

TURNER

STAGE 2 DA PHASE 3
BY GOLD ABACUS DEVELOPMENTMULTI-RESIDENTIAL DEVELOPMENT
88-104 ROUSE ROAD, ROUSE HILLDEVELOPMENT APPLICATION
MARCH 2020

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BASIX Design Specification																																														
Design Specification - FABRIC	Design Specification-WATER																																													
External Walls: A minimum of R2.5 insulation added to external walls and spandrel to give a Total R-value of R2.8.	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.																																													
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.	Fixtures & Fittings: We note that fixtures with the following WELS ratings have been included in the BASIX Assessment:																																													
Internal Walls to Adjoining Apartment: No thermal insulation requirement, insulation per acoustic requirements only.	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																																													
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 car parks below).																																														
Floor Coverings: The following design specifications have been included within the NatHERS Assessments:	Design Specification- ENERGY																																													
<ul style="list-style-type: none"> 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/m ² K and an SHGC of 0.59 (Single glazed low-E clear) is required to the following apartments:	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 260m ² .	<ul style="list-style-type: none"> Building H - H6.01, H6.06, H1.01, H1.17, H2.07, H3.07, H4.08 Building J - J6.03, J1.03, J1.09, J1.10, J1.12, J1.13, J1.14, J2.21, J3.06, J3.21 	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.	Windows and Glazed Doors (Fixed and/or Operable): The glazing specification of U-value of 3.0 W/m ² K and an SHGC of 0.41 (Double glazed low-E neutral) is required to the following apartments:	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.	<ul style="list-style-type: none"> Building H - H3.01, H3.03, H3.04 Building J - J1.11, J4.13 	Mechanical Ventilation Systems:	Common Areas: The glazing specification of U-value of 6.07 W/m ² K and an SHGC of 0.65 (Single glazed, clear) is required to the remaining apartments.	Common Areas: Car park - Mechanical supply & exhaust with carbon monoxide monitor + VSD fan	Skylight glazing specification of U-value of 7.3 W/m²K and an SHGC of 0.79 (Single glazed clear) is required.	Garbage Rooms, Basement Public Toilet - Ventilation exhaust only	All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.	Storage - Ventilation supply only (time clock or BMS controlled)	Note: The thermal performance values for all windows detailed above are for glass and framing system combined.	Switch, Plant/Service Rooms, CPE (Car park exhaust) room - Ventilation supply only (intertlocked 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: Car park: Fluorescent with time clock and motion sensor control.		Lifts: LED with motion sensor control		Passenger lift rooms, switch rooms, garbage rooms, CPE (Car park exhaust) room: LED with motion sensor 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 cooktops - Electric connection to all dwellings		Dishwasher - 4.5 Star minimum Energy rating		Clothes Dyer - 3 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

Scale
@A1, 50%@A3
Status
For DA Submission
Drawing Title
GENERAL
Title Sheet



Certificate Number: CHMGB7V536
Assessor Name: Guljat Bates
Accreditation number: See individual certificates
Certificate date: 9 Sep 2020
Dwelling address: 100-102 Broomhill Road, Broomhill, Brixton, London, SW9 8QH

Directions address:
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www.nathers.gov.au

http://www.rid.com.au/BCodes/Building/BCodes/CHNGRT/559/Group=

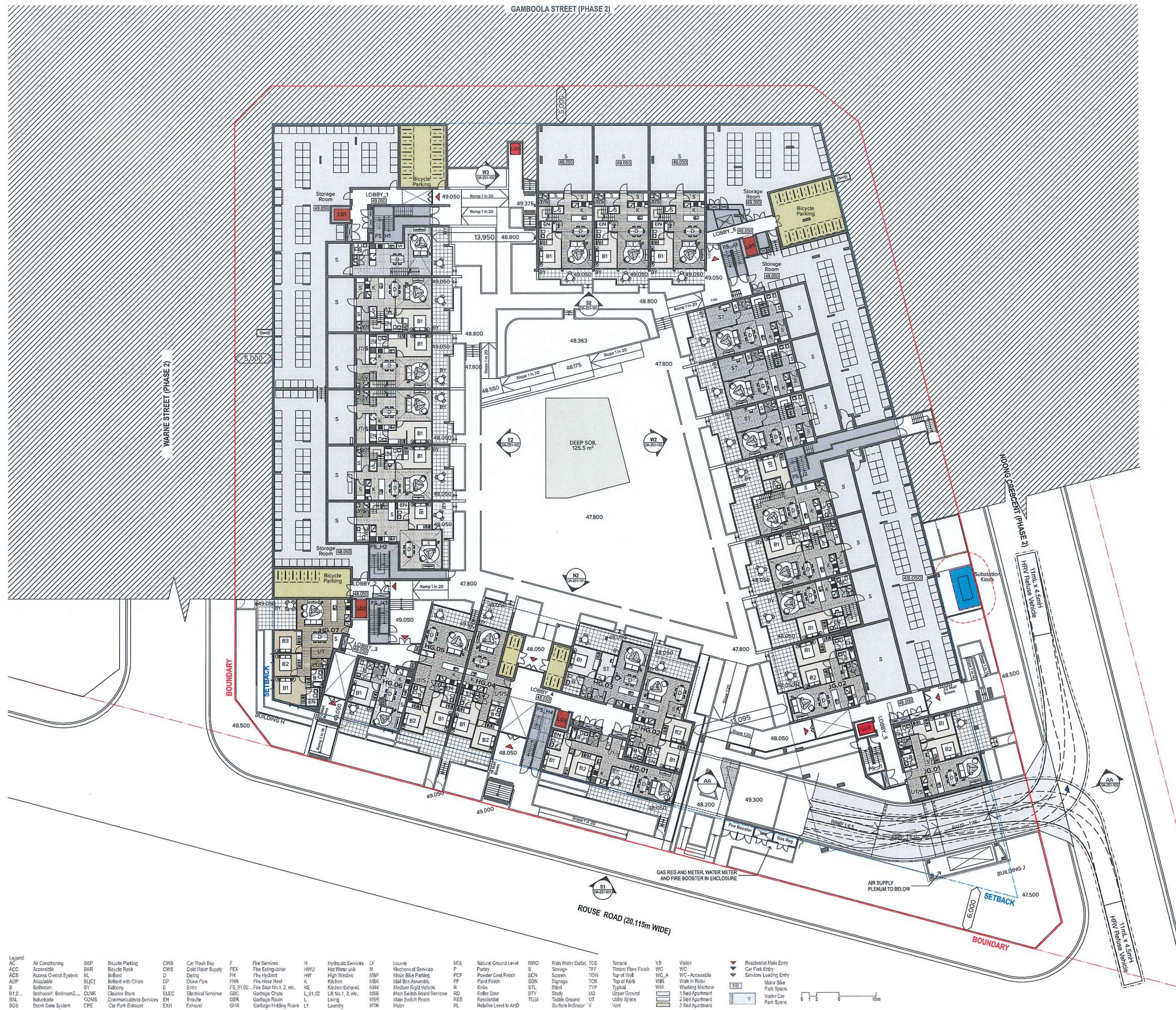
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Gold Abacus Development
226 Coward Street Mascot 2020

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

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



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



Legend	AC	Air Conditioning	SPK	Boyle's Parking	CWB	Car Wash Bay	F
ACC	Accessories	SVR		Boyle's Rack	CWS	Cold Water Supply	FEX
ACS	Access Control System	BL		Boillard	D	Dining	FH
ADP	Adaptable	BU[C]		Boillard with Chain	DP	Down Pipe	FHR
B	Bathroom	BY		Boilery	E	Entry	FS_01
B1_2...	Bedroom1, Bedroom2...	CLNR		Cleaner Store	ELEC	Electrical Services	GBC

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Gold Abacus Development
226 Coward Street Mascot 2020

D/LCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 55 064 084 911

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 
Drawing Title GA PLANS Level 02	Status For DA Submission	Dwg No. DA-110-020	Rev 03	

TURNER

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GAMBOOLA STREET (PHASE 2)

N1
DA-251-1001

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Legend

AC	Air Conditioning	B/P	Boat's Parking	BL	Boiler	CNS	Cat Wash Bay	CWS	Cold Water Supply	F	Fire Services	H	Hydraulic Services	L'	Louvre	MGL	Natural Ground Level	P	Party	TCE	Terrace	V/S	Visitor
ACC	Accessible	BKR	Boat's Deck	BL[1]	Boiler with Chain	BL[2]	Boiler	CFS	Cold Water Supply	DF	Fire Hydrant	FH	Fire Extingisher	HW	Hot Water and High Window	M	Mechanical Services	PCF	Party	PF	Timber Floor Finish	WC	WC - Accessible
ACS	Access Control System	BL[3]	Boiler with Chain	BL[4]	Boiler	BL[5]	Boiler	BL[6]	Boiler	BL[7]	Fire Hydrant	BL[8]	Fire Extingisher	BL[9]	Hot Water and High Window	MB	Mechanical Services	SGN	Party	PF	Storage	WC_A	WC - Accessible
ADF	Adaptable	BL[10]	Boiler with Chain	BL[11]	Boiler	BL[12]	Boiler	BL[13]	Boiler	BL[14]	Fire Hydrant	BL[15]	Fire Extingisher	BL[16]	Hot Water and High Window	MBK	Mechanical Services	SGN	Party	PF	Storage	WC_B	WC - Accessible
B	Bathroom	BL[17]	Boiler with Chain	BL[18]	Boiler	BL[19]	Boiler	BL[20]	Boiler	BL[21]	Fire Hydrant	BL[22]	Fire Extingisher	BL[23]	Hot Water and High Window	MRK	Mechanical Services	SGN	Party	PF	Storage	WC_C	WC - Accessible
BL[2]	Bedroom1, Bedroom2...	BL[24]	Boiler with Chain	BL[25]	Boiler	BL[26]	Boiler	BL[27]	Boiler	BL[28]	Fire Hydrant	BL[29]	Fire Extingisher	BL[30]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_D	WC - Accessible
BL[3]	Bedroom1, Bedroom2...	BL[31]	Boiler with Chain	BL[32]	Boiler	BL[33]	Boiler	BL[34]	Boiler	BL[35]	Fire Hydrant	BL[36]	Fire Extingisher	BL[37]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_E	WC - Accessible
BL[4]	Bedroom1, Bedroom2...	BL[38]	Boiler with Chain	BL[39]	Boiler	BL[40]	Boiler	BL[41]	Boiler	BL[42]	Fire Hydrant	BL[43]	Fire Extingisher	BL[44]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_F	WC - Accessible
BL[5]	Bedroom1, Bedroom2...	BL[45]	Boiler with Chain	BL[46]	Boiler	BL[47]	Boiler	BL[48]	Boiler	BL[49]	Fire Hydrant	BL[50]	Fire Extingisher	BL[51]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_G	WC - Accessible
BL[6]	Bedroom1, Bedroom2...	BL[52]	Boiler with Chain	BL[53]	Boiler	BL[54]	Boiler	BL[55]	Boiler	BL[56]	Fire Hydrant	BL[57]	Fire Extingisher	BL[58]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_H	WC - Accessible
BL[7]	Bedroom1, Bedroom2...	BL[59]	Boiler with Chain	BL[60]	Boiler	BL[61]	Boiler	BL[62]	Boiler	BL[63]	Fire Hydrant	BL[64]	Fire Extingisher	BL[65]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_I	WC - Accessible
BL[8]	Bedroom1, Bedroom2...	BL[66]	Boiler with Chain	BL[67]	Boiler	BL[68]	Boiler	BL[69]	Boiler	BL[70]	Fire Hydrant	BL[71]	Fire Extingisher	BL[72]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_J	WC - Accessible
BL[9]	Bedroom1, Bedroom2...	BL[73]	Boiler with Chain	BL[74]	Boiler	BL[75]	Boiler	BL[76]	Boiler	BL[77]	Fire Hydrant	BL[78]	Fire Extingisher	BL[79]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_K	WC - Accessible
BL[10]	Bedroom1, Bedroom2...	BL[80]	Boiler with Chain	BL[81]	Boiler	BL[82]	Boiler	BL[83]	Boiler	BL[84]	Fire Hydrant	BL[85]	Fire Extingisher	BL[86]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_L	WC - Accessible
BL[11]	Bedroom1, Bedroom2...	BL[87]	Boiler with Chain	BL[88]	Boiler	BL[89]	Boiler	BL[90]	Boiler	BL[91]	Fire Hydrant	BL[92]	Fire Extingisher	BL[93]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_M	WC - Accessible
BL[12]	Bedroom1, Bedroom2...	BL[94]	Boiler with Chain	BL[95]	Boiler	BL[96]	Boiler	BL[97]	Boiler	BL[98]	Fire Hydrant	BL[99]	Fire Extingisher	BL[100]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_N	WC - Accessible
BL[13]	Bedroom1, Bedroom2...	BL[101]	Boiler with Chain	BL[102]	Boiler	BL[103]	Boiler	BL[104]	Boiler	BL[105]	Fire Hydrant	BL[106]	Fire Extingisher	BL[107]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_O	WC - Accessible
BL[14]	Bedroom1, Bedroom2...	BL[108]	Boiler with Chain	BL[109]	Boiler	BL[110]	Boiler	BL[111]	Boiler	BL[112]	Fire Hydrant	BL[113]	Fire Extingisher	BL[114]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_P	WC - Accessible
BL[15]	Bedroom1, Bedroom2...	BL[115]	Boiler with Chain	BL[116]	Boiler	BL[117]	Boiler	BL[118]	Boiler	BL[119]	Fire Hydrant	BL[120]	Fire Extingisher	BL[121]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_Q	WC - Accessible
BL[16]	Bedroom1, Bedroom2...	BL[122]	Boiler with Chain	BL[123]	Boiler	BL[124]	Boiler	BL[125]	Boiler	BL[126]	Fire Hydrant	BL[127]	Fire Extingisher	BL[128]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_R	WC - Accessible
BL[17]	Bedroom1, Bedroom2...	BL[129]	Boiler with Chain	BL[130]	Boiler	BL[131]	Boiler	BL[132]	Boiler	BL[133]	Fire Hydrant	BL[134]	Fire Extingisher	BL[135]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_S	WC - Accessible
BL[18]	Bedroom1, Bedroom2...	BL[136]	Boiler with Chain	BL[137]	Boiler	BL[138]	Boiler	BL[139]	Boiler	BL[140]	Fire Hydrant	BL[141]	Fire Extingisher	BL[142]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_T	WC - Accessible
BL[19]	Bedroom1, Bedroom2...	BL[143]	Boiler with Chain	BL[144]	Boiler	BL[145]	Boiler	BL[146]	Boiler	BL[147]	Fire Hydrant	BL[148]	Fire Extingisher	BL[149]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_U	WC - Accessible
BL[20]	Bedroom1, Bedroom2...	BL[150]	Boiler with Chain	BL[151]	Boiler	BL[152]	Boiler	BL[153]	Boiler	BL[154]	Fire Hydrant	BL[155]	Fire Extingisher	BL[156]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_V	WC - Accessible
BL[21]	Bedroom1, Bedroom2...	BL[157]	Boiler with Chain	BL[158]	Boiler	BL[159]	Boiler	BL[160]	Boiler	BL[161]	Fire Hydrant	BL[162]	Fire Extingisher	BL[163]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_W	WC - Accessible
BL[22]	Bedroom1, Bedroom2...	BL[164]	Boiler with Chain	BL[165]	Boiler	BL[166]	Boiler	BL[167]	Boiler	BL[168]	Fire Hydrant	BL[169]	Fire Extingisher	BL[170]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_X	WC - Accessible
BL[23]	Bedroom1, Bedroom2...	BL[171]	Boiler with Chain	BL[172]	Boiler	BL[173]	Boiler	BL[174]	Boiler	BL[175]	Fire Hydrant	BL[176]	Fire Extingisher	BL[177]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_Y	WC - Accessible
BL[24]	Bedroom1, Bedroom2...	BL[178]	Boiler with Chain	BL[179]	Boiler	BL[180]	Boiler	BL[181]	Boiler	BL[182]	Fire Hydrant	BL[183]	Fire Extingisher	BL[184]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_Z	WC - Accessible
BL[25]	Bedroom1, Bedroom2...	BL[185]	Boiler with Chain	BL[186]	Boiler	BL[187]	Boiler	BL[188]	Boiler	BL[189]	Fire Hydrant	BL[190]	Fire Extingisher	BL[191]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_AAA	WC - Accessible
BL[26]	Bedroom1, Bedroom2...	BL[192]	Boiler with Chain	BL[193]	Boiler	BL[194]	Boiler	BL[195]	Boiler	BL[196]	Fire Hydrant	BL[197]	Fire Extingisher	BL[198]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_BBB	WC - Accessible
BL[27]	Bedroom1, Bedroom2...	BL[199]	Boiler with Chain	BL[200]	Boiler	BL[201]	Boiler	BL[202]	Boiler	BL[203]	Fire Hydrant	BL[204]	Fire Extingisher	BL[205]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_CCC	WC - Accessible
BL[28]	Bedroom1, Bedroom2...	BL[206]	Boiler with Chain	BL[207]	Boiler	BL[208]	Boiler	BL[209]	Boiler	BL[210]	Fire Hydrant	BL[211]	Fire Extingisher	BL[212]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_DDD	WC - Accessible
BL[29]	Bedroom1, Bedroom2...	BL[213]	Boiler with Chain	BL[214]	Boiler	BL[215]	Boiler	BL[216]	Boiler	BL[217]	Fire Hydrant	BL[218]	Fire Extingisher	BL[219]	Hot Water and High Window	MRB	Mechanical Services	SGN	Party	PF	Storage	WC_EEE	WC - Accessible
BL[30]	Bedroom1, Bedroom2...	BL[220]	Boiler with Chain	BL[221]	Boiler	BL[222]	Boiler	BL[223]	Boiler	BL[224]	Fire Hydrant	BL[225]	Fire Extingisher	BL[226]	Hot Water and High Window	MR							



Certificate Number: CHMGB7VS36
 Assessor Name: Gulf Bates
 Accreditation number: See individual certificates
 Certificate date: 9 Sep 2020
 Building address: 88 Rouse Road, Rouse Hill NSW 2158
 www.nathers.gov.au

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Legend

AC	Air Conditioning	BKP	Bicycle Parking	CWS	Car Wash Bay	F	Fire Services	LV	Hydraulic Services	NGL	Natural Ground Level	RWD	Rain Water Outlet	TCE	Terrace	VS	Visitor	Residential Main Entry	
ACC	Access Control	BKR	Bicycle Rack	CWS	Cold Water Supply	FEX	Fire Extinguisher	H	Hyd/Water unit	P	Pantry	S	Storage	TFF	Timber Deck Finish	VS	WC	Car Park Entry	
ACC	Access Control System	BKR	Bicycle Rack	CWS	Cold Water Supply	FEX	Fire Extinguisher	H	Hyd/Water unit	P	Pantry	S	Storage	TFF	Timber Deck Finish	VS	WC	Car Park Entry	
ACC	Access Control System	BKR	Bicycle Rack	CWS	Cold Water Supply	FEX	Fire Extinguisher	H	Hyd/Water unit	P	Pantry	S	Storage	TFF	Timber Deck Finish	VS	WC	Car Park Entry	
ADP	Adaptable	BLJC	Bolted with Chain	DP	Drain Pipe	FHR	Fire Hose Reel	K	Kitchen	MBX	Mail Box Assembly	PCF	Post Box/Coat Finish	SCN	Screen	VS	WC	Car Park Entry	
ADP	Adaptable	BLJC	Bolted with Chain	DP	Drain Pipe	FHR	Fire Hose Reel	K	Kitchen	MBX	Mail Box Assembly	PCF	Post Box/Coat Finish	SCN	Screen	VS	WC	Car Park Entry	
B	Battress	BY	Balcony	E	Entry	FS_01/02...	Fire Stair No.1, 2, etc.	KE	Kitchen Extract	MRV	Medium Rigid Vehicle	PF	Point Finish	SGN	Signage	TCK	Top of Kerb	WC	Car Park Entry
B1.2...	Bedroom1, Bedroom2...	CLNR	Cleaner Store	ELEC	Electrical Services	GBC	Garbage Chute	L_01.02	Lit No.1, 2, etc.	MSB	Medium Rigid Vehicle	PF	Point Finish	SGN	Signage	TCK	Top of Kerb	WC	Car Park Entry
BAL...	Balustrade	CCAN	Communications Services	EN	Envelope	GBR	Garbage Room	L	Living	MSR	Main Switch Board Services	RD	Roller Door	STY	Study	UG	Upper Ground	WC	Car Park Entry
BGS	Broom Gully System	CPE	Car Park Exhaust	EXH	Exhaust	GHR	Garbage Holding Room	L	Laundry	MTR	Main Switch Room	RES	Residential	TGS1	Terrilla Ground	UT	Utility Space	WC	Car Park Entry
											Relative Level to AHD	RL	Relative Level to AHD	Y	Surface Indicator	Y	Void	WC	Car Park Entry

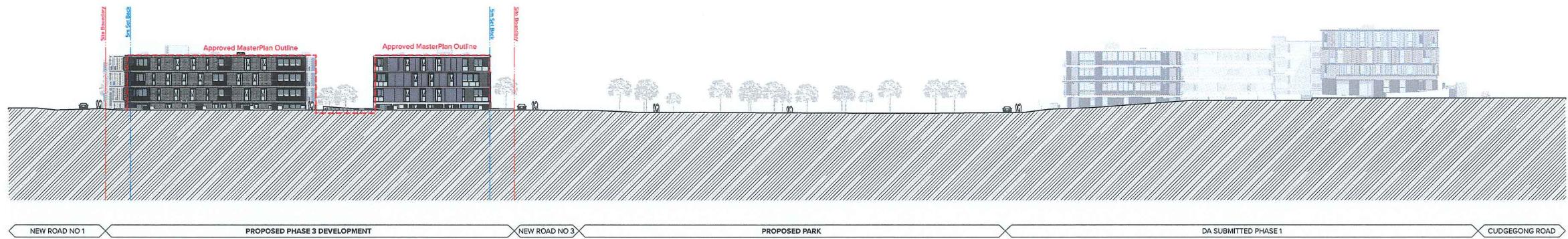
▼ Residential Main Entry
 ▼ Car Park Entry
 ▼ Services Entry
 ▼ Motor Bike Park Space
 ▼ Park Space
 ▼ Visitor Car Park Space

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

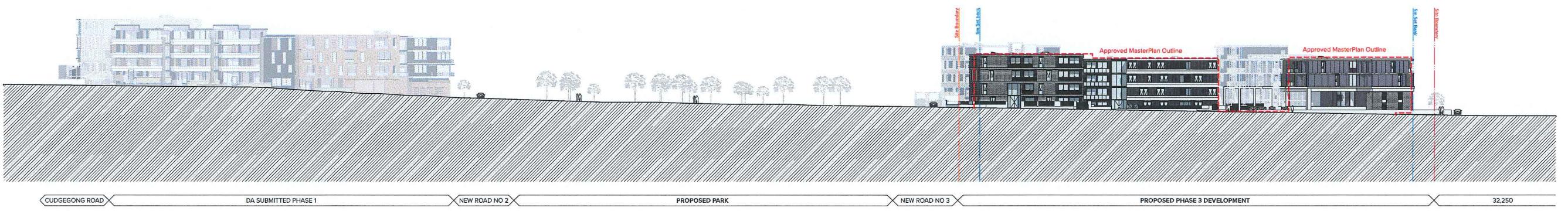
Project Title: 88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155
 Drawing Tab: GA PLANS
 Plant Roof Level

Scale: @A1, 50%@A3
 Drawn by: TURNER
 Project No.: 15015.3
 Status: For DA Submission
 Rev: 03
 For DA Submission
 Drawing No.: DA-110-110

TURNER



1 North Context Elevation



2 South Context Elevation

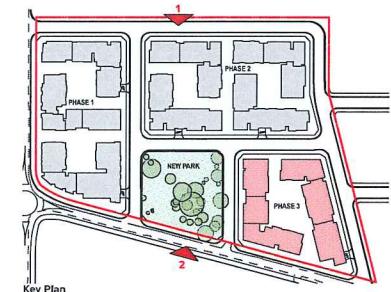


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Gold Abacus Development
226 Coward Street Mascot 2020

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

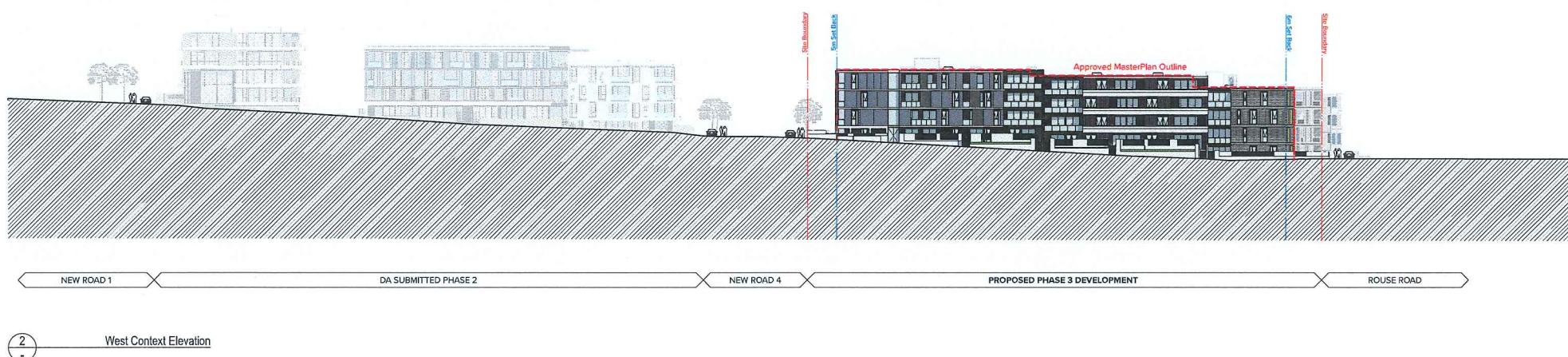
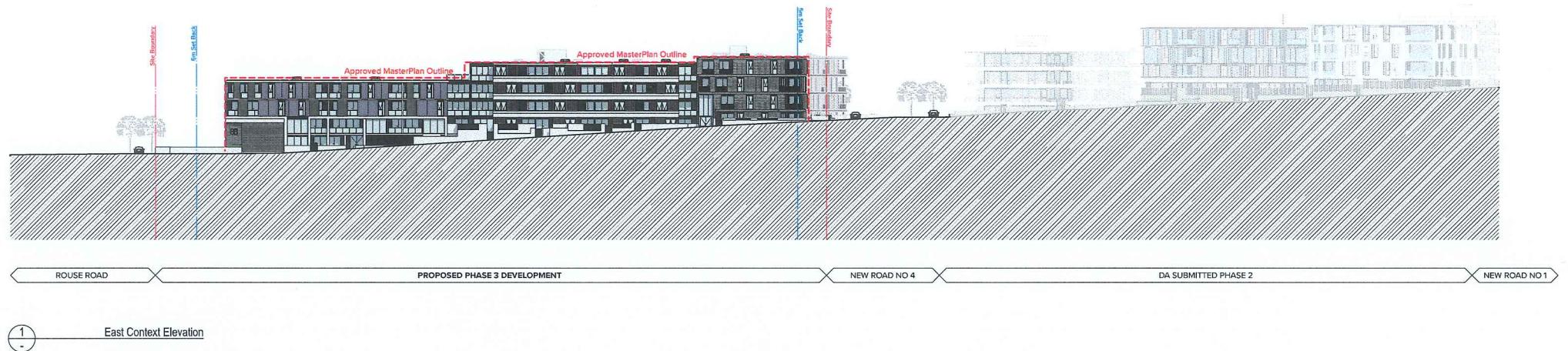
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
CONTEXT ELEVATIONS
North & South Context Elevation



Scale Project No. Drawn by
1:500 @A1, 59%@A3 15015.3 TURNER
Status Drawing No. Rev
For DA Submission DA-250-001 03

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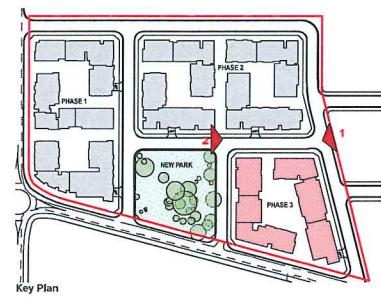


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226 Coward Street Mascot 2020

Rev Date Approved by Revision Notes
01 24/08/2018 NS Issued For DA Submission
02 05/03/2020 BF Waste Strategy Revised
03 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
East & West Context Elevation



Scale 1:500 @ A1, 50% @ A3
Status For DA Submission
Project No. 15015.3
Drawing No. DA-250-002
Drawn by TURNER
Rev 03
North ↑

TURNER

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

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Mortar Color to Match the Brick
Racked Finish Mortar
BWK2 - Brick Work Type 2
Black Brick, Metallic Mortar Color to Match the Brick
Racked 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, FF1
CLD4 - Cladding Type 4
Vertical Grooved FC Panel Cladding, FF2

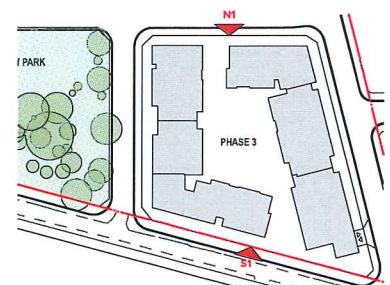
FENCES
FEN1 - Fence Type 1
Rendered Block Work + Aluminum Slats
To Required Height

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

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

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

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



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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 09/04/2020 BF Issued for amended DA

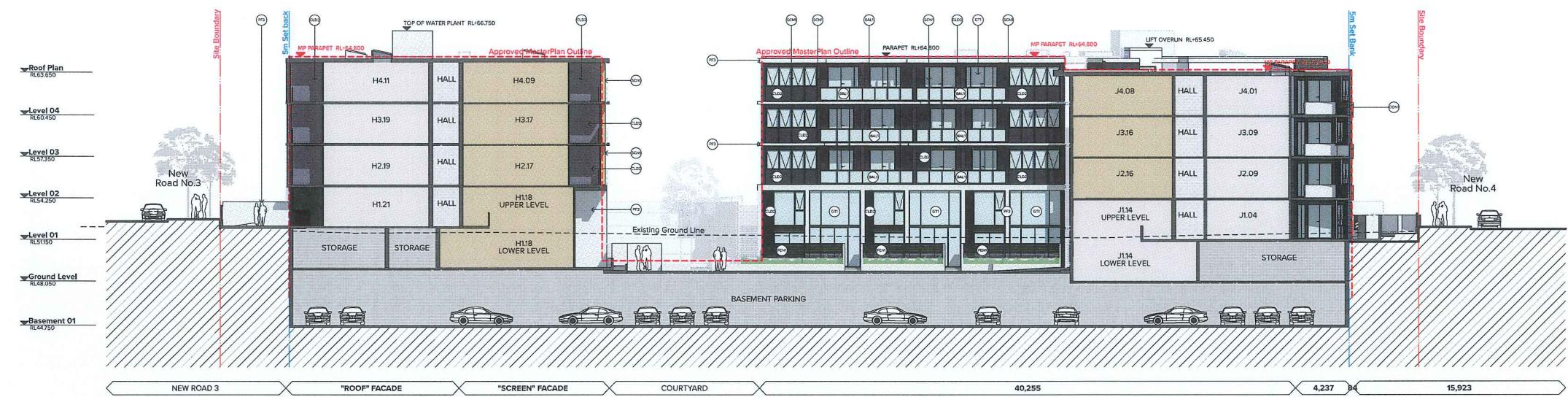
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Scale 1:200 @A1, 50% @A3
Dwg No. 15015.3
Drawn by TURNER
Rev 03
For DA Submission DA-251-001

GA ELEVATIONS
North & South Elevation

TURNER

Level 7 One Oxford Street
Doburg NSW 2010
AUSTRALIA



1 S2_Courtyard South Elevation



2 N2_Courtyard North Elevation



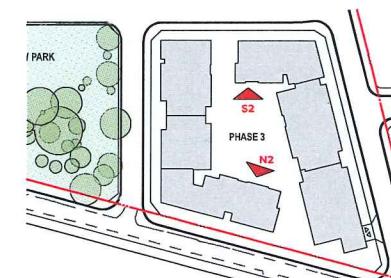
BALUSTRADES	BRICKS & CONCRETE	CLADDING	FENCES	GLAZING	PAINT FINISHES	POWDERCOAT FINISHES	SCREENS
BAL1 - Balustrade Type 1 Clear Glass Balustrade Aluminium Frame, PCF3	BWK1 - Brick Work Type 1 Black Brick, Matt Mortar Color to Match the Brick Reinforced Mortar	CLD1 - Cladding Type 1 Flat FC Panel Cladding, PF1	FEN1 - Fence Type 1 Rendered Block Work + Aluminum Slats To Required Height	G11 - Glazing Type 1 Clear Glazing, Aluminum Frame PCF1	PF1 - Paint Finish Type 1 Black to Match PF1	PCF1 - PowderCoat Finish Type 1 Black to Match PF1	SCN1 - Screen Type 1 Vertical Aluminium Fin 450x50mm Box Section, PCF3
BAL2 - Balustrade Type 2 Aluminium Frame, PCF1	BWK2 - Brick Work Type 2 Black Brick, Metallic Mortar Color to Match the Brick, Raked Finish Mortar	CLD2 - Cladding Type 2 Flat FC Panel Cladding, PF2	G12 - Glazing Type 2 GT1 + Aluminum '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 Elevation	
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 Aluminum Battens PCF2	
		CLD4 - Cladding Type 4 Vertical Grooved FC Panel Cladding, PF2					

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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 09/04/2020 BF Issued for amended DA

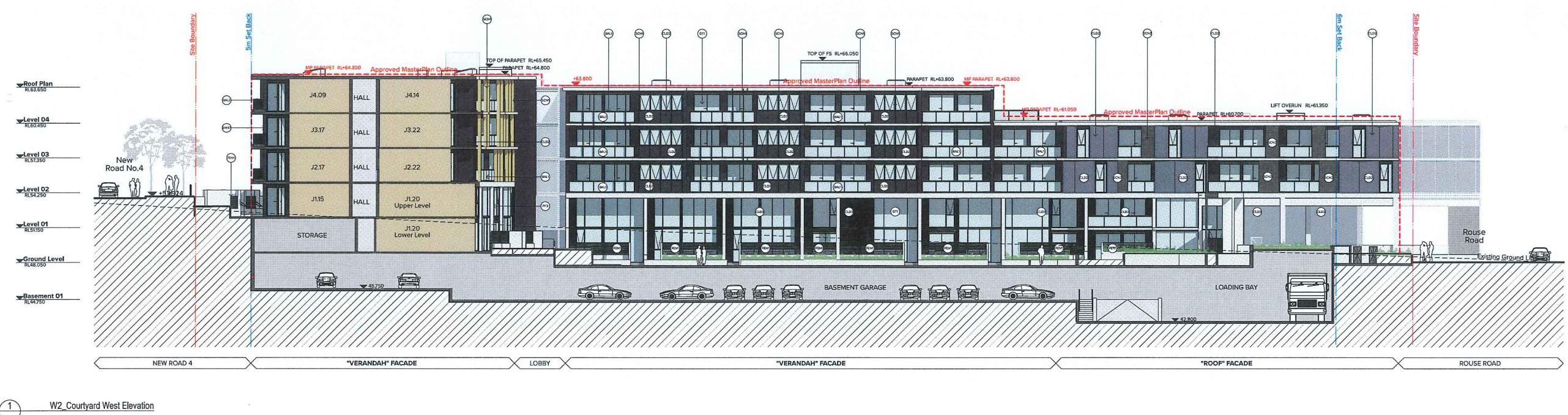
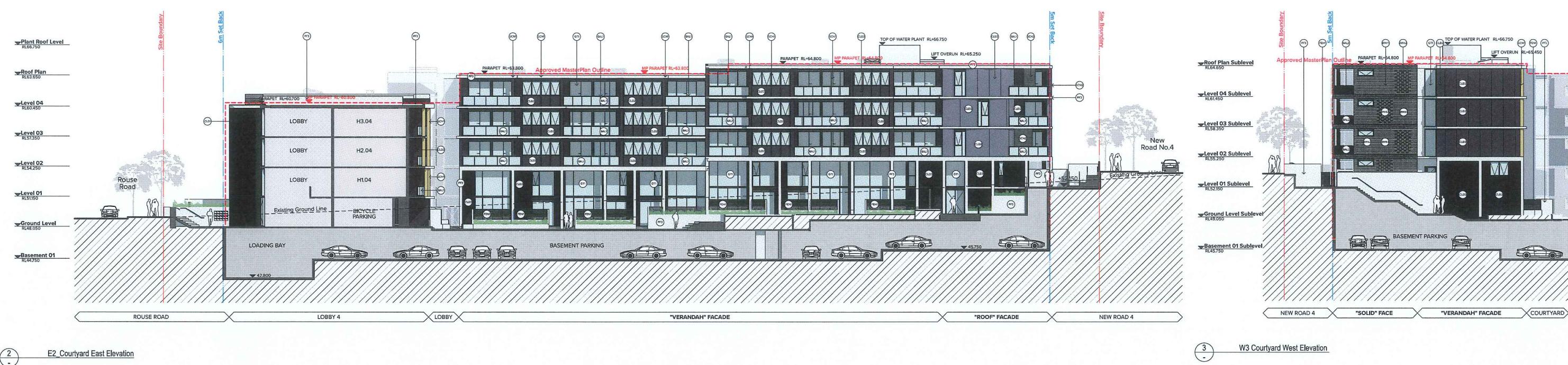
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
GA ELEVATIONS
Courtyard North & South Elevation / Section



Scale 1:200 @A1, 50% @A3
Status For DA Submission
Drawing No. DA-251-101
Project No. 15015.3
Drawn by TURNER
Rev 03
Dwg No. DA-251-101
Date 03/04/2020

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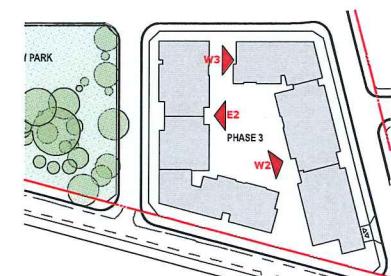
BALUSTRADES	BRICKS & CONCRETE	CLADDING	FENCES	GLAZING	PAINT FINISHES	POWDERCOAT FINISHES	SCREENS
BAL1 - Balustrade Type 1 Clear Glass Balustrade Aluminium Frame, PCF3	BWK1 - Brick Work Type 1 Black Brick, Mortar Mortar Color to Match the Brick Racked Finish Mortar	CLD1 - Cladding Type 1 Flat FC Panel Cladding, PF1	FEN1 - Fence Type 1 Rendered Block Work + Aluminum Slats To Required Height	GT1 - Glazing Type 1 Clear Glazing, Aluminum Frame PCF1	PF1 - Paint Finish Type 1 Black to Match PF1	PCF1 - PowderCoat Finish Type 1 Black to Match PF1	SCN1 - Screen Type 1 Vertical Aluminium Fin 450x55mm Box Section, PCF3
BAL2 - Balustrade Type 2 Aluminium Frame, PCF1 Infill Sheet, PCF1	BWK2 - Brick Work Type 2 Black Brick, Metallic Mortar Color to Match the Brick Racked Finish Mortar	CLD2 - Cladding Type 2 Flat FC Panel Cladding, PF2	G11 - Glazing Type 2 GT1 + Aluminum "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 Delux Electro_Golden Touch	SCN3 - Screen Type 3 Aluminium Batters PCF2	
		CLD4 - Cladding Type 4 Vertical Grooved FC Panel Cladding, PF2					

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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

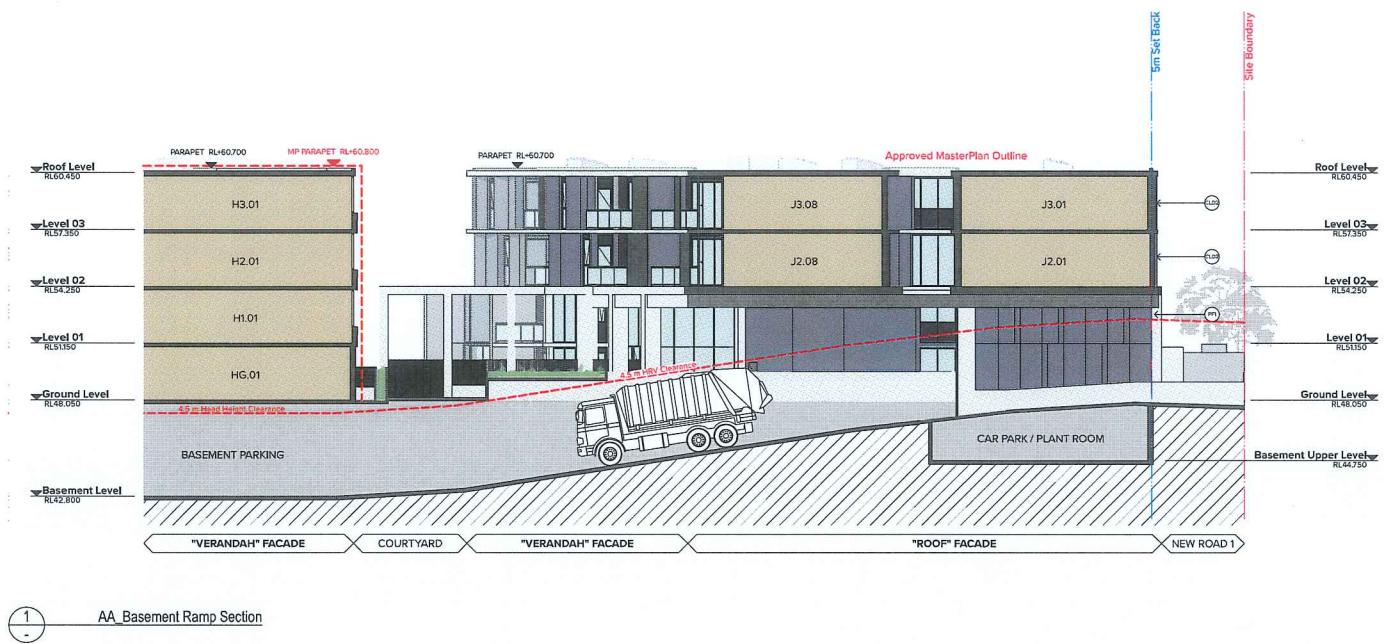
Project Title: 88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title: GA ELEVATIONS
Court Yard East & West Elevation / Section



Scale: 1:200 @A1, 50% @A3
Status: For DA Submission
Drawing No.: DA-251-102
Rev: 03

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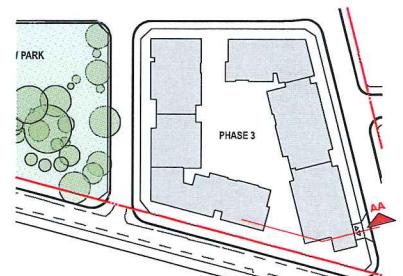
BALUSTRADES	BRICKS & CONCRETE	CLADDING	FENCES	GLAZING	PAINT FINISHES	POWDERCOAT FINISHES	SCREENS
BAL1 - Balustrade Type 1 Clear Glass Balustrade, PCF3	BWK1 - Brick Work Type 1 Black Brick, Matt Mortar Color to Match the Brick Raked Finish Mortar	CLD1 - Cladding Type 1 Flat FC Panel Cladding, PF1	FEH1 - 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 450x5mm Box Section, PCF3
BAL2 - Balustrade Type 2 Aluminium Frame, PCF1 Infill Sheet, PCF1	BWK2 - Brick Work Type 2 Black Brick, Metallic Mortar Color to Match the Brick, Raked 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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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

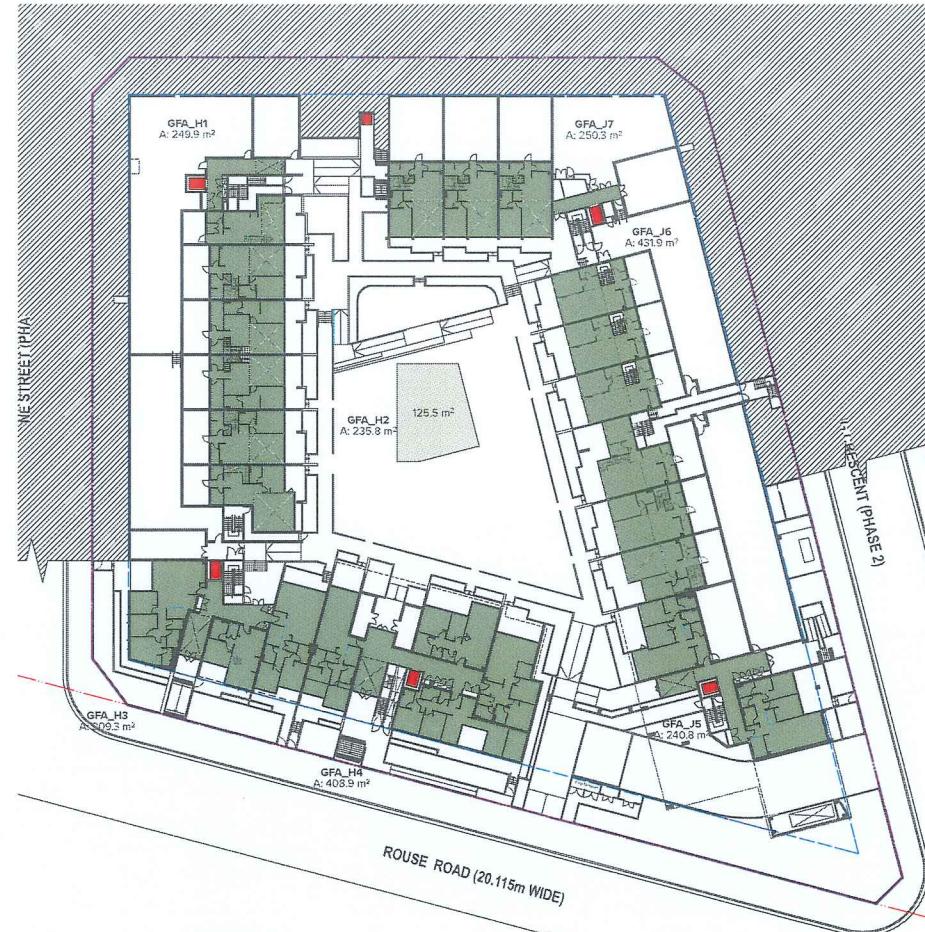
Drawing Title
GA ELEVATIONS
Basement Ramp Section



Key Plan

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

TURNER



1 Ground Level



2 Level 1



3 Level 2



4 Level 4



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226 Coward Street Mascot 2020

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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
Status
22-104 Rouse Road Rouse Hill 2155
Drawing No.
DA-710-001

Scale 1:500 @A1, 50% @A3
Proj. No. 15015.3
Drawn by TURNER
Dwg No. 03
Rev 03
For DA Submission

GFA DIAGRAMS
GFA Diagrams

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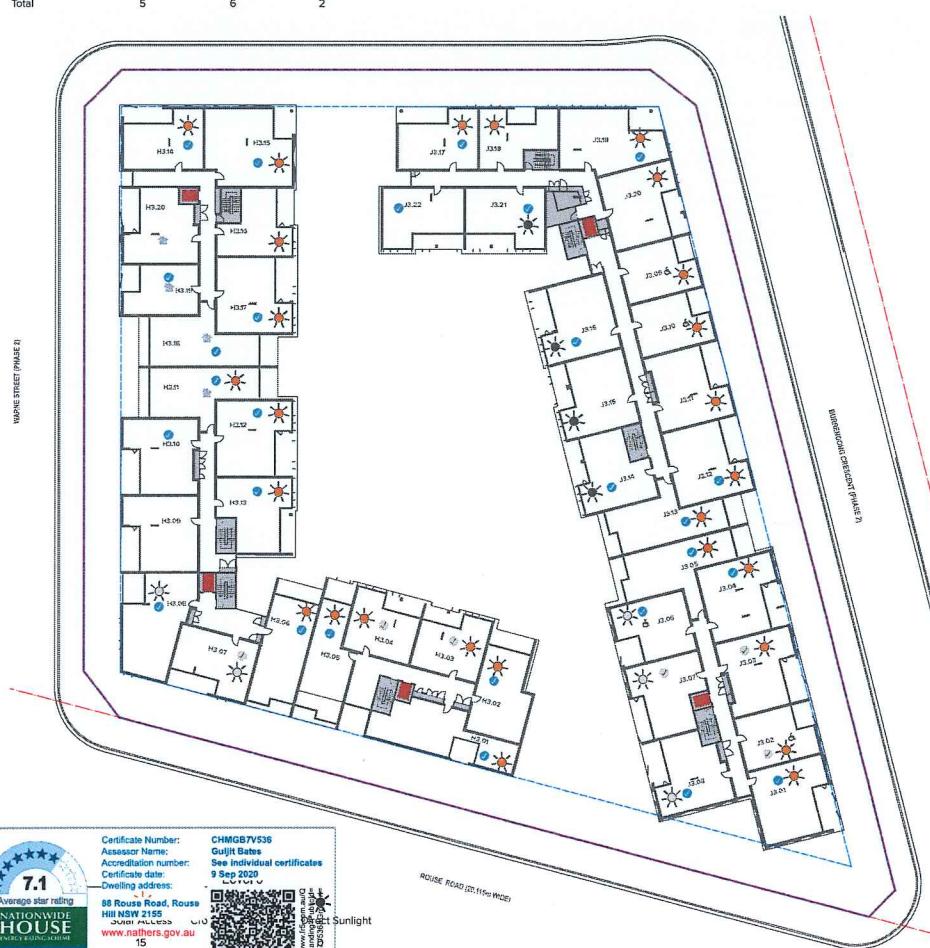
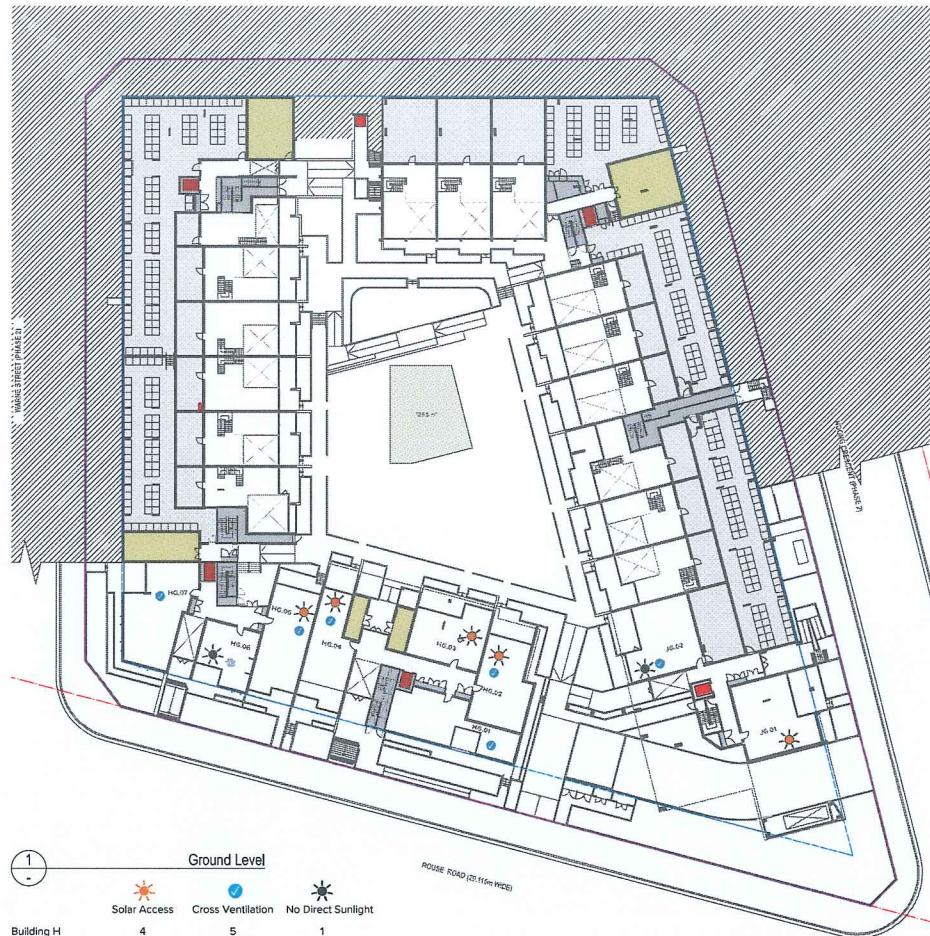
Level	Zone Name	Measured Area
Ground Level	GFA_H1 GFA_H2 GFA_H3 GFA_H4 GFA_H5 GFA_H6 GFA_H7	249.9 235.8 399.3 408.9 240.8 431.9 260.3
Level 01	GFA_H1 GFA_H2 GFA_H3 GFA_H4 GFA_H5 GFA_H6 GFA_H7	569.2 407.3 296.7 459.7 438.1 692.2 510.5
Level 02	GFA_H1 GFA_H2 GFA_H3 GFA_H4 GFA_H5 GFA_H6 GFA_H7	649.3 506.2 318.9 479.8 750.8 787.9 590.3
Level 03	GFA_H1 GFA_H2 GFA_H3 GFA_H4 GFA_H5 GFA_H6 GFA_H7	656.7 506.2 318.9 479.8 751.1 722.8 590.2
Level 04	GFA_H1 GFA_H2 GFA_H3 GFA_H4 GFA_H5 GFA_H6 GFA_H7	656.7 508.2 312.8 479.8 751.1 722.8 590.2 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, ducts, flues and other areas used exclusively for mechanical services, ducts, flues, and the like;
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.



Total			
Level	Building	Solar Access	Cross Ventilation
Ground Level	Building H	4	5
	Building J	1	1
Level 1	Building H	12	9
	Building J	12	6
Level 2	Building H	13	14
	Building J	14	13
Level 3	Building H	15	17
	Building J	17	16
Level 4	Building H	12	12
	Building J	14	14
Sub-Total		114	107
Percentage of Total 163 Apartments		70%	65%
		14.7%	

Note
- 60% ADC requirement Cross Ventilation
- 70% ADC 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

- ACHIEVES 2 HOURS OF SOLAR ACCESS ON 21st OF JUNE BETWEEN 9AM TO 3PM
- ACHIEVES 2 HOURS OF SOLAR ACCESS ON 21st OF JUNE BETWEEN 9AM TO 3PM THROUGH SKY LIGHT
- SOUTH ASPECT 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
Status: DA-721-001
Drawing No: DA-721-001

- NATURALLY CROSS VENTILATED
- NATURALLY CROSS VENTILATED THROUGH OPERABLE SKY LIGHT

Scale: 1:500 @A1, 50% @A3
Project No: 15015.3
Drawn by: TURNER
Rev: 03
DA-721-001

SEPP 65 DIAGRAMS
SEPP65 Solar and Ventilation Diagrams

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
turner.com.au

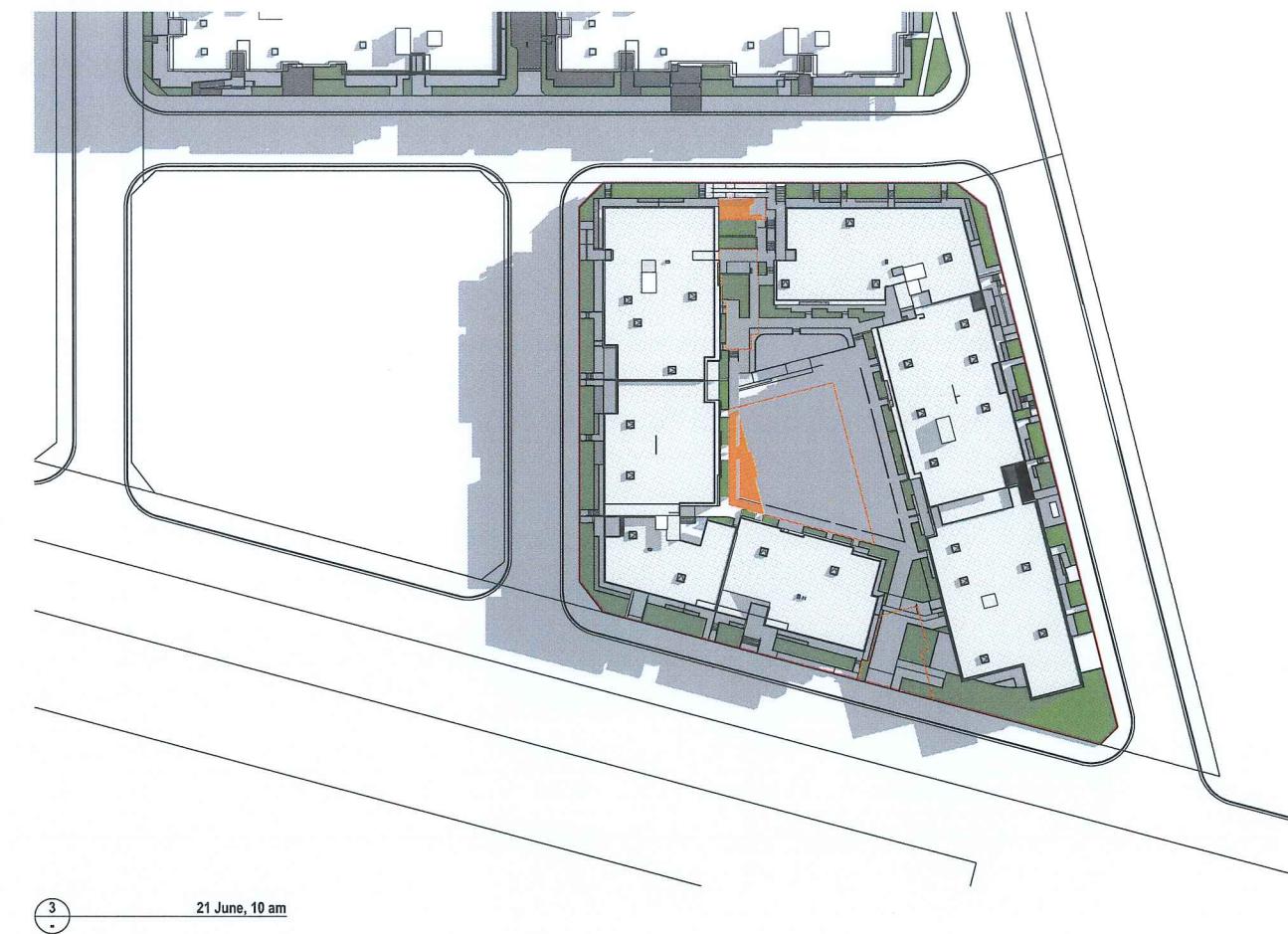
T-4512 8589 0000
F-4512 8588 0000

03

03



1 June 21, 9 am



2 21 June, 10 am



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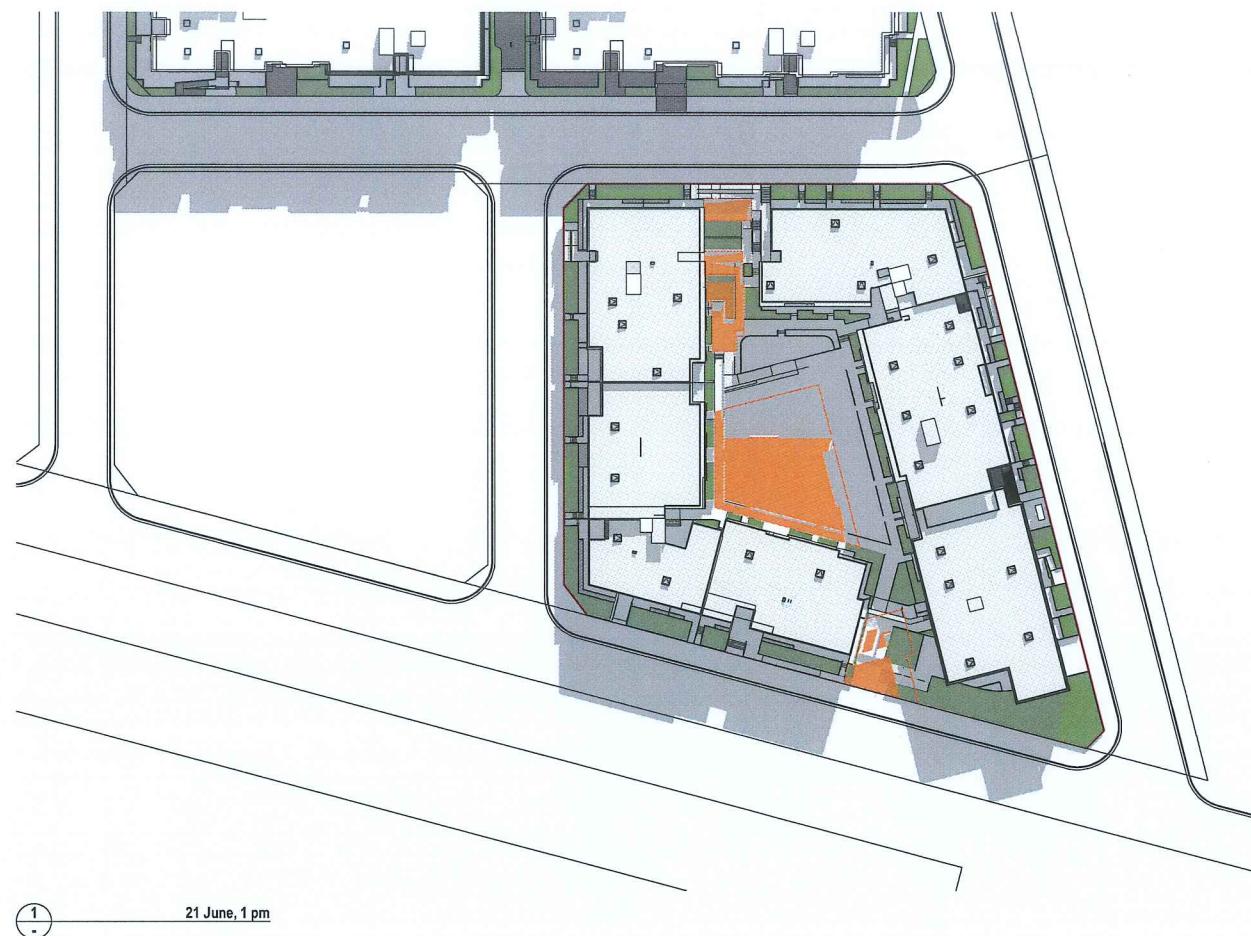


3 21 June, 12 pm

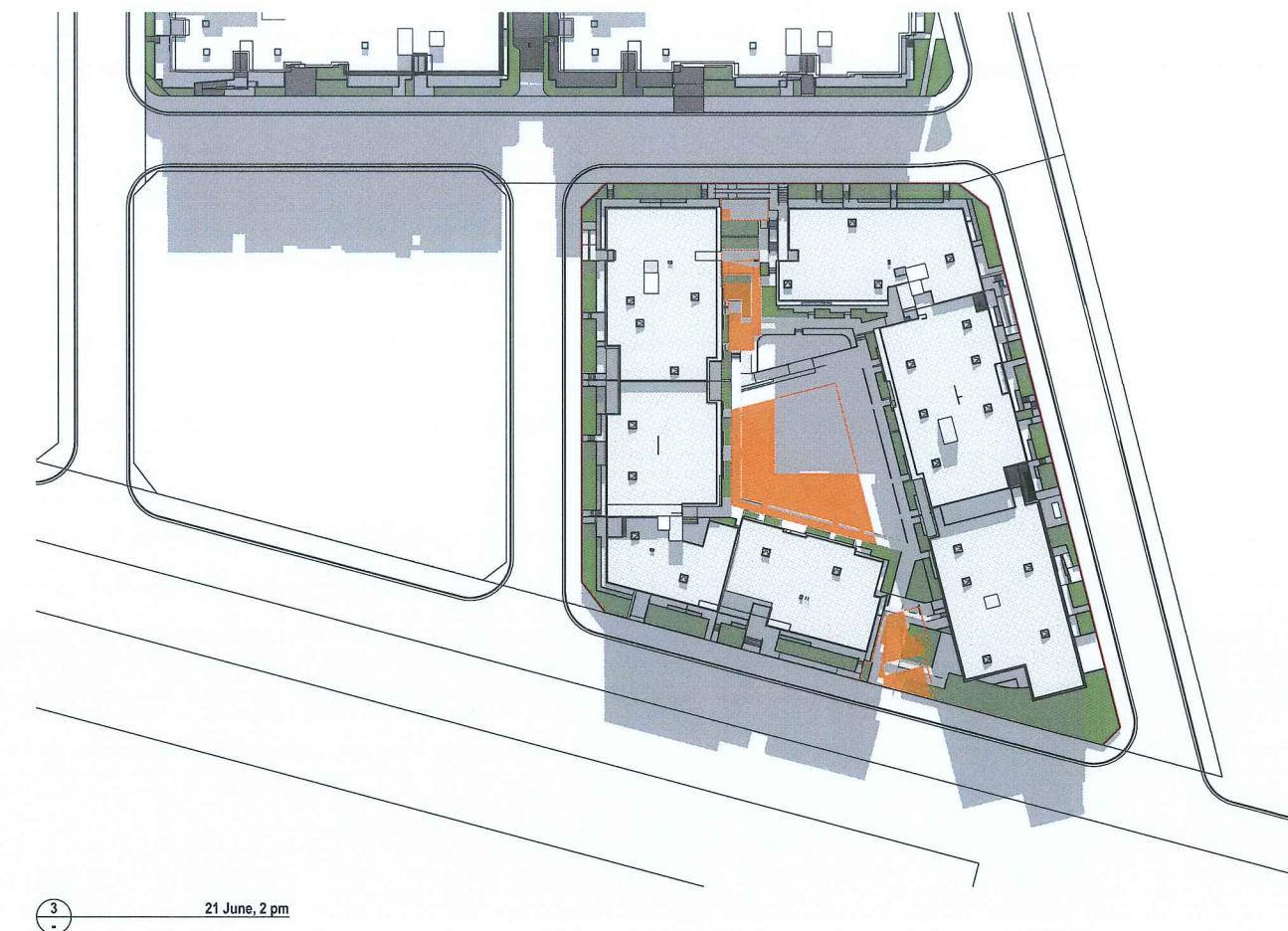
Rev Date Approved by Revision Notes
01 24/08/2018 NS Issued for DA Submission
02 05/03/2020 BF Waste Strategy Revised
03 09/04/2020 BF Issued for amended DA

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

Scale 1:750 @A1, 50% @A3
Status For DA Submission
Project No. 15015.3
Drawn by TURNER
Dwg No. DA-721-010
Rev 03
North ↑



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
1:750 @A1, 50%@A3
Status
For DA Submission
Project No.
15015.3
Drawn by
TURNER
Rev
03



1 Site Coverage Approved

Site Coverage Area

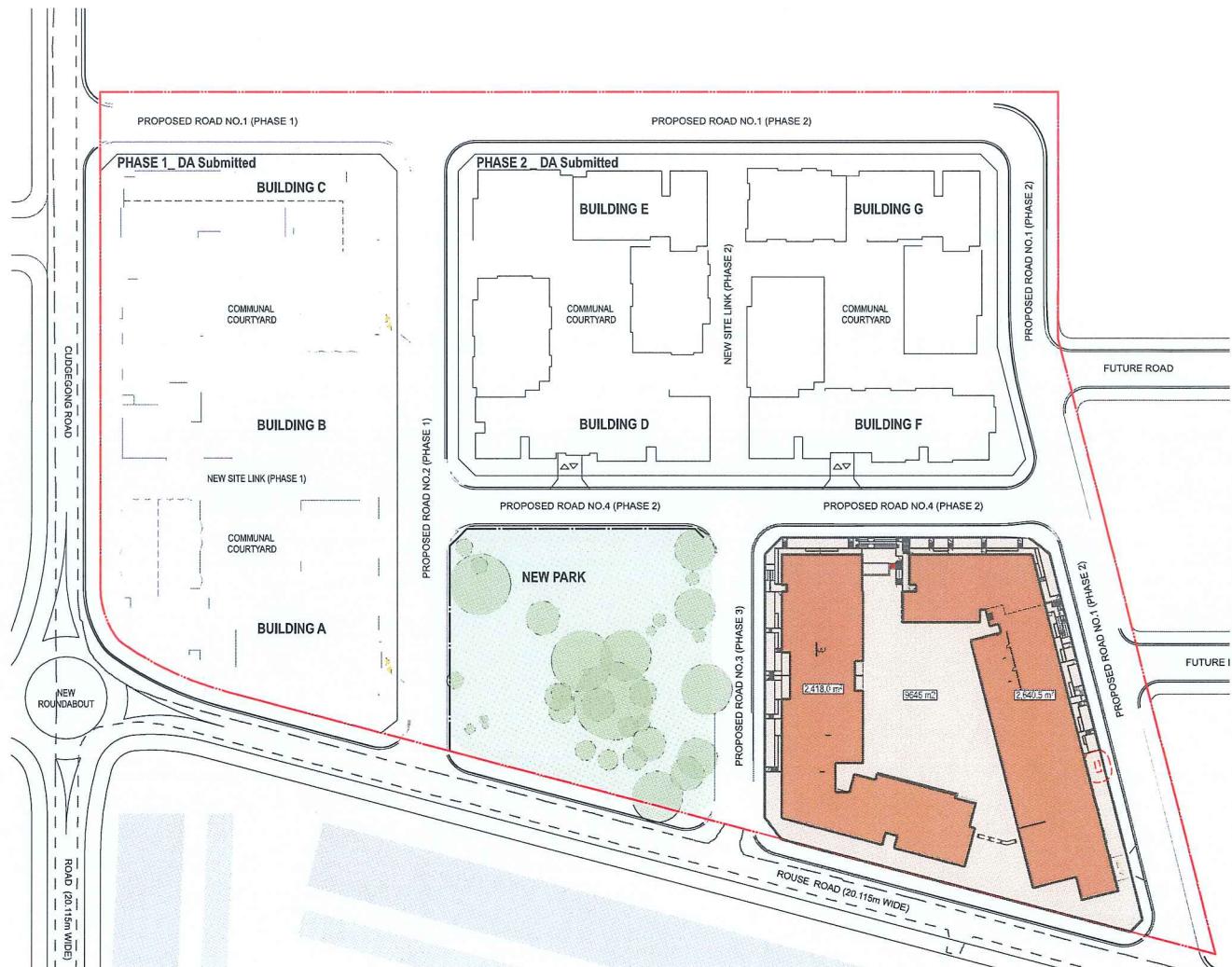
The BlackTown DCP (No.1) 2014 Part 5 Section 5
- "Site Coverage to be maximum of 50% of the site area"

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



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2 Site Coverage

	Site Area Phase 3:	9645.6 m ²
	Approved Site Coverage for Phase 3:	4876.19 m ² 50.55 % of the Site Area
	Proposed Site Coverage Phase 3:	5058.5

date	Approved by	Revision Notes
1/08/2018	NS	Issued For DA Submission
1/03/2020	BF	Waste Strategy Revised
1/04/2020	BF	Issued for amended DA

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

Scale <u>1:1000 @A1, 50% @A3</u>	Project No. 15015.3	Drawn by <u>TURNER</u>	North 
Status <u>For DA Submission</u>	Dwg No. DA-740-001	Rev 03	



1 Communal Open Space Approved

Communal Open Space

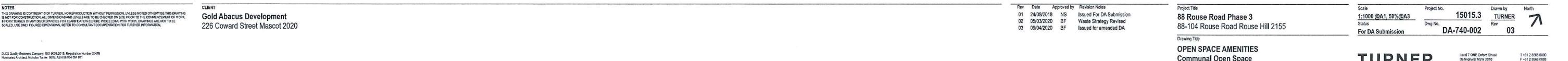
ADG Part 3D:
 - Communal Open Space has a minimum area equal to 25% of the site*
 - Communal Open Space should have a minimum dimension of 3m, and larger developments should consider greater dimensions*

The Blacktown DCP (No.3) 2014 Part 5 Section 5:
 - Has no requirements regarding Communal Open Space

Site Area overall Masterplan: 39270.77 m²
 Approved Communal Open Space for the overall Masterplan : 9583.91 m²
 25.04 % of the Site Area



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2 Communal Open Space

Site Area Phase 3: 9645.6 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

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
 OPEN SPACE AMENITIES
 Communal Open Space

Scale 1:1000 @A1, 50% @A3
 Project No. 15015.3 Drawn by TURNER
 Status For DA Submission Dwg No. DA-740-002 Rev 03
 North ↑

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1 Landscape Approved

Landscape Area

ADG Part 3D:

- Does not address Landscape area

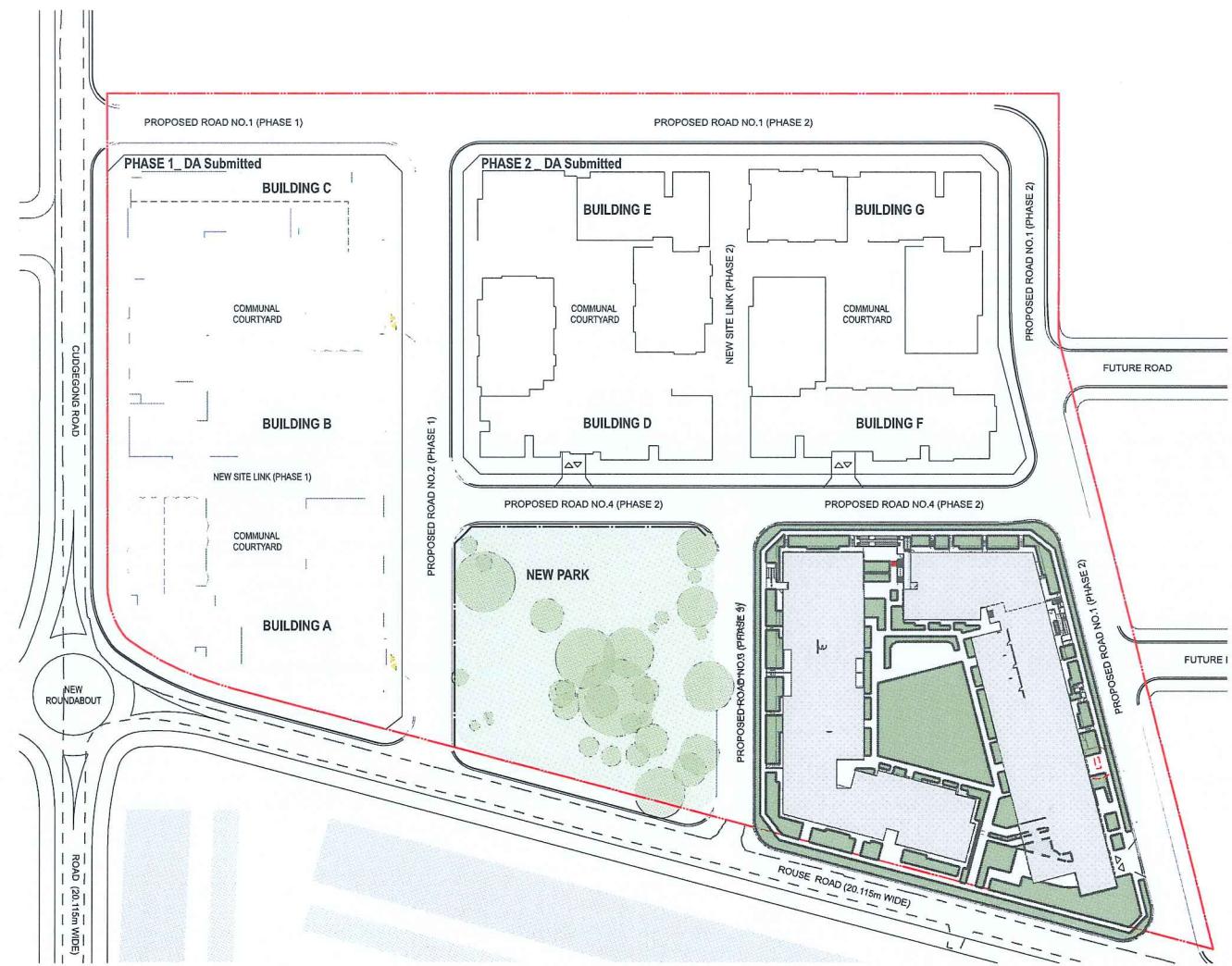
The Blacktown DCP (No.1) 2014 Part 5 Section 5:

- "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

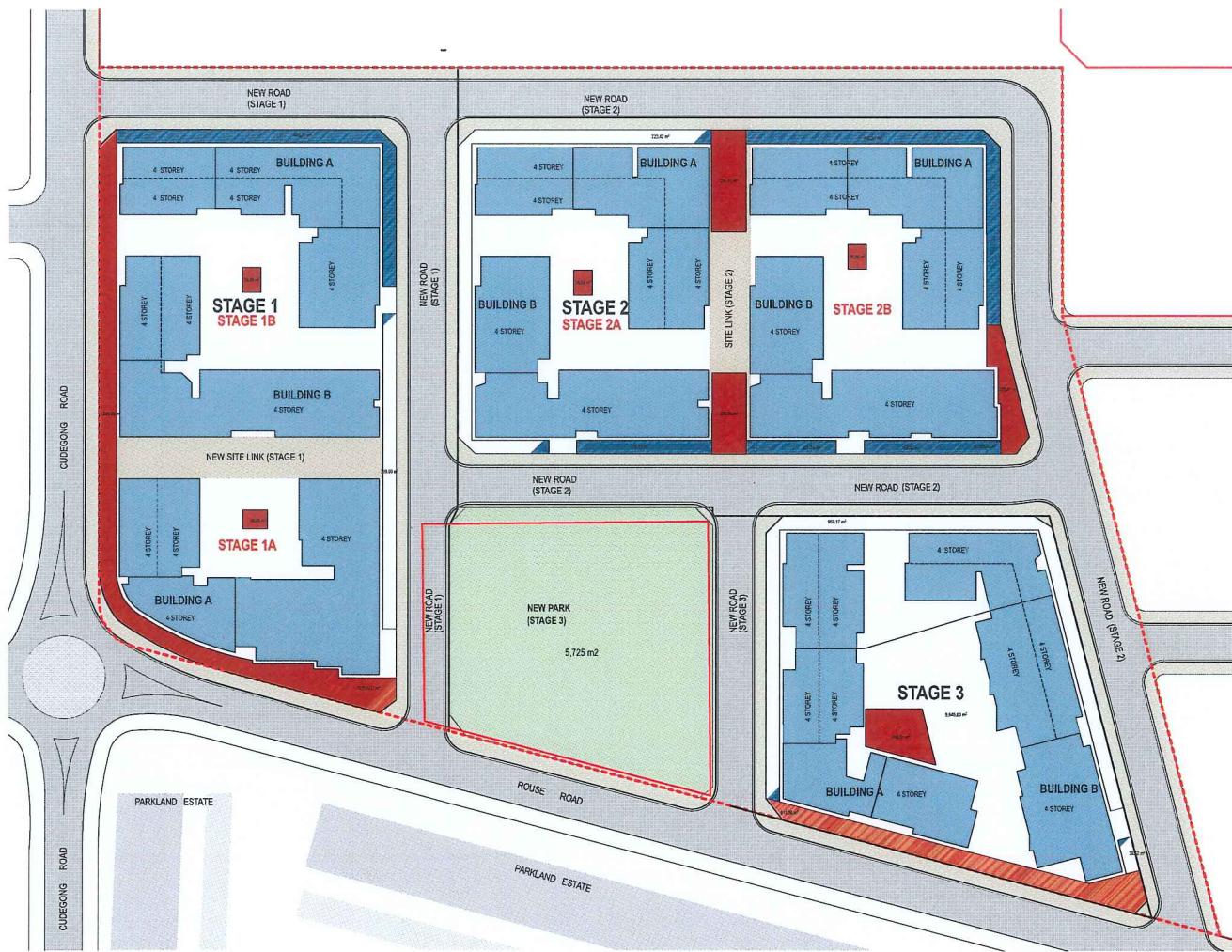
Rev Date Approved by Revision Notes
01 24/08/2018 NS Issued For DA Submission
02 05/03/2020 BF Waste Strategy Revised
03 09/04/2020 BF Issued for amended DA

Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155
Drawing Title
OPEN SPACE AMENITIES
Landscape Diagram

Scale 1:1000 @A1, 50% @A3
Project No. 15015.3
Status For DA Submission
Dwg No. DA-740-003
Rev 03
North ↑

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Level 7 One Oxford Street
Dingbush NSW 2010
Australia



1 Deep Soil Area Approved

Deep Soil Area

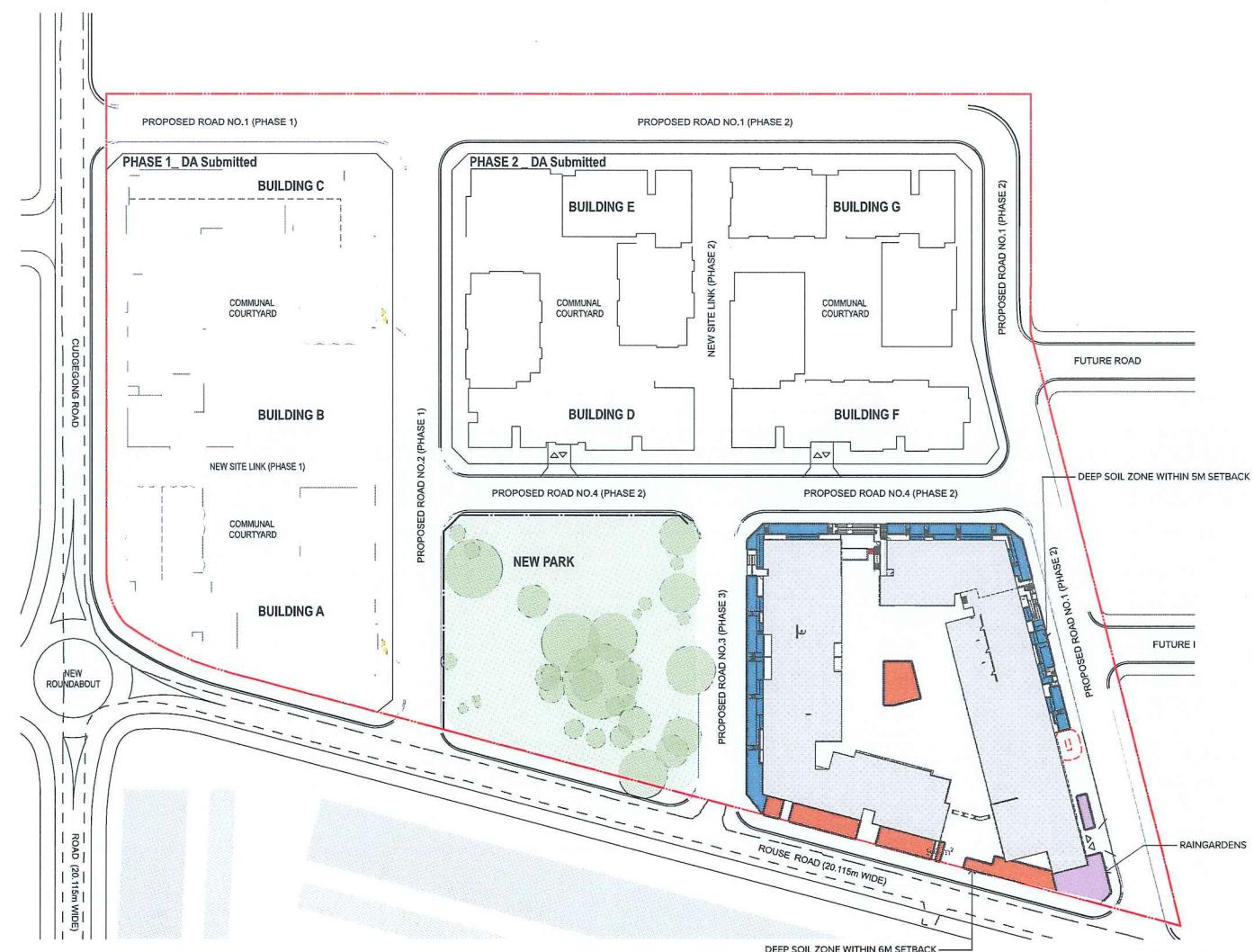
ADC Part 3E
 1 For site area greater than 1500 m², minimum dimensions for Deep Soil is 6m*
 - Minimum requirement is 7% of the site area, target for larger sites is 15%

The Blacktown DCP (No3) 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



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2 Deep Soil Area

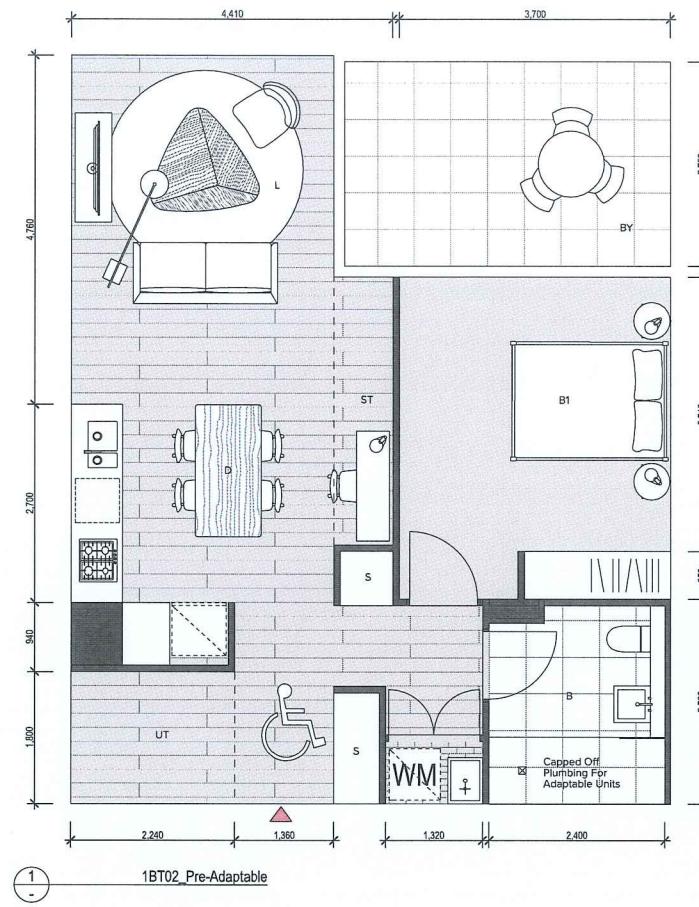
Site Area Phase 3: 9645.6 m²
 Approved Deep Soil Area for Phase 3: 1856.38 m²
 19.24 % of the Site Area
 Proposed Deep Soil Phase 3:
 Proposed Deep Soil in 5m Setback Phase 3: 539.0 m²
 Proposed sub total Deep Soil Phase 3: 804.5 m²
 1343.5 m²
 13.83 % of the Site Area
 Proposed Raingardens: 200 m²

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

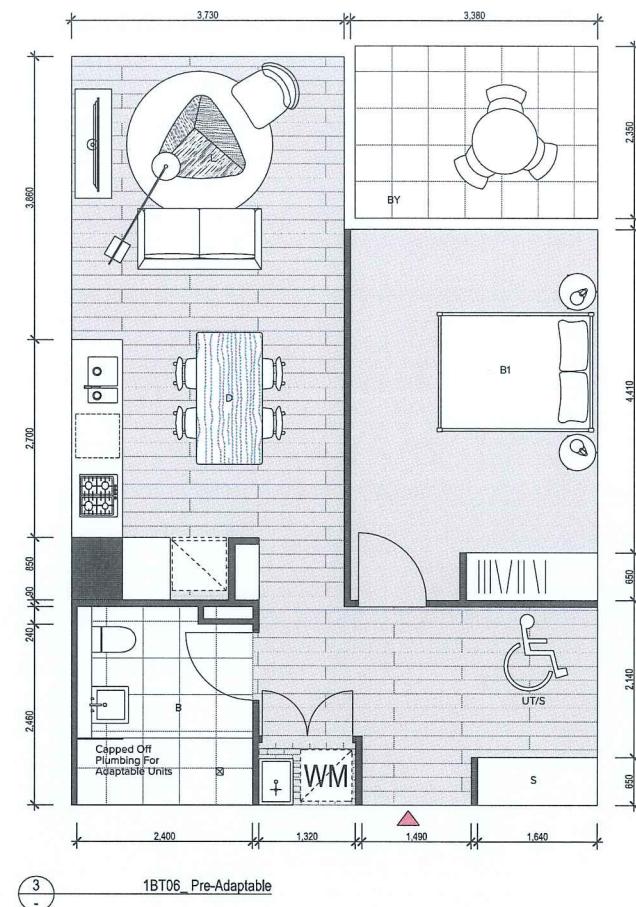
Project Title: 88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155
 Drawing Title: OPEN SPACE AMENITIES
 Deep Soil Area

Scale: 1:1000 @ A1, 50% @ A3
 Project No.: 15015.3
 Drawn by: TURNER
 North
 Drawing No.: DA-740-004
 Rev: 03
 Date: 14/01/2021
 Drawing No.: DA-740-004
 Rev: 03
 Date: 14/01/2021

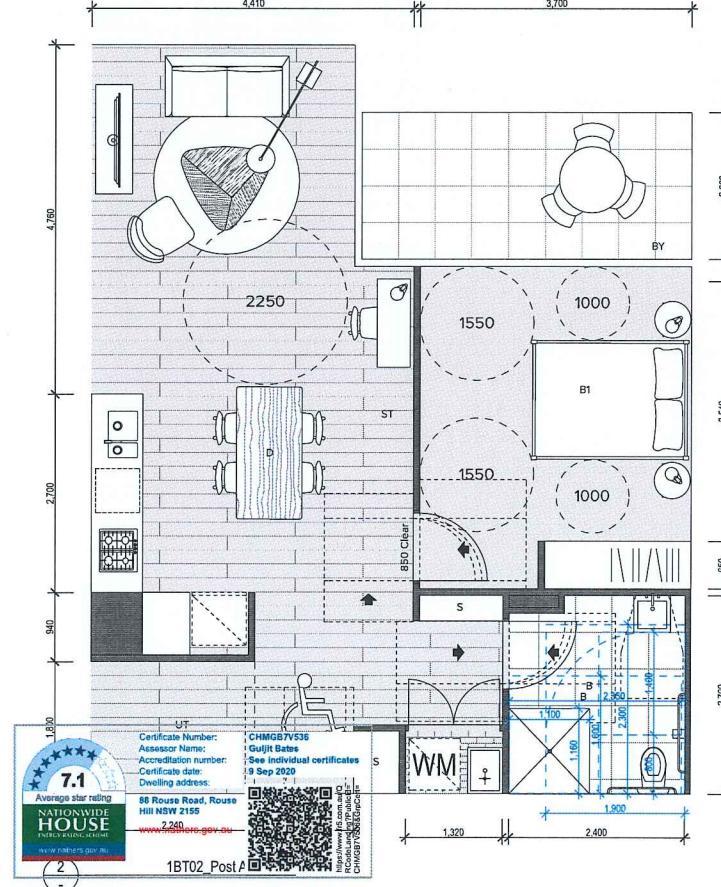
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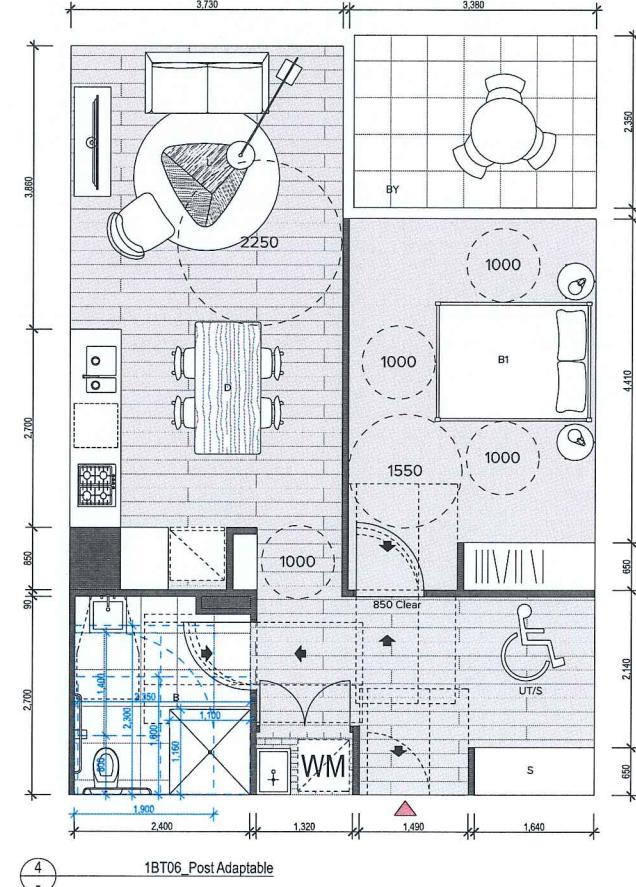
1BT02_Pre-Adaptability



3 1BT06_Pre-Adaptable



NOTES

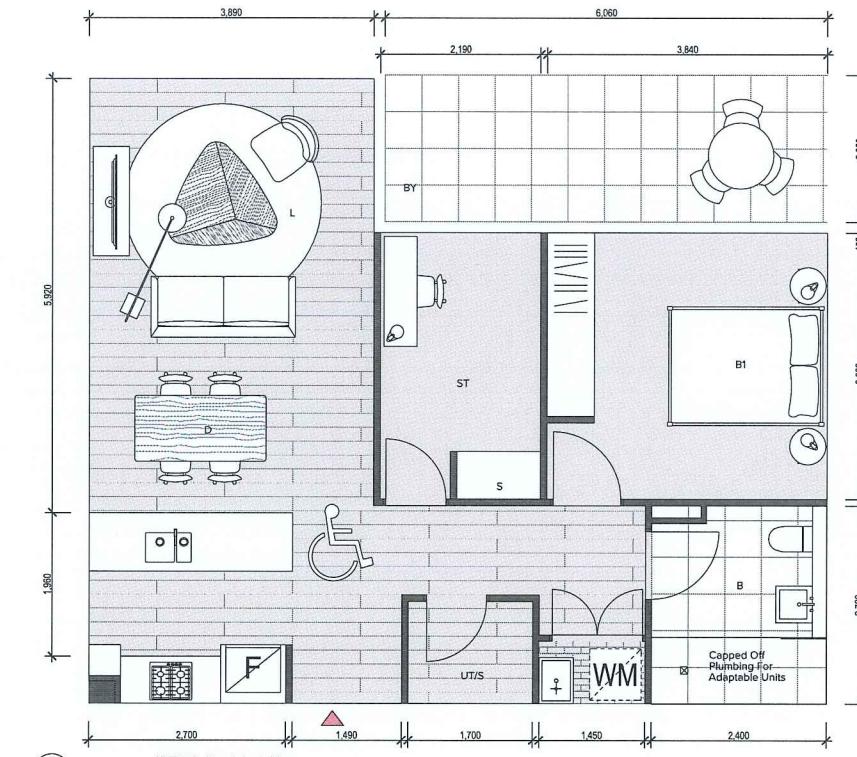


4
- 1B106_Post Adaptab

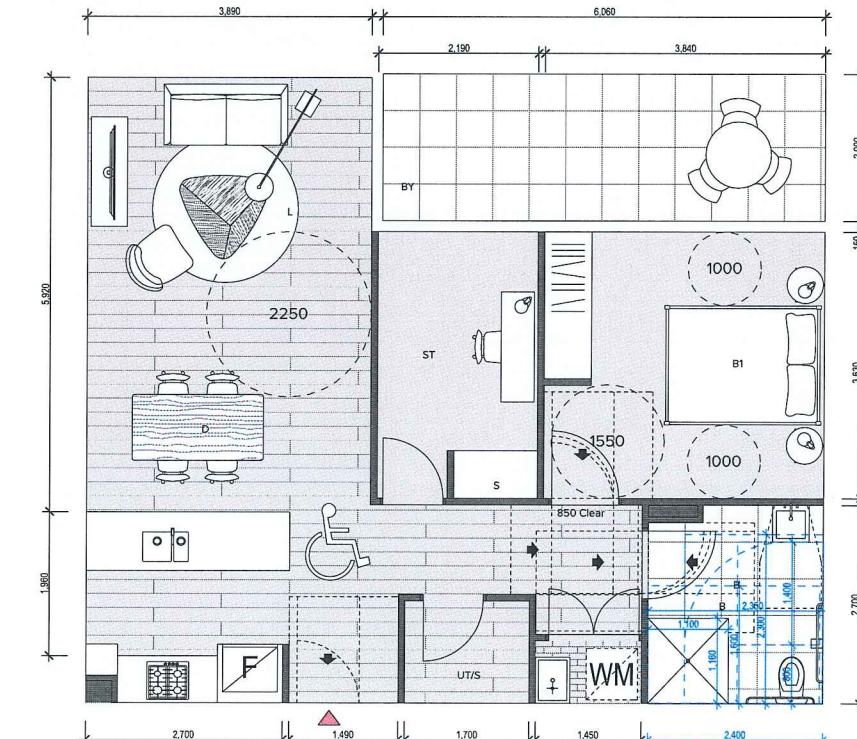
ADAPTABLE APARTMENTS

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 visibility is achieved (Blacktown City Council Growth Centre Precincts DCP Clause 4.6.1 Item 3).



5 1BT05A_Pre-Adap



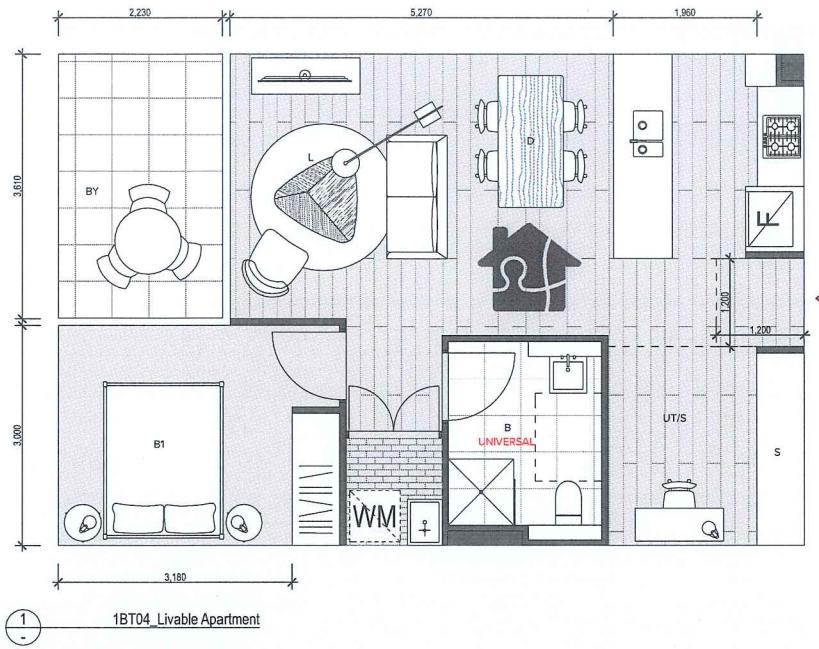
6 1BT05A Post Adaptable

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

cale Project No. Drawn by North
:50 @A1, 50% @A3 15015.3 TURNER
status Dwg No. Rev
for DA Submission DA-810-001 03

TURNER

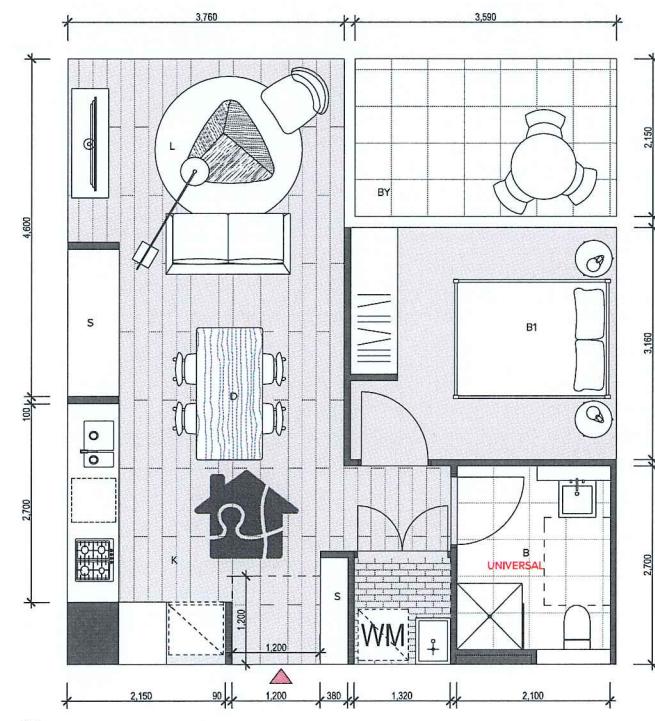


1BED TYPE 1B_T04

LOCATION

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

4 APARTMENTS

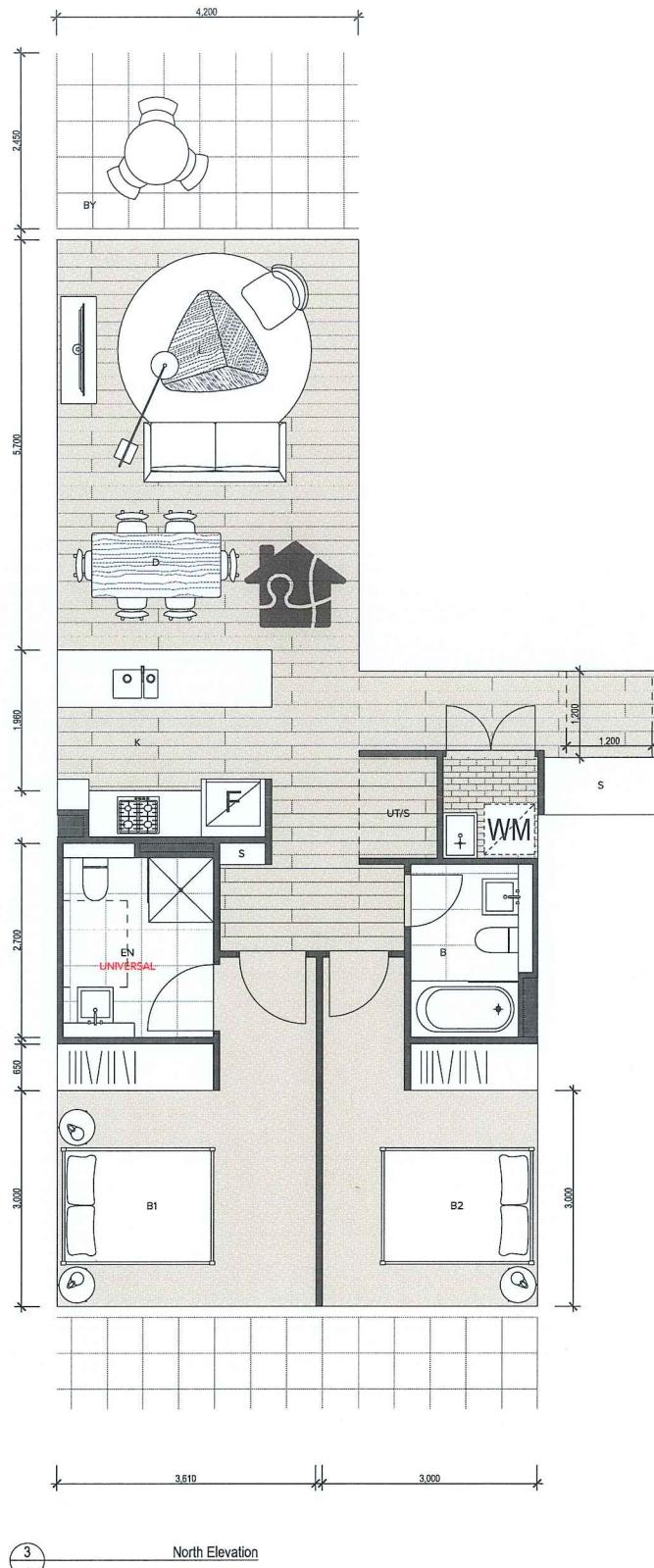


1BED TYPE 1B_T10



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226 Coward Street Mascot 2020



LOCATION

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

6 APARTMENTS

LIVABLE HOUSING DESIGN COMPLYING APARTMENTS

The eight core design features in the silver level are:

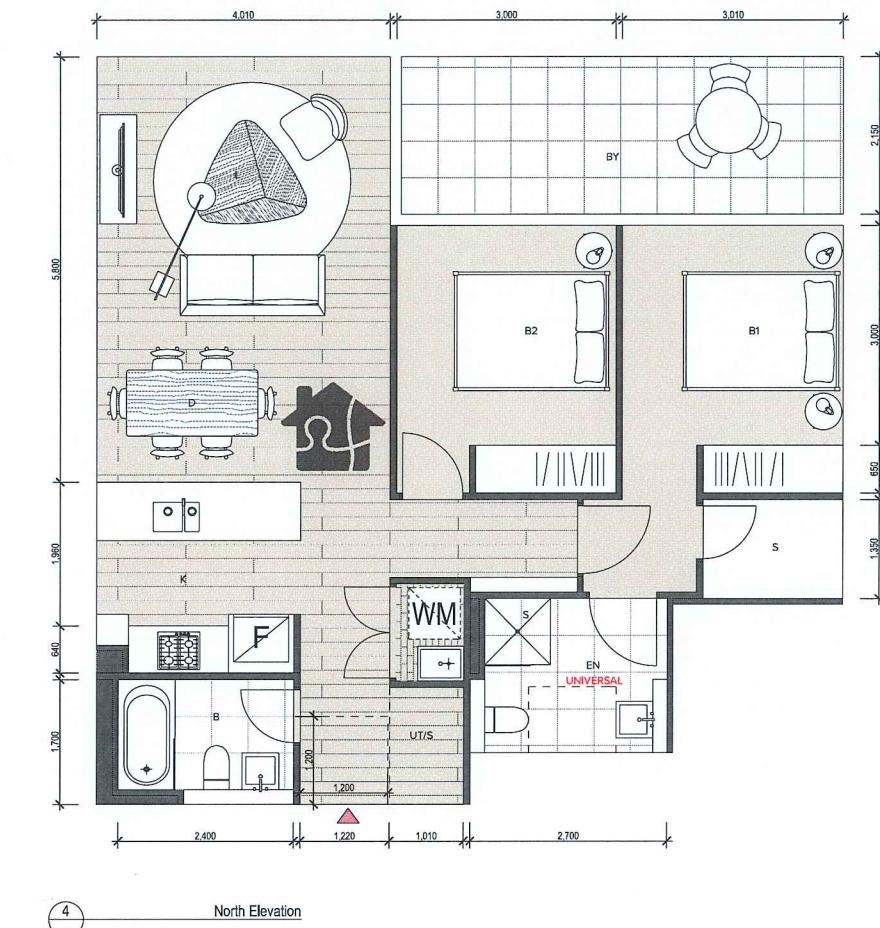
1. A safe continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a height-free shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on 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 adaptation.

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.



Rev Date Approved by Revision Notes
01 24/03/2018 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 1:50 @ A1, 50% @ A3
Projected No. 15015.3
Drawing No. DA-810-101
Drawn by TURNER
Dwg No. 03
For DA Submission

Drawing No.
SUPPLEMENTARY DIAGRAMS
LHA Apartment Layouts

TURNER

Level 1, 107 Oxford Street
Surry Hills NSW 2010
Australia
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turnerstudio.com.au



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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	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

TURNER



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BALUSTRADES	BRICKS & CONCRETE	CLADDING
BAL1 - Balustrade Type 1 Clear Glass Balustrade Aluminium Frame, PCF3	BWK1 - Brick Work Type 1 Black Brick, Matt Mortar Color to Match the Brick Racked Finish Mortar	CLD1 - Cladding Type 1 Flat FC Panel Cladding, PF1
BAL2 - Balustrade Type 2 Aluminium Frame, PCF1 Infill Sheet, PCF1	BWK2 - Brick Work Type 2 Black Brick, Metallic Mortar Color to Match the Brick Racked Finish Mortar	CLD2 - Cladding Type 2 Flat FC Panel Cladding, PF2
BAL3 - Balustrade Type 3 Solid Balustrade Concrete Upstand, CON1 Aluminium Handrail, PCF3		CLD3 - Cladding Type 3 Vertical Grooved FC Panel Cladding, PF1
		CLD4 - Cladding Type 4 Vertical Grooved FC Panel Cladding, PF2

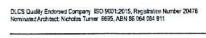
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226 Coward Street Mascot 2020

FENCES	GLAZING	PAINT FINISHES	POWDERCOAT FINISHES	SCREENS
FEN1 - Fence Type 1 Reinforced Block Work + Aluminum Slats To Required Height	GT1 - Glazing Type 1 Clear Glazing, Aluminum Frame PCF1	PF1 - Paint Finish Type 1 Black	PCF1 - PowderCoat Finish Type 1 Black To Match PF1	SCN1 - Screen Type 1 Vertical Aluminum Frame 450x50mm Box Section, PCF3
	GT2 - Glazing Type 2 GT1 + Aluminum "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
		PF3 - Paint Finish Type 3 White	PCF3 - PowderCoat Finish Type 3 Deluxe Electro_Golden Touch	SCN3 - Screen Type 3 Aluminum Beams PCF2

tion Notes
ed For DA Submission
ate Strategy Revised
ed for amended DA

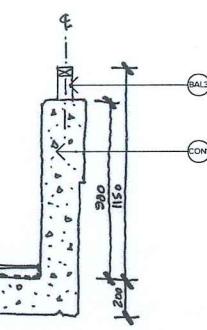
Project Title

Scale <u>@A1, 50% @A3</u>	Project No. <u>15015.3</u>	Drawn by <u>_____</u>	North
Status <u>For DA Submission</u>	Drawn No. <u>DA-811-002</u>	Rev <u>03</u>	

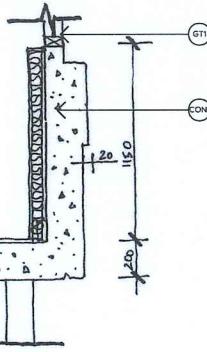


Level 7 ONE Oxford Street
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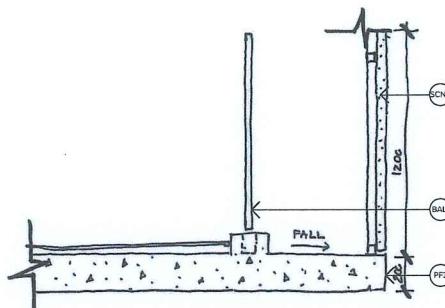
569 0000
569 0068
dio.com.au



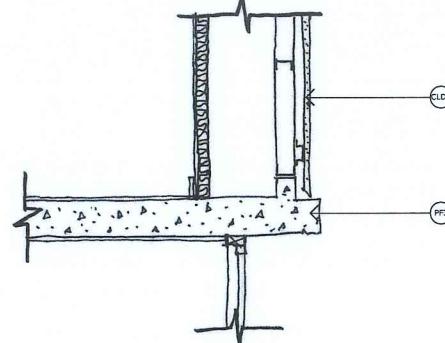
5 Screen Facade - Balustrade Detail



6 Screen Facade - Wall Detail



2 Roof Facade - Balustrade Detail



3 Roof Facade - Wall Detail



4 Screen Facade Type



1 Roof Facade Type



7.1
NATIONWIDE
HOUSE
ENERGY RATING
7.1
Average star rating
Certificate Number: CHMGB7V536
Assessor Name: Guljir Bates
Assessor number: 50000000000000000000
Certificate date: 9 Sep 2020
Dwelling address: 88 Rouse Road, Rouse Hill NSW 2155
www.nathers.gov.au

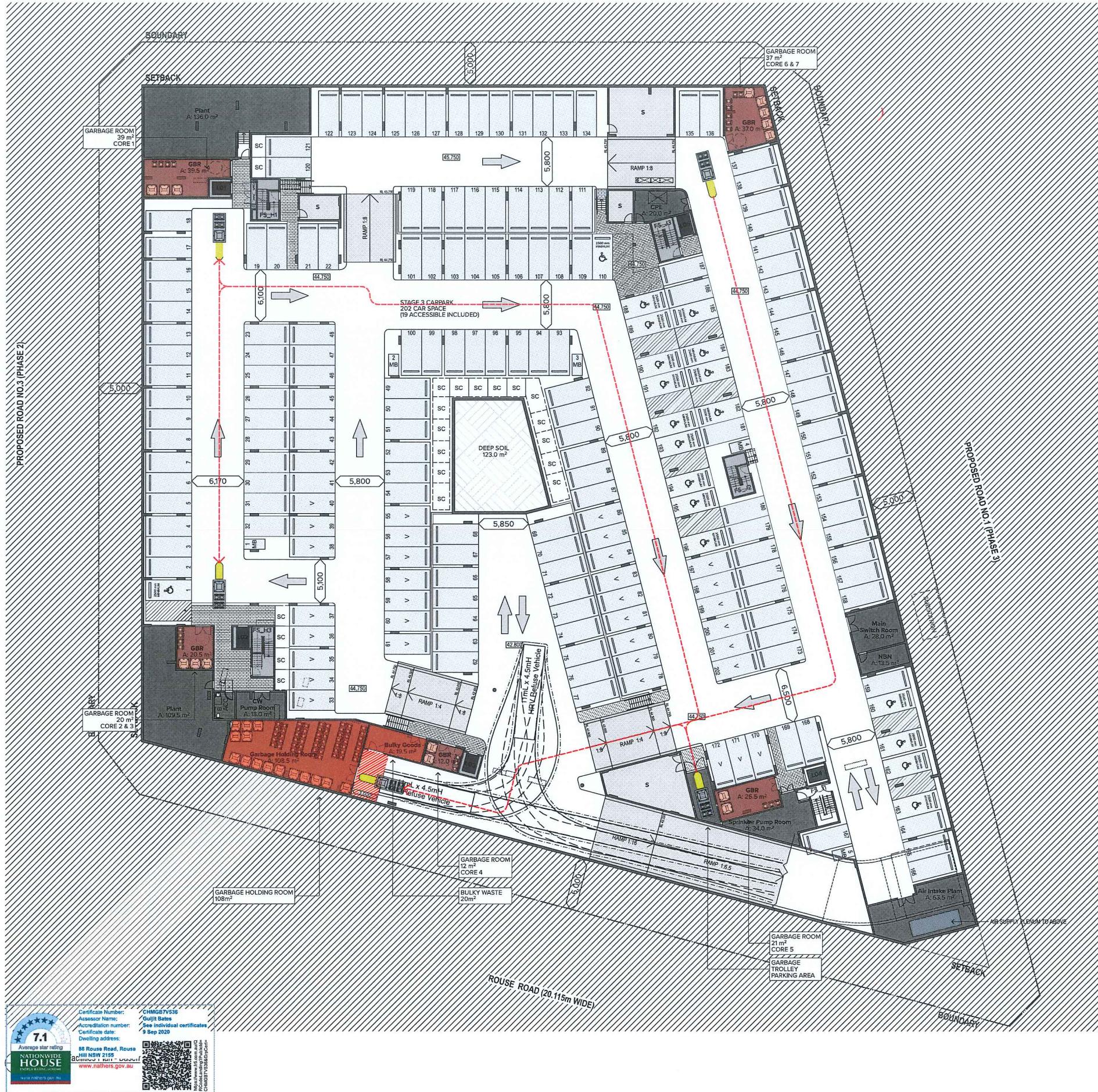
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226 Coward Street Mascot 2020

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

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



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226 Coward Street Mascot 2020

Legend for Site Facilities and Movement Path:

- Bin Storage Room (Orange Box)
- Bulky Goods Waste Room (Orange Box)
- Garbage Truck Collection Point (Red Box with Diagonal Stripes)
- Bin Movement Path (Orange Arrow)

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	24/08/2018	NS	Issued For DA Submission
02	05/03/2020	BF	Waste Strategy Revised
03	09/04/2020	PF	Issued For Amended DA

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

Project No. 15015.3 Drawn by _____ North 
@A1, 50% @A3 Dwg No. _____ Rev. _____

Drawing Title
SUPPLEMENTARY DIAGRAMS
Site Facilities Plan

TURNER



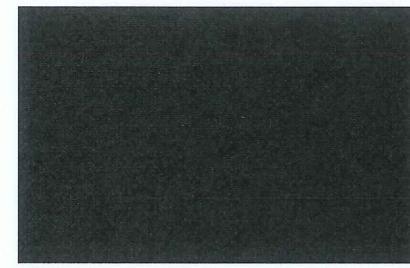
1 East Elevation



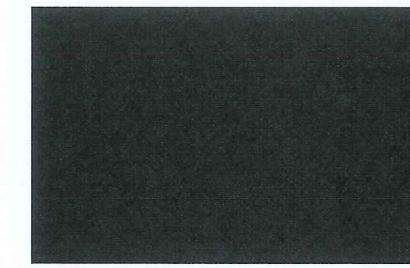
BWK1



CON1



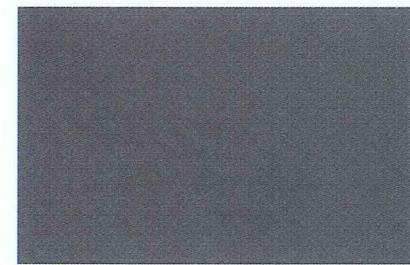
PF1



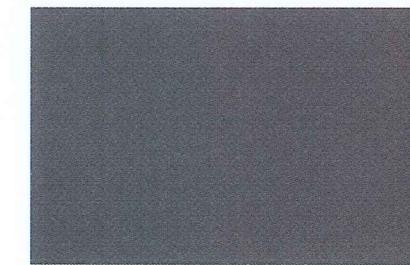
PCF1



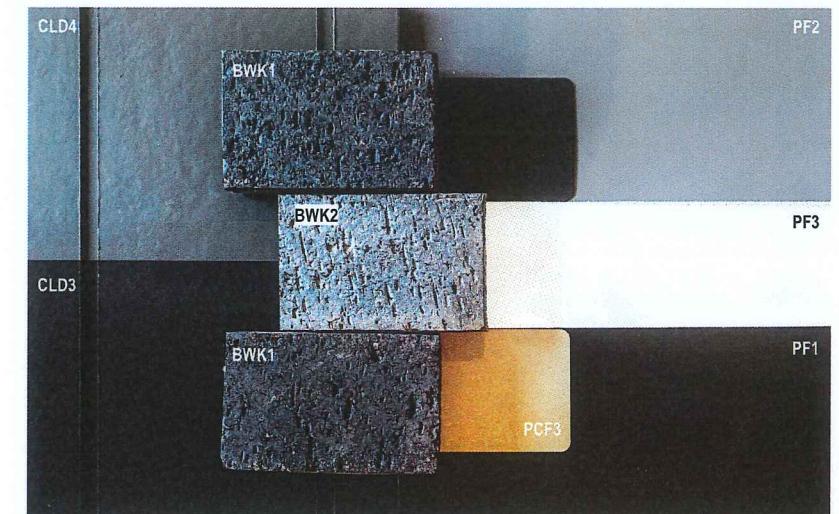
BWK2



PF2



PCF2



2 Material Sample Board

PF3



PCF3



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 Upstand, CON1
Aluminium Handrail, PCF3

BRICKS & CONCRETE
BWK1 - Brick Work Type 1
Black Brick, Matt
Mortar Color to Match the Brick
Racked Field Mortar
BWK2 - Brick Work Type 2
Black Brick, Matt
Mortar Color to Match the Brick
Racked 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
FBK1 - Fence Type 1
Rendered Block Work + Aluminum Posts
To Required Height

GLAZING
GT1 - Glazing Type 1
Clear Glazing, Aluminium Frame PCF1

PAINT FINISHES
PF1 - Paint Finish Type 1
Black

POWDERCOAT FINISHES
PCF1 - PowderCoat Finish Type 1
Black to Match PF1

SCREENS
SCN1 - Screen Type 1
Vertical Aluminium Fin
450x50mm Box Section, PCF3

SCN2 - Screen Type 2
PF2 + Aluminium 'Shadow Box', PCF3
Medium Grey to Match PF2

SCN3 - Screen Type 3
PCF3 - PowderCoat Finish Type 3
Delux Electro_Golden Touch

SCN4 - Screen Type 4
PCF2

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 05/09/2020 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 1:500
Project No. 15015.3
Drawn by TURNER
Status @A1.50%@A3
Dwg No. DA-815-001
Rev 03
North ↑



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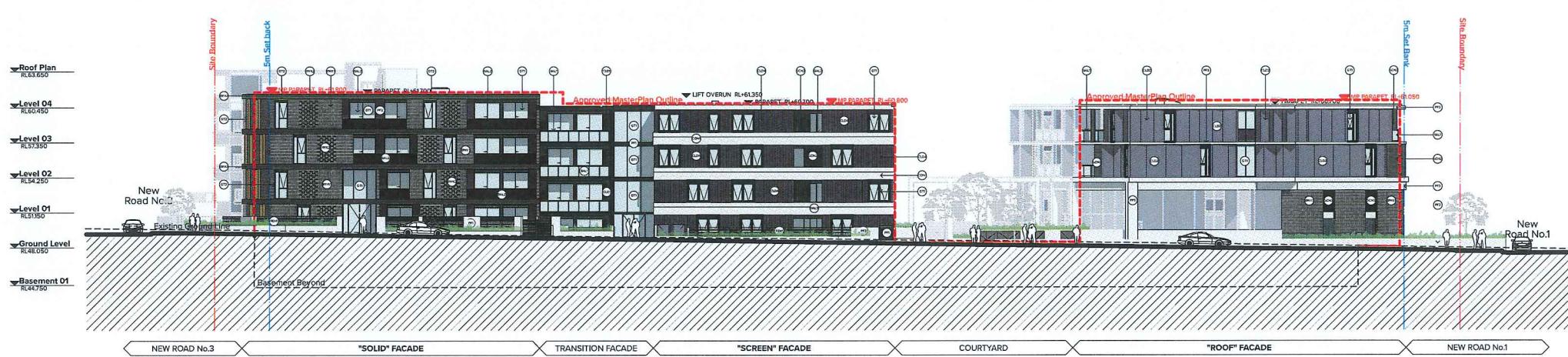
Project Title
88 Rouse Road Phase 3
 88-104 Rouse Road Rouse Hill 2155

Drawing Title
NOTIFICATION
Notification Site Plan

Scale **1:1000 @A3** Project No. **15015.3**
 Status **For DA Submission** Drawn by **TURNER**
 Dwg No. **DA-820-001** Rev **1**



North Elevation



South Elevation

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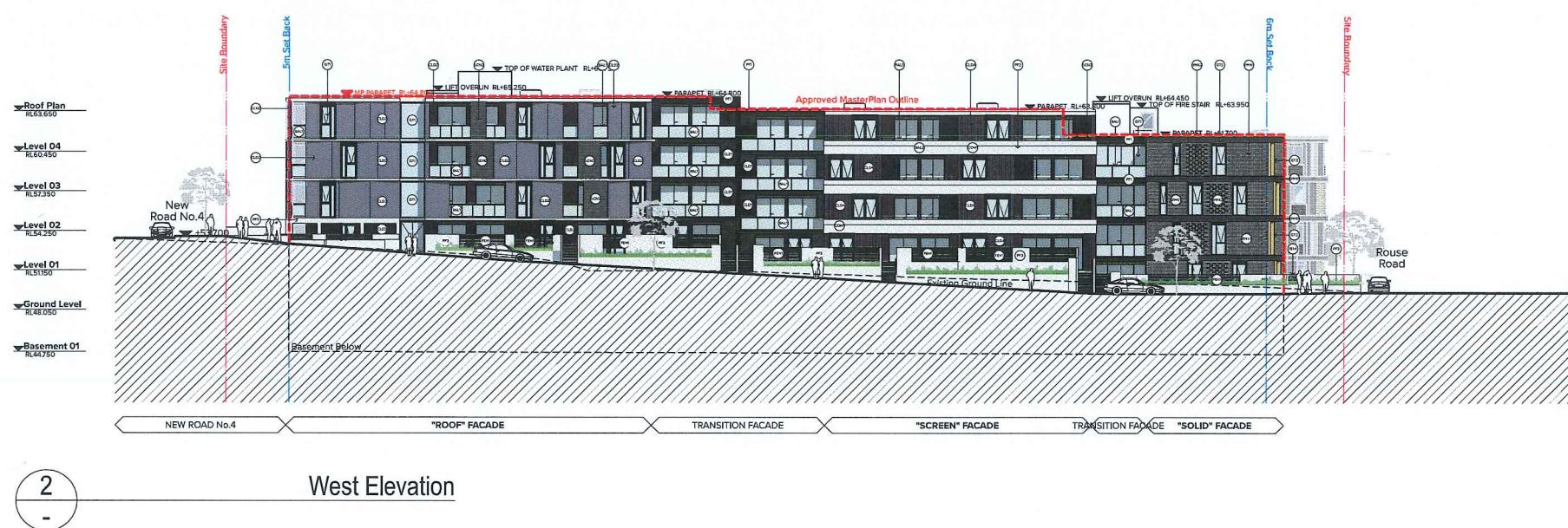
Project Title
88 Rouse Road Phase 3
88-104 Rouse Road Rouse Hill 2155

Drawing Title
NOTIFICATION
Notification Elevations Sheet 01

Scale <u>1:1000 @A3</u>	Project No. <u>15015.3</u>	Drawn by <u>TURNER</u>	North
Status <u>For DA Submission</u>	Dwg No. <u>DA-820-010</u>	Rev <u>1</u>	

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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	Project No. 15015.3	Drawn by TURNER	North
Status For BAC Drawing	Dwg No. DA 820 011	Rev 1	

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

Rev Date Approved by Revision Notes
01 24/03/2018 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

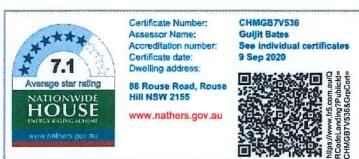
Scale
@A1, 50% @A3
Status
For DA Submission
Drawing No.
DA-900-001
Rev
03

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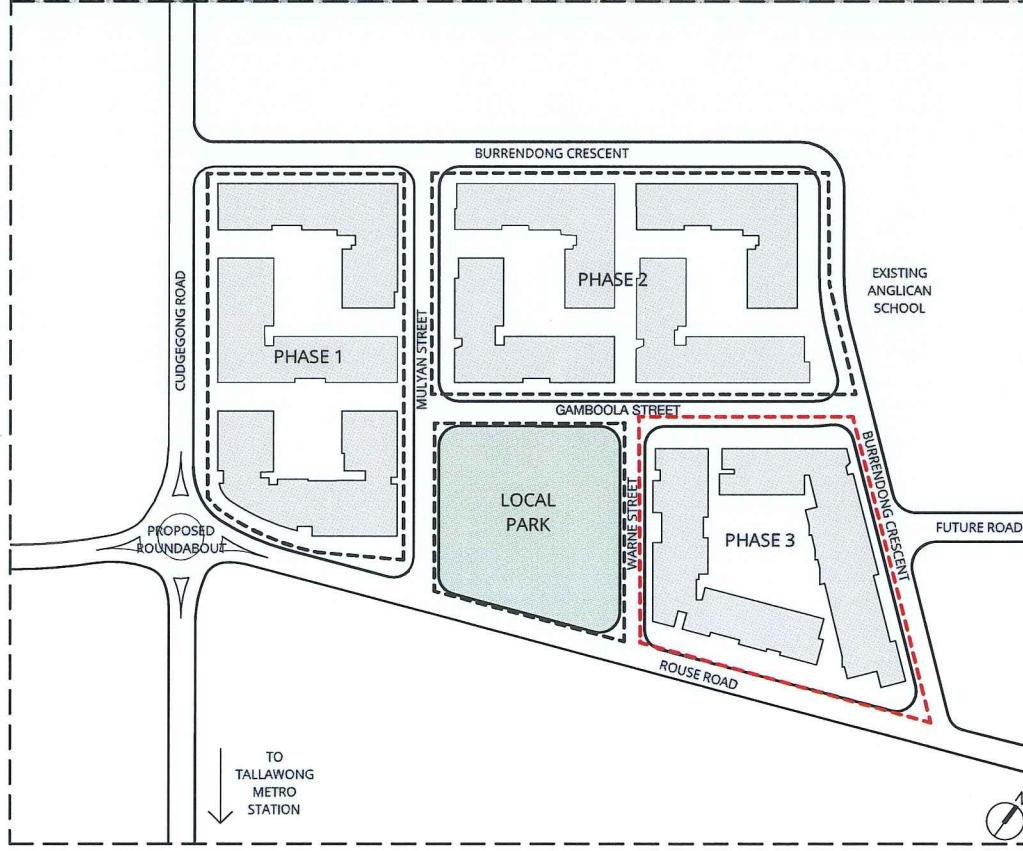
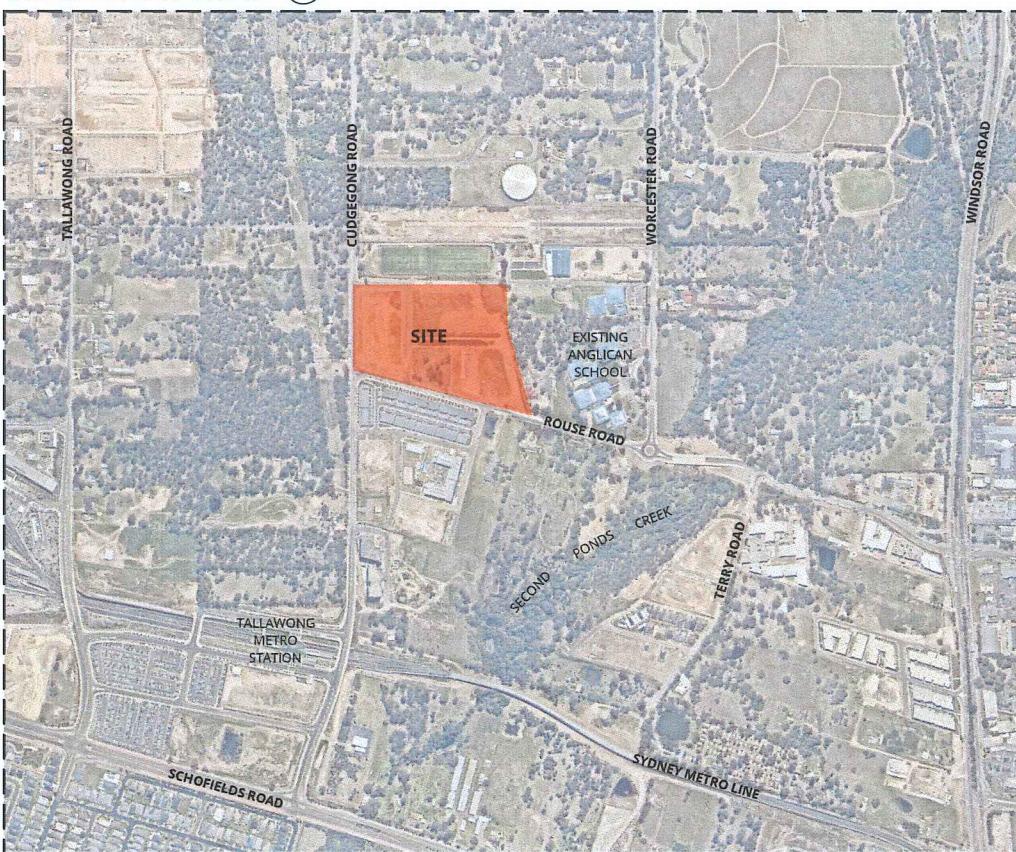
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226 Coward Street Mascot 2020

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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
3D VIEWS
Photomontage View 02

Scale
1:500
Project No.
15015.3
Drawn by
TURNER
Status
For DA Submission
Drawing No.
DA-900-002
Rev
03
North
A

LOCATION MAP



KEY MAP AND STAGING

scape DESIGN

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PROJECT

ROUSE ROAD

Cover Sheet

PHASE

Development Application

18-88 Rouse Road, Rouse Hill, NSW

CLIENT

Gold Abacus Development
226 Coward St, Mascot, NSW

TRANSMITTAL

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

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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

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SD-18-166DRAWING DATE
09/04/20SCALE
1:250@A1SCALE BAR
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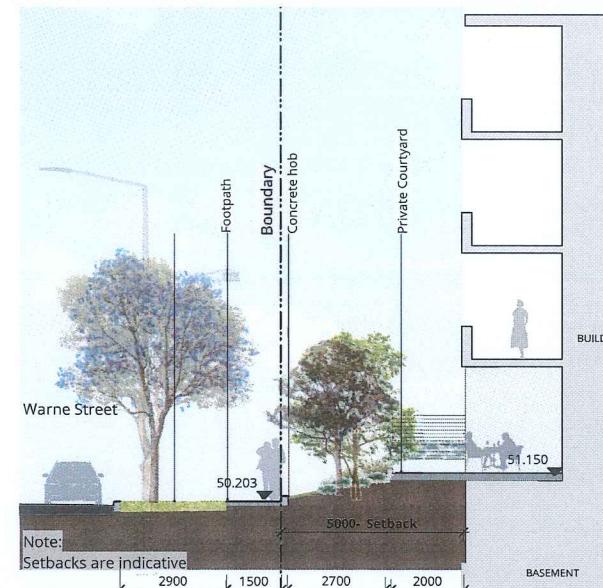
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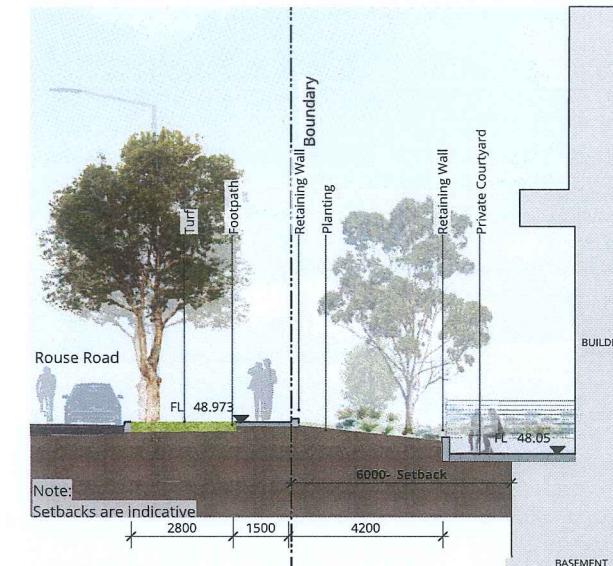
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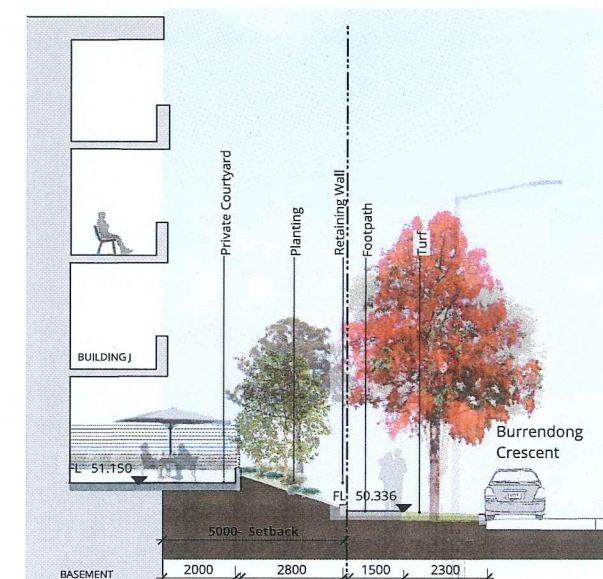
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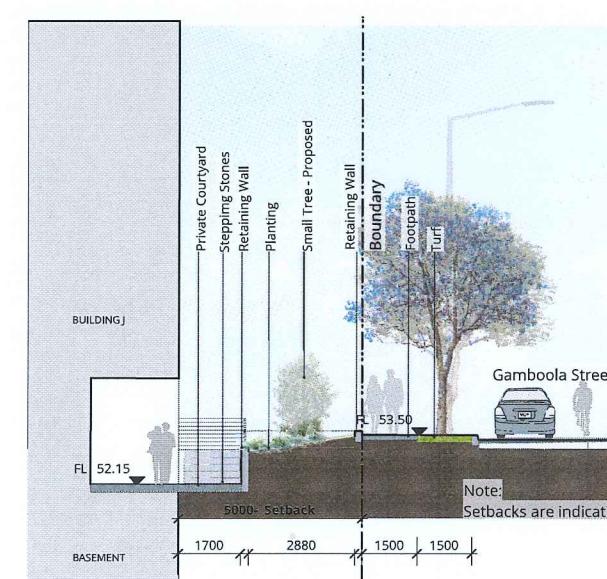
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Section A @1:100



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

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88 Rouse Road
18-88 Rouse Road, Rouse Hill

PROJECT NUMBER SD-18-166 DRAWING DATE 09/04/20

SCALE 1:100

SCALE BAR
0 1 2 3 4 5 M

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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

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18-88 Rouse Road, Rouse Hill

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Architect

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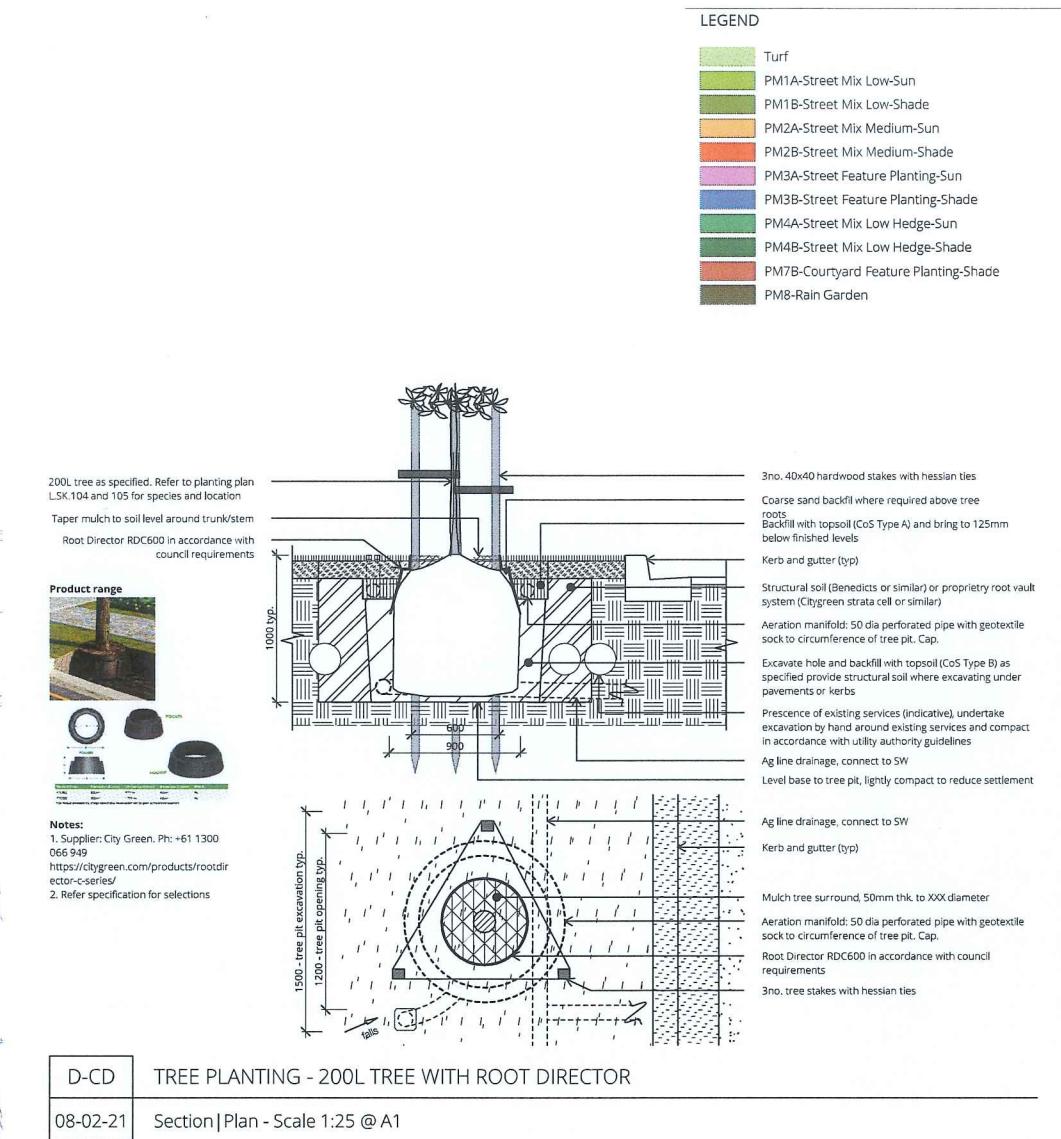
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D-CD TREE PLANTING - 200L TREE WITH ROOT DIRECTOR
08-02-21 Section | Plan - Scale 1:25 @ A1

DRAWING NUMBER

L.SK.303

DRAWING NAME

Planting Plan - Streetscape

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DRAWING DATE
09/04/20

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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 pennsylvanica 'Urbanite'</i>	Urbanite Ash	15	8	25L	As Shown	10
<i>Angophora floribunda</i>	Rough-barked Apple	10	6	25L	As Shown	1
<i>Tristaniopsis laurina 'Luscious'</i>	Water Gum	7	5	25L	As Shown	11
<i>Pistacia chinensis</i>	Chinese Pistachio	8	6	25L	As Shown	6
<i>Lagerstroemia indica x fauriei 'Natchez'</i>	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						
<i>Brachyscome multifida</i>	Cut Leaf Daisy	0.35	1	150mm	3	57
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0.6	150mm	3	57
<i>Lomandra fluitialis 'Shara'</i>	Shara	0.5	0.5	150mm	3	57
<i>Rosmarinus officinalis 'Prostratus'</i>	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 'Mundi'</i>	Groundcover Native Rosem.	0.5	1.5	150mm	3	57
PM1B Street Mix Low - Shade						
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0.6	150mm	3	100
<i>Dichondra argentea 'Silver Falls'</i>	Silver falls	0.028	1	150mm	3	100
<i>Hibbertia scandens</i>	Climbing Guinea-Flower	2	2	150mm	3	100
<i>Liriopae muscari 'Just Right'</i>	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						
<i>Acacia cognata 'Copper Cascade'</i>	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 'Katrinus'</i>	Katrinus Matt Rush	0.5	0.6	150mm	3	30
<i>Westringia fruticosa 'Wynnyabbie Gem'</i>	Westringia	2	2	200mm	3	30
PM2B Street Mix Medium - Shade						
<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>Carpobrotus 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 'Silver Falls'</i>	Silver falls	0.028	1	150mm	3	4
<i>Hibbertia scandens</i>	Climbing Guinea-Flower	2	2	150mm	3	49
<i>Liriopae muscari 'Just Right'</i>	Just Right	0.5	0.5	150mm	3	49
<i>Lomandra longifolia 'Katrinus'</i>	Katrinus Matt Rush	0.5	0.6	150mm	3	105
<i>Plectranthus argenteus</i>	Silver Spurflower	1	1.5	150mm	3	105
PM3A Street Feature Planting - Sun						
<i>Agave attenuata</i>	Agave	1.5	1.2	150mm	3	20
<i>Macrozamia communis</i>	Burrawang	2	2	200mm	3	20
<i>Phormium 'Surfer Boy'</i>	New Zealand Flax	0.8	0.8	200mm	3	20
PM3B Street Feature Planting - Shade						
<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						
<i>Murraya paniculata</i>	Mock orange	4	3	200mm	3	115
PM4B Street Mix Low Hedge - Shade						
<i>Leptospermum polygalifolium</i>	Tantoon	2	2	200mm	3	205
PM8 Rain Garden						
<i>Carex appressa</i>	Tall Sedge	0.7	0.5	75mm	3	112
<i>Dianella caerulea 'Little Jess'</i>	Flax Lily	0.4	0.4	75mm	3	112
<i>Ficinia nodosa</i>	Knobby club-rush	1	0.4	75mm	3	112
<i>Lomandra fluitialis 'Shara'</i>	Shara	0.5	0.5	75mm	3	112
Turf						
<i>Soft-leaf Buffalo 'Matilda'</i>	Soft-leaf Buffalo 'Matilda'			Turf Roll		1522sq.m

Feature Plants, Shrubs and Groundcovers



Agave attenuata



Beschorneria yuccoides



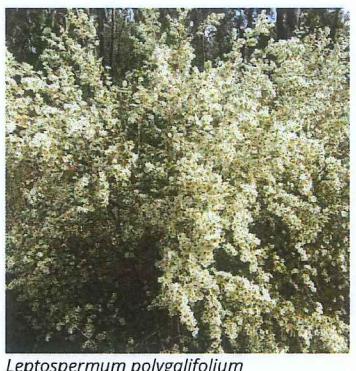
Cordyline fruticosa



Doryanthes excelsa



Hibbertia scandens



Leptospermum polygalifolium



Macrozamia communis



Murraya paniculata



Plectranthus argenteus



Rosmarinus officinalis 'Prostratus'



Trachelospermum jasminoides



Westringia fruticosa 'Mundi'



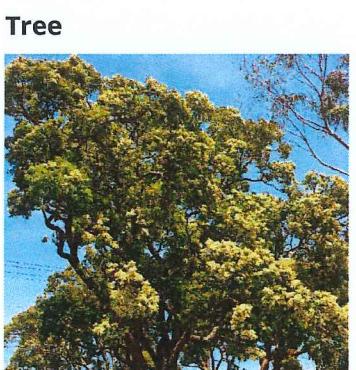
Dianella caerulea 'Little Jess'



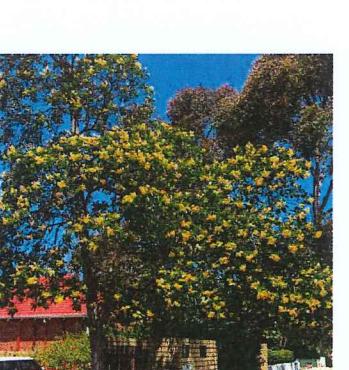
Ficinia nodosa



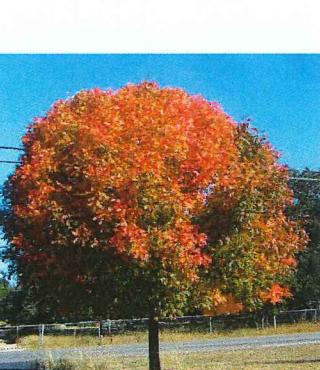
Lomandra fluitialis 'Shara'



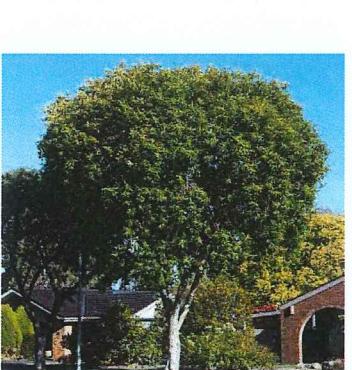
Angophora floribunda



Hymenosporum flavum



Pistacia chinensis



Tristaniopsis laurina 'Luscious'



Zelkova serrata

DRAWING NUMBER

DRAWING NAME

L.SK304

Planting Character-Streetscape

REVISION

E

PROJECT NAME AND ADDRESS

88 Rouse Road
18-88 Rouse Road, Rouse Hill

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PROJECT NUMBER

DRAWING DATE

SD-18-166 09/04/20

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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 eumundi</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 'Luscious'</i>	Water Gum	7	5	25L	As Shown	5

PM5A Courtyard Low Shrub & Groundcover Mix - Sun

			Area =	239 sq.m
<i>Escallonia 'Pink Pixie'</i>	Escallonia Hybrids	0.8	0.5	200mm 3
<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	0.5	0.65	150mm 3
<i>Myoporum parvifolium</i>	Creeping boabilla	0.5	1	150mm 3
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1	0.3	150mm 3
<i>Viola hederacea</i>	Native Viola	0.1	0.2	75mm 3
<i>Westringia fruticosa 'Wynyabbie Gem'</i>	Westringia	2	2	200mm 3

PMSB Courtyard Low Shrub & Groundcover Mix - Shade

			Area =	97 sq.m
<i>Alocasia brisbanensis</i>	Elephant's Ear, Cunjevoi, na	1.2	1	200mm 3
<i>Alpinia caerulea</i>	Native Ginger	1.2	1	200mm 3
<i>Carpobrotus glaucescens</i>	Pig Face	0.1	0.6	150mm 3
<i>Crinum pedunculatum</i>	Swamp Lily	2	1.5	200mm 3
<i>Dichondra argentea 'Silver Falls'</i>	Silver falls	0.028	1	150mm 3
<i>Doodia aspera</i>	Prickly Rasp Fern	0.5	0.4	150mm 3
<i>Hibbertia scandens</i>	Climbing Guinea-Flower	2	2	150mm 3
<i>Liriope muscari 'Just Right'</i>	Just Right	0.5	0.5	150mm 3
<i>Trachelospermum jasminoides</i>	Star Jasmine	0.9	0.3	200mm 3
<i>Viola hederacea</i>	Native Viola	0.1	0.2	75mm 3

PM6A Courtyard Screen Mix - Sun

			Area =	156 sq.m
<i>Acmena smithii 'Cherry Surprise'</i>	Lilly Pilly	2	1	200mm 3
<i>Callistemon 'White Anzac'</i>	Bottlebrush	1	1	200mm 3
<i>Dodonaea viscosa purpurea</i>	Purple Hop Bush	2.5	1.5	200mm 3

PM6B Courtyard Screen Mix - Shade

			Area =	100 sq.m
<i>Bambusa multiplex 'Stripestem Fernleaf'</i>	Fernleaf Stripestem Bamboo	3	1.5	200mm 3
<i>Rhapis excelsa</i>	Rhapis Palm, Broadleaf Lady	2	2	200mm 3
<i>Thysanolaena maxima</i>	Tiger Grass	3	2	200mm 3

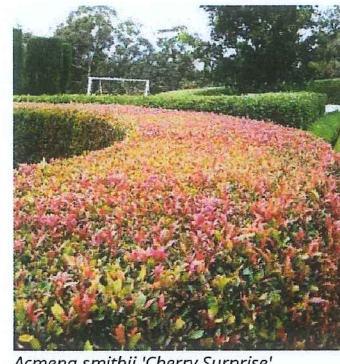
PM7A Courtyard Feature Planting - Sun

			Area =	40 sq.m
<i>Costus barbatus</i>	Red Tower Ginger	2	1	200mm 3
<i>Cycas revoluta</i>	Sago Palm	1	1.5	150mm 3
<i>Isopogon 'Candy Cones'</i>	Drumsticks	1.2	1	150mm 3
<i>Lomandra longifolia 'Tanika'</i>	Lomandra Tanika	0.5	0.65	150mm 3
<i>Phormium 'Surfer Boy'</i>	New Zealand Flax	0.8	0.8	200mm 3
<i>Raphiolepis indica 'Cosmic White'</i>	Cosmic White	1.5	1.5	150mm 3

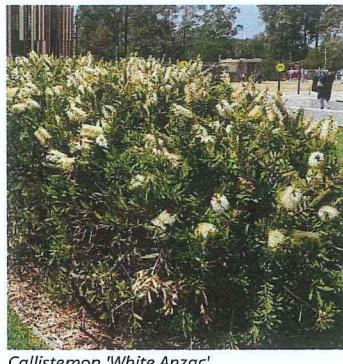
PM7B Courtyard Feature Planting - Shade

			Area =	20 sq.m
<i>Asplenium australasicum</i>	Birds-nest Fern	1	1	150mm 3
<i>Calathea zebrina</i>	Zebra Plant	0.9	0.8	150mm 3
<i>Crinum pedunculatum</i>	Swamp Lily	2	1.5	150mm 3
<i>Dianella caerulea 'Little Jess'</i>	Flax Lily	0.4	0.4	75mm 3
<i>Dichondra repens</i>	Kidney Weed	0.3	1	75mm 3
<i>Philodendron 'Xanadu'</i>	Philodendron Xanadu	1	1	150mm 3

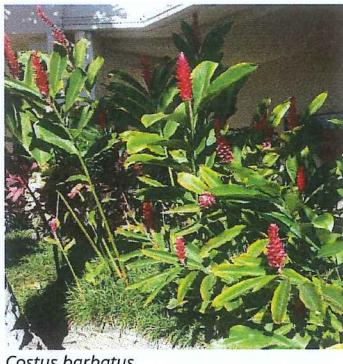
Feature Plants, Shrubs and Groundcovers



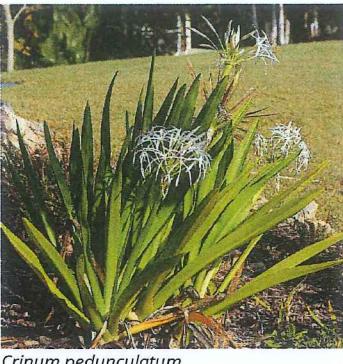
Acmena smithii 'Cherry Surprise'



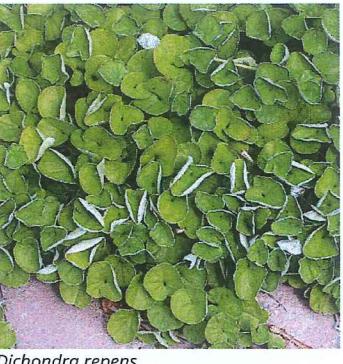
Callistemon 'White Anzac'



Costus barbatus



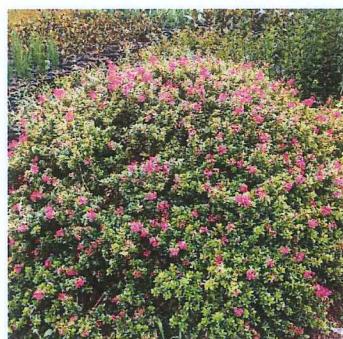
Crinum pedunculatum



Dichondra repens



Dodonaea viscosa purpurea



Escallonia 'Pink Pixie'



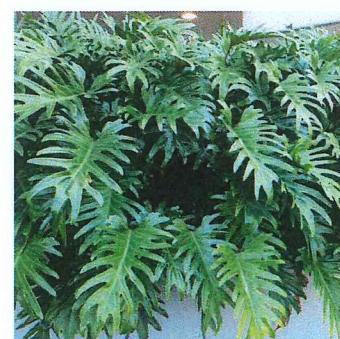
Isopogon 'Candy Cones'



Liriope muscari 'Just Right'



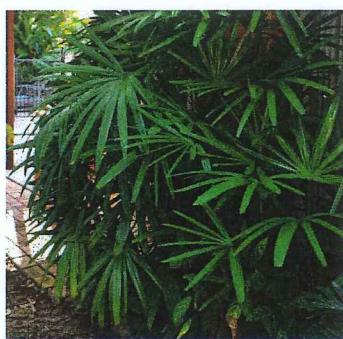
Myoporum parvifolium



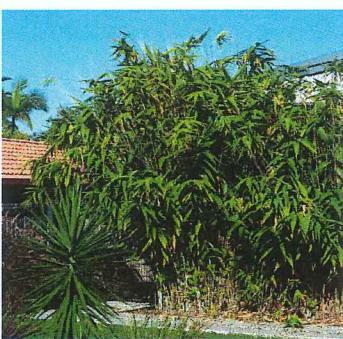
Phormium 'Surfer Boy'



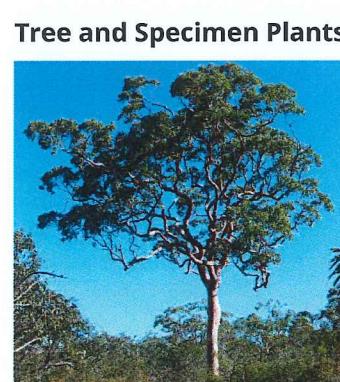
Rhapis excelsa



Thysanolaena maxima



Viola hederacea



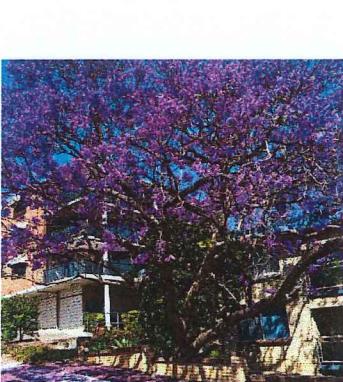
Angophora costata



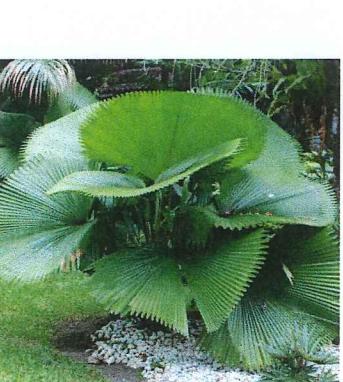
Dicksonia antarctica



Elaeocarpus eumundi



Jacaranda mimosifolia



Licuala elegans

DRAWING NUMBER

L.SK306

DRAWING NAME

Planting Character - Courtyard

REVISION

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PROJECT NUMBER
SD-18-166DRAWING DATE
09/04/20SCALE
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PROJECT NAME AND ADDRESS

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18-88 Rouse Road, Rouse HillCLIENT NAME
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FITNESS ZONE

TIMBER DECKING

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



EDGE TREATMENT

- Stainless steel balustrade with cable infil
- 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

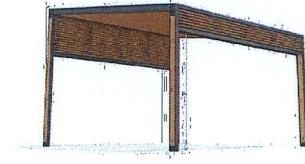
BARBECUE

- 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 mount



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



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



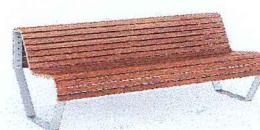
- Playrope TGO 835 range unit Chest Press / Seated Row



SEATING

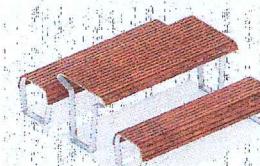
TYPE 1

- 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: A151557)
- 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. 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 growing groundcover species.

DRAWING NUMBER

L.SK307

DRAWING NAME

Design Statement & Materials

REVISION

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18-88 Rouse Road, Rouse Hill**

CLIENT NAME
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