

# ROUSE HILL SENIORS LIVING

Edwards Road and Annangrove Road, Rouse Hill

## FOR SITE COMPABILITY CERTIFICATE

### HISTORY OF STATISTICS

	V1 (SK-010 MASTERPLAN 28/06/18)	V2 (SK-010 MASTERPLAN 14/08/19)	V3 (SK-012 MASTERPLAN 19/11/19)
Site Area	68, 221 m²		
Yield	120 BED RACF 226 ILUs	120 BED RACF 180 ILUs	120 BED RACF 126 ILUs
No. of Units	3 bed - 226	1 bed - 15 2 bed - 75 + 60 =135 3 bed - 30	1 bed - 6 2 bed - 30 + 70 =100 3 bed - 12 3 bed Villas - 8
Maximum Height	12.5m (RL 63.50)	10.5m (RL 62.30)	8.0m (RL 61.6)
Building Site Coverage	43.7% (29, 791m²)	33.4% (22, 767m²)	36.7% (25, 045m²)
Landscape Area	56.3% (38, 429 m²)	66.6% (45, 454 m²)	63.3% (43, 176 m²)
Dwelling Density	33.1 per hectare	26.4 per hectare	18.4 per hectare
Average setback along road frontages	Hession Rd - 23.5m Edwards Rd - 21m Annangrove Rd - 16.2m	Hession Rd - 31.4m Edwards Rd - 13.4m Annangrove Rd - 14.6m	Hession Rd - 33m Edwards Rd - 21.8m Annangrove Rd - 22.5m

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#### AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	09/11/2019
2	ISSUE FOR REVIEW	JXW	13/11/19
3	REVISED YIELD WITH VILLAS	DK	21/11/19
4	ISSUED FOR SCC	JXW	04/09/20

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

### FOR SITE COMPATIBILITY CERTIFICATE

APPROVED BY:	CHECKED BY:
DK	DK
CLIENT	

DRAWING  
COVER SHEET

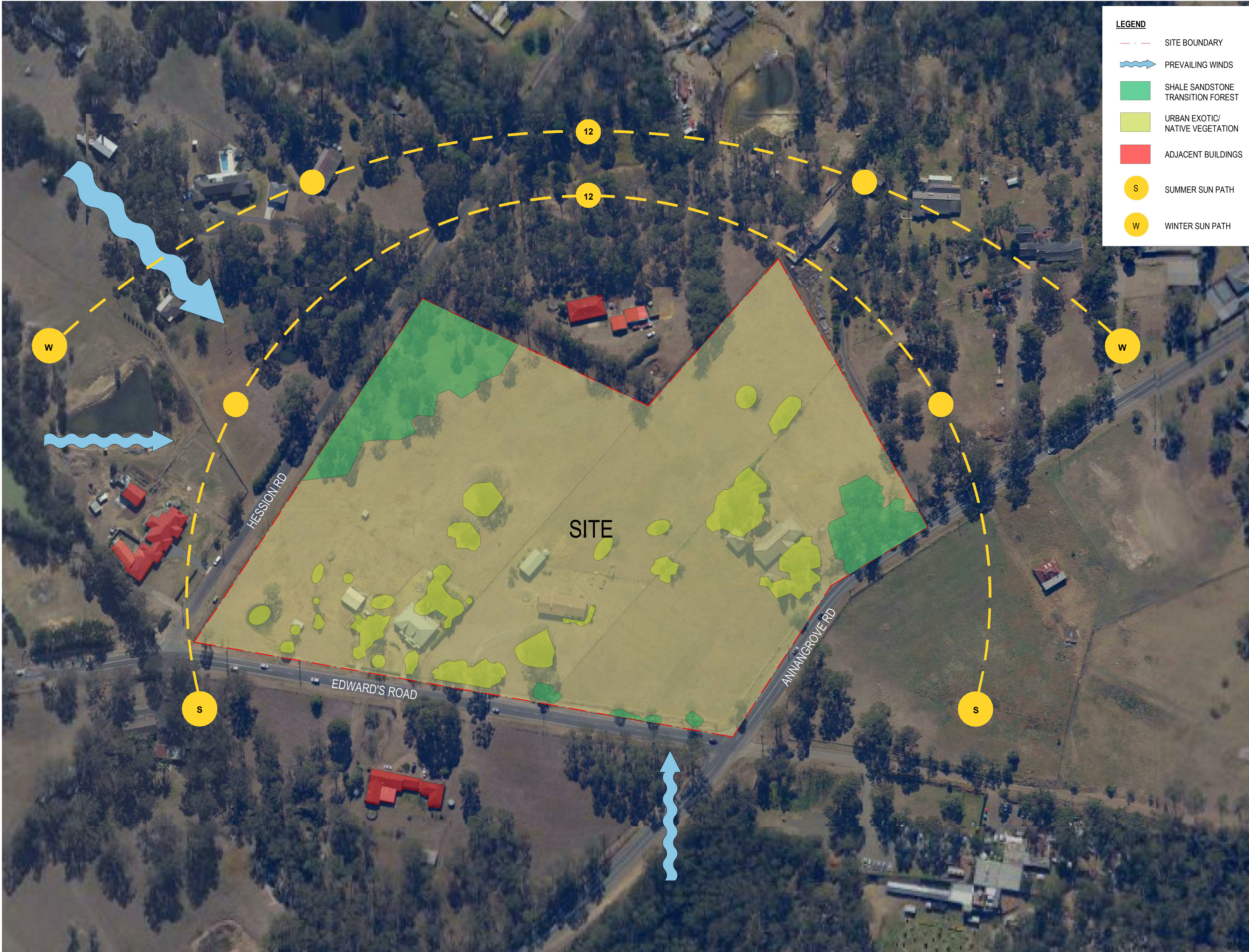
DATE	SCALE @ A1	DRAWN
06/06/16	NTS	JXW
PROJECT No.	DISCP.	DRAWING No.
2017137 A	SK-001	4

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- LEGEND**
- SITE BOUNDARY
  - ~> PREVAILING WINDS
  - SHALE SANDSTONE TRANSITION FOREST
  - URBAN EXOTIC/NATIVE VEGETATION
  - ADJACENT BUILDINGS
  - S SUMMER SUN PATH
  - W WINTER SUN PATH

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AMENDMENTS		APPROVED	DATE
ISSUE	DESCRIPTION		
1	ISSUE FOR REVIEW	JGW	11/07/2019
2	ISSUED FOR SCC	JGW	04/05/20

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**PRELIMINARY**

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SITE ANALYSIS

DATE	SCALE @ A1 1:1000	DRAWN
07/01/19	SCALE @ A3 1:2000	JXW
PROJECT No.	DISCP. DRAWING No.	ISSUE
2017137 A	SK-003	2

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AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	14/08/2019
2	ISSUE FOR REVIEW	JXW	06/11/2019
3	REVISED YIELD WITH VILLAS	DK	21/11/19
4	ISSUED FOR SCC	JXW	04/09/20

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SITE CONTEXT PLAN

DATE	SCALE @ A1	DRAWN
14/08/2019	1:1000	JXW
	SCALE @ A3	
	1:2000	
PROJECT No.	DRAWING No.	ISSUE
2017137	SK-004	4

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KEY

2 STOREY INDEPENDANT LIVING UNITS 70 YIELD: 126

3 x 8 UNITS 48

120 BED RESIDENTIAL AGED CARE FACILITY

COMMUNITY CENTRE

MENS SHED SPORTS PAVILION

3 BEDROOM VILLA

4 x DUPLEX 8

VEGETATION TO BE MAINTAINED

COMMUNITY CENTRE

SPORTS PAVILION

BOLWING GREEN

TENNIS COURT

MEN'S SHED

VEGETATION TO BE MAINTAINED

HESSION RD

EDWARDS ROAD

ANNANGROVE ROAD

SP2 ZONE

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AMENDMENTS

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	09/11/2019
2	REVISED VILLA LAYOUT	DK	18/11/19
3	ISSUED FOR SCC	JXW	04/05/20

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

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DRAWING MASTERPLAN (VILLA OPTION)

DATE 11/11/19 SCALE @ A1 1:500 DRAWN JXW  
SCALE @ A3 1:1000  
PROJECT No. 2017137 A DISCP. SK-012 DRAWING No. ISSUE 3

PROJECT Rouse Hill Seniors Living

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KEY

2 STOREY INDEPENDANT LIVING UNITS	7 x 5 UNITS	70	YIELD: 126
	3 x 8 UNITS	48	

- 120 BED RESIDENTIAL AGED CARE FACILITY
- COMMUNITY CENTRE
- MENS SHED SPORTS PAVILION
- 3 BEDROOM VILLA

4 x DUPLEX 8

GFA	AREAS
VILLAS	162m <sup>2</sup> x 8 1,296m <sup>2</sup>
APARTMENT TYPE A	2,200m <sup>2</sup> x 3 6,600m <sup>2</sup>
APARTMENT TYPE B	1,300m <sup>2</sup> x 7 9,100m <sup>2</sup>
RACF	3,859m <sup>2</sup> x 2 7,718m <sup>2</sup>
COMMUNITY CENTRE	1,204m <sup>2</sup> 1,204m <sup>2</sup>
SPORTS PAVILION	164m <sup>2</sup> 164m <sup>2</sup>
MEN'S SHED	160m <sup>2</sup> 160m <sup>2</sup>
TOTAL	26,242m <sup>2</sup>



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ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JWJ	09/11/2019
2	REVISED VILLA LAYOUT	DK	18/11/2019
3	ISSUED FOR SCC	JWJ	04/05/20
4	AREAS ADDED	JG	13/05/20

FOR SITE COMPATILITY CERTIFICATE

APPROVED BY: DK  
CLIENT

CHECKED BY: DK

DRAWING MASTERPLAN (VILLA OPTION)

DATE	SCALE @ A1	SCALE @ A3	DRAWN
11/11/19	1:500	1:1000	JXW
PROJECT No.	DISCP.	DRAWING No.	ISSUE
2017137 A	SK-012		4

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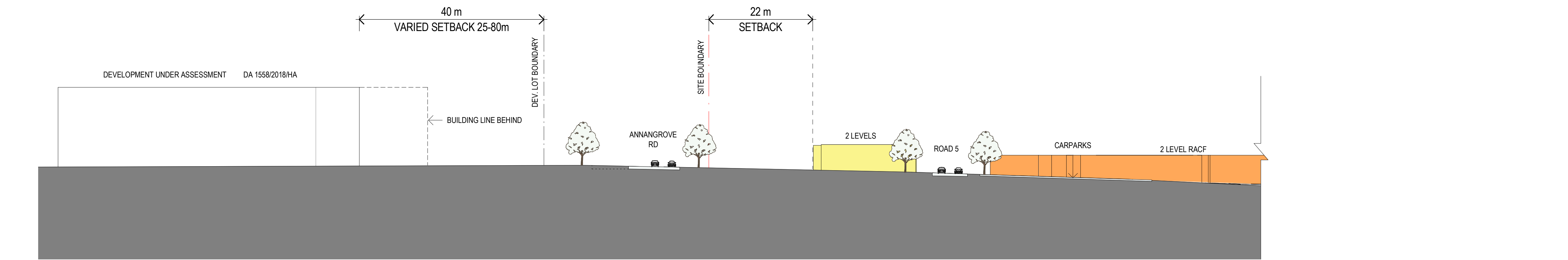
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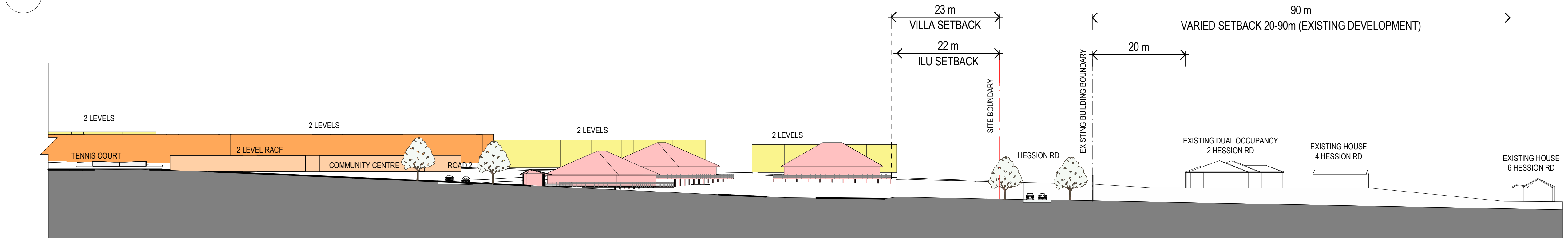
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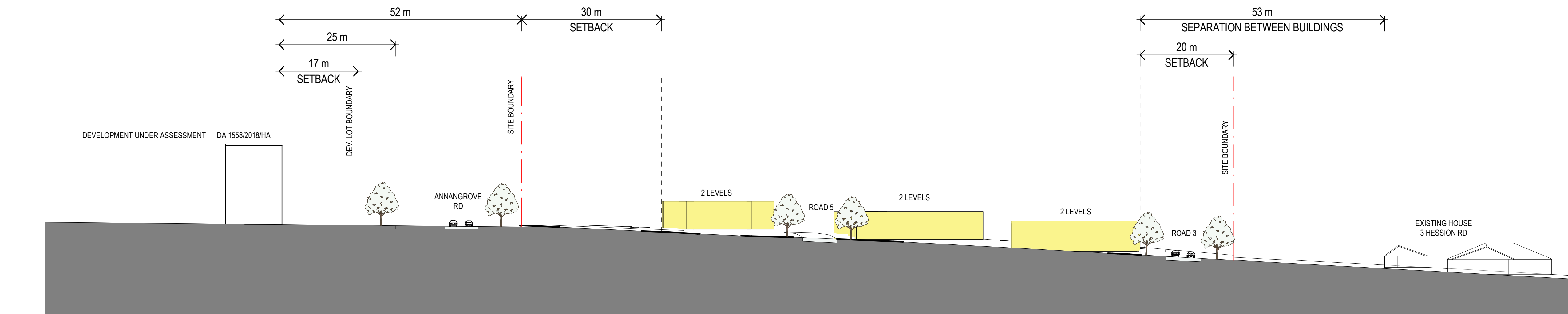
ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUE FOR REVIEW	JXW	06/11/2019
2	REVISED YIELD WITH VILLAS	DK	21/11/19
3	ISSUED FOR SCC	JXW	04/05/20



1 SECTION THROUGH WEST-EAST



2 SECTION THROUGH NORTH-SOUTH



3 SECTION THROUGH NORTH-SOUTHEAST

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CERTIFICATE

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DRAWING  
SITE SECTION

DATE 06/11/19 SCALE @ A1 1:500 DRAWN JXW  
SCALE @ A3 1:1000

PROJECT No. 2017137 A DISCP. SK-030 ISSUE 3

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