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Date	Rev.	Description
21/07/2021	2	Updated Plan
07/06/2021	1	Waste Management Revising

RESIDENTIAL FLAT BUILDINGS DEVELOPMENT AT 105 CUDGEGONG ROAD ROUSE HILL



Sheet List		
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A102	SUBDIVISION LAYOUT	4
A103	SITE PLAN	5
A104	INDICATIVE STAGE PLAN	4
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A106	COMMUNAL OPEN SPACE	4
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A201	LOT 1 - BASEMENT & LOWER GROUND	8
A202	LOT 1 - GROUND	9
A203	LOT 1 - LEVEL 1	7
A204	LOT 1 - LEVEL 2	5
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A206	LOT 1 - LEVEL 4	6
A207	LOT 1 - ROOF PLAN	5
A208	LOT 2 - BASEMENT 1 & 2	7
A209	LOT 2 - GROUND FLOOR	8
A210	LOT 2 - LEVEL 1	5
A211	LOT 2 - LEVEL 2	5
A212	LOT 2 - LEVEL 3	5
A213	LOT 2 - ROOF PLAN	5
A220	ADAPTABLE UNIT VARIATION PLAN - LOT 1 & 2	1
A221	ADAPTABLE UNIT VARIATION PLAN - LOT 2	1
A310	LOT 1 - SECTION	3
A311	LOT 2 & LONGITUDINAL - SECTION	4
A312	FLOOR HEIGHT CLEARANCE - SECTION	1
A320	LOT 1 - ELEVATION	2
A321	LOT 2 - ELEVATION	3
A400	OVERALL SHADOW DIAGRAM 1	1
A401	OVERALL SHADOW DIAGRAM 2	1
A500	MATERIALS & FINISHES	1
A600	SOLAR & VENTILATION DIAGRAM LOT 1	1
A601	SOLAR & VENTILATION DIAGRAM LOT 1	1
A602	SOLAR & VENTILATION DIAGRAM LOT 1	1
A603	SOLAR & VENTILATION DIAGRAM LOT 2	2
A604	SOLAR & VENTILATION DIAGRAM LOT 2	2
A610	SOLAR DIAGRAM	1
A611	SOLAR DIAGRAM	1
A612	SOLAR DIAGRAM	1
A701	ADG COMPLIANCE DIAGRAM LOT 1	4
A702	ADG COMPLIANCE DIAGRAM LOT 1	4
A703	ADG COMPLIANCE DIAGRAM LOT 1	4
A704	ADG COMPLIANCE DIAGRAM LOT 1 & 2	3
A705	ADG COMPLIANCE DIAGRAM LOT 2	3
A706	ADG COMPLIANCE DIAGRAM LOT 2	3
A707	ADG COMPLIANCE DIAGRAM LOT 2	3

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PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

COVER PAGE

DA SUBMISSION

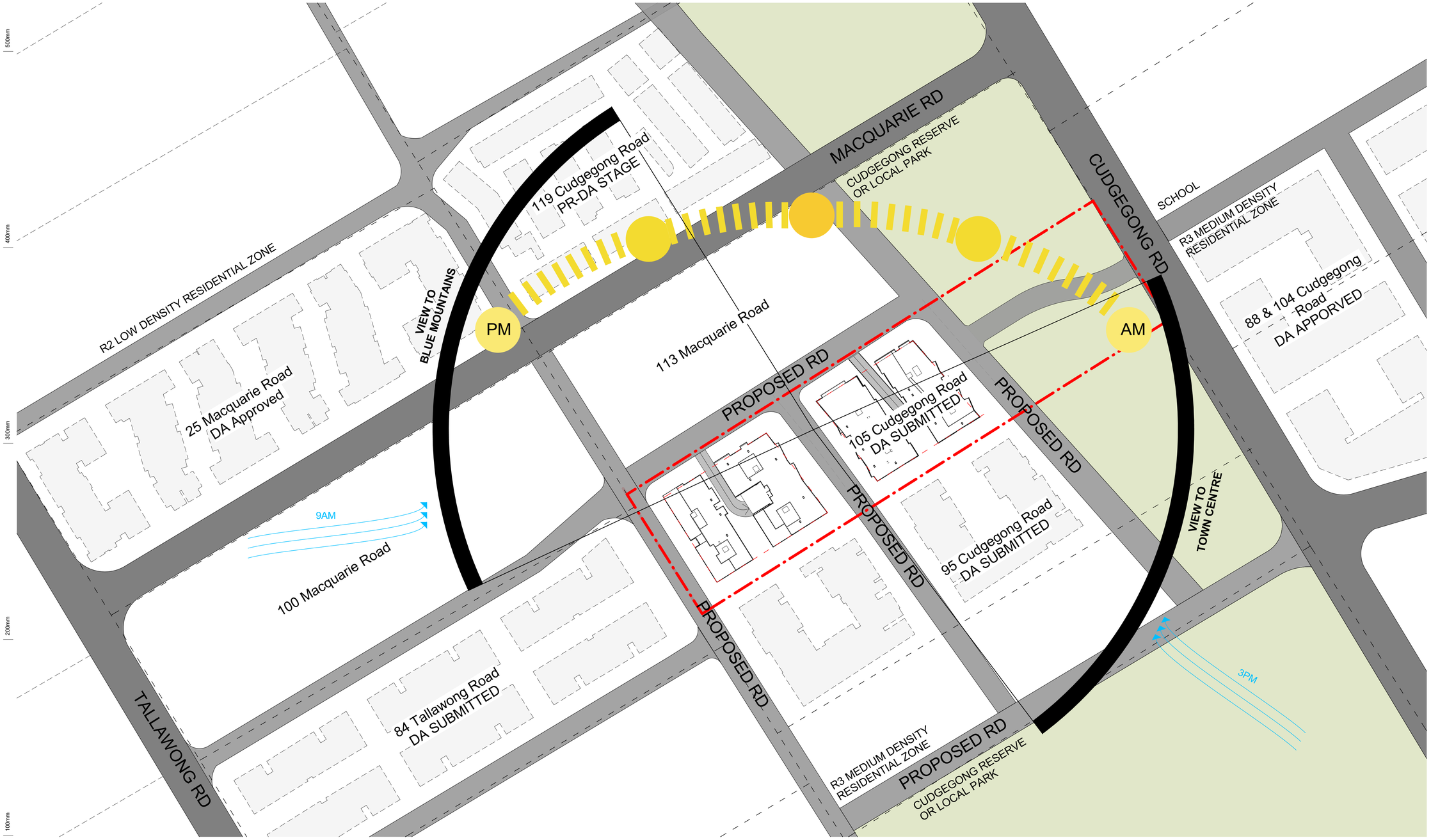
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PROJECT NO.	DRAWING NO.	REVISION
17003	A100	2

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1 SITE ANALYSIS
1 : 1000

SUBJECT SITE
PROPOSED DEVELOPMENT
EXISTING BUILDING
FUTURE DEVELOPMENT
CURRENT BOUNDARIES
WINTER SUNPATH
ANNUAL PREVAILING WIND

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07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA

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DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
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Australia. Singapore. Hong Kong. China

TITLE
SITE ANALYSIS PLAN

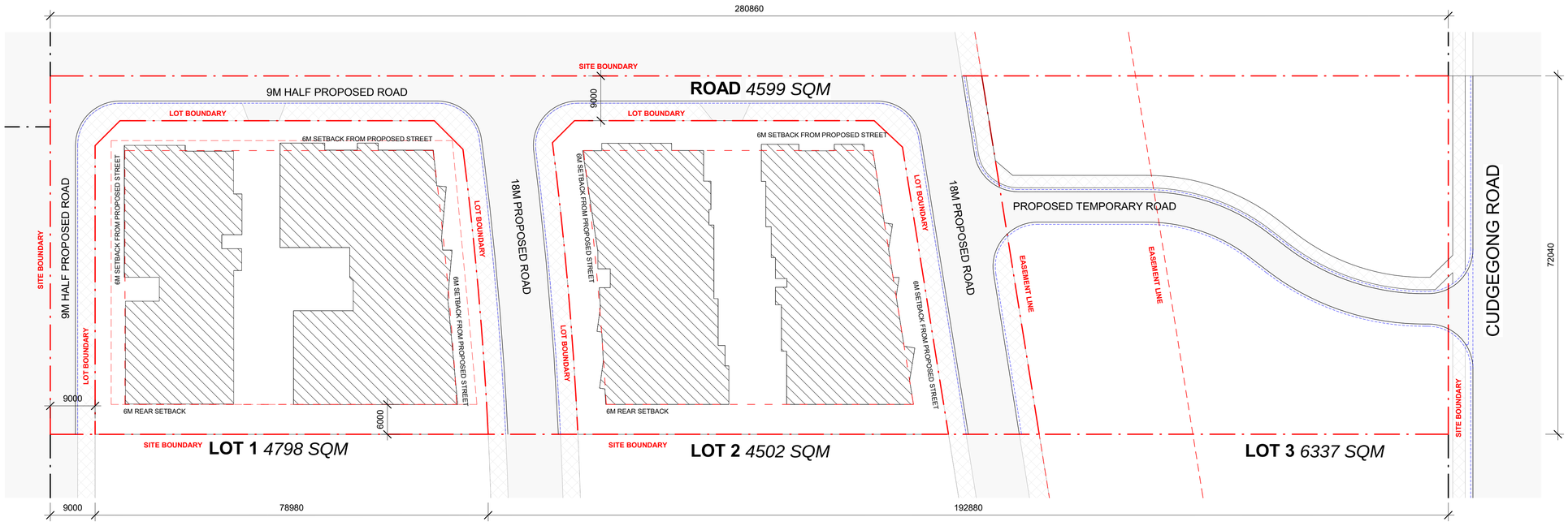
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PROJECT NO. 17003	DRAWING NO. A101
	REVISION 3

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LEGEND

- PROPOSED BUILDING
- ROAD VERGE
- ROAD CARRIAGE-WAY
- SITE BOUNDARY
- LOT BOUNDARY
- DCP BUIILDING SETBACKS

1 SUBDIVISION LAYOUT
1 : 500

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08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA

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DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
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S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
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TITLE
SUBDIVISION LAYOUT

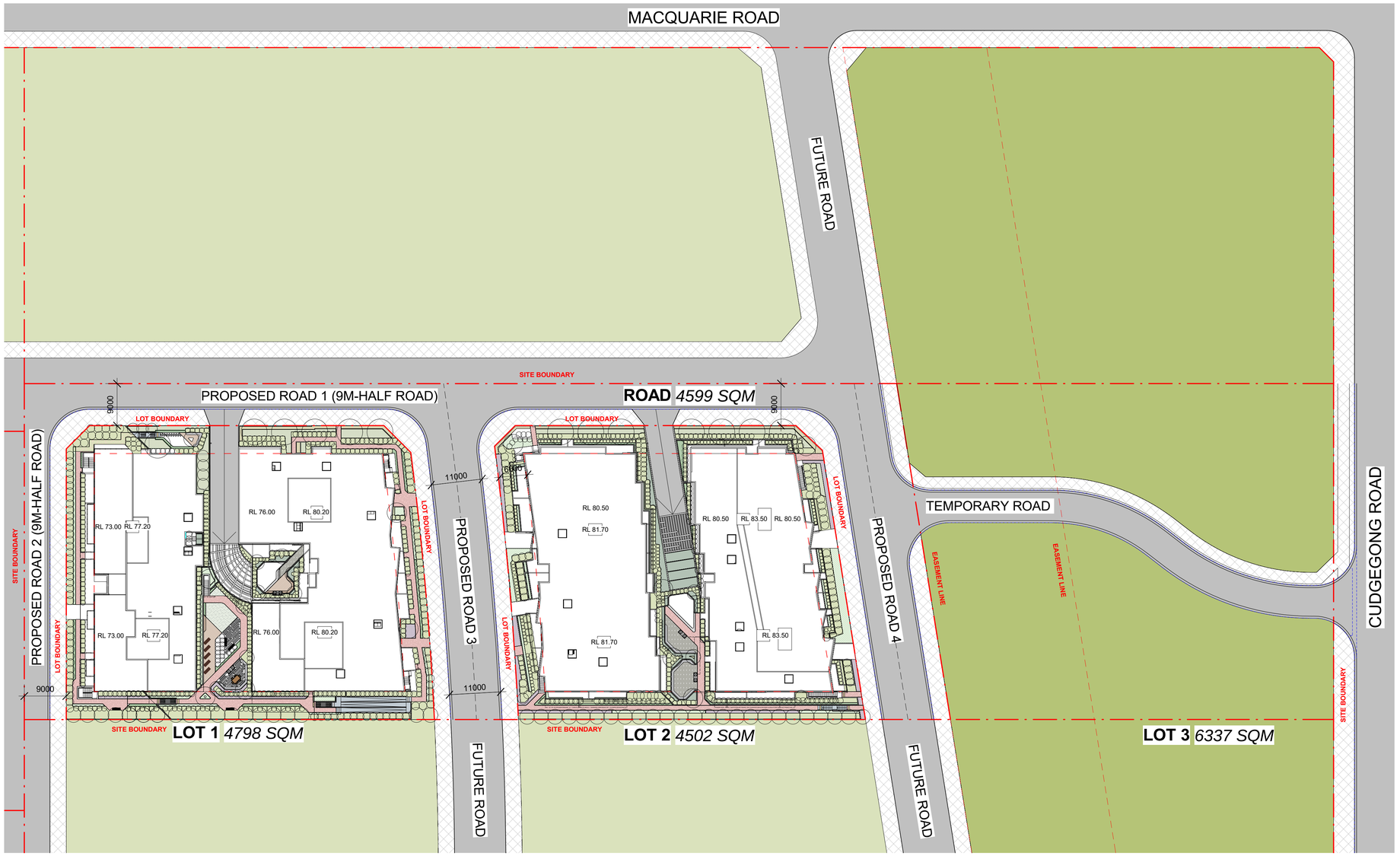
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PROJECT NO. 17003	DRAWING NO. A102
	REVISION 4

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1 SITE PLAN
1 : 500

PARKING LEVEL SERVICE AREA CALCULATION - LOT 1				
BUILDING	LOT 1			
LEVEL	STORAGE	WASTE	BULKY WASTE	LOADING DOCK
GROUND FLOOR	66 m² in 23 places	N / A		
LOWER GROUND	38 m² in 11 places	111 m² in 2 rooms	9 m²	8.8m truck x 1
BASEMENT 1	57 m² in 25 places	36 m² in 2 rooms	N / A	
TOTAL	161 m²	147 m²	9 m²	8.8m truck x 1

PARKING LEVEL SERVICE AREA CALCULATION - LOT 2				
BUILDING	LOT 2			
LEVEL	STORAGE	WASTE	BULKY WASTE	LOADING DOCK
BASEMENT 1	57 m² in 26 places	109 m² in 4 rooms	12 m²	8.8m truck x 1
BASEMENT 2	58 m² in 28 places	N / A		
TOTAL	115 m²	109 m²	12 m²	8.8m truck x 1

LOT 1 AREA

SITE AREA:	4798 sqm
SITE COVERAGE:	2366 sqm (49.31%)
LANDSCAPED AREA:	1440 sqm (30.01%)
COMMUNAL AREA:	1200 sqm (25.01%)
DEEP SOIL AREA:	815 sqm (16.98%)
PARKING NUMBER:	128
BICYCLE PARKING:	38

LOT 2 AREA

SITE AREA:	4502 sqm
SITE COVERAGE:	2235 sqm (49.64%)
LANDSCAPED AREA:	1404 sqm (31.19%)
COMMUNAL AREA:	1153 sqm (25.61%)
DEEP SOIL AREA:	479 sqm (10.64)
PARKING NUMBER:	115
BICYCLE PARKING:	34

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09/12/2020	4	DSD Tank & Temporary Road
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA

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TITLE
SITE PLAN

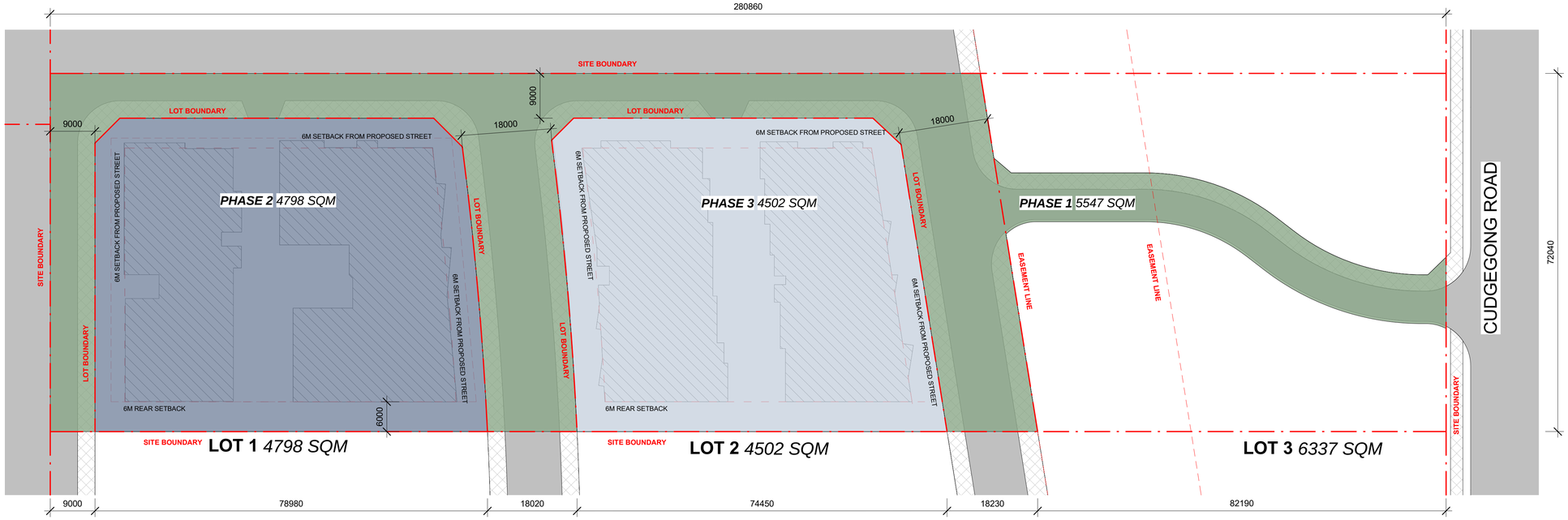
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PROJECT NO. 17003
DRAWING NO. A103
REVISION 5

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1 INDICATIVE STAGE PLAN

1 : 500

STAGE 1:
SUBDIVISION OF THE SITE INTO THREE TORRENS TITLE ALLOTMENTS, CONSTRUCTION OF A TEMPORARY ROAD THROUGH LOT 3, CONNECT THE LOT 1 & 2 TO THE CUDGEGONG ROAD; CONSTRUCTION OF PROPOSED ROAD 3 & 4 AND PROPOSED HALF ROAD 1 & 2.

STAGE 2:
CONSTRUCTION OF 2 FOUR STOREY RESIDENTIAL FLAT BUILDING ON PROPOSED LOT 1 CONTAINING 105 UNITS. THE BUILDING CONTAINS 3 LEVELS OF BASEMENT CARPARKING CONTAINING 128 SPACES. ON-SITE DETENTION TANK IN BASEMENT AND RELEVANT PIPE WORKS.

STAGE 3:
CONSTRUCTION OF 2 FOUR STOREY RESIDENTIAL FLAT BUILDING ON PROPOSED LOT 2 CONTAINING 95 UNITS. THE BUILDING CONTAINS 2 LEVELS OF BASEMENT CARPARKING CONTAINING 115 SPACES.

LEGEND

- PHASE 1 & ASSOCIATE WORKS
- PHASE 2 & ASSOCIATE WORKS
- PHASE 3 & ASSOCIATE WORKS
- SITE BOUNDARY
- LOT BOUNDARY
- DCP BUIILDING SETBACKS

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TITLE
INDICATIVE STAGE PLAN

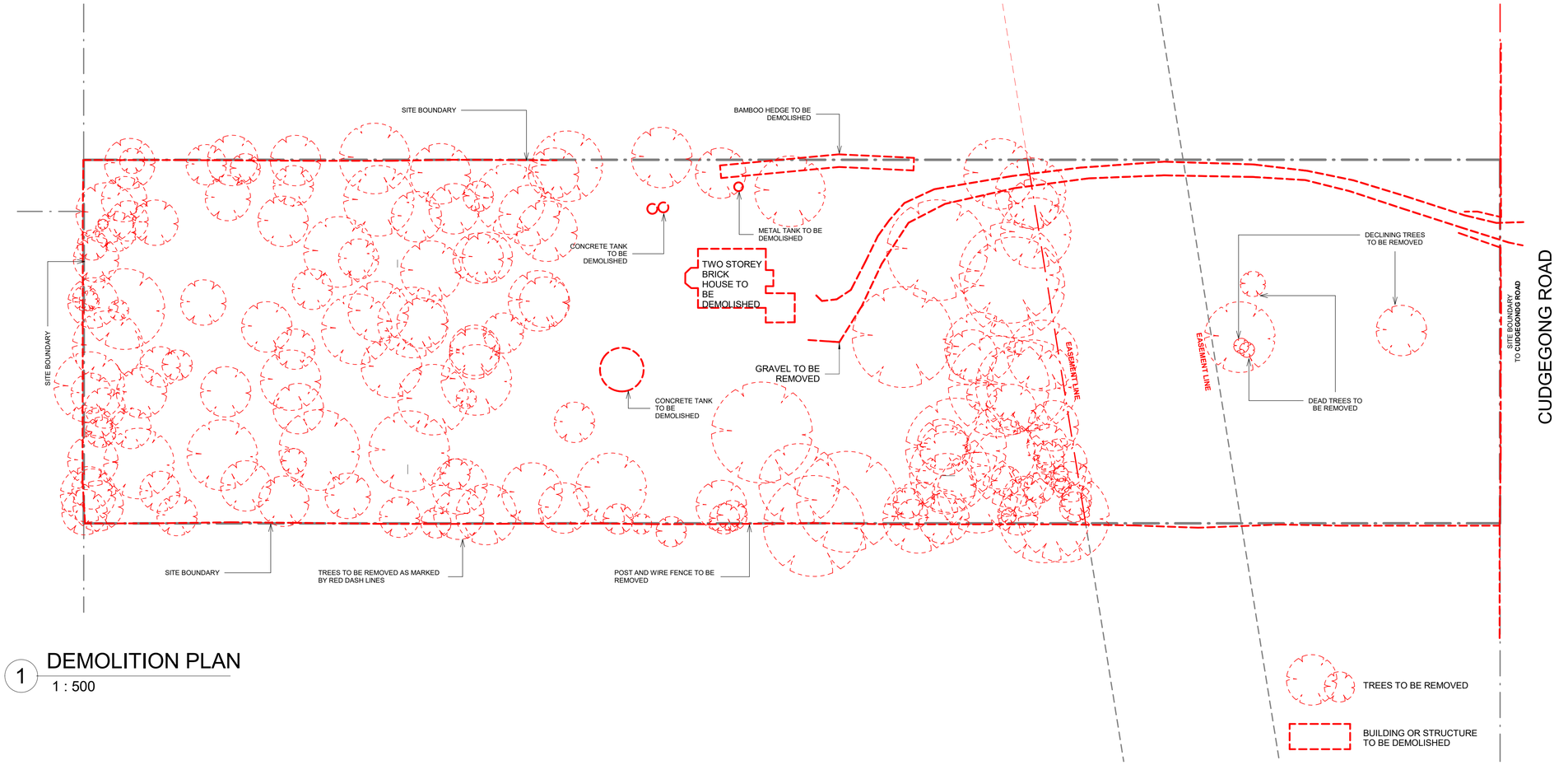
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DRAWING NO. A104
REVISION 4

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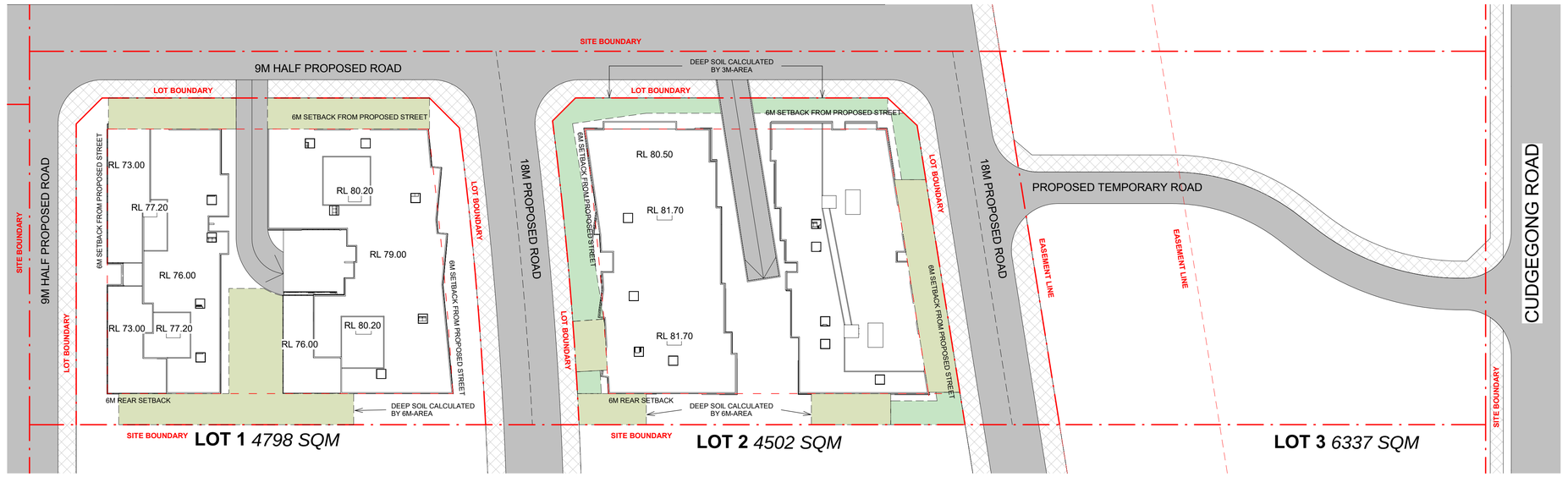
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1 DEMOLITION PLAN

1 : 500

NOTE:
TREE REMOVALS REFER TO ARBORIST REPORT.



2 DEEP SOIL PLAN

1 : 500

DEEP SOIL CALCULATION (SQM)	
LOT 1	**LOT 2**
BY 6M: **814.68** (16.98%)	BY 6M: **479.06** (10.64%)
	BY 3M: **1011.27** (22.46%)

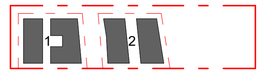
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TITLE

DEMOLITION & DEEP SOIL PLAN

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STAGE: DA SUBMISSION	
DATE: 08/12/2020	
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PROJECT NO. **17003**	DRAWING NO. **A105** / REVISION **4**

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1 SITE PLAN COMMUNAL OPEN SPACE

1 : 500

COMMUNAL OPEN SPACE		
LOT 1	LOT 2	TOTAL
1200 sqm	1153 sqm	2392 sqm

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TITLE

COMMUNAL OPEN SPACE

DA SUBMISSION

Scale 1 : 100

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STAGE: DA SUBMISSION

DATE: 08/12/2020

DRAWING SCALE: 1 : 500 (ALL DIMENSIONS IN mm - DO NOT SCALE)

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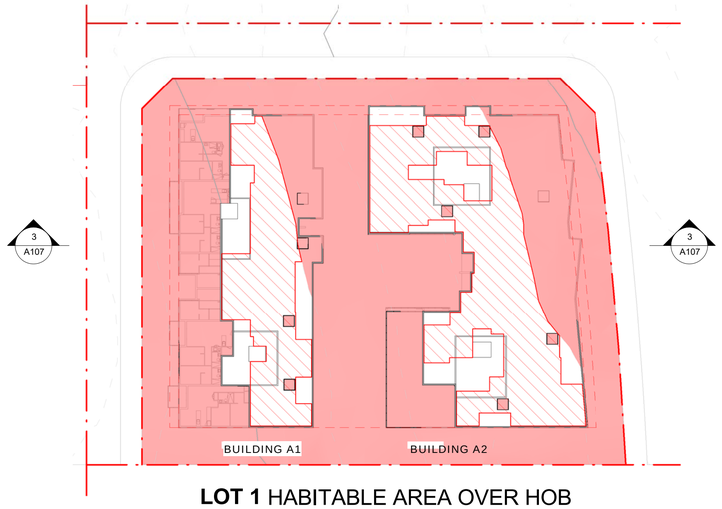
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DRAWING NO. A106

REVISION 4

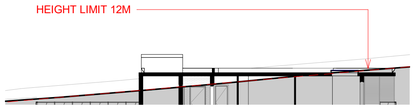
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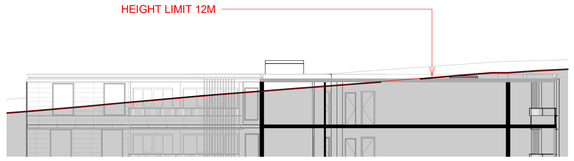
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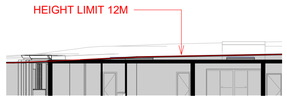
LOT 1 HABITABLE AREA OVER HOB
1188 sqm

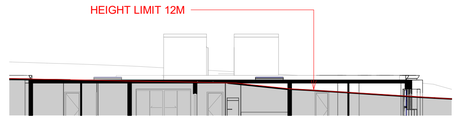
1 HOB lot 1
1 : 500



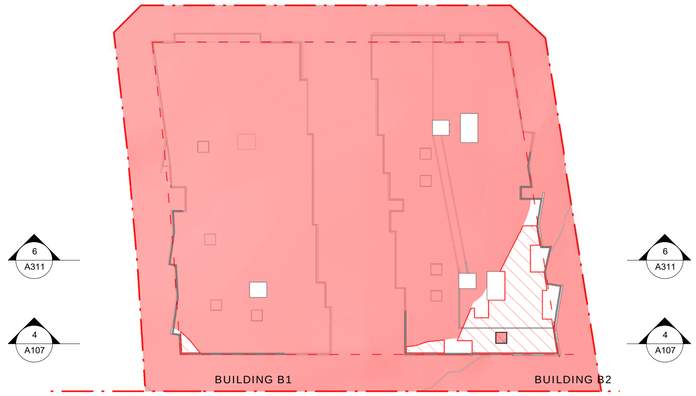


3 HOB LOT 1 SECTION
1 : 200



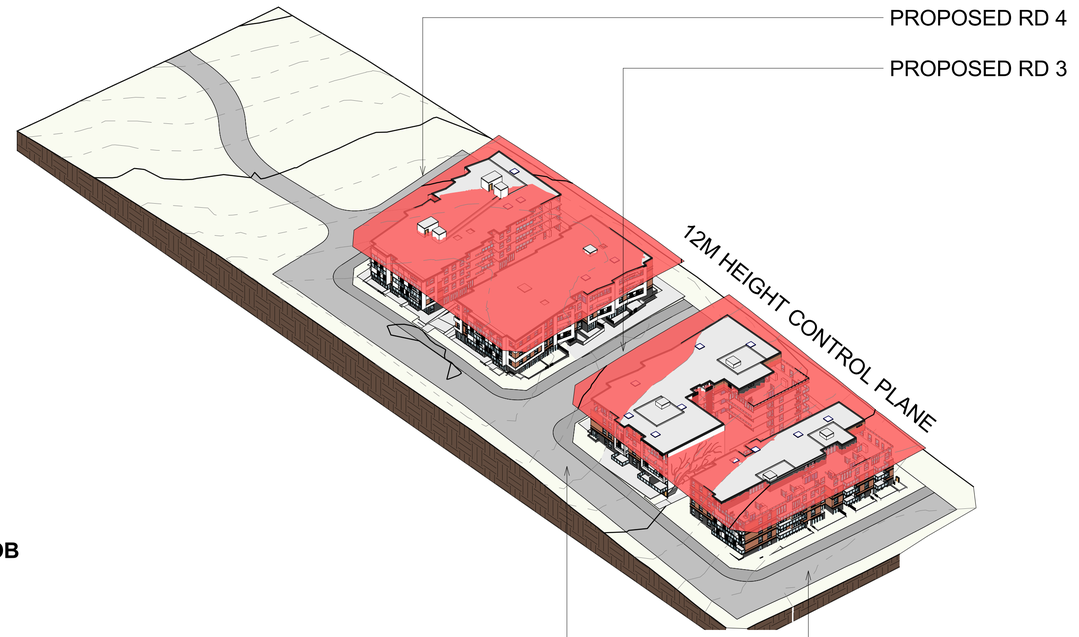


4 HOB LOT 2 SECTION
1 : 200



LOT 2 HABITABLE AREA OVER HOB
174 sqm

2 HOB lot 2
1 : 500



5 HOB DIAGRAM

CALCULATION FOR THE PERCENTAGE OF HABITABLE AREA OVER HOB

	GFA	AREA OF HABITABLE AREA OVER HOB	PERCENTAGE
LOT 1	8,678 sqm	1,188 sqm	14%
LOT 2	8,013 sqm	174 sqm	2%
TOTAL	16,691 sqm	1,362 sqm	8%

Notes DA:

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1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services, bulkheads or similar partial ceiling protrusions.
1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
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3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
27/08/2021	2	ISSUE FOR DA
15/01/2019	1	AMENDMENT FOR COUNCIL REQUIREMENT 1

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

HOB DIAGRAM

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 27/08/2021
DRAWING SCALE: As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A107
REVISION 2

11/11/2021 4:15:42 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment. This should be reviewed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Ducted	Applied to all and areas as per plans

LDH: Liveable Unit:1 Unit

ADP: Adaptable Unit:N/A

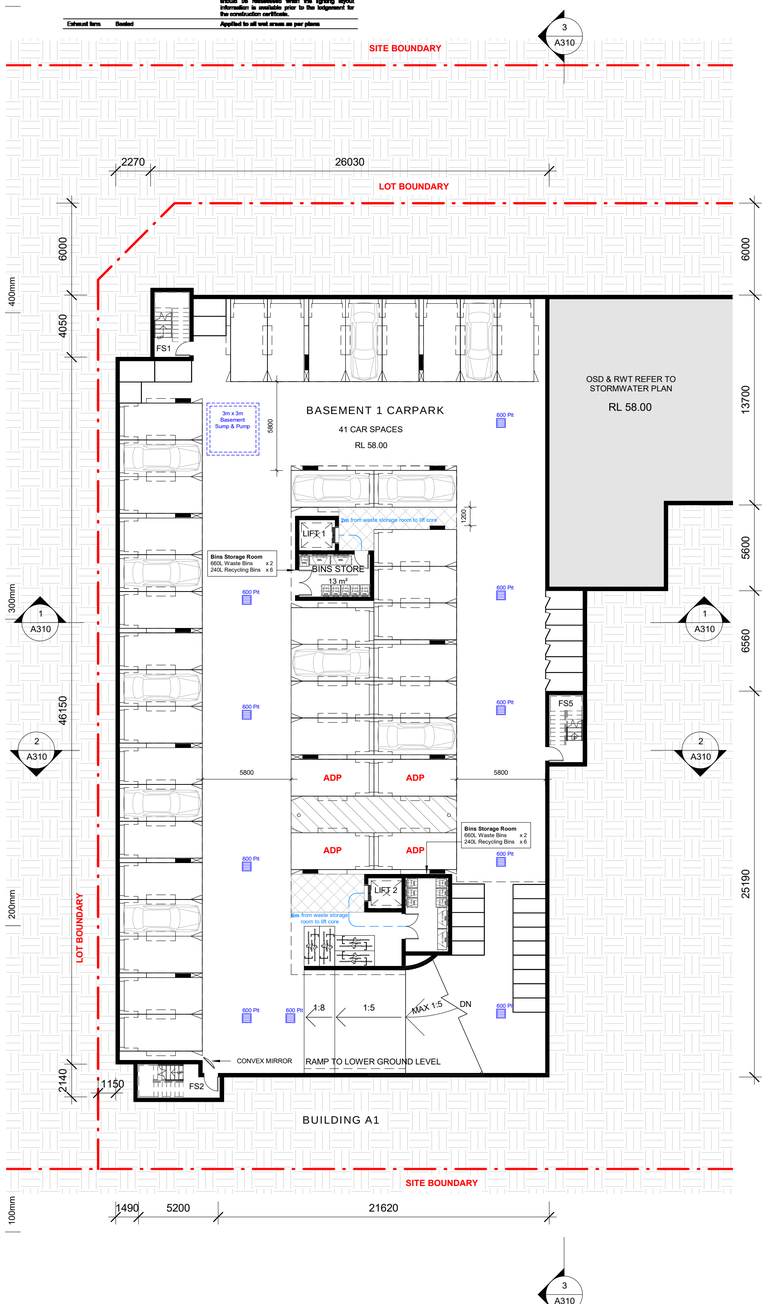
ST: Storage

Notes DA:

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1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Any structural component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

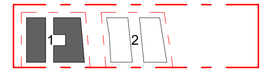
2. **GRAPHIC PRESENTATION**
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3. **EXISTING STRUCTURES AND SERVICES**
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information





Date	Rev.	Description
21/07/2021	8	Updated Plan
07/06/2021	7	Waste Management Revising
22/03/2021	6	Waste Management
08/12/2020	5	OSD Tank & Temporary Road
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

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ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

LOT 1 - BASEMENT & LOWER GROUND

DA SUBMISSION

Scale 1 : 100

0 2 4 6

STAGE: DA SUBMISSION

DATE: 21/07/2021

DRAWING SCALE: As indicated
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO. **17003**

DRAWING NO. **A201**

REVISION **8**

11/11/2021 4:36:47 PM

1 LOT 1 - BASEMENT 1

1 : 200

2 LOT 1 - LOWER GROUND

1 : 200

CAR PARKING RATE CACULATION

UNIT TYPE	RATE	UNIT NO.	CONTROL
1 BED	1 SPACE	28	28
2 BED	1 SPACE	73	79
3 BED	1.5 SPACE	4	6
RESIDENTS	-	105	107
VISTOR	0.2 SPACE	105	21
TOTAL	-	105	128

CAR PARKING NUMBER

PARKING TYPE	GF	LG	B1	FINAL
RESIDENTS	29	33	37	99
RESIDENTS(ADP)	2	2	4	8
VISTOR	0	21	0	21
TOTAL	31	56	41	128
BIKE	0	30	8	38

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans

LDH: Liveable Unit: 3 Units

ADP: Adaptable Unit: 2 Units

ST: Storage

Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for service bulkheads or similar partial ceiling protrusions.
1.7 Lift overrun component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

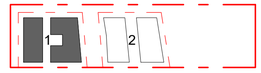
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1 LOT 1 - GROUND FLOOR
1 : 200

Date	Rev.	Description
27/08/2021	9	ISSUE FOR DA
21/07/2021	8	Updated Plan
07/06/2021	7	Waste Management Revising
22/03/2021	6	Waste Management
08/12/2020	5	OSD Tank & Temporary Road
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

LOT 1 - GROUND

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 27/08/2021

DRAWING SCALE: As indicated
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A202	9

11/11/2021 3:11:08 PM

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 8.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans

LDH: Liveable Unit: 5 Units

ADP: Adaptable Unit: 2 Units

ST: Storage



1 LOT 1 - LEVEL 1
1 : 200

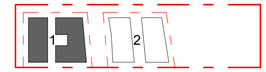
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Date	Rev.	Description
27/08/2021	7	ISSUE FOR DA
21/07/2021	6	Updated Plan
07/06/2021	5	Waste Management Revising
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

LOT 1 - LEVEL 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 27/08/2021

DRAWING SCALE: As indicated
ALL DIMENSIONS IN mm - DO NOT SCALE

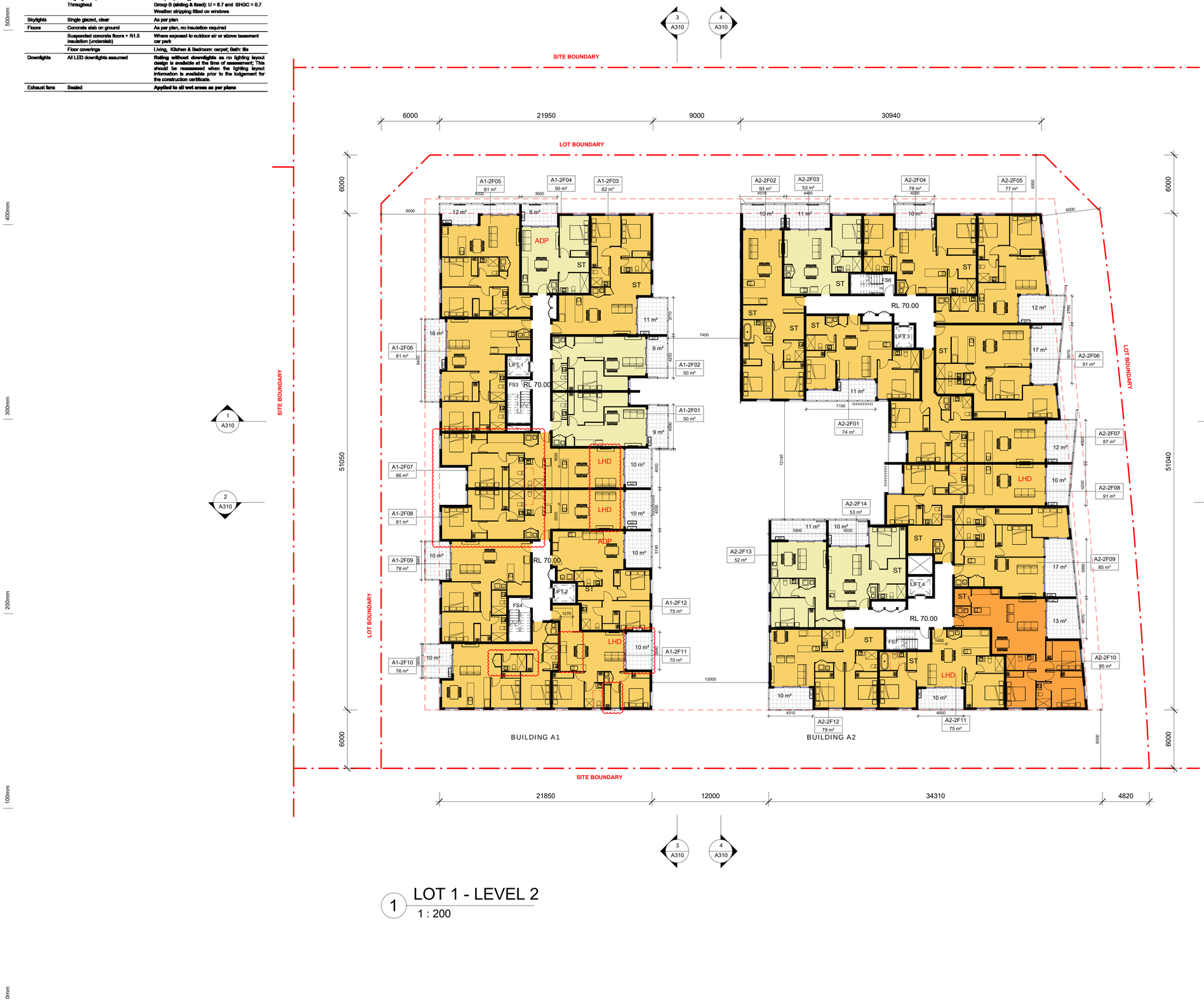
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A203	7

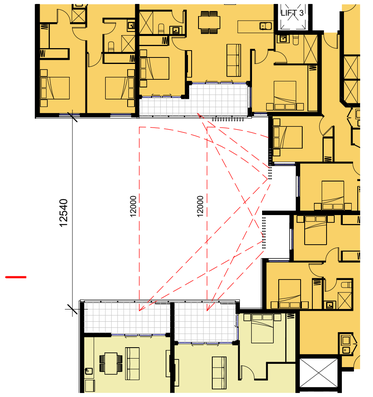
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BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 1 - LEVEL 2
1 : 200



CORNER UNITS PRIVACY DIAGRAM

Notes DA:

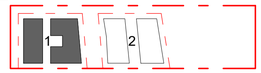
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3.2 All unchanged site levels are as per the existing survey information

LDH: Liveable Unit:5 Units
ADP: Adaptable Unit: 2 Units
ST: Storage

Date	Rev.	Description
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

LOT 1 - LEVEL 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 21/07/2021
DRAWING SCALE As indicated ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A204 / REVISION 5

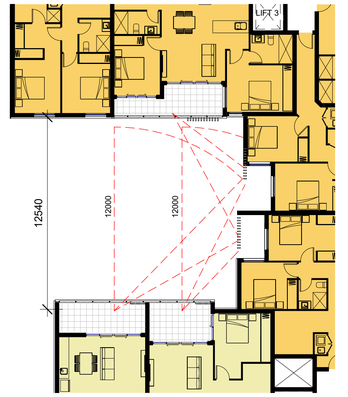
11/11/2021 3:11:49 PM

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 1 - LEVEL 3
1 : 200



CORNER UNITS PRIVACY DIAGRAM

LDH: Liveable Unit: 4 Units
ADP: Adaptable Unit: 2 Units
ST: Storage

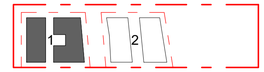
Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for landscape bulkheads or similar partial ceiling protrusions.
1.7 Landscape components is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
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3. EXISTING STRUCTURES AND SERVICES
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3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
27/08/2021	6	ISSUE FOR DA
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

The Silver Arc Dreamscapes Pty Ltd

S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

LOT 1 - LEVEL 3

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 27/08/2021

DRAWING SCALE: As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)

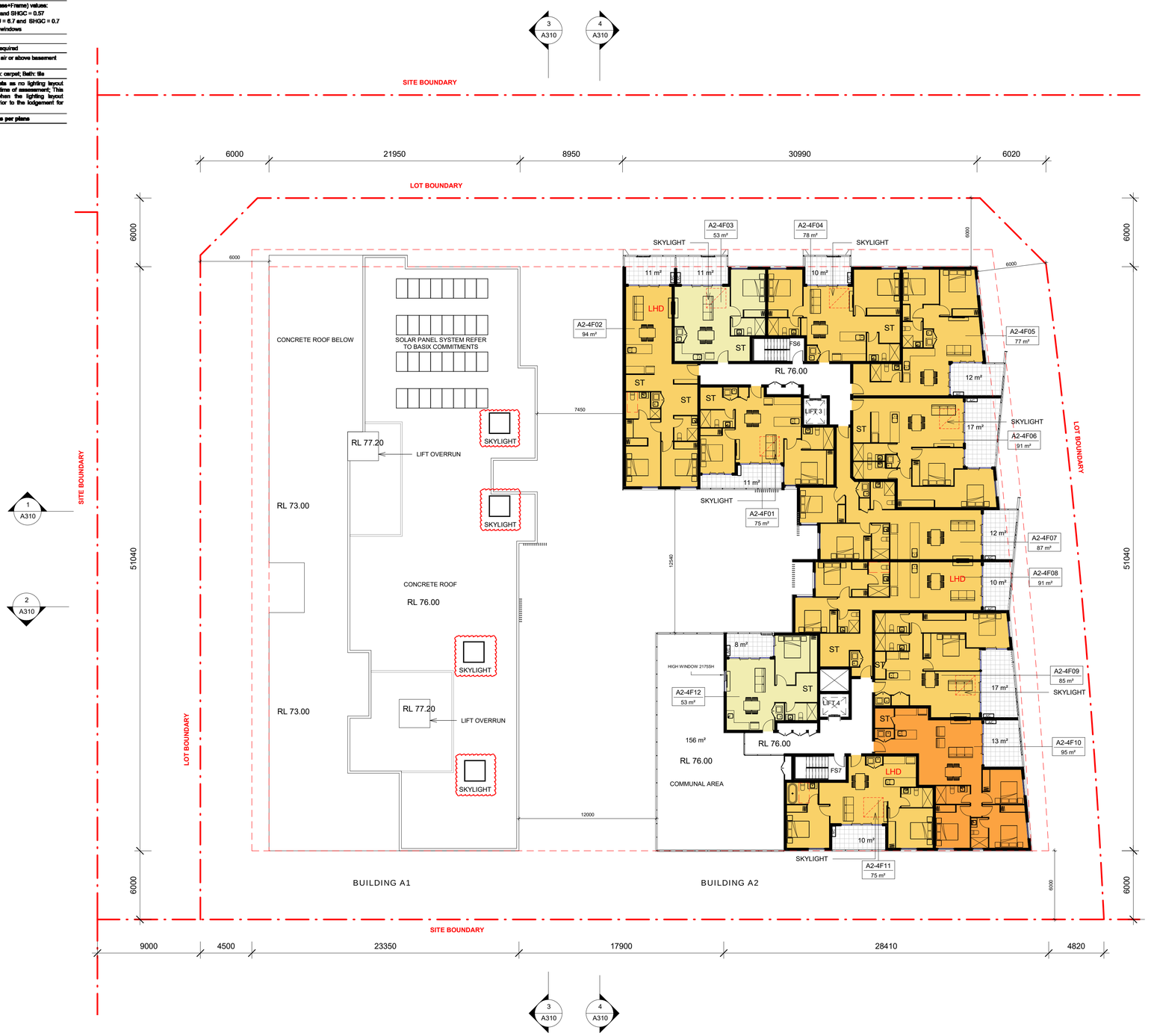
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A205	6

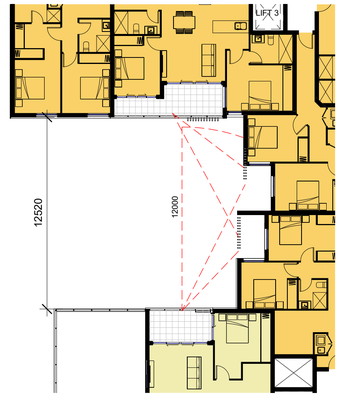
11/11/2021 3:12:03 PM

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 1 - LEVEL 4
1 : 200



CORNER UNITS PRIVACY DIAGRAM

Notes DA:

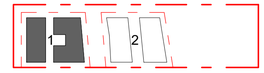
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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for spaces bulkheads or similar partial ceiling protrusions.
1.7 The roof slope component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

LDH: Liveable Unit: 3 Units
ADP: Adaptable Unit: N/A
ST: Storage

Date	Rev.	Description
27/08/2021	6	ISSUE FOR DA
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
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TITLE

LOT 1 - LEVEL 4

DA SUBMISSION

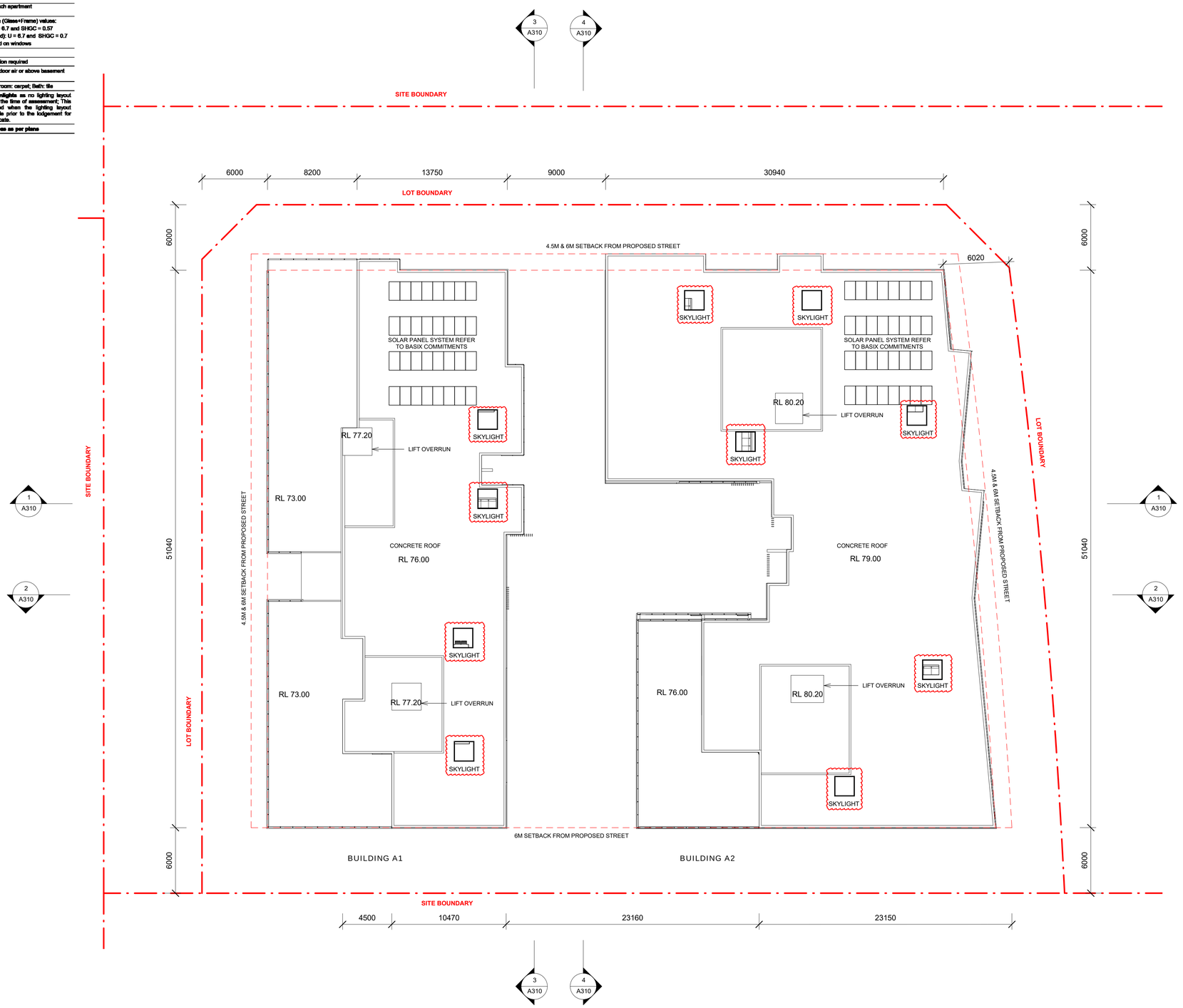
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	STAGE: DA SUBMISSION
	DATE: 27/08/2021
DRAWING SCALE: As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A206 / REVISION 6

11/11/2021 3:12:19 PM

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 1 - ROOF LEVEL
1 : 200

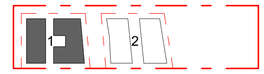
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2. GRAPHIC PRESENTATION
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Date	Rev.	Description
27/08/2021	5	ISSUE FOR DA
21/07/2021	4	Updated Plan
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
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TITLE

LOT 1 - ROOF PLAN

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 27/08/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A207	5

11/11/2021 3:12:24 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

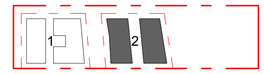
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Date	Rev.	Description
07/06/2021	7	Waste Management Revising
22/03/2021	6	Waste Management
08/12/2020	5	OSD Tank & Temporary Road
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA







1 LOT 2 BASEMENT 2
1 : 200

2 LOT 2 BASEMENT 1
1 : 200

CAR PARKING RATE CACULATION

UNIT TYPE	RATE	UNIT NO.	CONTROL
1 BED	1 SPACE	21	21
2 BED	1 SPACE	69	69
3 BED	1.5 SPACE	5	8
RESIDENTS	-	95	98
VISTOR	0.2 SPACE	95	19
TOTAL	-	95	117

CAR PARKING NUMBER

PARKING TYPE	B1	B2	FINAL
RESIDENTS	44	38	82
RESIDENTS(ADP)	8	8	16
VISTOR	19	0	19
TOTAL	71	46	117
BIKE	20	14	34

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

LOT 2 - BASEMENT 1 & 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 07/06/2021

DRAWING SCALE: As indicated
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A208	7

11/11/2021 3:12:27 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 8.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans

LDH: Liveable Unit: 5 Units

ADP: Adaptable Unit: 4 Units

ST: Storage

Notes DA:

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1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Structural beam componentry is shown indicatively only and subject to further design development at later stage.
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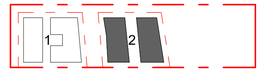
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1 LOT 2 - GROUND FLOOR
1 : 200

Date	Rev.	Description
21/07/2021	8	Updated Plan
07/06/2021	7	Waste Management Revising
22/03/2021	6	Waste Management
08/12/2020	5	OSD Tank & Temporary Road
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

LOT 2 - GROUND FLOOR

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 21/07/2021

DRAWING SCALE: As indicated
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO. 17003

DRAWING NO. A209

REVISION 8

11/11/2021 3:12:40 PM

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 8.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 2 - LEVEL 1

1 : 200

LDH: Liveable Unit:5 Units

ADP: Adaptable Unit:4 Units

ST: Storage

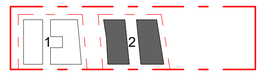
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Date	Rev.	Description
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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LOT 2 - LEVEL 1

DA SUBMISSION

Scale 1 : 100

0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 21/07/2021
DRAWING SCALE: As indicated ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A210 / REVISION 5

11/11/2021 3:13:00 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
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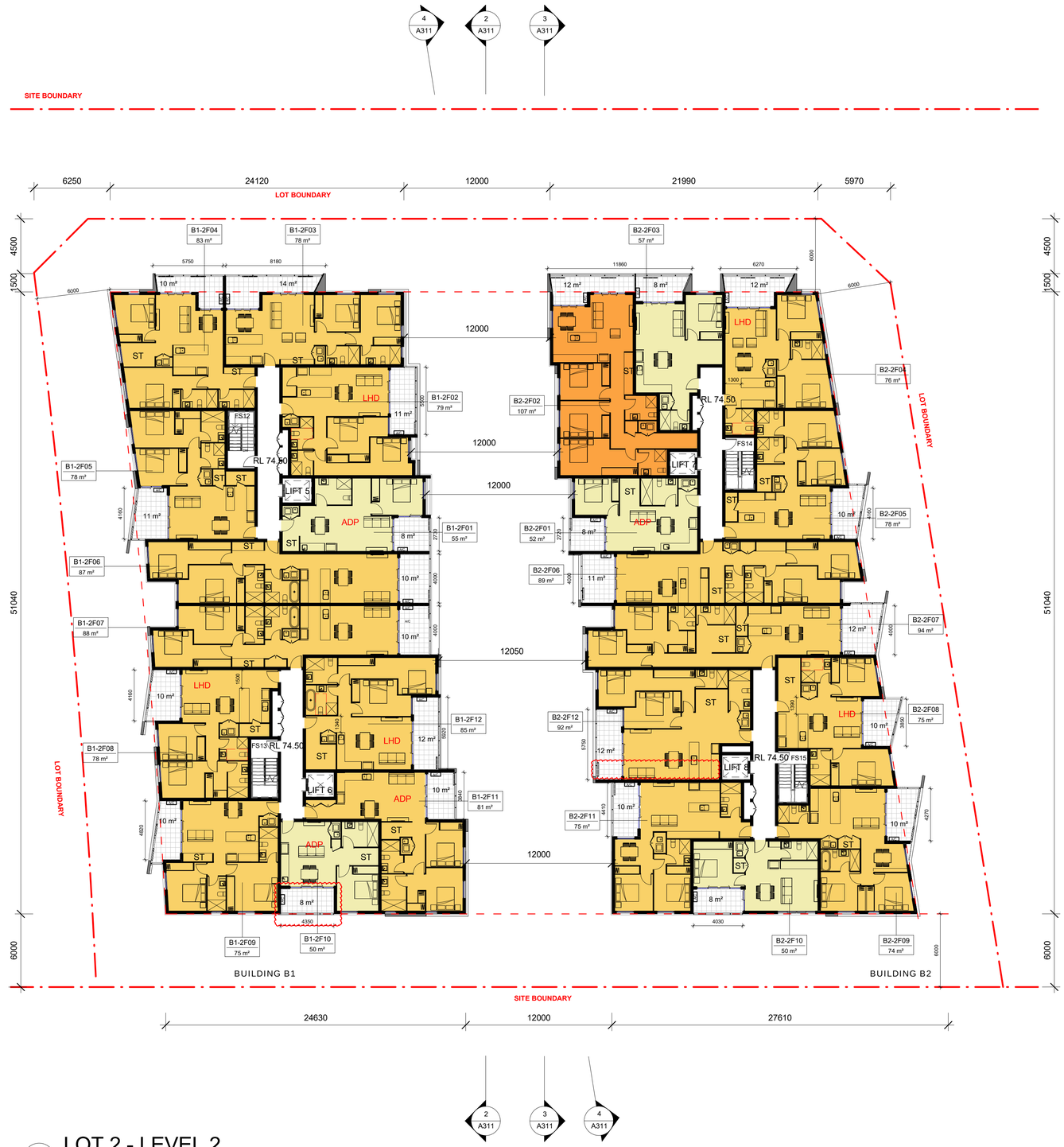
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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Structural frame component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

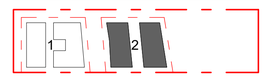
2. GRAPHIC PRESENTATION
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3. EXISTING STRUCTURES AND SERVICES
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1 LOT 2 - LEVEL 2
1 : 200

Date	Rev.	Description
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

The Silver Arc Dreamscapes Pty Ltd

S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

LOT 2 - LEVEL 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION	
DATE: 21/07/2021	
DRAWING SCALE: As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A211 / REVISION 5

11/11/2021 3:13:28 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 8.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans

LDH: Liveable Unit:5 Units

ADP: Adaptable Unit:4 Units

ST: Storage

Notes DA:

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1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
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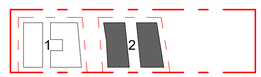
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1 LOT 2 - LEVEL 3
1 : 200

Date	Rev.	Description
21/07/2021	5	Updated Plan
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



COLOUR LEGEND

- 1 BED
- 2 BED
- 3 BED
- BALCONY

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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ACN 169 027 936

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TITLE

LOT 2 - LEVEL 3

DA SUBMISSION

Scale 1 : 100
0 2 4 6

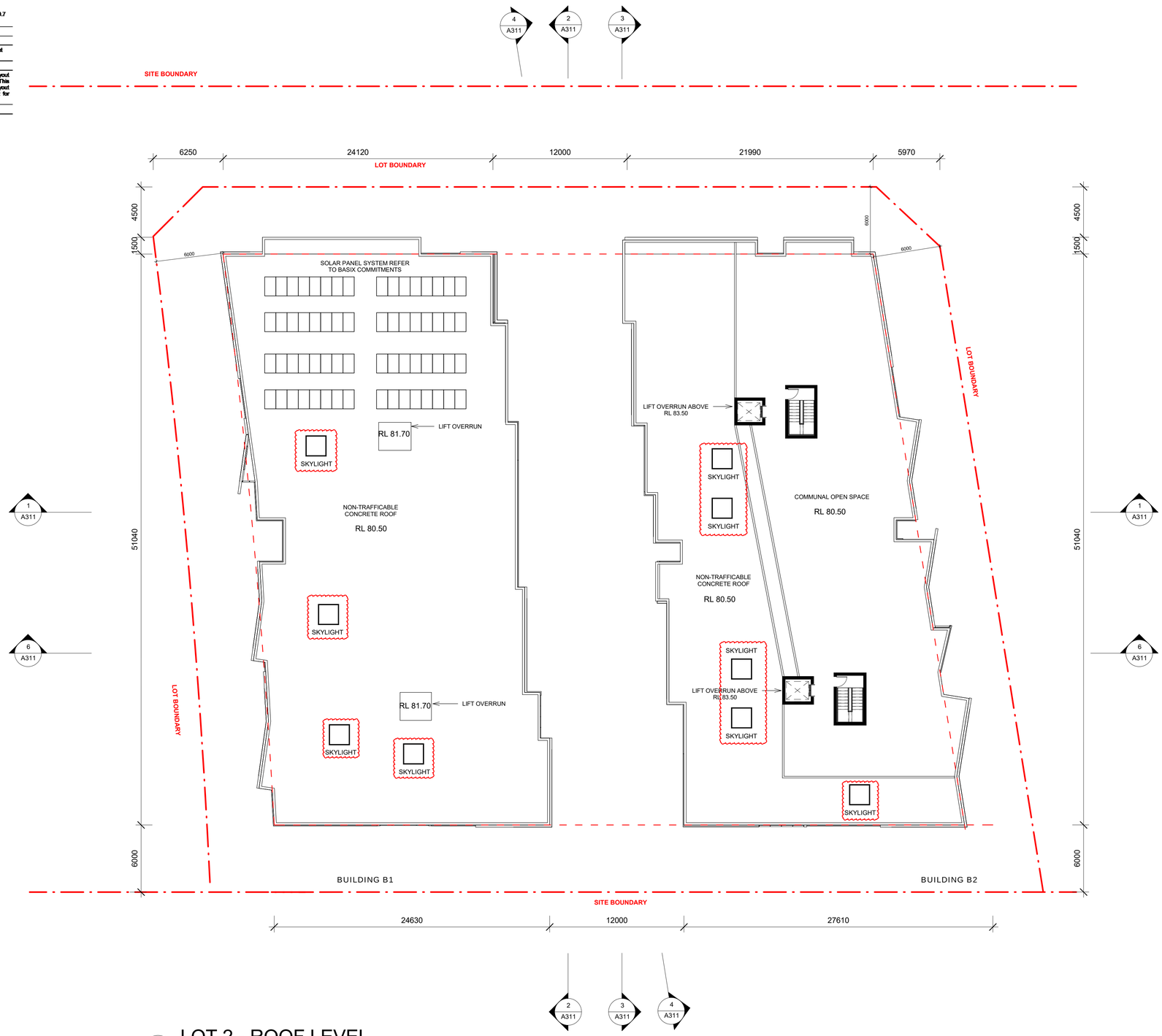
	STAGE: DA SUBMISSION
	DATE: 21/07/2021
DRAWING SCALE: As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A212 / REVISION 5

11/11/2021 3:13:55 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
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	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



1 LOT 2 - ROOF LEVEL
1 : 200

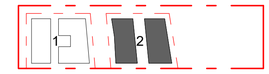
Notes DA:

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1.7 Lift overrun component is shown indicatively only and subject to further design development at later stage.
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Date	Rev.	Description
27/08/2021	5	ISSUE FOR DA
15/01/2019	4	AMENDMENT FOR COUNCIL REQUIREMENT 1
07/03/2018	3	AMENDMENT FOR COUNCIL REQUIREMENT
08/02/2018	2	FOR INFORMATION
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
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Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

LOT 2 - ROOF PLAN

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 27/08/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A213
REVISION 5

11/11/2021 3:13:59 PM

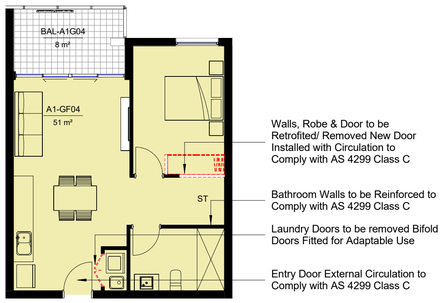
0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

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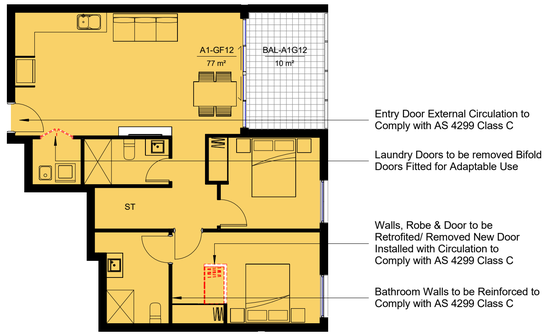
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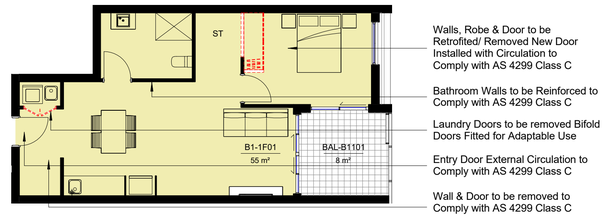
1 LOT 1 - GROUND FLOOR - ADAPTABLE UNIT TYPE 1
1 : 100

4 Adaptable Units: A1-GF04 / A1-1F04 / A1-2F04 / A1-3F01



3 LOT 1 - GROUND FLOOR - ADAPTABLE UNIT TYPE 2
1 : 100

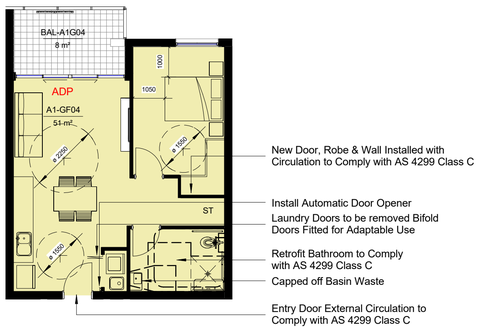
4 Adaptable Units: A1-GF12 / A1-1F12 / A1-2F12 / A1-3F07



5 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 1
1 : 100

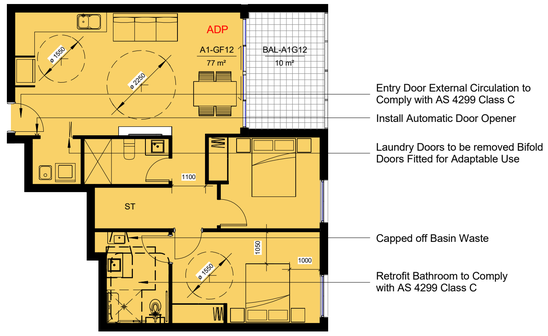
4 Adaptable Units: B1-GF05 / B1-1F01 / B1-2F01 / B1-3F01

Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



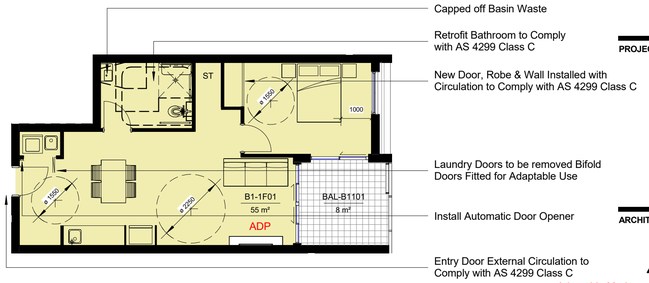
2 LOT 1 - GROUND FLOOR - ADAPTABLE UNIT TYPE 1 VARIED
Adaptable Mode
1 : 100

4 Adaptable Units: A1-GF04 / A1-1F04 / A1-2F04 / A1-3F01



4 LOT 1 - GROUND FLOOR - ADAPTABLE UNIT TYPE 2 VARIED
Adaptable Mode
1 : 100

4 Adaptable Units: A1-GF12 / A1-1F12 / A1-2F12 / A1-3F07



6 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 1 VARIED
Adaptable Mode
1 : 100

4 Adaptable Units: B1-GF05 / B1-1F01 / B1-2F01 / B1-3F01

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

ADAPTABLE UNIT VARIATION PLAN - LOT 1 & 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 22/06/2017

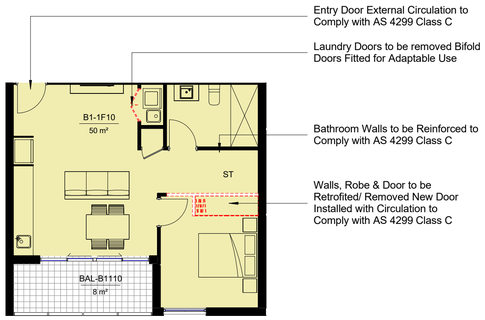
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ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A220	1

1/02/2019 3:29:18 PM

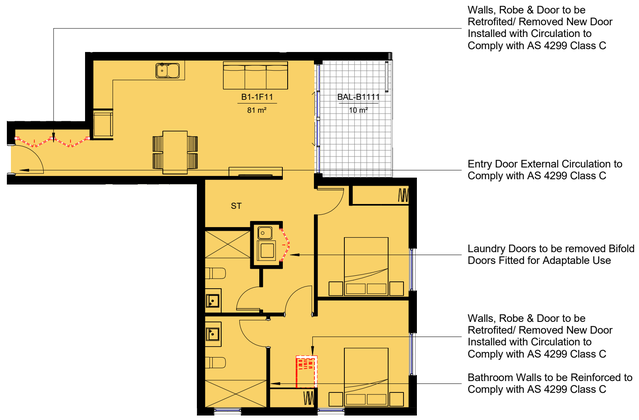
500mm
400mm
300mm
200mm
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0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 2

1 : 100

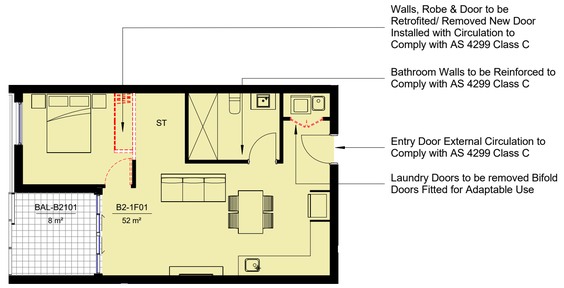
4 Adaptable Units: B1-GF10 / B1-1F10 / B1-2F10 / B1-3F10



3 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 3

1 : 100

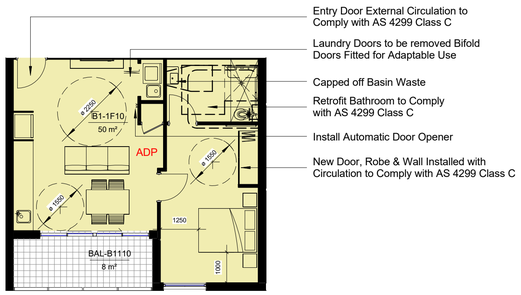
4 Adaptable Units: B1-GF09 / B1-1F11 / B1-2F11 / B1-3F11



5 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 4

1 : 100

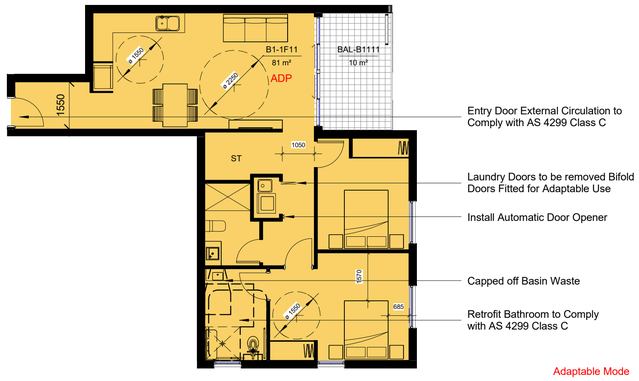
4 Adaptable Units: B2-GF05 / B2-1F01 / B2-3F01 / B2-3F01



Adaptable Mode

2 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 2 VARIED

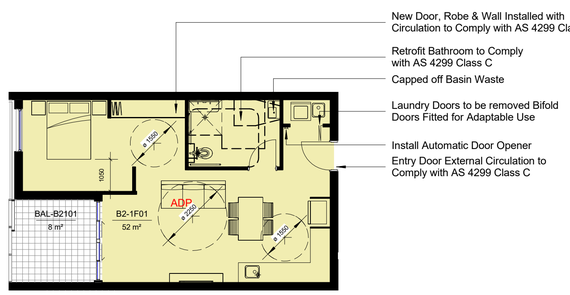
1 : 100



Adaptable Mode

4 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 3 VARIED

1 : 100



Adaptable Mode

6 LOT 2 - LEVEL 1- ADAPTABLE UNIT TYPE 4 VARIED

1 : 100

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Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA

CLIENT

WEYAND PTY LTD

PROJECT

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105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

ADAPTABLE UNIT VARIATION PLAN - LOT 2

DA SUBMISSION

Scale 1 : 100

0 2 4 6

STAGE: DA SUBMISSION	
DATE: 22/06/2017	
DRAWING SCALE: 1 : 100	SHEET SIZE: A1
ALL DIMENSIONS IN mm - DO NOT SCALE	
PROJECT NO. 17003	DRAWING NO. A221 / REVISION 1

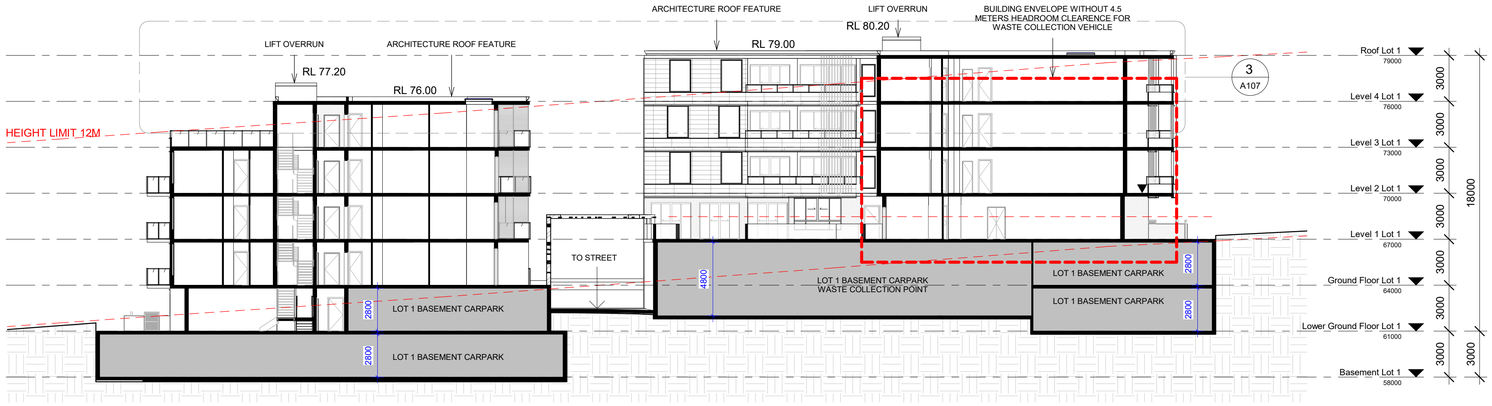
1/02/2019 3:29:25 PM

500mm
400mm
300mm
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100mm
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0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

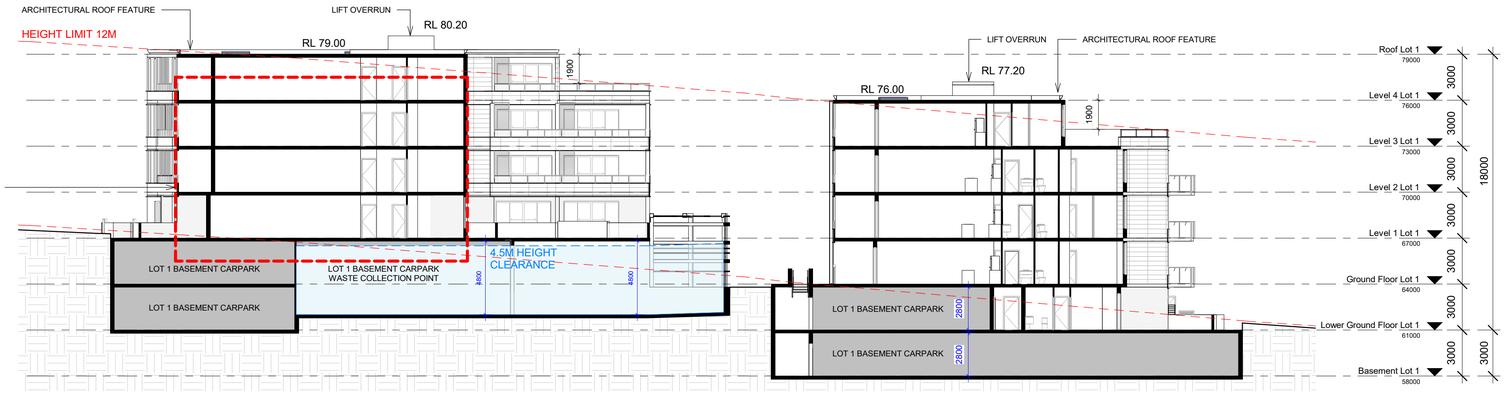
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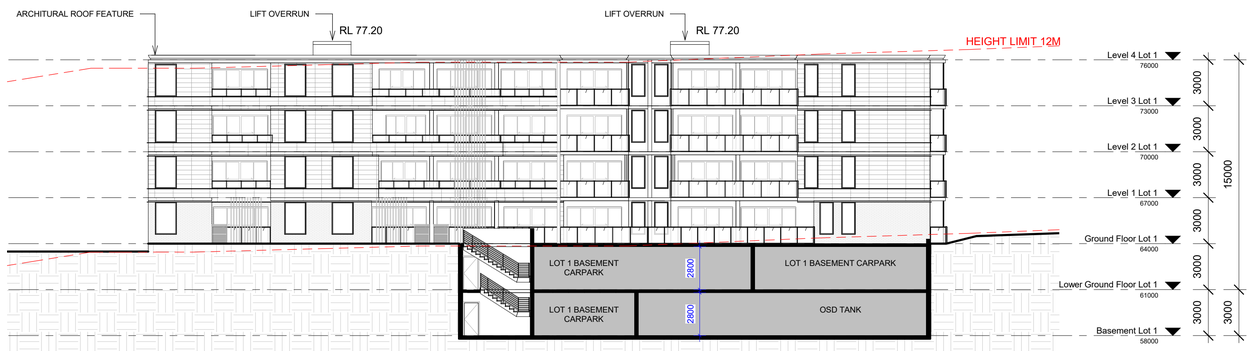
1 LOT 1 - SECTION 1

1 : 200



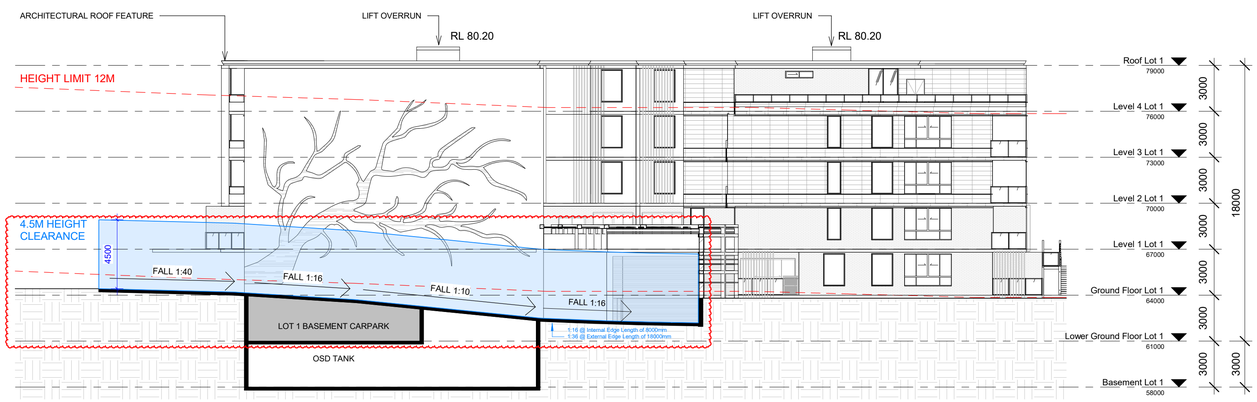
2 LOT 1 - SECTION 2

1 : 200



3 LOT 1 - SECTION 3

1 : 200



4 LOT 1 - SECTION 4

1 : 200

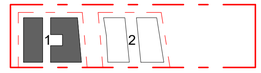
Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for bulkheads or similar partial ceiling protrusions.
1.7 The landscape components is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
07/06/2021	3	Waste Management Revising
22/03/2021	2	Waste Management
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

The Silver Arc Dreamscapes Pty Ltd

S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

LOT 1 - SECTION

DA SUBMISSION

Scale 1 : 100

0 2 4 6

STAGE: DA SUBMISSION

DATE: 07/06/2021

DRAWING SCALE: 1 : 200 (ALL DIMENSIONS IN mm - DO NOT SCALE)

SHEET SIZE: A1

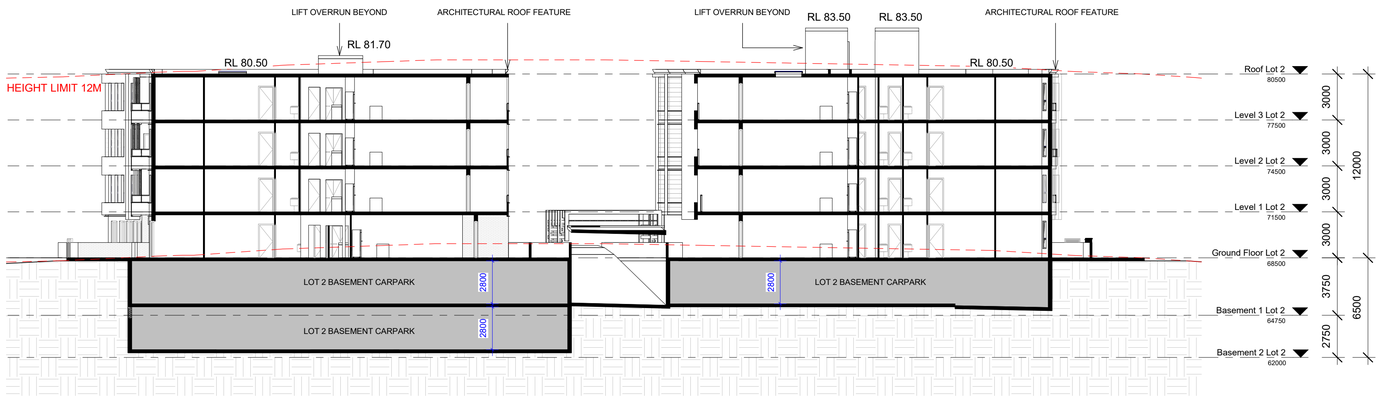
PROJECT NO.	DRAWING NO.	REVISION
17003	A310	3

8/10/2021 9:52:37 AM

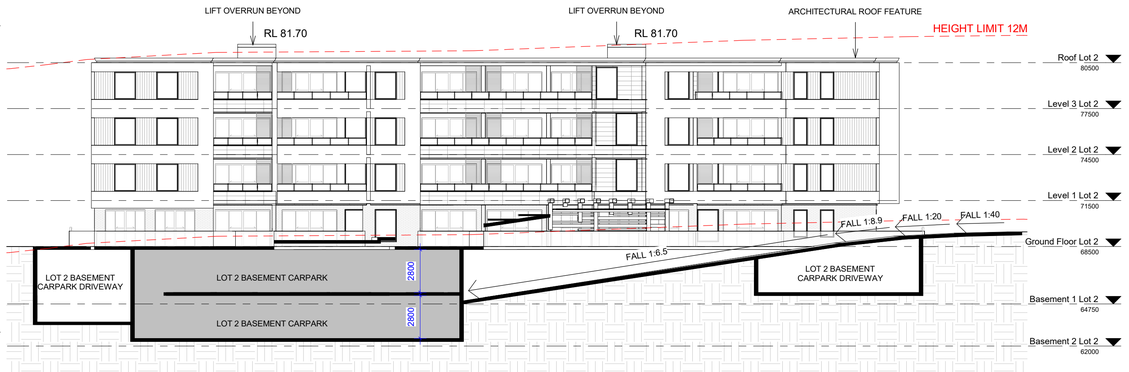
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BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

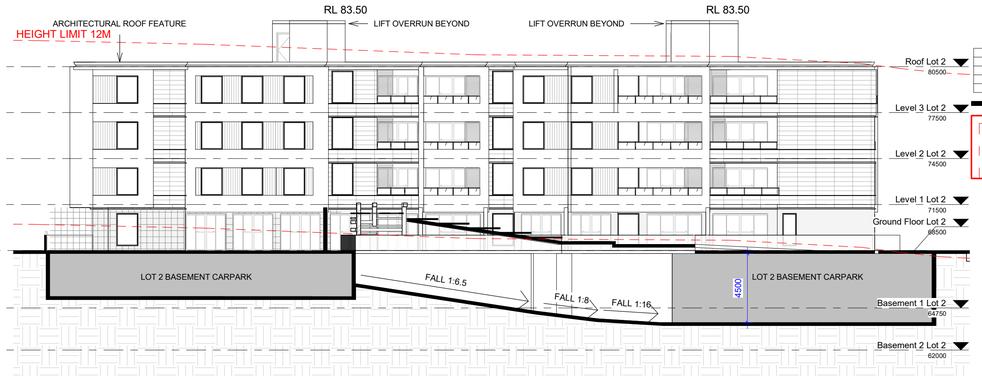
Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	Rating without downlights as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	Applied to all wet areas as per plans



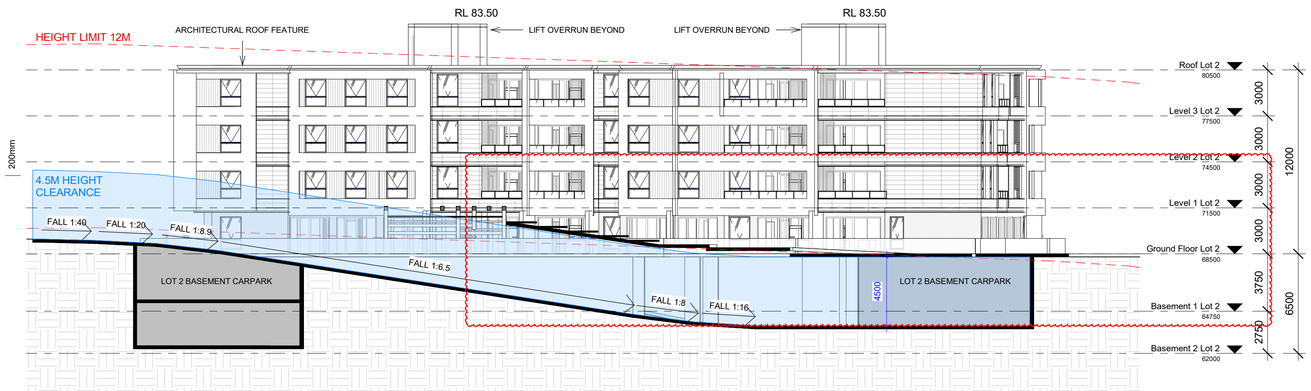
1 LOT 2 - SECTION 1
1 : 200



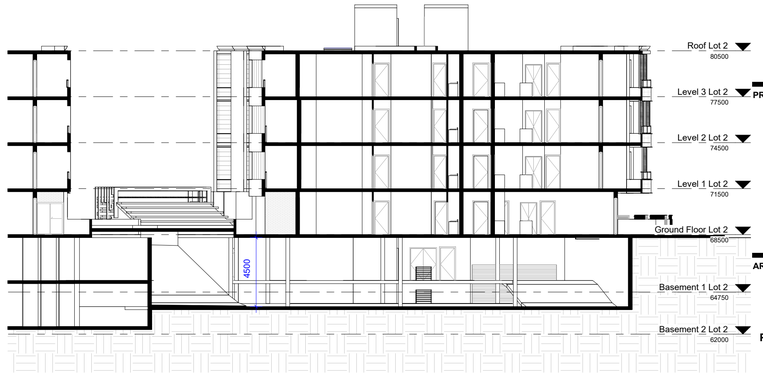
2 LOT 2 - SECTION 2
1 : 200



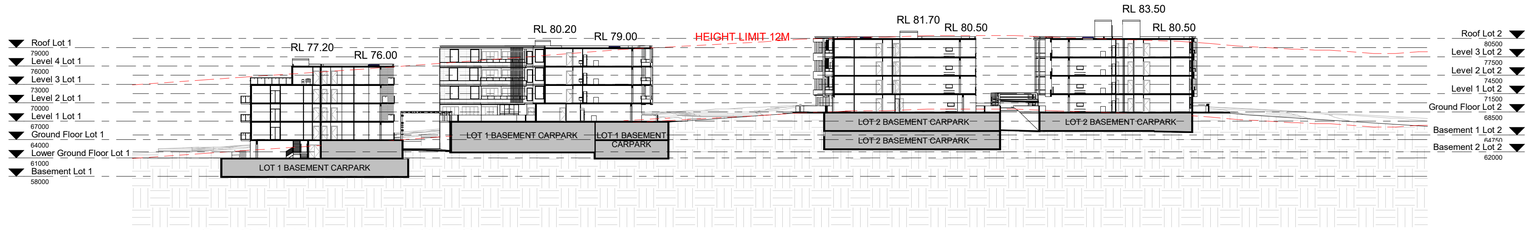
3 LOT 2 - SECTION 3
1 : 200



4 LOT 2 - SECTION 4
1 : 200



6 LOT 2 - SECTION 5
1 : 200



5 LONGITUDINAL SECTION
1 : 500

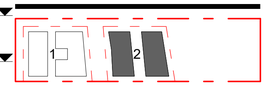
Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Lift overrun component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
07/06/2021	4	Waste Management Revising
22/03/2021	3	Waste Management
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



CLIENT
WEYAND PTY LTD

PROJECT
RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT
DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes

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S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
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Website: www.thearc.com.au
ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE
LOT 2 & LONGITUDINAL - SECTION

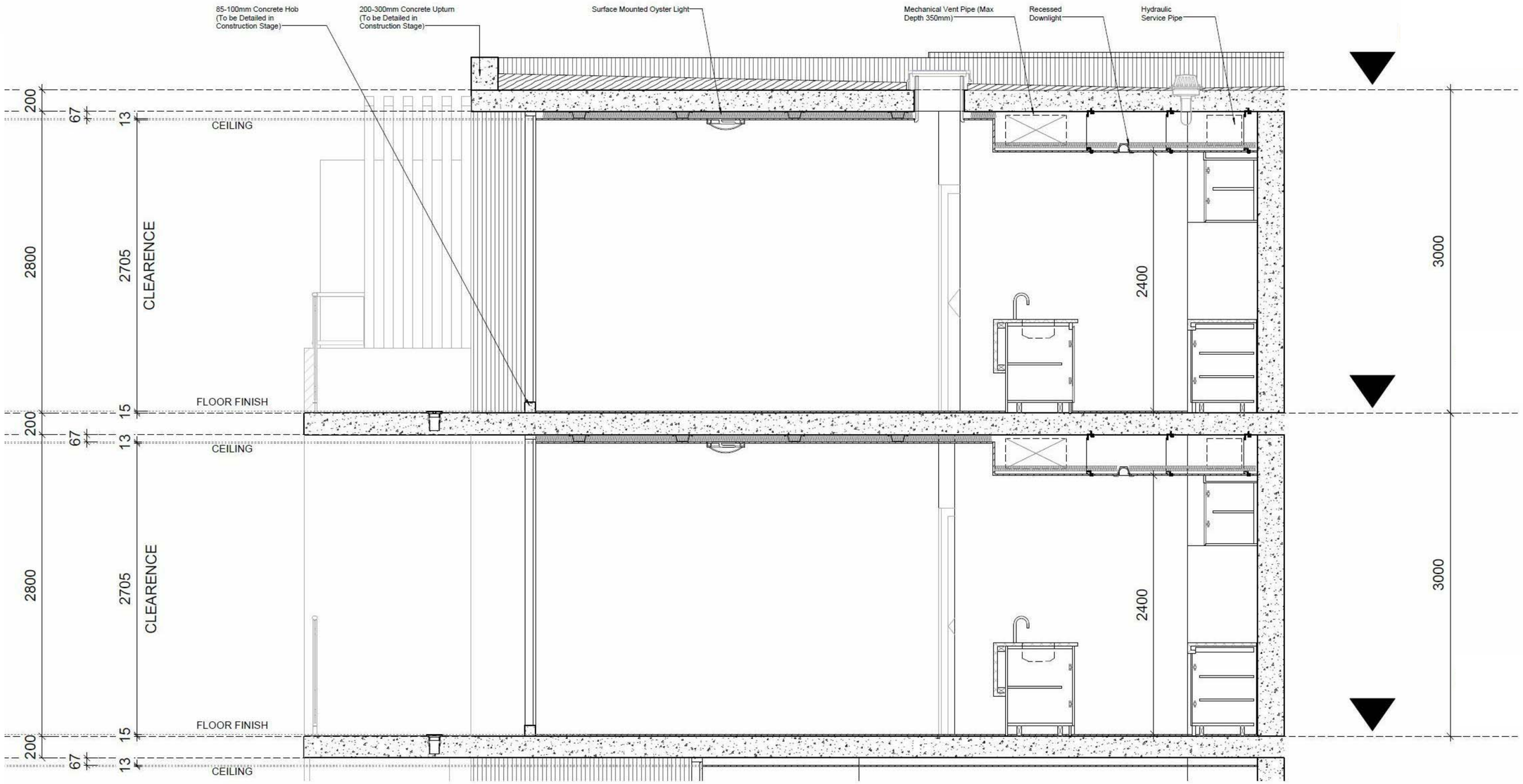
DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 07/06/2021
DRAWING SCALE As indicated (ALL DIMENSIONS IN mm - DO NOT SCALE)	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A311 / REVISION 4

8/10/2021 9:53:04 AM

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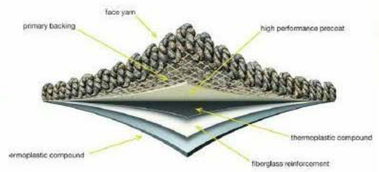
1 FLOOR HEIGHT CLEARANCE
1 : 20



KITCHEN LIGHT
113MM *60MM RECESSED DOWN LIGHT (TO BE SPECIFIED IN CC STAGE)



LIVING AREA LIGHT
350MM SURFACE MOUNTED OYSTER LIGHT (TO BE SPECIFIED IN CC STAGE)



FLOOR FINISH
8MM-15MM CARPET (TO BE SPECIFIED IN CC STAGE)



CEILING FINISH
10MM PLASTERBOARD (TO BE SPECIFIED IN CC STAGE)

Notes DA:

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1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for service bulkheads or similar partial ceiling protrusions.
1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
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Date	Rev.	Description
15/01/2019	1	AMENDMENT FOR COUNCIL REQUIREMENT 1

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

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S1502, Level 15, Citadel Towers, Tower B, 799
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Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

FLOOR HEIGHT CLEARANCE - SECTION

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 15/01/2019
DRAWING SCALE: 1 : 1 (ALL DIMENSIONS IN mm - DO NOT SCALE)	SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A312	1

8/10/2021 9:53:05 AM

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BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	Internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	**Rating without downlights** as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	**Applied to all wet areas as per plans**



1 LOT 1 NORTH ELEVATION
1 : 200



2 LOT 1 SOUTH ELEVATION
1 : 200



3 LOT 1 WEST ELEVATION
1 : 200



4 LOT 1 EAST ELEVATION
1 : 200

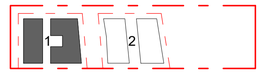
Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Lift overrun and plant component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
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Date	Rev.	Description
27/08/2021	2	ISSUE FOR DA
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
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Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

LOT 1 - ELEVATION

DA SUBMISSION

Scale 1 : 100
0 2 4 6

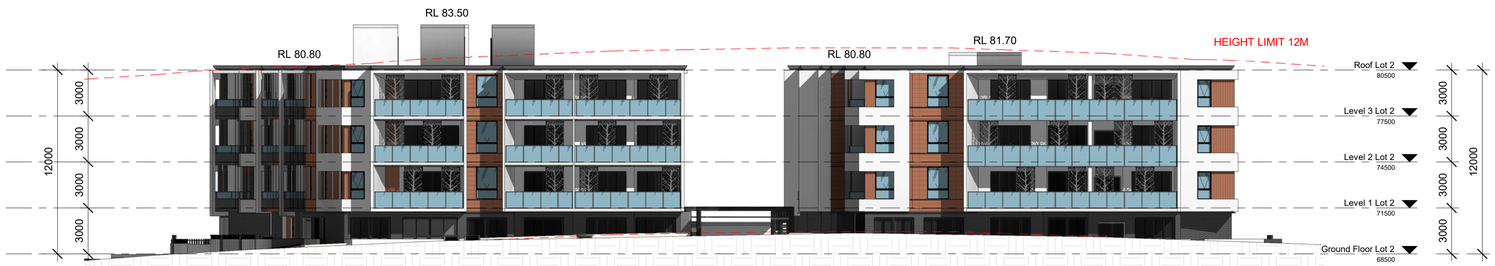
	STAGE: DA SUBMISSION
	DATE: 27/08/2021
DRAWING SCALE: 1 : 200 ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1
PROJECT NO. 17003	DRAWING NO. A320 / REVISION 2

8/10/2021 9:53:51 AM

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BASIX Building Thermal Specification Requirements – 105 Cudgegong Rd, Rouse Hill

Element	Material Type	Detail
Roof	Concrete roof + R3.0	Light colour; This includes the building roofs and the concrete floors of those balconies where immediately above the internal spaces of the apartments below
External Ceiling	Plasterboard	Throughout
External walls	Hebel panel wall + R1.5 Insulation	Medium colour
Internal walls	Hebel panel wall + R1.5 Insulation on one side	Common walls between apartments, common corridors and fire stairs
	Plasterboard on studs, no insulation	internal walls within each apartment
Windows	Aluminium frame, single glazed, clear Throughout	NFRC Glazing System (Glass+Frame) values: Group A (awning): U = 6.7 and SHGC = 0.57 Group B (sliding & fixed): U = 6.7 and SHGC = 0.7 Weather stripping fitted on windows
Skylights	Single glazed, clear	As per plan
Floors	Concrete slab on ground	As per plan, no insulation required
	Suspended concrete floors + R1.5 insulation (underslab)	Where exposed to outdoor air or above basement car park
	Floor coverings	Living, Kitchen & Bedroom: carpet; Bath: tile
Downlights	All LED downlights assumed	**Rating without downlights** as no lighting layout design is available at the time of assessment; This should be reassessed when the lighting layout information is available prior to the lodgement for the construction certificate.
Exhaust fans	Sealed	**Applied to all wet areas as per plans**



1 LOT 2 NORTH ELEVATION
1 : 200



2 LOT 2 SOUTH ELEVATION
1 : 200



3 LOT 2 WEST ELEVATION
1 : 200



4 LOT 2 EAST ELEVATION
1 : 200

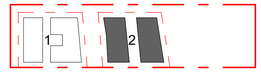
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1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Roof structure component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. **GRAPHIC PRESENTATION**
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Date	Rev.	Description
27/08/2021	3	ISSUE FOR DA
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
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TITLE

LOT 2 - ELEVATION

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 27/08/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A321	3

8/10/2021 9:54:26 AM

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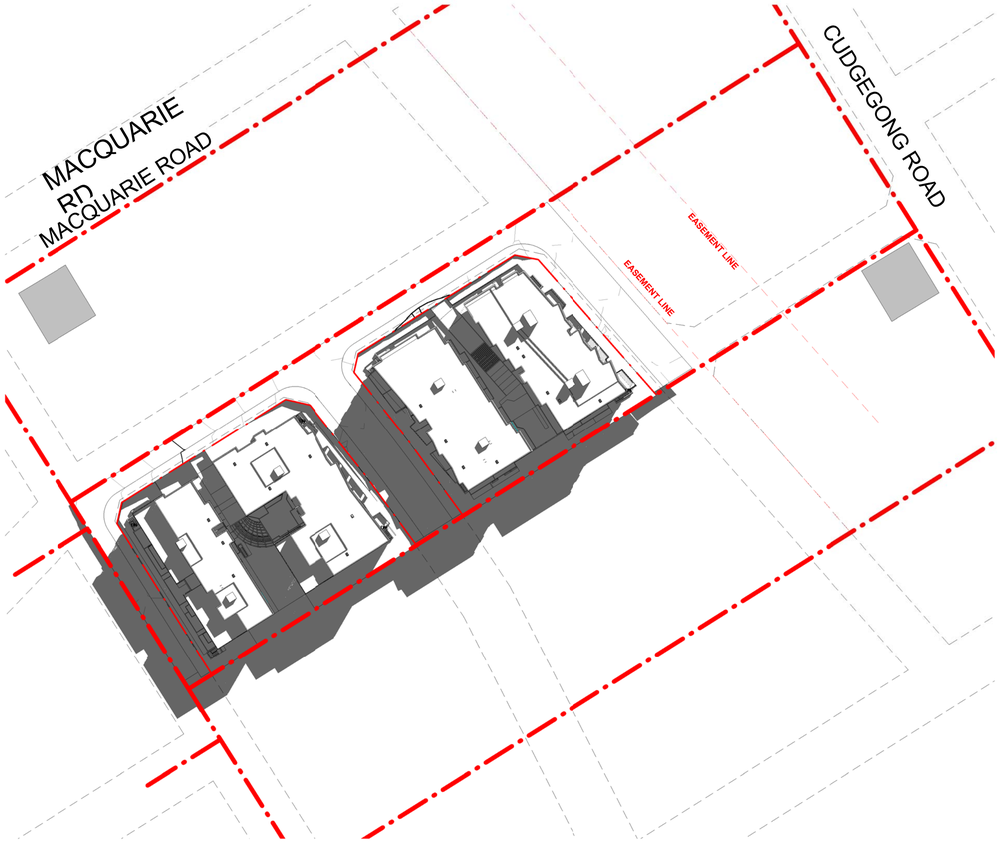
1 SHADOW DIAGRAM 9AM

1 : 1000 Mid Winter



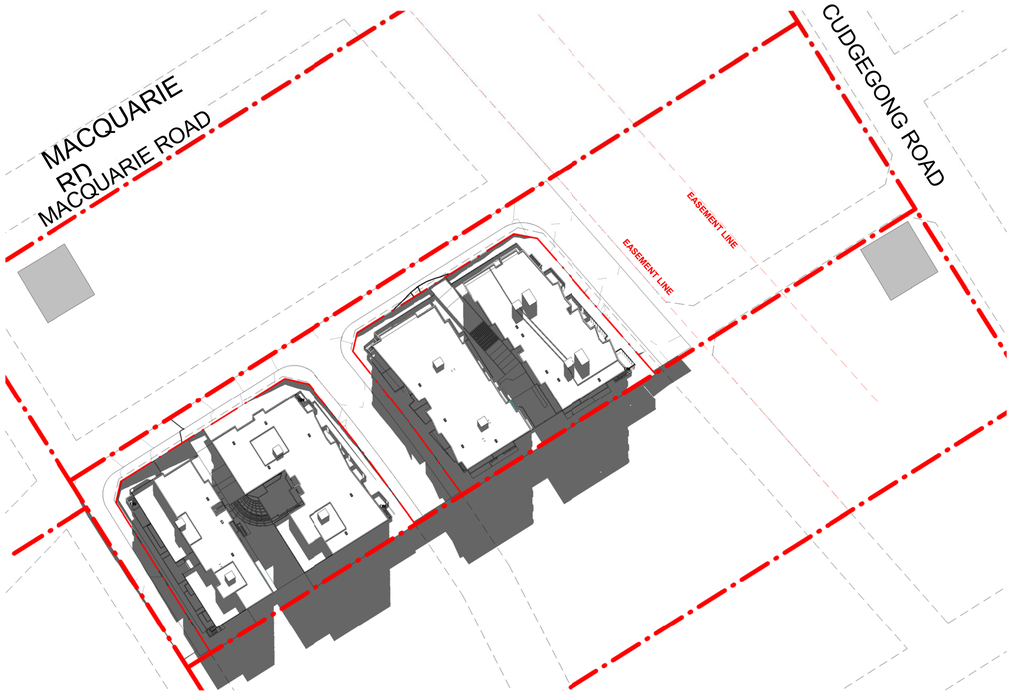
3 SHADOW DIAGRAM 11AM

1 : 1000 Mid Winter



2 SHADOW DIAGRAM 10AM

1 : 1000 Mid Winter



4 SHADOW DIAGRAM 12PM

1 : 1000 Mid Winter

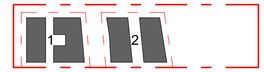
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Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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Australia. Singapore. Hong Kong. China

TITLE

OVERALL SHADOW DIAGRAM 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 22/06/2017
DRAWING SCALE: 1 : 1000 ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A400	1

23/08/2021 4:42:37 PM

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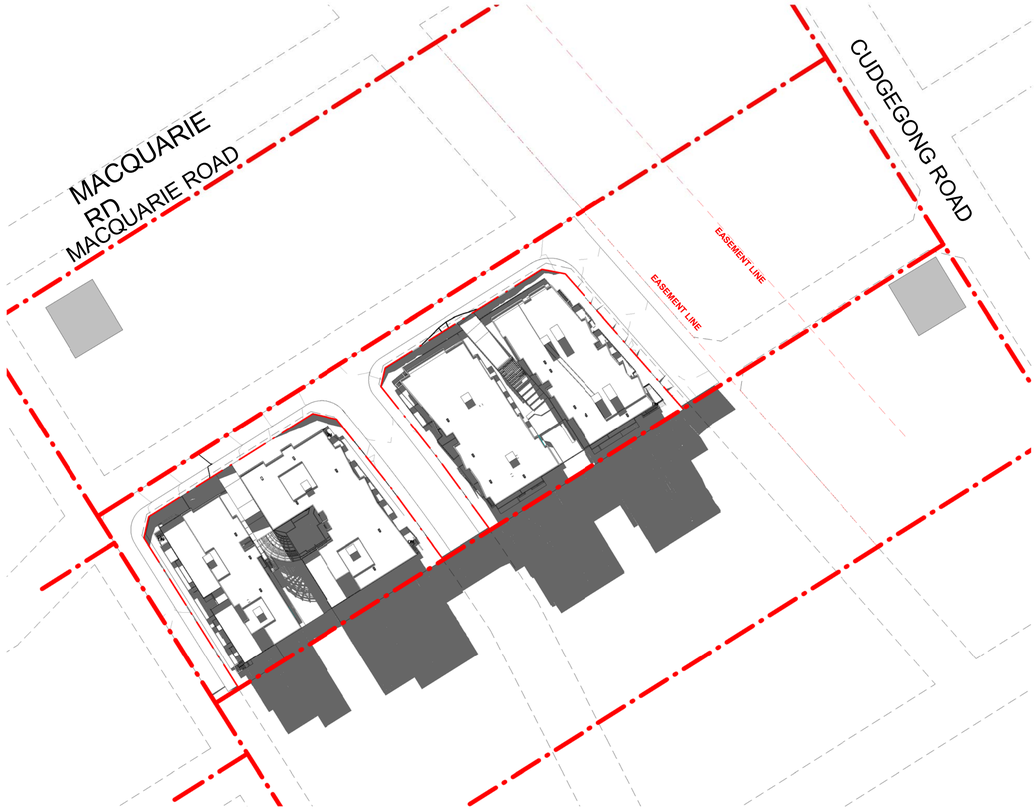
1 SHADOW DIAGRAM 1PM

1 : 1000 Mid Winter



3 SHADOW DIAGRAM 3PM

1 : 1000 Mid Winter



2 SHADOW DIAGRAM 2PM

1 : 1000 Mid Winter

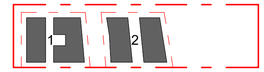
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1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

OVERALL SHADOW DIAGRAM 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 22/06/2017

DRAWING SCALE: 1 : 1000
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A401	1

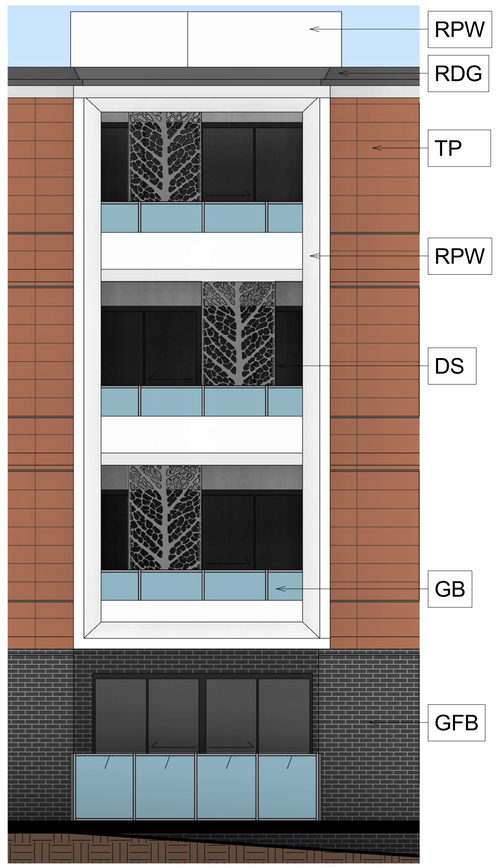
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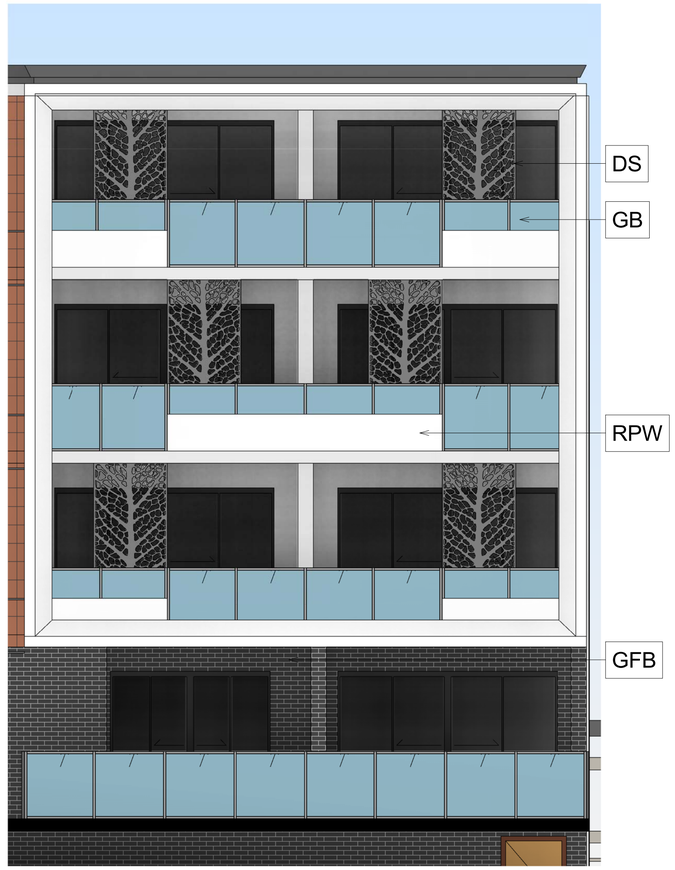
BUILDING ELEVATION



1 LOT 1 EAST ELEVATION - Callout 1
1 : 50



2 LOT 1 NORTH ELEVATION - Callout 1
1 : 50



3 LOT 1 NORTH ELEVATION- Callout 2
1 : 50

MATERIAL BOARD SAMPLES



TP
TERRACOTTA PANEL



GB
GLASS BALUSTRADE



DS
DECORATIVE SCREEN



RDG
RENDER - DARK GREY

RPW
RENDER - PEARL WHITE



PS
PRIVACY SCREEN



GFB
DARK GREY FACE BRICK

FINISH

TP	TERRACOTTA PANEL
GB	GLASS BALUSTRADE
DS	DECORATIVE SCREEN
RDG	RENDER - DARK GREY
RPW	RENDER - PEARL WHITE
PS	PRIVACY SCREEN
GFB	DARK GREY FACE BRICK

Notes DA:

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1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Lift overrun component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

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Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA

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S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
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Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE
MATERIALS & FINISHES

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 22/06/2017
DRAWING SCALE: 1 : 50 (ALL DIMENSIONS IN mm - DO NOT SCALE)
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A500	1

23/08/2021 4:43:23 PM

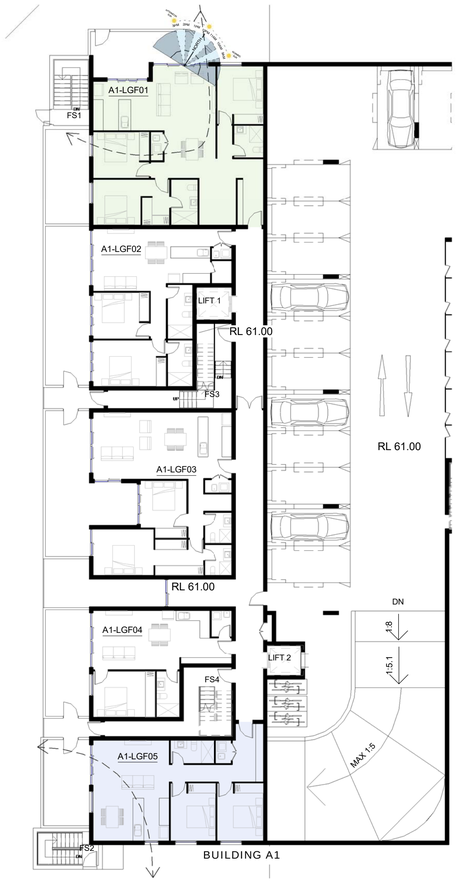
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Notes DA:

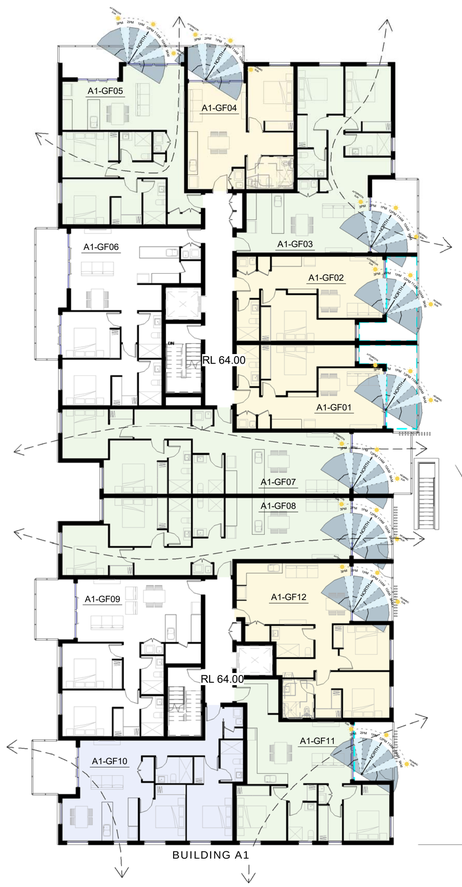
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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Roof plant room component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

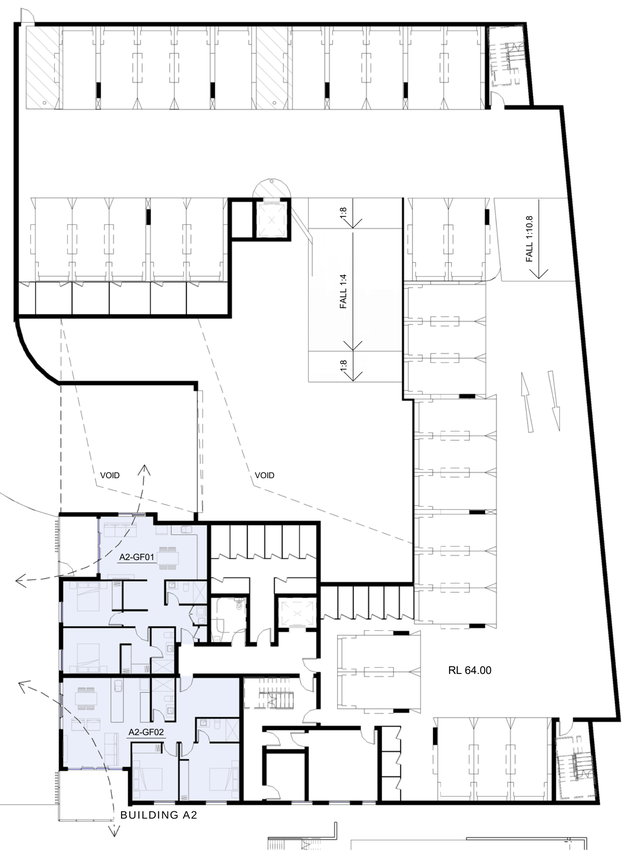
3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information



1 LOT 1 - LG SOLAR & VENTILATION DIAGRAM
1 : 200



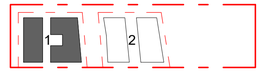
2 LOT 1 - GF SOLAR & VENTILATION DIAGRAM
1 : 200



SOLAR ACCESS & NATURAL CROSS VENTILATION DIAGRAM LEGEND

- UNIT WITH SOLAR ACCESS
- UNIT WITH NATURAL CROSS VENTILATION
- UNIT WITH SOLAR ACCESS & NATURAL CROSS VENTILATION

Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



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WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
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Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

SOLAR & VENTILATION DIAGRAM LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 22/06/2017
DRAWING SCALE: 1 : 200	SHEET SIZE: A1
ALL DIMENSIONS IN mm - DO NOT SCALE	

PROJECT NO.	DRAWING NO.	REVISION
17003	A600	1

8/10/2021 10:01:03 AM

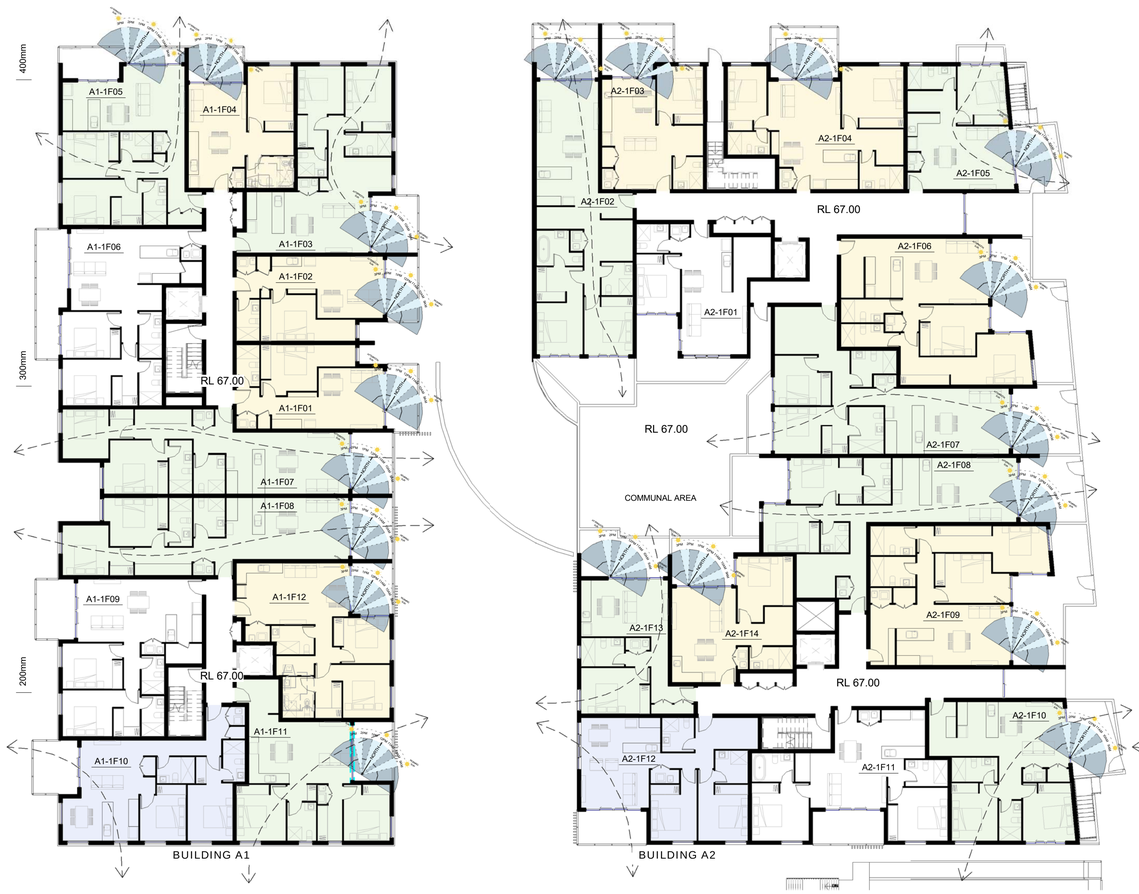
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Notes DA:

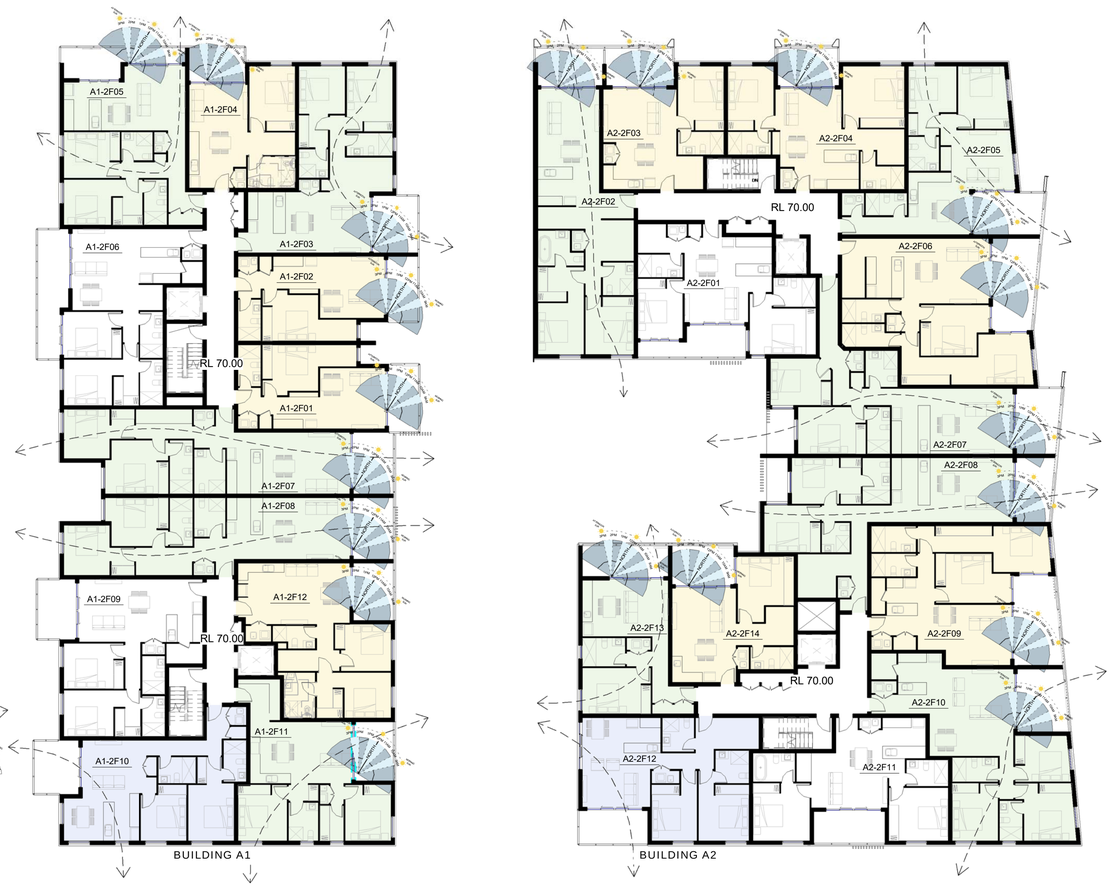
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1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Roof plan design component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
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1 LOT 1 - L1 SOLAR & VENTILATION DIAGRAM
1 : 200

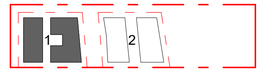


2 LOT 1 - L2 SOLAR & VENTILATION DIAGRAM
1 : 200

SOLAR ACCESS & NATURAL CROSS VENTILATION DIAGRAM LEGEND

- UNIT WITH SOLAR ACCESS
- UNIT WITH NATURAL CROSS VENTILATION
- UNIT WITH SOLAR ACCESS & NATURAL CROSS VENTILATION

Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



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WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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Planning . Architecture . Interior . Landscapes
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ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

SOLAR & VENTILATION DIAGRAM LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 22/06/2017
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A601
REVISION 1

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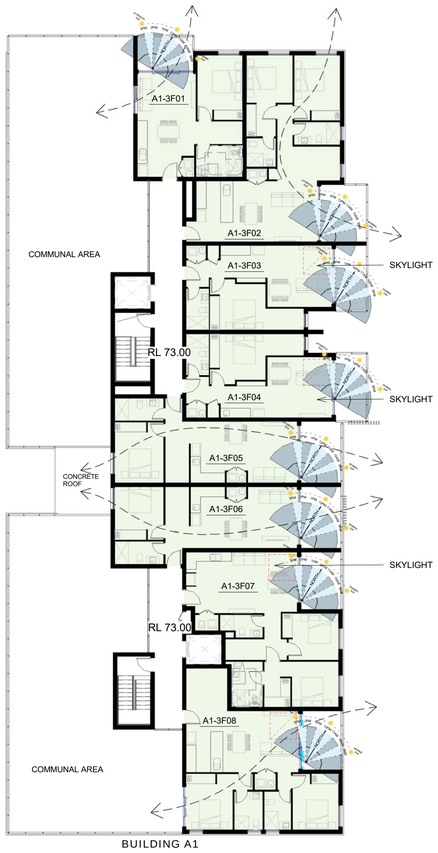
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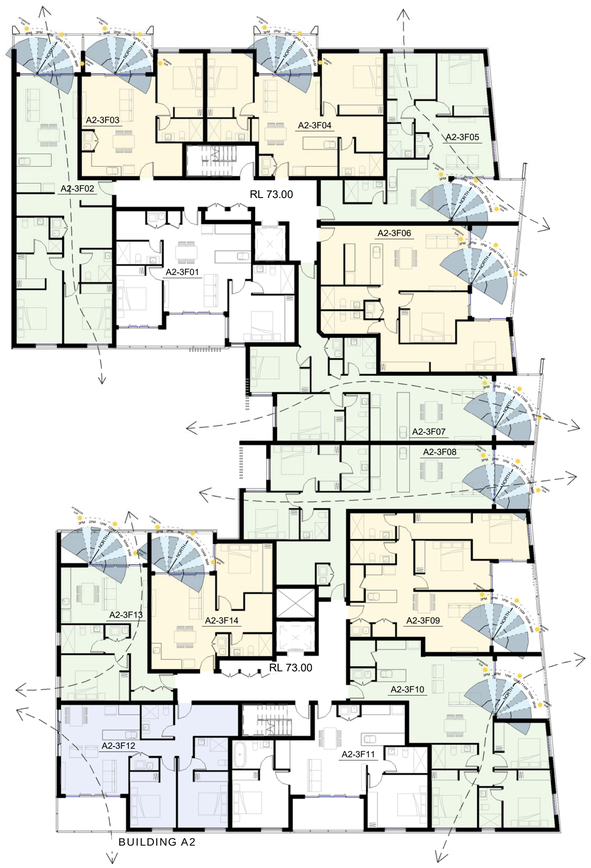
Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Mechanical plant component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

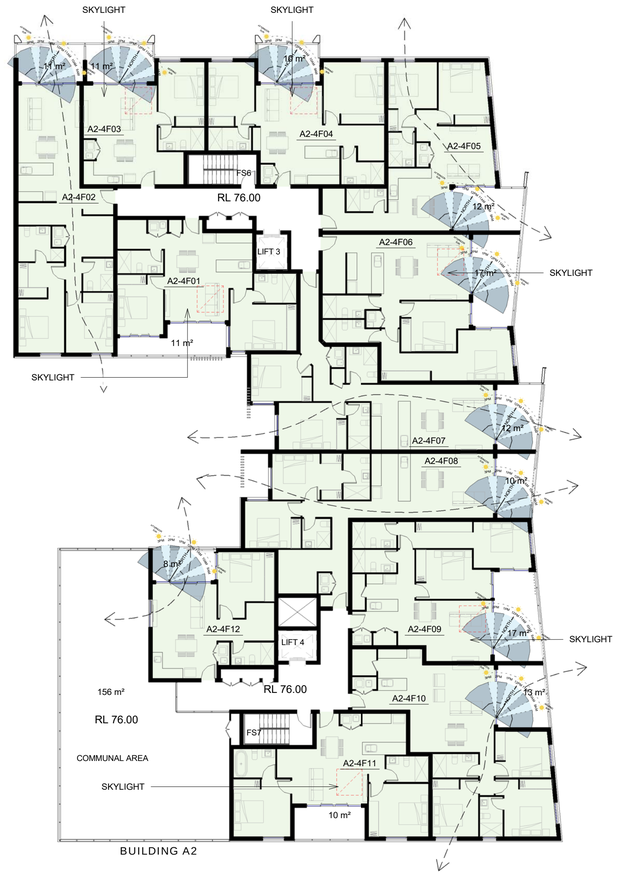
2. GRAPHIC PRESENTATION
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3. EXISTING STRUCTURES AND SERVICES
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3.2 All unchanged site levels are as per the existing survey information





1 LOT 1 - L3 SOLAR & VENTILATION DIAGRAM
1 : 200

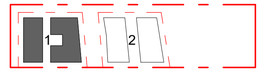


2 LOT 1 - L4 SOLAR & VENTILATION DIAGRAM
1 : 200

SOLAR ACCESS & NATURAL CROSS VENTILATION DIAGRAM LEGEND

- UNIT WITH SOLAR ACCESS
- UNIT WITH NATURAL CROSS VENTILATION
- UNIT WITH SOLAR ACCESS & NATURAL CROSS VENTILATION

Date	Rev.	Description
22/06/2017	1	ISSUE FOR DA



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WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

SOLAR & VENTILATION DIAGRAM LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 22/06/2017
DRAWING SCALE: 1 : 200 (ALL DIMENSIONS IN mm - DO NOT SCALE)
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A602
REVISION 1

8/10/2021 10:01:20 AM

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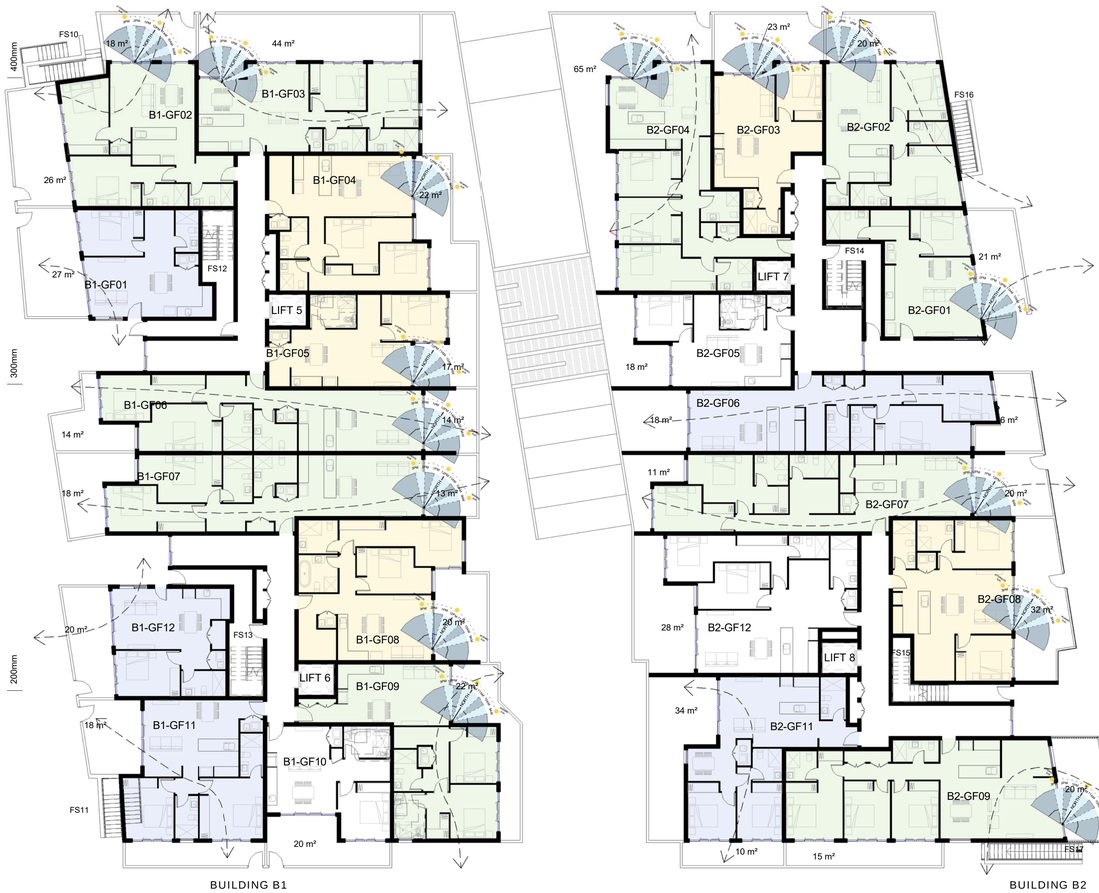
Notes DA:

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1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for service bulkheads or similar partial ceiling protrusions.
1.7 Any landscape component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

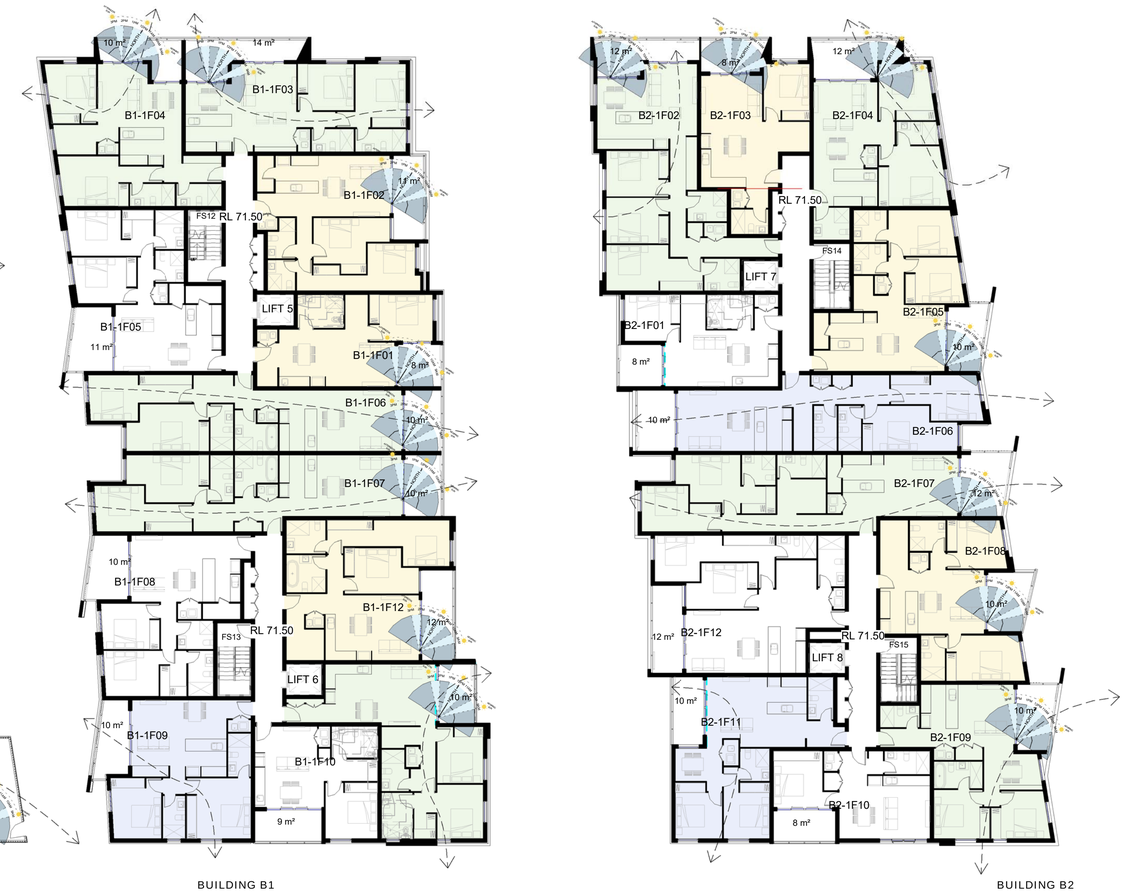
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Date	Rev.	Description
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



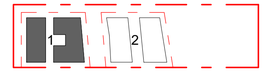
1 LOT 2 - GF SOLAR & VENTILATION DIAGRAM
1 : 200



2 LOT 2 - L1 SOLAR & VENTILATION DIAGRAM
1 : 200

SOLAR ACCESS & NATURAL CROSS VENTILATION DIAGRAM LEGEND

- UNIT WITH SOLAR ACCESS
- UNIT WITH NATURAL CROSS VENTILATION
- UNIT WITH SOLAR ACCESS & NATURAL CROSS VENTILATION



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

SOLAR & VENTILATION DIAGRAM LOT 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 15/01/2019
DRAWING SCALE: 1 : 200	SHEET SIZE: A1
ALL DIMENSIONS IN mm - DO NOT SCALE	
PROJECT NO. 17003	DRAWING NO. A603 / REVISION 2

8/10/2021 10:01:30 AM

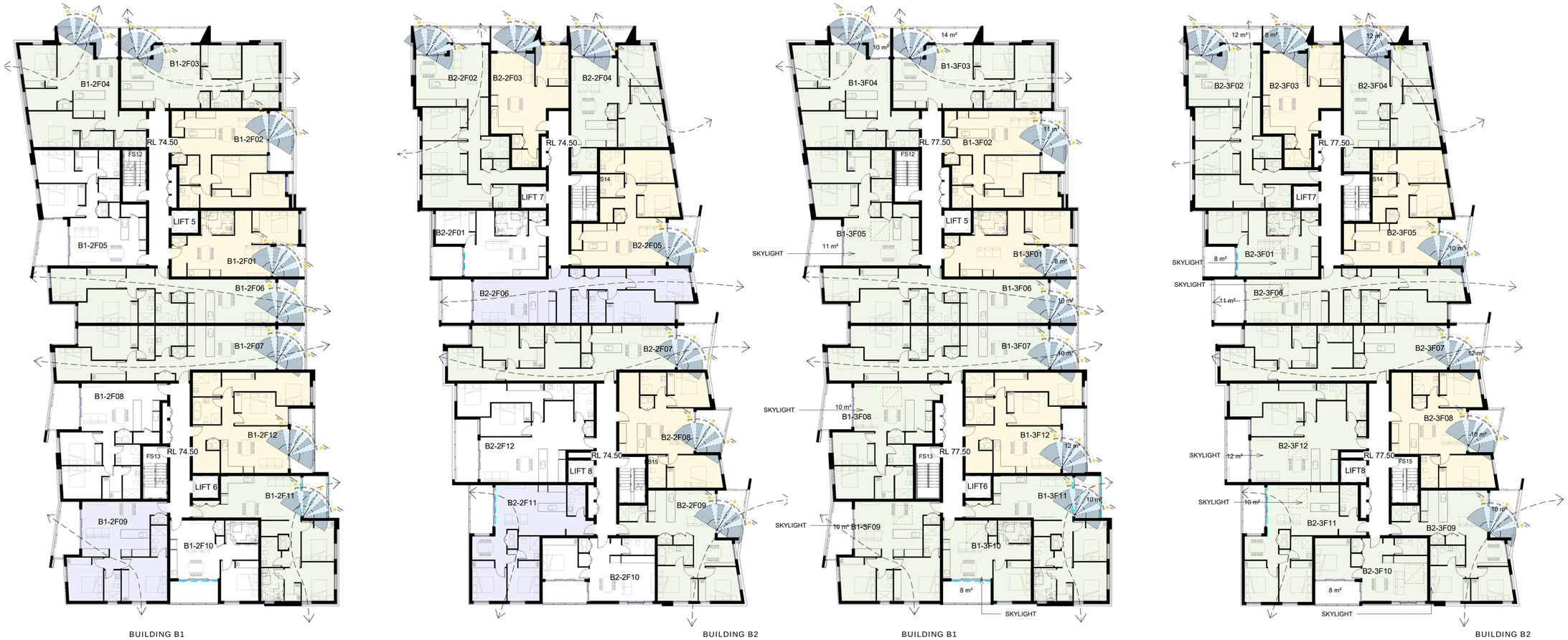
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Notes DA:

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1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Any mechanical plant component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

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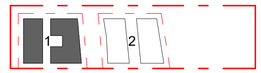
1 LOT 2 - L2 SOLAR & VENTILATION DIAGRAM
1 : 200

2 LOT 2 - L3 SOLAR & VENTILATION DIAGRAM
1 : 200

SOLAR ACCESS & NATURAL CROSS VENTILATION DIAGRAM LEGEND

- UNIT WITH SOLAR ACCESS
- UNIT WITH NATURAL CROSS VENTILATION
- UNIT WITH SOLAR ACCESS & NATURAL CROSS VENTILATION

Date	Rev.	Description
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

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ARCHITECT

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TITLE

SOLAR & VENTILATION DIAGRAM LOT 2

DA SUBMISSION

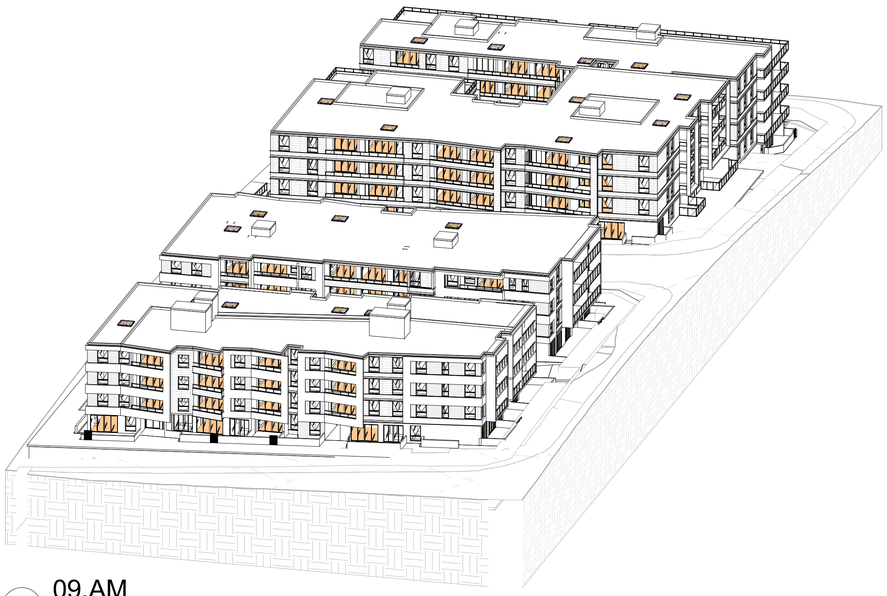
Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 15/01/2019
DRAWING SCALE: 1 : 200
SHEET SIZE: A1
ALL DIMENSIONS IN mm - DO NOT SCALE

PROJECT NO.	DRAWING NO.	REVISION
17003	A604	2

8/10/2021 10:01:42 AM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 09.AM



2 10.AM



3 11.AM

Notes DA:

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1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Roof plant room component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
27/08/2021	1	ISSUE FOR DA

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

The Silver Arc Dreamscapes Pty Ltd

S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

TITLE

SOLAR DIAGRAM

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 27/08/2021

DRAWING SCALE: (ALL DIMENSIONS IN mm - DO NOT SCALE)

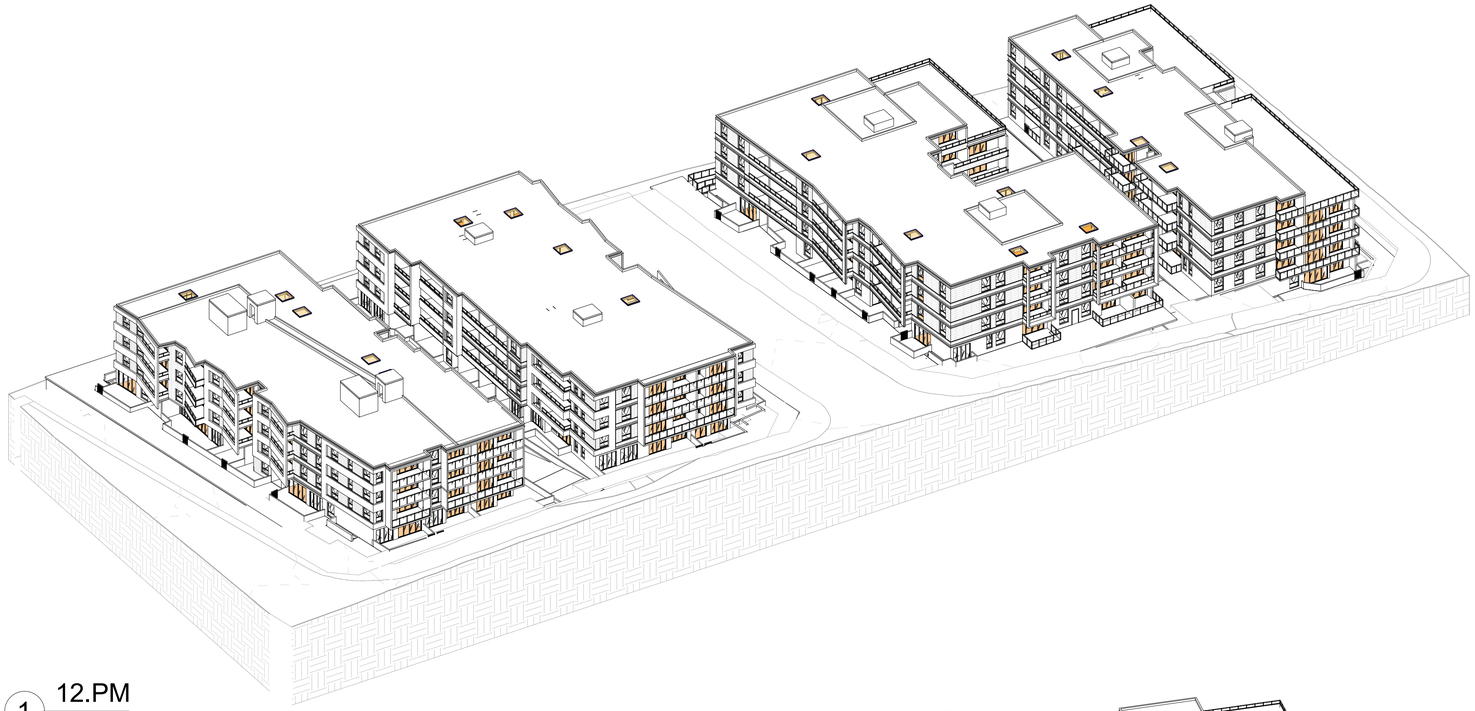
SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A610	1

8/10/2021 10:22:42 AM

500mm
400mm
300mm
200mm
100mm
0mm

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 12.PM



2 01.PM



3 02.PM

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Landscape design component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
27/08/2021	1	ISSUE FOR DA

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WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

SOLAR DIAGRAM

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 27/08/2021

DRAWING SCALE: ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A611	1

8/10/2021 10:23:31 AM

500mm
400mm
300mm
200mm
100mm
0mm

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 03.PM

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Glazing balustrade component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
27/08/2021	1	ISSUE FOR DA

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PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscapes

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S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
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Australia. Singapore. Hong Kong. China

TITLE

SOLAR DIAGRAM

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 27/08/2021
DRAWING SCALE: ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A612	1

8/10/2021 10:23:47 AM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	4	Updated Plan
07/06/2021	3	Waste Management Revising
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



1 LOT 1 - BASEMENT 1
1 : 200

2 LOT 1 - LG STORAGE CALCULATION
1 : 200

CLIENT

WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
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Australia. Singapore. Hong Kong. China

TITLE

ADG COMPLIANCE DIAGRAM
LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 21/07/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A701
REVISION 4

23/08/2021 4:44:26 PM

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 The lift overrun component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	3	Updated Plan
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



1 LOT 1 - GF STORAGE CALCULATION
1 : 200

2 LOT 1 - L1 STORAGE CALCULATION
1 : 200

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105 CUDGEGONG ROAD, ROUSE HILL

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The Silver Arc Dreamscapes Pty Ltd

S1502, Level 15, Citadel Towers, Tower B, 799
Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au

ACN 169 027 936

Australia. Singapore. Hong Kong. China

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ADG COMPLIANCE DIAGRAM
LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 21/07/2021

DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A702	3

23/08/2021 4:44:36 PM

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Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 The planter box component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

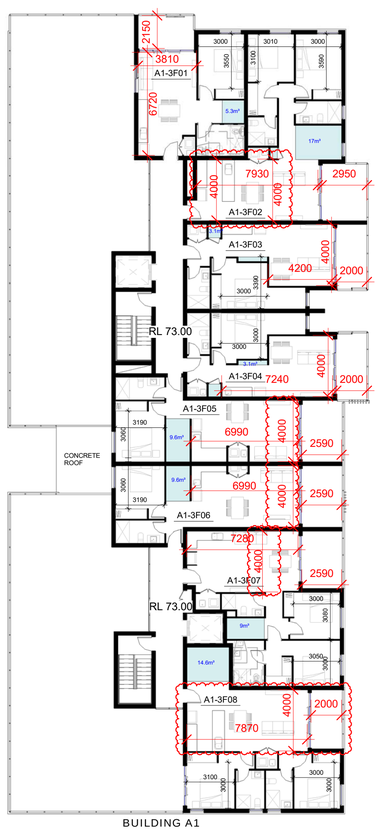
2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	3	Updated Plan
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



1 LOT 1 - L2 STORAGE CALCULATION
1 : 200





2 LOT 1 - L3 STORAGE CALCULATION
1 : 200

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105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
Email: info@thearc.com.au
Website: www.thearc.com.au
ACN 169 027 936
Australia. Singapore. Hong Kong. China

TITLE

ADG COMPLIANCE DIAGRAM
LOT 1

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 21/07/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1
PROJECT NO. 17003
DRAWING NO. A703
REVISION 3

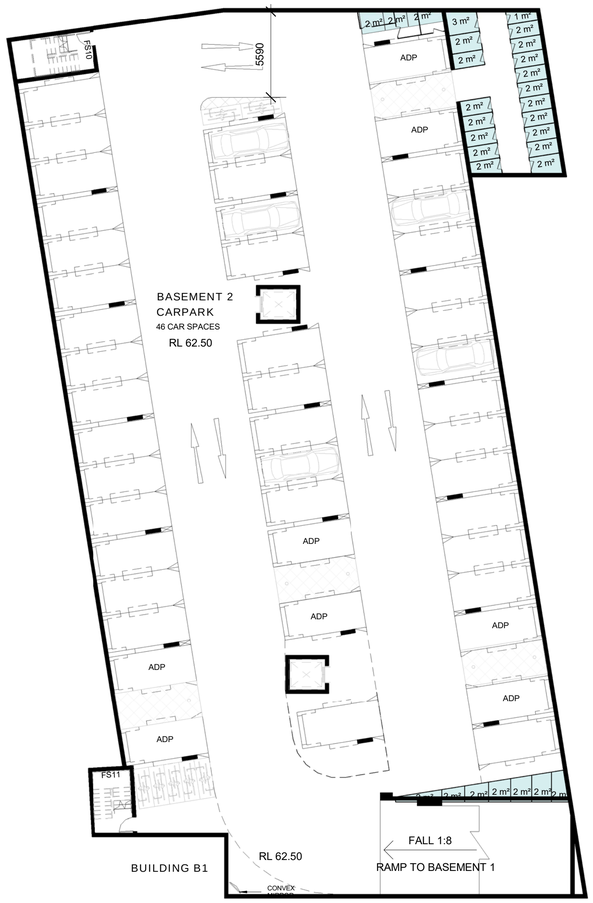
23/08/2021 4:44:48 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 LOT 1 - L4 STORAGE CALCULATION

1 : 200



2 LOT 2 BASEMENT 2

1 : 200

Notes DA:

1. DESIGN RESOLUTION

1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Landscape component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES

3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	3	Updated Plan
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA

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RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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TITLE

ADG COMPLIANCE DIAGRAM
LOT 1 & 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 21/07/2021

DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A704	3

23/08/2021 4:44:55 PM

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400mm
300mm
200mm
100mm
0mm

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Any planter box component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	3	Updated Plan
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



1 LOT 2 BASEMENT 1
1 : 200



2 LOT 2 - GF STORAGE CALCULATION
1 : 200

CLIENT

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RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

DREAMSCAPES ARCHITECTS
Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
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TITLE

ADG COMPLIANCE DIAGRAM
LOT 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 21/07/2021
DRAWING SCALE: 1 : 200
SHEET SIZE: A1
ALL DIMENSIONS IN mm - DO NOT SCALE

PROJECT NO.	DRAWING NO.	REVISION
17003	A705	3

23/08/2021 4:45:02 PM

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Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
1.2 The internal layout is shown indicatively and is subject to further design development.
1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Any planter box component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION
2.1 Colours presented on drawings are generic only and indicative of the architectural design intent. Some colour distortion may also occur in the printing process.

3. EXISTING STRUCTURES AND SERVICES
3.1 Extent and location of existing structures and services is according to the available survey information and will need to be verified on site at later stage.
3.2 All unchanged site levels are as per the existing survey information

Date	Rev.	Description
21/07/2021	3	Updated Plan
15/11/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA



1 LOT 2 - L1 STORAGE CALCULATION
1 : 200



2 LOT 2 - L2 STORAGE CALCULATION
1 : 200

CLIENT

WEYAND PTY LTD

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RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

ARCHITECT

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Planning . Architecture . Interior . Landscapes
The Silver Arc Dreamscapes Pty Ltd
S1502, Level 15, Citadel Towers, Tower B, 799 Pacific Highway, Chatswood, NSW 2067
Phone (02) 80688318
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TITLE

ADG COMPLIANCE DIAGRAM
LOT 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION
DATE: 21/07/2021
DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE
SHEET SIZE: A1
PROJECT NO. **17003**
DRAWING NO. **A706**
REVISION **3**

23/08/2021 4:45:16 PM

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24630 | 12000 | 25080

1 LOT 2 - L3 STORAGE CALCULATION

1 : 200

Notes DA:

1. DESIGN RESOLUTION

1.1 The drawings represent general architectural intent for the purpose of this development application only.
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1.3 The dimensions shown are general only and are subject to further design resolution.
1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Lift overrun component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

2. GRAPHIC PRESENTATION

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3. EXISTING STRUCTURES AND SERVICES

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Date	Rev.	Description
21/07/2021	3	Updated Plan
15/01/2019	2	AMENDMENT FOR COUNCIL REQUIREMENT 1
22/06/2017	1	ISSUE FOR DA

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WEYAND PTY LTD

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RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

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S1502, Level 15, Citadel Towers, Tower B, 799
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Australia. Singapore. Hong Kong. China

TITLE

ADG COMPLIANCE DIAGRAM
LOT 2

DA SUBMISSION

Scale 1 : 100
0 2 4 6

STAGE: DA SUBMISSION

DATE: 21/07/2021

DRAWING SCALE: 1 : 200
ALL DIMENSIONS IN mm - DO NOT SCALE

SHEET SIZE: A1

PROJECT NO.	DRAWING NO.	REVISION
17003	A707	3

23/08/2021 4:45:24 PM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm



1 BIRDS EYE VIEW FROM WEST



2 EASTERN STREET SCAPES

Notes DA:

1. DESIGN RESOLUTION
1.1 The drawings represent general architectural intent for the purpose of this development application only.
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1.4 Location of car park entry point is general only and will be confirmed and dimensioned at later stage.
1.5 The size and position of louvre sun screens is indicative and shown in open and closed positions.
1.6 Ceiling RL (where shown) indicates general ceiling design level only, which does account for services bulkheads or similar partial ceiling protrusions.
1.7 Joinery and fitout component is shown indicatively only and subject to further design development at later stage.
1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include minor elements, such as vent pipes, flues, aerials, etc.

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Date	Rev.	Description
27/08/2021	2	ISSUE FOR DA
22/06/2017	1	ISSUE FOR DA

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WEYAND PTY LTD

PROJECT

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

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ACN 169 027 936

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TITLE

PERSPECTIVE

DA SUBMISSION

Scale 1 : 100
0 2 4 6

	STAGE: DA SUBMISSION
	DATE: 27/08/2021
DRAWING SCALE: ALL DIMENSIONS IN mm - DO NOT SCALE	SHEET SIZE: A1

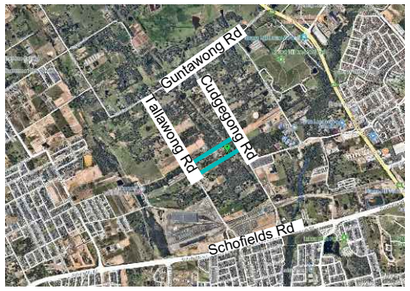
PROJECT NO.	DRAWING NO.	REVISION
17003	A800	2

8/10/2021 10:47:04 AM

0mm 100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm

LOCATION PLAN

Scale: NTS



LOT A: REFERS LANDSCAPE DESIGN DRAWING NO.1

LOT B: REFERS LANDSCAPE DESIGN DRAWING NO.4

REV	DATE	NOTATION/AMENDMENT
A	19.06.17	Preliminary DA prepared for review
B	26.06.17	Revised & Issued for DA
C	01.02.19	Issued for JRPP review
D	07.02.19	Finalized landscape plan
E	13.05.19	Revised street tree species co-ordinated with council's comments

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	HARDSCAPE PLAN - LOT A: LOWER GROUND, GROUND & LEVEL 1	C
/2	LANDSCAPE PLAN - LOT A: LOWER GROUND, GROUND & LEVEL 1	D
/3	LANDSCAPE PLAN - LOT A:LEVEL 3&4	B
/4	HARDSCAPE PLAN - LOT B: GROUND FLOOR	B
/5	HARDSCAPE PLAN - LOT B: GROUND FLOOR	D
/6	LANDSCAPE PLAN - LOT B: ROOFTOP	A
/7	DETAILS 1	B
/8	DETAIL 2 + SPECIFICATION	B

RESIDENTIAL DEVELOPMENT

105 CUDGEGONG ROAD, ROUSE HILL

Conzept Landscape Architects
Suite 101, 506 Miller St
CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

LEGEND & SCHEDULE

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5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

STREET TREES

Botanical Name: *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 75Lt
Mature H x S: 10m x 3-4m
Qty Required: 6

Botanical Name: *Pyrus calleryana 'Chanticleer'*
Common Name: Chanticleer Pear (Exotic)
Pot size: 75Lt
Mature H x S: 11m x 5m
Qty Required: 6

Botanical Name: *Tristaniopsis laurina 'Luscious'*
Common Name: Watergum (Native)
Pot size: 75Lt
Mature H x S: 5-8m x 3-5m
Qty Required: 6

EXISTING VEGETATION

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected

NOTE: FOR ALL ITEMS RELATING TO EXISTING TREES, REFER TO THE 'ARBORICULTURAL IMPACT ASSESSMENT', DATED 29th MAY 2017 BY AUSTRALIS TREE MANAGEMENT

MATERIAL FINISHES

- Turf area - refer detail
- Deco granite path - refer detail
- Timber decking - to future detail
- Concrete sleepers in groundcover - refer detail
- Permeable paving - refer Architect's detail / specification
- Timber Bench seat - refer detail
- In-situ concrete seating wall - to future detail
- Retaining / raised planter wall - refer detail
- Brick edging - refer detail
- Electric twin BBQ to be nom. by client
- 'Park Recliner by Commercial Systems Australia
- Table & chairls or picnic setting to be nominated by client

LANDSCAPE PLAN NOTES

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Bar Scale
0 2 4 6 8 10m

ARCHITECT:
DREAMSCAPES ARCHITECTS

LANDSCAPE ARCHITECT:
Conzept Landscape Architects

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B	07.02.19	Finalized landscape plans
C	13.05.19	Revised street tree species co-ordinated with council's comments

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
HARDSCAPE PLAN PLAN - LOT A: LOWER GROUND, GROUND & LEVEL 1

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:150 @ A1
DATE: JUNE 2016
DWG.No: LPDA 17 - 362
PAGE NUMBER: 1
DRAWN: E.H/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Eucalyptus haemastoma*
Common Name: *Scribbly Gum* (Native)
Pot size: 100Lt
Mature H x S: 15m x 10m
Qty Required: 6

Botanical Name: *Corymbia ficifolia 'Summer Red'*
Common Name: Dwarf Flowering Gum (Native)
Pot size: 75Lt
Mature H x S: 5m x 3m
Qty Required: 4

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 5

Botanical Name: *Elaeocarpus eumundi*
Common Name: Eumundi Quandong (Native)
Pot size: 75Lt
Mature H x S: 11m x 5m
Qty Required: 19

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 74

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100Lt
Mature H x S: 9m x 6m
Qty Required: 10

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 51

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1.8m x 1.5m
Qty Required: 57

Botanical Name: *Magnolia 'Little Gem'*
Common Name: Magnolia Little Gem (Exotic)
Pot size: 45Lt
Mature H x S: 4.5m x 1.5-2m
Qty Required: 30

Botanical Name: *Acmena 'Cherry Surprise'*
Common Name: Cherry Surprise Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 107

Botanical Name: *Drepanostachyum falcatum*
Common Name: Blue Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 2.5m x 1.5m
Qty Required: 69

Botanical Name: *Banksia ericifolia*
Common Name: Heath Banksia (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 28

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 16

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 84

GRASSES + GROUNDCOVERS

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 23

Botanical Name: *Grevillea 'Bronze Rambler'*
Common Name: Bronze Rambler (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 82

Botanical Name: *Dietes grandiflora*
Common Name: Fortnight Lily (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 111

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 311

Botanical Name: *Dietes 'Bicolour'*
Common Name: Wild Iris (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 78

Botanical Name: *Dianella 'Little Jess'*
Common Name: Little Jess Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4m
Qty Required: 328

Botanical Name: *Philodendron 'Little Phil'*
Common Name: Little Phil (Exotic)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 404

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: *Giant Lily Turf (Exotic)*
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 16

Shade Groundcover 50/50 Mix:
Viola hederacea
Dichondra repens
Pot size: 140mm
Mature H x S: 0.25m x 0.75m
Qty Required: 9/m2 (Quantities to suit)



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REV	DATE	NOTATION/AMENDMENT
A	19.06.17	Preliminary DA prepared for review
B	26.06.17	Co-ordinated with revised Architecturals & Issued for DA
C	01.02.19	Issued for JRPP review
D	08.02.19	Finalized landscape plan

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
LANDSCAPE PLAN - LOT A: LOWER GROUND, GROUND & LEVEL 1

DWG.No: LPDA 17 - 362
PAGE NUMBER: 2

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:150 @ A1
DATE: JUNE 2016
DRAWN: E.H/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 6

Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 3

ACCENT PLANTS

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 12

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 22

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 40

Botanical Name: *Yucca filamentosa*
Common Name: *'Aldam's needle'* (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 0.9m
Qty Required: 10

GRASSES / GROUNDCOVERS

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**28.8m2 total)**

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 42

Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**11.3m2 total)**

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED.SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS



Tree Anchoring

For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013

OUTDOOR FURNITURE ON ROOF SHALL BE SECURED TO MAINTAIN A MINIMUM OF 1M DISTANCE TO PARAPET WALL OR INSTALL SAFETY BALUSTRADE WHERE IS NECESSARY TO BCA STANDARDS

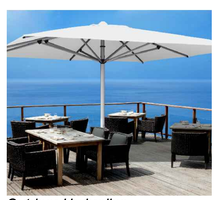
OTHER LANDSCAPE ITEMS

- Composited deck to be nom by architect
- Composited deck to be nom by architect
- Safety balustrade
- Masonry retaining wall
- Outdoor lounges/stool to be nom by client
- Outdoor dinning setting
- Outdoor daybed/lounge & foldable umbrella/ shade sail to be nom by client to manuf. spec
- Lightweight pergola to be nom by client to manuf. spec
- Non-climbable precast concrete tubs to BCA standards in a range of contemporary shapes + sizes. Smooth, raw concrete finish to further details.
- Outdoor kitchen

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval


Natural Stone Paving


Outdoor Umbrellas


Quality Outdoor Furniture


BBQ facility


Decking


Precast Concrete Tubs

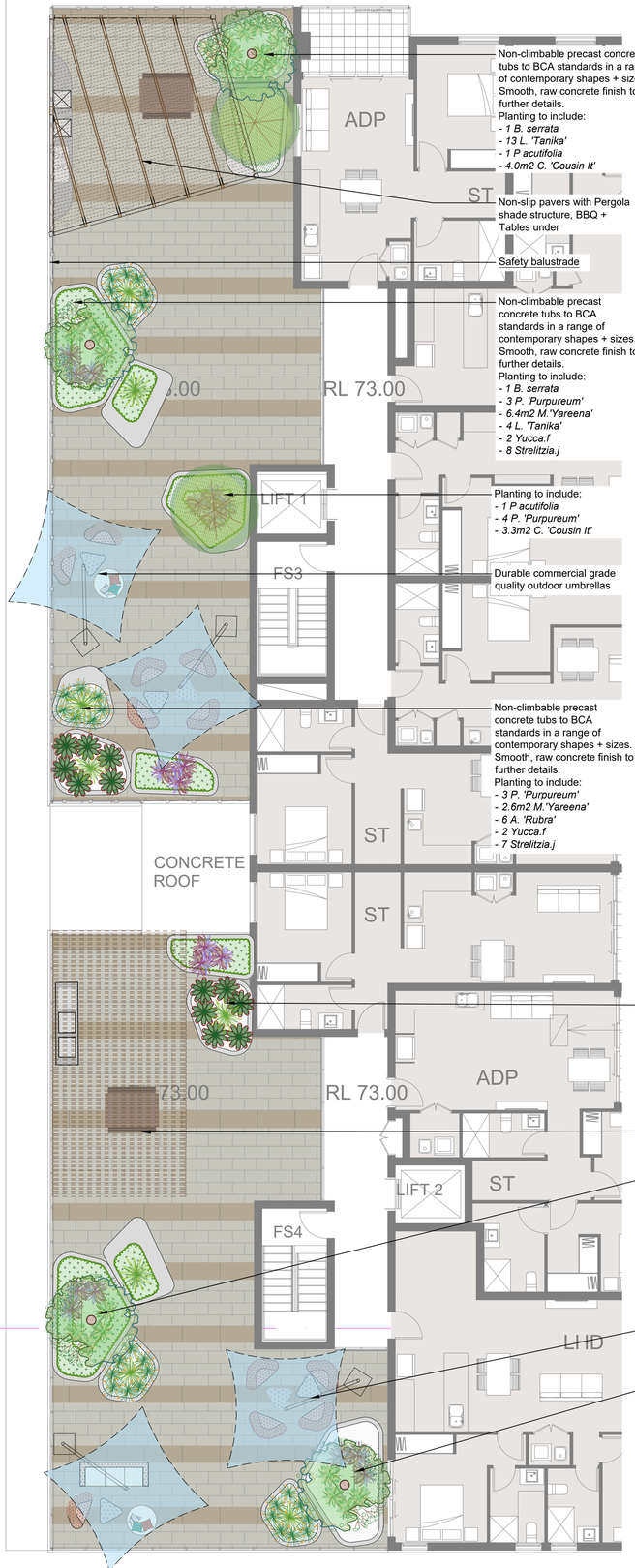
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LANDSCAPE PLAN-LEVEL 3



LANDSCAPE PLAN-LEVEL 4

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REV	DATE	NOTATION/AMENDMENT
A	29.01.19	Preliminary rooftop design for review
B	08.02.19	Finalized landscape plan

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
LANDSCAPE PLAN - LOT B: LV3 & 4

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:100 @ A1
DATE: JAN 2019
DWG No: LPDA 17 - 362
PAGE NUMBER: 3
DRAWN: K.Z
CHECKED: R.F

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STREET TREES

Botanical Name: *Lophostemon confertus*
Common Name: Queensland Brush Box (Native)
Pot size: 75Lt
Mature H x S: 15m x 10m
Qty Required: 3

Botanical Name: *Buckinghamia celsissima*
Common Name: Ivory Curl Flower (Native)
Pot size: 75Lt
Mature H x S: 10m x 3-4m
Qty Required: 6

Botanical Name: *Pyrus calleryana 'Chanticleer'*
Common Name: Chanticleer Pear (Exotic)
Pot size: 75Lt
Mature H x S: 11m x 5m
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Existing trees proposed to be retained and protected

NOTE: FOR ALL ITEMS RELATING TO EXISTING TREES, REFER TO THE 'ARBORICULTURAL IMPACT ASSESSMENT', DATED 29th MAY 2017 BY AUSTRALIS TREE MANAGEMENT

MATERIAL FINISHES

- Turf area - refer detail
- Deco granite path - refer detail
- Timber decking - to future detail
- Permeable paving - refer Architect's detail / specification
- In-situ concrete seating wall - to future detail
- Retaining / raised planter wall - refer detail
- Brick edging - refer detail
- Electric twin BBQ to be nom. by client
- Table & chairls or picnic setting to be nominated by client

LANDSCAPE PLAN NOTES

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AILA Associate

Bar Scale
0 2 4 6 8 10m

ARCHITECT:
DREAMSCAPES ARCHITECTS

LANDSCAPE ARCHITECT:
Conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

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REV	DATE	NOTATION/AMENDMENT
A	08.02.19	Preliminary DA prepared for review
B	13.05.19	Revised street tree species co-ordinated with council's comments

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
HARDSCAPE PLAN - LOT B: GROUND FLOOR

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1
DATE: JUNE 2016
DWG.No: LPDA 17 - 362
PAGE NUMBER: 4
DRAWN: E.H/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

NOTES:
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3. WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

Botanical Name: *Eucalyptus haemastoma*
Common Name: *Scribbly Gum* (Native)
Pot size: 100Lt
Mature H x S: 15m x 10m
Qty Required: 5

Botanical Name: *Ficus lyrata*
Common Name: Fiddle-Leaf Fig (Exotic)
Pot size: 100Lt
Mature H x S: 8m x 5m
Qty Required: 7

Botanical Name: *Waterhousia floribunda*
Common Name: *Weeping Lilly Pilly* (Native)
Pot size: 75Lt
Mature H x S: 10m x 6m
Qty Required: 5

Botanical Name: *Elaeocarpus eumundi*
Common Name: Eumundi Quandong (Native)
Pot size: 75Lt
Mature H x S: 11m x 5m
Qty Required: 25

Botanical Name: *Elaeocarpus reticulatus*
Common Name: Blueberry Ash (Native)
Pot size: 75Lt
Mature H x S: 8-10m x 6-7m
Qty Required: 13

Botanical Name: *Cornus florida*
Common Name: Flowering Dogwood (Exotic)
Pot size: 100Lt
Mature H x S: 9m x 6m
Qty Required: 2

SHRUBS AND HEDGES

Botanical Name: *Syzygium 'Cascade'*
Common Name: Cascade Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2.5m x 1.8m
Qty Required: 25

Botanical Name: *Callistemon 'Great Balls of Fire'*
Common Name: GBOF Bottlebrush (Native)
Pot size: 200mm
Mature H x S: 1.8m x 1.5m
Qty Required: 53

Botanical Name: *Magnolia 'Little Gem'*
Common Name: Magnolia Little Gem (Exotic)
Pot size: 45Lt
Mature H x S: 4.5m x 1.5-2m
Qty Required: 17

Botanical Name: *Acmena 'Cherry Surprise'*
Common Name: Cherry Surprise Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 2m x 1.5m
Qty Required: 40

Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 53

Botanical Name: *Drepanostachyum falcatum*
Common Name: Blue Bamboo (Exotic)
Pot size: 200mm
Mature H x S: 2.5m x 1.5m
Qty Required: 41

Botanical Name: *Banksia ericifolia*
Common Name: Heath Banksia (Native)
Pot size: 200mm
Mature H x S: 3m x 2m
Qty Required: 19

Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 118

Botanical Name: *Rhaphis excelsa*
Common Name: Rhaphis Palm (Exotic)
Pot size: 200mm
Mature H x S: 3m x 1.5m
Qty Required: 58

GRASSES + GROUNDCOVERS

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 269

Botanical Name: *Grevillea 'Bronze Rambler'*
Common Name: Bronze Rambler (Native)
Pot size: 140mm
Mature H x S: 0.3m x spreading
Qty Required: 216

Botanical Name: *Dietes grandiflora*
Common Name: Fortnight Lily (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 370

Botanical Name: *Dietes 'Bicolour'*
Common Name: Wild Iris (Exotic)
Pot size: 140mm
Mature H x S: 0.9m x 0.8m
Qty Required: 190

Botanical Name: *Dianella 'Little Jess'*
Common Name: Little Jess Flax Lily (Native)
Pot size: 140mm
Mature H x S: 0.4m x 0.4m
Qty Required: 153

Botanical Name: *Philodendron 'Little Phil'*
Common Name: Little Phil (Exotic)
Pot size: 140mm
Mature H x S: 0.4m x 0.5m
Qty Required: 115

Botanical Name: *Liriope muscari 'Evergreen Giant'*
Common Name: *Giant Lily Turf (Exotic)*
Pot size: 150mm
Mature H x S: 0.7m x 0.65m
Qty Required: 206

Shade Groundcover 50/50 Mix:
Viola hederacea
Dichondra repens
Pot size: 140mm
Mature H x S: 0.25m x 0.75m
Qty Required: 9/m2 (25.0m2)

LANDSCAPE PLAN NOTES

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REV	DATE	NOTATION/AMENDMENT
A	19.06.17	Preliminary DA prepared for review
B	26.06.17	Co-ordinated with revised Architecturals & Issued for DA
C	01.02.19	Issued for JRPP review
D	07.02.19	Finalized landscape plan

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
LANDSCAPE PLAN - LOT B: GROUND FLOOR

STATUS:
DEVELOPMENT APPLICATION

SCALE: 1:150 @ A1
DATE: JUNE 2016
DWG.No: LPDA 17 - 362
PAGE NUMBER: 5
DRAWN: E.H/K.Z
CHECKED: R.F

LEGEND & SCHEDULE

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TREES

Botanical Name: *Banksia serrata*
Common Name: Old Man Banksia (Native)
Pot size: 45Lt
Mature H x S: 5m x 3m
Qty Required: 2

Botanical Name: *Plumeria acutifolia*
Common Name: Frangipani (Exotic)
Pot size: 75Lt
Mature H x S: 5m x 4m
Qty Required: 5

SHRUBS AND HEDGES

Botanical Name: *Metrosideros* 'Tahiti'
Common Name: NZ Christmas Bush (Exotic)
Pot size: 150mm
Mature H x S: 1m x 1m
Qty Required: 23

ACCENT PLANTS

Botanical Name: *Alcantarea imperialis 'Rubra'*
Common Name: Ruby Imperial Bromeliad (Exotic)
Pot size: 300mm
Mature H x S: 0.8m x 0.9m
Qty Required: 12

Botanical Name: *Phormium tenax 'Purpureum'*
Common Name: New Zealand Flax (Exotic)
Pot size: 300mm
Mature H x S: 0.9m x 0.9m
Qty Required: 19

Botanical Name: *Strelitzia juncea*
Common Name: Rush-leaved Strelitzia (Exotic)
Pot size: 200mm
Mature H x S: 1.5m x 1m
Qty Required: 56

Botanical Name: *Yucca filamentosa*
Common Name: *'Aldam's needle'* (Exotic)
Pot size: 300mm
Mature H x S: 1.5m x 0.9m
Qty Required: 12

GRASSES / GROUNDCOVERS

Botanical Name: *Myoporum parvifolium 'Yareena'*
Common Name: Creeping Boobialla (Native)
Pot size: 140mm
Mature H x S: 0.15m x spreading
Qty Required: 7/m2 (**13.4m2 total)**

Botanical Name: *Lomandra longifollia 'Tanika'*
Common Name: Dwarf Mat Rush (Native)
Pot size: 150mm
Mature H x S: 0.8m x 0.8m
Qty Required: 24

Botanical Name: *Casuarina glauca 'Cousin It'*
Common Name: *Cousin It Casuarina* (Native)
Pot size: 140mm
Mature H x S: 0.1m x 1.5m
Qty Required: 5/m2 (**13.6m2 total)**

Botanical Name: *Gardenia augusta ' O So Fine'*
Common Name: *Fine Leaf Gardenia* (Native)
Pot size: 140mm
Mature H x S: 0.3m x 1m
Qty Required: 5/m2 (**4.6m2 total)**

CONSULTANTS INFO.

Refer to plans, details, specification and reports prepared by other consultants for all information relating to that practice, including:

For architectural design and layout, refer to plans prepared by *Christiansen obrien Architects*

For stormwater, site drainage and civil design, refer to plans prepared by *Henry & hymas*

For all existing tree information including recommendations for removal, retention and protection measures, refer to report prepared by *Arboreport*

AUTOMATIC IRRIGATION SHALL BE INSTALLED FOR RAISED PLANTER AREA TO ENSURE A SUSTAINABLE LANDSCAPE IS ACHIEVED.SHOP DRAWING TO BE PROVIDED BY LICENSED IRRIGATION CONSULTANTS



Tree Anchoring

For advanced tree planting in high wind and rooftop locations, it is recommended that an approved root ball anchoring system equal to 'Platipus Anchors' shall be used. Install as per the manufacturers specification'

ALLOW FOR STRAPS ANCHOR POINTS ON ROOF/BALCONY PLANTER WHERE IS NECESSARY AS PER AS 1891.4:2009 AND AS/NZS 5532:2013

OUTDOOR FURNITURE ON ROOF SHALL BE SECURED TO MAINTAIN A MINIMUM OF 1M DISTANCE TO PARAPET WALL OR INSTALL SAFETY BALUSTRADE WHERE IS NECESSARY TO BCA STANDARDS

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EXISTING VEGETATION

1. FOR SITES WITH AN AQF 5 ARBORIST ENGAGED, PLEASE REFER TO THE ARBORIST REPORT FOR RECOMMENDATIONS AND TREE PROTECTION MEASURES.

Trees proposed to be removed and replaced with new landscaping

Existing trees proposed to be retained and protected

OTHER LANDSCAPE ITEMS

TYPE 1 Non-slip paving to be confirmed at construction stage

TYPE 2 Non-slip paving to be confirmed at construction stage

Composited deck to be nom by architect

Masonry retaining wall

Outdoor lounges/stool to be nom by client

Outdoor dinning setting

Outdoor daybed/lounge & foldable umbrella/ shade sail to be nom by client to manuf. spec

Lightweight pergola to be nom by client to manuf. spec

Non-climbable precast concrete tubs to BCA standards in a range of contemporary shapes + sizes. Smooth, raw concrete finish to further details.

Outdoor kitchen

SAMPLE IMAGES

Images are diagrammatic only, and final planting species may vary, as determined by Council Approval



Natural Stone Paving



Outdoor Umbrellas



Timber Screening



BBQ facility



Quality Outdoor Furniture



Decking



Precast Concrete Tubs



Fixed Outdoor Reclining Chairs



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ALL DESIGN, PLANS, DETAILS AND SPECIFICATIONS
AILA Associate

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Bar Scale
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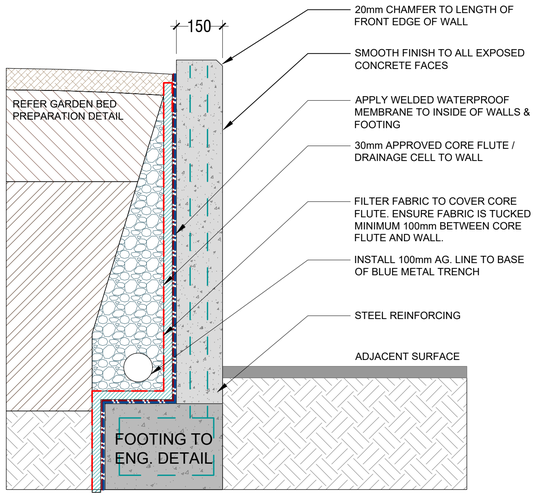
CLIENT
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REV	DATE	NOTATION/AMENDMENT
A	29.01.19	Preliminary rooftop design for review

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

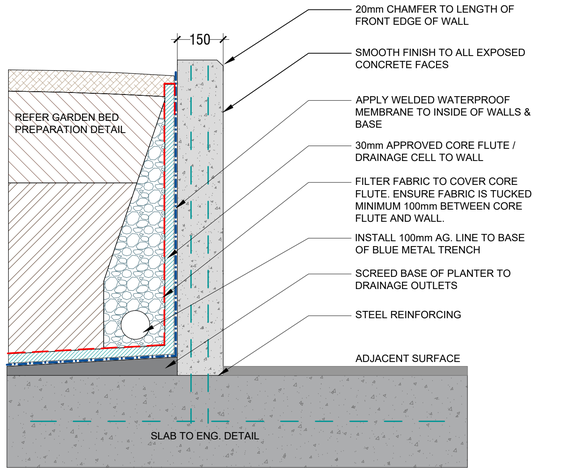
TITLE:
LANDSCAPE PLAN - LOT B: ROOFTOP

STATUS: DEVELOPMENT APPLICATION
SCALE: 1:100 @ A1
DATE: JAN 2019
DWG.No: LPDA 17 - 362
PAGE NUMBER: 6
DRAWN: K.Z
CHECKED: R.F



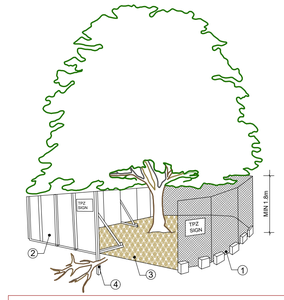
TYPICAL IN SITU RETAINING WALL DETAIL

SCALE 1:10



TYPICAL IN SITU RETAINING WALL ON SLAB DETAIL

SCALE 1:10



1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET

2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

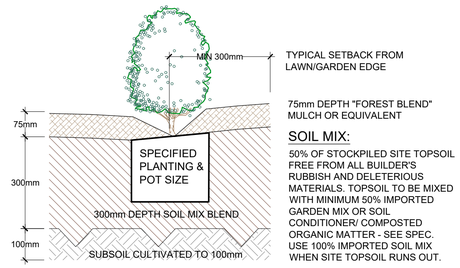
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

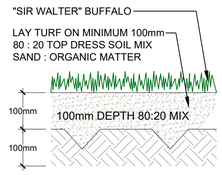
TREE PROTECTION ZONE

N.T.S



TYPICAL GARDEN PREPARATION DETAIL

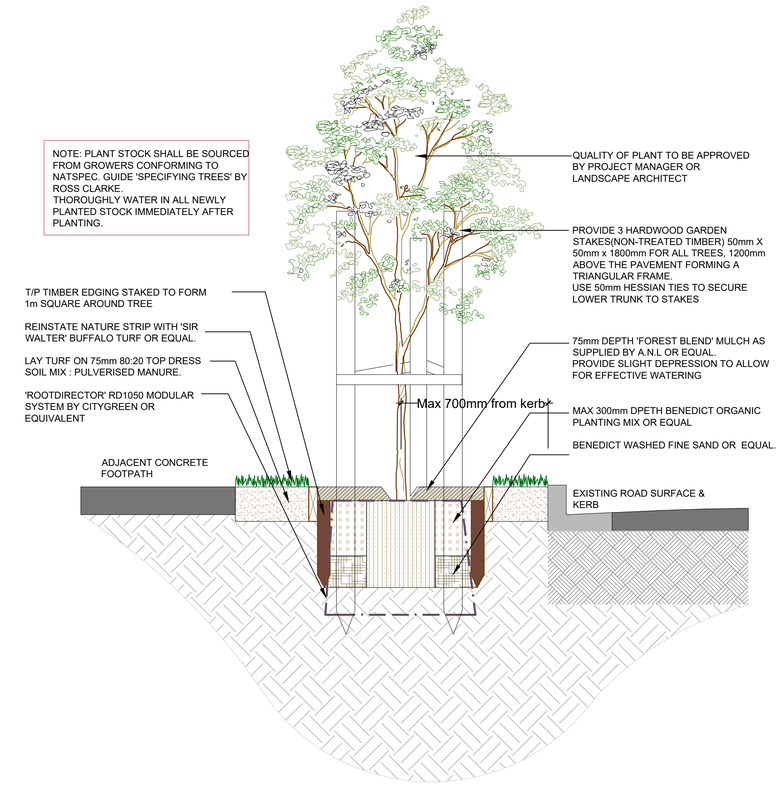
SCALE 1:10



TYPICAL TURF DETAIL

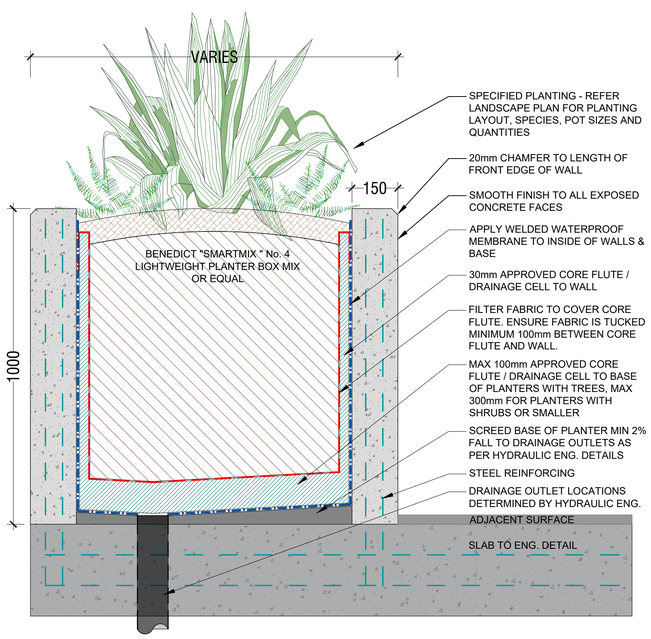
SCALE: 1:10

NOTE: PLANT STOCK SHALL BE SOURCED FROM GROWERS CONFORMING TO NATSPEC. GUIDE 'SPECIFYING TREES' BY ROSS CLARKE.
THOROUGHLY WATER IN ALL NEWLY PLANTED STOCK IMMEDIATELY AFTER PLANTING.



STREET TREE PLANTING

SCALE: N.T.S

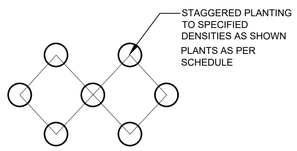


TYPICAL IN SITU RAISED PLANTER ON SLAB DETAIL

SCALE 1:10

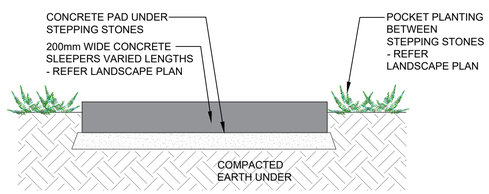
TIMBER BENCH SEATING FIXED TO WALL DETAIL

SCALE: 1:10



MASS PLANTING SETOUT

N.T.S



CONCRETE SLEEPERS IN GROUNDCOVER PLANTING

SCALE 1:10

GENERAL NOTE:

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any discrepancies to the Landscape Architect before proceeding with the work.

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DIAL 1100 BEFORE YOU DIG

ARCHITECT:
DREAMSCAPES ARCHITECTS

LANDSCAPE ARCHITECT:
Conzept Landscape Architects
Suit 101, 506 Miller Street, CAMMERAY NSW 2062
Phone: 9922 5312
Fax: 8209 4982
Mob: 0413 861 351
www.conzept.net.au
enquiries@conzept.net.au

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REV	DATE	NOTATION/AMENDMENT
A	19.06.17	Preliminary DA prepared for review
B	26.06.17	Co-ordinated with revised Architecturals & Issued for DA

PROJECT:
RESIDENTIAL DEVELOPMENT
105 CUDGEGONG ROAD
ROUSE HILL

TITLE:
DETAILS 1

STATUS:
DEVELOPMENT APPLICATION

SCALE:
AS SHOWN

DATE:
JUNE 2016

DWG No:
LPDA 17 - 362

PAGE NUMBER:
7

DRAWN:
E.H/K.Z

CHECKED:
R.F

LANDSCAPE WORK SPECIFICATION

PRELIMINARIES

1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works:

- The landscape plans should be read in conjunction with the architectural plans, hydraulic plans, service plans and survey prepared for the proposed development.
- All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the instruction of the landscape architect.
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the commencement of hardscape works and hardstand pours.
- All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention.
- Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed.

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

Existing trees identified to be retained shall be done so in accordance with NATSPEC Guide 2 "A Guide to Assessing Tree Quality". Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to oversee such works and manage tree health.
Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within the root zone of existing trees to be retained.

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk. The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:
- Construction of a sediment trap at the vehicle access point to the subject site.
- Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on site by the landscape architect.
- Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter.
- Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS

2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)
The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting
New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches.

Specified Soil Mix - Turf
The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site Topsoil
Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out.

2.02 INSTALLATION

a) Testing
All testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to suit.

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of this test.

b) Set Out of Individual Trees & Mass Planting Areas
All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels
Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil conditioner). The following subgrade levels shall apply:
- Mass Planting Beds - 300mm below existing levels with specified imported soil mix.
- Turf areas - 100mm below finished surface level.

Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation
Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to the placement of the final specified soil mix.

e) Drainage Works
Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.
- Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal.
- Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm

Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.
- Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm.

Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material
All trees supplied above a 25L container size must be grown and planted in accordance with *Clarke, R 1996 Purchasing Landscape Trees: A guide to assessing tree quality, Natspec Guide No. 2.* Certification that trees have been grown to Natspec guidelines is to be provided upon request of Council's Tree Management Officer.
Above - Ground Assessment:
The following plant quality assessment criteria should be followed:
Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure
Below - Ground Assessment:
Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.
All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

b) Stakes and Ties
Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted, straight hardwood, free of knots and pointed at one end. They shall be 2200mm x 50mm x 50mm Hardwood, or approved alternative. Ties shall be 50mm wide hessian webbing material.

c) Fertilisers
Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch
Mulch shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris.

e) Turf
Turf shall be "Sir Walter" Buffalo or equivalent (unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition.

3.02 INSTALLATION

a) Setting Out
All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to planting.

b) Planting
All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets immediately after planting.

c) Staking and Tying
Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

d) Mulching
Mulch should be spread so that a compacted thickness of 75mm is achieved after settlement in all planting beds and around each individual plant. Apply immediately following planting and watering in, ensuring that a 50mm radius is maintained around the trunk of each plant . There shall be no mixing of soil and mulch material.

e) Turfing
Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

f) Garden Edging
The Contractor shall install Brick Edging as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with adjacent surfaces.

HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification.
- Paving - refer to typical details provided, and applicable Australian Standards. *Permeable paving may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface.* In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect.
Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands Division on (02) 8836 5332.

IRRIGATION WORKS

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design.
This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry standards and to maximise the efficient usage of water.
The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, Blacktown Council By-Laws and Ordinances.

Drawings:
- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon engagement.

Design Requirements:
- The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas.
- It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting.
- The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.
- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available.
- All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in position at 500mm centres with galv wire pins.
- Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than 5%.

Services Co-ordination:
- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions.
- The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to identify the preferred service and conduit locations.
- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects:
Upon completion of installation, the system shall be tested, including:
- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time.
- Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not exceed 300Kpa.
- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

Warranty :
- A full 12 month warranty shall be included to cover labour and all parts.

Further Documentation:
- On request, a detailed irrigation performance specification report can be issued.

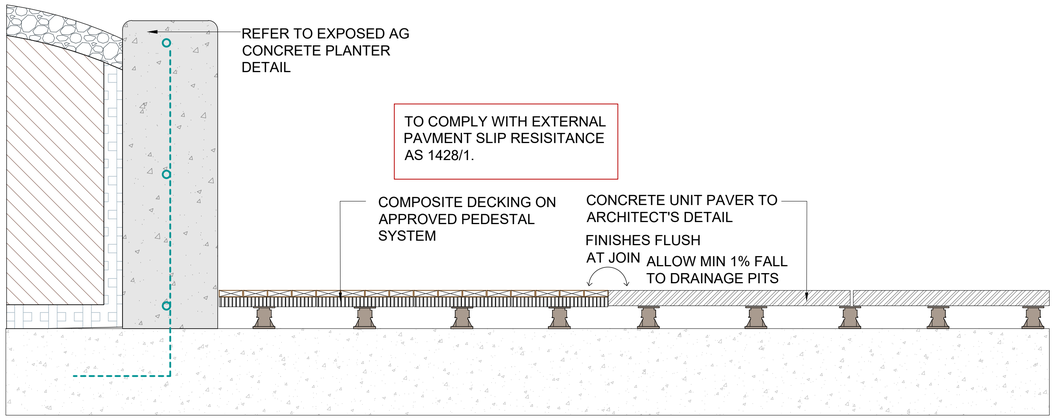
CONSOLIDATION AND MAINTENANCE

6.01 GENERAL

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required:
- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas.
- Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- Make good areas of soil subsidence or erosion.
- Topping up of mulched areas.
- Spray / treatment for Insect and disease control.
- Fertilizing with approved fertilizers at correct rates.
- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes
- Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

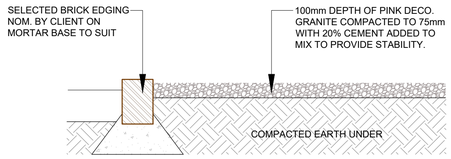


HARDWOOD DECK + PAVING ON SLAB DETAIL

SCALE: NTS



Screwjack pedestal

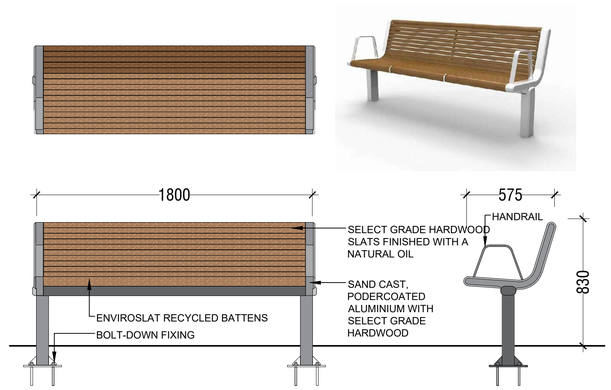


TYPICAL COMPACTED DECO GRANITE & BRICK EDGING

SCALE 1:10



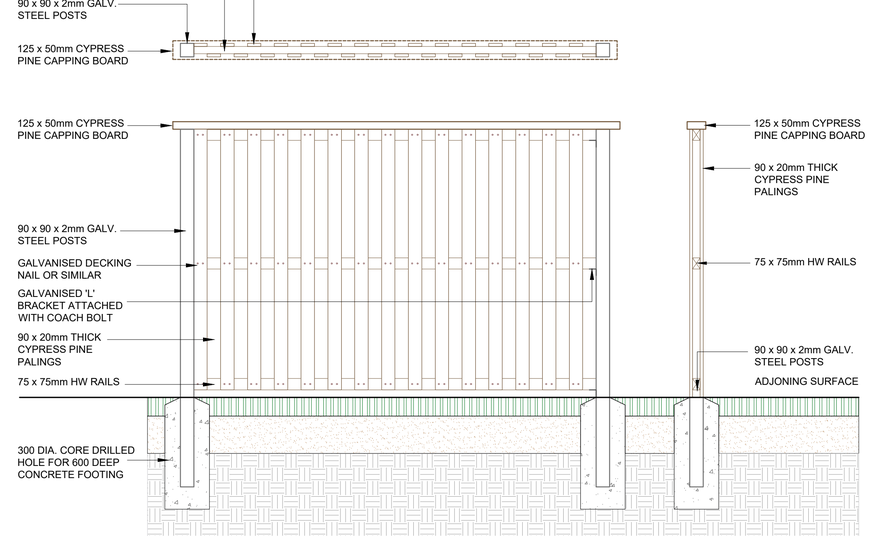
Deco Granite



NOTE: DRAWING IS INDICATIVE ONLY. PRODUCT BY HUB-GROUP STREET FURNITURE. REFER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS FOR INSTALLATION

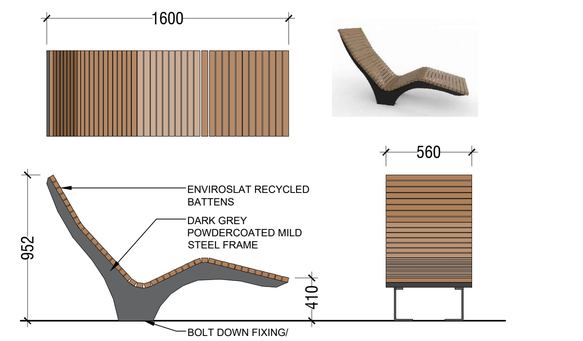
SEAT BY HUB-GROUP STREET FURNITURE - PRODUCT CODE: S501

SCALE 1:20



1.8m HEIGHT SIDE & REAR BOUNDARY T/P FENCING

approx 1:10



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PARK RECLINER BY CSA - PRODUCT CODE: TM4615

SCALE 1:20

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Fax: 8209 4982
Mob: 0413 861 351
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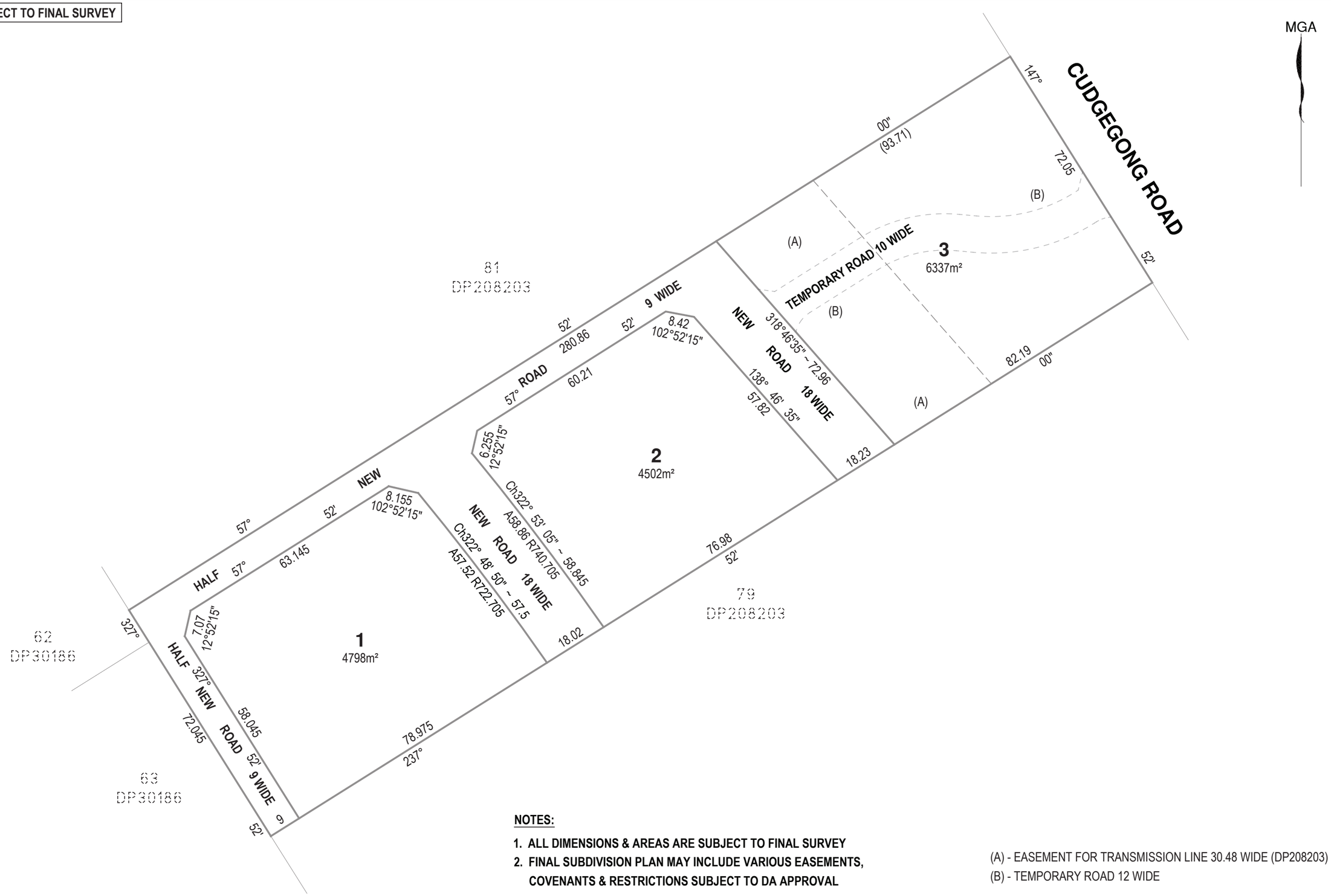
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8

DRAWN:
E.H/K.Z

CHECKED:
R.F

DRAFT PLAN - SUBJECT TO FINAL SURVEY



NOTES:

1. ALL DIMENSIONS & AREAS ARE SUBJECT TO FINAL SURVEY
2. FINAL SUBDIVISION PLAN MAY INCLUDE VARIOUS EASEMENTS, COVENANTS & RESTRICTIONS SUBJECT TO DA APPROVAL

(A) - EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (DP208203)
(B) - TEMPORARY ROAD 12 WIDE

SURVEYOR **Name: CRAIG TURNER** **Date: 02/11/2021** **Reference: 7399**	**PLAN OF PROPOSED SUBDIVISION OF LOT 81 IN DP208203**	**L G A: BLACKTOWN** **Locality: ROUSE HILL** **Reduction Ratio 1:1000** **Lengths are in metres.**	THE DRAFT SUBDIVISION PLAN HAS BEEN PREPARED BY SDG LAND DEVELOPMENT SOLUTIONS WWW.SDG.NET.AU	**DP DRAFT** **ISSUE C**