



C:\Users\pervit\LOCAL\2023\AR_2108014_BTC_BUILDING_jimmy_Ba.rvt 28/04/2025 1:25:30 PM

BVN

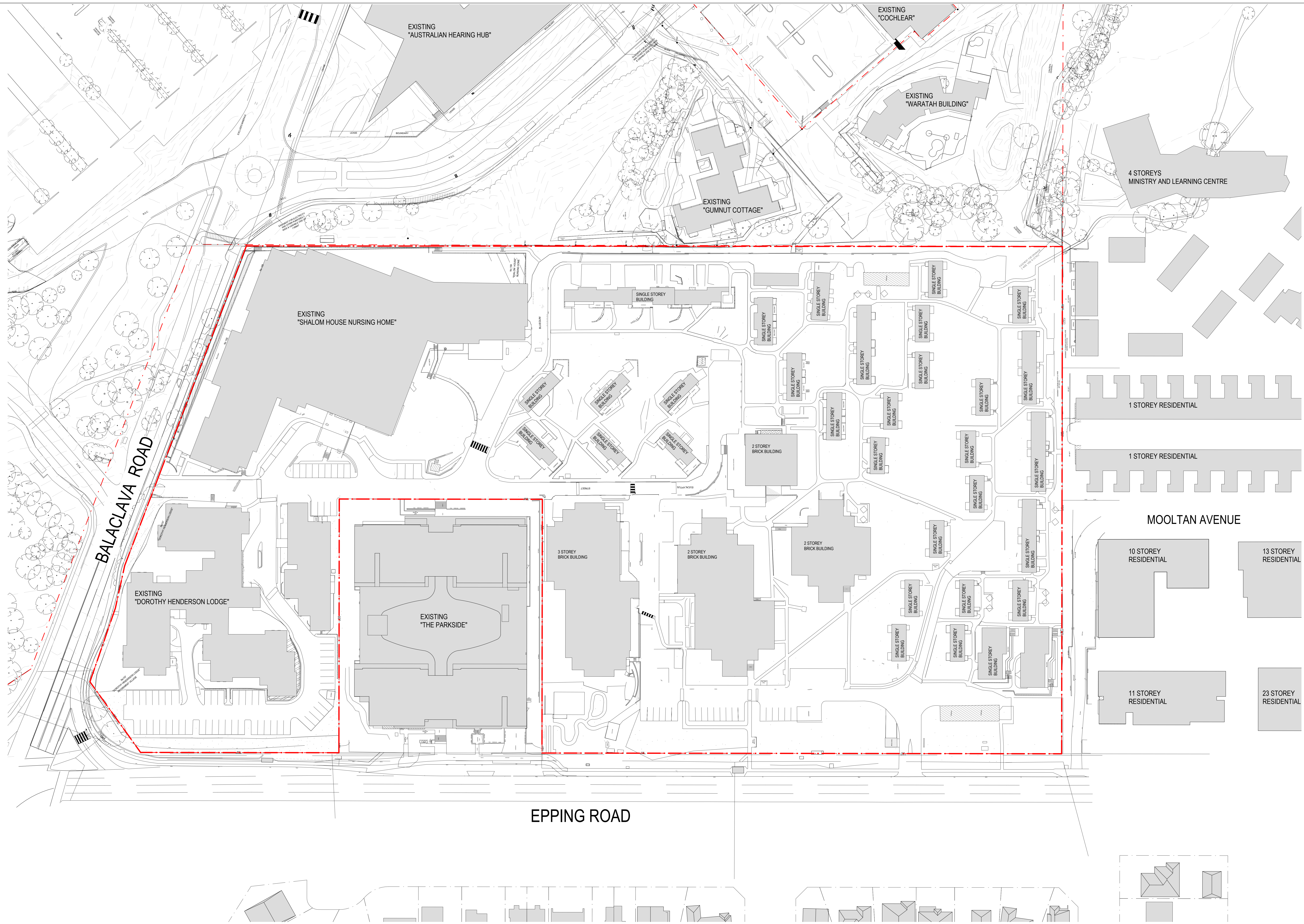
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 Fax: +61 7 382 2544
 www.bvn.com.au

INTELLECTUAL PROPERTY	ISSUE DATE	FOR	CHD
1	20/03/2025	Issue for SS&A	
2	22/04/2025	Issued for Lodgement	

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9. CONSULTANT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.
10. CONSULTANT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

KEY PLAN	CONSULTANT	CONSULTANT	CLIENT
	ETHOS URBAN TEL (02) 9556 6962	JN TEL (02) 8973 2000	BAPTIST CARE
	JMT CONSULTING TEL (04) 15 563 177	FCAD TEL (04) 248 247 183	PROJECT MANAGER
	ARTERRA TEL (02) 9597 2466	STANTEC TEL (02) 8448 1868	TSA MANAGEMENT TEL (02) 9276 1400
	URBIS TEL (02) 8233 9900		

PROJECT	TRUE NORTH	PROJECT NORTH	DRAWING
BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965			SSDA LOCATION PLAN
157 BALACLAVA ROAD MACQUARIE PARK SYDNEY	GRAPHIC SCALE 0 5000 10000	SCALE 1:25000	STATUS DO NOT SCALE
BVN PROJECT NUMBER 2108014			DRAWING NUMBER AR-A10 AA-02
			ISSUE 2



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ISSUE DATE	FOR	CRD
1	20.03.2025	Issue for SSDA
2	22.04.2025	Issued for Lodgement

LEGEND:
 --- Baptistcare Lot Boundary
 Existing Buildings

CONSULTANT	CLIENT
ETHOS URBAN TEL (02) 9556 6962	BAPTIST CARE CLIENT NUMBER
JMT CONSULTING TEL (04) 15 563 177	BAPTIST CARE CLIENT NUMBER
ARTERRA TEL (02) 9597 2466	PROJECT MANAGER TSA MANAGEMENT TEL (02) 9276 1400
URBIS TEL (02) 8233 9900	CONSULTANT JN TEL (02) 8973 2000
	CONSULTANT RWDI TEL (02) 8000 9855
	CONSULTANT FCAD TEL (02) 247 183
	CONSULTANT STANTEC TEL (02) 8448 1868

PROJECT
 BAPTIST CARE MASTERPLAN
 LOT 60 IN DP1107965
 157 BALACLAVA ROAD
 MACQUARIE PARK
 SYDNEY
 BVN PROJECT NUMBER
 2108014

KEY PLAN

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE
 0 10000 20000
 SCALE 1:30000 DO NOT SCALE

DRAWING
 SSDA
 SITE PLAN - EXISTING
 DRAWING NUMBER
 AR-A10 AA-03
 ISSUE
 2

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GFA PER LOT (m ²)						MAX GFA (m ²)
LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	198,259
36,237	36,540	43,144	35,950	34,969	11,418	



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NOTE
 CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE COMMUNITY DEVELOPMENT AND INFRASTRUCTURE DEPARTMENT OF SYPD DURING THE CONSTRUCTION OF THIS PROJECT.

ISSUE DATE	FOR	CRD
1	20.03.2025	Issue for SSDA
2	23.04.2025	Issued for Lodgement

LEGEND:

- Baptistcare Lot Boundary
- Future Development Lot Boundary
- Future Development Works Boundary
- Existing Buildings
- Concept Envelope Towers
- Concept Envelope Podium
- Kikkiya Park
- Parklet
- Vegetation Buffer
- Zone for Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
- Zone for Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.
- Building Separation / Setbacks

NOTE:

CARRIAGEWAYS, DRIVEWAYS, FOOTPATHS, ON-STREET PARKING AND BICYCLE LANES ARE SHOWN INDICATIVELY ONLY.

KEY PLAN

CONSULTANT ETHOS URBAN TEL (02) 9556 6962 CONSULTANT JMT CONSULTING TEL (04) 15 563 177 CONSULTANT ARTERRA TEL (02) 9597 2466 CONSULTANT URBIS TEL (02) 8233 9900	CONSULTANT JIN TEL (02) 8973 2000 CONSULTANT FRWDY TEL (02) 8000 9855 CONSULTANT FCAD TEL (06) 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	CLIENT BAPTIST CARE CLIENT NUMBER	PROJECT MANAGER TSA MANAGEMENT TEL (02) 9276 1400
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PROJECT
 BAPTIST CARE MASTERPLAN
 LOT 60 IN DP1107965
 157 BALACLAVA ROAD
 MACQUARIE PARK
 SYDNEY
 BUNPROJECT NUMBER
 2108014

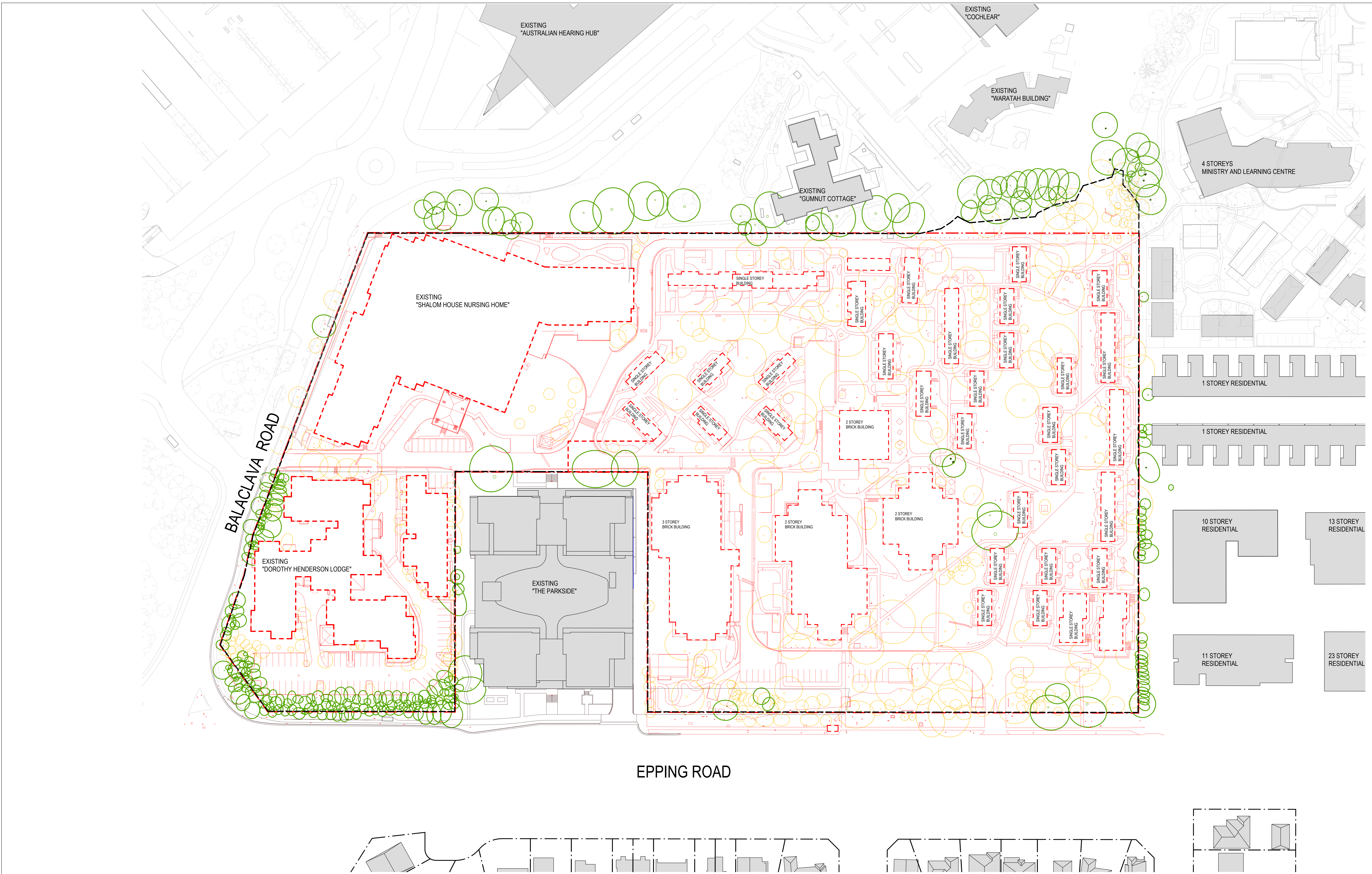
1 - 2 STOREY RESIDENTIAL

TRUE NORTH PROJECT NORTH
 GRAPHIC SCALE
 0 10000 20000
 SCALE
 1:30000 DO NOT SCALE
 STATUS

SSDA CONCEPT SSD PLAN

DRAWING NUMBER
AR-A10 AA-05

ISSUE
2



ISSUE DATE	FOR	CRD
1	20.03.2025	Issue for SSDA
2	22.04.2025	Issued for Lodgement

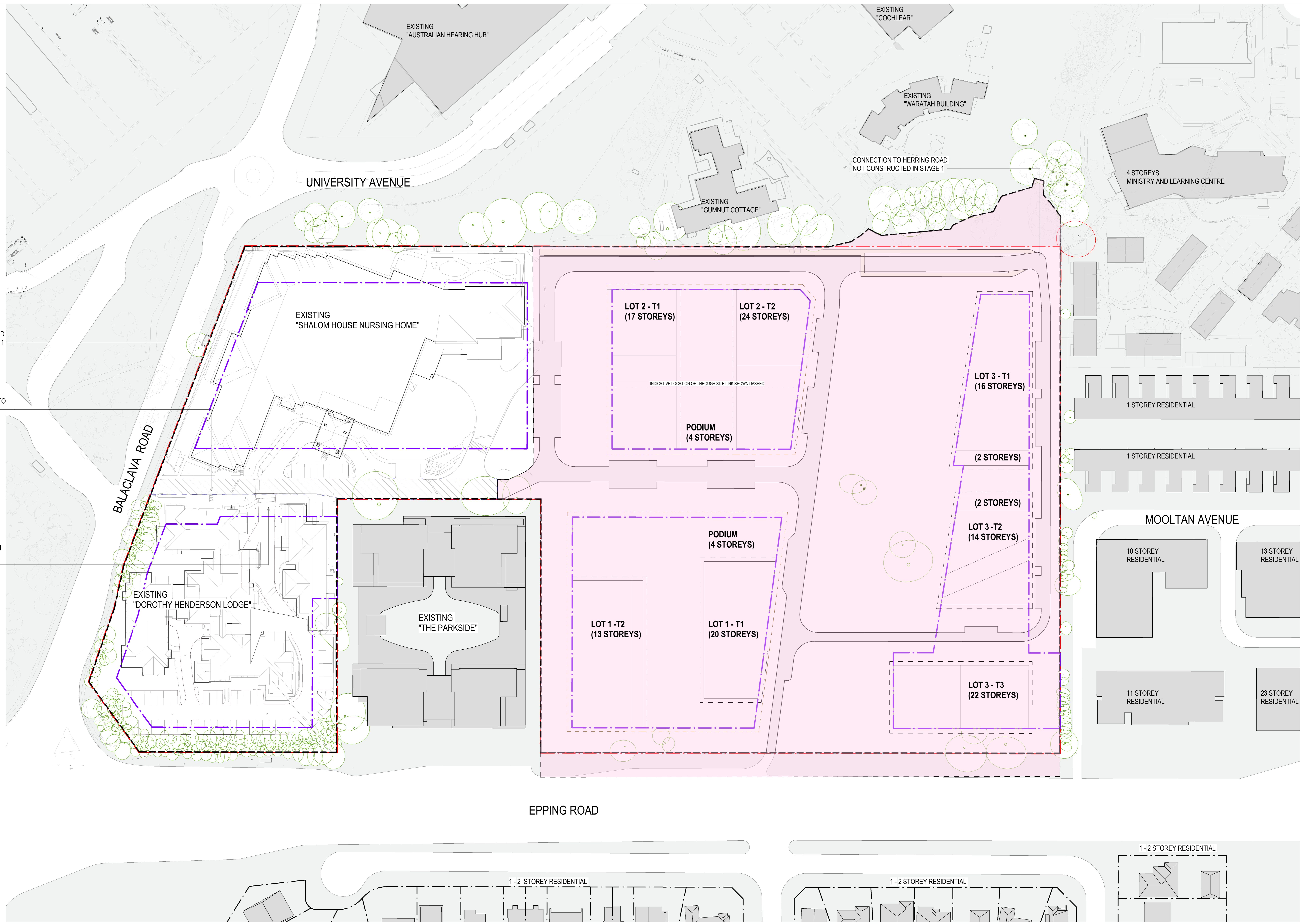
LEGEND:

Baptistcare Lot Boundary	Existing Buildings
Future Development Works Boundary	Demolished
	Trees to be retained
	Trees to be removed

NOTE:
 REFER TO ARBORICULTURAL IMPACT
 ASSESSMENT REPORT FOR FULL DESCRIPTION
 OF TREES, MEASUREMENTS AND METHODS
 USED TO ASSESS THE TREES, AND PROPOSED
 TREE PROTECTION MEASURES AND DETAILED
 TREE IDENTIFICATION NUMBERS

CONSULTANT ETHOS URBAN TEL (02) 9956 6962 CONSULTANT JMT CONSULTING TEL (04) 15 563 177 CONSULTANT ARTERRA TEL (02) 9957 2466 CONSULTANT URBIS TEL (02) 8233 9900	CONSULTANT JIN TEL (02) 8973 2000 CONSULTANT FRVD TEL (02) 8000 9855 CONSULTANT FCAD TEL MOB 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	CLIENT BAPTIST CARE CLIENT NUMBER	PROJECT BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965 157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BVN/PROJECT NUMBER 2108014
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PROJECT BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965 157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BVN/PROJECT NUMBER 2108014	TRUE NORTH 	PROJECT NORTH 	DRAWING SSDA DEMOLITION PLAN
GRAPHIC SCALE 0 10000 20000 SCALE 1:30000 DO NOT SCALE STATUS	DRAWING NUMBER AR-A10 AA-09	ISSUE 2	



ACCESS TO EXISTING SHALOM DRIVEWAY AND LOADING DOCK TO BE MAINTAINED IN STAGE 1

EXISTING STREET TO BE MAINTAINED FOR VEHICULAR AND PEDESTRIAN CONNECTION TO STAGE 1

ACCESS TO EXISTING DOROTHY HENDERSON DRIVEWAY AND LOADING DOCK TO BE MAINTAINED IN STAGE 1

ISSUE	DATE	FOR	CHG
1	20.03.2025	Issue for SSSM	
2	22.04.2025	Issued for Lodgement	

LEGEND:

- Baptistcare Lot Boundary
- Future Development Lot Boundary
- Future Development Works Boundary

Stage 1

- Zone for Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
- Zone for Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.

Stage 2

- Existing Buildings

NOTE:

- Refer to Arboricultural Impact Assessment Report for full description of trees, measurements and methods used to assess the trees, and proposed tree protection measures and detailed tree identification numbers
- For Discipline specific detail, please refer Specialist Consultants.
- Carriageways, driveways, footpaths, on-street parking and bicycle lanes are shown indicatively only.

KEY PLAN

CONSULTANT	ETHOS URBAN TEL (02) 9956 6962	CONSULTANT	JN TEL (02) 8973 2000	CLIENT	BAPTIST CARE
CONSULTANT	JMT CONSULTING TEL (04) 15 563 177	CONSULTANT	FRWDI TEL (02) 8000 9855	CLIENT NUMBER	
CONSULTANT	ARTERRA TEL (02) 9957 2466	CONSULTANT	FCAD TEL (04) 247 193	PROJECT MANAGER	TSA MANAGEMENT
CONSULTANT	URBIS TEL (02) 8233 9900	CONSULTANT	STANTEC TEL (02) 8448 1868	CONSULTANT	

PROJECT

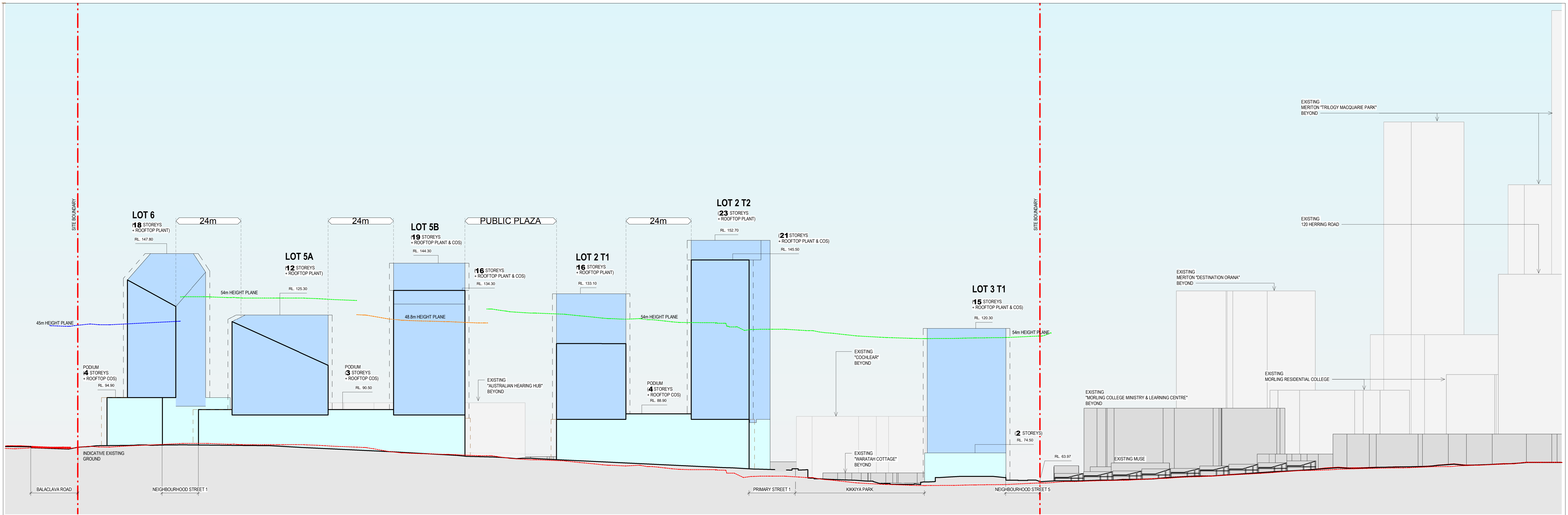
BAPTIST CARE MASTERPLAN
 LOT 60 IN DP1107365
 157 BALACLAVA ROAD
 MACQUARIE PARK
 SYDNEY
 BUNPROJECT NUMBER
 2108014

GRAPHIC SCALE
 0 10000 25000
 1:5000
 STATUS

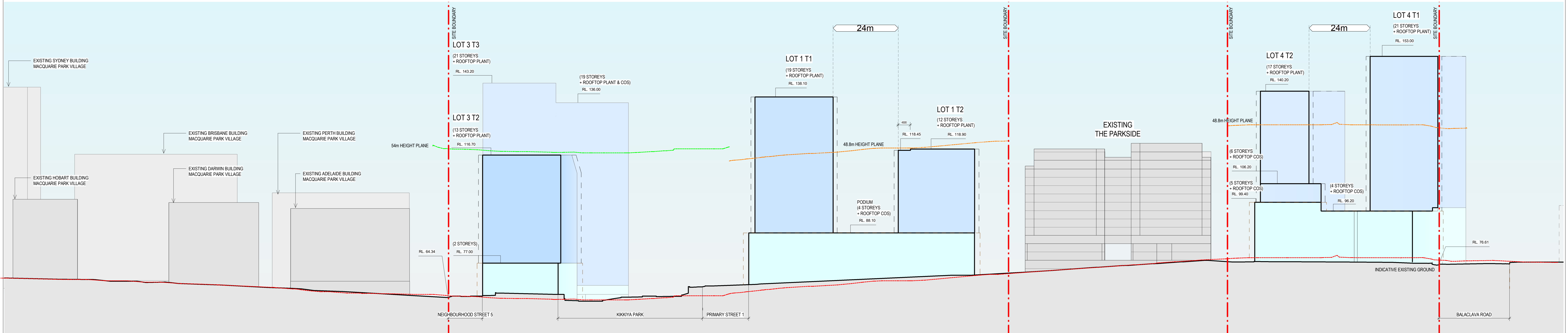
DRAWING
 SSSA
 SITE PLAN - STAGE 1

DRAWING NUMBER
 AR-A10 AA-10

ISSUE
 2

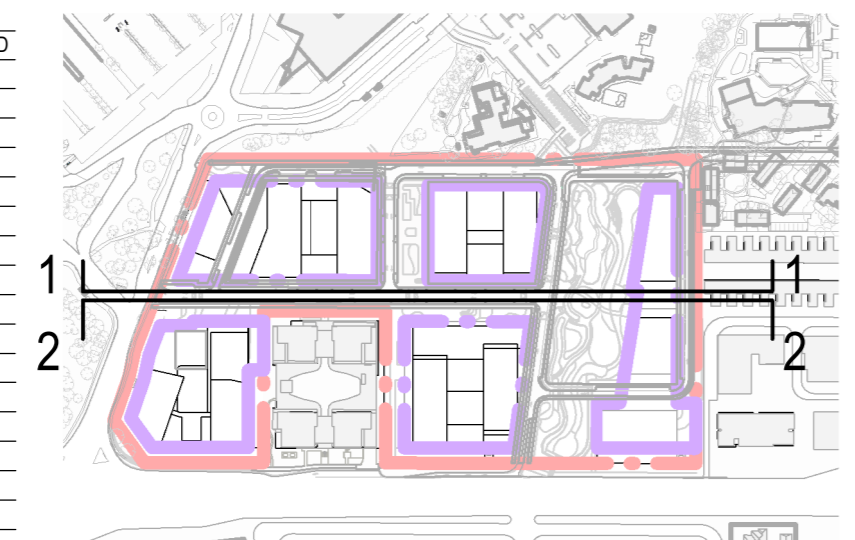


01 THE BOULEVARD - ELEVATION 01



02 THE BOULEVARD - ELEVATION 02

ISSUE DATE	FOR	CHD
1 20.03.2025	Issue for SS&A	
2 22.04.2025	Issued for Lodgement	



LEGEND:

- Existing Buildings
- Concept Envelope Tower
- Concept Envelope Podium
- Baptistcare Lot Boundary
- Existing Ground Line
- 45m Height Plane
- 48.8m Height Plane
- 54m Height Plane
- Zone for Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
- Zone for Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.

(1,2..) Number of Storeys

NOTE:

Concept envelope height is inclusive of plant and rooftop communal open space.

KEY PLAN

CONSULTANT	ETHOS URBAN TEL (02) 9556 6962
CONSULTANT	JMT CONSULTING TEL (04) 15 563 177
CONSULTANT	ARTERRA TEL (02) 9557 2466
CONSULTANT	URBIS TEL (02) 8233 9900

CONSULTANT	JN TEL (02) 8973 2000
CONSULTANT	RWDI TEL (02) 8000 9855
CONSULTANT	FCAD TEL (04) 247 183
CONSULTANT	STANTEC TEL (02) 8448 1868

CLIENT

BAPTIST CARE	CLIENT NUMBER
PROJECT MANAGER	TSA MANAGEMENT TEL (02) 9276 1400

PROJECT

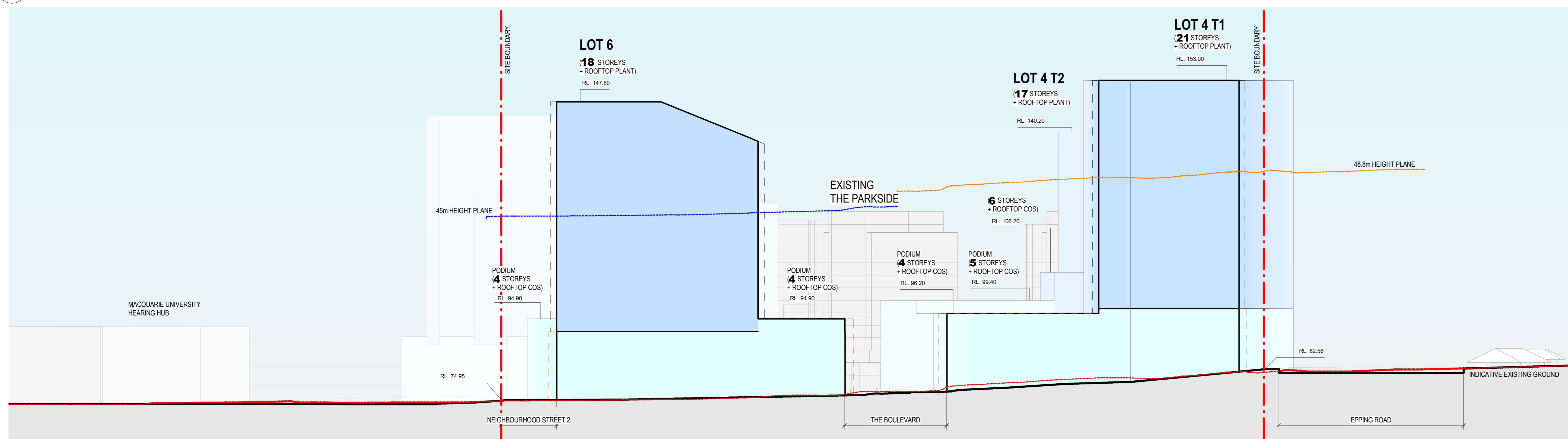
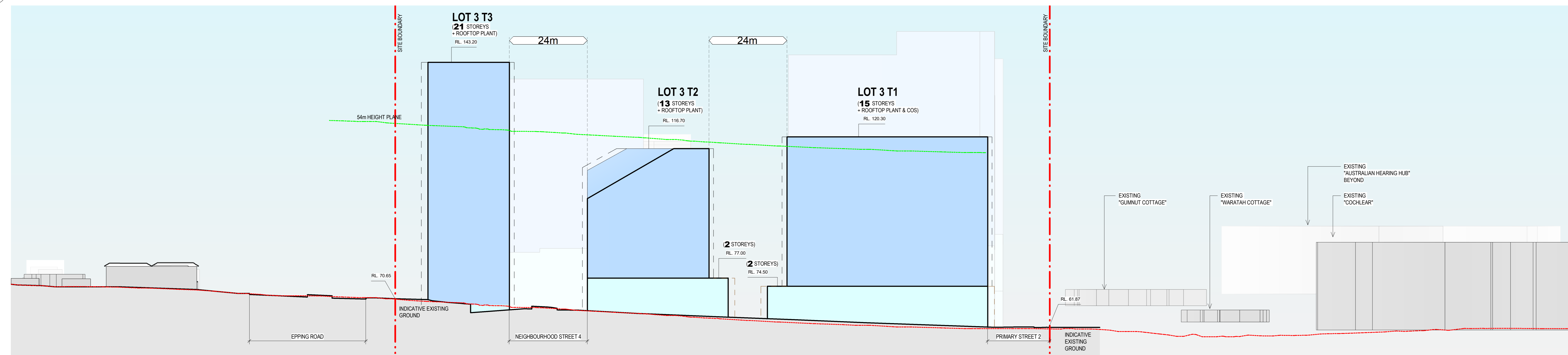
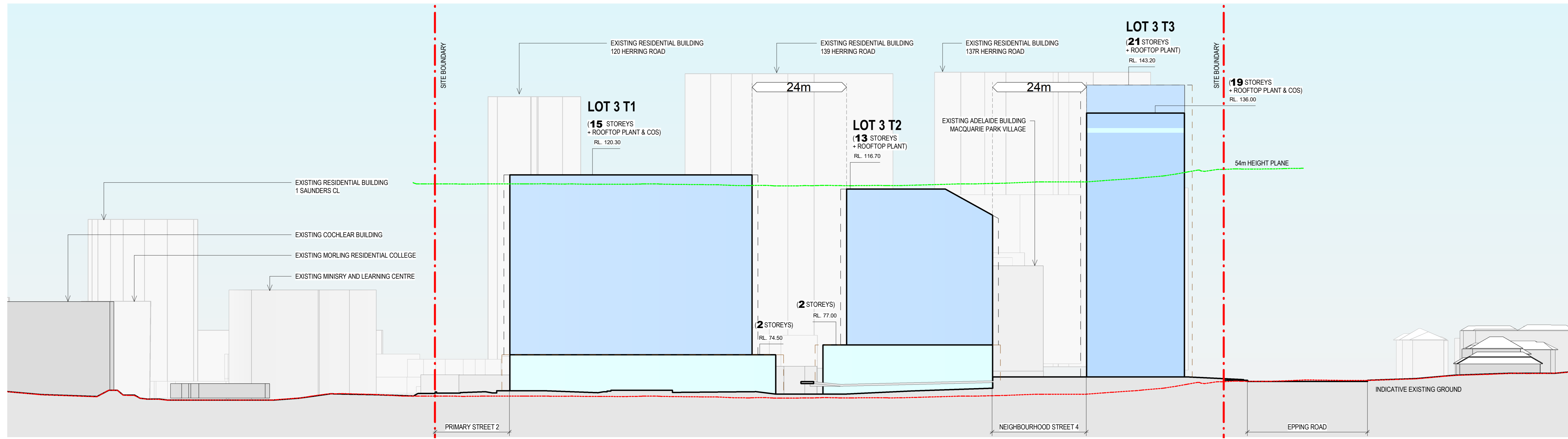
BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965	157 BALACLAVA ROAD MACQUARIE PARK SYDNEY
BVN PROJECT NUMBER	2108014

TRUE NORTH PROJECT NORTH DRAWING

GRAPHIC SCALE	0 10000 25000
SCALE	AS SHOWN @ 1:2500
STATUS	DO NOT SCALE

SSDA CONCEPT SSD ELEVATIONS - SHEET 1

DRAWING NUMBER	AR-C10 AA-06
ISSUE	2



LEGEND:

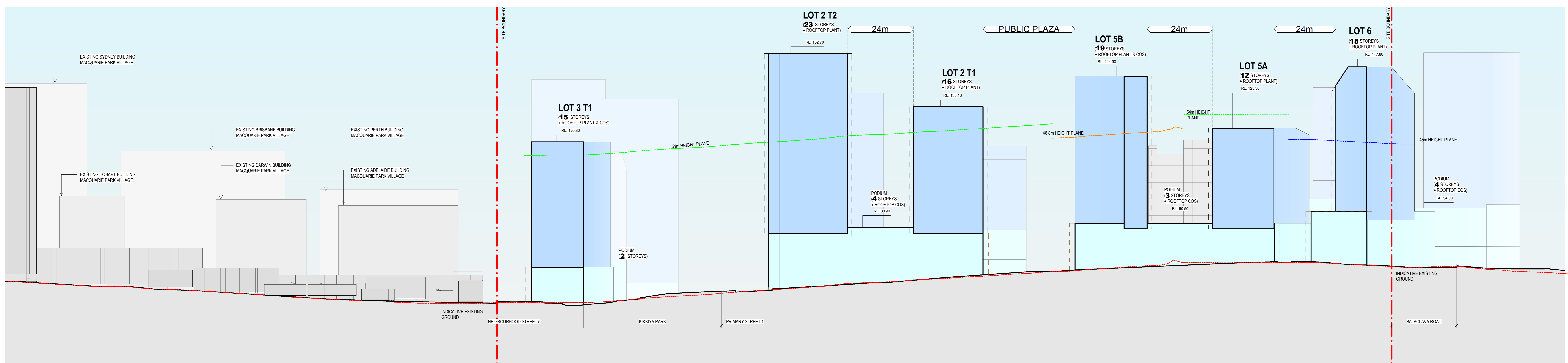
- Existing Buildings
- Concept Envelope Tower
- Concept Envelope Podium
- Baptistcare Lot Boundary
- Existing Ground Line
- 45m Height Plane
- 48.8m Height Plane
- 54m Height Plane
- Zone for Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
- Zone for Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.

(1,2,..) Number of Storeys

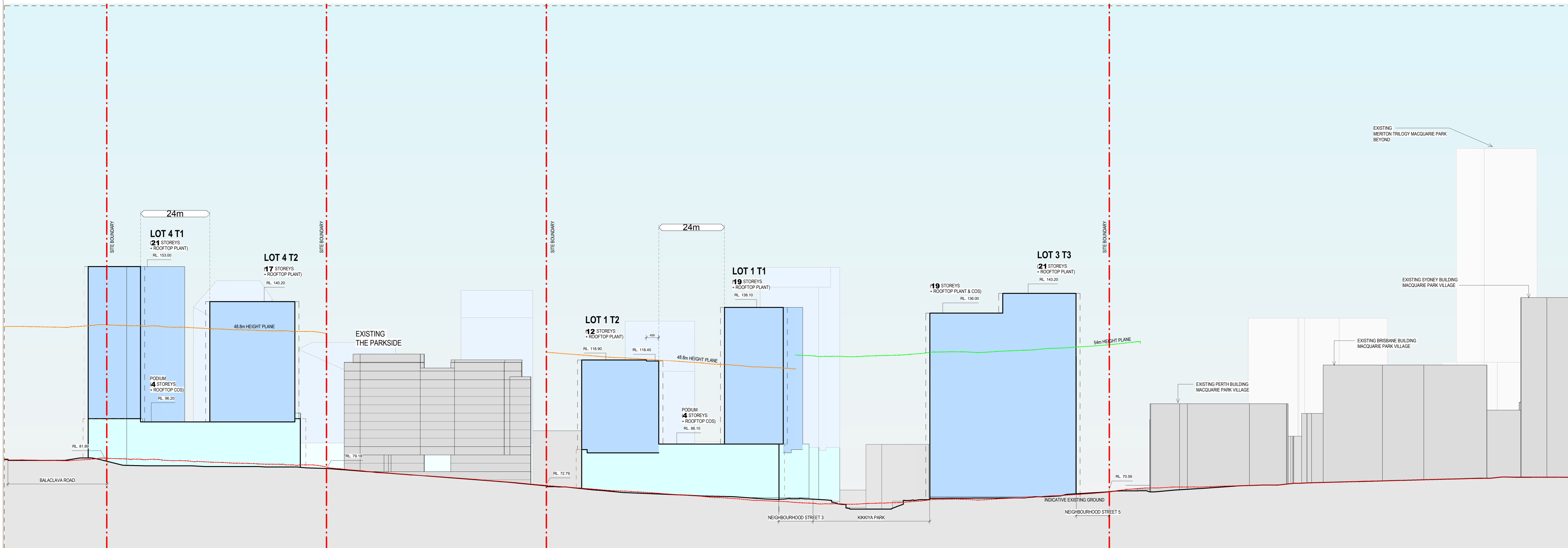
NOTE:
 Concept envelope height is inclusive of plant and rooftop communal open space.

CONSULTANT	CONSULTANT	CLIENT
ETHOS URBAN TEL (02) 9556 6962	JN TEL (02) 8973 2000	BAPTIST CARE
JMT CONSULTING TEL (04) 15 563 177	FWDI TEL (02) 8000 9855	CLIENT NUMBER
ARTERRA TEL (02) 9597 2466	FCAD TEL (06) 247 193	PROJECT MANAGER
URBIS TEL (02) 8233 9900	STANTEC TEL (02) 8448 1868	TSA MANAGEMENT TEL (02) 9276 1400

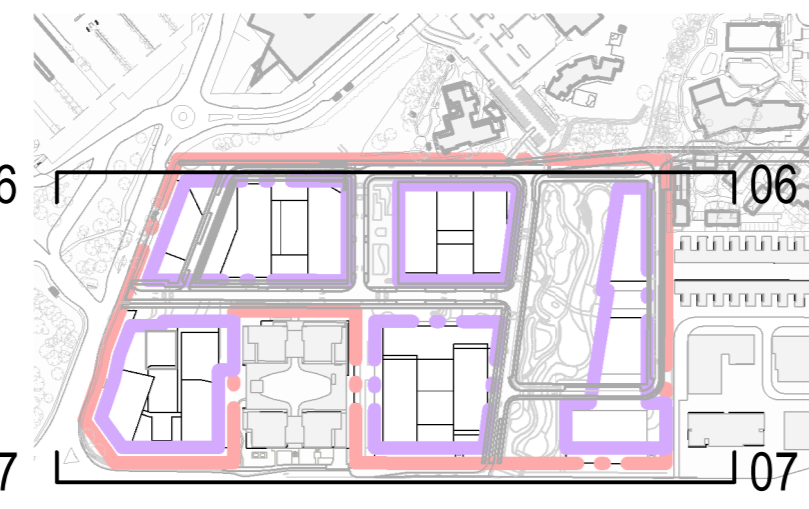
PROJECT	GRAPHIC SCALE	DRAWING
BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965	0 10000 25000	SSDA CONCEPT SSD ELEVATIONS - SHEET 2
157 BALACLAVA ROAD MACQUARIE PARK SYDNEY	SCALE	DRAWING NUMBER
BANK PROJECT NUMBER	STATUS	ISSUE
2108014	AS: In-house@0	AR-C10 AA-07
	DO NOT SCALE	2



06 STREET ELEVATION 06



07 STREET ELEVATION 07



LEGEND:

- Existing Buildings
- Concept Envelope Tower
- Concept Envelope Podium
- Baptistcare Lot Boundary
- Existing Ground Line
- 45m Height Plane
- 48.8m Height Plane
- 54m Height Plane
- Zone for Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
- Zone for Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.

(1,2,..) Number of Storeys

NOTE:

Concept envelope height is inclusive of plant and rooftop communal open space.

KEY PLAN	CONSULTANT	CONSULTANT	CLIENT	PROJECT	TRUE NORTH	PROJECT NORTH	DRAWING
	ETHOS URBAN TEL (02) 9556 6962	JN TEL (02) 8973 2000	BAPTIST CARE	BAPTIST CARE MASTERPLAN LOT 60 IN DP1107365			SSDA CONCEPT SSD ELEVATIONS - SHEET 3
	JMT CONSULTING TEL (04) 15 563 177	FRWDI TEL (02) 8000 9855	BAPTIST CARE CLIENT NUMBER	157 BALACLAVA ROAD MACQUARIE PARK SYDNEY	GRAPHIC SCALE 0 10000 25000	SCALE	
	ARTERRA TEL (02) 9597 2466	FCAD TEL (04) 247 183	PROJECT MANAGER TSA MANAGEMENT	BVN PROJECT NUMBER 2108014	STATUS	DO NOT SCALE	DRAWING NUMBER AR-C10 AA-08
	URBIS TEL (02) 8233 9900	STANTEC TEL (02) 8448 1868	CLIENT NUMBER				ISSUE 2