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File: 2439_MELROSE PARK2
Print date and time: Wednesday, April 16, 2025 @ 11:46 AM
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MELROSE PARK SOUTH - EAST - BLOCK 4

82 HUGHES AVENUE MELROSE PARK, NSW 2114

STATE SIGNIFICANT DEVELOPMENT APPLICATION

	NO.	DESCRIPTION	REVISION	SCALE
SSDA 0 GENERAL				
	SSDA 001	COVER SHEET	A	1:0.68
	SSDA 002	DEVELOPMENT SUMMARY	A	
	SSDA 003	CONTEXT ANALYSIS	A	1:1000
	SSDA 004	SITE ANALYSIS	A	1:500
	SSDA 005	SITE PLAN	A	1:250
	SSDA 006	PUBLIC DOMAIN PLAN	A	1:250
SSDA 1 PLANS				
	SSDA 101	BASEMENT 04 PLAN	A	1:250
	SSDA 102	BASEMENT 03 PLAN	A	1:250
	SSDA 103	BASEMENT 02 PLAN	A	1:250
	SSDA 104	BASEMENT 01 PLAN	A	1:250
	SSDA 105	LOWER GROUND FLOOR PLAN	A	1:250
	SSDA 106	LOWER GROUND MEZZANINE PLAN	A	1:250
	SSDA 107	GROUND FLOOR PLAN	A	1:250
	SSDA 108	LEVEL 1 PLAN	A	1:250
	SSDA 109	LEVEL 2 PLAN	A	1:250
	SSDA 110	LEVEL 3 PLAN	A	1:250
	SSDA 111	LEVEL 4 PLAN	A	1:250
	SSDA 112	LEVEL 5 PLAN	A	1:250
	SSDA 113	LEVEL 6 PLAN	A	1:250
	SSDA 114	LEVEL 8 PLAN	A	1:250
	SSDA 115	LEVEL 10 PLAN	A	1:250
	SSDA 116	LEVEL 11 PLAN	A	1:250
	SSDA 117	LEVEL 16 PLAN	A	1:250
	SSDA 118	LEVEL 17 PLAN	A	1:250
	SSDA 119	LEVEL 18 PLAN	A	1:250
	SSDA 120	LEVEL 25 PLAN	A	1:250
	SSDA 121	ROOF PLAN	A	1:250
	SSDA 122	TOWER A TYPICAL LEVELS	A	1:250
	SSDA 123	TOWER B TYPICAL LEVELS	A	1:250
SSDA 2 ELEVATIONS AND SECTIONS				
	SSDA 201	NORTH ELEVATION	A	1:250
	SSDA 202	SOUTH ELEVATION	A	1:250
	SSDA 203	WEST ELEVATION	A	1:250
	SSDA 204	EAST ELEVATION	A	1:250
	SSDA 205	SECTION A	A	1:250
	SSDA 206	SECTION B	A	1:250
	SSDA 207	SECTION C	A	1:250
	SSDA 208	SECTION D	A	1:250
	SSDA 209	SECTION E	A	1:250
SSDA 3 UNIT TYPES				
	SSDA 301	UNIT TYPES	A	1:100
	SSDA 302	ADAPTABLE UNIT TYPES	A	1:100
SSDA 4 SOLAR ANALYSIS				
	SSDA 401	SHADOW DIAGRAMS	A	
	SSDA 402	SHADOW DIAGRAMS	A	
	SSDA 403	SUN EYE VIEW DIAGRAMS SHEET 1	A	
	SSDA 404	SUN EYE VIEW DIAGRAMS SHEET 2	A	
	SSDA 405	SUN EYE VIEW DIAGRAMS SHEET 3	A	
	SSDA 406	SUN EYE VIEW DIAGRAMS SHEET 4	A	
SSDA 5 SEPP65 + AREA DIAGRAMS				
	SSDA 501	NATURAL CROSS VENTILATION DIAGRAMS	A	
	SSDA 502	SOLAR ACCESS DIAGRAMS SHEET 1	A	
	SSDA 503	SOLAR ACCESS DIAGRAMS SHEET 2	A	
	SSDA 504	SOLAR ACCESS DIAGRAMS SHEET 3	A	
	SSDA 505	GFA DIAGRAMS SHEET 1	A	
	SSDA 506	GFA DIAGRAMS SHEET 2	A	
	SSDA 507	LANDSCAPE AREA DIAGRAMS	A	
	SSDA 508	LEP HEIGHT PLANE DIAGRAM	A	
	SSDA 509	PRIVACY SEPARATION DIAGRAMS	A	
SSDA 6 MATERIALS AND FINISHES				
	SSDA 601	MATERIALS AND FINISHES SCHEDULE	A	
SSDA 7 PHOTOMONTAGES				
	SSDA 701	PHOTOMONTAGE SHEET 1	A	
	SSDA 702	PHOTOMONTAGE SHEET 2	A	1:0.60
	SSDA 703	PHOTOMONTAGE SHEET 3	A	1:0.60

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED
VCA/AD
DRAWN
JA
DATE
09/10/2024
PROJECT STATUS
SSDA
DRAWING TITLE
COVER SHEET

SHEET NO.
SSDA 001
REVISION.
A

ARCHITECTURAL LEGEND

	A
A	ALIGN
(A)	ACOUSTIC
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACS	ACCESS CONTROL SYSTEM
AD	ACCESS DECK
ADJ	ADJUSTABLE
ADP	ADAPTABLE
AH	ACCESS HATCH
AH_01	ROOF ACCESS HATCH, FIRE RATED
AH_02	ROOF ACCESS HATCH, NON-FIRE RATED
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM
AMB	AMBULANT
AP	ACCESS PANEL
ASL	FIXED VERTICAL LADDER
ASP	ANTI-SLIP PLATE
AWN	AWNING
	B
B	BATHROOM
BED	BEDROOM 1, BEDROOM 2, ETC.
BG	BOX GUTTER
BGS	BOOM GATE SYSTEM
BH	BULKHEAD
BJ	BUTT JOINT
BKP	BICYCLE PARKING
BKR	BICYCLE RACK
BKS	BICYCLE STORAGE
BL	BALUSTRADE
BL_01	GLAZED ALUMINIUM FRAME
BL_02	BLOCK WALL
BL_03	ALUMINIUM BATTEN
BLK	BLOCKWORK
BOL	BOLLARD
BRWO	BALCONY RAIN WATER OUTLET
BSN	BASIN
BSP	BATH SPOUT
BST	BALLAST
BT	BENCHTOP
BTH	BATH
BTP	BOTTLE TRAP
BTR	BOUNDARY TRAP
BWK	BRICK (FACE BRICK)
BWU	BRICK (GLAZED FEATURE BRICK)
BY	BALCONY
	C
C	COMMERCIAL
CAP	CAPPING
CBC	CUBICLE SYSTEM
CBF	CONCRETE BROOM FINISH
CEA	CONCRETE EXPOSED AGGREGATE FINISH
CF	CRITICAL FACE
CFC	COMPRESSED FIBRE CEMENT
CFF	CONCRETE FLOAT FINISH
CGF	CONCRETE GROOVE FINISH
CH	CEILING HEIGHT
CHE	CHAMFERED EDGE
CHS	CIRCULAR HOLLOW SECTION
(CI)	CAST IN
CIS	CISTERN
CJ	CONTROL JOINT
CKT	COOK TOP
CL	CENTRE LINE
CLD	CLADDING
CLK	CLOAK ROOM
CLNR	CLEANER STORE
CM	CONVEX MIRROR
CMR	CEMENT RENDER/ ACRYLIC
CNR	CORNER
COF	CONCRETE OFF-FORM FINISH
COL	COLUMN
COM	COMMERCIAL
COMS	COMMUNICATIONS SERVICES
CON	CONCRETE FINISH
COS	CHECK ON SITE
CP	CAR PARK SPACE
CPC	CONCRETE PRECAST
CPD	CUPBOARD
CPE	CAR PARK EXHAUST
CPL	COVER PLATE
CPS	CARPARK SUPPLY
CPT	CARPET
CS	CEILING FINISH
CSF	CEMENTITIOUS SCREED FINISH
CSK	COUNTERSUNK
CSNK	CLEANERS SINK
CST	CONCRETE STEEL TROWEL FINISH
CTF	CERAMIC TILE FLOOR FINISH
CTW	CERAMIC TILE WALL FINISH
CU	CONDENSER UNIT
CU - F	CONDENSER UNIT FARM
CVJ	COVED JUNCTION
CW	COLD WATER
CWB	CAR WASH BAY
CWS	COLD WATER SUPPLY
CY	COURTYARD
	D
D	DINING
DG	DRIP GROOVE
DJ	DUMMY JOINT
DM	DOOR MAT
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DRW	DRAWER
DRY	DRYER
DW	DISHWASHER
	E
E	ENTRY
EA	EQUAL ANGLE
EDB	ELECTRICAL DISTRIBUTION BOARD
EFF	EPOXY FLOOR FINISH
EJ	EXPANSION JOINT SYSTEM
ELEC	ELECTRICAL SERVICE
EM	ENTRY MAT
EN	ENSUITE
EP	EDGE PROTECTION
EPO	EPOXY FLOOR FLINISH WITH COVERED CORNER
EV	ELECTRIC VEHICLE
(EX)	EXISTING
EXH	EXHAUST
EXJ	EXPRESS JOINT
(EXP)	EXPOSED
EX RL	EXISITNG RL FROM SURVEY
	F
F	FIRE SERVICES
FB	FLUSH BUTTON (CISTERN)
FBV	FIRE BOOSTER VALVE
FC	FIBRE CEMENT
FCC	FIRE CONTROL CENTRE
FCL	FINISH CEILING LEVEL
FCR	FIRE CONTROL CENTRE
FCU	FAN COIL UNIT (AC)
FEP	FIRE EGRESS PASSAGE
FES	FLOOR EDGE STRIP
FEX	FIRE EXTINGUISHER
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FINISHED GROUND LEVEL
FH	FIRE HYDRANT
FHB	FIRE HYDRANT BOOSTER
FHR	FIRE HOSE REEL
FIP	FIRE ALARM CONTROL PANEL
FLS	FLASHING
FMP	FIRE MIMIC PANEL
FN_01	FURNITURE TYPE 01, 02, ETC
FNC	FENCE
FR	FIRE RATED
FRL	FIRE RESISTANCE LEVEL
FS_01	FIRE STAIR NO.1, 2, ETC
FW	FLOOR WASTE
FX	FIXED
	G
GA_01	GREASE ARRESTOR NO.1, 2, ETC.
GB	GAS BAYONET
GBC	GARBAGE CHUTE
GBR	GARBAGE ROOM
GC	GLASS CLEAR
GD	GLASS, DECORATIVE
GDR	GRATED DRAIN
GE	GROOVED EDGE
GHR	GARBAGE HOLDING ROOM
GL	GLASS TYPE
GL**	GLAZED PANEL
GLR	MECHANICAL GRILLE
GM	GAS METER
GP	GLASS PANEL- FULL HEIGHT
GPO	GENERAL POWER OUTLET
GPT	GROSS POLLUTANT TRAP
GR	GRAB RAIL
GRL	GROUND LINE
GS	GLAZING SUITE
GT	GLASS, TRANSLUCENT
	H
H	HYDRAULIC SERVICES
HC	HOSE COCK
HD	HAND DRYER
HDR	HAND DRYER, ELECTRIC
HDO	HANDLE
HIR	HIGH IMPACT RESISTANT
HK	HOOK
HL	HIGH LEVEL WINDOW
HMR	HIGH MOISTURE RESISTANCE
HP	HIGH POINT
HR	HANDRAIL
HR_01	STAINLESS STEEL HANDRAIL
HR_02	STAINLESS STEEL HANDRAIL
HR_03	STAINLESS STEEL HANDRAIL
HR_04	STAINLESS STEEL HANDRAIL
HR_05	STAINLESS STEEL HANDRAIL
HR_06	3 RUNG HANDRAIL
HR_07	SINGLE RAIL
HR_08	HANDRAIL
HR_09	HANDRAIL
HR_10	STAINLESS STEEL HANDRAIL
HR_12	HANDRAIL FIXED TO WALL
HRV	HEAVY RIGID VEHICLE
HWS	HOT WATER SERVICE
HWU	HOT WATER UNIT
	I
ID	INSIDE DIAMETER
IL	INVERT LEVEL
(INA)	INTEGRATED ASSEMBLY
INS	INSULATION
INT	INTERCOM
IO	INSPECTION OPENING
	J
J_01	JOINERY TYPE 01, 02, ETC.
JF_01	JOINERY FINISH 01, 02, ETC.
JP	JOINERY PULL
	K
K	KITCHEN
KB	KERB
KE	KITCHEN EXHAUST
	L
L	LIVING
LB	LETTER BOX
LBY	LOBBY
LCB	LIFT CALL BUTTON
LCL	LIFT CALL LANTERN
LF-01,..	LIFT-01, 02. ETC.
LG	LOWER GROUND
LM	PLASTIC LAMINATE
LP	LOW POINT
LRA	LOBBY RELIEF AIR
LSA	LOBBY SUPPLY AIR
LT	LAUNDRY TUB
LV	LOUVRES
LV_01	MECHANICAL LOUVRES, INTERNAL
LV_02	MECHANICAL LOUVRES, EXTERNAL
LV_03	MECHANICAL LOUVRES
LV_04	MECHANICAL LOUVRES, ACOUSTIC
LV_05	EXHAUST LOUVRES IN WINDOW SYSTEM
LV_06	METAL LOUVERS IN BRICK WALL
LV_07	ALL SLIDING SHUTTERS FIXED LOUVRES
LV_08	ALL SLIDING SHUTTERS OPERABLE LOUVRES
LV_09	VERTICAL ALUMINIUM FIXED LOUVRES
LV_10	ALUMINIUM SLATTED SCREEN
LV_11	FIXED FLAT BAR SCREEN
LV_12	LOUVRES TO CONDENSOR TOWERS
LV_13	LOUVRES TO ROOF TOP PLANT
LV_14	ALUMINIUM BOX SECTION FIXED BLADES
LV_15	ALUMINIUM PRIVACY SCREEN LOUVRES
LY¨	LAUNDRY
	M
M	MECHANICAL SERVICES
MATV	MASTER ANTENNA TELEVISION SERVICE
MBP	MOTOR BIKE PARKING
MBX	MAIL BOX ASSEMBLY
MCP	PRESSED METAL CAPPING
MDR	METAL DECK ROOFING
MDSP	MULTI-USE DISPENSER UNIT
MGB	MOBILE GARBAGE BIN
MJ	MITRE JOINT
MOV	MICROWAVE OVEN
MR	MIRROR
MRR	MIRROR REVERSE
MRV	MEDIUM RIGID VEHICLE
MS	MASONRY WALL TILES
MSB	MAIN SWITCH BOARD SERVICES
MTR	METER
MV	MECHANICAL VENT
MVJ	MOVEMENT JOINT
	N
NGL	NATURAL GROUND LEVEL
NOM	NOMINAL
	O
(O)	OPERABLE
OD	OVERHEAD DOOR
OFS	OVER FLOW SPOUT
OSD	ON SITE DETENTION TANK
OSR	ON SITE RETENTION TANK
OV	OVEN
	P
P	PANTRY
PB	PLASTERBOARD
PCF	POWDER COAT FINISH
PC_01	POLYESTER POWDER COATING
PC_02	POLYESTER POWDER COATING
PC_03	POLYESTER POWDER COATING
PD	PIVOT DOOR
PDO	PLANTER DRAINAGE OUTLET
PEL	PELMET
PF	PAINT FINISH
PF_01	ACRYLIC EXTERNAL WALL PAINT
PF_02	ACRYLIC EXTERNAL WALL PAINT
PF_03	ACRYLIC EXTERNAL WALL PAINT
PFC	PARALLEL FLANGE CHANNEL
PLT	PLATFORM LIFT
PP_01	TRAFFIC ROAD MARKING PAINT
PP_02	SAFETY HAZARD STRIPS
PRC	PRE CAST CONCRETE
PV	PAVING
PV_01	CONCRETE FOOTPATH
PV_02	STONE UNIT PAVING
PV-03	ASPHALT PAVEMENT
PV_04	STABILISED CRUSHED AGGREGRATE
PV_05	FEATURE PAVEMENT BANDING
PV_06	ROOF PEBBLES
	R
R	ROBE
(R)	RECESSED
RA	RETURN AIR
RASS	ROOF ACCESS SAFTEY SYSTEM
RC	REINFORCED CONCRETE
RD	ROLLER DOOR
REP	RECESSED EDGE PULL
RES	RESIDENTIAL
RF	REFRIGERATOR
RFF	RESILIENT FLOOR FINISH
RH	RANGE HOOD
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL TO AHD
RTL	RETAIL
RY	RECYCLING
RWH	RAIN WATER HEAD
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
	S
S	STORAGE
SA	SUPPLY AIR
SB	SPLASH BACK
SBT	SEWER BOUNDRY TRAP
SC	STORAGE CAGE WITH GATE
SCN	SCREEN
SCOL	STEEL COLUMN
SD	SLIDING DOOR
SDH	SOAP DISH HOLDER
SDO	SPOON DRAIN OUTLET
SDSP	SOAP DISPENSER
SEC	SECURITY SERVICES
SFF	STONE FLOOR FINISH
SGN	SIGNAGE
SHC	SHAVING CABINET
SHP	SPEED HUMP
SHR	SHOWER
SHRR	SHOWER ROSE
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
SJ	SILICON JOINT
SK	SARKING
SKL_01	SKYLIGHT (OPENABLE)
SKL_01	SKYLIGHT (FIXED)
SKT	SKIRTING
SLR	SEALANT
SN	SAFETY HAZARD
SNK	SINK
SO	STRUCTURAL OPENING
SOP	SET OUT POINT
SP	STAIR PRESSURISATION
SPR	STAIR PRESSURISATION RELIEF
SPT	SPOUT
SQE	SQUARE EDGE
(SR)	SEMI RECESSED
SS	STAINLESS STEEL
SSD	SUB-SURFACE DRAINAGE SYSTEM
SSL	STRUCTURAL SLAB LEVEL
SSN	SHOWER SCREEN
ST_01	STAIR NO.1, 2, ETC.
STL	STEEL
STN	STAIR NOSING
STY	STUDY
SW	STORM WATER
SWD	STORMWATER DRAIN
SWF	STONE WALL FINISH
SWP	STORMWATER PIT
	T
(T)	THERMAL
TCE	TERRACE
TD	TIMBER DECK
TDSP	TOWEL DISPENSER UNIT
TE	TOOLED EDGE
TF	TIMBER FLOOR
TFF	TIMBER FLOOR FINISH
TFW	TRADE FLOOR WASTE
TGIS	TACTILE INDICATORS
TGSI	TACTILE GROUND SURFACE INDICATOR
TH	THRESHOLD
TND	TUNDISH
TOH	TOP OF HOB
TOS	TOP OF SCREEN
TOW	TOP OF WALL
TPS	TAPSET
TR	TOWEL RAIL
TRA	TENANT RETURN AIR
TRH	TOILET ROLL HOLDER
TSA	TENANT SUPPLY AIR
TV	TIMBER VENEER
TYP.	TYPICAL
	U
U/G	UNDERGROUND
U/S	UNDERSIDE
UA	UNEQUAL ANGLE
UCT	UNDER CUT
UG	UPPER GROUND
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UT	UTILITY SPACE
	V
V	VOID
VIS	VISITOR
VN	VINYL
VP	VENT PIPE
	W
WC	WC
WC-A	WC_ACCESSIBLE
WC_F	WC- FEMALE
WC_M	WC- MALE
WC_U	WC- UNISEX
WIR	WALK IN ROBE
WM	WASHING MACHINE
WP	WEATHER PROOF
WPM	WATERPROOF MEMBRANE SYSTEM
WPM_01	WATERPROOFING SYSTEM EXTERNAL
WPM_02	LIQUID POLYURETHANE - EXTERNAL (LOW TRAFFIC)
WPM_03	LIQUID POLYURETHANE - NON EXPOSED
WPM_04	WATERSTOP
WPM_05	TANKING ACRYLIC CEMENTITIOUS COATING
WPM_06	MOISTURE CURING POLUURETHANE SEALANT
WPM_07	MULTILAYER SHEET MEMBRANE
WPM_2*	WATERPROOFING SYSTEM, INTERNAL
WPM_21	LIQUID-APPLIED MEMBRANE
WST	WHEEL STOP
WTM	WATERMETER

DEVELOPMENT SUMMARY

SITE INFO			
ADDRESS	82 Hughes Ave, Melrose Park, NSW 2114		
DP	LOT 1 - DP 519737		
SITE AREA	8298.0 sqm		
PROJECT SUMMARY			
RESIDENTIAL MIX	1 Bedroom Unit : 103 2 Bedroom Unit : 380 3 Bedroom Unit : 50 TOTAL UNITS : 533		
COMMERCIAL AREA (sqm)	500.00		
CAR PARKING	622 CAR PARKING SPACES; consisting of 5 Retail Parking Spaces, 105 Residential Visitor Parking Spaces, and 511 Residential Parking Spaces		
PARRAMATTA LEP 2023			
	CONTROLS	**PROPOSED**	
LAND USE	R4 - High Density Residential	R4 - High Density Residential	✓
BUILDING HEIGHT (m)	100.1	99.4	✓
FLOOR SPACE RATIO	N/A	5.92	✓
GROSS FLOOR AREA (sqm)	N/A	49,115.36	✓
PARRAMATTA DCP 2023			
	CONTROLS	**PROPOSED**	**COMPLIANCE**
DWELLING MIX	The dwelling mix identified in Table 8.2.6.2.16.1 – Dwelling Mix is to be used as a guide for the apartments in Melrose Park: Table 8.2.6.2.16.1 – Dwelling Mix 1 Bedroom 10 – 20% of total dwellings 2 Bedroom 60 – 75% of total dwellings 3 Bedroom 10 – 20% of total dwellings	Proposed Dwelling Mix : 1 Bedroom : 103 (19.3%) 2 Bedroom : 380 (71.3%) 3 Bedroom : 50 (9.4%)	✓
COMMERCIAL FLOOR AREA	N/A	6% = 500 sqm	✓
SETBACK	WARATAH ST SETBACK (WEST BOUNDARY) 5m WARATAH ST SETBACK (SOUTH BOUNDARY) 3m MARY ST SETBACK 3m NSR 6 SETBACK 4m	WARATAH ST SETBACK (WEST BOUNDARY) 5m WARATAH ST SETBACK (SOUTH BOUNDARY) 4m MARY ST SETBACK 3m NSR 6 SETBACK 4m	✓
CAR PARKING	**RESIDENTIAL CAR PARKING RATE** 0.5 space per 1 bedroom dwelling = 0.5 x 103 = 51.5 spaces 1 space per 2 bedroom dwelling = 1 x 380 = 380.0 spaces 1.5 space per 3 bedroom dwelling = 1.5 x 50 = 75.0 spaces 1 visitor space per 5 dwellings = 0.2 x 533 = 106.6 spaces = 612 spaces TOTAL REQUIRED RESIDENTIAL & VISITOR CAR PARKING SPACES **= 613.1 spaces** **COMMERCIAL CAR PARKING RATE** (including business premises, office premises, and retail premises) Nominal 5 spaces for staff / 500 sqm TOTAL REQUIRED COMMERCIAL CAR PARKING SPACES **= 5 spaces** **TOTAL REQUIRED CAR PARKING SPACES = 619 spaces**	**RESIDENTIAL CAR PARKING** Resident car parking spaces : 507 spaces Residential visitor car parking spaces : 105 spaces TOTAL RESIDENTIAL & VISITOR CAR PARKING SPACES = 612 spaces **COMMERCIAL CAR PARKING** (including business premises, office premises, and retail premises) Commercial car parking spaces : 5 spaces TOTAL COMMERCIAL CAR PARKING SPACES = 5 spaces **CAR WASH BAY** = 1 space **TOTAL PROPOSED CAR PARKING SPACES = 618 spaces**	✓
BICYCLE PARKING	**RESIDENTIAL BICYCLE PARKING RATE** 1 space per dwelling (resident) = 1.0 x 533 = 533 spaces 1 spaces per 10 dwellings (visitor) = 0.1 x 533 = 53.3 spaces TOTAL REQUIRED RESIDENTIAL & VISITOR BICYCLE PARKING SPACES **= 587 spaces** **COMMERCIAL BICYCLE PARKING RATE** 1 space per 250 sqm of commercial GFA (tenant) = 502 / 250 = 2.0 spaces 1 space per 500 sqm of commercial GFA (visitor) = 502 / 500 = 1.0 spaces TOTAL REQUIRED COMMERCIAL BICYCLE PARKING SPACES **= 3 spaces** **TOTAL REQUIRED BICYCLE PARKING SPACES = 590 spaces**	**RESIDENTIAL BICYCLE PARKING** Resident bicycle parking spaces : 534 spaces Resident visitor bicycle parking spaces : 54 spaces TOTAL RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = 588 spaces **COMMERCIAL BICYCLE PARKING** Tenant bicycle parking spaces : 2 spaces Visitor bicycle parking spaces : 2 spaces TOTAL REQUIRED COMMERCIAL BICYCLE PARKING SPACES = 4 spaces **TOTAL PROPOSED BICYCLE PARKING SPACES = 592 spaces**	✓
MOTORCYCLE PARKING	**RESIDENTIAL & COMMERCIAL MOTORCYCLE PARKING RATE** 1 space per 50 car spaces = 619 / 15 = 12.38 spaces **TOTAL REQUIRED MOTORCYCLE PARKING SPACES = 13 SPACES**	**TOTAL PROPOSED MOTORCYCLE PARKING SPACES = 13 spaces**	✓
APARTMENT DESIGN GUIDE			
	CONTROLS	**PROPOSED**	**COMPLIANCE**
3D. COMMUNAL OPEN SPACE	Communal open space has a minimum area equal to 25% of the site = 2074.5 sqm	3,461 sqm	✓
3E. DEEP SOIL ZONE	6m minimum dimension, and equal to 7% of the site area = 580.86 sqm	608 sqm	✓
4A. SOLAR AND DAYLIGHT ACCESS	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area	77% (8:30AM - 3:30PM)	✓
4B. NATURAL VENTILATION	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	60%	✓

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File: 2439_MELROSE PARK2
Print date and time: Tuesday, 13 January 2026 @ 2:17 PM

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CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

ARCHITECT
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MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
DEVELOPMENT SUMMARY
SHEET NO. SSDA 002
REVISION. A

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CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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ABN 81 612 046 643
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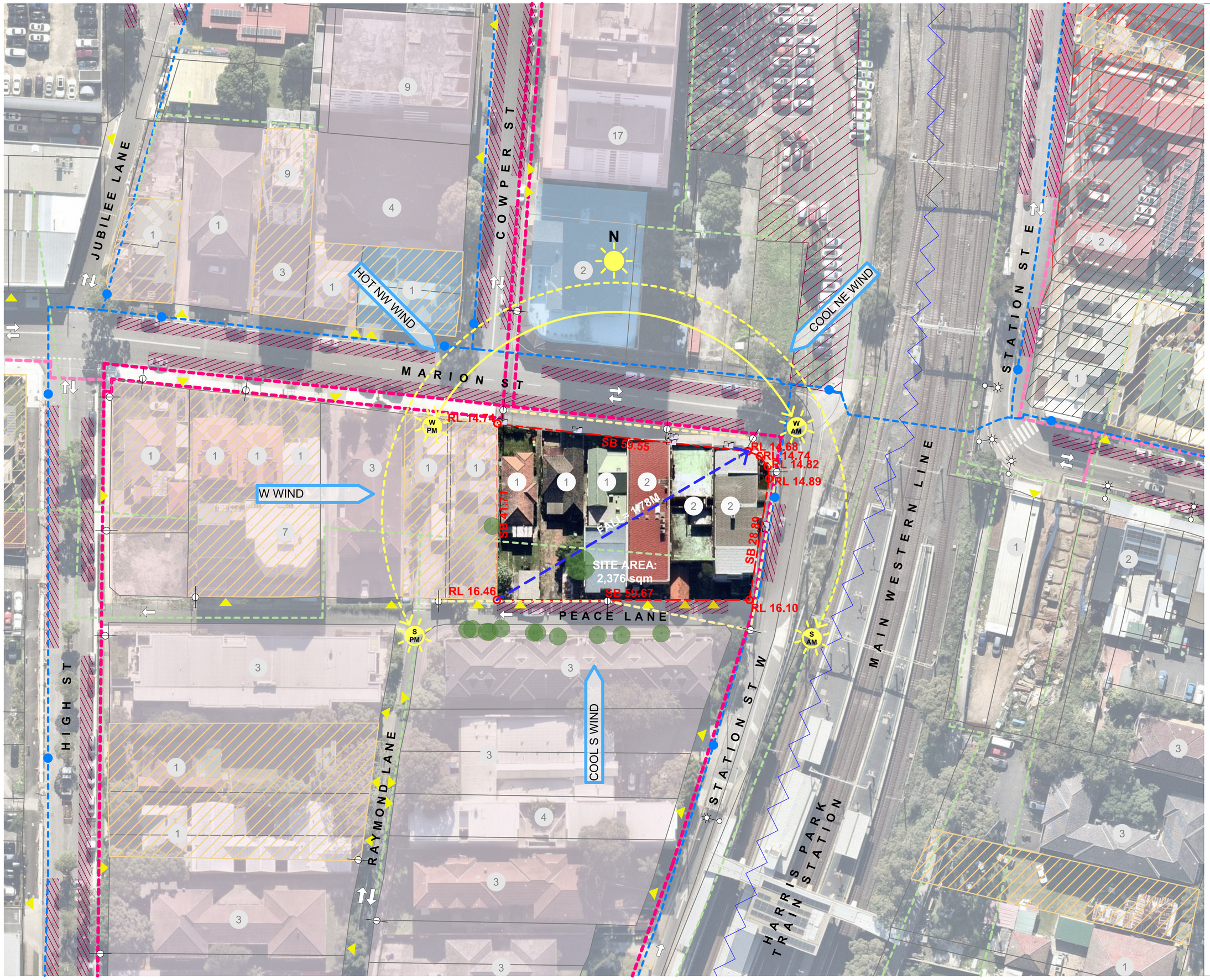
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 10 20 50m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE 1:1000 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
CONTEXT ANALYSIS
SHEET NO. SSDA 003
REVISION. A



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File: 2504_PARRAMATTA4
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LEGEND

- SITE
- STREET PARKING ZONE
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- POWER POLE
- LIGHT POLE
- PREVAILING BREEZES
- NOISE SOURCE
- POWER LINES
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- HYDRANT
- TELSTRA PIT
- SIGNIFICANT EXISTING TREE CANOPY
- GENERAL HERITAGE SITE
- CONSERVATION AREAS
- MARION STREET CARPARK
- SUN PATH
  S= SUMMER
  W= WINTER
- CURRENT RESIDENTIAL BUILDING
- CURRENT COMMERCIAL BUILDING

REVISION ID	AMENDMENT	DATE
P1 - WIP	ISSUE FOR PRELIMINARY	Work in Progress

ARCHITECT
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PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
CN Marion Pty Ltd
L 2/111 Parramatta Rd
Concord NSW 2137

PRELIMINARY

N
0 4 10 20m

SITE ADDRESS
33-43 MARION STREET PARRAMATTANSW 2150

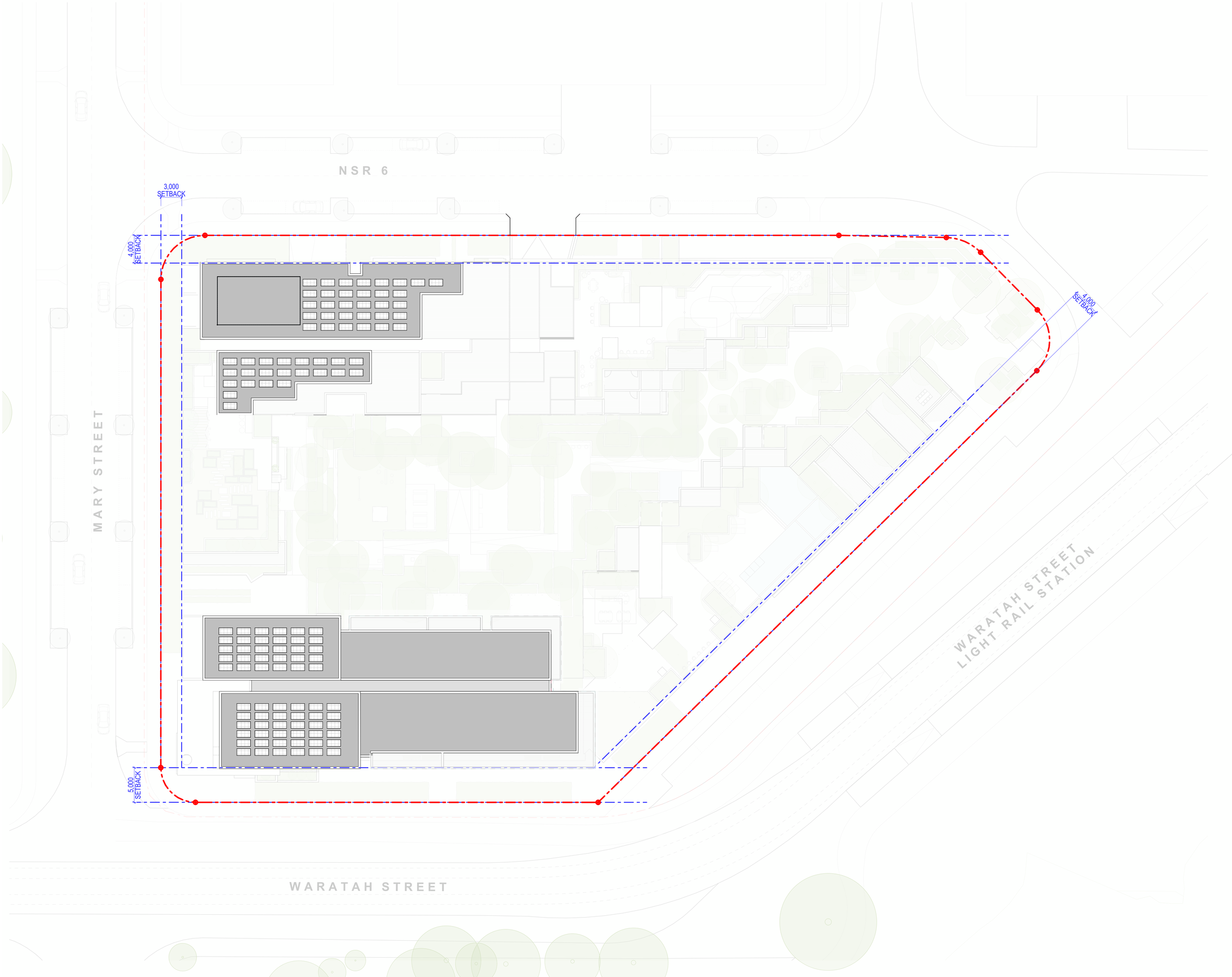
JOB NO
2504

CHECKED VC/AD
DRAWN JA
DATE APR 2025
SCALE 1:400 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
SITE ANALYSIS

SHEET NO. SSDA 004
REVISION. P1 - WIP



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File: 2439_MELROSE PARK2
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CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED
VCA/AD
DRAWN
JA
DATE
09/10/2024
SCALE
1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SITE PLAN
SHEET NO.
SSDA 005
REVISION.
A

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REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT

FUSE ARCHITECTS

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CLIENT

WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N

0 1 2 5m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED
DRAWN
DC

DATE
09/10/2024

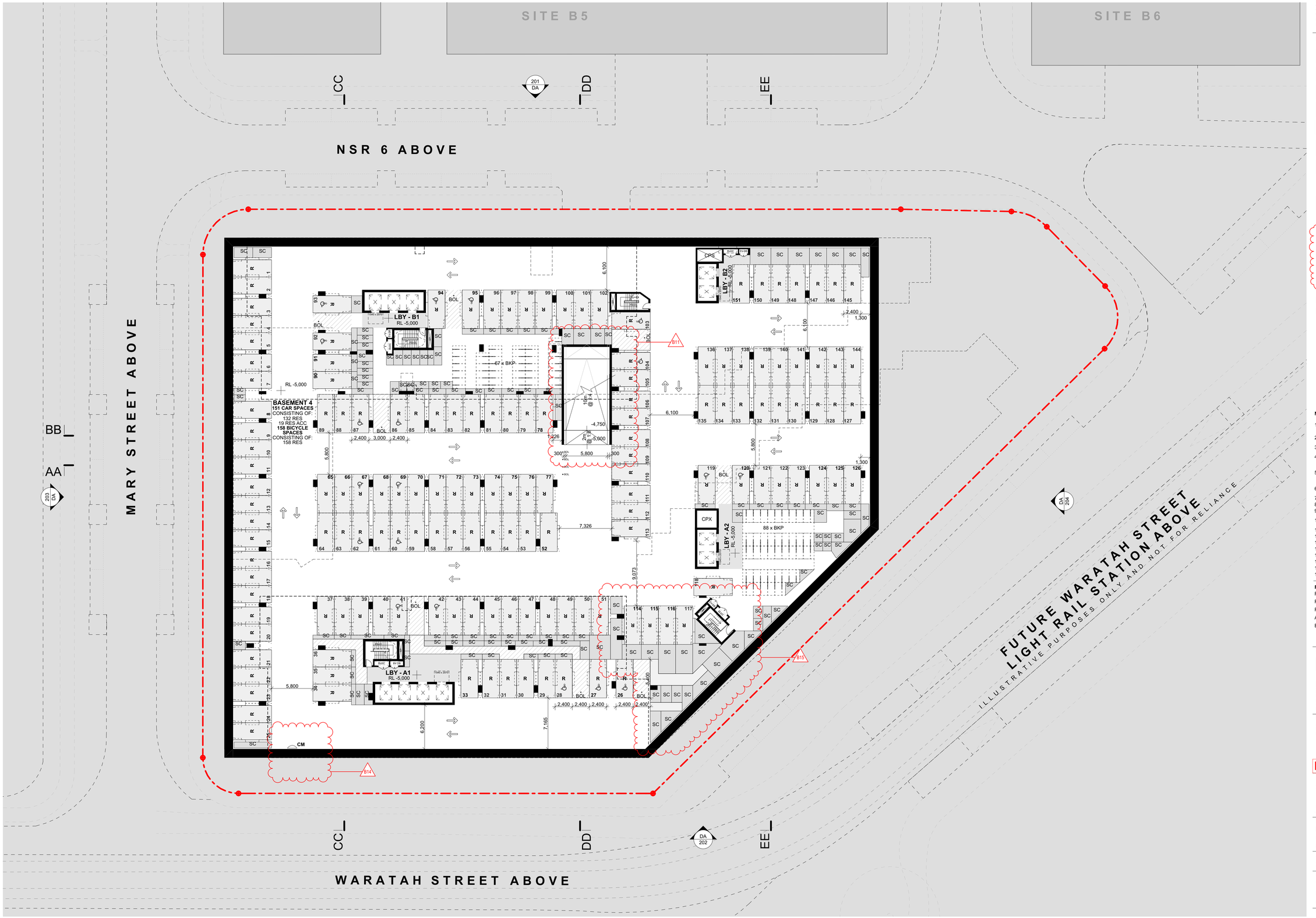
SCALE
1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
PUBLIC DOMAIN PLAN

SHEET NO.
SSDA 006

REVISION.
A



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File: 2439_MELROSE PARK2
Print date and time: Thursday, February 12, 2026 @ 2:20 PM

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LEGEND

R	RESIDENTIAL CARSPACE
V	VISITORS CARSPACE
M	MOTORBIKE CARSPACE
S	STORAGE CAGES
	SERVICE ROOMS
	ACCESSIBLE CARSPACE
	SHARED ZONE
B	BOLLARD
	PLR2 SITE EXTENT

PROPOSED

PROPOSED CAR PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	132	128	128	57	0	0	445
RES ACC	19	19	19	5	0	0	62
VIS	0	0	0	42	63	0	105
RTL	0	0	0	5	0	0	5
CWB	0	0	0	1	0	0	1
TOTAL	151	147	147	110	63	0	618

PROPOSED BICYCLE PARKING:

RES	158	174	140	62	0	0	534
RES VIS	0	0	0	0	54	0	54
COM	0	0	0	2	0	0	2
COM VIS	0	0	0	2	0	0	2
TOTAL	158	174	140	66	54	0	592

PROPOSED MOTORBIKE PARKING:

RES&VIS	0	0	0	13	0	0	13

NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
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SURRY HILLS NSW 2010
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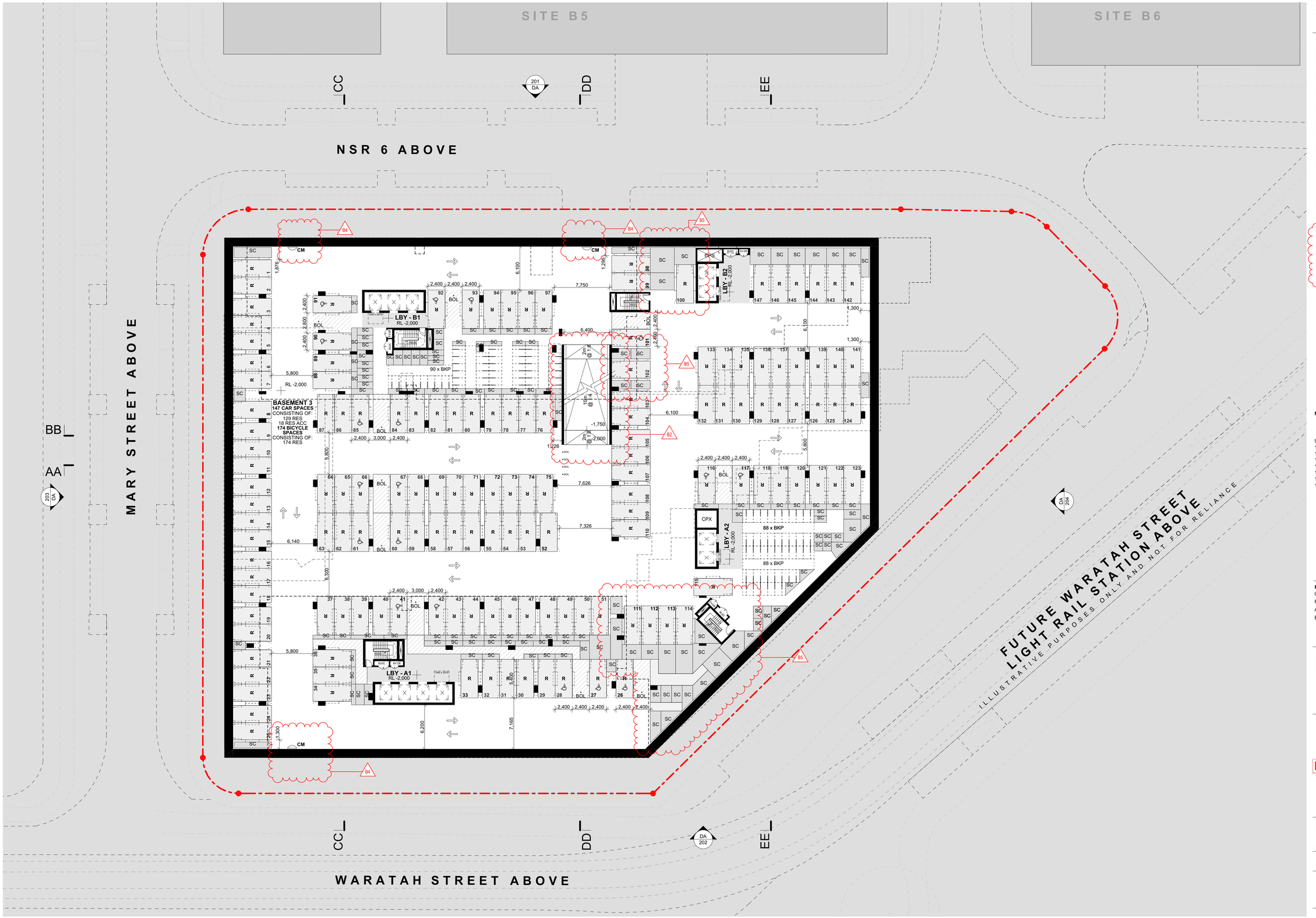
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BW
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
BASEMENT 04 PLAN
SHEET NO. SSDA 101
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, February 12, 2026 @ 2:20 PM

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LEGEND

R	RESIDENTIAL CARSPACE
V	VISITORS CARSPACE
M	MOTORBIKE CARSPACE
S	STORAGE CAGES
	SERVICE ROOMS
	ACCESSIBLE CARSPACE
	SHARED ZONE
B	BOLLARD
	PLR2 SITE EXTENT

B1

PROPOSED

PROPOSED CAR PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	132	128	128	57	0	0	445
RES ACC	19	19	19	5	0	0	62
VIS	0	0	0	42	63	0	105
RTL	0	0	0	5	0	0	5
CWB	0	0	0	1	0	0	1
TOTAL	151	147	147	110	63	0	618

PROPOSED BICYCLE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	158	174	140	62	0	0	534
RES VIS	0	0	0	0	54	0	54
COM	0	0	0	2	0	0	2
COM VIS	0	0	0	2	0	0	2
TOTAL	158	174	140	66	54	0	592

PROPOSED MOTORBIKE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES&VIS	0	0	0	13	0	0	13

NO.	AMENDMENTS IN ISSUE
9	UPDATED CAR PARKING SUMMARY
11	ADDED RAMP LEVELS
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
01	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
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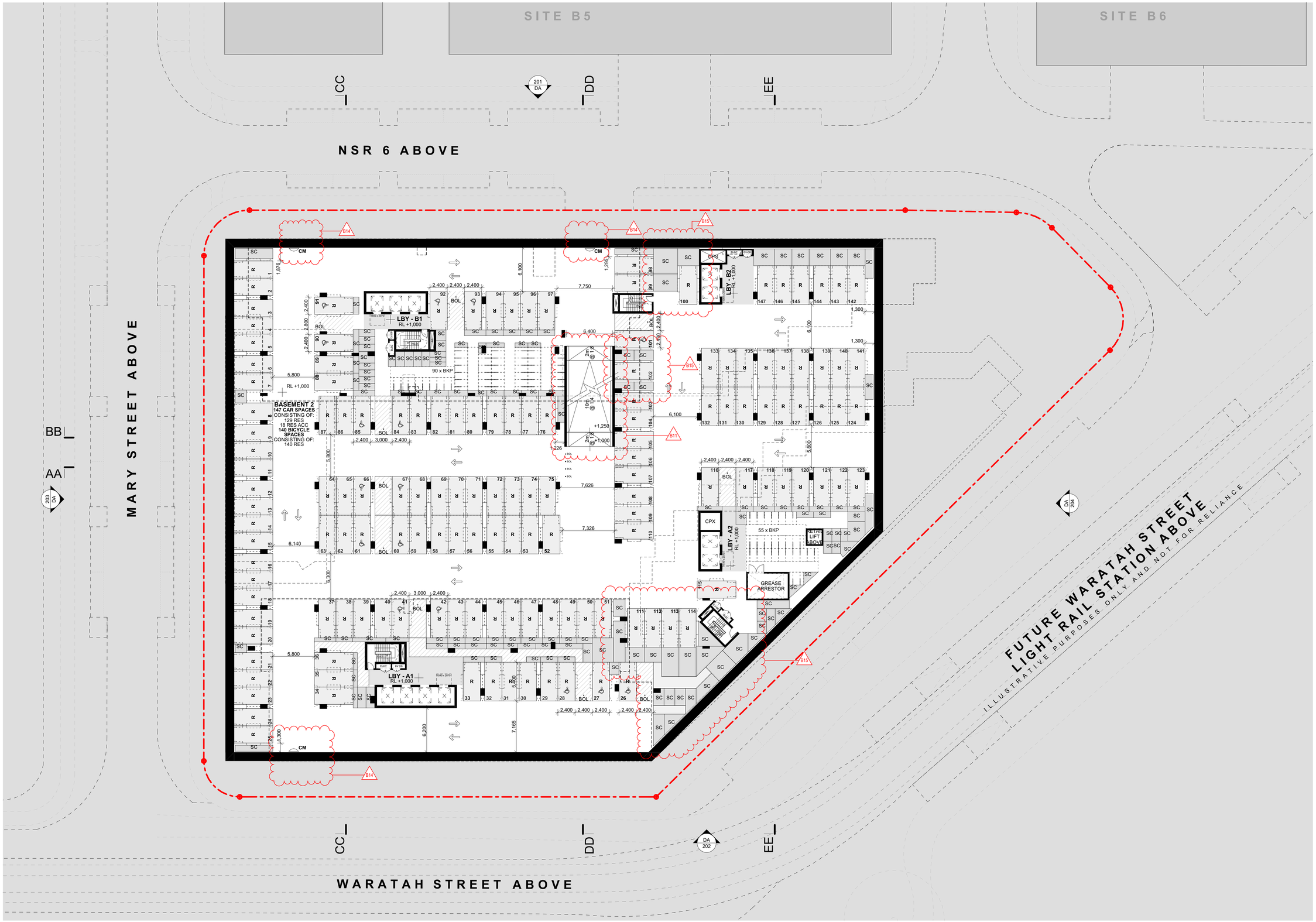
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BW
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
BASEMENT 03 PLAN
SHEET NO. SSDA 102
REVISION. B



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File: 2439_MELROSE PARK2
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LEGEND

- R — RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- M — MOTORBIKE CARSPACE
- S — STORAGE CAGES
- SERVICE ROOMS
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- PLR2 SITE EXTENT

PROPOSED

PROPOSED CAR PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	132	128	128	57	0	0	445
RES ACC	19	19	19	5	0	0	62
VIS	0	0	0	42	63	0	105
RTL	0	0	0	5	0	0	5
CWB	0	0	0	1	0	0	1
TOTAL	151	147	147	110	63	0	618

PROPOSED BICYCLE PARKING:

RES	158	174	140	62	0	0	534
RES VIS	0	0	0	0	54	0	54
COM	0	0	0	2	0	0	2
COM VIS	0	0	0	2	0	0	2
TOTAL	158	174	140	66	54	0	592

PROPOSED MOTORBIKE PARKING:

RES&VIS	0	0	0	13	0	0	13

NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

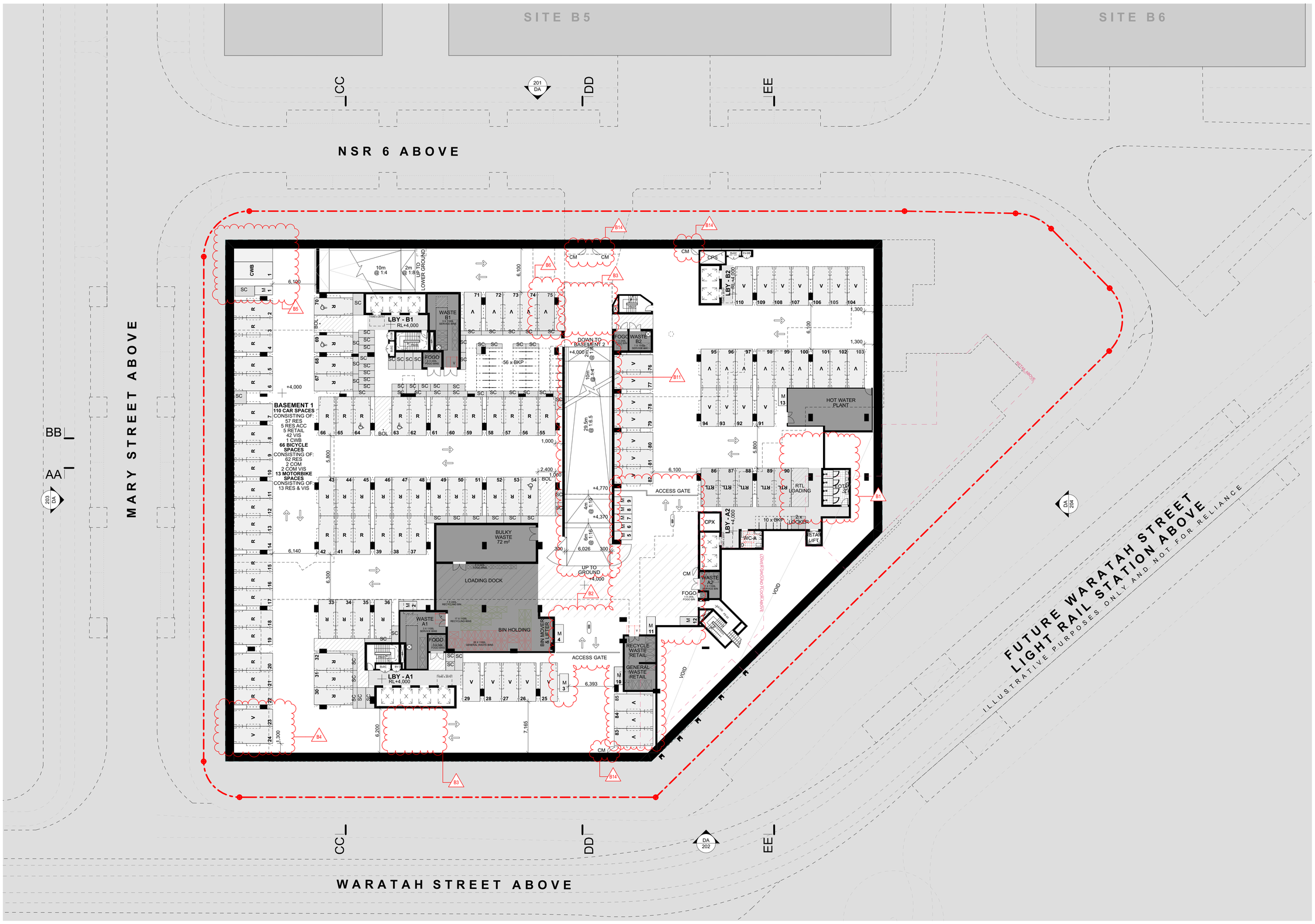
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BW
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
BASEMENT 02 PLAN
SHEET NO. SSDA 103
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, February 12, 2026 @ 2:26 PM

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LEGEND

- R — RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- M — MOTORBIKE CARSPACE
- S — STORAGE CAGES
- SERVICE ROOMS
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- PLR2 SITE EXTENT

PROPOSED

PROPOSED CAR PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	132	128	128	57	0	0	445
RES ACC	19	19	19	5	0	0	62
VIS	0	0	0	42	63	0	105
RTL	0	0	0	5	0	0	5
CWB	0	0	0	1	0	0	1
TOTAL	151	147	147	110	63	0	618

PROPOSED BICYCLE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	158	174	140	62	0	0	534
RES VIS	0	0	0	0	54	0	54
COM	0	0	0	2	0	0	2
COM VIS	0	0	0	2	0	0	2
TOTAL	158	174	140	66	54	0	592

PROPOSED MOTORBIKE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES&VIS	0	0	0	13	0	0	13

NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
FUSE ARCHITECTS
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

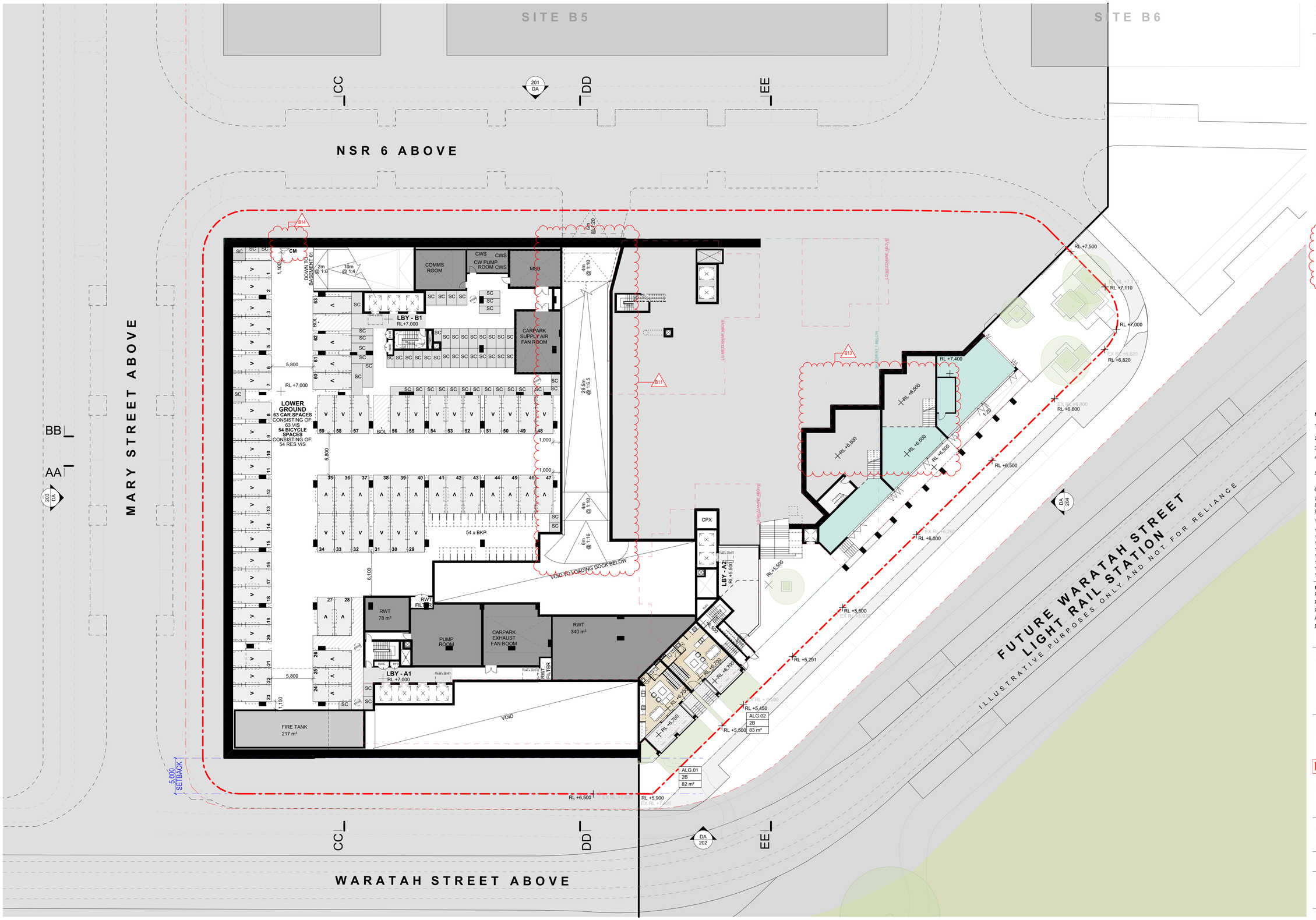
JOB NO
2439

CHECKED VCA/AD
DRAWN BW
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
BASEMENT 01 PLAN

SHEET NO. SSDA 104
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, February 12, 2026 @ 2:20 PM

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LEGEND

R	RESIDENTIAL CARSPACE
V	VISITORS CARSPACE
M	MOTORBIKE CARSPACE
S	STORAGE CAGES
	SERVICE ROOMS
	ACCESSIBLE CARSPACE
	SHARED ZONE
B	BOLLARD
	PLR2 SITE EXTENT

PROPOSED

PROPOSED CAR PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
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RES ACC	19	19	19	5	0	0	62
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RTL	0	0	0	5	0	0	5
CWB	0	0	0	1	0	0	1
TOTAL	151	147	147	110	63	0	618

PROPOSED BICYCLE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES	158	174	140	62	0	0	534
RES VIS	0	0	0	0	54	0	54
COM	0	0	0	2	0	0	2
COM VIS	0	0	0	2	0	0	2
TOTAL	158	174	140	66	54	0	592

PROPOSED MOTORBIKE PARKING:

	B4	B3	B2	B1	LG	G	TOTAL
RES&VIS	0	0	0	13	0	0	13

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1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
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6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
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REVISION ID	AMENDMENT	DATE
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P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
FUSE ARCHITECTS
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
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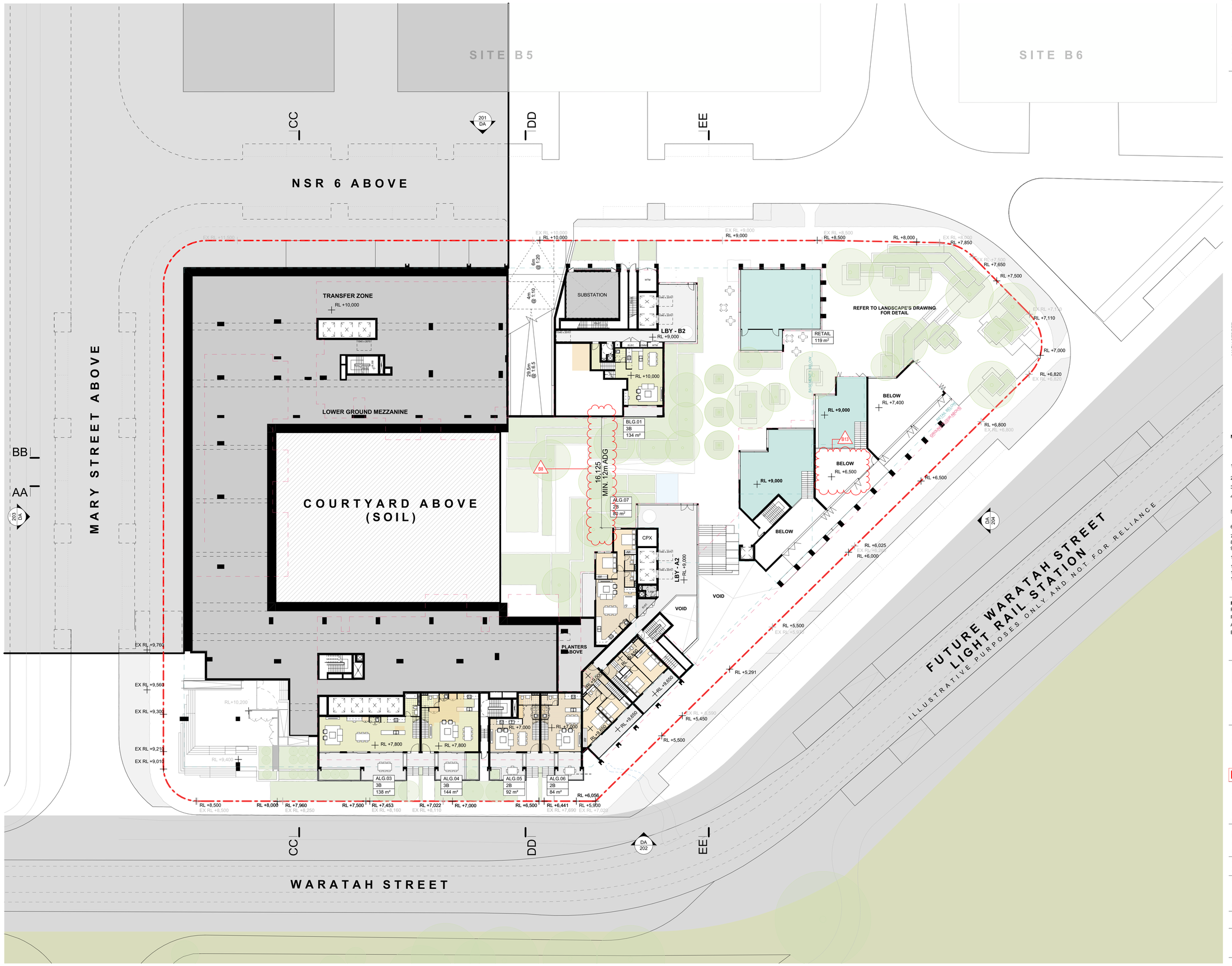
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LOWER GROUND FLOOR PLAN
SHEET NO. SSDA 105
REVISION. B



GENERAL NOTES

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File: 2439_MELROSE PARK2
Print date and time: Thursday, February 12, 2026 @ 2:27 PM

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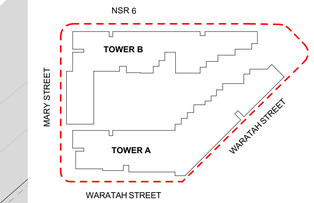
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
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8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
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CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED | DRAWN

DATE | SCALE
09/10/2024 | 1:250 @ A1 | A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
LOWER GROUND MEZZANINE PLAN

SHEET NO. | REVISION.
SSDA 106 | B

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•ALL DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
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File: 2439_MELROSE PARK2
Print date and time: Monday, 17 November 2025 @ 11:47 AM

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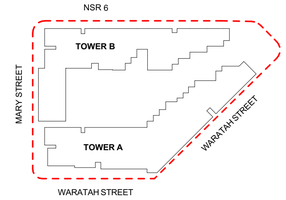
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- EX RL +XX.XX — EXISITNG RL FROM SURVEY
- RL +XX.XX — PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



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REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	17/11/2025

ARCHITECT
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
GROUND FLOOR PLAN
SHEET NO. SSDA 107
REVISION. B

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Print date and time: Monday, 17 November 2025 @ 11:47 AM

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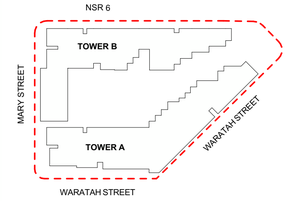
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



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ARCHITECT
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61 MARLBOROUGH STREET
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2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 1 PLAN
SHEET NO. SSDA 108
REVISION. B

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File: 2439_MELROSE PARK2
Print date and time: Monday, 17 November 2025 @ 11:48 AM

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LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
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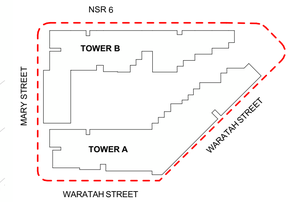
KEYPLAN



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REVISION ID	AMENDMENT	DATE
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ARCHITECT
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SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED	DRAWN
VCA/AD	BC

DATE	SCALE	
09/10/2024	1:250 @ A1	A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
LEVEL 2 PLAN

SHEET NO.	REVISION.
SSDA 109	B

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Print date and time: Monday, 17 November 2025 @ 11:48 AM

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LEGEND

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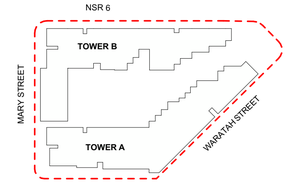
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES REMOVED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	17/11/2025

ARCHITECT
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PHONE 02 8278 7150
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED	DRAWN	
VCA/AD	BC	
DATE	SCALE	
09/10/2024	1:250 @ A1	A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
LEVEL 3 PLAN

SHEET NO.	REVISION.
SSDA 110	B

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File: 2439_MELROSE PARK2
Print date and time: Monday, 17 November 2025 @ 11:49 AM
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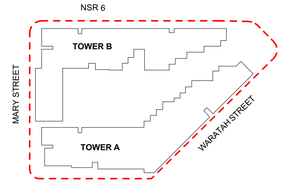
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES REMOVED & ACCESS GATES ADDED ON BASEMENT 01
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REVISION ID	AMENDMENT	DATE
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ARCHITECT
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CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 4 PLAN
SHEET NO. SSDA 111
REVISION. B

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File: 2439_MELROSE PARK2
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LEGEND

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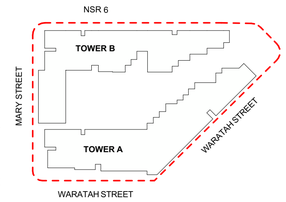
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



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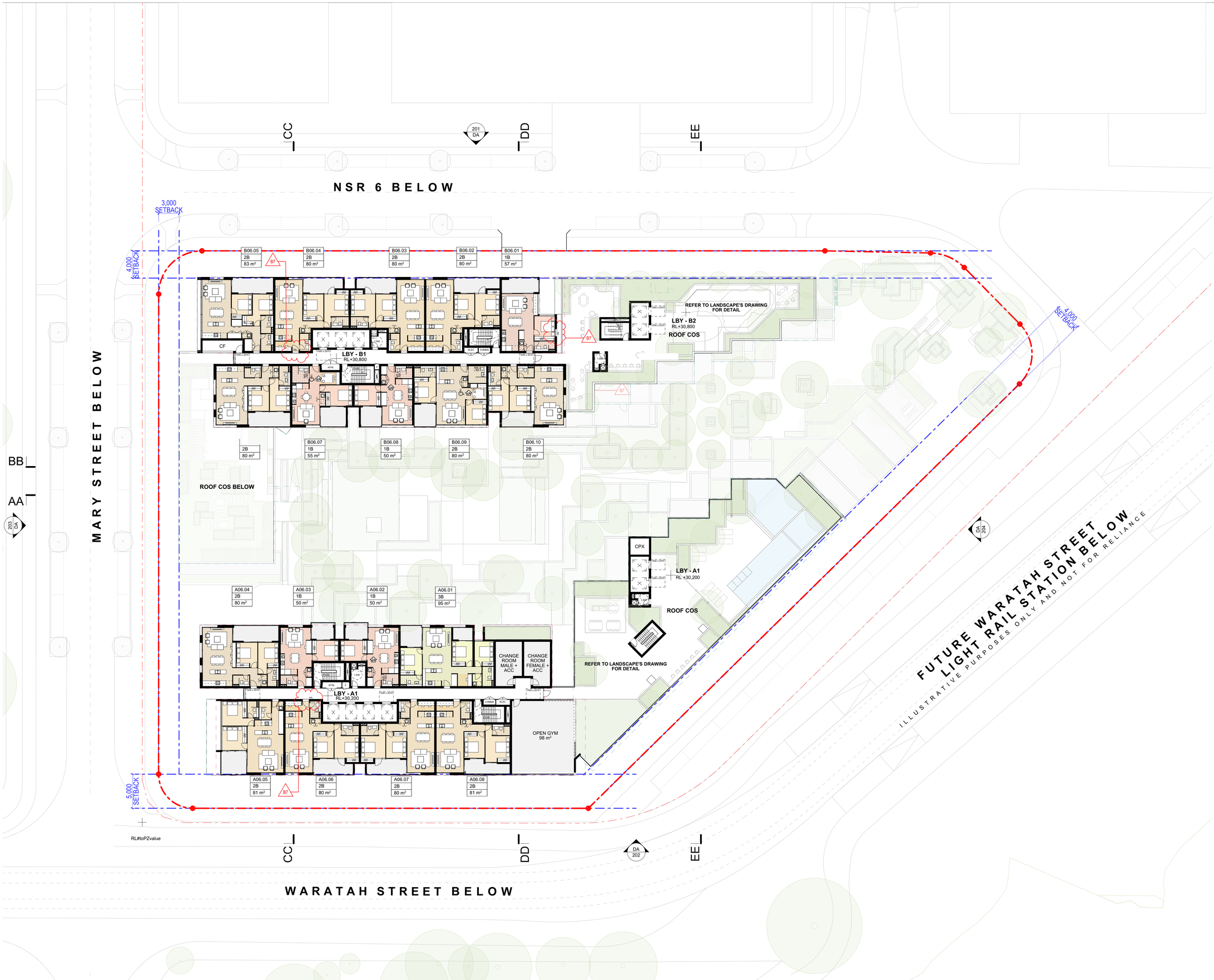
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 5 PLAN
SHEET NO. SSDA 112
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Monday, 17 November 2025 @ 11:50 AM
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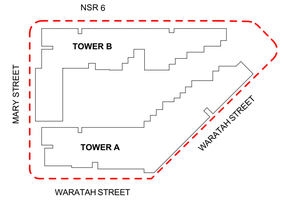
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
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REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	17/11/2025

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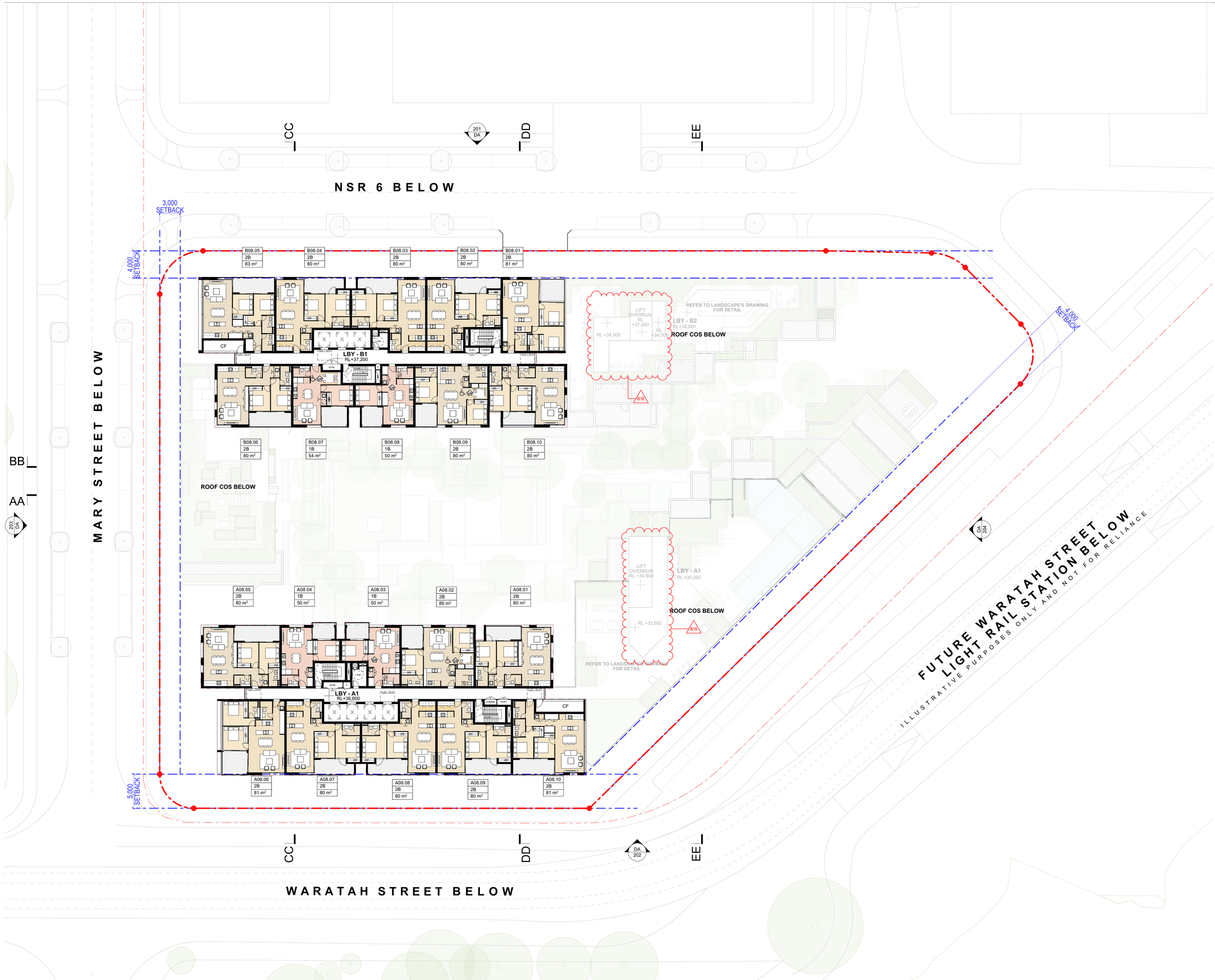
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 6 PLAN
SHEET NO. SSDA 113
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, 5 February 2026 @ 4:53 PM

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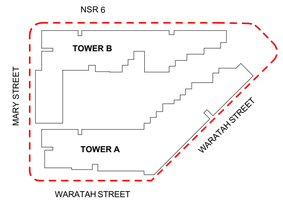
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
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7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	5/02/2026

ARCHITECT
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

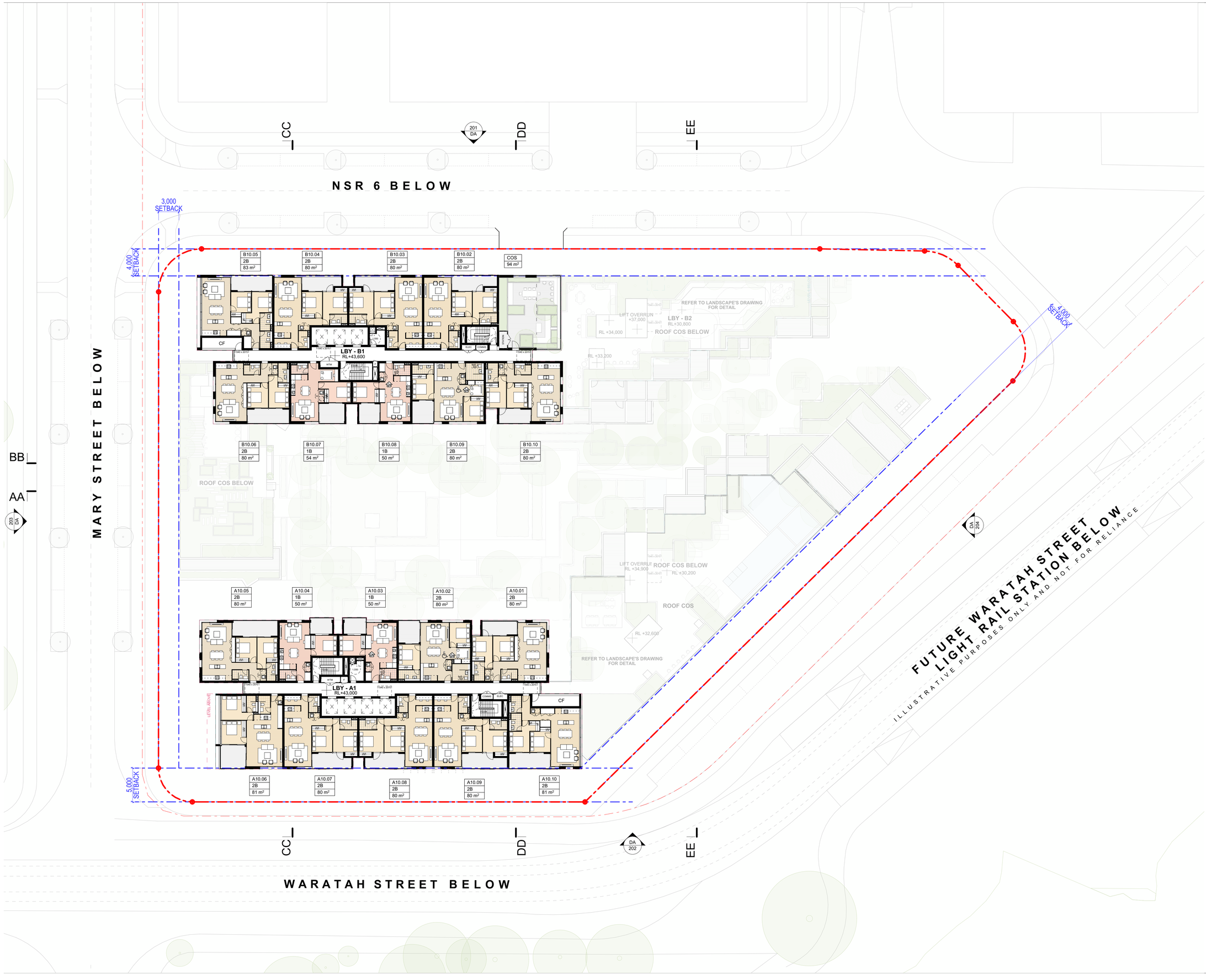
CHECKED	DRAWN
VCA/AD	BC

DATE	SCALE	
09/10/2024	1:250 @ A1	A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
LEVEL 8 PLAN

SHEET NO.	REVISION.
SSDA 114	B



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File: 2439_MELROSE PARK2
Print date and time: Tuesday, April 15, 2025 @ 5:31 PM

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LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
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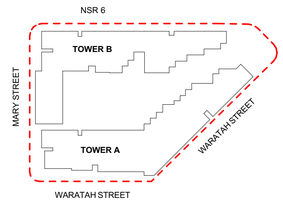
KEYPLAN



CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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STUDIO 64
61 MARLBOROUGH STREET
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CLIENT
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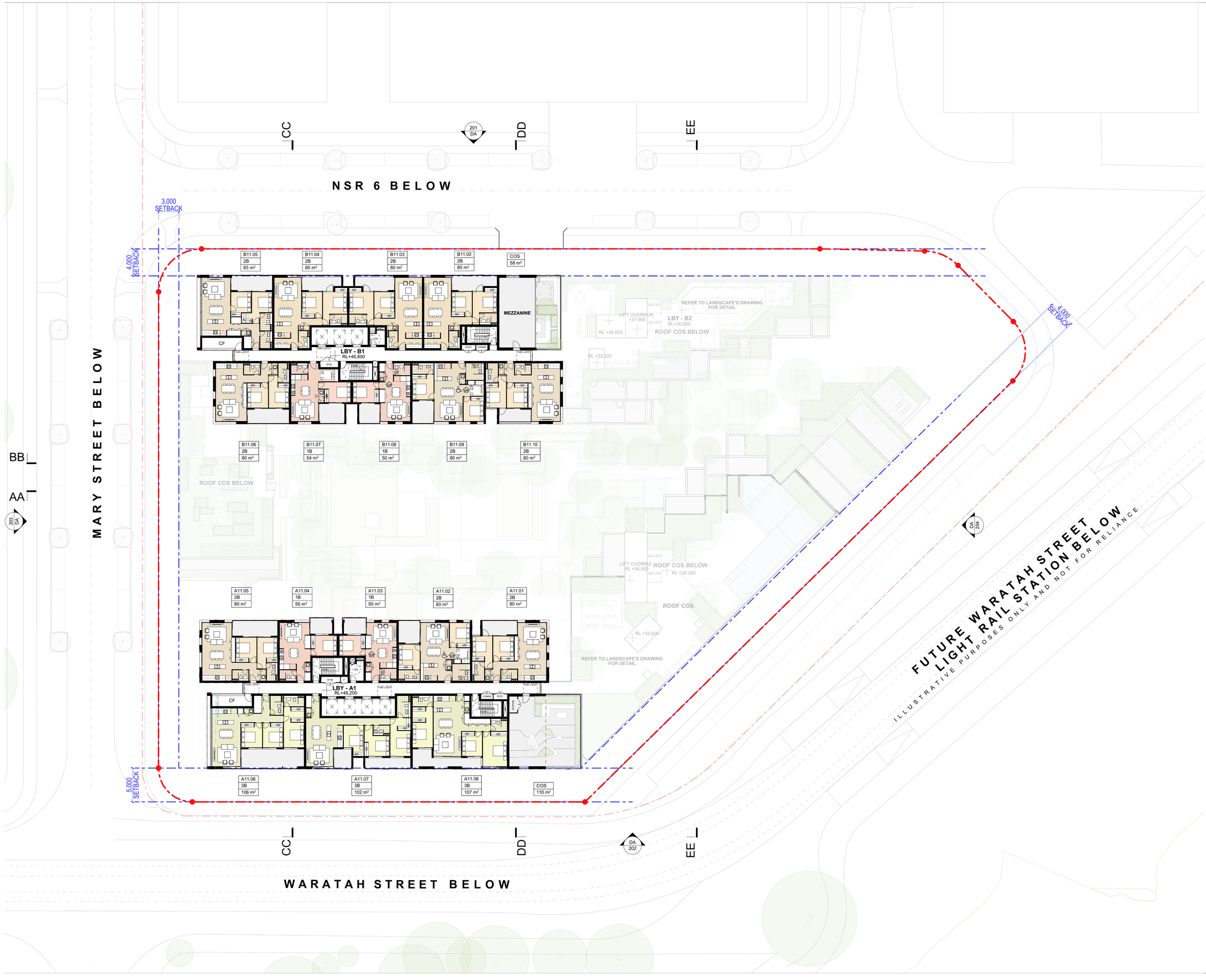
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED DRAWN
DATE SCALE
09/10/2024 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 10 PLAN
SHEET NO. REVISION.
SSDA 115 A



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File: 2439_MELROSE PARK2
Print date and time: Tuesday, April 15, 2025 @ 5:31 PM
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LEGEND

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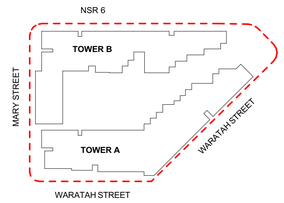

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

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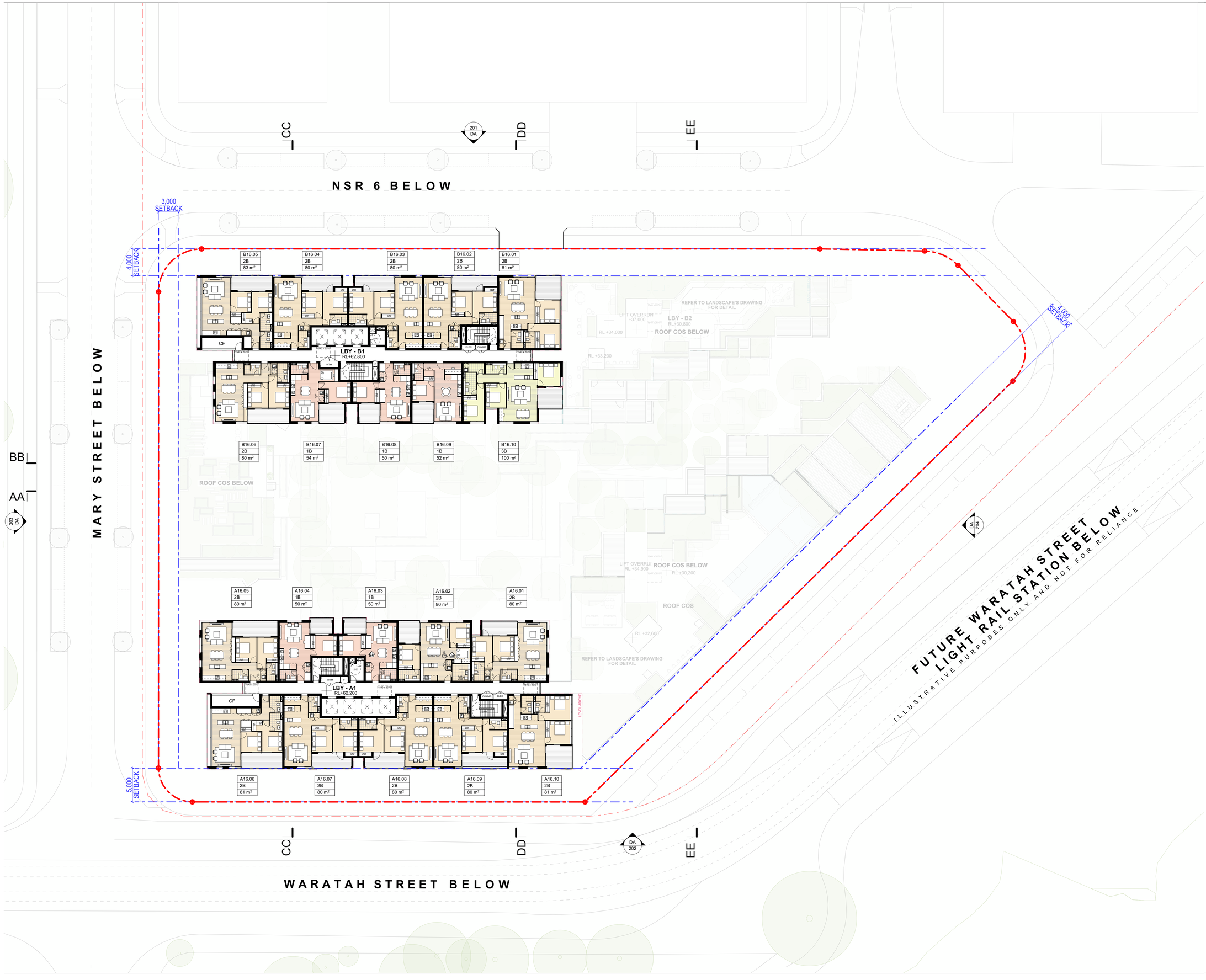
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 11 PLAN
SHEET NO. REVISION.
SSDA 116 A



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File: 2439_MELROSE PARK2
Print date and time: Tuesday, April 15, 2025 @ 5:31 PM

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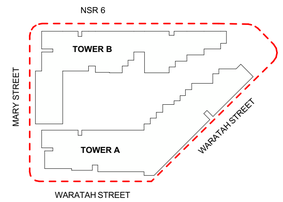
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

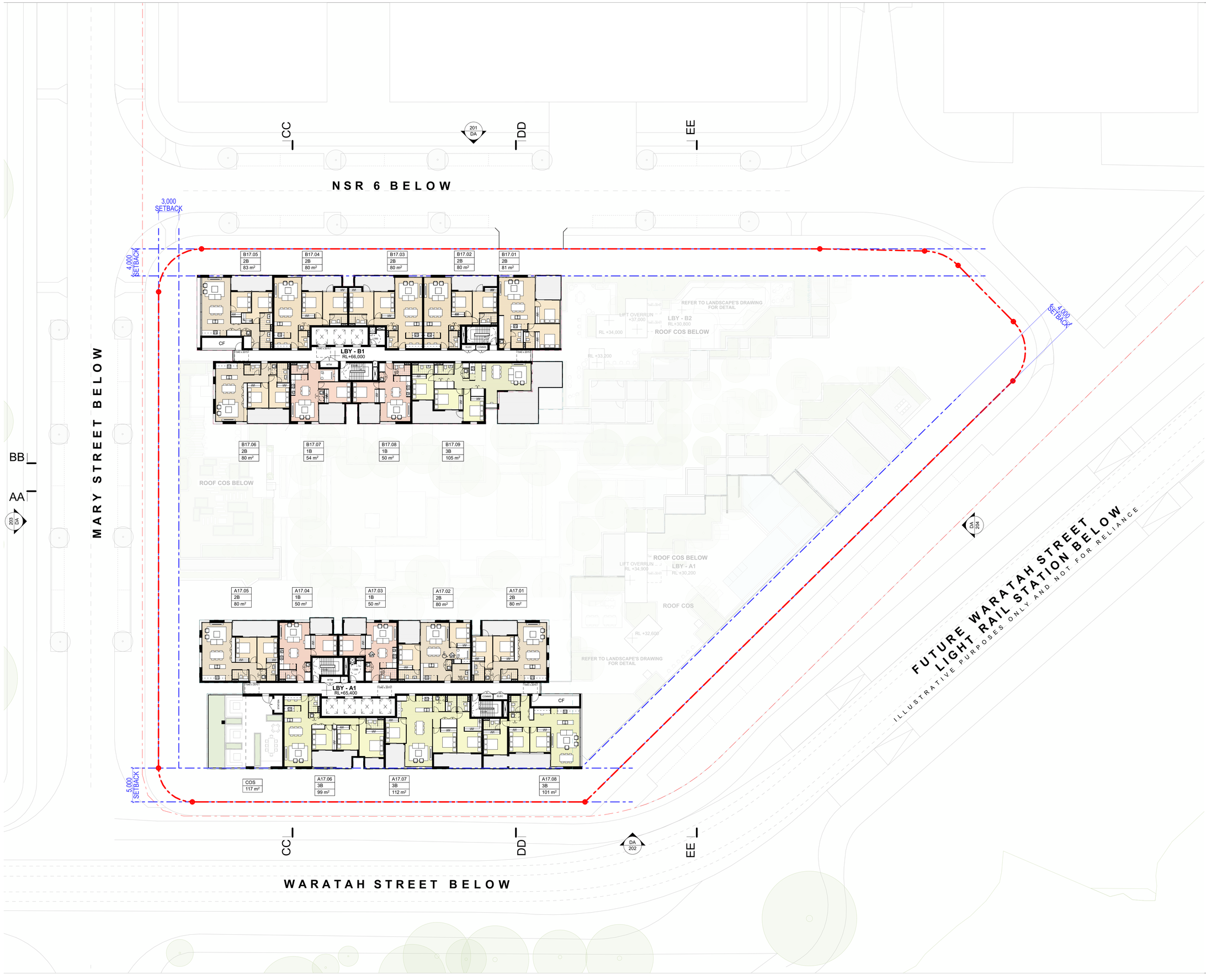
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED DRAWN
DATE SCALE
09/10/2024 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 16 PLAN
SHEET NO. REVISION.
SSDA 117 A



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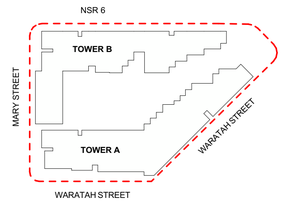
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED DRAWN
DATE SCALE
09/10/2024 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 17 PLAN
SHEET NO. REVISION.
SSDA 118 A

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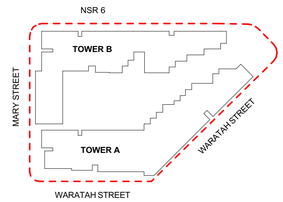
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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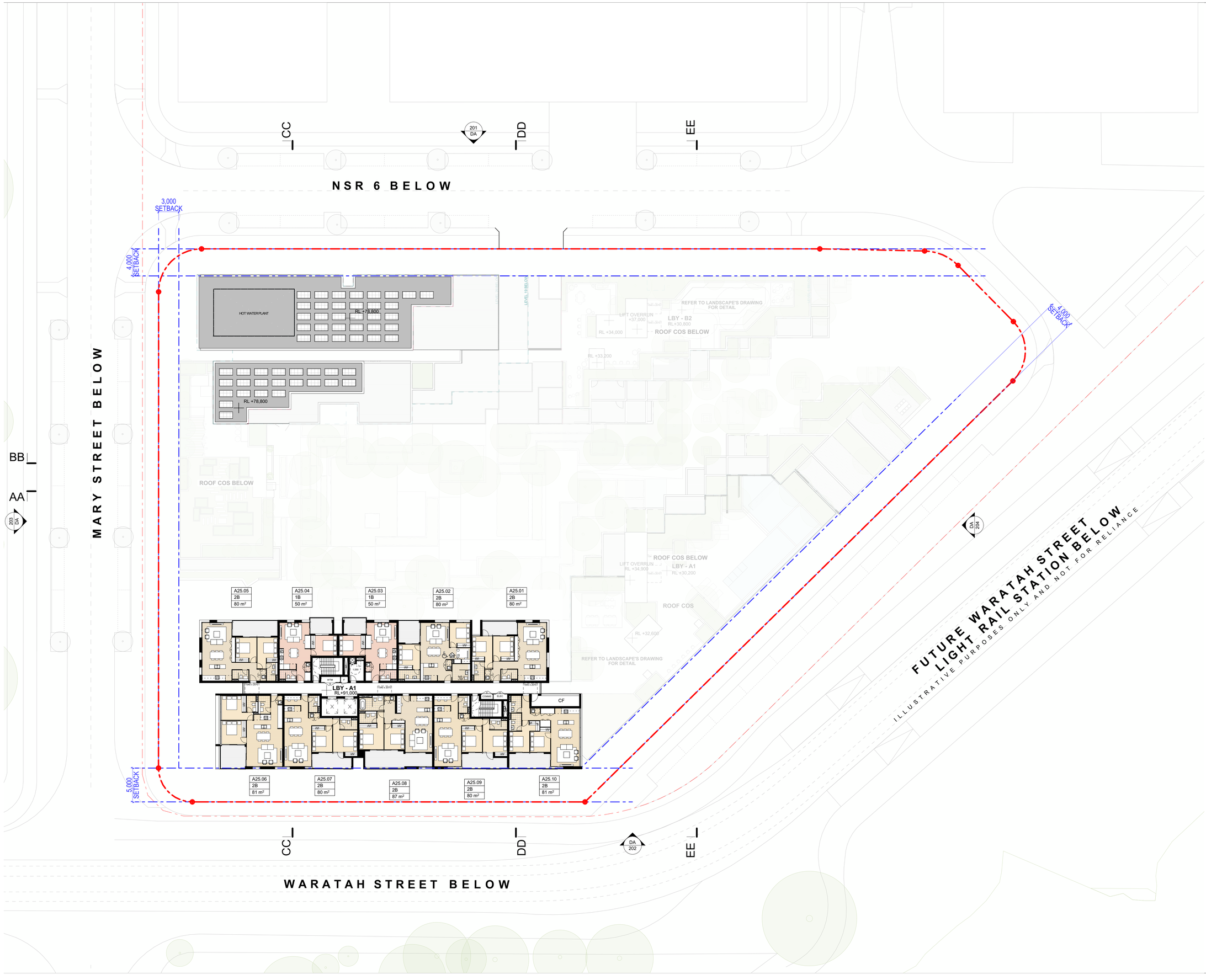
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED DRAWN
DATE SCALE
09/10/2024 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 18 PLAN
SHEET NO. REVISION.
SSDA 119 A



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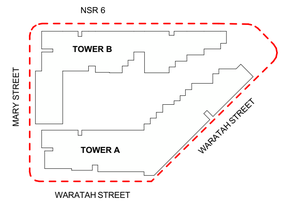
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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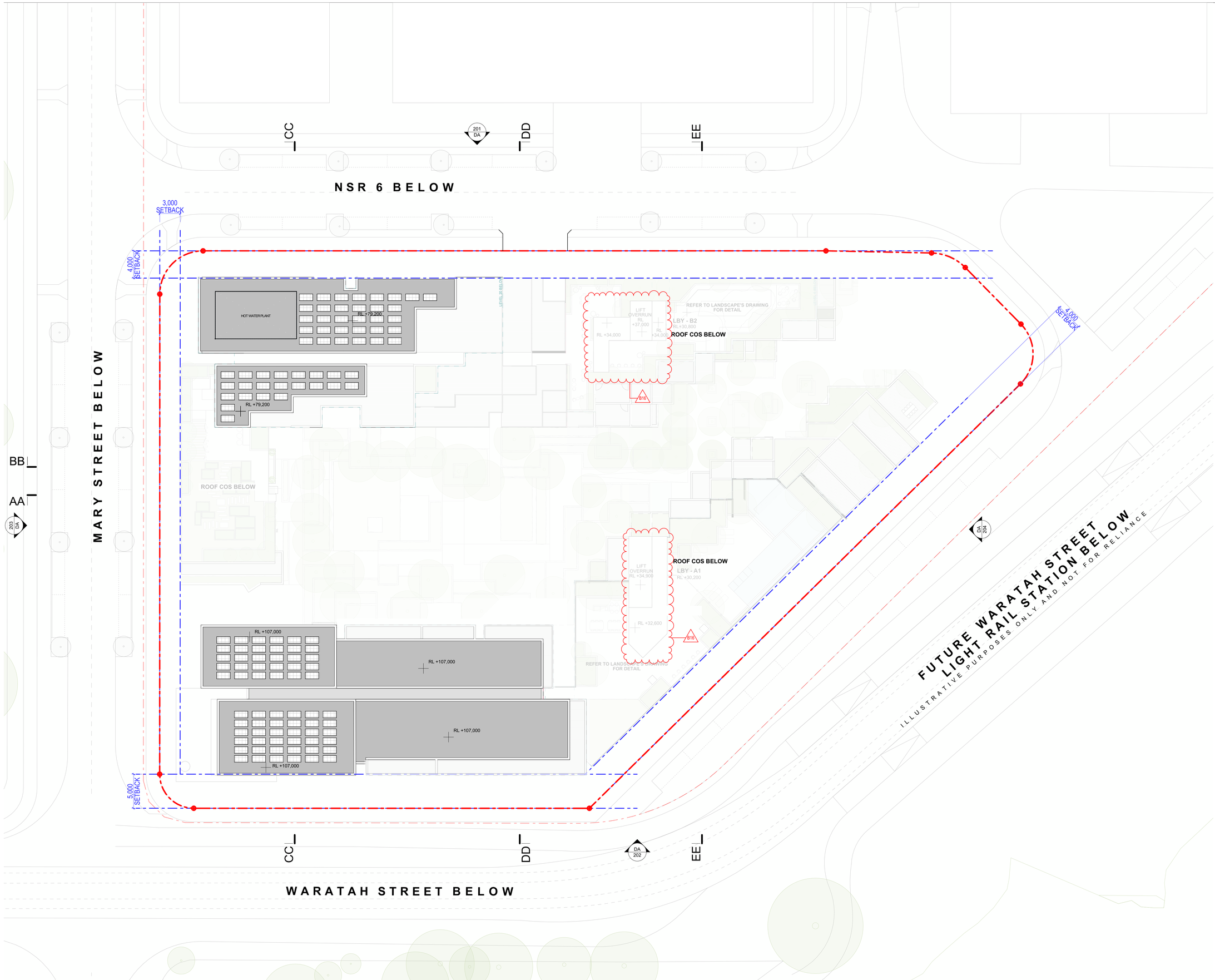
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEVEL 25 PLAN
SHEET NO. SSDA 120
REVISION. A



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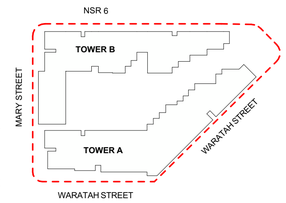
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	5/02/2026

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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIPPNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

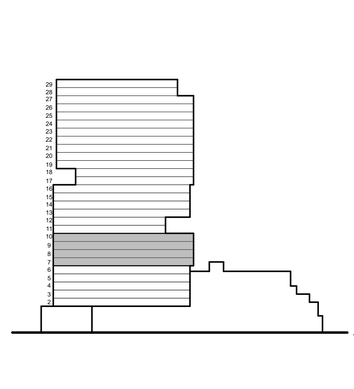
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
ROOF PLAN
SHEET NO. SSDA 121
REVISION. B

1 - TOWER A TYPE 1 - LEVEL 07-10

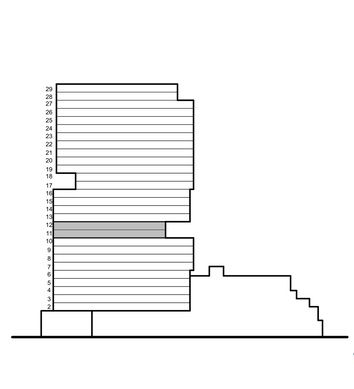
2 - TOWER A TYPE 2 - LEVEL 11-12 COS

3 - TOWER A TYPE 3 - LEVEL 13-16

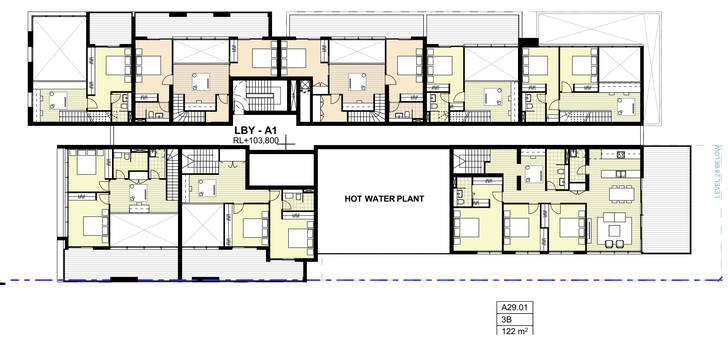
4 - TOWER A TYPE 4 - LEVEL 17-18 COS



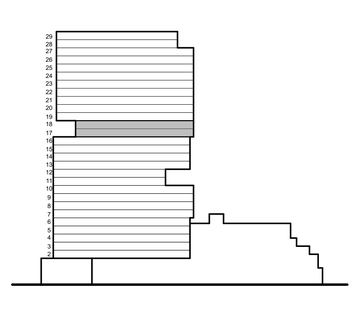
5 - TOWER A TYPE 6 - LEVEL 19-27



6 - TOWER A TYPE 6 - LEVEL 28



7 - TOWER A TYPE 7 - LEVEL 29



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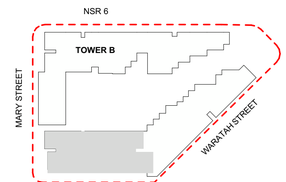
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT

EX RL +XX.XX EXISITNG RL FROM SURVEY

RL +XX.XX PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
TOWER A TYPICAL LEVELS
SHEET NO. SSDA 122
REVISION. A

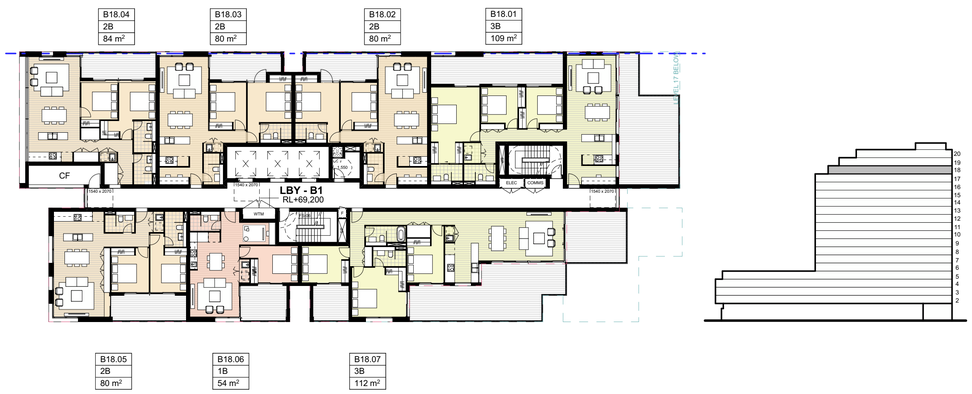
1 - TOWER B TYPE 1 - LEVEL 6-9 + LEVEL 12-14

2 - TOWER B TYPE 2 - LEVEL 10-11 COS

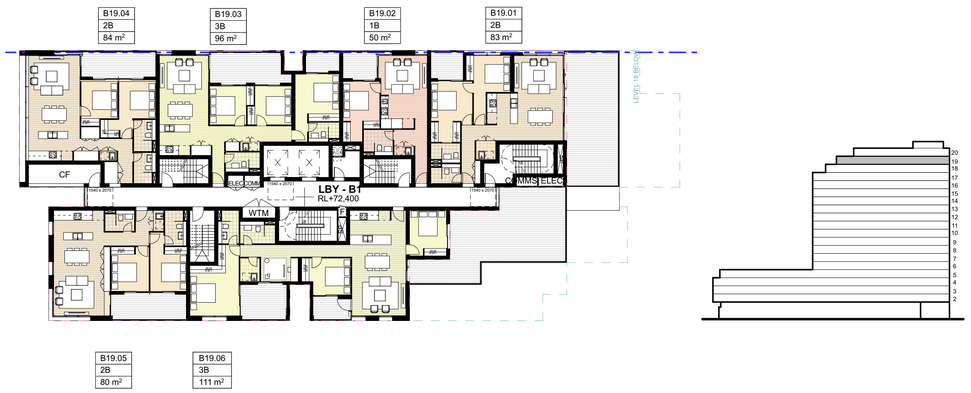
3 - TOWER B TYPE 6 - LEVEL 15

4 - TOWER B TYPE 3 - LEVEL 16

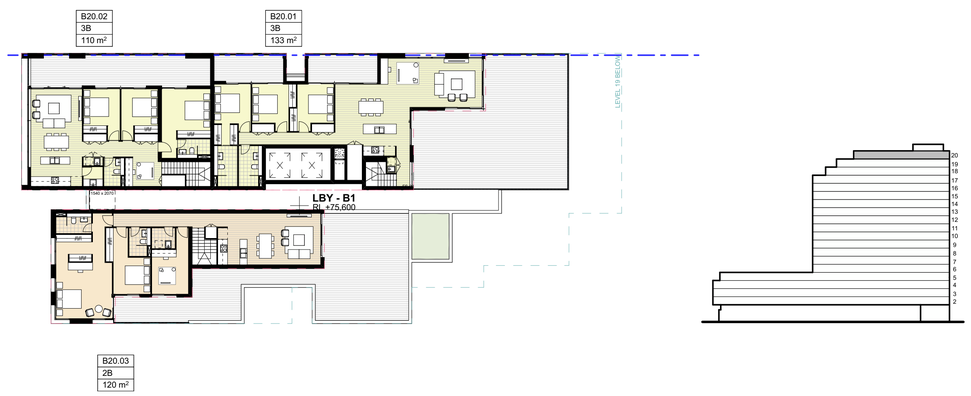
5 - TOWER B TYPE 4 - LEVEL 17



6 - TOWER B TYPE 5 - LEVEL 18



7 - TOWER B TYPE 7 - LEVEL 19



8 - TOWER B TYPE 4 - LEVEL 20

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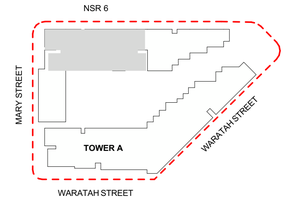
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ADAPTABLE APARTMENT
- LIVEABLE APARTMENT
- **EX RL +XX.XX** EXISITNG RL FROM SURVEY
- **RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
P3	ISSUE FOR COORDINATION	3/28/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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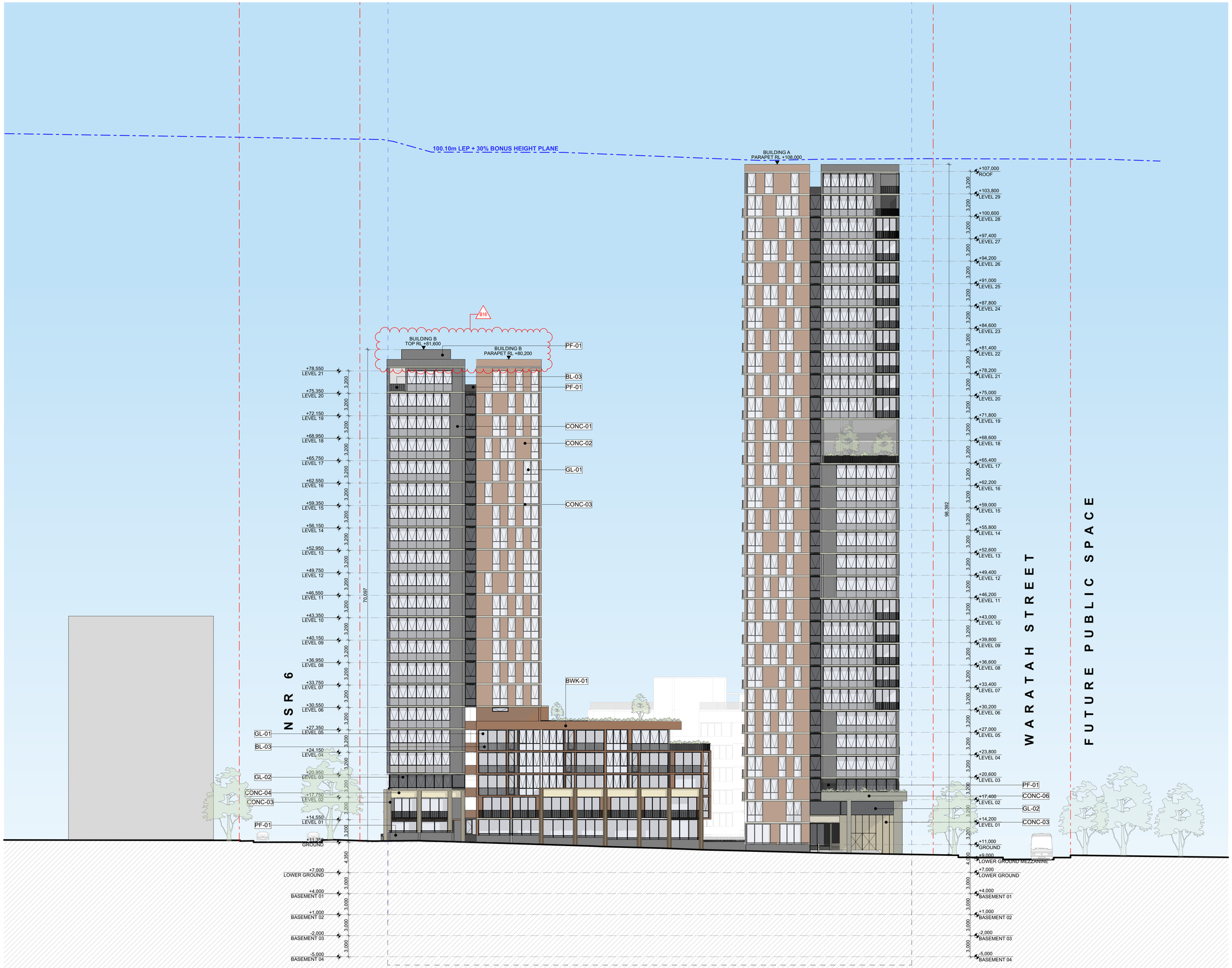
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN BC
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
TOWER B TYPICAL LEVELS
SHEET NO. SSDA 123
REVISION. A



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File: 2439_MELROSE PARK2
Print date and time: Thursday, 5 February 2026 @ 5:44 PM

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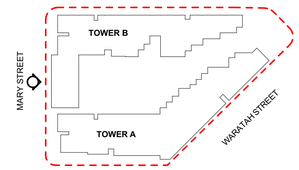
LEGEND

BL-03	ALUMINIUM BALUSTRADE OR SIMILAR
BWK-01	BRICK BROWN OR SIMILAR
CONC-01	PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES OR SIMILAR
CONC-02	PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES OR SIMILAR
CONC-03	SMOOTH CONCRETE BEIGE OR SIMILAR
CONC-04	PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES OR SIMILAR
CONC-05	PRECAST CONCRETE DARK GREY OR SIMILAR
CONC-06	CONCRETE SMOOTH BEIGE OR SIMILAR
CONC-07	CONCRETE ROUGH TEXTURE GREY OR SIMILAR
GL-01	CLEAR GLASS OR SIMILAR
GL-02	DARK GLASS OR SIMILAR
PC-01	ALUMINUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY OR SIMILAR
PF-01	PAINT FINISH DARK GREY OR SIMILAR
PF-02	PAINT FINISH LIGHT GREY OR SIMILAR
SCN-01	WHITE POWDERCOAT SCREEN OR SIMILAR

B17

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
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B	ISSUE FOR RFI RESPONSE	5/02/2026

ARCHITECT
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CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

F O R A P P R O V A L

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

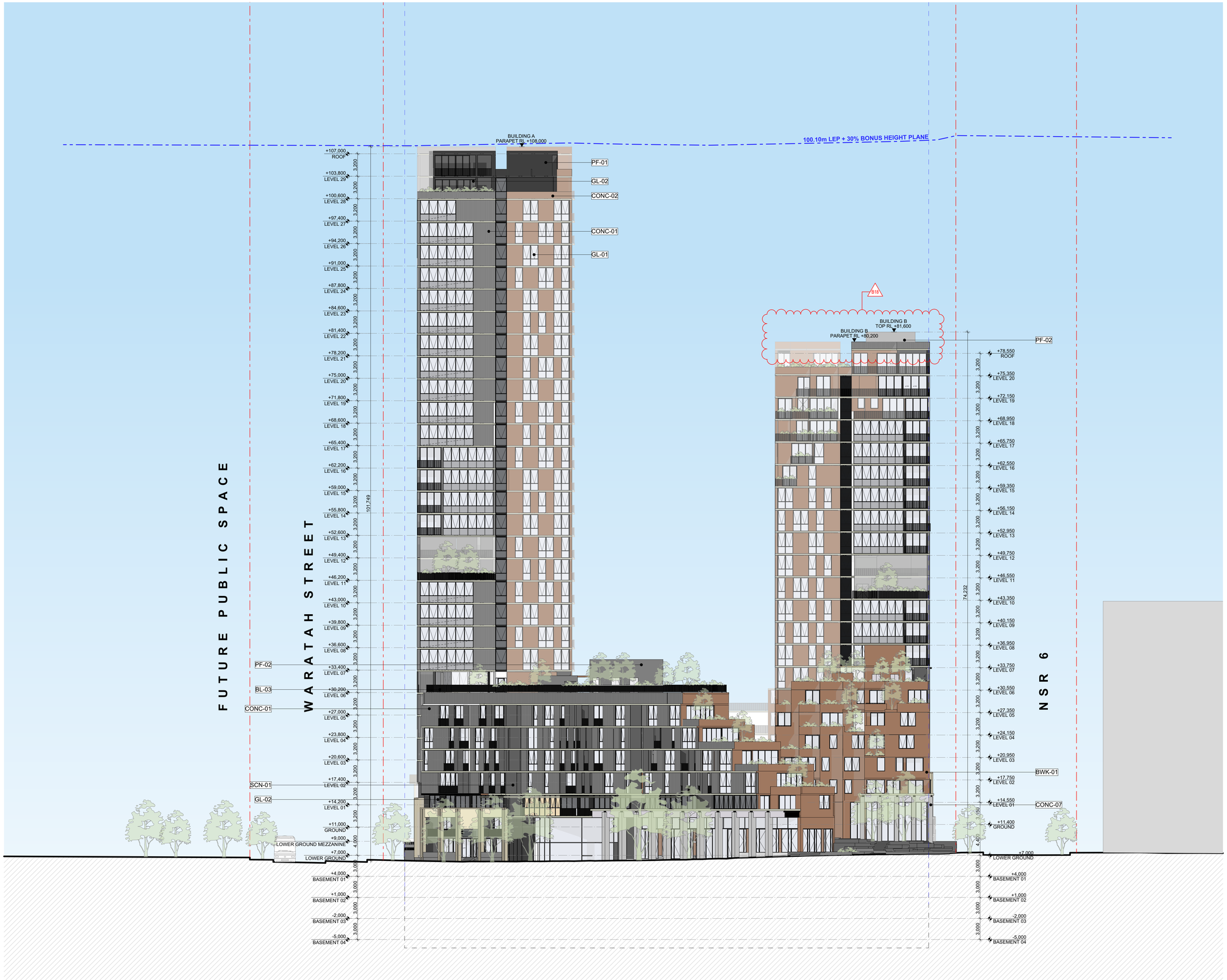
CHECKED VCA/AD
DRAWN

DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
NORTH ELEVATION

SHEET NO. SSDA 201
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, 5 February 2026 @ 5:44 PM

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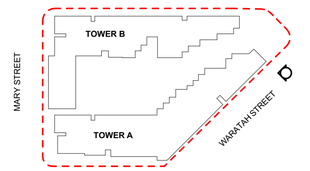
LEGEND

BL-03	ALUMINIUM BALUSTRADE OR SIMILAR
BWK-01	BRICK BROWN OR SIMILAR
CONC-01	PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES OR SIMILAR
CONC-02	PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES OR SIMILAR
CONC-03	SMOOTH CONCRETE BEIGE OR SIMILAR
CONC-04	PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES OR SIMILAR
CONC-05	PRECAST CONCRETE DARK GREY OR SIMILAR
CONC-06	CONCRETE SMOOTH BEIGE OR SIMILAR
CONC-07	CONCRETE ROUGH TEXTURE GREY OR SIMILAR
GL-01	CLEAR GLASS OR SIMILAR
GL-02	DARK GLASS OR SIMILAR
PC-01	ALUMINUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY OR SIMILAR
PF-01	PAINT FINISH DARK GREY OR SIMILAR
PF-02	PAINT FINISH LIGHT GREY OR SIMILAR
SCN-01	WHITE POWDERCOAT SCREEN OR SIMILAR

B17

KEYPLAN



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1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
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8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
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B	ISSUE FOR RFI RESPONSE	5/02/2026

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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED VCA/AD
DRAWN

DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
SOUTH ELEVATION

SHEET NO. SSDA 202
REVISION. B

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 5 February 2026 @ 5:45 PM

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LEGEND

BL-03	ALUMINIUM BALUSTRADE OR SIMILAR
BWK-01	BRICK BROWN OR SIMILAR
CONC-01	PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES OR SIMILAR
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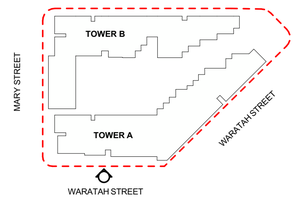
PF-01	PAINT FINISH DARK GREY OR SIMILAR
PF-02	PAINT FINISH LIGHT GREY OR SIMILAR
SCN-01	WHITE POWDERCOAT SCREEN OR SIMILAR

B17

KEYPLAN



NO. AMENDMENTS IN ISSUE

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REVISION ID	AMENDMENT	DATE
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

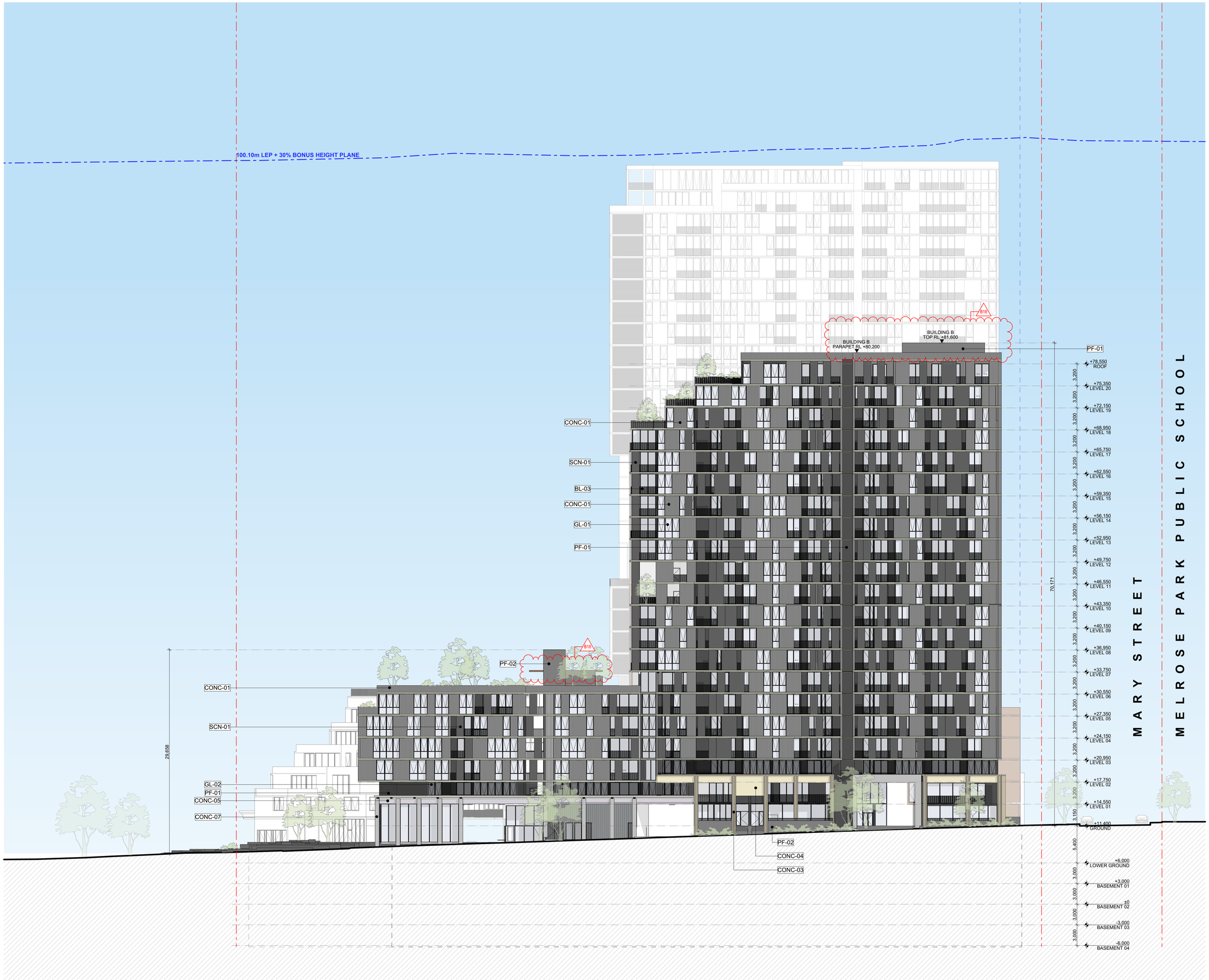
CHECKED VCA/AD
DRAWN

DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
WEST ELEVATION

SHEET NO. SSDA 203
REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, 5 February 2026 @ 5:45 PM

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LEGEND

BL-03	ALUMINIUM BALUSTRADE OR SIMILAR
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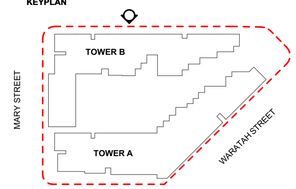
PC-01	ALUMINUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY OR SIMILAR
PF-01	PAINT FINISH DARK GREY OR SIMILAR
PF-02	PAINT FINISH LIGHT GREY OR SIMILAR
SCN-01	WHITE POWDERCOAT SCREEN OR SIMILAR

B17

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
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13	RL AMENDED ON LOWER GROUND FLOOR
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REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
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ARCHITECT

FUSE ARCHITECTS

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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

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2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

F O R A P P R O V A L

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED VCA/AD

DRAWN

DATE 09/10/2024

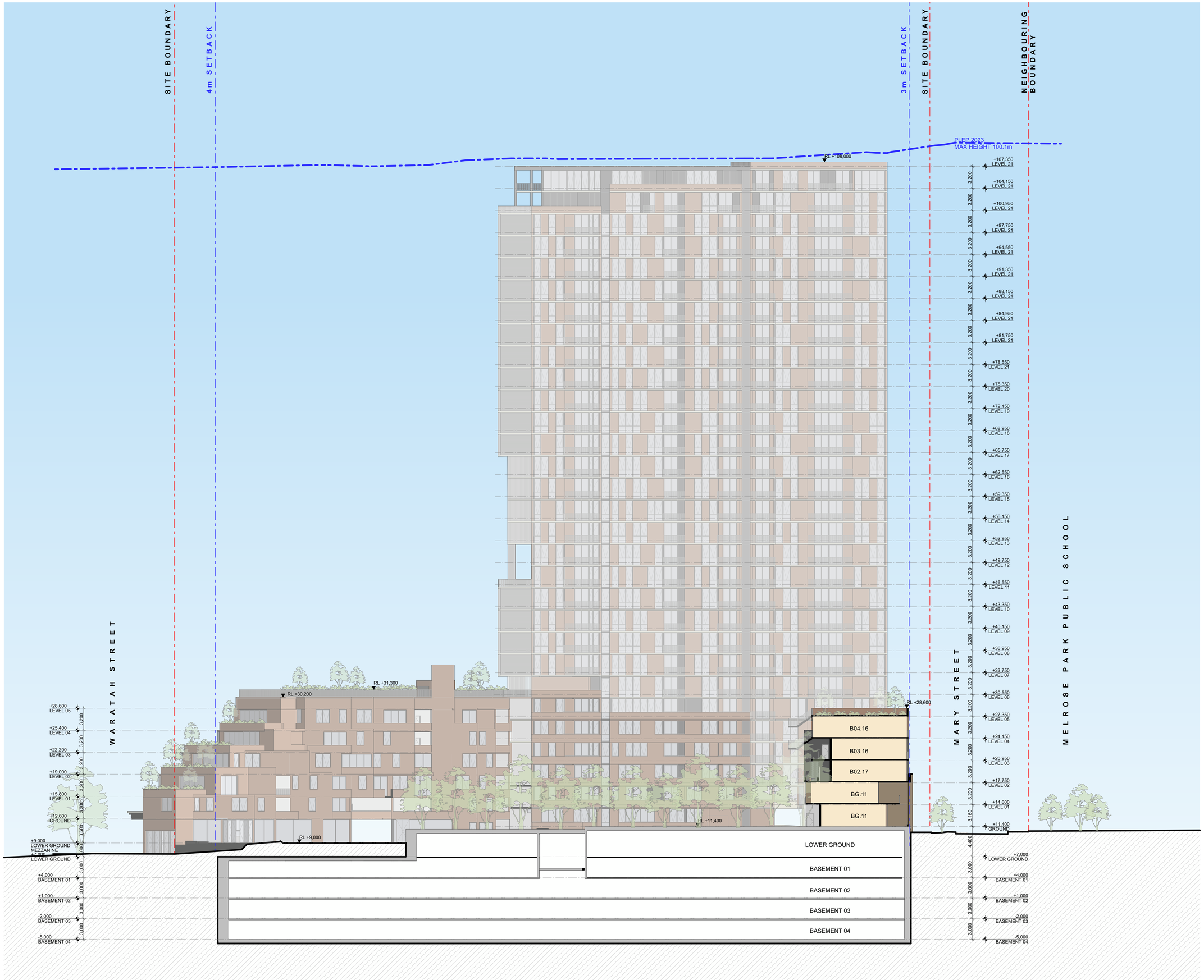
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
EAST ELEVATION

SHEET NO. SSDA 204

REVISION. B



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File: 2439_MELROSE PARK2
Print date and time: Thursday, April 17, 2025 @ 9:59 AM
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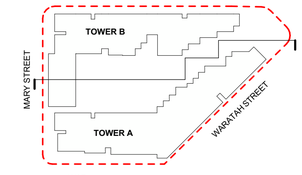
LEGEND

1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
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0 2.5 5 10m

PROJECT
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JOB NO
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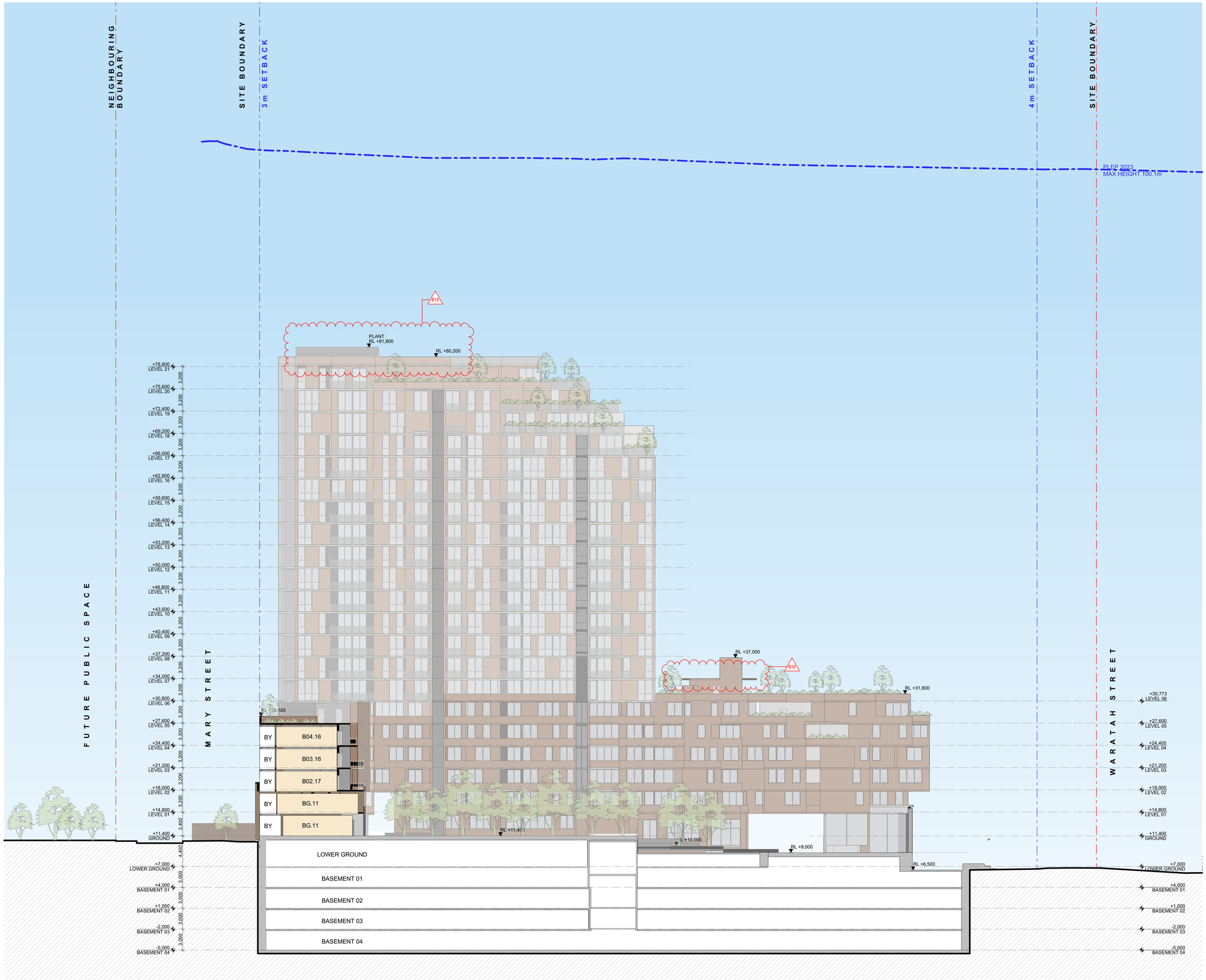
CHECKED VCA/AD
DRAWN
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SECTION A
SHEET NO. SSDA 205
REVISION. A



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•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2439_MELROSE PARK2
Print date and time: Friday, February 6, 2026 @ 10:00 AM

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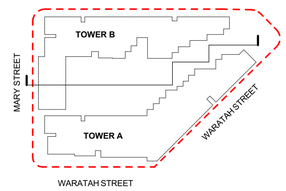
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/20/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

CHECKED
VCA/AD

DRAWN

DATE
09/10/2024

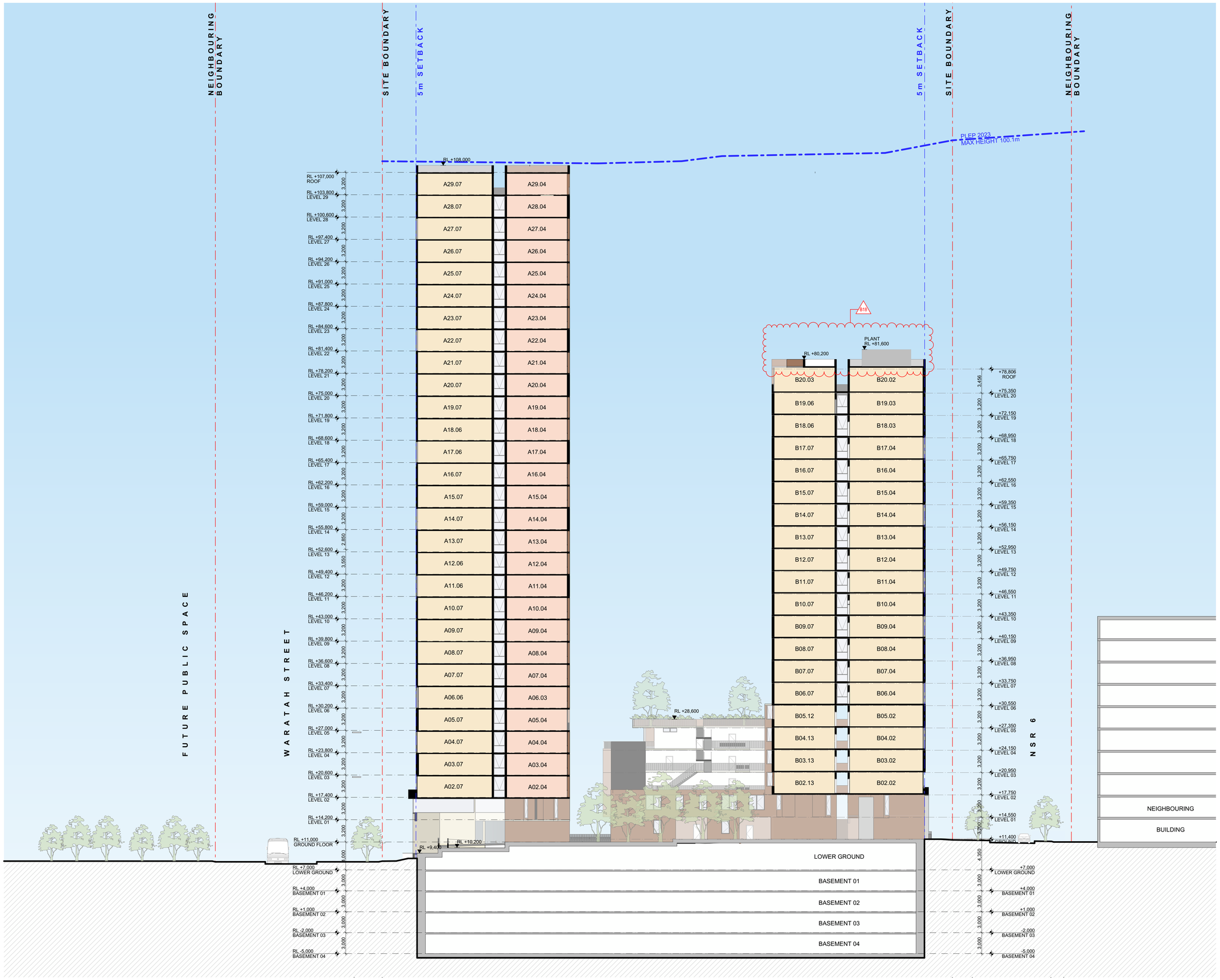
SCALE
1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
SECTION B

SHEET NO.
SSDA 206

REVISION.
B



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File: 2439_MELROSE PARK2
Print date and time: Friday, February 6, 2026 @ 10:00 AM

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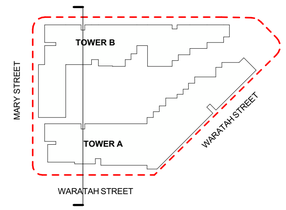
LEGEND

1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT

KEYPLAN



NO.	AMENDMENTS IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES RELOCATED & ACCESS GATES ADDED ON BASEMENT 01
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8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES
13	RL AMENDED ON LOWER GROUND FLOOR
14	CONVEX MIRROR ADDED
15	RESIDENTIAL PARKING REFINEMENT
16	ROOF EXTENDED FOR WEATHER PROTECTION
17	MATERIALS DESCRIPTION REFINED
18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
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MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

JOB NO
2439

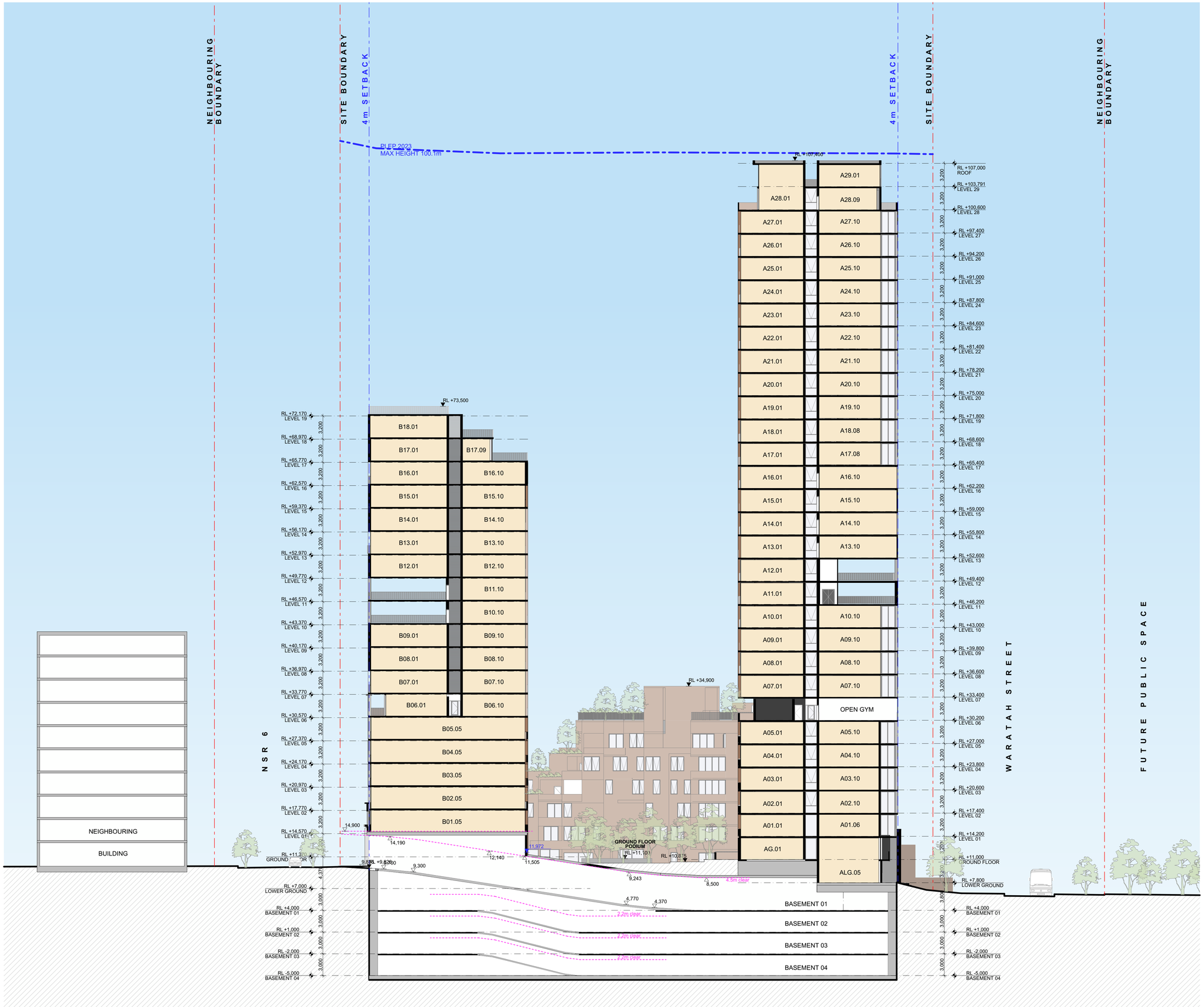
CHECKED VCA/AD
DRAWN

DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
SSDA

DRAWING TITLE
SECTION C

SHEET NO. SSDA 207
REVISION. B



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Print date and time: Thursday, April 10, 2025 @ 5:32 PM

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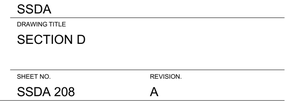
LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

KEYPLAN



CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
FUSE ARCHITECTS
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61 MARLBOROUGH STREET
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MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

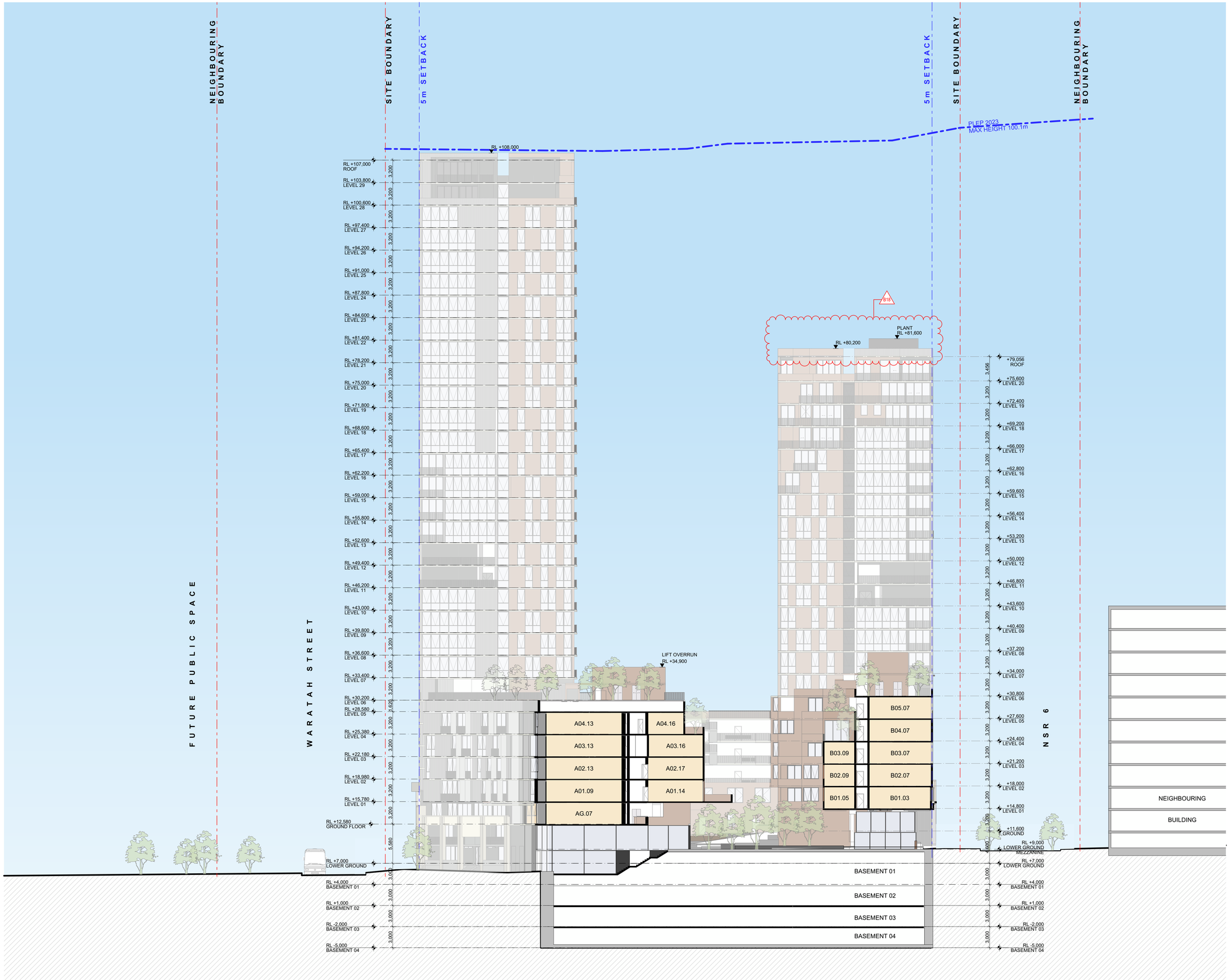
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN
DATE 09/10/2024
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SECTION D

SHEET NO. SSDA 208
REVISION. A



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File: 2439_MELROSE PARK2
Print date and time: Friday, February 6, 2026 @ 10:01 AM

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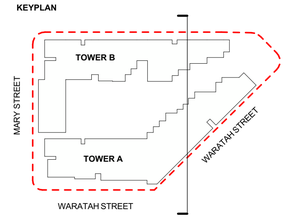
LEGEND

1 BED APARTMENT
2 BED APARTMENT
3 BED APARTMENT

KEYPLAN



NO.	AMENDMENTS IN ISSUE
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18	BUILDING B'S HEIGHT INCREASED 400MM

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025
B	ISSUE FOR RFI RESPONSE	2/6/2026

ARCHITECT
FUSE ARCHITECTS
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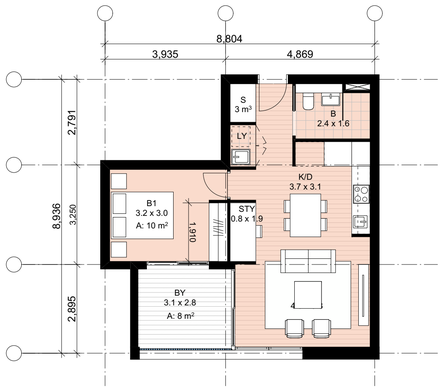
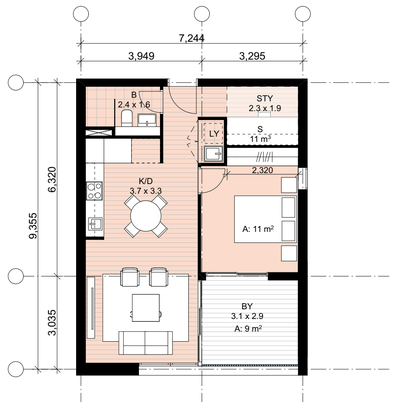
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

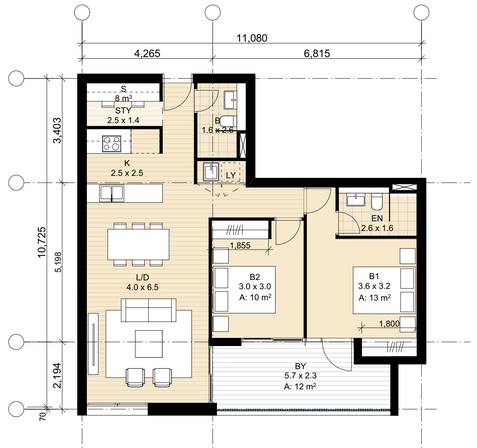
FOR APPROVAL

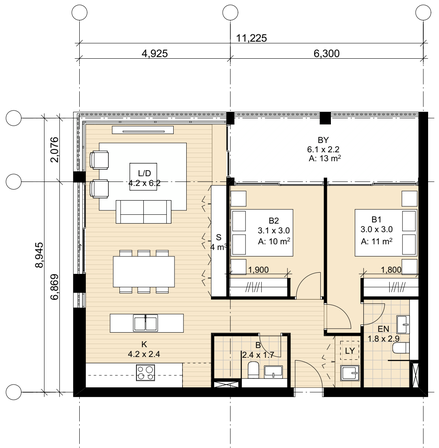
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED
DRAWN
DATE
09/10/2024
SCALE
1:250 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SECTION E
SHEET NO.
SSDA 209
REVISION.
B

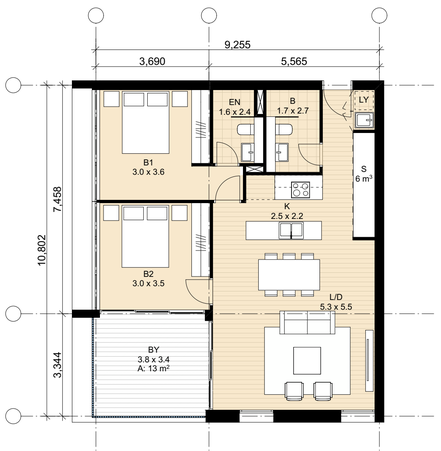


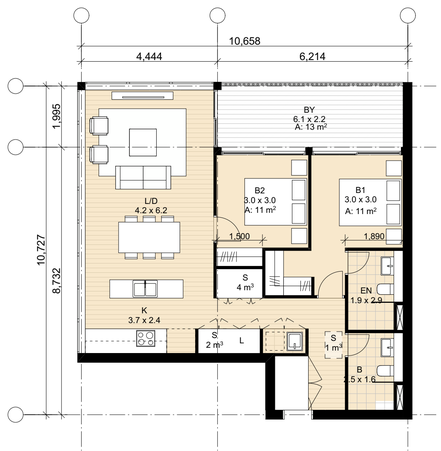


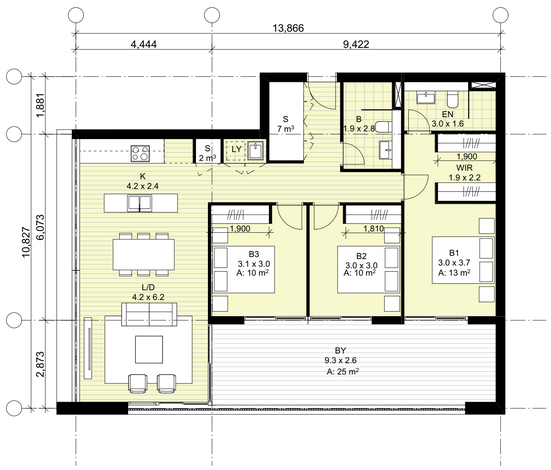


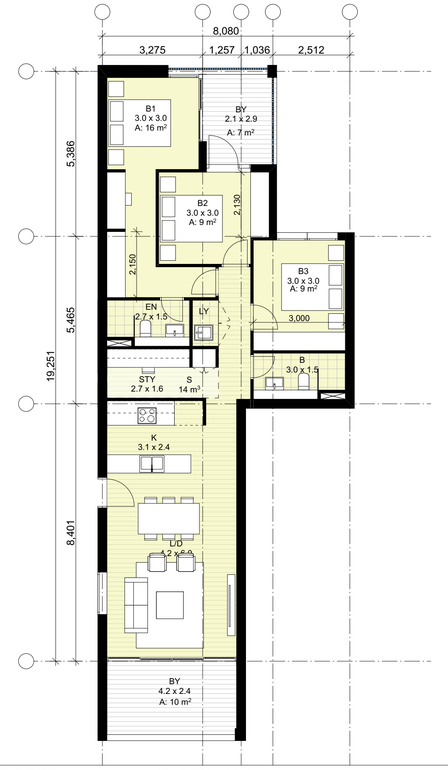


UNIT TYPE:	1B - 1 BEDROOM + STUDY	**UNIT TYPE:**	1B - 1 BEDROOM + STUDY	**UNIT TYPE:**	2B - 2 BEDROOM + STUDY	**UNIT TYPE:**	2B - 2 BEDROOM
UNIT NUMBER:	203, 220, 303, 319, 403, 419, 503, 512, 602, 618, 703, 718, 803, 818, 903, 918, 1003, 1018, 1103, 1118, 1203, 1218, 1303, 1318, 1403, 1418, 1503, 1518, 1603, 1618, 1703, 1718, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703	**UNIT NUMBER:**	G06, G10, 108, 212, 312, 412, 516	**UNIT NUMBER:**	207, 208, 209, 228, 229, 230, 307, 308, 309, 327, 328, 329, 407, 408, 409, 427, 428, 429, 507, 508, 509, 519, 520, 521, 606, 607, 608, 612, 613, 614, 707, 708, 709, 712, 713, 714, 807, 808, 809, 812, 813, 814, 907, 908, 909, 912, 913, 914, 1007, 1008, 1009, 1012, 1013, 1014, 1112, 1113, 1114, 1212, 1213, 1214, 1307, 1308, 1309, 1312, 1313, 1314, 1407, 1408, 1409, 1412, 1413, 1414 ,1507, 1508, 1509, 1512, 1513, 1514, 1607, 1608, 1609, 1612, 1613, 1614, 1712, 1713, 1714, 1810, 1811, 1907, 1908, 1909, 2007, 2008, 2009, 2107, 2108, 2109, 2207, 2208, 2209, 2307, 2308, 2309, 2407, 2408, 2409, 2507, 2508, 2509, 2607, 2608, 2609, 2707, 2708, 2709	**UNIT NUMBER:**	101, 201, 205, 301, 305, 401, 405, 501, 505, 604, 616, 620, 701, 705, 716, 720, 801, 805, 820, 901, 905, 920, 1001, 1005, 1016, 1020, 1101, 1105, 1116, 1120, 1201, 1205, 1216, 1220, 1301, 1305, 1316, 1320, 1401, 1405, 1416, 1420, 1501, 1505, 1516, 1520, 1601, 1605, 1616, 1620, 1701, 1705, 1720, 1801, 1805, 1820, 1901, 1905, 2001, 2005, 2101, 2105, 2201, 2205, 2301, 2305, 2401, 2405, 2501, 2505, 2601, 2605, 2701, 2705
STORAGE AREA:	IN APARTMENT: 3.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 11.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 8.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 4.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	50m²	**INTERNAL AREA:**	53m²	**INTERNAL AREA:**	80m²	**INTERNAL AREA:**	80m²
BALCONY AREA:	8m²	**BALCONY AREA:**	9m²	**BALCONY AREA:**	12m²	**BALCONY AREA:**	13m²









UNIT TYPE:	2B - 2 BEDROOM + STUDY	**UNIT TYPE:**	2B - 2 BEDROOM	**UNIT TYPE:**	3B - 3 BEDROOM	**UNIT TYPE:**	3B - 3 BEDROOM
UNIT NUMBER:	605, 706, 715, 806, 815, 906, 915, 1006, 1215, 1315, 1415, 1515, 1615, 1715, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706	**UNIT NUMBER:**	206, 231, 306, 330, 406, 430, 506, 522, 611, 711, 811, 911, 1011, 1111, 1211, 1306, 1311, 1406, 1411, 1506, 1511, 1606, 1611, 1711, 1811, 1911	**UNIT NUMBER:**	1106, 1206	**UNIT NUMBER:**	123, 227, 326, 426, 518
STORAGE AREA:	IN APARTMENT: 6.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 7.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 9.0m³ · IN BASEMENT: 4.0m³	**STORAGE AREA:**	IN APARTMENT: 14m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	81m²	**INTERNAL AREA:**	83m²	**INTERNAL AREA:**	105m²	**INTERNAL AREA:**	97m²
BALCONY AREA:	13m²	**BALCONY AREA:**	13m²	**BALCONY AREA:**	25m²	**BALCONY AREA:**	20m²

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 29 May 2025 @ 1:11 PM
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LEGEND

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	BALCONY
B#	BEDROOM NO.
B	BATHROOM
EN	ENSUITE
K	KITCHEN
L/D	LIVING / DINING
LY	LAUNDRY
UT	UTILITY
STY	STUDY
S	STORAGE
BY	BALCONY

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

ARCHITECT
FUSE ARCHITECTS
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61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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PHONE 02 8278 7156
ABN 81 612 046 643
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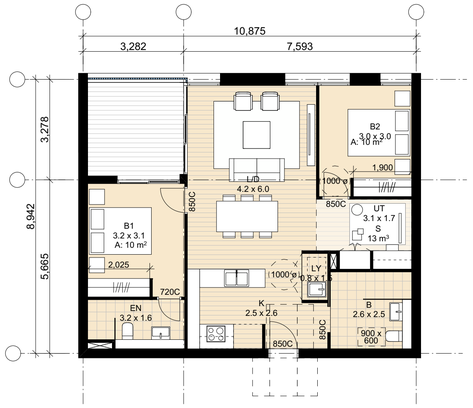
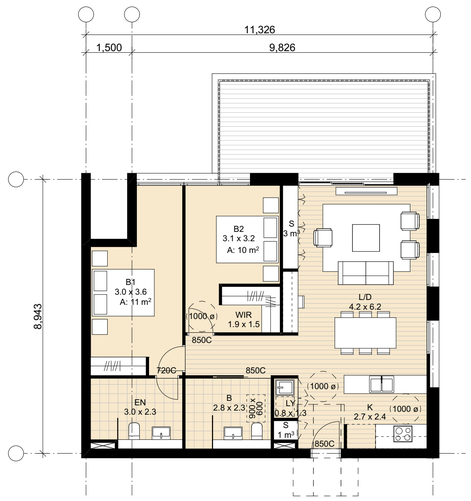
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

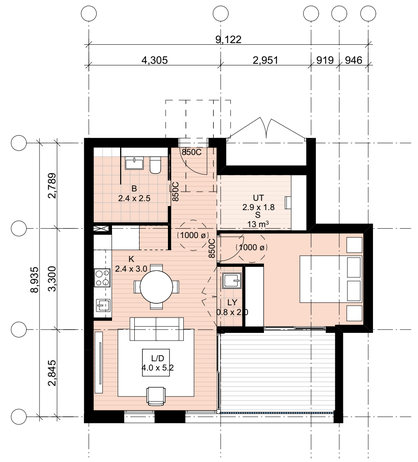
FOR APPROVAL

0 1 2 5m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE 1:100 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
UNIT TYPES
SHEET NO. SSDA 301
REVISION. A







ACCOMODATION				
LEVEL	TYPICAL UNIT TYPES			UNITS TOTAL
	1BED	2BED	3BED	
LOWER GROUND	0	5	3	8
GROUND LEVEL	4	19	3	26
LEVEL 01	4	15	4	23
LEVEL 02	6	24	5	35
LEVEL 03	5	26	2	33
LEVEL 04	8	22	3	33
LEVEL 05	4	16	2	22
LEVEL 06	5	12	1	18
LEVEL 07	4	16	0	20
LEVEL 08	4	16	0	20
LEVEL 09	4	16	0	20
LEVEL 10	4	15	0	19
LEVEL 11	4	10	3	17
LEVEL 12	4	11	3	18
LEVEL 13	4	16	0	20
LEVEL 14	4	16	0	20
LEVEL 15	4	16	0	20
LEVEL 16	5	14	1	20
LEVEL 17	4	9	4	17
LEVEL 18	3	7	5	15
LEVEL 19	3	11	2	16
LEVEL 20	2	9	2	13
LEVEL 21	2	8	0	10
LEVEL 22	2	8	0	10
LEVEL 23	2	8	0	10
LEVEL 24	2	8	0	10
LEVEL 25	2	8	0	10
LEVEL 26	2	8	0	10
LEVEL 27	2	8	0	10
LEVEL 28	0	3	6	9
LEVEL 29	0	0	1	1
TOTALS	**103**	**380**	**50**	**533**

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 29 May 2025 @ 2:07 PM
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LEGEND

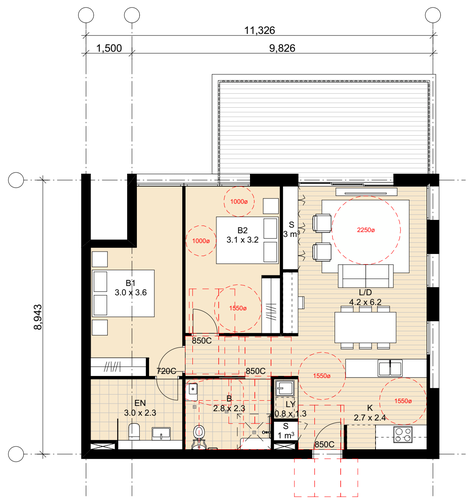
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- BALCONY
- **B#** BEDROOM NO.
- **B** BATHROOM
- **EN** ENSUITE
- **K** KITCHEN
- **L/D** LIVING / DINING
- **LY** LAUNDRY
- **UT** UTILITY
- **STY** STUDY
- **S** STORAGE
- **BY** BALCONY

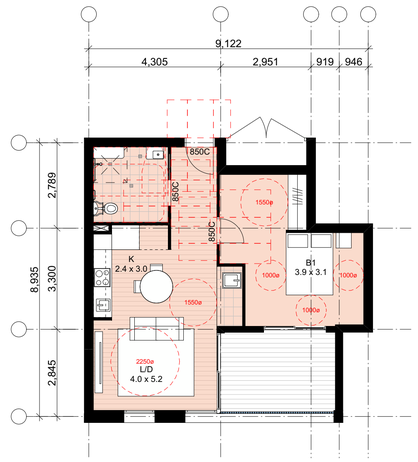
UNIT TYPE:	UNIT TYPE 1 - PRE-ADAPTATION
UNIT NUMBER:	BG.03, A01.02, B01.03, B01.07, A02.02, B02.07, B02.11, B02.13, A03.02, B03.07, B03.11, B03.13, A04.02, B04.07, B04.11, B04.13, A05.02, B05.10, B05.12, B06.09, A07.02, B07.09, A08.02, B08.09, A09.02, B09.09, A10.02, B10.09, A11.02, B11.09, A12.02, B12.09, A13.02, B13.09, A14.02, B14.09, A15.02, B15.09, A16.02, A17.02, A18.02, A19.02, A20.02, A21.02, A22.02, A23.02, A24.02, A25.02, A26.02, A27.02
STORAGE AREA:	IN APARTMENT: 11.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	80m²
BALCONY AREA:	10m²

UNIT TYPE:	UNIT TYPE 2 - PRE - ADAPTATION
UNIT NUMBER:	AG.01
STORAGE AREA:	IN APARTMENT: 4.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	91m²
BALCONY AREA:	20m²

UNIT TYPE:	UNIT TYPE 3 - PRE - ADAPTATION
UNIT NUMBER:	B06.07, B07.07, B08.07
STORAGE AREA:	IN APARTMENT: 13m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	55m²
BALCONY AREA:	10m²

LEVEL	ADAPTABLES			ADAPTABLE UNITS
	1BED	2BED	3BED	
LOWER GROUND				
GROUND LEVEL		2		2
LEVEL 01		3		3
LEVEL 02		4		4
LEVEL 03		4		4
LEVEL 04		4		4
LEVEL 05		3		3
LEVEL 06	1	1		2
LEVEL 07	1	2		3
LEVEL 08	1	2		3
LEVEL 09		2		2
LEVEL 10		2		2
LEVEL 11		2		2
LEVEL 12		2		2
LEVEL 13		2		2
LEVEL 14		2		2
LEVEL 15		2		2
LEVEL 16		1		1
LEVEL 17		1		1
LEVEL 18		1		1
LEVEL 19		1		1
LEVEL 20		1		1
LEVEL 21		1		1
LEVEL 22		1		1
LEVEL 23		1		1
LEVEL 24		1		1
LEVEL 25		1		1
LEVEL 26		1		1
LEVEL 27		1		1
LEVEL 28				0
LEVEL 29				0
TOTALS	3	51	0	54
%				10%





LEVEL	LIVEABLE			LIVEABLE UNITS
	1BED	2BED	3BED	
LOWER GROUND				
GROUND LEVEL	1	2		3
LEVEL 01	1	4		5
LEVEL 02	4	8		12
LEVEL 03	3	8		11
LEVEL 04	3	7		10
LEVEL 05	2	3		5
LEVEL 06	2	2		4
LEVEL 07	2	3		5
LEVEL 08	3	2		5
LEVEL 09	2	2		4
LEVEL 10	2	2		4
LEVEL 11	2	2		4
LEVEL 12	2	2		4
LEVEL 13	2	2		4
LEVEL 14	2	2		4
LEVEL 15	2	2		4
LEVEL 16	2	1		3
LEVEL 17	2	1		3
LEVEL 18	1	1		2
LEVEL 19	1	1		2
LEVEL 20	1	1		2
LEVEL 21		1		1
LEVEL 22		1		1
LEVEL 23		1		1
LEVEL 24		1		1
LEVEL 25		1		1
LEVEL 26		1		1
LEVEL 27		1		1
LEVEL 28				0
LEVEL 29				0
TOTALS	42	65	0	107
%				20%

UNIT TYPE:	UNIT TYPE 1 - POST - ADAPTATION
UNIT NUMBER:	BG.03, A01.02, B01.03, B01.07, A02.02, B02.07, B02.11, B02.13, A03.02, B03.07, B03.11, B03.13, A04.02, B04.07, B04.11, B04.13, A05.02, B05.10, B05.12, B06.09, A07.02, B07.09, A08.02, B08.09, A09.02, B09.09, A10.02, B10.09, A11.02, B11.09, A12.02, B12.09, A13.02, B13.09, A14.02, B14.09, A15.02, B15.09, A16.02, A17.02, A18.02, A19.02, A20.02, A21.02, A22.02, A23.02, A24.02, A25.02, A26.02, A27.02
STORAGE AREA:	IN APARTMENT: 4.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	80m²
BALCONY AREA:	10m²

UNIT TYPE:	UNIT TYPE 2 - POST - ADAPTATION
UNIT NUMBER:	AG.01
STORAGE AREA:	IN APARTMENT: 4.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	91m²
BALCONY AREA:	20m²

UNIT TYPE:	UNIT TYPE 3 - POST - ADAPTATION
UNIT NUMBER:	B06.07, B07.07, B08.07
STORAGE AREA:	IN APARTMENT: 4.0m³ · IN BASEMENT: 4.0m³
INTERNAL AREA:	55m²
BALCONY AREA:	10m²

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

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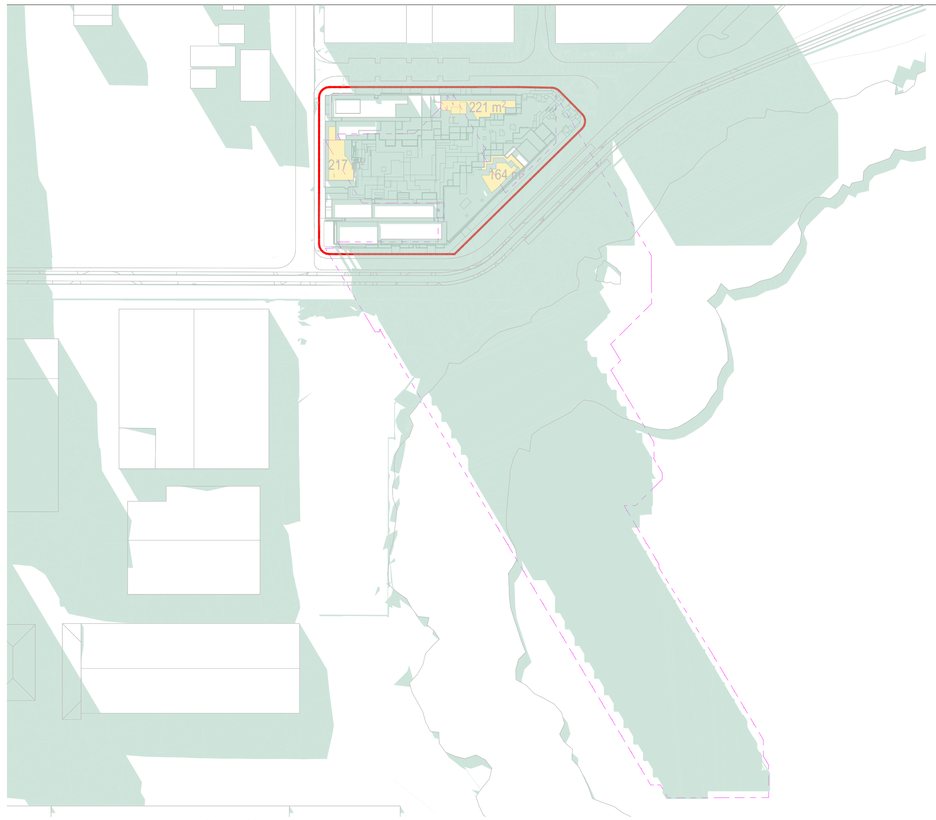
ABN 81 612 046 543
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

0 1 2 5m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN
DATE 09/10/2024
SCALE 1:100 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
ADAPTABLE UNIT TYPES
SHEET NO. SSDA 302
REVISION. A



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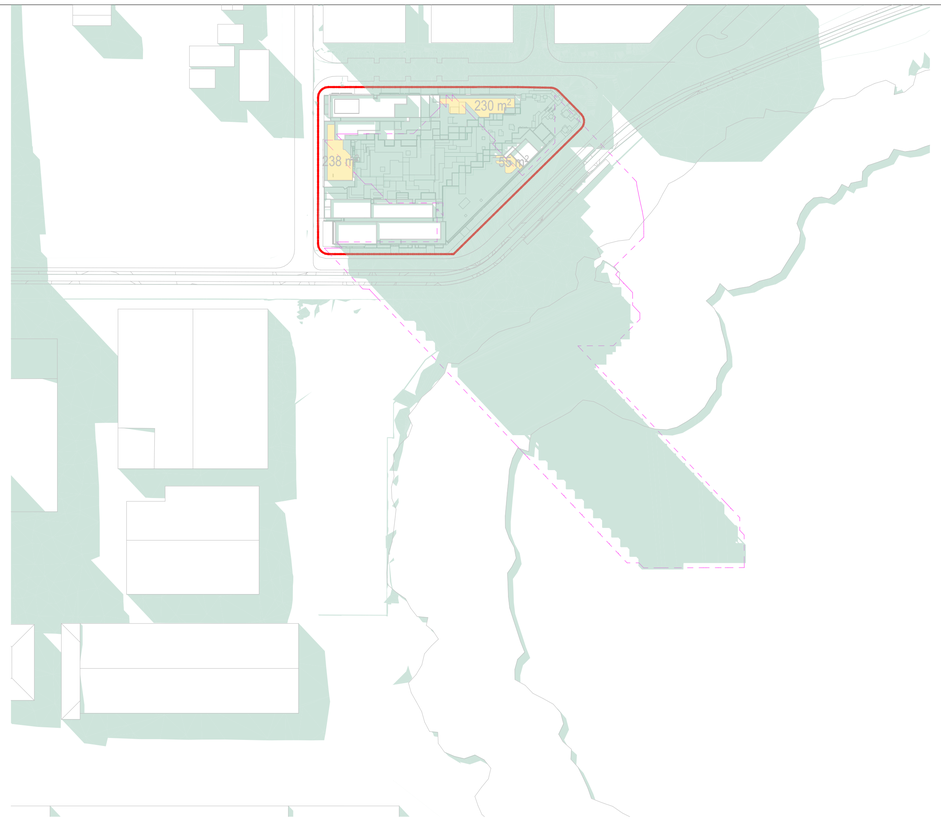

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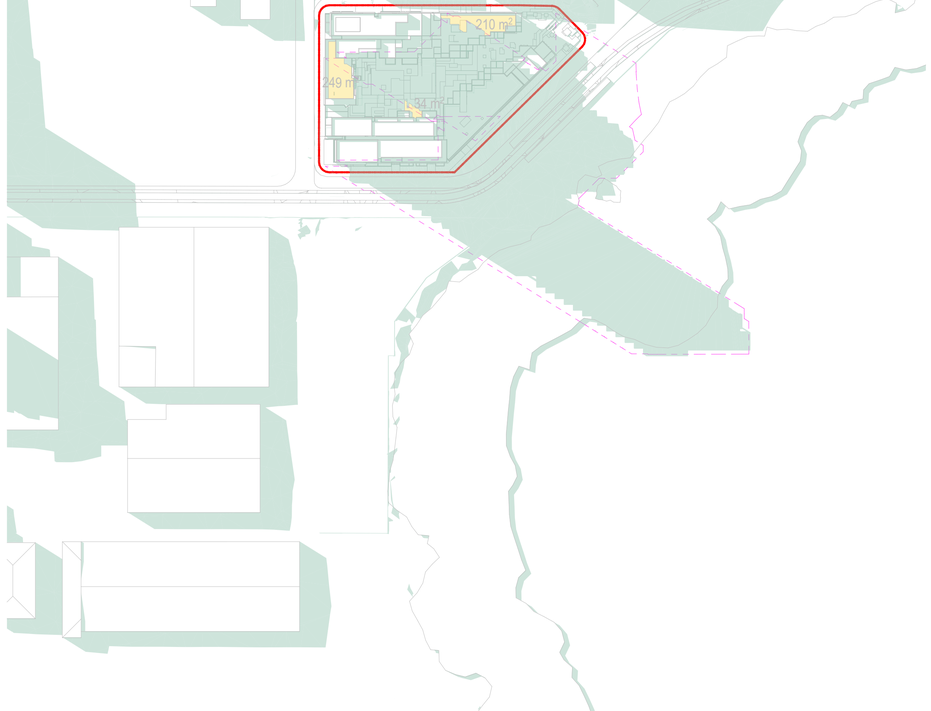
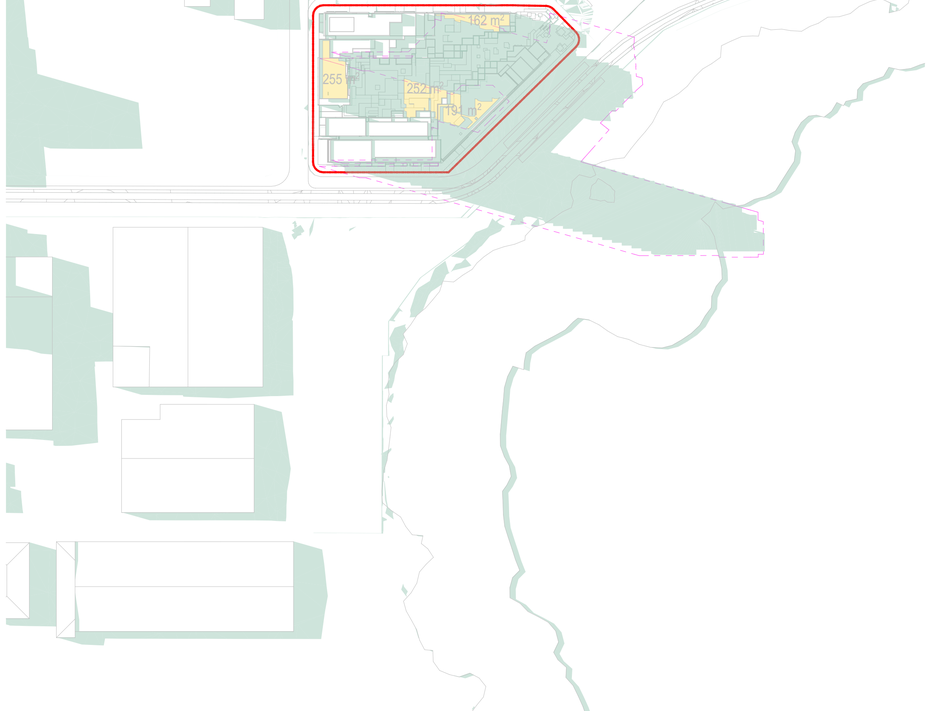


3 JUNE 21 - 11AM



4 JUNE 21 - 12PM

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 22 May 2025 @ 12:51 PM
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LEGEND

SITE BOUNDARY

LEP + 30% BONUS ENVELOPE SHADOWS

EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

ARCHITECT
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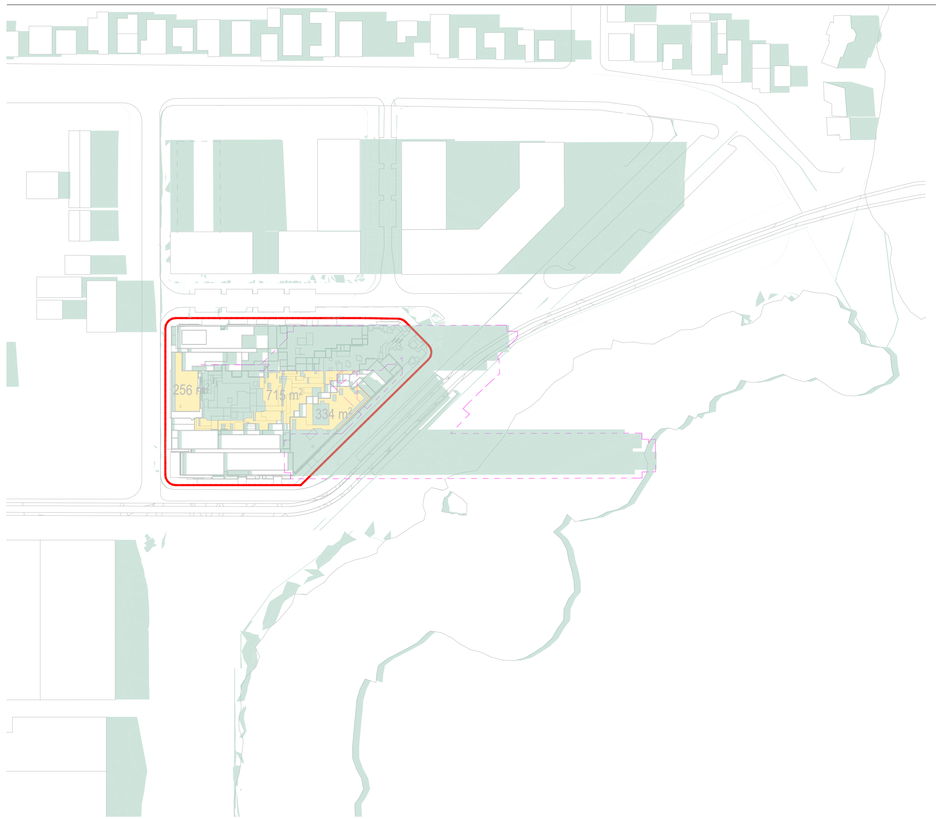
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

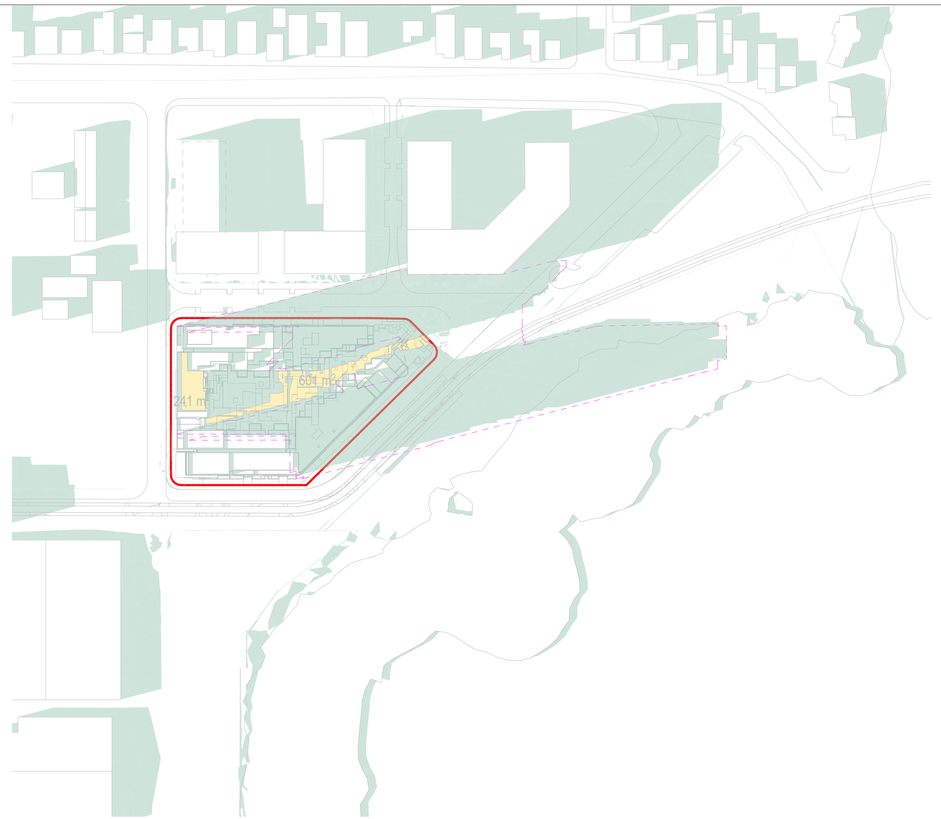
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

F O R A P P R O V A L

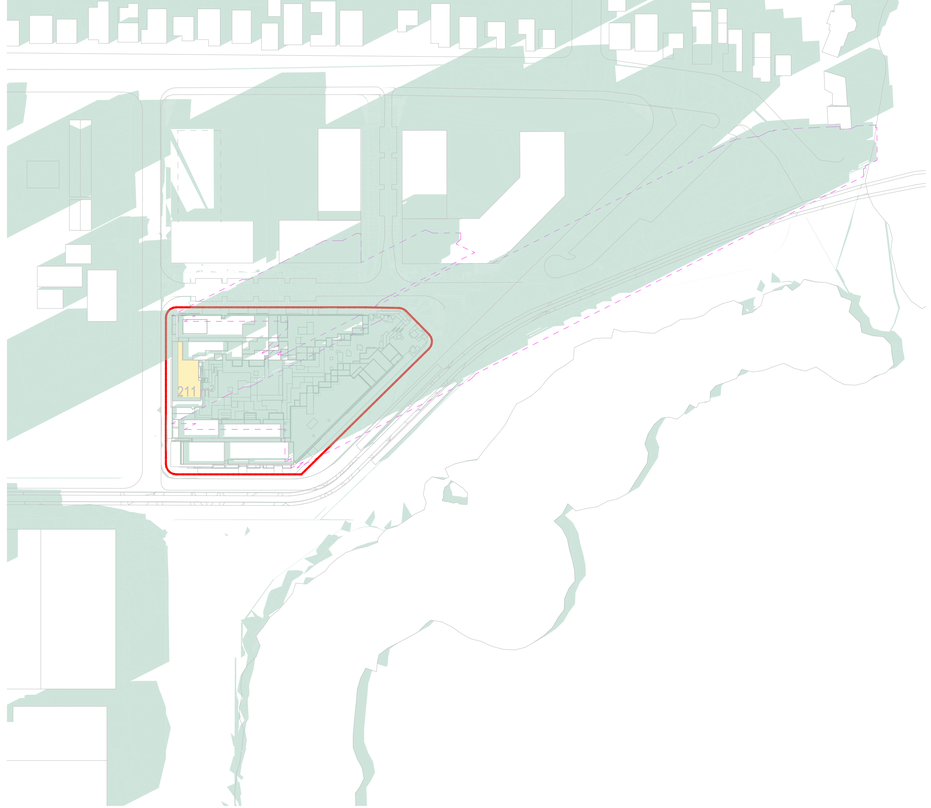
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SHADOW DIAGRAMS
SHEET NO. SSDA 401
REVISION. A



5 JUNE 21 - 1PM



3 JUNE 21 - 2PM



4 JUNE 21 - 3PM

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LEGEND

SITE BOUNDARY

LEP + 30% BONUS ENVELOPE SHADOWS

EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

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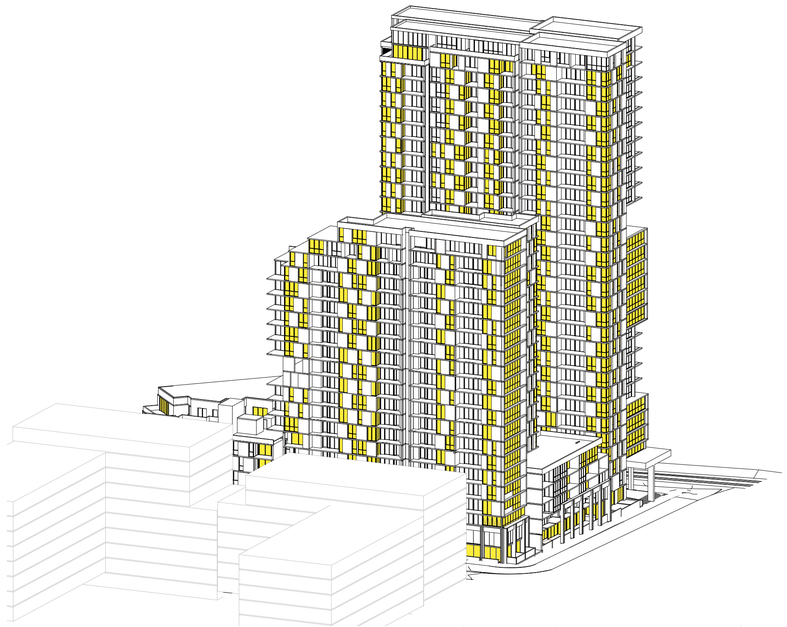
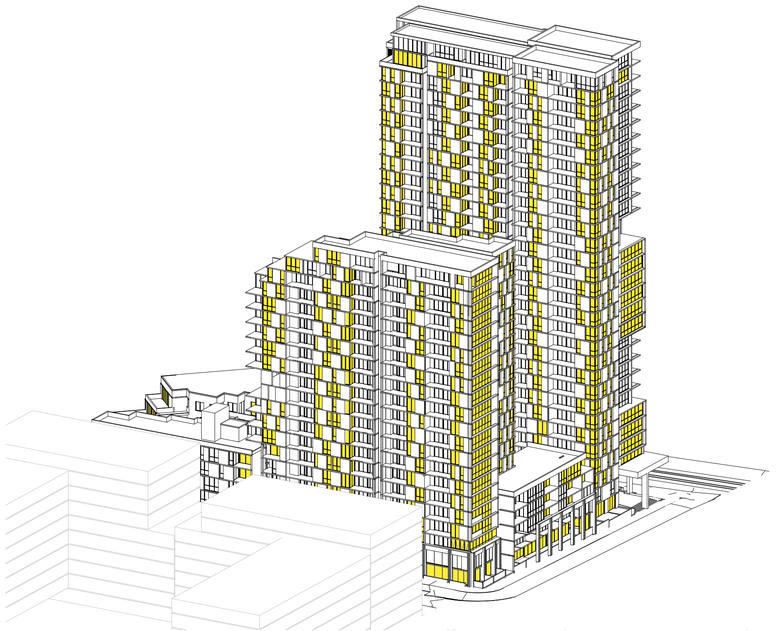
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

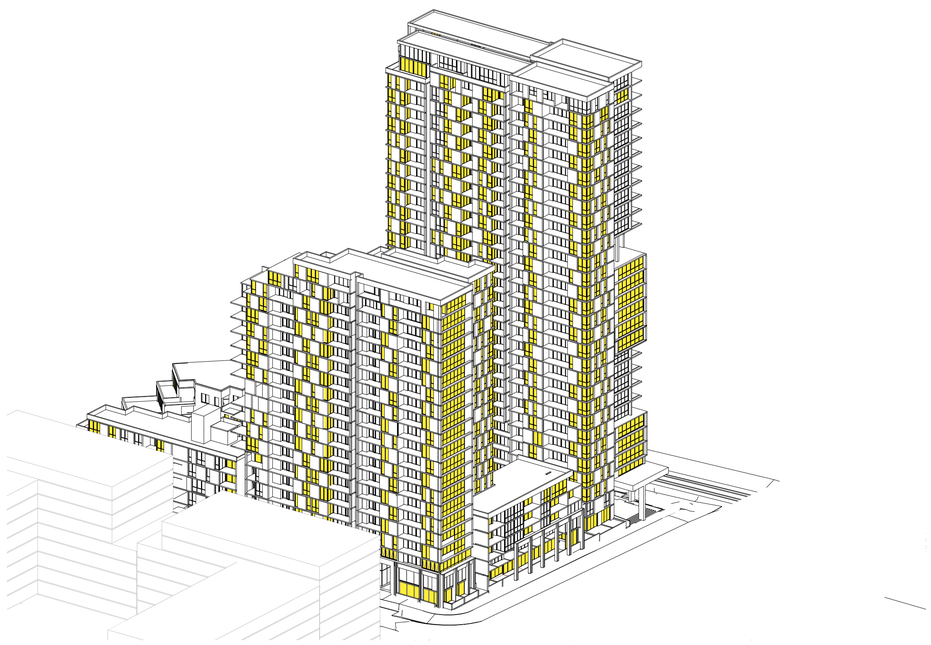
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SHADOW DIAGRAMS
SHEET NO. SSDA 402
REVISION. A



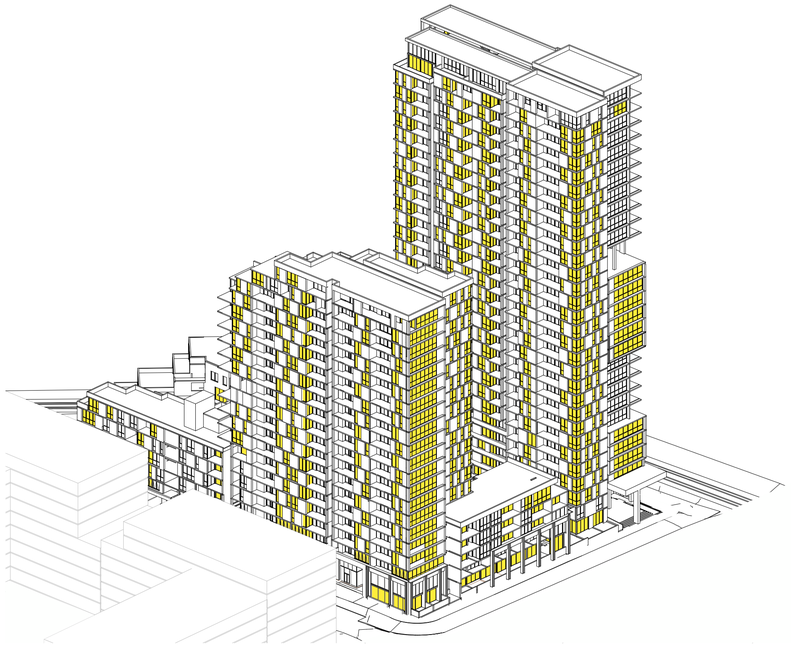
1 JUNE 21 8:30 AM



2 JUNE 21 - 9AM



3 JUNE 21 9:30AM



4 JUNE 21 - 10AM

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LEGEND

LIVING AREAS RECEIVING SUNLIGHT

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
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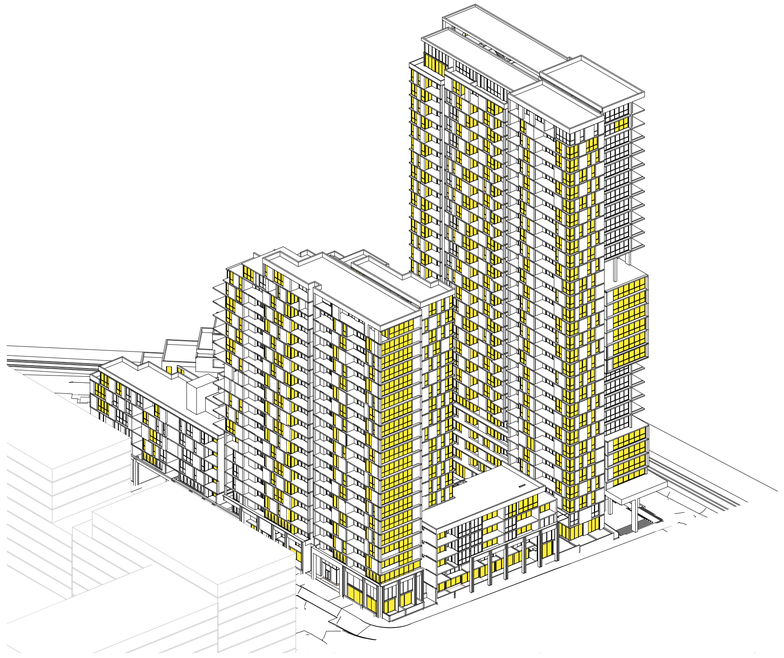
NSW 2113

F O R A P P R O V A L

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SUN EYE VIEW DIAGRAMS SHEET 1
SHEET NO. SSDA 403
REVISION. A



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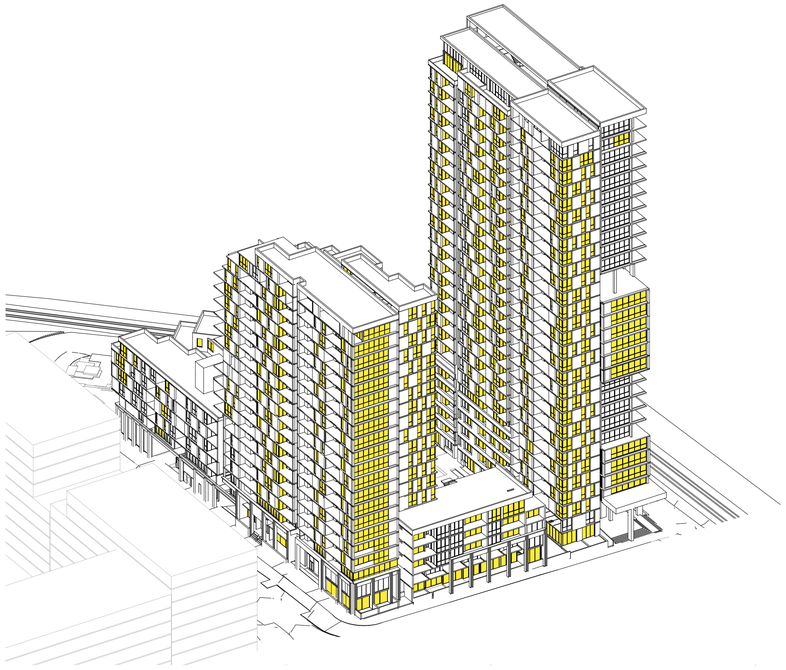

2 JUNE 21 - 11AM

3 JUNE 21 11:30 AM

4 JUNE 21 - 12PM

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Print date and time: Thursday, April 10, 2025 @ 5:49 PM
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LEGEND

LIVING AREAS RECEIVING SUNLIGHT

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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ABN 81 612 046 943
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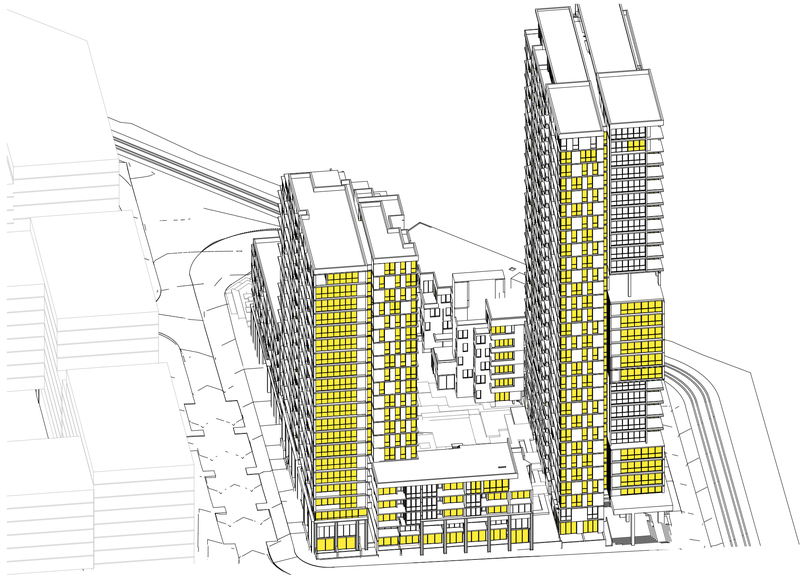
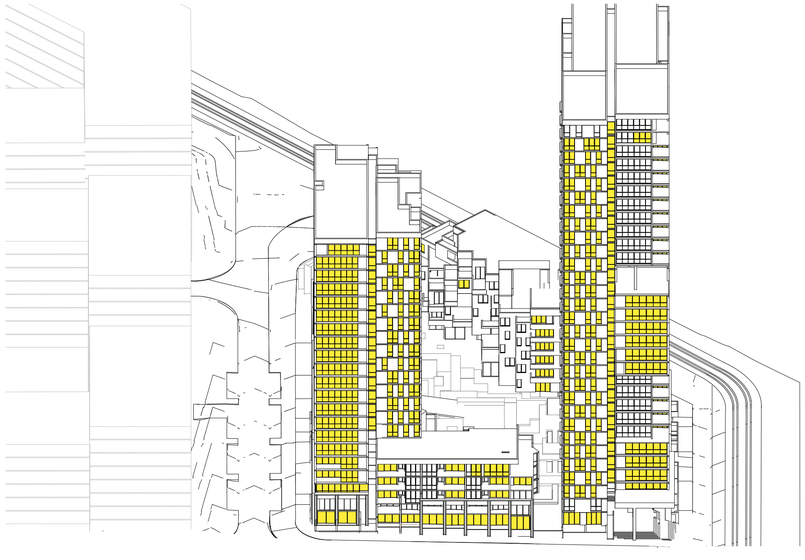
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SUN EYE VIEW DIAGRAMS SHEET 2
SHEET NO. SSDA 404
REVISION. A



1 JUNE 21 12:30 PM



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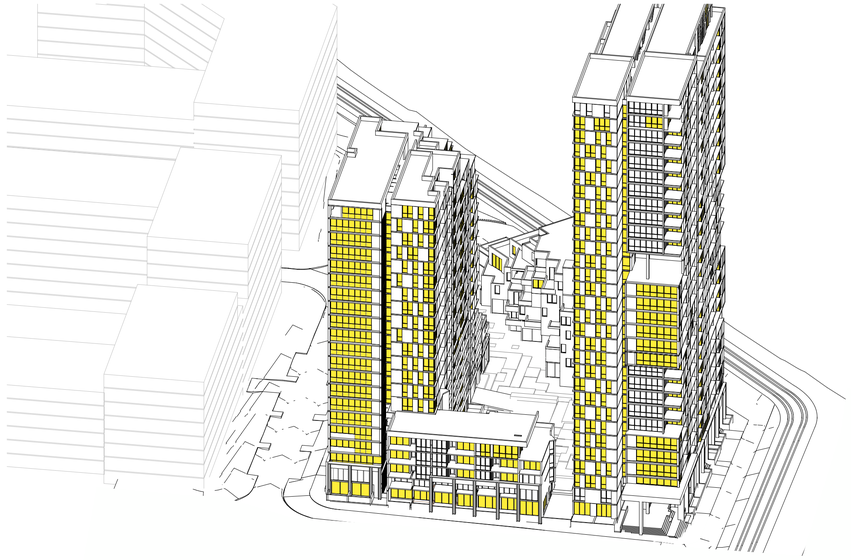

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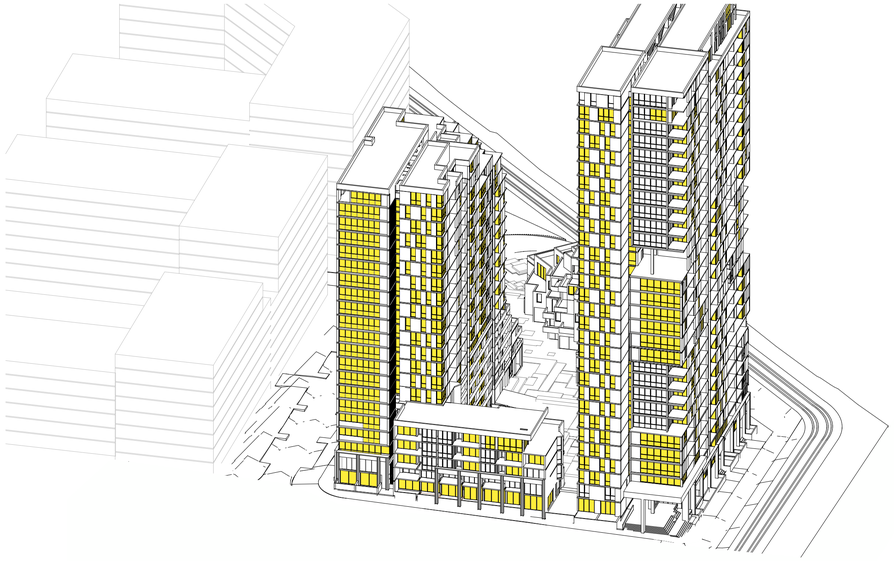

4 JUNE 21 - 2PM

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File: 2439_MELROSE PARK2
Print date and time: Thursday, April 10, 2025 @ 5:50 PM
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LEGEND

LIVING AREAS RECEIVING SUNLIGHT

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
FUSE ARCHITECTS
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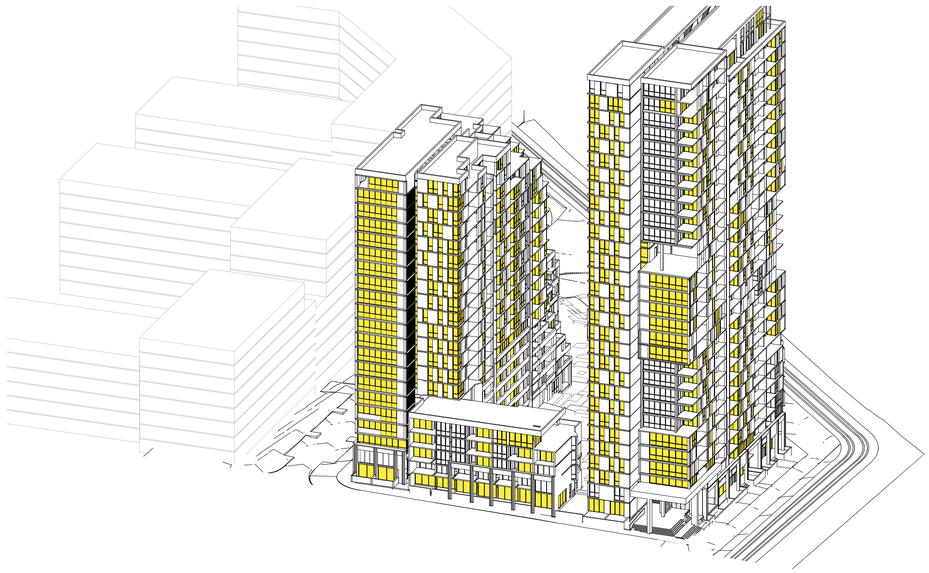
PHONE 02 8278 7156
ABN 81 612 046 043
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SUN EYE VIEW DIAGRAMS SHEET 3
SHEET NO. SSDA 405
REVISION. A



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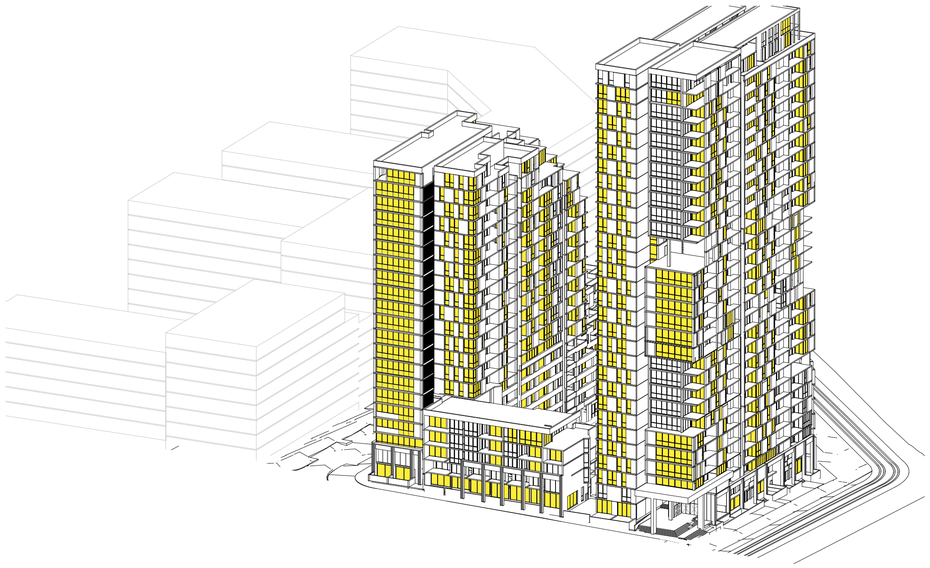

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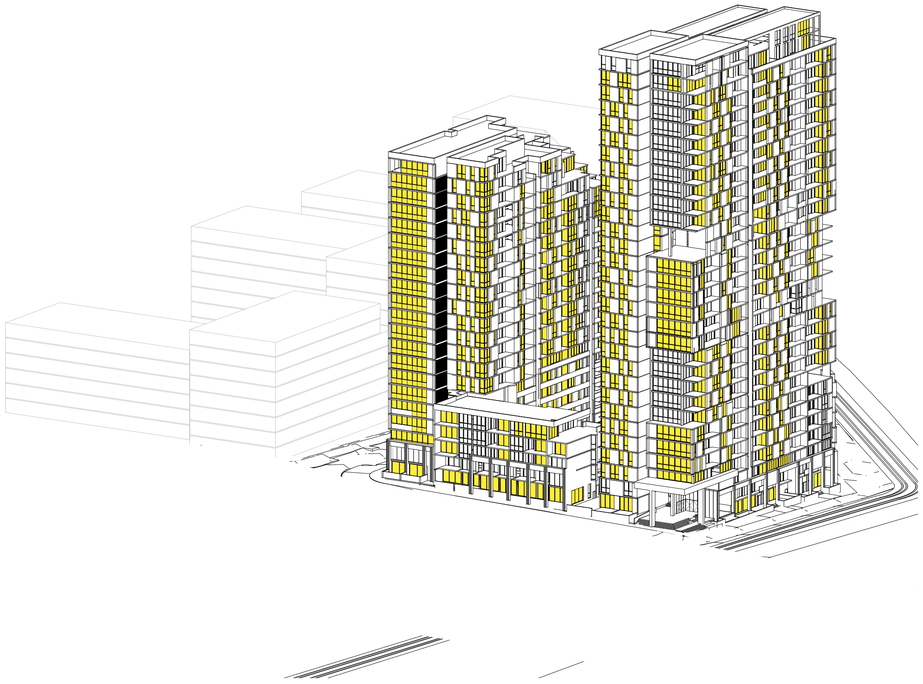

3 JUNE 21 3:30 PM

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Print date and time: Thursday, April 10, 2025 @ 5:51 PM
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LEGEND

LIVING AREAS RECEIVING SUNLIGHT

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

ARCHITECT
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CLIENT
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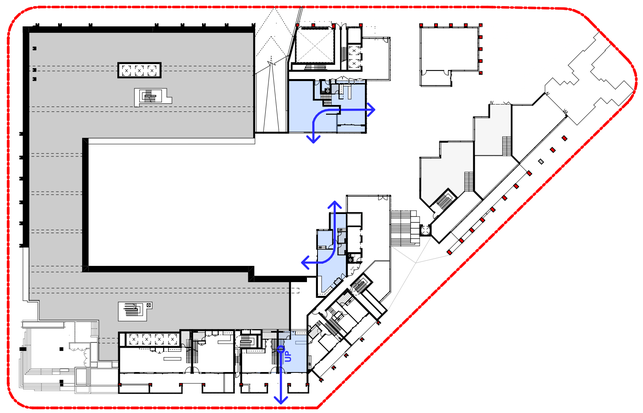
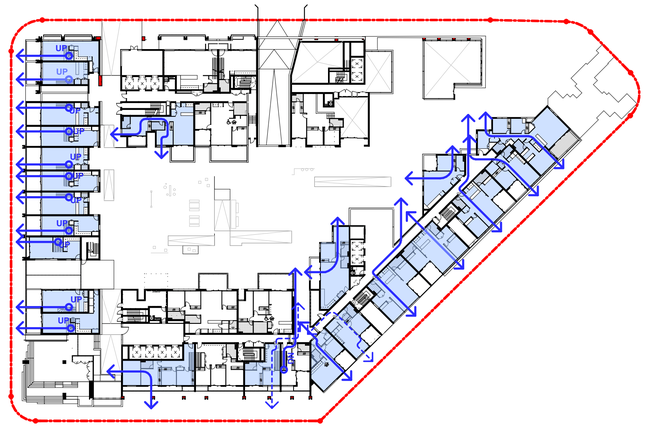
NSW 2113

FOR APPROVAL

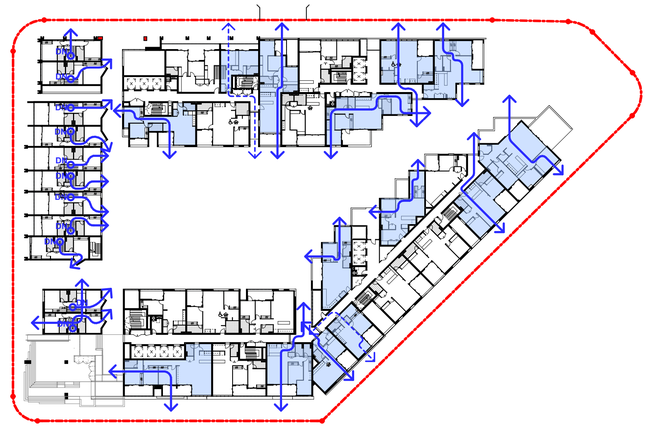
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SUN EYE VIEW DIAGRAMS SHEET 4
SHEET NO. SSDA 406
REVISION. A



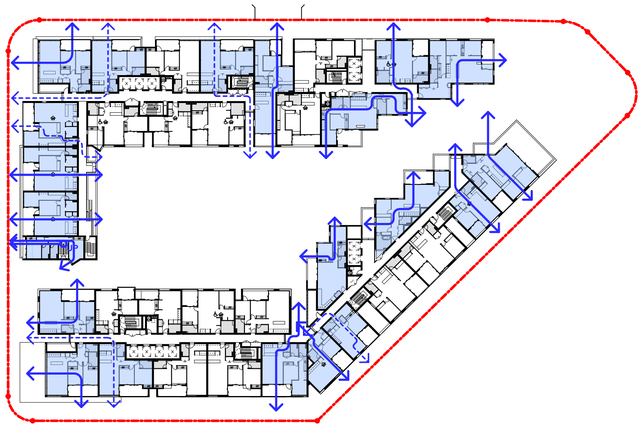
1 VENTILATION - LOWER GROUND MEZZANINE



2 VENTILATION - GROUND



3 VENTILATION - LEVEL 01



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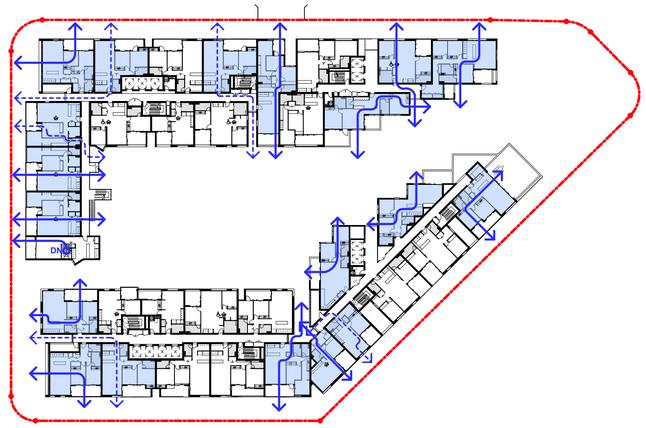

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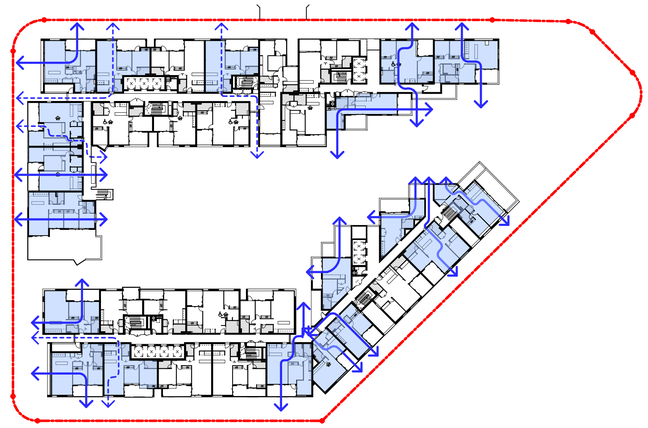
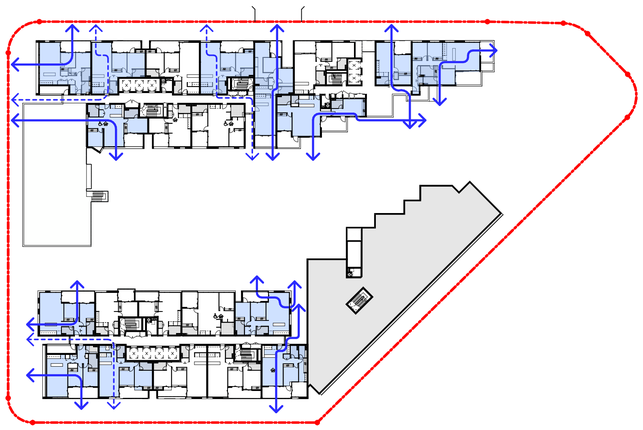
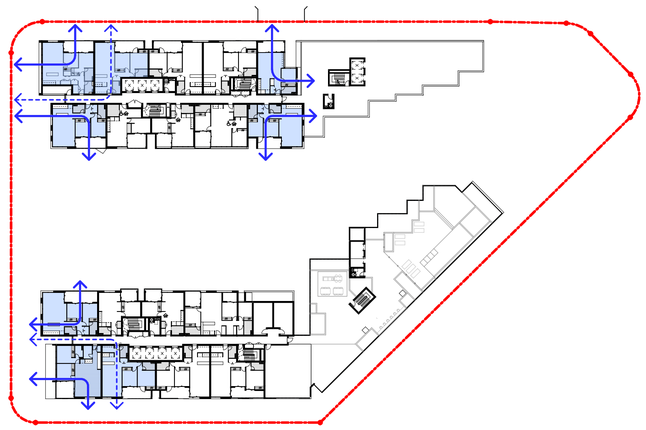


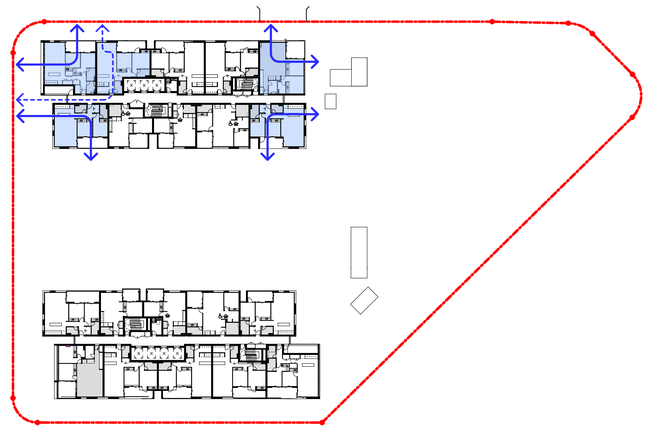
6 VENTILATION - LEVEL 04



7 VENTILATION - LEVEL 05



8 VENTILATION - LEVEL 06



9 VENTILATION - LEVEL 07

B10

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File: 2439_MELROSE PARK2
Print date and time: Monday, 17 November 2025 @ 11:51 AM

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NO. OF UNITS WITHIN FIRST 9 STORIES **208**

NATURAL VENTILATION

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION WITHIN FIRST 9 STORIES

APARTMENTS WITH PLENUM VENTILATION WITHIN FIRST 9 STORIES

PROPOSED BUILDING A

LEVEL	NATURAL VENTILATION	TOTAL NO. OF UNITS
LOWER GROUND	0	2
LOWER GROUND MEZZANINE	2	5
GROUND	13	13
LEVEL 01	8	15
LEVEL 02	10	18
LEVEL 03	9	17
LEVEL 04	10	17
LEVEL 05	5	10
LEVEL 06	3	8
	60	**105**

NATURAL VENTILATION 60
NATURAL VENTILATION % **58%**
MINIMUM REQUIREMENT 60%
MINIMUM UNITS REQUIRED 63

PROPOSED BUILDING B

LEVEL	NATURAL VENTILATION	TOTAL NO. OF UNITS
LOWER GROUND MEZZANINE	1	1
GROUND	10	13
LEVEL 01	6	8
LEVEL 02	11	17
LEVEL 03	10	16
LEVEL 04	9	16
LEVEL 05	8	12
LEVEL 06	5	10
LEVEL 07	5	10
	65	**103**

NATURAL VENTILATION 65
NATURAL VENTILATION % **63%**
MINIMUM REQUIREMENT 60%
MINIMUM UNITS REQUIRED 63

PROPOSED BUILDING TOTAL

NATURAL VENTILATION 125
NATURAL VENTILATION % **60%**
MINIMUM REQUIREMENT 60%
MINIMUM UNITS REQUIRED 125

NO.	AMENDMENT IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES REMOVED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
P3	ISSUE FOR COORDINATION	28/03/2025
A	ISSUE FOR APPROVAL	3/04/2025
B	ISSUE FOR RFI RESPONSE	17/11/2025

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CLIENT
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2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

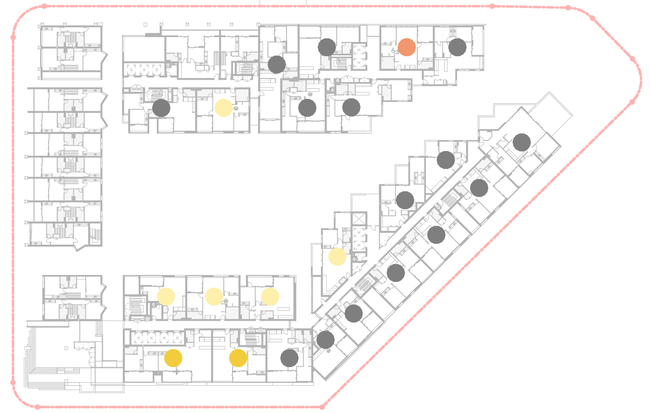
N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
NATURAL CROSS VENTILATION DIAGRAMS

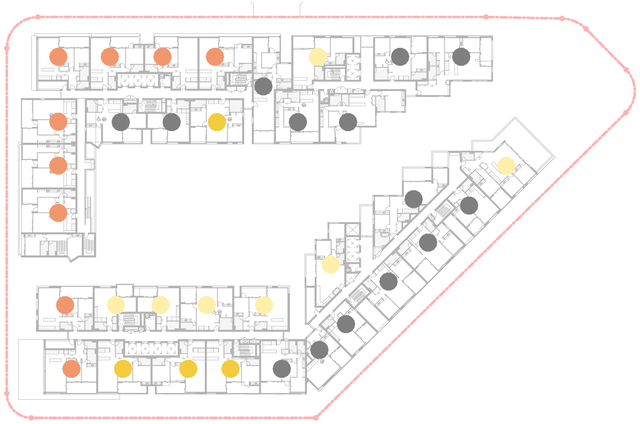
SHEET NO. SSDA 501
REVISION. B

1 SOLAR ACCESS - LOWER GROUND MEZZANINE

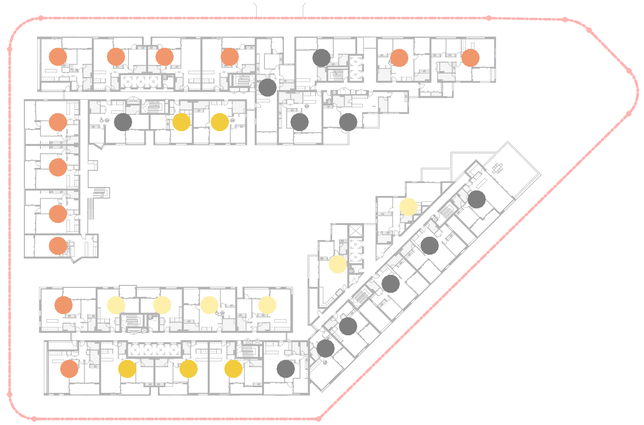
2 SOLAR ACCESS - GROUND



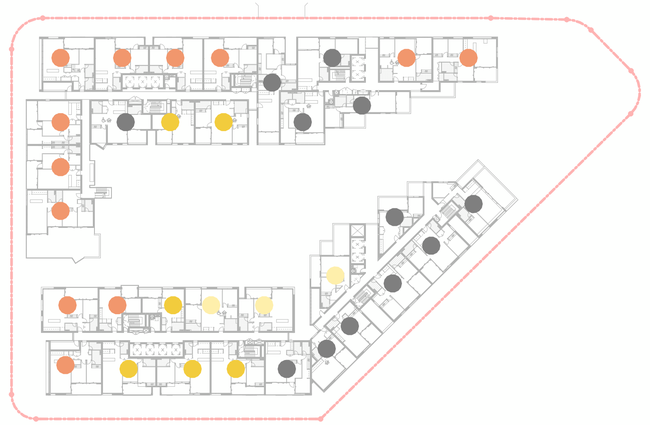
3 SOLAR ACCESS - LEVEL 01



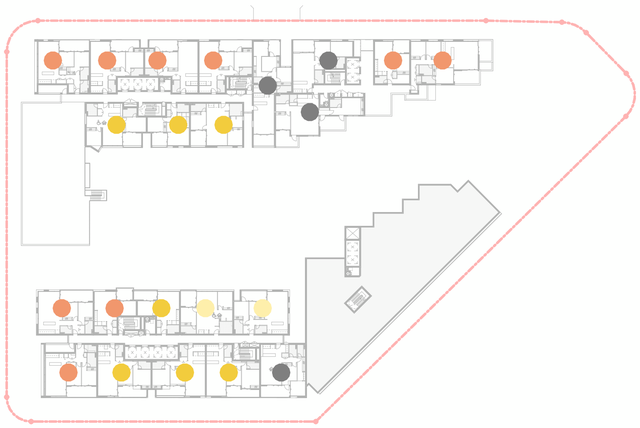
4 SOLAR ACCESS - LEVEL 02



5 SOLAR ACCESS - LEVEL 03

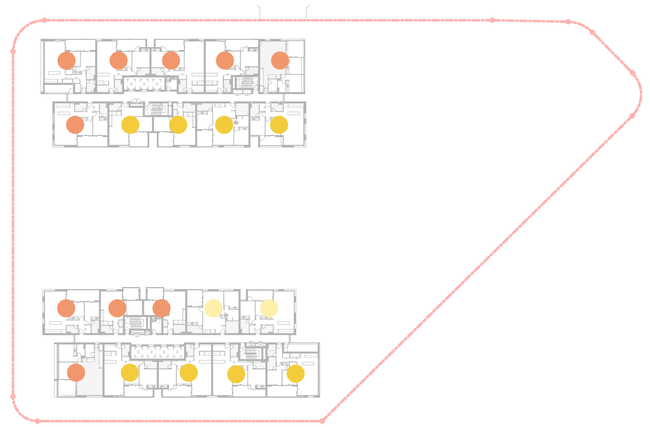


6 SOLAR ACCESS - LEVEL 04



7 SOLAR ACCESS - LEVEL 05

8 SOLAR ACCESS - LEVEL 06



9 SOLAR ACCESS - LEVEL 07-09

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 29 May 2025 @ 12:41 PM

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NO. OF UNITS 533

SUNLIGHT ACCESS

APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 9:00 AM TO 3:00PM ON JUNE 21

APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

APARTMENTS ACHIEVING < 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

APARTMENTS ACHIEVING 0 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

DAYLIGHT ACCESS			
LEVEL			
LOWER GROUND	0	0	2
LOWER GROUND MEZZANINE	0	0	1
GROUND	11	11	10
LEVEL 01	1	3	15
LEVEL 02	9	13	14
LEVEL 03	12	17	11
LEVEL 04	12	18	12
LEVEL 05	9	16	4
LEVEL 06	10	17	
LEVEL 07	10	18	
LEVEL 08	10	18	
LEVEL 09	10	18	
LEVEL 10	8	16	
LEVEL 11	8	16	
LEVEL 12	10	16	
LEVEL 13	10	20	
LEVEL 14	10	20	
LEVEL 15	12	20	
LEVEL 16	12	20	
LEVEL 17	11	16	
LEVEL 18	10	14	
LEVEL 19	11	16	
LEVEL 20	8	12	
LEVEL 21	6	10	
LEVEL 22	6	10	
LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
TOTAL	**252**	**414**	**69**

SUNLIGHT ACCESS (FROM 9:00AM - 3:00PM)	252
SUNLIGHT ACCESS %	**47.27%**
MINIMUM REQUIREMENT %	70%
MINIMUM NUMBER REQUIRED	373
SUNLIGHT ACCESS (FROM 8:30AM - 3:30PM)	414
SUNLIGHT ACCESS %	**77.67%**
MINIMUM REQUIREMENT %	70%
MINIMUM NUMBER REQUIRED	373
SOUTH FACING	69
SOUTH FACING %	**12.95%**
MAXIMUM REQUIREMENT %	15%
MAXIMUM NUMBER REQUIRED	80

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

ARCHITECT
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
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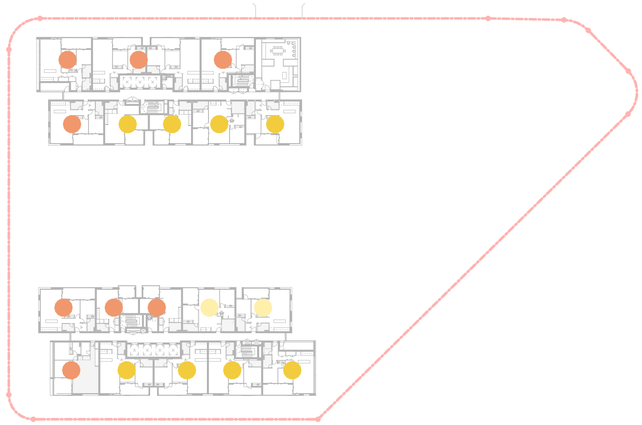
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

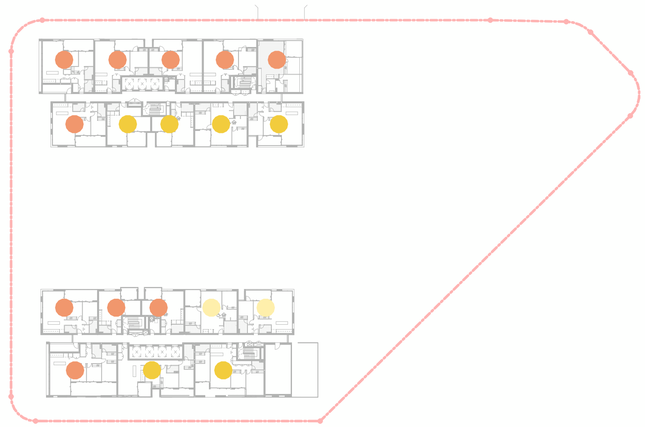
FOR APPROVAL

N
0 2.5 5 10m

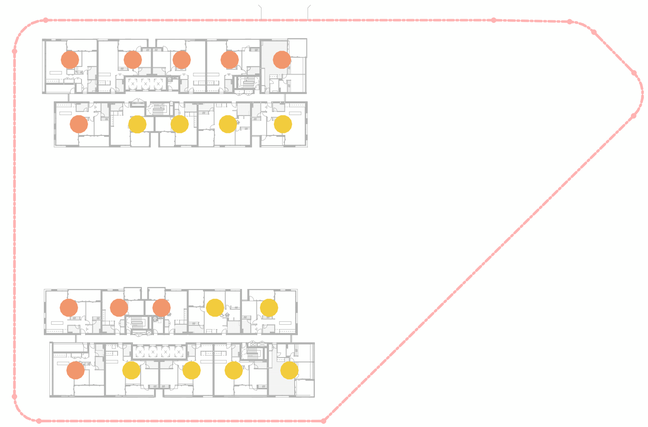
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SOLAR ACCESS DIAGRAMS SHEET 1
SHEET NO. SSDA 502
REVISION. A



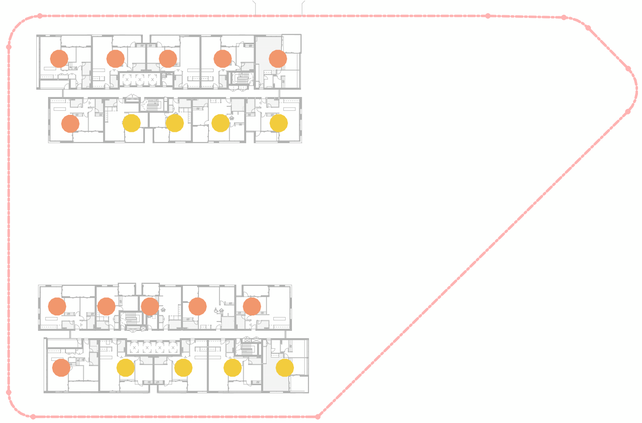
1 SOLAR ACCESS - LEVEL 10-11



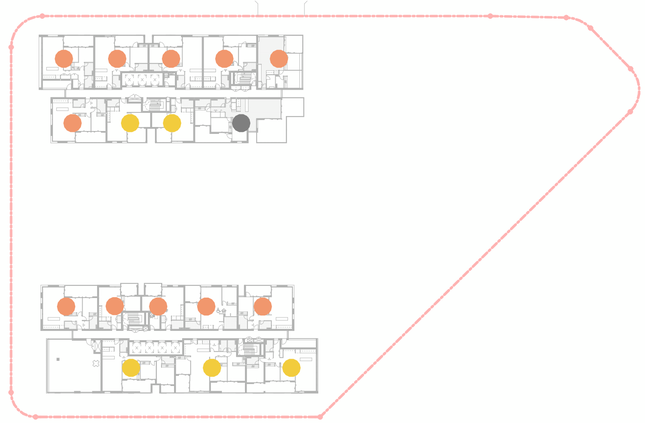
2 SOLAR ACCESS - LEVEL 12



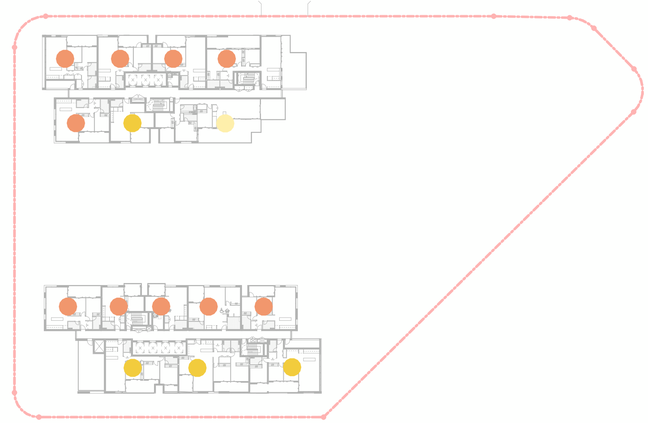
3 SOLAR ACCESS - LEVEL 13-14



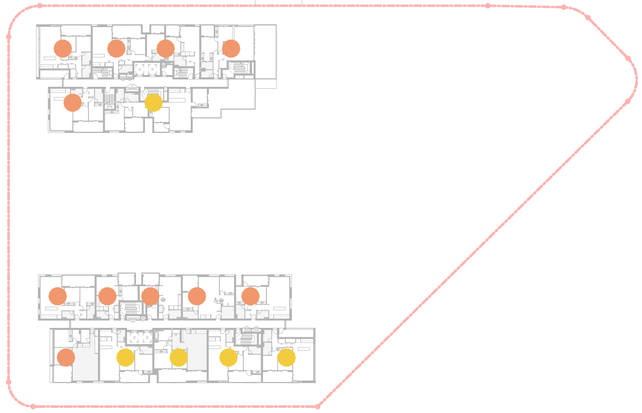
11 SOLAR ACCESS - LEVEL 15-16



4 SOLAR ACCESS - LEVEL 17

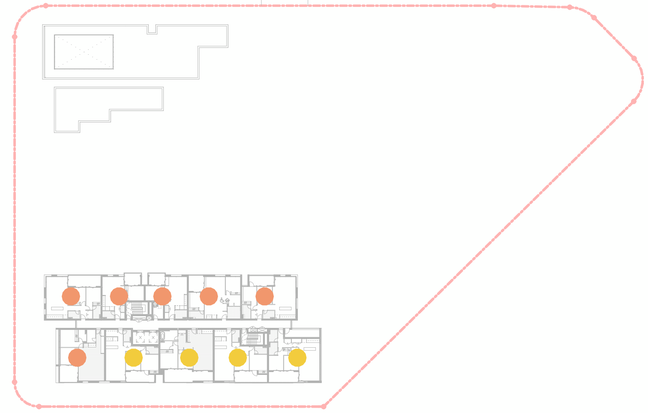


5 SOLAR ACCESS - LEVEL 18



6 SOLAR ACCESS - LEVEL 19

7 SOLAR ACCESS - LEVEL 20



8 SOLAR ACCESS - LEVEL 21-27

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•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2439_MELROSE PARK2
Print date and time: Thursday, 29 May 2025 @ 12:33 PM
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NO. OF UNITS **533**

SUNLIGHT ACCESS

APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 9:00 AM TO 3:00PM ON JUNE 21

APARTMENTS ACHIEVING ≥ 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

APARTMENTS ACHIEVING < 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

APARTMENTS ACHIEVING 0 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

DAYLIGHT ACCESS			
LEVEL			
LOWER GROUND	0	0	2
LOWER GROUND MEZZANINE	0	0	1
GROUND	11	11	10
LEVEL 01	1	3	15
LEVEL 02	9	13	14
LEVEL 03	12	17	11
LEVEL 04	12	18	12
LEVEL 05	9	16	4
LEVEL 06	10	17	
LEVEL 07	10	18	
LEVEL 08	10	18	
LEVEL 09	10	18	
LEVEL 10	8	16	
LEVEL 11	8	16	
LEVEL 12	10	16	
LEVEL 13	10	20	
LEVEL 14	10	20	
LEVEL 15	12	20	
LEVEL 16	12	20	
LEVEL 17	11	16	
LEVEL 18	10	14	
LEVEL 19	11	16	
LEVEL 20	8	12	
LEVEL 21	6	10	
LEVEL 22	6	10	
LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
TOTAL	**252**	**414**	**70**

SUNLIGHT ACCESS (FROM 9:00AM - 3:00PM)	252
SUNLIGHT ACCESS %	**47.27%**
MINIMUM REQUIREMENT %	70%
MINIMUM NUMBER REQUIRED	373
SUNLIGHT ACCESS (FROM 8:30AM - 3:30PM)	414
SUNLIGHT ACCESS %	**77.67%**
MINIMUM REQUIREMENT %	70%
MINIMUM NUMBER REQUIRED	373
SOUTH FACING	69
SOUTH FACING %	**12.95%**
MAXIMUM REQUIREMENT %	15%
MAXIMUM NUMBER REQUIRED	80

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	29/01/2025
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

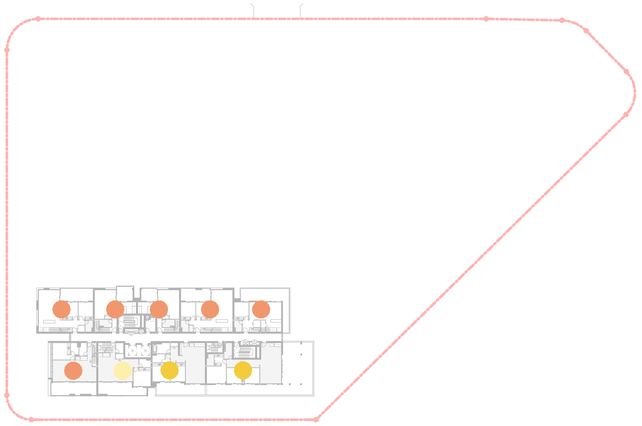
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

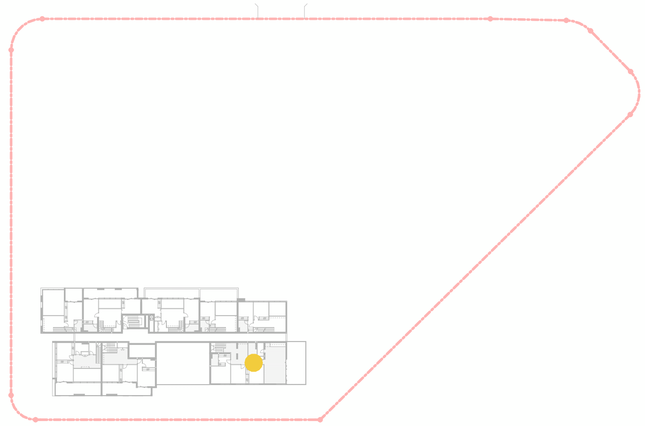
FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
SOLAR ACCESS DIAGRAMS SHEET 2
SHEET NO. SSDA 503
REVISION. A



1 SOLAR ACCESS - LEVEL 28



2 SOLAR ACCESS - LEVEL 29

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File: 2439_MELROSE PARK2
Print date and time: Thursday, 29 May 2025 @ 12:33 PM
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APARTMENTS ACHIEVING < 2 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

APARTMENTS ACHIEVING 0 HOUR SOLAR ACCESS FROM 8:30 AM TO 3:30PM ON JUNE 21

DAYLIGHT ACCESS			
LEVEL			
LOWER GROUND	0	0	2
LOWER GROUND MEZZANINE	0	0	1
GROUND	11	11	10
LEVEL 01	1	3	15
LEVEL 02	9	13	14
LEVEL 03	12	17	11
LEVEL 04	12	18	12
LEVEL 05	9	16	4
LEVEL 06	10	17	
LEVEL 07	10	18	
LEVEL 08	10	18	
LEVEL 09	10	18	
LEVEL 10	8	16	
LEVEL 11	8	16	
LEVEL 12	10	16	
LEVEL 13	10	20	
LEVEL 14	10	20	
LEVEL 15	12	20	
LEVEL 16	12	20	
LEVEL 17	11	16	
LEVEL 18	10	14	
LEVEL 19	11	16	
LEVEL 20	8	12	
LEVEL 21	6	10	
LEVEL 22	6	10	
LEVEL 23	6	10	
LEVEL 24	6	10	
LEVEL 25	6	10	
LEVEL 26	6	10	
LEVEL 27	6	10	
LEVEL 28	6	8	
LEVEL 29	0	1	
TOTAL	**252**	**414**	**70**

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SOUTH FACING %	**12.95%**
MAXIMUM REQUIREMENT %	15%
MAXIMUM NUMBER REQUIRED	80

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	7/02/2025
A	ISSUE FOR APPROVAL	3/04/2025

ARCHITECT

FUSE—ARCHITECTS

STUDIO 64
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PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

F O R A P P R O V A L

N

0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4

SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114

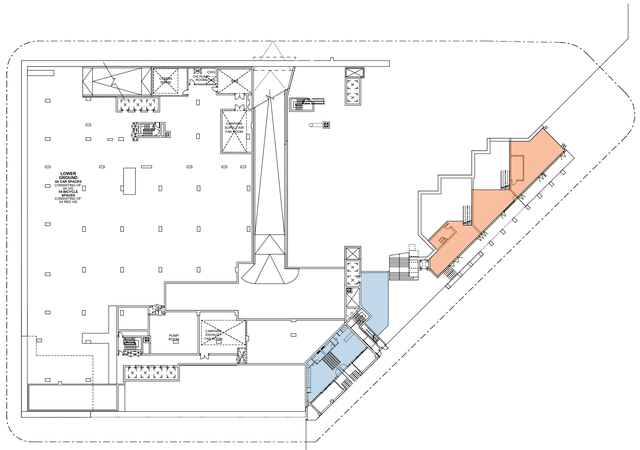
JOB NO
2439

CHECKED VCA/AD
DRAWN KH
DATE 09/10/2024
SCALE @ A1 A3@50%

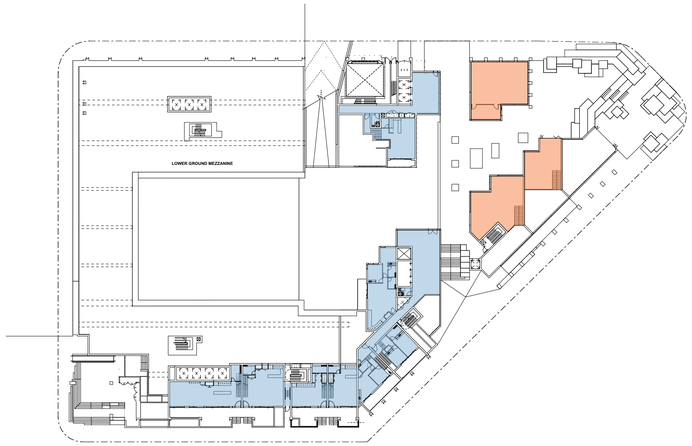
PROJECT STATUS
SSDA

DRAWING TITLE
SOLAR ACCESS DIAGRAMS SHEET 3

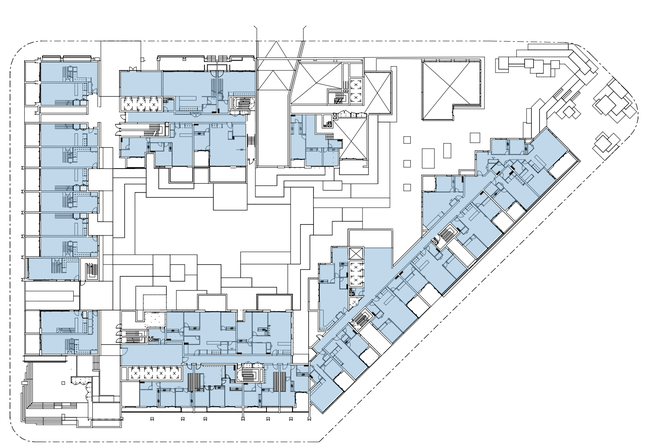
SHEET NO. SSDA 504
REVISION. A



GFA - LOWER GROUND FLOOR



GFA - LOWER GROUND MEZZANINE



GFA - GROUND FLOOR

GFA - LEVEL 01

GFA - LEVEL 02

GFA - LEVEL 03

GFA - LEVEL 04

GFA - LEVEL 05

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File: 2439_MELROSE PARK2
Print date and time: Thursday, April 10, 2025 @ 5:44 PM
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SITE AREA: **8,298 m²**

GROSS FLOOR AREA

GROSS FLOOR AREA (PLEP 2023): Sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

RESIDENTIAL GFA

NON-RESIDENTIAL GFA

LEVEL	BLDG A GFA		BLDG B GFA		TOTAL GFA	
	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)
LG	148.33	202.64			148.33	202.70
LG MEZZANINE	667.94	178.50		118.80	667.94	297.30
GROUND	1,424.40		926.89		2,351.29	
LEVEL 01	1,478.88		1,371.36		2,850.24	
LEVEL 02	1,573.61		1,606.11		3,179.72	
LEVEL 03	1,481.08		1,563.23		3,044.31	
LEVEL 04	1,413.91		1,491.04		2,904.95	
LEVEL 05	851.62		1,160.06		2,011.68	
LEVEL 06	765.37		836.55		1,601.92	
LEVEL 07	855.99		870.52		1,726.51	
LEVEL 08	855.99		870.46		1,726.45	
LEVEL 09	855.99		870.46		1,726.45	
LEVEL 10	855.99		785.24		1,641.23	
LEVEL 11	759.72		785.20		1,544.92	
LEVEL 12	759.72		870.46		1,630.18	
LEVEL 13	855.98		870.46		1,726.44	
LEVEL 14	855.98		870.46		1,726.44	
LEVEL 15	855.98		869.35		1,725.33	
LEVEL 16	855.98		862.74		1,718.72	
LEVEL 17	756.71		812.63		1,569.34	
LEVEL 18	756.71		711.29		1,468.00	
LEVEL 19	861.43		607.18		1,468.61	
LEVEL 20	861.43		365.86		1,227.29	
LEVEL 21	861.43				861.43	
LEVEL 22	861.43				861.43	
LEVEL 23	861.43				861.43	
LEVEL 24	861.43				861.43	
LEVEL 25	861.43				861.43	
LEVEL 26	861.43				861.43	
LEVEL 27	861.43				861.43	
LEVEL 28	739.17				739.17	
LEVEL 29	459.89				459.89	
	28,637.81 m²	381.14 m²	19,977.55 m²	118.80 m²	48,615.36 m²	500.00 m²

PROPOSED
GFA TOTAL 49,115.36 m²
GFA (Nonresidential) 500.00 m²
GFA (Residential) 48,615.36 m²

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

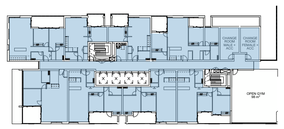
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

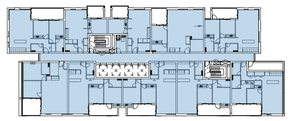
FOR APPROVAL

N
0 5 10 20m

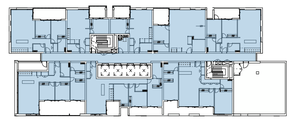
PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
GFA DIAGRAMS SHEET 1
SHEET NO. SSDA 505
REVISION. A



TOWER A TYPE 1 - LEVEL 06



TOWER A TYPE 2 - LEVEL 07-10 + LEVEL 13-16

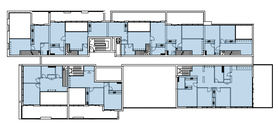


TOWER A TYPE 3 - LEVEL 11-12 COS

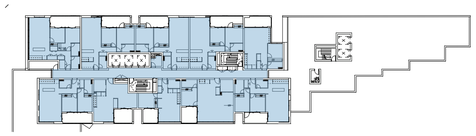
TOWER A TYPE 4 - LEVEL 17-18 COS

TOWER A TYPE 5 - LEVEL 19-27

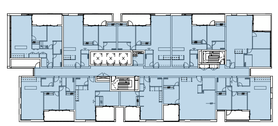
TOWER A TYPE 6 - LEVEL 28



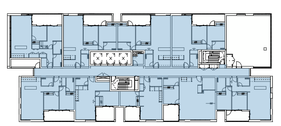
TOWER A TYPE 7 - LEVEL 29



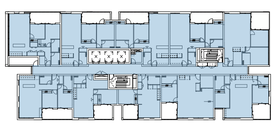
TOWER B TYPE 1 - LEVEL 06



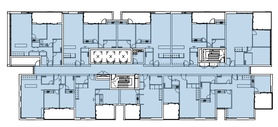
TOWER B TYPE 2 - LEVEL 07-09 + LEVEL 12-14



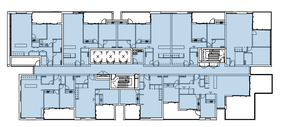
TOWER B TYPE 3 - LEVEL 10-11 COS



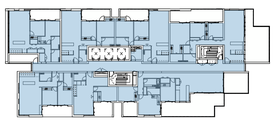
TOWER B TYPE 4 - LEVEL 15



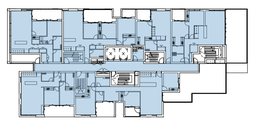
TOWER B TYPE 5 - LEVEL 16



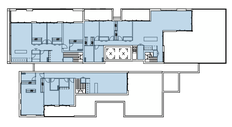
TOWER B TYPE 6 - LEVEL 17



TOWER B TYPE 7 - LEVEL 18



TOWER B TYPE 8 - LEVEL 19



TOWER B TYPE 9 - LEVEL 20

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File: 2439_MELROSE PARK2
Print date and time: Thursday, April 10, 2025 @ 5:44 PM

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SITE AREA: **8,298 m²**

GROSS FLOOR AREA

GROSS FLOOR AREA (PLEP 2023): Sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

RESIDENTIAL GFA

NON-RESIDENTIAL GFA

LEVEL	BLDG A GFA		BLDG B GFA		TOTAL GFA	
	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)	RESI (m2)	RETAIL (m2)
LG	148.33	202.64			148.33	202.70
LG MEZZANINE	667.94	178.50		118.80	667.94	297.30
GROUND	1,424.40		926.89		2,351.29	
LEVEL 01	1,478.88		1,371.36		2,850.24	
LEVEL 02	1,573.61		1,606.11		3,179.72	
LEVEL 03	1,481.08		1,563.23		3,044.31	
LEVEL 04	1,413.91		1,491.04		2,904.95	
LEVEL 05	851.62		1,160.06		2,011.68	
LEVEL 06	765.37		836.55		1,601.92	
LEVEL 07	855.99		870.52		1,726.51	
LEVEL 08	855.99		870.46		1,726.45	
LEVEL 09	855.99		870.46		1,726.45	
LEVEL 10	855.99		785.24		1,641.23	
LEVEL 11	759.72		785.20		1,544.92	
LEVEL 12	759.72		870.46		1,630.18	
LEVEL 13	855.98		870.46		1,726.44	
LEVEL 14	855.98		870.46		1,726.44	
LEVEL 15	855.98		869.35		1,725.33	
LEVEL 16	855.98		862.74		1,718.72	
LEVEL 17	756.71		812.63		1,569.34	
LEVEL 18	756.71		711.29		1,468.00	
LEVEL 19	861.43		607.18		1,468.61	
LEVEL 20	861.43		365.86		1,227.29	
LEVEL 21	861.43				861.43	
LEVEL 22	861.43				861.43	
LEVEL 23	861.43				861.43	
LEVEL 24	861.43				861.43	
LEVEL 25	861.43				861.43	
LEVEL 26	861.43				861.43	
LEVEL 27	861.43				861.43	
LEVEL 28	739.17				739.17	
LEVEL 29	459.89				459.89	
	28,637.81 m²	**381.14 m²**	**19,977.55 m²**	**118.80 m²**	**48,615.36 m²**	**500.00 m²**

PROPOSED
GFA TOTAL 49,115.36 m²
GFA (Nonresidential) 500.00 m²
GFA (Residential) 48,615.36 m²

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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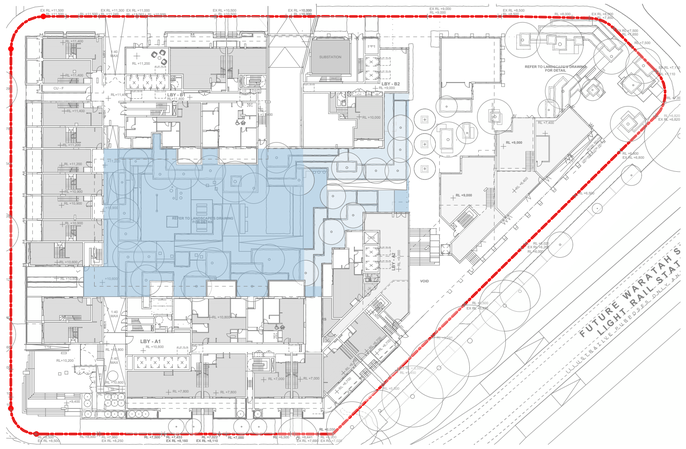
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

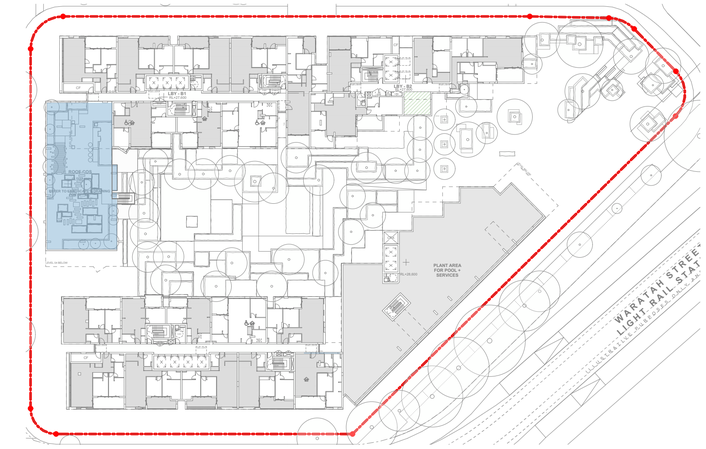
FOR APPROVAL

N
0 5 10 20m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
GFA DIAGRAMS SHEET 2
SHEET NO. SSDA 506
REVISION. A



1 COMMUNAL OPEN SPACE - GROUND
1:600



1 COMMUNAL OPEN SPACE - LEVEL 05
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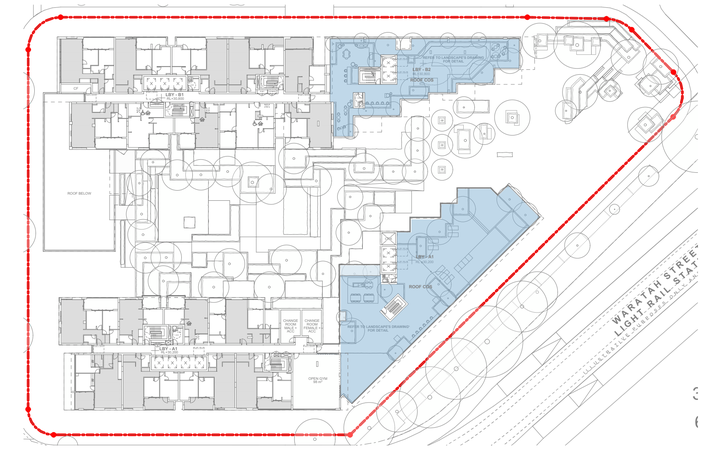

2 COMMUNAL OPEN SPACE - LEVEL 06
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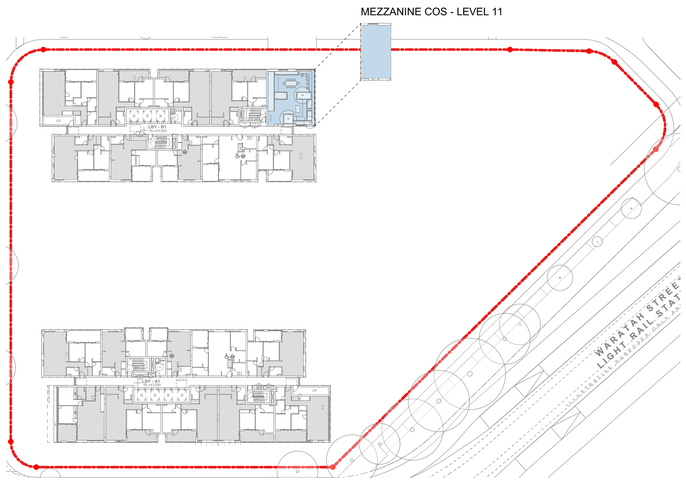
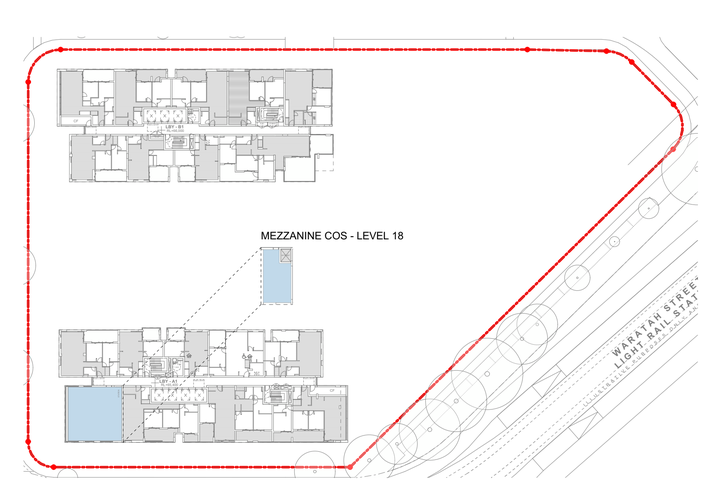


3 COMMUNAL OPEN SPACE - LEVEL 10
1:600

4 COMMUNAL OPEN SPACE - LEVEL 11
1:600



5 COMMUNAL OPEN SPACE - LEVEL 17
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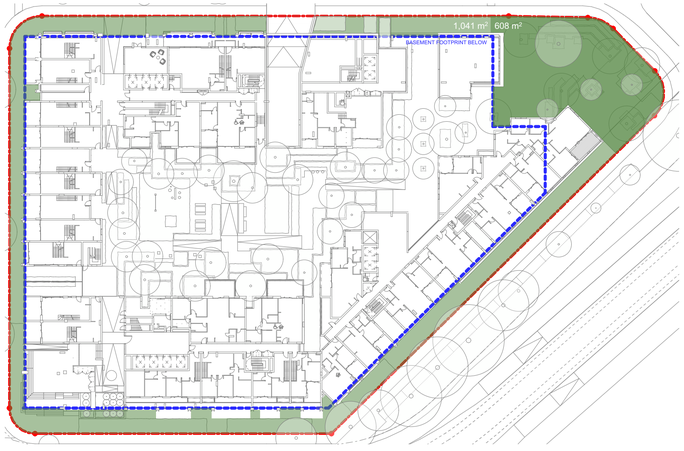

6 DEEP SOIL - GROUND FLOOR
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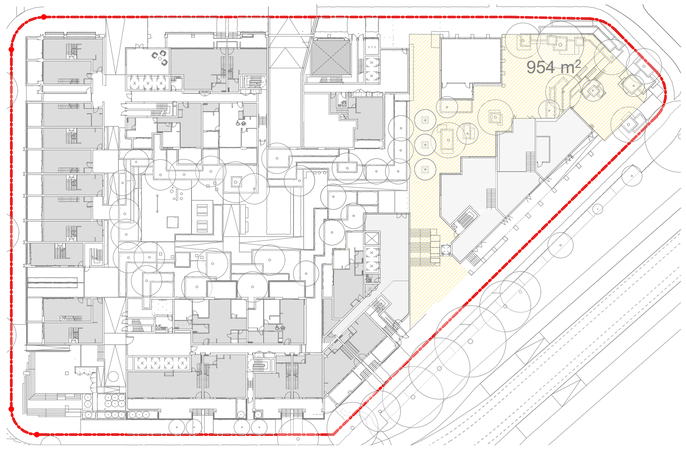

8 PUBLICLY ACCESSIBLE LAND
1:600

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SITE AREA: **8,298 m²**

DEEP SOIL ZONE
DEEP SOIL ZONE **(ADG)**: area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

DEEP SOIL ZONE

MIN. REQ.	7% 581 m²
PROPOSED DEEP SOIL OVER 6m	608 m² **7.3 %**
PROPOSED DEEP SOIL 3-6m	1,041 m² **12.5 %**
TOTAL PROPOSED DEEP SOIL	1,649 m² **19.8 %**

COMMUNAL OPEN SPACE
COMMUNAL OPEN SPACE **(ADG)**: outdoor space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only or to the public.

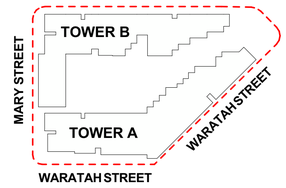
COMMUNAL OPEN SPACE

MIN. REQ.	25 % 2,075 m²

PROPOSED COMMUNAL OPEN SPACE

GROUND FLOOR	1,482 m²
LEVEL 5	414 m²
LEVEL 6	1,084 m²
LEVEL 10	95 m²
LEVEL 11	167 m²
LEVEL 12	58 m²
LEVEL 17	111 m²
LEVEL 18	50 m²
TOTAL AREA	**3,461 m²** **42 %**

KEYPLAN



CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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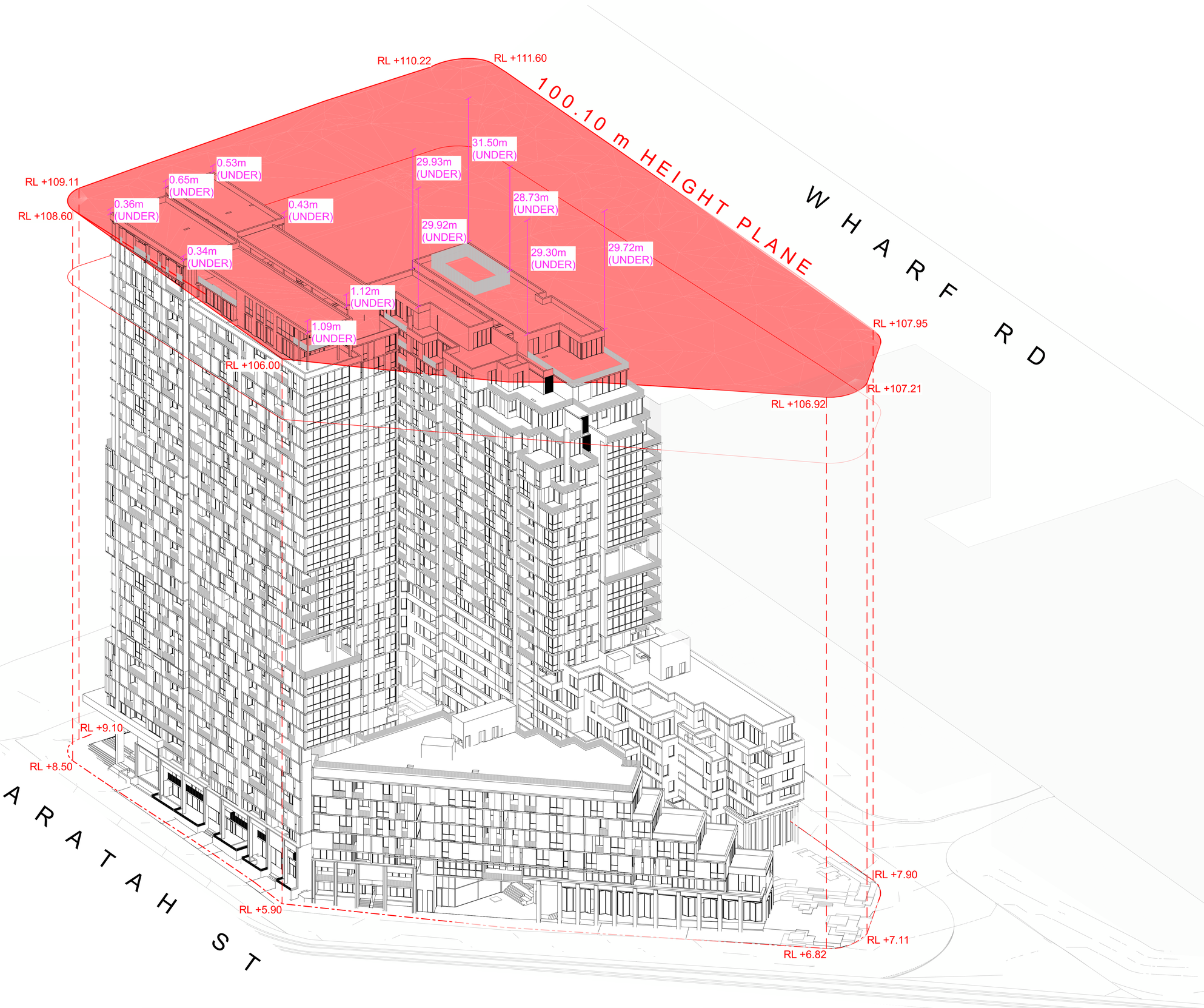
CLIENT
WHARF AND HUGHES DEVELOPMENTS PTY LTD
2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LANDSCAPE AREA DIAGRAMS
SHEET NO. SSDA 507
REVISION. A



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LEGEND

PLEP 2023 HEIGHT PLANE

BUILDING MEASUREMENT UNDER HEIGHT PLANE

BUILDING MEASUREMENT OVER HEIGHT PLANE

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
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A	ISSUE FOR APPROVAL	4/3/2025

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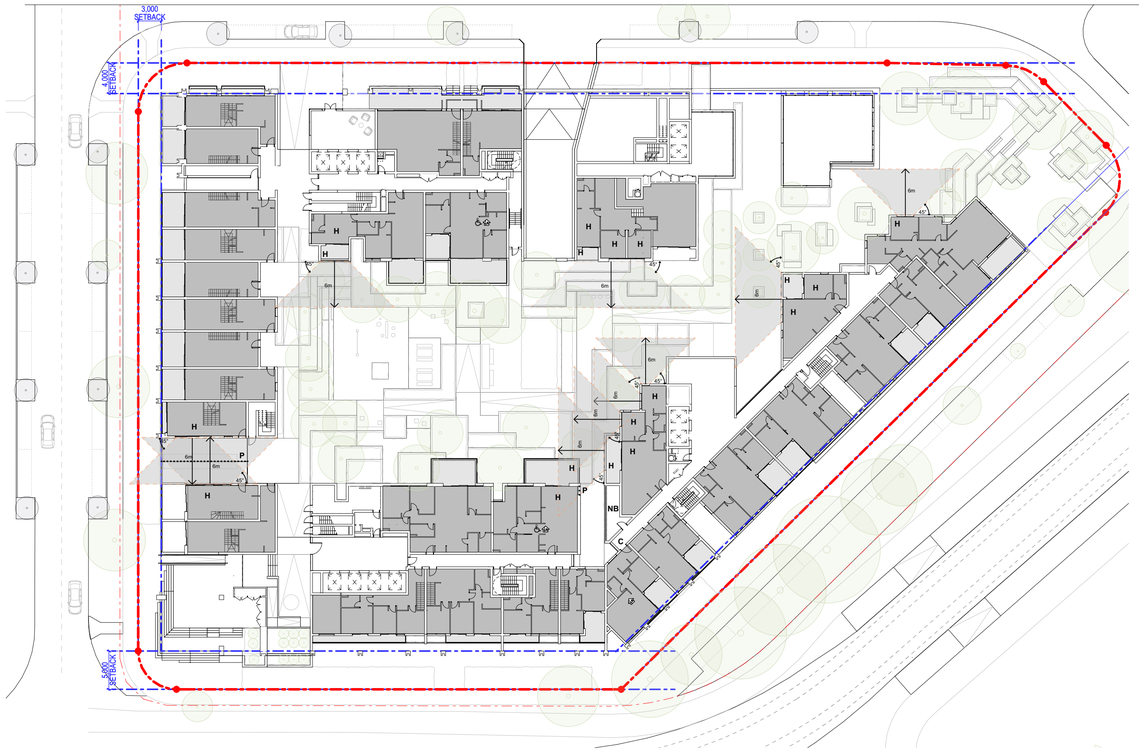
NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
LEP HEIGHT PLANE DIAGRAM
SHEET NO. SSDA 508
REVISION. A



1 PRIVACY - GROUND
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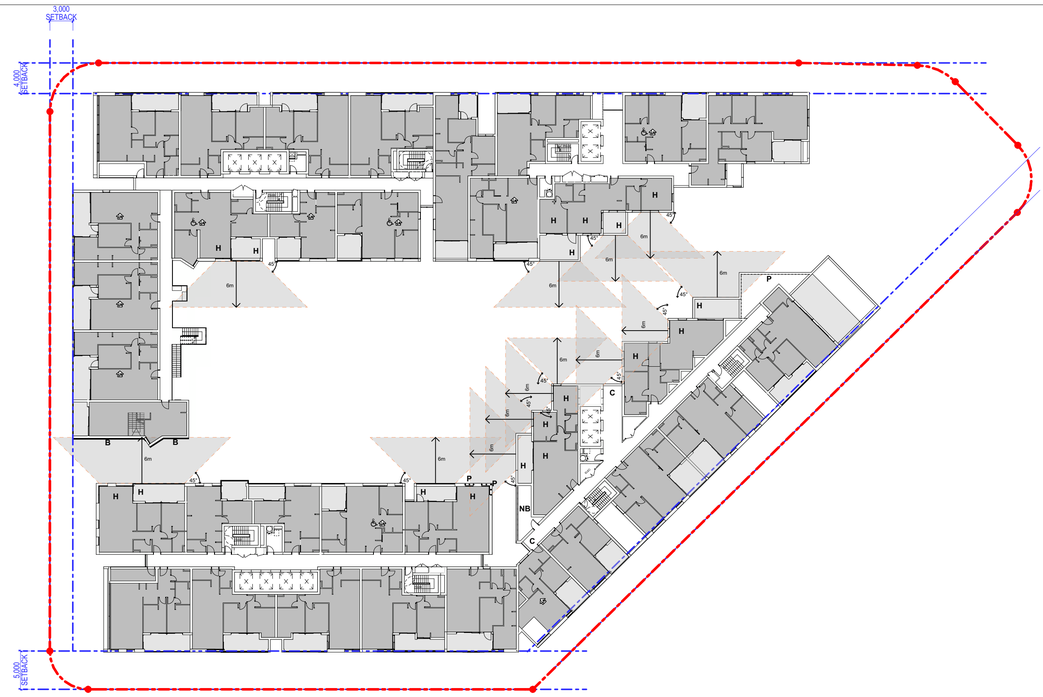
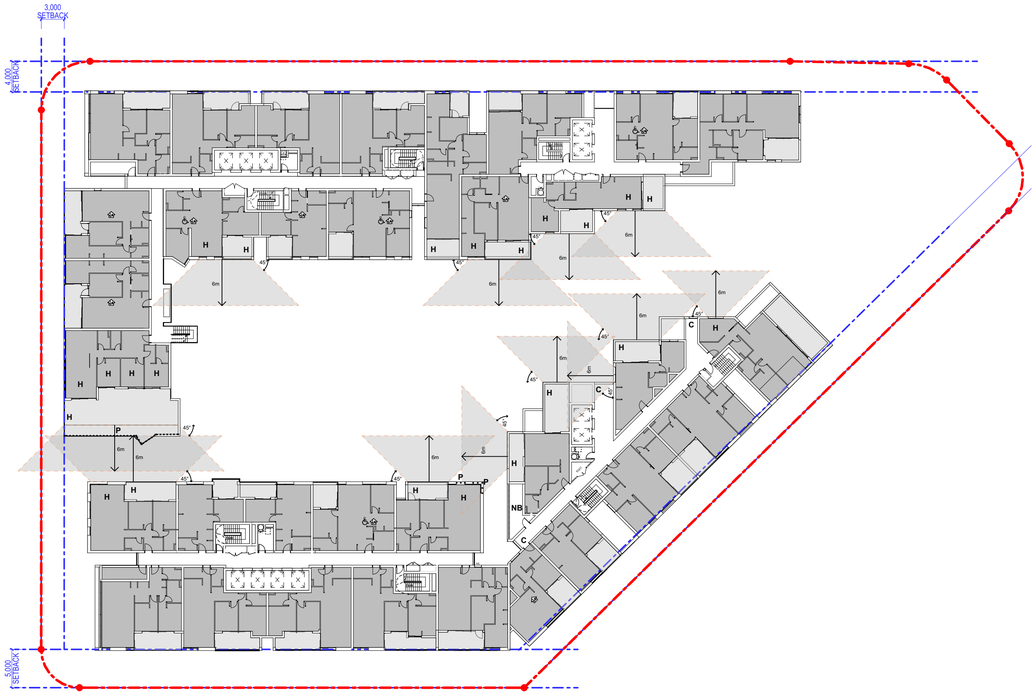


2 PRIVACY - LEVEL 03
1:400



3 PRIVACY - LEVEL 04
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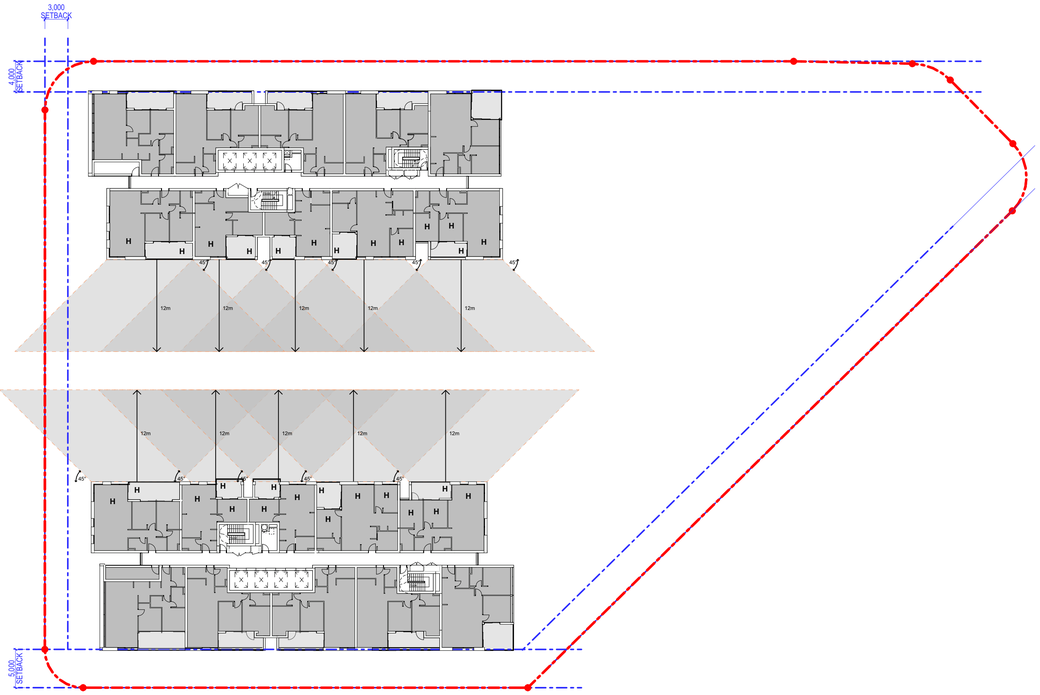

4 PRIVACY - TOWER LEVELS
1:400

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LEGEND

- INTERNAL APARTMENT AREA
- EXTERNAL PRIVATE OPEN SPACE
- ADG PRIVACY CONDITION (6m, 45°)
- H — HABITABLE SPACE
- NB — NON-HABITABLE SPACE
- B — BLANK WALL
- C — CORRIDOR
- P — PRIVACY SCREEN/PLANTING

BUILDING HEGHT	HABITABLE ROOMS AND BALCONIES	NON-HABITABLE ROOMS
UP TO 12m (4 STOREYS)	6m	3m
UP TO 25m (5-8 STOREYS)	9m	4.5m
OVER 25m (9+ STOREYS)	12m	6m

Figure 3F.5 Diagrams showing different privacy interface conditions

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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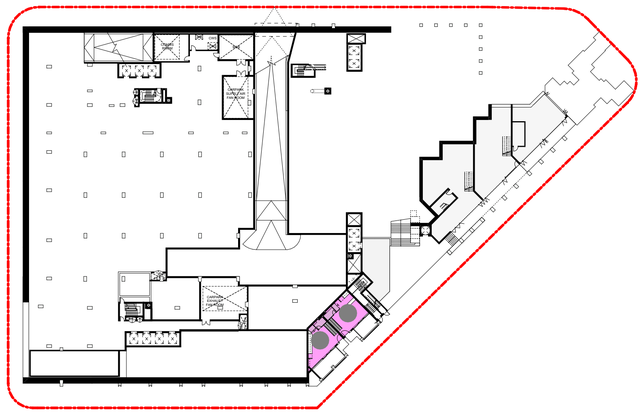
NSW 2113

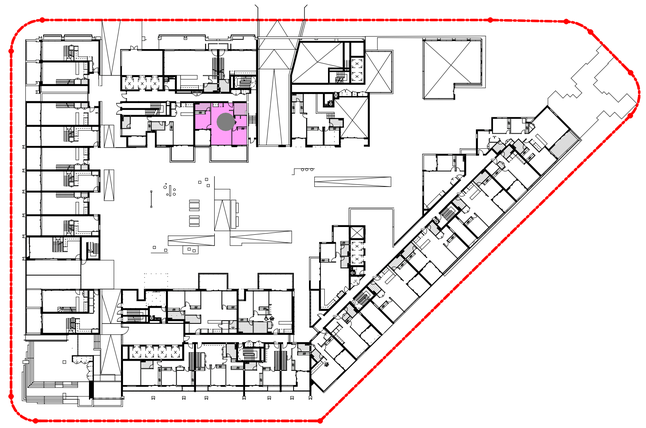
FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN JA
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
PRIVACY SEPARATION DIAGRAMS
SHEET NO. SSDA 509
REVISION. A



1 NO SOLAR + NO VENTILATION LOWER GROUND



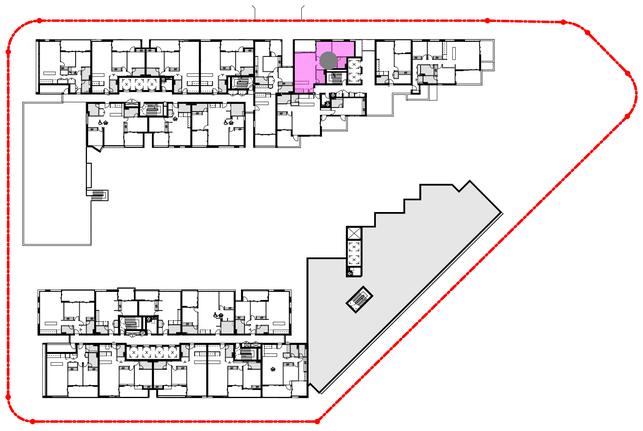
2 NO SOLAR + NO VENTILATION GROUND

3 NO SOLAR + NO VENTILATION LEVEL 01

4 NO SOLAR + NO VENTILATION LEVEL 02

5 NO SOLAR + NO VENTILATION LEVEL 03

6 NO SOLAR + NO VENTILATION LEVEL 04



7 NO SOLAR + NO VENTILATION LEVEL 05

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NO. OF UNITS WITHIN FIRST 9 STORIES **208**

APARTMENTS WITH NO SOLAR ACCESS AND NO CROSS VENTILATION WITHIN FIRST 9 STORIES

PROPOSED BUILDING TOTAL
NO SOLAR ACCESS + NO NATURAL VENTILATION 24

NO.	AMENDMENT IN ISSUE
1	EOT FACILITIY AND RETAIL LOADING ADDED ON BASEMENT 01
2	VISITOR PARKING SPACES REMOVED & ACCESS GATES ADDED ON BASEMENT 01
3	ACCESS GATES REMOVED ON BASEMENT 01
4	RESIDENTIAL PARKING SPACES CONVERTED TO VISITOR PARKING SPACES ON BASEMENT 01
5	RESIDENTIAL PARKING REMOVED SPACES, CWB, STORAGE CAGE, & MOTORBIKE SPACE RELOCATED
6	VISITOR PARKING SPACE RELOCATED ON BASEMENT 01
7	NEW WINDOWS FOR NATURAL VENTILATION
8	BUILDING SEPARATION
9	UPDATED CAR PARKING SUMMARY
10	ADDED OR REMOVED NATURAL VENTILATION UNITS
11	ADDED RAMP LEVELS
12	ADDED LOUVRES

REVISION ID	AMENDMENT	DATE
B	ISSUE FOR RFI RESPONSE	17/11/2025

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CLIENT
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2 GIFFNOCK AVENUE, MACQUARIE PARK
NSW 2113

FOR APPROVAL

N
0 2.5 5 10m

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN DC
DATE 09/10/2024
SCALE @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
NO SOLAR ACCESS + NO VENTILATION UNITS
SHEET NO. SSDA 510
REVISION. B

01	04	02
08	03	09
07		05
		06

S-17

01 | CONC-01	PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES OR SIMILAR
02 | CONC-02	PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES OR SIMILAR
03 | CONC-03	SMOOTH CONCRETE BEIGE OR SIMILAR
04 | CONC-04	PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES OR SIMILAR
05 | GL-01	CLEAR GLASS OR SIMILAR
06 | GL-02	DARK GLASS OR SIMILAR
07 | SCN-01	WHITE POWDERCOAT SCREEN OR SIMILAR
08 |PC-01	ALUMINIUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY OR SIMILAR
09 |BWK01	BRICK BROWN OR SIMILAR

MATERIALS AND FINISHES SCHEDULE

82 HUGHES AVENUE MELROSE PARK, NSW 2114

FUSE ARCHITECTS

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CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE
P1	ISSUE FOR PRELIMINARY	1/29/2025
P2	ISSUE FOR PRELIMINARY	2/7/2025
A	ISSUE FOR APPROVAL	4/3/2025

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NSW 2113

FOR APPROVAL

PROJECT
MELROSE PARK SOUTH - EAST - BLOCK 4
SITE ADDRESS
82 HUGHES AVENUE MELROSE PARK, NSW 2114
JOB NO
2439
CHECKED VCA/AD
DRAWN
DATE 09/10/2024
SCALE 1:0.60 @ A1 A3@50%
PROJECT STATUS
SSDA
DRAWING TITLE
PHOTOMONTAGE SHEET 1

SHEET NO. SSDA 701
REVISION. A

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PHOTOMONTAGE SHEET 2
SHEET NO.
SSDA 702
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SSDA
DRAWING TITLE
PHOTOMONTAGE SHEET 3
SHEET NO.
SSDA 703
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