

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD HDA)

102 CADDIES BOULEVARD, ROUSE HILL NSW

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	SSDA PROPOSAL	SL	20 02 2026
B	SSDA PROPOSAL	SL	03 03 2026



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DATE
03 03 2026

SCALE @ A1

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A001

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT

102 CADDIES BOULEVARD,
ROUSE HILL NSW

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive

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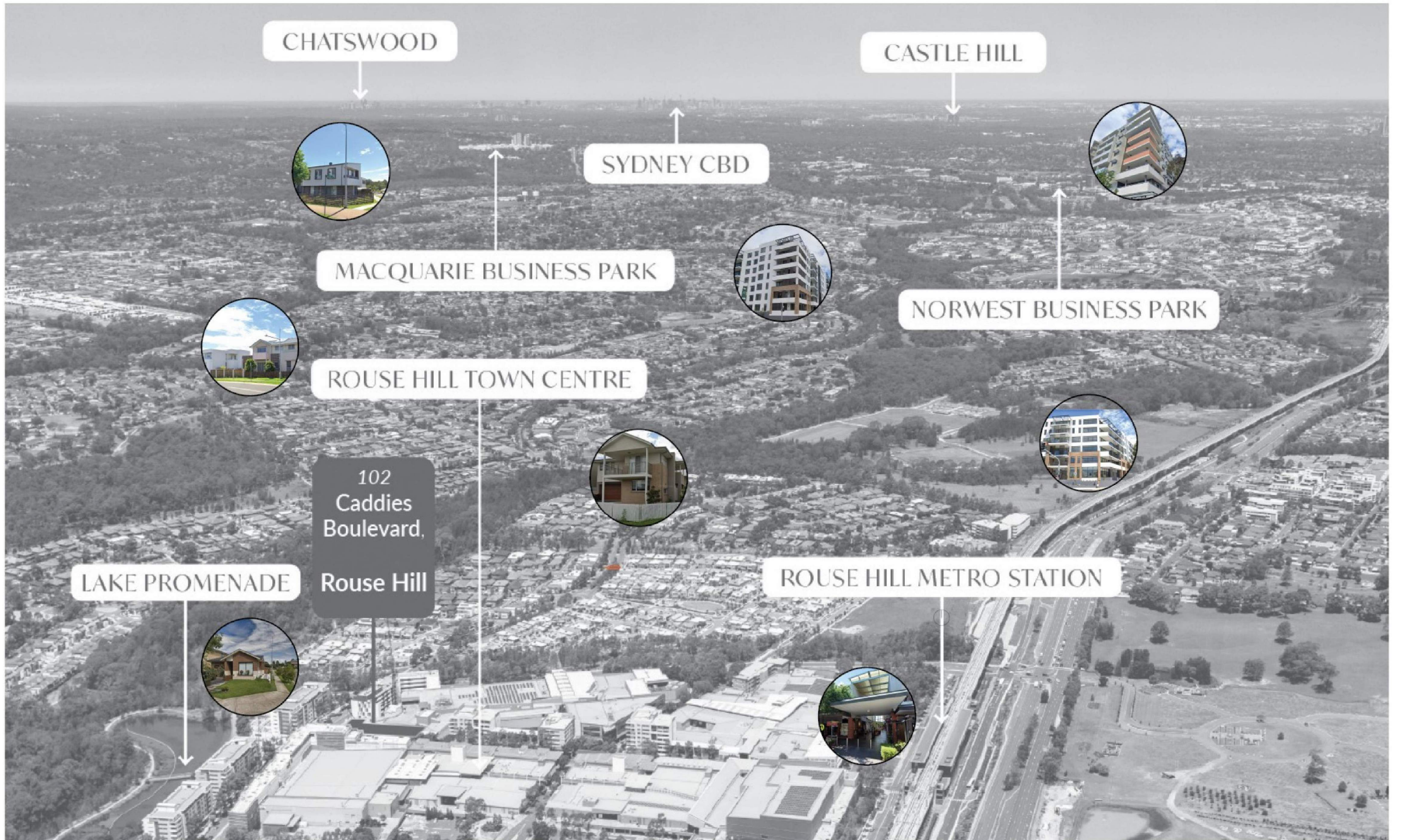
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ABN 70 119 948 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





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CONTEXT ANALYSIS

DATE 03 03 2026 SCALE @ A1

PROJECT NUMBER 040 / 25-26 DRAWING No. SSD-A002 ISSUE B

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STREET ACTIVATION ANALYSIS

DATE

SCALE @ A1

PROJECT NUMBER
040 / 25-26

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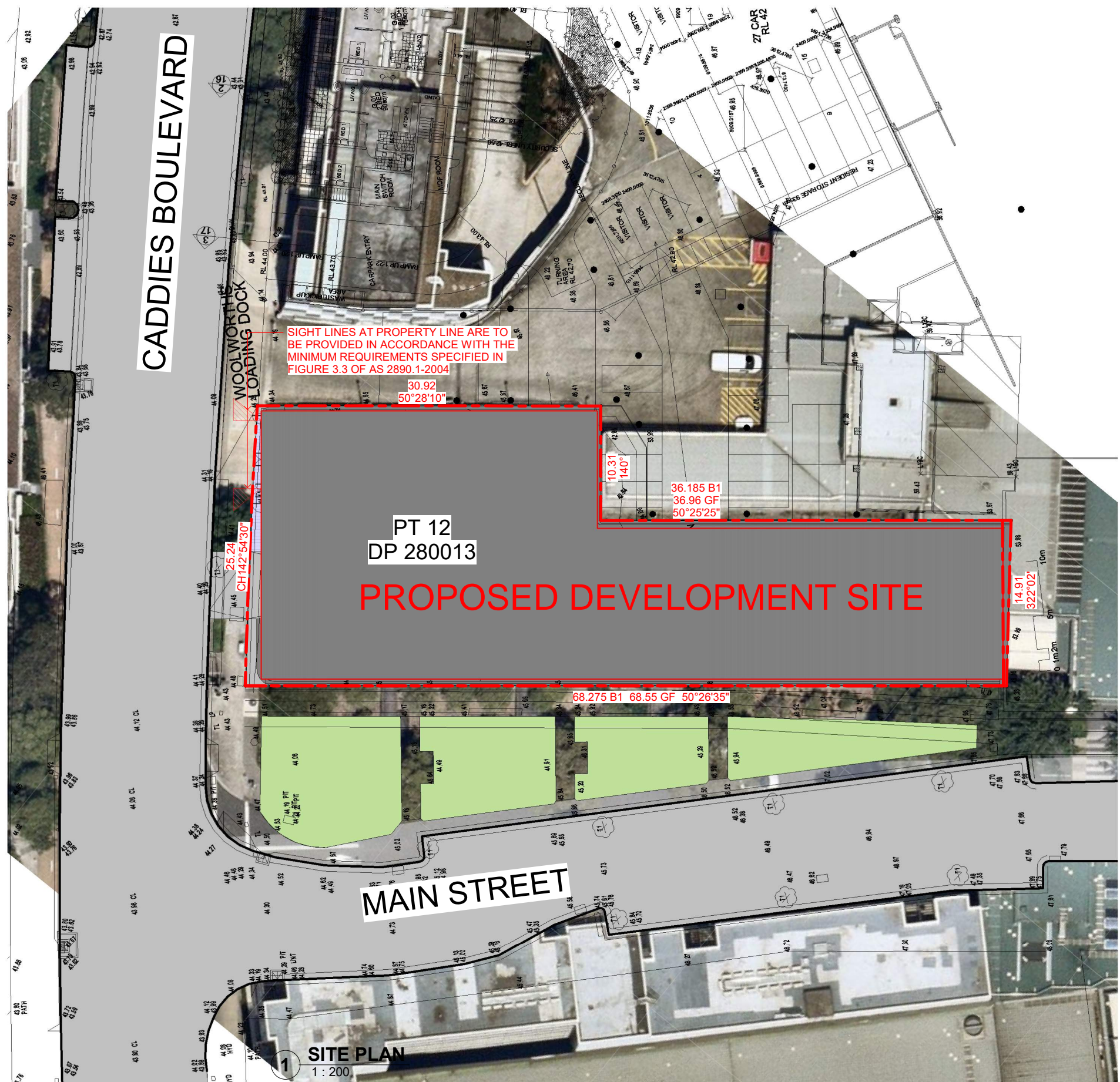
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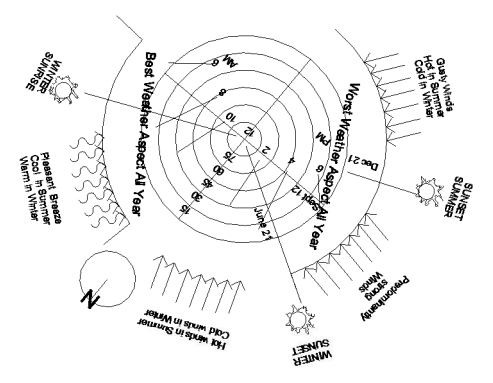
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Nominated Architect: Szymon Ochudzawa (RAIA 6865)





CLIMATIC SITE ANALYSIS



Development Data

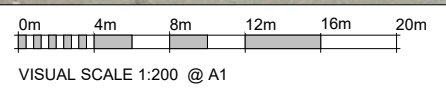
Site Zoning	MU1 Mixed Use
Site Area	1,342.7 m ²
Total GFA	11,696.6 m ²
FSR	8.7 : 1
Height	15 storeys
Height (RL top to bottom)	53.6 m

Yields & Calculations

Residential Unit Numbers and Mix

Building	Unit Type	STUDIO	1BED	2BED	3BED	Total
Residential	R4	0%	42%	30%	28%	100%
		0	50	36	34	120
GRAND TOTAL						120

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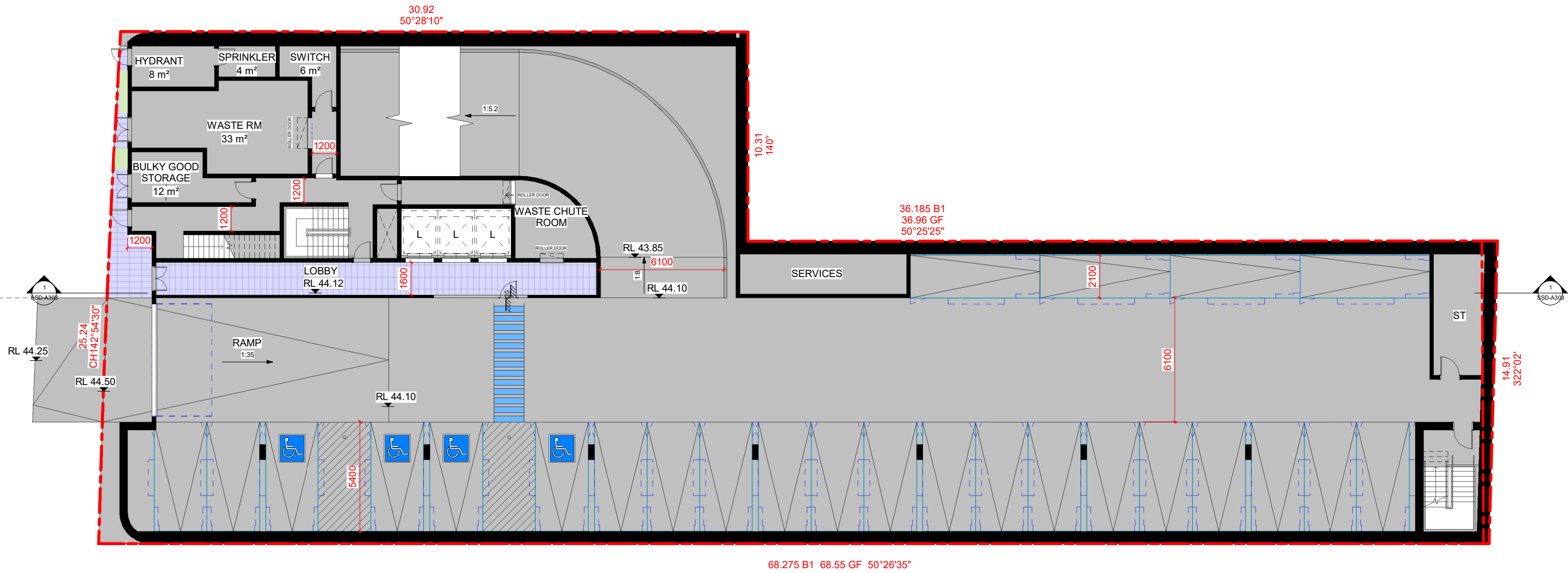
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DRAWING TITLE
SITE PLAN
DATE
03 03 2026
SCALE @ A1
As indicated
PROJECT NUMBER
040 / 25-26
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SSD-A101
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PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
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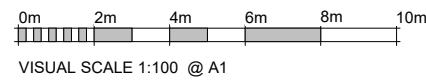


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1 BASEMENT 1 FLOOR PLAN
1 : 100

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BASEMENT 1 FLOOR PLAN

DATE
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SCALE @ A1
1 : 100

PROJECT NUMBER
040 / 25-26

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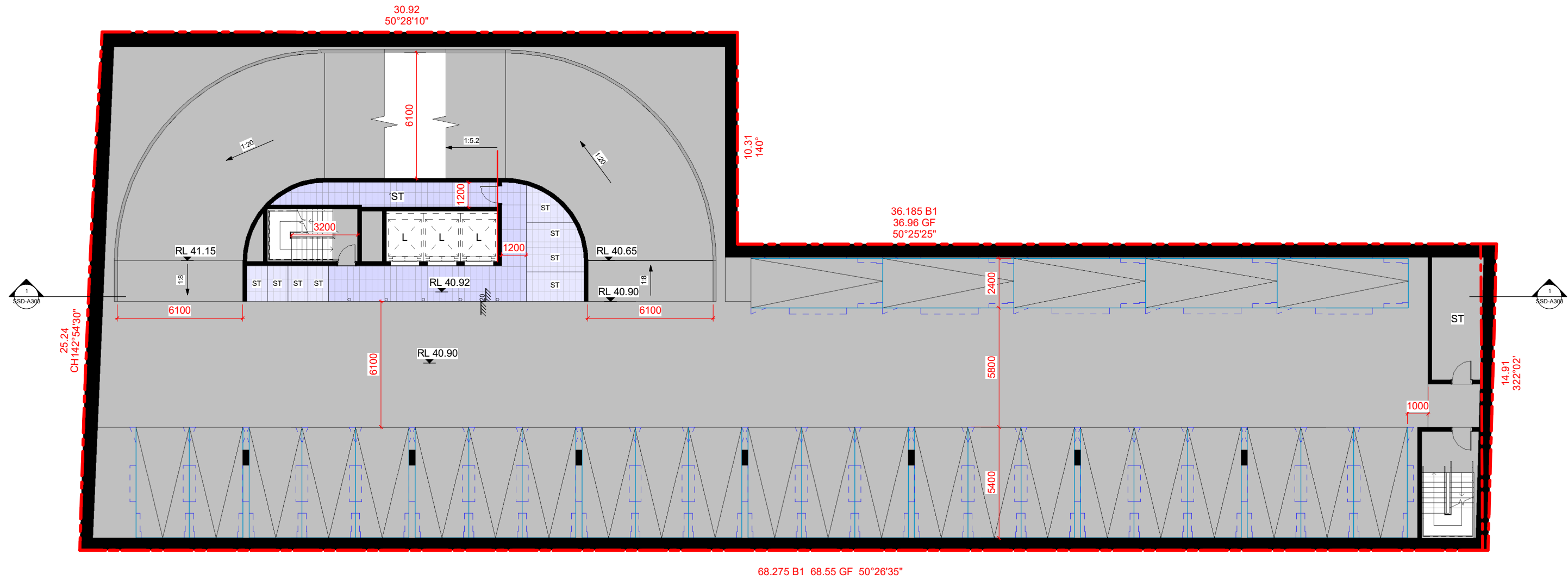
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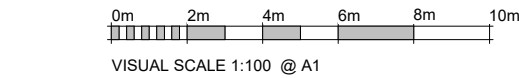
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 BASEMENT 2-3 FLOOR PLAN
1:100

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DRAWING TITLE

BASEMENT 2-3 FLOOR PLAN

DATE

03 03 2026

SCALE @ A1

1:100

PROJECT NUMBER

040 / 25-26

DRAWING No.

SSD-A202

ISSUE

B

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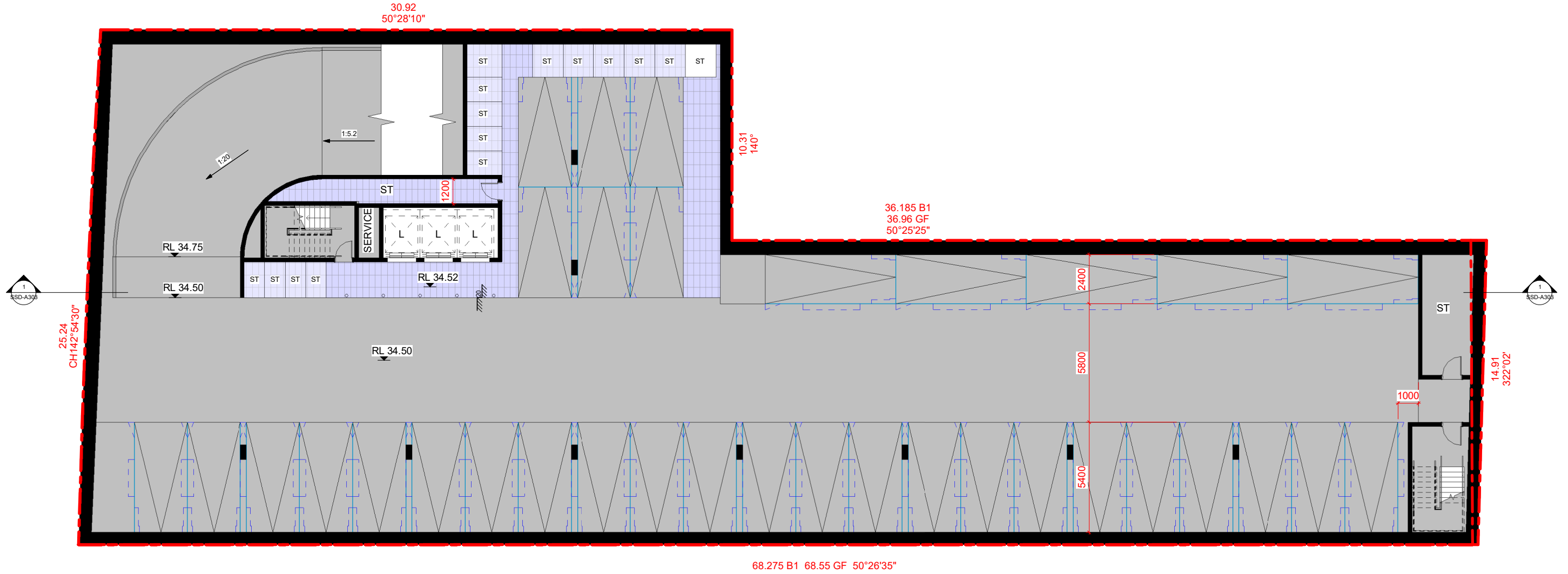
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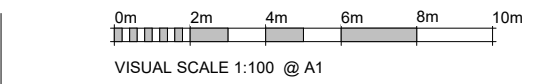
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 BASEMENT 4 FLOOR PLAN
1 : 100

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BASEMENT4 FLOOR PLAN

DATE 03 03 2026 SCALE @ A1 1 : 100

PROJECT NUMBER **040 / 25-26** DRAWING No. **SSD-A203** ISSUE **B**

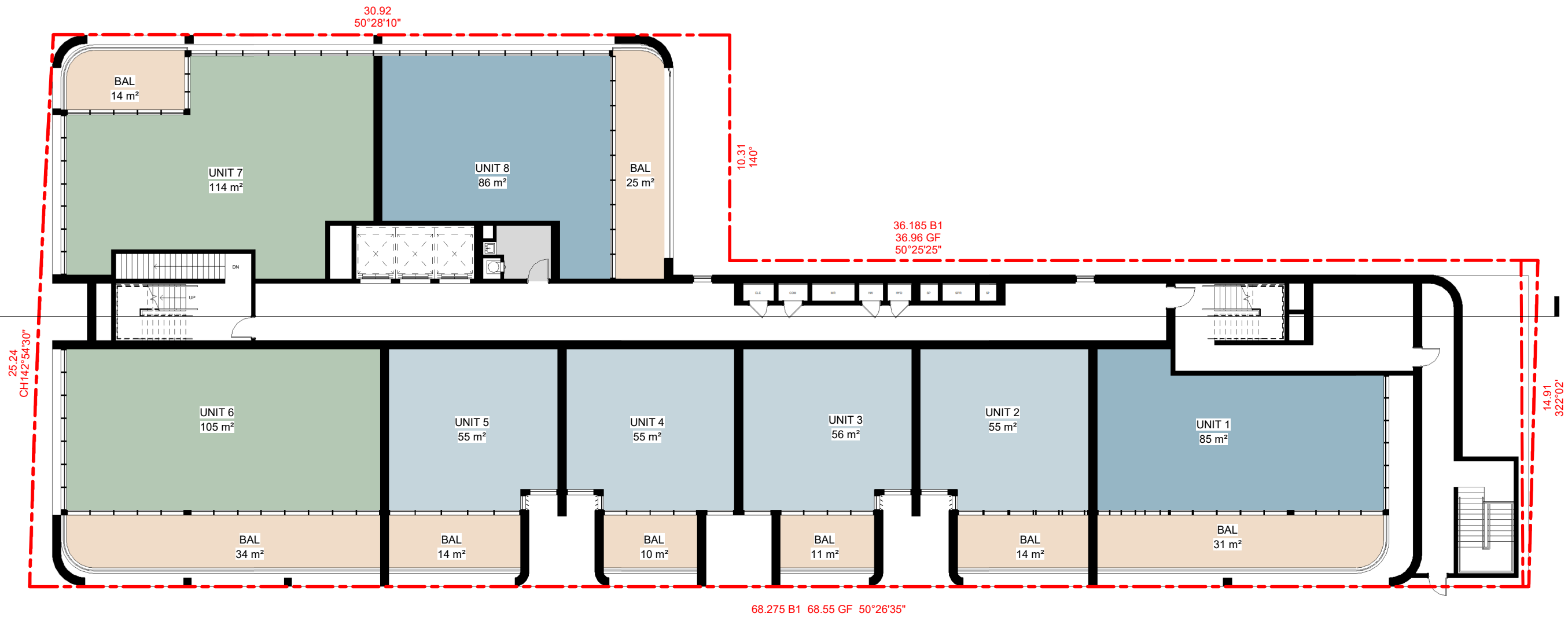
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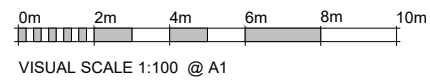




1 GROUND FLOOR PLAN
1 : 100

	1 BED	2 BED	3 BED	
GF	4	2	2	
L1	4	1	3	STUDIO
L2	4	1	3	1 BED
L3	4	1	3	2 BED
L4	4	1	3	3 BED
L5	4	1	3	BALCONY
L6	4	1	3	SERVICES
L7	4	1	3	
L8	4	1	3	
L9	4	1	3	
L10	2	5	1	
L11	2	5	1	
L12	2	5	1	
L13	2	5	1	
L14	2	5	1	
TOTAL	50	36	34	
	42%	30%	28%	

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GROUND FLOOR PLAN

DATE 03 03 2026 SCALE @ A1 1 : 100

PROJECT NUMBER 040 / 25-26 DRAWING No. SSD-A204 ISSUE B

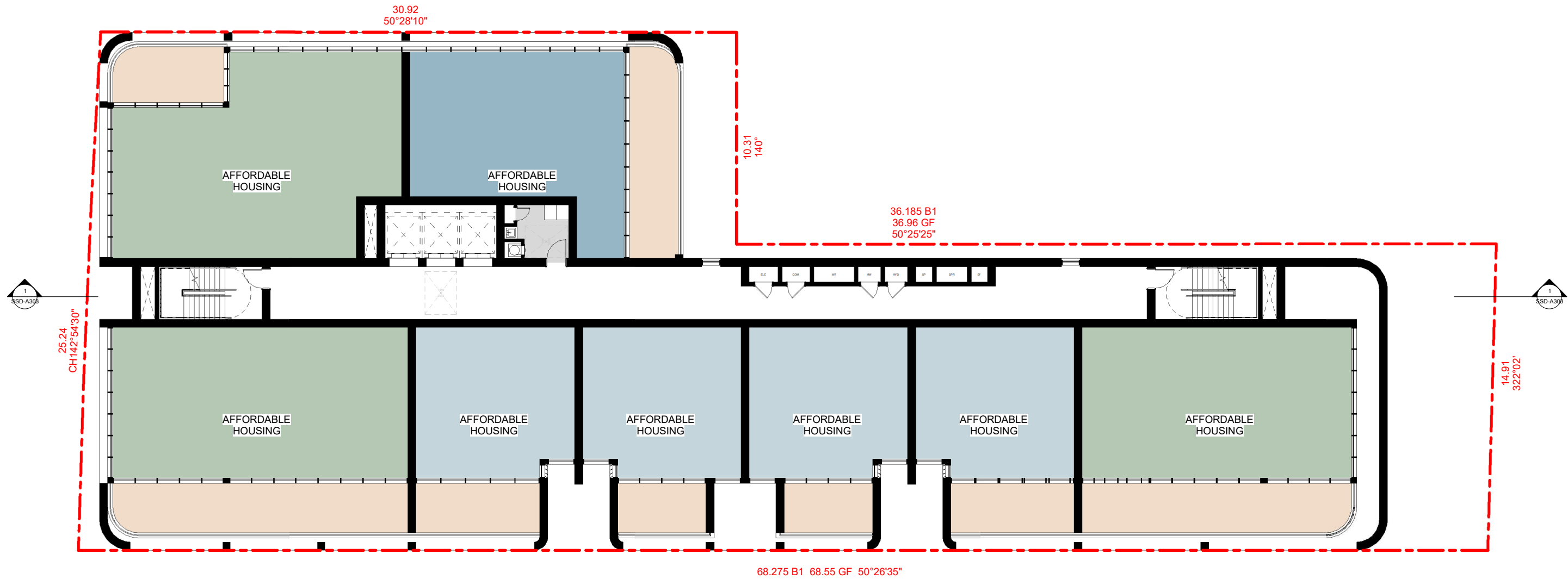
PROJECT
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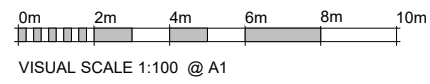




1 LEVEL 1 FLOOR PLAN
1:100

	1 BED	2 BED	3 BED
GF	4	2	2
L1	4	1	3
L2	4	1	3
L3	4	1	3
L4	4	1	3
L5	4	1	3
L6	4	1	3
L7	4	1	3
L8	4	1	3
L9	4	1	3
L10	2	5	1
L11	2	5	1
L12	2	5	1
L13	2	5	1
L14	2	5	1
TOTAL	50	36	34
	42%	30%	28%

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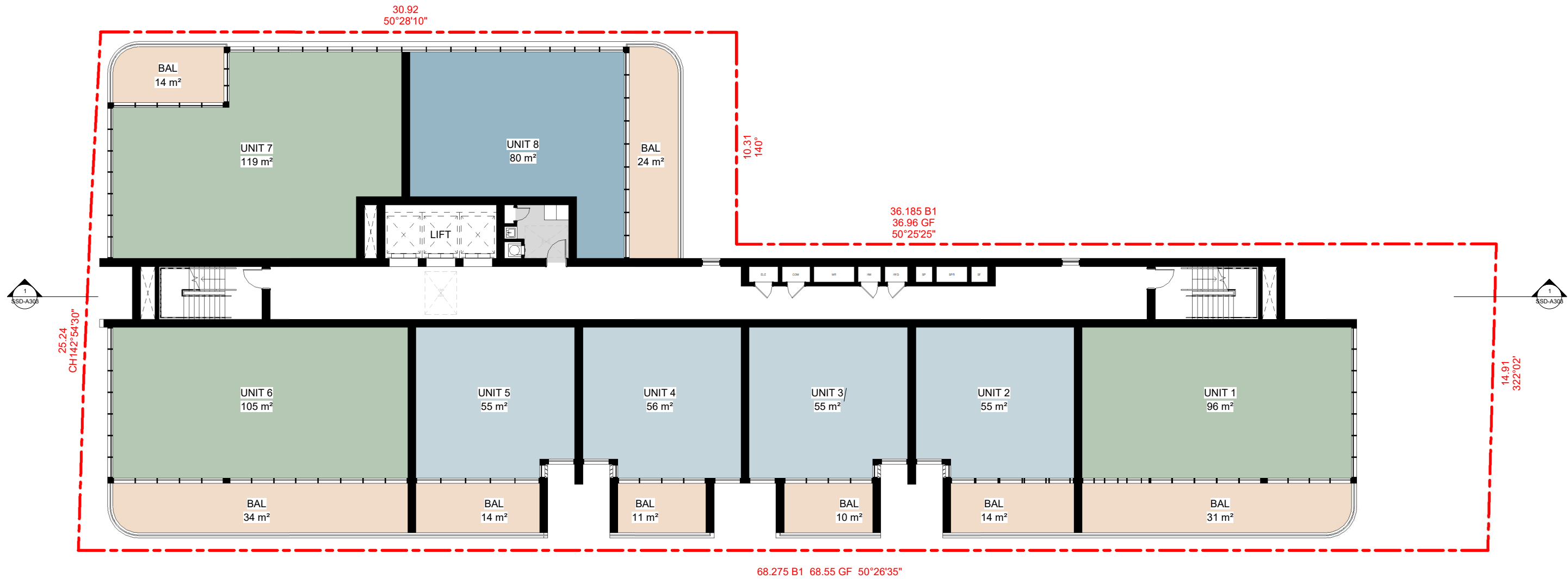
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LEVEL 1 FLOOR PLAN
DATE 03 03 2026 SCALE @ A1 1:100
PROJECT NUMBER 040 / 25-26 DRAWING No. SSD-A205 ISSUE B

PROJECT
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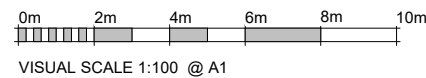
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1 LEVEL 2-9 TYPICAL FLOOR PLAN
1:100

	1 BED	2 BED	3 BED	
GF	4	2	2	
L1	4	1	3	STUDIO
L2	4	1	3	1 BED
L3	4	1	3	2 BED
L4	4	1	3	3 BED
L5	4	1	3	BALCONY
L6	4	1	3	SERVICES
L7	4	1	3	
L8	4	1	3	
L9	4	1	3	
L10	2	5	1	
L11	2	5	1	
L12	2	5	1	
L13	2	5	1	
L14	2	5	1	
TOTAL	50	36	34	
	42%	30%	28%	

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DRAWING TITLE
LEVEL 2 -9 TYPICAL FLOOR PLAN

DATE 03 03 2026 SCALE @ A1 1:100

PROJECT NUMBER 040 / 25-26 DRAWING No. SSD-A206 ISSUE B

PROJECT
PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT

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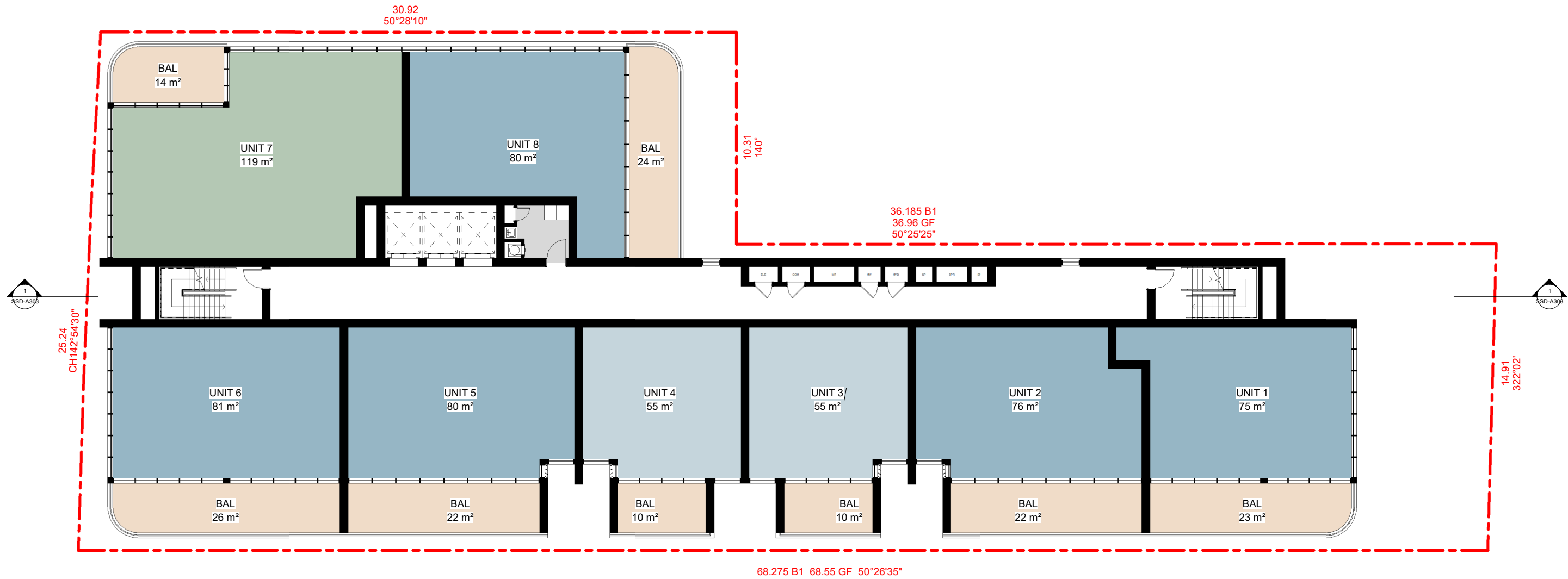
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ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)



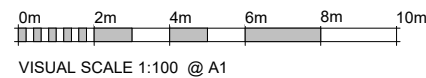


1 LEVEL 10-14 TYPICAL FLOOR PLAN
1:100

	1 BED	2 BED	3 BED
GF	4	2	2
L1	4	1	3
L2	4	1	3
L3	4	1	3
L4	4	1	3
L5	4	1	3
L6	4	1	3
L7	4	1	3
L8	4	1	3
L9	4	1	3
L10	2	5	1
L11	2	5	1
L12	2	5	1
L13	2	5	1
L14	2	5	1
TOTAL	50	36	34
	42%	30%	28%

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- BALCONY
- SERVICES

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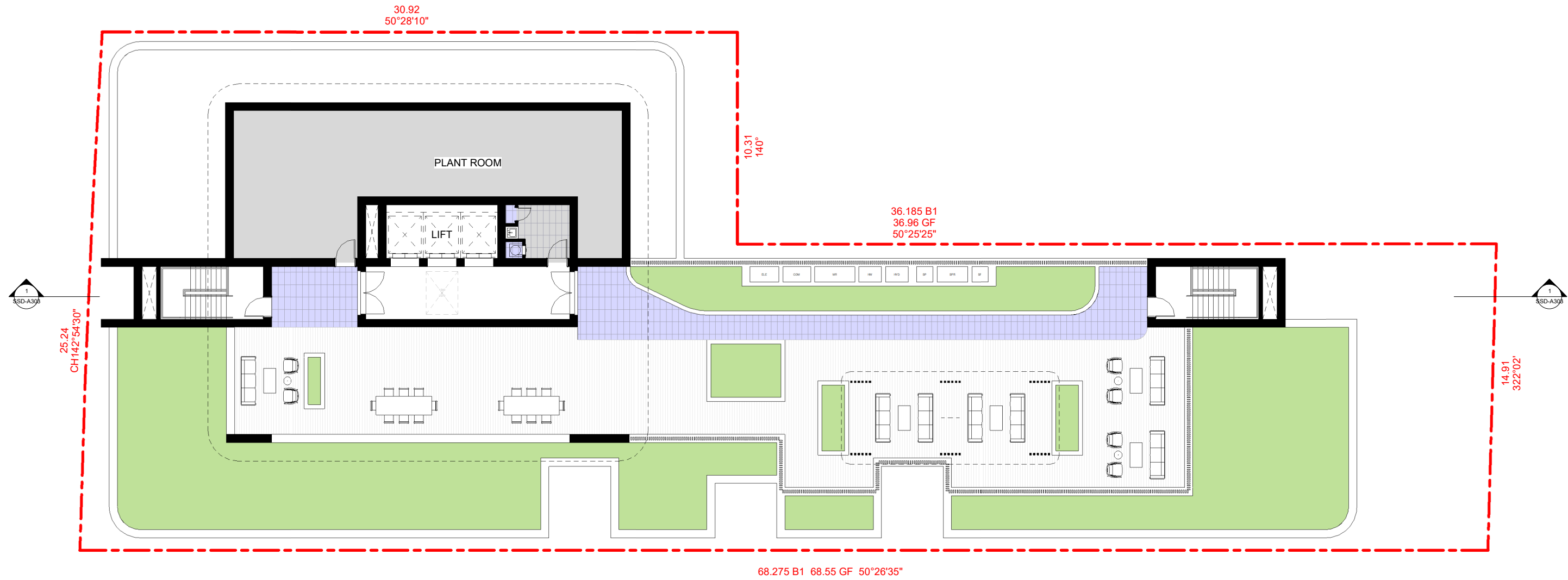
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LEVEL 10-14 TYPICAL FLOOR PLAN
DATE 03 03 2026 SCALE @ A1 1:100
PROJECT NUMBER 040 / 25-26 DRAWING No. SSD-A207 ISSUE B

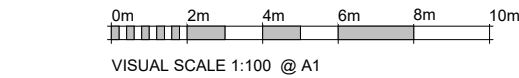
PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT
102 CADDIES BOULEVARD, ROUSE HILL NSW
JS Architects Pty Ltd
Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
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W : www.jsarchitects.com.au
ABN 70 119 946 675
Nominated Architect: Szymon Ochudzawa (RAIA 6665)





1 ROOF PLAN
1:100

ISSUE	DESCRIPTION	ISSUED BY	DATE
A	SSDA PROPOSAL	SL	20 02 2026
B	SSDA PROPOSAL	SL	03 03 2026



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DRAWING TITLE
ROOF PLAN

DATE
03 03 2026

SCALE @ A1
1 : 100

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A208

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT

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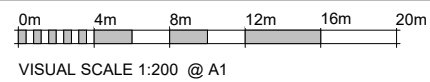
ABN 70 119 968 675
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 NORTHWEST ELEVATION
1 : 200

ISSUE	DESCRIPTION	ISSUED BY	DATE
A	SSDA PROPOSAL	SL	20 02 2026
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DRAWING TITLE
ELEVATION

DATE
03 03 2026

SCALE @ A1
1 : 200

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A301

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

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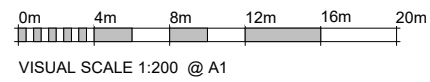
ABN 70 119 948 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 NORTHEAST ELEVATION
1 : 200

ISSUE	DESCRIPTION	ISSUED BY	DATE
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ELEVATION

DATE
03 03 2026

SCALE @ A1
1 : 200

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A302

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT
BUILDING DEVELOPMENT

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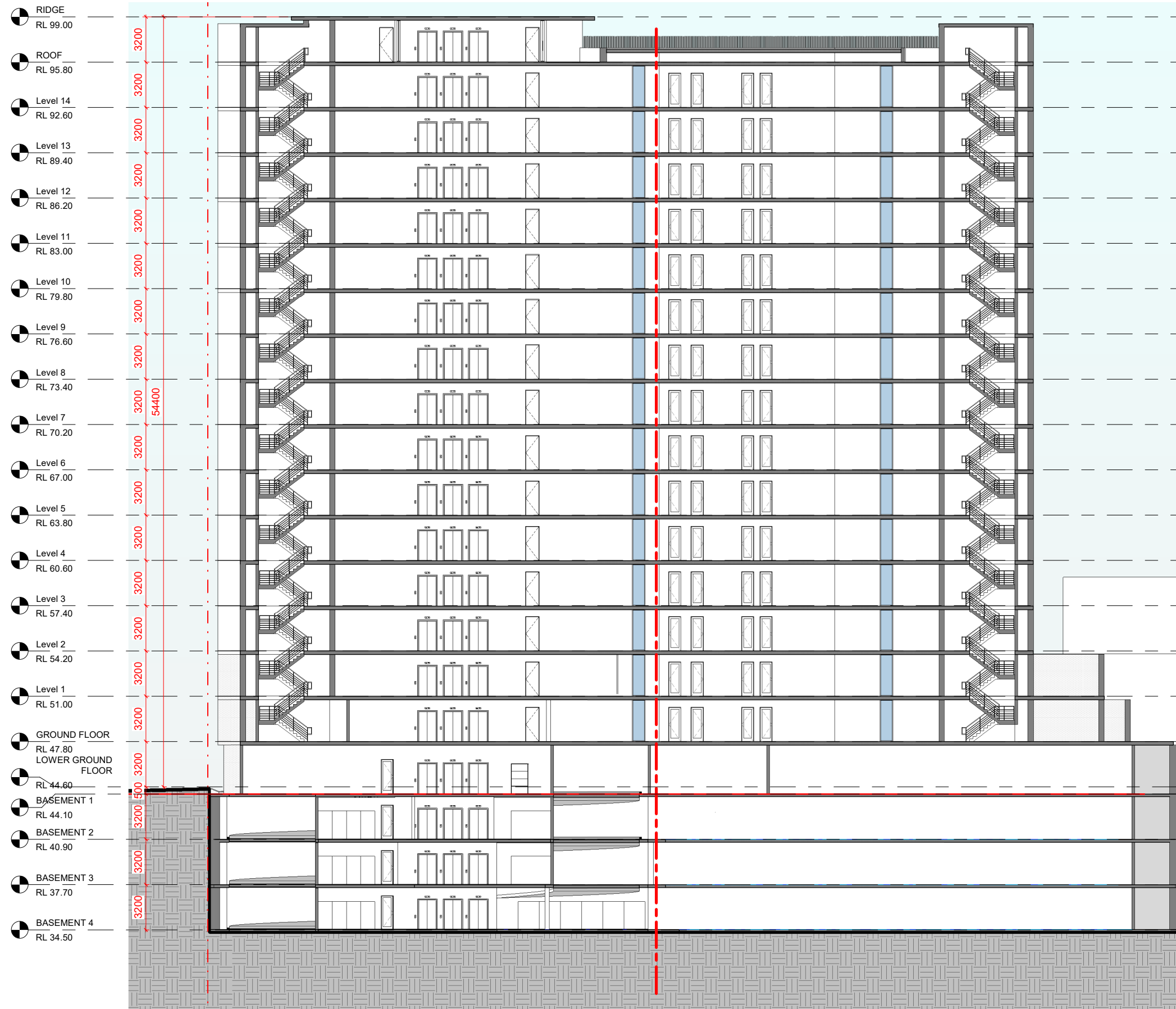
M : 61 412 06 06 04

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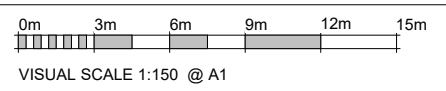
ABN 70 119 948 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





1 SECTION 1
1 : 150

ISSUE	DESCRIPTION	ISSUED BY	DATE
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SECTION	
DATE	SCALE @ A1
03 03 2026	1 : 150
PROJECT NUMBER	DRAWING No. ISSUE
040 / 25-26	SSD-A303 B

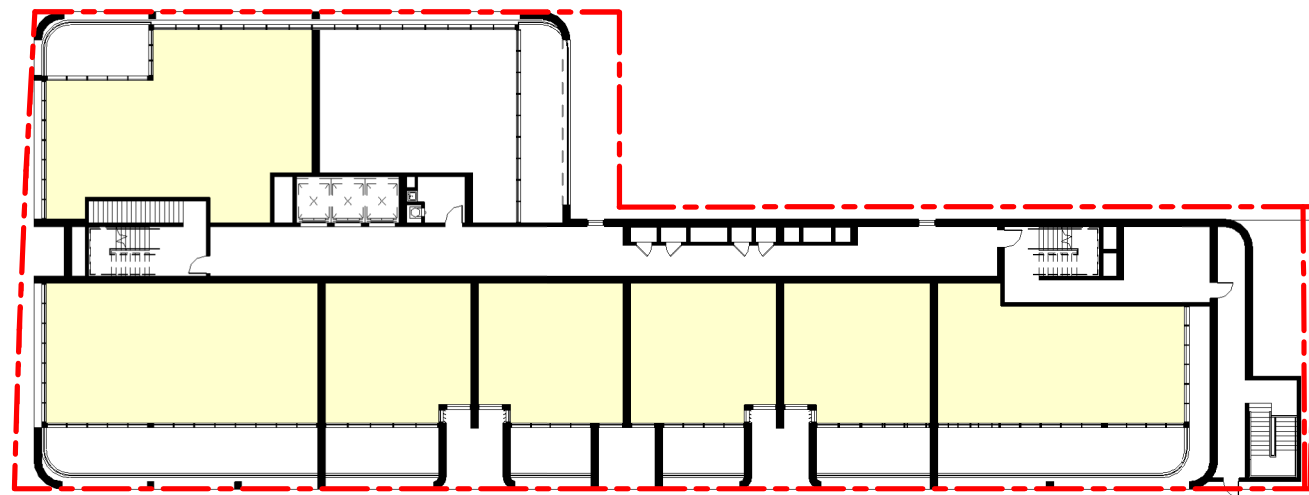
PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

102 CADDIES BOULEVARD, ROUSE HILL NSW

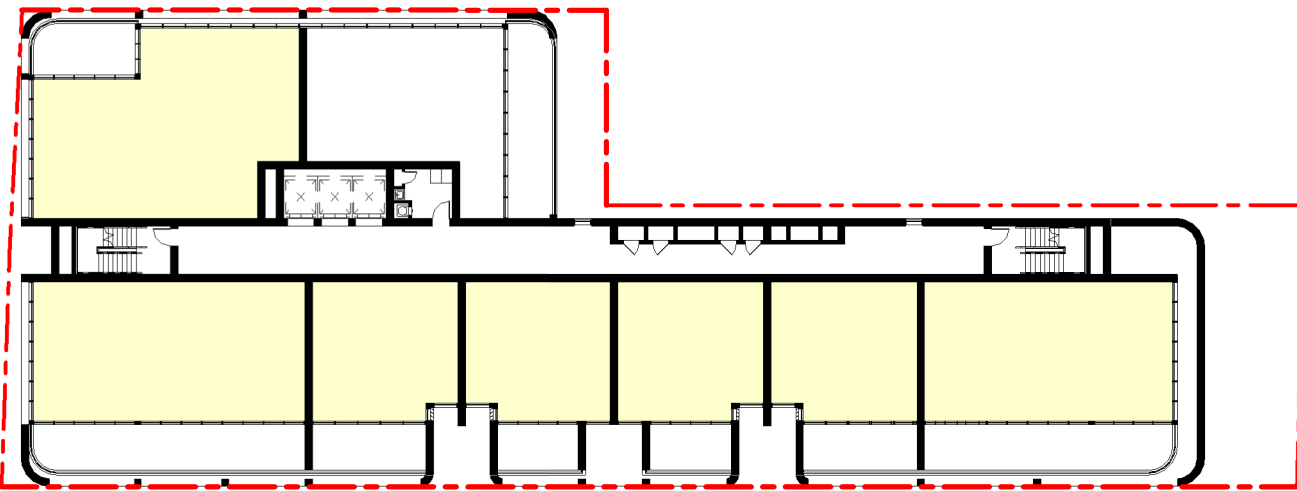
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ABN 70 119 966 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

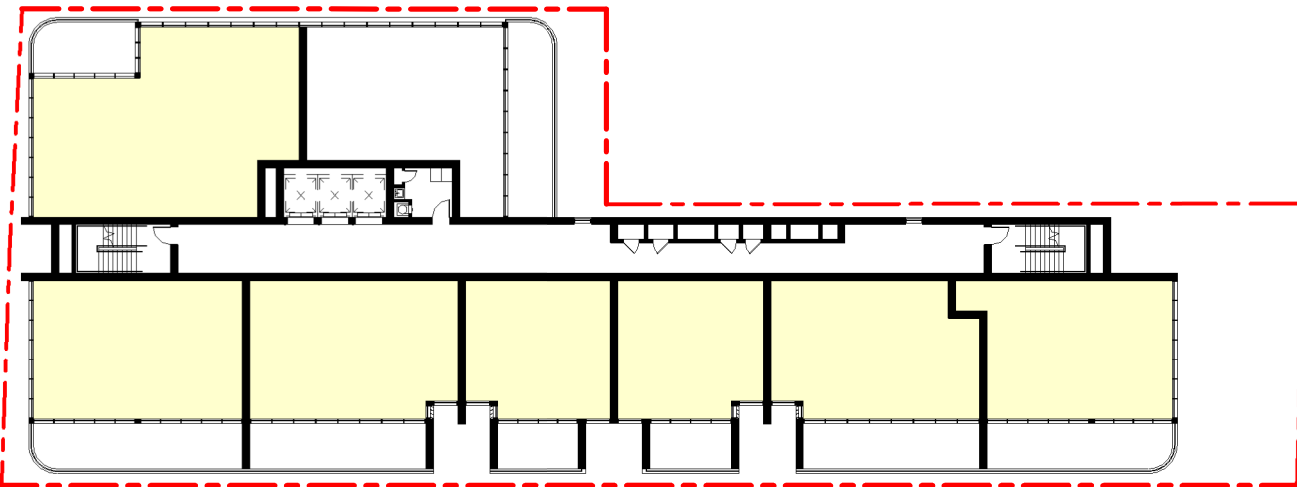




1 GROUND FLOOR - SOLAR ACCESS
1 : 200



2 LEVEL 1-9 TYPICAL FLOOR PLAN - SOLAR ACCESS
1 : 200



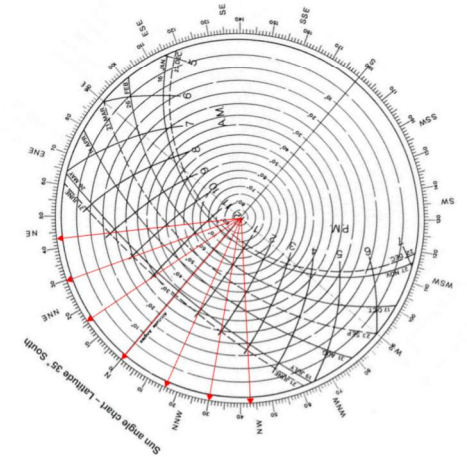
3 LEVEL 10-14 TYPICAL FLOOR PLAN - SOLAR ACCESS
1 : 200

SOLAR ACCESS

FLOORS	STUDIO	1 BED	2 BED	3 BED	TOTALS
GROUND FLOOR	0	4	1	2	7
LEVEL 1	0	4	0	3	7
LEVEL 2	0	4	0	3	7
LEVEL 3	0	4	0	3	7
LEVEL 4	0	4	0	3	7
LEVEL 5	0	4	0	3	7
LEVEL 6	0	4	0	3	7
LEVEL 7	0	4	0	3	7
LEVEL 8	0	4	0	3	7
LEVEL 9	0	4	0	3	7
LEVEL 10	0	2	4	1	7
LEVEL 11	0	2	4	1	7
LEVEL 12	0	2	4	1	7
LEVEL 13	0	2	4	1	7
LEVEL 14	0	2	4	1	7
TOTAL NON-SOLAR UNITS	0	50	21	34	105
MIN.REQUIRED	70%	84 units			
PROPOSED TOTAL UNITS		120 units			
PROPOSED COMPLIANT UNITS:		105 units	=	87.50%	

NOTES: UNITS MARKED ACHIEVE NATURAL SOLAR ACCESS

SOLSTICE DIAGRAM



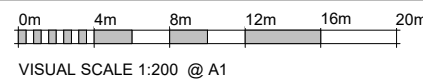
SUN ANGLE INFORMATION

Winter Solstice On June 21st

TIME	ALTITUDE	AZIMUTH
9 AM	17 °	42° E OF N
12 NOON	32 °	0° NORTH
3 PM	17 °	42° W OF N

REVISION SCHEDULE

ISSUE	DESCRIPTION	ISSUED BY	DATE
A	SSDA PROPOSAL	SL	20 02 2026
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DRAWING TITLE
SOLAR ACCESS DIAGRAM

DATE: 03 03 2026
SCALE @ A1: As indicated

PROJECT NUMBER: 040 / 25-26
DRAWING No.: SSD-A401
ISSUE: B

PROJECT

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

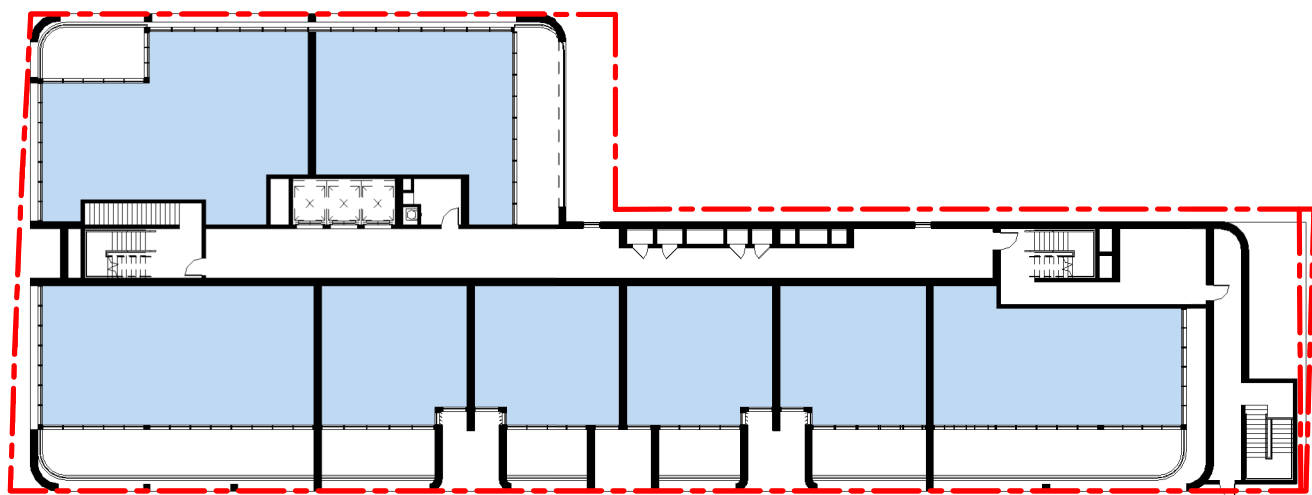
102 CADDIES BOULEVARD, ROUSE HILL NSW

JS Architects Pty Ltd

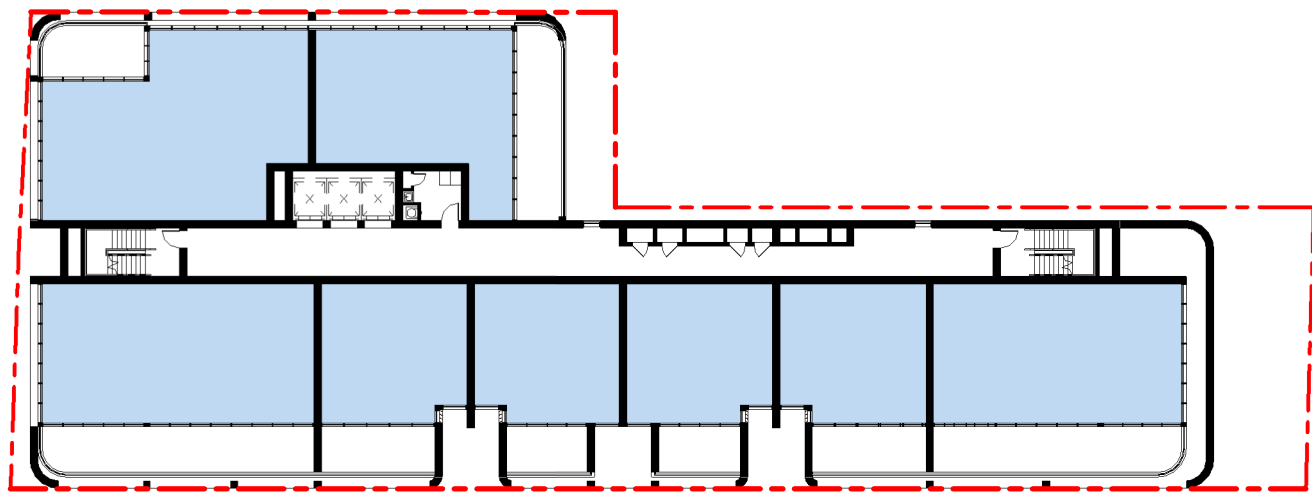
Suite 4.04, Level 4, No. 5 Celebration Drive
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E : info@jsarchitects.com.au
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ABN 70 119 946 975
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

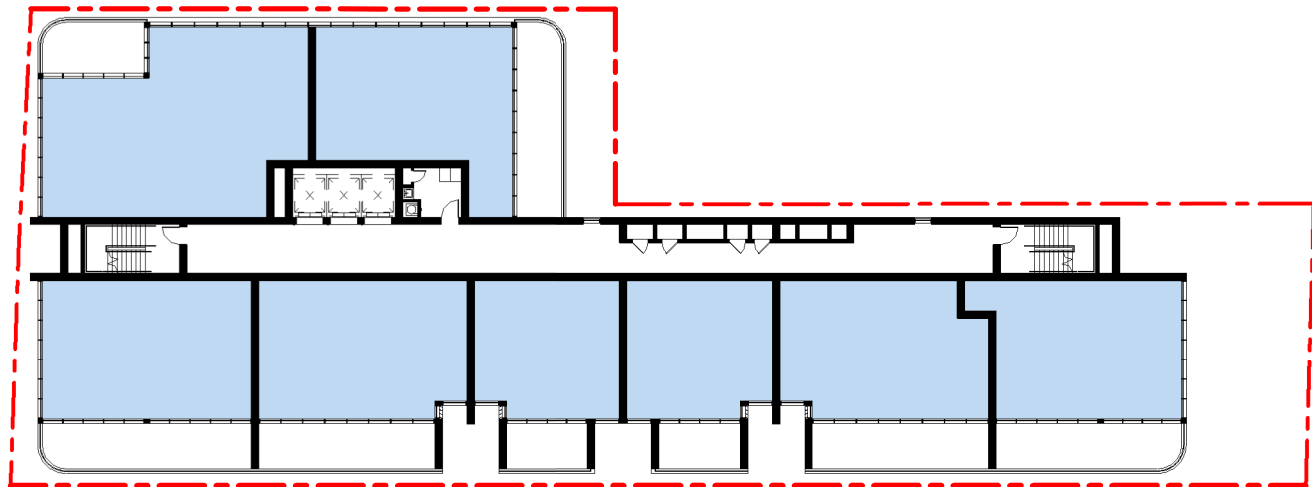




1 GROUND FLOOR - CROSS VENTILATION
1 : 200



2 LEVEL 1-9 TYPICAL FLOOR PLAN - CROSS VENTILATION
1 : 200



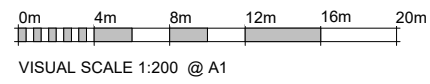
3 LEVEL 10-14 TYPICAL FLOOR PLAN - CROSS VENTILATION
1 : 200

CROSS VENTILATION

FLOORS	STUDIO	1 BED	2 BED	3 BED	TOTALS
GROUND FLOOR	0	4	2	2	8
LEVEL 1	0	4	1	3	8
LEVEL 2	0	4	1	3	8
LEVEL 3	0	4	1	3	8
LEVEL 4	0	4	1	3	8
LEVEL 5	0	4	1	3	8
LEVEL 6	0	4	1	3	8
LEVEL 7	0	4	1	3	8
LEVEL 8	0	4	1	3	8
LEVEL 9	0	4	1	3	8
LEVEL 10	0	2	5	1	8
LEVEL 11	0	2	5	1	8
LEVEL 12	0	2	5	1	8
LEVEL 13	0	2	5	1	8
LEVEL 14	0	2	5	1	8
TOTAL NON-CV UNITS	0	50	36	34	120
MIN.REQUIRED	60%	72 units			
PROPOSED UNITS		120 units			
PROPOSED COMPLIANT UNITS:		120 units	=	100.00%	

NOTES: UNITS MARKED ACHIEVE NATURAL CROSS VENTILATION

ISSUE	DESCRIPTION	ISSUED BY	DATE
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DRAWING TITLE
CROSS VENTILATION DIAGRAM

DATE: 03 03 2026
SCALE @ A1: 1 : 200

PROJECT NUMBER: **040 / 25-26**
DRAWING No.: **SSD-A402**
ISSUE: **B**

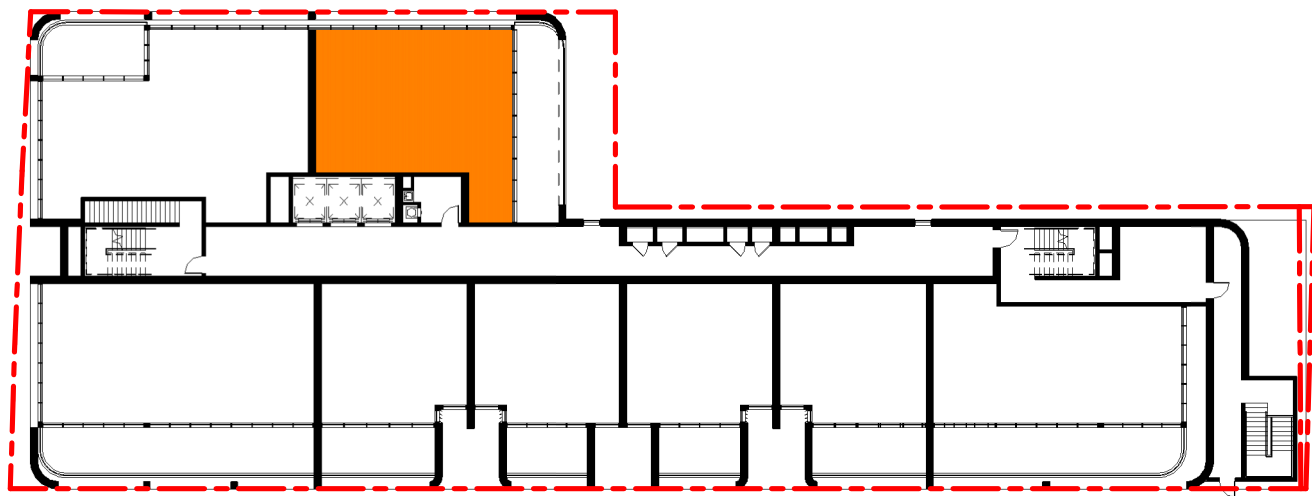
PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

102 CADDIES BOULEVARD, ROUSE HILL NSW

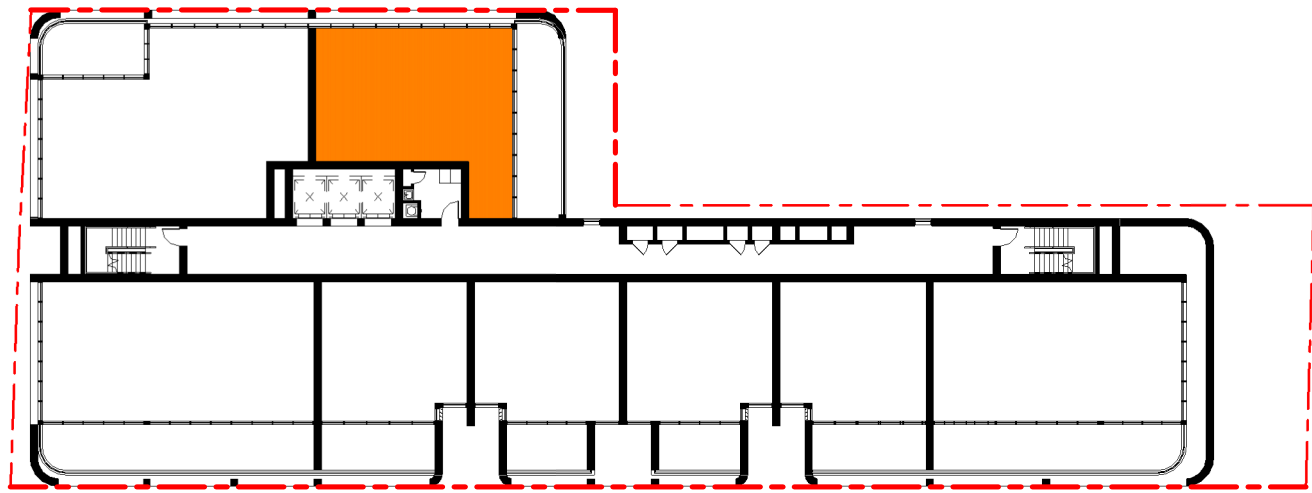
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Nominated Architect: Szymon Ochudzawa (RAIA 6865)

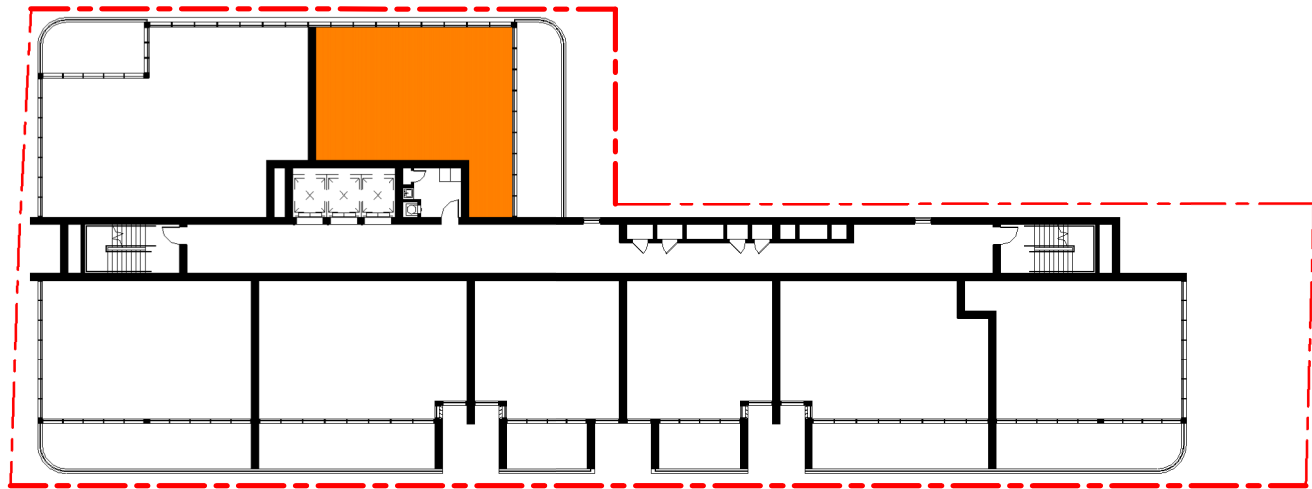




1 GROUND FLOOR - SOUTH ONLY
1 : 200



2 LEVEL 1-9 TYPICAL FLOOR PLAN - SOUTH ONLY
1 : 200



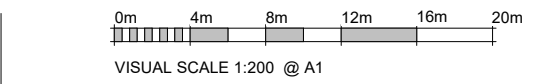
3 LEVEL 10-14 TYPICAL FLOOR PLAN - SOUTH ONLY
1 : 200

SOUTH ONLY UNITS

FLOORS	STUDIO	1 BED	2 BED	3 BED	TOTALS
GROUND FLOOR	0	0	1	0	1
LEVEL 1	0	0	1	0	1
LEVEL 2	0	0	1	0	1
LEVEL 3	0	0	1	0	1
LEVEL 4	0	0	1	0	1
LEVEL 5	0	0	1	0	1
LEVEL 6	0	0	1	0	1
LEVEL 7	0	0	1	0	1
LEVEL 8	0	0	1	0	1
LEVEL 9	0	0	1	0	1
LEVEL 10	0	0	1	0	1
LEVEL 11	0	0	1	0	1
LEVEL 12	0	0	1	0	1
LEVEL 13	0	0	1	0	1
LEVEL 14	0	0	1	0	1
TOTAL UNITS	0	0	15	0	15
MAX. ALLOWED	15%	18 units			
PROPOSED UNITS		120 units			
GRAND TOTAL:		15 units	=		12.50%

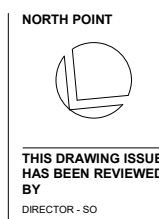
NOTES: UNITS MARKED ARE SOUTH ONLY

ISSUE	DESCRIPTION	ISSUED BY	DATE
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DRAWING TITLE
SOUTH UNITS DIAGRAM

DATE 03 03 2026 **SCALE @ A1** 1 : 200

PROJECT NUMBER 040 / 25-26 **DRAWING No.** SSD-A403 **ISSUE** B

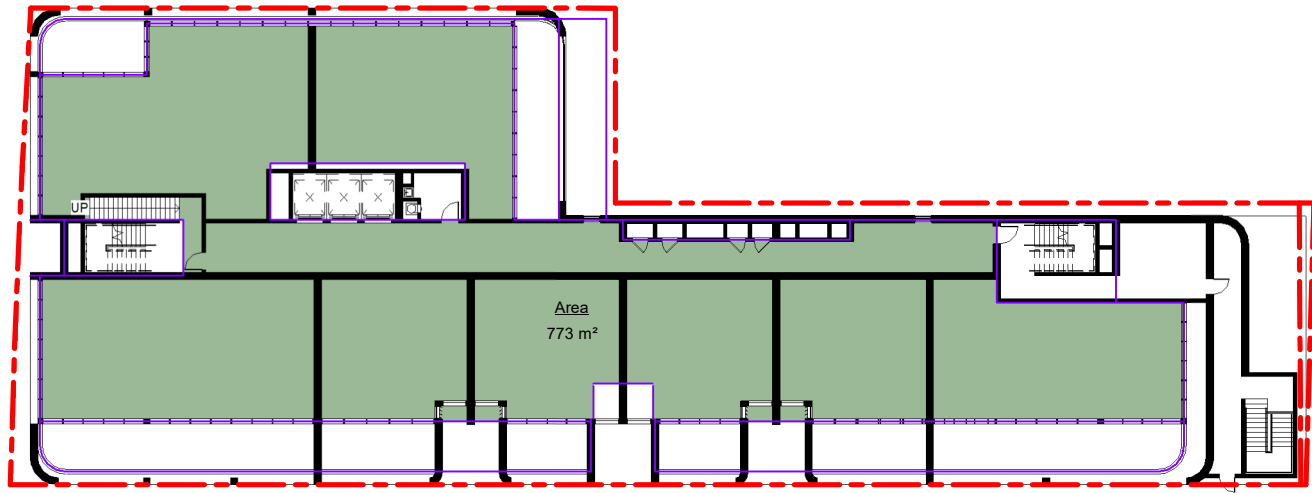
PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

102 CADDIES BOULEVARD, ROUSE HILL NSW

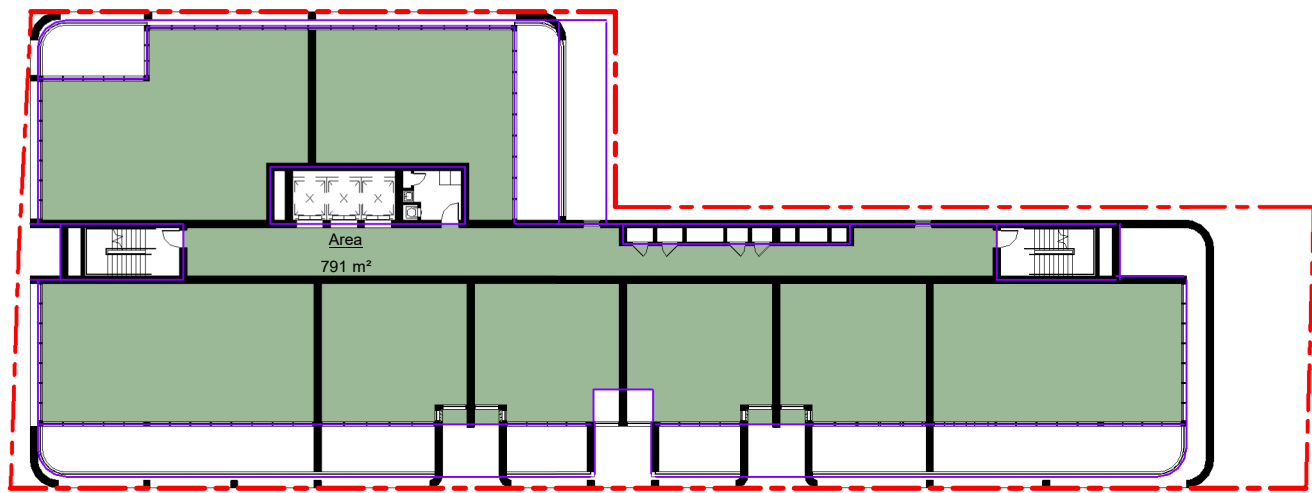
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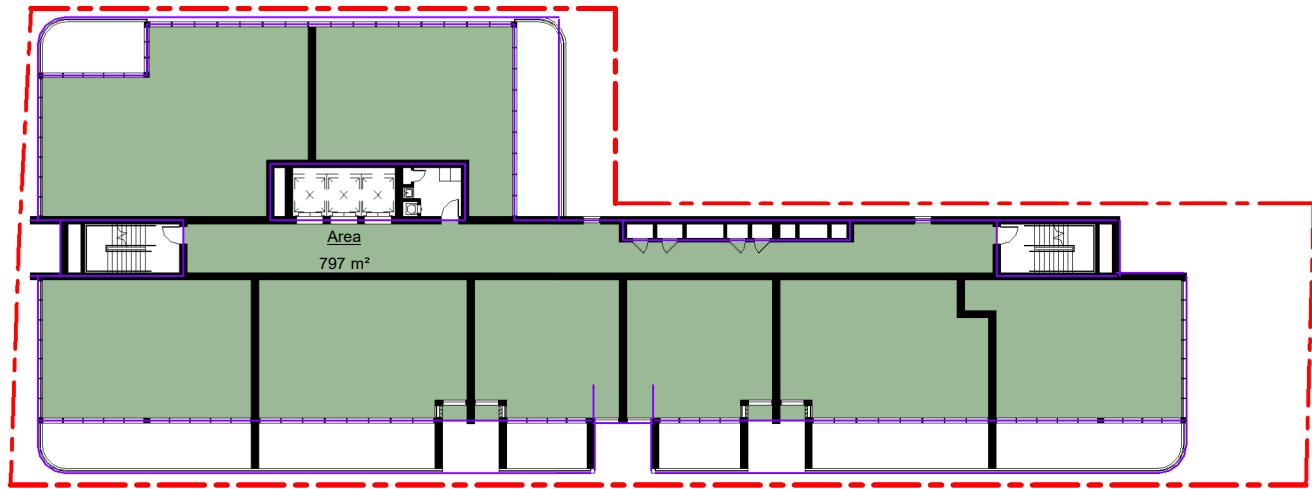




1 **GROUND FLOOR - GFA**
1 : 200



2 **Level 1-9 - GFA**
1 : 200



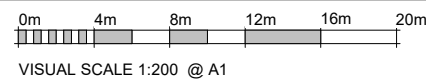
3 **Level 10-14 - GFA**
1 : 200

GFA	
Level	Area

GROUND FLOOR	772.8 m ²
Level 1	790.7 m ²
Level 2	790.3 m ²
Level 3	790.3 m ²
Level 4	790.3 m ²
Level 5	790.3 m ²
Level 6	790.3 m ²
Level 7	790.3 m ²
Level 8	790.3 m ²
Level 9	790.3 m ²
Level 10	797.0 m ²
Level 11	797.0 m ²
Level 12	797.0 m ²
Level 13	797.0 m ²
Level 14	797.0 m ²

Grand total: 15 11871.1 m²

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
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DRAWING TITLE
AREA DIAGRAMS - GFA

DATE
03 03 2026

SCALE @ A1
1 : 200

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A404

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

102 CADDIES BOULEVARD, ROUSE HILL NSW

JS Architects Pty Ltd

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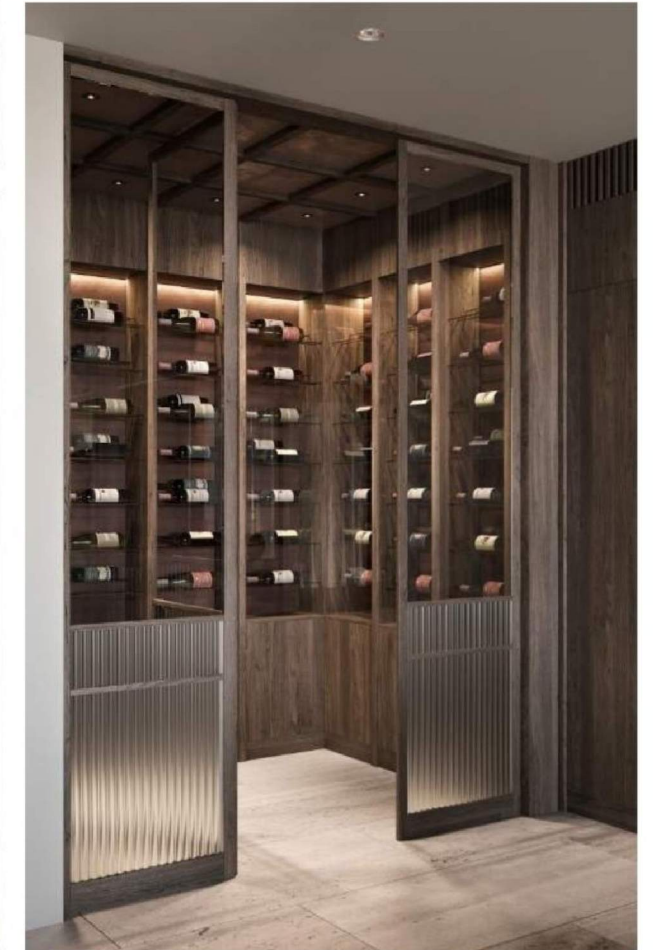
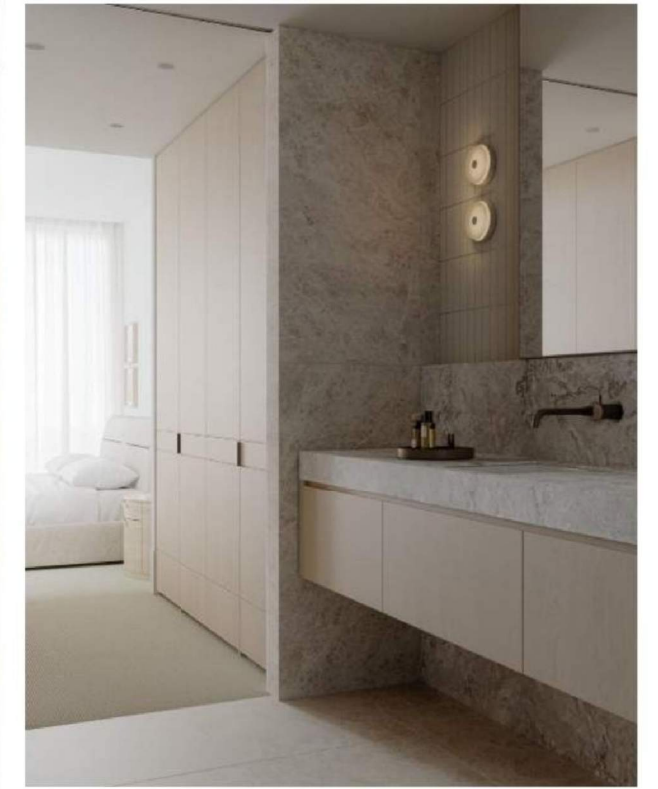
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ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)





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DRAWING TITLE
INTERIOR FINISHES

DATE
03 03 2026

SCALE @ A1

PROJECT NUMBER
040 / 25-26

DRAWING No.
SSD-A405

ISSUE
B

PROJECT

PROPOSED RESIDENTIAL FLAT BUILDING DEVELOPMENT

102 CADDIES BOULEVARD, ROUSE HILL NSW

JS Architects Pty Ltd

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ABN 70 119 948 575
Nominated Architect: Szymon Ochudzawa (RAIA 6865)

