SANCTUARY PHASE 1

14A HILL ROAD
WENTWORTH POINT 2127

RESIDENTIAL DEVELOPMENT

DEVELOPMENT APPLICATION

Submission to Council
Sept 2017

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

SEKISUI HOUSE

Rev	Date	Amendment	Description
A	17.08.17	JM	Issued for Information
B	25.08.17	JM	Issued for Information
C	01.09.17	JM	Issued for DA Submission

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

Drawing Title
General
Cover Sheet

Scale: N/A
Project No.: 17004
Drawing No.: A-000-000
Rev: C
Drawn by: JM
Checked by: JM
Date: 25.08.17
Sheet No.: DA-000-000
Rev: C
Development Application

TURNER

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_Levels 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_Levels 08 - 21	1:200
	DA-100-011	D_Levels 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 & Livable Apartment Plans 01	1:100
	DA-820-011	A_Adaptable & Livable Apartment Plans 02	1:100
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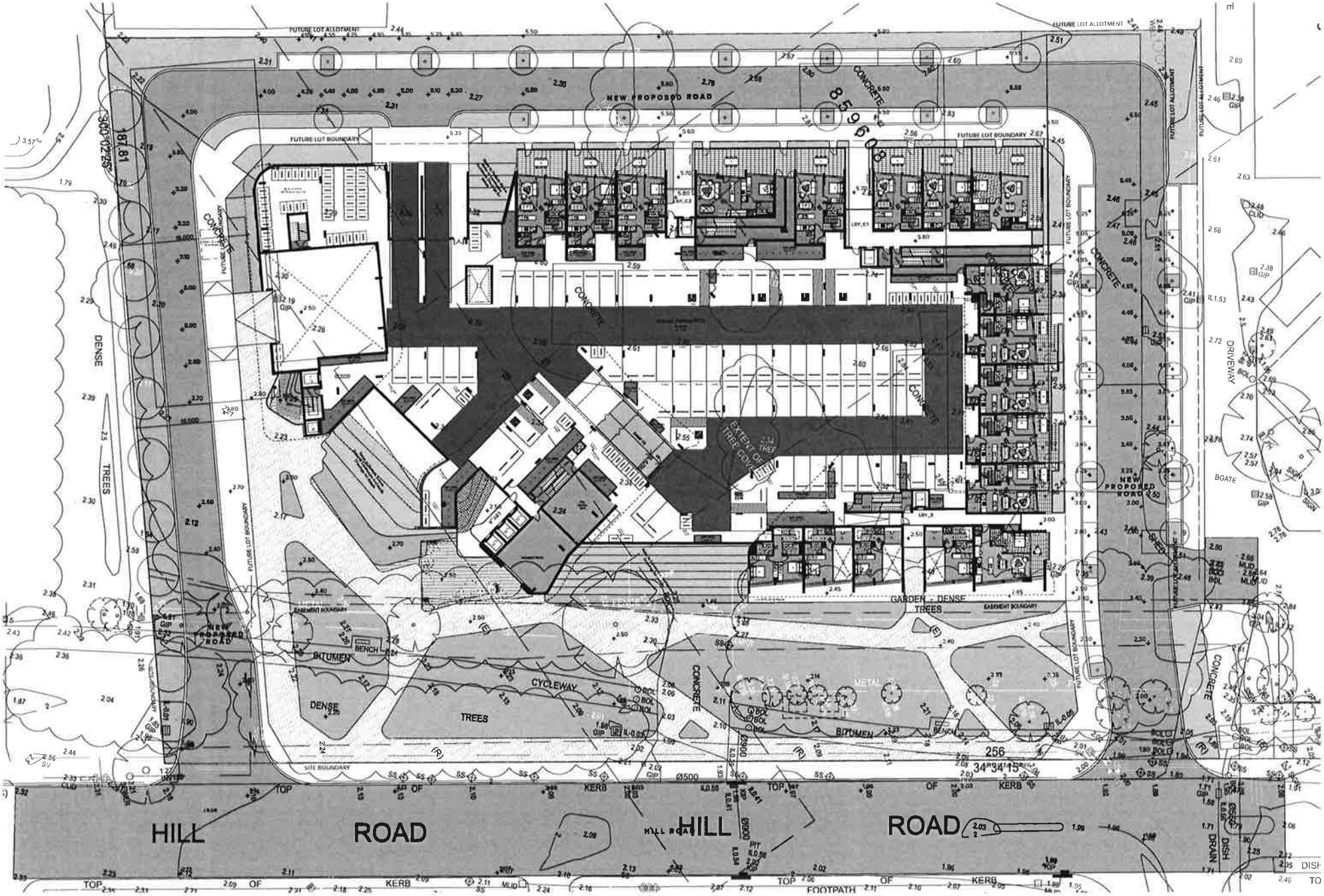
3D Views			
	DA-910-001	A_South East View_Hill Road	NTS
	DA-910-002	A_South West View	NTS
	DA-910-003	A_North East View_Corner of Hill Rd & Burroway Rd	NTS
	DA-910-004	A_Building A Facade	NTS
	DA-910-005	A_Lower Building Views	NTS
Sample Board			
	DA-950-001	B_Materials and Finishes Sample Board	NTS



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

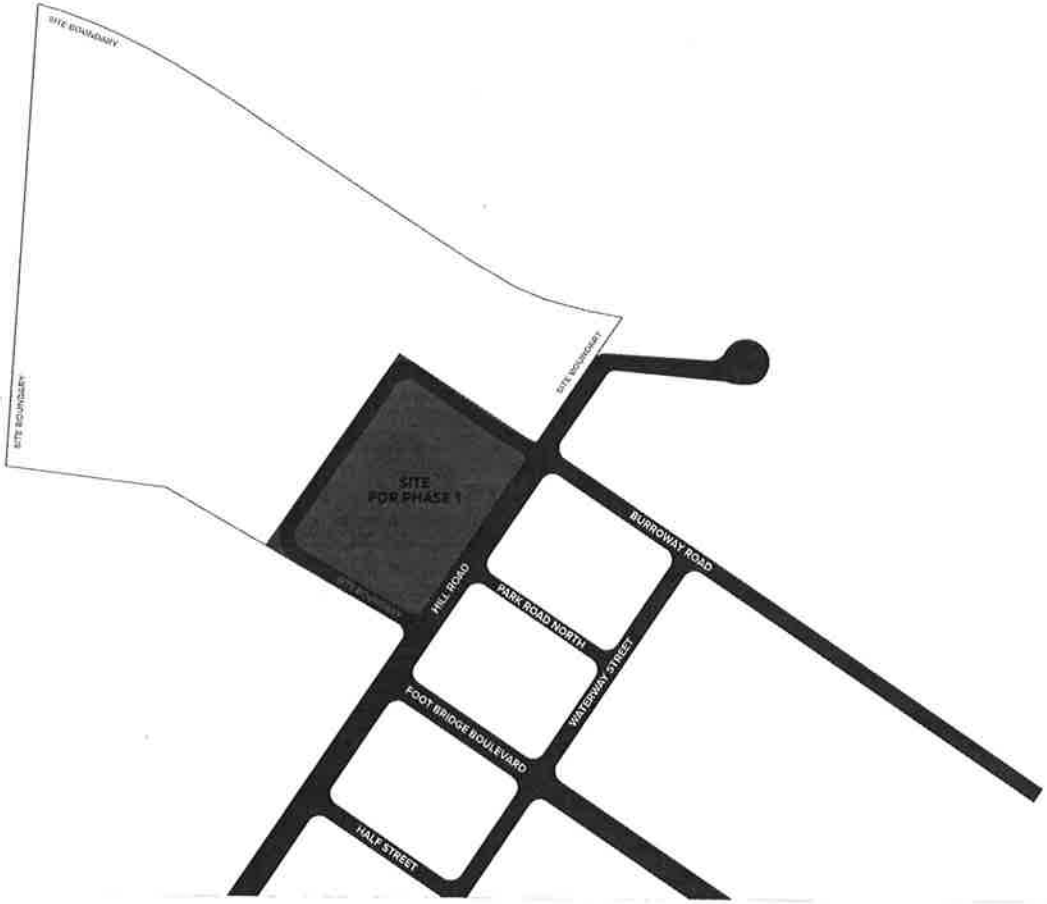
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Site Information
Ground Floor Survey Overlay

17004 JUDGUM

Development Application DA-010-005

TURNER



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

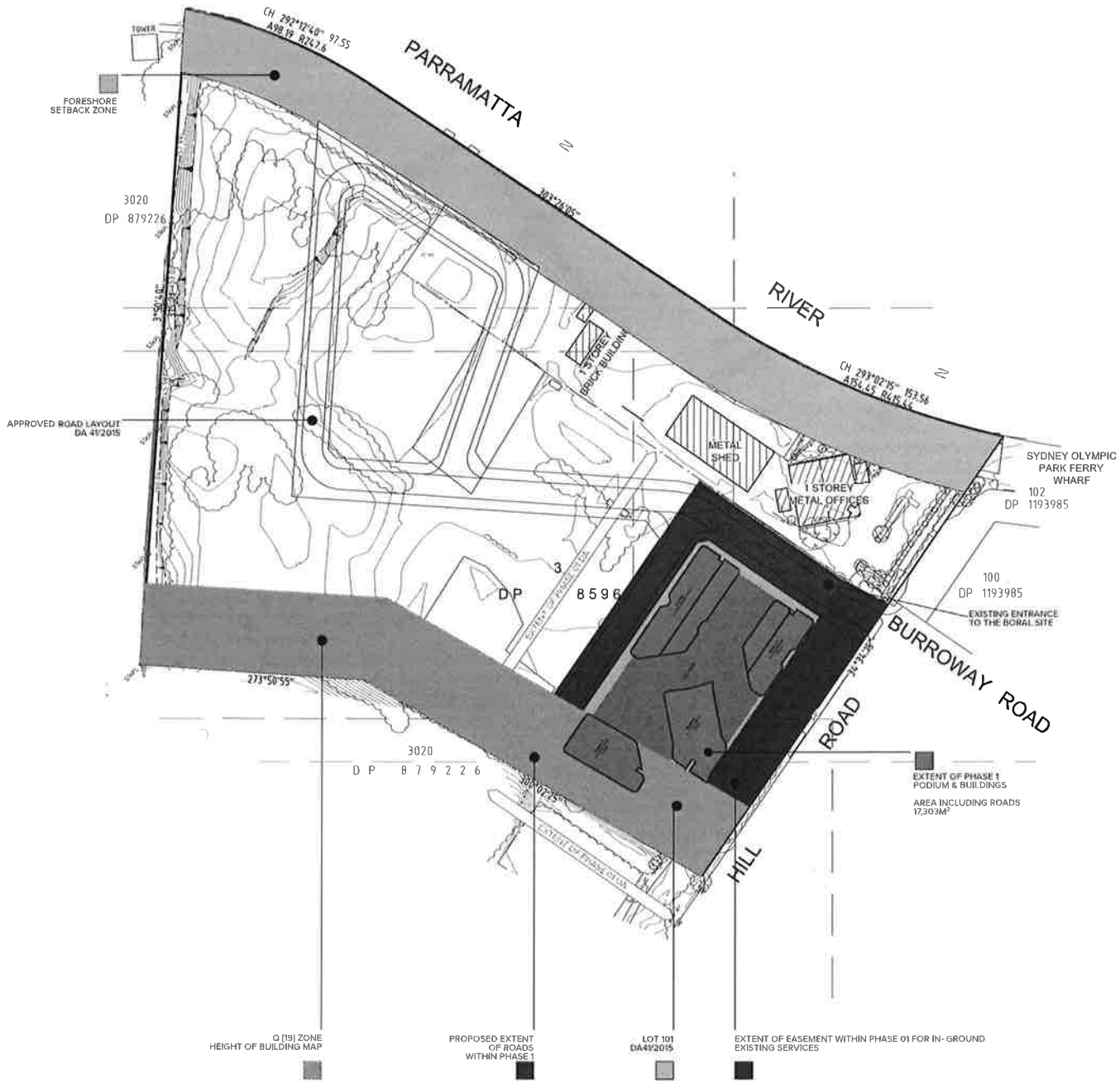
Site Information
Context Plan

17004

DA-010-001

C

TURNER



SEKISUI HOUSE

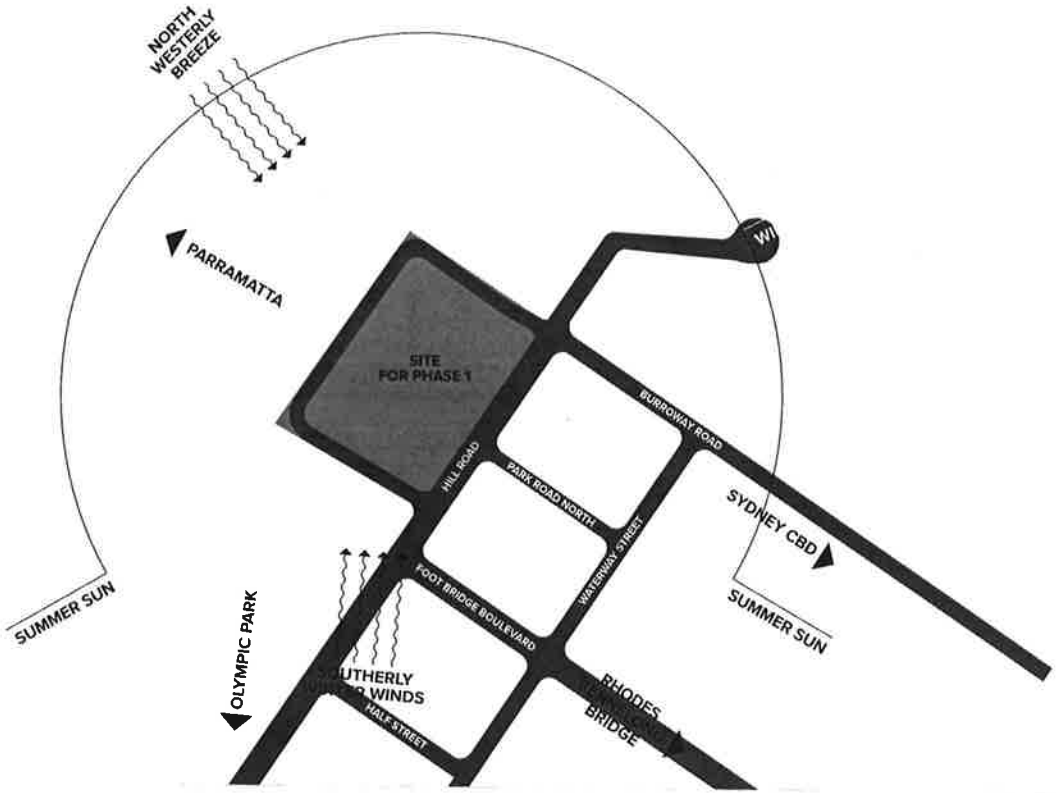
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Site Information
Site Plan

17004 JUDCUM
DA-010-002 E

TURNER



Sekisui House Australia
68 Waterloo Road Macquarie Park NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Site Information
Site Analysis

17004

DA-010-003

B

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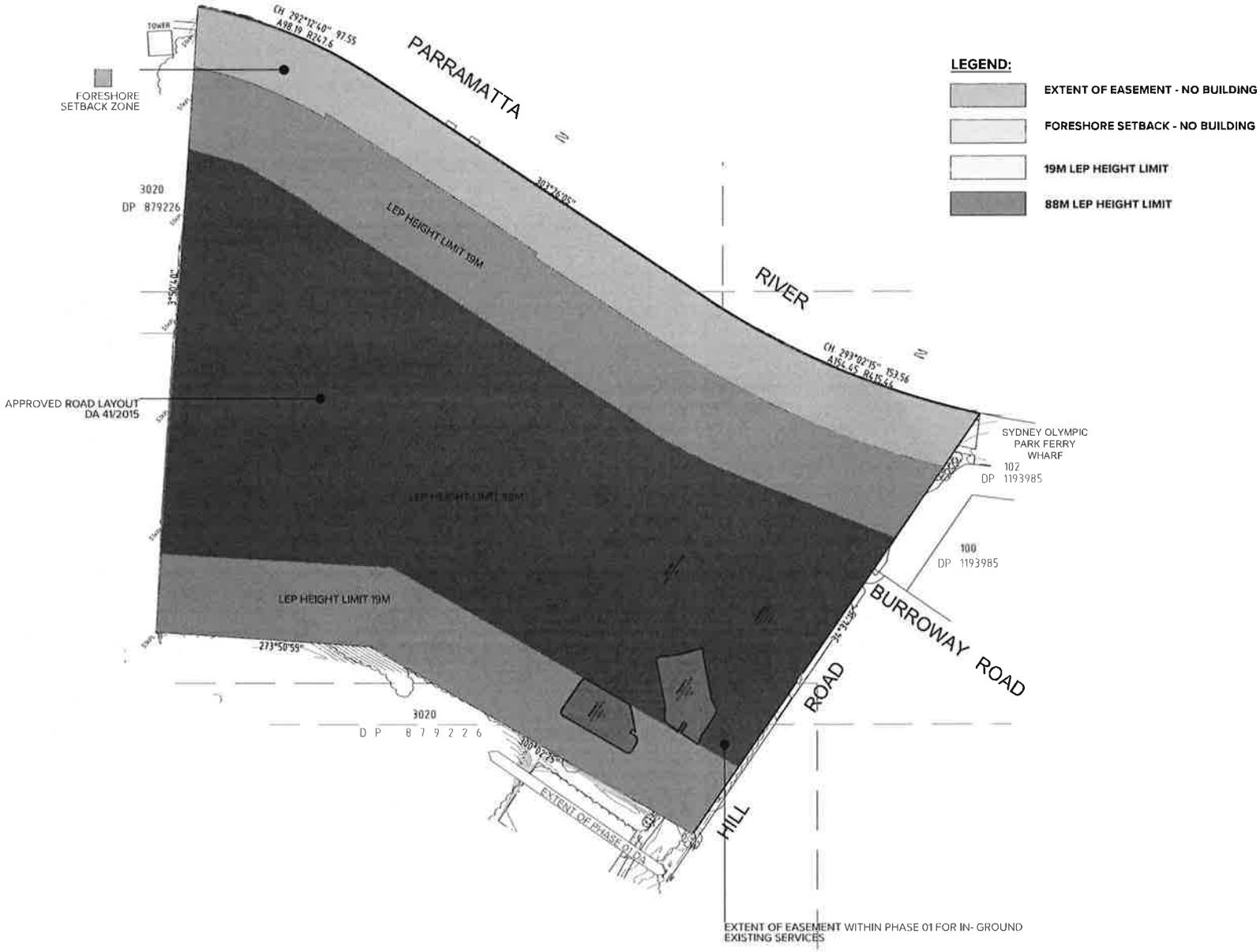


SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

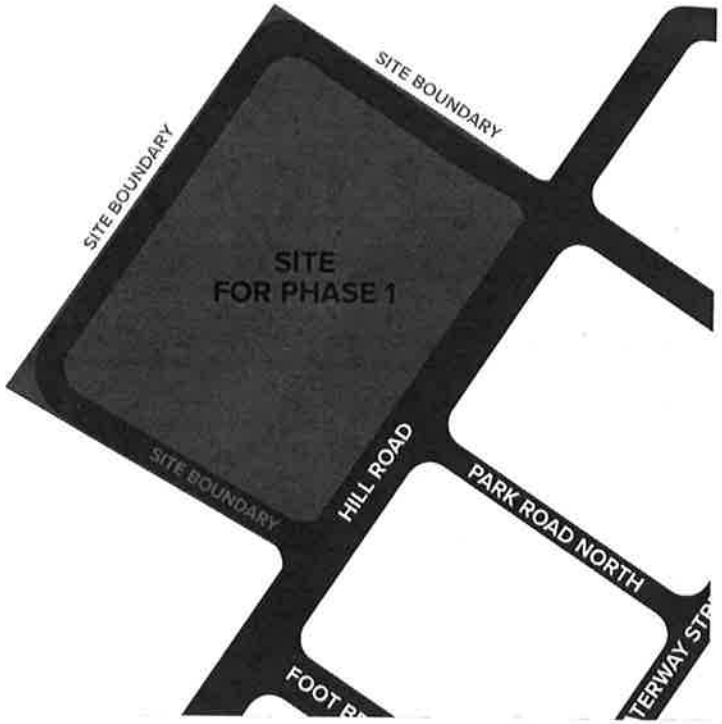
Site Information
Height Plan Diagram

17004

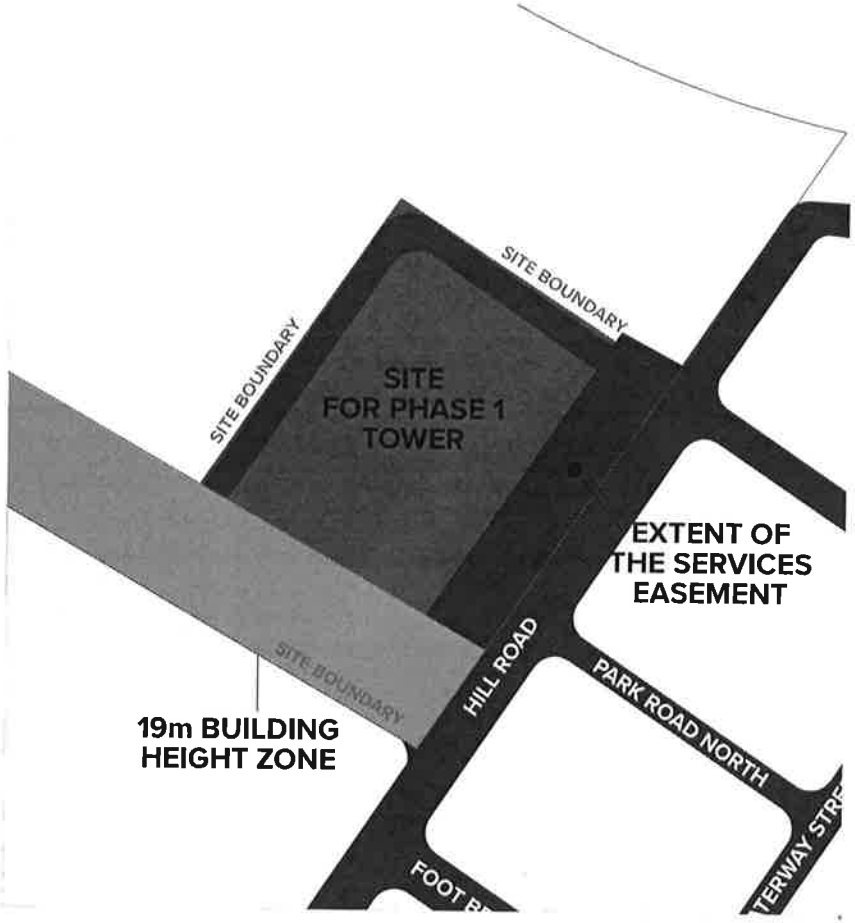
DA-010-004

C

TURNER



Context Plan
Scale 1:10,000



Context Plan
Scale 1:10,000

SEKISUI HOUSE

Sekisui House Australia
58 Waterloo Road Macquarie Park
NSW 2113

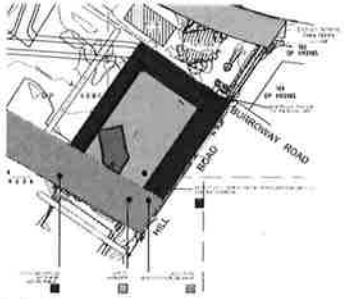
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Site Information

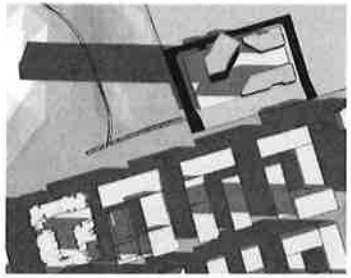
17004 runcum

DA-010-010

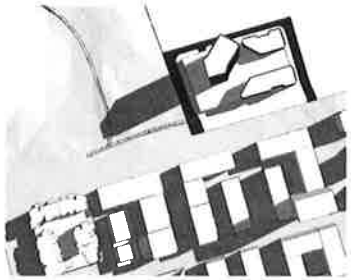
TURNER



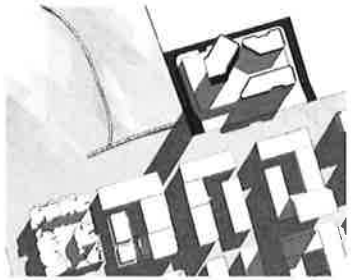
Option 1:



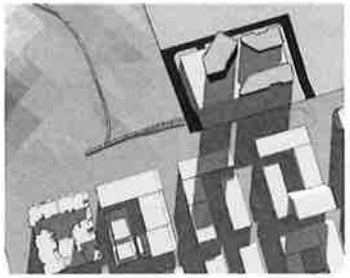
Option 1 - 9.00am



Option 1 - 11.00am

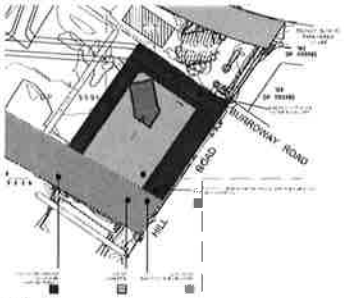


Option 1 - 1.00pm

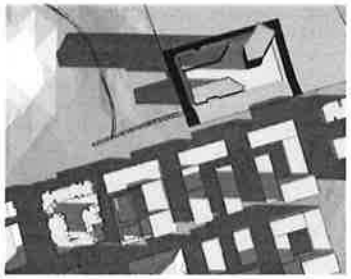


Option 1 - 3.00pm

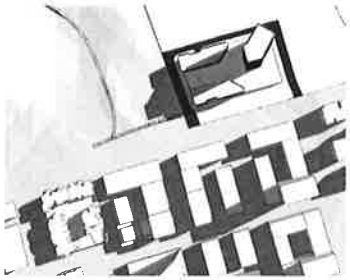
Option 1 - Tower position limits the amount of buildings / GFA we can obtain on the site



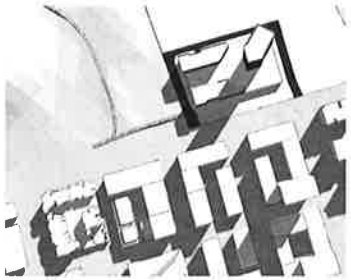
Option 2:



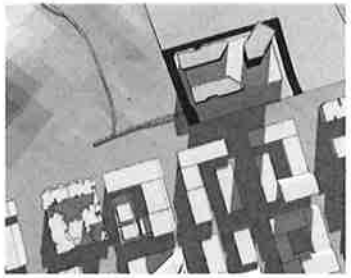
Option 2 - 9.00am



Option 2 - 11.00am

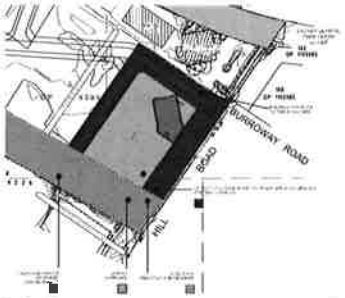


Option 2 - 1.00pm



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.



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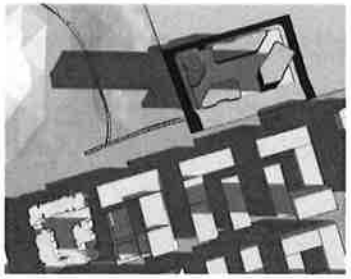
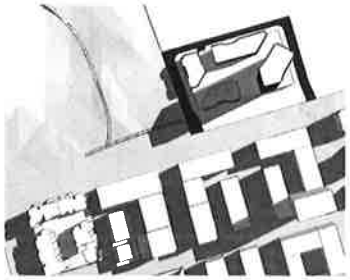
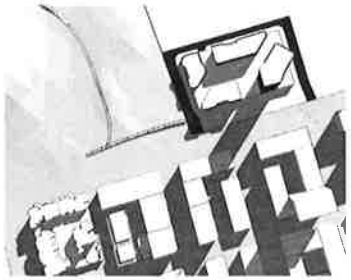


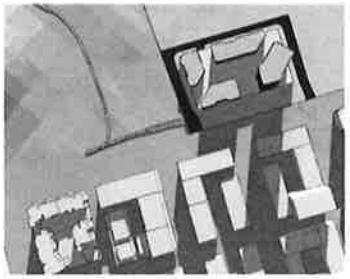
Option 3 - 9.00am



Option 3 - 11.00am

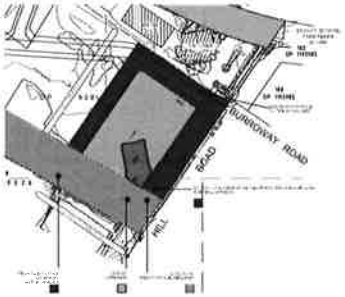


Option 3 - 1.00pm

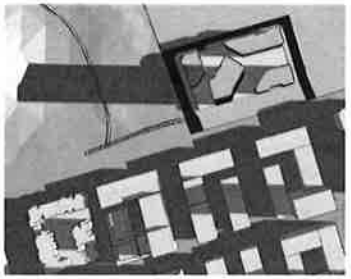


Option 3 - 3.00pm

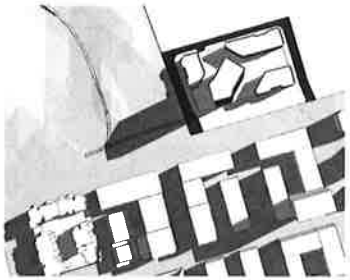
Option 3 - Tower position impacts our solar requirements.



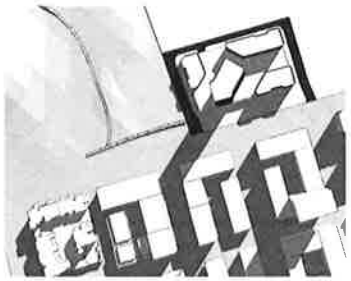
Option 4:



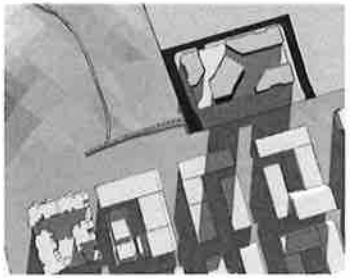
Option 4 - 9.00am



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.

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

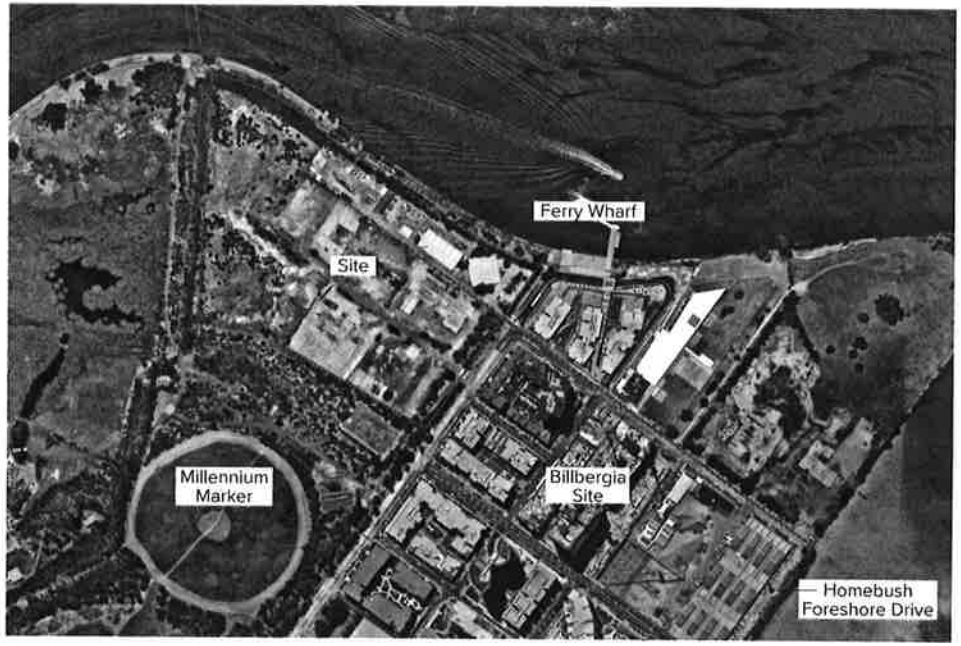
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Site Information

17004

DA-010-012

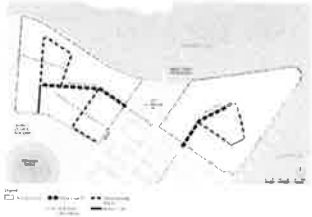
TURNER



1 Urban Design: Park Road North

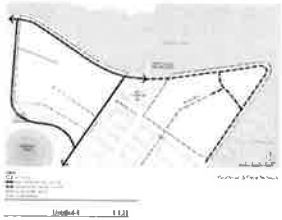
The location of Tower A is located near the intersection of Hill Road and Park Street North. In this location, the tower is visible from the street. This location is considered acceptable for the following reasons*.

- The DCP identified the extension of Park Road North into the Phase 1 site area as an 'indicative shareway' (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 Burroway Road and Footbridge Boulevard were considered more important than the indicative shareway. 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 shareway connection and hence the street is a single block in length
- Studies of WPP DCP 2014 consistent massing did not facilitate a shareway connection to the west (see below).

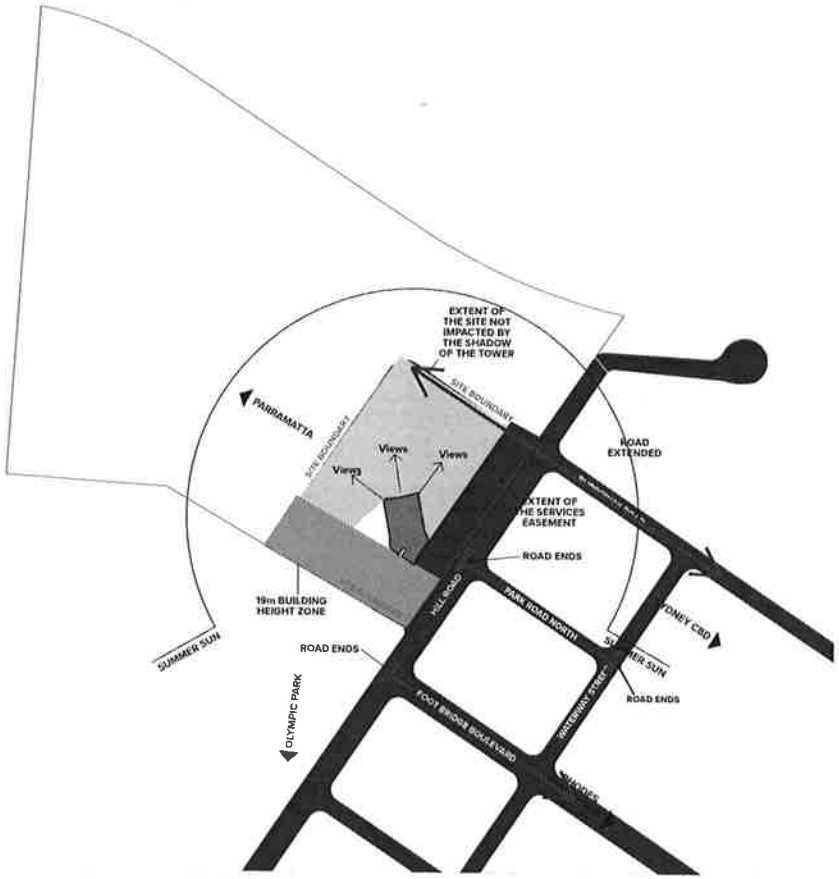


DCP STREET NETWORK PLAN

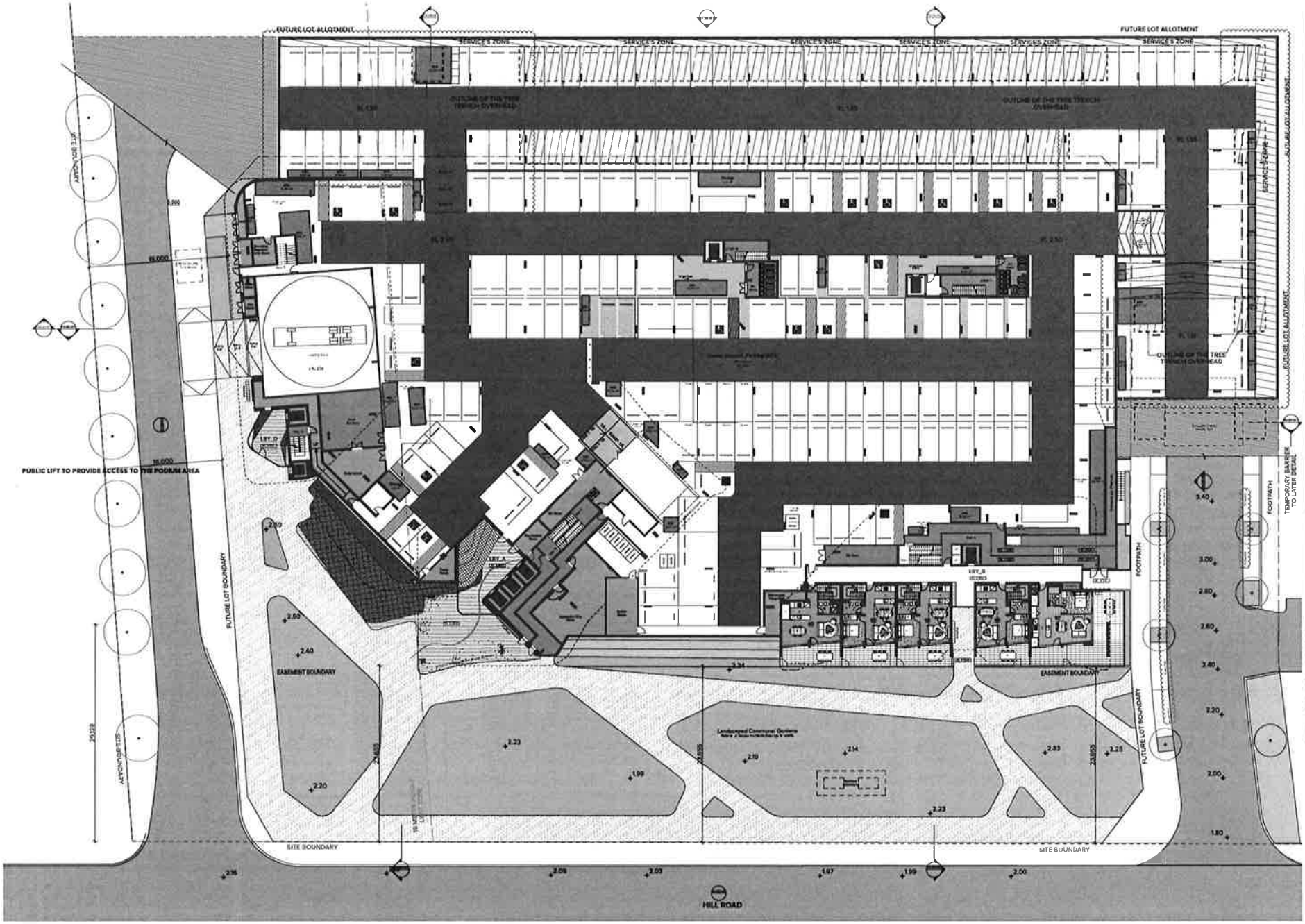
DCP INDICATIVE LANDFORM



DCP PEDESTRIAN & CUCLE NETWORK



ROAD CONNECTIONS



Legend

Ac	Air Conditioning
Br	Bedroom
Br_B	Bedroom 2 ensuite
Br_M	Master Bedroom ensuite
GAR	Garbage Room
GR	Garbage Room
GE	Garbage Exhaust
Dr	Drying Cupboard
HW	Hot Water Unit
K	Kitchen
L_B	Lobby 2 etc
L	Living
LBY_A/B	Lobby A etc
LY	Laundry
MEER	Mechanical Services
R	Room
S	Store
WC	WC/Toilet

SEKISUI HOUSE

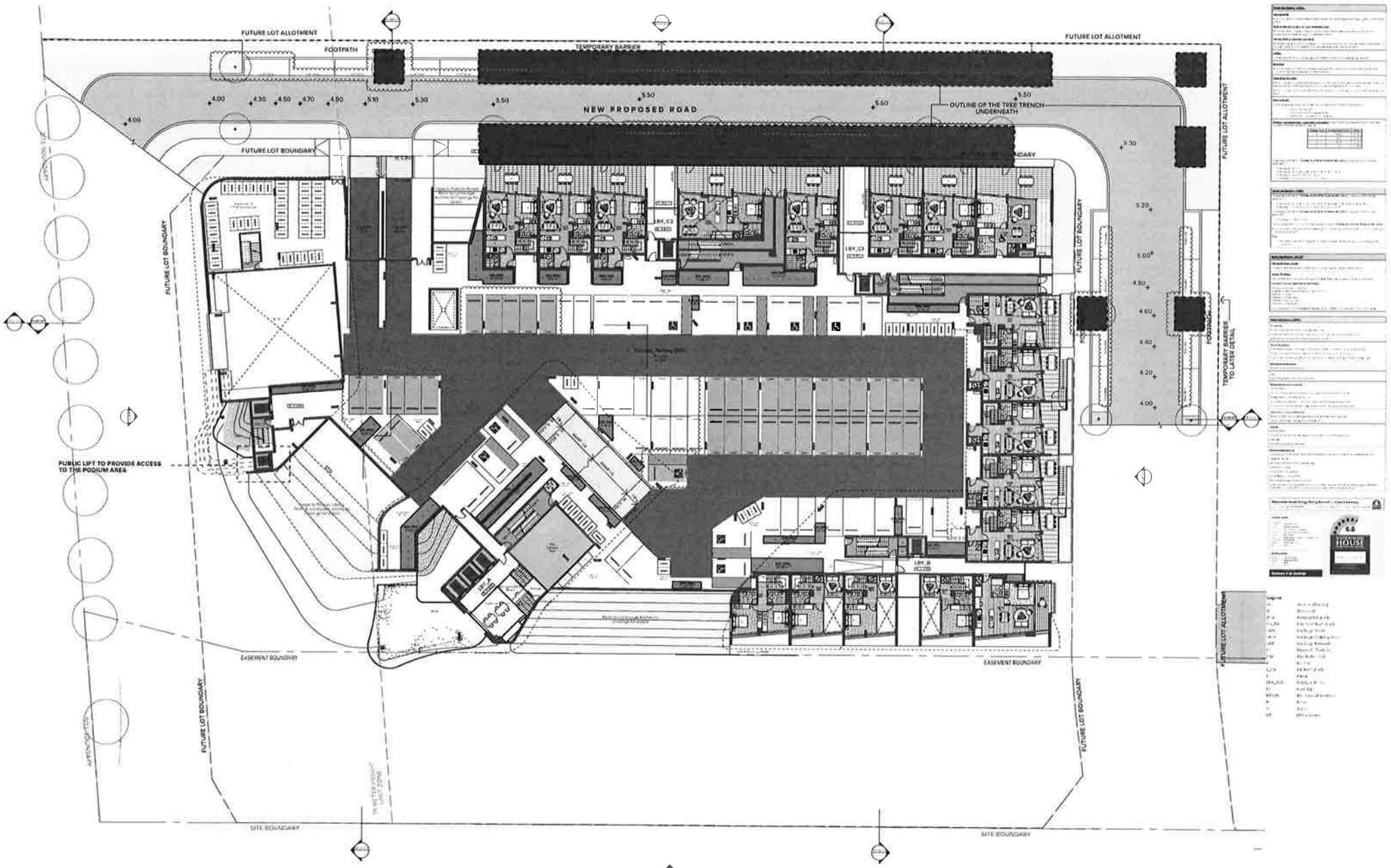
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

GA Plans
2 Lower Ground Floor

1:100 @ A1 | 17/04 | Development Application | DA-100-001

TURNER



SEKISUI HOUSE

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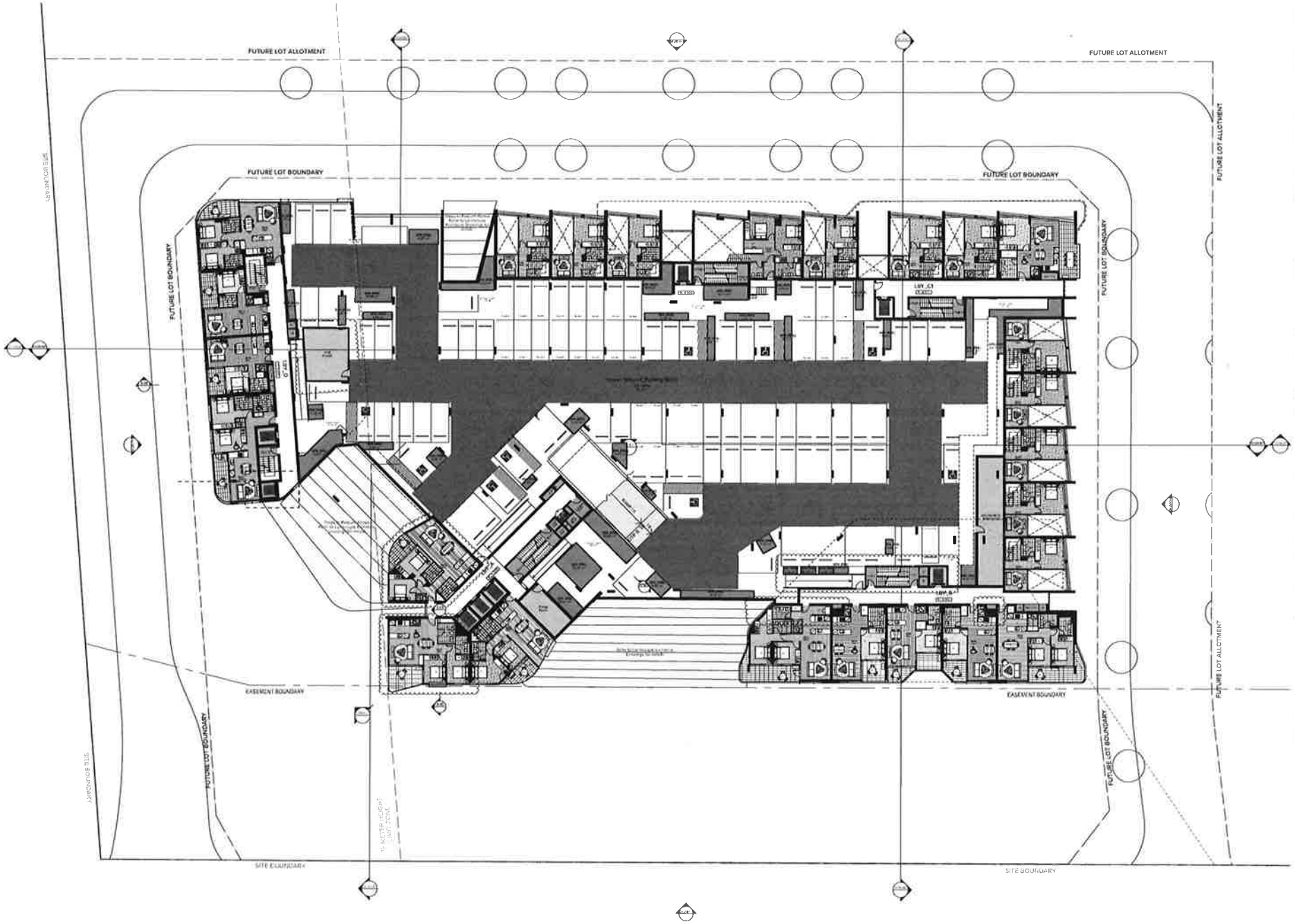
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

GA Plans
J_Ground Floor

Development Application DA-100-002

TURNER



SEKISUI HOUSE

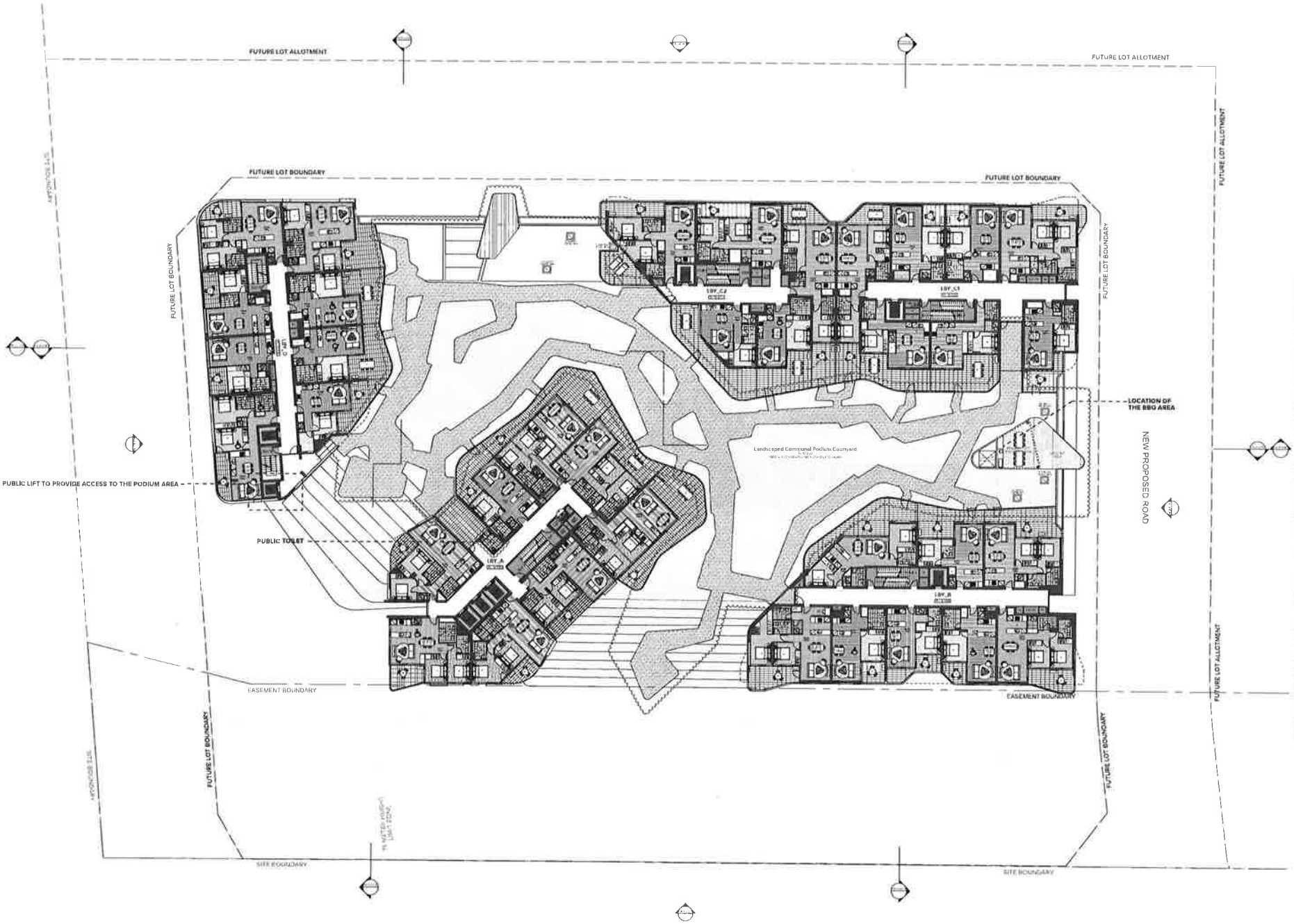
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
144 Hill Road Wentworth Point NSW 2127

GA Plans
F_Upper Ground Floor

DA-100-003

TURNER



SEKISUI HOUSE

Sekisui House Australia
66 Waterloo Road Macquarie
Park NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

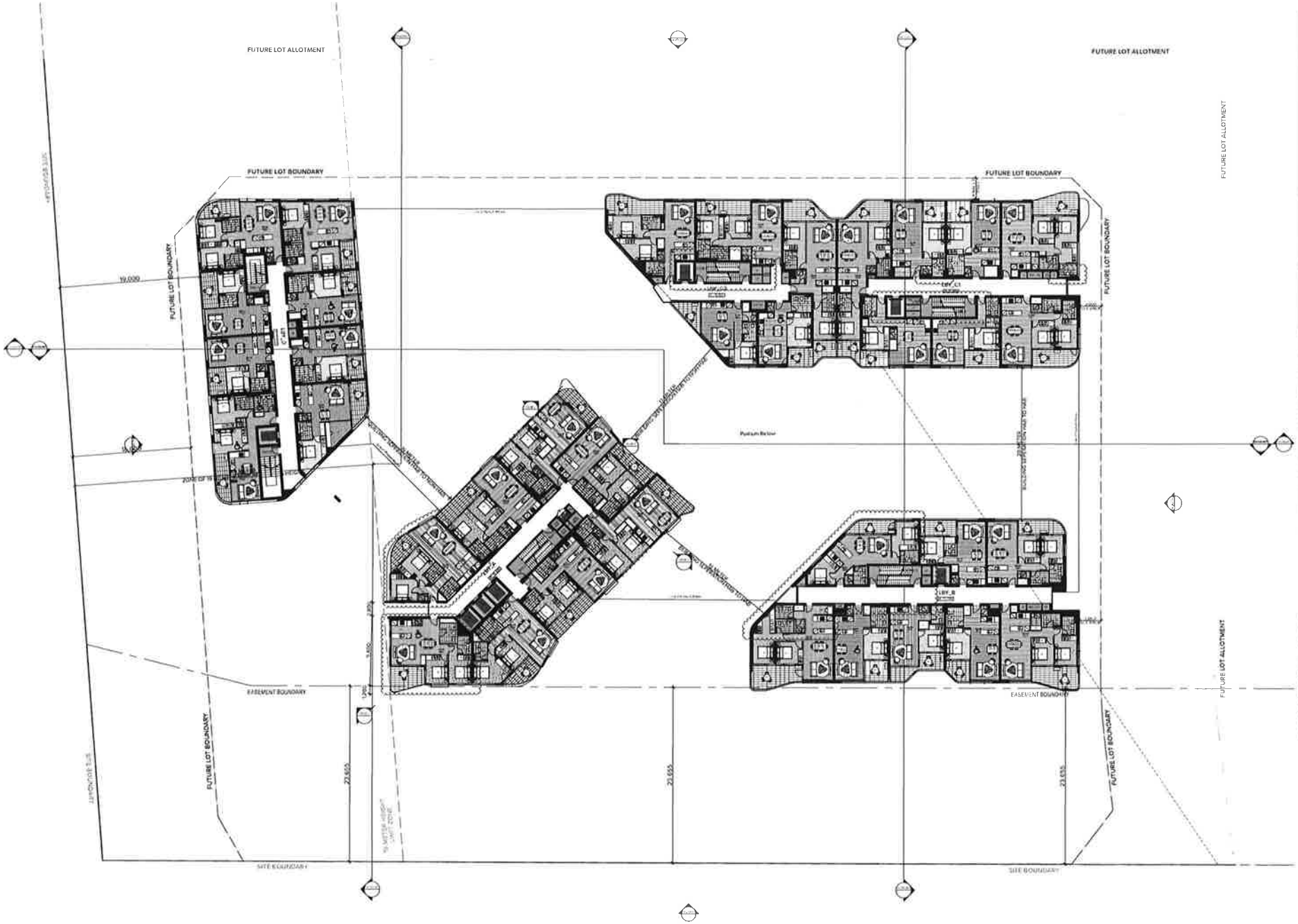
GA Plans
G_Level01

17004

DA-100-004

G

TURNER



SEKISUI HOUSE

Sekisui House Australia
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NSW 2113

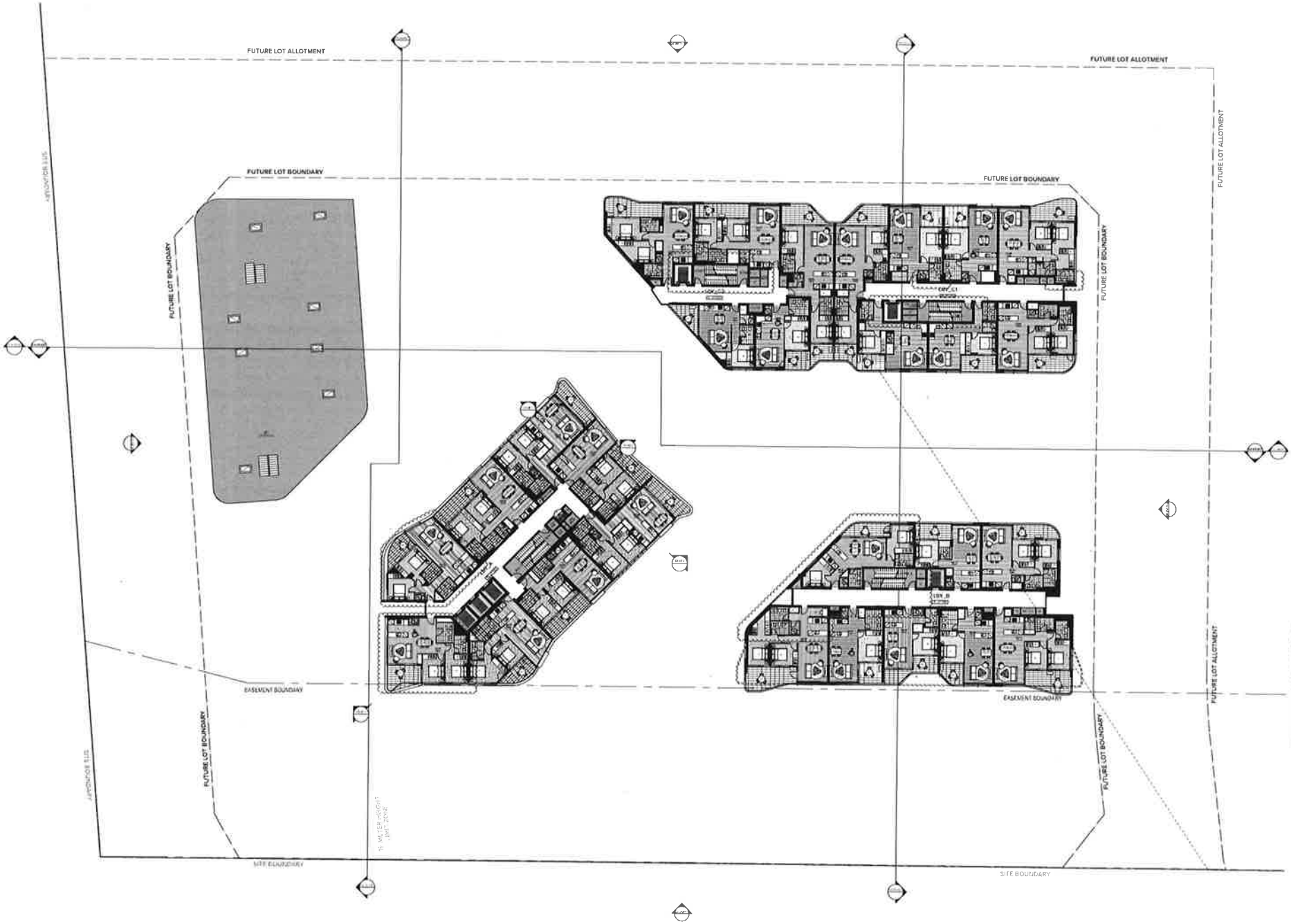
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

GA Plans
F_Levels 02 & 03

1:100 @ A1

17004

TURNER



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The Sanctuary
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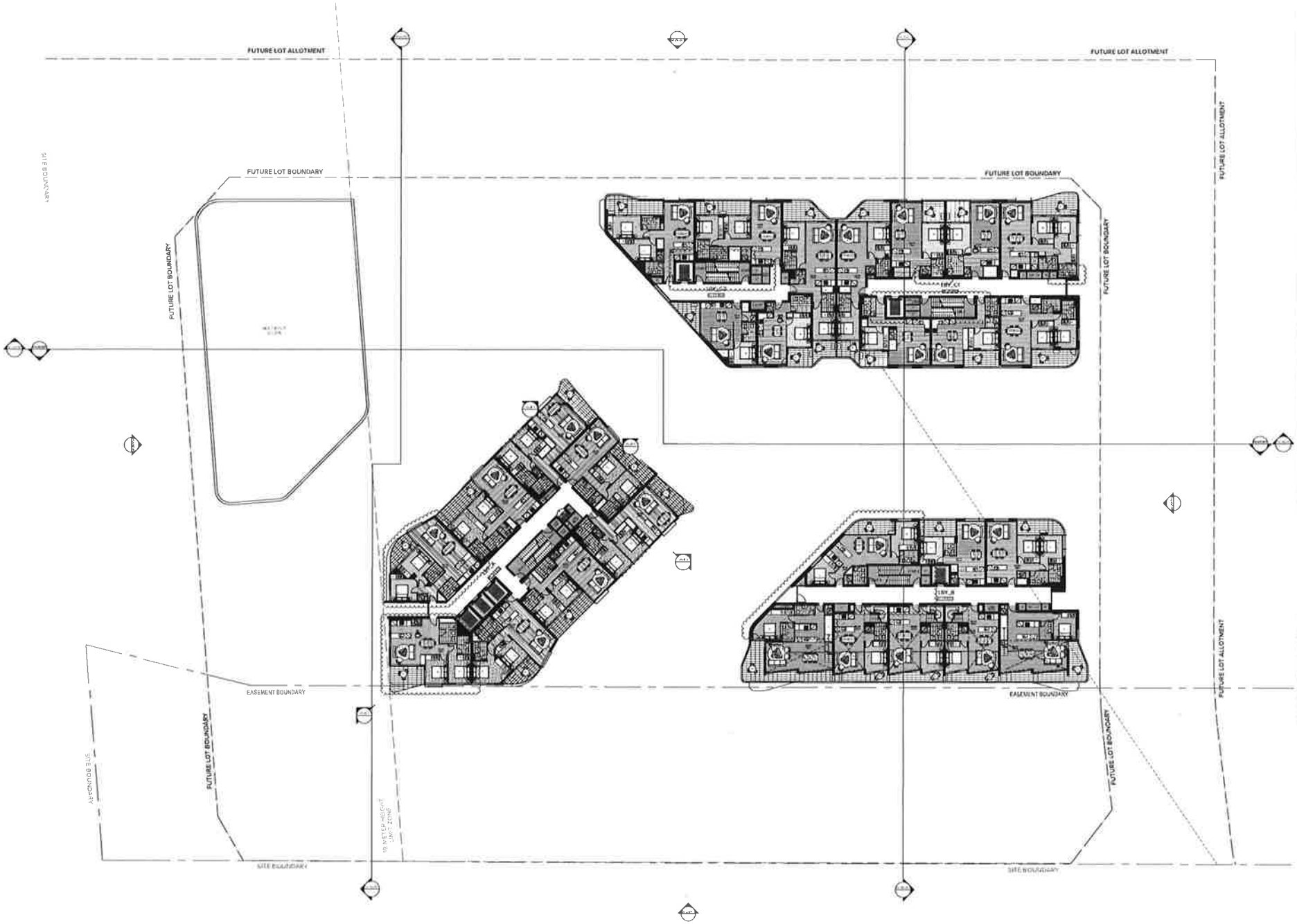
GA Plans
E_Level 04

TURNER



Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

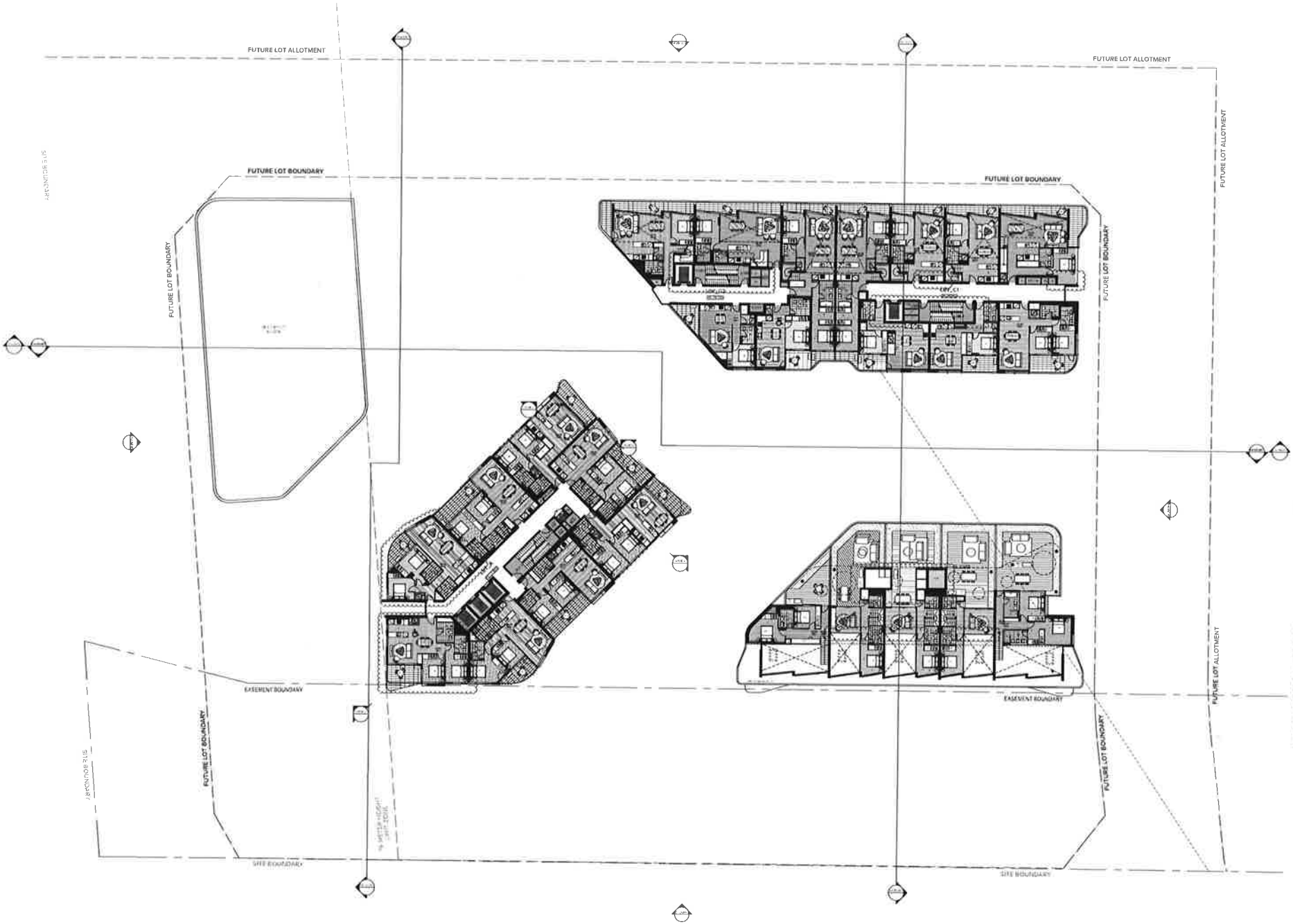
GA Plans
E_Level 05

17004

DA-100-GEF

E

TURNER



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
HA Hill Road Wentworth Point NSW 2127

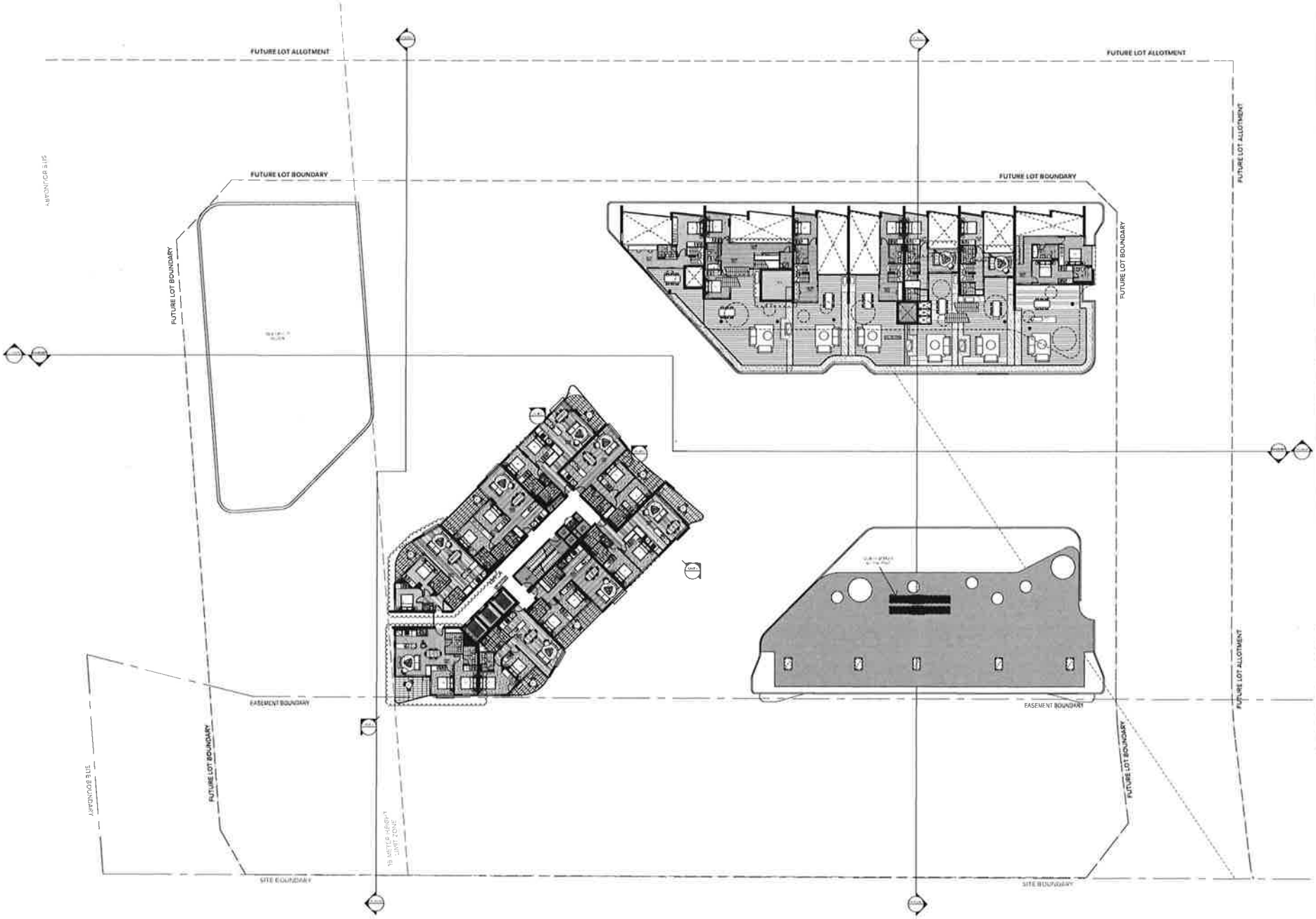
GA Plans
E_Level 06

TURNER

17004

DA-100-006

E



SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

GA Plans
E_Level 07

1:200 @ B1

17004

DA-100-C09

E

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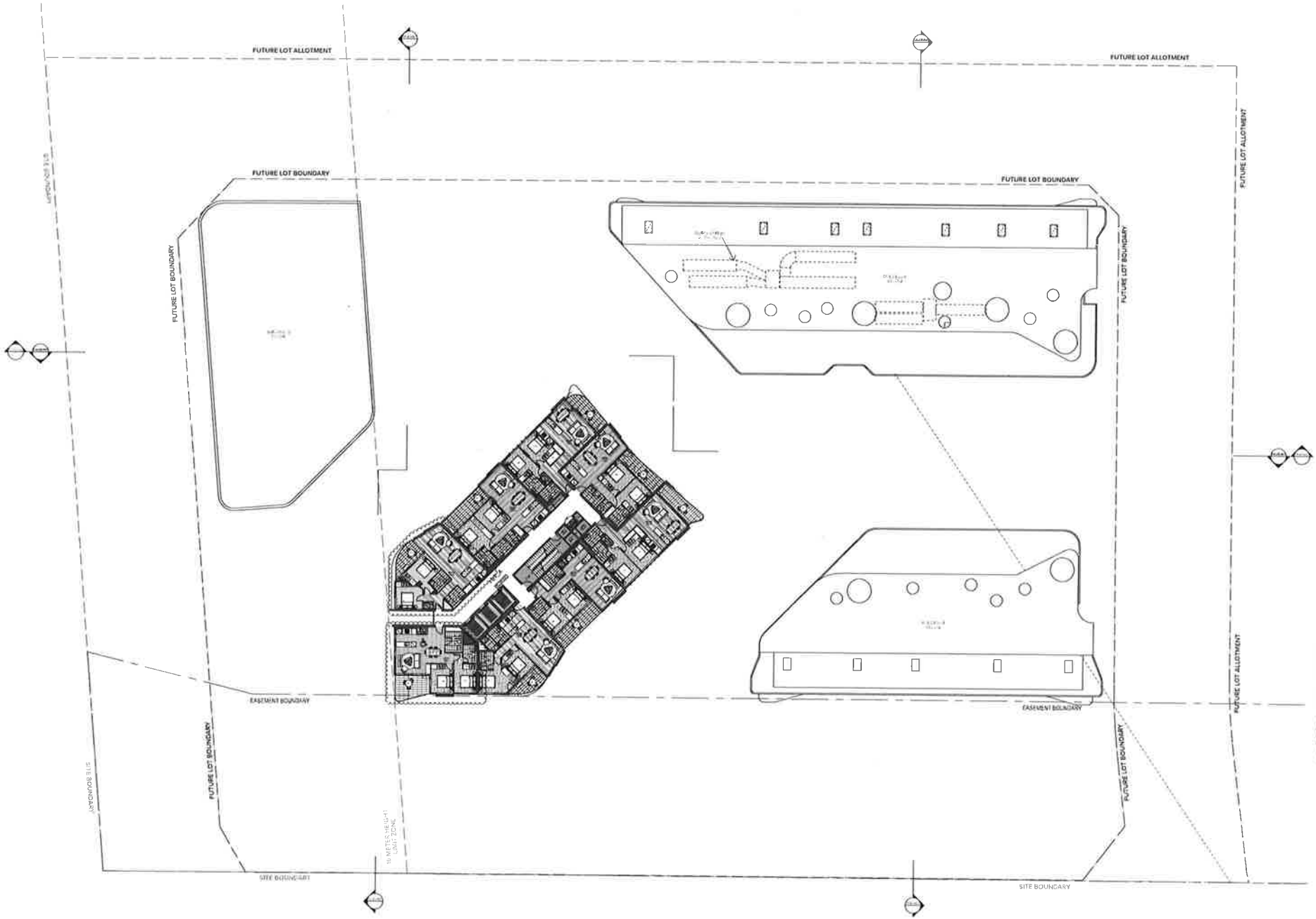

Sekisui House Australia
88 Walerloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

GA Plans
E. Levels 08 - 21

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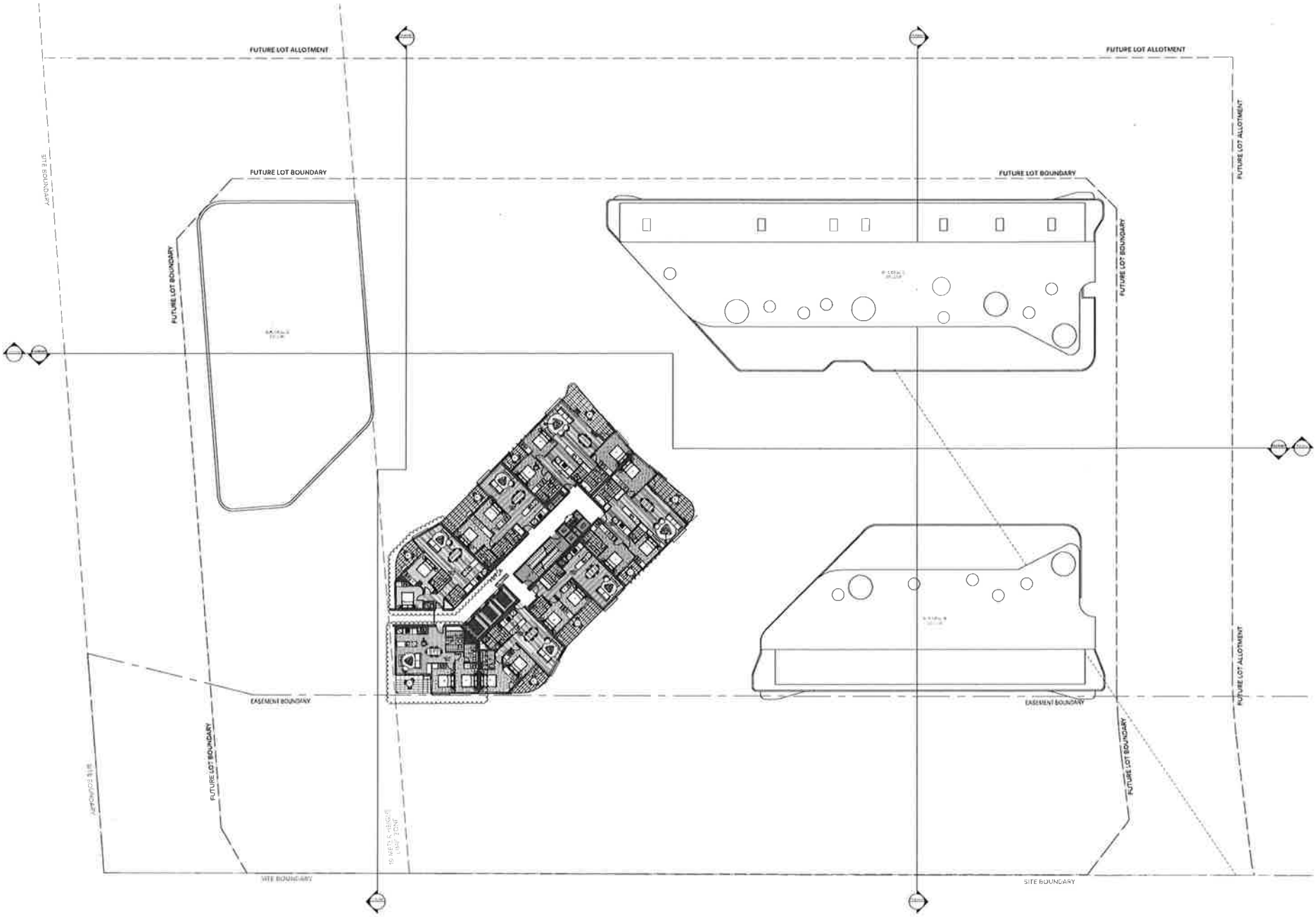
17004
DA-100-010

TURNER



SEKISUI HOUSE

Sekisui House Australia
68 Waterfall Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

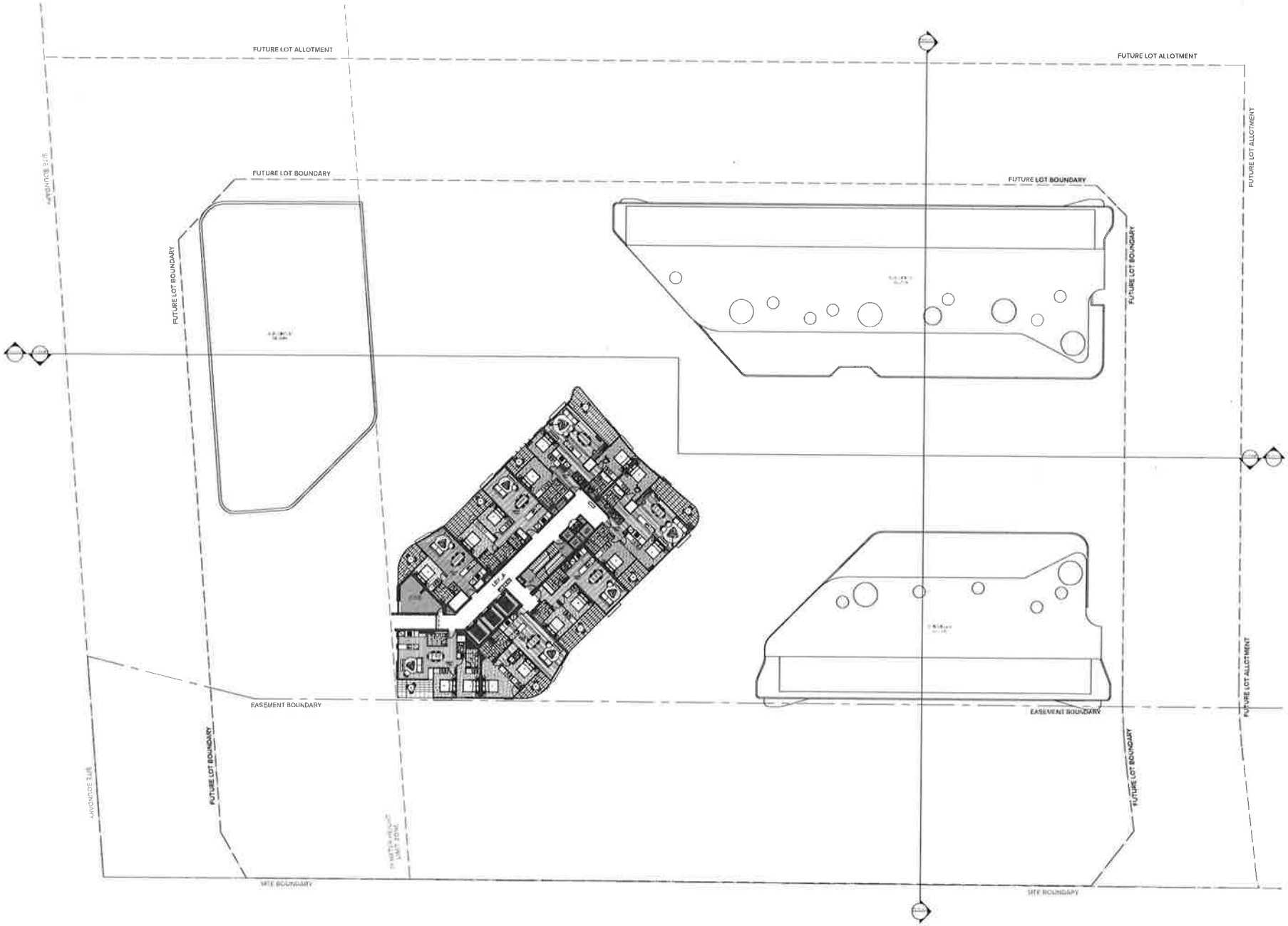
GA Plans
E_Levels 22-24

17004

DA-100-011

E

TURNER



Sekisui House Australia
66 Waterloo Road Macquarie
Park NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

GA Plans
D_Level 25

17004

DA-103-012

D

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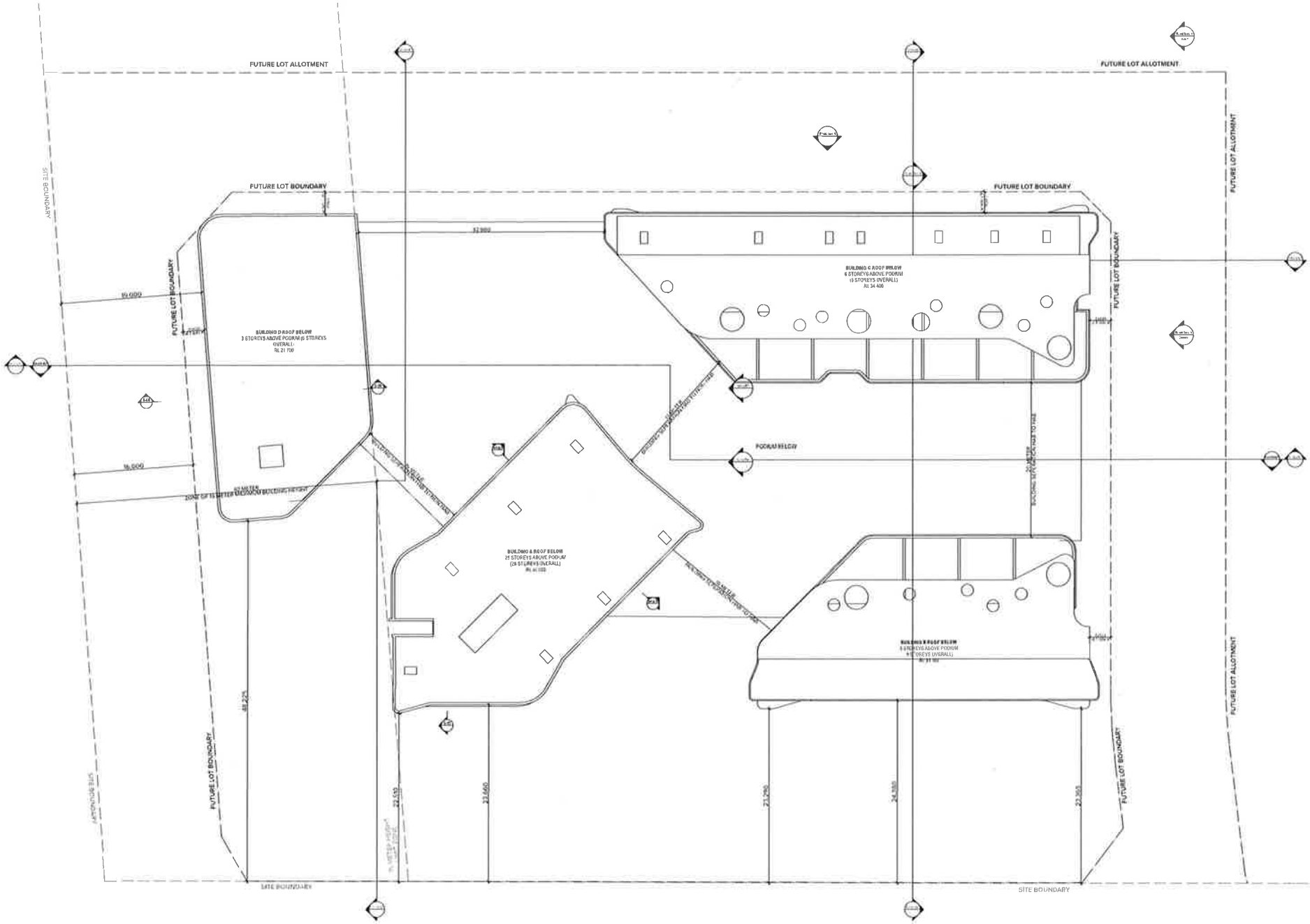

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Drawing Title
GA Plans
F_Roof Plan

17004

DA-100-013

F

TURNER

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Elevations
South East Elevation

17004

Development Application DA-250-001 D

TURNER

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Elevations
North East Elevation

17004

DA-250-002

D

TURNER

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Elevations
North West Elevation

17004 /LOCIM

Development Application DA-258-003 E

TURNER

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Elevations
South West Elevation

17004 JUDO/M

Development Application DA-250-004 D

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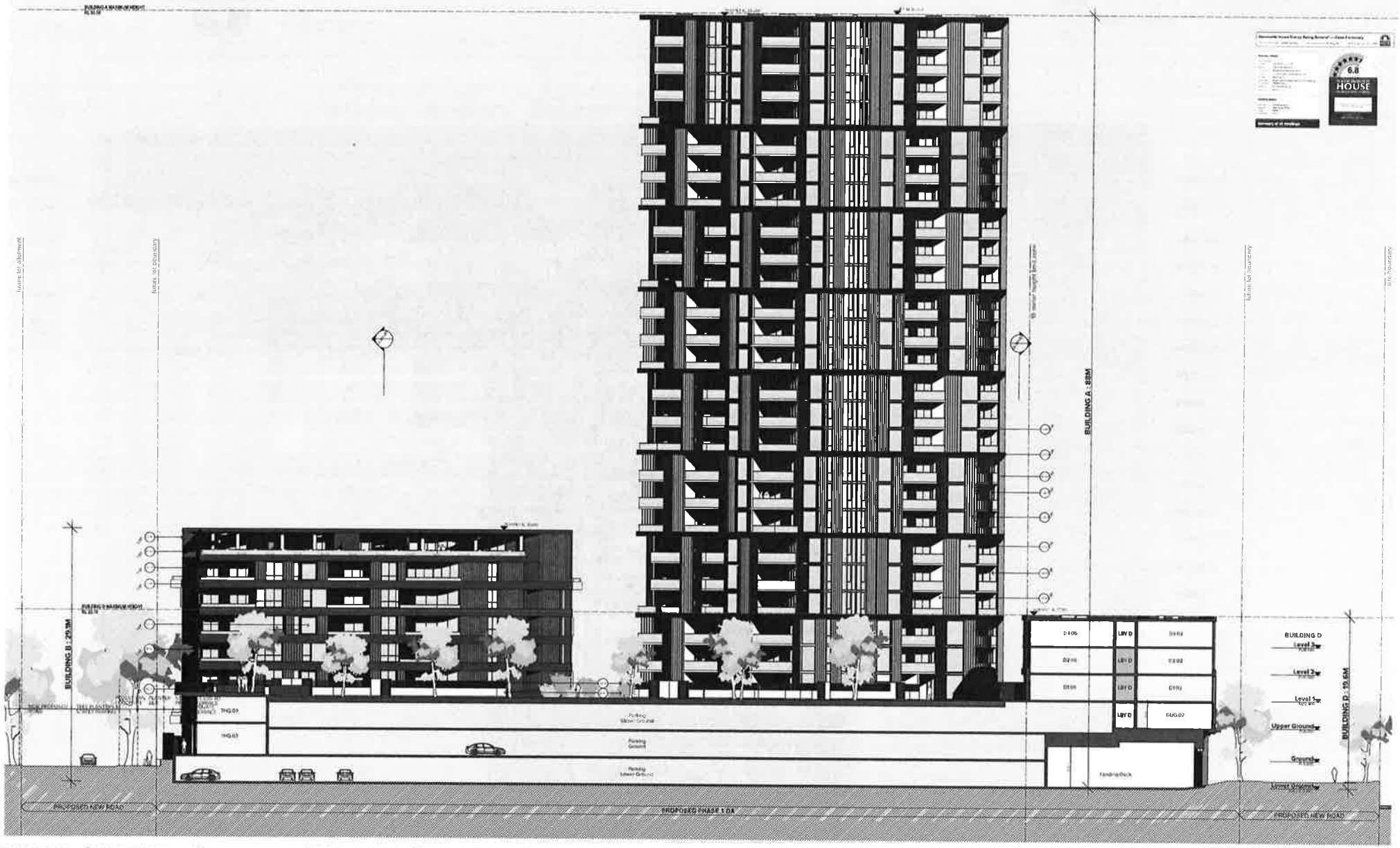

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections
Section AA

17004 JUDCUM

Development Application DA-350-001 D

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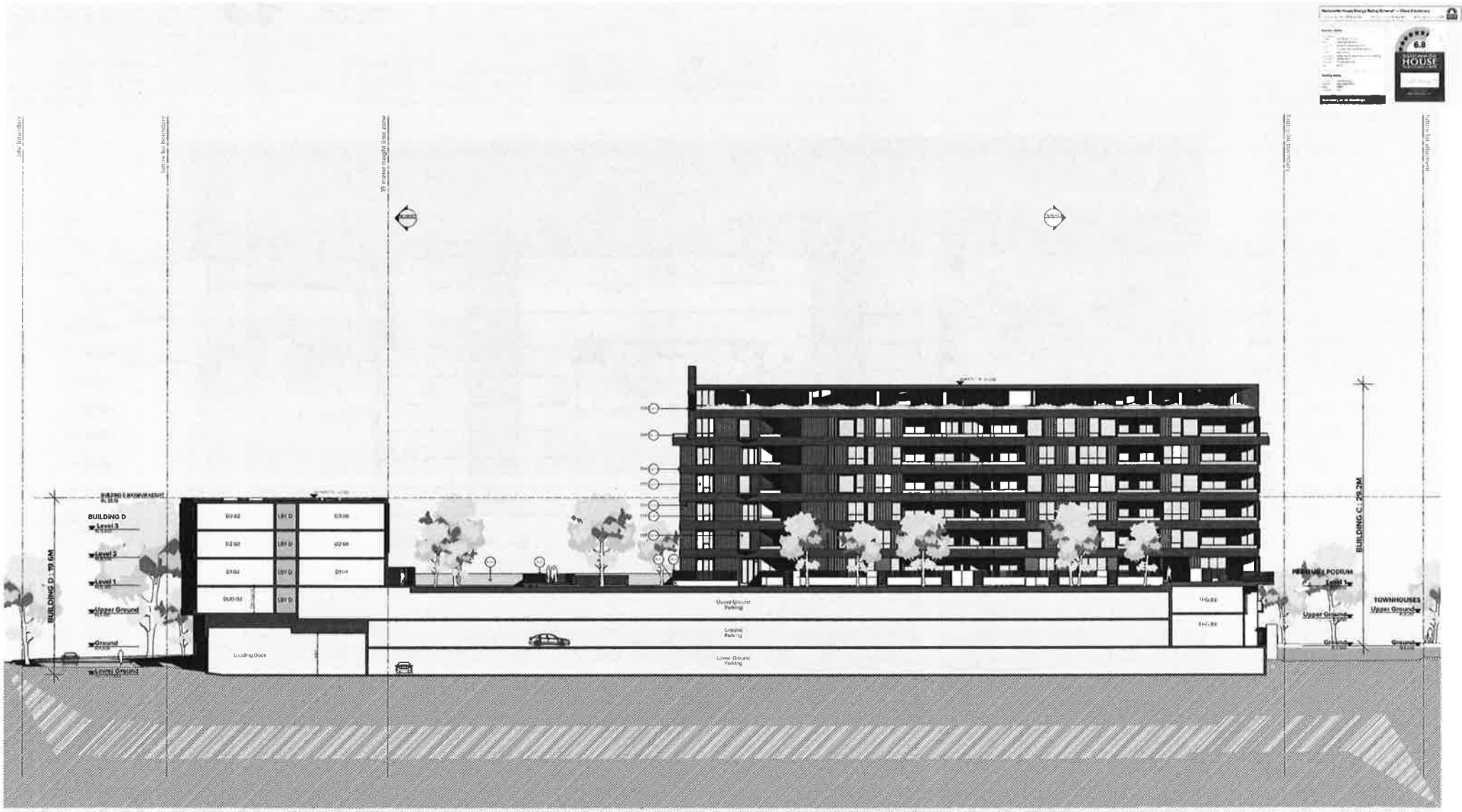

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections
Section BB

17004

DA-350-002

D

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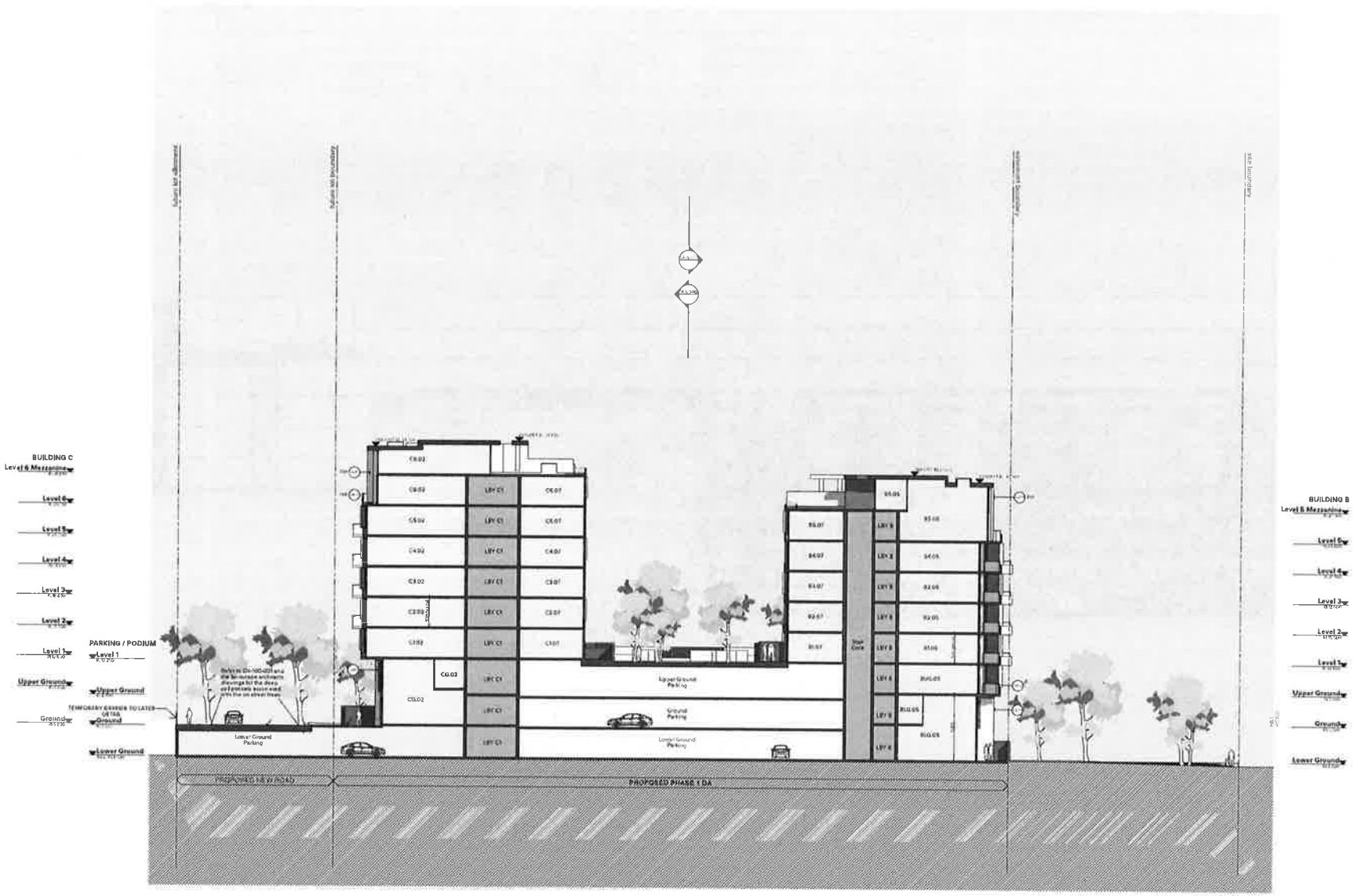

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections
Section CC

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Development Application DA-350-003 D

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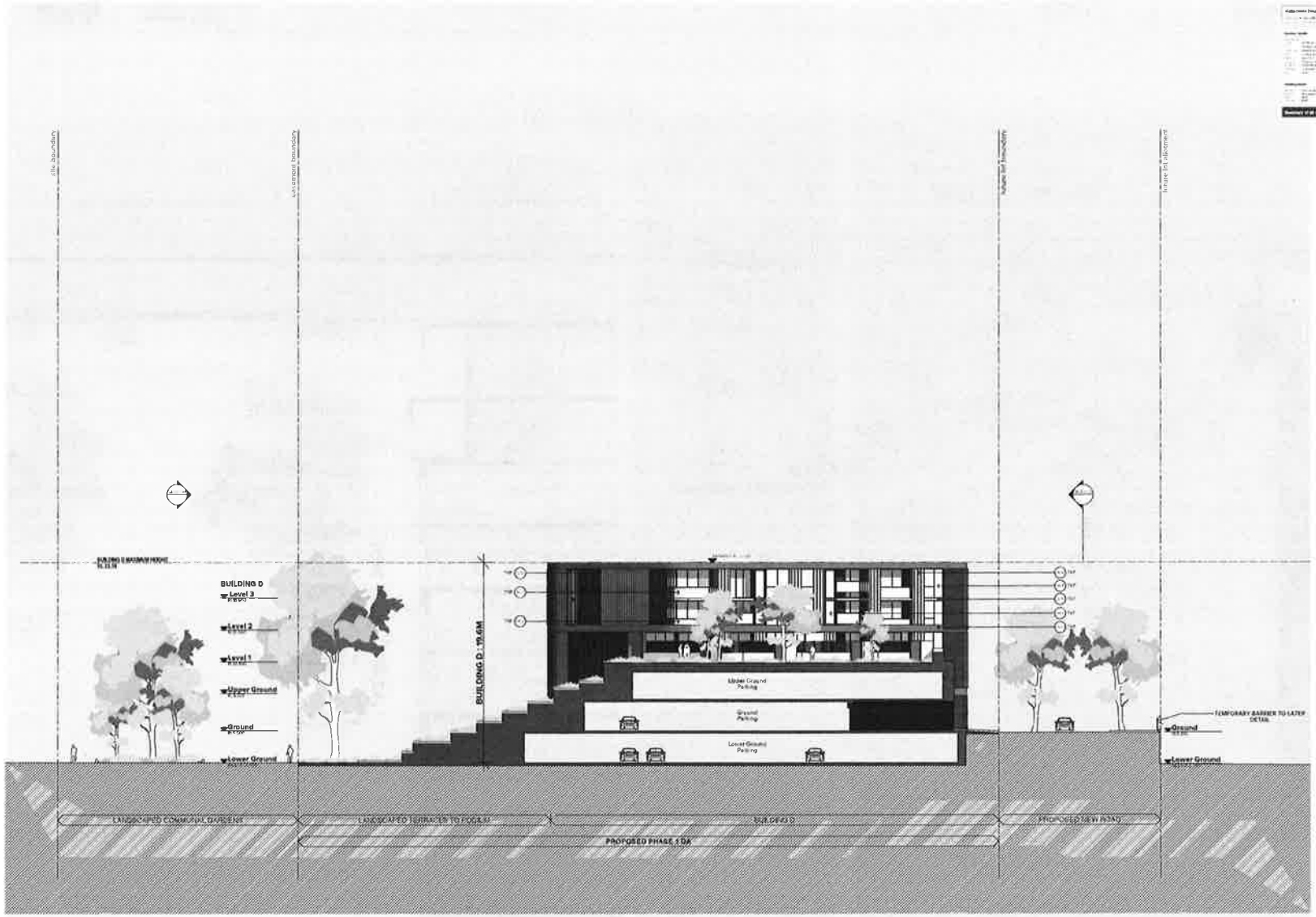

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections
Section DD

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Development Application DA-350-007 B

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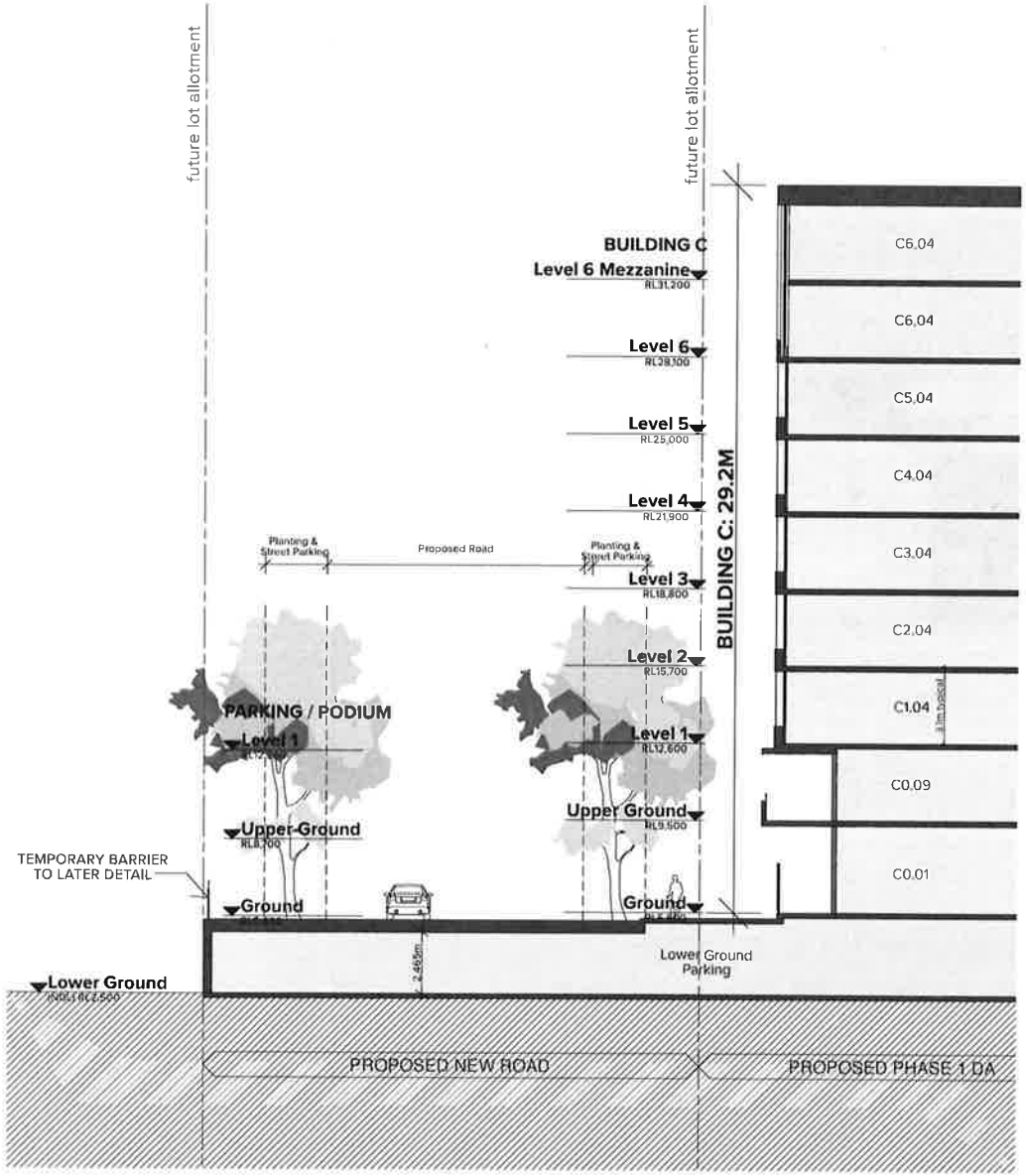

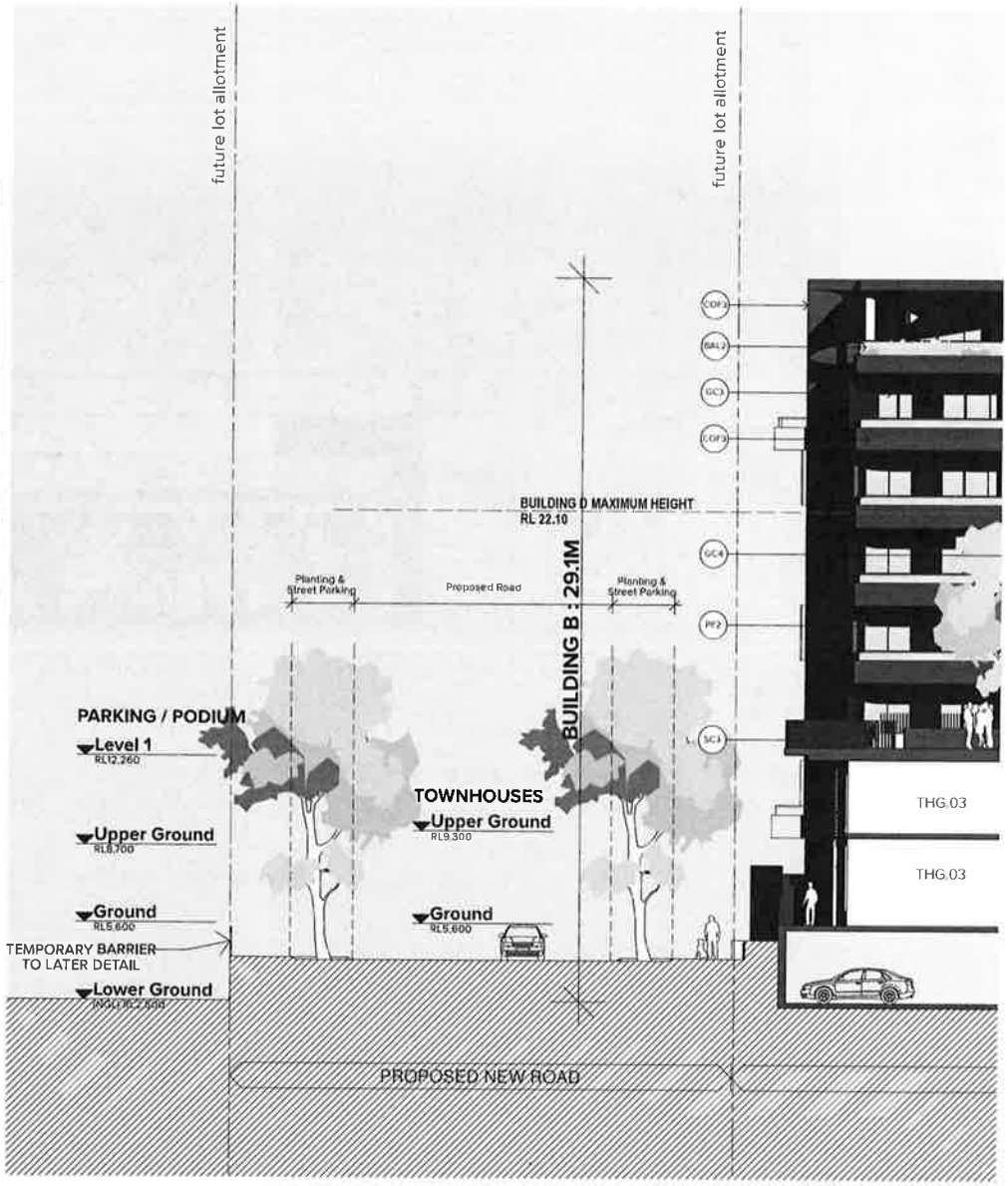

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Sections

17004 JUDCUM

DA-350-009

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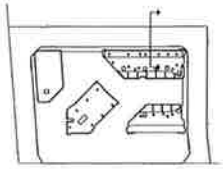
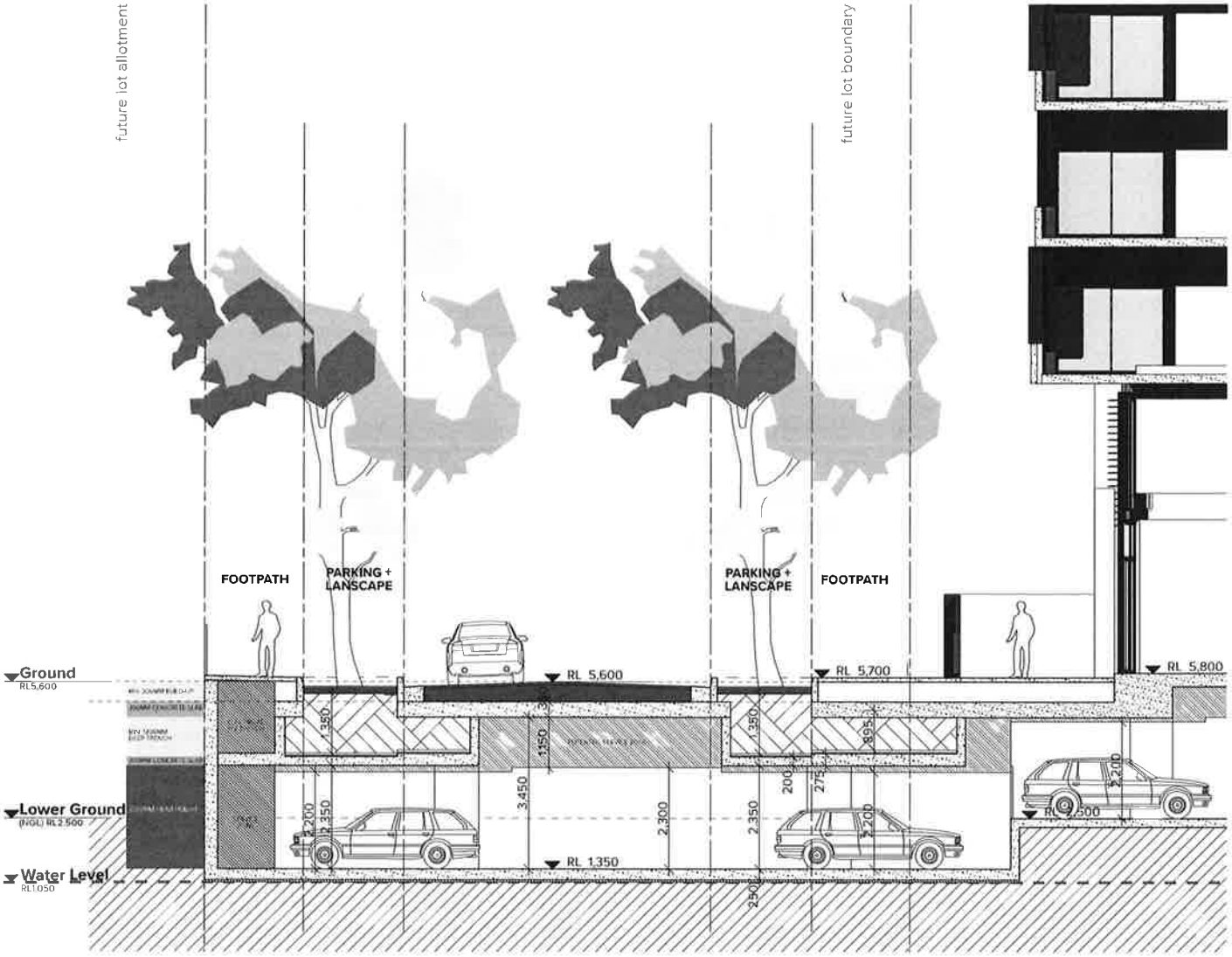
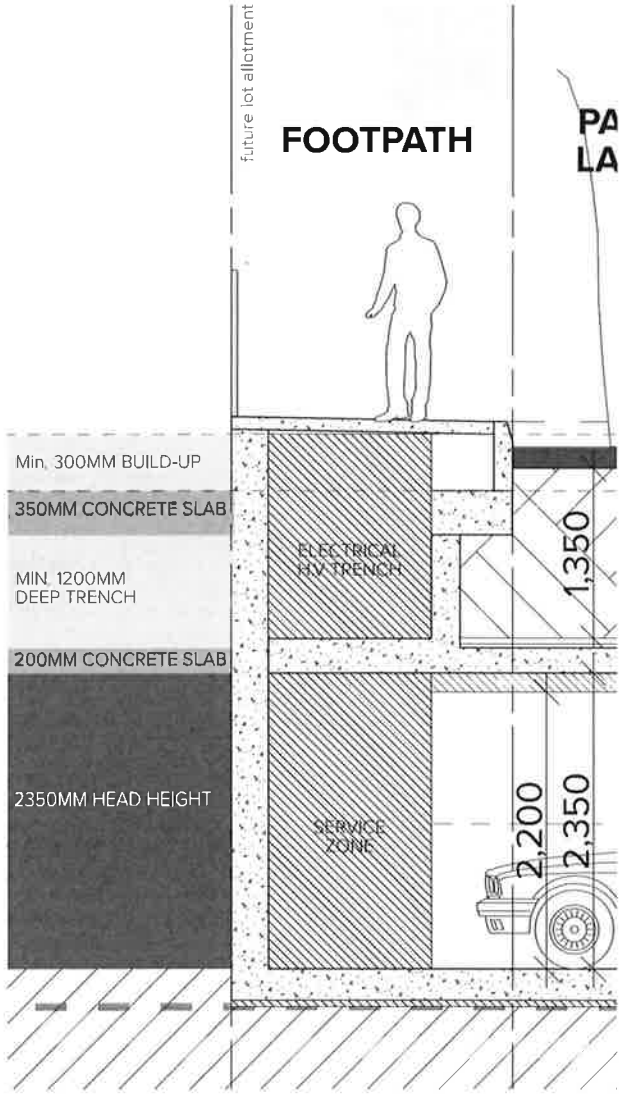






Sekisui House Australia
58 Waterloo Road Macquarie Park
NSW 2113

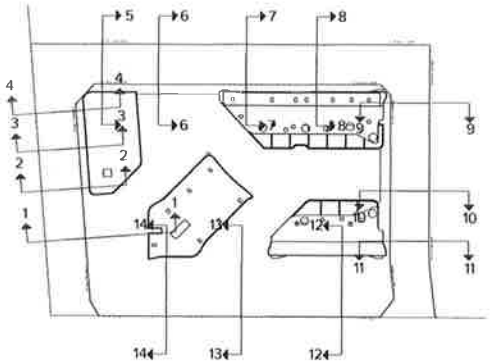
SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections
Detailed Road Sections for Consultants (1)

17004
Development Application DA-350-010 D

TURNER



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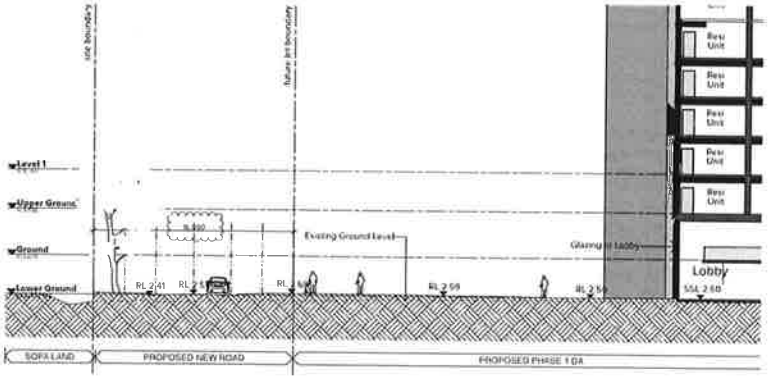

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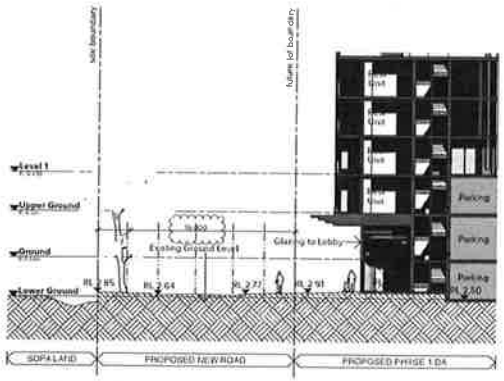
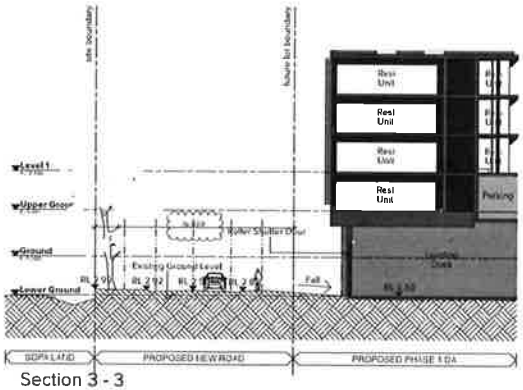
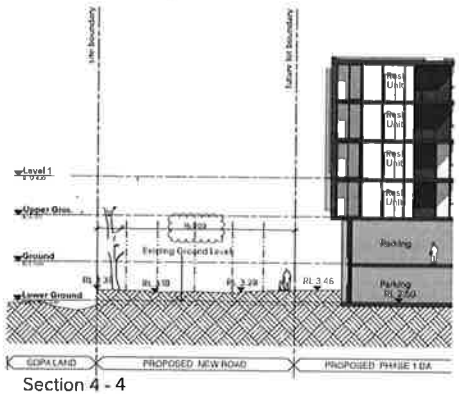


Section 2 - 2



Section 3 - 3



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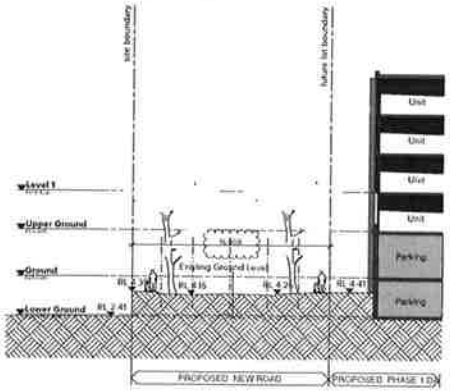

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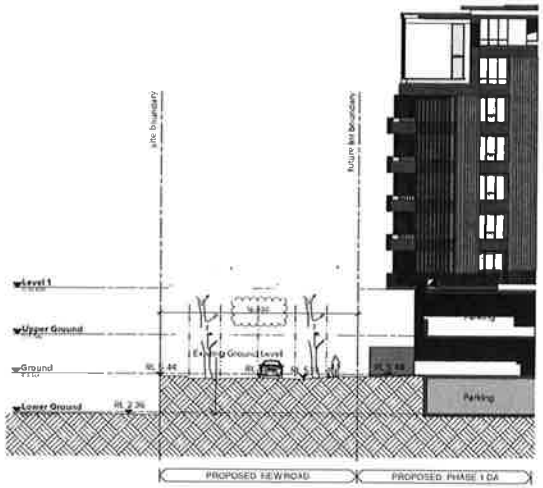

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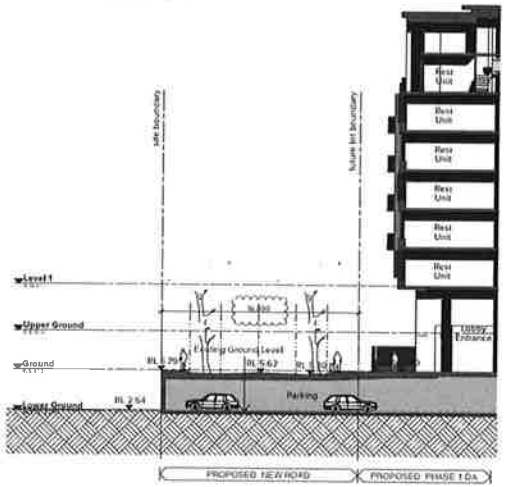

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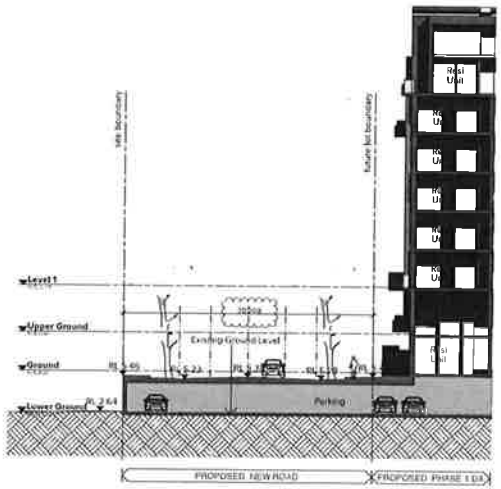


Section 9 - 9

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

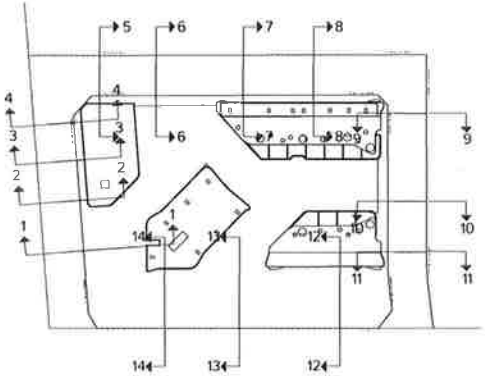
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Sections

17004 JUNCUM

Development Application DA-350-011 B

TURNER



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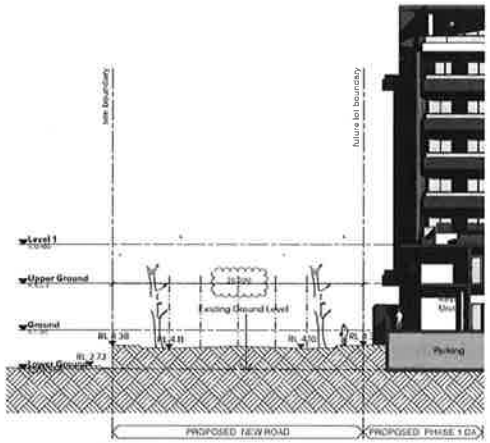

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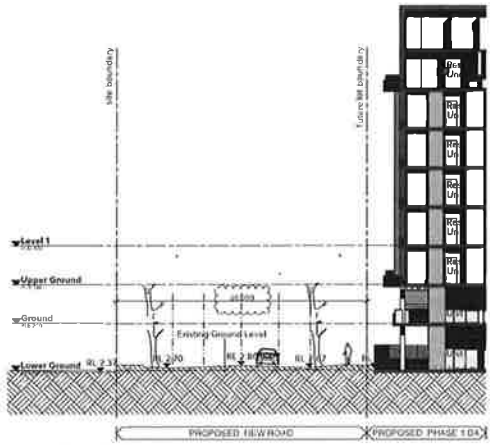

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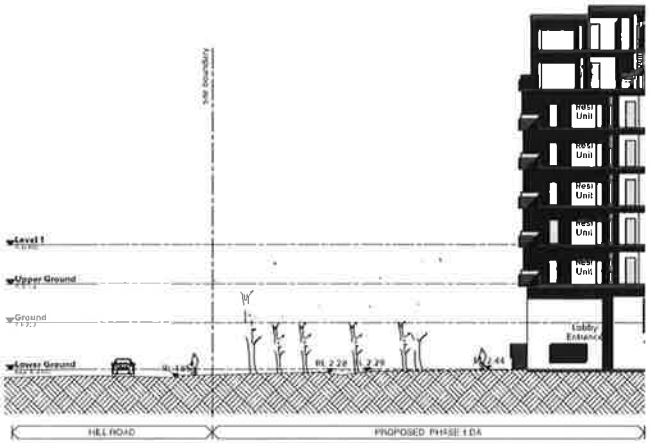

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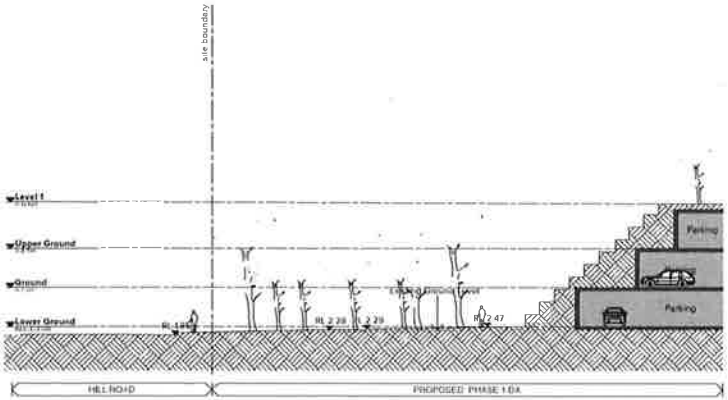

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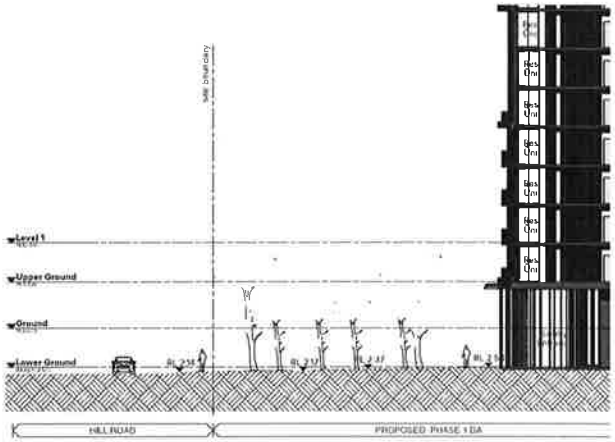


Section 14 - 14

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

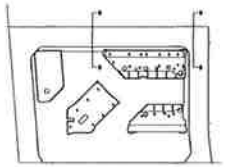
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

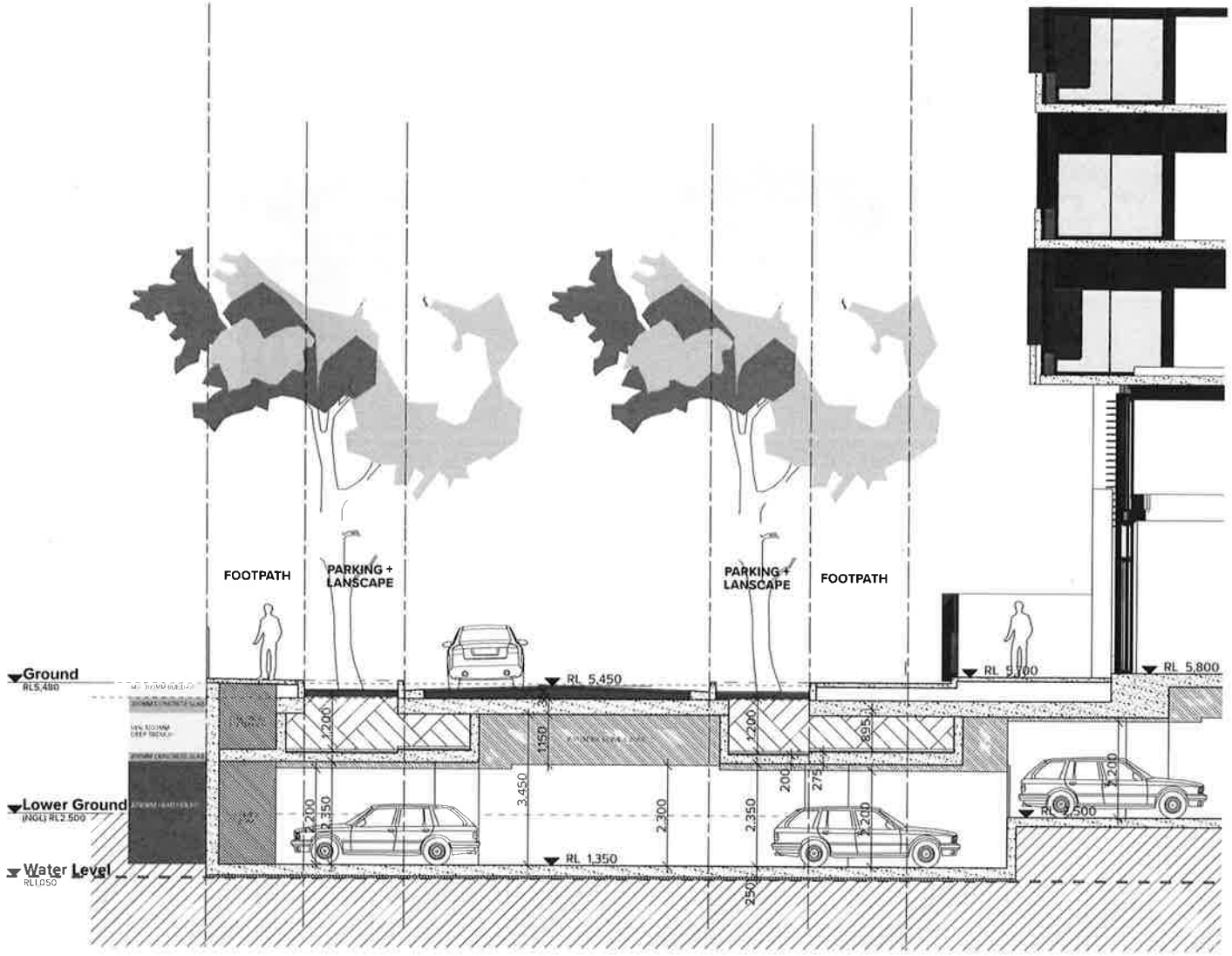
Sections

17004 JUDCUM

Development Application DA-350-012 B

TURNER





Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

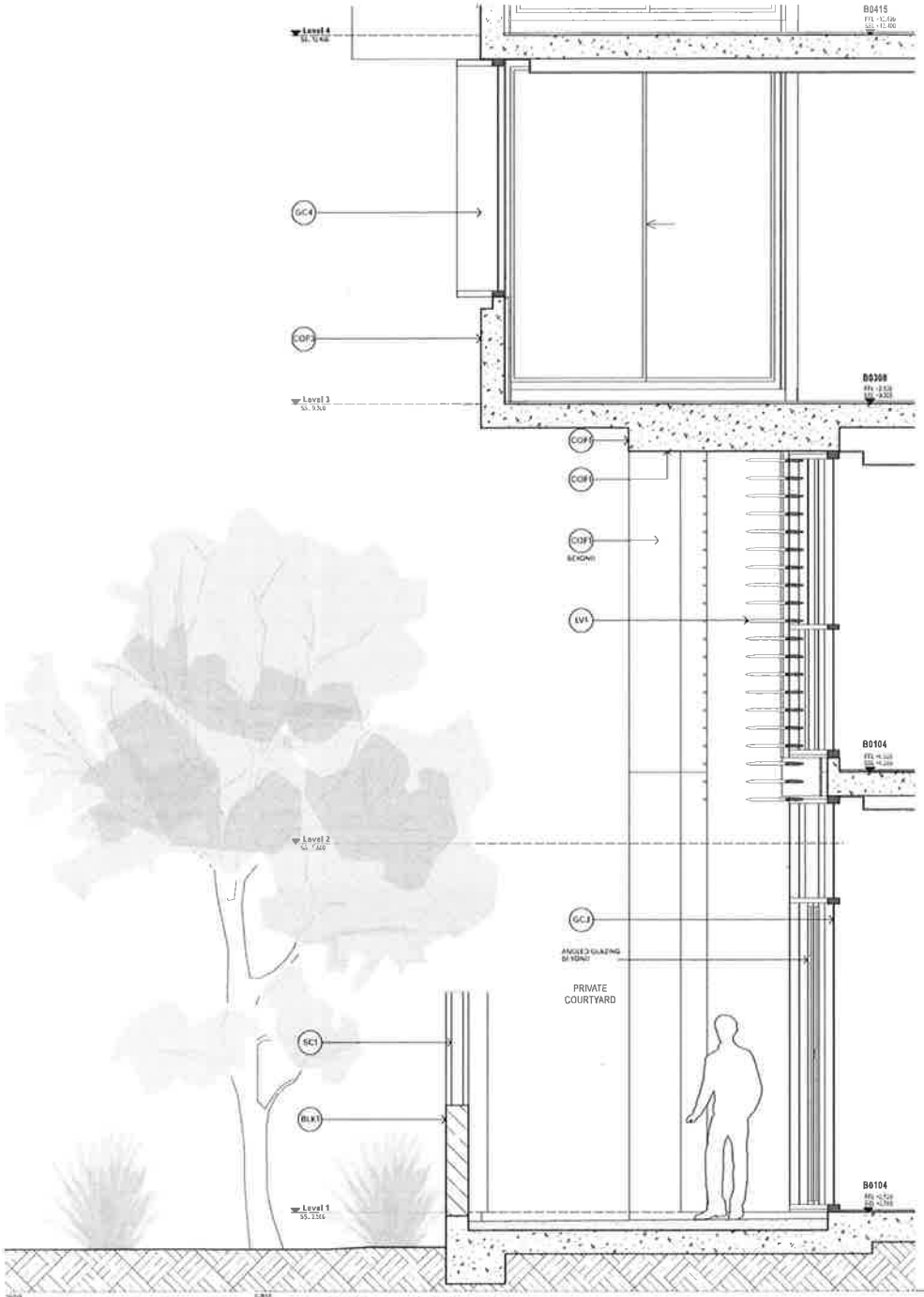
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

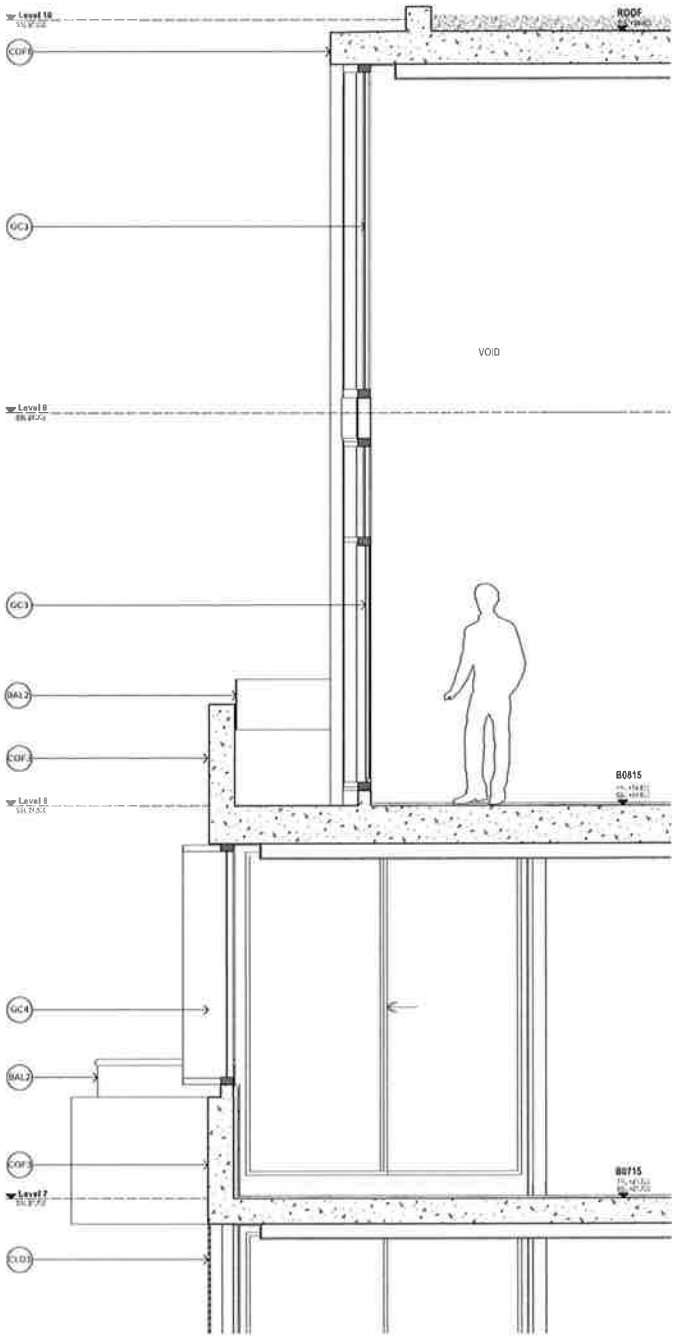
Sections

17004 JUDGUM

Development Application DA-350-013

TURNER





Legend

- BAL1 — Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium powder coat finish. Colour equal to PCF2
- BAL2 — Semi-frameless full height clear glass balustrade system with 150mm wide top rail backed by concrete upstand. Framing system, aluminium powder coat finish. Colour equal to PCF1
- BLK1 — Decorative concrete blockwork equal to Boral Designer Block Alabaster, Honed finish
- CLD1 — Terracotta cladding system. Similar to Terreal Negro
- CLD2 — Terracotta cladding system. Similar to Terreal Porcelain V00 05
- CLD3 — Terracotta cladding system. Similar to Terreal Rojo RTS-10
- CLD4 — Terracotta cladding system. Similar to Terreal Marfil
- CLD5 — Terracotta vertical baguette system. Similar to Terreal Amarillo V12 05
- CO1 — Concrete Off-form Finish, Type 1. Finish: Generally, natural finish
- COF1 — Concrete Off-form Finish, Type 2. Finish: penetrating low maintenance stain finish similar to Kem Concrete Guard system, equal to PF1
- COF2 — Concrete Off-form Finish, Type 3. Finish: penetrating low maintenance stain finish similar to Kem Concrete Guard system, equal to PF2
- CPC — Precast Concrete, Type 1. Precast Concrete, Horizontal Joints. Finish: penetrating low maintenance stain finish similar to Kem Concrete Guard system, equal to PF2
- GC1 — Glass, clear. Framing system, pocket glazing system, decorative powder coated aluminium frame with projecting vertical powder coated aluminium mullion. Colour and finish equal to PCF2
- GC2 — Glass, clear. Framing system, decorative powder coated aluminium frame with projecting bay window. Colour and finish equal to PCF1
- GC3 — Glass, clear. Framing system, pocket glazing system, decorative powder coated aluminium frame with projecting vertical powder coated aluminium mullion. Colour and finish equal to PCF1
- GC4 — Glass, clear. Framing system, decorative powder coated aluminium frame with projecting bay window. Colour and finish equal to PCF1
- GC5 — Glass, clear. Semi-frameless
- LV — Horizontal louvre system, 150 x 25 ellipsoid profile. Finish: equal to PCF1
- PCF1 — Powder coat finish, Type 1. Colour and finish similar to Dulux Electro Black Ace
- PCF2 — Powder coat finish, Type 2. Colour and finish similar to Dulux Electro Fresh Gold
- PCF3 — Powder coat finish, Type 3. Colour and finish similar to Dulux Electro Brilliant
- PCF4 — Powder coat finish, Type 4. Colour and finish similar to Dulux Duralloy Terra Blue
- PF1 — Paint finish, Type 1. Finish similar to Dulux Natural White
- PF2 — Paint finish, Type 2. Finish similar to Dulux Black Coral
- SC1 — Decorative feature full height screen. Finish equal to PCF2
- SC2 — Decorative timber screen solid to lobby areas. Detailing, material and finish equal to Spotted Gum Western Red Cedar
- SC3 — Decorative metal screen with integral gate. Height varies. Finish equal to PCF3.
- SG1 — Building identification signage to detail drawings
- SW1 — Sandstone wall finish

Sekisui House Australia
68 Waterloo Rd NSW 3112

SEKISUI HOUSE

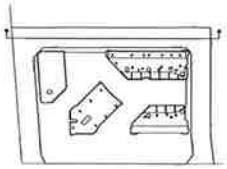
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

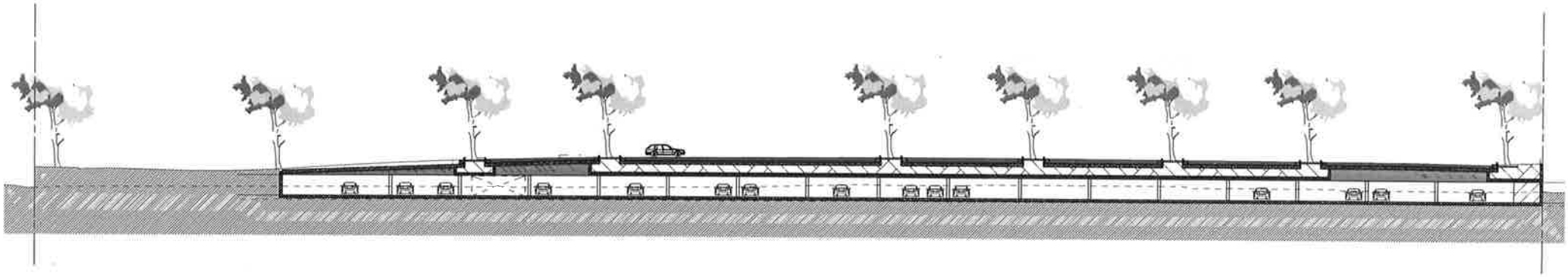
GA Sections
A_Building B Facade Section

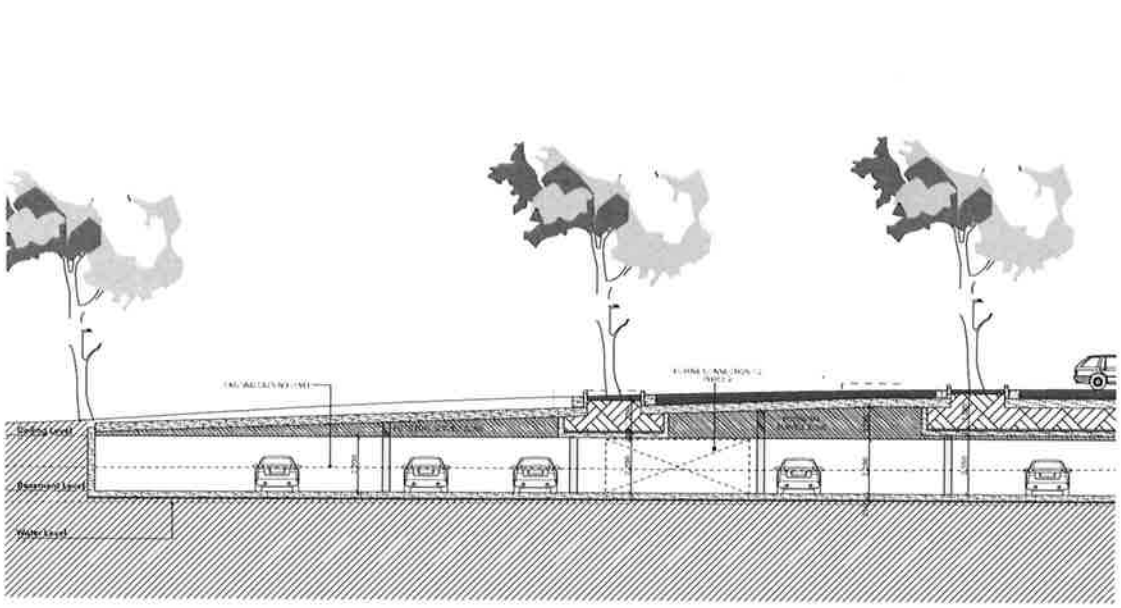
17004

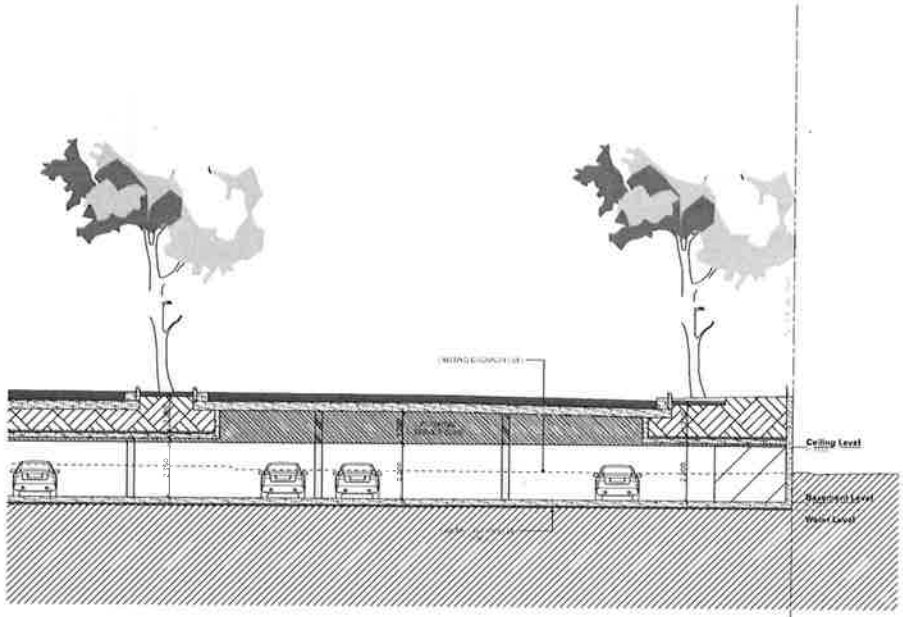
DA-350-013 A

TURNER









SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

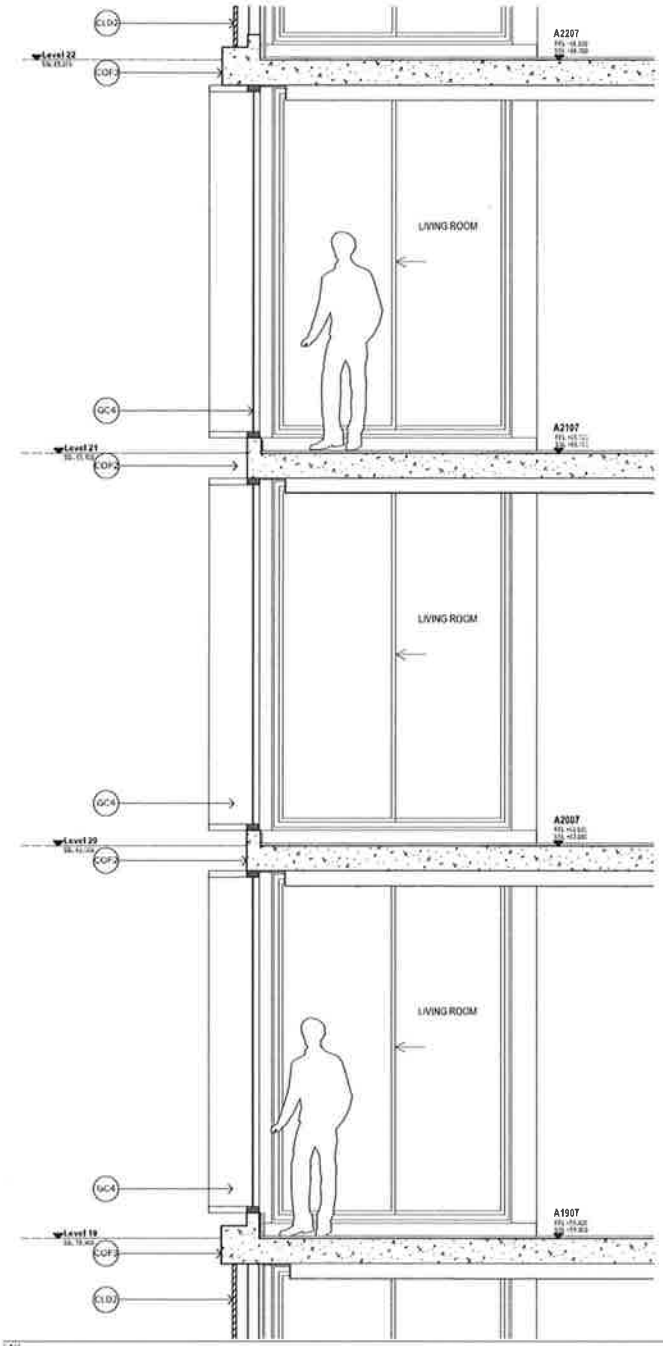
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

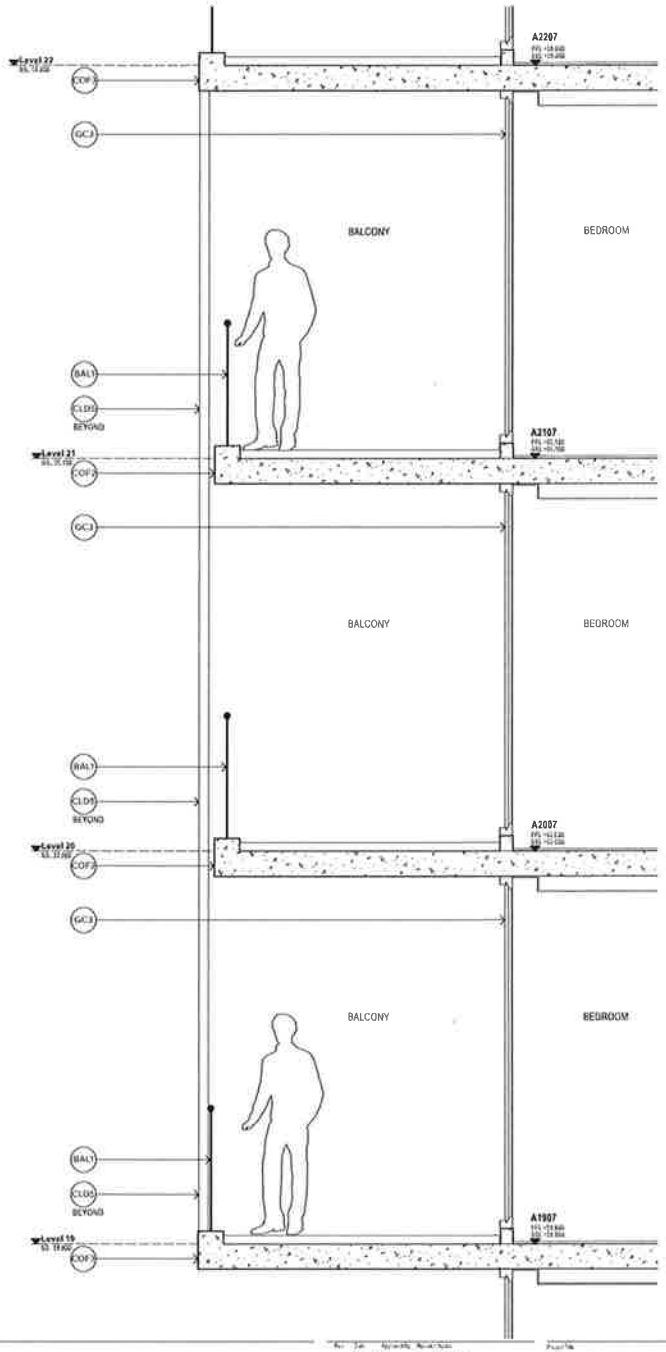
Sections

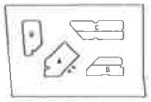
17004

Development Application DA-350-014

TURNER







BUILDING A

Legend

BAL1	Semi-frameless full height clear glass balustrade system with 50mm wide square tube handrail, aluminium, powder coat finish. Colour equal to PCF2
BA1	Semi-frameless full height clear glass balustrade system with 150mm wide flat top rail fixed to concrete upstand. Frameless system, aluminium, powder coat finish. Colour equal to PCF1
BL41	Decorative concrete blockwork equal to Boral Designer Block Multibond Tonsil Finish
CLD1	Terracotta cladding system. Similar to Terrapin Negro
CLD2	Terracotta cladding system. Similar to Terrapin Amarillo Y20 05
CLD3	Terracotta cladding system. Similar to Terrapin Rojo RTS-10.
CLD4	Terracotta cladding system. Similar to Terrapin Marrón.
CLD5	Terracotta vertical louvre system. Similar to Terrapin Amarillo Y125 10
CC1	Concrete Uniform Finish. Type 1 Soft Chamois, natural finish
CUF	Concrete Uniform Finish. Type 2. Fine, pan finish, low maintenance slab finish similar to Kern Concrete Laser system, equal to PF1
CUF	Concrete Uniform Finish. Type 3 Fine, pan finish, low maintenance slab finish similar to Kern Concrete Laser system, equal to PF2
CHC	Precast Concrete, Type 1 Precast Concrete, Horizontal Joints. Fine, pan finish, low maintenance slab finish similar to Kern Concrete Laser system, equal to PF2
GC	Glass, clear. Framing system, gasket glazing with aluminium projecting vertical powder coated aluminium mullion. Colour and finish equal to PCF2
GC2	Glass, clear. Framing system, decorative powder coated aluminium frame with projecting sunshades. Colour and finish equal to PCF1
GC3	Glass, clear. Framing system, gasket glazing with aluminium projecting vertical powder coated aluminium mullion. Colour and finish equal to PCF1
GC3	Glass, clear. Decorative powder coated aluminium frame with projecting sunshades. Colour and finish equal to PCF1
GC5	Glass, clear. Semi frameless
LV1	Horizontal louvre system, 150 × 25 adjustable profile metal louvre blades. Finish equal to PCF1
PCF1	Powder coat finish. Type 1. Colour and finish similar to Dulux Electro Black Ash
PCF2	Powder coat finish. Type 2. Colour and finish similar to Dulux Electro Fresh Gold
PCF3	Powder coat finish. Type 3. Colour and finish similar to Dulux Electro Rolling Hill
PCF4	Powder coat finish. Type 4. Colour and finish similar to Dulux Duralloy Terra Mist
PF1	Paint finish. Type 1. Finish similar to Dulux Natural White
PF2	Paint finish. Type 2. Finish similar to Dulux Wheat Cream
SC1	Decorative timber full height screen. Finish equal to PCF2
SC2	Decorative timber screen with fixed fins screen. Finish equal and finish equal to Spotted Gum Natural Red Cedar
SC3	Decorative metal screen with integral gate, height screen. Finish equal to PCF3
SW	Building identification signage to detail drawing
WF1	Sandstone wall finish

Sekisui House Australia
68 Waterloo Rd NSW 3112

SEKISUI HOUSE

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

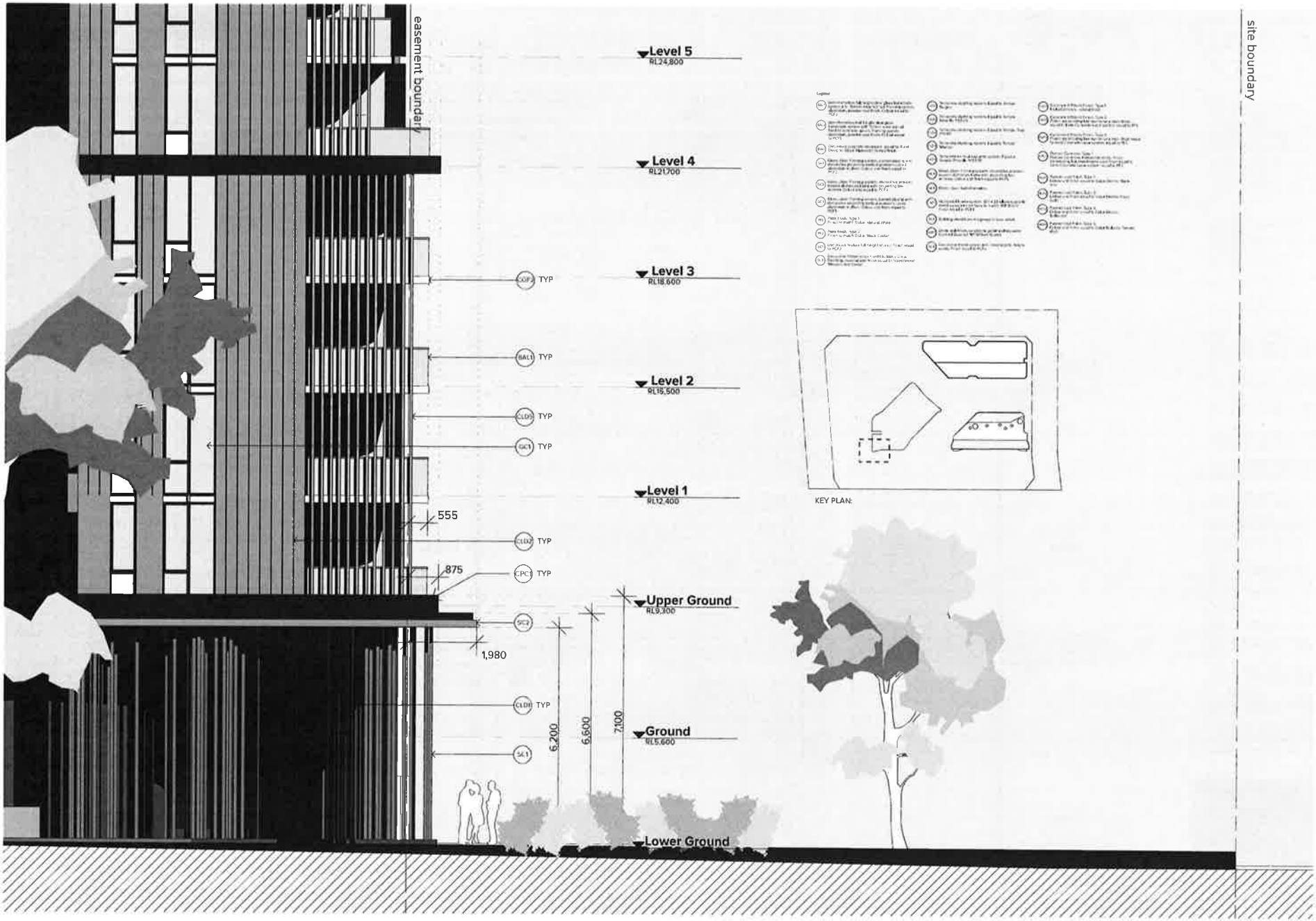
GA Sections
A_Building A Facade Section

17004

DA-350-014

A

TURNER



Client
Sekisui House Australia
68 Waterloo Road Macquarie Park NSW
2113

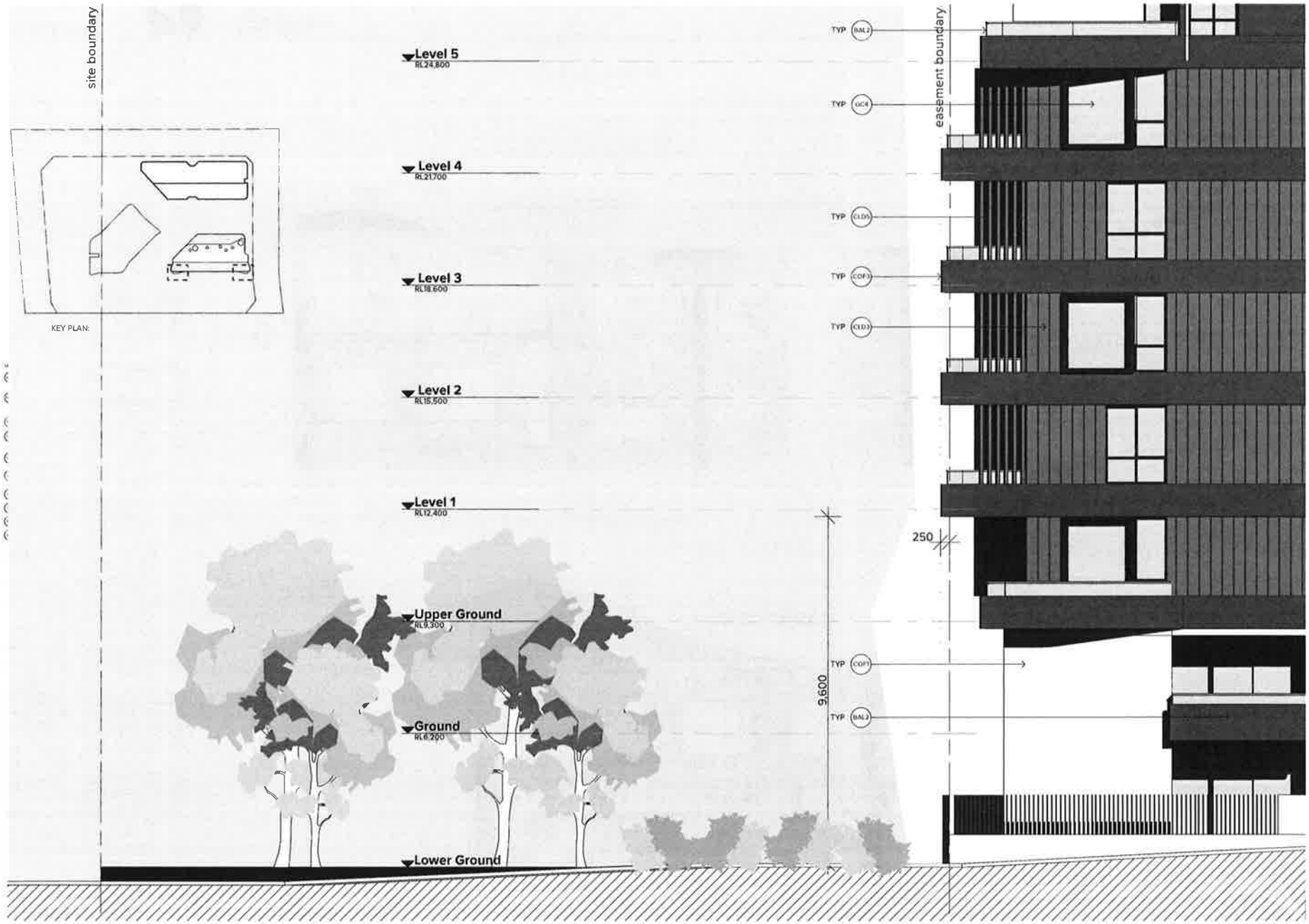
Project
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Drawing Title
Enlarged Drawings
Hill Road Elevations / Easement Boundary - Tower A

Job No. 17004

DA-500-001

TURNER



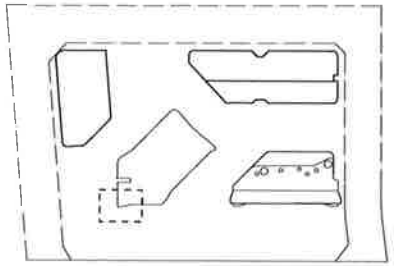
CLIENT
Schlaul House Australia
68 Waterloo Road Macquarie Park NSW
2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Drawing Title
Enlarged Drawings
Hill Road Elevations / Easement Boundary - Block B

Job No. 17004
DA-500-002

TURNER



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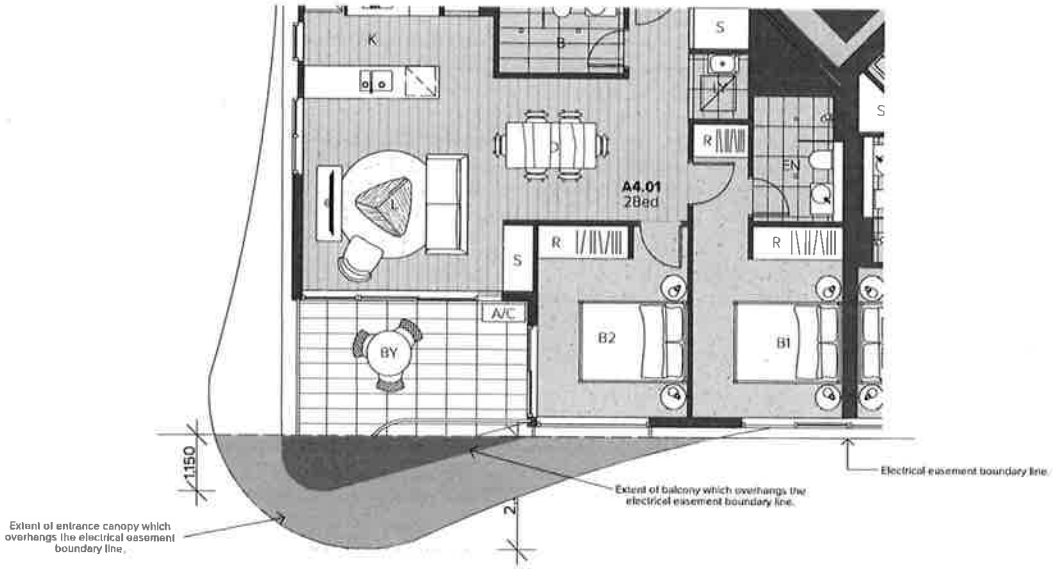
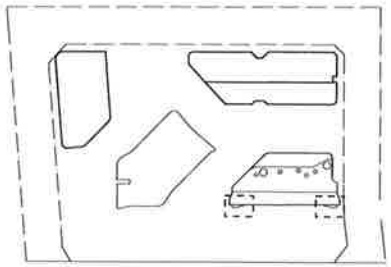


Tower A:



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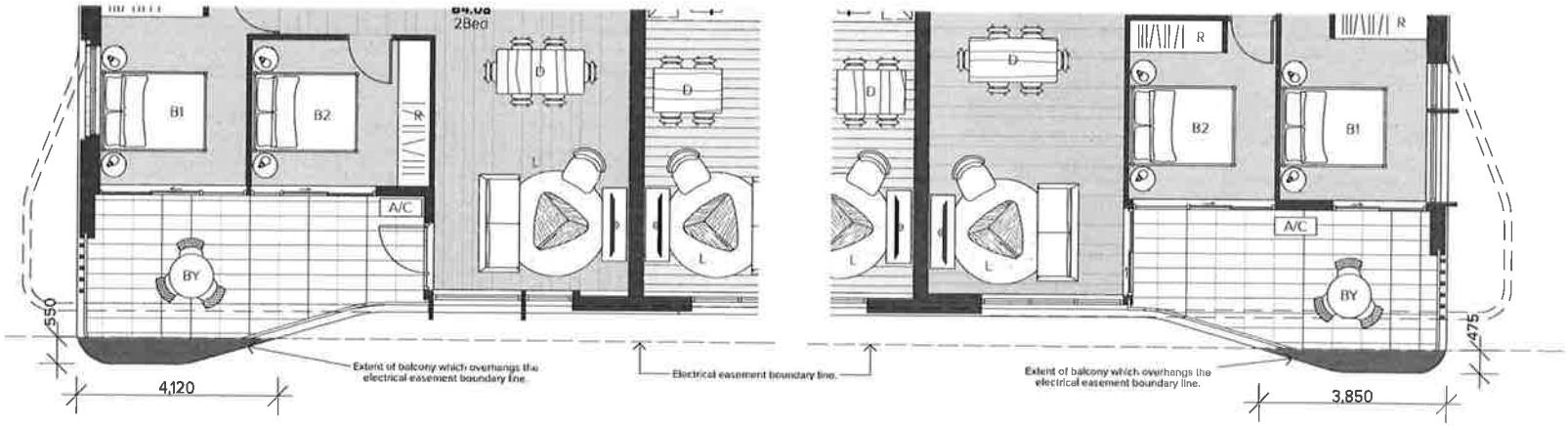


Block B:

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

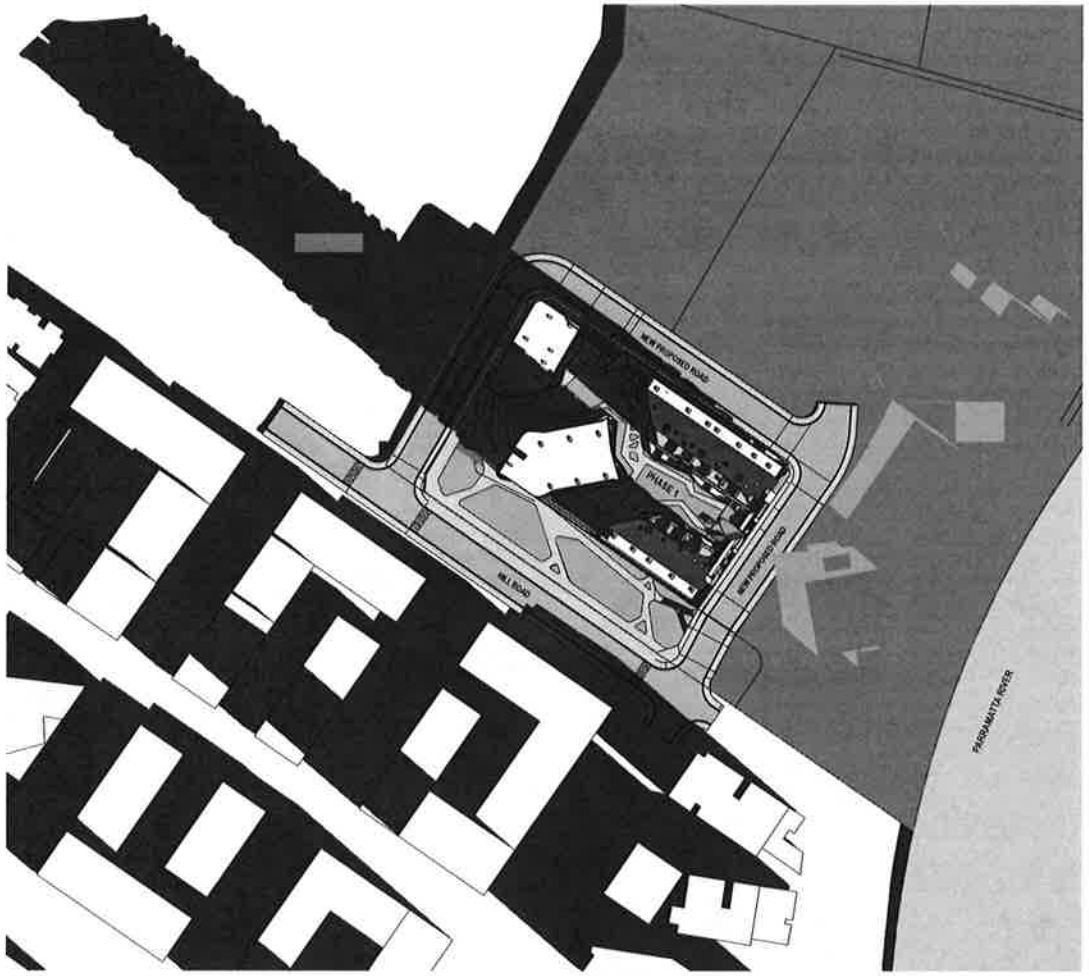
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Easement Boundary Info

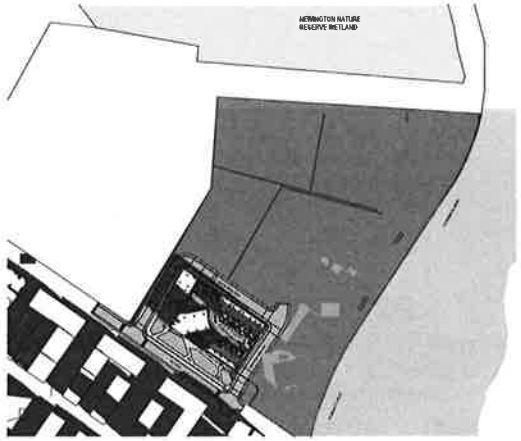
17004

Development Application DA-500-003

TURNER



21st June 0900

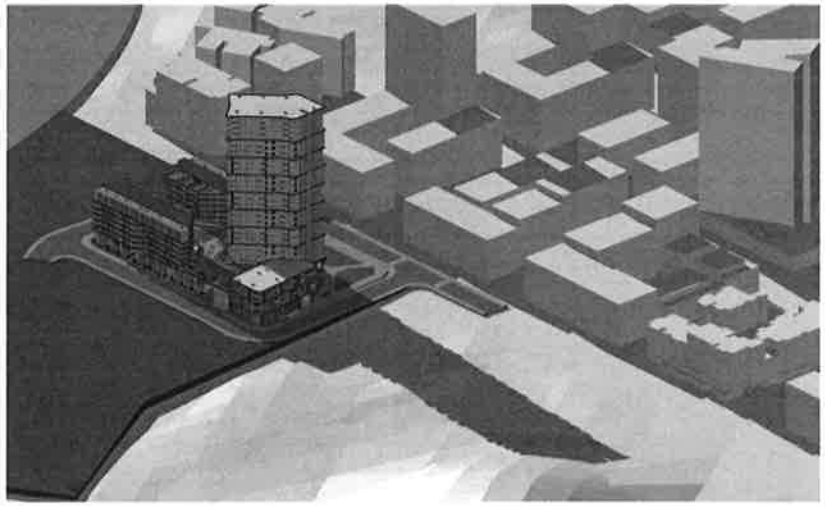


21st June 0900 Newington Nature Reserve Properties

KEY:

Existing Shadows

Proposed Shadows



21st June 0900 Hill Road Properties

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

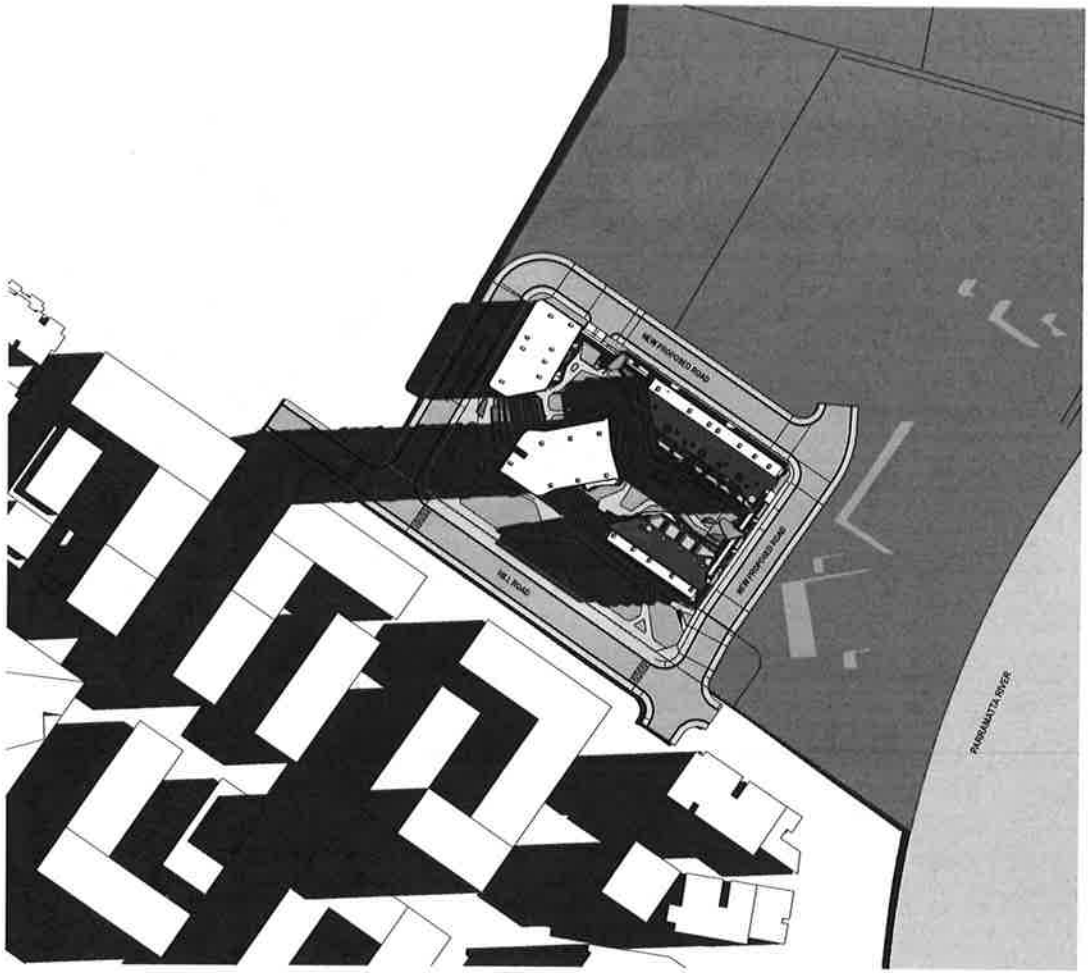
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Shadow Diagrams
June 21 9am

17004

Development Application DA-710-001 D

TURNER



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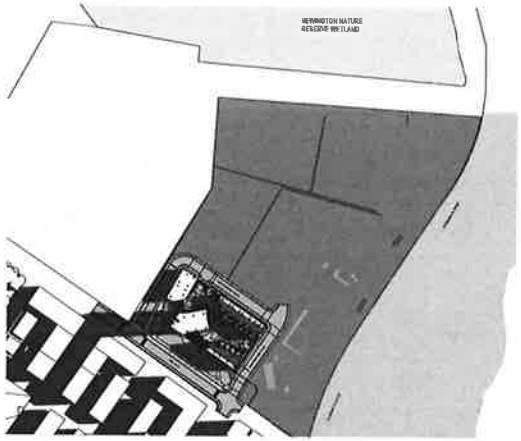

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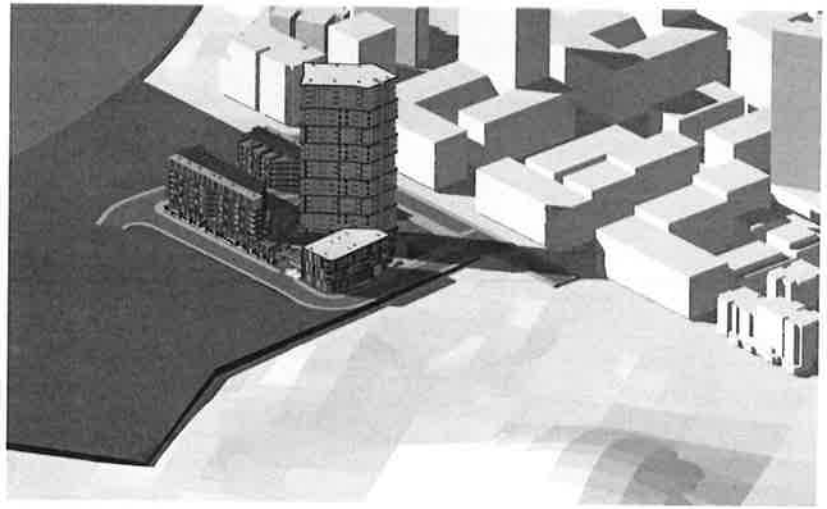


21st June 1200 Hill Road Properties

SEKISUI HOUSE

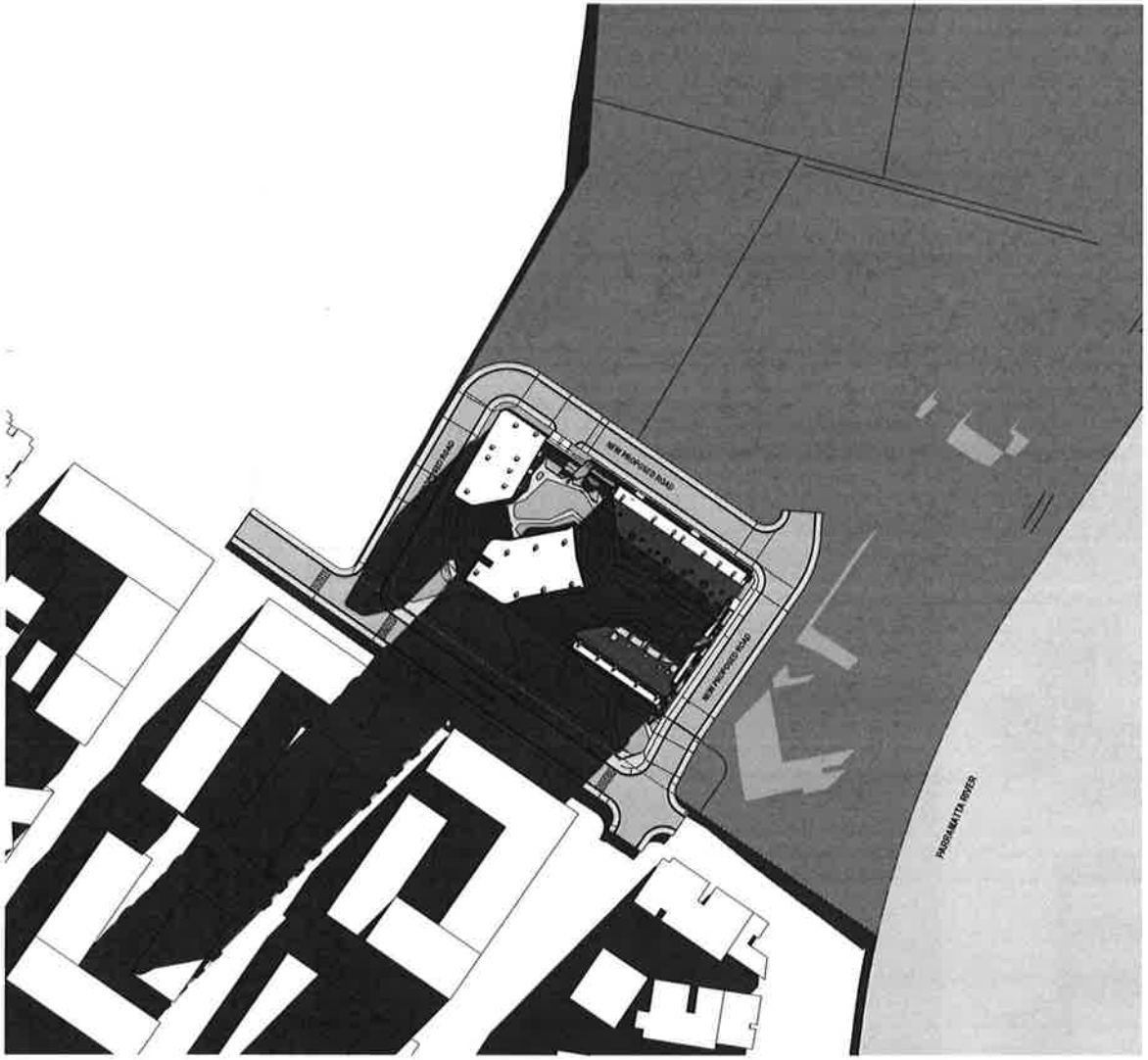
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
June 21 12pm

DA-710-002

TURNER



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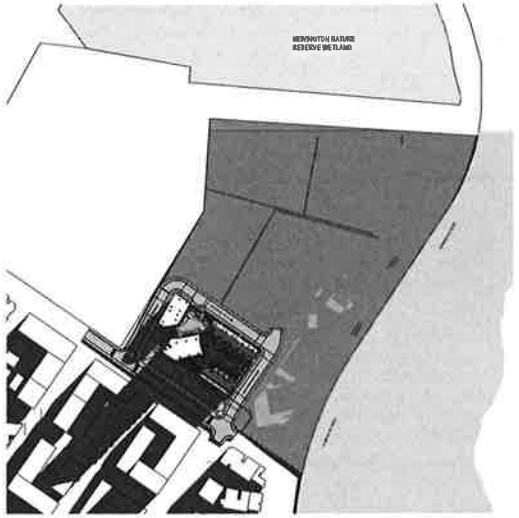

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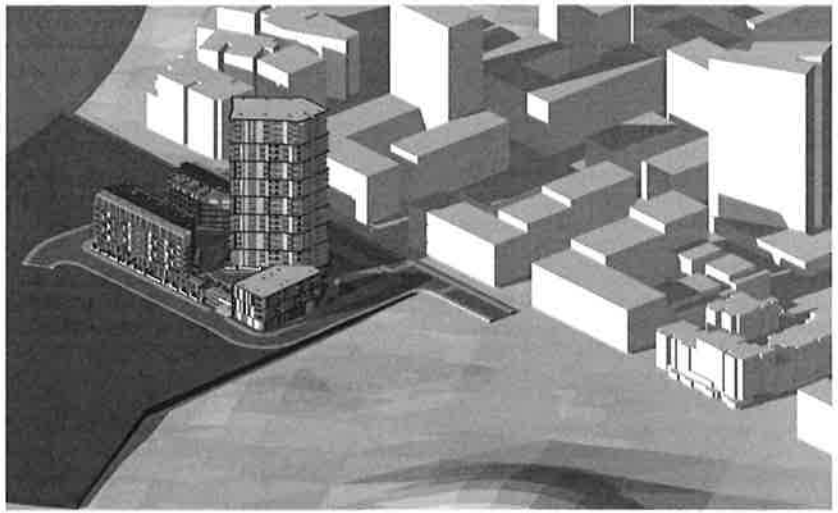
KEY:

Existing Shadows

Proposed Shadows



21st June 1500 Hill Road Properties

NOTES

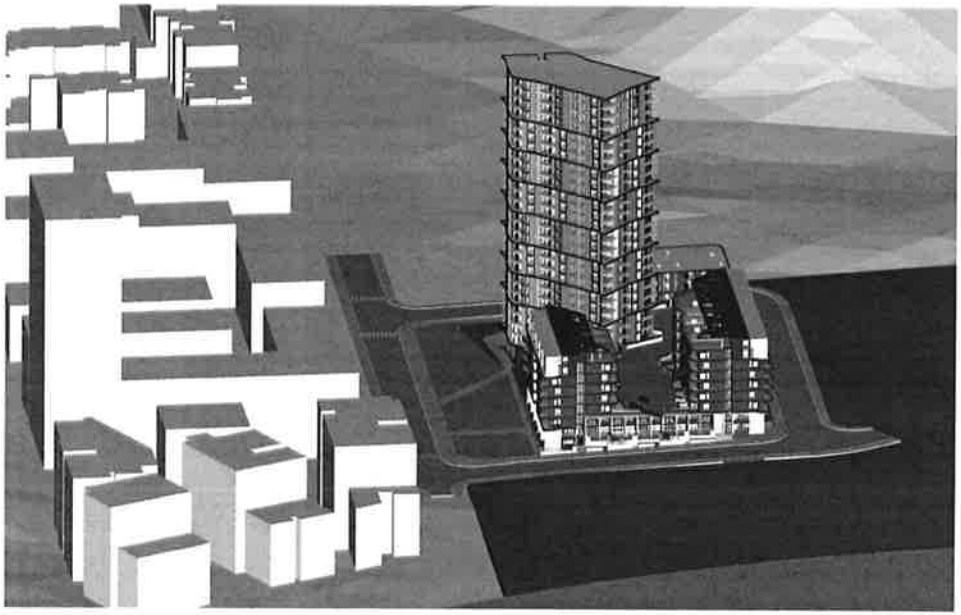
CLIENT
Sekisui House Australia
68 Waterloo Road Macquarie Park NSW
2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Shadow Diagrams
D_June 21 3pm

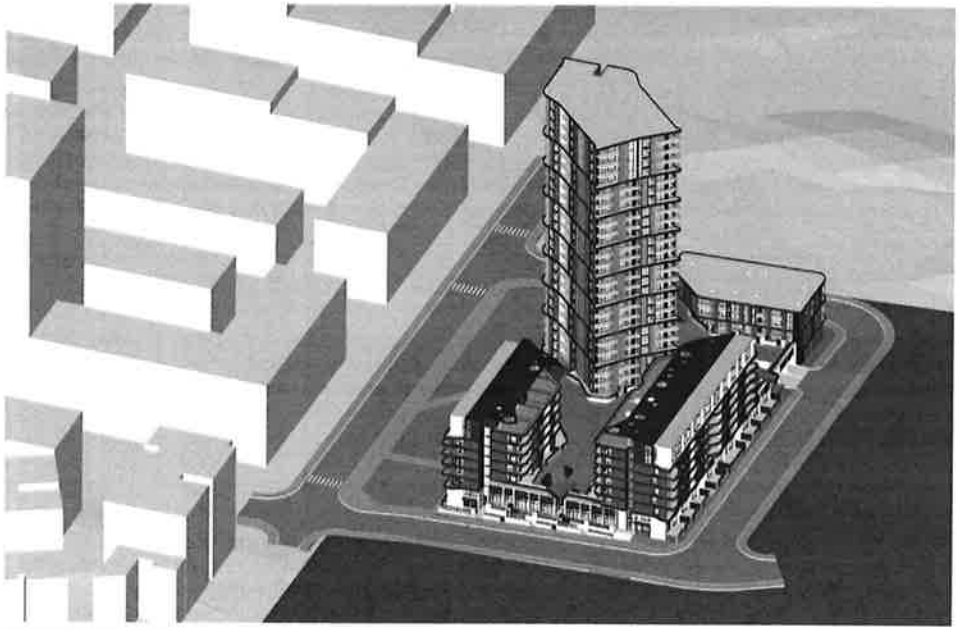
17004
DA-710-003
D

TURNER

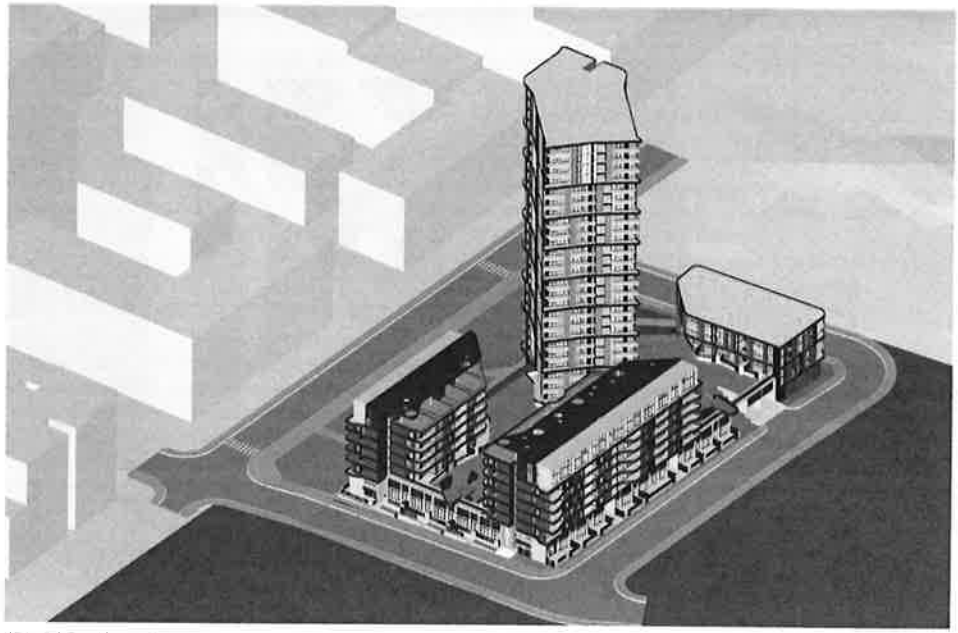


Winter Solstice 21st June 09.00am

Winter Solstice 21st June 10.00am



Winter Solstice 21st June 11.00am



Winter Solstice 21st June 12.00pm

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
Sun Eye View Diagrams 01

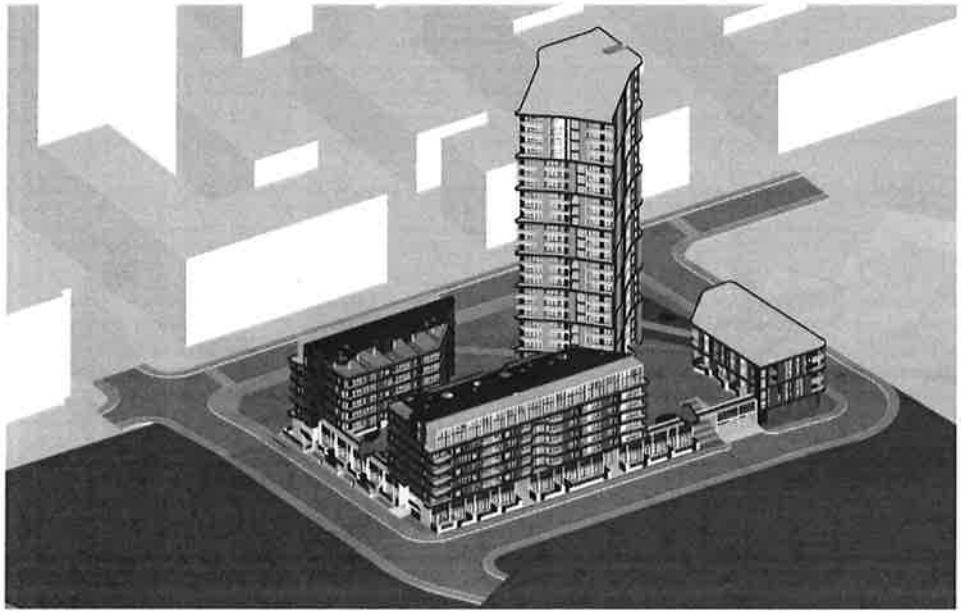
Not to Scale

17004

DA-710-004

A

TURNER



Winter Solstice 21st June 1.00pm

Winter Solstice 21st June 2.00pm

Winter Solstice 21st June 3.00pm

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
Sun Eye View Diagrams 02

Not To Scale

17004

A-00.04

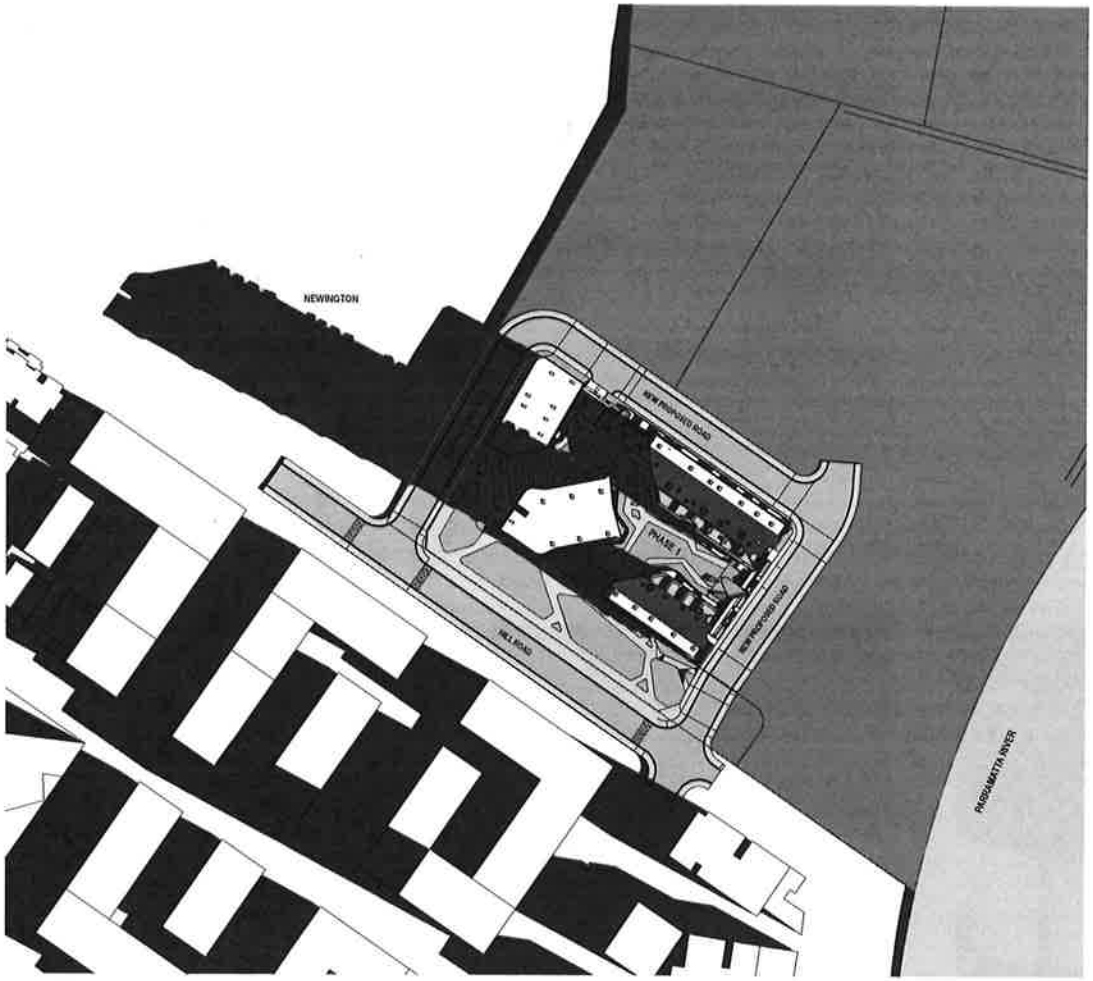
DA-710-005

TURNER

KEY:

Existing Shadows

Proposed Shadows



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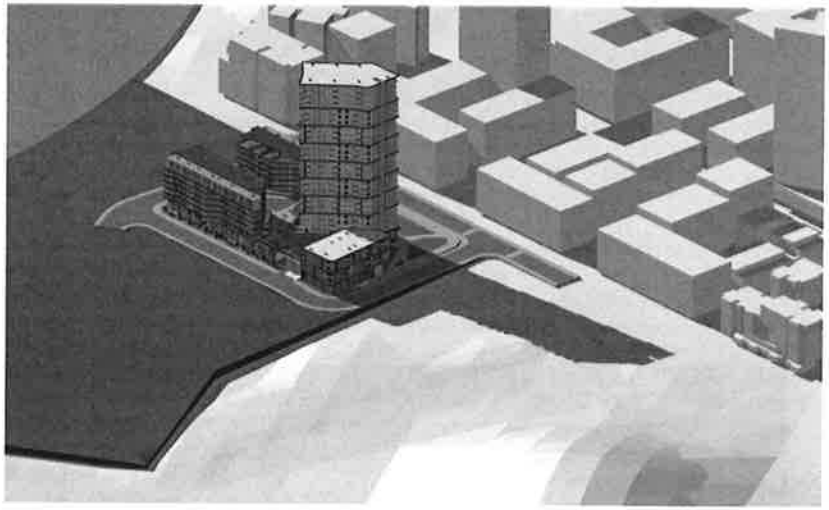


21st June 1000 Hill Road Properties

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
June 21 10am

17004

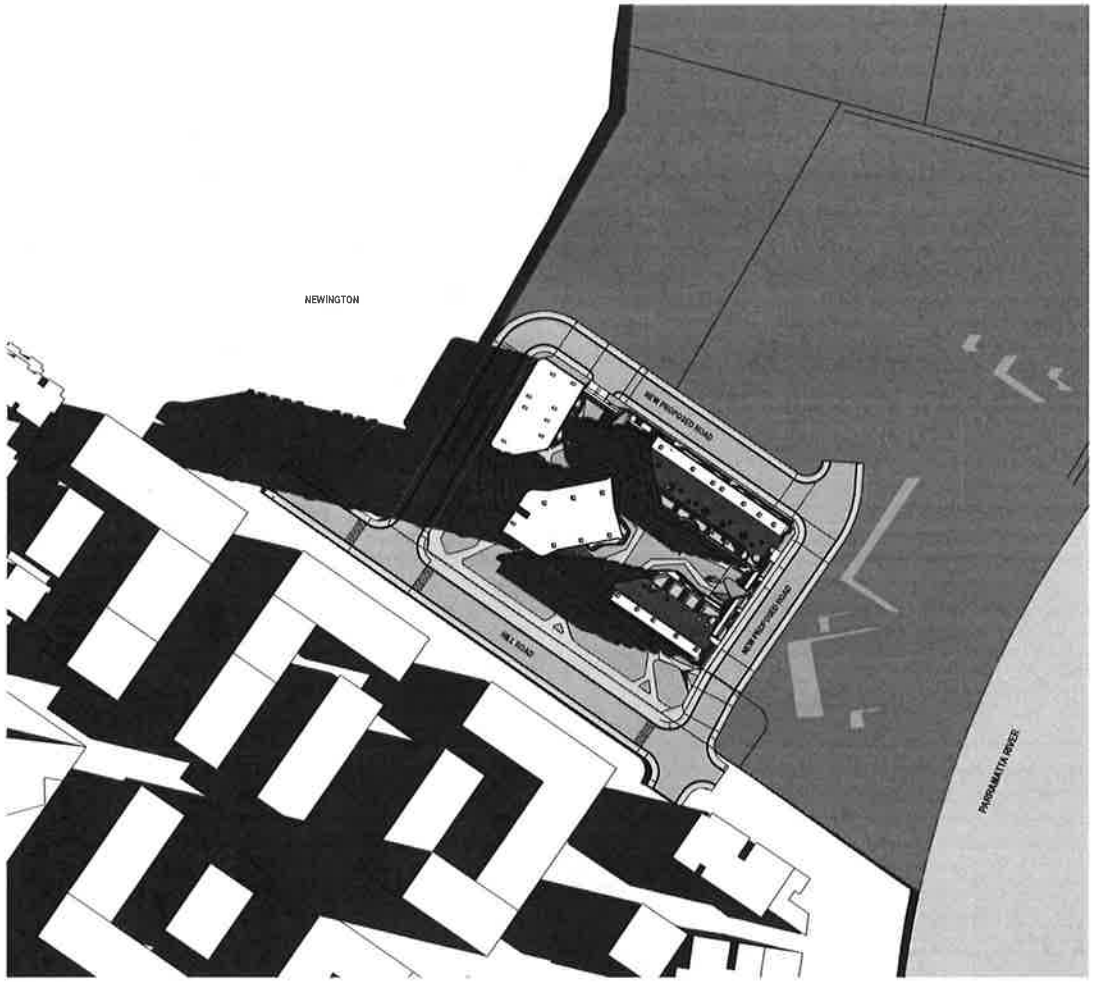
Development Application DA-710-006 A

TURNER

KEY:

Existing Shadows

Proposed Shadows



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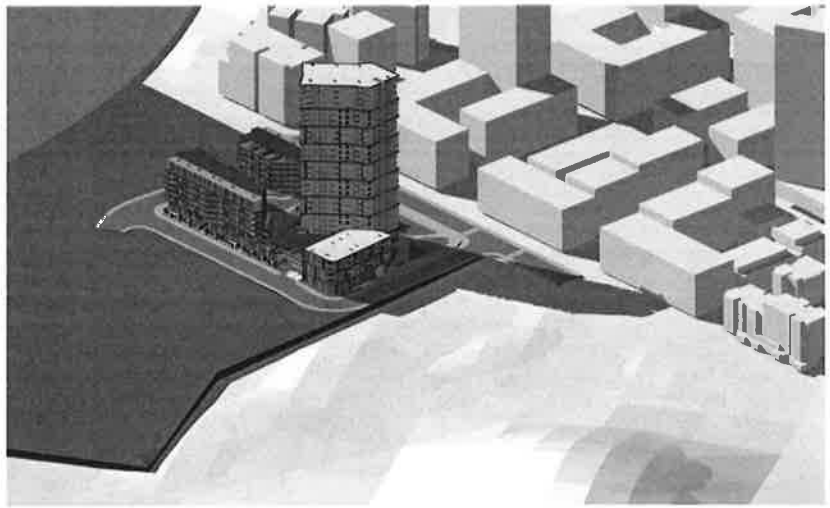


21st June 1100 Hill Road Properties

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
June 21 11am

17004

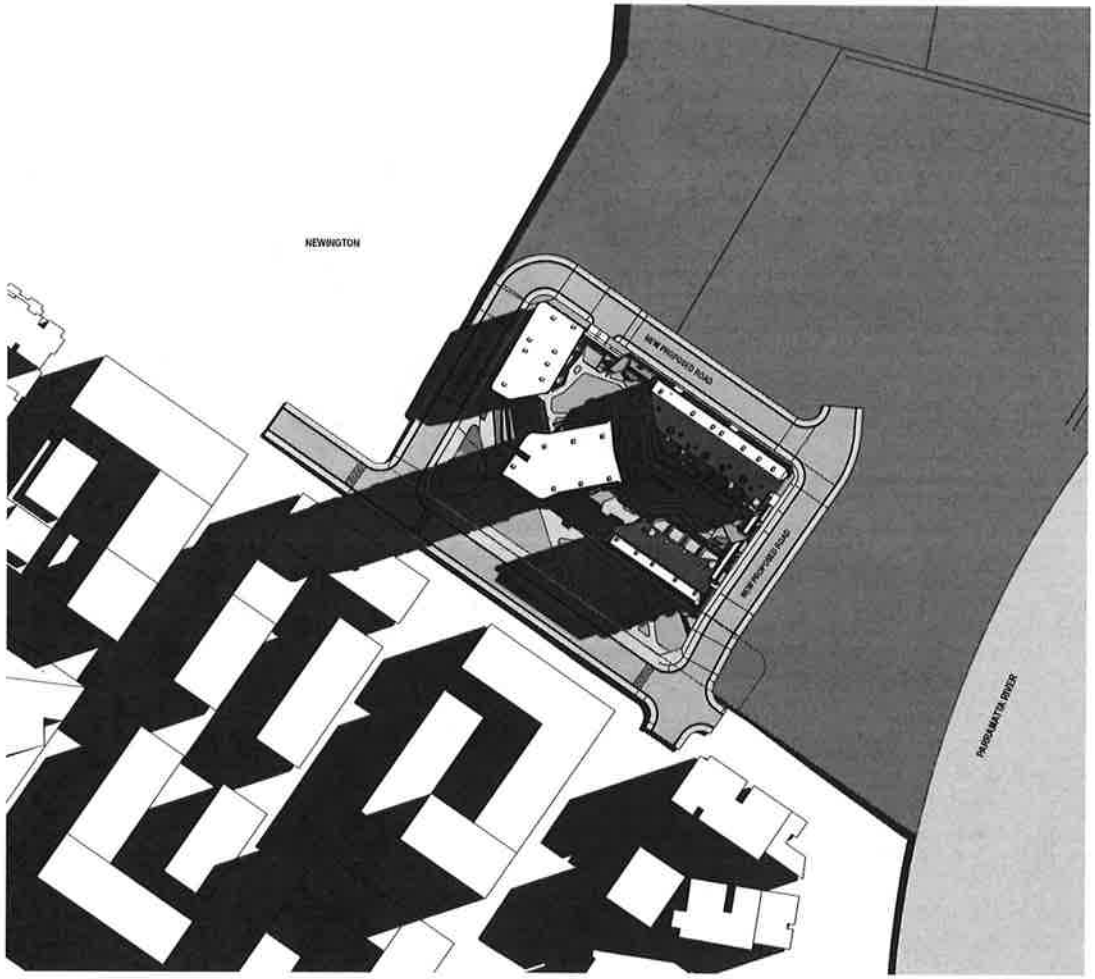
Development Application DA-710-007 A

TURNER

KEY:

Existing Shadows

Proposed Shadows



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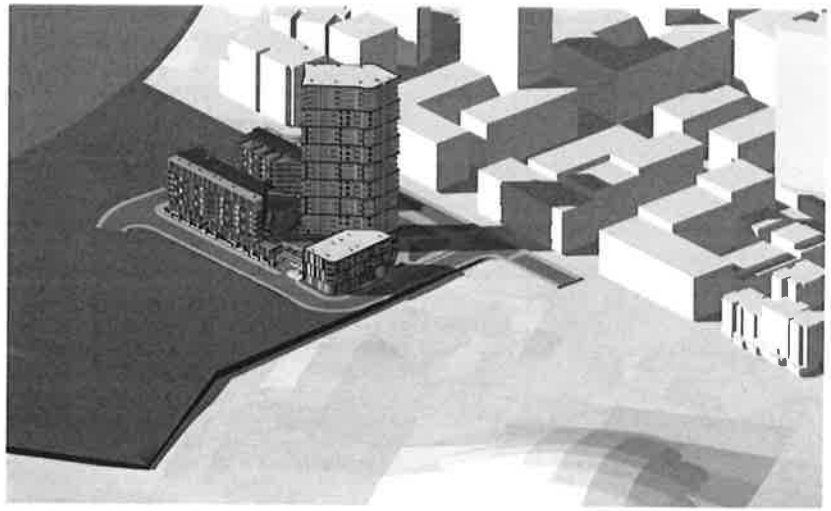


21st June 1300 Hill Road Properties

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Shadow Diagrams
June 21 1pm

17004

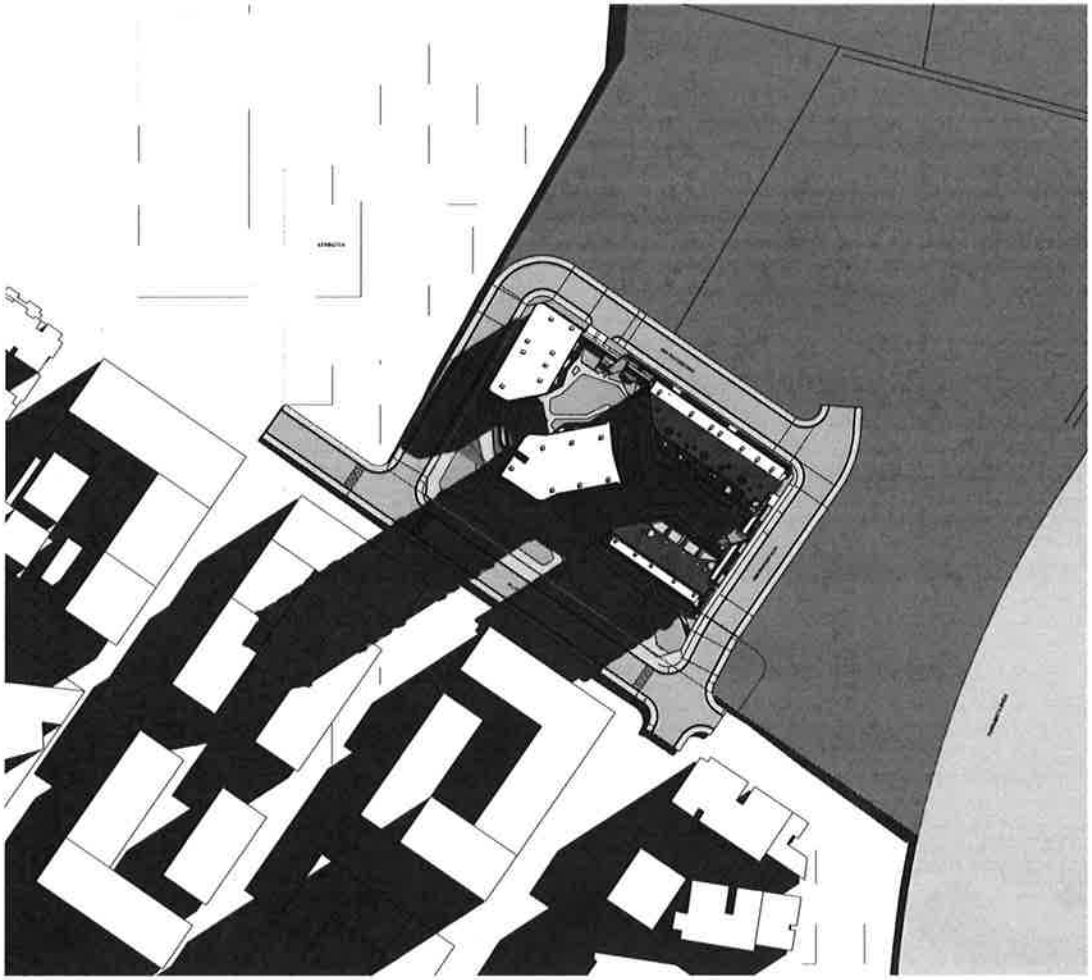
Development Application DA-710-008 A

TURNER

KEY:

Existing Shadows

Proposed Shadows



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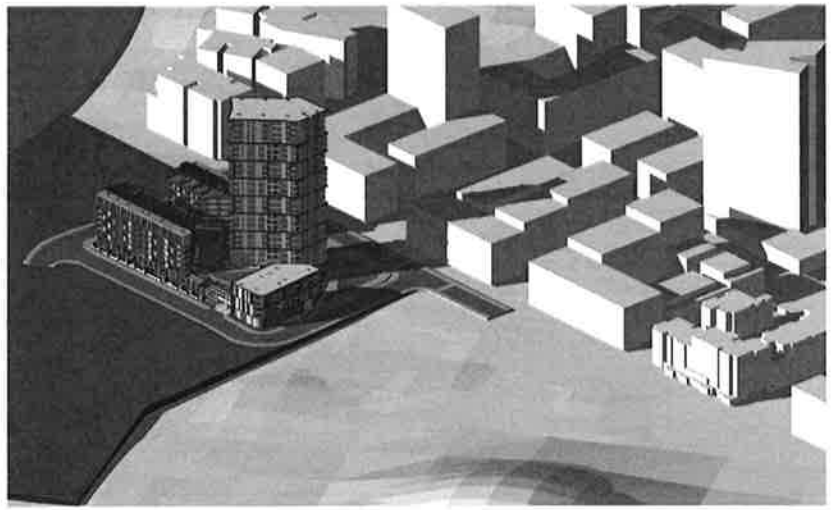


21st June 1400 Hill Road Properties

SEKISUI HOUSE

Seksui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

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

Drawing
Shadow Diagrame
June 21 2pm

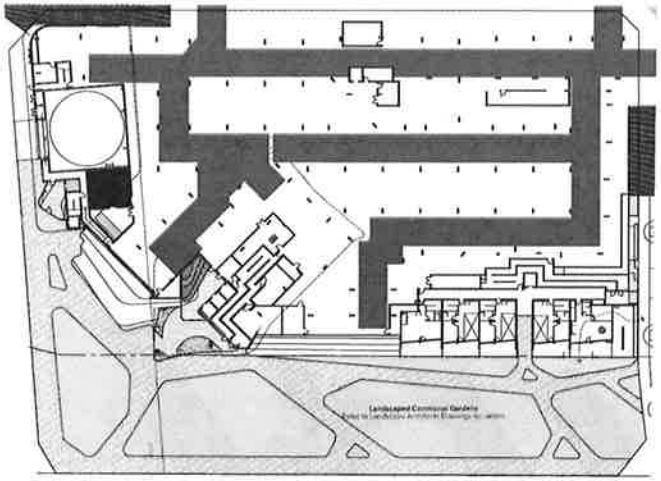
Project No. 17004

Drawn by AUSCUM

Development Application DA-710-009

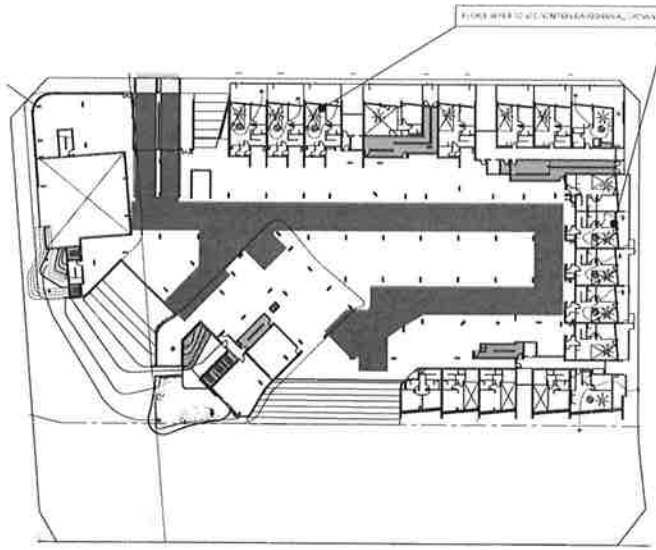
A

TURNER



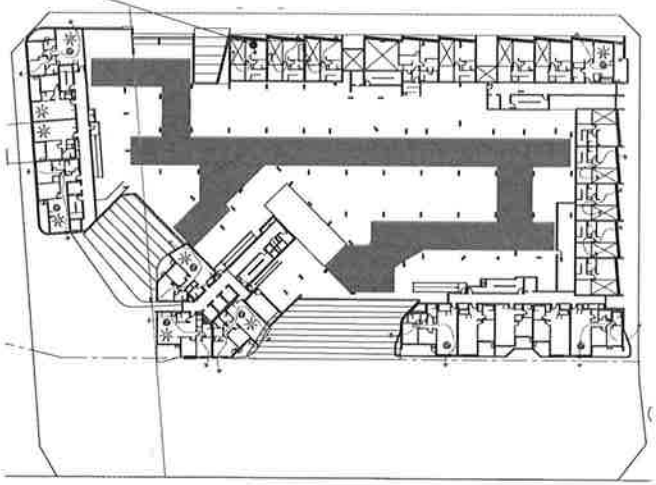
Lower Ground Floor

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



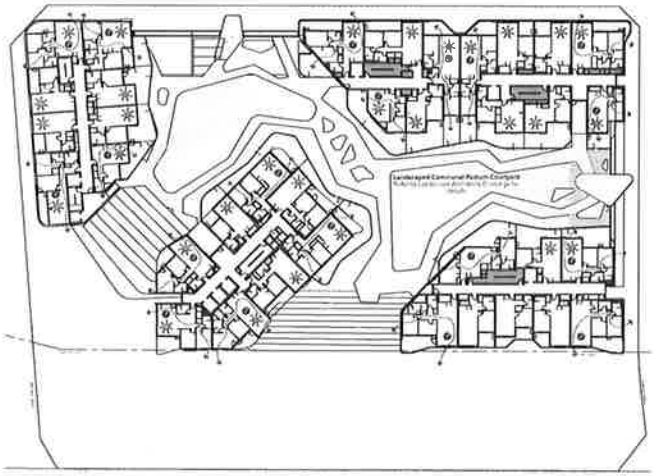
Ground Floor

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



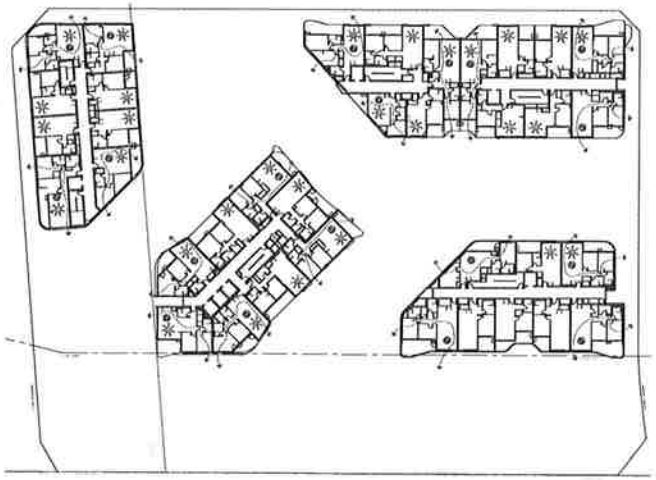
Upper Ground Floor

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



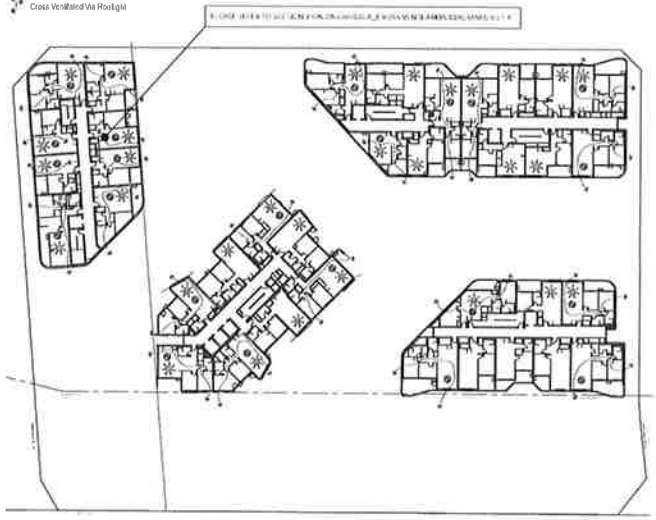
Level 01

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



Level 02

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



Level 03

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

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

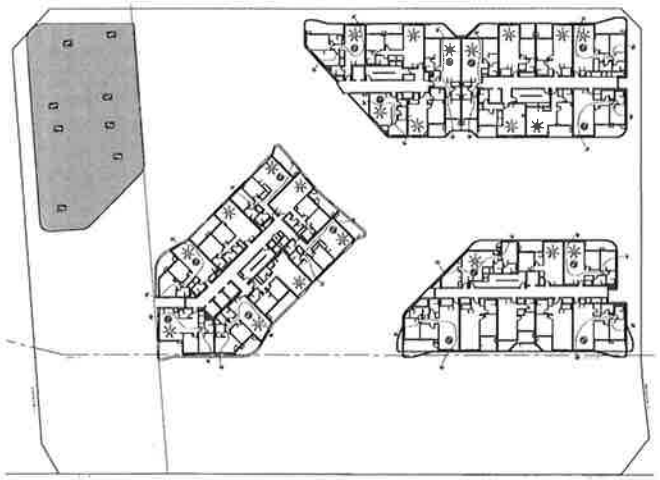
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Solar and Cross Ventilation Diagrams
Cross Ventilation Diagrams Sheet 1

17004

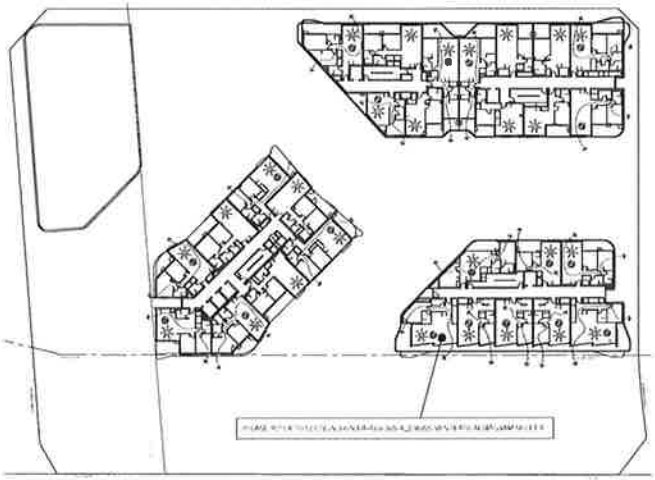
Development Application DA-720-001 B

TURNER



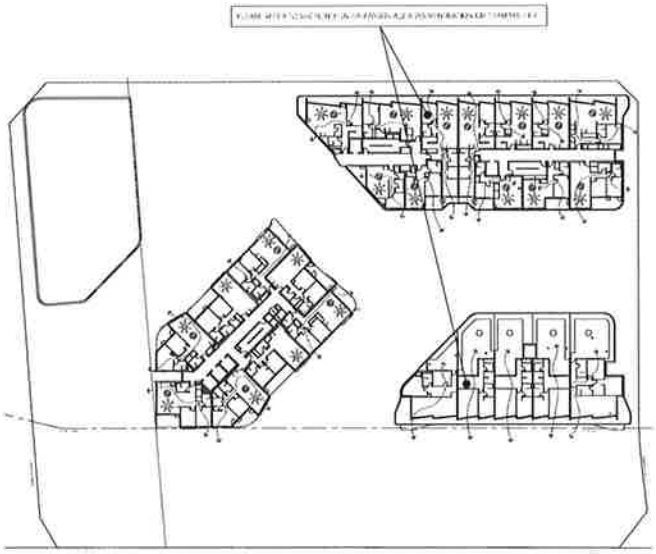
Level 04

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



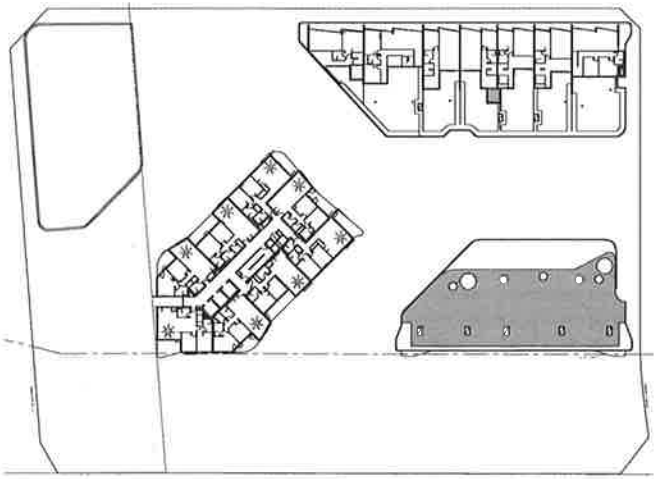
Level 05

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



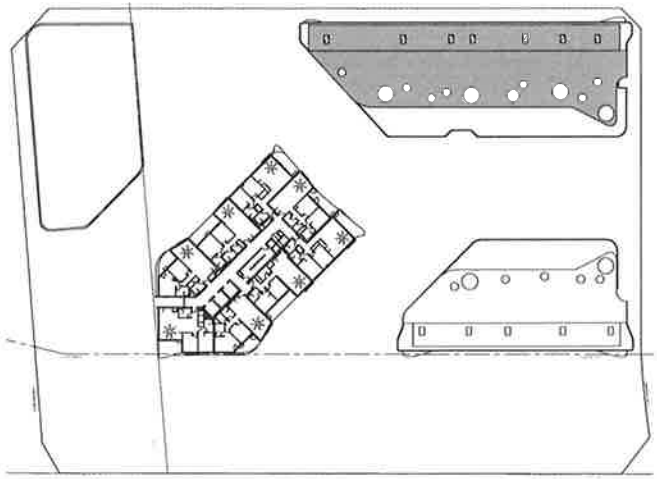
Level 06

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



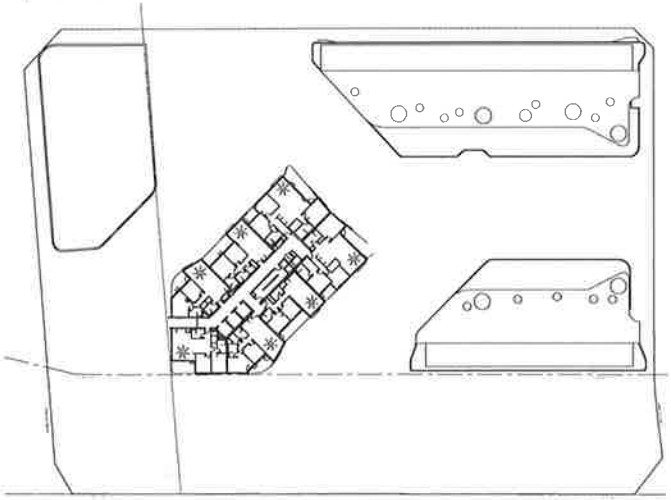
Levels 07

- Solar Access 7
- No Direct Sunlight 1



Levels 08-21

- Solar Access 7
- No Direct Sunlight 1



Level 22-24

- Solar Access 6
- No Direct Sunlight 1

SEKISUI HOUSE

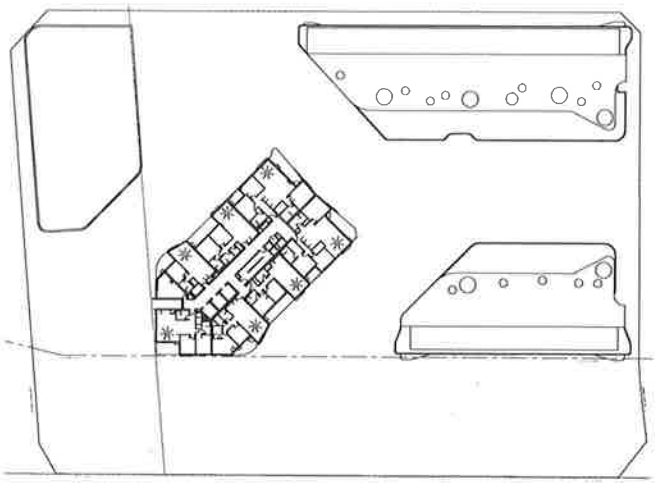
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Solar and Cross Ventilation Diagrams
Cross Ventilation Diagrams Sheet 2

@A1, 50%@A3 | 17004 | JUDCUM
Development Application | DA-720-002 | B

TURNER



Level 25

Solar Access 7

No Direct Sunlight 6

Apartment Amenity (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 264 apartments = 72%

Cross Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated ≥ 60%
Actual % of apartments that are naturally ventilated over the first 9 levels 129 apartments = 60%

No Direct Sunlight (Objective 4A-1, Design Criteria 3)
Minimum % of apartments receiving no direct sunlight ≥ 15%
Actual % of apartments receiving no direct sunlight 51 apartments = 14%

NOTES

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Solar and Cross Ventilation Diagrams
Cross Ventilation Diagrams Sheet 3

17004 | JUN/JUN
Development Application | DA-720-003 | B

TURNER

CPP Recommendations
Tower A Corner Balcony Screen

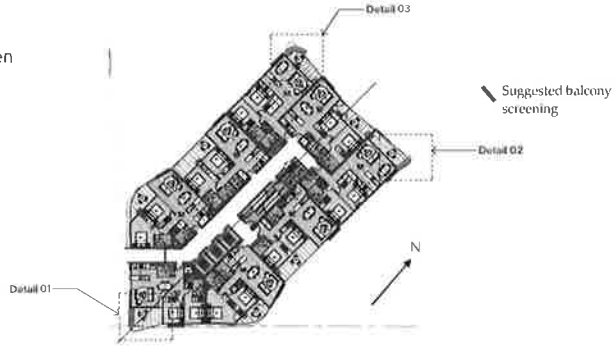
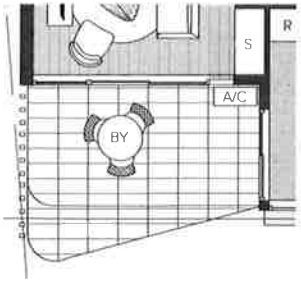


Figure 7: Typical tower plan indicating suggested corner balcony screens

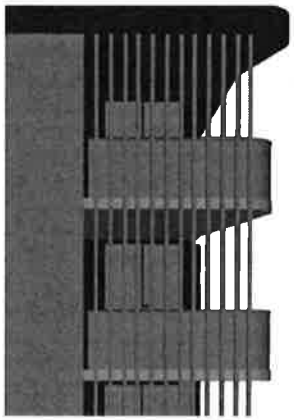
CPP Recommendations
Building D Lower Ground Floor Screening

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

As Per CPP Recommendations

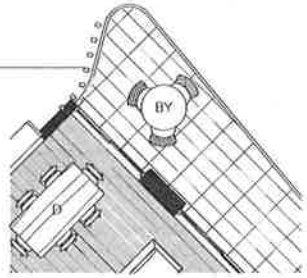


Balcony Detail 01 - South Corner 1:50

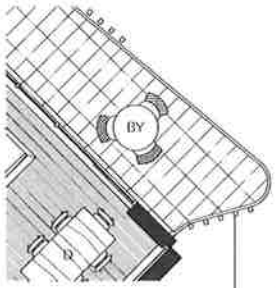


Typical Corner Balcony Screen - High Balustrade

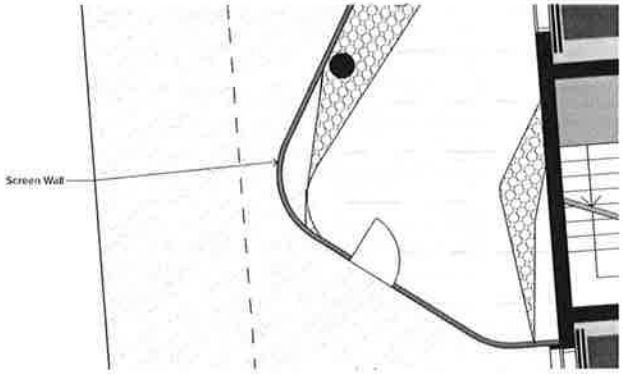
Corner Balcony Screen - North



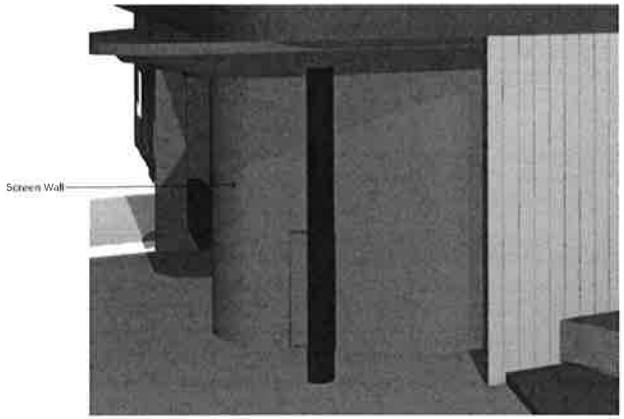
Balcony Detail 03 - North Corner 1:50



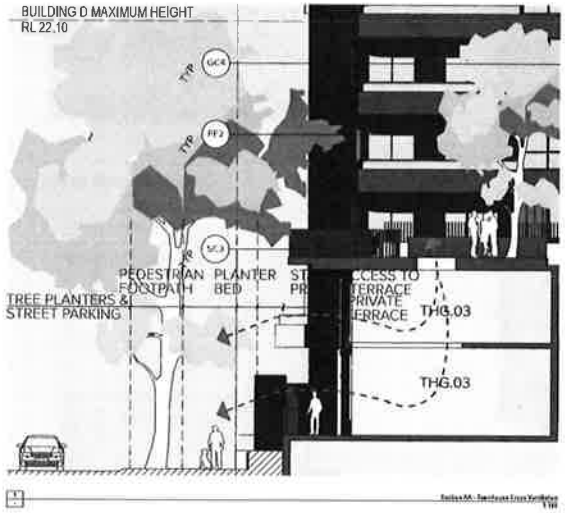
Balcony Detail 02 - North East Corner 1:50

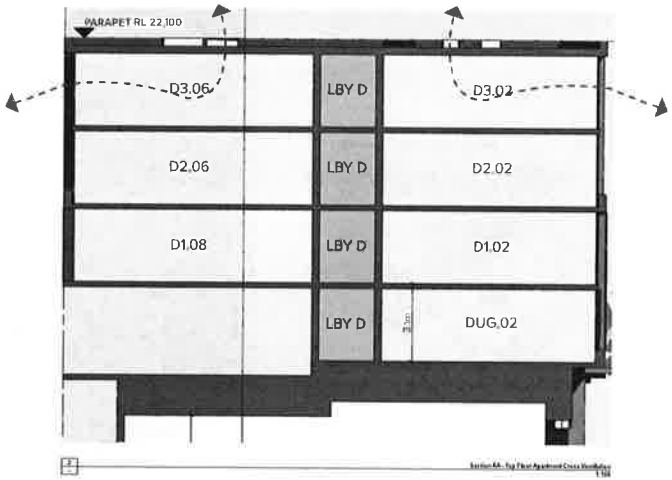


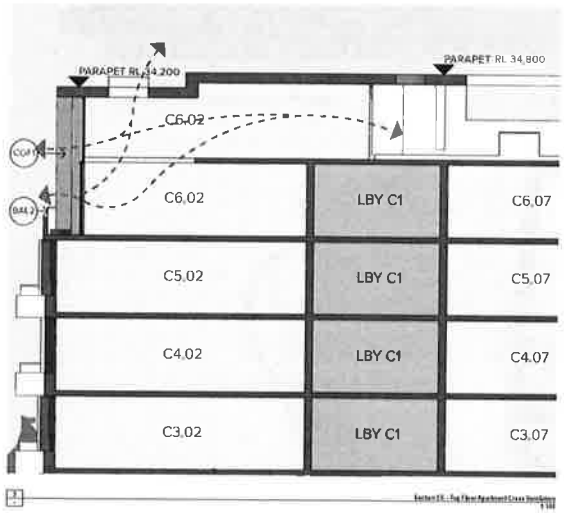
Building D Lower Ground Screening Detail 1:50



Building D Lower Ground Screening







Cross Ventilation via Rooftop

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

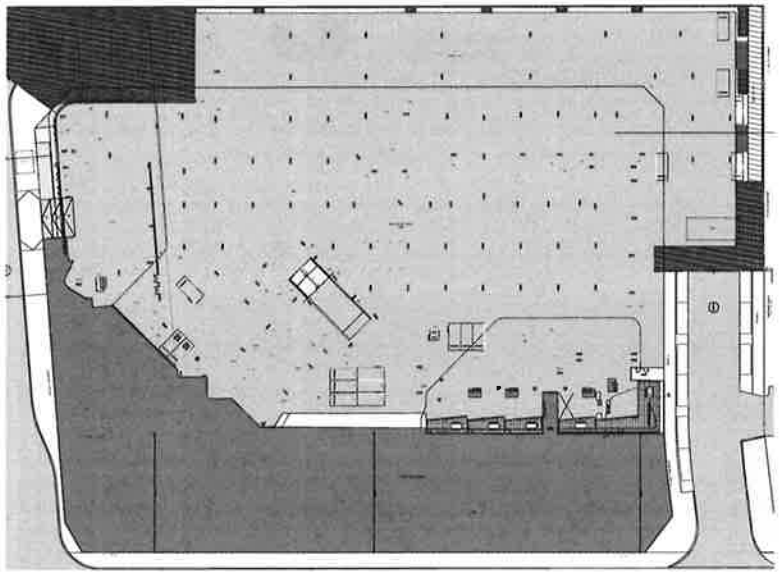
SEKISUI HOUSE

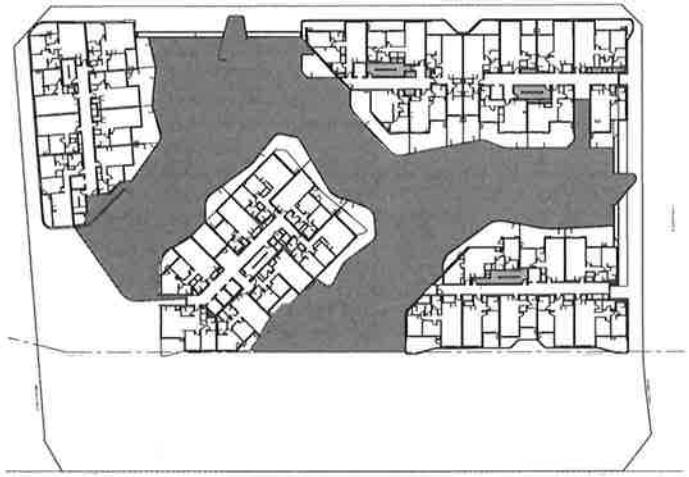
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

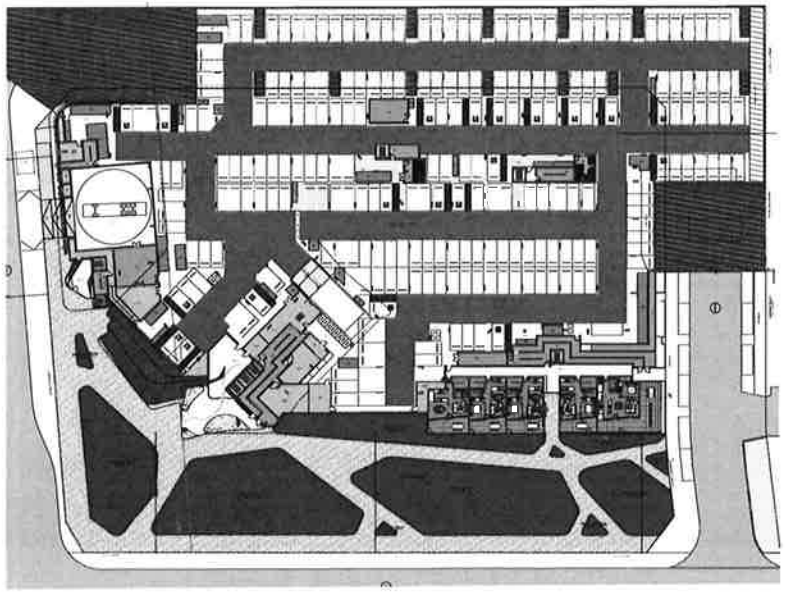
Solar and Cross Ventilation Diagrams
Cross Ventilation Diagram Sheet 4

17004 JLOCUM
Development Application DA-720-005 A

TURNER







SEKISUI HOUSE

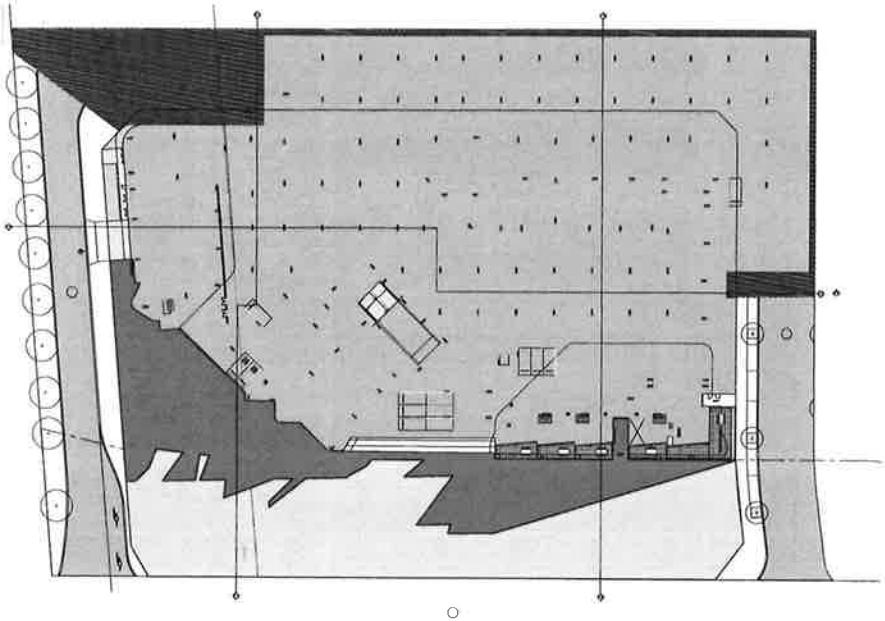
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

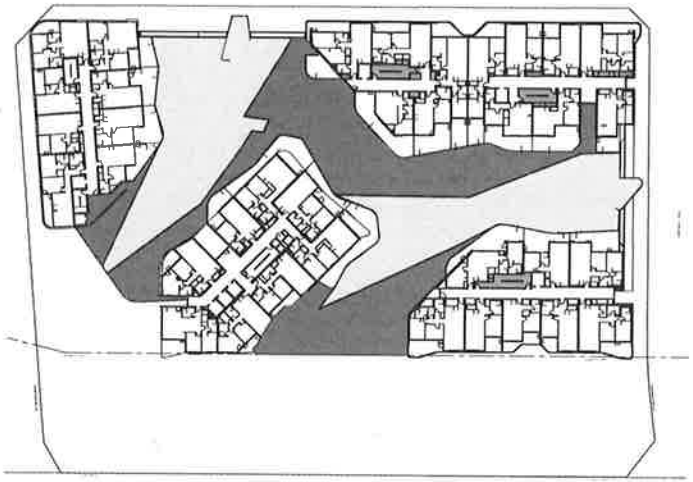
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Landscape Amenities
Landscape & Communal Area Diagrams

17004 JLOCUM
Development Applications DA-730-001 C

TURNER





Sekisui House Australia
58 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

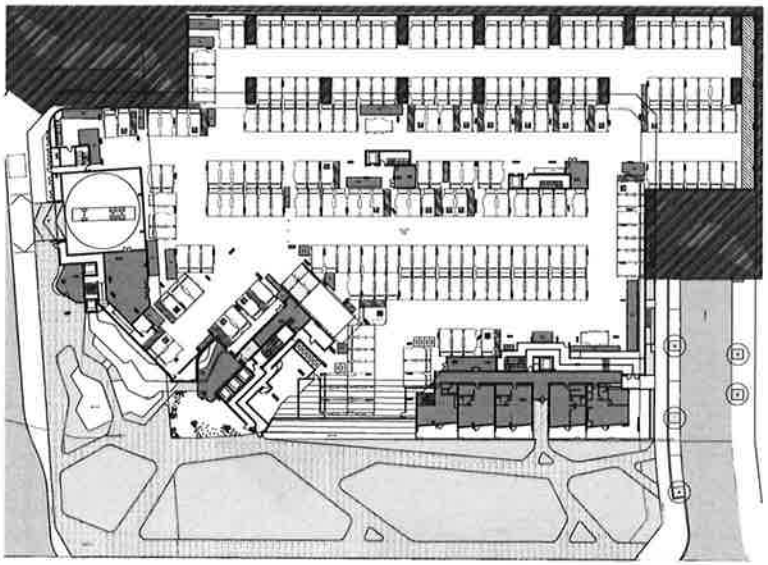
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Landscape Amenities
Solar Access of Communal Area Diagram

17004 JUDGUM

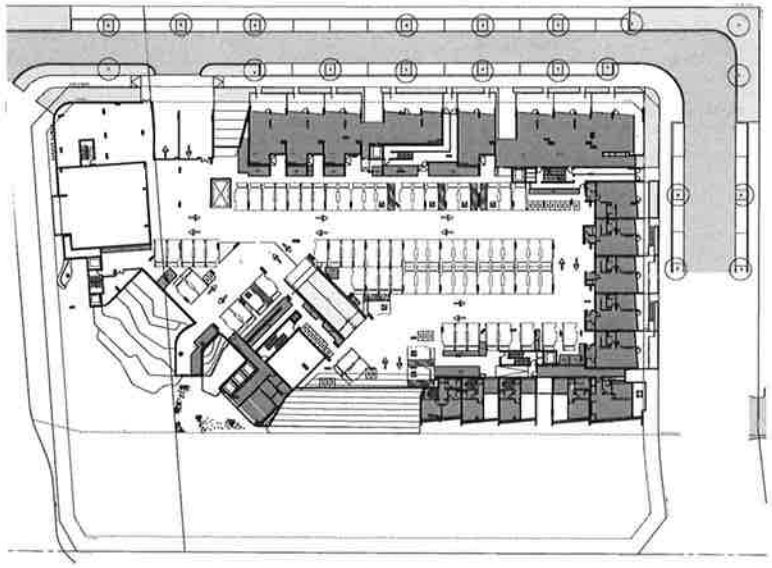
Development Application DA-730-002 A

TURNER



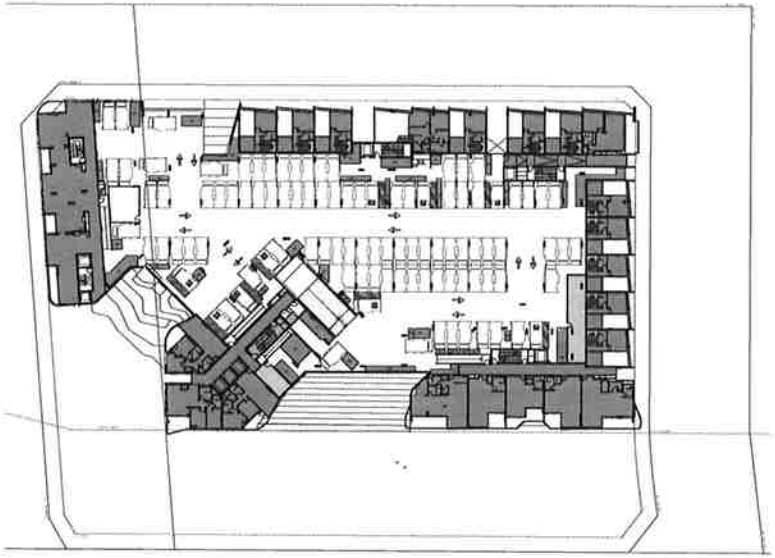
Lower Ground Floor

Residential GFA 915m²



Ground Floor

Residential GFA 1,535m²



Upper Ground Floor

Residential GFA 1,980m²

Level 1

Residential GFA 2,905m²

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

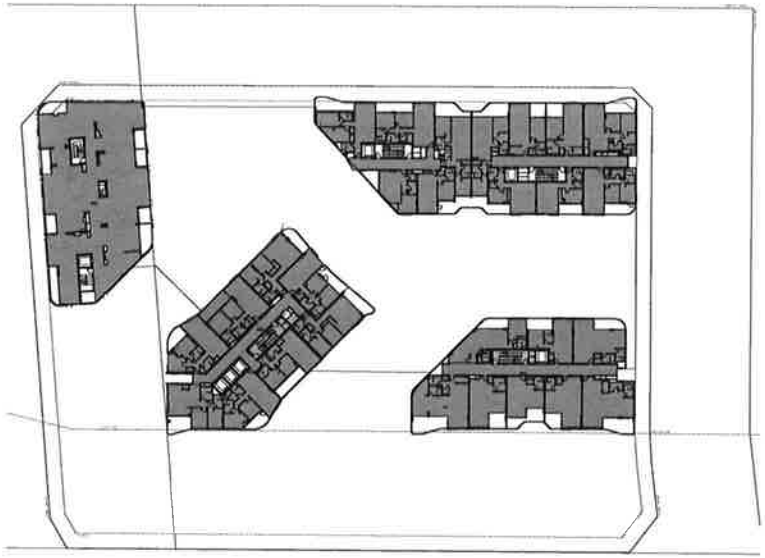
Client
#Client Full Name
68 Waterloo Rd NSW 3112

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

Drawing
GFA Diagrams
GFA Diagrams 001

Job No. 17004 Status PLANNER
Drawing No. A-740-001 Rev. C

TURNER

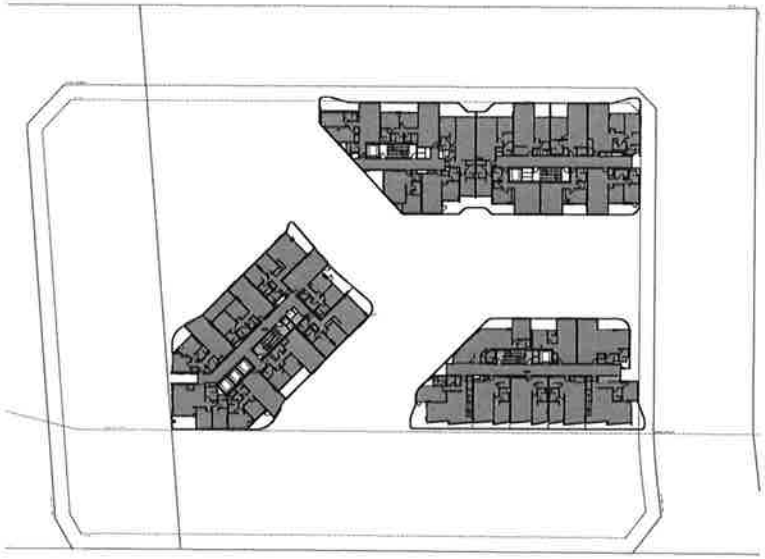


Level's 2 & 3

Residential GFA 2,995m²

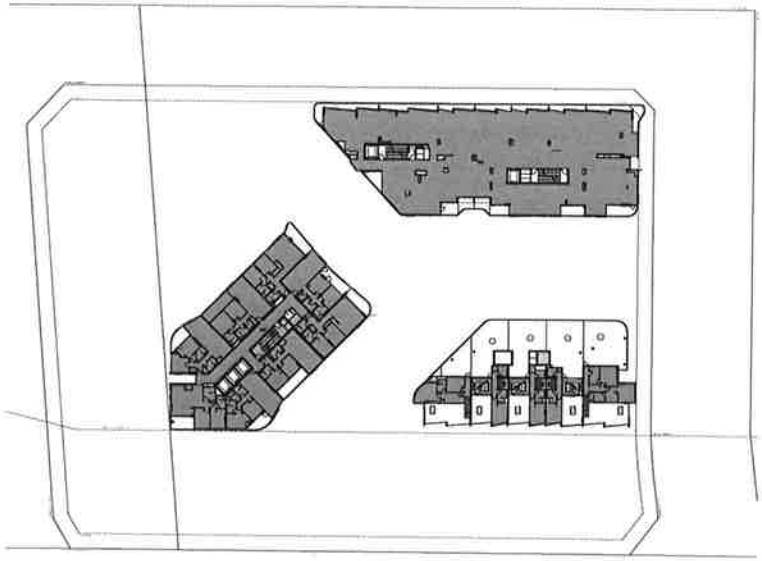
Level 4

Residential GFA 2,380m²



Level 5

Residential GFA 2,380m²



Level 6

Residential GFA 1,980m²

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

#Client Full Name
68 Waterloo Rd NSW 3112

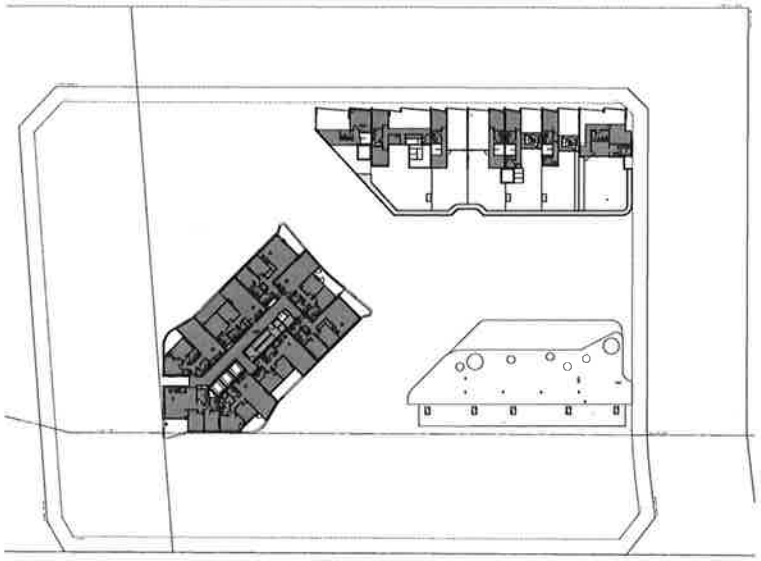
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

GFA Diagrams
GFA Diagrams 002

17084

A-740-002

TURNER

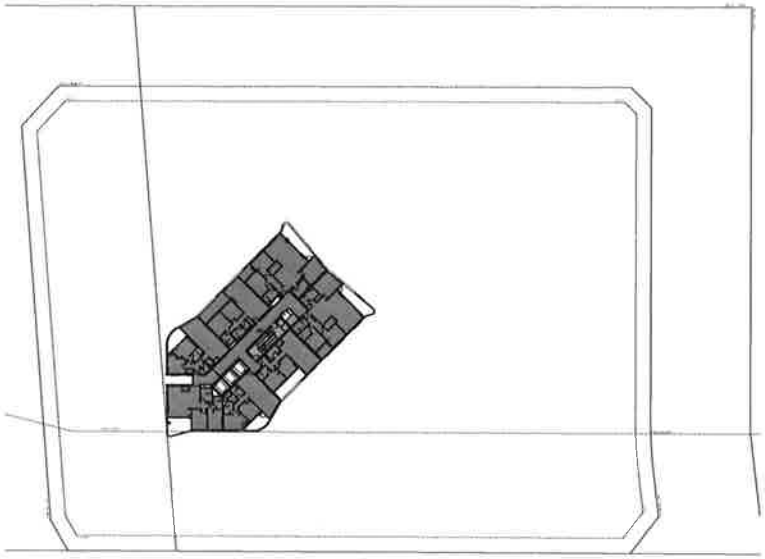


Level 7

Residential GFA 1,070m²

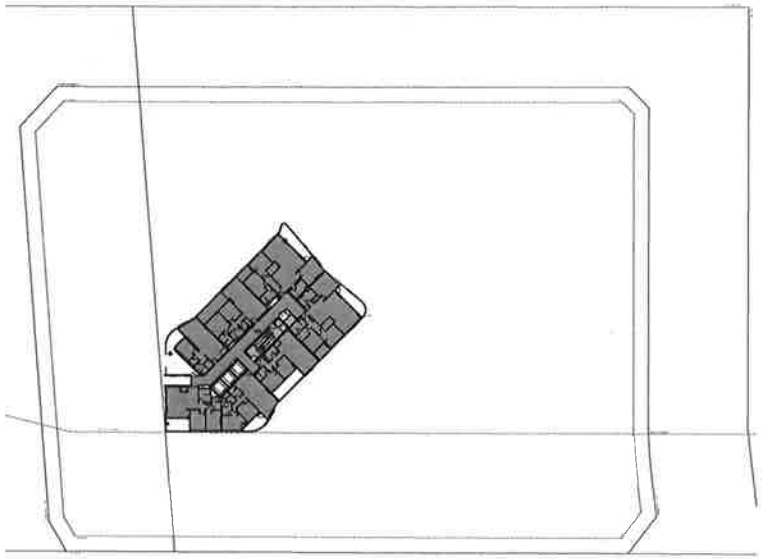
Level's 8 - 21

Residential GFA 750m²



Level's 22 - 24

Residential GFA 750m²



Level 25

Residential GFA 740m²

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

Client Full Name
68 Waterloo Rd NSW 3112

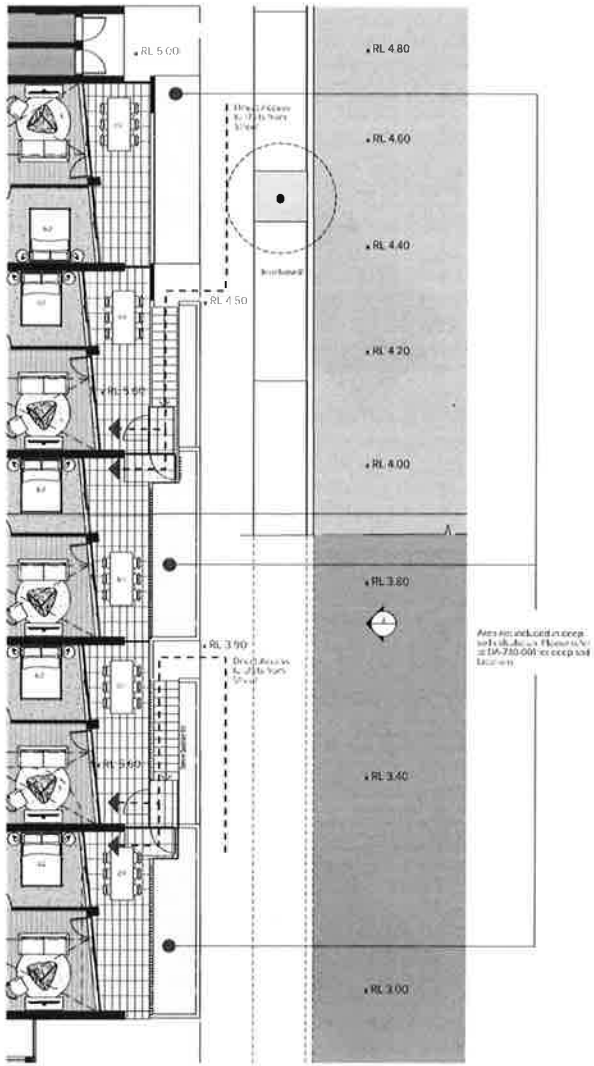
Sanctuary Phase 1, Landing
14A Hill Road Wentworth Point NSW 2127

GFA Diagrams
GFA Diagrams 003

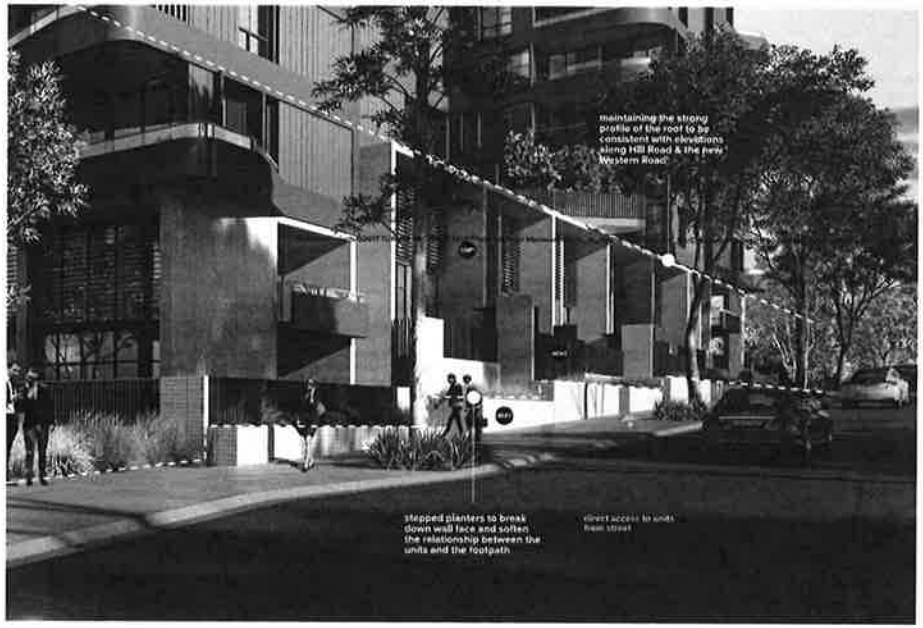
17004

A-740-003

TURNER



Lower Ground Townhouse Access



Materials and Finishes:

COF1 Concrete off-form with natural finish

SCN3 Decorative Metal Screen of varying heights, with integral gates Finish Equal to Dulux 'Electro Brilliance'.

PF2 Paint Finish Type 2 to match Dulux 'Black Caviar'

BLK1 Boral Designer Honed Finish Block

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

SEKISUI HOUSE

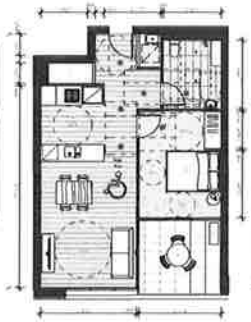
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

ADG Compliance Diagrams
Lower Ground Townhouse Access

Development Application DA-750-004 A

TURNER

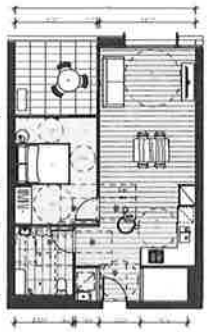
Pre Adapted Layout
1 Bed - Building B - Type 04



Post Adapted Layout
1 Bed - Building B - Type 04

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

Pre Adapted Layout
1 Bed - Building C - Type 03



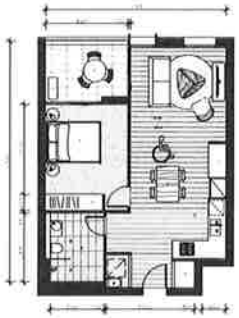
Post Adapted Layout
1 Bed - Building C - Type 03

C1 03
C2 03
C3 03
C4 06
C5 03

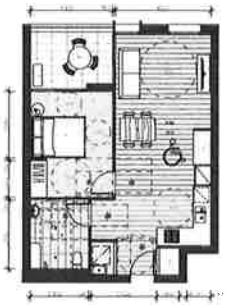
Pre Adapted Layout
1 Bed - Building C - Type 09

Post Adapted Layout
1 Bed - Building C - Type 09

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

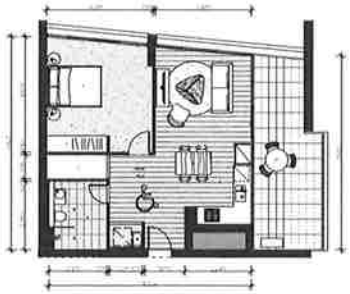


Pre Adapted Layout
1 Bed - Building D - Type 06

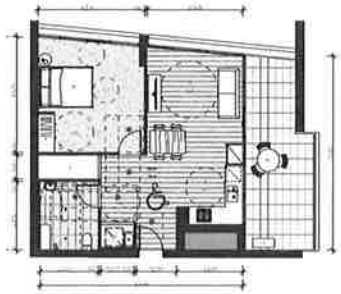


Post Adapted Layout
1 Bed - Building D - Type 06

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



Pre Adapted Layout
1 Bed - Building C - Type TH01



Post Adapted Layout
1 Bed - Building C - Type TH01

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

ADAPTABLE HOUSING DESIGN COMPLYING APAPRTMENTS

AS4299 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 AS14281

2 Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 14281

3 Parking spaces min 6.0 x 3.8m

4 Accessible entry to be level (max 1:40 slope)

5. Threshold to be flat level

6 Landing to enable wheelchair manoeuverability

7. Accessible entrance door to have min 850 mm clear entry

8. Door lever handles and hardware to AS 14281

9 Internal doors to have 820 mm min clearance

10 Internal corridors 1000 mm min. clear width

11 Provision for compliance with AS 14281 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 (1550 mm clear between benches)

16 Kitchen: Provision for circulation at doors to comply with AS14281

17 Kitchen: Provision for benches planned to include at least one worksurface 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 14281 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 it's 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 14281

31 Bathroom: Provision for bathroom area to comply with AS 14281

32. Bathroom: Slip resistant floor surface

33 Shower recess, with no hob Min size 1150 x 1100 to comply with AS 14281

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 DCP 2011)

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

NOTES

COMP

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

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

Drawing
Apartment Types
Adaptable & Livable Apartment Plans 01

Scale: 1:100 @A1, 1:200 @A3
Date: 17.09.19
Drawn: JUDCUM
Development Application
DA-020-010
Rev: A

TURNER

Pre Adapted Layout

3 Beds - Building A - Type 02

Post 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

ADAPTABLE HOUSING DESIGN COMPLYING APAPRTMENTS

AS4299 Appendix A:
Defines the classification levels of apartments required as follows,

Adaptable Dwelling Class C - All essential features incorporated

Essential Required Features:

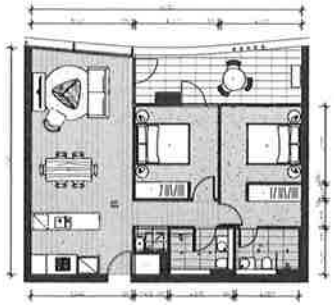
1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1
3. Parking spaces min 6.0 x 3.8m
4. Accessible entry to be level (max 1:40 slope)
5. Threshold to be low level
6. Landing to enable wheelchair manoueverability
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 (1550 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 worksurface 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 it's 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 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 DCP 2011)

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

2 Beds - Building A - Type 03

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



2 Beds - Building A - Type 01

A21 05

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

2 Beds - Building B - Type 03

B1 06
B1 04
B2 04
B3 04
B4 04

2 Beds - Building C - Type 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 11
C2 11
C3 11
C4 11
C5 11
C6 11

Livable Apartments (with reference to Apartment Design Guide_Objective 4Q-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 nobless (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 @ 18.4%

SEKISUI HOUSE

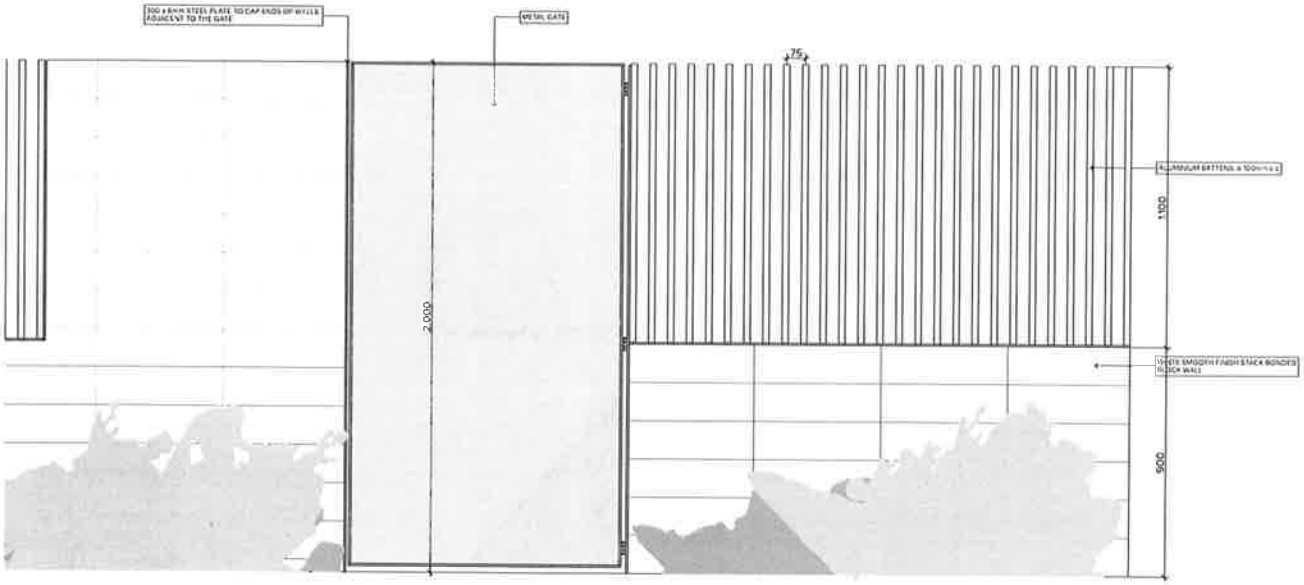
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

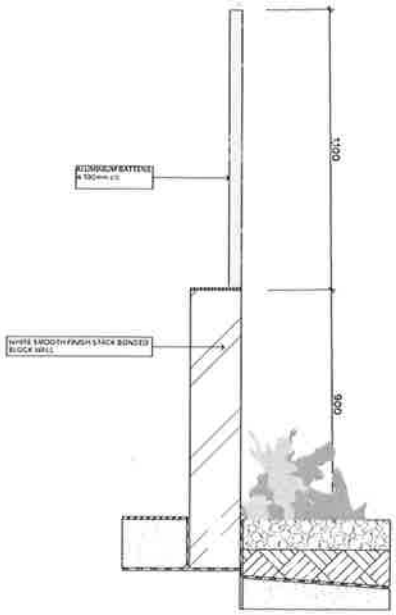
The Sanctuary
14A Hill Road Wentworth Point NSW 2127

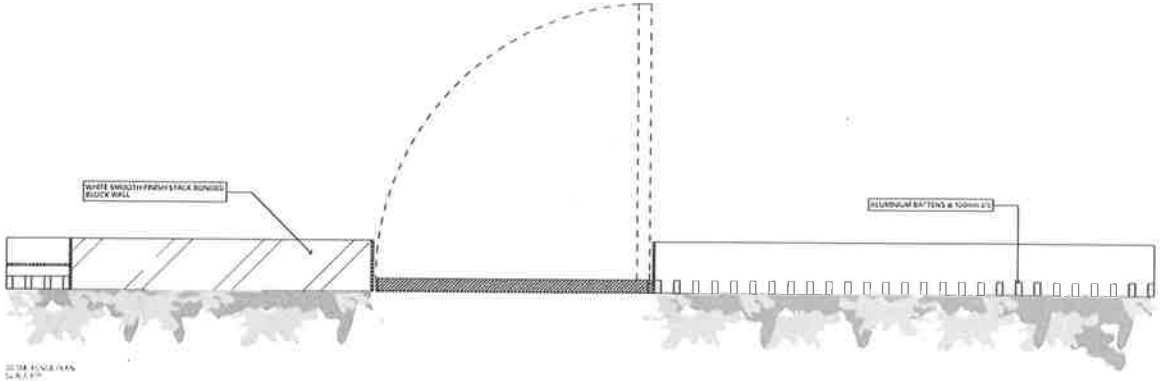
Apartment Types
Adaptable & Livable Apartment Plans 03

17004 A/B/C/W
DA-020-012 A

TURNER







CLIENT
Sekisui House Australia
68 Waterloo Road Macquarie Park NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

Fence Details
Fence Details

17004

DA-860-001

B

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South East View_Hill Road

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road Wentworth Point NSW 2127

3D Views
South East View_Hill Road

NTS | 17004 | JUDCUM
Development Application | DA-910-001 | B

TURNER

South West View

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

3D Views
South West View

NTS	17004
Date	JUDCUM
Development Application	DA-910-002 B

TURNER

North East View_Corner of Hill Road & Burroway Road

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

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

Drawing Title
3D Views
North East View_Corner of Hill Rd & Burroway R

Scale	A1	Project No.	17004
Status	Development Application	Drawing No.	DA-910-003
Drawn by	JL/DG/JM	Rev	A

TURNER

Building A Facade

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

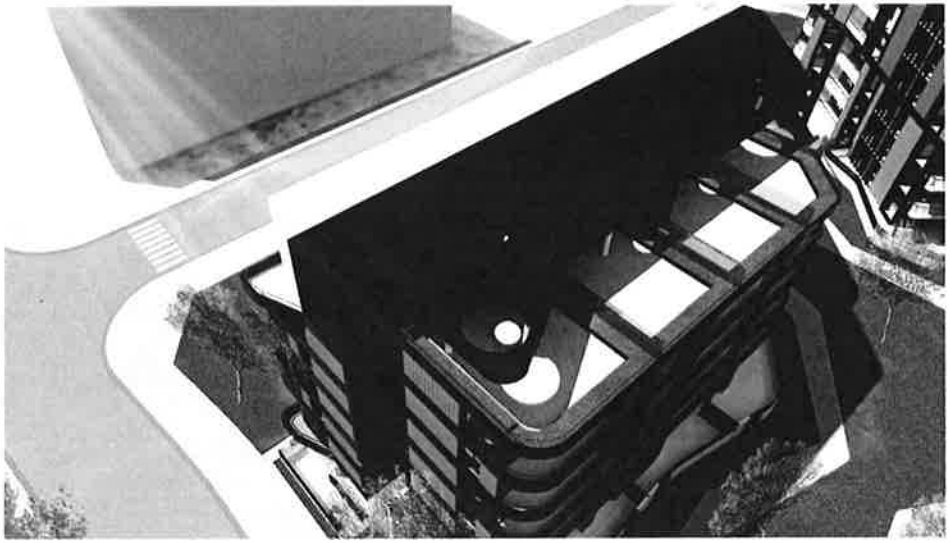
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

3D Views
Building A Facade

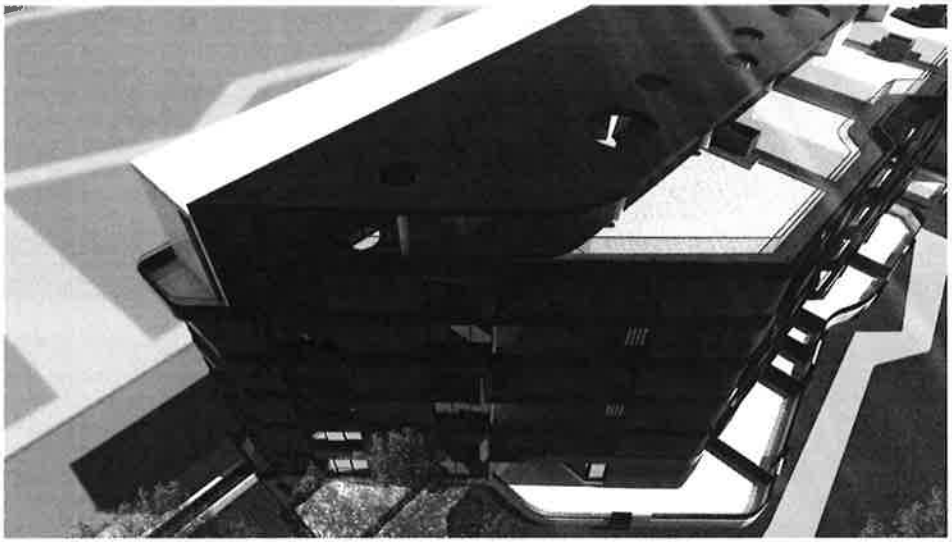
NTS	17004	JUBOUM
Development Application	DA-910-004	A

TURNER

Street Level View_Corner of Hill Road & Burroway Road



Aerial View_Building B



Aerial View_Building C

Podium Level View_Building D

SEKISUI HOUSE

Sekisui House Australia
68 Waterloo Road Macquarie
Park NSW 2113

The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

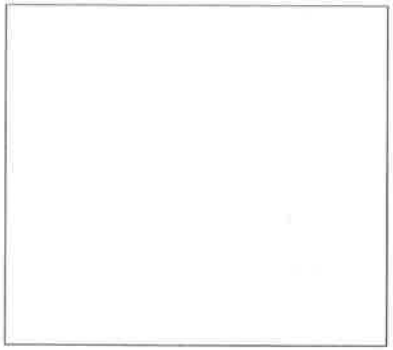
All Views
Lower Building Views

17004

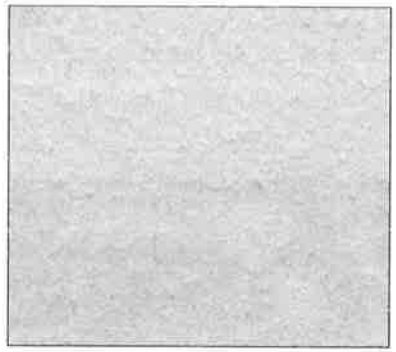
DA-910-005

A

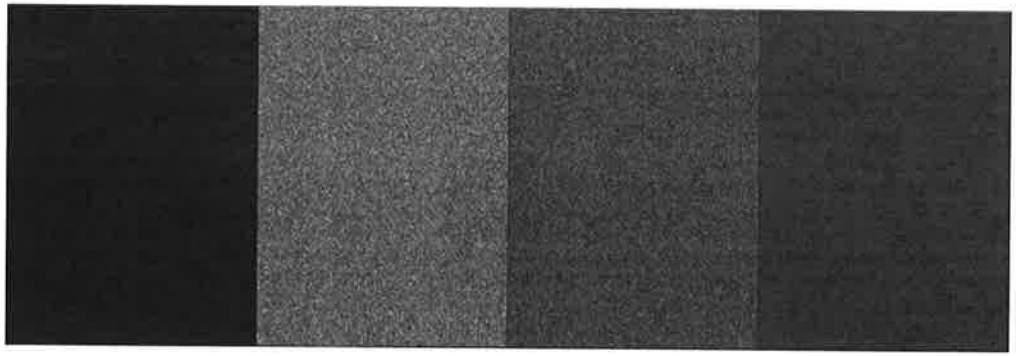
TURNER



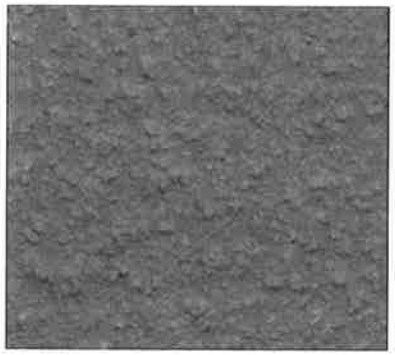
CLD1 Terracotta Cladding System_Type 1



CLD2 Terracotta Cladding System_Type 2

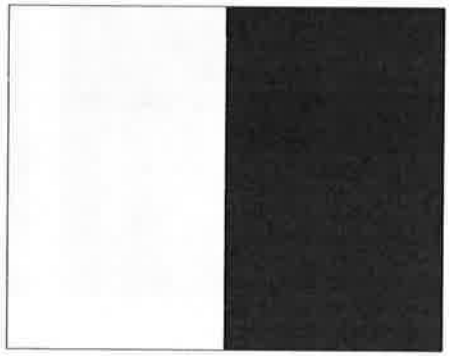


PCF1 Powdercoat Finish 1 PCF2 Powdercoat Finish 2 PCF3 Powdercoat Finish 3 PCF4 Powdercoat Finish 4



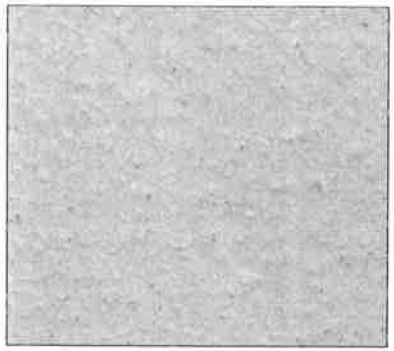
CLD3 Terracotta Cladding System_Type 3

CLD4 Terracotta Cladding System_Type 4

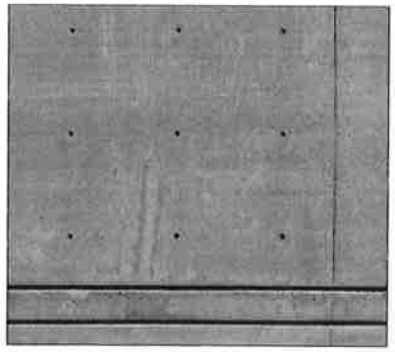


PF1 PF2

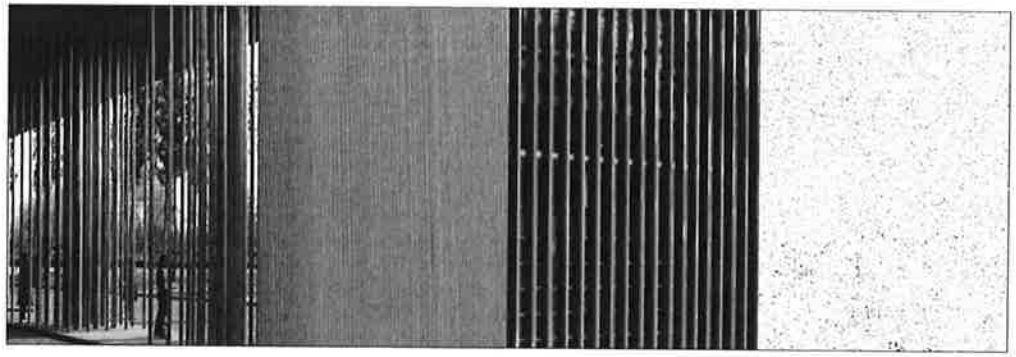
SWF1 Stone Wall Finish 1



CLD5 Terracotta Vertical Baguette System



COF1 Concrete Off-form Finish



SC1 SC2 SC3 BLK1

NOTES

CLIENT
Sekisui House Australia
68 Waterloo Road Macquarie Park
NSW 2113

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

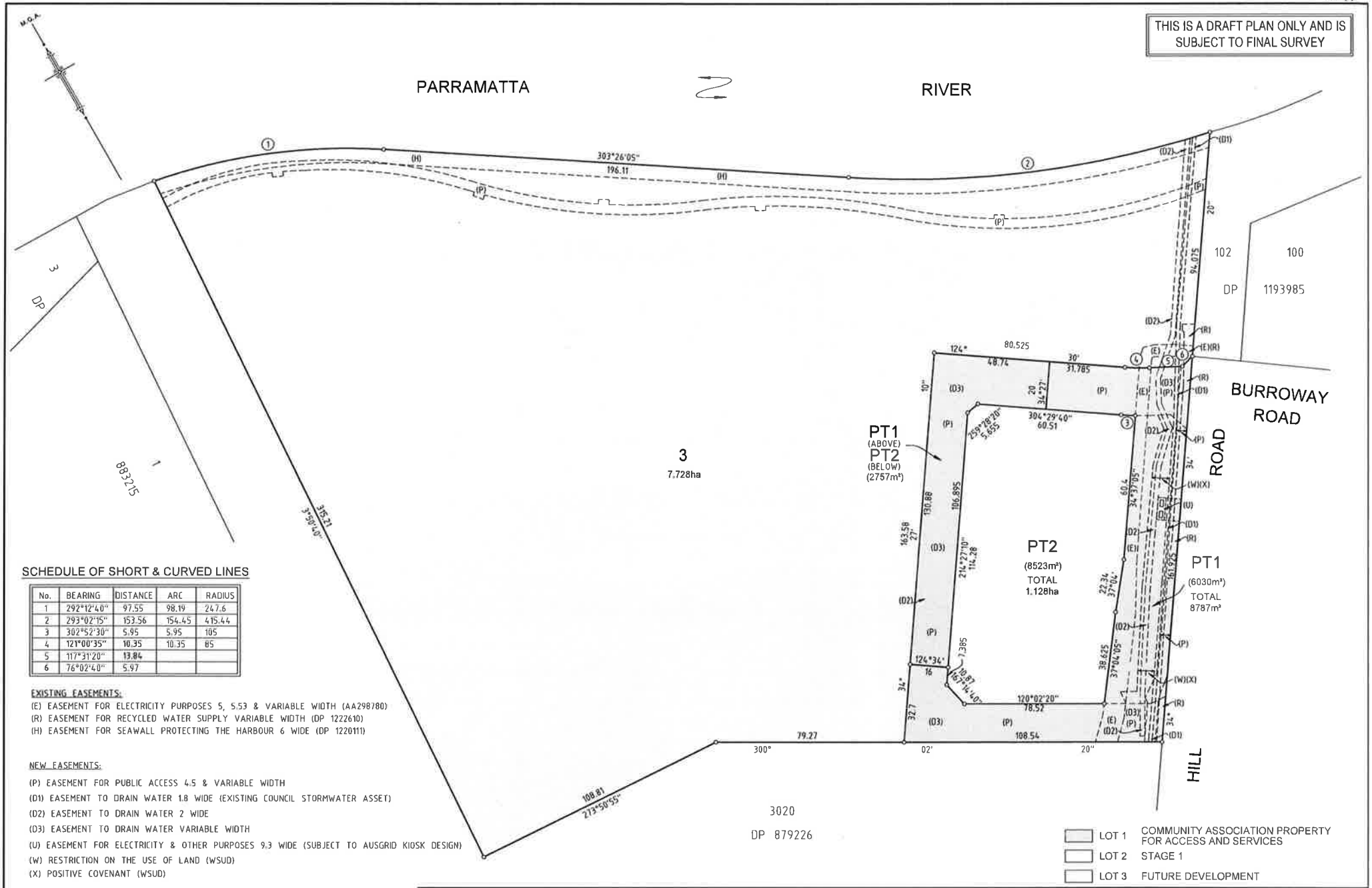
Project Info
The Sanctuary
14A Hill Road, Wentworth Point NSW 2127

Drawing Title
Sample Board
Materials and Finishes Sample Board

Scale	Project No	Drawn By	North
NTS	17004	JL/DC/JM	
Status	Dwg No.	Rev	
Development Application	DA-950-001	C	

TURNER

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)

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 23-05-18	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