

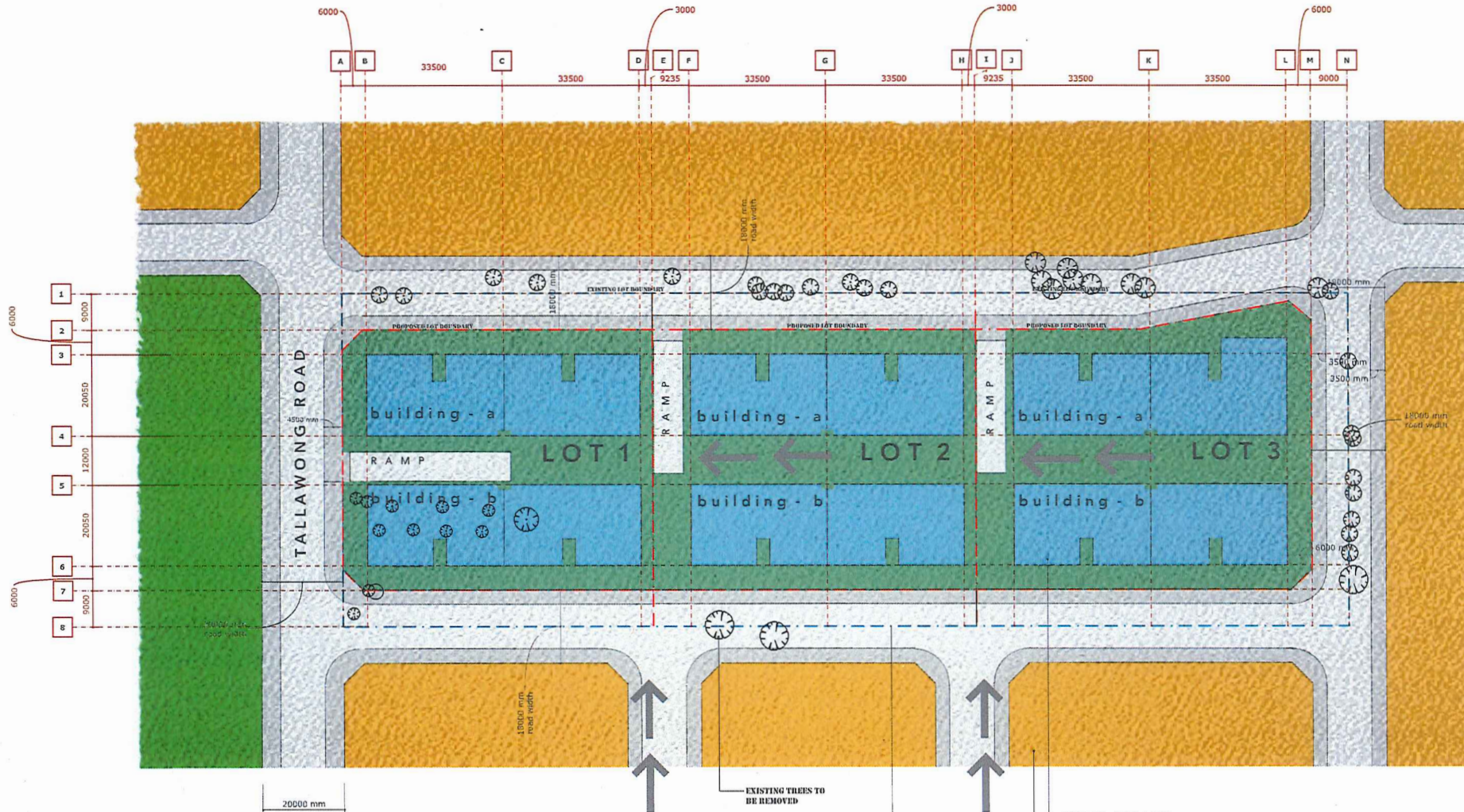
09.09.17



84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT



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A HOUSE IS PROPOSED TO BE DEMOLISHED AS PART OF THE WORKS AS INDICATED HERE

SITE IS CLEAR OF TREES, OR MOST TREES ARE LOCATED ON ROADS

REFER TO TREE REMOVAL PLAN & ARBORIST REPORT, PART OF THE DA SET

SITE FALLS TOWARDS THE EXISTING TALLAWONG ROAD BY APPROXIMATELY 1:2M

VIEW VISTAS FROM ILP STREETS RUNNING NORTH - SOUTH ARE RETAINED

VEWS TO PARK FROM SITE ARE RETAINED

THE PROPOSED SUBDIVISION PATTERN IS SIMILAR TO THE PATTERN PROPOSED BY THE ILP FOR SITES FURTHER SOUTH

EACH OF THE 3 SUBDIVIDED SITES IS PROPOSED TO HAVE 2 R.F.B.S
RAMP ACCESS IS MARKED ON PLAN FOR VEHICULAR PARKING & GARBAGE COLLECTION IN BASEMENT

REFER BASEMENT PLAN, INDICATING PARKING, DEEP SOIL AREAS & WASTE STORAGE / COLLECTION FACILITIES

THE FALLS TOWARDS TALLAWONG ROAD PROVIDE DISTANT VIEWS TO THE PARK FROM ALL THE CENTRAL COURTYARDS

THE BUILDINGS ARE NATURALLY ALIGNED FACING THE STREETS, STRETCHING ALONG IN THE EAST WEST DIRECTION.

THE MASSING IS BASED ON PASSIVE SOLAR DESIGN PRINCIPLES

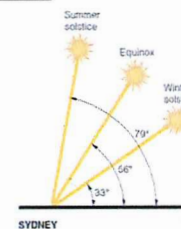
REFER TO SHADOW DIAGRAMS FOR SOLAR ACCESS DETAILS

EXISTING TREES TO BE REMOVED

EXISTING SITE BOUNDARY

R 3 ZONE SUBBOUNDINGS

PROPOSED BUILDING FOOT PRINT



Wind Rose

Annual (5 Year Average)



LOT G3 D.P. 30186

SITE AREA: 20236.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA: 6239.98

LOT 1 NET AREA: 4848.49

LOT 2 GROSS AREA: 6505.54

LOT 2 NET AREA: 5079.33

LOT 3 GROSS AREA: 7400.80

LOT 3 NET AREA: 5410.86

SITE ANALYSIS

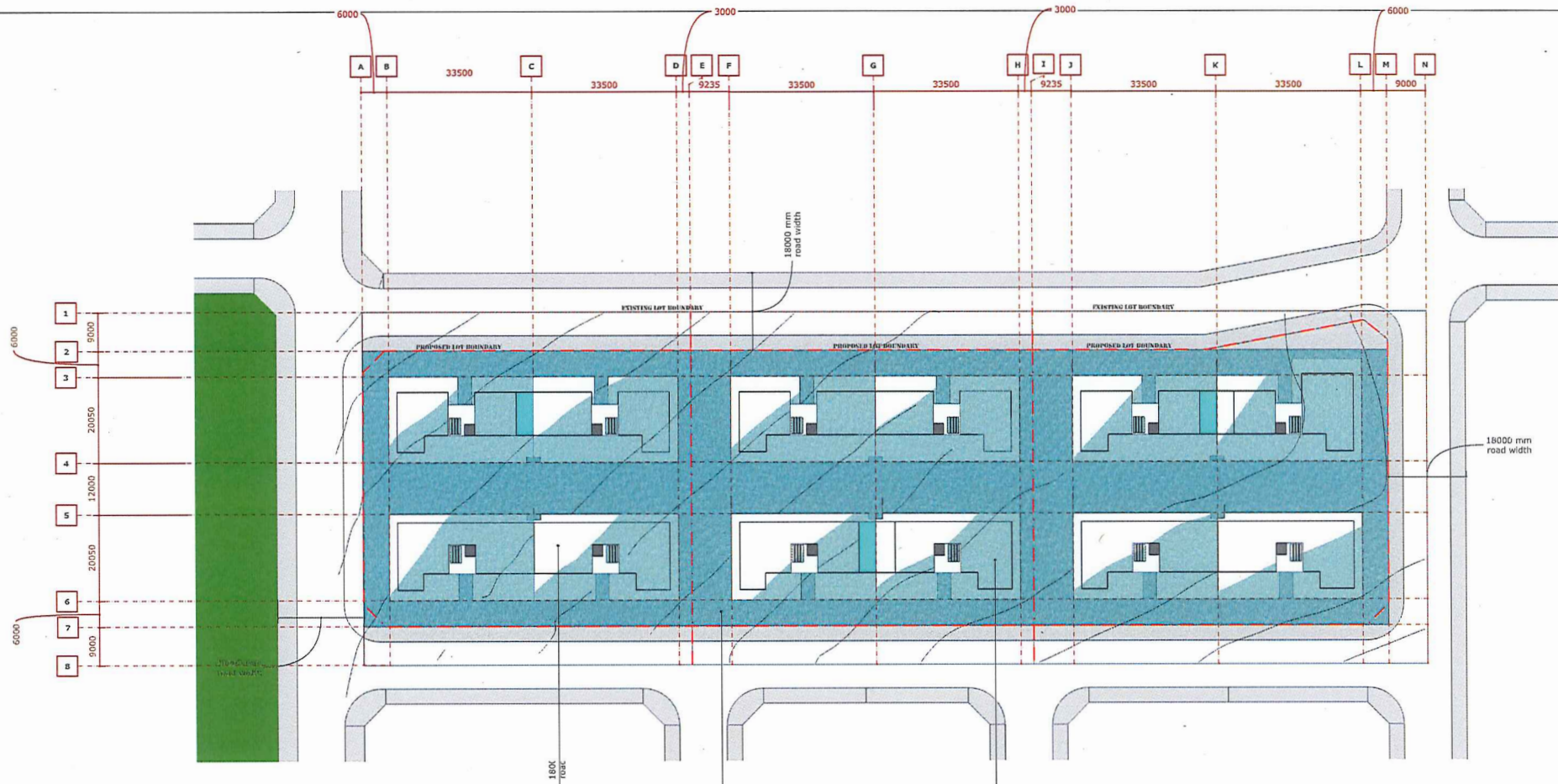
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SCALE 1:500



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SITE FALLS 12M TO THE WEST

SITE HAS A 1.6M CROSS FALL FROM THE SOUTH TO THE NORTH

THE PROPOSED BUILDING HEIGHT IS 12 METERS

THE ILLUSTRATED HEIGHT PLANE IS PROJECT UP 12M FROM EXISTING SITE PLAN

NOTE THAT THE SUBDIVISION & ROAD DESIGN REMAINS TRUE TO THE NATURAL SITE LEVELS (REFER PLANS FROM ADVENT ENGINEERS)

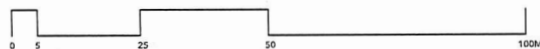
THE PLAN INDICATES THAT A GREATER AREA OVER 2/3 OF THE BUILDING LIE WITHIN THE HEIGHT PLANE

A SMALLER AREA 1/3 OF THE BUILDING FOOTPRINT CROSS THE HEIGHT PLANE

THIS IS AN EXPECTED OUTCOME, DUE TO THE LARGE FALLS ACROSS THE SITE

HEIGHT ANALYSIS PART 1

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SCALE 1:500



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A 03

BUILDING STEPS OUT OF THE HEIGHT PLANE ALONG THE NORTH FACADE BY UNDER 875MM, (7.2% BEYOND HEIGHT PLANE)

LIFT & STAIRS

BUILDING OVER HEIGHT PLANE (33%)

BUILDING UNDER HEIGHT PLANE (67%)

COMMUNAL SPACE: SETBACK FROM BUILDING EDGE

**BUILDINGS EXCEED HEIGHT LIMIT AT THE CENTRE OF THE SITE
THIS DOES NOT IMPACT THE STREETSCAPE
THE 1.5M CROSS FALL ACROSS THE SITE
(SOUTH TO NORTH) CAUSES THE BUILDINGS
TO STEP UP AT THIS POINT.**

THE MODEL ILLUSTRATES THE EXTENT OF BUILDING ENCROACHMENT IN HEIGHT BEYOND THE HEIGHT PLANE (NOTE THIS IS UNDER 10% VARIATION WHEN EXCLUDING ROOF LEVEL AMENITIES)

THIS STUDY ILLUSTRATES THAT THE PROPOSED 4 STOREY DEVELOPMENT MEETS THE INTENT OF THE BUILDING ENVELOPE CONTROLS

EXTENSION BEYOND HEIGHT PLANE FOR AMENITIES:

THE ROOF LEVEL IS PROPOSED TO PROVIDE COMMUNAL OPEN SPACE TO RESIDENTS IN ADDITION TO THE SPACE AVAILABLE AT GROUND LEVEL, DUE TO WHICH CERTAIN ADDITIONAL STRUCTURES ARE PROPOSED OVER THE HEIGHT PLANE, THESE ARE:

1. GLASS BALUSTRADES SETBACK FROM BUILDING EDGE
2. LIFT & STAIRS TO ACCESS ROOF LEVEL
3. SWIMMING POOL ON EACH LOT

**SOUTH STREET FACING FACADE
NOTE: ENTIRE SOUTH FACING FACADE SITS WITHIN
THE HEIGHT PLANE**

HEIGHT ANALYSIS PART 2

09.09.17



SCALE 1:500



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A 04



9AM 21st JUNE



11AM 21st JUNE



12 PM 21st JUNE

OPTION - A

over 78% units achieve 2 hours direct sunlight on 21 June



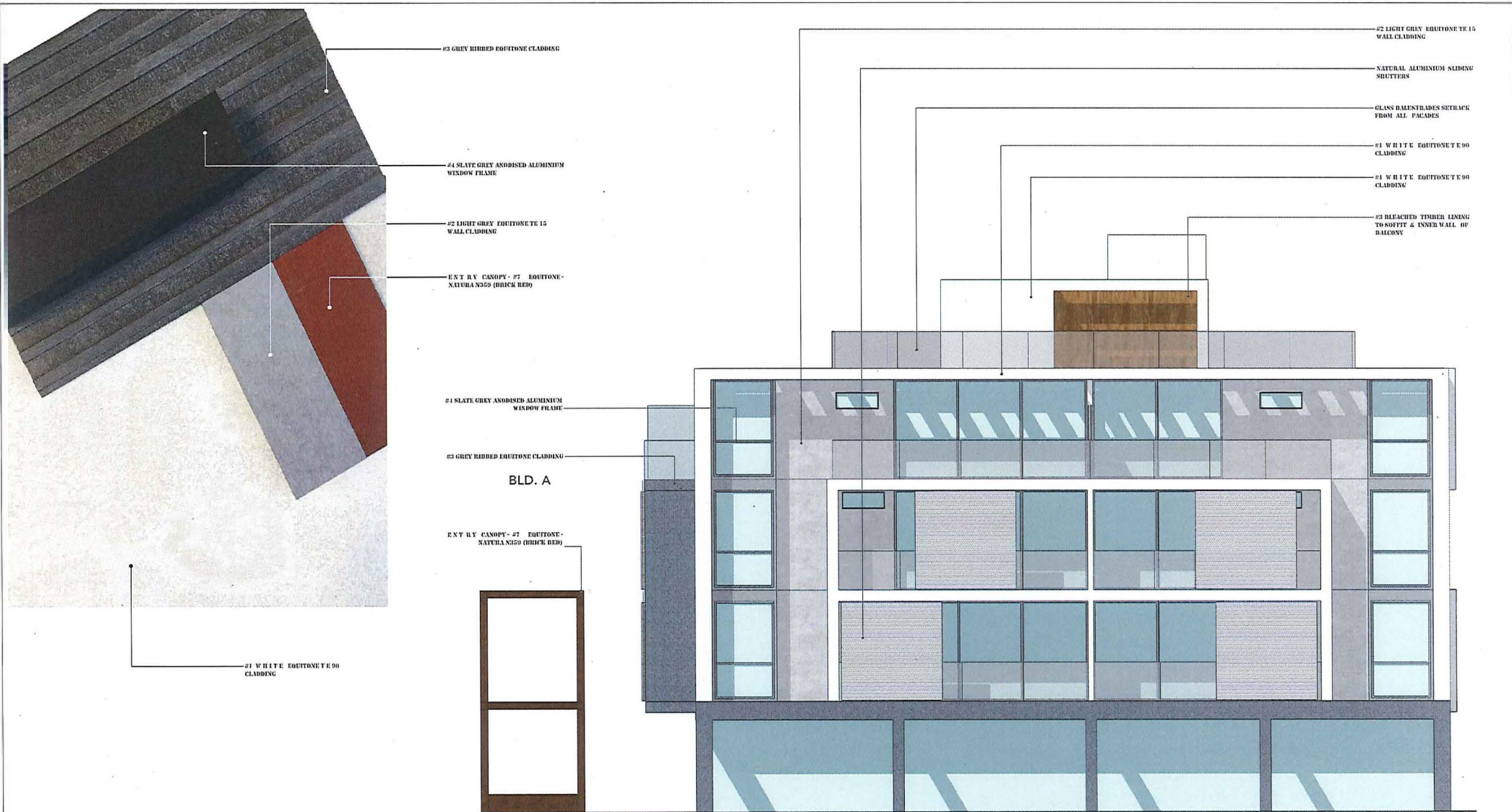
12 PM 21st JUNE

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SHADOW DIAGRAMS



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MATERIALS AND FINISHES 09.09.17



SCALE 1 : 50



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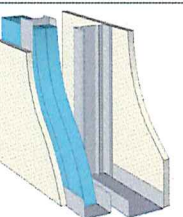
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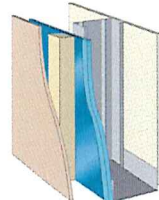
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REV - 1

Steel Frame Internal Wall Systems – StrataWall™ Single Cavity

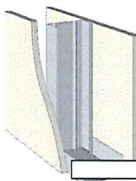
SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 222a shown)		ACOUSTIC OPINION or TEST	
- Lining material as per system table laminated to Shaft Liner Panel. 2 x 25mm GYPROCK Shaft Liner Panel in H-Studs at 600mm maximum centres. - Minimum 12mm gap. - Steel studs at 600mm maximum centres. - Cavity insulation as per system table. - Lining material as per system table, fixed to studs.				Ⓐ Test ATF 1912 Ⓑ Test ATF 19322 Opinion RP 022675 Discontinuous Construction	
FRL Report/Option	SYSTEM N°	WALL LININGS	GAP + STUD DEPTH mm	76	100
~120/120 WFA 21241	CSR 222	SHAFT LINER PANEL SIDE • 1 x 13mm GYPROCK plasterboard CD. STUD SIDE • 1 x 13mm GYPROCK plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	R _w / R _w +C _{tr}	
		(a) NI	52/44	53/45	
		(b) 75 GW Partition 11kg	56/48+ 56/48	50/51+ 50/51	
~120/120 WFA 21241	CSR 223	SHAFT LINER PANEL SIDE • 1 x 13mm GYPROCK plasterboard CD. STUD SIDE • 1 x 13mm GYPROCK SOUNDCEK.	WALL THICKNESS mm	153	177
		(a) NI	53/45	54/46	
		(b) 75 GW Partition 11kg	58/50 58/50	59/51 59/51	
			WALL THICKNESS mm	153	177

PARTY/CORRIDOR WALL CSR 223

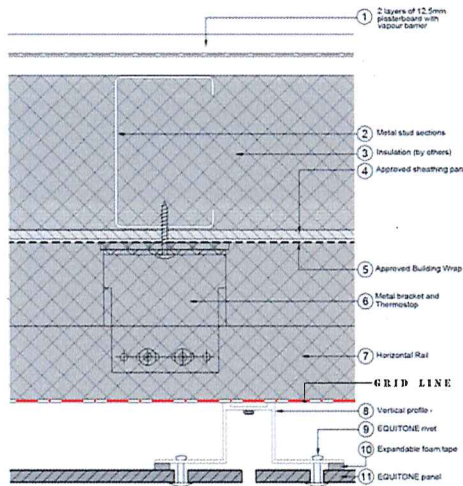
SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 167a shown)		ACOUSTIC OPINION	
• Cemintel RendaLine™ sheet on timber or steel battens. • Sarking. • Lining material to external side as per system table. • Steel studs at 600mm maximum centres. • Lining material to internal side as per system table.				PKA-055	
FRL Report/Option	SYSTEM N°	WALL LININGS	STUD DEPTH mm	76	THERMAL
60/60/60 FAR2357	CSR 168	<i>EXTERNAL SIDE</i> • 1 x 13mm GYPROCK FYRCHER MR plasterboard. <i>INTERNAL SIDE</i> • 1 x 16mm GYPROCK FYRCHER plasterboard.	CAVITY INFILL (Refer to Section 'A')	R _w	R _{t(wm)} R _{t(su)}
			(a) Nil (b) 75 Gold Batts™ 1.5 (c) 60 Soundscreen™ 1.6	42 48 49	1.2 2.6 2.5
			WALL THICKNESS mm	148	

EXTERIOR WALL CSR 168

Steel Frame Internal Wall Systems – Single Stud

SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 010a shown)	ACOUSTIC OPINION					
- Lining material as per system table. - Steel Studs at 600mm maximum centres. - Lining material as per system table. NOTES: Acoustic performance valid for studs 0.50 BMT.			PKA-052					
FRL Report/Option	SYSTEM N°	WALL LININGS	STUD DEPTH mm	51	64	76	92	150
- / - / -	CSR 010	Both Sides • 1 x 13mm GYPROCK Plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	R _w / R _w +C _{tr}				
			(a) Nil (b) 50 GW Partition 11kg (c) 75 GW Partition 11kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	34/26 39/20 – 39/31 –	– – – – –	– – – – –	– – – – –	– – – – –
- / - / -	CSR 011	See One • 1 x 13mm GYPROCK AQUACHEK Plasterboard. See Two • 1 x 13mm GYPROCK Plasterboard CD.	WALL THICKNESS mm	77				
			(a) Nil (b) 50 GW Partition 11kg (c) 75 GW Partition 14kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	35/27 39/20 – 39/31 –	– – – – –	– – – – –	– – – – –	– – – – –
			WALL THICKNESS mm	77				

INTERIOR WALL CSR 10 & 11



FACADE WALL DETAIL

NatHERS - THERMAL COMFORT SUMMARY

Building Elements	Material	Detail
External walls	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	–
Common walls between units	Lightweight walls - CSR 223 wall system or the like	R1.5 Bulk Insulation
Common walls between units and the lobbies	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Common wall between units and fire stairs/lifts	Concrete + furring channel + GYPROCK	R1.0 Bulk Insulation
Ceilings	Plasterboard	–
Floors	Concrete	–
Roof	Concrete	R2.0 Bulk Insulation
WINDOWS		
Aluminium frame, double glazed or similar	U-value 4.80 or less and SHGC 0.52 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W6 L2 Building B: E3 G, W3 L2, W6 L3	–
Sliding windows/doors and fixed windows	U-value 4.80 or less and SHGC 0.51 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W6 L2 Building B: E3 G, W3 L2, W6 L3	–
Aluminium frame, double glazed or similar	U-value 4.80 or less and SHGC 0.51 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W6 L2 Building B: E3 G, W3 L2, W6 L3	–
Awning windows only	U-value 5.40 or less and SHGC 0.58 +/- 5% Building A: E3 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3 Building B: E4 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3	–
Aluminium frame, single glazed low e	U-value 5.40 or less and SHGC 0.45 +/- 5% Building A: E3 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3 Building B: E4 G, E3 L1, E6 L1, E7 L1, E3 L2, E6 L2, E7 L2, E3 L3, E6 L3, W3 G, W3 L1, W6 L1, W6 L2, W3 L3, W7 L3	–
Sliding windows/doors and fixed windows	U-value 6.70 or less and SHGC 0.70 +/- 5% rest of units	–
Aluminium frame, single glazed clear	U-value 6.70 or less and SHGC 0.52 +/- 5% rest of units	–
Awning windows only	U-value 6.70 or less and SHGC 0.52 +/- 5% rest of units	–
Skylights - Double glazed	–	–
Lighting: Units have been rated without daylighting		
Bathroom, Ensuite and Laundry Exhaust fans to have self-closing dampers		

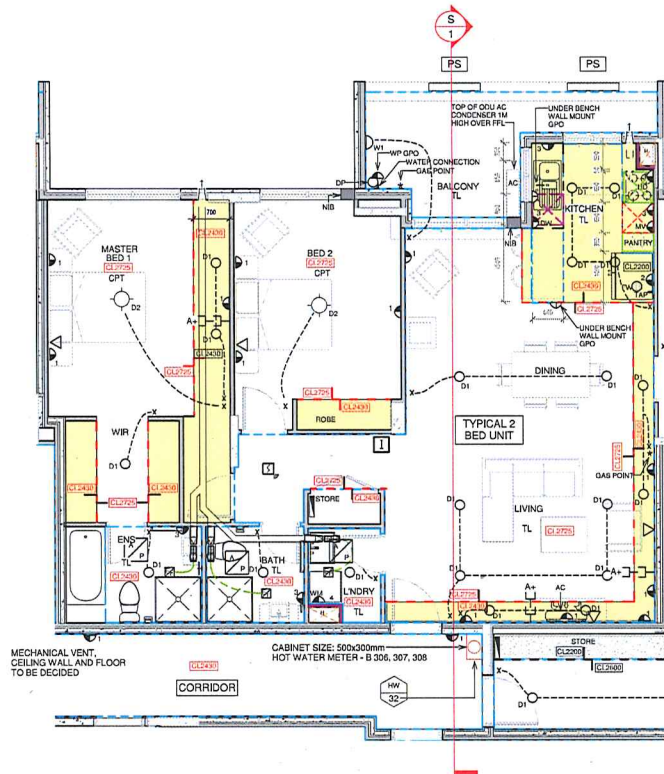
Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with construction drawings.

BASIC COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
Fixtures	3 star (4 star or 5 star preferred)	4 star	4 star	5 star	5 star
Rainwater tank	Central rainwater tank, size 5000L to collect run-off from at least 100m ² of roof area and connection to allow for irrigation of 60m ² of common landscape area				
Fire Sprinkler	Must be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed				
Appliances:	Dishwashers - 5.0 star water rating				
ENERGY	Swimming pool - volume 55kL				
Hot water system: Central gas fired storage (manifested)					
Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off					
Kitchen ventilation system: Individual fan, ducted to facade or roof manual switch on/off					
Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off					
Cooling system: air-conditioning 1 Phase - EER 3.0 - 3.5 (zoned)					
Heating system: air-conditioning 1 Phase - EER 3.0 - 3.5 (zoned)					
Artificial lighting: As per BASIX					
Natural lighting: As per BASIX					
Appliances:	Gas cooktop & electric oven				
Refrigerators: 3 star					
Dishwashers: 3.5 star energy rating					
Clothes dryer: 3 star					
Indoor or sheltered clothes drying line					
Well vented fridge space					
COMMON AREAS	Refer to approved BASIX report				





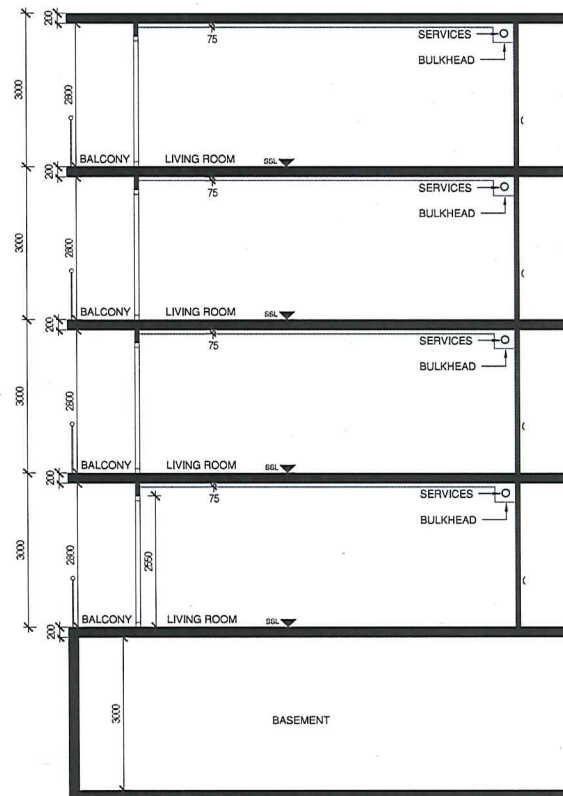
PLAN SCALE 1:50

- HYPOTHETICAL UNIT LAYOUT INDICATING
CEILING HEIGHT & SERVICES

The hypothetical plan and section illustrates typical unit
services reticulation

1.Services can be reticulated above bulkheads

2. Remaining Ceiling area in living spaces is over 2700 high.



SECTION S.1 SCALE 1:50

- TYPICAL SECTION THROUGH BUILDING.
- SECTION SHOWS CEILING HEIGHT & SERVICES.

LEGEND

1	DOUBLE GPO	300MM FFL
2	DOUBLE GPO	500MM FFL
3	DOUBLE GPO	1200MM FFL
WP	DOUBLE GPO	1200MM FFL
MV	SINGLE GPO	2150MM FFL
HD	DOUBLE GPO	2150MM FFL
4	DOUBLE GPO	1500MM FFL
5	WATER PROOF DOUBLE GPO	500MM FFL
	UNDER BENCH WALL MOUNTED GPO	750MM FFL
	ELECTRICAL BOARD	
	TELECOMMUNICATION OUTLET	
	FREE TO AIR ANTENNA	
	PAY TV	
	INTERCOM (AUDIO ONLY)	
	INLINE CENTRIFUGAL FAN	
	INLINE CENTRIFUGAL FAN WIRE	
	SQUARE TO ROUND TRANSITION	
	DUCT	
	SMOKE ALARM	
D1	1 x 15W LED DOWNLIGHT, 300K, 900 LUMEN LAMP, WIDE BEAM ANGLE (150°) IP44 RATED, CLIPSAL LDW15WH OR EQUIVALENT	
D2	EXTERNAL WALL MOUNTED BUNKER TYPE FITTING CLIPSAL ROUND 304 OF EQUIVALENT 1800 HIGH	
X	OYSTER LIGHT	
	LIGHT SWITCH	
	CONCRETE COLUMN	
DP	DRAIN PIPE	
FW	EXISTING FLOOR WASTE ON BALCONY	
	BENCH TOP	
	PANTRY	
	BENCH OVERHANG	
DW	DISHWASHER	
	COLD WATER CONNECTION	
	GAS OUTLET	
	TOWEL RAIL 600MM WIDE AND 1250MM HIGH FROM CENTER	
	TOILET ROLL HOLDER	
	HAND TOWEL HOLDER	
	CEILING HEIGHT CHANGE LINE	
	TILES AREA LINE	
TL	TILE	
CPT	CARPET	
A/P	ACCESS PANEL	
SSL	STRUCTURAL SLAB LEVEL	
CL2430	CLEAR INTERNAL FALSE CEILING HEIGHT FROM STRUCTURAL SLAB LEVEL	

SECTION S1

INDICATING CEILING HEIGHTS.

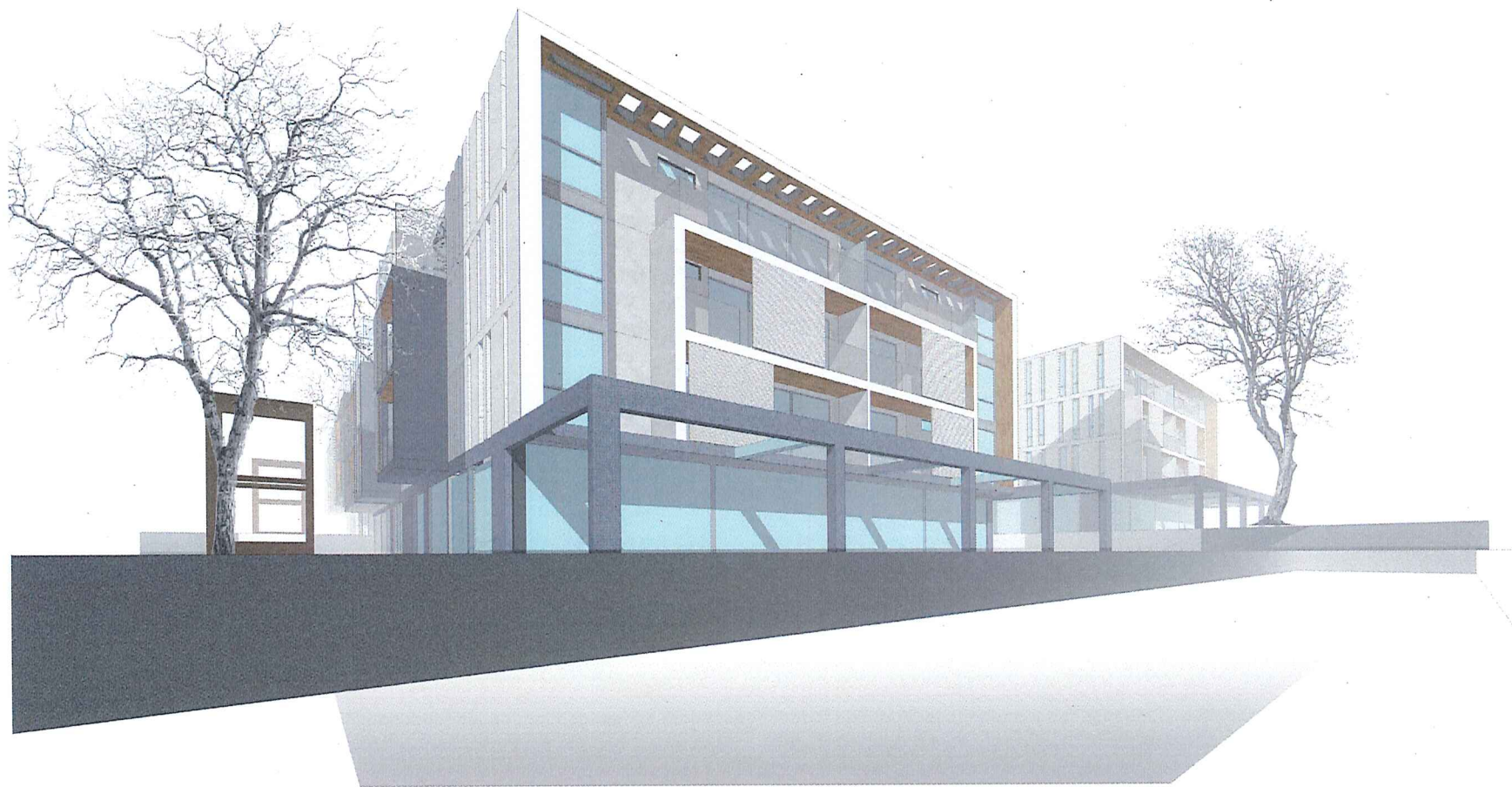
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SECTIONAL DETAIL

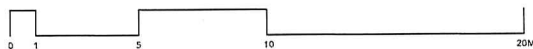


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PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



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REV - 1



PERSPECTIVE VIEWS

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SCALE 1 : 50



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A09-A

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REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



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A09-B

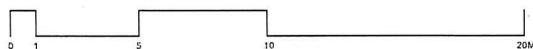
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



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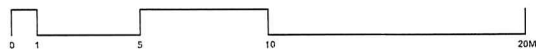
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REV - 1



PERSPECTIVE VIEWS

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SCALE 1 : 50



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DWG NO.

A09-C

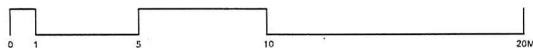
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REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



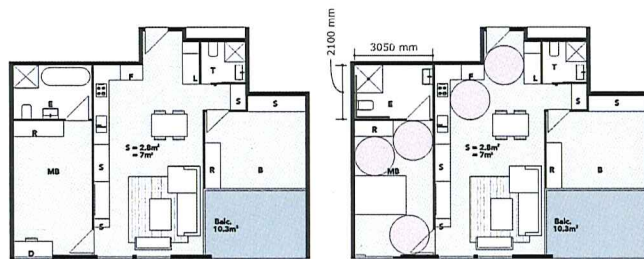
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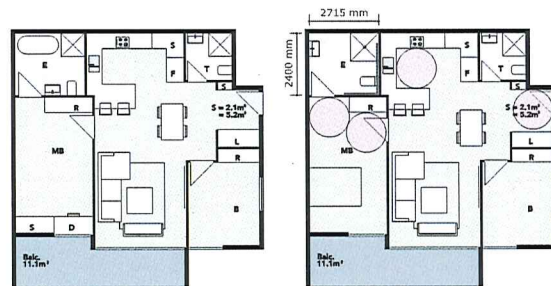
REV - 1



TYPE 1

PRE-ADAPTABLE UNIT

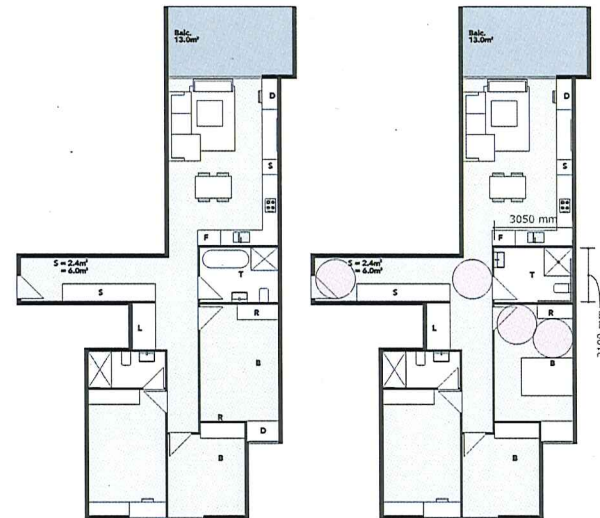
POST-ADAPTABLE UNIT



TYPE 2

PRE-ADAPTABLE UNIT

POST-ADAPTABLE UNIT



TYPE 3

PRE-ADAPTABLE UNIT

POST-ADAPTABLE UNIT

KEY



1550 DIAMETER ZONE

NOTE: ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

TOILETS WILL BE PRE-PLUMBED TO POST ADAPTABLE LAYOUTS REQUIREMENTS

KITCHENS WILL REQUIRE TO HAVE A 300 WIDE WORK-ZONE WITH NO JOINRY BELOW

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF ADAPTABLE UNITS

NUMBER OF ADAPTABLE UNITS IN EACH LOT ARE:

LOT 1: 13 NOS

LOT 2: 13 NOS

LOT 3: 13 NOS

PRE & POST - ADAPTABLE APARTMENT LAYOUTS

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SCALE 1:100



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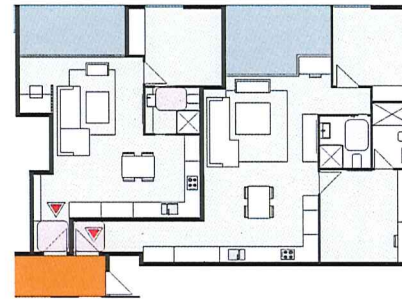
DWG NO.
A-10



BUILDING A: TYPE 1
LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE



BUILDING A: TYPE 2
2 BED UNIT
SILVER LEVEL COMPLIANCE



BUILDING B: TYPE 1
LIVABLE STUDIO UNIT
SILVER LEVEL COMPLIANCE

BUILDING B: TYPE 2
LIVABLE 2 BED UNIT
SILVER LEVEL COMPLIANCE

KEY

ACCESSIBLE UNITS

LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFL LANDSCAPE DESIGN
4. REFER TO SUMMARY OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-A02
5. STORAGE VOLUME IS NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

KEY

- 1200 X 1200 SPACE AT UNIT ENTRANCE
- 900X 1200 SPACE IN FRONT OF CORNER WC

NOTE: ALL DOORS IN UNIT HAVE A 900 WIDE LEAF

REFER ALSO TO ADAPTABLE LAYOUT DETAILS ON DRAWING A10

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF LIVABLE UNITS

NUMBER OF LIVABLE UNITS IN EACH LOT ARE:

LOT 1: 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 2: 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LOT 3: 13 NOS ADAPTABLE + 22 LIVABLE = 35 NOS

LIVABLE UNIT DETAILS

09.09.17



SCALE 1 : 100



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DWG NO.

A-11

architectural plans
PLANS PART 1

PLANS	DWG NO	SCALE @A1
LOT SUB-DIVISION PLAN	A-01	1:500
SITE ANALYSIS	A-02	1:500
HEIGHT ANALYSIS PLAN - PART 1	A-03	1:500
HEIGHT ANALYSIS PLAN - PART 2	A-04	1:500
SHADOW DIAGRAMS	A-05	1:100
MATERIAL & FINISHES	A-06	1:500
BUILDING SECTIONAL DETAIL	A-07	1:500
BUILDING CONSTRUCTION SYSTEM	A-08	1:100
PHOTOMONTAGES	A-09A,B,C&D	
PRE & POST ADAPTABLE UNITS	A-10	1:100
LIVABLE UNIT DETAILS	A-11	1:100
DEMOLITION PLAN	A12	1:500

DETAILED PLANS

Title	No. of copies	LOT 1 Drawing number	Scale
SITE PLAN/ GROUND FLOOR PLAN	A.A1, 4.A3	L1-00	1:200
FIRST FLOOR PLAN	A.A1, 4.A3	L1-01	1:200
SECOND FLOOR PLAN	A.A1, 4.A3	L1-02	1:200
THIRD FLOOR PLAN	A.A1, 4.A3	L1-03	1:200
TERRACE PLAN	A.A1, 4.A3	L1-04	1:200
UPPER BASEMENT	A.A1, 4.A3	L1-05	1:200
LOWER BASEMENT	A.A1, 4.A3	L1-06	1:200
COMMUNAL OPEN SPACE	A.A1, 4.A3	L1-07	1:200
Sections PART 1	A.A1, 4.A3	L1-10	1:200
Sections PART 2	A.A1, 4.A3	L1-10A	1:200
Ramp SECTIONS	A.A1, 4.A3	L1-10	1:200
Elevations PART 1	A.A1, 4.A3	L1-11	1:200
Elevations PART 2	A.A1, 4.A3	L1-11A	1:200
DETAILED PLANS			
Ground floor (Bldg A)	A.A1, 4.A3	L1-A-00	1:100
Ground floor (Bldg B)	A.A1, 4.A3	L1-B-00	1:100
First floor (Bldg A)	A.A1, 4.A3	L1-A-01	1:100
First floor (Bldg B)	A.A1, 4.A3	L1-B-01	1:100
Second floor (Bldg A)	A.A1, 4.A3	L1-A-02	1:100
Second floor (Bldg B)	A.A1, 4.A3	L1-B-02	1:100
Third floor (Bldg A)	A.A1, 4.A3	L1-A-03	1:100
Third floor (Bldg B)	A.A1, 4.A3	L1-B-03	1:100

CONSULTANT PLANS AND REPORTS

- Statement of Environmental Effects
- Landscape Plan Set
- Acoustic Report
- Bushfire Risk Implications
- Site Assessment Report
- Aboriginal Archeological Report
- Deerubbin Local Council Report
- Arboricultural Report
- Waste Management Plan
- Basix & Stamped plans
- QS
- Civil, Stormwater and Road Design
- Traffic Report
- CPYED
- Access Report

RESIDENTIAL UNITS DISTRIBUTION					
Buildings		LOT 1			
S No.	Level	Type of Units			
		51	19	20	28
Building A					
1	Ground floor	3	2	5	2
2	Level 1	2	2	10	2
3	Level 2	2	2	8	1
4	Level 3	2	2	10	3
Total		9	8	33	8
Building B					
1	Ground floor	3	1	7	2
2	Level 1	2	2	10	1
3	Level 2	2	2	10	1
4	Level 3	2	2	10	2
Total		9	7	37	6
Grand total		18	15	70	14

ADAPTABLE UNITS					
Buildings		LOT 1			
S No.	Level	Total Units	Adaptable Unit No.	Total Adaptable Units	% of Adaptable Units
Building A		58		5	
1	Ground floor		E7	1	
2	Level 1		E7, W7	2	
3	Level 2		E7	1	
4	Level 3		E7	1	
Building B		59		8	
1	Ground floor		W1A, E8	2	
2	Level 1		W1A, E8	2	
3	Level 2		W1A, E8	2	
4	Level 3		W1A, E8	2	
TOTAL UNITS		117		13	11.11%

LIVABLE UNITS					
Buildings		LOT 1			
S No.	Level	Total Units	Livable Unit No.	Total Livable Units	% of Livable Units
Building A		58		12	
1	Ground floor		W3, E3, E6	3	
2	Level 1		W3, E3, E6	3	
3	Level 2		W3, E3, E6	3	
4	Level 3		W3, E3, E6	3	
Building B		59		10	
1	Ground floor		E5	1	
2	Level 1		W4, E4, E5	3	
3	Level 2		W4, E4, E5	3	
4	Level 3		W4, E4, E5	3	
TOTAL UNITS		117		22	18.8%

PARKING				
Parking Type		LOT 1		
		Residential (Minimum)	Visitors (Minimum)	Commercial (Minimum)
Car Parking		124	24	24
Bicycle Parking		29		49

Note: 1. The figures gives minimum numbers provided
 2. Above parking figures are inclusive of -
 • Accessible parking spaces

The number of car parking complies and exceeds the requirement.

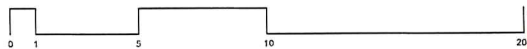
The number of bicycle parking complies and exceeds the requirement.



COVER PAGE

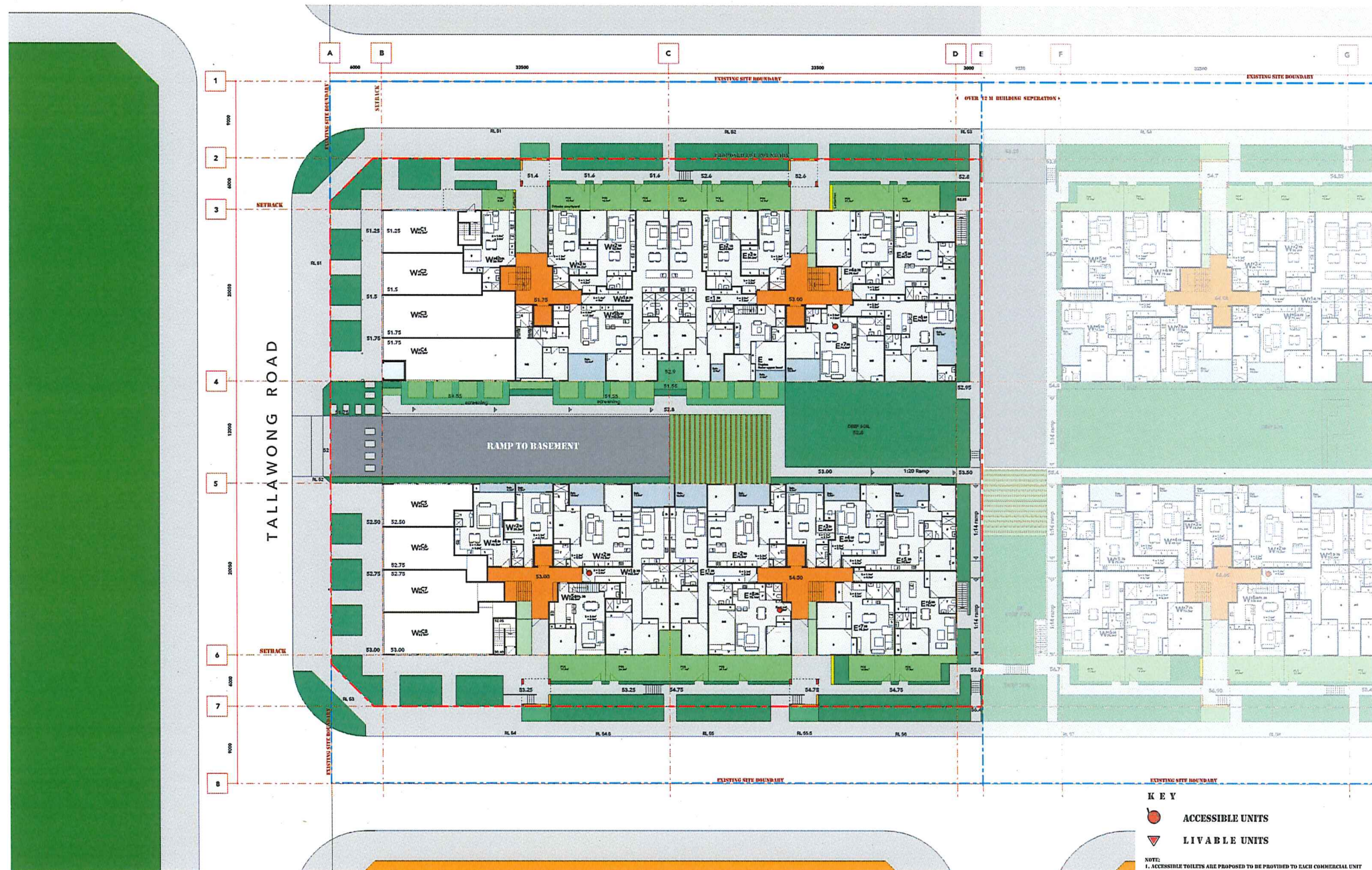
SITE: LOT 1, 84 TALLAWONG ROAD, ROUSE HILL

09.09.17



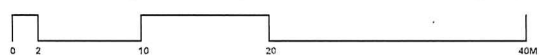
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DWG NO.
L1 - C



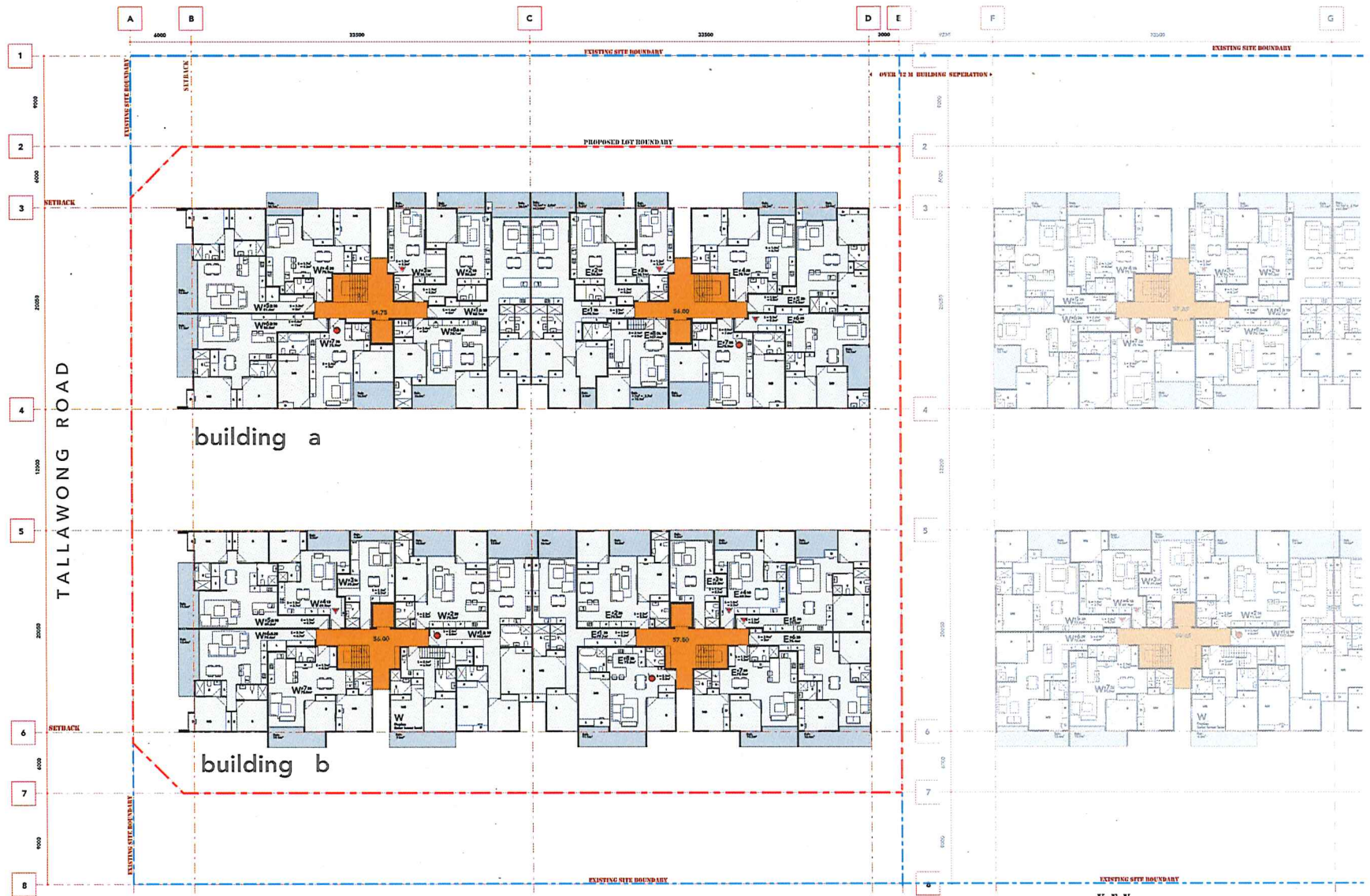
LOT 1 - SITE/GROUND FLOOR PLAN

09.09.17



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DWG NO.
L1-00



LOT 1 - LEVEL 1 PLAN

09.09.17

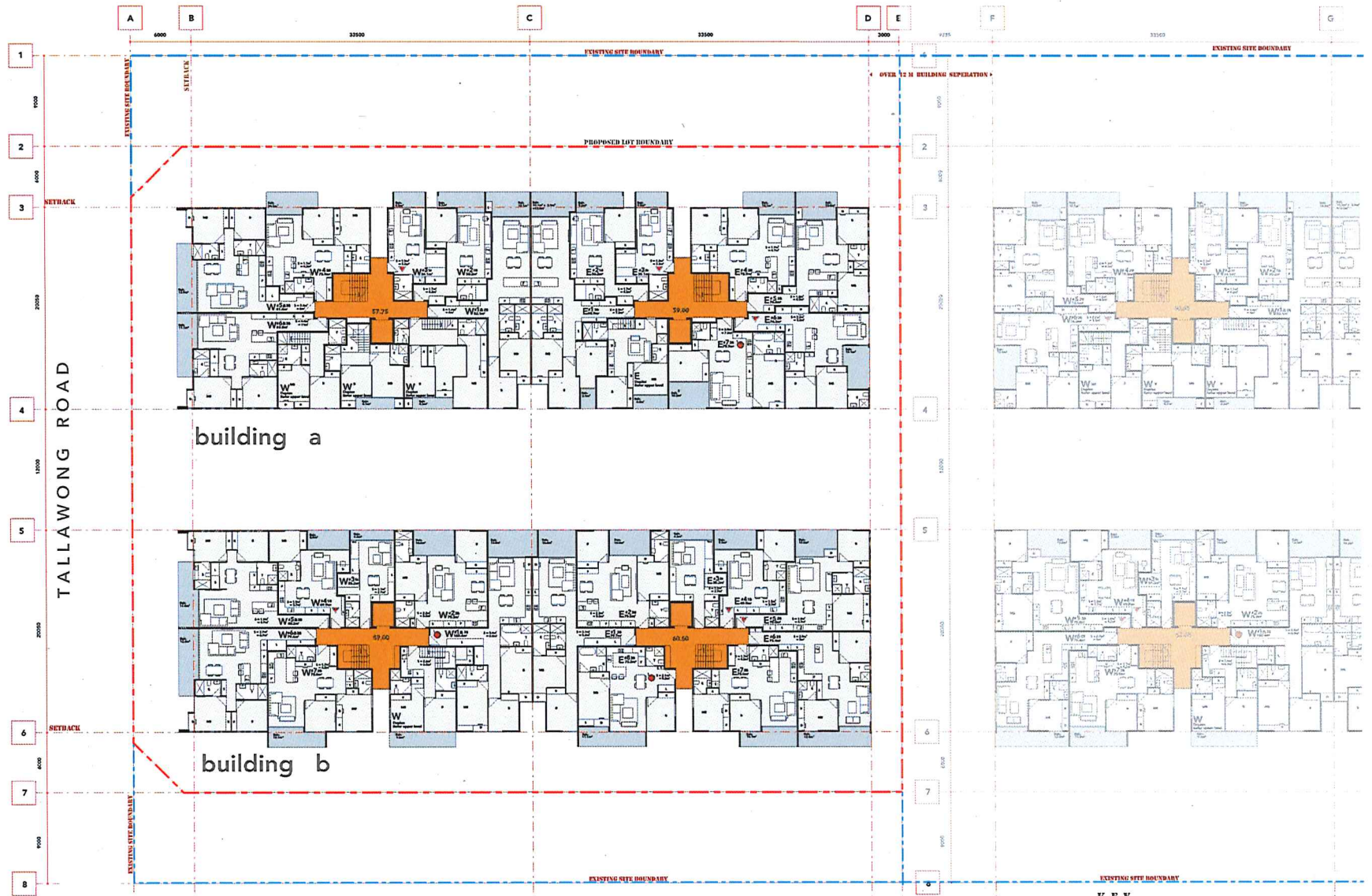


SCALE 1 : 200



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DWG NO.
L1-01



LOT 1 - LEVEL 2 PLAN

09.09.17



SCALE 1 : 200



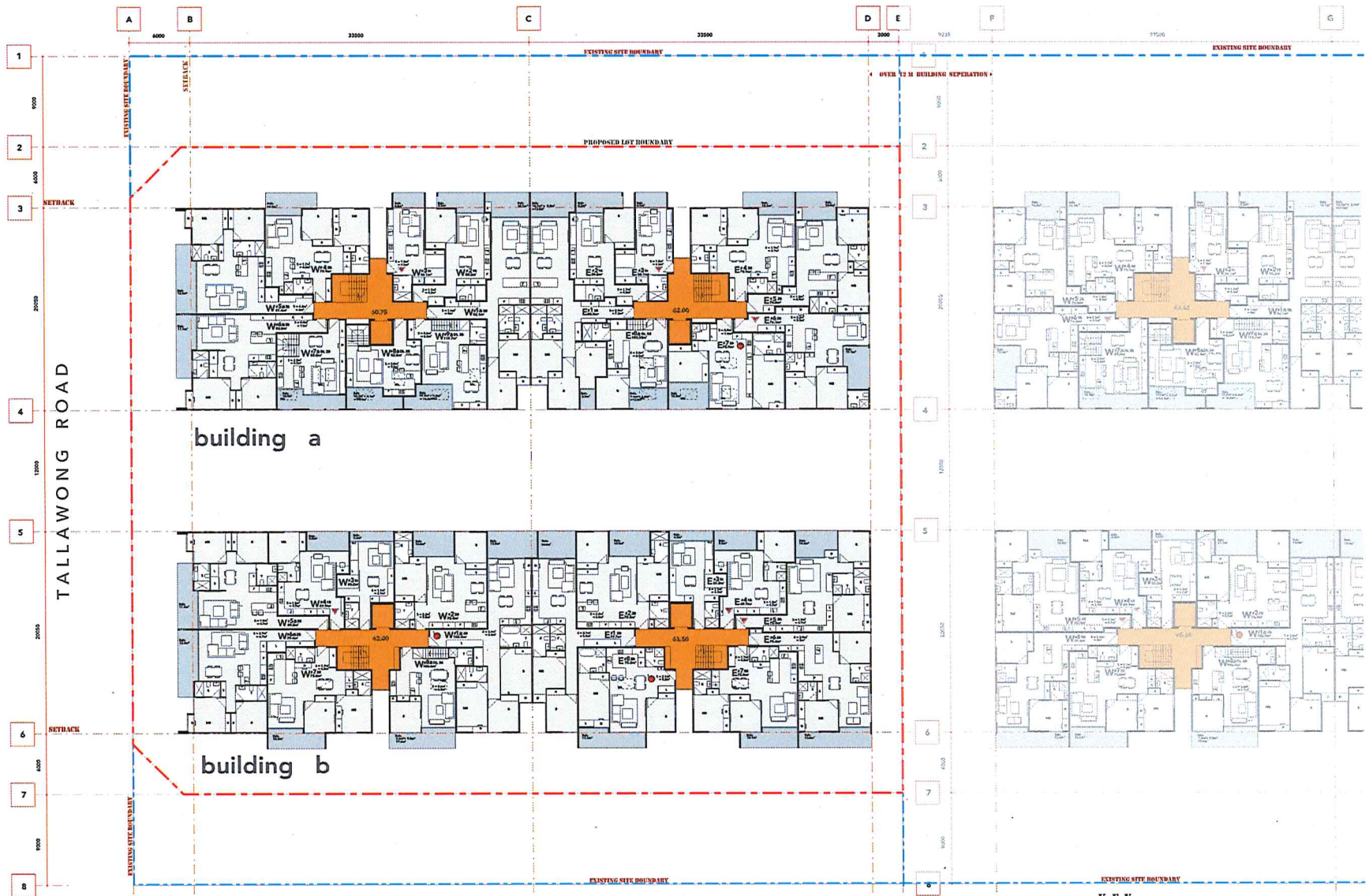
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DWG NO.
L1-02

KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RPD LANDSCAPE DESIGN



KEY

-  ACCESSIBLE UNITS
-  LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 1 - LEVEL 3 PLAN
 09.09.17

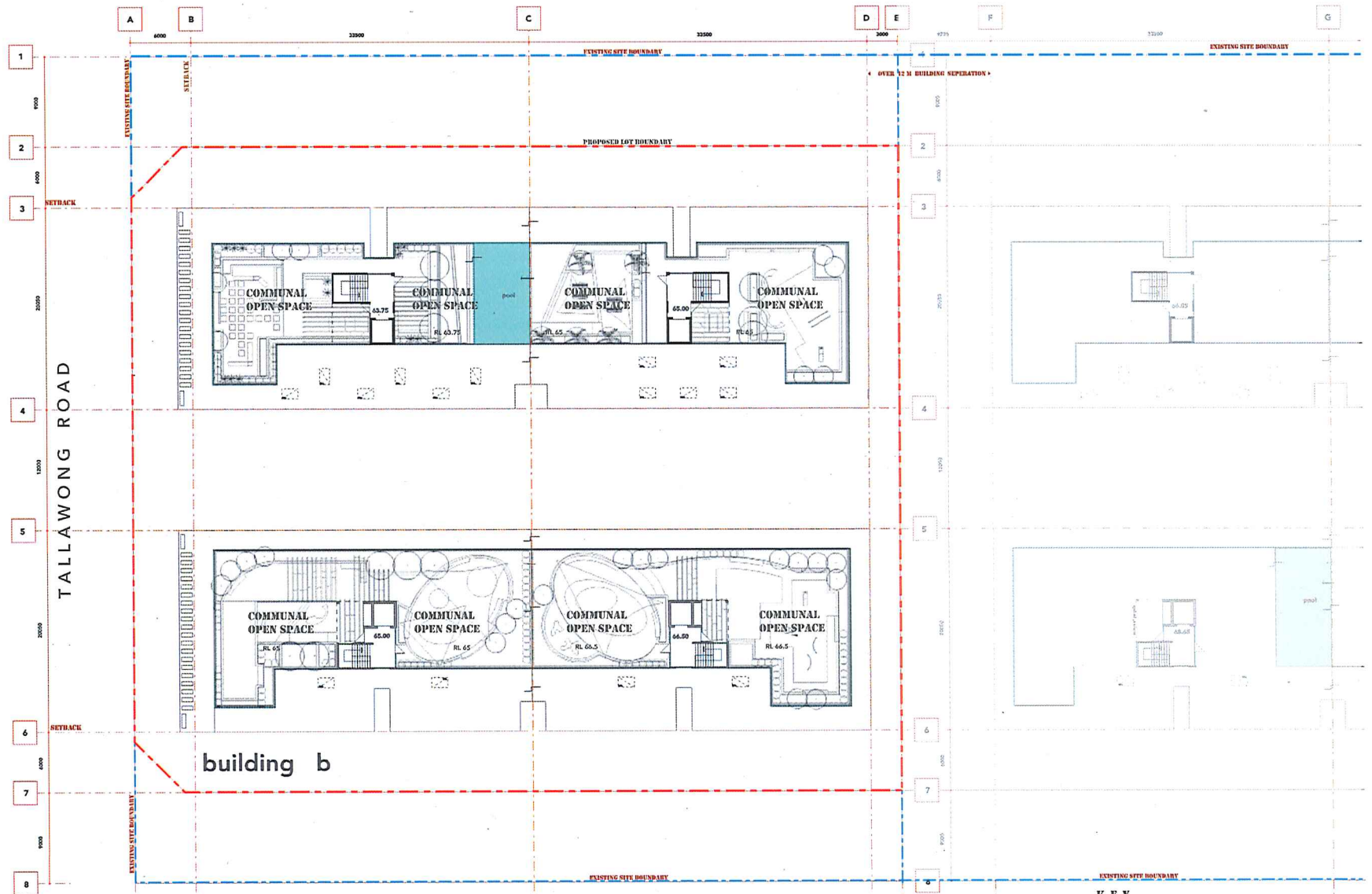


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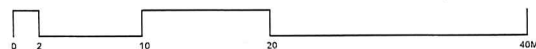
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DWG NO.
L1-03



LOT 1 - ROOF PLAN

09.09.17



SCALE 1 : 200



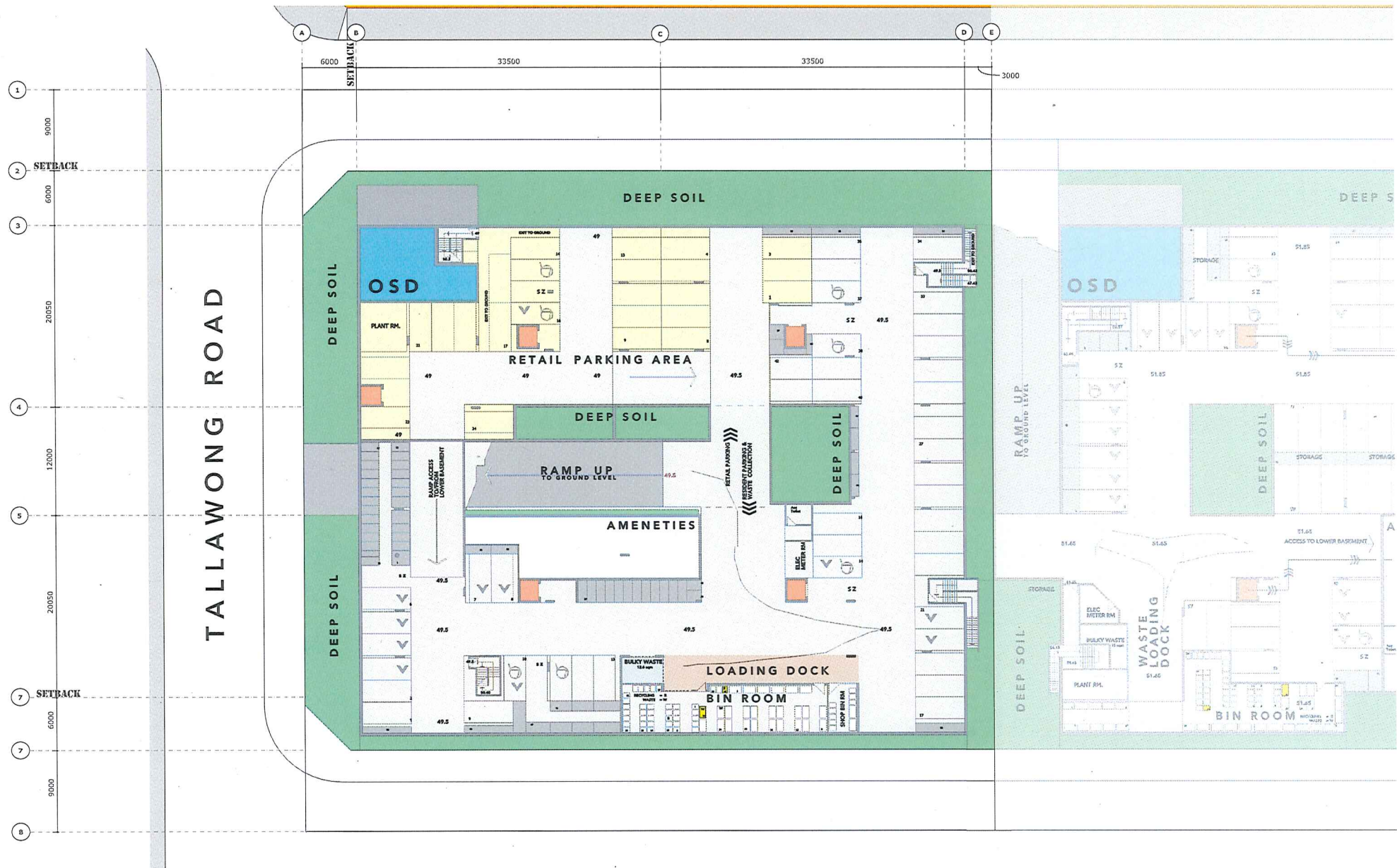
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DWG NO.
L1-04

84 TALLAWONG RD, ROUSE HILL, NSW 2195 | PROPOSED RFB DEVELOPMENT

REV - 1



PROPOSED LOT 1 - UPPER BASEMENT

09.09.17



SCALE 1 : 200



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DWG NO.

L1-05

REV - 1

84 TALLAWONG RD, ROUSEHILL, NSW 2155 | PROPOSED RFB DEVELOPMENT



PROPOSED LOT 1 - LOWER BASEMENT

09.09.17

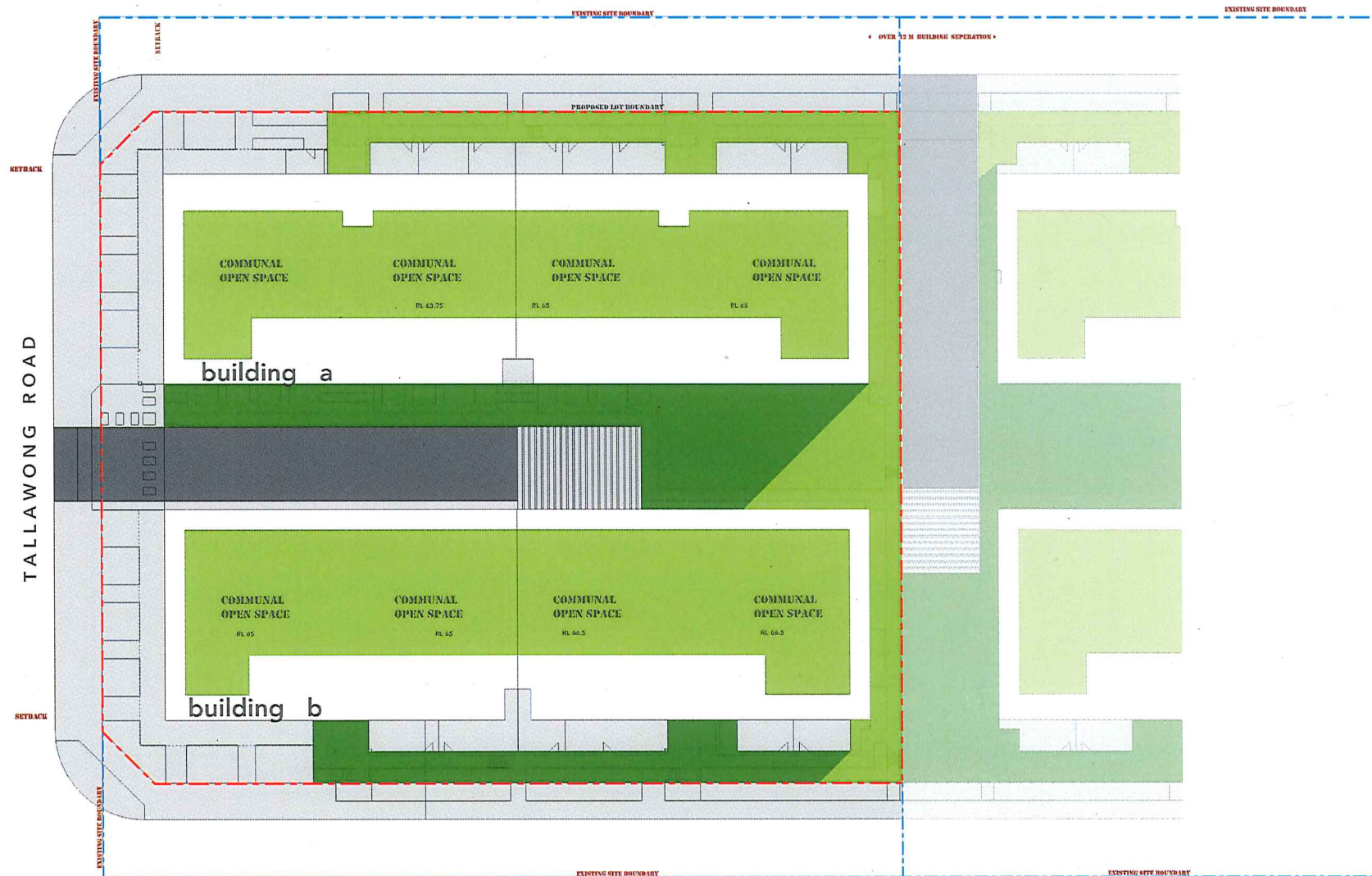


SCALE 1 : 200



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DWG NO.
L1-06



COMMUNAL OPEN SPACE AT GROUND LEVEL: 1025 sqm
 COMMUNAL OPEN SPACE OVER BLD. A & B: 1485 sqm
 TOTAL C.O.S: 2510 sqm

COS RECEIVING 2 HOURS OF SUNLIGHT
 AT GROUND:
 OVER BUILDING A & B: 1485 sqm
 1951 sqm

■ COS RECEIVING LESS THAN 2 HOURS OF SUNLIGHT
 ■ COS RECEIVING 2 HOURS OR MORE SUNLIGHT

KEY

- ACCESSIBLE UNITS
- ▼ LIVABLE UNITS

CO!

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN AND RFB LANDSCAPE DESIGN

LOT 1 - COMMUNAL OPEN SPACE

09.09.17



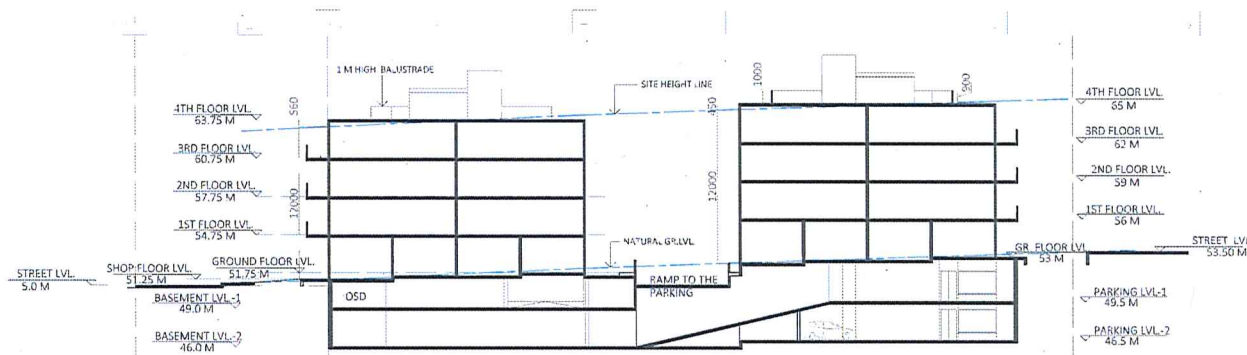
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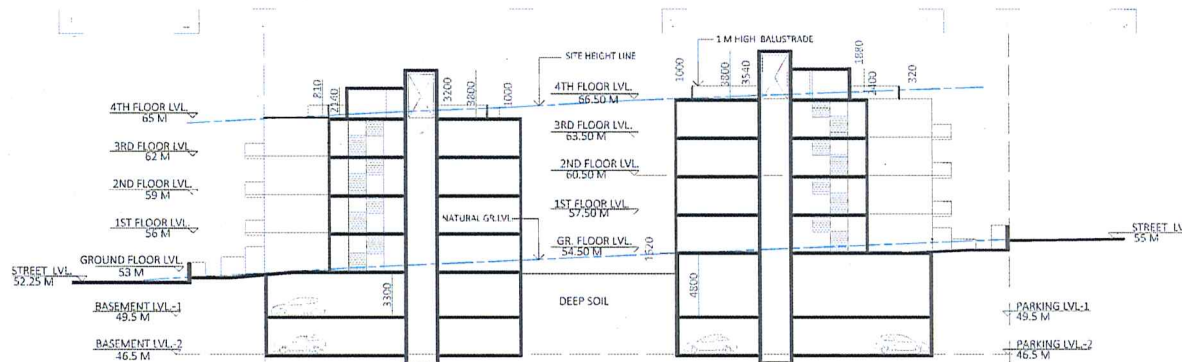
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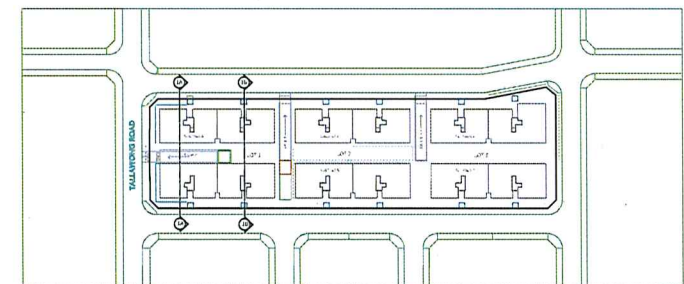
L1-07



SECTION-1A



SECTION-1B



PROPOSED LOT 1 - SECTIONS

07.08.17



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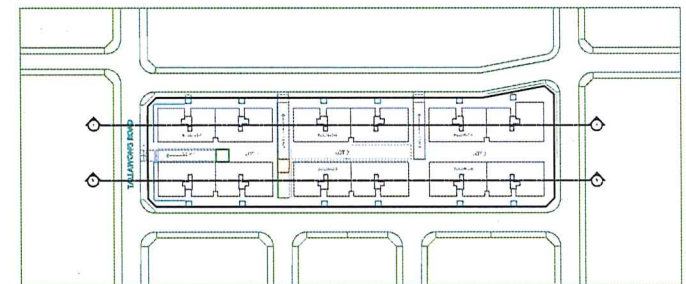
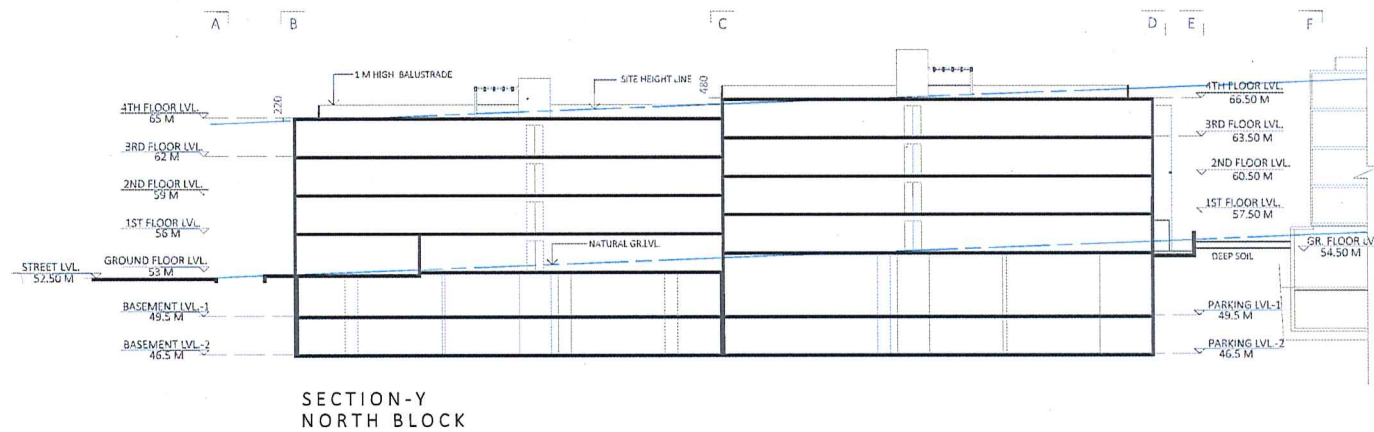
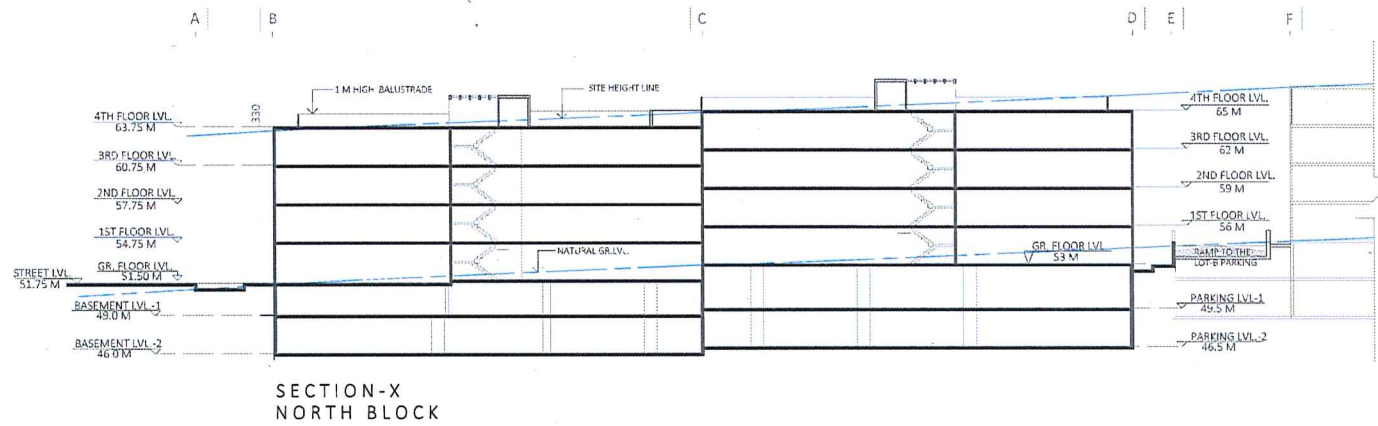


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DWG NO.
L1-10

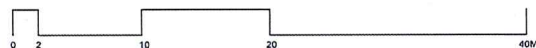
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



PROPOSED LOT 1 - SECTIONS

07.08.17

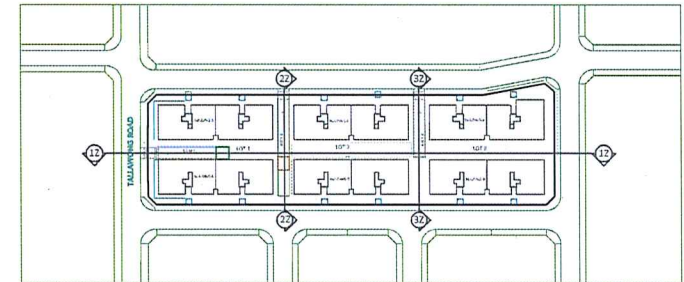
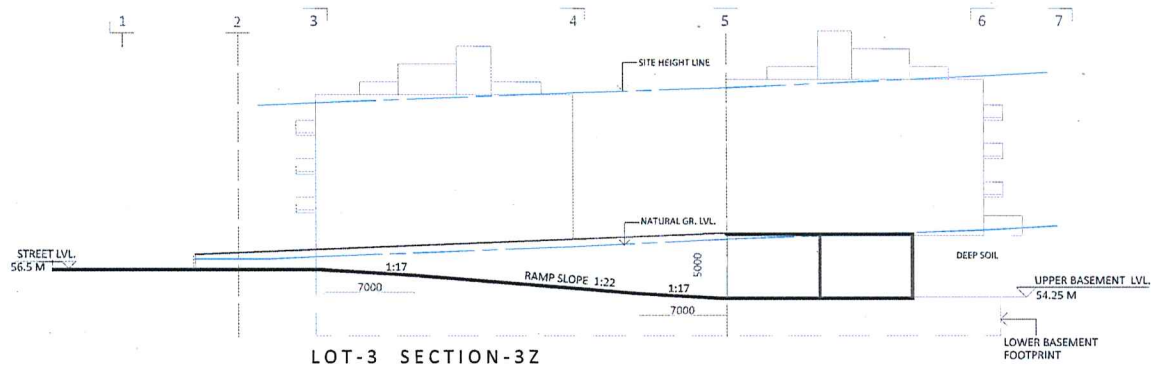
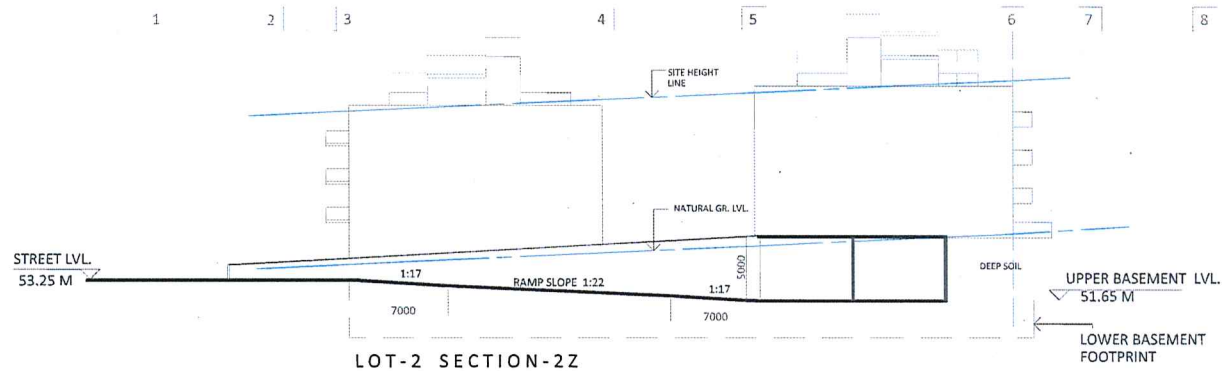
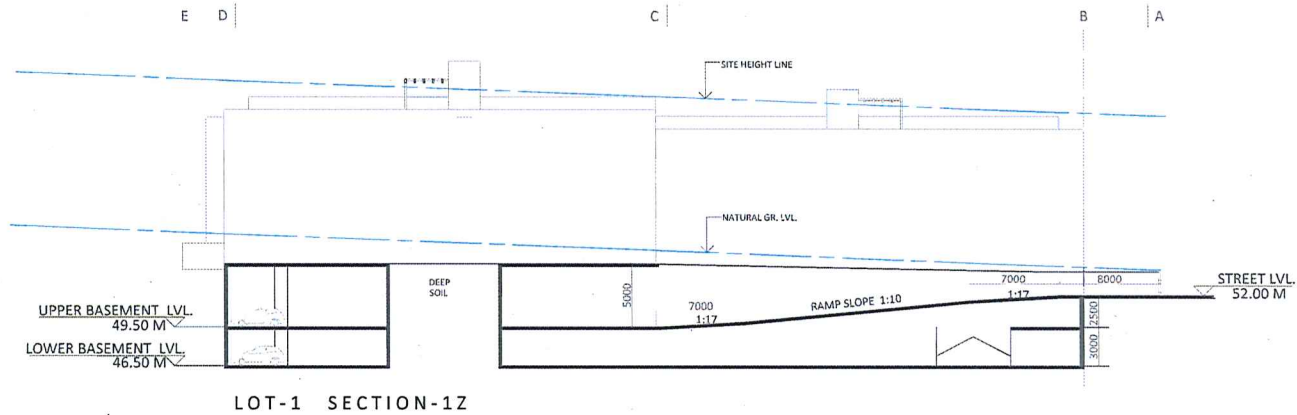


SCALE 1 : 200



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DWG NO.
L1-10 A



PROPOSED LOT-1, 2, 3 RAMP SECTION

07.08.17

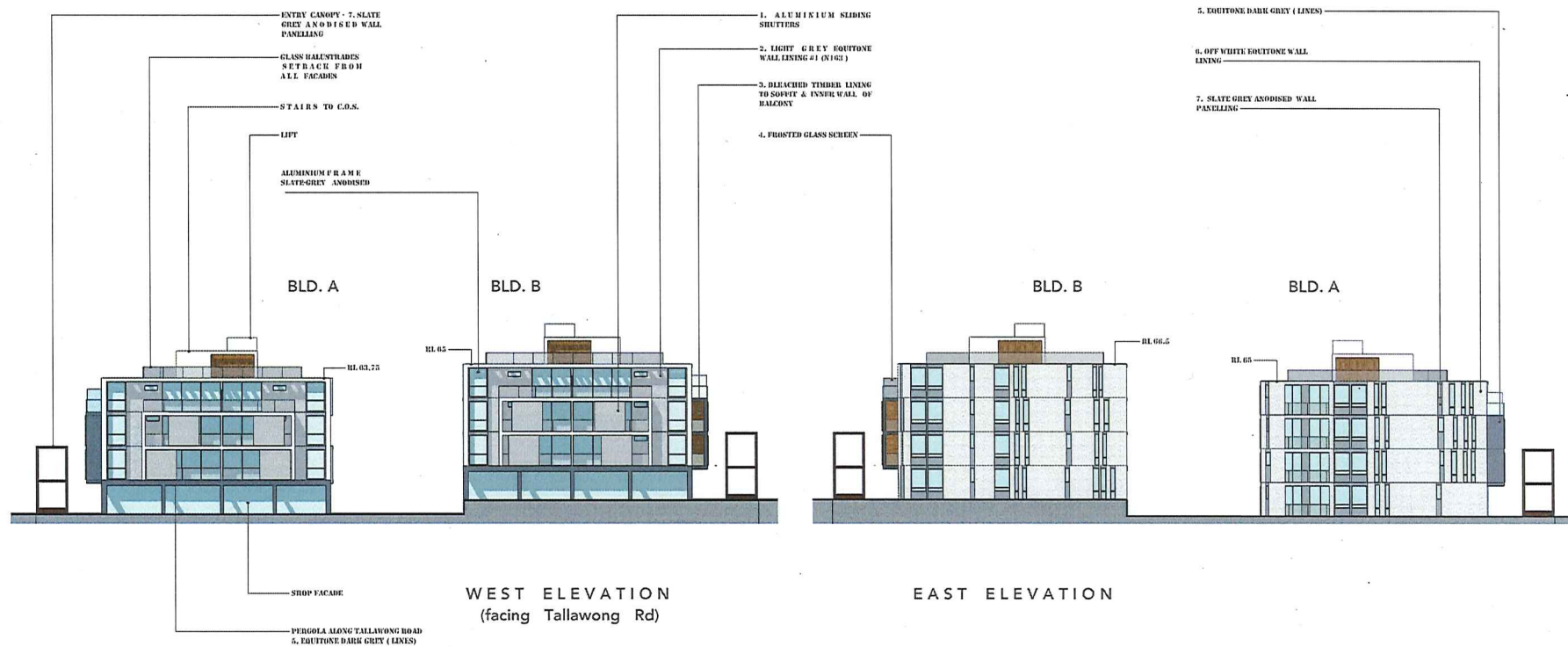


SCALE 1 : 200



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DWG NO. **L3-10 B**



PROPOSED LOT 1 - ELEVATIONS 09.09.17



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DWG NO.

L1- 11

SCALE 1 : 200

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1

BLD. A



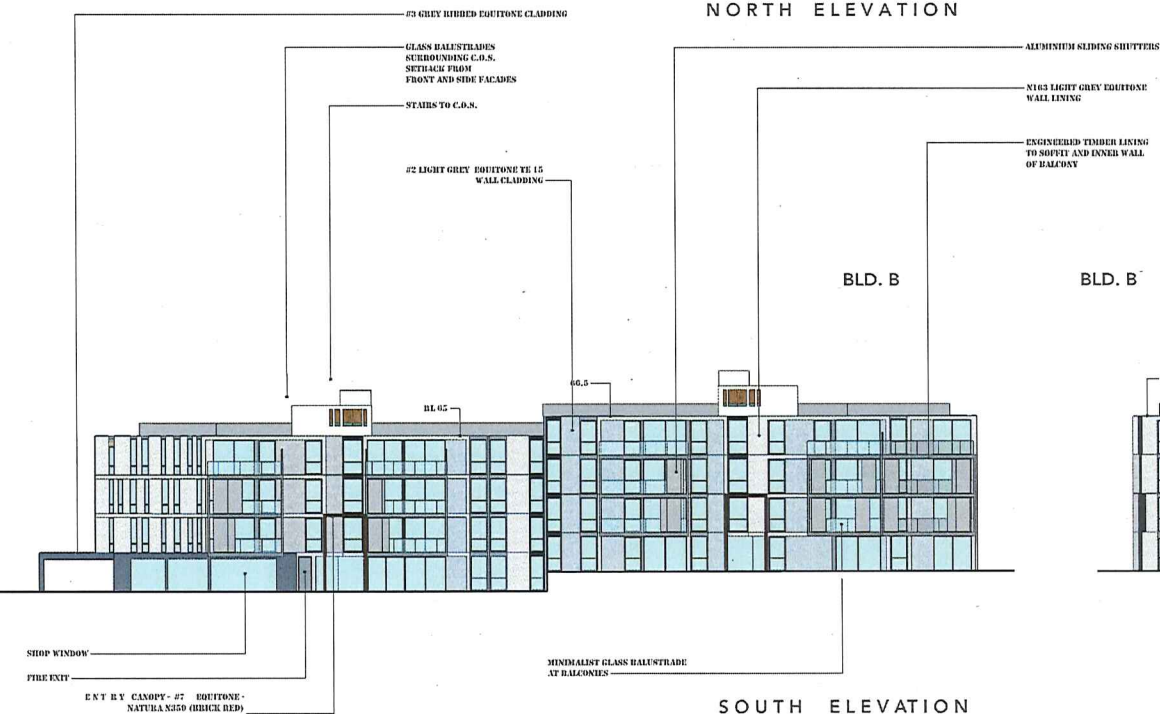
BLD. A



NORTH ELEVATION

SOUTH ELEVATION (facing central courtyard)

BLD. B



SOUTH ELEVATION

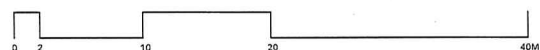
BLD. B



NORTH ELEVATION (facing central courtyard)

PROPOSED LOT 1 - ELEVATIONS

09.09.17



SCALE 1 : 200



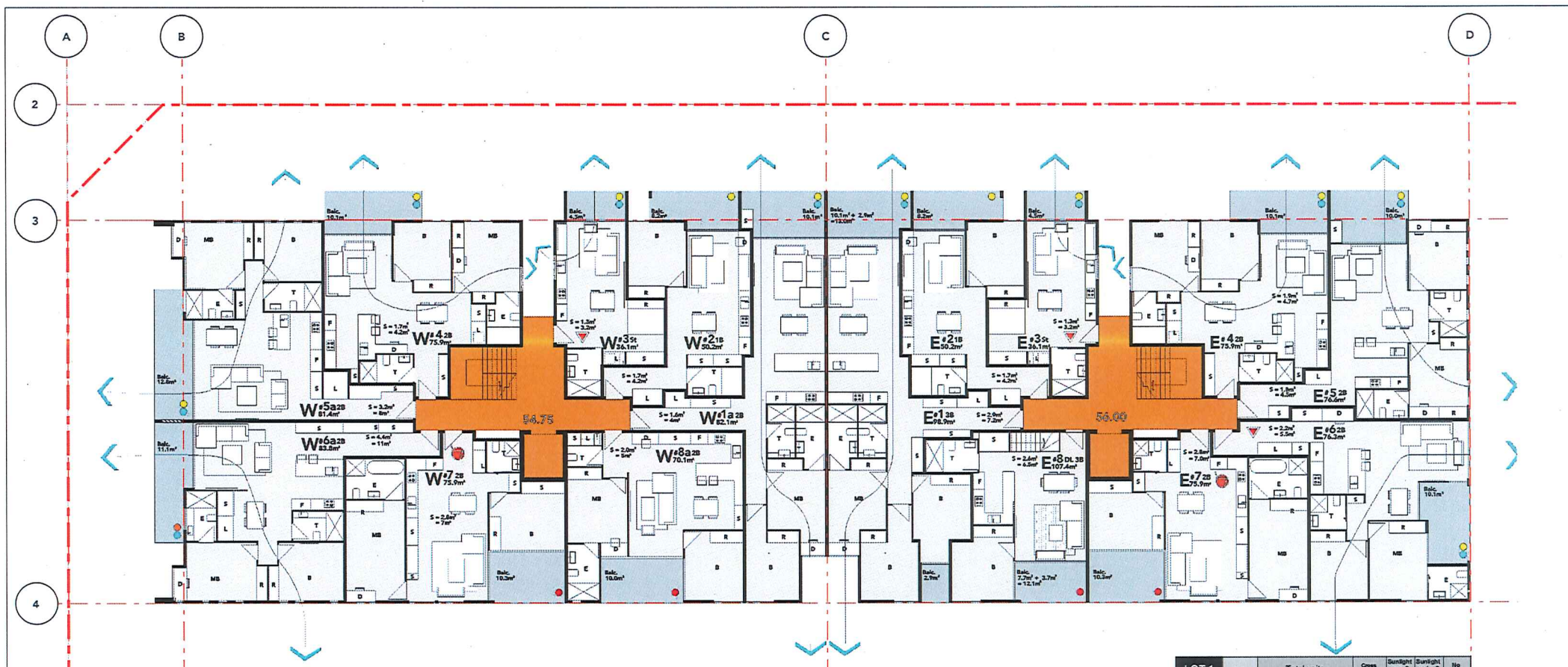
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DWG NO.

L1-11A

84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT.
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT.
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN.
 4. REFER TO ATTACHMENT OF LOT 1 SOLAR AND CROSS VENTILATION ON DRAWING L1-003.
 5. STORAGE VOLUMES IS NOTED ON PLANS.
 6. EACH UNIT HAS A STORE IN THE BASEMENT.

KEY TO SYMBOLS	Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	Cyan	Yellow	Orange	Red

LOT 1	Unit number	Total units			Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		ST	1B	2B				
Building A Level 1	W1a		1	1	1	1		
	W2	1	1	1	1	1		
	W3							
	W4		1	1	1	1		
	W5a		1	1	1	1		
	W6a		1	1	1	1		
	W7							1
	W8a		1	1	1	1		
	E1			1	1	1		
	E2	1						
Building B Level 1	W1a			1	1	1		
	W2		1	1	1	1		
	W3	1						
	W4		1					
	W5a		1	1	1	1		
	W6a		1	1	1	1		
	W7		1	1	1	1		
	E1		1	1	1	1		1
	E2		1					
	E3	1						
Duplex	E4	1						
	E5		1	1	1	1		
	E6		1	1	1	1		
	E7		1	1	1	1		1
	E8		1	1	1	1		1

LOT 1 - BUILDING 'A' LVL-1 PLAN

09.09.17



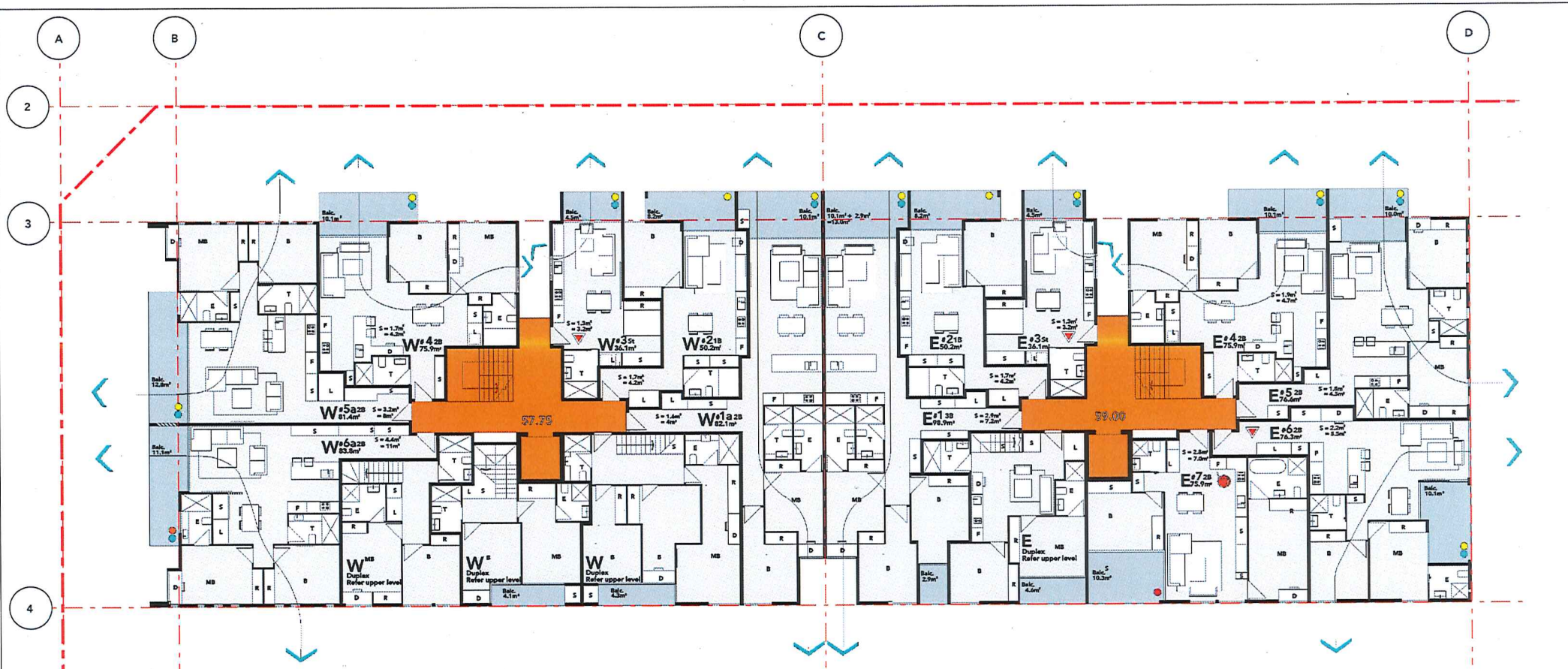
SCALE 1 : 100



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DWG NO.

L1-A01



KEY

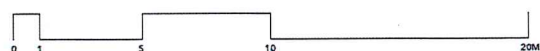
- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
 1. ACCESSIBLE TOILETS ARE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & SITE LANDSCAPE DESIGN
 4. REFER TO EXHIBIT OF LOT 1 SOLAR, AND CROSS VENTILATION OR RELATING L2-603
 5. STORAGE VOLUME IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS	Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	Cyan	Yellow	Orange	Red

LOT 1 - BUILDING 'A' LVL-2 PLAN

09.09.17



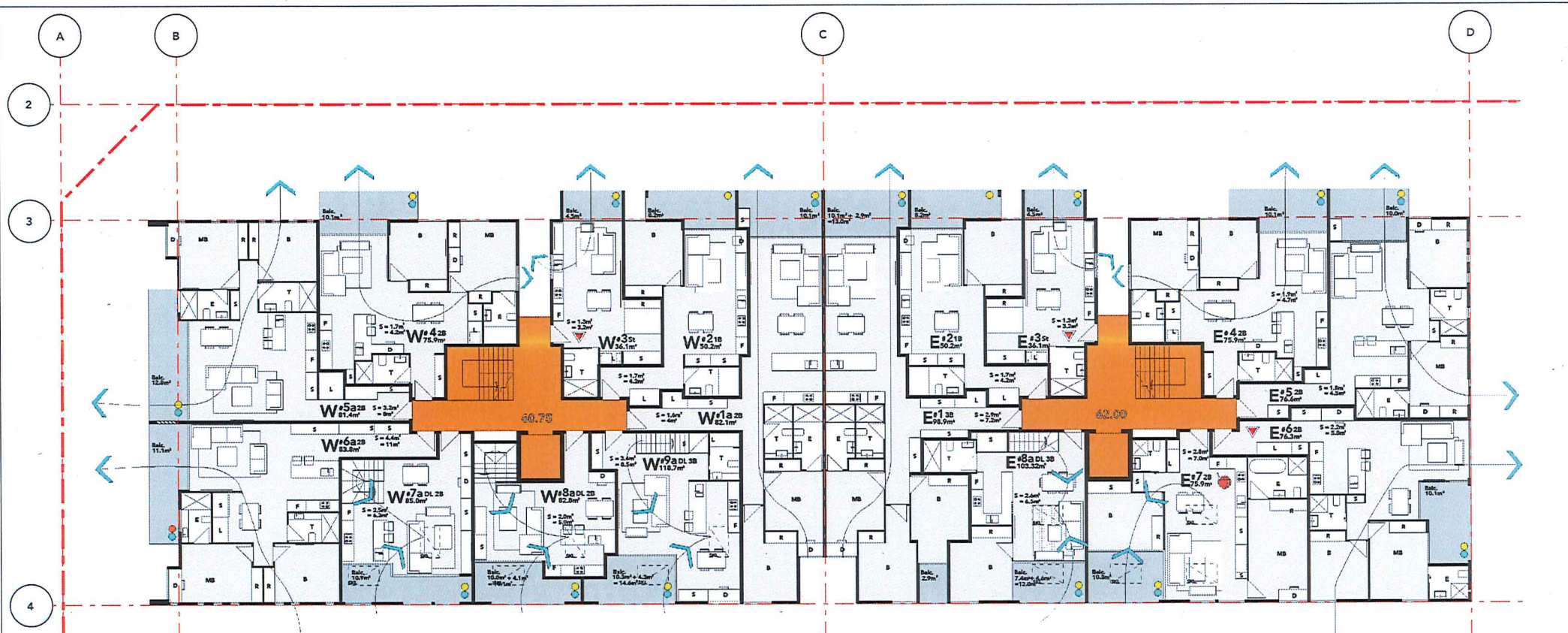
SCALE 1 : 100

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		ST	1B	2B	3B				
Building A	W1a					1	1		
	W2	1					1		
	W3						1		
	W4						1		
	W5a						1		
	W6a						1		
	E1					1	1		
	E2	1					1		
	E3						1		
	E4						1		
Building B	E5						1		
	E6						1		
	E7						1		
	E8						1		
	E9						1		
	E10						1		
	E11						1		
	E12						1		
	E13						1		
	E14						1		



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DWG NO.
L1- A02



SOLAR ACCESS AND VENTILATION LOT 1 SUMMARY:

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		ST	1B	2B	3B				
	TOTAL	18	15	70	14	Cyan	Yellow	Orange	Red
	Total number of Units	117				78	95	6	16
						Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
						Cyan	Yellow	Orange	Red

KEY

ACCESSIBLE UNITS

LIVABLE UNITS

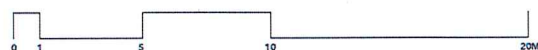
- NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & SITE LANDSCAPE DESIGN
 4. REFER TO SCHEDULE OF LOT 1 SOLAR, AND CROSS VENTILATION BY RELAYING THE L1-A03
 5. STORAGE VOLUMES IS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

KEY TO SYMBOLS	Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	Cyan	Yellow	Orange	Red

LOT 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		ST	1B	2B	3B				
Building A Level 3	W1a								
	W2	1	1						
	W3								
	W4								
	W5a								
	W6a								
	W7a								
	W8a								
	W9a								
	E1								
	E2								
	E3	1	1						
	E4								
	E5								
Building B Level 3	E6								
	E7								
	E8a								
	W1a								
	W2								
	W3	1	1						
	W4								
	W5a								
	W6a								
	W7								
	W8a								
	E1								
	E2								
	E3	1	1						
	E4								
	E5								
	E6								
	E7								
	E8								

LOT 1 - BUILDING 'A' LVL-3 PLAN

09.09.17



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DWG NO.
L1-A03



SYMBOL INDICATES:
CROSS VENTILATED UNIT
OVER 2 HOURS OF SUNLIGHT

ORANGE SYMBOL INDICATES UNDER 2 HOURS OF SUNLIGHT

RED SYMBOL INDICATES NO SOLAR ACCESS

- KEY**
- ACCESSIBLE UNITS
 - LIVABLE UNITS

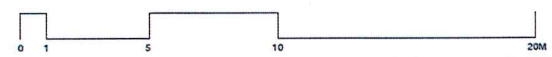
NOTE:
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & SITE LANDSCAPE DESIGN
4. REFER TO REBARRY OF LOT 1, SOILS, AND CROSS VENTILATION OR HEATING IS-1002
5. STORAGE VOLUMES IS NOTED ON PLANS
6. EACH UNIT WAS A STUDIO IN THE BASEMENT

KEY TO SYMBOLS

Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Cyan	Yellow	Orange	Red

LOT 1 - BUILDING 'B' LVL-3 PLAN

09.09.17



SCALE 1: 100



ARCHIDROME
SUITE #2, 25 MONTVIEW PDE, HORNSBY HEIGHTS, N.S.W. 2077 JANHYI@ARCHIDROME.NET

DWG NO.
L1-B03

Lot 1- 84 Tallawong Road Rouse Hill

Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
LOT 1 - 000	COVER SHEET	
LOT 1 - 0010	TREE REMOVAL PLAN	1:400
LOT 1 - 101	LANDSCAPE PLAN 1 - GROUND LEVEL	1:150
LOT 1 - C101	LANDSCAPE PLAN 1 - GROUND LEVEL (COLOUR)	1:150
LOT 1 - 102	CONCEPT IMAGERY - GROUND LEVEL	
LOT 1 - 103	LANDSCAPE PLAN 1 - ROOF LEVEL	1:200
LOT 1 - 104	CONCEPT IMAGERY - ROOF LEVEL	
LOT 1 - 107	LANDSCAPE STREETScape PLAN 1	1:200
LOT 1 - 501	LANDSCAPE SECTIONS	AS SHOWN
LOT 1 - 502	LANDSCAPE DETAILS	AS SHOWN
LOT 1 - 503	LANDSCAPE SPECIFICATION & PLANT SCHEDULE	AS SHOWN

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0	DA SUBMISSION	PR	DB	13.09.2017
A	PRELIMINARY ISSUE	PR	DB	06.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND



Key Plan:

Client:
Benefit Financial Group

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DA SUBMISSION

Drawing Name:
COVERSHEET

Scale:
Job Number: SS17-3598
Drawing Number: LOT 1 - 000
Issue: B

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B	DA SUBMISSION	PR	SD	13.09.2017
A	PRELIMINARY ISSUE	PR	SD	08.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND
 Property Boundary
 Tree to be removed



Key Plan:

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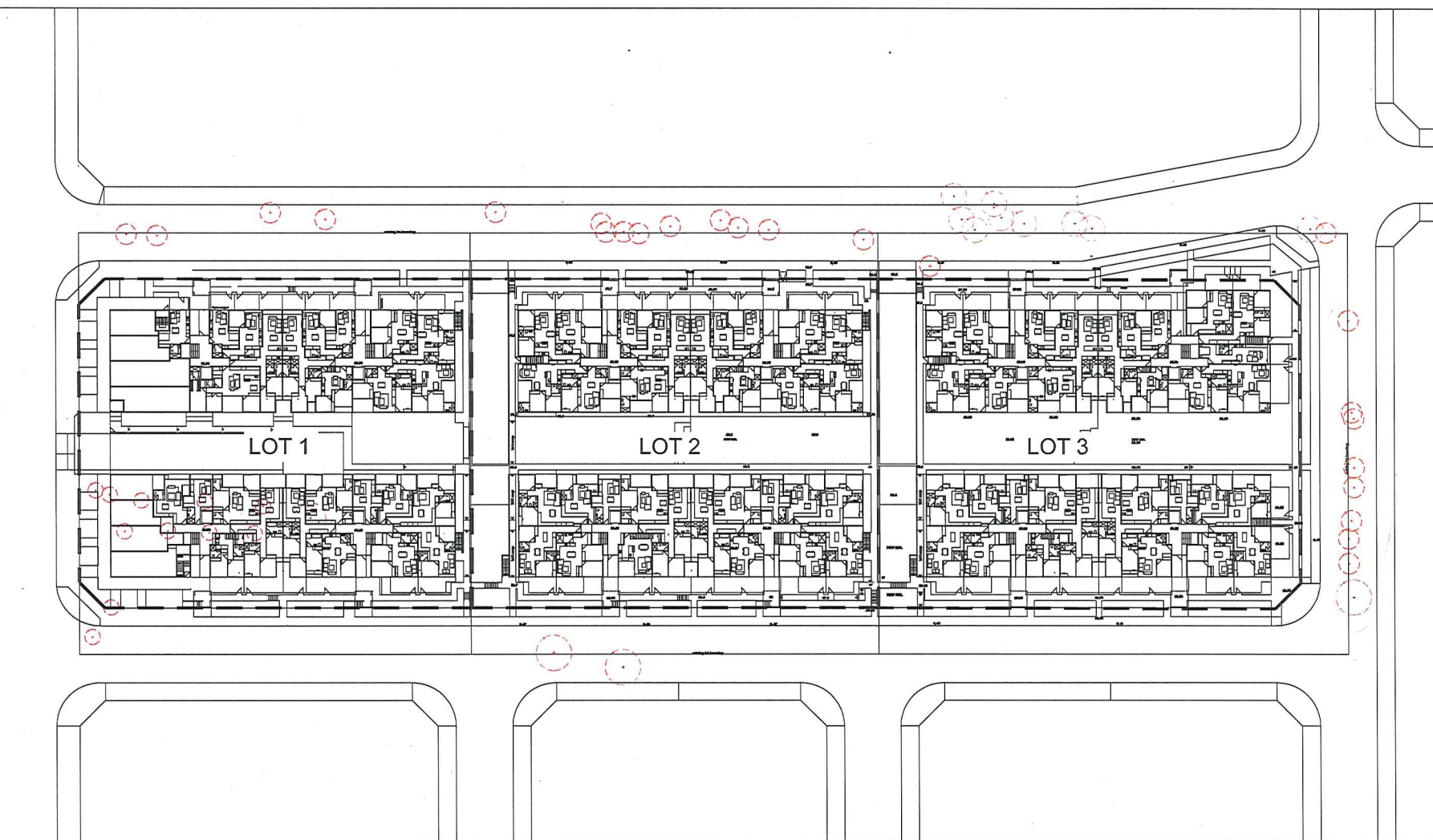
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DA SUBMISSION

Drawing Name:
TREE REMOVAL PLAN

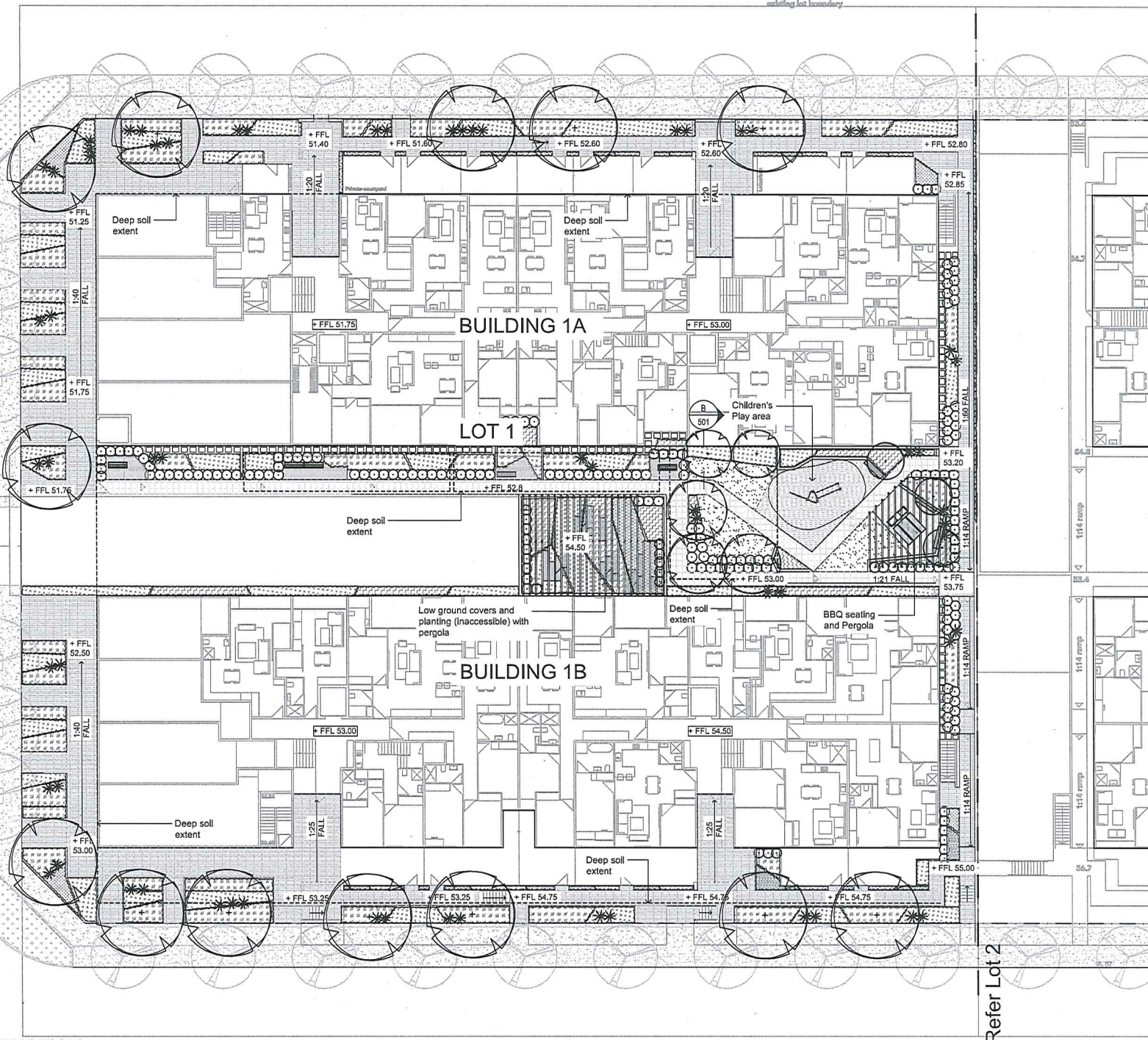
Scale: 1:400 @ A1
 Job Number: SS17-3598
 Drawing Number: LOT 1 - 0010
 Issue: B



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TALLAWONG ROAD

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C	DA SUBMISSION	PR	SD	13.09.2017
B	UPDATED ISSUE	PR	SD	06.09.2017
A	PRELIMINARY ISSUE	PR	SD	06.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND

- Property Boundary
- Proposed Tree
- Proposed Street Tree
- Turf
- Grasses & Ground Covers
- Drinks & Hedges
- Accents
- Timber Decking
- Steel edge
- Wall
- Proposed Slabs
- Feature Unit Paving Type 1
- Feature Unit Paving Type 2
- Rubber Softfall
- Stairs
- Pergola
- Slabs
- Plank Stirling

Key Plan:

Client:
Benefit Financial Group

Project:
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Rouse Hill

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Landscape Architects

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Drawing Name:
LANDSCAPE PLAN - LOT 1
GROUND LEVEL

Scale: 1:150 @ A1

Job Number:
SS17-3598

Drawing Number:
LOT 1 - 101

Issue:

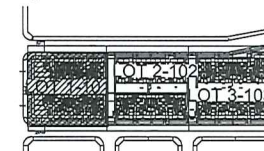
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

C	DA SUBMISSION	PR	SB	13.09.2017	
B	PRELIMINARY ISSUE	PR	SB	12.09.2017	
A	PRELIMINARY ISSUE	PR	SB	08.09.2017	
Issue	Revision	Description	Drawn	Check	Date

LEGEND



Key Plan:



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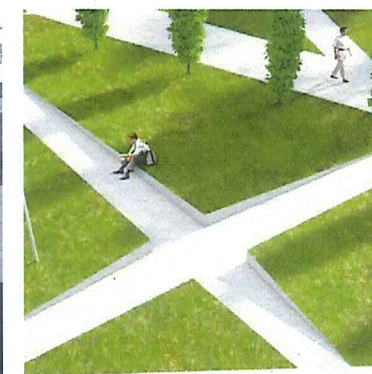
Drawing Name:
CONCEPT IMAGERY
GROUND LEVEL

Scale: 1:150 @ A1
Job Number:

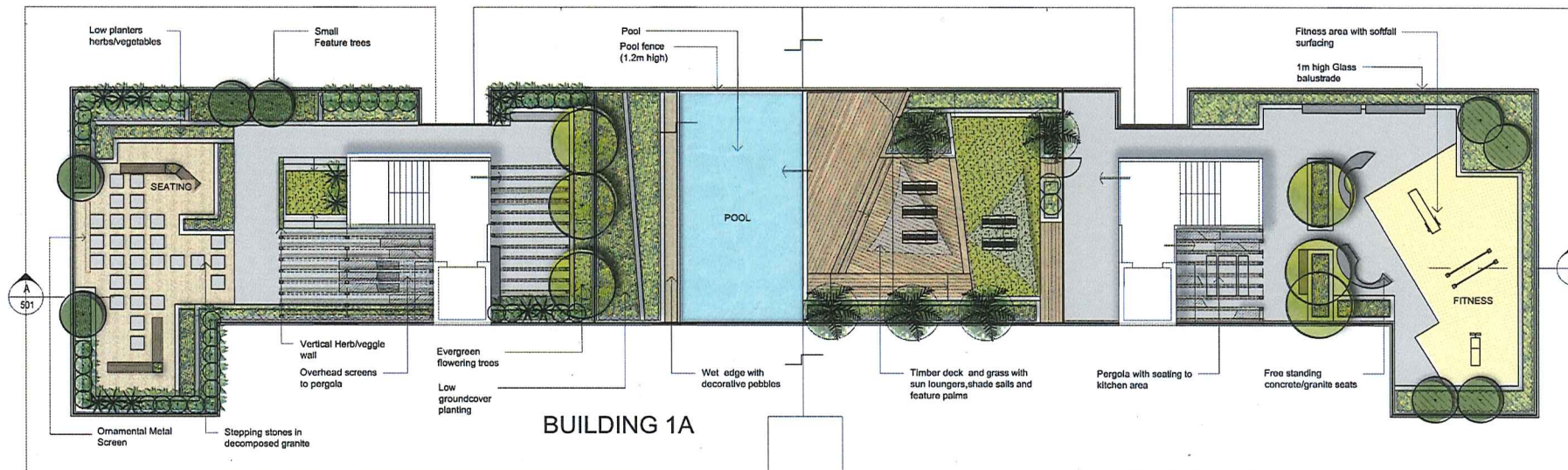
Drawing Number: Issue:

SS17-3598

LOT 1 - 102 C

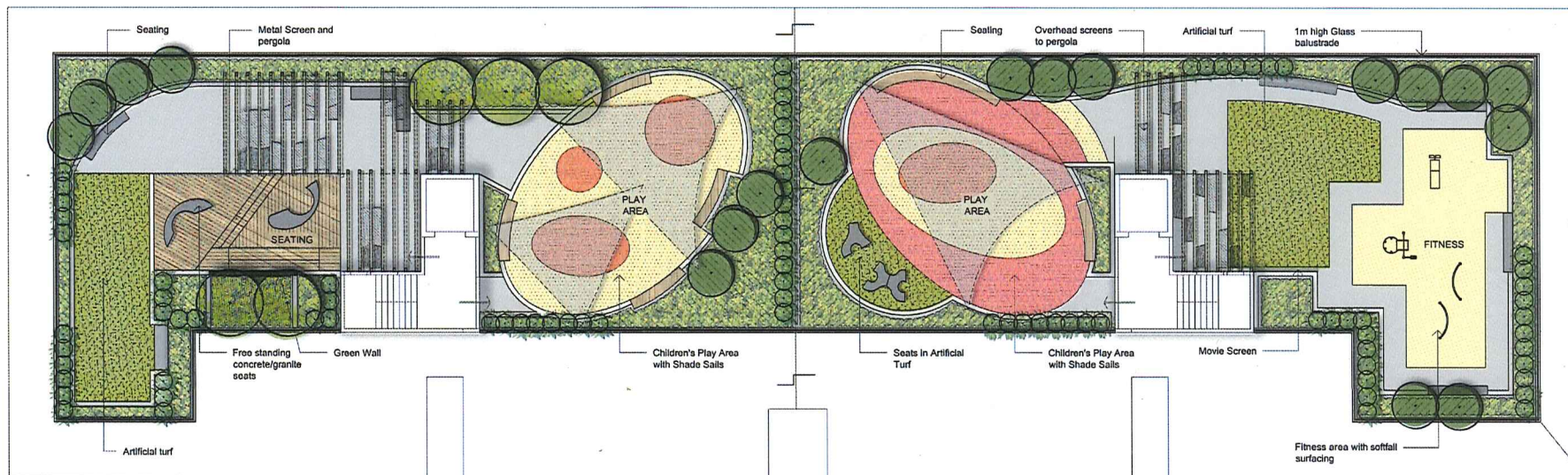


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01 BUILDING 1A ROOF PLAN
104 1:100

LOT 1



02 BUILDING 1B ROOF PLAN
104 1:100

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C DA SUBMISSION
B UPDATED ISSUE
A PRELIMINARY ISSUE

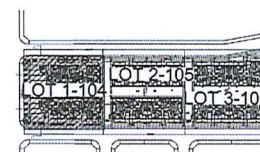
PR SB 13.09.2017
PR SB 06.09.2017
PR SB 06.09.2017

Issue Revision Description Drawn Check Date

LEGEND

- Property Boundary
- Proposed Tree
- Feature plants/Access
- Turf
- Grass & Ground Cover
- Timber Decking
- Decomposed granite
- Seating
- Feature Seats
- Proposed Slabs
- Softfall
- Pergola
- Wall
- Glass Balustrade

Key Plan:



Client:
Benefit Financial Group

Project:
**84 Tallawong Road
Rouse Hill**

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DA SUBMISSION

Drawing Name:
**LANDSCAPE PLAN - 1
ROOF LEVEL**

Scale: 1:100 @ A1
Job Number:
Drawing Number:
Issue:

SS17-3598

LOT 1 - 103 C

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B DA SUBMISSION
A PRELIMINARY ISSUE

Issue Revision Description

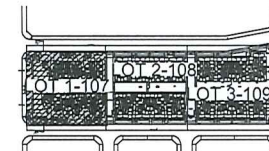
PR SD 13.09.2017
PS SD 05.03.2017
Drawn Check Date

LEGEND

- Property Boundary
- Proposed Tree
- Turf
- Native grasses & Ground Covers
- Footpath/Paving



Key Plan:



Client:

Benefit Financial Group

Project:

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Drawing Name:

LANDSCAPE STREETSCAPE
PLAN 1

Scale: 1:200 @ A1
Job Number:

SS17-3598

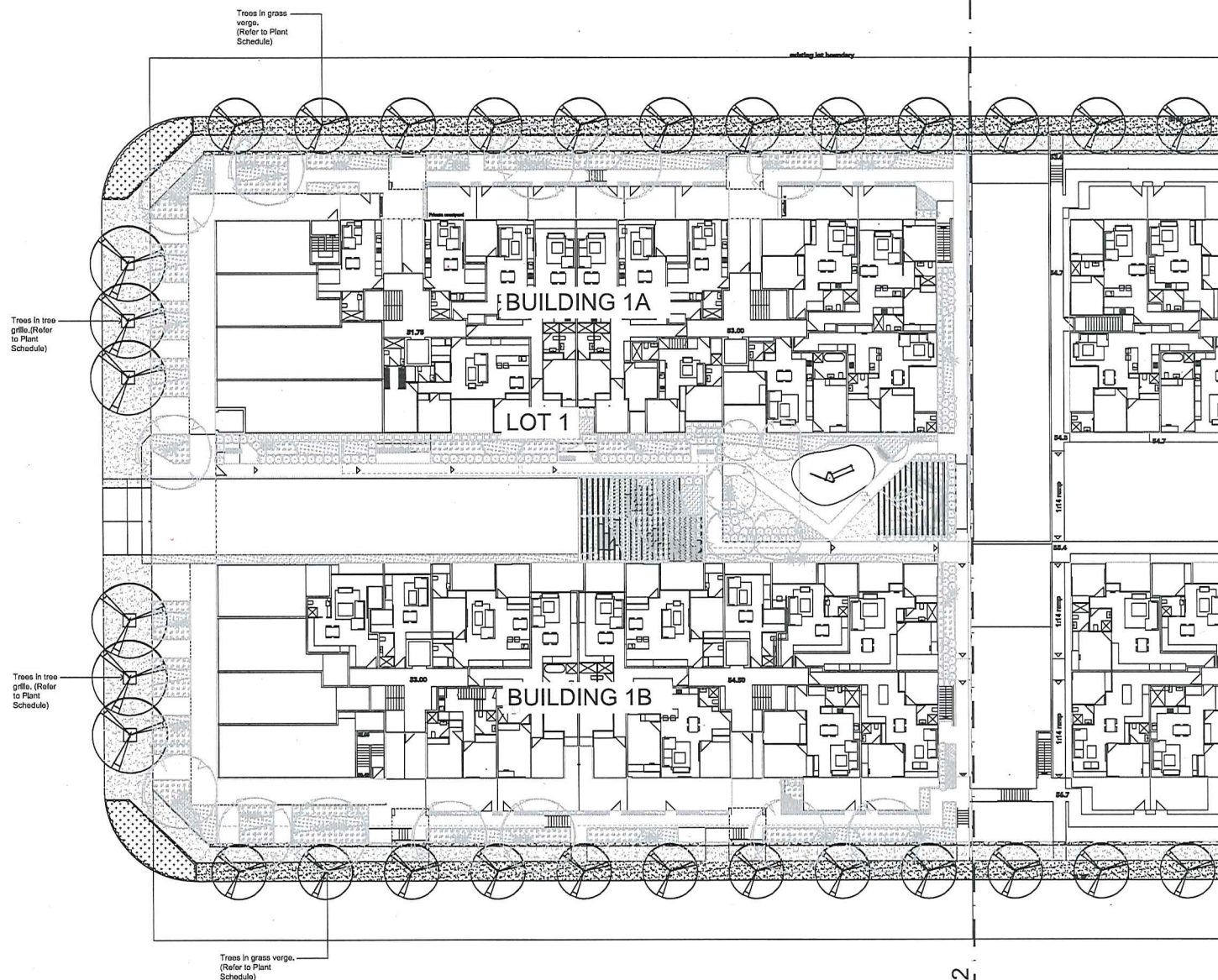
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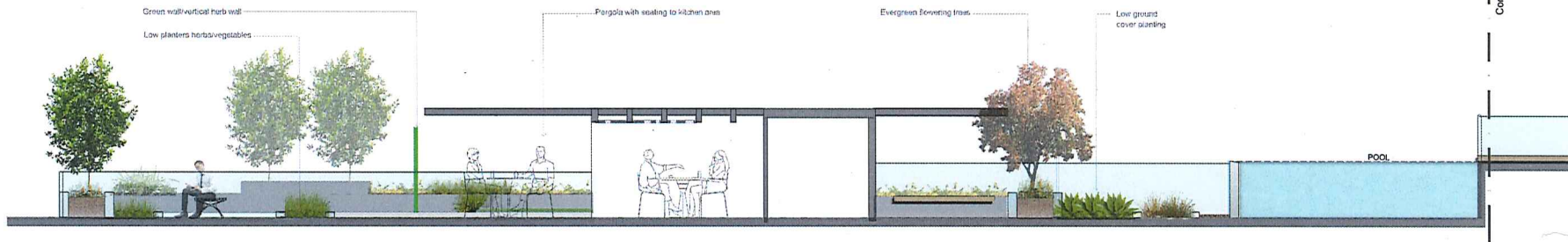
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TALLAWONG ROAD

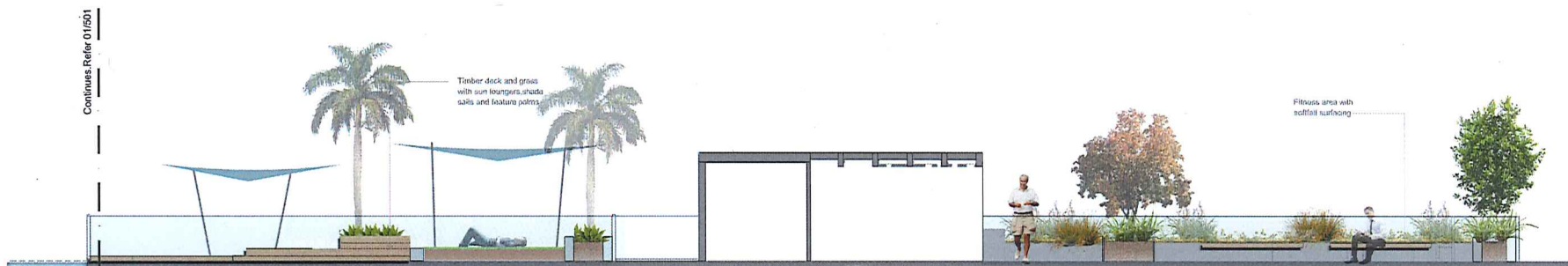
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Refer Lot 2

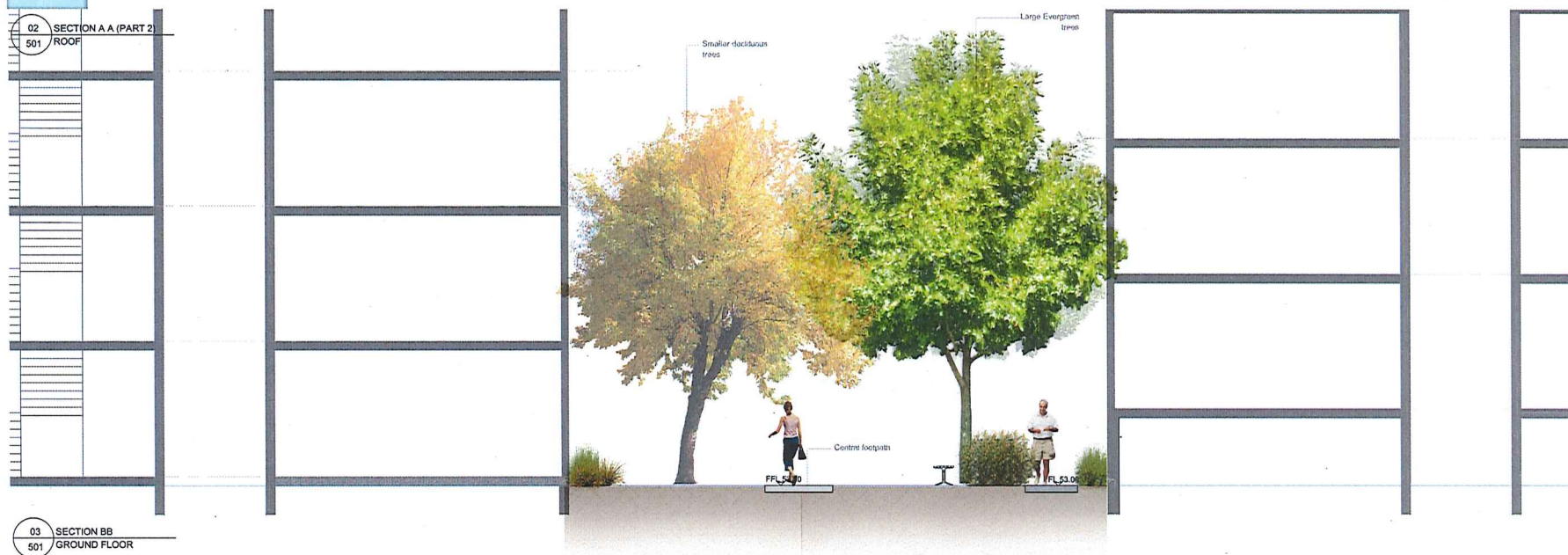




01 SECTION A A (PART 1)
501 ROOF



02 SECTION A A (PART 2)
501 ROOF



03 SECTION BB
501 GROUND FLOOR

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Continues Refer 02/501

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0 PRELIMINARY ISSUE PR 05 12.09.2017
A PRELIMINARY ISSUE PR 05 05.09.2017
Issue Revision Description Drawn Check Date

LEGEND

Key Plan:

Client:
Benefit Financial Group

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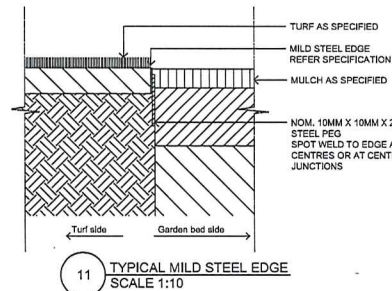
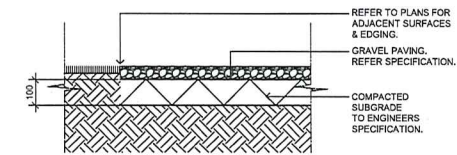
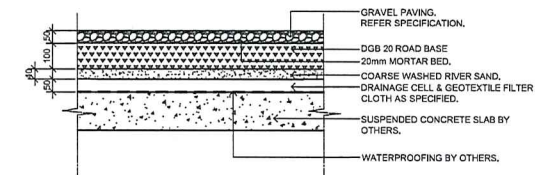
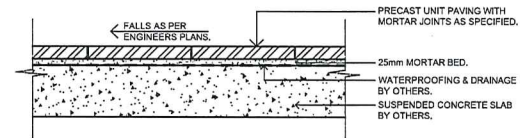
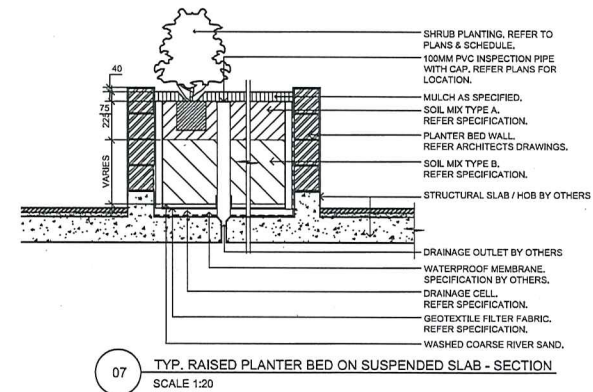
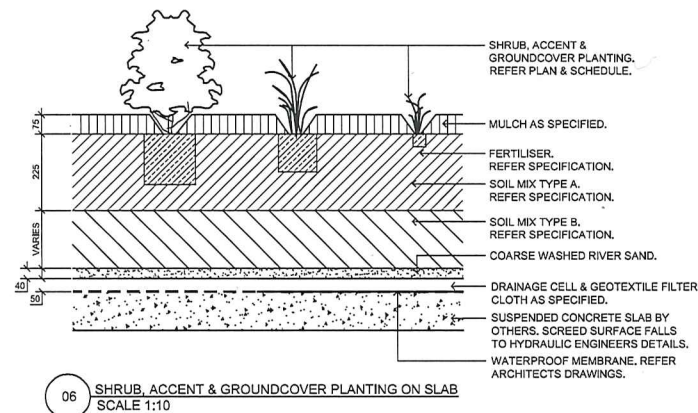
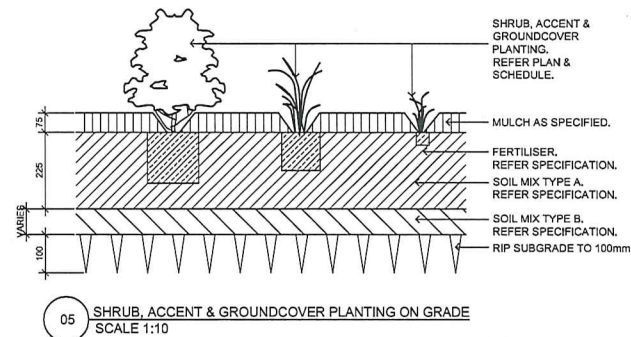
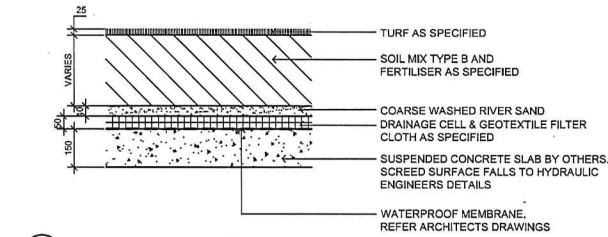
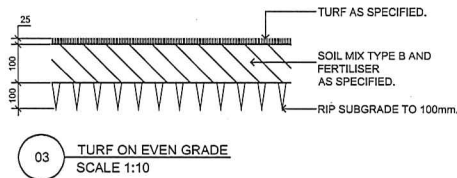
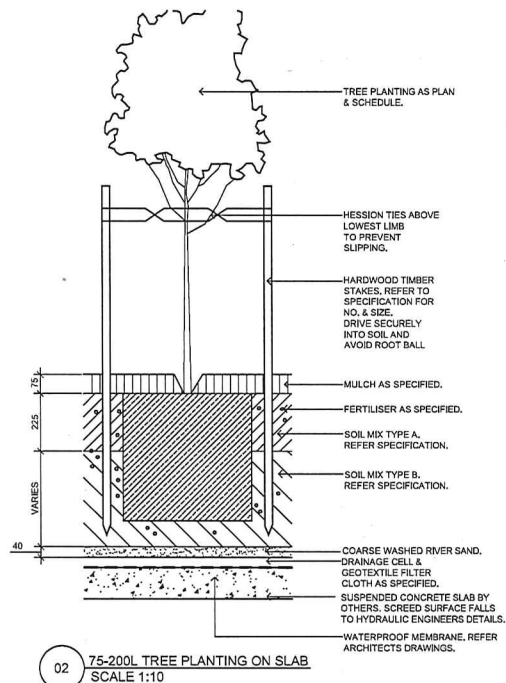
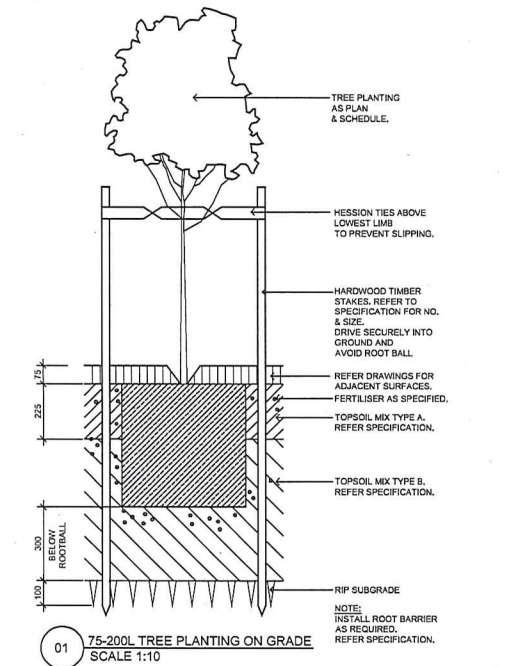


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Drawing Name:
LANDSCAPE SECTIONS
LOT 1

Scale: 1:50 @ A1
Drawing Number
Job Number

SS17-3598 LOT 1 - 501 B



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A PRELIMINARY ISSUE
Issue Revision Description
PR SB 13.05.2017
PR SB 08.05.2017
Drawn Check Date

LEGEND

Key Plan:

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Benefit Financial Group

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Drawing Name:
LANDSCAPE DETAILS - 1
LOT 1

Scale:
Job Number:
Drawing Number:
Issue:
SS17-3598 LOT 1 - 502 B

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