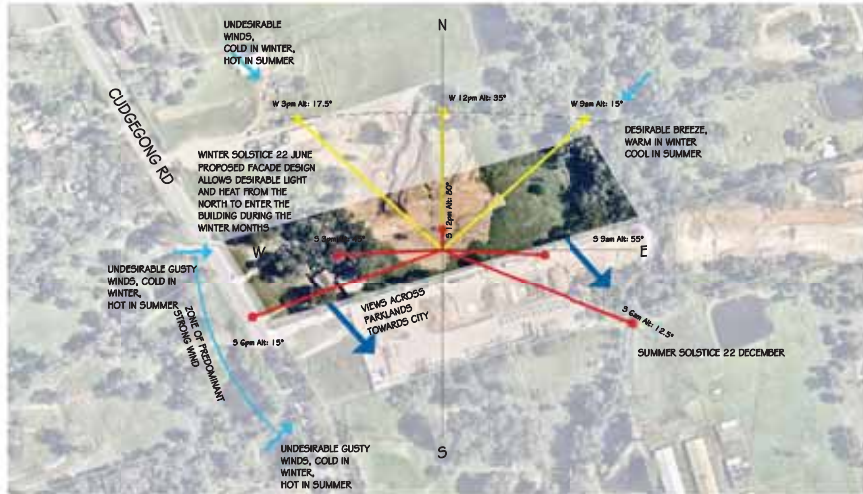


Attachment 6 - Development Plans

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01.SITE AREA	-	12,250.00m ²	N/A
GROSS SITE AREA (including road)	-	14924.12m ²	N/A
02.ZONE	R3	-	YES
03.BUILDING HEIGHT	MAX. 26 m	26 m	YES
04.FSR (Gross Site Area)	1.75 : 1 26,117.22 m ²	1.747 : 1 26,077.3 m ²	YES
05.NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 31 2 BEDROOM = 233 3 BEDROOM = 31 TOTAL = 295	YES
06.CAR SPACE			
- 1 BEDROOM / STUDIO	1 per UNIT 31 UNIT = 31		
- 2 BEDROOM	1 per UNIT 233 UNIT = 233		
- 3 BEDROOM	1.5 per UNIT 31 UNIT = 46.5		
- VISITOR	0.2 per UNIT 295 x 0.2 = 59		
- LOST OF ON-STREET PARKING (SUBSTITUTION)	22		
	CAR SPACES REQUIRED = 392	CAR SPACE PROVIDED = 392	YES
07.SOLAR ACCESS	70 %	70.85 % (209 OF 295 UNITS)	YES
08.CROSS VENTILATION	60 %	63.39 % (187 OF 295 UNITS)	YES
09.ADAPTABLE UNIT	10% OF 295 UNITS = 30 UNIT	30 UNIT	YES
10.DEEP SOIL ZONE	1837.5 m ² (MIN 15 % OF SITE)	2,334.5 m ² (19.06 % OF SITE)	YES
11.LANDSCAPE	3,675 m ² (MIN 30 % OF SITE)	4,551.5 m ² (37.16 % OF SITE)	YES
12.COMMON OPEN SPACE	3,062.5 m ² (MIN 25 % OF SITE)	3,131.3 m ² (25.56 % OF SITE)	YES
13.SITE COVERAGE	6,125 m ² (MAX 50 % OF SITE)	5,061.9 m ² (41.32 % OF SITE)	YES



SITE ANALYSIS



INDICATIVE LAYOUT PLAN
AREA 20 PRECINCT - OCT 2014
MEDIUM DENSITY RESIDENTIAL ZONE



ZONING
AREA 20 PRECINCT - AUG 2014
R3 - MEDIUM DENSITY RESIDENTIAL ZONE



HEIGHT LIMIT OF BUILDINGS
AREA 20 PRECINCT - AUG 2014
T - MAX. 26M



FLOOR SPACE RATIO
AREA 20 PRECINCT - AUG 2014
S - 1.75:1

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B AMENDMENT

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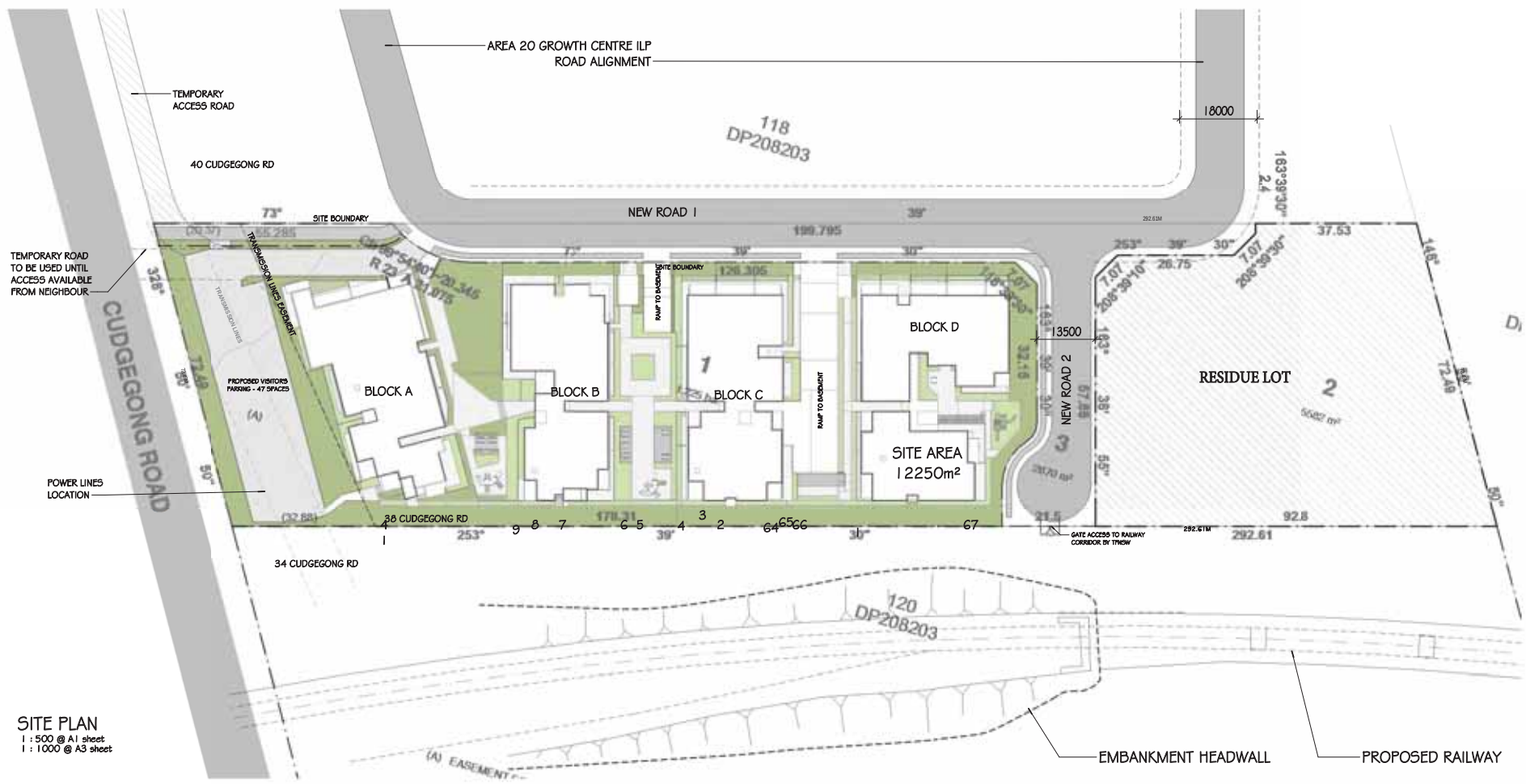
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SITE ANALYSIS
As indicated @ A1 sheet
SCALE:
8330 DA001
JOB No. DRAWING No.



final image



final image



SITE PLAN
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet

LIST OF CHANGES FROM PREVIOUS DRAWING
- TEMP ACCESS ROAD SHOWN

NOTES:
- RAILWAY LOCATION BASED ON SKETCH
FROM TRANSPORT NSW, (SENT 14 OCT
2014)

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SHEET TITLE:
SITE PLAN OVERALL
SCALE:
1 : 500 @ A1 sheet
8330 DA002
JOB No. DRAWING No. F
100%

BASEMENT 1 PLAN
1 : 300



BASEMENT 2 PLAN
1 : 300



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SHEET TITLE:
BASEMENT PLANS
OVERALL
1 : 300 @ A1 sheet
SCALE
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JOB No. DRAWING No. G



GROUND FLOOR PLAN
1 : 300 @ A1 sheet
1 : 600 @ A3 sheet

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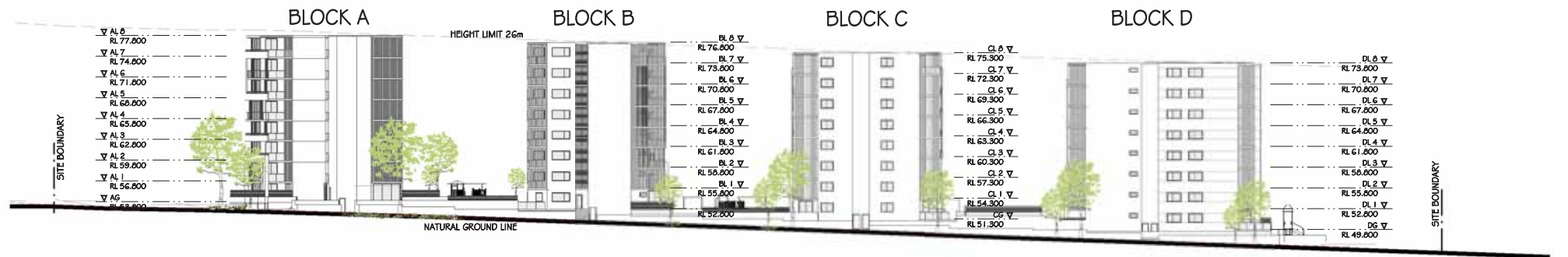
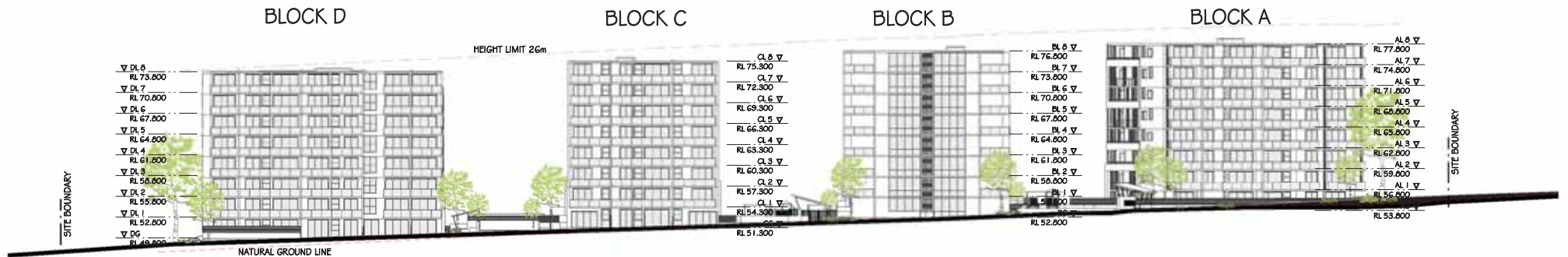
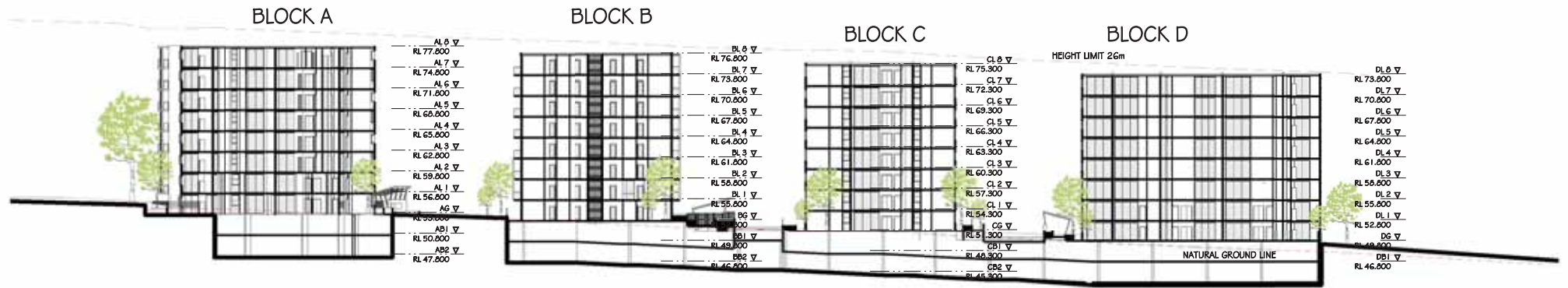


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SHEET TITLE:
GROUND FLOOR PLAN
OVERALL
1 : 300 @ A1 sheet
SCALE
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SOUTH ELEVATION

1 : 300 @ A1 sheet
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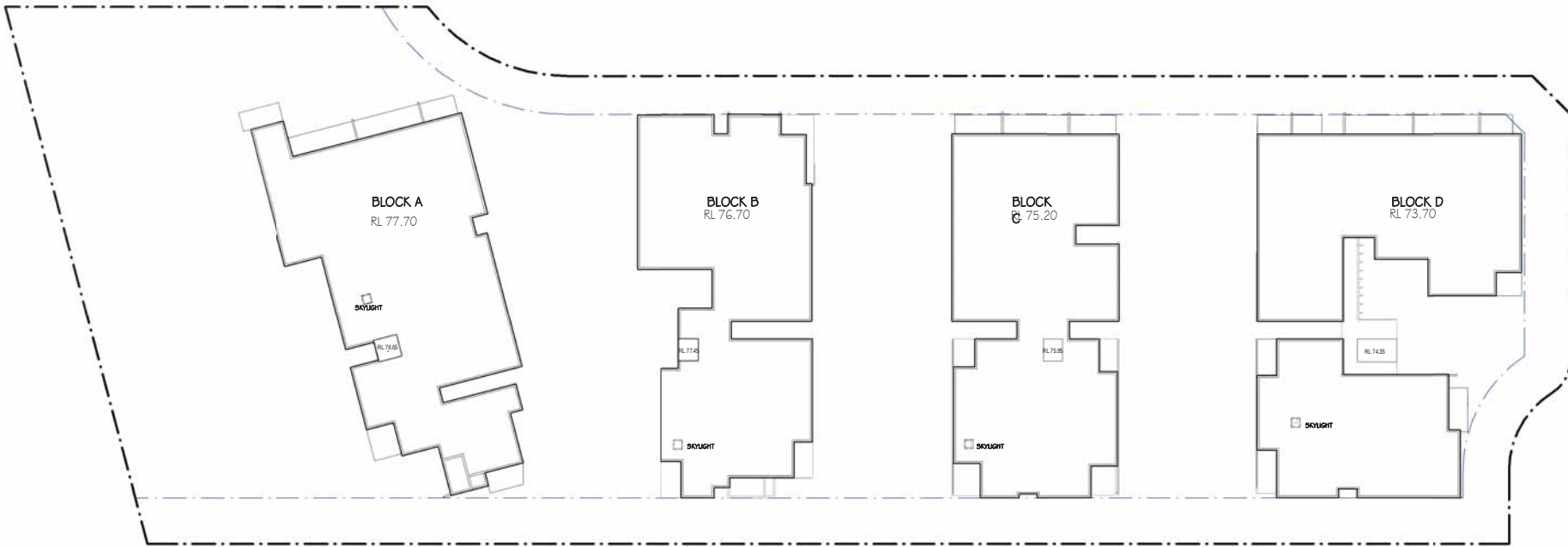
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 STREETScape
 ELEVATIONS & SECTION
 1 : 300 @ A1 sheet
 SCALE
 8330 DA005
 JOB No. DRAWING No. F



ROOF PLAN OVERALL
1 : 300 @ A1 sheet
1 : 600 @ A3 sheet

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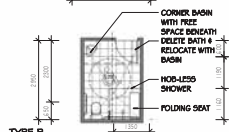
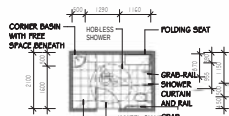
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SHEET TITLE:
ROOF PLAN

1 : 300 @ A1 sheet
SCALE
8330 DA006
JOB No. DRAWING No.

BATH ROOM - POST ADAPTABLE LAYOUT



NOTE:

ALL FITTINGS AND INSTALLATION TO COMPLY AS 1428.1

(INCLUDING ALL FITTINGS NOT SHOWN (E.G. TOILET ROLL HOLDER))

FLOOR GRADE TO 1.80 FOR AUTO DRAINAGE - CLAUSE 10.1

DIMENSIONS SHOWN TO FINISHED SURFACE

IN OVERSIZED BATHROOMS WHERE TURNING TEMPLATE CAN BE

ACHIEVED AND COMPLIANCE MAINTAINED, BATHS NEED NOT BE

DELETED - ONLY BATHS SUBSTITUTED.



NOTE:

STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 020

MINIMUM SIDE CLEARANCE - 1.0m



GROUND FLOOR PLAN

1 : 200 @ A1 sheet

1 : 400 @ A3 sheet

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D	RESPONSE TO COUNCIL RPI	28/03/17	JACW,VV,KK	RKK
C	RESPONSE TO COUNCIL RPI	23/03/17	JACW,VV,KK	RKK
B	RESPONSE TO COUNCIL RPI	12/1/2016	JACW,VV,KK	RKK
A	ISSUE FOR CONSULTANTS	23/11/16	JACW,VV,KK	JA
I	ISSUE FOR CONSULTANTS	27/02/16	AK	JA
1	ISSUE	DATE	DRAWN	CHECK

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06/07/17	CWL	RKK
28/03/17	JACW,VV,KK	RKK
23/03/17	JACW,VV,KK	RKK
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27/02/16	AK	JA
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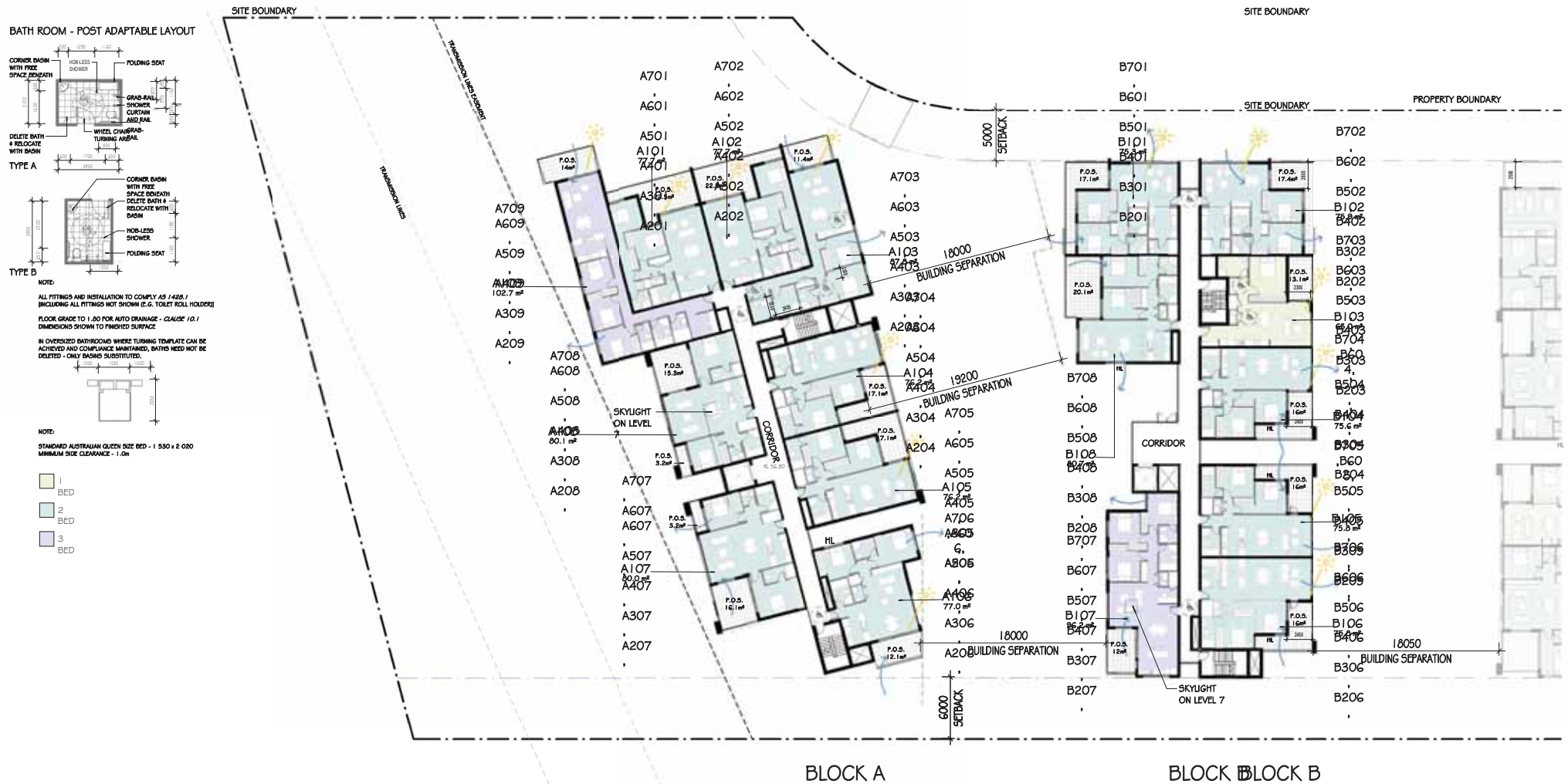
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SHEET TITLE:
AB - GROUND FLOOR
PLAN
As indicated @ A1 sheet
SCALE
8330 DA103
JOB No. DRAWING No.

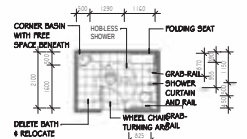
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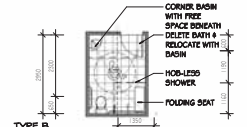
FOR CONTINUATION OF DRAWING SEE DA20

GROUND FLOOR PLAN
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1: 400 @ A3 sheet

BATH ROOM - POST ADAPTABLE LAYOUT



TYPE A

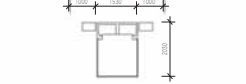


TYPE B

NOTE:
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(EXCLUDING ALL FITTINGS NOT SHOWN E.G. TOILET ROLL HOLDERS)

FLOOR GRADE TO 1.80 FOR AUTO DRAINAGE - CLAUSE 10.1
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NOTE:

STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 050
MINIMUM SIDE CLEARANCE - 1.0m

BLOCK C

BLOCK D

NEW ROAD 2

NEW ROAD 1



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SHEET TITLE:

CD - GROUND FLOOR
PLAN
As indicated @ A1 sheet
SCALE

8330 DA201

JOB No. DRAWING No.

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BLOCK D

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1 : 400 @ A3 sheet

STANDARD AUSTRALIAN QUEEN SIZE BED - 1 530 x 2 020
MINIMUM SIDE CLEARANCE - 1.0m

06/07/17	CWL	RJK
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22/03/17	JA,CW,VV,KK	RJK
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27/10/15	AM,CW,VV,JA	RJK
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SHEET TITLE:
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1-7 TYPICAL
As indicated @ A1 sheet
SCALE
8330 DA202
JOB No. DRAWING No.

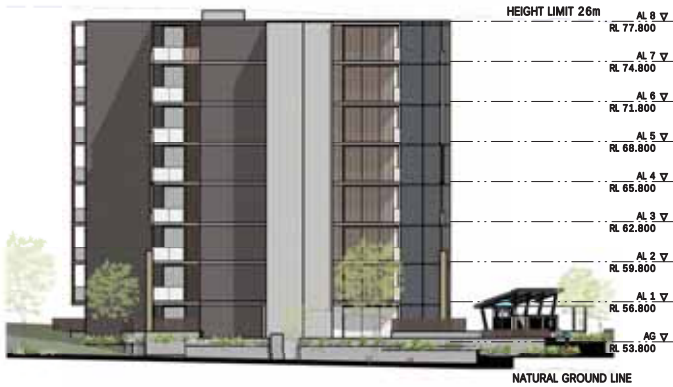
Note: A condition of consent is recommended to be imposed requiring the colour of the brickwork is to be lighter in colour.



NORTH ELEVATION - BLOCK A
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



EAST ELEVATION - BLOCK A
1 : 200 @ A1 sheet
1 : 600 @ A3 sheet



SOUTH ELEVATION - BLOCK A
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



WEST ELEVATION - BLOCK A
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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C	RESPONSE TO COUNCIL RFI	22/03/17	JA,CW,VV,KK	RRK
B	RESPONSE TO COUNCIL RFI	12/12/16	JA,CW,VV,KK	RRK
A	ISSUE FOR DA SUBMISSION	27/10/15	AH,CW,VV,JA	RRK

ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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SHEET TITLE:
ELEVATIONS - BLOCK A
1 : 200 @ A1 sheet
SCALE
8330 DA301
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NORTH ELEVATION - BLOCK B
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



WEST ELEVATION - BLOCK B
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



SOUTH ELEVATION - BLOCK B
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



EAST ELEVATION - BLOCK B
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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C	RESPONSE TO COUNCIL RFI	22/03/17	JACW,VV,KK	RKK
B	RESPONSE TO COUNCIL RFI	12/12/16	JACW,VV,KK	RKK
A	ISSUE FOR DA SUBMISSION	27/10/15	AH,CW,VV,JA	RKK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

09/07/17	CM	RKK
23/03/17	JACW,VV,KK	RKK
22/03/17	JACW,VV,KK	RKK
12/12/16	JACW,VV,KK	RKK
27/10/15	AH,CW,VV,JA	RKK
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www.zhinarchitects.com.au
28 495 869 790 / 800

PROJECT STATUS :
DEVELOPMENT APPLICATION

PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
38 CUDDESGONG RD
ROUSE HILL, NSW 2155
L.O.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
ELEVATIONS - BLOCK B

1 : 200 @ A1 sheet
SCALE
8330 DA302
JOB No. DRAWING No.
ISSUE

Note: A condition of consent is recommended to be imposed requiring the colour of the brickwork is to be lighter in colour.



NORTH ELEVATION - BLOCK C
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



EAST ELEVATION - BLOCK C
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



SOUTH ELEVATION - BLOCK C
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



WEST ELEVATION - BLOCK C
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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C	RESPONSE TO COUNCIL RFI
B	RESPONSE TO COUNCIL RFI
A	ISSUE FOR DA SUBMISSION
ISSUE	AMENDMENT

09/07/17	CM	RRK
29/03/17	JA,CW,VV,KK	RRK
22/03/17	JA,CW,VV,KK	RRK
12/12/16	JA,CW,VV,KK	RRK
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PROJECT STATUS :

DEVELOPMENT APPLICATION

PROJECT NAME

**PROPOSED RESIDENTIAL
DEVELOPMENT**
38 CUDGEOONG RD
ROUSE HILL, NSW 2155
L.O.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:

ELEVATIONS - BLOCK C

1 : 200 @ A1 sheet
SCALE
8330
JOB No.

DA303
DRAWING No.

E
ISSUE

Note: A condition of consent is recommended to be imposed requiring the colour of the brickwork is to be lighter in colour.



NORTH ELEVATION 1 - BLOCK D
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



WEST ELEVATION - BLOCK D
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



SOUTH ELEVATION - BLOCK D
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



EAST ELEVATION - BLOCK D
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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D	RESPONSE TO COUNCIL RFI	23/03/17	JA,CW,VV,KK	RKK
C	RESPONSE TO COUNCIL RFI	22/03/17	JA,CW,VV,KK	RKK
B	RESPONSE TO COUNCIL RFI	12/3/216	JA,CW,VV,KK	RKK
A	ISSUE FOR DA SUBMISSION	27/10/15	AH,CW,VV,JA	RKK
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

09/07/17	CM	RKK
23/03/17	JA,CW,VV,KK	RKK
22/03/17	JA,CW,VV,KK	RKK
12/3/216	JA,CW,VV,KK	RKK
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PROJECT NAME
PROPOSED RESIDENTIAL DEVELOPMENT
38 CUDEGONG RD
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L.G.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
ELEVATIONS - BLOCK D
SCALE
1 : 200 @ A1 sheet
8330 DA304
JOB No. DRAWING No.
E
ISSUE



Note: A condition of consent is recommended to be imposed requiring the colour of the brickwork is to be lighter in colour.

- 01

WALL - APPLIED TEXTURE PAINT FINISH
PAINT - DULUX - DRIVE TIME PG1A6
- 02

WALL - APPLIED TEXTURE PAINT FINISH
PAINT - DULUX - TRANQUIL RETREAT
PG1F1
- 03

WALL - APPLIED TEXTURE PAINT FINISH
PAINT - DULUX - LEXICON 'HALF'



ALUMINIUM VERTICAL SCREEN
POWDER COATED - TIMBER LOOK/BROWN

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C	RESPONSE TO COUNCIL RFI	22/03/17	JA,CW,VV,KK	RKK
B	RESPONSE TO COUNCIL RFI	12/12/16	JA,CW,VV,KK	RKK
A	ISSUE FOR DA SUBMISSION	27/10/15	AH,CW,VV,JA	RKK
A	ISSUE	DATE	DRAWN	CHECK
	AMENDMENT			

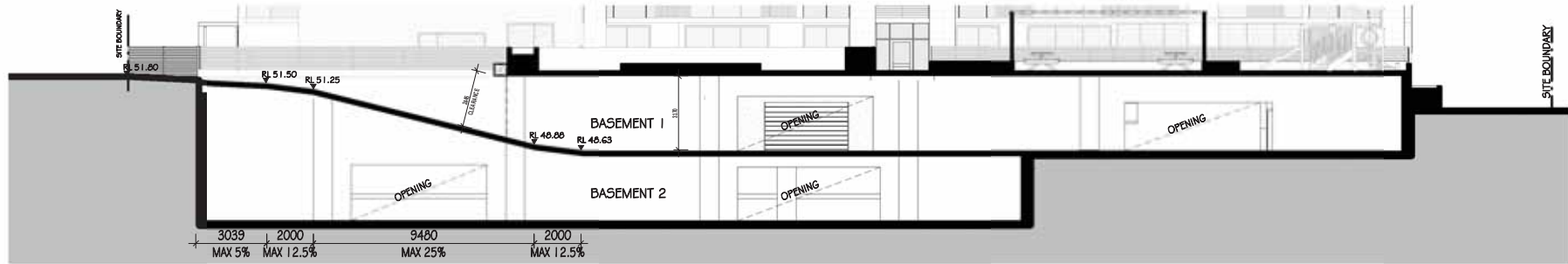
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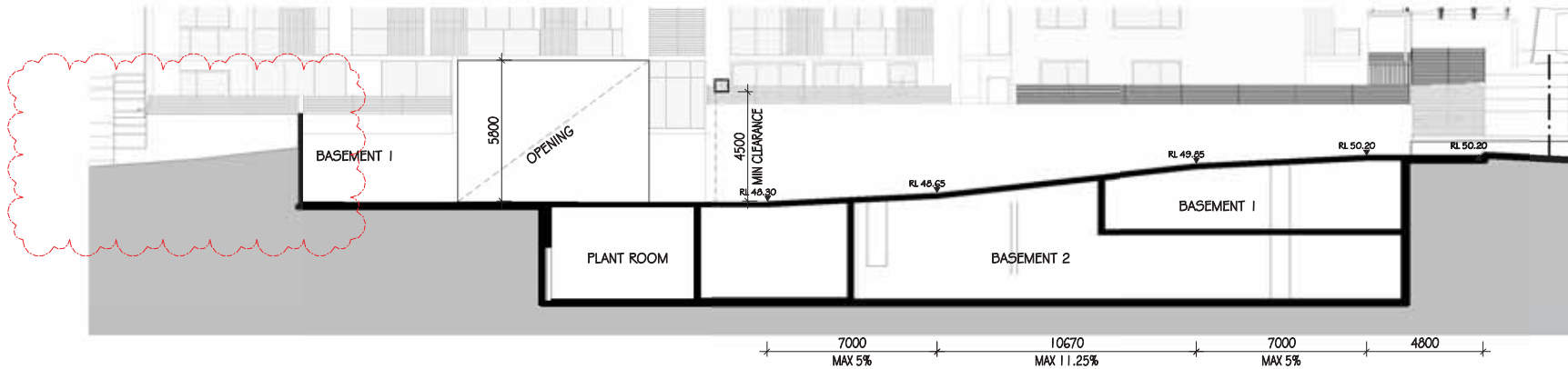
PROJECT NAME
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38 CUDGESSONG RD
ROUSE HILL, NSW 2155
L.O.A : BLACKTOWN CITY COUNCIL

SHEET TITLE:
MATERIAL SCHEDULE
As Indicated @ A1 sheet
SCALE
8330 DA404
JOB No. DRAWING No.
ISSUE



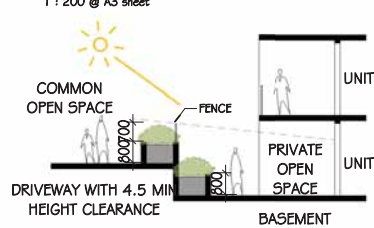
PARKING RAMP SECTION 1

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



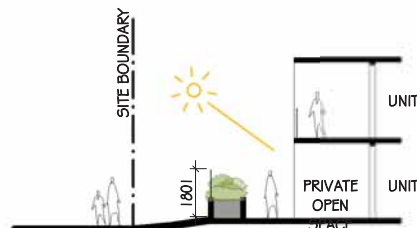
PARKING RAMP SECTION 2

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



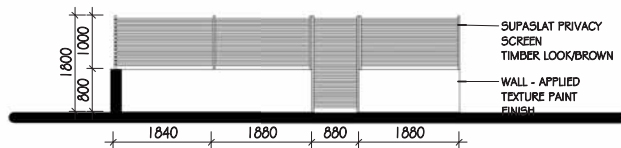
DETAIL SECTION 1

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1 : 200 @ A3 sheet



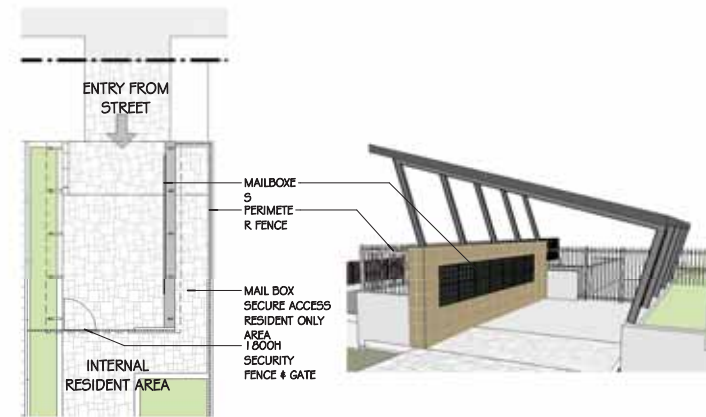
DETAIL SECTION 2

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet



DETAIL SECTION 3

1 : 50 @ A1 sheet
1 : 200 @ A3 sheet



TYPICAL MAILBOX & ENTRY STRUCTURE

1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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F RESPONSE TO COUNCIL RPI
C MAIL BOX AREA REVERSED
D RESPONSE TO COUNCIL RPI
E RESPONSE TO COUNCIL RPI
B RESPONSE TO COUNCIL RPI
A ISSUE FOR DA SUBMISSION

06/11/17 CML RKK
15/05/17 JA RKK
23/03/17 JACW/VV/KK RKK
22/03/17 JACW/VV/KK RKK
12/12/16 JACW/VV/KK RKK
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PROJECT NAME:

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L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:

DRIVEWAY RAMP
SECTION

As indicated @ A1 sheet
SCALE

8330 DA305
JOB No. DRAWING No.

F
Edu



HEIGHT LIMIT STUDY

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C	RESPONSE TO COUNCIL RPT
D	RESPONSE TO COUNCIL RPT
A	ISSUE FOR DA SUBMISSION
(S)UE	AMENDMENT

06/07/17	OM	RK
28/03/17	JACW,VV,JK	RK
28/03/17	JACW,VV,JK	RK
27/01/15	AHLON,VV-JA	RK
DATE	DRAWN	CHECK

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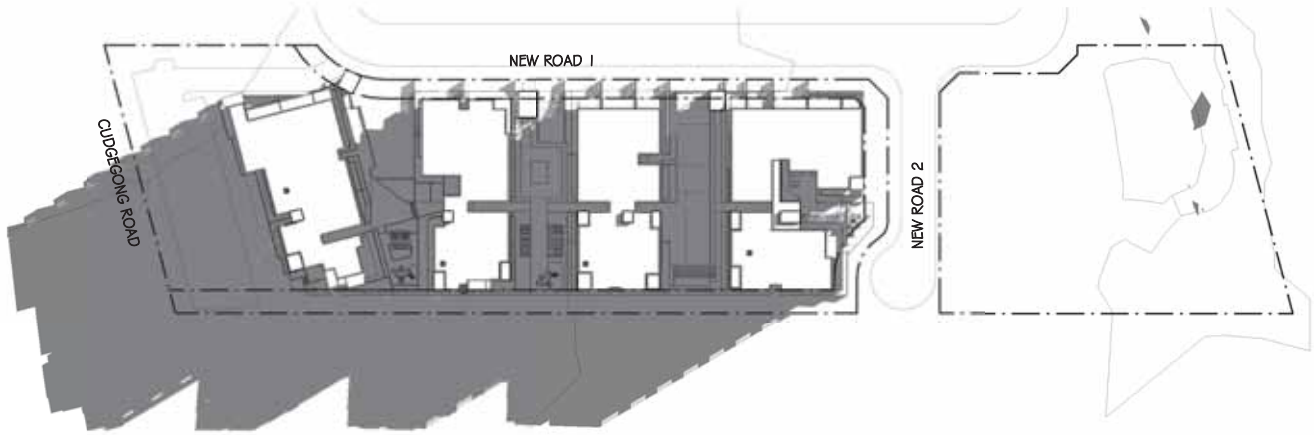
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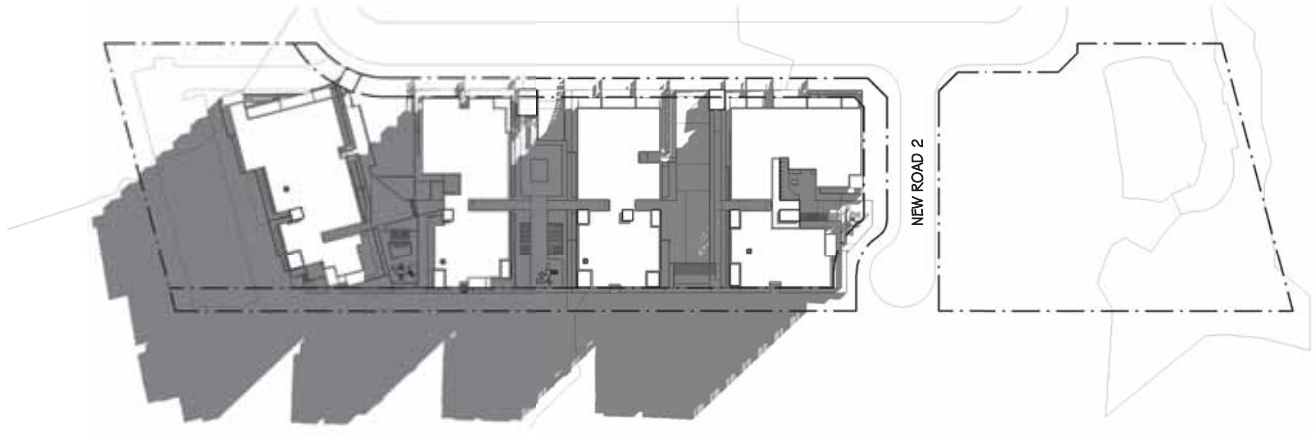
PROJECT NAME:
**PROPOSED RESIDENTIAL
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ROUSE HILL, NSW 2155
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SHEET TITLE:
HEIGHT STUDIES
@ A1 sheet
SCALE
8330
JOB No.
DA306
DRAWING No.
100%

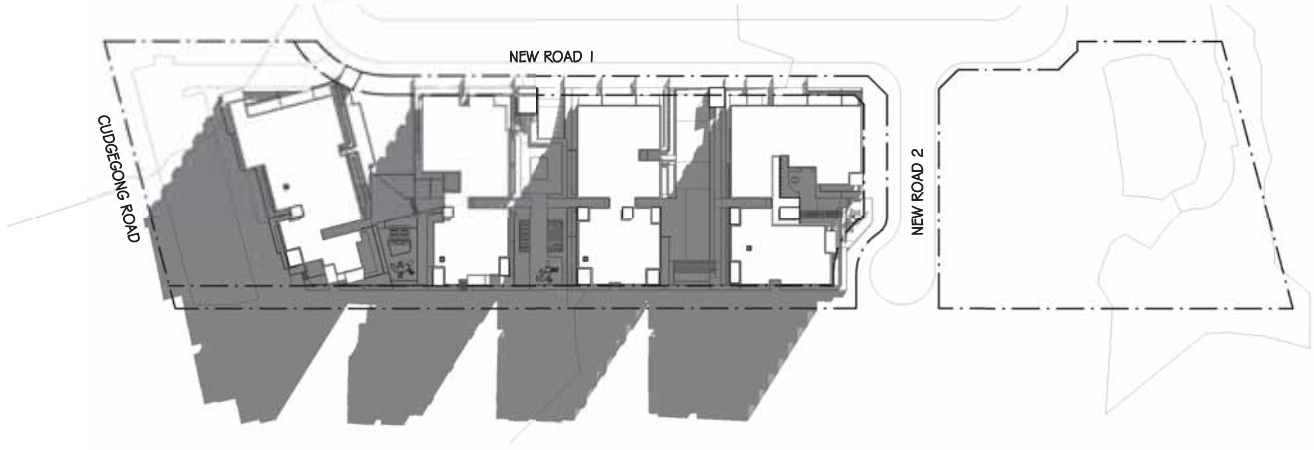
9am Jun 22



10am Jun 22



11am Jun 22



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D RESPONSE TO COUNCIL RPT
C RESPONSE TO COUNCIL RPT
B RESPONSE TO COUNCIL RPT
A ISSUE FOR DA SUBMISSION

06/07/17 C.W. R.K.
23/03/17 J.A.C.W./V.V./K. R.K.
22/03/17 J.A.C.W./V.V./K. R.K.
12/1/21/6 J.A.C.W./V.V./K. R.K.
27/1/21/5 J.A.C.W./V.V./K. R.K.
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PROJECT STATUS:
DEVELOPMENT APPLICATION

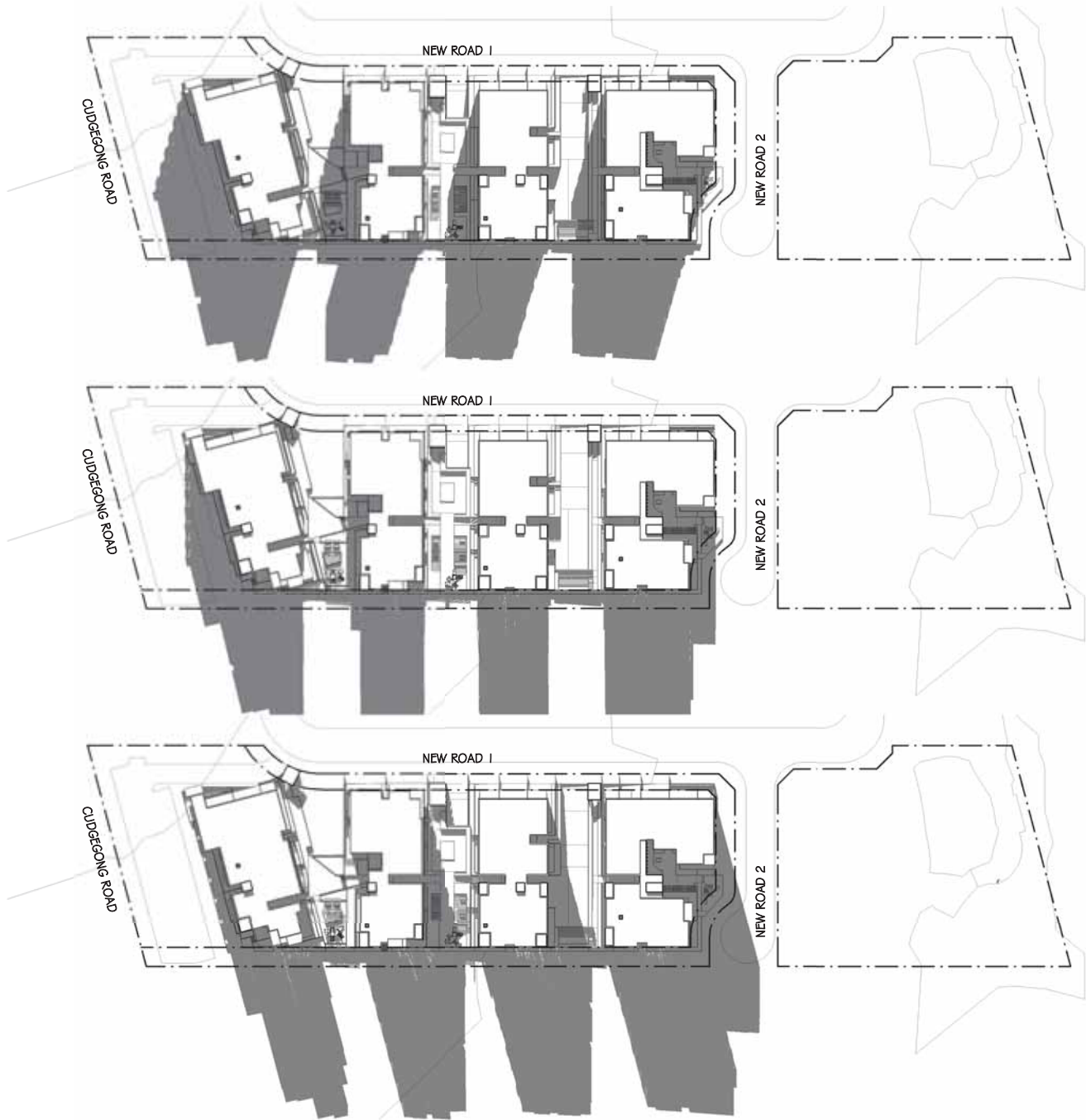
PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
35 CUDDEONG RD
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SHEET TITLE:
SOLAR STUDIES I
1 : 700 @ A1 sheet
SCALE
8330 DA401
JOB No. DRAWING No.
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100%

12pm Jun 22

1pm Jun 22

2pm Jun 22



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D	RESPONSE TO COUNCIL RPI
A	RESPONSE TO COUNCIL RPI

06/07/17	CM	RKK
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28/03/17	JACW/VV/KK	RKK
12/12/16	JACW/VV/KK	RKK
DATE	DRAWN	CHECK

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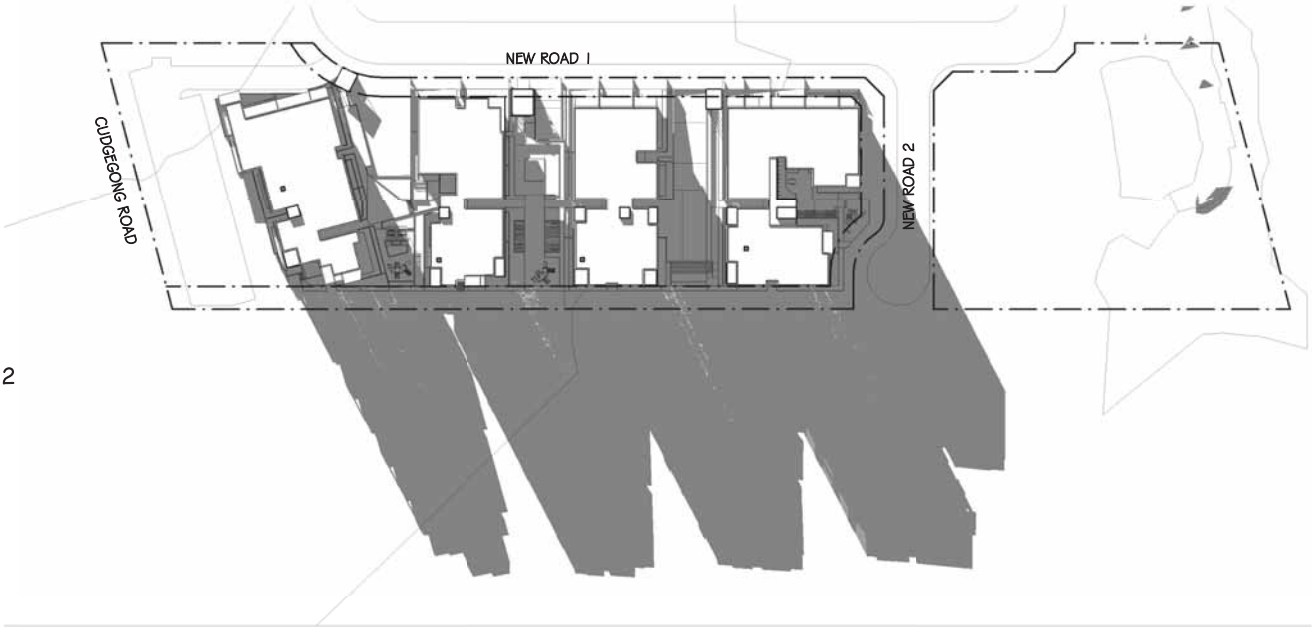
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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT NAME
PROPOSED RESIDENTIAL
DEVELOPMENT
35 CUDDEGONG RD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SOLAR STUDIES 2
1 : 700 @ A1 sheet
SCALE
8330 DA402
JOB No. DRAWING No.

3pm Jun 22



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C RESPONSE TO COUNCIL RFI
D RESPONSE TO COUNCIL RFI
B ISSUE FOR DA SUBMISSION
A AMENDMENT

06/07/17 CWL RKK
28/03/17 JACW,VV,JK RKK
22/03/17 JACW,VV,JK RKK
12/12/16 JACW,VV,JK RKK
27/11/15 ARLCW,VV,JA RKK
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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT NAME
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DEVELOPMENT
35 CUDEGONG RD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SOLAR STUDIES 3
1:700 @ A1 sheet
SCALE
8330 DA403
JOB No. DRAWING No.
F
100%

See detail plans, West sheets 2 & 3

See detail plans, East sheets 4 & 5



Indicative images



Legend



Drawing schedule

Sheet 1: Master plan
 Sheet 2: West side detail plan
 Sheet 3: West side planting plan
 Sheet 4: East side detail plan
 Sheet 5: East side planting plan
 Sheet 6: Soil calculations plan
 Sheet 7: Street tree masterplan





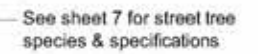
See sheet 7 for street tree species & specifications

See continuation of detail plan, sheet 4

Legend

Refer to Arbonist report for detailed assessment on nominated trees for retention / removal.
Prepared by Redgum Horticultural.
(02) 8624 5314
info@redgumhrt.com.au

PAUL SCHWENGER
 LANDSCAPE ARCHITECT
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See continuation of
planting plan, sheet 5

	Existing trees to be removed
	Existing trees Refer to Arborist's report



Proposed
evergreen tree



Ferns
Ferns & climbing
plants near



Low border plus
Screen planting
Lowest amount
Getundidreng



- Steps up
- Concrete stepping stones in garden bed
- Heavy duty timber appearance linear paving
- Balustrading / Screen



- Private terraces
- Tiles/pavers on concrete slab
- Common open space across paved areas
- Retaining walls
- Proposed levels



Survey layer under

Plant symbols



PAUL SCRIVENER
LANDSCAPE
ARCHITECTS

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 Website: paulscrivener.com.au

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See continuation



Year	Current (%)	Alternative (%)
1950	10	10
1960	11	11
1970	12	12
1980	13	13
1990	14	14
2000	15	15
2010	16	16
2020	17	17
2030	18	18
2040	18	18
2050	18	16

During layer window



Paul Schryver
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 Tel: 078 651 1111
 Fax: 078 651 1112
 E-mail: paul.schryver@landbouwadvies.nl
 Website: www.landbouwadvies.nl

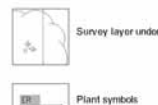
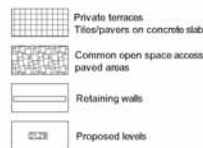
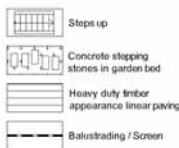
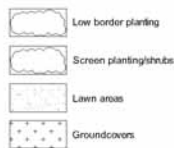
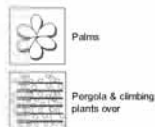
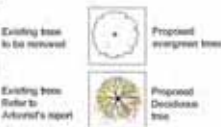
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See sheet 7 for street tree species & specifications

See sheet 7 for street tree species & specifications

See continuation of planting plan, sheet 3

Legend



Refer to Arborist report for detailed assessment on nominated trees for retention / removal.
Prepared by Redgum Horticultural.
(02) 8824 8314
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PD Rev 8/18
Date: 05/12/17
Scale: 1:200 @ A1
Site: 10/12/17
Sheet No: 5 of 7
Project: 10/12/17
Client: 10/12/17
Design: 10/12/17
Planting: 10/12/17
Construction: 10/12/17
Maintenance: 10/12/17
Budget: 10/12/17
Status: 10/12/17





The great tree planting experimentals are to apply the following maintenance specifications:

- Install a mesh screen for manufacturing efficiency and to protect panels, absorbers and/or underground wires.
- Two tiers may be used to maximize plantability area, and also planting.
- An operator may be advised the requirements of the AS5491 – Sinks for landfills. All plant planting holes are a minimum 150 mm diameter and spaced the length of the mesh but all mesh is to be free of obstructions (material such as rocks, stones, pieces and debris).
- 50 to be the 200 mm top bed mesh.
- All soil spreaders or soil, placed to be the 100 mm to appropriate face and flush with adjacent surface treatment.
- The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen.
- The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen.
- The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen. The mesh screen may be used to protect the mesh screen from the mesh screen.

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
43M	<i>Fraxinus pennsylvanica</i> Lincoer	Fraxinus Umbrell-Umbrella (conspicuous mature street tree)	75L	2x50/50x1000	10-13 DM	10
91P	<i>Weeping Lili</i> (endangered street tree)	Weeping Lili (endangered street tree)	75L	2x50/50x1800	5-7 DM	8

Planting schedule needed to be sourced from local nurseries supplying plants of local provenance wherever possible. Council compliance controls require that any substitution of species/variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the project.

Species selected for their suitability to their specific locations and have demonstrated long term viability in the Sydney region. Trees generally selected from Council's preferred tree species list. Additional tree species selected for appropriate for proposed summer shade and winter solar access as well as specific growth or severity characteristics.

n.i.s.

distance varies as per plan

750mm
maximum opening to street kerb & guttering

Tree guard 2 x hardwood stakes
50 x 50 x 180mm in triangular form
at edge of rootball. Dig minimum
600mm into ground

50mm hessian ties x3

Spade edge.

Turf: Soft leaf Buffalo

Footpath where
applicable

Proprietary root barrier
adjacent to footpath or
any other
structures or
assets.

Dig hole: 2x
depth of
rootball 1.5x
diameter of
rootball

Rootball

Break up subgrade
& sides

New soil backfill to achieve
requirements of AS4419-2015
for landscaping

75L tree as specified.
Approximately 8 metre
spacing as per plan

75mm horticultural
grade pine chip mulch.
Finish flush with adjacent
turfed areas

Proprietary root direct
adjacent to kerb or
any other structures,
assets or underground
services

Kerb

Concrete gutter

Spade edge Finish
flush with adjacent
turfed area

Figure 1 illustrates the proposed algorithm for the identification of a plant. It shows a process starting with an 'Existing tree to be removed' and an 'Existing tree Refer to Ashoka's report'. These lead to 'Proposed evergreen street tree' and 'Proposed Deciduous street tree'. A legend identifies 'Native tree' (green square) and 'Plant symbol' (square with a plant icon).

Sheet 1: Master plan
Sheet 2: West side detail plan
Sheet 3: West side planting plan
Sheet 4: East side detail plan
Sheet 5: East side planting plan
Sheet 6: Soil calculations plan
Sheet 7: Street tree masterplan

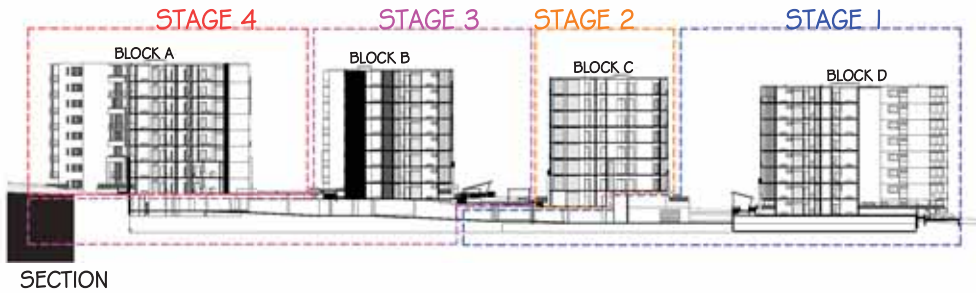


PO Box 811 Newport NSW 2106	Date: 20.6.17	Salary: 11,100 pA inc
ABN: 61 611 821 219	Box Ref: 1217199	Sweet Ref: 2 of 2
Phone: 01 9907 8001	Job ref: 0	
Fax: 01 9941 9527		
www.cinometerdesign.com		
Email: paul@cinometerdesign.com		
Project: Permanent Recruitment Development		
78 Corporation Road,		
Forest Hill NSW		



STAGING LEGEND

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4



STAGING PLAN

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D	RESPONSE TO COUNCIL RPI
D	RESPONSE TO COUNCIL RPI
A	AMENDMENT

06/07/17	CW	RK
28/03/17	JACW,VV,KK	RK
28/03/17	JACW,VV,KK	RK
12/12/16	JACW,VV,KK	RK
DATE	DRAWN	CHECK

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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT NAME:
PROPOSED RESIDENTIAL
DEVELOPMENT
35 CUDGEOING RD
ROUSE HILL, NSW 2155
L.G.A.: BLACKTOWN CITY COUNCIL

SHEET TITLE:
CONSTRUCTION STAGING
DIAGRAMS
1:500 @ A1 sheet
SCALE:
8330
JOB No. SP01
DRAWING No. D
ISSUE



GROUND FLOOR



TYPICAL LEVEL 1-7

Area Schedule (FSR)			
Level	Name	Area	FSR
AG	FSR	3178.4 m ²	0.213
AL 1	FSR	3271.3 m ²	0.219
AL 2	FSR	3271.3 m ²	0.219
AL 3	FSR	3271.3 m ²	0.219
AL 4	FSR	3271.3 m ²	0.219
AL 5	FSR	3271.3 m ²	0.219
AL 6	FSR	3271.3 m ²	0.219
AL 7	FSR	3271.3 m ²	0.219
Grand total: 40		26077.3 m ²	1.747

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D RESPONSE TO COUNCIL RPI
A RESPONSE TO COUNCIL RPI
ISSUE AMENDMENT

06/07/17 CWK RKK
28/08/17 JACW,VV,KK RKK
28/08/17 JACW,VV,KK RKK
12/12/16 JACW,VV,KK RKK
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PROJECT NAME:
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35 CUDDEGGONG RD
ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
FSR CALCULATION PLAN
I : 300 @ A1 sheet
SCALE
8330 5P02
JOB No. DRAWING No.
D



Area Schedule (COS)	
Name	Area
COS	3075.7 m²
Grand total	3075.7 m²



Area Schedule (LANDSCAPE)	
Name	Area
DEEP SOIL	954.6 m²
DEEP SOIL	421.4 m²
DEEP SOIL	380.7 m²
DEEP SOIL	116.3 m²
DEEP SOIL	85.5 m²
DEEP SOIL	97.1 m²
DEEP SOIL	69.6 m²
DEEP SOIL	209.5 m²
DEEP SOIL	2334.5 m²
LANDSCAPED	337.0 m²
LANDSCAPED	149.2 m²
LANDSCAPED	703.2 m²
LANDSCAPED	321.8 m²
LANDSCAPED	47.5 m²
LANDSCAPED	707.0 m²
LANDSCAPED	2265.8 m²
Grand total	4600.4 m²

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C RESPONSE TO COUNCIL RPI
B RESPONSE TO COUNCIL RPI
A RESPONSE TO COUNCIL RPI
AMENDMENT
(ISSUE)

14/07/17 CWL RKK
06/07/17 CWL RKK
28/08/17 JA/CW/VV/RK RKK
28/08/17 JA/CW/VV/RK RKK
12/12/16 JA/CW/VV/RK RKK
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PROJECT STATUS:
DEVELOPMENT APPLICATION

PROJECT NAME:
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DEVELOPMENT
35 CUDDESGONG RD
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L.G.A.: BLACKTOWN CITY COUNCIL

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COS & LANDSCAPED
CALCULATION PLANS
1:300 @ A1 sheet
SCALE:
8330 SPO3
JOB No. DRAWING No. F
editor



SITE COVERAGE

BASEMENT OUTLINE

Area Schedule (SITE COVERAGE)	
Name	Area

SITE COVERAGE	1242.2 m ²
SITE COVERAGE	2830.9 m ²
SITE COVERAGE	988.8 m ²
Grand total	5061.9 m ²

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D	RESPONSE TO COUNCIL RPI
A	RESPONSE TO COUNCIL RPI
D	ISSUE AMENDMENT

06/07/17	CM	RKK
28/03/17	JACW,VV,RK	RKK
28/03/17	JACW,VV,RK	RKK
12/12/16	JACW,VV,RK	RKK
DATE	DRAWN	CHECK

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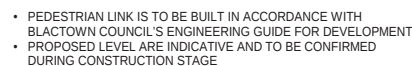
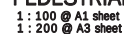


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PROJECT STATUS:
DEVELOPMENT APPLICATION

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ROUSE HILL, NSW 2155
LGA: BLACKTOWN CITY COUNCIL

SHEET TITLE:
SITE COVERAGE
CALCULATION PLAN
1:300 @ A1 sheet
SCALE:
8330
JOB No. SP04
DRAWING No. 0304



1 : 100 @ A1 sheet
1 : 200 @ A3 sheet

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C	PEDESTRIAN LINK CONCEPT - UPDATED	09/11/17	JA	RKK
B	PEDESTRIAN LINK CONCEPT - UPDATED	08/11/17	JA	RKK
A	PEDESTRIAN LINK CONCEPT DRAWING	01/11/17	JA	RKK
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