



BaptistCare Macquarie Park  
 Concept Masterplan, 157 Balaclava Road, Macquarie Park  
 Amendment to State Significant Development SSD-46561712  
 Reference Scheme Drawings

A-02-SHEET LIST REVISED			
SHEET NUMBER	SHEET NAME	Current Revision Date	Current Revision
AR-A01 XX-01	COVER SHEET	22.04.2025	2
AR-A10 XX-01	PROPOSED SITE PLAN	22.04.2025	2
AR-B10 XX-00	SITE PLAN - LG - LOT 2 (RL 88.5)	22.04.2025	2
AR-B10 XX-01	SITE PLAN - LG - LOT 5 (RL 73.0)	22.04.2025	2
AR-B10 XX-02	SITE PLAN - GL - LOT 5 (RL 78.5)	22.04.2025	2
AR-B10 XX-03	SITE PLAN - LEVEL 1 - LOT 5 (RL 81.7)	22.04.2025	2
AR-B10 XX-04	SITE PLAN - LEVEL 2 - LOT 5 (RL 84.9)	22.04.2025	2
AR-B10 XX-05	SITE PLAN - TYPICAL TOWERS	22.04.2025	2
AR-B10 XX-06	SITE PLAN - BASEMENT 1 - LOT 2 (RL 64.0)	22.04.2025	2
AR-B10 XX-07	SITE PLAN - BASEMENT 2 - LOT 2 (RL 61.0)	22.04.2025	2
AR-B10 XX-08	SITE PLAN - BASEMENT 3 - LOT 3 (RL 56.0)	22.04.2025	2
AR-B10 XX-09	SITE PLAN - BASEMENT 4 - LOT 3 (RL 52.0)	22.04.2025	2
AR-B10 XX-10	SITE PLAN - OVERALL GROUND	22.04.2025	2
AR-C10 XX-01	REFERENCE SCHEME ELEVATIONS - SHEET 1	22.04.2025	2
AR-C10 XX-02	REFERENCE SCHEME ELEVATIONS - SHEET 2	22.04.2025	2
AR-C10 XX-03	REFERENCE SCHEME ELEVATIONS - SHEET 3	22.04.2025	2
AR-D10 XX-01	REFERENCE SCHEME GA SECTIONS - SHEET 1	22.04.2025	2
AR-D10 XX-02	REFERENCE SCHEME GA SECTIONS - SHEET 2	22.04.2025	2



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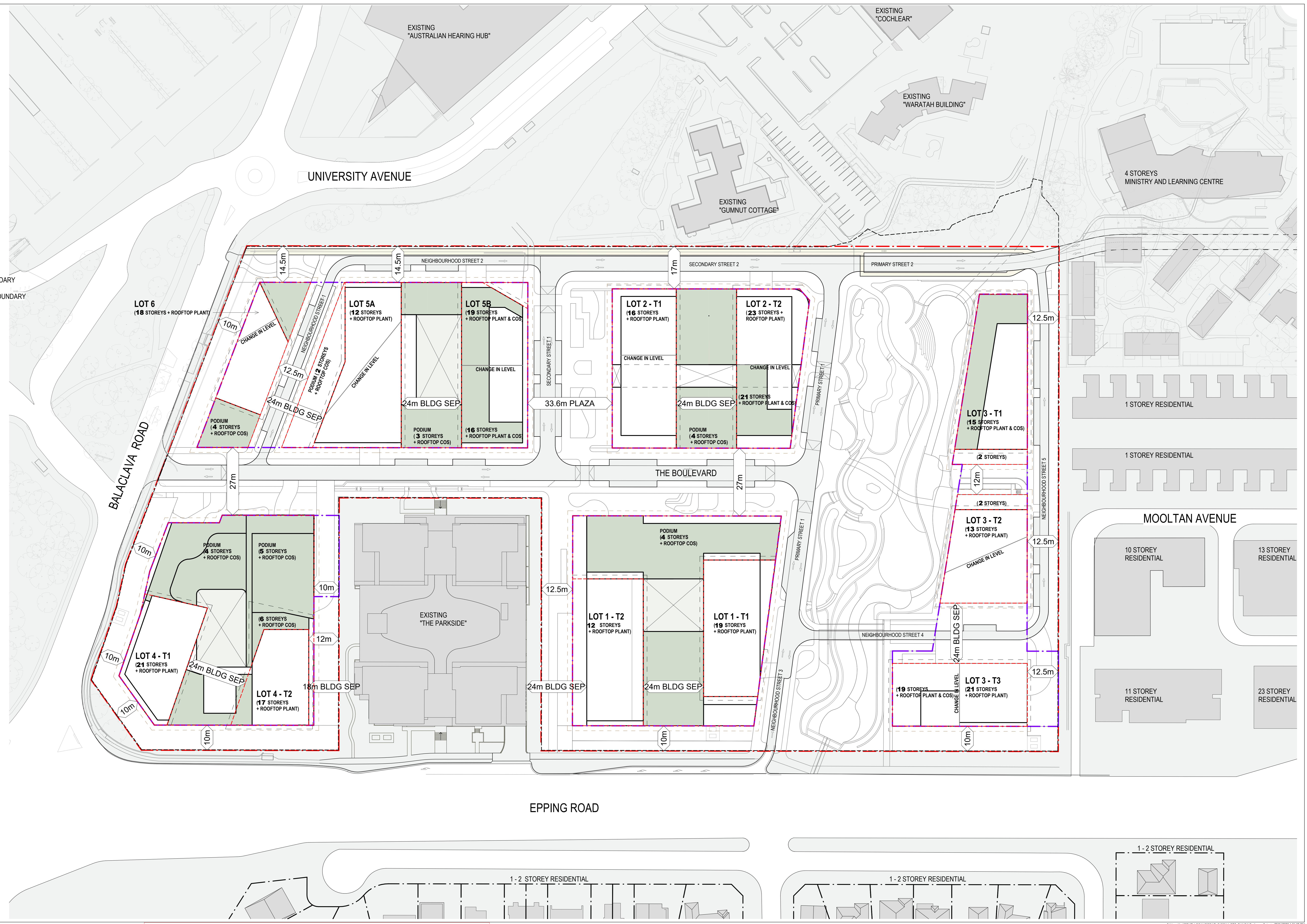
**ISSUE DATE FOR CHD**

ISSUE DATE	FOR	CHD
1	20.03.2025	Issued for Test of Adequacy
2	22.04.2025	Issued for Lodgement

KEY PLAN	CONSULTANT	CONSULTANT	CLIENT	PROJECT	DRAWING
	ETHOS URBAN TEL (02) 9556 6962 CONSULTANT	JN TEL (02) 8973 2000 CONSULTANT	BAPTIST CARE CLIENT NUMBER	BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965 SCALE 1:1500 DO NOT SCALE STATUS	REFERENCE SCHEME COVER SHEET DRAWING NUMBER AR-A01 XX-01
	JMT CONSULTING TEL (04) 15 563 177 CONSULTANT	FNVDI TEL (02) 8000 9855 CONSULTANT		157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BUNPROJECT NUMBER 2108014	ISSUE 2
	ARTERRA TEL (02) 9597 2466 CONSULTANT	FCAD TEL (04) 247 183 CONSULTANT	PROJECT MANAGER TSA MANAGEMENT TEL (02) 9276 1400		
	URBIS TEL (02) 8233 9900	STANTEC TEL (02) 8448 1868			

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- COMMERCIAL PREMISES (RETAIL)
  - CO-LIVING HOUSING
  - RESIDENTIAL CARE FACILITY
  - INDEPENDENT LIVING UNITS
  - RESIDENTIAL ACCOMMODATION
  - CENTRE-BASED CHILD CARE FACILITY
  - HEALTH SERVICES FACILITY
  - COMMUNAL OPEN SPACE
  - LOADING / PLANT/ SERVICES (EXCLUDED FROM GFA)
  - PARAPET (EXCLUDED FROM GFA)
  - INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
  - INDICATIVE ENTRY FOR CARS
- 
- BAPTISTCARE LOT BOUNDARY
  - FUTURE DEVELOPMENT LOT BOUNDARY
  - FUTURE DEVELOPMENT WORKS BOUNDARY
  - SSD CONCEPT ENVELOPES
  - EXISTING BUILDINGS
  - BUILDING SEPARATION/SETBACKS (XXm)
  - NUMBER OF STOREYS (1,2,..)
  - Zone for Tower Articulation. Able to encroach into Setback Zone, Depth 1.5m. Excludes GFA.
  - Zone for Podium Articulation. Able to encroach into Setback Zone, Depth 2m. Excludes GFA.



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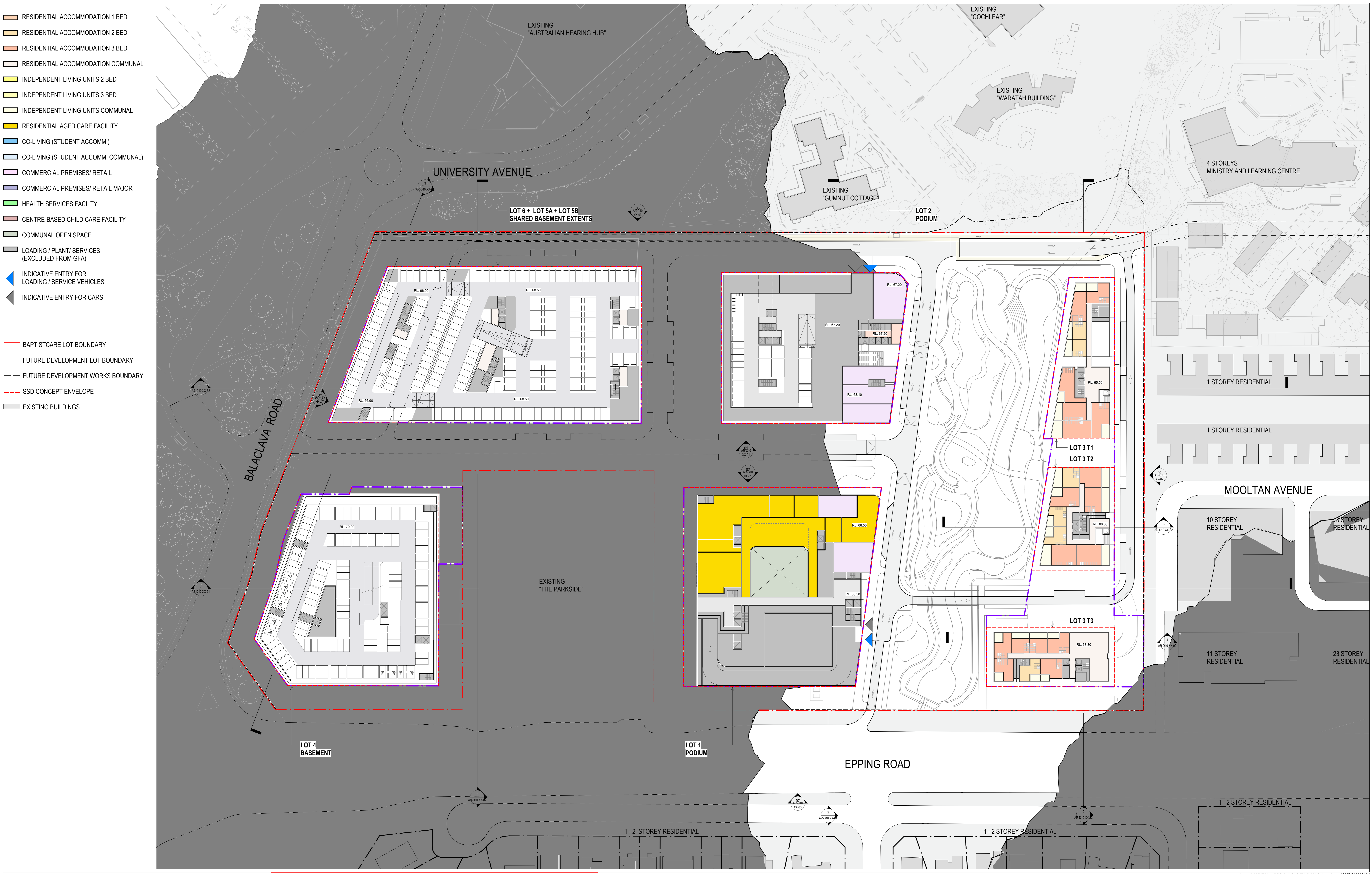


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	ETHOS URBAN TEL (02) 9556 6962	JIN TEL (02) 8973 2000	BAPTIST CARE
	JMT CONSULTING TEL (04) 15 563 177	FRWDY TEL (02) 8000 9855	CLIENT NUMBER
	ARTERRA TEL (02) 9597 2466	FCAD TEL (04) 247 183	PROJECT MANAGER
	URBIS TEL (02) 8233 9900	STANTEC TEL (02)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

PROJECT	GRAPHIC SCALE	DRAWING
BAPTIST CARE MASTERPLAN LOT 50 IN DP1107965	1:3000 0 10000 20000 SCALE STATUS	REFERENCE SCHEME PROPOSED SITE PLAN
157 BALACLAVA ROAD MACQUARIE PARK SYDNEY	1:3000 DO NOT SCALE	DRAWING NUMBER AR-A10 XX-01
BVN PROJECT NUMBER 2108014		ISSUE 2



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  - SSD CONCEPT ENVELOPE
  - EXISTING BUILDINGS



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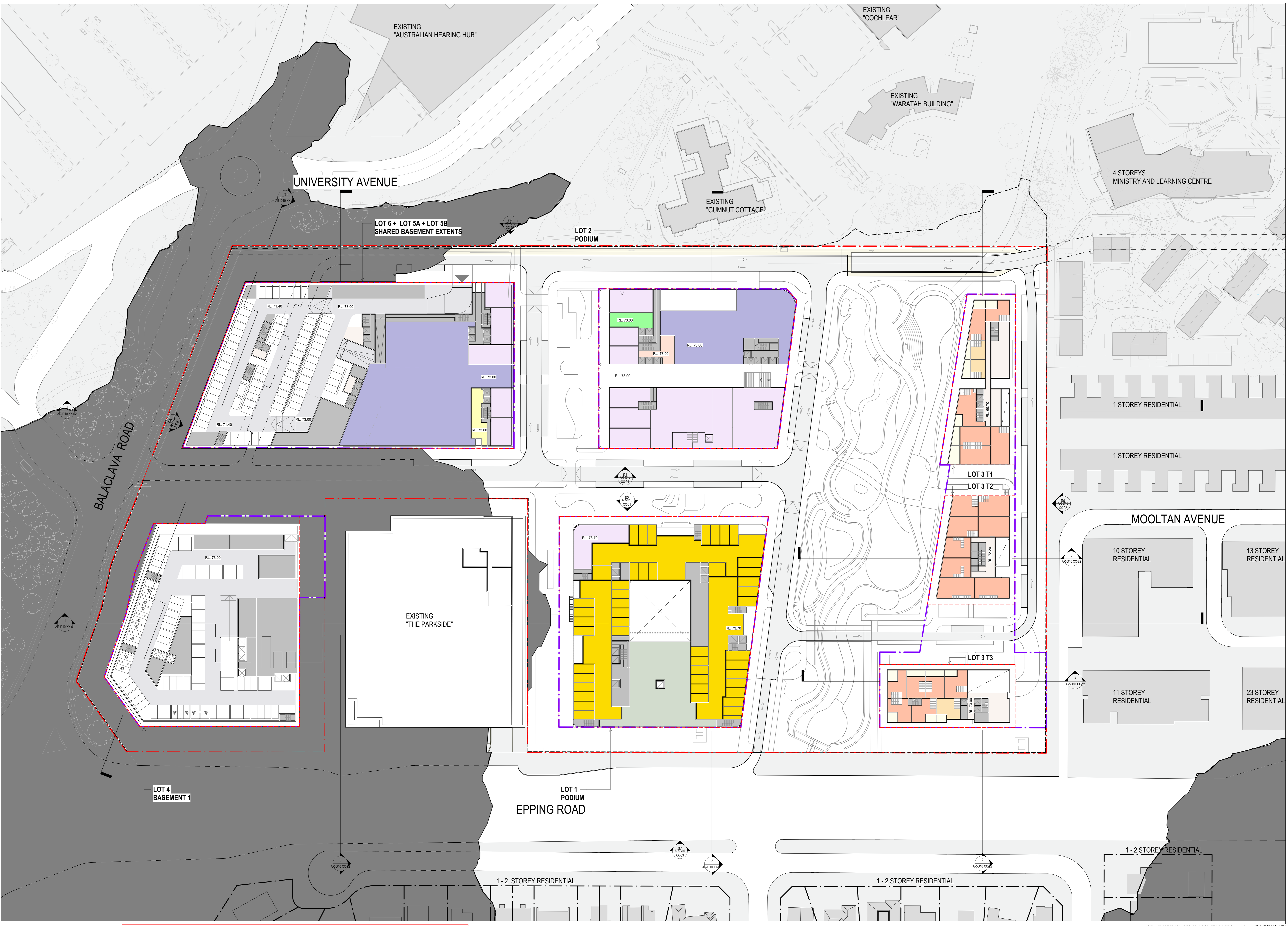
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<p><b>KEY PLAN</b></p> <p>CONSULTANT  <b>ETHOS URBAN</b>          TEL (02) 9956 6962</p> <p>CONSULTANT  <b>JMT CONSULTING</b>          TEL (04) 15 563 177</p> <p>CONSULTANT  <b>ARTERRA</b>          TEL (02) 9957 2466</p> <p>CONSULTANT  <b>URBS</b>          TEL (02) 8233 9900</p>	<p>CONSULTANT  <b>JN</b>          TEL (02) 8973 2000</p> <p>CONSULTANT  <b>FRVDY</b>          TEL (02) 8000 9855</p> <p>CONSULTANT  <b>FCAD</b>          TEL (048) 247 183</p> <p>CONSULTANT  <b>STANTEC</b>          TEL (02) 8448 1868</p>	<p>CLIENT  <b>BAPTIST CARE</b>          CLIENT NUMBER</p> <p>PROJECT MANAGER  <b>TSA MANAGEMENT</b>          TEL (02) 9276 1400</p>	<p>PROJECT  <b>BAPTIST CARE MASTERPLAN</b>          LOT 60 IN DP1107965</p> <p>157 BALACLAVA ROAD          MACQUARIE PARK          SYDNEY</p> <p>BVN/PROJECT NUMBER          2108014</p>	<p>TRUE NORTH</p> <p>PROJECT NORTH</p> <p>GRAPHIC SCALE          0 10000 20000</p> <p>SCALE          1:30000</p> <p>DO NOT SCALE</p> <p>STATUS</p>	<p>DRAWING  <b>REFERENCE SCHEME</b>          SITE PLAN - LG - LOT 2 (RL 68.5)</p> <p>DRAWING NUMBER  <b>AR-B10 XX-00</b></p> <p>ISSUE  <b>2</b></p>
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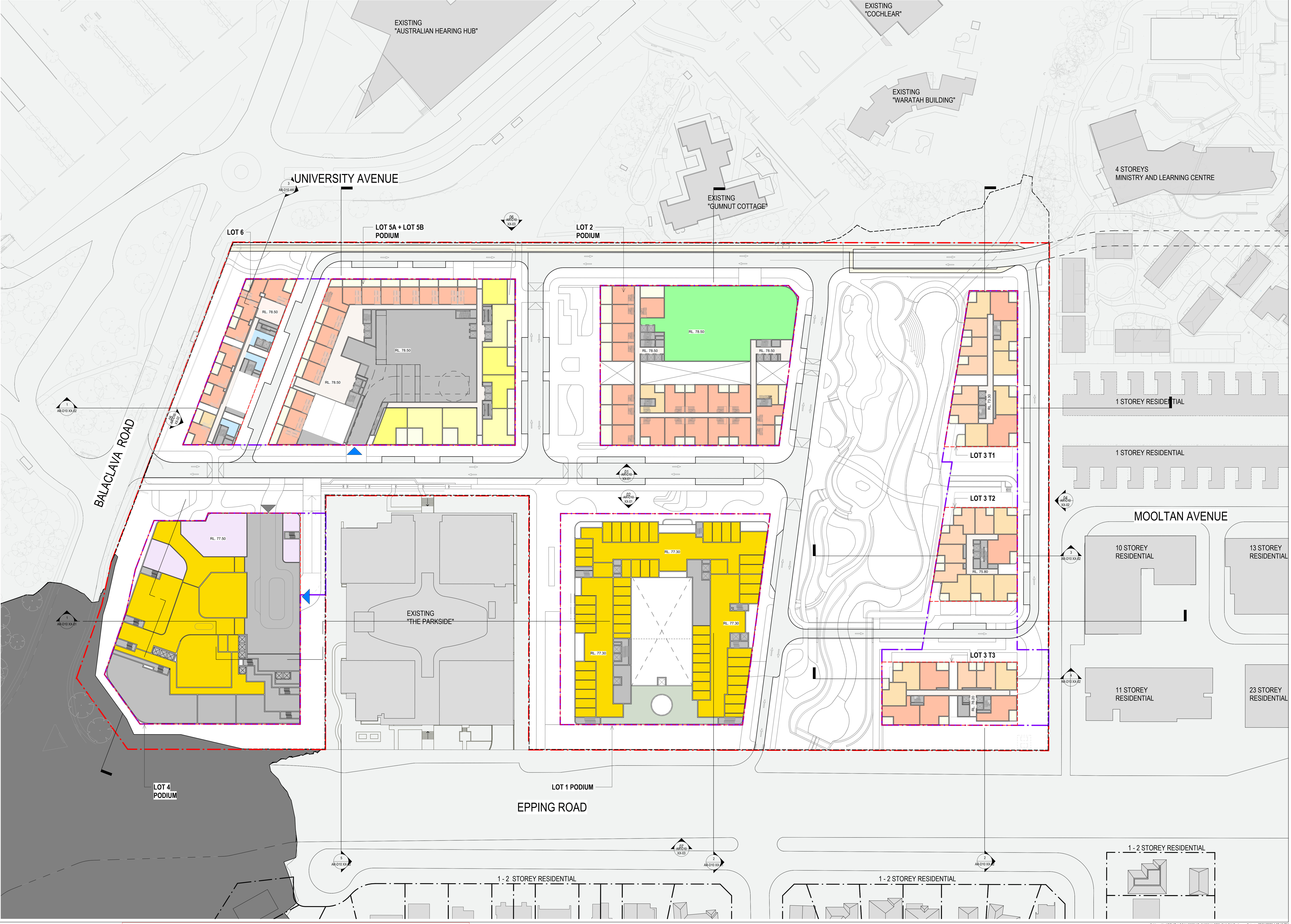
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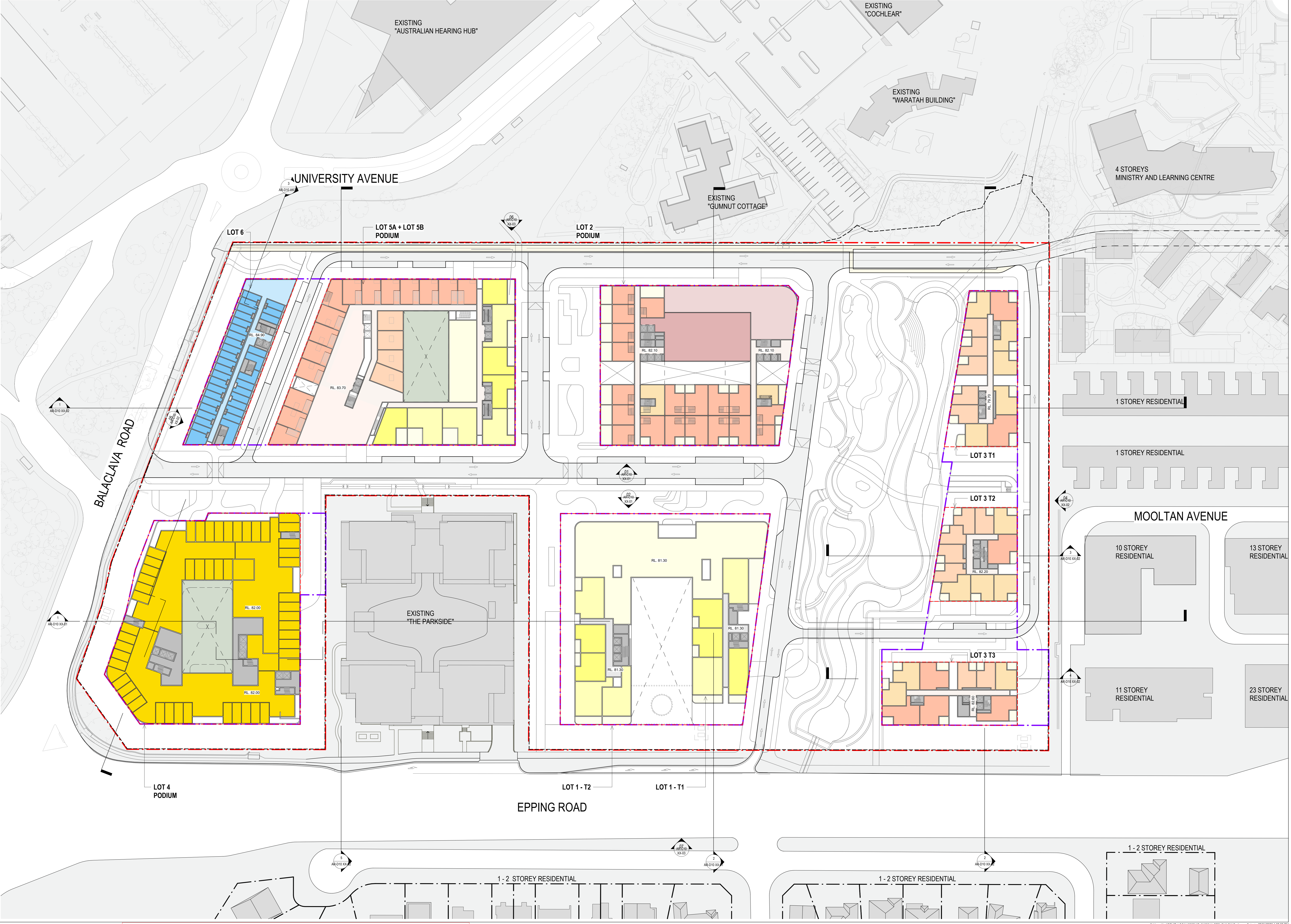
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<b>PROJECT</b> BAPTIST CARE MASTERPLAN LOT 50 IN DP1107965 157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BUNPROJECT NUMBER 2108014	<b>TRUE NORTH</b> PROJECT NORTH GRAPHIC SCALE 0 10000 20000 SCALE 1:30000 STATUS DO NOT SCALE	<b>DRAWING</b> REFERENCE SCHEME SITE PLAN - GL - LOT 5 (RL 78.5) DRAWING NUMBER AR-B10 XX-02 ISSUE 2
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1 20.03.2025	Issued for Tender	
2 22.04.2025	Issued for Contract	

<b>CONSULTANT</b> 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	<b>CONSULTANT</b> JN TEL (02) 8973 2000 CONSULTANT FRWDY TEL (02) 8000 9855 CONSULTANT FCAD TEL (04) 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	<b>CLIENT</b> BAPTIST CARE CLIENT NUMBER	<b>PROJECT MANAGER</b> 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

**TRUE NORTH**  
PROJECT NORTH

**GRAPHIC SCALE**  
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SCALE  
1:30000  
DO NOT SCALE  
STATUS

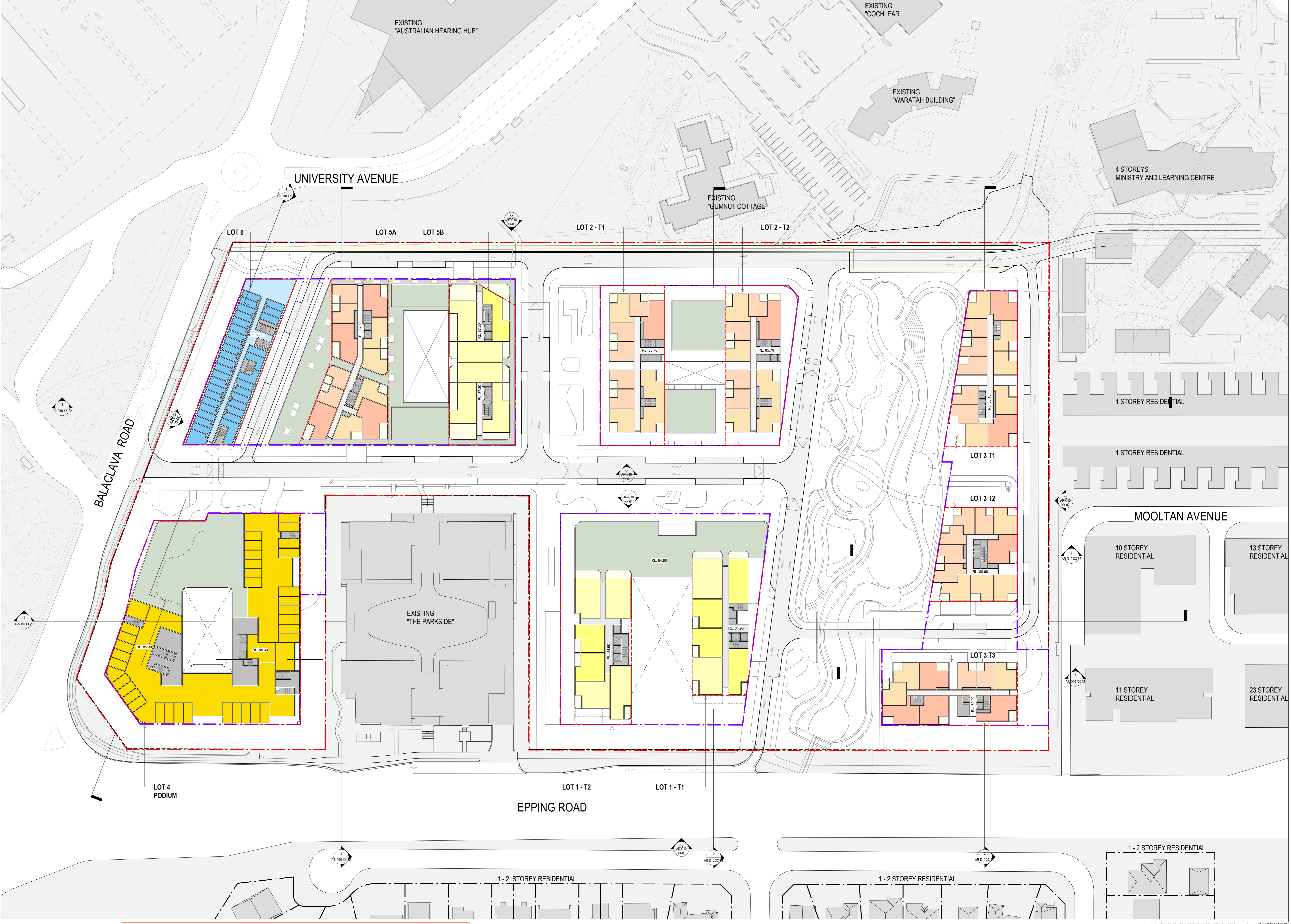
**DRAWING**  
REFERENCE SCHEME  
SITE PLAN - LEVEL 1 - LOT 5  
(RL 81.7)

**DRAWING NUMBER**  
AR-B10 XX-03

**ISSUE**  
2

- RESIDENTIAL ACCOMMODATION 1 BED
- RESIDENTIAL ACCOMMODATION 2 BED
- RESIDENTIAL ACCOMMODATION 3 BED
- RESIDENTIAL ACCOMMODATION COMMUNAL
- INDEPENDENT LIVING UNITS 2 BED
- INDEPENDENT LIVING UNITS 3 BED
- INDEPENDENT LIVING UNITS COMMUNAL
- RESIDENTIAL AGED CARE FACILITY
- CO-LIVING (STUDENT ACCOMM.)
- CO-LIVING (STUDENT ACCOMM. COMMUNAL)
- COMMERCIAL PREMISES/ RETAIL
- COMMERCIAL PREMISES/ RETAIL MAJOR
- HEALTH SERVICES FACILITY
- CENTRE-BASED CHILD CARE FACILITY
- COMMUNAL OPEN SPACE
- LOADING / PLANT / SERVICES (EXCLUDED FROM GFA)
- INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
- INDICATIVE ENTRY FOR CARS

- BAPTISTCARE LOT BOUNDARY
- FUTURE DEVELOPMENT LOT BOUNDARY
- FUTURE DEVELOPMENT WORKS BOUNDARY
- SSD CONCEPT ENVELOPE
- EXISTING BUILDINGS



REFERENCE SCHEME FOR INFORMATION ONLY.

- NOTES:**
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  - BASEMENTS INDICATIVELY SHOW 1m THICK BOUNDARY WALLS, WITH CONSTRUCTION DETAIL SUBJECT TO FUTURE DA.
  - BASEMENT 2-WAY AISLES ARE INDICATIVELY DRAWN TO 6m WIDTHS.
  - SITE PLANS ARE COLOURED BY OVERALL 'RESIDENTIAL' USAGE (IE: NO DISTINCTION BETWEEN MARKET RESI AND AFFORDABLE HOUSING)



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1 20.03.2025	Issued for Test of Adequacy	
2 22.04.2025	Issued for Lodgement	

<b>CONSULTANT</b> 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	<b>CONSULTANT</b> JIN TEL (02) 8973 2000 CONSULTANT FRWDY TEL (02) 8000 9855 CONSULTANT FCAD TEL (04) 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	<b>CLIENT</b> BAPTIST CARE CLIENT NUMBER	<b>PROJECT</b> BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965 157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BAP/PROJECT NUMBER 2108014
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**KEY PLAN**

**TRUE NORTH** **PROJECT NORTH**

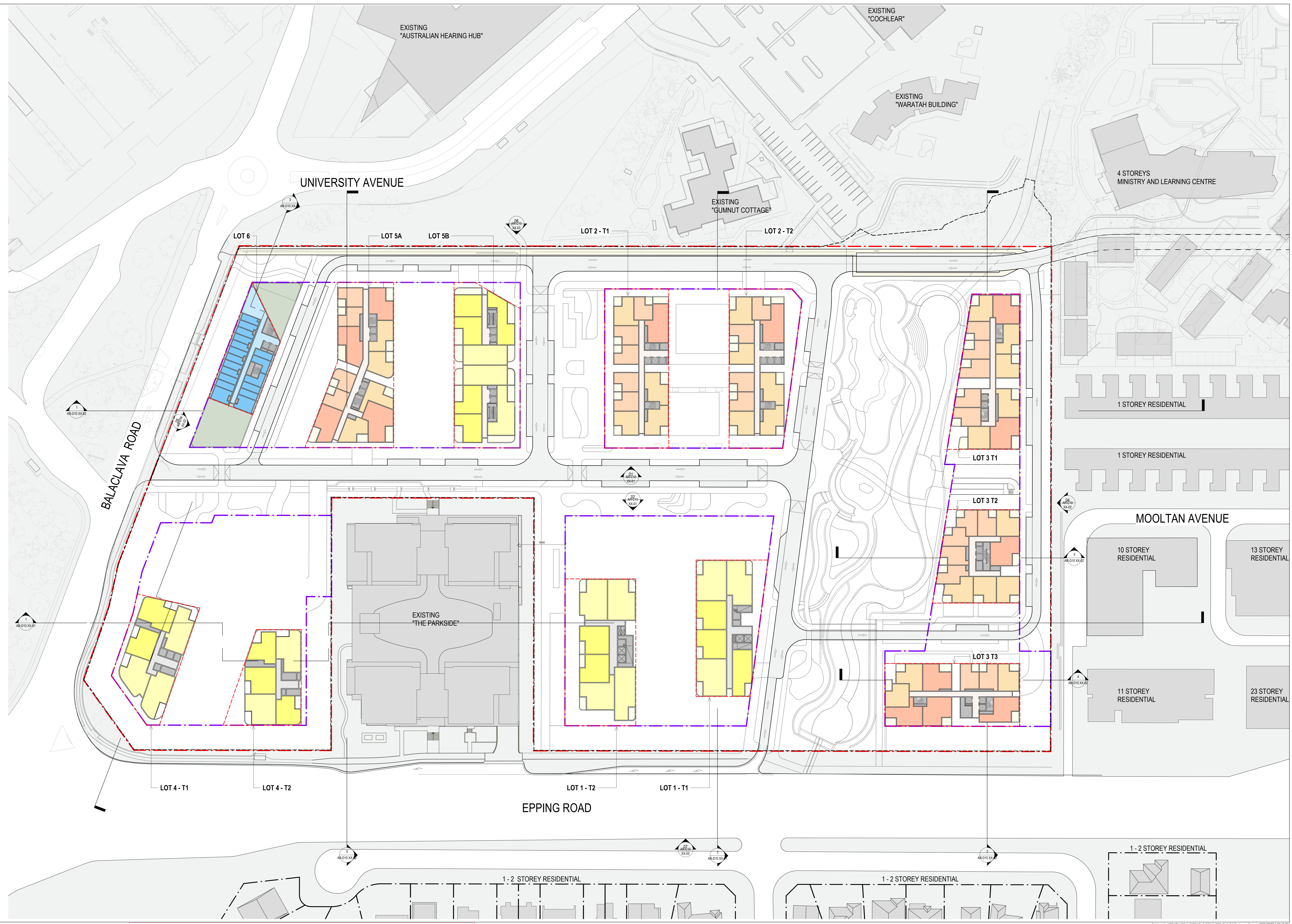
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 STATUS

**REFERENCE SCHEME SITE PLAN - LEVEL 2 - LOT 5 (RL 84.9)**

**DRAWING NUMBER** AR-B10 XX-04 **ISSUE** 2

- RESIDENTIAL ACCOMMODATION 1 BED
- RESIDENTIAL ACCOMMODATION 2 BED
- RESIDENTIAL ACCOMMODATION 3 BED
- RESIDENTIAL ACCOMMODATION COMMUNAL
- INDEPENDENT LIVING UNITS 2 BED
- INDEPENDENT LIVING UNITS 3 BED
- INDEPENDENT LIVING UNITS COMMUNAL
- RESIDENTIAL AGED CARE FACILITY
- CO-LIVING (STUDENT ACCOMM.)
- CO-LIVING (STUDENT ACCOMM. COMMUNAL)
- COMMERCIAL PREMISES/ RETAIL
- COMMERCIAL PREMISES/ RETAIL MAJOR
- HEALTH SERVICES FACILITY
- CENTRE-BASED CHILD CARE FACILITY
- COMMUNAL OPEN SPACE
- LOADING / PLANT / SERVICES (EXCLUDED FROM GFA)
- INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
- INDICATIVE ENTRY FOR CARS

- BAPTISTCARE LOT BOUNDARY
- FUTURE DEVELOPMENT LOT BOUNDARY
- FUTURE DEVELOPMENT WORKS BOUNDARY
- SSD CONCEPT ENVELOPE
- EXISTING BUILDINGS



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

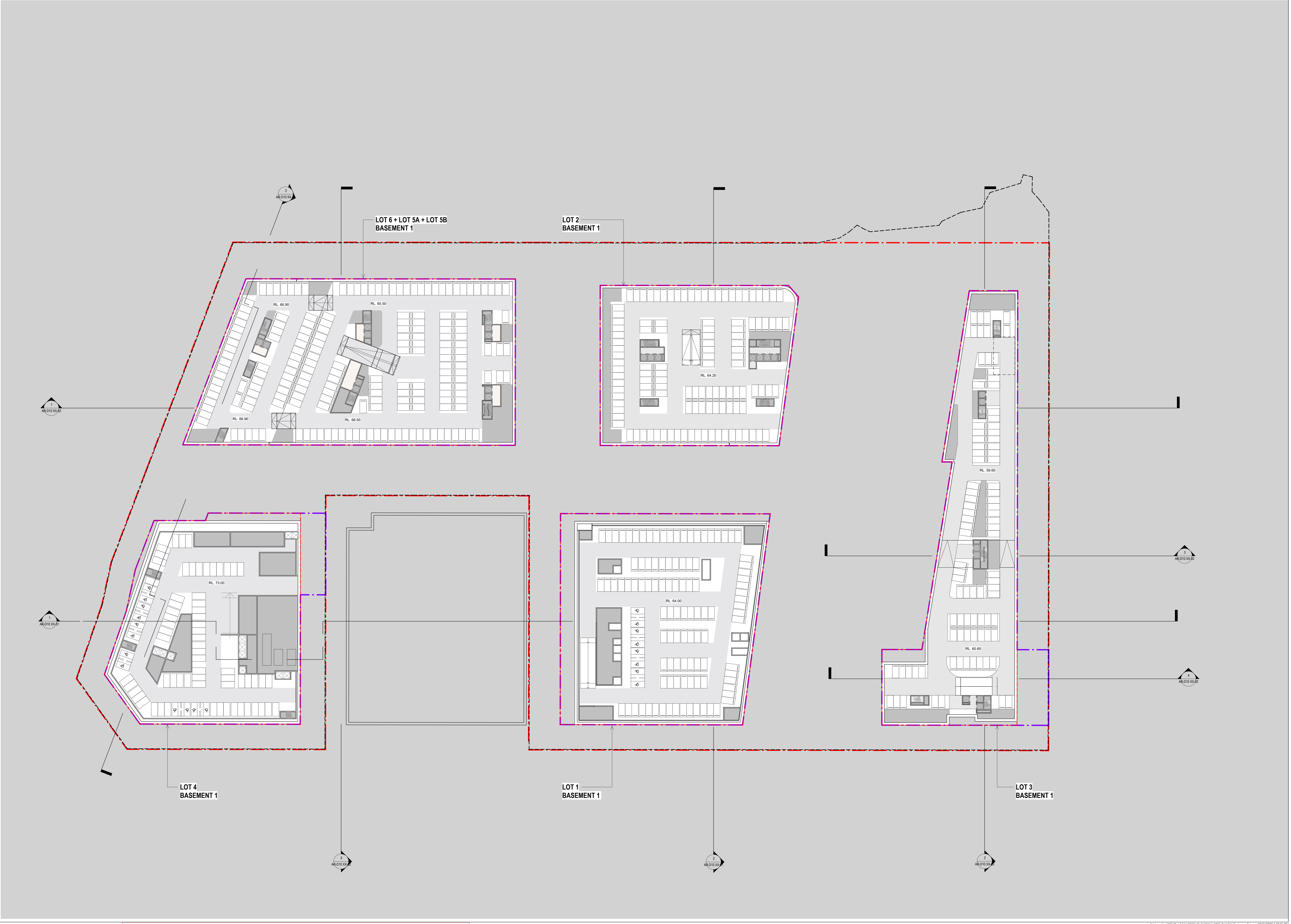
**GRAPHIC SCALE**  
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 SCALE  
 1:30000 DO NOT SCALE  
 STATUS

**DRAWING**  
REFERENCE SCHEME  
SITE PLAN - TYPICAL TOWERS

**DRAWING NUMBER**  
AR-B10 XX-05

**ISSUE**  
2

- RESIDENTIAL ACCOMMODATION 1 BED
  - RESIDENTIAL ACCOMMODATION 2 BED
  - RESIDENTIAL ACCOMMODATION 3 BED
  - RESIDENTIAL ACCOMMODATION COMMUNAL
  - INDEPENDENT LIVING UNITS 2 BED
  - INDEPENDENT LIVING UNITS 3 BED
  - INDEPENDENT LIVING UNITS COMMUNAL
  - RESIDENTIAL AGED CARE FACILITY
  - CO-LIVING (STUDENT ACCOMM.)
  - CO-LIVING (STUDENT ACCOMM. COMMUNAL)
  - COMMERCIAL PREMISES/ RETAIL
  - COMMERCIAL PREMISES/ RETAIL MAJOR
  - HEALTH SERVICES FACILITY
  - CENTRE-BASED CHILD CARE FACILITY
  - COMMUNAL OPEN SPACE
  - LOADING / PLANT / SERVICES (EXCLUDED FROM GFA)
  - INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
  - INDICATIVE ENTRY FOR CARS
- 
- BAPTISTCARE LOT BOUNDARY
  - FUTURE DEVELOPMENT LOT BOUNDARY
  - FUTURE DEVELOPMENT WORKS BOUNDARY
  - SSD CONCEPT ENVELOPE
  - EXISTING BUILDINGS



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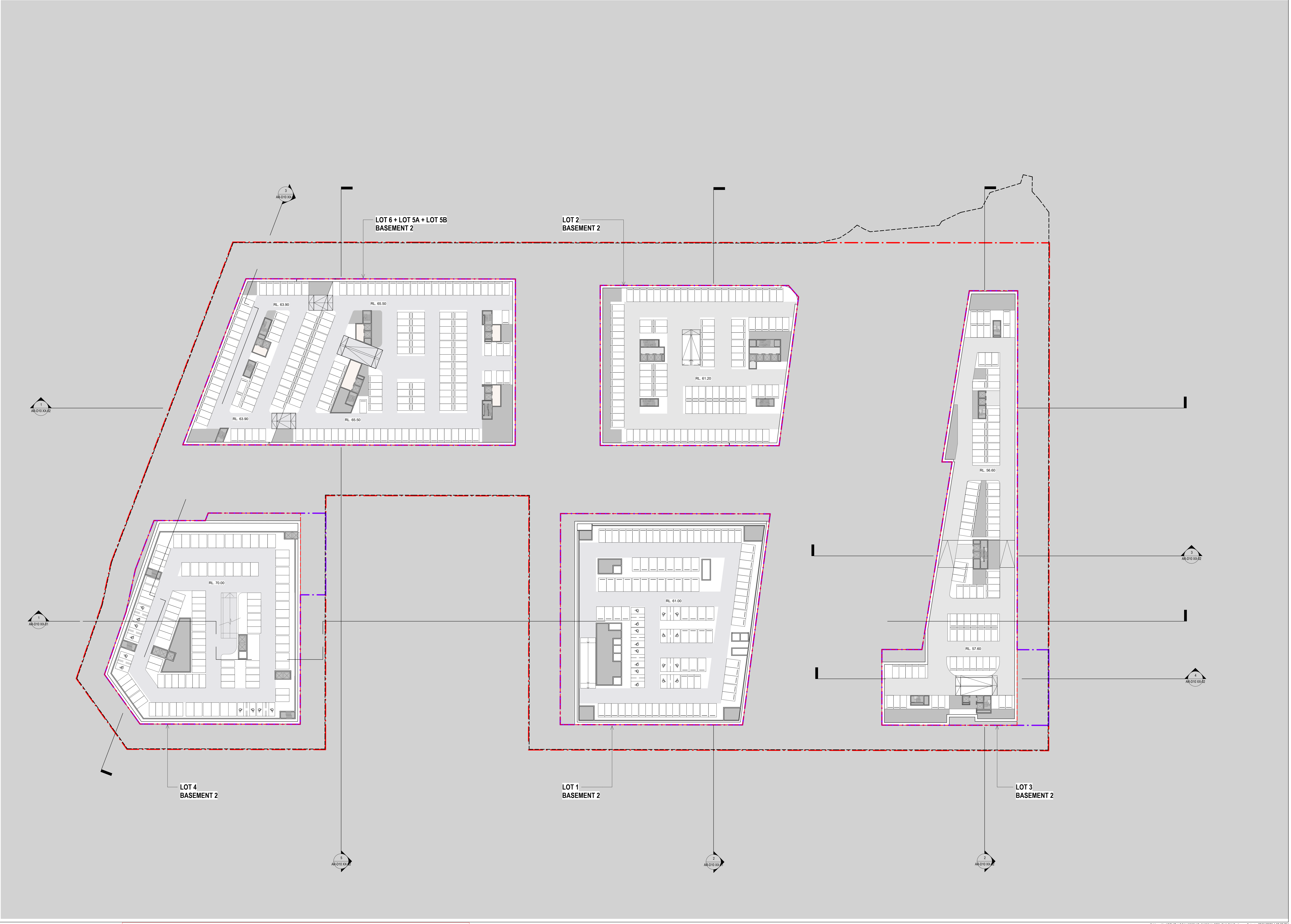
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<p><b>KEY PLAN</b></p>	<p><b>CONSULTANT</b>          ETHOS URBAN          TEL (02) 9956 6962          CONSULTANT          JMT CONSULTING          TEL (04) 15 563 177          CONSULTANT          ARTERRA          TEL (02) 9957 2466          CONSULTANT          URBIS          TEL (02) 8233 9900</p>	<p><b>CONSULTANT</b>          JN          TEL (02) 8973 2000          CONSULTANT          RWDI          TEL (02) 8000 9855          CONSULTANT          FCAD          TEL (04) 247 183          CONSULTANT          STANTEC          TEL (02) 8448 1868</p>	<p><b>CLIENT</b>          BAPTIST CARE          CLIENT NUMBER</p>	<p><b>PROJECT</b>          BAPTIST CARE MASTERPLAN          LOT 60 IN DP1107965          157 BALACLAVA ROAD          MACQUARIE PARK          SYDNEY          BUNPROJECT NUMBER          2108014</p>	<p><b>DRAWING</b>          REFERENCE SCHEME          SITE PLAN - BASEMENT 1 -          LOT 2 (RL 64.0)</p> <p><b>GRAPHIC SCALE</b>          0 10000 20000          SCALE          1:3000AD DO NOT SCALE          STATUS</p>	<p><b>DRAWING NUMBER</b>          AR-B10 XX-06</p> <p><b>ISSUE</b>          2</p>
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- RESIDENTIAL ACCOMMODATION 1 BED
- RESIDENTIAL ACCOMMODATION 2 BED
- RESIDENTIAL ACCOMMODATION 3 BED
- RESIDENTIAL ACCOMMODATION COMMUNAL
- INDEPENDENT LIVING UNITS 2 BED
- INDEPENDENT LIVING UNITS 3 BED
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- BAPTISTCARE LOT BOUNDARY
- FUTURE DEVELOPMENT LOT BOUNDARY
- FUTURE DEVELOPMENT WORKS BOUNDARY
- SSD CONCEPT ENVELOPE
- EXISTING BUILDINGS



**BVN**

ARCHITECTS REGISTRATION BOARD / NOMINATED ARCHITECTS

100/100 COLLEGE STREET, SYDNEY NSW 2000  
 TEL: (02) 9232 2544  
 www.bvn.com.au

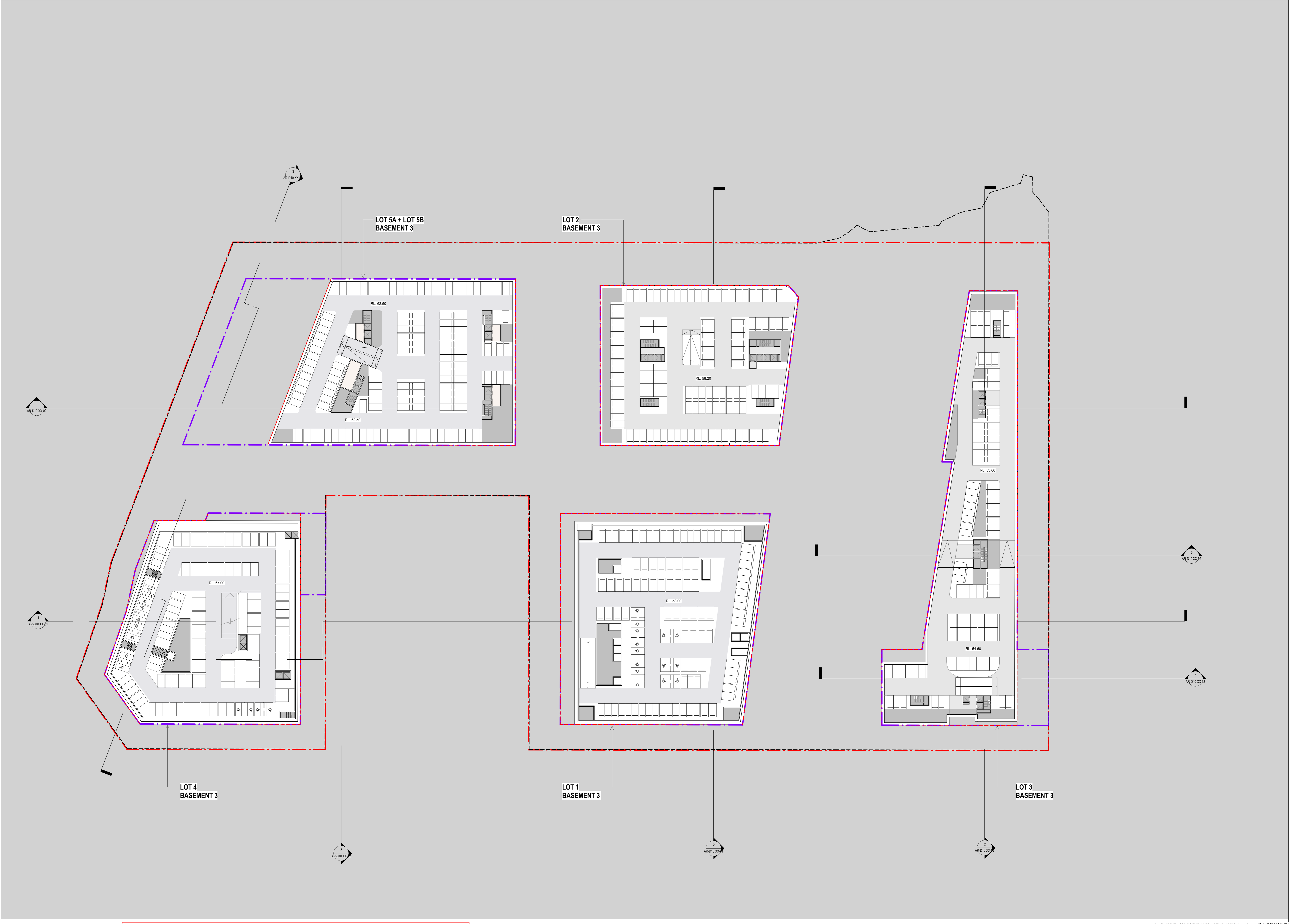
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<p>CONSULTANT</p> <p>ETHOS URBAN TEL (02) 9956 6962</p> <p>CONSULTANT</p> <p>JMT CONSULTING TEL (04) 15 563 177</p> <p>CONSULTANT</p> <p>ARTERRA TEL (02) 9957 2466</p> <p>CONSULTANT</p> <p>URBIS TEL (02) 8233 9900</p>	<p>CONSULTANT</p> <p>JN TEL (02) 8973 2000</p> <p>CONSULTANT</p> <p>FRWDY TEL (02) 8000 9855</p> <p>CONSULTANT</p> <p>FCAD TEL (04) 247 183</p> <p>CONSULTANT</p> <p>STANTEC TEL (02) 8448 1868</p>	<p>CLIENT</p> <p>BAPTIST CARE CLIENT NUMBER</p> <p>PROJECT MANAGER</p> <p>TSA MANAGEMENT TEL (02) 9276 1400</p>	<p>PROJECT</p> <p>BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965</p> <p>157 BALACLAVA ROAD MACQUARIE PARK SYDNEY</p> <p>BVN PROJECT NUMBER</p> <p>2108014</p>	<p>TRUE NORTH</p> <p>PROJECT NORTH</p> <p>GRAPHIC SCALE</p> <p>0 10000 20000</p> <p>SCALE</p> <p>1:3000AD</p> <p>DO NOT SCALE</p> <p>STATUS</p>	<p>DRAWING</p> <p>REFERENCE SCHEME SITE PLAN - BASEMENT 2 - LOT 2 (RL 61.0)</p> <p>DRAWING NUMBER</p> <p>AR-B10 XX-07</p> <p>ISSUE</p> <p>2</p>
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- RESIDENTIAL ACCOMMODATION 1 BED
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  - RESIDENTIAL ACCOMMODATION 3 BED
  - RESIDENTIAL ACCOMMODATION COMMUNAL
  - INDEPENDENT LIVING UNITS 2 BED
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  - COMMERCIAL PREMISES/ RETAIL MAJOR
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  - INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
  - INDICATIVE ENTRY FOR CARS
- 
- BAPTISTCARE LOT BOUNDARY
  - FUTURE DEVELOPMENT LOT BOUNDARY
  - FUTURE DEVELOPMENT WORKS BOUNDARY
  - SSD CONCEPT ENVELOPE
  - EXISTING BUILDINGS



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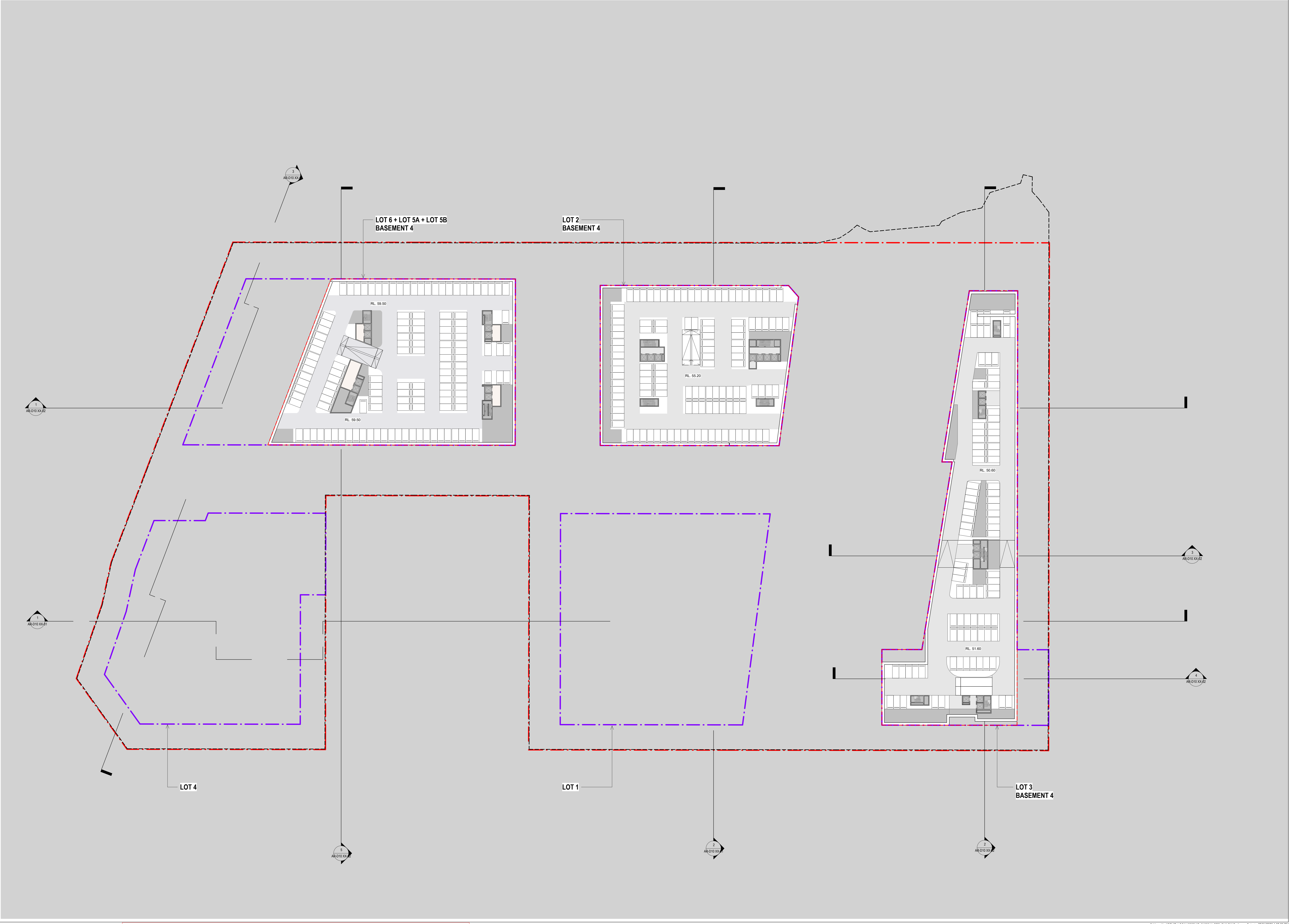


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<p><b>KEY PLAN</b></p> <p>CONSULTANT          ETHOS URBAN          TEL (02) 9956 6962          CONSULTANT          JMT CONSULTING          TEL (04) 15 563 177          CONSULTANT          ARTERRA          TEL (02) 9957 2466          CONSULTANT          URBIS          TEL (02) 8233 9900</p>	<p>CONSULTANT          JN          TEL (02) 8973 2000          CONSULTANT          RWDI          TEL (02) 8000 9855          CONSULTANT          FCAD          TEL (04) 247 183          CONSULTANT          STANTEC          TEL (02) 8448 1868</p>	<p>CLIENT          BAPTIST CARE          CLIENT NUMBER</p> <p>PROJECT MANAGER          TSA MANAGEMENT          TEL (02) 9276 1400</p>	<p>PROJECT          BAPTIST CARE MASTERPLAN          LOT 50 IN DP1107965</p> <p>157 BALACLAVA ROAD          MACQUARIE PARK          SYDNEY          BNP/PROJECT NUMBER          2108014</p>	<p>TRUE NORTH</p> <p>PROJECT NORTH</p> <p>GRAPHIC SCALE          0 10000 20000</p> <p>SCALE          1:30000          STATUS          DO NOT SCALE</p>	<p>DRAWING          REFERENCE SCHEME          SITE PLAN - BASEMENT 3 -          LOT 3 (RL 55.0)</p> <p>DRAWING NUMBER          AR-B10 XX-08</p> <p>ISSUE          2</p>
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- RESIDENTIAL ACCOMMODATION 1 BED
  - RESIDENTIAL ACCOMMODATION 2 BED
  - RESIDENTIAL ACCOMMODATION 3 BED
  - RESIDENTIAL ACCOMMODATION COMMUNAL
  - INDEPENDENT LIVING UNITS 2 BED
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  - CO-LIVING (STUDENT ACCOMM.)
  - CO-LIVING (STUDENT ACCOMM. COMMUNAL)
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  - FUTURE DEVELOPMENT WORKS BOUNDARY
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  - EXISTING BUILDINGS



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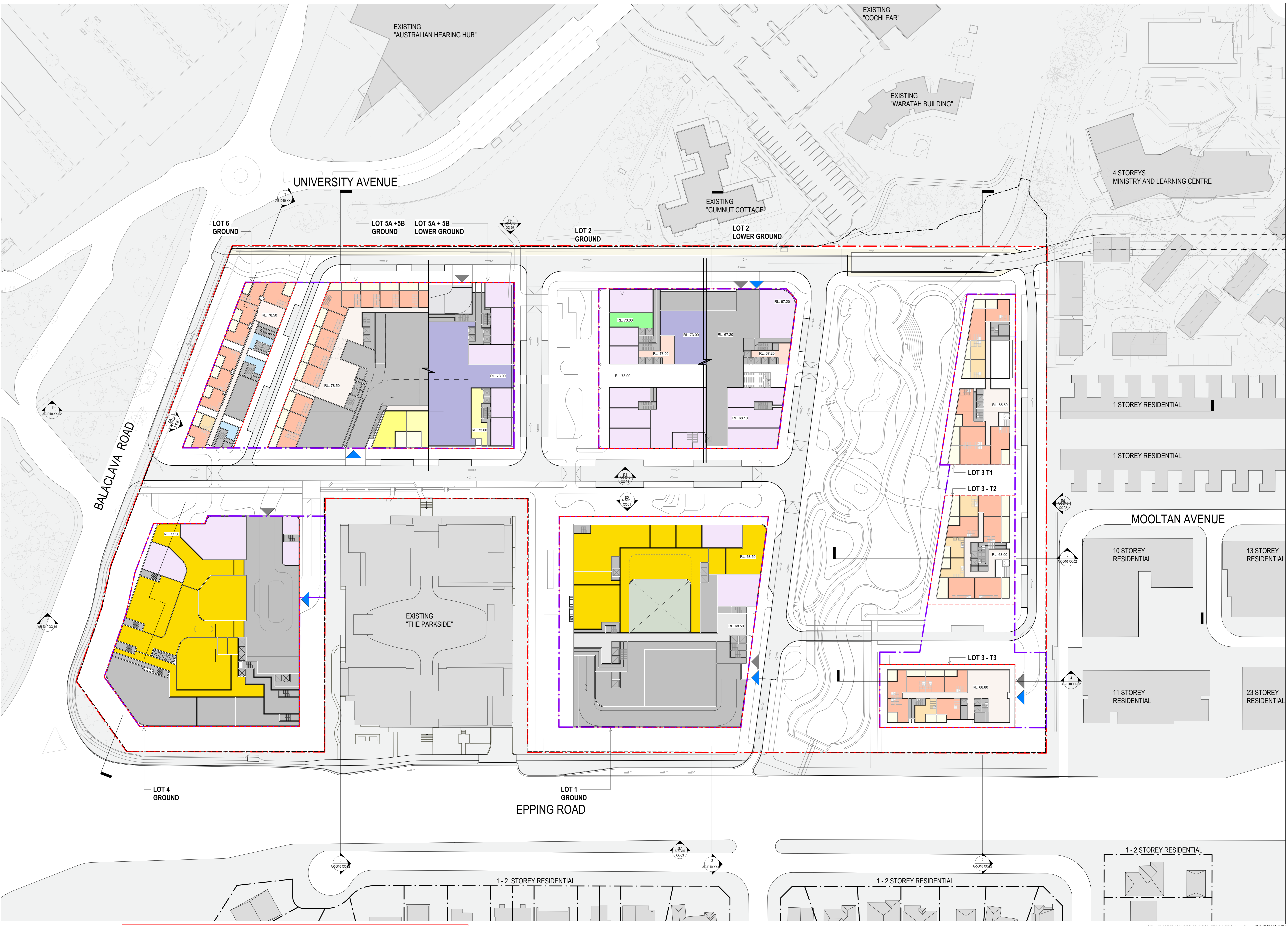
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  - BASEMENTS INDICATIVELY SHOW 1m THICK BOUNDARY WALLS, WITH CONSTRUCTION DETAIL SUBJECT TO FUTURE DA.
  - BASEMENT 2-WAY AISLES ARE INDICATIVELY DRAWN TO 6m WIDTHS.
  - SITE PLANS ARE COLOURED BY OVERALL 'RESIDENTIAL' USAGE (IE: NO DISTINCTION BETWEEN MARKET RESI AND AFFORDABLE HOUSING)

<b>KEY PLAN</b> 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	<b>CONSULTANT</b> JN TEL (02) 8973 2000 CONSULTANT RWBY TEL (02) 8000 9855 CONSULTANT FCAD TEL (048) 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	<b>CLIENT</b> BAPTIST CARE CLIENT NUMBER  <b>PROJECT MANAGER</b> TSA MANAGEMENT TEL (02) 9276 1400	<b>PROJECT</b> BAPTIST CARE MASTERPLAN LOT 60 IN DP1107965 157 BALACLAVA ROAD MACQUARIE PARK SYDNEY BNP/PROJECT NUMBER 2108014	TRUE NORTH PROJECT NORTH GRAPHIC SCALE 0 10000 20000 SCALE 1:30000 DO NOT SCALE STATUS	<b>DRAWING</b> REFERENCE SCHEME SITE PLAN - BASEMENT 4 - LOT 3 (RL 52.0)  DRAWING NUMBER AR-B10 XX-09 ISSUE 2
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C:\Users\jpa\REVIT\_LOCAL\2023\AR\_2108014\_BTC\_BUILDING\_jmny\_Ba\int\_22042025\_10225 PM

- RESIDENTIAL ACCOMMODATION 1 BED
  - RESIDENTIAL ACCOMMODATION 2 BED
  - RESIDENTIAL ACCOMMODATION 3 BED
  - RESIDENTIAL ACCOMMODATION COMMUNAL
  - INDEPENDENT LIVING UNITS 2 BED
  - INDEPENDENT LIVING UNITS 3 BED
  - INDEPENDENT LIVING UNITS COMMUNAL
  - RESIDENTIAL AGED CARE FACILITY
  - CO-LIVING (STUDENT ACCOMM.)
  - CO-LIVING (STUDENT ACCOMM. COMMUNAL)
  - COMMERCIAL PREMISES/ RETAIL
  - COMMERCIAL PREMISES/ RETAIL MAJOR
  - HEALTH SERVICES FACILITY
  - CENTRE-BASED CHILD CARE FACILITY
  - COMMUNAL OPEN SPACE
  - LOADING / PLANT / SERVICES (EXCLUDED FROM GFA)
  - INDICATIVE ENTRY FOR LOADING / SERVICE VEHICLES
  - INDICATIVE ENTRY FOR CARS
- 
- BAPTISTCARE LOT BOUNDARY
  - FUTURE DEVELOPMENT LOT BOUNDARY
  - FUTURE DEVELOPMENT WORKS BOUNDARY
  - SSD CONCEPT ENVELOPE
  - EXISTING BUILDINGS



REFERENCE SCHEME FOR INFORMATION ONLY.

- NOTES:**
- REFERENCE PLANS ARE DIAGRAMMATIC, AND INDICATIVE ONLY. ALL SERVICES SHOWN ARE INDICATIVE ONLY. FIRE EGRESS, LOADING AND BUILDING SERVICES STRATEGIES WILL BE SUBJECT TO FUTURE DEVELOPMENT APPLICATIONS.
  - BASEMENT LAYOUTS ARE INDICATIVE ONLY. AREA ALLOCATED IN MASTERPLAN HAS CAPACITY FOR THE NUMBER OF CARS CALCULATED BY TRAFFIC CONSULTANT. FINAL NUMBER OF CARS WILL BE SUBJECT TO FUTURE DEVELOPMENT APPLICATIONS (DA).
  - BASEMENTS INDICATIVELY SHOW 1m THICK BOUNDARY WALLS, WITH CONSTRUCTION DETAIL SUBJECT TO FUTURE DA.
  - BASEMENT 2-WAY AISLES ARE INDICATIVELY DRAWN TO 6m WIDTHS.
  - SITE PLANS ARE COLOURED BY OVERALL 'RESIDENTIAL' USAGE (IE: NO DISTINCTION BETWEEN MARKET RESI AND AFFORDABLE HOUSING)



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ISSUE DATE	FOR	CRD
1	20.03.2025	Issued for Tender of Approval
2	23.04.2025	Issued for Construction

<b>CONSULTANT</b> 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	<b>CONSULTANT</b> JN TEL (02) 8973 2000 CONSULTANT FRWDY TEL (02) 8000 9855 CONSULTANT FCAD TEL (04) 247 183 CONSULTANT STANTEC TEL (02) 8448 1868	<b>CLIENT</b> BAPTIST CARE CLIENT NUMBER	<b>PROJECT MANAGER</b> TSA MANAGEMENT TEL (02) 9276 1400
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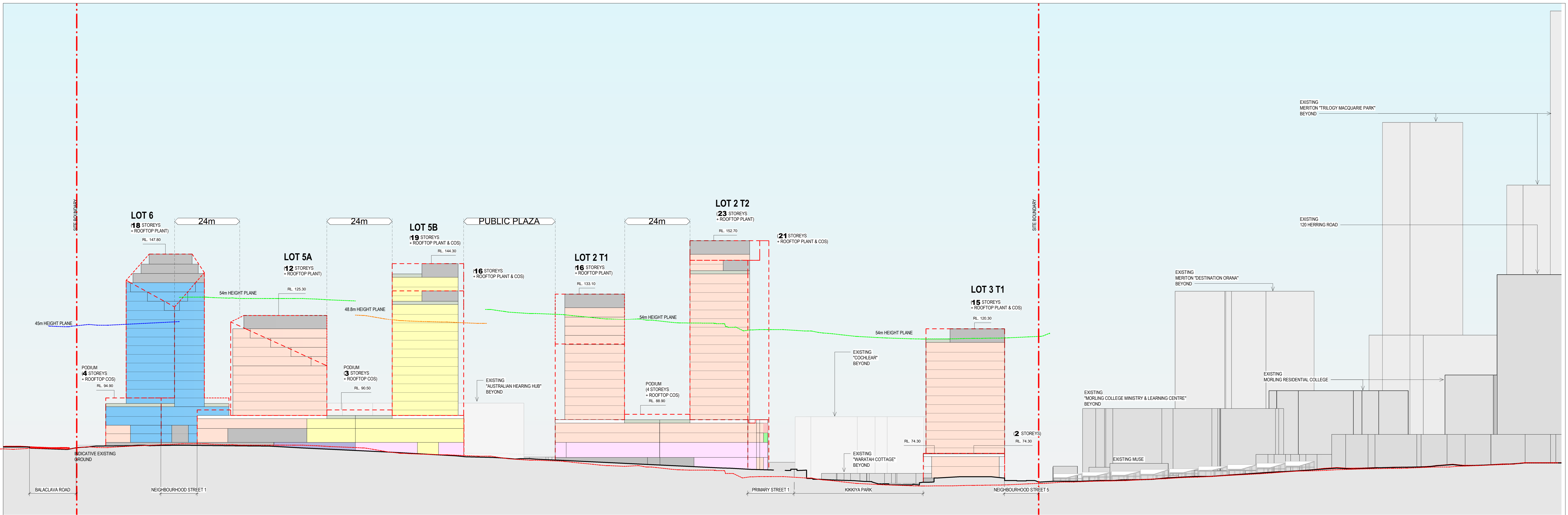
**PROJECT**  
BAPTIST CARE MASTERPLAN  
LOT 60 IN DP1107965  
157 BALACLAVA ROAD  
MACQUARIE PARK  
SYDNEY  
BVN PROJECT NUMBER  
2108014

**DRAWING**  
REFERENCE SCHEME  
SITE PLAN - OVERALL  
GROUND

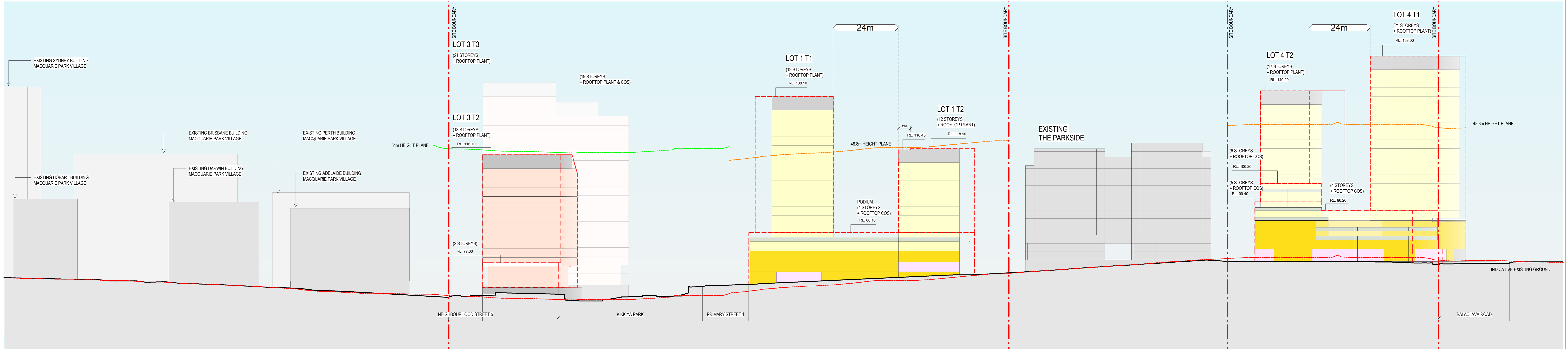
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AR-B10 XX-10

**ISSUE**  
2

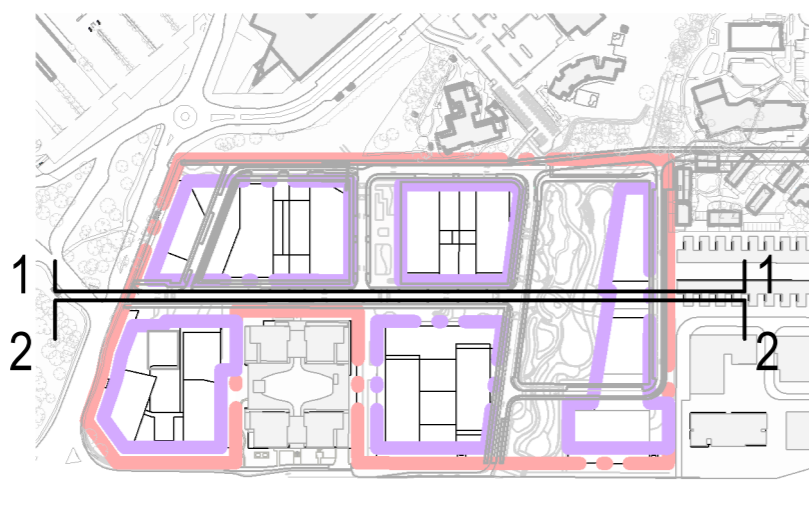


01 REF SCHEME - STREET ELEVATION 01



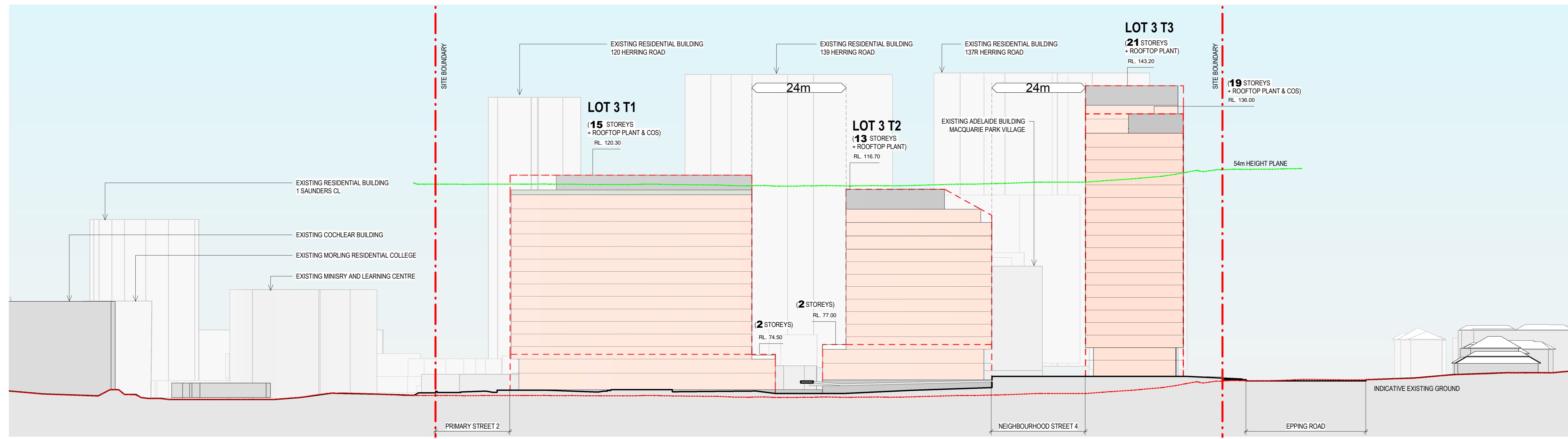
02 REF SCHEME - STREET ELEVATION 02

ISSUE	DATE	FOR	CHD
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2	22.04.2025	Issued for Lodgement	

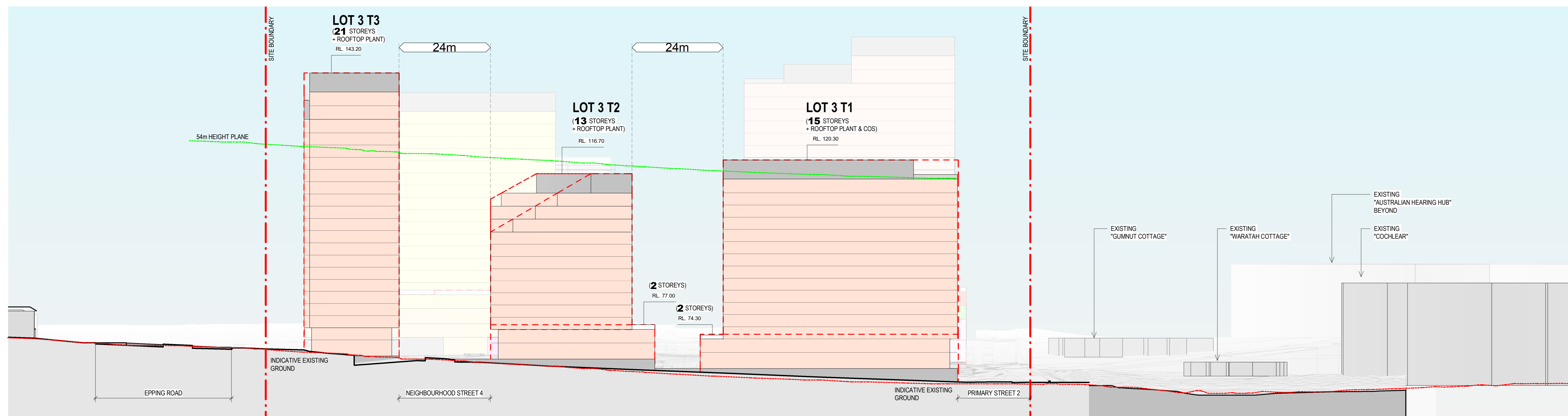


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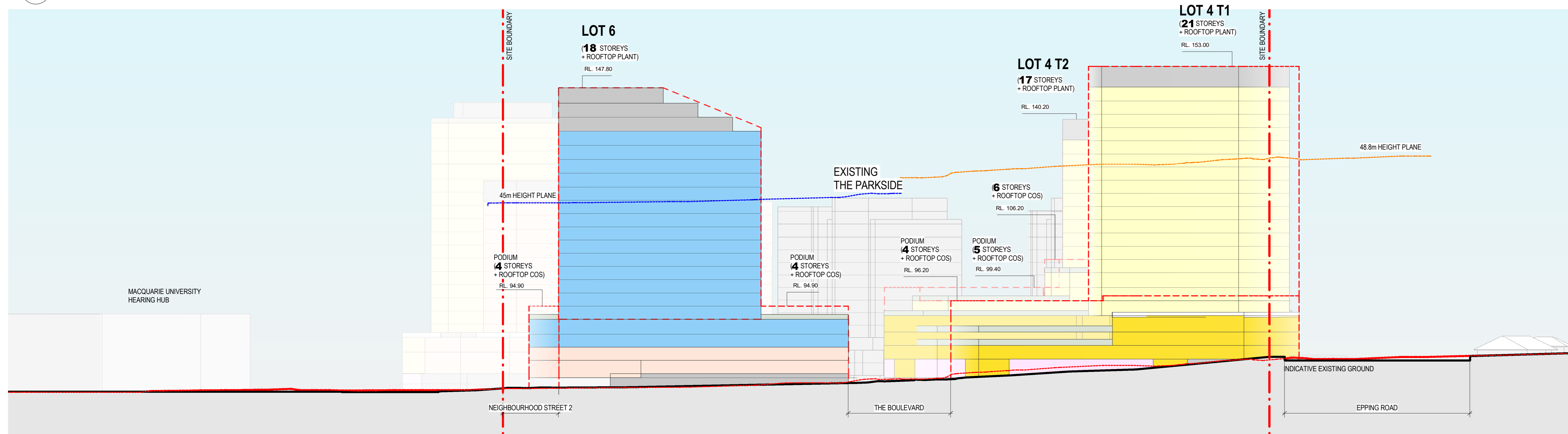
- COMMERCIAL PREMISES/RETAIL
- CO-LIVING HOUSING
- RESIDENTIAL CARE FACILITY
- INDEPENDENT LIVING UNITS
- RESIDENTIAL ACCOMMODATION
- CENTRE-BASED CHILD CARE FACILITY
- HEALTH SERVICES FACILITY
- COMMUNAL OPEN SPACE
- LOADING / PLANT / SERVICES (EXCLUDED FROM GFA)
- BAPTISTCARE LOT BOUNDARY
- SSSA CONCEPT ENVELOPE
- EXISTING BUILDINGS
- 45M HEIGHT PLANE
- 48.8M HEIGHT PLANE
- 54M HEIGHT PLANE
- EXISTING GROUND LINE



03 REF SCHEME - STREET ELEVATION 03



04 REF SCHEME - STREET ELEVATION 04



05 REF SCHEME - BALACLAVA ROAD ELEVATION

**BVN**

ARCHITECTS REGISTRATION BOARD /  
 NSW ARCHITECTS  
 100/100 KENT ST  
 SYDNEY NSW 2000  
 TEL: (02) 9232 2525  
 FAX: (02) 9232 2544  
 www.bvn.com.au

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- COMMERCIAL PREMISES/RETAIL
- CO-LIVING HOUSING
- RESIDENTIAL CARE FACILITY
- INDEPENDENT LIVING UNITS
- RESIDENTIAL ACCOMMODATION
- CENTRE-BASED CHILD CARE FACILITY
- HEALTH SERVICES FACILITY
- COMMUNAL OPEN SPACE
- LOADING / PLANT/ SERVICES (EXCLUDED FROM GFA)
- BAPTISTCARE LOT BOUNDARY
- SSSA CONCEPT ENVELOPE
- EXISTING BUILDINGS
- 45M HEIGHT PLANE
- 48.8M HEIGHT PLANE
- 54M HEIGHT PLANE
- EXISTING GROUND LINE

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

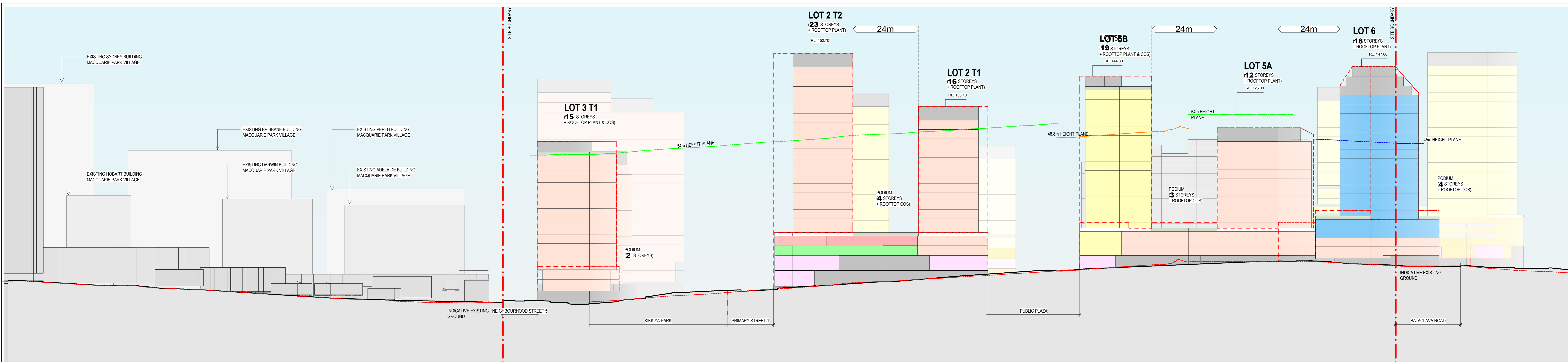
CONSULTANT  
 JN  
 TEL (02) 8973 2000  
 CONSULTANT  
 FWDI  
 TEL (02) 8000 9855  
 CONSULTANT  
 FCAD  
 TEL (02) 9488 247 183  
 CONSULTANT  
 STANTEC  
 TEL (02) 8448 1868

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

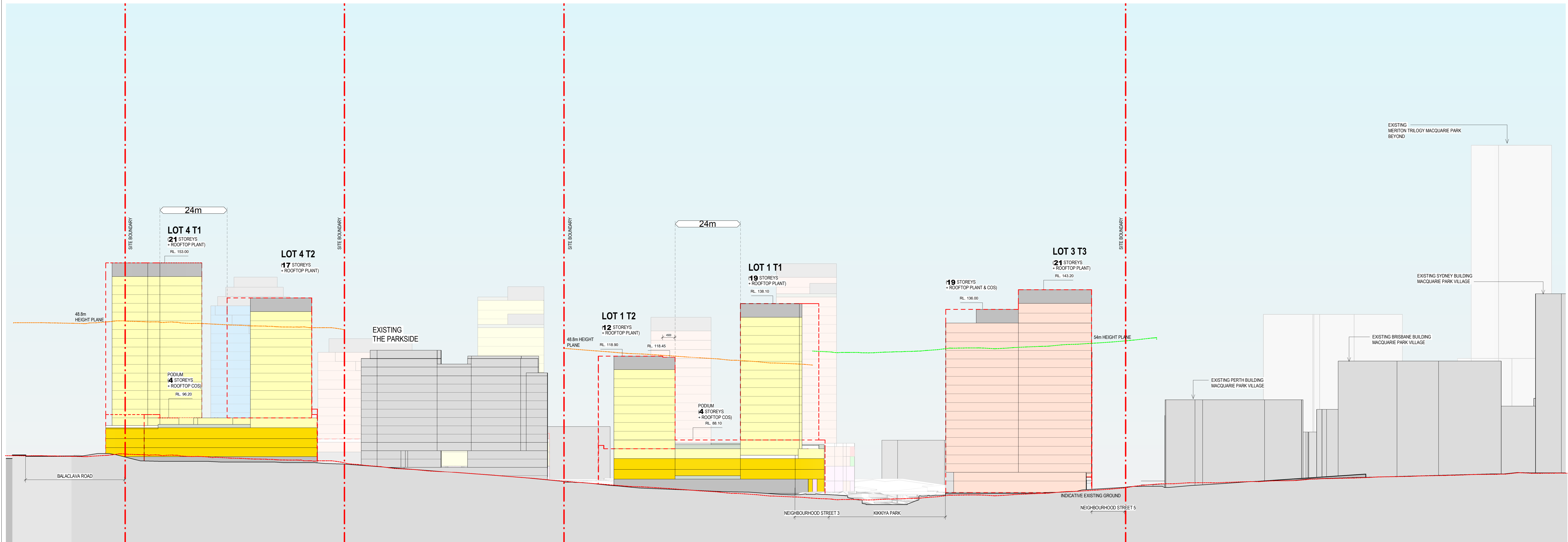
PROJECT  
 BAPTIST CARE MASTERPLAN  
 LOT 60 IN DP1107365  
 157 BALACLAVA ROAD  
 MACQUARIE PARK  
 SYDNEY  
 BUNPROJECT NUMBER  
 2108014

TRUE NORTH  
 PROJECT NORTH  
 GRAPHIC SCALE  
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 DO NOT SCALE  
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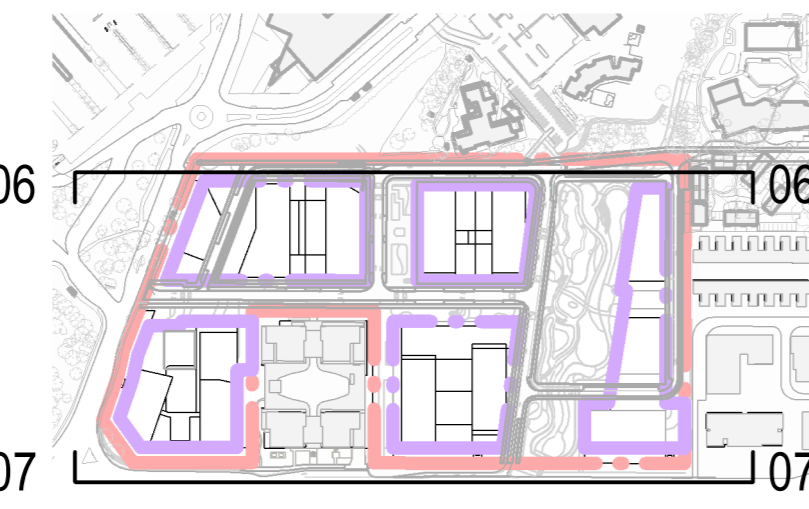
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 AR-C10 XX-02  
 ISSUE  
 2



06 REF SCHEME - STREET ELEVATION 06

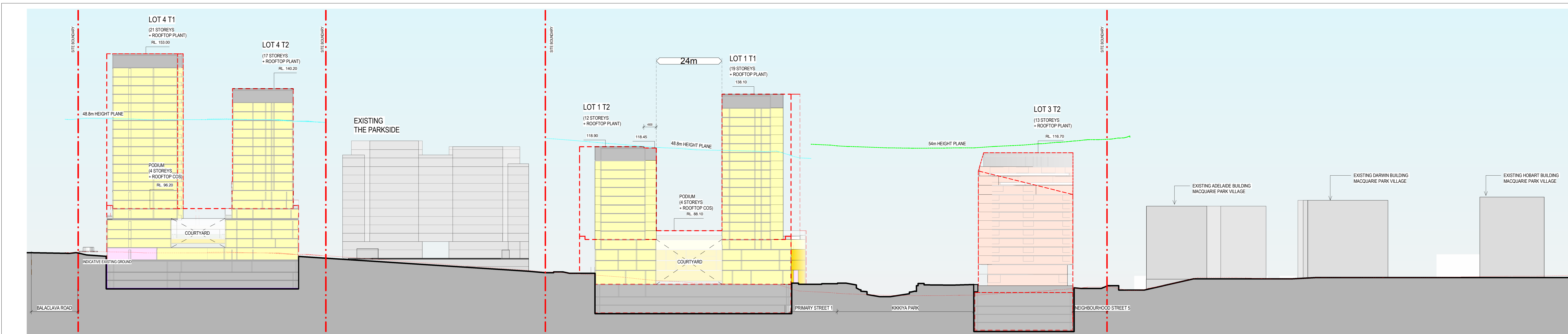


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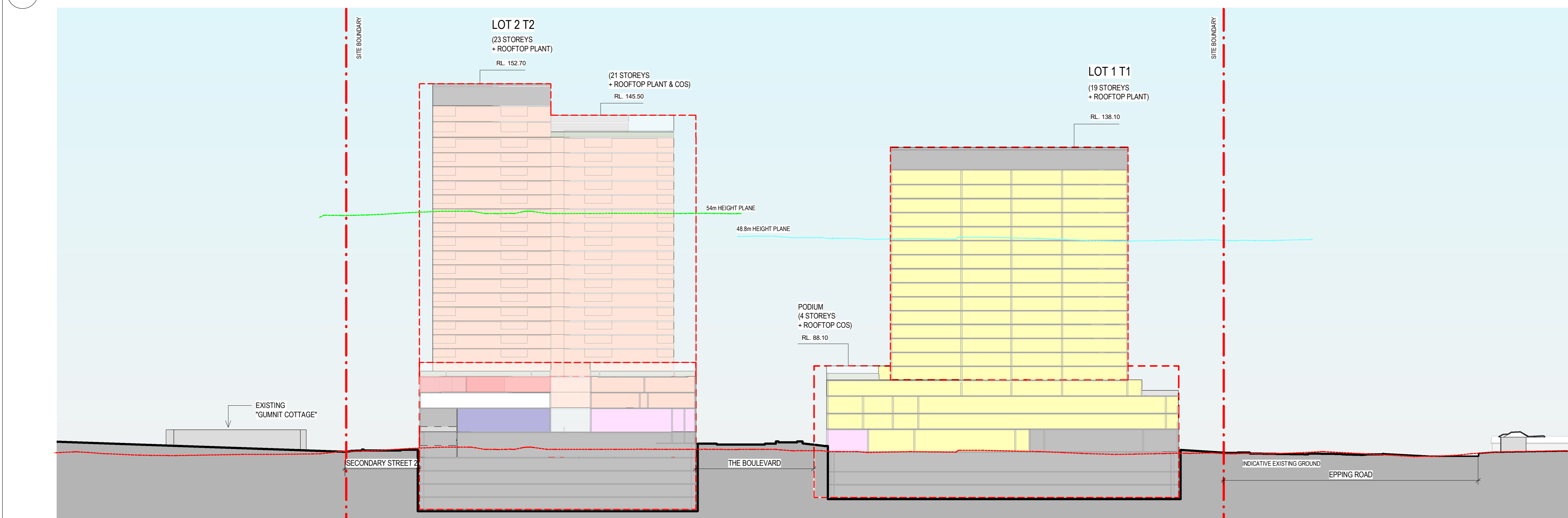


**REFERENCE SCHEME FOR INFORMATION ONLY.**

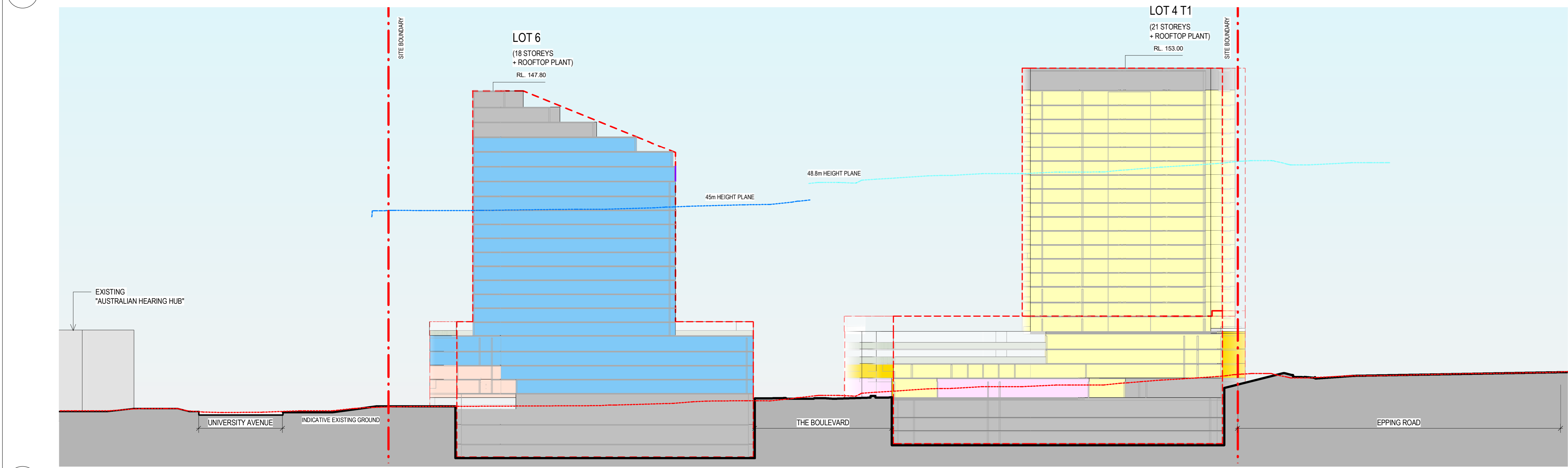
- COMMERCIAL PREMISES/RETAIL
- CENTRE-BASED CHILD CARE FACILITY
- BAPTISTCARE LOT BOUNDARY
- CO-LIVING HOUSING
- HEALTH SERVICES FACILITY
- SSSA CONCEPT ENVELOPE
- RESIDENTIAL CARE FACILITY
- COMMUNAL OPEN SPACE
- EXISTING BUILDINGS
- INDEPENDANT LIVING UNITS
- LOADING / PLANT/ SERVICES (EXCLUDED FROM GFA)
- 45M HEIGHT PLANE
- 48.8M HEIGHT PLANE
- 54M HEIGHT PLANE
- EXISTING GROUND LINE



1 OVERALL SECTION 1 EW



2 OVERALL NS1



3 SECTION PARALLEL TO BALACLAVA

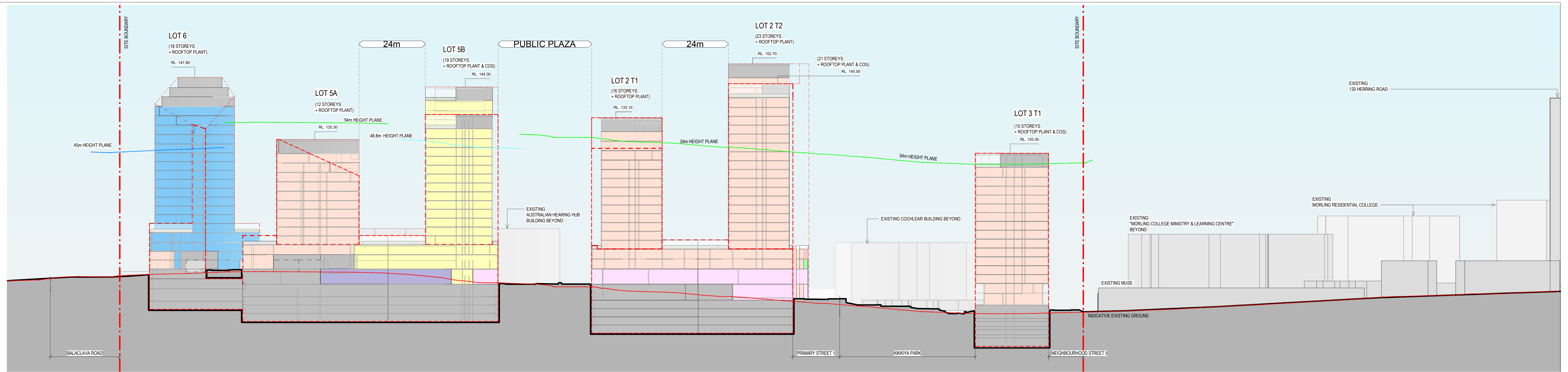
ISSUE	DATE	FOR	CHD
1	20/03/2025	Issued for Test of Adequacy	
2	23/04/2025	Issued for Lodgement	

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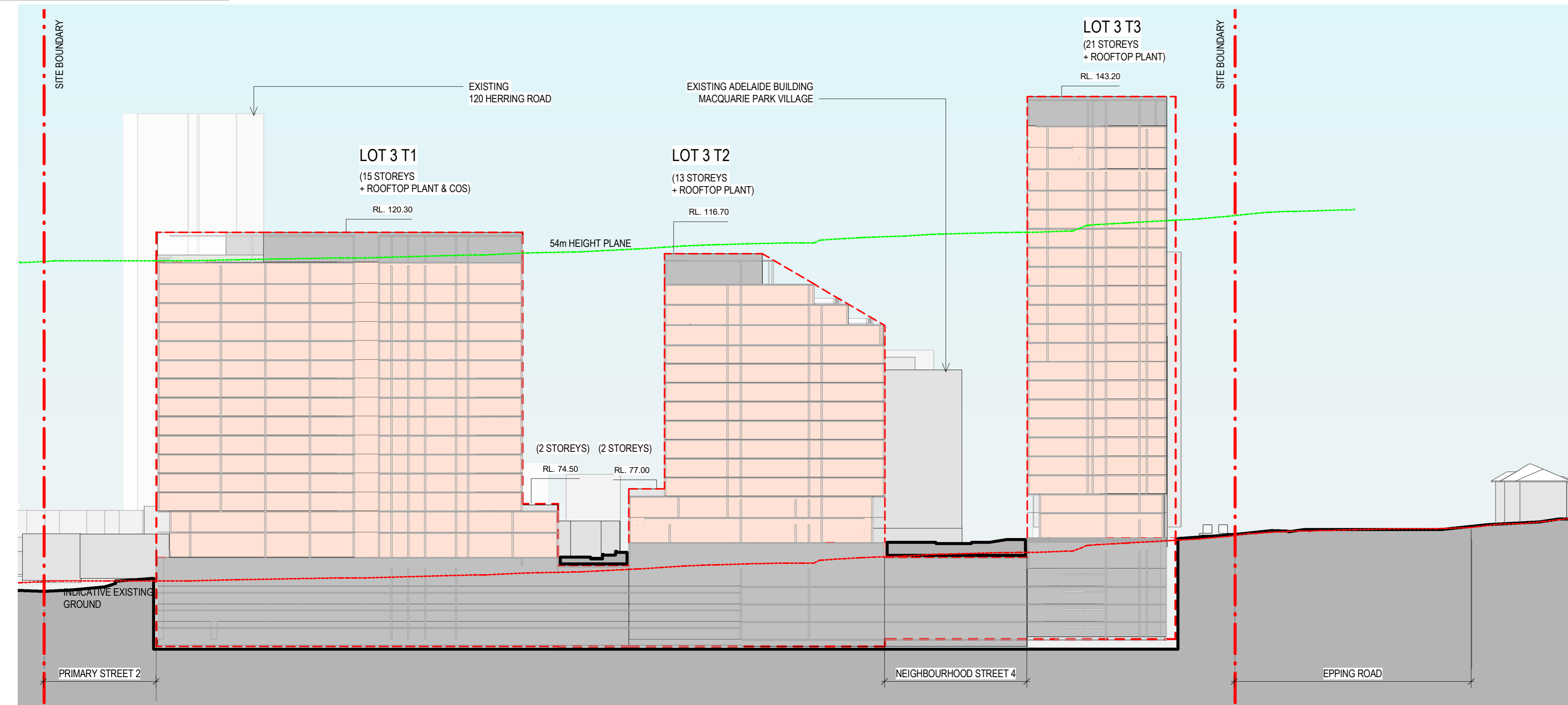
**REFERENCE SCHEME FOR INFORMATION ONLY.**

COMMERCIAL PREMISES/RETAIL	CENTRE-BASED CHILD CARE FACILITY	BAPTISTCARE LOT BOUNDARY	45M HEIGHT PLANE
CO-LIVING HOUSING	HEALTH SERVICES FACILITY	SSSA CONCEPT ENVELOPE	48.8M HEIGHT PLANE
RESIDENTIAL CARE FACILITY	COMMUNAL OPEN SPACE	EXISTING BUILDINGS	54M HEIGHT PLANE
INDEPENDANT LIVING UNITS	LOADING / PLANT/ SERVICES (EXCLUDED FROM GFA)		EXISTING GROUND LINE
RESIDENTIAL ACCOMMODATION			

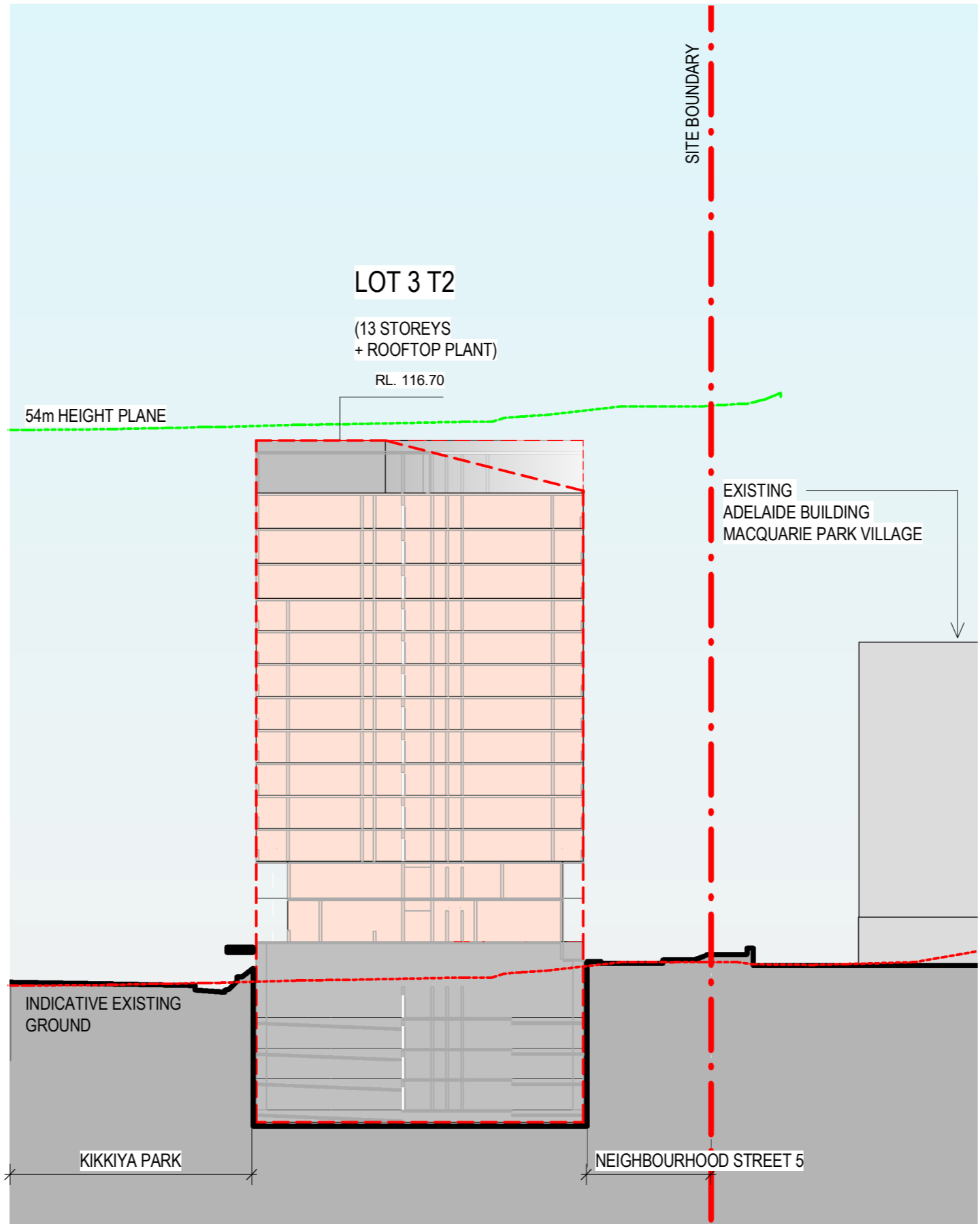
<p>CONSULTANT          ETHOS URBAN          TEL (02) 9556 6962          CONSULTANT          JMT CONSULTING          TEL (04) 15 563 177          CONSULTANT          ARTERRA          TEL (02) 9597 2466          CONSULTANT          URBIS          TEL (02) 8233 9900</p>	<p>CONSULTANT          JN          TEL (02) 8973 2000          CONSULTANT          RWDI          TEL (02) 8000 9855          CONSULTANT          FCAD          TEL (048) 247 183          CONSULTANT          STANTEC          TEL (02) 8448 1868</p>	<p>CLIENT          BAPTIST CARE          CLIENT NUMBER</p> <p>PROJECT MANAGER          TSA MANAGEMENT          TEL (02) 9276 1400</p>	<p>PROJECT          BAPTIST CARE MASTERPLAN          LOT 60 IN DP1107365          157 BALACLAVA ROAD          MACQUARIE PARK          SYDNEY          BUNPROJECT NUMBER          2108014</p>	<p>TRUE NORTH PROJECT NORTH          GRAPHIC SCALE          0 10000 25000          SCALE          1:50000 DO NOT SCALE          STATUS</p>	<p>DRAWING  <b>REFERENCE SCHEME GA          SECTIONS - SHEET 1</b></p> <p>DRAWING NUMBER          AR-D10 XX-01</p> <p>ISSUE          2</p>
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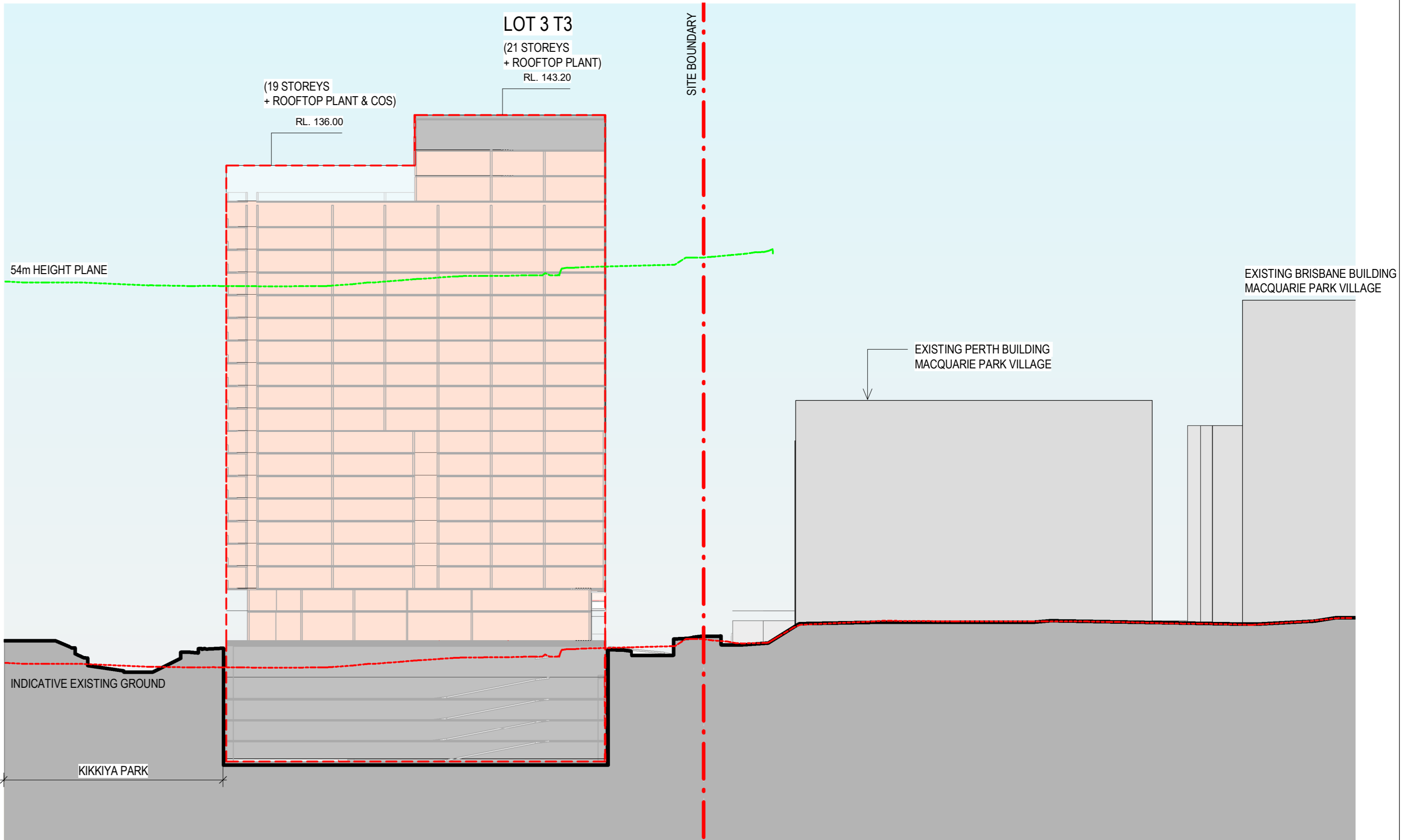
1 OVERALL SECTION 2 EW



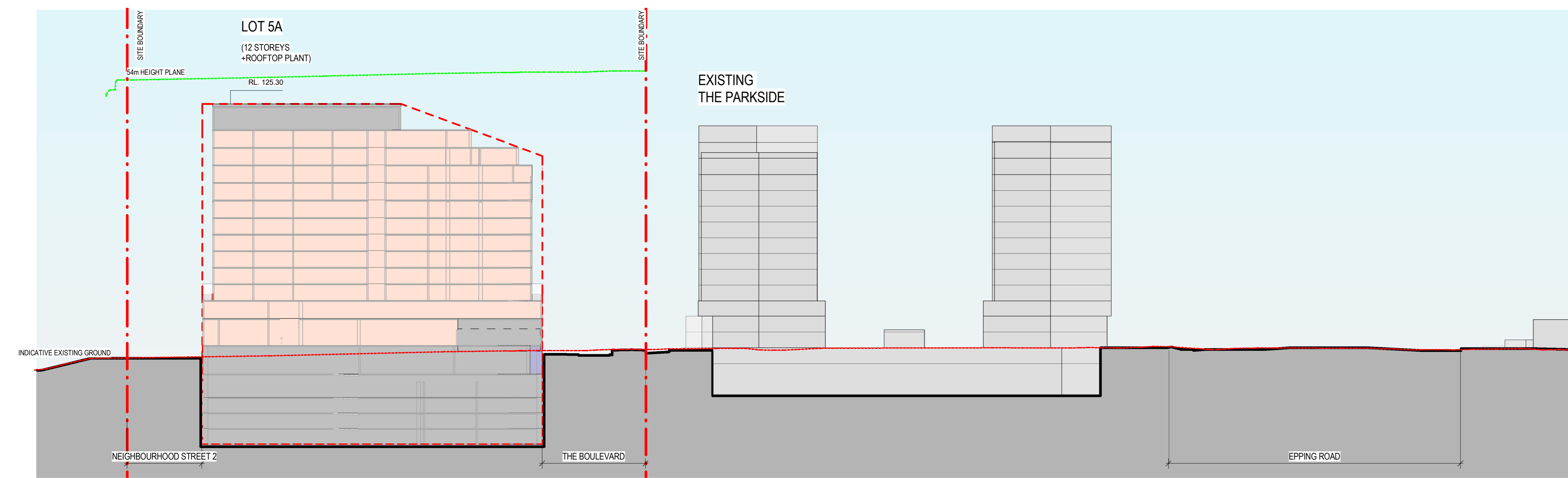
2 LOT 3 OVERALL NS



3 EW SECTION THROUGH LOT 3 T2



4 EW SECTION THROUGH LOT 3 T3



5 SECTION NS LOT 5