



## Assessment report to Sydney Central City Planning Panel

Panel reference: 2017SWC068

### Development application

<b>DA number</b>	SPP-17-00007	<b>Date of lodgement</b>	27 March 2017
<b>Applicant</b>	The Wickwood Property Group Pty Ltd		
<b>Owner</b>	R, M, E and M Haddad		
<b>Proposed development</b>	Construction of 2 residential flat buildings (8 storeys) comprising 170 apartments, 236 car parking spaces in 2 basement levels and associated civil and landscaping works		
<b>Street address</b>	Proposed Lot 1 in subdivision of Lot 74 DP208203 59 Cudgegong Road, Rouse Hill		
<b>Notification period</b>	23 July to 6 August 2018	<b>Number of submissions</b>	1 (in support)

### Assessment

<b>Panel criteria</b> Section 7, SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> <li>Capital investment value (CIV) over \$30 million (DA has CIV of \$44,633,296 incl GST)</li> </ul>
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<b>Relevant section</b> <b>4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and Apartment Design Guide</li> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River</li> <li>Draft Amendment to SEPP (Sydney Region Growth Centres) 2006</li> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2010</li> </ul>
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<b>Report prepared by</b>	Bertha Gunawan
<b>Report date</b>	18 March 2019
<b>Recommendation</b>	Approve, subject to the conditions listed in attachment 7.

### Attachments

- 1 Location map
- 2 Aerial image
- 3 Zoning extract
- 4 Detailed information about proposal and DA submission material
- 5 Development application plans
- 6 Assessment against planning controls
- 7 Draft conditions of consent

## Checklist

### Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive summary of the Assessment report? Yes

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? Yes

### Conditions

Have draft conditions been provided to the applicant for comment? Yes

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## 1 Executive summary

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- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
  - the lack of deep soil area where large trees can be planted, as required by the Apartment Design Guide
  - non-compliance with building separation as required by the Apartment Design Guide.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is assessed as satisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 7 based on the grounds specified in the recommendation in Section 12 below.

## 2 Location

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- 2.1 The site is located within the Area 20 Precinct of the North West Growth Area.
- 2.2 The vision for the Area 20 Precinct is:
 

“To create a series of new walkable residential neighbourhoods supported by local retail, employment, community, open space and recreational opportunities ... the Precinct will provide for a range of densities, dwelling types and affordability options including larger lots and standard detached houses, with apartments in close proximity to Rouse Hill Town Centre and its associated public transport opportunities.”
- 2.3 The location of the site is shown at attachment 1 and is illustrated in the aerial photograph at attachment 2.
- 2.4 Immediately to the south is the proposed Tallawong Local Centre. Within 200 m is the under construction Tallawong Metro Station, providing access to many parts of Metropolitan Sydney via the railway network. Consequently, the site is within very close walking distance of future public transport, local shops, businesses, services and community facilities.
- 2.5 The site has frontage to Cudgegong Road, which provides excellent vehicular access via Schofields Road and Windsor Road to surrounding suburbs, employment areas and commercial centres such as Rouse Hill, Bella Vista and Castle Hill.
- 2.6 The site is located in a band of land zoned R3 Medium Density Residential that surrounds the proposed Tallawong Local Centre and metro railway station. An area of bushland reserve zoned E2 Environmental Conservation is 100 m to the north of the site and the open space/riparian arm of Second Ponds Creek is 500 m to the east. This corridor stretches north to Rouse Hill Regional Park and the Rouse Hill House estate heritage site.

## 3 Site description

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- 3.1 The subject land is on the western side of Cudgegong Road and is known as proposed Lot 1, 59 Cudgegong Road, Rouse Hill.
- 3.2 The site has a total area of 8,940 m<sup>2</sup> that includes the road reservation of 3,266 m<sup>2</sup> and the proposed development area of 5,674 m<sup>2</sup>.
- 3.3 The site is generally rectangular in shape, with a curved south-eastern corner due to the required construction of a roundabout at the intersection of Cudgegong Road and proposed Road No 2. The eastern and western frontages are about 110 m long, with the northern and southern frontages up to 218 m long.



- 3.4 The eastern section of the site fronting Cudgegong Road is affected by an easement for transmission lines, containing an existing transmission pylon with overhead wires running in a north-west to south-east direction.
- 3.5 The site is in an elevated position with gently sloping topography, characterised by a fall of 4 m across the site from west to east, and 2 m across the site from south to north. The highest point of the site is at the south-western corner, with a fall of 6 m to the north-eastern corner.
- 3.6 Existing on the site is a dwelling and a number of outbuildings. Approval to demolish the existing buildings was part of the 2017 subdivision DA.
- 3.7 There are several existing trees on site and all are to be removed. Many of these have been approved for removal for the construction of roadworks in the existing subdivision consent. The site is not identified under the planning regime as containing critical habitat or endangered species.
- 3.8 Under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP 2006) the site is zoned R3 Medium Density Residential, with development standards of:
  - 26 m maximum height of buildings
  - 1.75:1 maximum floor space ratio
  - 1,000 m<sup>2</sup> minimum lot size for a residential flat building
  - 45 dwellings per hectare minimum residential density.
- 3.9 An extract of the zoning plan for the site and surrounds is at attachment 3.
- 3.10 The site is not identified in the SEPP as being of European or Aboriginal heritage significance or as being flood affected.

## **4 Background**

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- 4.1 The original DA was received on 27 March 2017. Elements of the proposal were redesigned twice in response to our concerns with numerous inadequacies of the proposal. These included excessive building height, failure to satisfy FSR and site coverage, inadequate building boundary setbacks and internal separation, insufficient deep soil and landscape tree planting, unsatisfactory access to communal open space areas and the facilities within, poor internal amenity of some apartments (solar access, apartment depth and width), excessive car parking and basement area, apartment mix (insufficient number of 3 bedroom apartments and Universal Design apartments), lack of outdoor clothes drying area and excessively high boundary fences.
- 4.2 Concerns were also raised about the lack of adequate consultation with Endeavour Energy about the communal open space and bio retention basin area proposed to be located in the electricity transmission easement area on the Cudgegong Road frontage of the site. The final revised plans now being considered were submitted in June 2018.
- 4.3 Related development consent No 16-04138 was issued in 2017 to demolish the existing dwelling and associated structures on the subject Lot 74 DP 208203, and to subdivide the land into 2 lots, being proposed Lot 1 and Lot 2, with associated earthworks, infrastructure and road construction. The purpose of the subdivision consent is to prepare the site for residential flat building development. Proposed Lot 1 retains full frontage to Cudgegong Road and proposed Lot 2 is sited to the west of proposed Lot 1, separated by proposed Road No. 3 as shown on the plans at attachment 5.
- 4.4 The subject proposal is for the construction of 2 residential apartment buildings on proposed Lot 1. A separate DA for 4 residential flat buildings has been submitted for proposed Lot 2 and will be the subject of a separate assessment report to the Panel.

## **5 The proposal**

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- 5.1 The DA was lodged by The Wickwood Group Pty Ltd.
- 5.2 The Applicant proposes the construction of 2 x 8 storey residential flat buildings, comprising 170 apartments over a single basement of 2 levels that provides parking for 236 cars, and associated works including civil engineering, stormwater and site landscaping.
- 5.3 Other details about the proposal are at attachment 4, and a copy of the development plans is at attachment 5.

## **6 Assessment against planning controls**

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- 6.1 A full assessment of the Development Application against relevant planning controls is provided at attachment 6, including:
  - Environmental Planning and Assessment Act 1979
  - State Environmental Planning Policy (State and Regional Development) 2011
  - State Environmental Planning Policy (Infrastructure) 2007
  - State Environmental Planning Policy No. 55 – Remediation of Land
  - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
  - State Environmental Planning Policy (Sydney Region Growth Centres) 2006
  - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
  - Central City District Plan
  - Blacktown City Council Growth Centre Precincts Development Control Plan 2018.

## **7 Key issues**

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- 7.1 **The lack of deep soil area where large trees can be planted as required by the Apartment Design Guide**
  - 7.1.1 The total deep soil area of 840 m<sup>2</sup> meets the minimum 15% and 6 m dimension requirements of the Apartment Design Guide (ADG). However, the deep soil area is largely within the electricity transmission easement on the Cudgegong Road frontage of the site, meaning that large trees cannot be planted here due to the need for maintenance access to the easement at all times.
  - 7.1.2 The location of the easement on the eastern site boundary has had an impact on the design solution for the site. No buildings or major works and only limited planting can be located in this area. The easement area is therefore proposed to be used for communal open space and a bio-retention area.
  - 7.1.3 As required by SEPP (Infrastructure) 2007, Endeavour Energy was consulted in relation to the proposal and had no objections to the proposal subject to conditions.
  - 7.1.4 Due to the limitations of this easement for deep soil area for tree growth, the Applicant was requested to provide an additional area of deep soil in the centre of the site. The Applicant has provided an area of 40 m<sup>2</sup> and has also identified that additional narrow strips of 2 m width on the boundary of the site can also be used for large tree planting, as the adjacent public footpath areas will provide for some tree root growth.



- 7.1.5 Given the particular circumstances of this site, the proposal is considered satisfactory for deep soil areas and the capacity to sustain tree growth on the site, although more internal deep soil areas would be desirable within the communal open space areas of the site.

## **7.2 Non-compliance with building separation required by the Apartment Design Guide**

- 7.2.1 As discussed in 7.1 above, the location of the electricity transmission easement has had an impact on the design solution for the site. As a result, the buildings are located closer to one another than desirable, as the Applicant seeks to maximise the amount of permissible floor space in the portion of the site available for building construction.
- 7.2.2 The Applicant proposes the use of blank walls or screens on balconies where building separation on the site is less than the required 12 m for the first 4 levels and 18 metres for those above that.
- 7.2.3 This is not an urban form outcome that is usually consistent with the objectives of the control for building separation, which seeks to increase separation in proportion to the building height to achieve a desirable building form. The lack of adequate separation can create narrow, overshadowed open space areas between buildings.
- 7.2.4 The proposed building separation between the southern third of Buildings A and B is 9.5 m (compared to required 12 m), with one blank wall and balconies with privacy screens. At the southern end of Building A on all levels above level 1, distances between balconies with louvre screens are 3.4 m and 7.4 m. Without some additional ameliorative measures, this can provide poor visual amenity and acoustic privacy for residents of these apartments, and limits light and solar access.
- 7.2.5 Where building separation is inadequate and will reduce the amenity for residents, screens are proposed to improve visual privacy. A condition is proposed to implement the recommendations of the consultant Acoustic Report submitted with the application, including that balconies are to be suitably treated to ensure acoustic privacy for residents from nearby units.
- 7.2.6 For the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors, separation distances are the same as for the levels below (being 9.5 m), but because there are no openings that allow for overlooking the intent behind the normal 9 m building separation is considered to be met. The mostly blank walls provide poor presentation to the street and communal open space areas, however we propose to condition for an improved visual treatment. Also, the proposed trees to be planted around the perimeter of the site will improve amenity.

## **8 Issues raised by the public**

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- 8.1 The proposed development was notified to property owners and occupiers in the locality between 23 July and 6 August 2018. The application was also advertised in local newspapers and a sign was erected on the site.
- 8.2 We received 1 submission in support of the application. It indicated a positive integration with the proposed development at 34 - 42 Tallawong Road, Rouse Hill.

## **9 External referrals**

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- 9.1 The DA was referred to the following external authorities for comment:

Authority	Comments
Endeavour Energy	Acceptable subject to conditions
NSW Police	Acceptable subject to conditions
Rural Fire Service	Acceptable subject to conditions
Roads and Maritime Services	Acceptable subject to conditions

## 10 Internal referrals

10.1 The DA was referred to the following internal sections of Council for comment:

Section	Comments
Heritage	Acceptable subject to conditions
Engineering	Acceptable subject to conditions
Waste	Acceptable subject to conditions
Environmental Health	Acceptable subject to conditions
Building	Acceptable subject to conditions
Traffic	Acceptable subject to conditions
City Architect	Acceptable
Open Space	Acceptable subject to conditions
Property	Acceptable
Natural Areas	Acceptable subject to conditions

## 11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and, on balance given the circumstances of the easement though the site, is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

## 12 Recommendation

- 1 Approve Development Application SPP-17-00007 subject to the conditions listed in attachment 7.
- 2 Council officers notify the Applicant and submitter of the Panel's decision.





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Bertha Gunawan  
Assistant Team Leader - Projects



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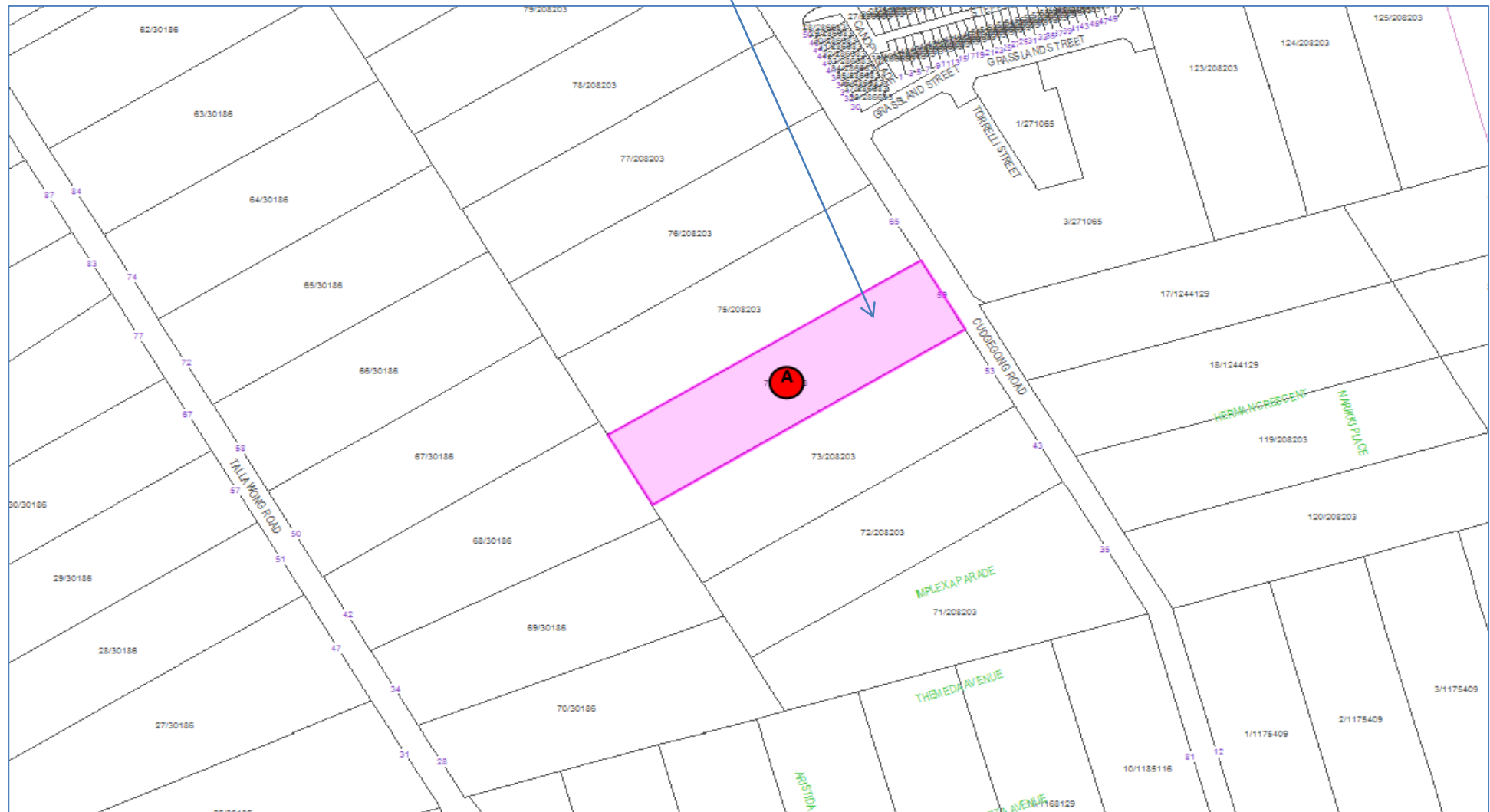
Judith Portelli  
Manager Development Assessment



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Glennys James  
Director Planning and Development

## Subject Site



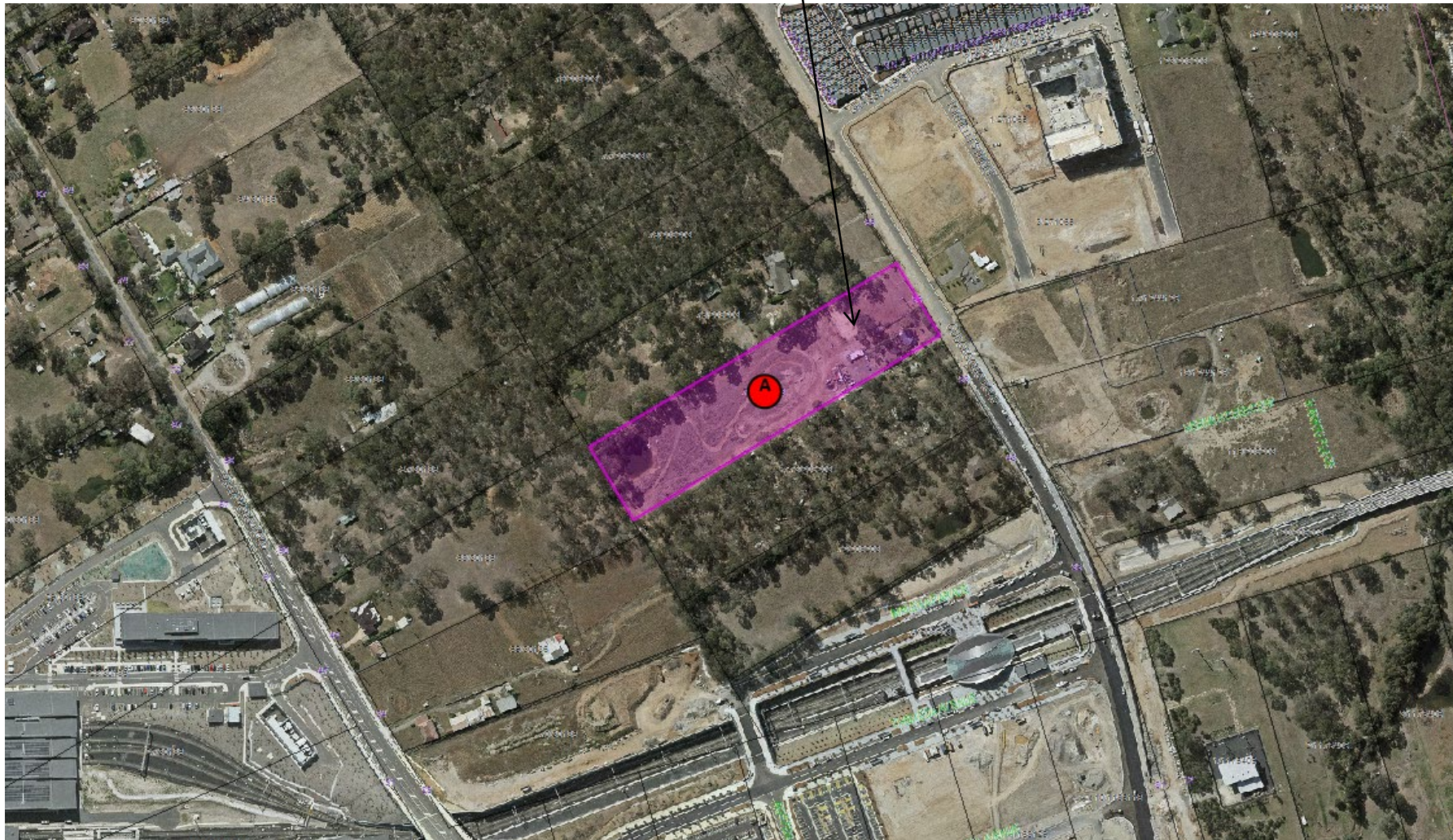
Subject Site





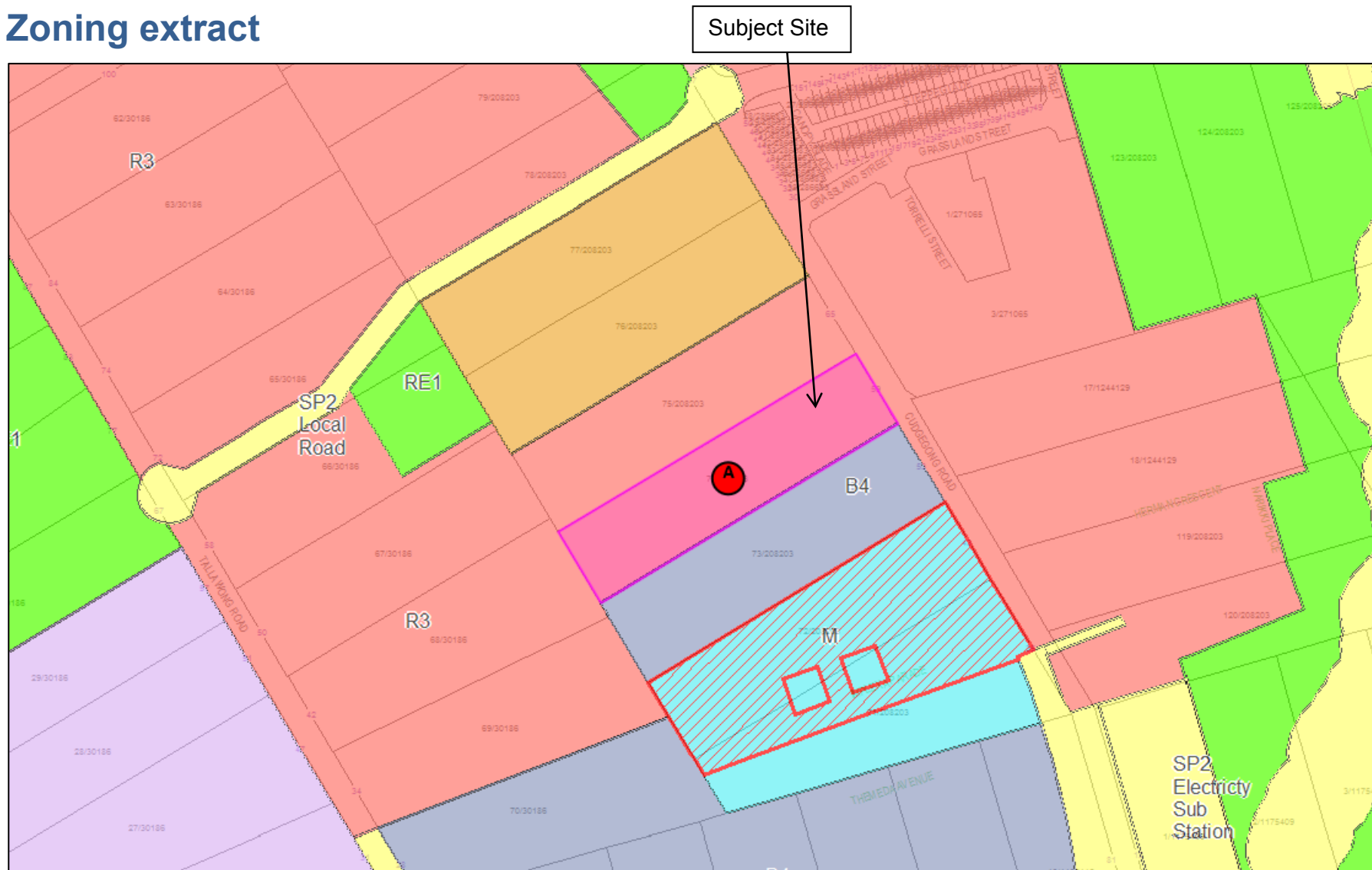
## Aerial image (as at 14 January 2019)

Subject Site





## Zoning extract



## Detailed information about proposal and DA submission material

### 1 Overview

1.1 The Development Application (DA) seeks approval for:

- removal of all existing trees on the site
- construction of 2 x 8 storey residential flat buildings, comprising 170 apartments over a single basement of 2 levels that provides parking for 236 cars and 57 bicycles, storage and waste services areas and a loading bay
- associated works, including civil engineering, stormwater and site landscaping.

### 2 Composition of the 2 residential flat buildings

- 2.1 Building A is a U-shaped 8 storey building containing 108 apartments adjacent to the electricity easement on Cudgegong Road. The driveway and a communal open space area separate the 2 arms of the building. Pedestrian access is via the adjacent communal open space areas or directly from the southern street Road No. 2 into the lobby of the eastern arm of the building. A 10 m wide opening in the building at ground level and level 1 on the southern frontage (to the communal open space area) contains apartments above on levels 2 to 7.
- 2.2 Building B is also an 8 storey building containing 62 apartments and runs north to south. It is parallel to the 2 long arms of building A, from which it is separated by the most western communal open space area. Pedestrian access is via this communal open space area at gate 1 on northern Road No. 1 and gate 2 on southern Road No. 2.
- 2.3 Vehicle access into the single basement, which caters for both buildings, is from proposed Road No. 1 on the northern frontage.
- 2.4 The relevant development standards are satisfied. The highest point of the buildings is 26 m and the floor space ratio is 1.66:1 (or 1.75:1 including internal corridors). The residential density is approximately 200 dwellings per hectare.
- 2.5 The dwelling mix is:
- 35 x 1 bedroom apartments (20.6%)
  - 111 x 2 bedroom apartments (65.3%)
  - 24 x 3 bedroom apartments (14.1%).
- This mix is acceptable, though more 3 bedroom apartments would be desirable in a complex of 170 dwellings.
- 2.6 There are 34 (20%) liveable apartments, incorporating universal design requirements identified on the plans, including 17 (10%) adaptable units, with 17 resident disabled parking spaces.

### 3 External elements

- 3.1 Landscaped communal open space areas are provided on the ground level between buildings A and B, between the arms of building A and in the transmission easement area on the Cudgegong Road eastern site boundary.

- 3.2 These areas are readily accessible to residents. Facilities shown on plans include BBQs, a picnic area, benches, a children's play area, paved and turfed areas. A ground level common room is provided, accessible from the communal open space area at the base of building A.
- 3.3 Letterboxes are provided at the eastern direct entrance into building A from Road No. 2 and at gates 1 and 2 entrances to the most western communal open space area that lies between buildings A and B.
- 3.4 A variety of building elements, materials and colours are proposed using grey tones with lighter highlight elements. The proposed external finishes and materials include brick, paint rendered concrete, glass, aluminium and powder coated metal.
- 3.5 Balconies on the street front, use of different light and dark coloured elements and materials, and solid and open features, provide some building articulation and modulation.

## **4 Consultant reports**

- 4.1 The DA is accompanied by consultant reports relating to traffic and parking assessment, contamination, salinity and geotechnical assessment, acoustic impact, trees, bushfire, universal access, engineering and stormwater management.
- 4.2 A BASIX Certificate for the proposal states that it meets the NSW Government requirements for sustainability. The SEPP 65 Design Verification Statement was prepared by Josefino Noy Santiago, Registered Architect, Registration Number 5968, of Pens Design Studio.

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)					
Site 1, 59 Cudgegong Road, Rouse Hill					
<i>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.</i>					
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: 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	Added Insulation		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 ceilings below roof to units: A01, A02, A03, A60, A61, A92, B02, B03	
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					



PERSPECTIVE

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	Current Revision
DA-A000	COVER PAGE	
DA-A001	SITE SUMMARY	E
DA-A100	SITE ANALYSIS	
DA-A101	SITE PLAN/NOTIFICATION	
DA-A200	BASEMENT PLAN LVL-1	E
DA-A201	BASEMENT PLAN LVL-2	C
DA-A202	GROUND FLOOR PLAN	E
DA-A203	LEVEL 1	E
DA-A204	LEVEL 2	E
DA-A205	LEVEL 3	E
DA-A206	LEVEL 4	E
DA-A207	LEVEL 5	E
DA-A208	LEVEL 6	E
DA-A209	LEVEL 7	E
DA-A210	ROOF PLAN	
DA-A300	ELEVATIONS	D
DA-A301	ELEVATIONS	D
DA-A302	SECTIONAL ELEVATIONS	D
DA-A303	SECTIONS	C
DA-A304	SECTIONS	
DA-A305	26.0M BUILDING HEIGHT PLANE	
DA-A400	TYPICAL FLOOR PLANS	C

ARCHITECTURAL DRAWINGS

DRAWING NUMBER	DESCRIPTION	Current Revision
DA-A500	PERSPECTIVES	
DA-A600	FSR CALCULATION DIAGRAMs	D
DA-A601	SITE COVERAGE, LANDSCAPE DIAGRAMs	D
DA-A602	COS Solar Access Diagrams	
DA-A603	SHADOW DIAGRAMs	C
DA-A604	SHADOW DIAGRAMs	C
DA-A605	SOLAR & CROSS VENTILATION DIAGRAMs	D
DA-A605.1	SOLAR & CROSS VENTILATION DIAGRAMs	D
DA-A605.2	3D VIEW TO SUN	
DA-A605.3	3D VIEW TO SUN	
DA-A605.4	3D VIEW TO SUN	
DA-A605.5	SOLAR STUDY	
DA-A605.6	SOLAR STUDY	
DA-A605.7	SOLAR STUDY	
DA-A605.8	SOLAR STUDY	
DA-A605.9	SOLAR STUDY	
DA-A605.10	SOLAR STUDY	
DA-A605.11	SOLAR STUDY	
DA-A700	FACADE DETAILS	C
DA-A800	UNIT SCHEDULES	D
DA-A900	STAGING PLANS	

PROPOSED RESIDENTIAL DEVELOPMENT

59 CUDGEGONG ROAD ROUSE HILL, NSW 2155

SITE 1



EXECUTIVE SUMMARY

	REQUIRED	PROPOSED
01. SITE AREA	-	DEVELOPABLE SITE AREA 8490.00m²
02. ZONE	R3	MEDIUM DENSITY
03. BUILDING HEIGHT	MAX. 26m	26m
04. FSR FSA	1.75:1 14,857.50m²	1.65:1 14,013.00
05. SITE COVERAGE	MAX. 4245.00m² (50% OF SITE)	4241.00m² 49.95% OF SITE
06. LANDSCAPE AREA MAXIMUM	2547.00m² 30% OF SITE	3039.90m² 35.81% OF SITE
07. DEEP SOIL ZONE	1273.50m² 15% OF SITE	1854.52m² 21.84% OF SITE
08.COMMUNAL OPEN SPACE	2122.50m² 25% OF SITE	2595.70m² 30.57% OF SITE
09. NUMBER OF UNITS		170 UNITS 35 1B 111 2B 24 3B
10. ADAPTABLE UNIT	10% 17.00	10% 17
VISITABLE-(Universal Housing Guidelines Silver Level) 20% 34 Units including Adaptable Units	10% 17.00	20% 34
11. CAR PARKING SPACES Car Parking Rates based on Council's DCP		
1 BEDROOM 1 / UNIT	35	35 SPACES
2 BEDROOM 1 / UNIT	111	111 SPACES
3 BEDROOM 1.5 / UNIT	36	36 SPACES
VISITOR 1 / 5 UNIT	34	34 SPACES
TOTAL	216	235 SPACES
ADAPTABLE	170(10%)	18 SPACES
BICYCLE 1 / 3 UNIT	56.66	57 SPACES
12. SOLAR ACCESS	70% 2 HRS	72.35% 123/170 UNITS
13. CROSS VENTILATION	60%	70.60% 120/170 UNITS

DEVELOPMENT YIELD

SITE AREA 8,490.00m²

BUILDING	A					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR	
7TH	4	8	2	14	1,122.26m²	
6TH	4	8	2	14	1,122.26m²	
5TH	4	8	2	14	1,122.26m²	
4TH	4	8	2	14	1,122.26m²	
3RD	4	8	2	14	1,122.26m²	
2ND	4	8	2	14	1,122.26m²	
1ST	3	8	2	13	1,054.00m²	
GROUND	1	4	6	11	1,150.64m²	
BASEMENT 1						
BASEMENT 2						
TOTAL	28	60	20	108	8,938.20m²	

BUILDING	B					
LEVELS	1 BED	2 BEDS	3 BEDS	Units/FLR	Area/FLR	
7TH	1	7	0	8	630.24m²	
6TH	1	7	0	8	630.24m²	
5TH	1	7	0	8	630.24m²	
4TH	1	7	0	8	630.24m²	
3RD	1	7	0	8	630.24m²	
2ND	1	7	0	8	630.24m²	
1ST	1	7	0	8	630.24m²	
GROUND	0	2	4	6	663.10m²	
BASEMENT 1						
BASEMENT 2						
TOTAL	7	51	4	62	5,074.80m²	
TOTAL	35	111	24	170		
	20.59%	65.30%	14.11%	100%		

TOTAL GROSS FLOOR AREA 14,013.00m²

F	12-10-18	Refer to notes as requested by council
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review
ISSUE	DATE	AMENDMENT



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:  
SITE SUMMARY  
ISSUE:  
F  
SHEET :  
DA-A001  
DESIGN: Designer  
DRAWN: Author  
DATE: JUNE 2016  
SCALE: AS SHOWN





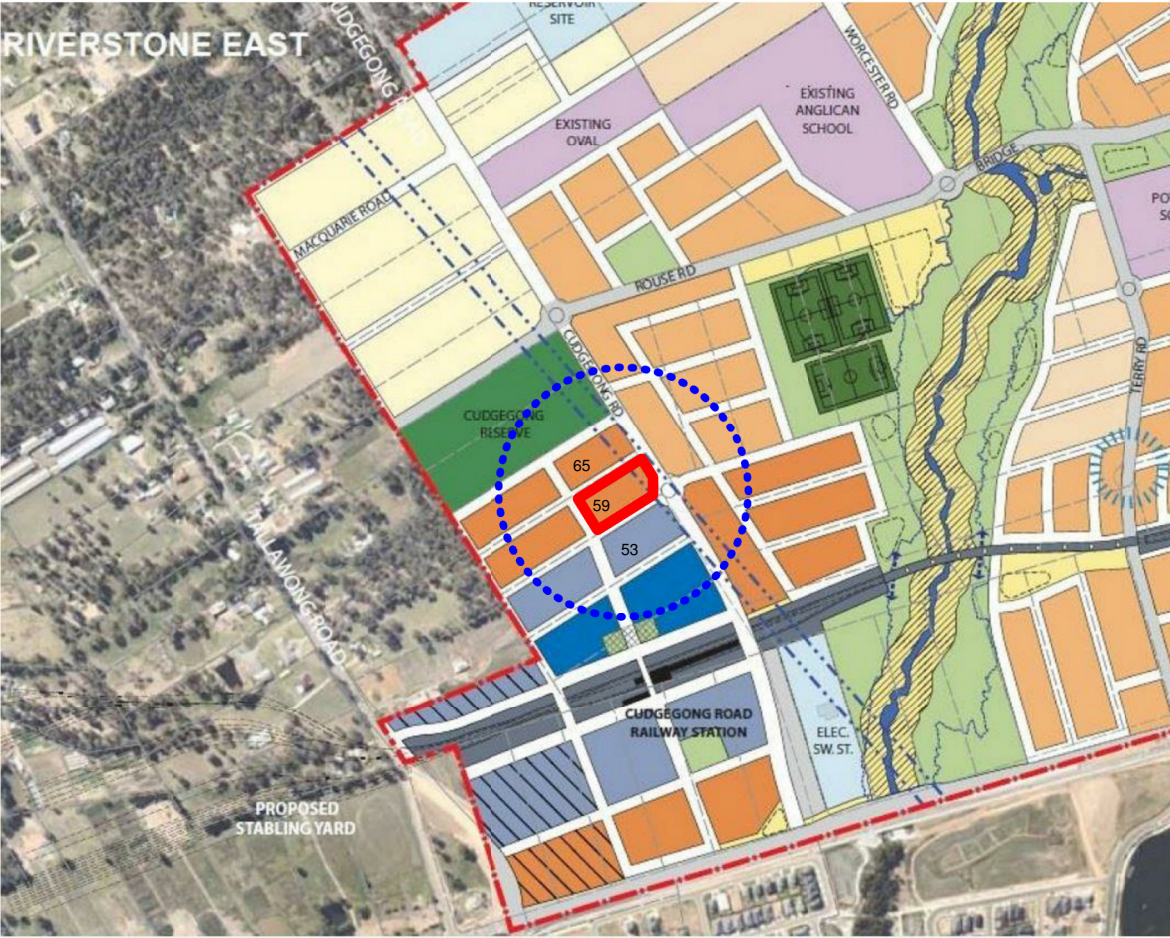
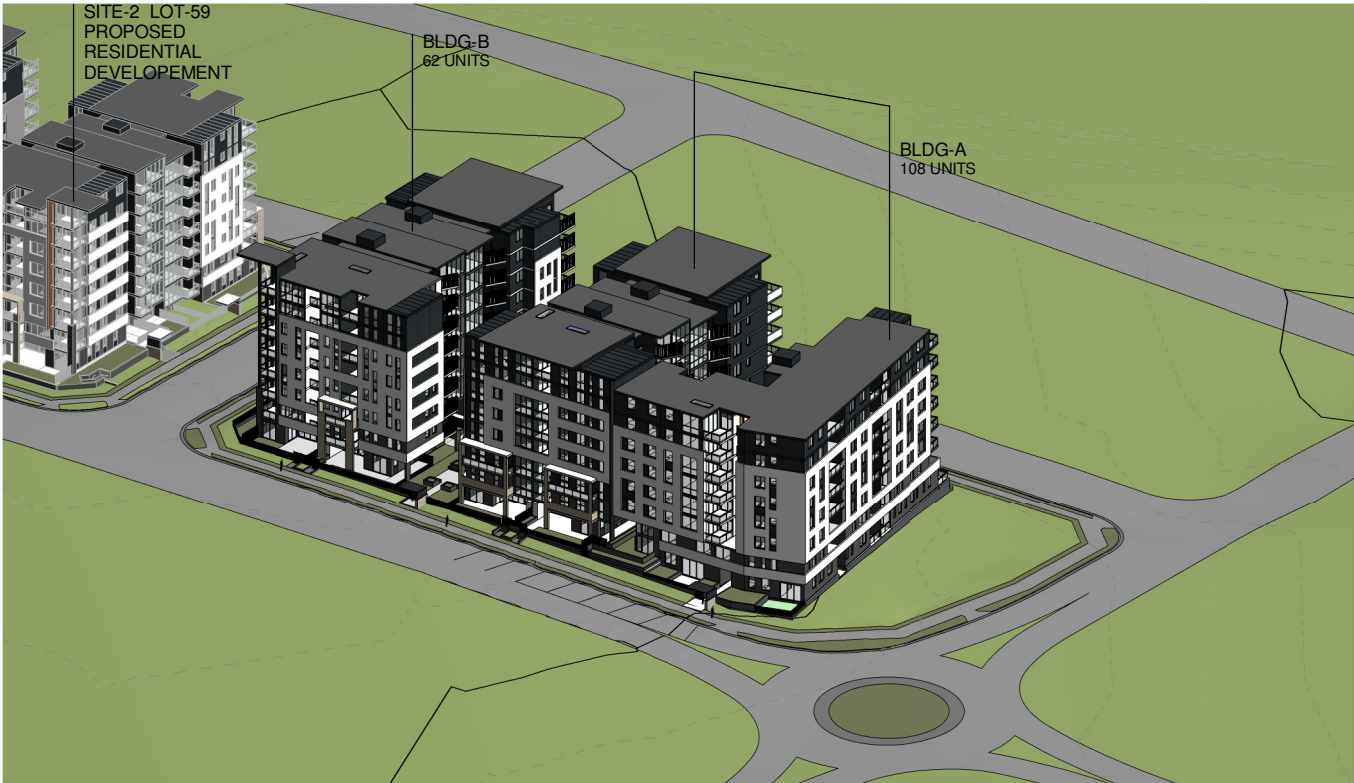
LOCATION MAP



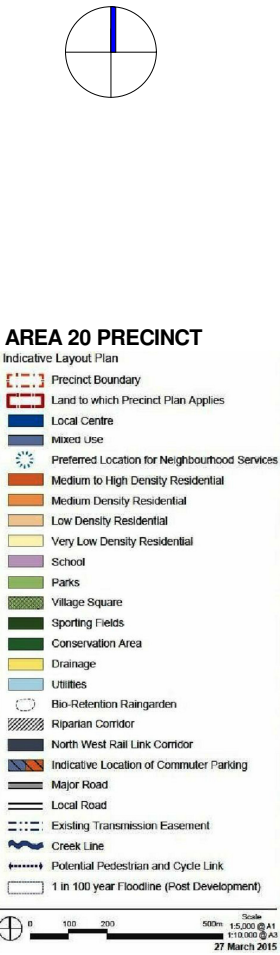
VIEW TO SITE FROM CUDGEGONG ROAD-1



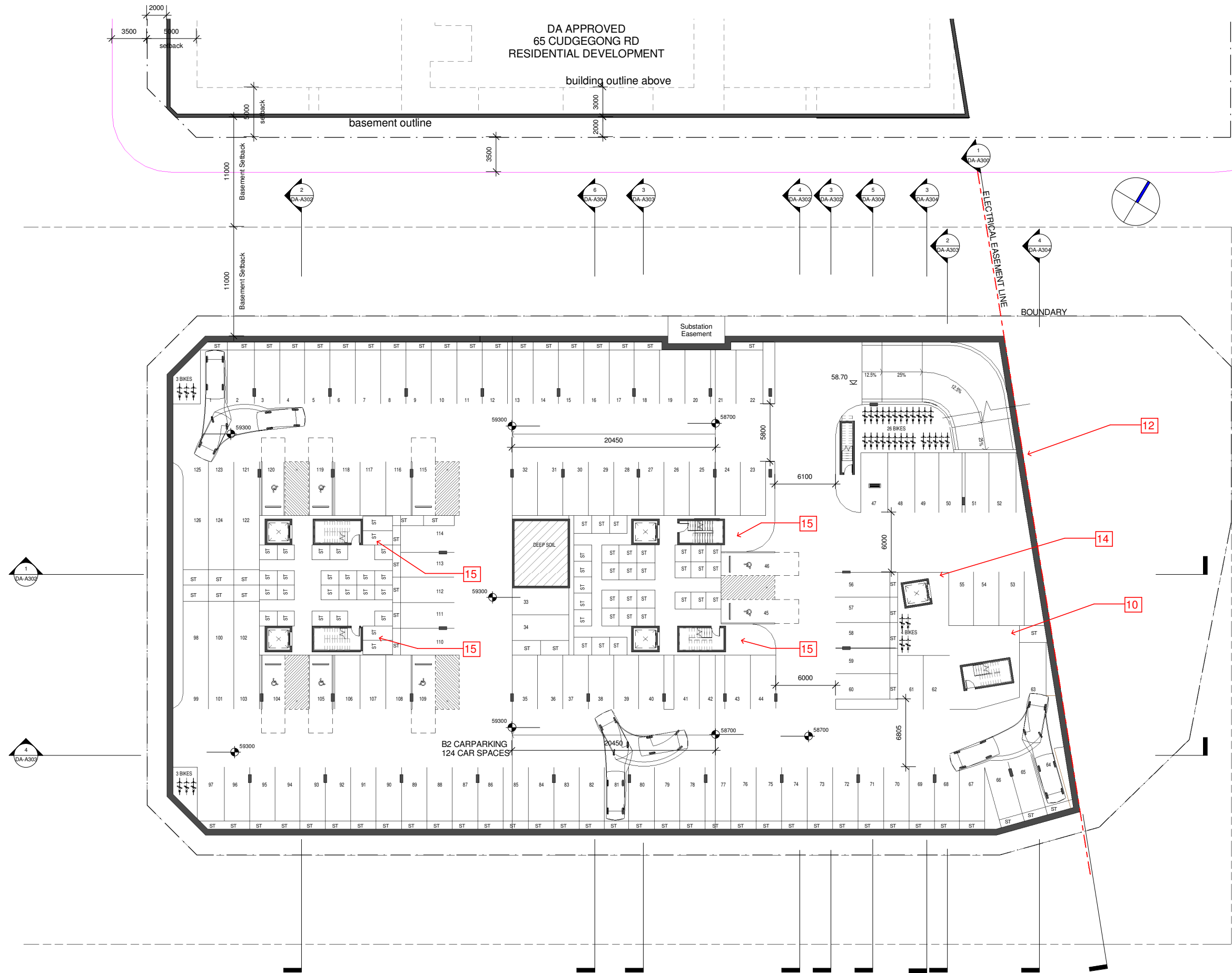
VIEW TO SITE FROM CUDGEGONG ROAD-2



AREA 20 PRECINCT PLAN







## LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
2. Removable bollards and a no parking line mark noted.
3. Truck sweep paths of 11.00m long council truck provided.
4. Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
5. Waste room access adjacent to the driveway ramp relocated.
6. 1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
9. Access between bulky goods and waste bin room deleted.
10. Fire stair relocated
11. Lift relocated and Waste room and bulky storage adjusted.
12. Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
13. Waste room and bulky storage adjusted.
14. Relocated lift core and car and bicycle parking adjusted.
15. Fire stairs adjusted and relocated door access openings.
16. Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated, access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
18. Redesigned of unit layout B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
19. Building A roof plan adjusted and roof overhang deleted.
20. Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
21. Adjusted unit layout B36,B40,B44,B48,B52,B56, and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

TOTAL CAR SPACES 126  
TOTAL BICYCLE SPACES 36

## BASEMENT PLAN LVL-2

1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet

**pens**  
Design Studio  
ABN 47 814 248 580  
noy santiago architect: 9958

ISSUE	DATE	AMENDMENT
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review

**CAD Plans**  
DESIGN Solutions  
39 Cumberland Rd Auburn NSW 2144  
P: (02) 8068 2177  
M: 0416009172  
E: info@cadplans.net.au  
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.  
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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 - 1992.  
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

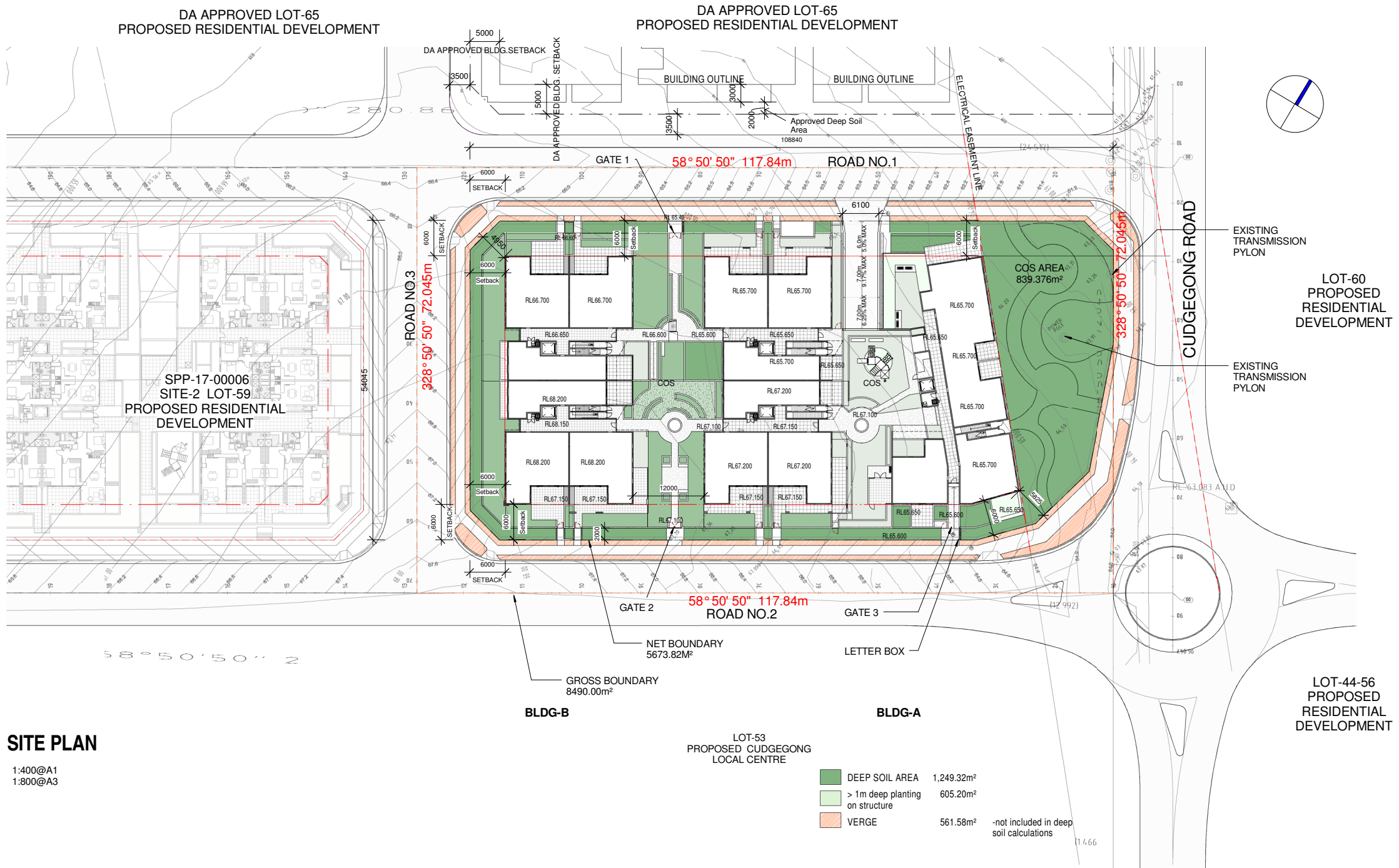
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PROJECT :  
RESIDENTIAL DEVELOPMENT  
SITE ADDRESS:  
59 CUDGEGONG ROAD, ROUSE HILL, NSW  
2155  
CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
BASEMENT PLAN LVL-2

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

ISSUE:  
E  
SHEET :  
DA-A201



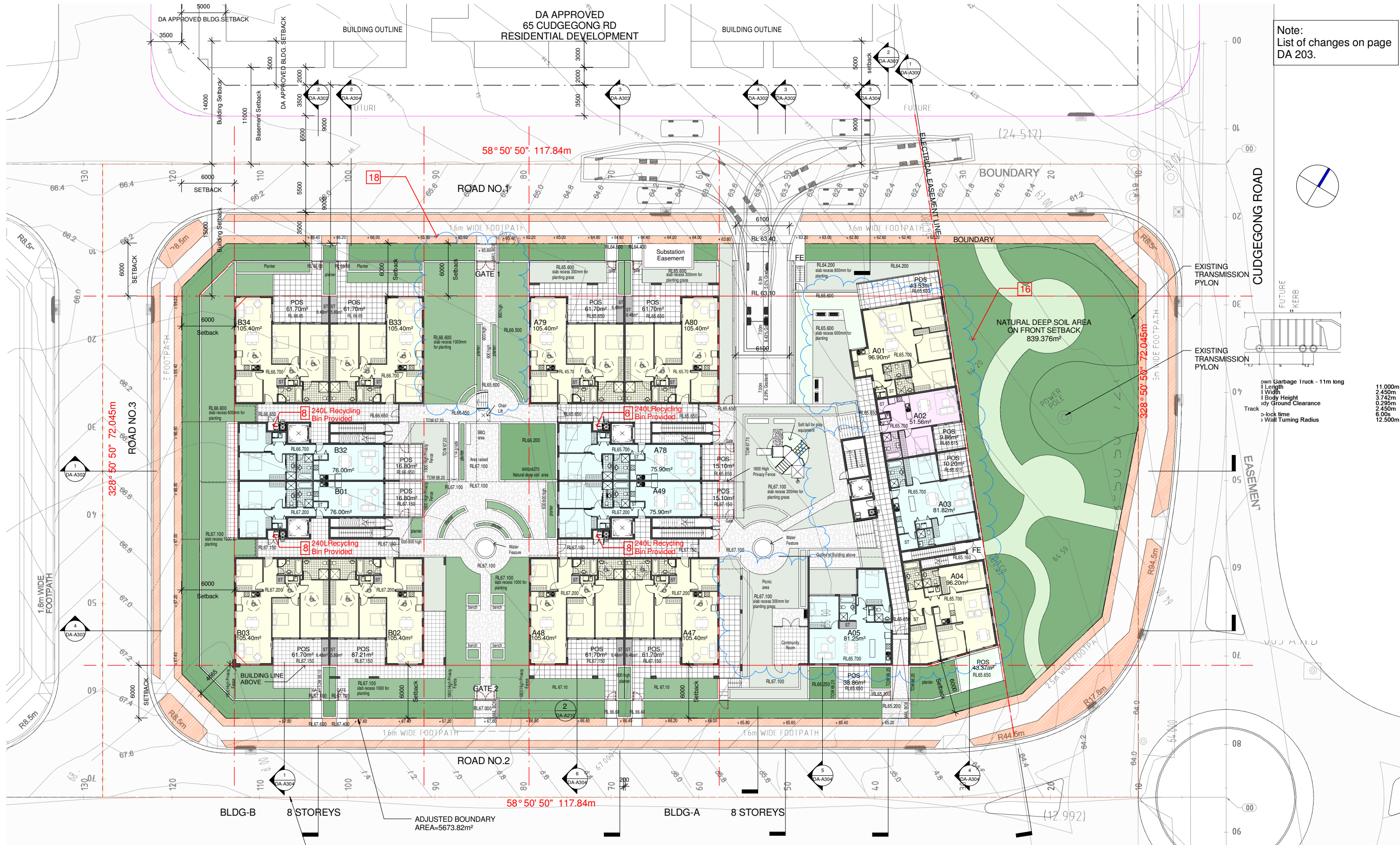
SITE PLAN

1:400@A1  
1:800@A3

ISSUE	DATE	AMENDMENT
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review



Note:  
List of changes on page  
DA 203.



## GROUND FLOOR PLAN

1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet

**pens**  
Design Studio  
ABN 47 814 248 588  
noy santigao architect: 9988

ISSUE	DATE	AMENDMENT
F	12-10-18	Refer to notes as requested by council
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

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4. 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 - 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.  
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8. DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ISSUED FOR CONSTRUCTION.



## 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**

## GROUND FLOOR PLAN

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

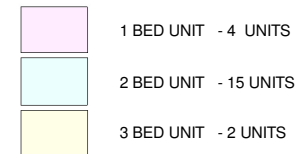
ISSUE:  
**F**  
SHEET:  
**DA-A202**



Notes:

Notes:

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



## LEVEL-1

1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet

F	12-10-18	Refer to notes as requested by council
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C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review
ISSUE	DATE	AMENDMENT

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5. ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE, AS 1684 - 1998.
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PROJECT STATUS:

## DEVELOPMENT APPLICATION

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PROJECT :

PROJECT :  
RESIDENTIAL DEVELOPMENT

SITE ADDRESS:

59 CUDGEGONG ROAD, ROUSE HILL,NSW  
2155

CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:

## LEVEL 1

DESIGN:  
NS

DRAWN:  
AJRSA

DATE:  
JUNE 2016

SCALE:  
AS SHOWN

ISSUE:

F

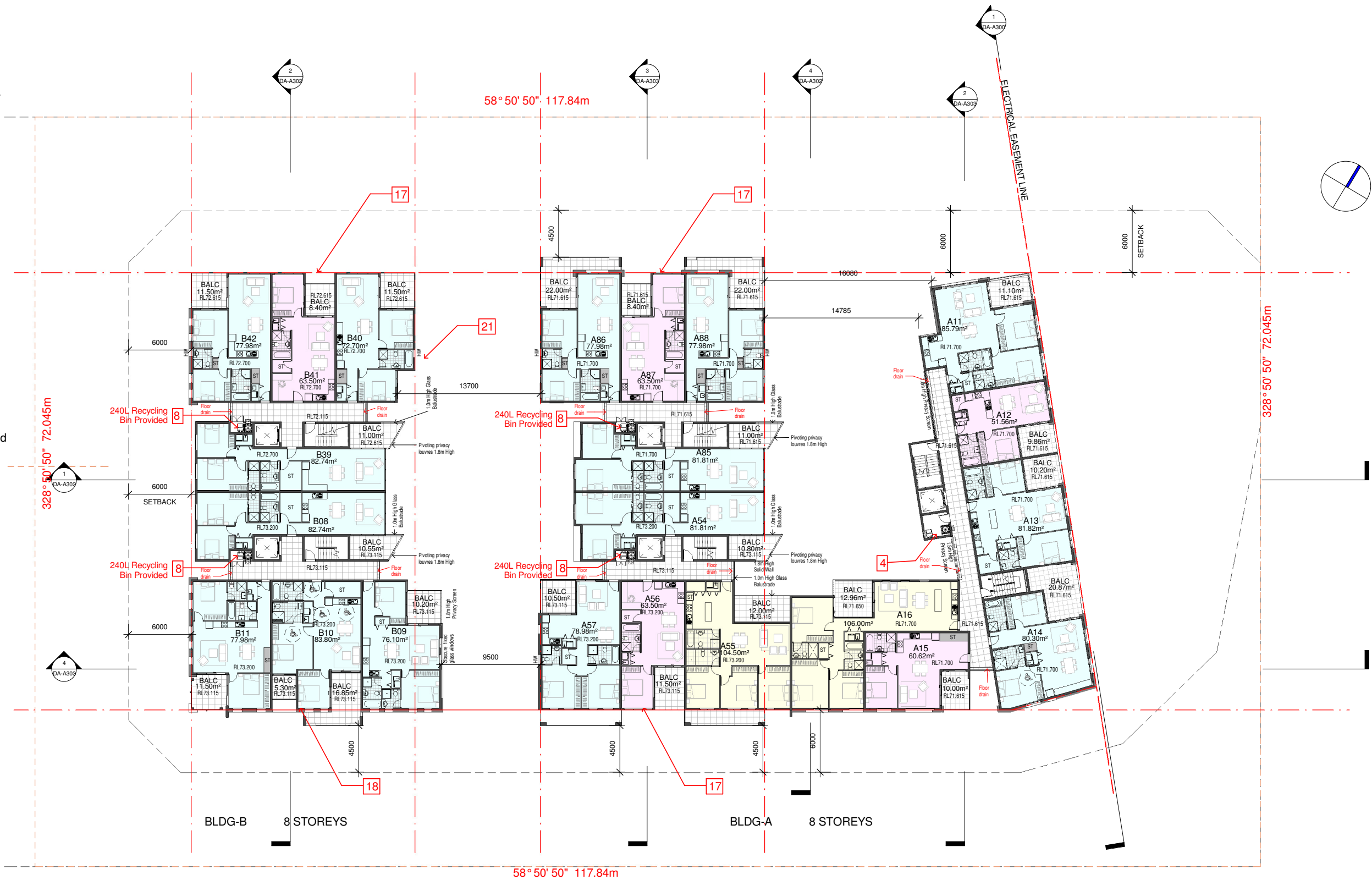
SHEET :

DA-A203

LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
- 3.Truck sweep paths of 11.00m long council truck provided.
- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
- 9.Access between bulky goods and waste bin room deleted.
10. Fire stair relocated
- 11.Lift relocated and Waste room and bulky storage adjusted.
- 12.Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
- 13.Waste room and bulky storage adjusted.
- 14.Relocated lift core and car and bicycle parking adjusted.
- 15.Fire stairs adjusted and relocated door access openings.
- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout  
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout  
B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
- 19.Building A roof plan adjusted and roof overhang deleted.
- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout



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

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F	12-10-18	Refer to notes as requested by council
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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:  
LEVEL 2  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
F  
SHEET :  
DA-A204

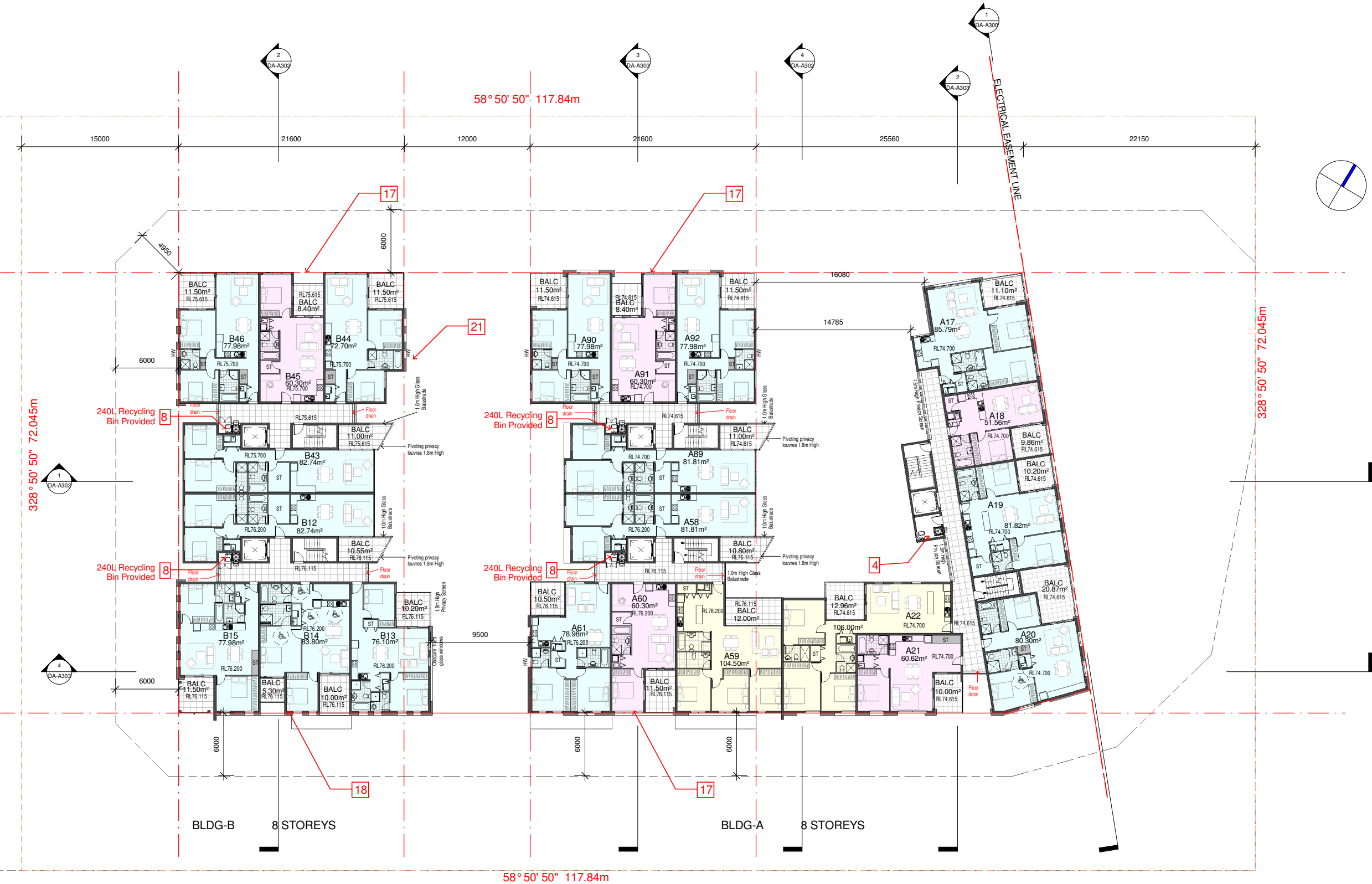


LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
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- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
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- 13.Waste room and bulky storage adjusted.
- 14.Relocated lift core and car and bicycle parking adjusted.
- 15.Fire stairs adjusted and relocated door access openings.
- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout  
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout  
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- 19.Building A roof plan adjusted and roof overhang deleted.
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- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

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



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

ISSUE	DATE	AMENDMENT
F	12-10-18	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**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

SHEET TITLE:  
**LEVEL 3**

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

ISSUE:  
**F**  
SHEET :  
**DA-A205**

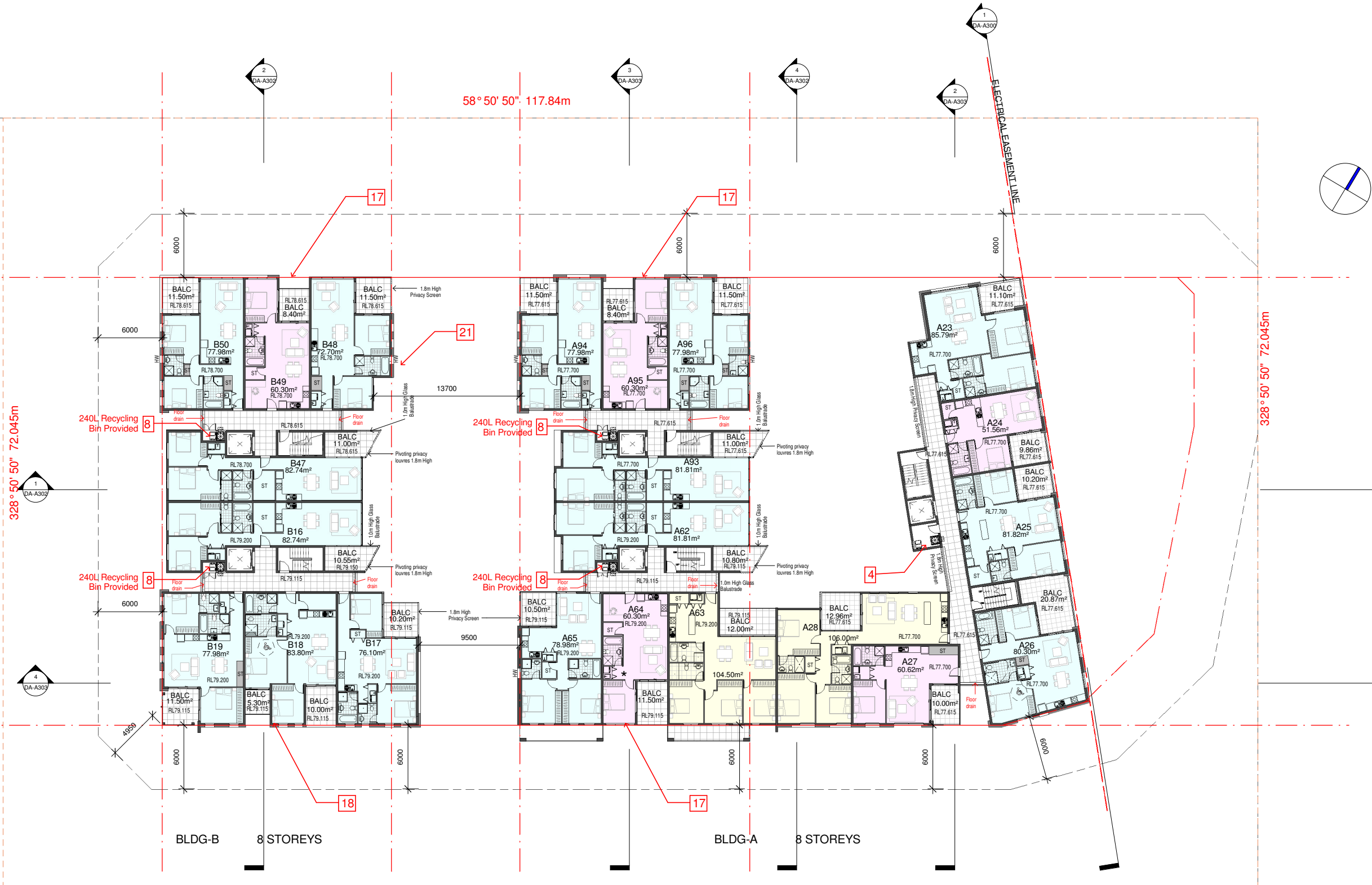
LIST OF CHANGES

Notes:

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- 2.Removable bollards and a no parking line mark noted.
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- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
- 9.Access between bulky goods and waste bin room deleted.
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- 13.Waste room and bulky storage adjusted.
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- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout  
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout  
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- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

LEVEL-4

1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

ISSUE	DATE	AMENDMENT
F	12-10-18	Refer to notes as requested by council
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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:  
**LEVEL 4**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**F**  
SHEET :  
**DA-A206**



LIST OF CHANGES

Notes:

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B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
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- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

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



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

ISSUE	DATE	AMENDMENT
F	12-10-18	Refer to notes as requested by council
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NOTES:  
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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.  
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.  
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:  
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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:  
**LEVEL 5**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**F**  
SHEET :  
**DA-A207**

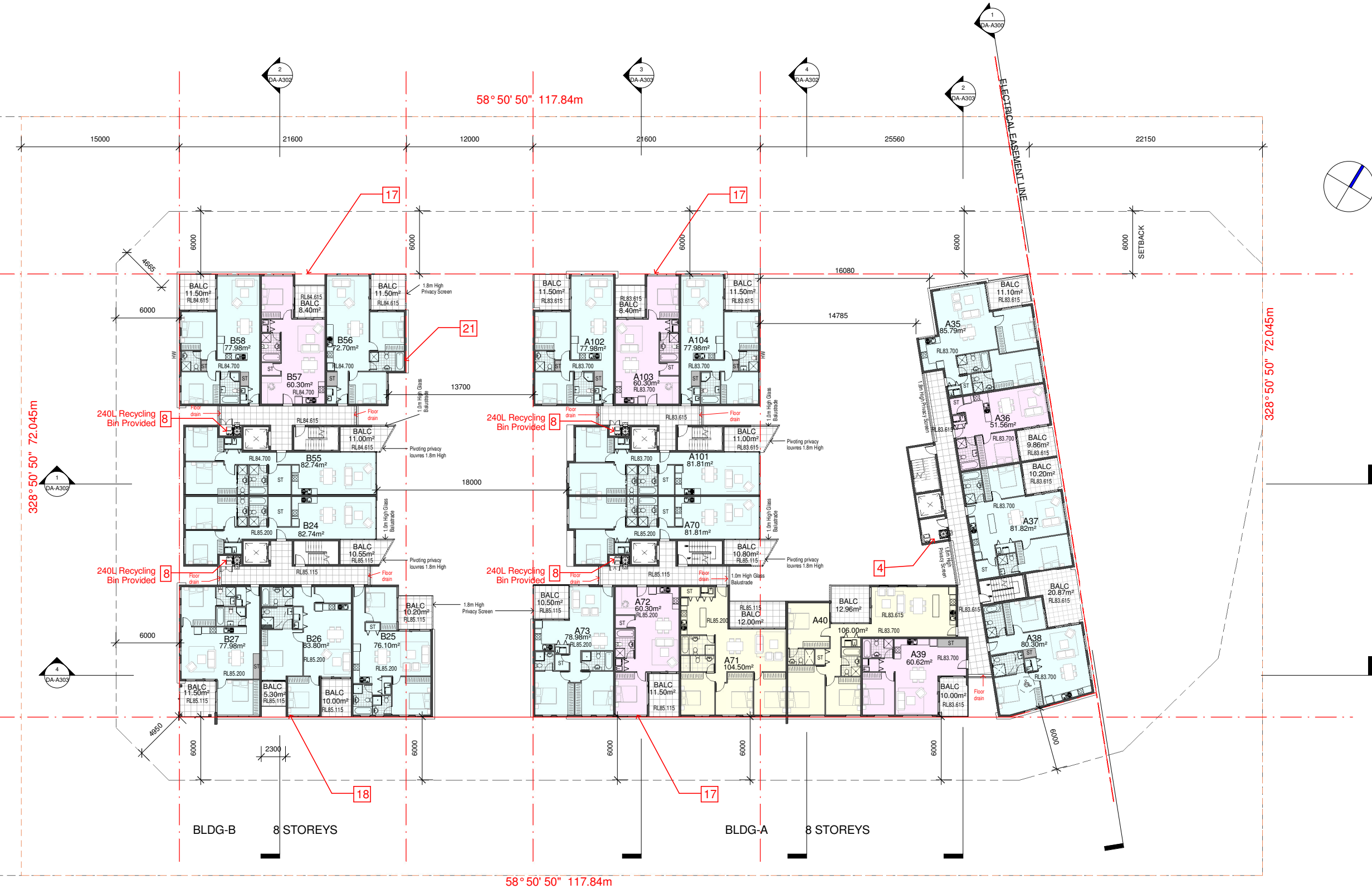


LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
- 3.Truck sweep paths of 11.00m long council truck provided.
- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
- 5.Waste room access adjacent to the driveway ramp relocated.
- 6.1.5m wide doorway provided in each bulky waste storage areas and caged enclosure.
7. Driveway ramp gradients adjusted.
8. 240L recycling bins provided
- 9.Access between bulky goods and waste bin room deleted.
10. Fire stair relocated
- 11.Lift relocated and Waste room and bulky storage adjusted.
- 12.Relocate lift, fire stair adjusted and relayout of car and bicycle parkings.
- 13.Waste room and bulky storage adjusted.
- 14.Relocated lift core and car and bicycle parking adjusted.
- 15.Fire stairs adjusted and relocated door access openings.
- 16.Redesigned Building A to achieved solar access requirements to the communal open space. Fire stairs and lift relocated,access ramp added to access COS and redesigned of the unit layouts.
17. Redesigned of unit layout  
A61,A65,A69,A73,A77,A81,A85,A92,A96,A100,A104,A108,A112 and A116.
- 18.Redesigned of unit layout  
B06,B10,B14,B18,B22,B26,B30,B41,B45,B49,B53,B57 and B61.
- 19.Building A roof plan adjusted and roof overhang deleted.
- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout

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



	1 BED UNIT	- 5 UNITS
	2 BED UNIT	- 15 UNITS
	3 BED UNIT	- 2 UNITS

DATE	ISSUE	AMENDMENT
12-10-18	F	Refer to notes as requested by council
05-03-18	E	Refer to notes as requested by council
15-12-17	D	Refer to notes as requested by council
06-10-17	C	DRAFT ISSUE- for consultants review
20-01-17	A	DRAFT ISSUE- for consultants review

NOTES:  
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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 FINISHING CODE AS 1684 - 1992.  
6. ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER AS INDICATED ON THE DRAINAGE PLAN DESIGNED BY THE DRAINAGE ENGINEER.  
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PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

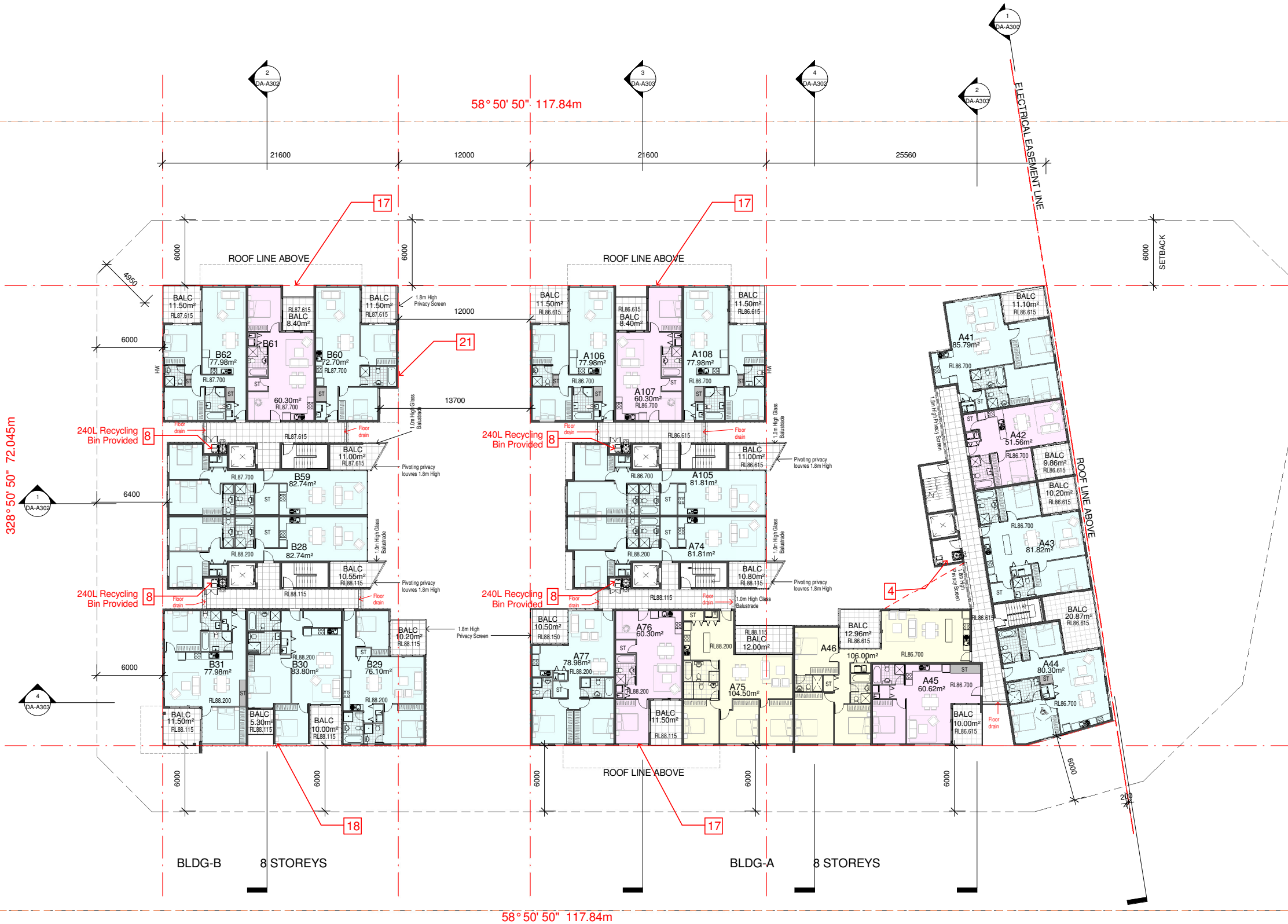
SHEET TITLE:  
**LEVEL 6**  
DESIGN:  
NS  
DRAWN:  
AJRSA  
DATE:  
JUNE 2016  
SCALE:  
AS SHOWN

ISSUE:  
**F**  
SHEET :  
**DA-A208**

LIST OF CHANGES

Notes:

1. Bin travel path with 1.5m wide provided at basement.
- 2.Removable bollards and a no parking line mark noted.
- 3.Truck sweep paths of 11.00m long council-truck provided.
- 4.Building-A residents access to recycling bins located at the top of the stair well and adjacent to the lift core from Level 1 and above added.
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- 18.Redesigned of unit layout  
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- 19.Building A roof plan adjusted and roof overhang deleted.
- 20.Skylights provided on Unit A45,A76,A77,B30& B31 but is not included in the solar calculation that recieved minimum 2hrs of sunlight.
- 21.Adjusted unit layout  
B36,B40,B44,B48,B52,B56,and B60
22. Adjusted layout-bulk storage and waste room
23. Adjusted bin layout



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

- 1 BED UNIT

- 5 UNITS
- 2 BED UNIT

- 15 UNITS
- 3 BED UNIT

- 2 UNITS

F	12-10-18	Refer to notes as requested by council
E	05-03-18	Refer to notes as requested by council
D	15-12-17	Refer to notes as requested by council
C	06-10-17	DRAFT ISSUE- for consultants review
A	20-01-17	DRAFT ISSUE- for consultants review
ISSUE	DATE	AMENDMENT

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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 DRAINAGE PLAN DESIGNED BY THE STORMWATER ENGINEER.  
7. ALL STRUCTURAL DETAILS TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.  
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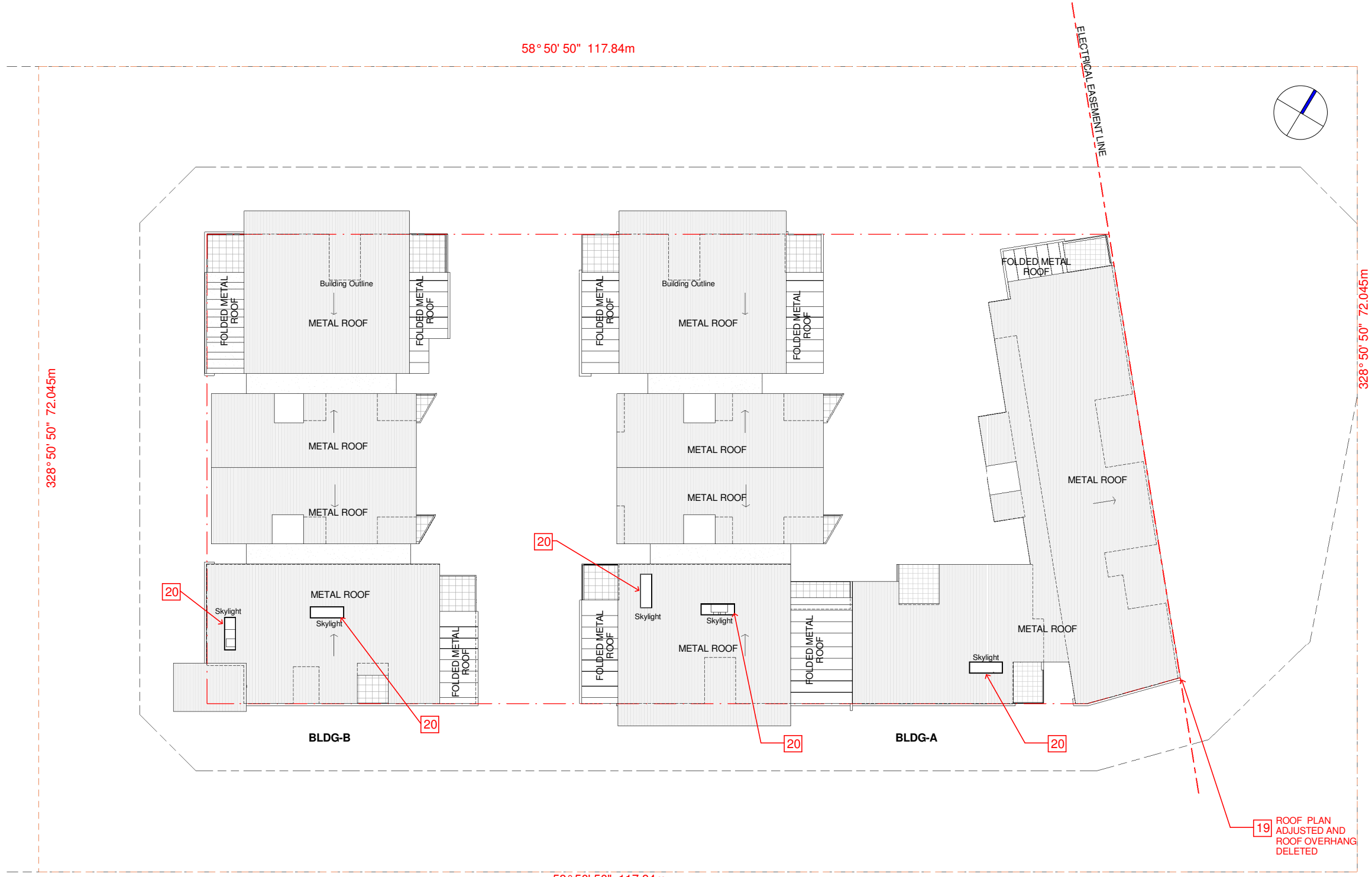


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**DEVELOPMENT APPLICATION**  
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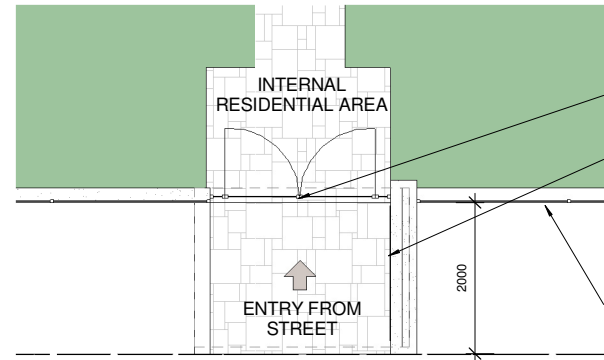
PROJECT :  
**RESIDENTIAL DEVELOPMENT**  
SITE ADDRESS:  
**59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155**  
CLIENT:  
**The Wickwood Property Group Pty Ltd**

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

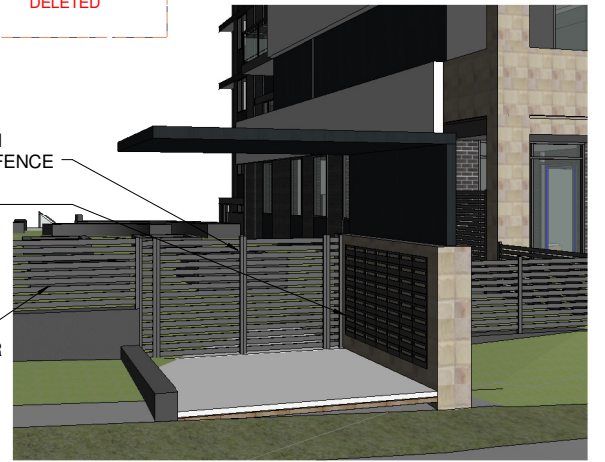
ISSUE:  
**F**  
SHEET :  
**DA-A209**



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



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



**TYPICAL MAIL BOX & ENTRY STRUCTURE**

ISSUE	DATE	AMENDMENT
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 CODES 1604 & 1606.  
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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