



NalHERS Thermal Performance Specifications (BASIX Thermal Comfort)

Site 1, 59 Cudgong Road, Rouse Hill

These are the Specifications upon which the NalHERS 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, lift '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	Aluminium	5.40	0.58	See NalHERS glazing schedule for application
Default	High solar gain, low E	Aluminium	5.60	0.41	See NalHERS glazing schedule for application
Default	Double glazed, clear	Aluminium	4.80	0.59	See NalHERS glazing schedule for application
Default	Double glazed, low E	Aluminium	4.30	0.53	See NalHERS glazing schedule for application
Default	High solar gain				

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: B02			

Internal walls	Construction	Added insulation	Detail
Plasterboard on studs	None	Within units	
Concrete (AFS)	None	Party/ common walls	
Concrete (AFS)	R1.0	To units: A59, A90 – internal walls adjoining stairwell	

Floors	Construction	Covering	Detail
Concrete	None	Carpet generally: tiles wet areas	Generally
Concrete	R1.5	Carpet generally: tiles wet areas	To units: A01, A02, A16, A59, A60, A61, A65, A90, A91, A92, B01, B02, B03, B32, B33, B34

Ceilings	Construction	Added insulation	Detail
Plasterboard	None	Generally	
Plasterboard	R1.5	To ceiling below roof to units: A01, A02, A03, A61, A92, B02, B03	
Plasterboard	R2.5	To ceiling below roof to units: A01, A02, A03, A61, A92, B02, B03	

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 sealed to prevent air infiltration

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	Issue
DA-A100	COVER PAGE	H
DA-A101	SITE SUMMARY	H
DA-A102	SITE ANALYSIS	H
DA-A103	SITE PLANNING/NOTIFICATION	H
DA-A200	BASIS PLAN LVL-1	H
DA-A201	BASIS PLAN LVL-2	H
DA-A202	GROUND FLOOR PLAN	H
DA-A203	LEVEL 1	H
DA-A204	LEVEL 2	H
DA-A205	LEVEL 3	H
DA-A206	LEVEL 4	H
DA-A207	LEVEL 5	H
DA-A208	LEVEL 6	H
DA-A209	LEVEL 7	H
DA-A210	ROOF PLAN	H
DA-A300	ELEVATIONS	H
DA-A301	ELEVATIONS	H
DA-A302	SECTIONAL ELEVATIONS	H
DA-A303	SECTIONS	H
DA-A304	SECTIONS	H
DA-A305	26.0M BUILDING HEIGHT PLANE	H
DA-A306	TYPICAL FLOOR PLANS	H
DA-A307	PERSPECTIVES	H
DA-A308	FSR CALCULATION	H
DA-A309	SITE COVERAGE	H
DA-A310	CO2 Solar Access Diagrams	H
DA-A311	SHADOW DIAGRAMS	H
DA-A312	SHADOW DIAGRAMS	H
DA-A313	SHADOW DIAGRAMS	H
DA-A314	SHADOW DIAGRAMS	H
DA-A315	SHADOW DIAGRAMS	H
DA-A316	SHADOW DIAGRAMS	H
DA-A317	SHADOW DIAGRAMS	H
DA-A318	SHADOW DIAGRAMS	H
DA-A319	SHADOW DIAGRAMS	H
DA-A320	SHADOW DIAGRAMS	H
DA-A321	SHADOW DIAGRAMS	H
DA-A322	SHADOW DIAGRAMS	H
DA-A323	SHADOW DIAGRAMS	H
DA-A324	SHADOW DIAGRAMS	H
DA-A325	SHADOW DIAGRAMS	H
DA-A326	SHADOW DIAGRAMS	H
DA-A327	SHADOW DIAGRAMS	H
DA-A328	SHADOW DIAGRAMS	H
DA-A329	SHADOW DIAGRAMS	H
DA-A330	SHADOW DIAGRAMS	H
DA-A331	SHADOW DIAGRAMS	H
DA-A332	SHADOW DIAGRAMS	H
DA-A333	SHADOW DIAGRAMS	H
DA-A334	SHADOW DIAGRAMS	H
DA-A335	SHADOW DIAGRAMS	H
DA-A336	SHADOW DIAGRAMS	H
DA-A337	SHADOW DIAGRAMS	H
DA-A338	SHADOW DIAGRAMS	H
DA-A339	SHADOW DIAGRAMS	H
DA-A340	SHADOW DIAGRAMS	H
DA-A341	SHADOW DIAGRAMS	H
DA-A342	SHADOW DIAGRAMS	H
DA-A343	SHADOW DIAGRAMS	H
DA-A344	SHADOW DIAGRAMS	H
DA-A345	SHADOW DIAGRAMS	H
DA-A346	SHADOW DIAGRAMS	H
DA-A347	SHADOW DIAGRAMS	H
DA-A348	SHADOW DIAGRAMS	H
DA-A349	SHADOW DIAGRAMS	H
DA-A350	SHADOW DIAGRAMS	H
DA-A351	SHADOW DIAGRAMS	H
DA-A352	SHADOW DIAGRAMS	H
DA-A353	SHADOW DIAGRAMS	H
DA-A354	SHADOW DIAGRAMS	H
DA-A355	SHADOW DIAGRAMS	H
DA-A356	SHADOW DIAGRAMS	H
DA-A357	SHADOW DIAGRAMS	H
DA-A358	SHADOW DIAGRAMS	H
DA-A359	SHADOW DIAGRAMS	H
DA-A360	SHADOW DIAGRAMS	H
DA-A361	SHADOW DIAGRAMS	H
DA-A362	SHADOW DIAGRAMS	H
DA-A363	SHADOW DIAGRAMS	H

PROPOSED RESIDENTIAL DEVELOPMENT

59 CUDGONG ROAD ROUSE HILL, NSW 2155

1
SITE

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS
A 122 000 2777
A 122 000 2777
A 122 000 2777

EXECUTIVE SUMMARY

CONTROL		PROPOSED
01. SITE AREA	DEVELOPABLE SITE AREA	8490.00m ²
02. ZONE	R3 MEDIUM DENSITY	R3 MEDIUM DENSITY
03. BUILDING HEIGHT	MAX. 26m	26m
04. FSR	1.75:1	1.640:1
GROSS FLOOR AREA		14,857.50m ²
GROSS FLOOR AREA		13,929.08
05. SITE COVERAGE		MAX. 4245.00m ²
		(50% OF SITE)
		4170.78m ²
		49.13% OF SITE
06. LANDSCAPE AREA		3039.90m ²
MINIMUM		35.61% OF SITE
07. DEEP SOIL ZONE		594.30m ²
		7% OF SITE (ADG)
		1921.28m ²
		22.63% OF SITE
08. COMMUNAL OPEN SPACE		2122.50m ²
		25% OF SITE
09. NUMBER OF UNITS		163 UNITS
		24 1B (14.28%)
		111 2B (68.76%)
		24 3B (14.28%)
		4 studio (2.46%)
10. ADAPTABLE UNIT		10%
		16.30
VISTABLE (Universal Housing Guidelines Silver Level) 20% 34 Units including Adaptable Units		10%
		16.30
11. CAR PARKING SPACES		
Car Parking Rates based on Council's DCP		
1 BEDROOM 1 / UNIT		24
2 BEDROOM 1 / UNIT		111
3 BEDROOM 1.5 / UNIT		36
VISITOR 1 / 5 UNIT		32.6
TOTAL		203.6
ADAPTABLE 16.3 (10%)		
BICYCLE 1 / 3 UNIT		54.33
12. SOLAR ACCESS		74.23%
		121/163 UNITS
13. CROSS VENTILATION		60%
		73.62%
		120/163 UNITS

Note:
Adjusted numerics shown in **Bold**

DEVELOPMENT YIELD

SITE AREA 8,490.00m²

BUILDING A

LEVELS	1 BED	2 BEDS	3 BEDS	STUDIO	Units/FLR	Area/FLR
7TH	2	8	2	1	13	1,065.94m ²
6TH	2	8	2	1	13	1,065.94m ²
5TH	2	8	2	1	13	1,065.94m ²
4TH	2	8	2	1	13	1,065.94m ²
3RD	3	8	2	0	13	1,142.94m ²
2ND	3	8	2	0	13	1,142.94m ²
1ST	2	8	2	0	12	1,034.00m ²
GROUND	1	4	6	0	11	1,150.64m ²
BASEMENT 1						
BASEMENT 2						
TOTAL	17	60	20	4	101	8,854.25m ²

BUILDING B

LEVELS	1 BED	2 BEDS	3 BEDS	STUDIO	Units/FLR	Area/FLR
7TH	1	7	0	0	8	530.24m ²
6TH	1	7	0	0	8	530.24m ²
5TH	1	7	0	0	8	530.24m ²
4TH	1	7	0	0	8	530.24m ²
3RD	1	7	0	0	8	530.24m ²
2ND	1	7	0	0	8	530.24m ²
1ST	1	7	0	0	8	530.24m ²
GROUND	0	2	4	0	6	663.10m ²
BASEMENT 1						
BASEMENT 2						
TOTAL	7	51	4	4	62	5,074.80m ²

TOTAL 24 111 24 4 163
14.72% 68.10% 14.72% 2.46% 100%
TOTAL GROSS FLOOR AREA 13,929.08m²



LOCATION MAP



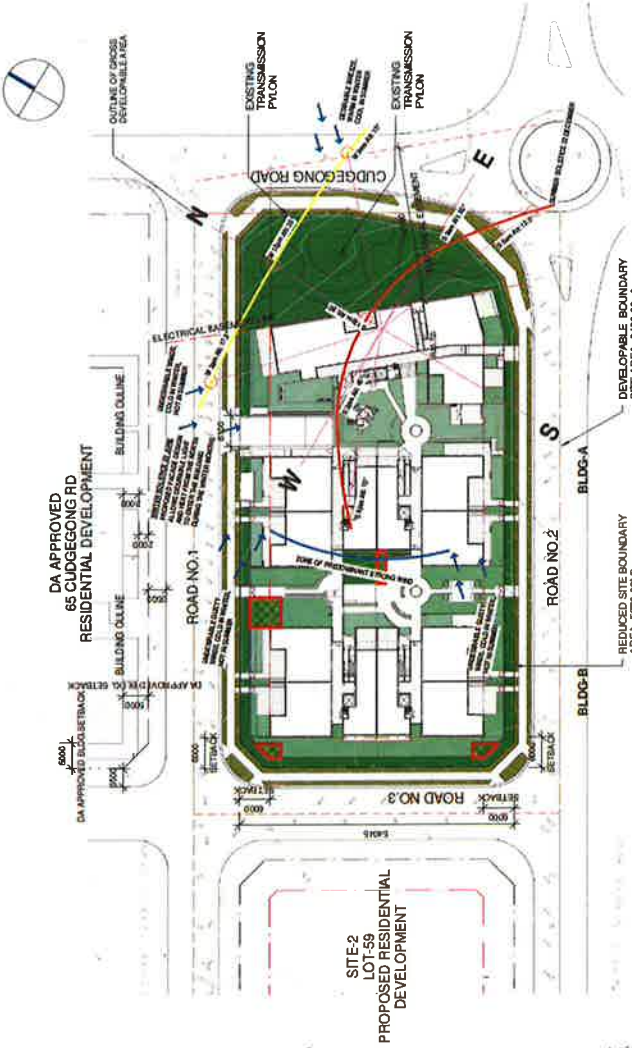
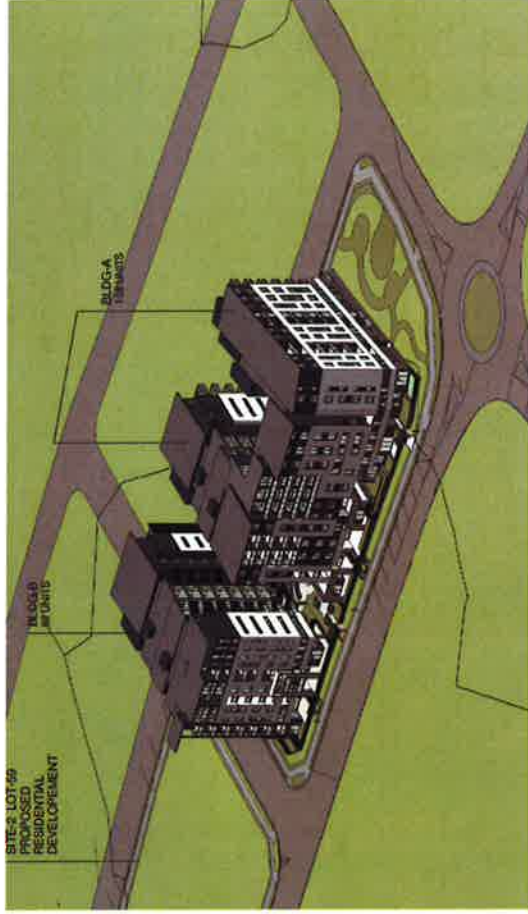
VIEW TO SITE FROM CUDDEGONG ROAD-1



VIEW TO SITE FROM CUDDEGONG ROAD-2



AREA 20 PRECINCT PLAN



SITE ANALYSIS
1:500 @A1
1:1000 @A3



ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG:

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

DESIGN RESPONSE

1. Additional deep soil landscape area provided shown in red outline.
2. Total additional deep soil landscape area provided 67.0m²
3. Total number of car parking spaces are reduced to allow for additional deep soil area.

CAR SPACES	
RESIDENT	70
VISITORS	36
TOTAL CAR SPACES	106
TOTAL BICYCLE SPACES	24



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Design Studio

CAD Plans

PROJECT STATUS

PROJECT RESIDENTIAL DEVELOPMENT

559 CLUDGEONG ROAD, ROUSE HILL, NSW

The Wickwood Property Group Pty Ltd

ISSUE

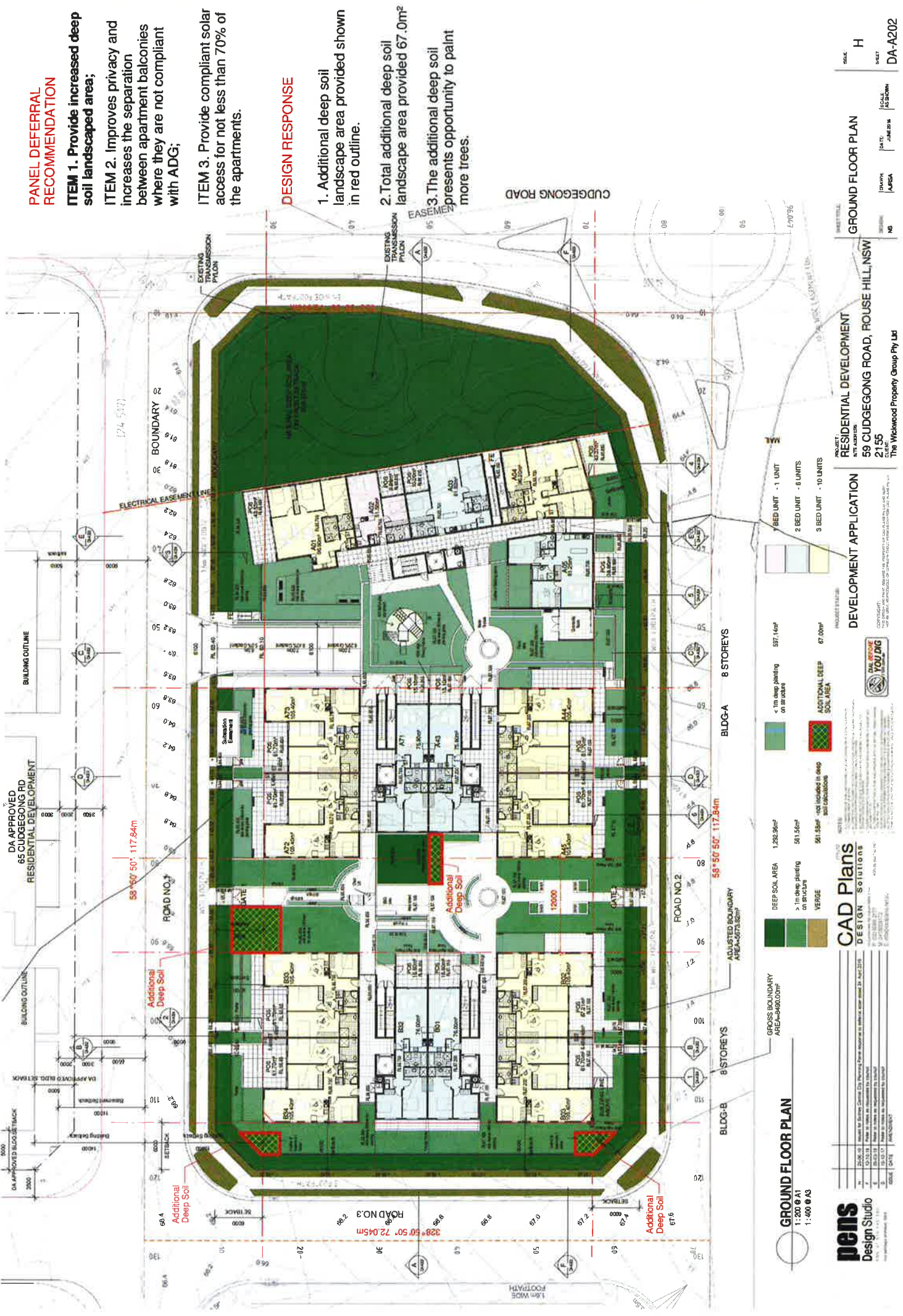
BASEMENT PLAN LVL-1

DA-A200

3. Total number of car parking spaces are reduced to allow for additional deep soil area.



DATE _____
H _____
PAGE _____
DA-A201 _____



**PANEL DEFERRAL
RECOMMENDATION**

- ITEM 1. Provide increased deep soil landscaped area;
- ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;
- ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

DESIGN RESPONSE

1. Additional deep soil landscape area provided shown in red outline.
2. Total additional deep soil landscape area provided 67.0m²
3. The additional deep soil presents opportunity to plant more trees.

NO.	DATE	DESCRIPTION
1	20/01/21	Issue for Planning Council
2	20/01/21	Issue for Planning Council
3	20/01/21	Issue for Planning Council
4	20/01/21	Issue for Planning Council
5	20/01/21	Issue for Planning Council
6	20/01/21	Issue for Planning Council
7	20/01/21	Issue for Planning Council
8	20/01/21	Issue for Planning Council
9	20/01/21	Issue for Planning Council
10	20/01/21	Issue for Planning Council

PANEL DEFERRAL RECOMMENDATION

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

DESIGN RESPONSE

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.

2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.

3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.

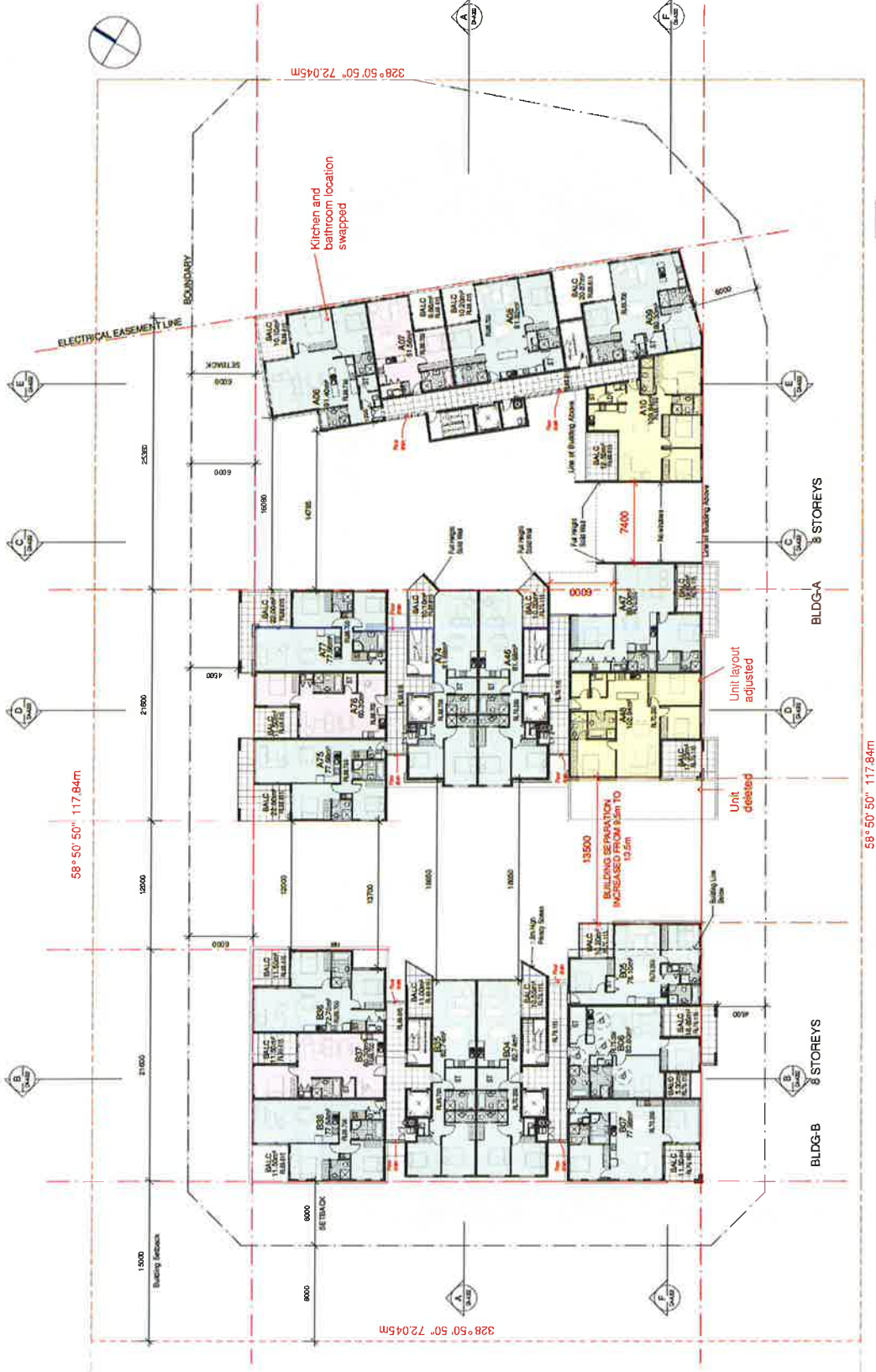
4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.

5. The apartment number allocations are amended due to the reduction of the total number of units.

6. The apartment mix has been adjusted as follows:

Issue F (as deferred)	
1BR	35Units 20.59%,
2BR	111Units 65.30%,
3BR	24Units 14.11%
Total	170Units

Issue H (Response)	
Studio	4Units 2.46%,
1BR	24Units 14.72%,
2BR	111Units 68.10%,
3BR	24Units 14.72%.
Total	163Units



1 BED UNIT - 3 UNITS
2 BED UNIT - 15 UNITS
3 BED UNIT - 2 UNITS

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

The floor plan illustrates the layout of Level 2, featuring two main building sections: BLDG-8 (left) and BLDG-A (right). The plan includes detailed room layouts for various unit types, color-coded by bedroom count: 1 Bed Unit (pink), 2 Bed Unit (light blue), and 3 Bed Unit (yellow). Key annotations include 'Kitchen and bathroom location swapped' in red, 'Unit layout adjusted' in red, and 'BUILDING SEPARATION INCREASED FROM 4.5m TO 13.5m' in red. Dimensions are provided for setbacks (6000), building widths (10000, 12000, 13500, 18650, 18625), and overall site dimensions (328' 50" 50" 72.045m and 58' 50" 50" 117.84m). A north arrow is located in the top right corner. A legend in the bottom right corner defines the unit types and their corresponding colors.

328' 50" 50" 72.045m

58' 50" 50" 117.84m

BLDG-8 8 STOREYS

BLDG-A 8 STOREYS

13500
BUILDING SEPARATION
INCREASED FROM 4.5m TO
13.5m

Kitchen and
bathroom location
swapped

Unit layout
adjusted

1 BED UNIT - 4 UNITS
2 BED UNIT - 15 UNITS
3 BED UNIT - 2 UNITS

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

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

6. The apartment mix has been adjusted as follows:

Studio	Units	2.46%, 14.72%, 68.10%, 14.72%.
1BR	24Units	
2BR	111Units	
3BR	24Units	
Total	163Units	

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

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Design Studio

CAD Plans
DESIGN SOLUTIONS

DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

59 CUDGEGONG ROAD, ROUSE HILLS NSW

CLIENT
The Wickwood Property Group Pty Ltd

SHEET NO.	LEVEL 2	DRAWN BY	JURISA	DATE	JUNE 2018	SCALE	H
NS		NS					

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.

2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.
3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.
4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.
5. The apartment number allocations are amended due to the reduction of the total number of units.

6. The apartment mix has been adjusted as follows:

Issue F (as deferred)	35Units	20.59%,
1BR	111Units	65.30%,
2BR	24Units	14.11%
3BR	170Units	
Total		

Issue H (Response)	
Studio	4Units 2.46%,
1BR	24Units 14.72%
2BR	111Units 68.10%,
3BR	24Units 14.72%.
Total	163Units



PROTECT STAT 43

DEVELOPMENT APPLICATION

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CAD Plans
DESIGN SOLUTIONS

[illegible]

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Design Studio
Tel: +44 (0)1753 666 166
www.mensdesignstudio.com

PANEL DEFERRAL RECOMMENDATION

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

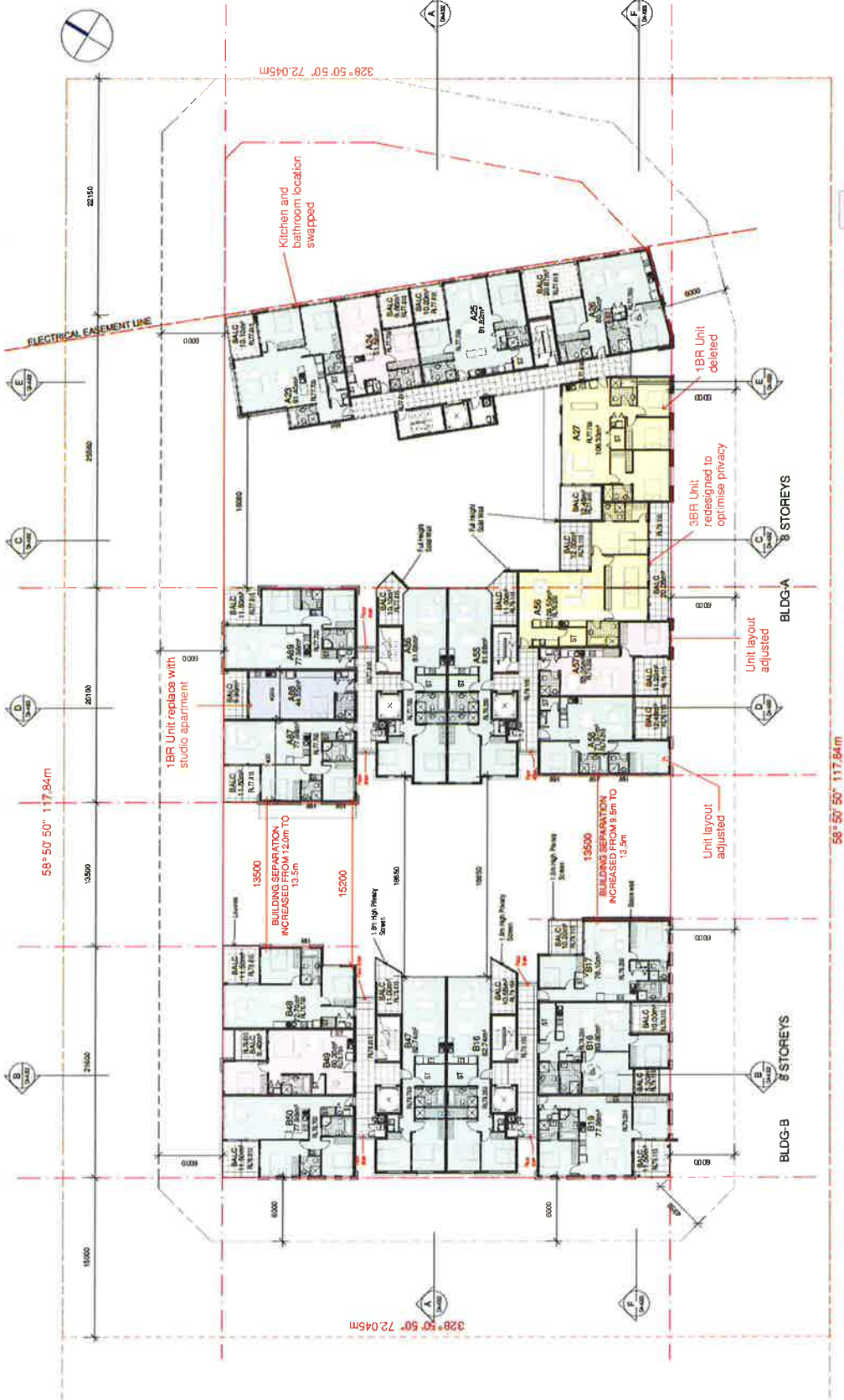
ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

DESIGN RESPONSE

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.
2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.
3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.
4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.
5. The apartment number allocations are amended due to the reduction of the total number of units.
6. The apartment mix has been adjusted as follows:

Issue F (as deferred)	
1BR	35Units 20.59%,
2BR	111Units 65.30%,
3BR	24Units 14.11%
Total	170Units

Issue H (Response)	
Studio	4Units 2.46%,
1BR	24Units 14.72%
2BR	111Units 68.10%,
3BR	24Units 14.72%.
Total	163Units



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

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

59 CUDDEGONG ROAD, ROUSE HILLS NSW
2155

The Wickwood Property Group Pty Ltd

LEVEL 4

NSW
DA-A206

PANEL DEFERRAL RECOMMENDATION

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

DESIGN RESPONSE

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.

2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.

3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.

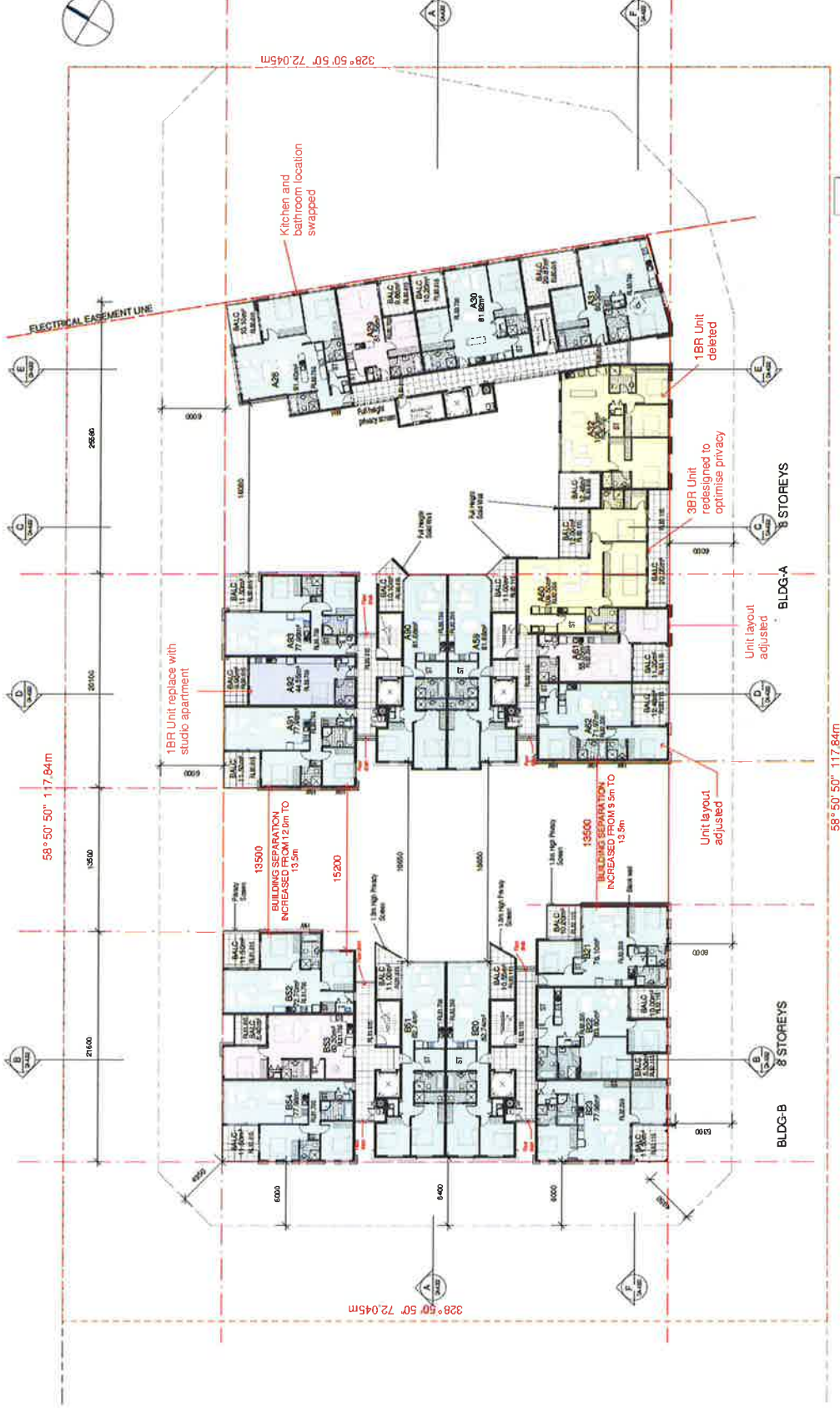
4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.

5. The apartment number allocations are amended due to the reduction of the total number of units.

6. The apartment mix has been adjusted as follows:

Issue F (as deferred)	
1BR	35Units 20.59%,
2BR	111Units 65.30%,
3BR	24Units 14.11%
Total	170Units

Issue H (Response)	
Studio	4Units 2.46%,
1BR	24Units 14.72%,
2BR	111Units 68.10%,
3BR	24Units 14.72%.
Total	163Units



1 BED UNIT - 3 UNITS
2 BED UNIT - 15 UNITS
3 BED UNIT - 2 UNITS
STUDIO - 1 UNIT

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

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

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

DEVELOPMENT APPLICATION

PROJECT TITLE: LEVEL 5

DATE: 14/05/2024

DESIGNER: NS

CLIENT: DA-A207

PANEL DEFERRAL RECOMMENDATION

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

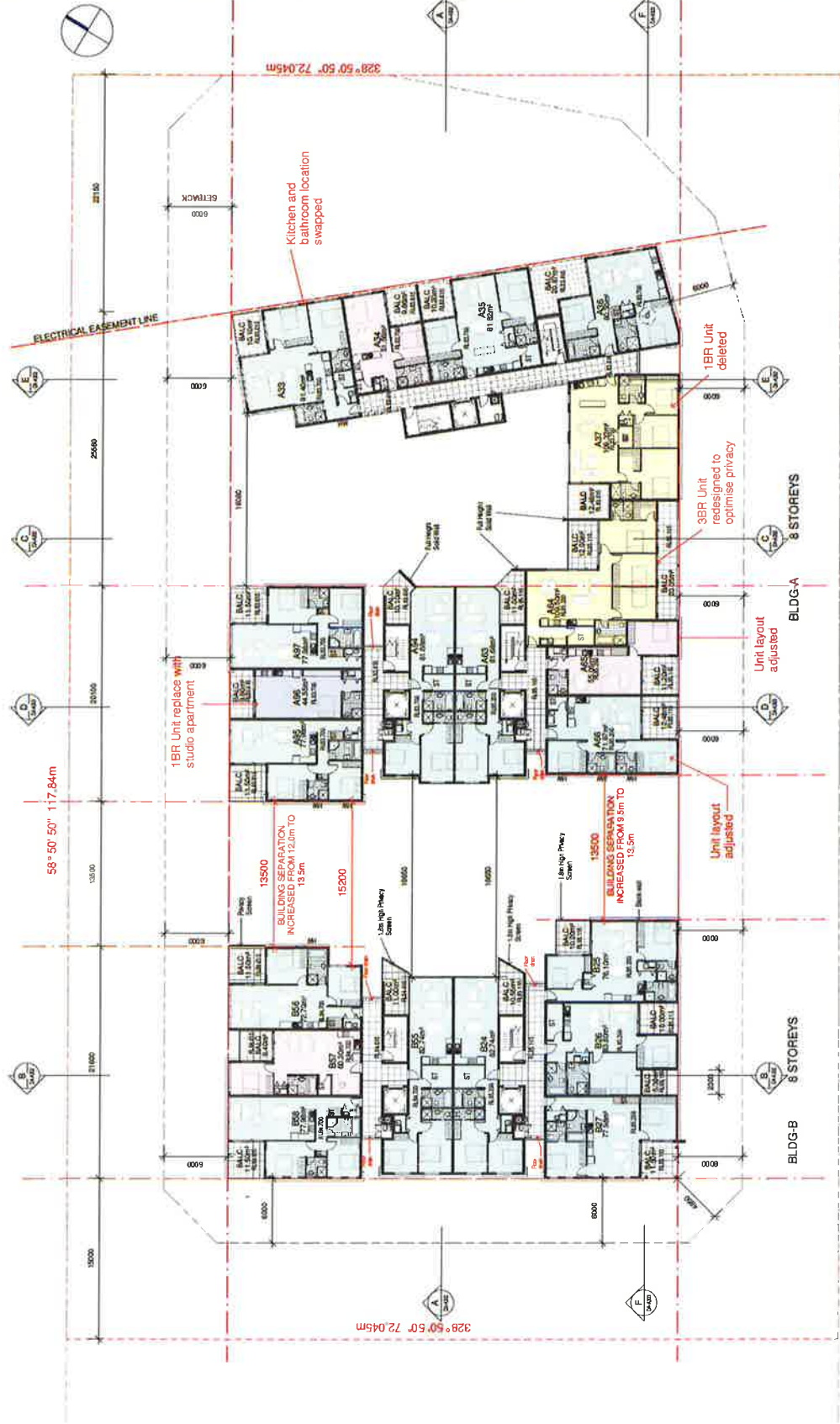
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DESIGN RESPONSE

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.
2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.
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5. The apartment number allocations are amended due to the reduction of the total number of units.
6. The apartment mix has been adjusted as follows:

Issue F (as deferred)
1BR 35Units 20.59%,
2BR 111Units 65.30%,
3BR 24Units 14.11%,
Total 170Units

Issue H (Response)
Studio 4Units 2.46%,
1BR 24Units 14.72%,
2BR 111Units 68.10%,
3BR 24Units 14.72%,
Total 163Units



1 BED UNIF 3 UNITS
2 BED UNIF 15 UNITS
3 BED UNIF 2 UNITS
STUDIO - 1 UNIT

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

pens
Design Studio

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

DEVELOPMENT APPLICATION
PROJECT: 59 CUDDEGONG ROAD, ROUSE HILL, NSW
2155
The Wickwood Property Group Pty Ltd

CAD Plans
DESIGN SOLUTIONS

NOTES:

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
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4. All dimensions are to the centre of the wall unless otherwise stated.
5. All dimensions are to the centre of the wall unless otherwise stated.
6. All dimensions are to the centre of the wall unless otherwise stated.
7. All dimensions are to the centre of the wall unless otherwise stated.
8. All dimensions are to the centre of the wall unless otherwise stated.
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PROJECT: 59 CUDDEGONG ROAD, ROUSE HILL, NSW
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The Wickwood Property Group Pty Ltd

CAD Plans
DESIGN SOLUTIONS

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2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the centre of the wall unless otherwise stated.
4. All dimensions are to the centre of the wall unless otherwise stated.
5. All dimensions are to the centre of the wall unless otherwise stated.
6. All dimensions are to the centre of the wall unless otherwise stated.
7. All dimensions are to the centre of the wall unless otherwise stated.
8. All dimensions are to the centre of the wall unless otherwise stated.
9. All dimensions are to the centre of the wall unless otherwise stated.
10. All dimensions are to the centre of the wall unless otherwise stated.

ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.

2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.
3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.
4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.
5. The apartment number allocations are amended due to the reduction of the total number of units.

- | | | |
|-------|----------|---------|
| 1BR | 35Units | 20.59%, |
| 2BR | 111Units | 65.30%, |
| 3BR | 24Units | 14.11% |
| Total | 170Units | |

- | | |
|--------------------|---|
| Issue H (Response) | |
| Studio | 4Units |
| 1BR | 24Units |
| 2BR | 111Units |
| 3BR | 24Units |
| Total | 163Units |
| | 2.46%,
14.72%,
68.10%,
14.72%. |



PROJECT TITLE

DEVELOPMENT APPLICATION

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[illegible]

CAD Plans
DESIGN SOLUTIONS

#	20-06-18	Inmate for Robert Carver City Planning Permit application received 24 April 2019
#	02-05-18	Karen is noted as requested by council
#	08-03-18	Karen is noted as requested by council
#	15-12-17	Karen is noted as requested by council
SERIAL	DATE	AUGMENT

pens
Design Studio

58° 50' 50" 117.84m

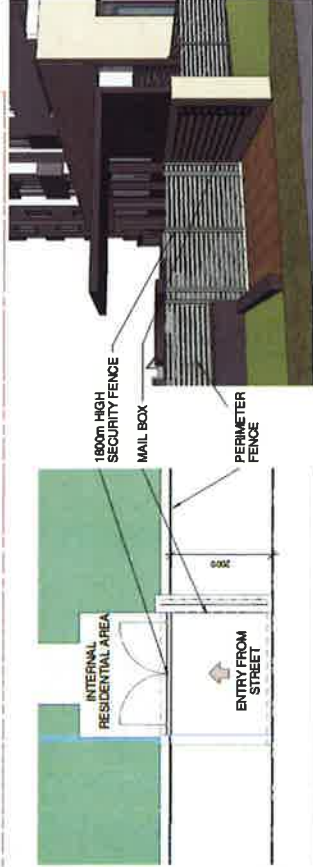
328° 50' 50" 72.045m

328° 50' 50" 72.045m

58° 50' 50" 117.84m



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



2 TYPICAL MAIL BOX & ENTRY PLAN
1: 50 @ A1
1: 100 @ A3

PANEL DEFERRAL RECOMMENDATION

- ITEM 1. Provide increased deep soil landscaped area;
- ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;
- ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

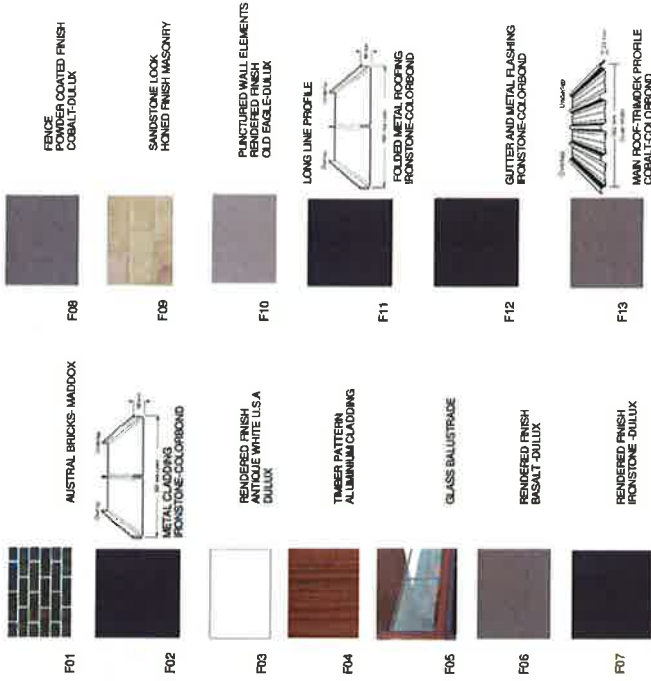
DESIGN RESPONSE

- 1. Reduce the number of units on the southern side to increase separation from 9.5m to 13.5m between building A and B. Total of 7 Units deleted between Level 1 to Level 7.
- 2. Conversion of 1x1BR unit along the northern side of building A to a studio apartment from level 4 to level 7 resulting in increased building separation from 12.0m to 13.5m between building A and B.
- 3. Increased separation between habitable areas and apartment balconies to allow for better amenity and privacy.
- 4. The reduction of the total number of units to increase the ratio of solar access to 74.23% ensuring that the minimum ADG requirement of 70% is achieved.
- 5. The apartment number allocations are amended due to the reduction of the total number of units.
- 6. The apartment mix has been adjusted as follows:

Issue F (as deferred)	
1BR	35Units 20.59%,
2BR	111Units 65.30%,
3BR	24Units 14.11%
Total	170Units

Issue H (Response)	
Studio	4Units 2.46%,
1BR	24Units 14.72%,
2BR	111Units 68.10%,
3BR	24Units 14.72%.
Total	163Units

COLOUR AND FINISH



PLUS 10% OF BUILDING HEIGHT LIMIT - 28.60M

28.60M BUILDING HEIGHT LIMIT



BLDG-A

EAST ELEVATION

1:200 @ A1

1:400 @ A3



NORTH ELEVATION

1:200 @ A1

1:400 @ A3

BLDG-A

BLDG-B

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

ELEVATIONS

DA-A300
H
DA-A300

59 CUDGONG ROAD, ROUSE HILL, NSW
2155
The Wickwood Property Group Pty Ltd

DA-A300
H
DA-A300

DA-A300
H
DA-A300

DA-A300
H
DA-A300

PLUS 10% OF BUILDING HEIGHT LIMIT-28.60M

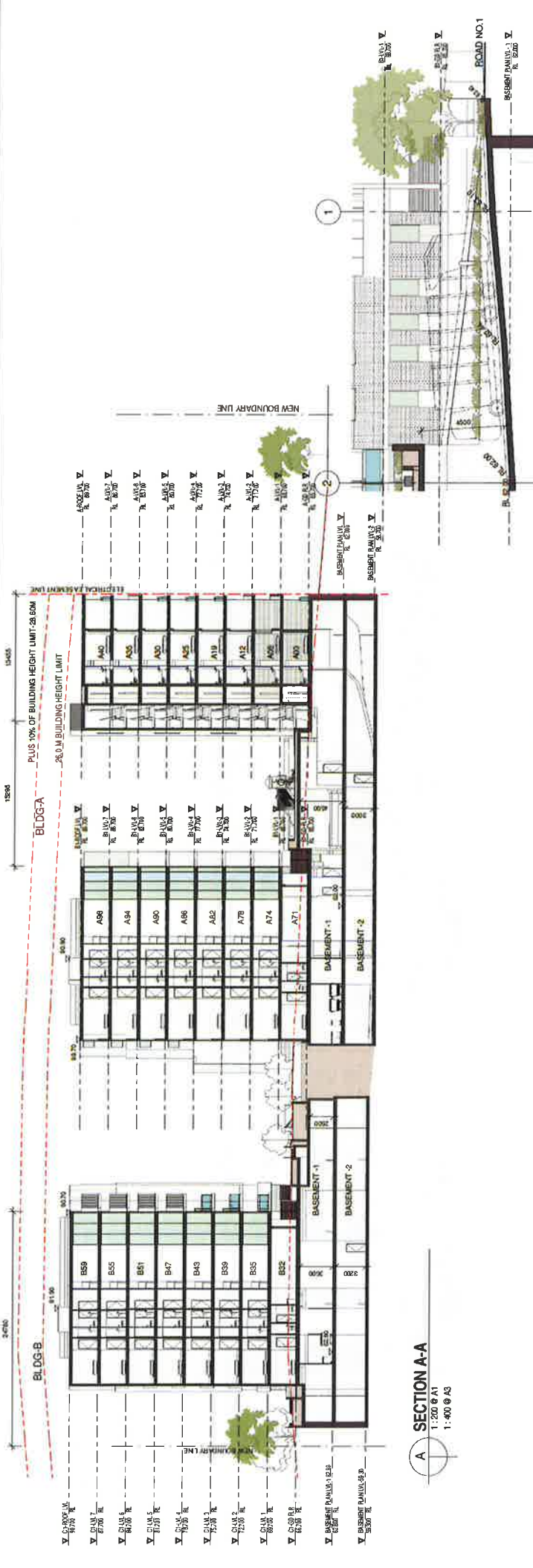


1 : 200 @ A1
1 : 400 @ A3



I : 200 @ A1
I : 400 @ A3

[illegible]



A SECTION A-A
1:200 @ A1
1:400 @ A3



B SECTION B-B
1:200 @ A1
1:400 @ A3



C SECTION C-C
1:200 @ A1
1:400 @ A3



D SECTION D-D
1:200 @ A1
1:400 @ A3



E SECTION E-E
1:200 @ A1
1:400 @ A3



F SECTION F-F
1:200 @ A1
1:400 @ A3

PLUS 10% OF BUILDING HEIGHT LIMIT 28.6M

28.0 M BUILDING HEIGHT LIMIT



D SECTION D-D

1:200 @ A1
1:400 @ A3

E SECTION E-E

1:200 @ A1
1:400 @ A3

13500
BUILDING SEPARATION
INCREASED FROM 9.5m TO
13.5m



F SECTION F-F

1:200 @ A1
1:400 @ A3

pens
Design Studio

NO.	REVISION	DATE	BY	APP.
1	ISSUED FOR TENDERS	20/05/2018	...	...
2	ISSUED FOR TENDERS	20/05/2018	...	...
3	ISSUED FOR TENDERS	20/05/2018	...	...
4	ISSUED FOR TENDERS	20/05/2018	...	...
5	ISSUED FOR TENDERS	20/05/2018	...	...

CAD Plans
DESIGN SOLUTIONS

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
4. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DESIGN.

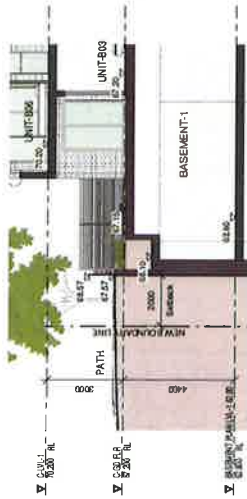


PROJECT SITE:
RESIDENTIAL DEVELOPMENT
59 CUDGEGONG ROAD, ROUSE HILL, NSW
2155
CLIENT:
The Wickwood Property Group Pty Ltd

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

DATE: June 2018
SCALE: As Shown
DRAWN: JARA
CHECKED: NS

SHEET: DA-A303
H
GDA



1 BLDG-B-UNIT B03-PRIVACY
1:100 @ A1
1:200 @ A3



2 BLDG-B-UNIT B33-PRIVACY
1:100 @ A1
1:200 @ A3



3 BLDG-A-UNIT A01-PRIVACY
1:100 @ A1
1:200 @ A3



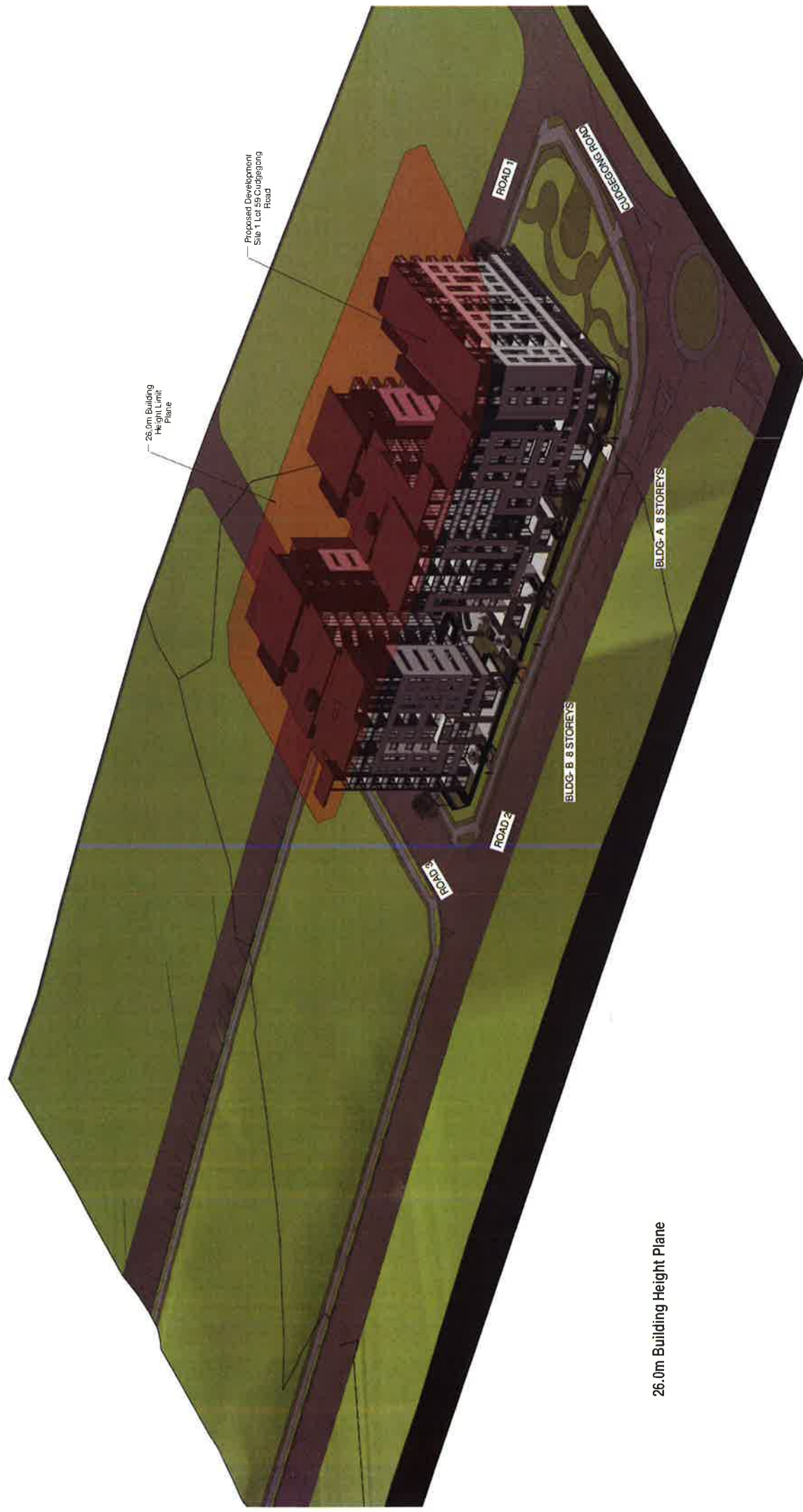
4 BLDG-A-UNIT A04-PRIVACY
1:100 @ A1
1:200 @ A3



5 BLDG-A-UNIT A05-PRIVACY
1:100 @ A1
1:200 @ A3



6 BLDG-A-UNIT A48-PRIVACY
1:100 @ A1
1:200 @ A3



26.0m Building Height Plane

NO.	DATE	DESCRIPTION
1	20-03-18	Issue 01: Initial Design & Planning Permit Application to Council
2	20-03-18	Issue 02: Revised Design & Planning Permit Application to Council
3	20-03-18	Issue 03: Final Design & Planning Permit Application to Council
4	20-03-18	Issue 04: Final Design & Planning Permit Application to Council
5	20-03-18	Issue 05: Final Design & Planning Permit Application to Council
6	20-03-18	Issue 06: Final Design & Planning Permit Application to Council
7	20-03-18	Issue 07: Final Design & Planning Permit Application to Council
8	20-03-18	Issue 08: Final Design & Planning Permit Application to Council
9	20-03-18	Issue 09: Final Design & Planning Permit Application to Council
10	20-03-18	Issue 10: Final Design & Planning Permit Application to Council

NO.	DATE	DESCRIPTION
1	20-03-18	Issue 01: Initial Design & Planning Permit Application to Council
2	20-03-18	Issue 02: Revised Design & Planning Permit Application to Council
3	20-03-18	Issue 03: Final Design & Planning Permit Application to Council
4	20-03-18	Issue 04: Final Design & Planning Permit Application to Council
5	20-03-18	Issue 05: Final Design & Planning Permit Application to Council
6	20-03-18	Issue 06: Final Design & Planning Permit Application to Council
7	20-03-18	Issue 07: Final Design & Planning Permit Application to Council
8	20-03-18	Issue 08: Final Design & Planning Permit Application to Council
9	20-03-18	Issue 09: Final Design & Planning Permit Application to Council
10	20-03-18	Issue 10: Final Design & Planning Permit Application to Council



DEVELOPMENT APPLICATION
59 CUDGEGONG ROAD, ROUSE HILL, NSW
2155
The Wickwood Property Group Pty Ltd

RESIDENTIAL DEVELOPMENT
59 CUDGEGONG ROAD, ROUSE HILL, NSW
2155
The Wickwood Property Group Pty Ltd

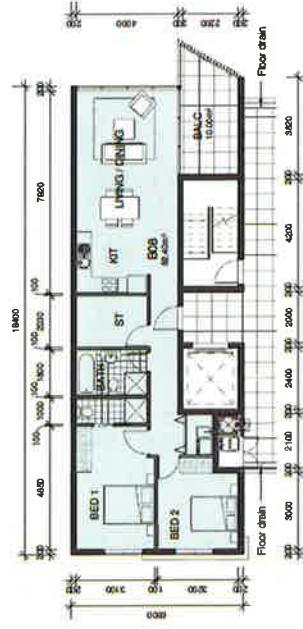
26.0M BUILDING HEIGHT PLANE
59 CUDGEGONG ROAD, ROUSE HILL, NSW
2155
The Wickwood Property Group Pty Ltd



TYPICAL LAYOUT 2-2-2
1:100 @ A1
1:200 @ A3



Typical Section along Open Walkway
1:50 @ A1
1:100 @ A3



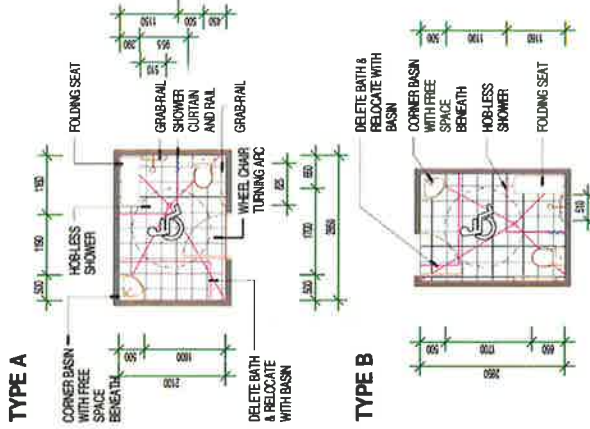
TYPICAL 2 BED LAYOUT
1:100 @ A1
1:200 @ A3

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
3. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
4. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
5. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.

CAD Plans
DESIGN SOLUTIONS
10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017

TYPICAL 3-BD UNIT LAYOUT
1:100 @ A1
1:200 @ A3

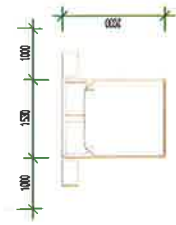
pens
Design Studio
10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017



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. TOLERANCE HOLDERS)]
FLOOR GRADE TO 1.0M FOR AUTO DRAINAGE - CLAUSE 10.1
DIMENSIONS SHOWN TO FINISHED SURFACE
IN OVERSIZED BATHROOMS WHERE TURNING TEMP. PLATE CAN BE
ACHIEVED AND COMPLIANCE MAINTAINED, BATHS NEED NOT BE
DELETED - ONLY BASINS SUBSTITUTED.



NOTE:

STANDARD AUSTRALIAN QUEEN SIZE BED - 1530 x 2020
MINIMUM SIDE CLEARANCE - 1.0m

TYPICAL FLOOR PLANS

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

DEVELOPMENT APPLICATION



NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
3. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
4. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.
5. ALL ROOMS AND AREAS ARE TO BE FINISHED TO THE FINISHES SPECIFIED IN THE SCHEDULES.

CAD Plans
DESIGN SOLUTIONS
10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017

NO.	DATE	REVISION
1	20/09/18	Issued for Sydney Council City Planning Panel response to letter to panel 27 April 2018
2	05/05/18	Panel 10 Review to be submitted to Council
3	15/03/17	Panel 10 Review to be submitted to Council

pens
Design Studio
10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017

DA 100/2017

AREAS SCHEDULE

BUILDING A	
7TH FLOOR	Area FL B
6TH FLOOR	1,095.94m ²
5TH FLOOR	1,095.94m ²
4TH FLOOR	1,095.94m ²
3RD FLOOR	1,095.94m ²
2ND FLOOR	1,145.94m ²
1ST FLOOR	1,094.00m ²
GROUND LVL	1,150.64m ²
TOTAL	8,854.28m ²

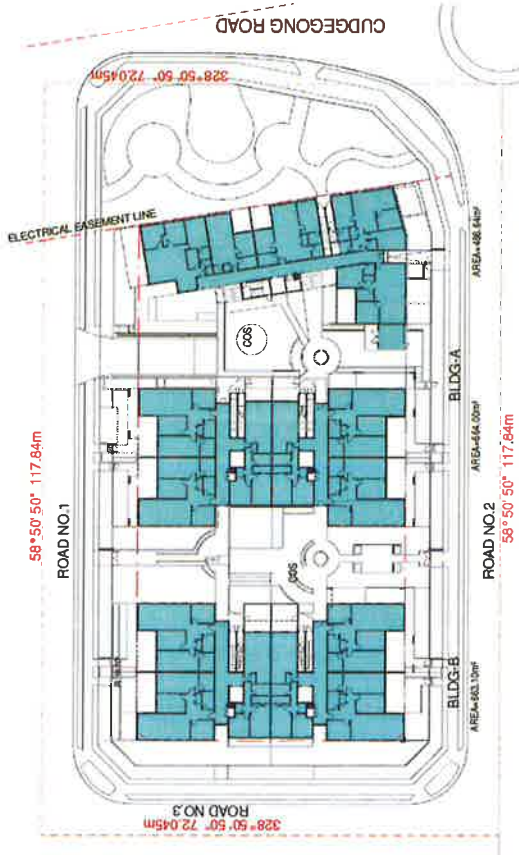
BUILDING B	
7TH FLOOR	Area FL B
6TH FLOOR	630.24m ²
5TH FLOOR	630.24m ²
4TH FLOOR	630.24m ²
3RD FLOOR	630.24m ²
2ND FLOOR	630.24m ²
1ST FLOOR	630.24m ²
GROUND LVL	683.10m ²
TOTAL	5,074.80m ²

SITE AREA	8,490.00m ²
GFA BUILDING A	8,854.28m ²
GFA BUILDING B	5,074.80m ²
TOTAL GROSS FLOOR AREA	13,929.08m ²
FSR	1.54:1

UNIT MIX	
STUDIO UNIT	4
1 BED UNIT	24
2 BED UNIT	111
3 BED UNIT	24
	248%
	14.72%
	88.10%
	14.72%



FSR DIAGRAMS-LEVEL 1



FSR DIAGRAMS-GROUND FLOOR LEVEL



FSR DIAGRAMS-LEVEL 4-7



FSR DIAGRAMS-LEVEL 2-3

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

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

DATE: JAMES & JAMES
SCALE: AS SHOWN
SHEET: H
DA-A600

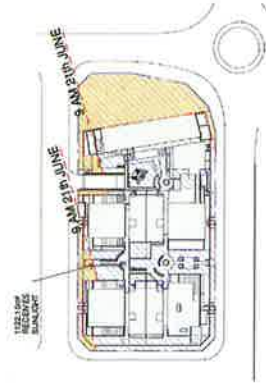
ITEM 1. Provide increased deep soil landscaped area;

ITEM 2. Improves privacy and increases the separation between apartment balconies where they are not compliant with ADG;

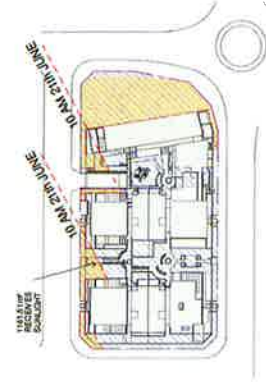
ITEM 3. Provide compliant solar access for not less than 70% of the apartments.

1. Additional deep soil landscape area provided shown in red outline.
2. Total additional deep soil landscape area provided 67.0m²
3. The additional deep soil presents opportunity to plant mature trees.

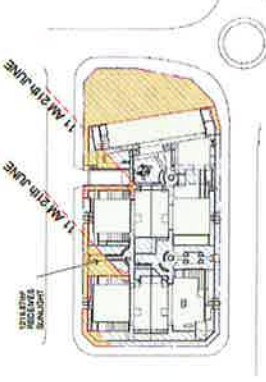




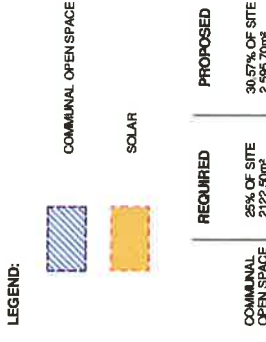
COMMUNAL OPEN SPACE
SOLAR ACCESS DIAGRAM
JUNE 21
9:00 AM



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



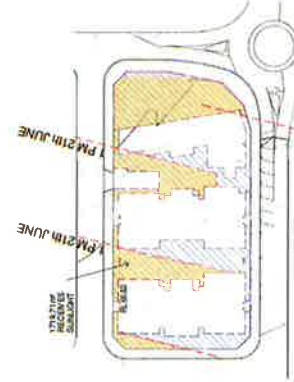
COMMUNAL OPEN SPACE
SOLAR ACCESS DIAGRAM
JUNE 21
11:00 AM



HOURLY	RECEIVES (m ²)	PERCENTAGES(1061.25m ²)
9 00 AM	1,122.10m ²	105.73%
10 00 AM	1,161.51m ²	108.45%
11 00 AM	1,219.87m ²	116.30%
12 00 PM	1,480.73m ²	140.47%
1 00 PM	1,719.71m ²	162.05%
2 00 PM	2,273.14m ²	214.20%
3 00 PM	1,916.50m ²	180.60%



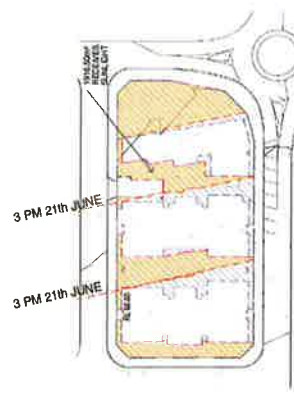
COMMUNAL OPEN SPACE
SOLAR ACCESS DIAGRAM
JUNE 21
12:00 PM



COMMUNAL OPEN SPACE
SOLAR ACCESS DIAGRAM
JUNE 21
1:00 PM



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



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

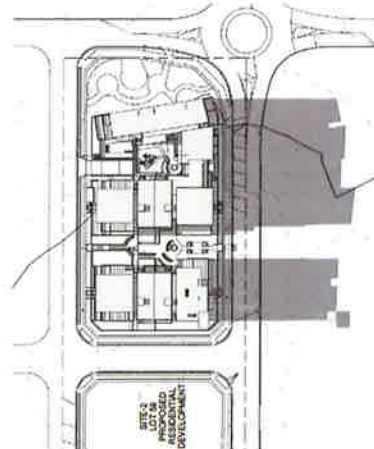
SHADOW DIAGRAM
WINTER SOLSTICE
JUNE 21
11:00 AM



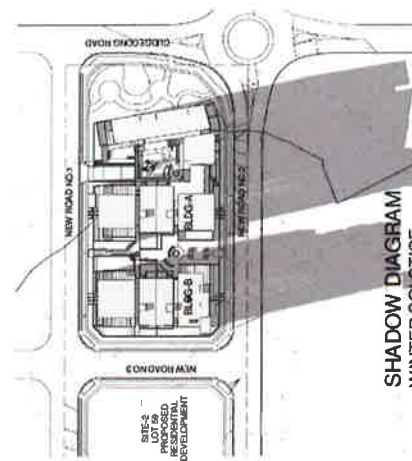
SHADOW DIAGRAM
WINTER SOLSTICE
JUNE 21
12:00 PM



SHADOW DIAGRAM
WINTER SOLSTICE
JUNE 21
1:00 PM



SHADOW DIAGRAM
WINTER SOLSTICE
JUNE 21
2:00 PM

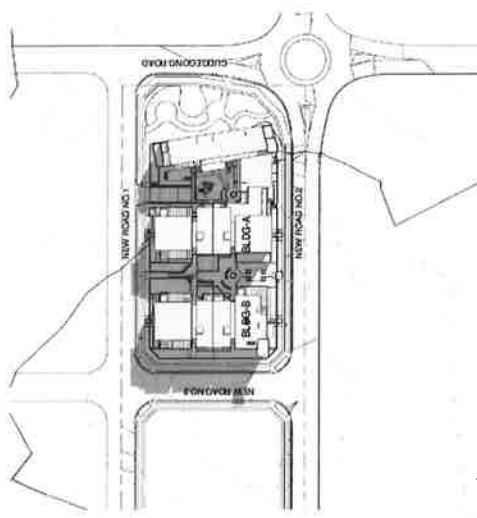


SHADOW DIAGRAM
WINTER SOLSTICE
JUNE 21
3:00 PM

SOLAR ACCESS COMPLIANT
CROSS VENTILATION
NO DIRECT SUNLIGHT
DOES NOT RECEIVE MINIMUM 2 HRS SUNLIGHT

121 OF 163 UNITS OR 74.23%
120 OF 163 UNITS OR 73.62%
17 OF 163 UNITS OR 10.43%
25 OF 163 UNITS OR 15.34%

DATE	REVISION
20-03-18	Issue for Planning (Part 1) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 2) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 3) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 4) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 5) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 6) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 7) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 8) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 9) - Proposed Plans submitted to Council on 14-03-2018
20-03-18	Issue for Planning (Part 10) - Proposed Plans submitted to Council on 14-03-2018



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
9:00 AM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
10:00 AM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
11:00 AM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
12:00 PM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
1:00 PM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
2:00 PM



SHADOW DIAGRAM
SUMMER SOLSTICE
DEC 21
3:00 PM



pens
Design Studio

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

SHEET TITLE: SHADOW DIAGRAMS
DESIGN: NS
DATE: JUNE 2016
SCALE: 1:500
SHEET: DA-A604

DEVELOPMENT APPLICATION

NOTES:

1. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

2. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

3. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

4. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

5. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

6. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

7. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

8. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

9. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

10. SHADOW STUDY CONDUCTED ON 21 DEC 2015 AT 9:00 AM, 10:00 AM, 11:00 AM, 12:00 PM, 1:00 PM, 2:00 PM, 3:00 PM.

CAD Plans
DESIGN SOLUTIONS

DATE: 24/06/2016
BY: J. D. JONES
CHECKED: J. D. JONES
APPROVED: J. D. JONES

REVISIONS:

1. 24/06/2016: Initial design solution.

2. 24/06/2016: Initial design solution.

3. 24/06/2016: Initial design solution.

4. 24/06/2016: Initial design solution.

5. 24/06/2016: Initial design solution.

6. 24/06/2016: Initial design solution.

7. 24/06/2016: Initial design solution.

8. 24/06/2016: Initial design solution.

9. 24/06/2016: Initial design solution.

10. 24/06/2016: Initial design solution.

58°50'50" 117.84m

Bldg	Floor	NO. OF RECEIVING PORTS	NO. OF RECEIVING MM ADDRESSES	NO. OF UNITS NOT RECEIVING MM ADDRESS	NO. OF UNITS RECEIVING MM ADDRESS	NO. OF UNITS RECEIVING SUNLIGHT	NO. OF UNITS RECEIVING D UNITS
BUILDING A	Ground Floor	11	6	5	0	9	9
	Level 1	12	9	4	0	9	9
	Level 2	13	11	1	1	9	9
	Level 3	13	11	1	1	9	9
	Level 4	13	11	0	2	9	9
	Level 5	13	11	0	2	9	9
	Level 6	13	11	0	2	9	9
	Level 7	13	11	0	2	9	9
SUB TOTAL		101	79	12	10	72	
BUILDING B	Ground Floor	5	2	4	0	6	6
	Level 1	5	5	2	1	6	6
	Level 2	5	5	2	1	6	6
	Level 3	5	5	2	1	6	6
	Level 4	5	5	1	1	6	6
	Level 5	5	5	1	1	6	6
	Level 6	5	5	1	1	6	6
	Level 7	5	5	1	1	6	6
SUB TOTAL		62	42	13	7	48	

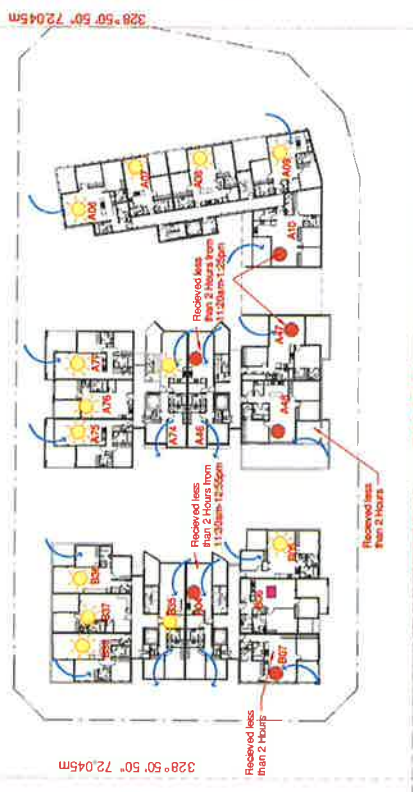
	163	121	25	17	120
TOTAL					
		74.23%	15.34%	10.43%	73.52%
MIN REQUIRED		70%			60%
PROVIDED		74.23% OR (121/163)			73.52% (120/163)

70%
MIN REQUIRED

PROVIDED
74.23% OR

PROVIDED	74.23% OH (121/163)	73.62% (120/163)
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
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20	20	20
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94	94	94
95	95	95
96	96	96
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98	98	98
99	99	99
100	100	100

SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-1



 SOLAR ACCESS COMPLIANT

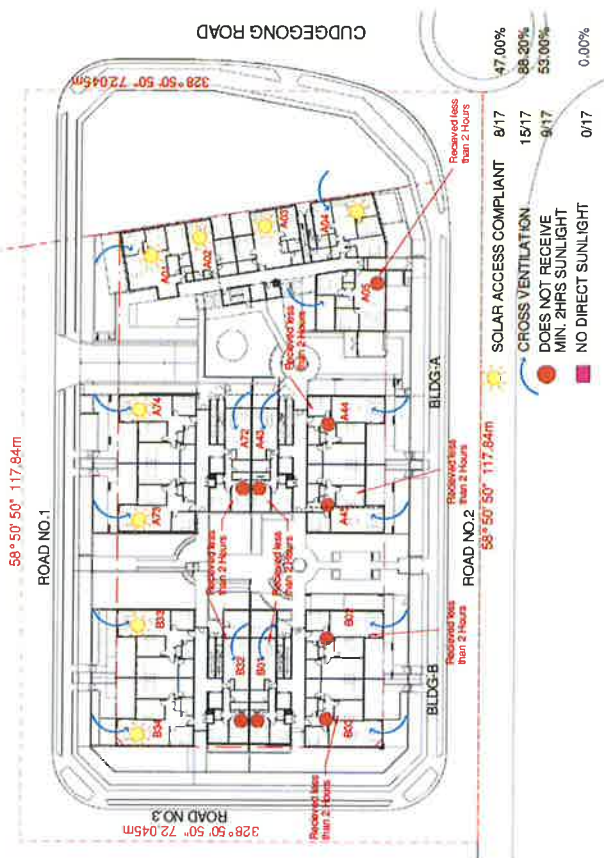
 CROSS VENTILATION

 DOES NOT RECEIVE MIN. 2HRS SUNLIGHT

 NO DIRECT SUNLIGHT

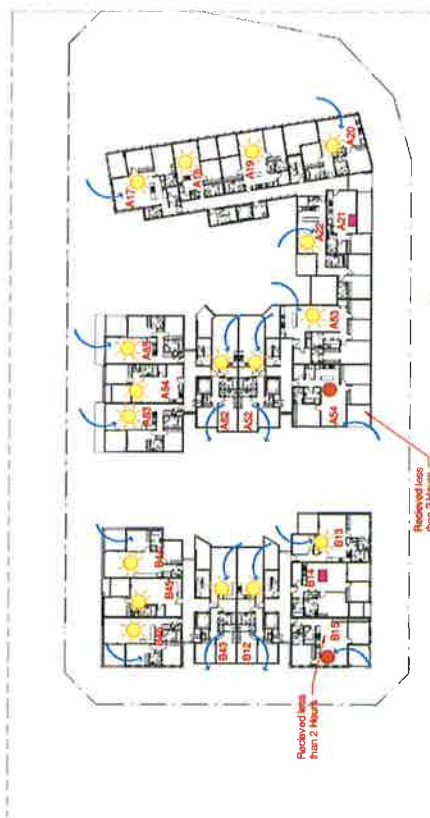
	13/20	15/20	6/20	1/20
SOLAR ACCESS COMPLIANT	65.00%	75.00%	30.00%	5.00%

SOLAR & CROSS VENTILATION DIAGRAMS-GROUND FLOOR



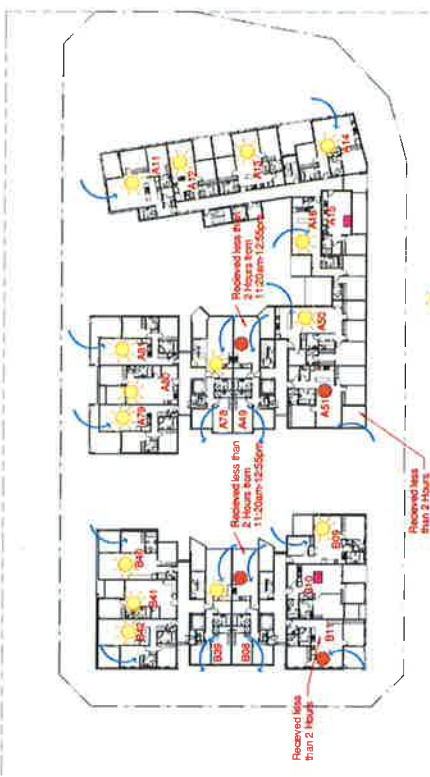
Item	Compliance Date	Compliance Status
SOLAR ACCESS COMPLIANT	8/17	47.00%
CROSS VENTILATION	15/17	88.20%
DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	9/17	53.00%
NO DIRECT SUNLIGHT	0/17	0.00%

SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-1



	17/21	80.95%
 SOLAR ACCESS COMPLIANT		
 CROSS VENTILATION	15/21	71.43%
 DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/21	19.05%
 NO DIRECT SUNLIGHT	2/21	9.52%

SOLAR & CROSS VENTILATION DIAGRAMS-GROUND FLOOR



	15/21	71.43%
 SOLAR ACCESS COMPLIANT	15/21	71.43%
 CROSS VENTILATION	15/21	71.43%
 DOES NOT RECEIVE MIN. 2HRS SUNLIGHT	4/21	19.05%
 NO DIRECT SUNLIGHT	2/21	9.52%

SOLAR & CROSS VENTILATION-DIAGRAM-LEVEL-3

**SOLAR & CROSS
VENTILATION DIAGRAMS**

DATE: _____ SCALE: AS SHOWN

DRAWN BY: _____ CHECKED BY: _____

PROJECT: _____ NO: _____

RESIDENTIAL DEVELOPMENT

89 CUDGONG ROAD, ROUSE HILL, NSW

2155

The Widdowson Property Group Pty Ltd

DEVELOPMENT APPLICATION



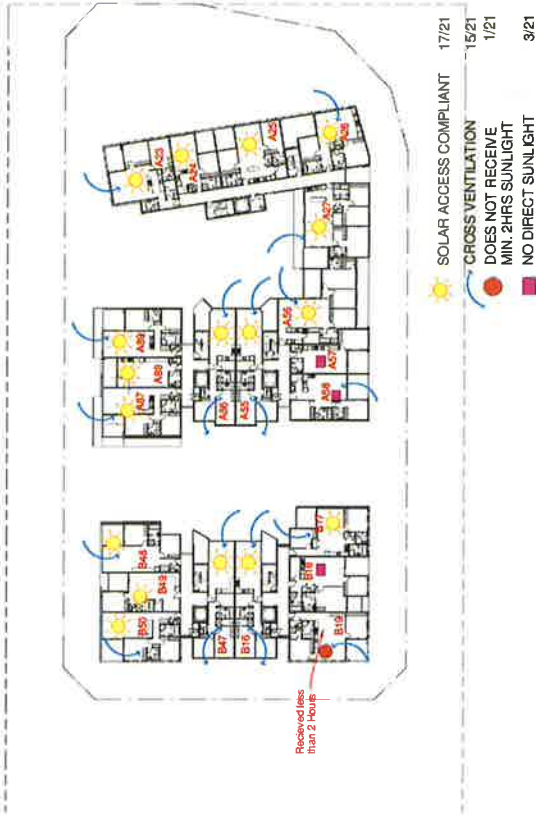
© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 493–501

CAD Plans
DESIGN SOLUTIONS

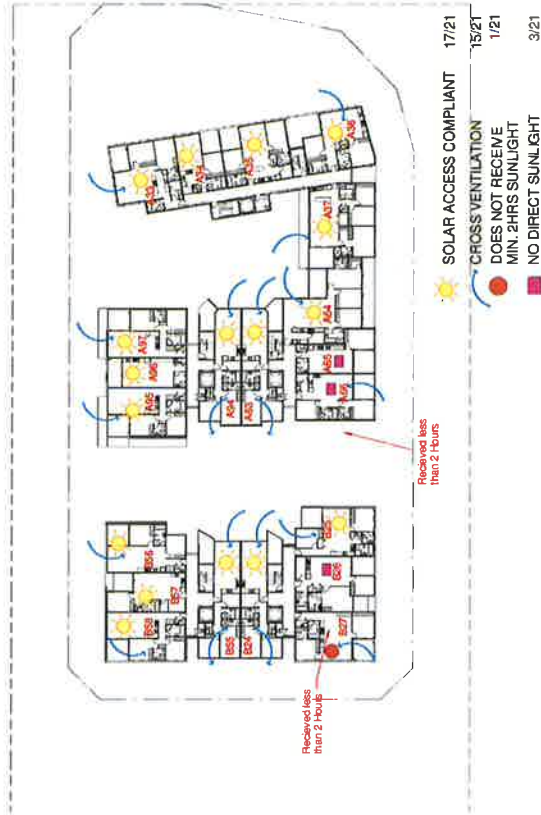
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mens

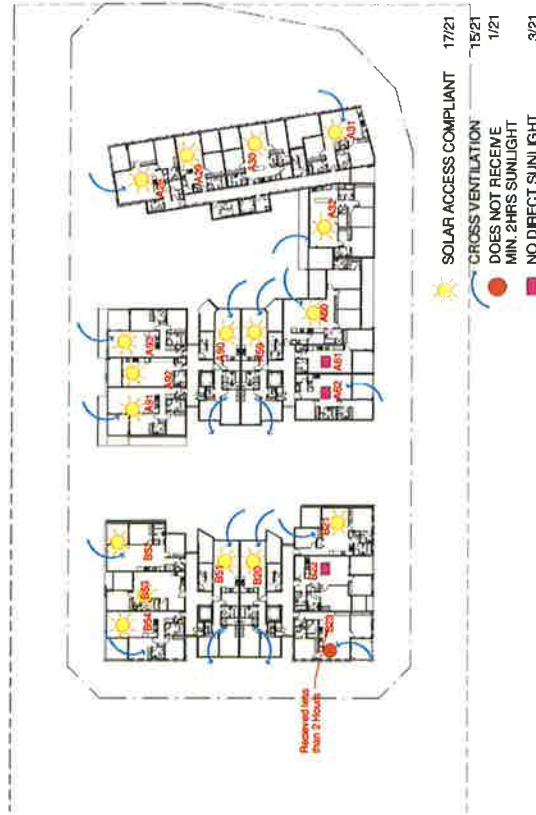
date	time	location
10/10/2019	10:00	10/10/2019 10:00



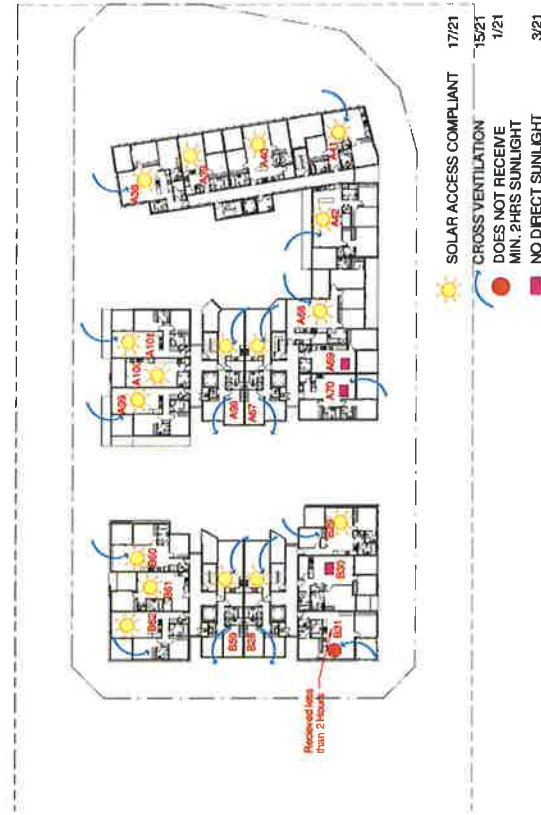
SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-4



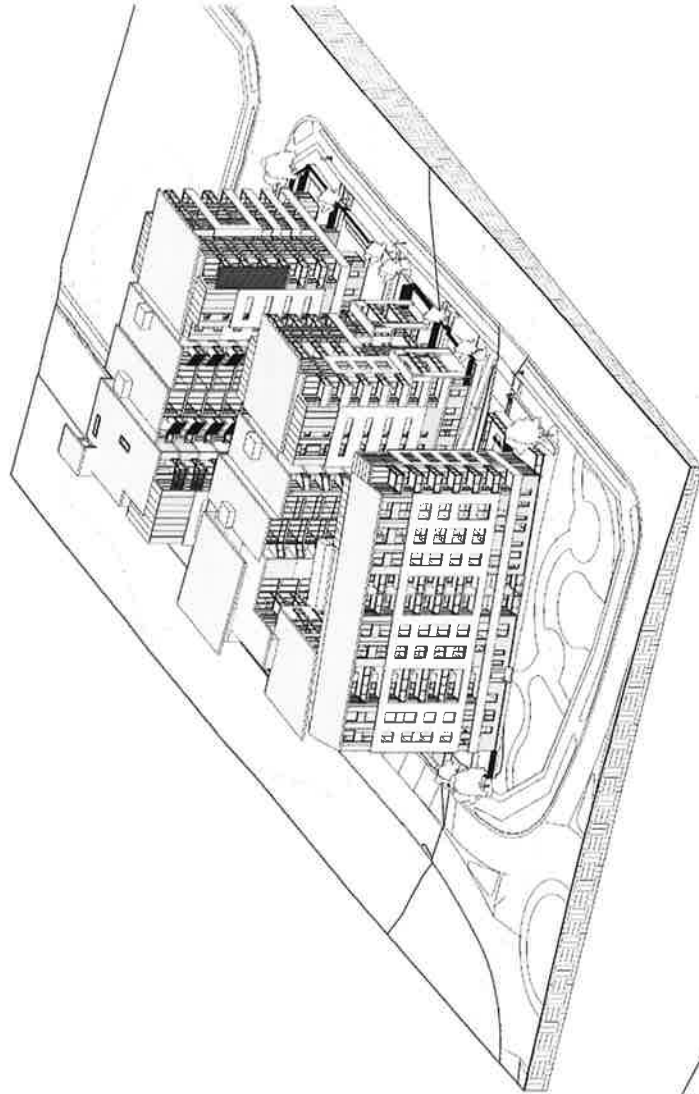
SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-6



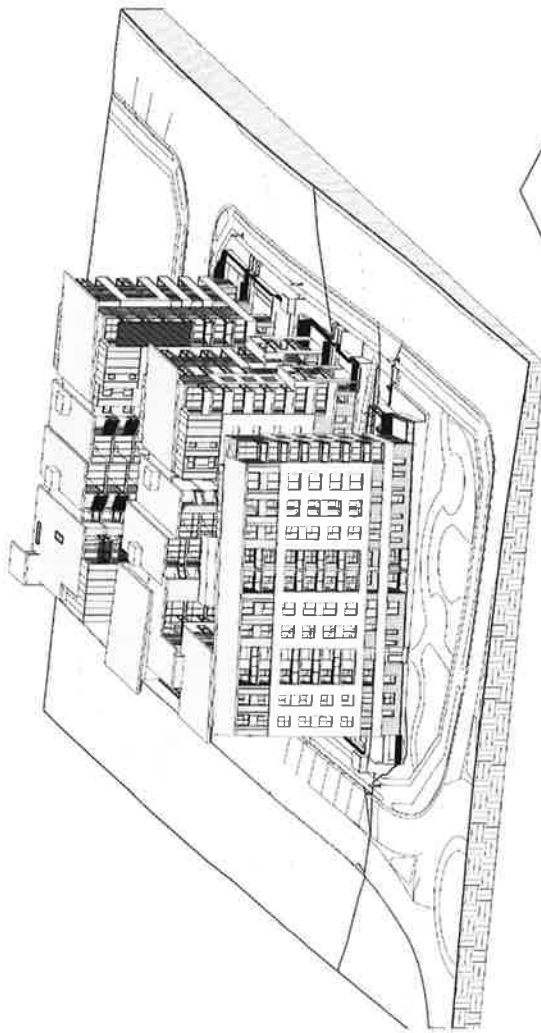
SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-5



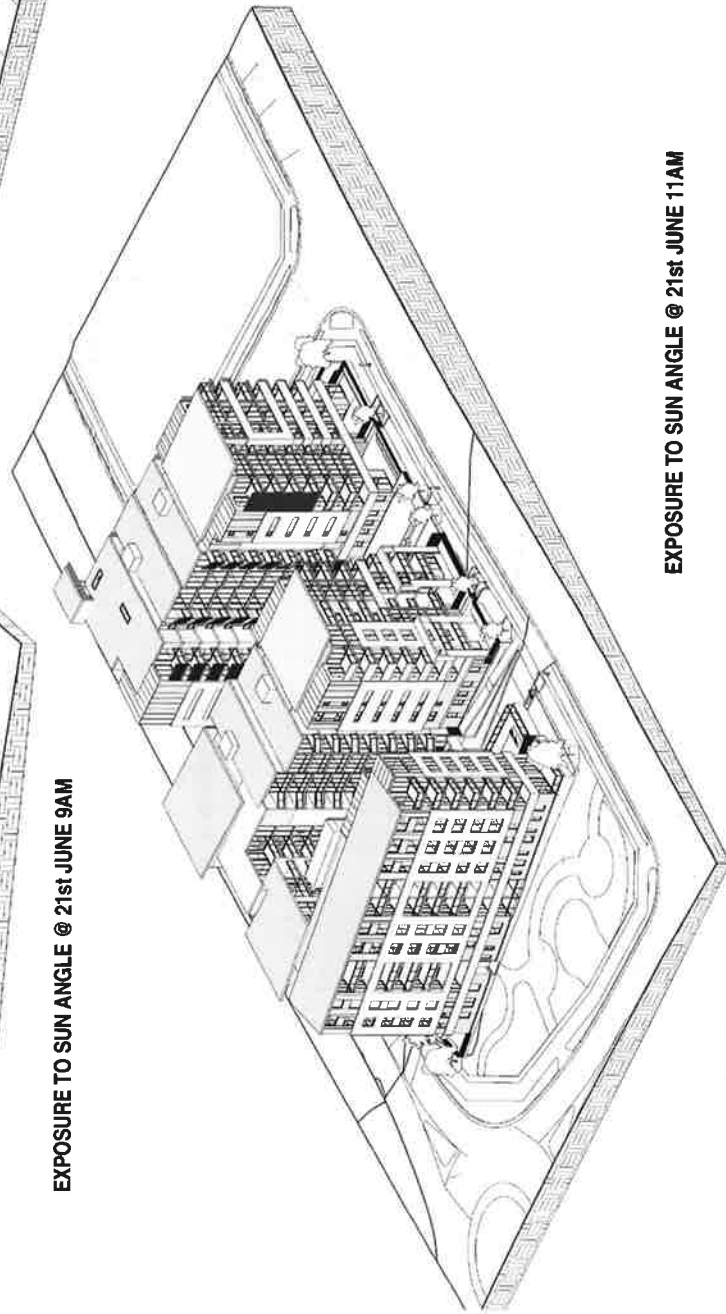
SOLAR & CROSS VENTILATION DIAGRAMS-LEVEL-7



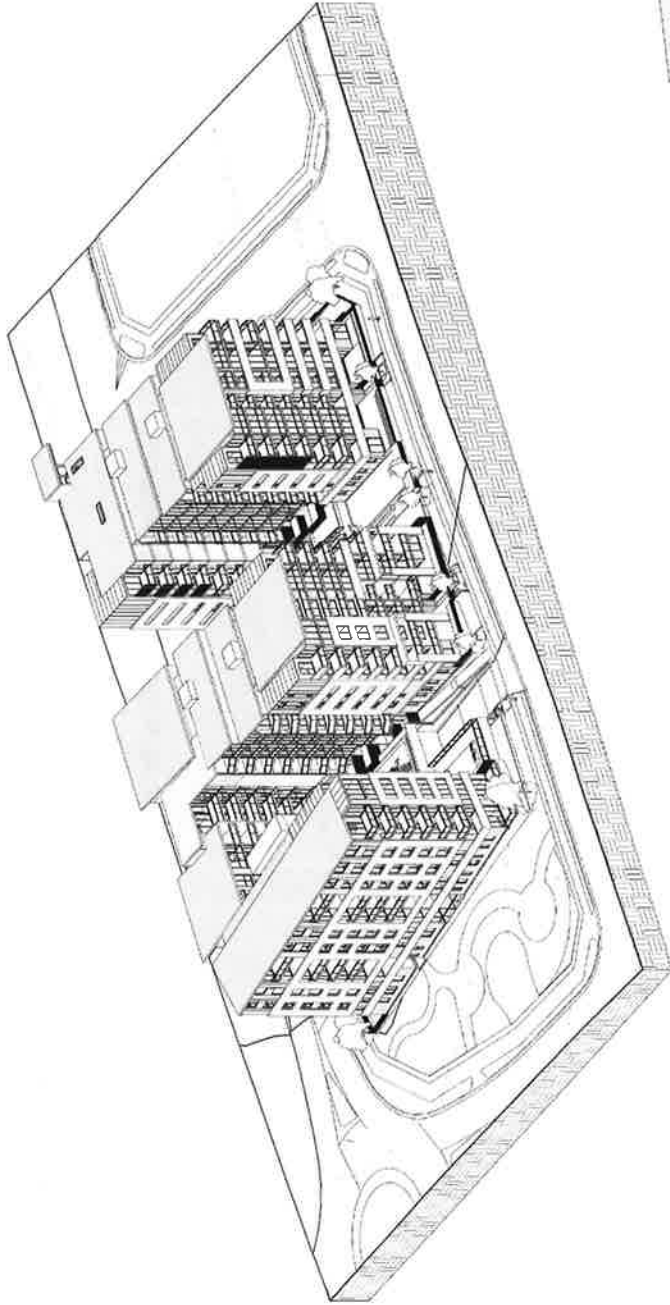
EXPOSURE TO SUN ANGLE @ 21st JUNE 10AM



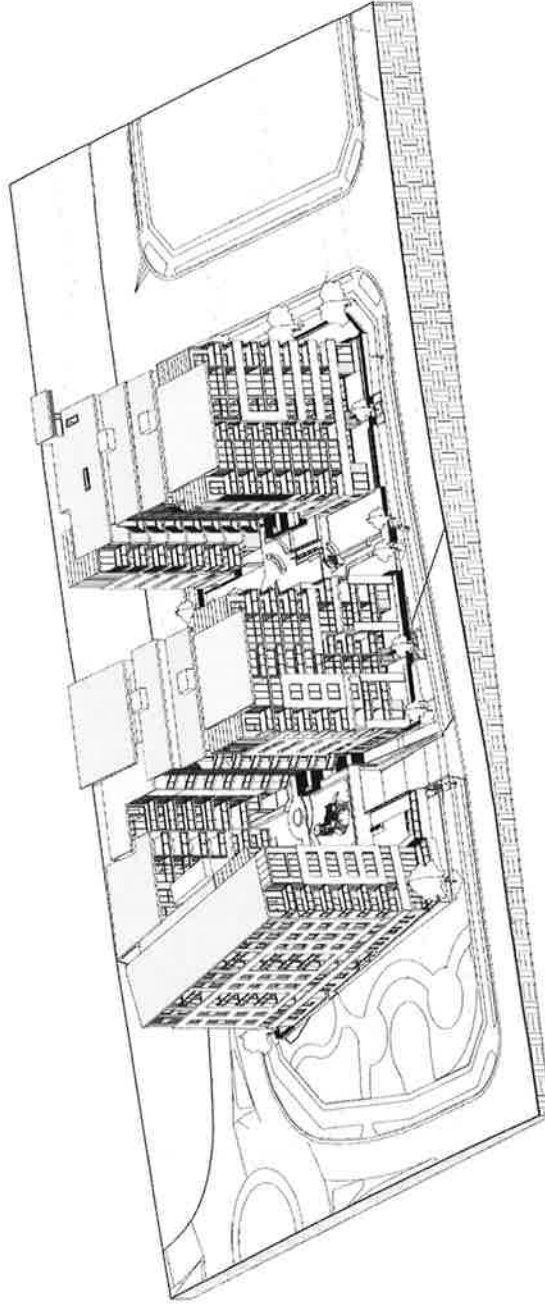
EXPOSURE TO SUN ANGLE @ 21st JUNE 9AM



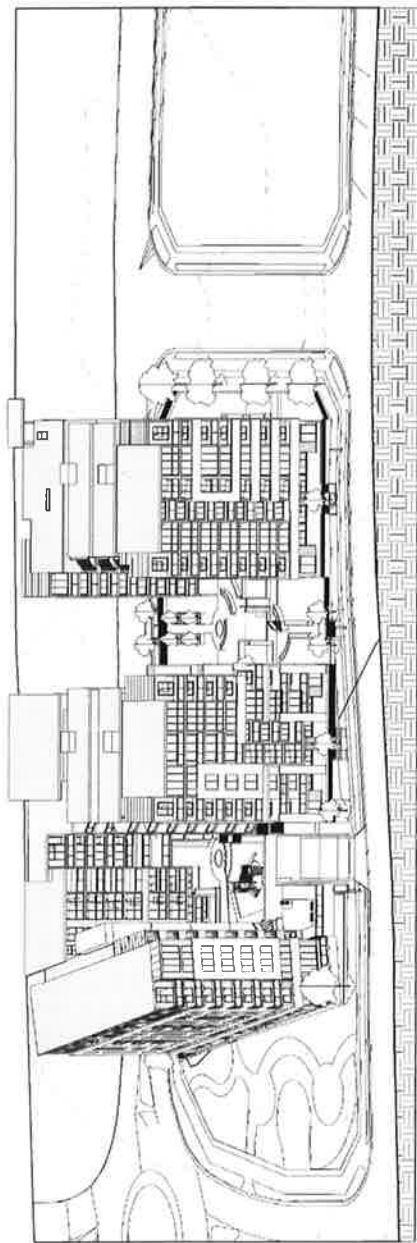
EXPOSURE TO SUN ANGLE @ 21st JUNE 11AM



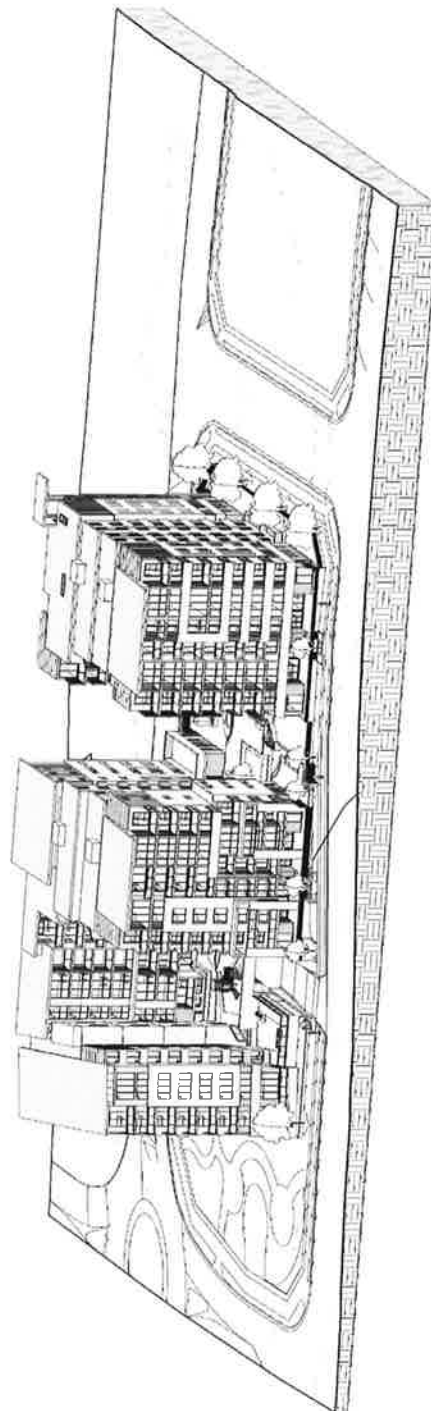
EXPOSURE TO SUN ANGLE @ 21st JUNE 12PM



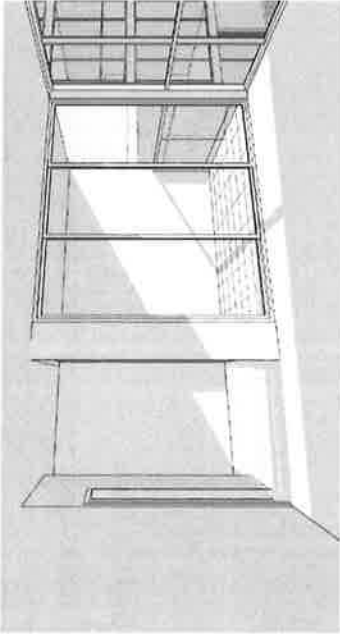
EXPOSURE TO SUN ANGLE @ 21st JUNE 1PM



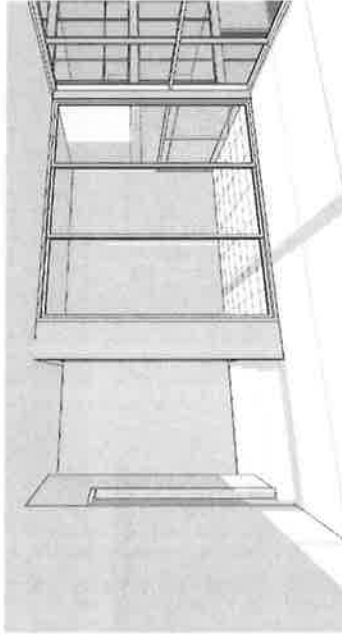
EXPOSURE TO SUN ANGLE @ 21st JUNE 2PM



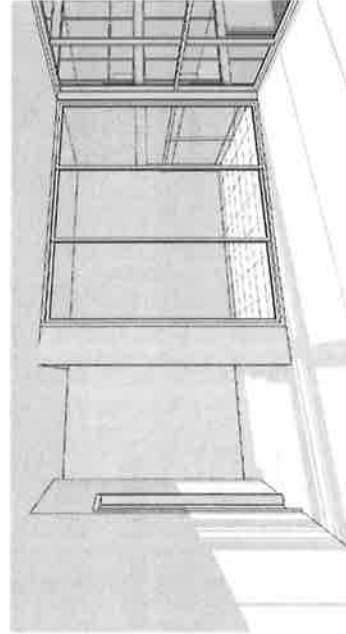
EXPOSURE TO SUN ANGLE @ 21st JUNE 3PM



Unit A16 @ 1 00pm-

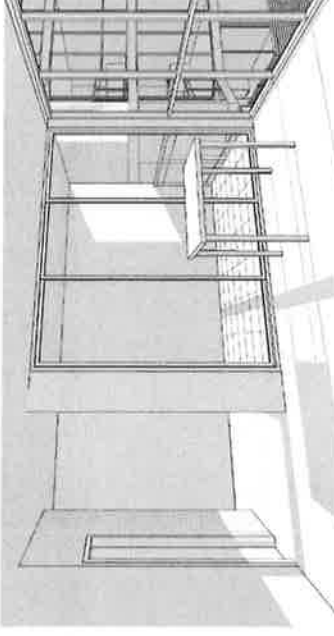


Unit A16 @ 2 00pm-

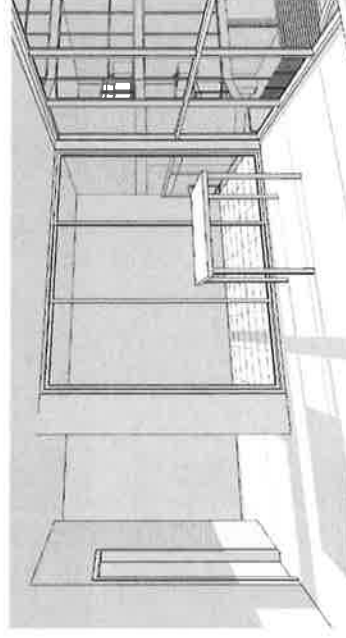


Unit A16 @ 3 00pm-

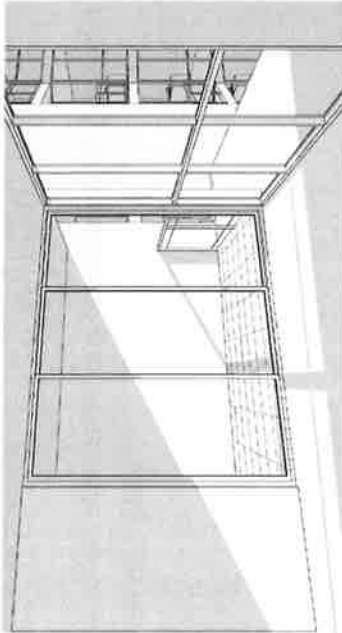
2 HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AND 3:00PM



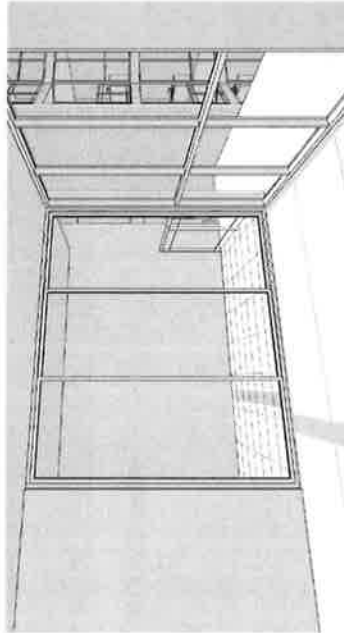
Unit A16 @ 2 00pm



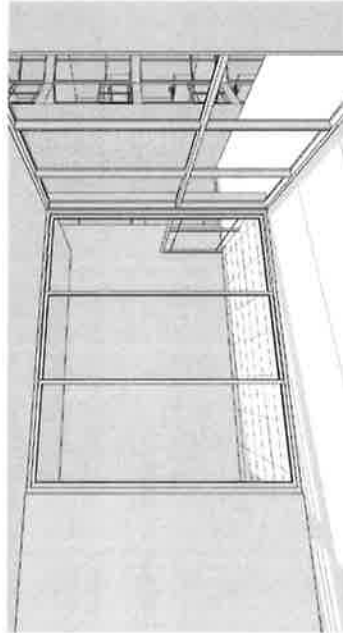
Unit A16 @ 2 15pm



Unit A27 @ 1 00pm-

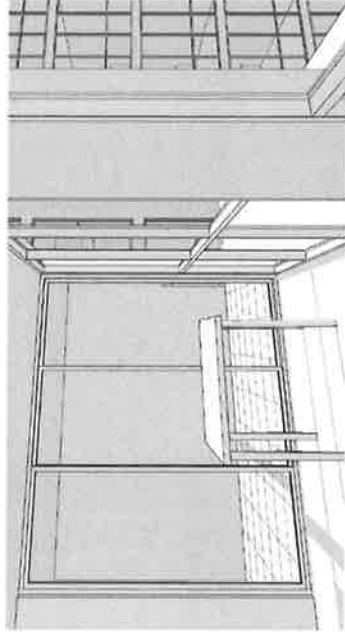


Unit A27 @ 2 00pm-

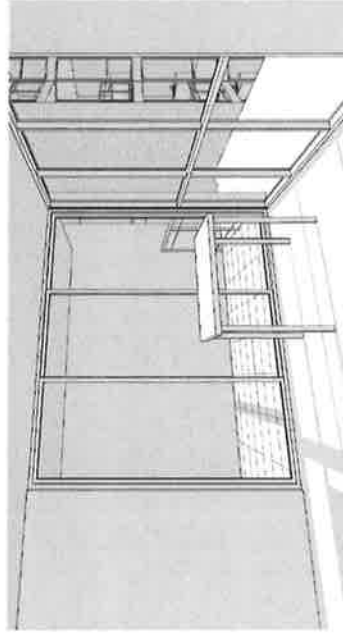


Unit A27 @ 3 00pm-

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

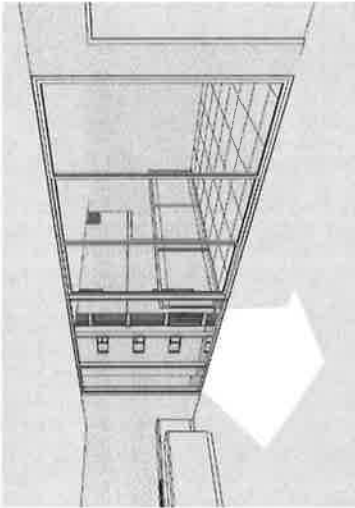


Unit A27 @ 2 00pm

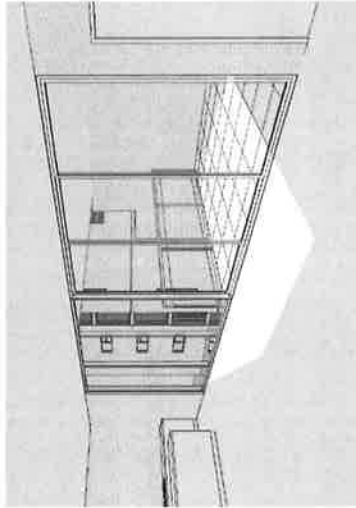


Unit A27 @ 2 15pm

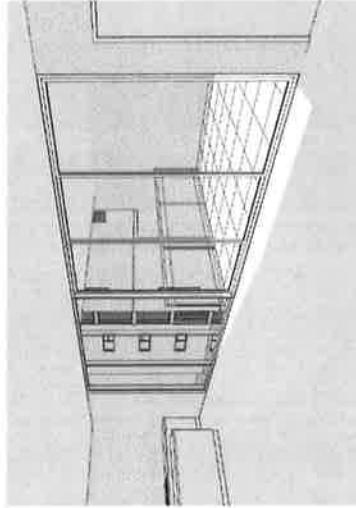
1m² AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES



Unit A53 @ 11 30am

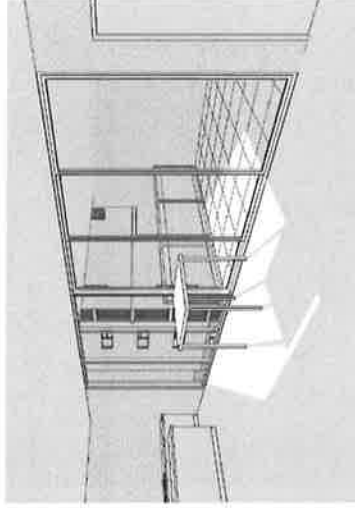


Unit A53 @ 12 30pm

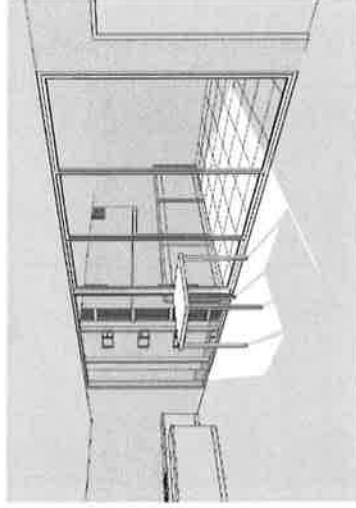


Unit A53 @ 1 30pm

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

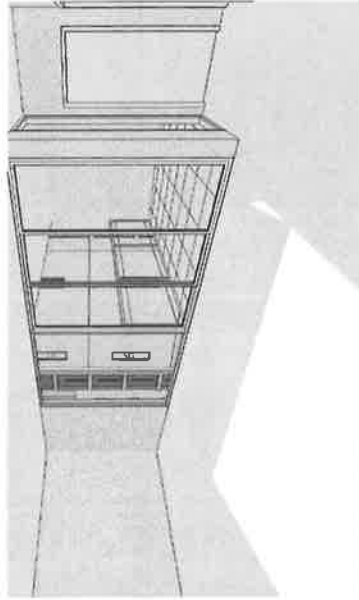


Unit A53 @ 12 00pm

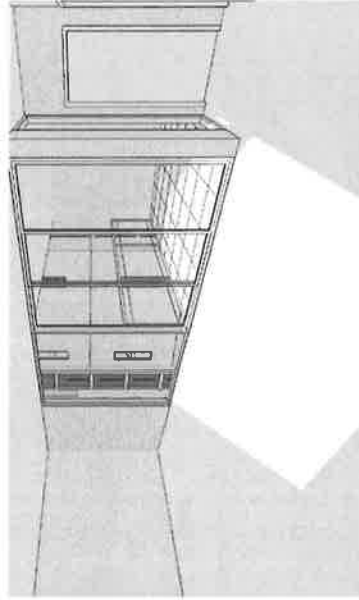


Unit A53 @ 12 15pm

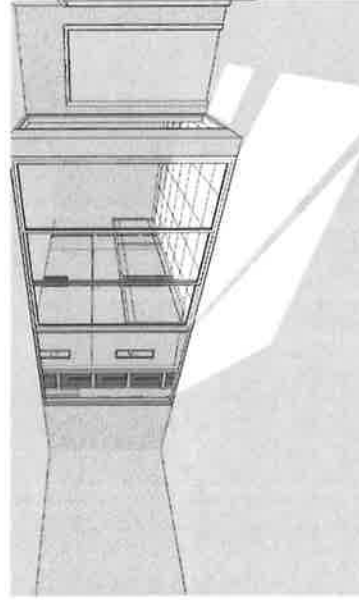
1m² AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES



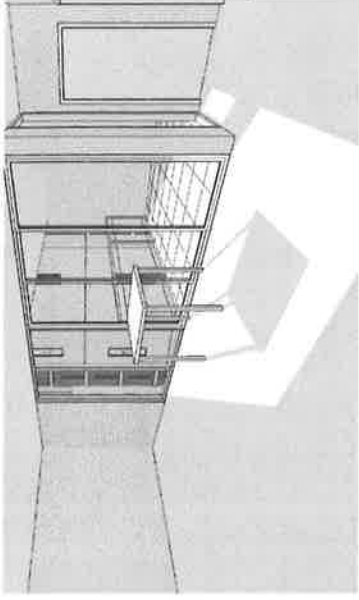
Unit A60 @ 10 00am



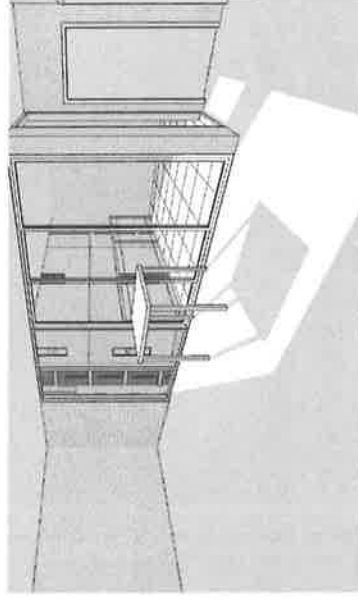
Unit A60 @ 11 00am



Unit A60 @ 12 00pm



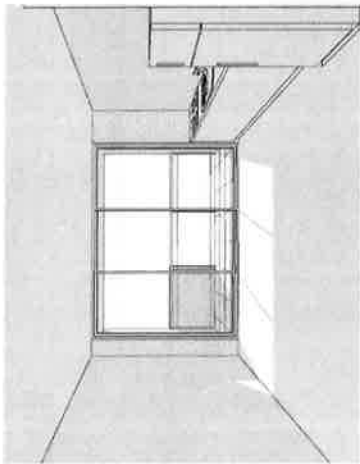
Unit A60 @ 11 30pm



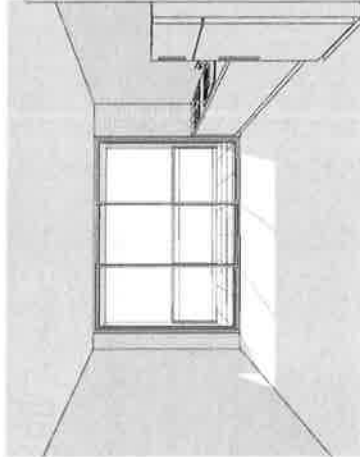
Unit A60 @ 11 45pm

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

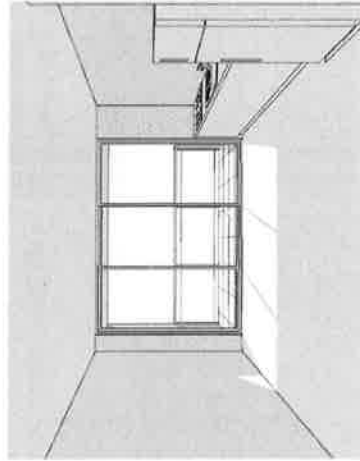
1m² AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES



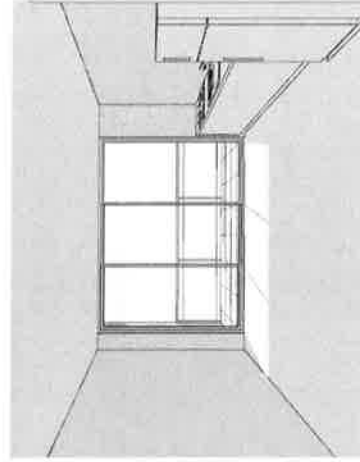
Unit A88 @ 1 00pm



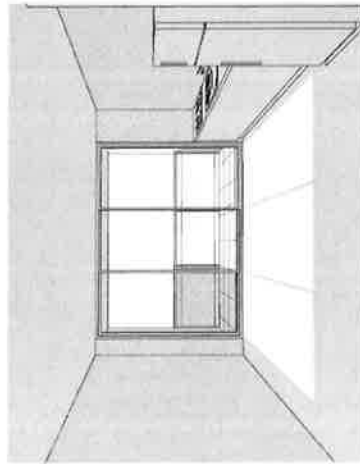
Unit A92 @ 1 00pm



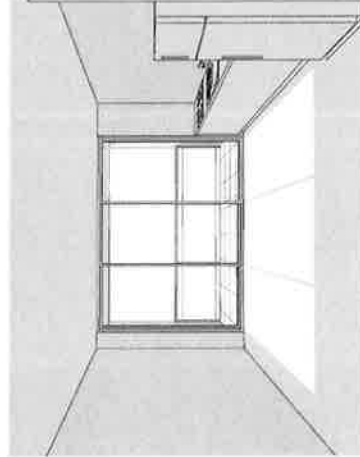
Unit A96 @ 1 00pm



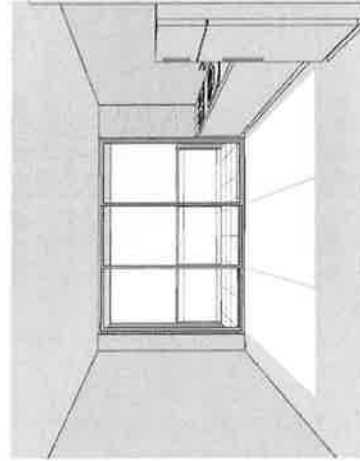
Unit A100 @ 1 00pm



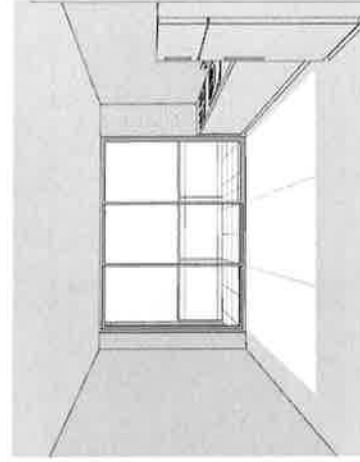
Unit A88 @ 2 00pm



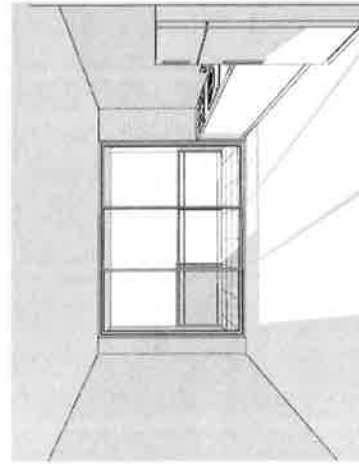
Unit A92 @ 2 00pm



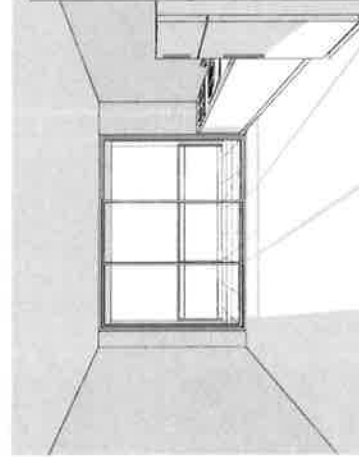
Unit A96 @ 2 00pm



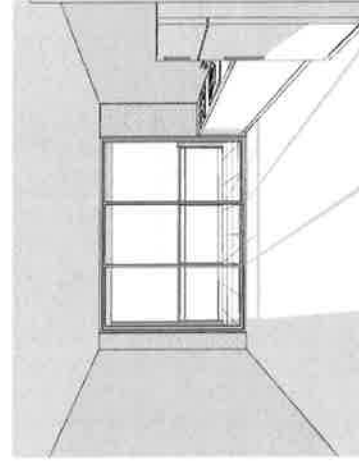
Unit A100 @ 2 00pm



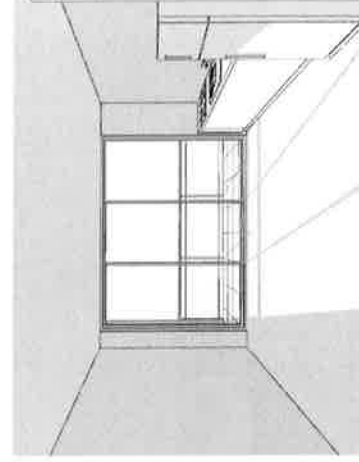
Unit A88 @ 3 00pm



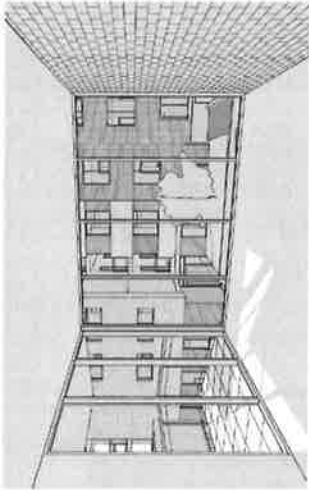
Unit A92 @ 3 00pm



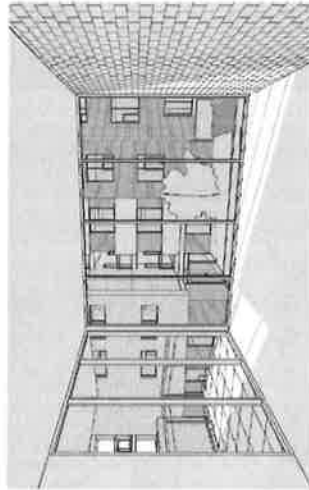
Unit A96 @ 3 00pm



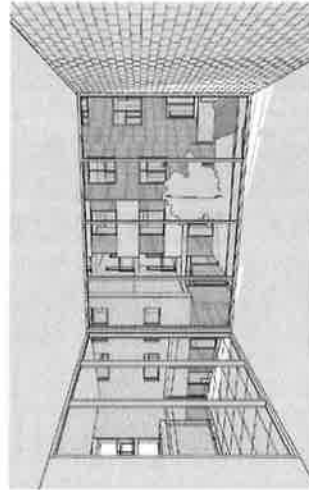
Unit A100 @ 3 00pm



Unit B35 @ 10 55am-

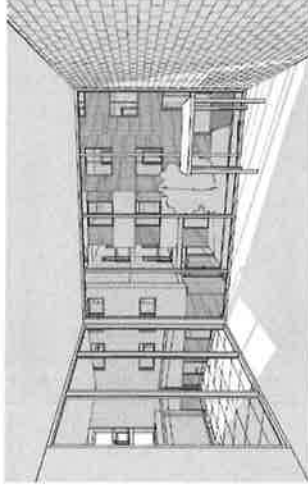


Unit B35 @ 11 55am-

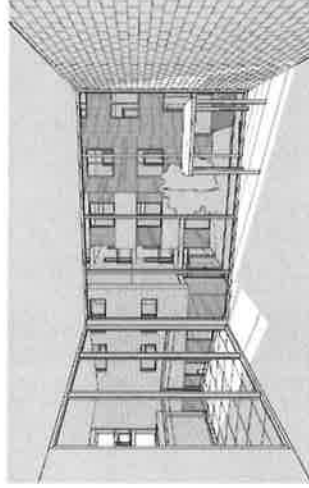


Unit B35 @ 12 55pm-

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

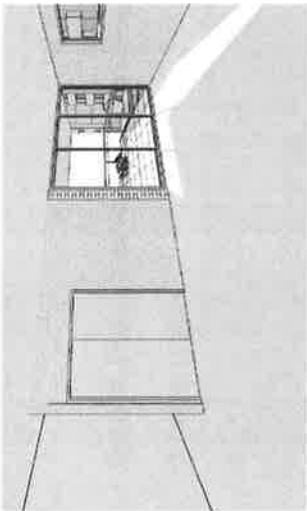


Unit B35 @ 11 40am

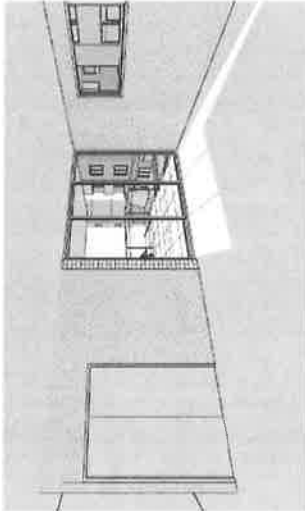


Unit B35 @ 11 55am

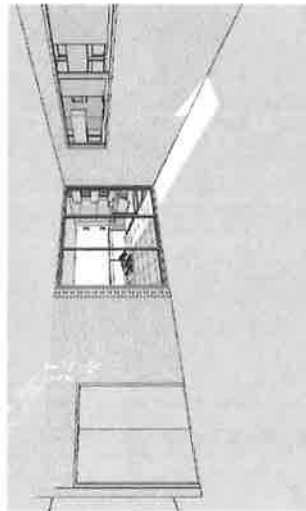
1m² AT 1m ABOVE FLOOR LEVEL FOR 15 MINUTES



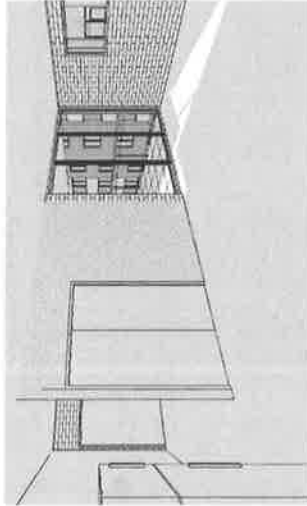
Unit B05 @ 12 10pm



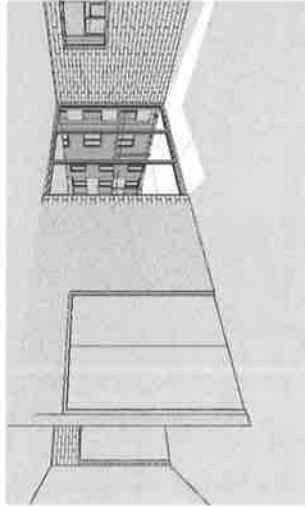
Unit B05 @ 1 10pm



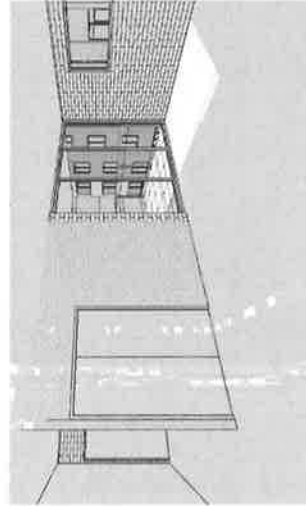
Unit B05 @ 2 10pm



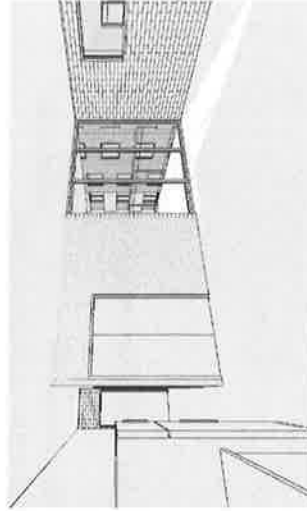
Unit B09 @ 12 00pm



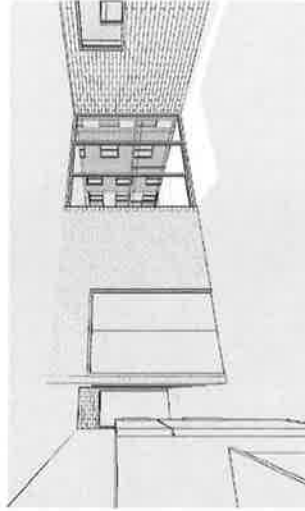
Unit B09 @ 1 00pm



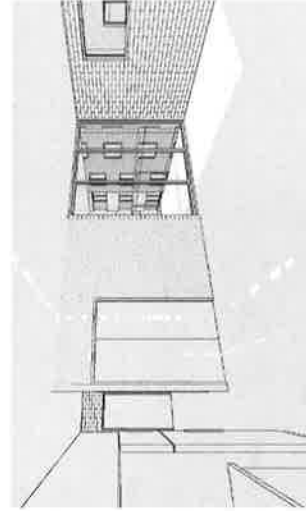
Unit B09 @ 2 00pm



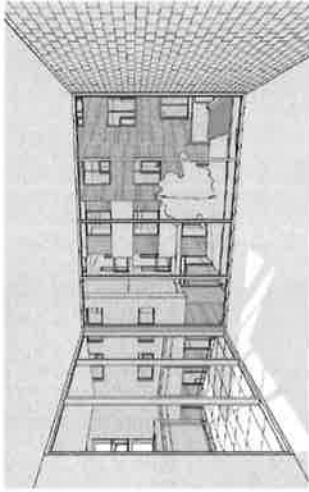
Unit B13 @ 12 00pm



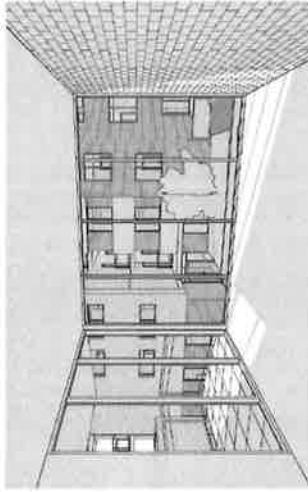
Unit B13 @ 1 00pm



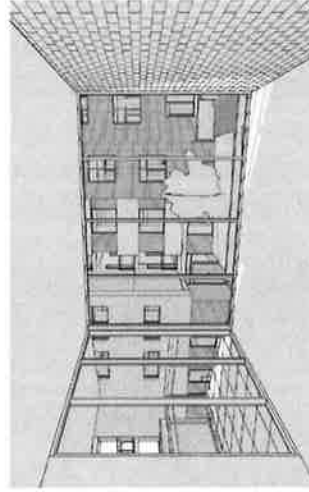
Unit B13 @ 2 00pm



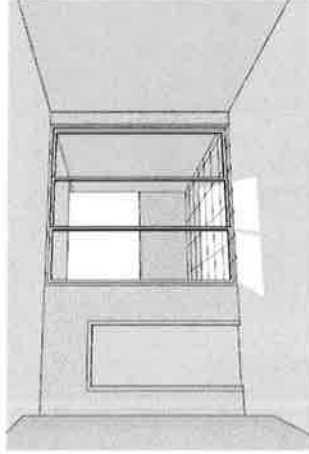
Unit B35 @ 10 55am



Unit B35 @ 11 55am



Unit B35 @ 12 55pm



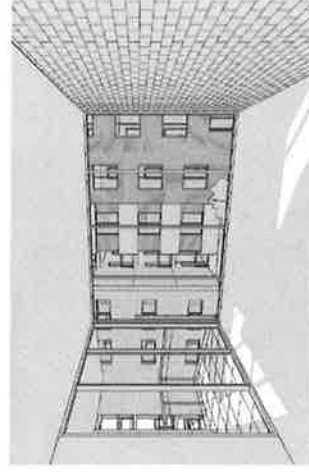
Unit B37 @ 1 00pm



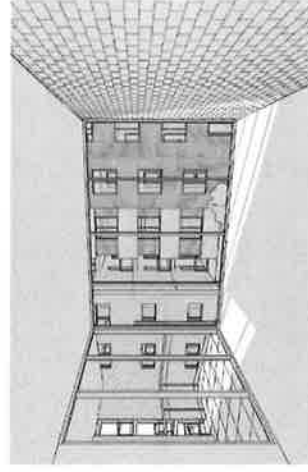
Unit B37 @ 2 00pm



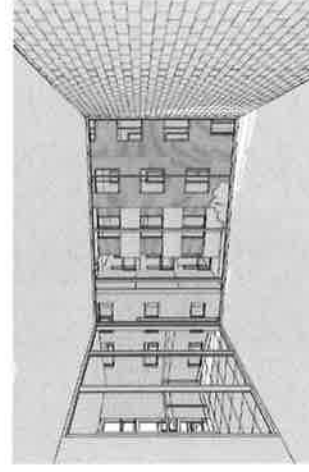
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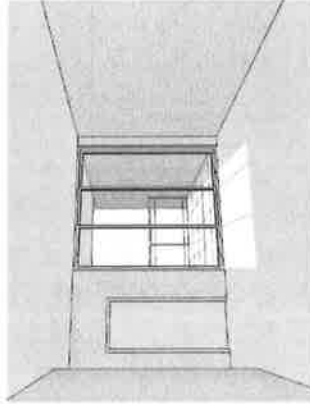
Unit B39 @ 10 55am



Unit B39 @ 11 55am



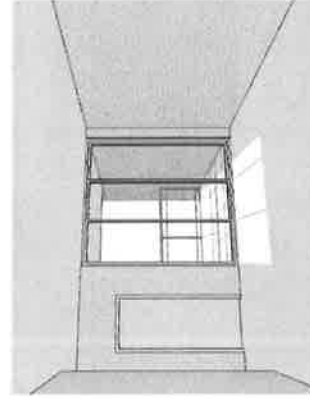
Unit B39 @ 12 55pm



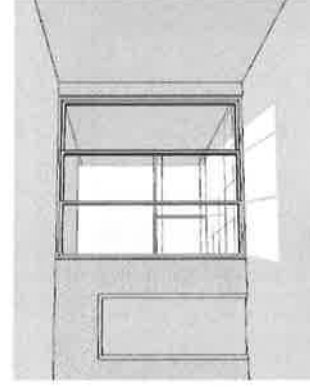
Unit B49 @ 1 00pm



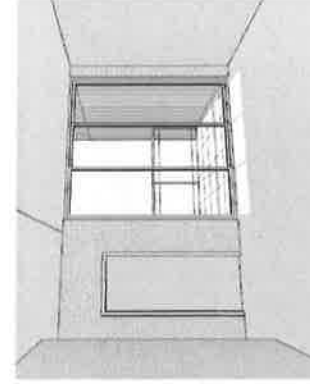
Unit B51 @ 9 45am



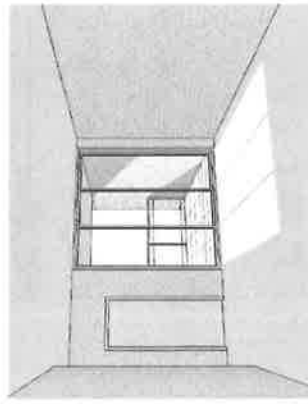
Unit B53 @ 1 00pm



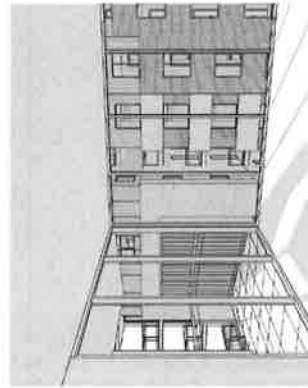
Unit B57 @ 1 00pm



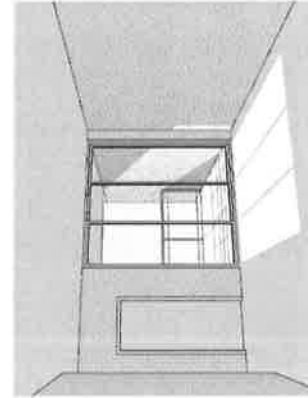
Unit B61 @ 1 00pm



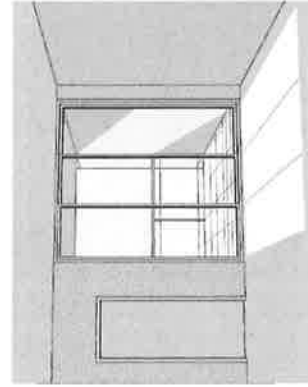
Unit B49 @ 2 00pm



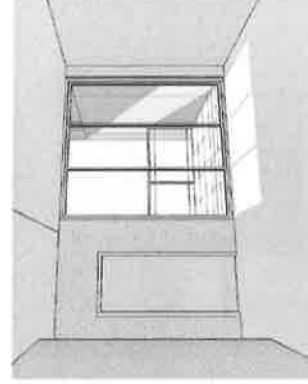
Unit B51 @ 10 45am



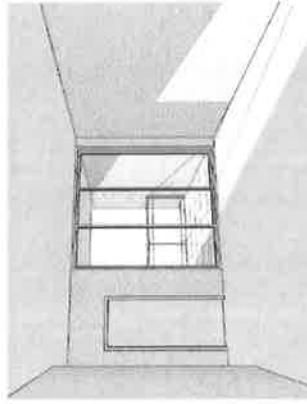
Unit B53 @ 2 00pm



Unit B57 @ 2 00pm



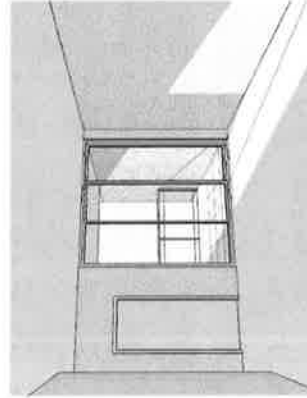
Unit B61 @ 2 00pm



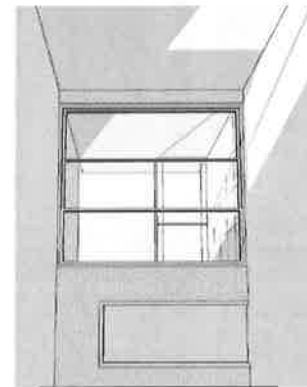
Unit B49 @ 3 00pm



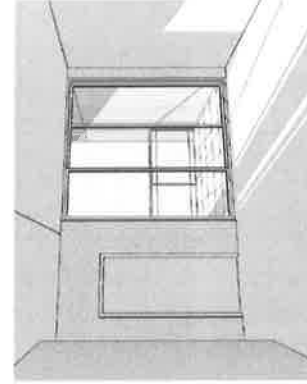
Unit B51 @ 11 45am



Unit B53 @ 3 00pm



Unit B57 @ 3 00pm



Unit B61 @ 3 00pm

TYPICAL GLAZED BALUSTER

BALCONY

TIMBER LOOK SOFFIT

LIGHT WEIGHT CONSTRUCTIONS

TYPICAL SILL TO BALCONY

BALCONY

INRILL PANELS

TYPICAL SILL CEILING TO HEAD OPENING

BALCONY

TYPICAL FLOOR TO CEILING WINDOW

TYPICAL PUNCHED WINDOW

TYPICAL SILL TO UNDER SIDE OPENING

BALCONY

TYPICAL FACE BRICK HORIZONTAL BOND

BALCONY

TERRACE

COMPOSITE CONSTRUCTIONS

CLIP ON ARCHITECTURAL FEATURE

TYPICAL SILL TO UNDER SIDE OPENING

TYPICAL FACE BRICK HORIZONTAL BOND

FAÇADE DETAIL SECTION

pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

150 GAT 1500000

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18
2	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18
3	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18

150 GAT 1500000

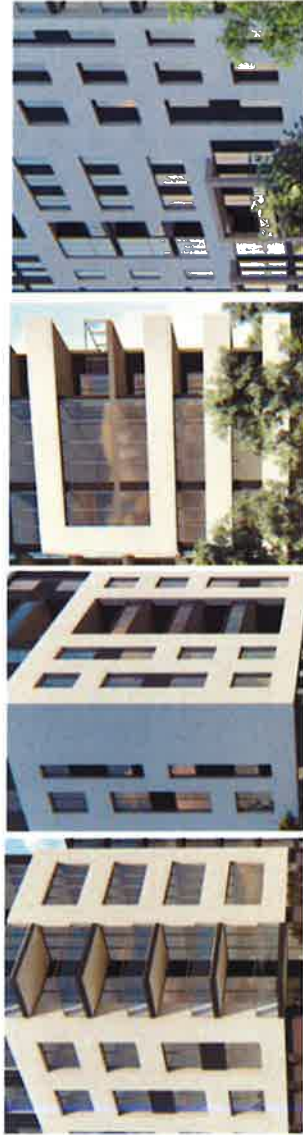


DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

FAÇADE DETAILS

H



3D FAÇADE IMAGES

FENCE DETAILS



pens
Design Studio

CAD Plans
DESIGN SOLUTIONS

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18
2	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18
3	ISSUED FOR SUBMITTAL TO CITY PLANNING DEPT. FOR APPROVAL	15/05/18	15/05/18	15/05/18

150 GAT 1500000



DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT

FAÇADE DETAILS

H

DA-A700

BUILDING UNIT		UNIT NO.	BED	UNIT AREA	BALCONY AREA	SOLAR ACCESS	CROSS VENTILATION	STORAGE UNIT (m ³)	STORAGE BASEMENT (m ³)	STORAGE TOTAL
NUMBER	DESCRIPTION									
A01	1BED	94.90m ²	43.53m ²	YES	4.85m ³	9.00m ³	14.85m ³			
A02	1BED	91.56m ²	9.86m ²	YES	NO	4.80m ³	4.80m ³			
A03	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A04	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A05	1BED	81.25m ²	38.69m ²	YES	NO	4.10m ³	4.10m ³			
A06	2BED	85.79m ²	11.10m ²	YES	NO	4.90m ³	4.90m ³			
A07	1BED	91.56m ²	9.86m ²	YES	NO	4.80m ³	4.80m ³			
A08	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A09	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A10	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A11	3BED	91.40m ²	10.10m ²	YES	NO	7.32m ³	7.32m ³			
A12	1BED	91.56m ²	9.86m ²	YES	NO	4.80m ³	4.80m ³			
A13	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A14	2BED	94.15m ²	43.37m ²	YES	NO	9.72m ³	9.72m ³			
A15	1BED	85.79m ²	8.40m ²	YES	NO	7.18m ³	7.18m ³			
A16	2BED	92.70m ²	10.00m ²	YES	NO	6.62m ³	6.62m ³			
A17	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A18	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A19	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A20	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A21	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A22	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A23	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A24	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A25	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A26	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A27	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A28	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A29	1BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A30	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A31	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A32	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A33	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A34	1BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A35	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A36	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A37	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A38	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A39	1BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A40	2BED	91.40m ²	10.10m ²	YES	NO	4.86m ³	4.86m ³			
A41	2BED	91.40m<								

TOTAL NUMBER OF UNITS:

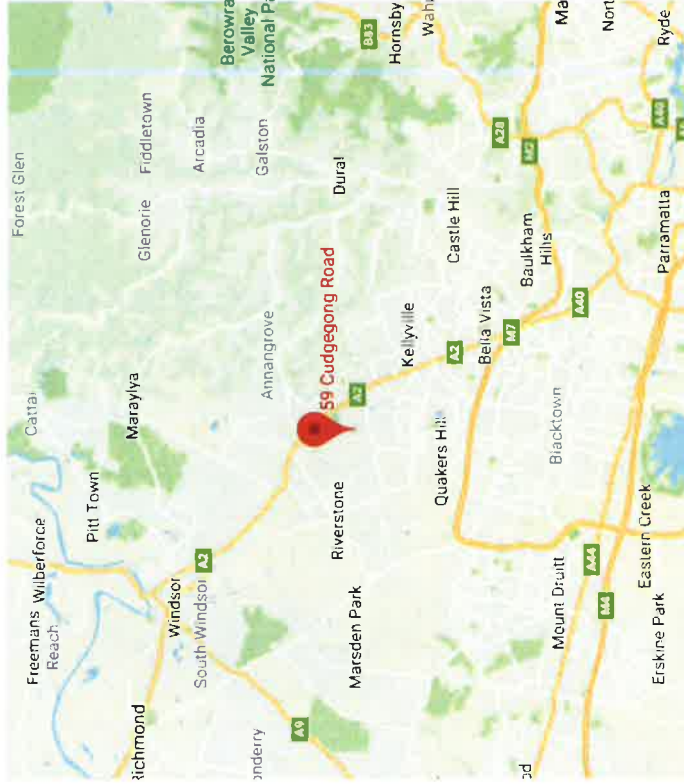
101

TOTAL NUMBER OF UNITS: 620

PROPOSED RESIDENTIAL APARTMENT BUILDINGS LANDSCAPE DEVELOPMENT APPLICATION

SITE 1 - 59 CUDGEGONG ROAD ROUSE HILL

LOT 74 in DP 208203



1 SITE AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS 2018



2 SITE LOCALITY MAP
SOURCE: GOOGLE MAPS 2018

DRAWING	NUMBER	REVISION	DATE	SCALE
LANDSCAPE COVER	LSDA-101	D	10/03/2018	NOT TO SCALE
LANDSCAPE SITE PLAN	LSDA-101	C	10/03/2018	1:500 @ A1 & 1:1000 @ A3
LANDSCAPE SITE ANALYSIS	LSDA-201	A	10/03/2018	1:200 @ A1 & 1:400 @ A3
LANDSCAPE CONCEPT PLAN	LSDA-301	E	10/03/2018	1:200 @ A1 & 1:400 @ A3
LANDSCAPE DETAIL PLANTING SCHEDULE	LSDA-601	C	10/03/2018	NOT TO SCALE
LANDSCAPE DETAILS TYPICAL CONSTRUCTION	LSDA-602	A	10/03/2018	NOT TO SCALE

greenplan
GPO Box 789, Mascot NSW 2020
P: 1800 464 207 M: 0407 681 386
E: landscape@greenplan.net.au
W: www.greenplan.net.au

greenplan
100% LOCAL OWNERSHIP
100% LOCAL EMPLOYMENT
100% LOCAL INVESTMENT
100% LOCAL REVENUE

PLANNING DIRECTION
Wickwood Property Group
28 Convent Road Ashurst NSW 2144
1410 2610 2177

ENGINEERS
C&M CONSULTING
Suite 26, 11-13 Brookmore Av. Brookmore NSW 1513
1410 2610 2177

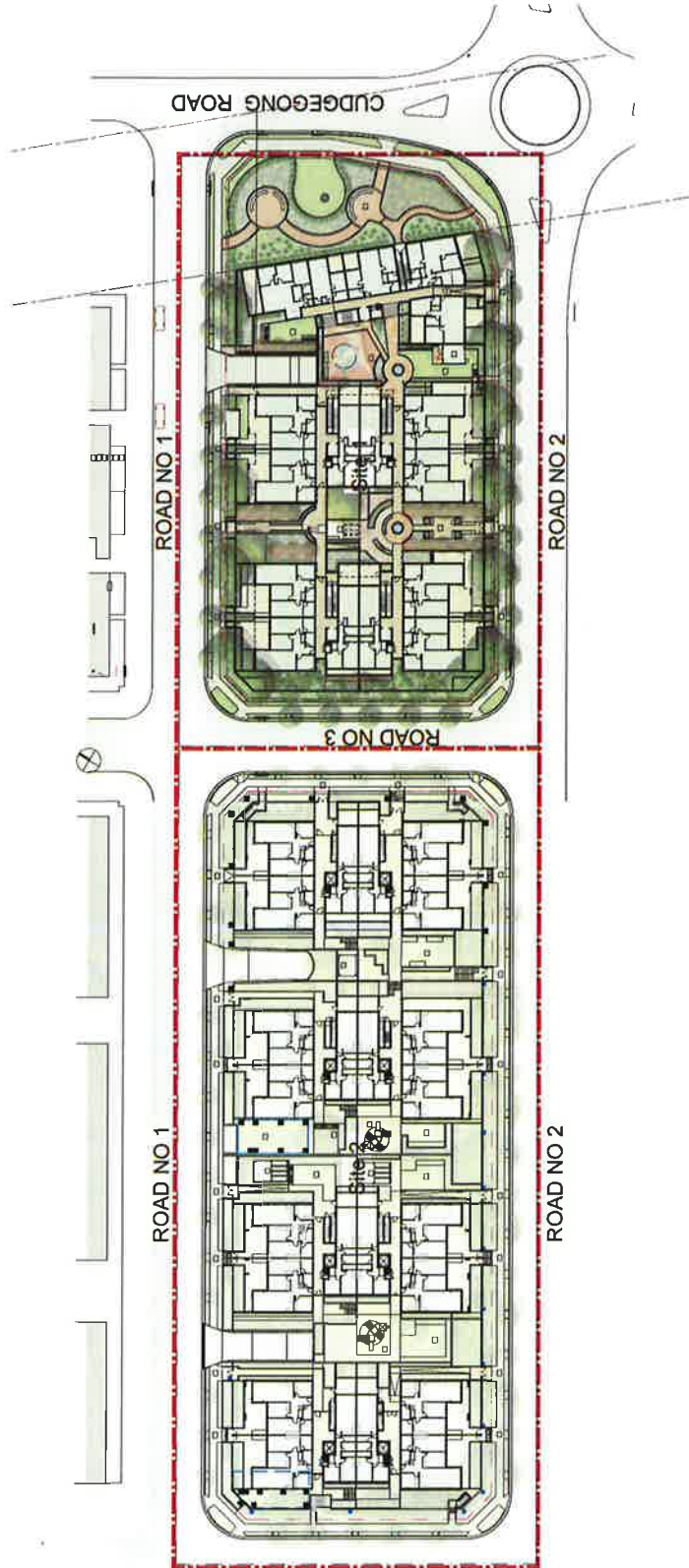
PROJECT
RESIDENTIAL APARTMENTS
SITE 1
59 CUDGEGONG RD ROUSE HILL

DRAWING TITLE
LANDSCAPE COVER

SCALE
1:500 @ A1 & 1:1000 @ A3
1:200 @ A1 & 1:400 @ A3
NOT TO SCALE

DATE
10/03/2018
10/03/2018
10/03/2018

ISSUE
D



greenplan
 GPO Box 765, Macquarie NSW 2100
 P: 1800 484 207 M: 0407 067 386
 E: landscaps@greenplan.nsw.au
 W: www.greenplan.nsw.au

NOTES
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
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 3. THE DIMENSIONS MUST BE READ IN CONJUNCTION WITH ALL NOTES.
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 7. THE DIMENSIONS MUST BE READ IN CONJUNCTION WITH ALL NOTES.
 8. THE DIMENSIONS MUST BE READ IN CONJUNCTION WITH ALL NOTES.
 9. THE DIMENSIONS MUST BE READ IN CONJUNCTION WITH ALL NOTES.
 10. THE DIMENSIONS MUST BE READ IN CONJUNCTION WITH ALL NOTES.

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	20/03/18
2	FOR APPROVAL	20/03/18
3	FOR APPROVAL	20/03/18
4	FOR APPROVAL	20/03/18
5	FOR APPROVAL	20/03/18
6	FOR APPROVAL	20/03/18
7	FOR APPROVAL	20/03/18
8	FOR APPROVAL	20/03/18
9	FOR APPROVAL	20/03/18
10	FOR APPROVAL	20/03/18



PLANNING DIRECTION
 Wickwood Property Group
 PO Box 2022 North Parr NSW 2100
 14/03/2018
ENGINEER
 CAM CONSULTING
 ENGINEERS
 Suite 18, 14/15 Broadmeadow St. Broadmeadow NSW 2113
 Tel: 02 8850 7116

CLIENT
 Wickwood Property Group
 PO Box 2022 North Parr NSW 2100
 14/03/2018
ARCHITECT
 CAD Plans
 24 Convent Road North Parr NSW 2144
 Tel: 02 8850 2177

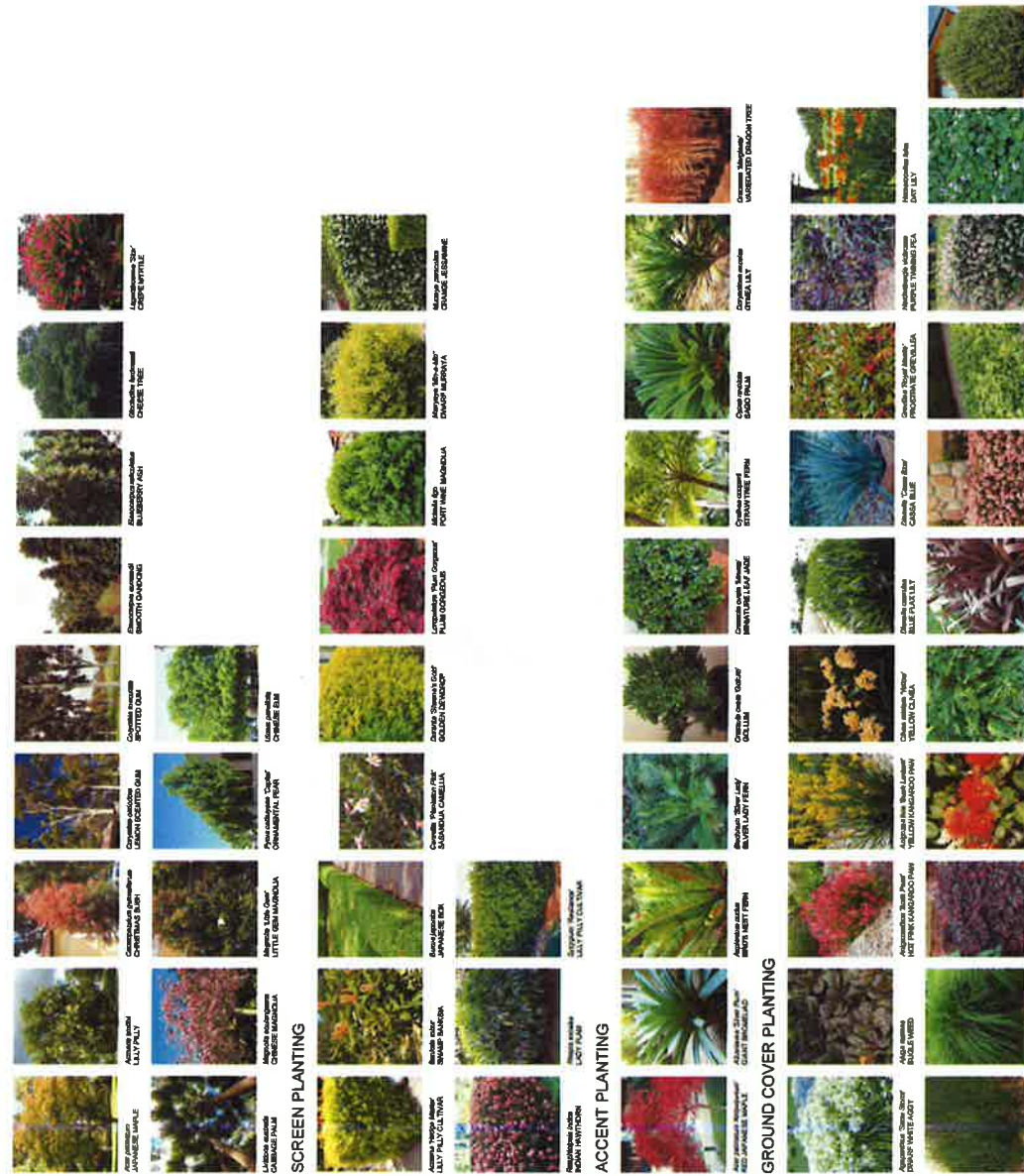
PROJECT
 RESIDENTIAL APARTMENTS
 SITE 1
 59 CUDGONG RD ROUSE HILL
 14/03/2018
LANDSCAPE SITE PLAN

SCALE
 1:500 @ A1 & 1:1000 @ A2
DATE
 14/03/2018
JOB NUMBER
 14/03/2018
DESIGN NUMBER
 14/03/2018
ISSUE
 C

PLANT SCHEDULE

ITEM	DESCRIPTION	COMMON NAME	QUANTITY	UNIT	HT (M)	TOTAL	NOTE
12	ACER PLANTULUM	JAPANESE MAPLE	400	3.0m	20	8000	
13	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
14	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
15	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
16	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
17	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
18	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
19	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
20	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
21	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
22	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
23	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
24	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
25	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
26	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
27	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
28	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
29	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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34	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
35	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
36	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
37	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
38	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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46	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
47	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
48	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
49	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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51	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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53	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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87	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
88	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
89	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
90	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
91	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
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96	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
97	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
98	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
99	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	
100	ACER PLANTULUM	RED BROWN LEAF	400	3.0m	20	8000	

TREE PLANTING



SCREEN PLANTING



ACCENT PLANTING



GROUND COVER PLANTING

GPO Box 788, Mascot NSW 2020
P: 1500 464 207 M: 0407 061 368
E: landscapes@greenplan.net.au
W: www.greenplan.net.au

FRANKLIN

1. TO NOT SCALE DIMENSIONS. WRITTEN DIMENSIONS GOVERN OVER DIMENSIONS SHOWN ON THIS PLAN.

2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

3. DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.

4. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.

5. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

6. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

7. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

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9. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

10. THE LEVELS SHOWN ON THIS PLAN HAVE BEEN BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.

PLANTING SCHEDULE

ITEM NO. 12

ITEM NO. 13

ITEM NO. 14

ITEM NO. 15

ITEM NO. 16

ITEM NO. 17

ITEM NO. 18

ITEM NO. 19

ITEM NO. 20

ITEM NO. 21

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ITEM NO. 95

ITEM NO. 96

ITEM NO. 97

ITEM NO. 98

ITEM NO. 99

ITEM NO. 100

Wickwood Property Group

2800-2802 Pitt Street, Sydney NSW 2000

CAD Plans

2800-2802 Pitt Street, Sydney NSW 2000

ENGINEERS

2800-2802 Pitt Street, Sydney NSW 2000

PLANNING DIRECTION

2800-2802 Pitt Street, Sydney NSW 2000

RESIDENTIAL APARTMENTS

2800-2802 Pitt Street, Sydney NSW 2000

LANDSCAPE DETAILS

2800-2802 Pitt Street, Sydney NSW 2000

PLANTING SCHEDULE

2800-2802 Pitt Street, Sydney NSW 2000

PROJECT

2800-2802 Pitt Street, Sydney NSW 2000

SCALE

2800-2802 Pitt Street, Sydney NSW 2000

DATE

2800-2802 Pitt Street, Sydney NSW 2000

DESIGNED BY

2800-2802 Pitt Street, Sydney NSW 2000

CHECKED BY

2800-2802 Pitt Street, Sydney NSW 2000

APPROVED BY

2800-2802 Pitt Street, Sydney NSW 2000

CONSTRUCTION NOTES

HARD LANDSCAPE

REFER TO ARCHITECTURAL PLANS AND SPECIFICATION

RETAINING WALLS

LOCATIONS AND FINISHES PER ARCHITECTURAL PLANS AND SPECIFICATION

PROOFING AS PER ENGINEERING DETAILS AND SPECIFICATION

FOOTPATHS

LOCATIONS AND FINISHES PER ARCHITECTURAL PLANS AND SPECIFICATION

LIGHTING

LOCATIONS AND FINISHES PER ARCHITECTURAL PLANS AND SPECIFICATION

TIMBER GARDEN EDGE

TIMBER EDGE - 750mm HARDWOOD WITH 500mm HARDWOOD FENCE IN EACH CORNER

SOFT LANDSCAPE

STANDARDS

STORAGE AND HANDLING OF RESTORES TO AS SPECIFIED

COMPOSTS, SOIL CONDITIONERS AND MULCHES TO AS 4584.

SUBSTRATES

SOIL TESTS FOR IMPORTED TOPSOIL WITH CERTIFICATE NOTING THE SUITABILITY OF EACH

NATURALLY OCCURRING LOCAL SOIL SUITABILITY FOR ESTABLISHMENT AND ONGOING VIABILITY OF PLANTS

OF ANY WEED PROPAGULES OR CONTAMINANTS

SAMPLES SUBMIT REPRESENTATIVE SAMPLES OF SOIL TO BE TESTED

SOURCE AND CONTENT, SAMPLES TO REMAIN ON SITE FOR ANALYSIS

WORKS

IMPORTED TOPSOIL, AND/OR TOPSOIL WON AND STOCKPILED ON SITE, TOPSOIL TO BE OF A

WEED SEEDS, BULBS, CONES AND VEGETABLE PROPAGULES, FREE FROM REFUSE OR MATERIALS

LARGER THAN 50mm IN SIZE, pH RANGE 5.5 TO 7.5, AND

MINIMUM ORGANIC CONTENT 3% BY MASS.

PLANTING MEDIA TYPE A TO BE LIGHT WEIGHT

PLANTER BOX MIX WITHOUT CLAY FINES

OR ORGANIC MATTER.

PLANTING MEDIA TYPE C TO BE LIGHT WEIGHT

PLANTER BOX MIX WITHOUT CLAY FINES AND

SUITABLE FOR TURF UNDERLAY.

PLANTING MEDIA TYPE D TO BE ORGANIC GARDEN

MIX AS PER AS 418.

PLANTING MEDIA TYPE E TO BE TURF UNDERLAY

MIX.

ORGANIC TYPE 8.1.1.2.3

ORGANIC TYPE 8.1.1.2.3

MULCH

25mm DEPTH MULCH, FREE FROM WEEDS,

SOIL PESTS AND DISEASE, 25mm DEPTH OF DENSE,

25mm DEPTH OF TOPSOIL, SUPPLY SOUND

UNBROKEN ROLLS IN STANDARD INDUSTRY

CONTAINER STOCK SPECIES AS PER SCHEDULE

AND CLEARLY LABELLED, HEALTHY, OF GOOD

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GARDEN BED AREAS ON GRADE

PREPARATION: TOWN SURGRADE TO BULK DARTH

WORKS LEVELS AS REQUIRED BY FINISHED

SUPPLIER'S INSTRUCTIONS 2 WEEKS PRIOR TO

PLANTING.

GENERAL PREPARING: TO SOIL TESTING RESULTS,

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WATERPROOF MEMBRANE

AND DRAINAGE CELL TO

STRUCTURAL RETAINING

WALL TO ARCHITECT AND

ENGINEERS DETAIL

CONCRETE SLOPED

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