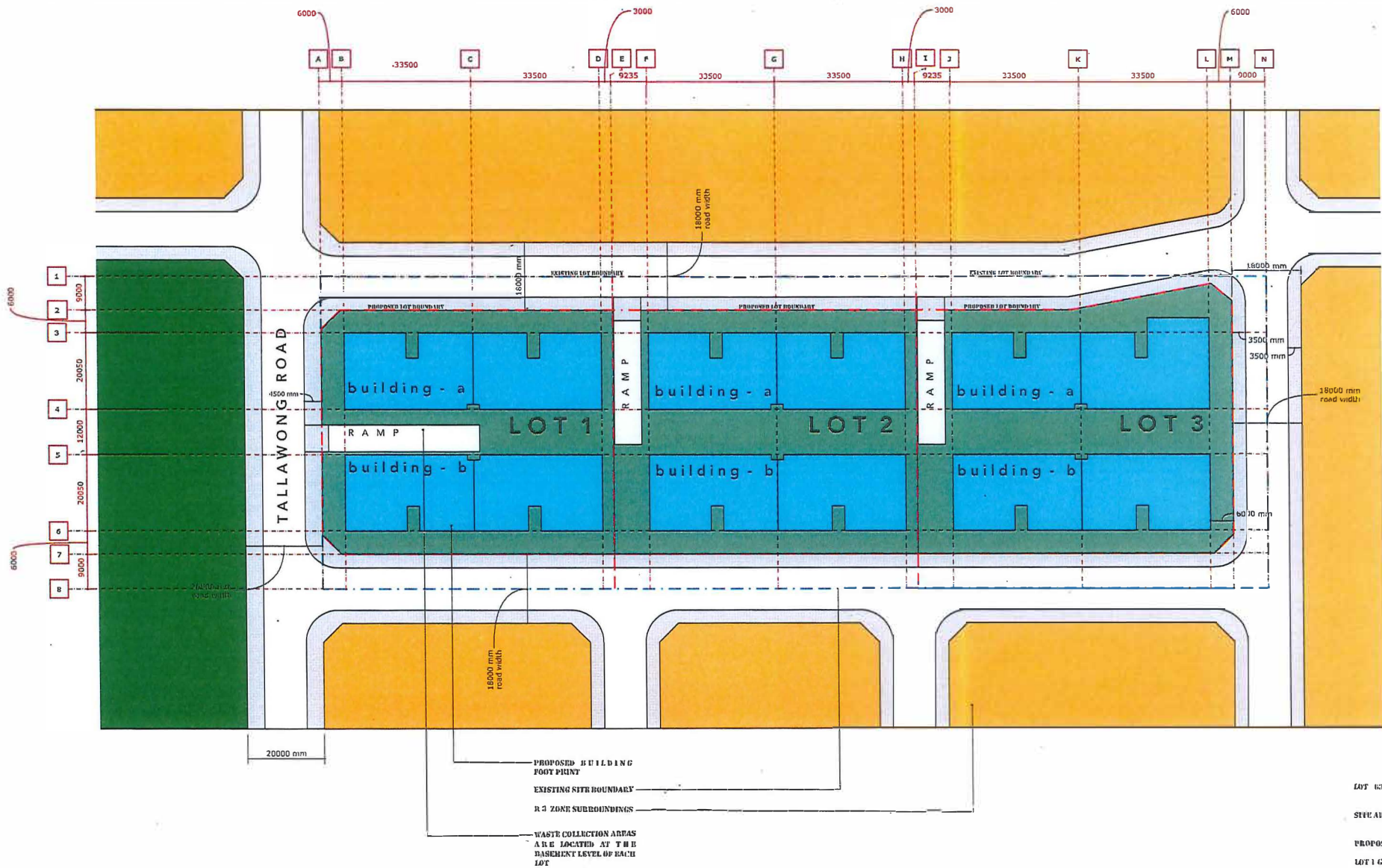




LOT 63 D.P. 30180

SITE AREA: 20230.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA: 6230.93

LOT 1 NET AREA: 4848.49

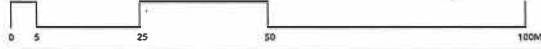
LOT 2 GROSS AREA: 6505.64

LOT 2 NET AREA: 5079.33

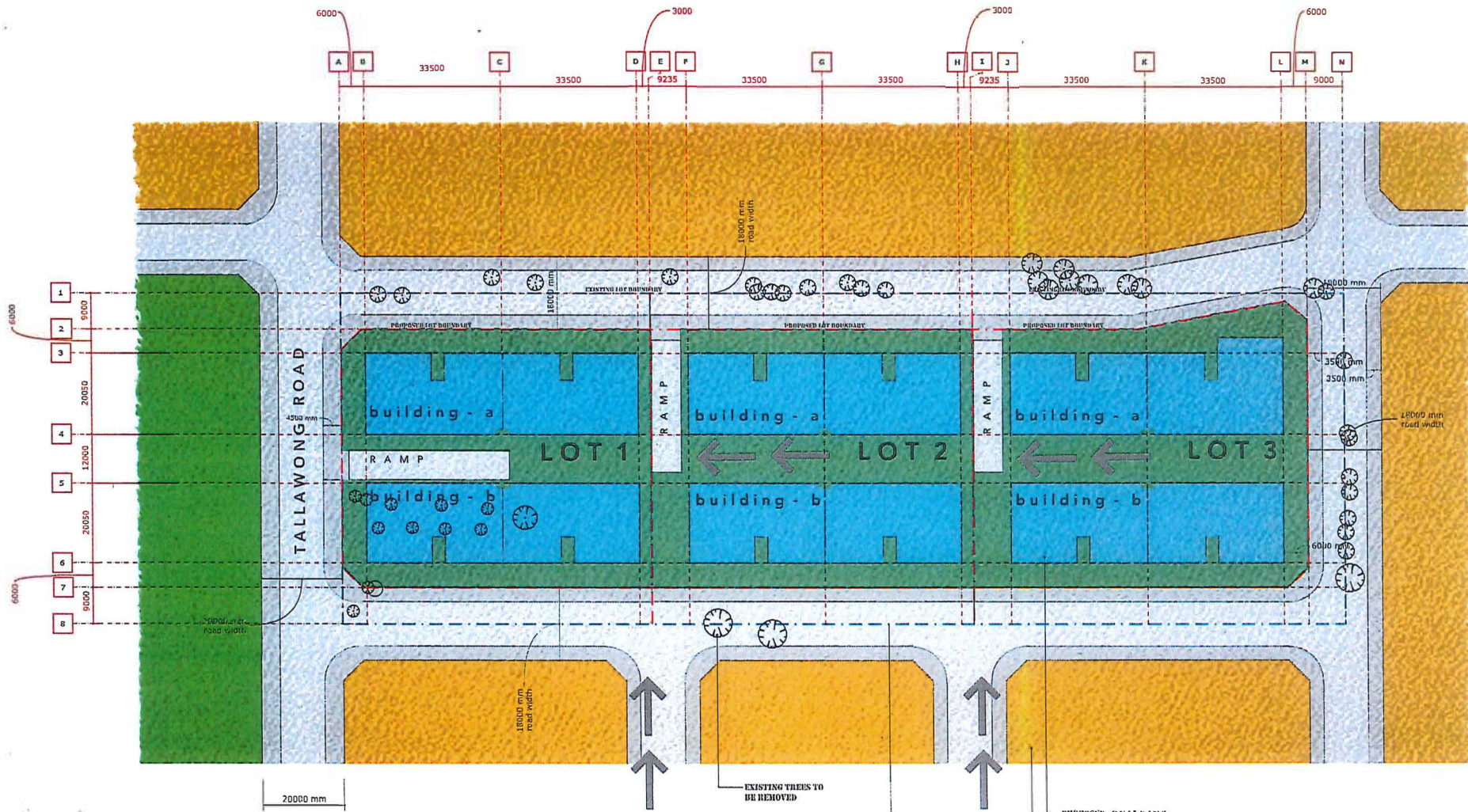
LOT 3 GROSS AREA: 7490.80

LOT 3 NET AREA: 5410.56

PROPOSED 3 LOT SUBDIVISION PLAN 09.09.17



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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 DASET

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

VIEW VISTAS FROM ILP STREETS RUNNING NORTH - SOUTH ARE MAINTAINED

VIEWS TO PARK FROM SITE ARE MAINTAINED

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

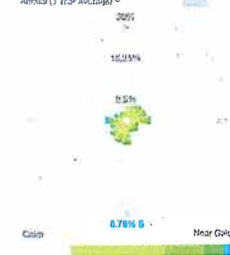
THE BUILDINGS ARE NATURALLY ALIGNED FACING THE STREETS, STRETCHING ALONG IN THE EAST WEST DIRECTION.

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 SURROUNDINGS

PROPOSED BUILDING FOOTPRINT

Wind Rose
Annual (> Year Average)



LOT C3 D.P. 30106

SITE AREA: 20236.3

PROPOSED LOT AREAS

LOT 1 GROSS AREA: 6239.98

LOT 1 NET AREA: 4848.19

LOT 2 GROSS AREA: 6505.64

LOT 2 NET AREA: 5079.33

LOT 3 GROSS AREA: 7390.30

LOT 3 NET AREA: 5410.86

SITE ANALYSIS

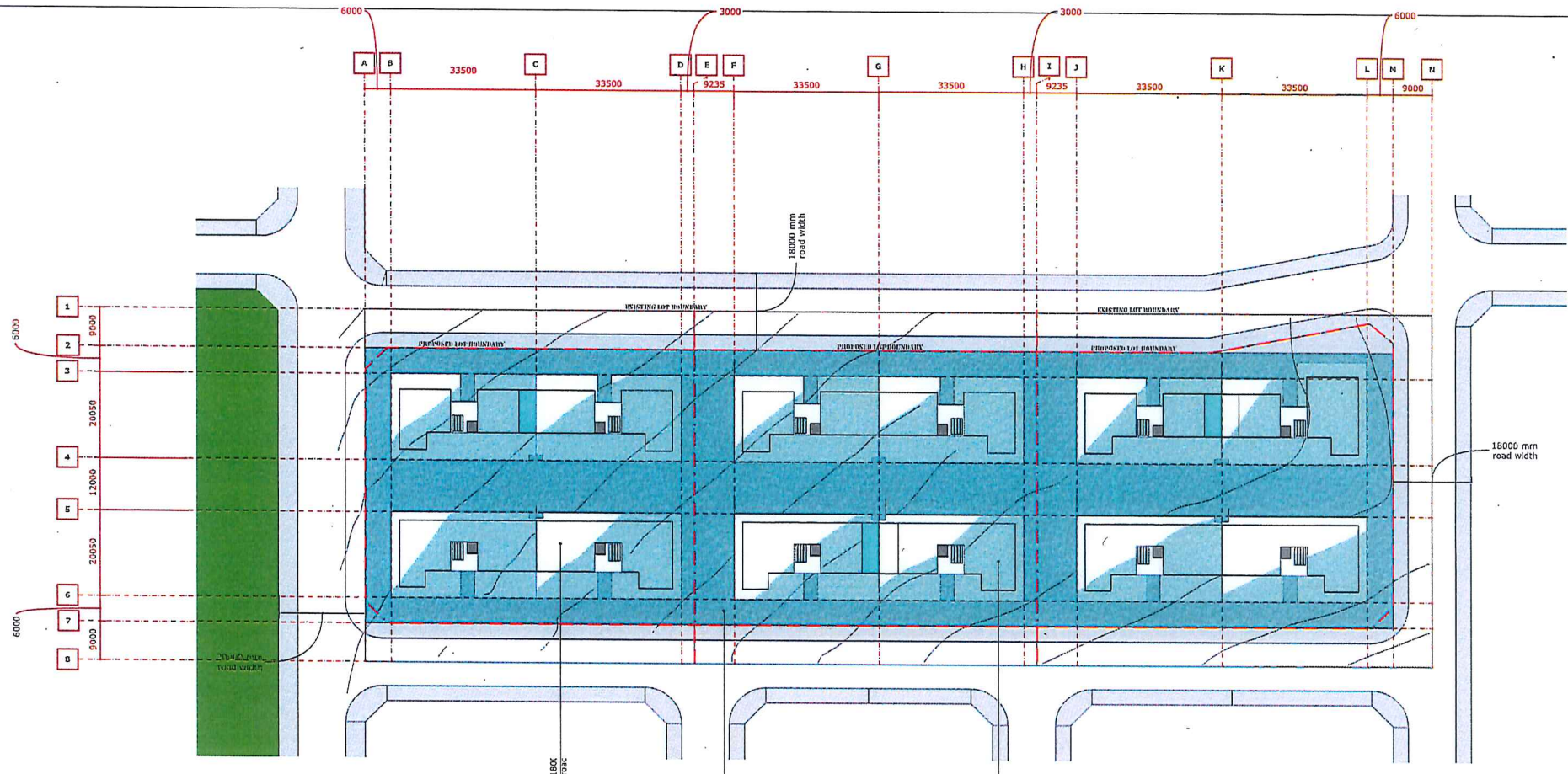
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SCALE 1:500



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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

09.09.17



SCALE 1:500



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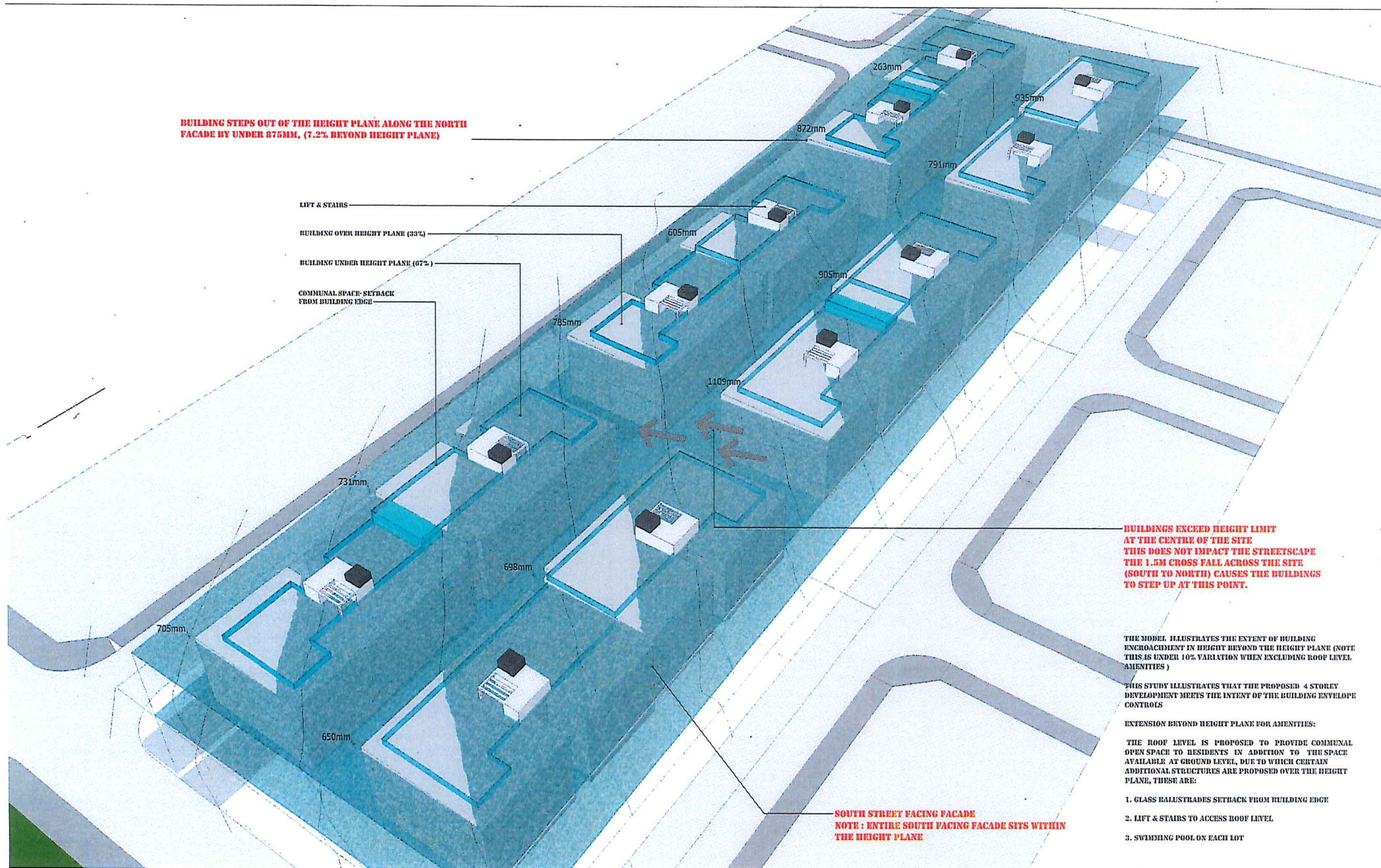
BUILDING STEPS OUT OF THE HEIGHT PLANE ALONG THE NORTH FACADE BY UNDER 875MM, (7.2% BEYOND HEIGHT PLANE)

LIFT & STAIRS

BUILDING OVER HEIGHT PLANE (33%)

BUILDING UNDER HEIGHT PLANE (67%)

COMMUNAL SPACE-SETHACK 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

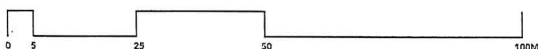
EXTENSION BEYOND HEIGHT PLANE FOR AMENITIES:

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 SETHACK FROM BUILDING EDGE
2. LIFT & STAIRS TO ACCESS ROOF LEVEL
3. SWIMMING POOL ON EACH LOT

HEIGHT ANALYSIS PART 2

09.09.17



SCALE 1:500



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9AM 21st JUNE



11AM 21st JUNE



OPTION - A

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



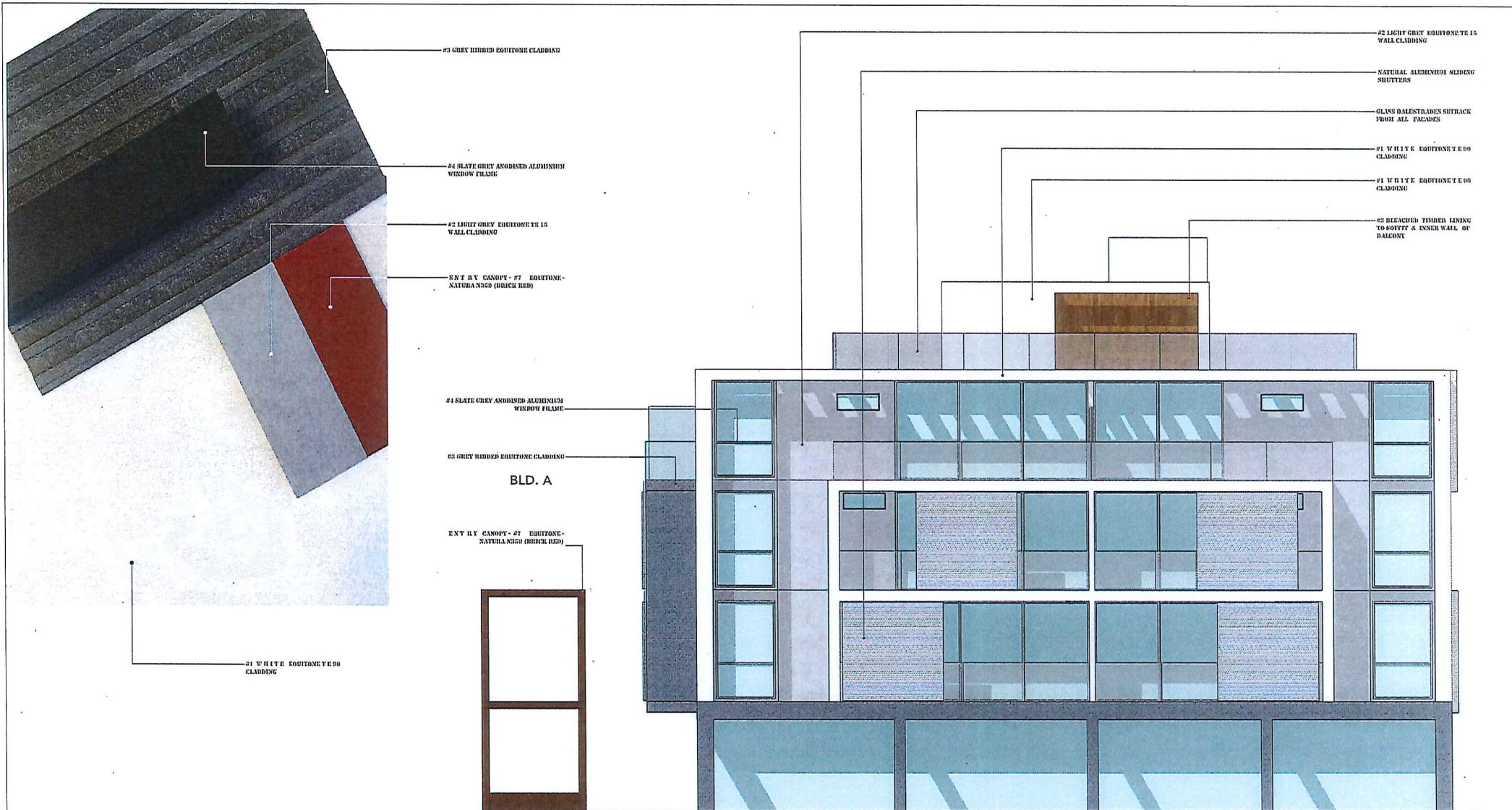
12 PM 21st JUNE

09.09.17

SHADOW DIAGRAMS



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MATERIALS AND FINISHES

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SCALE 1 : 50



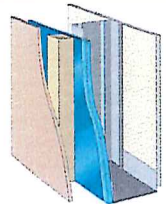
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DWG NO.
A06

Steel Frame Internal Wall Systems – StrataWall™ Single Cavity

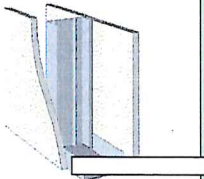
SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 222a shown)		ACOUSTIC OPINION or TEST	
- Lining material as per system table laminated to Sholt Liner Panel. 2 x 25mm GYPROCK Sholt Liner Panel in H-Studs at 600mm maximum centres. - Minimum 12mm gap. - Steel studs at 600mm maximum centres. - Cavity insulation as per system table. - Lining material as per system table, fixed to studs.				(b) Test ATP 1912 (c) Test ATP 1922 Opinion RP 022675 Discontinuous Construction	
FRL Report/Option	SYSTEM N°	WALL LININGS	GAP + STUD DEPTH mm	76	100
~120/120 WTRA 21241		SHOLT LINER PANEL, Sec • 1 x 13mm GYPROCK plasterboard CD. STUD Sec • 1 x 13mm GYPROCK plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	Rw / Rwa+Ctr	
			(a) NI (b) 75 GW Partition 11kg (c) 100 GW Partition 14kg (d) TSBS Polyester batts	52/44 56/49 50/51 56/48	53/45 – – –
			WALL THICKNESS mm	153	177
~120/120 WTRA 21241		SHOLT LINER PANEL, Sec • 1 x 13mm GYPROCK plasterboard CD. STUD Sec • 1 x 13mm GYPROCK plasterboard CD.	(a) NI (b) 75 GW Partition 11kg (c) 100 GW Partition 14kg (d) TSBS Polyester batts	53/45 56/50 50/51 56/50	54/46 – – –
			WALL THICKNESS mm	153	177

PARTY/CORRIDOR WALL CSR 223

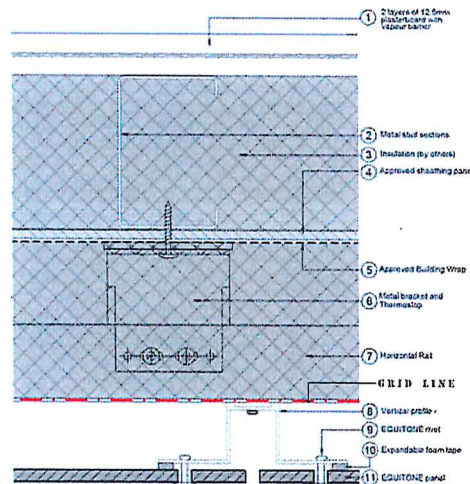
SYSTEM SPECIFICATION		TYPICAL LAYOUT (CSR 167a shown)		ACOUSTIC OPINION	
- Cemintel RendaLine™ sheet on timber or steel battens. - Sarking. - Lining material to external side as per system table. - Steel studs at 600mm maximum centres. - Lining material to internal side as per system table.				PKA-055	
FRL Report/Option	SYSTEM N°	WALL LININGS	STUD DEPTH mm	76	THERMAL
60/60/60 FAR2357	CSR 168	EXTERNAL SIDE 1 x 13mm GYPROCK FYRCHER MR plasterboard. INTERNAL SIDE 1 x 16mm GYPROCK FYRCHER plasterboard.	CAVITY INFILL (Refer to Section 'A')	R _w	R _t (m ²)
			(a) NI	42	1.2
			(b) 75 Gold Batts™ 1.5	48	2.6
			(c) 60 Soundscreen™ 1.6	49	2.7
			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	<i>Both Sides</i> • 1 x 13mm GYPROCK Plasterboard CD.	CAVITY INFILL (Refer to Section 'A')	Rw / Rwa+Ctr				
			(a) NI (b) 50 GW Partition 11kg (c) 75 GW Partition 11kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	34/26 30/29 - 30/31 -	- - - -	- - - -	- - - -	
- / - / -	CSR 011	<i>Sec One</i> • 1 x 13mm GYPROCK AQUACHEK Plasterboard. <i>Sec Two</i> • 1 x 13mm GYPROCK Plasterboard CD.	WALL THICKNESS mm	77				
			(a) NI (b) 50 GW Partition 11kg (c) 75 GW Partition 14kg (d) TSBS/ASB3 Polyester (e) 60 Soundscreen™ 1.6	35/27 30/29 - 30/31 -	- - - -	- - - -	- - - -	
			WALL THICKNESS mm	77				

INTERIOR WALL CSR 10 & 11



FACADE WALL DETAIL

NatHERS - THERMAL COMFORT SUMMARY

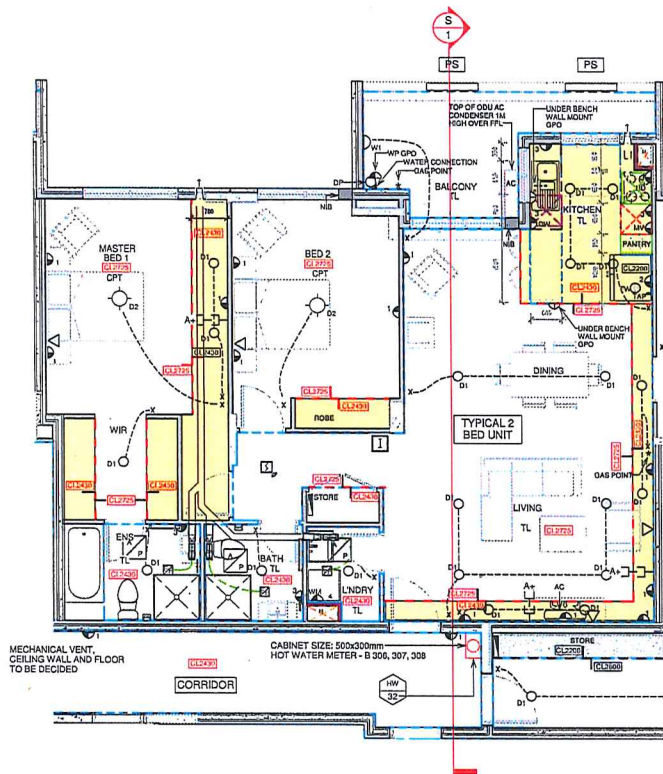
Building Elements	Material	Detail
External walls	Lightweight walls - CSR 168 wall system or the like	R1.5 Bulk Insulation
Internal walls within Units	Plasterboard on studs	-
Common walls between units	Lightweight walls - CSR 223 wall system or the like	R1.5 Bulk Insulation
Common walls between units 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 + flurring channel + GYPROCK	R1.0 Bulk Insulation
Ceilings	Plasterboard	-
Floors	Concrete	-
Roof	Concrete	R2.0 Bulk Insulation
WINDOWS		
Aluminium frame, double glazed or similar sliding windows/doors and fixed windows	U-value 4.80 or less and SHGC 0.53 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W8 L2 Building B: E6 G, W8 L2, W8 L3	
Aluminium frame, double glazed or similar awning windows only	U-value 4.80 or less and SHGC 0.53 +/- 5% to units - Building A: E6 G, E7 G, E7 L3, W8 L2 Building B: E6 G, W8 L2, W8 L3	
Aluminium frame, single glazed low e sliding windows/doors and fixed windows	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, W3 L2, W3 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, W3 L2, W3 L3	
Aluminium frame, single glazed low e awning windows only	U-value 5.40 or less and SHGC 0.43 +/- 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, W3 L2, W3 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, W3 L2, W3 L3	
Aluminium frame, single glazed clear 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 awning windows only	U-value 6.70 or less and SHGC 0.70 +/- 5% rest of units	
Skylights - Double glazed		
Lighting: Units have been rated without downlights		
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.

BASIX 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
	3 star/4 star/5 star/6 star	4 star	4 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 50m ² of common landscape per acre			
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			
	Swimming pool - volume 55kL			
ENERGY				
	Hot water system: Central gas fired storage (max/eff)			
	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 (rated)			
	Heating system air-conditioning 1 Phase - EER 3.0 - 3.5 (rated)			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven			
	Refrigerator: 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 separate BASIX cert			





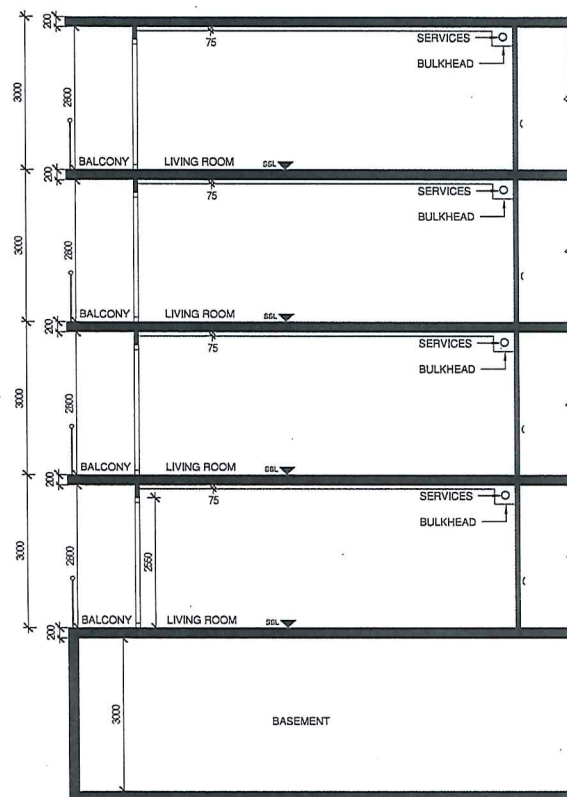
PLAN SCALE 1:50

- 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.



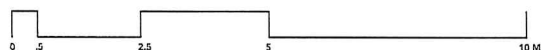
SECTION S.1 SCALE 1:50

- 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	
+A	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	
CL2400	CLEAR INTERNAL FALSE CEILING HEIGHT FROM STRUCTURAL SLAB LEVEL	

SECTION S1
INDICATING CEILING HIGHTS.

09.09.17



SECTIONAL DETAIL

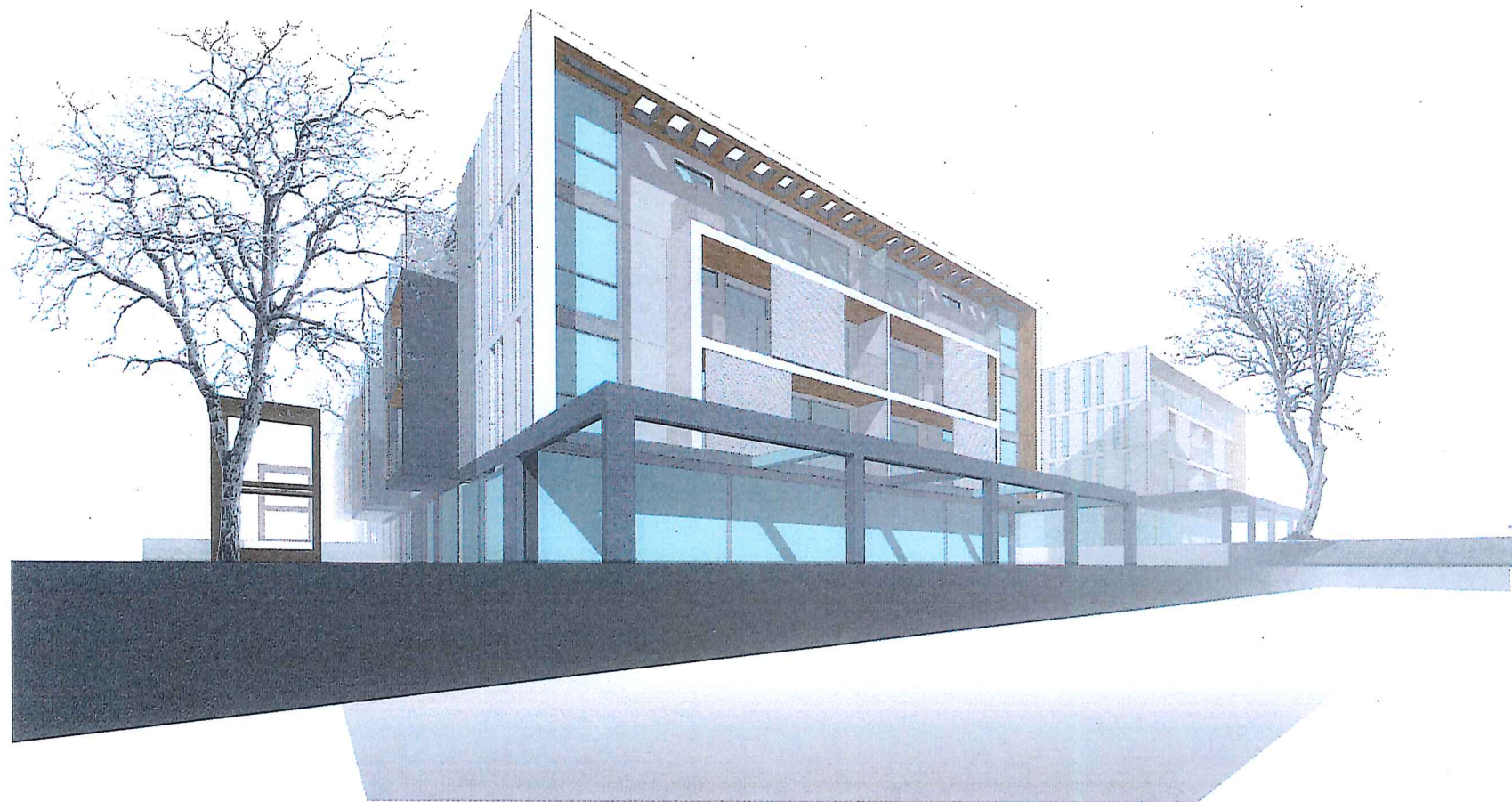


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SCALE 1:50

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

A 08



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50

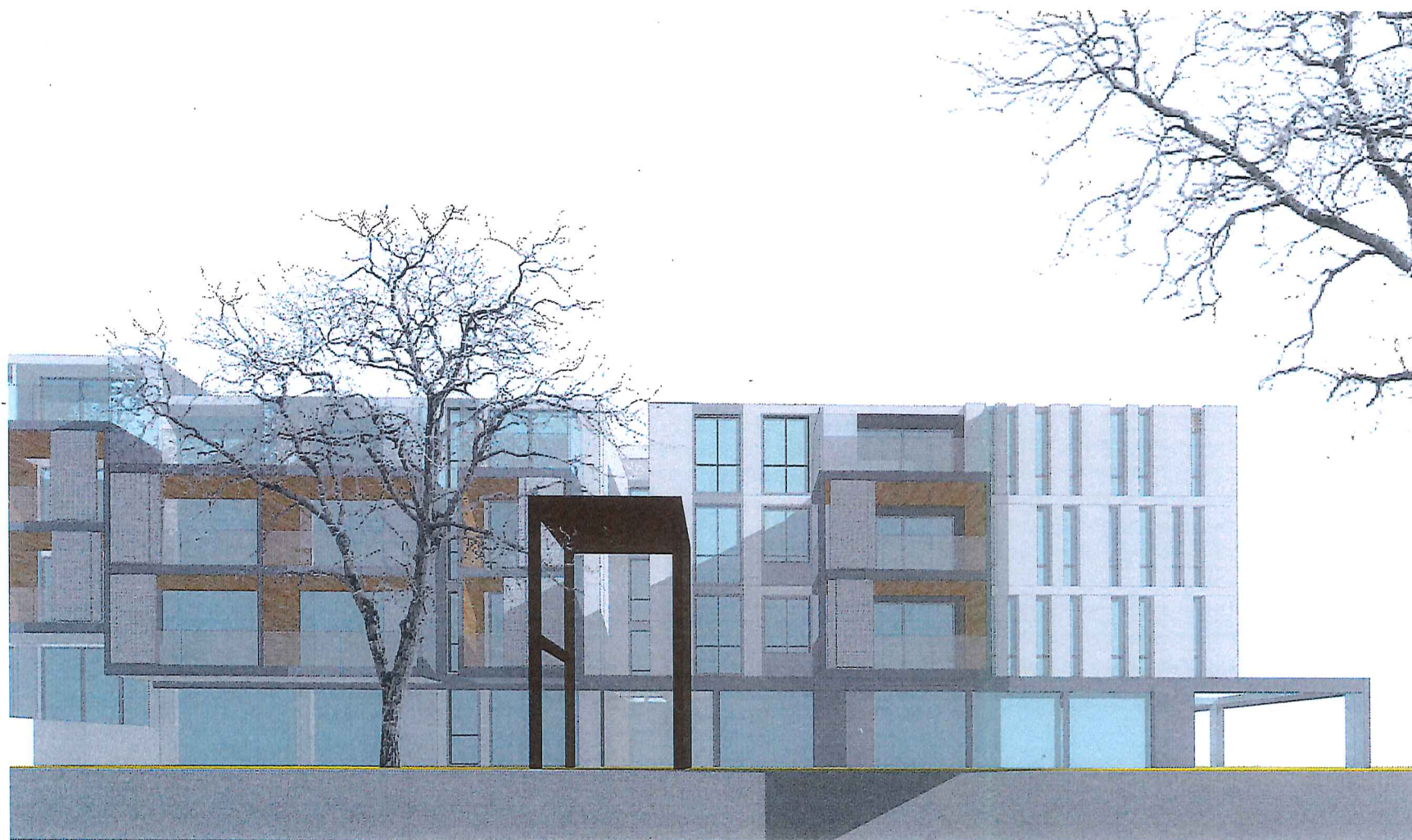


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DWG NO.
A09

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

REV - 1



PERSPECTIVE VIEWS

09.09.17



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DWG NO.

A09-A

SCALE 1:50

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

REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1: 50



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DWG NO.
A09-B

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

REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



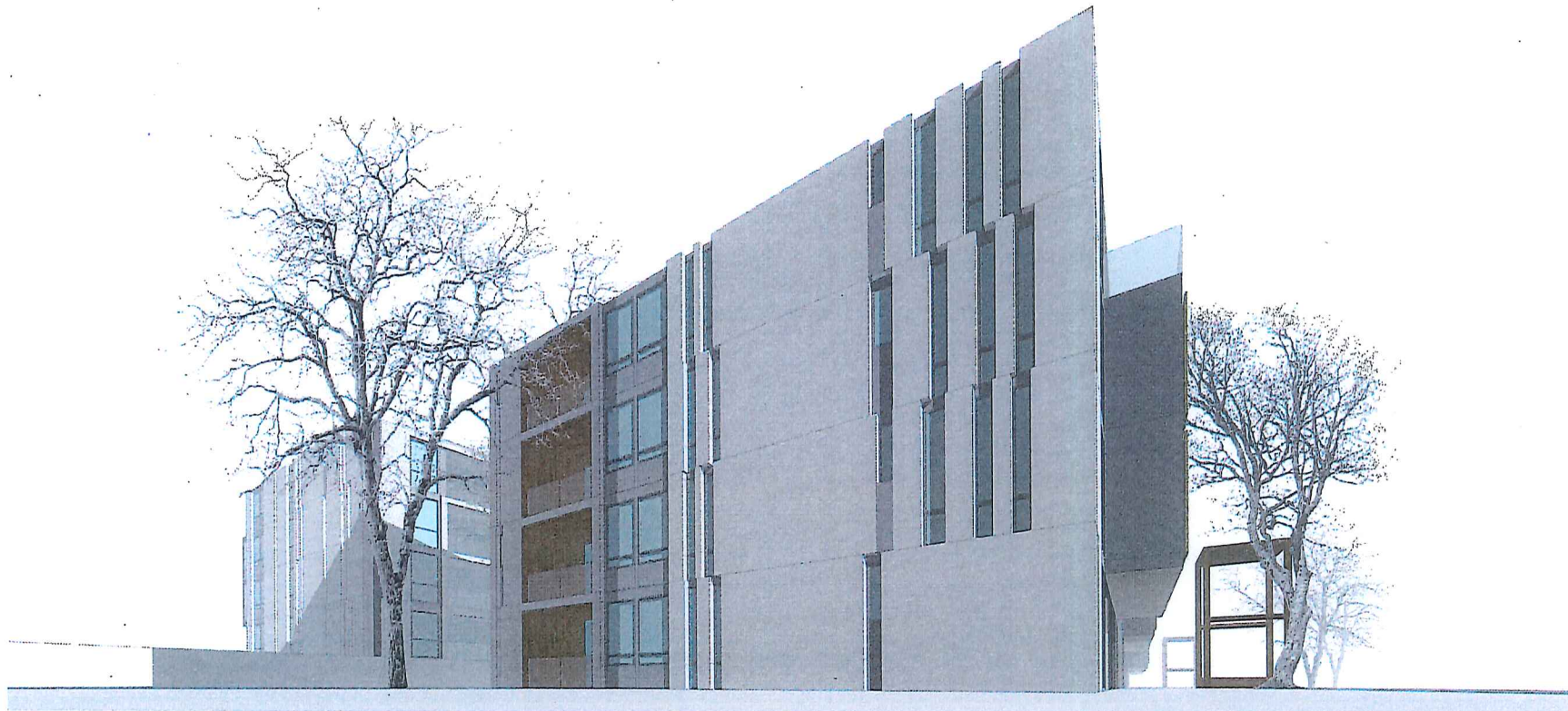
ARCHIDROME
SUITE #2, 25 MONTVILLI VDE, HORNSBY HEIGHTS, N.S.W. 2077 JANUVI@ARCHIDROME.NET

DWG NO.

A09-B

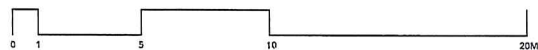
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



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DWG NO.
A09-C

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

REV - 1



PERSPECTIVE VIEWS

09.09.17



SCALE 1 : 50



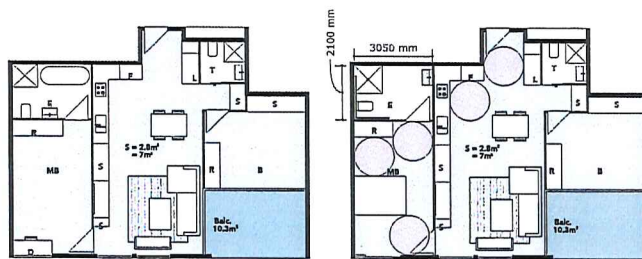
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SUITE 22, 25 MONTVILLY PDE, HORNSBY HEIGHTS, N.S.W. 2077 JANUVI@ARCHIDROME.NET

DWG NO.

A09-D

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

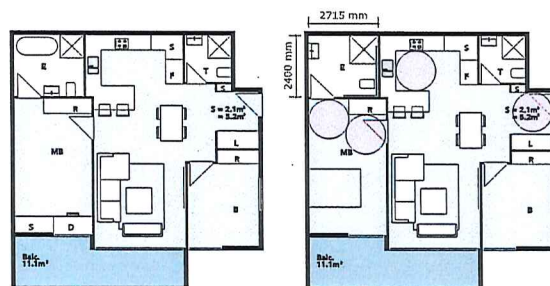
REV - 1



TYPE 1

PRE-ADAPTABLE UNIT

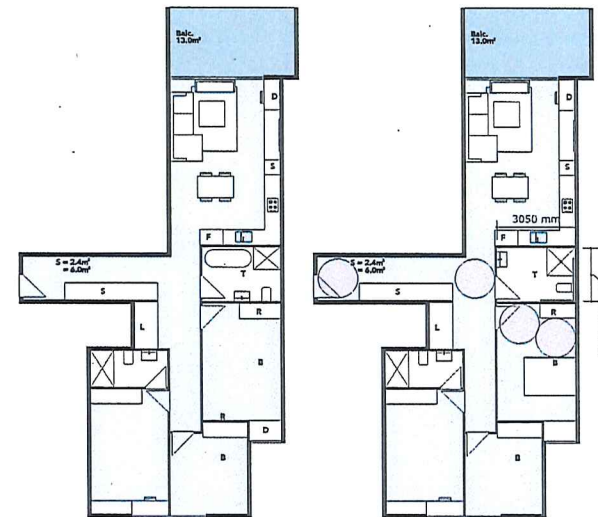
POST-ADAPTABLE UNIT



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 800 WIDE WORK-ZONE WITH NO JOINTRY BELOW

REFER FLOOR PLAN OF EACH LOT FOR IDENTIFICATION OF ADAPTABLE UNITS

NUMBER OF ADAPTABLE UNITS IN EACH LOT ARE:

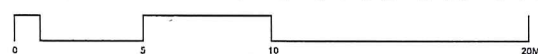
LOT 1 : 13 NOS

LOT 2: 13 NOS

LOT 3: 13 NOS

PRE & POST - ADAPTABLE APARTMENT LAYOUTS

09.09.17

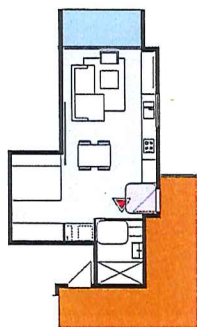


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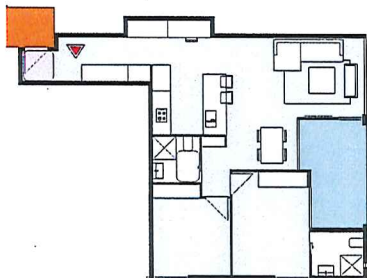


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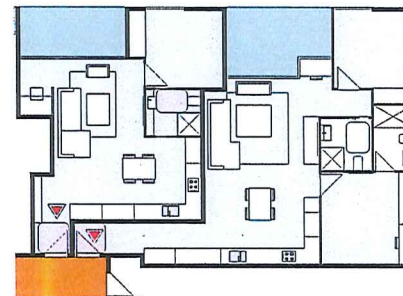
DWG NO.
A-10



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 PLAN FOR STREETSCAPE DESIGN & RFB LANDSCAPE DESIGN
4. DUTIES TO NEIGHBOUR OF LOT 1 SOLAR, AND CROSS VENTILATION ON DRAWING L1-403
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



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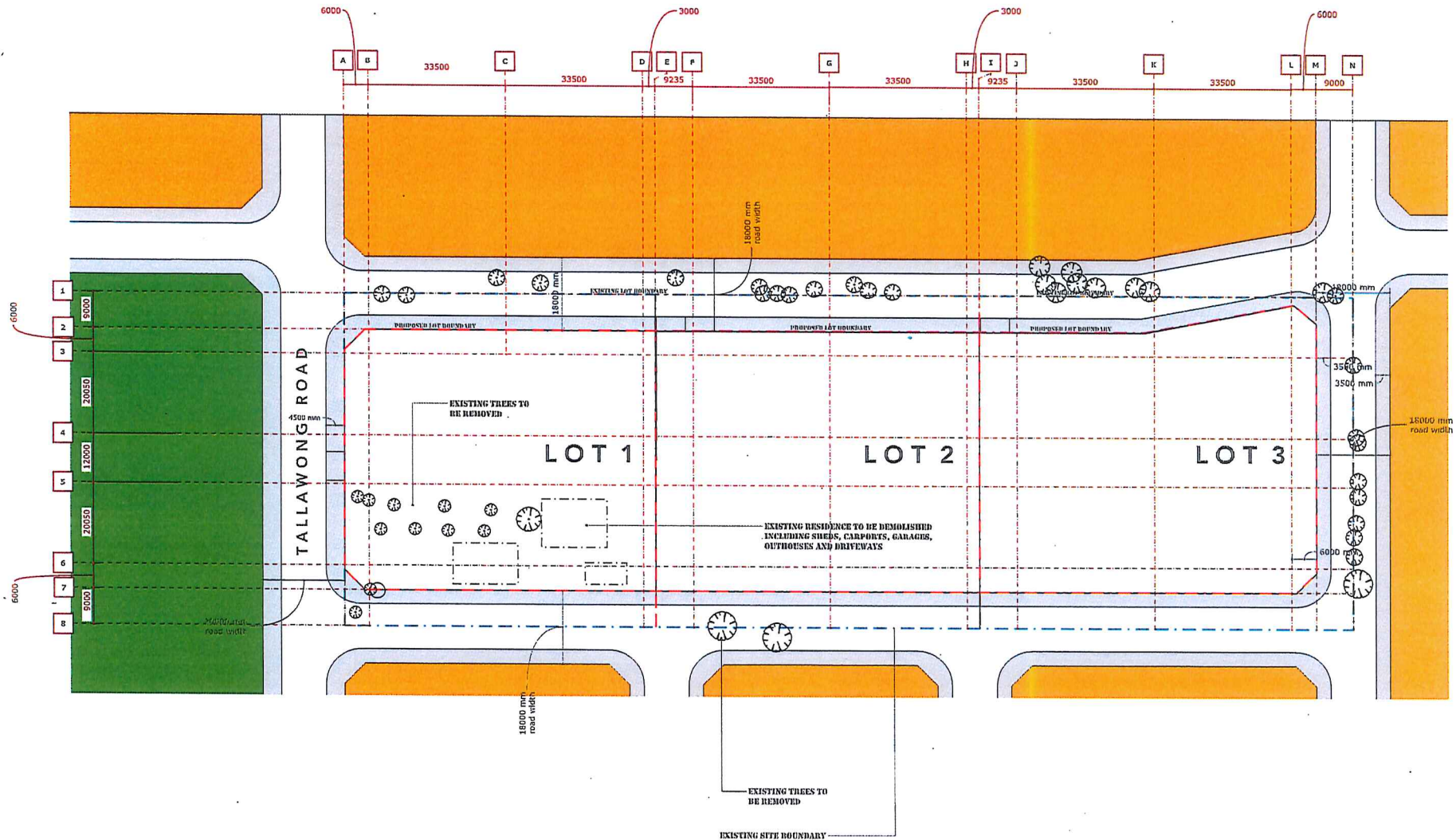
DWG NO.

A- 11

SCALE 1 : 100

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

REV - 1



PROPOSAL:

EXISTING RESIDENCE TO BE DEMOLISHED
INCLUDING SHEDS, CARPORTS, GARAGES,
OUTHOUSES AND DRIVEWAYS

TREES ARE TO BE REMOVED FOR PROPOSED
ROADWORKS & RFB

DEMOLITION PLAN

09.09.17



SCALE 1:1000 @ A3



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ARCHITECTURAL PLANS

PLANS	DWG NO	SCALE @A1	Title	LOT 2 Drawing number	Scale
LOT SUB-DIVISION PLAN	A-01	1:500	SITE PLAN/ GROUND FLOOR PLAN	L2-00	1:200
SITE ANALYSIS	A-02	1:500	FIRST FLOOR PLAN	L2-01	1:200
HEIGHT ANALYSIS PLAN - PART 1	A-03	1:500	SECOND FLOOR PLAN	L2-02	1:200
HEIGHT ANALYSIS PLAN - PART 2	A-04	1:500	THIRD FLOOR PLAN	L2-03	1:200
SHADOW DIAGRAMS	A-05	1:100	TERRACE PLAN	L2-04	1:200
MATERIAL & FINISHES	A-06	1:500	UPPER BASEMENT	L2-05	1:200
BUILDING SECTIONAL DETAIL	A-07	1:500	LOWER BASEMENT	L2-06	1:200
BUILDING CONSTRUCTION SYSTEM	A-08	1:100	COMMUNAL OPEN SPACE	L2-07	1:200
PHOTOMONTAGES	A-09A,B,C&D		Sections PART 1	L2-10	1:200
PRE & POST ADAPTABLE UNITS	A-10	1:100	Sections PART 2	L2-10A	1:200
LIVABLE UNIT DETAILS	A-11	1:100	Ramp SECTIONS	L3-10B	1:200
DEMOLITION PLAN	A12	1:500	Elevations PART 1	L2-20	1:200
			Elevations PART 2	L2-21	1:200
			DETAILED PLANS		
			Ground floor (Bldg A)	L2-A-00	1:100
			Ground floor (Bldg B)	L2-B-00	1:100
			First floor (Bldg A)	L2-A-01	1:100
			First floor (Bldg B)	L2-B-01	1:100
			Second floor (Bldg A)	L2-A-02	1:100
			Second floor (Bldg B)	L2-B-02	1:100
			Third floor (Bldg A)	L2-A-03	1:100
			Third floor (Bldg B)	L2-B-03	1:100

CONSULTANT PLANS AND REPORTS

DOCUMENT LIST
1 Statement of Environmental Effects
2 Landscape Plan Set
3 Acoustic Report
4 Bushfire Risk Implications
5 Site Assessment Report
6 Aboriginal Archeological Report
7 Deerubbin Local Council Report
8 Arboricultural Report
9 Waste Management Plan
10 Basic & Stamped plans
11 QS
12 Civil, Stormwater and Road Design
13 Traffic Report
14 CPTED
15 Access Report



RESIDENTIAL UNITS DISTRIBUTION						
Buildings		LOT 2				Grand Total
S No.	Level	Type of Units				
		5T	10	25	30	
Building A						
1	Ground floor	2	2	10	1	15
2	Level 1	2	2	10	2	16
3	Level 2	2	2	8	1	13
4	Level 3	2	2	10	3	17
Total		8	8	38	7	61
Building B						
1	Ground floor	2	2	10	2	16
2	Level 1	2	2	10	1	15
3	Level 2	2	2	10	1	15
4	Level 3	2	2	10	2	16
Total		8	8	40	6	62
Grand total		16	16	78	13	123

ADAPTABLE UNITS					
Buildings		LOT 2			
S No.	Level	Total Units	Adaptable Unit No.	Total Adaptable Units	% of Adaptable Units
Building A					
1	Ground floor	61	E7	5	
2	Level 1		E7, W7	2	
3	Level 2		E7	1	
4	Level 3		E7	1	
Building B		62		8	
1	Ground floor		W1A, E8	3	
2	Level 1		W1A, E8	2	
3	Level 2		W1A, E8	2	
4	Level 3		W1A, E8	2	
TOTAL UNITS		123		13	10.57%
NOTE: All the adaptable units are also livable.					

LIVABLE UNITS					
Buildings		LOT 2			
Sno.	Level	Total Units	Livable Unit No.	Total Livable Units	% of Livable Units
Building A		61		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	1	
Building B		62		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		123		22	17.88%

COVER PAGE

SITE: LOT 2, 84 TALLAWONG ROAD, ROUSE HILL

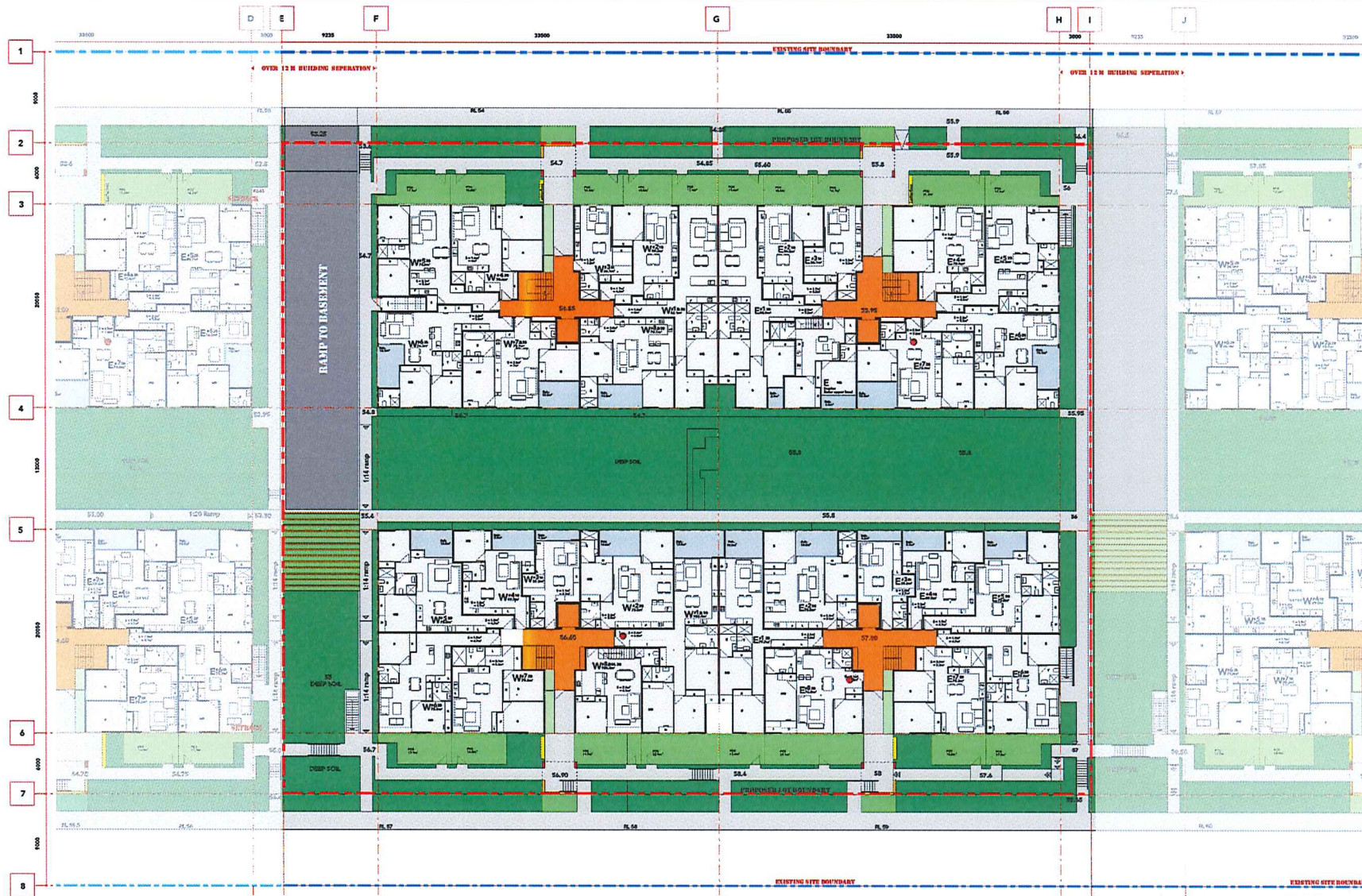
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DWG NO.

L2 - C



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTES:
 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 RPS LANDSCAPE DESIGN

LOT 2 - SITE/GROUND FLOOR PLAN

09.09.17

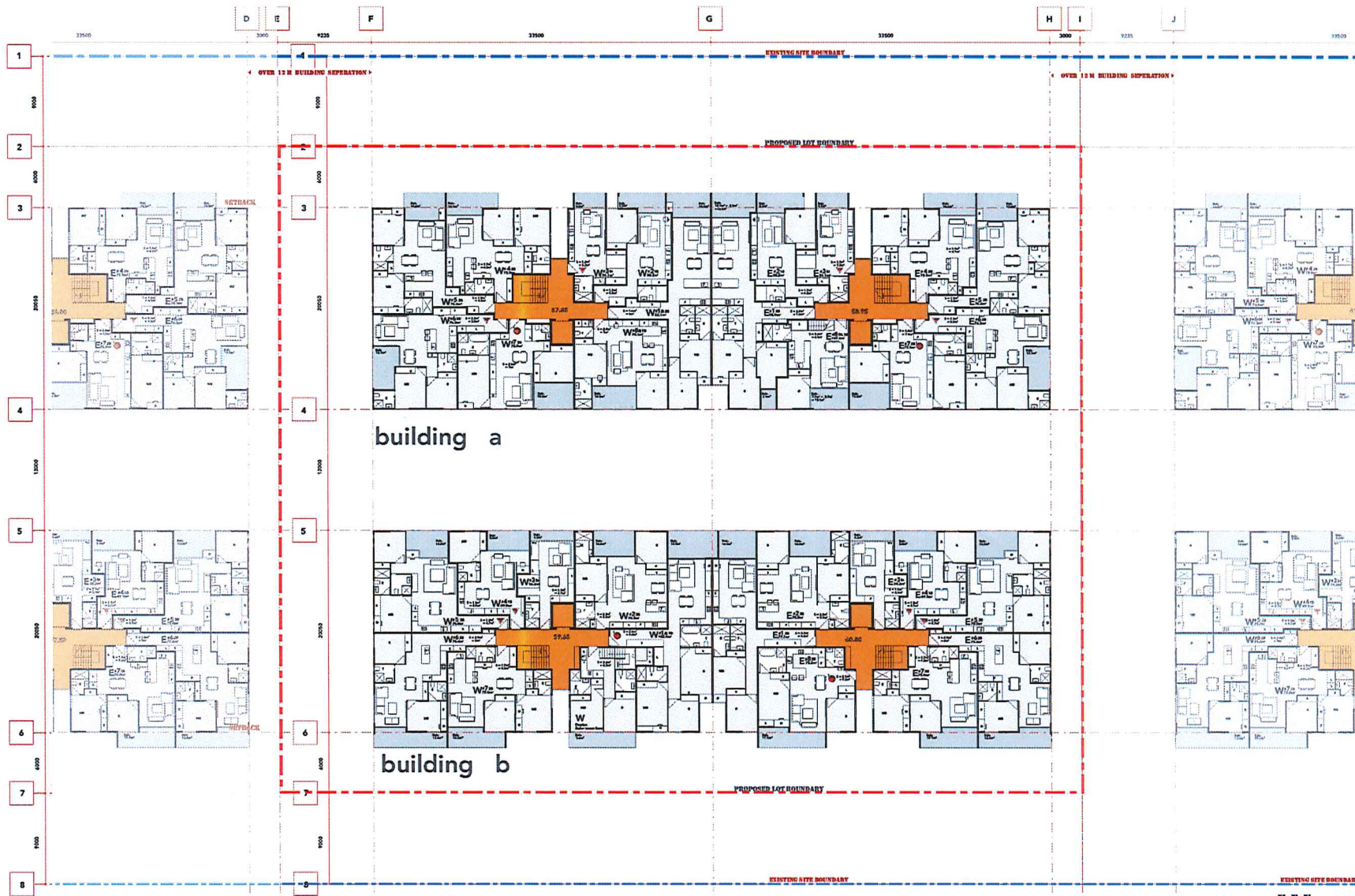


SCALE 1 : 200



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DWG NO.
L2-00



building a

building b

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 2 - LEVEL 1 PLAN
09.09.17



SCALE 1 : 200

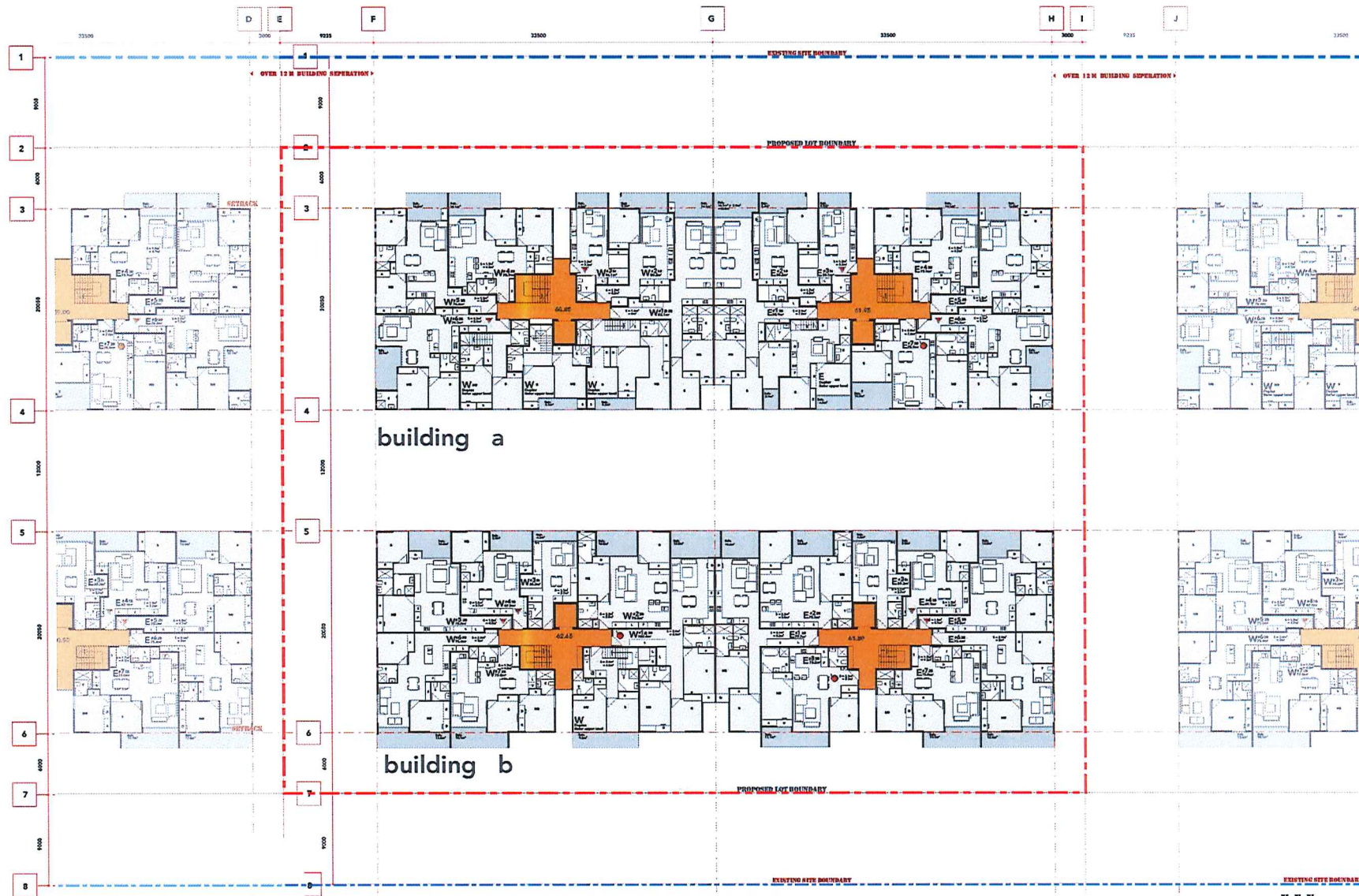


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DWG NO.
L2-01

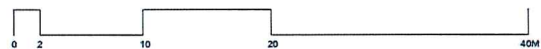
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



LOT 2 - LEVEL 2 PLAN

09.09.17



SCALE 1 : 200

KEY

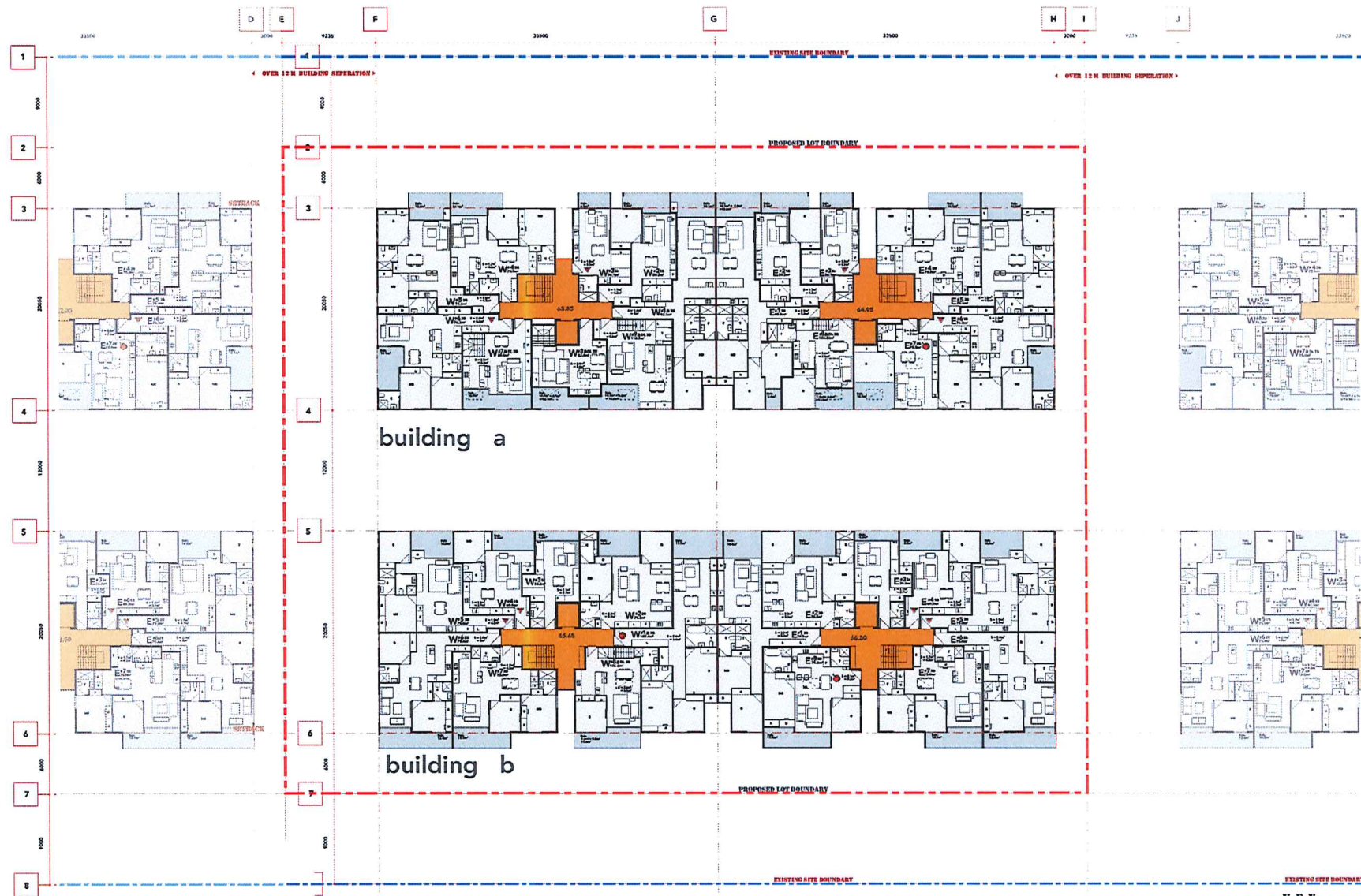
-  ACCESSIBLE UNITS
-  LIVABLE UNITS

NOTE:
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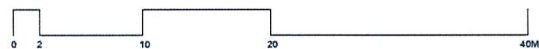
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DWG NO.
L2-02



LOT 2 - LEVEL 3 PLAN

09.09.17

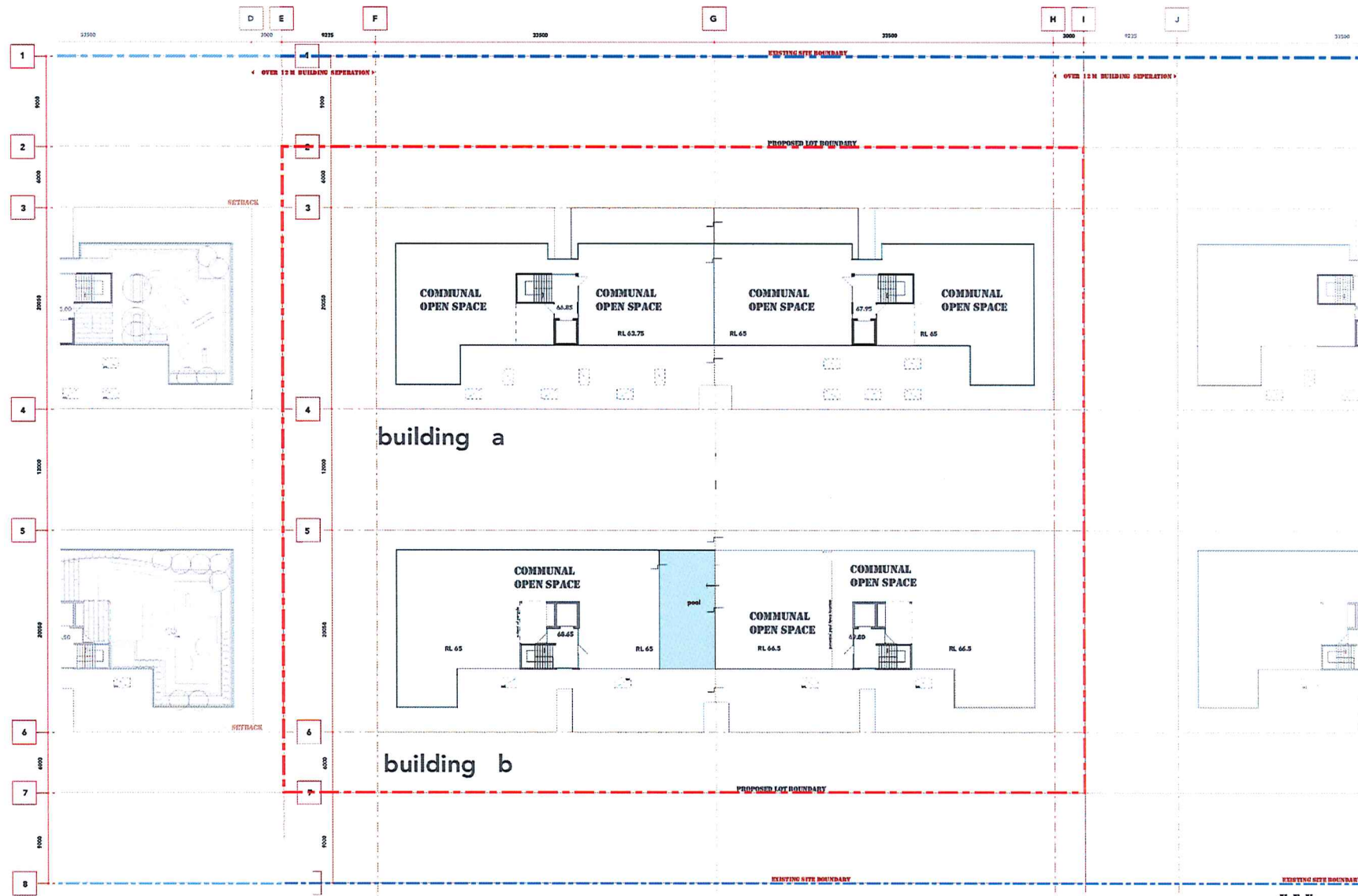


SCALE 1 : 200



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DWG NO.
L2-03



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 RPS LANDSCAPE DESIGN

LOT 2 - ROOF PLAN 09.09.17



SCALE 1 : 200

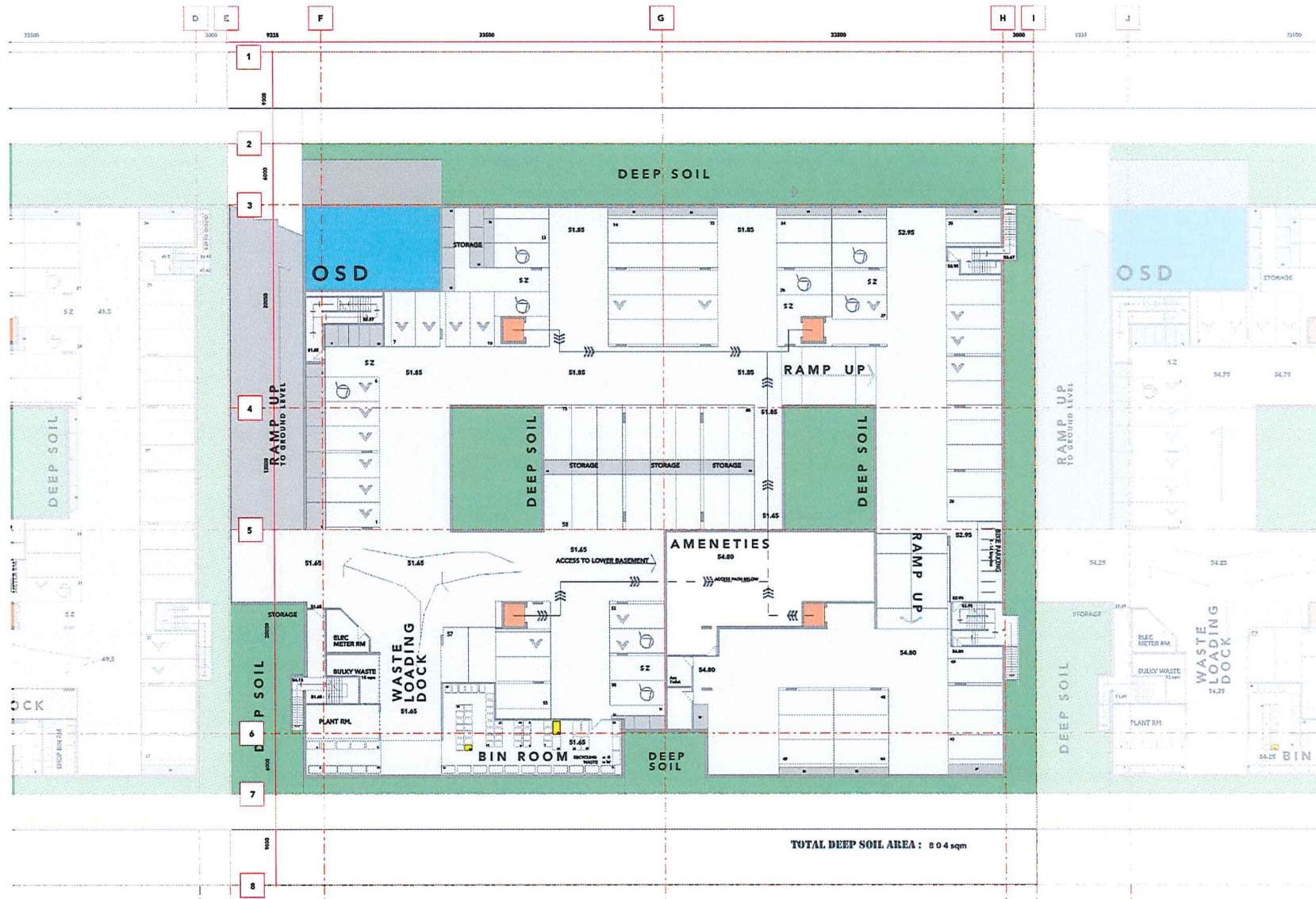


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DWG NO.
L2-04

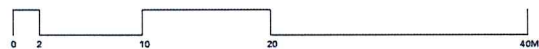
84 TALLAWONG RD, ROUSE HILL, NSW 2155 | PROPOSED RFB DEVELOPMENT

REV - 1



PROPOSED LOT 2 - UPPER BASEMENT

09.09.17



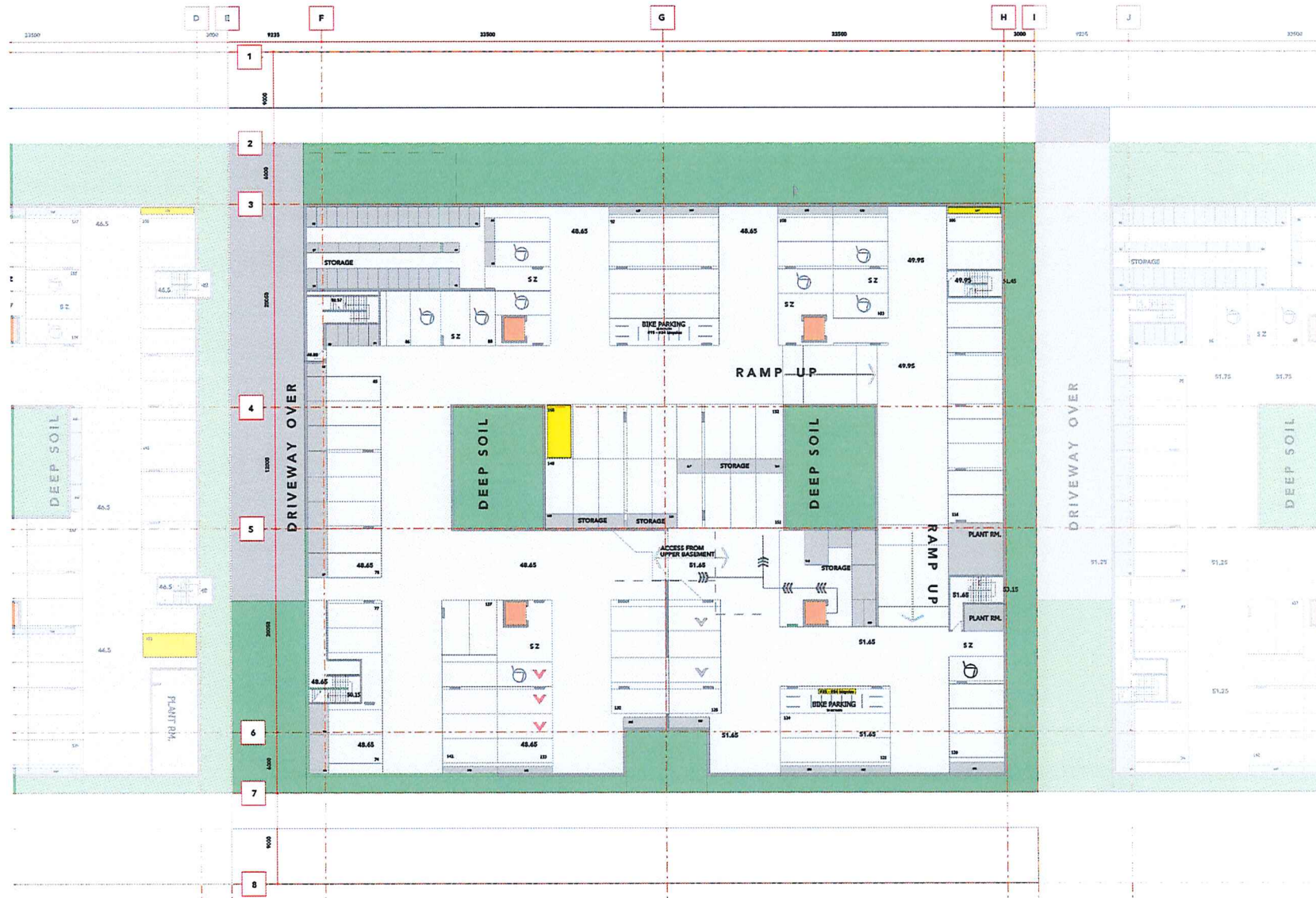
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REFER TO TRAFFIC REPORT, INCLUDING APPENDIX WITH TRUCK TURNING AND RAMP CHECKS.



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DWG NO.
L2- 05



PROPOSED LOT 2 - LOWER BASEMENT

09.09.17



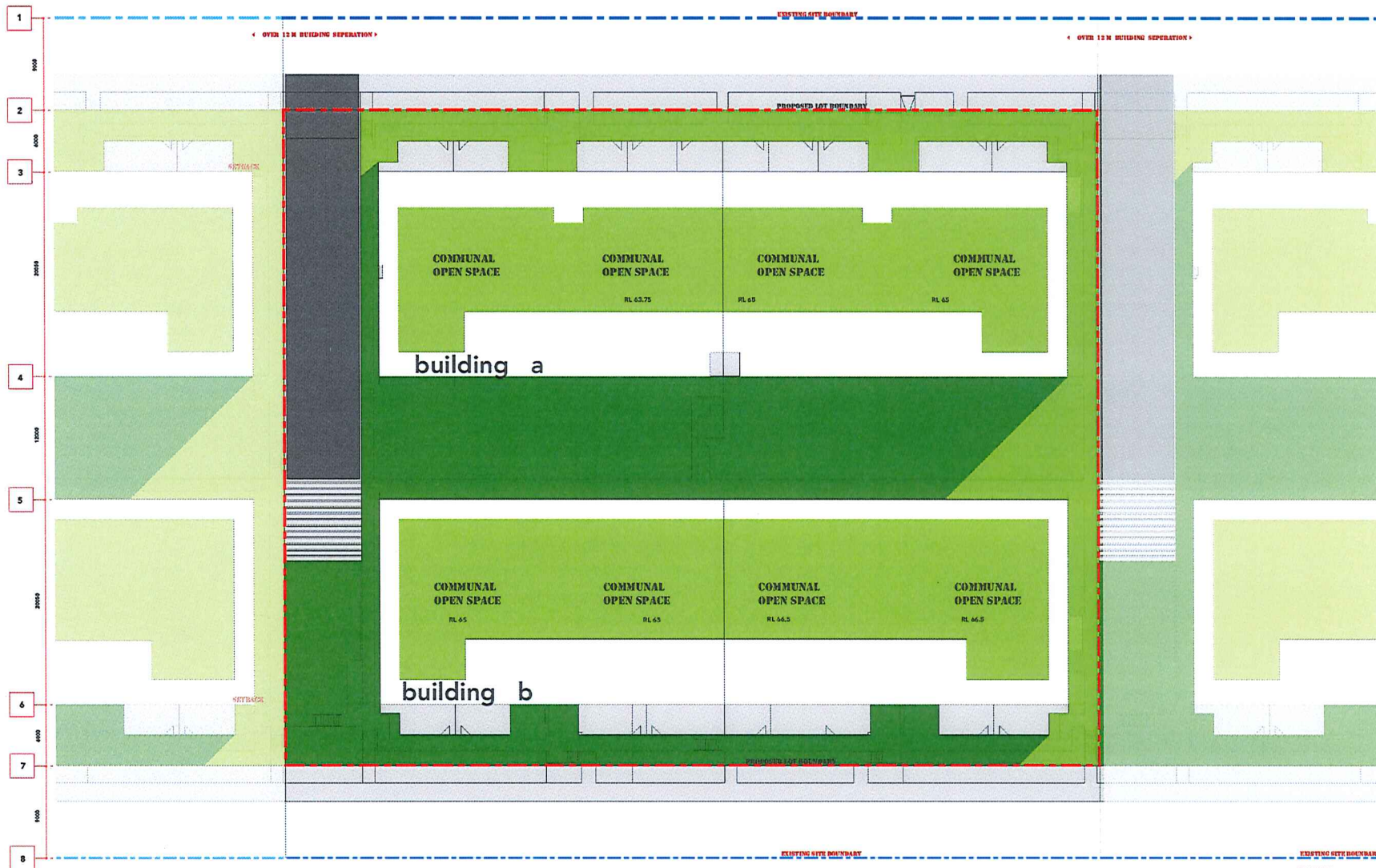
SCALE 1 : 200

REFER TO TRAFFIC REPORT, INCLUDING APPENDIX WITH TRUCK TURNING AND RAMP CHECKS.



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DWG NO.
L2- 06



COMMUNAL OPEN SPACE AT GROUND LEVEL: 1750 sqm
COMMUNAL OPEN SPACE OVER BLD. A & B: 1485 sqm
TOTAL C.O.S.: 3235 sqm

COS RECEIVING 2 HOURS OF SUNLIGHT
AT GROUND: 515 sqm
OVER BUILDING A & B: 1485 sqm
2017 sqm

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

KEY

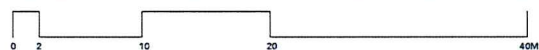
- ACCESSIBLE UNITS
- LIVABLE UNITS

COI

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 2 - COMMUNAL OPEN SPACE

09.09.17

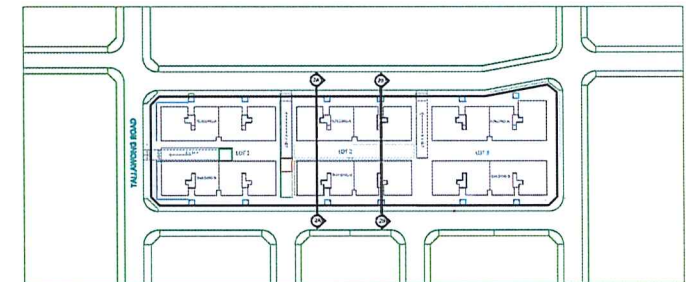
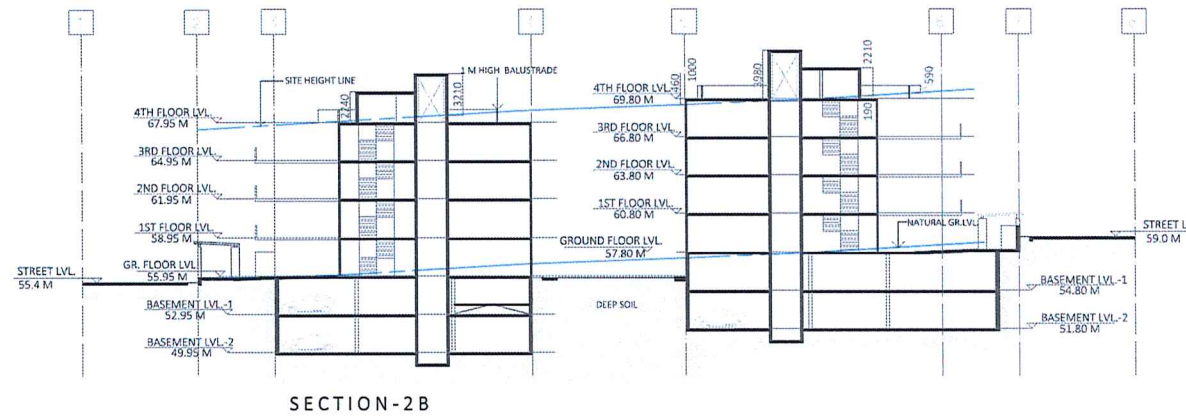
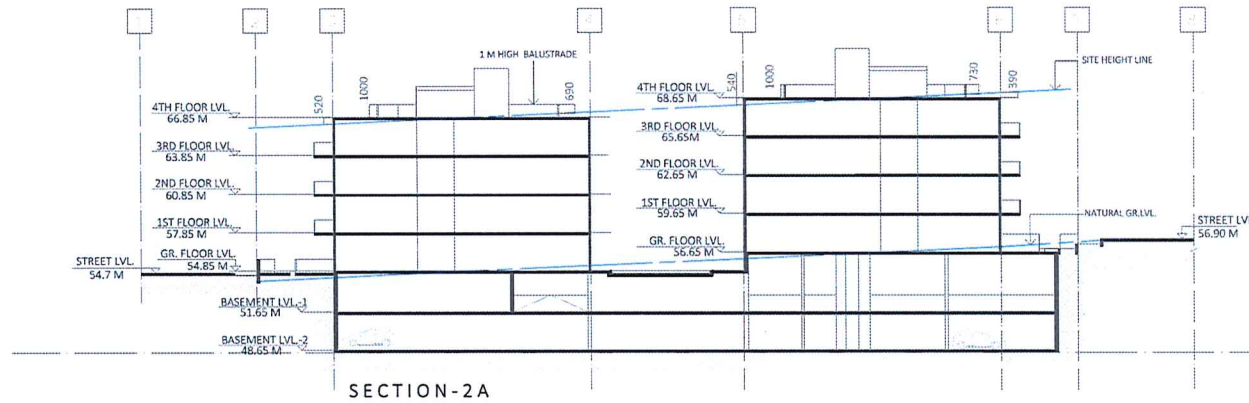


SCALE 1 : 200



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DWG NO.
L2-07



PROPOSED LOT 2 - SECTIONS

07.08.17

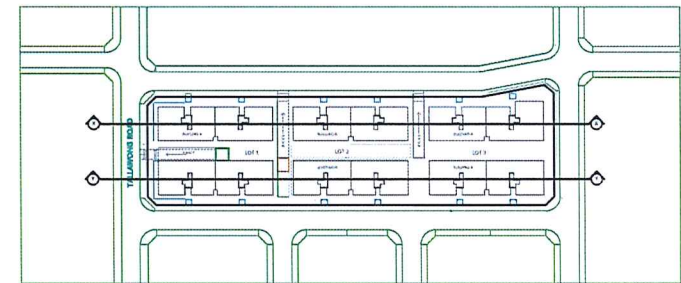
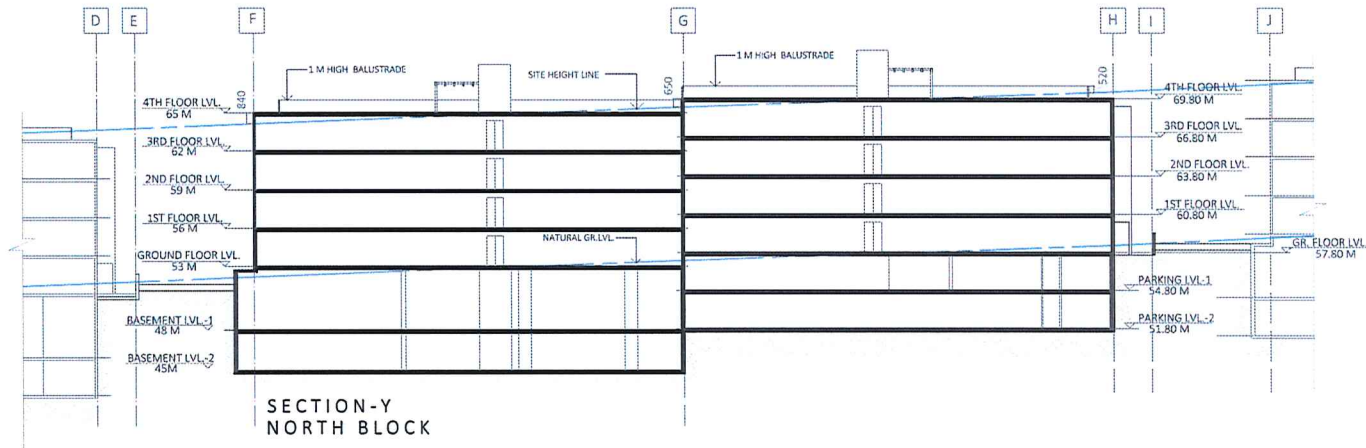
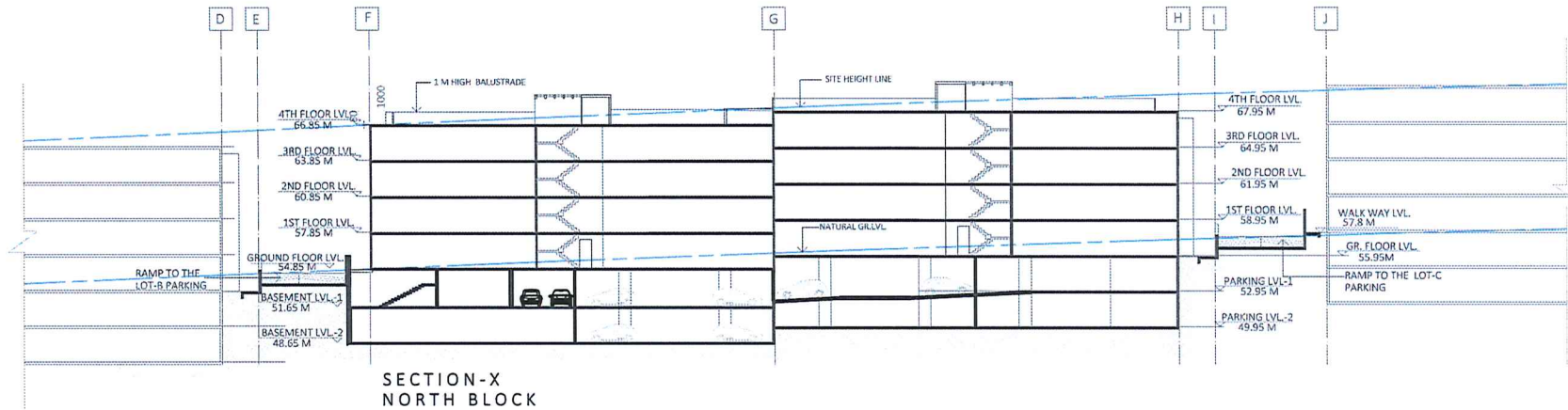


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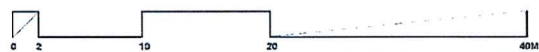
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DWG NO.
L2- 10



PROPOSED LOT 2 - SECTIONS

07.08.17



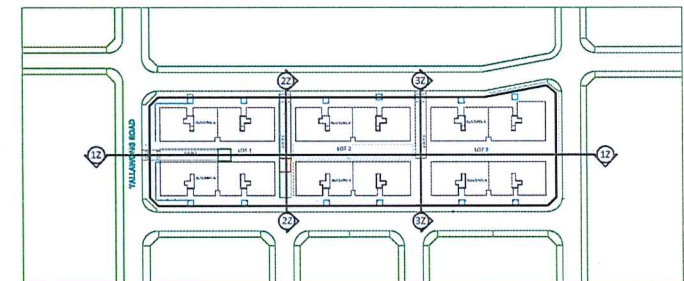
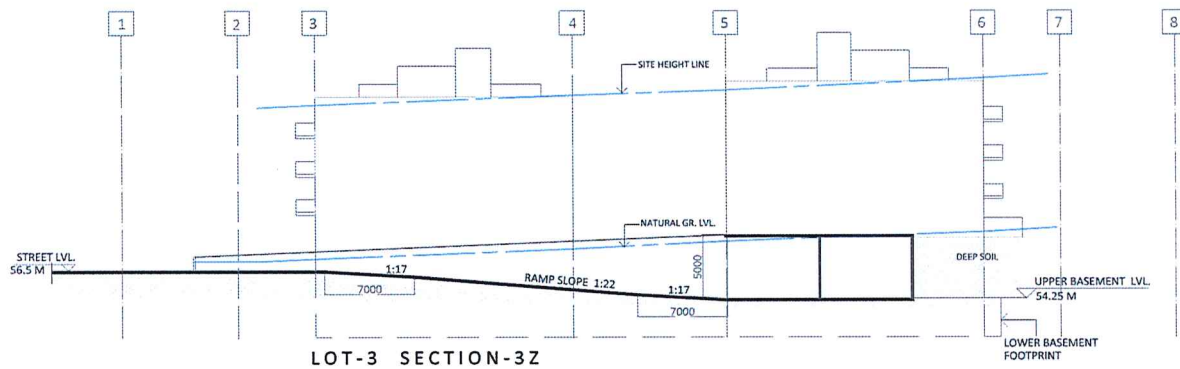
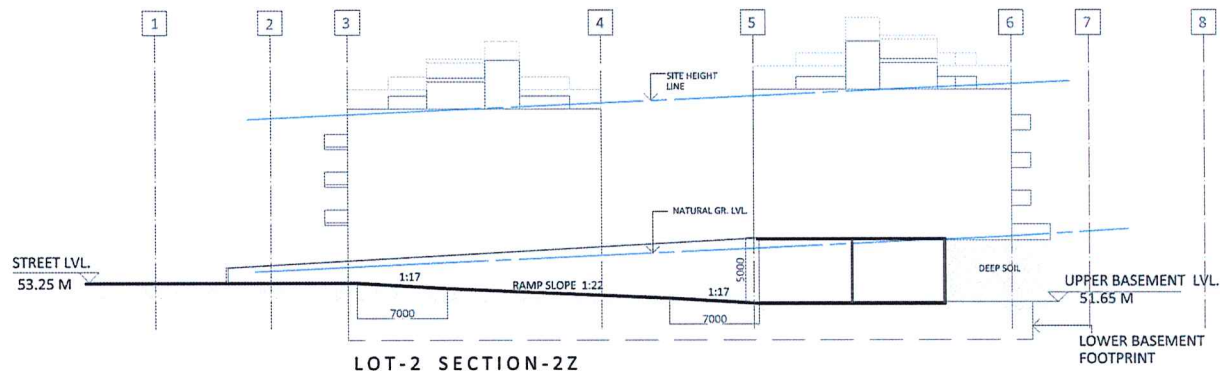
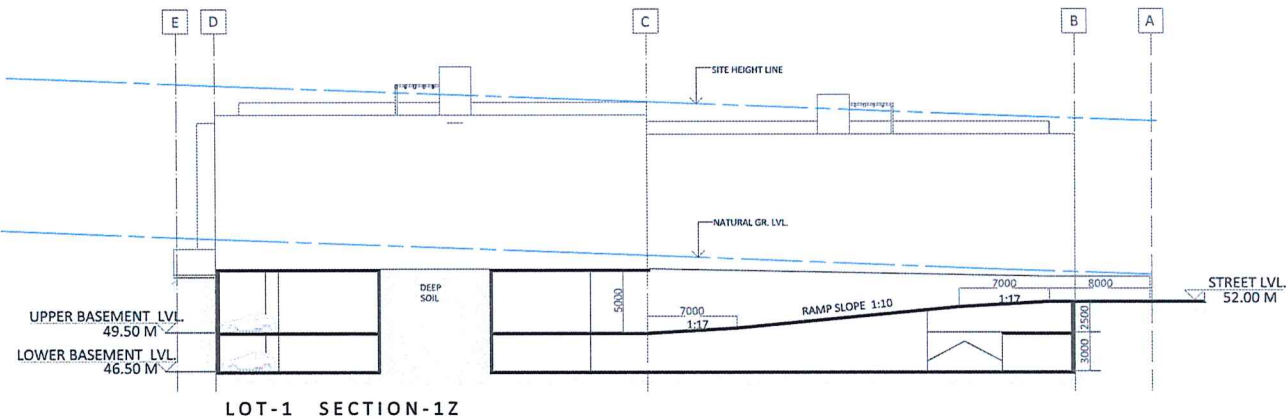
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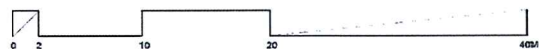
DWG NO.

L2-10 A



PROPOSED LOT-1, 2, 3 RAMP SECTION

07.08.17



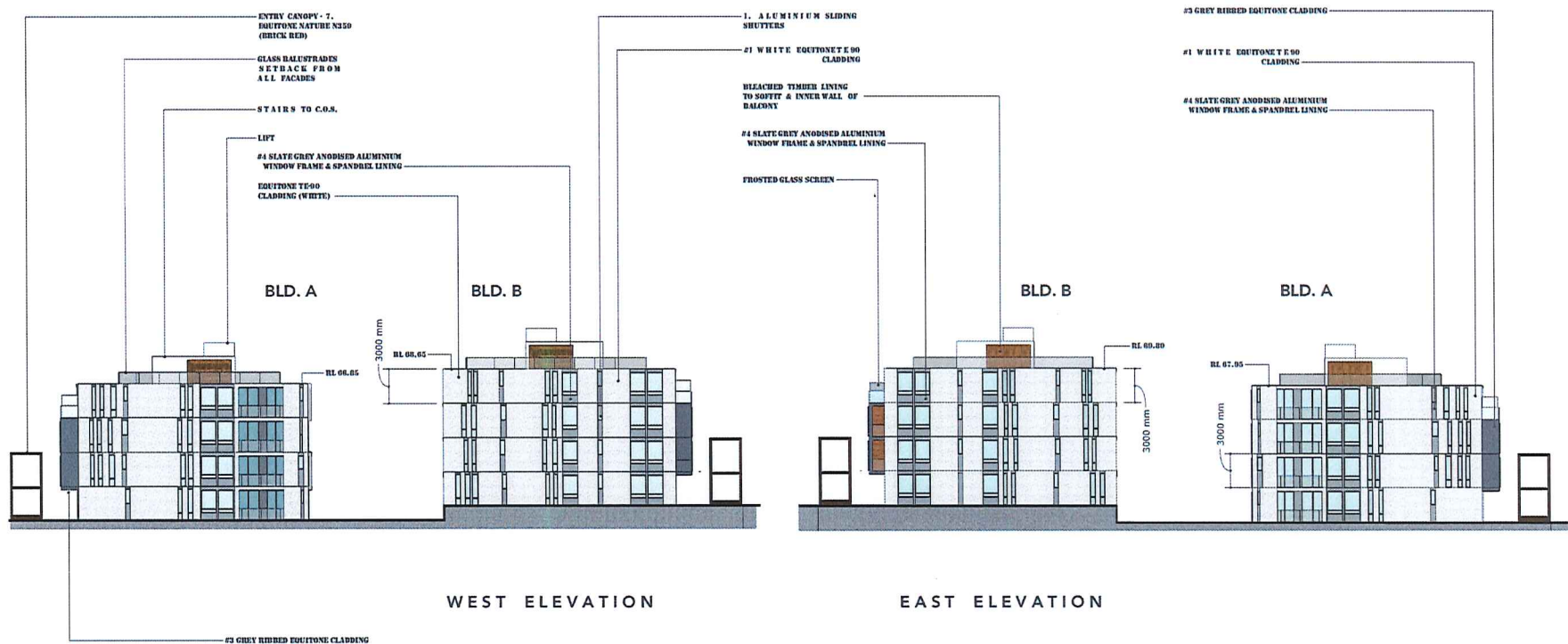
SCALE 1 : 200



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DWG NO.

L3-10 B



PROPOSED LOT 2 - ELEVATIONS

09.09.17



SCALE 1 : 200



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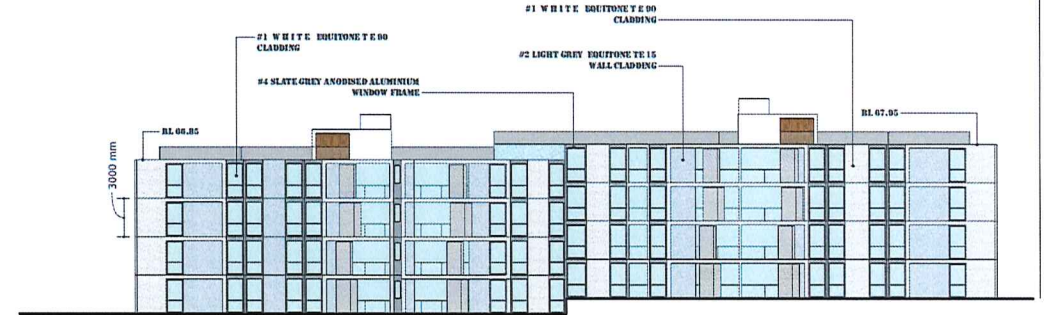
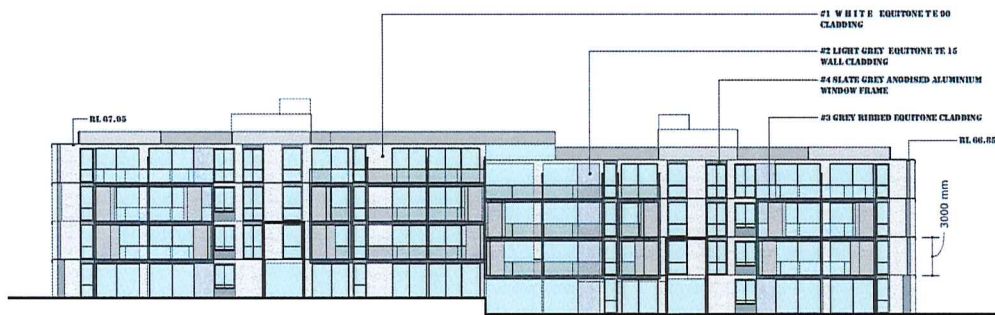
L2 - 20

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

REV - 1

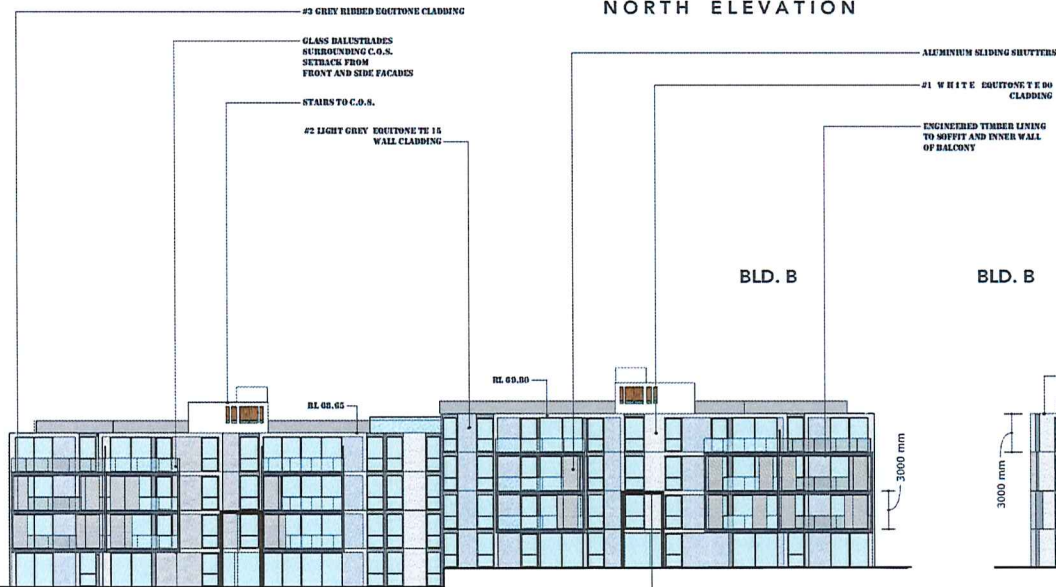
BLD. A

BLD. A



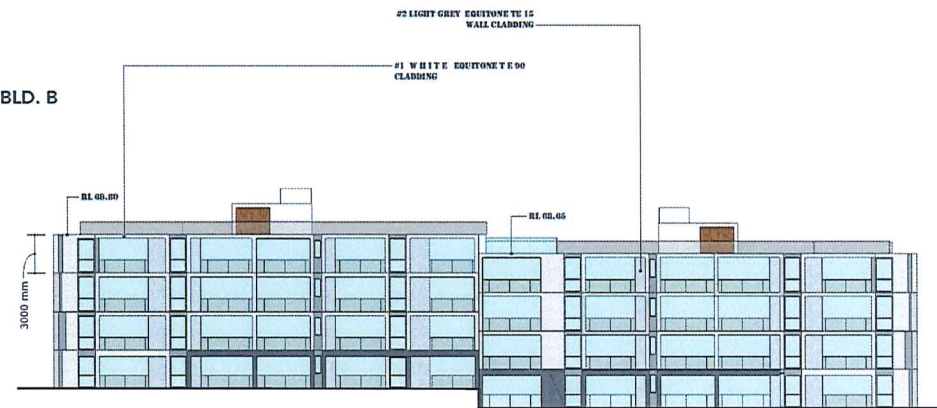
NORTH ELEVATION

SOUTH ELEVATION (facing central courtyard)



BLD. B

BLD. B

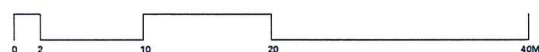


SOUTH ELEVATION

NORTH ELEVATION (facing central courtyard)

PROPOSED LOT 2 - ELEVATIONS

09.09.17



SCALE 1 : 200



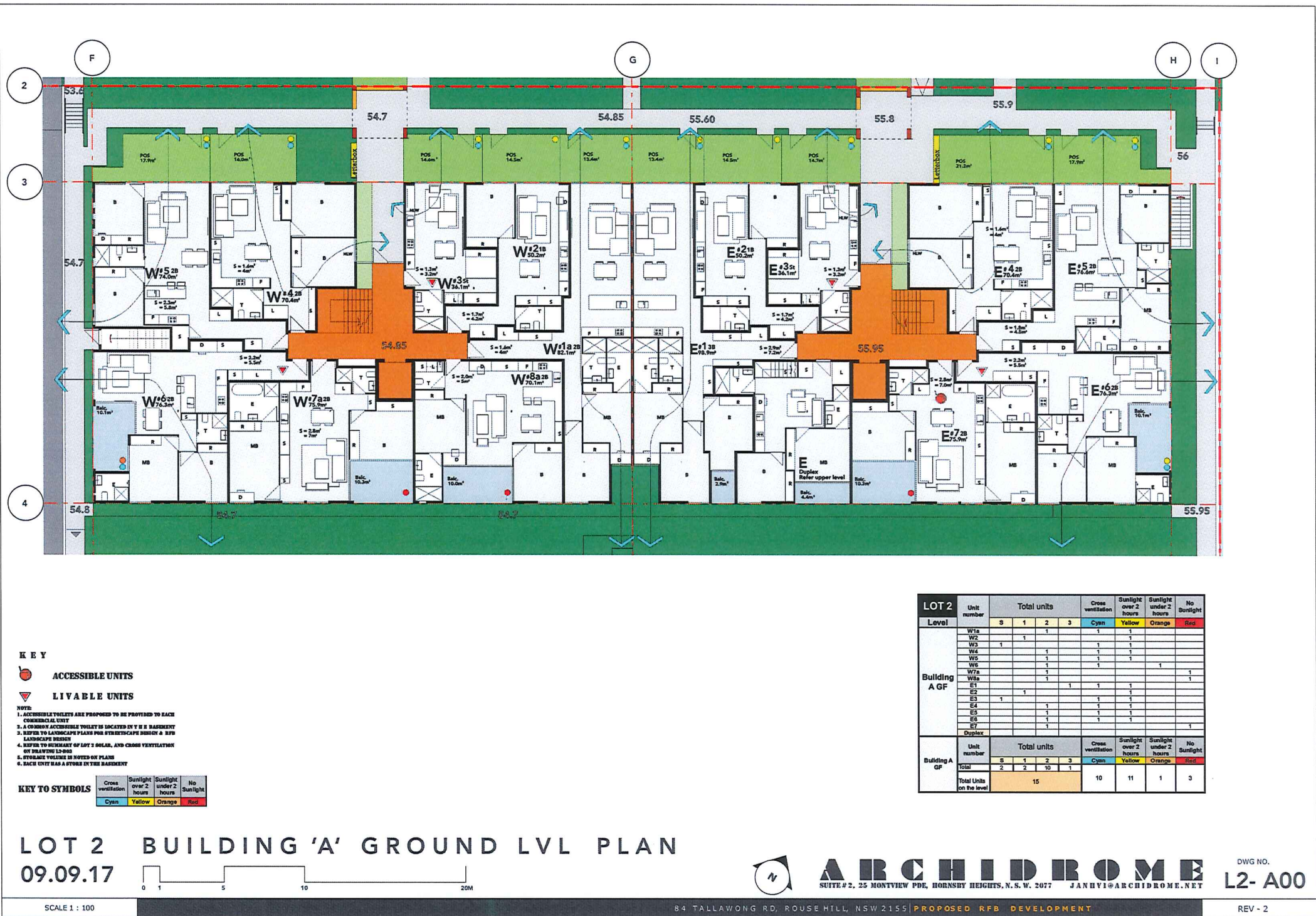
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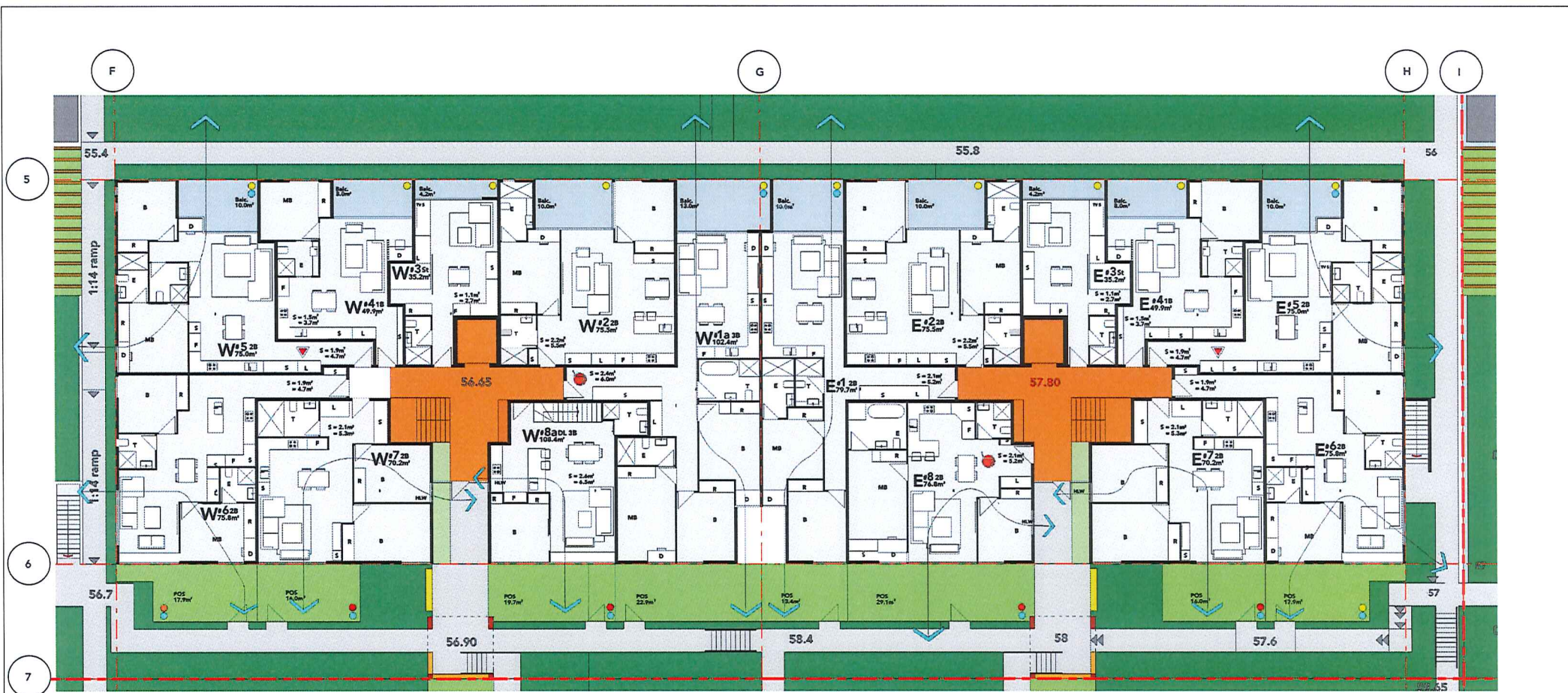
DWG NO.

L2 - 21

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 & RPD LANDSCAPE DESIGN
4. REFER TO SCHEDULE OF LOT 2 DOORS, AND CROSS VENTILATION OF DRAWING L2-B00
5. STORAGE VOLUMES IN NOTED ON PLANS
6. EACH UNIT HAS A STORE IN THE BASEMENT

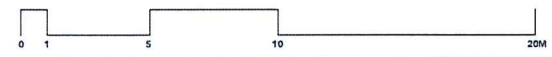
KEY TO SYMBOLS

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

LOT 2		Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level		5	1	2	3	Cyan	Yellow	Orange	Red	
Building B GF	W1A				1	1				
	W2			1			1			
	W3	1					1			
	W4		1				1			
	W5					1	1			
	W6			1				1		
	W7			1		1				
	W8								1	
	W9				1	1				
	E1		1			1	1			
	E2		1				1			
	E3	1								
	E4		1							
	E5			1		1	1			
	E6					1	1			
E7								1		
E8		1				1				
Building B GF	Unit number	5	1	2	3	Cyan	Yellow	Orange	Red	
	Total	2	2	10	2					
	Total Units on the level	16				10	11	1	4	

LOT 2 BUILDING 'B' GROUND LVL PLAN

09.09.17

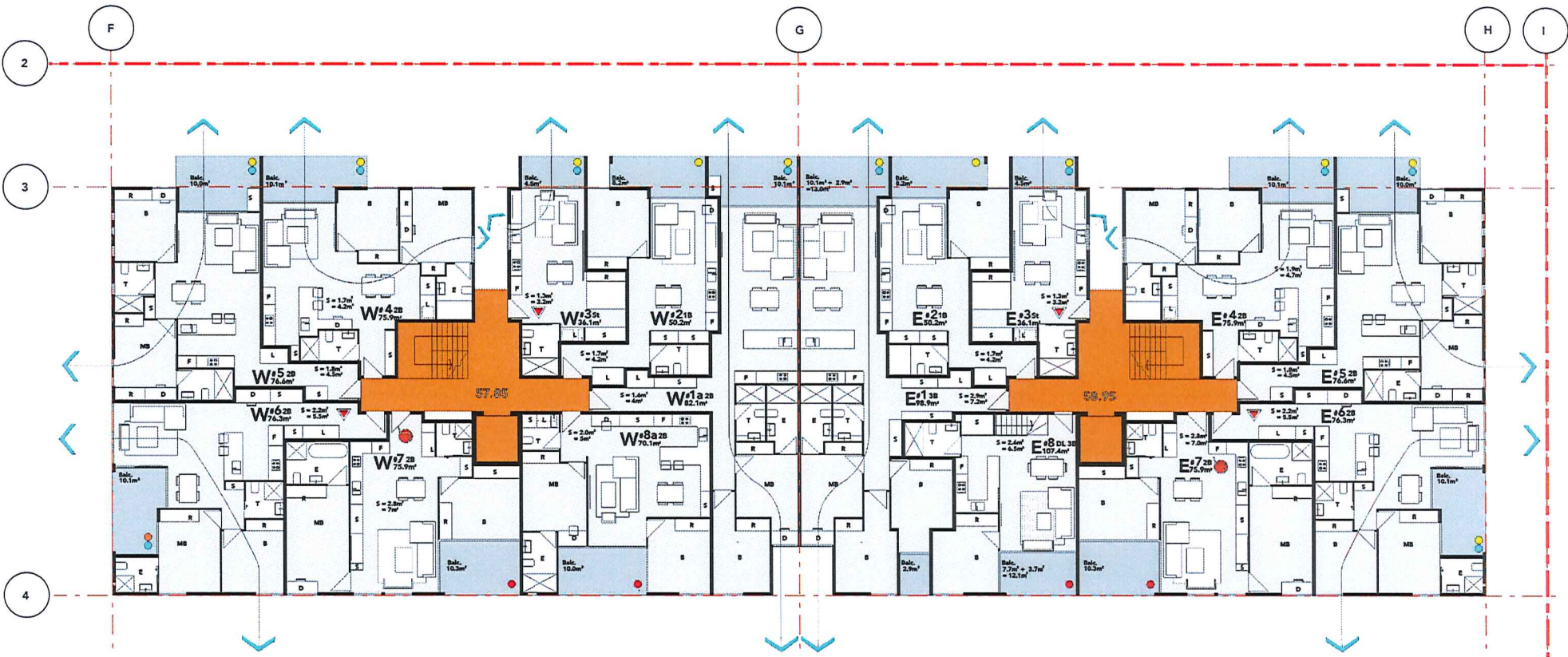


SCALE 1 : 100



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DWG NO.
L2- B00



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTE:
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 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RPD LANDSCAPE DESIGN
 4. REFER TO SURVEY OF LOT 2 SOLAR, AND CROSS VENTILATION ON DRAWING L2-003
 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 2		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	5	1	2	3	Cyan	Yellow	Orange	Red
Building A Level 1	W1a								
	W2	1	1			1	1		
	W3					1	1		
	W4					1	1		
	W5					1	1		
	W6					1	1		
	W7					1	1		
	W8					1	1		
	E1					1	1		
	E2	1	1			1	1		
Building B Level 1	E3					1	1		
	E4					1	1		
	E5					1	1		
	E6					1	1		
	E7					1	1		
	E8					1	1		
	E9					1	1		
	E10					1	1		
	E11					1	1		
	E12					1	1		
Total Units on the level		2	2	10	2	10	11	1	4

LOT 2 BUILDING 'A' LVL-1 PLAN

09.09.17



SCALE 1 : 100



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DWG NO.
L2-A01



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

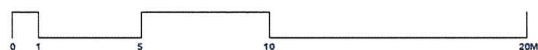
- NOTES
1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RPS LANDSCAPE DESIGN
 4. REFER TO SCHEDULE OF LOT 3 DEEDS, AND CROSS VENTILATION ON DRAWING L2-B03
 5. STORMWATER VOLUMES IN NOTES 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 2		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building B Level 1	W1a					1	1		
	W2					1	1		
	W3	1					1		
	W4		1				1		
	W5			1			1		
	W6				1			1	
	W7					1	1		1
	E1		1				1		
	E2			1			1		
	E3	1					1		
Building B Level 1	E4						1		
	E5		1				1		
	E6			1			1		
	E7				1		1		1
	E8					1	1		
	Duplex								
Building B Level 1	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
	Total	2	2	10	1	Cyan	Yellow	Orange	Red
Total Units on the level		15				9	11	1	3

LOT 2 BUILDING 'B' LVL-1 PLAN

09.09.17

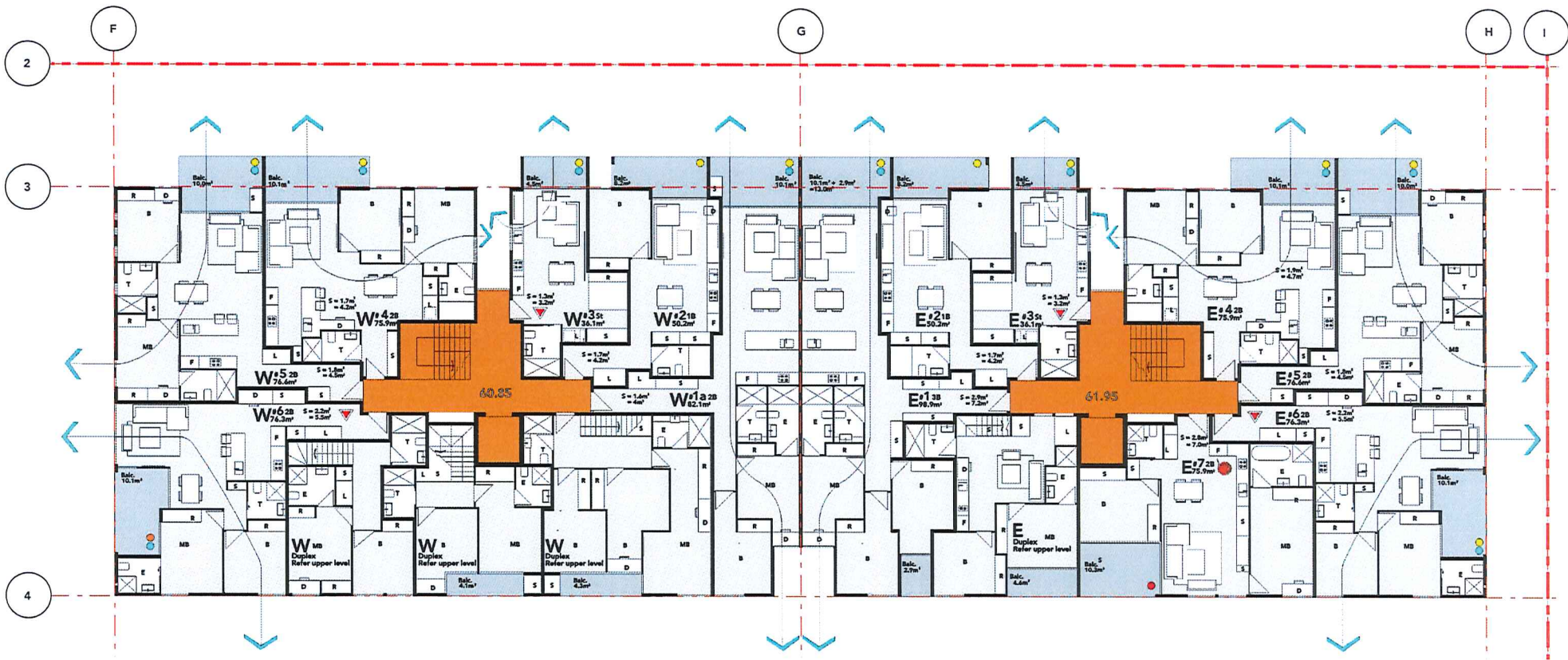


SCALE 1 : 100



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DWG NO.
L2- B01



KEY

- ACCESSIBLE UNITS
- LIVABLE UNITS

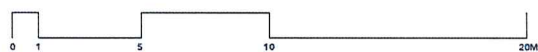
NOTE:
 1. ACCESSIBLE TOILETS ARE PROPOSED TO BE PROVIDED TO EACH COMMERCIAL UNIT
 2. A COMMON ACCESSIBLE TOILET IS LOCATED IN THE BASEMENT
 3. REFER TO LANDSCAPE PLANS FOR STREETSCAPE DESIGN & RPD LANDSCAPE DESIGN
 4. REFER TO RETAILMENT OF LOT 2 DRAIN, AND CROSS VENTILATION OF DRAWING L2-R03
 5. FURNITURE 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 2		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	S	1	2	3	Cyan	Yellow	Orange	Red
Building A Level 2	W1a		1	1		1	1		
	W2								
	W3	1				1	1		
	W4			1					
	W5			1		1	1		
	W6			1		1			1
	E1				1		1		
	E2		1						
	E3	1				1	1		
	E4			1			1		
	E5			1			1		
	E6			1			1		
Building A Level 2	4 Dp upper								1
	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
		S	1	2	3	Cyan	Yellow	Orange	Red
	Total	2	2	8	1				
Total Units on the level		13				10	11	1	1

LOT 2 BUILDING 'A' LVL-2 PLAN

09.09.17



SCALE 1 : 100



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DWG NO.
L2- A02



KEY

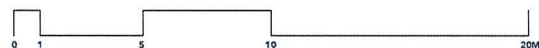
- ACCESSIBLE UNITS
- LIVABLE UNITS

NOTES:
 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 & RPD LANDSCAPE DESIGN
 4. REFER TO SUMMARY OF LOT 2 SOLAR, AND CROSS VENTILATION OF DRAWING L2-B02
 5. STORAGE VOLUMES AS NOTED ON PLANS
 6. EACH UNIT HAS A STORE IN THE BASEMENT

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

LOT 2		Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level	Unit number	1	2	3	4	Cyan	Yellow	Orange	Red
Building B Level 2	W1a		1	1	1				
	W2		1	1	1				
	W3	1							
	W4		1						
	W5		1						
	W6		1						
	W7		1						
	E1		1						
	E2		1						
	E3	1							
Building B Level 2	E4		1						
	E5		1						
	E6		1						
	E7		1						
	E8		1						
	Duplex								
	Total	8	1	2	3	Cyan	Yellow	Orange	Red
	Total Units on the level	2	2	10	1				

LOT 2 BUILDING 'B' LVL-2 PLAN
 09.09.17

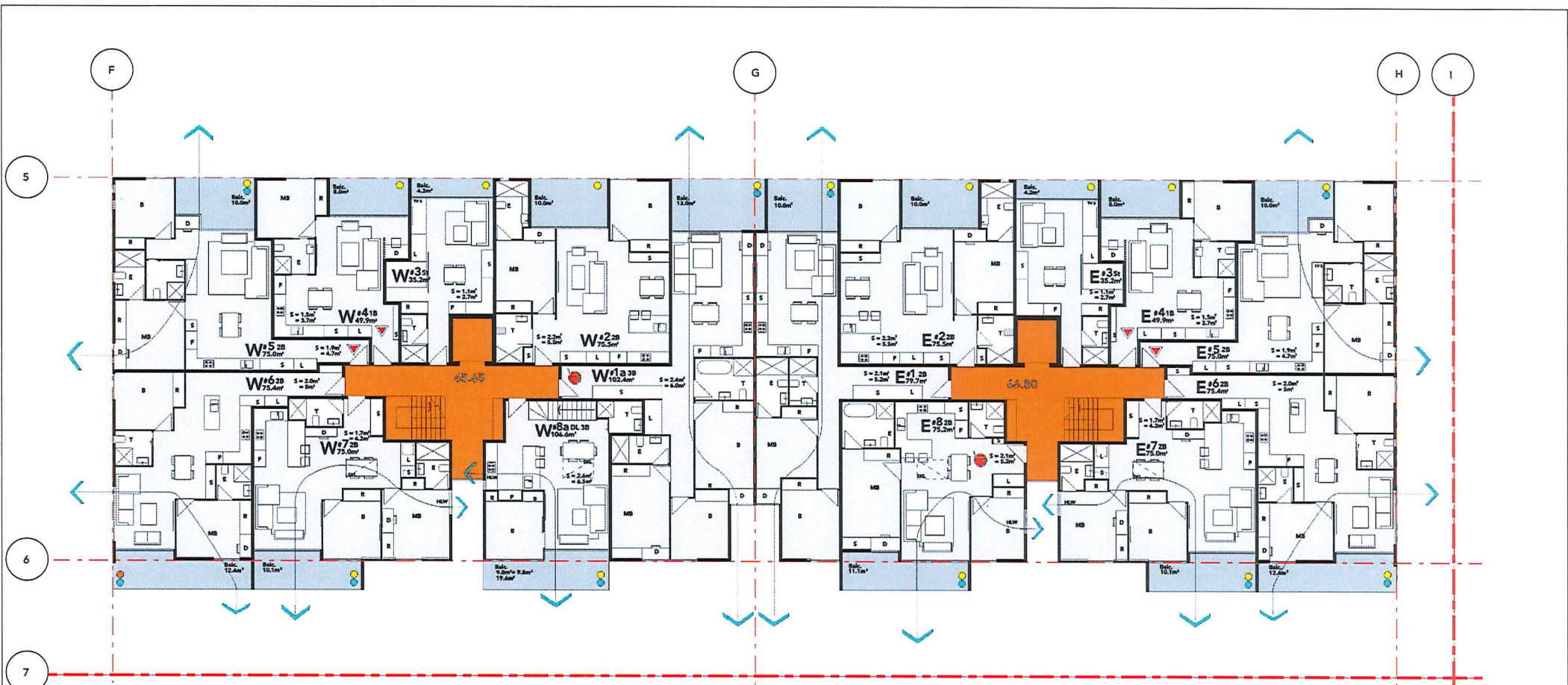


SCALE 1 : 100



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DWG NO.
L2-B02



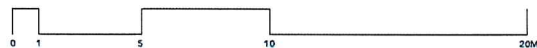
KEY

- 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 SUMMARY OF LOT 2 SOLID, AND CROSS VENTILATION OR DRAWING L2-B03.
 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 2 BUILDING 'B' LVL-3 PLAN 09.09.17



SCALE 1 : 100

LOT 2	Unit number	Total units				Cross ventilation	Sunlight over 2 hours	Sunlight under 2 hours	No Sunlight
Level		8	1	2	3	Cyan	Yellow	Orange	Red
Building B Level 3	W1a			1	1				
	W2			1	1				
	W3	1	1						
	W4			1	1				
	W5			1	1				
	W6			1	1				
	W7			1	1				
	W8a			1	1				
	E1			1	1				
	E2			1	1				
	E3	1	1						
	E4			1	1				
	E5			1	1				
	E6			1	1				
Building B Level 3	E7			1	1				
	E8			1	1				
Total Units on the level		16	16	78	13				
		123				83	97	8	18
TOTAL	Total number of Units	123				83	97	8	18
						Cyan	Yellow	Orange	Red



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DWG NO.
L2- 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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B	DA SUBMISSION	PR	DB	13.09.2017
A	PRELIMINARY ISSUE	PR	DB	08.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND



Key Plan:

Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

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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 05 13/04/2017
 A PRELIMINARY ISSUE PR 05 08/26/2017
 Issue Revision Description Drawn Check Date

LEGEND
 - - - Property Boundary
 (X) Tree to be removed



Key Plan:

Client:
 Benefit Financial Group

Project:
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 Rouse Hill

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 www.siteimage.com.au
 Site Image (NSW) Pty Ltd
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DA SUBMISSION

Drawing Name:
 TREE REMOVAL PLAN

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

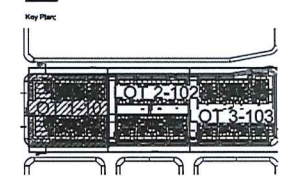
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C	DA SUBMISSION	PR	SD	13/09/2017
B	UPDATED ISSUE	PR	SD	05/05/2017
A	PRELIMINARY ISSUE	PR	SD	06/05/2017
Issue	Revision Description	Drawn	Check	Date

- LEGEND**
- Property Boundary
 - Proposed Tree
 - Proposed Street Tree
 - Turf
 - Grasses & Ground Covers
 - Shrubs & Hedging
 - Accents
 - Timber Decking
 - Steel edge
 - Wall
 - Proposed Stairs
 - Feature Unit Paving Type 1
 - Feature Unit Paving Type 2
 - Rubber Softfall
 - Shoppers
 - Pergola
 - Seals
 - Plastic Sealing



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

SITE IMAGE

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Site Image (NSW) Pty Ltd
ABN 44 801 282 380

Landscape Architects

DA SUBMISSION

Drawing Name:
LANDSCAPE PLAN - LOT 1
GROUND LEVEL

Scale: 1:150 @ A1

Job Number:
SS17-3598

Drawing Number:
LOT 1 - 101

Issue:

TALLAWONG ROAD

Refer Lot 2

NOT FOR CONSTRUCTION

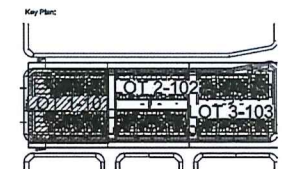


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C	DA SUBMISSION	PR	SB	13.09.2017
B	PRELIMINARY ISSUE	PR	SB	12.01.2017
A	PRELIMINARY ISSUE	PR	SB	02.09.2017
Issue	Revision Description	Drawn	Check	Date

LEGEND



Client:
Benefit Financial Group

Project:
84 Tallawong Road
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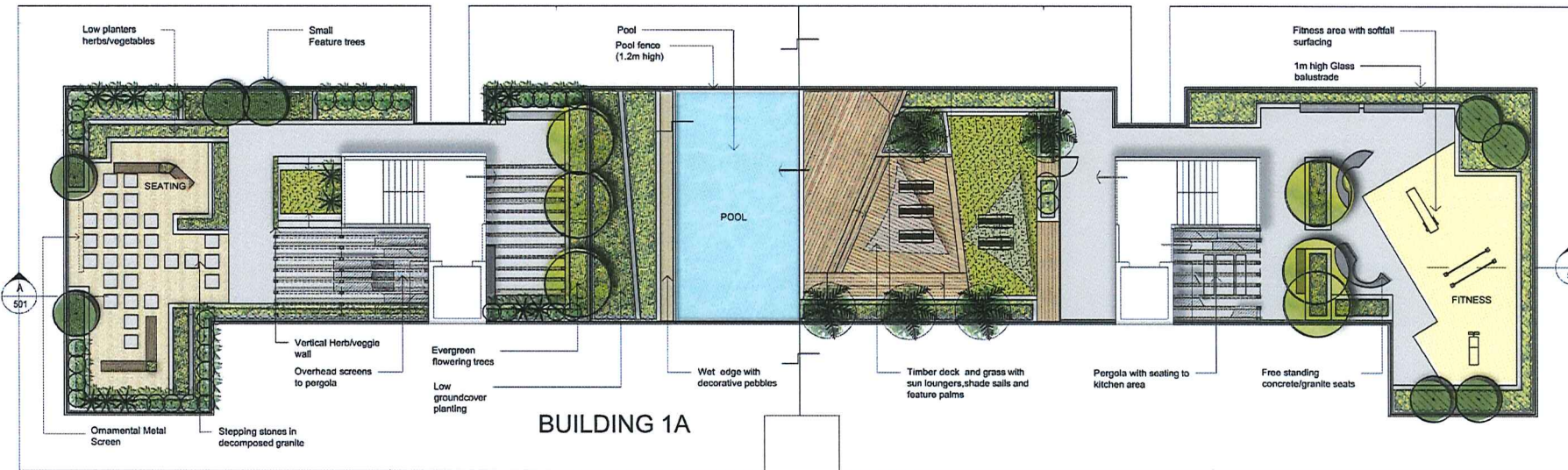
DA SUBMISSION

Drawing Name:
CONCEPT IMAGERY
GROUND LEVEL

Scale: 1:150 @ A1
Job Number: SS17-3598
Drawing Number: LOT 1 - 102
Issue: C

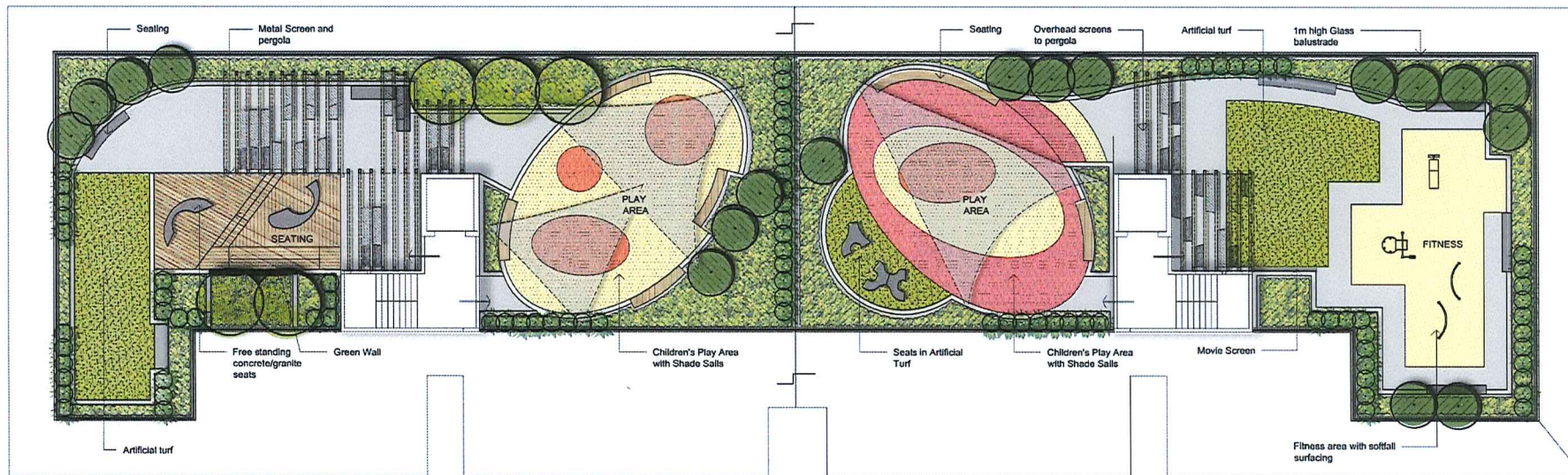


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01 BUILDING 1A ROOF PLAN
104 1:100

LOT 1



02 BUILDING 1B ROOF PLAN
104 1:100

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C DA SUBMISSION
B UPDATED ISSUE
A PRELIMINARY ISSUE

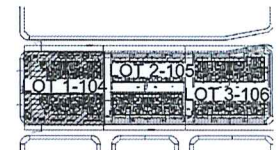
PR 13.09.2017
PR 09.09.2017
PR 05.09.2017

Issue Review Description Drawn Check Date

LEGEND



Key Plan:



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 3A-Benefit Financial
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Tel: (01 2) 8332 3600
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ABN 41 011 262 305

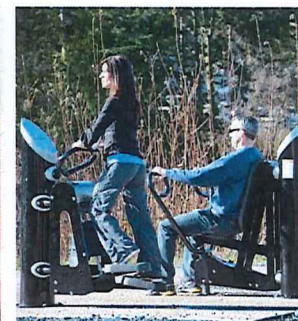
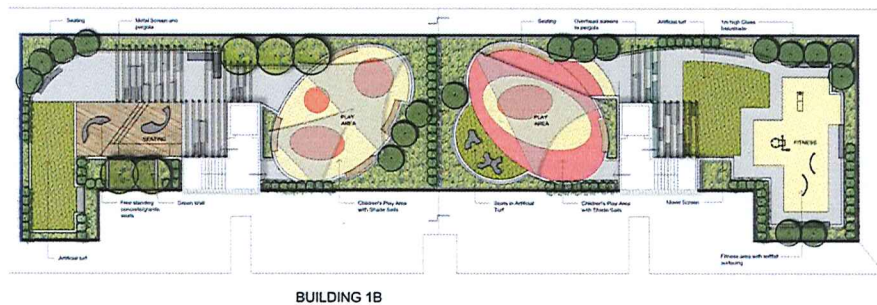
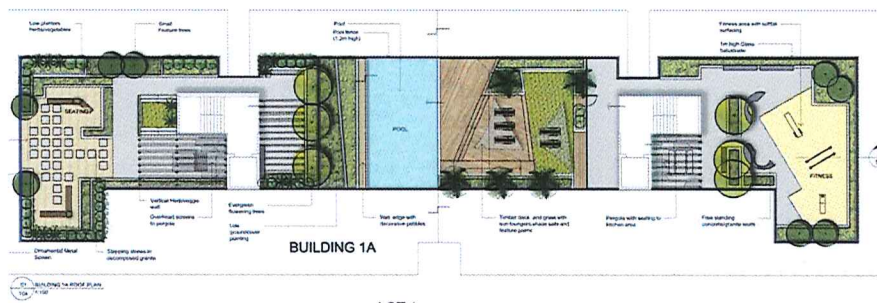


DA SUBMISSION

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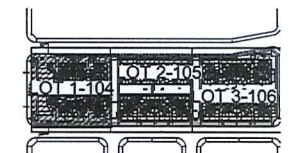
The contractor shall check and verify all work on site drawing work by others before commencing the landscape installation. Any discrepancies to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred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



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 3-5 Baptist Street
Redfern NSW 2018
Australia

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Sbs Image (NSW) Pty Ltd
ABN 44 601 262 360

SITE IMAGE



Landscape Architects

DA SUBMISSION

Drawing Name:
CONCEPT IMAGERY
ROOF LEVEL

Scale 1:100 @ A1

Job Number:

SS17-3598 LOT 1 - 104 C

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TALLAWONG ROAD

Trees in tree
grille.(Refer
to Plant
Schedule)

Trees in tree
grille. (Refer
to Plant
Schedule)

Trees in grass
verge.
(Refer to Plant
Schedule)

Trees in grass verge.
(Refer to Plant
Schedule)

BUILDING 1A

LOT 1

BUILDING 1B

existing lot boundary

Refer Lot 2

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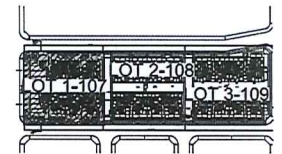
The contractor shall check and verify all work on site including work by others before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall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

B DA SUBMISSION
A PRELIMINARY ISSUE
Issue Revision Description
PR SB 13/09/2017
PR SB 08/05/2017
Drawn Check Date

LEGEND
Property Boundary
Proposed Trees
Turf
Native grasses & Ground Covers
Footpath/Paving



Key Plan:



Client:
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

Level 1, 34 Benefit Street
Rouse Hill NSW 2158
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SITE IMAGE
Landscape Architects

DA SUBMISSION

Drawing Name:
LANDSCAPE STREETSCAPE
PLAN 1

Scale: 1:200 @ A1
Job Number:

SS17-3598

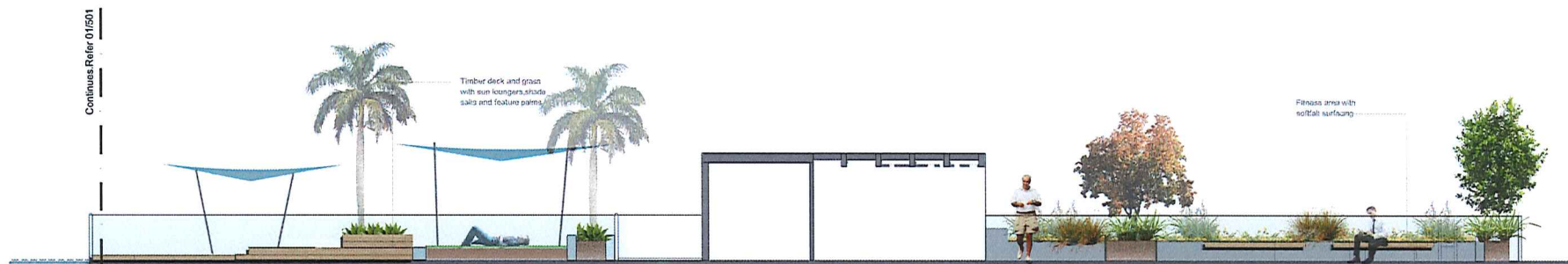
Drawing Number:
Issue:

LOT 1 - 107 B

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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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Continuous Refer 02/501

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D	PRELIMINARY ISSUE	PR	26	12/09/2017
A	PRELIMINARY ISSUE	PR	02	08/09/2017
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan

Client
Benefit Financial Group

Project:
84 Tallawong Road
Rouse Hill

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SITE IMAGE

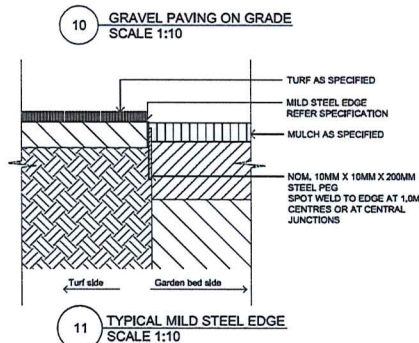
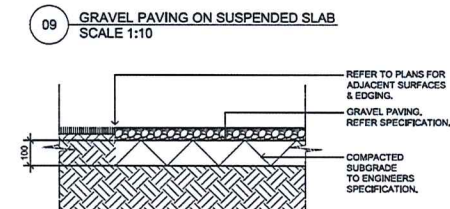
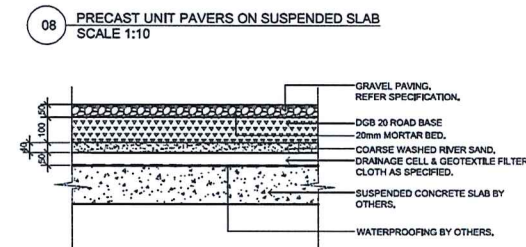
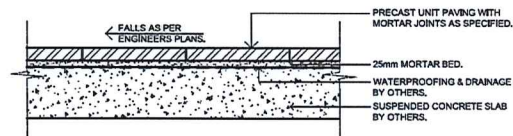
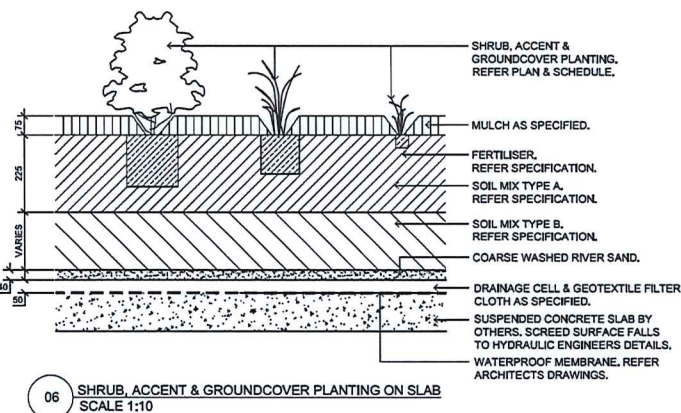
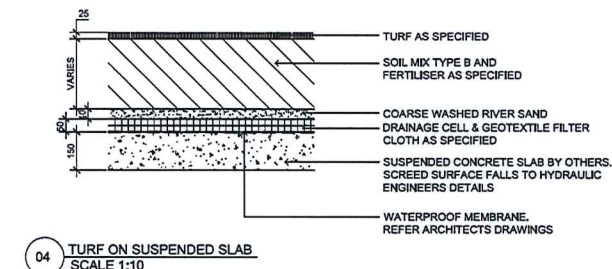
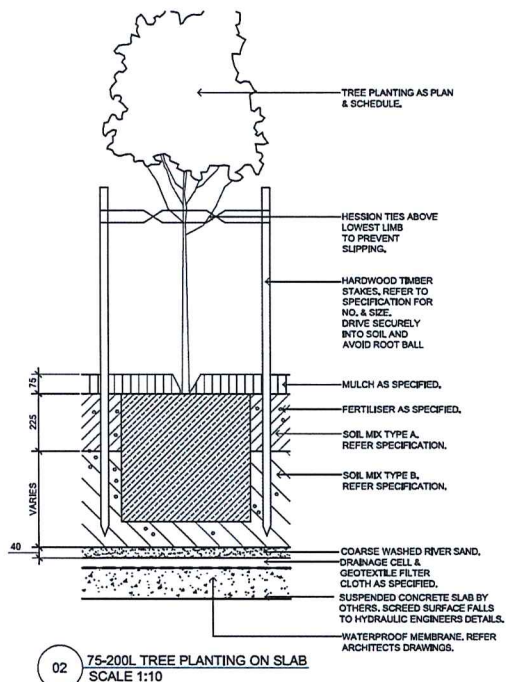


DA SUBMISSION

Drawing Name:
LANDSCAPE SECTIONS
LOT 1

Scale: 1:50 @ A1
Job Number:
Drawing Number:
Issue:

SS17-3598 LOT 1 - 501 B



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

GENERAL NOTES

References

All plans and details included in the project documents shall be read in conjunction with this specification. All structural and civil works components of the landscape design shall be referenced to engineer's details and specifications. Read this specification in conjunction with the plant and materials schedule on this drawing. If in doubt about any detail or if conflicts are found in the documents, seek advice.

Workmanship and Materials

The whole of the landscape works shall be carried out by a competent, trained and qualified landscape contractor who is experienced in horticultural practices, landscape construction and planting techniques. The landscape contractor shall hold a current Building Contractors License and/or be a financial member of LNA Landscape Association NSW & ACT or equivalent organisations in other states.

EXISTING TREES

Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained. Retain those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wheelchairs, materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

EARTHWORKS

Excavation, Trimming and Filling

Except as otherwise note in the contract, bulk excavation is excluded from the landscape works. Trim and fill to accommodate ground surfaces to achieve design levels to accommodate finish materials as detailed. Compact the finished surface as required for the finished ground treatment.

Sub-soil Drainage

Keep the excavated works drained and free of standing water. Allow to supply and install sub-soil drainage pipes as required for the new works to ensure that all gardens are well drained. Connect the sub-soil drainage pipes to the nearest downstream stormwater pipes. Include pipe filter socks.

HARDWORKS

Furniture, Handrails, Balustrades

Supply and install the scheduled items in accordance with the manufacturer's recommendations, as detailed and in the locations shown on plan. Provide all footings and fixings required for the items to be stable and in accordance with applicable codes and standards.

Garden Walls, Fences, Steps, TOSI and Edging

Construct garden walls as shown on plan, as detailed and of the material scheduled. Provide footings, step nosings, terrace surfaces to comply with standards and applicable legislation.

Continuous, Unit and Loose Pavement

Install the scheduled material pavement to the locations shown on plan. Ensure that all subgrade/subsurface works are complete prior to commencing paving. Confer with the engineer to ensure the structural integrity of the installation.

SOFTWORKS

Soil Testing

Undertake at least two (2) soil tests. In locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pH levels) for successful plant growth.

Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design level. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Compact the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from the garden/recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge;

- Smooth and free from stones or lumps of soil;
- Graded to drain freely, without ponding, to catchment point;
- Graded evenly to adjoining surfaces; and
- Ready for planting.

Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, NPK ratio, recommended uses and application rates.

Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root cut, restriction or damage;
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety;
- Hardened off, not soft or lanky, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions;
- Grown in final containers for not less than twelve weeks;
- Trees, unless required to be multi-stemmed, shall have a single leading shoot; and
- Containers shall be free from weeds and of appropriate size in relation to their container.

Plant Installation

Following excavation of the planting hole place and spread 15cm of wetting agent pre-mixed with one (1) litre of water. Place the plant correctly oriented to north or for best presentation. Backfill the planting holes with specified topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball. Keep the plant stem at the same height above the ground as it was above the soil in the container. Apply fertiliser, as recommended in the soil testing results or in accordance with the manufacturer's recommendations around the plants in the soil at the time of planting.

Embankment Stabilisation

Where necessary to prevent soil erosion or soil movement, stabilise embankments. As a minimum this should be on slopes $\geq 1:3$. Stabilise embankments using biodegradable fibre reinforced with heavy weight polymer mesh. Lay mesh from top to bottom of slope, fitted in accordance with manufacturer's specification, including 300 x 300 mm anchor trenches at top and bottom, backfilled with soil over the mesh and compacted, and U-shaped galvanneal steel pegs at 1000 mm centres and 250mm centres at edge overlaps. Plant after matting is installed.

Root Barrier

Supply and install root control barriers to all new tree plantings adjacent to walls, paths and all trunk service trenches, where that proximity poses a threat to the stability of the infrastructure. Install in accordance with manufacturer's recommendations.

Mulch

Mulch shall be approved recycled wood fibre or pine bark mulch. Place mulch in all garden beds to a depth of 75mm after all specified plants are installed. Keep mulch clear of all plant stems and rake to an even surface flush with the surrounding surfaces evenly graded between design surface levels. Over fill to allow mulch to settle to the specified depth.

Stakes and Ties

Stakes shall be durable hardwood, straight, free of knots and faults, pointed at one end. In the following quantities and sizes for each of the various plant pot sizes:

- Plants (≥ 25 L): 1 off 38 x 38 x 1200mm;
- Semi-advanced plants (≥ 75 L): 2 off 50x50x 1500mm;
- Advanced (≥ 100 L): 3 off 50 x 2400mm.

Turf

Turf shall be delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern, joints staggered and close butt;
- Parallel long sides of level areas, with contours on slope;
- 300mm below finished design level, after lamping, with adjacent finished surfaces of ground.

IRRIGATION

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, in component itself, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use the mist type emitters that provide a drifting mist that may wet paths and the buildings.

LANDSCAPE MAINTENANCE

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contracted areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape

maintenance works shall include, but not be limited to, the following:

- Replanting failed plants;
- Pruning;
- Insect and pest control;
- Fertilising;
- Stakes and ties;
- Maintaining mulch;
- Mowing and top dressing;
- Irrigation and wetting;
- Erosion control and;
- Weeding and rubbish removal.

Maintenance Log Book

Implement and keep a maintenance log book recording when and what maintenance work has been undertaken and what materials, actions and decisions have been used. Implemented and concluded to keep the landscape always looking its best.

Maintenance Activities

Schedule the following activities to occur on a timely basis.

- Plant replacement - Replace plants that have failed to mature, die or are damaged. Replacement plants shall be in a similar size and quality and identical species or variety to the plant that has failed.

Replacement of plants shall be at the cost of the landscape contractor unless advised otherwise. If the cause of the failure is due to a controllable situation then correct the situation prior to replacing plants.

- Pruning - Prune dead wood, broken limbs, dead or infected foliage and as needed to develop strong, healthy plants to achieve the shape and form expected of the plant type.
- Insect and pest control - Avoid spraying: o If ever possible;
- In wet weather or if wet weather is imminent;
- If target plants are still wet after rain;
- In windy weather; and
- If non-target species are too close.

Immediately report to the Project Manager any evidence of intensive weed infestation, insect attack or disease amongst plant material. Submit all proposals to apply chemicals and obtain approval before starting this work. When approved, spray with herbicide, insecticide, fungicide as appropriate in accordance with the manufacturer's recommendations. Record in the logbook all relevant details of spraying activities including: o Product brand / manufacturer's name, o Chemical / product name, o Chemical contents, o Application quantity and rate, o Date of application and location, o Results of application, and o Use approval authority.

Fertilising - Fertilise gardens with a proprietary slow release fertiliser applied in accordance with the manufacturer's directions and recommendations. Record in the logbook all relevant details of fertilising including: o Product brand / manufacturer's name, o Fertiliser / product name, o Application quantity and rate, o Date of application and location, o Stakes and ties - Adjust and replace as required to ensure plants remain correctly staked. Remove those not required at the end of the planting establishment period (Defects Liability Period).

Maintaining mulch - Maintain the surface in a clean, tidy and weed free condition and re-lattice the mulch as necessary to ensure correct depth as specified.

Mowing and top dressing - Mow the turf to maintain a grass height of between 30-50mm. Do not remove more than one third of the grass height at any one time. Remove grass clippings from the site after each mowing. Top dress to a maximum of 10mm to fill depressions and hollows in the surface.

Irrigation and watering - Maintain the irrigation system to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth, adjust and rectify as required.

Provide additional watering, if necessary.

Erosion control - Where necessary, maintain the erosion control devices in a tidy and weed free condition and re-lattice as necessary to ensure control measures are effective where deemed necessary.

Weeding and rubbish removal - During the plant establishment period remove by hand, rubbish and weed growth that may occur or re-occur throughout all planted, mulched and paved areas. The contractor shall target weeds that are capable of producing a major infestation of unwanted plants by seed distribution. Whenever possible, time weed removal to precede flowering and seed set.

Plant Schedule

Symbol	Botanic Name	Common Name	Mature Size (h x w) (m)	Pot size	Spacings
Street Trees - Tallawong Road					
CM	<i>Corymbia maculata</i>	Spotted Gum	15 -20m (h)	100L	As Shown
EC	<i>Eucalyptus crebra</i>	Narrow Leaved Ironbark	15 -20m (h)	100L	As Shown
EL	<i>Eucalyptus leucocorys</i>	Red Flowering Gum	15 -20m (h)	100L	As Shown
EM	<i>Eucalyptus microcorys</i>	Tallowood	15 -20m (h)	100L	As Shown
Street Trees - Other Streets					
Fr	<i>Fraxinus oxycarpa</i> 'Raywoodii'	Claret Ash	12	100L	As Shown
Pyc	<i>Pyrus calleryana</i>	Chanticleer Pear	10 x 6	75L	As Shown
Pu	<i>Pyrus ussuriensis</i>	Manchuian Pear	10 x 6	100L	As shown
Ti	<i>Tristanopsis laurina</i>	Water Gum	10 x 8	100L	As shown
Trees					
Ab	<i>Acer buergerianum</i>	Trident Maple	6 x 3	45L	As Shown
Bc	<i>Bachhouia citrifolia</i>	Lemon Scented Myrtle	9 x 5	75L	As Shown
Cm	<i>Corymbia maculata</i>	Spotted Gum	30 x 8	45L/75L	As Shown
Cc	<i>Calodendrum capense</i>	Cape Chestnut	8 x 8	75L	As Shown
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 x 5	75L	As Shown
Ec	<i>Eucalyptus crebra</i>	Narrow Leaved Red Ironbark	15 x 8	45L/75L	As Shown
Em	<i>Eucalyptus moluccana</i>	Grey Box	20 x 8	45L/75L	As Shown
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	10 x 4	75L	As Shown
Jm	<i>Jacaranda mimosifolia</i>	Jacaranda	10 x 5	75L	As Shown
Li	<i>Lagerstromia indica</i>	Crepe Myrtle	6 x 3	45L	As Shown
MI	<i>Melaleuca linariifolia</i>	Snow In Summer	10 x 4	45L	As Shown
Pc	<i>Pistachia chinensis</i>	Pistachio	8 x 4	75L	As Shown
Pyc	<i>Pyrus calleryana</i>	Chanticleer Pear	10 x 6	75L	As Shown
Rp	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Robinia	9 x 6	75L	As Shown
Ti	<i>Tristanopsis laurina</i>	Water Gum	13 x 6	45L	As Shown
Shrubs and Accents					
AsH	<i>Acmena smithii</i> 'Hedge Master'	Lilly Pilly	2 x 1	300mm	3/m2
Bs	<i>Banksia spinulosa</i>	Hairpin Banksia	3 x 2	200mm	2/m2
CLJ	<i>Callistemon lottle John</i>	Dwarf Bottlebrush	1m	200mm	3/m2
Ca	<i>Corea Alba</i>	White Corea	1.5 x 1	200mm	3/m2
Db	<i>Dietes bicolor</i>	Fortnight Lily	1 x 0.75	200mm	4/m2
Dv	<i>Dodonaea viscosa</i>	Giant Hop Bush	3 x 3	200mm	3/m2
Ga	<i>Gardenia augusta</i>	Common Gardenia	1.5 x 1.5	300mm	3/m2
Gf	<i>Grevillea Superb</i>	Superb Grevillea	1.5 x 2	200mm	3/m2
GpR	<i>Grevillea pterinoides</i> 'Royal Mantle'	Poorinda Grevillea	0.3 x 3	200mm	4/m2
Lc	<i>Leptospermum 'Cardwell'</i>	Yellow Tea Tree	2 x 2	200mm	3/m2
Pt	<i>Phormium tenax</i> 'Baby Bronze'	Baby Bronze NZ Purple Flax	0.75 x 0.8	200mm	3/m2
Px	<i>Philodendron Xanadu</i>	Xanadu Philodendron	1 x 1	200mm	3/m2
PRR	<i>Photinia Red Robin</i>	Photinia	3 x 2	200mm	3/m2
Ri	<i>Raphiolepis indica</i>	Indian Hawthorn	3 x 3	300mm	2/m2
STT	<i>Syzygium australe</i> 'Tiny Tev	Dwarf Lilly Pilly	0.6 x 0.6	200mm	4/m2
Tf	<i>Tetrum fulicans</i>	Bush Germander	1 x 0.7	200mm	5/m2
Vb	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2.5	300mm	3/m2
Wf	<i>Westringia floribunda</i> 'Zena'	Zena Coastal Rosemary	1 x 1	200mm	3/m2
Groundcovers and Grasses					
Am	<i>Agapanthus orientalis</i>	African Lily	1.0 x 0.6	150mm	4/m2
Ao	<i>Angioanthus manglietii</i>	Red & Green Kangaroo Paw	1 x 1	150mm	4/m2
Bm	<i>Brachycome multifida</i>	Out leaf Daisy	0.3 x 1	150mm	5/m2
Ds	<i>Dianella 'Silver Streak'</i>	Silver Flax Lily	0.6 x 0.6	150mm	4/m2
Dr	<i>Dianella tasmanica</i> 'Tas Red'	Tas Red Blue Flax Lily	0.4 x 0.5	150mm	4/m2
Kt	<i>Dichondra repens</i>	Kidney Weed	0.1 x 0.3	150mm	5/m2
Gt	<i>Gazania tomentosa</i>	Treasure Flower	0.15 x 0.6	150mm	5/m2
Hs	<i>Hibbernia scandens</i>	Snake Vine	0.2 x 2	150mm	4/m2
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Matrush	0.65 x 0.65	150mm	4/m2
LmE	<i>Liriope muscarum</i> 'Evergreen Giant'	Giant Turf Lily	0.6 x 0.5	150mm	4/m2
Mp	<i>Myoporum parvifolium</i>	Creeping boobialla	0.2 x 1.5	150mm	5/m2
Pa	<i>Pennisetum alopecuroides</i> 'Purple Lea'	Purple Lea Swamp Foxtail	0.9 x 0.9	150mm	3/m2
Pi	<i>Poa labillardieri</i>	Poa	0.4 x 0.25	150mm	5/m2
Ta	<i>Themeda australis</i>	Kangaroo Grass	1 x 0.3	150mm	4/m2
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3 x 1.5	150mm	5/m2
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	5/m2
Accents & Palms for Roof					
As	<i>Agave attenuata</i>	Agave	1.2 x 3	300mm	As Shown
At	<i>Agave Tequiliana</i>	Blue Agave	1 x 1	300mm	As Shown
Cr	<i>Cycas revoluta</i>	Cycad	2-3 x 2	45L	As Shown
Dss	<i>Dianella Silver Streak</i>	Silver Flax Lily	0.6 x 0.6	300mm	As Shown
De	<i>Doranthus excelsa</i>	Gymea Lily	4 x 1.5	45L	As Shown
Yf	<i>Yucca elephantipes</i>	Spineless Yucca	3 x 1.5	45L	As Shown
Sr	<i>Strelitzia reginae</i>	The Bird of Paradise	1.2 x 1.5	300mm	As Shown
Re	<i>Rhapis excelsa</i> 'Dwarf'	Dwarf Lady Palm	1.5 x 1	200mm	As Shown
PtB	<i>Phormium tenax</i> 'Baby Bronze'	Bronze NZ Flax Lily	0.75 x 0.8	300mm	As Shown
PtP	<i>Phormium tenax</i> 'Purpureum'	NZ Flax Lily	2.5 x 2.5	45L	As Shown
Sr	<i>Syracus muscari afflanum</i>	Alexander Palm	20 x 5	400L	As Shown

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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 13.08.2017
B PRELIMINARY ISSUE PR SB 12.08.2017
A PRELIMINARY ISSUE PR SB 08.08.2017
Issue Revision Description Drawn Check Date

LEGEND

Key Plan:

Client:

Benefit Financial Group

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Drawing Name:

LANDSCAPE SPECIFICATION
& PLANT SCHEDULE (LOT 1)

Scale:

Job Number:

Drawing Number:

Issue:

SS17-3598

LOT 1 - 503 C