

| CONTROL                                                                                            |                                                                                   | PROPOSED                                                                                 |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 01. SITE AREA                                                                                      |                                                                                   | DEVELOPABLE SITE AREA<br>8490.00m²                                                       |
| 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                                                                                   | 14,857.50m²                                                                       | 13,929.08                                                                                |
| 05. SITE COVERAGE                                                                                  | MAX. 4245.00m²<br>(50% OF SITE)                                                   | 4170.78m²<br>49.13% OF SITE                                                              |
| 06. LANDSCAPE AREA<br>MINIMUM                                                                      | 2547.00m²<br>30% OF SITE                                                          | 3039.90m²<br>35.81% OF SITE                                                              |
| 07. DEEP SOIL ZONE                                                                                 | 594.30m²<br>7% OF SITE (ADG)                                                      | 1926.00m²<br>22.70% OF SITE                                                              |
| 08.COMMUNAL OPEN<br>SPACE                                                                          | 2122.50m²<br>25% OF SITE                                                          | 2595.70m²<br>30.57% OF SITE                                                              |
| 09. NUMBER OF UNITS                                                                                |                                                                                   | 163 UNITS<br><br>24 1B (14.28%)<br>111 2B (68.10%)<br>24 3B (14.28%)<br>4 studio (2.46%) |
| 10. ADAPTABLE UNIT                                                                                 | 10%<br>16.30                                                                      | 10%<br>17                                                                                |
| VISITABLE-(Universal Housing<br>Guidelines Silver Level) 20% 34<br>Units including Adaptable Units | 10%<br>16.30                                                                      | 20%<br>34                                                                                |
| 11. CAR PARKING SPACES<br>Car Parking Rates based on Council's DCP                                 | CAR PARKING SPACES<br>Car Parking based on Metropolitan sub-regional requirements |                                                                                          |
| 1 BEDROOM 1 / UNIT                                                                                 | 24                                                                                | 1 BEDROOM/STUDIO 0.6 / UNIT 17                                                           |
| 2 BEDROOM 1 / UNIT                                                                                 | 111                                                                               | 2 BEDROOM 0.9 / UNIT 100                                                                 |
| 3 BEDROOM 1.5 / UNIT                                                                               | 36                                                                                | 3 BEDROOM 1.4 / UNIT 34                                                                  |
| STUDIO 1 / UNIT                                                                                    | 4                                                                                 |                                                                                          |
| VISITOR 1 / 5 UNIT                                                                                 | 32.6                                                                              | VISITOR 1 / 5 UNIT 33                                                                    |
| TOTAL                                                                                              | 208                                                                               | 184 221 SPACES provided                                                                  |
| ADAPTABLE                                                                                          | 16.3 (10%)                                                                        | 17 SPACES                                                                                |
| BICYCLE 1 / 3 UNIT                                                                                 | 54.33                                                                             | 55 SPACES                                                                                |
| 12. SOLAR ACCESS                                                                                   | 70%<br>2 HRS                                                                      | 74.23%<br>121/163 UNITS                                                                  |
| 13. CROSS VENTILATION                                                                              | 60%                                                                               | 73.62%<br>120/163 UNITS                                                                  |

**pens**  
Design Studio  
ABN 47 814 246 560  
Josefina 'nory' Santiago architect: 55

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**NOTES:**

1. A. C. TAYLOR, *ANAL. CHEM.* 1958, 30, 1025; 1959, 31, 1077; 1960, 32, 1077; 1961, 33, 1077; 1962, 34, 1077; 1963, 35, 1077; 1964, 36, 1077; 1965, 37, 1077; 1966, 38, 1077; 1967, 39, 1077; 1968, 40, 1077; 1969, 41, 1077; 1970, 42, 1077; 1971, 43, 1077; 1972, 44, 1077; 1973, 45, 1077; 1974, 46, 1077; 1975, 47, 1077; 1976, 48, 1077; 1977, 49, 1077; 1978, 50, 1077; 1979, 51, 1077; 1980, 52, 1077; 1981, 53, 1077; 1982, 54, 1077; 1983, 55, 1077; 1984, 56, 1077; 1985, 57, 1077; 1986, 58, 1077; 1987, 59, 1077; 1988, 60, 1077; 1989, 61, 1077; 1990, 62, 1077; 1991, 63, 1077; 1992, 64, 1077; 1993, 65, 1077; 1994, 66, 1077; 1995, 67, 1077; 1996, 68, 1077; 1997, 69, 1077; 1998, 70, 1077; 1999, 71, 1077; 2000, 72, 1077; 2001, 73, 1077; 2002, 74, 1077; 2003, 75, 1077; 2004, 76, 1077; 2005, 77, 1077; 2006, 78, 1077; 2007, 79, 1077; 2008, 80, 1077; 2009, 81, 1077; 2010, 82, 1077; 2011, 83, 1077; 2012, 84, 1077; 2013, 85, 1077; 2014, 86, 1077; 2015, 87, 1077; 2016, 88, 1077; 2017, 89, 1077; 2018, 90, 1077; 2019, 91, 1077; 2020, 92, 1077; 2021, 93, 1077; 2022, 94, 1077; 2023, 95, 1077; 2024, 96, 1077; 2025, 97, 1077; 2026, 98, 1077; 2027, 99, 1077; 2028, 100, 1077; 2029, 101, 1077; 2030, 102, 1077; 2031, 103, 1077; 2032, 104, 1077; 2033, 105, 1077; 2034, 106, 1077; 2035, 107, 1077; 2036, 108, 1077; 2037, 109, 1077; 2038, 110, 1077; 2039, 111, 1077; 2040, 112, 1077; 2041, 113, 1077; 2042, 114, 1077; 2043, 115, 1077; 2044, 116, 1077; 2045, 117, 1077; 2046, 118, 1077; 2047, 119, 1077; 2048, 120, 1077; 2049, 121, 1077; 2050, 122, 1077; 2051, 123, 1077; 2052, 124, 1077; 2053, 125, 1077; 2054, 126, 1077; 2055, 127, 1077; 2056, 128, 1077; 2057, 129, 1077; 2058, 130, 1077; 2059, 131, 1077; 2060, 132, 1077; 2061, 133, 1077; 2062, 134, 1077; 2063, 135, 1077; 2064, 136, 1077; 2065, 137, 1077; 2066, 138, 1077; 2067, 139, 1077; 2068, 140, 1077; 2069, 141, 1077; 2070, 142, 1077; 2071, 143, 1077; 2072, 144, 1077; 2073, 145, 1077; 2074, 146, 1077; 2075, 147, 1077; 2076, 148, 1077; 2077, 149, 1077; 2078, 150, 1077; 2079, 151, 1077; 2080, 152, 1077; 2081, 153, 1077; 2082, 154, 1077; 2083, 155, 1077; 2084, 156, 1077; 2085, 157, 1077; 2086, 158, 1077; 2087, 159, 1077; 2088, 160, 1077; 2089, 161, 1077; 2090, 162, 1077; 2091, 163, 1077; 2092, 164, 1077; 2093, 165, 1077; 2094, 166, 1077; 2095, 167, 1077; 2096, 168, 1077; 2097, 169, 1077; 2098, 170, 1077; 2099, 171, 1077; 2100, 172, 1077; 2101, 173, 1077; 2102, 174, 1077; 2103, 175, 1077; 2104, 176, 1077; 2105, 177, 1077; 2106, 178, 1077; 2107, 179, 1077; 2108, 180, 1077; 2109, 181, 1077; 2110, 182, 1077; 2111, 183, 1077; 2112, 184, 1077; 2113, 185, 1077; 2114, 186, 1077; 2115, 187, 1077; 2116, 188, 1077; 2117, 189, 1077; 2118, 190, 1077; 2119, 191, 1077; 2120, 192, 1077; 2121, 193, 1077; 2122, 194, 1077; 2123, 195, 1077; 2124, 196, 1077; 2125, 197, 1077; 2126, 198, 1077; 2127, 199, 1077; 2128, 200, 1077; 2129, 201, 1077; 2130, 202, 1077; 2131, 203, 1077; 2132, 204, 1077; 2133, 205, 1077; 2134, 206, 1077; 2135, 207, 1077; 2136, 208, 1077; 2137, 209, 1077; 2138, 210, 1077; 2139, 211, 1077; 2140, 212, 1077; 2141, 213, 1077; 2142, 214, 1077; 2143, 215, 1077; 2144, 216, 1077; 2145, 217, 1077; 2146, 218, 1077; 2147, 219, 1077; 2148, 220, 1077; 2149, 221, 1077; 2150, 222, 1077; 2151, 223, 1077; 2152, 224, 1077; 2153, 225, 1077; 2154, 226, 1077; 2155, 227, 1077; 2156, 228, 1077; 2157, 229, 1077; 2158, 230, 1077; 2159, 231, 1077; 2160, 232, 1077; 2161, 233, 1077; 2162, 234, 1077; 2163, 235, 1077; 2164, 236, 1077; 2165, 237, 1077; 2166, 238, 1077; 2167, 239, 1077; 2168, 240, 1077; 2169, 241, 1077; 2170, 242, 1077; 2171, 243, 1077; 2172, 244, 1077; 2173, 245, 1077; 2174, 246, 1077; 2175, 247, 1077; 2176, 248, 1077; 2177, 249, 1077; 2178, 250, 1077; 2179, 251, 1077; 2180, 252, 1077; 2181, 253, 1077; 2182, 254, 1077; 2183, 255, 1077; 2184, 256, 1077; 2185, 257, 1077; 2186, 258, 1077; 2187, 259, 1077; 2188, 260, 1077; 2189, 261, 1077; 2190, 262, 1077; 2191, 263, 1077; 2192, 264, 1077; 2193, 265, 1077; 2194, 266, 1077; 2195, 267, 1077; 2196, 268, 1077; 2197, 269, 1077; 2198, 270, 1077; 2199, 271, 1077; 2200, 272,

PROJECT STATUS:

## PROJECT :

## SITE ADDRESS:

2155

SHEET TITLE:

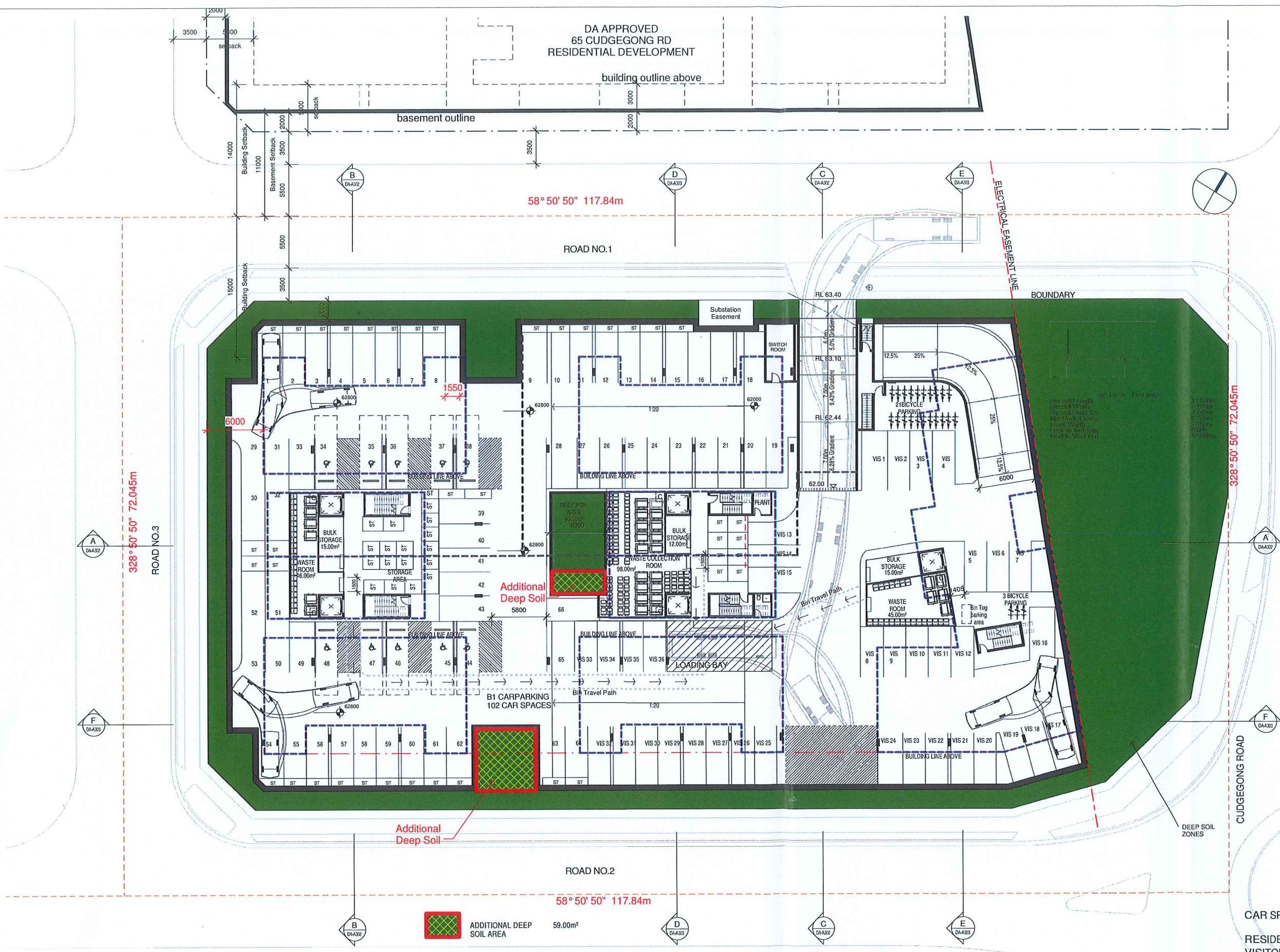
DATE:  
JUNE 2016

SUE:

**SHEET:**

DA-A001





### 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.
- ITEM 4. Panel requests staff to investigate and discuss options with the applicant to improve deep soil areas by reducing car parking.

### 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.
- 4.Additional 59m² of deep soil landscape area provided as hatched. This is due to basement redesign resulting in reduction of 8 car parking spaces.

**BASEMENT PLAN LVL-1**  
1: 200 @ A1  
1: 400 @ A3

| CAR SPACES           |     |
|----------------------|-----|
| RESIDENT             | 66  |
| VISITORS             | 36  |
| TOTAL CAR SPACES     | 102 |
| TOTAL BICYCLE SPACES | 24  |

| ISSUE | DATE     | AMENDMENT                                                                                     |
|-------|----------|-----------------------------------------------------------------------------------------------|
| I     | 24-09-19 | Issued for Sydney Central City Planning Panel response to Council email dated 20 Sept 2019    |
| H     | 25-06-19 | Issued for Sydney Central City Planning Panel response to deferral letter dated 24 April 2019 |
| 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                                                        |

**NOTES:**  
1. ALL DIMENSIONS ARE IN METRES AND HOLDERS UNLESS OTHERWISE SPECIFIED BY THE CLIENT.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED BY THE CLIENT.  
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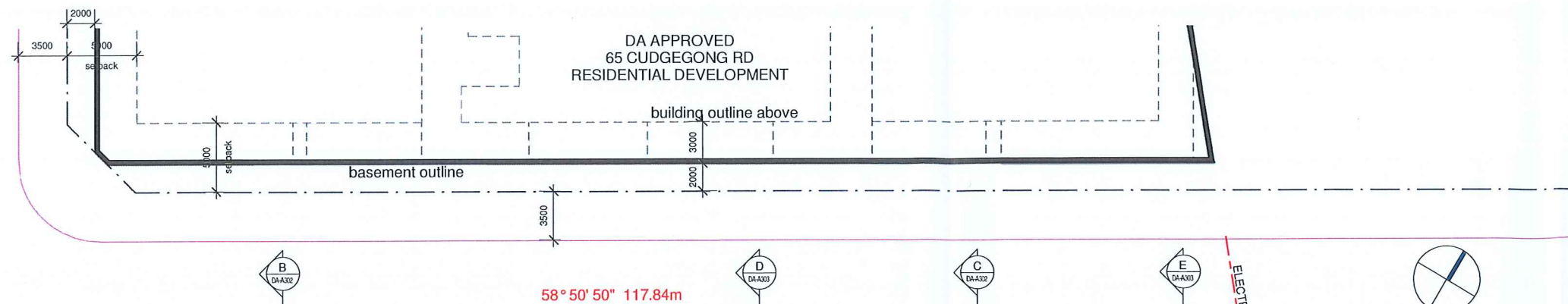
**PROJECT STATUS:**  
DEVELOPMENT APPLICATION  
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**PROJECT:**  
RESIDENTIAL DEVELOPMENT  
**SITE ADDRESS:**  
59 CUDGEGONG ROAD, ROUSE HILL, NSW 2155  
**CLIENT:**  
The Wickwood Property Group Pty Ltd

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

**ISSUE:**  
I  
**SHEET:**  
DA-A200





## PANEL DEFERRAL RECOMMENDATION

ITEM 1. Provide increased deep soil landscaped area;

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

ITEM 4. Panel requests staff to investigate and discuss options with the applicant to improve deep soil areas by reducing car parking.

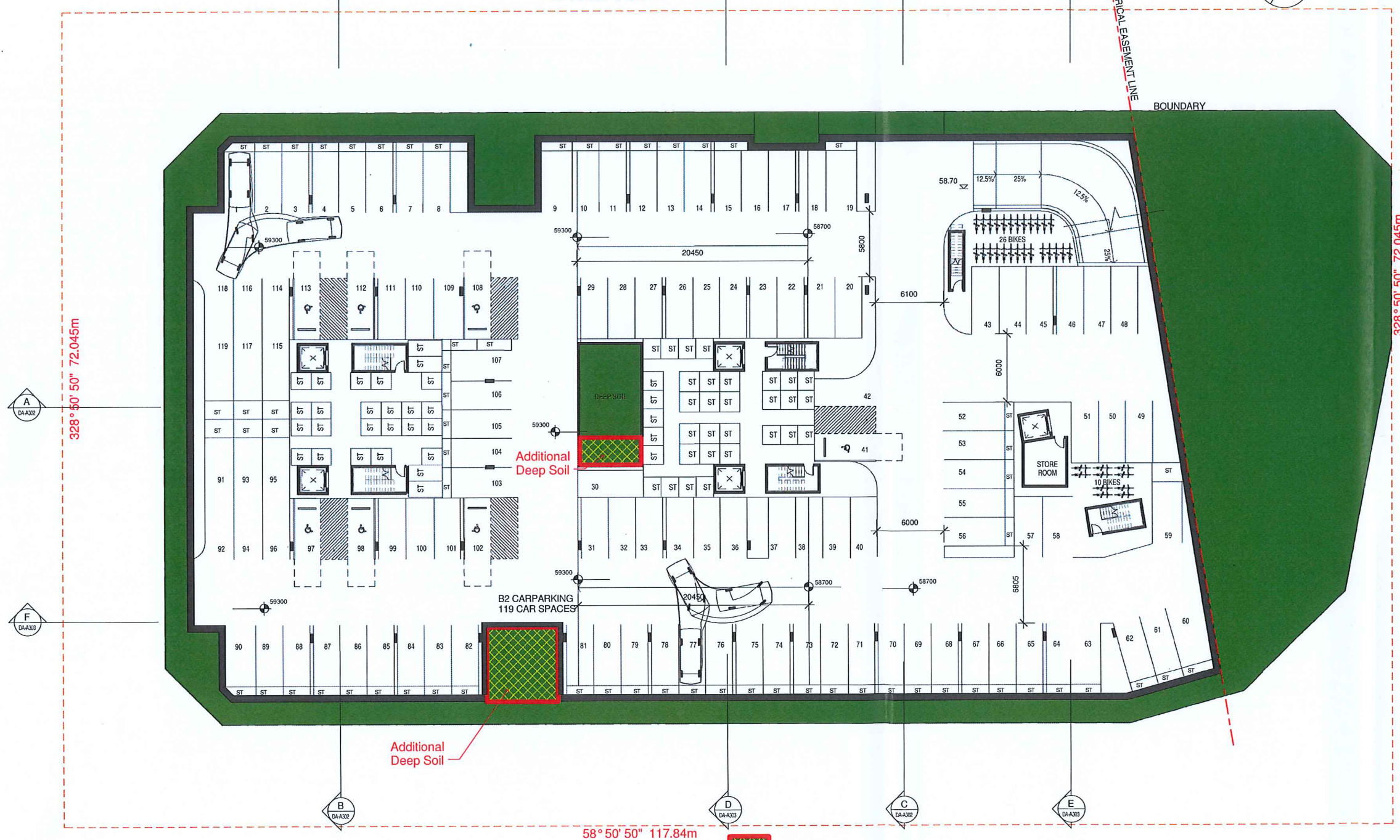
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2. Total additional deep soil landscape area provided 67.0m<sup>2</sup>

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

4. Additional 59m<sup>2</sup> of deep soil landscape area provided as hatched. This is due to basement redesign resulting in reduction of 8 car parking spaces.



ADDITIONAL DEEP SOIL AREA 59.00m<sup>2</sup>

TOTAL CAR SPACES 119  
TOTAL BICYCLE SPACES 36

## BASEMENT PLAN LVL-2

1:200 @ A1  
1:400 @ A3

**pens**  
Design Studio  
ABN 47 814 246 580  
Josefina 'noy' Santiago architect: 5968

| ISSUE | DATE     | AMENDMENT                                                                                     |
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**NOTES:**  
1. ALL DIMENSIONS ARE IN METRES AND UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE TO FACE.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL TIER 1 BUILDING STANDARDS AND APPROVED DEVELOPMENT EXEMPTION CERTIFICATE.  
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DEVELOPMENT APPLICATION

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59 CUDGEGONG ROAD, ROUSE HILL, NSW  
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CLIENT:  
The Wickwood Property Group Pty Ltd

SHEET TITLE:  
BASEMENT PLAN LVL-2

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

ISSUE:  
I  
SHEET:  
DA-A201



