



RESIDENTIAL FLAT BUILDING DEVELOPMENT

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

DEVELOPMENT APPLICATION

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Grand total: 43

Schedule of Changes (RFI)		
ITEM NO.	DESCRIPTION	DRAWING REFERENCE
PLANNING AND URBAN DESIGN		
ITEM 1.1	Ground Floor and Level 1 courtyards revised to balconies at building setback, and replaced with deep soil landscaping.	AR 103, AR 104
ITEM 1.2	Building levels amended to allow accessible street entry without stairs or platform lifts i.e. 1 in 40 maximum grade.	AR 103
ITEM 1.3	Levels above four storeys amended to maintain 9m setback from the site boundaries.	AR 105, AR 106, AR 107
ITEM 1.4, 1.5	Design revised to increase natural daylight and ventilation to TV rooms.	AR 104, AR 105, AR 106
ITEM 1.6	Dimensions added demonstrating 4m internal width per ADG 4D-3.	AR 104, AR 105, AR 106
ITEM 1.7	Affordable Units revised. Total area provided demonstrating at least 2% of GFA will be used for affordable housing.	AR 001, AR 007
ITEM 1.8	Total of nine (9) Platinum Level Livable units and car spaces provided to achieve 15% of total apartments.	AR 001, AR 100, AR 101, AR 102, AR 104, AR 106
ITEM 1.9	Facade revised to reduce amount of glazed balustrades.	AR 400, AR 401
ITEM 1.10	Site analysis diagram updated to include tree canopy and topography.	AR 006
ITEM 1.11	Storage Schedule provided, demonstrating 50% of minimum required storage achieved within all units, and basement storage rooms achieving remaining total requirement.	AR 950
ITEM 1.12	Storage walls adjacent to external shoring walls amended to mesh for maintenance.	AR 001, AR 100, AR 101, AR 102, AR 104, AR 106
ITEM 1.13	GFA Plans increased in scale, additional sheet added.	AR 007, AR 007A
LANDSCAPING		
ITEM 2.1	Ground Floor & Level 1 courtyards deleted to significantly increase the amount of Deep Soil areas, with 6m minimum dimension.	AR 010
ITEM 2.2	Design amended to accommodate the retention of trees 2, 12, 43 and 6, including changes to driveway location and removal of courtyards and associated retaining walls.	AR 003, AR 103
ITEM 2.3	1.2m minimum wide planters shown at entry path. Courtyards and associated retaining walls deleted to address comments regarding earthworks. Refer to landscape consultant's documentation for drawings addressing planter depth and tree replantment.	AR 103, Landscape Drawings
HERITAGE		
ITEM 3.1	Facade revised to reduce amount of glazed balustrades. Facade details amended to be more sympathetic to existing streetscape. Refer item 1.9.	AR 400, AR 401
ENGINEERING		
ITEM 4.1	OSD revised per Council comments. Refer Stormwater engineer's documentation.	AR 103, Stormwater Drawings
ITEM 4.2	Parking layout revised. Excess car spaces shown as GFA, subject to clause 4.6 prepared by the Town Planner.	AR 007, AR 100, AR 101, AR 102
ITEM 4.3	One (1) car share space provided at Basement Level 1.	AR 102
ITEM 4.4	Visitor bicycle parking spaces relocated to entry area at Ground Floor.	AR 103

HOUSING SEPP 2021 (CHAPTER 5: TRANSPORT ORIENTED DEVELOPMENT) KU-RING-GAI DCP 2024 KU-RING-GAI LEP 2015

SITE AREA: 3,340 m²

ZONING: R2 - Low Density Residential
TOD - Transport Oriented Development

MAXIMUM BUILDING HEIGHT:
DCP 9.5m
TOD 22m
PROPOSED 24.2m (22m + 10% variation with Clause 4.6)

FLOOR SPACE RATIO (FSR):
DCP 0.3:1 (1,002 m²)
TOD 2.5:1 (8,350 m²)
PROPOSED 2.5:1 (8,350 m²) excluding excess car spaces
2.58:1 (8,633 m²) including excess car spaces (Clause 4.6)

MINIMUM LOT SIZE:
LEP 790 m²
PROPOSED N/A

FRONT SETBACK:
DCP 10m Setback
PROPOSED 6m Setback up to 4th Storey +
6m Setback above 4th Storey to External walls
6m Setback above 4th Storey to Balconies

SIDE SETBACK:
DCP 6m Setback up to 4th Storey +
9m Setback above 4th Storey
PROPOSED 6m Side Setback up to 4th Storey +
9m Side Setback above 4th Storey

REAR SETBACK:
DCP 6m Setback up to 4th Storey +
9m Setback above 4th Storey
PROPOSED N/A - Corner Site

UNIT SUMMARY:

UNITS	MIX
2-BEDROOM (2-BED, 2-BED+TV)	37 UNITS 62%
3-BEDROOM (2-BED+TV/BED, 3-BED, 3-BED+TV)	23 UNITS 38%
TOTAL UNITS:	60 UNITS

SOLAR: 45 UNITS 75% (70% MIN.)

VENTILATION: 39 UNITS 65% (60% MIN.)

COMMON OPEN SPACE:
ADG 25% OF SITE AREA (835 m²)
PROPOSED 1,085 m² AT GROUND FLOOR
636 m² AT ROOF TERRACE

DEEP SOIL ZONE:
ADG 7% OF SITE AREA (234 m²)
PROPOSED 34% OF SITE AREA (1,137 m²)

Residential Area Schedule			
Site Area	Level	Area	FSR to 1
3340	Ground Floor	884.95 m ²	0.26
	Level 1	884.95 m ²	0.26
3340	Level 2	1323.15 m ²	0.40
	Level 3	1323.15 m ²	0.40
3340	Level 4	1213.47 m ²	0.36
	Level 5	1213.47 m ²	0.36
3340	Level 6	1097.10 m ²	0.33
	Roof Terrace	79.17 m ²	0.02
Grand total: 11		8341.24 m ²	2.50

Affordable Unit Schedule				
UNIT NO.	AREA	UNIT TYPE	SOLAR	VENTILATION
G.01	105 m ²	2B-AFF	NO SOLAR	NO
G.02	112 m ²	3B-AFF	NO SOLAR	YES
TOTAL NO. OF UNITS: 2				

Platinum Level Livable Unit Schedule				
UNIT NO.	AREA	UNIT TYPE	SOLAR	VENTILATION
Level 1				
L1.04	120 m ²	2B+TV	2 HOURS MIN.	NO
L1.07	108 m ²	2B+TV	2 HOURS MIN.	NO
Level 2				
L2.04	120 m ²	2B+TV	2 HOURS MIN.	NO
L2.07	108 m ²	2B+TV	2 HOURS MIN.	NO
Level 3				
L3.04	120 m ²	2B+TV	2 HOURS MIN.	NO
L3.07	108 m ²	2B+TV	2 HOURS MIN.	NO
Level 4				
L4.06	108 m ²	2B+TV	2 HOURS MIN.	NO
Level 5				
L5.06	134 m ²	3B+TV	2 HOURS MIN.	YES
Level 6				
L6.06	134 m ²	3B+TV	2 HOURS MIN.	YES
TOTAL NO. OF UNITS: 9				

TOTAL UNIT SCHEDULE							
UNIT NO.	AREA	UNIT TYPE	SOLAR	VENTILATION	AFFORDABLE	LIVABLE	
Ground Floor							
G.01	105 m ²	2B-AFF	NO SOLAR	NO	YES	SILVER	
G.02	112 m ²	2B-AFF	NO SOLAR	YES	YES	SILVER	
G.03	131 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
G.04	96 m ²	2B	2 HOURS MIN.	NO		SILVER	
G.05	127 m ²	3B+TV	PARTIAL	YES		SILVER	
5							
Level 1							
L1.01	119 m ²	2B+TV	NO SOLAR	NO		SILVER	
L1.02	118 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L1.03	119 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L1.04	120 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L1.05	114 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L1.06	118 m ²	2B+TV	PARTIAL	YES		SILVER	
L1.07	108 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L1.08	128 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L1.09	116 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L1.10	115 m ²	2B+TV	2 HOURS MIN.	NO		SILVER	
10							
Level 2							
L2.01	119 m ²	2B+TV	NO SOLAR	NO		SILVER	
L2.02	118 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L2.03	119 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L2.04	120 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L2.05	114 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L2.06	118 m ²	2B+TV	PARTIAL	YES		SILVER	
L2.07	108 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L2.08	128 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L2.09	116 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L2.10	115 m ²	2B+TV	2 HOURS MIN.	NO		SILVER	
10							
Level 3							
L3.01	119 m ²	2B+TV	NO SOLAR	NO		SILVER	
L3.02	118 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L3.03	119 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L3.04	120 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L3.05	114 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L3.06	118 m ²	2B+TV	PARTIAL	YES		SILVER	
L3.07	108 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L3.08	128 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L3.09	116 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L3.10	115 m ²	2B+TV	2 HOURS MIN.	NO		SILVER	
10							
Level 4							
L4.01	109 m ²	2B+TV	NO SOLAR	NO		SILVER	
L4.02	134 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L4.03	127 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L4.04	113 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L4.05	118 m ²	2B+TV	PARTIAL	YES		SILVER	
L4.06	108 m ²	2B+TV	2 HOURS MIN.	NO		PLATINUM	
L4.07	128 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L4.08	116 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L4.09	115 m ²	2B+TV	2 HOURS MIN.	NO		SILVER	
9							
Level 5							
L5.01	108 m ²	2B+TV	NO SOLAR	NO		SILVER	
L5.02	134 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L5.03	127 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L5.04	113 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L5.05	116 m ²	2B+TV	PARTIAL	YES		SILVER	
L5.06	134 m ²	3B+TV	2 HOURS MIN.	YES		PLATINUM	
L5.07	120 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L5.08	106 m ²	2B	2 HOURS MIN.	NO		SILVER	
8							
Level 6							
L6.01	108 m ²	2B+TV	NO SOLAR	NO		SILVER	
L6.02	134 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L6.03	127 m ²	3B+TV/BED	2 HOURS MIN.	YES		SILVER	
L6.04	113 m ²	2B+TV	2 HOURS MIN.	YES		SILVER	
L6.05	116 m ²	2B+TV	PARTIAL	YES		SILVER	
L6.06	134 m ²	3B+TV	2 HOURS MIN.	YES		PLATINUM	
L6.07	120 m ²	2B+TV/BED	2 HOURS MIN.	YES		SILVER	
L6.08	106 m ²	2B	2 HOURS MIN.	NO		SILVER	
8							
TOTAL NO. OF UNITS: 60							

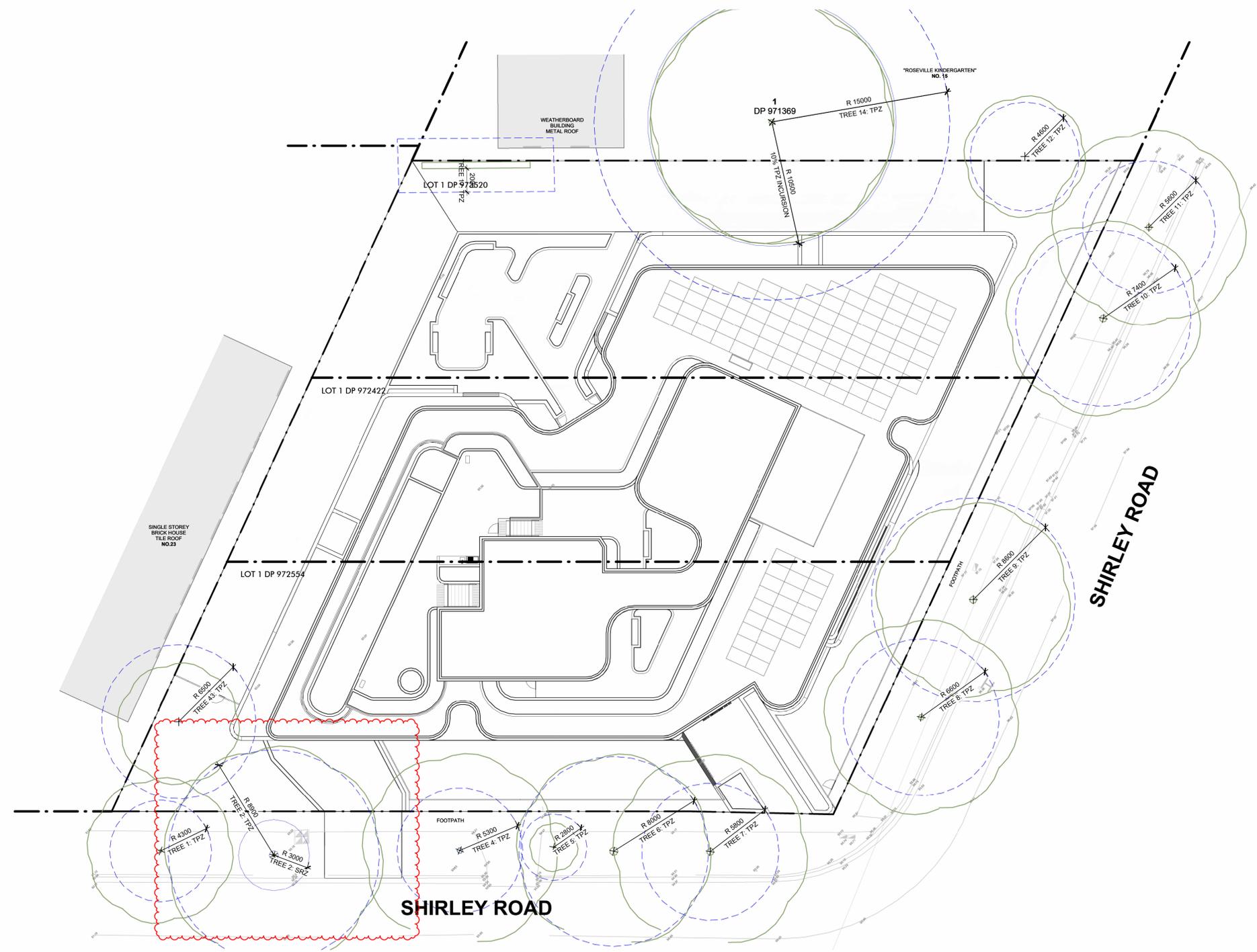
BASIX & NATHERS SPEC SUMMARY:

- BASIX CERTIFICATE NUMBER: 1791231M_02
- BASIX CERTIFICATE DATE: 25 SEPTEMBER 2025
- REFER BASIX CERTIFICATE FOR FULL DETAILS ON COMMITMENTS

FLOOR SLABS:

- R2.5 FLOOR INSULATION TO UNITS ABOVE CARPARK/IAIR;
- CARPET WITH UNDERLAY REQUIRED TO BEDROOMS/TV ROOM AT UNITS L5.01;

EXTERNAL WALLS:



1 Site Plan
 1 : 200

NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
 PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL

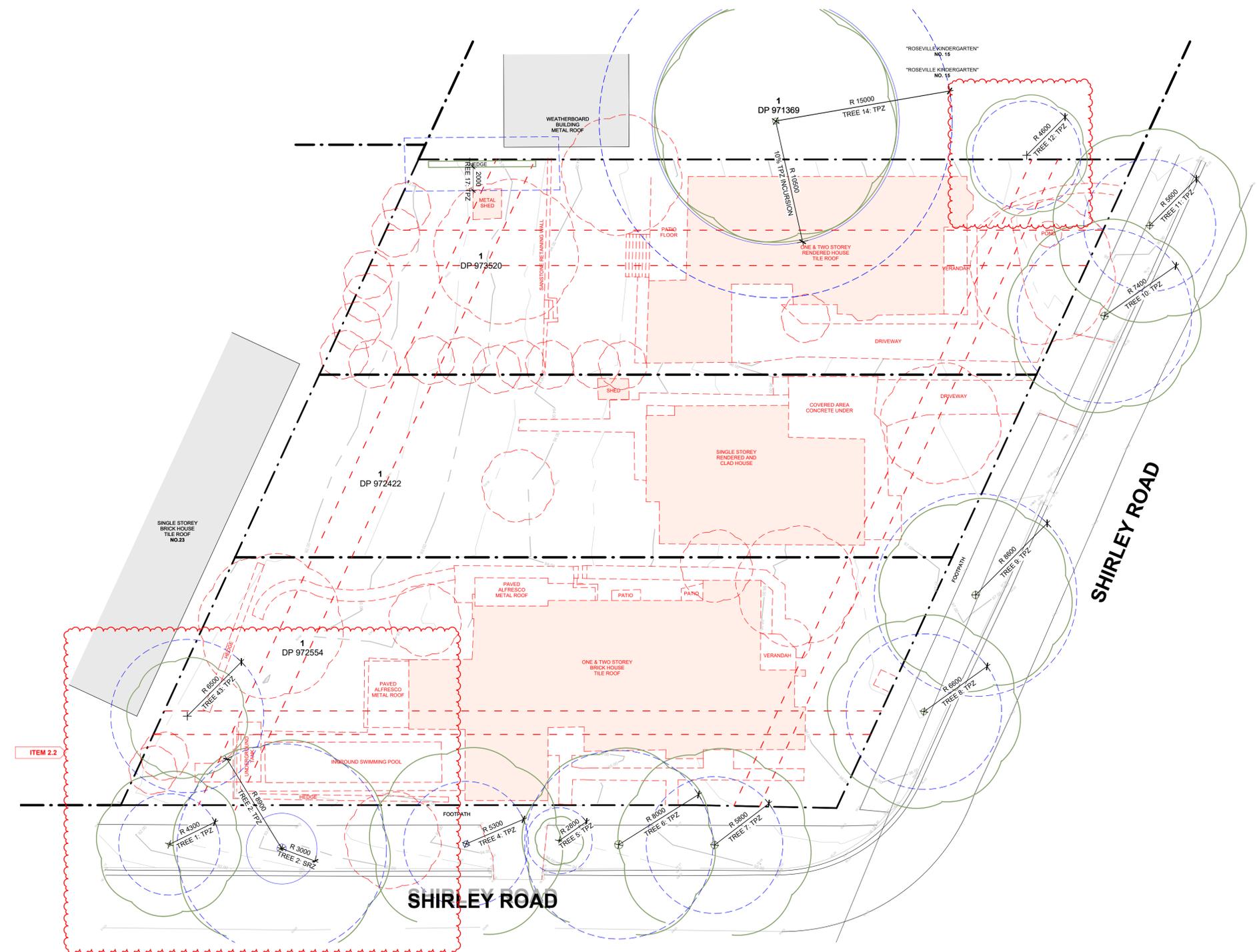
NOT FOR CONSTRUCTION

DRAWING TITLE
Site Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 200	A1	2503	
DRAWING NO.	REVISION NO.		
AR 002	4		

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- LEGEND
- EXISTING STRUCTURES TO BE DEMOLISHED
 - EXISTING TREE TO BE RETAINED



1 Demolition Plan
 1 : 200

NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

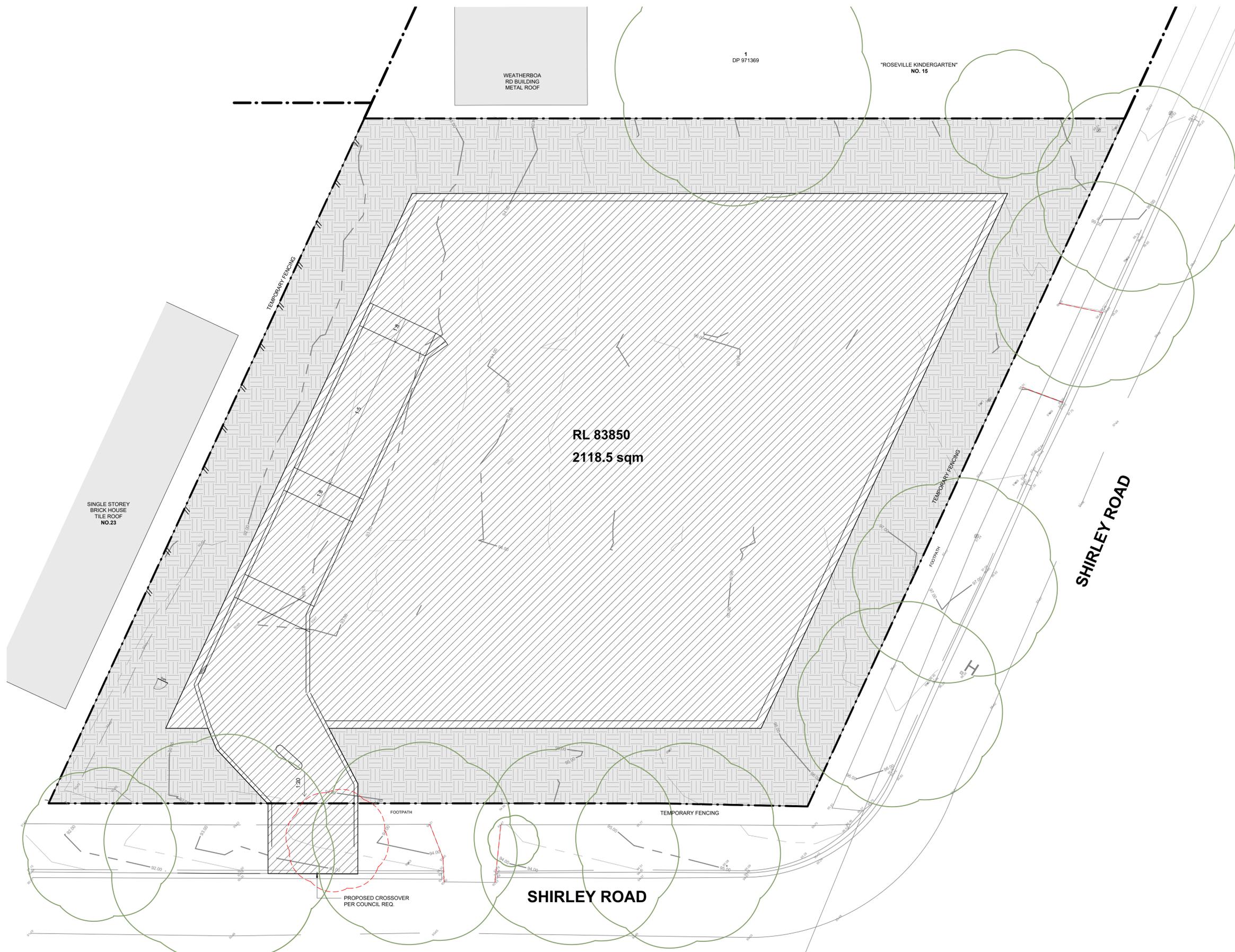
DRAWING TITLE
Demolition Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.	REVISION NO.		
AR 003	4		

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NOTES

- LEGEND**
-  EXISTING STRUCTURES TO BE DEMOLISHED
 -  EXISTING TREE TO BE RETAINED
 -  EXCAVATION AREA



REVISION NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	12/09/2025	DRAFT DA SET	CG
3	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
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 SHIRLEY ROAD, ROSEVILLE NSW 2069

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DRAWING TITLE
Excavation Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.		REVISION NO.	

AR 011 **3**

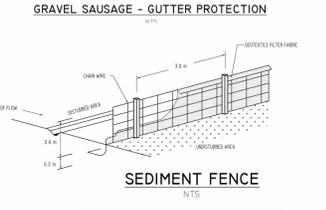
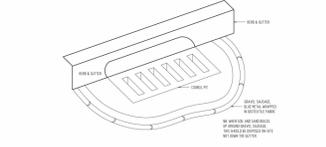
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 Nominated Architect - Maxine Mousavizad
 NSW Registration No. 10860



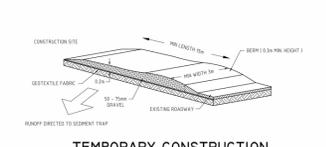
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- LEGEND**
- EXISTING STRUCTURES TO BE DEMOLISHED
 - EXISTING TREE TO BE RETAINED
 - TEMPORARY FENCING
 - TRUCK SWEEP PATH

NB: PLACE GRAVEL SAUSAGE AROUND THE NEAREST DOWNSTREAM COUNCIL STORMWATER PIT IN BARKER ROAD



NB: PROVIDE SEDIMENT FENCE ALONG THE FULL LENGTH OF THE REAR BOUNDARY AND CLEAN & MAINTAIN DAILY



- NOTES: SOIL & WATER MANAGEMENT**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
 2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
 3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
 4. ROADS AND FOOTPATHS TO BE SWEEP DAILY.
 5. NO MATERIALS TO BE STORED ON FOOTPATHS.
 6. IF YOU DO NOT COMPLY YOU MAY BE LIABLE TO A \$1500 FINE.

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A	13/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
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3	22/09/2025	DEVELOPMENT APPLICATION	CG

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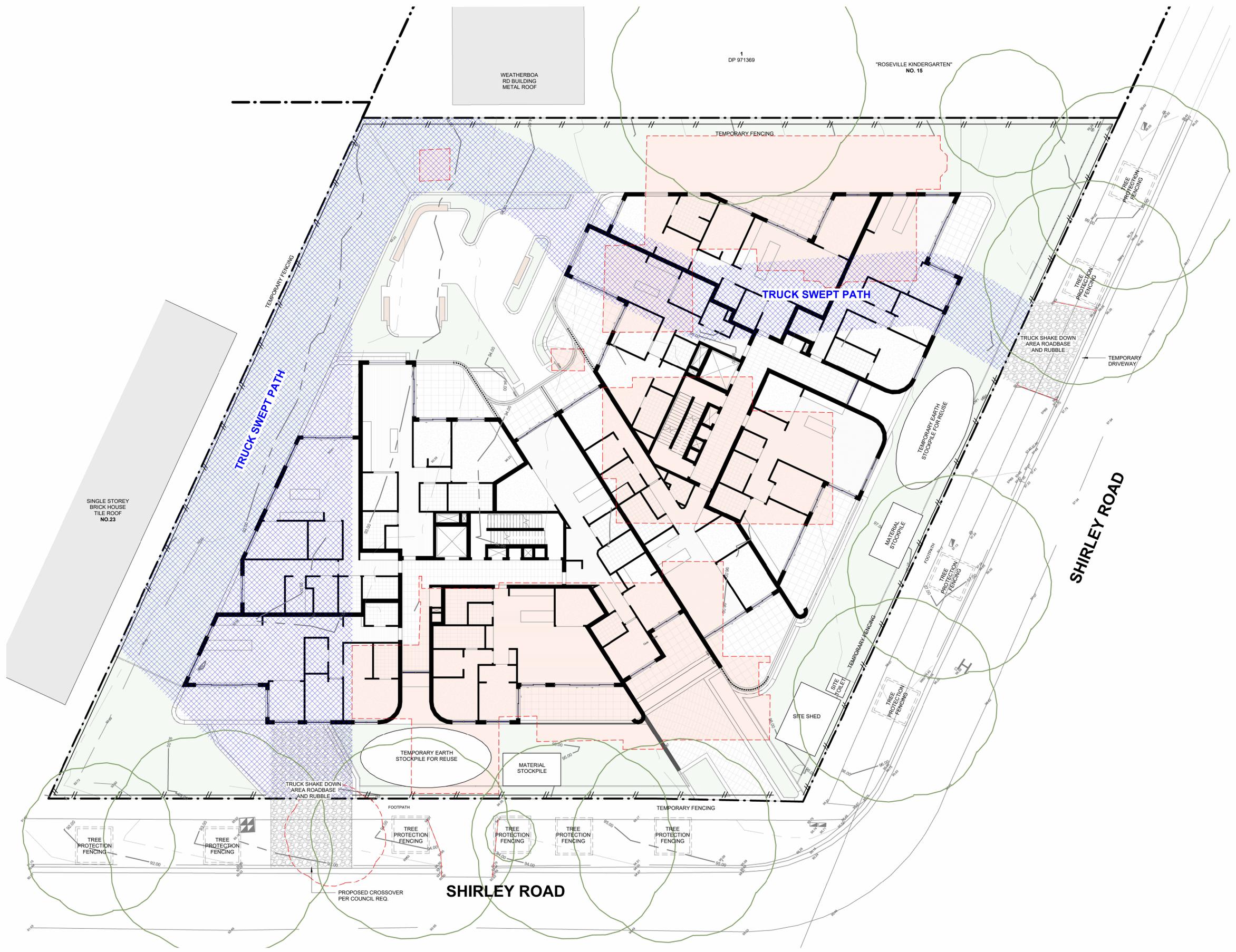
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DRAWING TITLE
Environmental Site Management Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.		REVISION NO.	
AR 012		3	

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 Nominated Architect - Maxine Mounswad
 NSW Registration No. 10860

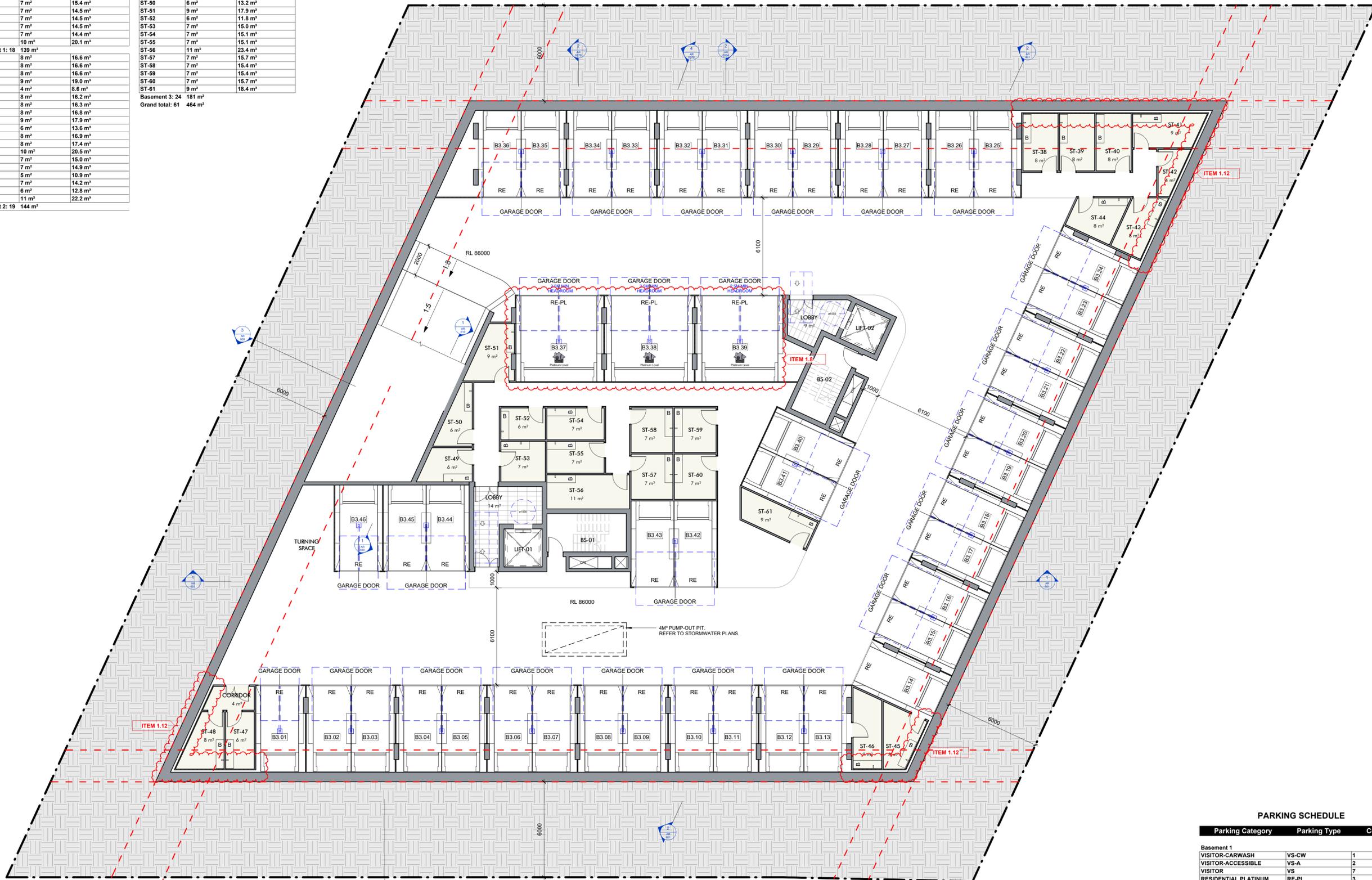


BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-01	8 m ²	16.6 m ³
ST-02	8 m ²	16.6 m ³
ST-03	8 m ²	16.6 m ³
ST-04	9 m ²	19.0 m ³
ST-05	4 m ²	8.6 m ³
ST-06	8 m ²	16.2 m ³
ST-07	8 m ²	16.3 m ³
ST-08	8 m ²	16.8 m ³
ST-09	9 m ²	17.9 m ³
ST-10	6 m ²	12.1 m ³
ST-11	8 m ²	16.9 m ³
ST-12	12 m ²	24.2 m ³
ST-13	7 m ²	15.4 m ³
ST-14	7 m ²	14.5 m ³
ST-15	7 m ²	14.5 m ³
ST-16	7 m ²	14.4 m ³
ST-17	7 m ²	14.4 m ³
ST-18	10 m ²	20.1 m ³
Basement 1: 18	139 m ²	
ST-19	8 m ²	16.6 m ³
ST-20	8 m ²	16.6 m ³
ST-21	8 m ²	16.6 m ³
ST-22	9 m ²	19.0 m ³
ST-23	4 m ²	8.6 m ³
ST-24	8 m ²	16.2 m ³
ST-25	8 m ²	16.3 m ³
ST-26	8 m ²	16.8 m ³
ST-27	9 m ²	17.9 m ³
ST-28	6 m ²	13.6 m ³
ST-29	8 m ²	16.9 m ³
ST-30	8 m ²	17.4 m ³
ST-31	10 m ²	20.5 m ³
ST-32	7 m ²	15.0 m ³
ST-33	7 m ²	14.9 m ³
ST-34	5 m ²	10.9 m ³
ST-35	7 m ²	14.2 m ³
ST-36	6 m ²	12.8 m ³
ST-37	11 m ²	22.2 m ³
Basement 2: 19	144 m ²	

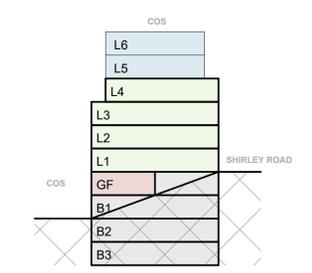
BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-38	8 m ²	16.6 m ³
ST-39	8 m ²	16.6 m ³
ST-40	8 m ²	16.6 m ³
ST-41	9 m ²	19.0 m ³
ST-42	4 m ²	8.6 m ³
ST-43	8 m ²	16.2 m ³
ST-44	8 m ²	16.3 m ³
ST-45	8 m ²	16.8 m ³
ST-46	9 m ²	17.9 m ³
ST-47	6 m ²	13.6 m ³
ST-48	8 m ²	16.9 m ³
ST-49	6 m ²	13.2 m ³
ST-50	6 m ²	13.2 m ³
ST-51	9 m ²	17.9 m ³
ST-52	6 m ²	11.8 m ³
ST-53	7 m ²	15.0 m ³
ST-54	7 m ²	15.1 m ³
ST-55	7 m ²	15.1 m ³
ST-56	11 m ²	23.4 m ³
ST-57	7 m ²	15.7 m ³
ST-58	7 m ²	15.4 m ³
ST-59	7 m ²	15.4 m ³
ST-60	7 m ²	15.7 m ³
ST-61	9 m ²	18.4 m ³
Basement 3: 24	181 m ²	
Grand total: 61	464 m ²	



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NOTES
 All operable windows shall be protected with restricting devices per NCC D3029 requirements.



Section Diagram
 NTS

REVISION

NO.	DATE	DESCRIPTION	BY
E	11/03/2025	ISSUED FOR COORDINATION	CG
F	13/03/2025	ISSUED FOR COORDINATION	CG
G	20/03/2025	ISSUED FOR REVIEW	CG
H	27/03/2025	ISSUED FOR REVIEW	MM
I	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	05/08/2025	ISSUED FOR COORDINATION	MM
3	06/08/2025	ISSUED FOR INFORMATION.	MM
4	08/08/2024	ISSUED FOR INFORMATION.	MM
5	12/08/2024	ISSUED FOR INFORMATION	CG
6	13/08/2024	ISSUED FOR INFORMATION	CG
7	25/08/2025	ISSUED FOR COORDINATION	CG
8	04/09/2025	ISSUED FOR INFORMATION	CG
9	11/09/2025	ISSUED FOR COORDINATION	CG
10	12/09/2025	DRAFT DA SET	CG
11	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Basement 3 GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	

SCALE	SHEET SIZE	PROJECT NO.
As Indicated	A1	2503

DRAWING NO. **AR 100** REVISION NO. **11**

PARKING SCHEDULE

Parking Category	Parking Type	Count
Basement 1		
VISITOR-CARWASH	VS-CW	1
VISITOR-ACCESSIBLE	VS-A	2
VISITOR	VS	7
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	23
CARSHARE	CS	1
Basement 1: 37		
Basement 2		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	36
Basement 2: 39		
Basement 3		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	43
Basement 3: 46		
Grand total: 122		

BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-01	8 m ²	16.6 m ³
ST-02	8 m ²	16.6 m ³
ST-03	8 m ²	16.6 m ³
ST-04	9 m ²	19.0 m ³
ST-05	4 m ²	8.6 m ³
ST-06	8 m ²	16.2 m ³
ST-07	8 m ²	16.3 m ³
ST-08	8 m ²	16.8 m ³
ST-09	9 m ²	17.9 m ³
ST-10	6 m ²	12.1 m ³
ST-11	8 m ²	16.9 m ³
ST-12	12 m ²	24.2 m ³
ST-13	7 m ²	15.4 m ³
ST-14	7 m ²	14.5 m ³
ST-15	7 m ²	14.5 m ³
ST-16	7 m ²	14.5 m ³
ST-17	7 m ²	14.4 m ³
ST-18	10 m ²	20.1 m ³
Basement 1: 18	139 m ²	
ST-19	8 m ²	16.6 m ³
ST-20	8 m ²	16.6 m ³
ST-21	8 m ²	16.6 m ³
ST-22	9 m ²	19.0 m ³
ST-23	4 m ²	8.6 m ³
ST-24	8 m ²	16.2 m ³
ST-25	8 m ²	16.3 m ³
ST-26	8 m ²	16.8 m ³
ST-27	9 m ²	17.9 m ³
ST-28	6 m ²	13.6 m ³
ST-30	8 m ²	16.9 m ³
ST-31	8 m ²	17.4 m ³
ST-31	10 m ²	20.5 m ³
ST-32	7 m ²	15.0 m ³
ST-33	7 m ²	14.9 m ³
ST-34	5 m ²	10.9 m ³
ST-35	7 m ²	14.2 m ³
ST-36	6 m ²	12.8 m ³
ST-37	11 m ²	22.2 m ³
Basement 2: 19	144 m ²	

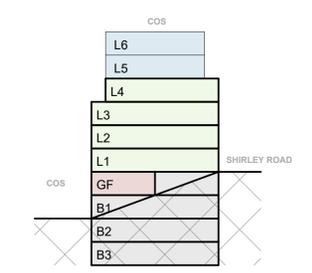
BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-38	8 m ²	16.6 m ³
ST-39	8 m ²	16.6 m ³
ST-40	8 m ²	16.6 m ³
ST-41	9 m ²	19.0 m ³
ST-42	4 m ²	8.6 m ³
ST-43	8 m ²	16.2 m ³
ST-44	8 m ²	16.3 m ³
ST-45	8 m ²	16.8 m ³
ST-46	9 m ²	17.9 m ³
ST-47	6 m ²	13.6 m ³
ST-48	8 m ²	16.9 m ³
ST-49	6 m ²	13.2 m ³
ST-50	6 m ²	13.2 m ³
ST-51	9 m ²	17.9 m ³
ST-52	6 m ²	13.2 m ³
ST-53	7 m ²	15.0 m ³
ST-54	7 m ²	15.1 m ³
ST-55	7 m ²	15.1 m ³
ST-56	11 m ²	23.4 m ³
ST-57	7 m ²	15.7 m ³
ST-58	7 m ²	15.4 m ³
ST-59	7 m ²	15.4 m ³
ST-60	7 m ²	15.7 m ³
ST-61	9 m ²	18.4 m ³
Basement 3: 24	181 m ²	
Grand total: 61	464 m ²	



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NOTES
 All operable windows shall be protected with restricting devices per NCC D3029 requirements.



Section Diagram
 NTS

REVISION

NO.	DATE	DESCRIPTION	BY
E	11/03/2025	ISSUED FOR COORDINATION	CG
F	13/03/2025	ISSUED FOR COORDINATION	CG
G	20/03/2025	ISSUED FOR REVIEW	CG
H	27/03/2025	ISSUED FOR REVIEW	MM
I	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	05/08/2025	ISSUED FOR COORDINATION	MM
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	12/08/2024	ISSUED FOR INFORMATION	CG
6	13/08/2024	ISSUED FOR INFORMATION	CG
7	25/08/2025	ISSUED FOR COORDINATION	CG
8	04/09/2025	ISSUED FOR INFORMATION	CG
9	11/09/2025	ISSUED FOR COORDINATION	CG
10	12/09/2025	DRAFT DA SET	CG
11	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Basement 2 GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	

SCALE	SHEET SIZE	PROJECT NO.
As Indicated	A1	2503

DRAWING NO. **AR 101** REVISION NO. **11**

PARKING SCHEDULE

Parking Category	Parking Type	Count
Basement 1		
VISITOR-CARWASH	VS-CW	1
VISITOR-ACCESSIBLE	VS-A	2
VISITOR	VS	7
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	23
CARSHARE	CS	1
Basement 1: 37		
Basement 2		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	36
Basement 2: 39		
Basement 3		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	43
Basement 3: 46		
Grand total: 122		

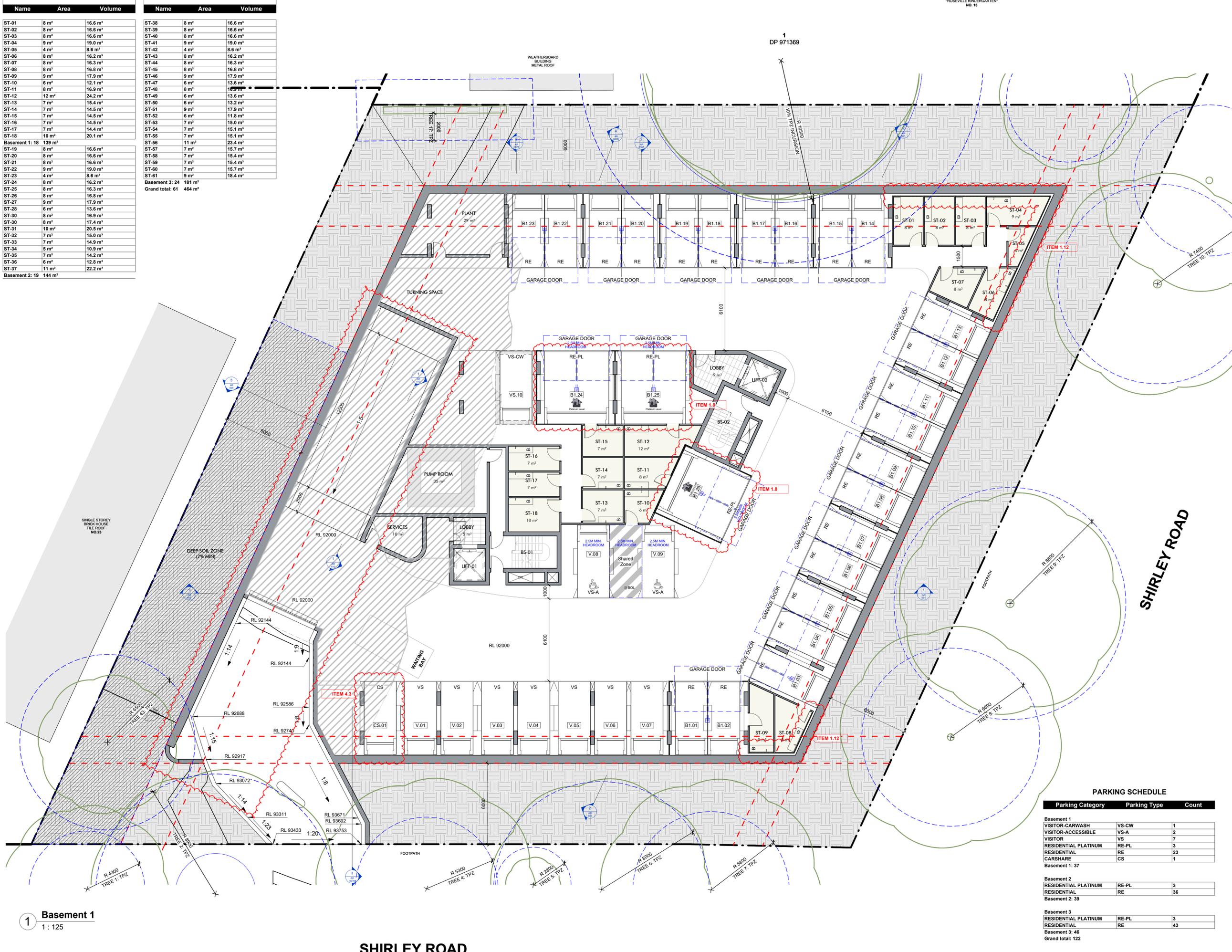


BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-01	8 m ²	16.6 m ³
ST-02	8 m ²	16.6 m ³
ST-03	8 m ²	16.6 m ³
ST-04	9 m ²	19.0 m ³
ST-05	4 m ²	8.6 m ³
ST-06	8 m ²	16.2 m ³
ST-07	8 m ²	16.3 m ³
ST-08	8 m ²	16.8 m ³
ST-09	9 m ²	17.9 m ³
ST-10	6 m ²	12.1 m ³
ST-11	8 m ²	16.9 m ³
ST-12	12 m ²	24.2 m ³
ST-13	7 m ²	14.5 m ³
ST-14	7 m ²	14.5 m ³
ST-15	7 m ²	14.5 m ³
ST-16	7 m ²	14.4 m ³
ST-17	7 m ²	14.4 m ³
ST-18	10 m ²	20.1 m ³
Basement 1: 18	139 m ²	
ST-19	8 m ²	16.6 m ³
ST-20	8 m ²	16.6 m ³
ST-21	8 m ²	16.6 m ³
ST-22	9 m ²	19.0 m ³
ST-23	4 m ²	8.6 m ³
ST-24	8 m ²	16.2 m ³
ST-25	8 m ²	16.3 m ³
ST-26	8 m ²	16.8 m ³
ST-27	9 m ²	17.9 m ³
ST-28	6 m ²	13.6 m ³
ST-29	8 m ²	16.9 m ³
ST-30	8 m ²	17.4 m ³
ST-31	10 m ²	20.5 m ³
ST-32	7 m ²	15.0 m ³
ST-33	7 m ²	14.9 m ³
ST-34	5 m ²	10.9 m ³
ST-35	7 m ²	14.2 m ³
ST-36	6 m ²	12.8 m ³
ST-37	11 m ²	22.2 m ³
Basement 2: 19	144 m ²	

BASEMENT STORAGE SCHEDULE...

Name	Area	Volume
ST-38	8 m ²	16.6 m ³
ST-39	8 m ²	16.6 m ³
ST-40	8 m ²	16.6 m ³
ST-41	9 m ²	19.0 m ³
ST-42	4 m ²	8.6 m ³
ST-43	8 m ²	16.2 m ³
ST-44	8 m ²	16.3 m ³
ST-45	8 m ²	16.8 m ³
ST-46	9 m ²	17.9 m ³
ST-47	6 m ²	13.6 m ³
ST-48	8 m ²	16.9 m ³
ST-49	6 m ²	13.6 m ³
ST-50	6 m ²	13.2 m ³
ST-51	9 m ²	17.9 m ³
ST-52	6 m ²	11.8 m ³
ST-53	7 m ²	15.0 m ³
ST-54	7 m ²	15.1 m ³
ST-55	7 m ²	15.1 m ³
ST-56	11 m ²	23.4 m ³
ST-57	7 m ²	15.7 m ³
ST-58	7 m ²	15.4 m ³
ST-59	7 m ²	15.4 m ³
ST-60	7 m ²	15.7 m ³
ST-61	9 m ²	18.4 m ³
Basement 3: 24	181 m ²	
Grand total: 61	464 m ²	

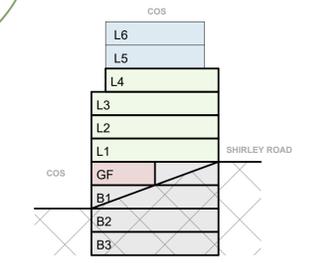


Basement 1
1 : 125

SHIRLEY ROAD

"ROSEVILLE KINDERGARTEN"
NO. 15

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NOTES
All operable windows shall be protected with restricting devices per NCC D3D29 requirements.



Section Diagram
NTS

REVISION

NO.	DATE	DESCRIPTION	BY
G	13/03/2025	ISSUED FOR COORDINATION	CG
H	20/03/2025	ISSUED FOR REVIEW	CG
I	27/03/2025	ISSUED FOR REVIEW	MM
J	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	05/08/2025	ISSUED FOR COORDINATION	MM
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	12/08/2024	ISSUED FOR INFORMATION	CG
6	13/08/2024	ISSUED FOR INFORMATION	CG
7	25/08/2025	ISSUED FOR COORDINATION	CG
8	28/08/2025	ISSUED FOR COORDINATION	CG
9	04/09/2025	ISSUED FOR INFORMATION	CG
10	11/09/2025	ISSUED FOR COORDINATION	CG
11	12/09/2025	DRAFT DA SET	CG
12	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
PROJECT ADDRESS
17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
SHIRLEY ROAD, ROSEVILLE NSW 2069
STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE
Basement 1 GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	

SCALE	SHEET SIZE	PROJECT NO.
As Indicated	A1	2503

DRAWING NO. _____ REVISION NO. _____

AR 102 **12**

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t. +614 24 555 607
e. maxine@mxdesigns.com.au
Nominated Architect - Maxine Mousavvadi
NSW Registration No. 10860

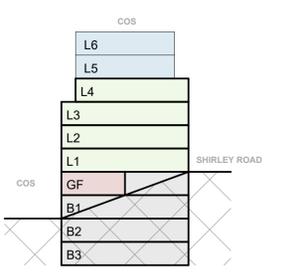
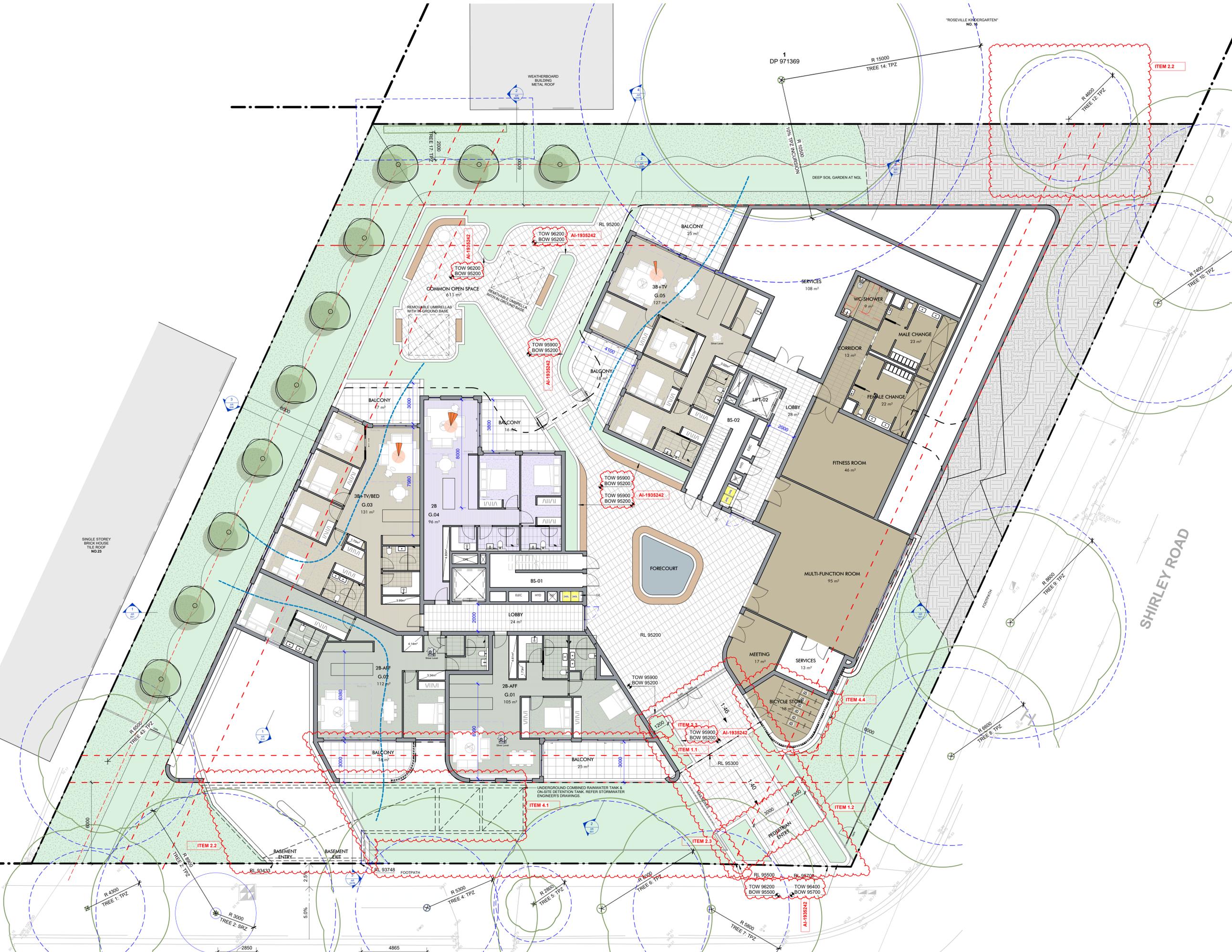


PARKING SCHEDULE

Parking Category	Parking Type	Count
Basement 1		
VISITOR-CARWASH	VS-CW	1
VISITOR-ACCESSIBLE	VS-A	2
VISITOR	VS	7
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	23
CARSHARE	CS	1
Basement 1: 37		
Basement 2		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	36
Basement 2: 39		
Basement 3		
RESIDENTIAL PLATINUM	RE-PL	3
RESIDENTIAL	RE	43
Basement 3: 46		
Grand total: 122		

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NOTES
 All operable windows shall be protected with restricting devices per NCC D3D29 requirements.



Section Diagram
 NTS

REVISION NO.	DATE	DESCRIPTION	BY
K	27/03/2025	ISSUED FOR REVIEW	MM
L	28/03/2025	ISSUED FOR COORDINATION	CG
M	03/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
N	18/07/2025	ISSUED FOR DISCUSSION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	13/08/2024	ISSUED FOR INFORMATION	CG
6	22/08/2025	ISSUED FOR REVIEW	MM
7	25/08/2025	ISSUED FOR COORDINATION	CG
8	28/08/2025	ISSUED FOR COORDINATION	CG
9	09/09/2025	ISSUED FOR COORDINATION	CG
10	12/09/2025	DRAFT DA SET	CG
11	22/09/2025	DEVELOPMENT APPLICATION	CG
12	18/11/2025	FOR INFORMATION.	CG

CLIENT/APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
 PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Ground Floor GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
18/11/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.			REVISION NO.

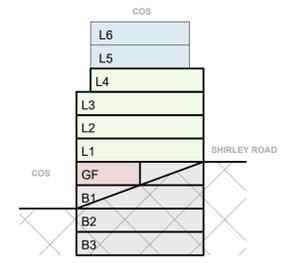
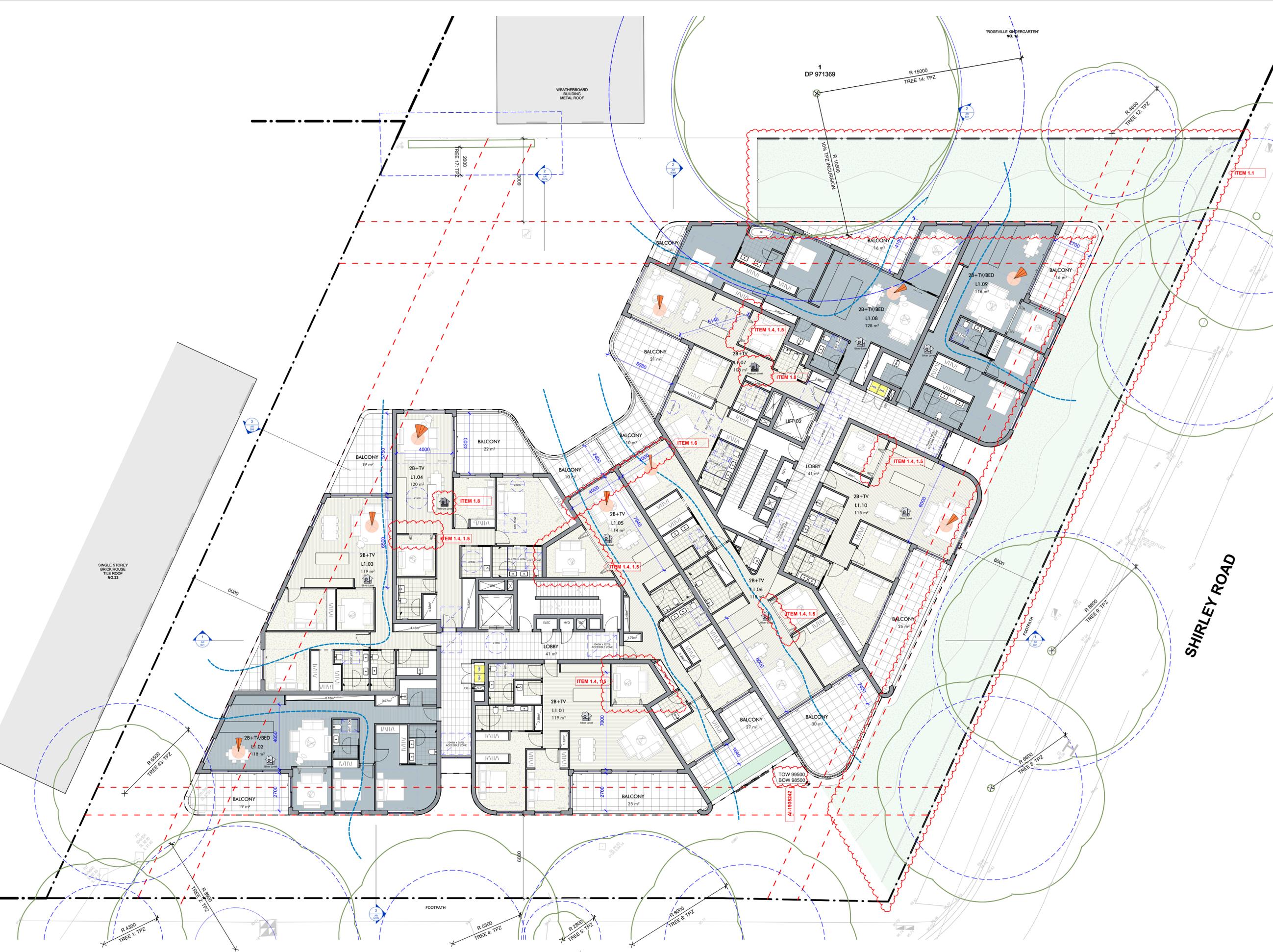
AR 103 **12**

MX ARCHITECTS
 1 Mary Street, Marooch Pasture, NSW 2114
 T: +61 24 355 607
 E: maxine@mxdesigns.com.au
 Nominated Architect - Maxine Mousavadi
 NSW Registration No. 10860



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NOTES
 All operable windows shall be protected with restricting devices per NCC D3D29 requirements.



Section Diagram
 NTS

REVISION NO.	DATE	DESCRIPTION	BY
1	26/03/2025	ISSUED FOR REVIEW	MM
J	27/03/2025	ISSUED FOR REVIEW	MM
K	28/03/2025	ISSUED FOR COORDINATION	CG
L	03/04/2025	ISSUED FOR INFORMATION	CG
M	07/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
N	18/07/2025	ISSUED FOR DISCUSSION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	13/08/2024	ISSUED FOR INFORMATION	CG
6	25/08/2025	ISSUED FOR COORDINATION	CG
7	09/09/2025	ISSUED FOR COORDINATION	CG
8	12/09/2025	DRAFT DA SET	CG
9	22/09/2025	DEVELOPMENT APPLICATION	CG
10	18/11/2025	FOR INFORMATION	CG

CLIENT/APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
 PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Level 1-3 (Typical) GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
18/11/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.			REVISION NO.

AR 104 **10**

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 Nominated Architect - Maxine Mounswad
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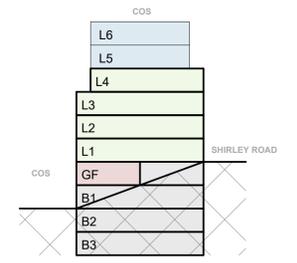
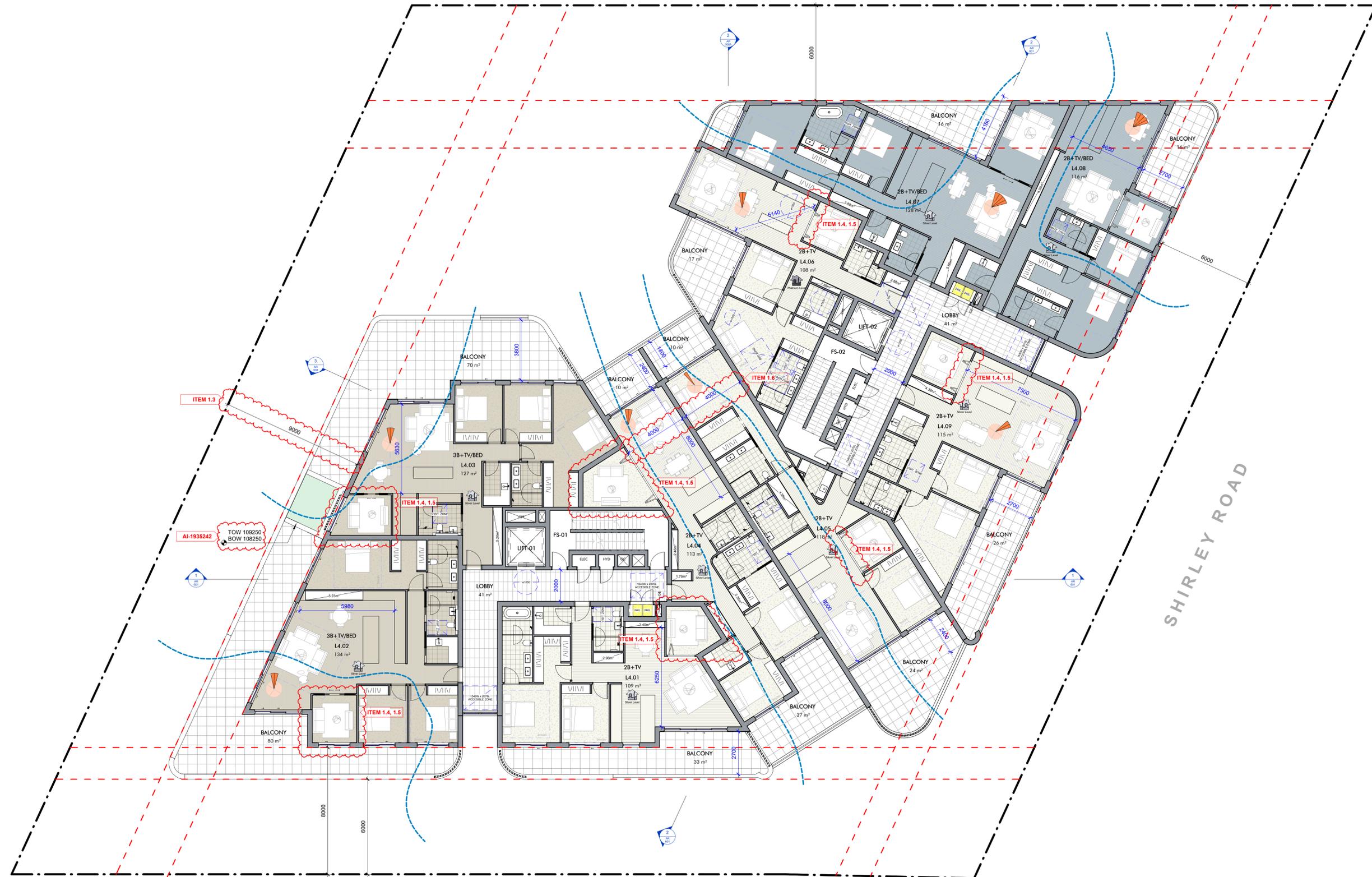


1 Level 1
 1: 125

SHIRLEY ROAD

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NOTES
 All operable windows shall be protected with restricting devices per NCC D3D29 requirements.



Section Diagram
 NTS

REVISION NO.	DATE	DESCRIPTION	BY
J	27/03/2025	ISSUED FOR REVIEW	MM
K	28/03/2025	ISSUED FOR COORDINATION	CG
L	02/04/2025	ACCESS UPDATE	CG
M	03/04/2025	BASIS UPDATE	CG
N	07/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
O	18/07/2025	ISSUED FOR DISCUSSION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	13/08/2024	ISSUED FOR INFORMATION	CG
6	25/08/2025	ISSUED FOR COORDINATION	CG
7	09/09/2025	ISSUED FOR COORDINATION	CG
8	12/09/2025	DRAFT DA SET	CG
9	22/09/2025	DEVELOPMENT APPLICATION	CG
10	18/11/2025	FOR INFORMATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

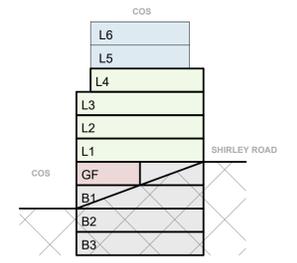
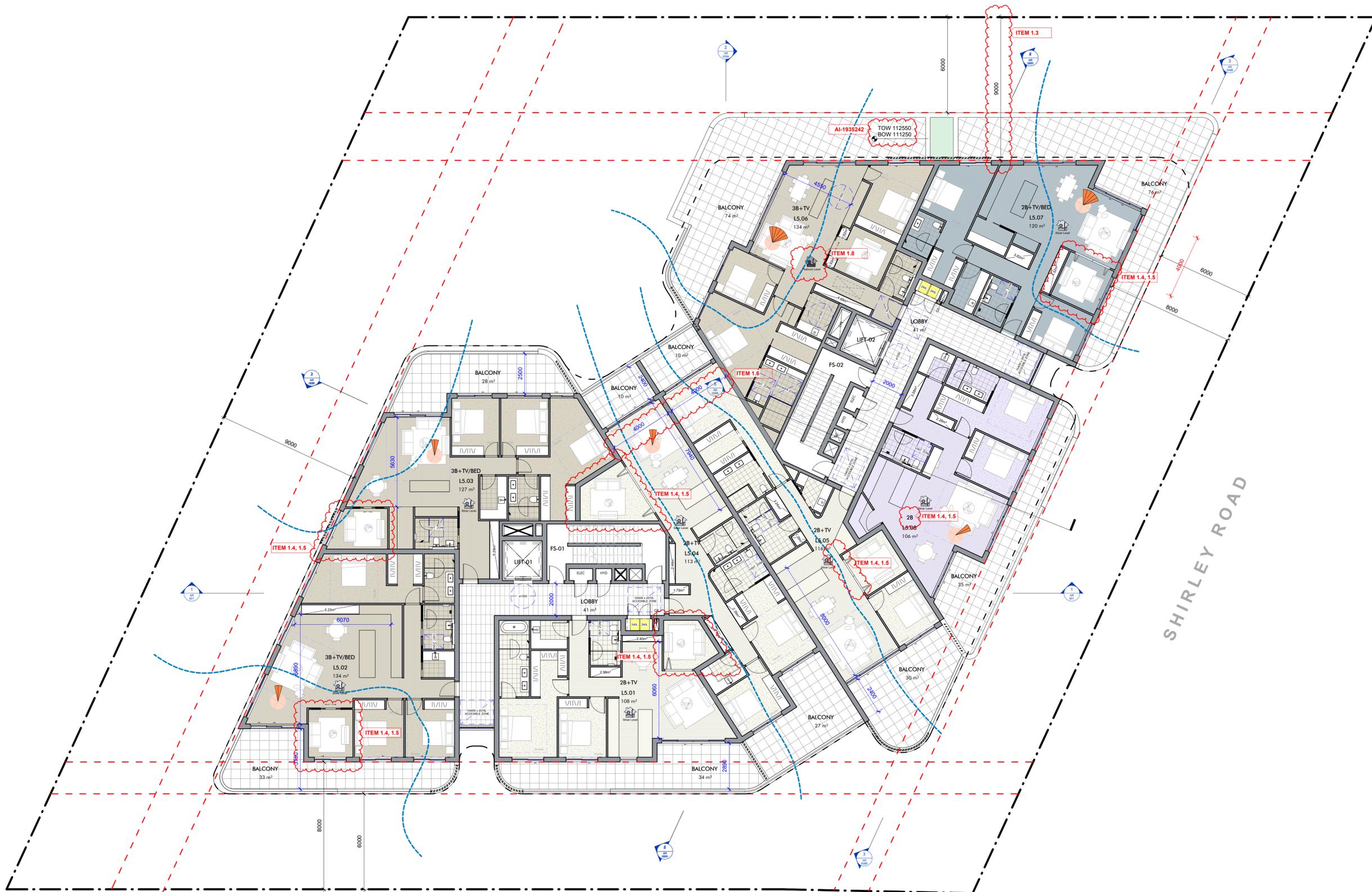
STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Level 4 GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
18/11/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.		REVISION NO.	
AR 105		10	

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NOTES
 All operable windows shall be protected with restricting devices per NCC D3D29 requirements.



Section Diagram
 NTS

REVISION NO.	DATE	DESCRIPTION	BY
H	20/03/2025	ISSUED FOR REVIEW	CG
I	26/03/2025	ISSUED FOR REVIEW	MM
J	27/03/2025	ISSUED FOR REVIEW	MM
K	28/03/2025	ISSUED FOR COORDINATION	CG
L	03/04/2025	BASIS UPDATE	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
M	18/07/2025	ISSUED FOR DISCUSSION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	08/08/2024	ISSUED FOR INFORMATION	MM
5	13/08/2024	ISSUED FOR INFORMATION	CG
6	25/08/2025	ISSUED FOR COORDINATION	CG
7	09/09/2025	ISSUED FOR COORDINATION	CG
8	12/09/2025	DRAFT DA SET	CG
9	22/09/2025	DEVELOPMENT APPLICATION	CG
10	18/11/2025	FOR INFORMATION	CG

CLIENT/APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

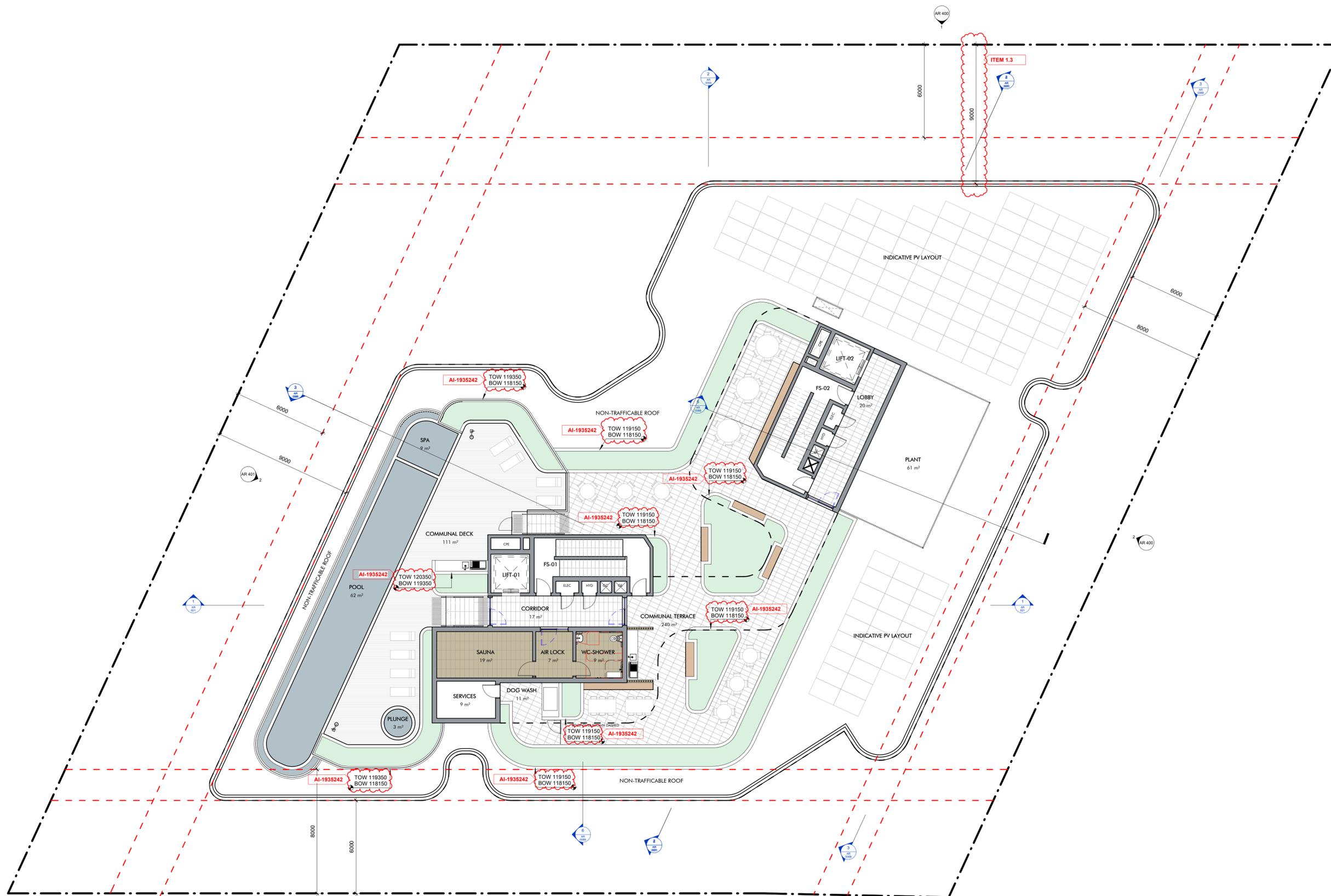
STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Level 5-6 (Typical) GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
18/11/2025	CG	MM	
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As Indicated	A1	2503	
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NOTES
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REVISION NO.	DATE	DESCRIPTION	BY
A	13/03/2025	ISSUED FOR COORDINATION	CG
B	20/03/2025	ISSUED FOR REVIEW	CG
C	27/03/2025	ISSUED FOR REVIEW	MM
D	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
E	18/07/2025	ISSUED FOR DISCUSSION	CG
2	29/07/2025	COUNCIL RFI UPDATE	CG
3	06/08/2025	ISSUED FOR INFORMATION	MM
4	12/08/2024	ISSUED FOR INFORMATION	CG
5	13/08/2024	ISSUED FOR INFORMATION	CG
6	25/08/2025	ISSUED FOR COORDINATION	CG
7	09/09/2025	ISSUED FOR COORDINATION	CG
8	12/09/2025	DRAFT DA SET	CG
9	22/09/2025	DEVELOPMENT APPLICATION	CG
10	18/11/2025	FOR INFORMATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

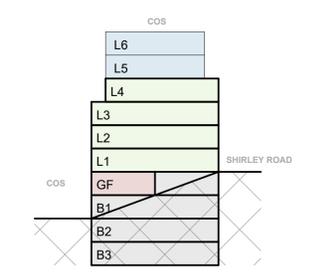
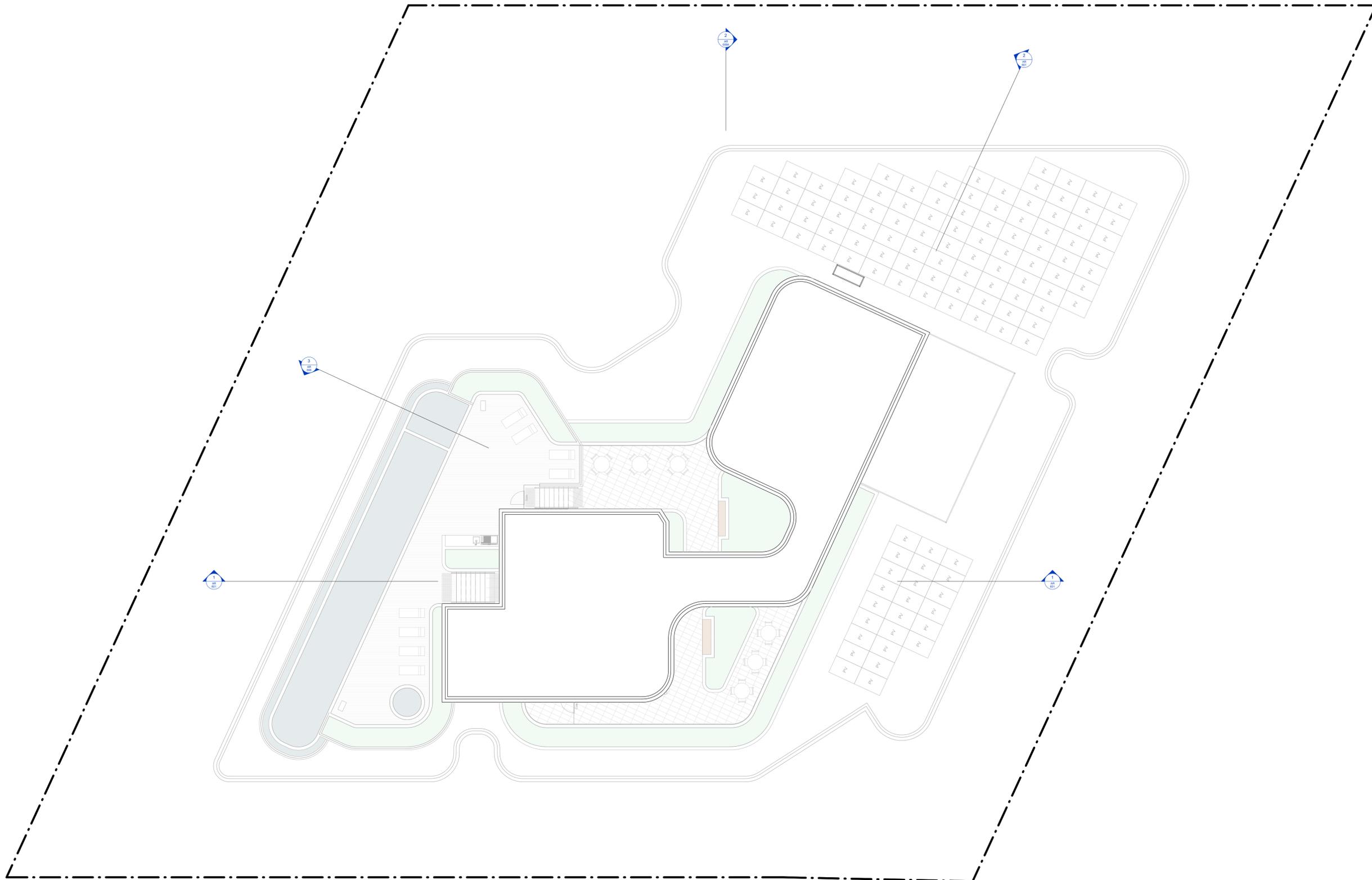
DRAWING TITLE
Roof Terrace GA Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
18/11/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 125	A1	2503	
DRAWING NO.			REVISION NO.
AR 107			10



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NOTES
 All operable windows shall be protected with restricting devices per NCC D3029 requirements.



Section Diagram
 NTS

REVISION NO.	DATE	DESCRIPTION	BY
A	27/02/2025	WIP - FOR DISCUSSION	CG
B	04/03/2025	WIP - FOR INFORMATION	CG
C	07/03/2025	ISSUED FOR INFORMATION	CG
D	13/03/2025	ISSUED FOR COORDINATION	CG
E	20/03/2025	ISSUED FOR REVIEW	CG
F	26/03/2025	ISSUED FOR REVIEW	MM
G	27/03/2025	ISSUED FOR REVIEW	MM
H	28/03/2025	ISSUED FOR COORDINATION	CG
I	02/04/2025	ACCESS UPDATE	CG
J	03/04/2025	BASIX UPDATE	CG
K	07/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	09/09/2025	ISSUED FOR COORDINATION	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION

RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE
Roof Plan

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.			REVISION NO.

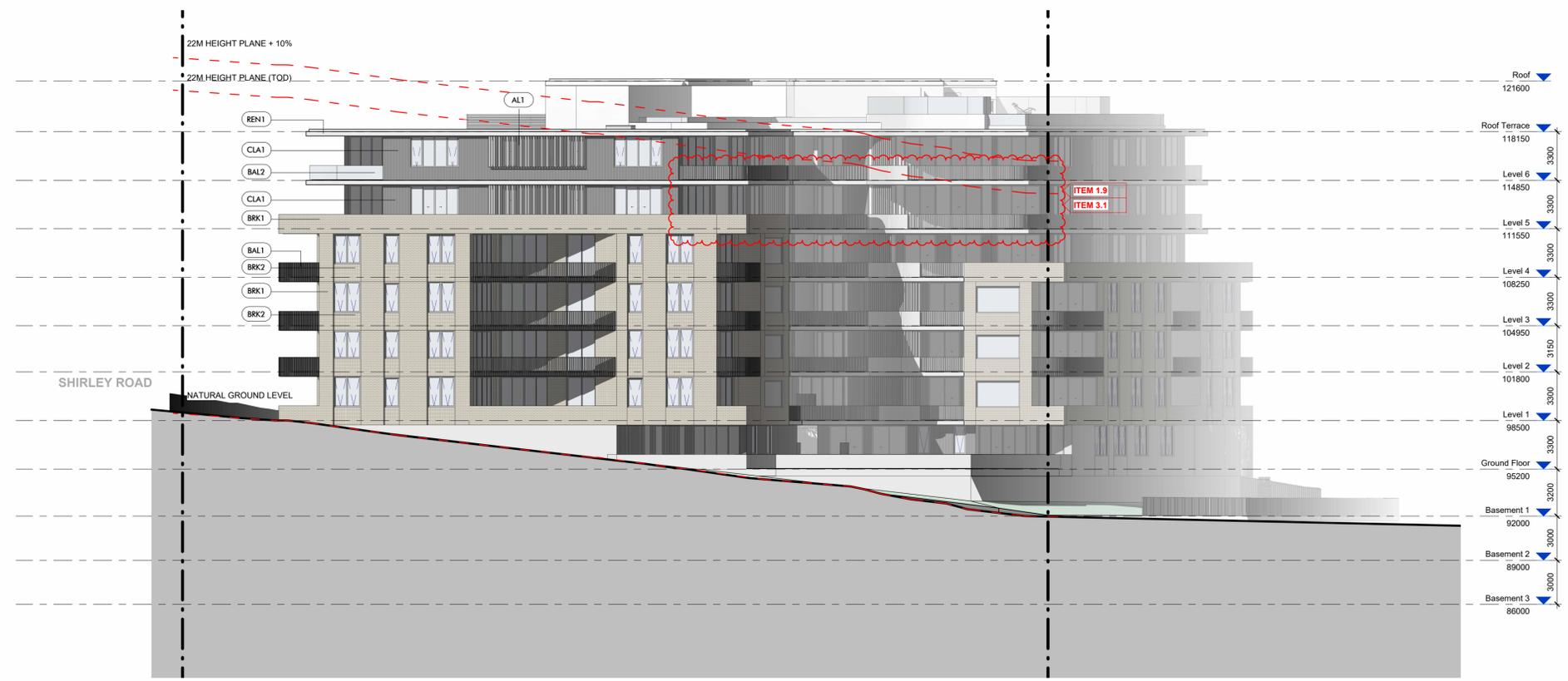
AR 108 **4**

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 Nominated Architect - Makara Mousawad
 NSW Registration No. 10860



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NOTES
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1 Building Elevation - North (Shirley Road)
 1 : 200

SCHEDULE OF FINISHES

	BRK1 FACEBRICK WALL FINISH BOWRAL 76 MURRAY GREY, STRETCHER BOND OR SIMILAR
	BRK2 FACEBRICK WALL FINISH BOWRAL 76 MURRAY GREY, SOLDIER/STACK BOND OR SIMILAR
	REN1 RENDERED WALL FINISH DULUX BLANCHED GREY OR SIMILAR
	CLA1 PROFILED METAL WALL CLADDING LONGLINE MONUMENT FLAT OR SIMILAR
	TIM1 NON-COMBUSTIBLE ALUMINIUM SOFFIT CLADDING KNOXWOOD FRENCH WALNUT OR SIMILAR
	BAL1 METAL BALUSTRADE MONUMENT FLAT OR SIMILAR
	BAL2 GLAZED BALUSTRADE CLEAR GLASS OR SIMILAR
	AL1 POWDERCOAT FINISH METALWORKS MONUMENT FLAT OR SIMILAR

REVISION

NO.	DATE	DESCRIPTION	BY
A	28/03/2025	ISSUED FOR COORDINATION	CG
B	03/04/2025	BASIX UPDATE	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	09/09/2025	ISSUED FOR COORDINATION	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

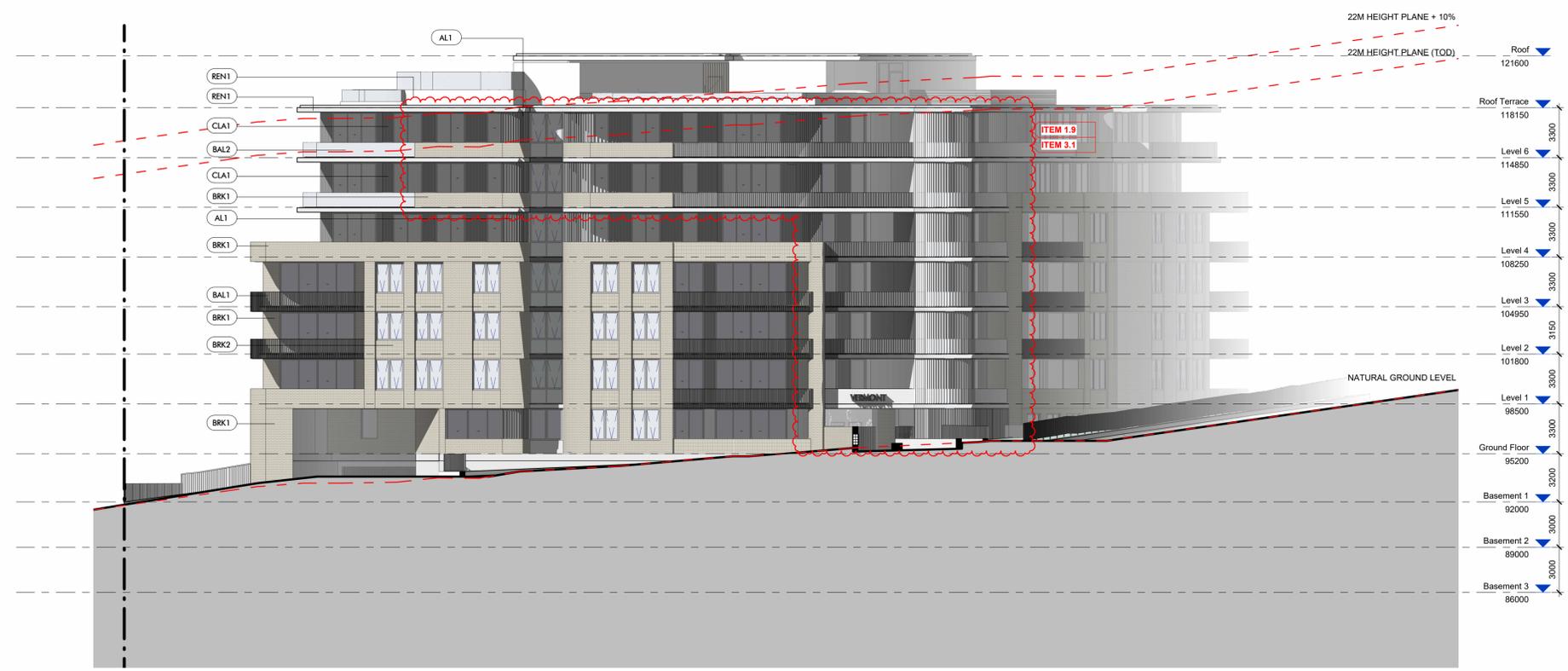
DRAWING TITLE
Building Elevations - North & East

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.		REVISION NO.	

2 Building Elevation - East
 1 : 200



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 NOTES



1 Building Elevation - South (Shirley Road)
 1 : 200

SCHEDULE OF FINISHES

	BRK1 FACERBRICK WALL FINISH BOWRAL 76 MURRAY GREY, STRETCHER BOND OR SIMILAR
	BRK2 FACERBRICK WALL FINISH BOWRAL 76 MURRAY GREY, SOLDIER/STACK BOND OR SIMILAR
	REN1 RENDERED WALL FINISH DULUX BLANCHED GREY OR SIMILAR
	CLA1 PROFILED METAL WALL CLADDING LONGLINE MONUMENT FLAT OR SIMILAR
	TIM1 NON-COMBUSTIBLE ALUMINIUM SOFFIT CLADDING KNOCKWOOD FRENCH WALNUT OR SIMILAR
	BAL1 METAL BALUSTRADE MONUMENT FLAT OR SIMILAR
	BAL2 GLAZED BALUSTRADE CLEAR GLASS OR SIMILAR
	AL1 POWDERCOAT FINISH METALWORKS MONUMENT FLAT OR SIMILAR

REVISION

NO.	DATE	DESCRIPTION	BY
A	28/03/2025	ISSUED FOR COORDINATION	CG
B	03/04/2025	BASIX UPDATE	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	09/09/2025	ISSUED FOR COORDINATION	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
 PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Building Elevations - South & West

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 200	A1	2503	
DRAWING NO.	REVISION NO.		

AR 401 **4**

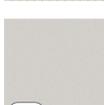


2 Building Elevation - West
 1 : 200



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SCHEDULE OF FINISHES

	BRK1 FACEBRICK WALL FINISH BOWRAL 76 MURRAY GREY, STRETCHER BOND OR SIMILAR
	BRK2 FACEBRICK WALL FINISH BOWRAL 76 MURRAY GREY, SOLDIER/STACK BOND OR SIMILAR
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	CLA1 PROFILED METAL WALL CLADDING LONGLINE MONUMENT FLAT OR SIMILAR
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	BAL1 METAL BALUSTRADE MONUMENT FLAT OR SIMILAR
	BAL2 GLAZED BALUSTRADE CLEAR GLASS OR SIMILAR
	AL1 POWDERCOAT FINISH METALWORKS MONUMENT FLAT OR SIMILAR

NO.	DATE	DESCRIPTION	BY
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	12/09/2025	DRAFT DA SET	CG
3	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
**RESIDENTIAL FLAT BUILDING
 DEVELOPMENT**

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE
Schedule of Finishes & Sample Board

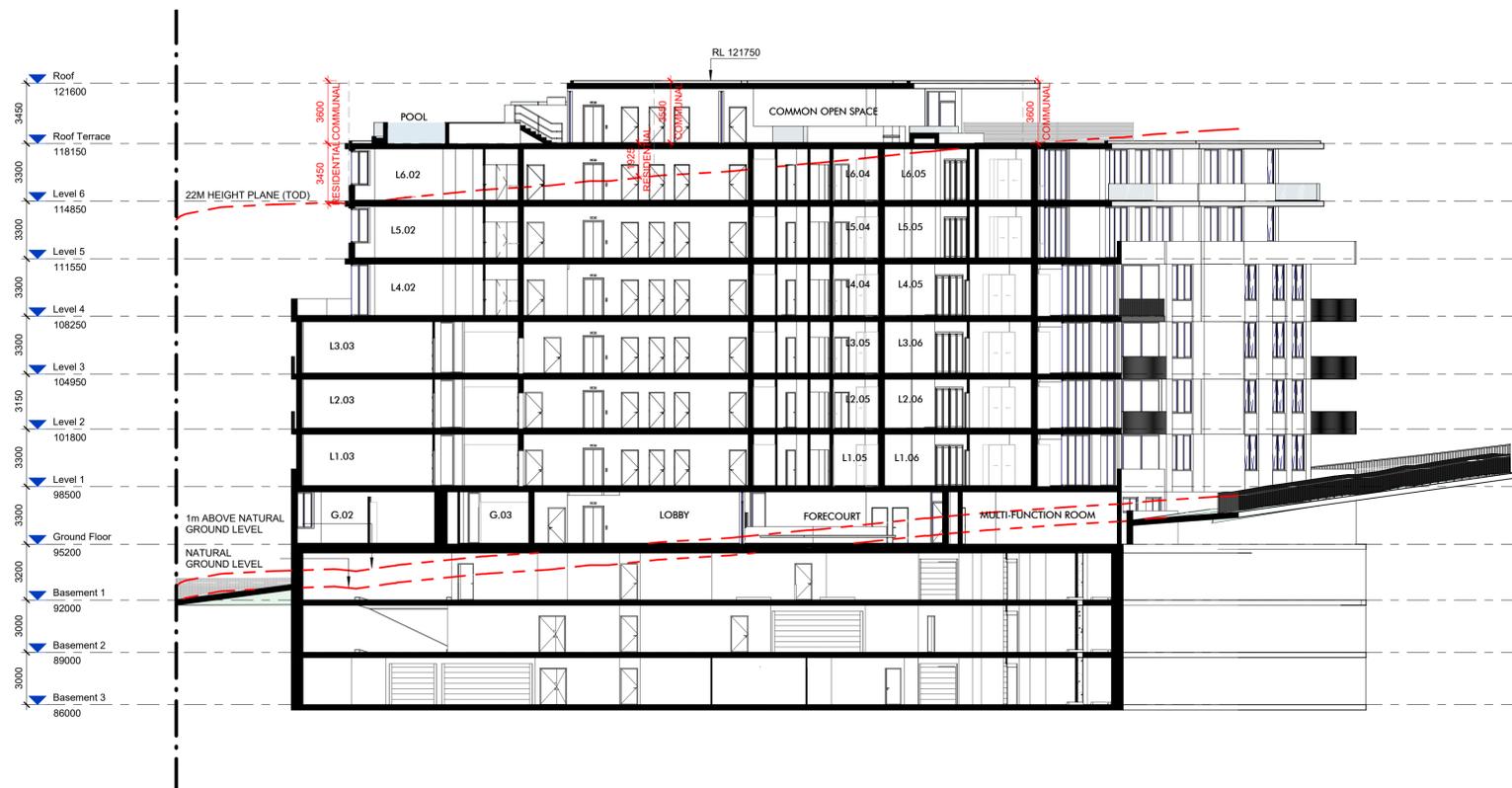
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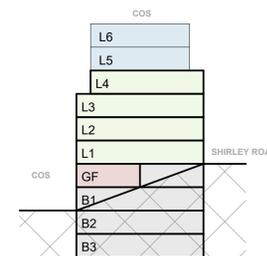
3

MX ARCHITECTS
 1 Mary Street, Marooch Park, NSW 2114
 t. +614 24 555 007
 e. maxine@mxdesigns.com.au
 Nominated Architect - Maxine Mousawad
 NSW Registration No. 10860

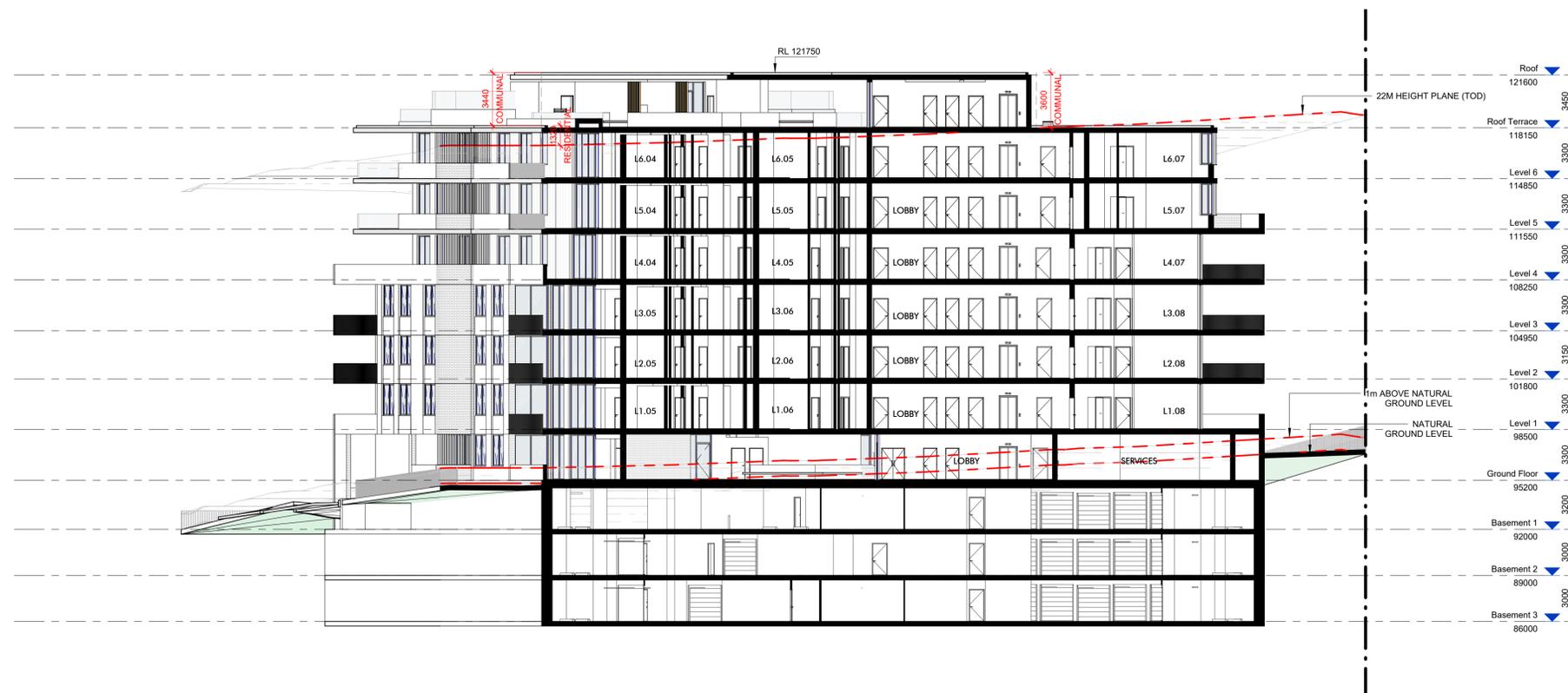




1 BUILDING SECTION 1a
 1 : 200



Section Diagram
 NTS



2 BUILDING SECTION 1b
 1 : 200

REVISION NO.	DATE	DESCRIPTION	BY
A	07/03/2025	ISSUED FOR INFORMATION	CG
B	13/03/2025	ISSUED FOR COORDINATION	CG
C	28/03/2025	ISSUED FOR COORDINATION	CG
D	07/04/2025	ISSUED FOR INFORMATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	01/09/2025	ISSUED FOR INFORMATION	CG
3	11/09/2025	ISSUED FOR COORDINATION	CG
4	12/09/2025	DRAFT DA SET	CG
5	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

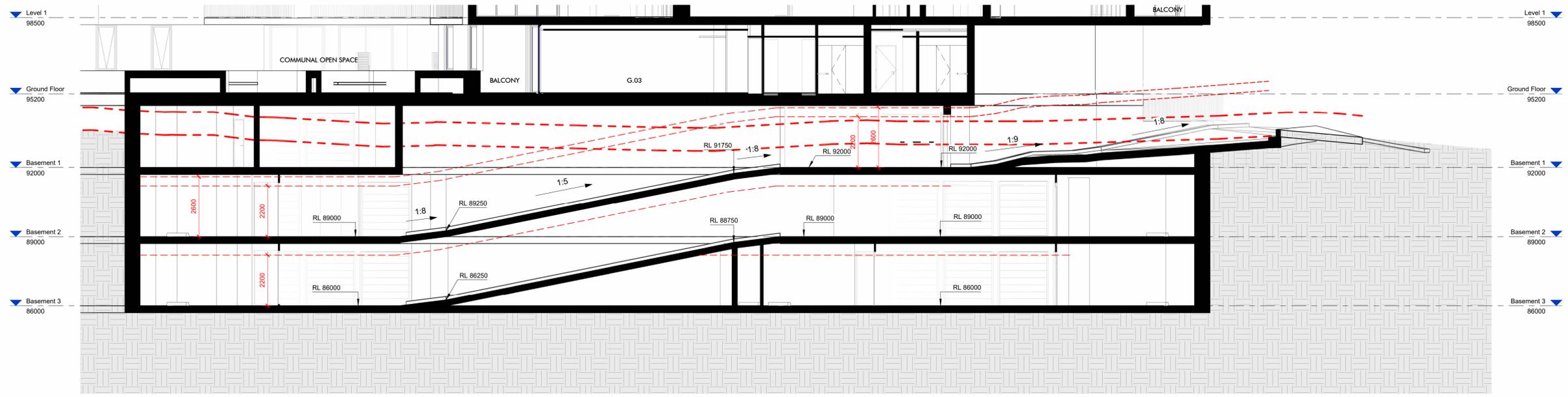
PROJECT ADDRESS
 17 LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
As Indicated	A1	2503	
DRAWING NO.	REVISION NO.		

AR 601 **5**

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 NOTES



1 SECTION - BASEMENT (RAMPS)
 1 : 100

NO.	DATE	DESCRIPTION	BY
A	24/03/2025	ISSUED FOR REVIEW	CG
B	28/03/2025	ISSUED FOR COORDINATION	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	05/08/2025	ISSUED FOR COORDINATION	MM
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4	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT
LINDFIELD ESTATE PTY LTD

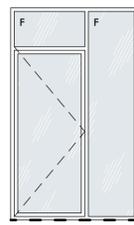
PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS
 17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554)
 SHIRLEY ROAD, ROSEVILLE NSW 2069

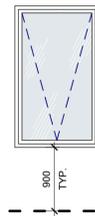
STATUS
FOR APPROVAL
NOT FOR CONSTRUCTION

DRAWING TITLE
Loading Dock & Parking Entry

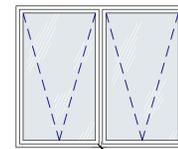
DATE	DRAWN BY	APPROVED BY	TRUE NORTH
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AR 610			4



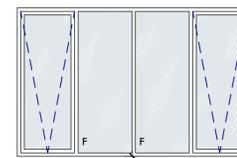
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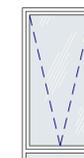
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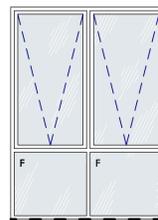
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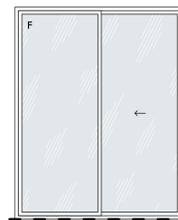
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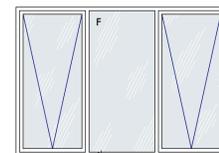
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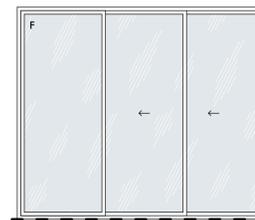
WINDOW TYPE: AWF2



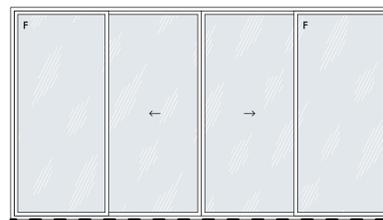
WINDOW TYPE: SD2



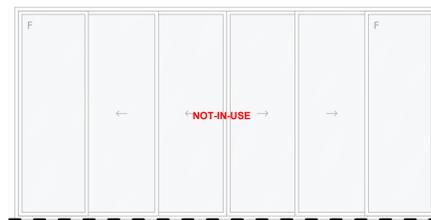
WINDOW TYPE: AW3.1



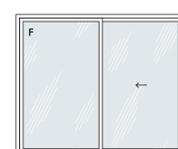
WINDOW TYPE: SD3-ST



WINDOW TYPE: SD4



WINDOW TYPE: SD6-ST



WINDOW TYPE: SW2



WINDOW TYPE: FP1



WINDOW TYPE: SK1 (SKYLIGHT)

REVISION NO.	DATE	DESCRIPTION	BY
A	28/03/2025	ISSUED FOR COORDINATION	CG
B	03/04/2025	BASIX UPDATE	CG
1	10/04/2025	DEVELOPMENT APPLICATION	CG
2	09/09/2025	ISSUED FOR COORDINATION	CG
3	12/09/2025	DRAFT DA SET	CG
4	22/09/2025	DEVELOPMENT APPLICATION	CG

00_GLAZING TYPE SCHEDULE

1 : 50

Glazing Type Schedule

Type Mark	Level	Width	Height	Sill Height
1HD1F	Ground Floor	1800	3000	0
1HD1F	Roof Terrace	1800	3000	0
1HD1F: 6				
AW1	Ground Floor	900	2000	1000
AW1	Level 1	<varies>	<varies>	900
AW1	Level 2	<varies>	<varies>	900
AW1	Level 3	<varies>	<varies>	900
AW1	Level 4	1070	2000	900
AW1: 15				
AW2	Ground Floor	<varies>	2100	900
AW2	Level 1	1910	2100	900
AW2	Level 2	1910	<varies>	900
AW2	Level 3	1910	2100	900
AW2	Level 4	1910	2100	900
AW2: 58				
AW2F2	Level 6	3300	2100	900
AW2F2: 2				
AW2F2: 2				
AW3.1	Level 1	2870	2100	900
AW3.1	Level 2	2870	1950	900
AW3.1	Level 3	2870	2100	900
AW3.1	Level 4	2870	2100	900
AW3.1	Level 5	3000	2100	900
AW3.1	Level 6	3000	2100	900
AW3.1: 8				

Glazing Type Schedule

Type Mark	Level	Width	Height	Sill Height
AWF1	Level 5	1070	3000	0
AWF1	Level 6	1070	3000	0
AWF1: 2				
AWF2	Level 1	2200	3000	0
AWF2	Level 2	2200	3000	0
AWF2	Level 3	2200	3000	0
AWF2	Level 4	2200	3000	0
AWF2	Level 5	2200	3000	0
AWF2	Level 6	2200	3000	0
AWF2: 12				
FP1	Ground Floor	1190	2000	1000
FP1	Level 1	3000	1800	900
FP1	Level 2	3000	1650	900
FP1	Level 3	3000	1800	900
FP1	Level 4	<varies>	<varies>	900
FP1	Level 5	1070	2100	900
FP1	Level 6	1070	2100	900
FP1: 11				
SD2	Ground Floor	<varies>	3000	0
SD2	Level 1	<varies>	3000	0
SD2	Level 2	<varies>	<varies>	0
SD2	Level 3	<varies>	3000	0
SD2	Level 4	<varies>	3000	0
SD2	Level 5	<varies>	3000	0
SD2	Level 6	<varies>	3000	0
SD2: 95				

Glazing Type Schedule

Type Mark	Level	Width	Height	Sill Height
SD3-ST	Level 4	3000	3000	0
SD3-ST	Level 5	3000	3000	0
SD3-ST	Level 6	3000	3000	0
SD3-ST: 8				
SD4	Ground Floor	<varies>	3000	0
SD4	Level 1	<varies>	3000	0
SD4	Level 2	<varies>	<varies>	0
SD4	Level 3	<varies>	<varies>	0
SD4	Level 4	<varies>	<varies>	0
SD4	Level 5	<varies>	3000	0
SD4	Level 6	<varies>	3000	0
SD4: 69				
SK1	Roof Terrace	689	1908	
SK1: 1				
SW2	Ground Floor	2100	900	1800
SW2	Level 4	<varies>	2000	900
SW2	Level 5	<varies>	<varies>	900
SW2	Level 6	<varies>	<varies>	900
SW2: 29				

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION
RESIDENTIAL FLAT BUILDING DEVELOPMENT
 PROJECT ADDRESS
 17 (LOT 1 DP 973620), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE
Glazing Type Schedule

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
1 : 50	A1	2503	
DRAWING NO.			REVISION NO.

AR 900 **4**

ITEM 1.11

NOTE: 50% OF MINIMUM STORAGE REQUIREMENTS AT BASEMENT

BASEMENT STORAGE SCHEDULE		
Name	Area	Volume
ST-01	8 m ²	16.6 m ³
ST-02	8 m ²	16.6 m ³
ST-03	8 m ²	16.6 m ³
ST-04	9 m ²	19.0 m ³
ST-05	4 m ²	8.6 m ³
ST-06	8 m ²	16.2 m ³
ST-07	8 m ²	16.3 m ³
ST-08	8 m ²	16.8 m ³
ST-09	9 m ²	17.9 m ³
ST-10	6 m ²	12.1 m ³
ST-11	8 m ²	16.9 m ³
ST-12	12 m ²	24.2 m ³
ST-13	7 m ²	14.5 m ³
ST-14	7 m ²	14.5 m ³
ST-15	7 m ²	14.5 m ³
ST-16	7 m ²	14.5 m ³
ST-17	7 m ²	14.4 m ³
ST-18	10 m ²	20.1 m ³
Basement 1: 18	139 m ²	
ST-19	8 m ²	16.6 m ³
ST-20	8 m ²	16.6 m ³
ST-21	8 m ²	16.6 m ³
ST-22	9 m ²	19.0 m ³
ST-23	4 m ²	8.6 m ³
ST-24	8 m ²	16.2 m ³
ST-25	8 m ²	16.3 m ³
ST-26	8 m ²	16.8 m ³
ST-27	9 m ²	17.9 m ³
ST-28	6 m ²	13.6 m ³
ST-29	8 m ²	16.9 m ³
ST-30	8 m ²	17.4 m ³
ST-31	10 m ²	20.5 m ³
ST-32	7 m ²	15.0 m ³
ST-33	7 m ²	14.9 m ³
ST-34	5 m ²	10.9 m ³
ST-35	7 m ²	14.2 m ³
ST-36	6 m ²	12.8 m ³
ST-37	11 m ²	22.2 m ³
Basement 2: 19	144 m ²	
ST-38	8 m ²	16.6 m ³
ST-39	8 m ²	16.6 m ³
ST-40	8 m ²	16.6 m ³
ST-41	9 m ²	19.0 m ³
ST-42	4 m ²	8.6 m ³
ST-43	8 m ²	16.2 m ³
ST-44	8 m ²	16.3 m ³
ST-45	8 m ²	16.8 m ³
ST-46	9 m ²	17.9 m ³
ST-47	6 m ²	13.6 m ³
ST-48	8 m ²	16.9 m ³
ST-49	6 m ²	13.6 m ³
ST-50	6 m ²	13.2 m ³
ST-51	9 m ²	17.9 m ³
ST-52	6 m ²	11.8 m ³
ST-53	7 m ²	15.0 m ³
ST-54	7 m ²	15.1 m ³
ST-55	7 m ²	15.1 m ³
ST-56	11 m ²	23.4 m ³
ST-57	7 m ²	15.7 m ³
ST-58	7 m ²	15.4 m ³
ST-59	7 m ²	15.4 m ³
ST-60	7 m ²	15.7 m ³
ST-61	9 m ²	18.4 m ³
Basement 3: 24	181 m ²	
Grand total: 61	464 m ²	

NOTE: 50% OF MINIMUM STORAGE REQUIREMENTS WITHIN UNITS

COMBINED STORAGE SCHEDULE			
Storage Allocation	Unit Type	Storage Volume	50% Required within Unit
Ground Floor			
UNIT G.01	2 BED (8m ²)	6.3 m ³	4m ³
UNIT G.02	2 BED (8m ²)	7.5 m ³	4m ³
UNIT G.03	3 BED (10m ²)	5.7 m ³	5m ³
UNIT G.04	2 BED (8m ²)	4.8 m ³	4m ³
UNIT G.05	3 BED (10m ²)	7.3 m ³	5m ³
Level 1			
UNIT L1.01	2 BED (8m ²)	4.3 m ³	4m ³
UNIT L1.02	2 BED (8m ²)	9.2 m ³	4m ³
UNIT L1.03	2 BED (8m ²)	4.5 m ³	4m ³
UNIT L1.04	2 BED (8m ²)	12.8 m ³	4m ³
UNIT L1.05	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L1.06	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L1.07	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L1.08	2 BED (8m ²)	9.7 m ³	4m ³
UNIT L1.09	2 BED (8m ²)	5.0 m ³	4m ³
UNIT L1.10	2 BED (8m ²)	4.3 m ³	4m ³
Level 2			
UNIT L2.01	2 BED (8m ²)	4.3 m ³	4m ³
UNIT L2.02	2 BED (8m ²)	9.2 m ³	4m ³
UNIT L2.03	2 BED (8m ²)	4.5 m ³	4m ³
UNIT L2.04	2 BED (8m ²)	12.8 m ³	4m ³
UNIT L2.05	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L2.06	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L2.07	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L2.08	2 BED (8m ²)	9.7 m ³	4m ³
UNIT L2.09	2 BED (8m ²)	5.0 m ³	4m ³
UNIT L2.10	2 BED (8m ²)	4.3 m ³	4m ³
Level 3			
UNIT L3.01	2 BED (8m ²)	4.3 m ³	4m ³
UNIT L3.02	2 BED (8m ²)	9.2 m ³	4m ³
UNIT L3.03	2 BED (8m ²)	4.5 m ³	4m ³
UNIT L3.04	2 BED (8m ²)	12.8 m ³	4m ³
UNIT L3.05	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L3.06	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L3.07	2 BED (8m ²)	2.9 m ³	4m ³
UNIT L3.08	2 BED (8m ²)	9.7 m ³	4m ³
UNIT L3.09	2 BED (8m ²)	5.0 m ³	4m ³
UNIT L3.10	2 BED (8m ²)	4.3 m ³	4m ³

COMBINED STORAGE SCHEDULE			
Storage Allocation	Unit Type	Storage Volume	50% Required within Unit
Level 4			
UNIT L4.01	2 BED (8m ²)	5.4 m ³	4m ³
UNIT L4.02	3 BED (10m ²)	5.2 m ³	5m ³
UNIT L4.03	3 BED (10m ²)	5.3 m ³	5m ³
UNIT L4.04	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L4.05	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L4.06	2 BED (8m ²)	4.6 m ³	4m ³
UNIT L4.07	2 BED (8m ²)	9.7 m ³	4m ³
UNIT L4.08	2 BED (8m ²)	5.0 m ³	4m ³
UNIT L4.09	2B+TV (8m ²)	4.3 m ³	4m ³
Level 5			
UNIT L5.01	2 BED (8m ²)	5.4 m ³	4m ³
UNIT L5.02	3 BED (10m ²)	5.2 m ³	5m ³
UNIT L5.03	3 BED (10m ²)	5.3 m ³	5m ³
UNIT L5.04	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L5.05	2 BED (8m ²)	4.5 m ³	4m ³
UNIT L5.06	3 BED (10m ²)	6.5 m ³	5m ³
UNIT L5.07	2 BED (8m ²)	8.1 m ³	4m ³
UNIT L5.08	2 BED (8m ²)	5.8 m ³	4m ³
Level 6			
UNIT L6.01	2 BED (8m ²)	5.4 m ³	4m ³
UNIT L6.02	3 BED (10m ²)	5.2 m ³	5m ³
UNIT L6.03	3 BED (10m ²)	5.3 m ³	5m ³
UNIT L6.04	2 BED (8m ²)	10.0 m ³	4m ³
UNIT L6.05	2 BED (8m ²)	4.5 m ³	4m ³
UNIT L6.06	3 BED (10m ²)	6.5 m ³	5m ³
UNIT L6.07	2 BED (8m ²)	8.1 m ³	4m ³
UNIT L6.08	2 BED (8m ²)	5.8 m ³	4m ³
Grand total: 111		393.3 m ³	

REVISION	NO.	DATE	DESCRIPTION	BY
	1	12/09/2025	DRAFT DA SET	CG
	2	22/09/2025	DEVELOPMENT APPLICATION	CG

CLIENT / APPLICANT

LINDFIELD ESTATE PTY LTD

PROJECT DESCRIPTION

RESIDENTIAL FLAT BUILDING DEVELOPMENT

PROJECT ADDRESS

17 (LOT 1 DP 973520), 19 (LOT 1 DP 972422), 21 (LOT 1 DP 972554) SHIRLEY ROAD, ROSEVILLE NSW 2069

STATUS

FOR APPROVAL

NOT FOR CONSTRUCTION

DRAWING TITLE

Storage Schedule

DATE	DRAWN BY	APPROVED BY	TRUE NORTH
22/09/2025	CG	MM	
SCALE	SHEET SIZE	PROJECT NO.	
	A1	2503	
DRAWING NO.	REVISION NO.		
AR 950	2		

