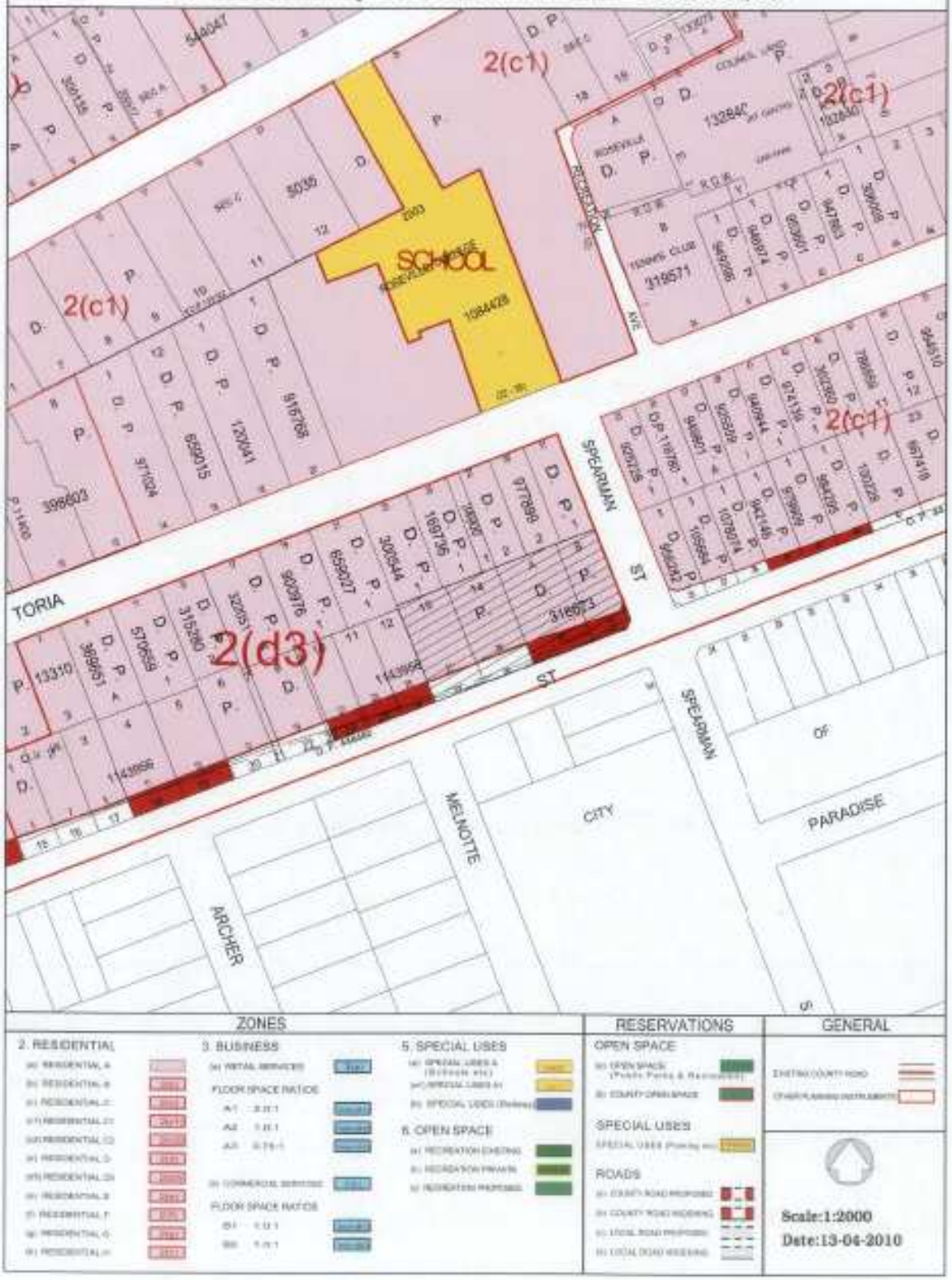
Zoning Extract

27-33 Boundary Street, ROSEVILLE - DA0410/09



LOCATION SKETCH

27-33 Boundary Street, ROSEVILLE

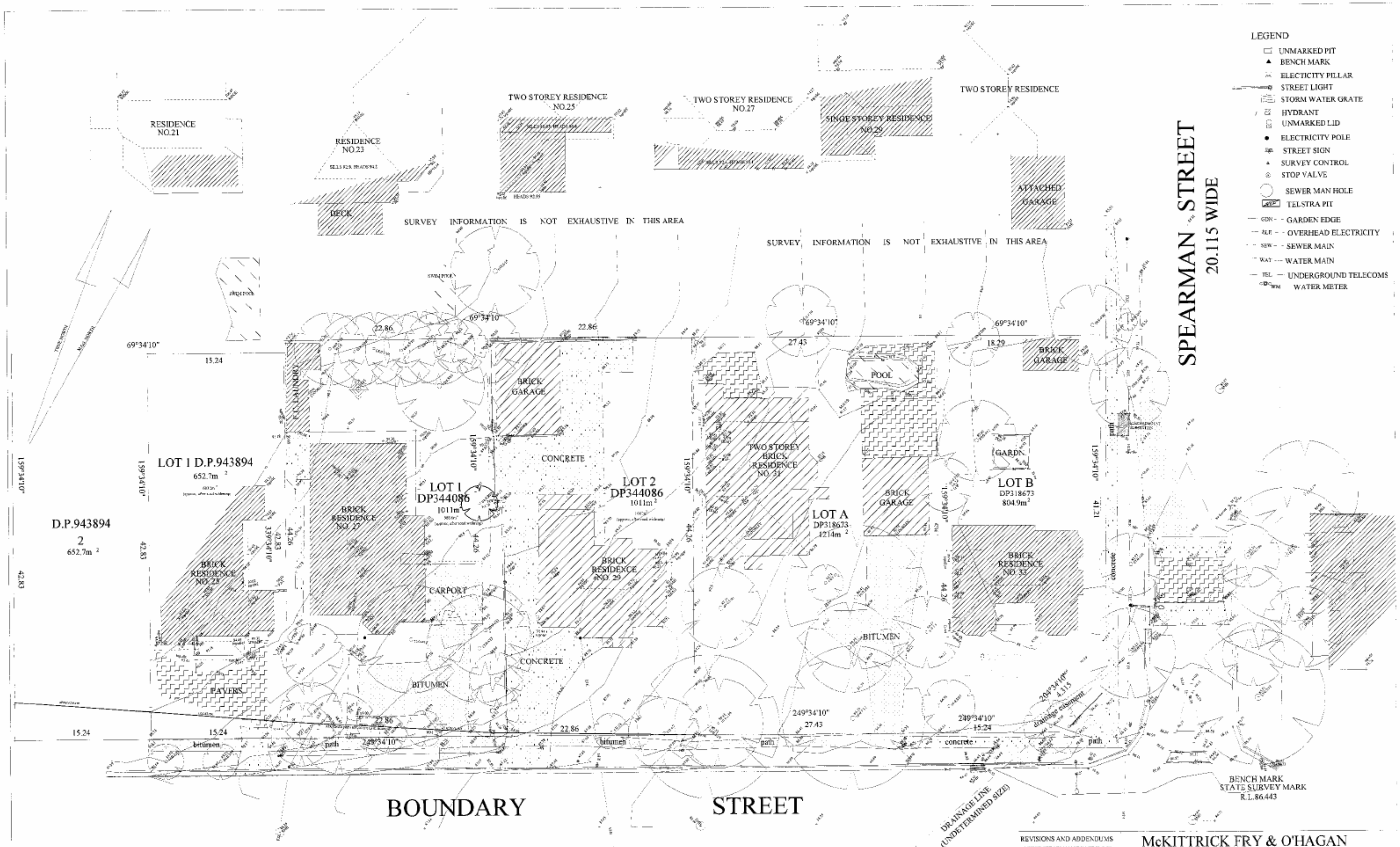
DEVELOPMENT APPLICATION No DA0410/09

3 Submissions received from outside area of map

- ▲ AGREEMENT
- ● OBJECTION
- ◪ PETITION
- ■ SUBMISSION
- SUBJECT LAND
- HERITAGE PROPERTY
- CIRCULATED AREA

Scale : 1:2000

13-04-2010



NOTES

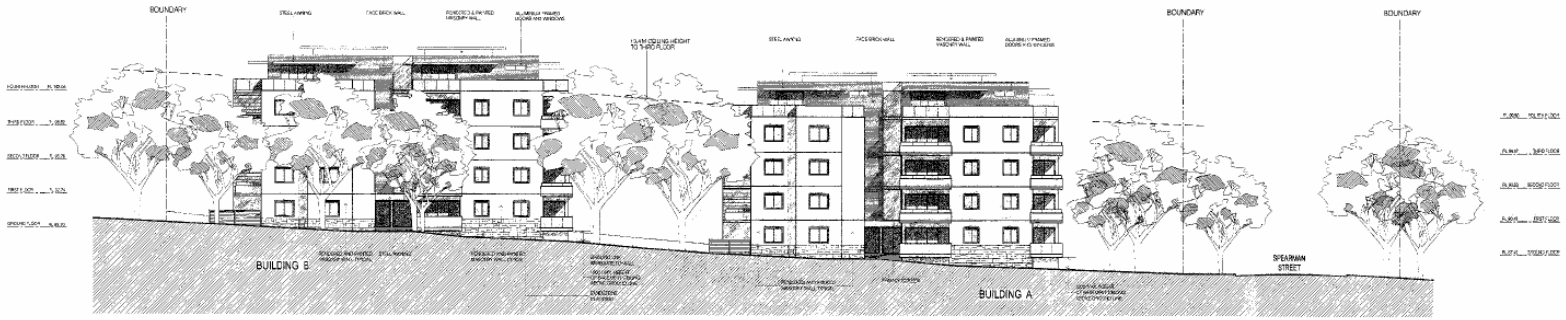
1. THIS PLAN DOES NOT DEFINE THE BOUNDARIES OF THE SUBJECT LAND DIMENSIONS SHOWN ARE DEED DIMENSIONS ONLY . ALL DIMENSIONS ARE TO BE GUARANTEED BY THE ACCEPTANCE OF A PLAN OF REDEFINITION BY THE NSW LANDS DEPT.
2. WHEREVER POINTS OR LINES ON ANY ELECTRONIC VERSION OF THIS PLAN DIFFER WITH STATED DIMENSIONS, THE STATED DIMENSIONS ARE TO BE USED. IN CRITICAL CASES WHERE THERE ARE NO STATED DIMENSIONS THE SURVEYOR IS TO BE CONTACTED PRIOR TO USING SUCH ELECTRONICALLY PRODUCED LINES OR POINTS. WINDOW AND RIDGE LOCATIONS ARE GAINED BY REMOTE MEANS, WHERE THESE ARE CRITICAL, THE SURVEYOR IS TO BE CONTACTED AS TO THEIR ACCURACY.
3. RESTRICTIONS ON USEAGE:- NOT INVESTIGATED
4. THE LOCATION OF TREE TRUNKS CAN VARY BY UP TO 500mm. WHERE GREATER ACCURACY OF LOCATION IS REQUIRED THE SURVEYOR IS TO BE CONTACTED TREES ARE DENOTED AS DIAMETER/SPREAD/HEIGHT WHICH ARE ESTIMATES
5. WHERE CLEARANCES ARE CRITICAL, LEVELS OF UNDERGROUND SERVICES SHOWN ON PLANS FOREIGN TO THIS PLAN SHOULD BE PHYSICALLY LEVELED WITH REFERENCE TO THE DATUM OF THIS PLAN.
6. THE NORTH POINT AND BEARINGS ON THIS PLAN RELATE TO TRUE NORTH.
7. UNLESS THE FENCE LOCATIONS ARE SHOWN ON THIS PLAN THE LOCATION OF EXISTING FENCES IN RELATION TO THE BOUNDARIES HAS NOT BEEN SURVEYED.
8. THE APPROXIMATE AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN GAINED FROM INFORMATIO ON STATE SURVEY MARK NO.86322 AS SUPPLIED BY THE NSW LANDS DEPT.

REVISIONS AND ADDENDUMS
ADDED SPEARMAN ST EAST 31-3-09
ADDED RIDGE HEIGHTS ADJ TO NORTH 3-09
LEVELS AT ROAD WIDENING 31-3-09
REVISED ROAD WIDENING AND RESIDUE AREAS 30-6-09

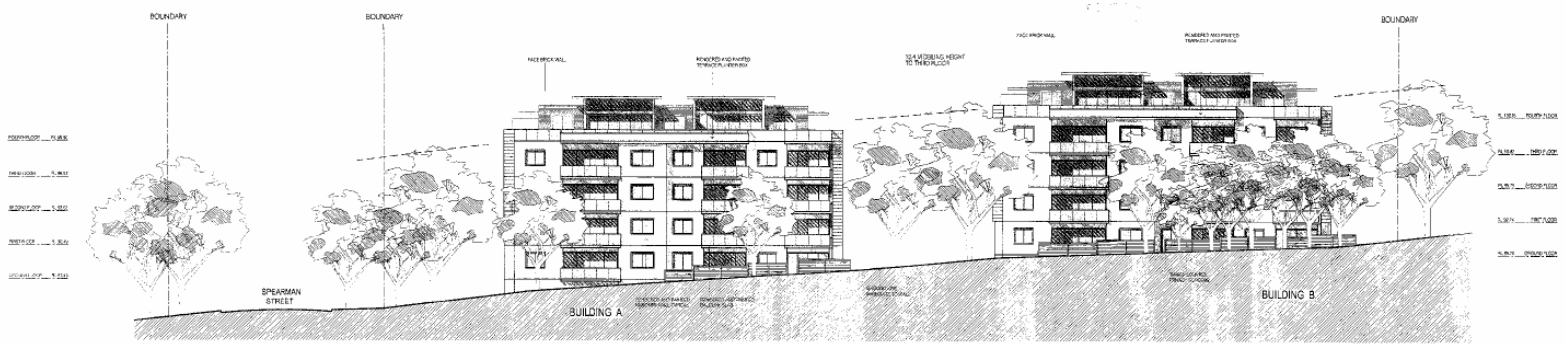
McKITTRICK FRY & O'HAGAN
CONSULTING SURVEYORS & ENVIRONMENTAL PLANNERS
1/109 HUNTER STREET. HORNSBY
TELEPHONE: (02) 9477 3999 FAX:(02) 9482 1585

TOPOGRAPHICAL SURVEY OF LOTS 1 & 2 D.P.344086
BEING NO. 27 & 29 BOUNDARY STREET ROSEVILLE
AND SURROUNDING BUILDINGS

DRAWN:	CHECKED	DATE	SCALE:	DATUM:	REFERENCE
MK		12-09-08	1:200 A-1	A.H.D.	07-113



SOUTH ELEVATION
FACING BOUNDARY STREET

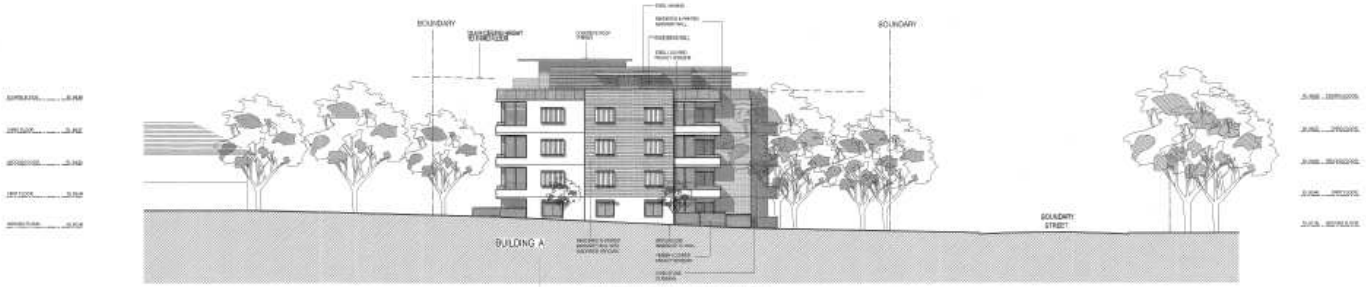


NORTH ELEVATION

HYECORP PROPERTY GROUP
1 / 451 Willoughby Road,
Willoughby NSW 2068.
PO Box 779 Artarmon 1570
http://www.hyecorp.com.au
Phone : (02) 99679910
Fax : (02) 99679930
Email : stephen@hyecorp.com.au

Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph: 99679910
Fax: 99679930
Mobile: 0413 313 000

ELEVATIONS
NORTH & SOUTH
27-33 BOUNDARY STREET,
ROSEVILLE
Scale 1 : 200
Date : 26/06/09
DA11



WEST ELEVATION

EAST ELEVATION

17 NOV 09

REVISION 1 11/11/09

HYECORP PROPERTY GROUP
1 / 491 Willoughby Road,
Willoughby NSW 2068
PO Box 779 Artarmon 1570
http://www.hyecorp.com.au
Phone : (02) 99879910
Fax : (02) 99879930
Email : stephen@hyecorp.com.au

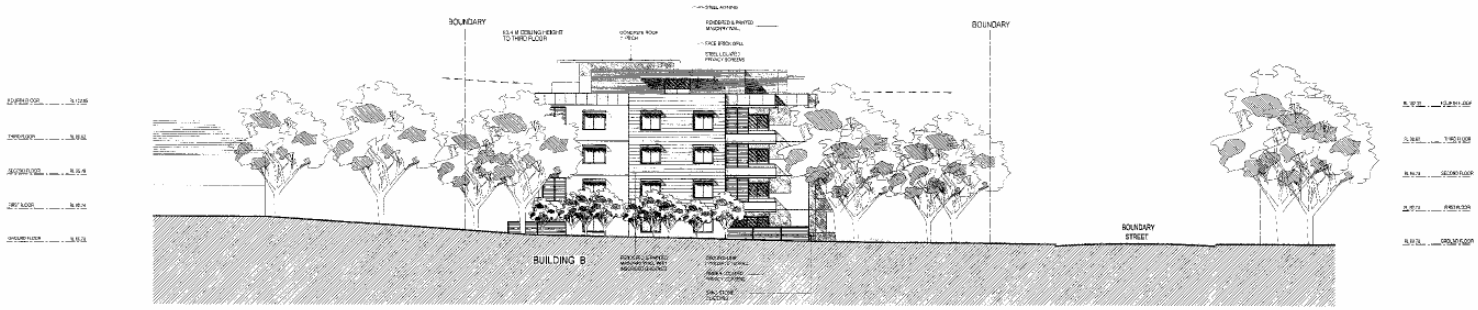
Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph: 99879910
Fax: 99879930
Mobile: 0412 313 000

ELEVATIONS
E & W INTERNAL

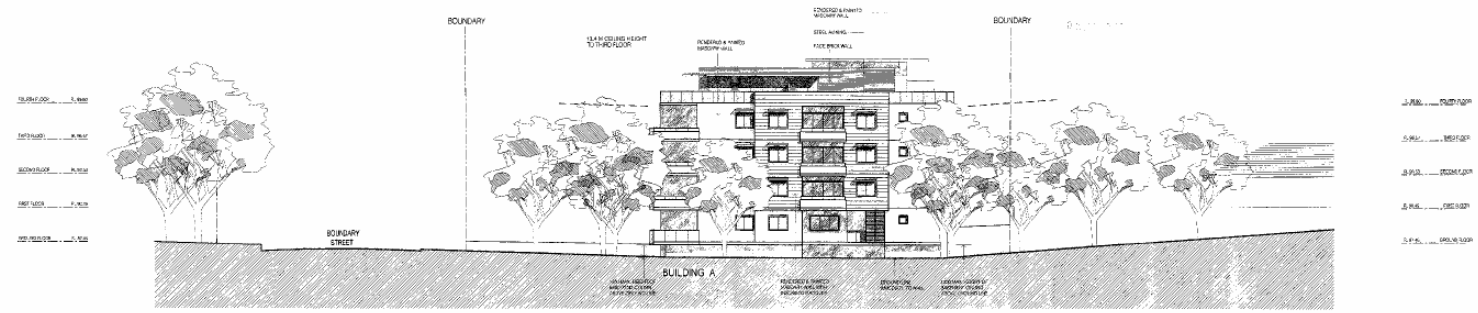
27-33 BOUNDARY STREET,
ROSEVILLE.

Scale 1 : 200
Date : 26/08/09

DA13



WEST ELEVATION

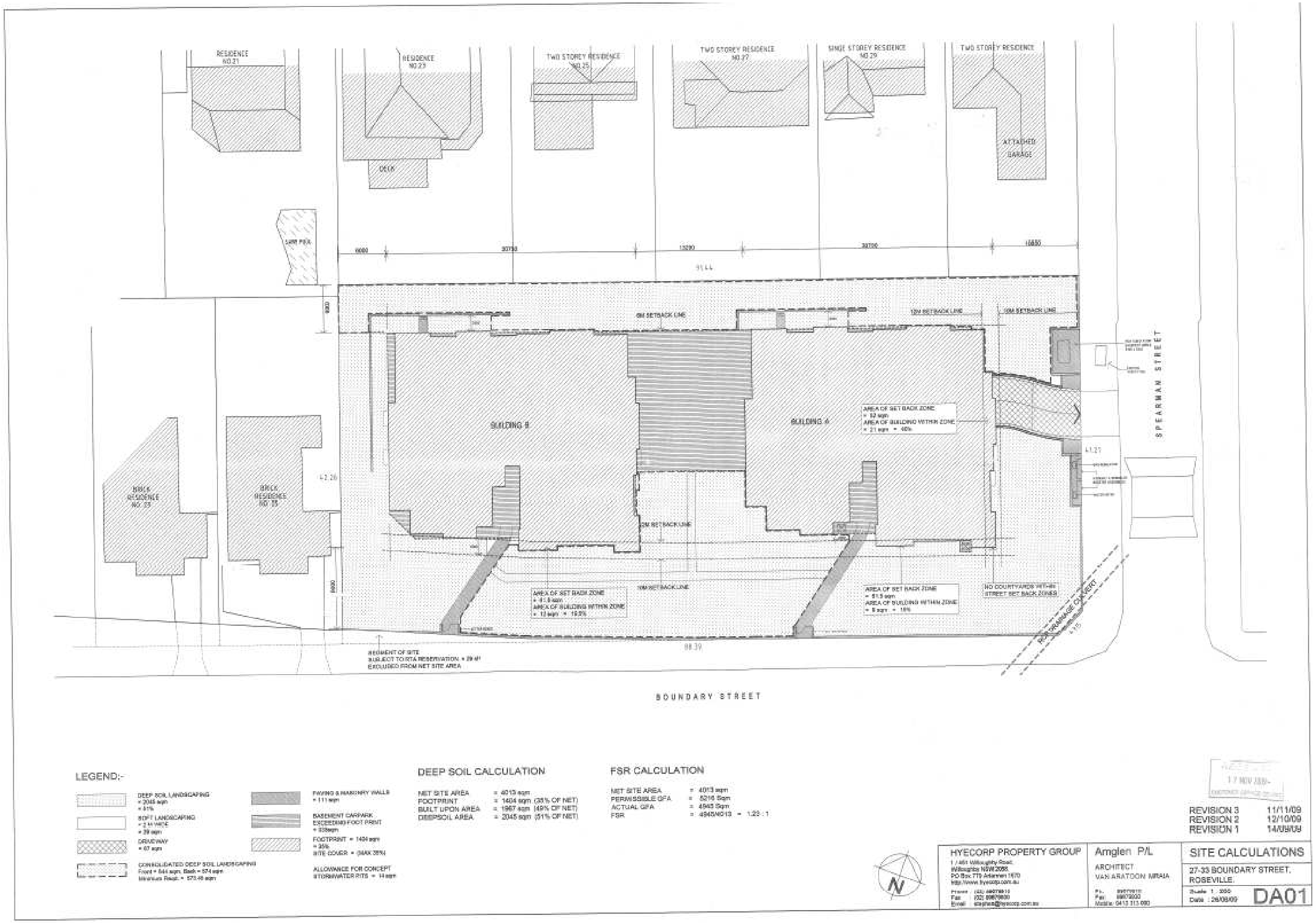


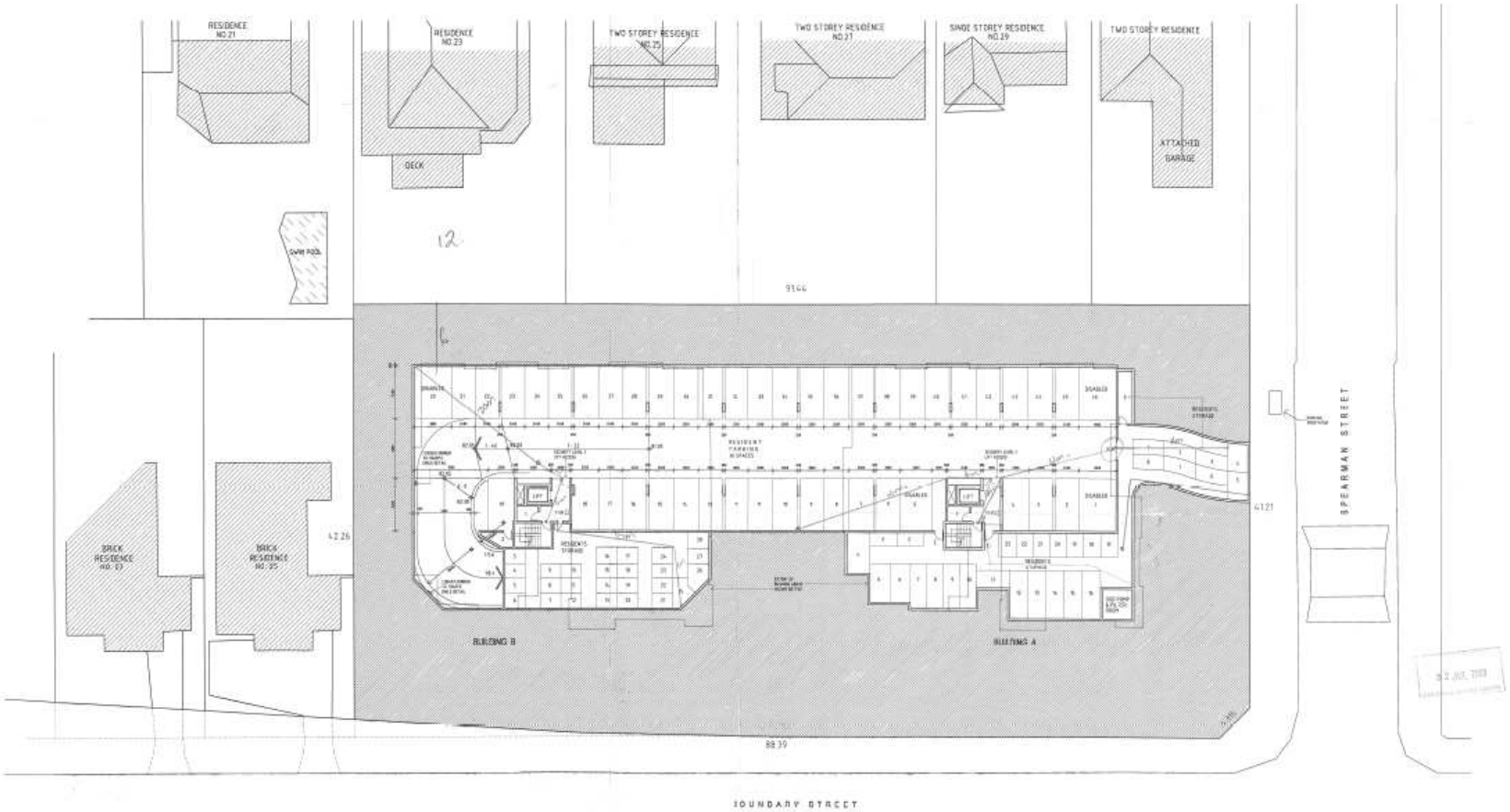
EAST ELEVATION
FACING SPEARMAN STREET

HYECORP PROPERTY GROUP
1 / 451 Willoughby Road,
Willoughby NSW 2065.
PO Box 779 Artarmon 1570
http:www.hyecorp.com.au
Phone : (02) 99679910
Fax : (02) 99679930
Email : stephen@hyecorp.com.au

Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph: 99679910
Fax: 99679930
Mobile: 0413 313 000

ELEVATIONS
EAST & WEST
27-33 BOUNDARY STREET,
ROSEVILLE.
Scale 1 : 200
Date : 26/06/09
DA12


RESIDENCE NO.21
RESIDENCE NO.23
DECK
TWO STOREY RESIDENCE NO.25
TWO STOREY RESIDENCE NO.27
SINGLE STOREY RESIDENCE NO.29
TWO STOREY RESIDENCE
ATTACHED GARAGE
BRICK RESIDENCE NO.33
BRICK RESIDENCE NO.35
BUILDING B
BUILDING A
6M SETBACK LINE
12M SETBACK LINE
10M SETBACK LINE
SPEARMAN STREET
BOUNDARY STREET
AREA OF SET BACK ZONE = 52 sqm AREA OF BUILDING WITHIN ZONE = 21 sqm = 40%
AREA OF SET BACK ZONE = 61.5 sqm AREA OF BUILDING WITHIN ZONE = 12 sqm = 19.5%
AREA OF SET BACK ZONE = 51.5 sqm AREA OF BUILDING WITHIN ZONE = 8 sqm = 16%
NO COURTYARDS WITHIN STREET SET BACK ZONES
SEGMENT OF SITE SUBJECT TO RTA RESERVATION = 29 m² EXCLUDED FROM NET SITE AREA
LEGEND:-
DEEP SOIL LANDSCAPING = 2045 sqm = 51%
SOFT LANDSCAPING = 2 M WIDE = 39 sqm
DRIVEWAY = 67 sqm
CONSOLIDATED DEEP SOIL LANDSCAPING Front = 544 sqm, Back = 574 sqm Minimum Reqd. = 573.45 sqm
PAVING & MASONRY WALLS = 111 sqm
BASEMENT CARPARK EXCEEDING FOOT PRINT = 338sqm
FOOTPRINT = 1404 sqm = 35% SITE COVER = (MAX 35%)
ALLOWANCE FOR CONCEPT STORMWATER PITS = 14 sqm
DEEP SOIL CALCULATION
NET SITE AREA = 4013 sqm
FOOTPRINT = 1404 sqm (35% OF NET)
BUILT UPON AREA = 1967 sqm (49% OF NET)
DEEPSOIL AREA = 2045 sqm (51% OF NET)
FSR CALCULATION
NET SITE AREA = 4013 sqm
PERMISSIBLE GFA = 5216 Sqm
ACTUAL GFA = 4945 Sqm
FSR = 4945/4013 = 1.23 : 1
17 NOV 2009
REVISION 3 11/11/09
REVISION 2 12/10/09
REVISION 1 14/09/09
HYECORP PROPERTY GROUP
Amglen P/L
ARCHITECT VAN ARATOON MRAIA
SITE CALCULATIONS
27-33 BOUNDARY STREET, ROSEVILLE.
Scale 1 : 200
Date : 26/08/09
DA01

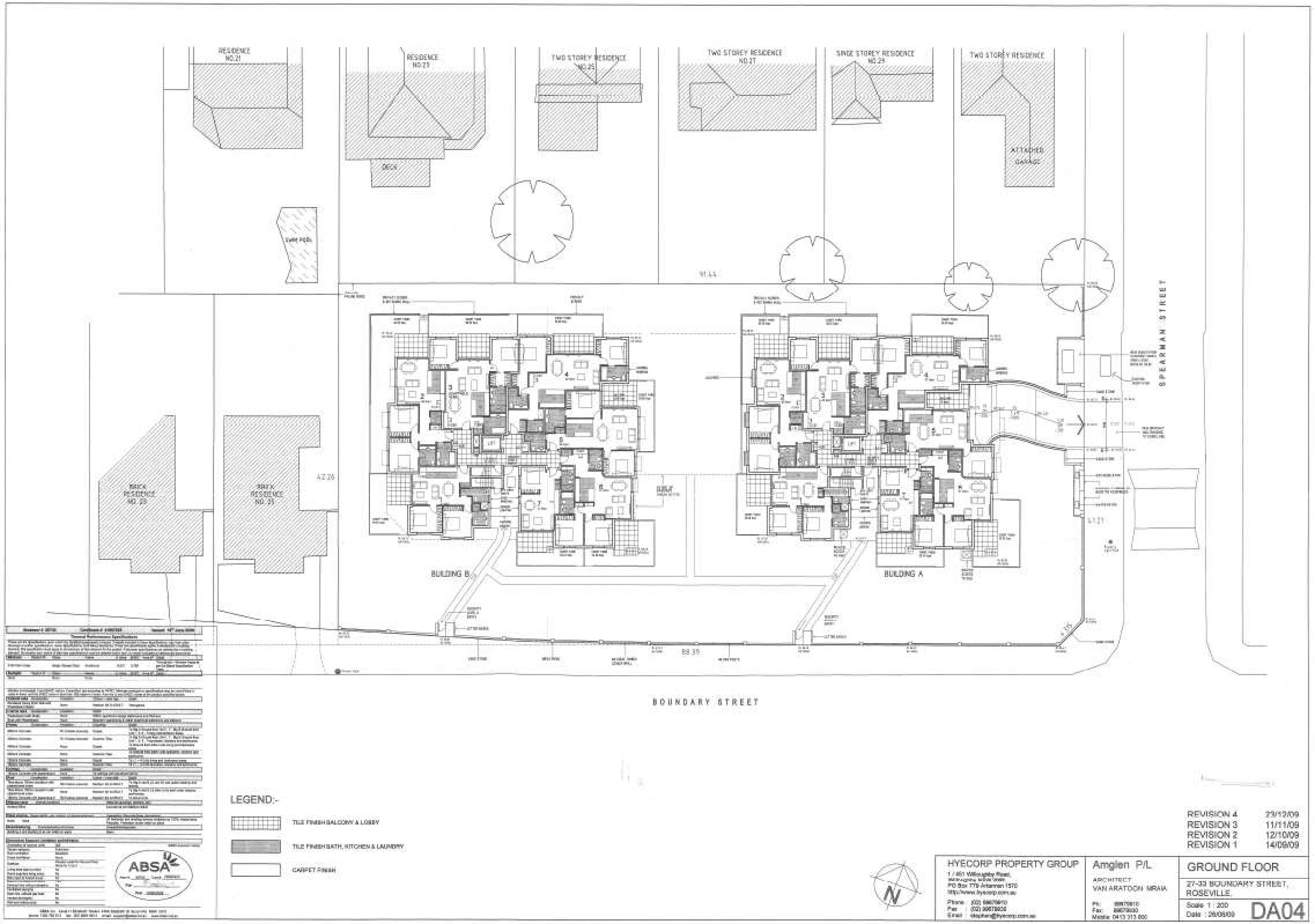


46 spaces - resident

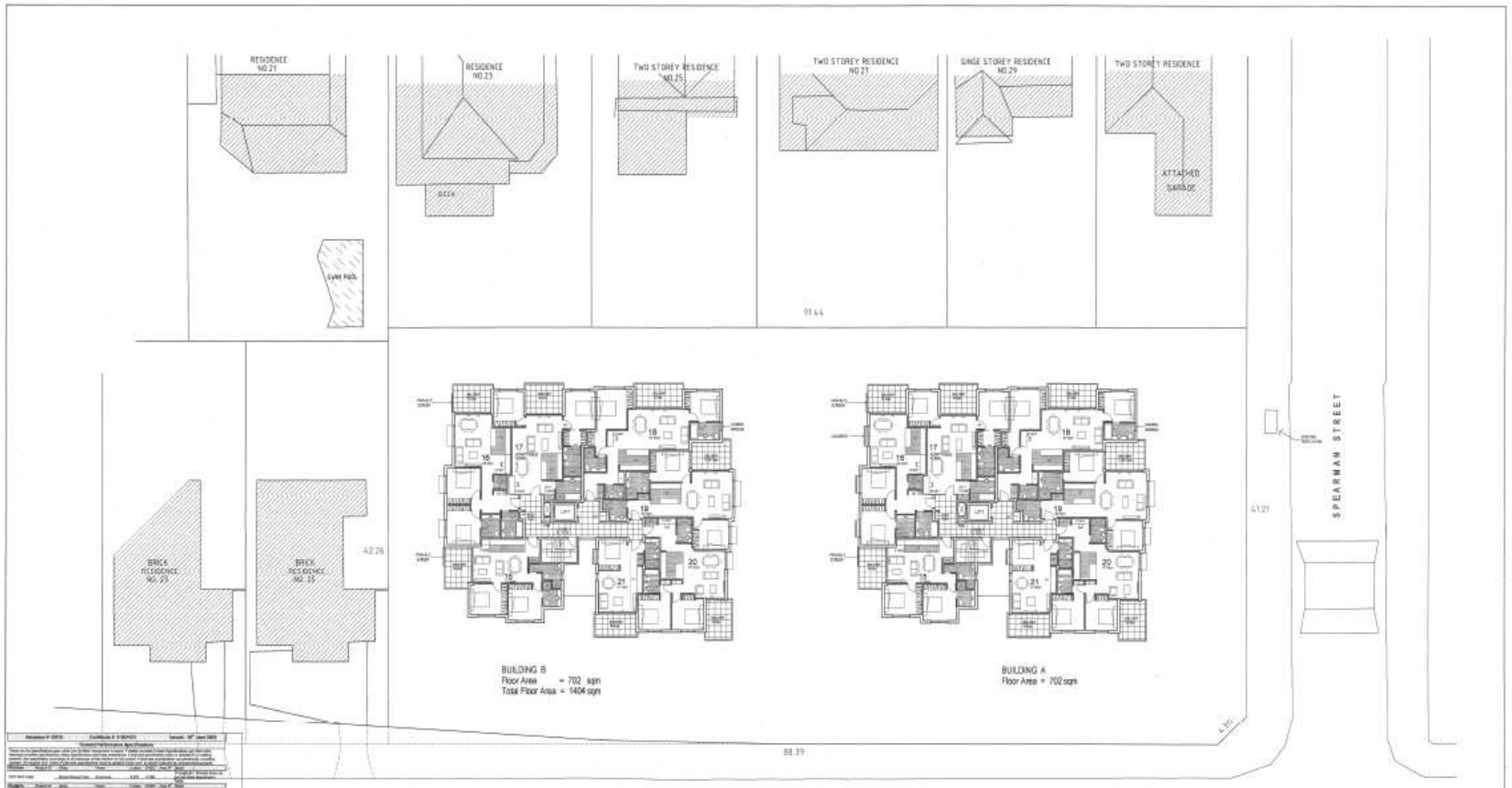
HYECORP PROPERTY GROUP 11 491 Willoughby Road, Willoughby NSW 2068 PO Box 770 Artarmon 1570 http:/www.hyecorp.com.au Phone : (02) 99675910 Fax : (02) 99675930 Email : stephen@hyecorp.com.au	Amglen P/L ARCHITECT VAN ARATOON MIRAIA Ph: 99675910 Fax: 99675930 Mobile: 0413 313 930	BASEMENT LEVEL 2 27-33 BOUNDARY STREET, ROSEVILLE. Scale 1 : 200 Date : 26/08/09	DA02

REVISION 2 12/01/10
REVISION 1 16/11/09

HYECORP PROPERTY GROUP 1 / 451 Willoughby Road, Willoughby NSW 2068 PO Box 779 Artarmon 1570 Http://www.hyecorp.com.au Phone : (02) 99679910 Fax : (02) 99679932 Email : stephen@hyecorp.com.au	Amglen P/L ARCHITECT VAN ARATOON MRAIA Ph: 99679910 Fax: 99679932 Mobile: 0413 313 000	BASEMENT LEVEL 1 27-33 BOUNDARY STREET, ROSEVILLE Scale : 1 : 200 Date : 26/08/09 DA03


RESIDENCE NO.21
RESIDENCE NO.23
TWO STOREY RESIDENCE NO.25
TWO STOREY RESIDENCE NO.27
SINGLE STOREY RESIDENCE NO.29
TWO STOREY RESIDENCE
ATTACHED GARAGE
DECK
SWIM POOL
BRICK RESIDENCE NO.23
BRICK RESIDENCE NO.25
BUILDING B
BUILDING A
LIFT
91.44
88.39
42.26
41.21
SPEARMAN STREET
BOUNDARY STREET
LEGEND:-
TILE FINISH BALCONY & LOBBY
TILE FINISH BATH, KITCHEN & LAUNDRY
CARPET FINISH
ABSA
REVISION 4 23/12/09
REVISION 3 11/11/09
REVISION 2 12/10/09
REVISION 1 14/09/09
HYECORP PROPERTY GROUP
1 / 461 Willoughby Road,
PO Box 779 Artarmon 1570
http://www.hyecorp.com.au
Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Mobile: 0413 313 000
GROUND FLOOR
27-33 BOUNDARY STREET,
ROSEVILLE.
Scale 1 : 200
DA04

RESIDENCE
NO.21
RESIDENCE
NO.23
DECK
TWO STOREY RESIDENCE
NO.25
TWO STOREY RESIDENCE
NO.27
SINGE STOREY RESIDENCE
NO.29
TWO STOREY RESIDENCE
ATTACHED
GARAGE
SWIM POOL
BRICK
RESIDENCE
NO.23
BRICK
RESIDENCE
NO.25
42.26
41.21
88.39
SPEARMAN STREET
BOUNDARY STREET
LIFT
BUILDING B
Floor Area = 702 sqm
Total Floor Area = 1404 sqm
BUILDING A
Floor Area = 702 sqm
LEGEND:-
TILE FINISH BALCONY & LOBBY
TILE FINISH BATH, KITCHEN & LAUNDRY
CARPET FINISH
ABSA
REVISION 2 23/12/09
REVISION 1 11/11/09
HYECORP PROPERTY GROUP
Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
FIRST FLOOR
27-33 BOUNDARY STREET,
ROSEVILLE.
Scale 1 : 200
Date 28/06/09
DA05



LEGEND:-

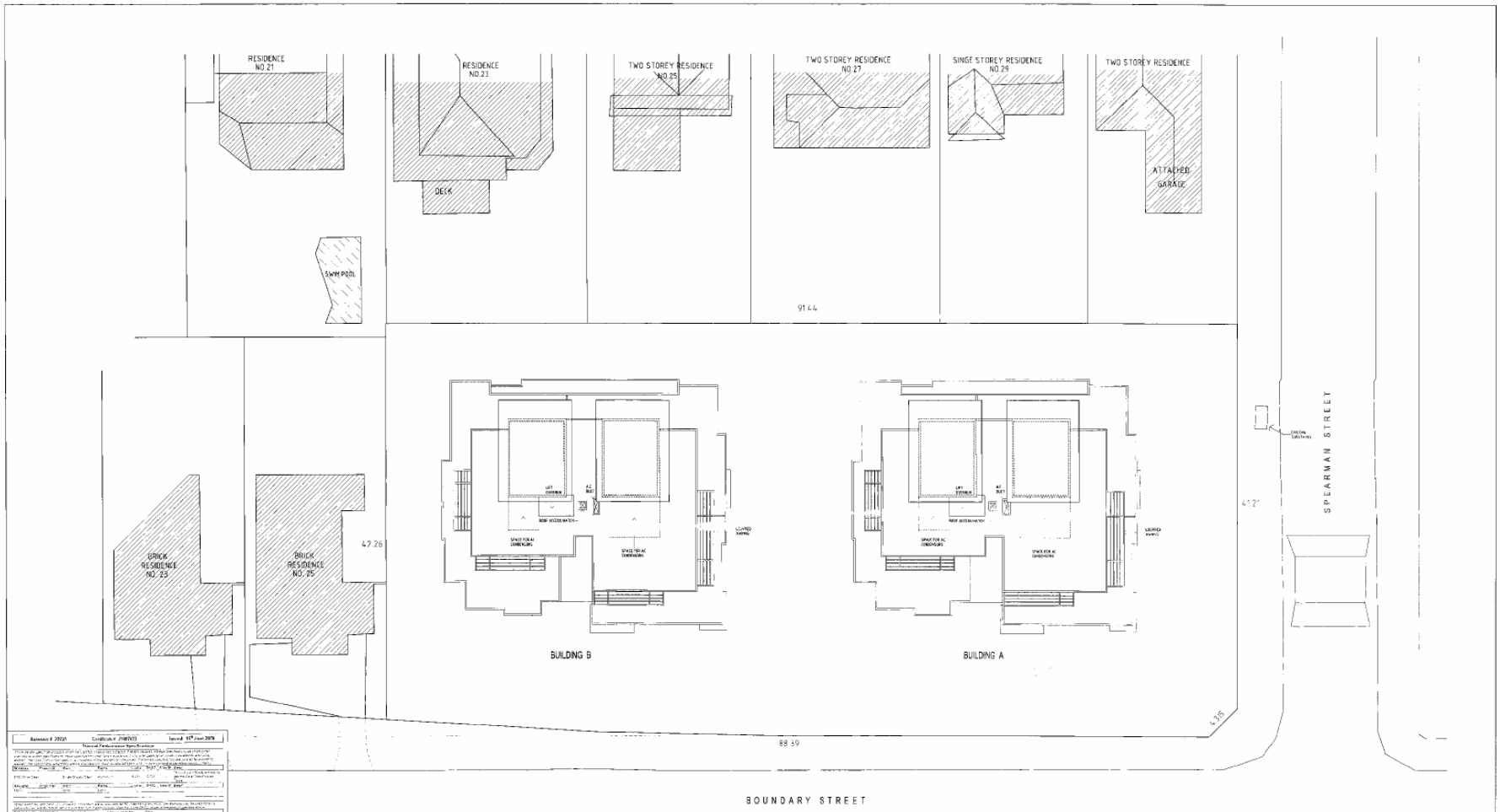
- TILE FINISH BALCONY & LOBBY
- TILE FINISH BATH, KITCHEN & LAUNDRY
- CARPET FINISH

REVISION 2 23/12/09
REVISION 1 11/11/09

HYECORP PROPERTY GROUP 1 / 451 Willoughby Road, Willoughby NSW 2068. GPO Box 1794 Artarmon 1570 http://www.hyecorp.com.au Phone : (02) 99670910 Fax : (02) 99679930 Email : stephen@hyecorp.com.au	Amglen P/L ARCHITECT VAN ARATOON NIRAIA Ph: 99670910 Fax: 99679930 Mobile: 0413 313 000	SECOND FLOOR 27-33 BOUNDARY STREET. ROSEVILLE. Scale : 1 : 200 Date : 26/05/09 DA06

RESIDENCE NO.21
RESIDENCE NO.23
DECK
TWO STOREY RESIDENCE NO.25
TWO STOREY RESIDENCE NO.27
SINGE STOREY RESIDENCE NO.29
TWO STOREY RESIDENCE
ATTACHED GARAGE
SWIM POOL
BRICK RESIDENCE NO.25
BRICK RESIDENCE NO.25
BUILDING B
Floor Area = 702 sqm
Total Floor Area = 1404 sqm
BUILDING A
Floor Area = 702 sqm
SPEARMAN STREET
BOUNDARY STREET
LEGEND:-
TILE FINISH BALCONY & LOBBY
TILE FINISH BATH, KITCHEN & LAUNDRY
CARPET FINISH
ABSA
REVISION 2 23/12/09
REVISION 1 11/11/09
HYECORP PROPERTY GROUP
Amglen P/L
ARCHITECT
THIRD FLOOR
27-33 BOUNDARY STREET, ROSEVILLE.
Scale 1 : 200
DA07

RESIDENCE NO.21
RESIDENCE NO.23
TWO STOREY RESIDENCE NO.25
TWO STOREY RESIDENCE NO.27
SINGE STOREY RESIDENCE NO.29
TWO STOREY RESIDENCE
ATTACHED GARAGE
DECK
SWIM POOL
BRICK RESIDENCE NO. 37
BRICK RESIDENCE NO. 35
42.26
BUILDING B
BUILDING A
SPEARMAN STREET
BOUNDARY STREET
LEGEND:-
TILE FINISH BALCONY & LOBBY
TILE FINISH BATH, KITCHEN & LAUNDRY
ABSA
REVISION 1 16/11/09
HYECORP PROPERTY GROUP
Amglen P/L
ARCHITECT
FOURTH FLOOR
27-33 BOUNDARY STREET, ROSEVILLE
Scale 1 : 200
Date : 26/06/09
DA08



Assessor # 20024	Certificate # 2100703	Issued: 11th June 2009	

Thermal Performance Specification

Walls	Construction	Insulation	R-value	Colour	Shade
Roof	Construction	Insulation	R-value	Colour	Shade
Ceilings	Construction	Insulation	R-value		
Floors	Construction	Insulation	R-value		
Windows	Frame	Glazing	Shade		
Doors	Construction	Insulation	R-value		

ABSA

HYECORP PROPERTY GROUP
1 / 461 Willoughby Road,
Willoughby NSW 2068.
PO Box 778 Artarmon 1570
http://www.hyecorp.com.au
Phone : (02) 99679910
Fax : (02) 99679930
Email : stephen@hyecorp.com.au

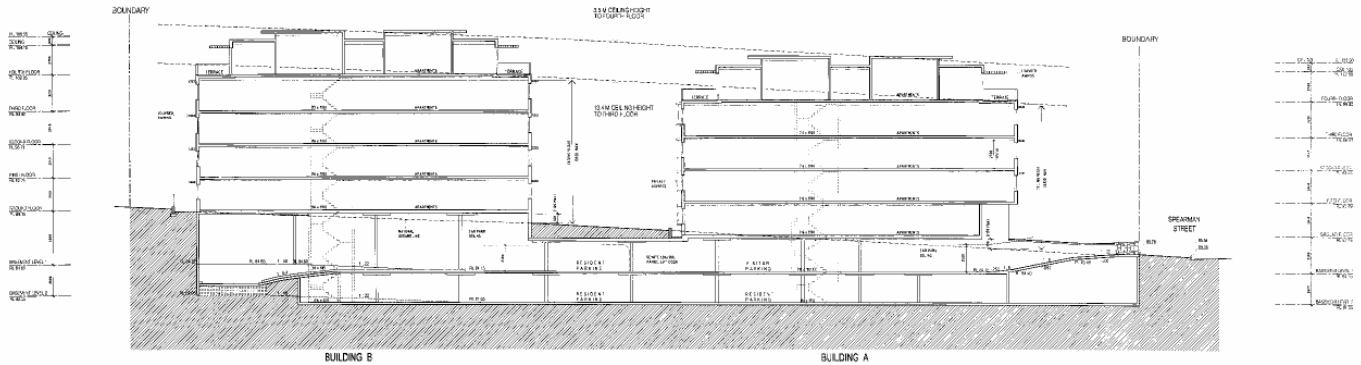
Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph. 99679910
Fax: 99679930
Mobile: 0413 313 030

ROOF PLAN

27-33 BOUNDARY STREET,
ROSEVILLE.

Scale 1 : 200
Date : 26/06/09

DA09



HYECORP PROPERTY GROUP
1 / 451 Willoughby Road,
Willoughby NSW 2068.
PO Box 779 Artarmon 1570
http://www.hyecorp.com.au
Phone : (02) 99679910
Fax : (02) 99679930
Email : stephen@hyecorp.com.au

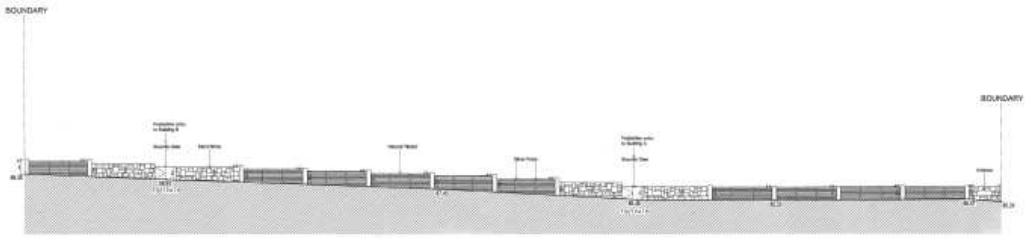
Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph: 99679910
Fax: 99679930
Mobile: 0413 313 000

LONG SECTION

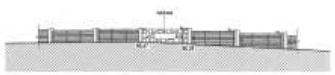
27-33 BOUNDARY STREET, ROSEVILLE.

Scale 1 : 200
Date : 26/06/09

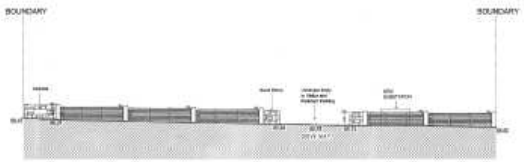
DA10



BOUNDARY STREET



BOUNDARY STREET AND
SPEARMAN STREET CORNER



SPEARMAN STREET

HYECORP PROPERTY GROUP
1 / 401 Willoughby Road,
Willoughby NSW 2068.
PO Box 779 Artarmon 1570
http:/www.hyecorp.com.au
Phone : (02) 99679919
Fax : (02) 99679930
Email : stephen@hyecorp.com.au

Amglen P/L
ARCHITECT
VAN ARATOON MRAIA
Ph: 99679919
Fax: 99679930
Mobile: 0413 213 000

FENCE ELEVATIONS

27-33 BOUNDARY STREET,
ROSEVILLE.

Scale : 1 : 200
Date : 26/06/09

DA14

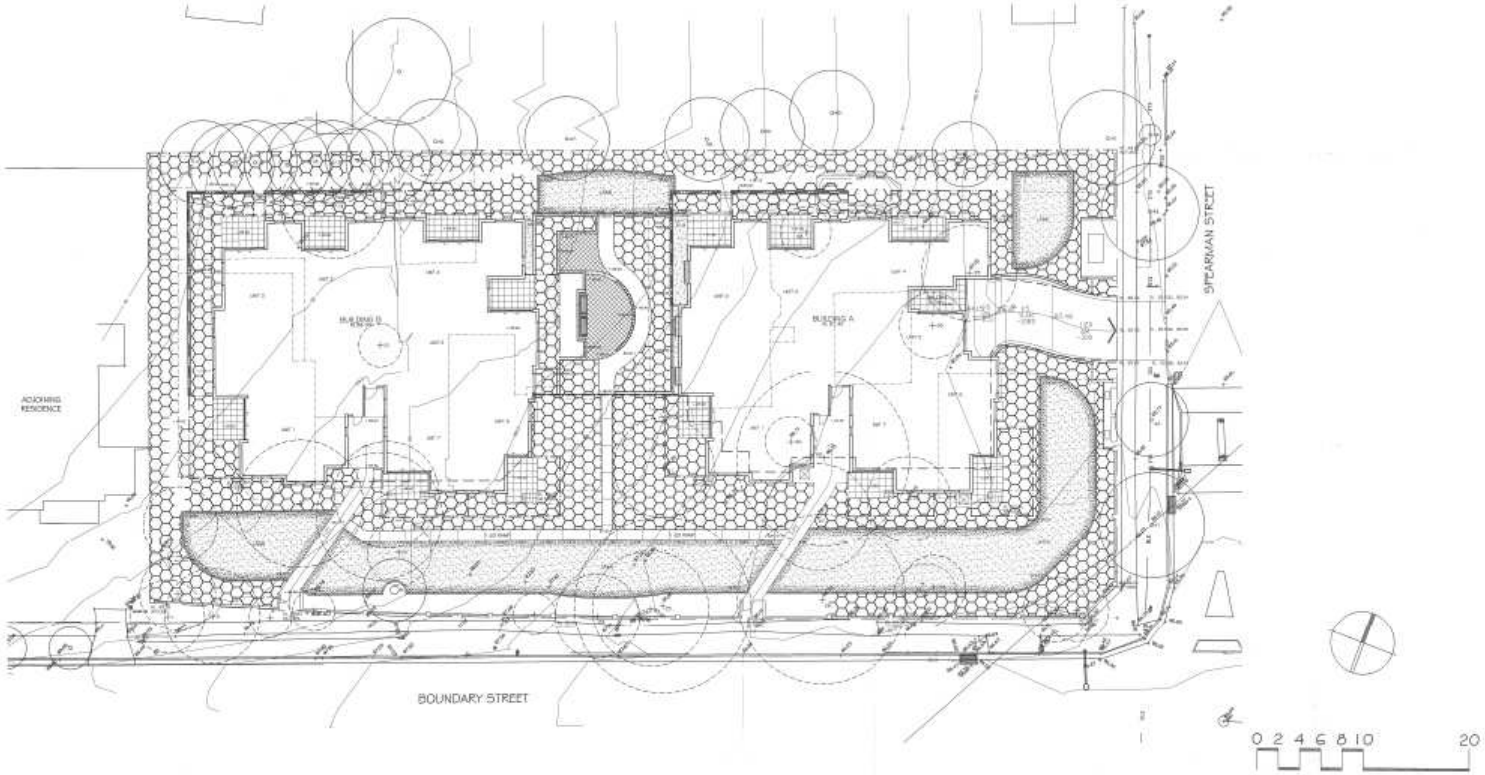
SCHEDULE OF EXISTING TREES

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD
1.	Cinnamomum oliveriorum	Camphor Laurel	15 x 5m
2.	Pittosporum undulatum	Native Daphne	8 x 6m
3.	Ligustrum lucidum	Large-leaf Privet	8 x 6m
4.	Cinnamomum oliveriorum	Camphor Laurel	8 x 6m
5.	Cinnamomum oliveriorum	Camphor Laurel	10 x 6m
6.	Ligustrum lucidum	Large-leaf Privet	8 x 6m
7.	Cinnamomum oliveriorum	Camphor Laurel	12 x 6m
8.	Phoenix canariensis	Canary Island Date Palm	8 x 1m
9.	Lagerstroemia indica	Crape Myrtle	8 x 6m
10.	Cinnamomum oliveriorum	Camphor Laurel	12 x 6m
11.	Jacaranda mimosifolia	Jacaranda	8 x 6m
12.	Ginkgo biloba	Maidenhair Tree	8 x 6m
13.	Jacaranda mimosifolia	Jacaranda	12 x 12m
14.	Syzygium paniculatum	Magenta Cherry	8 x 6m
15.	Syzygium paniculatum	Magenta Cherry	10 x 6m
16.	Syzygium paniculatum	Magenta Cherry	10 x 6m
17.	Syzygium paniculatum	Magenta Cherry	12 x 6m
18.	Syzygium paniculatum	Magenta Cherry	8 x 6m
19.	Syzygium paniculatum	Magenta Cherry	8 x 6m
20.	Phoenix canariensis	Canary Island Date Palm	8 x 4m
21.	Syzygium paniculatum	Magenta Cherry	8 x 6m
22.	Pittosporum undulatum	Native Daphne	6 x 3m
23.	Ligustrum lucidum	Large-leaf Privet	7 x 6m
24.	Pittosporum undulatum	Native Daphne	6 x 6m
25.	Melia azedarach	White Cedar	8 x 6m
26.	Jacaranda mimosifolia	Jacaranda	8 x 10m
27.	Jacaranda mimosifolia	Jacaranda	8 x 8m
28.	Melia azedarach	White Cedar	8 x 6m
29.	Jacaranda mimosifolia	Jacaranda	12 x 10m
30.	Washingtonia robusta	Mexican Washingtonia	12 x 4m
31.	Lagerstroemia indica	Crape Myrtle	6 x 6m
32.	Pinus radiata	Radiata Pine	8 x 6m
33.	Ficus microcarpa 'Hillii'	Hill's Weeping Fig	15 x 12m
34.	Morus sp.	Mulberry	12 x 10m
35.	Jacaranda mimosifolia	Jacaranda	12 x 8m
36.	Prunus spp.	Flowering Cherry	6 x 5m
37.	Pittosporum undulatum	Native Daphne	10 x 6m
38.	Syagrus romanzoffianum	Cocos Palm	8 x 4m
39.	Eucalyptus microcorys	Tallowwood	12 x 12m
40.	Cyathea cooperi	Cooper's Treefern	6 x 4m
41.	Fraxinus oxycarpa 'Raywood'	Claret Ash	8 x 12m
42.	Callistemon viminalis	Weeping Bottlebrush	5 x 6m
43.	Callistemon viminalis	Weeping Bottlebrush	5 x 6m
44.	Harpephyllum caffrum	Wild Plum	4 x 4m
45.	Ficus microcarpa 'Hillii'	Hill's Weeping Fig	10 x 12m
46.	Melaleuca quinquenervia	Broad-leaved Paperbark	
47.	Cupressus glabra	Smooth Arizona Cypress	
48.	Liquidambar styraciflua	Liquidambar	
49.	Syncarpia glomulifera	Turpentine	

NOTE: Also refer to tree report prepared by TREESCAN for trees 1-49.

BASIX CALCULATIONS

ZONE	AREA
COMMON AREAS	
Lawn	601.11m²
Garden Areas	1102.07m²
Native/Low Water Use Planting	987.56m² (90.52%)
PRIVATE GARDEN AREAS	
Building A	
Unit 1	18.90m²
Native/Low Water Use Planting	18.90m² (100.00%)
Unit 2	8.86m²
Native/Low Water Use Planting	8.86m² (100.00%)
Unit 3	26.50m²
Native/Low Water Use Planting	26.50m² (100.00%)
Unit 4	25.38m²
Native/Low Water Use Planting	25.38m² (100.00%)
Unit 5	28.72m²
Native/Low Water Use Planting	28.72m² (100.00%)
Unit 7	15.87m²
Native/Low Water Use Planting	15.87m² (100.00%)
Building B	
Unit 1	26.07m²
Native/Low Water Use Planting	26.07m² (100.00%)
Unit 2	56.64m²
Native/Low Water Use Planting	56.64m² (100.00%)
Unit 3	27.19m²
Native/Low Water Use Planting	27.19m² (100.00%)
Unit 4	26.25m²
Native/Low Water Use Planting	26.25m² (100.00%)
Unit 5	17.84m²
Native/Low Water Use Planting	17.84m² (100.00%)
Unit 6	23.67m²
Native/Low Water Use Planting	23.67m² (100.00%)
Unit 7	15.75m²
Native/Low Water Use Planting	15.75m² (100.00%)



LEGEND

- EXISTING & ARCHITECTS LEVELS
- + 65.20 PROPOSED LANDSCAPE LEVELS
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS: SOFT LEAF BUFFALO
- PEBBLE MULCH
- UNIT PAVING
- MASONRY WALLS
- STONE CLAD MASONRY WALLS
- BRICK GARDEN EDGING
- STEPPING STONES
- MAX. 1.2m COURTYARD FENCING REFER TO ARCHITECTS DETAILS
- LOW WATER USE PLANTING

REVISIONS

A. 15-09-09
1. Minor revisions to comply with Ku-ring-gai Council's conditions.

B. 12-10-09
1. Landscape walls deleted to match architects plans.
2. Acmena smithii 'Minor' changed to Viburnum tinus to comply with BASIX low water use planting.
3. 2 x additional canopy trees (Syncarpia glomulifera) added to the Spearman Street road frontage.

C. 12-11-09
1. Minor revisions to courtyards to match architects plans.

NOTES

This plan is to be read in conjunction with all documentation prepared by **Anglan Pty Ltd.**

iscape LANDSCAPE ARCHITECTURE
25 bent street
lindfield nsw 2070
ph 9416 4290 fax 9416 4735
A.C.N 097 328 580
email ijla@netspace.net.au

project
Residential Development
27 - 33 Boundary Street, Roseville

drawing
Low Water Use Planting Plan

client
Hyecorp Property Group

date	scale
November 2009	1:200 @ A1 1:400 @ A3
job.dwg no.	**no. in set**
50.09/086'C'	TWO/TWO
designed by	**drawn by**
IJ	AM/GM