

SANCTUARY PHASE 1

14A HILL ROAD WENTWORTH POINT 2127

RESIDENTIAL DEVELOPMENT

DEVELOPMENT APPLICATION

Submission to Council
Sept 2017



NOTES:
1. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION.
2. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.
3. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
4. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

DATE: 17/08/17
A: 17/08/17 - JH
B: 21/08/17 - JH
C: 21/08/17 - JH

REVISIONS:
A: Based on 17/08/17
B: Based on 21/08/17
C: Based on 21/08/17

Project Title:
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Drawing Title:
General
Cover Sheet

Project No.: 17004
Client: ALLEN
Design No.: DA-000-000
Scale: 1:100

TURNER

17/08/2017
17/08/2017
17/08/2017

Drawing List

Series	Drawing No.	Drawing Name	Scale
	DA-000-000	C_Cover Sheet	NTS
	DA-000-001	A_Drawing List	NTS
Site Information	DA-010-001	C_Context Plan	NTS
	DA-010-002	C_Site Plan	1:1000
	DA-010-003	B_Site Analysis	NTS
	DA-010-004	B_Height Plan Diagram	1:1000
GA Plans	DA-100-001	D_Lower Ground Floor	1:200
	DA-100-002	D_Ground Floor	1:200
	DA-100-003	D_Upper Ground Floor	1:200
	DA-100-004	D_Level 01	1:200
	DA-100-005	D_Level 02 & 03	1:200
	DA-100-006	D_Level 04	1:200
	DA-100-007	D_Level 05	1:200
	DA-100-008	D_Level 06	1:200
	DA-100-009	D_Level 07	1:200
	DA-100-010	D_Level 08 - 21	1:200
	DA-100-011	D_Level 22-24	1:200
	DA-100-012	D_Level 25	1:200
	DA-100-013	D_Roof Plan	1:200
Elevations	DA-250-001	C_South East Elevation	1:200
	DA-250-002	C_North East Elevation	1:200
	DA-250-003	C_North West Elevation	1:200
	DA-250-004	C_South West Elevation	1:200
Sections	DA-350-001	C_Section AA	1:200
	DA-350-002	C_Section BB	1:200
	DA-350-003	C_Section CC	1:200
Shadow Diagrams	DA-710-001	B_June 21 9am	1:1000
	DA-710-002	B_June 21 12pm	1:1000
	DA-710-003	B_June 21 3pm	1:1000
	DA-710-004	A_Sun Eye View Diagrams 01	NTS
	DA-710-005	A_Sun Eye View Diagrams 02	NTS
Solar and Cross Ventilation Diagrams	DA-720-001	A_Cross Ventilation Diagrams Sheet 1	1:500
	DA-720-002	A_Cross Ventilation Diagrams Sheet 2	1:500
	DA-720-003	A_Cross Ventilation Diagrams Sheet 3	1:500
Landscape Amenities	DA-730-001	A_Landscape & Communal Area Diagrams	NTS
GFA Diagrams	DA-740-001	A_GFA Diagrams 01	1:500
	DA-740-002	A_GFA Diagrams 02	1:500
Apartment Types	DA-820-010	A_Adaptable & Liveable Apartment Plans 01	1:100
	DA-820-011	A_Adaptable & Liveable Apartment Plans 02	1:100
	DA-820-012	A_Adaptable & Liveable Apartment Plans 03	1:100
3D Views	DA-910-001	A_South East View_Hill Road	NTS
	DA-910-002	A_South West View	NTS
	DA-910-003	A_North East View_Corner of Hill Rd & Burroway Rd	NTS
	DA-910-004	A_Building A Facade	NTS
	DA-910-005	A_Lower Building Views	NTS
Sample Board	DA-950-001	B_Materials and Finishes Sample Board	NTS

NOTES
1. All drawings are to be read in conjunction with the Project Brief and the relevant Australian Standards.
2. All dimensions are to be taken from the finished floor level unless otherwise stated.
3. All materials and finishes to be used are to be approved by the Architect.



Sekisui House Australia
58 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

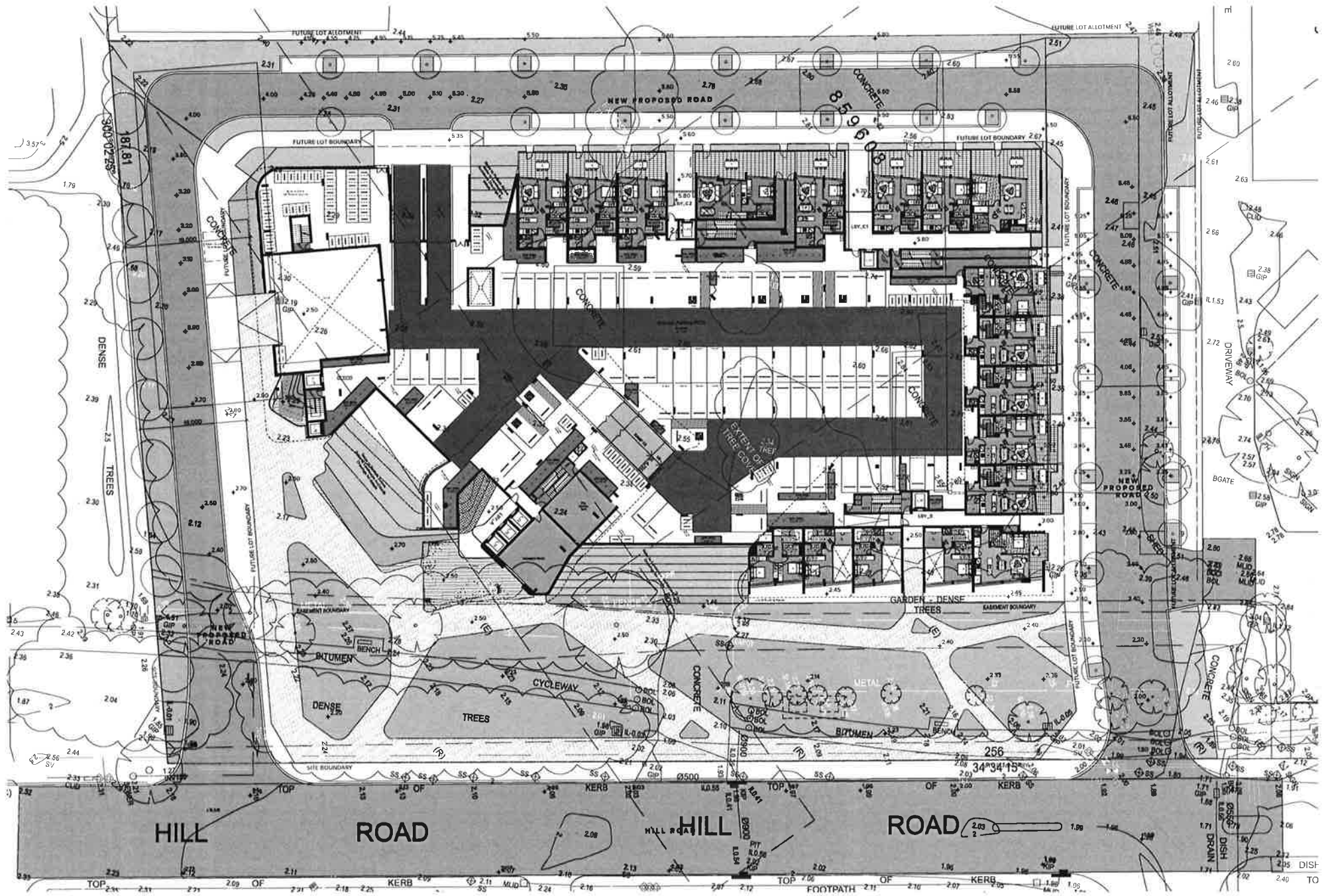
Project No. 17094
Client: The Sanctuary
Location: 14A Hill Road, Wentworth Point NSW 2127

Project No. 17094
Client: The Sanctuary
Location: 14A Hill Road, Wentworth Point NSW 2127

General
Drawing List

Project No. 17094
Client: The Sanctuary
Location: 14A Hill Road, Wentworth Point NSW 2127

TURNER



NOTES
1. The information contained in this document is for the use of the client and is not to be used for any other purpose without the written consent of the architect.
2. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this information.
3. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this information.



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

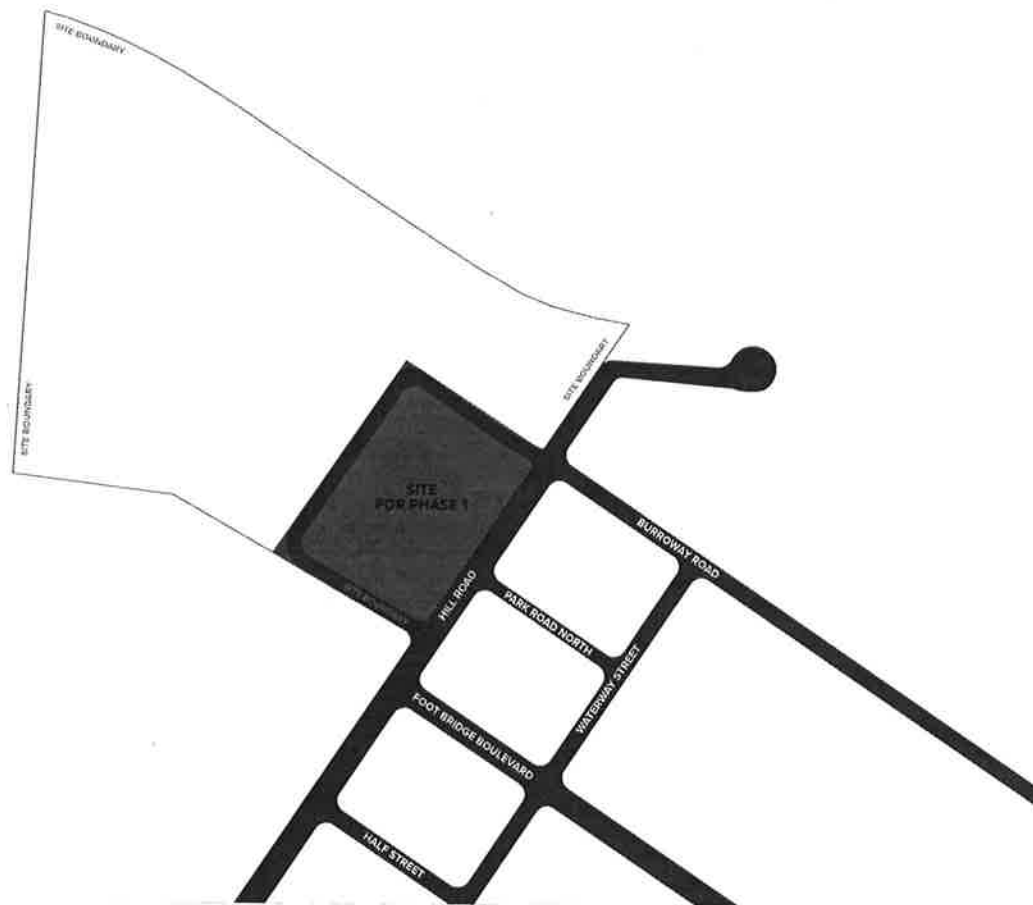
Site Name: The Saichury
168 Hill Road, Wymarr Park NSW 2127

Site Name: The Saichury
168 Hill Road, Wymarr Park NSW 2127

Site Information
Ground Floor Survey Overlay

Project No: 17004
Development Application: DA-010-005

TURNER
Architects



NOTES:
1. This plan is to be read in conjunction with the Development Application and the relevant planning instruments.
2. The site is shown as a dark grey area on this plan.
3. The site is shown as a dark grey area on this plan.
4. The site is shown as a dark grey area on this plan.



Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

Scale:
A 1:1000
B 1:2000
C 1:5000

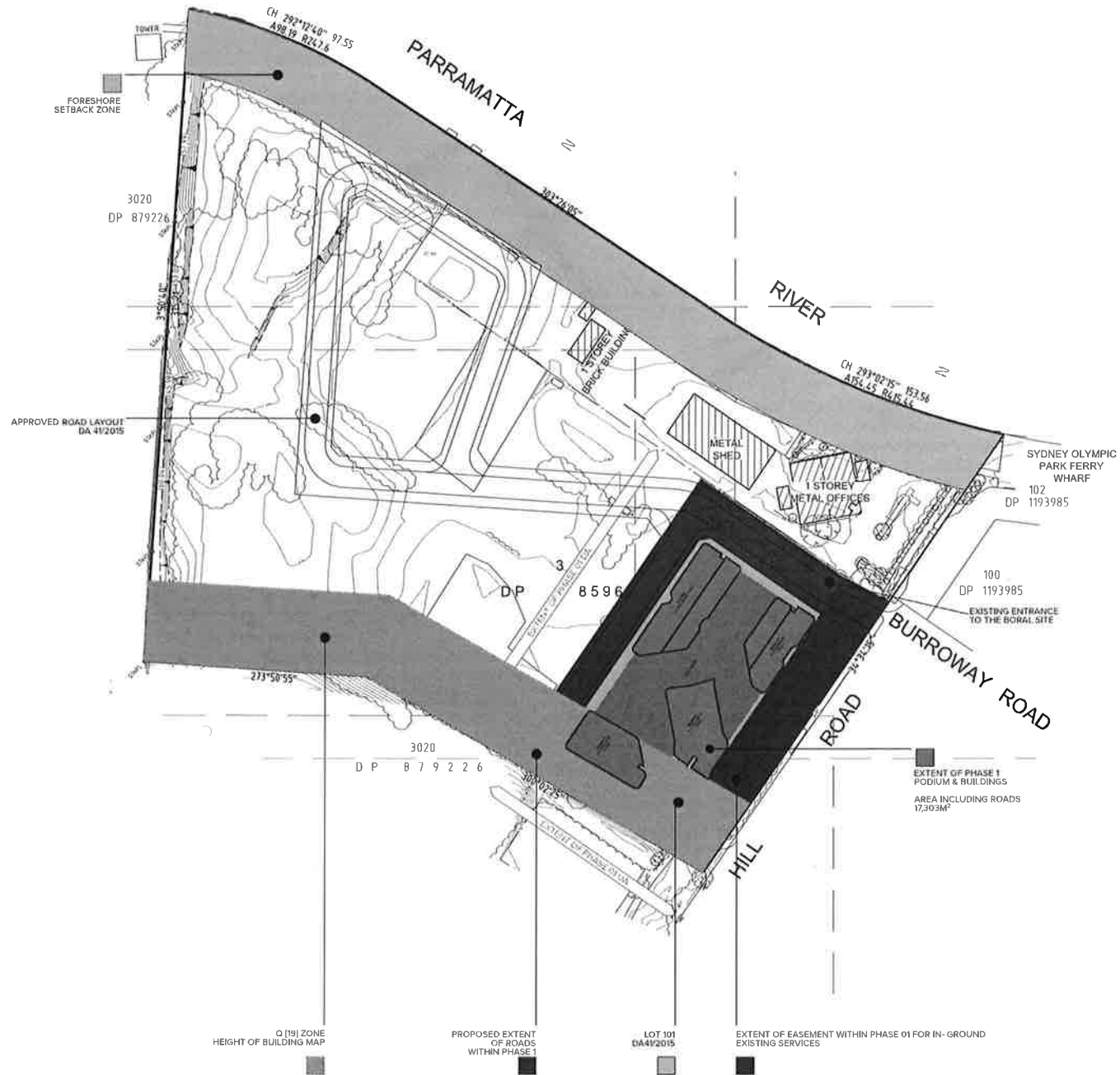
Project No.
17004
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Site Information
Context Plan

Scale:
A 1:1000
B 1:2000
C 1:5000

TURNER

Project No. 17004
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127



NOTES:
1. THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL COUNCIL.
2. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY.
3. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF CONTAMINATION AND OTHER HAZARDOUS MATERIALS.
4. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER RIGHTS OF WAY OR EASEMENTS.
5. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER OBSTRUCTIONS OR ENCUMBRANCES.
6. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER LEGAL INTERESTS OR RIGHTS.
7. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER LEGAL INTERESTS OR RIGHTS.
8. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER LEGAL INTERESTS OR RIGHTS.
9. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER LEGAL INTERESTS OR RIGHTS.
10. THE DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS FREE OF OTHER LEGAL INTERESTS OR RIGHTS.

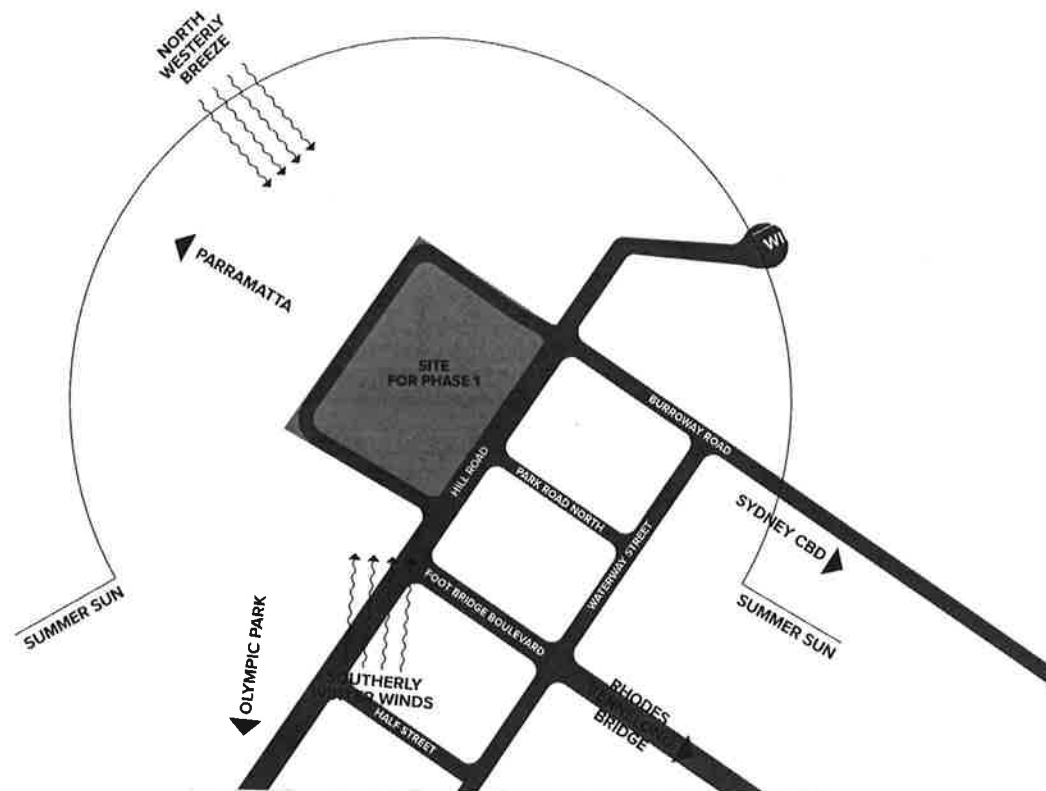


Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	10/10/18	Initial Design	J. Smith	M. Jones
2	15/10/18	Revised Design	J. Smith	M. Jones
3	20/10/18	Final Design	J. Smith	M. Jones

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Drawing No.
Site Information
Site Plan

17004
J. Smith
E
TURNER
1/10/2018
1/10/2018
1/10/2018



NOTES:
1. The site is located within the Olympic Park precinct, which is a designated area for the 2000 Sydney Olympic Games.
2. The site is located within the Olympic Park precinct, which is a designated area for the 2000 Sydney Olympic Games.
3. The site is located within the Olympic Park precinct, which is a designated area for the 2000 Sydney Olympic Games.

0400



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

Project No: 17004
Site: 14A Hill Road, Wentworth Point NSW 2127
Drawing No: 010-003

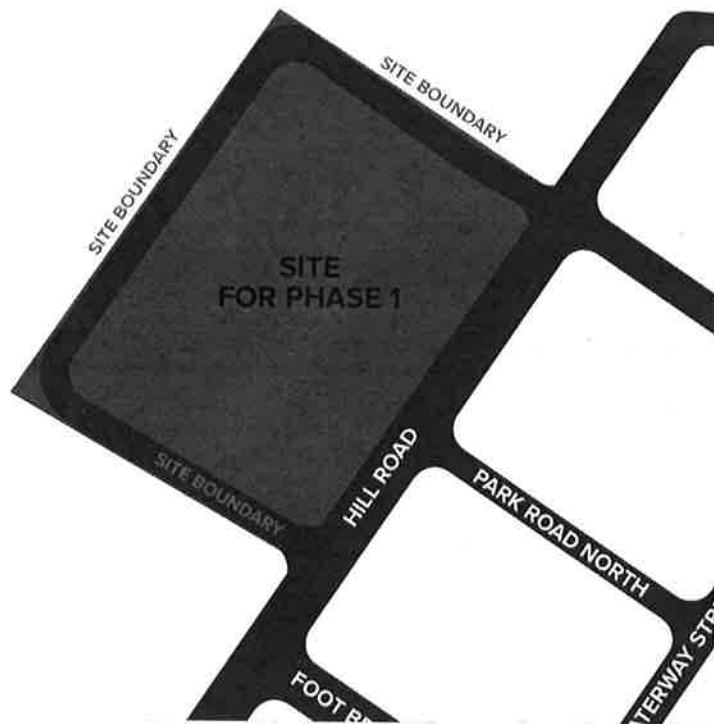
Project No: 17004
Site: 14A Hill Road, Wentworth Point NSW 2127
Drawing No: 010-003

Site Information
Site Analysts

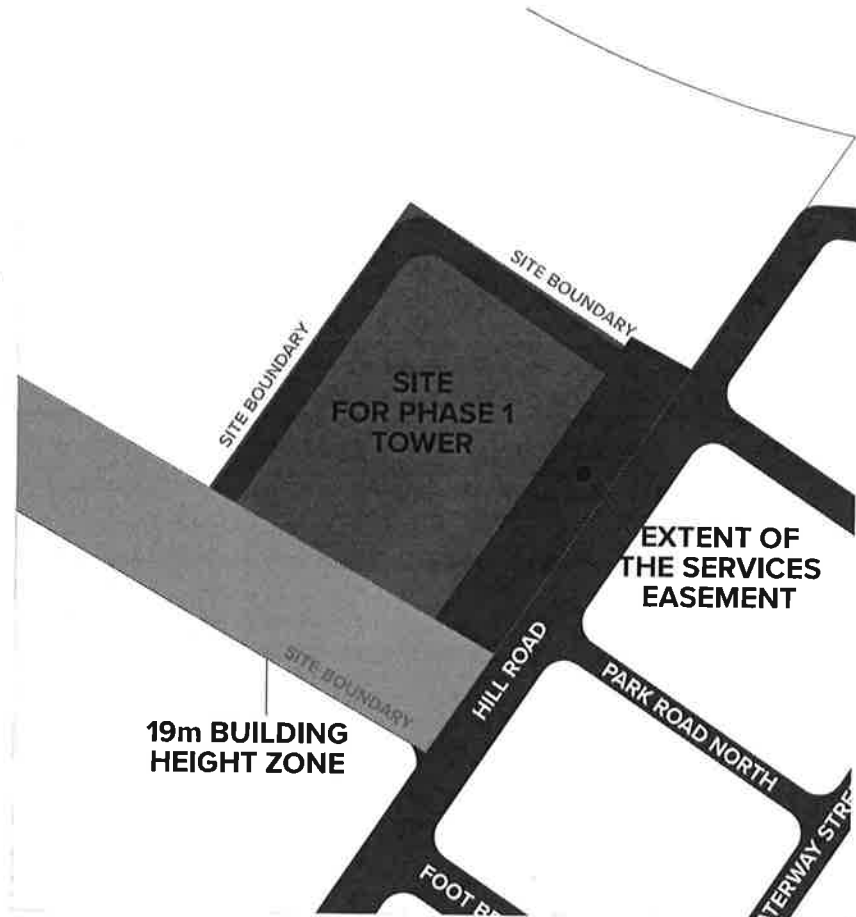
Project No: 17004
Site: 14A Hill Road, Wentworth Point NSW 2127
Drawing No: 010-003

TURNER

14A Hill Road, Wentworth Point NSW 2127
02 9211 1111
www.turner.com.au



Context Plan
Scale 1:10,000



Context Plan
Scale 1:10,000

40193
This document is the property of Sekisui House Australia Pty Ltd. It is to be used for the purpose for which it was prepared and is not to be distributed to any other party without the prior written consent of Sekisui House Australia Pty Ltd. It is to be destroyed when no longer required for the purpose for which it was prepared.



Sekisui House Australia
58 Watkinson Road Mosman Park
NSW 2113

© 2013 Sekisui House Australia Pty Ltd. All rights reserved.

100%
100%
100%

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

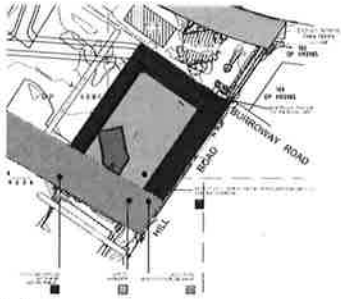
Site Information

17004 JUBCUM

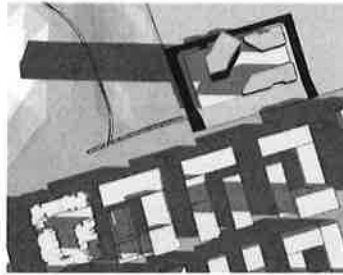
DA-010-010

TURNER

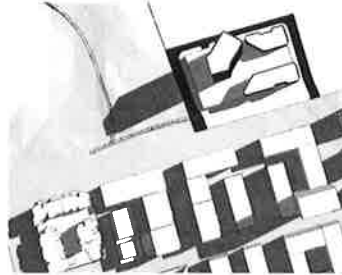
17004 JUBCUM
17004 JUBCUM
17004 JUBCUM



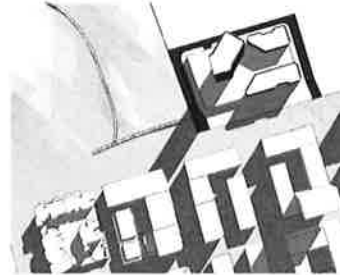
Option 1:



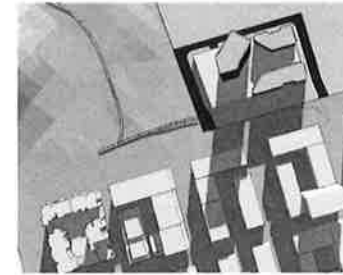
Option 1 - 9:00am



Option 1 - 11:00am

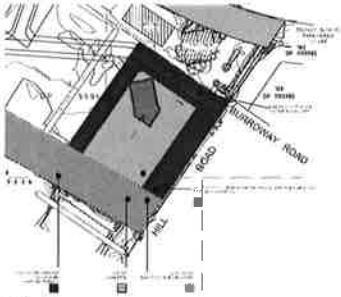


Option 1 - 1:00pm

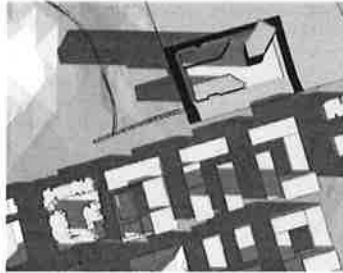


Option 1 - 3:00pm

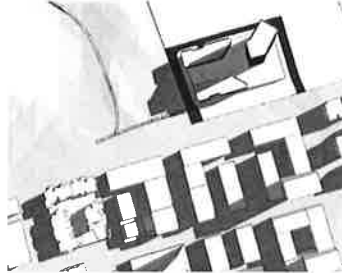
Option 1 - Tower position limits the amount of buildings / GFA we can obtain on the site



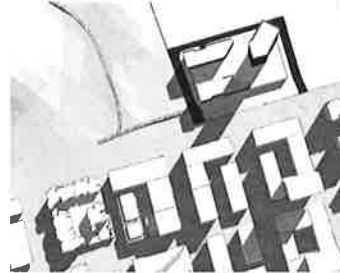
Option 2:



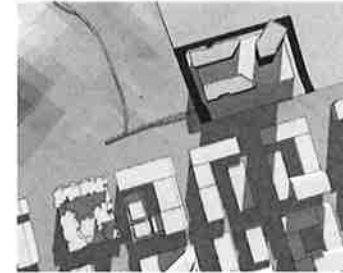
Option 2 - 9:00am



Option 2 - 11:00am

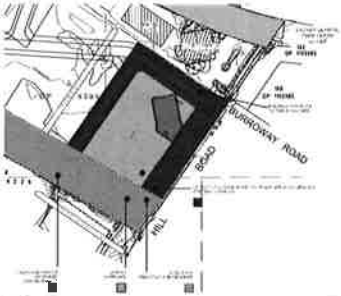


Option 2 - 1:00pm

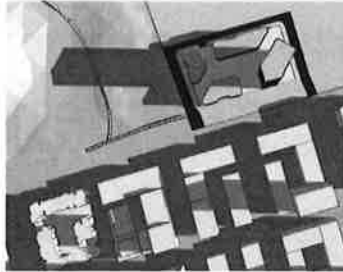


Option 2 - 3:00pm

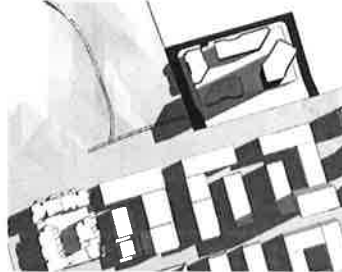
Option 2 - Tower position limits the amount of buildings / GFA we can obtain on the site and impacts our solar requirements.



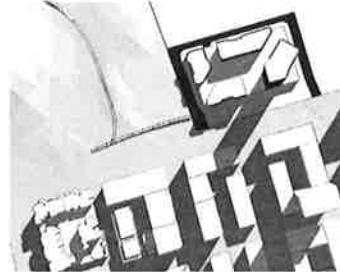
Option 3:



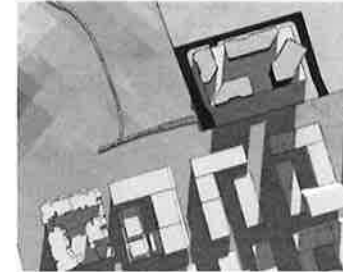
Option 3 - 9:00am



Option 3 - 11:00am

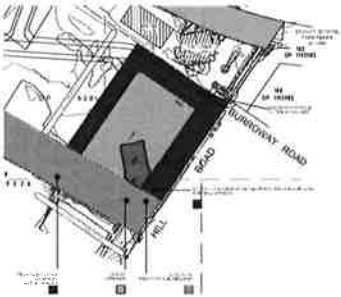


Option 3 - 1:00pm

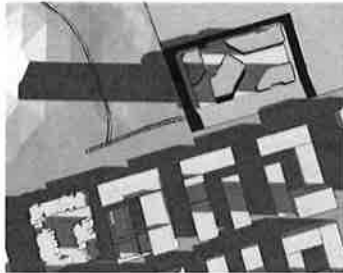


Option 3 - 3:00pm

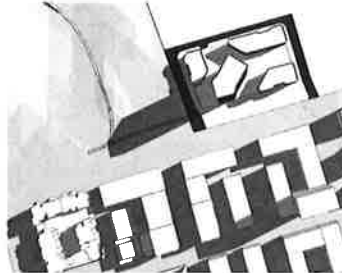
Option 3 - Tower position impacts our solar requirements.



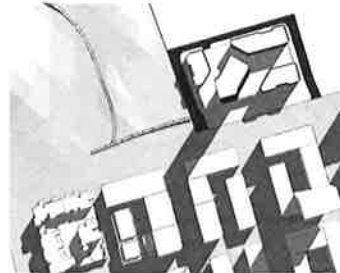
Option 4:



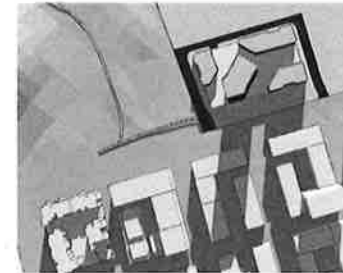
Option 4 - 9:00am



Option 4 - 11:00am



Option 4 - 1:00pm



Option 4 - 3:00pm

Option 4 - Tower position is the preferred location for achieving the maximum solar requirements and GFA.

NOTES
1. The tower position is the preferred location for achieving the maximum solar requirements and GFA.
2. The tower position is the preferred location for achieving the maximum solar requirements and GFA.



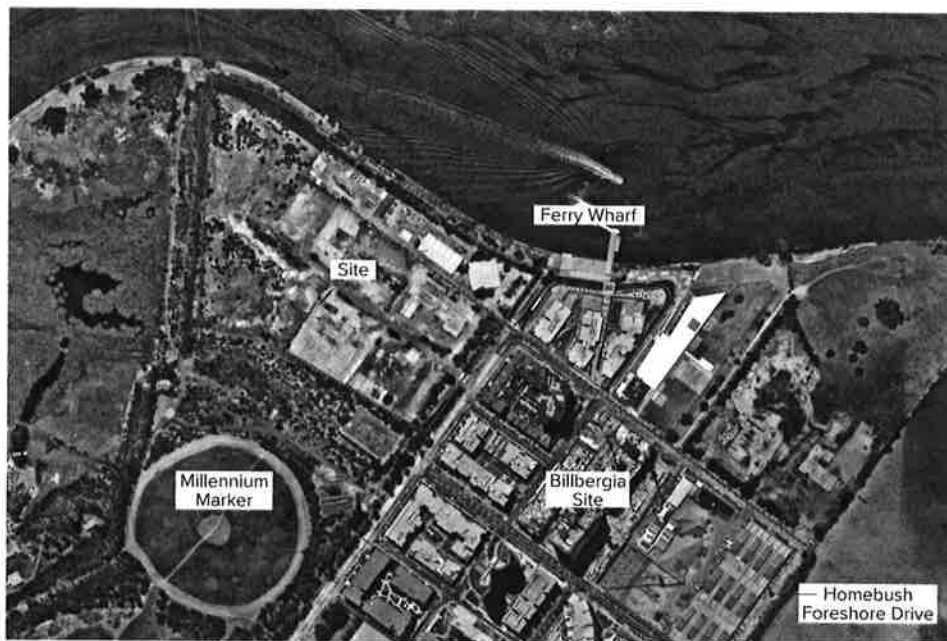
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

17004
17004
17004

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Site Information

17004
17004
17004
DA-010-012

TURNER



1. Urban Design: Park Road North

The location of Tower A is located near the intersection of Hill Road and Park Street North. In this location the tower is visible from the street. This location is considered acceptable for the following reasons:

- The DCP identified the extension of Park Road North into the Phase 1 site area as an 'indicative showway'. WPP DCP 2014 Page 9, Figure 3, but not as an identified visual corridor (WPP DCP 2014 Page 6 Figure 2).
- Connections through the extension of Burway Road and a Footbridge Boulevard were considered more important than the indicative showway. This is further reinforced by the development of the street and open space arrangement in the overall masterplan.
- The new development on Waterways Street, at the southern end of Park Street North does not maintain a visual or showway connection and hence the street is a single block in length.
- Studies of WPP DCP 2014 consistent mapping did not facilitate a showway connection to the west (see below).



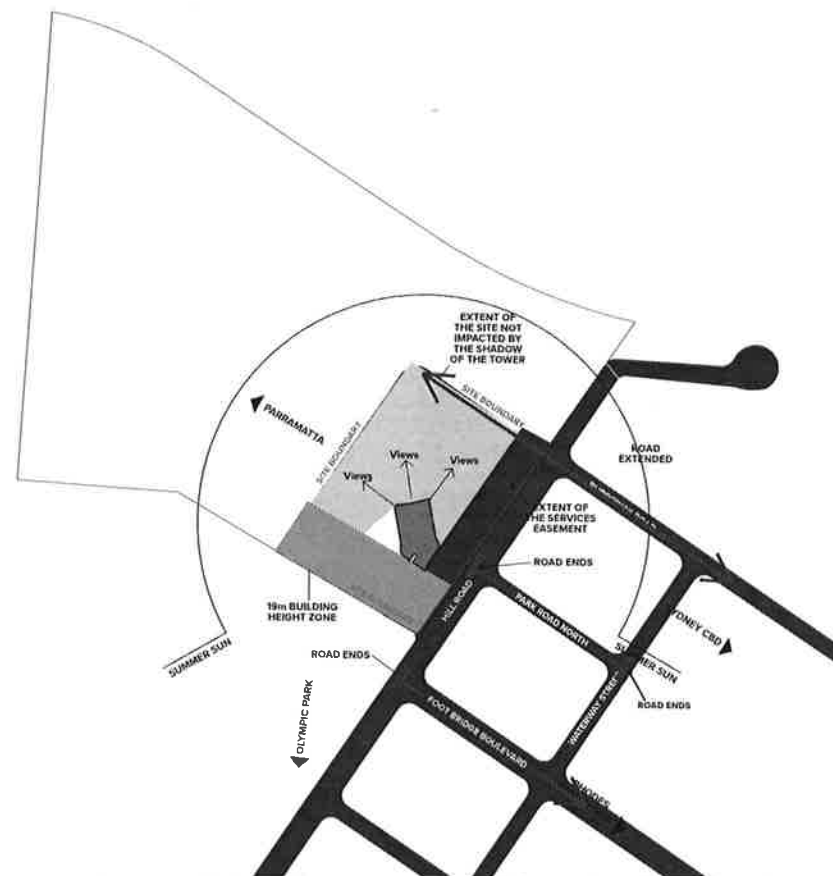
DCP STREET NETWORK PLAN



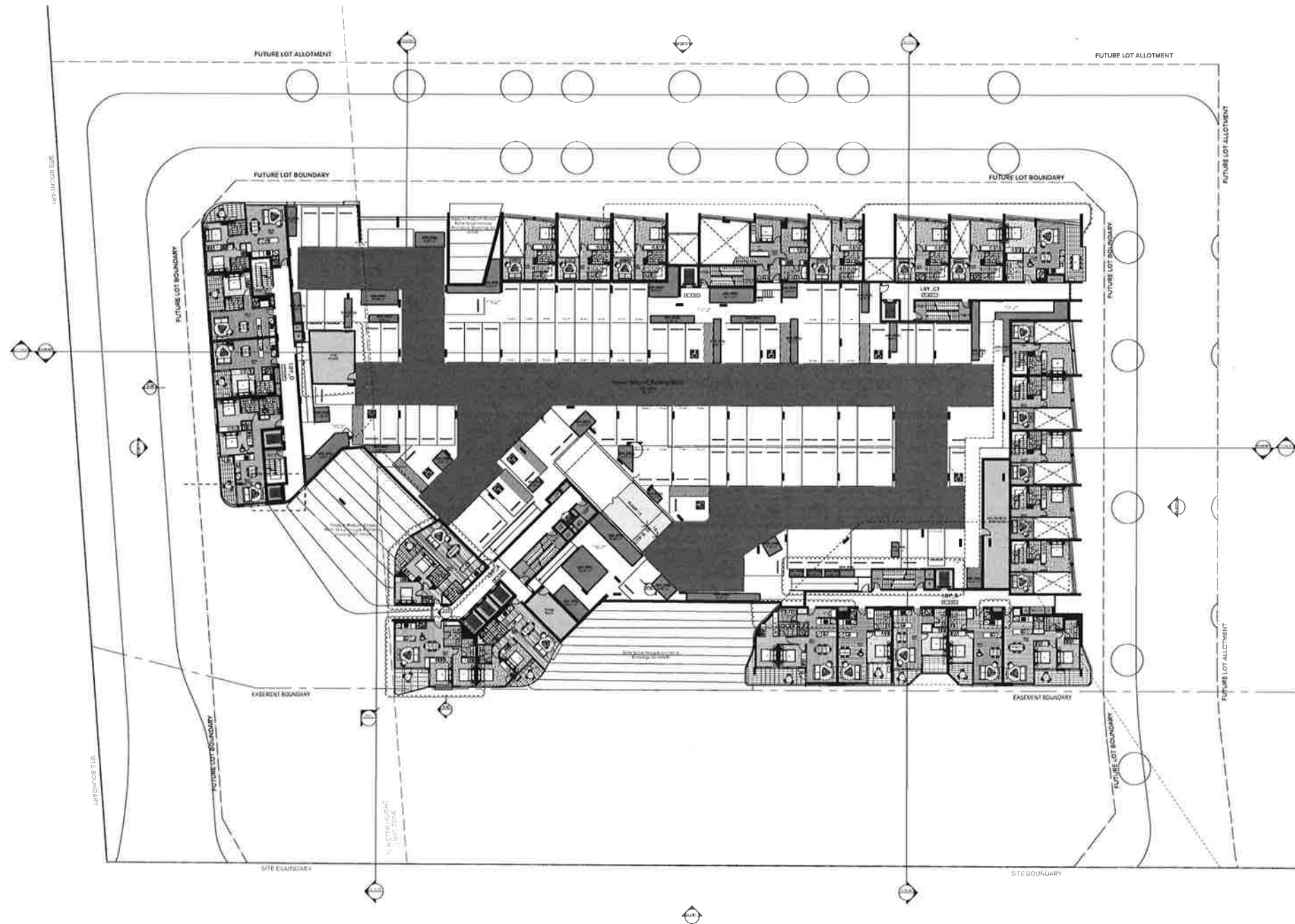
DCP INDICATIVE LANDFORM



DCP PEDESTRIAN & CYCLE NETWORK



ROAD CONNECTIONS



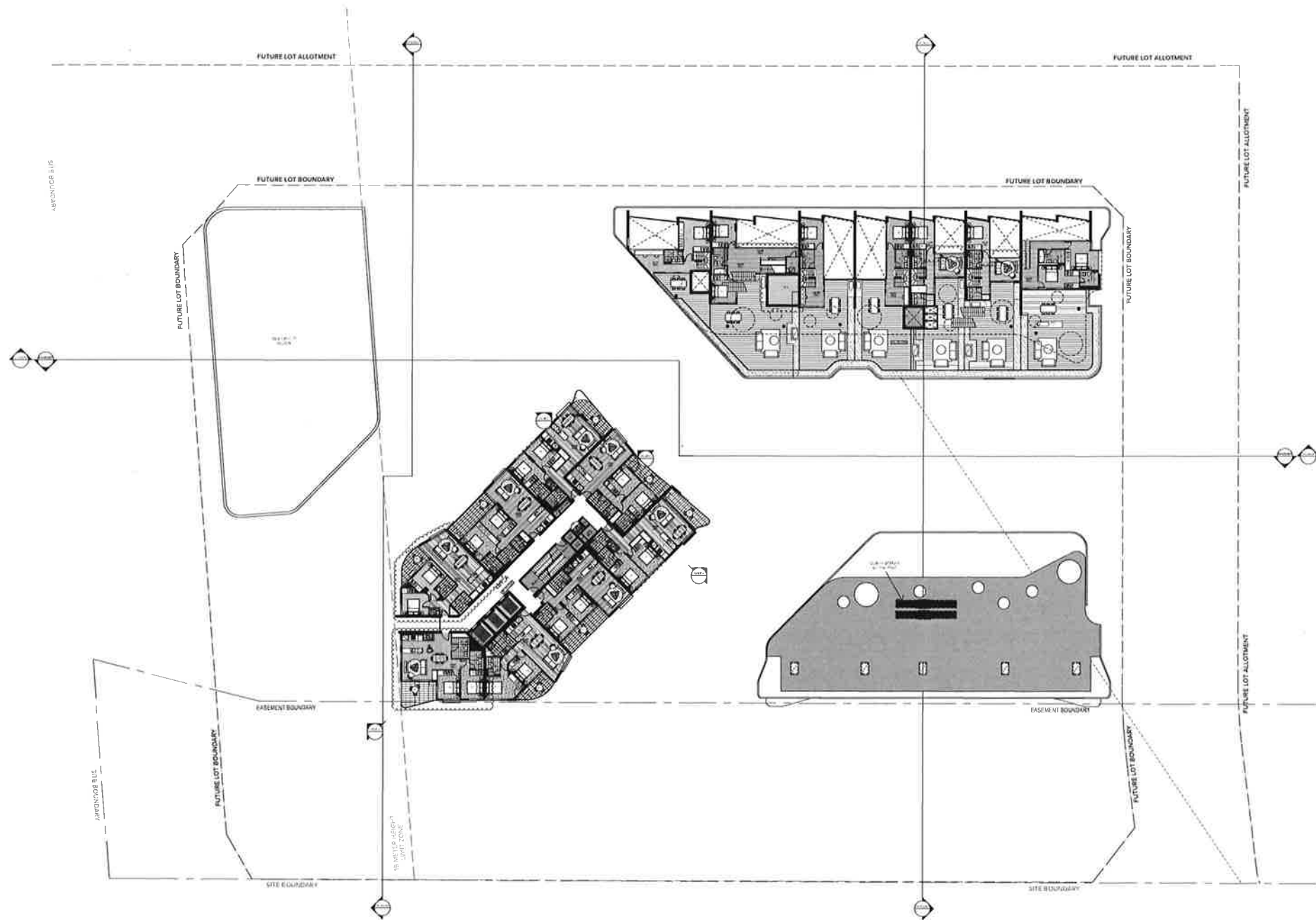
Section	Notes
1.0	General
2.0	Site
3.0	Building
4.0	Structure
5.0	Services
6.0	Landscaping
7.0	Other

Section	Notes
8.0	General
9.0	Site
10.0	Building
11.0	Structure
12.0	Services
13.0	Landscaping
14.0	Other

Section	Notes
15.0	General
16.0	Site
17.0	Building
18.0	Structure
19.0	Services
20.0	Landscaping
21.0	Other

Section	Notes
22.0	General
23.0	Site
24.0	Building
25.0	Structure
26.0	Services
27.0	Landscaping
28.0	Other

Section	Notes
29.0	General
30.0	Site
31.0	Building
32.0	Structure
33.0	Services
34.0	Landscaping
35.0	Other



Project Information	
Project Name	The Sanctuary
Address	14A Hill Road, Wainthorpe NSW 2127
Client	SEKISUI HOUSE AUSTRALIA
Architect	TURNER ARCHITECTS
Engineer	TURNER ARCHITECTS
Surveyor	TURNER ARCHITECTS
Builder	TURNER ARCHITECTS
Contractor	TURNER ARCHITECTS
Material Supplier	TURNER ARCHITECTS
Landscaper	TURNER ARCHITECTS
Interior Designer	TURNER ARCHITECTS
Electrical Engineer	TURNER ARCHITECTS
Plumbing Engineer	TURNER ARCHITECTS
Structural Engineer	TURNER ARCHITECTS
Environmental Engineer	TURNER ARCHITECTS
Acoustic Engineer	TURNER ARCHITECTS
Fire Engineer	TURNER ARCHITECTS
Healthcare Engineer	TURNER ARCHITECTS
Transport Engineer	TURNER ARCHITECTS
Water Engineer	TURNER ARCHITECTS
Waste Engineer	TURNER ARCHITECTS
Energy Engineer	TURNER ARCHITECTS
Lighting Engineer	TURNER ARCHITECTS
Audio Engineer	TURNER ARCHITECTS
Visualisation	TURNER ARCHITECTS
Model Making	TURNER ARCHITECTS
Printing	TURNER ARCHITECTS
Assembly	TURNER ARCHITECTS
Installation	TURNER ARCHITECTS
Commissioning	TURNER ARCHITECTS
Handover	TURNER ARCHITECTS
Warranty	TURNER ARCHITECTS
Aftercare	TURNER ARCHITECTS
Feedback	TURNER ARCHITECTS
Review	TURNER ARCHITECTS
Close	TURNER ARCHITECTS

Material Schedule	
Item	Description
1	Concrete
2	Brickwork
3	Roofing
4	Cladding
5	Windows
6	Doors
7	Furniture
8	Lighting
9	Electrical
10	Plumbing
11	Landscaping
12	Paintwork
13	Finishes
14	Fixtures
15	Accessories
16	Other



Language	Library
C	libc, libm, libpthread, librt, libutil
C++	libstdc++
Fortran	libgfortran, libquadmath
Go	libc, libm, libpthread, librt, libutil
Java	libjvarkit, libjvarkit
JavaScript	libv8
Perl	libperl
Python	libpython
R	libR
Ruby	libruby
Scala	libscala
Swift	libswift
Visual Basic	libvbs
Wasm	libwasm



1. $\lim_{x \rightarrow 0} \frac{\sin x}{x} = 1$ (L'Hôpital's Rule)

2. $\lim_{x \rightarrow 0} \frac{e^x - 1}{x} = 1$ (L'Hôpital's Rule)

3. $\lim_{x \rightarrow 0} \frac{\ln(1+x)}{x} = 1$ (L'Hôpital's Rule)

- 1. ☐ I am not at all interested in studying for my degree.
- 2. ☐ I am not at all motivated to study for my degree.
- 3. ☐ I am not at all committed to studying for my degree.
- 4. ☐ I am not at all confident about my ability to succeed in my degree.
- 5. ☐ I am not at all sure about my future career prospects.

- ☐ 1. The first step in the process of the cell cycle is the G₁ phase.
- ☐ 2. The second step in the process of the cell cycle is the S phase.
- ☐ 3. The third step in the process of the cell cycle is the G₂ phase.
- ☐ 4. The fourth step in the process of the cell cycle is the M phase.

[illegible]

1.3. **How much is the cost of the 100th unit?**
 The cost of the 100th unit is \$100.00.

- **1.1** **Wiederholung** (repetition): **Repeat** **if** **condition** **then** **statements** **endif**
- **1.2** **Wiederholung** (repetition): **Repeat** **statements** **until** **condition** **endif**
- **1.3** **Wiederholung** (repetition): **Repeat** **statements** **while** **condition** **endif**
- **1.4** **Wiederholung** (repetition): **Repeat** **statements** **do** **while** **condition** **endif**

10. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$
11. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$
12. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$
13. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$
14. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$
15. $\frac{d}{dt} \ln \left(\frac{1}{1 + e^{-t}} \right) = \frac{1}{1 + e^{-t}}$

[illegible]

CUBUNT

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

Pre	Date	Appropriateness	Researcher's Notes
A	12/24/11	NO	Interviewed by phone
B	11/28/11	NO	Interviewed by phone
C	01/10/12	NO	Interviewed by phone
D	12/15/11	NO	Conducted by phone

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Elevations
North East Elevation

Date	Project No.	Project Name
1 FEB 1986	17004	AUGUR
Form	Page	No.
Development Application	DA-250-002	D

TURNER



- 1. The building is a multi-story residential building with a complex facade of windows and balconies.
- 2. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 3. The building is situated on a plot with a proposed new road and a parking area.

- 4. The building is a multi-story residential building with a complex facade of windows and balconies.
- 5. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 6. The building is situated on a plot with a proposed new road and a parking area.

- 7. The building is a multi-story residential building with a complex facade of windows and balconies.
- 8. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 9. The building is situated on a plot with a proposed new road and a parking area.

- 10. The building is a multi-story residential building with a complex facade of windows and balconies.
- 11. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 12. The building is situated on a plot with a proposed new road and a parking area.

- 13. The building is a multi-story residential building with a complex facade of windows and balconies.
- 14. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 15. The building is situated on a plot with a proposed new road and a parking area.

- 16. The building is a multi-story residential building with a complex facade of windows and balconies.
- 17. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 18. The building is situated on a plot with a proposed new road and a parking area.

- 19. The building is a multi-story residential building with a complex facade of windows and balconies.
- 20. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 21. The building is situated on a plot with a proposed new road and a parking area.

- 22. The building is a multi-story residential building with a complex facade of windows and balconies.
- 23. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 24. The building is situated on a plot with a proposed new road and a parking area.

- 25. The building is a multi-story residential building with a complex facade of windows and balconies.
- 26. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 27. The building is situated on a plot with a proposed new road and a parking area.

- 28. The building is a multi-story residential building with a complex facade of windows and balconies.
- 29. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 30. The building is situated on a plot with a proposed new road and a parking area.

- 31. The building is a multi-story residential building with a complex facade of windows and balconies.
- 32. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 33. The building is situated on a plot with a proposed new road and a parking area.

- 34. The building is a multi-story residential building with a complex facade of windows and balconies.
- 35. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 36. The building is situated on a plot with a proposed new road and a parking area.

- 37. The building is a multi-story residential building with a complex facade of windows and balconies.
- 38. The building is divided into sections labeled BUILDING A, BUILDING B, BUILDING C, and BUILDING D.
- 39. The building is situated on a plot with a proposed new road and a parking area.



- [illegible]

- | |
|--|
| <p>1. Identify the problem (What is the issue?)</p> <p>2. Define the problem (What are the symptoms?)</p> <p>3. Identify the causes (What is causing the problem?)</p> <p>4. Identify the effects (What are the consequences of the problem?)</p> <p>5. Identify the stakeholders (Who is affected by the problem?)</p> <p>6. Identify the resources (What resources are available to solve the problem?)</p> <p>7. Identify the constraints (What limitations are there?)</p> <p>8. Identify the options (What are the possible solutions?)</p> <p>9. Identify the pros and cons (What are the advantages and disadvantages of each option?)</p> <p>10. Identify the best option (Which option is the most suitable?)</p> <p>11. Identify the implementation plan (How will the chosen option be put into practice?)</p> <p>12. Identify the monitoring and evaluation plan (How will the progress be tracked and the results assessed?)</p> <p>13. Identify the communication plan (How will the stakeholders be kept informed?)</p> <p>14. Identify the risk management plan (How will potential risks be managed?)</p> <p>15. Identify the contingency plan (What backup plans are in place?)</p> <p>16. Identify the exit strategy (How will the project be concluded?)</p> <p>17. Identify the lessons learned (What can be learned from the experience?)</p> <p>18. Identify the next steps (What actions should be taken next?)</p> <p>19. Identify the responsibilities (Who is responsible for each task?)</p> <p>20. Identify the timeline (When will the project be completed?)</p> <p>21. Identify the budget (What is the financial plan for the project?)</p> <p>22. Identify the reporting structure (How will progress be reported?)</p> <p>23. Identify the communication channels (What methods will be used for communication?)</p> <p>24. Identify the documentation (What records should be kept?)</p> <p>25. Identify the review process (How will the project be reviewed?)</p> <p>26. Identify the feedback loop (How will feedback be collected and used?)</p> <p>27. Identify the exit strategy (How will the project be concluded?)</p> <p>28. Identify the lessons learned (What can be learned from the experience?)</p> <p>29. Identify the next steps (What actions should be taken next?)</p> <p>30. Identify the responsibilities (Who is responsible for each task?)</p> <p>31. Identify the timeline (When will the project be completed?)</p> <p>32. Identify the budget (What is the financial plan for the project?)</p> <p>33. Identify the reporting structure (How will progress be reported?)</p> <p>34. Identify the communication channels (What methods will be used for communication?)</p> <p>35. Identify the documentation (What records should be kept?)</p> <p>36. Identify the review process (How will the project be reviewed?)</p> <p>37. Identify the feedback loop (How will feedback be collected and used?)</p> <p>38. Identify the exit strategy (How will the project be concluded?)</p> <p>39. Identify the lessons learned (What can be learned from the experience?)</p> <p>40. Identify the next steps (What actions should be taken next?)</p> <p>41. Identify the responsibilities (Who is responsible for each task?)</p> <p>42. Identify the timeline (When will the project be completed?)</p> <p>43. Identify the budget (What is the financial plan for the project?)</p> <p>44. Identify the reporting structure (How will progress be reported?)</p> <p>45. Identify the communication channels (What methods will be used for communication?)</p> <p>46. Identify the documentation (What records should be kept?)</p> <p>47. Identify the review process (How will the project be reviewed?)</p> <p>48. Identify the feedback loop (How will feedback be collected and used?)</p> <p>49. Identify the exit strategy (How will the project be concluded?)</p> <p>50. Identify the lessons learned (What can be learned from the experience?)</p> <p>51. Identify the next steps (What actions should be taken next?)</p> <p>52. Identify the responsibilities (Who is responsible for each task?)</p> <p>53. Identify the timeline (When will the project be completed?)</p> <p>54. Identify the budget (What is the financial plan for the project?)</p> <p>55. Identify the reporting structure (How will progress be reported?)</p> <p>56. Identify the communication channels (What methods will be used for communication?)</p> <p>57. Identify the documentation (What records should be kept?)</p> <p>58. Identify the review process (How will the project be reviewed?)</p> <p>59. Identify the feedback loop (How will feedback be collected and used?)</p> <p>60. Identify the exit strategy (How will the project be concluded?)</p> <p>61. Identify the lessons learned (What can be learned from the experience?)</p> <p>62. Identify the next steps (What actions should be taken next?)</p> <p>63. Identify the responsibilities (Who is responsible for each task?)</p> <p>64. Identify the timeline (When will the project be completed?)</p> <p>65. Identify the budget (What is the financial plan for the project?)</p> <p>66. Identify the reporting structure (How will progress be reported?)</p> <p>67. Identify the communication channels (What methods will be used for communication?)</p> <p>68. Identify the documentation (What records should be kept?)</p> <p>69. Identify the review process (How will the project be reviewed?)</p> <p>70. Identify the feedback loop (How will feedback be collected and used?)</p> <p>71. Identify the exit strategy (How will the project be concluded?)</p> <p>72. Identify the lessons learned (What can be learned from the experience?)</p> <p>73. Identify the next steps (What actions should be taken next?)</p> <p>74. Identify the responsibilities (Who is responsible for each task?)</p> <p>75. Identify the timeline (When will the project be completed?)</p> <p>76. Identify the budget (What is the financial plan for the project?)</p> <p>77. Identify the reporting structure (How will progress be reported?)</p> <p>78. Identify the communication channels (What methods will be used for communication?)</p> <p>79. Identify the documentation (What records should be kept?)</p> <p>80. Identify the review process (How will the project be reviewed?)</p> <p>81. Identify the feedback loop (How will feedback be collected and used?)</p> <p>82. Identify the exit strategy (How will the project be concluded?)</p> <p>83. Identify the lessons learned (What can be learned from the experience?)</p> <p>84. Identify the next steps (What actions should be taken next?)</p> <p>85. Identify the responsibilities (Who is responsible for each task?)</p> <p>86. Identify the timeline (When will the project be completed?)</p> <p>87. Identify the budget (What is the financial plan for the project?)</p> <p>88. Identify the reporting structure (How will progress be reported?)</p> <p>89. Identify the communication channels (What methods will be used for communication?)</p> <p>90. Identify the documentation (What records should be kept?)</p> <p>91. Identify the review process (How will the project be reviewed?)</p> <p>92. Identify the feedback loop (How will feedback be collected and used?)</p> <p>93. Identify the exit strategy (How will the project be concluded?)</p> <p>94. Identify the lessons learned (What can be learned from the experience?)</p> <p>95. Identify the next steps (What actions should be taken next?)</p> <p>96. Identify the responsibilities (Who is responsible for each task?)</p> <p>97. Identify the timeline (When will the project be completed?)</p> <p>98. Identify the budget (What is the financial plan for the project?)</p> <p>99. Identify the reporting structure (How will progress be reported?)</p> <p>100. Identify the communication channels (What methods will be used for communication?)</p> <p>101. Identify the documentation (What records should be kept?)</p> <p>102. Identify the review process (How will the project be reviewed?)</p> <p>103. Identify the feedback loop (How will feedback be collected and used?)</p> <p>104. Identify the exit strategy (How will the project be concluded?)</p> <p>105. Identify the lessons learned (What can be learned from the experience?)</p> <p>106. Identify the next steps (What actions should be taken next?)</p> <p>107. Identify the responsibilities (Who is responsible for each task?)</p> <p>108. Identify the timeline (When will the project be completed?)</p> <p>109. Identify the budget (What is the financial plan for the project?)</p> <p>110. Identify the reporting structure (How will progress be reported?)</p> <p>111. Identify the communication channels (What methods will be used for communication?)</p> <p>112. Identify the documentation (What records should be kept?)</p> <p>113. Identify the review process (How will the project be reviewed?)</p> <p>114. Identify the feedback loop (How will feedback be collected and used?)</p> <p>115. Identify the exit strategy (How will the project be concluded?)</p> <p>116. Identify the lessons learned (What can be learned from the experience?)</p> <p>117. Identify the next steps (What actions should be taken next?)</p> <p>118. Identify the responsibilities (Who is responsible for each task?)</p> <p>119. Identify the timeline (When will the project be completed?)</p> <p>120. Identify the budget (What is the financial plan for the project?)</p> <p>121. Identify the reporting structure (How will progress be reported?)</p> <p>122. Identify the communication channels (What methods will be used for communication?)</p> <p>123. Identify the documentation (What records should be kept?)</p> <p>124. Identify the review process (How will the project be reviewed?)</p> <p>125. Identify the feedback loop (How will feedback be collected and used?)</p> <p>126. Identify the exit strategy (How will the project be concluded?)</p> <p>127. Identify the lessons learned (What can be learned from the experience?)</p> <p>128. Identify the next steps (What actions should be taken next?)</p> <p>129. Identify the responsibilities (Who is responsible for each task?)</p> <p>130. Identify the timeline (When will the project be completed?)</p> <p>131. Identify the budget (What is the financial plan for the project?)</p> <p>132. Identify the reporting structure (How will progress be reported?)</p> <p>133. Identify the communication channels (What methods will be used for communication?)</p> <p>134. Identify the documentation (What records should be kept?)</p> <p>135. Identify the review process (How will the project be reviewed?)</p> <p>136. Identify the feedback loop (How will feedback be collected and used?)</p> <p>137. Identify the exit strategy (How will the project be concluded?)</p> <p>138. Identify the lessons learned (What can be learned from the experience?)</p> <p>139. Identify the next steps (What actions should be taken next?)</p> <p>140. Identify the responsibilities (Who is responsible for each task?)</p> <p>141. Identify the timeline (When will the project be completed?)</p> <p>142. Identify the budget (What is the financial plan for the project?)</p> <p>143. Identify the reporting structure (How will progress be reported?)</p> <p>144. Identify the communication channels (What methods will be used for communication?)</p> <p>145. Identify the documentation (What records should be kept?)</p> |
|--|

NOTES



Sekloul House Australia
68 Waterloo Road Macquarie Park
NSW 2113

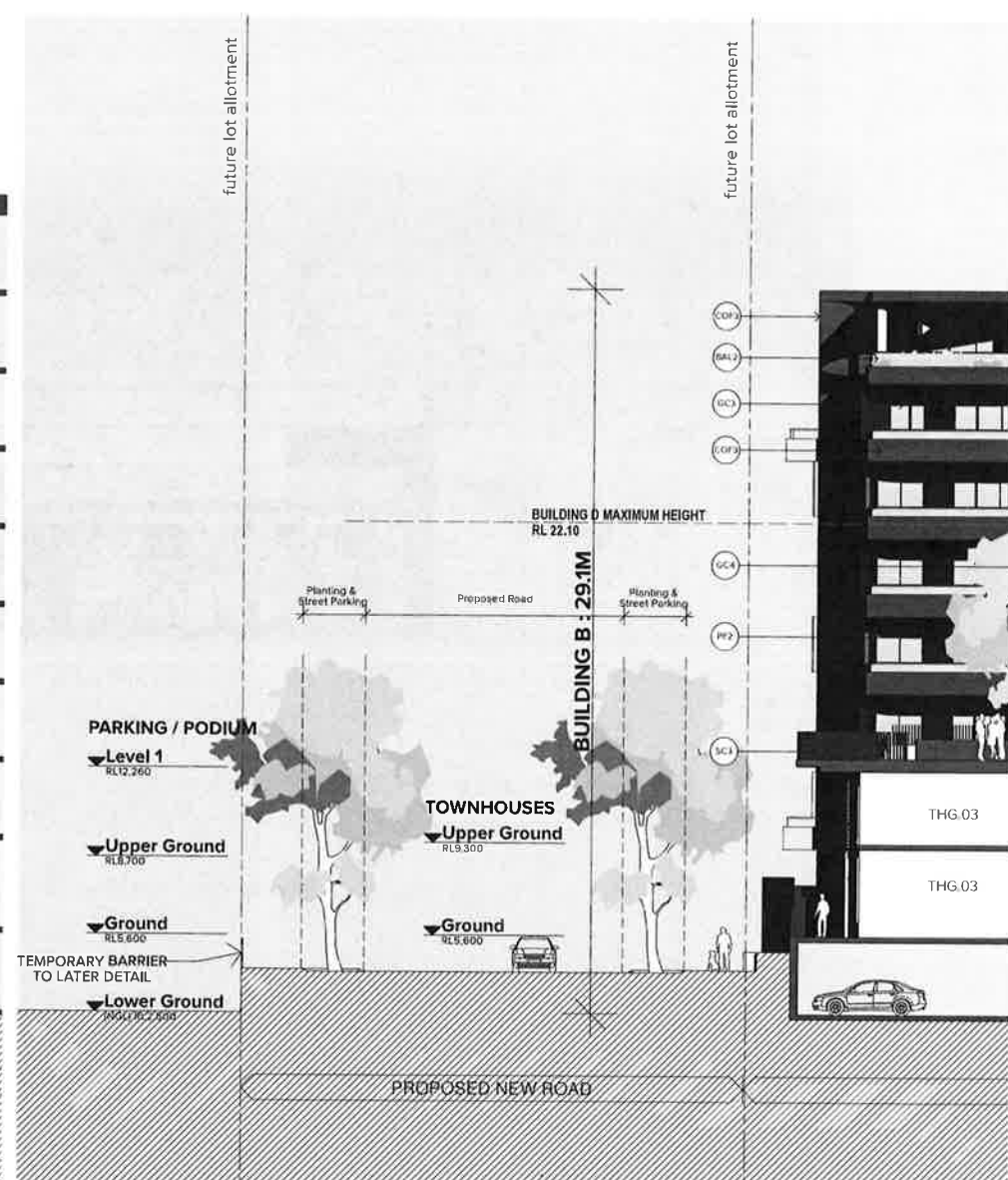
Age	Size	Aggression	Power Score
1	10.0 cm	20	1.00 (no aggression)
2	15.0 cm	20	1.00 (no aggression)

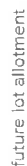
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Section DD

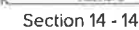
U.S. GOVERNMENT PRINTING OFFICE: 2004-500-000
DA-350-007

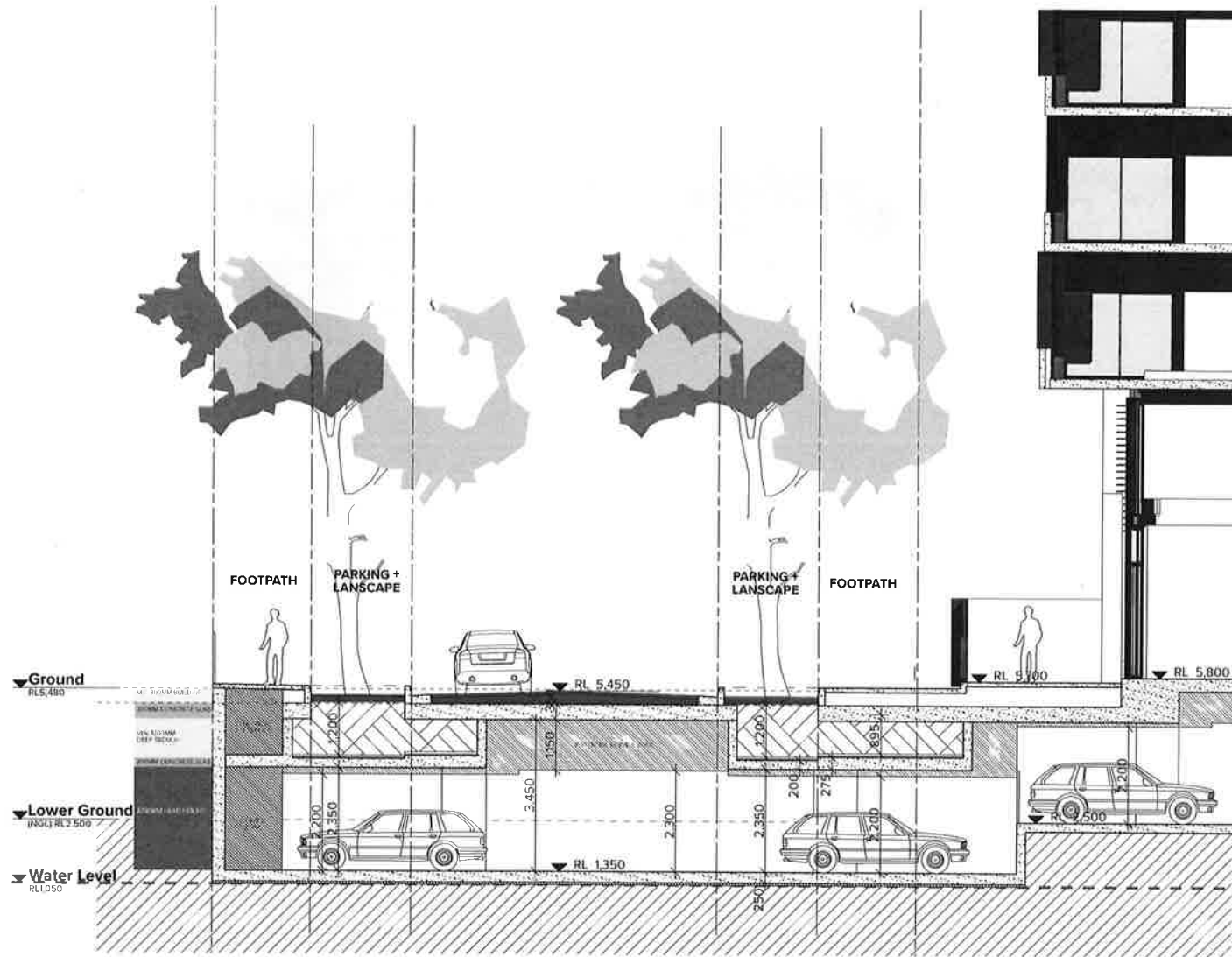
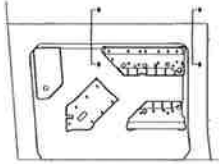
TURNER

Year	Number of cases	Rate per 100,000
1990	1,000	1.0
1991	1,100	1.1
1992	1,200	1.2
1993	1,300	1.3
1994	1,400	1.4
1995	1,500	1.5
1996	1,600	1.6
1997	1,700	1.7
1998	1,800	1.8
1999	1,900	1.9
2000	2,000	2.0
2001	2,100	2.1
2002	2,200	2.2
2003	2,300	2.3
2004	2,400	2.4
2005	2,500	2.5
2006	2,600	2.6
2007	2,700	2.7
2008	2,800	2.8
2009	2,900	2.9
2010	3,000	3.0
2011	3,100	3.1
2012	3,200	3.2
2013	3,300	3.3
2014	3,400	3.4
2015	3,500	3.5
2016	3,600	3.6
2017	3,700	3.7
2018	3,800	3.8
2019	3,900	3.9
2020	4,000	4.0









NOTES:
1. The building is designed to be built on a site with a maximum slope of 1:1.
2. The building is designed to be built on a site with a maximum slope of 1:1.
3. The building is designed to be built on a site with a maximum slope of 1:1.

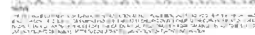


Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

Project Name: The Sanctuary
Project Address: 14A Hill Road, Wentworth Point NSW 2127

Project Name: The Sanctuary
Project Address: 14A Hill Road, Wentworth Point NSW 2127
Drawing No: DA-359-013

Project Name: The Sanctuary
Project Address: 14A Hill Road, Wentworth Point NSW 2127
Drawing No: DA-359-013
Turner



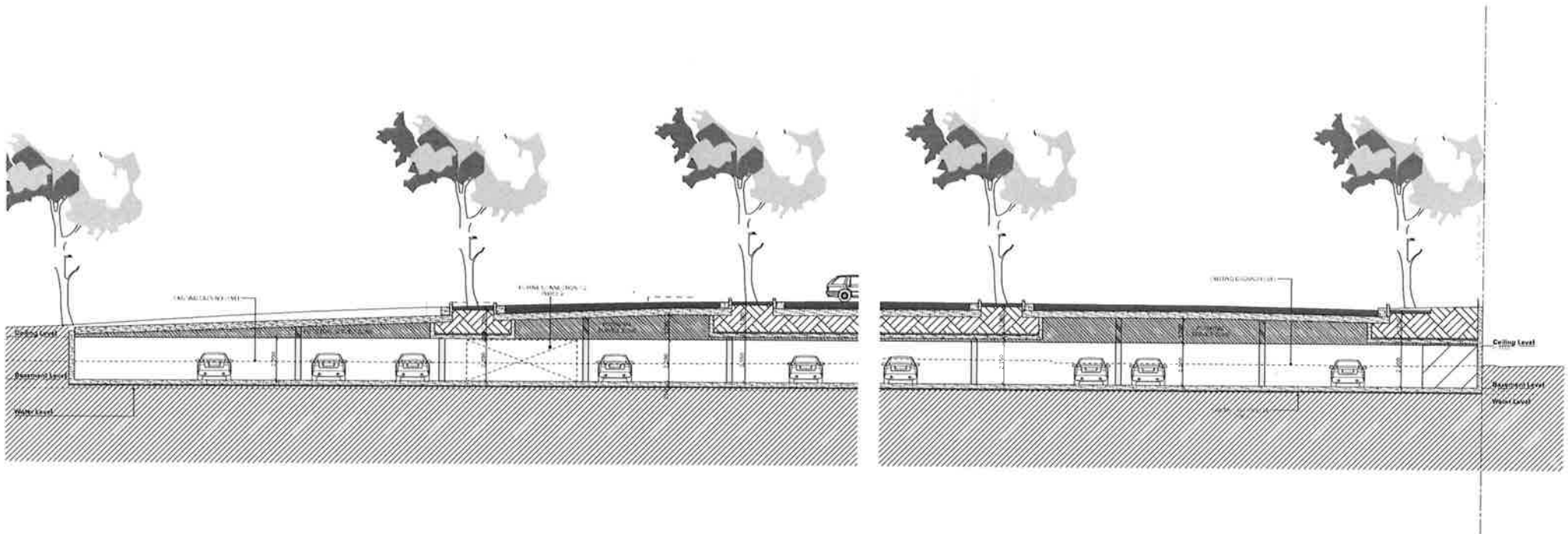
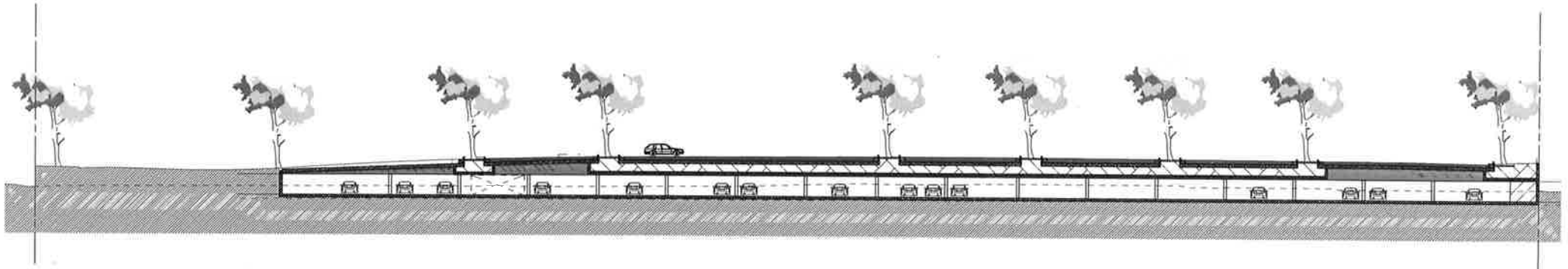
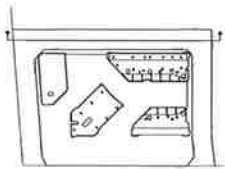
SEKISUI HOUSE



GA Sections
A_Building B Facade Section

[illegible]

TURNER Local: 800.451.5100
 Toll-free: 1.800.451.5100
 Fax: 800.451.5100



NOTES



Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

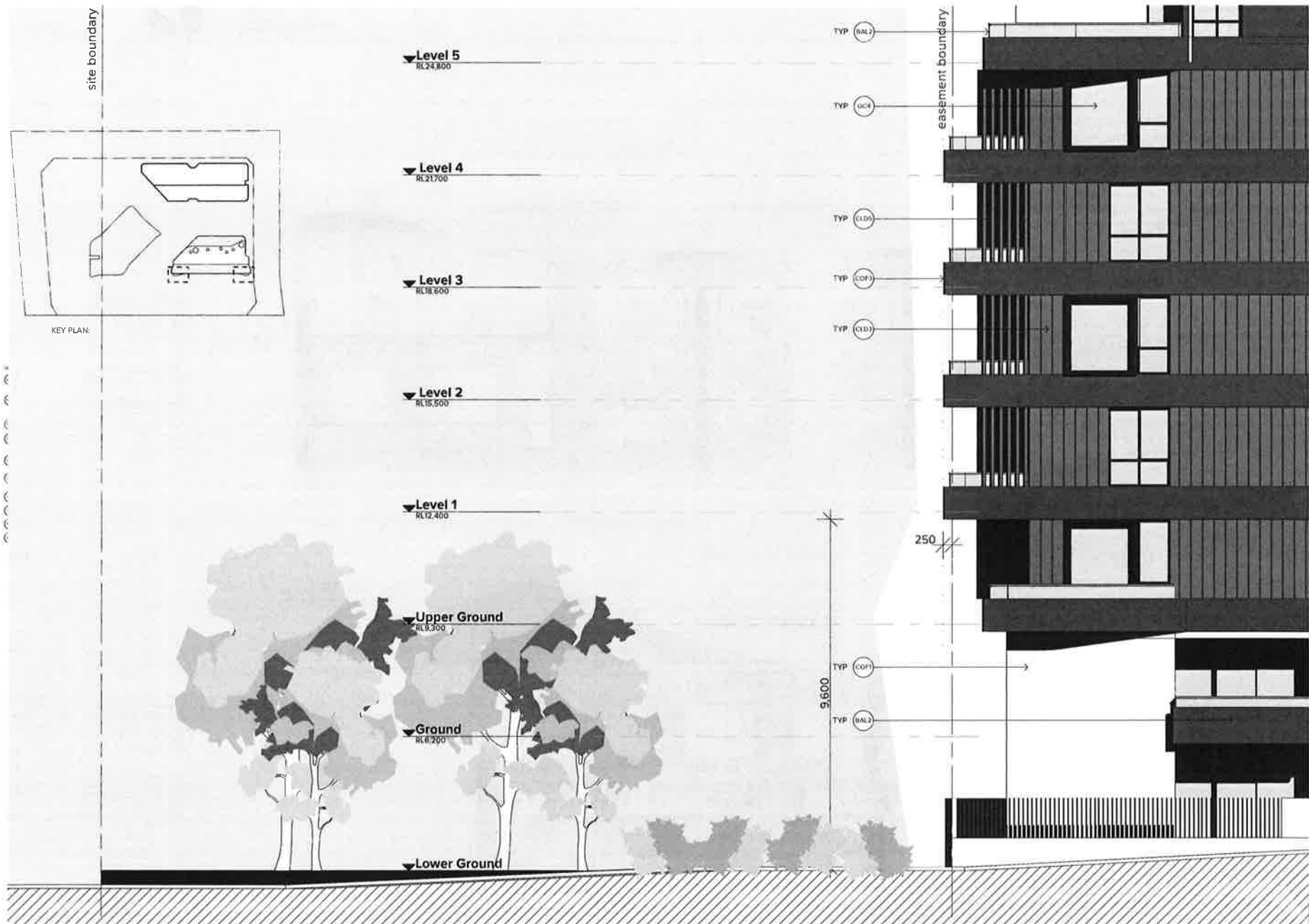
17004
DA-359-014

TURNER



-





4472
The information contained in this drawing is the property of the architect and is to be used only for the project and site for which it was prepared. It is not to be used for any other purpose without the written consent of the architect. The architect accepts no liability for any loss or damage arising from the use of this drawing for any other purpose.

DESIGN
Sakhal House Australia
60 Watford Road Macquarie Park NSW
2113

Scale: 1:100 (Elevation), 1:500 (Plan)

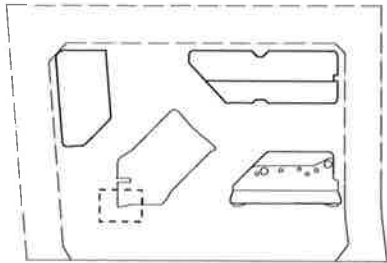
Project:
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Drawn by: **STYLISH DESIGN**
Date: 17/08/2017
Job No: DA-500-002

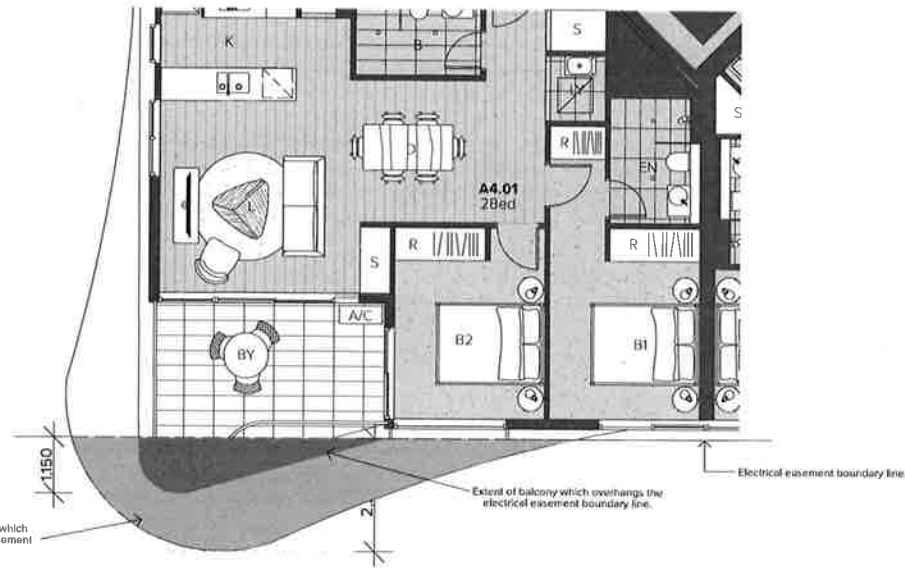
Enlarged Drawings
Hill Road Elevations / Easement Boundary - Block B

TURNER

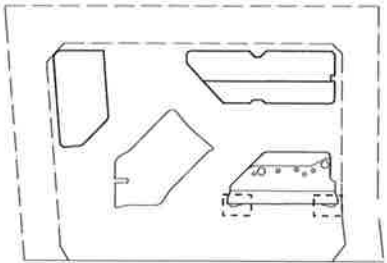
TURNER ARCHITECTS
14A Hill Road, Wentworth Point NSW 2127
Tel: 02 9339 1111
Fax: 02 9339 1112
Email: info@turnerarchitects.com.au
Website: www.turnerarchitects.com.au



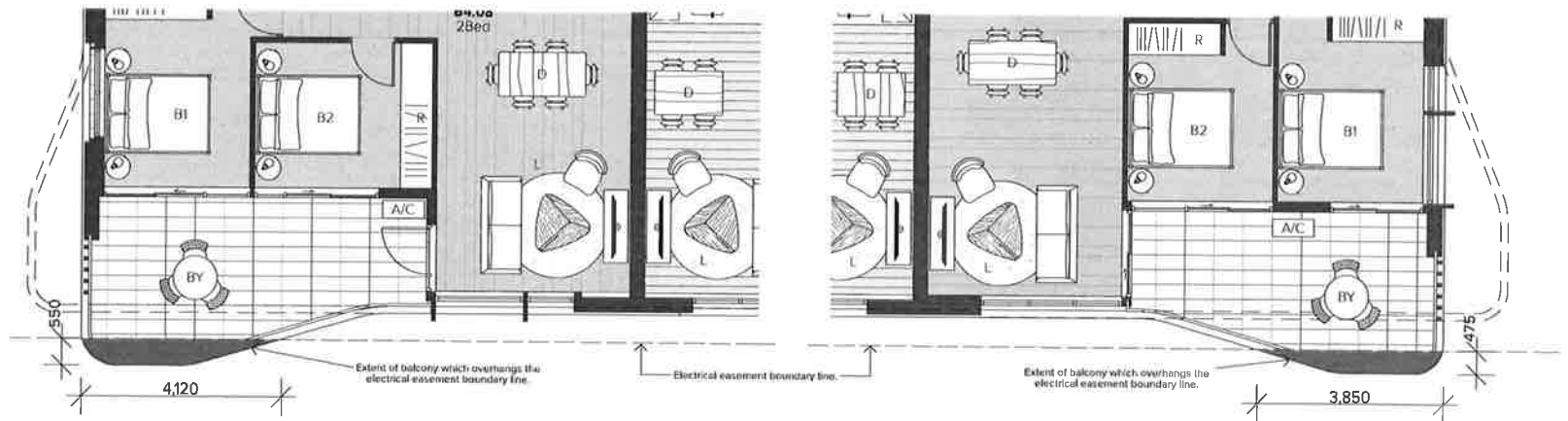
KEY PLAN



Tower A:



KEY PLAN



Block B:

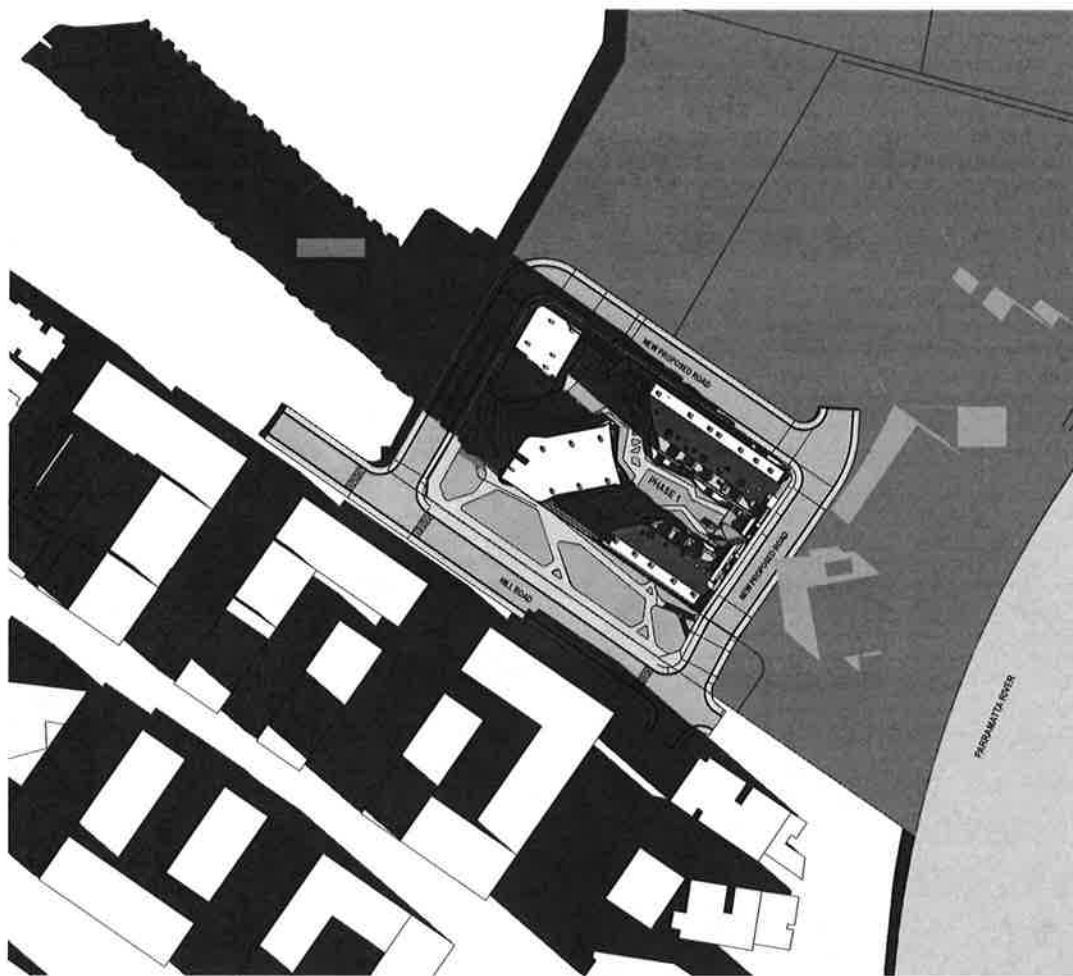
NOTES:
1. All dimensions are to the face of the wall unless otherwise specified.
2. All dimensions are in millimetres unless otherwise specified.
3. All dimensions are to the face of the wall unless otherwise specified.
4. All dimensions are to the face of the wall unless otherwise specified.



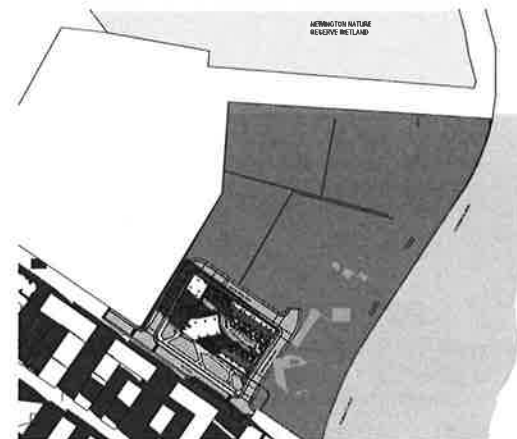
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Easement Boundary Info

17004 JUDGUR
DA-559-083
TURNER



21st June 0900



21st June 0900 Newington Nature Reserve Properties



21st June 0900 Hill Road Properties

NOTES:
1. The shadows are shown for the proposed development only.
2. The shadows are shown for the proposed development only.
3. The shadows are shown for the proposed development only.

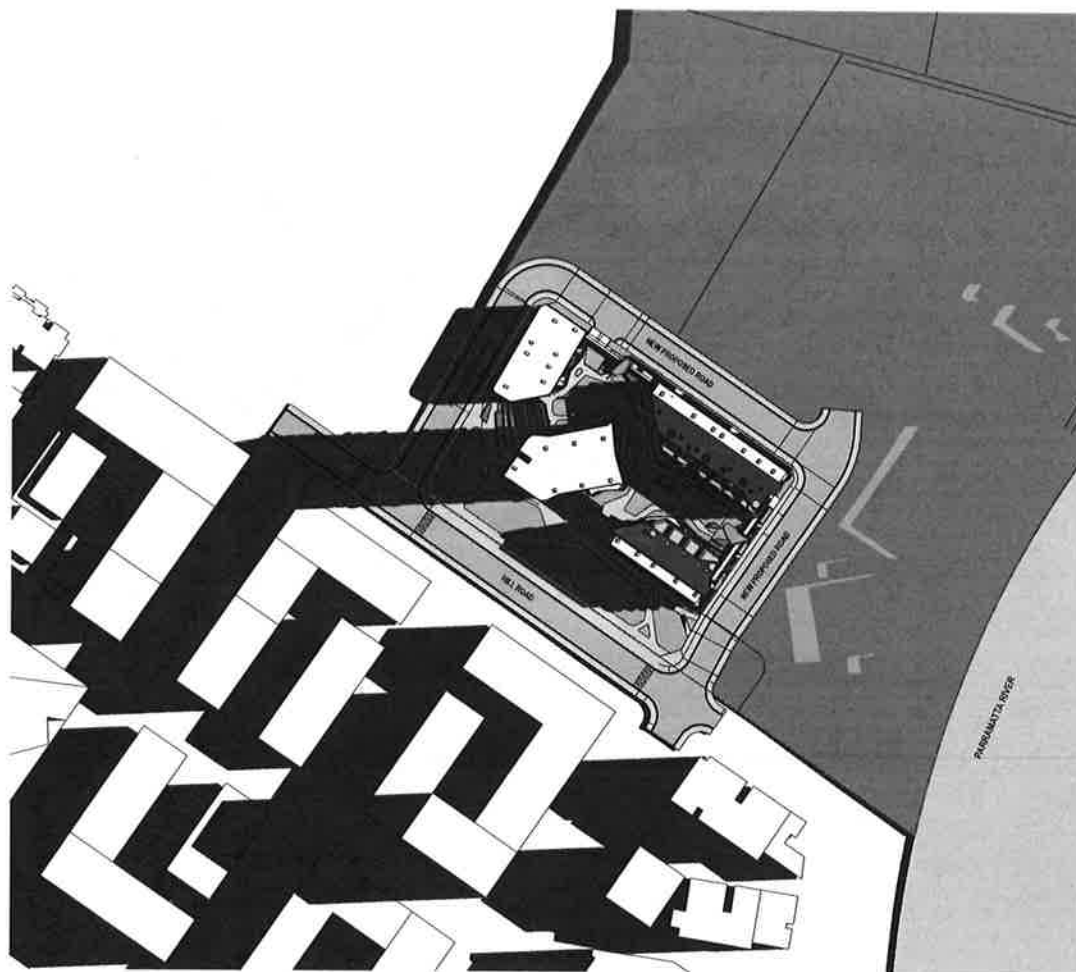


Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

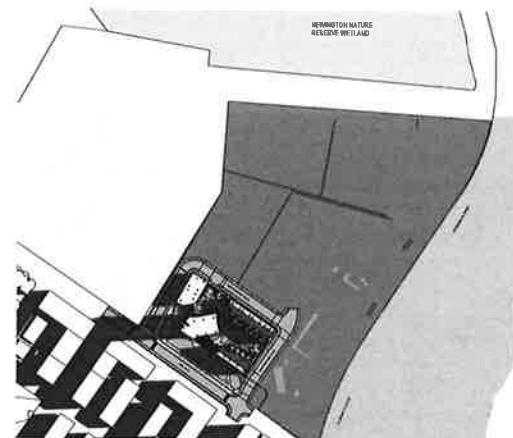
Project Name: The Sanctuary
14A Hill Road - Wentworth Point NSW 2127

Project No: 17004
Development Application: DA-710-001
Date: 21/06/2017
Time: 9am

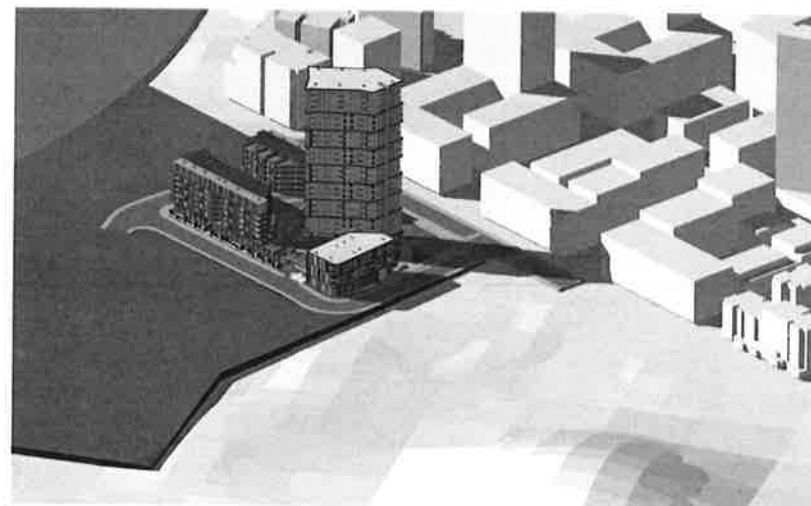
TURNER
100 Years of Excellence
100 Years of Excellence
100 Years of Excellence



21st June 1200



21st June 1200 Nawington Nature Reserve Properties



21st June 1200 Hill Road Properties

KEY:
 Existing Shadows
 Proposed Shadows

NOTES:
 1. The shadows are shown for the proposed development only. Existing shadows are not shown.
 2. The shadows are shown for the proposed development only. Existing shadows are not shown.
 3. The shadows are shown for the proposed development only. Existing shadows are not shown.

© 2011 Sekisui House Australia Pty Ltd. All rights reserved.
 10/11/2011 10:11:11 AM



Sekisui House Australia
 68 Waterloo Road Macquarie Park
 NSW 2113

Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127
 Project No: 14A Hill Road
 Project Manager: [Name]
 Project Engineer: [Name]

Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127
 Project No: 14A Hill Road
 Project Manager: [Name]
 Project Engineer: [Name]

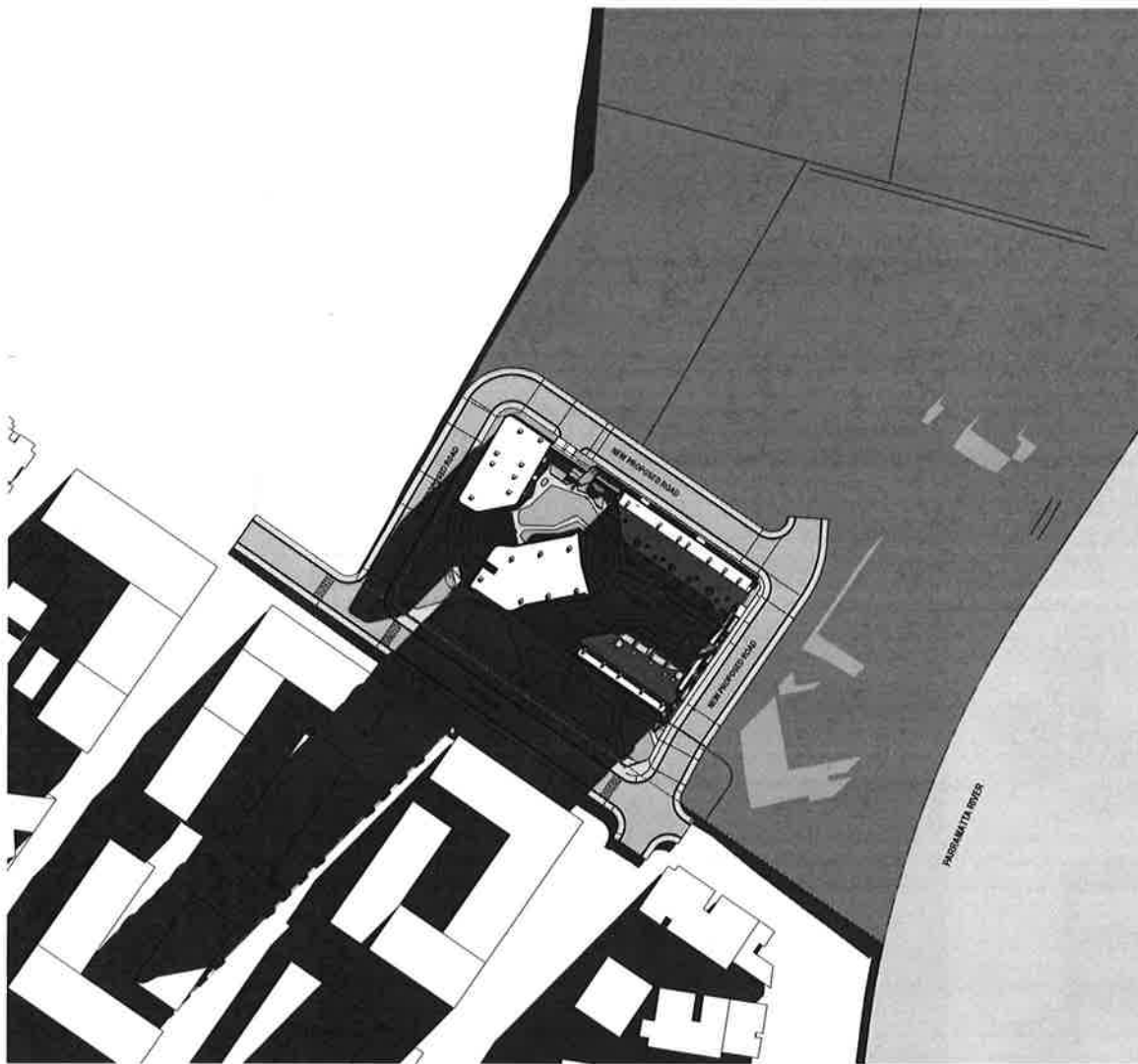
Shadow Diagrams
 June 21 12pm

Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127
 Project No: 14A Hill Road
 Project Manager: [Name]
 Project Engineer: [Name]

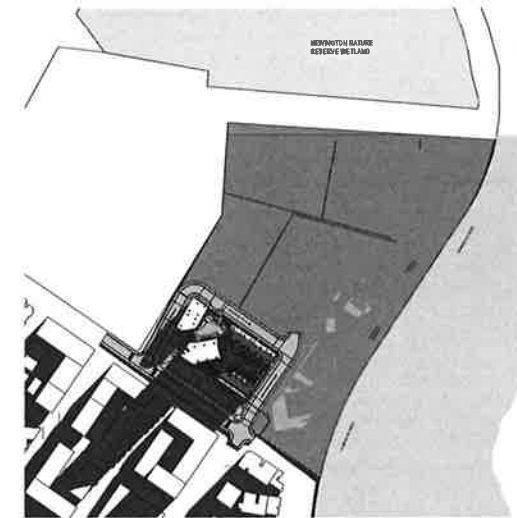
Shadow Diagrams
 June 21 12pm

TURNER

10/11/2011 10:11:11 AM
 10/11/2011 10:11:11 AM

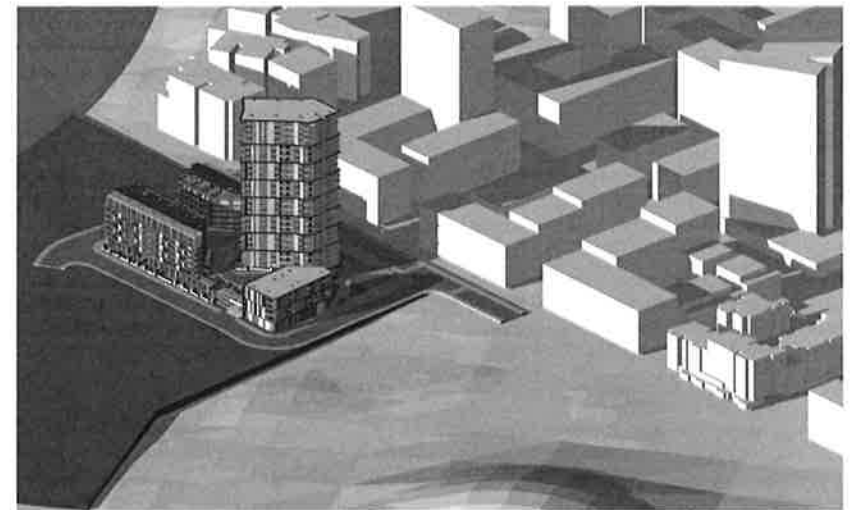


21st June 1500

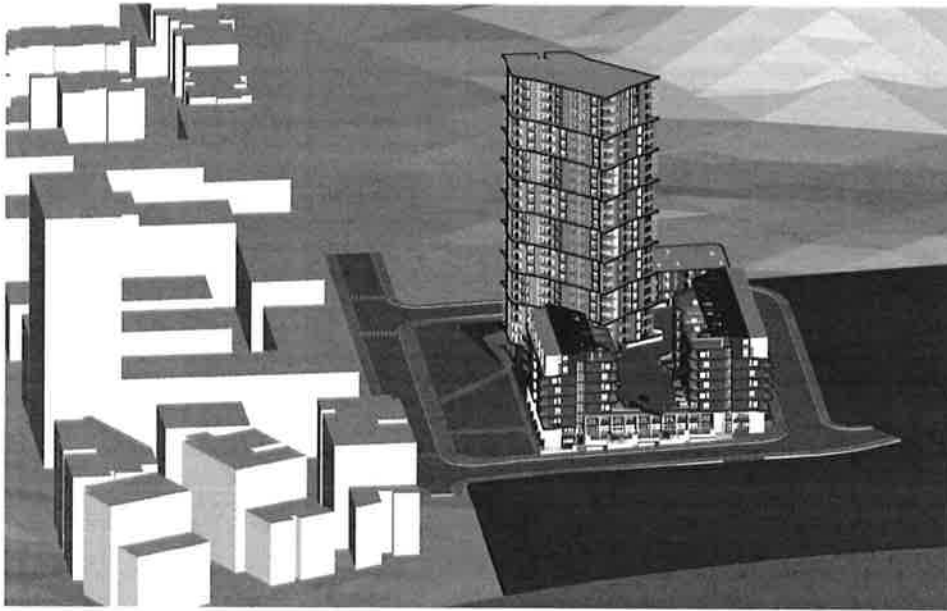


21st June 1500 Newington Nature Reserve Properties

KEY:
 Existing Shadows
 Proposed Shadows



21st June 1500 Hill Road Properties



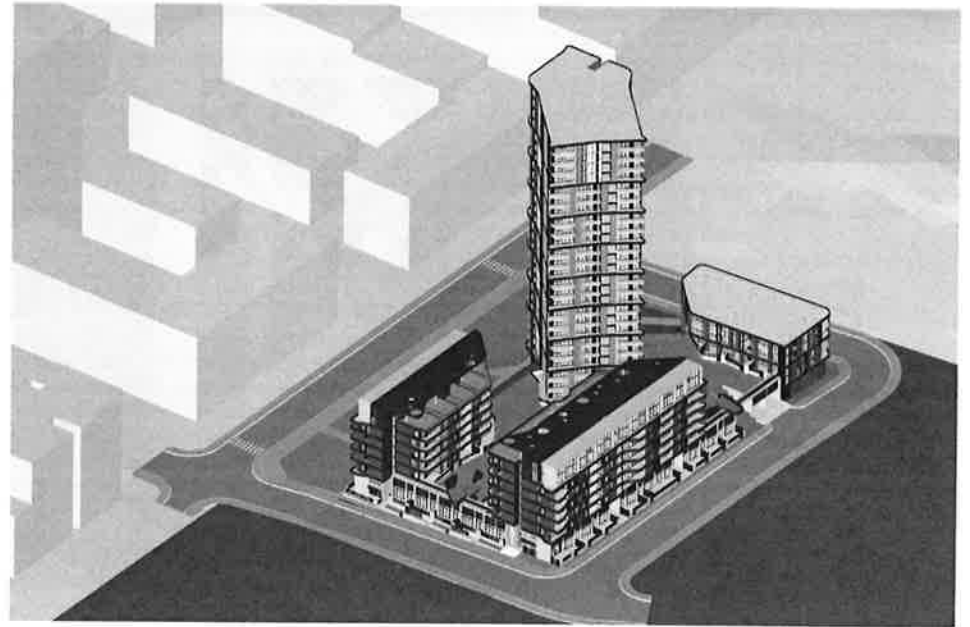
Winter Solstice 21st June 09.00am



Winter Solstice 21st June 10.00am



Winter Solstice 21st June 11.00am



Winter Solstice 21st June 12.00pm

NOTES:
1. The shadows are cast from the buildings and are not to be used as a guide for the design of the building.
2. The shadows are cast from the buildings and are not to be used as a guide for the design of the building.
3. The shadows are cast from the buildings and are not to be used as a guide for the design of the building.



Sekisui House Australia
68 Waterloo Road Marquarie
Park NSW 2113

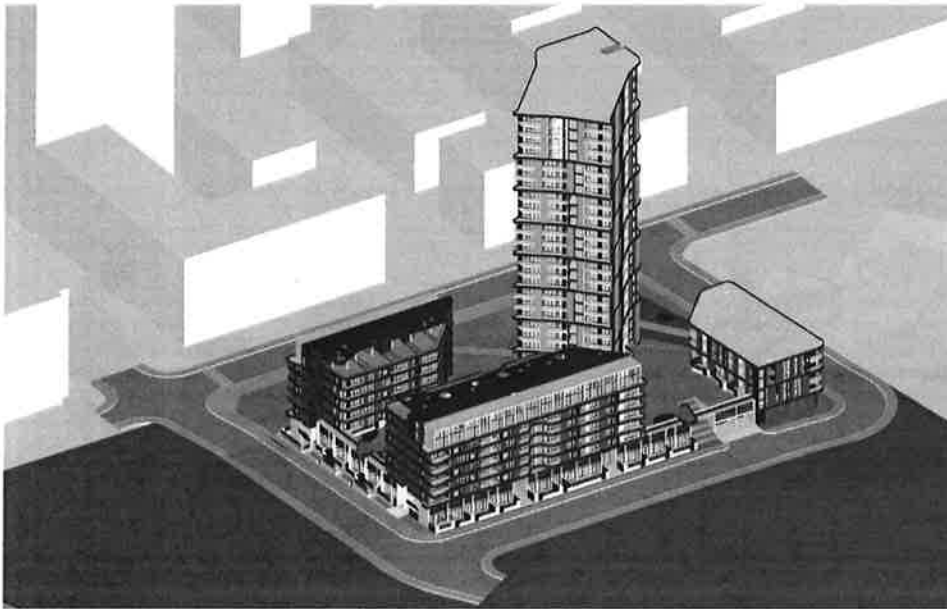
Project No. 17004
Date: 21/06/2017
Drawing No. 01

Project No. 17004
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Drawing No. 01
Shadow Diagrams
Sun Eye View Diagrams 01

Scale: 1:1000
North Arrow: 17004
Drawing No. 01
Drawing Application: DA-710-004
Rev. A

TURNER

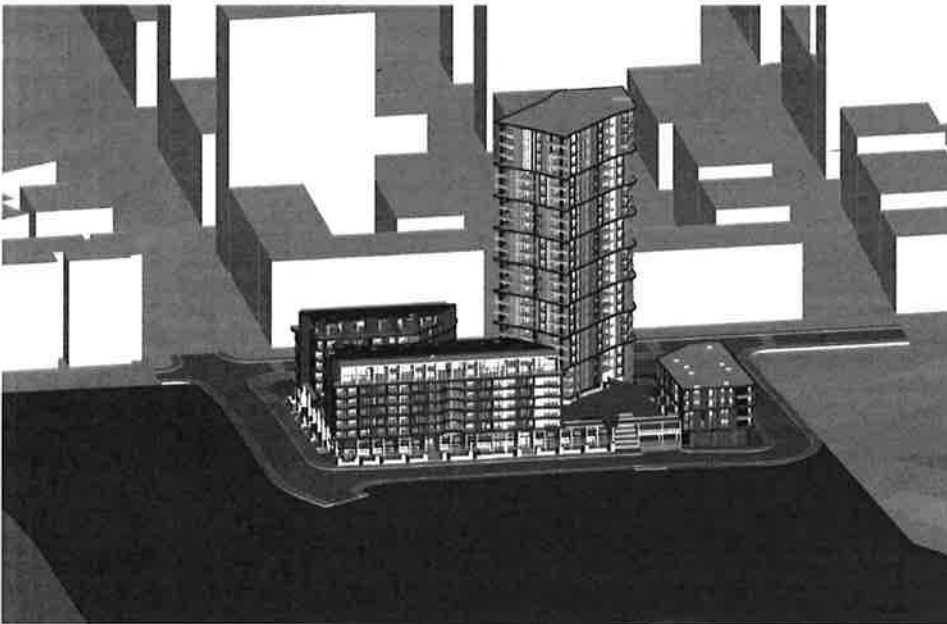
Turner Architecture
Level 10, 100 Market Street
Sydney NSW 2000
Phone: (02) 9230 9000
Fax: (02) 9230 9001
Email: info@turner.com.au
Website: www.turner.com.au



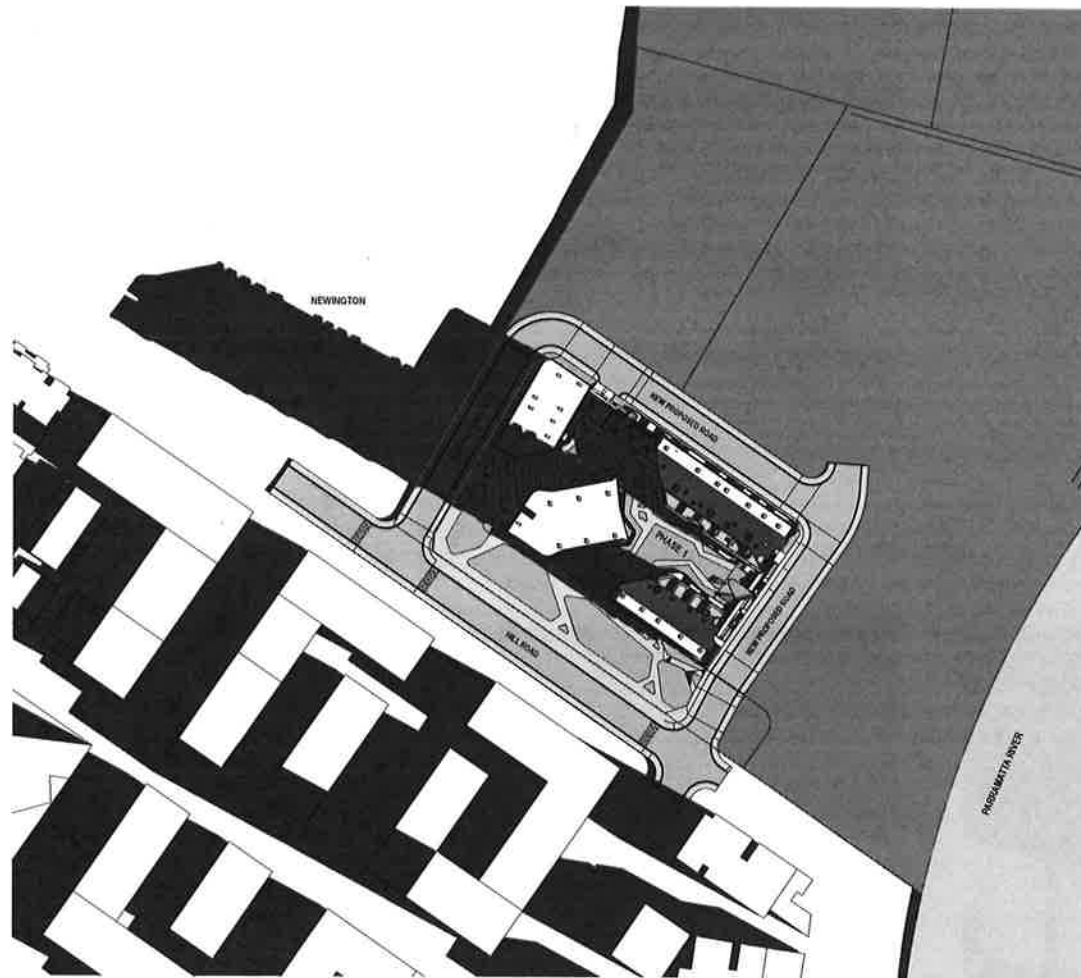
Winter Solstice 21st June 1,00pm



Winter Solstice 21st June 2,00pm

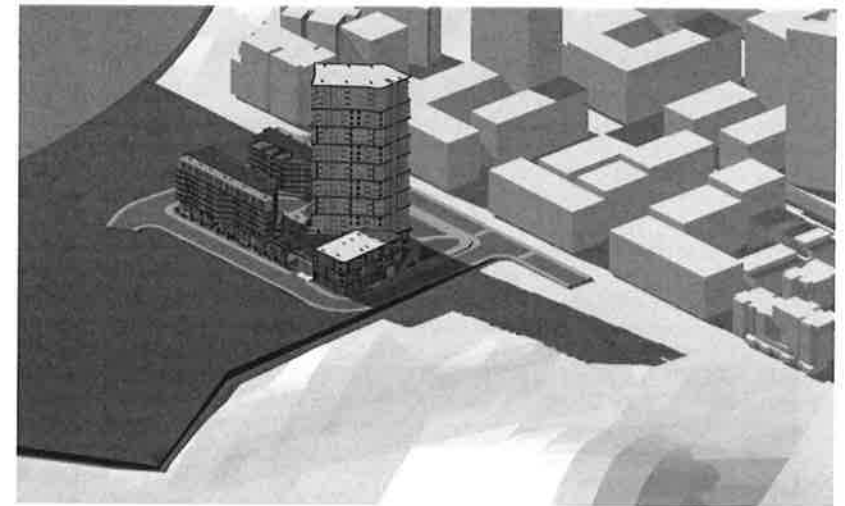


Winter Solstice 21st June 3,00pm

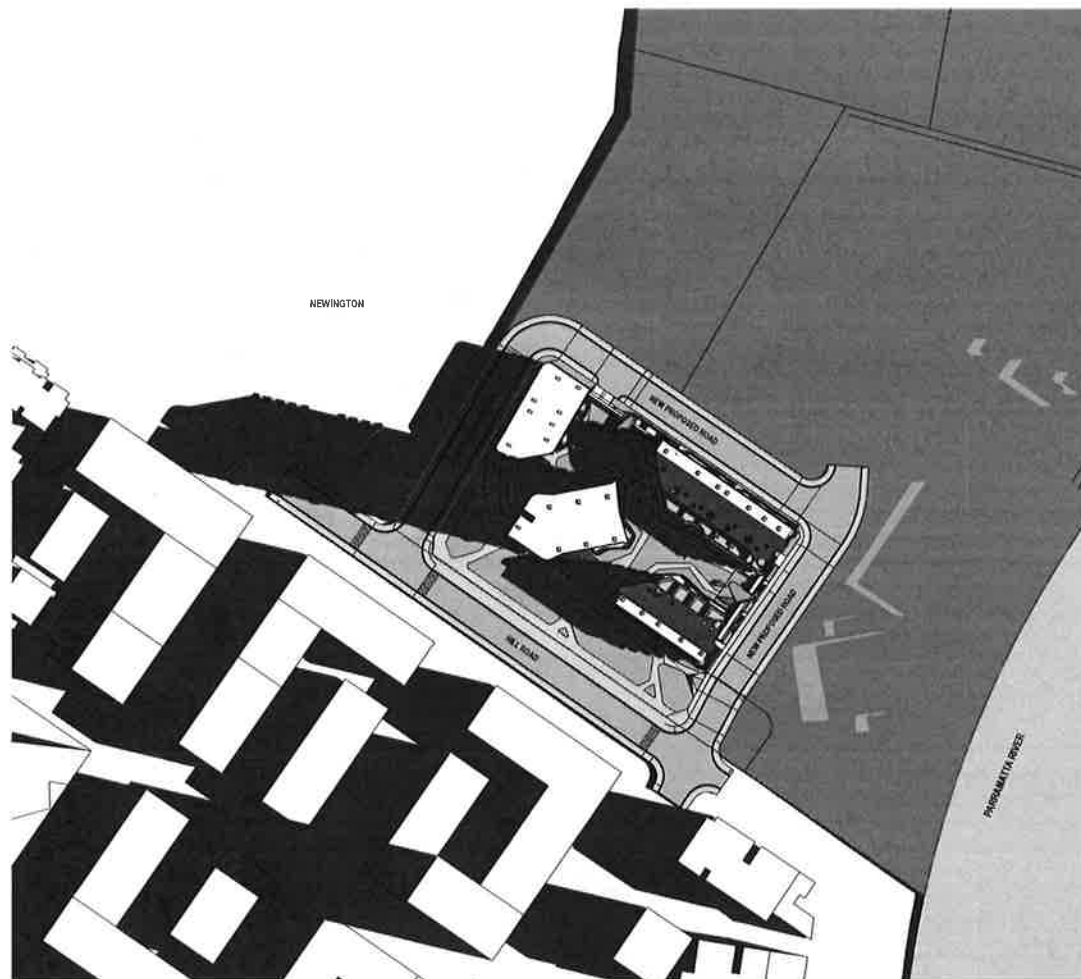


21st June 1000

KEY:
 Existing Shadows
 Proposed Shadows



21st June 1000 Hill Road Properties



21st June 1100

KEY:
 Existing Shadows
 Proposed Shadows

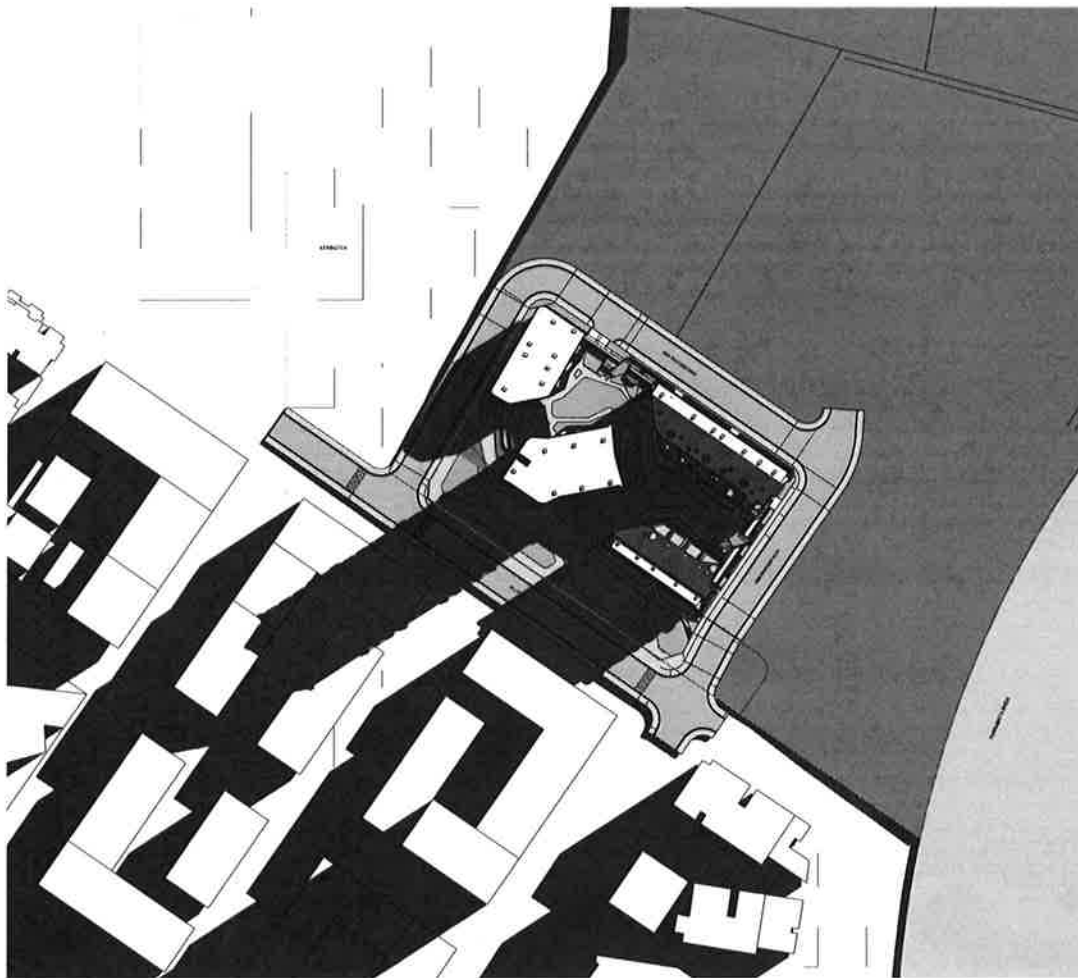


21st June 1100 Hill Road Properties

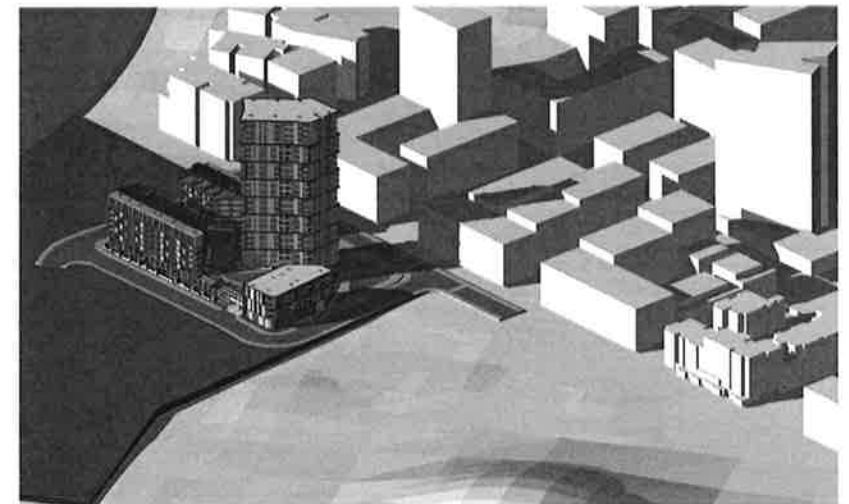


KEY:

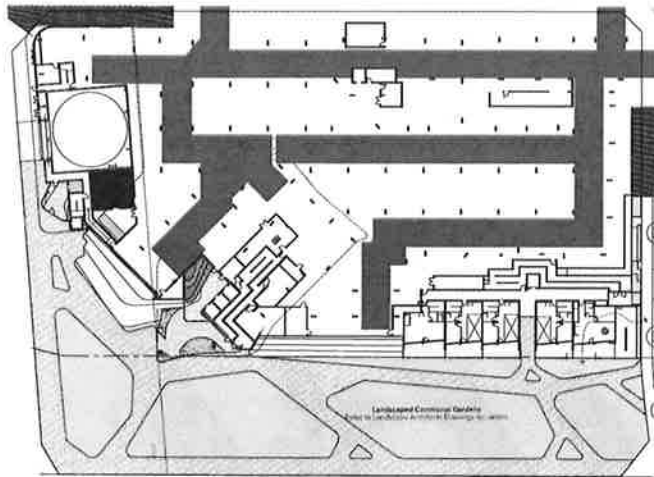
	Existing Shadows
	Proposed Shadows



21st June 1400

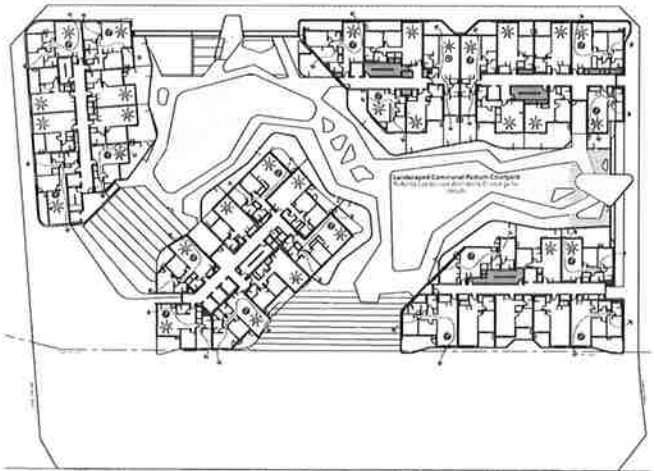


21st June 1400 Hill Road Properties



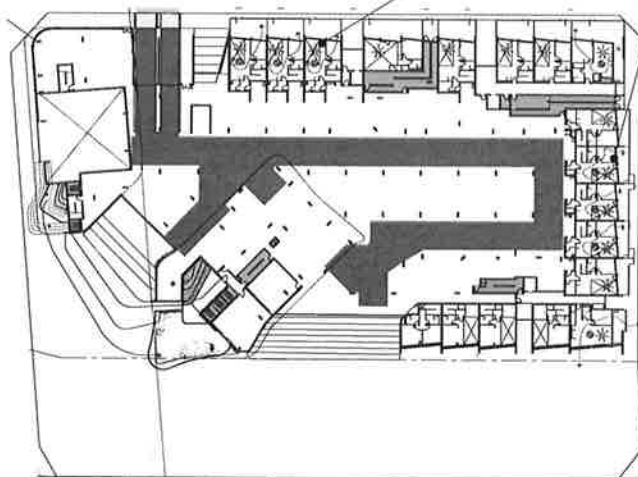
Lower Ground Floor

- Cross Ventilation 1
- * Solar Access 0
- * No Direct Sunlight 0
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight



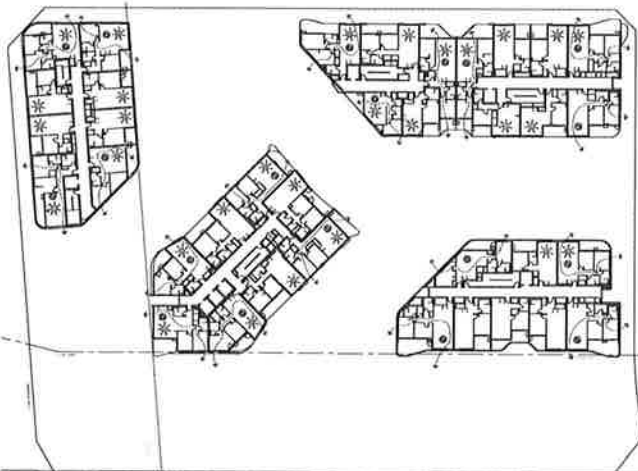
Level 01

- Cross Ventilation 19
- * Solar Access 22
- * No Direct Sunlight 08
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight



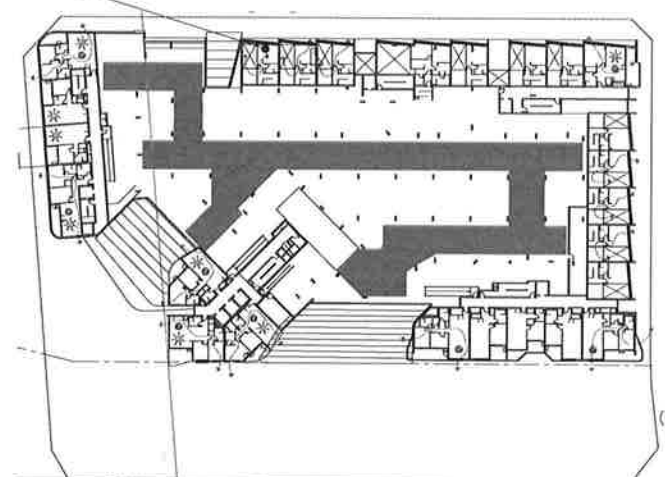
Ground Floor

- Cross Ventilation 08
- * Solar Access 14
- * No Direct Sunlight 0
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight



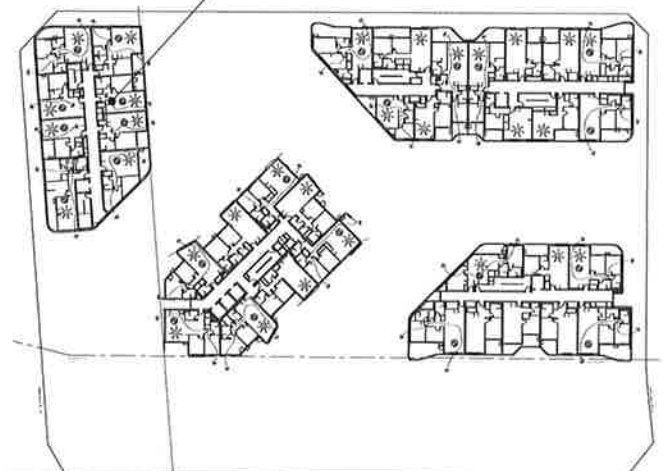
Level 02

- Cross Ventilation 19
- * Solar Access 21
- * No Direct Sunlight 08
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight



Upper Ground Floor

- Cross Ventilation 08
- * Solar Access 04
- * No Direct Sunlight 04
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight



Level 03

- Cross Ventilation 23
- * Solar Access 22
- * No Direct Sunlight 08
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftight

NOTES



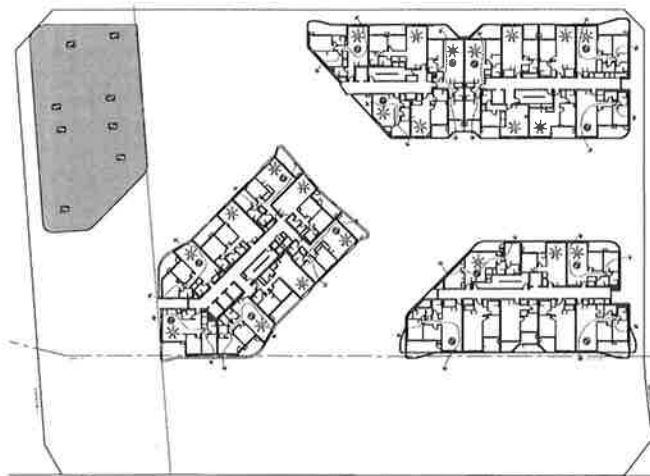
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
164 Hill Road, Wentworth Point NSW 2127

Solar and Cross Ventilation Diagrams
Cross Ventilation Diagrams Sheet 1

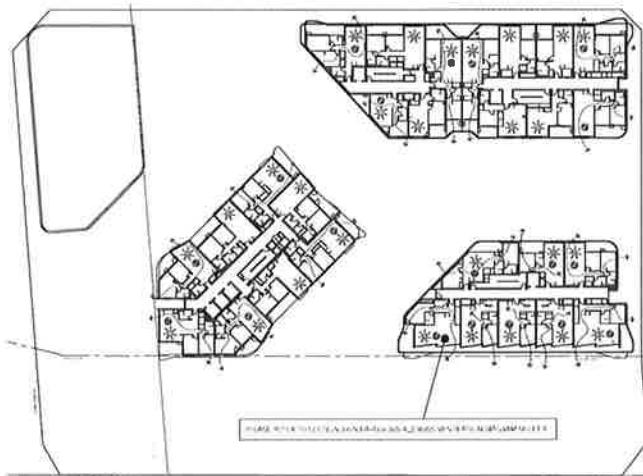
DATE: 17/05/2017
DRAWN BY: B. NISGAJ
CHECKED BY: B. NISGAJ
PROJECT NO: 170504
SHEET NO: 8

TURNER



Level 04

- Cross Ventilation 17
- * Solar Access 15
- * No Direct Sunlight 05
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftop



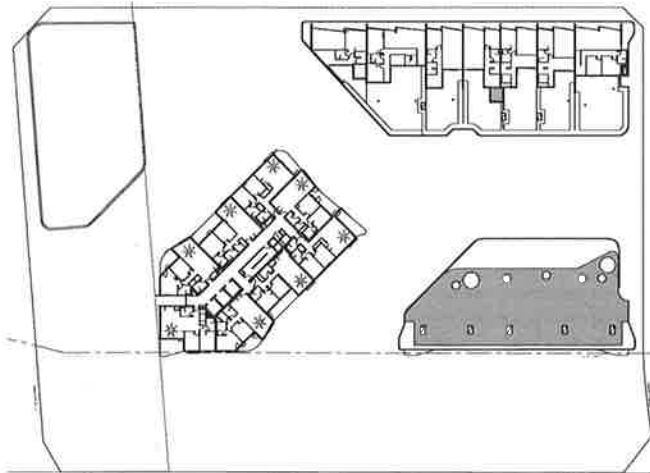
Level 05

- Cross Ventilation 22
- * Solar Access 19
- * No Direct Sunlight 05
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftop



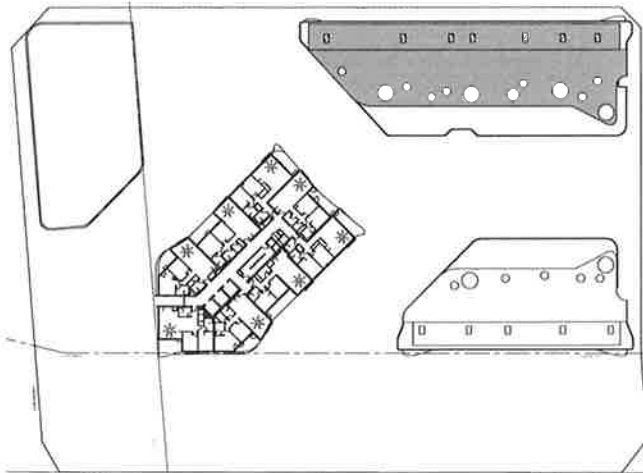
Level 06

- Cross Ventilation 19
- * Solar Access 17
- * No Direct Sunlight 01
- * Dual Aspect Cross Ventilation
- * Cross Ventilated Via Rooftop



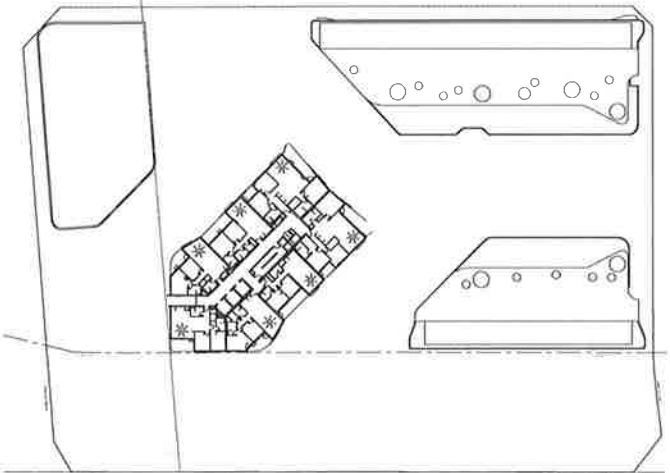
Level 07

- * Solar Access 7
- * No Direct Sunlight 1



Level 08-21

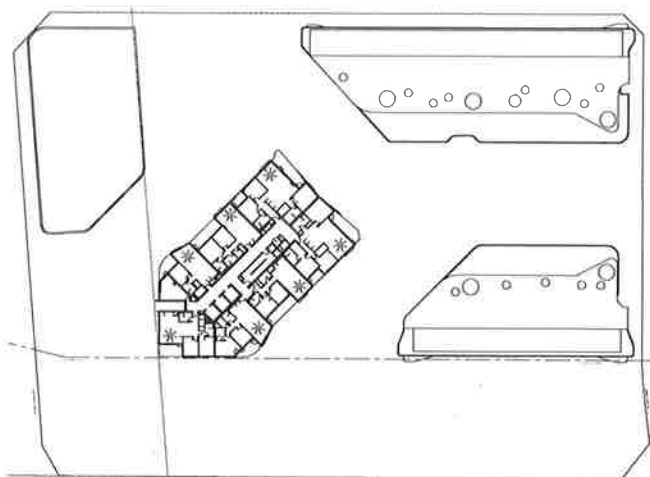
- * Solar Access 7
- * No Direct Sunlight 1



Level 22-24

- * Solar Access 7
- * No Direct Sunlight 1

NOTES
1. ALL ROOMS MUST BE PROVIDED WITH A MINIMUM OF ONE WINDOW OR DOOR OPENING TO THE OUTSIDE.
2. ALL ROOMS MUST BE PROVIDED WITH A MINIMUM OF ONE WINDOW OR DOOR OPENING TO THE OUTSIDE.
3. ALL ROOMS MUST BE PROVIDED WITH A MINIMUM OF ONE WINDOW OR DOOR OPENING TO THE OUTSIDE.



Level 25

* Solar Access 7
* No Direct Sunlight 0

Apartment Accessibility (with reference to Apartment Design Guide)

Solar access (Objective 4A, Design Criteria 1)

Minimum % of apartments achieving 2 hours solar access > 70%

Actual % of apartments achieving 2 hours solar access 204 apartments = 72%

Cross Ventilation (Objective 4B2, Design Criteria 1)

Minimum % of apartments to be naturally ventilated > 50%

Actual % of apartments that are naturally ventilated over the full 12 months 129 apartments = 60%

No Direct Sunlight (Objective 4A.1, Design Criteria 2)

Minimum % of apartments having no direct sunlight > 15%

Actual % of apartments having no direct sunlight 51 apartments = 14%

NOTES
1. The information contained in this document is for the use of the client and is not to be used for any other purpose without the written consent of the architect.
2. The architect is not responsible for the construction of the building or the performance of the building after completion.
3. The architect is not responsible for the design of the building or the performance of the building after completion.

Project Name: The Sanctuary
16A-18A Rosar - Wentworth Point NSW 2127
Drawing No: DA-728-003
Drawing Title: Solar and Cross Ventilation Diagrams
Drawing Sheet: 3

CPP Recommendations

Tower A Corner Balcony Screen

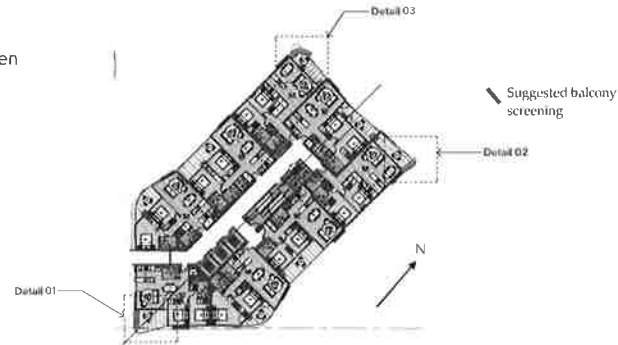
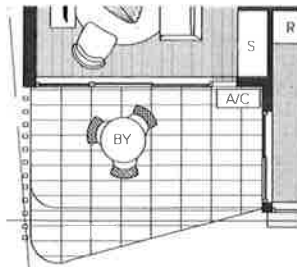


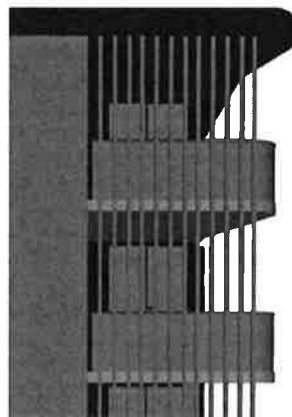
Figure 7: Typical tower plan indicating suggested corner balcony screens

As Per CPP Recommendations



Balcony Detail 01 - South Corner

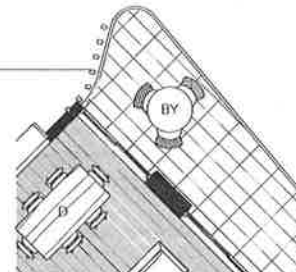
1:50



Typical Corner Balcony Screen - High Balustrade

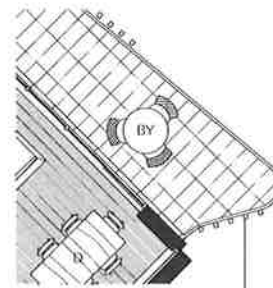


Corner Balcony Screen - North



Balcony Detail 03 - North Corner

1:50



Balcony Detail 02 - North East Corner

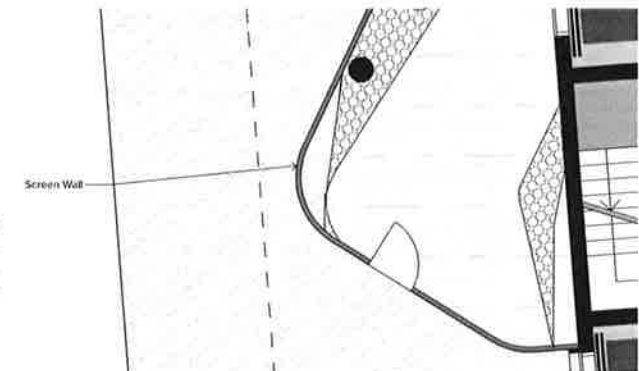
1:50

CPP Recommendations

Building D Lower Ground Floor Screening

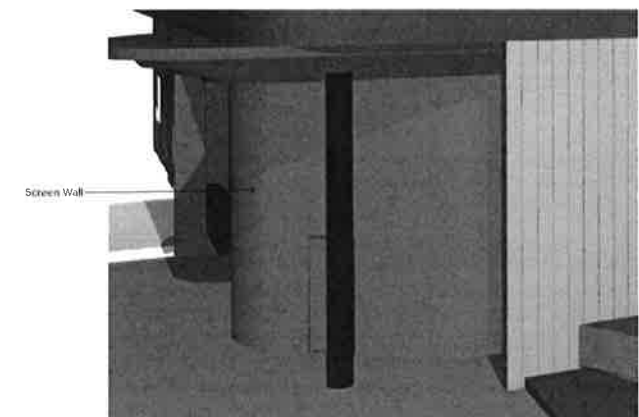


Figure 6: Lower ground floor plan detail indicating suggested screening for Building D

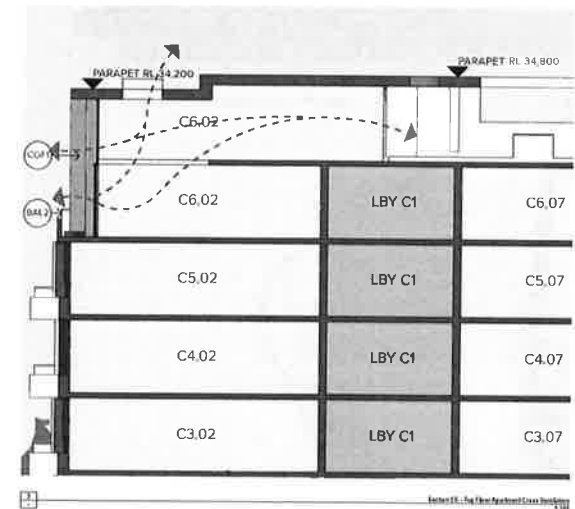
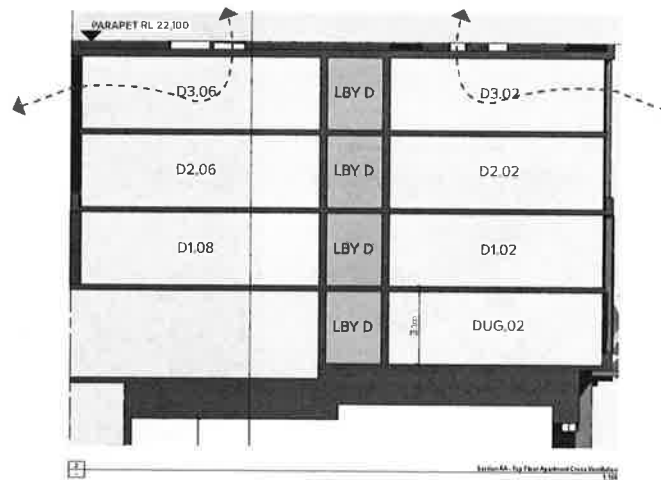
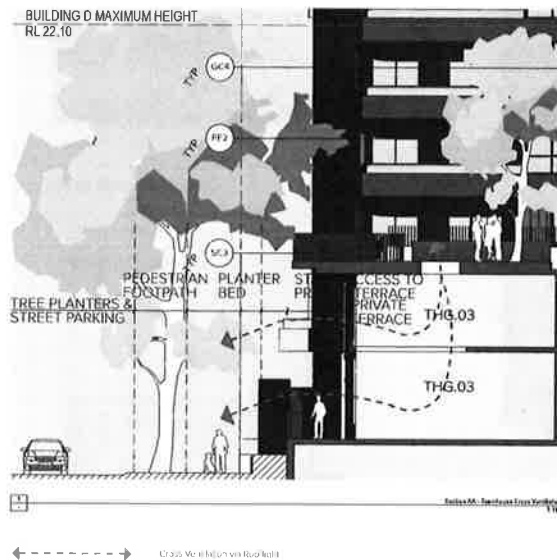


Building D Lower Ground Screening Detail

1:50



Building D Lower Ground Screening



NOTES

1. The information contained in this document is for the use of the client and is not to be used for any other purpose without the written consent of the architect.

2. The architect is not responsible for the construction of the building or the performance of the building after completion.

3. The architect is not responsible for the design of the building or the performance of the building after completion.

4. The architect is not responsible for the design of the building or the performance of the building after completion.



Sekisui House Australia
58 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

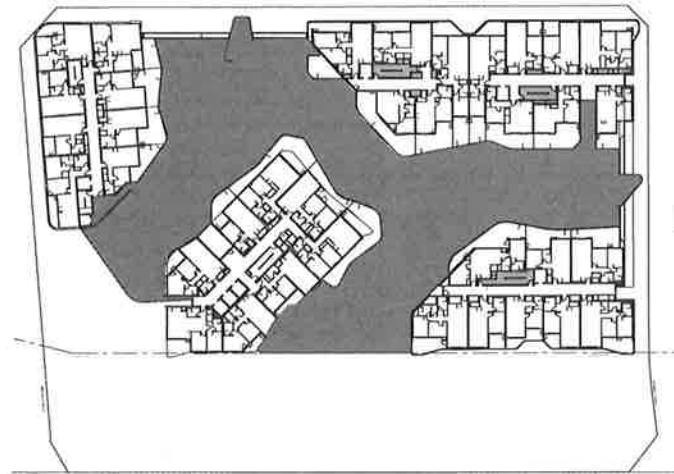
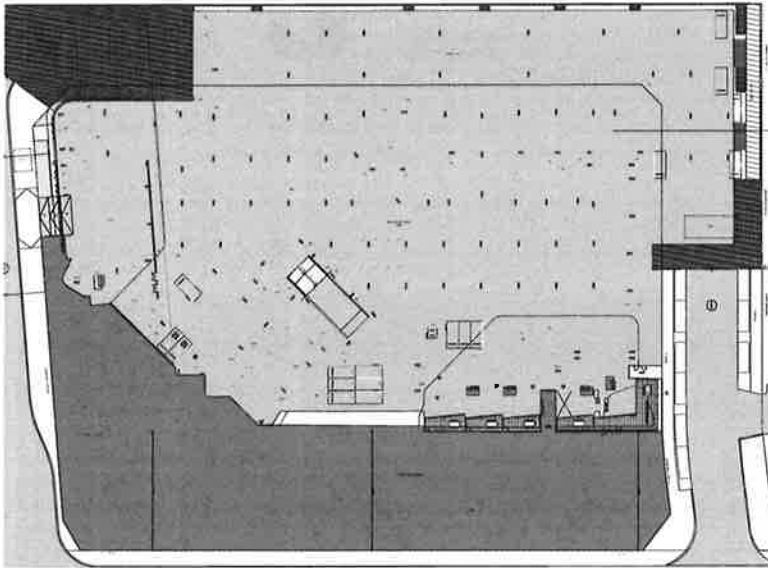
Solar and Cross Ventilation Diagrams
Cross Ventilation Diagram Sheet 4

17004 17004 JUDGEM

Development Application DA-720-005

TURNER

17004 17004 JUDGEM



LEGEND

EXISTING LANDSCAPE

Existing landscape features including trees, shrubs, and ground cover are shown in this area.

PROPOSED LANDSCAPE

Proposed landscape features including trees, shrubs, and ground cover are shown in this area.

PROPOSED BUILDING FOOTPRINTS

Proposed building footprints are shown in this area.

PROPOSED PARKING AREAS

Proposed parking areas are shown in this area.

PROPOSED DRIVEWAYS

Proposed driveways are shown in this area.

PROPOSED FENCING

Proposed fencing is shown in this area.

PROPOSED SIGNAGE

Proposed signage is shown in this area.

PROPOSED LIGHTING

Proposed lighting is shown in this area.

PROPOSED WATER FEATURES

Proposed water features are shown in this area.

PROPOSED SEATING

Proposed seating is shown in this area.

PROPOSED BENCHES

Proposed benches are shown in this area.

PROPOSED BIKES

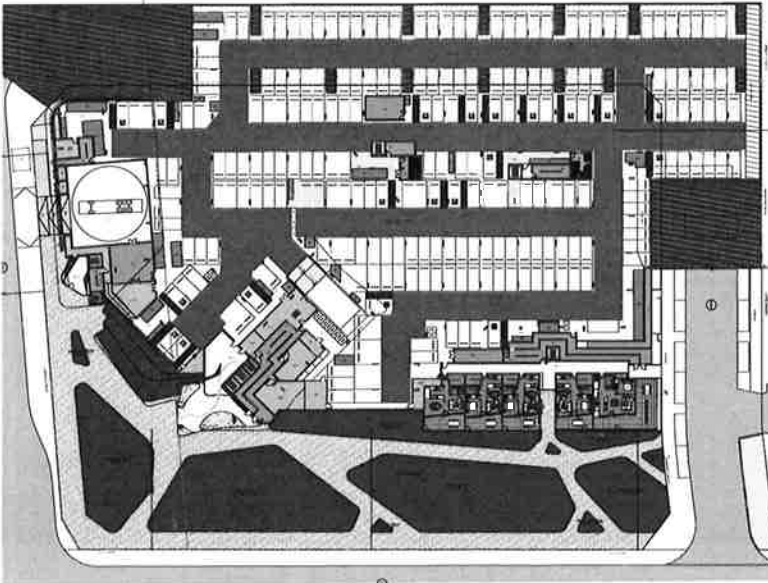
Proposed bikes are shown in this area.

PROPOSED ART

Proposed art is shown in this area.

PROPOSED OTHER

Proposed other features are shown in this area.



LEGEND

EXISTING LANDSCAPE

Existing landscape features including trees, shrubs, and ground cover are shown in this area.

PROPOSED LANDSCAPE

Proposed landscape features including trees, shrubs, and ground cover are shown in this area.

PROPOSED BUILDING FOOTPRINTS

Proposed building footprints are shown in this area.

PROPOSED PARKING AREAS

Proposed parking areas are shown in this area.

PROPOSED DRIVEWAYS

Proposed driveways are shown in this area.

PROPOSED FENCING

Proposed fencing is shown in this area.

PROPOSED SIGNAGE

Proposed signage is shown in this area.

PROPOSED LIGHTING

Proposed lighting is shown in this area.

PROPOSED WATER FEATURES

Proposed water features are shown in this area.

PROPOSED SEATING

Proposed seating is shown in this area.

PROPOSED BENCHES

Proposed benches are shown in this area.

PROPOSED BIKES

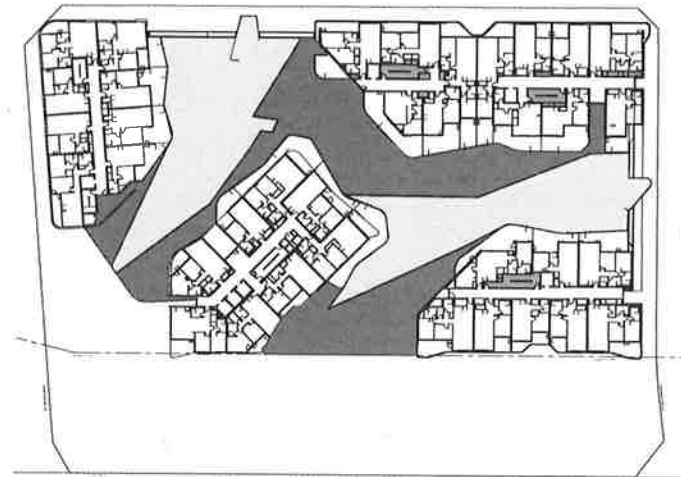
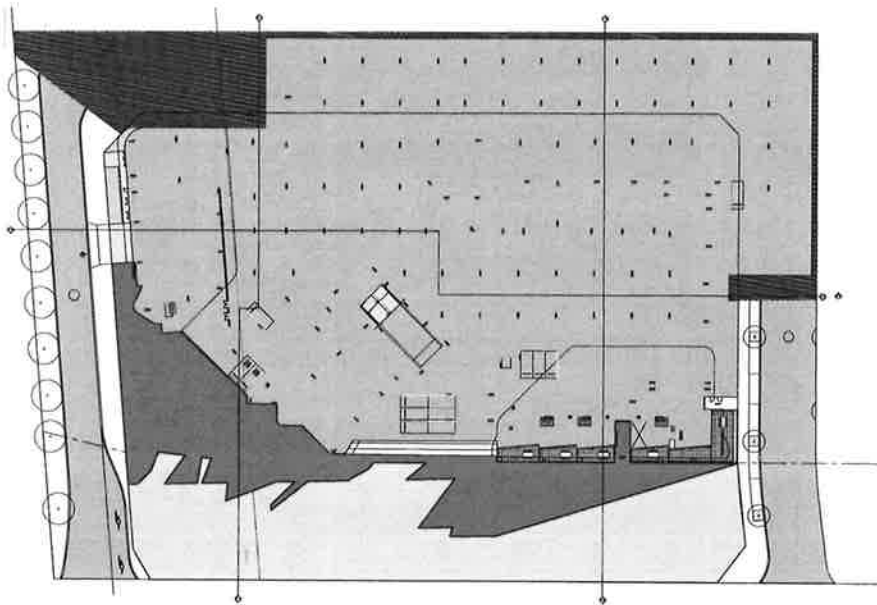
Proposed bikes are shown in this area.

PROPOSED ART

Proposed art is shown in this area.

PROPOSED OTHER

Proposed other features are shown in this area.



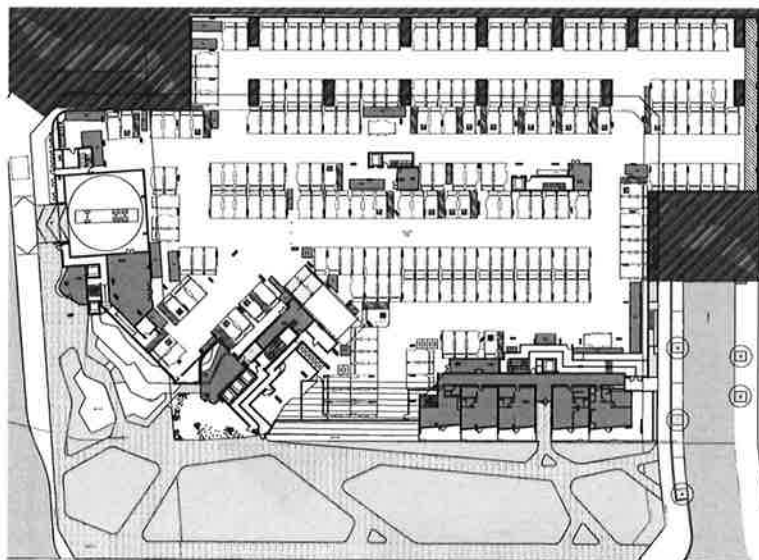
LANDSCAPE AMENITIES

LANDSCAPE AMENITIES

The landscape amenities are designed to provide a high quality environment for the residents of the development. The landscape amenities are designed to provide a high quality environment for the residents of the development. The landscape amenities are designed to provide a high quality environment for the residents of the development.

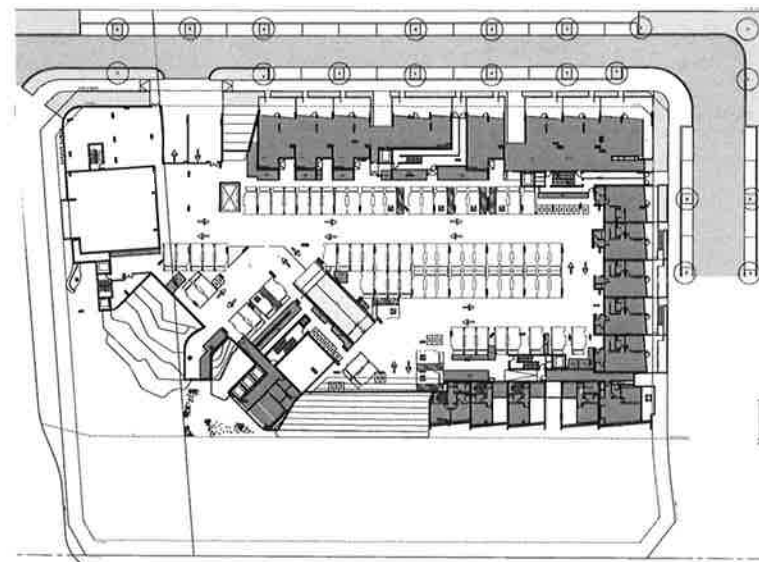
LANDSCAPE AMENITIES

The landscape amenities are designed to provide a high quality environment for the residents of the development. The landscape amenities are designed to provide a high quality environment for the residents of the development. The landscape amenities are designed to provide a high quality environment for the residents of the development.



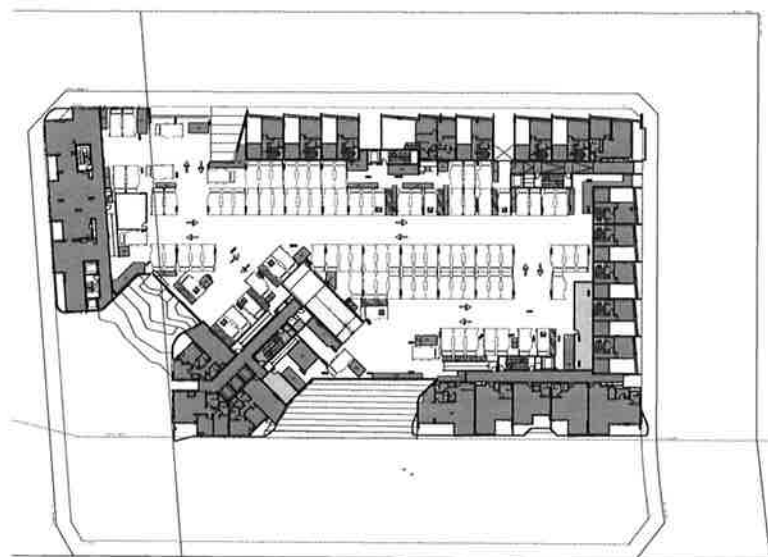
Lower Ground Floor

Residential GFA 915m²



Ground Floor

Residential GFA 1 525m²



Upper Ground Floor

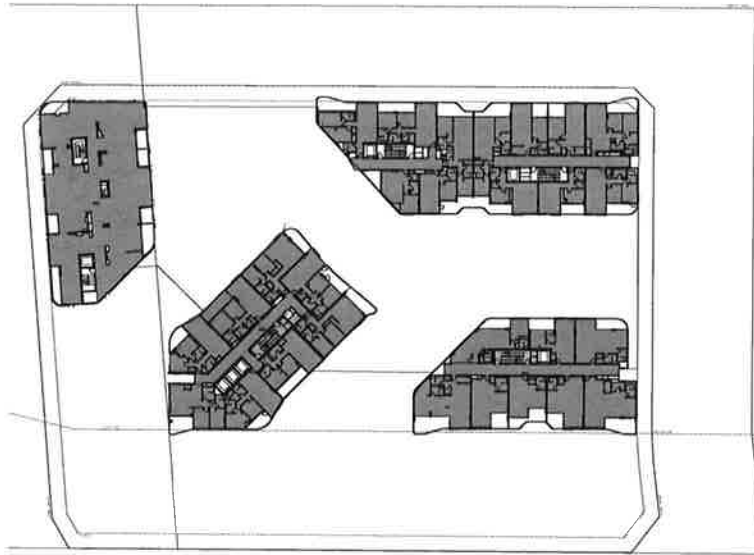
Residential GFA 1,980m



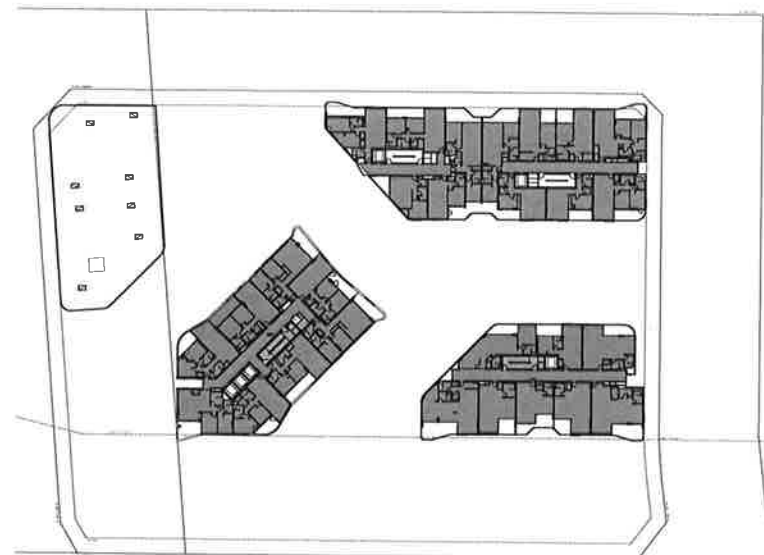
Level 1

Residential GFA 2.905m²

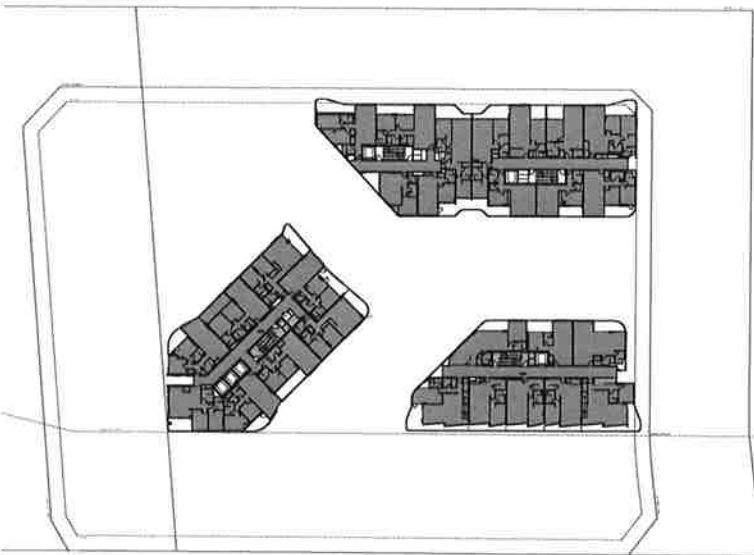
TOTAL GFA FOR THE ENTIRE PHASE 1 SCHEME = 34,625m2



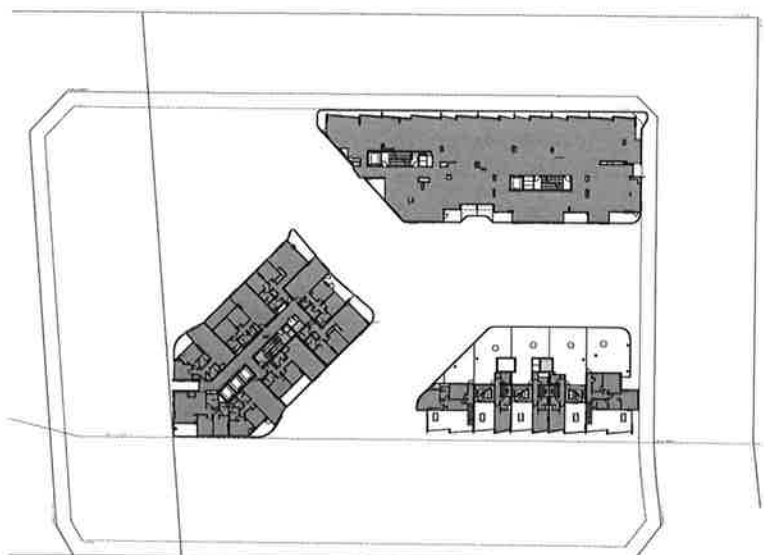
Levels 2 & 3
Residential GFA 2,955m²



Level 4
Residential GFA 2,350m²



Level 5
Residential GFA 2,380m²



Level 6
Residential GFA 1,960m²

TOTAL GFA FOR THE ENTIRE PHASE 1 SCHEME = 34,625m²

NOTES:
1. The information contained in this document is for the use of the client and is not to be used for any other purpose.
2. The information contained in this document is not to be used for any other purpose.
3. The information contained in this document is not to be used for any other purpose.

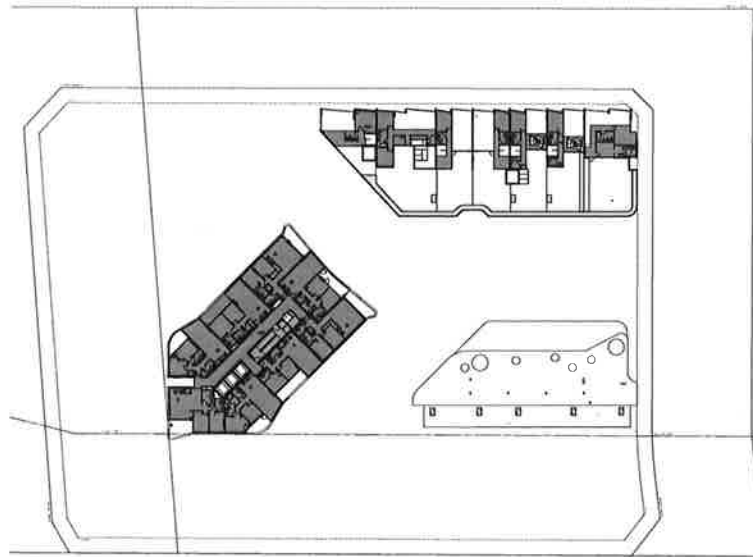
Client Full Name
68 Waterloo Rd NSW 3112

Project Name
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

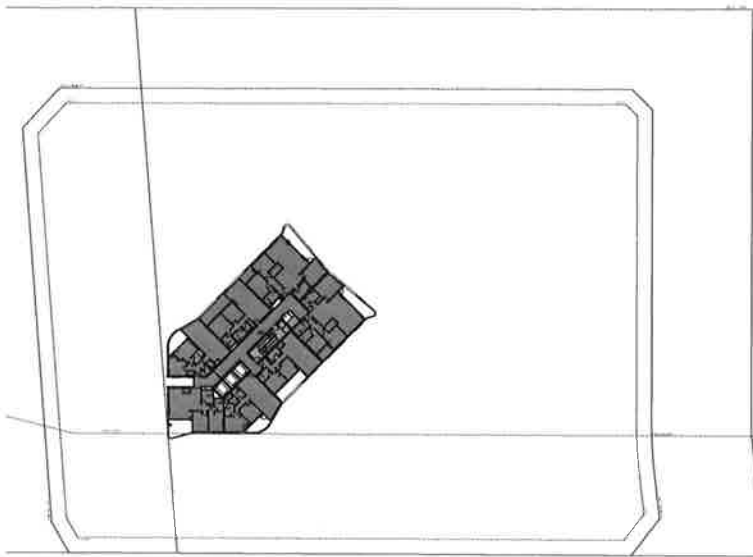
Project Name
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

Project Name
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

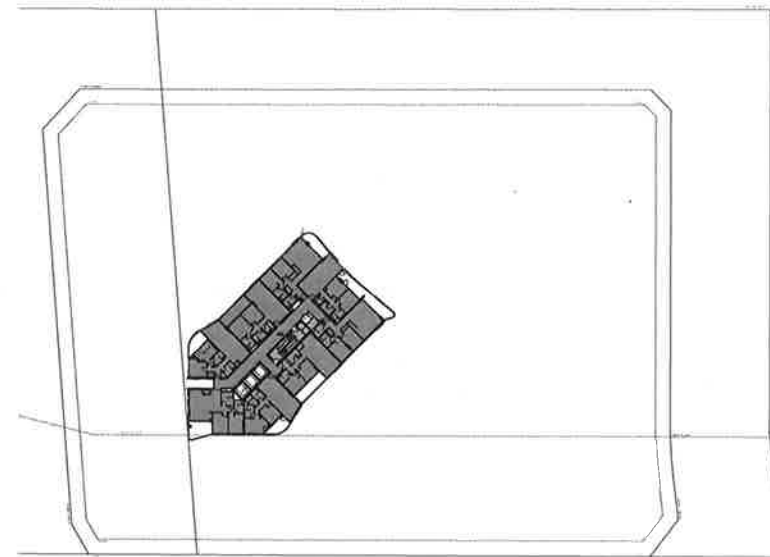
TURNER



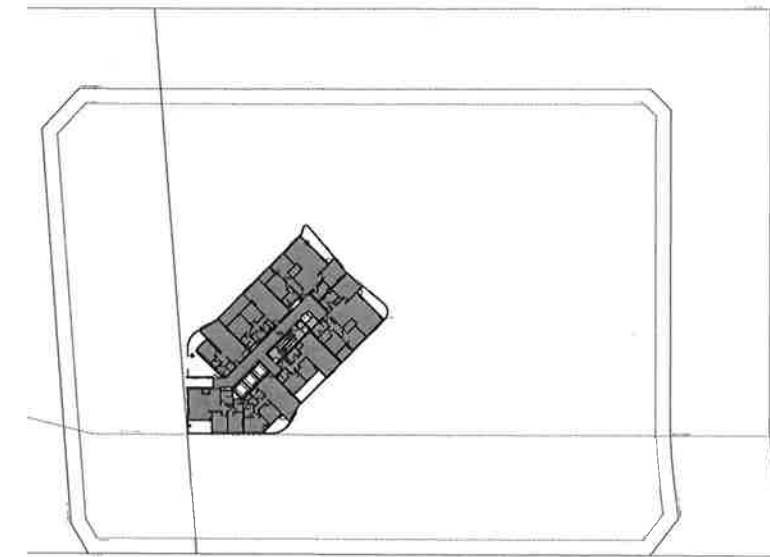
Level 7
Residential GFA 1 070m²



Level's 22 - 24
Residential GFA 750m²

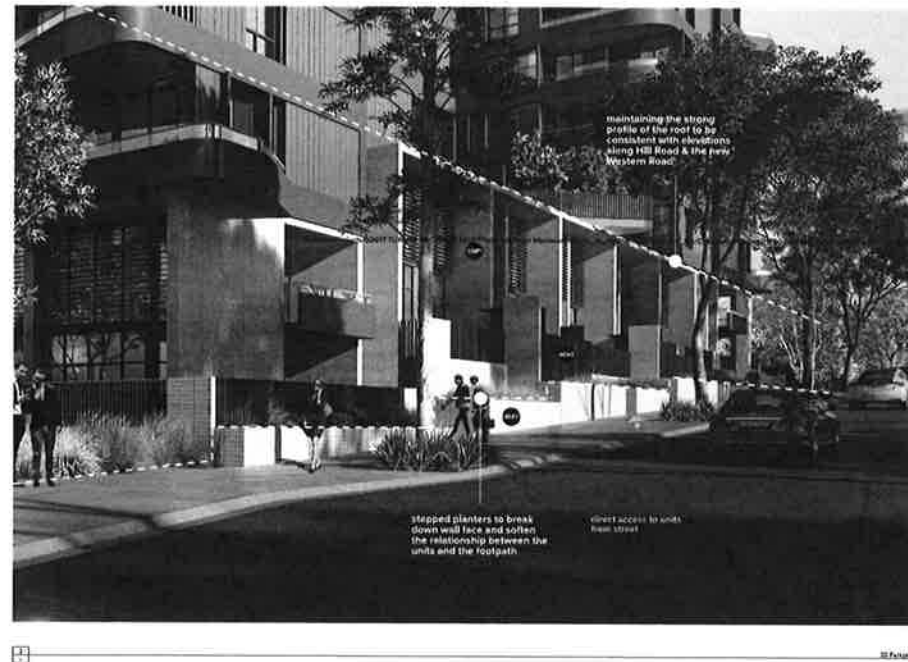
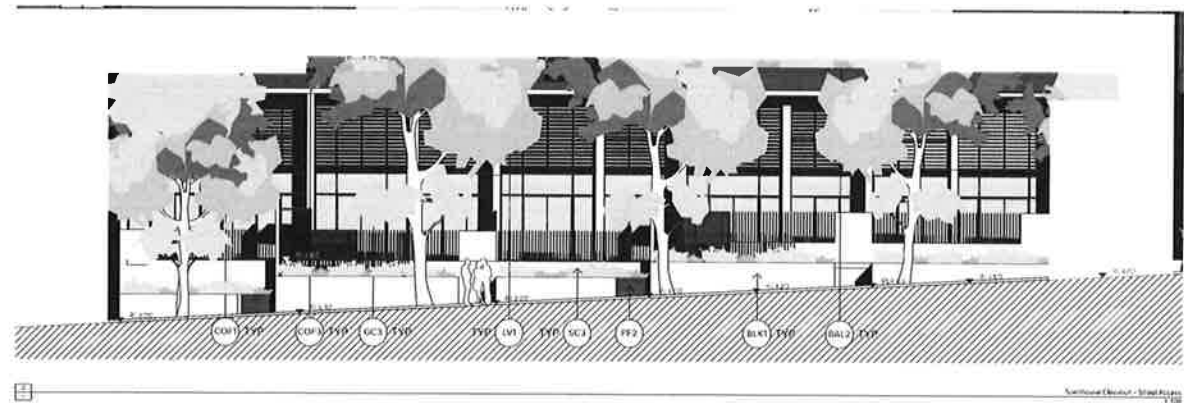
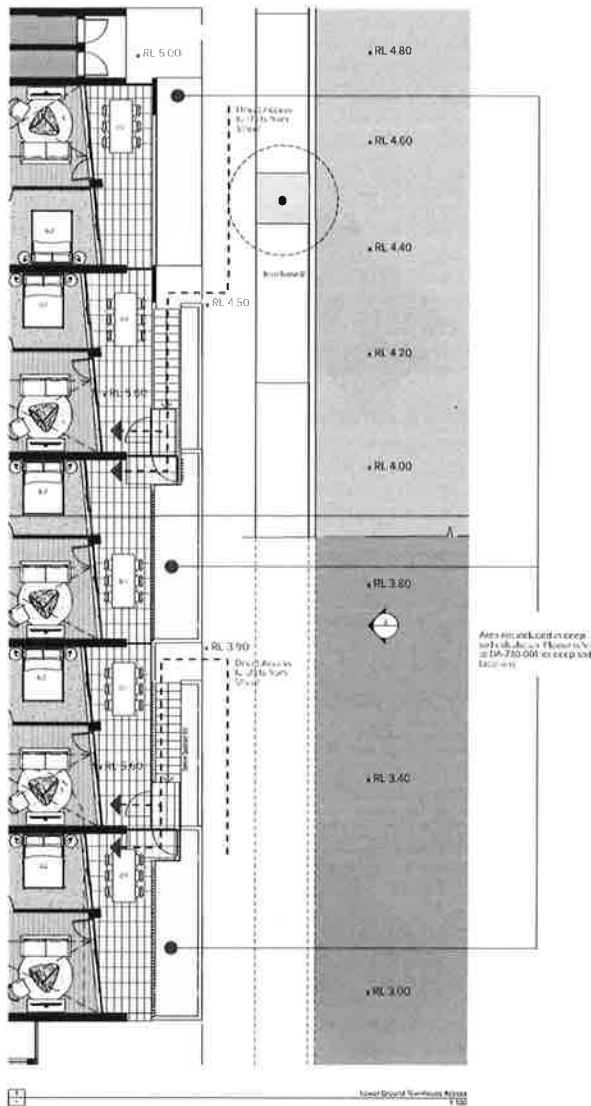


Level's 8 - 21
Residential GFA 750m²

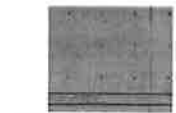


Level 25
Residential GFA 740m²

TOTAL GFA FOR THE ENTIRE PHASE 1 SCHEME = 34,625m²



Materials and Finishes:



- 1. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 2. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 3. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 4. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 5. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 6. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 7. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 8. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 9. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.
- 10. The building is to be constructed in accordance with the requirements of the Building Code of Australia (BCA) and the relevant local council requirements.



Pre Adapted Layout

1 Bed - Building S - Type 04

D0 13
B0 15 (Mirrored)
B1 05 (Mirrored)
B1 07
B2 05 (Mirrored)
B2 07
B3 05 (Mirrored)
B3 07
B4 05 (Mirrored)
B4 07



Post Adapted Layout

1 Bed - Building S - Type 04



Pre Adapted Layout

1 Bed - Building C - Type 03

C1 03
C2 03
C3 03
C4 03
C5 03



Post Adapted Layout

1 Bed - Building C - Type 03



Pre Adapted Layout

1 Bed - Building C - Type 09

C1 10
C2 10
C3 10
C4 10
C5 10
C6 10



Post Adapted Layout

1 Bed - Building C - Type 09



Pre Adapted Layout

1 Bed - Building D - Type 06

D1 06
D1 07 (Mirrored)
D2 06
D2 07 (Mirrored)
D3 06
D3 07 (Mirrored)



Post Adapted Layout

1 Bed - Building D - Type 06



Pre Adapted Layout

1 Bed - Building C - Type TH01

C0 09
C0 01 (Ground Floor Unit with a bigger open space terrace)



Post Adapted Layout

1 Bed - Building C - Type TH01

ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

AS4289 Appendix A:

Defines the classification levels of apartments required as follows:

Adaptable Dwelling Class C: All essential features incorporated

Essential Required Features:

1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to colony with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1
3. Parking spaces min 6.0 x 3.8m.
4. Accessible entry to be level (max 140 slope)
5. Threshold to be low level
6. Landing to enable wheelchair manoeuvrability
7. Accessible entrance door to have min 850 mm clear width
8. Door lever handles and hardware to AS 1428.1
9. Internal doors to have 820 mm min clearance
10. Internal corridors 1000 mm min clear width
11. Provision for compliance with AS 1428.1 for door approaches
12. Provision for circulation space of 2250 mm dia
13. Living / Dining space: Telephone point adjacent to GPO
14. Living / Dining space: Potential illumination level min 300 lux
15. Kitchen: Minimum width 2.7 m (1560 mm clear between benches)
16. Kitchen: Provision for circulation at doors to comply with AS1428.1
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable
18. Kitchen: Refrigerator adjacent to work surface
19. Kitchen: Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
20. Kitchen sink fixed max 150 mm deep
21. Kitchen: Tap set capstan or lever handles or lever mixer
22. Kitchen: Tap set located within 300mm of front of sink
23. Cooktops to include either front or side controls with raised cross bars
24. Cooktops to include isolating switch
25. Kitchen: Work surface min 800 mm length adjacent to countertop at same height
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface
27. Kitchen: GPOs to comply with AS 1428.1 At least one double GPO within 300 mm of front of work surface
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in its operating position
29. Kitchen: Slip resistant floor surface
30. Main Bedroom: At least one section of area sufficient to accommodate open size bed and wardrobe with circulation space to meet requirements of AS 1428.1
31. Bathroom: Provision for bathroom area to comply with AS 1428.1
32. Bathroom: Slip resistant floor surface
33. Shower recess, with no less than Min size 1500 x 1500 to comply with AS 1428.1
34. Shower area waterproofed to AS 3740 with floor fall to waste
35. Recessed soap holder
36. Shower taps positioned for easy reach to access side of shower sliding back
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook (Plumbing and wall strengthening provision)
38. Provision of grab rail in the shower
39. Tap sets to be capstan or lever handles with single outlet

Adaptable Apartments (With reference to City of Parramatta OCP 2019)

Minimum 10% of total apartments to be adaptable housing units

Total adaptable apartments provided : 37 apartments @ 10.1%



Pre Adapted Layout

3 Bed - Building A - Type 02

A22 04 (Mirrored)
A22 05
A23 04 (Mirrored)
A23 05
A24 04 (Mirrored)
A24 05
A25 04 (Mirrored)
A25 05



Post Adapted Layout

3 Bed - Building A - Type 02

ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

A94299 Appendix A:
Defines the classification levels of apartments required as follows:
Adaptable Dwelling Class C - All essential features incorporated

Essential Required Features:

- 1 A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
- 2 Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1
- 3 Parking spaces min 6.0 x 3.0m
- 4 Accessible entry to be level (max 1:40 slope)
- 5 Thresholds to be low level
- 6 Landing to enable wheelchair manoeuvrability
- 7 Accessible entrance door to have min 850 mm clearance
- 8 Door lever handles and hardware to AS 1428.1
- 9 Internal doors to have 820 mm min clearance
- 10 Internal corridors 1000 mm min clear width
- 11 Provision for compliance with AS 1428.1 for door approaches
- 12 Provision for circulation space of 2250 mm dia
- 13 Living / Dining space: Telephone point adjacent to GPO
- 14 Living / Dining space: Potential illumination level min 300 lux
- 15 Kitchen: Minimum width 2.7 m (550 mm clear between benches)
- 16 Kitchen: Provision for circulation at doors to comply with AS1428.1
- 17 Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable
- 18 Kitchen: Refrigerator adjacent to work surface
- 19 Kitchen: Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- 20 Kitchen sink bowl max 150 mm deep
- 21 Kitchen: Tap set capstan or lever handles or lever mixer
- 22 Kitchen: Tap set located within 300mm of front of sink
- 23 Cooktops to include either front or side controls with raised cross bars
- 24 Cooktops to include isolating switch
- 25 Kitchen: Work surface min 800 mm length adjacent to cooktop at same height
- 26 Kitchen: Oven located adjacent to an adjustable height or replaceable work surface
- 27 Kitchen: GPOs to comply with AS 1428.1 At least one double GPO within 300 mm of front of work surface
- 28 Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in its operating position
- 29 Kitchen: Slip resistant floor surface
- 30 Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS 1428.1
- 31 Bathroom: Provision for bathroom area to comply with AS 1428.1
- 32 Bathroom: Slip resistant floor surface
- 33 Shower recess, with no hob Min size 1160 x 1100 to comply with AS 1428.1
- 34 Shower area waterproofed to AS 3740 with floor fall to waste
- 35 Recessed soap holder
- 36 Shower taps positioned for easy reach to access side of shower sliding track
- 37 Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed track (plumbing and wall strengthening provision)
- 38 Provision of grab rail in the shower
- 39 Tap sets to be capstan or lever handles with single outlet

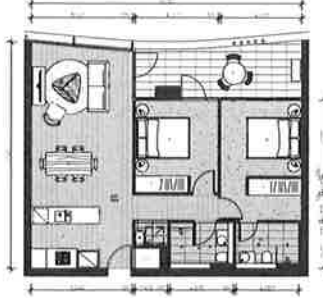
Adaptable Apartments (With reference to City of Parramatta DCP 2011)

Minimum 10% of total apartments to be adaptable housing units
Total adaptable apartments provided: 37 apartments or 10.1%



2 Beds - Building A - Type 03

A1 07 A11 07 A21 07
A2 07 A12 07 A22 06
A3 07 A13 07 A23 06
A4 07 A14 07 A24 06
A5 07 A15 07 A25 06
A6 07 A16 07
A7 07 A17 07
A8 07 A18 07
A9 07 A19 07
A10 07 A20 07



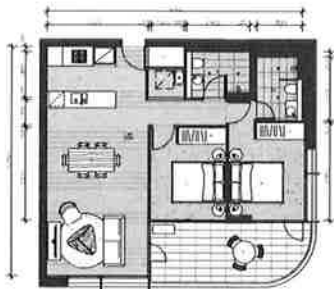
2 Beds - Building A - Type 01
A21 05

A1 05 A11 05
A2 05 A12 05
A3 05 A13 05
A4 05 A14 05
A5 05 A15 05
A6 05 A16 05
A7 05 A17 05
A8 05 A18 05
A9 05 A19 05
A10 05 A20 05



2 Beds - Building B - Type 03

B0 06
B1 04
B2 04
B3 04
B4 04



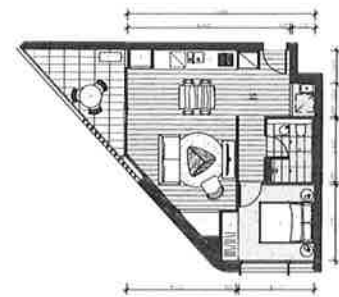
2 Beds - Building C - Type 05

C1 05
C2 05
C3 05
C4 05
C5 05
C6 05



2 Beds - Building C - Type 04

C1 04
C2 04
C3 04
C4 04
C5 04



1 Bed - Building C - Type 10

C1 10
C2 10
C3 10
C4 10
C5 10
C6 10

Livable Apartments (with reference to Apartment Design Guide Objective 40-1)

The eight core design feature elements in the silver level are:

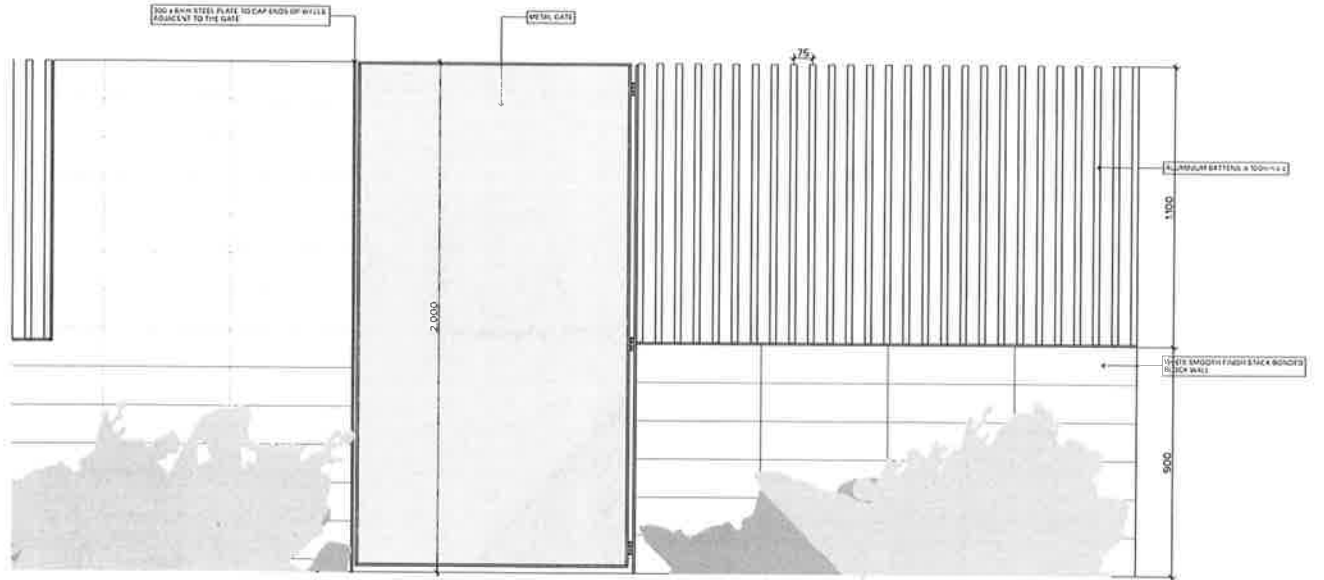
1. A safe continuous and step-free path of travel from the street entrance and / or parking area to a dwelling entrance that is level
2. At least one level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces
4. A toilet on the ground (or entry) level that provides easy access
5. A bathroom that contains a hobless (step-free) shower recess
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation

Minimum 15% of total apartments to incorporate the Livable Housing guideline's silver level universal design features

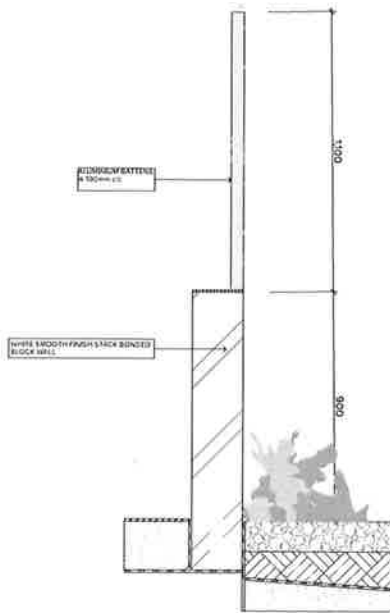
Total livable apartments provided: 67 of 18.4%



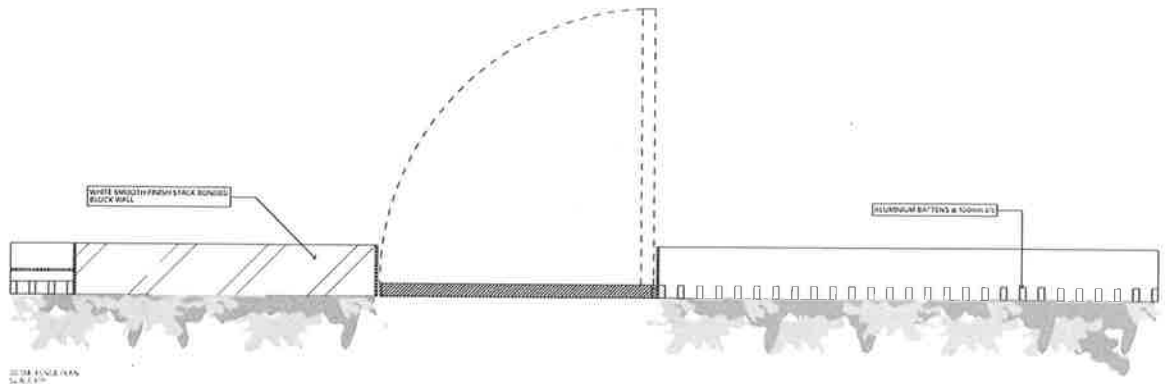
SECTION 1: ELEVATION
SCALE: 1:50



SECTION 2: ELEVATION
SCALE: 1:50



SECTION 3: ELEVATION
SCALE: 1:50



SECTION 4: ELEVATION
SCALE: 1:50

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS AND SPECIFICATIONS.
2. THE FENCE SHALL BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
3. THE FENCE SHALL BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:

DESIGN:
Selva House Australia
62 Watloo Road Macquarie Park NSW
2113

DATE: 10/10/2023
BY: [Signature]
CHECKED: [Signature]

Project Name: The Sanctuary
14A Hill Road - Wentworth Point NSW 2127

Project No: 17094
Drawing No: DA-860-001

Fence Details
Fence Details

TURNER

TURNER
ARCHITECTS
P/L
10/10/2023



South East View_Hill Road

NOTES

1. All views are subject to change without notice. The views are for illustrative purposes only and do not represent a guarantee of any kind. The views are subject to change without notice. The views are for illustrative purposes only and do not represent a guarantee of any kind.

2. All views are subject to change without notice. The views are for illustrative purposes only and do not represent a guarantee of any kind. The views are subject to change without notice. The views are for illustrative purposes only and do not represent a guarantee of any kind.

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

Project Name: The Sanctuary
Location: 144 Hill Road, Wentworth Point NSW 2127

Project Name: The Sanctuary
Location: 144 Hill Road, Wentworth Point NSW 2127

Project Name: The Sanctuary
Location: 144 Hill Road, Wentworth Point NSW 2127



South West View

NOTES
 1. This drawing is a 3D architectural rendering of the proposed development. It is not a site plan or a technical drawing. It is intended to provide a visual representation of the proposed development for informational purposes only. It is not to be used for any other purpose without the written consent of the architect.
 2. The proposed development is subject to the approval of the relevant authorities. The final design and construction may vary from the proposed development shown in this rendering.
 3. The proposed development is shown in this rendering for informational purposes only. It is not to be used for any other purpose without the written consent of the architect.



Sekisui House Australia
 88 Waterloo Road Macquarie Park
 NSW 2113

Legend
 1. Proposed Development
 2. Existing Development
 3. Proposed Access Road
 4. Proposed Access Road

Project Info
 The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127
3D Views
 South West View

Client
 HTS
Project No.
 17004
Architect
 TURNER
Development Application
 DA-810-002
Scale
 B

TURNER

14A Hill Road
 Wentworth Point NSW 2127
 02 9550 1111
 02 9550 1112



North East View_Corner of Hill Road & Burroway Road

NOTES:
1. This rendering is for informational purposes only and does not constitute an offer of any financial product.
2. The rendering is subject to change without notice and is not intended to represent the final design.
3. The rendering is not a contract and should not be relied upon for any legal or financial advice.
4. The rendering is not a guarantee of any performance or results.

DATE:



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

FILE: 17004 - 17004 - 17004 - 17004
4 21/09/2017 Page 14 of 15

Project No: 17004
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127
Development Application: DA-910-003

Drawn by:

3D Views

North East View_Corner of Hill Rd & Burroway

Scale: 1:100
Date: 21/09/2017
Project No: 17004
Sheet No: 14 of 15
Turner
TURNER



Building A Facade

NOTES
 1. This drawing is a 3D architectural rendering of the proposed building facade. It is not a photograph of an existing building. The rendering is based on the information provided in the accompanying documents and is subject to change without notice.
 2. The rendering is for informational purposes only and does not constitute a contract or a guarantee of performance. The actual building may differ from the rendering in various respects.
 3. The rendering is the property of Sekisui House Australia and should not be reproduced or distributed without the written consent of Sekisui House Australia.



Sekisui House Australia
 68 Waterloo Road Macquarie Park
 NSW 2113

Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127

Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127

3D Views
 Building A Facade

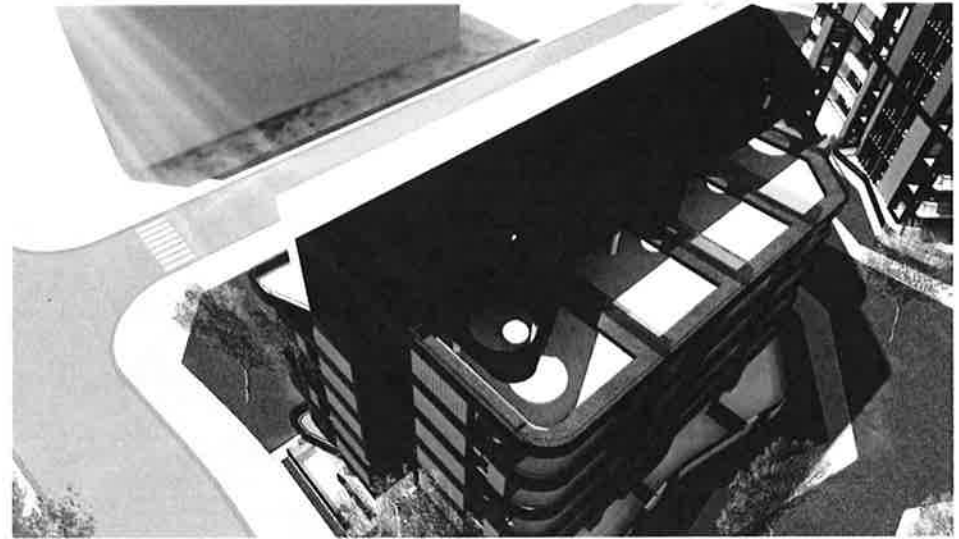
Project Name: The Sanctuary
 14A Hill Road, Wentworth Point NSW 2127
 Drawing Number: DA-910-004
 Date: 17/04/2024
 Author: J. B. C. M. A.

TURNER

TURNER ARCHITECTS
 14A Hill Road, Wentworth Point NSW 2127
 Phone: 02 9100 0000
 Email: info@turnerarchitects.com.au



Street Level View_Corner of Hill Road & Burroway Road



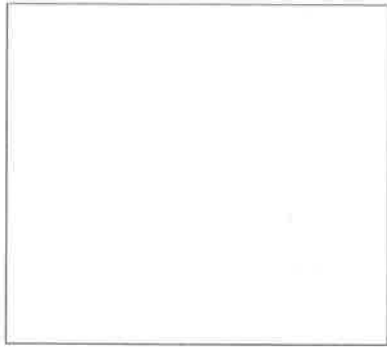
Aerial View_Building B



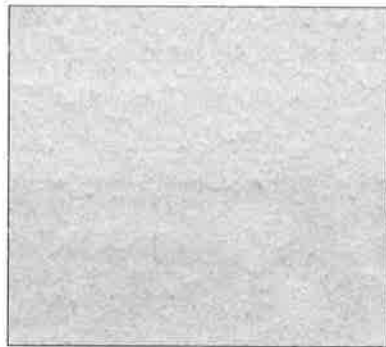
Aerial View_Building C



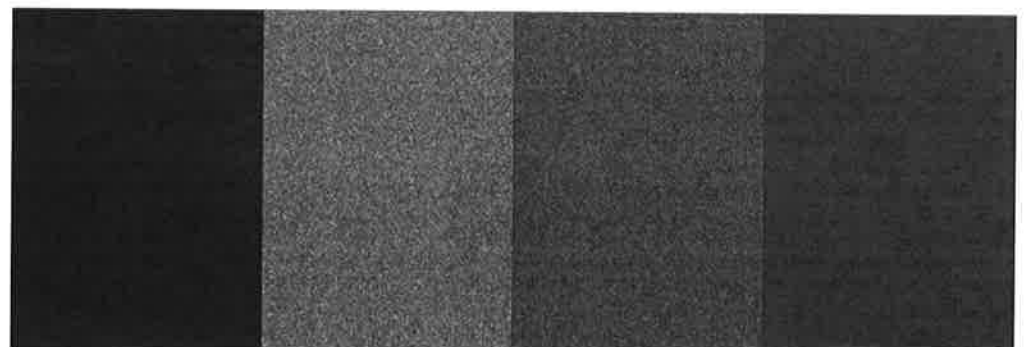
Podium Level View_Building D



CLD1 Terracotta Cladding System_Type 1



CLD2 Terracotta Cladding System_Type 2

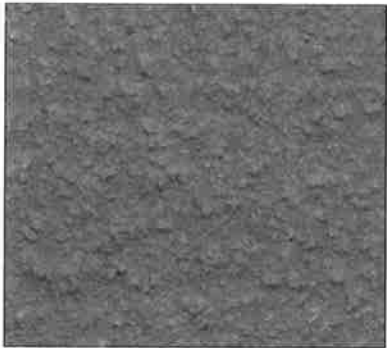


PCF1 Powdercoat Finish 1

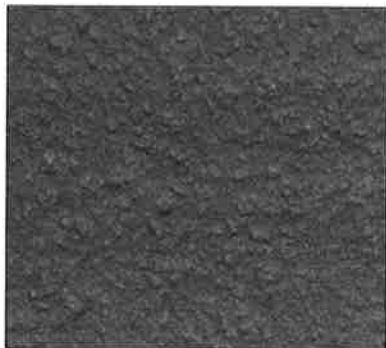
PCF2 Powdercoat Finish 2

PCF3 Powdercoat Finish 3

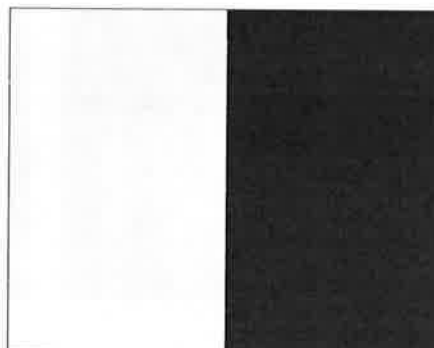
PCF4 Powdercoat Finish 4



CLD3 Terracotta Cladding System_Type 3



CLD4 Terracotta Cladding System_Type 4

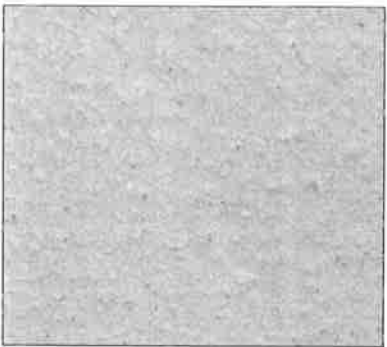


PF1

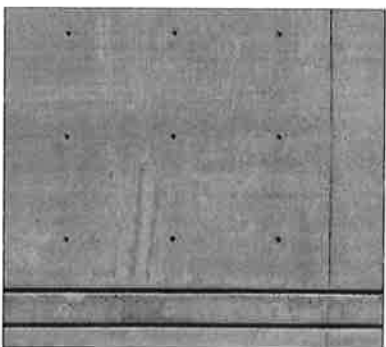
PF2



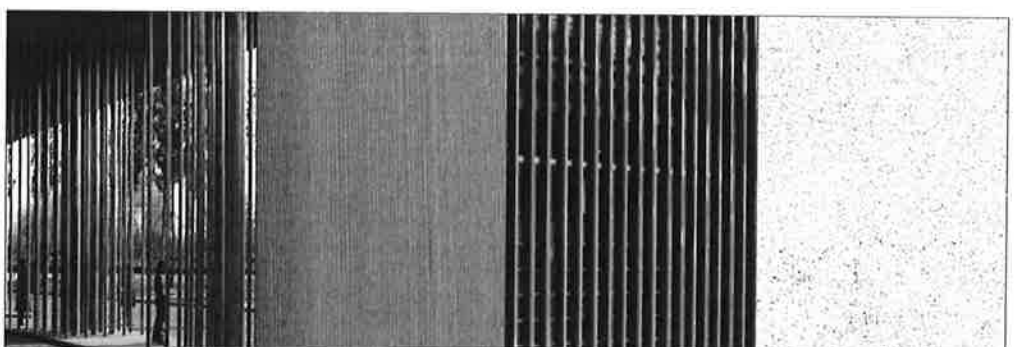
SWF1 Stone Wall Finish 1



CLD5 Terracotta Vertical Baguette System



COF1 Concrete Off-form Finish



SC1

SC2

SC3

BLK1

NOTES

1. All materials and finishes are to be supplied and installed by the Contractor. The Contractor is responsible for ensuring that all materials and finishes are of the highest quality and are suitable for the intended use. The Contractor is also responsible for ensuring that all materials and finishes are installed in accordance with the relevant standards and specifications.

2. All materials and finishes are to be supplied and installed by the Contractor. The Contractor is responsible for ensuring that all materials and finishes are of the highest quality and are suitable for the intended use. The Contractor is also responsible for ensuring that all materials and finishes are installed in accordance with the relevant standards and specifications.

CLIENT

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

Rev	Date	Approved By	Remarks
A	21.03.17	JM	Issued for Information
B	01.09.17	JM	Issued for DA Submission
C	12.11.17	JM	Issued for DA Response

Project Info

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Drawing Title

Sample Board
Materials and Finishes Sample Board

Drawn By	Project No	Drawn By	Asym
NTS	17004	JUDCUM	
Status	Dwg No	Rev	
Development Application	DA-950-001	C	

TURNER

TURNER Environmental Design
14/15-16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/

PARRAMATTA

RIVER

THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	292°12'40"	97.55	98.19	247.6
2	293°02'15"	153.56	154.45	415.44
3	302°52'30"	5.95	5.95	105
4	121°00'35"	10.35	10.35	85
5	117°31'20"	13.84		
6	76°02'40"	5.97		

EXISTING EASEMENTS:

- (E) EASEMENT FOR ELECTRICITY PURPOSES 5, 5.53 & VARIABLE WIDTH (AA298780)
 (R) EASEMENT FOR RECYCLED WATER SUPPLY VARIABLE WIDTH (DP 1222610)
 (H) EASEMENT FOR SEAWALL PROTECTING THE HARBOUR 6 WIDE (DP 1220111)

NEW EASEMENTS:

- (P) EASEMENT FOR PUBLIC ACCESS 4.5 & VARIABLE WIDTH
 (D1) EASEMENT TO DRAIN WATER 1.8 WIDE (EXISTING COUNCIL STORMWATER ASSET)
 (D2) EASEMENT TO DRAIN WATER 2 WIDE
 (D3) EASEMENT TO DRAIN WATER VARIABLE WIDTH
 (U) EASEMENT FOR ELECTRICITY & OTHER PURPOSES 9.3 WIDE (SUBJECT TO AUSGRID KIOSK DESIGN)
 (W) RESTRICTION ON THE USE OF LAND (WSUD)
 (X) POSITIVE COVENANT (WSUD)

3
7.728haPT1
(ABOVE)
PT2
(BELOW)
(2757m²)PT2
(8523m²)
TOTAL
1.128haPT1
(6030m²)
TOTAL
8787m²BURROWAY
ROAD

HILL

- LOT 1 COMMUNITY ASSOCIATION PROPERTY
FOR ACCESS AND SERVICES
 LOT 2 STAGE 1
 LOT 3 FUTURE DEVELOPMENT

SURVEYOR

Name: SCOTT PETER LINDSAY LORD

Date of Survey: 2017

Surveyor's Reference: 44632DP 003V2 23-05-14

PLAN OF PROPOSED SUBDIVISION OF
LOT 3 IN DP 859608 (COMMUNITY TITLE)

LGA: CITY OF PARRAMATTA
 Locality: SYDNEY OLYMPIC PARK
 Reduction Ratio 1: 1000
 Lengths are in metres.

Registered
LTS
 LOCKLEY
 Registered Surveyors NSW
 www.lts.com.au

DP DRAFT
 ISSUE DATE: 23-05-2018

