SITE SUMMARY

- TOTAL SITE AREA: 4236

- LANDSCAPE AREA: 1773

Certificate No. # 40KQUQOFU1

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 38-42 Wharf Road, Melrose Park, NSW, 2114

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DEVELOPMENT SUMMARY

BUILDING A

- 152 APARTMENTS
- 23 STOREYS
- 0 x 1 BED
- 128 x 2 BED
- 24 x 3 BED

BUILDING B

- 16 APARTMENTS
- 7 STOREYS
- 9 x 1 BED
- 0 x 2 BED
- 7 x 3 BED

BUILDING C

- 59 APARTMENTS
- 8 STOREYS
- 29 x 1 BED
- 29 x 2 BED
- 1 x 3 BED

SETBACKS

- NORTH SETBACK - 3m
- SOUTH SETBACK - 3m
- EAST SETBACK - 5m
- WEST SETBACK - 3m

COMPLIANCE

- 227 UNITS TOTAL

- 77% SOLAR ACCESS COMPLIANCE (175 UNITS)

- 7.5% NO SOLAR ACCESS COMPLIANCE (17 APARTMENTS)

- 62% NATURAL VENTILATION COMPLIANCE (80 UNNITS)

LEGEND

- LANDSCAPED AREA
- PROPOSED DCP COMPLIANT BUILDING SCHEME
- SITE BOUNDARY
- SETBACKS

North Point

PRELIMINARY

09/09/2025 12:56:01 AM

Amendments

Issue	Description	Date
1	For Information	05/03/25
2	For Information	12/05/25
3	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
PROPOSED SITE PLAN

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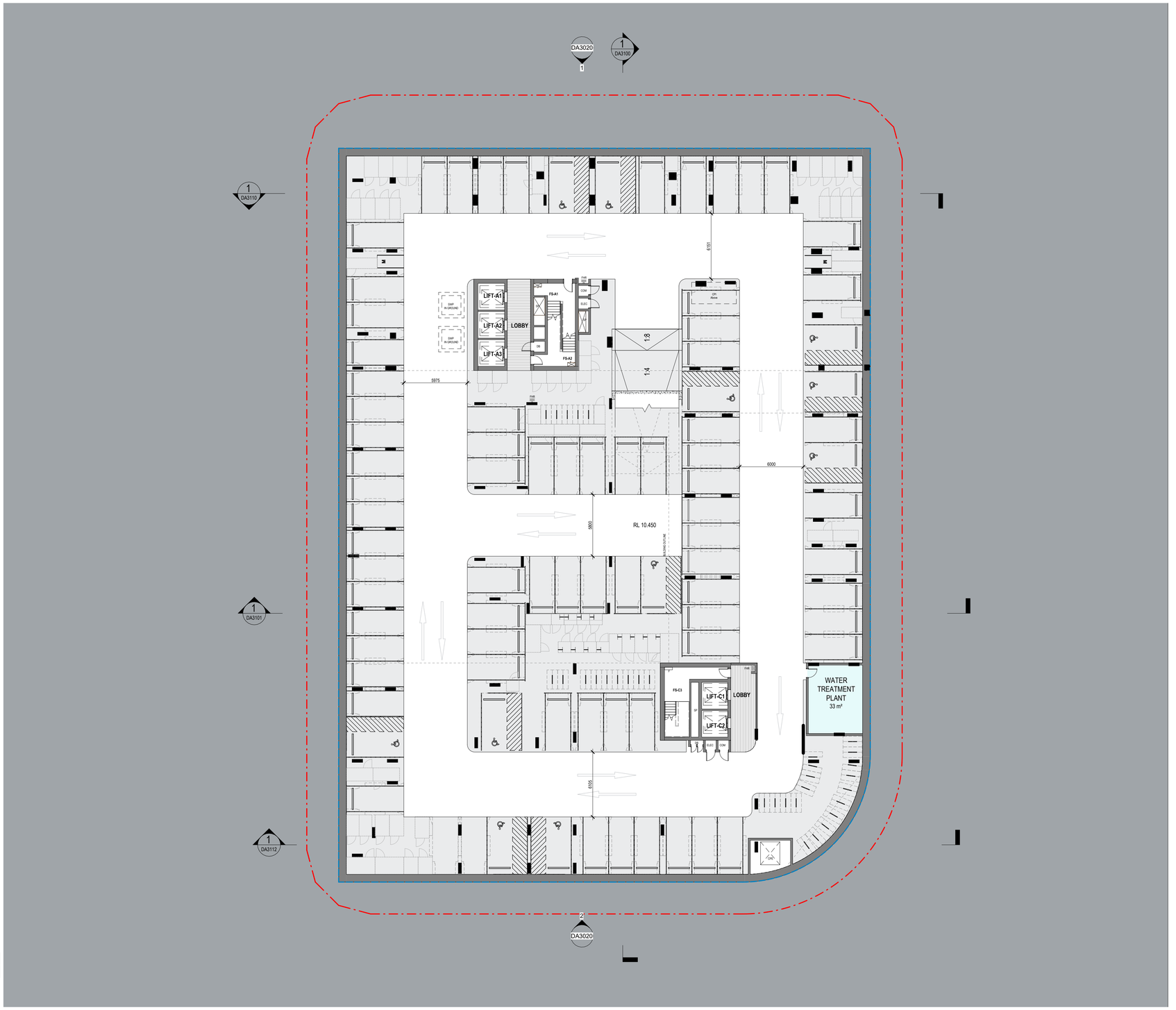
Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA1102	B



BASEMENT 03

Adaptable Carpark Bay	11
Standard Carpark Bay	75
	86

BASEMENT 03

BICYCLE_RESIDENT	64

Motorcycle Bay	2

Certificate No. # 40KQUQOFU1

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LEGEND

BAL Balcony
COMMS Communiation Cupboard
CPEA Car Park Exhaust Riser
CP Central Fire Protection Riser
CW Cold Water
ELEC Electrical Cupboard
FS1,2... Fire Stair No.1,2.etc
GBR Garbage Room
GE Garbage Room Ventilation
HYD Hydraulic Cupboard
HR Hydraulic Riser
LR Lobby Relief
MSR Main Switch Room
SP Stair Prssurisation
POS Private Open Space
V Visitor Parking Space
1B,2B... Bedroom 1,2,etc.
AC not Visable from street
AC in Cage
AC behinde Louvre

PRELIMINARY

09/9/2025 2:12:15 PM

Amendments

Issue	Description	Date
1	For Information	05/03/25
2	For Information	18/03/25
3	For Information	20/03/25
4	For Information	17/04/25
5	For Information	02/05/25
6	For Information	12/05/25
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A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
BASEMENT 03 PLAN

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Plotted and checked by	SC		
Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
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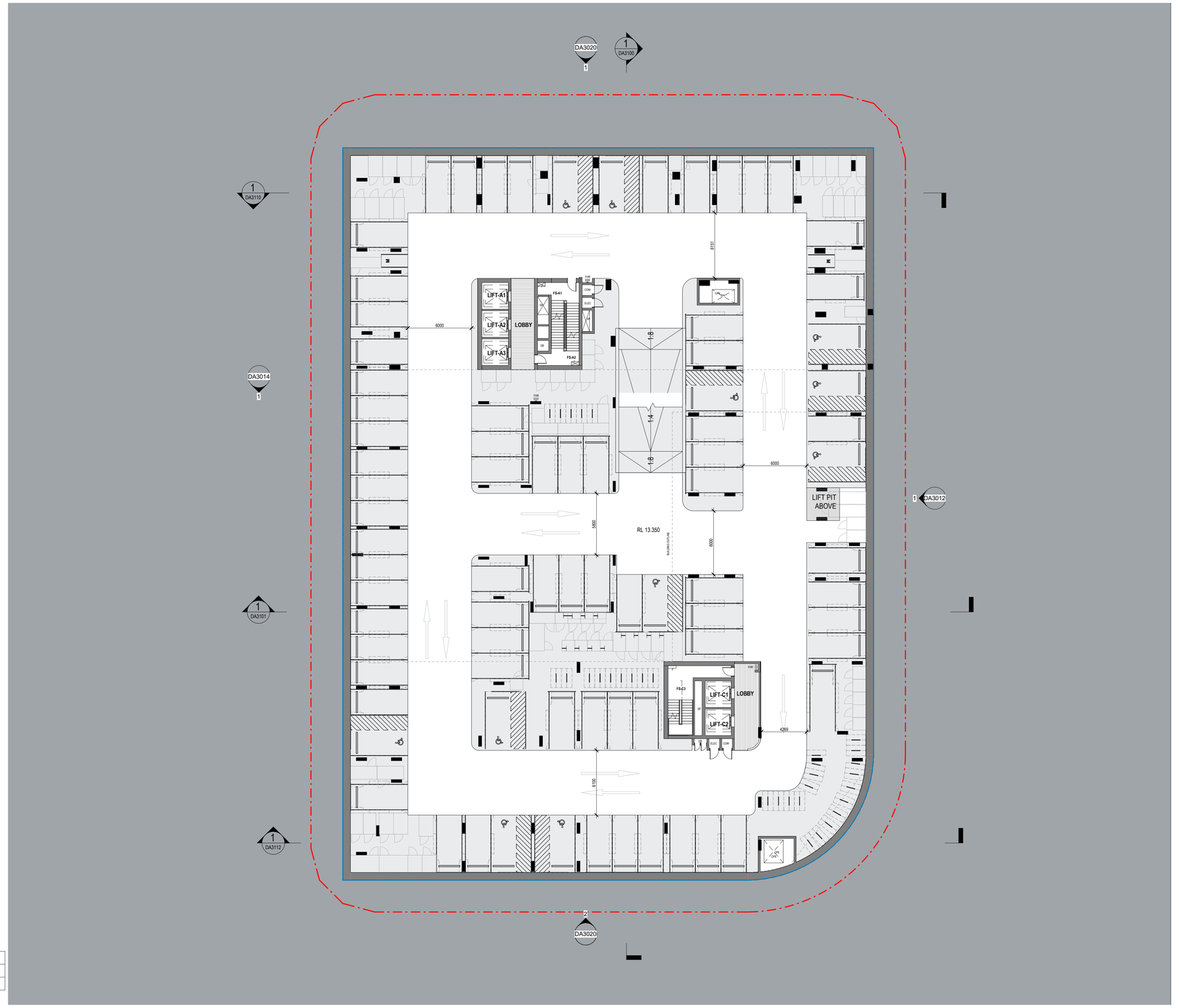

BASEMENT 02

Adaptable Carpark Bay	11
Sideway Carpark Bay	1
Standard Carpark Bay	68
	80

BASEMENT 02

BICYCLE_RESIDENT	64

Motorcycle Bay	2

LEGEND

BAL Balcony

COMMS Communiation Cupboard

CPEA Car Park Exhaust Riser

CP Central Fire Protection Riser

CW Cold Water

ELEC Electrical Cupboard

FS1,2... Fire Stair No.1,2.etc

GBR Garbage Room

GE Garbage Room Ventilation

HYD Hydraulic Cupboard

HR Hydraulic Riser

LR Lobby Relief

MSR Main Switch Room

SP Stair Prssurisation

POS Private Open Space

V Visitor Parking Space

1B,2B... Bedroom 1,2,etc.

AC not Visable from street

AC in Cage

AC behinde Louvre

Certificate No. # 40KQUQOFU1

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PRELIMINARY

9/09/2025 2:12:23 PM

Amendments

Issue	Description	Date
1	For Information	05/03/25
2	For Information	18/03/25
3	For Information	20/03/25
4	For Information	07/04/25
5	For Information	17/04/25
6	For Information	02/05/25
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A	DA Submission	29/05/25
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nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
BASEMENT 02 PLAN

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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
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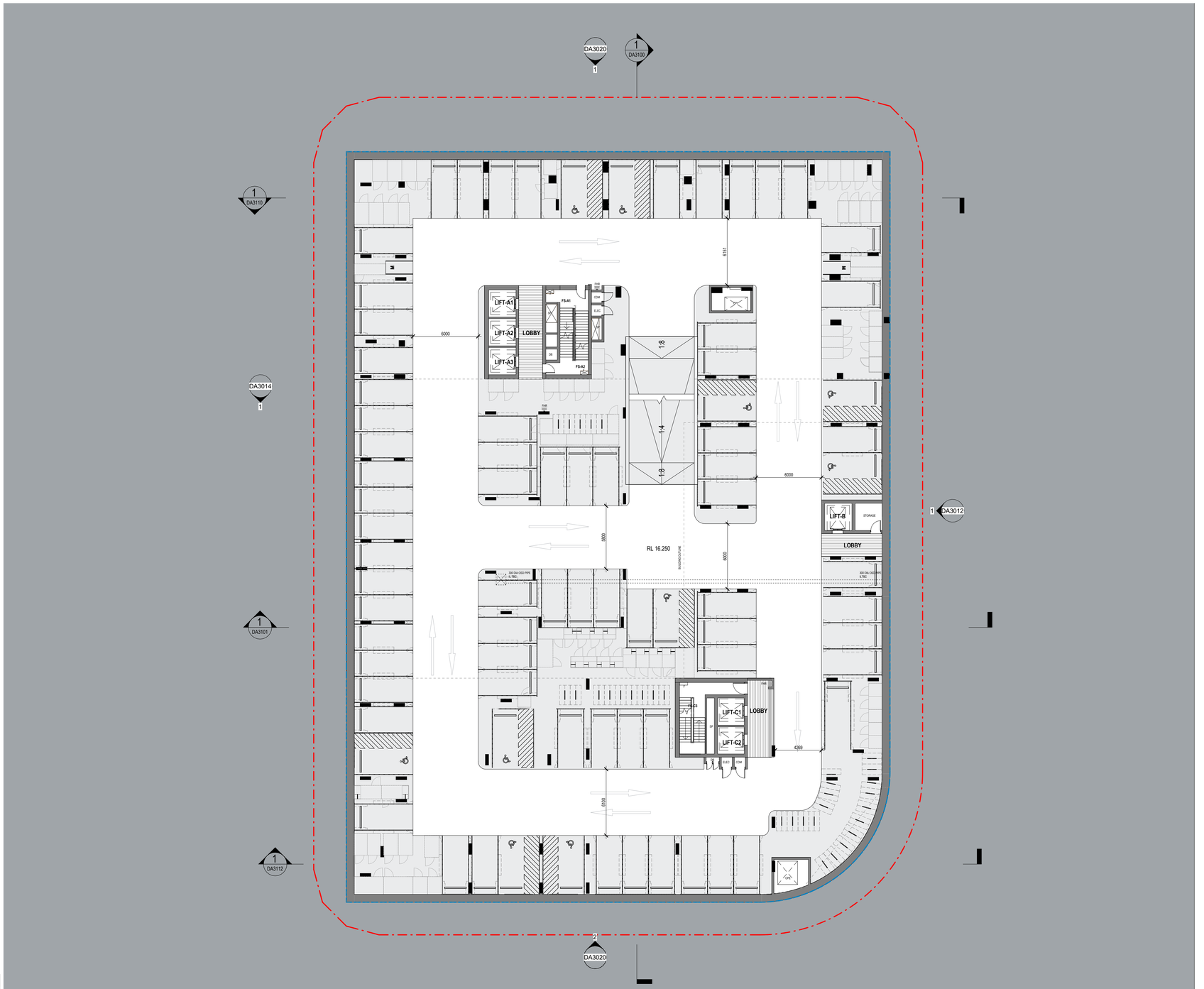

BASEMENT 01

Adaptable Carpark Bay	10
Sideway Carpark Bay	1
Standard Carpark Bay	68
	79

BASEMENT 01

BICYCLE_RESIDENT	64

Motorcycle Bay	2

Certificate No. # 40KQUQOFU1

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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
CW	Cold Water
ELEC	Electrical Cupboard
FS1,2...	Fire Stair No.1,2.etc
GBR	Garbage Room
GE	Garbage Room Ventilation
HYD	Hydraulic Cupboard
HR	Hydraulic Riser
LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.
	AC not Visable from street
	AC in Cage
	AC behinde Louvre

PRELIMINARY

9/09/2025 2:12:30 PM

Amendments

Issue	Description	Date
1	For Information	26/02/25
2	For Information	05/03/25
3	For Information	18/03/25
4	For Information	20/03/25
5	For Informtion	07/04/25
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nom architect Lisa-Maree Carrigan 7568

Project Title
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Drawing Title
BASEMENT 01 PLAN

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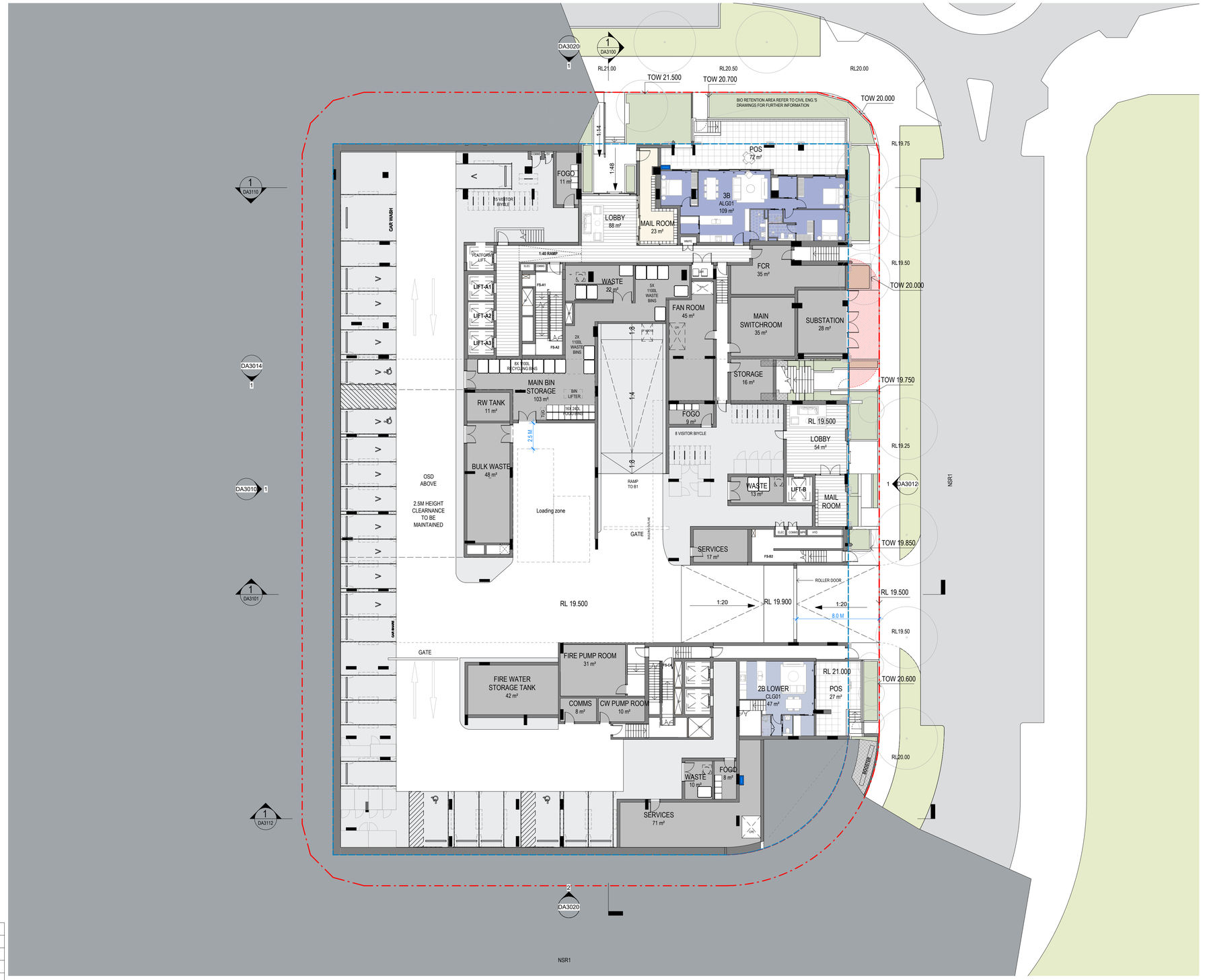
Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25
Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2002	B

NSR2



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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
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FS1,2...	Fire Stair No.1,2.etc
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LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.

AC not Visable from street

AC in Cage

AC behinde Louvre

LOWER GROUND

Accessible Visitor Carpark Bay	2
Adaptable Carpark Bay	2
Carshare Bay	1
Carwash Bay	1
Standard Carpark Bay	7
Visitor Carpark Bay	11
	24

LOWER GROUND

BICYCLE_VISITOR	23

Amendments

Issue	Description	Date
2	For Information	05/03/25
3	For Information	18/03/25
4	For Information	20/03/25
5	For Information	28/03/25
6	For Informtion	07/04/25
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Project Title
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Drawing Title
LOWER GROUND FLOOR PLAN

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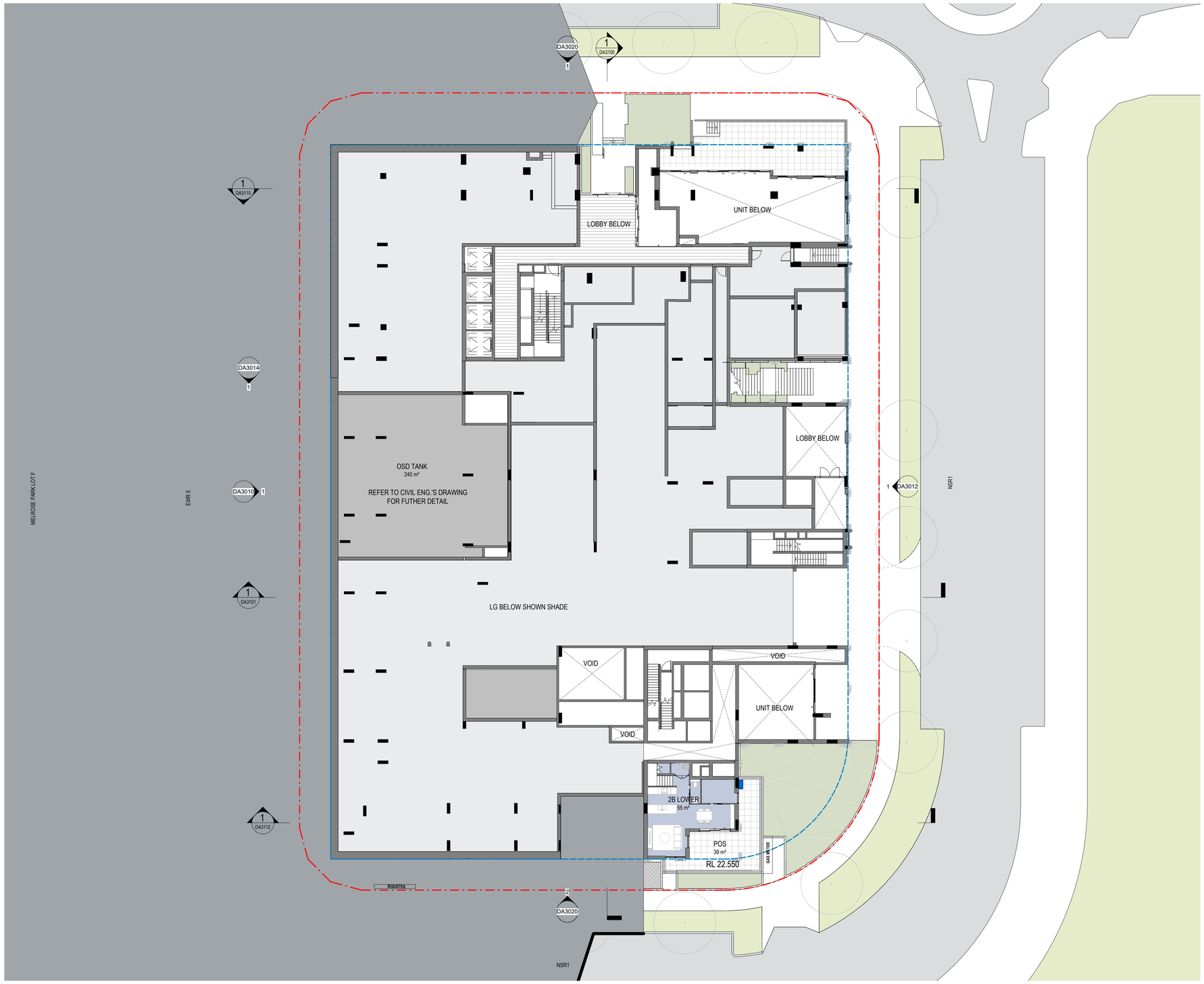
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2003	B

NSR2



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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
CW	Cold Water
ELEC	Electrical Cupboard
FS1,2...	Fire Stair No.1,2.etc
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HYD	Hydraulic Cupboard
HR	Hydraulic Riser
LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.

AC not Visable from street

AC in Cage

AC behinde Louvre

Amendments

Issue	Description	Date
1	For Information	28/03/25
2	For Informtion	07/04/25
3	For Information	16/04/25
4	For Information	17/04/25
5	For Information	02/05/25
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architecture interior design urban design landscape
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Project Title
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Drawing Title
MEZZANINE FLOOR PLAN

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Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2004	B

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LEGEND

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COMMS Communiation Cupboard
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CP Central Fire Protection Riser
CW Cold Water
ELEC Electrical Cupboard
FS1,2... Fire Stair No.1,2.etc
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MSR Main Switch Room
SP Stair Prssurisation
POS Private Open Space
V Visitor Parking Space
1B,2B... Bedroom 1,2,etc.
AC not Visable from street
AC in Cage
AC behinde Louvre

PRELIMINARY

9/10/2025 9:43:56 PM

Amendments

Issue	Description	Date
1	For Information	26/02/25
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architecture interior design urban design landscape
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Project Title
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Drawing Title
GROUND FLOOR PLAN

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			09/09/25

Scale	Project No	Drawing No	Issue
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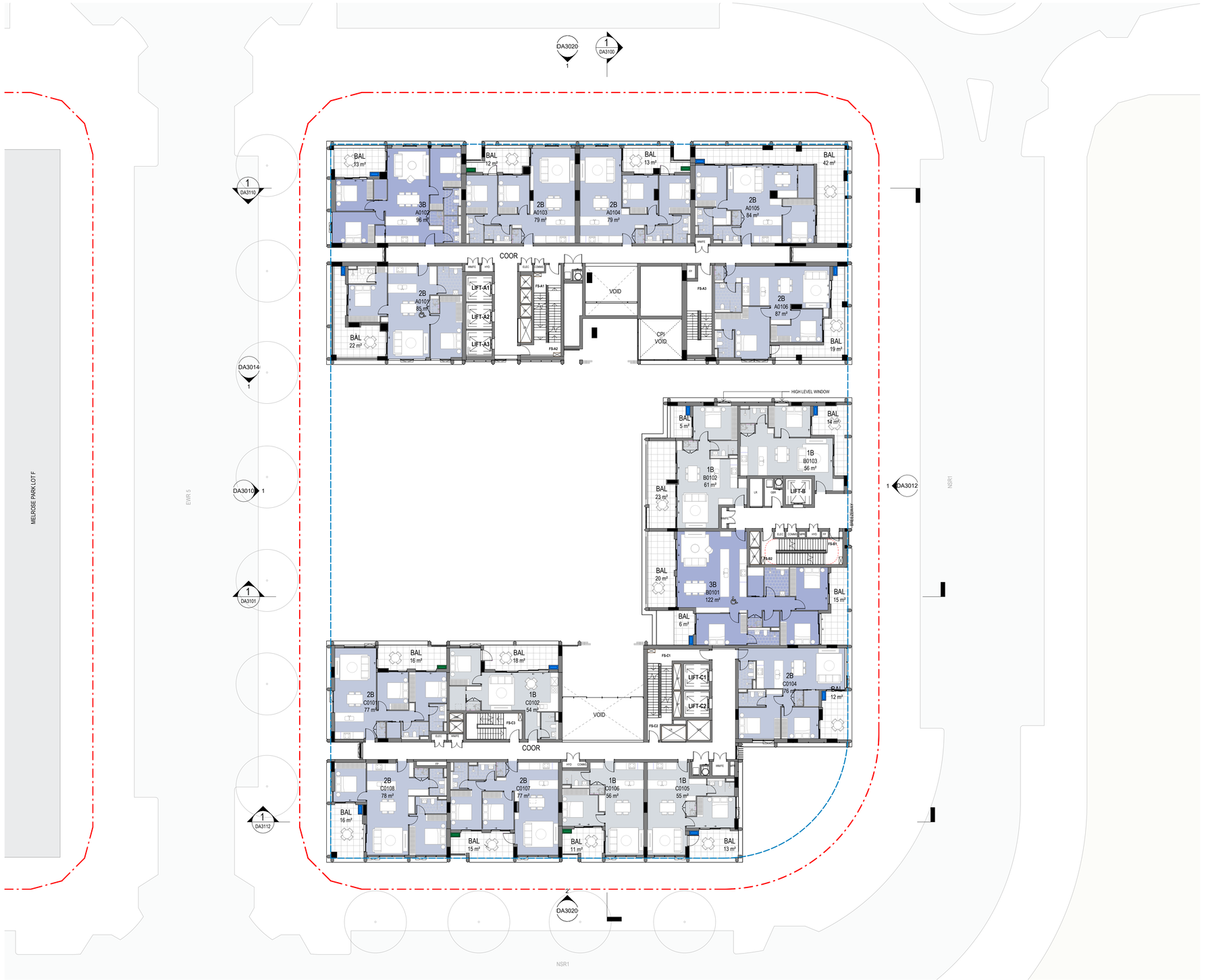

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LEGEND

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FS1,2...	Fire Stair No.1,2.etc
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	AC in Cage
	AC behinde Louvre

PRELIMINARY

9/10/2025 4:40:00 PM

Amendments

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1	For Information	26/02/25
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
LEVEL 01 PLAN

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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25
Scale	Project No	Drawing No	Issue
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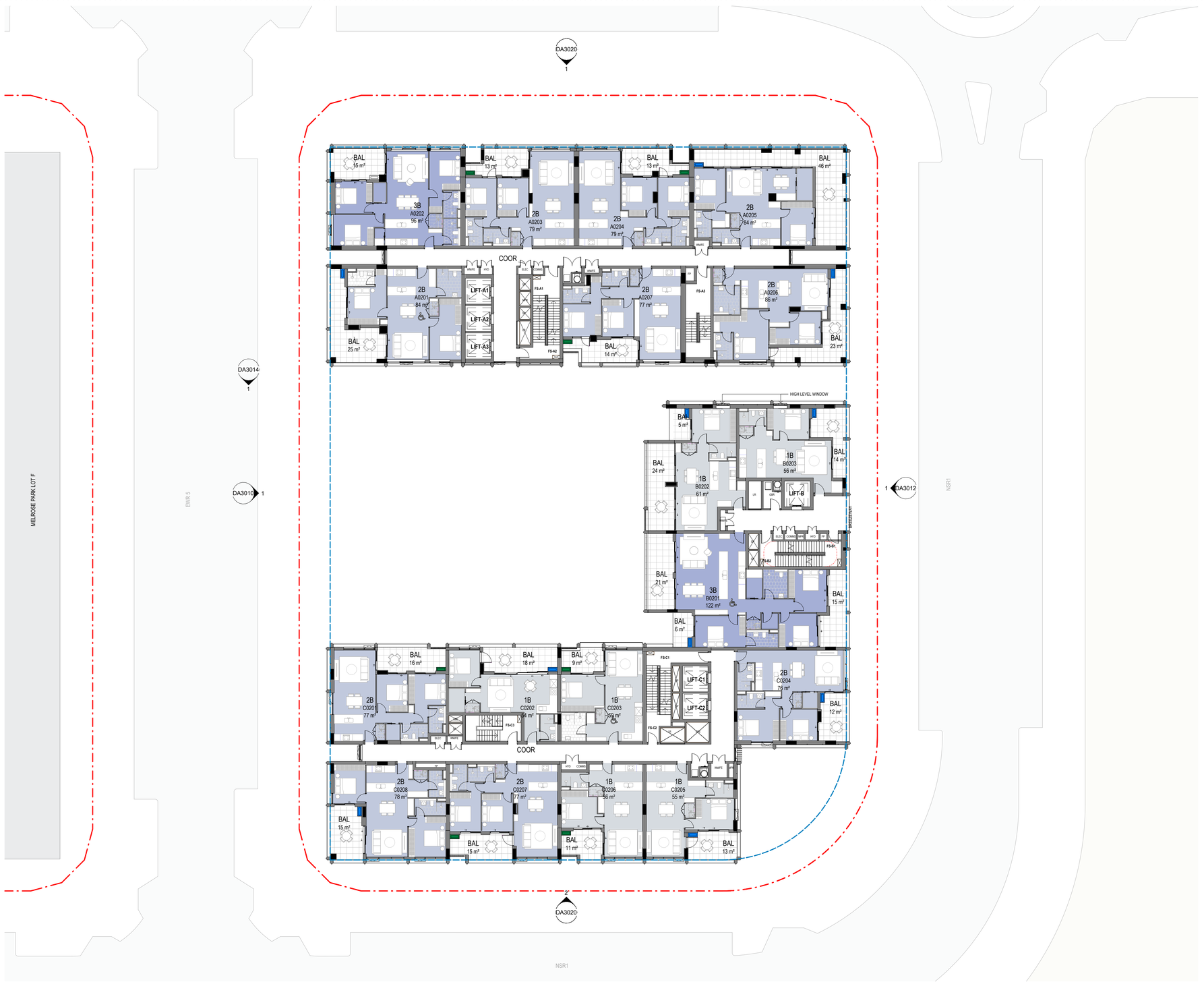

Certificate No. # 40KQUQOFU1

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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
CW	Cold Water
ELEC	Electrical Cupboard
FS1,2...	Fire Stair No.1,2.etc
GBR	Garbage Room
GE	Garbage Room Ventilation
HYD	Hydraulic Cupboard
HR	Hydraulic Riser
LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.
	AC not Visable from street
	AC in Cage
	AC behinde Louvre

Amendments

Issue	Description	Date
1	For Information	26/02/25
2	For Information	05/03/25
3	For Information	20/03/25
4	For Informtion	07/04/25
5	For Information	17/04/25
6	For Information	02/05/25
7	For Information	07/05/25
8	For Information	12/05/25
9	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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Project Title
Melrose Park

Drawing Title
LEVEL 02-03 PLAN

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Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2007	B

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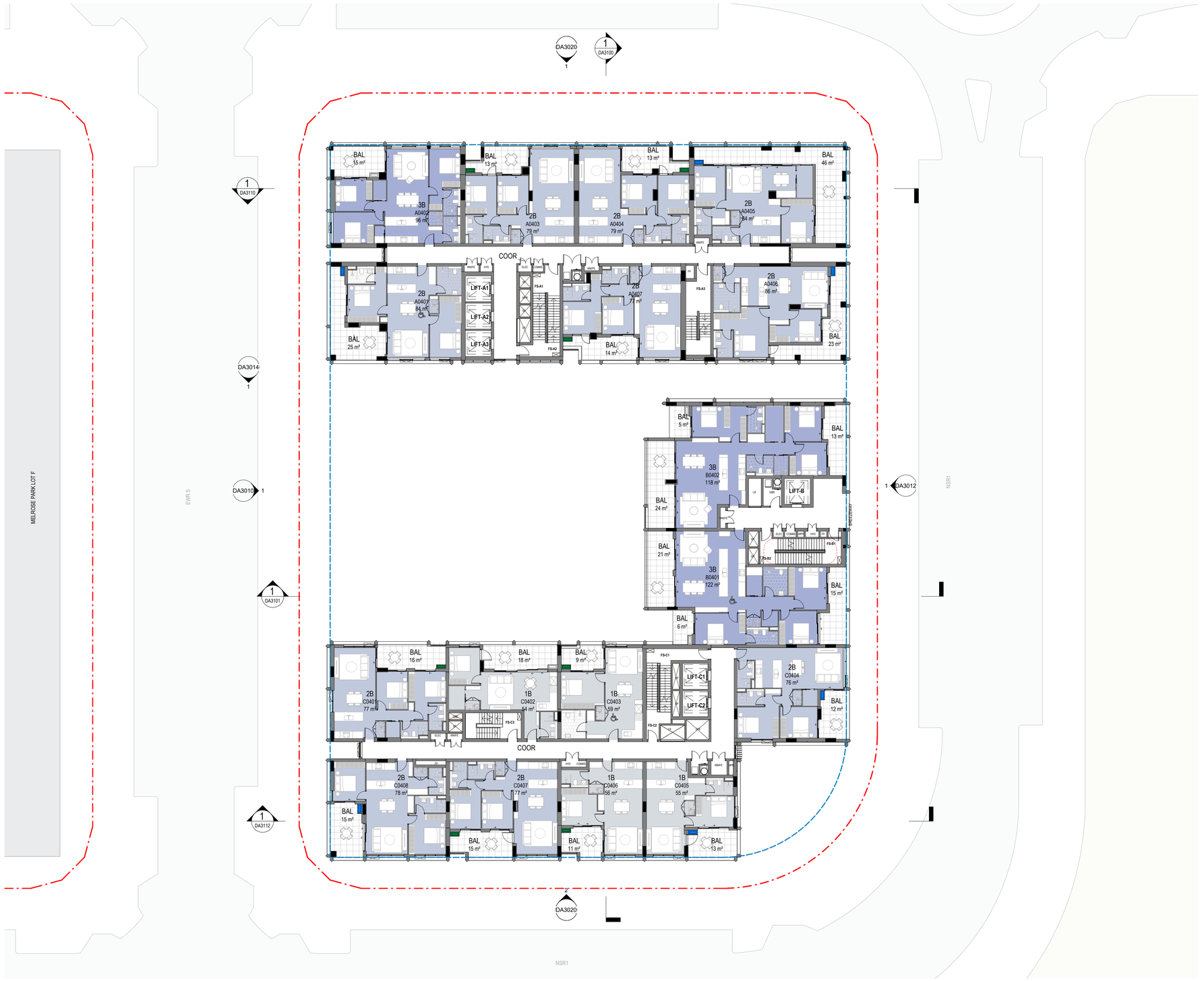

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LEGEND

BAL Balcony
COMMS Communiation Cupboard
CPEA Car Park Exhaust Riser
CP Central Fire Protection Riser
CW Cold Water
ELEC Electrical Cupboard
FS1,2... Fire Stair No.1,2.etc
GBR Garbage Room
GE Garbage Room Ventilation
HYD Hydraulic Cupboard
HR Hydraulic Riser
LR Lobby Relief
MSR Main Switch Room
SP Stair Prssurisation
POS Private Open Space
V Visitor Parking Space
1B,2B... Bedroom 1,2,etc.
AC not Visable from street
AC in Cage
AC behinde Louvre

PRELIMINARY

9/10/2025 6:44:13 PM

Amendments

Issue	Description	Date
1	For Information	26/02/25
2	For Information	05/03/25
3	For Information	20/03/25
4	For Informtion	07/04/25
5	For Information	17/04/25
6	For Information	02/05/25
7	For Information	07/05/25
8	For Information	12/05/25
9	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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Project Title
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Drawing Title
LEVEL 04-05 PLAN

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Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
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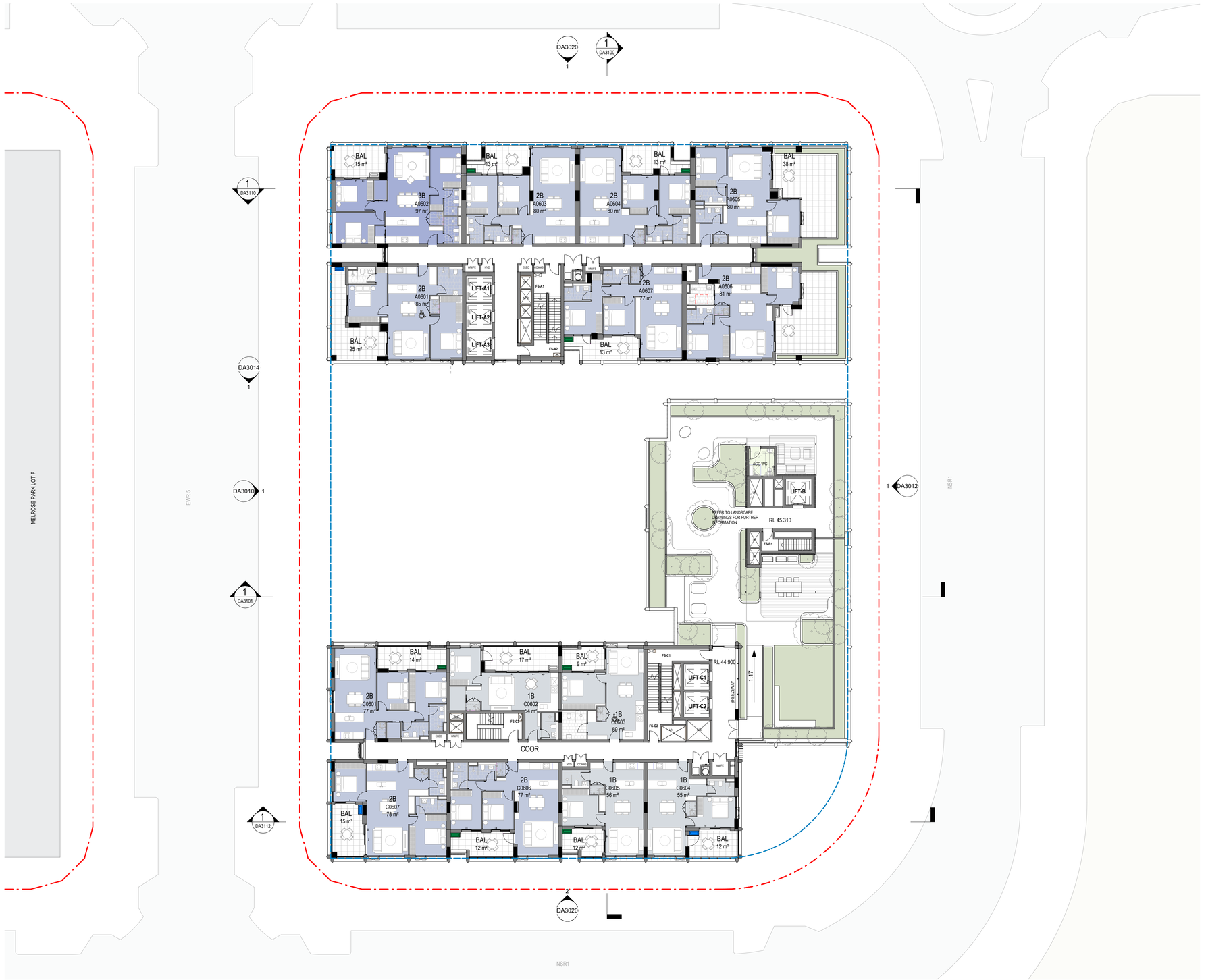

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LEGEND

BAL Balcony
COMMS Communiation Cupboard
CPEA Car Park Exhaust Riser
CP Central Fire Protection Riser
CW Cold Water
ELEC Electrical Cupboard
FS1,2... Fire Stair No.1,2.etc
GBR Garbage Room
GE Garbage Room Ventilation
HYD Hydraulic Cupboard
HR Hydraulic Riser
LR Lobby Relief
MSR Main Switch Room
SP Stair Prssurisation
POS Private Open Space
V Visitor Parking Space
1B,2B... Bedroom 1,2,etc.
AC not Visable from street
AC in Cage
AC behinde Louvre

PRELIMINARY

9/10/2025 9:44:19 PM

Amendments

Issue	Description	Date
2	For Information	05/03/25
3	For Information	20/03/25
4	For Informtion	07/04/25
5	For Information	16/04/25
6	For Information	17/04/25
7	For Information	02/05/25
8	For Information	07/05/25
9	For Information	12/05/25
10	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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Drawing Title
LEVEL 06 PLAN

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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
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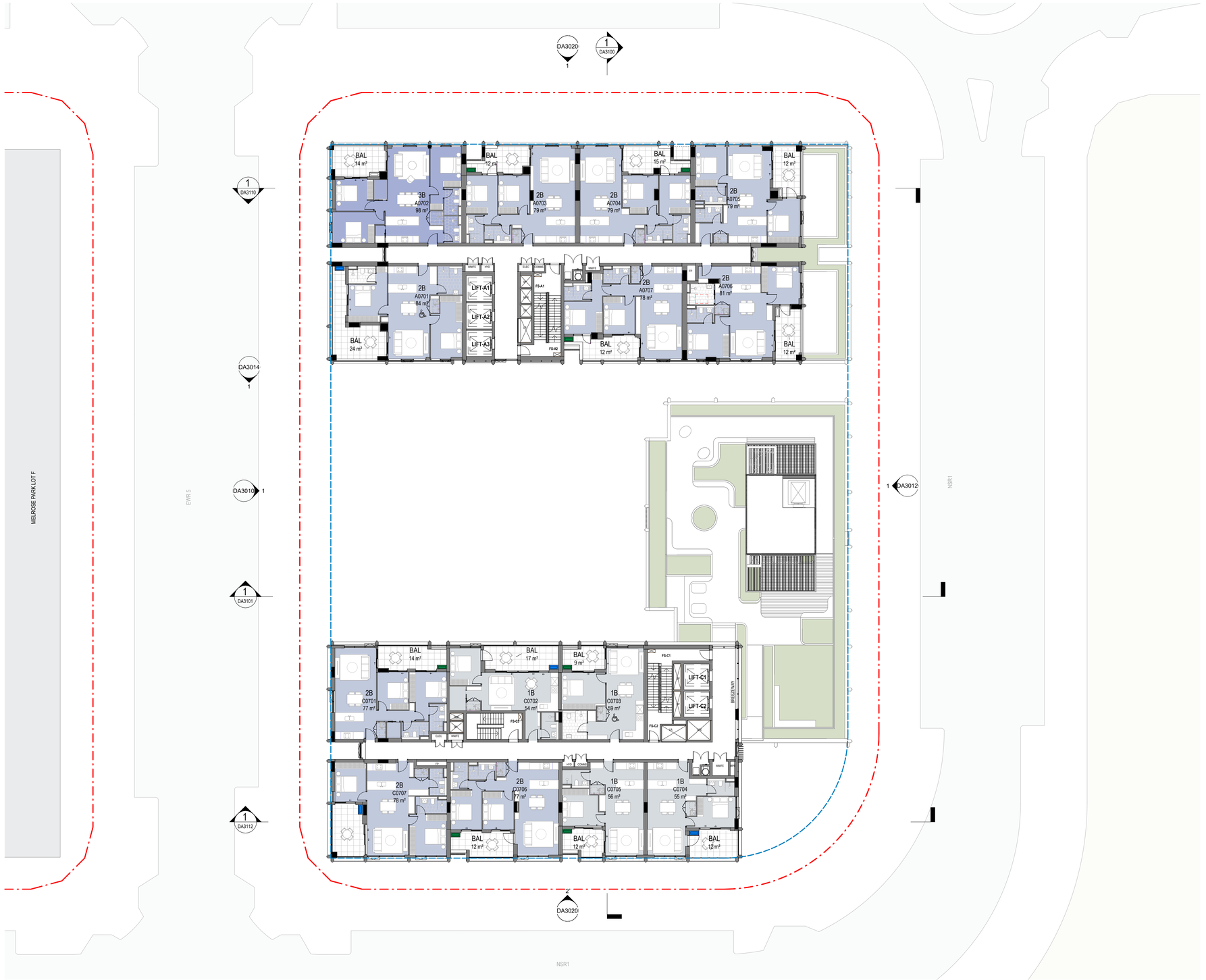

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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
CW	Cold Water
ELEC	Electrical Cupboard
FS1,2...	Fire Stair No.1,2.etc
GBR	Garbage Room
GE	Garbage Room Ventilation
HYD	Hydraulic Cupboard
HR	Hydraulic Riser
LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.

AC not Visable from street

AC in Cage

AC behinde Louvre

PRELIMINARY

9/10/2025 6:44:27 PM

Amendments

Issue	Description	Date
1	For Information	26/02/25
2	For Information	05/03/25
3	For Information	20/03/25
4	For Informtion	07/04/25
5	For Information	17/04/25
6	For Information	02/05/25
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8	For Information	12/05/25
9	For Final Review	16/05/25
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B	DA Re-Submission	09/09/25

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Drawing Title
LEVEL 07 PLAN

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Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
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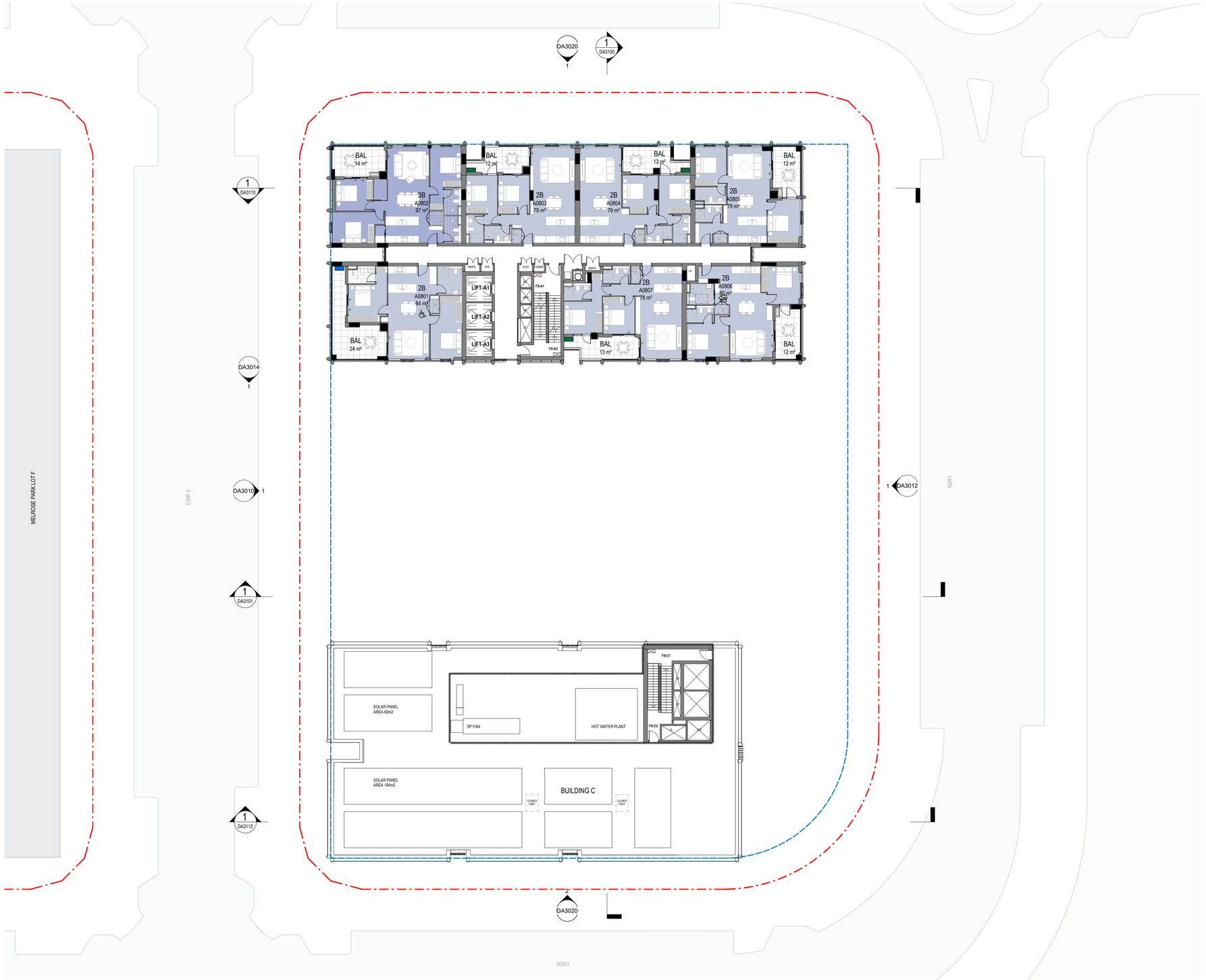

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LEGEND

BAL Balcony
COMMS Communiation Cupboard
CPEA Car Park Exhaust Riser
CP Central Fire Protection Riser
CW Cold Water
ELEC Electrical Cupboard
FS1,2... Fire Stair No.1,2.etc
GBR Garbage Room
GE Garbage Room Ventilation
HYD Hydraulic Cupboard
HR Hydraulic Riser
LR Lobby Relief
MSR Main Switch Room
SP Stair Prssurisation
POS Private Open Space
V Visitor Parking Space
1B,2B... Bedroom 1,2,etc.
AC not Visable from street
AC in Cage
AC behinde Louvre

PRELIMINARY

9/10/2025 6:44:31 PM

Amendments

Issue	Description	Date
1	For Information	26/02/25
2	For Information	05/03/25
3	For Information	20/03/25
4	For Informtion	07/04/25
5	For Information	17/04/25
6	For Information	02/05/25
7	For Information	07/05/25
8	For Information	12/05/25
9	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
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Drawing Title
LEVEL 8-21 PLAN

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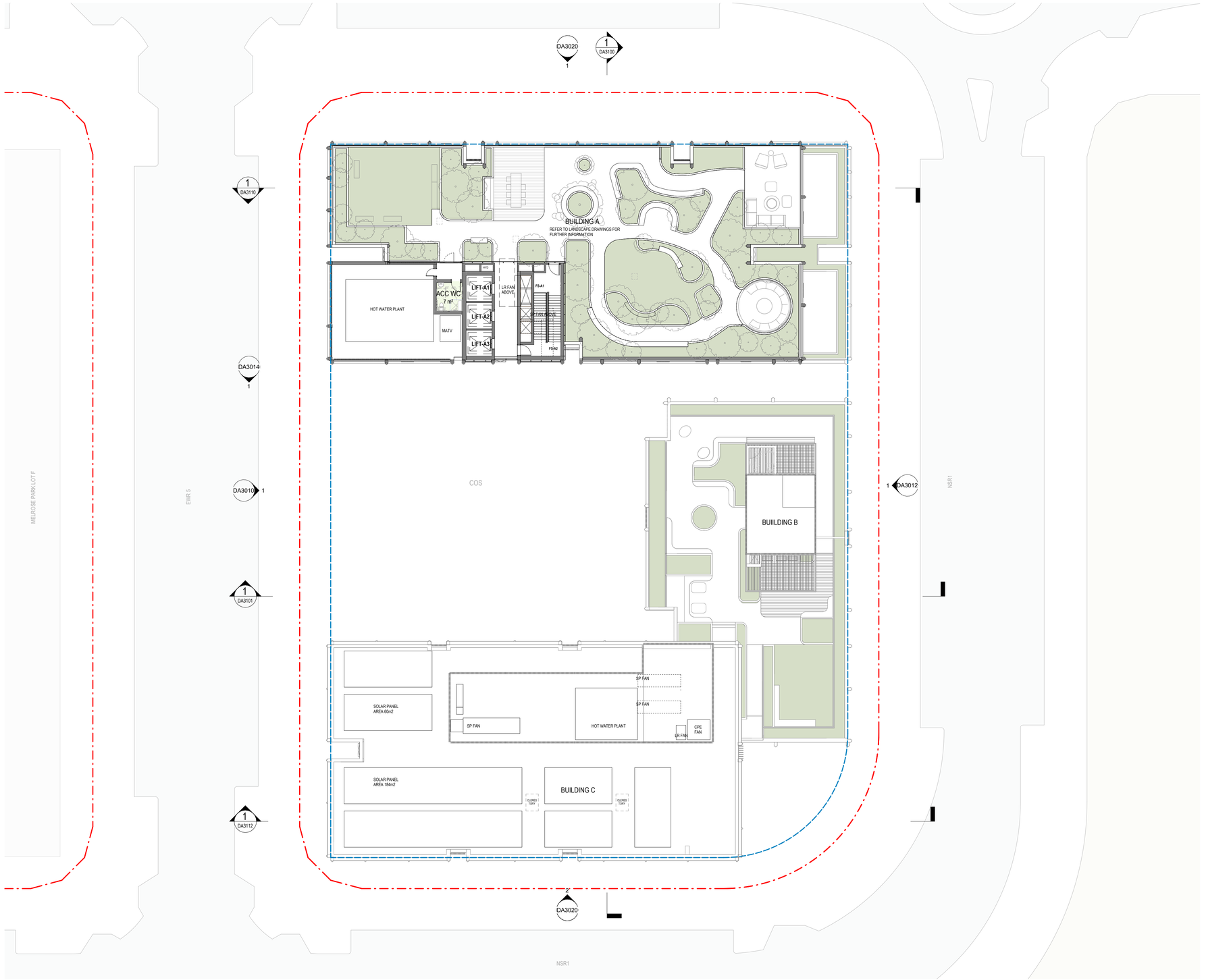
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25
Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2011	B



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LEGEND

BAL	Balcony
COMMS	Communiation Cupboard
CPEA	Car Park Exhaust Riser
CP	Central Fire Protection Riser
CW	Cold Water
ELEC	Electrical Cupboard
FS1,2...	Fire Stair No.1,2.etc
GBR	Garbage Room
GE	Garbage Room Ventilation
HYD	Hydraulic Cupboard
HR	Hydraulic Riser
LR	Lobby Relief
MSR	Main Switch Room
SP	Stair Prssurisation
POS	Private Open Space
V	Visitor Parking Space
1B,2B...	Bedroom 1,2,etc.
	AC not Visable from street
	AC in Cage
	AC behinde Louvre

Amendments

Issue	Description	Date
1	For Information	05/03/25
2	For Information	20/03/25
3	For Information	16/04/25
4	For Information	17/04/25
5	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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architecture interior design urban design landscape
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Project Title
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Drawing Title
ROOF PLAN

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9/15/2025 2:33:00 PM

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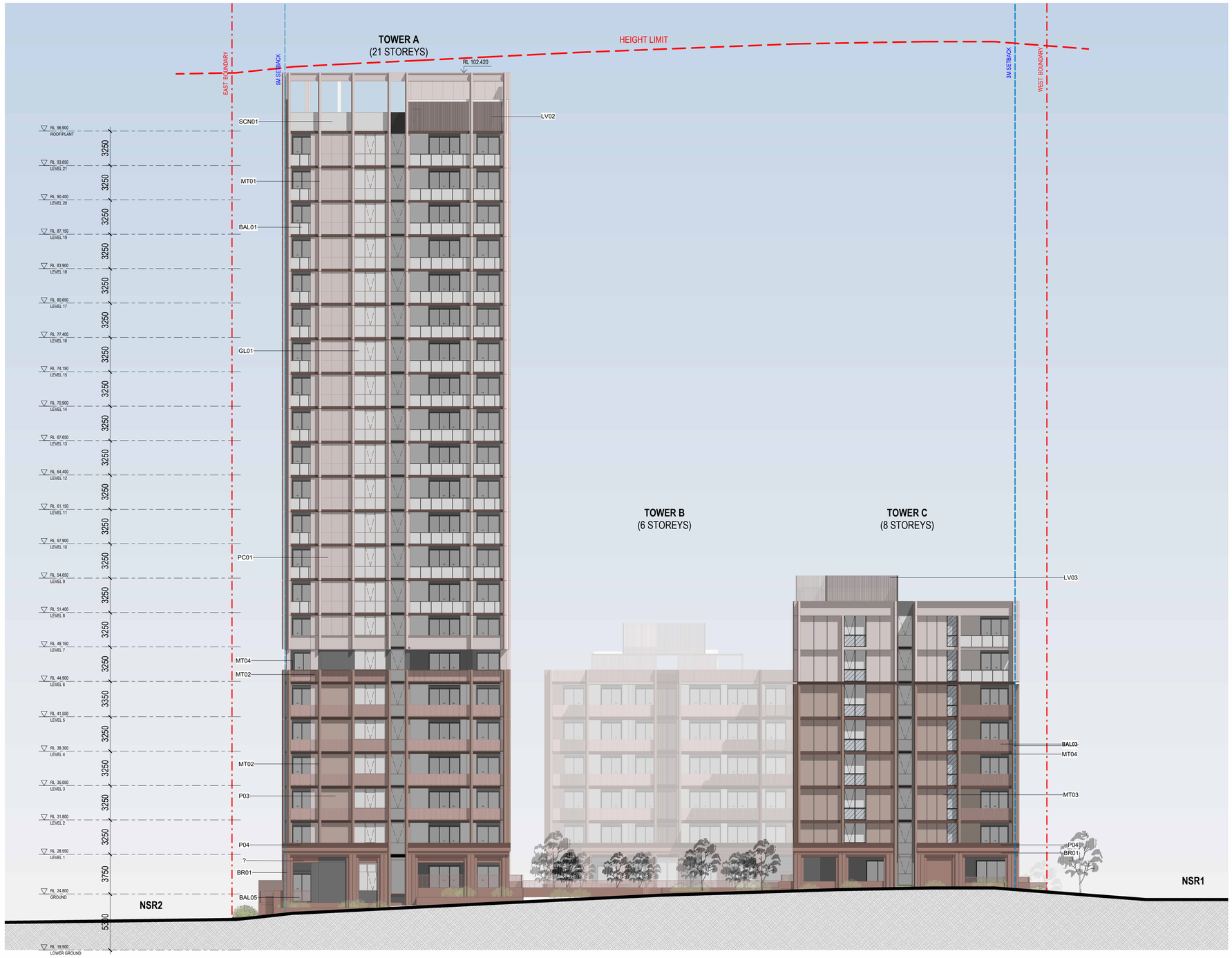
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA2020	B



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LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnittude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnittude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnittude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Preacast Concrete, Textured Finish, Color to match MT01

Amendments

Issue	Description	Date
1	For Information	20/03/25
2	For Informtion	07/04/25
3	For Information	02/05/25
4	For Information	07/05/25
5	For Information	12/05/25
6	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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Project Title
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Drawing Title
NORTH ELEVATION

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PRELIMINARY

10/1/2025 12:08:40 PM

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Verified	SC	Approved	AE
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA3010	B

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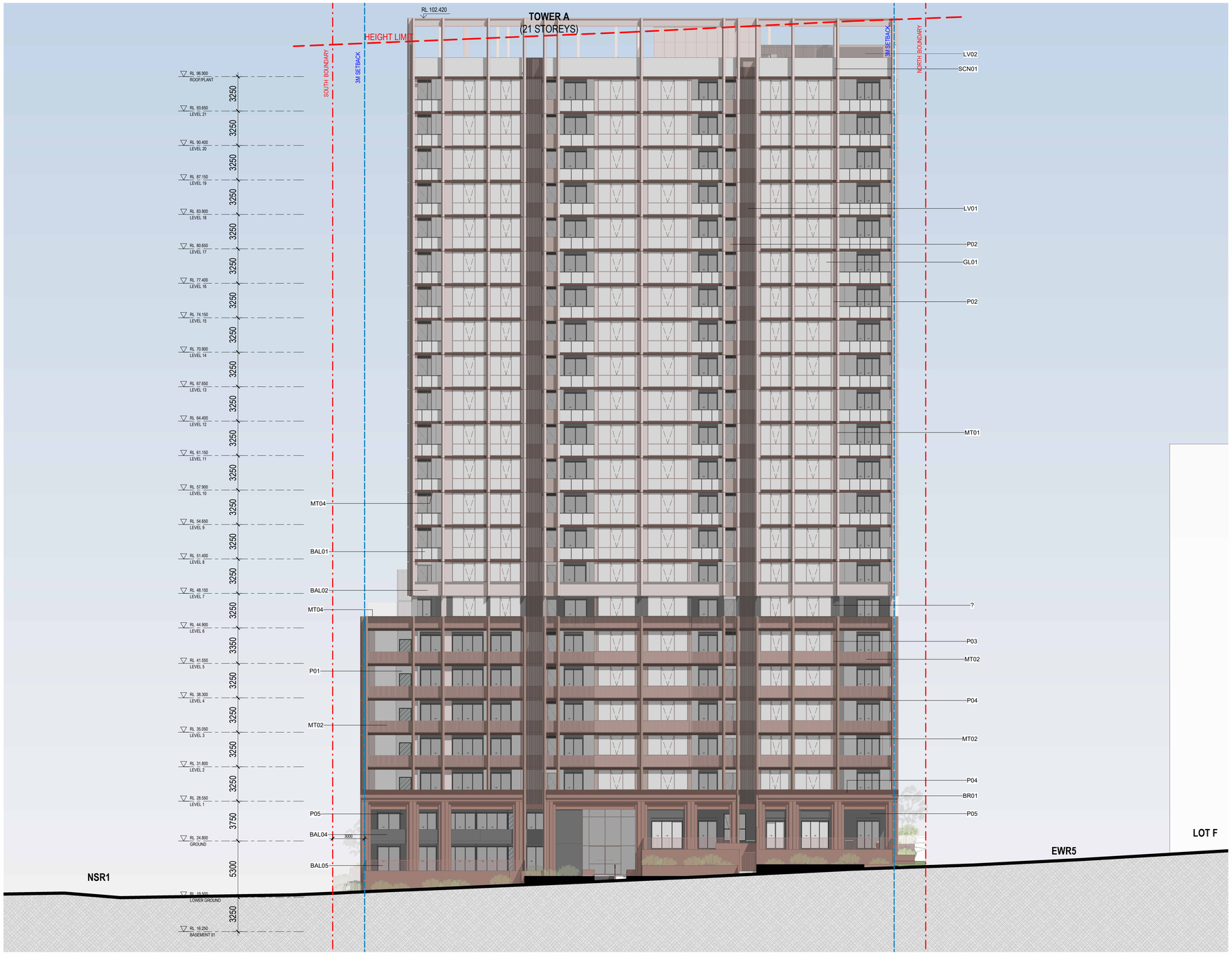

LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnitude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnitude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnitude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Preacast Concrete, Textured Finish, Color to match MT01

PRELIMINARY

10/1/2025 12:09:50 PM

Amendments

Issue	Description	Date
1	For Information	20/03/25
2	For Informtion	07/04/25
3	For Information	02/05/25
4	For Information	07/05/25
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
EAST ELEVATION

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			09/09/25
Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA3011	B

Revision Summary

1. Concrete balustrade revised to a brick finish
2. Concrete wall with painted finish revised to brick wall.
3. MT01 fins at Level 1 to Level 5 change to MT02

LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnitude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnitude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnitude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Preacast Concrete, Textured Finish, Color to match MT01		

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Amendments

Issue	Description	Date
1	For Information	20/03/25
2	For Informtion	07/04/25
3	For Information	02/05/25
4	For Information	07/05/25
5	For Information	12/05/25
6	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25
C	DA Re-Submission	26/09/25

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Project Title
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Drawing Title
SOUTH ELEVATION

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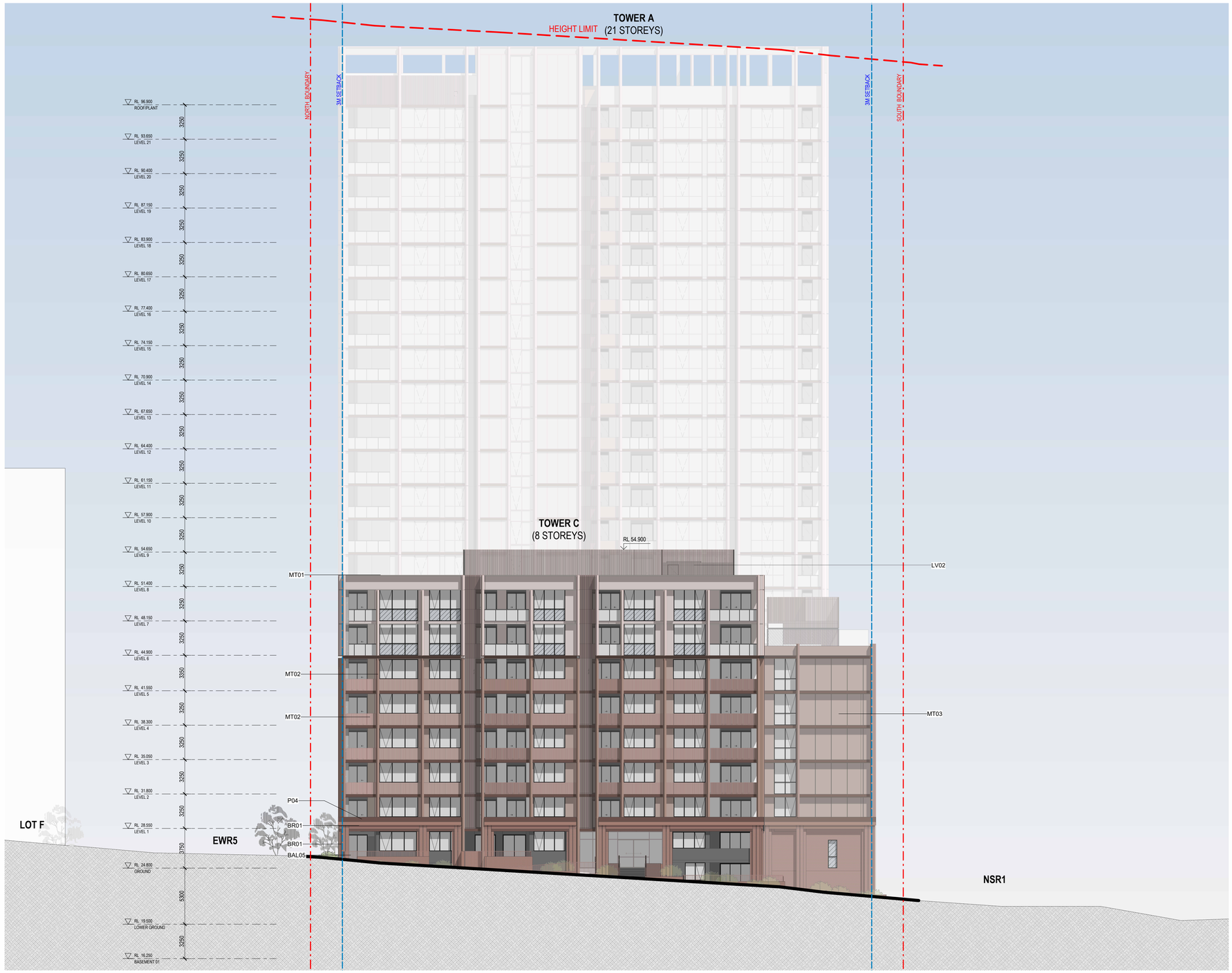
Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA3012	C



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LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnitude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnitude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnitude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Precast Concrete, Textured Finish, Color to match MT01		

Amendments

Issue	Description	Date
1	For Information	20/03/25
2	For Informtion	07/04/25
3	For Information	02/05/25
4	For Information	07/05/25
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Project Title
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Drawing Title
WEST ELEVATION

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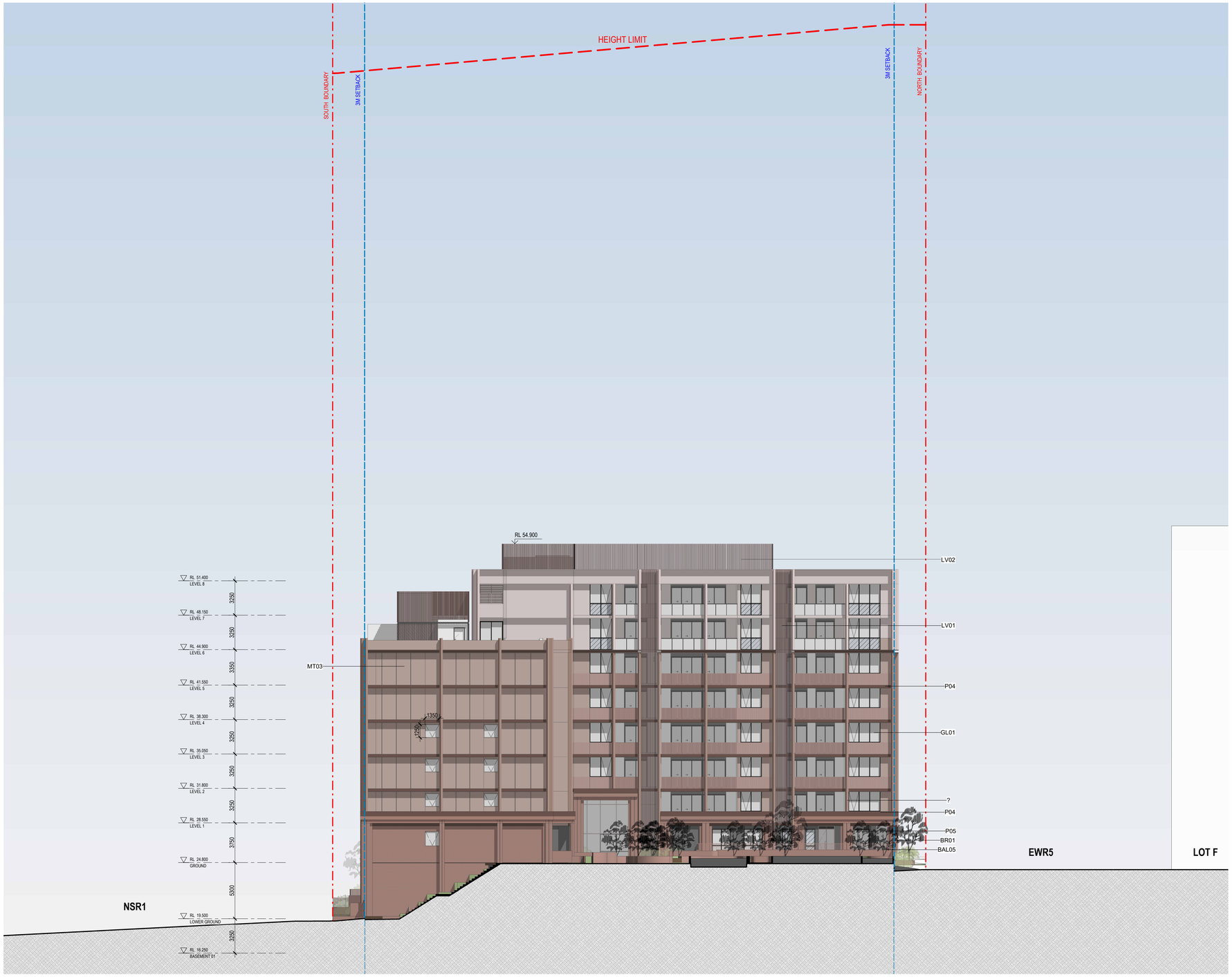

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LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnitude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnitude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnitude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Preacast Concrete, Textured Finish, Color to match MT01		

Amendments

Issue	Description	Date
1	For Information	02/05/25
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Project Title
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Drawing Title
INTERNAL ELEVATION EAST

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LEGEND

PAINT FINISH

P01	Painted finish type 1, Color similar to Dulux "Natural White"	P04	Painted finish type 4, Brown
P02	Painted finish type 2, Color to match MT01	P05	Painted finish type 5, Dark Grey
P03	Painted finish type 3, Color similar to Dulux "Magnittude"	BR01	Masonry Brick

METAL/CLADDING

MT01	Powdercoat, Metal Finish Light Pink	MT03	Powdercoat, Metal Finish, Color similar to Dulux "Magnittude"
MT02	Powdercoat, Fluted metal cladding, Color similar to Dulux "Magnittude"	MT04	Powdercoat, Metal capping, Color similar to match P03

GLASS/BALUSTRADE

BAL01	Balustrade type 1, Full height clear glass balustrade system. Powdercoat aluminium frame	BAL04	Balustrade type 4, Concrete upturn full height balustrade. Finish to match P05
BAL02	Balustrade type 2, Fix vertical metal screen balustrade.	BAL05	Balustrade type 5, Vertical metal balusters, Powdercoat finish
BAL03	Balustrade type 3, Vertical metal balusters, Spacing & Color to match MT02	GC01	Glass, clear. Framing System, powdercoat aluminium frame, Color to match MT02

LOUVRE/SCREEN

SCN01	Screen Type 1, Semi-frameless full height clear glass windscreen	LV02	Aluminium Louvre type 2, Powdercoat finish, Color similar to MT01
LV01	Aluminium Louvre type 1, Powdercoat finish, Color similar to P05	LV03	Aluminium Louvre type 3, Powdercoat finish, Dark Grey

PRECAST

PC01	Preacast Concrete, Textured Finish, Color to match MT01		

Amendments

Issue	Description	Date
1	For Information	02/05/25
2	For Information	07/05/25
3	For Information	12/05/25
4	For Final Review	16/05/25
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Drawing Title
INTERNAL ELEVATION WEST

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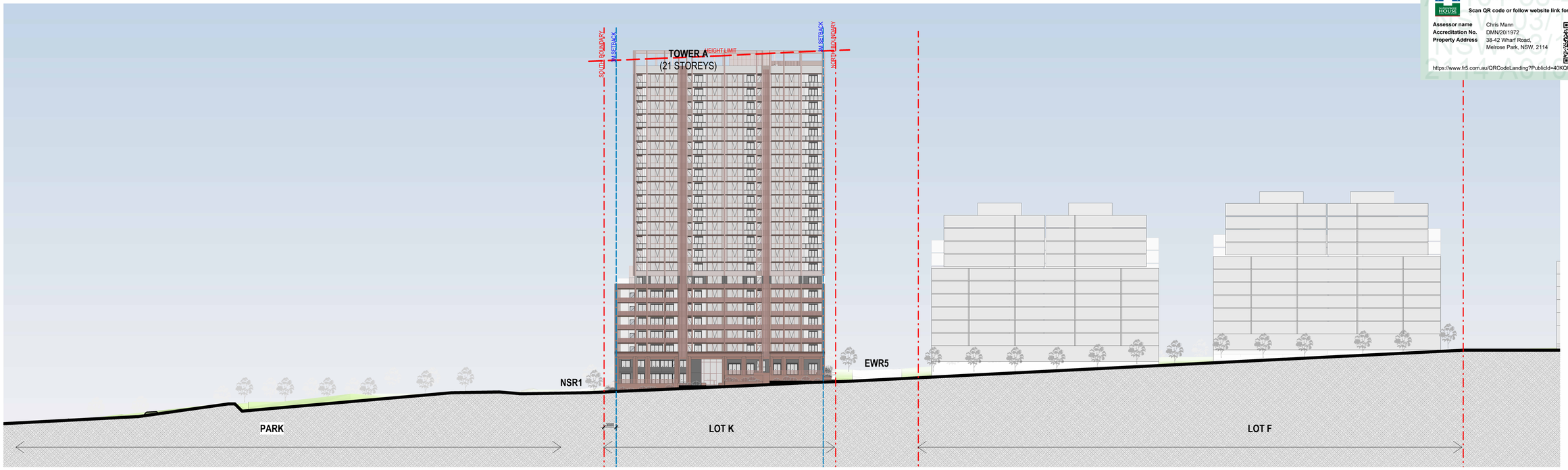

1 STREETSCAPE ELEVATION - EAST
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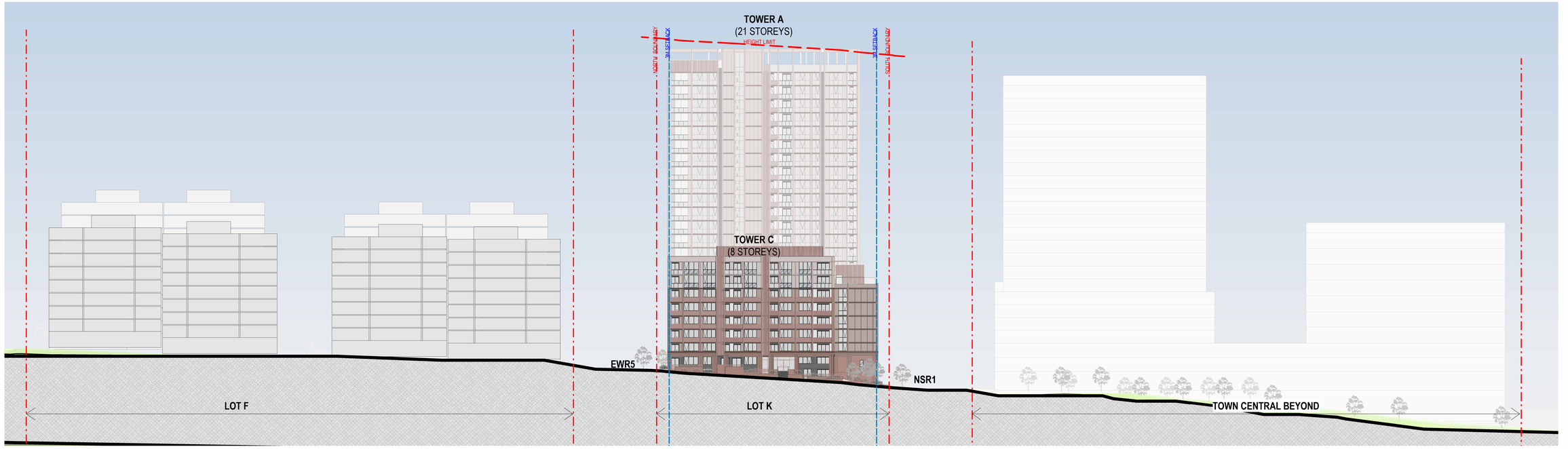

2 STREETSCAPE ELEVATION - WEST
1 : 500

Amendments

Issue	Description	Date
1	For Final Review	16/05/25
A	DA Submission	29/05/25
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STREETSCAPE ELEVATION

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1 : 500 @ A1	A231464	DA3020	B

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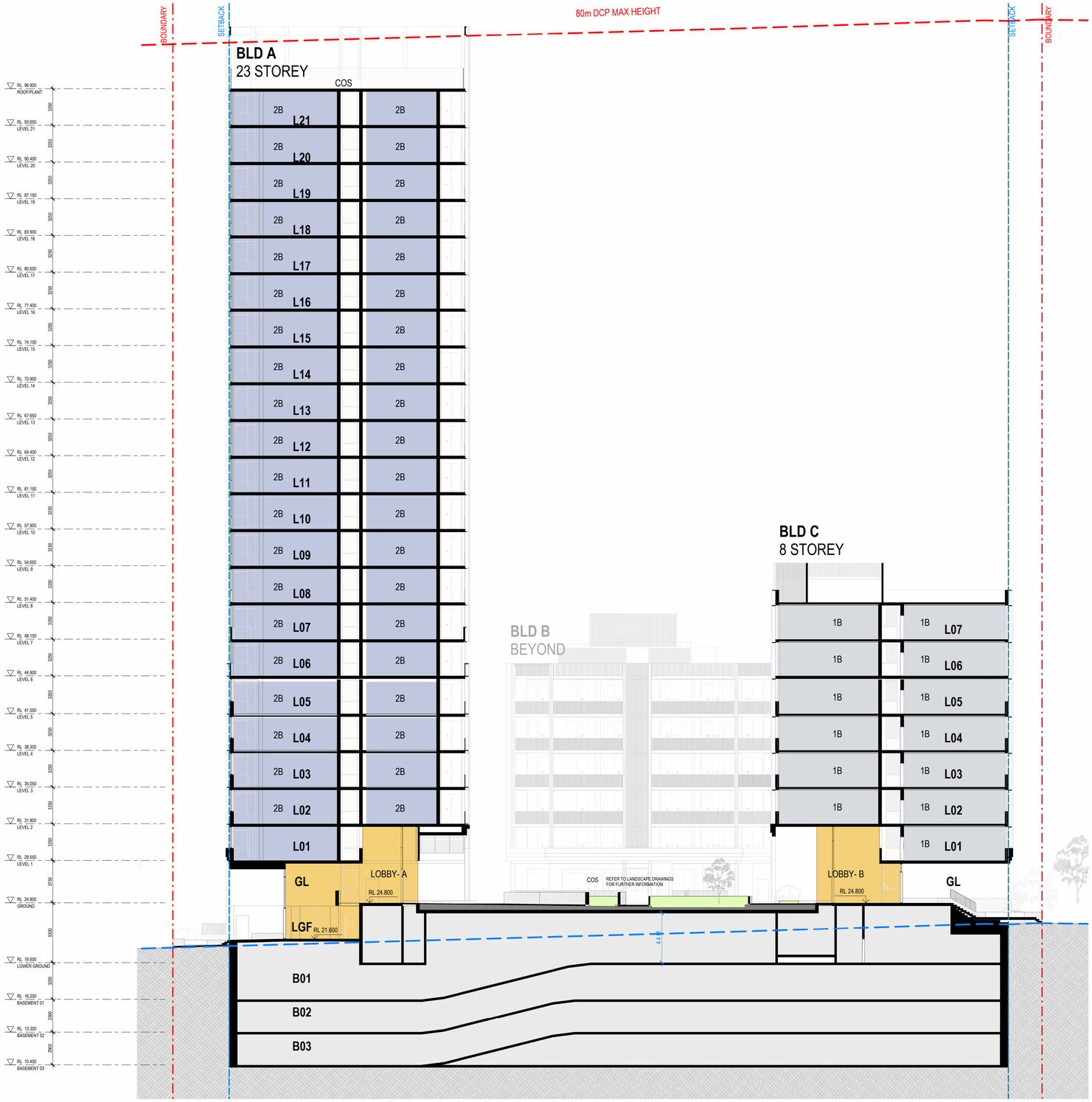

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Issue	Description	Date
1	For Information	24/02/25
2	For Information	13/03/25
3	For Information	20/03/25
4	For Information	28/03/25
5	For Informtion	07/04/25
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OVERALL SECTIONS 01

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			09/09/25

Scale	Project No	Drawing No	Issue
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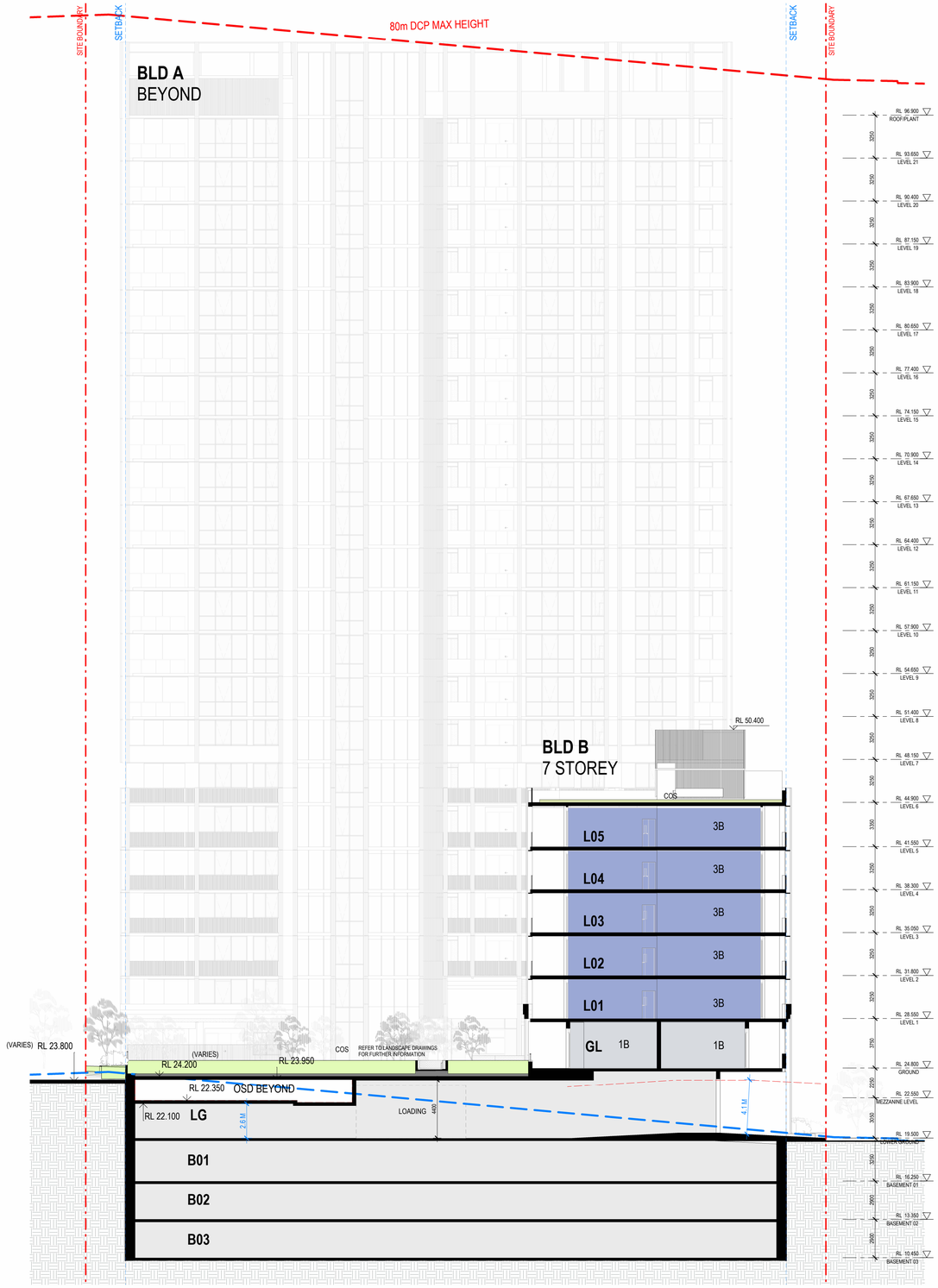
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SETBACK
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SETBACK
SITE BOUNDARY
BLD A
BEYOND
BLD B
7 STOREY
RL 50.400
COS
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L04
L03
L02
L01
GL
3B
1B
1B
(VARIES) RL 23.800
(VARIES)
RL 24.200
RL 23.950
COS
REFER TO LANDSCAPE DRAWINGS FOR FURTHER INFORMATION
RL 22.350
OSD BEYOND
RL 22.100
LG
2.6 M
LOADING
400
4.1 M
B01
B02
B03
RL 96.900 ROOF PLANT
RL 93.650 LEVEL 21
RL 90.400 LEVEL 20
RL 87.150 LEVEL 19
RL 83.900 LEVEL 18
RL 80.650 LEVEL 17
RL 77.400 LEVEL 16
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RL 44.900 LEVEL 6
RL 41.550 LEVEL 5
RL 38.300 LEVEL 4
RL 35.050 LEVEL 3
RL 31.800 LEVEL 2
RL 28.550 LEVEL 1
RL 24.800 GROUND
RL 22.550 MEZZANINE LEVEL
RL 19.500 UPPER GROUND
RL 16.250 BASEMENT 01
RL 13.350 BASEMENT 02
RL 10.450 BASEMENT 03
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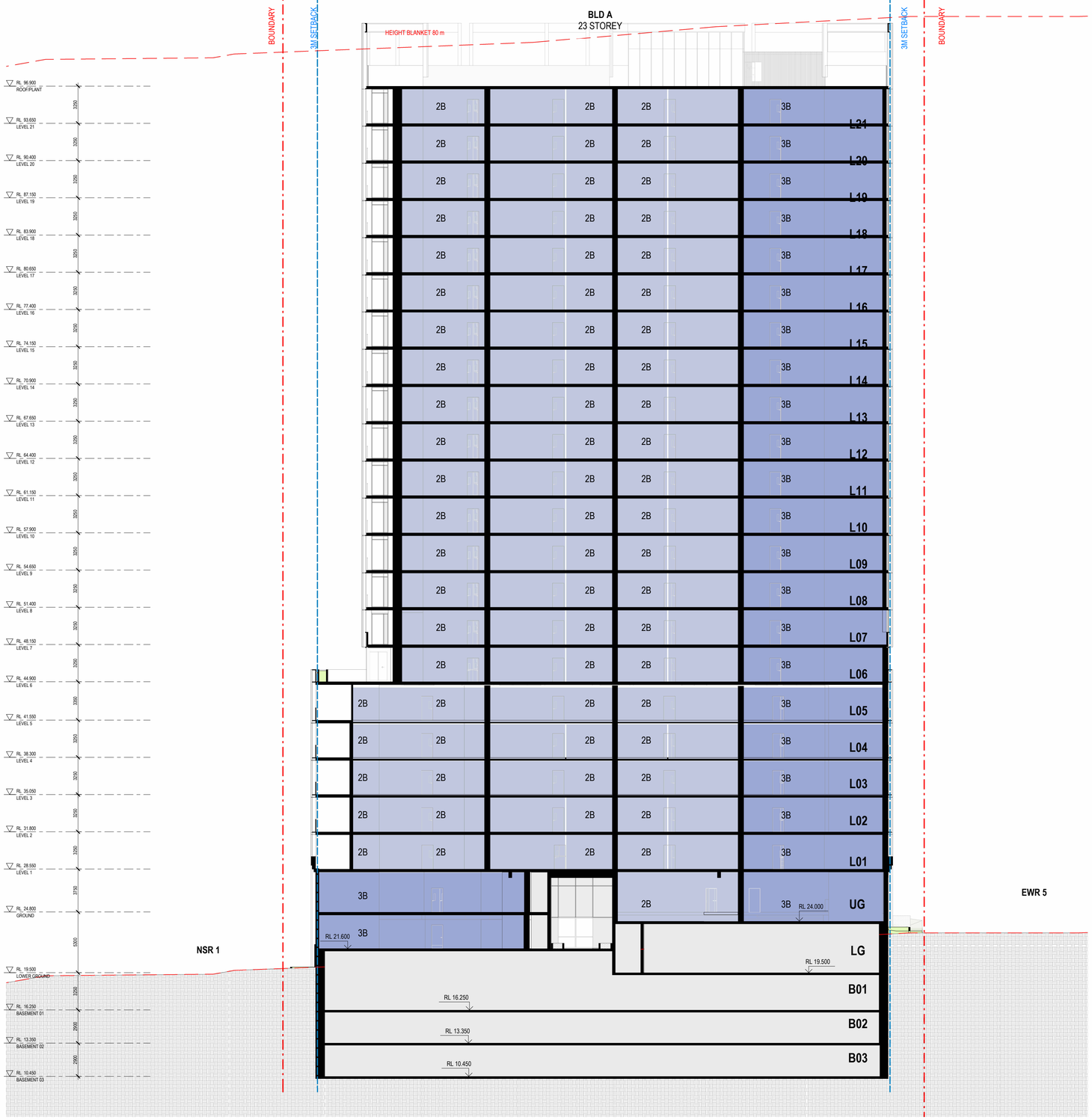
3250
3250



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Amendments

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Project Title
Melrose Park

Drawing Title
SECTION TA - N-S

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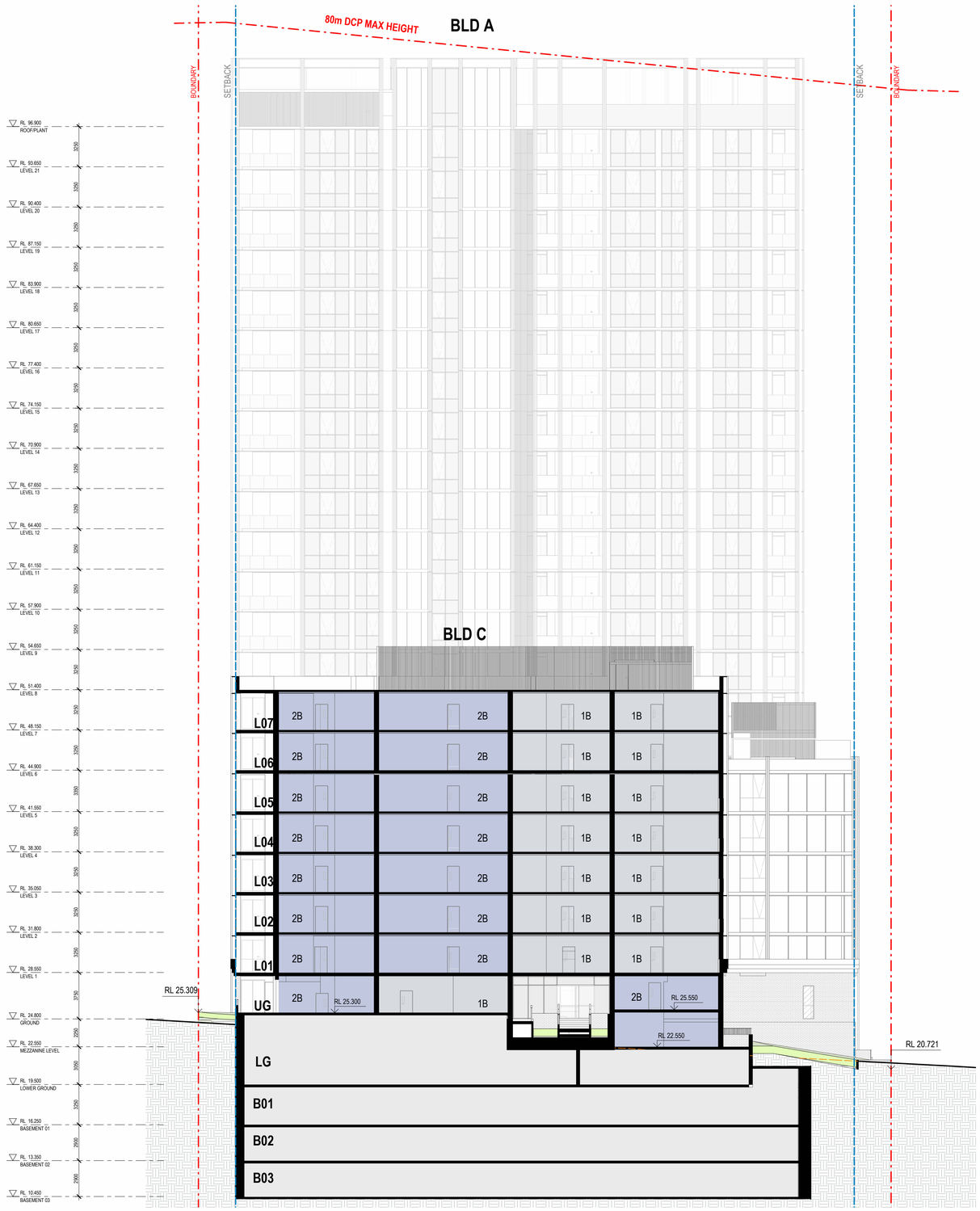
			09/09/25

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A231464	DA3110	B

9/9/2025 1:06:45 AM



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Amendments

Issue	Description	Date
1	For Informtion	07/04/25
2	For Information	12/05/25
3	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
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Drawing Title
SECTION TC - N-S

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			09/09/25

Scale	Project No	Drawing No	Issue
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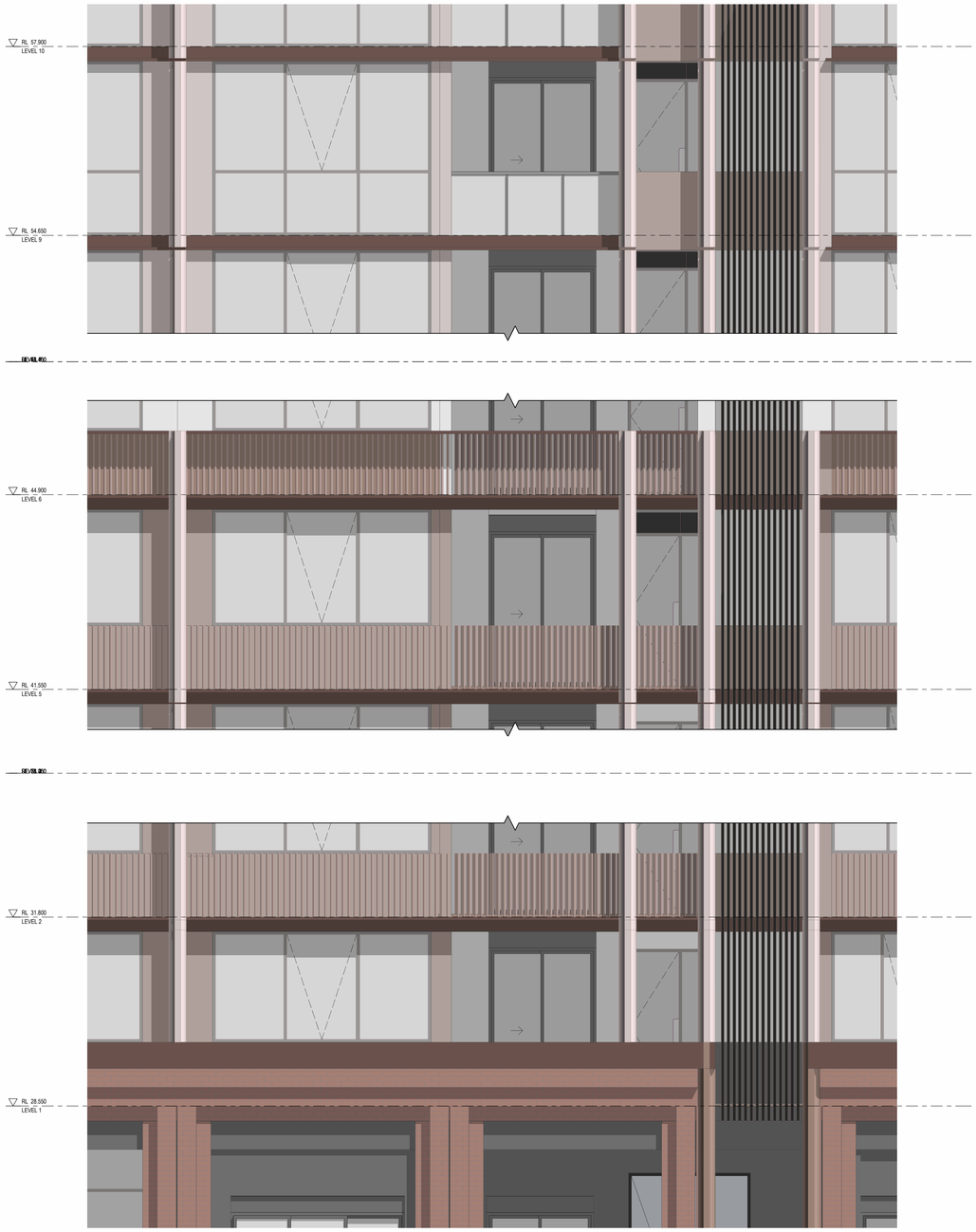

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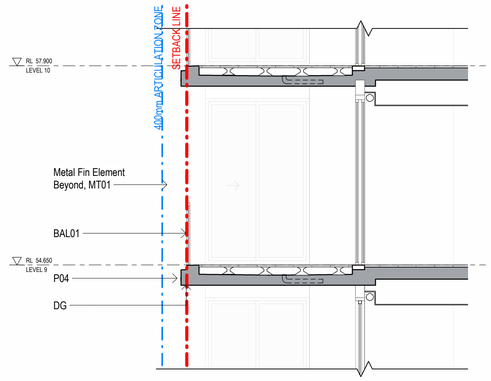

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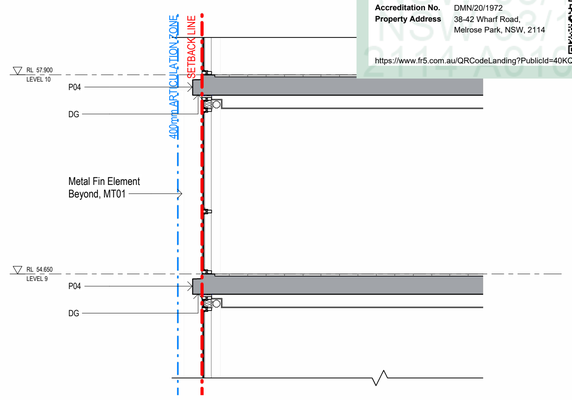

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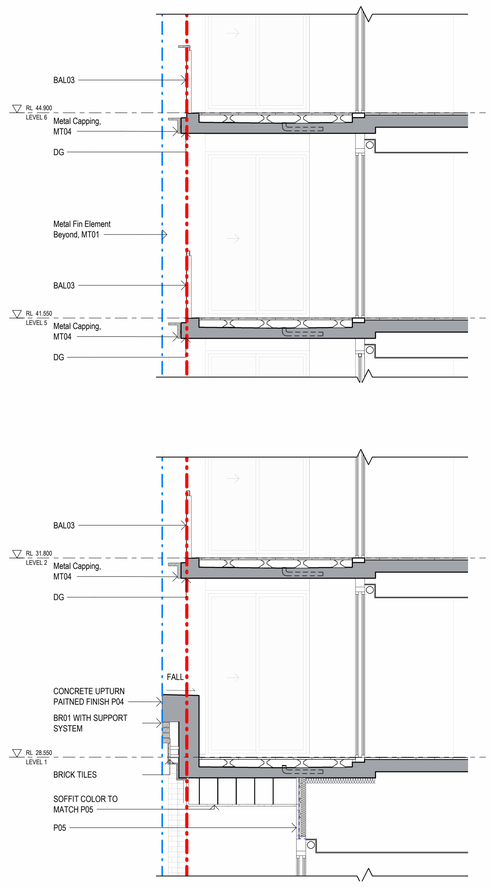

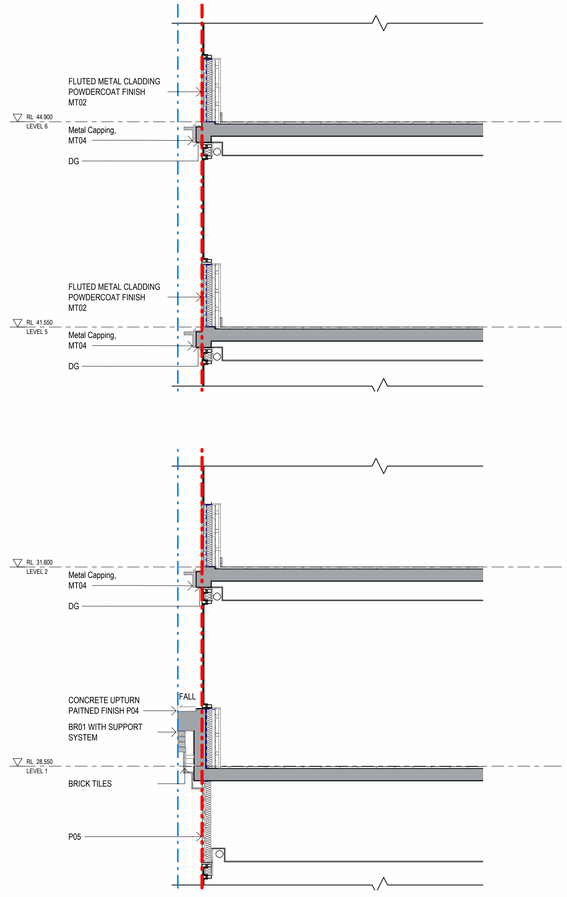

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Amendments

Issue	Description	Date
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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Project Title
Melrose Park

Drawing Title
FAÇADE STUDY 1

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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
1 : 50 @ A1	A231464	DA3120	B

9/9/2025 1:08:02 AM

ADAPTABLE UNIT PROVISIONS:

TOTAL NO. OF UNITS		227*
	REQUIRED	PROVIDED
15% ADAPTABLE	34	34
5% SILVER LHA	11.4	11
	45.4	45

*If dual -key counted as single unit

NOTES:
All adaptable housing must meet Class C adaptability under AS4299-Adaptable Housing

C.03 Dwellings should be designed and configured so that adaptation does not require:
(a) the moving of walls and plumbing,
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C.04 Adaptable dwellings are to provide flush (recessed) sliding door tracks to all balconies and private open space

SEPP65/Apartment Design Guide require 20% of SOU's to be designed to Silver Level as per the Livable Housing Design Guidelines

Adaptable SOU's can be counted as LHA SOUs

SILVER LHA REQUIREMENTS:

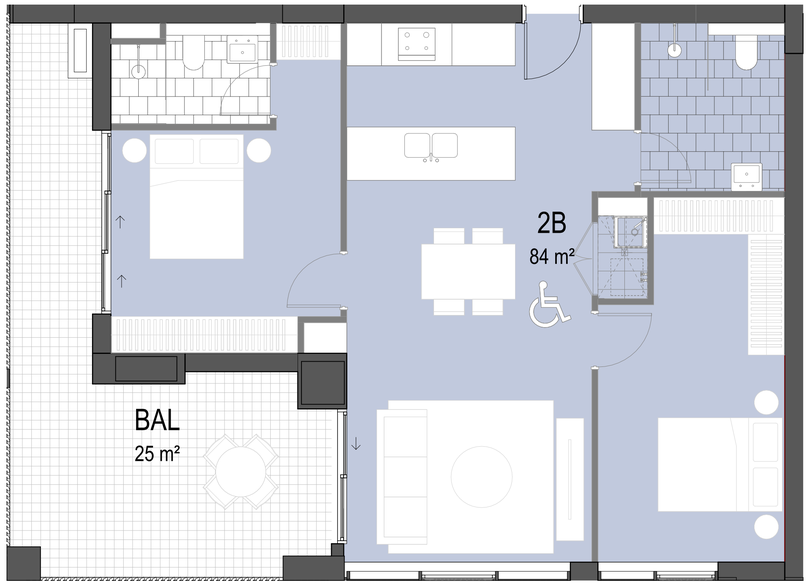
- 1200 SQ ENTRY CLEARANCE
- 850mm WIDE ENTRANCE CLEARANCE (LOBBY SIDE DOOR CIRCULATION)
- TOILET LOCATED IN CORNER OF BATHROOM? (GRABRAILS)
- TOILET CLEARANCE (900 X 1250) - Clear of door swing
- ALL DOORS MIN. 820 CLEAR OPENING
- 1000MM INTERNAL CORRIDORS (Allow for 1100)

ACCESSIBLE REQUIREMENTS:

KITCHEN
- 1550 DIA CIRCULATION
- 800MIN. CLEAR WORKSPACE ADJACENT TO COOKTOP

BEDROOM
- 1540 X 2070 CLEAR TO ONE SIDE AND 1000 CLEAR ON ALL SIDES
- LATCH SIDE CLEARANCE
- 1500 DIA CIRC TO ROBE
- 820 CLEAR OPEN TO DOOR WITH ALLOWANCE TO INCREASE TO 850

BATHROOM
- 2750 X 2350 SIZE FOR LAYOUT SHR WC OPPOSITE BASIN
- LATCH SIDE CLEARANCE (530 FOR 1450 DEEP)



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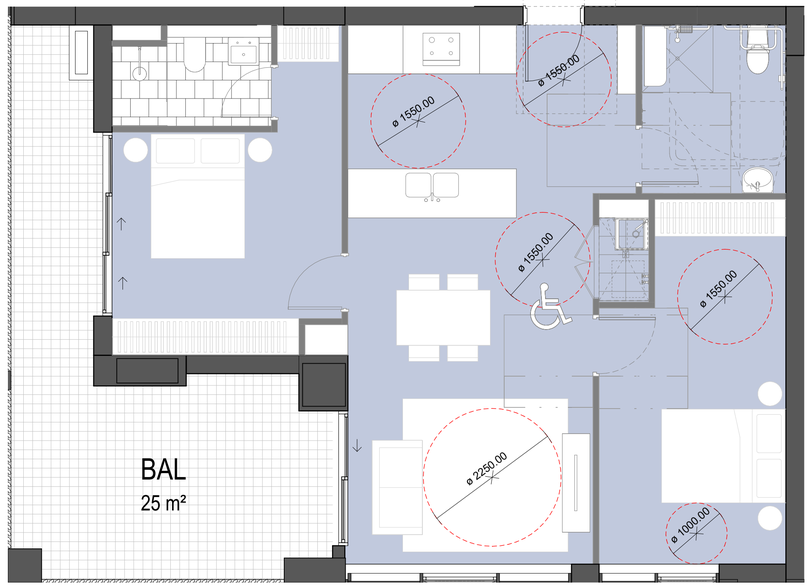

2 POST-ADAPT_2B-C
1 : 50

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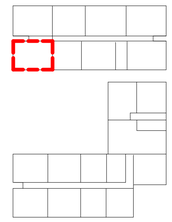

PRELIMINARY

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Amendments

Issue	Description	Date
1	For Information	28/03/25
2	For Information	17/04/25
3	For Information	07/05/25
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
ADAPTABLE APARTMENTS

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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25
Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA9200	B

ADAPTABLE UNIT PROVISIONS:

TOTAL NO. OF UNITS		227*
	REQUIRED	PROVIDED
15% ADAPTABLE	34	34
5% SILVER LHA	11.4	11
	45.4	45

*If dual -key counted as single unit

NOTES:
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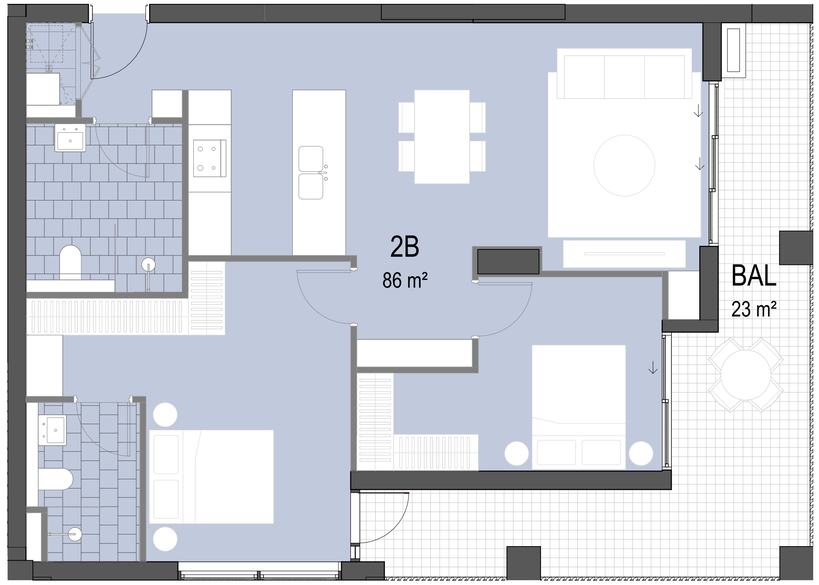
BATHROOM
- 2750 X 2350 SIZE FOR LAYOUT SHR WC OPPOSITE BASIN
- LATCH SIDE CLEARANCE (530 FOR 1450 DEEP)



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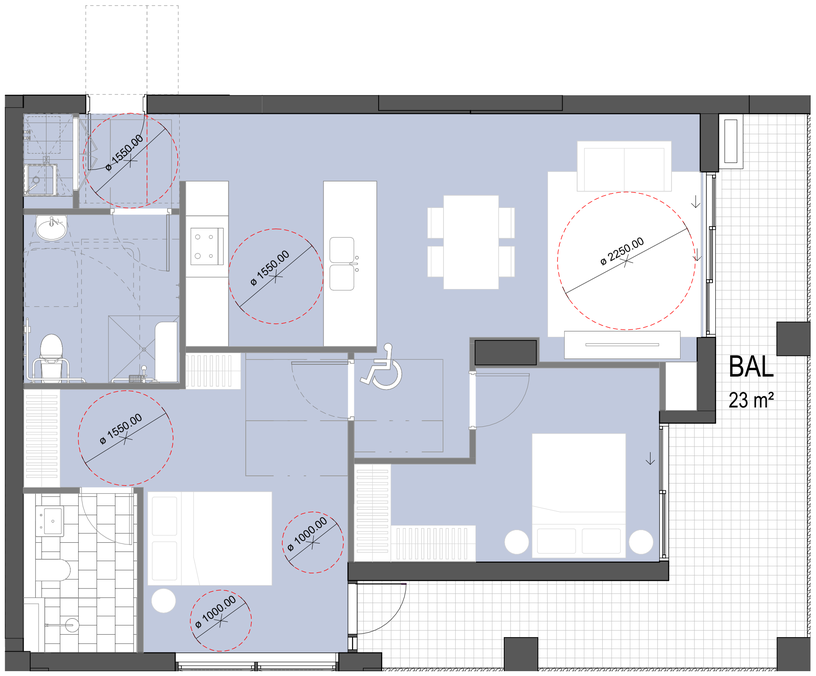

2 POST-ADAPT_2B-E
1 : 50

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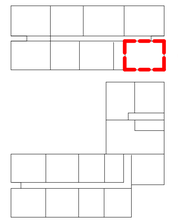

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Amendments

Issue	Description	Date
1	For Information	28/03/25
2	For Information	17/04/25
3	For Information	07/05/25
4	For Information	12/05/25
5	For Final Review	16/05/25
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Project Title
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			09/09/25

Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA9201	B

ADAPTABLE UNIT PROVISIONS:

TOTAL NO. OF UNITS		227*
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15% ADAPTABLE	34	34
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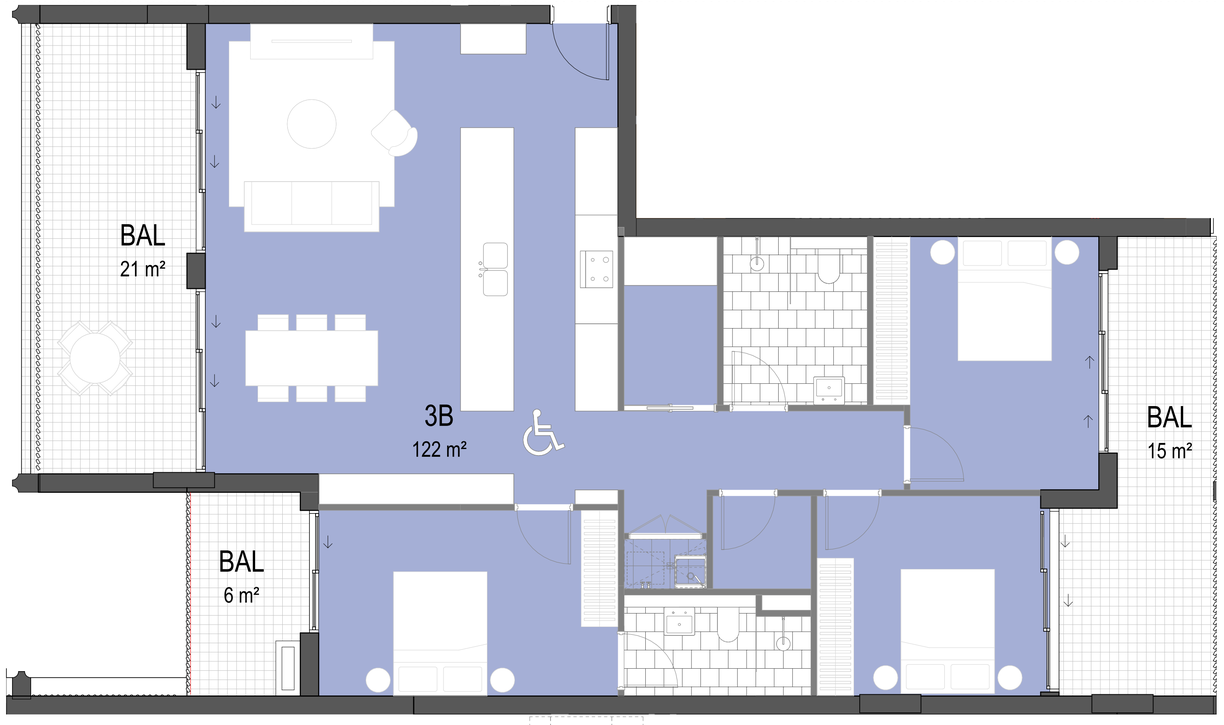

1 PRE-ADAPT_3B-D 5 Units
1 : 50

2 POST-ADAPT_3B-D
1 : 50

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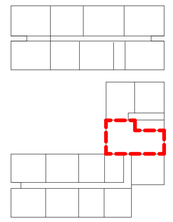

PRELIMINARY

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Amendments

Issue	Description	Date
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nom architect Lisa-Maree Carrigan 7568

Project Title
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Drawing Title
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Drawing Created (date)		Drawing Created (by)	SC
			09/09/25

Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA9202	B

ADAPTABLE UNIT PROVISIONS:

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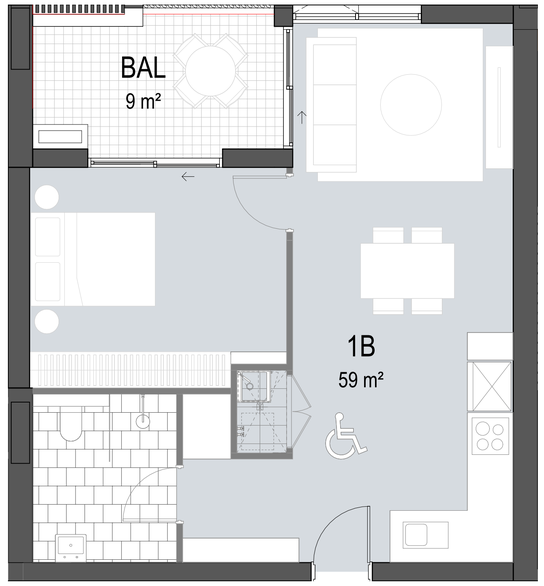

1 PRE-ADAPT_1B-I 6 Units
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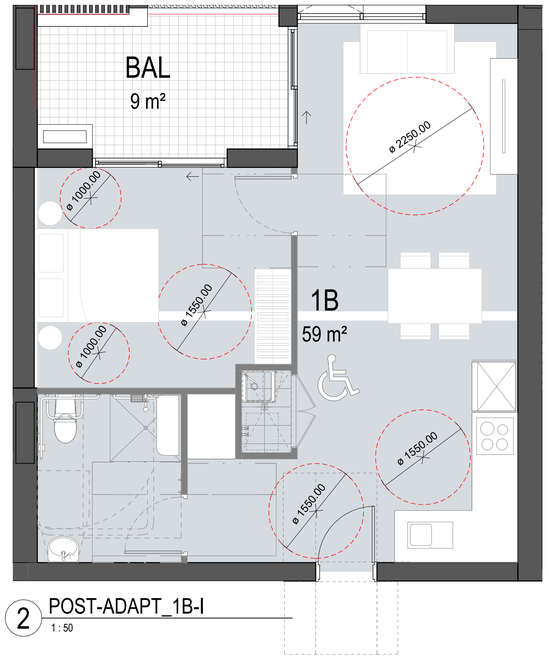

2 POST-ADAPT_1B-I
1 : 50

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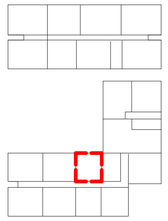

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
Melrose Park

Drawing Title
ADAPTABLE APARTMENTS

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PRELIMINARY

Plotted and checked by	VT		
Verified	SC	Approved	SO
Drawing Created (date)		Drawing Created (by)	SC
			09/09/25
Scale	Project No	Drawing No	Issue
As indicated @ A1	A231464	DA9203	B

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ADAPTABLE UNIT PROVISIONS:

TOTAL NO. OF UNITS		227*
	REQUIRED	PROVIDED
15% ADAPTABLE	34	34
5% SILVER LHA	11.4	11
	45.4	45

*If dual -key counted as single unit

NOTES:
All adaptable housing must meet Class C adaptability under AS4299-Adaptable Housing

C.03 Dwellings should be designed and configured so that adaptation does not require:
(a) the moving of walls and plumbing,
(b) additional waterproofing, and
(c) widening of door openings (i.e. these measures should be incorporated into the pre-adaptation dwelling).

C.04 Adaptable dwellings are to provide flush (recessed) sliding door tracks to all balconies and private open space

SEPP65/Apartment Design Guide require 20% of SOU's to be designed to Silver Level as per the Livable Housing Design Guidelines

Adaptable SOU's can be counted as LHA SOUs

SILVER LHA REQUIREMENTS:

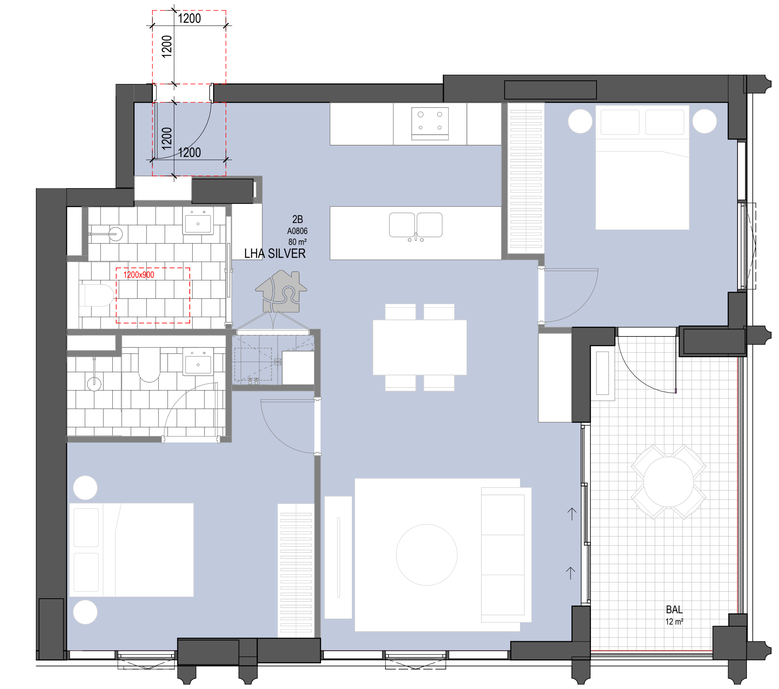
- 1200 SQ ENTRY CLEARANCE
- 850mm WIDE ENTRANCE CLEARANCE (LOBBY SIDE DOOR CIRCULATION)
- TOILET LOCATED IN CORNER OF BATHROOM? (GRABRAILS)
- TOILET CLEARANCE (900 X 1250) - Clear of door swing
- ALL DOORS MIN. 820 CLEAR OPENING
- 1000MM INTERNAL CORRIDORS (Allow for 1100)

ACCESSIBLE REQUIREMENTS:

KITCHEN
- 1550 DIA CIRCULATION
- 800MIN. CLEAR WORKSPACE ADJACENT TO COOKTOP

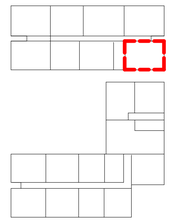
BEDROOM
- 1540 X 2070 CLEAR TO ONE SIDE AND 1000 CLEAR ON ALL SIDES
- LATCH SIDE CLEARANCE
- 1500 DIA CIRC TO ROBE
- 820 CLEAR OPEN TO DOOR WITH ALLOWANCE TO INCREASE TO 850

BATHROOM
- 2750 X 2350 SIZE FOR LAYOUT SHR WC OPPOSITE BASIN
- LATCH SIDE CLEARANCE (530 FOR 1450 DEEP)



1 LHA_2B-P 11 Units
1 : 50

Certificate No. # 40KQUQOFU1
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 38-42 Wharf Road, Melrose Park, NSW, 2114
https://www.fr5.com.au/QRCodeLanding?PublicId=40KQUQOFU1&GrpCert=1



PRELIMINARY

Amendments

Issue	Description	Date
1	For Information	28/03/25
2	For Information	17/04/25
3	For Information	07/05/25
4	For Final Review	16/05/25
A	DA Submission	29/05/25
B	DA Re-Submission	09/09/25

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LHA SILVER APT

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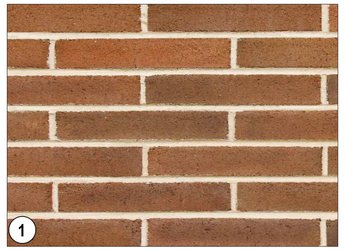
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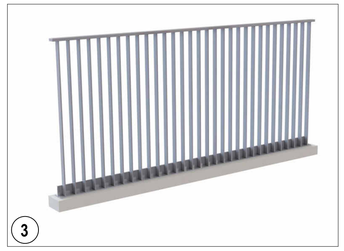
BR01 Masonary Brick

2

P05 Painted concrete finish type 5,Dark Grey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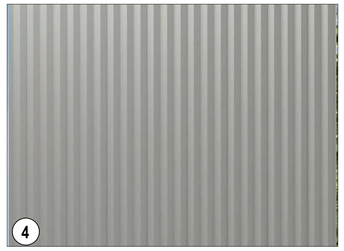
BAL03 Balustrade type 3, Vertical metal baluster, Spacing & Color to match MT02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MT02 Fluted metal cladding, Powdercoat finish, Color similar to Dulux "Magnittude"

5

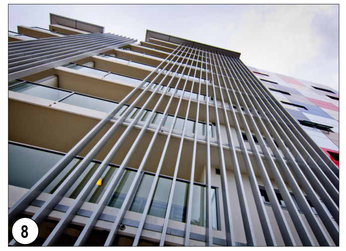
P02 Painted finish type 2, Color to match MT01

6

MT01 Metal Fin element, Powdercoat finish Light Pink

7

P04 Slab edge,Painted finish type 4, Brown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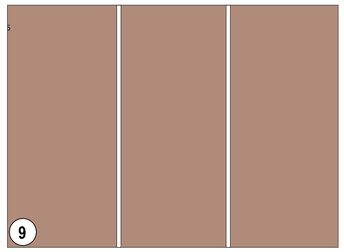
LV01 Aluminium Louvre type 1, Powdercoat finish, Color similar to P05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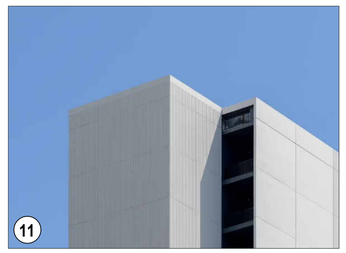
MT03 Powdercoat, Metal Finish, Color similar to Dulux "Magnittude"

10

LV03 Aluminium Louvre type 3, Powdercoat finish, Dark Grey


11

PC01 Preacast Concrete, Textured Finish, Color to match MT01

Amendments

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SEKISUI HOUSE

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MATERIAL & FINISHES

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1 : 500 @ A1	A231464	DA9310	B

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