul>	<p><b>Basement 3</b>      Dwg No: DA-CP-110-05 Rev 04</p> <ul style="list-style-type: none"> <li>145 Residential car spaces</li> <li>Floor level RL 51.30</li> <li>Partial basement footprint used.</li> </ul>	<ul style="list-style-type: none"> <li>Car spaces shown on plan.</li> <li>Utilisation of full basement area.</li> </ul>
<p><b>Stage 4 - Basement 2</b>      Dwg No: SK-131 Issue D</p> <ul style="list-style-type: none"> <li>33 Residential car spaces</li> <li>148 Retail car spaces</li> <li>Floor level RL 56.00</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Basement 2</b>      Dwg No: DA-CP-110-06 Rev 04</p> <ul style="list-style-type: none"> <li>151 Residential car spaces</li> <li>86 Retail car spaces</li> <li>Floor level RL 54.40</li> </ul>	<ul style="list-style-type: none"> <li>Car spaces shown on plan.</li> </ul>
<p><b>Stage 4 - Basement 1</b>      Dwg No: SK-132 Issue D</p> <ul style="list-style-type: none"> <li>26 Residential car spaces</li> <li>142 Retail car spaces</li> <li>Floor level RL 59.00</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> </ul>	<p><b>Basement 1</b>      Dwg No: DA-CP-110-07 Rev 04</p> <ul style="list-style-type: none"> <li>225 Retail car spaces</li> <li>Floor level RL 57.50</li> </ul>	<ul style="list-style-type: none"> <li>Car spaces shown on plan</li> </ul>



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<ul style="list-style-type: none"> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>		
<p><b>Stage 4 - Ground Level</b>      Dwg No: SK-133 Issue D</p> <ul style="list-style-type: none"> <li>Locations of basement ramp and service vehicle access reversed.</li> <li>Loading dock area is configured into two dock areas 1) supermarket 2) speciality retail including residential waste pick-up. Supermarket footprint adjusted to suit.</li> <li>Northern basement wall amended.</li> <li>Village Square on Transport NSW land included in DA application.</li> <li>Entry from Village Square moved to internal corner.</li> <li>Retail tenancy at south-west corner reduced in area.</li> <li>Corner of Main Street and New East-West Road amended to outside curve plan form.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Lower Ground Level</b>      Dwg No:DA-CP-110-008 Rev 04</p> <ul style="list-style-type: none"> <li>Issues with clearance heights in configuration approved.</li> <li>One dock only shared between supermarket and speciality retail.</li> <li>Shown straight.</li> <li>Village Square on Transport NSW land not included in approved scheme.</li> <li>Entry located centrally to eastern frontage of Village Square.</li> <li>Retail tenancy at south-west corner shown in approved concept.</li> <li>Inside curve plan form shown.</li> </ul>	<ul style="list-style-type: none"> <li>Allows service vehicles to access at lower level to achieve required 4.5m clearance height.</li> <li>Internal reconfiguration for better functionality and separation of supermarket and speciality retail.</li> <li>Basement wall projection for functionality of service area.</li> <li>Agreement with Transport NSW following a series of meetings and discussions to include full Village Square within DA scheme for better project outcome. Design reviews and feedback provided by Transport NSW.</li> <li>Better architectural expression through scheme.</li> <li>Area required for services.</li> <li>Adjusted to better address the corner.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<p>Recessed entry to tenancies at Main Street shown. Entries to adjacent tenancies from mall entry shown</p> <ul style="list-style-type: none"> <li>Adjustment to entries due to footpath gradient amendment</li> </ul>	<ul style="list-style-type: none"> <li>Direct from footpath.</li> </ul>	<ul style="list-style-type: none"> <li>Requested by Council.</li> </ul>
<p><b>Stage 4 - Upper Ground Level</b>      Dwg No: SK-134 Issue D</p> <ul style="list-style-type: none"> <li>Outlines and void spaces reflecting ground floor layout scheme.</li> <li>Retail tenancy at south-west corner reduced in area.</li> <li>Corner of Main Street and New East-West Road amended to outside curve plan form.</li> <li>Two storey residential entry mass to building 4A extended to boundary on New East West Street 01.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> <li>Recessed entry to tenancy at Main Street shown.</li> <li>Adjustment to entries due to footpath gradient amendment</li> </ul>	<p><b>Upper Ground</b>      Level Dwg No:DA-CP-110-009 Rev 04</p> <ul style="list-style-type: none"> <li>Outlines and void spaces reflecting lower ground level plan shown.</li> <li>Retail tenancy at south-west corner shown larger in approved concept.</li> <li>Inside curve plan form shown.</li> <li>Shown at 4m setback line only.</li> <li>Direct from footpath.</li> </ul>	<ul style="list-style-type: none"> <li>Updated for functionality.</li> <li>Area required for services.</li> <li>Adjusted to better address the corner.</li> <li>To provide consistency of architectural expression of 2 storey entry statement throughout scheme.</li> <li>Requested by Council.</li> </ul>
<p><b>Stage 4 - Level 1</b>      Dwg No: SK-135 Issue D</p> <ul style="list-style-type: none"> <li>Two storey entry mass to Building 4A on New East-West Road extended to boundary for consistency with two storey void expression to all entries.</li> </ul>	<p><b>Level 1/Podium</b>      Dwg No: DA-CP-110-010 Rev 04</p> <ul style="list-style-type: none"> <li>Two storey void entry not shown. Inconsistent with common expression through scheme.</li> </ul>	<ul style="list-style-type: none"> <li>Allows consistency of entry expression through scheme.</li> </ul>

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<ul style="list-style-type: none"> <li>• Breezeway slots introduced to building masses.</li> <li>• Projecting living rooms to some apartments squared up.</li> <li>• Podium plant/service area included to accommodate supermarket and speciality retail plant/services. Screen walls from 2m to 4m high architecturally treated and landscaped to conceal plant/services.</li> <li>• Angled building mass at south-west corner of Building 4A.</li> <li>• Village Square main entry roof shown.</li> <li>• Landscape private open space terraces included to Building 4B at the north and east frontages and Building AA at the western frontage.</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown</li> <li>• Communal room to communal open space shown</li> </ul>	<ul style="list-style-type: none"> <li>• No slots provided.</li> <li>• Some apartments showing triangular shaped projecting living rooms.</li> <li>• Not Shown.</li> <li>• Not shown.</li> <li>• Not shown.</li> <li>• Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>• Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> <li>• Required resulting from mechanical consultant input. Allows for construction phasing of development.</li> <li>• Required to account for boundary adjustment as confirmed by surveyor.</li> <li>• Required for overall architectural treatment of and place making.</li> <li>• Practical extension of landscaped private open space to utilise this space and for residents amenity.</li> </ul>
<p><b>Stage 4 - Level 2</b>                      Dwg No: SK-136 Issue D</p> <ul style="list-style-type: none"> <li>• Breezeway slots introduced to building masses.</li> <li>• Projecting living rooms to some apartments squared up.</li> </ul>	<p><b>Level 2</b>                                      Dwg No: DA-CP-110-020 Rev 04</p> <ul style="list-style-type: none"> <li>• No slots provided.</li> <li>• Some apartments showing triangular shaped projecting living rooms.</li> </ul>	<ul style="list-style-type: none"> <li>• Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>• Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<ul style="list-style-type: none"> <li>• Angled building mass at south-west corner of Building 4A.</li> <li>• North-east corner apartment to Building 4B utilises roof area over ground level corner tenancy as landscaped private open space.</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<ul style="list-style-type: none"> <li>• Not shown.</li> <li>• Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Required to account for boundary adjustment as confirmed by surveyor.</li> <li>• Practical use of available space to increase landscaped private open space area for residents amenity and to provide green edge to corner elements.</li> </ul>
<p><b>Stage 4 - Level 3</b> Dwg No: SK-137 Issue D</p> <ul style="list-style-type: none"> <li>• Breezeway slots introduced to building masses.</li> <li>• Projecting living rooms to some apartments squared up.</li> <li>• Angled building mass at south-west corner of Building 4A.</li> <li>• North west corner of Building 4A squared up.</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 3</b> Dwg No: DA-CP-110-030 Rev 04</p> <ul style="list-style-type: none"> <li>• No slots provided</li> <li>• Angled living rooms shown.</li> <li>• Not shown.</li> <li>• Splayed corner shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>• Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> <li>• Required to account for boundary adjustment as confirmed by surveyor.</li> <li>• Building form squared up for better internal apartment planning and consistency with overall architectural expression.</li> </ul>
<p><b>Stage 4 - Level 4</b> Dwg No: SK-138 Issue D</p>	<p><b>Level 4</b> Dwg No: DA-CP-110-040 Rev 04</p>	

Modification to DA	Approved Master Plan DA	Comment
<ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Projecting living rooms to some apartments squared up.</li> <li>Angled building mass at south-west corner of Building 4A.</li> <li>North west corner of Building 4A squared up.</li> <li>Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>Power line easement at Cudgegong Road shown</li> <li>Readjustment of medium strip to Cudgegong Road shown</li> <li>5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<ul style="list-style-type: none"> <li>No slots provided.</li> <li>Not shown.</li> <li>Not shown.</li> <li>Splayed corner shown.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> <li>Required to account for boundary adjustment as confirmed by surveyor.</li> <li>Building form squared up for better internal apartment planning and consistency with overall architectural expression.</li> </ul>
<p><b>Stage 4 - Level 5</b>                      Dwg No: SK-139 Issue D</p> <ul style="list-style-type: none"> <li>Breezeway slots introduced to building masses.</li> <li>Projecting living rooms to some apartments squared up.</li> <li>Angled building mass at south-west corner of Building 4A.</li> <li>North west corner of Building 4A squared up.</li> </ul>	<p><b>Level 5</b>                                      Dwg No: DA-CP-110-050 Rev 04</p> <ul style="list-style-type: none"> <li>No slots provided.</li> <li>Not shown.</li> <li>Not shown.</li> <li>Splayed corner shown.</li> </ul>	<ul style="list-style-type: none"> <li>Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> <li>Required to account for boundary adjustment as confirmed by surveyor.</li> <li>Building form squared up for better internal apartment planning and consistency with overall architectural expression.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<ul style="list-style-type: none"> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown</li> </ul>		
<p><b>Stage 4 - Level 6</b> Dwg No: SK-140 Issue D</p> <ul style="list-style-type: none"> <li>• Breezeway slots introduced to building masses.</li> <li>• Projecting living rooms to some apartments squared up.</li> <li>• Angled building mass at south-west corner of Building 4A.</li> <li>• North west corner of Building 4A squared up</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown.</li> </ul>	<p><b>Level 6</b> Dwg No: DA-CP-110-060 Rev 04</p> <ul style="list-style-type: none"> <li>• No slots provided.</li> <li>• Not shown.</li> <li>• Not shown.</li> <li>• Splayed corner shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Breezeway slots improve natural cross ventilation ADG compliance and provide good articulation to building mass.</li> <li>• Living rooms squared up to improve functionality of space whilst maintaining solar aspect.</li> <li>• Required to account for boundary adjustment as confirmed by surveyor.</li> <li>• Building form squared up for better internal apartment planning and consistency with overall architectural expression.</li> </ul>
<p><b>Stage 4 - Level 7</b> Dwg No: SK-141 Issue D</p>	<p><b>Level 7</b> Dwg No: DA-CP-110-070 Rev 04</p>	

Modification to DA	Approved Master Plan DA	Comment
<ul style="list-style-type: none"> <li>• North west corner of Building 4A squared up.</li> <li>• Additional stair cores located at roof top terraces to Building 4A.</li> <li>• Footprints of core/service areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown.</li> <li>• 5m x 5m splay to south west corner of stage 4 shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Splayed corner shown.</li> <li>• Not shown.</li> <li>• Nominal indicative areas/footprints shown only.</li> </ul>	<ul style="list-style-type: none"> <li>• Building form squared up for better internal apartment planning and consistency with overall architectural expression. Under approved building height.</li> <li>• Required to meet Building Code of Australia. Under approved building height.</li> <li>• Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> </ul>
<p><b>Stage 4 - Roof Plan</b>                      Dwg No: SK-142 Issue D</p> <ul style="list-style-type: none"> <li>• Footprints of core/service areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>• Cudgegong Road boundary re-alignment shown. Verge offset 4.5m from face of kerb.</li> <li>• Power line easement at Cudgegong Road shown</li> <li>• Readjustment of medium strip to Cudgegong Road shown</li> <li>• 5m x 5m splay to south west corner of stage 4 shown</li> </ul>	<p><b>Level 8</b>                                      Dwg No: DA-CP-110-080 Rev 04</p> <ul style="list-style-type: none"> <li>• Nominal indicative areas/footprints shown only.</li> </ul>	<ul style="list-style-type: none"> <li>• Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<p><b>North Elevation</b>                      Dwg No: SK-150 Issue D</p> <ul style="list-style-type: none"> <li>• Footprints of core/service areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>• Podium plant/service area included to accommodate supermarket and speciality retail plant/services. Screen walls from 2m to 4m high architecturally treated and landscaped to conceal plant.</li> <li>• Two storey residential entry mass to building 4A extends to boundary.</li> <li>• Cudgegong Road boundary re-alignment shown</li> </ul>	<p><b>North Elevation</b>                      Dwg No: DA-CP-210-010 Rev 04</p> <ul style="list-style-type: none"> <li>• Nominal indicative areas/footprints shown only.</li> <li>• Not Shown.</li> <li>• Shown at 4m setback line only.</li> </ul>	<ul style="list-style-type: none"> <li>• Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> <li>• Required resulting from mechanical consultant input. Allows for construction phasing of development.</li> <li>• To provide consistency of architectural expression of 2 storey entry statement throughout scheme.</li> </ul>
<p><b>East Elevation</b>                      Dwg No: SK-151 Issue D</p> <ul style="list-style-type: none"> <li>• Main entry ramp location relocated to Main Street</li> <li>• Residential egress ramp and commercial ingress ramp included</li> <li>• Lift core height to south east corner at Cudgegong Road increased to RL86.20 from RL84.90</li> <li>• Central stair to roof terrace shown 1.4m over approved height at RL88.0</li> <li>• General adjustment to roof top lift core/plant configuration</li> </ul>	<p><b>East Elevation</b>                      Dwg No: DA-CP-210-020 Rev 04</p> <ul style="list-style-type: none"> <li>• Shown from Cudgegong Road</li> <li>• Not included as part of design</li> <li>• Lift core shown at RL84.90</li> <li>• Stair not shown</li> <li>• Conceptually notional only</li> </ul>	<ul style="list-style-type: none"> <li>• Access from Cudgegong Road not supported by council</li> <li>• Required for resolution of efficient vehicle movement</li> <li>• Extra height needed to allow for required lift overrun</li> <li>• Required to meet BCA fire egress</li> <li>• Result from DA level design – consultant input</li> </ul>



Modification to DA	Approved Master Plan DA	Comment
<b>South Elevation</b> Dwg No: SK-152 Issue D <ul style="list-style-type: none"> <li>Footprints of core/plant areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>Mall entry to village square shown.</li> <li>Cudgegong Road boundary re-alignment.</li> </ul>	<b>South Elevation</b> Dwg No: DA-CP-210-030 Rev 04 <ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> <li>Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> <li>Development of architectural language of entry statements.</li> </ul>
<b>West Elevation</b> Dwg No: SK-153 Issue D <ul style="list-style-type: none"> <li>Driveway ramp location and loading dock service access reversed.</li> <li>Footprints of core/plant areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>Splay boundary re-alignment shown.</li> </ul>	<b>West Elevation</b> Dwg No: DA-CP-210-040 Rev 04 <ul style="list-style-type: none"> <li>Reversed location shown.</li> <li>Nominal indicative areas/footprints shown only.</li> </ul>	<ul style="list-style-type: none"> <li>Required for functionality of loading dock clearance height.</li> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> </ul>
<b>Main Street West Elevation</b> Dwg No: SK-154 Issue D <ul style="list-style-type: none"> <li>General adjustment to roof top lift core/plant configuration</li> <li>Village square main entry structure shown</li> </ul>	<b>Main Street East Elevation</b> Dwg No: DA-CP-210-070 Rev 04 <i>(Note main street east and west elevations incorrectly labelled)</i> <ul style="list-style-type: none"> <li>Conceptually notional only</li> <li>Not shown</li> </ul>	<ul style="list-style-type: none"> <li>Result from DA level design – consultant input</li> <li>Development of architectural language of entry statements</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<p><b>Main Street East Elevation</b> Dwg No: SK-155 Issue D</p> <ul style="list-style-type: none"> <li>Footprints of core/service areas at roof level adjusted/extended. Height envelopes maintained as approved scheme.</li> <li>Mall entry to village square shown.</li> </ul>	<p><b>Main Street West Elevation</b> Dwg No: DA-CP-210-080 Rev 04 <i>(Note main street east and west elevations incorrectly labelled)</i></p> <ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> <li>Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> <li>Development of architectural language of entry statements.</li> </ul>
<p><b>Section 1 –Stage 3 &amp; 4</b> Dwg No: SK-160 Issue D</p> <ul style="list-style-type: none"> <li>Footprints of core/service areas at roof level adjusted/extended.</li> <li>Podium plant/service area included to accommodate supermarket and speciality retail plant/services. Screen walls from 2m to 4m high architecturally treated and landscaped to conceal plant/services.</li> <li>Cudgegong Road boundary re-alignment shown</li> </ul>	<p><b>Section 1 –Phase 03 &amp; 04</b> Dwg No: DA-CP-310-010 Rev 04</p> <ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> <li>Not shown.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> <li>Required resulting from mechanical consultant input. Allows for construction phasing of development.</li> </ul>
<p><b>Section 2 –Stage 3 &amp; 4</b> Dwg No: SK-161 Issue D</p> <ul style="list-style-type: none"> <li>Lift core height to south east corner at Cudgegong Road increased to RL86.20 from RL84.90</li> <li>Central stair to roof terrace shown 1.4m over approved height at RL88.0</li> </ul>	<p><b>Section 2 –Phase 01 &amp; 04</b> Dwg No: DA-CP-310-020 Rev 04</p> <ul style="list-style-type: none"> <li>Lift core shown at RL84.90</li> <li>Stair not shown</li> </ul>	<ul style="list-style-type: none"> <li>Extra height needed to allow for required lift overrun</li> <li>Required to meet BCA fire egress</li> </ul>

Modification to DA	Approved Master Plan DA	Comment
<p><b>Section 3 –Stage 3 &amp; 4</b>    Dwg No: SK-162 Issue D</p> <ul style="list-style-type: none"> <li>Footprints of core/service areas at roof level adjusted/extended.</li> </ul>	<p><b>Section 3 –Phase 01 &amp; 04</b>    Dwg No: DA-CP-310-030 Rev 04</p> <ul style="list-style-type: none"> <li>Nominal indicative areas/footprints shown only.</li> </ul>	<ul style="list-style-type: none"> <li>Required for practical functioning of services and plant to service residential and commercial components guided by mechanical consultant input.</li> </ul>

Modification to DA	Approved Masterplan DA	Comment
<b>Overall for Stage 3</b> <ul style="list-style-type: none"> <li>Car parking spaces provided, retail 310, residential 298.</li> <li>225 apartments - 65 x 1 Bedroom (28.9%), 134 x 2 Bedroom (59.6%), 26 x 3 Bedroom (11.6%).</li> <li>Gross Floor Area (GFA) reduced from 29,990m<sup>2</sup> to 28,081.2m<sup>2</sup>.</li> <li>FSR reduced from 2.38:1 to 2.22:1.</li> </ul>	<ul style="list-style-type: none"> <li>Approved car parking. Retail 287, residential 397.</li> <li>225 apartments - 86 x 1 Bedroom (38.2%), 113 x 2 Bedroom (50.2%), 52 x 3 Bedroom (23.1%).</li> <li>GFA shown at 29,990m<sup>2</sup>.</li> <li>FSR at 2.38:1.</li> </ul>	<ul style="list-style-type: none"> <li>Complying carpark numbers for retail based on 5 car spaces/100m retail tenancy area. Two extra residential spaces provided.</li> <li>Mix improved with greater number of 2 bedroom apartments provided on account of ADG oversized apartments in approved scheme. Five less apartments than approved scheme.</li> <li>GFA reduced due to amendments to loading docks for functionality.</li> <li>Reduced as a result of reduced GFA.</li> </ul>
<b>Overall for Stage 4</b> <ul style="list-style-type: none"> <li>Car parking spaces provided, retail 290, residential 304.</li> <li>231 apartments - 43 x 1 Bedroom (18.6%), 160 x 2 Bedroom (69.3%), 28 x 3 Bedroom (12.1%).</li> <li>Gross Floor Area (GFA) reduced from 31,340m<sup>2</sup> to 28,146.8m<sup>2</sup>.</li> <li>FSR reduced from 2.42:1 to 2.17:1.</li> </ul>	<ul style="list-style-type: none"> <li>Approved car parking. Retail 311, residential 309.</li> <li>236 apartments - 61 x 1 Bedroom (25.8%), 151 x 2 Bedroom (64%), 24 x 3 Bedroom (10.2%).</li> <li>GFA shown at 31,340m<sup>2</sup>.</li> <li>FSR at 2.42:1.</li> </ul>	<ul style="list-style-type: none"> <li>Complying carpark numbers for retail based on 5 car spaces/100m retail tenancy area. Two extra residential spaces provided.</li> <li>Mix improved with greater number of 2 bedroom apartments provided on account of ADG oversized apartments in approved scheme. Five less apartments than approved scheme.</li> <li>GFA reduced due to amendments to loading docks for functionality.</li> <li>Reduced as a result of reduced GFA.</li> </ul>
<b>Overall for Stages 3 &amp; 4</b> <ul style="list-style-type: none"> <li>Retail car spaces = 600 Residential car spaces = <u>602</u> Total = 1,202</li> <li>Gross Floor Area (GFA) at 56,228m<sup>2</sup>.</li> <li>FSR reduced from 2.40:1 to 2.19:1.</li> <li>456 apartments - 108 x 1 Bedroom (23.7%), 294 x 2 Bedroom (64.5%), 54 x 3 Bedroom (11.8%).</li> </ul>	<ul style="list-style-type: none"> <li>Retail car spaces = 598 Residential car spaces = <u>604</u> Total = 1,202</li> <li>GFA shown at 61,330m<sup>2</sup>.</li> <li>FSR at 2.40:1.</li> <li>461 apartments - 147 x 1 Bedroom (31.8%), 264 x 2 Bedroom (57.3%), 50 x 3 Bedroom (10.9%).</li> </ul>	<ul style="list-style-type: none"> <li>Increase of overall car park numbers by 7 spaces. Retail spaces increase by 5, residential spaces increased by 2.</li> <li>GFA reduced due to amendments to loading docks for functionality.</li> <li>Reduced as a result of reduced GFA.</li> <li>Five less apartments but improved mix with increased number of 2 and 3 bed apartments and decrease of 1 bed apartments.</li> </ul>