

NSW Land & Housing Corporation

*Development Application
for a 45 unit seniors
housing development
located at the corner of
Copperfield Drive & Julius
Road, Rosemeadow*



**Land & Housing
Corporation**

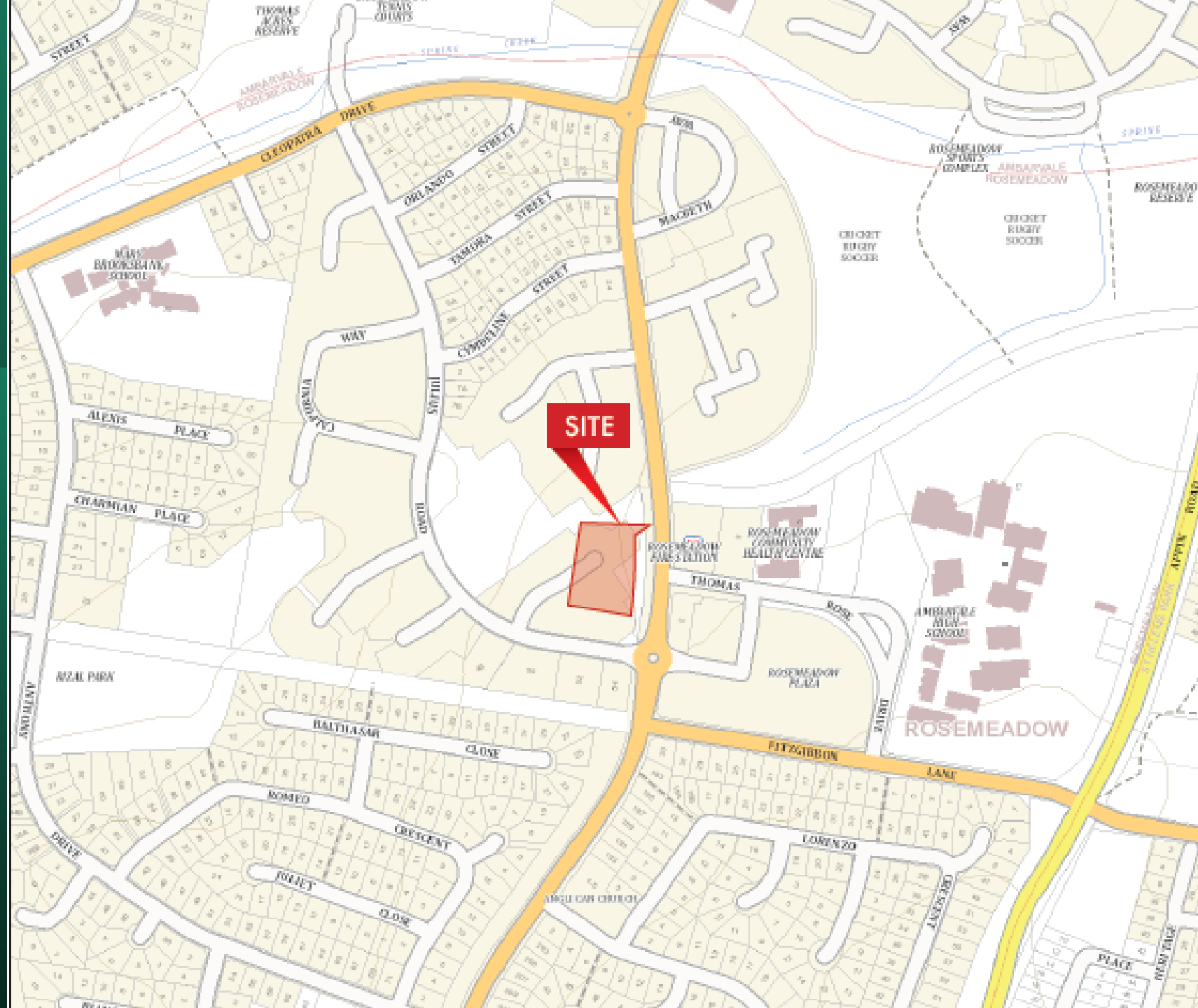
Progress to Date

1. Pre-DA meetings held 9 November 2020 and 18 December 2020
2. DA lodged May 2021
3. Presentation to Design Review Panel 1 July 2021 - favourable response received
4. Notification period ends 2 July 2021 – no submissions received
5. No RFIs issued.



**Land & Housing
Corporation**

Location



MAKO ARCHITECTURE

MAKO ARCHITECTURE PTY LTD
SUITE 108, 59 MARK DOROUGH STREET
SURREY HILLS NSW 2010
WWW.MAKOARCHITECTURE.COM.AU
NOM. ARCH. REG. NO. B688

IN ASSOCIATION WITH
STUDIO ZANARDO

NOTES

- ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED
- CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
- WORK TO FIGURED DIMENSIONS DO NOT SCALE OFF DRAWINGS
- TO BE READ IN CONJUNCTION WITH THE COMPLETE DOCUMENTATION PACKAGE INCLUDING, BUT NOT LIMITED TO, ALL CONSULTANT DRAWINGS, SPECIFICATIONS, REPORTS AND CONSENT CONDITIONS
- REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

REVISIONS

A	B	C	D	E	F	G	H	I	J	K	L
3/7/20	24/7/20	19/8/20	1/9/20	18/12/20	17/12/20	19/2/21	11/2/21	4/3/21	28/3/21	13/4/21	
CONCEPT DESIGN ISSUE	ISSUE FOR CO-ORDINATION SERVICES COORDINATION ISSUE	PRIE DA ISSUE	WASTE OR CENTRALISE REVISER PIR DA	8% CO-ORDINATION RAMP PR INTEGRATION DRAFT DA	RAMP PR INTEGRATION DRAFT DA	ADD LAWN AREA DA					

PROJECT DETAILS

ROSEMEADOW STAGE 02
LOT 194 ROAD NO. 02, ROSEMEADOW

* LAND AND HOUSING CORPORATION

GROUND FLOOR PLAN

ST
DRAWING
A-21
REV

NOT FOR CONSTRUCTION

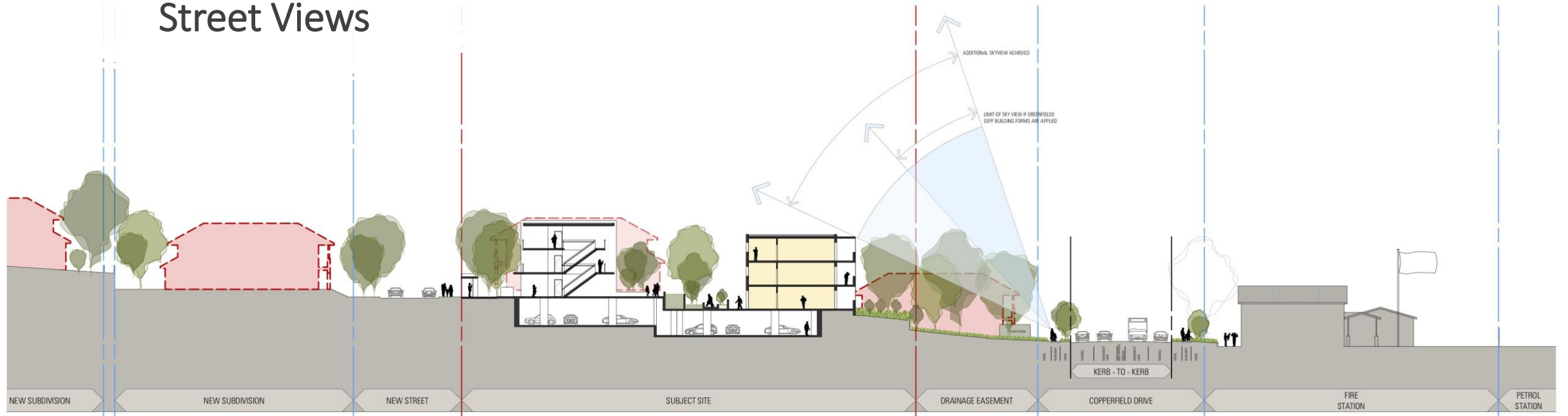
Plot Date: 1/3/2021
2019 BUILDINGS COMPLETION

Elevations & Street Views





Elevations & Street Views





Development Metrics

- DA lodged pursuant to Seniors SEPP
 - FSR: 0.68:1
- Height: 10 metres (cl4.6 request provided)
 - 45 parking spaces for 45 units
 - BCA and Access compliant
- Apartment Design Guide and SEPP 65 compliant
- Extensive deep soil landscape (23% of site compared to 15% required)

Key Environmental Implications

- Site part of urban renewal of Rosemeadow public housing estate and is suitable for development;
- No vegetation removal;
- No contamination issues;
- Urban services available;
- Minimal traffic generation and active transport encouraged;
- Overshadowing impacts satisfy ADG and Seniors SEPP requirements;
- Significant positive social impacts and in the public interest.