

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
Site 2, 59 Cudgegong Road, Rouse Hill					
These are the Specifications upon which the NatHERS Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.					
Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	6.70	0.57	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, clear	Aluminium	6.70	0.70	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Single glazed, low E High solar gain	Aluminium	5.40	0.58	See NatHERS glazing schedule for application
Default	Single glazed, low E Low solar gain	Aluminium	5.60	0.41	See NatHERS glazing schedule for application
Default	Double glazed, clear	Aluminium	4.80	0.59	See NatHERS glazing schedule for application
Default	Double glazed, low E High solar gain	Aluminium	4.30	0.53	See NatHERS glazing schedule for application
Skylights	Glass	Frame	U value	SHGC	Detail
External walls	Construction	Added Insulation		Detail	
Brick Veneer		R2.0		To floor levels: G, 1 and 6, 7	
Concrete (AFS)		R1.5		To floor levels: 2, 3, 4, 5	
Concrete (AFS)		R2.5		To unit: C02	
Internal walls	Construction	Added Insulation		Detail	
Plasterboard on studs		None		Within units	
Concrete (AFS)		None		Party/ common walls	
Floors	Construction	Added Insulation		Covering	Detail
Concrete		None		Carpet generally; tiles wet areas	Generally
Concrete		R1.5		Carpet generally; tiles wet areas	To units: A01, A02, A03, A32, A33, A34, B01, B02, B03, B07, B32, B33, B34, C01, C02, C03, C07, C32, C33, C34, D01, D02, D03, D32, D33, D34
Ceilings	Construction	Added Insulation		Detail	
Plasterboard		None		Generally	
Plasterboard		R1.5		To ceilings below roof to units: A02, A03, B02, B03, C02, C03, D02, D03	
Plasterboard		R2.5		To all level 7 units	
Roof	Construction	Added Insulation		Detail	
Concrete		(refer to ceiling detail above)			
Metal deck		(refer to ceiling detail above)			
Other Requirements					
All exhaust fans and downlights (if installed) to be <b>sealed</b> to prevent air infiltration					



ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	ISSUE
DA-A000	COVER PAGE	G
DA-A001	SITE SUMMARY	G
DA-A100	SITE ANALYSIS	G
DA-A101	SITE PLAN/NOTIFICATION	G
DA-A200	BASEMENT -1	G
DA-A201	BASEMENT-2	G
DA-A202	GROUND FLOOR PLAN	G
DA-A203	LEVEL-1	G
DA-A204	LEVEL-2	G
DA-A205	LEVEL-3	G
DA-A206	LEVEL-4	G
DA-A207	LEVEL-5	G
DA-A208	LEVEL-6	G
DA-A209	LEVEL-7	G
DA-A210	ROOF PLAN	G
DA-A300	ELEVATIONS	G
DA-A301	ELEVATIONS	G
DA-A302	SECTIONAL ELEVATIONS	G
DA-A303	SECTIONAL ELEVATIONS	G
DA-A304	SECTIONS	G
DA-A305	SECTIONS	G
DA-A306	26.0M BUILDING HEIGHT PLANE	G
DA-A400	TYPICAL FLOOR PLANS	G
DA-A500	PERSPECTIVES	G
DA-A600	FSR CALCULATIONS DIAGRAMS	G
DA-A601	LANDSCAPE AREA & COMMUNAL OPEN SPACE CALC	G
DA-A602	SITE COVERAGE, DEEP SOIL ZONE DIAGRAMS CALC	G
DA-A603	COMMUNAL OPEN SPACE SOLAR ACCESS DIAGRAMS	G
DA-A604	COMMUNAL OPEN SPACE SOLAR ACCESS DIAGRAMS	G

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	ISSUE
DA-A605	SHADOW DIAGRAMS	G
DA-A606	SHADOW DIAGRAMS	G
DA-A607	SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS	G
DA-A607.1	SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS	G
DA-A607.2	3D VIEW TO SUN	G
DA-A607.3	3D VIEW TO SUN	G
DA-A607.4	3D VIEW TO SUN	G
DA-A607.5	3D VIEW TO SUN	G
DA-A607.6	SOLAR STUDY	G
DA-A607.7	SOLAR STUDY	G
DA-A607.8	SOLAR STUDY	G
DA-A607.9	SOLAR STUDY	G
DA-A607.10	SOLAR STUDY	G
DA-A607.11	SOLAR STUDY	G
DA-A607.12	SOLAR STUDY	G
DA-A607.13	SOLAR STUDY	G
DA-A607.14	SOLAR STUDY	G
DA-A607.15	SOLAR STUDY	G
DA-A607.16	SOLAR STUDY	G
DA-A607.17	SOLAR STUDY	G
DA-A607.18	SOLAR STUDY	G
DA-A607.19	SOLAR STUDY	G
DA-A607.20	SOLAR STUDY	G
DA-A607.21	SOLAR STUDY	G
DA-A607.22	SOLAR STUDY	G
DA-A700	FACADE & FENCE DETAILS	G
DA-A800	UNIT SCHEDULES	G
DA-A801	UNIT SCHEDULES	G
DA-A900	STAGING PLANS	G

PROPOSED RESIDENTIAL DEVELOPMENT  
59 CUDGEGONG ROAD ROUSE HILL, NSW 2155

SITE 2





EXECUTIVE SUMMARY

CONTROL			PROPOSED		
01. SITE AREA			DEVELOPABLE SITE AREA		
			11740.00m²		
02. ZONE			MEDIUM DENSITY		
03. BUILDING HEIGHT			26m		
04. FSR GROSS FLOOR AREA			1.75:1 20,545.00m²		
05. SITE COVERAGE			5,870.00m² 50% OF SITE		
			4,965.50m² 42.30% OF SITE		
06. LANDSCAPE AREA MINIMUM			3,522.00m² 30% OF SITE		
			3533m² 30.10% OF SITE		
07. DEEP SOIL ZONE			821.80m² 7% OF SITE (ADG)		
			2644m² 22.52% OF SITE		
08.COMMUNAL OPEN SPACE			2,935.00m² 25% OF SITE		
			3,259.70m² 27.77% OF SITE		
09. NUMBER OF UNITS			239 UNITS		
			28 1B 11.71%		
			178 2B 74.48%		
			33 3B 13.81%		
10. ADAPTABLE			10%		
			23.9		
			24		
			20%		
			48		
11. CAR PARKING SPACES Car Parking rates based on council's DCP					
1 BEDROOM	1 / UNIT	28	28 SPACES		
2 BEDROOM	1 / UNIT	178	178 SPACES		
3 BEDROOM	1.5 / UNIT	49.5	50 SPACES		
VISITOR	1 / 5 UNIT	47.8	48 SPACES		
TOTAL		303.3	317 CAR SPACES		
ADAPTABLE			23.9 (10%)		
BICYCLE			80		
			80 SPACES		
11. SOLAR ACCESS			70% 2 HRS		
			73.64% 176 / 239 UNITS		
12. CROSS VENTILATION			60%		
			80.00% 192 / 239 UNITS		

DEVELOPMENT YIELD

SITE AREA11,740.00m²

BUILDING		A				
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR	
7TH	2	6	0	8	609.60m²	
6TH	2	6	0	8	609.60m²	
5TH	2	6	0	8	609.60m²	
4TH	2	6	0	8	609.60m²	
3RD	2	6	0	8	609.60m²	
2ND	2	6	0	8	609.60m²	
1ST	2	6	0	8	609.60m²	
GROUND	0	2	4	6	689.23m²	
BASEMENT 1						
BASEMENT 2						
TOTAL	14	44	4	62	4956.43m²	

BUILDING B					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR
7TH	0	5	2	7	606.82m²
6TH	0	5	2	7	606.82m²
5TH	0	5	2	7	606.82m²
4TH	0	5	2	7	606.82m²
3RD	0	8	0	8	646.60m²
2ND	0	8	0	8	646.60m²
1ST	0	8	0	8	646.60m²
GROUND	0	2	4	6	653.63m²
BASEMENT 1					
BASEMENT 2					
TOTAL	0	46	12	58	5018.23m²

BUILDING C					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR
7TH	0	5	2	7	606.20m <sup>2</sup>
6TH	0	5	2	7	606.20m <sup>2</sup>
5TH	0	5	2	7	606.20m <sup>2</sup>
4TH	0	5	2	7	606.20m <sup>2</sup>
3RD	0	8	0	8	646.60m <sup>2</sup>
2ND	0	8	0	8	646.60m <sup>2</sup>
1ST	0	8	0	8	646.60m <sup>2</sup>
GROUND	0	2	4	6	653.63m <sup>2</sup>
BASEMENT 1					
BASEMENT 2					
TOTAL	0	46	12	58	5018.23m <sup>2</sup>

BUILDING D					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR
7TH	2	6	0	8	602.30m <sup>2</sup>
6TH	2	6	0	8	602.30m <sup>2</sup>
5TH	2	6	0	8	602.30m <sup>2</sup>
4TH	2	6	0	8	602.30m <sup>2</sup>
3RD	2	6	0	8	602.30m <sup>2</sup>
2ND	2	6	0	8	602.30m <sup>2</sup>
1ST	2	6	0	8	602.30m <sup>2</sup>
GROUND	0	0	5	5	675.00m <sup>2</sup>
BASEMENT 1					
BASEMENT 2					
TOTAL	14	42	5	61	4891.10m <sup>2</sup>

TOTAL2811.71%17874.48%3313.81%239100%

TOTAL GROSS FLOOR AREA19,883.99m²

PROJECT STATUS:DEVELOPMENT APPLICATION

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PROJECT :RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGEGONG ROAD, ROUSE HILL,NSW  
2155(SITE - 2)  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
SITE SUMMARY  
DESIGN: NS  
DRAWN: AIRP  
DATE: JUNE 2016  
SCALE: AS SHOWN  
ISSUE: G  
SHEET : DA-A001

APARTMENT SOLAR ACCESS COMPLIANCE

BUILDING A		NO.OF APARTMENTS PER FLOOR	NO. OF UNITS RECEIVING MIN 2 HRS SOLAR ACCESS	NO. OF UNITS NOT RECEIVING MIN 2 HRS SOLAR ACCESS	NO. OF UNITS NO DIRECT SUNLIGHT	NO. OF CROSS VENTILATED UNITS
Ground Floor		6	4	2	0	6
Level 1		8	6	1	1	6
Level 2		8	6	1	1	6
Level 3		8	6	1	1	6
Level 4		8	6	1	1	6
Level 5		8	6	1	1	6
Level 6		8	6	1	1	6
Level 7		8	6	1	1	6
SUB TOTAL		62	46	9	7	48

BUILDING B						
Ground Floor		6	2	4	0	6
Level 1		8	5	2	1	6
Level 2		8	6	1	1	6
Level 3		8	6	1	1	6
Level 4		7	6	1	0	6
Level 5		7	6	1	0	6
Level 6		7	6	1	0	6
Level 7		7	6	1	0	6
SUB TOTAL		58	43	12	3	48

BUILDING C						
Ground Floor		6	2	4	0	6
Level 1		8	6	1	1	6
Level 2		8	6	1	1	6
Level 3		8	6	1	1	6
Level 4		7	6	1	0	6
Level 5		7	6	1	0	6
Level 6		7	6	1	0	6
Level 7		7	6	1	0	6
SUB TOTAL		58	44	11	3	48

BUILDING D						
Ground Floor		6	2	3	0	6
Level 1		8	5	2	1	6
Level 2		8	6	1	1	6
Level 3		8	6	1	1	6
Level 4		8	6	1	1	6
Level 5		8	6	1	1	6
Level 6		8	6	1	1	6
Level 7		6	6	1	1	6
SUB TOTAL		61	43	11	7	48

TOTAL23974.23%17617.99%438.37%19280.00%

MIN REQUIRED70%60%

PROVIDED73.64% OR (176/239)80.00% (192/239)

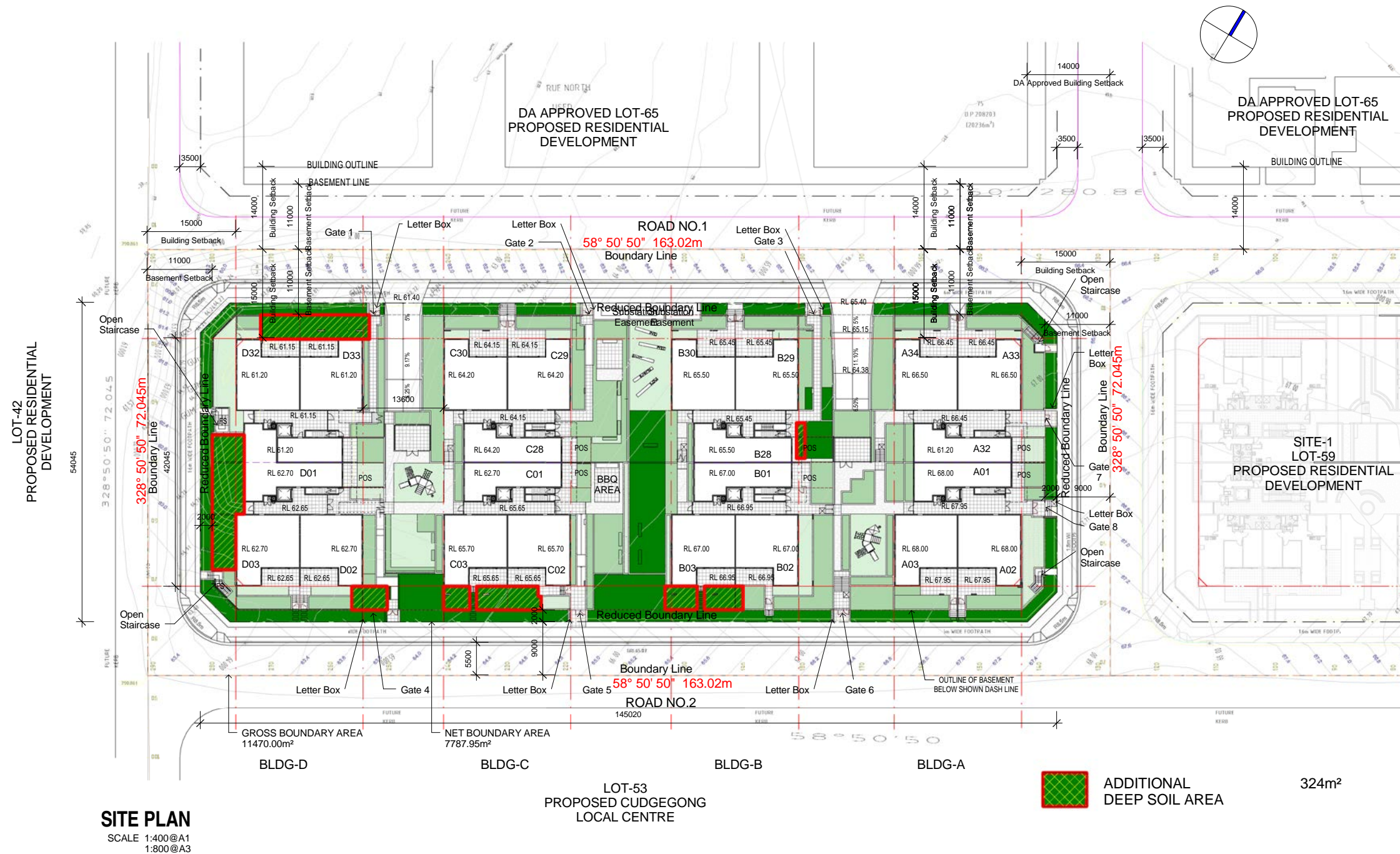
ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council





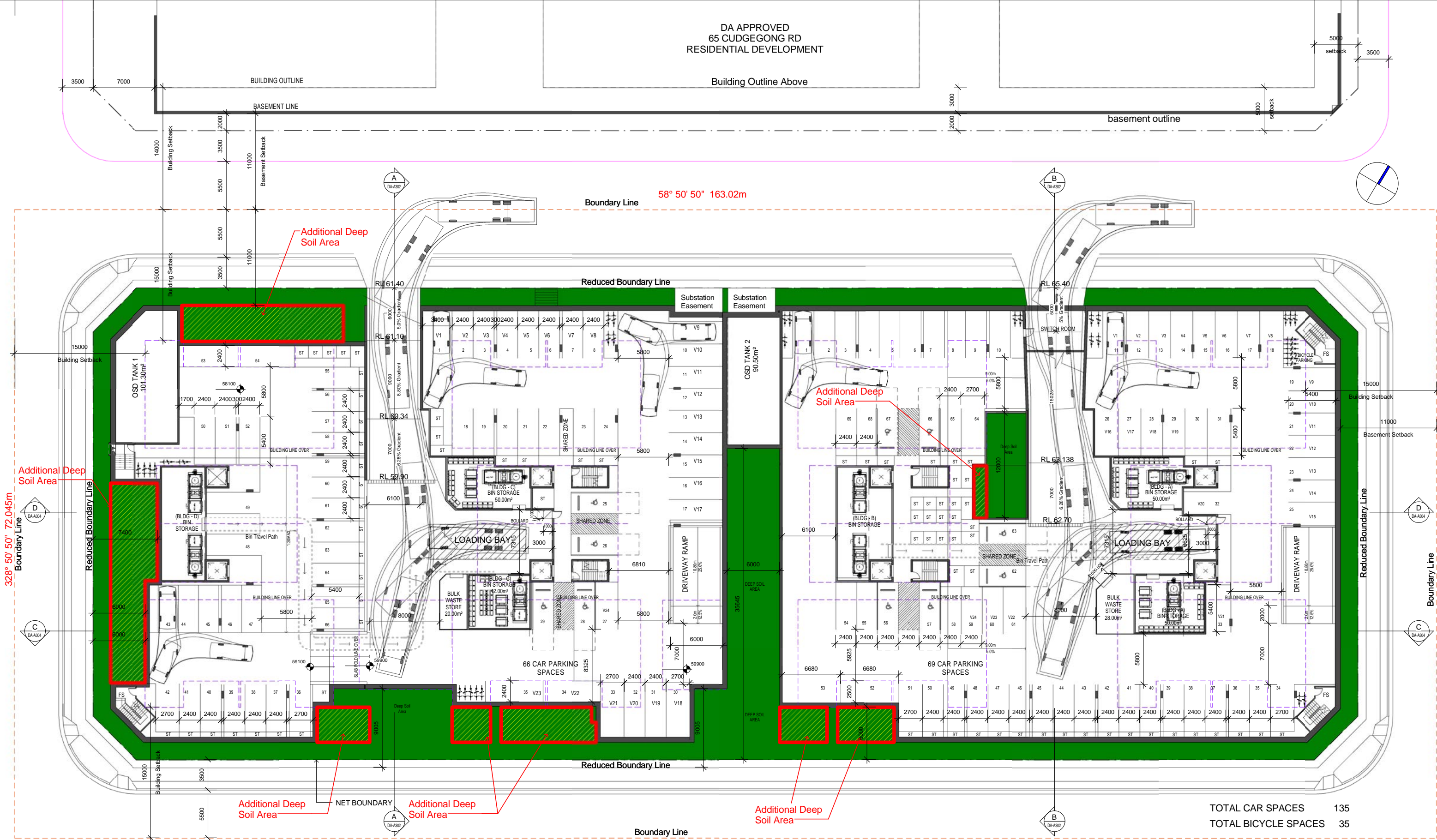






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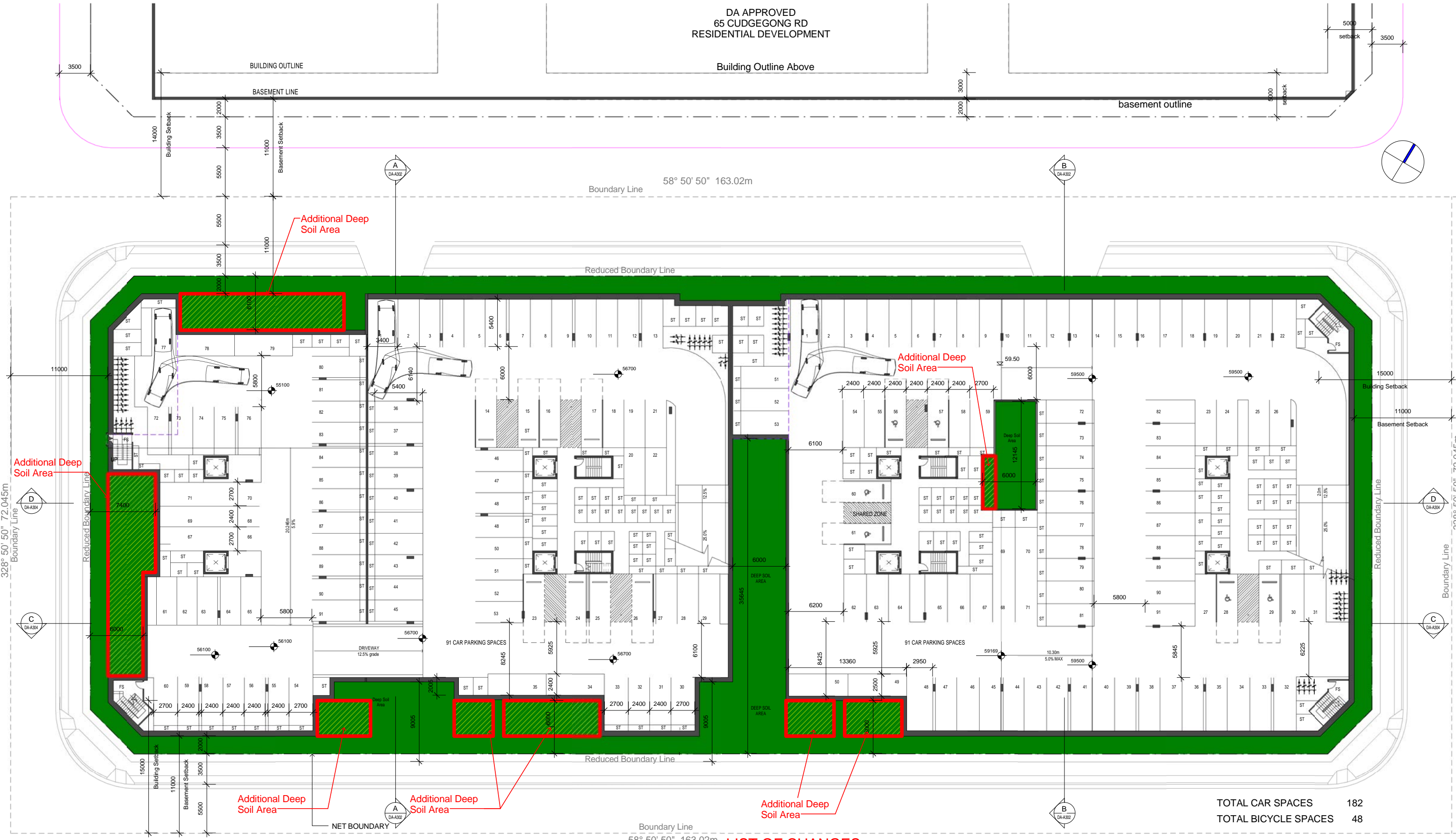
**LIST OF CHANGES**

1. Additional 360m<sup>2</sup> deep soil landscaped area with dimensions greater than 6m as shown with a red outline.

2. 24 car spaces deleted to allow for additional deep soil landscaped area.

**ADDITIONAL DEEP SOIL AREA** 324m<sup>2</sup>





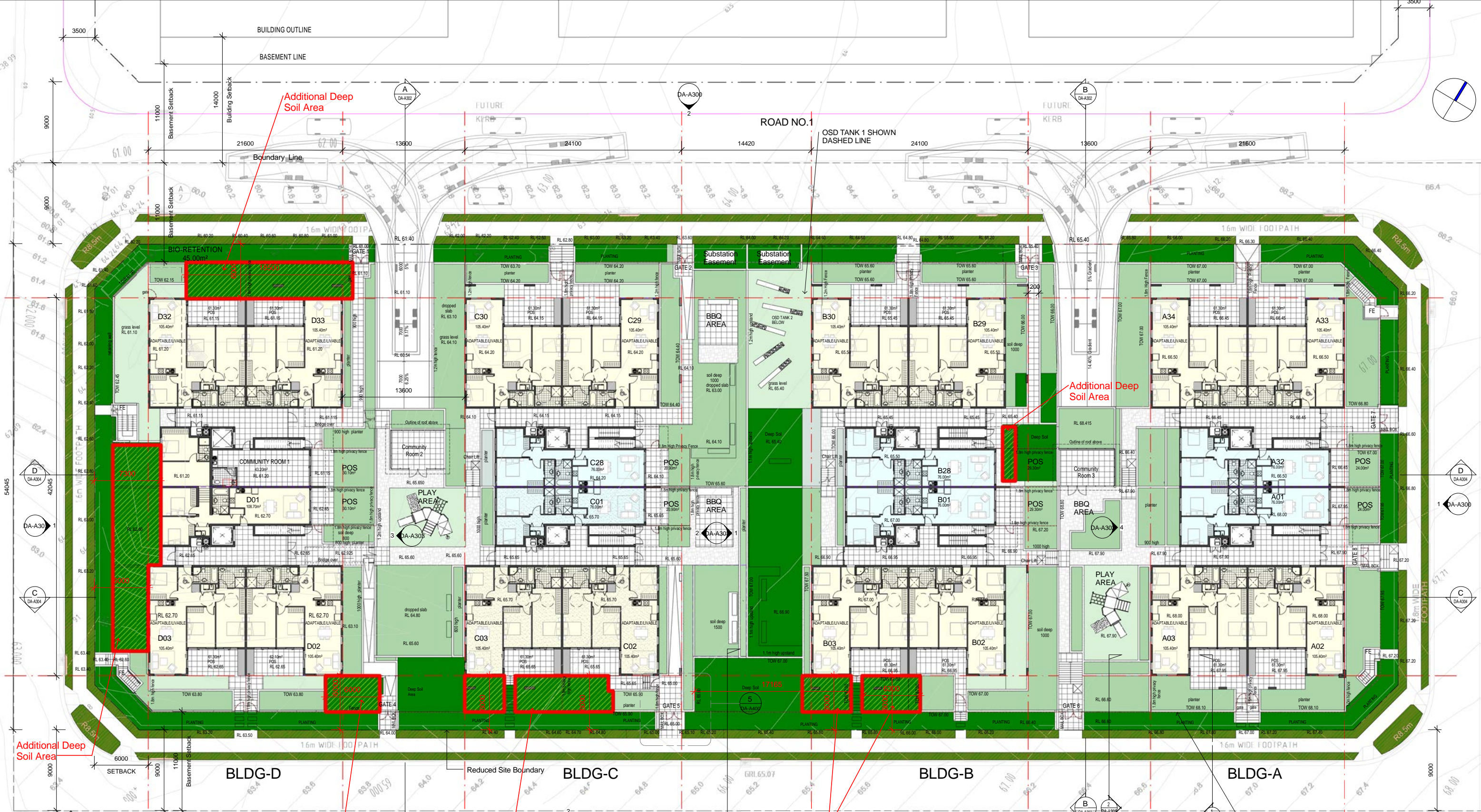
**BASEMENT 2**  
1 : 200 @ A1  
1 : 400 @ A3

**LIST OF CHANGES**  
1. Additional 360m<sup>2</sup> deep soil landscaped area with dimensions greater than 6m as shown with a red outline.

2. 24 car spaces deleted to allow for additional deep soil landscaped area.

 **ADDITIONAL DEEP SOIL AREA** 324m<sup>2</sup>





**GROUND FLOOR PLAN**  
1: 200 @ A1  
1: 400 @ A3

**LIST OF CHANGES**  
1. Additional 324m<sup>2</sup> deep soil landscaped area with dimensions greater than 6m as shown with a red outline.

**LEGEND**

	1 BED UNIT	0 UNITS
	2 BED UNIT	7 UNITS
	3 BED UNIT	17 UNITS

ADDITIONAL DEEP SOIL AREA 324m<sup>2</sup>

**Notes:**

- 1. All dimensions are in millimetres and should be verified on site by builder prior to commencement of works.
- 2. All construction to comply with the Building Code of Australia, relevant Australian Standards and approved development consent conditions.
- 3. All dimensions that relate to site boundaries and easements are subject to verification on site by surveyor.
- 4. Figure dimensions to take precedence over scaled dimensions. If in doubt call CAD PLANS PTY LTD.
- 5. All timber construction is to be in accordance with the National Timber Framing Code AS 1600.
- 6. Roof water and sub soil drainage to be disposed of in the approved manner as indicated on the stormwater plan designed by the stormwater engineer.
- 7. All structural details to be designed by an approved structural engineer.
- 8. Drawing not to be used for construction unless marked 'ISSUED FOR CONSTRUCTION'.

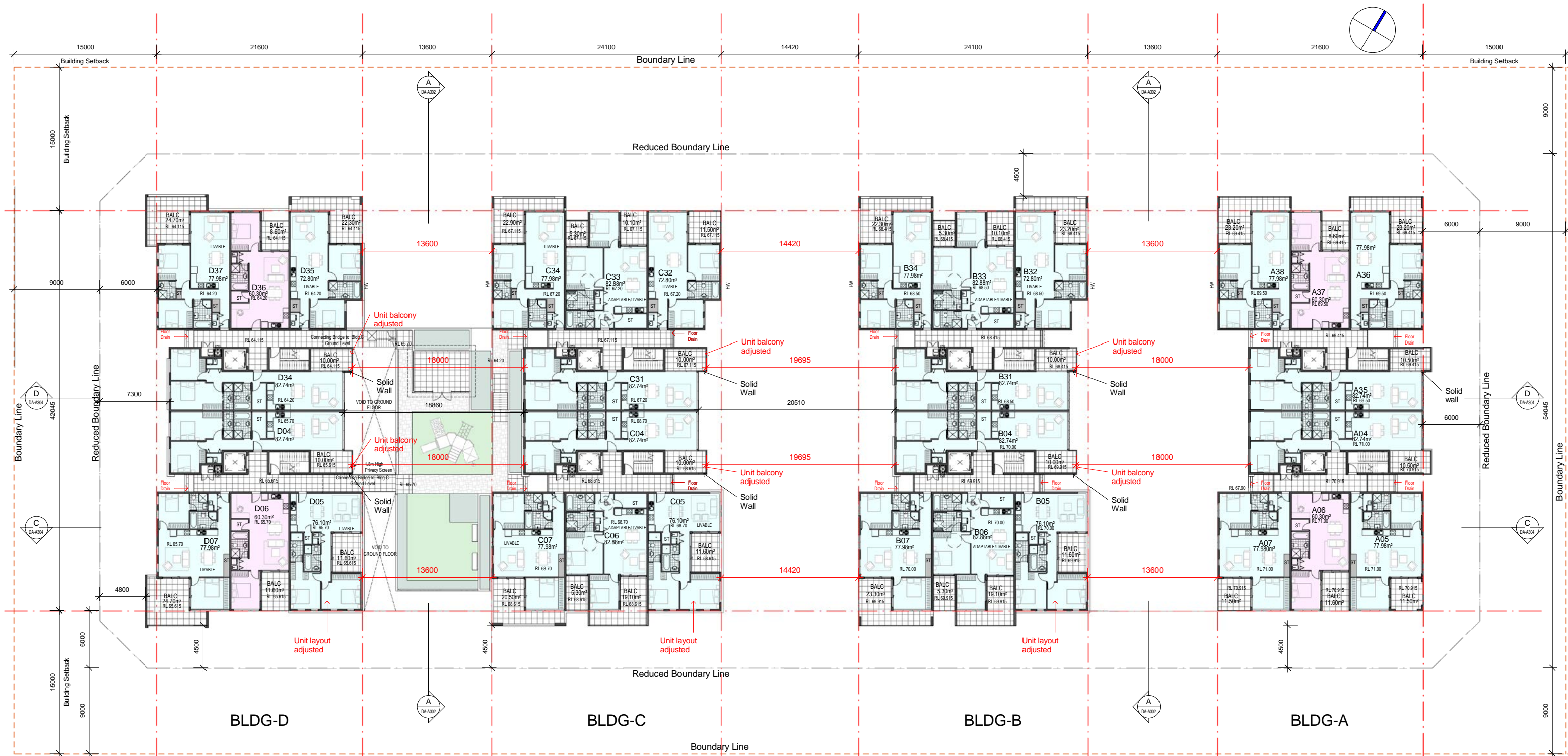
**Notes:**

- 1. List of changes on page DA 203.
- 2. All units to have provisions for clothes dryers included in laundry area.

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council







**LEVEL- 1**  
1 : 200 @ A1  
1 : 400 @ A3

- LIST OF CHANGES**
- Unit B05,C05 and D05 layout adjusted.
  - Unit B04, B31, C04, C31, D04 and D34 balcony adjusted.
  - Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 UNITS
	2 BED UNIT	28 UNITS

Note:  
All units to have provisions for clothes dryers included in laundry area.

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G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1996.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

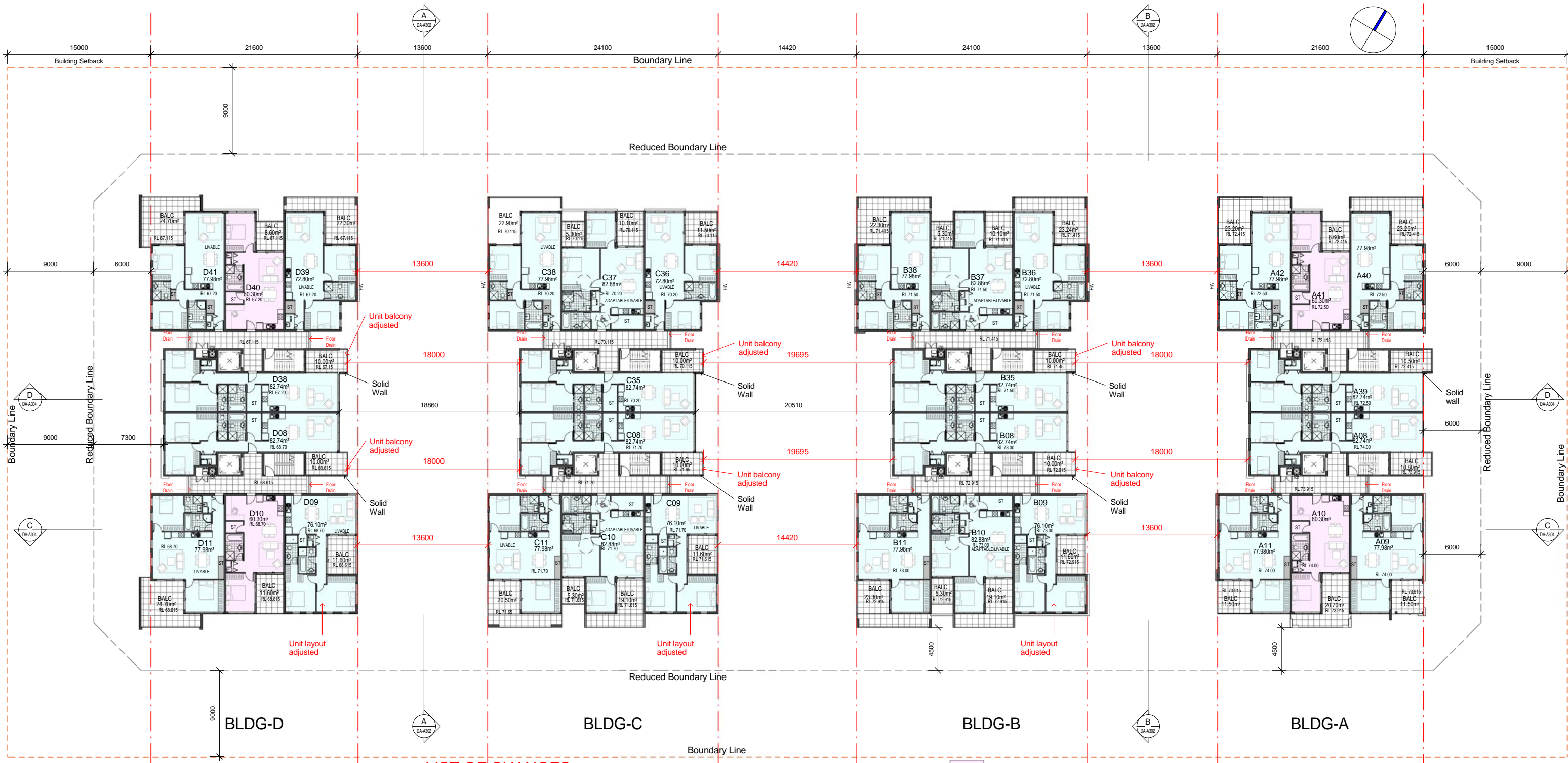
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**LEVEL-1**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN



ISSUE:  
**G**  
SHEET :  
**DA-A203**





**LIST OF CHANGES**

1. Unit B09,C09 and D09 layout adjusted.
2. Unit B08, B35, C08, C35, D08 and D38 balcony adjusted.
3. Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 UNITS
	2 BED UNIT	28 UNITS

Note:  
All units to have provisions for clothes dryers included in laundry area.

**LEVEL - 2**  
1 : 200 @ A1  
1 : 400 @ A3

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN-DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS NTA - 1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

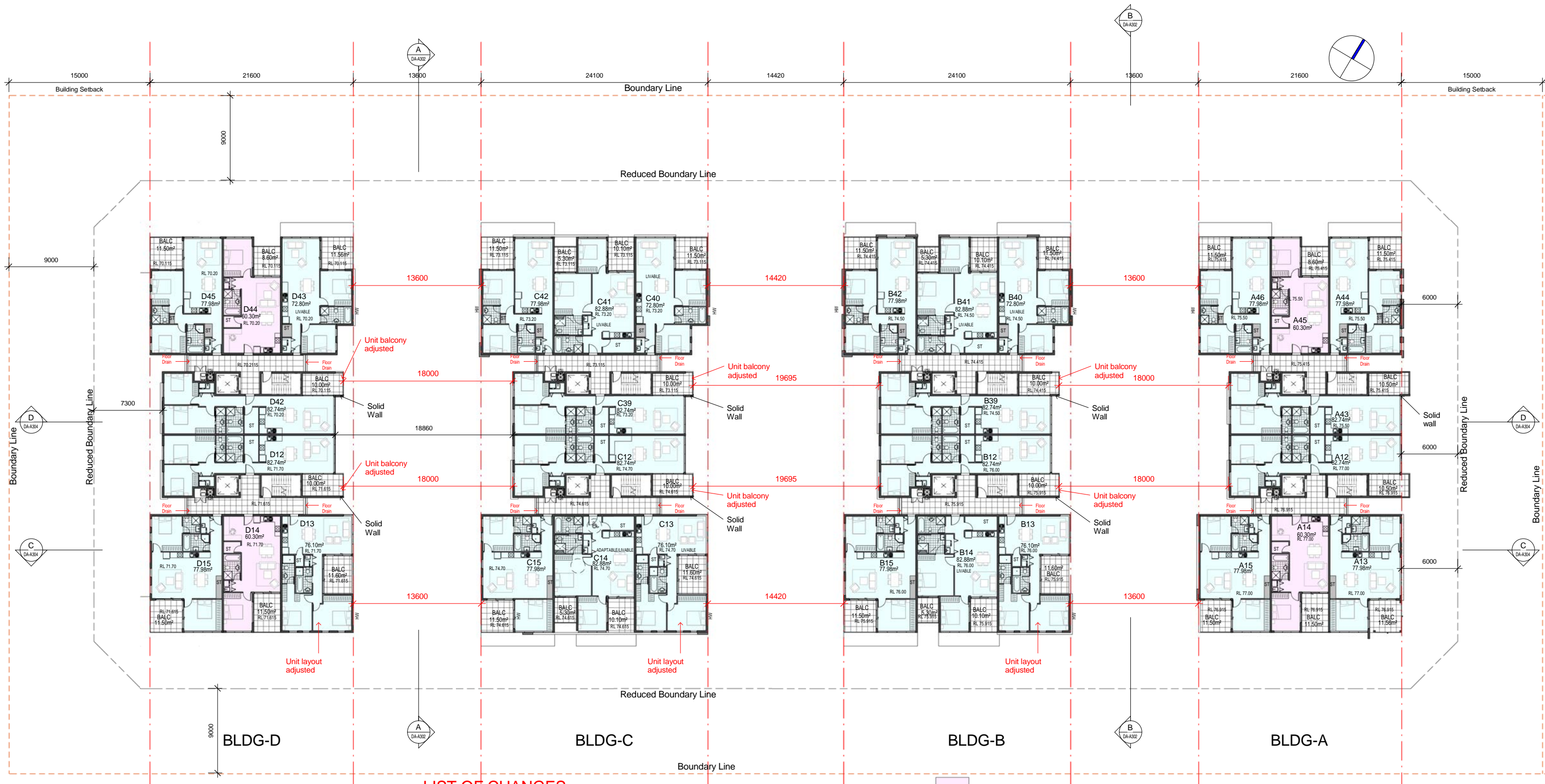
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**LEVEL-2**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A204**





### LIST OF CHANGES

- Unit B13,C13 and D13 layout adjusted.
- Unit B12, B39, C12, C39, D12 and D42 balcony adjusted.
- Unit separation increased between all buildings for ADG compliance.

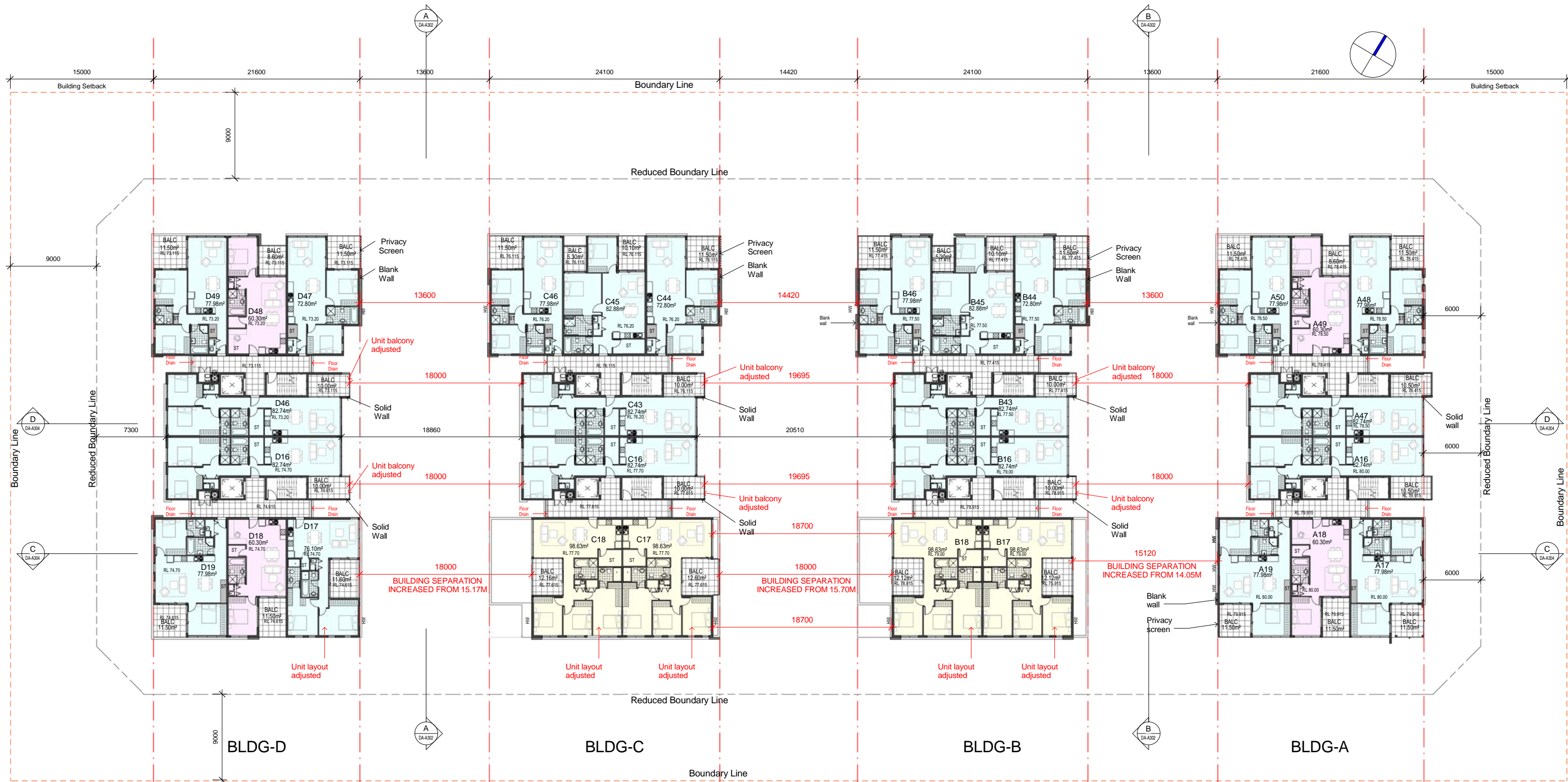
	1 BED UNIT	4 UNITS
	2 BED UNIT	28 UNITS

Note:  
All units to have provisions for clothes dryers included in laundry area.

**LEVEL- 3**  
1: 200 @ A1  
1: 400 @ A3

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G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council





**LIST OF CHANGES**

1. Unit B17, B18, C17, C18, and D17 layout adjusted.
2. Unit B16, B43, C16, C43, D17, D16 and D46 balcony adjusted.
3. Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 BED UNITS
	2 BED UNIT	22 BED UNITS
	3 BED UNIT	4 BED UNIT

Note:  
All units to have provisions for clothes dryers included in laundry area.

**LEVEL- 4**  
1: 200 @ A1  
1: 400 @ A3

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS NTA 1:1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



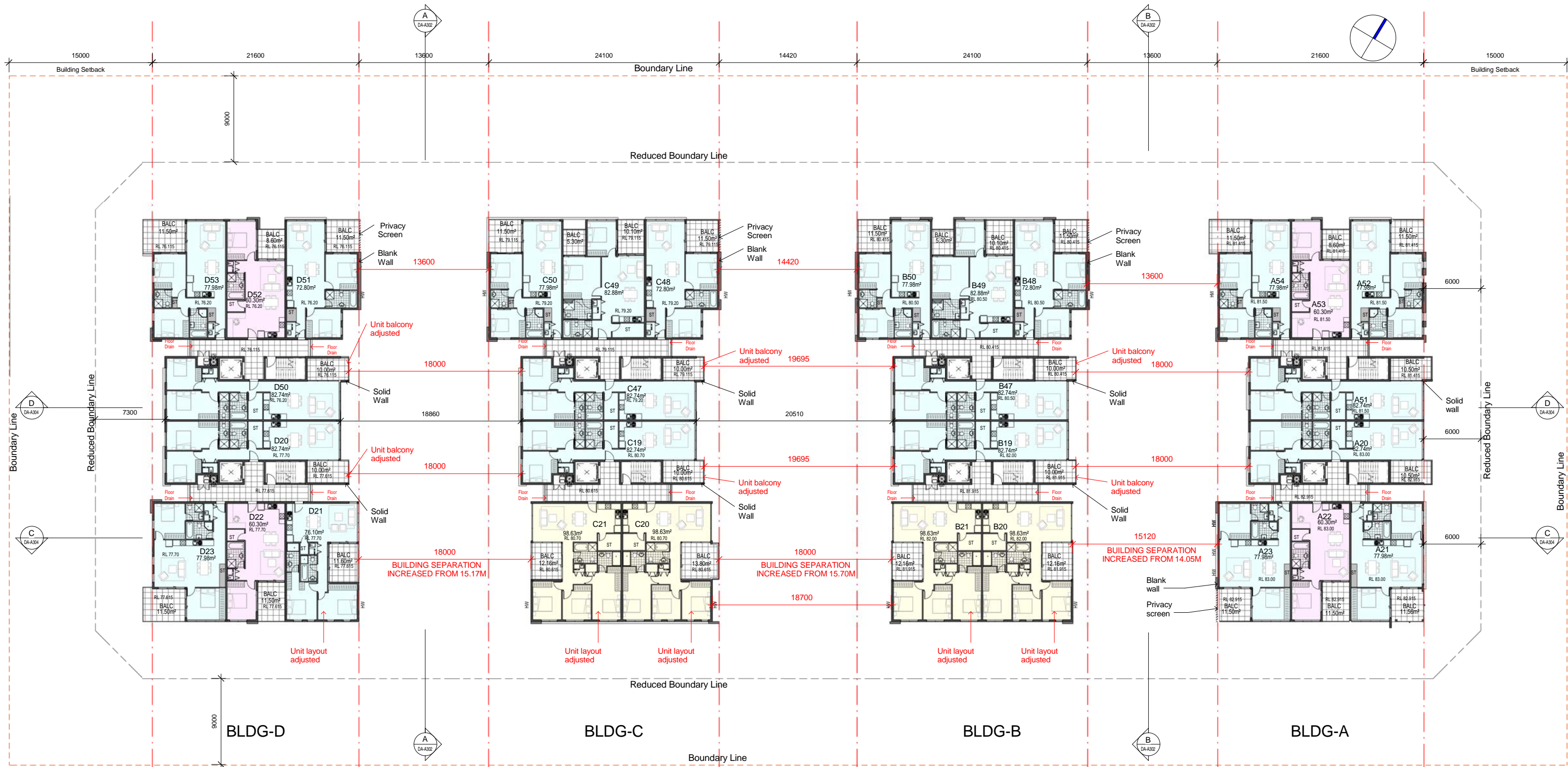
PROJECT STATUS:  
**DEVELOPMENT APPLICATION**  
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PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**LEVEL-4**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**G**  
SHEET:  
**DA-A206**





- LIST OF CHANGES**
- Unit B20, B21, C20, C21, and D21 layout adjusted.
  - Unit B19, B47, C19, C47, D20 and D50 balcony adjusted.
  - Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 BED UNITS
	2 BED UNIT	22 BED UNITS
	3 BED UNIT	4 BED UNIT

Note:  
All units to have provisions for clothes dryers included in laundry area.

**LEVEL - 5**  
1 : 200 @ A1  
1 : 400 @ A3

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

**NOTES:**

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS
- ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS
- ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR
- FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD
- ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODES AS 1684 & 1686
- ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER
- ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER
- DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION



PROJECT STATUS:  
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PROJECT :  
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SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

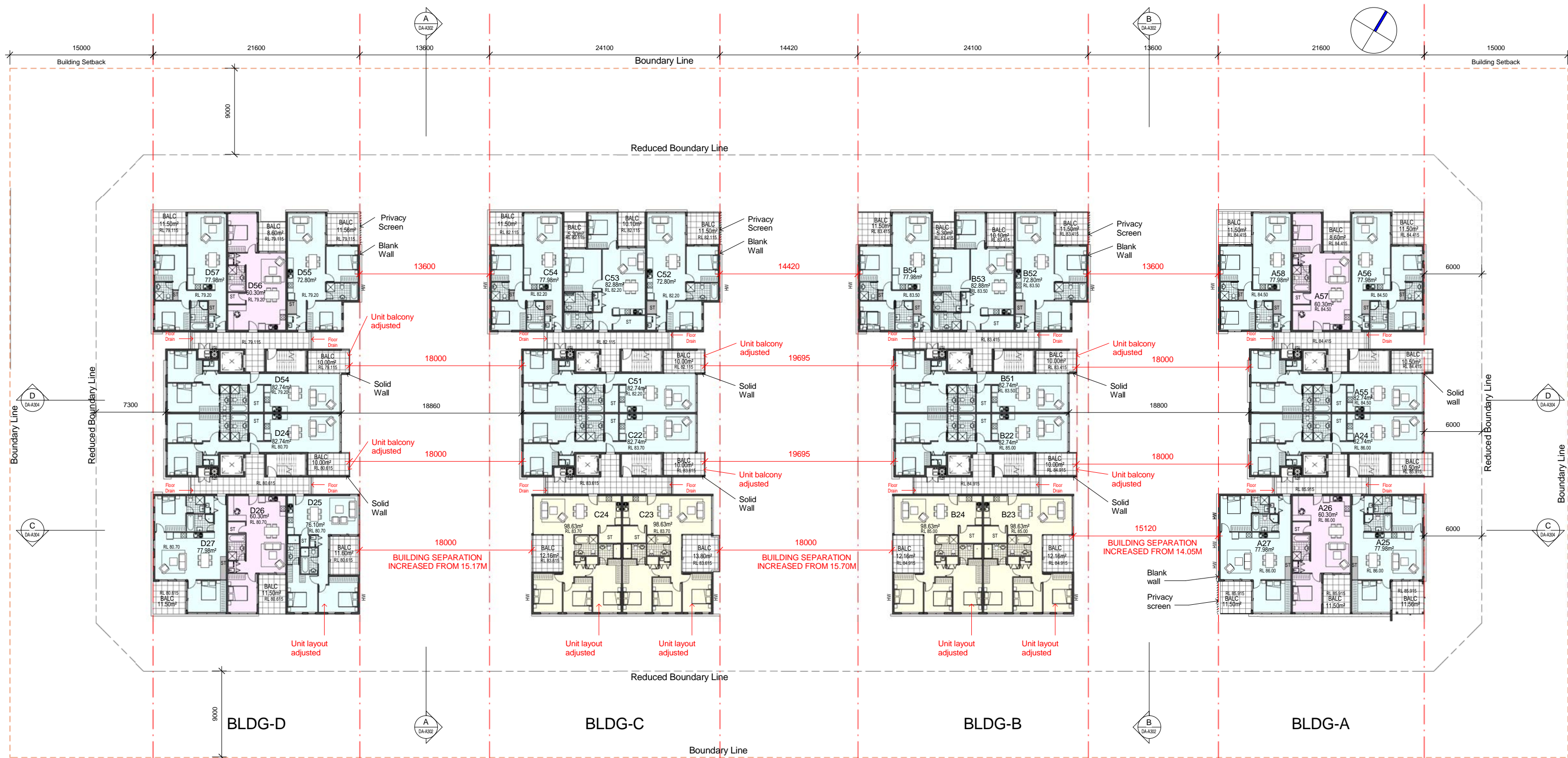
SHEET TITLE:  
**LEVEL-5**

DESIGN:	DRAWN:	DATE:	SCALE:
NS	AJRSA	JUNE 2016	AS SHOWN

ISSUE:  
**G**

SHEET :  
**DA-A207**





**LEVEL-6**  
1 : 200 @ A1  
1 : 400 @ A3

- LIST OF CHANGES**
1. Unit B23, B24, C23, C24, and D25 layout adjusted.
  2. Unit B22, B51, C22, C51, D24 and D54 balcony adjusted.
  3. Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 BED UNITS
	2 BED UNIT	22 BED UNITS
	3 BED UNIT	4 BED UNIT

Note:  
All units to have provisions for clothes dryers included in laundry area.

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
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4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN-DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS NTA-1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

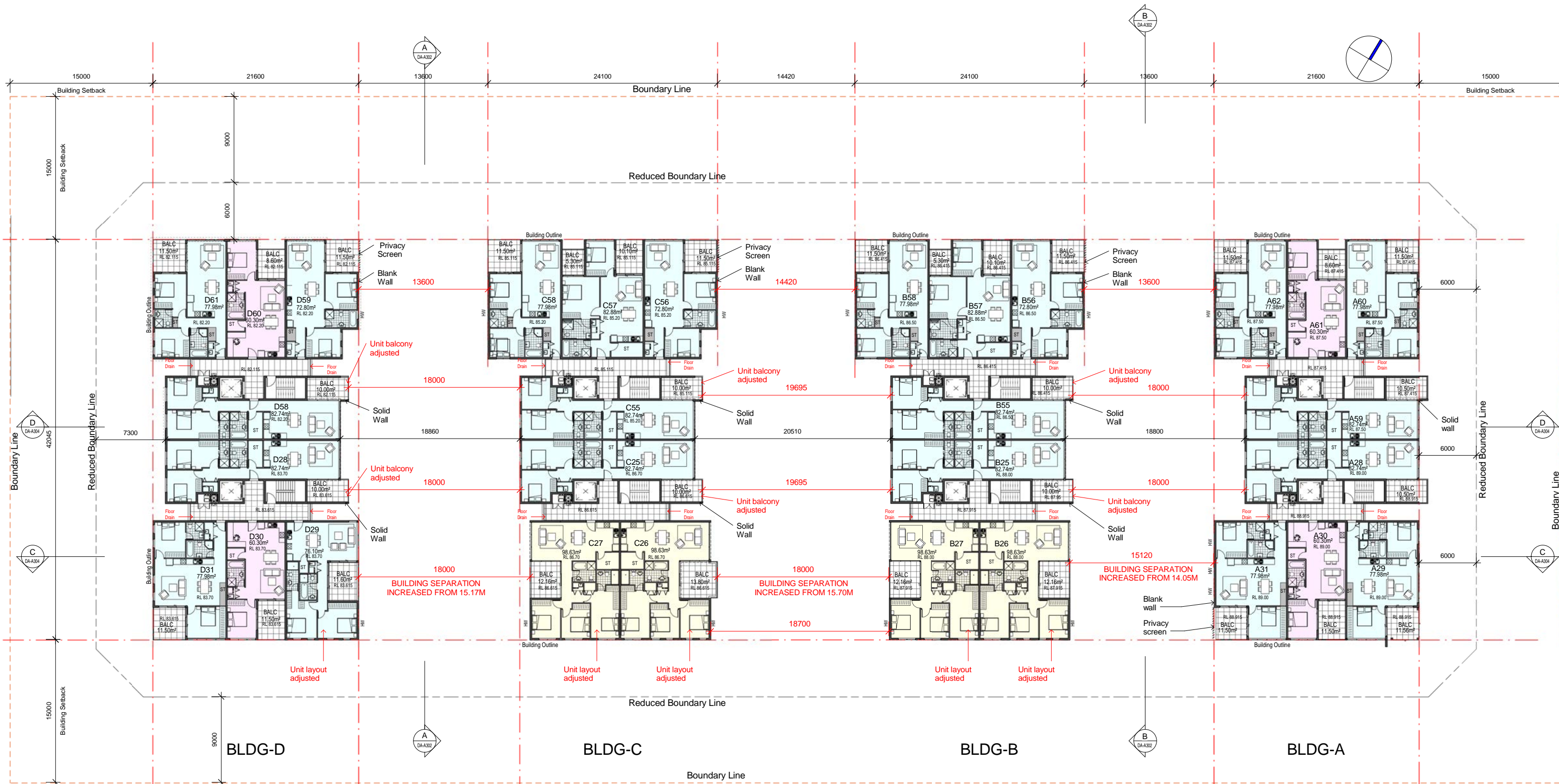
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155 (SITE - 2)**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**LEVEL-6**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A208**





- LIST OF CHANGES**
- Unit B26, B27, C26, C27, and D29 layout adjusted.
  - Unit B28, B59, C28, C59, D28 and D58 balcony adjusted.
  - Unit separation increased between all buildings for ADG compliance.

	1 BED UNIT	4 BED UNITS
	2 BED UNIT	22 BED UNITS
	3 BED UNIT	4 BED UNIT

Note:  
All units to have provisions for clothes dryers included in laundry area.

**LEVEL-7**  
1: 200 @ A1  
1: 400 @ A3

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992.  
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PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

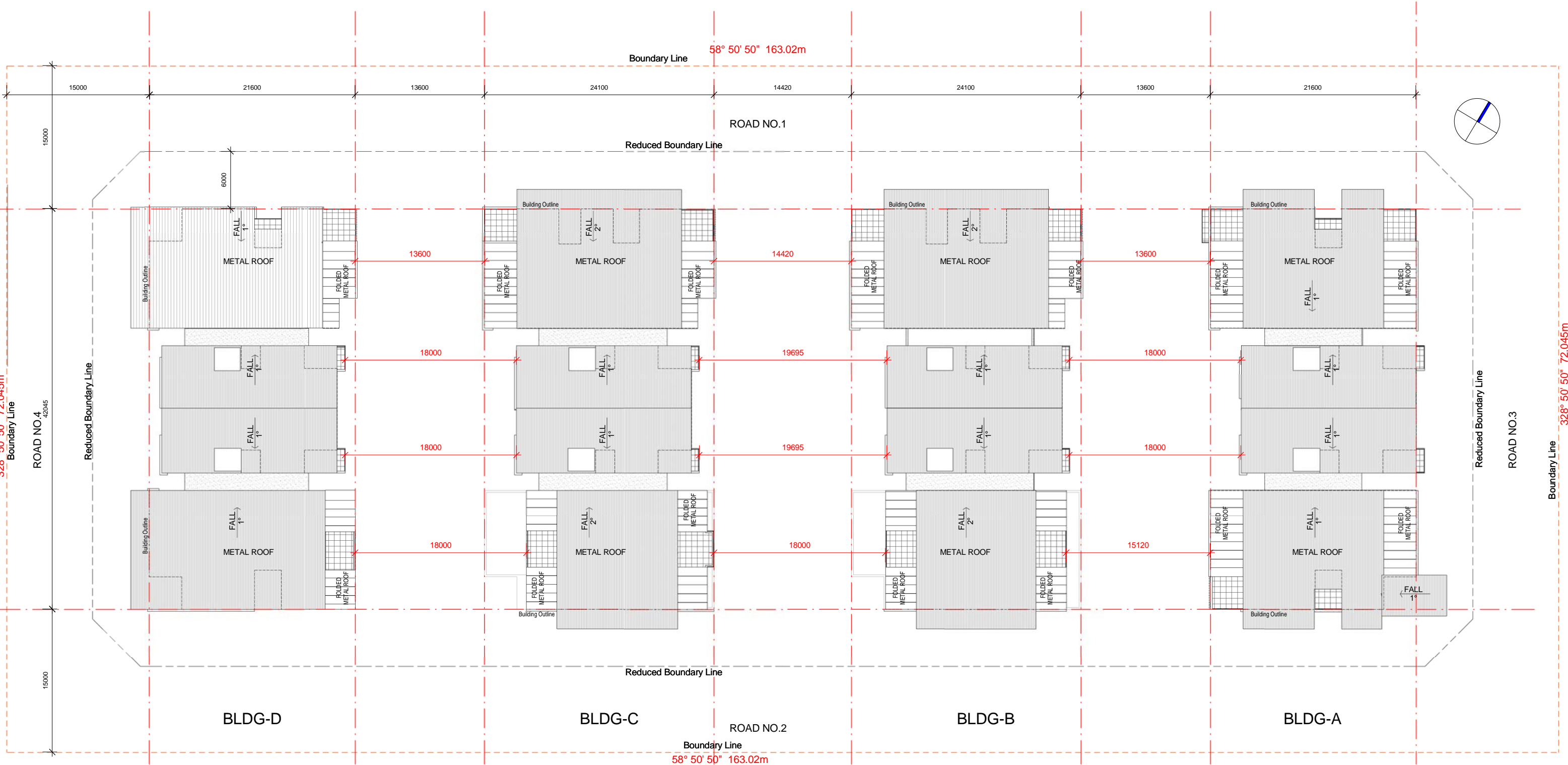
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**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155 (SITE - 2)**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**LEVEL-7**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET:  
**DA-A209**





**ROOF PLAN**  
1 : 200 @ A1  
1 : 400 @ A3

ISSUE	DATE	AMENDMENT
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D	15-12-17	Refer to notes as requested by council

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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**ROOF PLAN**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A210**





EAST ELEVATION

1:200 @ A1  
1:400 @ A3

COLOUR AND FINISH

F01		AUSTRAL BRICKS- MADDOX	F08		FENCE POWDER COATED FINISH COBALT-DULUX
F02		METAL CLADDING IRONSTONE-COLORBOND	F09		SANDSTONE LOOK HONED FINISH MASONRY
F03		RENDERED FINISH ANTIQUE WHITE U.S.A DULUX	F10		PUNCTURED WALL ELEMENTS RENDERED FINISH OLD EAGLE-DULUX
F04		TIMBER PATTERN ALUMINIUM CLADDING	F11		LONG LINE PROFILE FOLDED METAL ROOFING IRONSTONE-COLORBOND
F05		GLASS BALUSTRADE	F12		GUTTER AND METAL FLASHING IRONSTONE-COLORBOND
F06		RENDERED FINISH BASALT -DULUX	F13		MAIN ROOF-TRIMDEK PROFILE COBALT-COLORBOND
F07		RENDERED FINISH IRONSTONE -DULUX			



NORTH ELEVATION

1:200 @ A1  
1:400 @ A3

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council





## WEST ELEVATION

1: 200 @ A1  
1: 400 @ A3

## COLOUR AND FINISH

F01		AUSTRAL BRICKS- MADDOX	F08		FENCE POWDER COATED FINISH COBALT-DULUX
F02		METAL CLADDING IRONSTONE-COLORBOND	F09		SANDSTONE LOOK HONED FINISH MASONRY
F03		RENDERED FINISH ANTIQUE WHITE U.S.A DULUX	F10		PUNCTURED WALL ELEMENTS RENDERED FINISH OLD EAGLE-DULUX
F04		TIMBER PATTERN ALUMINIUM CLADDING	F11		LONG LINE PROFILE FOLDED METAL ROOFING IRONSTONE-COLORBOND
F05		GLASS BALUSTRADE	F12		GUTTER AND METAL FLASHING IRONSTONE-COLORBOND
F06		RENDERED FINISH BASALT-DULUX	F13		MAIN ROOF-TRIMDEK PROFILE COBALT-COLORBOND
F07		RENDERED FINISH IRONSTONE -DULUX			

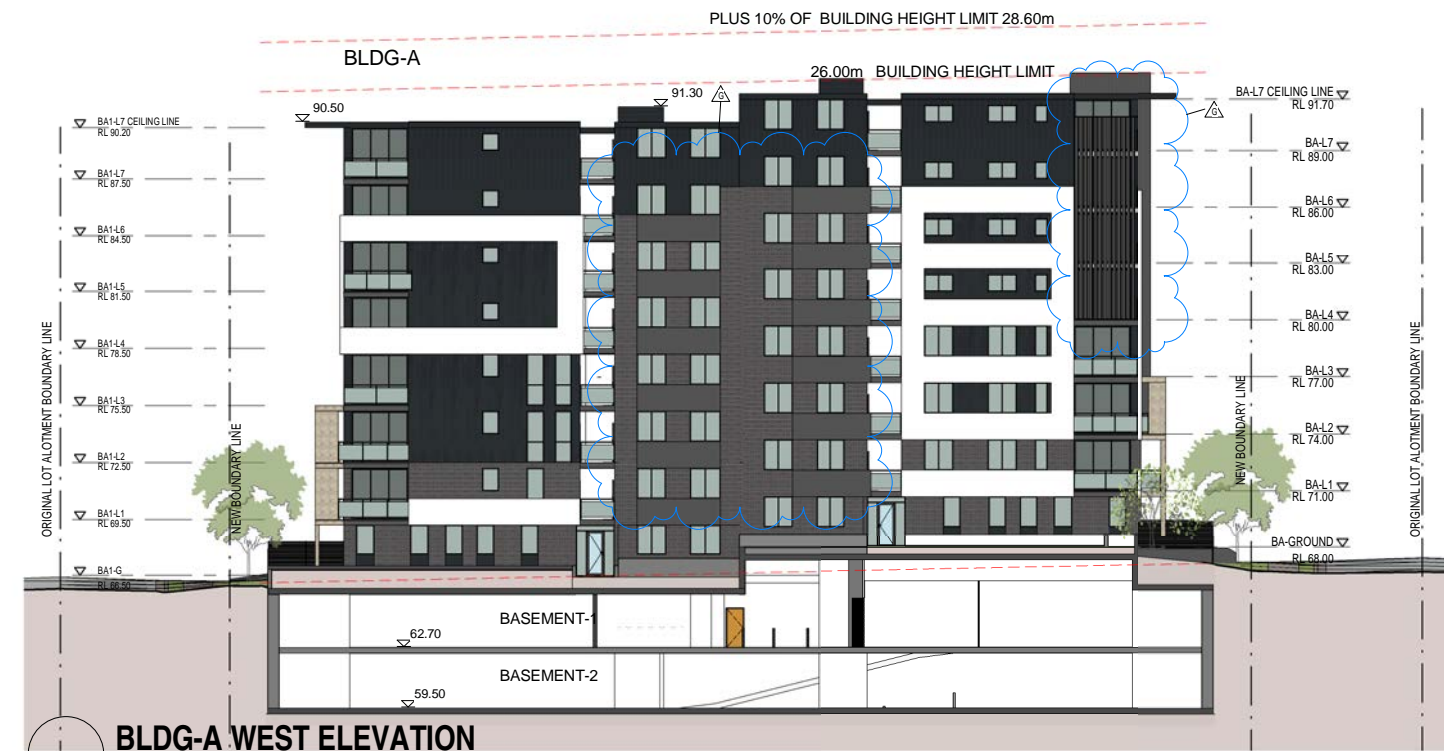


## SOUTH ELEVATION

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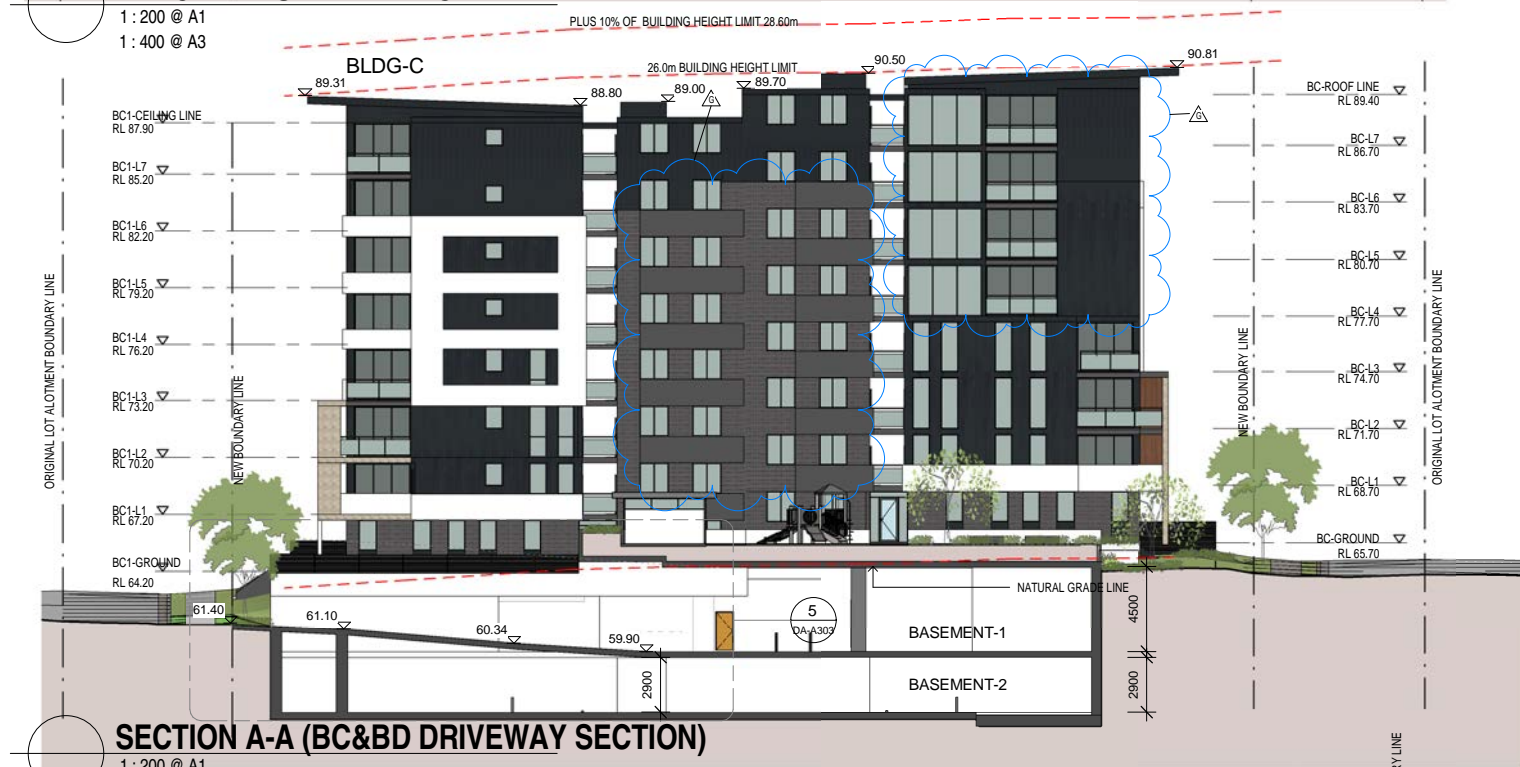
ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
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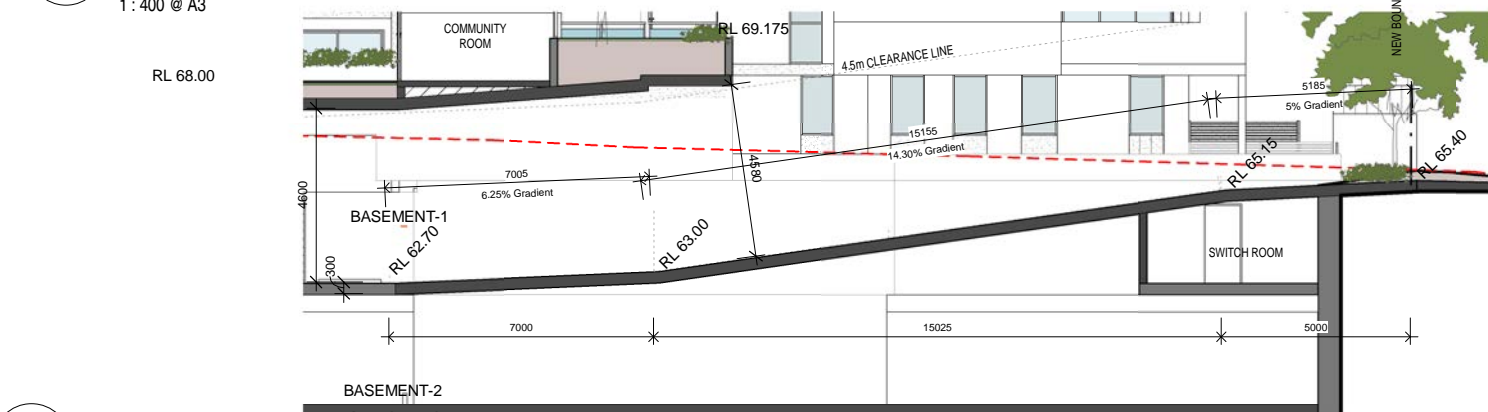
**BLDG-A WEST ELEVATION**

1:200 @ A1  
1:400 @ A3



**SECTION A-A (BC&BD DRIVEWAY SECTION)**

1:200 @ A1  
1:400 @ A3



**BA&BB DRIVEWAY SECTION DETAIL**

1:100 @ A1  
1:200 @ A3

**pens**  
Design Studio  
ABN 47 814 248 580  
noy santiago architect: 5968

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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E	05-03-18	Refer to notes as requested by council
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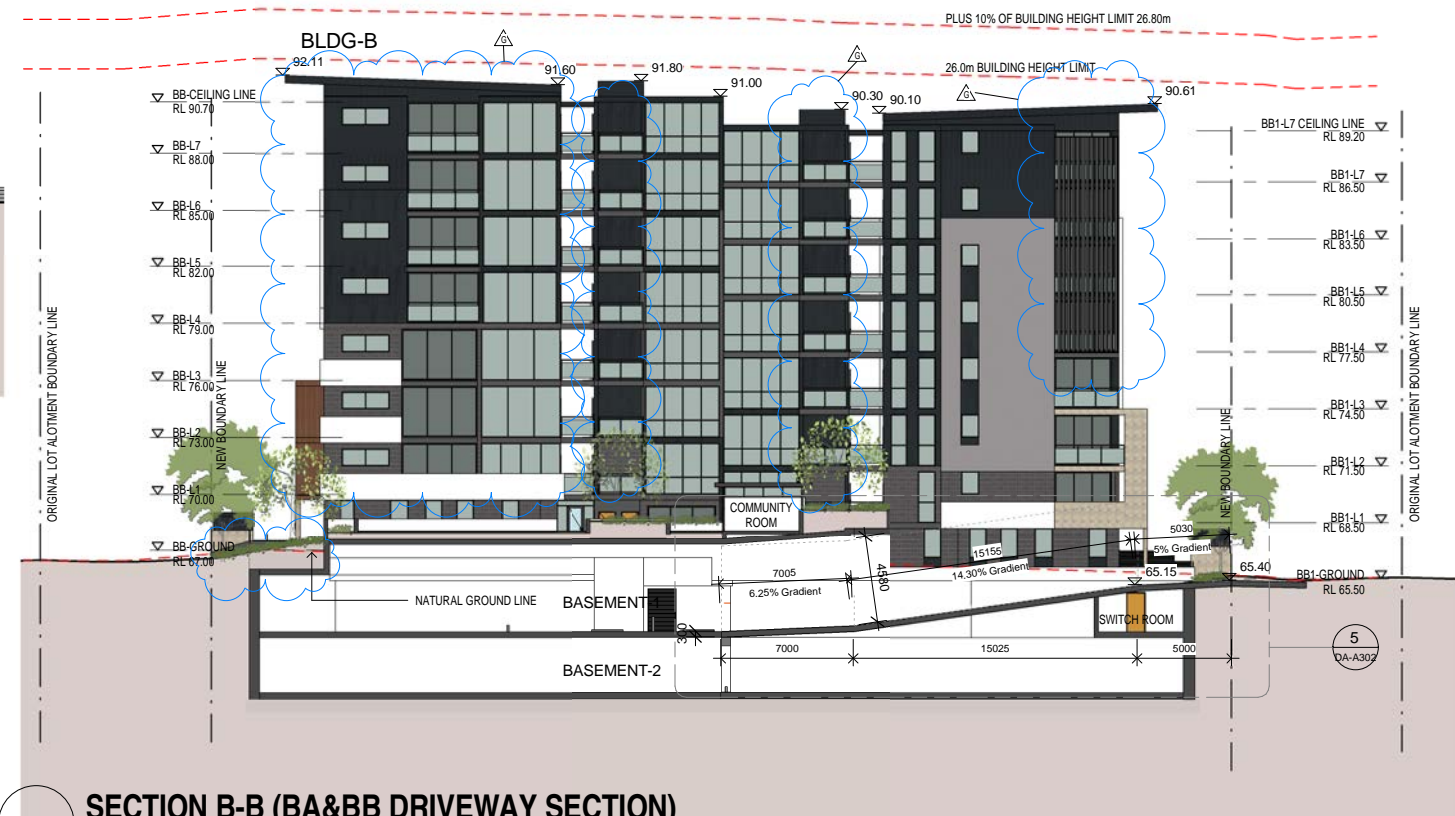
**CAD Plans**  
DESIGN Solutions  
39 Cumberland Rd Auburn NSW 2144  
P: (02) 8068 2177  
M: 0416009172  
E: info@cadplans.net.au

**NOTES:**  
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7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'ISSUED FOR CONSTRUCTION'.



**COLOUR AND FINISH**

F01		AUSTRAL BRICKS- MADDOX	F08		FENCE POWDER COATED FINISH COBALT-DULUX
F02		METAL CLADDING IRONSTONE-COLORBOND	F09		SANDSTONE LOOK HONED FINISH MASONRY
F03		RENDERED FINISH ANTIQUE WHITE U.S.A DULUX	F10		PUNCTURED WALL ELEMENTS RENDERED FINISH OLD EAGLE-DULUX
F04		TIMBER PATTERN ALUMINIUM CLADDING	F11		LONG LINE PROFILE FOLDED METAL ROOFING IRONSTONE-COLORBOND
F05		GLASS BALUSTRADE	F12		GUTTER AND METAL FLASHING IRONSTONE-COLORBOND
F06		RENDERED FINISH BASALT-DULUX	F13		MAIN ROOF-TRIMDEK PROFILE COBALT-COLORBOND
F07		RENDERED FINISH IRONSTONE-DULUX			



**SECTION B-B (BA&BB DRIVEWAY SECTION)**

1:200 @ A1  
1:400 @ A3

PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**SECTIONAL ELEVATIONS**

DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET:  
**DA-A302**





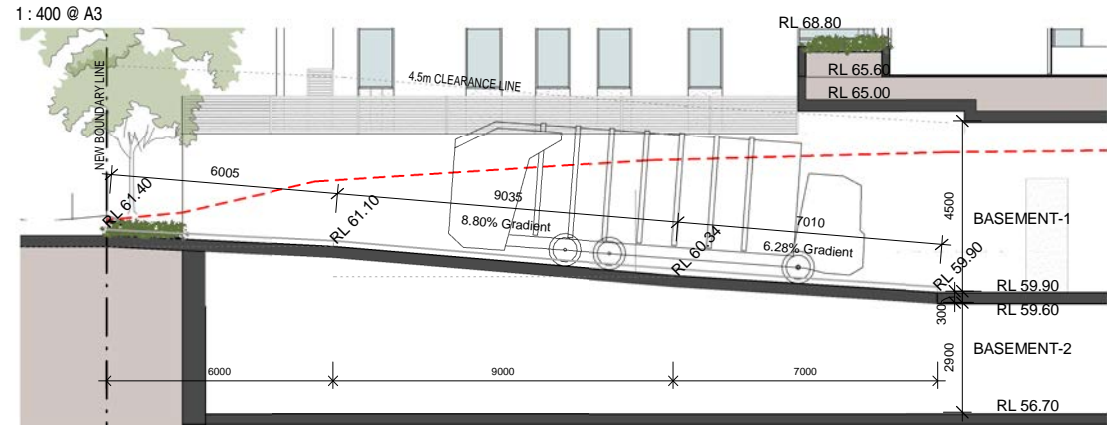
BLDG-B WEST ELEVATION

1:200 @ A1  
1:400 @ A3



BLDG-D EAST ELEVATION

1:200 @ A1  
1:400 @ A3



BC&BD DRIVEWAY SECTION DETAIL

1:100 @ A1  
1:200 @ A3

**pens**  
Design Studio  
ABN 47 814 248 580  
noy santiago architect: 5968

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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**CAD Plans**  
DESIGN Solutions

39 Cumberland Rd Auburn NSW 2144  
P: (02) 8068 2177  
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## COLOUR AND FINISH

F01		AUSTRAL BRICKS- MADDOX	F08		FENCE POWDER COATED FINISH COBALT-DULUX
F02		METAL CLADDING IRONSTONE-COLORBOND	F09		SANDSTONE LOOK HONED FINISH MASONRY
F03		RENDERED FINISH ANTIQUE WHITE U.S.A DULUX	F10		PUNCTURED WALL ELEMENTS RENDERED FINISH OLD EAGLE-DULUX
F04		TIMBER PATTERN ALUMINIUM CLADDING	F11		LONG LINE PROFILE FOLDED METAL ROOFING IRONSTONE-COLORBOND
F05		GLASS BALUSTRADE	F12		GUTTER AND METAL FLASHING IRONSTONE-COLORBOND
F06		RENDERED FINISH BASALT -DULUX	F13		MAIN ROOF-TRIMDEK PROFILE COBALT-COLORBOND
F07		RENDERED FINISH IRONSTONE -DULUX			



BLDG-C EAST ELEVATION

1:200 @ A1  
1:400 @ A3

PROJECT STATUS:  
DEVELOPMENT APPLICATION

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RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGONG ROAD, ROUSE HILL, NSW  
2155 (SITE - 2)  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
SECTIONAL ELEVATIONS

DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
G  
SHEET:  
DA-A303





## SECTION C-C

1 : 200 @ A1  
1 : 400 @ A3



## SECTION D-D

1 : 200 @ A1  
1 : 400 @ A3

**pens**  
Design Studio  
ABN 47 814 248 580  
noy santiago architect: 5968

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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DESIGN Solutions  
38 Cumberland Rd Auburn NSW 2144  
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PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

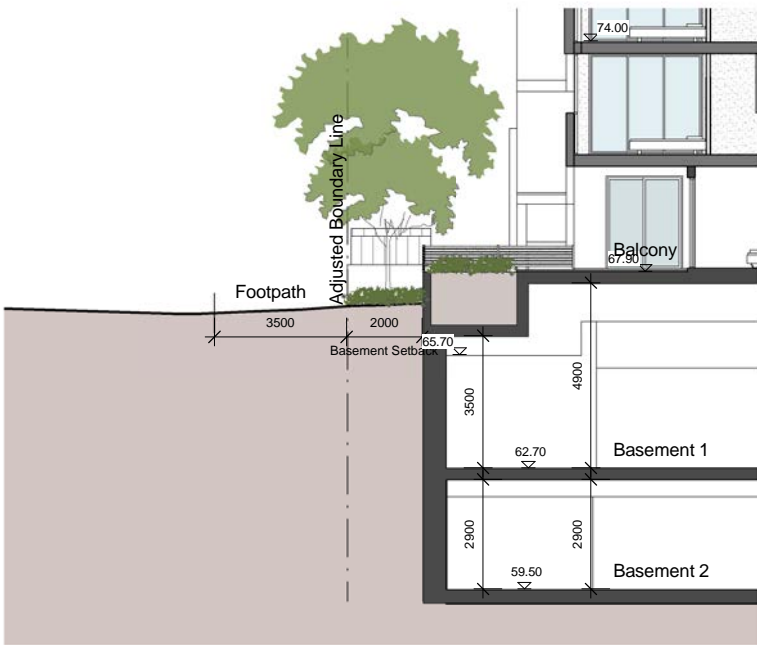
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**SECTIONS**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A304**

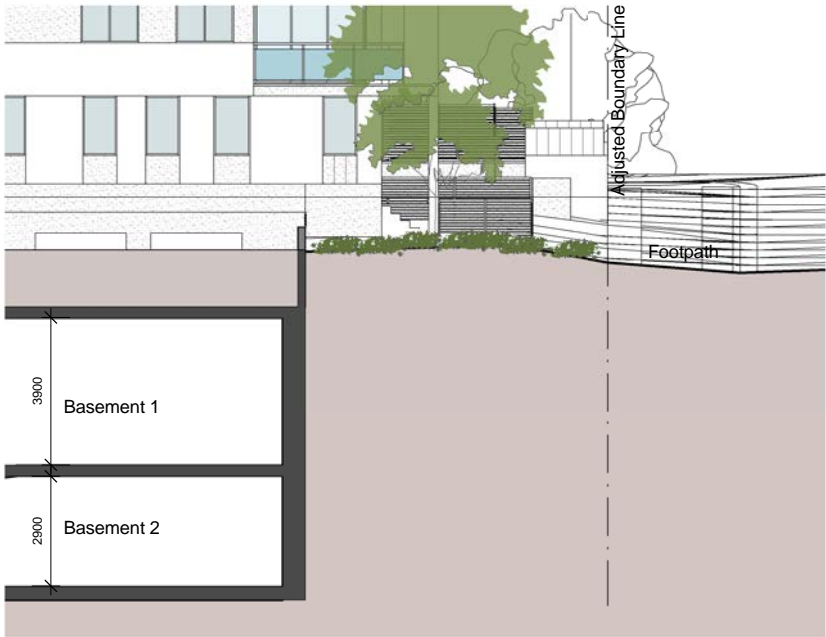




1 SECTION-Ground Privacy  
1 : 100 @ A1  
1 : 200 @ A3



2 SECTION-Ground Privacy-2  
1 : 100 @ A1  
1 : 200 @ A3



3 SECTION-Ground Privacy-3  
1 : 100 @ A1  
1 : 200 @ A3

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E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council





BUILDING HEIGHT LIMIT STUDY

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE IS 1684:1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
DEVELOPMENT APPLICATION

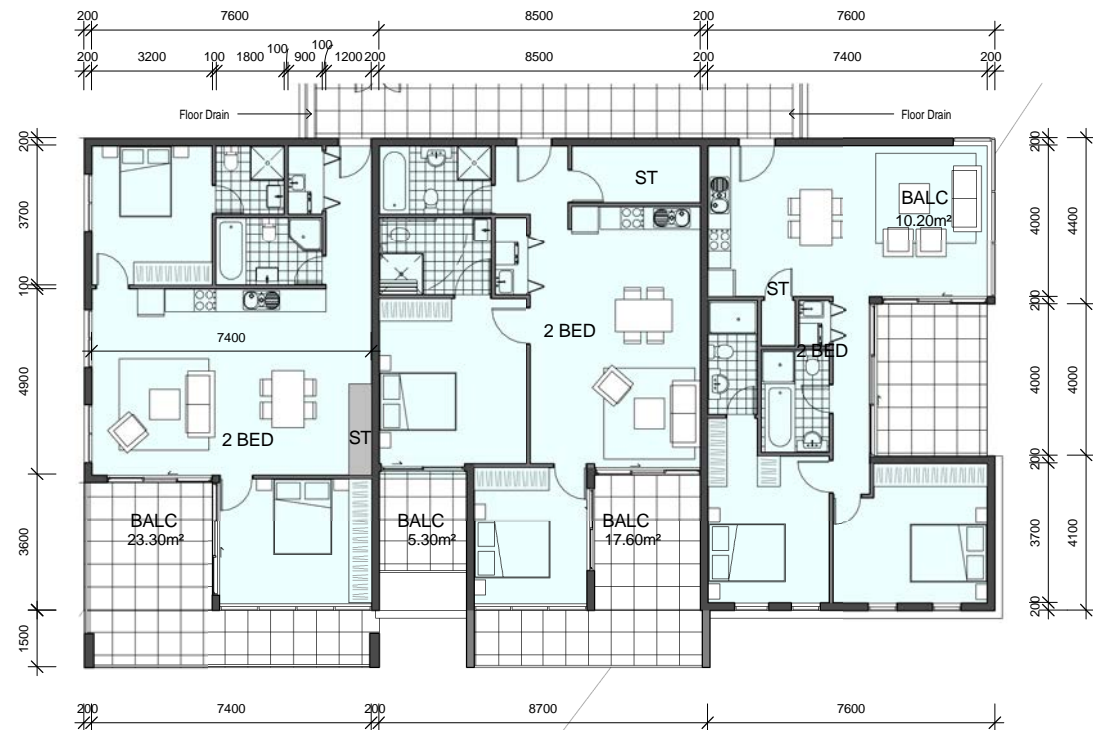
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PROJECT :  
RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGONG ROAD, ROUSE HILL, NSW  
2155  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
26.0M BUILDING HEIGHT PLANE  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
G  
SHEET :  
DA-A306





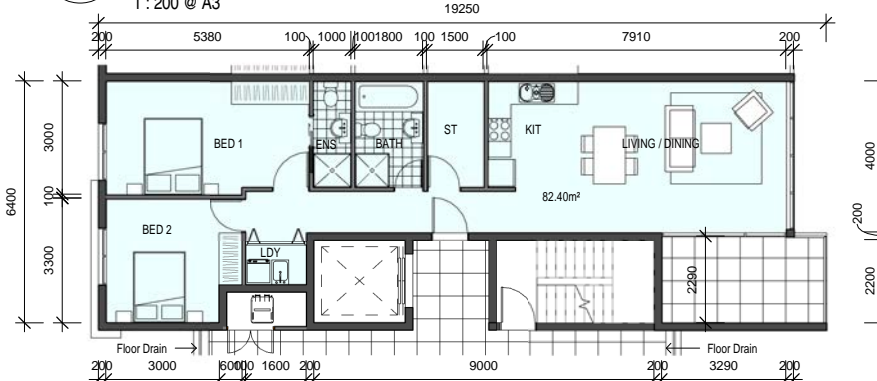
**TYPICAL 2-2-2 LAYOUT**

1 : 100 @ A1  
1 : 200 @ A3



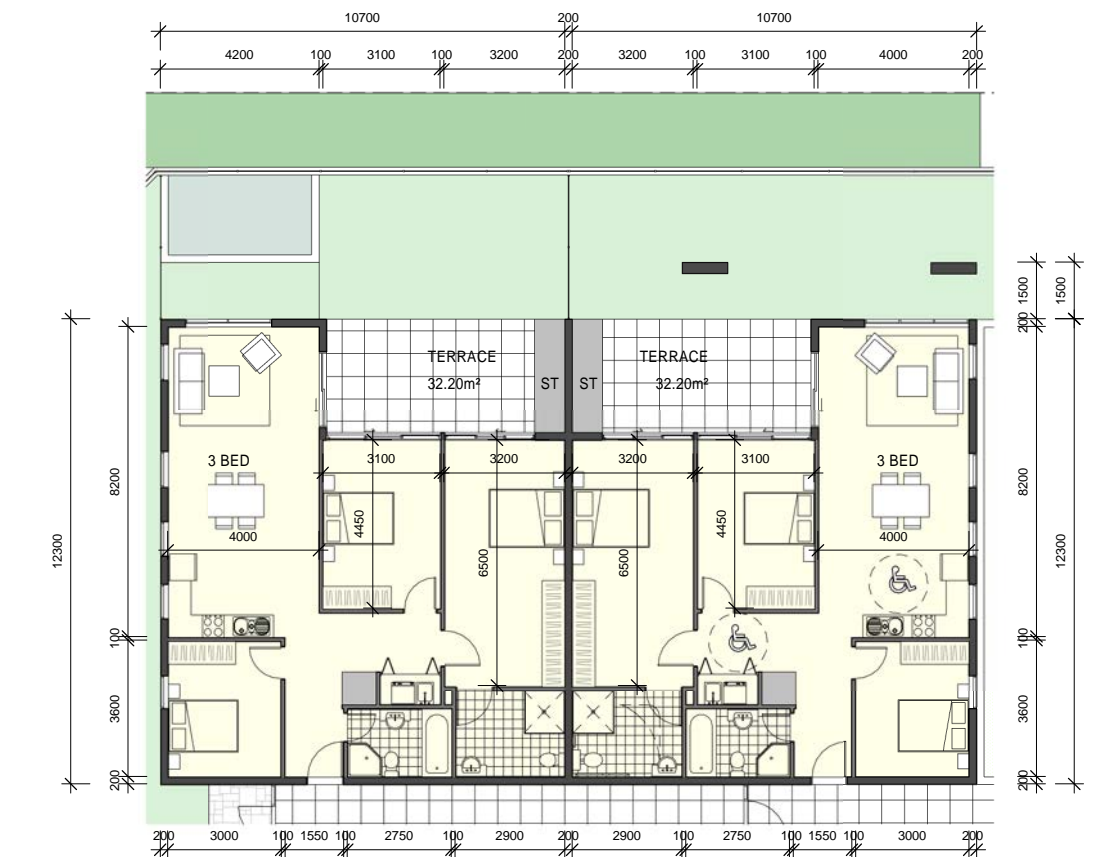
**TYPICAL 2-1-2 FLOOR LAYOUT.**

1 : 100 @ A1  
1 : 200 @ A3



**TYPICAL 2BED LAYOUT**

1 : 100 @ A1  
1 : 200 @ A3

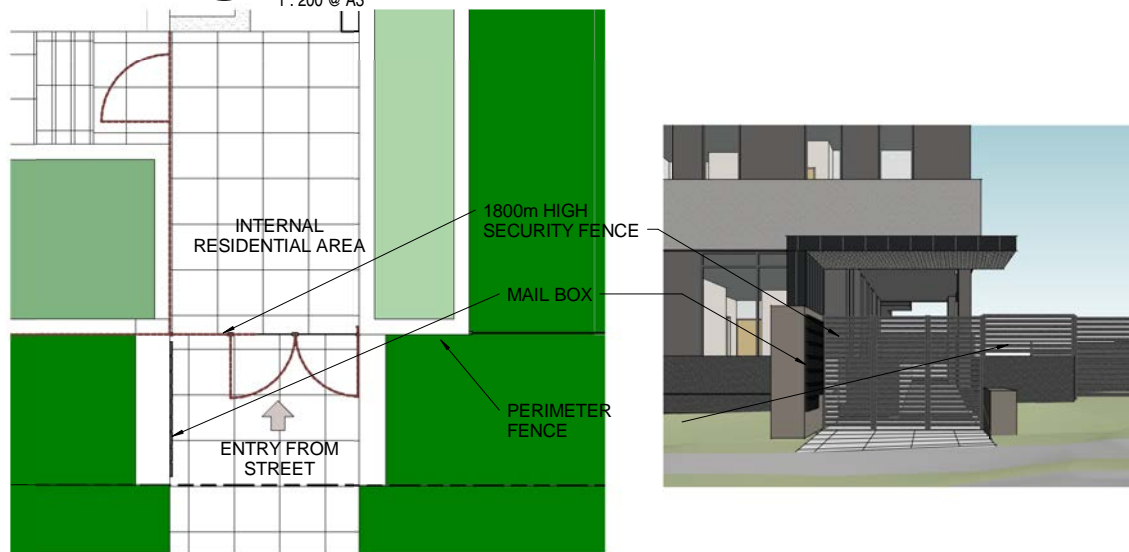


**PRE ADAPATABLE LAYOUT**

**POST ADAPATABLE LAYOUT**

**TYPICAL 3-BD UNIT LAYOUT.**

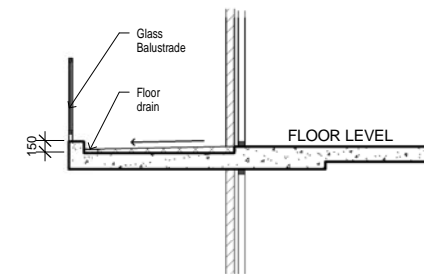
1 : 100 @ A1  
1 : 200 @ A3



**5 TYPICAL MAIL BOX AND ENTRY PLAN**

1 : 50 @ A1  
1 : 200 @ A3

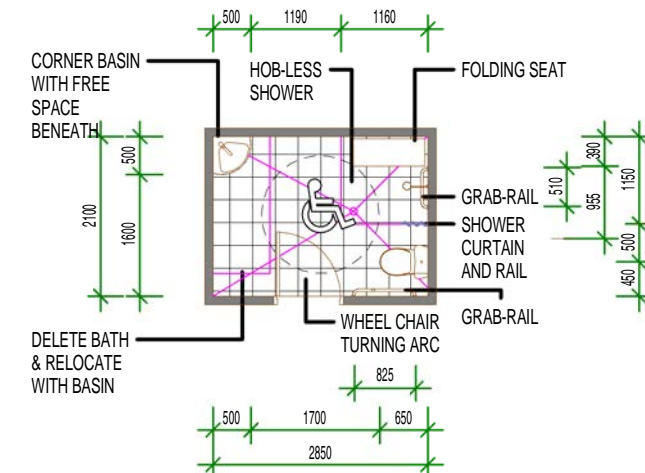
**TYPICAL MAIL BOX AND ENTRY STRUCTURES**



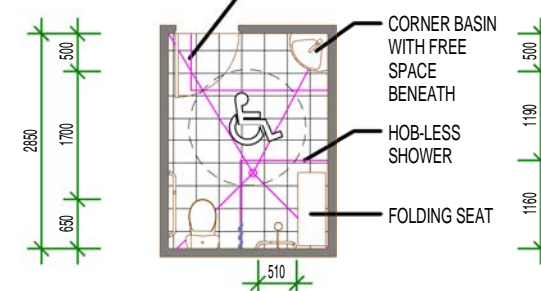
**Typical Section along Open Walkway**

1 : 50 @ A1  
1 : 100 @ A3

**TYPE A**



**TYPE B**



**BATHROOM POST ADAPTABLE LAYOUT**

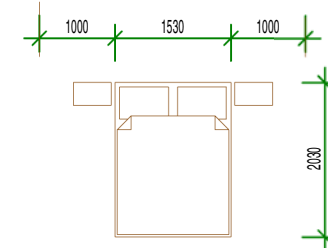
1 : 50 @ A1  
1 : 100 @ A3

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 BASINS SUBSTITUTED.



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

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PERSPECTIVE-VIEW FROM ROAD NO.1



PERSPECTIVE-VIEW FROM ROAD NO.4



PERSPECTIVE-VIEW FROM ROAD NO.2

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**DEVELOPMENT APPLICATION**

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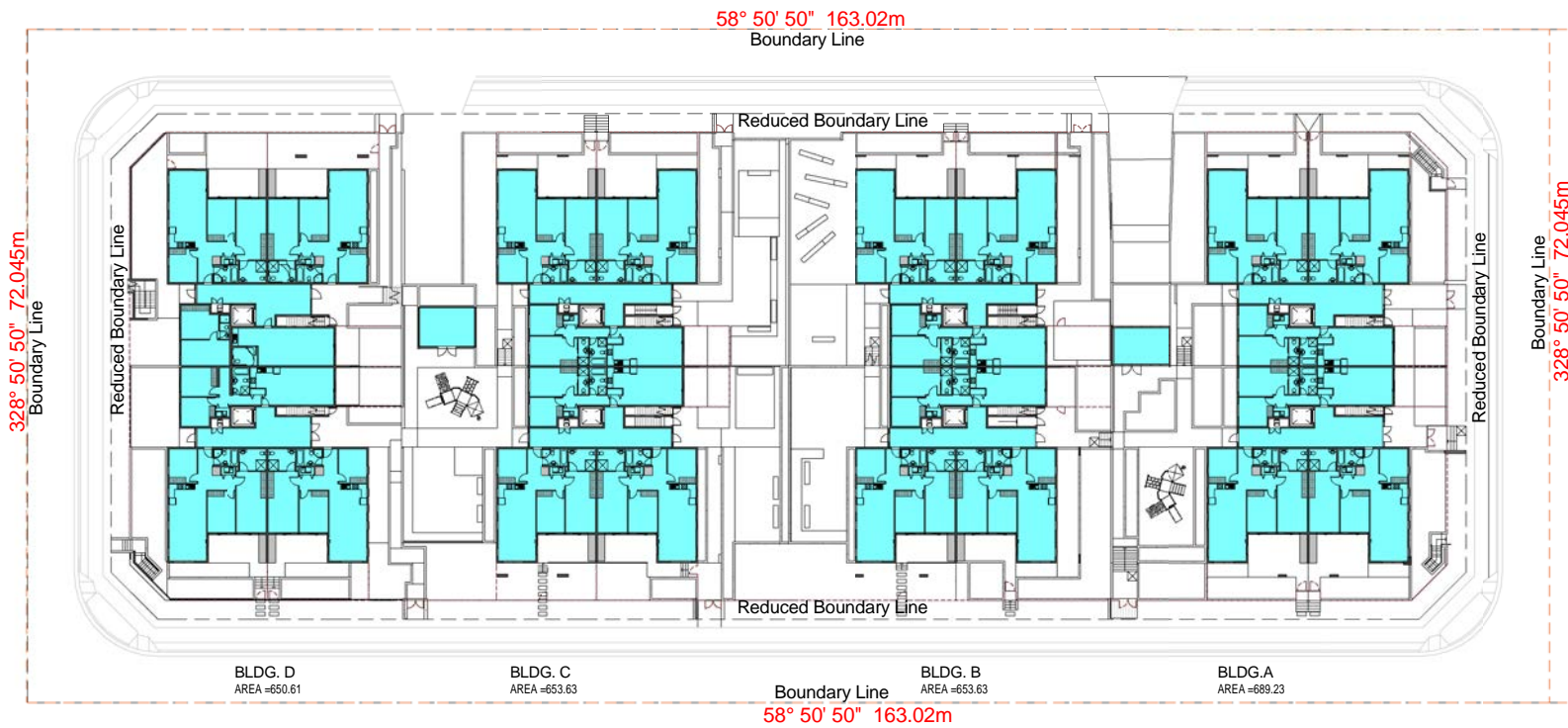
PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**PERSPECTIVES**

DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A500**





FSR CALCULATION DIAGRAMS-GROUND LEVEL

AREA SCHEDULE

BUILDING A	
UNITS	Area/FLR
7TH FLOOR	609.60m²
6TH FLOOR	609.60m²
5TH FLOOR	609.60m²
4TH FLOOR	609.60m²
3RD FLOOR	609.60m²
2ND FLOOR	609.60m²
1ST FLOOR	609.60m²
GROUND LVL	689.23m²
TOTAL	4956.43m²

BUILDING B	
UNITS	Area/FLR
7TH FLOOR	606.20m²
6TH FLOOR	606.20m²
5TH FLOOR	606.20m²
4TH FLOOR	606.20m²
3RD FLOOR	646.60m²
2ND FLOOR	646.60m²
1ST FLOOR	646.60m²
GROUND LVL	653.63m²
TOTAL	5018.23m²

BUILDING C	
UNITS	Area/FLR
7TH FLOOR	606.20m²
6TH FLOOR	606.20m²
5TH FLOOR	606.20m²
4TH FLOOR	606.20m²
3RD FLOOR	646.60m²
2ND FLOOR	646.60m²
1ST FLOOR	646.60m²
GROUND LVL	653.63m²
TOTAL	5018.23m²

BUILDING D	
UNITS	Area/FLR
7TH FLOOR	602.30m²
6TH FLOOR	602.30m²
5TH FLOOR	602.30m²
4TH FLOOR	602.30m²
3RD FLOOR	602.30m²
2ND FLOOR	602.30m²
1ST FLOOR	602.30m²
GROUND LVL	675.00m²
TOTAL	4891.10m²

UNIT MIX		
1 BED UNIT	28 UNITS	11.71 %
2 BED UNIT	178 UNITS	74.48 %
3 BED UNIT	33 UNITS	13.81 %
TOTAL	239 UNITS	100 %

SITE AREA	11,740.00m²
GFA BUILDING A	4,956.43m²
GFA BUILDING B	5,018.23m²
GFA BUILDING C	5,018.23m²
GFA BUILDING D	4,891.10m²

TOTAL GROSS FLOOR AREA	19,883.99m²
FSR	1.694:1



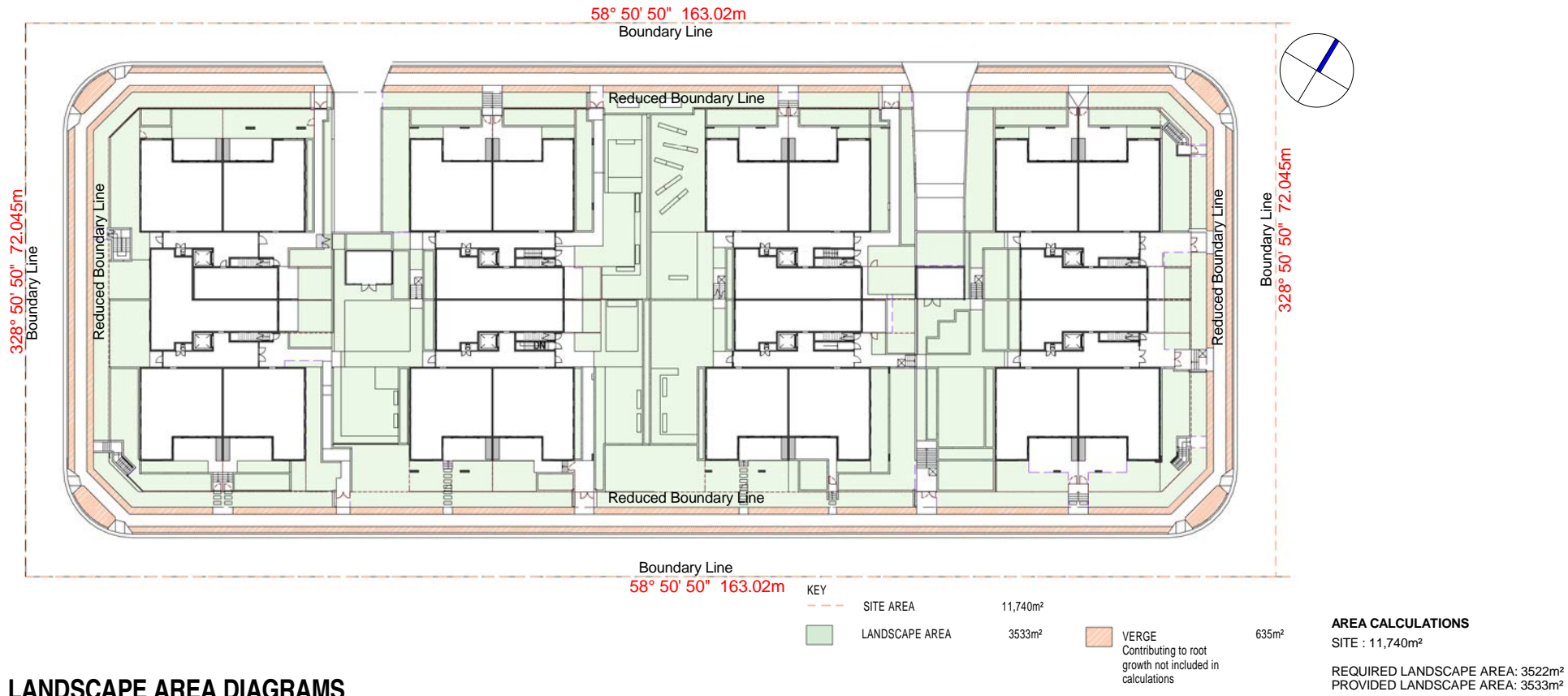
FSR DIAGRAM LEVEL-1-3



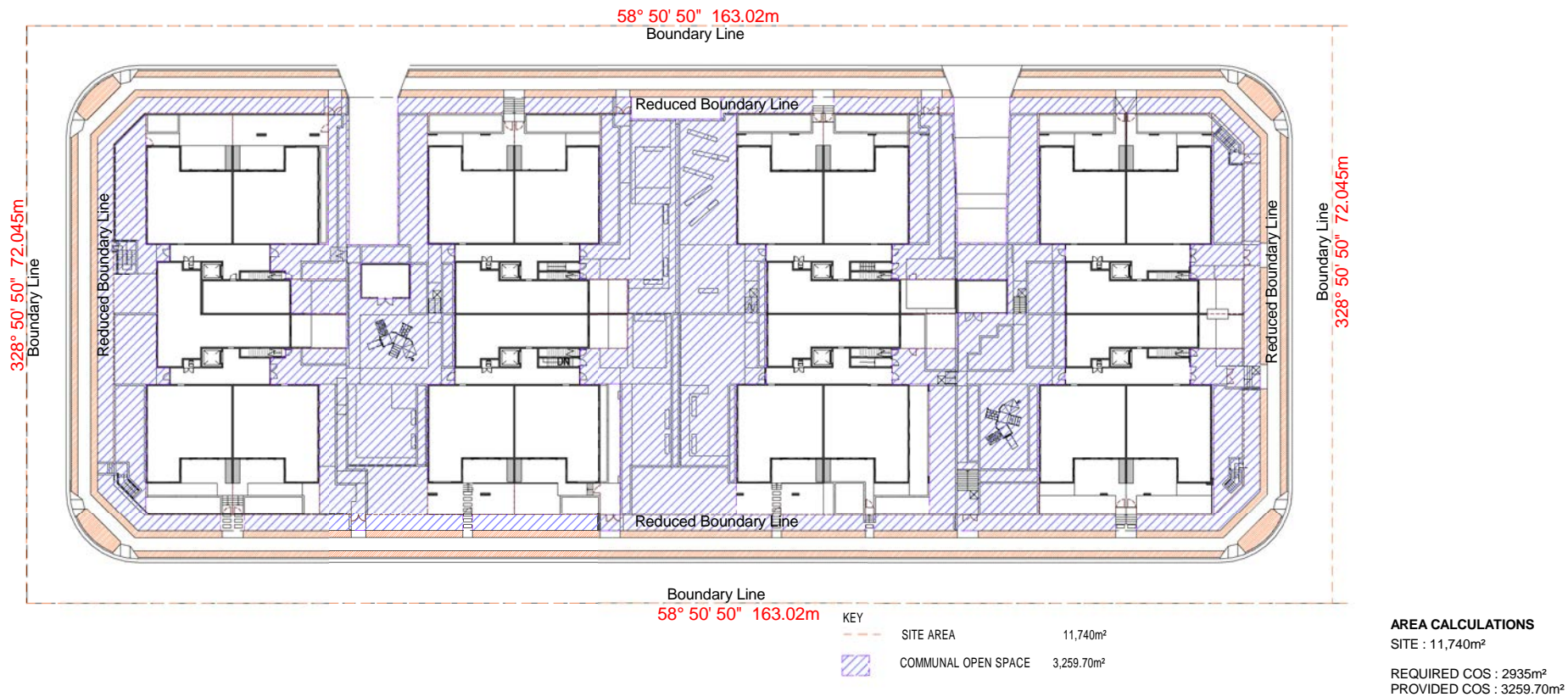
FSR DIAGRAMS LEVEL 4-7

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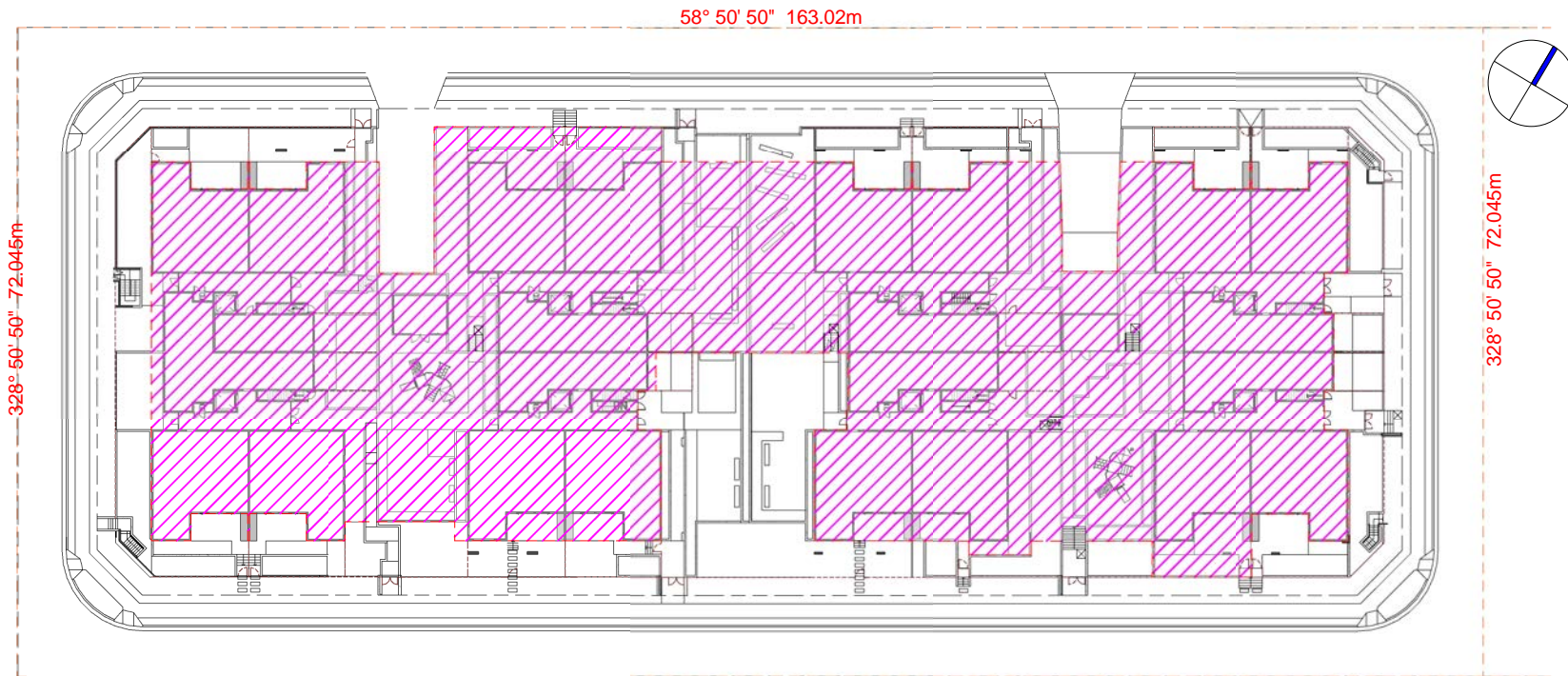
LANDSCAPE AREA DIAGRAMS



COMMUNAL OPEN SPACE DIAGRAMS

ISSUE	DATE	AMENDMENT
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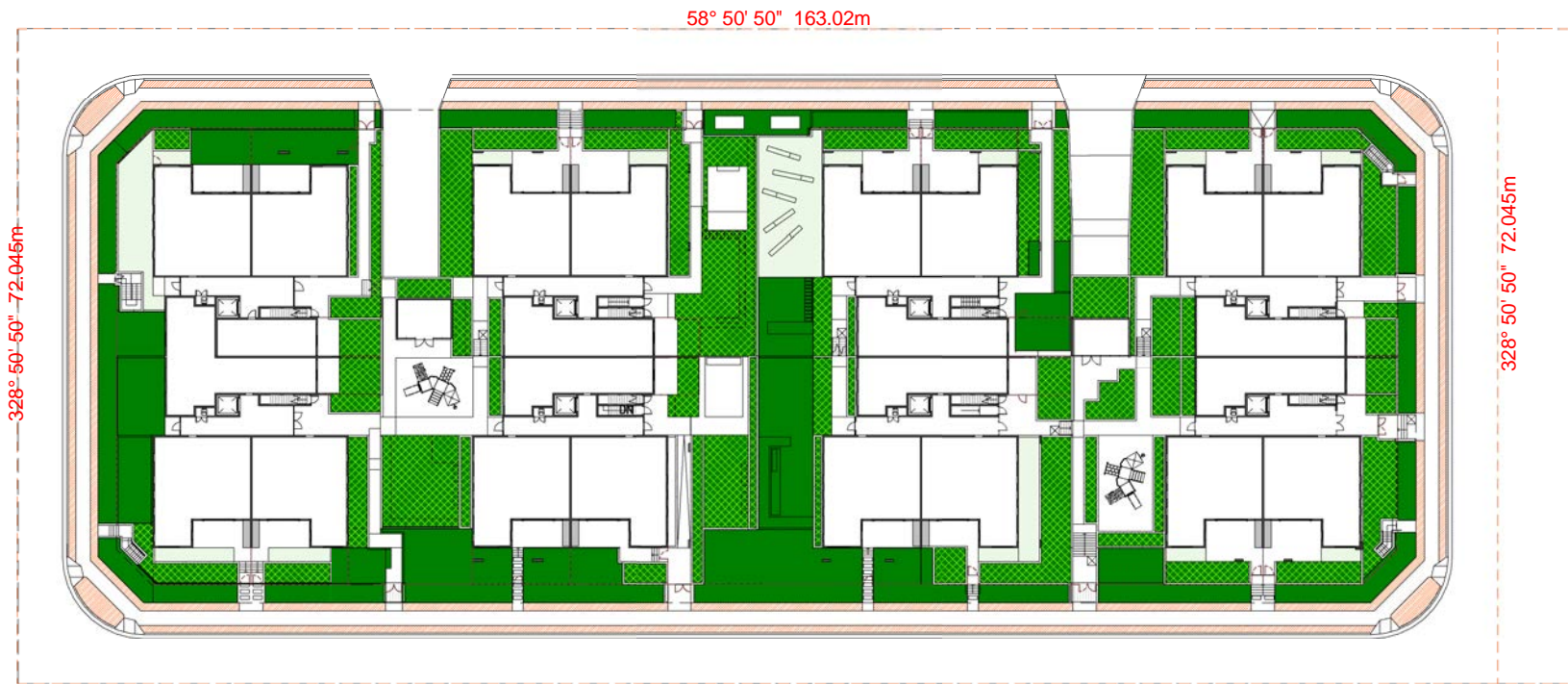




SITE COVERAGE DIAGRAMS

KEY		
	SITE AREA	11740m²
	SITE COVERAGE	4965.50m²
All hard surface areas that are more than 1m above natural ground level have been included		

AREA CALCULATIONS  
SITE : 11,740m²  
  
REQUIRED MAX. SITE COVERAGE: 5,870m²  
PROVIDED SITE COVERAGE: 4965.50m²



DEEP SOIL ZONE DIAGRAMS

KEY		
	SITE AREA	11,740m²
	DEEP SOIL AREA	1334m²
Deep soil zones with a minimum of 6m in any directions		
		830m²
Additional deep soil zones with a dimension of less than 6m		
		504m²
	More than 1m deep planting on structure	1310m²
	Less than 1m deep planting on structure	287m²

AREA CALCULATIONS  
SITE : 11,740m²  
  
Total Deep Soil = 2644m² - 22.52%  
  
VERGE  
Not included in calculation but contributing to root growth  
635m²

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**DEVELOPMENT APPLICATION**

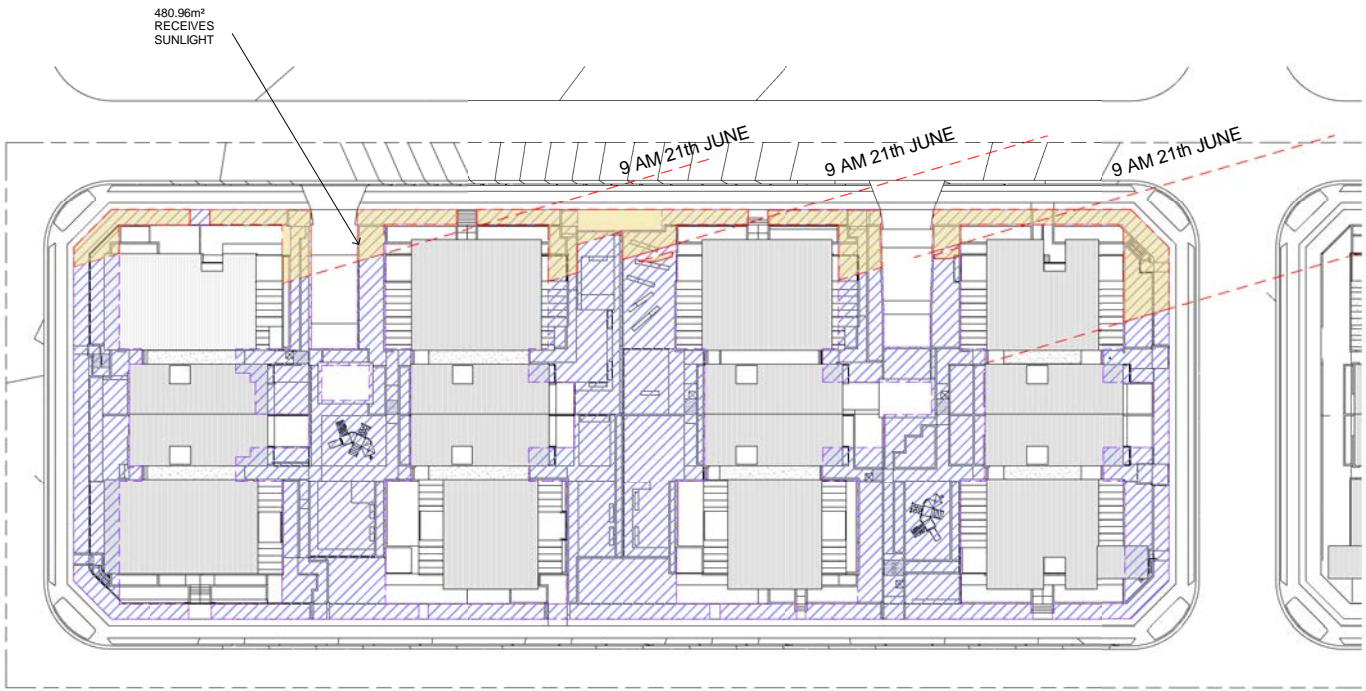
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

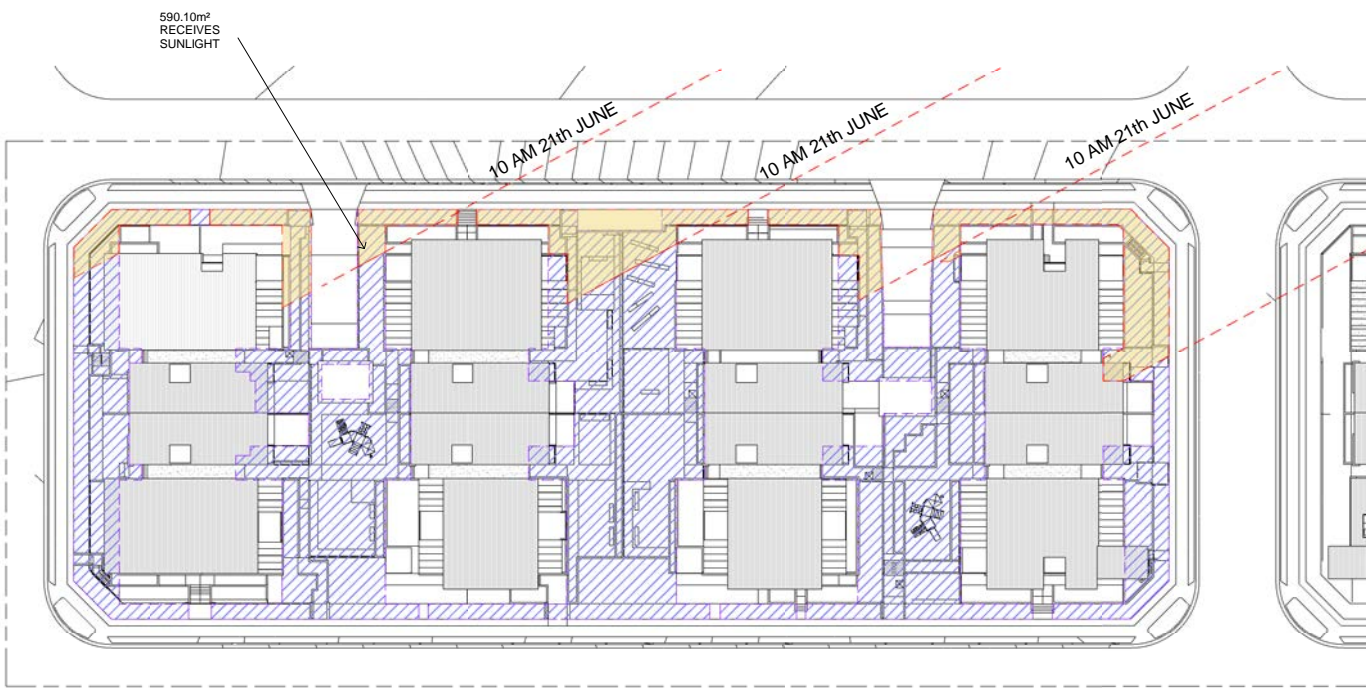
SHEET TITLE:  
**SITE COVERAGE, DEEP SOIL  
ZONE DIAGRAMS CALC**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A602**





COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
9:00 AM



COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
10:00 AM



COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
11:00 AM

LEGEND:

COMMUNAL OPEN SPACE

SOLAR

	REQUIRED	PROPOSED
COMMUNAL OPEN SPACE	25% OF SITE 2,935.00m²	27.57% OF SITE 3,237.20m²

ADG requires 50% direct sunlight for a minimum of 2 hours between 9 am up to 3 pm on 21 June(mid winter)

HOURLY	RECIEVES (m²)	PERCENTAGES(1467.50m²)
9 00 AM	480.96m²	32.77%
10 00 AM	590.10m²	40.21%
11 00 AM	806.15m²	54.93%
12 00 PM	1086.70m²	74.05%
1 00 PM	1753.12m²	119.46%
2 00 PM	2733.22m²	186.25%
3 00 PM	1961.82m²	133.70%

RECEIVES 3 HRS SOLAR ACCESS

ISSUE	DATE	AMENDMENT
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DEVELOPMENT APPLICATION

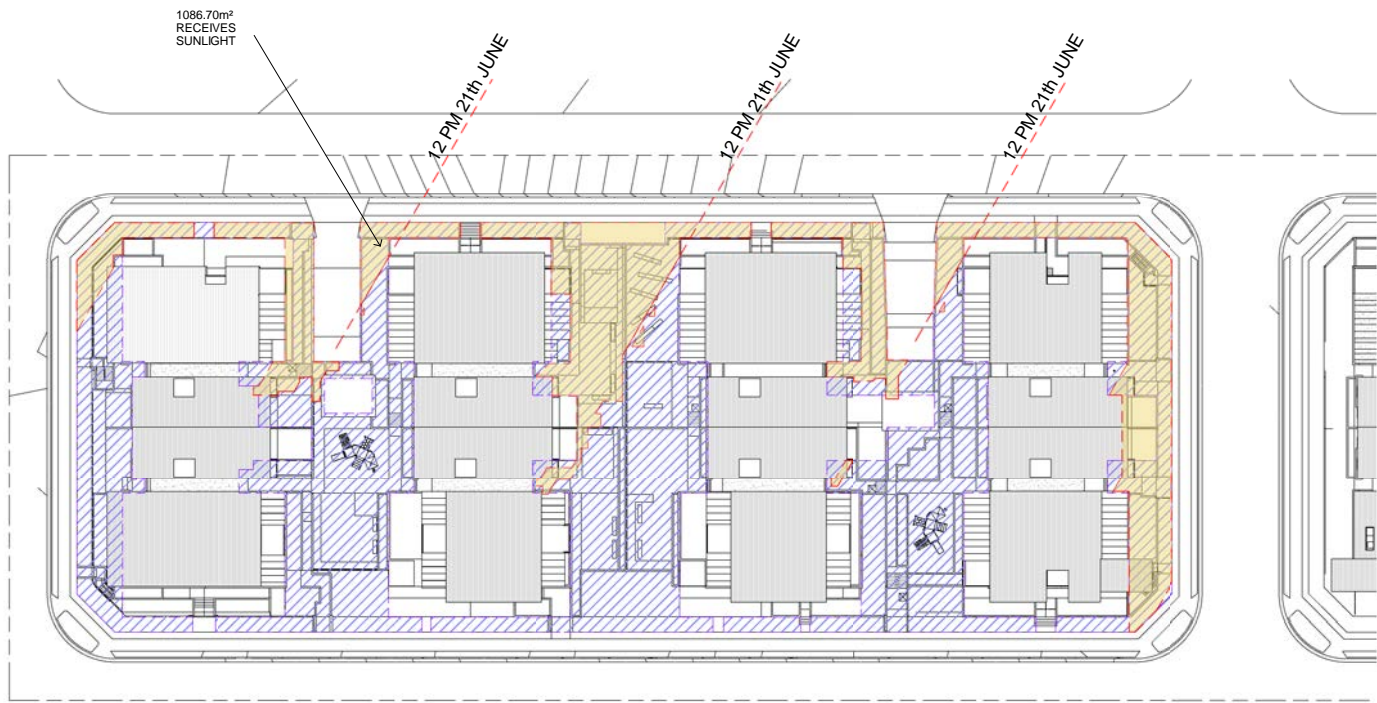
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PROJECT :  
RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGEGONG ROAD, ROUSE HILL,NSW  
2155(SITE - 2)  
CLIENT:  
The Wickwood Property Group Pty Ltd

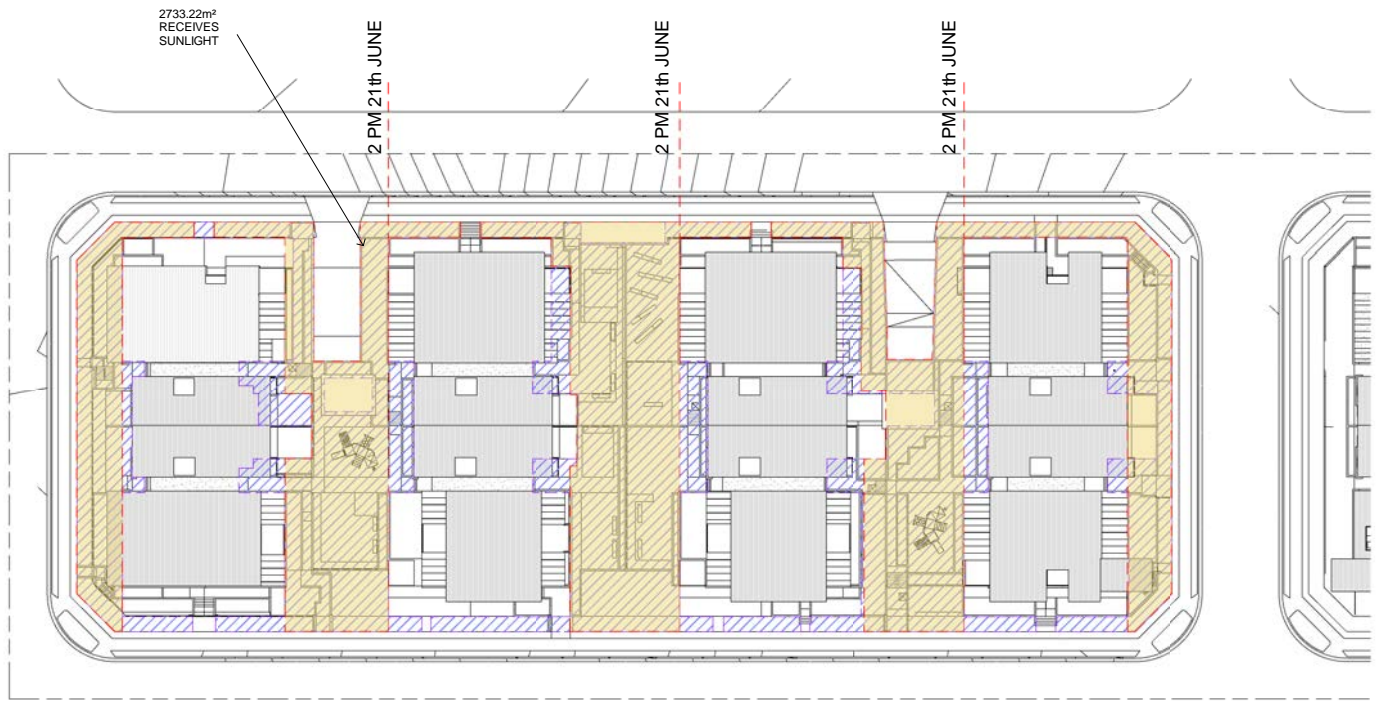
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COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAMS  
DESIGN:  
NS  
DRAWN:  
AIRP  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
G  
SHEET :  
DA-A603

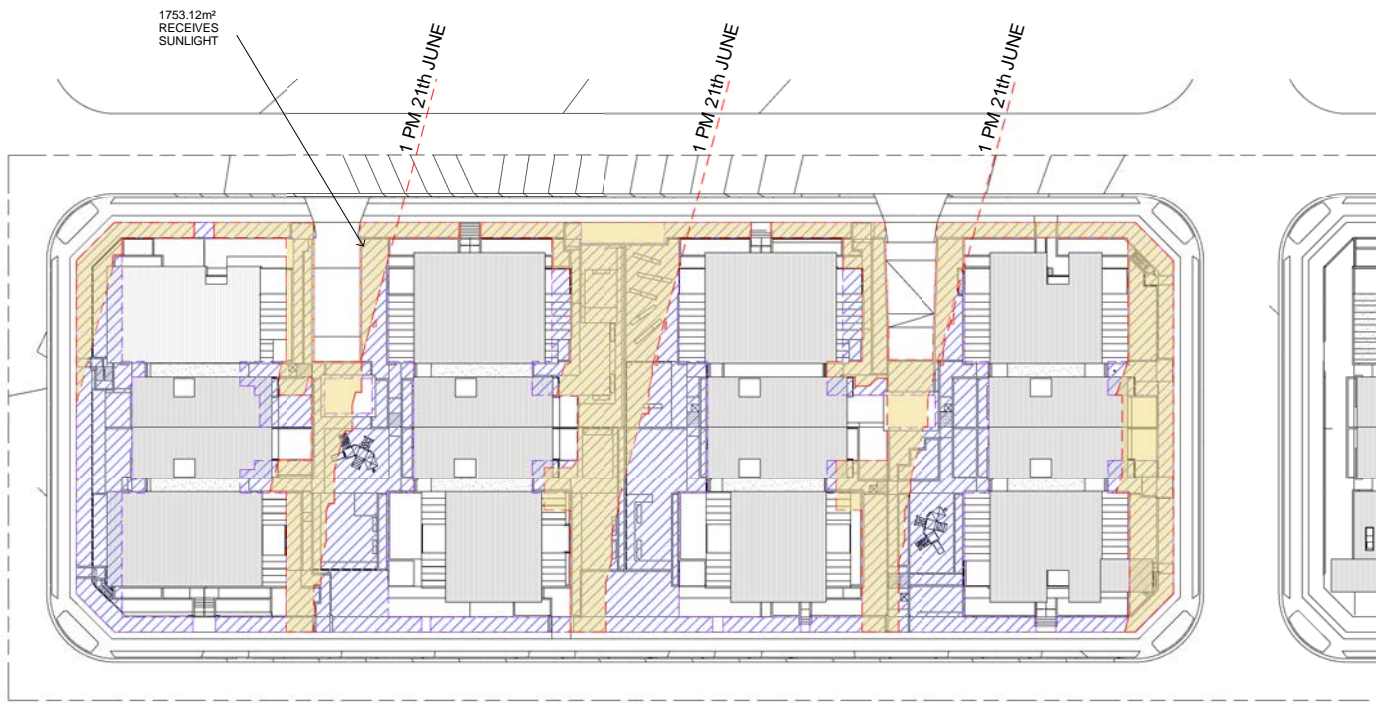




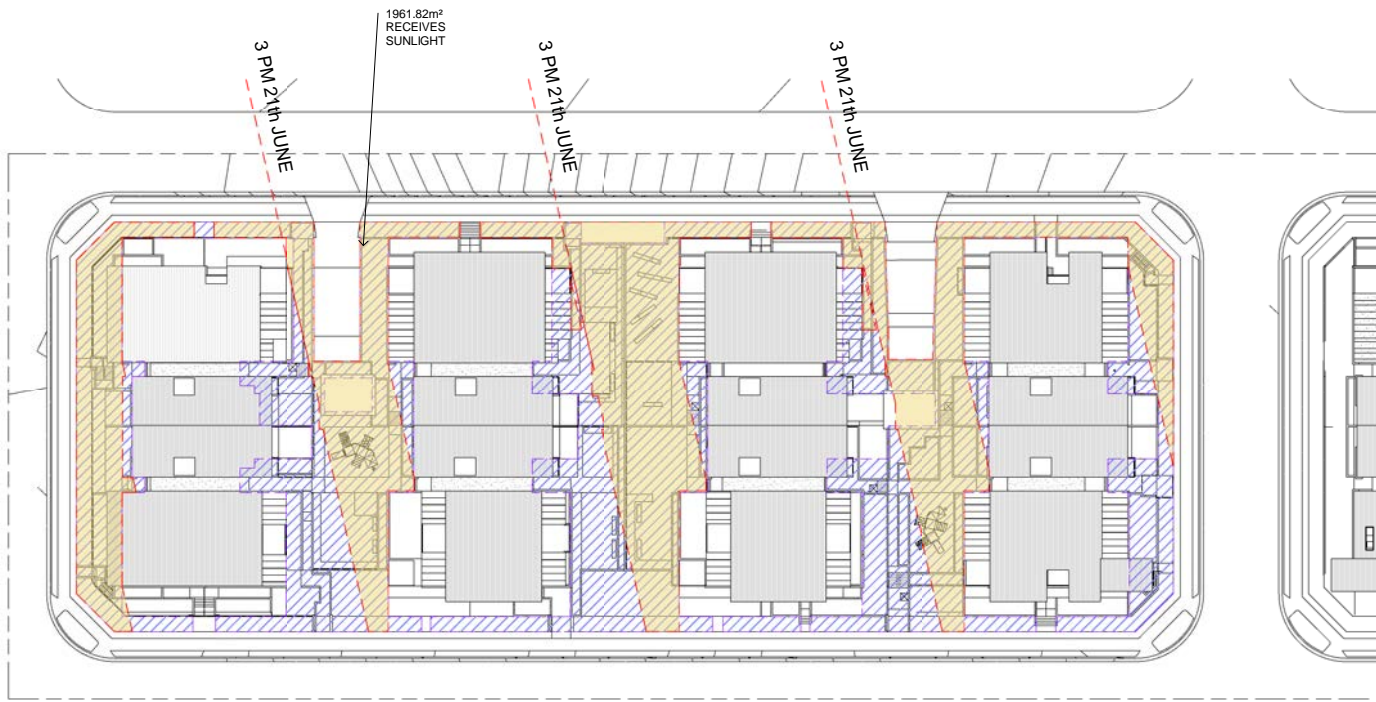
COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
12:00 PM



COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
2:00 PM

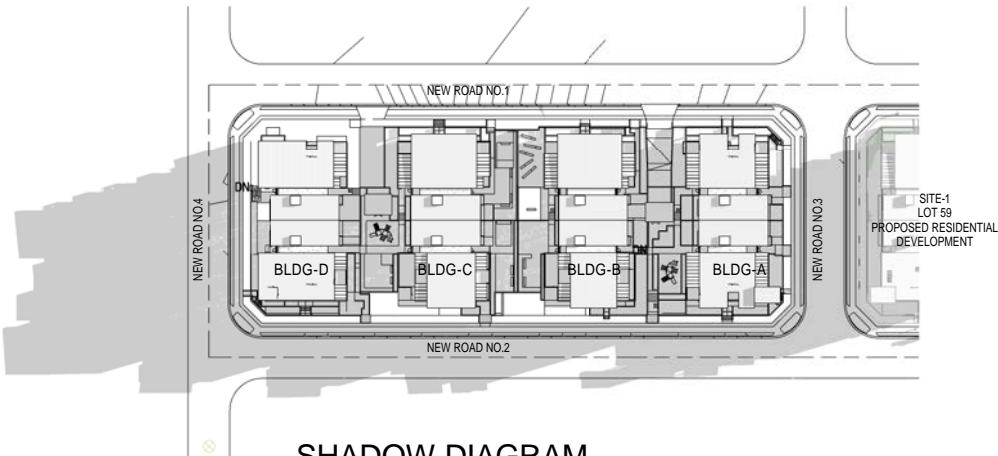


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JUNE 21  
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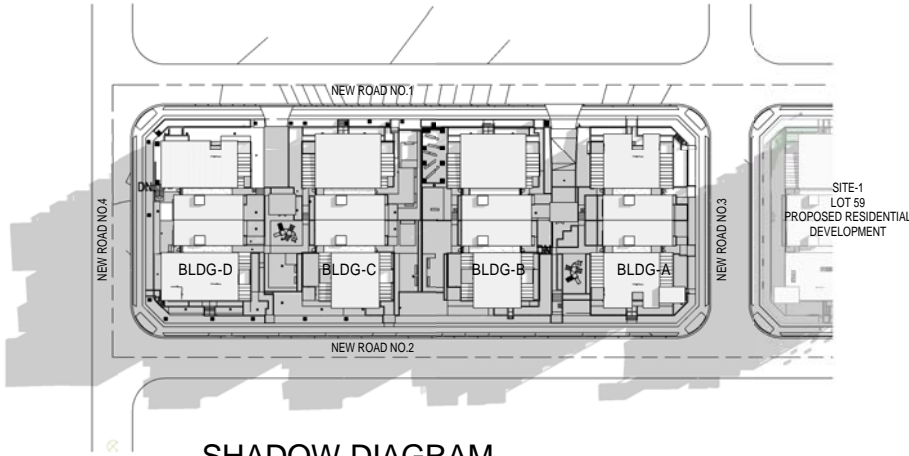


COMMUNAL OPEN SPACE  
SOLAR ACCESS DIAGRAM  
JUNE 21  
3:00 PM

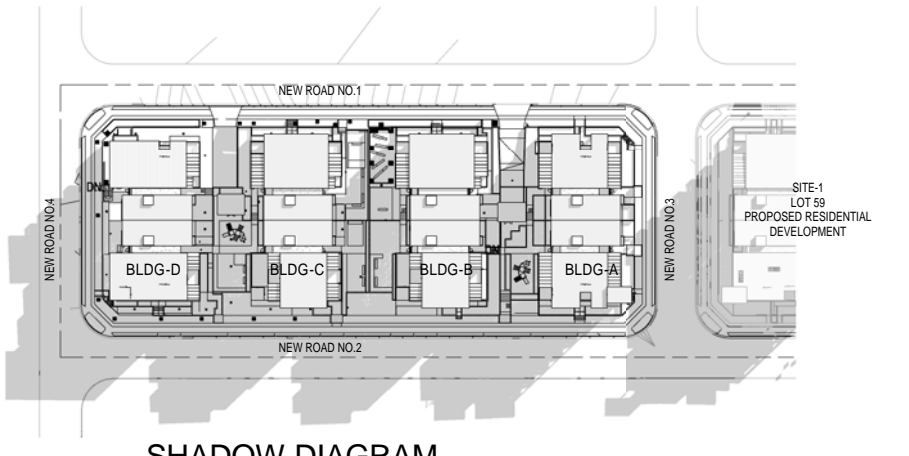




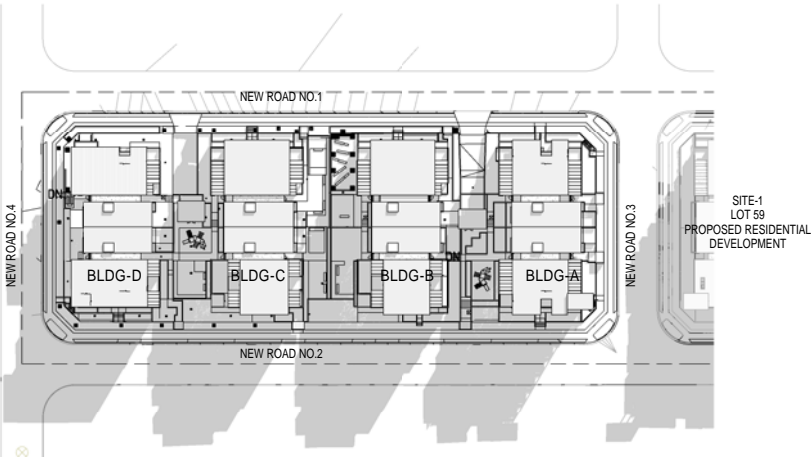
SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
9:00 AM



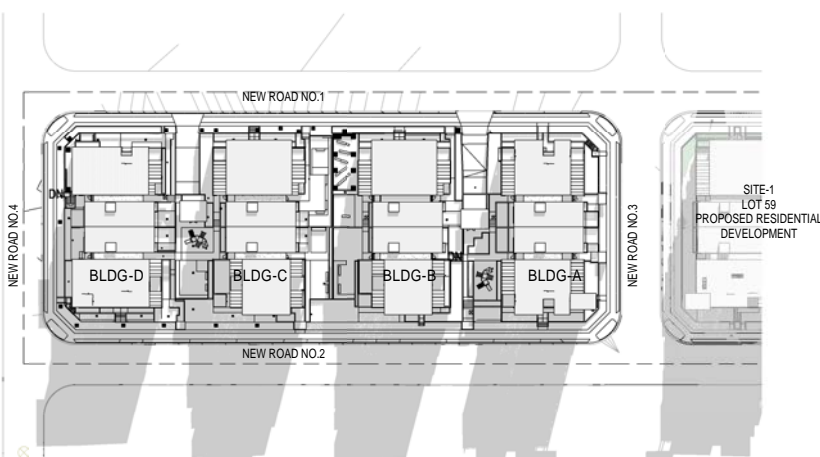
SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
10:00 AM



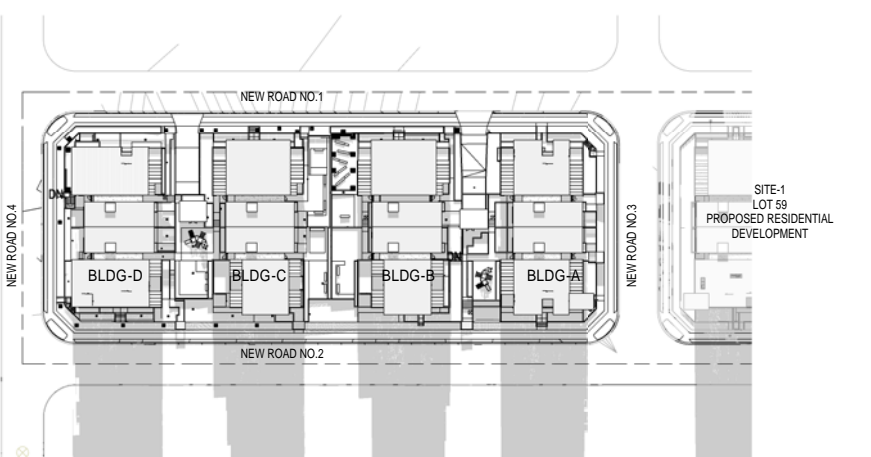
SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
11:00 AM



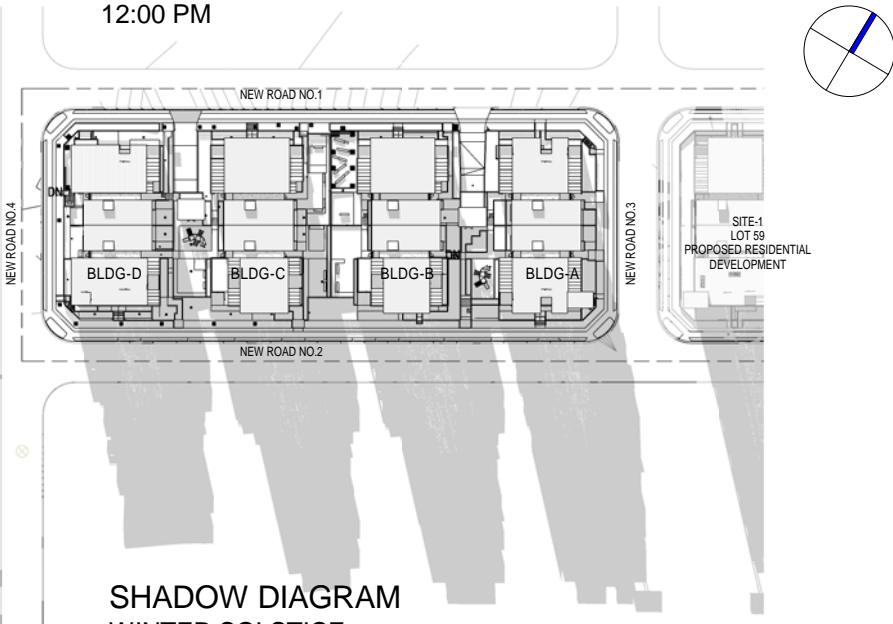
SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
12:00 PM



SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
1:00 PM



SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
2:00 PM



SHADOW DIAGRAM  
WINTER SOLSTICE  
JUNE 21  
3:00 PM

SOLAR ACCESS COMPLIANT	176 OF 239 OR 73.64%
CROSS VENTILATION	192 OF 239 OR 80.00%
NO DIRECT SUNLIGHT	20 OF 239 OR 8.37%
DOES NOT RECEIVE MINIMUM 2HRS SUNLIGHT	43 OF 239 OR 17.99%

G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
B	05-02-18	RENDER FOR COUNCIL
D	15-12-17	Refer to notes as requested by council
ISSUE	DATE	AMENDMENT

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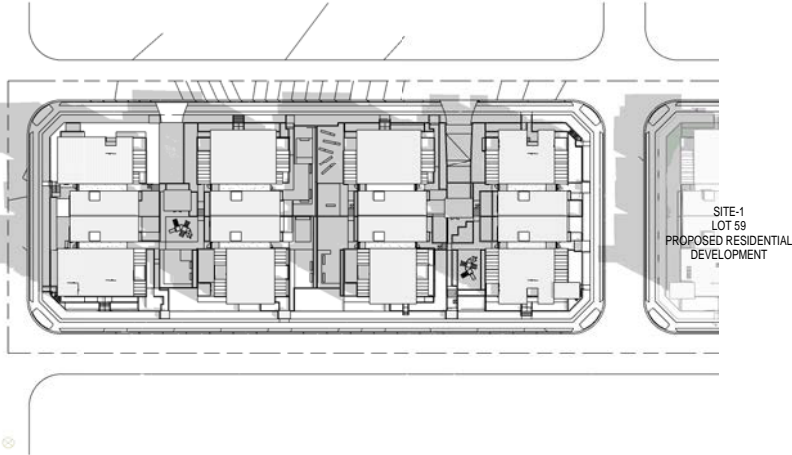
PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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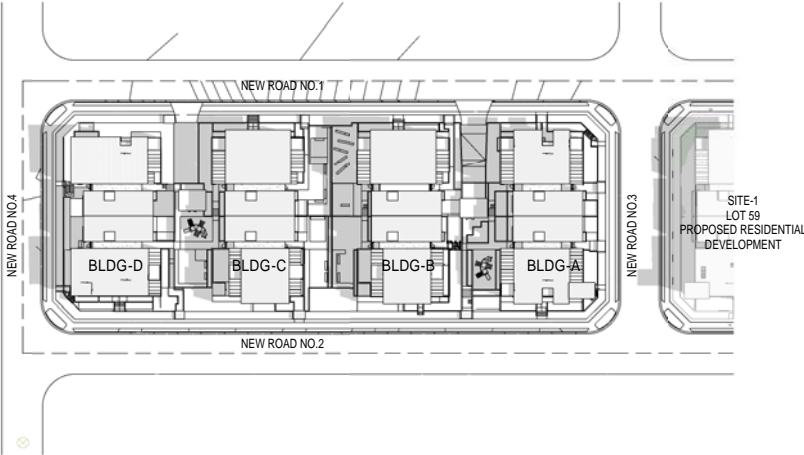
PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155 (SITE - 2)**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE: <b>SHADOW DIAGRAMS</b>				ISSUE: <b>G</b>
DESIGN: NS	DRAWN: AJRSA	DATE: JUNE 2016	SCALE: AS SHOWN	SHEET : <b>DA-A605</b>

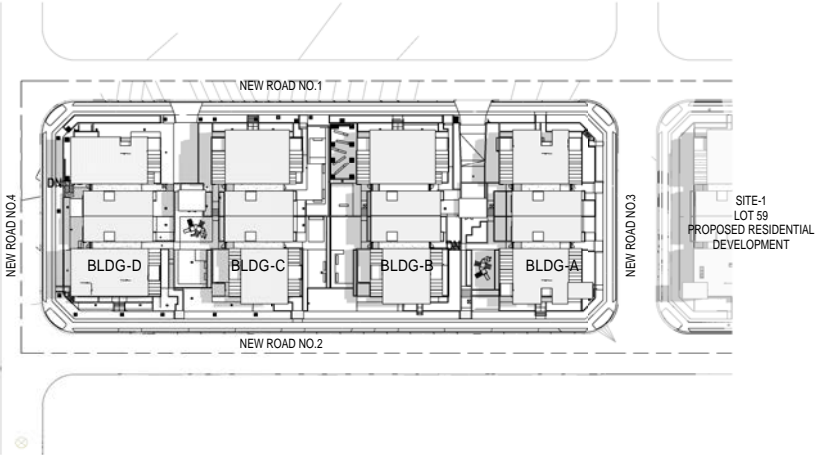




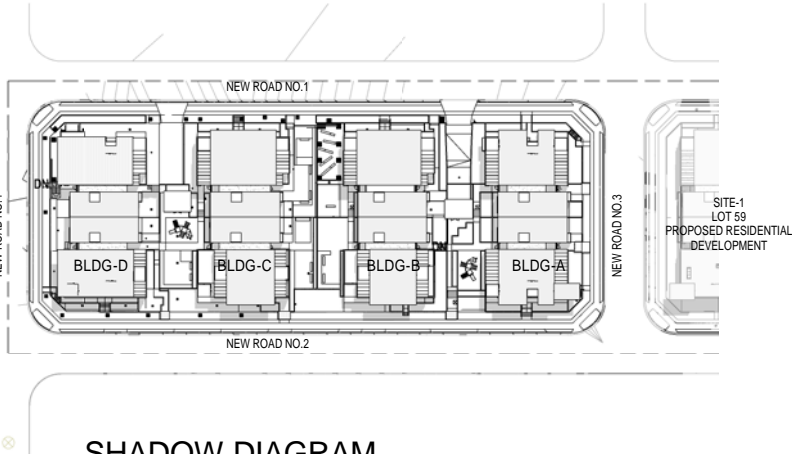
SHADOW DIAGRAM  
SUMMER SOLSTICE  
DECEMBER 21  
9:00 AM



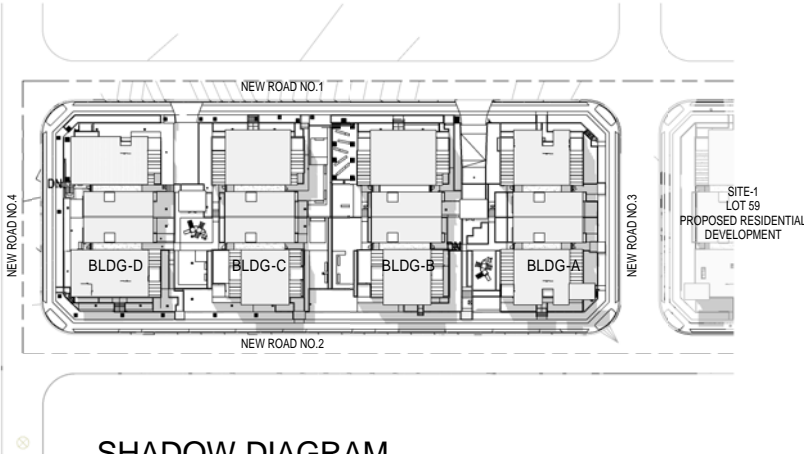
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SUMMER SOLSTICE  
DECEMBER 21  
10:00 AM



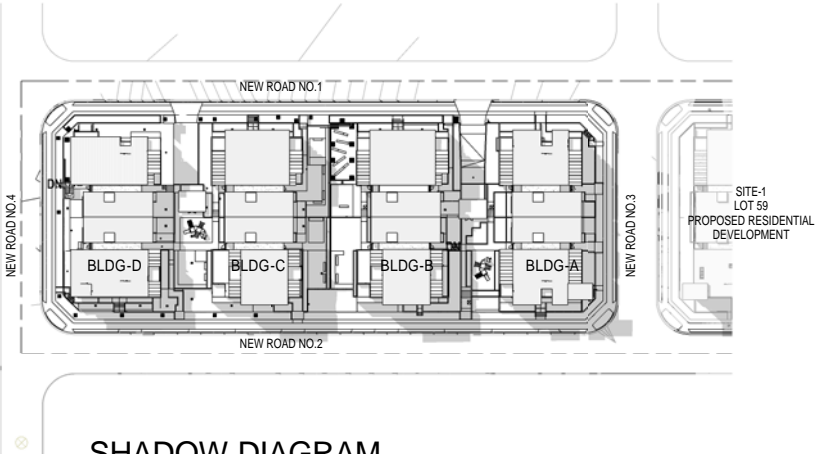
SHADOW DIAGRAM  
SUMMER SOLSTICE  
DECEMBER 21  
11:00 AM



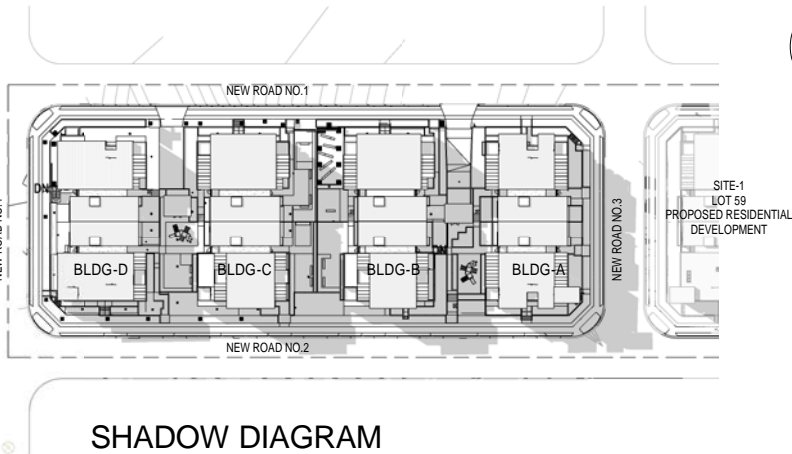
SHADOW DIAGRAM  
SUMMER SOLSTICE  
JUNE 21  
12:00 PM



SHADOW DIAGRAM  
SUMMER SOLSTICE  
DECEMBER 21  
1:00 PM



SHADOW DIAGRAM  
SUMMER SOLSTICE  
DECEMBER 21  
2:00 PM



SHADOW DIAGRAM  
SUMMER SOLSTICE  
DECEMBER 21  
3:00 PM



ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
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8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



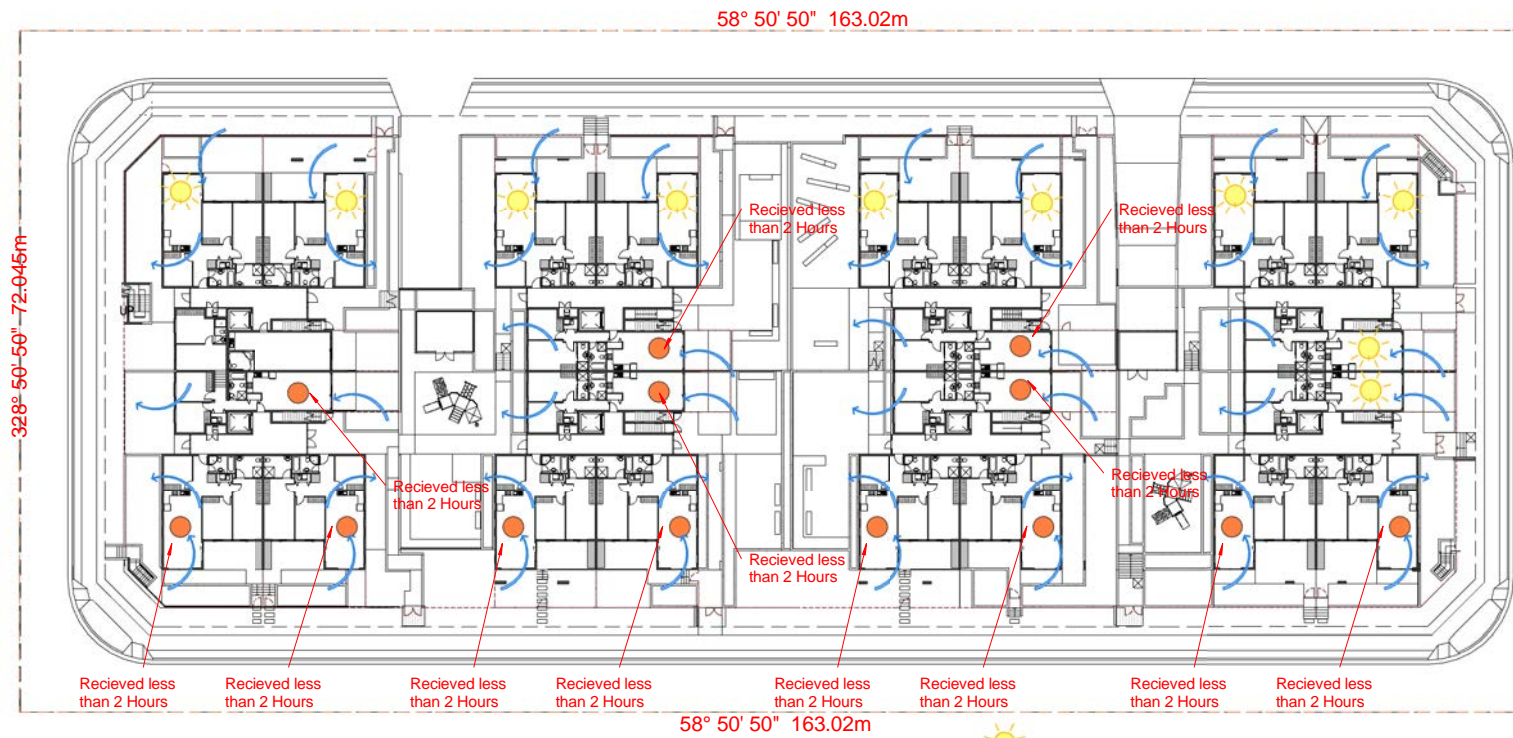
PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155(SITE - 2)**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**SHADOW DIAGRAMS**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN  
ISSUE: **G**  
SHEET :  
**DA-A606**





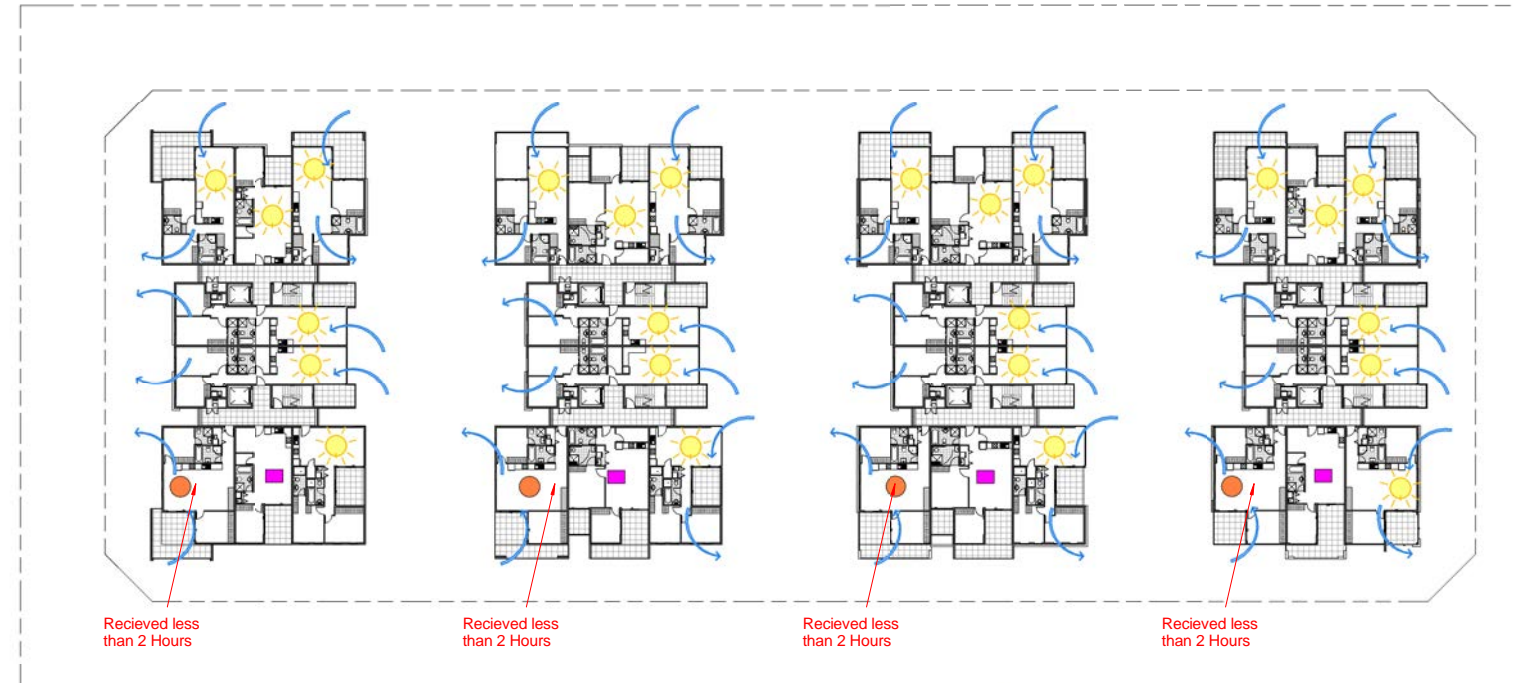
SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-GROUND LEVEL

	SOLAR ACCESS COMPLIANT	10/23	41.70%
	CROSS VENTILATION	23/23	100.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	13/23	56.52%
	NO DIRECT SUNLIGHT	0/23	0.00%



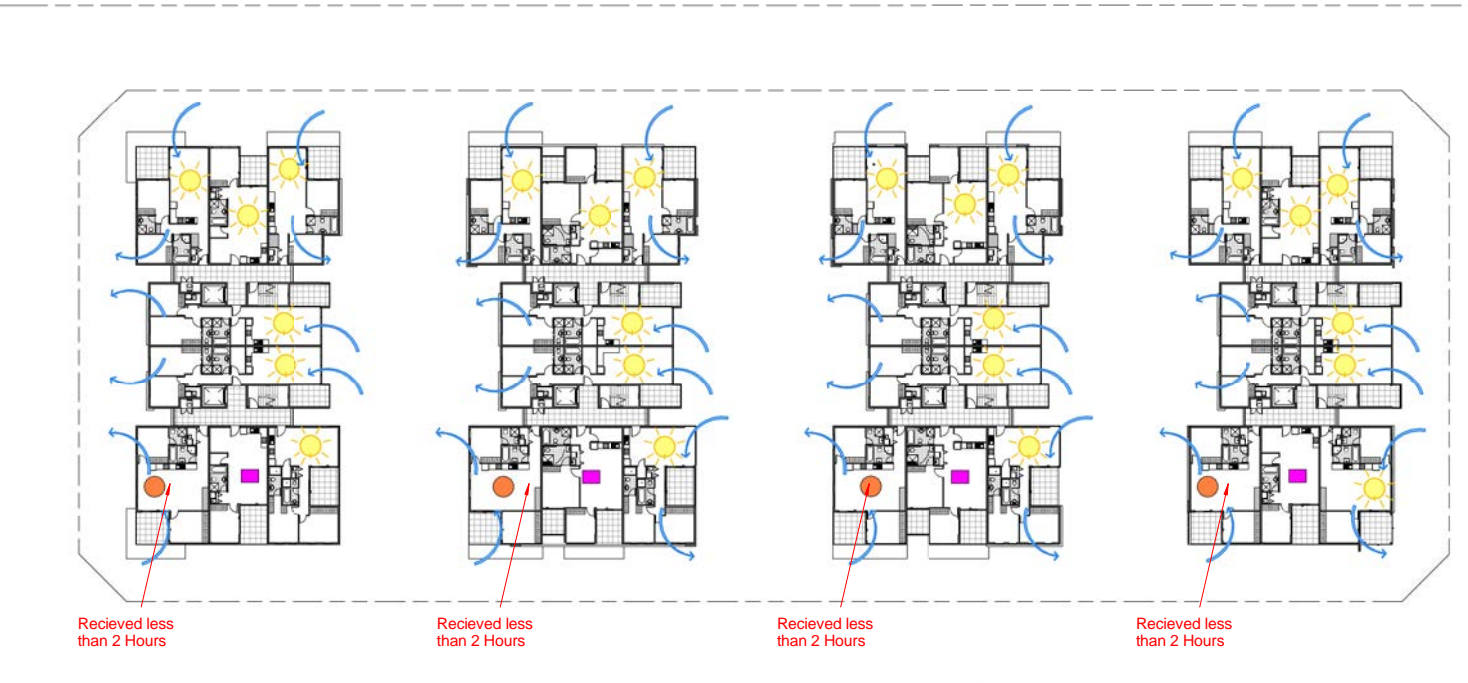
SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L1

	SOLAR ACCESS COMPLIANT	22/32	68.75%
	CROSS VENTILATION	24/32	75.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	6/32	18.75%
	NO DIRECT SUNLIGHT	4/32	12.50%



SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L2

	SOLAR ACCESS COMPLIANT	24/32	75.00%
	CROSS VENTILATION	24/32	75.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/32	12.50%
	NO DIRECT SUNLIGHT	4/32	12.50%

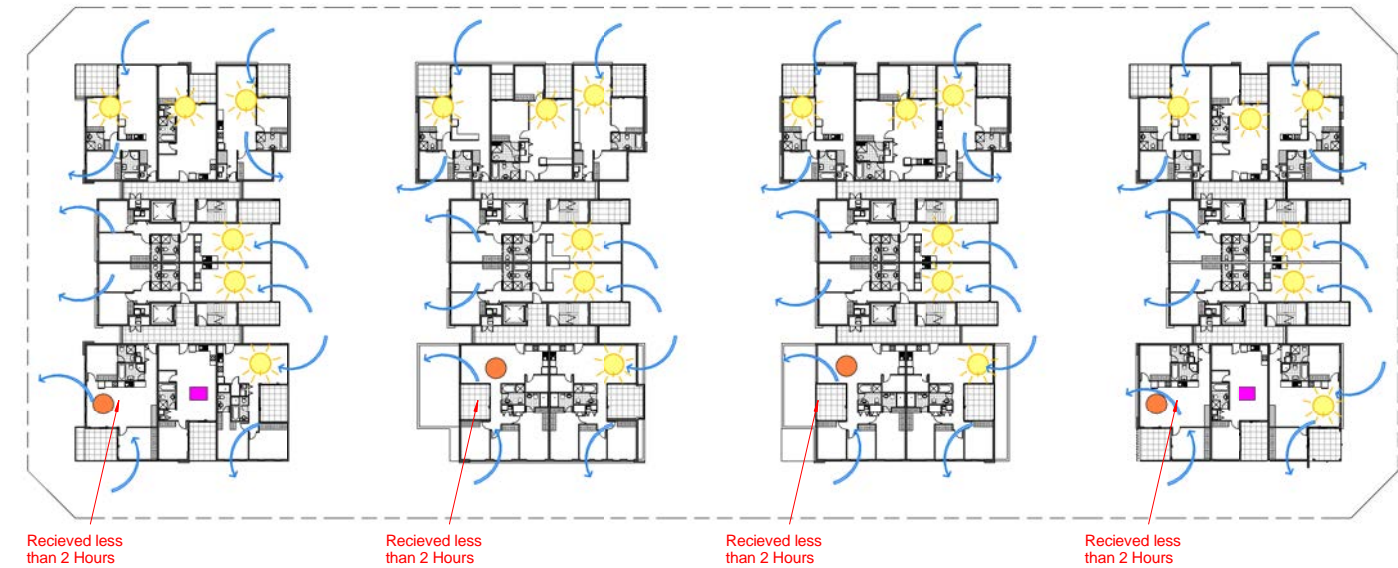
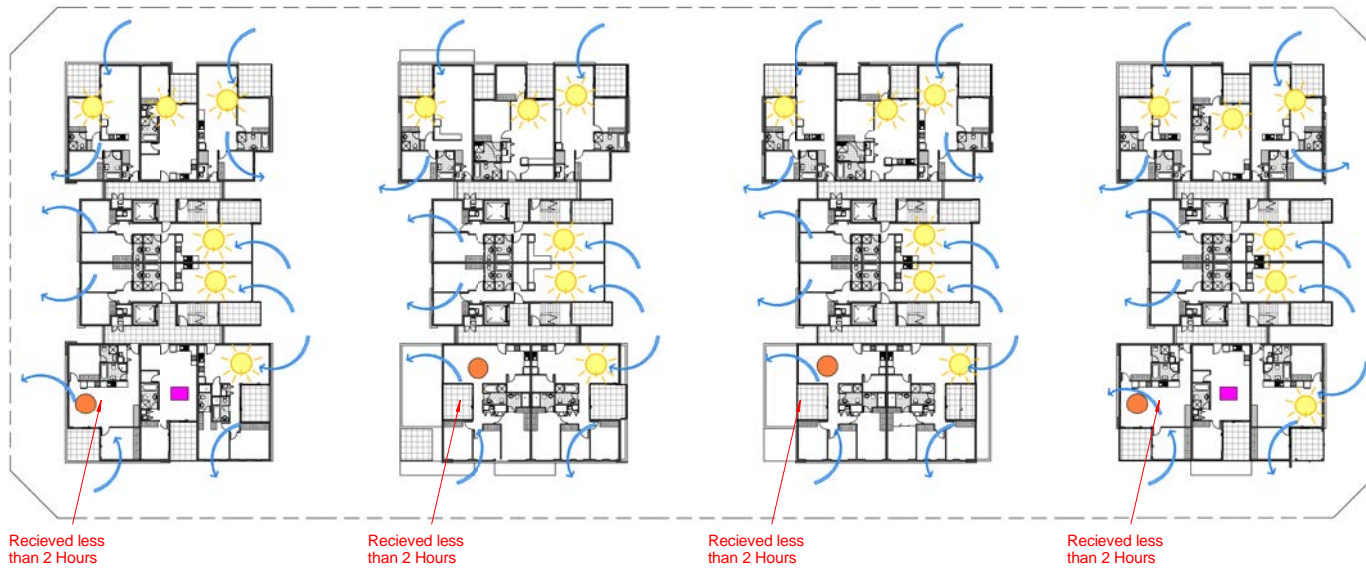


SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L3

	SOLAR ACCESS COMPLIANT	24/32	75.00%
	CROSS VENTILATION	24/32	75.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/32	12.50%
	NO DIRECT SUNLIGHT	4/32	12.50%

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council



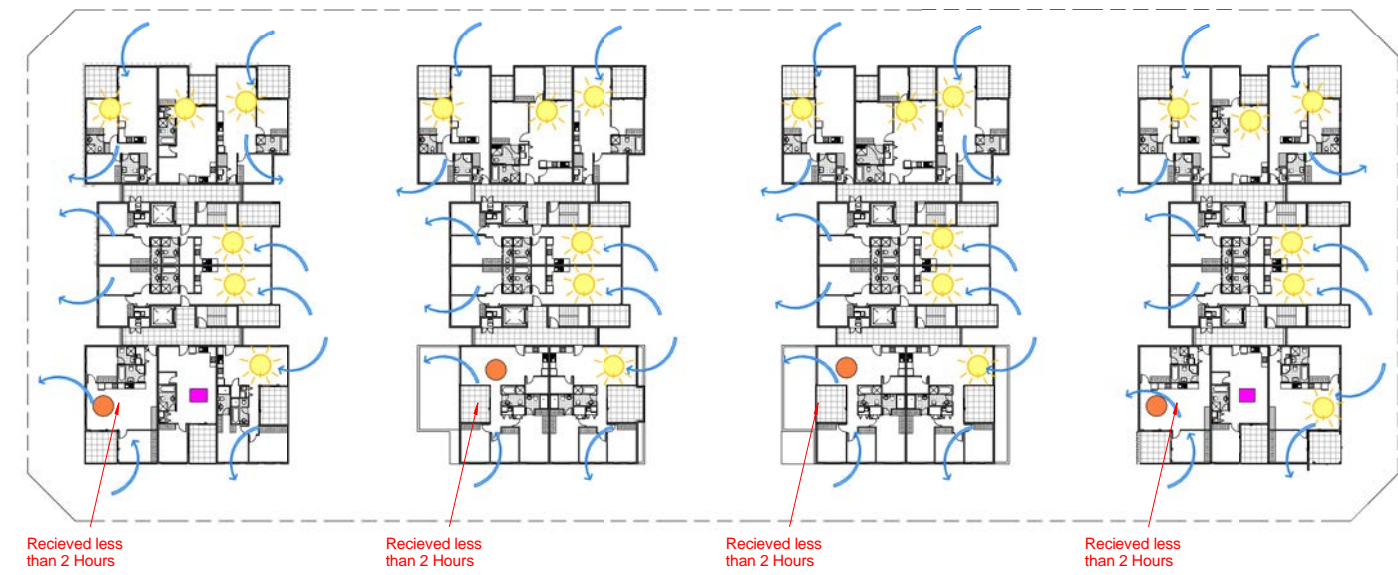
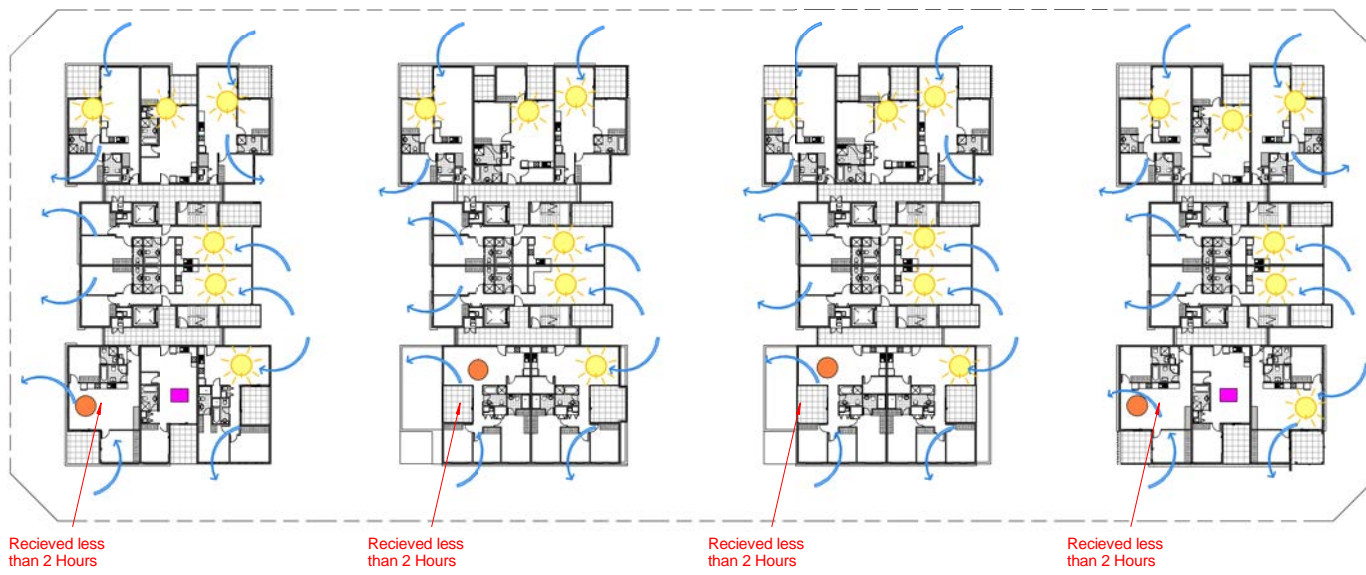


	SOLAR ACCESS COMPLIANT	24/30	80.00%
	CROSS VENTILATION	24/30	80.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/30	13.33%
	NO DIRECT SUNLIGHT	2/30	6.66%

	SOLAR ACCESS COMPLIANT	24/30	80.00%
	CROSS VENTILATION	24/30	80.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/30	13.33%
	NO DIRECT SUNLIGHT	2/30	6.66%

SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L4

SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L5



	SOLAR ACCESS COMPLIANT	24/30	80.00%
	CROSS VENTILATION	24/30	80.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/30	13.33%
	NO DIRECT SUNLIGHT	2/30	6.66%

	SOLAR ACCESS COMPLIANT	24/30	80.00%
	CROSS VENTILATION	24/30	80.00%
	DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/30	13.33%
	NO DIRECT SUNLIGHT	2/30	6.66%

SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L6

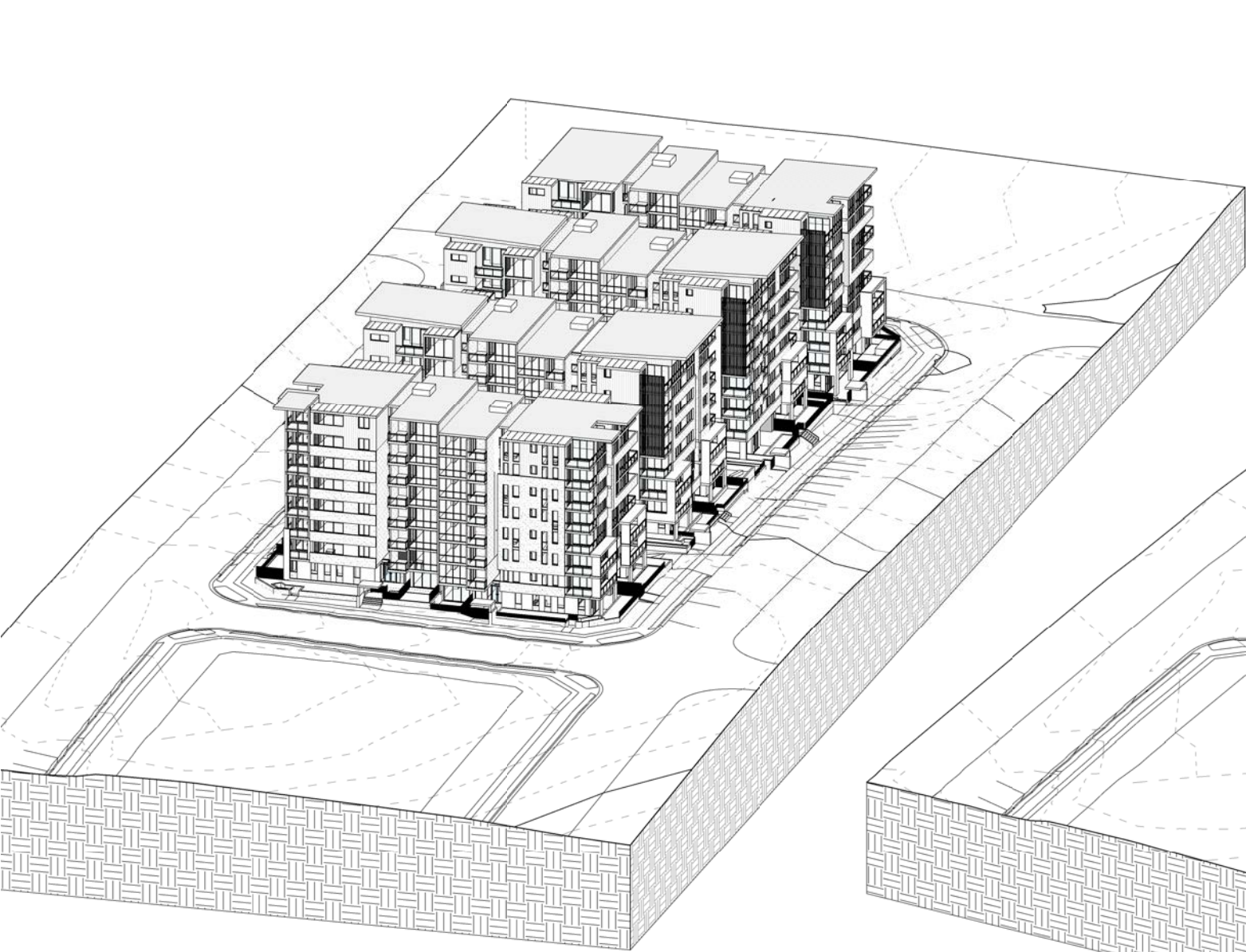
SOLAR ACCESS AND CROSS VENTILATION DIAGRAMS-L7

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

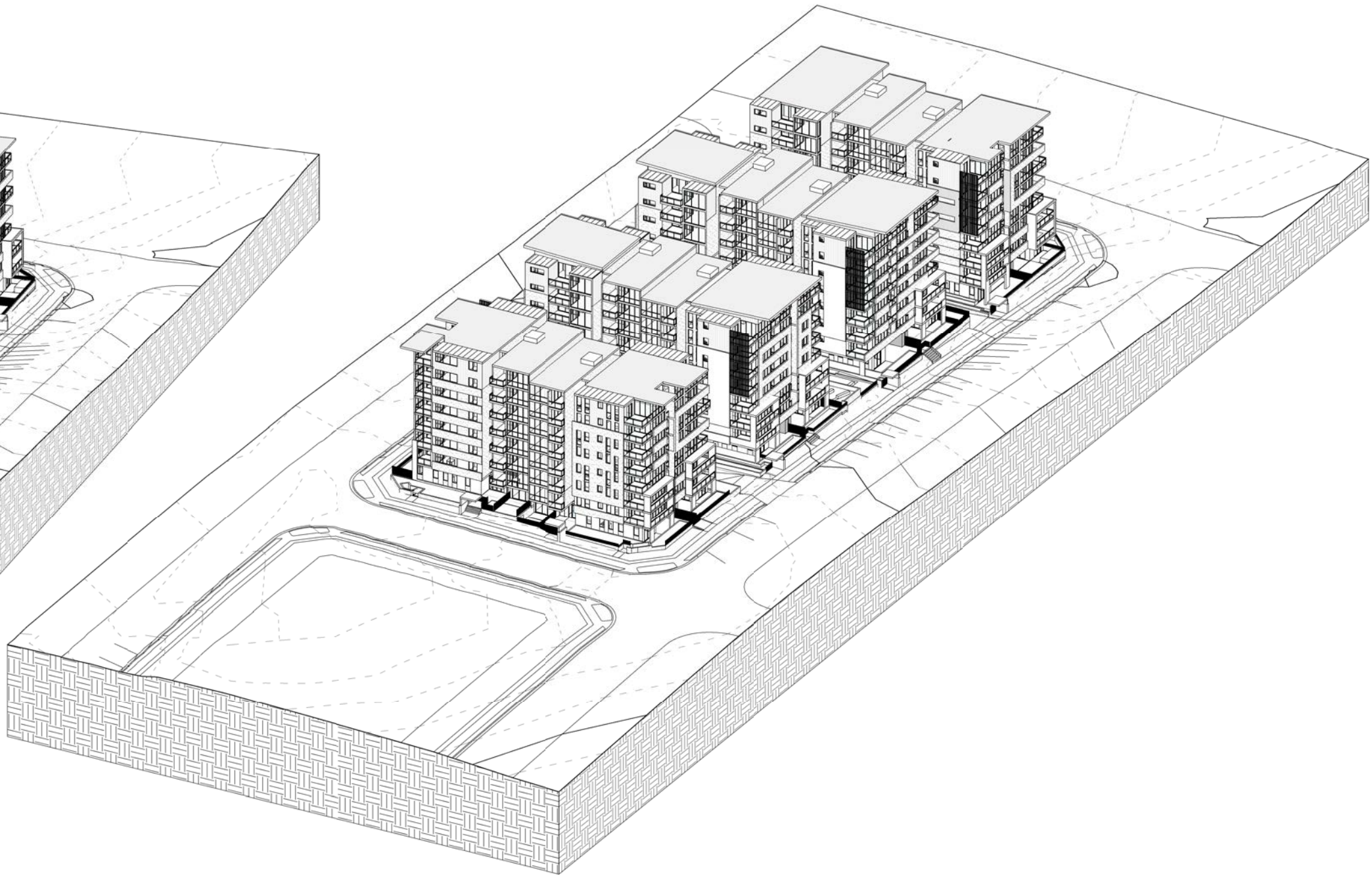
NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992.  
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8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.







3D VIEW TO SUN EXPOSURE ANGLE @ 9 00AM



3D VIEW TO SUN EXPOSURE ANGLE @ 10 00AM

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

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PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE: <b>3D VIEW TO SUN</b>				ISSUE: <b>G</b>
DESIGN: NS	DRAWN: AJRSA	DATE: JUNE 2016	SCALE: AS SHOWN	SHEET : <b>DA-A607.2</b>





3D VIEW TO SUN EXPOSURE ANGLE @ 11 00AM

3D VIEW TO SUN EXPOSURE ANGLE @ 12 00PM

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS PER 1996.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE DRAINAGE PLAN DESIGNED BY THE STORMWATER ENGINEER.  
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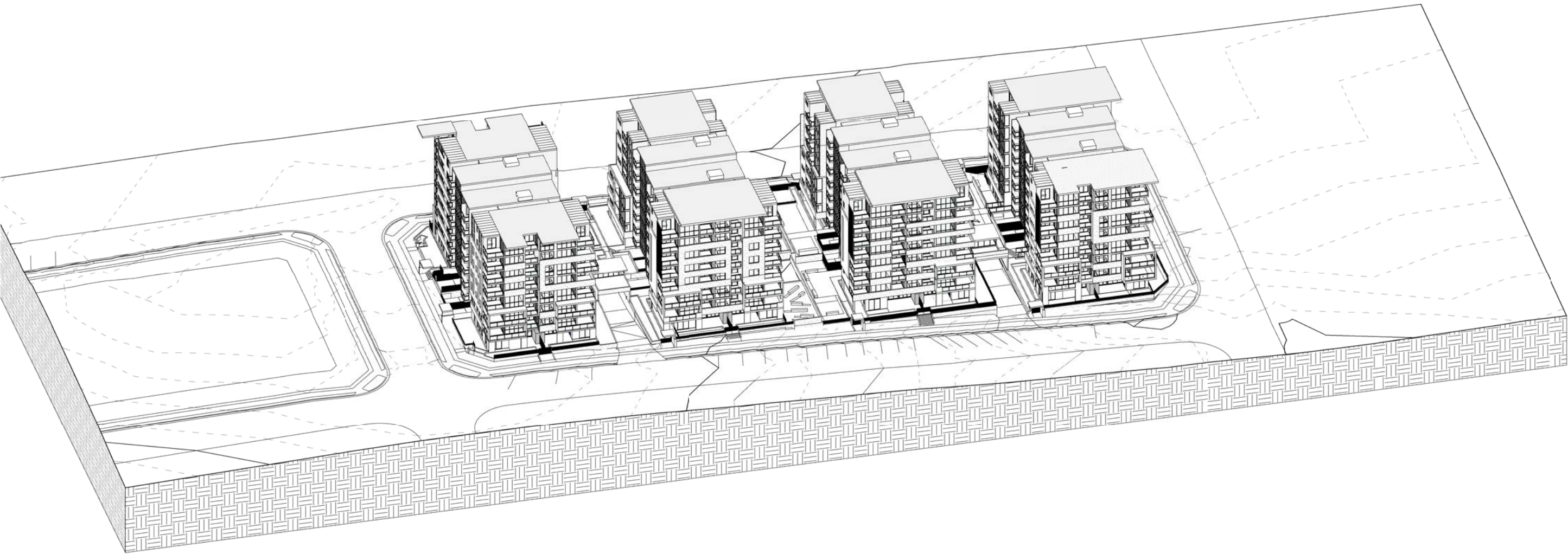
PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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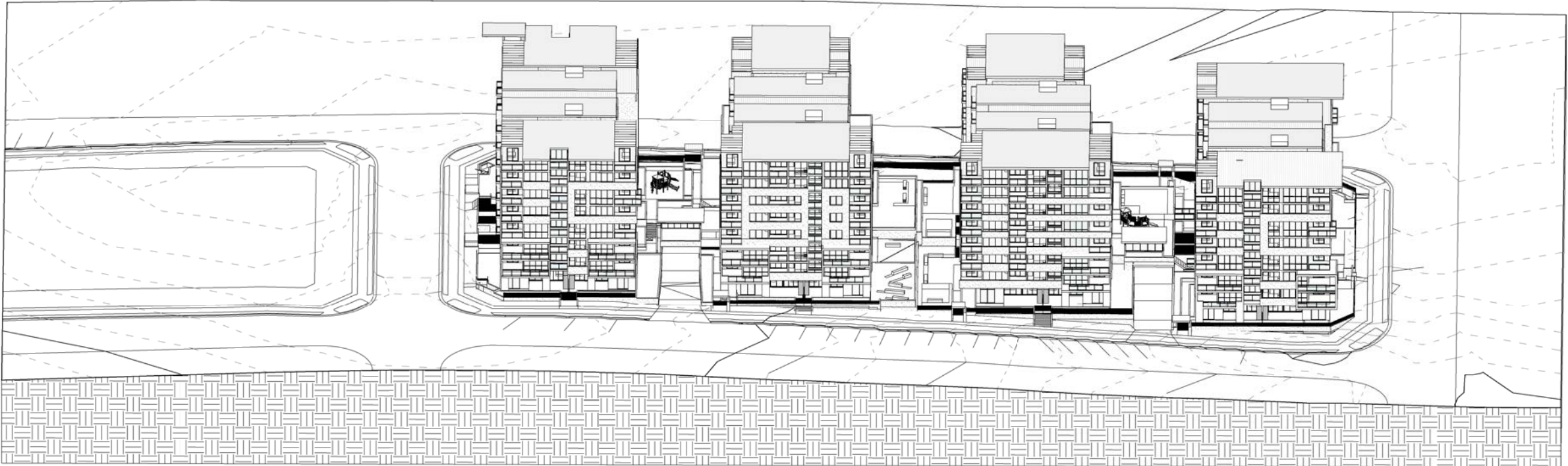
PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**3D VIEW TO SUN**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN  
ISSUE: **G**  
SHEET :  
**DA-A607.3**





3D VIEW TO SUN EXPOSURE ANGLE @ 1 00PM



3D VIEW TO SUN EXPOSURE ANGLE @ 2 00PM

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
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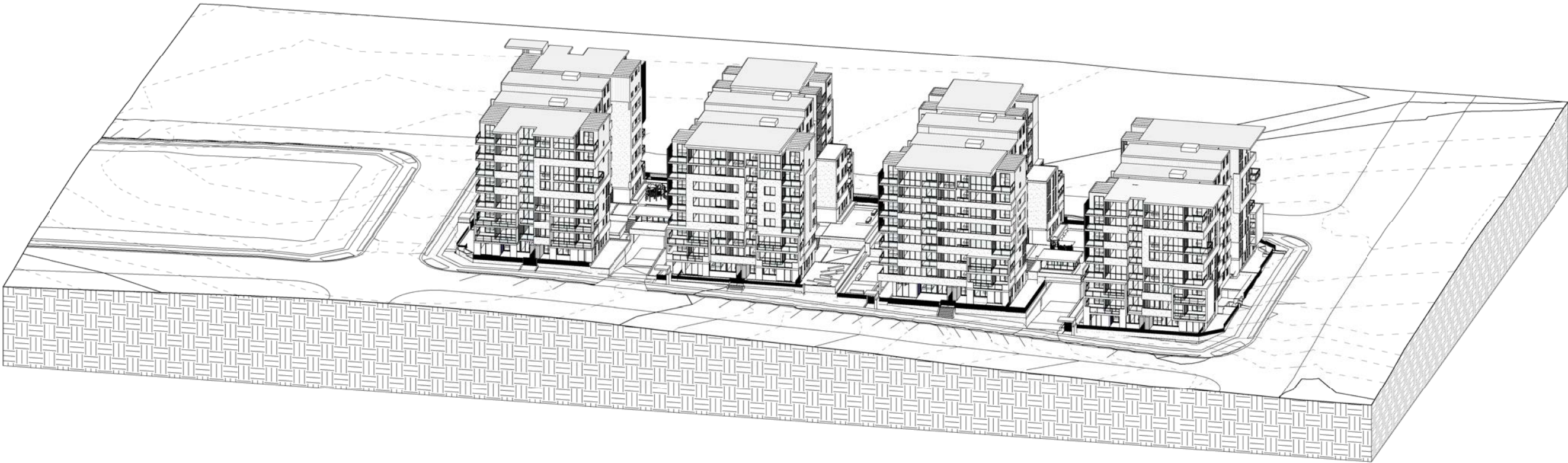
PROJECT STATUS:  
DEVELOPMENT APPLICATION

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PROJECT :  
RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE: 3D VIEW TO SUN		ISSUE: G	
DESIGN: NS	DRAWN: AJRSA	DATE: JUNE 2016	SCALE: AS SHOWN
SHEET : DA-A607.4			





3D VIEW TO SUN EXPOSURE ANGLE @ 3 00PM

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

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**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE: <b>3D VIEW TO SUN</b>				ISSUE: <b>G</b>
DESIGN: NS	DRAWN: AJRSA	DATE: JUNE 2016	SCALE: AS SHOWN	SHEET : <b>DA-A607.5</b>





Unit A04 @ 10 00am



Unit A04 @ 11 00am



Unit A04 @ 12 00pm



Unit A04 @ 11 00am



Unit A04 @ 10 45am

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m² AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council







Unit A05 @ 10 00am



Unit A05 @ 10 00am



Unit A05 @ 11 00am



Unit A05 @ 10 15am



Unit A05 @ 12 00pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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PROJECT STATUS:  
DEVELOPMENT APPLICATION

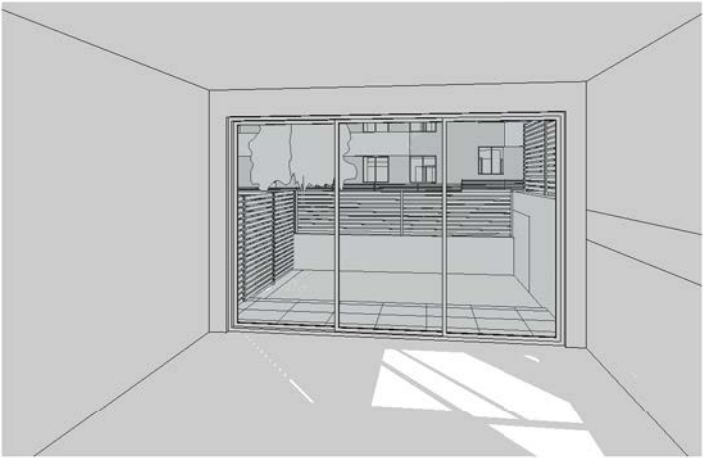
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PROJECT :  
RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155  
CLIENT:  
The Wickwood Property Group Pty Ltd

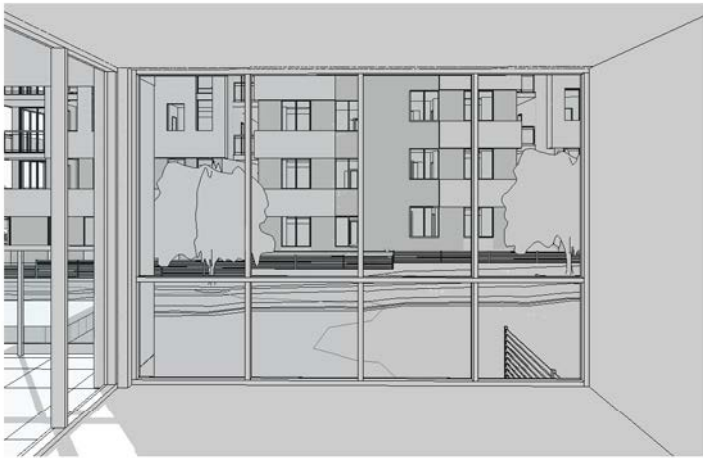
SHEET TITLE:  
SOLAR STUDY  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
G  
SHEET :  
DA-A607.7

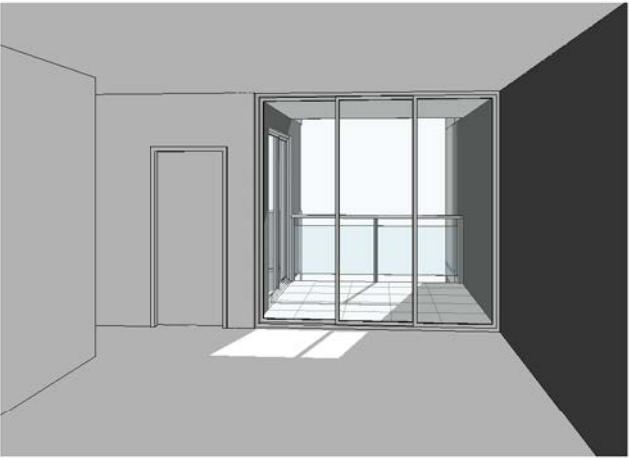




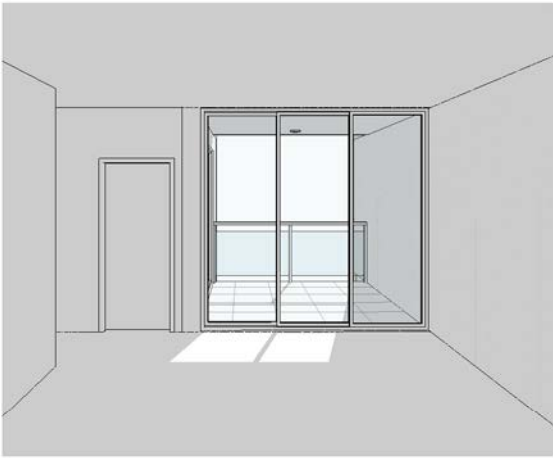
Unit A32 @ 10 00 am



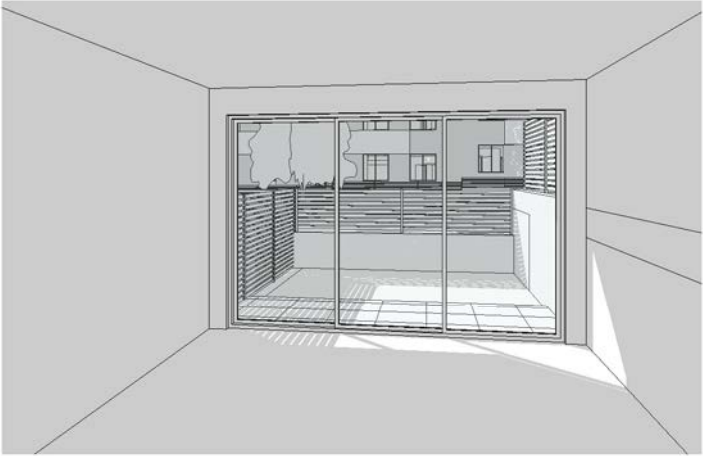
Unit A35 @ 10 00 am



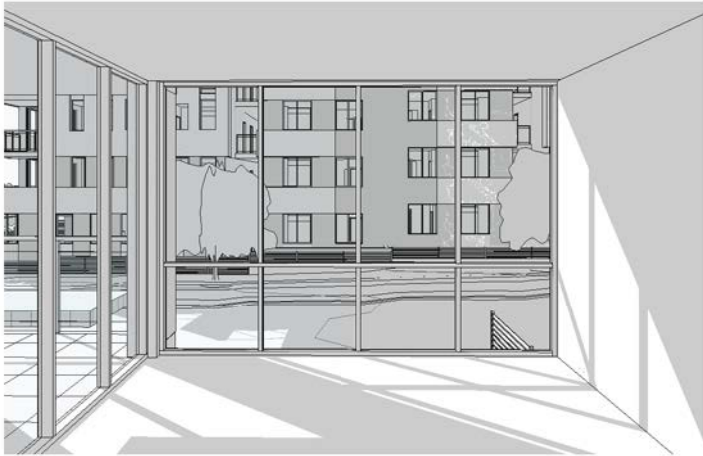
Unit A37 @ 1 00pm



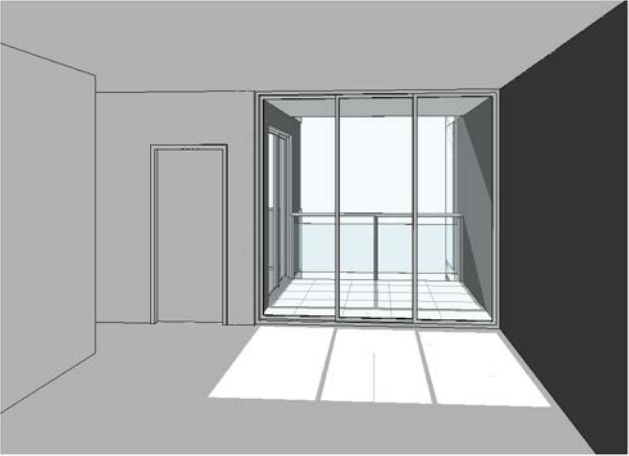
Unit A53 @ 1 00pm



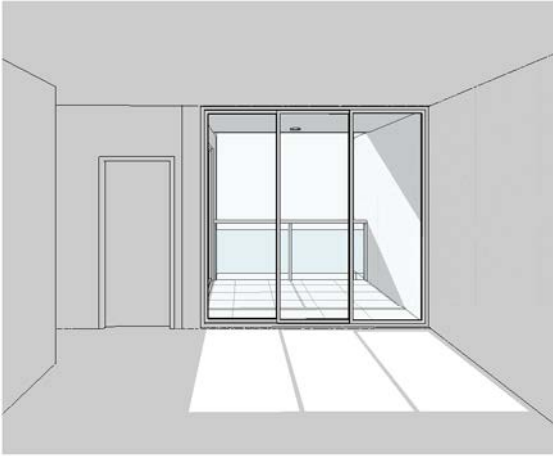
Unit A32 @ 11 00 am



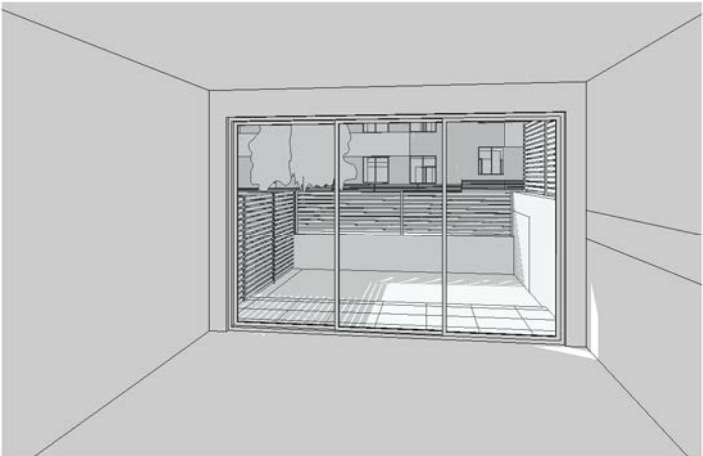
Unit A35 @ 11 00 am



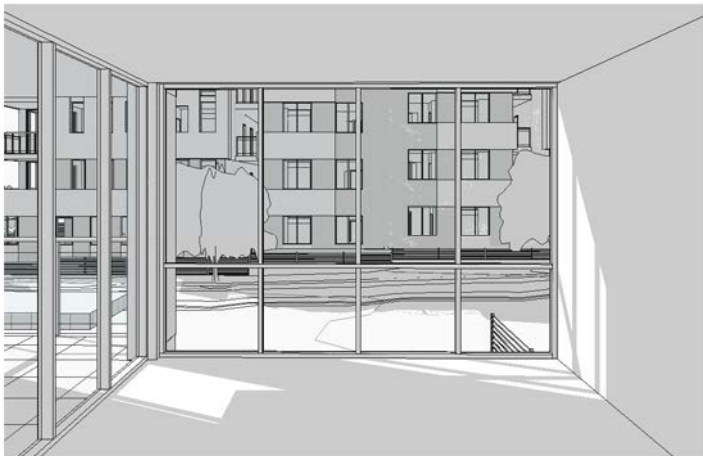
Unit A37 @ 2 00pm



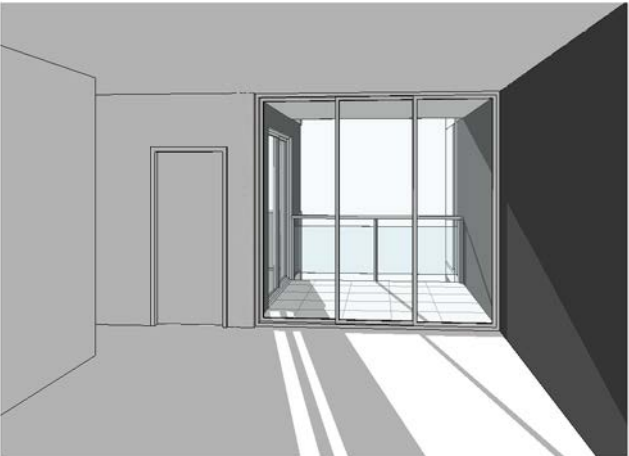
Unit A53 @ 2 00pm



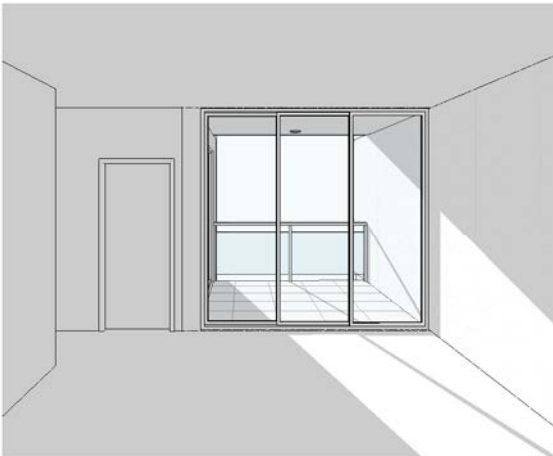
Unit A32 @ 12 00 pm



Unit A35 @ 12 00 pm



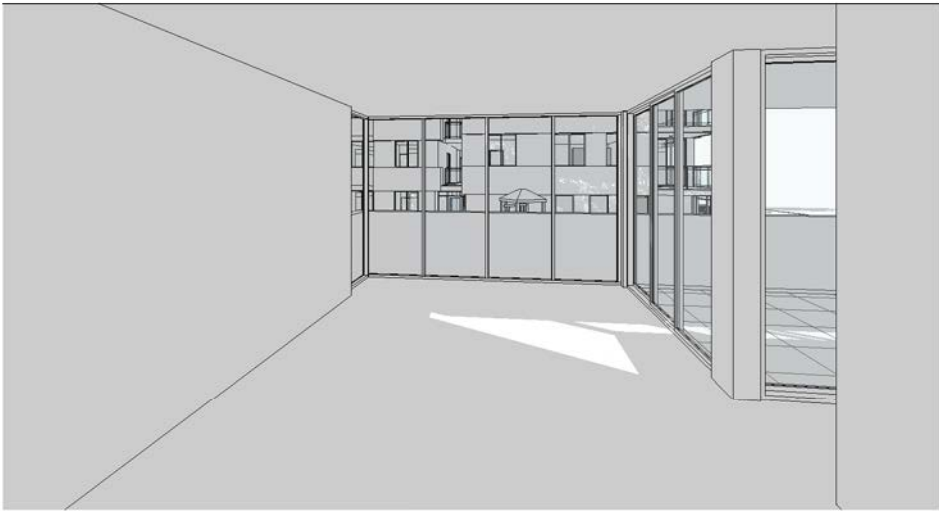
Unit A37 @ 3 00pm



Unit A53 @ 3 00pm

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

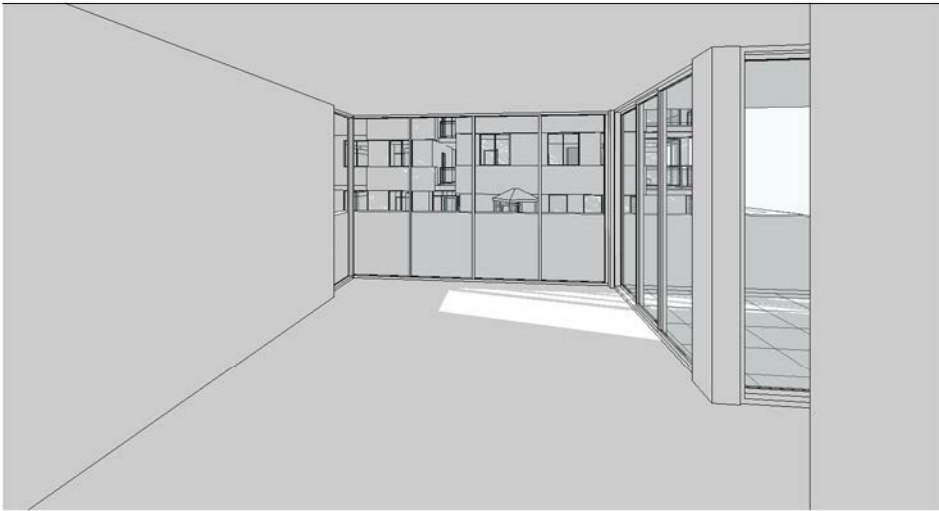




Unit B05 @ 12 00pm



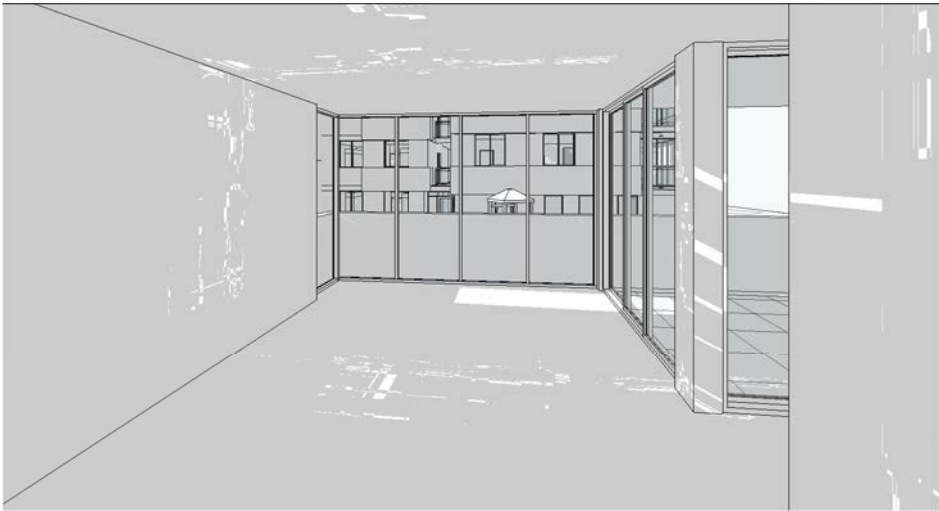
Unit B05 @ 12 15pm



Unit B05 @ 1 00pm



Unit B05 @ 12 30pm



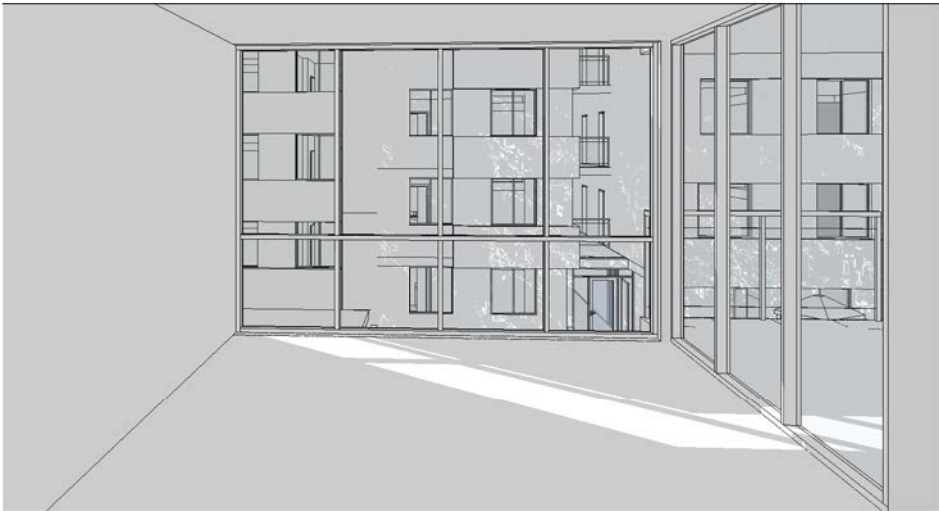
Unit B05 @ 2 00pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

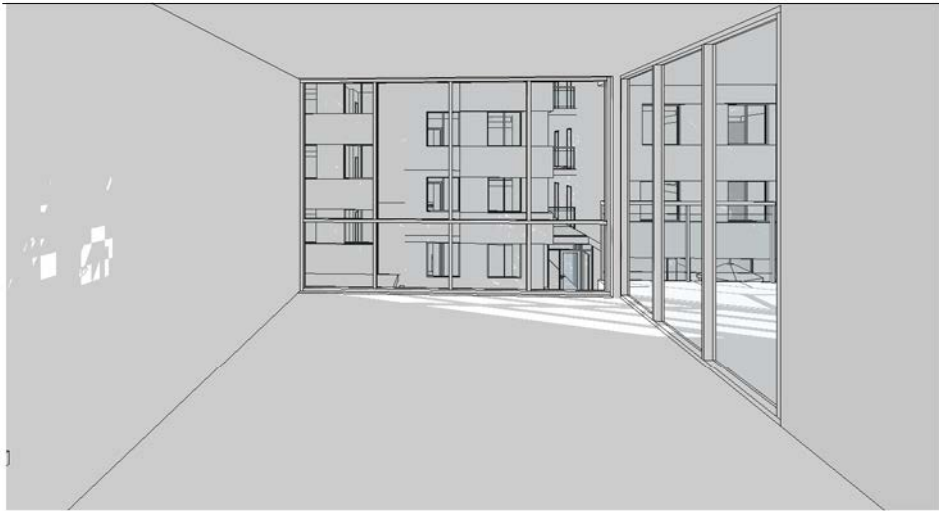
1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council





Unit B08 @ 11 25am



Unit B08 @ 12 25pm



Unit B08 @ 1 25pm



Unit B08 @ 12 00pm



Unit B08 @ 12 15pm

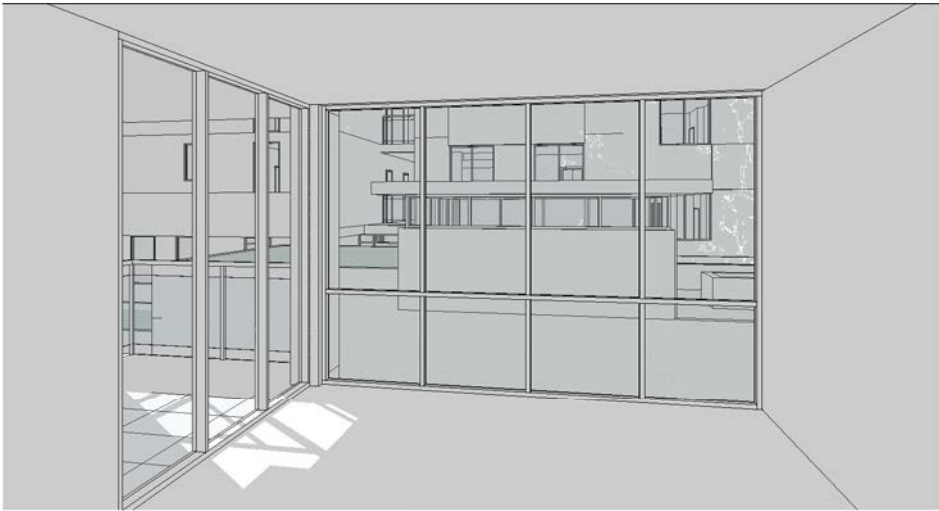
2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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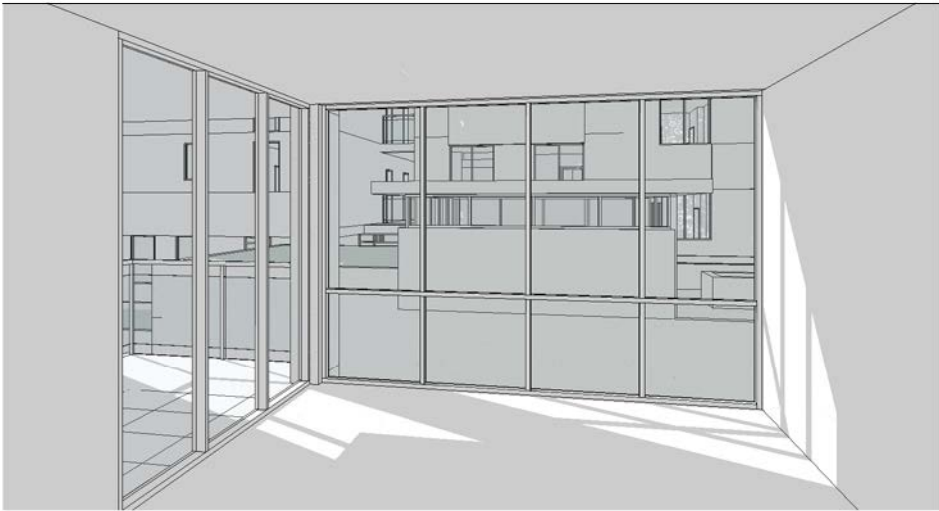




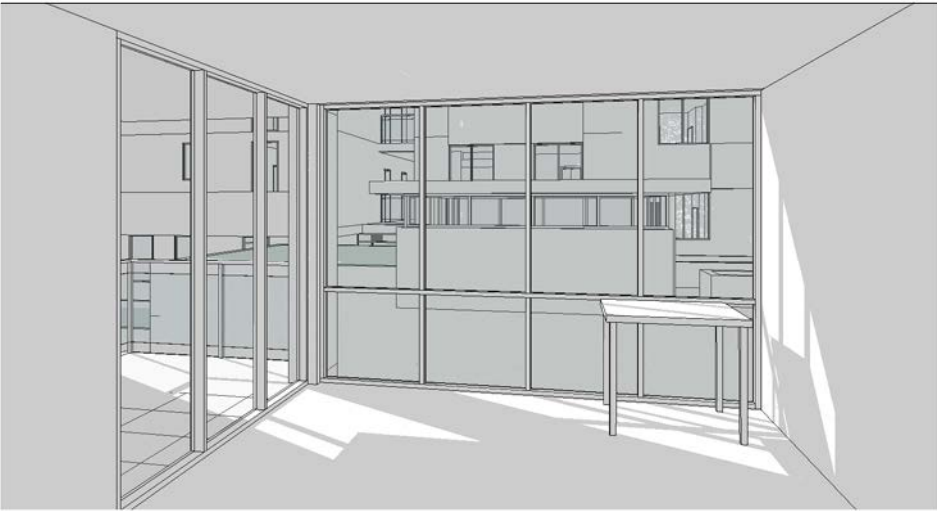
Unit B31 @ 10 30am



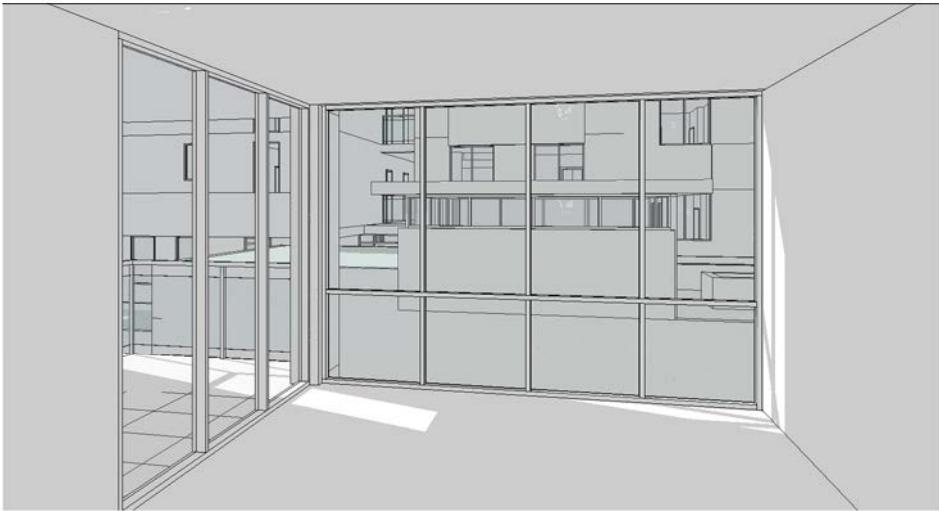
Unit B31 @ 11 30am



Unit B31 @ 11 30am



Unit B31 @ 11 45am



Unit B31 @ 12 30pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
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3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE IS 1684 - 1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**SOLAR STUDY**

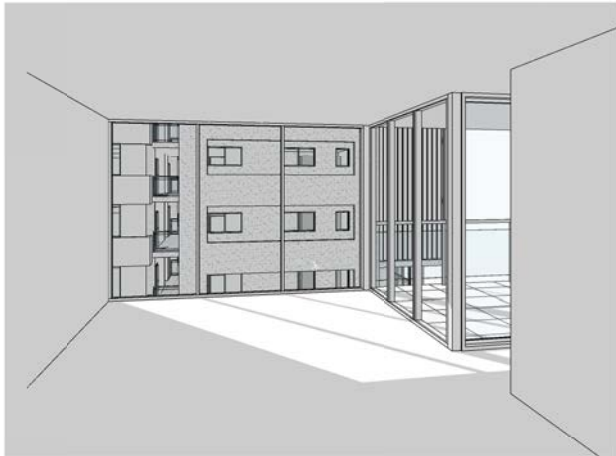
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A607.11**

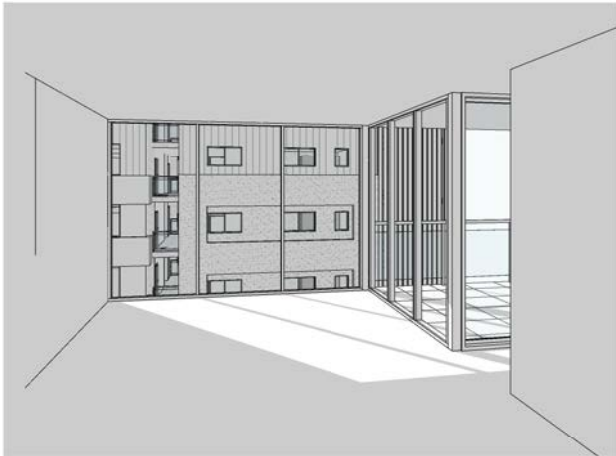




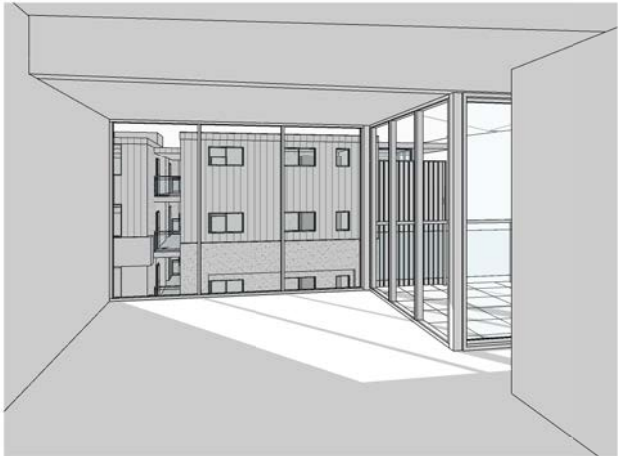
Unit B17 @ 10 30am



Unit B20 @ 10 30am



Unit B23 @ 10 30am



Unit B26 @ 10 30am



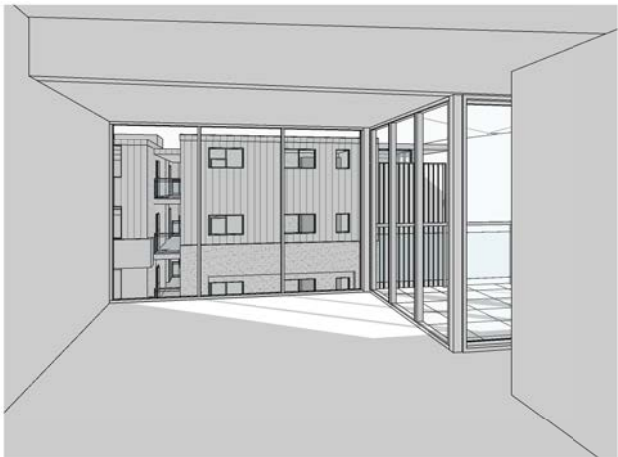
Unit B17 @ 11 30am



Unit B20 @ 11 30am



Unit B23 @ 11 30am



Unit B26 @ 11 30am



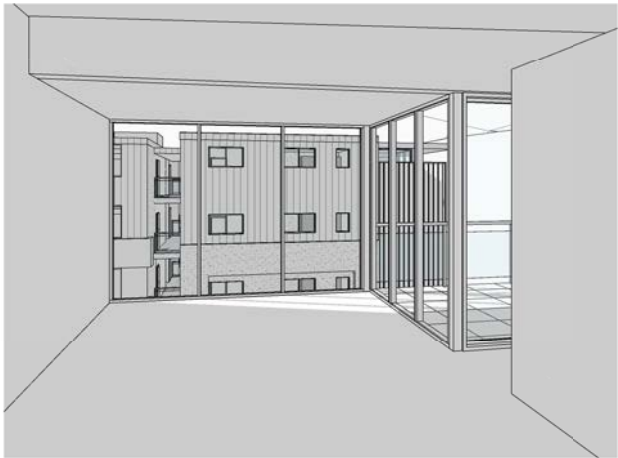
Unit B17 @ 12 30pm



Unit B20 @ 12 30pm



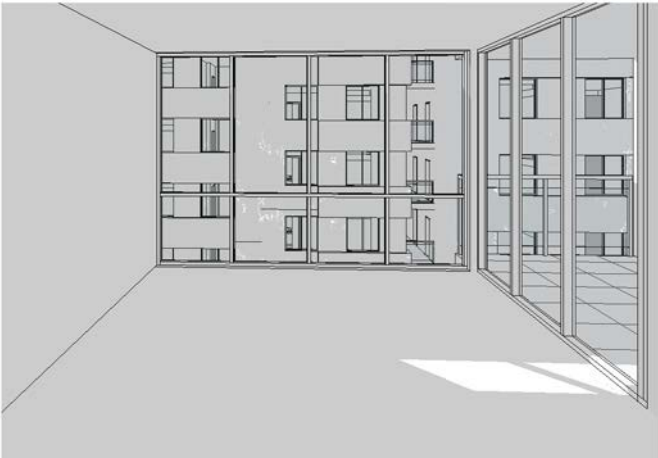
Unit B23 @ 12 30pm



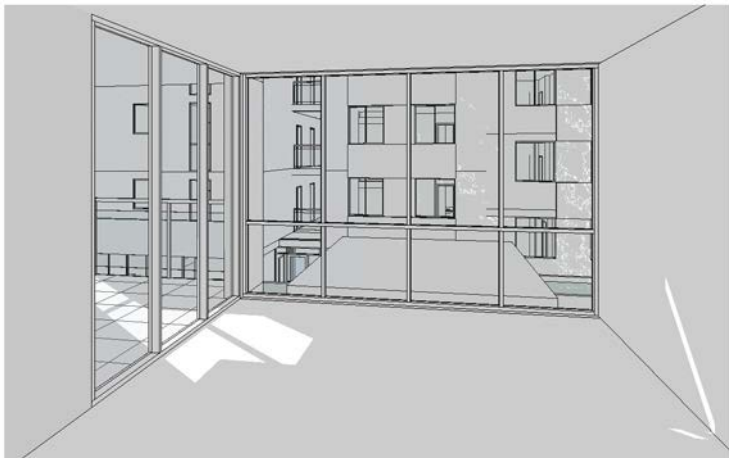
Unit B26 @ 12 30pm

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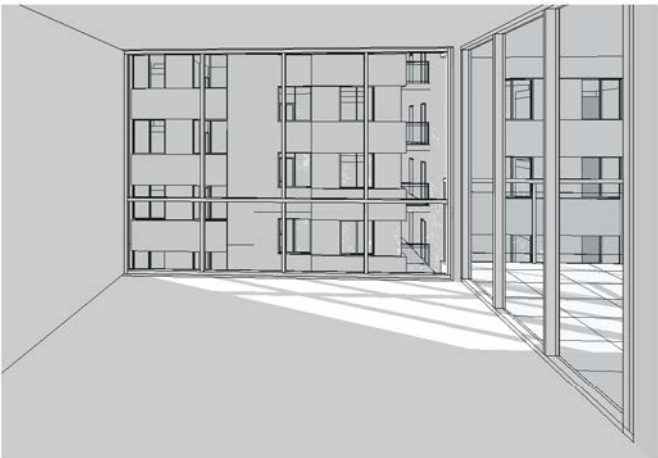




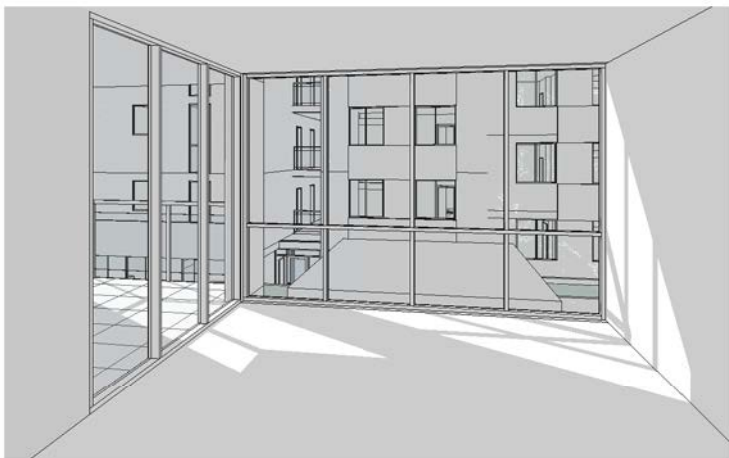
Unit B12 @ 10 50am



Unit B35 @ 10 30am



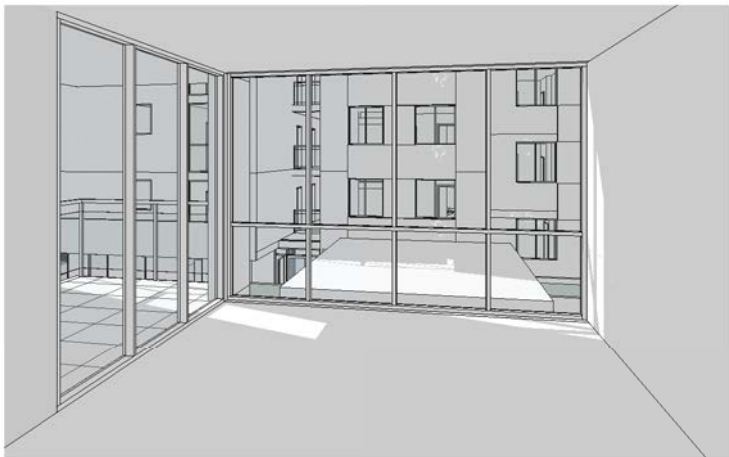
Unit B12 @ 11 50am



Unit B35 @ 11 30am



Unit B12 @ 12 50pm



Unit B35 @ 12 30pm

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CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**SOLAR STUDY**

DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A607.13**





Unit C04 @ 11 30am



Unit C04 @ 11 30am



Unit C04 @ 12 30pm



Unit C04 @ 11 45am



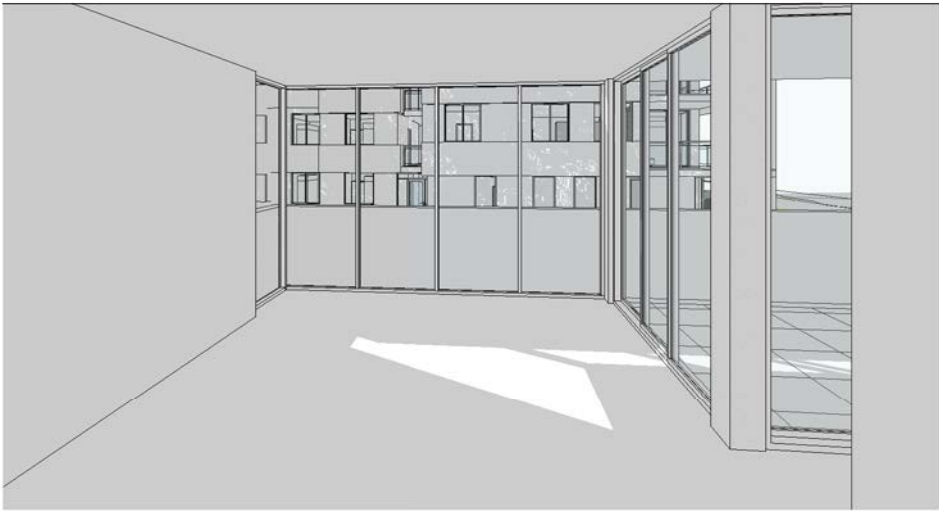
Unit C04 @ 1 30pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

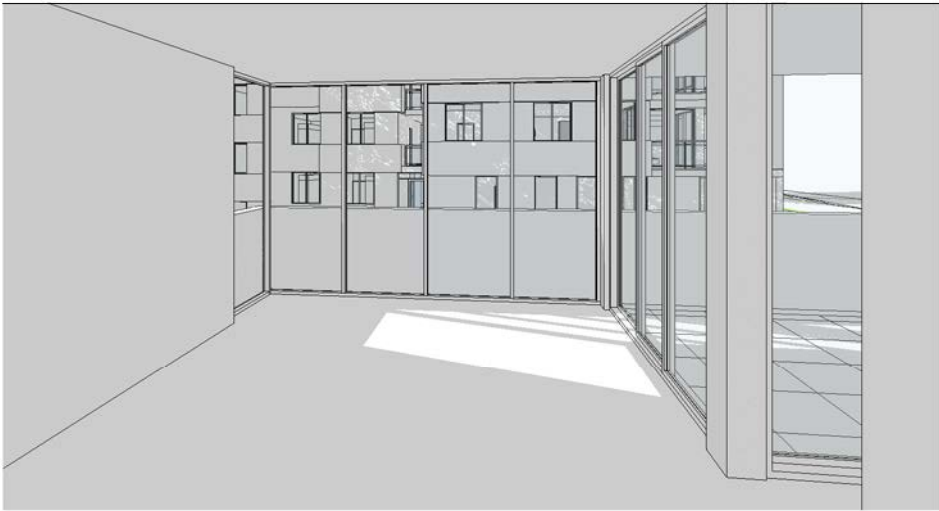
1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

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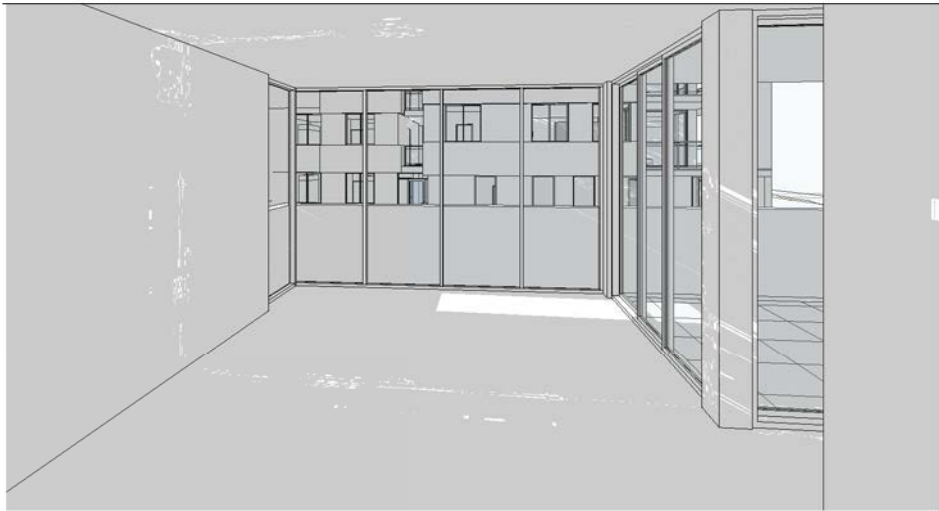




Unit C05 @ 11 50am



Unit C05 @ 12 50pm



Unit C05 @ 1 50pm



Unit C05 @ 12 15pm



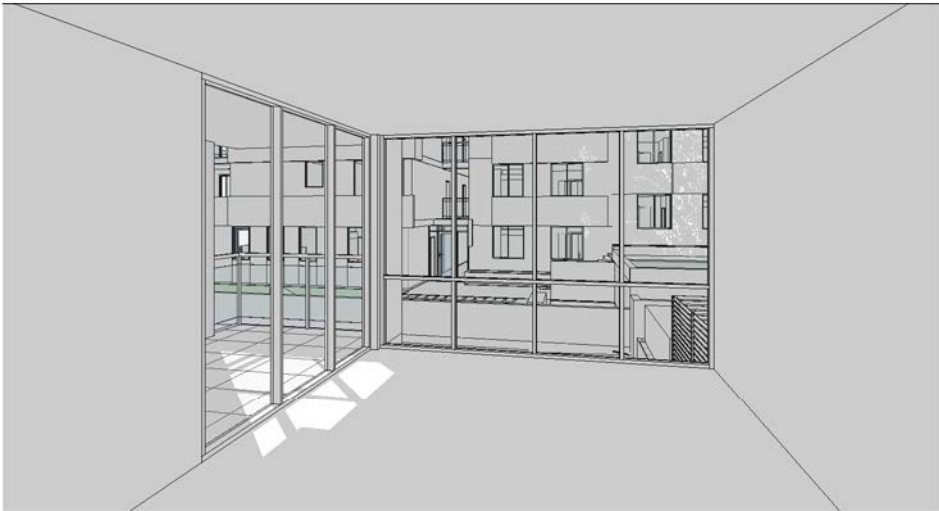
Unit C05 @ 12 30pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

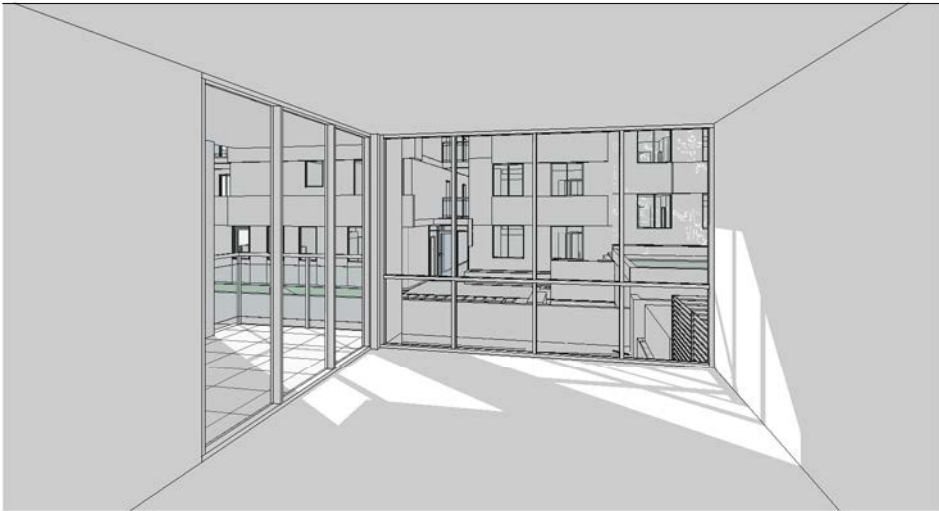
1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

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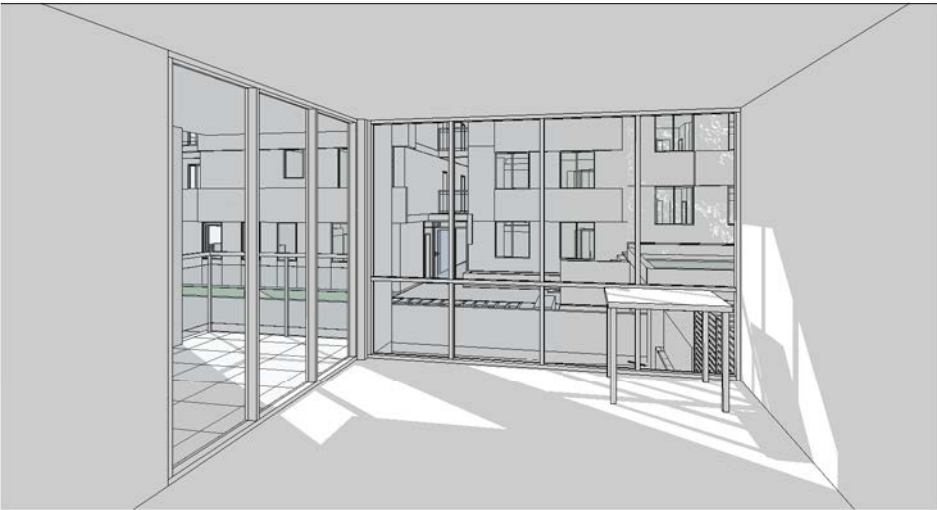
Unit C31 @ 10 30am



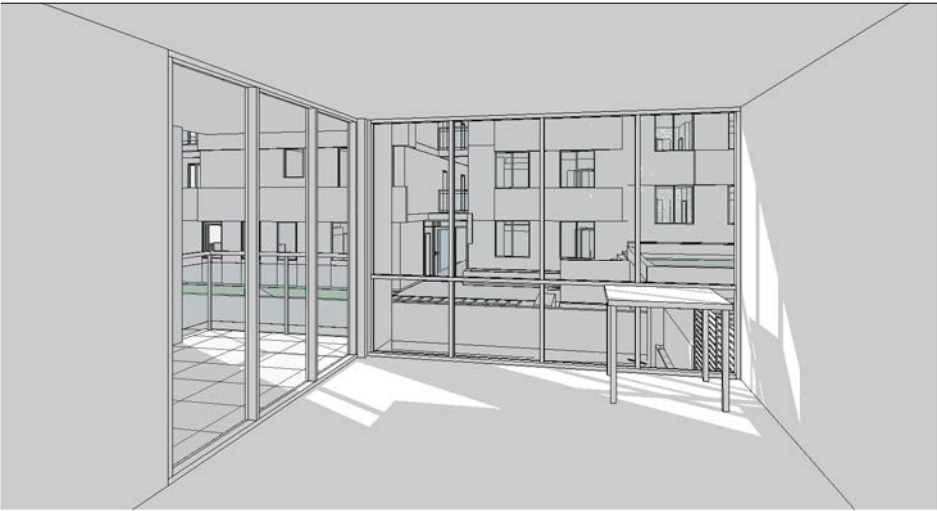
Unit C31 @ 11 30am



Unit C31 @ 12 30pm



Unit C31 @ 11 30am



Unit C31 @ 11 45am

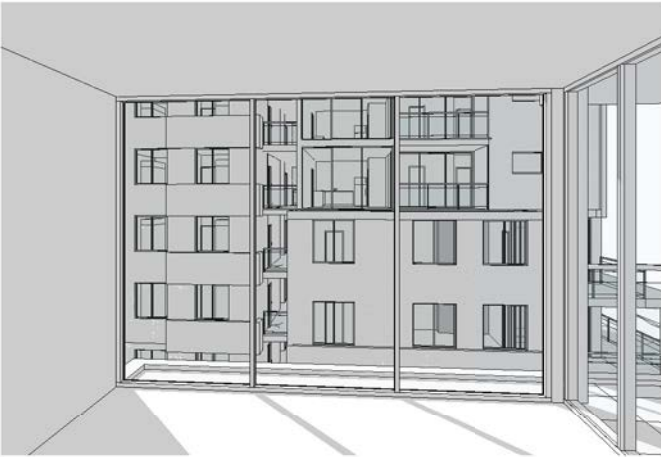
2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

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Unit C17 @ 10 30am



Unit C20 @ 10 20am



Unit C23 @ 10 00am



Unit C26 @ 9 00am



Unit C17 @ 11 30am



Unit C20 @ 11 20am



Unit C23 @ 11 00am



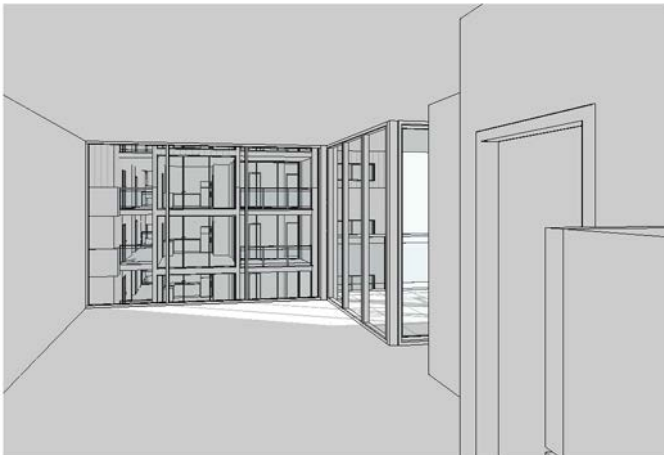
Unit C26 @ 10 00am



Unit C17 @ 12 30pm



Unit C20 @ 12 20pm



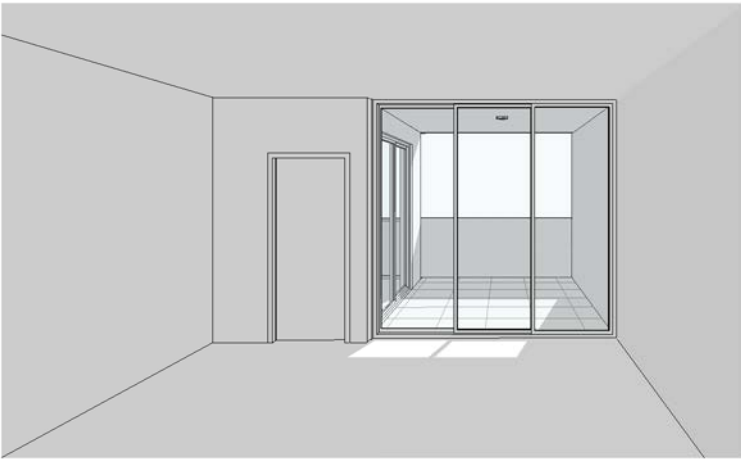
Unit C23 @ 12 00pm



Unit C26 @ 11 00am

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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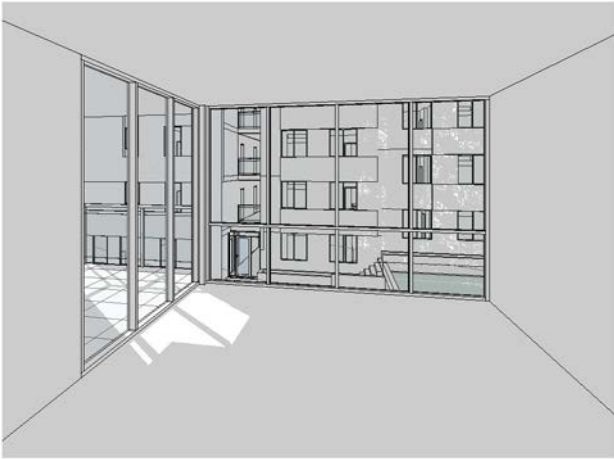




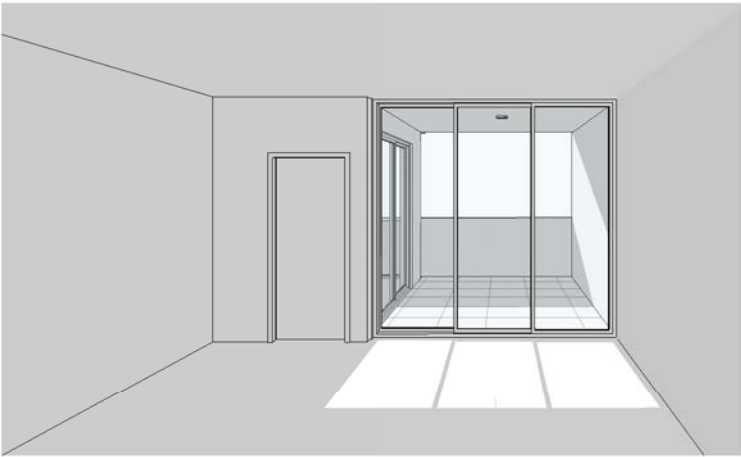
Unit C33 @ 1 00pm



Unit C08 @ 11 30am



Unit C35 @ 10 30am



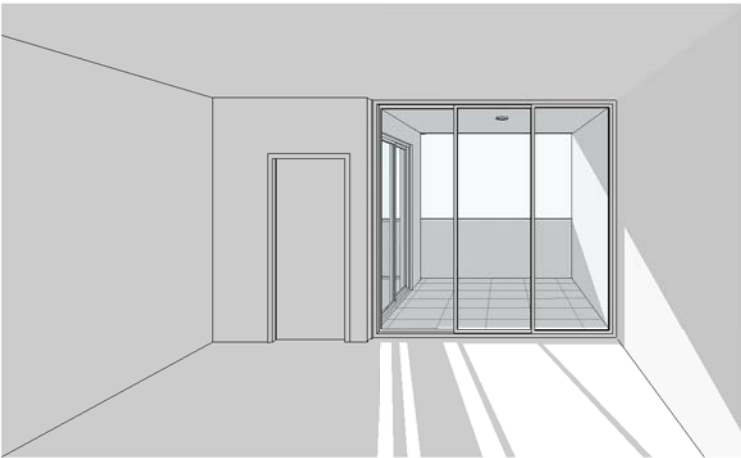
Unit C33 @ 2 00pm



Unit C08 @ 12 30pm



Unit C35 @ 11 30am



Unit C33 @ 3 00pm



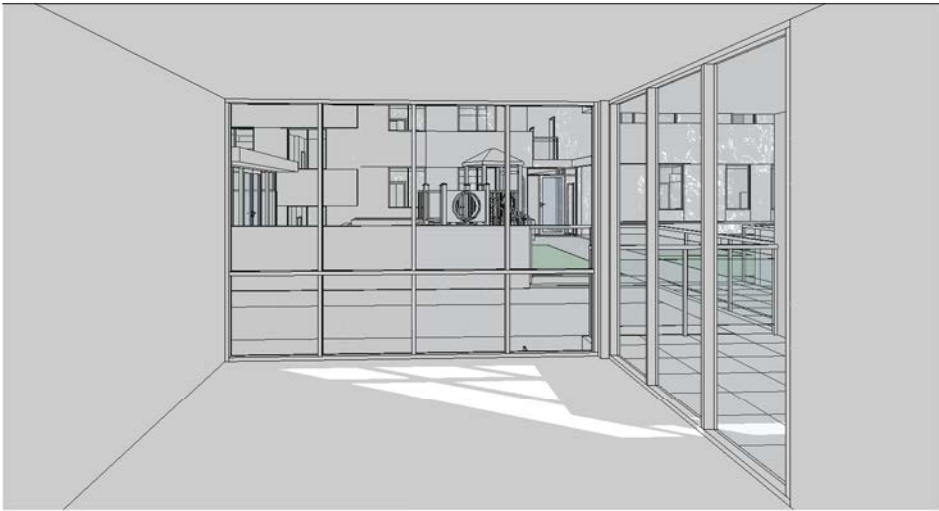
Unit C08 @ 1 30pm



Unit C35 @ 12 30am

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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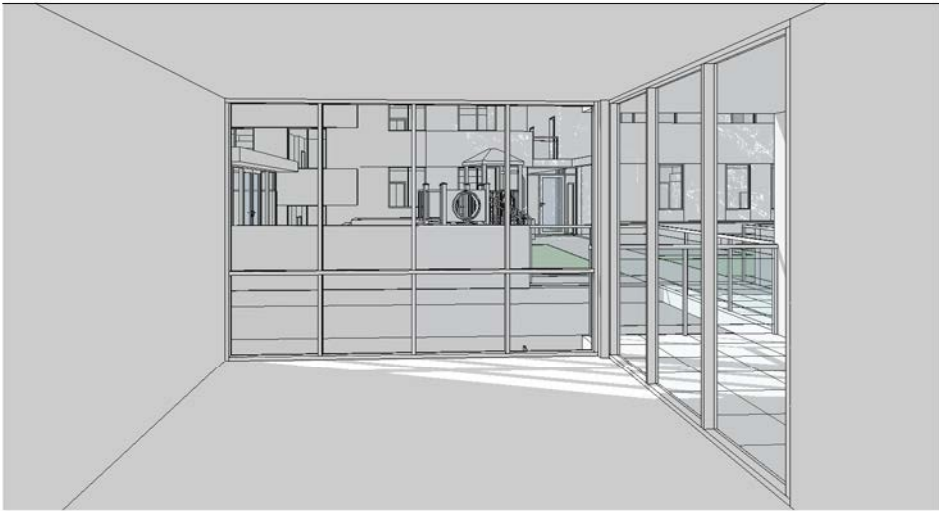




Unit D04 @ 11 30am



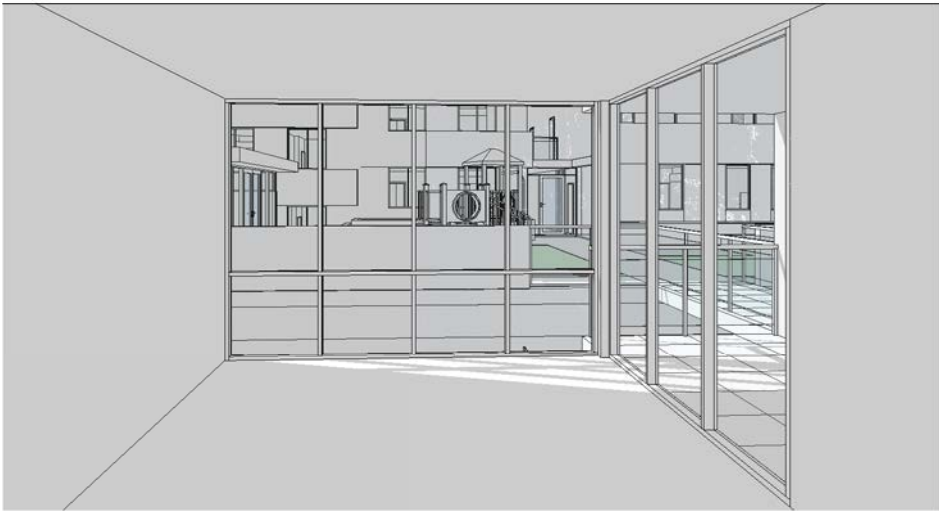
Unit D04 @ 12 00pm



Unit D04 @ 12 30pm



Unit D04 @ 12 15pm



Unit D04 @ 1 30pm

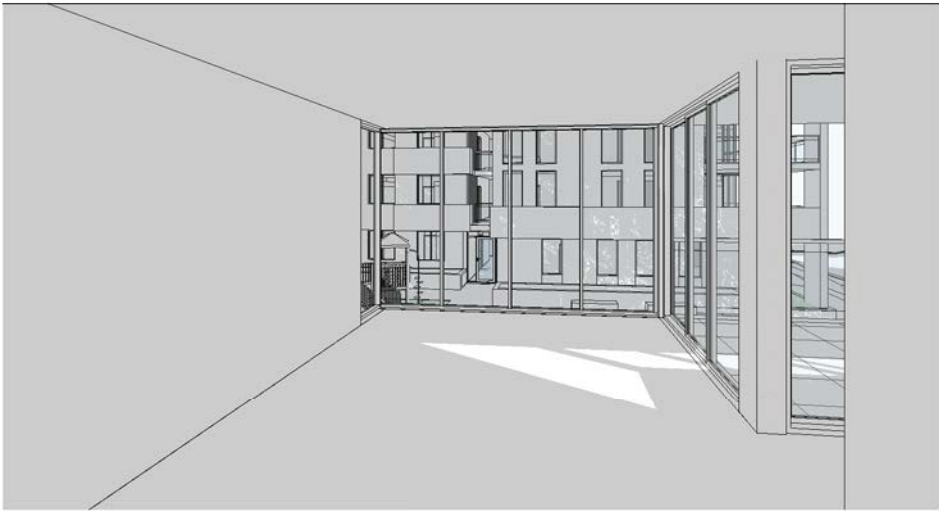
2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
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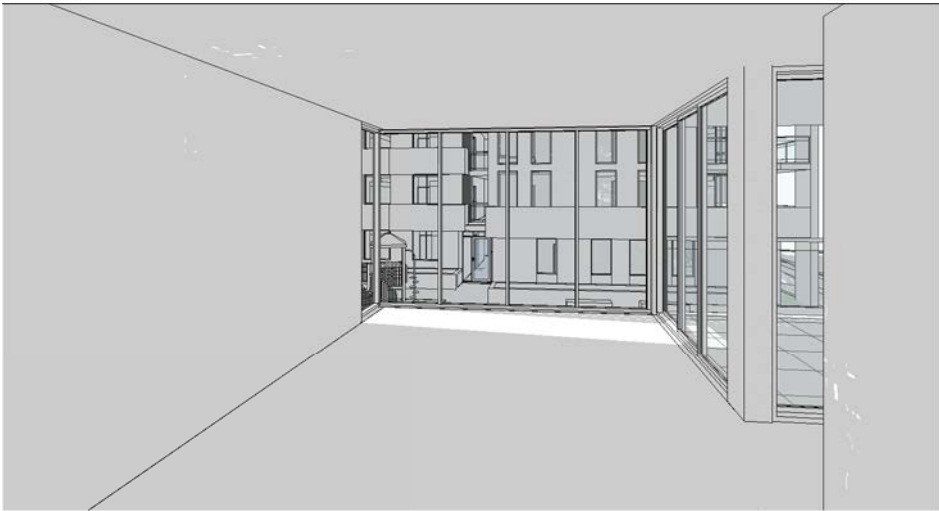




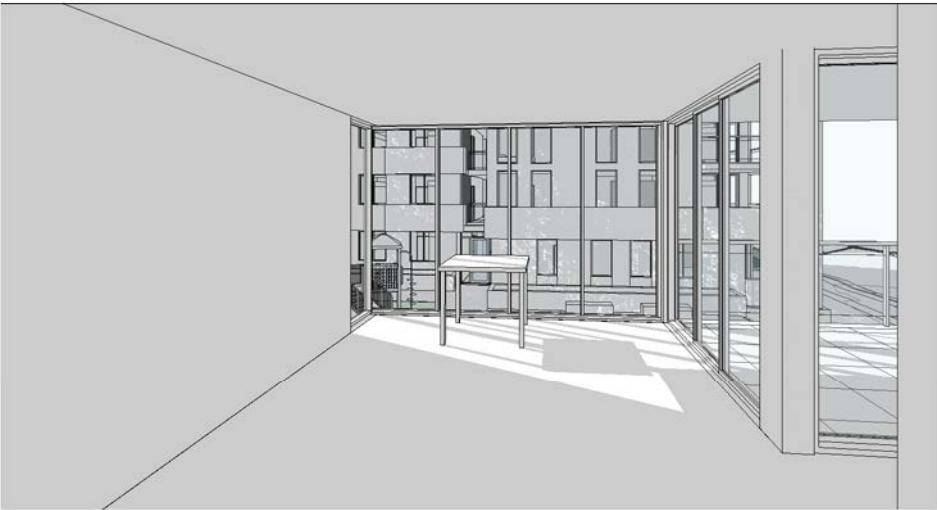
Unit D09 @ 11 30am



Unit D09 @ 12 30pm



Unit D09 @ 1 30pm



Unit D09 @ 12 15pm



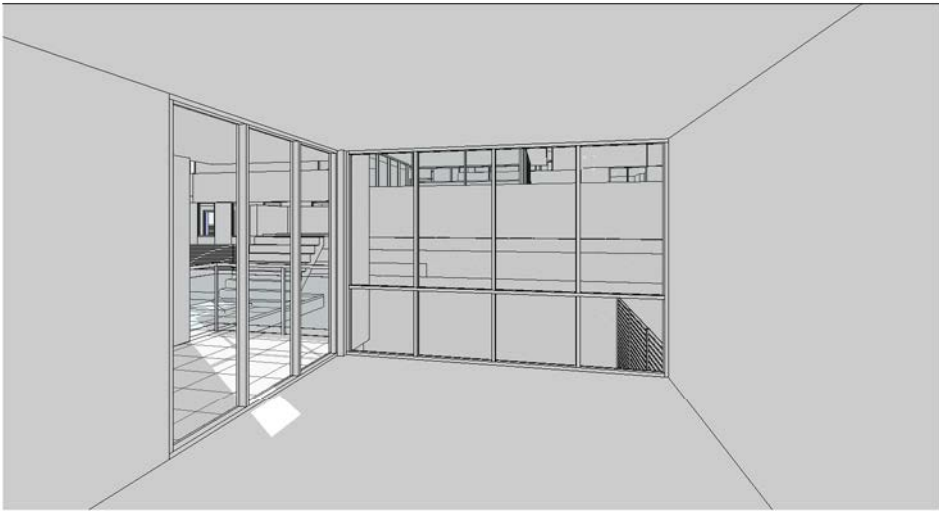
Unit D09 @ 12 30pm

2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

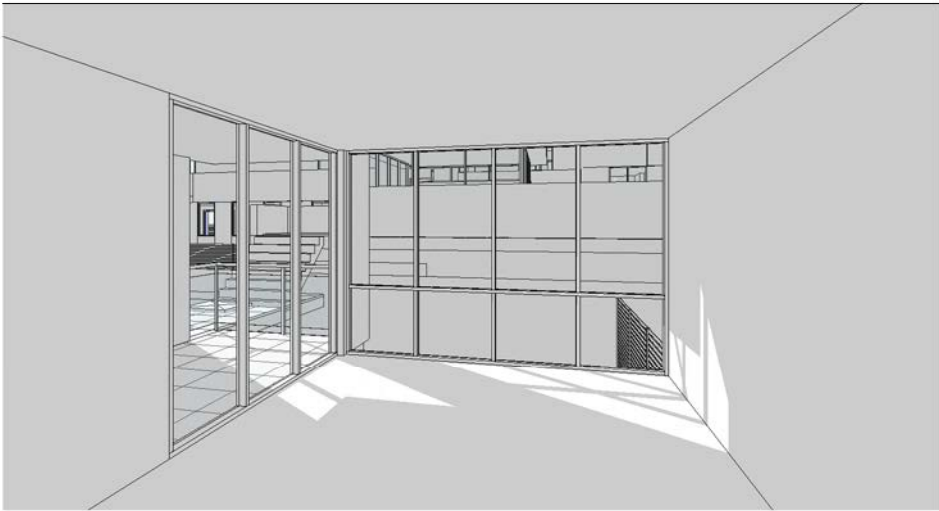
1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
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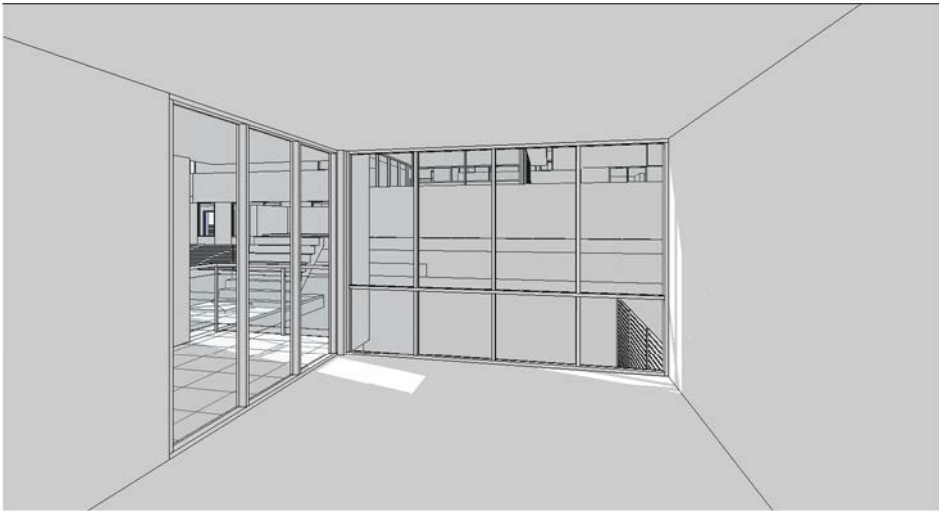




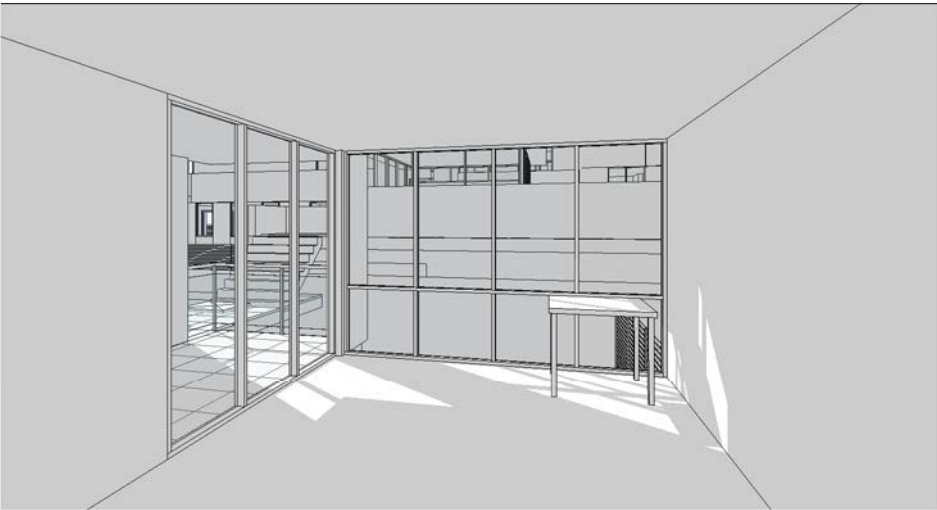
Unit D34 @ 10 30am



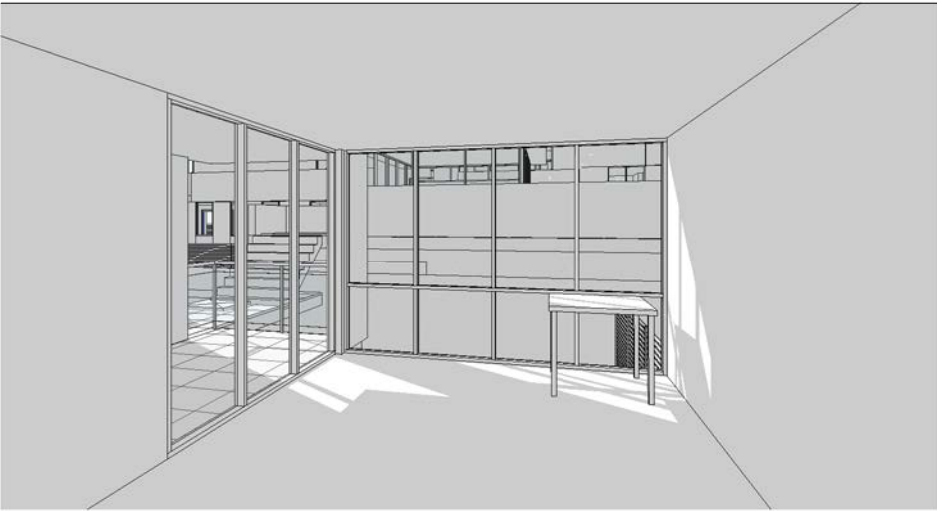
Unit D34 @ 11 30am



Unit D34 @ 12 30pm



Unit D34 @ 11 30am



Unit D34 @ 11 45am

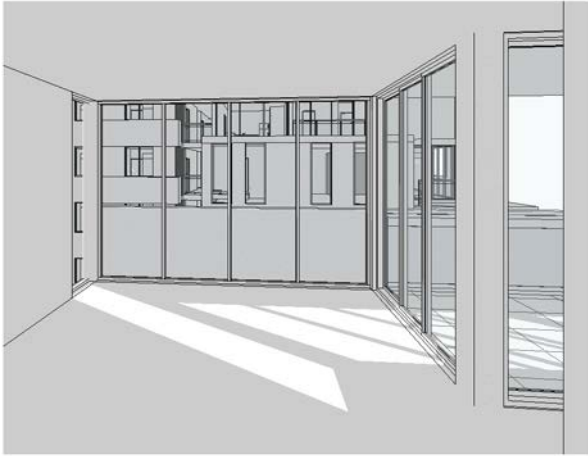
2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM

1m<sup>2</sup> AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES

ISSUE	DATE	AMENDMENT
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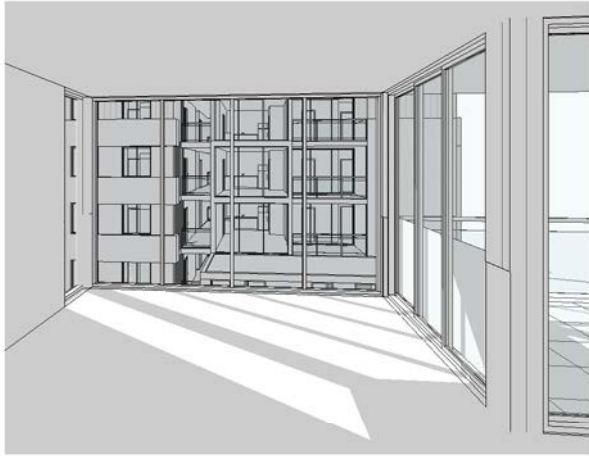




Unit D17 @ 11 30 am



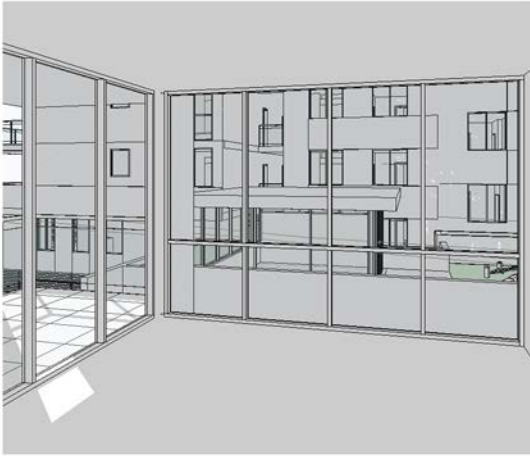
Unit D21 @ 11 30 am



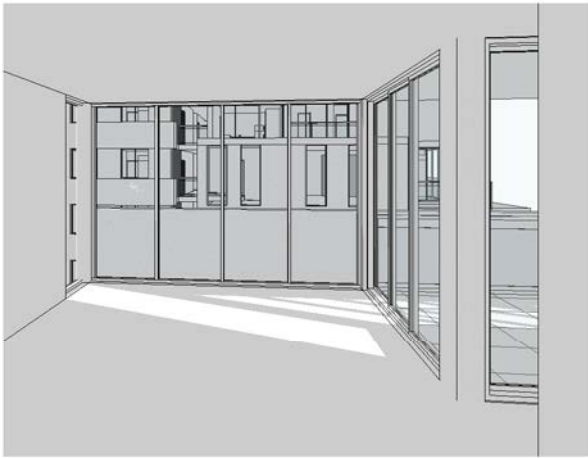
Unit D25 @ 11 30 am



Unit D29 @ 11 30 am



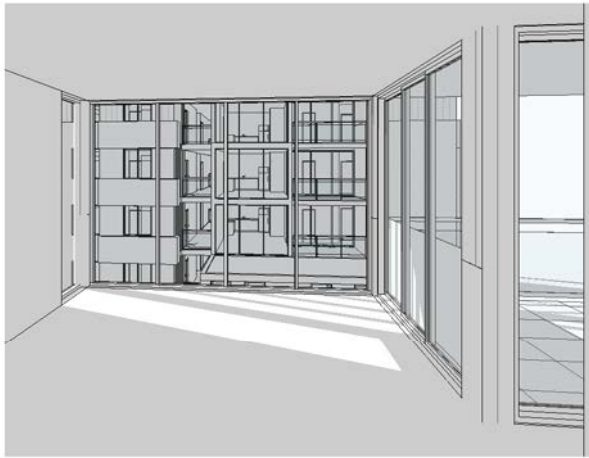
Unit D38 @ 10 30am



Unit D17 @ 12 30 pm



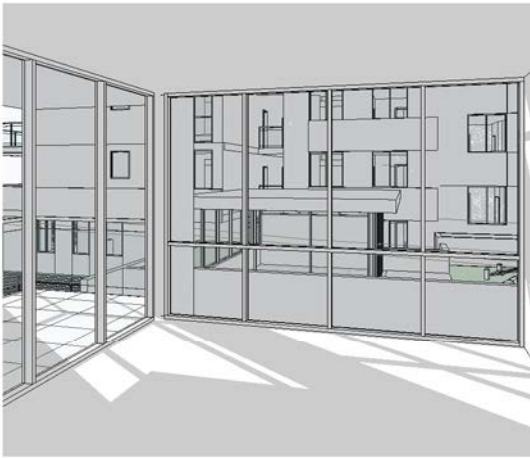
Unit D21 @ 12 30 pm



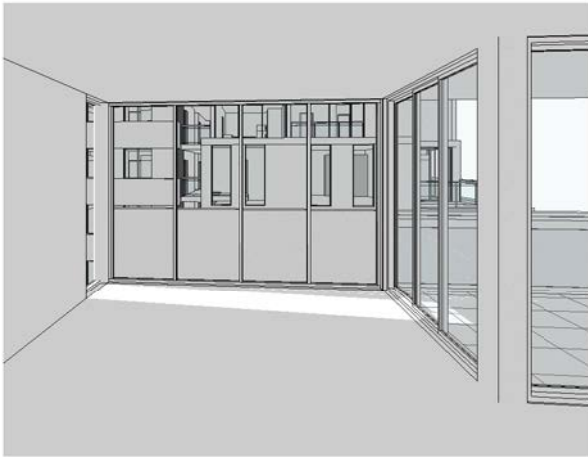
Unit D25 @ 12 30 pm



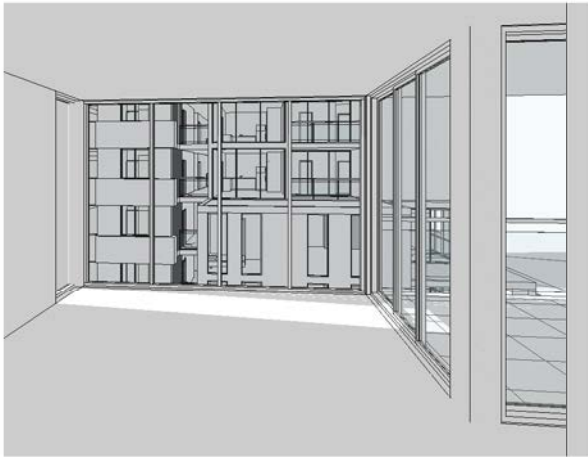
Unit D29 @ 12 30 pm



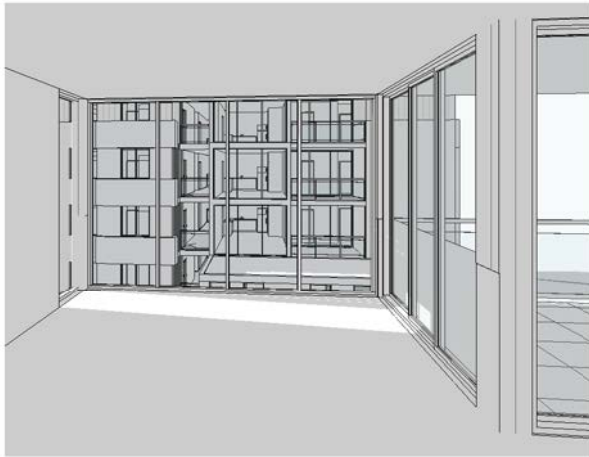
Unit D38 @ 11 30am



Unit D17 @ 1 30 pm



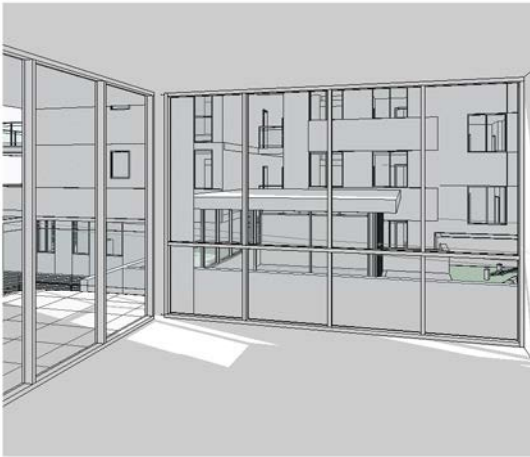
Unit D21 @ 1 30 pm



Unit D25 @ 1 30 pm



Unit D29 @ 1 30 pm



Unit D38 @ 12 30pm

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4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (AS 1684 - 1996).  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



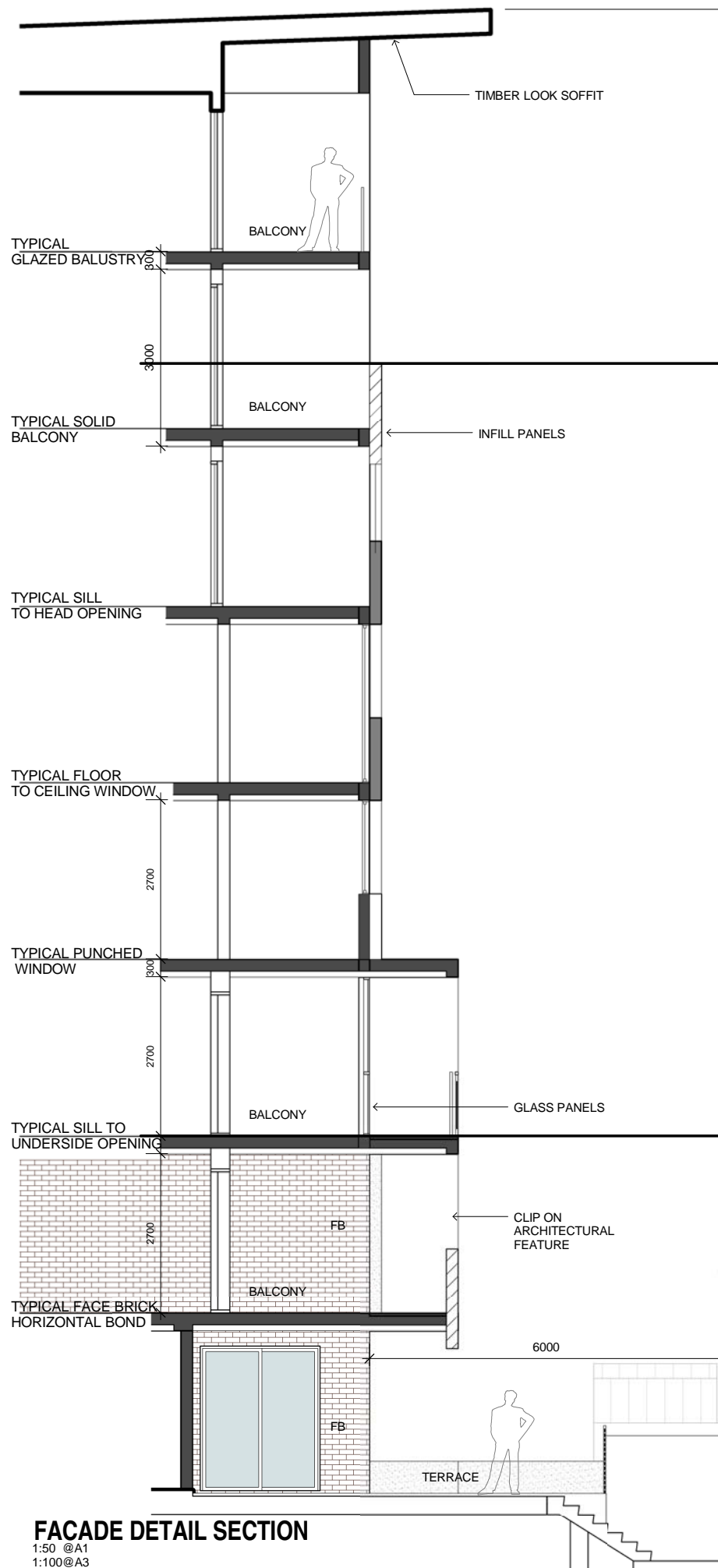
PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**SOLAR STUDY**  
DESIGN: NS  
DRAWN: AJRSA  
DATE: JUNE 2016  
SCALE: AS SHOWN  
ISSUE: **G**  
SHEET :  
**DA-A607.22**

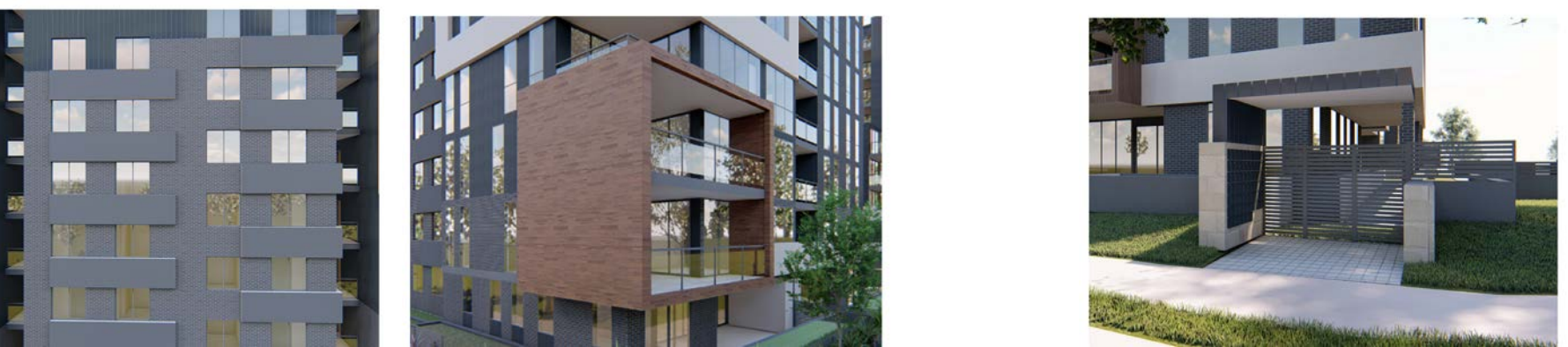
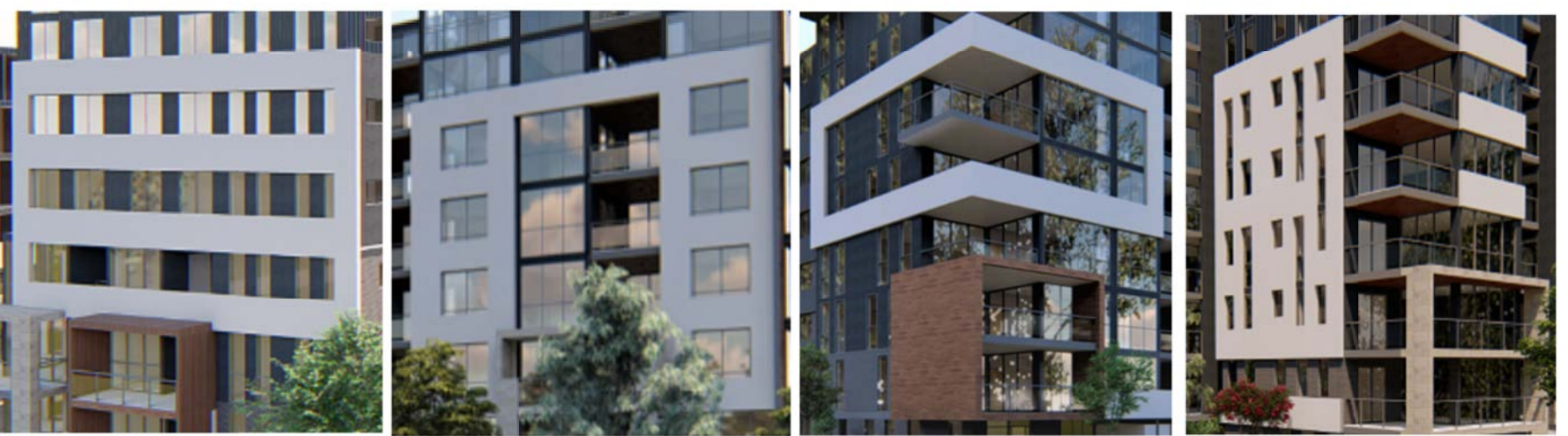
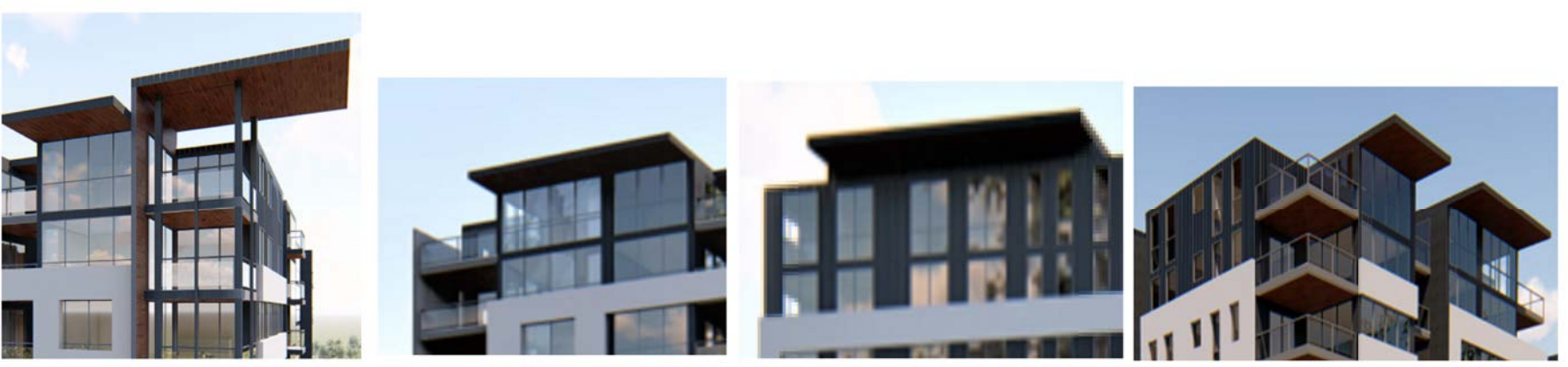




LIGHT WEIGHT  
CONSTRUCTIONS

COMPOSITE  
CONSTRUCTIONS

MASONRY  
CONSTRUCTIONS



## 3D FACADE IMAGES

## FENCE DETAILS

### FACADE DETAIL SECTION

1:50 @A1  
1:100@A3

**pens**  
Design Studio  
ABN 47 814 248 580  
noy.santiago.architect: 5968

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

**CAD Plans**  
DESIGN Solutions  
39 Cumberland Rd Auburn NSW 2144  
P: (02) 8068 2177  
M: 0416009172  
E: info@cadplans.net.au  
PTV LTD  
ABN 88 606 740 381

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (NS 184) - 1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLAN DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**  
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PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**FACADE & FENCE DETAILS**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**G**  
SHEET :  
**DA-A700**



ADG COMPLIANCE TABLE

BUILDING A

UNIT NUMBER	NO.OF BED	UNIT AREA (m <sup>2</sup> )	BALCONY AREA (m <sup>2</sup> )	SOLAR ACCESS	CROSS VENTILATION	STORAGE UNIT (m <sup>3</sup> )	STORAGE BASEMENT (m <sup>3</sup> )	STORAGE TOTAL (m <sup>3</sup> )
A01	2 Bed	76.00	22.51	Yes	Yes	3.67	9.60	13.27
A02	3 Bed	105.40	61.30	No	Yes	8.66	8.30	16.96
A03	3 Bed	105.40	61.30	No	Yes	8.66	8.30	16.96
A04	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A05	2 Bed	77.98	11.50	Yes	Yes	5.20	6.30	11.50
A06	1 Bed	60.30	11.60	No	No	5.83	4.30	10.13
A07	2 Bed	77.98	11.50	No	Yes	5.20	6.30	11.50
A08	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A09	2 Bed	77.98	11.50	Yes	Yes	5.20	5.80	11.00
A10	1 Bed	60.30	20.70	No	No	5.83	4.30	10.13
A11	2 Bed	77.98	11.50	No	Yes	5.20	5.10	10.30
A12	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A13	2 Bed	77.98	11.50	Yes	Yes	5.20	5.80	11.00
A14	1 Bed	60.30	11.50	No	No	5.83	4.30	10.13
A15	2 Bed	77.98	11.50	No	Yes	5.20	5.80	11.00
A16	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A17	2 Bed	77.98	11.50	Yes	Yes	5.20	5.80	11.00
A18	1 Bed	60.30	11.50	No	No	5.83	4.30	10.13
A19	2 Bed	77.98	11.50	No	Yes	5.20	5.80	11.00
A20	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A21	2 Bed	77.98	11.50	Yes	Yes	5.20	5.80	11.00
A22	1 Bed	60.30	11.50	No	No	5.83	4.30	10.13
A23	2 Bed	77.98	11.50	No	Yes	5.20	5.80	11.00
A24	2 Bed	82.74	10.10	Yes	Yes	11.40	9.60	21.00
A25	2 Bed	77.98	11.50	Yes	Yes	5.20	5.80	11.00
A26	1 Bed	60.30	11.50	No	No	5.83	4.30	10.13
A27	2 Bed	77.98	11.50	No	Yes	5.20	8.30	13.50
A28	2 Bed	82.74	10.10	Yes	Yes	11.40	8.40	19.80
A29	2 Bed	77.98	11.50	Yes	Yes	5.20	8.30	13.50
A30	1 Bed	60.30	11.50	No	No	5.83	4.30	10.13
A31	2 Bed	77.98	11.50	No	Yes	5.20	8.30	13.50
A32	2 Bed	76.00	22.51	Yes	Yes	3.67	8.40	12.07
A33	3 Bed	105.40	61.30	Yes	Yes	8.66	8.30	16.96
A34	3 Bed	105.40	61.30	Yes	Yes	8.66	8.30	16.96
A35	2 Bed	82.74	10.10	Yes	Yes	11.40	8.40	19.80
A36	2 Bed	77.98	23.20	Yes	Yes	4.40	8.30	12.70
A37	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A38	2 Bed	77.98	23.20	Yes	Yes	5.83	8.30	14.13
A39	2 Bed	82.74	10.10	Yes	Yes	11.40	8.40	19.80
A40	2 Bed	77.98	23.20	Yes	Yes	4.40	8.30	12.70
A41	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A42	2 Bed	77.98	23.20	Yes	Yes	4.40	8.30	12.70
A43	2 Bed	82.74	10.10	Yes	Yes	11.40	10.40	21.80
A44	2 Bed	77.98	11.50	Yes	Yes	4.40	8.30	12.70
A45	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A46	2 Bed	77.98	11.50	Yes	Yes	4.40	10.80	15.20
A47	2 Bed	82.74	10.10	Yes	Yes	11.40	10.40	21.80
A48	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A49	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A50	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A51	2 Bed	82.74	10.10	Yes	Yes	11.40	10.40	21.80
A52	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A53	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A54	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A55	2 Bed	82.74	10.10	Yes	Yes	11.40	10.40	21.80
A56	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A57	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A58	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A59	2 Bed	82.74	10.10	Yes	Yes	11.40	10.40	21.80
A60	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30
A61	1 Bed	60.30	8.60	Yes	No	5.83	4.30	10.13
A62	2 Bed	77.98	11.50	Yes	Yes	4.40	9.90	14.30

TOTAL NUMBER OF UNITS: 62.0

BUILDING B

UNIT NUMBER	NO.OF BED	UNIT AREA (m <sup>2</sup> )	BALCONY AREA (m <sup>2</sup> )	SOLAR ACCESS	CROSS VENTILATION	STORAGE UNIT (m <sup>3</sup> )	STORAGE BASEMENT (m <sup>3</sup> )	STORAGE TOTAL (m <sup>3</sup> )
B01	2 Bed	76.00	28.45	No	Yes	3.67	10.40	14.07
B02	3 Bed	105.40	61.30	No	Yes	8.66	8.30	16.96
B03	3 Bed	105.40	61.30	No	Yes	8.66	8.30	16.96
B04	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B05	2 Bed	76.10	11.60	Yes	Yes	4.13	9.70	13.83
B06	2 Bed	82.88	15.30	No	No	13.80	6.00	19.80
B07	2 Bed	77.98	23.30	No	Yes	5.20	9.90	15.10
B08	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B09	2 Bed	76.10	11.60	Yes	Yes	4.13	9.70	13.83
B10	2 Bed	82.88	15.30	No	No	13.80	6.00	19.80
B11	2 Bed	77.98	23.30	No	Yes	5.20	9.90	15.10
B12	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B13	2 Bed	76.10	11.60	Yes	Yes	4.13	9.70	13.83
B14	2 Bed	82.88	15.30	No	No	13.80	6.00	19.80
B15	2 Bed	77.98	11.50	No	Yes	5.20	9.90	15.10
B16	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B17	3 Bed	98.63	12.16	Yes	Yes	7.45	9.70	17.15
B18	3 Bed	98.63	12.16	No	Yes	7.45	6.00	13.45
B19	2 Bed	77.98	11.50	No	Yes	5.20	9.90	15.10
B20	3 Bed	98.63	12.16	Yes	Yes	7.45	10.40	17.85
B21	3 Bed	98.63	12.16	No	Yes	7.45	9.70	17.15
B22	2 Bed	82.88	15.30	No	Yes	13.80	6.00	19.80
B23	3 Bed	98.63	12.16	Yes	Yes	7.45	9.90	17.35
B24	3 Bed	98.63	12.16	No	Yes	7.45	10.40	17.85
B25	2 Bed	76.10	10.20	Yes	Yes	4.13	9.70	13.83
B26	3 Bed	98.63	12.16	Yes	Yes	7.45	6.00	13.45
B27	3 Bed	98.63	12.16	No	Yes	7.45	9.90	17.35
B28	2 Bed	76.00	28.45	No	Yes	3.67	10.40	14.07
B29	3 Bed	105.40	61.30	Yes	Yes	7.45	8.30	15.75
B30	3 Bed	105.40	61.30	No	Yes	7.45	8.30	15.75
B31	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B32	2 Bed	72.80	23.20	Yes	Yes	4.05	9.70	13.75
B33	2 Bed	82.88	15.30	Yes	No	13.80	6.00	19.80
B34	2 Bed	77.98	22.30	Yes	Yes	4.40	8.90	13.30
B35	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B36	2 Bed	72.80	23.20	Yes	Yes	4.05	9.70	13.75
B37	2 Bed	82.88	15.30	Yes	No	13.80	6.00	19.80
B38	2 Bed	77.98	22.30	Yes	Yes	4.40	8.90	13.30
B39	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B40	2 Bed	72.80	11.50	Yes	Yes	4.05	8.90	12.95
B41	2 Bed	82.88	15.30	Yes	No	13.80	6.00	19.80
B42	2 Bed	77.98	11.50	Yes	Yes	4.40	5.30	9.70
B43	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B44	2 Bed	72.80	11.50	Yes	Yes	4.05	5.30	9.35
B45	2 Bed	82.88	15.30	Yes	No	13.80	7.10	20.90
B46	2 Bed	77.98	11.50	Yes	Yes	4.40	5.30	9.70
B47	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B48	2 Bed	72.80	11.50	Yes	Yes	4.05	5.30	9.35
B49	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
B50	2 Bed	77.98	11.50	Yes	Yes	4.40	5.30	9.70
B51	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B52	2 Bed	72.80	11.50	Yes	Yes	4.05	5.30	9.35
B53	2 Bed	83.70	15.30	Yes	No	13.80	5.80	19.60
B54	2 Bed	77.98	11.50	Yes	Yes	4.40	5.30	9.70
B55	2 Bed	82.74	10.00	Yes	Yes	11.40	10.40	21.80
B56	2 Bed	72.80	11.50	Yes	Yes	4.05	5.30	9.35
B57	2 Bed	83.70	15.30	Yes	No	13.80	5.40	19.20
B58	2 Bed	77.98	11.50	Yes	Yes	4.40	5.30	9.70

TOTAL NUMBER OF UNITS: 58.0

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS PER 1982.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS NOTICED ON THE STORMWATER PLAN DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



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**DEVELOPMENT APPLICATION**  
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
**UNIT SCHEDULES**  
ISSUE:  
**G**  
SHEET :  
**DA-A800**  
DESIGN: NS  
DRAWN: JIRP  
DATE: JUNE 2016  
SCALE: AS SHOWN



ADG COMPLIANCE TABLE

BUILDING C

UNIT NUMBER	NO.OF BED	UNIT AREA (m <sup>2</sup> )	BALCONY AREA (m <sup>2</sup> )	SOLAR ACCESS	CROSS VENTILATION	STORAGE UNIT (m <sup>3</sup> )	STORAGE BASEMENT (m <sup>3</sup> )	STORAGE TOTAL (m <sup>3</sup> )
C01	2 Bed	76.00	20.27	No	Yes	3.67	6.00	9.67
C02	3 Bed	105.40	61.30	No	Yes	8.66	8.20	16.86
C03	3 Bed	105.40	61.30	No	Yes	8.66	8.20	16.86
C04	2 Bed	82.74	10.00	Yes	Yes	11.40	6.00	17.40
C05	2 Bed	76.10	11.60	Yes	Yes	4.13	8.60	12.73
C06	2 Bed	82.88	24.30	No	No	13.80	5.80	19.60
C07	2 Bed	77.98	23.30	No	Yes	5.20	8.60	13.80
C08	2 Bed	82.74	10.00	Yes	Yes	11.40	8.20	19.60
C09	2 Bed	76.10	11.60	Yes	Yes	4.13	8.60	12.73
C10	2 Bed	82.88	24.30	No	No	13.80	5.80	19.60
C11	2 Bed	77.98	20.50	No	Yes	5.20	8.60	13.80
C12	2 Bed	82.74	10.00	Yes	Yes	11.40	8.20	19.60
C13	2 Bed	76.10	11.60	Yes	Yes	4.13	8.60	12.73
C14	2 Bed	82.88	15.30	No	No	13.80	5.90	19.70
C15	2 Bed	77.98	11.50	No	Yes	5.20	8.60	13.80
C16	2 Bed	82.74	10.00	Yes	Yes	11.40	8.20	19.60
C17	3 Bed	98.63	13.80	Yes	Yes	7.45	8.60	16.05
C18	3 Bed	98.63	12.16	No	Yes	7.45	5.50	12.95
C19	2 Bed	77.98	11.50	No	Yes	5.20	6.40	11.60
C20	3 Bed	98.63	13.80	Yes	Yes	7.45	8.20	15.65
C21	3 Bed	98.63	12.16	No	Yes	7.45	6.40	13.85
C22	2 Bed	82.88	15.30	No	Yes	13.80	5.50	19.30
C23	3 Bed	98.63	13.80	Yes	Yes	7.45	6.40	13.85
C24	3 Bed	98.63	12.16	No	Yes	7.45	5.50	12.95
C25	2 Bed	76.10	10.20	Yes	Yes	4.13	6.40	10.53
C26	3 Bed	98.63	13.80	Yes	Yes	7.45	5.50	12.95
C27	3 Bed	98.63	12.16	No	Yes	7.45	6.40	13.85
C28	2 Bed	76.00	20.27	No	Yes	3.67	6.00	9.67
C29	3 Bed	105.40	61.30	Yes	Yes	7.45	8.20	15.65
C30	3 Bed	105.40	61.30	No	Yes	7.45	8.20	15.65
C31	2 Bed	82.74	10.00	Yes	Yes	11.40	8.20	19.60
C32	2 Bed	72.80	11.50	Yes	Yes	4.05	5.50	9.55
C33	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C34	2 Bed	77.98	22.30	Yes	Yes	4.40	5.50	9.90
C35	2 Bed	82.74	10.00	Yes	Yes	11.40	8.20	19.60
C36	2 Bed	72.80	11.50	Yes	Yes	4.05	5.50	9.55
C37	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C38	2 Bed	77.98	22.30	Yes	Yes	4.40	5.50	9.90
C39	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
C40	2 Bed	72.80	11.50	Yes	Yes	4.05	5.50	9.55
C41	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C42	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90
C43	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
C44	2 Bed	72.80	11.50	Yes	Yes	4.05	7.90	11.95
C45	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C46	2 Bed	77.98	11.50	Yes	Yes	4.40	7.90	12.30
C47	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
C48	2 Bed	72.80	11.50	Yes	Yes	4.05	7.90	11.95
C49	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C50	2 Bed	77.98	11.50	Yes	Yes	4.40	7.90	12.30
C51	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
C52	2 Bed	72.80	11.50	Yes	Yes	4.05	7.90	11.95
C53	2 Bed	82.88	15.30	Yes	No	13.80	5.50	19.30
C54	2 Bed	77.98	11.50	Yes	Yes	4.40	7.90	12.30
C55	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
C56	2 Bed	72.80	11.50	Yes	Yes	4.05	7.90	11.95
C57	2 Bed	82.88	15.30	Yes	No	13.80	6.20	20.00
C58	2 Bed	77.98	11.50	Yes	Yes	4.40	7.90	12.30

TOTAL NUMBER OF UNITS: 58.0

BUILDING D

UNIT NUMBER	NO.OF BED	UNIT AREA (m <sup>2</sup> )	BALCONY AREA (m <sup>2</sup> )	SOLAR ACCESS	CROSS VENTILATION	STORAGE UNIT (m <sup>3</sup> )	STORAGE BASEMENT (m <sup>3</sup> )	STORAGE TOTAL (m <sup>3</sup> )
D01	3 Bed	108.70	28.66	No	Yes	5.20	7.20	12.40
D02	3 Bed	105.40	62.10	No	Yes	8.66	8.20	16.86
D03	3 Bed	105.40	61.30	No	Yes	8.66	8.20	16.86
D04	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
D05	2 Bed	76.10	11.60	Yes	Yes	4.13	7.90	12.03
D06	1 Bed	60.30	11.60	No	No	5.83	5.10	10.93
D07	2 Bed	77.98	24.70	No	Yes	5.20	7.90	13.10
D08	2 Bed	82.74	10.00	Yes	Yes	11.40	6.70	18.10
D09	2 Bed	76.10	11.60	Yes	Yes	4.13	7.90	12.03
D10	1 Bed	60.30	11.60	No	No	5.83	4.80	10.63
D11	2 Bed	77.98	24.70	No	Yes	5.20	7.90	13.10
D12	2 Bed	82.74	10.00	Yes	Yes	11.40	6.70	18.10
D13	2 Bed	76.10	11.60	Yes	Yes	4.13	9.70	13.83
D14	1 Bed	60.30	11.60	No	No	5.83	4.80	10.63
D15	2 Bed	77.98	11.50	No	Yes	5.20	5.70	10.90
D16	2 Bed	82.74	10.00	Yes	Yes	11.40	6.70	18.10
D17	2 Bed	76.10	11.60	Yes	Yes	4.13	5.70	9.83
D18	1 Bed	60.30	8.60	No	No	5.83	4.80	10.63
D19	2 Bed	77.98	11.50	No	Yes	5.20	5.70	10.90
D20	2 Bed	82.74	10.00	Yes	Yes	11.40	6.70	18.10
D21	2 Bed	76.10	11.60	Yes	Yes	4.13	5.70	9.83
D22	1 Bed	60.30	11.60	No	No	5.83	4.80	10.63
D23	2 Bed	77.98	11.50	No	Yes	5.20	5.70	10.90
D24	2 Bed	82.74	10.00	Yes	Yes	11.40	6.70	18.10
D25	2 Bed	76.10	11.60	Yes	Yes	4.13	5.70	9.83
D26	1 Bed	60.30	11.60	No	No	5.83	4.80	10.63
D27	2 Bed	77.98	11.50	No	Yes	5.20	5.70	10.90
D28	2 Bed	82.74	10.00	Yes	Yes	11.40	7.20	18.60
D29	2 Bed	76.10	11.60	Yes	Yes	4.13	5.70	9.83
D30	1 Bed	60.30	11.60	No	No	5.83	4.80	10.63
D31	2 Bed	77.98	11.50	No	Yes	5.20	5.70	10.90
D32	3 Bed	105.40	61.30	Yes	Yes	8.66	8.20	16.86
D33	3 Bed	105.40	61.30	Yes	Yes	8.66	8.20	16.86
D34	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D35	2 Bed	72.80	22.30	Yes	Yes	4.40	5.70	10.10
D36	1 Bed	60.30	8.60	Yes	No	5.83	4.80	10.63
D37	2 Bed	77.98	24.70	Yes	Yes	5.83	5.70	11.53
D38	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D39	2 Bed	72.80	22.30	Yes	Yes	4.40	5.70	10.10
D40	1 Bed	60.30	8.60	Yes	No	5.83	4.80	10.63
D41	2 Bed	77.98	24.70	Yes	Yes	4.40	5.70	10.10
D42	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D43	2 Bed	72.80	11.50	Yes	Yes	4.40	5.70	10.10
D44	1 Bed	60.30	8.60	Yes	No	5.83	5.20	11.03
D45	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90
D46	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D47	2 Bed	72.80	11.50	Yes	Yes	4.40	5.50	9.90
D48	1 Bed	60.30	8.60	Yes	No	5.83	5.20	11.03
D49	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90
D50	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D51	2 Bed	72.80	11.50	Yes	Yes	4.40	5.50	9.90
D52	1 Bed	60.30	8.60	Yes	No	5.83	5.20	11.03
D53	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90
D54	2 Bed	82.74	10.00	Yes	Yes	11.40	6.10	17.50
D55	2 Bed	72.80	11.50	Yes	Yes	4.40	5.50	9.90
D56	1 Bed	60.30	8.60	Yes	No	5.83	5.20	11.03
D57	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90
D58	2 Bed	82.74	10.00	Yes	Yes	11.40	9.00	20.40
D59	2 Bed	72.80	11.50	Yes	Yes	4.40	5.50	9.90
D60	1 Bed	60.30	8.60	Yes	No	5.83	5.20	11.03
D61	2 Bed	77.98	11.50	Yes	Yes	4.40	5.50	9.90

TOTAL NUMBER OF UNITS: 61.0

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS PER 1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLAN DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.

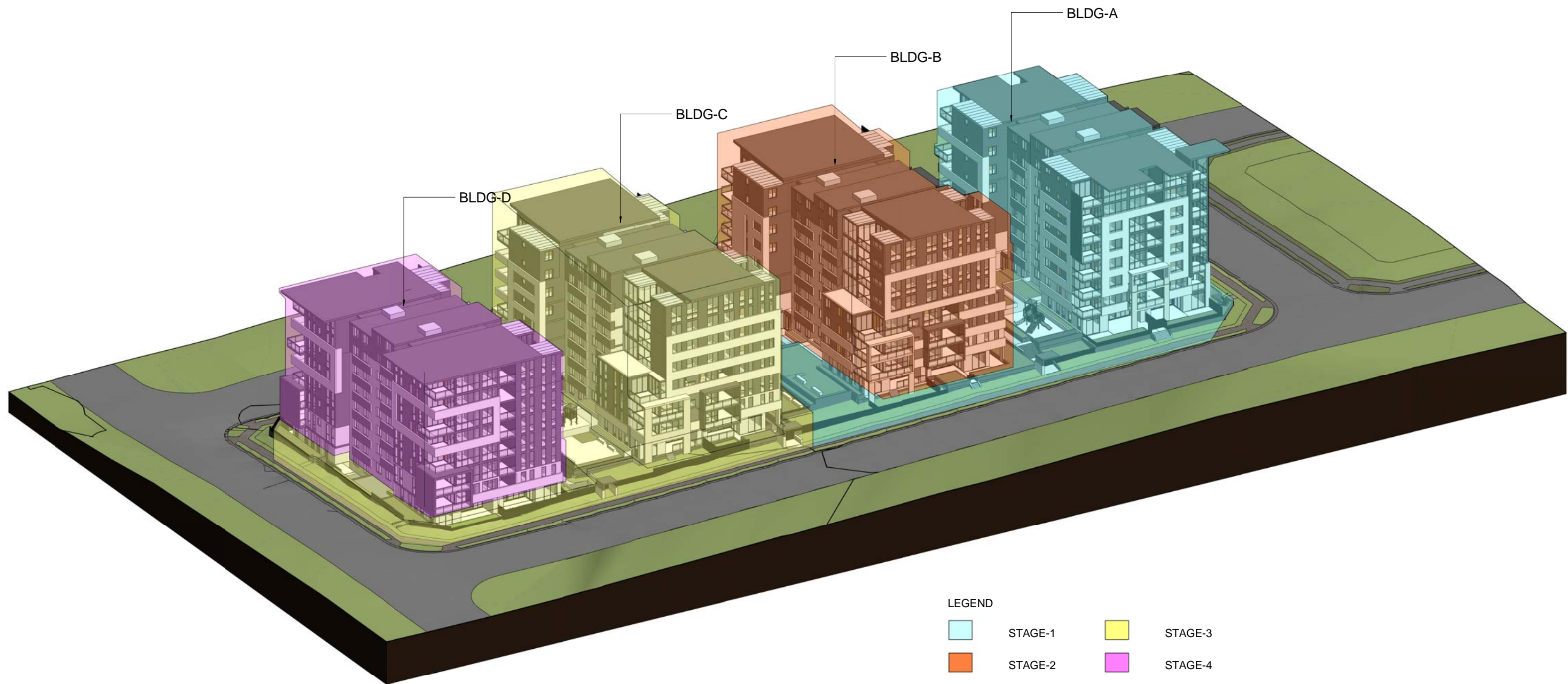


PROJECT STATUS:  
**DEVELOPMENT APPLICATION**  
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE: <b>UNIT SCHEDULES</b>		ISSUE: <b>G</b>	
DESIGN: NS	DRAWN: JIRP	DATE: JUNE 2016	SCALE: AS SHOWN
SHEET : <b>DA-A801</b>			





STAGING PLANS

ISSUE	DATE	AMENDMENT
G	29-11-18	Refer to notes as requested by council dated 27 November 2018
F	11-10-18	Issue for consultants review
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.  
2. ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS AND APPROVED DEVELOPMENT CONSENT CONDITIONS.  
3. ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION ON SITE BY SURVEYOR.  
4. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF IN DOUBT CALL CAD PLANS PTY LTD.  
5. ALL DIMENSIONS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE (NS 1995).  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE STORMWATER PLANS DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



PROJECT STATUS:  
**DEVELOPMENT APPLICATION**

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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155(SITE - 2)**  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE: <b>STAGING PLANS</b>				ISSUE: <b>G</b>
DESIGN: NS	DRAWN: AJRSA	DATE: JUNE 2016	SCALE: AS SHOWN	SHEET : <b>DA-A900</b>