

TURNER

STAGE 2 DA PHASE 3
BY GOLD ABACUS DEVELOPMENT

MULTI-RESIDENTIAL DEVELOPMENT
88-104 ROUSE ROAD, ROUSE HILL

DEVELOPMENT APPLICATION
MARCH 2020

| | Drawing No. | Drawing Name | Scale |
|----------------------------|-------------|---------------------------------------------|--------|
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| | DA-110-008 | Ground Level | 1:250 |
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| | DA-110-030 | Level 03 | 1:250 |
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| | DA-110-110 | Plant Roof Level | |
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BASIX Design Specification

Design Specification - FABRIC

External Walls:
A minimum of R2.5 insulation added to external walls and spandrel to give a Total R-Value of R2.8.

Walls to Internal Corridors or Non-Conditioned Zones:
A minimum of R1.5 insulation added to partition walls between apartments, and corridors or non-conditioned internal zones to give a total R-Value of R1.8.

Internal Walls to Adjoining Apartment:
No thermal insulation requirement, insulation per acoustic requirements only.

Retaining Walls:
Retaining walls to apartments to be insulated with a minimum of R2.5 insulation

Roof Type:
A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/balcony area above (Total R-value R3.2).

Suspended Floor Slabs:
Add R1.0 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobbies/store rooms below).
Add R2.0 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external zones or carpark below).

Floor Coverings
The following design specifications have been included within the NatHERS Assessments:
• Carpet to all bedrooms
• Timber floor boards to the living spaces; and
• Ceramic tiles to the bathrooms/wet areas.

Windows and Glazed Doors (Fixed and/or Operable):
The glazing specification of U-Value of 4.42 W/m².K and an SHGC of 0.59 (Single glazed low-E clear) is required to the following apartments:
• Building H – HG.01, HG.06, H1.01, H1.17, H2.07, H3.07, H4.08
• Building J – JG.03, J1.03, J1.08, J1.10, J1.12, J1.13, J1.14, J2.21, J3.06, J3.21

The glazing specification of U-Value of 3.0 W/m².K and an SHGC of 0.41 (Double glazed low-E neutral) is required to the following apartments:
• Building H – H3.01, H3.03, H3.04
• Building J – J1.1, J4.3

The glazing specification of U-Value of 6.07 W/m².K and an SHGC of 0.65 (Single glazed, clear) is required to the remaining apartments.

Skylight glazing specification of U-Value of 7.3 W/m².K and an SHGC of 0.79 (Single glazed clear) is required.

All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

Design Specification-WATER

Alternative Water Supply
The Rouse Hill reticulated alternative water supply is to serve irrigation to the common landscape areas and toilet flushing for all dwellings
For stormwater requirements, please refer to the Civil Engineer's detailed specifications.

Fixtures & Fittings:
We note that fixtures with the following WELS ratings have been included in the BASIX Assessment:

Common Areas (as applicable) & all dwellings:
3 Star WELS minimum rated Showerheads (<= 6.0 L/min)
4 Star WELS minimum rated Toilets
5 Star WELS minimum rated Kitchen taps
5 Star WELS minimum rated Bathroom taps

Design Specification- ENERGY

Alternative Energy Supply
A 45 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The PV system will occupy a roof area of approximately 260m².

Air Leakage
Kitchen, bathroom and laundry exhaust will be ducted to the external façade or roof. Back-draft dampers must be installed to prevent air infiltration.

Hot Water System
A centralised hot water system (gas instantaneous) is to be installed to serve all dwellings.
Domestic Hot Water pipework is required to have minimum R1.0 insulation.

Mechanical Ventilation Systems:

Common Areas:
Car park – Mechanical supply & exhaust with carbon monoxide monitor + VSD fan
Garbage Rooms, Basement Public Toilet – Ventilation exhaust only
Storage – Ventilation supply only (time clock or BMS controlled)
Switch, Plant/Service Rooms, CPE (Car park exhaust) room – Ventilation supply only (interlocked to light)
Lobbies/Corridors/Fire Stairs – No mechanical ventilation

Dwelling Air-Conditioning Systems:
Reverse cycle air-conditioning (Single Phase) for all dwellings (living & bedroom zones). Day-night zoning between living and bedrooms required
Minimum EER ratings – Cooling 3.0-3.5, Heating 3.5-4.0

Lighting:

Common Areas:
Car park: Fluorescent with time clock and motion sensor control.
Lifts: LED connected to lift call button.
Plant/service rooms, switch rooms, garbage rooms, CPE (Car park exhaust) rooms: LED with motion sensors control.
Basement Public Toilet – Manual on/off switch
Fire stairs and storage rooms: LED with motion sensor control.
Lobbies/Corridors: LED with time clock and motion sensor control.

Dwellings:
Dedicated fluorescent or LED Lamps.

Appliance Specifications:
The following minimum energy performance specifications have been included within the BASIX assessment:
Gas cooktop and electric ovens to all dwellings.
Dishwasher – 4.5 Star minimum Energy rating
Clothes Dryer – 2 Star minimum Energy rating
Clothes Washer – not specified
Refrigerator – not specified



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Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

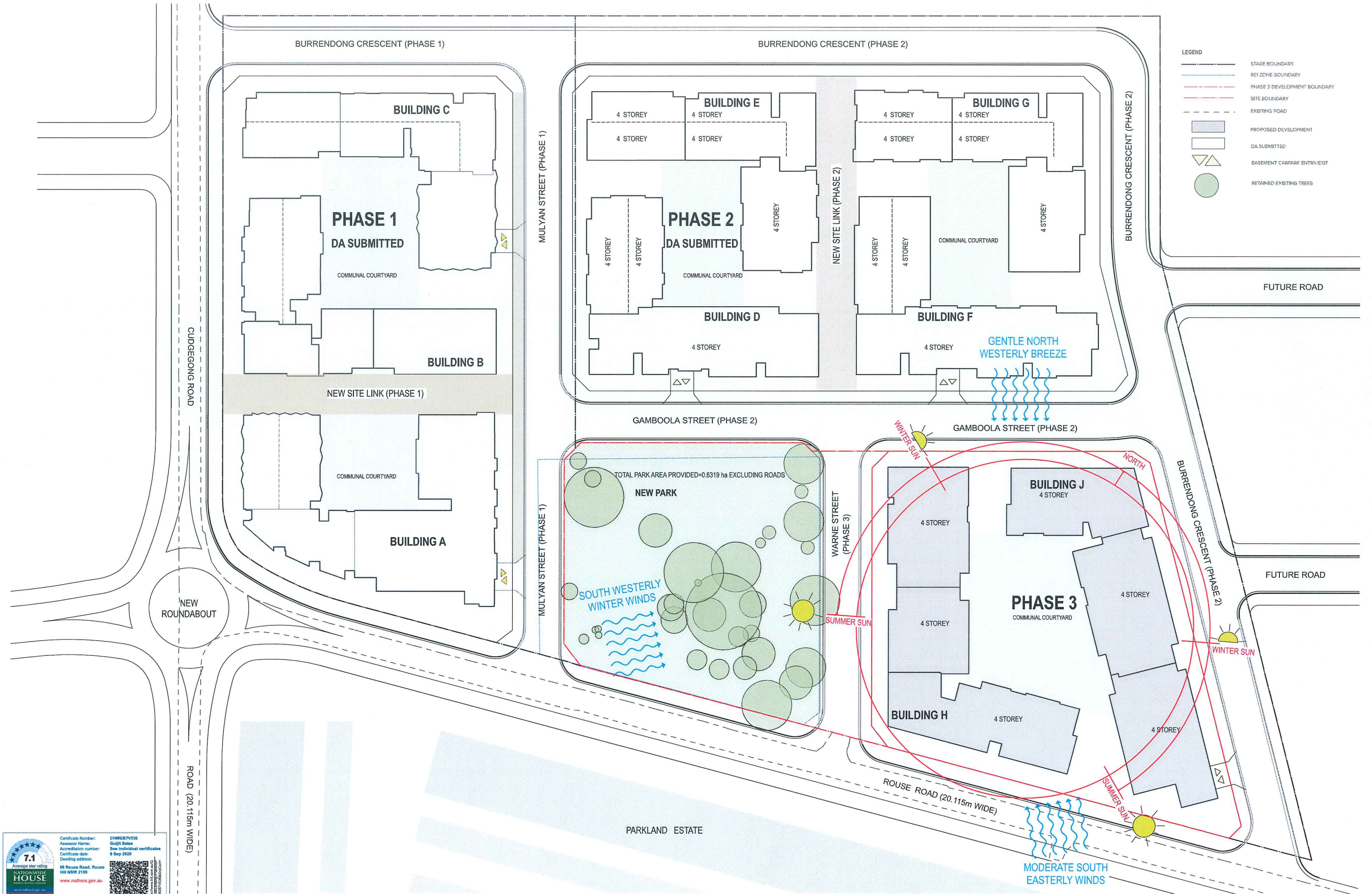
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
GENERAL
Title Sheet

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| @A1, 50% @A3 | 15015.3 | TURNER | ↗ |
| Status | Rev | | |
| For DA Submission | DA-001-001 | 03 | |

TURNER

Level 7 ONE Oxford Street
Darlington NSW 2010
AUSTRALIA
T +61 2 9559 0000
F +61 2 9559 0000
turner@turner.com.au



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Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
Siterworks
Site Plan / Site Analysis

Scale
1:500 @A1, 50%@A3
Status
For DA Submission
Project No.
15015.3
Dwg No.
DA-100-001
Drawn by
TURNER
Rev
03
North
↑

TURNER
Level 1 One Oxford Street
Sydney NSW 2000
AUSTRALIA
T +61 2 8888 8000
F +61 2 8888 8008
turner@turner.com.au

7.1
Average star rating
NATIONWIDE HOUSE
www.nathans.gov.au

Certificate Number: CHMGB7V536
Assessor Name: Gullit Bates
Accreditation number: See individual certificates
Certificate date: 9 Sep 2020
Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155



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| Legend | | AC | Air Conditioning | BGP | Bicycle Parking | CRB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Laundry | NGL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenace | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
|---------|-----------------------|-------|-------------------------|------|---------------------|-----|--------------------------|-----|----------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------|-----|----------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------|----|-------|----|-----------------|------------------------|----------------|------------------------|-------------|------------|---|-----------------------|
| ACC | Accurate | BUR | Bicycle Rack | CWS | Cold Water Supply | FEX | Fire Extinguisher | HVU | Hot Water Unit | HWU | Hot Water Unit <td>MBP</td> <td>Mechanical Services</td> <td>NGL</td> <th>Natural Ground Level</th> <td>RWO</td> <th>Rain Water Outlet<td>TCE</td><td>Timber Floor Finish</td></th> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | MBP | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Timber Floor Finish</td> | TCE | Timber Floor Finish | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| ACS | Access Control System | BL | Bellend | D | Dining | FH | Fire Hydrant | HW | High Window | HWU | Hot Water Unit | MBP | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Top of Wall</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Top of Wall | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| ADP | Adaptable | BL(C) | Bellend with Chain | DP | Down Pipe | FH | Fire Hydrant | KE | Kitchen | KE | Kitchen | MBK | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Top of Arch</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Top of Arch | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| B | Bathroom | BY | Bellend | E | Entry | FS | Fire Stair No.1, 2, etc. | KE | Kitchen | KE | Kitchen | MBK | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Typical</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Typical | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| B1.2... | Bedroom1, Bedroom2... | CLNR | Cleaner Store | ELEC | Electrical Services | GBR | Garbage Room | L | Living | L | Living | MSP | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Typical</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Typical | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| BAL | Balustrade | COMB | Communications Services | EN | Exhaust | GBR | Garbage Room | L | Living | L | Living | MSP | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Typical</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Typical | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |
| BGS | Boom Gate System | CPE | Car Park Exhaust | EXH | Exhaust | GBR | Garbage Room | L | Living | L | Living | MTR | Mechanical Services | NGL | Natural Ground Level | RWO | Rain Water Outlet <td>TCE</td> <td>Typical</td> <td>VS</td> <th>Water</th> <td>WC</td> <td>WC - Accessible</td> <td>Residential Main Entry</td> <td>Car Park Entry</td> <td>Services Loading Entry</td> <td>Master Side</td> <td>Park Space</td> <td>Y</td> <td>Yalter Car Park Space</td> | TCE | Typical | VS | Water | WC | WC - Accessible | Residential Main Entry | Car Park Entry | Services Loading Entry | Master Side | Park Space | Y | Yalter Car Park Space |

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226 Coward Street Mascot 2020

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| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 03/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

| Scale | Project No. | Drawn by | North |
|--------------------|-------------|----------|-------|
| 1:250 @A1, 50% @A3 | 15015.3 | TURNER | 7 |
| For DA Submission | DA-110-007 | 03 | |

Drawing Title
GA PLANS
Basement 01

| Legend | | | | | | | | | | | | | | | | | | | | | | |
|--------|-----------------------|------|-------------------------|------|---------------------|--------------|--------------------------|--------------|--------------------|-------------|---------------------|--------------------|----------------------|--------------------|-------------------|--------|---------------------|-------------|-----------------|-----------------|------------------------|------------------------|
| ACC | Air Conditioning | BWP | Bicycle Parking | CTVB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Loose | NGL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Terrace | VS | Valtor | | Residential Main Entry | |
| ACC | Accessible | BKR | Bicycle Rack | CWS | Cold Water Supply | FEK | Fire Extinguisher | HWU | Hot Water unit | M | Mechanical Services | P | Pantry | SCN | Screen | TFF | Timber Floor Finish | WC | WC | | Car Park Entry | |
| ACC | Access Control System | BL | Bollard | | D | Dining | FH | Fire Hydrant | HW | High Window | MBP | Motor Bike Parking | PCF | Powder Coat Finish | SCN | Screen | TOW | Top of Wall | WC, A | WC - Accessable | | Services Loading Entry |
| ADP | Adaptable | BOC | Bollards with Chain | DP | Down Pipe | FHR | Fire Hose Reel | K | Kitchen | MBX | Main Box Assembly | PF | Paint Finish | SCN | Screen | TOK | Top of Kerb | WHM | Walk in Robe | | Motor Drive | |
| B | Bathroom | BY | Battery | E | Entry | FS, 01.02... | Fire Store No. 1, 2 etc. | KE | Kitchen Exhaust | DNA | Medium Risk Vehicle | R | Ribs | STL | Stair | TYP | Typical | WHM | Washing Machine | | Part Space | |
| BZ... | Bedroom, Bedroom... | CHR | Chimney | ELC | Electrical Services | GGR | Garbage | LD, 01.02 | LR No. 1, 2 etc. | RIS | Roof Switch Board | RD | Rafter Drip | STL | Stair | UG | Under Ground | | 1 Bed Apartment | | Valtor Car | |
| ELG... | Electricity | COMS | Communications Services | ENH | Entrance | GGR | Garbage | LD, 01.02 | LR No. 1, 2 etc. | RIS | Roof Switch Board | RD | Rafter Drip | STL | Stair | UG | Under Ground | | 1 Bed Apartment | | Valtor Car | |
| ELG... | Electricity | COMS | Communications Services | ENH | Entrance | GGR | Garbage | LD, 01.02 | LR No. 1, 2 etc. | RIS | Roof Switch Board | RD | Rafter Drip | STL | Stair | UG | Under Ground | | 1 Bed Apartment | | Valtor Car | |
| RGS | Room Gas System | CPE | Car Park Exhaust | ENH | Entrance | GGR | Garbage | LD, 01.02 | LR No. 1, 2 etc. | RIS | Roof Switch Board | RD | Rafter Drip | STL | Stair | UG | Under Ground | | 1 Bed Apartment | | Valtor Car | |

| | | | |
|--------------------|-------------|----------|-------|
| Scale | Project No. | Drawn by | North |
| 1:250 @A1, 50% @A3 | 15015.3 | TURNER | 7 |
| Status | Dwg No. | Rev | |
| For DA Submission | DA-110-008 | 03 | |



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| Legend | AC | ACC | ACS | ADP | B | B1.2... | BAL | BCS | Alr Conditioning | BGP | Bicycle Parking | CWB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Loone | MCL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | Residential Main Entry | Car Park Entry | Services Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |
| | AC | ACC | ACS | ADP | B | B1.2... | BAL | BCS | Alr Conditioning | BGP | Bicycle Parking | CWB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Loone | MCL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | Residential Main Entry | Car Park Entry | Services Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |
| | AC | ACC | ACS | ADP | B | B1.2... | BAL | BCS | Alr Conditioning | BGP | Bicycle Parking | CWB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Loone | MCL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | Residential Main Entry | Car Park Entry | Services Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |
| | AC | ACC | ACS | ADP | B | B1.2... | BAL | BCS | Alr Conditioning | BGP | Bicycle Parking | CWB | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Loone | MCL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | Residential Main Entry | Car Park Entry | Services Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |

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226 Coward Street Mascot 2020

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| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

| | | | |
|-----------------------------|-------------------------------|---------------------------|-----------|
| Scale 1:250 @A1, 50% @A3 | Project No. 15015.3 | Drawn by TURNER | North |
| Status For DA Submission | Dwg No. DA-110-010 | Rev 03 | |

Drawing Title
GA PLANS
Level 01

TURNER

Level 01 DWG Detail Sheet
Drawing No. 15015.3
1 of 12
1:250 @A1, 50% @A3
1:250 @A1, 50% @A3
1:250 @A1, 50% @A3



Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
lamerstudio.com.au



Scale 1:250 @A1, 50%@A3 Project No. 15015.3 Drawn by TURNER North
Status Dwg No. DA-110-030 Rev 03

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8558 0000
F +61 2 8558 0088
tamesstudio.com.au



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| Legend | AC | ACC | ACS | ADP | B | B1.2 | BAL | BOS | AP Conditioning | BKP | Bicycle Parking | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Laundry | NGL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | WC | WC - Accessible | WIR | Washing Machine | 1 Bed Apartment | 2 Bed Apartment | 3 Bed Apartment | Residential Main Entry | Car Park Entry | Service Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |
| | AC | ACC | ACS | ADP | B | B1.2 | BAL | BOS | AP Conditioning | BKP | Bicycle Parking | Car Wash Bay | F | Fire Services | H | Hydraulic Services | LV | Laundry | NGL | Natural Ground Level | RWO | Rain Water Outlet | TCE | Tenore | VS | Visitor | WC | WC - Accessible | WIR | Washing Machine | 1 Bed Apartment | 2 Bed Apartment | 3 Bed Apartment | Residential Main Entry | Car Park Entry | Service Loading Entry | Motor Bike | Park Space | Visitor Car | Park Space |

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88-104 Rouse Road Rouse Hill 2155

| | | | | | | | |
|--------|--------------------|-------------|------------|----------|--------|-------|---|
| Scale | 1:250 @A1, 50% @A3 | Project No. | 15015.3 | Drawn by | TURNER | North | ↑ |
| Status | For DA Submission | Dwg No. | DA-110-040 | Rev | 03 | | |


Drawing Title
GA PLANS
Level 04

TURNER

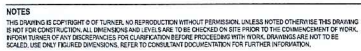
Level 1 DME Detail Sheet
Darlington NSW 2010
AUSTRIA

1 of 12 8888 0000
7 of 12 8888 0000
turner.com.au

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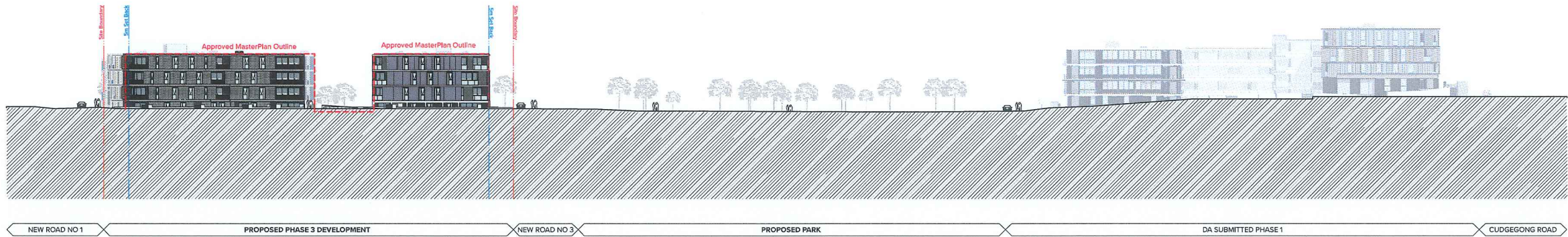
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| Scale | Project No. | Drawn by | North |
| 1:250 @A1, 50% @A3 | 15015.3 | TURNER |  |
| Status | Dwg No. | Rev | |
| For DA Submission | DA-110-100 | 03 | |

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA



Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

TURNER Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8588 0000 F +61 2 8588 0088 turnerstudio.com.au



1 North Context Elevation



2 South Context Elevation



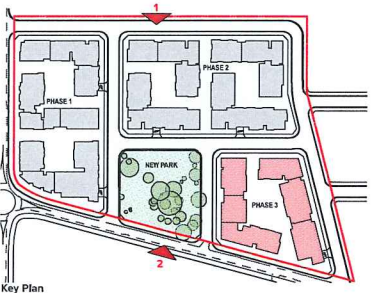
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CLIENT
Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

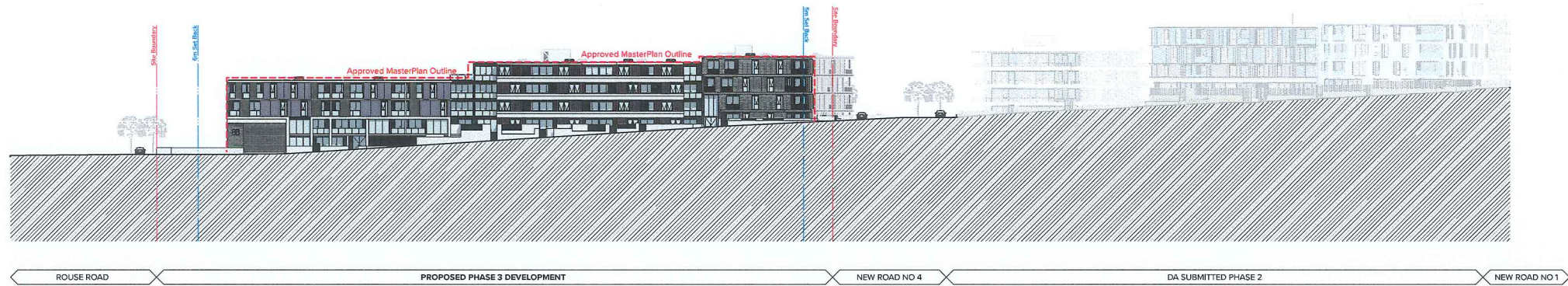
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
CONTEXT ELEVATIONS
North & South Context Elevation

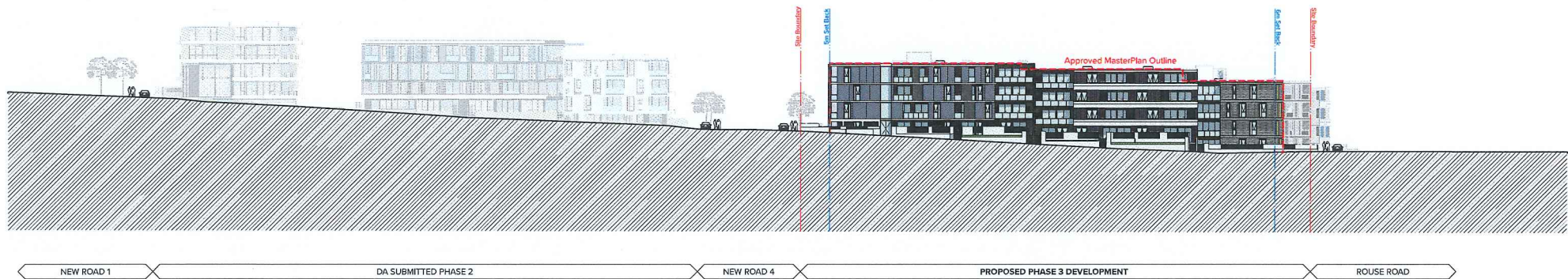


| Scale | Project No. | Drawn by | North |
|--------------------|-------------|----------|-------|
| 1:500 @A1, 50% @A3 | 15015.3 | TURNER | ↑ |
| For DA Submission | DA-250-001 | REV | 03 |

TURNER
Level 7 One Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8388 8200
F +61 2 8388 0088
turner@turner.com.au



1 East Context Elevation



2 West Context Elevation



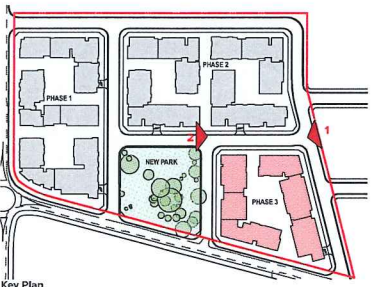
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226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 08/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
CONTEXT ELEVATIONS
East & West Context Elevation



Scale
1:500 @A1, 50% @A3
For DA Submission

Project No.
15015.3

Drawn by
TURNER

Rev
03

Dwg No.
DA-250-002

North
↑

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Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8888 8200
F +61 2 8888 0069
turner@turner.com.au



1 North Elevation



2 South Elevation

7.1
Average star rating
NATIONWIDE HOUSE
www.nathans.gov.au

Certificate Number: CHMGB7V538
Assessor Name: Gujiit Bates
Accreditation number: See individual certificates
Certificate date: 9 Sep 2020
Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155

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BALUSTRADES
BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
Infill Steel, PCF1
BAL3 - Balustrade Type 3
Silver Balustrade
Concrete Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Mortar
Mortar Color to Match the Brick
Random Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Mortar
Mortar Color to Match the Brick
Random Finish Mortar

CLADDING
CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES
FEN1 - Fence Type 1
Rendered Block Work + Aluminium Slats
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 + Aluminium 'Shadow Box', PCF3

PAINT FINISHES
PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black to Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro _ Golden Touch

SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
450x50mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Screens
PCF2

CLIENT
Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/09/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Scale
1:200 @A1, 50% @A3

Project No.
15015.3

Drawn by
TURNER

North
↑

For DA Submission
DA-251-001

Rev
03

GA ELEVATIONS
North & South Elevation

Key Plan

Scale
1:200 @A1, 50% @A3

Project No.
15015.3

Drawn by
TURNER

North
↑

For DA Submission
DA-251-001

Rev
03

TURNER

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Sydney NSW 2010
AUSTRALIA

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F +61 2 8888 0088
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1 East Elevation



2 West Elevation



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BALUSTRADES
BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
Infill Sheet, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstairs, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar

CLADDING
CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES
FEN1 - Fence Type 1
Rendered Block Work + Aluminium Slats
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 + Aluminium "Shadow Box", PCF3

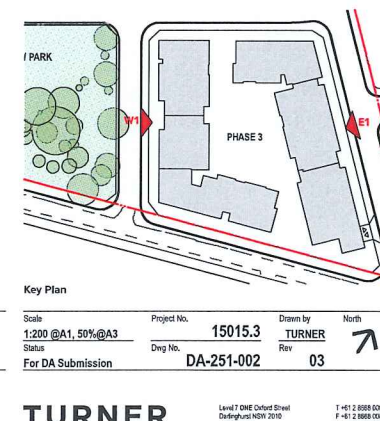
PAINT FINISHES
PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black To Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro, Golden Touch

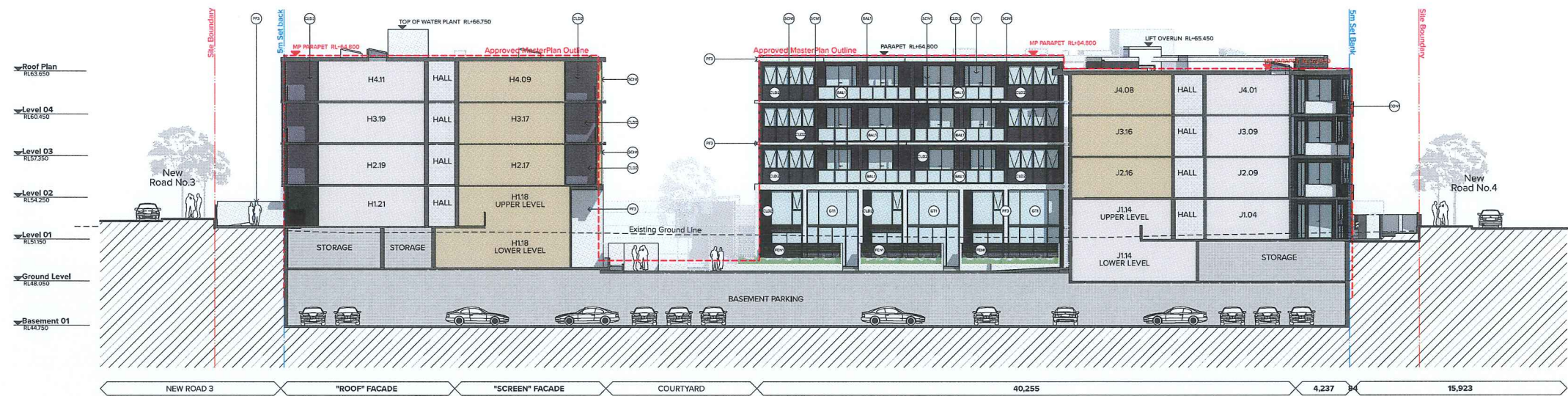
SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
450x50mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Diggers
PCF2

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

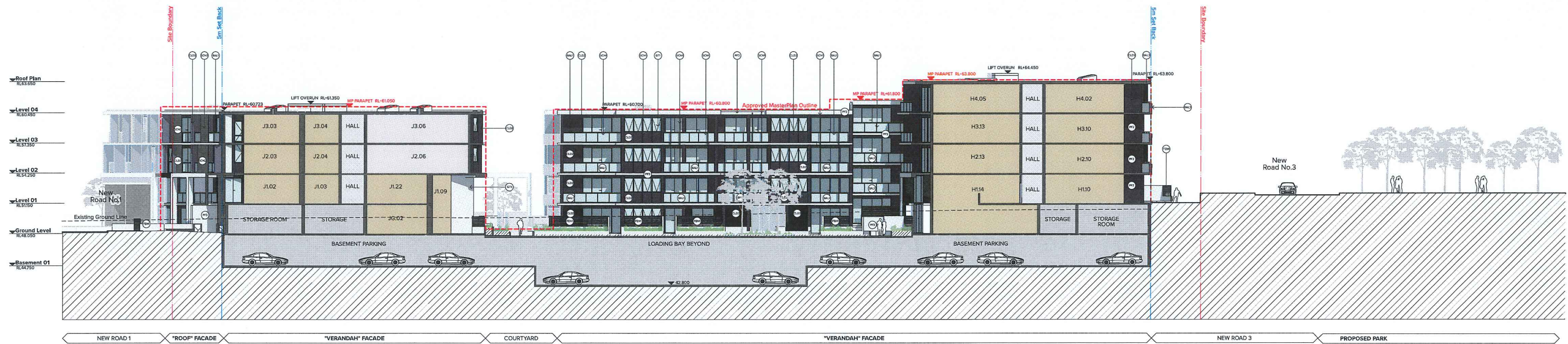
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
GA ELEVATIONS
East & West Elevations



TURNER



1 S2_Courtyard South Elevation



2 N2_Courtyard North Elevation



BALUSTRADES
BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
Infill Street, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick.
Raked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick.
Raked Finish Mortar

CLADDING
CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Solid Balustrade
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES
FEN1 - Fence Type 1
Random Block Work + Aluminium Slats
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 + Aluminium 'Shadow Box', PCF3

PAINT FINISHES
PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black to Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro - Golden Touch

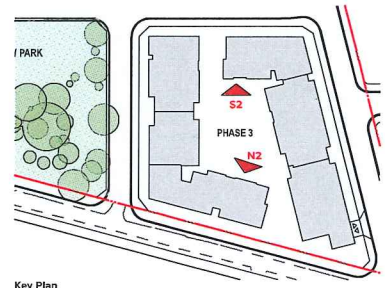
SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
450x30mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Screens
PCF2

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CLIENT
Gold Abacus Development
226 Coward Street Mascot 2020

Rev Date Approved by Revision Notes
01 24/08/2018 NS Issued For DA Submission
02 05/03/2020 BF Waste Strategy Revised
03 09/04/2020 BF Issued for amended DA

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
GA ELEVATIONS
Courtyard North & South Elevation / Section

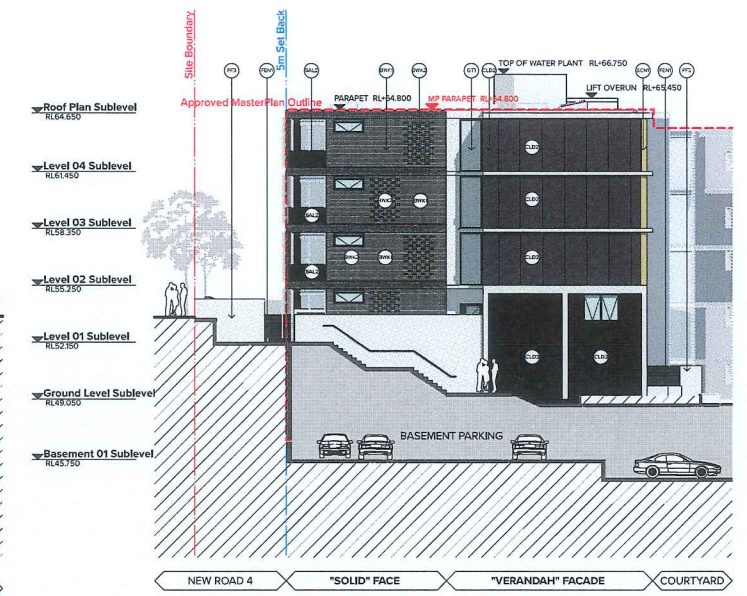


Key Plan
Scale
1:200 @A1, 50%@A3
For DA Submission
Project No.
15015.3
DA-251-101
Drawing No.
03
Drawn by
TURNER
Rev
03

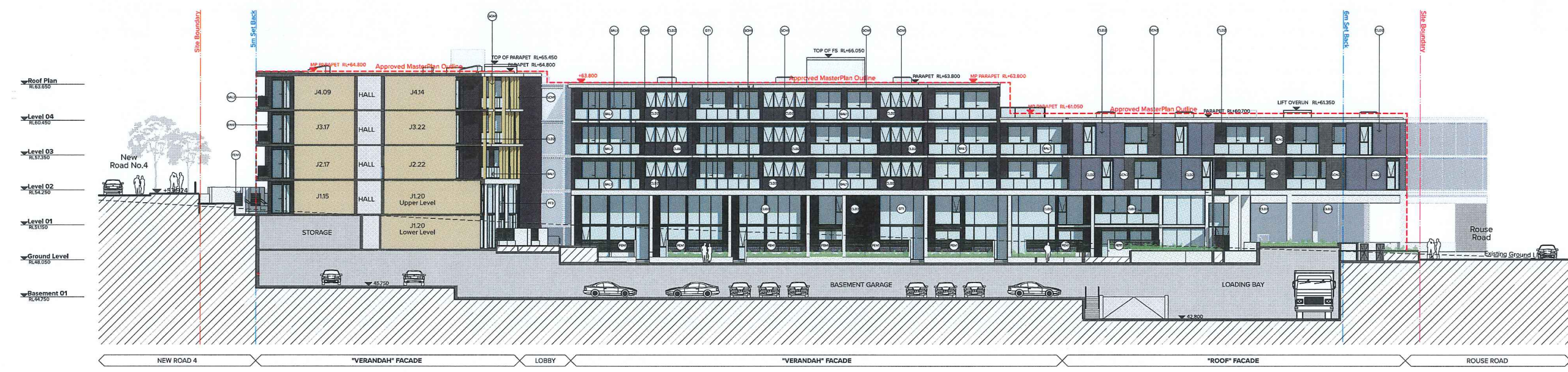
TURNER
Level 1 08/08/2018
Drawing No. 15015.3
1-41 2 8888 8000
F-41 2 8888 0000
turner@turner.com.au



2 E2 Courtyard East Elevation



3 W3 Courtyard West Elevation



1 W2 Courtyard West Elevation



| BALUSTRADES | BRICKS & CONCRETE | CLADDING | FENCES | GLAZING | PAINT FINISHES | POWDERCOAT FINISHES | SCREENS |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| BAL1 - Balustrade Type 1 Clear Glass Balustrade Aluminium Frame, PCF3 | BWK1 - Brick Work Type 1 Black Brick, Mortar Mortar Color to Match the Brick Rackled Finish Mortar | CLD1 - Cladding Type 1 Flat FC Panel Cladding, PF1 | FEN1 - Fence Type 1 Rendered Block Work + Aluminium Slats To Required Height | GT1 - Glazing Type 1 Clear Glazing, Aluminium Frame PCF1 | PF1 - Paint Finish Type 1 Black | PCF1 - PowderCoat Finish Type 1 Black to Match PF1 | SCN1 - Screen Type 1 Vertical Aluminium Fin 450x30mm Box Section, PCF3 |
| BAL2 - Balustrade Type 2 Aluminium Frame, PCF1 Infill Screen, PCF1 | BWK2 - Brick Work Type 2 Black Brick, Mortar Mortar Color to Match the Brick Rackled Finish Mortar | CLD2 - Cladding Type 2 Flat FC Panel Cladding, PF2 | | GT2 - Glazing Type 2 GT1 + Aluminium "Shadow Box", PCF3 | PF2 - Paint Finish Type 2 Medium Grey | PCF2 - PowderCoat Finish Type 2 Medium Grey to Match PF2 | SCN2 - Screen Type 2 Perforated Metal Screen PCF As Specified On Elevations |
| BAL3 - Balustrade Type 3 Solid Balustrade Concrete Upstand, CON1 Aluminium Handrail, PCF3 | | CLD3 - Cladding Type 3 Vertical Grooved FC Panel Cladding, PF1 | | | PF3 - Paint Finish Type 3 White | PCF3 - PowderCoat Finish Type 3 Deluxe Electro _ Golden Touch | SCN3 - Screen Type 3 Aluminium Battens PCF2 |
| | | CLD4 - Cladding Type 4 Vertical Grooved FC Panel Cladding, PF2 | | | | | |

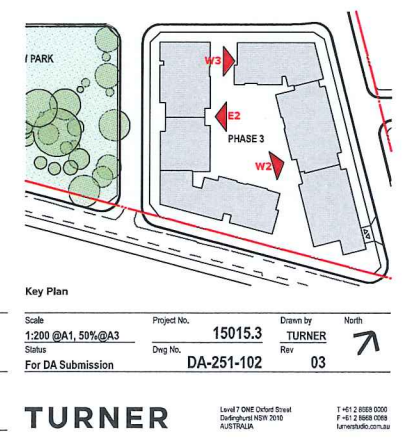
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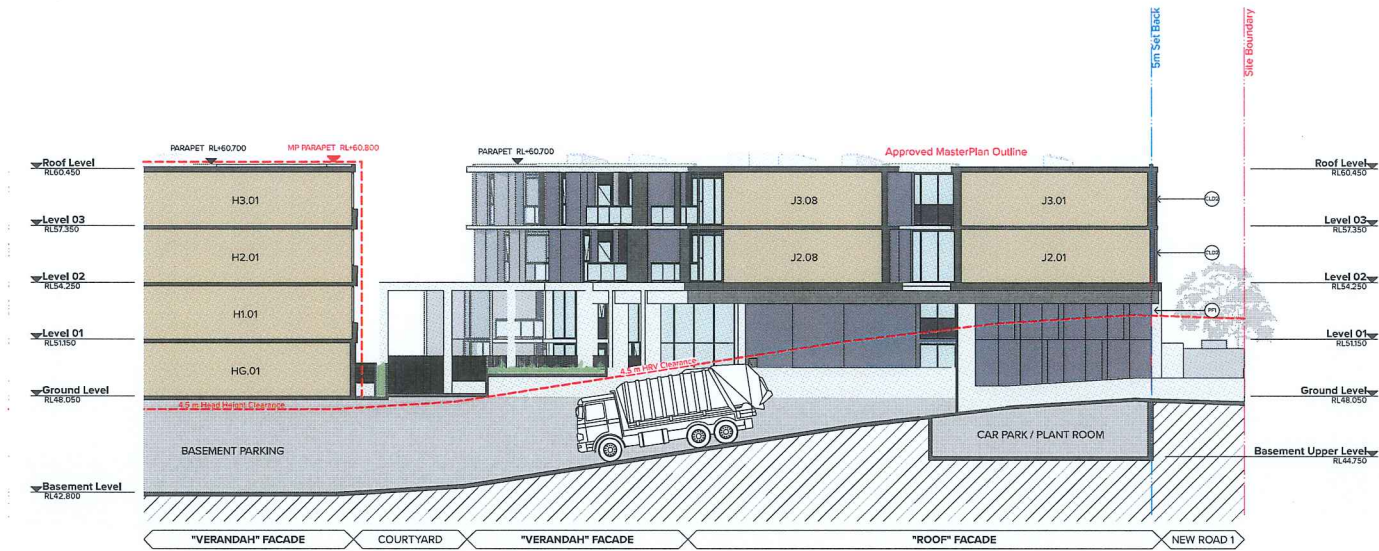
CLIENT
Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
GA ELEVATIONS
Courtyard East & West Elevation / Section





1
-
AA_Basement Ramp Section



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BALUSTRADES
BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Rankied Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Rankied Finish Mortar

CLADDING
CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES
FEN1 - Fence Type 1
Rendered Block Work + Aluminium Slats
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 + Aluminium 'Shadow Box', PCF3

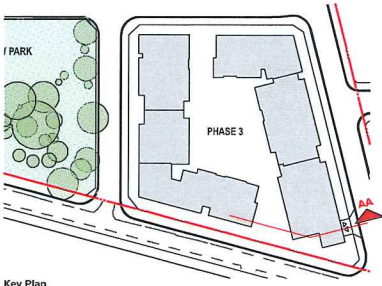
PAINT FINISHES
PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black to Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxa Electro _ Golden Touch

SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
400x30mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF-As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Battens
PCF2

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
GA ELEVATIONS
Basement Ramp Section



Key Plan

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| 1:200 @A1, 50%@A3 | 15015.3 | TURNER | North |
| Status | Rev | Rev | Rev |
| For DA Submission | DA-251-103 | 03 | 03 |

TURNER
Level 1 09/01/2018
Dunghurra NSW 2010
AUS 100000
T +61 2 8888 8888
F +61 2 8888 8888
turner@turner.com.au



1 Ground Level



2 Level 1



3 Level 2



4 Level 3



5 Level 4

| Level | Zone Name | Measured Area |
|--------------|-----------|-------------------------|
| Ground Level | GFA_H1 | 249.9 |
| | GFA_H2 | 235.8 |
| | GFA_H3 | 209.3 |
| | GFA_H4 | 402.9 |
| | GFA_H5 | 240.8 |
| | GFA_H6 | 431.9 |
| | GFA_J7 | 250.3 |
| Level 01 | GFA_H1 | 599.2 |
| | GFA_H2 | 407.3 |
| | GFA_H3 | 296.7 |
| | GFA_H4 | 438.1 |
| | GFA_H5 | 892.2 |
| | GFA_H6 | 610.5 |
| | GFA_J7 | 610.5 |
| Level 02 | GFA_H1 | 649.3 |
| | GFA_H2 | 506.2 |
| | GFA_H3 | 318.9 |
| | GFA_H4 | 479.8 |
| | GFA_H5 | 750.8 |
| | GFA_H6 | 787.9 |
| | GFA_J7 | 699.3 |
| Level 03 | GFA_H1 | 656.7 |
| | GFA_H2 | 506.2 |
| | GFA_H3 | 318.9 |
| | GFA_H4 | 479.8 |
| | GFA_H5 | 751.1 |
| | GFA_H6 | 772.8 |
| | GFA_J7 | 690.2 |
| Level 04 | GFA_H1 | 656.7 |
| | GFA_H2 | 506.2 |
| | GFA_H6 | 772.8 |
| | GFA_J7 | 590.2 |
| | | 16,164.4 m ² |

Gross Floor Area
 Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a) the area of a mezzanine, and
- b) habitable rooms in a basement or an attic, and
- c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes,
- d) any area for common vertical circulation, such as lifts and stairs, and
- e) any basement:
- e.1) storage, and
- e.2) vehicular access, loading areas, garbage and services, and
- f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- h) any space used for the loading or unloading of goods (including access to it), and
- i) terraces and balconies with outer walls less than 1.4 meter high, and
- j) voids above a floor at the level of a storey or storey above.

Certificate Number: CHN807V536
 Assessor Name: Gullit Bates
 Accreditation number: See individual certificates
 Certificate date: 9 Sep 2020
 Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155
www.nathans.gov.au

NOTES
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 226 Coward Street Mascot 2020

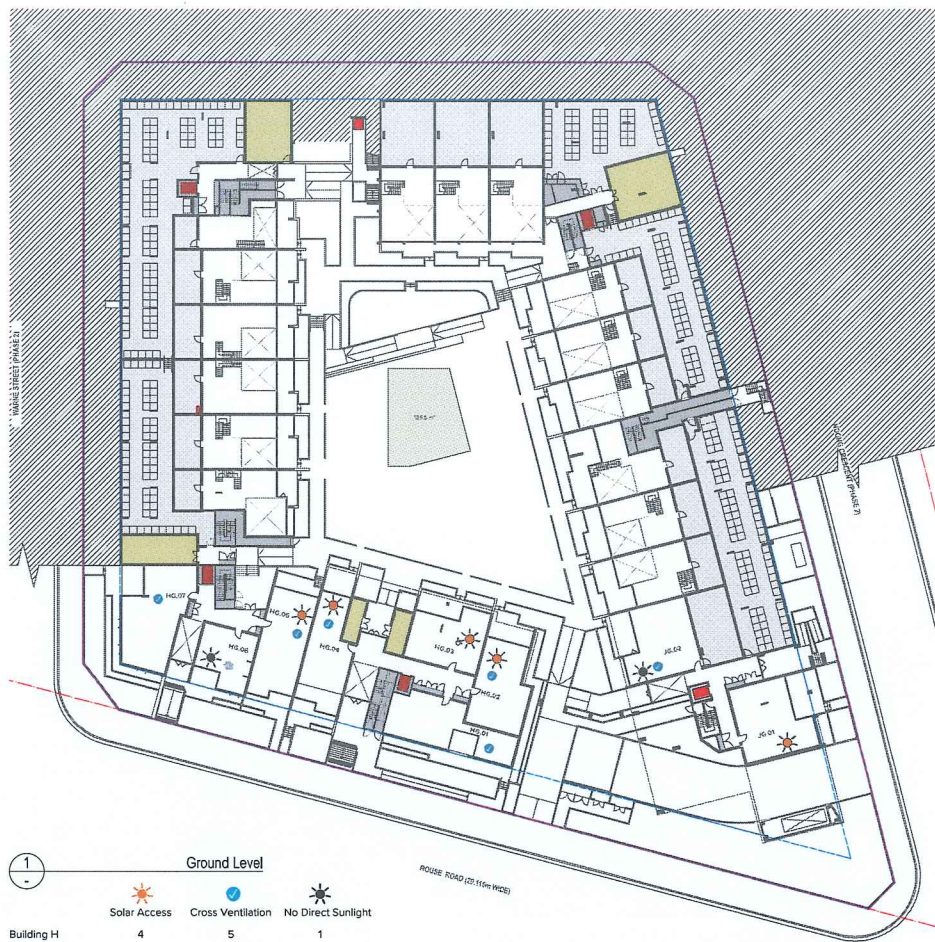
| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/09/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |




Project Title
 88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155

Drawing Title
 GFA DIAGRAMS
 GFA Diagrams

| | | | |
|-----------------------------|------------------------|--------------------|------------|
| Scale 1:500 @A1, 50% @A3 | Project No. 15015.3 | Drawn by TURNER | North ↑ |
| Status For DA Submission | Dwg No. DA-710-001 | Rev 03 | |

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| Total | | | | |
|------------------------------------|------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Level | Building |  Solar Access |  Cross Ventilation |  No Direct Sunlight |
| Ground Level | Building H | 4 | 5 | 1 |
| | Building J | 1 | 1 | 1 |
| Level 1 | Building H | 12 | 9 | 1 |
| | Building J | 12 | 6 | 9 |
| Level 2 | Building H | 13 | 14 | 1 |
| | Building J | 14 | 13 | 7 |
| Level 3 | Building H | 15 | 17 | 0 |
| | Building J | 17 | 16 | 4 |
| Level 4 | Building H | 12 | 12 | 0 |
| | Building J | 14 | 14 | 0 |
| Sub-Total | | 114 | 107 | 24 |
| Percentage of Total 163 Apartments | | 70% | 65% | 14.7% |

Note
 - 60% ADG requirement Cross Ventilation
 - 70% ADG requirement Solar Access between 9am to 3 pm on 21st of June
 - Maximum 15% of apartments receive no direct sunlight between 9am to 3 pm on 21st of June



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| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

- ACHIEVES 2 HOURS OF SOLAR ACCESS ON 21st OF JUNE BETWEEN 9AM TO 3 PM
- ACHIEVES 2 HOURS OF SOLAR ACCESS ON 21st OF JUNE BETWEEN 9AM TO 3 PM THROUGH SKY LIGHT
- SOUTH ASPECT APARTMENTS
- NATURALLY CROSS-VENTILATED
- NATURALLY CROSS-VENTILATED THROUGH OPERABLE SKY LIGHT

| | | | | | | | | | |
|---------------------------------------|-----------------------|--------|--------------------|-------------|------------|----------|--------|-------|---|
| Project Title | 88 Rouse Road Phase 3 | Scale | 1:500 @A1, 50% @A3 | Project No. | 15015.3 | Drawn by | TURNER | North | 7 |
| Drawing Title | SEPP 65 DIAGRAMS | Status | For DA Submission | Dwg No. | DA-721-001 | Rev | 03 | | |
| SEPP65 Solar and Ventilation Diagrams | | TURNER | | | | | | | |

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 AUSTRALIA
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1 June 21, 9 am



Certificate Number: CHMGB7V536
Assessor Name: Gullit Bates
Accreditation number: See individual certificates
Certificate date: 9 Sep 2020
Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155
www.nathans.gov.au



3 21 June, 10 am



4 21 June, 12 pm

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| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155
 Drawing Title
SEPP 65 DIAGRAMS
Sun Shadow Diagrams Sheet 01

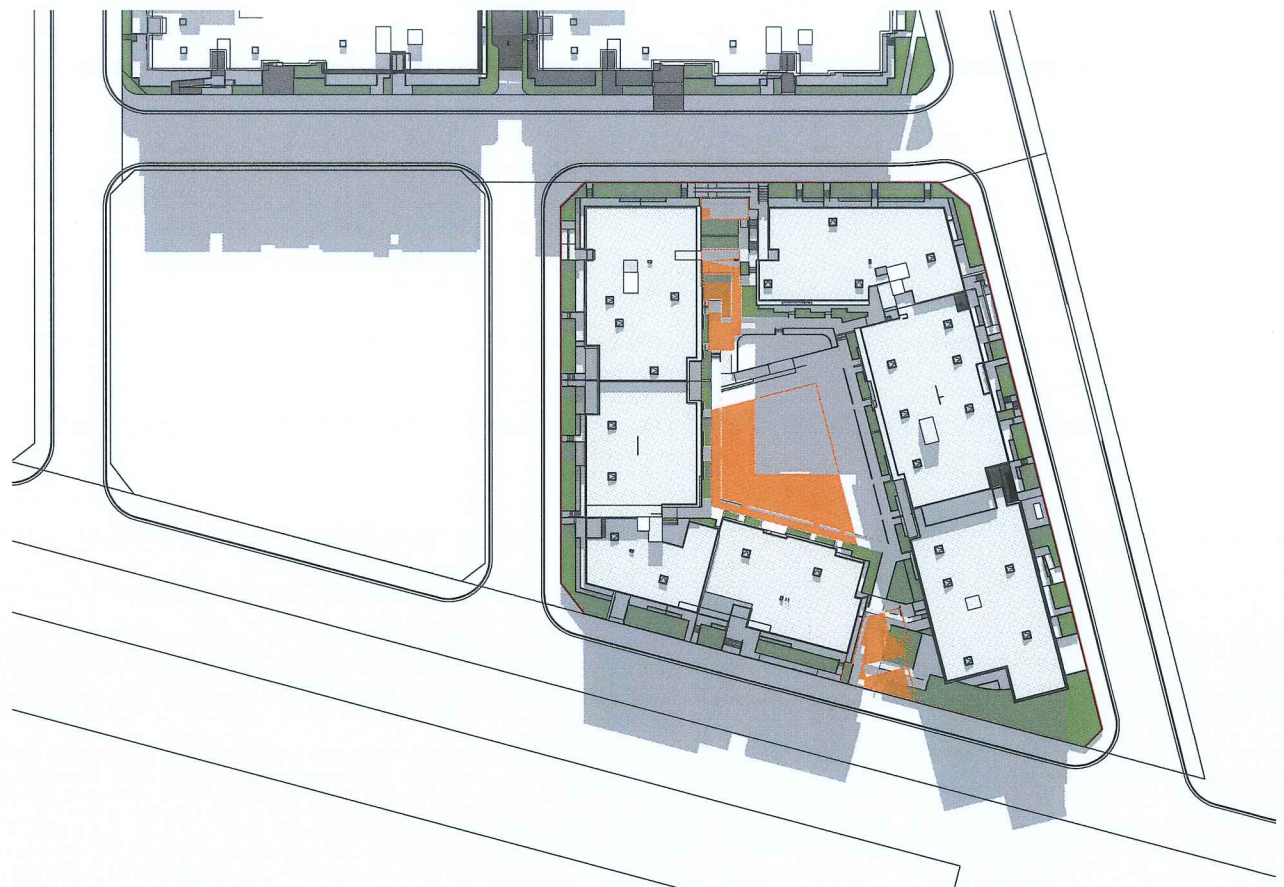
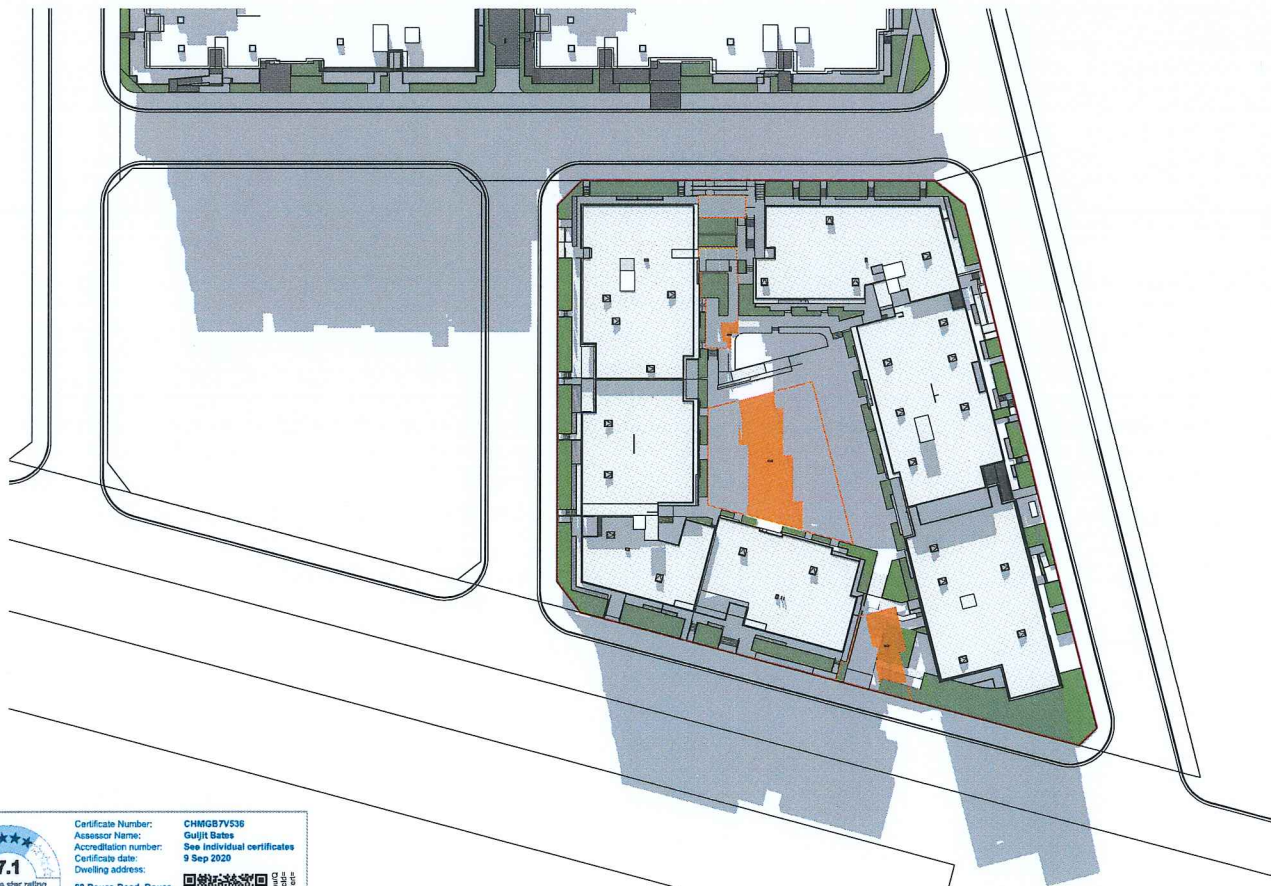
Scale
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 Project No.
15015.3
 Status
 For DA Submission
 Drawing No.
DA-721-010
 Drawn by
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 Rev
03

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1 21 June, 1 pm



3 21 June, 2 pm

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| 01 | 24/09/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
SEPP 65 DIAGRAMS
Sun Shadow Diagrams Sheet 02

| Scale | Project No. | Drawn by | North |
|--------------------|-------------------|----------|-------|
| 1:750 @A1, 50% @A3 | 15015.3 | TURNER | North |
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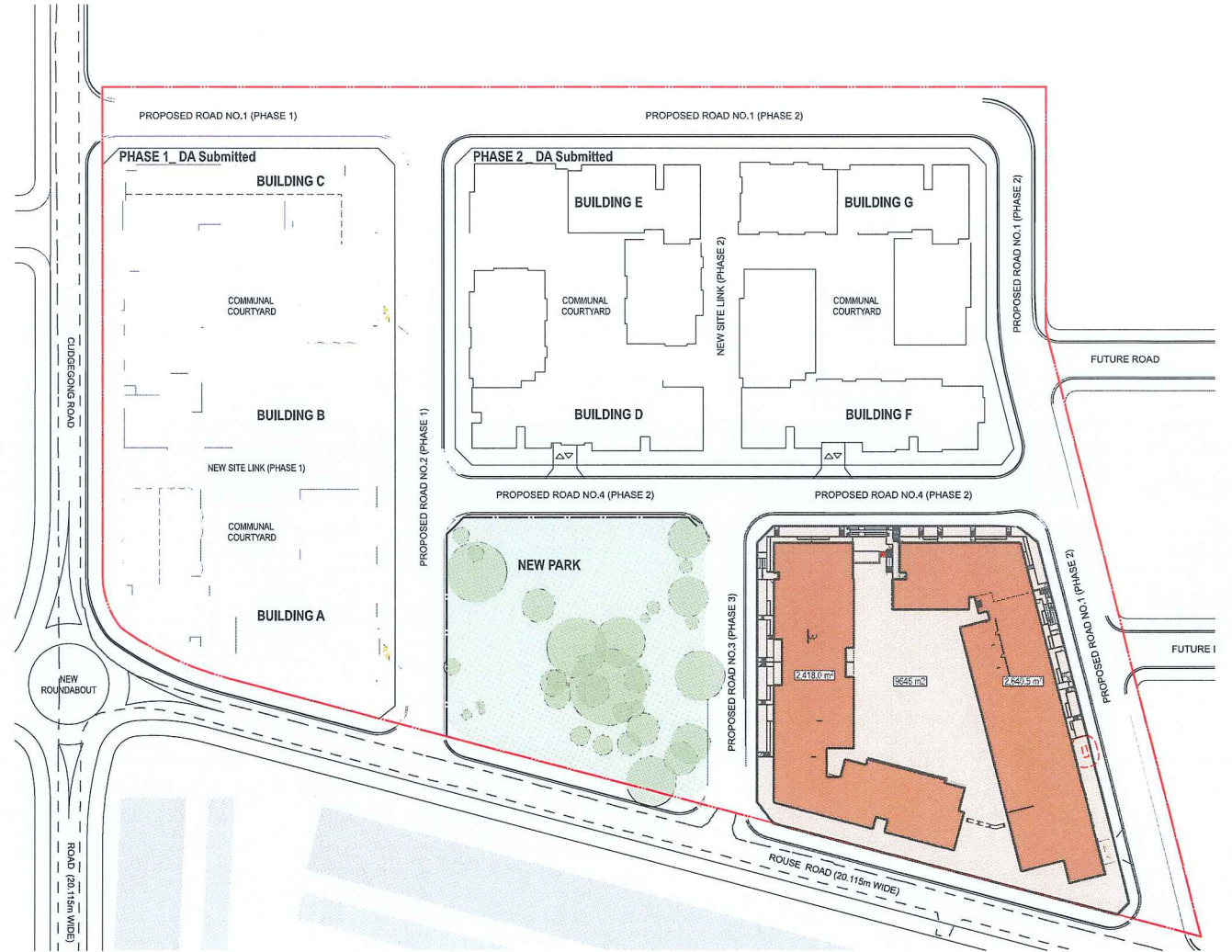


1 Site Coverage Approved

Site Coverage Area

The Blacktown DCP (No.1) 2014 Part 5 Section 5
 *Site Coverage to be maximum of 50% of the site area

Site Area overall Masterplan: 38270.77 m²
 Approved Site Coverage for the overall Masterplan: 20016.14 m²
 52.30 % of the Site Area



2 Site Coverage

Site Area Phase 3: 9645.6 m²
 Approved Site Coverage for Phase 3: 4875.19 m²
 50.55 % of the Site Area
 Proposed Site Coverage Phase 3: 5058.5 m²
 52.44 % of the Site Area



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| 02 | 03/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155

| Scale | Project No. | Drawn by | North |
|---------------------|-------------|----------|-------|
| 1:1000 @A1, 50% @A3 | 15015.3 | TURNER | ↑ |
| For DA Submission | DA-740-001 | 03 | |

Drawing Title
OPEN SPACE AMENITIES
 Site Coverage

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1 Communal Open Space Approved

Communal Open Space

ADG Part 3D:
 - Communal Open Space has a minimum area equal to 25% of the site*
 - Communal Open Space should have a minimum dimension of 3m, and larger developments should consider greater dimensions*

The Blacktown DCP (No.1) 2014 Part 5 Section 5:
 - Has no requirements regarding Communal Open Space

Site Area overall Masterplan: 38270.77 m²
 Approved Communal Open Space for the overall Masterplan: 9583.91 m²
 25.04 % of the Site Area



2 Communal Open Space

Site Area Phase 3: 9545.6 m²
 Approved Communal Open Space for Phase 3: 2356.58 m²
 24.43 % of the Site Area
 Proposed Communal Open Space Phase 3: 2461.5 m²
 25.52 % of the Site Area



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|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
 88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155

Drawing Title
 OPEN SPACE AMENITIES
 Communal Open Space

| Scale | Project No. | Drawn by | North |
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| 1:1000 @A1, 50% @A3 | 15015.3 | TURNER | ↑ |
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1 Landscape Approved

Landscape Area

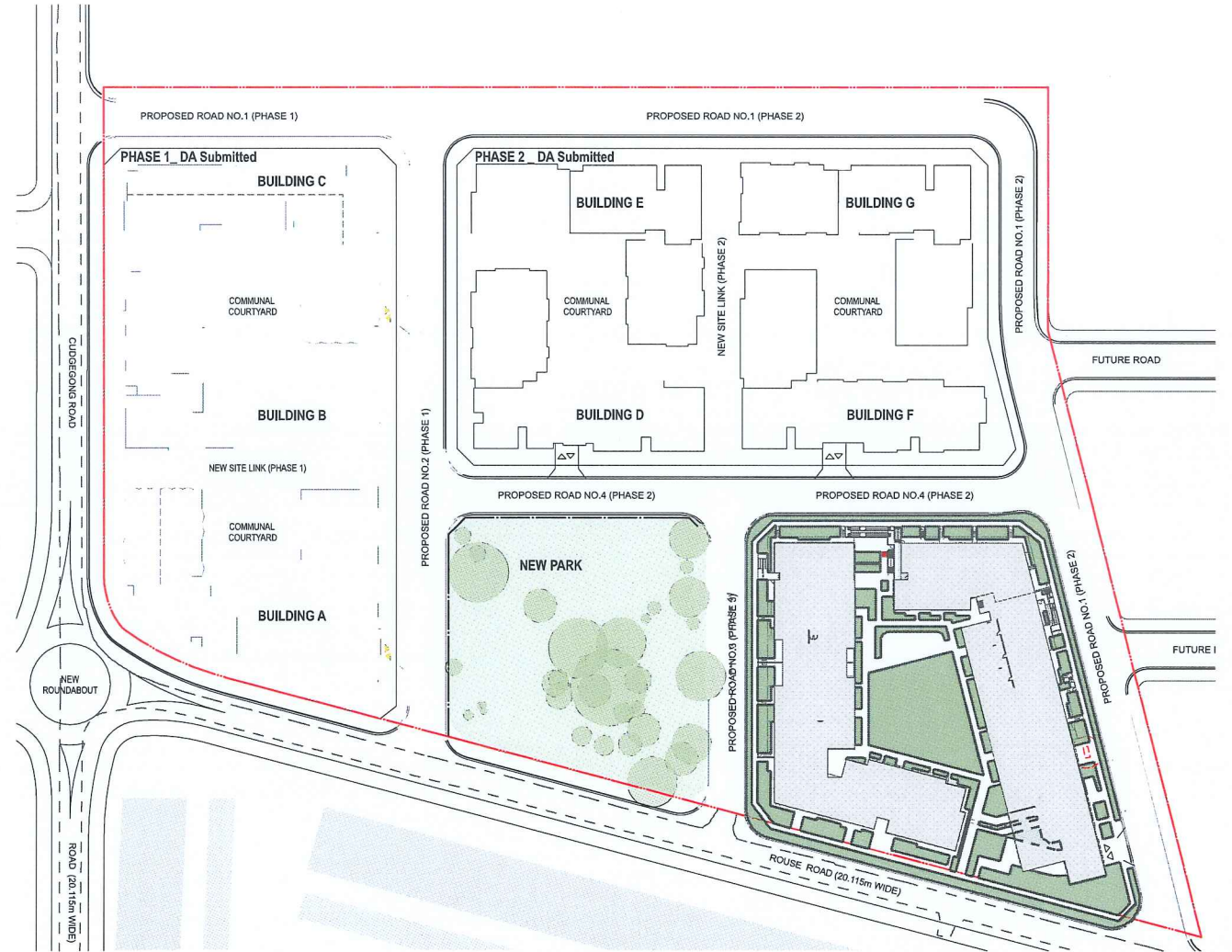
ADG Part 3D:
- Does not address Landscape area
The Blacktown DCP (No.3) 2014 Part 5 Section 5:
- "Landscape Area shall be a minimum of 30% of the site area"

Site Area overall Masterplan: 38270.77 m²
Approved Landscape Area for the overall Masterplan: 12947.46 m²
33.83 % of the Site Area



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2 Landscape Diagram

Site Area Phase 3: 9645.6 m²
Approved Landscape Area for Phase 3: 3454.97 m²
35.82 % of the Site Area
Proposed Landscape Area Phase 3: 3473.3 m²
36.00 % of the Site Area

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|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

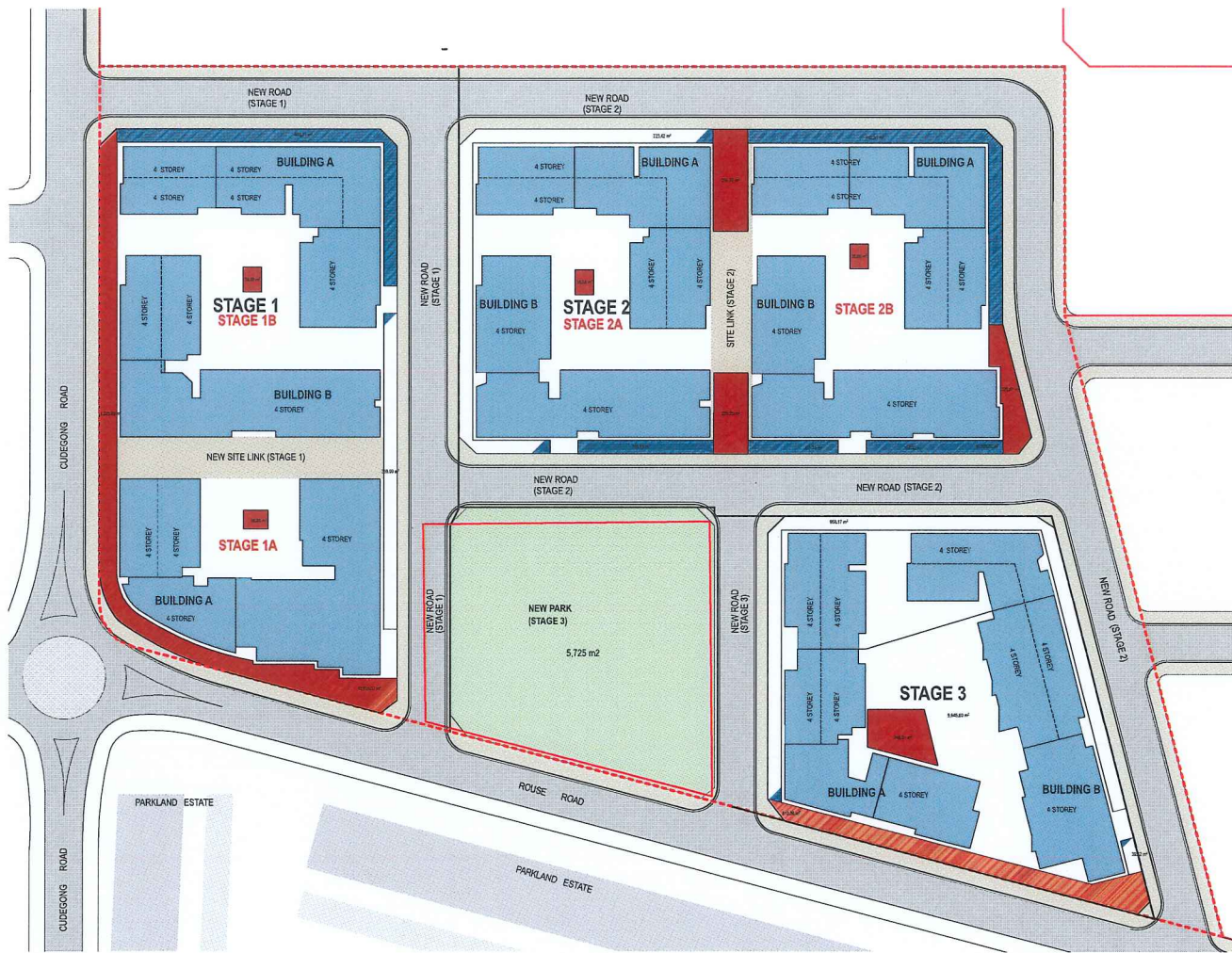
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
OPEN SPACE AMENITIES
Landscape Diagram

| Scale | Project No. | Drawn by | North |
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1 Deep Soil Area Approved

Deep Soil Area

ADG Part 3E:
 - For site area greater than 1500 m², minimum dimensions for Deep Soil is 6m
 - Minimum requirement is 7% of the site area, target for larger sites is 15%

The Blacktown DCP (No.1) 2014 Part 5 Section 5:
 - Does not address Deep Soil area

Site Area overall Masterplan: 38270.77 m²
 Deep Soil for overall Masterplan: 2996 m²
 Deep Soil within 5m Setback for overall Masterplan: 3460 m²
 Approved subtotal Deep Soil area for the overall Masterplan: 6456 m²
 16.87 % of the Site Area



2 Deep Soil Area

| | |
|-------------------------------------------|----------------------------------------|
| Site Area Phase 3: | 9645.6 m² |
| Approved Deep Soil Area for Phase 3: | 1856.18 m² 19.24 % of the Site Area |
| Proposed Deep Soil Phase 3: | 539.0 m² |
| Proposed Deep Soil in 5m Setback Phase 3: | 804.5 m² |
| Proposed sub total Deep Soil Phase 3: | 1343.5 m² 13.83 % of the Site Area |
| Proposed Rainingardens: | 200 m² |



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 02 05/03/2020 BF Waste Strategy Revised
 03 09/04/2020 BF Issued for amended DA

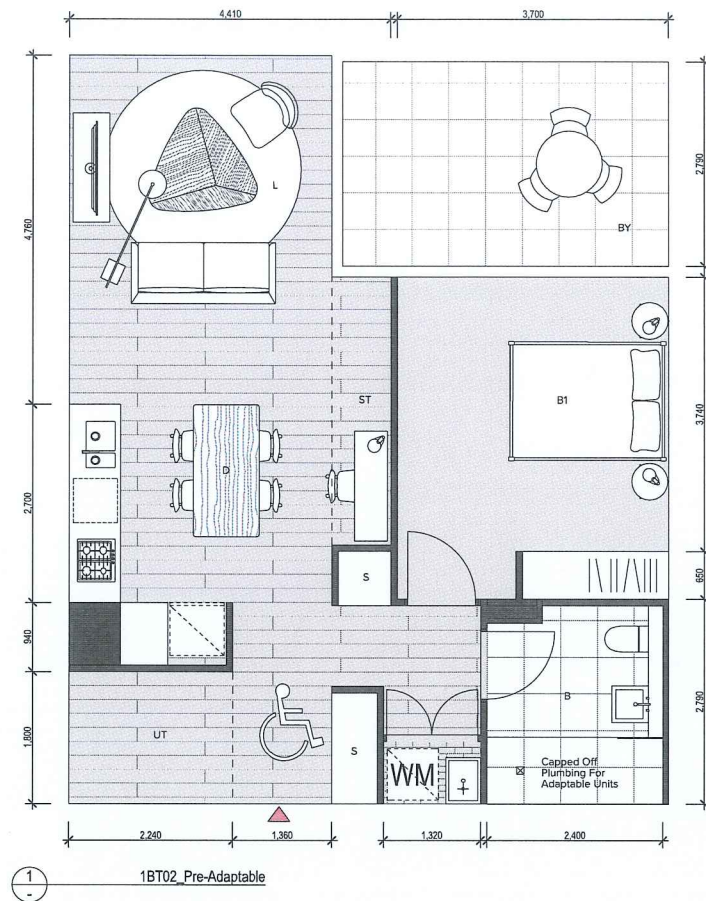
Project Title
 88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155

Drawing Title
 OPEN SPACE AMENITIES
 Deep Soil Area

Scale
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 Project No.
 15015.3
 Drawn by
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 For DA Submission
 DA-740-004
 03

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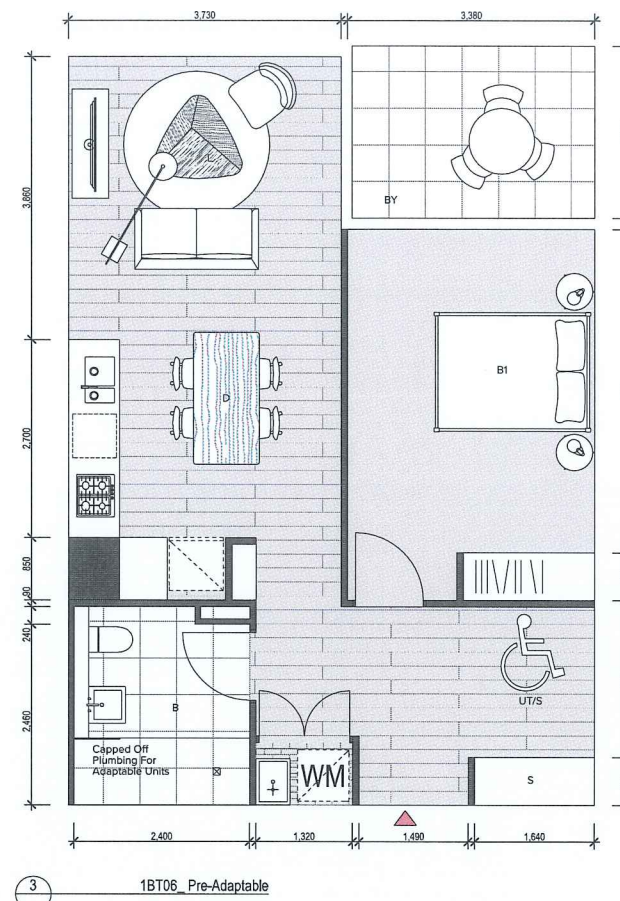


1BED TYPE 1B_T02

LOCATION

BUILDING J
J1.08

1 APARTMENT

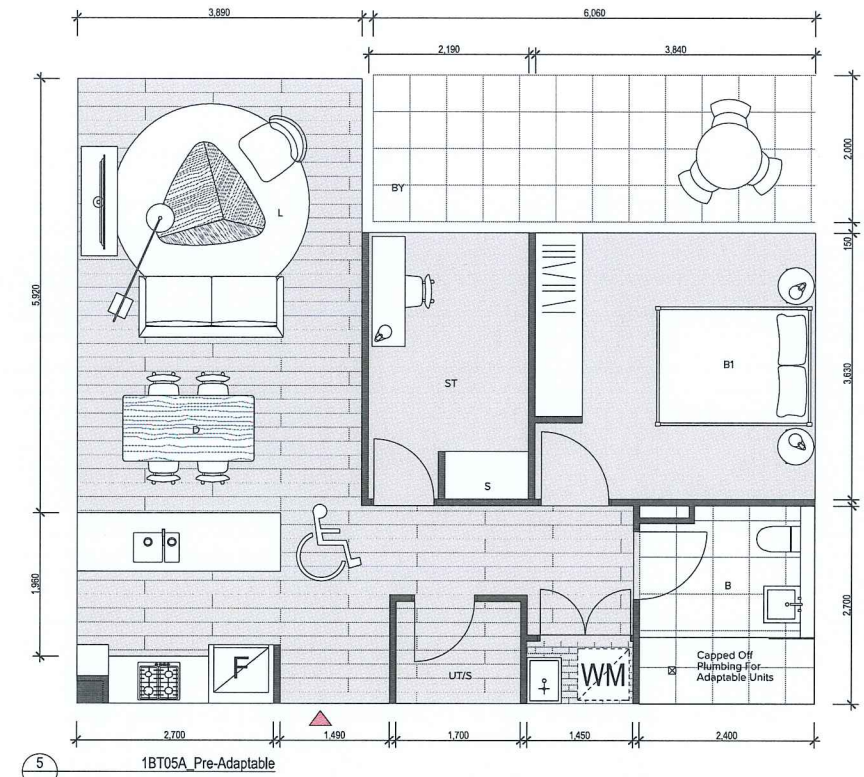


1BED TYPE 1B_T06

LOCATION

BUILDING J
J1.01
J1.04
J1.05
J1.18
J2.02
J2.09
J2.10
J2.20
J3.02
J3.09
J3.10
J4.01
J4.02

13 APARTMENTS



ADAPTABLE APARTMENTS

Total apartments=163
Total adaptable apartments=17
Percentage of adaptable apartments=10%

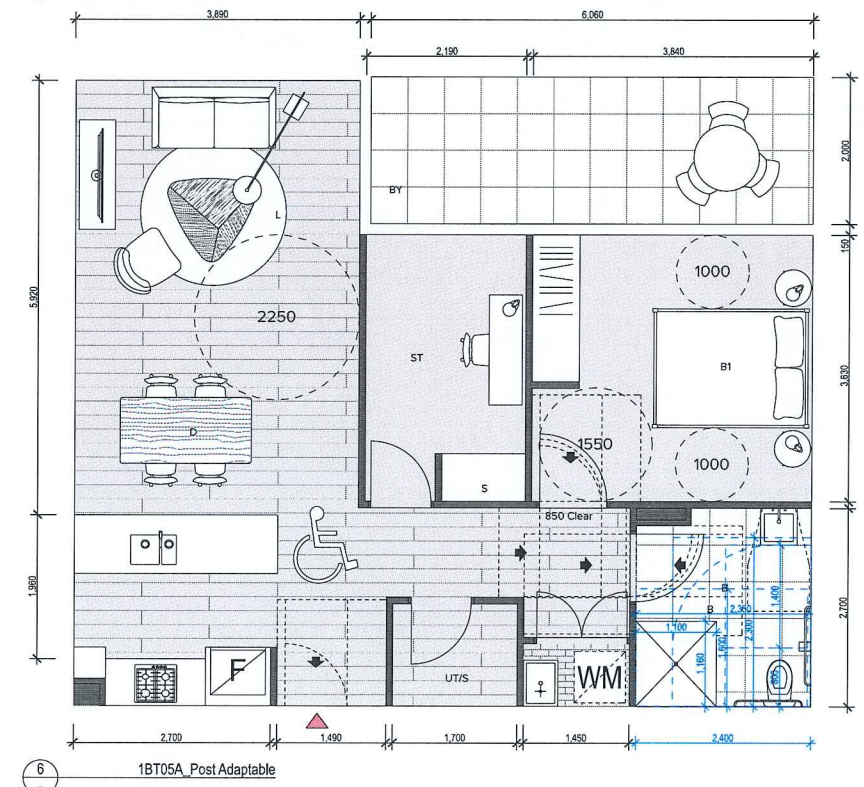
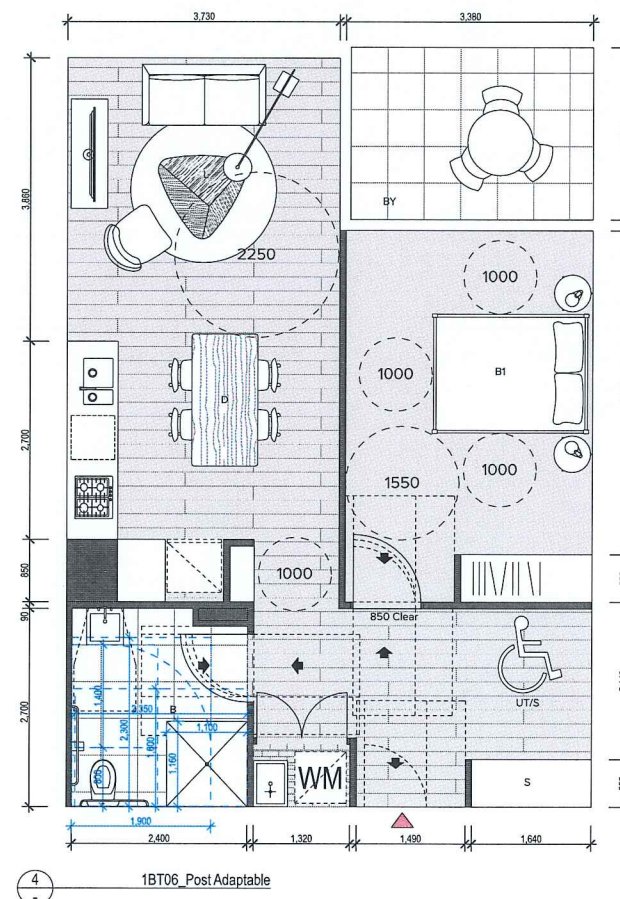
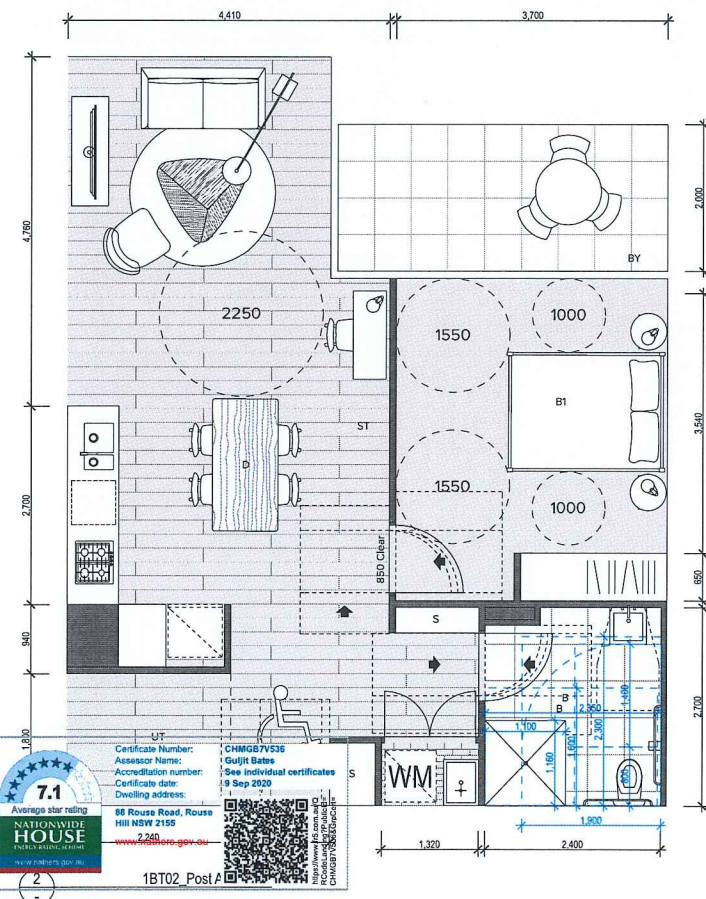
Developments are to achieve minimum of 10% of all apartments to be designed to be capable of adaption for disabled or elderly residents. Dwellings must be designed in accordance with Australian Adaptable Housing Standard (AS 4299-1995), which includes 'pre-adaption' design details to ensure visitability is achieved (Blacktown City Council Growth Centre Precincts DCP Clause 4.6.1 Item 3).

1BED TYPE 1B_T05A

LOCATION

BUILDING H
HG.03

1 APARTMENTS



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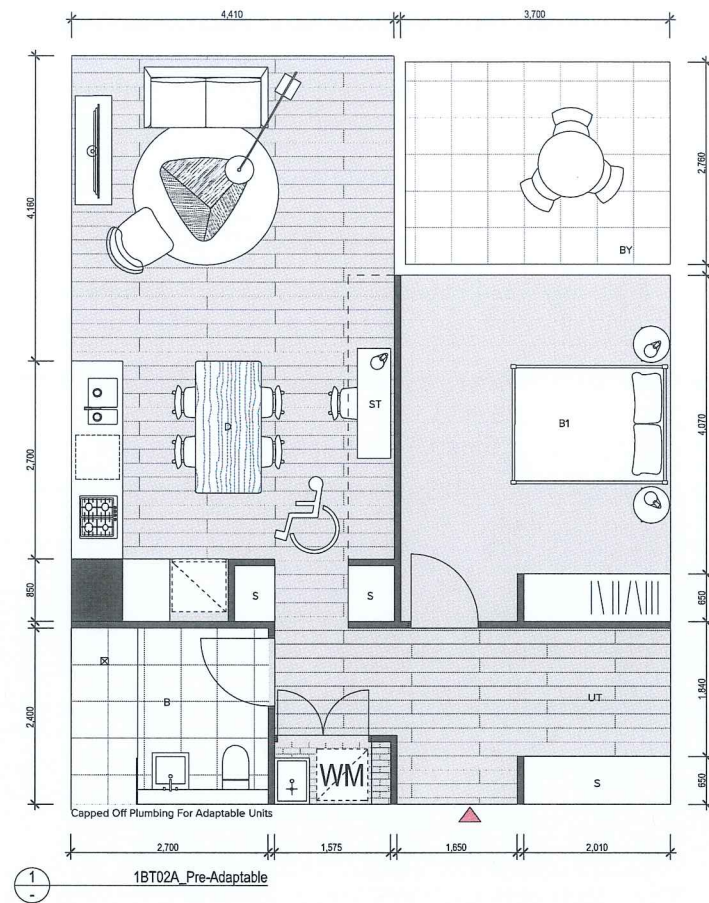
Rev Date Approved By Revision Notes
01 24/09/2016 NS Issued For DA Submission
02 09/03/2020 BF Waste Strategy Revised
03 09/04/2020 BF Issued for amended DA

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
SUPPLEMENTARY DIAGRAMS
Adaptable Apartment Layouts

Scale
1:50 @ A1, 50% @ A3
Project No.
15015.3
Drawn by
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Rev
03
For DA Submission
DA-810-001

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Australia
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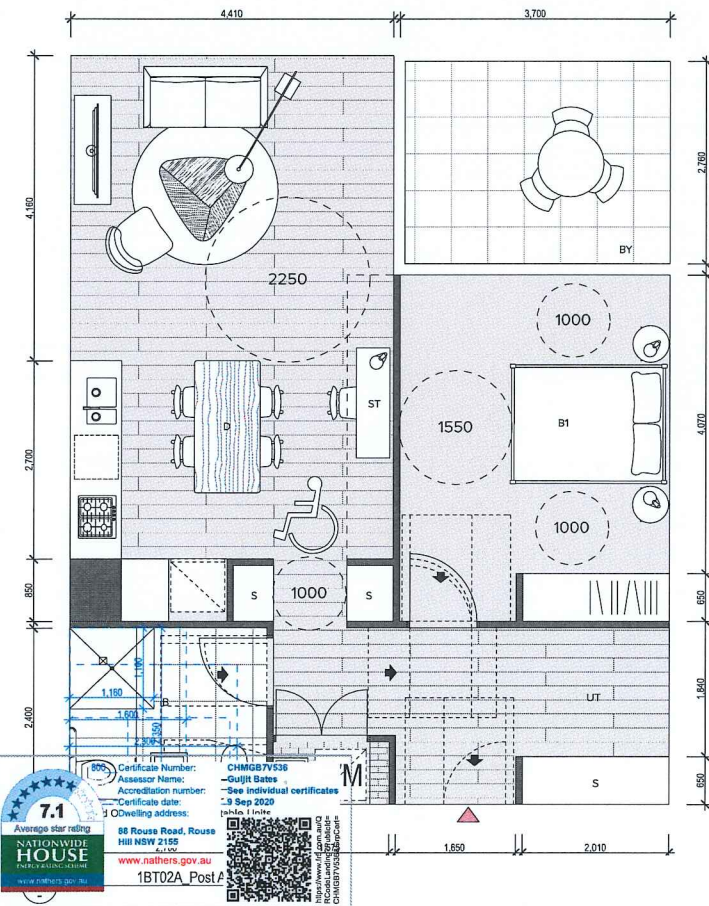


1BED TYPE 1B_T02A

LOCATION

BUILDING J
J2.06
J3.06

2 APARTMENTS



ADAPTABLE APARTMENTS

Total apartments=163
Total adaptable apartments=17
Percentage of adaptable apartments=10%

Developments are to achieve minimum of 10% of all apartments to be designed to be capable of adaption for disabled or elderly residents. Dwellings must be designed in accordance with Australian Adaptable Housing Standard (AS 4299-1995), which includes "pre-adaption" design details to ensure visitability is achieved (Blacktown City Council Growth Centre Precincts DCP Clause 4.6.1 Item 3).

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| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

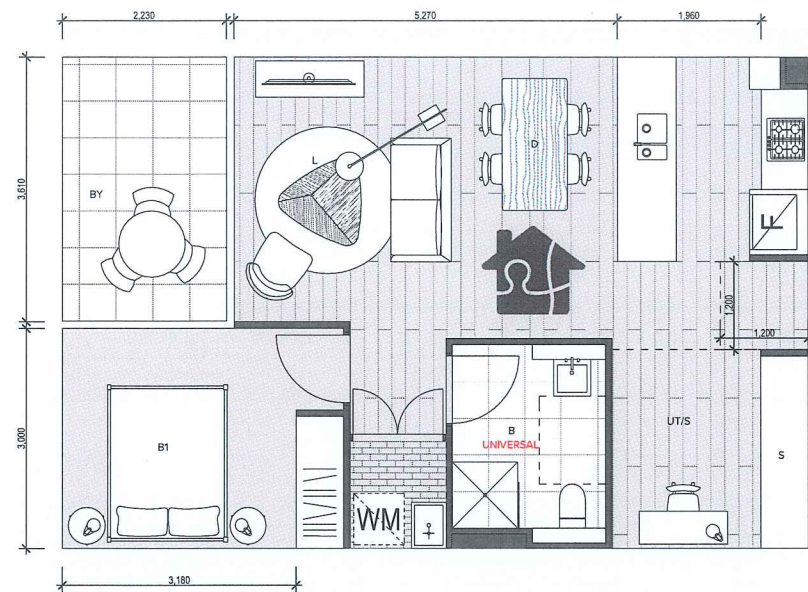
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| 1:50 @A1, 50% @A3 | 15015.3 | TURNER | |
| For DA Submission | DA-810-002 | Rev | 03 |

Drawing Title
SUPPLEMENTARY DIAGRAMS
Adaptable Apartment Layouts 2

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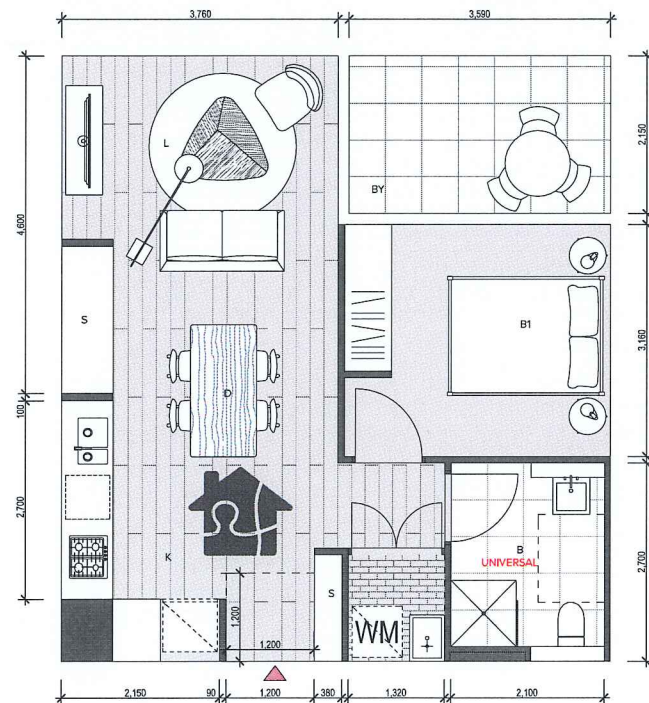
1B_T04 Livable Apartment

1BED TYPE 1B_T04

LOCATION

BUILDING H
H1.21
H2.19
H3.19
H4.11

4 APARTMENTS



1B_T10 Livable Apartment

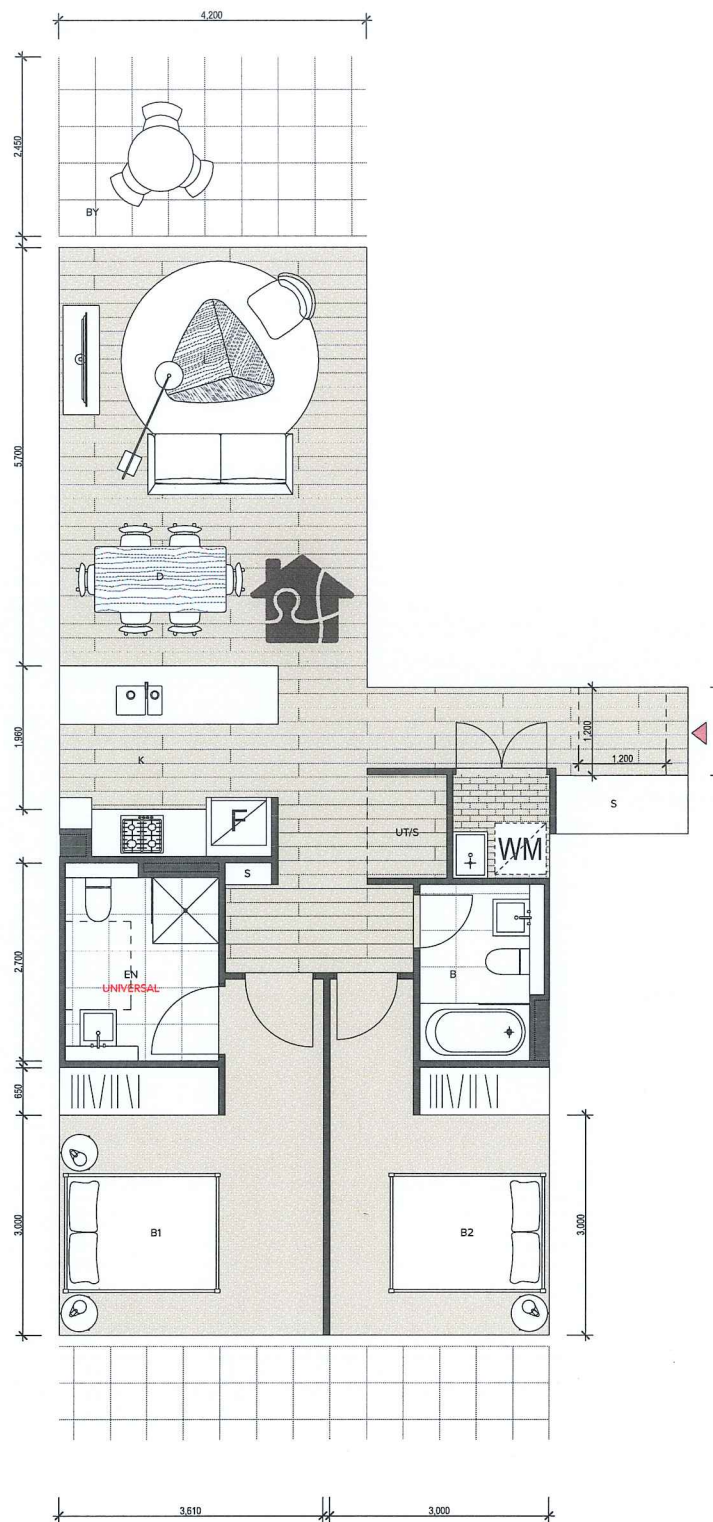
1BED TYPE 1B_T10



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226 Coward Street Mascot 2020



2B_T05A Livable Apartment

1BED TYPE 2B_T05A

LOCATION

BUILDING H
H2.11
H2.18
H3.18
H4.03
H4.10

6 APARTMENTS

LIVABLE HOUSING DESIGN COMPLYING APARTMENTS

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

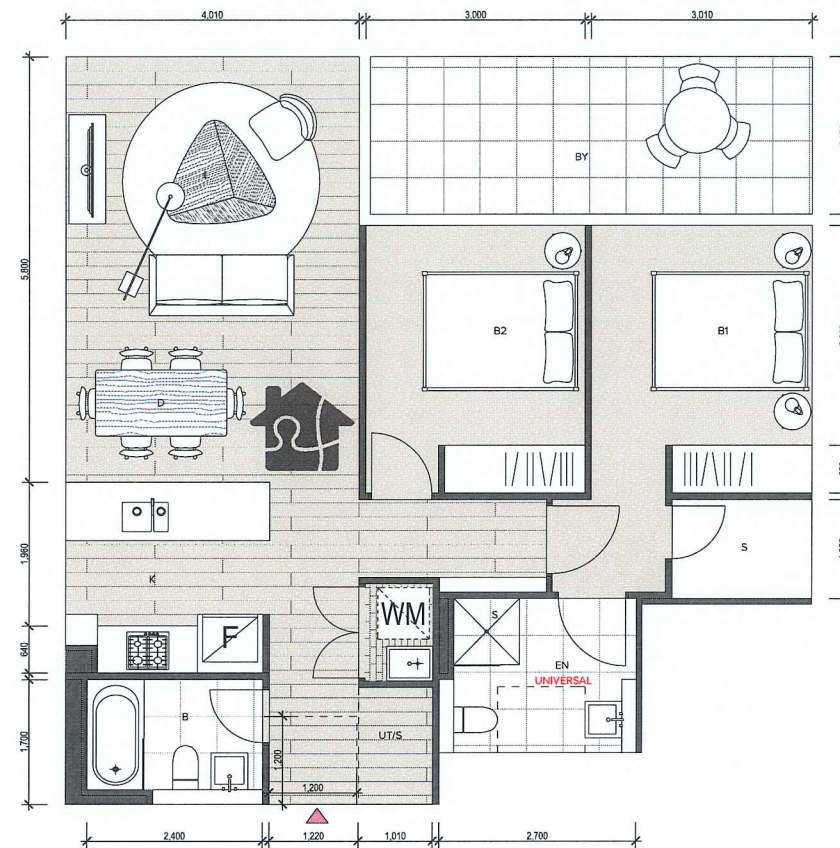
1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level(Step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet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

Total apartments=163

Total complying apartments=16

Percentage of complying apartments=20% In Total, Including 17 Adaptable Apartments

Developments to achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.



2B_T07 Livable Apartment

1BED TYPE 2B_T07

LOCATION

BUILDING H
H1.22
H2.20
H3.20
H4.12

4 APARTMENTS

Rev Date Approved by Revision Notes
01 24/08/2018 NS Issued For DA Submission
02 05/03/2020 BF Waste Strategy Revised
03 09/04/2020 BF Issued for amended DA

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

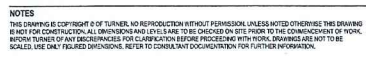
Drawing Title
SUPPLEMENTARY DIAGRAMS
LHA Apartment Layouts

Scale
1:50 @A1, 50% @A3
Status
For DA Submission

Project No.
15015.3
Dwg No.
DA-810-101
Drawn by
TURNER
Rev
03

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Livability ONE Oxford Street
Sydney NSW 1510
T +61 2 8558 0200
F +61 2 8558 0558
turner@turner.com.au



DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 0605, ABN 55 064 054 911

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Gold Abacus Development
226 Coward Street Mascot 2020


| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title

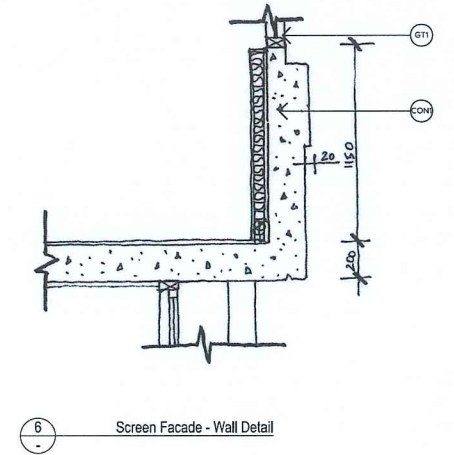
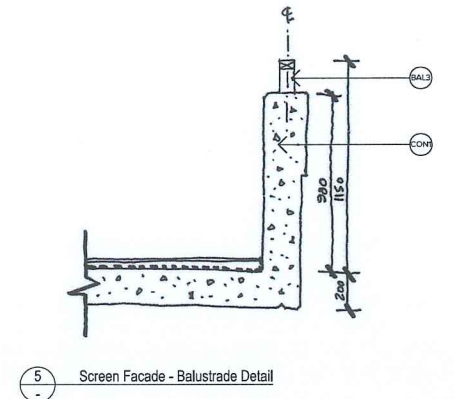
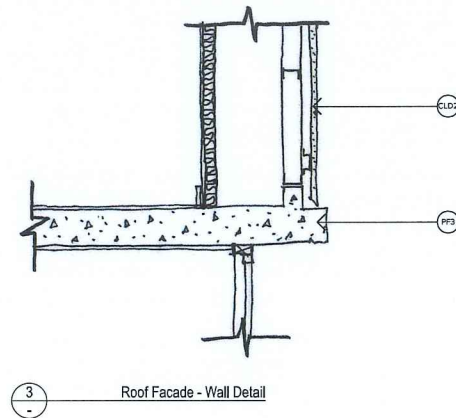
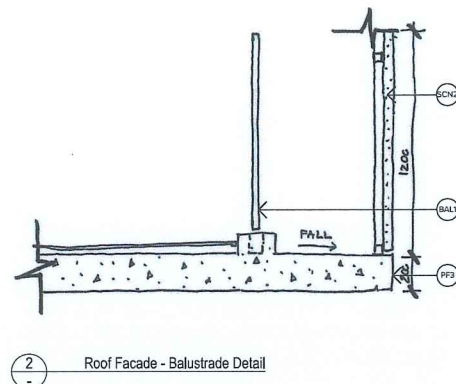
SUPPLEMENTARY DIAGRAMS

Facade Articulation Plan

| | | | |
|--------------------|-------------|----------|---------------------------------------------------------------------------------------|
| Scale | Project No. | Drawn by | North |
| 1:250 @A1, 50% @A3 | 15015.3 | |  |
| Status | Dwg No. | Rev | |
| For DA Submission | DA-811-001 | 03 | |

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AUSTRALIA



1 - Roof Facade Type

4 - Screen Facade Type



BALUSTRADES
BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstand, COH1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar

CLADDING
CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES
FEN1 - Fence Type 1
Rendered Block Work + Aluminium Slats
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
Black
GT2 - Glazing Type 2
GT1 + Aluminium "Shadow Box", PCF3

PAINT FINISHES
PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black To Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro _ Golden Touch

SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
40x40mm Brn. Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Battens
PCF2

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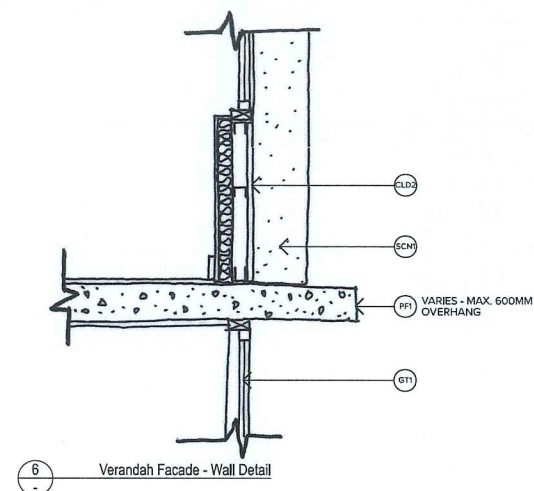
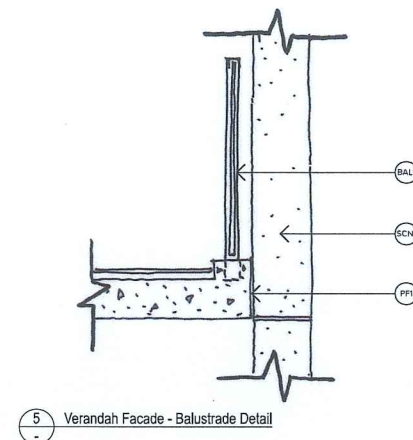
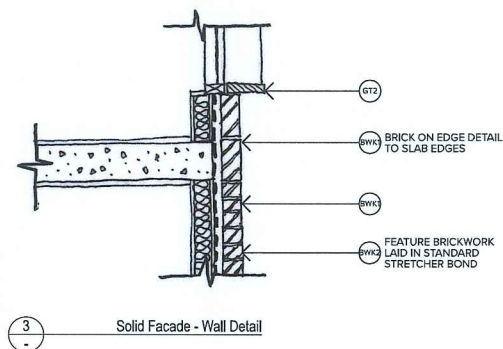
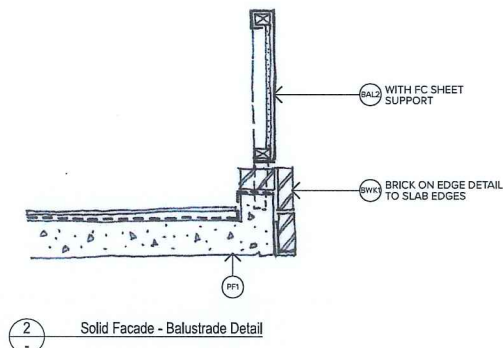
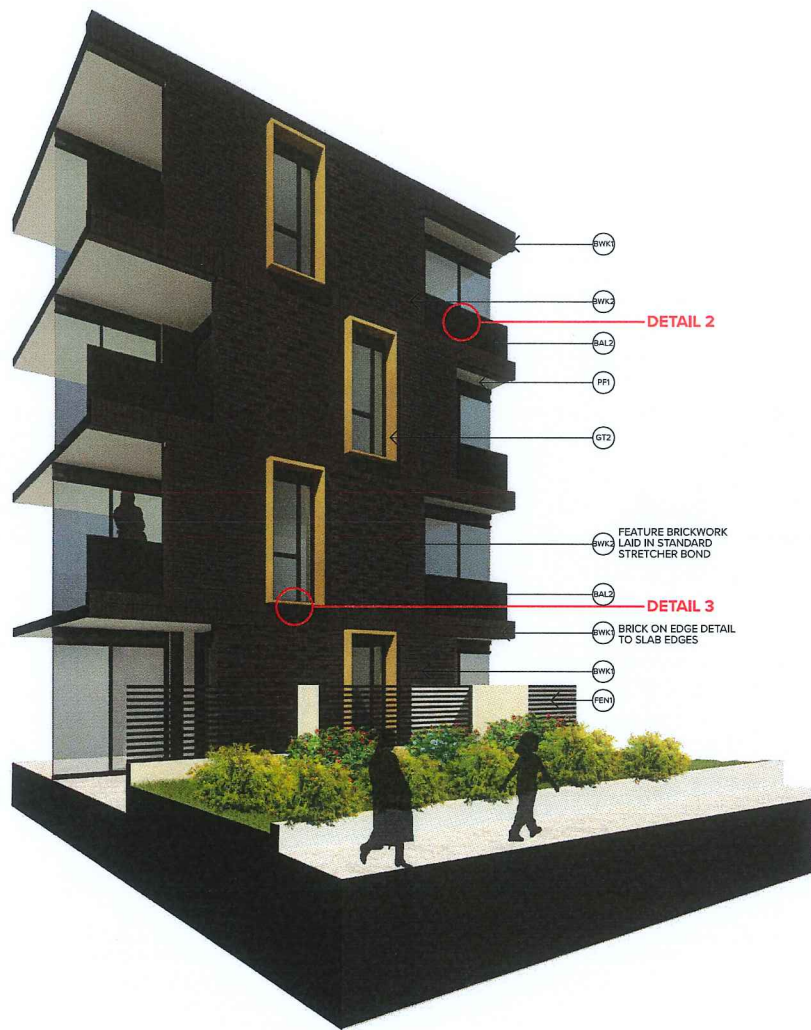
| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/09/2018 | HS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Scale
@A1, 50% @A3
Project No.
15015.3
Dwg No.
DA-811-002
Rev
03
North
↑

Supplementary Diagrams
Facade Articulation Elevation Details

TURNER
Level 7 ONE Oxford Street
Sydney NSW 2010
Australia
T +61 2 8888 8300
F +61 2 8888 8308
E turner@turner.com.au



1 - Solid Facade Type

4 - Verandah Facade Type



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BALUSTRADES

BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
Infill Screen, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE

BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar

CLADDING

CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES

FEN1 - Fence Type 1
Rendered Block Work - Aluminium Slats
To Required Height

GLAZING

GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 - Aluminium "Shade Box", PCF3

PAINT FINISHES

PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES

PCF1 - PowderCoat Finish Type 1
Black to Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro, Golden Touch

SCREENS

SCN1 - Screen Type 1
Vertical Aluminium Fin
40x40mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Batten
PCF2

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| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 08/04/2020 | BF | Issued for amended DA |

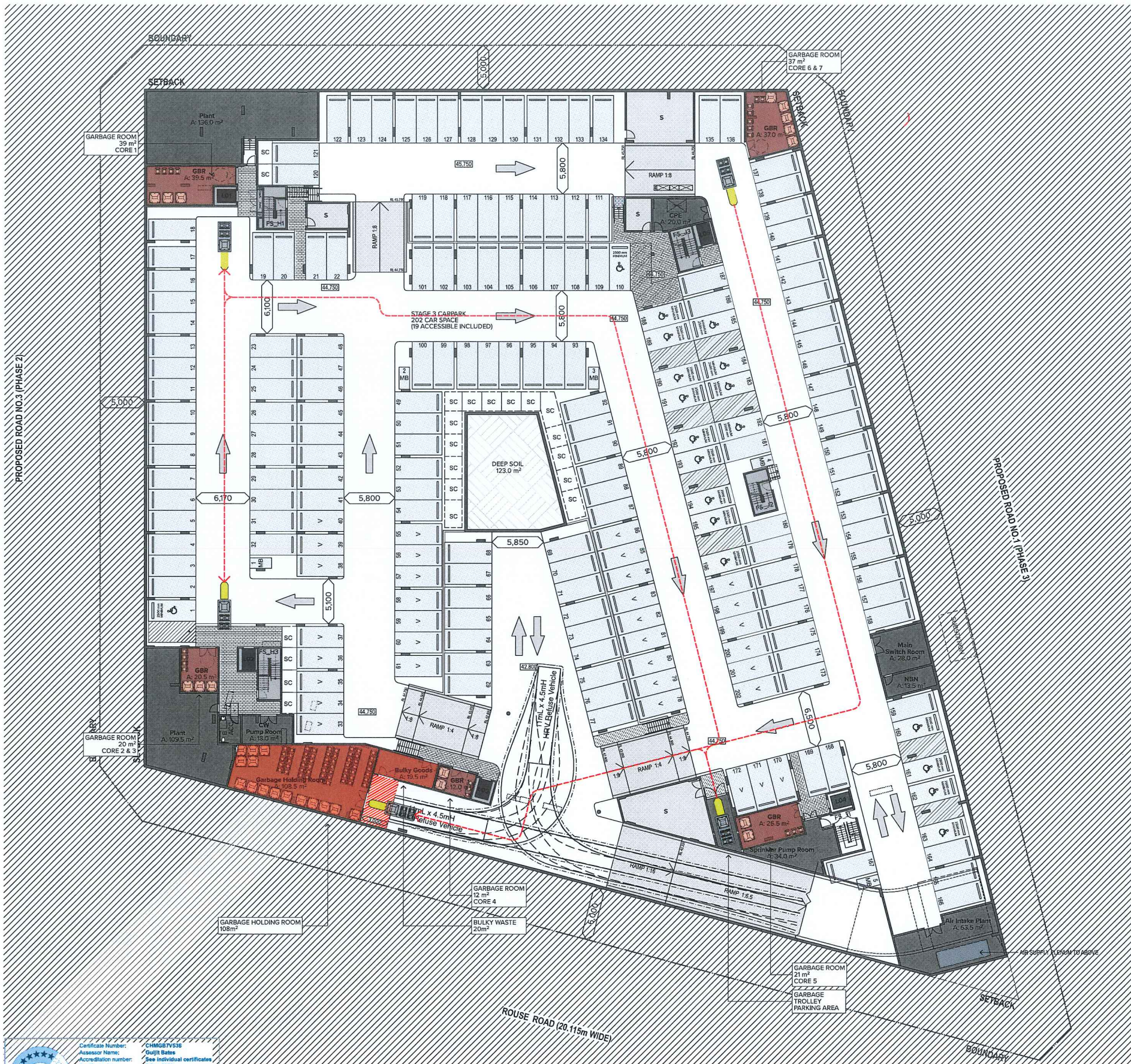
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
SUPPLEMENTARY DIAGRAMS
Facade Articulation Elevation Details

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| @A1, 50% @A3 | 15015.3 | | |
| Status | Orig No. | Rev | |
| For DA Submission | DA-811-003 | 03 | |

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8888 0200
F +61 2 8888 0208
turner@turner.com.au



7.1
NATIONWIDE
HOUSE
ENTRY ACCREDITATION

Certificate Number: CHRG87V536
Assessor Name: [Name]
Accreditation number: [Number]
Certificate date: 9 Sep 2020
Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155
www.nationwide.gov.au

CHRG87V536

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226 Coward Street Mascot 2020

- LEGEND (Site Facilities)**
- BIN STORAGE ROOM
 - BULKY GOODS WASTE ROOM
 - GARBAGE TRUCK COLLECTION POINT
 - BIN MOVEMENT PATH

- NOTE 1: BIN MOVING TROLLEY TOWED BY CLASS C TYPE VEHICLE TO BE USED FOR INTERNAL BASEMENT BIN MOVEMENT
- NOTE 2: REMOTE CONTROL PARKING LOT DEVICE WILL BE UTILISED TO PREVENT GARBAGE LOADING BAY BEING PARKED OUT

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2019 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 08/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
SUPPLEMENTARY DIAGRAMS
Site Facilities Plan

| Scale | Project No. | Drawn by | North |
|--------------------|-------------|----------|-------|
| 1:250 @A1, 50% @A3 | 15015.3 | | |
| For DA Submission | Dwg No. | Rev | |
| | DA-813-001 | 03 | |

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AUSTRALIA

T +61 2 8888 0000
F +61 2 8888 0000
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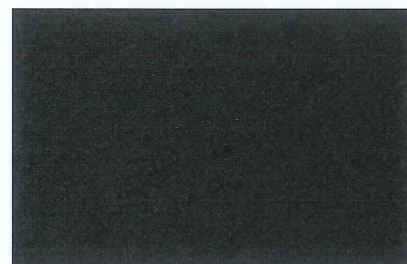
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East Elevation



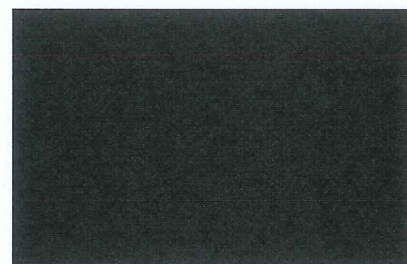
BWK1



CON1



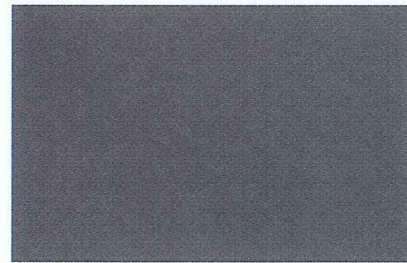
PF1



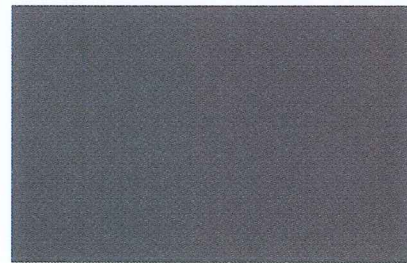
PCF1



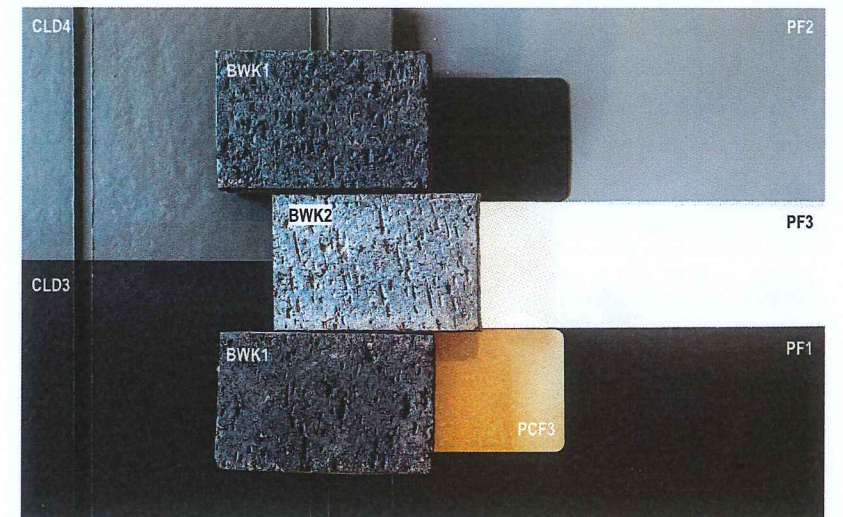
BWK2



PF2



PCF2



2
Material Sample Board

PF3

PCF3



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DLG Quality Endorsed Company: 800 900 2015, Registration Number 29478
Newcastle, Australia, Turners: 0800 900 2015, 0800 900 2015

BALLUSTRADES

BAL1 - Balustrade Type 1
Clear Glass Balustrade
Aluminium Frame, PCF3
BAL2 - Balustrade Type 2
Aluminium Frame, PCF1
Infill Shovel, PCF1
BAL3 - Balustrade Type 3
Solid Balustrade
Concrete Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE

BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Raked Finish Mortar

CLADDING

CLD1 - Cladding Type 1
Flat FC Panel Cladding, PF1
CLD2 - Cladding Type 2
Flat FC Panel Cladding, PF2
CLD3 - Cladding Type 3
Vertical Grooved FC Panel Cladding, PF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, PF2

FENCES

FEN1 - Fence Type 1
Random Block Work + Aluminium Slats
To Required Height

GLAZING

GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1
GT2 - Glazing Type 2
GT1 + Aluminium 'Shadow Box', PCF3

PAINT FINISHES

PF1 - Paint Finish Type 1
Black
PF2 - Paint Finish Type 2
Medium Grey
PF3 - Paint Finish Type 3
White

POWDERCOAT FINISHES

PCF1 - PowderCoat Finish Type 1
Black to Match PF1
PCF2 - PowderCoat Finish Type 2
Medium Grey to Match PF2
PCF3 - PowderCoat Finish Type 3
Deluxe Electro, Golden Touch

SCREENS

SCN1 - Screen Type 1
Vertical Aluminium Fil
42x42mm Box Section, PCF3
SCN2 - Screen Type 2
Perforated Metal Screen
PCF As Specified On Elevations
SCN3 - Screen Type 3
Aluminium Goggles
PCF2

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Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 09/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
SUPPLEMENTARY DIAGRAMS
External Material and Finishes Board

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| @A1, 50% @A3 | 15015.3 | TURNER | 7 |
| Status | Dwg No. | Rev | |
| For DA Submission | DA-815-001 | 03 | |

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8008 0000
F +61 2 8008 0008
info@turner.com.au



- LEGEND**
- STAGE BOUNDARY
 - RE1 ZONE BOUNDARY
 - PHASE 3 DEVELOPMENT BOUNDARY
 - SITE BOUNDARY
 - EXISTING ROAD
 - PROPOSED DEVELOPMENT
 - DA SUBMITTED
 - BASEMENT CARPARK ENTRY/EXIT
 - RETAINED EXISTING TREES

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226 Coward Street Mascot 2020

Project Title

88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

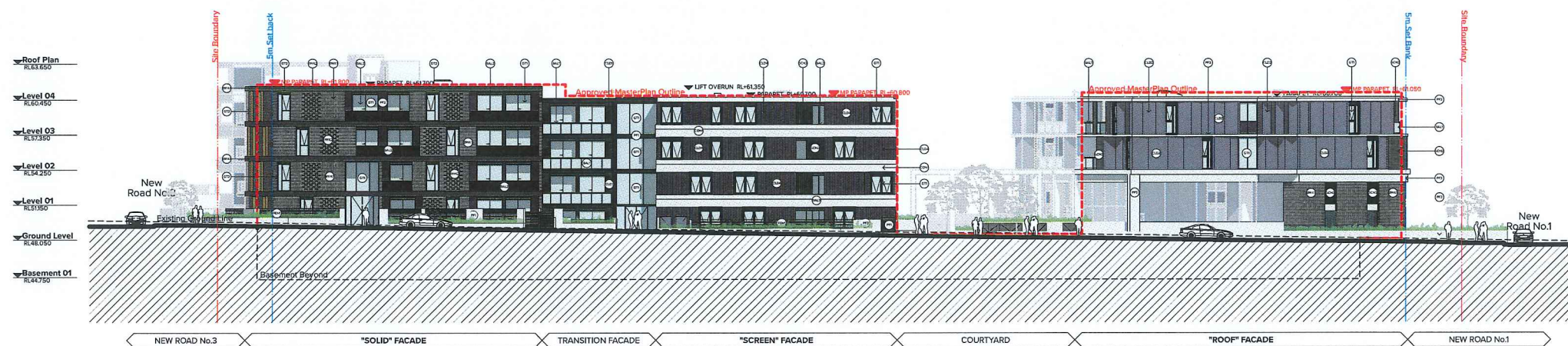
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| Scale | Project No. | Drawn by | North |
| 1:1000 @A3 | 15015.3 | TURNER | ↗ |
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Drawing Title

NOTIFICATION
Notification Site Plan



1 North Elevation



2 South Elevation

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Gold Abacus Development
226 Coward Street Mascot 2020

Project Title

88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title

NOTIFICATION
Notification Elevations Sheet 01

Scale

1:1000 @A3

Status

For DA Submission

Project No.

15015.3

Dwg No.

DA-820-010

Drawn by

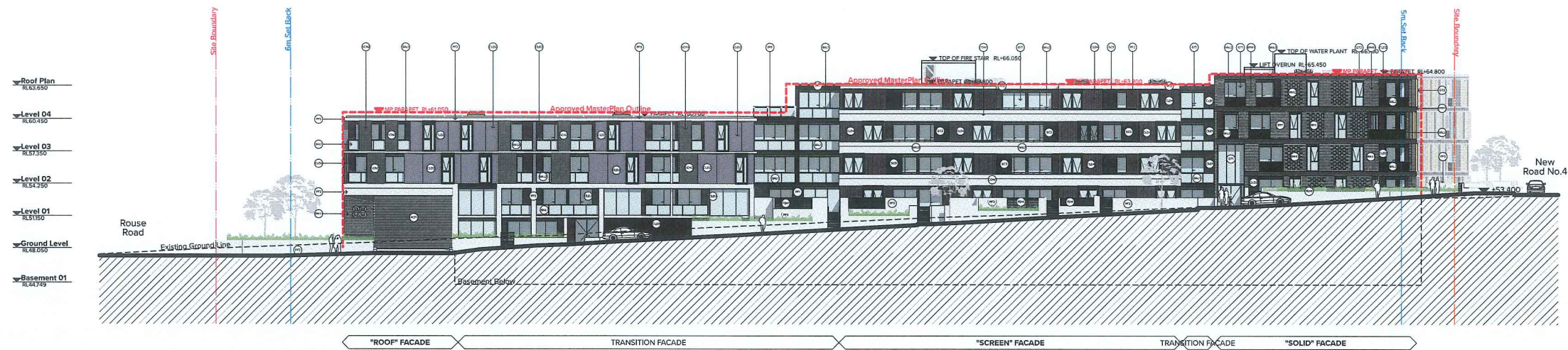
TURNER

Rev

1

North





1
-
East Elevation



2
-
West Elevation

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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226 Coward Street Mascot 2020

Project Title

88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title

NOTIFICATION
Notification Elevations Sheet 02

Scale

1:1000 @A3

Status

For DA Submission

Project No.

15015.3

Dwg No.

DA-820-011

Drawn by

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Rev

1

North



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Darlinghurst NSW 2010
AUSTRALIA

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|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 05/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
3D VIEWS
Photomontage View 01

| Scale | Project No. | Drawn by | North |
|---------------------|-------------------|---------------|-------|
| @A1, 50% @A3 | 15015.3 | TURNER | |
| Status | Draw No. | Rev | |
| For DA Submission | DA-900-001 | 03 | |

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Sydney NSW 2010
AUSTRALIA
T +61 2 8588 0000
F +61 2 8588 0088
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Non-Residential Building, Turn 800, 800-800-800-800

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Gold Abacus Development
226 Coward Street Mascot 2020

| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|--------------------------|
| 01 | 24/08/2018 | NS | Issued For DA Submission |
| 02 | 09/03/2020 | BF | Waste Strategy Revised |
| 03 | 09/04/2020 | BF | Issued for amended DA |

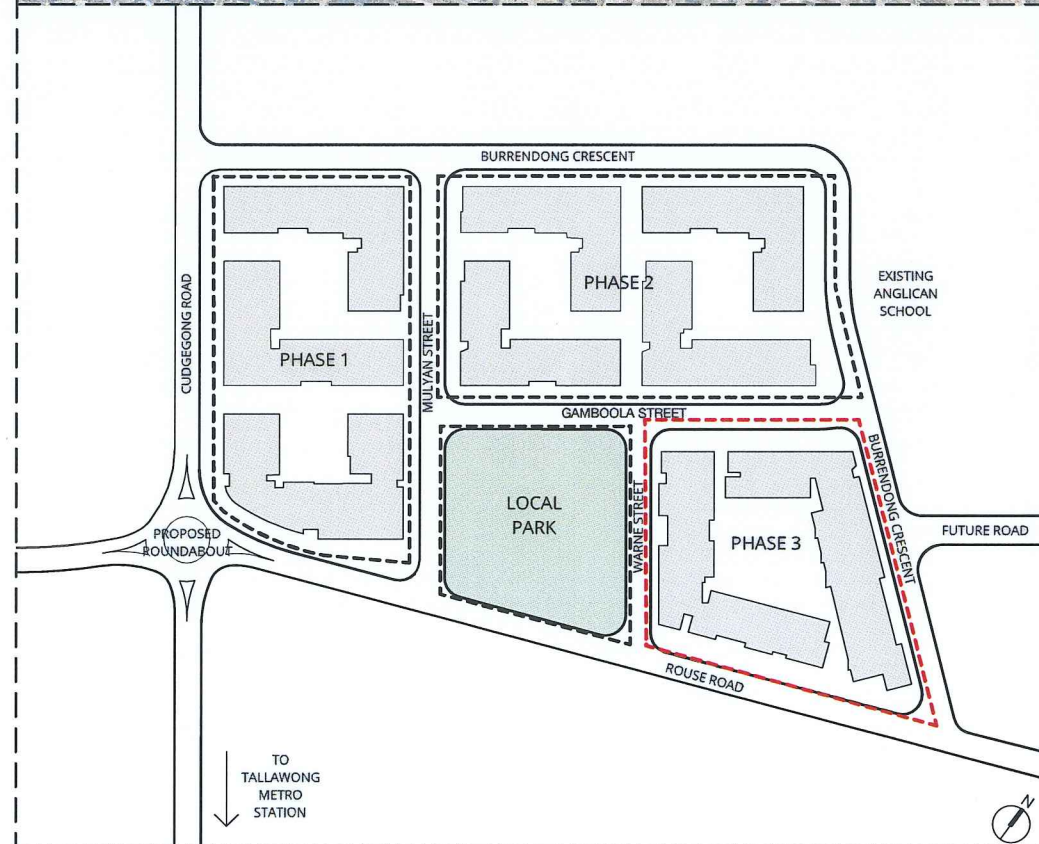
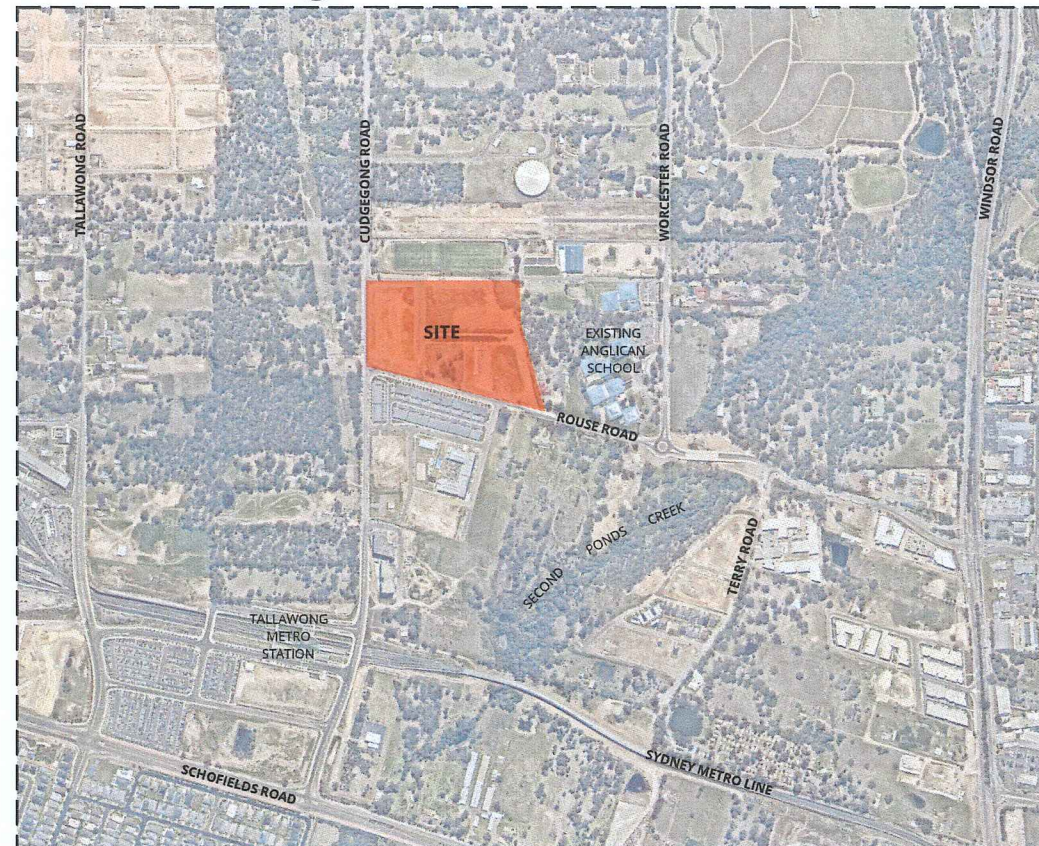
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
3D VIEWS
Photomontage View 02

| Scale | Project No. | Drawn by | North |
|-------------------|-------------|----------|-------|
| @A1, 50% @A3 | 15015.3 | TURNER | ↗ |
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| For DA Submission | | | |

TURNER
Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA
T +61 2 8588 0200
F +61 2 8588 0088
info@turner.com.au

LOCATION MAP



KEY MAP AND STAGING



LANDSCAPE ARCHITECTURE
Address Suite 5, 15 The Corso
Manly NSW 2095
Phone 02 9976 0756
email office@scapedesign.com.au
Web www.scapedesign.com.au

PROJECT

ROUSE ROAD

18-88 Rouse Road, Rouse Hill, NSW

CLIENT

Gold Abacus Development
226 Coward St, Mascot, NSW

TRANSMITTAL

| Dwg. Number | Dwg. Name | Revision | Date |
|-------------|--------------------------------------------|----------|--------|
| L.SK.00 | Coversheet | - | 9/4/20 |
| L.SK.300 | Landscape Sketch Plan - Stage 3 | F | 9/4/20 |
| L.SK.301 | Typical Sections 1 - Stage 3 | E | 9/4/20 |
| L.SK.302 | Typical Sections 2 - Stage 3 | E | 9/4/20 |
| L.SK.303 | Planting Plan - Streetscape - Stage 3 | E | 9/4/20 |
| L.SK.304 | Planting Character - Streetscape - Stage 3 | E | 9/4/20 |
| L.SK.305 | Planting Plan - Courtyard - Stage 3 | E | 9/4/20 |
| L.SK.306 | Planting Character - Courtyard - Stage 3 | D | 9/4/20 |
| L.SK.307 | Design Statement and Materials - Stage 3 | E | 9/4/20 |

Cover Sheet

PHASE

Development Application

Not for construction

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Refer to 'Dial Before You Dig' documents, design drawings and survey for locations of all services.
Verify services locations prior to construction.
Verify all dimensions on site prior to construction.



| Legend | |
|-------------------|--------------------------------------------------|
| PROGRAMME | |
| 1 | Play |
| 2 | Shade Structure |
| 3 | Timber Deck |
| 4 | Plaza |
| 5 | Deep soil Zone |
| 6 | Lift |
| 7 | Raingarders |
| 8 | Gas- Water- Fire Boosters |
| 9 | Air Intake |
| 10 | Maintenance Access |
| 11 | Lawn |
| 12 | Security gate |
| 13 | Lobby Entry |
| 14 | Localised Mounding |
| 15 | Fitness equipment |
| GENERAL | |
| --- | Site Boundary |
| --- | Architecture above |
| --- | Proposed Contour Line |
| --- | Existing Contour Line |
| +EL 562.00 | Proposed Finished Level |
| +FL 562.00 | Existing Finished Level |
| +FL 562.00 | Finished Floor Level |
| +SSL 562.00 | Structural Slab Level |
| --- | Ramp |
| WALLS & EDGES | |
| --- | Letter Box |
| --- | Entry Signage |
| --- | Proposed Concrete Hob |
| --- | Proposed Low Masonry Wall |
| --- | Proposed Retaining Wall |
| --- | Steel Edge |
| --- | Concrete Flush Kerb |
| FURNITURE | |
| --- | Tactile Tiles |
| --- | Fence |
| --- | Decorative Fence |
| --- | Gate |
| --- | Seating Bench |
| --- | Handrails |
| --- | BBQ |
| --- | Letterboxes |
| FITNESS EQUIPMENT | |
| --- | Skier |
| --- | Twister |
| --- | Spinning Bike |
| PLAY EQUIPMENT | |
| --- | Spinning Bike |
| --- | See Saw |
| PAVEMENTS | |
| --- | Stepping Stones |
| --- | Decomposed granite |
| --- | Insitu Concrete |
| --- | Private Courtyard - Tiles |
| --- | Communal Access - Tiles |
| --- | Composite Timber Deck |
| --- | Vehicular Concrete |
| PLANTING | |
| --- | Turf |
| --- | PM1A-Street Mix Low-Sun |
| --- | PM1B-Street Mix Low-Shade |
| --- | PM2A-Street Mix Medium-Sun |
| --- | PM2B-Street Mix Medium-Shade |
| --- | PM3A-Street Feature Planting-Sun |
| --- | PM3B-Street Feature Planting-Shade |
| --- | PM4A-Street Mix Low Hedge-Sun |
| --- | PM4B-Street Mix Low Hedge-Shade |
| --- | PM5A-Courtyard Low Shrub & Groundcover Mix-Sun |
| --- | PM5B-Courtyard Low Shrub & Groundcover Mix-Shade |
| --- | PM6A-Courtyard Screen Mix-Sun |
| --- | PM6B-Courtyard Screen Mix-Shade |
| --- | PM7A-Courtyard Feature Planting-Sun |
| --- | PM7B-Courtyard Feature Planting-Shade |
| TREES | |
| --- | Proposed Street Tree |
| --- | Proposed Tree |
| --- | Proposed Palm |

DRAWING NUMBER
L.SK.300

DRAWING NAME
Landscape Plan - Stage 3

REVISION
F

PROJECT NAME AND ADDRESS
88 Rouse Road
18-88 Rouse Road, Rouse Hill

CONSULTANTS
Architect
TURNER

DRAWINGS BY
scape
DESIGN LANDSCAPE ARCHITECTURE
Suite 5 / 15 The Corso
Manly NSW 2095
www.scapedesign.com.au

PROJECT NUMBER
SD-18-166

DRAWING DATE
09/04/20

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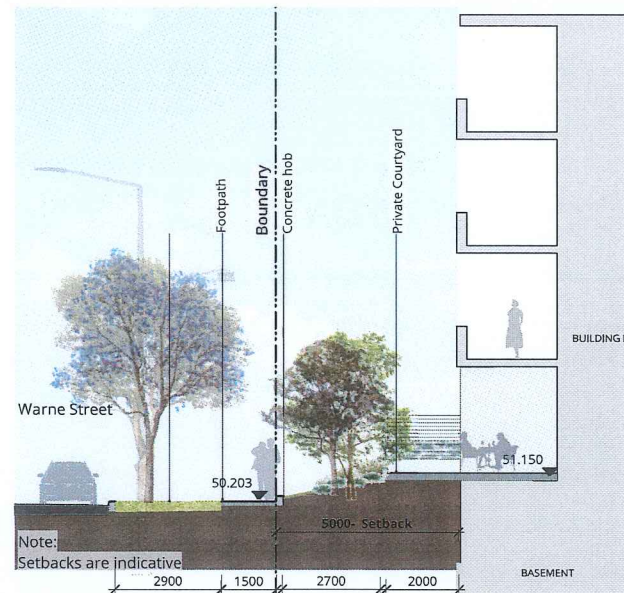
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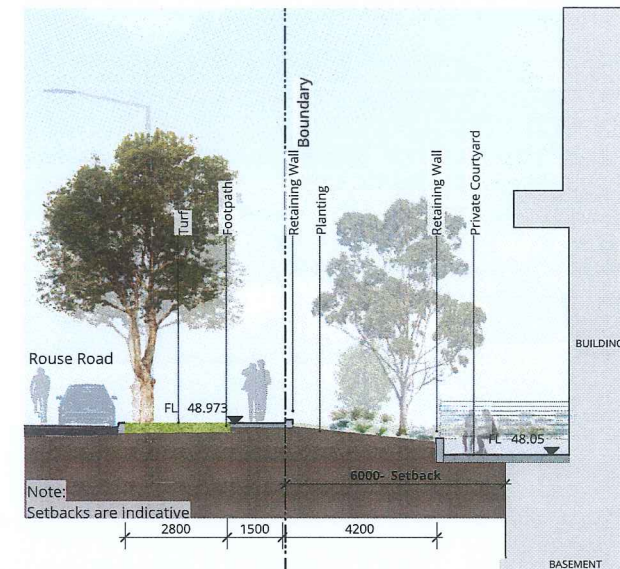
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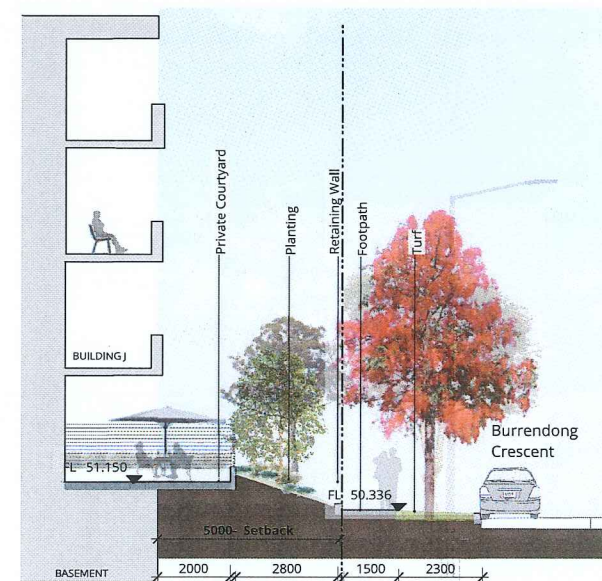
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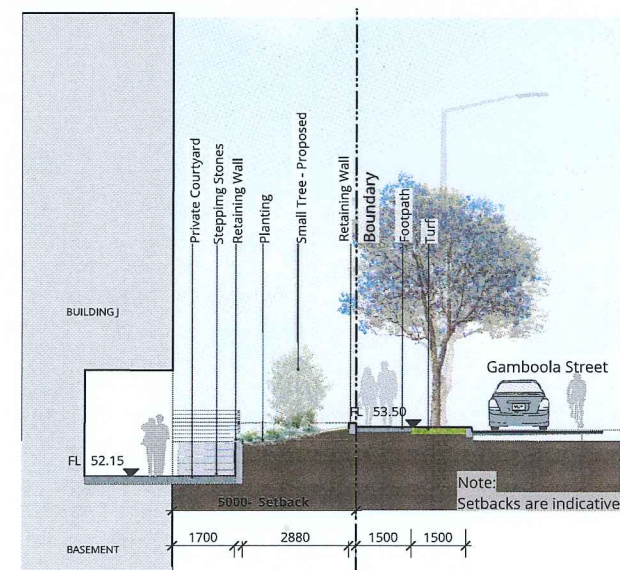
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Section A @1:100



2 Rouse Road
Section A @1:100



3 Burrendong Crescent
Section A @1:100



4 Gamboola Street
Section A @1:100

DRAWING NUMBER

L.SK.301

DRAWING NAME

Sections - 1

REVISION

E

PROJECT NAME AND ADDRESS

88 Rouse Road
18-88 Rouse Road, Rouse Hill

CONSULTANTS

Architect
TURNER

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Suite 5 / 15 The Corso
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5 Communal Courtyard 1
Section @1:100



6 Communal Courtyard 2
Section @1:100

DRAWING NUMBER

L.SK.302

DRAWING NAME

Sections - 2

REVISION

E

PROJECT NAME AND ADDRESS

88 Rouse Road
18-88 Rouse Road, Rouse Hill

CONSULTANTS

Architect
TURNER

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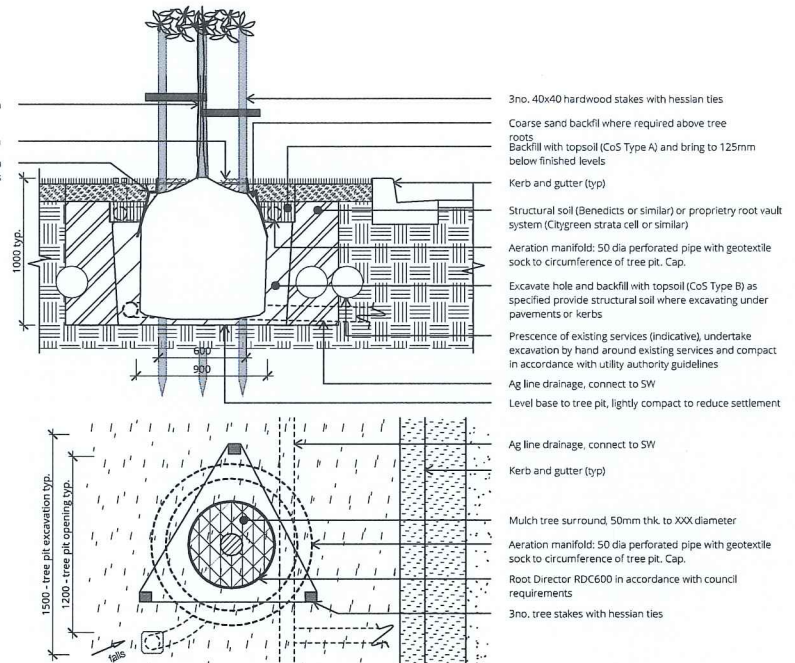


- LEGEND
- Turf
 - PM1A-Street Mix Low-Sun
 - PM1B-Street Mix Low-Shade
 - PM2A-Street Mix Medium-Sun
 - PM2B-Street Mix Medium-Shade
 - PM3A-Street Feature Planting-Sun
 - PM3B-Street Feature Planting-Shade
 - PM4A-Street Mix Low Hedge-Sun
 - PM4B-Street Mix Low Hedge-Shade
 - PM7B-Courtyard Feature Planting-Shade
 - PM8-Rain Garden

200L tree as specified. Refer to planting plan LSK104 and 105 for species and location
Taper mulch to soil level around trunk/stem
Root Director RDC600 in accordance with council requirements

Product range

Notes:
1. Supplier: City Green. Ph: +61 1300 066 949
<https://citygreen.com/products/rootdirector-c-series/>
2. Refer specification for selections



D-CD TREE PLANTING - 200L TREE WITH ROOT DIRECTOR
08-02-21 Section | Plan - Scale 1:25 @ A1

DRAWING NUMBER
L.SK.303

DRAWING NAME
Planting Plan - Streetscape

REVISION
E

PROJECT NAME AND ADDRESS
88 Rouse Road
18-88 Rouse Road, Rouse Hill

CONSULTANTS
Architect
TURNER

DRAWINGS BY
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DESIGN
LANDSCAPE ARCHITECTURE
Suite 5 / 15 The Corso
Manly NSW 2095
www.sapedesign.com.au

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PLANT SCHEDULE

| Botanical Name | Common Name | Height (m) | Spread (m) | Pot Size | Spacing (mm) | Quantity |
|-------------------------------|---------------------|------------|------------|----------|--------------|----------|
| Proposed Trees (Street Trees) | | | | | | |
| <i>Angophora floribunda</i> | Rough-barked Apple | 10 | 6 | 200L | As Shown | 13 |
| <i>Glochidion ferdinandi</i> | Cheese Tree | 5 | 6 | 200L | As Shown | 9 |
| <i>Waterhousea floribunda</i> | Weeping Lilly Pilly | 10 | 10 | 200L | As Shown | 10 |
| <i>Zelkova serrata</i> | Japanese Zelkova | 12 | 7 | 200L | As Shown | 9 |

| | | | | | | |
|--------------------------------------------------------|--------------------|----|---|-----|----------|----|
| Proposed Trees (Front Garden) | | | | | | |
| <i>Fraxinus pensylvanica</i> 'Urbanite' | Urbanite Ash | 15 | 8 | 25L | As Shown | 10 |
| <i>Angophora floribunda</i> | Rough-barked Apple | 10 | 6 | 25L | As Shown | 1 |
| <i>Tristaniopsis laurina</i> 'Luscious' | Water Gum | 7 | 5 | 25L | As Shown | 11 |
| <i>Pistachia chinensis</i> | Chinese Pistachio | 8 | 6 | 25L | As Shown | 6 |
| <i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' | Crepe Myrtle | 7 | 4 | 25L | As Shown | 2 |
| <i>Hymenosporum flavum</i> | Native Frangipani | 10 | 5 | 25L | As Shown | 12 |

| Botanical Name | Common Name | Height (m) | Spread (m) | Pot Size | Rate | Quantity |
|--------------------------------------------|--------------------------|------------|------------|----------|----------|----------|
| PM1A Street Mix Low - Sun | | | | | | |
| | | | | Area = | 112 sq.m | |
| <i>Brachyscome multifida</i> | Cut Leaf Daisy | 0.35 | 1 | 150mm | 3 | 57 |
| <i>Coropobrotus glaucescens</i> | Pig Face | 0.1 | 0.6 | 150mm | 3 | 57 |
| <i>Lomandra fluviatilis</i> 'Shara' | Shara | 0.5 | 0.5 | 150mm | 3 | 57 |
| <i>Rosmarinus officinalis</i> 'Prostratus' | Prostrate Rosemary | 0.2 | 1.5 | 200mm | 3 | 57 |
| <i>Viola hederacea</i> | Native Viola | 0.1 | 0.2 | 75mm | 3 | 57 |
| <i>Westringia fruticosa</i> 'Mundi' | Groundcover Native Rosem | 0.5 | 1.5 | 150mm | 3 | 57 |

| | | | | | | |
|------------------------------------------|------------------------|-------|-----|--------|----------|-----|
| PM1B Street Mix Low - Shade | | | | | | |
| | | | | Area = | 201 sq.m | |
| <i>Coropobrotus glaucescens</i> | Pig Face | 0.1 | 0.6 | 150mm | 3 | 100 |
| <i>Dichondra argentea</i> 'Silver Falls' | Silver falls | 0.028 | 1 | 150mm | 3 | 100 |
| <i>Hibbertia scandens</i> | Climbing Guinea-Flower | 2 | 2 | 150mm | 3 | 100 |
| <i>Liriope muscari</i> 'Just Right' | Just Right | 0.5 | 0.5 | 150mm | 3 | 100 |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | 0.9 | 0.3 | 200mm | 3 | 100 |
| <i>Viola hederacea</i> | Native Viola | 0.1 | 0.2 | 75mm | 3 | 100 |

| | | | | | | |
|---------------------------------------------|--------------------|-----|-----|--------|---------|----|
| PM2A Street Mix Medium - Sun | | | | | | |
| | | | | Area = | 49 sq.m | |
| <i>Acacia cognata</i> 'Copper Cascade' | Wattle | 1 | 1 | 200mm | 3 | 30 |
| <i>Beschorneria yuccoides</i> | Mexican Lily | 0.9 | 1.2 | 200mm | 3 | 30 |
| <i>Grevillea rosmarinifolia</i> | Rosemary Grevillea | 1 | 1 | 150mm | 3 | 30 |
| <i>Lomandra longifolia</i> 'Katrinus' | Katrinus Matt Rush | 0.5 | 0.6 | 150mm | 3 | 30 |
| <i>Westringia fruticosa</i> 'Wynyabbie Gem' | Westringia | 2 | 2 | 200mm | 3 | 30 |

| | | | | | | |
|------------------------------------------|------------------------|-------|-----|--------|----------|-----|
| PM2B Street Mix Medium - Shade | | | | | | |
| | | | | Area = | 258 sq.m | |
| <i>Ajuga australis</i> | Australian Bugle | 0.3 | 0.6 | 150mm | 3 | 105 |
| <i>Asplenium australasicum</i> | Birds-nest Fern | 1 | 1 | --- | 3 | 105 |
| <i>Coropobrotus glaucescens</i> | Pig Face | 0.1 | 0.6 | 150mm | 3 | 49 |
| <i>Christella dentata</i> | Binung | 0.8 | 0.6 | 200mm | 3 | 105 |
| <i>Dichondra argentea</i> 'Silver Falls' | Silver falls | 0.028 | 1 | 150mm | 3 | 4 |
| <i>Hibbertia scandens</i> | Climbing Guinea-Flower | 2 | 2 | 150mm | 3 | 49 |
| <i>Liriope muscari</i> 'Just Right' | Just Right | 0.5 | 0.5 | 150mm | 3 | 49 |
| <i>Lomandra longifolia</i> 'Katrinus' | Katrinus Matt Rush | 0.5 | 0.6 | 150mm | 3 | 105 |
| <i>Plectranthus argentatus</i> | Silver Spurflower | 1 | 1.5 | 150mm | 3 | 105 |

| | | | | | | |
|------------------------------------|------------------|-----|-----|--------|---------|----|
| PM3A Street Feature Planting - Sun | | | | | | |
| | | | | Area = | 19 sq.m | |
| <i>Agave attenuata</i> | Agave | 1.5 | 1.2 | 150mm | 3 | 20 |
| <i>Macrozamia communis</i> | Burrawang | 2 | 2 | 200mm | 3 | 20 |
| <i>Phormium</i> 'Surfer Boy' | New Zealand Flax | 0.8 | 0.8 | 200mm | 3 | 20 |

| | | | | | | |
|--------------------------------------|------------|-----|-----|--------|--------|---|
| PM3B Street Feature Planting - Shade | | | | | | |
| | | | | Area = | 8 sq.m | |
| <i>Agave attenuata</i> | Agave | 1.5 | 1.2 | 150mm | 3 | 8 |
| <i>Cordyline fruticosa</i> | Palm Lily | 2 | 0.9 | 150mm | 3 | 8 |
| <i>Doryanthes excelsa</i> | Gymea Lily | 2 | 1.5 | 200mm | 3 | 8 |

| | | | | | | |
|---------------------------------|-------------|---|---|--------|---------|-----|
| PM4A Street Mix Low Hedge - Sun | | | | | | |
| | | | | Area = | 39 sq.m | |
| <i>Murraya paniculata</i> | Mock orange | 4 | 3 | 200mm | 3 | 115 |

| | | | | | | |
|------------------------------------|---------|---|---|--------|---------|-----|
| PM4B Street Mix Low Hedge - Shade | | | | | | |
| | | | | Area = | 69 sq.m | |
| <i>Leptospermum polygalifolium</i> | Tantoon | 2 | 2 | 200mm | 3 | 205 |

| | | | | | | |
|----------------------------------------|------------------|-----|-----|--------|----------|-----|
| PM8 Rain Garden | | | | | | |
| | | | | Area = | 149 sq.m | |
| <i>Carex appressa</i> | Tall Sedge | 0.7 | 0.5 | 75mm | 3 | 112 |
| <i>Dianella caerulea</i> 'Little Jess' | Flax Lily | 0.4 | 0.4 | 75mm | 3 | 112 |
| <i>Ficinia nodosa</i> | Knobby club-rush | 1 | 0.4 | 75mm | 3 | 112 |
| <i>Lomandra fluviatilis</i> 'Shara' | Shara | 0.5 | 0.5 | 75mm | 3 | 112 |

| | | | |
|-----------------------------|-----------------------------|-----------|----------|
| Turf | | Area= | 1522sq.m |
| Soft-leaf Buffalo 'Matilda' | Soft-leaf Buffalo 'Matilda' | Turf Roll | |

Feature Plants, Shrubs and Groundcovers



Agave attenuata



Beschorneria yuccoides



Cordyline fruticosa



Doryanthes excelsa



Hibbertia scandens



Leptospermum polygalifolium



Macrozamia communis



Murraya paniculata



Plectranthus argentatus



Rosmarinus officinalis 'Prostratus'

Rain Garden



Trachelospermum jasminoides



Westringia fruticosa 'Mundi'



Dianella caerulea 'Little Jess'

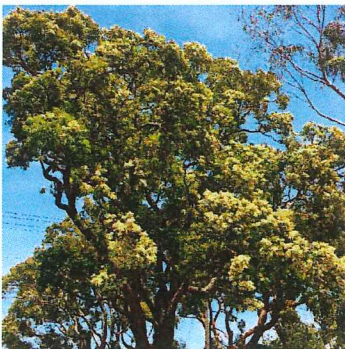


Ficinia nodosa

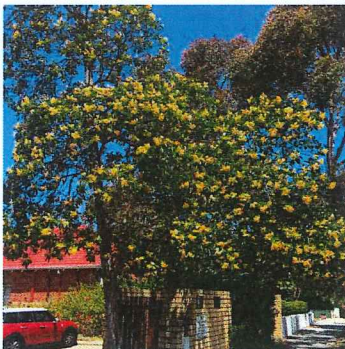


Lomandra fluviatilis 'Shara'

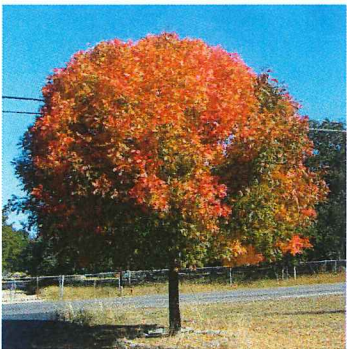
Tree



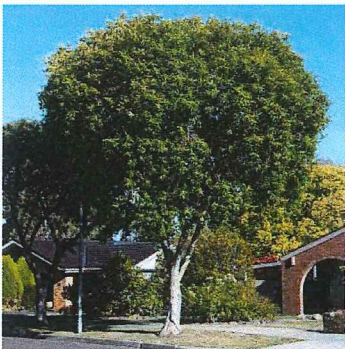
Angophora floribunda



Hymenosporum flavum



Pistachia chinensis



Tristaniopsis laurina 'Luscious'



Zelkova serrata

DRAWING NUMBER

L.SK304

PROJECT NUMBER

SD-18-166

DRAWING DATE

09/04/20

DRAWING NAME

Planting Character-Streetscape

SCALE

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PROJECT NAME AND ADDRESS

88 Rouse Road
18-88 Rouse Road, Rouse Hill

CLIENT NAME

Gold Abacus Development

CONSULTANTS

Architect

TURNER

Turner
L7 ONE Oxford Street
DARLINGHURST NSW 2010 T
+61 2 8668 0000
office@turnerstudio.com.au

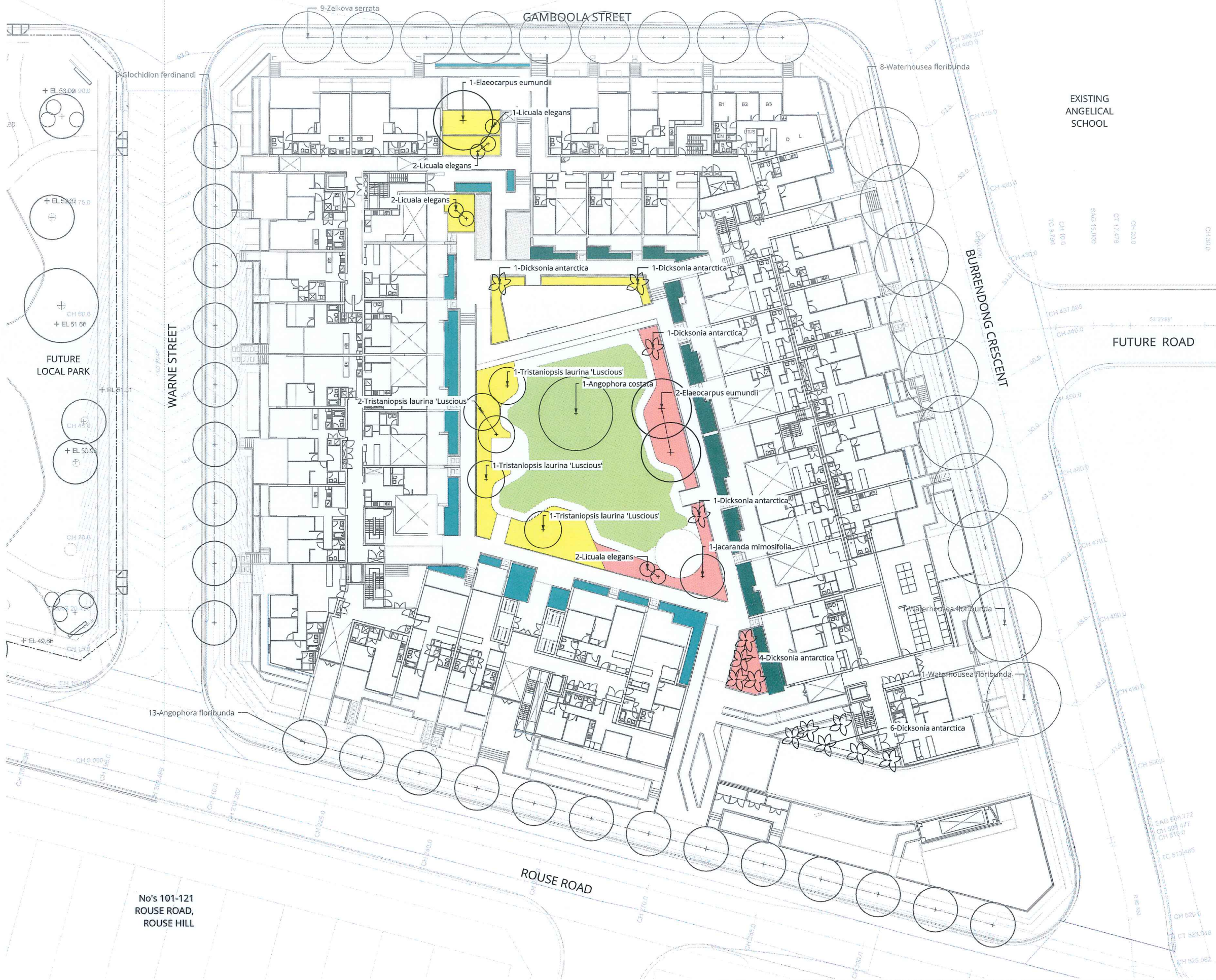
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- LEGEND
- Turf
 - PM1B-Street Mix Low-Shade
 - PM5A-Courtyard Low Shrub & Groundcover Mix-Sun
 - PM5B-Courtyard Low Shrub & Groundcover Mix-Shade
 - PM6A-Courtyard Screen Mix-Sun
 - PM6B-Courtyard Screen Mix-Shade
 - PM7A-Courtyard Feature Planting-Sun
 - PM7B-Courtyard Feature Planting-Shade

| | | | | | | | | | | | |
|----------------------------------|--------------------------|--------------------------------------------------|-----------------------------|---------------------------------------|----|-----------------------------------------------------------------------------------|-----------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--|
| DRAWING NUMBER L.SK305 | | DRAWING NAME Planting Plan - Courtyard | | REVISION E | | PROJECT NAME AND ADDRESS 88 Rouse Road 18-88 Rouse Road, Rouse Hill | | CONSULTANTS Architect TURNER | | DRAWINGS BY scapedesign LANDSCAPE ARCHITECTURE Suite 5 / 15 The Corso Manly NSW 2095 www.scapedesign.com.au | |
| PROJECT NUMBER SD-18-166 | DRAWING DATE 09/04/20 | SCALE 1:250@A1 | SCALE BAR 0 2 4 6 8 10 M | STATUS NOT FOR CONSTRUCTION | NP | CLIENT NAME Gold Abacus Development | DRAWN BY ND | CHECKED BY CH | Turner L7 ONE Oxford Street DARLINGHURST NSW 2010 T +61 2 8668 0000 office@turnerstudio.com.au | | |

PLANT SCHEDULE

| Botanical Name | Common Name | Height (m) | Spread (m) | Pot Size | Spacing (mm) | Quantity |
|----------------------------------------------------|------------------------------|------------|------------|----------|--------------|----------|
| Proposed Trees and Specimen Plants (Courtyard) | | | | | | |
| <i>Angophora costata</i> | Smooth-barked Apple | 15 | 10 | 25L | As Shown | 1 |
| <i>Dicksonia antarctica</i> | Tasmanian Tree Fern | 3 | 3 | 25L | As Shown | 11 |
| <i>Elaeocarpus eumundii</i> | Eumundi Quandong | 10 | 8 | 25L | As Shown | 3 |
| <i>Jacaranda mimosifolia</i> | Jacaranda | 10 | 6 | 25L | As Shown | 1 |
| <i>Licuala elegans</i> | Fan Palm | 4 | 2 | 25L | As Shown | 10 |
| <i>Tristaniopsis laurina</i> 'Luscious' | Water Gum | 7 | 5 | 25L | As Shown | 5 |
| PM5A Courtyard Low Shrub & Groundcover Mix - Sun | | | | | | |
| | | | | Area = | 239 sq.m | |
| <i>Escallonia</i> 'Pink Pixie' | Escallonia Hybrids | 0.8 | 0.5 | 200mm | 3 | 119 |
| <i>Lomandra longifolia</i> 'Tanika' | Lomandra Tanika | 0.5 | 0.65 | 150mm | 3 | 119 |
| <i>Myoporum parvifolium</i> | Creeping boobialla | 0.5 | 1 | 150mm | 3 | 119 |
| <i>Senecio mandraliscae</i> | Blue Chalk Sticks | 1 | 0.3 | 150mm | 3 | 119 |
| <i>Viola hederacea</i> | Native Viola | 0.1 | 0.2 | 75mm | 3 | 119 |
| <i>Westringia fruticosa</i> 'Wynyabbie Gem' | Westringia | 2 | 2 | 200mm | 3 | 119 |
| PM5B Courtyard Low Shrub & Groundcover Mix - Shade | | | | | | |
| | | | | Area = | 97 sq.m | |
| <i>Alocasia brisbanensis</i> | Elephant's Ear, Cunjevoi, na | 1.2 | 1 | 200mm | 3 | 34 |
| <i>Alpinia caerulea</i> | Native Ginger | 1.2 | 1 | 200mm | 3 | 34 |
| <i>Carpobrotus glaucescens</i> | Pig Face | 0.1 | 0.6 | 150mm | 3 | 14 |
| <i>Crinum pedunculatum</i> | Swamp Lily | 2 | 1.5 | 200mm | 3 | 34 |
| <i>Dichondra argentea</i> 'Silver Falls' | Silver falls | 0.028 | 1 | 150mm | 3 | 14 |
| <i>Doodia aspera</i> | Prickly Rasp Fern | 0.5 | 0.4 | 150mm | 3 | 34 |
| <i>Hibbertia scandens</i> | Climbing Guinea-Flower | 2 | 2 | 150mm | 3 | 14 |
| <i>Liriope muscari</i> 'Just Right' | Just Right | 0.5 | 0.5 | 150mm | 3 | 48 |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | 0.9 | 0.3 | 200mm | 3 | 14 |
| <i>Viola hederacea</i> | Native Viola | 0.1 | 0.2 | 75mm | 3 | 48 |
| PM6A Courtyard Screen Mix - Sun | | | | | | |
| | | | | Area = | 156 sq.m | |
| <i>Acmena smithii</i> 'Cherry Surprise' | Lilly Pilly | 2 | 1 | 200mm | 3 | 157 |
| <i>Callistemon</i> 'White Anzac' | Bottlebrush | 1 | 1 | 200mm | 3 | 157 |
| <i>Dodonaea viscosa purpurea</i> | Purple Hop Bush | 2.5 | 1.5 | 200mm | 3 | 157 |
| PM6B Courtyard Screen Mix - Shade | | | | | | |
| | | | | Area = | 100 sq.m | |
| <i>Bambusa multiplex</i> 'Stripestem Fernleaf' | Fernleaf Stripestem Bamboo | 3 | 1.5 | 200mm | 3 | 100 |
| <i>Rhapis excelsa</i> | Rhapis Palm, Broadleaf Lady | 2 | 2 | 200mm | 3 | 100 |
| <i>Thysanolaena maxima</i> | Tiger Grass | 3 | 2 | 200mm | 3 | 100 |
| PM7A Courtyard Feature Planting - Sun | | | | | | |
| | | | | Area = | 40 sq.m | |
| <i>Costus barbatus</i> | Red Tower Ginger | 2 | 1 | 200mm | 3 | 20 |
| <i>Cycas revoluta</i> | Sago Palm | 1 | 1.5 | 150mm | 3 | 20 |
| <i>Isopogon</i> 'Candy Cones' | Drumsticks | 1.2 | 1 | 150mm | 3 | 20 |
| <i>Lomandra longifolia</i> 'Tanika' | Lomandra Tanika | 0.5 | 0.65 | 150mm | 3 | 20 |
| <i>Phormium</i> 'Surfer Boy' | New Zealand Flax | 0.8 | 0.8 | 200mm | 3 | 20 |
| <i>Raphiolepis indica</i> 'Cosmic White' | Cosmic White | 1.5 | 1.5 | 150mm | 3 | 20 |
| PM7B Courtyard Feature Planting - Shade | | | | | | |
| | | | | Area = | 20 sq.m | |
| <i>Asplenium australasicum</i> | Birds-nest Fern | 1 | 1 | 150mm | 3 | 9 |
| <i>Calathea zebrina</i> | Zebra Plant | 0.9 | 0.8 | 150mm | 3 | 9 |
| <i>Crinum pedunculatum</i> | Swamp Lily | 2 | 1.5 | 150mm | 3 | 9 |
| <i>Dianella caerulea</i> 'Little Jess' | Flax Lily | 0.4 | 0.4 | 75mm | 3 | 9 |
| <i>Dichondra repens</i> | Kidney Weed | 0.3 | 1 | 75mm | 3 | 9 |
| <i>Philodendron</i> 'Xanadu' | Philodendron Xanadu | 1 | 1 | 150mm | 3 | 9 |

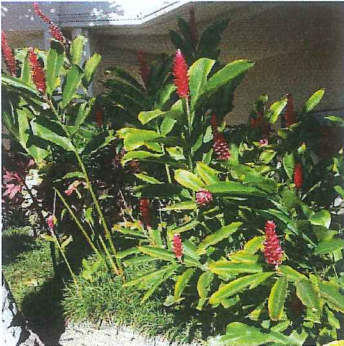
Feature Plants, Shrubs and Groundcovers



Acmena smithii 'Cherry Surprise'



Callistemon 'White Anzac'



Costus barbatus



Crinum pedunculatum



Dichondra repens



Dodonaea viscosa purpurea



Escallonia 'Pink Pixie'



Isopogon 'Candy Cones'



Liriope muscari 'Just Right'



Myoporum parvifolium



Philodendron 'Xanadu'



Phormium 'Surfer Boy'



Rhapis excelsa

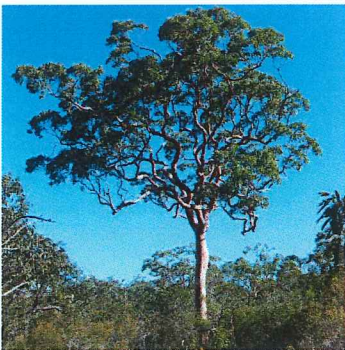


Thysanolaena maxima



Viola hederacea

Tree and Specimen Plants



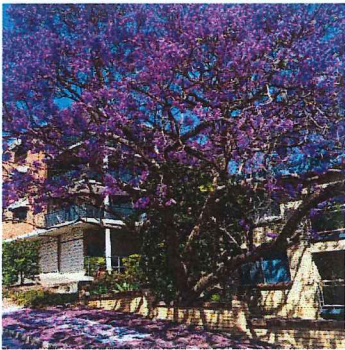
Angophora costata



Dicksonia antarctica



Elaeocarpus eumundi



Jacaranda mimosifolia



Licuala elegans

DRAWING NUMBER

L.SK306

PROJECT NUMBER

SD-18-166

DRAWING DATE

09/04/20

DRAWING NAME

Planting Character - Courtyard

SCALE

NTS

SCALE BAR

STATUS

NOT FOR CONSTRUCTION

REVISION

D

NP

PROJECT NAME AND ADDRESS

88 Rouse Road
18-88 Rouse Road, Rouse Hill

CLIENT NAME

Gold Abacus Development

CONSULTANTS

Architect

TURNER

Turner
L7 ONE Oxford Street
DARLINGHURST NSW 2010 T
+61 2 8668 0000
office@turnerstudio.com.au

DRAWINGS BY

scape
DESIGN

LANDSCAPE ARCHITECTURE

Suite 5 / 15 The Corso
Manly NSW 2095
www.sapedesign.com.au

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Verify services locations prior to commencement. Verify all dimensions on site prior to construction.
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FITNESS ZONE

TIMBER DECKING

- Havanna Gold Trex Decking
- 140mm x 25mm boards
- Made with 95% recycled materials



EDGE TREATMENT

- Stainless steel balustrade with cable infill
- 50mm tube leaning rail



GARDEN EDGING

- Formboss edging system
- 75mm height - galvanised



PAVING

TYPE 1 - MAIN ENTRY/LOBBY

- Porcelain tiles
- Granite - mid to dark grey tones



TYPE 2 - PRIVATE COURTYARDS

- Porcelain tiles
- Granite - light to mid grey tones



TYPE 3 - DRIVEWAY

- Vehicular grade concrete paving



TYPE 4- COMMUNAL FOOTPATHS

- Insitu concrete - Black oxide (6%) and broom finish



TYPE 5 - COMMUNAL FOOTPATH

- Decomposed granite
- "Deco-beige" by ANL or similar



RAIN GARDENS

- Precast concrete bridges
- Jute netting erosion control
- Riparian grasses - tubestock



WALLING

TYPE 1 - RETAINING WALLS

- Face block work and capping similar to Boral "Architect" range



TYPE 2 - MASONRY HOB

- 200mm high hob to be rendered and painted



TYPE 3 - MASONRY WALL

- Block work, rendered and painted



FURNITURE

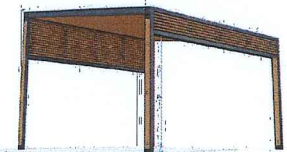
BARBECUE

- Christies MODULAR Modular E-2-1
- Single hot plate with single bench top
- Stainless steel bench and powder coated cabinet.



SHADE STRUCTURE

- MOD "Beaches" Pergola
- Timber battens and galvanised frame



PLAY AND FITNESS EQUIPMENT

- Playrope Vinci range unit 0-404-1 Hot dipped galvanised steel & powder coated, black braided steel core nylon rope, HPL Platform, inground or surface mound



0-404

- Playrope Vinci range unit 0-608-1 HDPE Panels, 20mm springs, inground mount or surface mount available, 2 colour options



0-608

- Playrope Vinci range unit 0-617-1 HDPE Panels, 20mm springs, inground mount or surface mount available, 2 colour options



0-617

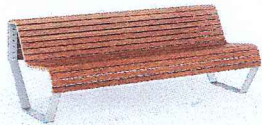
- Playrope TGO 835 range unit Chest Press / Seated Row



0-835

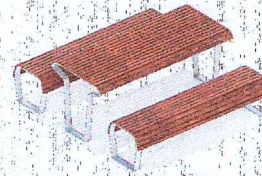
SEATING
TYPE 1

- Timber seating Dek 2 - backless bench triple seat 1800mm long
- Dek 4 - grade 316 stainless steel table
- Hardwood timber slats
- Finished with brushed galvanised steel



TYPE 2

- Timber seating Dek 1 - backed bench triple seat 1800mm long with armrests
- Hardwood timber slats
- Finished with brushed galvanised steel



FENCING

- Aluminium screen panel system by Oxworks or similar
- 1800mm high total to street
- 1500mm high total to communal areas



HANDRAILS

- Stainless Steel handrails, continuous at ends
- 40mm tube rail and stanchions



Phase 3 Design Statement

Refer to Masterplan report for Design Overview

1. Introduction

This statement will describe the landscape concept for the Phase 3 and provide a frame work for detailed design and documentation. As part of a collaborative design team, Scape Design propose to create a site responsive development, that engages residents through verdant and memorable landscape spaces. The proposed DA landscape plan has been designed and set out in accordance with;

- Blacktown City Council DCP Part C – Development within the Residential Areas.
- Area 20 Precinct Public Domain and Landscape Strategy (August 2011)
- Blacktown LEP 2015
- Architectural plans by Turner Architects
- Arboricultural Tree Assessment Report by Travers Bushfire & Ecology (Dec 2015 REF: (A15155T)
- Civil and water sensitive urban design plans by Craig & Rhodes (August 2018).

2. The Site

The Stage 3 landscape compromises a communal courtyard framed by the residential apartment buildings with circulation pathways and an external streetscape interface. The streetscape setbacks will be planted with a wide range of native and selected exotic plants to provide screening of private, street-facing courtyards, whilst also aiming to provide a seamless integration with the surrounding landscape. Internally the landscape seeks to be open-plan and offers a variety of activities and seating options. Planting provides both screening of private courtyards, as well as offering sight lines through using low species. The planting palette utilises plants with contrasting hard and soft textures situated around small seating spaces and a central passive space. The planting design aims to unify the site across all master plan stages, whilst also creating unique identity through subtle changes and gateway treatments. The planting, together with hardscape design and furniture elements, provides a series of connected spaces and links to the surrounding streets, whilst also providing a lush garden with seating opportunities throughout.

3. Landscape Typologies

Two landscapes typologies have been developed to respond to the architectural geometry of the buildings, therefore creating landscapes that relate to the building and provide both a tranquil and engaging destination for its residents.

- Central communal courtyard.
- Public Interface/ Streetscape.

3.1. Communal Gardens

Phase three includes a communal courtyard to provide residents with gathering and relaxation spaces at their doorstep. The communal courtyard is accessible via the street through a secure fence with a lockable gate. Apartments facing onto the courtyard will have direct access into the courtyard from their private balconies (where possible). Because of the height difference between floor levels at each of the lobby entrances coming off the courtyard, the gardens are characterised by an arrangement of paths, stairs and terrace garden beds. The access from Road No.3 can be done by using a lift or by using stairs which are aligned with terraced planting. The Courtyard has fully accessible circulation to all lobby entrances and connections to the street. Staircases and breakout seating areas have been added to the DDA compliant path network to provide additional connections, as well as aesthetic and experiential diversity to the space. The level difference across the site has been used as an opportunity to create a lush planting display with an integrated mix of native and exotic flowering species with contrasting colours and textures. The planting beds on the structure exploit the grade change to maximize potential soil depths, allowing for a diversity of plant types and shapes, including shade trees. A deep soil area in the courtyard has been used to site a large feature tree. This tree will function as a central focal point, from which the main gathering area, a shelter with bbq, seating and an open lawn area disseminate. Surrounding the gardens are generous vegetated buffer zones consisting of screening shrubs to enhancing privacy along the private balcony fencing. The species selection takes into consideration passive surveillance measures, maintaining a lower planting mix along view lines.

3.2. Public Interface / Streetscape

Reflecting the masterplan-wide approach, the streetscape landscaping provides generous setbacks allowing for substantial buffer treatments and privacy, without feeling intimidating or closed-in. Planting along the building frontage will be a mix of low maintenance native and indigenous plants taken from the Blacktown City Council DCP. Each external lobby entry will have a unique planting treatment to further accent the building entries and complement the Architecture. Planting to private terraces will be maintained to 1.5m tall to enhance neighbourhood connections and allow for passive surveillance. A combination of deciduous feature trees and small native trees will be used in the 5m setback to allow for greater solar access in the winter and seasonal interest throughout the year. Rain gardens along the south eastern area on the site help to ameliorate site run off, and increase biodiversity. These rain gardens treat stormwater, protect local waterways and green the street. The street verges will consist of a grassed nature strip with street trees planted in mulched beds and 1,5m wide concrete footpath. Street species are consistent with the Blacktown Council street tree masterplan.

4.0 Plant selection

The planting design has developed from a simplified palette of low-maintenance native species around the perimeter of the site, consistent with streetscapes in the local area, with increasingly lush and layered arrangements of planting in the courtyard where garden beds will exhibit a rich composition of contrasting texture and colour.

Throughout the communal gardens, a mix of deciduous, native and evergreen trees will be located to maximise solar access and shade. A large native canopy tree is provided in the deep soil zone to make use of the deep soil access and to screen part of the internal building facade. In the courtyard, the planting palette is more diverse with a combination of intermingled exotic and native species providing seasonal colours and textural interest. Plant placement will be such that view lines along pathways, to lobby entrances and connecting pathways will be maintained through the use of low glowing groundcover species.

DRAWING NUMBER

L.SK307

PROJECT NUMBER

SD-18-166

DRAWING DATE

09/04/20

DRAWING NAME

Design Statement & Materials

SCALE

NTS

SCALE BAR

STATUS

NOT FOR CONSTRUCTION

REVISION

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NP

PROJECT NAME AND ADDRESS

88 Rouse Road

18-88 Rouse Road, Rouse Hill

CLIENT NAME

Gold Abacus Development

DRAWN BY

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CHECKED BY

CH

CONSULTANTS

Architect

TURNER

Turner
L7 ONE Oxford Street
DARLINGHURST NSW 2010 T
+61 2 8668 0000
office@turnerstudio.com.au

DRAWINGS BY

scape
DESIGN

LANDSCAPE ARCHITECTURE

Suite 5 / 15 The Corso
Manly NSW 2095
www.sapedesign.com.au

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