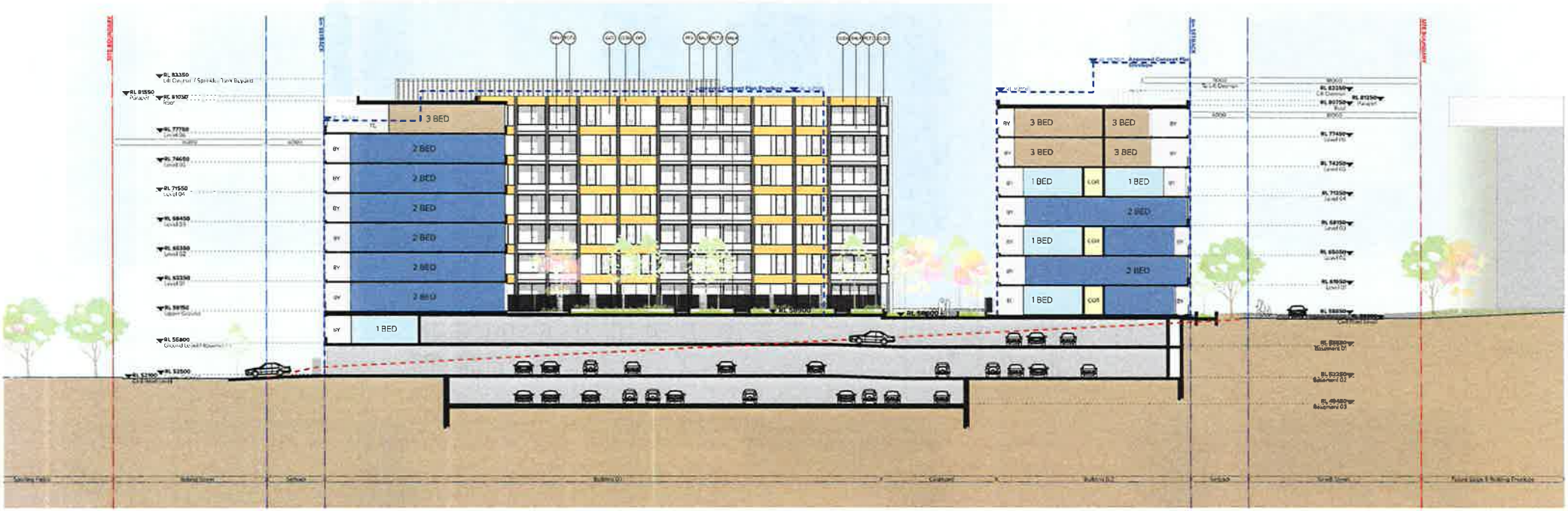
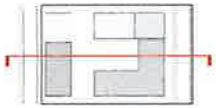




CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

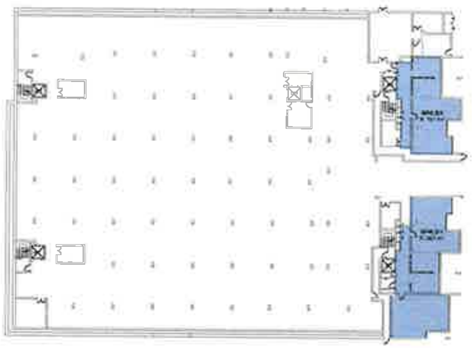
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing title
GA Sections
Section 4

Scale 1:200 @A1, 50%@A3
Status For DA Submission
Project No. 16046
Drawing No. DA-318-004
Drawn by AS / JL
Rev. B

TURNER

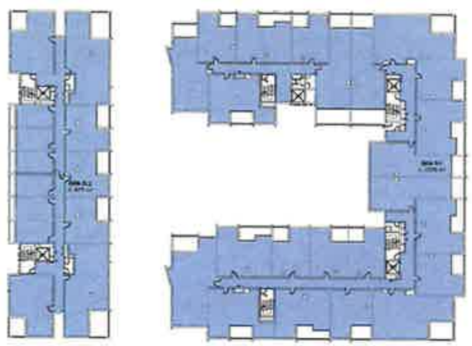


01 Lower Ground

02 Upper Ground

03 Level 01

04 Level 02



05 Level 03

06 Level 04

Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

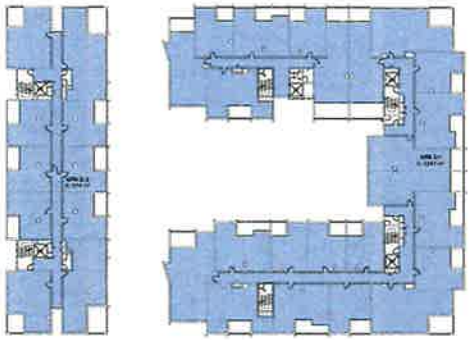
RESIDENTIAL

Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing title
GFA Diagrams
GFA Diagrams Sheet 1

Scale	Project No.	Drawn by
1:500 @A1, 1:1000@A3	16046	AS / JL
Status	Drawing No.	Rev
For DA Submission	DA-710-001	A

TURNER



01 Level 05

02 Level 06

03 Level 07

Level	Zone Name	Measured Area
PLATE - LOWER GROUND		
	GFA D1	181
	GFA D1	263
		444 m²
PLATE - UPPER GROUND		
	GFA D1	1396
	GFA D 2	219
		1615 m²
PLATE - LEVEL 01		
	GFA D1	2234
	GFA D 2	964
		3198 m²
PLATE - LEVEL 02		
	GFA D1	2243
	GFA D 2	925
		3168 m²
PLATE - LEVEL 03		
	GFA D1	2243
	GFA D 2	977
		3220 m²
PLATE - LEVEL 04		
	GFA D1	2243
	GFA D 2	979
		3222 m²
PLATE - LEVEL 05		
	GFA D1	2243
	GFA D 2	974
		3217 m²
PLATE - LEVEL 06		
	GFA D1	1680
	GFA D 2	594
		2274 m²
PLATE - LEVEL 07		
	GFA D1	1222
	GFA D 2	594
		1816 m²
		22174 m²

04 GFA Schedule

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

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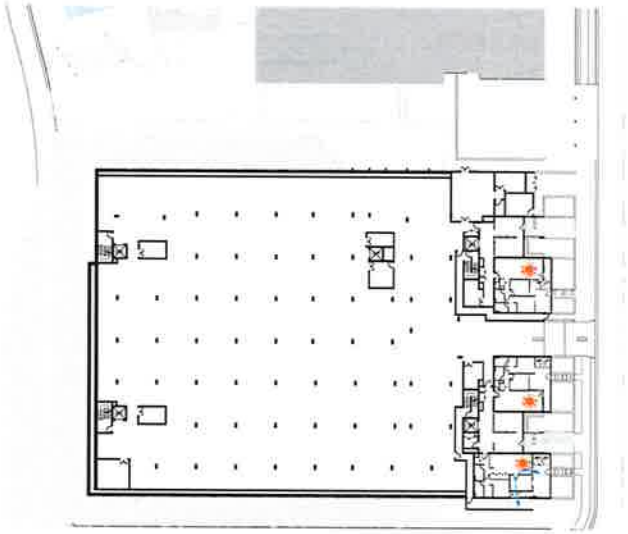
Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
GFA Diagrams
GFA Diagrams Sheet 2

Project No. 16046
Drawing No. DA-710-002
Drawn by AS / JL
Rev A

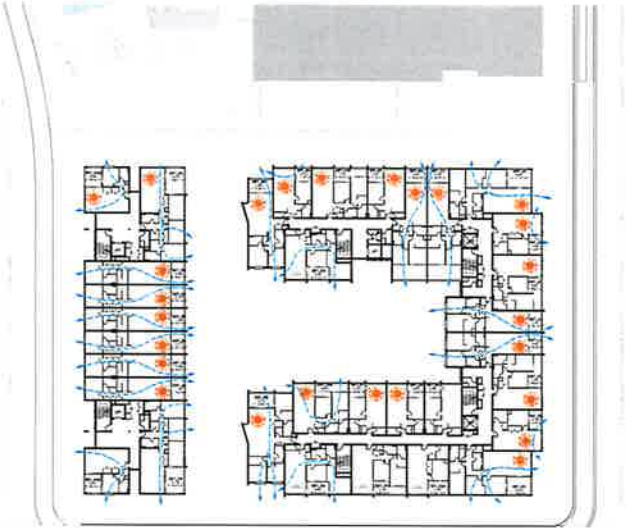
TURNER



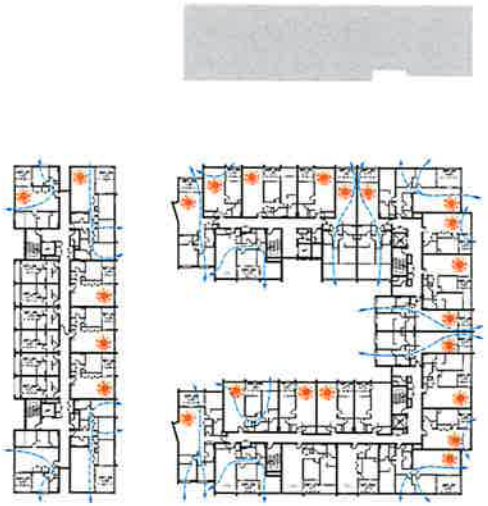
01 Lower Ground

02 Upper Ground

03 Level 01



04 Level 02



05 Level 03

ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM

SOUTH ASPECT APARTMENTS

ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM THROUGH A SKYLIGHT

NATURALLY CROSS VENTILATED

NOTES

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

NOTES

Rev	Date	Notes
A	[illegible]	[illegible]
B	[illegible]	Revisions to Council

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

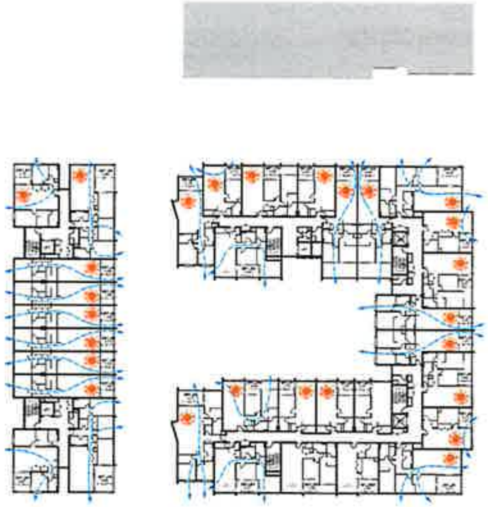
Drawing Title
SEPP65 Diagrams
Amenity Diagrams Sheet 1

Scale: 1:500 @A1, 1:1000 @A3
Status: For DA Submission
Project No.: 16046
Drawing No.: DA-720-001
Drawn by: AS / JL
Rev.: B
Note: ↑

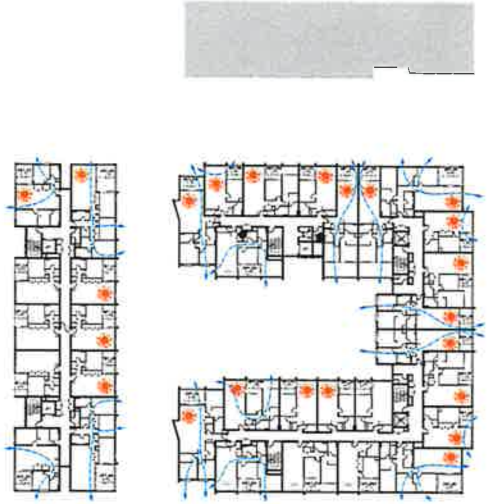
TURNER

Level 8, 580 St Kilda Road
Melbourne VIC
Australia

T +61 3 9864 [illegible]
F +61 3 9824 [illegible]
turner.com.au



01 Level 04



02 Level 05

03 Level 06

04 Level 07

Building D.1 + D.2

LEVEL	2 HRS SOLAR ACCESS	CROSS VENTILATED	SOUTH ASPECT APARTMENTS
LG	3	1	0
UG	8	3	3
L1	27	22	4
L2	20	18	4
L3	29	24	4
L4	20	18	4
L5	23	18	4
L6	16	14	3
L7	11	10	3
TOTAL	**157**	**128**	**29**

NOTE: 60% required cross ventilation
70% required solar access between 9AM to 3PM at mid winter
South Aspect Apartments - maximum 15% of apartments receive no direct sunlight between 9AM to 3PM at mid winter

ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM

SOUTH ASPECT APARTMENTS

ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM THROUGH A SKYLIGHT

NATURALLY CROSS VENTILATED

Client: Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL

Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

SEPP65 Diagrams
Amenity Diagrams Sheet 2

Project No. 16046 | Drawn by AS / JL | Dwg no. DA-720-002 | Rev B

TURNER

Window Size:
Minimum 2.2m²
opening size is
provided.
(1 m x 2.2m)

Adjustable Sliding Door Size:
Minimum 2.2m² opening size
is provided. (Maximum 3.4m²
opening size / 1.2 m x 2.9 m)

Window Size:
Minimum 2.2m²
opening size is
provided.
(1 m x 2.2m)

Adjustable Sliding Door Size:
Minimum 2.2m² opening size
is provided. (Maximum 3.4m²
opening size / 1.2 m x 2.9 m)

TYPICAL APARTMENT LAYOUT

Building D.2

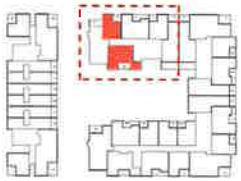
C.304	C.306
C.404	C.406
C.504	C.506
C.604	C.606
C.704	

Natural Cross Ventilation (ADG June 2015):

Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.

Note:

Natural cross ventilation is provided to the majority of the living space and bedroom which exceeds the minimum requirements of the Apartment Design Guide (Objective 4B-3).



CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

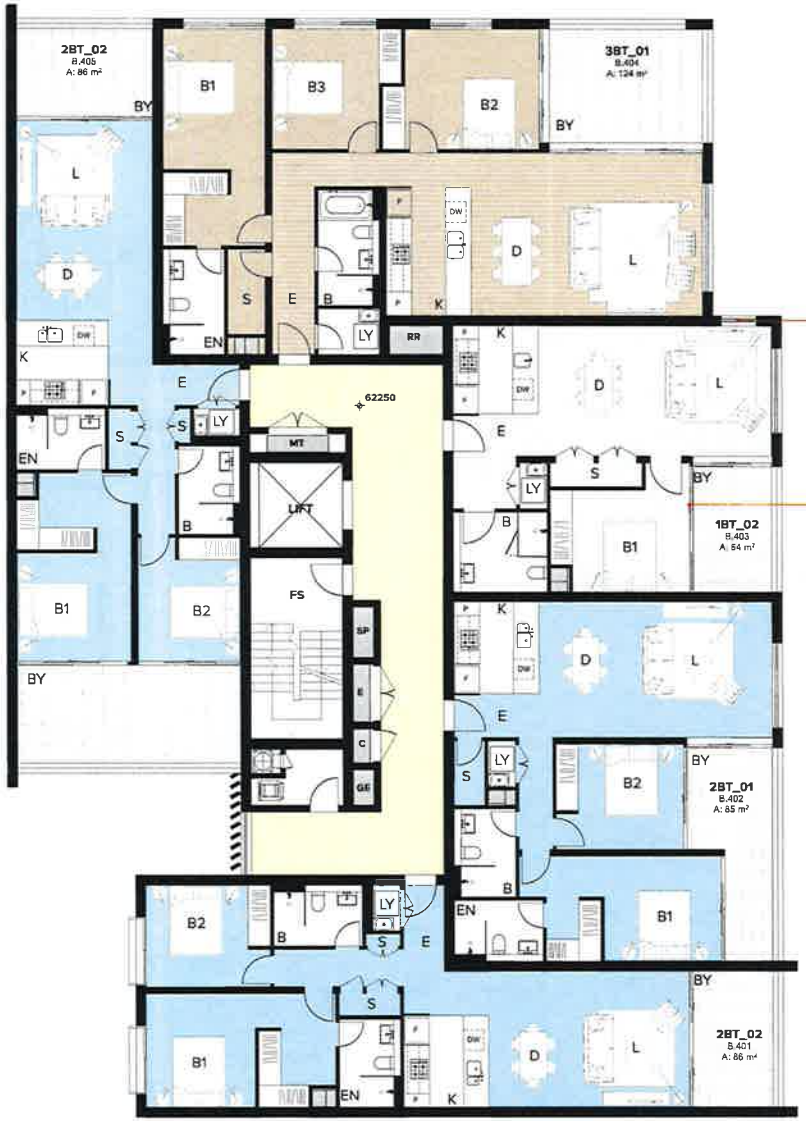
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Supplementary Drawings
Natural Cross Ventilation Sheet 1

Scale: 1:75 @A1, 50%@A3
Status: For DA Submission
Project No.: 16046
Drg No.: DA-860-001
Drawn by: AS / JL
Rev: A

TURNER



Window Size:
Minimum 2.2m² opening size is provided.
(1 m x 2.2m)

Adjustable Sliding Door Size:
Minimum 2.2m² opening size is provided. (Maximum 3.4m² opening size / 1.2 m x 2.9 m)

TYPICAL APARTMENT LAYOUT

Building D.2

B.303
B.403
B.503
B.603
B.703
B.803

Natural Cross Ventilation (ADG June 2015):

Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.

Note:

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Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Supplementary Drawings
Natural Cross Ventilation Sheet 2

Scale: 1:75 @A1, 50%@A3
Status: For DA Submission
Project No. 16046
Drawing No. DA-860-002
Drawn by AS / JL
Rev. A

TURNER

TYPICAL APARTMENT LAYOUT

Building D.2

A 303
A 403
A 503
A 603
A 703
A 803
A 903

Natural Cross Ventilation (ADG June 2015):

Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.

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Client: Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL

Project: Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing: Supplementary Drawings
Natural Cross Ventilation Sheet 3

Scale: 1:75 @A1, 50% @A3 | Project No. 16046 | Drawn by AS / JL
Status: For DA Submission | Dwg No. DA-860-003 | Rev. A

TURNER

TYPICAL APARTMENT LAYOUT

Building D.2

A.309	A.307
A.409	A.407
A.509	A.507
A.609	A.607
A.709	A.707
A.809	A.807
A.909	A.907

Natural Cross Ventilation (ADG June 2015):

Natural ventilation which allows air to flow between positive pressure on the windward side of the building to the negative pressure on the leeward side of the building occupants. The connection between these windows must provide a clear, unobstructed air flow path. For an apartment to be considered cross ventilated, the majority of the primary living space and n-1 bedrooms (where n is the number of bedrooms) should be on a ventilation path.

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Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

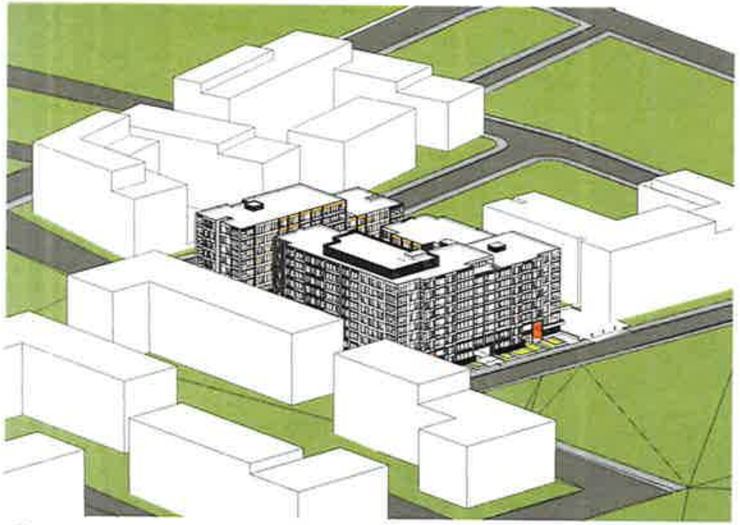
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Supplementary Drawings
Natural Cross Ventilation Sheet 4

Scale 1:75 @A1, 50%@A3
Status For DA Submission
Project No. 16046
Drawing No. DA-860-004
Drawn By AS / JL
Rev A

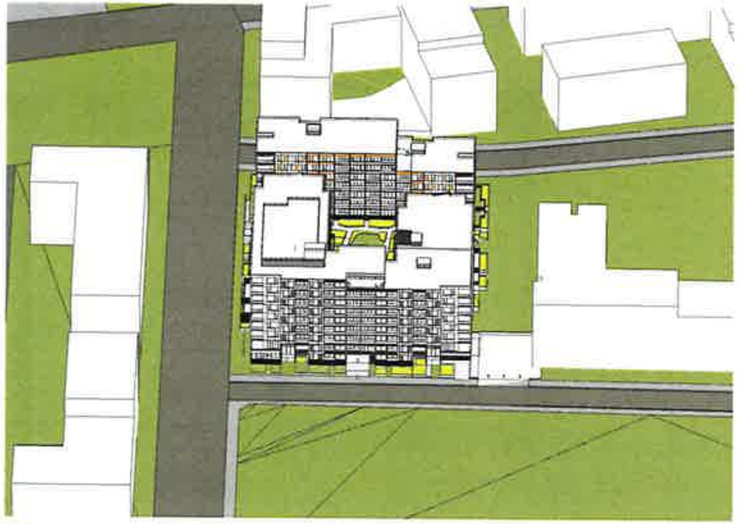
TURNER



01 9 am

02 10 am

03 11 am



04 12 pm

Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

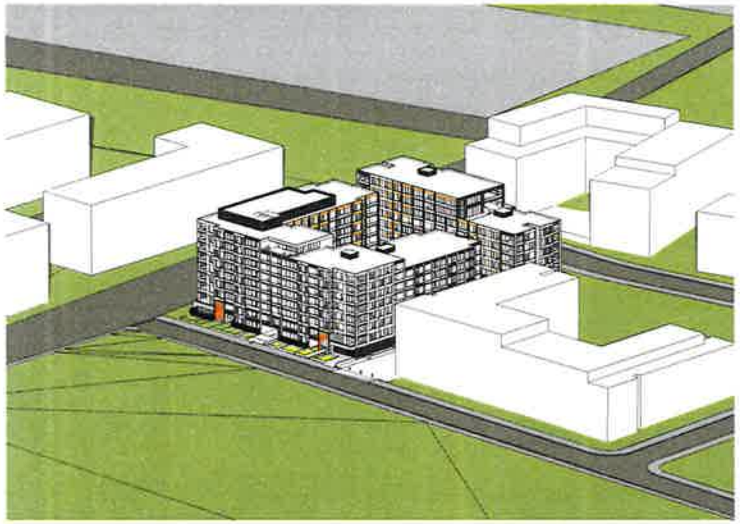
Drawing Title
Solar Access
3D Sun Views Sheet 1

Scale @A1, 50%@A3	Project No. 16046	Drawn by AS / JL	North
Status For DA Submission	Dwg No. DA-721-001	Rev. A	

TURNER

01 1 pm

02 2 pm



03 3 pm

Building D.1 + D.2

LEVEL	2 HRS SOLAR ACCESS	CROSS VENTILATED	SOUTH ASPECT APARTMENTS
LG	3	1	0
UG	8	3	3
L1	27	22	4
L2	20	18	4
L3	29	24	4
L4	20	18	4
L5	23	18	4
L6	16	14	3
L7	11	10	3
TOTAL	157	128	29

NOTE: 60% required cross ventilation
70% required solar access between 9AM to 3PM at mid winter
South Aspect Apartments - maximum 15% of apartments receive no direct sunlight between 9AM to 3PM at mid winter

Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

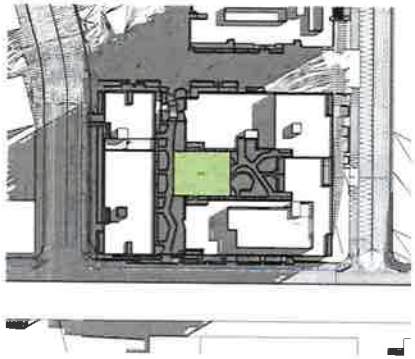
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Solar Access
3D Sun Views Sheet 2

Scale @A1, 50%@A3
Status For DA Submission
Project No. 16046
Dwg No. DA-721-002
Drawn by AS / JL
Rev. A

TURNER



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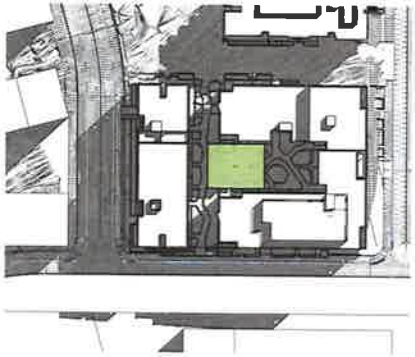

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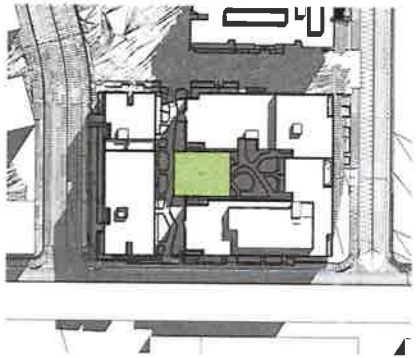
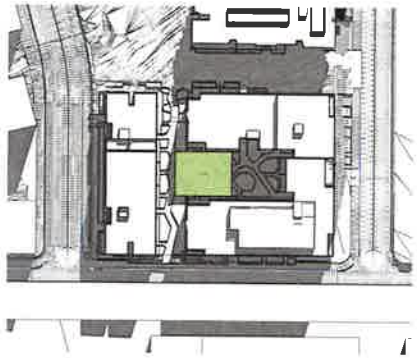


03 11 AM



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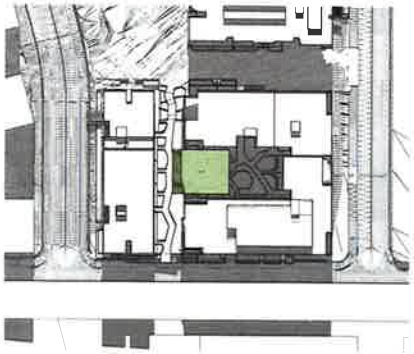
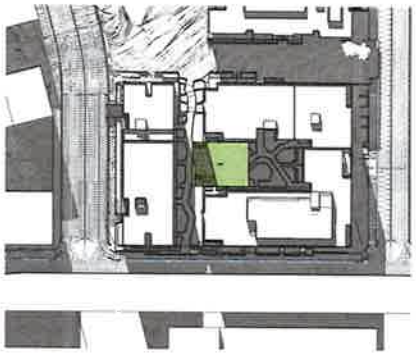


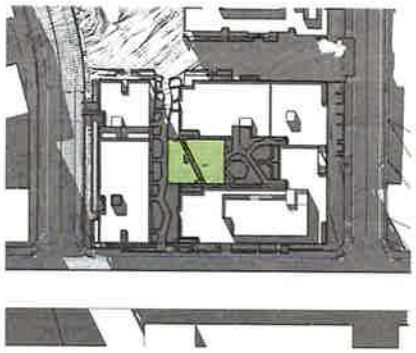
05 1 PM

63.50 sqm 16%



06 2 PM

125sqm 32%



07 3 PM

38 sqm 10%

Solar access to communal and public open space

ADG Part 3D:
- *Developments to achieve minimum of 50% direct sunlight to the principal usable part of the communal open space for minimum of 2 hours between 9AM to 3PM on 21st June (mid winter)*

COMMUNAL AND PUBLIC OPEN SPACE
TOTAL AREA= 388 sqm

DIRECT SUNLIGHT TO THE PRINCIPLE USABLE PART OF COMMUNAL AND PUBLIC OPEN SPACE

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

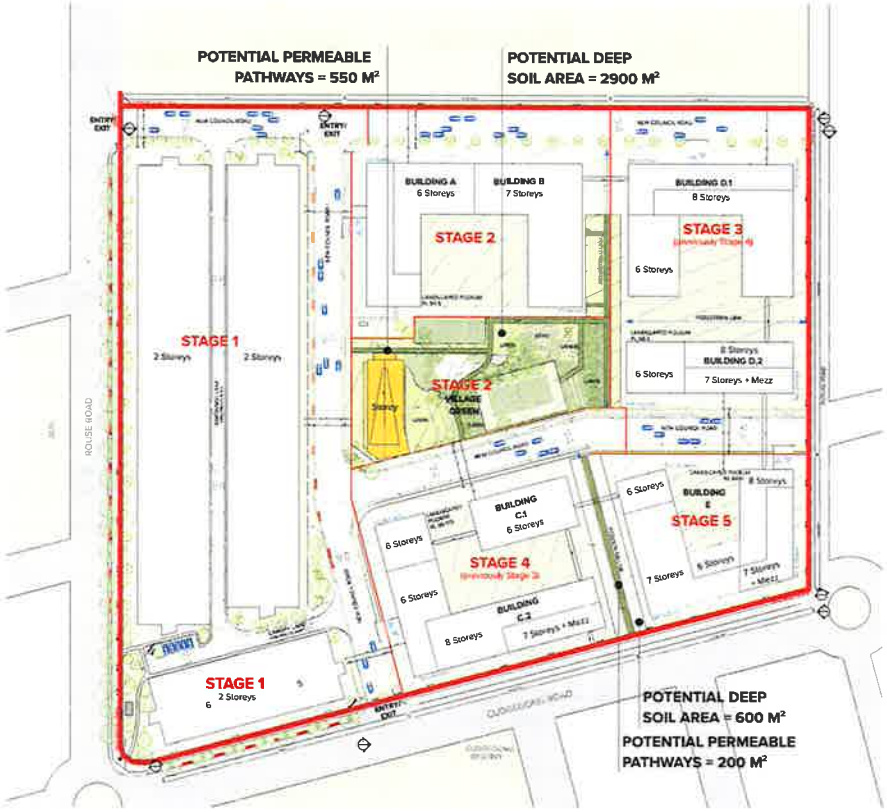
NOTES

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

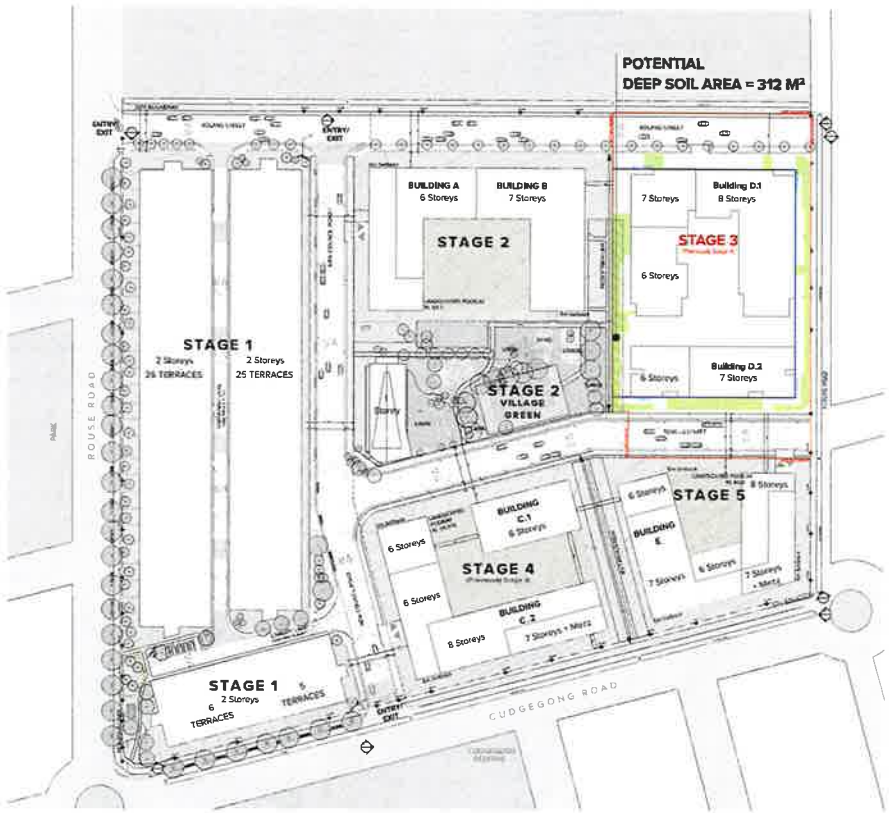
Drawing title
Shadow Diagrams
Shadow Diagram and Solar Access Communal Open Space

Scale 1:1000 @A1, 50%@A3
Project No. 16046
Drawn By AS / JL
Drawing No. DA-730-001
Rev A
For DA Submission

TURNER



01 Deep Soil Area Approved



02 Deep Soil Area Achieved

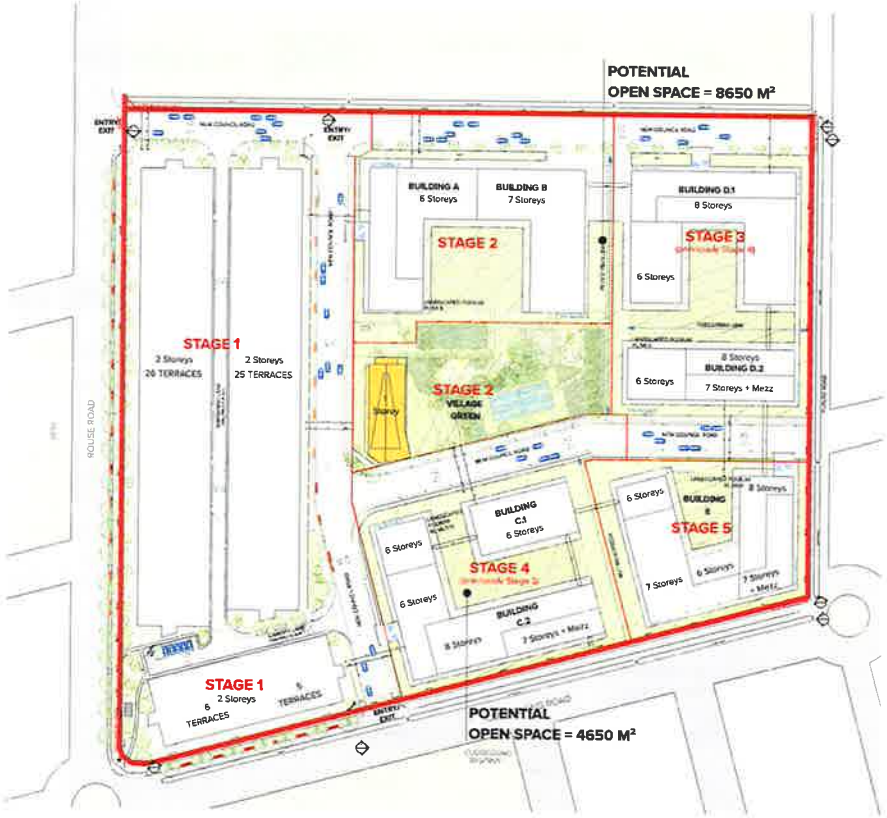
Deep Soil Area

ADG Part 3E:
- *"For Site area greater than 1,500 sqm, min dimensions for deep soil area is 6m"*
- *Minimum requirements is 7% of site area, target for larger sites is 15%*

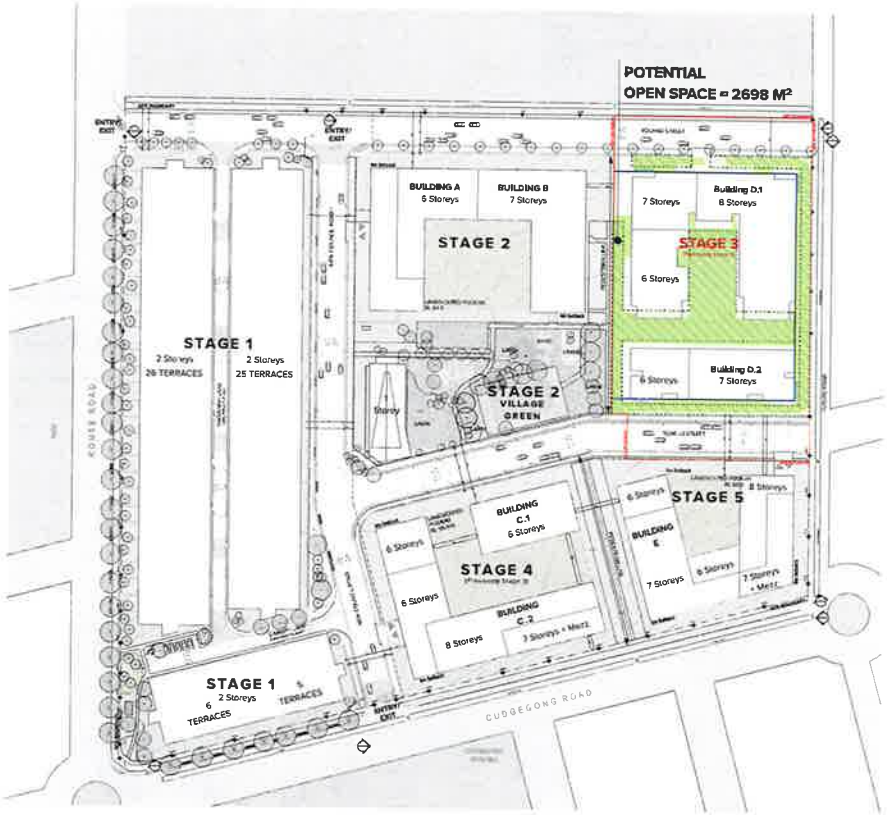
The Blacktown DCP (No.1) 2014 Part 5 Section 5:
- *Does not address deep soil area*

Site Area overall Masterplan:	37.194 m²
Required Deep Soil Area: *7% of site area*	2.603,58 m²
Approved Deep Soil Area for the overall Masterplan: **7,4% of site area**	**2.750 m²**

Site Area Stage 3:	10 466 m²
Approved Deep Soil Area for Stage 3:	312 m²
Provided Deep Soil Area: **9% of site area**	**956 m²**



01 Communal Open Space Approved



02 Communal Open Space Achieved

Communal Open Space:

ADG Part 3D:
- *"Communal open space has a minimum area equal to 25% of the site"*
- *"Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions"*

The Blacktown DCP (No.1) 2014 Part 5 Section 5:
- *Has no requirements regarding communal open space*

Site Area overall Masterplan:	37.194 m²
Required Communal Open Space: *25% of site area*	9 298,50 m²
Approved Communal Open Space for the overall Masterplan: 35% of site area	**13.300 m²**

Site Area Stage 3:	10.466 m²
Approved Communal Open Space for Stage 3:	2.698 m²
Provided Communal Open Space for Stage 3: 28% of site area	**2.959 m²**

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

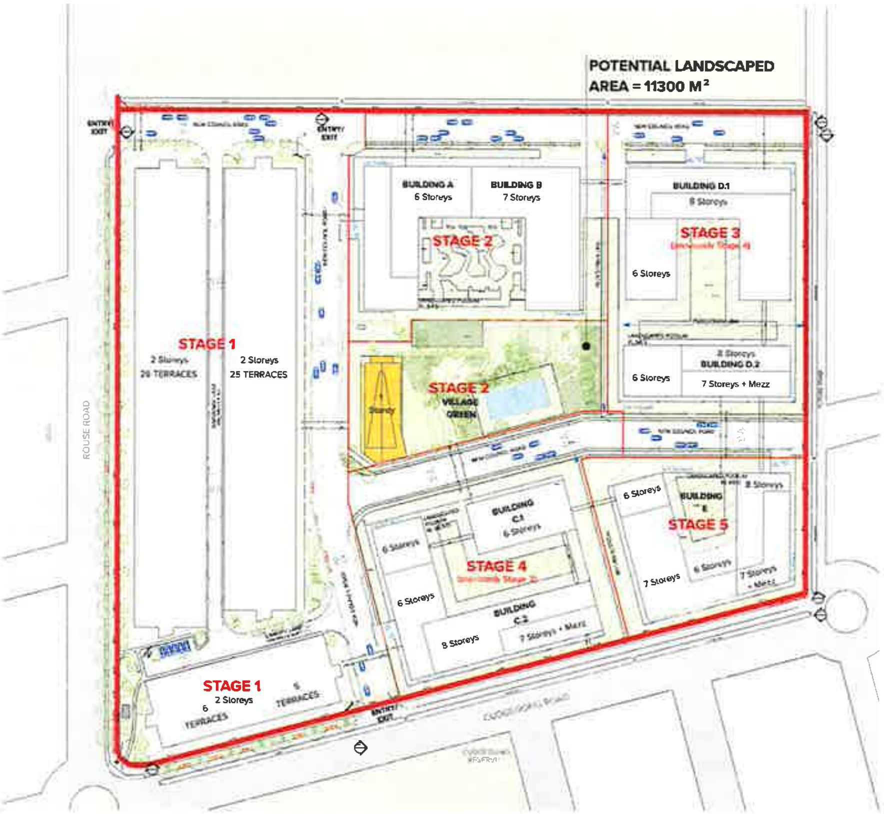
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Open Space Amenities
Communal Space

Project No. 16046
Drawn By AS / JL
Date For DA Submission
Drawing No. DA-740-002
Rev. A

TURNER



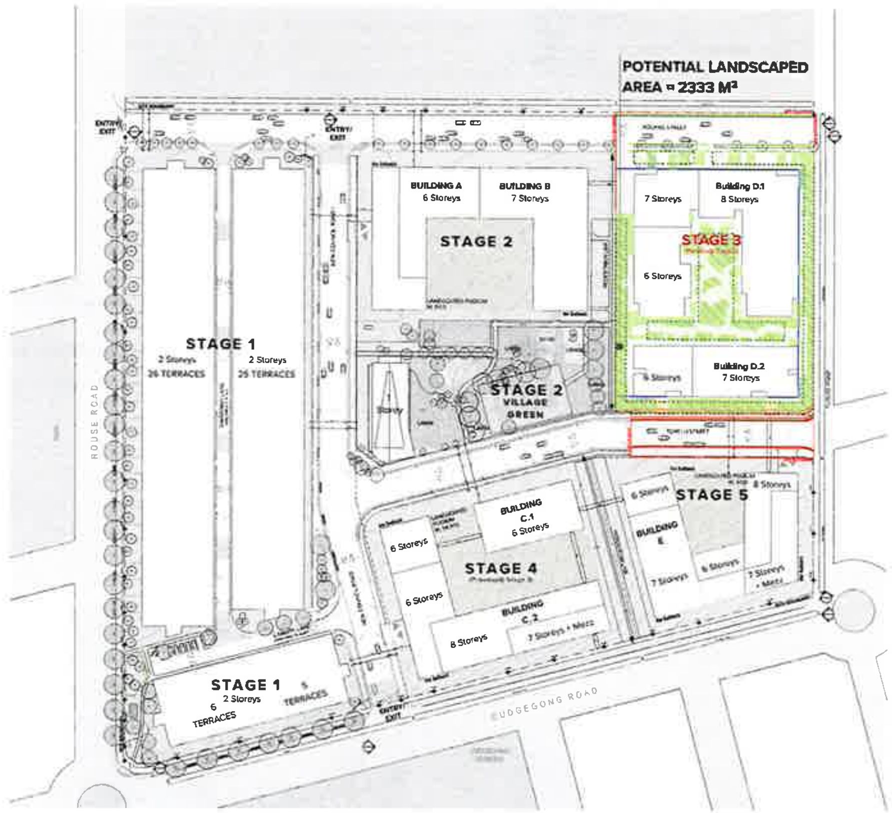
01 Approved Landscaped Area

Landscaped Area:

ADG Part 3D:
- Does not address landscaped area

The Blacktown DCP (No1) 2014 Part 5 Section 5:
- "Landscaped area shall be a minimum of 30% of the site area"

Site Area overall Masterplan:	37.194 m²
Required Landscape Area: *30% of site area*	11.158,20 m²
Approved Landscape Area for the overall Masterplan: 30,38% of site area	**11.300 m²**



02 Provided Landscaped Area

Site Area Stage 3:	10.466 m²
Approved Landscaped Area for Stage 3:	2.333 m²
Provided Landscaped Area for Stage 3: 22% of site area	**2.315m²**

Client: Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

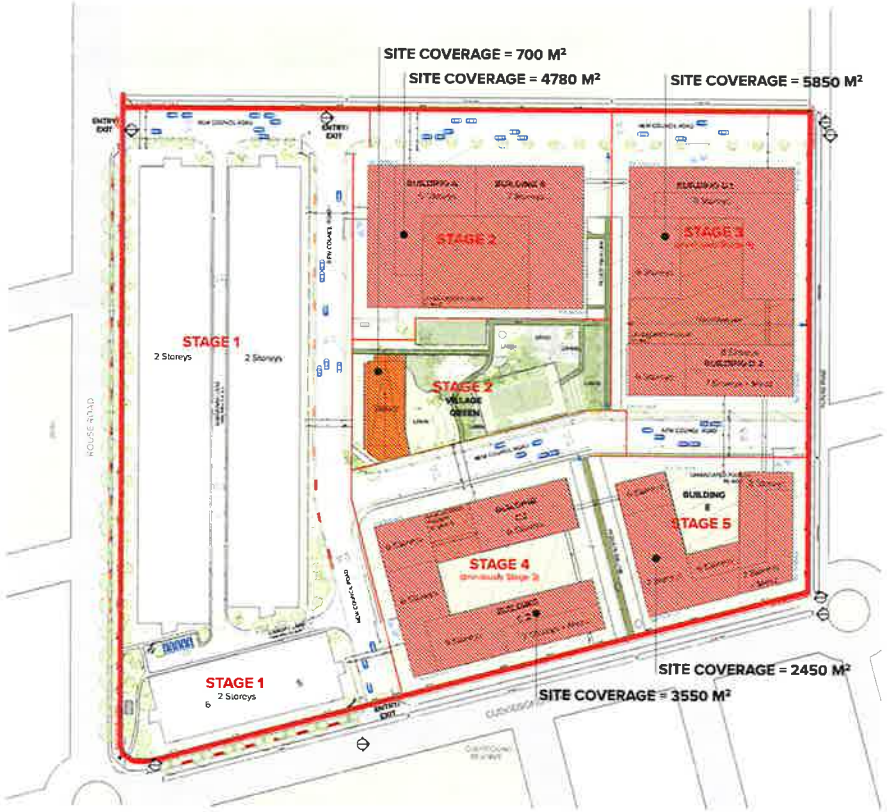
RESIDENTIAL GROUP

Project Title: Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

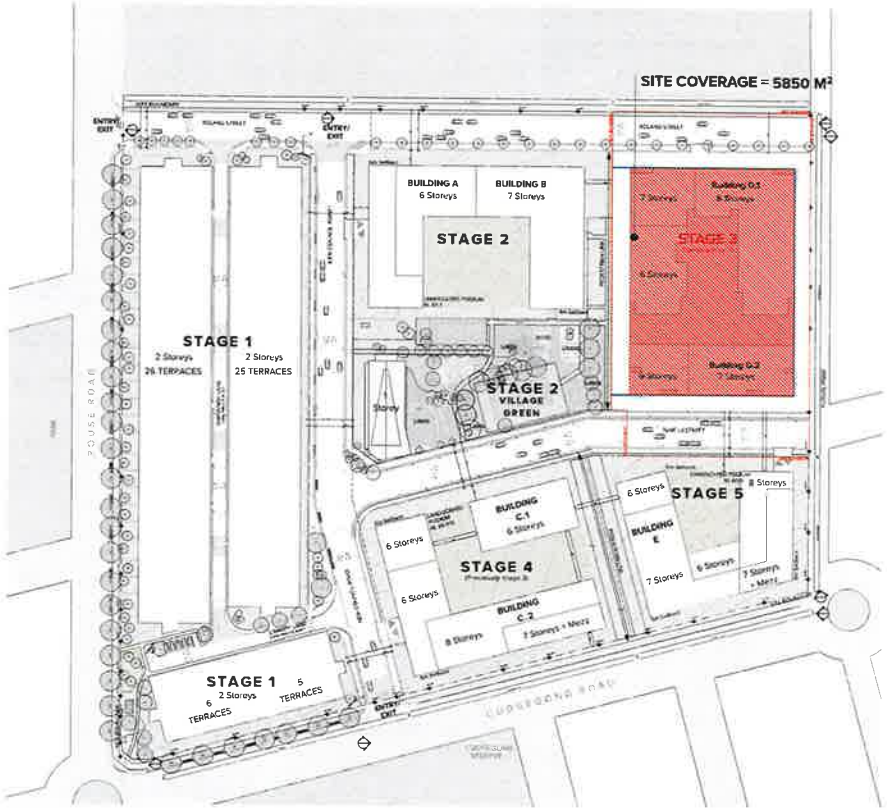
Drawing Title: Open Space Amenities
Landscaped Area

Scale: 1:1000 @A1, 50%@A3
Status: For DA Submission
Project No: 16046
Dwg No: DA-740-003
Drawn by: AS / JL
Rev: A

TURNER



01 Approved Site Coverage



02 Proposed Site Coverage

Site Coverage Area:

The Blacktown DCP (No.1) 2014 Part 5 Section 5:
- "Site coverage to be a maximum of 50% of the site area"

Site Area overall Masterplan:	37.194 m²
Allowed Site Coverage: *50% of site area*	18.597 m²
Approved Site Coverage for the overall Masterplan: 46.59% of site area	**17.330 m²**

Site Area Stage 3:	10.466 m²
Approved Site Coverage for Stage 3:	5.850 m²
Proposed Site Coverage for Stage 3: 56% of site area	**5.850m²**

NOTES

Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Open Space Amenities
Site Coverage

1:1000 @A1, 50%@A3 | 16046 | AS / JL
For DA Submission | DA-740-004 | A

TURNER

BAL1

Balustrade Type 1:
Framed clear glass balustrade system, 150mm x 50m tapered handrail system. Powder coat finish. Colour and finish to match: Dulux 'Domino Matt'

BAL2

Balustrade Type 2:
Framed clear glass balustrade system with solid spandrel. Colour to match 'Dulux Natural White'.
150 x 50mm tapered handrail system. Powder coat finish. Colour and finish to match: Dulux 'Domino Matt'

BAL3

Balustrade Type 3:
Framed clear glass balustrade system with solid spandrel. Colour to match 'Dulux Domino'.
150 x 50mm tapered handrail system. Powder coat finish. Colour and finish to match: Dulux 'Domino Matt'

BAL4

Balustrade Type 4:
Vertical 150 x 50mm steel baluster. No top rail. Powder coat finish to match 'Dulux Domino Matt'

CLD1

CLD1

Cladding Type 1:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Vivid White'.

CLD2

Cladding Type 2:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Tranquil Retreat'.

CLD3

Cladding Type 3:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Timeless Grey'.

CLD4

Cladding Type 4:
Grooved cladding system. Equal to Scyon Axon cladding. Colour to match 'Dulux Timeless Grey'.

CLD5

Cladding Type 5:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Domino'.

CLD6

Cladding Type 6:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Sinking Sand'.

CLD7

Cladding Type 7:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Leaf Tea'.

CLD8

Cladding Type 8:
Decorative cladding system. Equal to Scyon Matrix cladding. Colour to match 'Dulux Banksia Leaf'.

GC1

Glass, Clear, Type 1:
Glass, clear. Framing system aluminium. Powder coat finish. Colour to match 'Dulux Domino Matt'. Final glazing to meet BASIX performance requirements.

LV1

Louvre Type 1:
Vertical louvre system. 250 x 50mm rectangular profile. Aluminium powder coat finish. Colour to match 'Dulux White Satin'.

LV2

Louvre Type 2:
Vertical louvre system. 250 x 50mm rectangular profile. Aluminium powder coat finish. Colour to match 'Copper Pearl Satin'.

LV3

Louvre Type 3:
Vertical louvre system. 250 x 50mm rectangular profile. Aluminium powder coat finish. Colour to match 'Dulux Monument Matt'.

PF1

Paint Finish Type 1:
Paint finish. Colour to match 'Dulux Vivid White'.

PF2

Paint Finish Type 2:
Paint finish. Colour to match 'Dulux Domino'.

PCF1

Powder Coat Finish Type 1:
Colour to match 'Dulux Monument Matt'.

PCF2

Powder Coat Finish Type 2:
Colour to match 'Dulux Lunar Grey Matt'.

Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Supplementary Drawings
External Material and Finishes

Scale: @A1, 50%@A3
Project No: 16046
Drawn by: AS / JL
Drawing No: DA-810-020
Rev: B
For DA Submission

TURNER

01 3D View - New Council Road

02 3D View - New Council Road

Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

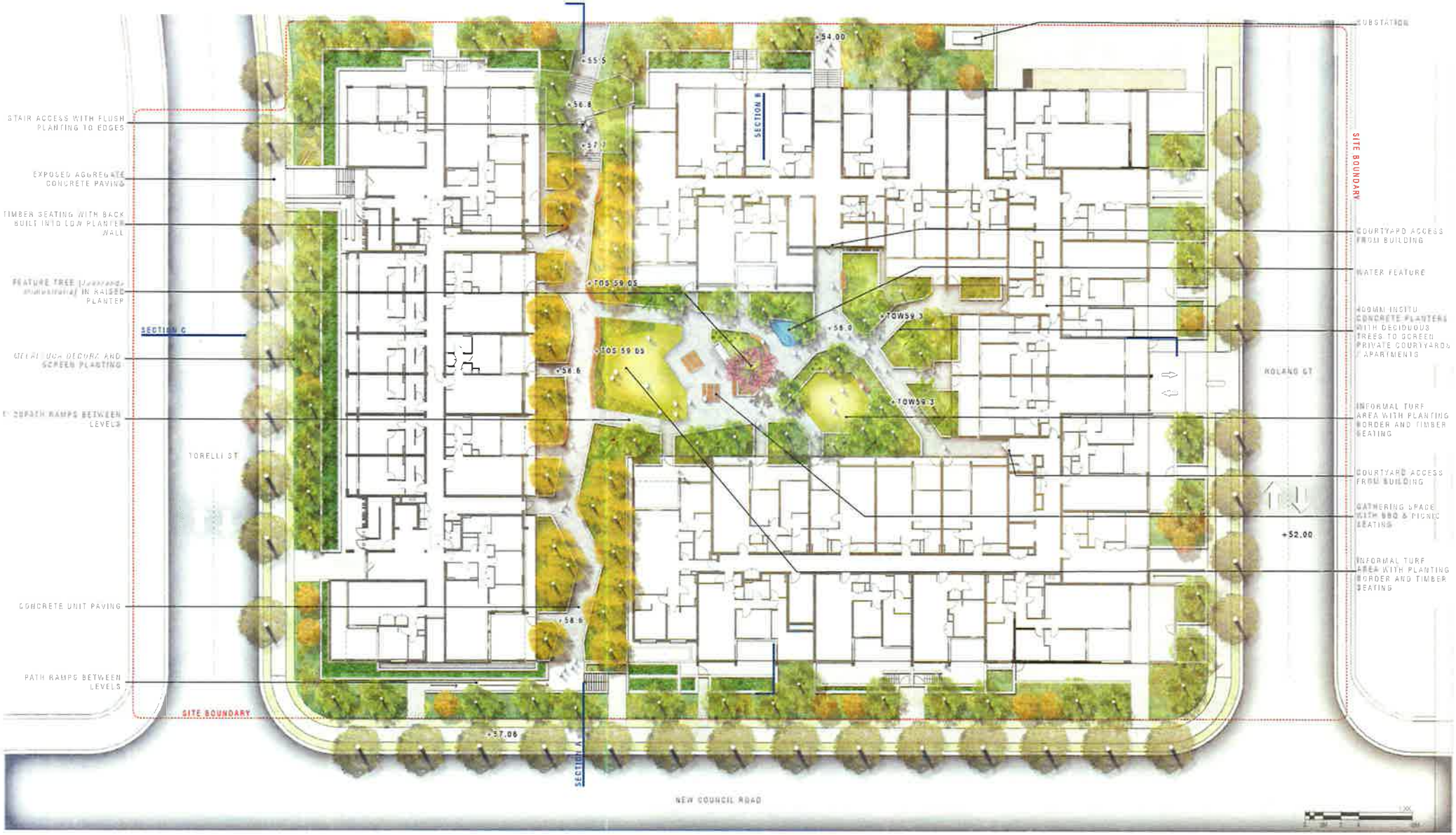
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
PERSPECTIVES
Landscape along New Council Road

Scale @A1, 50%@A3	Project No. 16046	Drawn by AS / JL	
Status For DA Submission	Dwg No. DA-900-005	Rev. A	

TURNER



OCULUS | CLIENT | ARRIS | PROJECT | PARKLAND ESTATE, ROUSE HILL - STAGE 3 | DRAWING | L-100 LANDSCAPE PLAN | 1:200@A1 | REVISION | B | DATE | 20.03.2017

Perimeter & Streetscape Planting

Botanic Name	Common Name	Mature Height	Mature Spread	Native / Indigenous	Shade tolerant
Trees					
Acacia implexa	Lightwood	8m	4m	I	
Angophora floribunda	Rough Barked Apple	20m	6m	I	
Banksia integrefolia	Coast Banksia	8m	5m	N	
Leptospermum petersonii	Lemon scented teatree	4m	3m	N	
Lophostemon confertus	Brush Box	8m	4m	N	Y
Melaleuca decora	White Feather Honeymyrtle	10m	5m	I	Y
Melaleuca styphelioides	Prickly Leafed Paperbark	5m	3m	N	
Tristaniopsis laurina 'luscious'	Water Gum	8m	4m	N	
Waterhousia floribunda	Weeping Lilly Pilly	10m	6m	N	
Shrubs					
Dodonaea viscosa 'purpurea'	Giant Hop Bush	3m	3m		
Grevillea 'Superb'	Grevillea	1.5m	2m	N	
Westringia 'Naringa'	Coastal Rosemary	2m	1.5m	N	
Ground Covers					
Ajuga australis	Austral Bugle	0.4m	1m	I	
Brunoniella australis	Blue trumpet	0.1m	0.1m	I	Y
Goodenia hederacea	Ivy Goodenia	0.2m	0.5m	I	
Grevillea juniperina prostrate	Grevillea	0.4m	2m	I	Y
Hibbertia scandens	Guinea Flower	0.5m	1.5m	N	
Myoporum parvifolium	Creeping Boobialla	0.2m	1.5m	N	
Pratia purpurascens	Pratia	0.1m	0.4m	I	Y
Westringia fruticosa 'Mundi'	Coastal Rosemary	0.4m	1.5m	N	
Grasses					
Isolepis nodosa	Common Rush	0.5m	1.5m	N	
Juncus usitatus	Common Rush	0.5m	0.5m	I	
Lomandra longifolia 'Verday'	Spiny Matt Rush	1m	1.5m	N	Y
Turf					
Cynodon dactylon 'Santa Ana'	Santa Ana Couch	-	-	-	

Podium Garden

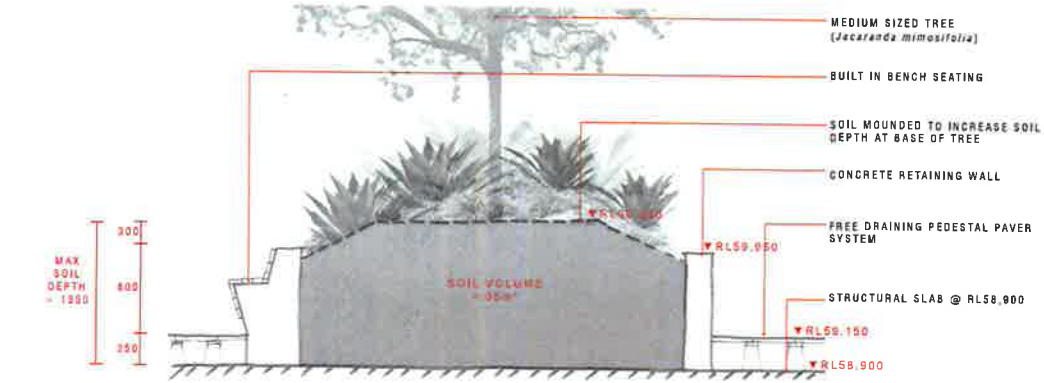
Botanic Name	Common Name	Mature Height	Mature Spread	Native / Indigenous	Shade tolerant
Trees					
Acer buergeranum	Trident Maple	6m	3m	-	Y
Bismarckia nobilis	Silver Fan Palm	6m	6m	-	-
Chamaerops humilis	Dwarf fan Palm	2m	2m	-	Y
Lagerstroemia indica 'Acoma'	Chinese Tallow Tree	7m	3m	-	Y
Pyrus salicifolia	Willow Leafed Pear	4m	4m	-	Y
Jacaranda mimosifolia	Jacaranda	5m	4m	-	Y
Feature Plants					
Agave attenuata	Century Plant	1.0m	1.0m	-	
Asplenium australasicum	Birds Nest Fern	1.5m	1.5m	I	Y
Cycas revoluta	Cycad	1.0m	1.0m	-	Y
Doryanthes excelsa	Gymea Lily	2.0m	2.0m	I	Y
Sansevieria trifasciata 'moonlight'	Snake Plant	1.0m	0.5m	-	Y
Strelitzia nicolai	Giant Bird of Paradise	3.0m	2.0m	-	Y
Shrubs and Groundcovers					
Alpinia nutans	Dwarf cardamom	1.5m	1.5	-	
Alpinia purpurata	Pink Cone Ginger	1.2m	1.0m	-	
Aspidistra elatior	Cast Iron Plant	0.8m	0.8m	-	Y
Dodonia viscosa	Hop Bush	1.5m	1.0m	N	Y
Imperata cylindrica 'rubra'	Japanese Blood Grass	0.3m	1m	-	
Liriope muscari 'Evergreen Giant'	NZ Purple Flax	1.0m	1.0m	-	
Neomarica gracilis	NZ Purple Flax	1.0m	1.0m	-	
Philodendron 'Xanadu'	Creeping Iris	1.0m	1.0m	-	Y
Viola hederacea	Native violet	0.2m	0.5m	N	Y

SECTION A
1:100

OCULUS | CLIENT | ARRIS | PROJECT | PARKLAND ESTATE, ROUSE HILL - STAGE 3 | DRAWING | L-301 PODIUM MAIN AXIS SECTION | 1:100@A1 | REVISION | B | DATE | 20.03.2017

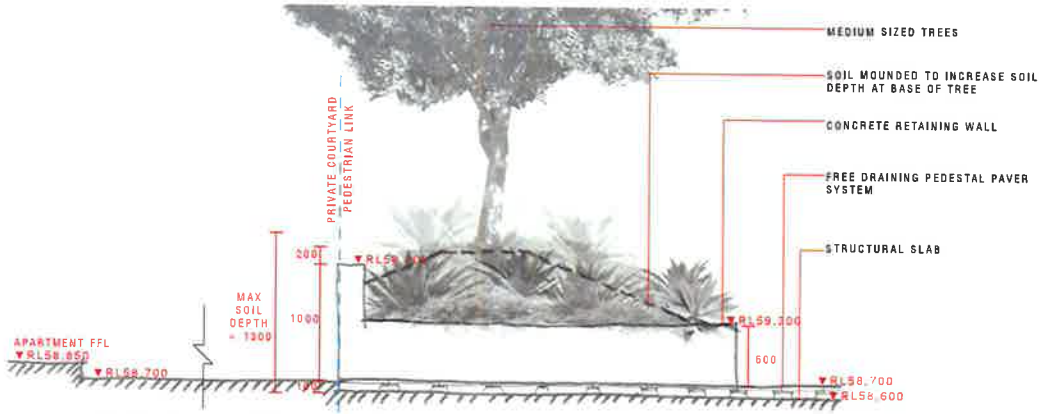
SECTION B
1:100

SECTION C
1:100



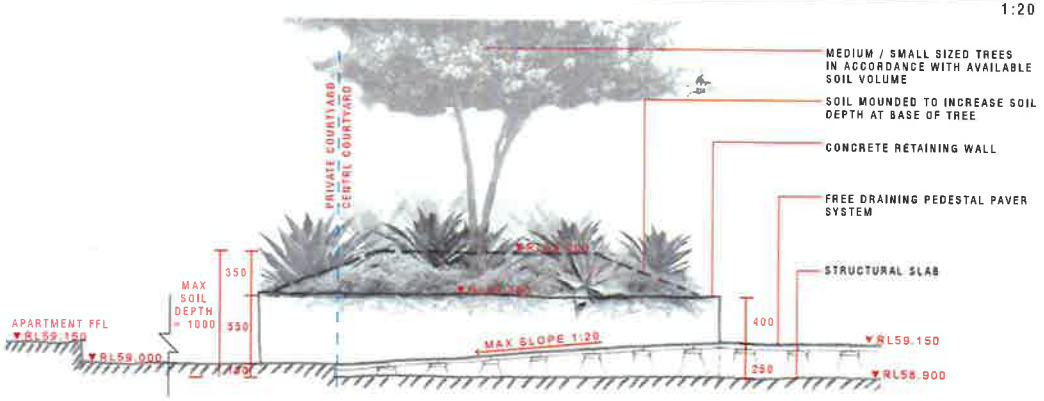
A: FEATURE TREE PLANTER

1:20



B: PEDESTRIAN LINK PLANTER

1:20



C: TYPICAL COURTYARD PLANTER

1:20

KEY PLAN

PEDESTAL PAVING SYSTEM

PEDESTIAL PAVING SYSTEM TO ALLOW PAVING SURFACE LEVEL TO BE INDEPENDENT OF STRUCTURAL SLAB WITHOUT AFFECTING COURTYARD DRAINAGE OR IMACTING THE SLAB.

MINIMUM SOIL VOLUME REQUIREMENTS
'APARTMENT DESIGN GUIDE' - NSW PLANNING AND ENVIRONMENT

Table 5 Minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large trees	12-18m high, up to 16m crown spread at maturity	150m³	1,200mm	10m x 10m or equivalent
Medium trees	8-12m high, up to 8m crown spread at maturity	35m³	1,000mm	6m x 6m or equivalent
Small trees	6-8m high, up to 4m crown spread at maturity	9m³	800mm	3.5m x 3.5m or equivalent
Shrubs			500-600mm	
Ground cover			300-450mm	
Turf			200mm	

Note: The above has been calculated assuming fortnightly irrigation. Any sub-surface drainage requirements are in addition to the above minimum soil depths

CONCRETE UNIT PAVING TO PODIUM GARDEN

INSITU CONCRETE PAVING TO BORDER

GRANITIC GRAVEL PAVING TO BUILDING APRON

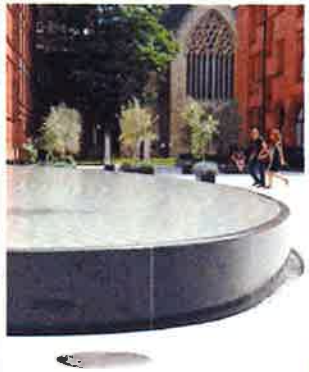
FEATURE PAVEMENT BANDING

LAWN

PRECAST CONCRETE BENCHES

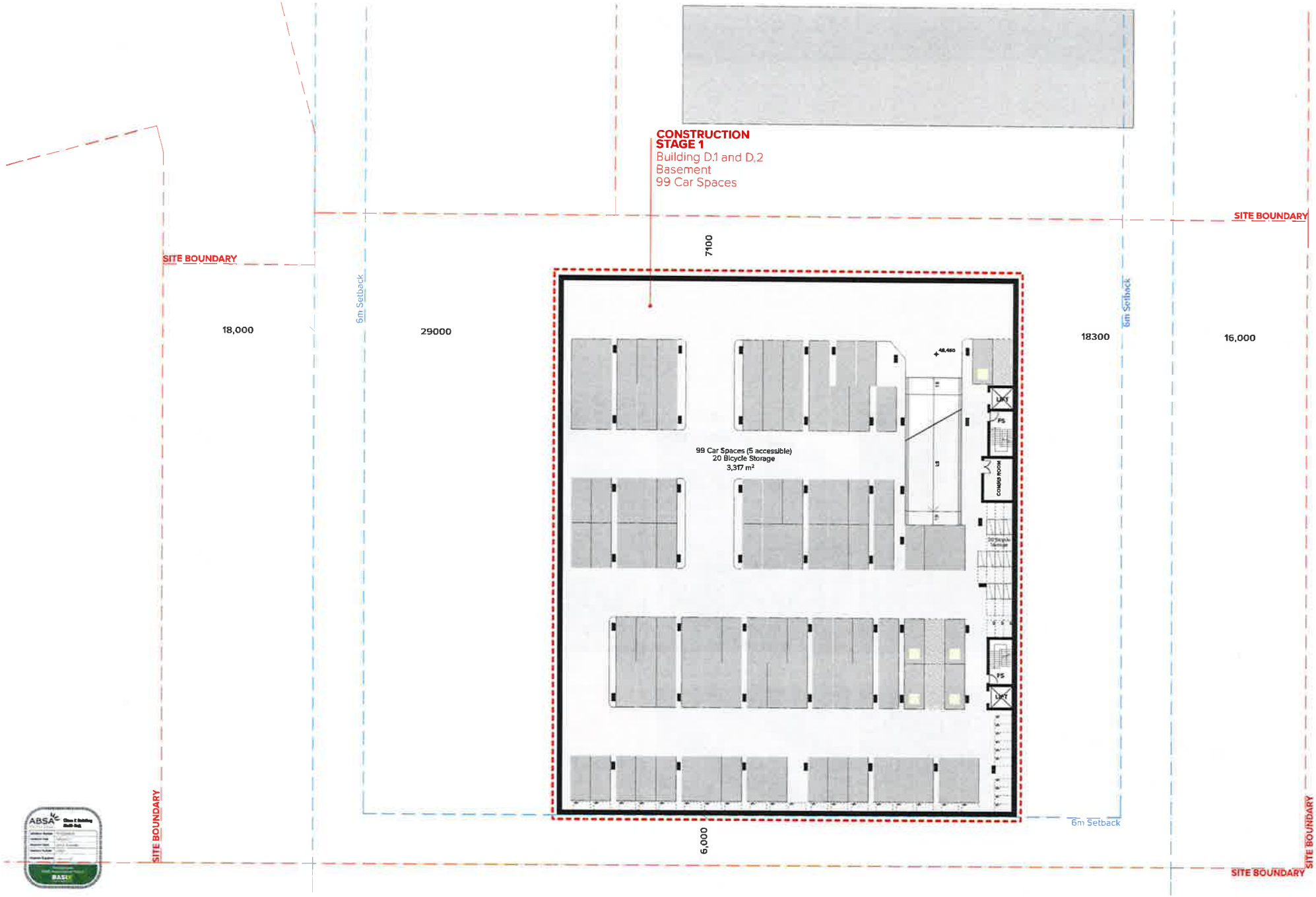
INTEGRATED timber SEATING

INSITU CONCRETE PLANTERS



WATER FEATURE

LIGHTING TO FEATURE TREE



Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

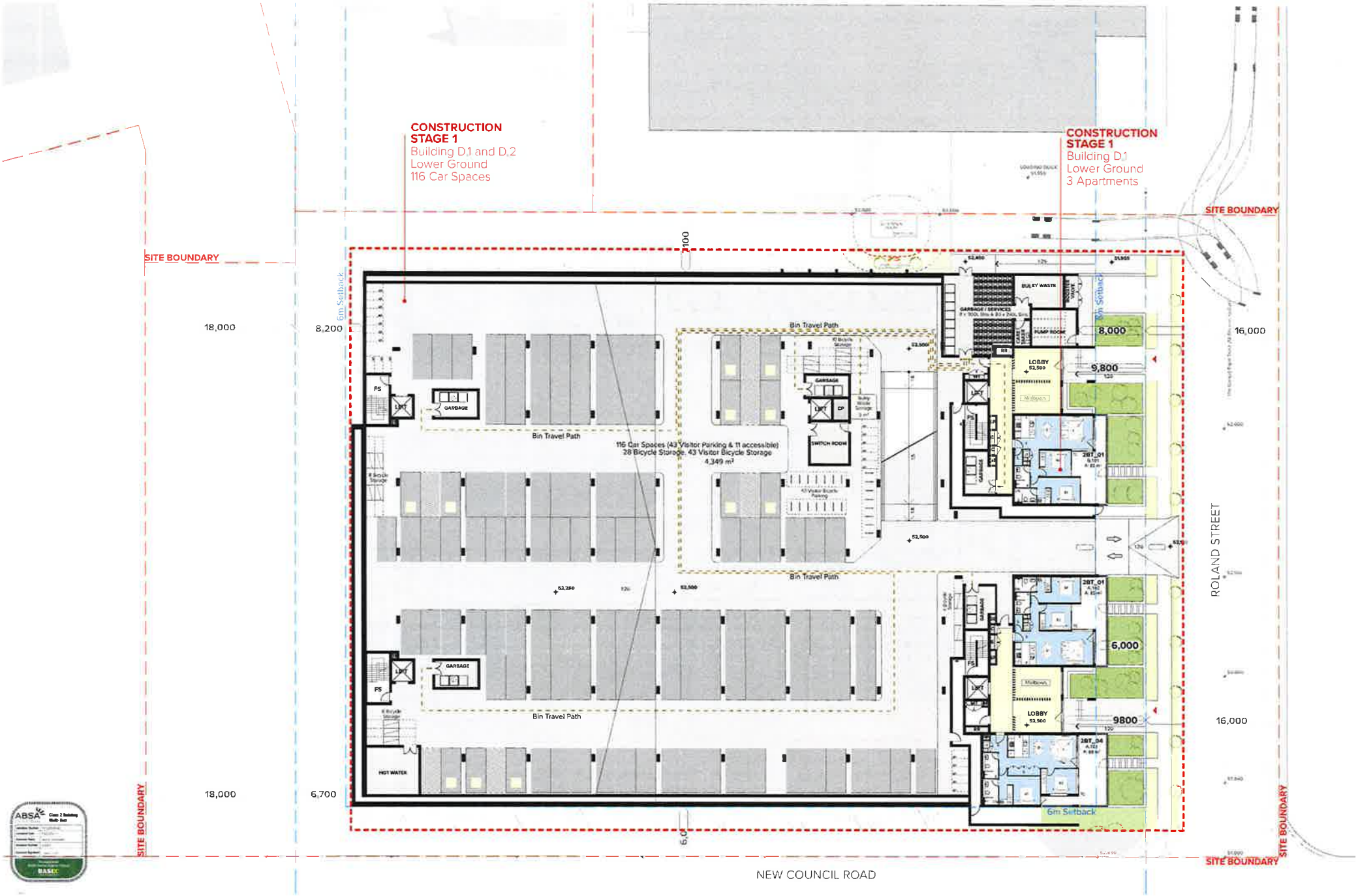
RESIDENTIAL GROUP

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Staging Plans
Staging Plan - Basement 1

Scale 1:200 @A1, 1:400 @A3
Date For DA Submission
Drawn By 16046
Checked By AS
Rev A
DA-000-110

TURNER



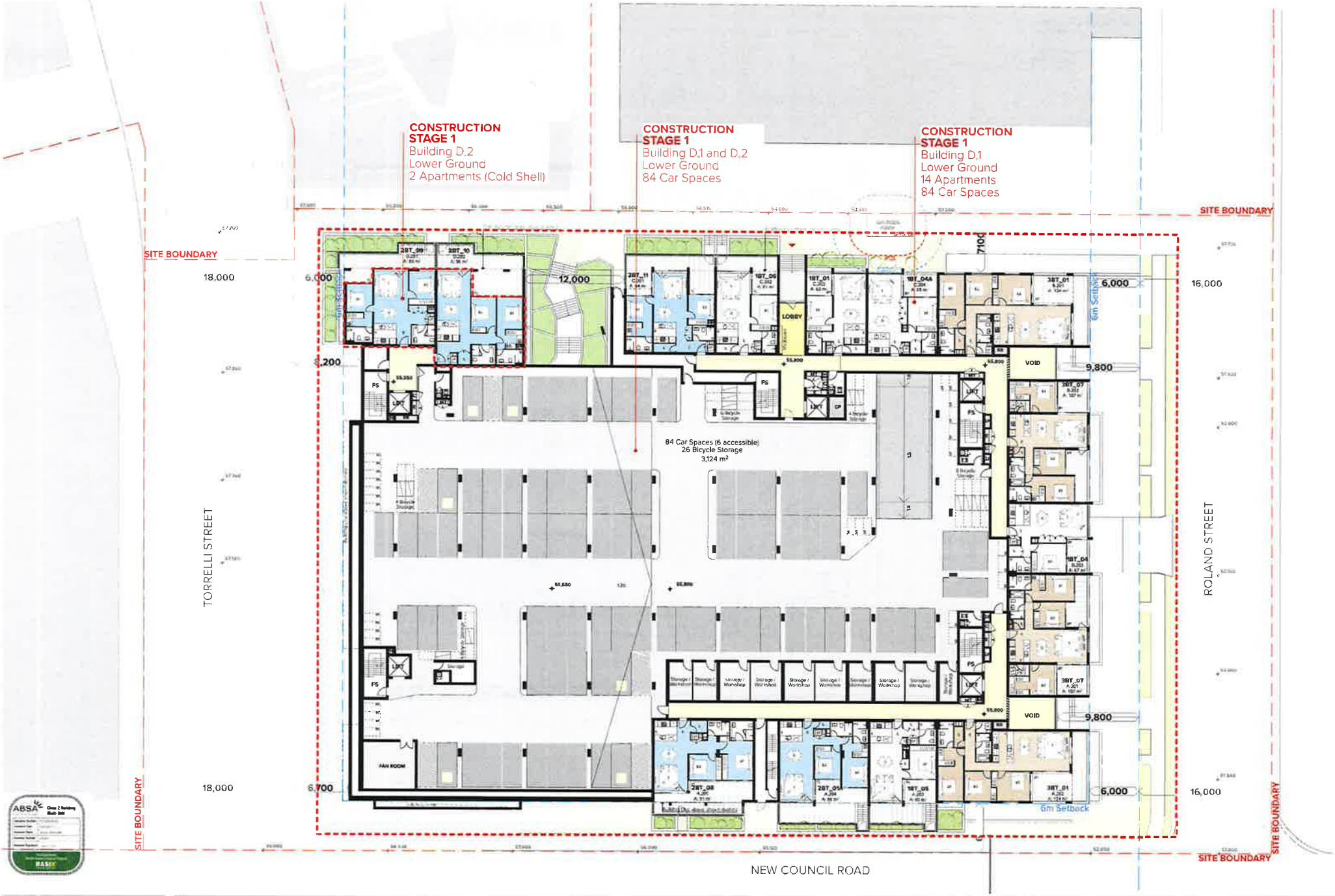
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Staging Plans
Staging Plan - Lower Ground Level

TURNER



Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

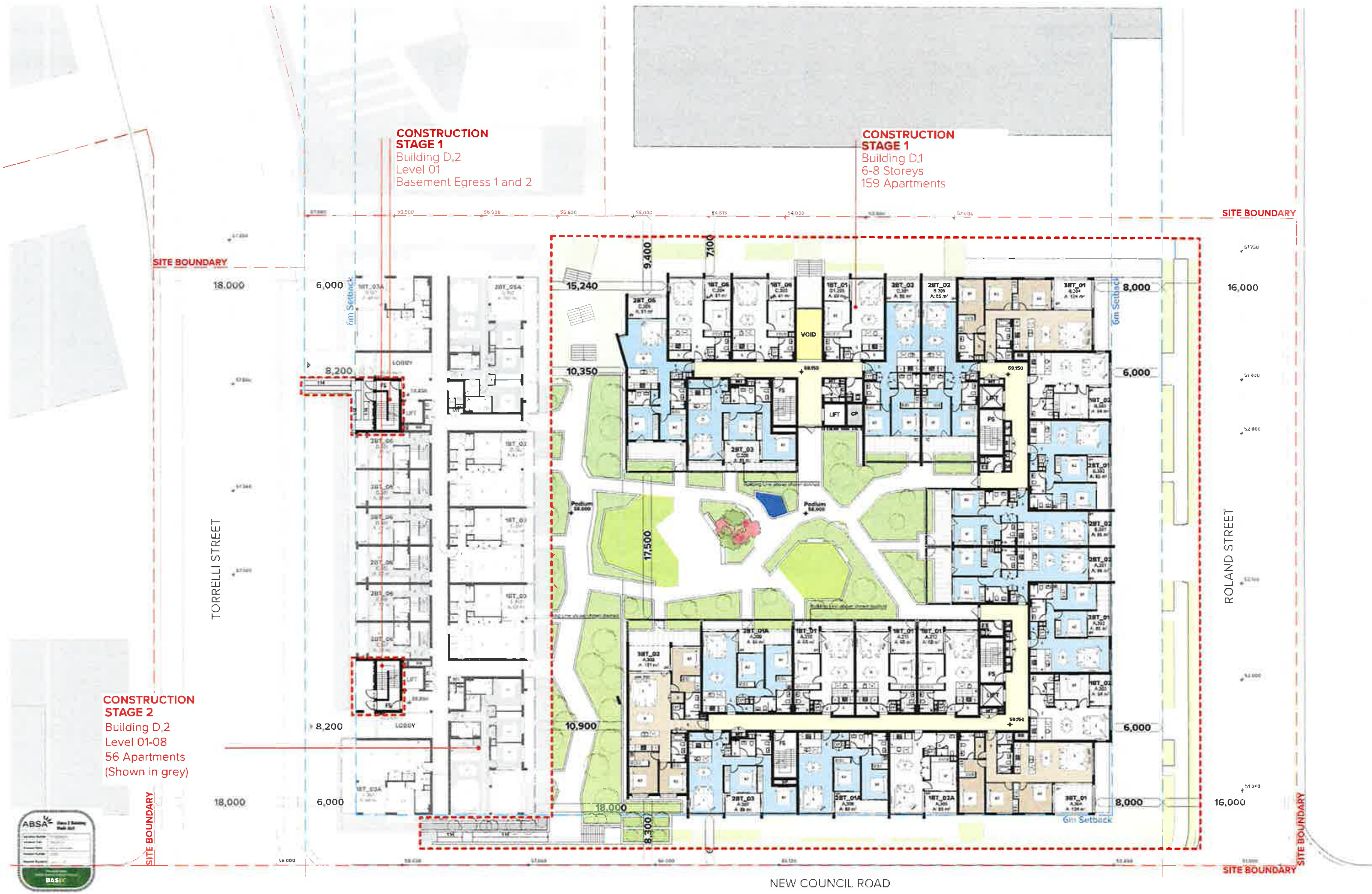
RESIDENTIAL GROUP

Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Staging Plans
Staging Plan - Upper Ground

16046 | AS | A | DA-800-112

TURNER



Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

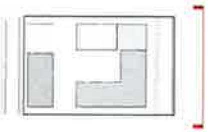
RESIDENTIAL GROUP

Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing title
Staging Plans
Staging Plan - Level 01

Scale 1:200 @A1, 50%@A3
For DA Submission
Project No 16046
Drawing No DA-880-113
Drawn by AS
Rev A

TURNER



Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

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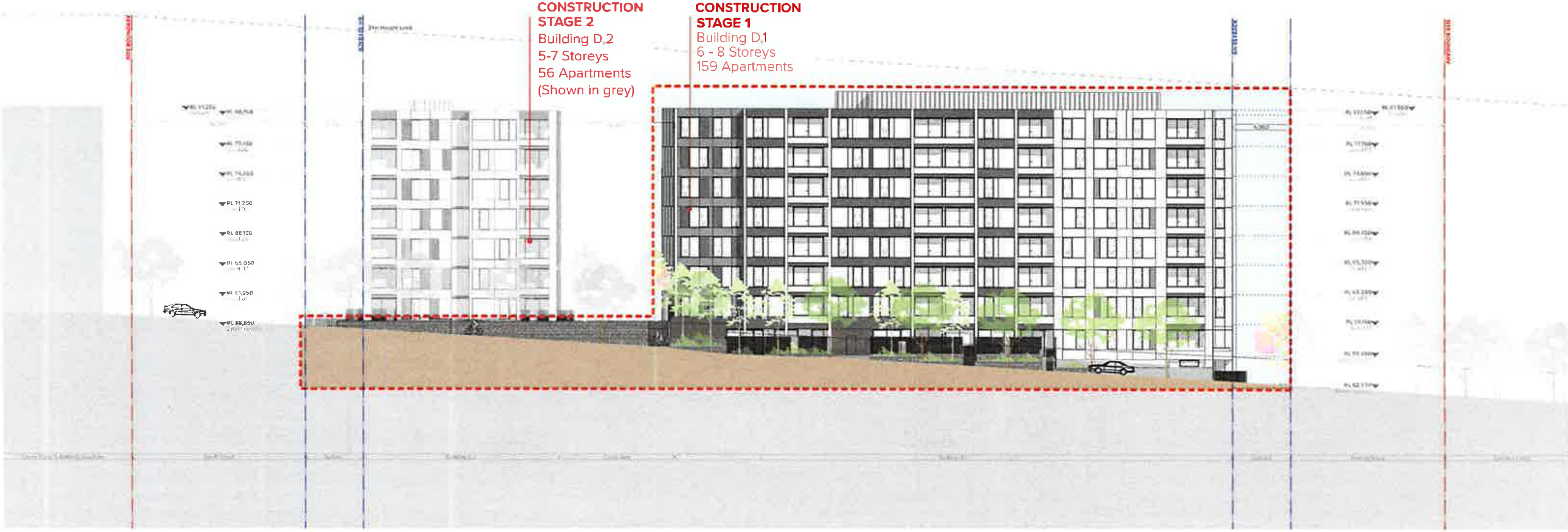
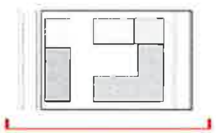
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Staging Plans
Staging Plan - Roland Street Elevation

1:200 @A1, 50%@A3 | 16046 | AS
For DA Submission | DA-880-251 | A

TURNER





CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL

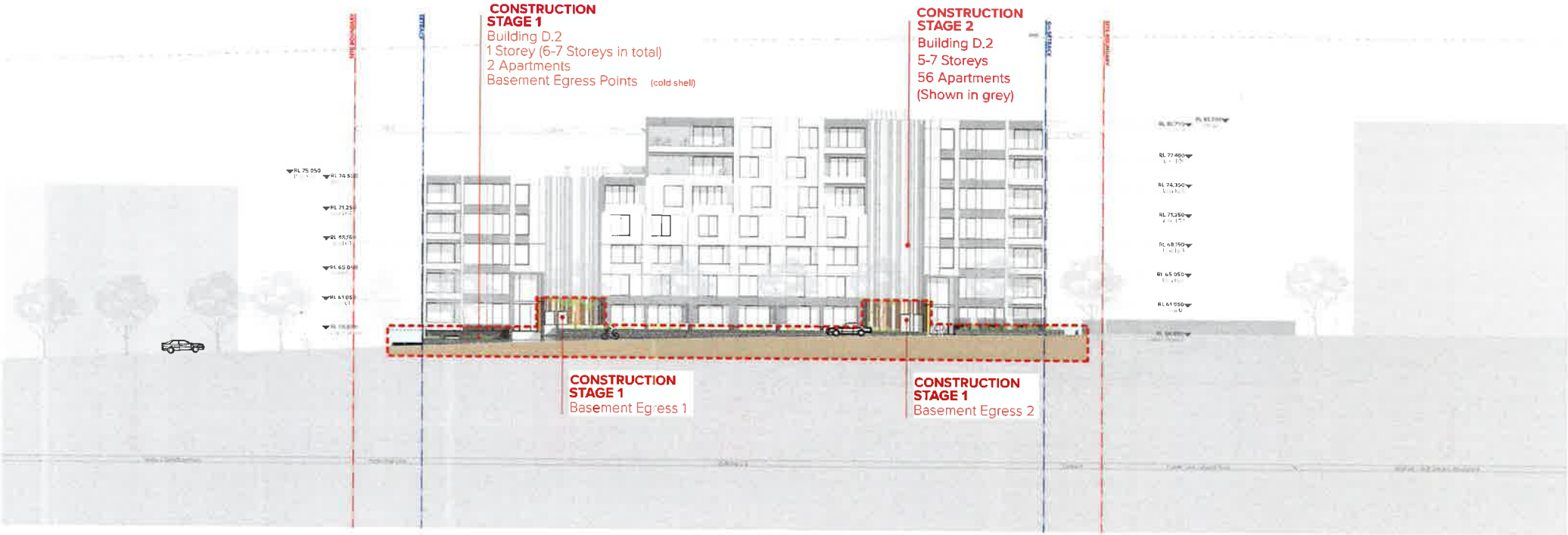
Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

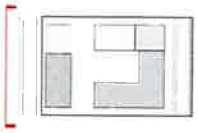
Drawing title
Staging Plans
Staging Plan - New Council Road Elevation

Scale 1:200 @A1, 50%@A3
For DA Submission

Project No 16046
Drawn by AS
Drawing No DA-880-252
Rev A

TURNER





NOTES

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

NOTES

Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing title
Staging Plans
Staging Plan - Torelli Street Elevation

Scale	Project No	Drawn by	Next
1:200 @A1, 50%@A3	16046	AS	
Status	Dwg No	Rev	
For DA Submission	DA-880-253	A	

TURNER

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

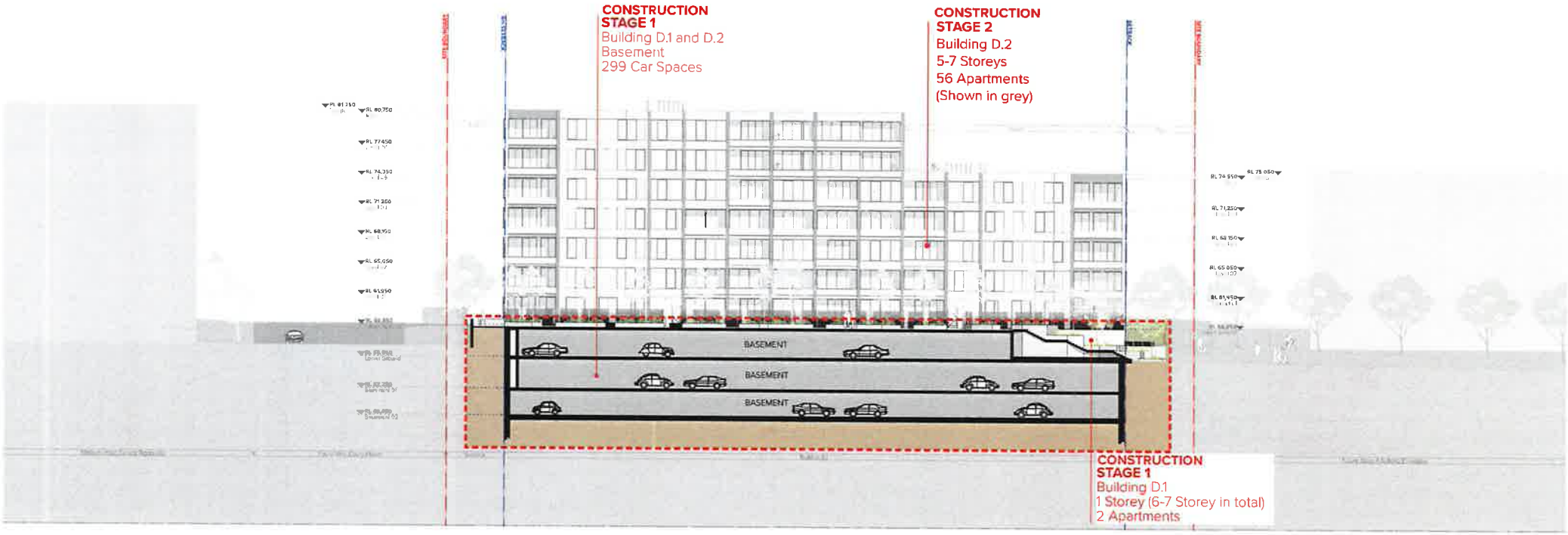
RESIDENTIAL GROUP

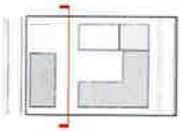
Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing title
Staging Plans
Staging Plan - Pedestrian Link Elevation

Status: For DA Submission
Project No: 16046
Drawn by: AS
Drawing No: DA-880-254
Rev: A

TURNER





Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

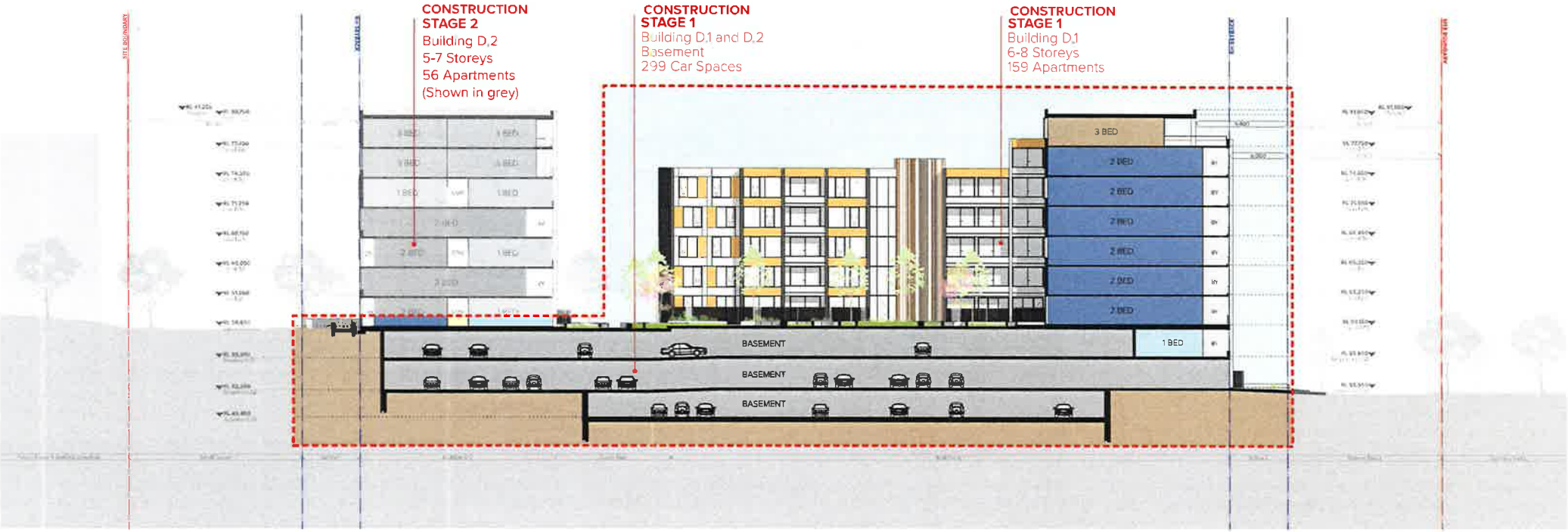
RESIDENTIAL

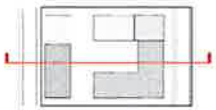
Project Title
Stage 3 LOTUS
Dudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Staging Plans
Staging Plan - Courtyard Elevation West

Scale 1:250 @A1, 1:500@A3
Project No. 16046
Drawn by AS
Status For DA Submission
Dwg No. DA-890-255
Rev. A

TURNER





NOTES

CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

NOTES

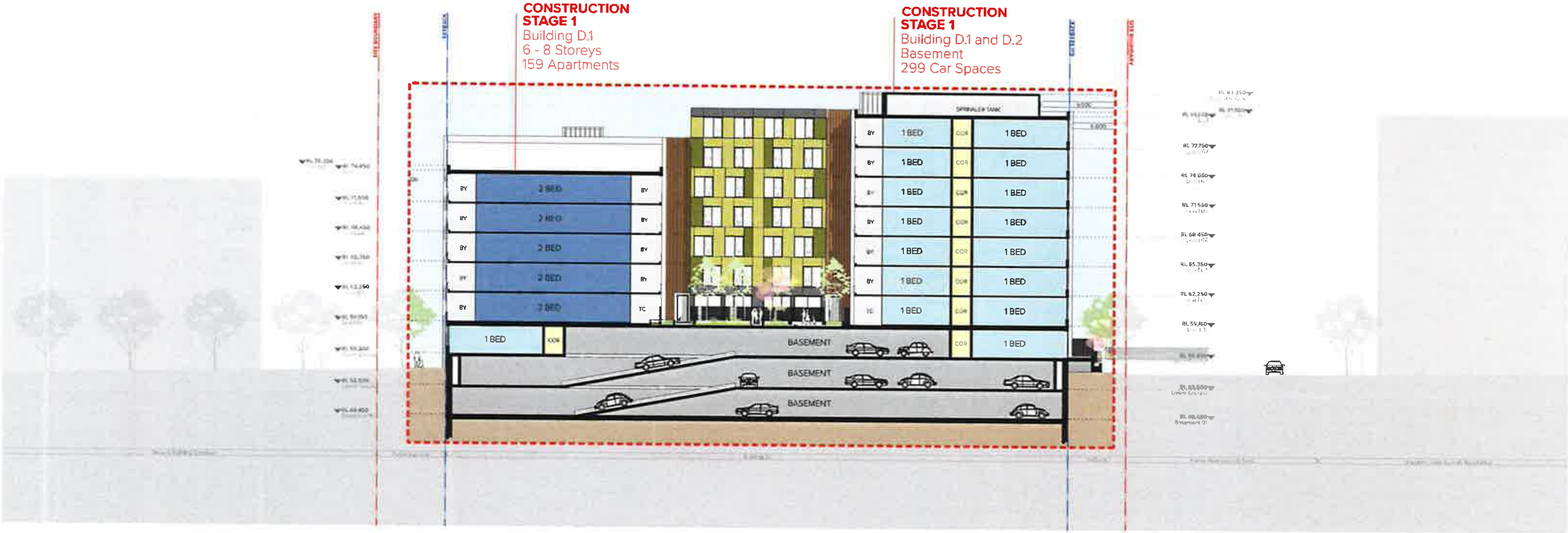
No	Date	Item
1	10.10.17	Issued to Council

Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Staging Plans
Staging Plan - Courtyard Elevation North

Scale	Project No	Drawn by	Rev
1:200 @A1, 50%@A3	16046	AS	
Status	Dwg No	Rev	
For DA Submission	DA-880-256	A	

TURNER



Client
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

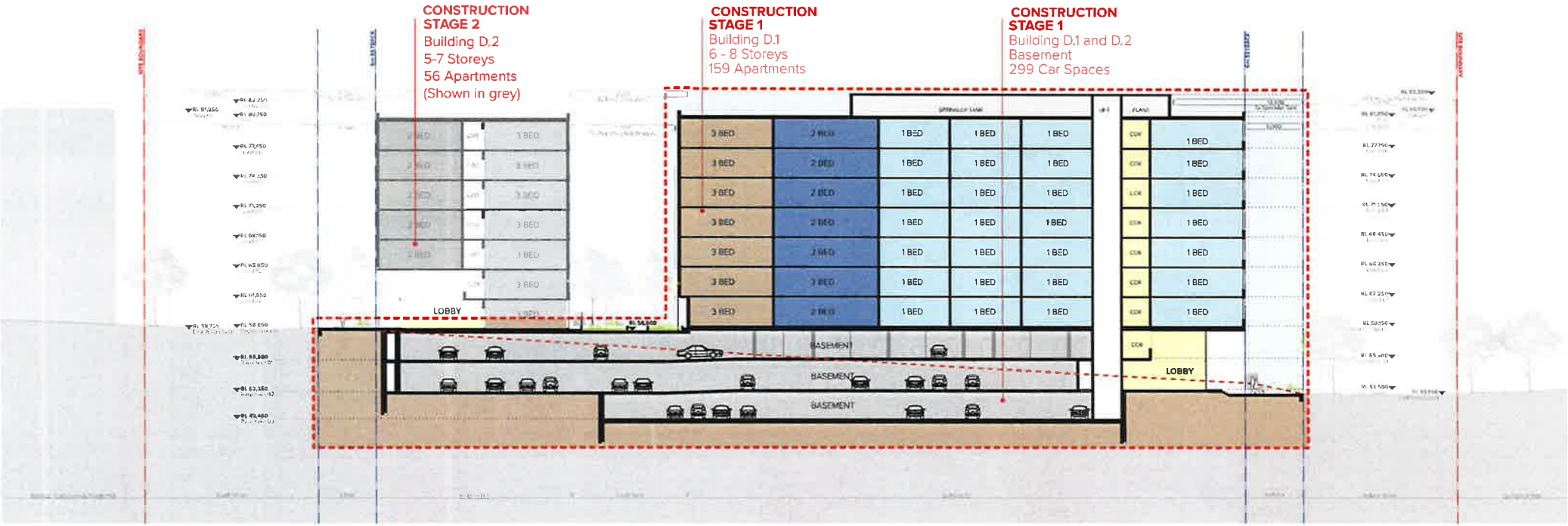
RESIDENTIAL

Project title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Staging Plans
Staging Plan - Courtyard Elevation East

Scale	Project No	Drawn by
1:300 @A1, 50%@A3	16046	AS
Status	Dwg No	Rev
For DA Submission	DA-880-257	A

TURNER



Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL GROUP

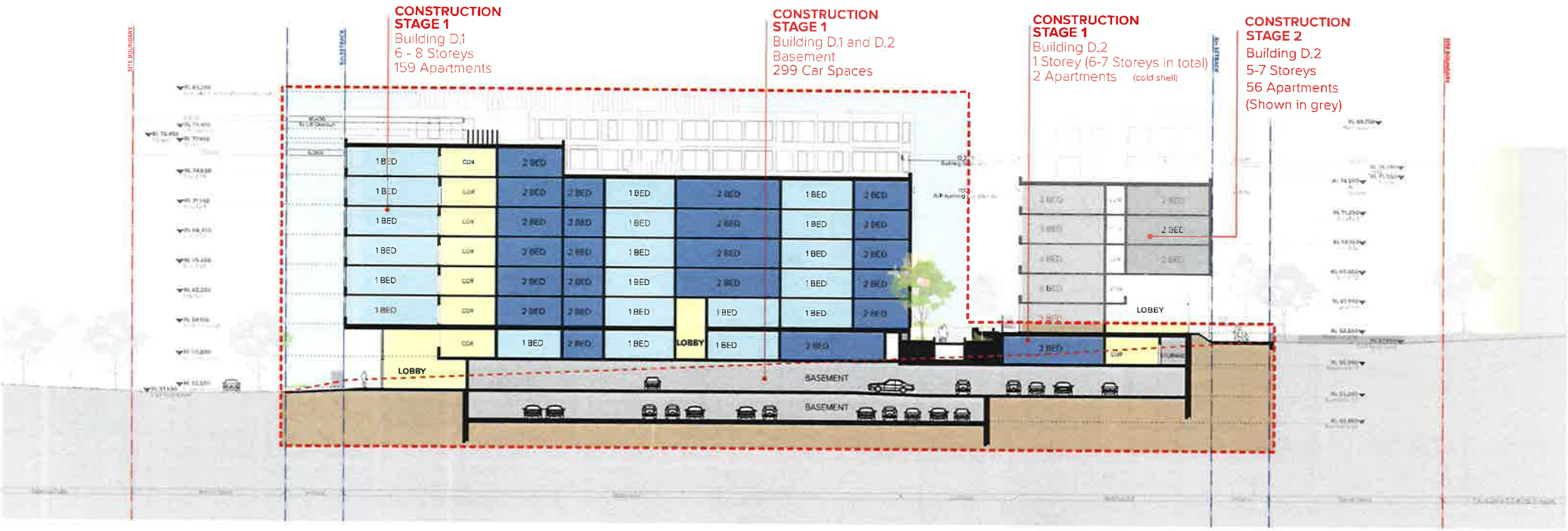
Project No 16046
Drawn By AS
Rev A
Dwg No DA-880-311

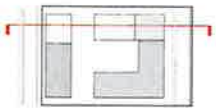
Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Staging Plans
Staging Plan - Section 1

Scale 1:200 @A1, 50%@A3
Status For DA Submission

TURNER





CLIENT
Residential Group
Suite 203/2 Brookhollow Ave
Baulkham Hills 2153

RESIDENTIAL

NOTES

Project Title
Stage 3 LOTUS
Cudgegong Road / Rouse Road Rouse Hill NSW 2155

Drawing Title
Staging Plans
Staging Plan - Section 2

Scale	Project No.	Drawn By	Note
1:200 @A1, 50% @A3	16046	AS	
Status	Dwg No.	Rev.	
For DA Submission	DA-BBII-312	A	

TURNER