CEC Geotechnical

DEWATERING MANAGEMENT PLAN (DMP)

Client – Anglican Community Services (Anglicare)
Project Title – 215, 229-239 Pitt St, Merrylands
Project Type – Proposed Multistorey Development
Project No. – GR24220Brev02
Date Issued – 23/06/2025
Description of Services – Dewatering Management Plan (DMP)

Document Control

Report Title: Dewatering Management Plan (DMP)

Report No: GR24220Brev02

Copies	Recipient
1. Final Copy (PDF – Sent via email)	Anglican Community Services (Anglicare)

Author	Technical Reviewer
	
Diego Espinosa Moreno Environmental Engineer	***Amir Eslami*** Senior Geotechnical Engineer

Revision	Details	Date	Amended By
	Draft	06.06.2025	
01	Updated Sections	21/08/2025	DE
02	Updated Model	16/10/25	DE

T: (02) 9630 0121 **Email:** info@cec-au.com

M: (+61) 493 473 621 **Address:** 4/83 Grose St, North Parramatta NSW 2151

Table of Contents

1. Introduction 4
1.1 Background 4
1.2 Purpose and Objectives 4
1.3 Scope 4
1.4 Provided Information 4
2. Site Description 5
2.1 Site Details 5
2.2 Proposed Development 5
3. Summary of Previous Findings 6
3.1 Subsurface Condition 6
4. Desktop Assessment 8
4.1 Groundwater Assessment 8
4.2 Regional Geology 8
4.3 Soil Landscape 8
4.4 Acid Sulphate Soils and Salinity Potential 8
5. Site Hydrogeological Assessment 8
5.1 Hydrogeology of the Site 8
5.2 Groundwater Quality 16
6. Dewatering Management Plan 17
6.1 Groundwater Monitoring Plan 17
6.2 Visual Monitoring and Treatment Methods 19
6.3 Groundwater Monitoring and Discharge Criteria 20
6.4 Receiving Water System 21
6.5 Dewatering Method 21
6.6 Dewatering Extraction Rate and Duration 21
6.7 Reporting of Monitoring Results 22
7. Potential Contamination – Additional Chemicals 22
8. Site Management Controls and Stakeholder Details 23
9. Record & Reporting 23
10. Contingencies 24
11. Conclusion 24
12. Limitations 25

List of Appendices

APPENDIX A – Drawings For The Proposed Work 26
APPENDIX B – Figures 27
APPENDIX C – Laboratory Results 31
APPENDIX D – Additional Information 32

List of Tables

Table 1: Subsurface Conditions (Geotechnical Investigation Report prepared by CEC Geotechnical, Report No. GR24220) 7
Table 2: Observed Groundwater Levels 9
Table 3: Statistical Groundwater Levels from 09/01/25 to 05/02/25 9
Table 4: Statistical Groundwater Levels from 05/02/25 to 16/04/25 9
Table 5: Laboratory Results of Existing Groundwater Quality 16
Table 6: Laboratory Results of Existing Groundwater Quality 17
Table 7: Discharge Water Quality Criteria 20
Table 8: Organization Contact Details 23

List of Figures

Figure 1: Site Location (215, 229-239 Pitt St, Merrylands) 5
Figure 2: Site Plan (215, 229-239 Pitt St, Merrylands) 6
Figure 3: Groundwater Level Monitoring Results for BH01, 09/01/25 10
Figure 4: Groundwater Level Monitoring Results for BH02, 09/01/25 11
Figure 5: Groundwater Level Monitoring Results for BH03, 09/01/25 12
Figure 6: Groundwater Level Monitoring Results for BH01, 05/02/25 13
Figure 7: Groundwater Level Monitoring Results for BH02, 06/02/25 14
Figure 8: Groundwater Level Monitoring Results for BH03, 05/02/25 15
Figure 9: Diagram of a sump and pump groundwater collection system. 21

Units

ha	Hectare
km	Kilometre
m	Metre
m^2	Square metres
mm	Millimetre
mg/kg	Milligram per kilogram

1. Introduction

1.1 Background

CEC Geotechnical Pty Ltd (CEC Geotechnical) has prepared this report on behalf of Anglican Community Services (Anglicare) to provide a Dewatering Management Plan (DMP) for 215, 229-239 Pitt St, Merrylands (herein referred to as "the site"). The excavation level for the basement will extend deeper than the current groundwater level. Therefore, the purpose of this DMP is to provide the guidelines for temporary dewatering during construction to comply with the State Significant Development Application (SSDA) and WaterNSW requirements.

1.2 Purpose and Objectives

The objectives of the DMP are to:

- Describe the dewatering methodology, groundwater treatment requirements, monitoring, and reporting procedures to be employed during temporary dewatering activities that occur during the construction phase of the proposed basement.
- Provide effective management and contingency procedures to ensure that the discharge of extracted groundwater does not pose unacceptable risks to the receiving environment, in compliance with the Protection of the Environment Operations Act 1997.

1.3 Scope

CEC Geotechnical completed the following scope of work to meet the objectives of the DMP:

- Review of geological and soil profile maps;
- Review of available hydrogeological information, including nearby registered bores licensed by Water NSW located within a 500 metre radius of the site;
- Describe the dewatering methodology, groundwater treatment requirements, monitoring, and reporting procedures to be employed during temporary dewatering activities that occur during the construction phase of the proposed basement;
- Dewatering options and guidelines for discharge from the site;
- Provide effective management and contingency procedures to ensure that the discharge of extracted groundwater does not pose unacceptable risks to the receiving environment, in compliance with the Protection of the Environment Operations Act 1997; and

1.4 Provided Information

- A set of Architectural Drawings including site plans, floor plans, prepared by Fuse Architects, date: 22/07/2025, Project No. 2421, Rev.A.
- Survey Plan prepared by Beveridge Williams Ref 2401343 issue: A, issue date: 23/09/2024.
- Groundwater Impact Assessment prepared by Capital Engineering Consultants (CEC Geotechnical), Project No. GR24220-1Arev01, Date: 16/10/2025

2. Site Description

2.1 Site Details

The property is situated within the City of Cumberland Local Government Area (LGA) and is registered under Lot 2 DP501597, Lot 2 DP537031, Lot J DP10354, Lot 1 DP1079960, Lot 1 DP537031. The site spans 2,106m² and is bounded by McFarlane Street to the North, Short Lane to the South, Pitt St to the East & Reyes St to the West, with surrounding commercial and residential properties, as depicted in ***Figure 1***. In terms of shape, the site is rectangular, approximately 43m wide from North-West to South-East and 26m long from South-West to North-East. During the site visit, it was noted that the property contains a commercial building, surrounded by concrete pavers and garden beds towards the northern side of the site. The site is approximately 1000m away from the Western Motorway and is also accompanied by mixed businesses.

Figure 1: Site Location (215, 229-239 Pitt St, Merrylands)



2.2 Proposed Development

Based on the information provided by the client, the proposed development involves & construction a multi-storey development and associated landscape work, overlaying a four-level basement.

The lowest proposed basement will have a Finished Floor Level (FFL) of 4.4, meaning the maximum excavation depth will be around 13.5 meters. Additional excavation will be required locally for the lift shafts, building footings, and service pits and trenches.

3. Summary of Previous Findings

3.1 Subsurface Condition

In accordance with the Geotechnical Investigation Report prepared by CEC Geotechnical, Report No. GR24220rev01, issued 20/06/2025. It is understood that the subsurface profiles consist of Stiff to Very Stiff Silty CLAY underlain by SHALE BEDROCK.

Figure 2: Site Plan (215, 229-239 Pitt St, Merrylands)



Table 1: Subsurface Conditions (Geotechnical Investigation Report prepared by CEC Geotechnical, Report No. GR24220rev01)

Unit	Description	BH01 (m)*	BH02 (m)*	BH03 (m)*
Unit – 1: Non-Soil	Concrete	0.0-0.2	0.0-0.2	0.0-0.1
Unit – 2: Non-Soil	Subbase Coarse	0.2-0.5	0.2-0.5	-
Unit – 3: Residual	Silty CLAY CH: stiff to very stiff, high plasticity, grey and yellow,	0.5-6.7	0.5-6.3	0.1-6.0
Unit – 4: Residual, (Class V)	SHALE: distinctly weathered, dark grey and black	6.7-7.5	6.3-8.8	6.0-10.4
Unit – 5: Rock, (Class IV)	SHALE: highly weathered, high-strength, black and grey	7.5-12.7	8.8-14.3	10.4-21.7
Unit – 6: Rock, (Class III)	SHALE: moderately weathered, high strength, dark grey	12.7-24.0	14.3-30.0	21.7-25.0
Unit – 7: Rock, (Class II)	SHALE: slightly weathered, high to very high strength, dark grey	24.0-25.2	-	-

**Depths below ground level (BGL) at the location of each borehole. This may vary depending on other areas of the site. BH1, BH2 and BH3 were terminated at depths of 25.2 m, 30.0m and 25.0m respectively.*

5. Desktop Assessment

5.1 Groundwater Assessment

An aerial view of the site, as shown in **Figure B1** in **Appendix B**, demonstrates 14 Local groundwater wells with an approximate depth ranging from 3.5-11.5m that exist approximately 240-580m North-West and 740-1600m South-East as shown in **Figure B1** in **Appendix B**. These groundwater wells from the North-West region consist of a standing water level of 2.3m BGL. Additionally, the groundwater wells from the South-East region consist of a standing water level ranging from 3.6m to 5.5m BGL and an average yield of 0.410 (L/s). Based on the data collected from these wells, it can be noticed that the groundwater level is sloping down from North-West to South-East.

5.2 Regional Geology

The 1:100,000 scale Geological Series Sheet 9030 (Edition 1) 1991 of the Penrith region (**Figure B2** in **Appendix B**) indicates that the subject site is underlain by Wianamatta group Bringelly SHALE (Rwb) consists of dark-grey to black claystone-siltstone and fine sandstone-siltstone laminite.

5.3 Soil Landscape

Soil profile and soil map information were collected from the NSW Department of Planning, Industry and Environment, as shown in **Figure B3** in **Appendix B**. The subject site consists of a the 9030bt (Blacktown) soil landscape. The area features gently undulating terrain developed on Wianamatta Group shales, with local relief reaching up to 30 meters and slopes typically exceeding 5%. The landscape includes broad, rounded crests and ridges with gently sloping sides. The vegetation consists primarily of cleared Eucalypt woodland and tall open forest, characteristic of dry sclerophyll environments.

The soils range from shallow to moderately deep (greater than 100 cm), exhibiting hard setting, mottled texture contrast characteristics. Red and Brown Podzolic Soils (Dr3.21, Dr3.31, Db2.11, Db2.21) are predominantly found on the crests, transitioning to Yellow Podzolic Soils (Dy2.11, Dy3.11) on the lower slopes and within drainage lines.

5.4 Acid Sulphate Soils and Salinity Potential

Based on the Salinity Potential in Western Sydney and the Department of Land and Water Conservation Acid Sulphate Soils Map, it indicates that the site is within an area of moderate salinity potential and not in the acid-prone region, as shown in **Figure B4** and **Figure B5** in **Appendix B**.

6. Site Hydrogeological Assessment

6.1 Hydrogeology of the Site

Three groundwater monitoring wells, GW1, GW2 and GW3, were installed on 16/12/2024 and 19/12/2024. Due to the usage of water during the coring process, the groundwater level was difficult to obtain. Therefore, the water inside the wells was pumped out using a manual bailer. The field engineer installed solid and screened PVC pipes, encased by 5mm aggregates and bentonite at each connection point with a concrete lining to secure the pipe from movement, as recommended by “Department of Planning and Environment, *Minimum requirements for building site groundwater investigations and reporting*, October 2022”. Our qualified field geotechnical engineers allowed the water to recharge, excluding the external contributions such as runoff, to accurately measure the groundwater level. This was achieved by installing a hoboware groundwater probe which measures the water pressure at the

installed location within the well. This data was then mainstreamed into determining the groundwater profiles at a set interval of 10 minutes for a duration of 3 months.

The following Tables demonstrate the observed and calculated groundwater levels and hydraulic conductivity based on previous results, whilst the following Figures show the groundwater level monitoring results. Based on the observed and statistical analysis of the groundwater levels, the minimum, maximum and average groundwater level are approximately RL 2.25, RL 4.04 and RL 3.69. Finally, according to the Groundwater Assessment conducted by CEC Geotechnical, report reference GR24220-1A, issued 20/06/2025, the expected water intake for the construction phase and first year is 0.43 ML/yr, and 0.21 ML/yr for the post-construction operational phase.

Table 2: Observed Groundwater Levels

Groundwater Well	Borehole	Ground RL	Groundwater Level (m bgl)/RL		Approximate depth of Rock Level Encountered bgl
			13/05/2025	06/06/2025	
GW1	BH1	17.03	12.9m/ RL 4.13	13.27m/ RL 3.76	6.7m/ RL 10.33
GW2	BH2	17.12	12.28m/ RL 4.84	13.47m/ RL 3.65	6.3m/ RL 10.82
GW3	BH3	17.27	12.43m/ RL 4.84	13.98m/ RL 3.29	6.0m/ RL 11.27

Table 3: Statistical Groundwater Levels from 09/01/25 to 05/02/25

Groundwater Well	Borehole	Maximum Groundwater Level, RL	Minimum Groundwater Level, RL	Average Groundwater Level, RL
GW1	BH1	3.70	3.43	3.57
GW2	BH2	4.0	3.75	3.89
GW3	BH3	3.83	2.29	3.65

Table 4: Statistical Groundwater Levels from 05/02/25 to 16/04/25

Groundwater Well	Borehole	Maximum Groundwater Level, RL	Minimum Groundwater Level, RL	Average Groundwater Level, RL
GW1	BH1	3.92	2.25	3.72
GW2	BH2	4.04	2.72	3.82
GW3	BH3	3.70	2.51	3.46

Figure 3: Groundwater Level Monitoring Results for BH01, 09/01/25

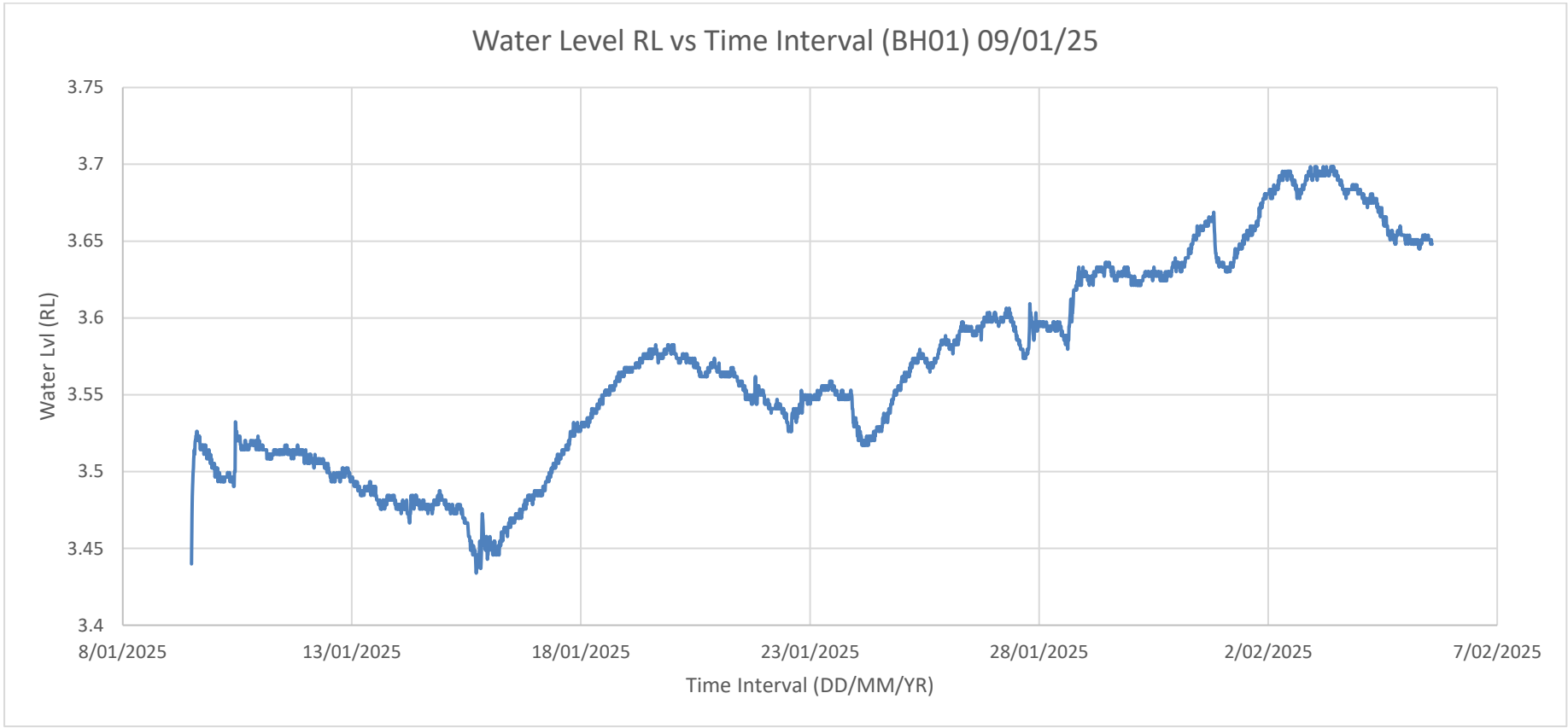


Figure 4: Groundwater Level Monitoring Results for BH02, 09/01/25

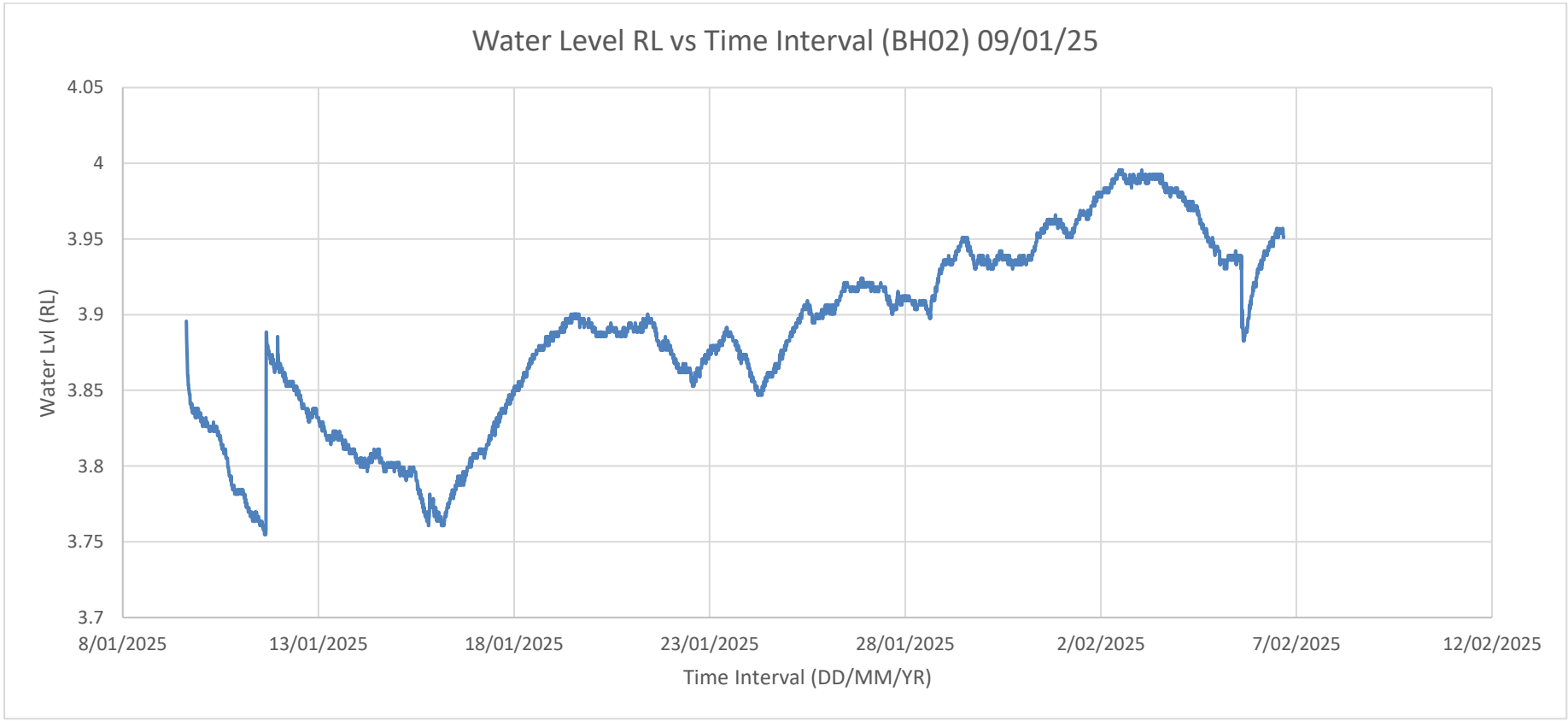


Figure 5: Groundwater Level Monitoring Results for BH03, 09/01/25

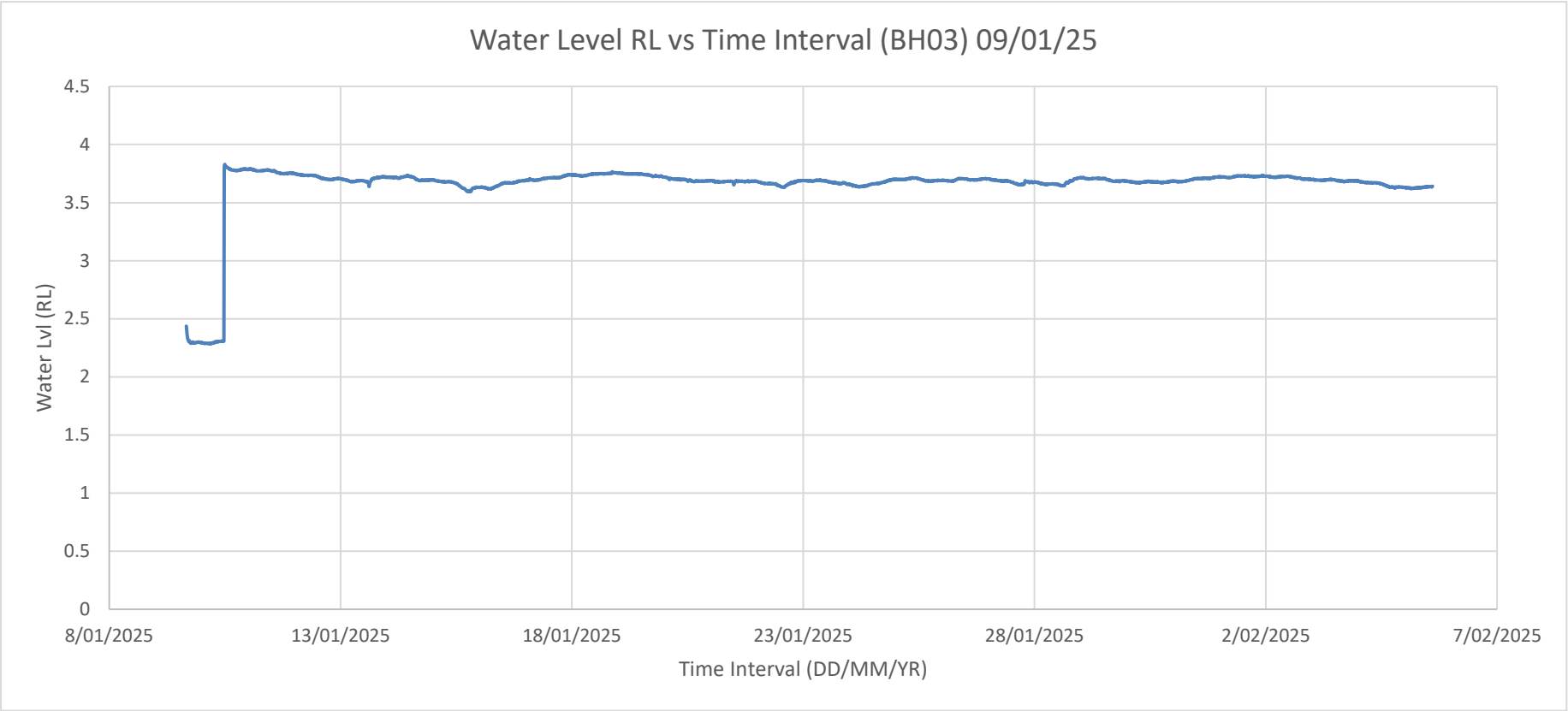


Figure 6: Groundwater Level Monitoring Results for BH01, 05/02/25

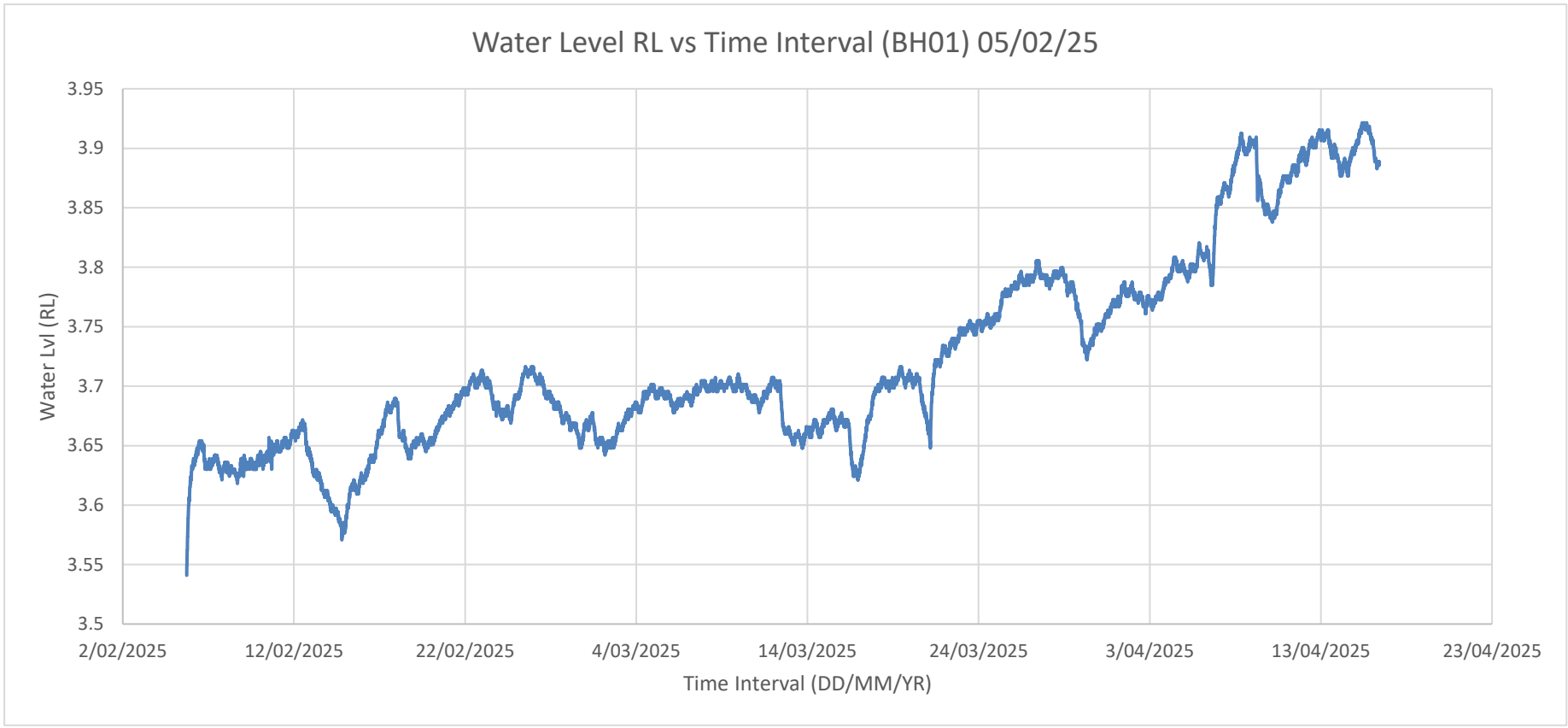


Figure 7: Groundwater Level Monitoring Results for BH02, 06/02/25

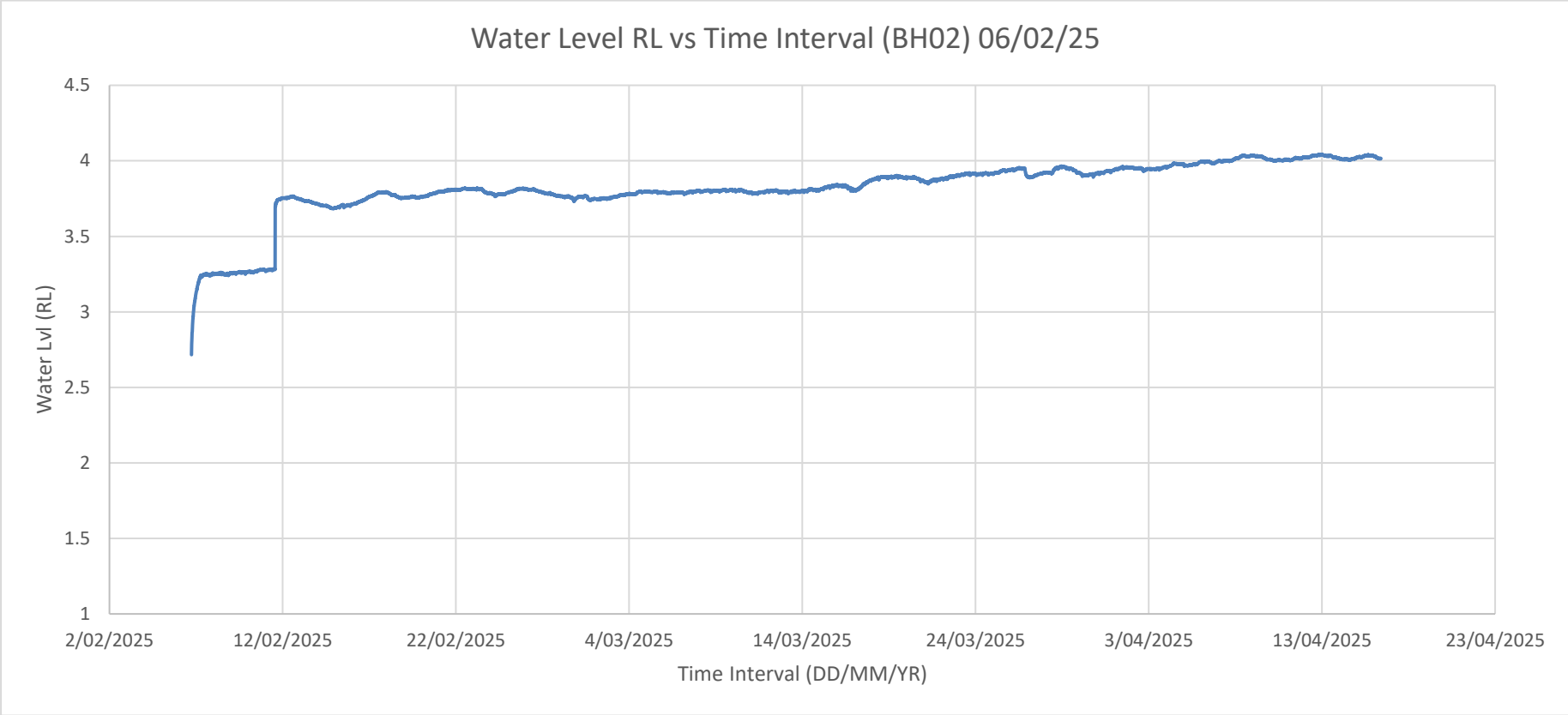
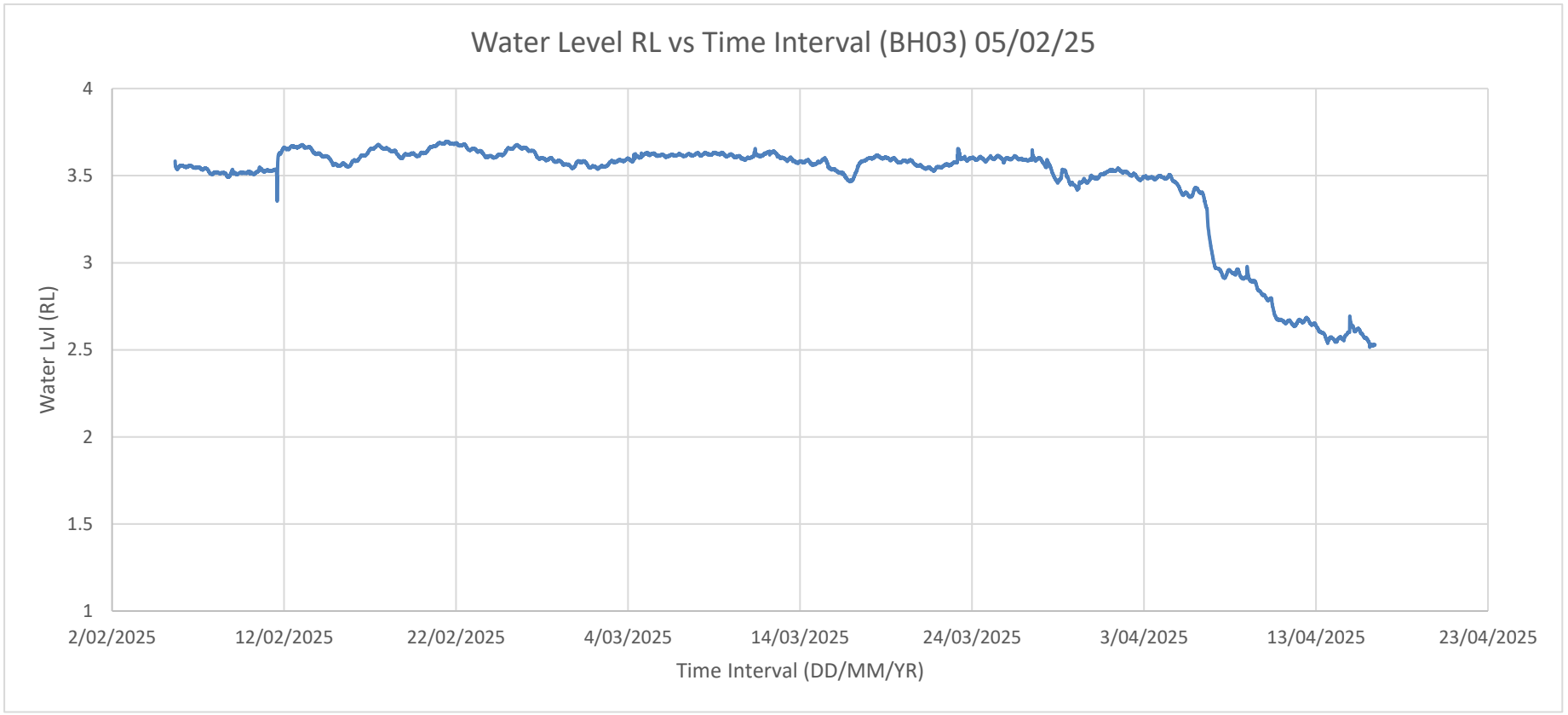


Figure 8: Groundwater Level Monitoring Results for BH03, 05/02/25



6.2 Groundwater Quality

Groundwater samples were collected from the selected monitoring wells installed by CEC-geotechnical on 06/06/2025. The collected groundwater samples were then sent to a NATA-accredited laboratory for chemical analyses. The results of the water quality testing are summarised in **Table 5**. The complete laboratory reports are enclosed in **Appendix C**.

In accordance with NSW Department of Planning and Environment (2022) "*Minimum requirements for building site groundwater investigations and reporting"*, extracted water from site dewatering operations must comply with Australian and New Zealand Government, "*Guidelines for Fresh and Marine Water Quality"* (ANZG, 2018"). The samples were compared against the criteria for Fresh Water Groundwater Investigation Levels (GILs). The sampling locations (GW1-GW3) are presented in **Appendix C.**

Table 5: Laboratory Results of Existing Groundwater Quality

Parameter	Discharge Water Criteria Limit	GW1	GW2	GW3
Physicochemical	**(mg/L)**	**(mg/L)**	**(mg/L)**	**(mg/L)**
pH*	5.0 – 9.0	7.0	7.2	7.1
Electrical Conductivity (µS/cm)*	125 – 2,200	30,000	19,000	24,000
Total Dissolved Solids	3,000	19,000	12,000	15,000
Total Suspended Solids	40	1,600	21,000	2,300
Ammonia (as N)	0.9	0.01	< 0.01	0.22
Alkalinity (as CaCO3)	>20	840	890	360
Total Nitrogen (as N)	2.0	3.6	4.8	5.6
Total Phosphate (as P)	0.2	0.02	0.01	0.01
Heavy Metals				
Aluminium	0.055	1.4	57.0	8.8
Arsenic	0.024	0.007	0.062	0.015
Chromium	0.001	0.047	0.41	0.071
Iron	0.3	110.0	430.0	76.0
Manganese	1.9	3.0	8.1	2.0
Nickel	0.011	0.022	0.26	0.042
Selenium	0.005	0.007	0.062	0.008
Zinc	0.008	0.13	0.92	0.14
Other toxicants				
Benzo(a)pyrene	ID	< 0.001	< 0.005	< 0.005
Naphtalene	0.016	< 0.001	< 0.005	< 0.005
Benzene	0.950	0.007	< 0.001	< 0.001
Toluene	ID	0.015	0.003	< 0.001
Ethyl-Benzene	ID	0.002	< 0.001	< 0.001
Xylenes	0.550	0.005	< 0.003	< 0.003

***Field Measurements**

The laboratory results are summarized in **Table 5**. These results indicated the presence of salinity in the water, as the electrical conductivity (EC) and dissolved solids values exceeded the assessment criteria. This finding aligns with the salinity map presented in **Figure B5** in **Appendix B**, which indicates that the site is situated within an area of moderate salinity potential. The concentrations of heavy metals, including Aluminium, Arsenic, Chromium, Iron, Manganese, Nickel, Selenium, and Zinc, exceeded the

assessment criteria for freshwater. Consequently, groundwater extracted must be treated for salinity and heavy metals before being discharged into the stormwater system.

7. Dewatering Management Plan

7.1 Groundwater Monitoring Plan

Water quality and groundwater level monitoring will be carried out during construction to ensure discharge quality meets the established criteria. Testing will be carried out at the existing monitoring wells, and the frequency is outlined in **Table 6**.

Table 6: Laboratory Results of Existing Groundwater Quality

Type	Parameters	Monitoring Frequency
Water Volume	Discharge Volume	Weekly meter readings with dates and times of water measurement (to monitor cumulative discharge volumes and the range of flow rates and confirm ongoing correct functioning of the installed meter); daily meter readings are necessary where the duration of dewatering is only a few weeks long
Physical Parameters	Electrical conductivity, temperature, pH, redox potential	Weekly for the duration of dewatering
Water Level	Standing water level at the time of field parameter measurement	
Physical Parameters	Alkalinity (bicarbonate, carbonate, hydroxide and total), electrical conductivity (EC), pH, redox potential (Eh), total dissolved solids (TDS), total hardness, temperature, dissolved oxygen (DO)	A minimum of 12 consecutive sampling events is required to be monitored. The requirement for 12 consecutive sampling events may be tailored to align with the development schedule.
Physical/ Chemicals Parameters (Only for Discharge Samples)	Turbidity* (NTU), total suspended solids* (TSS), total organic carbon* (TOC), sodium absorption ratio* (SAR), 8 Heavy Metals	
Major Anions	Sulfate (SO4), chloride (Cl), carbonates (CO3), bromide (Br), fluoride (F)	
Major Cations	Calcium (Ca), magnesium (Mg), sodium (Na), potassium (K)	
Ionic Balance	Cation/anion balance (as a percentage)	
Dissolved Inorganics and Dissolved Heavy Metals	Aluminium (Al), antimony (Sb), arsenic (As), barium (Ba), beryllium (Be), boron (B), cadmium (Cd), chromium (Cr), cobalt (Co), copper (Cu), iron (Fe), lead (Pb), lithium (Li), manganese (Mn), mercury (Hg), molybdenum (Mo), nickel (Ni), selenium (Se), silica (dissolved SiO2), silver (Ag), strontium (Sr), uranium (U), vanadium (V), zinc (Zn)	Mandatory for baseline thereafter negotiable, depending on site setting unless otherwise required by another regulatory body

Nutrients	Ammonia (NH3), nitrate (NO3), total nitrogen (N), oxidised nitrogen (N), total phosphorus (P), reactive phosphorus (P)	
Microbiological Organisms	Faecal coliforms, faecal streptococci, Escherichia coli	
Organics	Benzene toluene ethylbenzene xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), total recoverable hydrocarbons (TRHs)	
Other	Range of analytes relevant to site-specific contaminants of environmental concern—for example: • Pesticides (OCPS, OPPs) • Polychlorinated biphenyls (PCBs) • Semivolatile chlorinated hydrocarbons (SVOCs) • Volatile chlorinated hydrocarbons (VOCs) • Chlorinated aliphatics • Phenols • Perfluoroalkyl and polyfluoroalkyl substances (PFAS)	As required by the NSW EPA or accredited site auditor (for properties regulated under the Contaminated Land Management Act 1997), on the advice of a specialist environmental consultant or as required by another regulatory body

Initial Assessment: An initial round of sampling should be conducted during the dewatering system installation. The collected groundwater samples should be tested for the target quality parameters to establish baseline groundwater quality conditions.

Trial-Run period: Sampling should be conducted twice per week over a minimum of two weeks during the trial run of the onsite water treatment system. The sampling program should, at minimum, comprise two samples of groundwater, one collected prior to treatment and one after treatment, to assess the performance of the water treatment system.

The contractor should seek advice from an appropriately qualified consultant regarding the termination of the trial-run period. No collected groundwater should be discharged to the stormwater system until it is proven to meet the adopted criteria.

Discharge Monitoring During Construction: After the trial-run period, treated water may be discharged to the stormwater system. Weekly sampling is recommended to be adopted for a minimum of four weeks after the trial run period. Thereafter, a fortnightly sampling should be implemented until a minimum of 12 samples are achieved in total, including the samples from the initial assessment, the trial-run period, and the discharge monitoring period.

Monitoring of the discharge water will be completed for the duration of the dewatering activities in accordance with the monitoring schedules below. The duration of the dewatering will be dictated by the construction program, which is anticipated could take up to 6 months to complete the basement construction, including backfilling. All monitoring of water quality will be completed by a suitably qualified person, using calibrated equipment to collect samples that are representative of the discharge. The parameters listed in this report shall be measured prior to the proposed discharge of collected water to the stormwater system.

- Dewatering must not occur in the bioretention/detention basin until the above water quality parameters are met;

- All records of water discharges (date, time and estimated volume) and monitoring results are to be documented and kept on site;
- Copies of all records shall be provided to the appropriate regulatory authority, including the Council, upon request.
- Tailwater must be discharged to a stormwater pit and not spread over any road, footpath, etc;
- Discharge flow rates shall be measured daily using a calibrated flow meter on the discharge pipeline;
- Groundwater levels outside the excavation shall be monitored from 2 groundwater monitoring wells located outside the excavation. The locations of the monitoring wells shall be selected by the hydrogeological consultant.
- If any signs of potential contamination are observed on-site, during excavation, or before, water must be collected in appropriate containers and must not be discharged into surface water or storm drains.

Discharge Monitoring During Post-Construction Operation: Discharge Monitoring During Construction: Considering the low estimated volume of annual groundwater extraction, a drained basement is proposed to be implemented during the operational (post-construction) phase of the project. This will include the collection of groundwater seepage through an on-site detention (OSD) storage tank or a similar system, pending approval from the consent authority. The collected groundwater would be treated before being discharged into the stormwater system to comply with the discharge criteria shown in **Table 7**.

According to the NSW DPIE *Minimum requirements for building site groundwater investigations and reporting* (2022), the following monitoring is required for permanent dewatering:

- Monthly in-situ field water quality measurements and determinations using a calibrated handheld water quality meter of both groundwater and discharge water; this must include a minimum of electrical conductivity (specific conductance at 25°C), temperature, pH, and redox potential; and
- Monthly meter readings with dates and times of measurement (to monitor annual discharge volumes, average flow rates, and confirm the ongoing correct functioning of the installed meter).

7.2 Visual Monitoring and Treatment Methods

Visual inspections of the dewatering measures and equipment shall be monitored regularly by the Principal Contractor or Site Manager to ensure:

- The effective operation of all dewatering treatment equipment, including filter media within sediment retention tanks, to ensure dewatering work is performed appropriately;
- No hydrocarbon sheens are visible, and no hydrocarbon odour is observed during groundwater sampling. No green-blue algae or extremely clear water indicates high levels of dissolved aluminium are present;
- No sediment or suspended load is allowed to bypass the baffles and sediment tanks; and
- Appropriate quantities of chemical products within the dosing system (in case if needed).

The Site Supervisor must keep a record of all visual observations, as well as flow rates to enable the logs of groundwater extraction/discharge volumes following the completion of dewatering activities. It

is understood that this DMP will be submitted to the dewatering contractors to enable a treatment system to be designed. The treatment system must consider the required discharge release criteria. The treatment system may include:

- pH adjustment – an automatic continuous pH monitoring and dosing tank could be used on-site;
- Removal of suspended solids and heavy metals by filtration or flocculation;
- Removal of hydrocarbons and/or nuisance odours, if required;
- Increase dissolved oxygen by aeration with agitators or aerators; and
- Removal of dissolved solids by reverse osmosis or equivalent system.

The extracted groundwater should be monitored as it enters the treatment system and at the exit point of the treatment system (prior to release). Monitoring of the water quality in the holding tanks shall be carried out during dewatering and as long as the groundwater treatment is required.

7.3 Groundwater Monitoring and Discharge Criteria

Groundwater extracted during dewatering should be monitored for the parameters given in **Table 6** and should meet the release criteria in **Table 7** prior to being discharged off-site. The acceptable criteria for water quality will depend on the final discharge point. It is assumed that discharge will be into the local stormwater system.

In accordance with the ANZECC Guidelines for Fresh and Marine Water Quality (2000), the basement dewatering release criteria are presented in **Table 7**.

Table 7: Discharge Water Quality Criteria

Parameters	Units	Performance Indicator Prior to Discharge
pH	N/A	6.5 – 8.5
Electrical Conductivity	(µS/cm)	125 – 2,200
Total Dissolved Solids	mg/L	<3,000
Total Suspended Solids	mg/L	<40
Turbidity	NTU	6 – 50 or < 50mg/L
Oil & Grease	N/A	No Visible
Ammonia	mg/L	<0.9
Hardness (as CaCO3)	mg/L	20 - 100
Alkalinity (as CaCO3)	mg/L	>20
Total Nitrogen (as N)	mg/L	<0.9
Total Phosphate (as P)	mg/L	<0.2
Arsenic (As) - Total	mg/L	<0.024
Cadmium (Cd)	mg/L	<0.0006
Chromium (Cr) - Total	mg/L	<0.001
Copper (Cu)	mg/L	<0.014
Lead (Pb)	mg/L	<0.0034
Mercury (Hg) – Total	mg/L	<0.0006
Nickel (Ni)	mg/L	<0.011
Zinc (Zn)	mg/L	<0.080

7.4 Receiving Water System

The site is situated within a residential area, proposed for residential, therefore the extracted groundwater shall be treated and discharged to the stormwater network via connection to an approved location by the Council (dewatering contractor to confirm the exact location).

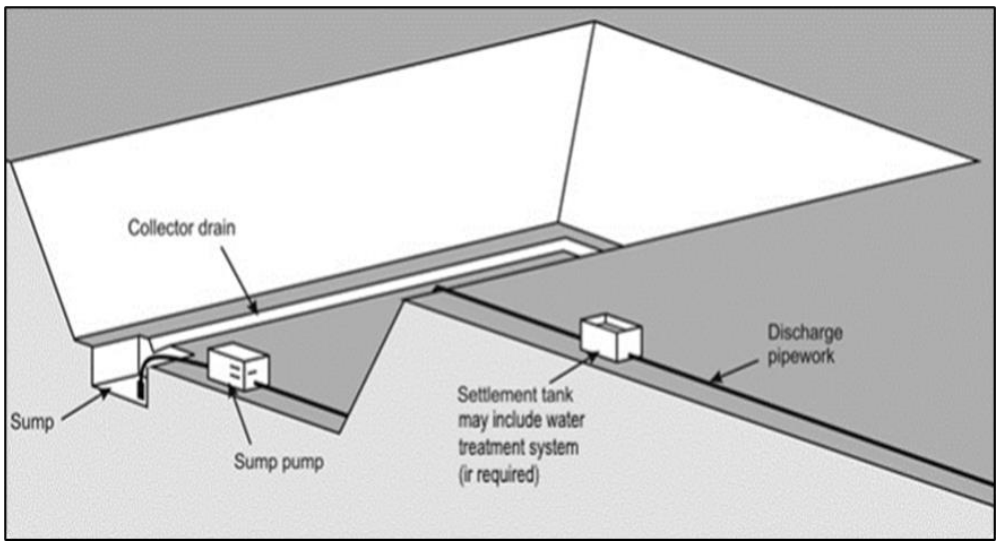
Discharge Method Approval shall be obtained from the Council to direct treated groundwater to the stormwater network. The groundwater may need to be treated during the dewatering to improve the water quality and minimise potential impacts to the receiving waters. The water quality of the extracted groundwater shall be assessed prior to discharge to the stormwater network, and then weekly thereafter during its release to monitor the water suitability for continuous discharge. This monitoring will guide the initial type and level of treatment required to minimise environmental risks associated with the water release, and reassessment of the treatment measures during the dewatering program.

7.5 Dewatering Method

Based on the analysis of groundwater discussed, a sump and pump system may be used to de-water the site during and after excavation **Figure 9**. A sump and pump system may be used to de-water the site.

During construction, it is recommended that any pumped-out water be discharged initially into a vessel (basin, or equivalent). This would allow for the treatment of extracted water within the vessel before discharge (if necessary).

Figure 9: Diagram of a sump and pump groundwater collection system.



7.6 Dewatering Extraction Rate and Duration

Dewatering is not an absolute quantitative assessment; uncertainty is expected during the construction and dewatering methods, which can affect the pumping rates and project volumes. Many variables involved in dewatering make predicting flow rates problematic. These variables include variations in recharge rates, effects of varying geology on hydraulic conductivity and soil porosity, and natural and built hydraulic barriers. Referring to the Hydrogeological Report, completed by CEC Geotechnical, Ref.

it is estimated that the approximate duration to complete the necessary basement excavation works and construction work may take 4-6 months. The dewatering is likely required to be continuous until there is sufficient load to neutralise the hydrostatic pressure. To minimise interruptions to the project and unnecessary expenditure, it is recommended that the dewatering contractor use extraction pumps that can cater for low to high flow rates rather than mobilising multiple pumps that may not be required if lower flows are encountered.

7.7 Reporting of Monitoring Results

Factual reports shall be submitted monthly. Reporting shall include descriptions of:

- Water retention methods (holding tank/treatment systems);
- Water quality assessment.
- Treatment methods.
- Status of groundwater.
- Issues arising (e.g. odours) and corrective methods adopted.

8. Potential Contamination – Additional Chemicals

Some dewatering situations may encounter groundwater/soil that has been contaminated by previous activities. Appropriate preparation and planning should be done to prevent dewatering activities from intersecting known site contamination, if reported.

The contamination is often linked to past uses of land and is more likely to have occurred when land is or was used or zoned for industrial, agricultural, defence, or some commercial purposes (including but not limited to service stations or dry cleaners, motor garages). Hence, an appraisal of site history is crucial to establish the presence of any potential contamination. Where a site history demonstrates that site activities have been non-contaminating, there may be no need for further investigation or site sampling. However, where contaminating activities are suspected or known to have occurred, or if the site history is incomplete, it may be necessary to undertake a preliminary sampling and analysis program to assess the need for a detailed investigation.

Additional chemicals that can be considered for screening of dewatering discharge if there is a clear reason (e.g. if in the vicinity of an industrialised area, a specific PCA, known site contamination, or an agricultural setting) include:

- Volatile chemicals − including monocyclic aromatic hydrocarbons, oxygenated compounds, sulfonated compounds, fumigants, halogenated aliphatic compounds, halogenated aromatic compounds, trihalomethanes and naphthalene; and
- Semi-volatile chemicals − including phenolic compounds, polycyclic aromatic hydrocarbons, phthalate esters, nitrosamines, nitroaromatics & ketones, haloethers, chlorinated hydrocarbons, analines and benzidines, organochlorine pesticides and organophosphorus pesticides.

This DMP, specifically the water quality objectives, must be reviewed in conjunction with any preliminary site Investigation (PSI), detailed site investigation (DSI), or remediation action plan (RAP) conducted for this site.

If a groundwater quality assessment is done, which confirms site contamination exists at a site, the owner/occupier of the site must notify the Council and/or EPA as soon as reasonably practicable

9. Site Management Controls and Stakeholder Details

The Principal Contractor or Site Manager should seek advice from the Dewatering Consultant whenever a deviation from the agreed monitoring program is considered. To ensure that the monitoring data set and the early warning objectives of the DMP are followed, this report should be followed. Any deviations that may be accepted will be documented within the corresponding consultation and report approval from the environmental Consultant/ Dewatering Consultant.

The following organizations are listed in **Table 8** Below should be contacted as per the criteria outlined, contact details:

Table 8: Organization Contact Details

Organization	Stakeholder Contact	Contact Details
Water NSW	Water NSW	1300 662 077
Project Manager	Impact Group	adrianb@impactgroup.com.au
Principal Contractor	TBC	
Geotechnical Consultant/Dewatering Consultant	CEC-Geotechnical	admin@cec-au.com 0296300121
Structural Consultant	TBC	
Dewatering Contractors	TBC	

10. Record & Reporting

The Principal Contractor shall maintain a record of all water quality and groundwater level monitoring, along with the details of corrective and preventative actions implemented in relation to the dewatering activities. The following reports shall be prepared:

- A weekly (interim) report issued upon receipt of laboratory analysis results that identifies potential compliance issues or water quality impacts that require immediate action, and other recommended preventive/corrective actions;
- A monthly dewatering report summarising the water quality data and management strategies implemented during the entire work. The report shall include a summary of discharge and receiving water quality results, a statistical appraisal of the data, control charts showing quality results, a compliance assessment, indications of potential environmental harm, and comments and/or corrective actions implemented during the works.

The following information must be maintained and submitted to NSW DPI Water on completion of dewatering as part of the “Completion Report”:

- Volume of groundwater pumped, the volume discharged offsite (and/or reinjected if applicable), the discharge/reinjection rate, and the duration of pumping;
- Groundwater level monitoring data;
- All water quality monitoring data, including results of pre-release water quality testing, within six months of completion of dewatering; and
- Location and construction of groundwater extraction works that are abandoned after dewatering has ceased.

11. Contingencies

If unexpected monitoring results indicate that the quality of the discharge water has changed, treatment prior to discharge will need to be implemented. The implementation/adjustment of physical and/or treatment processes and/or installation of larger retention structures should be completed as an initial procedure to mitigate unacceptable water quality readings.

Where implemented contingencies prove ineffective in mitigating risks to the receiving waterway, ceasing dewatering may be the only option until such time that other management techniques can be applied. To avoid potential damage to the constructed basement in such a situation, consideration should be given to obtaining a permit to discharge to the sewer with WaterNSW.

12. Conclusion

CEC Geotechnical Pty Ltd (CEC Geotechnical) has been commissioned by Anglican Community Services (Anglicare) to prepare a Dewatering Management Plan (DMP) for the site at 215, 229-239 Pitt St, Merrylands. This DMP outlines the site-specific measures for the management of groundwater discharge required during the construction, to achieve compliance with any requirements of State Significant Development Application (SSDA) and the NSW Office of Water (WaterNSW) in relation to the proposed dewatering activities. CEC-Geotechnical understands this DMP is required to address the recommendations provided by the Department of Planning, Industry and Environment (DPIE) Water and the SSDA regarding temporary dewatering requirements.

The report provides comments and advice on the following:

- Subsurface conditions, including groundwater
- Describe the dewatering methodology, groundwater treatment requirements, monitoring and reporting procedures to be employed during temporary dewatering.
- Dewatering options and guidelines for discharge from the site
- Provide effective management and contingency procedures to ensure that the discharge of extracted groundwater does not pose unacceptable risks to the receiving environment (in compliance with the Protection of the Environment Operations Act 1997).

This DMP must be followed in conjunction with the Hydrogeological Assessment and Construction Environmental Management Plan (CEMP), which describes how activities undertaken during the construction phase of development will be managed to avoid or mitigate adverse environmental impacts on the site and how those environmental management requirements will be implemented. It was observed from the Hydrogeological Assessment Report, Reference No. GR24220-1Arev01, the expected dewatering volume during the construction phase is approximately 0.213 ML/year. Therefore, the site complies with the condition of exemption of the requirement of a water access licence, since the expected dewatering volume is less than 3 ML. Therefore, a copy of the record of groundwater taken under the exemption form is provided in the attachments and is required to be filled.

Finally, a drained basement design is suitable provided a groundwater treatment system is implemented to treat the salinity and heavy metals prior to discharging it into the stormwater system.

13. Limitations

All work conducted, and reports produced by CEC Geotechnical are for a particular Client's objective and are based on a specific scope, conditions and limitations were discussed in the proposal prepared by the CEC Geotechnical and agreed by the Client. Information and/or report(s) prepared by CEC Geotechnical may therefore not be suitable for any use other than the intended objective of the project.

The results of this assessment are based on the site conditions identified at the time of the site inspection/ investigation desktop study and validation sampling (if conducted). The assessment may not identify contamination occurring in all areas of the site, or there may be special conditions pertaining to the site that have not been revealed during the investigation and are not documented in the report. Subsurface conditions may vary considerably away from the sample locations where information has been obtained. Moreover, CEC Geotechnical will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

The report and/or any information produced by CEC Geotechnical should not be reproduced and/or presented prior permission from CEC Geotechnical.

It has been assumed that data supplied by the client, or any other external data/reports have been referred by CEC Geotechnical. It is also assumed that the referred information is correct unless otherwise stated. CEC Geotechnical has no obligation for incomplete or inaccurate data provided by any external source(s).

References

- CEC Geotechnical Pty Ltd, Hydrogeological Assessment, Ref. GR24220-1A, Issued 20/06/2025
- National Water Quality Management Strategy Paper No.4 - ANZ Guidelines for Fresh and Marine Water Quality, Volume 1, The Guidelines (October 2000)
- Office of Water NSW - General terms of Approval for Dewatering
- Office of Water NSW Fact sheet - Construction dewatering Information for councils and applicants
- Office of Water NSW - Fact sheet – Exemptions - Construction dewatering
- NSW Government SEED Map (see References (https://geo.seed.nsw.gov.au/Public_Viewer/index.html?viewer=Public_Viewer&locale=en-AU)
- ANZG (2018) Guidelines for Fresh and Marine Water Quality. https://www.waterquality.gov.au/anz-guideline.

APPENDIX A – Drawings For The Proposed Work

MERRYLANDS COMMUNITY LIVING

215, 229-239 PITT STREET MERRYLANDS 2160

STATE SIGNIFICANT DEVELOPMENT APPLICATION



ARCHITECTURAL DRAWING SCHEDULE

NO.	DESCRIPTION	REVISION	SCALE
SSDA 000 PLANS			
SSDA 001	COVER SHEET	A	NTS
SSDA 002	DEVELOPMENT SUMMARY	A	NTS
SSDA 003	CONTEXT ANALYSIS	A	1:3000
SSDA 004	SITE ANALYSIS	A	1:200
SSDA 005	SITE PLAN	A	1:150
SSDA 006	DEMOLITION PLAN	A	1:150
SSDA 100 PLANS			
SSDA 101	BASEMENT 04 PLAN	A	1:150
SSDA 102	BASEMENT 03 PLAN	A	1:150
SSDA 103	BASEMENT 02 PLAN	A	1:150
SSDA 104	BASEMENT 01 PLAN	A	1:150
SSDA 105	GROUND LEVEL PLAN	A	1:150
SSDA 106	GROUND LEVEL PLAN - MEZZANINE	A	1:150
SSDA 107	LEVEL 01 PLAN	A	1:150
SSDA 108	LEVEL 02 PLAN	A	1:150
SSDA 109	LEVEL 03 PLAN - COS	A	1:150
SSDA 110	LEVEL 04-05 PLAN	A	1:150
SSDA 111	LEVEL 06-20 PLAN	A	1:150
SSDA 112	LEVEL 21 PLAN	A	1:150
SSDA 113	LEVEL 22-28 PLAN	A	1:150
SSDA 114	LEVEL 29 PLAN - COS	A	1:150
SSDA 115	LEVEL 30 PLAN	A	1:150
SSDA 116	LEVEL 31 PLAN - COS	A	1:150
SSDA 117	LEVEL 32 PLAN	A	1:150
SSDA 118	LEVEL 33 PLAN	A	1:150
SSDA 119	LEVEL 34 PLAN	A	1:150
SSDA 120	LEVEL 35 PLAN	A	1:150
SSDA 121	ROOF PLAN	A	1:150
SSDA 200 ELEVATIONS AND SECTIONS			
SSDA 201	NORTH ELEVATION (MCFARLANE STREET)	A	1:300
SSDA 202	SOUTH ELEVATION (SHORT LANE)	A	1:300
SSDA 203	EAST ELEVATION (PITT STREET)	A	1:300
SSDA 204	WEST ELEVATION (REYES LANE)	A	1:300
SSDA 205	SECTION A	A	1:300
SSDA 206	SECTION B	A	1:300
SSDA 207	SECTION C	A	1:300
SSDA 208	SECTION H (PODIUM COS)	A	1:50
SSDA 209	SECTION J (ROOF COS)	A	1:50
SSDA 210	DRIVEWAY SECTION	A	1:50
SSDA 211	THROUGH SITE LINK SECTION	A	1:50
SSDA 212	RESIDENTIAL LOBBY INTERFACE SECTION	A	
SSDA 213	FIRE EXIT STAIRS SECTION	A	1:50
SSDA 214	EAT STREET SECTION	A	1:50
SSDA 215	COMMERCIAL LOBBY INTERFACE SECTION	A	1:50
SSDA 300 UNIT TYPES			
SSDA 301	UNIT TYPES SHEET 01	A	1:100
SSDA 302	UNIT TYPES SHEET 02	A	1:100
SSDA 303	UNIT TYPE_ADAPTABLE SHEET 01	A	1:50
SSDA 304	UNIT TYPE_ADAPTABLE SHEET 02	A	1:50
SSDA 305	UNIT TYPE_ADAPTABLE SHEET 03	A	1:50
SSDA 400 SOLAR ANALYSIS			
SSDA 401	SHADOW DIAGRAMS SHEET 01	A	1:3500
SSDA 402	SUN EYE VIEW DIAGRAMS SHEET 01	A	
SSDA 403	COS SUN EYE VIEW DIAGRAMS SHEET 01	A	NTS
SSDA 404	COS SHADOW DIAGRAMS SHEET 01	A	1:300
SSDA 405	COS SHADOW DIAGRAMS SHEET 02	A	1:300
SSDA 406	PUBLIC DOMAIN SHADOW DIAGRAMS SHEET 01	A	1:300
SSDA 500 AREA + ADG Diagrams			
SSDA 501	GFA DIAGRAMS	A	1:400
SSDA 502	OPEN AREA DIAGRAMS	A	1:300
SSDA 503	SOLAR ACCESS DIAGRAMS 01	A	1:300
SSDA 504	SOLAR ACCESS DIAGRAMS 02	A	1:300
SSDA 505	SOLAR ACCESS DIAGRAMS 03	A	1:300
SSDA 506	NO DIRECT SUNLIGHT DIAGRAMS	A	1:300
SSDA 507	NATURAL CROSS VENTILATION DIAGRAMS	A	1:300
SSDA 508	LEP HEIGHT PLANE DIAGRAM	A	
SSDA 509	BUILDING SEPARATION PLAN GROUND	A	1:150
SSDA 510	BUILDING SEPARATION PLAN PODIUM	A	1:150
SSDA 511	BUILDING SEPARATION PLAN TOWER	A	1:150
SSDA 600 MATERIALS/PRODUCTS/FINISHES SCHEDULE			
SSDA 601	MATERIALS AND FINISHES SCHEDULE	A	
SSDA 700 PHOTOMONTAGES			NTS
SSDA 701	PHOTOMONTAGE SHEET 01	A	
SSDA 702	PHOTOMONTAGE SHEET 02	A	NTS
SSDA 703	PHOTOMONTAGE SHEET 03	A	NTS
SSDA 704	PHOTOMONTAGE SHEET 04	A	NTS
SSDA 705	PHOTOMONTAGE SHEET 05	A	NTS
SSDA 706	PHOTOMONTAGE SHEET 06	A	NTS
SSDA 707	PHOTOMONTAGE SHEET 07	A	NTS
			NTS

GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:25 pm
© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
@ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
COVER SHEET
SHEET NO.
SSDA 001
REVISION.
A

ARCHITECTURAL LEGEND

	A
A	ALIGN
(A)	ACOUSTIC
AC	AIR CONDITIONING
AC*	AIR CONDITIONING WITH NON CLIMBABLE SHROUDS
ACC	ACCESSIBLE
ACP	AIR CONDITIONING CONTROL PANEL
ACS	ACCESS CONTROL SYSTEM
AD	ACCESS DECK
ADJ	ADJUSTABLE
ADP	ADAPTABLE
AH-01,..	ACCESS HATCH TYPE 01,02, ETC.
AHD	AUSTRALIAN HEIGHT DATUM
AJ	ARTICULATION JOINT
AL	ALUMINIUM
AMB	AMBULANT
AP	ACCESS PANEL
ASL	FIXED VERTICAL LADDER
ASP	ANTI-SLIP PLATE
AWF	APPLIED WALL FINISH
AWN	AWNING
	B
B	BATHROOM
BD-01,..	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-01,..	BALUSTRADE-01, 02, ETC.
BLK	BLOCKWORK
BOL	BOLLARD
BO	BALCONY RAIN WATER OUTLET
BS	BALCONY SPRINKLER SLOT CAST INTO FULL DEPTH OF FOLD
BSH	BATHROOM SHELF
BSN	BASIN
BSP	BATH SPOUT
BST	BALLAST
BT	BENCHTOP
BTH-01	BATH-01, 02, ETC.
BTP	BOTTLE TRAP
BTR	BOUNDARY TRAP
BWK-01	BRICK TYPE 01, 02, ETC.
BY	BALCONY
BYW	BALCONY WINTER GARDEN
	C
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	CONTRUCTION JOINT
CKT	COOK TOP
CL	CENTRE LINE
CLD	CLADDING
CLK	CLOACK 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
CONC	CONCRETE FINISH
COS	CHECK ON SITE
CP	CAR PARK SPACE
CPC	CONCRETE PRECAST
CPD	CUPBOARD
CPL	COVER PLATE
CPS	CARPARK SUPPLY
CPT	CARPET
CPX	CAR PARK EXHAUST
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
CVJ	COVED JUNCTION
CW	COLD WATER
CWB	CAR WASH BAY
CWS	COLD WATER SUPPLY
CY	COURTYARD
	D
D	DINING
DD	DISH DRAIN
DDO	DISH DRAIN OUTLET
DG	DRIP GROOVE
DJ	DUMMY JOINT
DM	DOOR MAT
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DRB	PULLOUT BIN DRAWER
DRW	DRAWER
DRY	DRYER
DS	DOOR STOP
DW	DISHWASHER
	E
E	ENTRY
EA	EQUAL ANGLE
EDB	ELECTRICAL DISTRIBUTION BOARD
EFF	EPOXY FLOOR FINISH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL SERVICE
EM	ENTRY MAT
EN	ENSUITE
EP	EDGE PROTECTION
EPO	EPOXY FLOOR FINISH WITH COVERED CORNER
EX	EXISTING
EXH	EXHAUST
EXJ	EXPRESS JOINT
EXP	EXPOSED
	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 ROOM
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-01	FENCE TYPE 01, 02, ETC
FR	FIRE RATED
FRL	FIRE RESISTANCE LEVEL
FS-01,..	FIRE STAIR NO.1, 2, ETC
FSC	FIRE SPRINKLER CONTROL
FW	FLOOR WASTE
FX	FIXED
	G
GA-01	GREASE ARRESTOR NO.1, 2, ETC.
GB	GAS BAYONET
GBB	BULK GARBAGE ROOM
GBC	GARBAGE CHUTE
GBR	GARBAGE ROOM
GC	GLASS CLEAR
GD	GLASS, DECORATIVE
GDR	GRATED DRAIN
GE	GROOVED EDGE
GHR	GARBAGE HOLDING ROOM
GL-01,..	GLASS TYPE 01, 02, ETC.
GTR	GUTTER
GLR	MECHANICAL GRILLE
GM	GAS METER
GP	GLASS PANEL
GPO	GENERAL POWER OUTLET
GPT	GROSS POLLUTANT TRAP
GR	GRAB RAIL
GRL	GROUND LINE
GS	GLAZING SUITE
GT	GLASS, TRANSLUCENT
GX	GARBAGE EXHAUST
	H
H	HYDRAULIC SERVICES
HB	HEBEL
HC	HOSE COCK
HD	HANDLE
HDR	HAND DRYER
HIR	HIGH IMPACT RESISTANT
HK	HOOK
HMR	HIGH MOISTURE RESISTANCE
HP	HIGH POINT
HR-01,..	HANDRAIL-01, 02, ETC.
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 TYPE 01, 02, ETC
LY	LAUNDRY
	M
M	MECHANICAL SERVICES
MA	MEDIA ABOVE
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
NB	NOTICE BOARD
	O
O	OPERABLE
OD	OVERHEAD DOOR
OF	OVER FLOW SLOT
OFS	OVER FLOW SPOUT
OP	OPERABLE
OSD	ON SITE DETENTION TANK
OSR	ON SITE RETENTION TANK
OV	OVEN
	P
P	PANTRY
PB	PLASTERBOARD
PC-01,..	POWDER COAT FINISH-01, 02, ETC.
PD	PIVOT DOOR
PDO	PLANTER DRAINAGE OUTLET
PF-01,..	PAINT FINISH-01, 02, ETC.
PFC	PARALLEL FLANGE CHANNEL
PG	PERGOLA
PL	PAINT LINE MARKING
PLB	PLANTER BOX
PLT	PLATFORM LIFT
PM	PELMET
PP_01	TRAFFIC ROAD MARKING PAINT
PP_02	SAFETY HAZARD STRIPS
PS	PIPIE SPACE
PRC	PRE CAST CONCRETE
PUP	PUSH PLATE
PV	PAVING
	R
R	ROBE
(R)	RECESSED
RA	RETURN AIR
RAS	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
RP-01,..	RAMP-01, 02, ETC.
RTL	RETAIL
RU	RECEPTABLE UNIT
RV	RELIEF VENT
RWH	RAIN WATER HEAD
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
RY	RECYCLING
	S
S	STORAGE
SA	SUPPLY AIR
SB	SPLASH BACK
SBM	STEEL BEAM
SBT	SEWER BOUNDRY TRAP
SC	STORAGE CAGE WITH GATE
SCN	SCREEN
SCOL	STEEL COLUMN
SCT	SHOWER CURTAIN
SCTR	SHOWER CURTAIN RAIL
SD	SLIDING DOOR
SDH	SOAP DISH HOLDER
SDO	SPOON DRAIN OUTLET
SDSP	SOAP DISPENSER
SEC	SECURITY SERVICES
SFF	STONE FLOOR FINISH
SFS	SHOWER FOLDING SEAT
SGN	SIGNAGE
SHC	SHAVING CABINET
SHP	SPEED HUMP
SHR	SHOWER
SHRR	SHOWER ROSE
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
SJ	SAW JOINT
SK	SARKING
SKL-01,..	SKYLIGHT 01, 02, ETC.
SKT	SKIRTING
SLR	SEALANT
SMD	SMOKE DETECTOR
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
STP	SHOWER TAPSET
STY	STUDY
SV	SANITARY VENT
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 FINISH
TFW	TRADE FLOOR WASTE
TGIS	TACTILE INDICATORS
TGSI	TACTILE GROUND SURFACE INDICATOR
TH	THRESHOLD
TND	TUNDISH
TOB	TOP OF BALUSTRADE
TOH	TOP OF HOB
TOS	TOP OF SCREEN
TOW	TOP OF WALL
TPH	TOPHAT
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-01,..	WATERPROOF MEMBRANE 01, 02, ETC
WST	WHEEL STOP
WTM	WATERMETER
	X
XF-01	EXTERNAL WALL PAINT 01, 02, ETC.

DEVELOPMENT SUMMARY

SITE INFO	
ADDRESS	215, 229-239 Pitt Street Merrylands 2160
DP	LOT 1 - DP 1079960, LOT J - DP 10354, LOT 2 - DP 537031, LOT 2 - DP 501597, LOT 1 - DP 537031
SITE AREA	2,106 sqm
PROJECT SUMMARY	
RESIDENTIAL MIX	1 Bedroom Unit : 77 (32%) 2 Bedroom Unit : 125 (53%) 3 Bedroom Unit : 36 (15%) TOTAL UNITS : 238
NON-RESI AREA (sqm)	3,471 sqm
CAR PARKING	185 CAR PARKING SPACES; consisting of 10 Retail Parking Spaces, 46 Commercial Parking Spaces, 129 Residential Parking Spaces and 1 Carwash bay

CUMBERLAND LEP 2021

	CONTROLS	PROPOSED	
LAND USE	E2 - Commercial centre	E2 - Commercial centre	✓
BUILDING HEIGHT (m)	86m	124.71m (Lift Overrun - +16.80RL)	
FLOOR SPACE RATIO	8 : 1	11.05 : 1	
GROSS FLOOR AREA (sqm)	16,716.8 sqm	23,271 sqm	

DESIGN EXCELLENCE BONUS + SEPP (HOUSING) 2021 BONUS

	CONTROLS	PROPOSED	
BUILDING HEIGHT (m)	122.98m	124.71m	
FLOOR SPACE RATIO	11.05 :1	11.05 :1	✓
GROSS FLOOR AREA (sqm)	23,271.03 sqm	23,271 sqm	✓
LANDSCAPING (%)	30%	69%	✓
LANDSCAPING (sqm)	626.9 sqm	1,450 sqm	
CAR PARKING	**RESIDENTIAL CAR PARKING RATE** 0.4 space 1 bedroom dwelling or less = 0.4 x 77 = 30.8 spaces 0.5 space per 2 bedroom dwelling = 0.5 x 125 = 62.5 spaces 1 space per 3 bedroom dwelling = 1 x 36 = 36 spaces TOTAL REQUIRED RESIDENTIAL CAR PARKING SPACES =129 spaces **COMMERCIAL CAR PARKING RATE** 1.6 space per 100 sqm of commercial GFA = 45.6 spaces **RETAIL CAR PARKING RATE** 1.6 space per 100 sqm of commercial GFA = 10 spaces TOTAL REQUIRED COMMERCIAL CAR PARKING SPACES = 56 spaces **TOTAL REQUIRED CAR PARKING SPACES = 185 spaces**	**RESIDENTIAL CAR PARKING** Resident car parking spaces : 130 spaces (48 accessible spaces) Carwash Bay : 1 space TOTAL RESIDENTIAL CAR PARKING SPACES = 129 spaces **COMMERCIAL CAR PARKING** Commercial car parking spaces : 46 spaces (1 accessible space) **RETAIL CAR PARKING** Retail car parking spaces : 10 spaces (1 accessible space) TOTAL RETAIL & COMMERCIAL CAR PARKING SPACES = 56 spaces **TOTAL PROPOSED CAR PARKING SPACES = 185 spaces** **TOTAL MOTORBIKE SPACES = 9 spaces**	

CUMBERLAND DCP 2021

	CONTROLS	PROPOSED	COMPLIANCE
DWELLING MIX	a. Studio + 1Bedroom : 10% minimum b. 2 Bedroom : 80% c. 3+ Bedroom : 10% minimum 20% Adaptable housing	Proposed Dwelling Mix : 1 Bedroom : 77 (32%) 2 Bedroom : 125 (53%) 3 Bedroom : 36 (15%) **238 SOU's total** 20% Adaptable housing	✓
COMMERCIAL FLOOR AREA	1.7 : 1 ~ 3,560.5 sqm	1.7 : 1 = 3,471 sqm	✓
SETBACK	MCFARLANE STREET Street wall: 0m, 3 storey Above street wall: 4-6m PITT STREET Street wall: 0m with awning, 3 storey Above street wall: 4-6m SHORT LANE Street wall: 0m with awning, 3 storey Above street wall: 3-6m REYES SETBACK Street wall: 0m with awning, 3 storey Above street wall: 3-6m	MCFARLANE STREET Street wall: 0m, 3 storey Above street wall: 4m PITT STREET Street wall: 0m with awning, 3 storey Above street wall:4m SHORT LANE Street wall: 1.5m, 3 storey Above street wall: 7m REYES SETBACK Street wall: 2.7m, 3 storey Above street wall: 8.4m	✓
BICYCLE PARKING	**RESIDENTIAL BICYCLE PARKING RATE** 1 space per 3 dwelling (resident) = 238 / 3 = 79.3 spaces 1 spaces per 3 dwellings (visitor) = 238 / 3 = 79.3 spaces TOTAL REQUIRED RESIDENTIAL & VISITOR BICYCLE PARKING SPACES **= 159 spaces** **COMMERCIAL BICYCLE PARKING RATE** 1 space per 10 employees (assuming 310 employees) = 31 spaces 1 space per 750 sqm of commercial GFA (visitor) =3,455 / 750 = 4.6 spaces TOTAL REQUIRED COMMERCIAL BICYCLE PARKING SPACES **= 36 spaces** **TOTAL REQUIRED BICYCLE PARKINGSPACES =195 spaces**	**RESIDENTIAL BICYCLE PARKING** Resident bicycle parking spaces : 80 spaces Resident visitor bicycle parking spaces : 79 spaces TOTAL RESIDENTIAL & VISITOR BICYCLE PARKING SPACES = 159 spaces **COMMERCIAL BICYCLE PARKING** Tenant bicycle parking spaces : 31 spaces Visitor bicycle parking spaces : 5 spaces TOTAL COMMERCIAL BICYCLE PARKING SPACES = 36 spaces **TOTAL PROPOSED BICYCLE PARKING SPACES = 195 spaces**	✓

APARTMENT DESIGN GUIDE

	CONTROLS	PROPOSED	COMPLIANCE
3D. COMMUNAL OPEN SPACE	Communal open space has a minimum area equal to 25% of the site = 522.4 sqm	1,063 sqm (50%)	✓
3E. DEEP SOIL ZONE	6m minimum dimension, and equal to 7% of the site area = 146.3 sqm	0 sqm	N/A
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	71%	✓
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	61%	✓

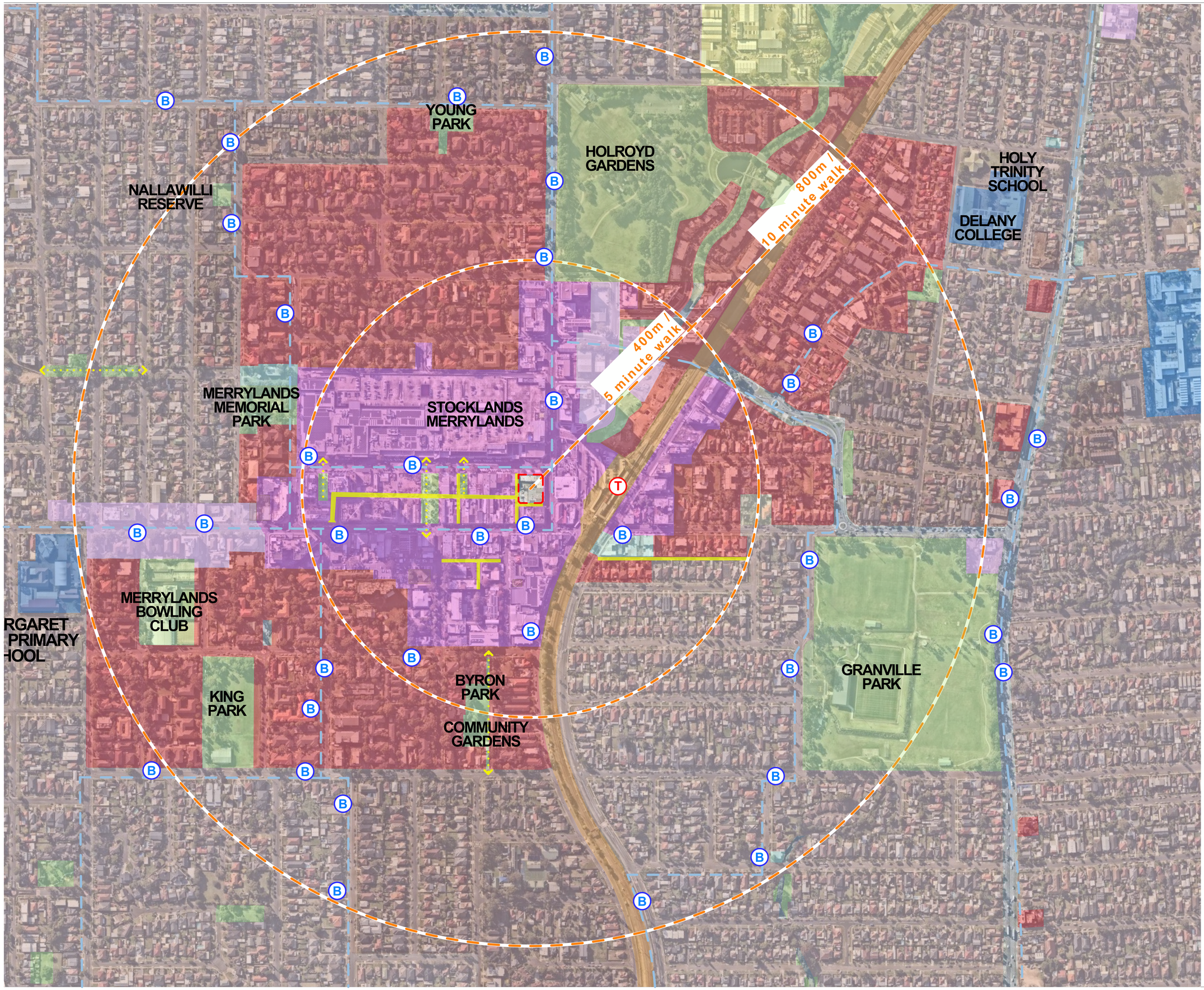
GENERAL NOTES
© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:26 pm
© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
DEVELOPMENT SUMMARY
SHEET NO. SSDA 002
REVISION. A



GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:26 pm
© FUSE ARCHITECTS.

CONTEXT ANALYSIS

- SITE
- MEDICAL
- EDUCATION
- EMPLOYMENT HUB
- MIXED USE CLUSTER RESIDENTIAL/COMMERCIAL
- ACTIVE RETAIL
- OPEN SPACE
- COMMUNITY HUB
- R2 LOW LOW DENSITY RESIDENTIAL HOB: 8.5-9m
- R3 MEDIUM DENSITY RESIDENTIAL HOB: 8.5m
- R4 HIGH DENSITY RESIDENTIAL HOB: 15m
- B2 LOCAL CENTRE HOB: 21m
- RAILWAY TRACKS
- T TRAIN STATION
- B BUS STOPS
- BUS ROUTE
- GENERAL HERITAGE SITE
- EXISTING VEHICULAR LANEWAYS
- EXISTING PEDESTRIAN LINK

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED: AA/JSN/CH
DRAWN: KH/BC
DATE: 15/08/2024
SCALE: 1:3000 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
CONTEXT ANALYSIS
SHEET NO.: SSDA 003
REVISION.: A

PARAMATTA VIEW

MCFARLANE STREET

NE SUMMER WIND

RESIDENTIAL + COMMERCIAL TOWER UNDER CONSTRUCTION

POTENTIAL TOWER FOOTPRINT

RL 16.78

RL 16.89

SB 39.625

SB 4.31

RL 16.86

254 PITT STREET
1 STOREY COMMERCIAL
E2 COMERCIAL CENTRE
= POTENTIAL HOB 86m

2-16 MCFARLANE STREET
2-3 STOREY COMMERCIAL
E2 COMERCIAL CENTRE
= POTENTIAL HOB 77m

W PM

W AM

REYES LANE

215 PITT STREET
SINGLE STORY SHOPS

SITE AREA:
2,106

FALL ≈ 1.8m

SB 46.695

SB 43.635

PITT STREET

229-239 PITT STREET
TWO-STOREY BUILDING

MAIN LANE

RL 17.05

SB 4.24

RL 17.07

SB 36.685

RL 17.03

RL 16.93

SHORT LANE

SYDNEY CBD VIEW

S AM

MILNE LANE

S PM

POTENTIAL TOWER FOOTPRINT

SW WINTER WIND

POTENTIAL TOWER FOOTPRINT

262 PITT STREET
2 STOREY COMMERCIAL
E2 COMERCIAL CENTRE
= POTENTIAL HOB 86m

241 PITT STREET
2-3 STOREY COMMERCIAL
E2 COMERCIAL CENTRE
= POTENTIAL HOB 86m

161- 191 MERRYLANDS ROAD
2-3 STOREY COMMERCIAL
E2 COMERCIAL CENTRE
= POTENTIAL HOB 77m

GENERAL NOTES
© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:26 pm
© FUSE ARCHITECTS.

LEGEND

- SITE
- STREET PARKING ZONE
- FALL OF TERRAIN
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- LIGHT POLE
- PREVAILING BREEZES
- NOISE SOURCE
- EXISTING TRANSFORMER
- ELECTRICAL CABLES
- GAS MAIN
- WATER MAIN
- SEWER MAIN
- TELSTRA PIT
- OPTUS PIT
- OUTDOOR DINING
- VIEWS
- FUTURE CONTEXT
- ACTIVE FRONTAGE
- OPPORTUNITY FOR FUTURE PEDESTRIAN CONNECTION

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

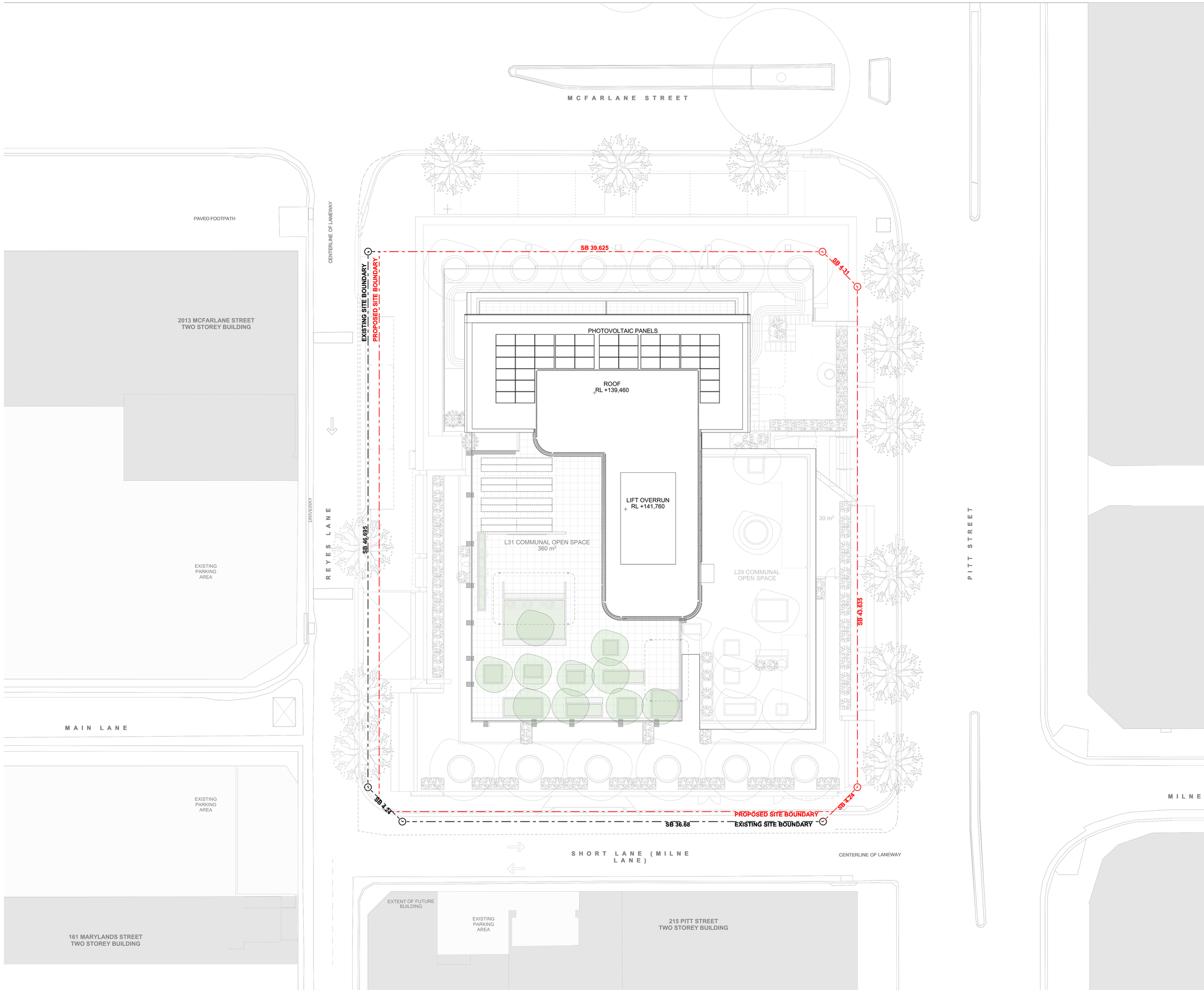
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:200 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SITE ANALYSIS
SHEET NO. SSDA 004
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:27 pm

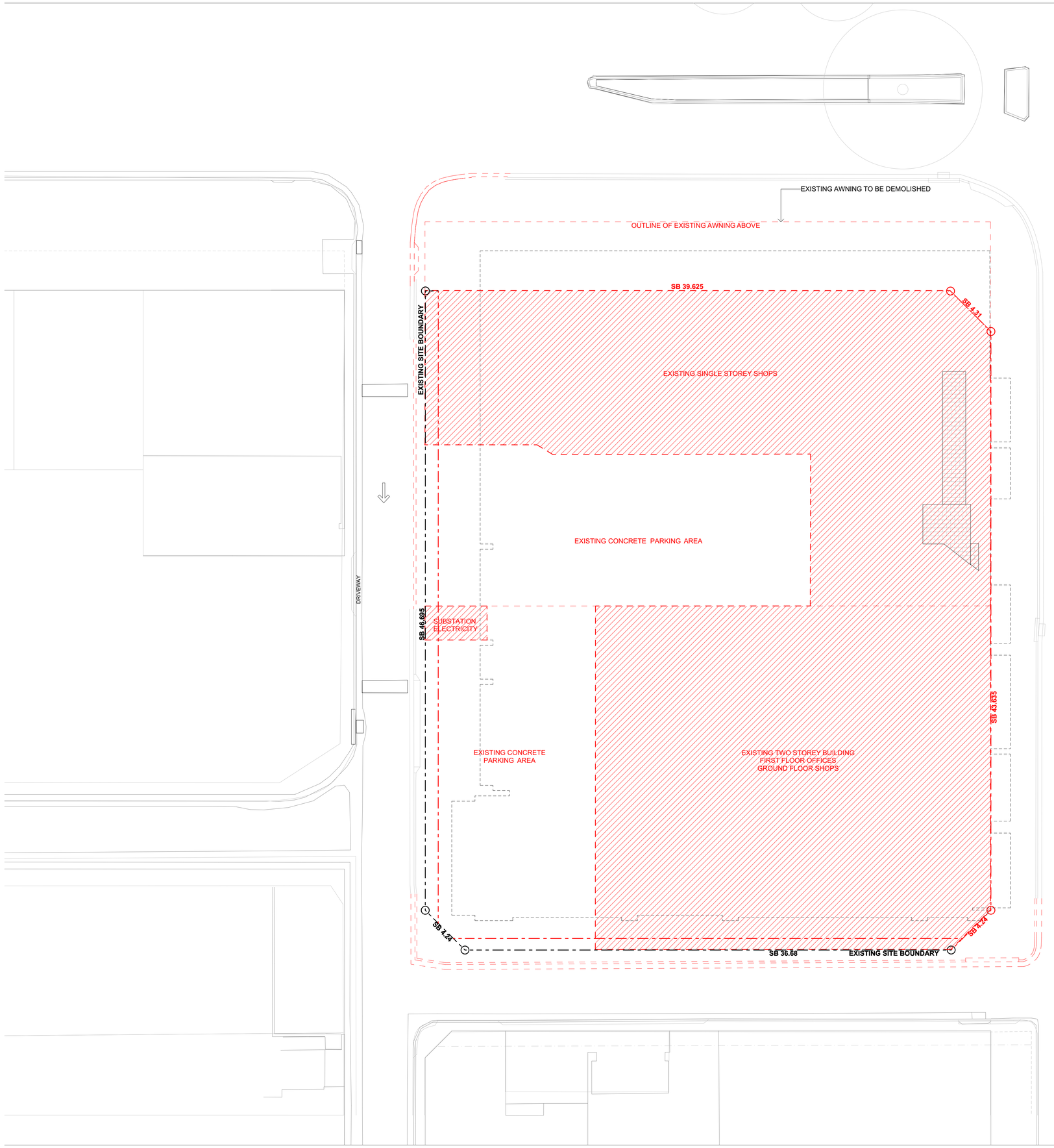
© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1
A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SITE PLAN
SHEET NO.
SSDA 005
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.

•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:28 pm

© FUSE ARCHITECTS.

LEGEND

TO BE RETAINED

TO BE DEMOLISHED

TO BE DEMOLISHED

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT

MERRYLANDS COMMUNITY LIVING

SITE ADDRESS

215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO

2421

CHECKED	DRAWN	
AA/JSN/CH	KH/BC	
DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

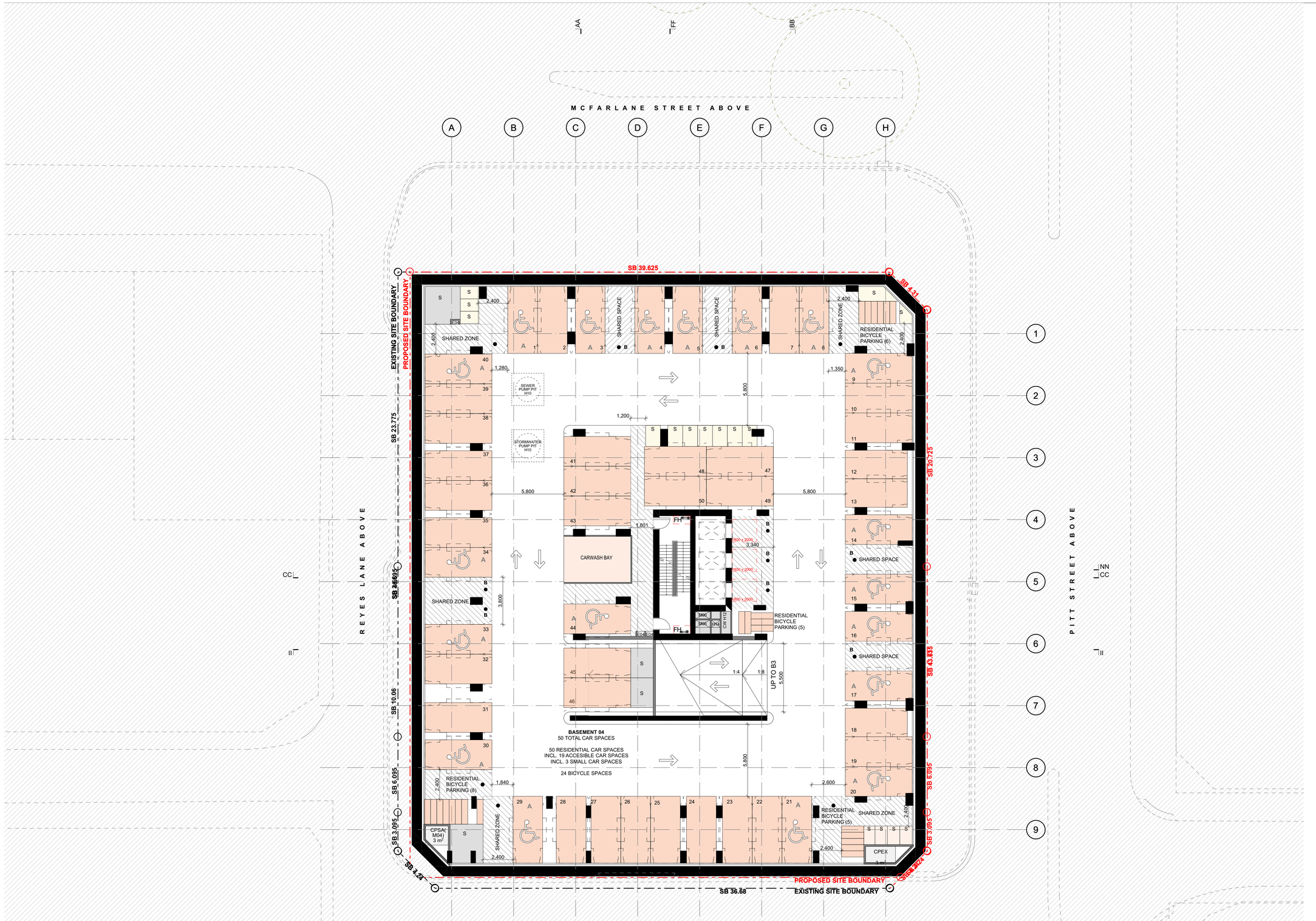
PROJECT STATUS

STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE

DEMOLITION PLAN

SHEET NO.	REVISION.
SSDA 006	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:28 pm

© FUSE ARCHITECTS.

LEGEND

- COMMERCIAL PARKING (2400x5400)
- RETAIL PARKING (2400x5400)
- RESIDENTIAL PARKING (2400x5400)
- A — ACCESSIBLE CARSPACE (2400x5400)
- SHARED ZONE (2400x5400)
- B — BOLLARD
- LF — LIFT

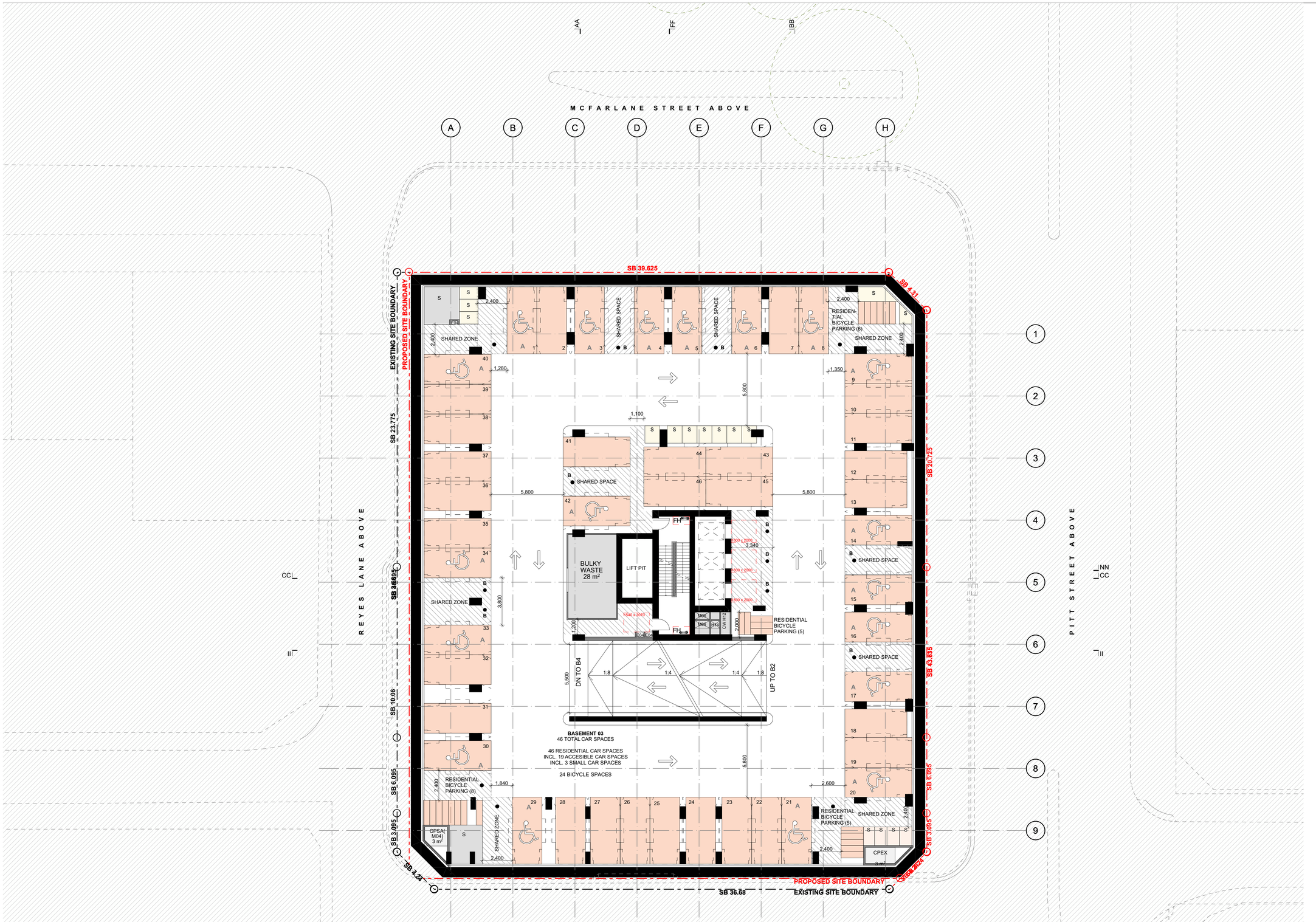
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
BASEMENT 04 PLAN
SHEET NO.
SSDA 101
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:29 pm

© FUSE ARCHITECTS.

LEGEND

- COMMERCIAL PARKING (2400x5400)
- RETAIL PARKING (2400x5400)
- RESIDENTIAL PARKING (2400x5400)
- A — ACCESSIBLE CARSPACE (2400x5400)
- SHARED ZONE (2400x5400)
- B — BOLLARD
- LF — LIFT

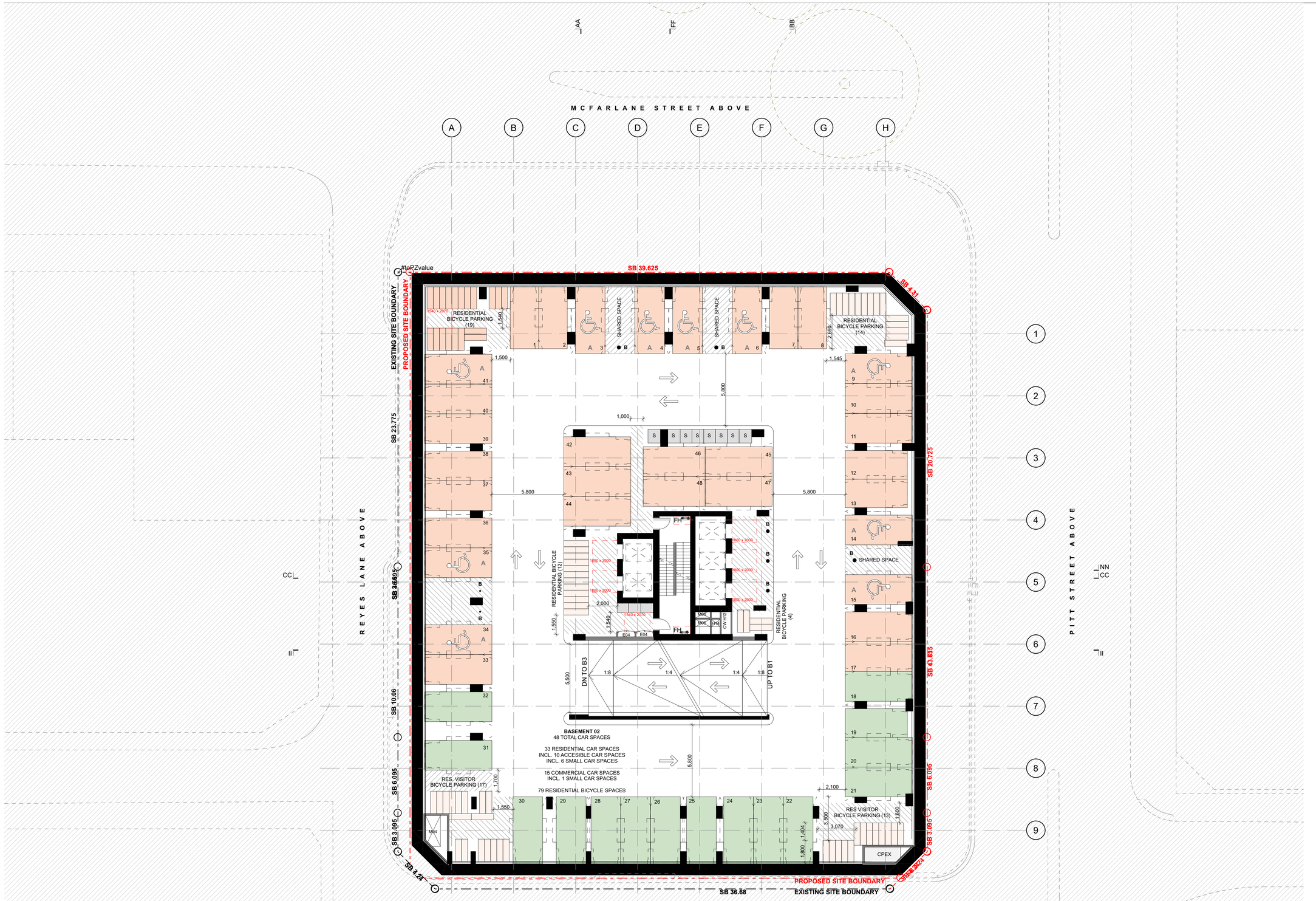
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
BASEMENT 03 PLAN
SHEET NO. SSDA 102
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Monday, 29 September 2025 @ 7:29 AM
© FUSE ARCHITECTS

LEGEND

- COMMERCIAL PARKING (2400x5400)
- RETAIL PARKING (2400x5400)
- RESIDENTIAL PARKING (2400x5400)
- A — ACCESSIBLE CARSPACE (2400x5400)
- SHARED ZONE (2400x5400)
- B — BOLLARD
- LF — LIFT

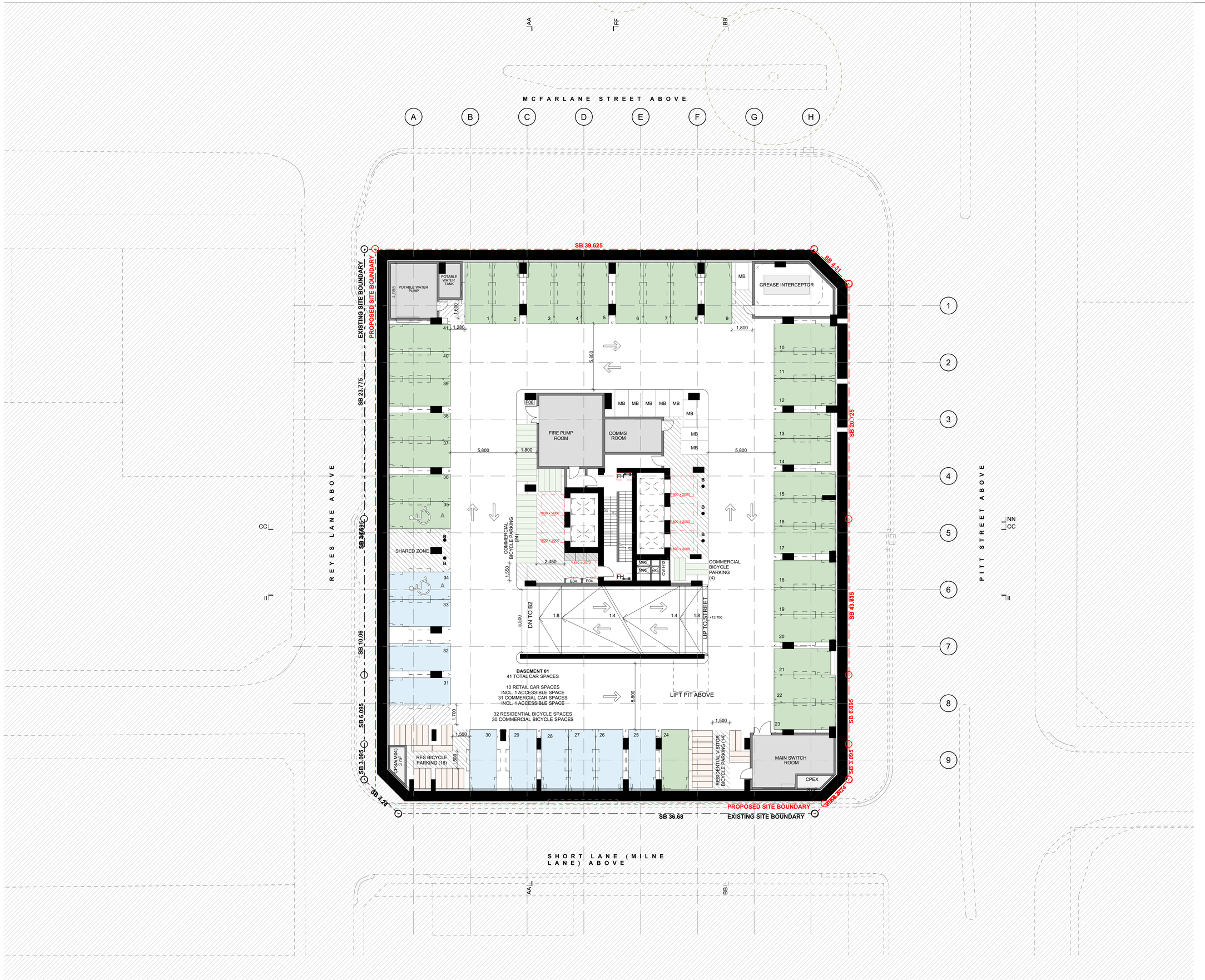
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	8/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
BASEMENT 02 PLAN
SHEET NO. SSDA 103
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:29 pm

© FUSE ARCHITECTS.

LEGEND

- COMMERCIAL PARKING (2400x5400)
- RETAIL PARKING (2400x5400)
- RESIDENTIAL PARKING (2400x5400)
- A — ACCESSIBLE CARSPACE (2400x5400)
- SHARED ZONE (2400x5400)
- B — BOLLARD
- LF — LIFT

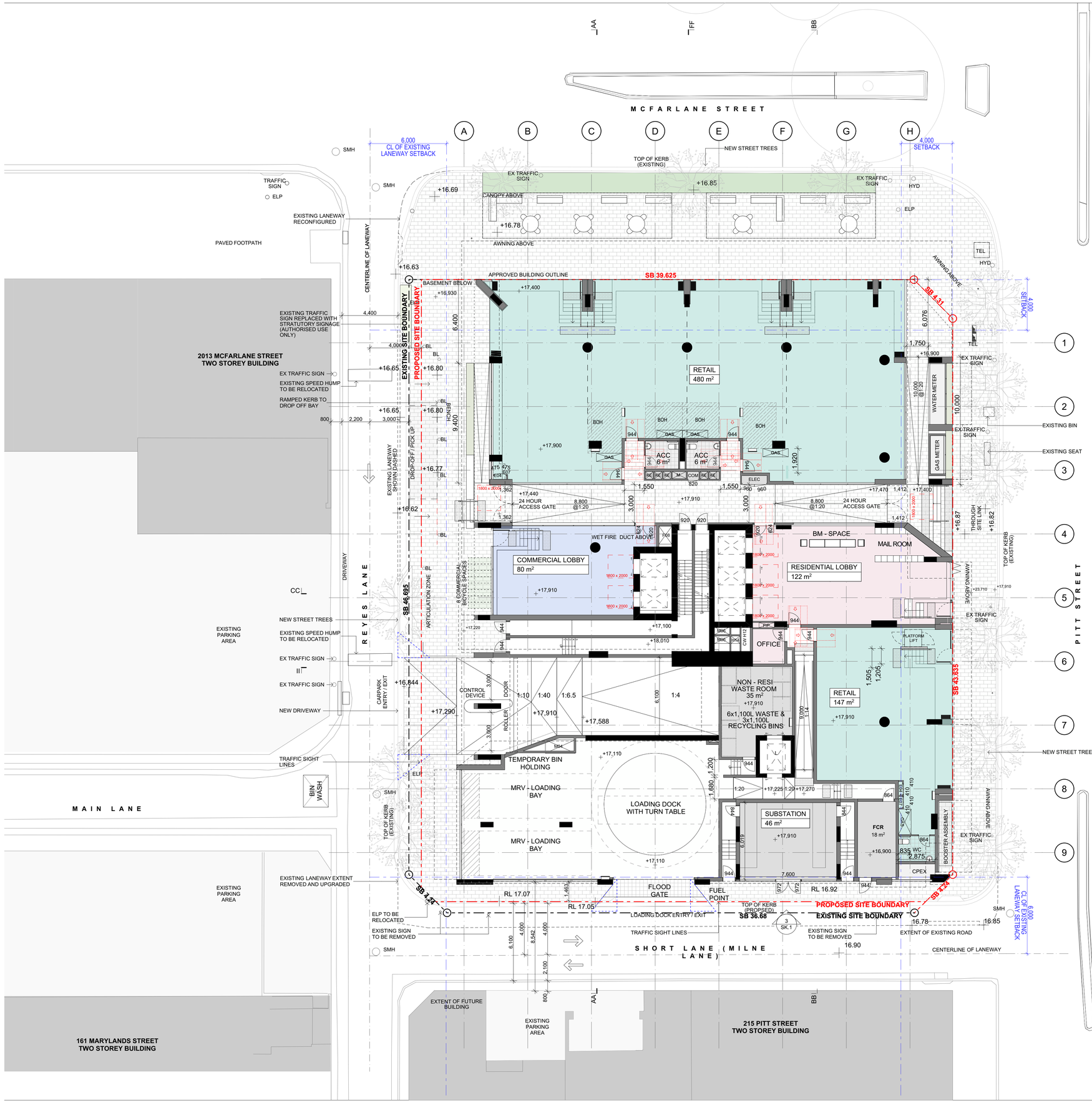
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
BASEMENT 01 PLAN
SHEET NO. SSDA 104
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:29 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

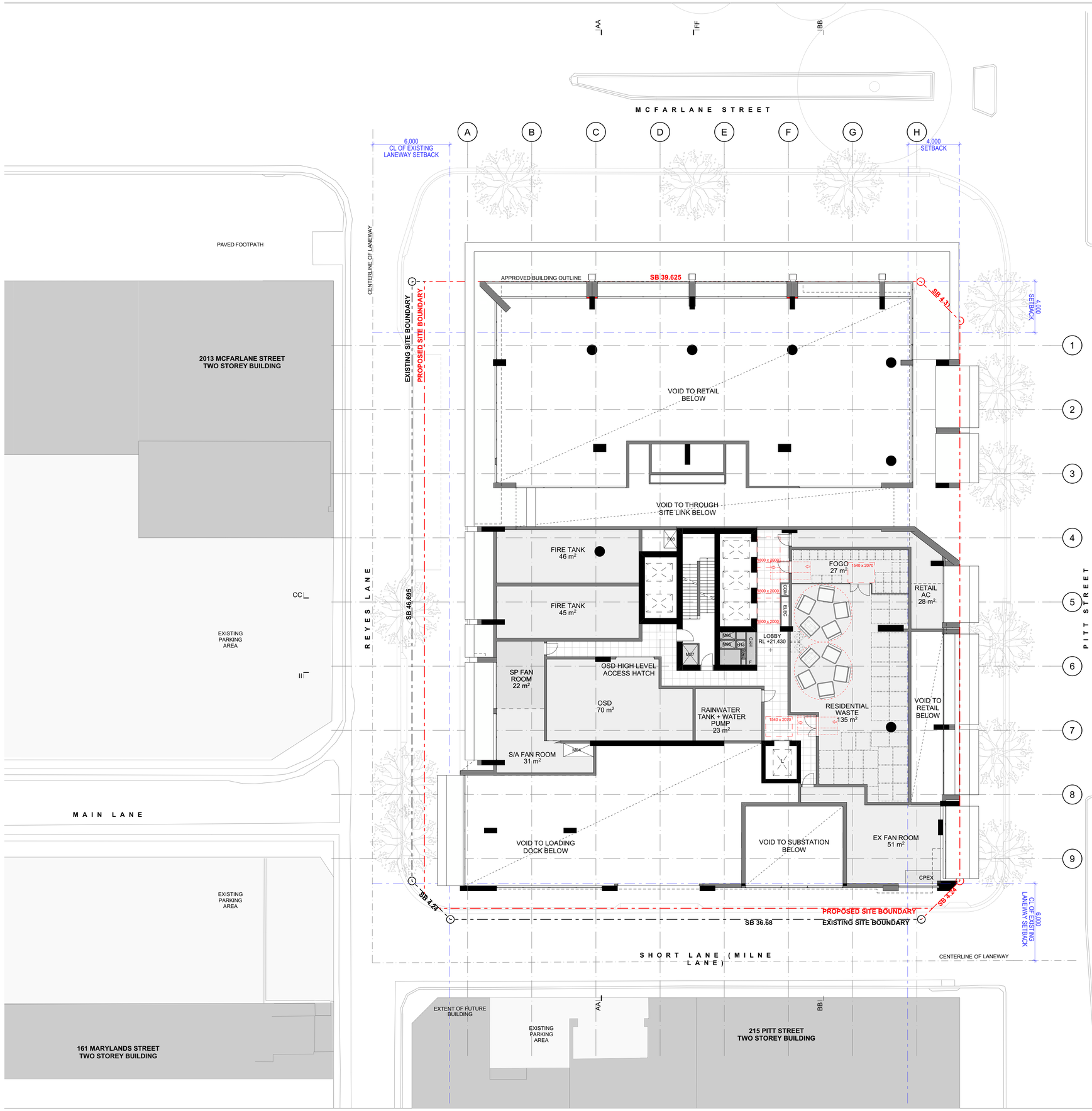
REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
GROUND LEVEL PLAN
SHEET NO. SSDA 105
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:29 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

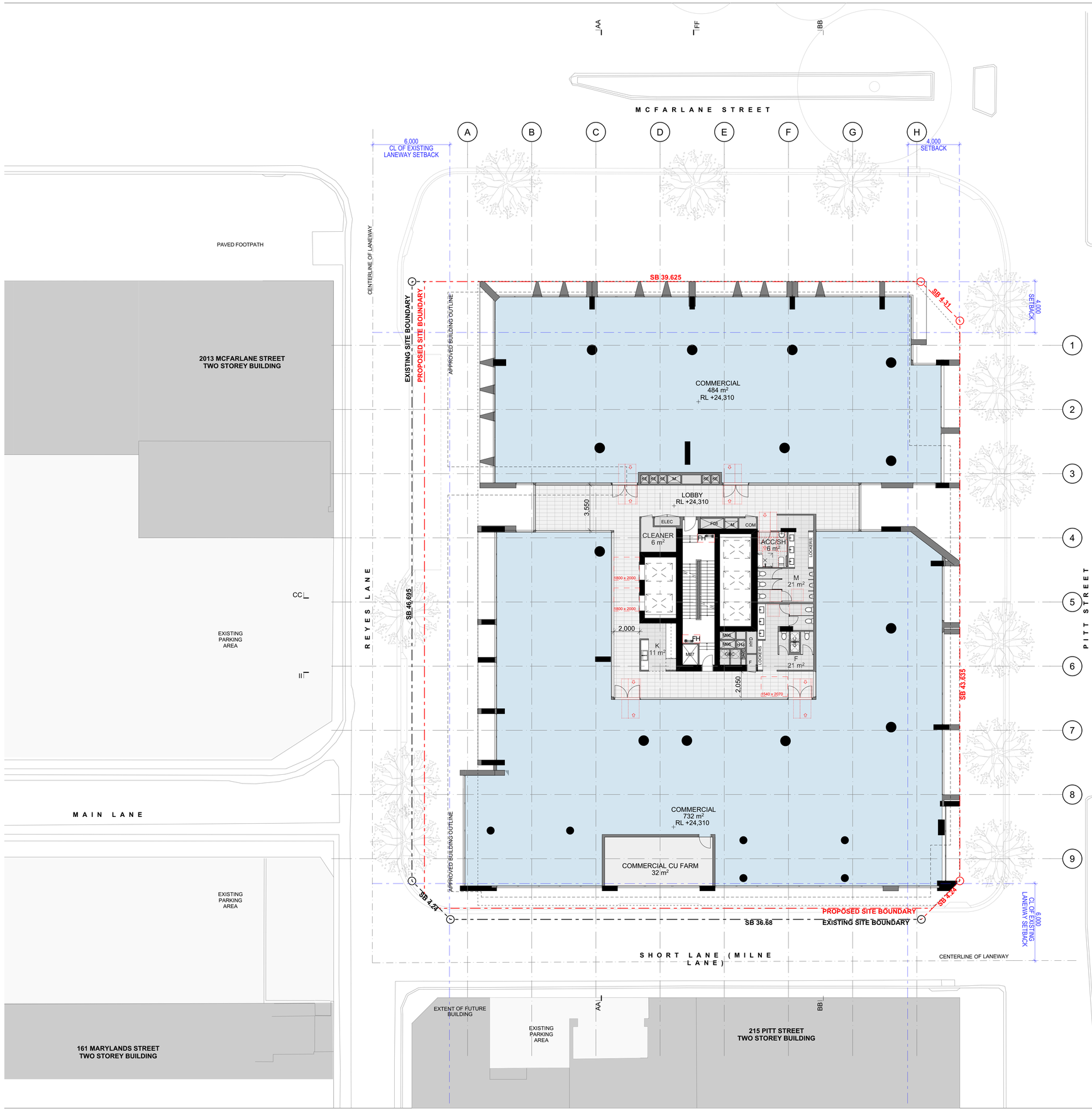
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
GROUND LEVEL PLAN - MEZZANINE
SHEET NO.
SSDA 106
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:30 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

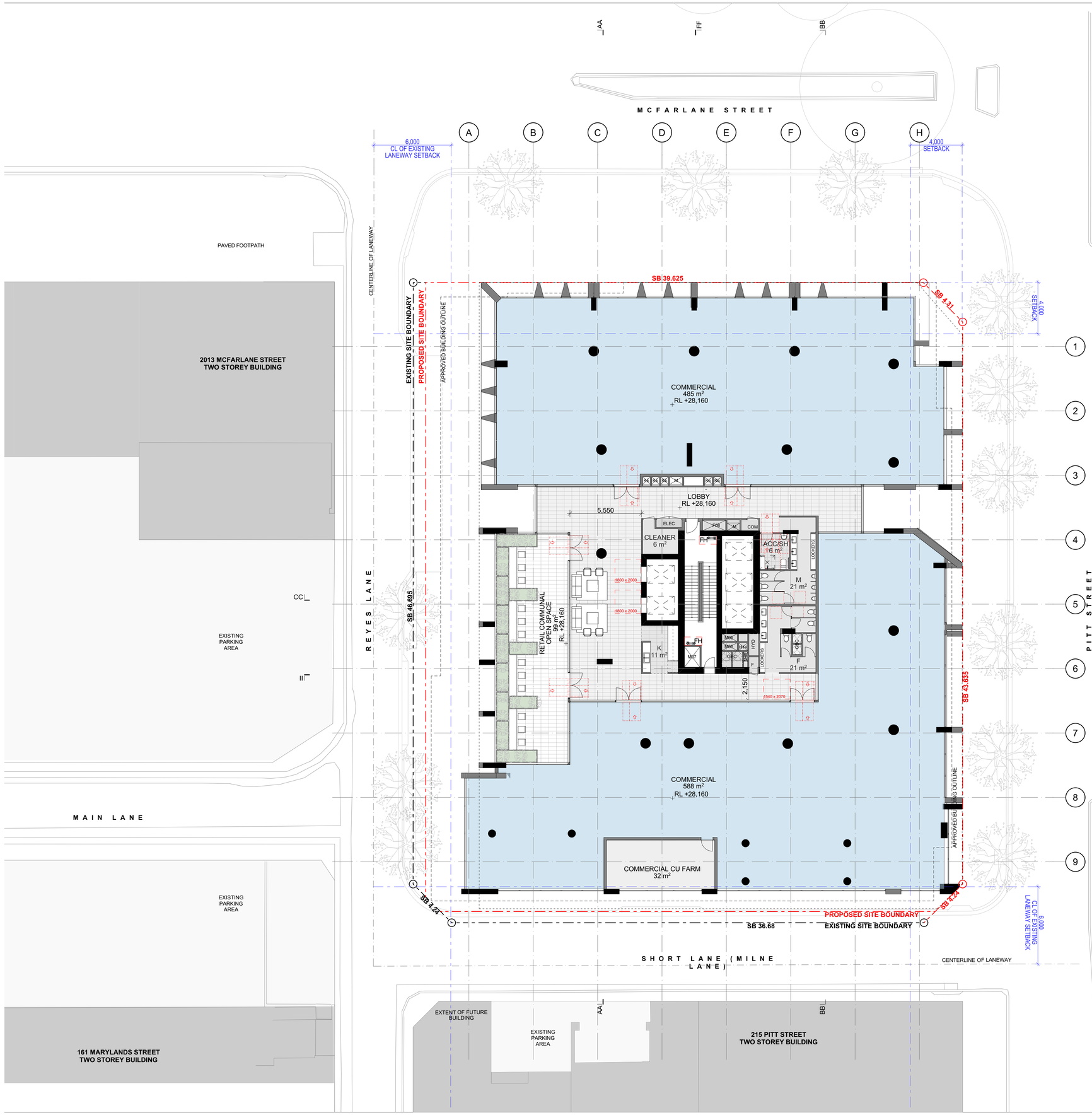
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 01 PLAN
SHEET NO. SSDA 107
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:30 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

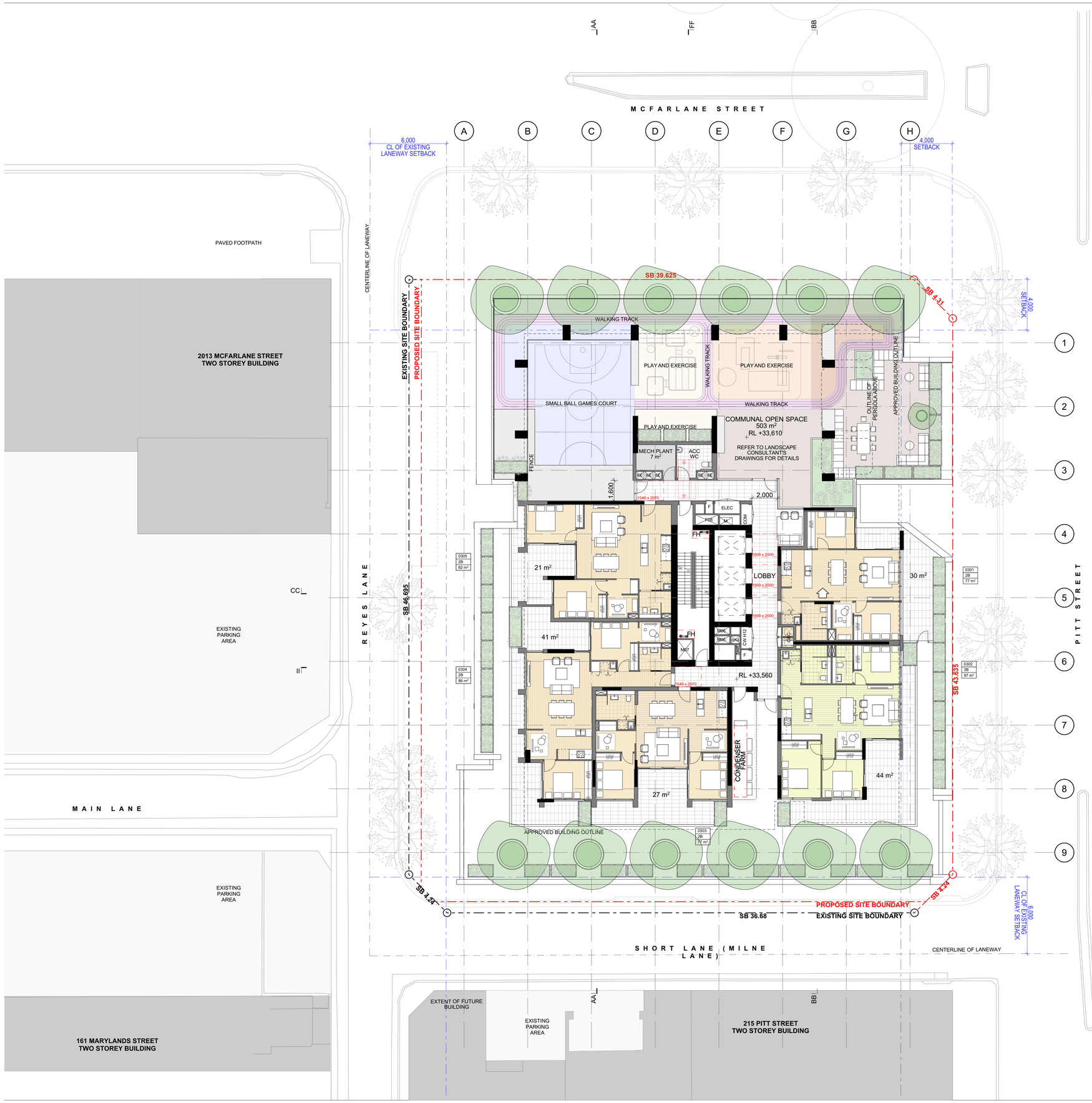
CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 02 PLAN

SHEET NO.	REVISION.
SSDA 108	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:30 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

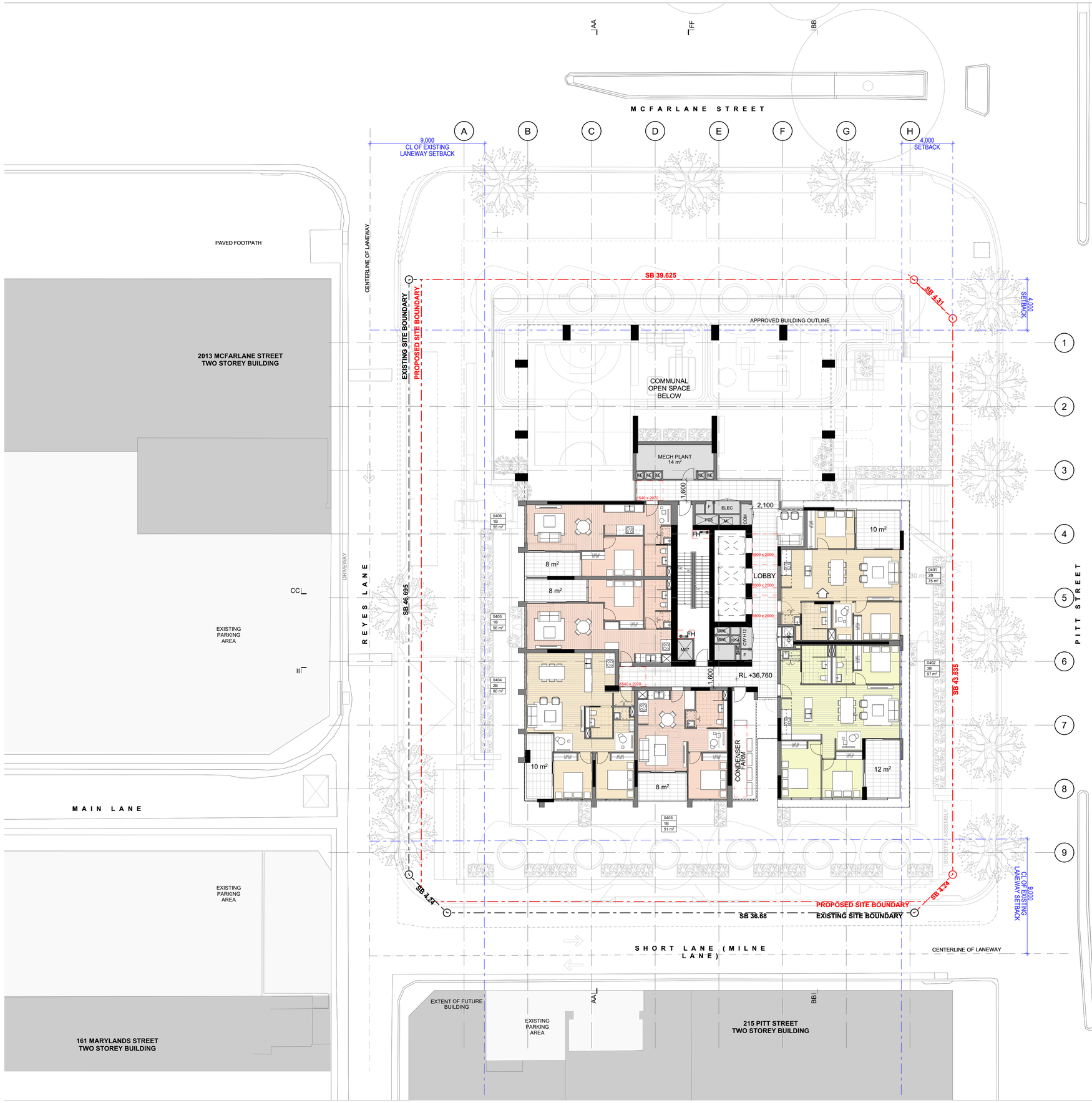
REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED: AA/JSN/CH
DRAWN: KH/BC
DATE: 15/08/2024
SCALE: 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 03 PLAN - COS
SHEET NO.: SSDA 109
REVISION.: A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:31 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

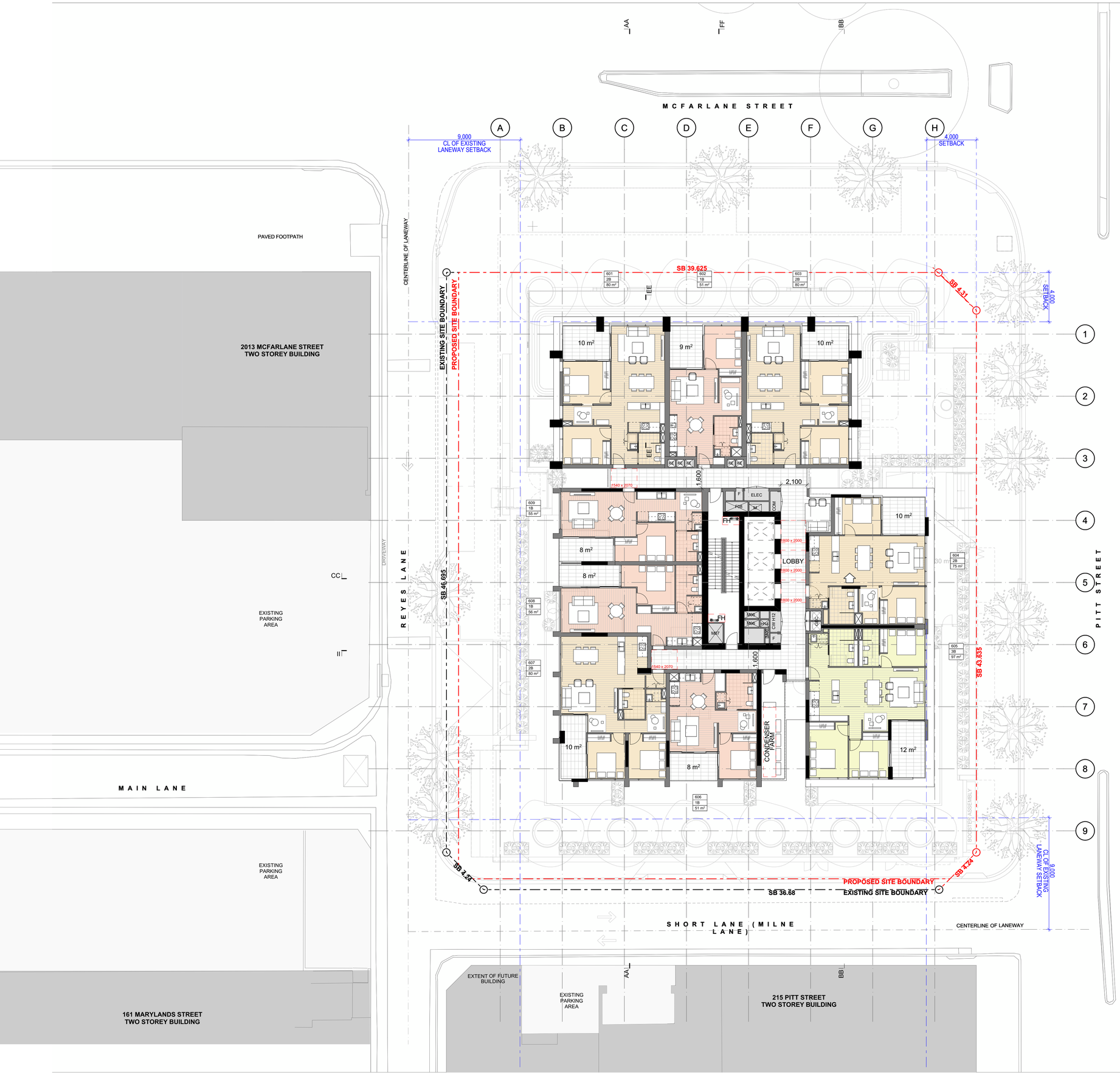
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1
A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 04-05 PLAN
SHEET NO.
SSDA 110
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:31 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

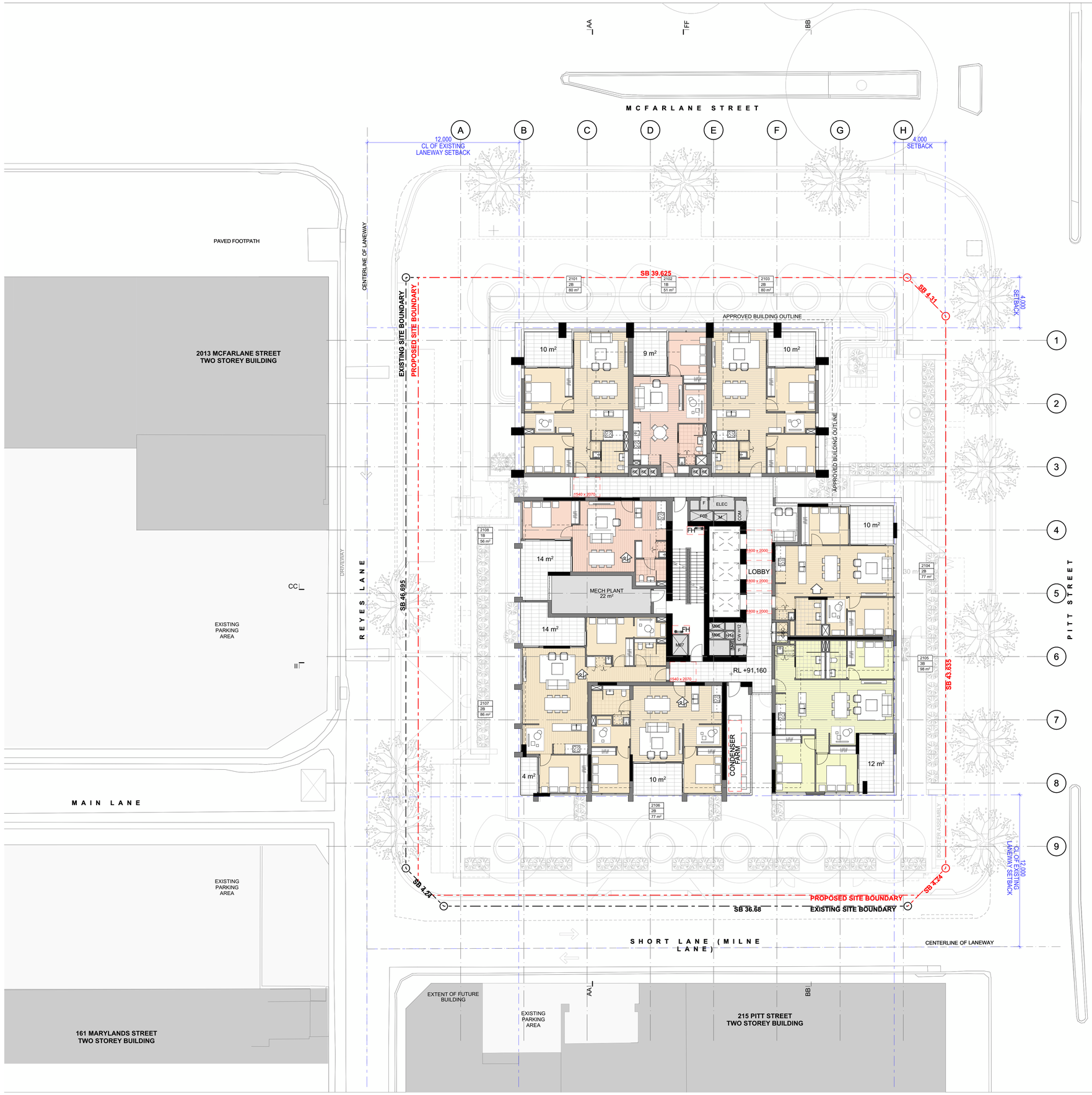
REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	16/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1
A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 06-20 PLAN
SHEET NO.
SSDA 111
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:32 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	16/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 21 PLAN

SHEET NO.	REVISION.
SSDA 112	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:32 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

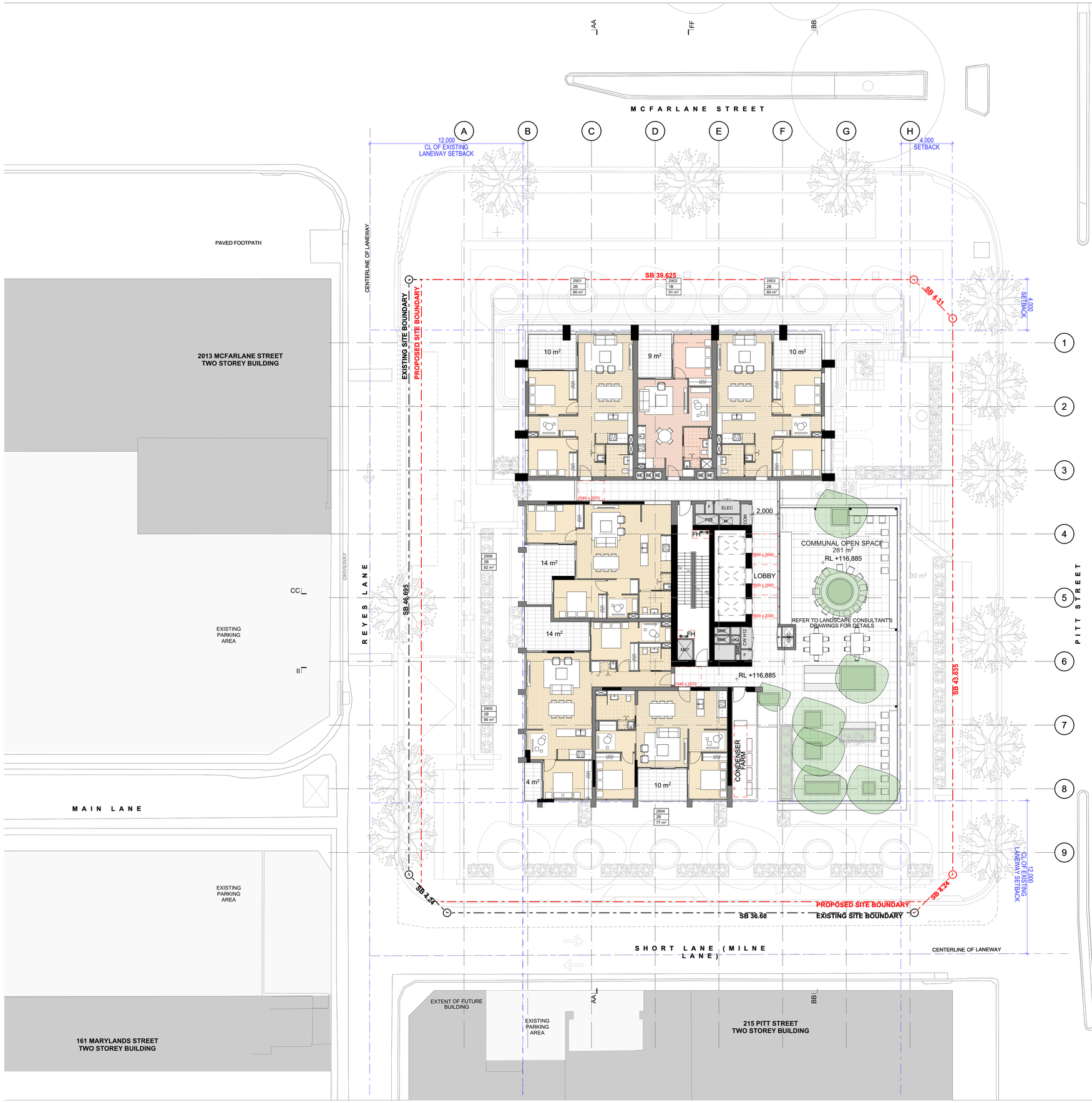
CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 22-28 PLAN

SHEET NO.	REVISION.
SSDA 113	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.

•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:33 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

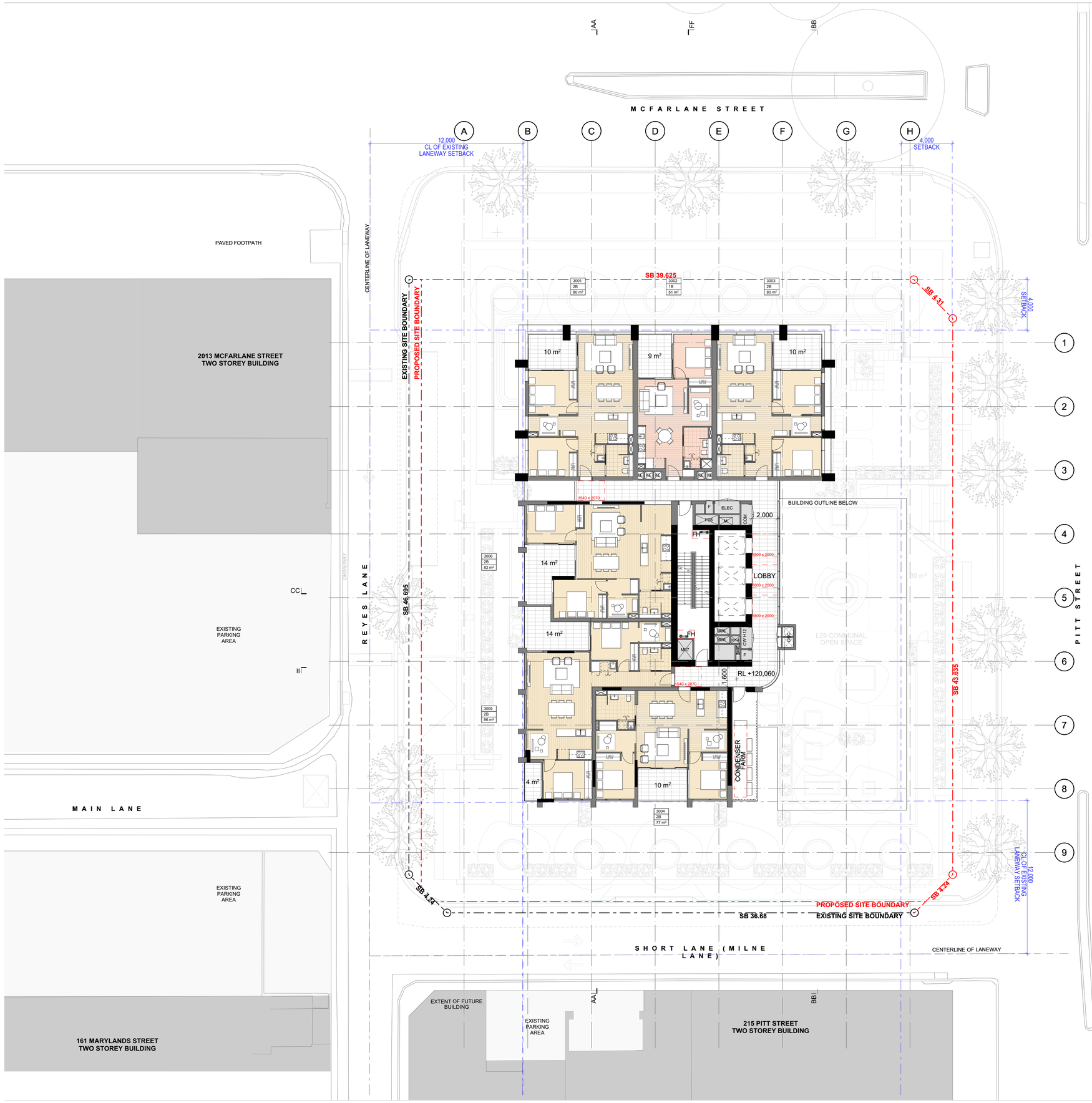
REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 29 PLAN - COS
SHEET NO. SSDA 114
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:33 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

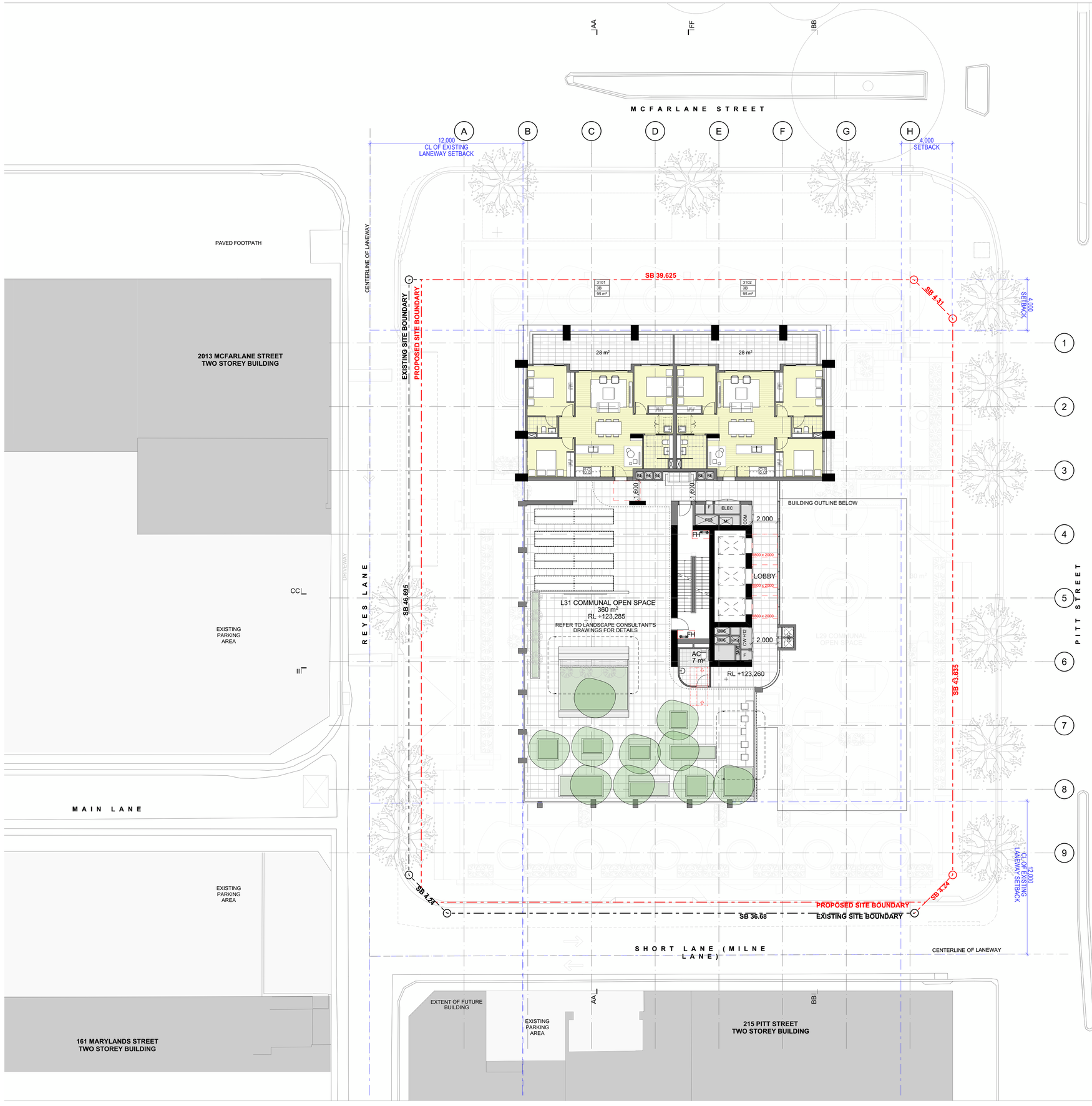
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC
DATE
15/08/2024
SCALE
1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 30 PLAN
SHEET NO.
SSDA 115
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:33 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

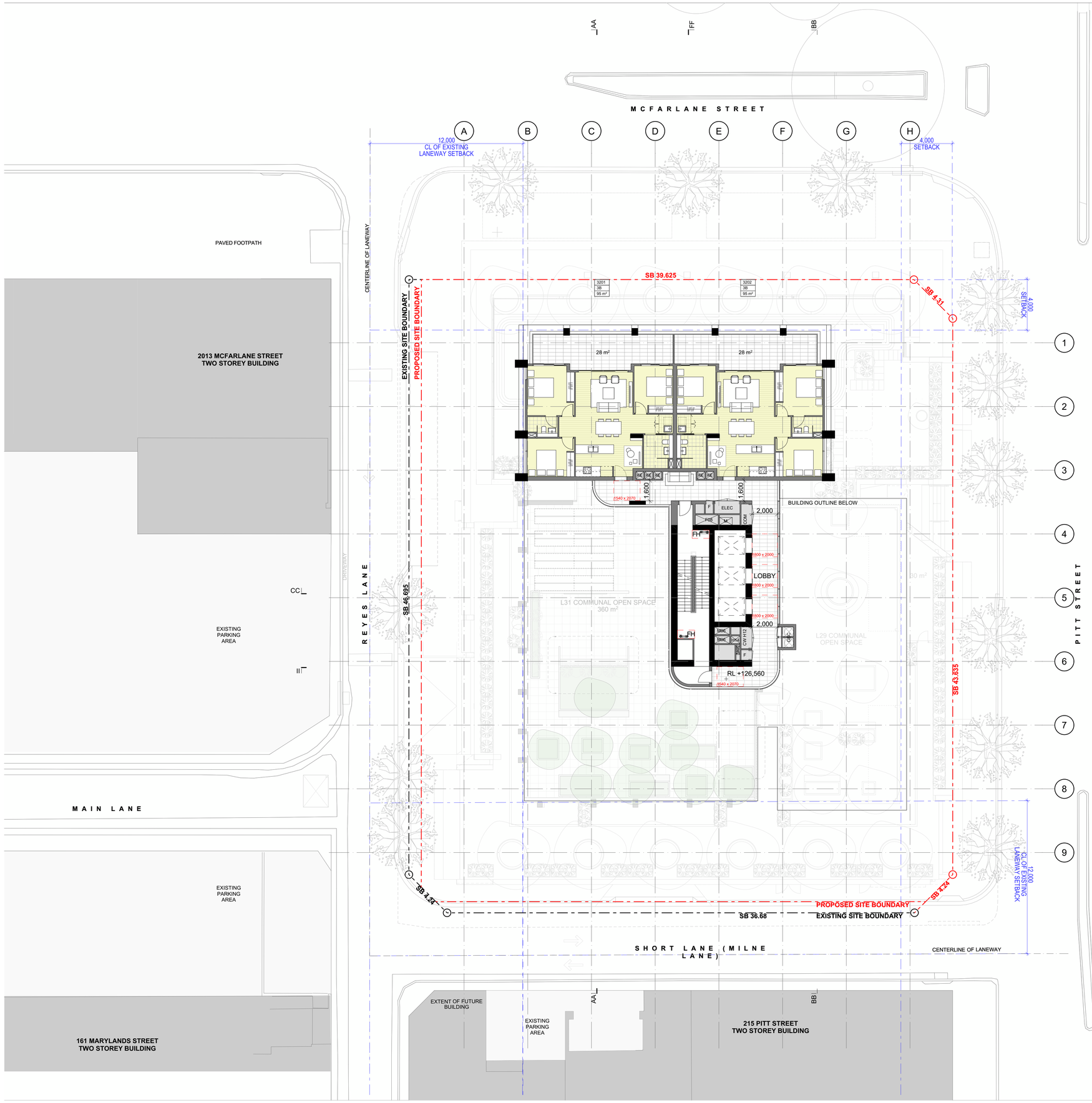
CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 31 PLAN - COS

SHEET NO.	REVISION.
SSDA 116	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:34 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

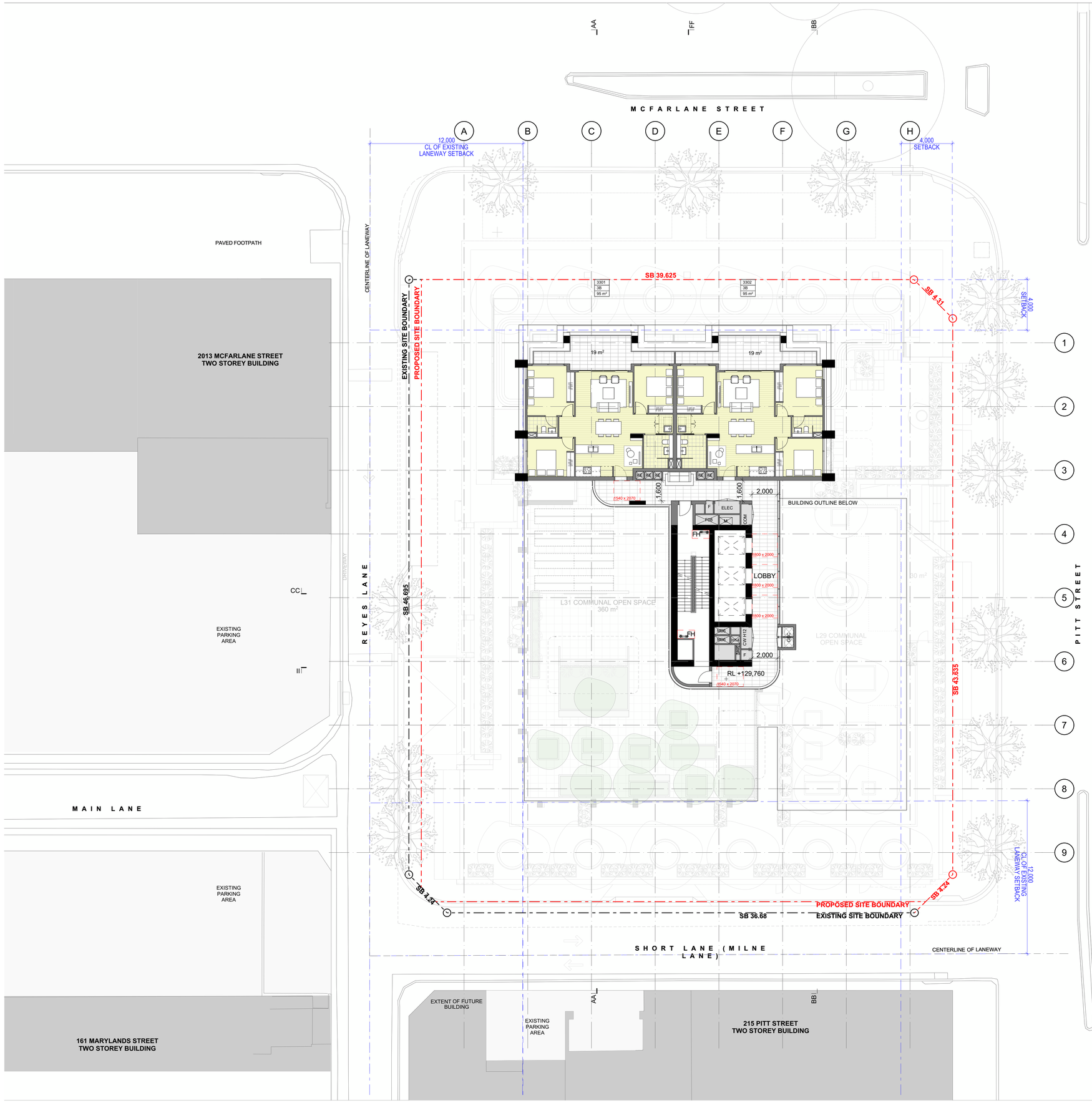
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 943
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 32 PLAN
SHEET NO. SSDA 117
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:34 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

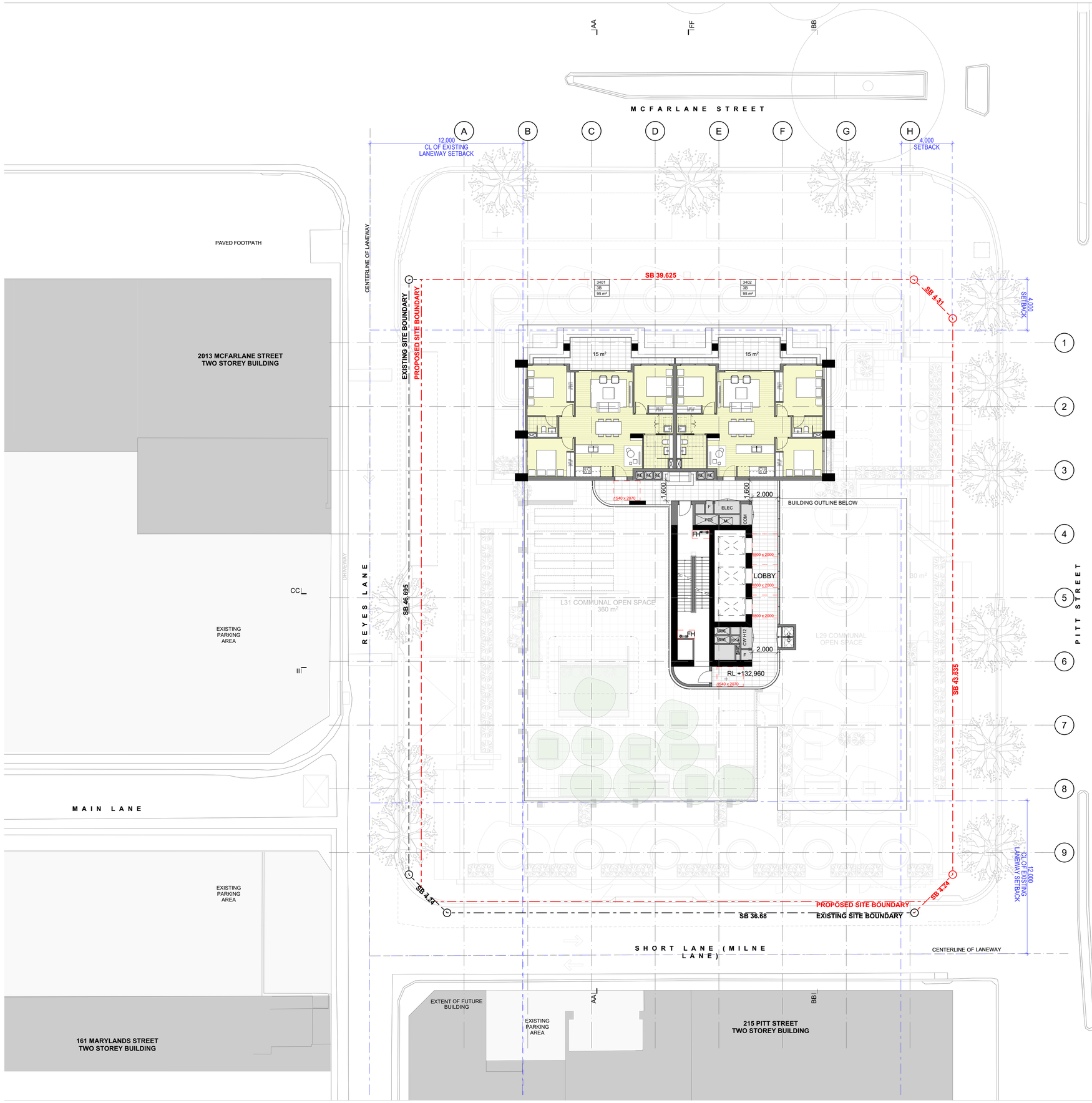
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 943
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 33 PLAN
SHEET NO. SSDA 118
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:35 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	16/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 943
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

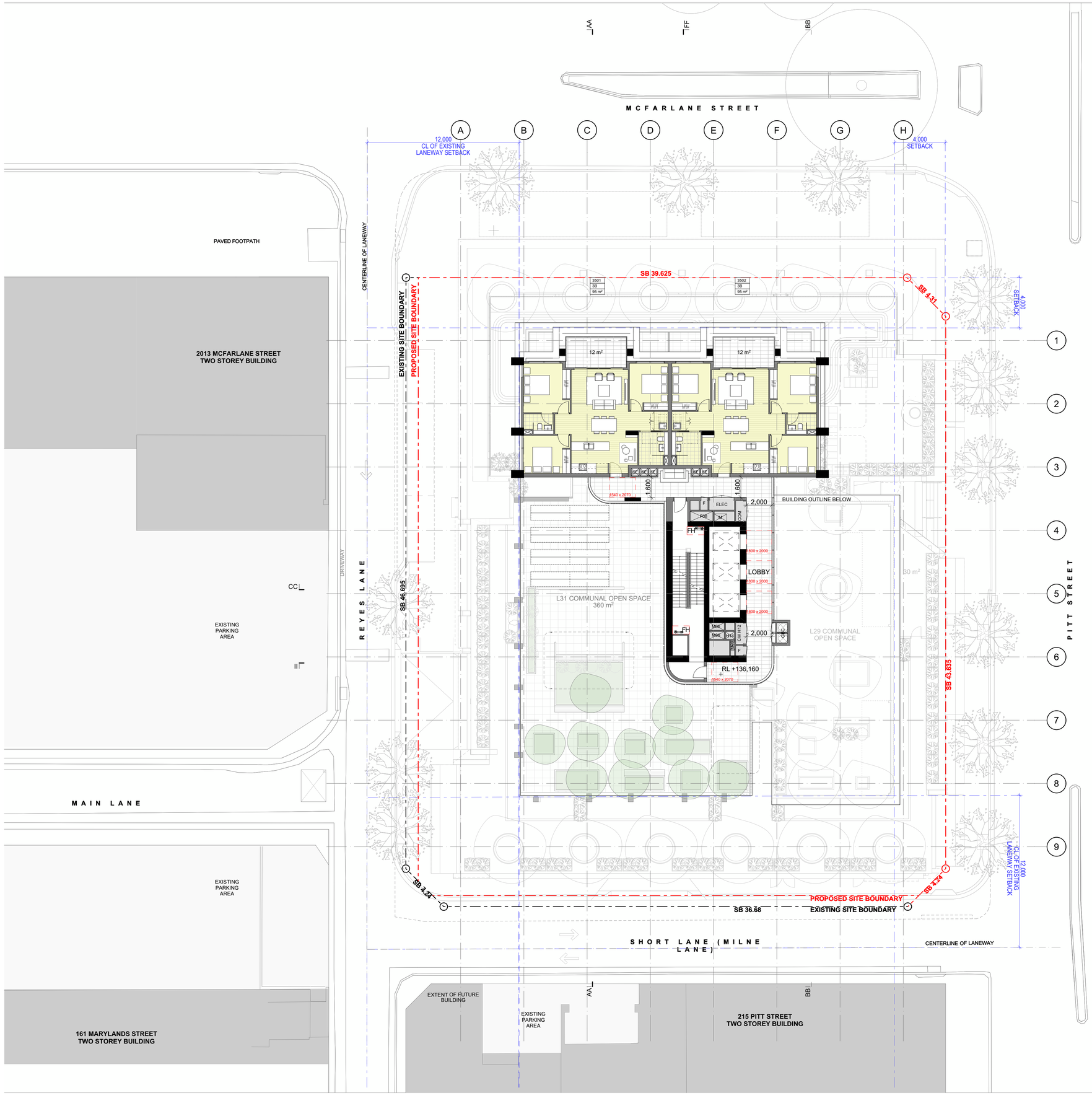
JOB NO
2421

CHECKED	DRAWN
AA/JSN/CH	KH/BC
DATE	SCALE
15/08/2024	1:150 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 34 PLAN

SHEET NO.	REVISION.
SSDA 119	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:35 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

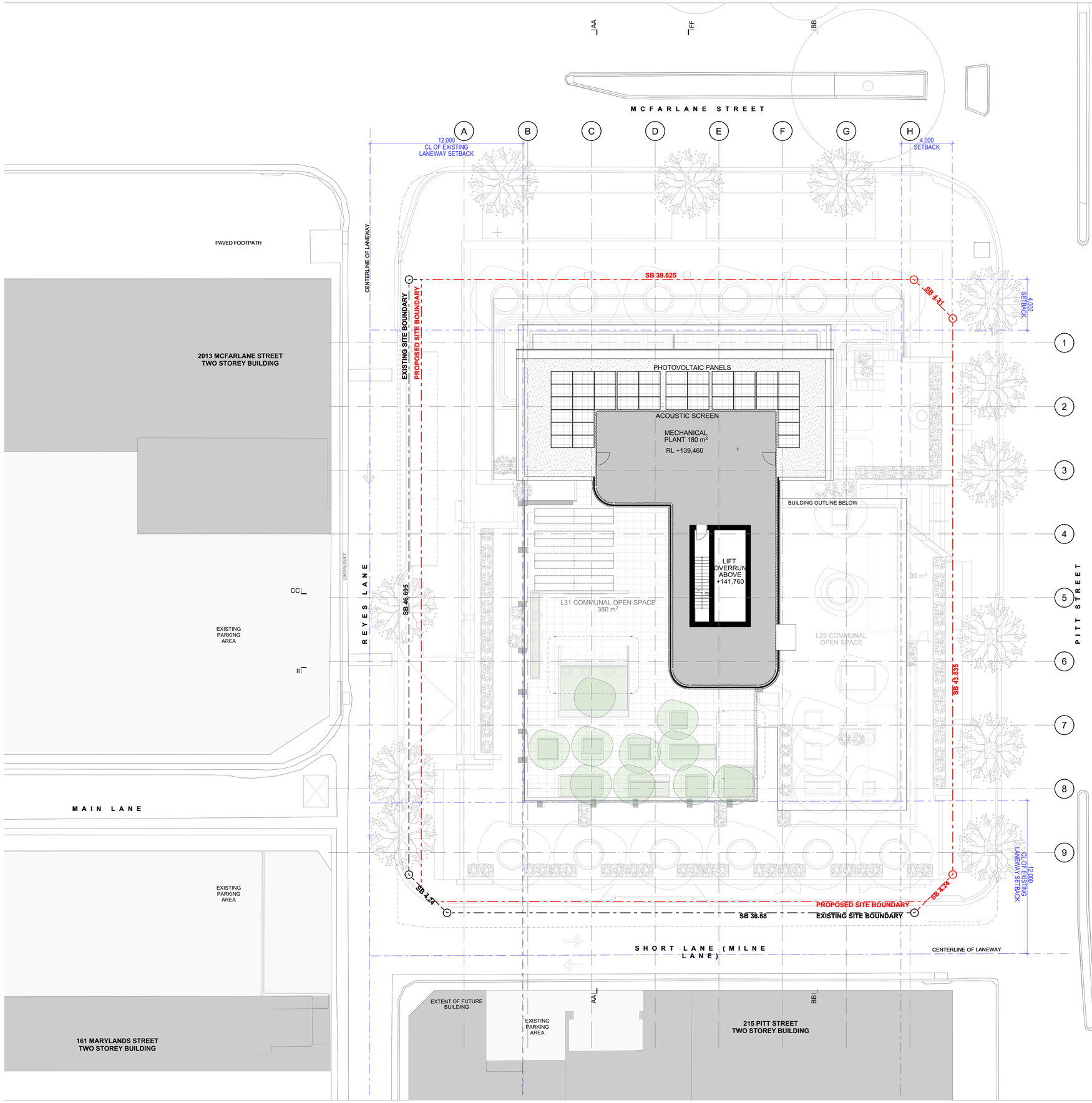
CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEVEL 35 PLAN

SHEET NO.	REVISION.
SSDA 120	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:35 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

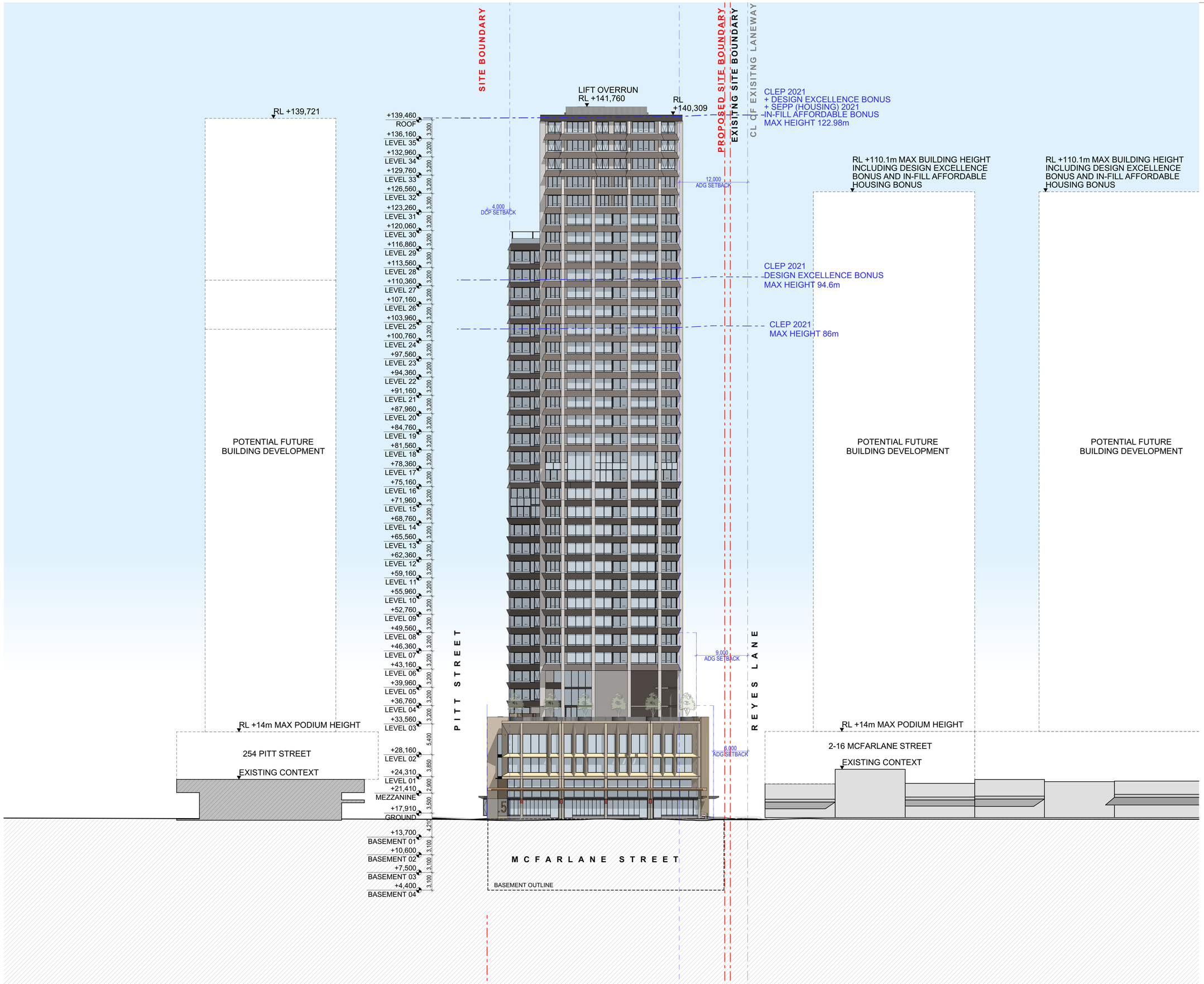
REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
ROOF PLAN
SHEET NO. SSDA 121
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:38 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

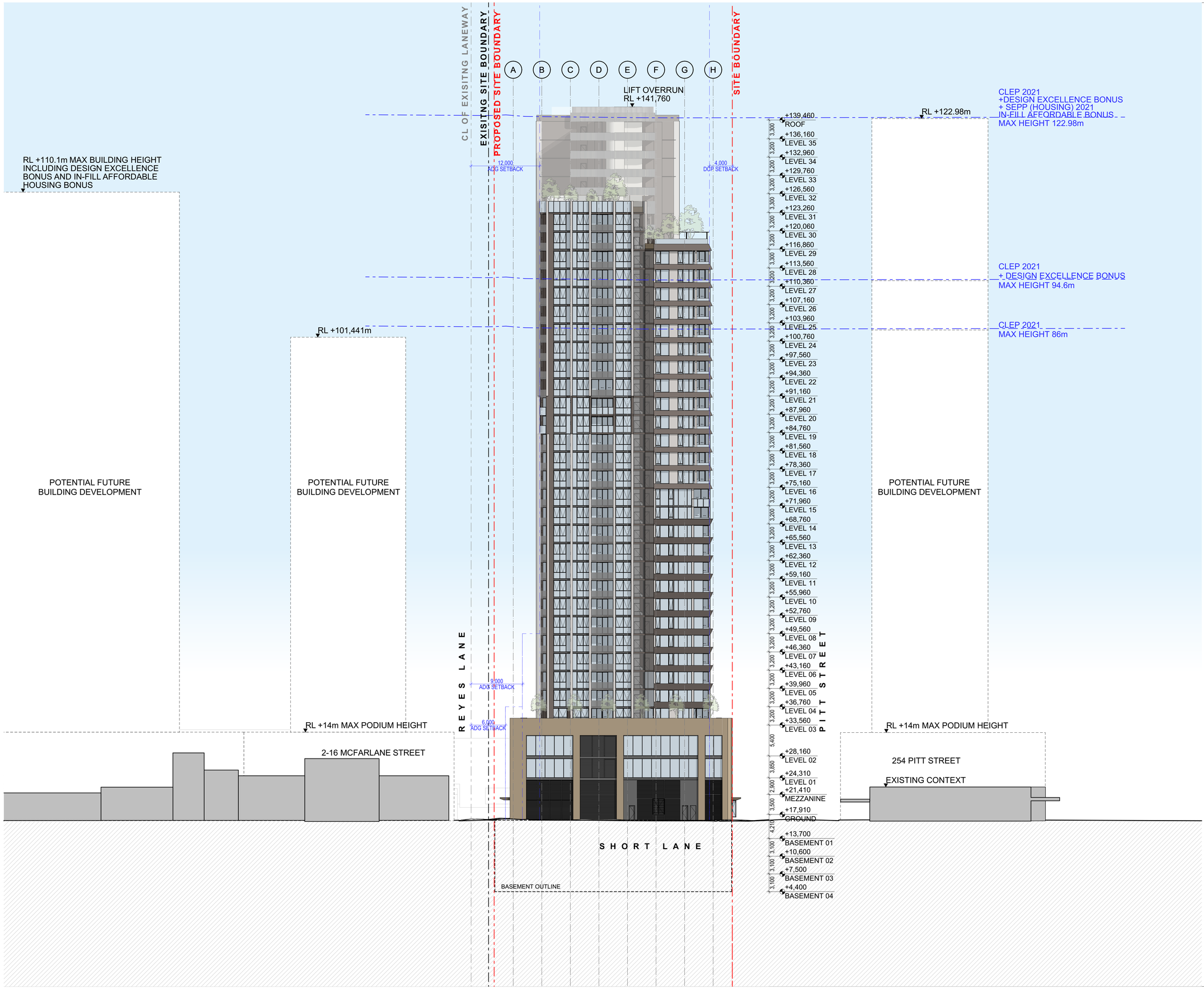
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN SL
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
NORTH ELEVATION (MCFARLANE STREET)

SHEET NO. SSDA 201
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:39 pm

© FUSE ARCHITECTS.

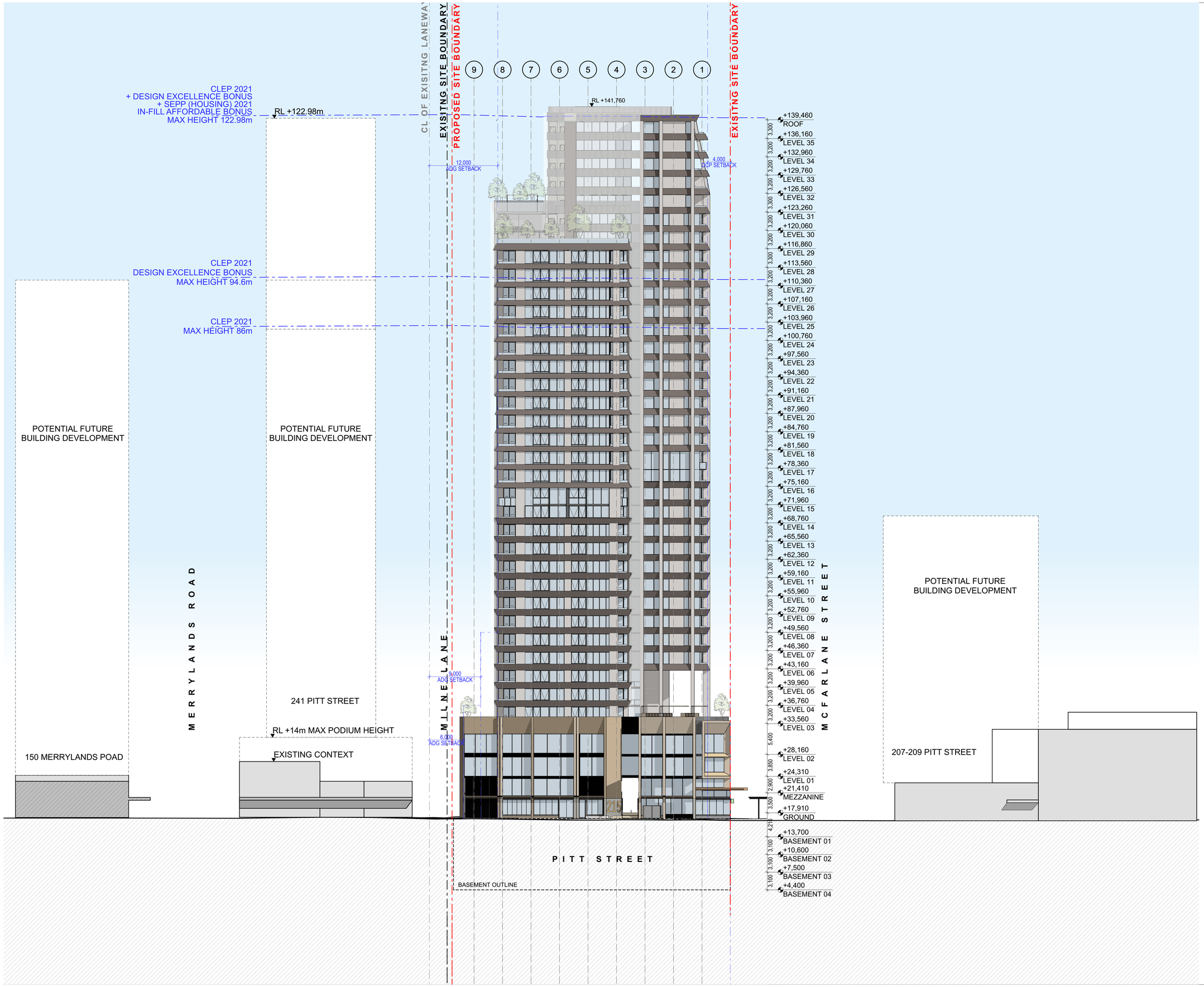
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOUTH ELEVATION (SHORT LANE)
SHEET NO.
SSDA 202
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:41 pm

© FUSE ARCHITECTS.

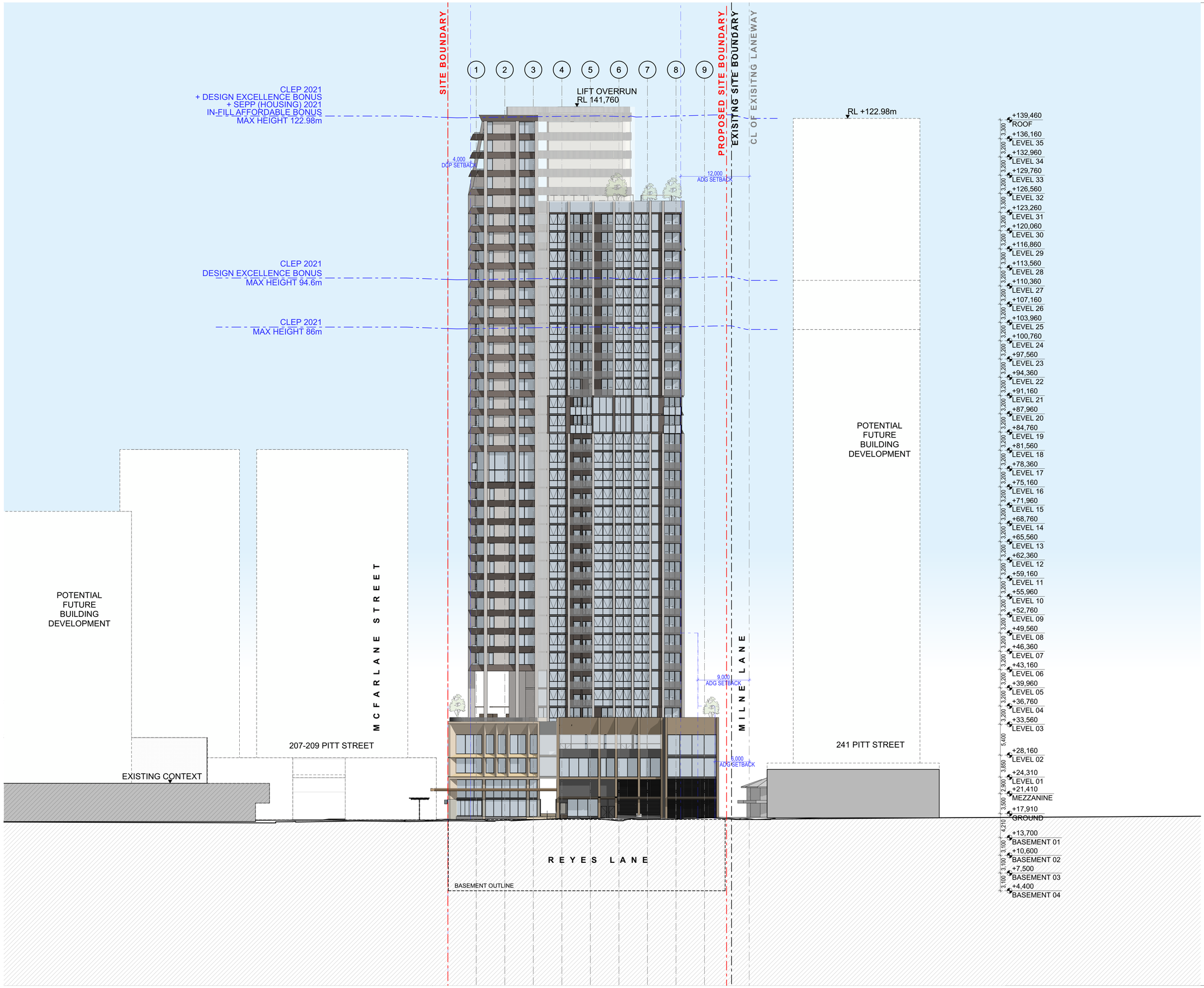
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO.
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1
A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
EAST ELEVATION (PITT STREET)
SHEET NO.
SSDA 203
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:43 pm

© FUSE ARCHITECTS.

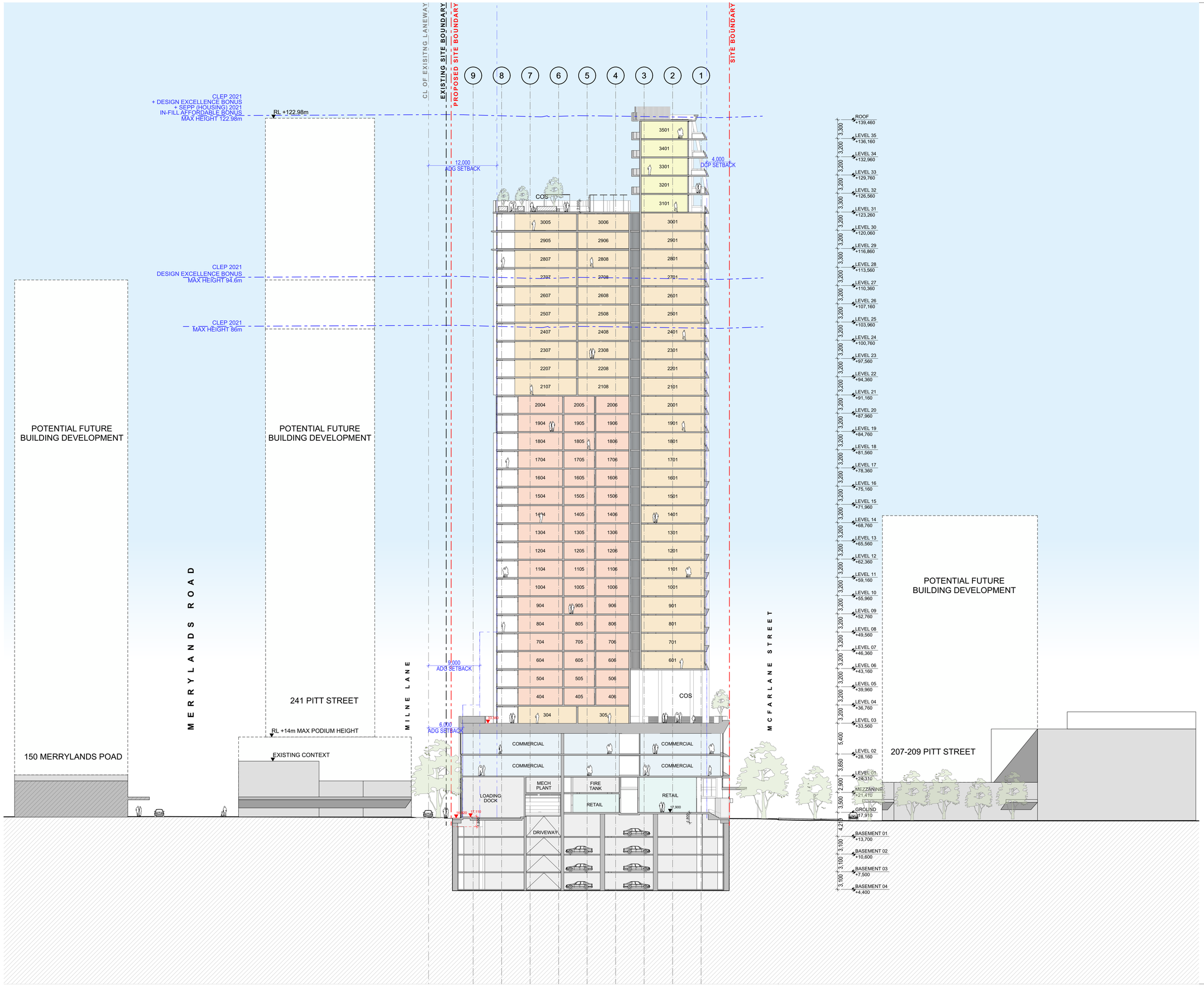
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	08/04/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

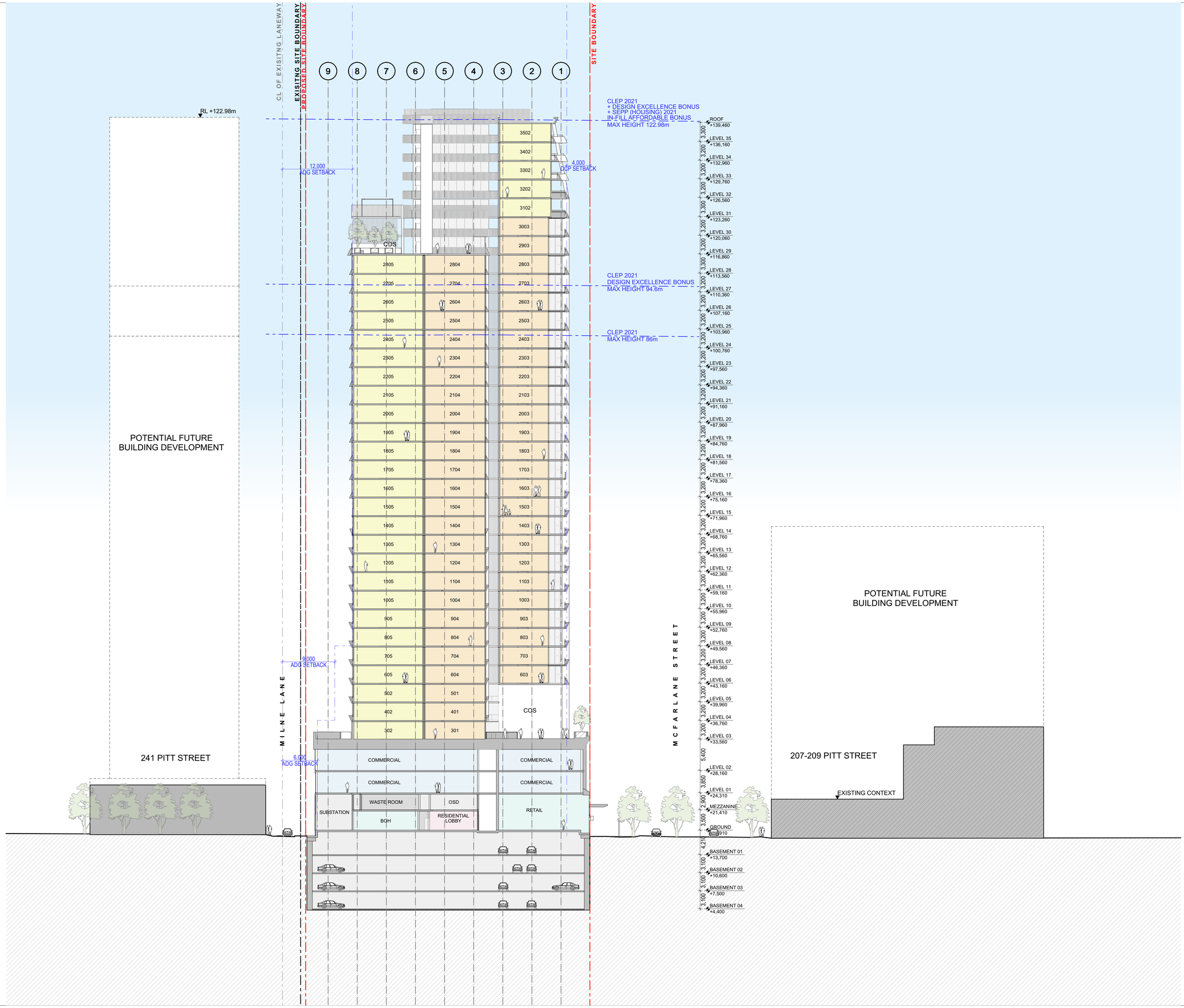
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
WEST ELEVATION (REYES LANE)
SHEET NO.
SSDA 204
REVISION.
A


CL OF EXISITNG LANEWAY
EXISTING SITE BOUNDARY
PROPOSED SITE BOUNDARY
SITE BOUNDARY
9
8
7
6
5
4
3
2
1
CLEP 2021
+ DESIGN EXCELLENCE BONUS
+ SEPP (HOUSING) 2021
IN-FILL AFFORDABLE BONUS
MAX HEIGHT 122.98m
RL +122.98m
CLEP 2021
DESIGN EXCELLENCE BONUS
MAX HEIGHT 94.6m
CLEP 2021
MAX HEIGHT 86m
12.000
ADG SETBACK
4.000
DCP SETBACK
COS
12.000
3501
3401
3301
3201
3101
3005
3006
3001
2905
2906
2901
2807
2808
2801
2707
2708
2701
2607
2608
2601
2507
2508
2501
2407
2408
2401
2307
2308
2301
2207
2208
2201
2107
2108
2101
2004
2005
2006
2001
1904
1905
1906
1901
1804
1805
1806
1801
1704
1705
1706
1701
1604
1605
1606
1601
1504
1505
1506
1501
1404
1405
1406
1401
1304
1305
1306
1301
1204
1205
1206
1201
1104
1105
1106
1101
1004
1005
1006
1001
904
905
906
901
804
805
806
801
704
705
706
701
604
605
606
601
504
505
506
404
405
406
304
305
ROOF
+139,460
LEVEL 35
+136,160
LEVEL 34
+132,960
LEVEL 33
+129,760
LEVEL 32
+126,560
LEVEL 31
+123,260
LEVEL 30
+120,060
LEVEL 29
+116,860
LEVEL 28
+113,560
LEVEL 27
+110,360
LEVEL 26
+107,160
LEVEL 25
+103,960
LEVEL 24
+100,760
LEVEL 23
+97,560
LEVEL 22
+94,360
LEVEL 21
+91,160
LEVEL 20
+87,960
LEVEL 19
+84,760
LEVEL 18
+81,560
LEVEL 17
+78,360
LEVEL 16
+75,160
LEVEL 15
+71,960
LEVEL 14
+68,760
LEVEL 13
+65,560
LEVEL 12
+62,360
LEVEL 11
+59,160
LEVEL 10
+55,960
LEVEL 09
+52,760
LEVEL 08
+49,560
LEVEL 07
+46,360
LEVEL 06
+43,160
LEVEL 05
+39,960
LEVEL 04
+36,760
LEVEL 03
+33,560
LEVEL 02
+28,160
LEVEL 01
+24,310
MEZZANINE
+21,410
GROUND
+17,910
BASEMENT 01
+13,700
BASEMENT 02
+10,600
BASEMENT 03
+7,500
BASEMENT 04
+4,400
3,300
3,200
3,200
3,200
3,300
3,200
3,200
3,300
3,200
3,200
3,200



GENERAL NOTES

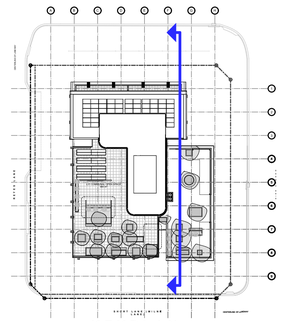
© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:48 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



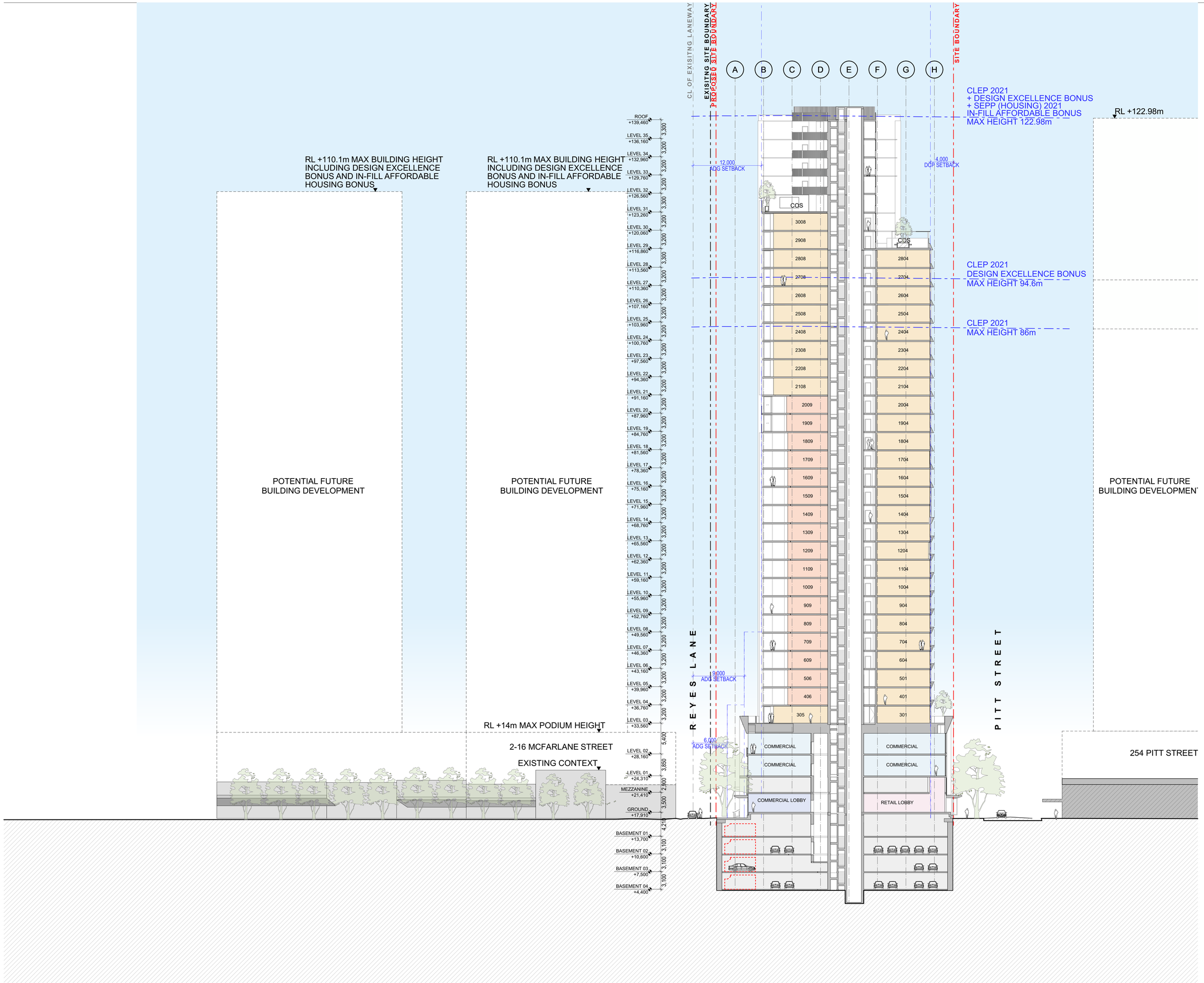
KEYPLAN

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

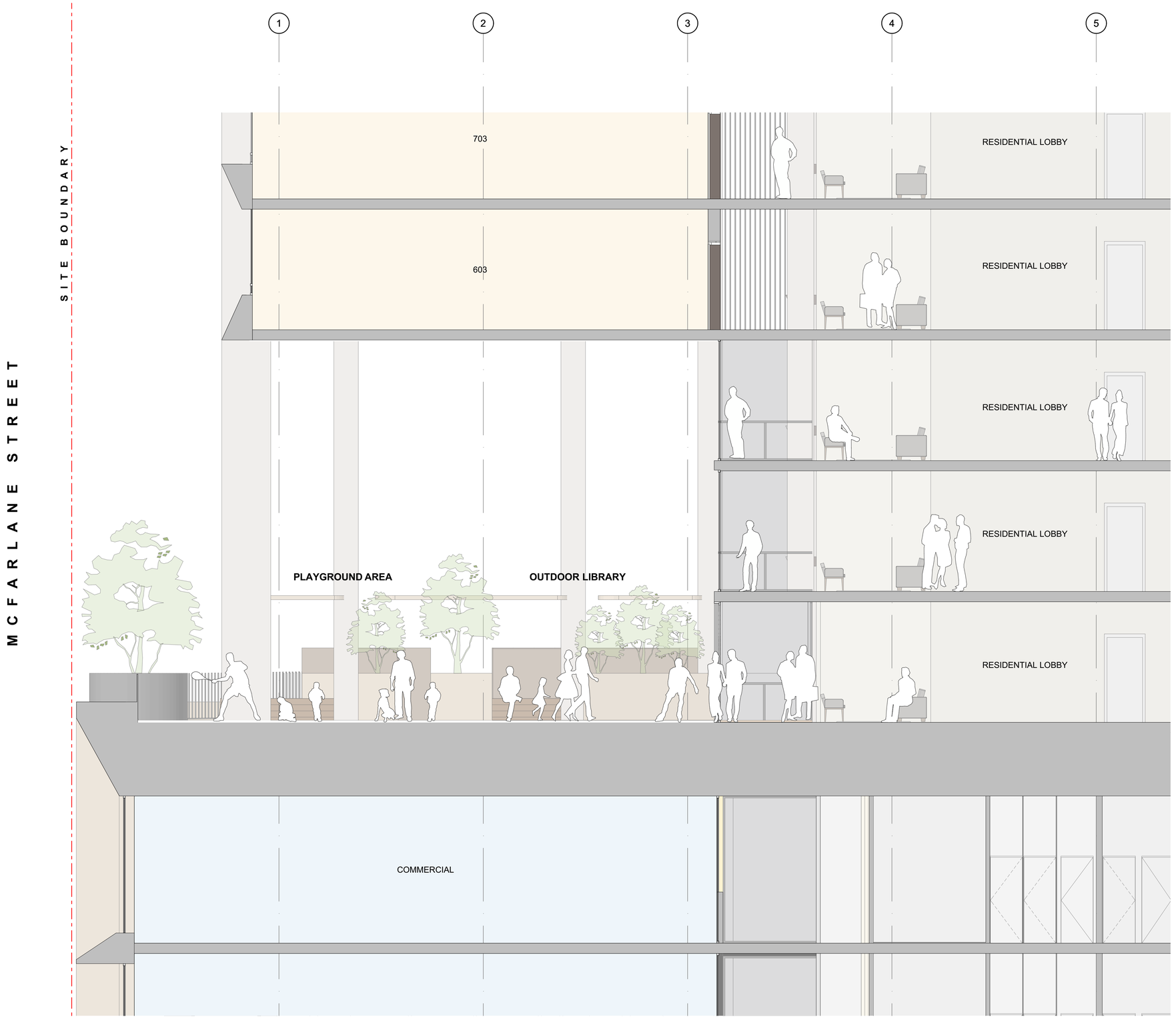
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SECTION B
SHEET NO.
SSDA 206
REVISION.
A

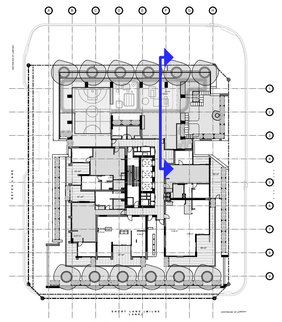

RL +110.1m MAX BUILDING HEIGHT INCLUDING DESIGN EXCELLENCE BONUS AND IN-FILL AFFORDABLE HOUSING BONUS
RL +110.1m MAX BUILDING HEIGHT INCLUDING DESIGN EXCELLENCE BONUS AND IN-FILL AFFORDABLE HOUSING BONUS
CL OF EXISITNG LANEWAY
EXISITNG SITE BOUNDARY
PROPOSED SITE BOUNDARY
SITE BOUNDARY
A B C D E F G H
CLEP 2021
+ DESIGN EXCELLENCE BONUS
+ SEPP (HOUSING) 2021
IN-FILL AFFORDABLE BONUS
MAX HEIGHT 122.98m
RL +122.98m
12.000
ADG SETBACK
4.000
DCP SETBACK
CLEP 2021
DESIGN EXCELLENCE BONUS
MAX HEIGHT 94.6m
CLEP 2021
MAX HEIGHT 86m
ROOF +139,460
LEVEL 35 +136,160
LEVEL 34 +132,960
LEVEL 33 +129,760
LEVEL 32 +126,560
LEVEL 31 +123,260
LEVEL 30 +120,060
LEVEL 29 +116,860
LEVEL 28 +113,560
LEVEL 27 +110,360
LEVEL 26 +107,160
LEVEL 25 +103,960
LEVEL 24 +100,760
LEVEL 23 +97,560
LEVEL 22 +94,360
LEVEL 21 +91,160
LEVEL 20 +87,960
LEVEL 19 +84,760
LEVEL 18 +81,560
LEVEL 17 +78,360
LEVEL 16 +75,160
LEVEL 15 +71,960
LEVEL 14 +68,760
LEVEL 13 +65,560
LEVEL 12 +62,360
LEVEL 11 +59,160
LEVEL 10 +55,960
LEVEL 09 +52,760
LEVEL 08 +49,560
LEVEL 07 +46,360
LEVEL 06 +43,160
LEVEL 05 +39,960
LEVEL 04 +36,760
LEVEL 03 +33,560
LEVEL 02 +28,160
LEVEL 01 +24,310
MEZZANINE +21,410
GROUND +17,910
BASEMENT 01 +13,700
BASEMENT 02 +10,600
BASEMENT 03 +7,500
BASEMENT 04 +4,400
3,300 3,200 3,200 3,200 3,200 3,300 3,200 3,200 3,300 3,200 3,200 3,200 3,200

GENERAL NOTES
© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:50 pm
© FUSE ARCHITECTS.



LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



KEYPLAN

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

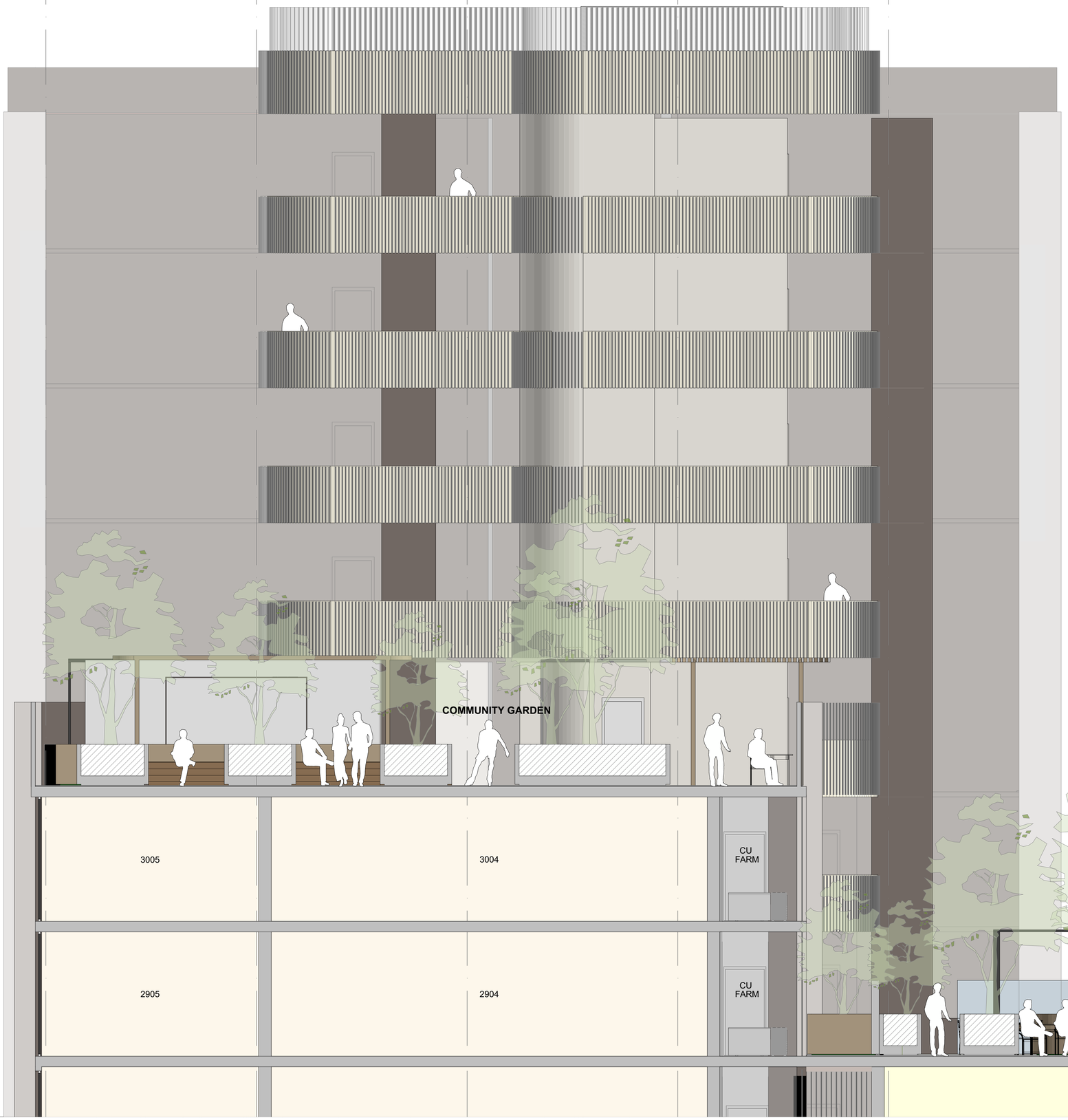
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH/BC/SL/NB
DATE
15/08/2024
SCALE
1:50 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SECTION H (PODIUM COS)
SHEET NO.
SSDA 208
REVISION.
A

B C D E F G



+139,460
ROOF

+136,160
LEVEL 35

+132,960
LEVEL 34

+129,760
LEVEL 33

+126,560
LEVEL 32

+123,260
LEVEL 31

+120,060
LEVEL 30

+116,860
LEVEL 29

GENERAL NOTES

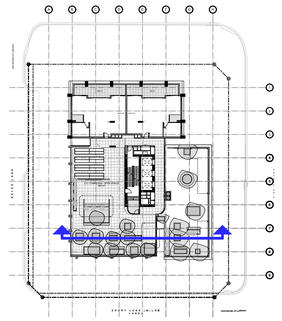
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:52 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



KEYPLAN

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

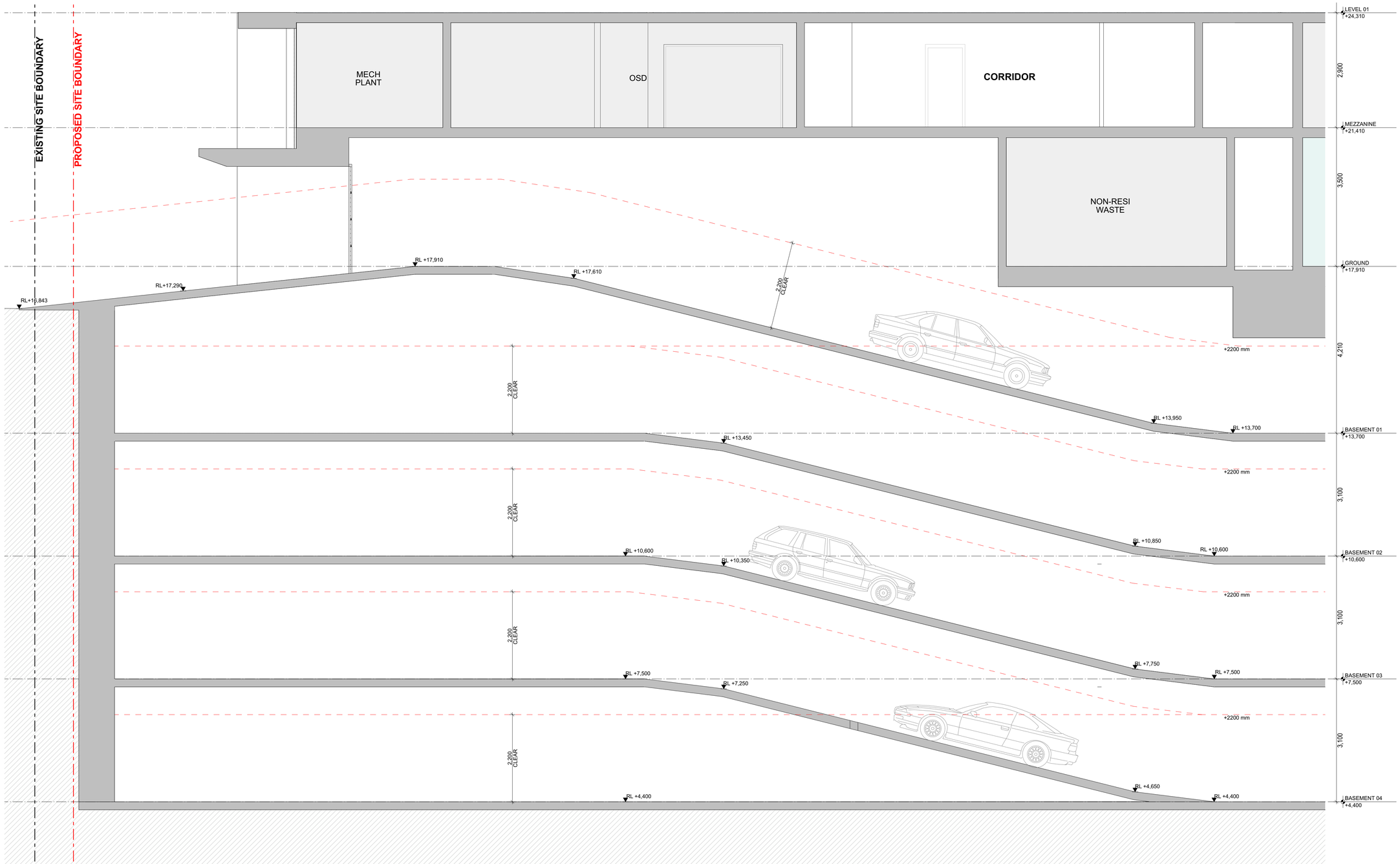
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

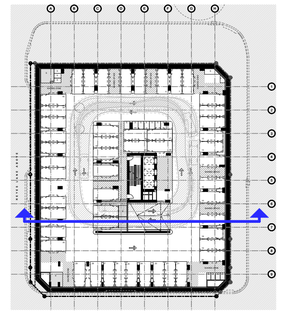
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH
DATE 15/08/2024
SCALE 1:50 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SECTION J (ROOF COS)
SHEET NO. SSDA 209
REVISION. A

GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:52 pm
© FUSE ARCHITECTS.



LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



KEYPLAN

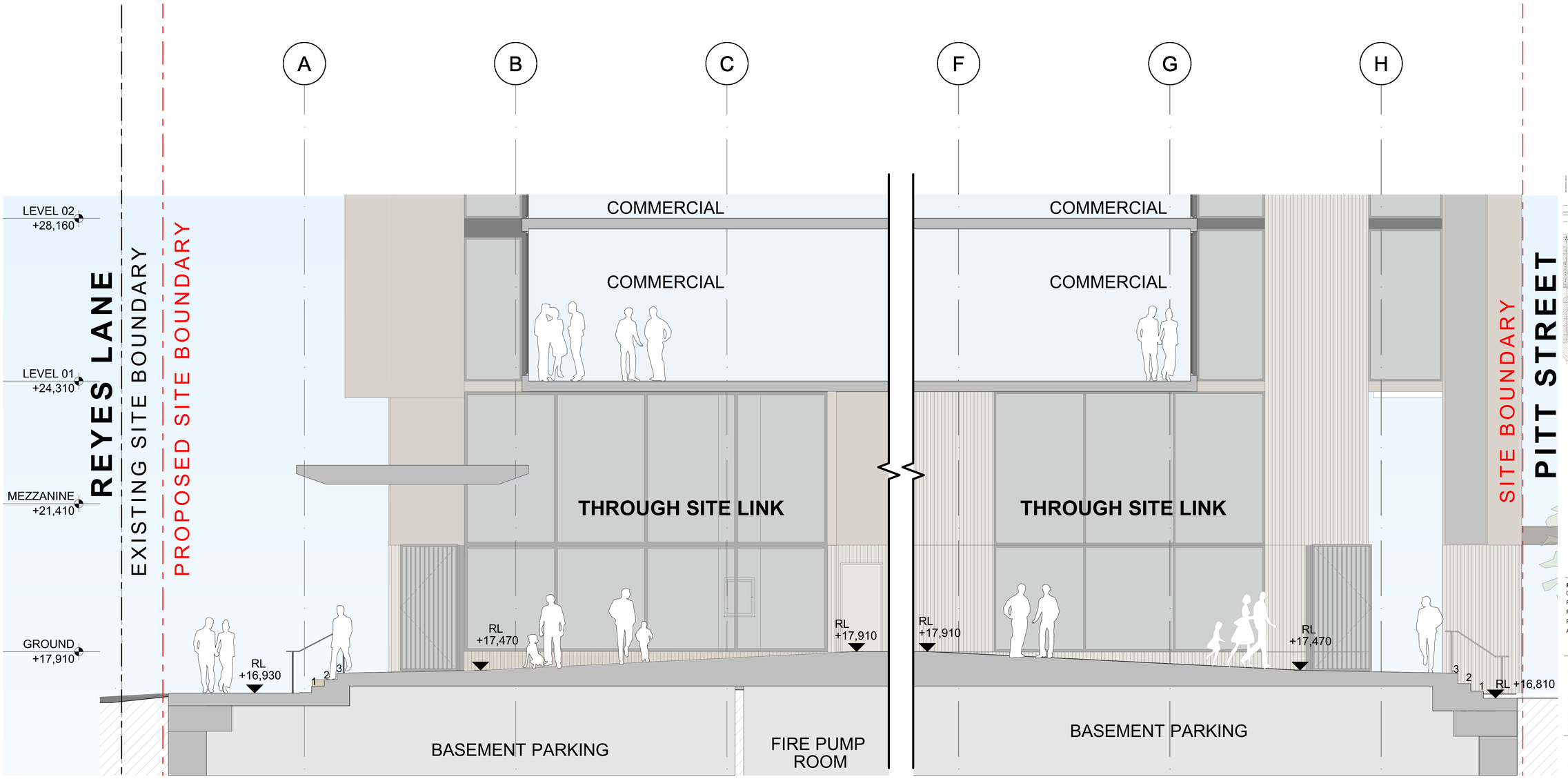
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/05/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 1 2 5m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
KH,SL,NB,BC,KB
DATE
15/08/2024
SCALE
1:50 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
DRIVEWAY SECTION
SHEET NO.
SSDA 210
REVISION.
A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.

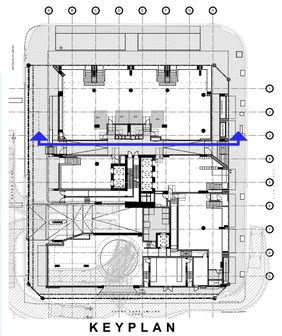
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 6:56 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



KEYPLAN

REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

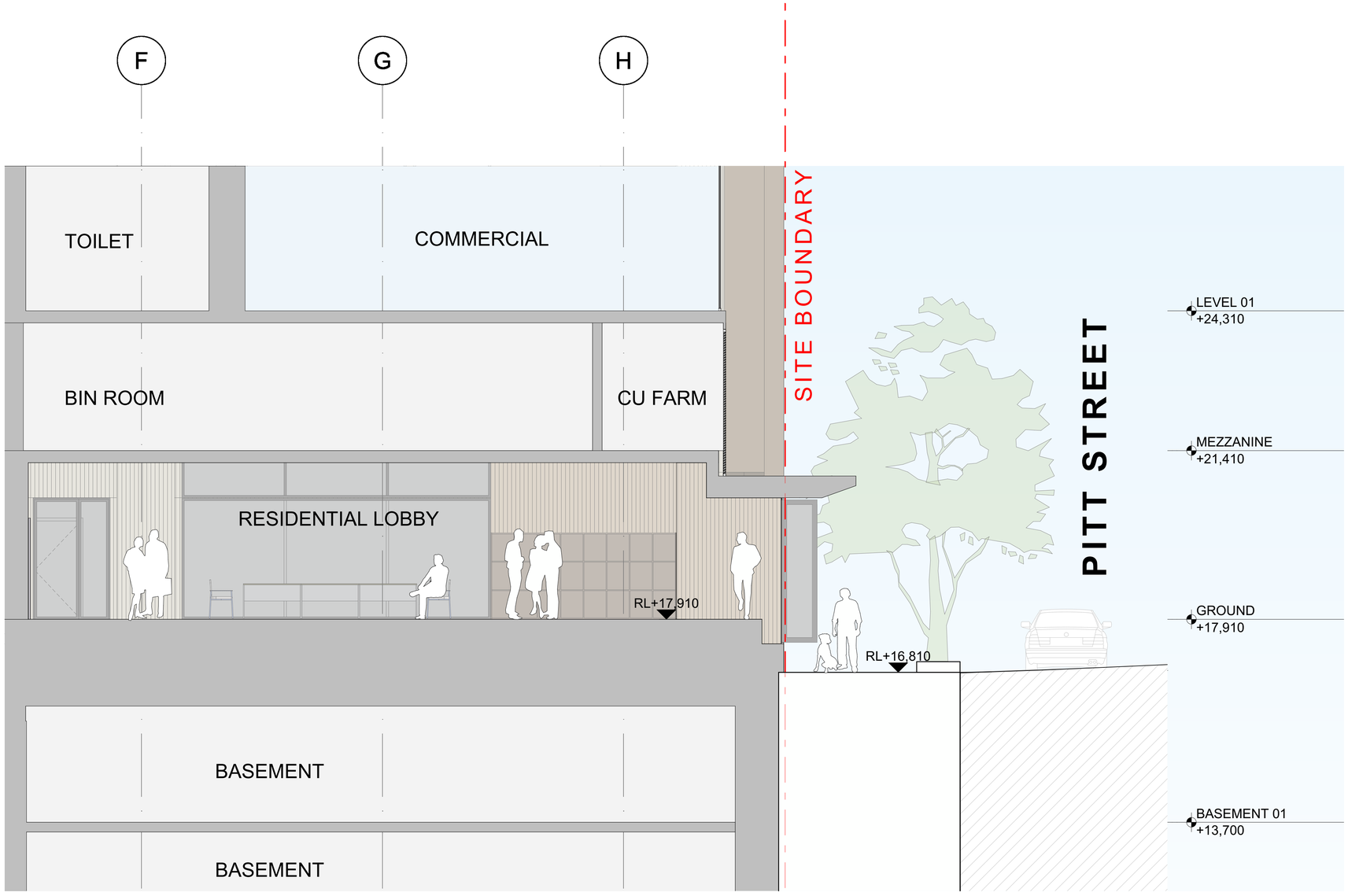
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:50 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
THROUGH SITE LINK SECTION

SHEET NO.
SSDA 211
REVISION.
A



GENERAL NOTES

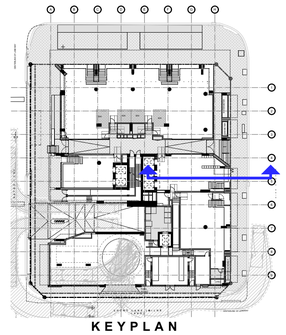
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.01 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



KEYPLAN

REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 843
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

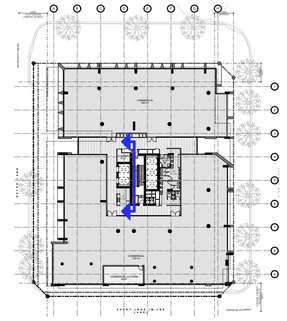
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
@ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
RESIDENTIAL LOBBY INTERFACE SECTION
SHEET NO.
SSDA 212
REVISION.
A



GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.02 pm
© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	KH	
DATE	SCALE	
15/08/2024	1:50 @ A1	A3@50%

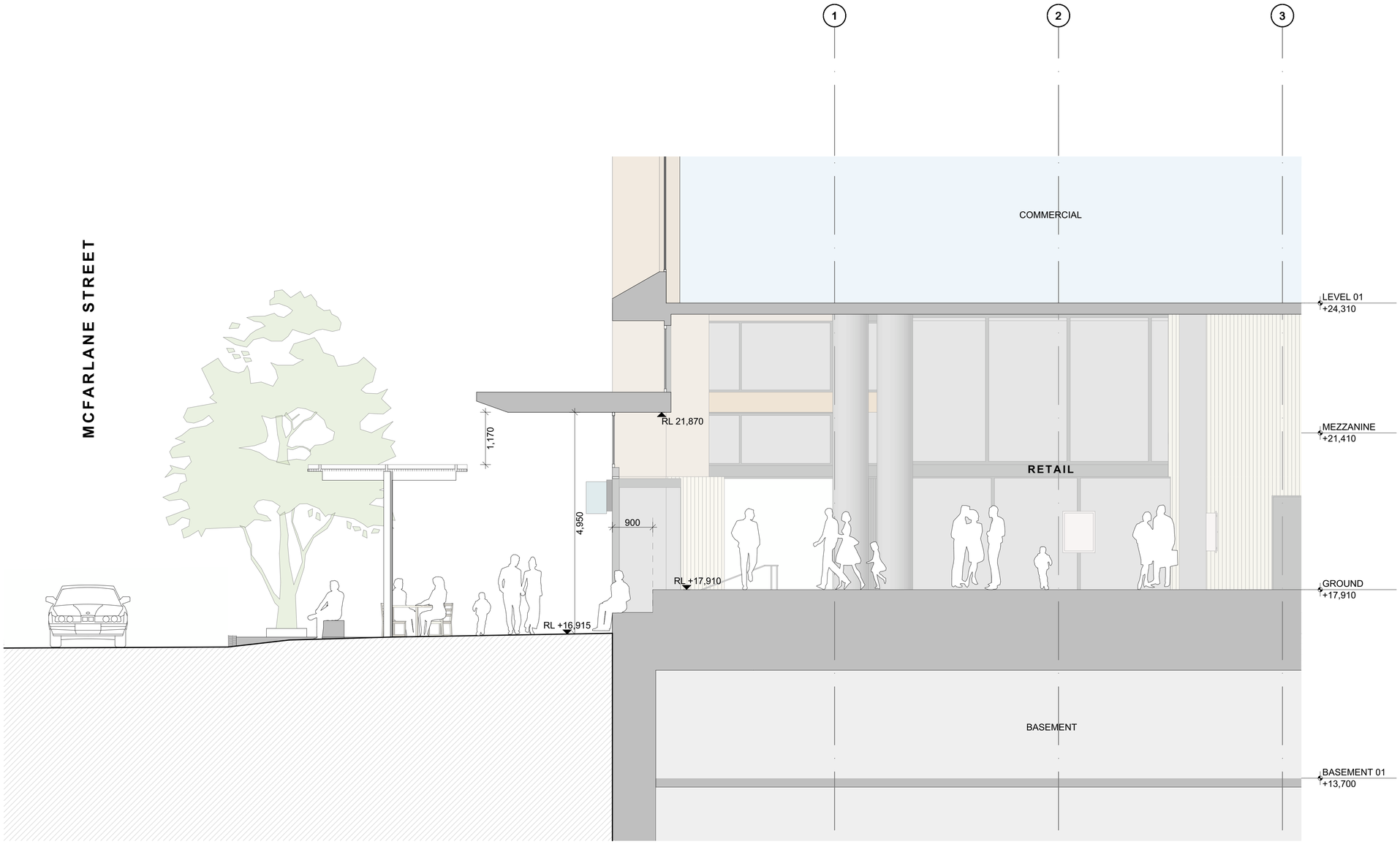
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
FIRE EXIT STAIRS SECTION

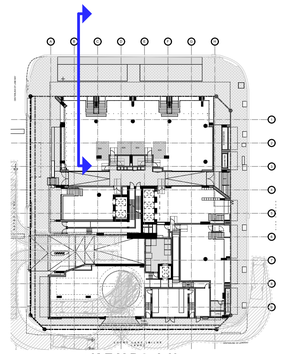
SHEET NO.	REVISION.
SSDA 213	A

GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.05 pm
© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY





KEYPLAN

REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

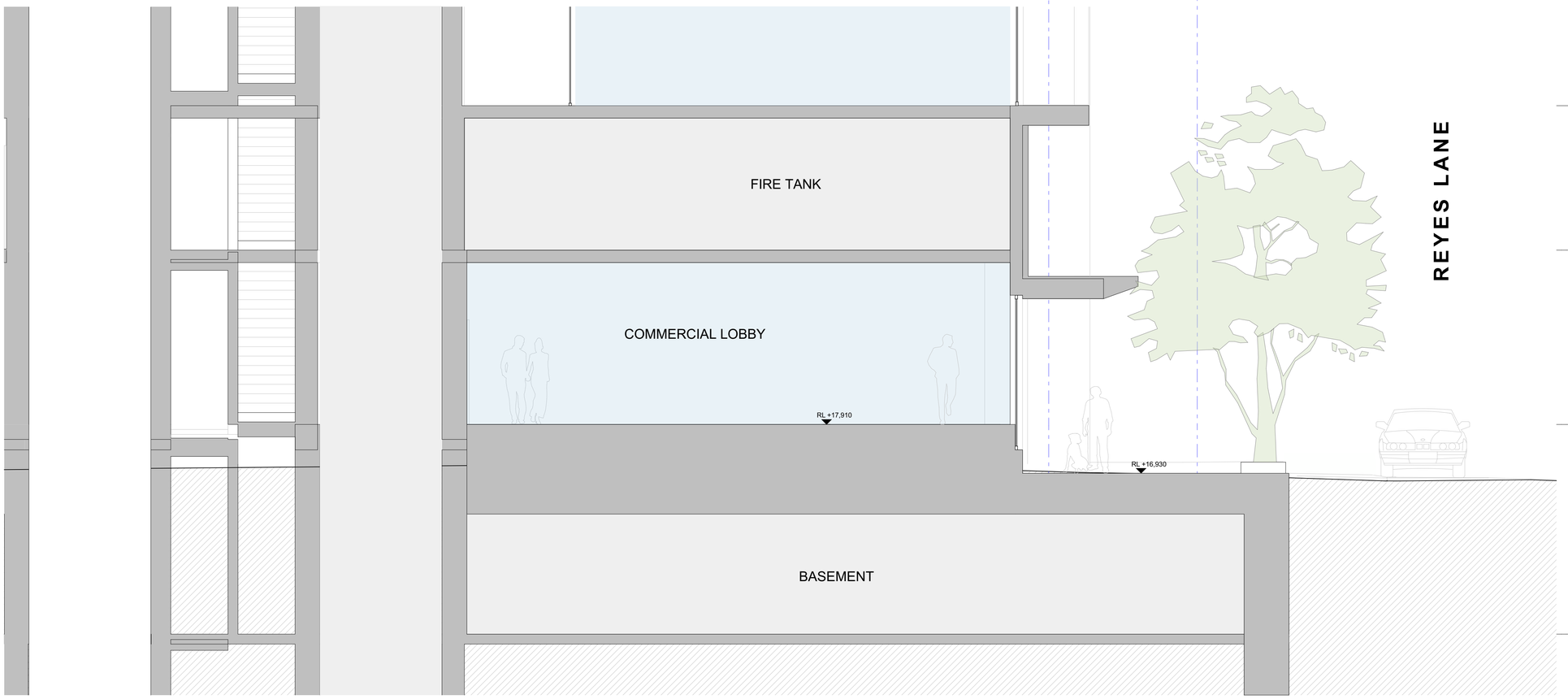
0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:50 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
EAT STREET SECTION
SHEET NO.
SSDA 214
REVISION.
A

GENERAL NOTES
© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:06 pm
© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY



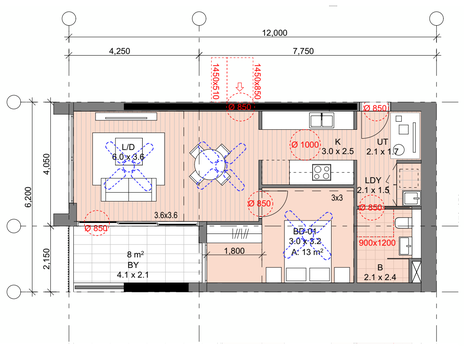
REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

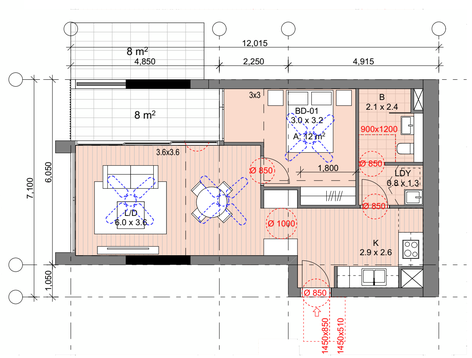
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 9278 7156
ABN 51 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

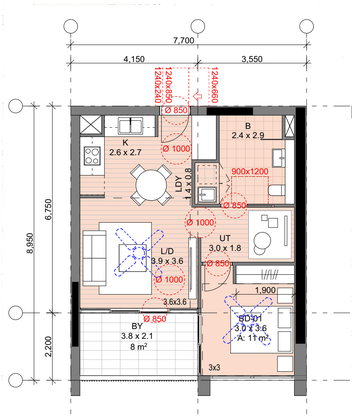
CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

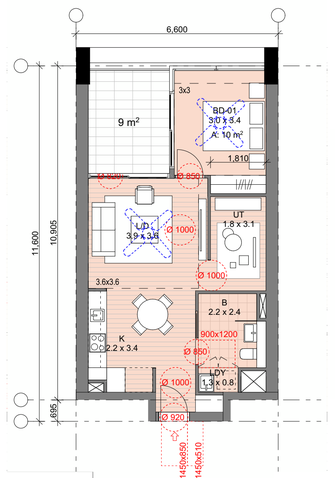
0 0.5 1.0 2.0m

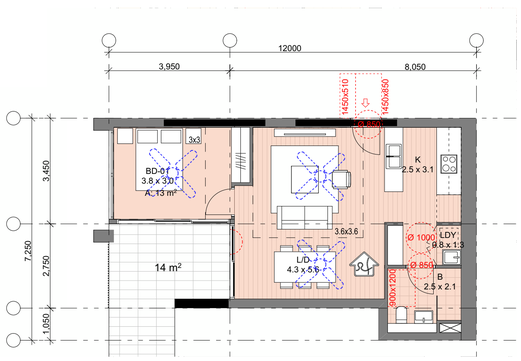
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:50 @ A1
A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
COMMERCIAL LOBBY INTERFACE SECTION
SHEET NO.
SSDA 215
REVISION.
A











GENERAL NOTES

© FUSE ARCHITECTURE.
- NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
- THIS DRAWING IS NOT FOR CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
- INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- DRAWINGS ARE NOT TO BE SCALED.
- USE ONLY FIGURED DIMENSIONS.
- REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

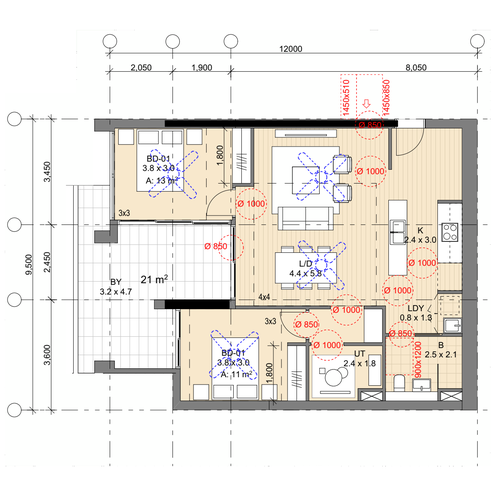
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.08 pm

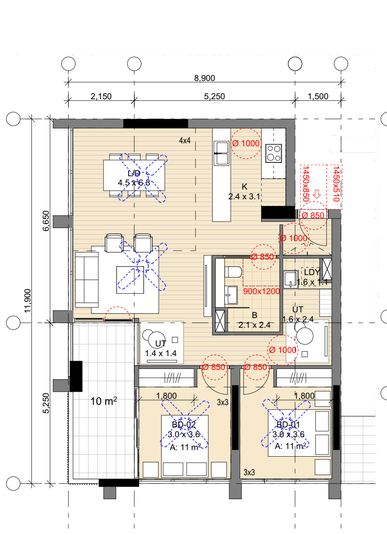
© FUSE ARCHITECTS.

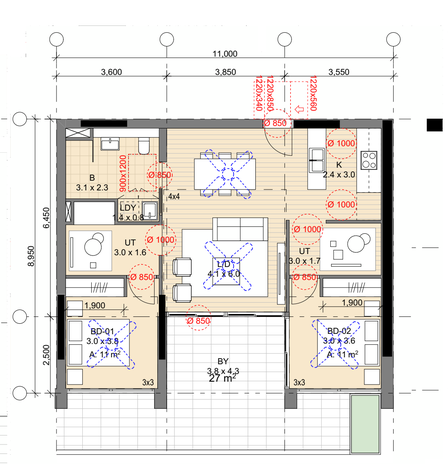
LEGEND

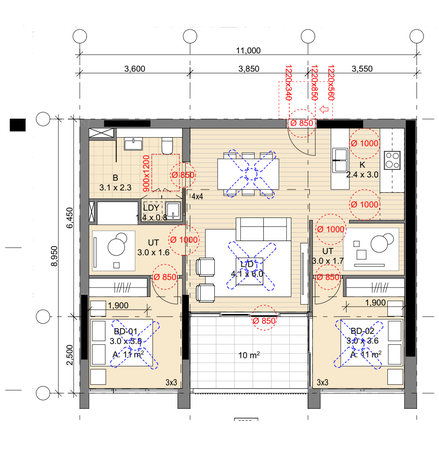
	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	BALCONY
B#	BEDROOM NO.
B	BATHROOM
ENS	ENSUITE
K	KITCHEN
L/D	LIVING / DINING
LDY	LAUNDRY
STY	STUDY

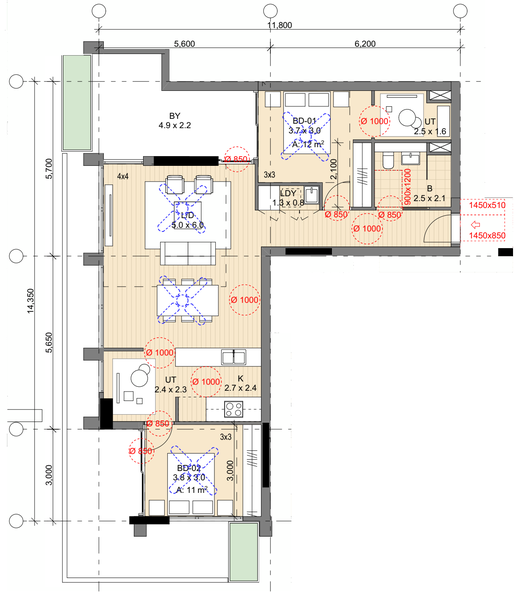
UNIT TYPE:	1.01 - 1 BEDROOM (17)	**UNIT TYPE:**	1.02 - 1 BEDROOM + UTILITY ROOM (17)	**UNIT TYPE:**	1.03 - 1 BEDROOM + STUDY (17)	**UNIT TYPE:**	1.04 - 1 BEDROOM + STUDY (25)	**UNIT TYPE:**	1.05 - 2 BEDROOM + STUDY (1)
UNIT NUMBER:	406, 506, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009	**UNIT NUMBER:**	405,505,608,708,808,908,1008,1108,1208, 1308,1408,1508,1608,1708,1808,1908,2008	**UNIT NUMBER:**	403, 503, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006	**UNIT NUMBER:**	602,702,802,902,1002,1102,1202,1302,1402, 1502,1602,1702,1802,1902,2002,2102,2202, 2302,2402,2502,2602,2702,2802,2902,3002	**UNIT NUMBER:**	2108
STORAGE AREA:	IN APARTMENT: 8.96 m^3	**STORAGE AREA:**	IN APARTMENT: 3.81 m^3 · IN BASEMENT:2.28m^3	**STORAGE AREA:**	IN APARTMENT: 10.68 m^3	**STORAGE AREA:**	IN APARTMENT: 15.93 m^3	**STORAGE AREA:**	IN APARTMENT: 1.97 m^3 · IN BASEMENT:4.03 m^3
INTERNAL AREA:	56 m^2	**INTERNAL AREA:**	56 m^2	**INTERNAL AREA:**	50 m^2	**INTERNAL AREA:**	51 m^2	**INTERNAL AREA:**	56 m^2
TERRACE:	8 m^2	**TERRACE:**	8 m^2	**TERRACE:**	8 m^2	**TERRACE:**	9 m^2	**TERRACE:**	10 m^2











REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

UNIT TYPE:	2.01 - 2 BEDROOM + STUDY (10)	**UNIT TYPE:**	2.02 - 2 BEDROOM + STUDY (17)	**UNIT TYPE:**	2.03 - 2 BEDROOM + STUDY (1)	**UNIT TYPE:**	2.04 - 2 BEDROOM + STUDY (10)	**UNIT TYPE:**	2.05 - 2 BEDROOM + STUDY (1)
UNIT NUMBER:	305, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2906, 3006	**UNIT NUMBER:**	404,504,607,707,807,907,1007,1107,1207,1307, 1407,1507,1607,1707,1807,1907,2007	**UNIT NUMBER:**	303	**UNIT NUMBER:**	2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2904, 3004	**UNIT NUMBER:**	304
STORAGE AREA:	IN APARTMENT: 24.55 m^3	**STORAGE AREA:**	IN APARTMENT: 14.57 m^3	**STORAGE AREA:**	IN APARTMENT: 17.16 m^3	**STORAGE AREA:**	IN APARTMENT: 17.16 m^3	**STORAGE AREA:**	IN APARTMENT: 23.55 m^3
INTERNAL AREA:	82 m^2	**INTERNAL AREA:**	80 m^2	**INTERNAL AREA:**	76 m^2	**INTERNAL AREA:**	76 m^2	**INTERNAL AREA:**	86 m^2
TERRACE:	15 m^2	**TERRACE:**	11 m^2	**TERRACE:**	27 m^2	**TERRACE:**	10 m^2	**TERRACE:**	41 m^2

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 1 2 5m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

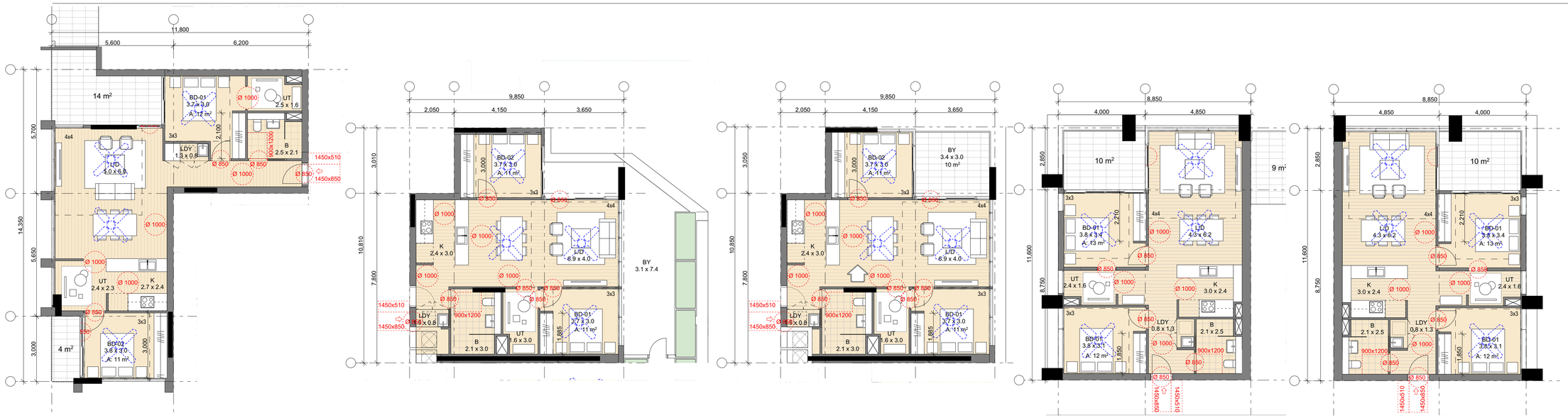
CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	1:100 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
UNIT TYPES SHEET 01

SHEET NO.	REVISION.
SSDA 301	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

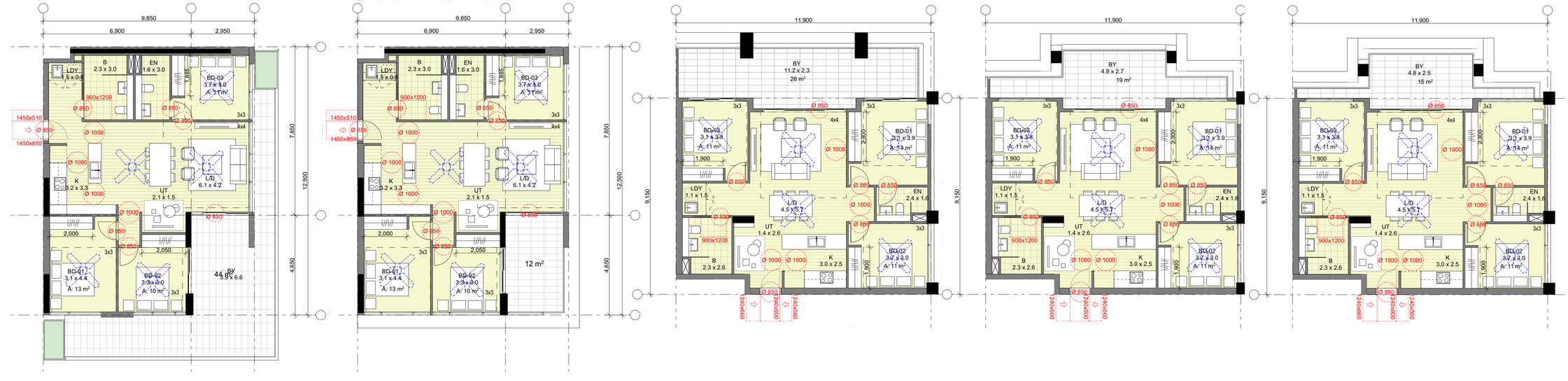
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:10 pm

© FUSE ARCHITECTS.

LEGEND

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	BALCONY
B#	BEDROOM NO.
B	BATHROOM
ENS	ENSUITE
K	KITCHEN
L/D	LIVING / DINING
LDY	LAUNDRY
STY	STUDY

UNIT TYPE:	2.06 - 2 BEDROOM + STUDY (10)	**UNIT TYPE:**	2.07 - 2 BEDROOM + STUDY (1)	**UNIT TYPE:**	2.08 - 2 BEDROOM + STUDY (25)	**UNIT TYPE:**	2.09 - 2 BEDROOM + STUDY (25)	**UNIT TYPE:**	2.10 - 2 BEDROOM + STUDY (25)
UNIT NUMBER:	2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2905, 3005	**UNIT NUMBER:**	301	**UNIT NUMBER:**	401, 501, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804	**UNIT NUMBER:**	601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001	**UNIT NUMBER:**	603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003
STORAGE AREA:	IN APARTMENT: 23.55 m^3	**STORAGE AREA:**	IN APARTMENT: 11.26 m^3	**STORAGE AREA:**	IN APARTMENT: 11.26 m^3	**STORAGE AREA:**	IN APARTMENT: 12.17 m^3	**STORAGE AREA:**	IN APARTMENT: 12.17 m^3
INTERNAL AREA:	86 m^2	**INTERNAL AREA:**	77 m^2	**INTERNAL AREA:**	77 m^2	**INTERNAL AREA:**	80 m^2	**INTERNAL AREA:**	80 m^2
TERRACE:	4 m^2, 10 m^2	**TERRACE:**	30 m^2	**TERRACE:**	10 m^2	**TERRACE:**	10 m^2	**TERRACE:**	10 m^2



UNIT TYPE:	3.01 - 3 BEDROOM + STUDY (1)	**UNIT TYPE:**	3.02 - 3 BEDROOM + STUDY (25)	**UNIT TYPE:**	3.03 - 3 BEDROOM + UTILITY ROOM (4)	**UNIT TYPE:**	3.04 - 3 BEDROOM + UTILITY ROOM (2)	**UNIT TYPE:**	3.06 - 3 BEDROOM + UTILITY ROOM (4)
UNIT NUMBER:	302	**UNIT NUMBER:**	402, 502, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805	**UNIT NUMBER:**	3101, 3102, 3201, 3202	**UNIT NUMBER:**	3301, 3302	**UNIT NUMBER:**	3401, 3402, 3501, 3502
STORAGE AREA:	IN APARTMENT: 7.57 m^3 · IN BASEMENT:3.00 m^3	**STORAGE AREA:**	IN APARTMENT: 7.57 m^3 · IN BASEMENT:3.00 m^3	**STORAGE AREA:**	IN APARTMENT: 6.41 m^3 · IN BASEMENT:4.08m^3	**STORAGE AREA:**	IN APARTMENT: 6.41 m^3 · IN BASEMENT:4.08m^3	**STORAGE AREA:**	IN APARTMENT: 6.41 m^3 · IN BASEMENT:4.08m^3
INTERNAL AREA:	97 m^2	**INTERNAL AREA:**	97 m^2	**INTERNAL AREA:**	95 m^2	**INTERNAL AREA:**	95 m^2	**INTERNAL AREA:**	95 m^2
TERRACE:	44 m^2	**TERRACE:**	12 m^2	**TERRACE:**	28 m^2	**TERRACE:**	13 m^2	**TERRACE:**	12 m^2

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT

FUSE—ARCHITECTS

STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 943
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 1 2 5m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

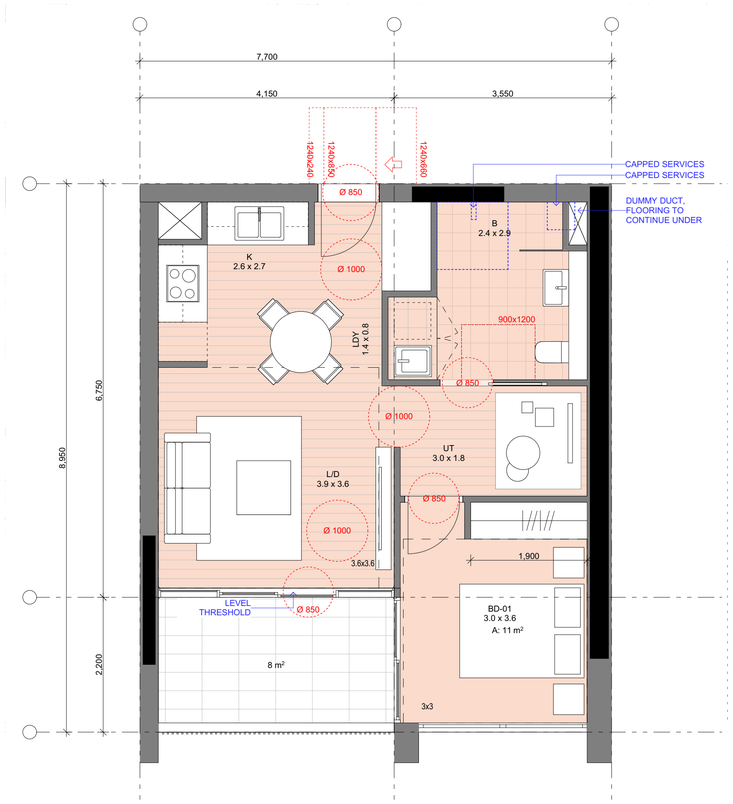
CHECKED	DRAWN
AA/JSN	KH

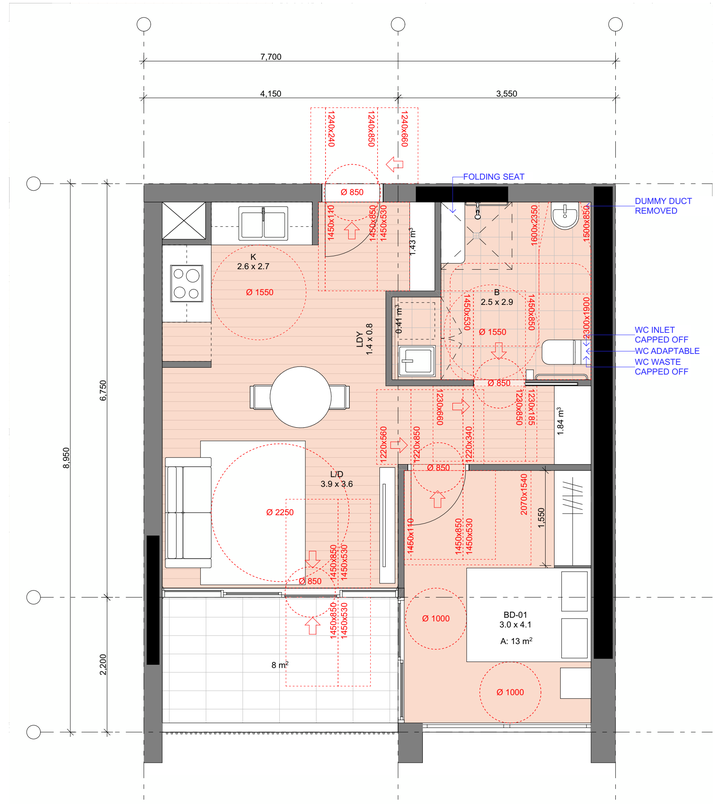
DATE	SCALE	
15/08/2024	1:100 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
UNIT TYPES SHEET 02

SHEET NO.	REVISION.
SSDA 302	A





UNIT TYPE:	1.03 - 1 BEDROOM + STUDY (17)
UNIT NUMBER:	403, 503, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006
PRE STORAGE:	IN APARTMENT: 9.65 m^3
POST STORAGE:	IN APARTMENT: 3.68 m^3
INTERNAL AREA:	50 m^2
TERRACE:	8 m^2

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:11 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- BALCONY
- **B#** BEDROOM NO.
- **B** BATHROOM
- **ENS** ENSUITE
- **K** KITCHEN
- **L/D** LIVING / DINING
- **LDY** LAUNDRY

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

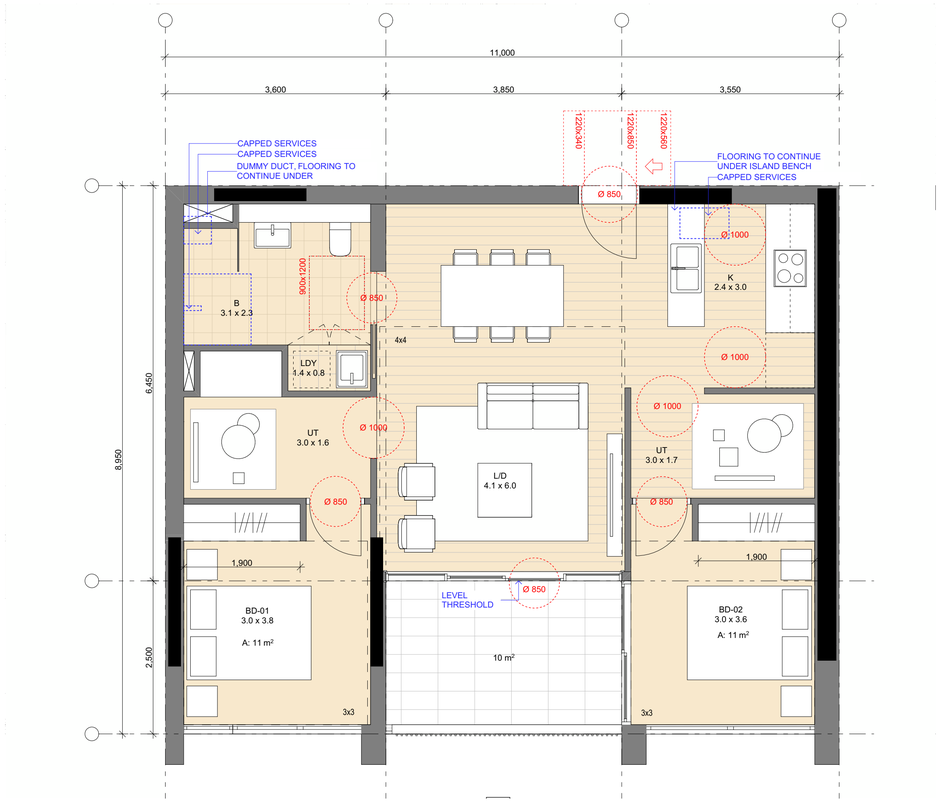
0 0.5 1.0 2.0m

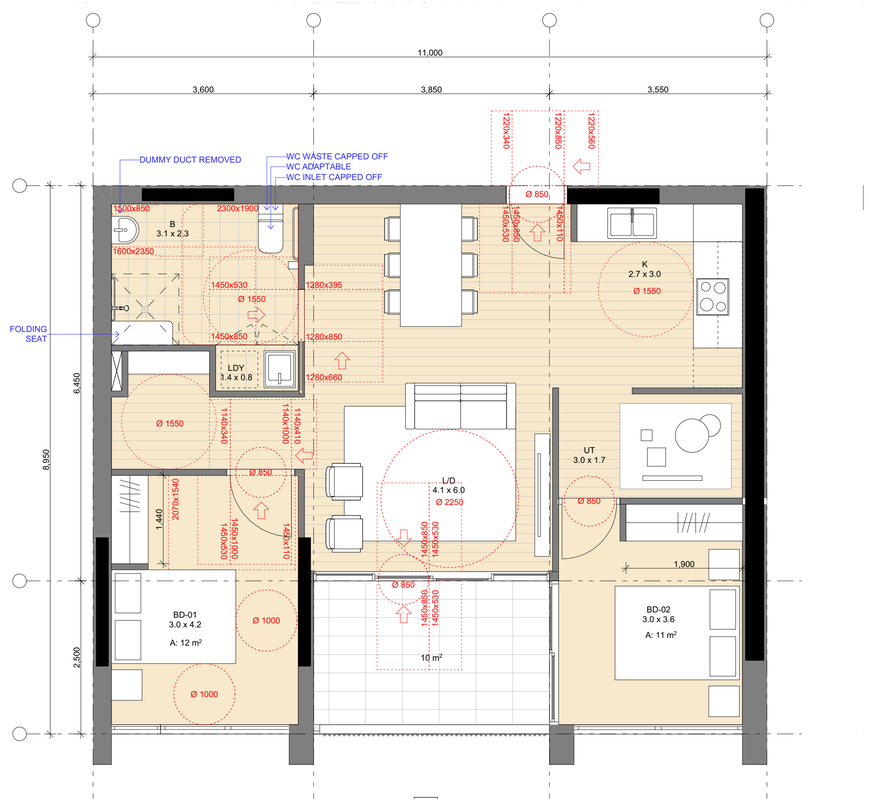
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN	KH	
DATE	SCALE	
15/08/2024	1:50 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
UNIT TYPE_ADAPTABLE SHEET 01

SHEET NO.	REVISION.
SSDA 303	A





GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:13 pm

© FUSE ARCHITECTS.

LEGEND

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	BALCONY
B#	BEDROOM NO.
B	BATHROOM
ENS	ENSUITE
K	KITCHEN
L/D	LIVING / DINING
LDY	LAUNDRY

UNIT TYPE:	2.05 - 2 BEDROOM + STUDY (10)
UNIT NUMBER:	2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2904, 3004
PRE STORAGE:	IN APARTMENT: 17.40 m^3
POST STORAGE:	IN APARTMENT: 9.87 m^3
INTERNAL AREA:	76 m^2
TERRACE:	10 m^2

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

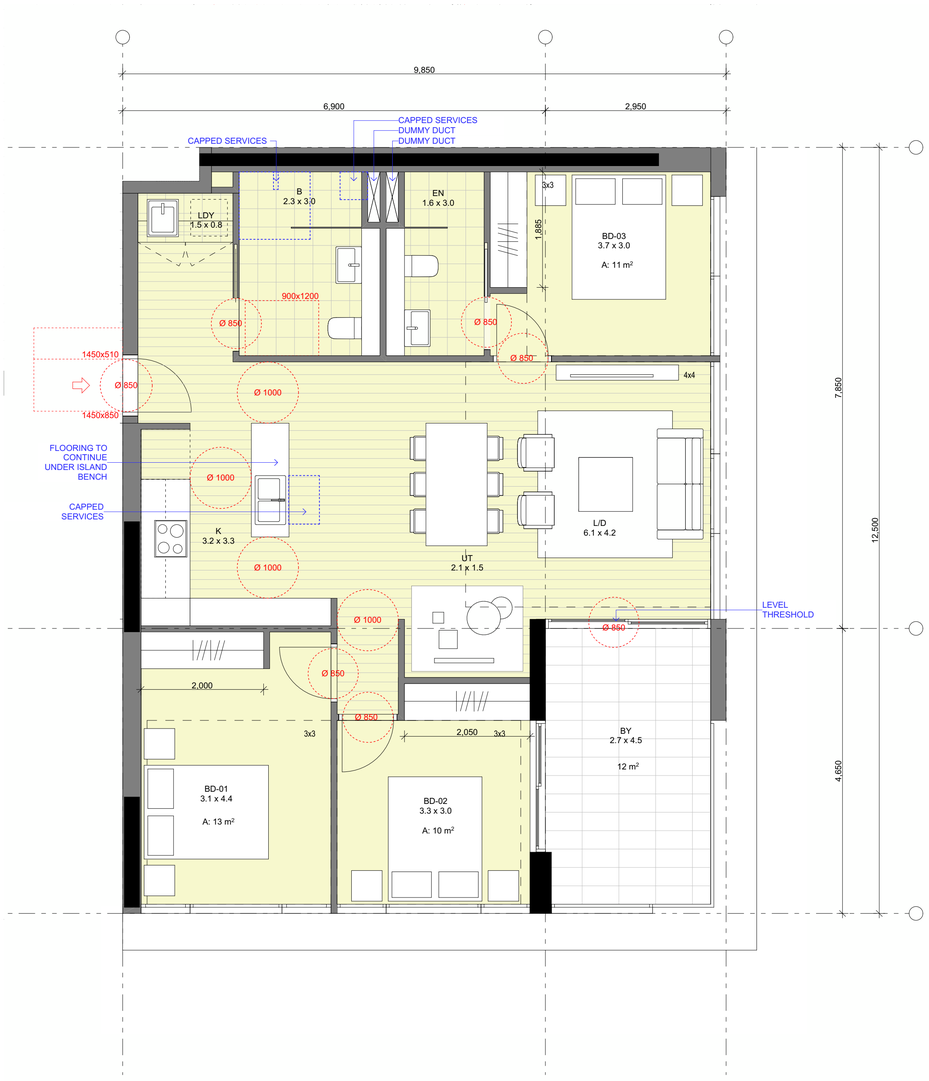
N
0 0.5 1.0 2.0m

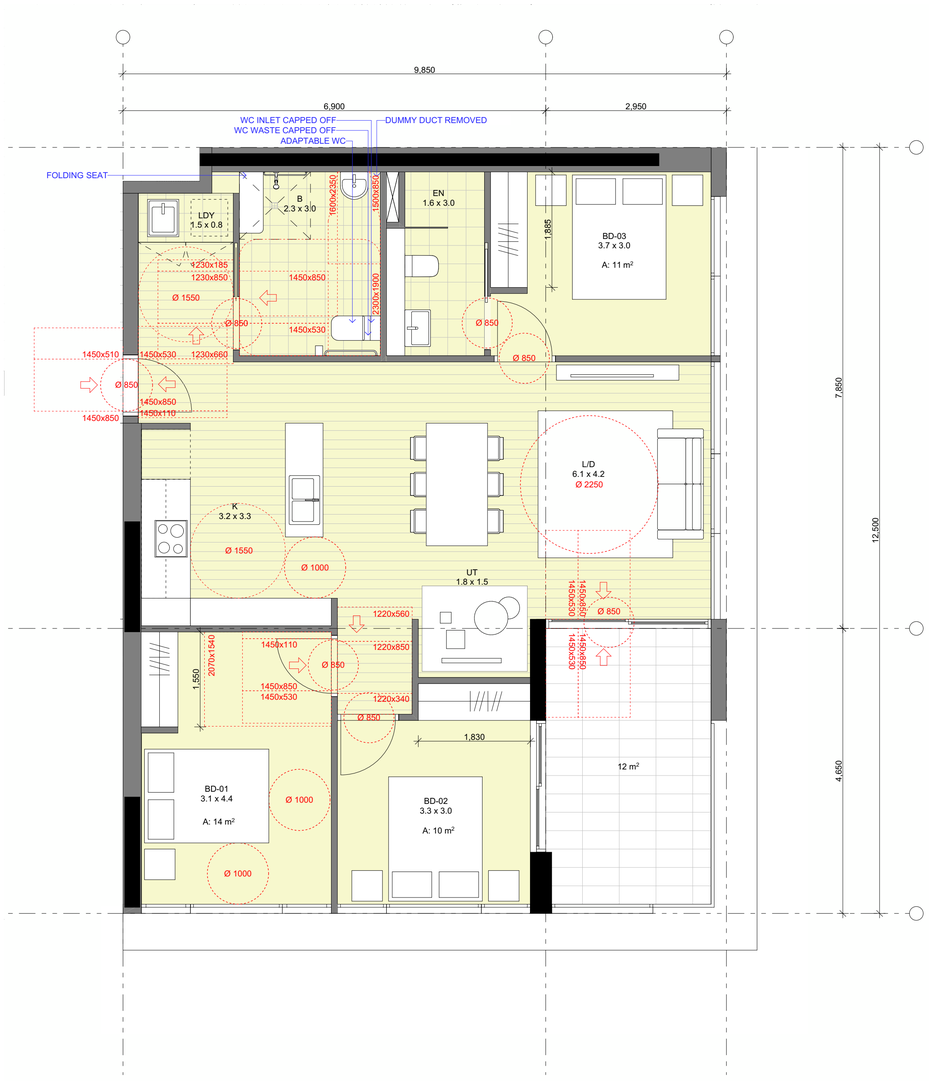
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN	KH	
DATE	SCALE	
15/08/2024	1:50 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
UNIT TYPE_ADAPTABLE SHEET 02

SHEET NO.	REVISION.
SSDA 304	A





UNIT TYPE:	3.02 - 3 BEDROOM + STUDY (21)	**UNIT TYPE:**	3.02 - 3 BEDROOM + STUDY (4)
UNIT NUMBER:	402, 502, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405	**UNIT NUMBER:**	2505, 2605, 2705, 2805
PRE STORAGE:	IN APARTMENT: 7.57 m^3,IN BASEMENT: 3.00 m^3	**PRE STORAGE:**	IN APARTMENT: 7.57 m^3 ,IN BASEMENT: 3.00 m^3
POST STORAGE:	IN APARTMENT: 7.07 m^3,IN BASEMENT: 3.00 m^3	**POST STORAGE:**	
INTERNAL AREA:	97 m^2	**INTERNAL AREA:**	97 m^2
TERRACE:	12 m^2	**TERRACE:**	12 m^2

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:15 pm

© FUSE ARCHITECTS.

LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- BALCONY
- **B#** BEDROOM NO.
- **B** BATHROOM
- **ENS** ENSUITE
- **K** KITCHEN
- **L/D** LIVING / DINING
- **LDY** LAUNDRY

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

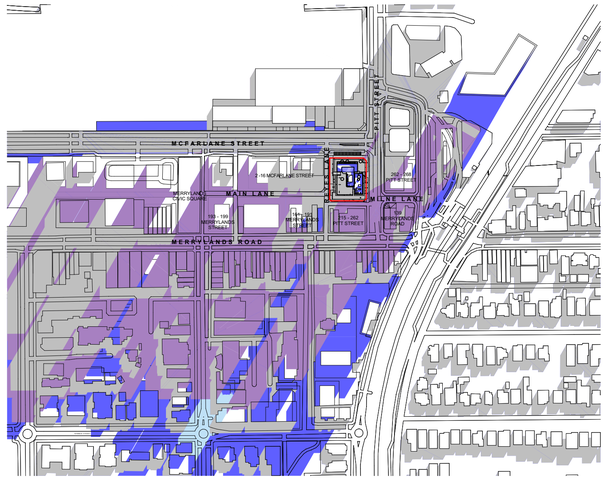
0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

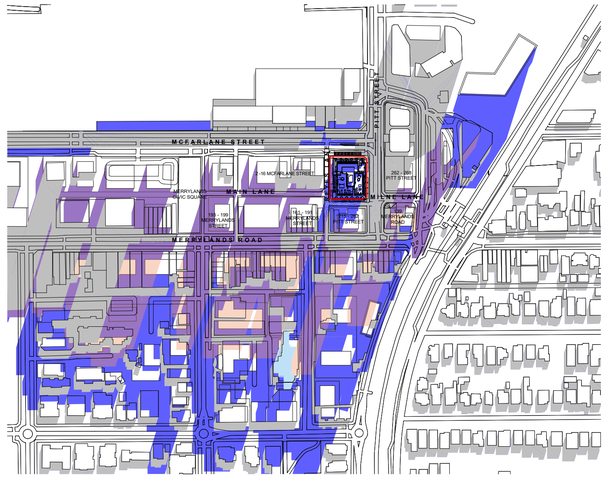
CHECKED	DRAWN
AA/JSN	KH
DATE	SCALE
15/08/2024	1:50 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
UNIT TYPE_ADAPTABLE SHEET 03

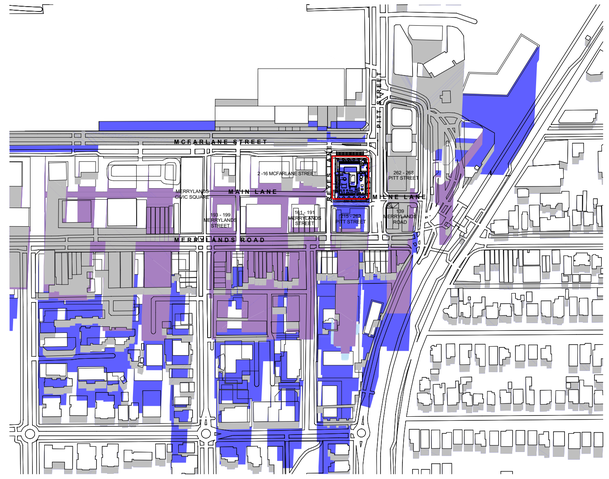
SHEET NO.	REVISION.
SSDA 305	A



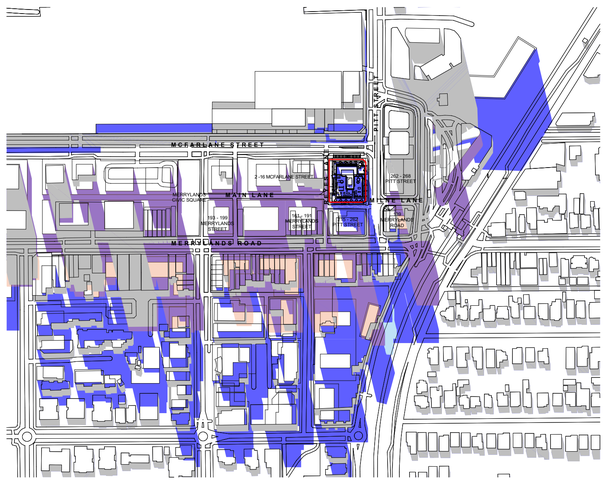
1 JUNE 21 - 9AM



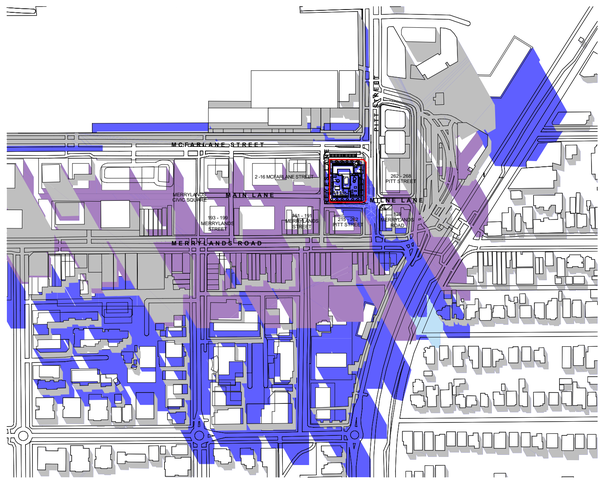
2 JUNE 21 - 10AM



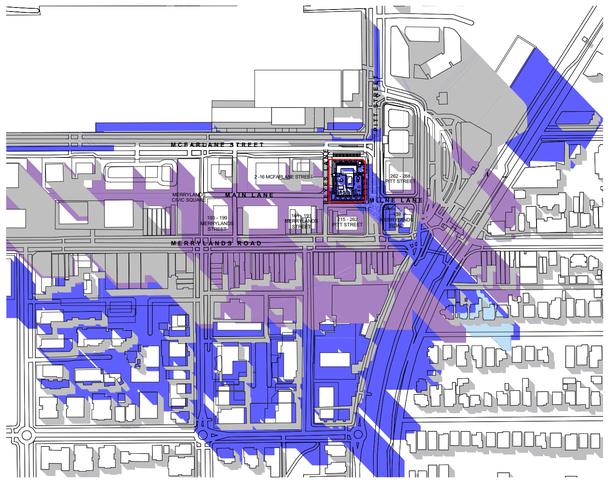
3 JUNE 21 - 11AM



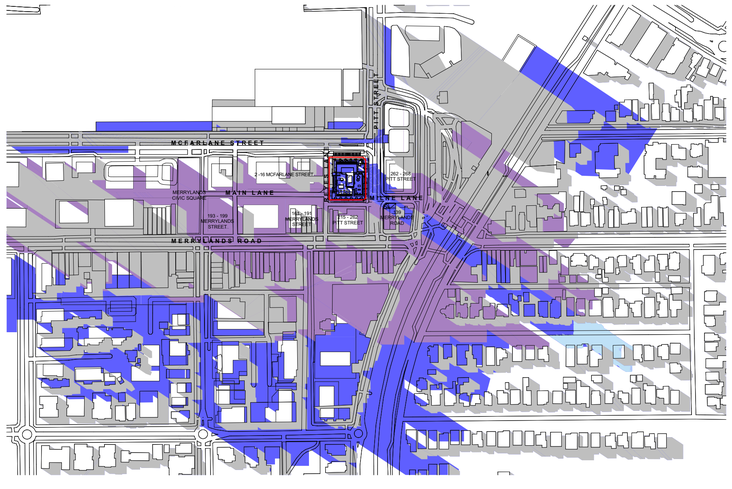
4 JUNE 21 - 12PM



5 JUNE 21 -1PM



6 JUNE 21 - 2PM



7 JUNE 21 - 3PM

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.27 pm

© FUSE ARCHITECTS.

LEGEND

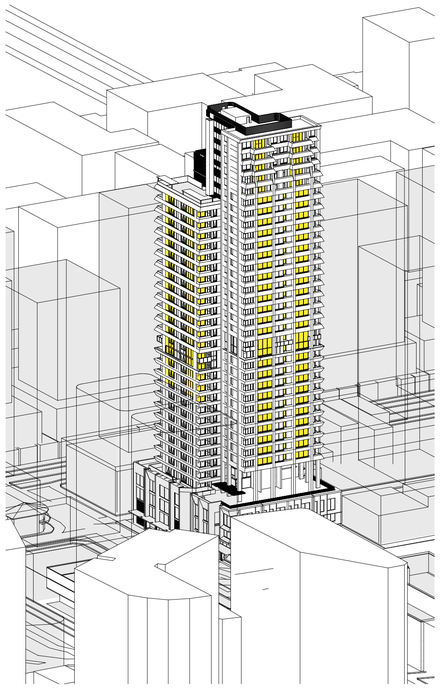
- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOWS CAST BY PROPOSED ENVELOPE
- SHADOWS CAST BY POTENTIAL NEIGHBOURING BUILDINGS
- SHADOWS CAST BY PROPOSED ENVELOPE

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

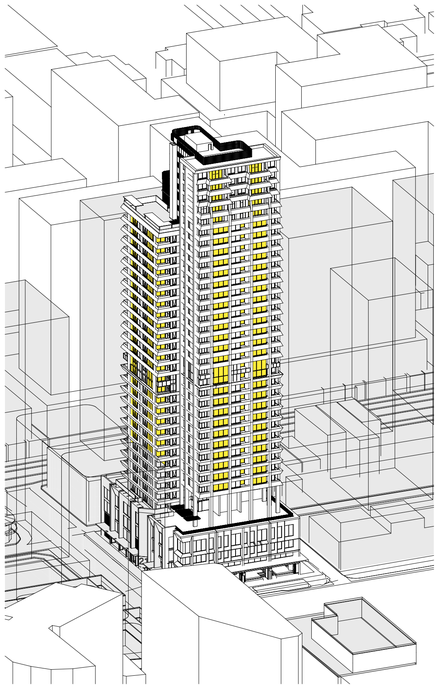
CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN
DRAWN
KH
DATE
15/08/2024
SCALE
1:3500 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SHADOW DIAGRAMS SHEET 01
SHEET NO.
SSDA 401
REVISION.
A



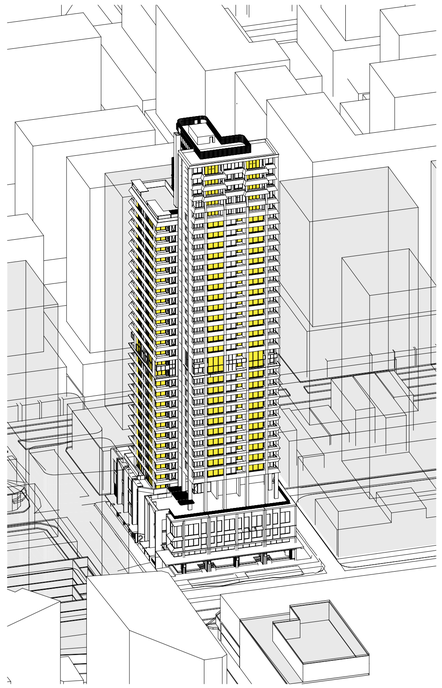
1
-

JUNE 21 - 9AM



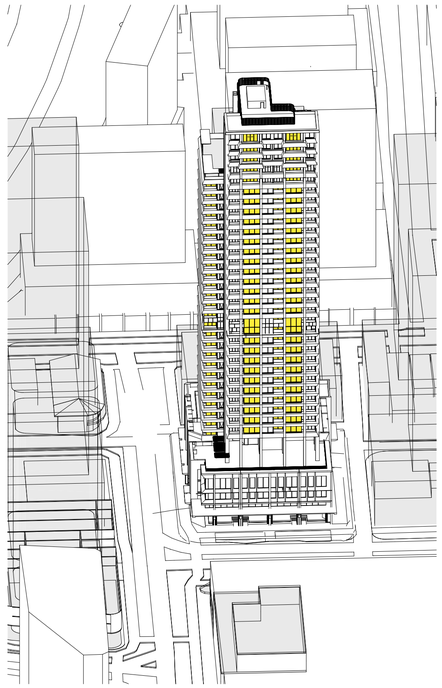
2
-

JUNE 21 - 930AM



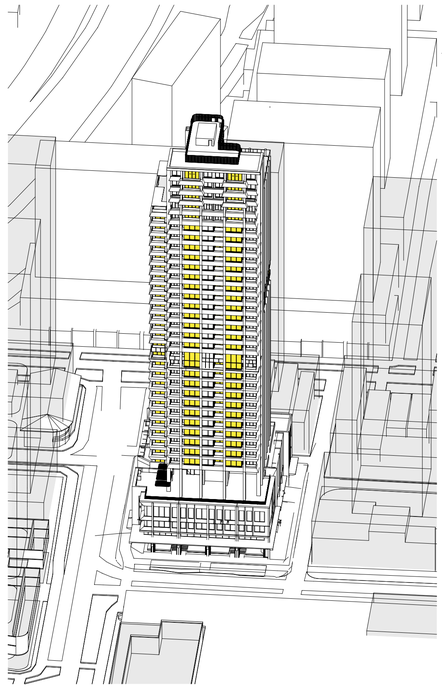
3
-

JUNE 21 - 10AM



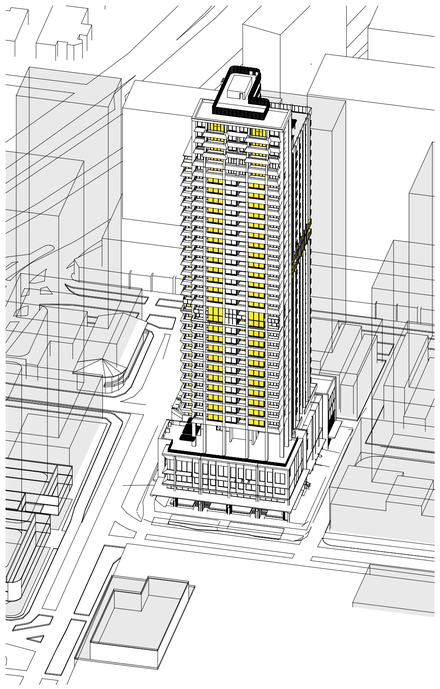
4
-

JUNE 21 - 11AM



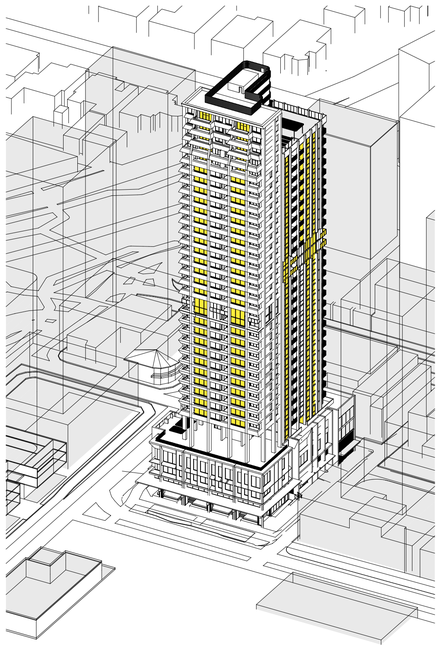
5
-

JUNE 21 - 1130am



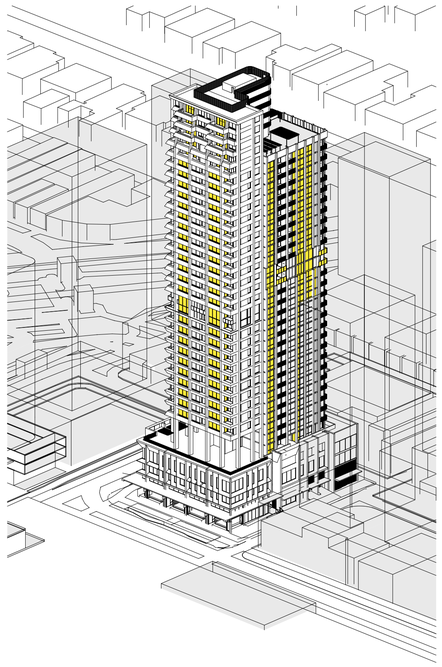
6
-

JUNE 21 - 12PM



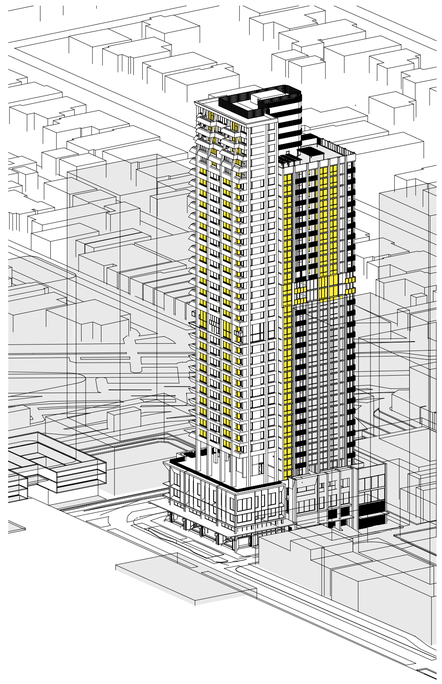
7
-

JUNE 21 - 1PM



8
-

JUNE 21 - 2PM



9
-

JUNE 21 - 3PM

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:41 pm

© FUSE ARCHITECTS.

LEGEND

LIVING AREAS RECEIVING SUNLIGHT

POTENTIAL NEIGHBOUR BUILDING OUTLINE

EXISTING BUILDING OUTLINE

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

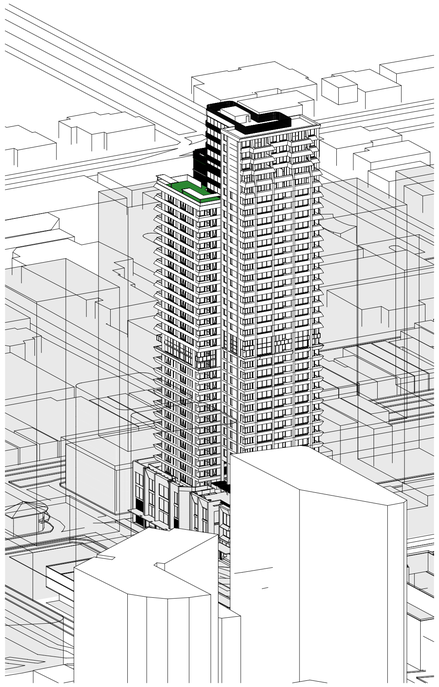
JOB NO
2421

CHECKED	DRAWN	
AA/JSN	KH	
DATE	SCALE	
15/08/2024	@ A1	A3@50%

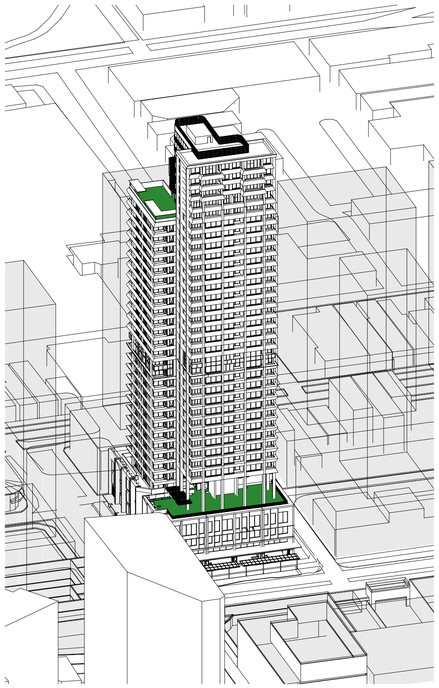
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
SUN EYE VIEW DIAGRAMS SHEET 01

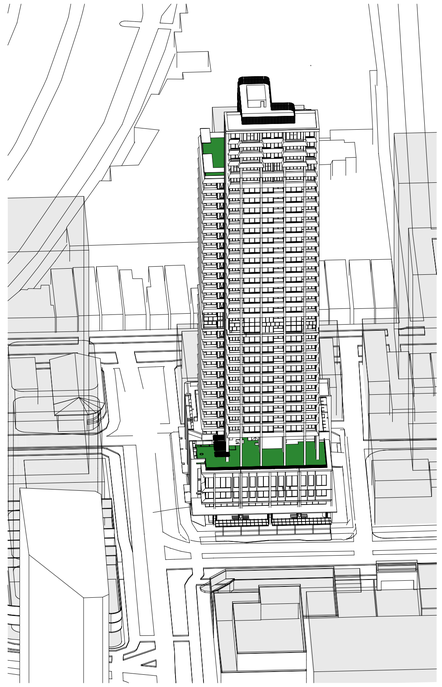
SHEET NO.	REVISION.
SSDA 402	A



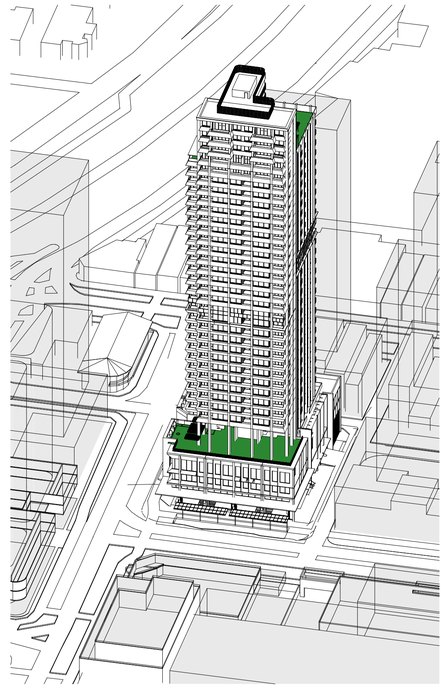
1
-
JUNE 21 - 9AM



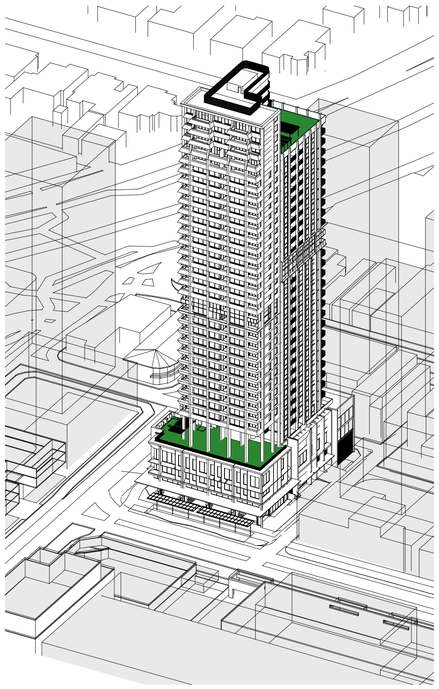
2
-
JUNE 21 - 10AM



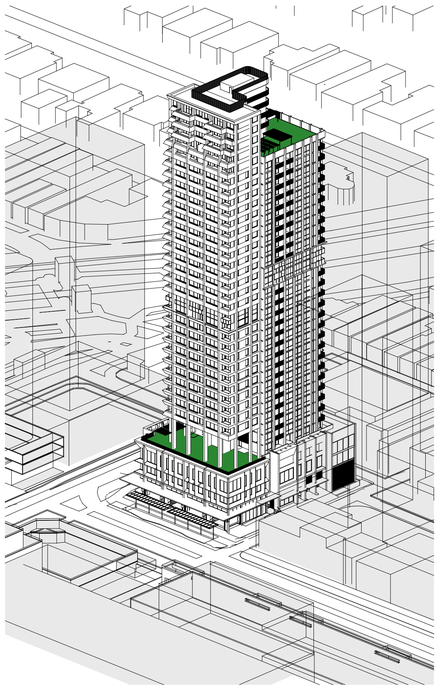
3
-
JUNE 21 - 11AM



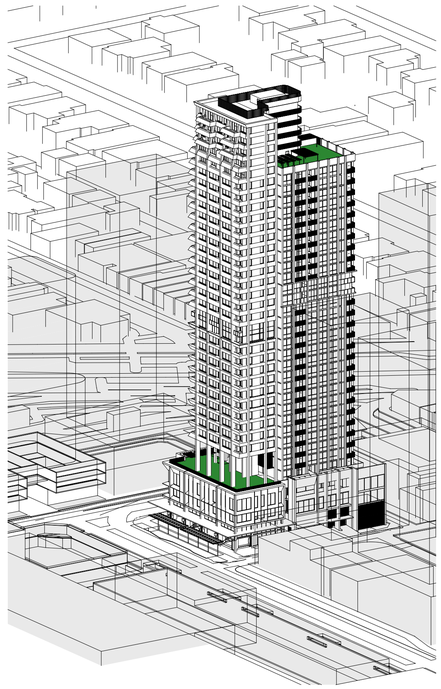
4
-
JUNE 21 - 12PM



5
-
JUNE 21 - 1PM



6
-
JUNE 21 - 2PM



7
-
JUNE 21 - 3PM

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.42 pm

© FUSE ARCHITECTS.

LEGEND

COS RECEIVING SUNLIGHT

POTENTIAL NEIGHBOUR BUILDING OUTLINE

EXISTING NEIGHBOUR BUILDING OUTLINE

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

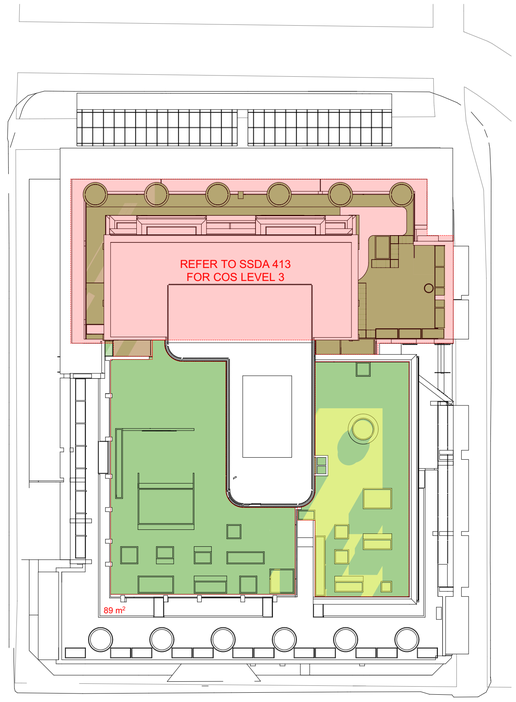
CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

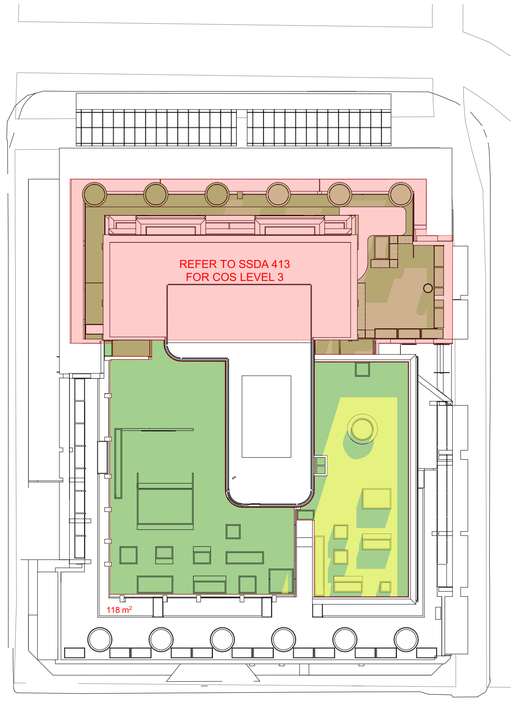
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
COS SUN EYE VIEW DIAGRAMS SHEET 01

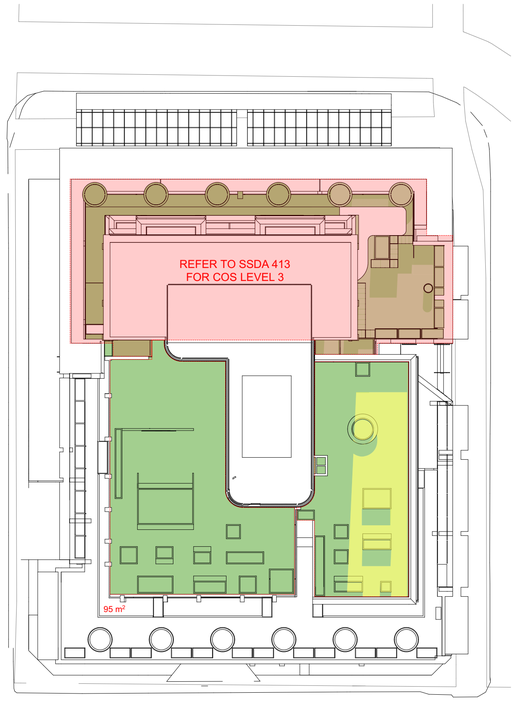
SHEET NO.	REVISION.
SSDA 403	A



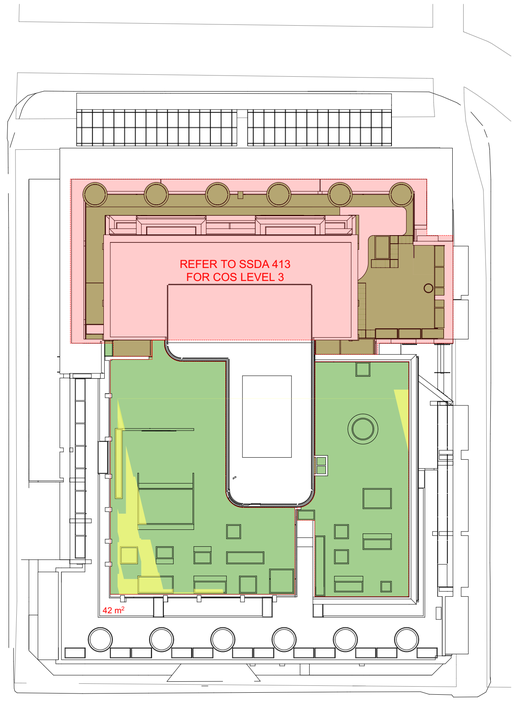
1 JUNE 21 - 9 AM



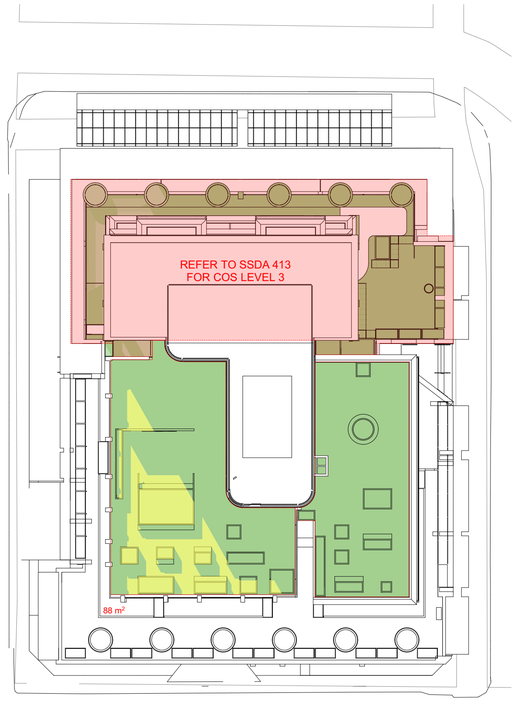
2 JUNE 21 - 10 AM



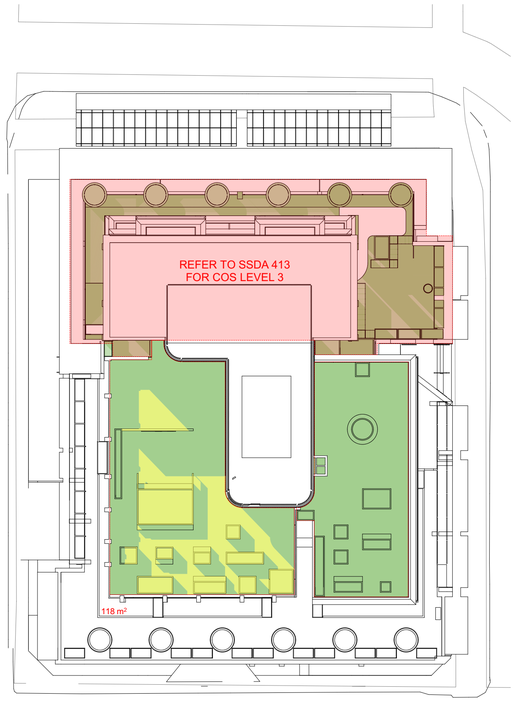
3 JUNE 21 - 11 AM



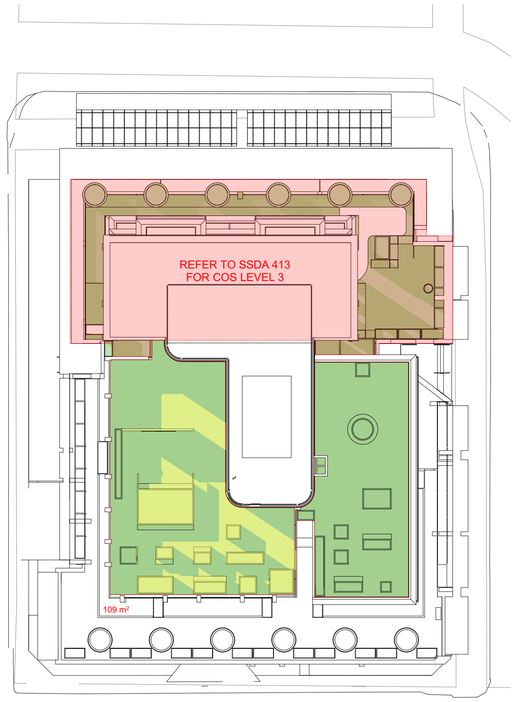
4 JUNE 21 - 12 PM



5 JUNE 21 - 1 PM



6 JUNE 21 - 2 PM



7 JUNE 21 - 3 PM

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:45 pm

© FUSE ARCHITECTS.

LEGEND

OUTLINE OF COMMUNAL OPEN SPACE

SHADOWS CASTED ON COMMUNAL OPEN SPACE

EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

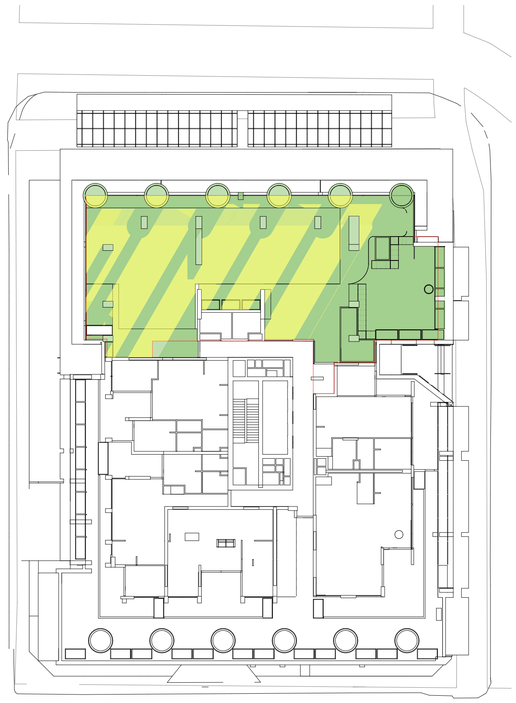
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

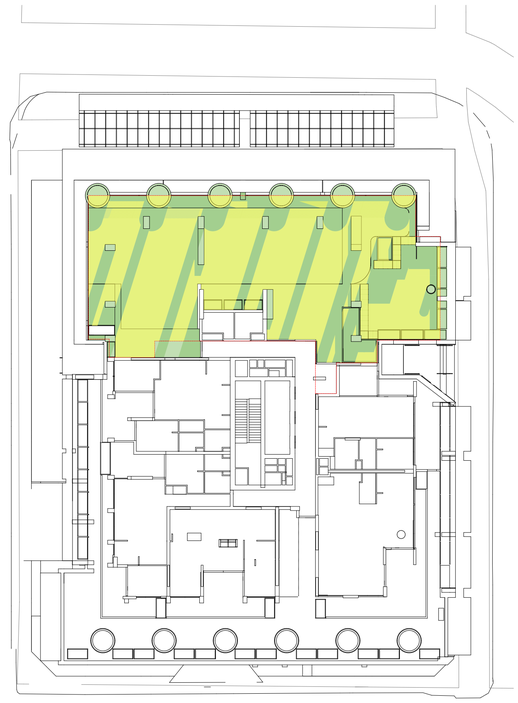
N

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN KH
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
COS SHADOW DIAGRAMS SHEET 01

SHEET NO. SSDA 404
REVISION. A



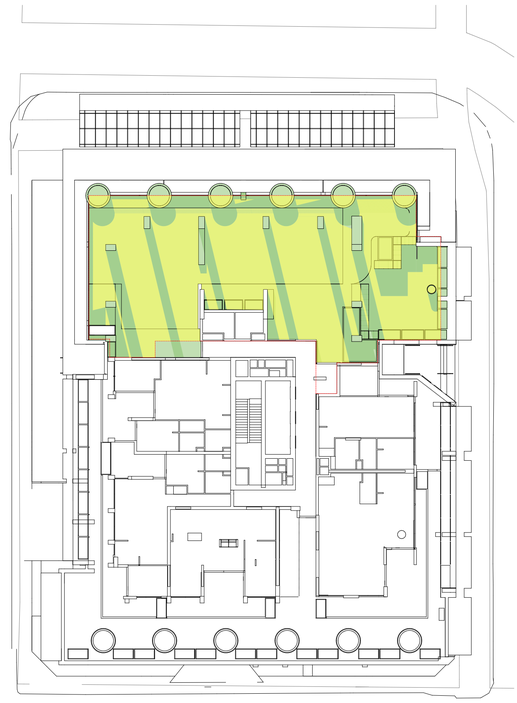
1 JUNE 21 - 9 AM (LEVEL 3)



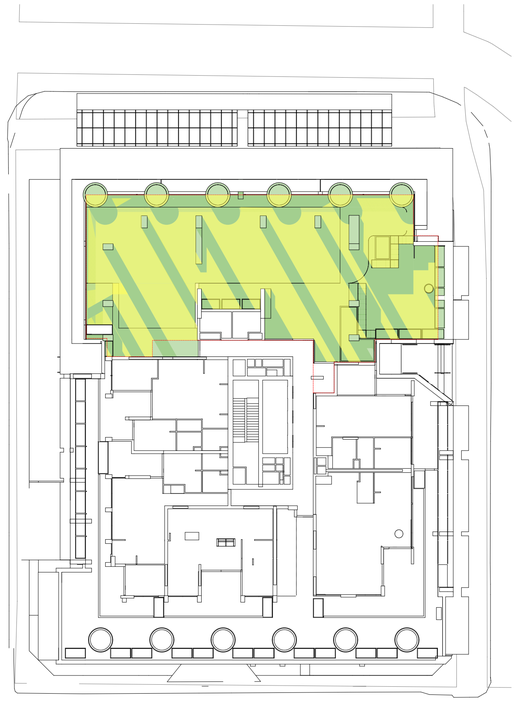
2 JUNE 21 - 10 AM (LEVEL 3)



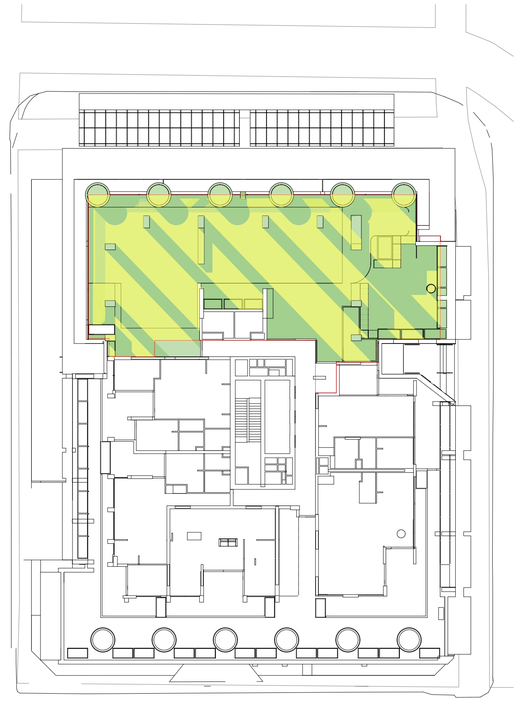
3 JUNE 21 - 11 AM (LEVEL 3)



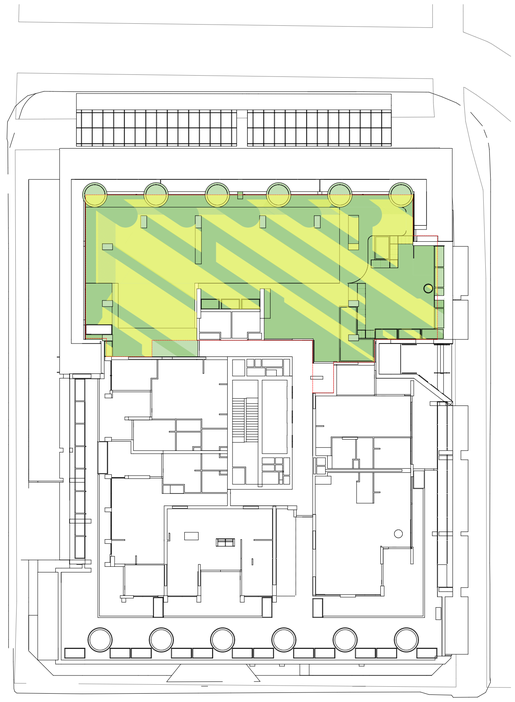
4 JUNE 21 - 12 PM (LEVEL 3)



5 JUNE 21 - 1 PM (LEVEL 3)



6 JUNE 21 - 2 PM (LEVEL 3)



7 JUNE 21 - 3 PM (LEVEL 3)

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7:46 pm
© FUSE ARCHITECTS.

LEGEND

OUTLINE OF COMMUNAL OPEN SPACE

SHADOWS CASTED ON COMMUNAL OPEN SPACE

EXTENT OF COMMUNAL OPEN SPACE RECEIVING SUNLIGHT

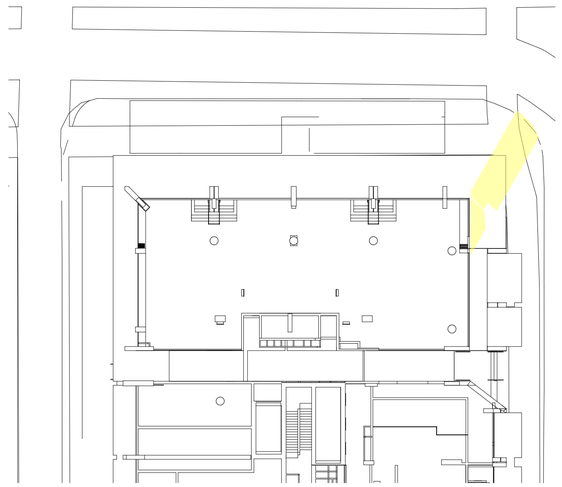
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

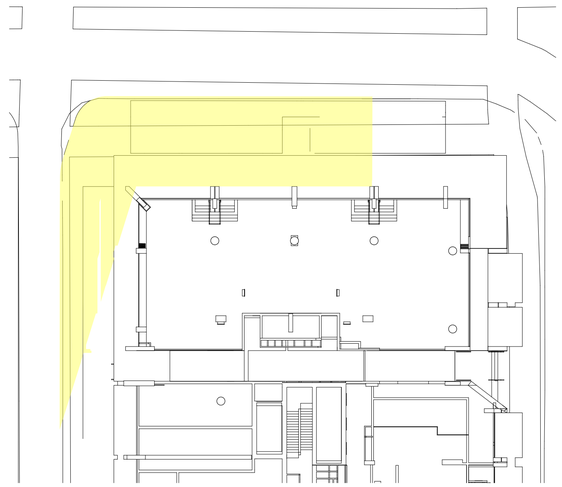
CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

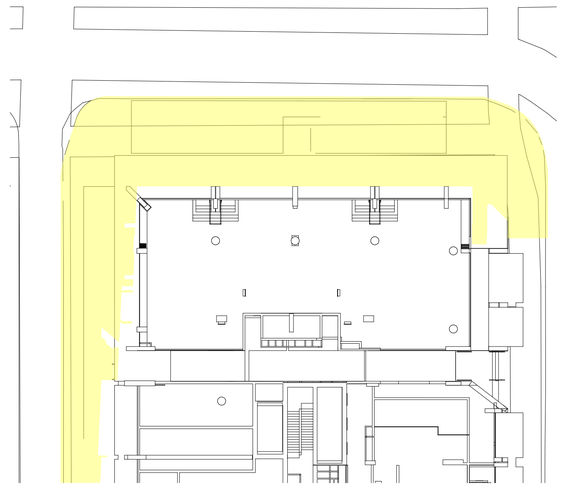
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN KH
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
COS SHADOW DIAGRAMS SHEET 02
SHEET NO. SSDA 405
REVISION. A



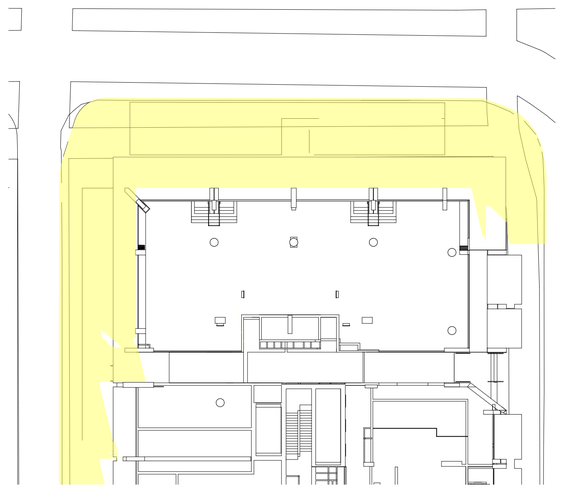
1 JUNE 21 - 9 AM (GROUND)



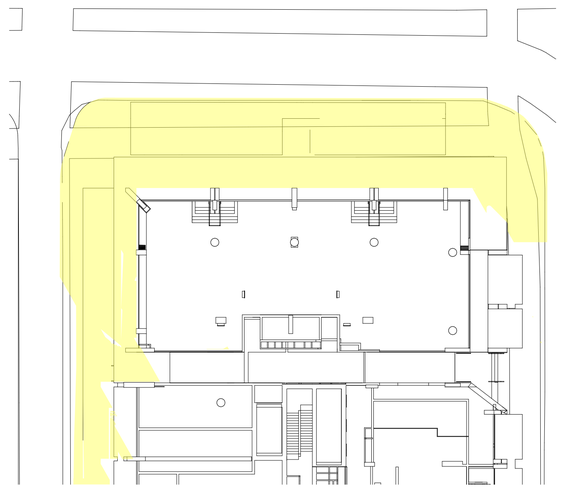
2 JUNE 21 - 10 AM (GROUND)



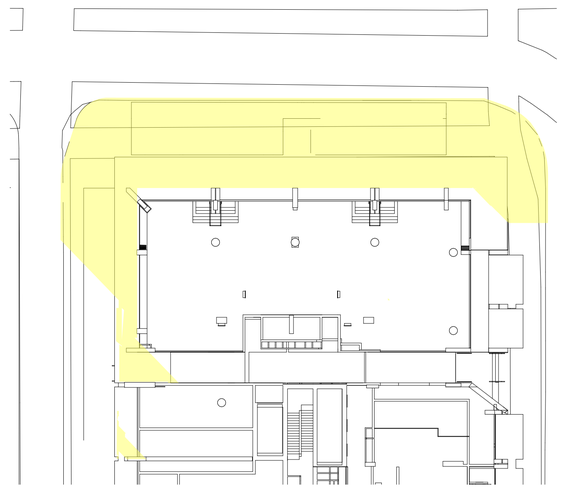
3 JUNE 21 - 11 AM (GROUND)



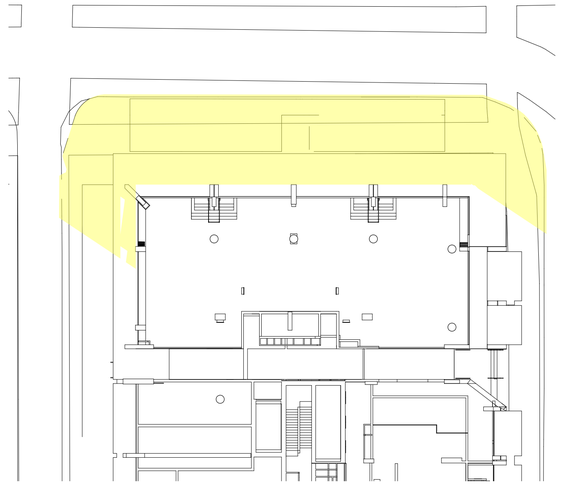
4 JUNE 21 - 12 PM (GROUND)



5 JUNE 21 - 1 PM (GROUND)



6 JUNE 21 - 2 PM (GROUND)



7 JUNE 21 - 3 PM GROUND

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.
File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.50 pm
© FUSE ARCHITECTS.

LEGEND

AREAS RECEIVING SUNLIGHT

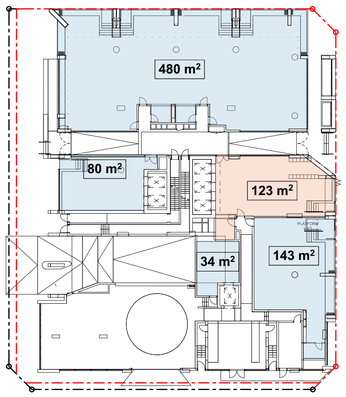
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

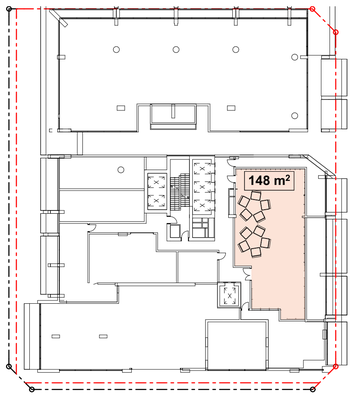
CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

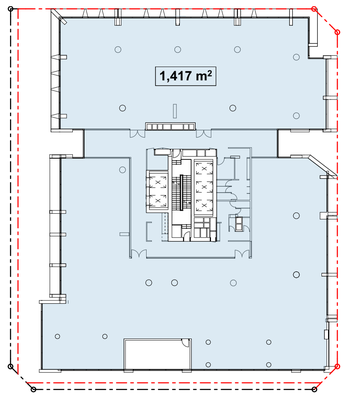
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED: AA/JSN
DRAWN: KH
DATE: 15/08/2024
SCALE: 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
PUBLIC DOMAIN SHADOW DIAGRAMS SHEET 01
SHEET NO.: SSDA 406
REVISION.: A



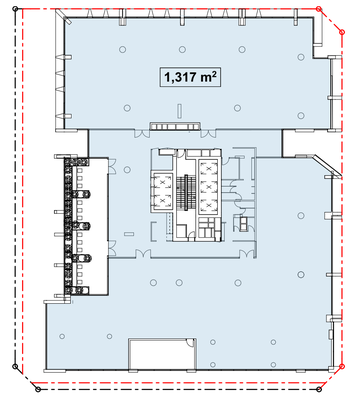
1 GFA - GROUND FLOOR



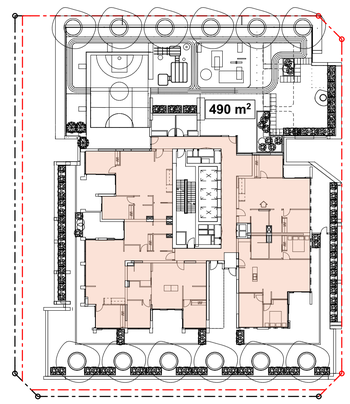
2 GFA - GROUND FLOOR - MEZZANINE



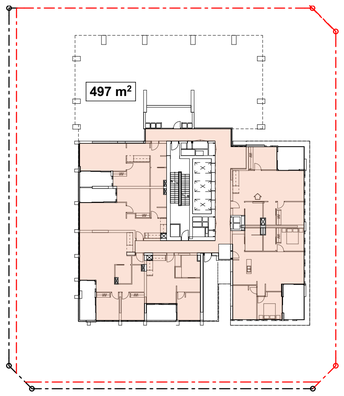
3 GFA - LEVEL 01



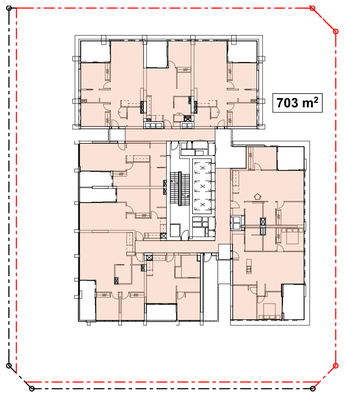
4 GFA - LEVEL 02



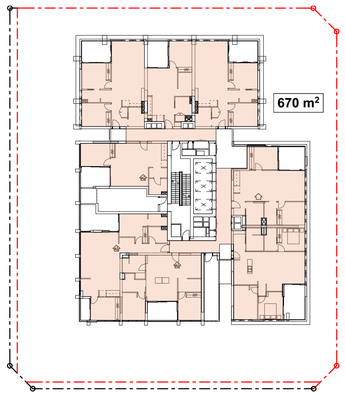
5 GFA - LEVEL 03



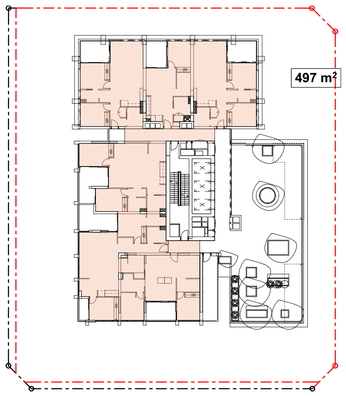
6 GFA - LEVEL 04-05



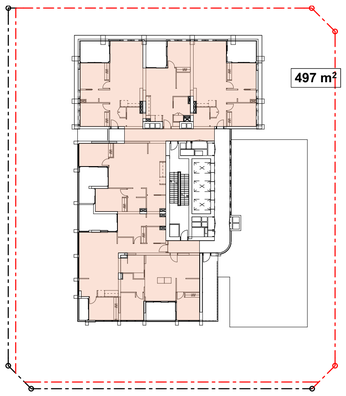
7 GFA - LEVEL 06 - 20



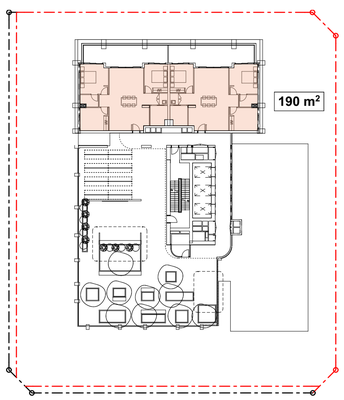
8 GFA - LEVEL 21- 28



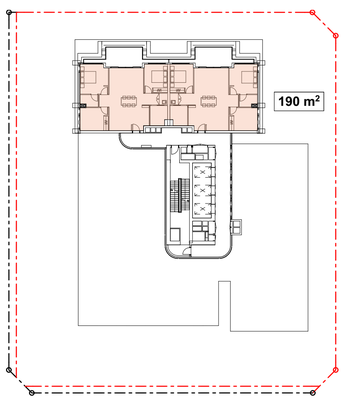
9 GFA - LEVEL 29



10 GFA - LEVEL 30



11 GFA - LEVEL 31



12 GFA - LEVEL 32-35

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 7.55 pm

© FUSE ARCHITECTS.

SITE AREA: **2,106 m²**

GROSS FLOOR AREA
GROSS FLOOR AREA (**CUMBERLAND LEP 2021**): 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.

RETAIL / COMMERCIAL GFA

RESIDENTIAL GFA

GFA	
LEVEL	**TOTAL m2**
GROUND	860
MEZZANINE	148
LEVEL 01	1,417
LEVEL 02	1,317
LEVEL 03	490
LEVEL 04	497
LEVEL 05	497
LEVEL 06	703
LEVEL 07	703
LEVEL 08	703
LEVEL 09	703
LEVEL 10	703
LEVEL 11	703
LEVEL 12	703
LEVEL 13	703
LEVEL 14	703
LEVEL 15	703
LEVEL 16	703
LEVEL 17	703
LEVEL 18	703
LEVEL 19	703
LEVEL 20	703
LEVEL 21	670
LEVEL 22	698
LEVEL 23	698
LEVEL 24	698
LEVEL 25	698
LEVEL 26	698
LEVEL 27	698
LEVEL 28	698
LEVEL 29	497
LEVEL 30	497
LEVEL 31	190
LEVEL 32	190
LEVEL 33	190
LEVEL 34	190
LEVEL 35	190
	23,271 m²

PERMITTED LEP
GFA 16,848 m²
FSR 8:1

PERMITTED SEPP
GFA 23,271.3 m²
FSR 11.05 : 1

PROPOSED
GFA 23,271 m²
FSR 11.05 :1

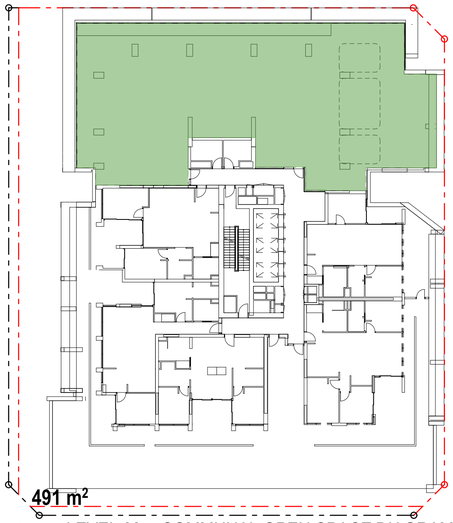
GFA MIX:
- RETAIL 623 m²
- COMMERCIAL 2,848 m²
- RESIDENTIAL 19,800 m²

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	26/03/2025
P2	FOR INFORMATION	22/04/2025
P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

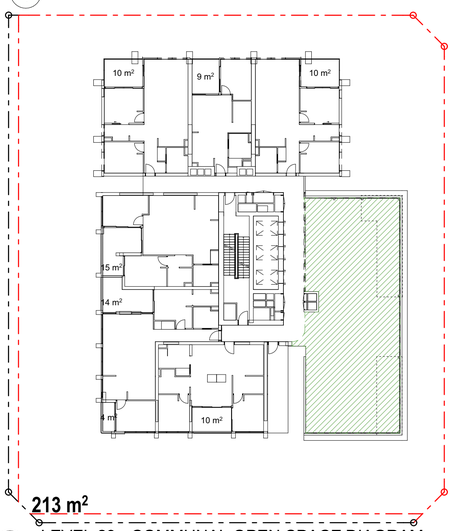
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

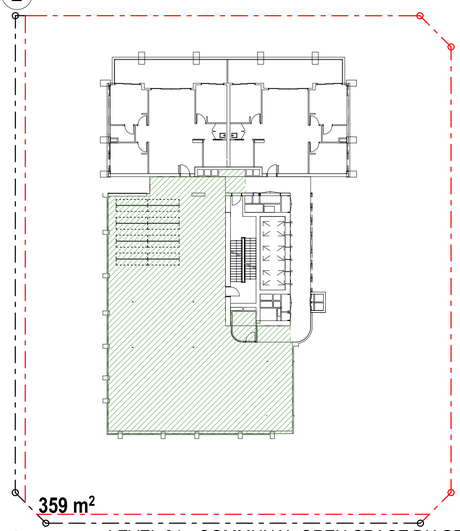
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN SL
DATE 15/08/2024
SCALE 1:400 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
GFA DIAGRAMS
SHEET NO. SSDA 501
REVISION. A



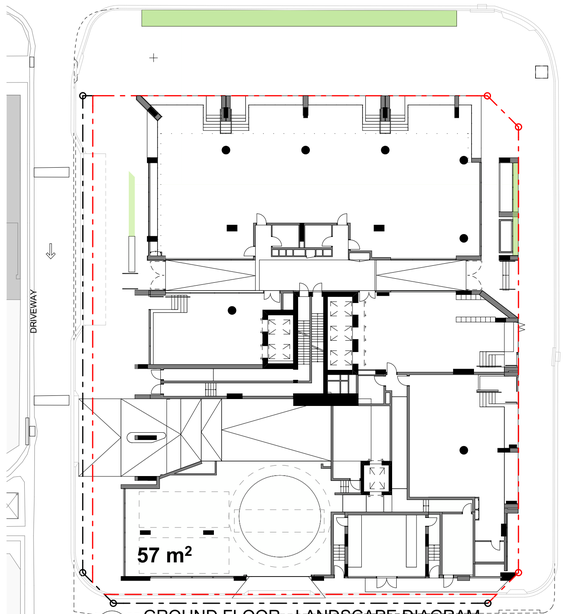
1 LEVEL 03 - COMMUNAL OPEN SPACE DIAGRAM



2 LEVEL 29 - COMMUNAL OPEN SPACE DIAGRAM



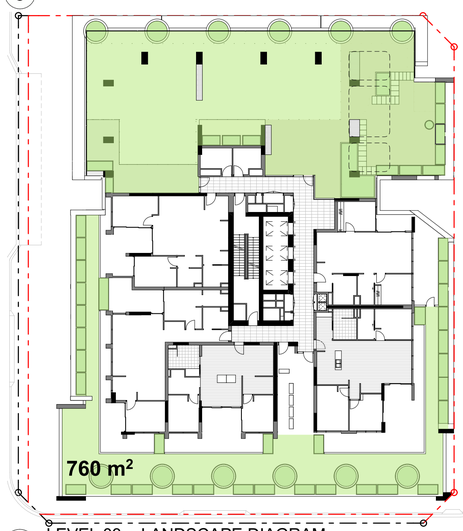
3 LEVEL 31 - COMMUNAL OPEN SPACE DIAGRAM



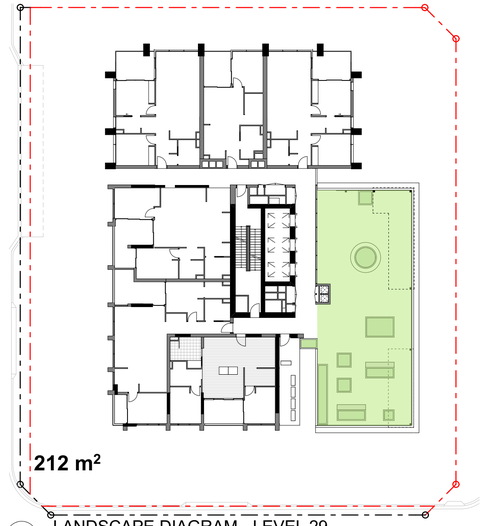
4 GROUND FLOOR - LANDSCAPE DIAGRAM



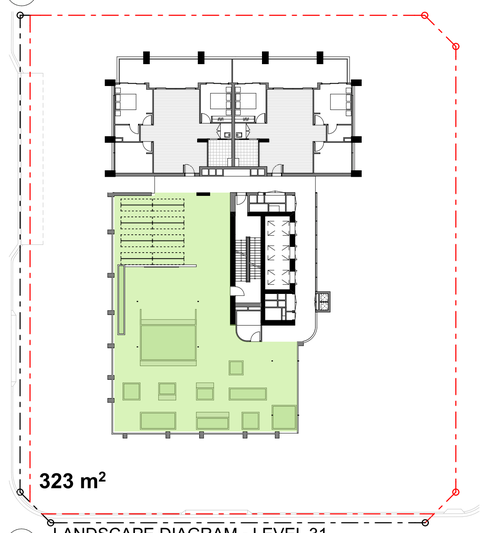
5 LANDSCAPE DIAGRAM - LEVEL 02



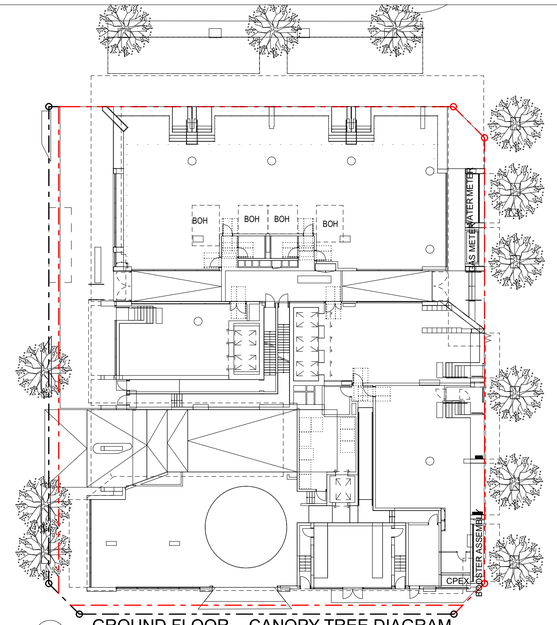
6 LEVEL 03 - LANDSCAPE DIAGRAM



7 LANDSCAPE DIAGRAM - LEVEL 29



8 LANDSCAPE DIAGRAM - LEVEL 31



9a GROUND FLOOR - CANOPY TREE DIAGRAM

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:00 pm

© FUSE ARCHITECTS.

SITE AREA: **2106 m²**

LANDSCAPE AREA
LANDSCAPE AREA **(SEPP (HOUSING) 2021):** means the part of the site area not occupied by a building and includes a part used or intended to be used for rainwater tank, swimming pool or open-air recreation facility, but does not included a part used or intended to be used for a driveway or parking area.

LANDSCAPE AREA

GROUND FLOOR	57m²
LEVEL 02	98m²
LEVEL 03	760m²
LEVEL 29	212m²
LEVEL 31	323m²
TOTAL	**1,450m²**
TOTAL %	69%
MIN. REQ.	30%
MIN. m²	631.8m²

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

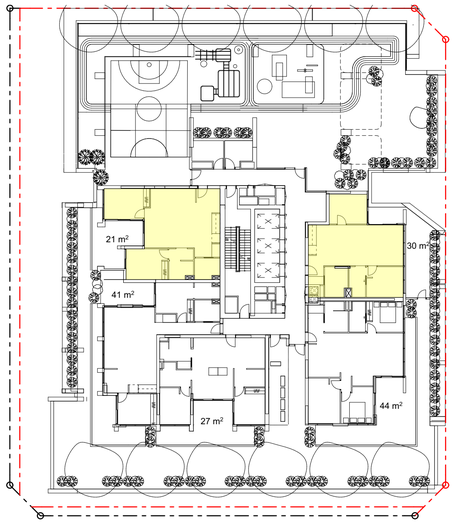
LEVEL 03	491m²
LEVEL 29	213m²
LEVEL 31	359m²
TOTAL	**1,063m²**
TOTAL %	50%
MIN. REQ.	25%
MIN. m²	526.5m²

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

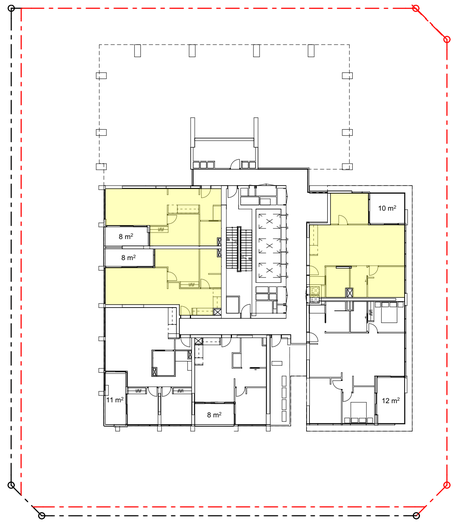
ARCHITECT
FUSE—ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

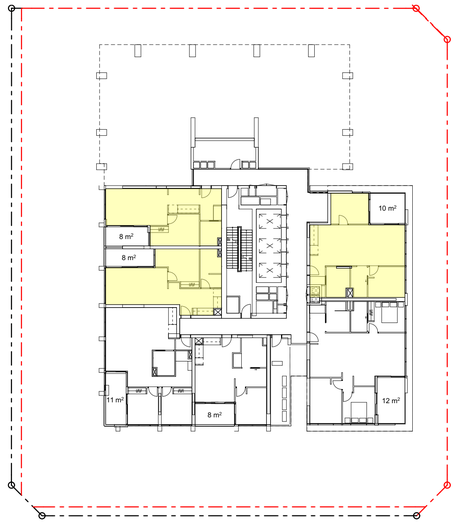
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN
DRAWN
KH
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
OPEN AREA DIAGRAMS
SHEET NO.
SSDA 502
REVISION.
A



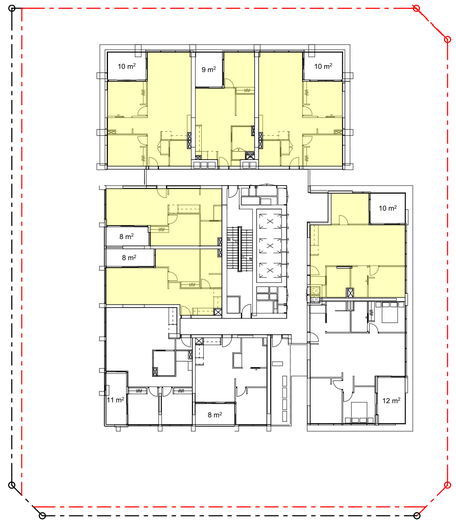
1 SOLAR ACCESS - LEVEL 03



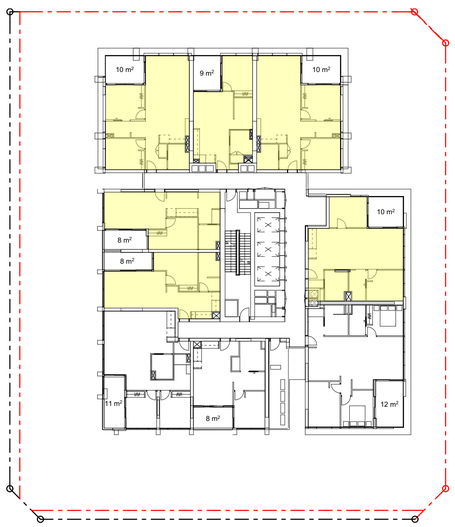
2 SOLAR ACCESS - LEVEL 04



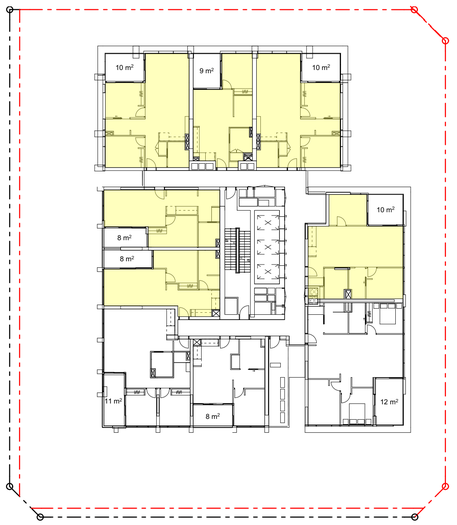
3 SOLAR ACCESS - LEVEL 05



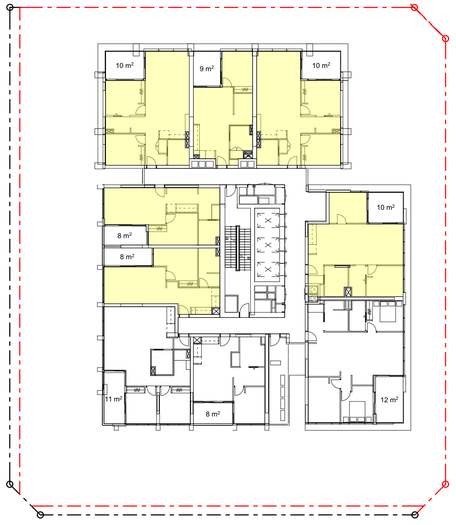
4 SOLAR ACCESS - LEVEL 06



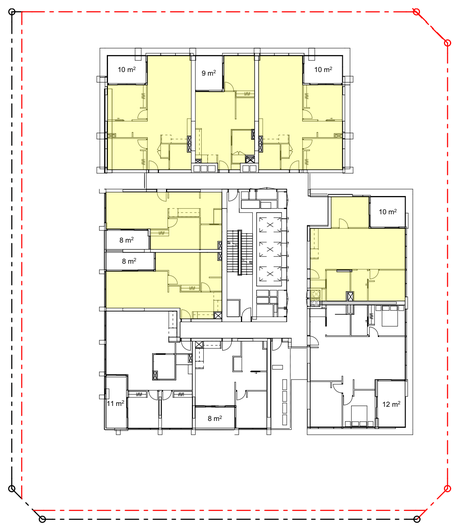
5 SOLAR ACCESS - LEVEL 07



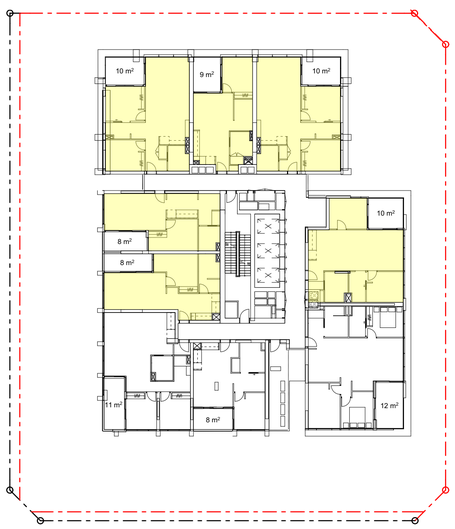
6 SOLAR ACCESS - LEVEL 08



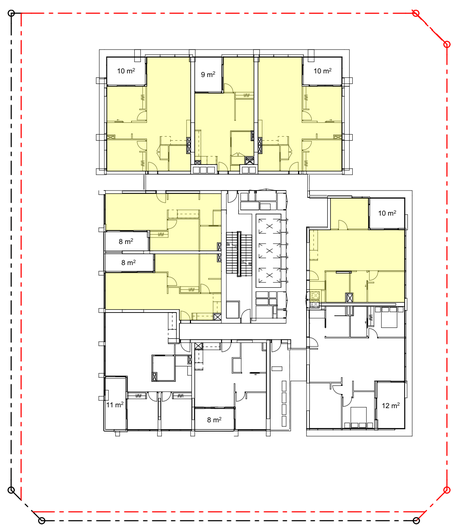
7 SOLAR ACCESS - LEVEL 09



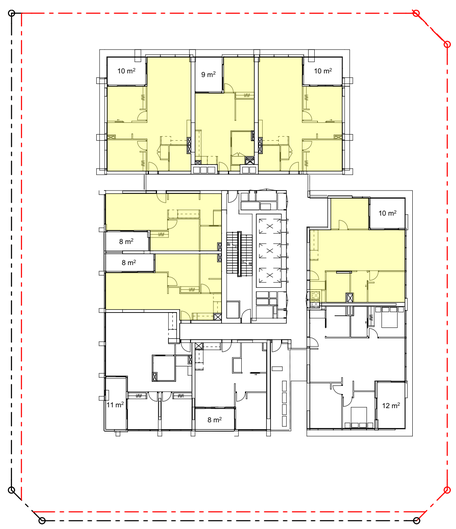
8 SOLAR ACCESS - LEVEL 10



9 SOLAR ACCESS - LEVEL 11



10 SOLAR ACCESS - LEVEL 12



11 SOLAR ACCESS - LEVEL 13

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:06 pm

© FUSE ARCHITECTS.

NO. OF UNITS **238**

SUNLIGHT ACCESS

APARTMENTS ACHIEVING SOLAR ACCESS BETWEEN 9AM AND 3PM ON JUNE 21

SUNLIGHT ACCESS	169
SUNLIGHT ACCESS %	71%
MINIMUM REQUIREMENT	70%
MINIMUM NUMBER OF UNITS	167

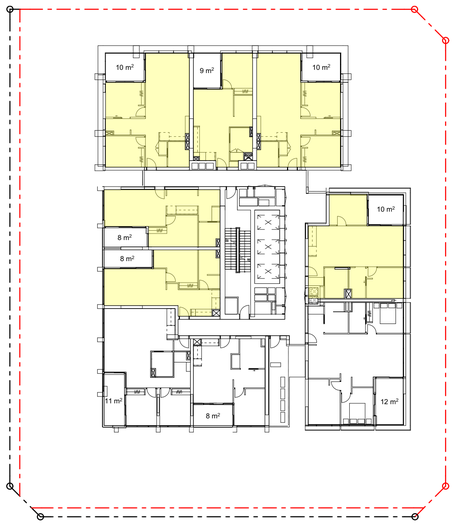
SOLAR ACCESS	
LEVEL	SOLAR ACCESS
LEVEL 03	2
LEVEL 04	3
LEVEL 05	3
LEVEL 06	6
LEVEL 07	6
LEVEL 08	6
LEVEL 09	6
LEVEL 10	6
LEVEL 11	6
LEVEL 12	6
LEVEL 13	6
LEVEL 14	6
LEVEL 15	6
LEVEL 16	6
LEVEL 17	6
LEVEL 18	6
LEVEL 19	7
LEVEL 20	7
LEVEL 21	6
LEVEL 22	6
LEVEL 23	6
LEVEL 24	6
LEVEL 25	6
LEVEL 26	6
LEVEL 27	6
LEVEL 28	6
LEVEL 29	5
LEVEL 30	5
LEVEL 31	2
LEVEL 32	2
LEVEL 33	2
LEVEL 34	2
LEVEL 35	2
	168

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

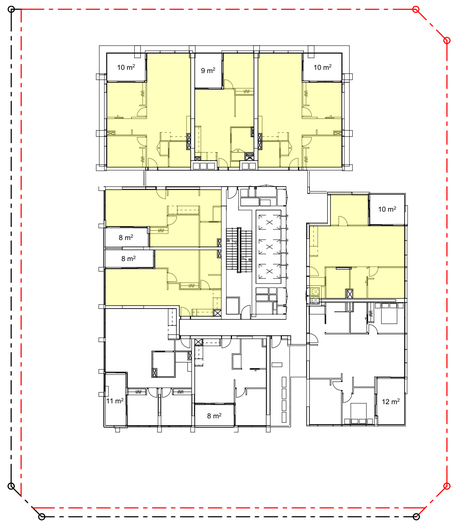
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

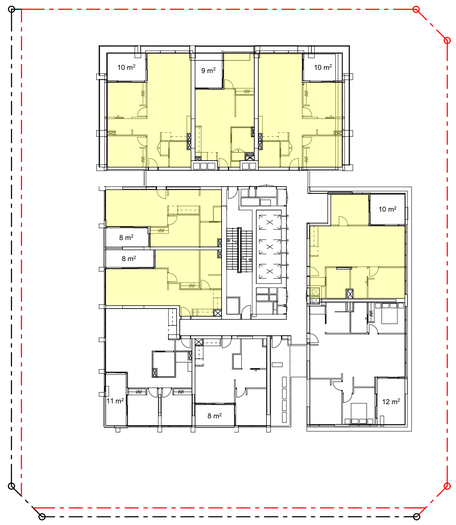
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN KH
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOLAR ACCESS DIAGRAMS 01
SHEET NO. SSDA 503
REVISION. A



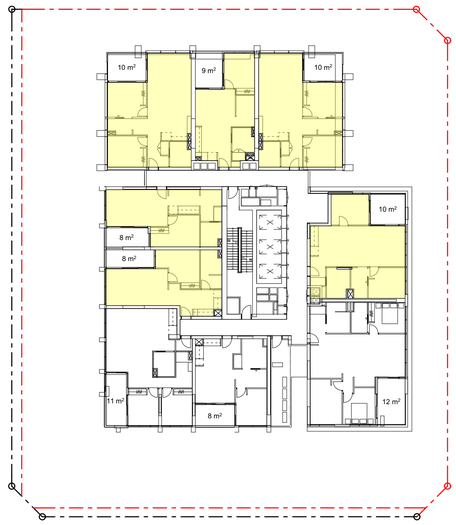
1 SOLAR ACCESS - LEVEL 14



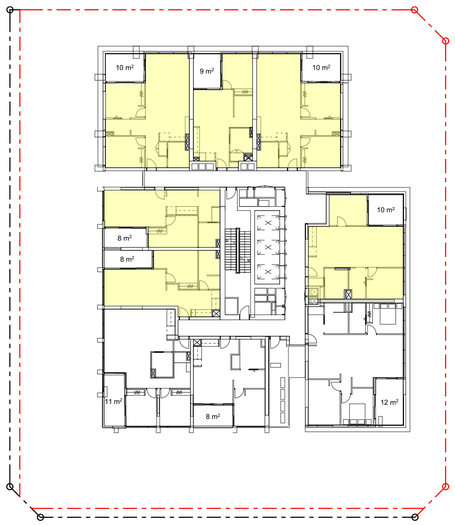
2 SOLAR ACCESS - LEVEL 15



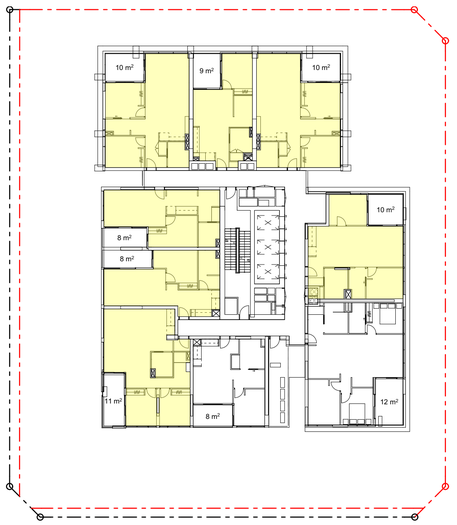
3 SOLAR ACCESS - LEVEL 16



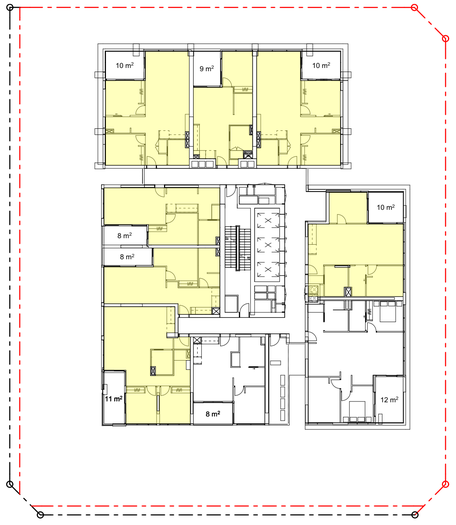
4 SOLAR ACCESS - LEVEL 17



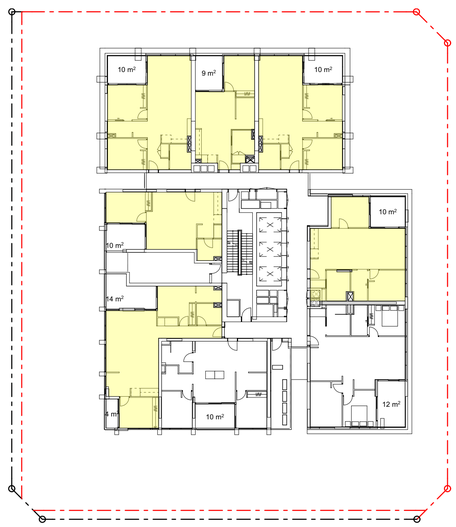
5 SOLAR ACCESS - LEVEL 18



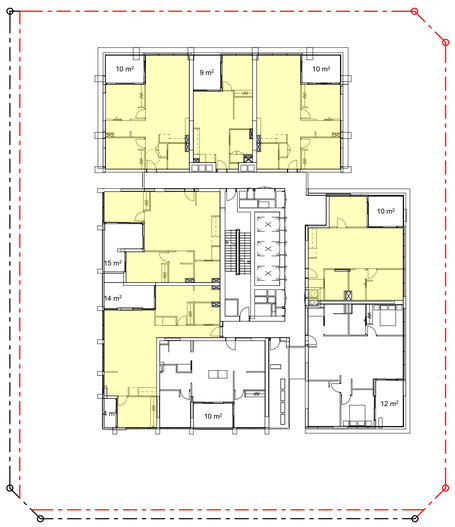
6 SOLAR ACCESS - LEVEL 19



7 SOLAR ACCESS - LEVEL 20



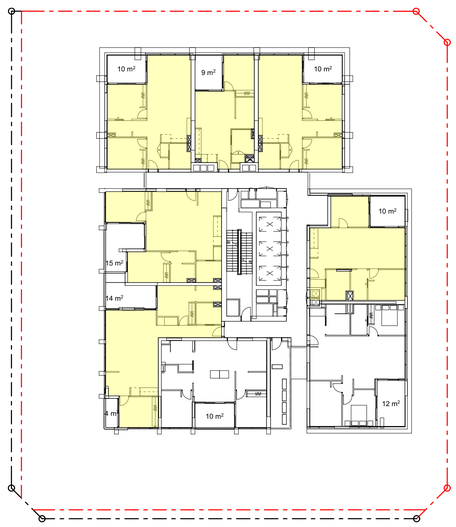
8 SOLAR ACCESS - LEVEL 21



9 SOLAR ACCESS - LEVEL 22



10 SOLAR ACCESS - LEVEL 23



11 SOLAR ACCESS - LEVEL 24

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:10 pm

© FUSE ARCHITECTS.

SUNLIGHT ACCESS

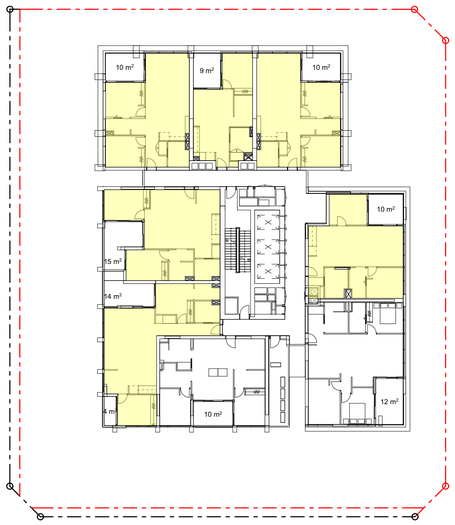
APARTMENTS ACHIEVING SOLAR ACCESS BETWEEN 9AM AND 3PM ON JUNE 21

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

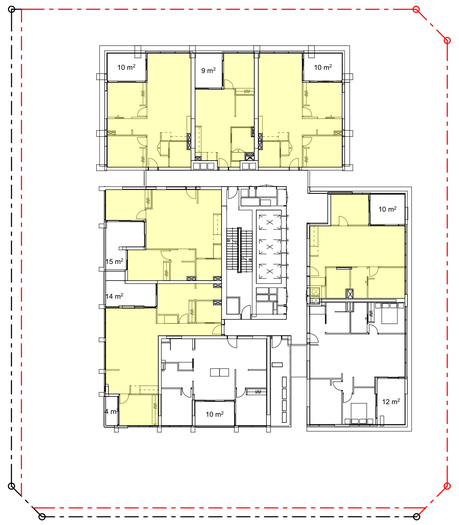
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED: AA/JSN
DRAWN: KH
DATE: 15/08/2024
SCALE: 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOLAR ACCESS DIAGRAMS 02
SHEET NO.: SSDA 504
REVISION.: A



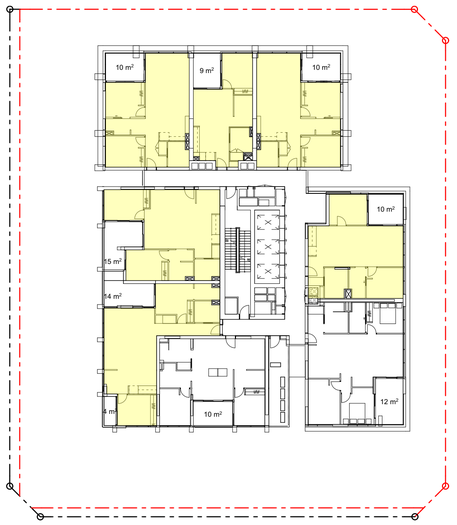
1 SOLAR ACCESS - LEVEL 25



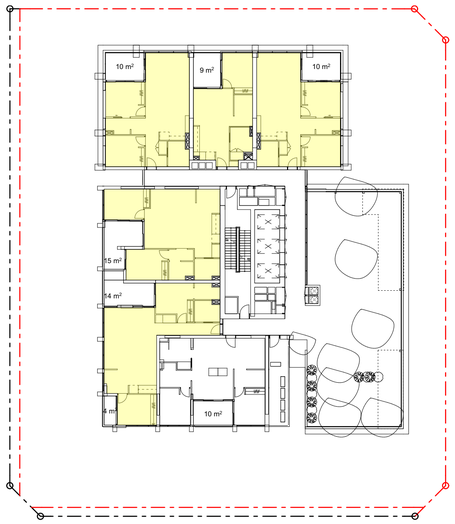
2 SOLAR ACCESS - LEVEL 26



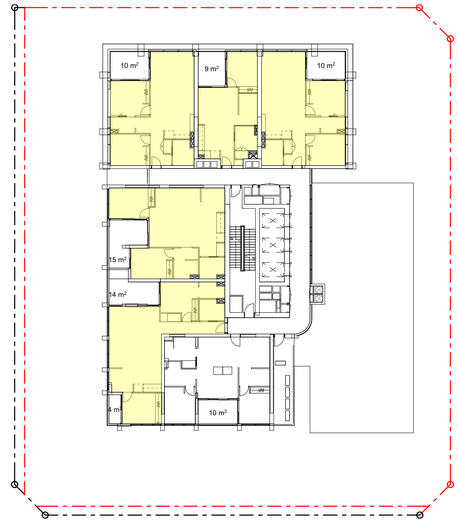
3 SOLAR ACCESS - LEVEL 27



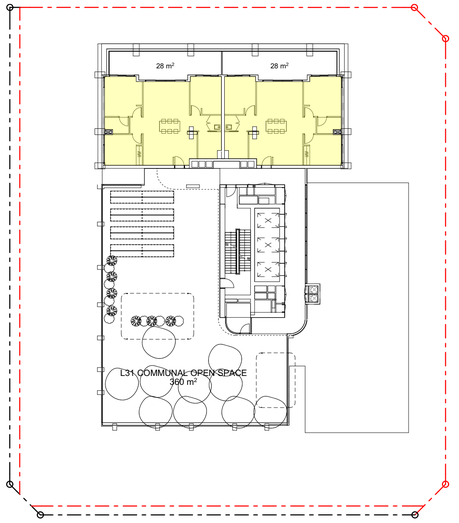
4 SOLAR ACCESS - LEVEL 28



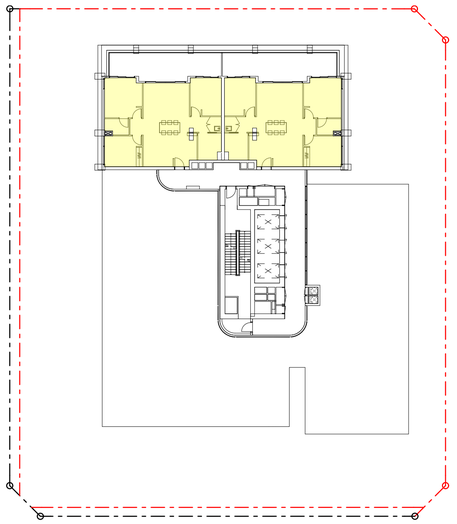
5 SOLAR ACCESS - LEVEL 29



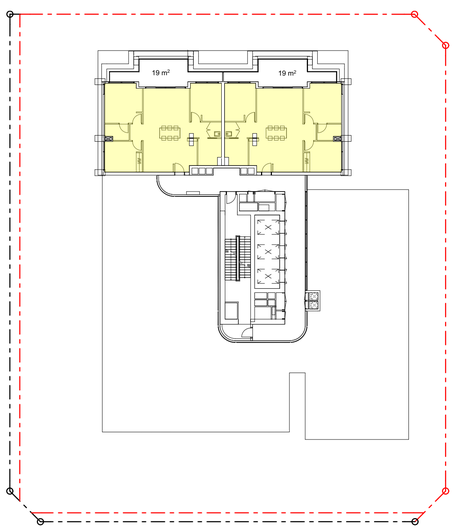
6 SOLAR ACCESS - LEVEL 30



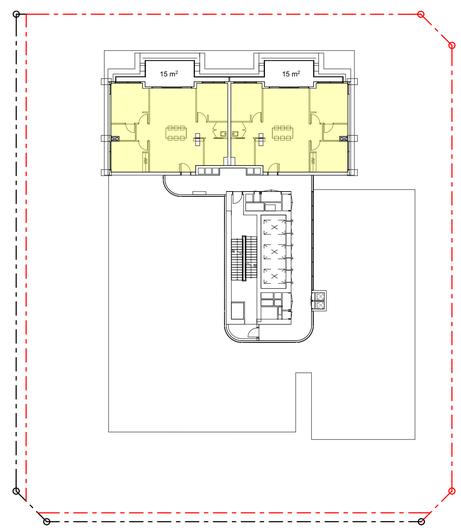
7 SOLAR ACCESS - LEVEL 31



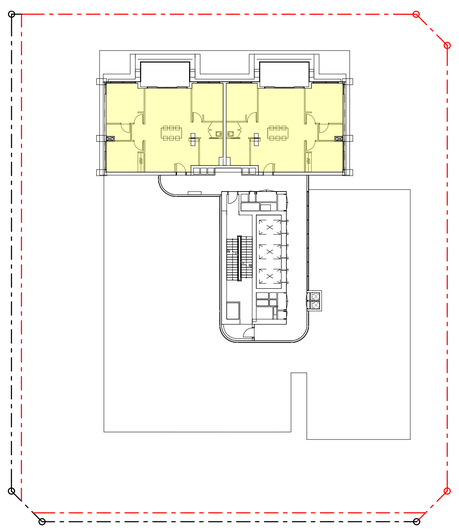
8 SOLAR ACCESS - LEVEL 32



9 SOLAR ACCESS - LEVEL 33



10 SOLAR ACCESS - LEVEL 34



11 SOLAR ACCESS - LEVEL 35

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:13 pm

© FUSE ARCHITECTS.

SUNLIGHT ACCESS

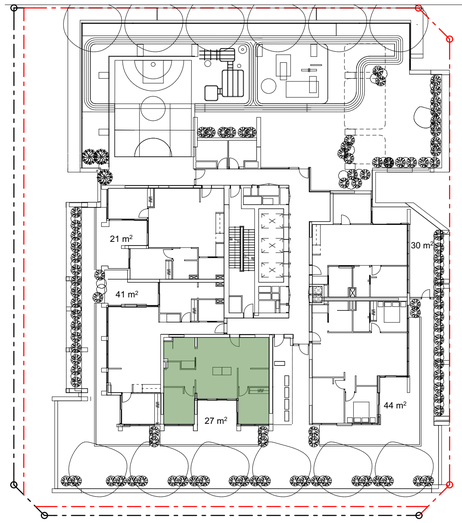
APARTMENTS ACHIEVING SOLAR ACCESS BETWEEN 9AM AND 3PM ON JUNE 21

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

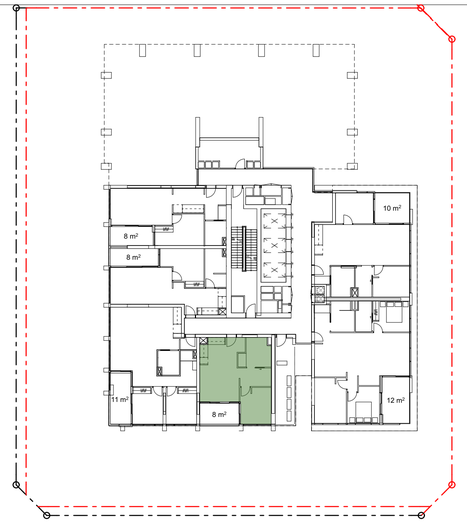
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 043
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

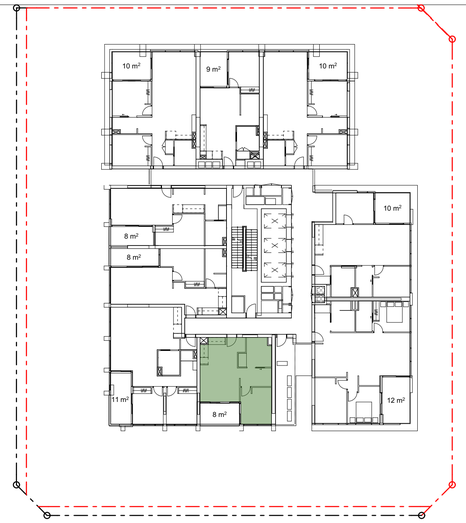
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN
DRAWN
KH
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOLAR ACCESS DIAGRAMS 03
SHEET NO.
SSDA 505
REVISION.
A



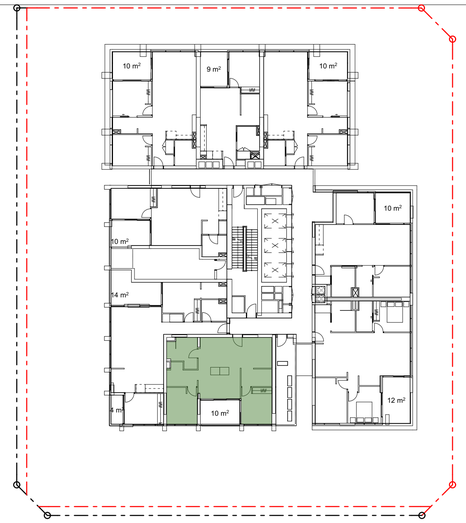
1 NO DIRECT SUNLIGHT - LEVEL 03



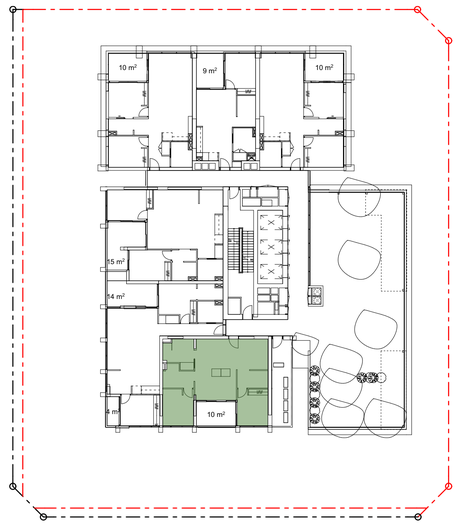
2 NO DIRECT SUNLIGHT - LEVEL 04-05



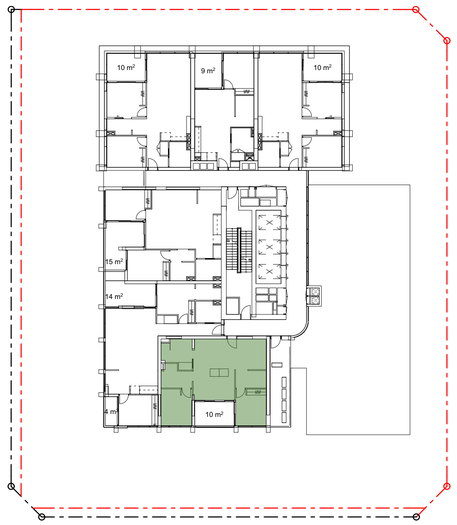
3 NO DIRECT SUNLIGHT - TYPICAL LEVEL 06 - 20



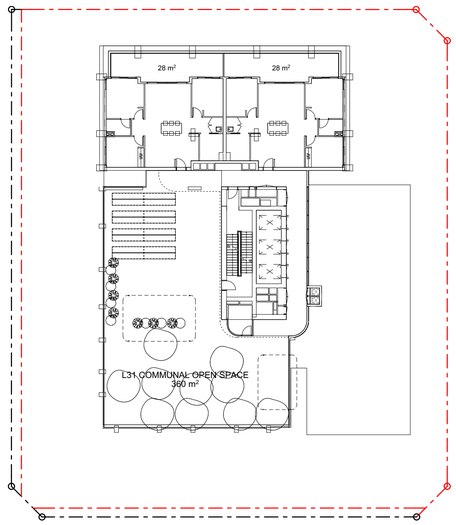
4 NO DIRECT SUNLIGHT - LEVEL 21-28



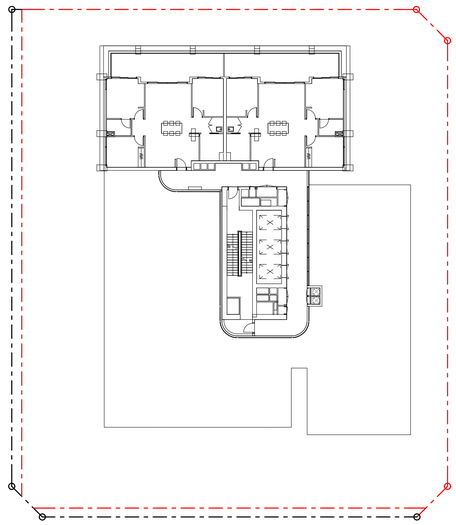
5 NO DIRECT SUNLIGHT - LEVEL 29



6 NO DIRECT SUNLIGHT - LEVEL 30



7 NO DIRECT SUNLIGHT - LEVEL 31



8 NO DIRECT SUNLIGHT - LEVEL 32-35

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:16 pm

© FUSE ARCHITECTS.

NO. OF UNITS **238**

SOUTH FACING UNITS **28 (12%)**

APARTMENTS THAT DO NOT RECEIVE DIRECT SUNLIGHT

NO DIRECT SUNLIGHT	
LEVEL	**NO DIRECT SUNLIGHT**
LEVEL 03	1
LEVEL 04	1
LEVEL 05	1
LEVEL 06	1
LEVEL 07	1
LEVEL 08	1
LEVEL 09	1
LEVEL 10	1
LEVEL 11	1
LEVEL 12	1
LEVEL 13	1
LEVEL 14	1
LEVEL 15	1
LEVEL 16	1
LEVEL 17	1
LEVEL 18	1
LEVEL 19	1
LEVEL 20	1
LEVEL 21	1
LEVEL 22	1
LEVEL 23	1
LEVEL 24	1
LEVEL 25	1
LEVEL 26	1
LEVEL 27	1
LEVEL 28	1
LEVEL 29	1
LEVEL 30	1
	28

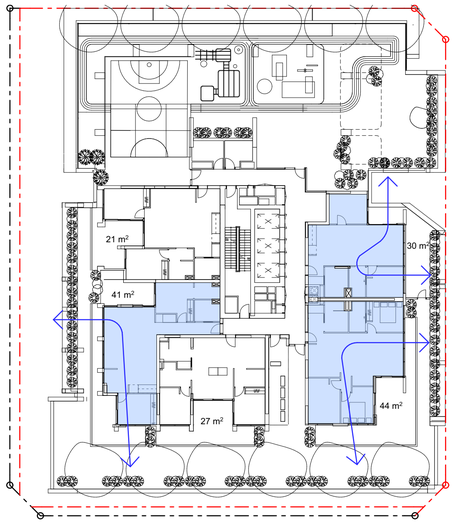
SOUTH FACING	28
SOUTH FACING %	**12%**
MAXIMUM PERMITTED	15%
MAXIMUM PERMITTED	35

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

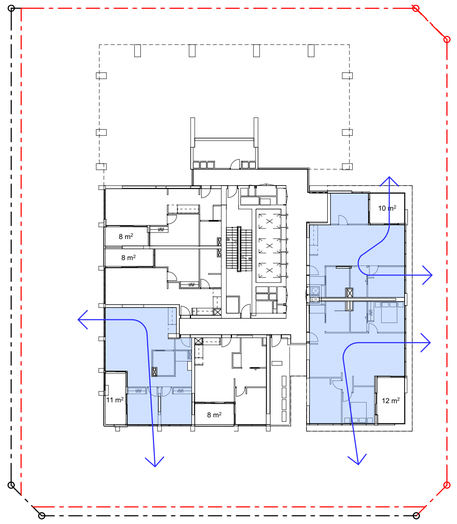
ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

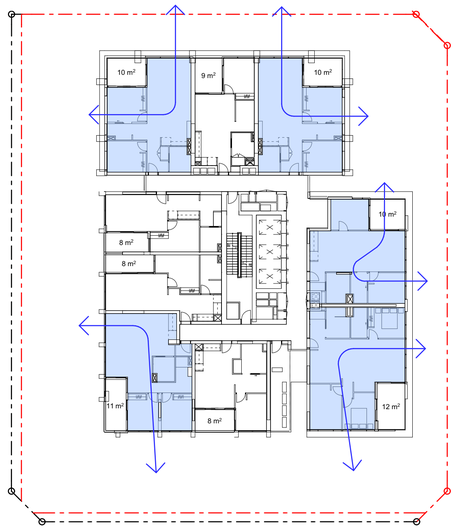
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN KH
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
NO DIRECT SUNLIGHT DIAGRAMS
SHEET NO. SSDA 506
REVISION. A



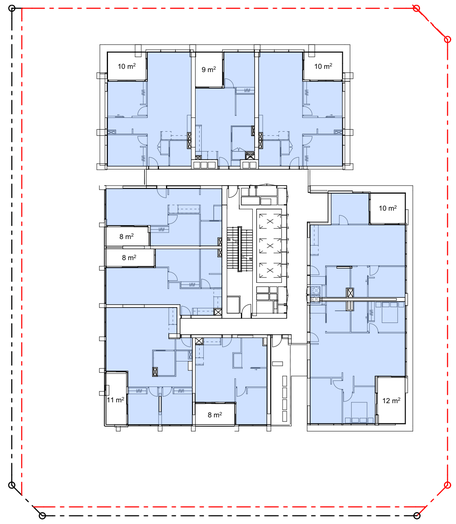
1 VENTILATION - LEVEL 03



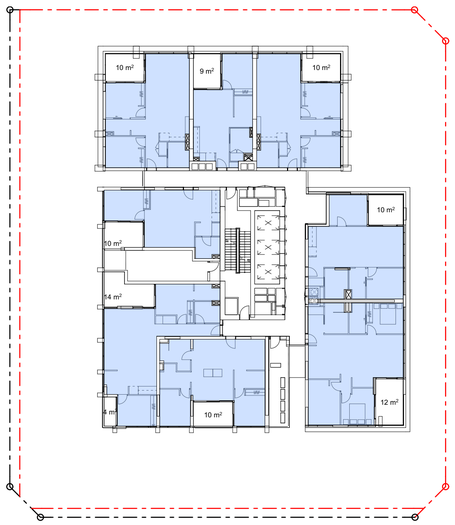
2 VENTILATION - LEVEL 04-5



3 VENTILATION - LEVEL 06 - 08



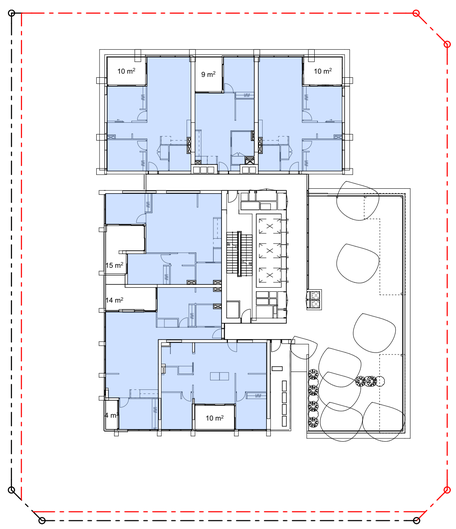
4 VENTILATION - LEVEL 09 -20



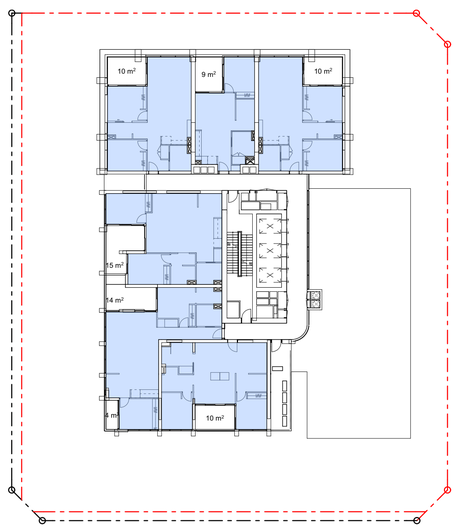
5 VENTILATION - LEVEL 21



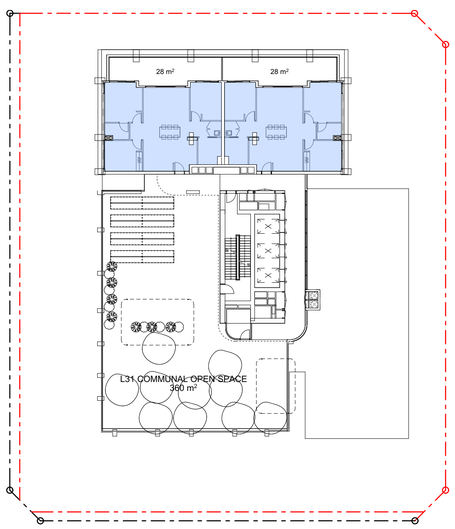
6 VENTILATION - LEVEL 22-28



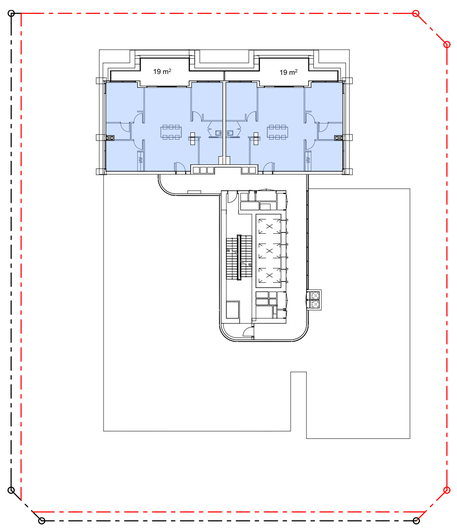
7 VENTILATION - LEVEL 29



8 VENTILATION - LEVEL 30



9 VENTILATION - LEVEL 31



10 VENTILATION - LEVEL 32-35

GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:20 pm

© FUSE ARCHITECTS.

NO. OF UNITS WITHIN FIRST 9 STOREYS **39**

TOTAL NO. OF UNITS **238**

NATURAL VENTILATION

APARTMENTS ACHIEVING NATURAL CROSS VENTILATION

NATURAL VENTILATION WITHIN FIRST 9 STOREYS 24
NATURAL VENTILATION % **61%**

MINIMUM REQUIREMENT 60%
MINIMUM APARTMENTS REQUIRED 24

NATURAL VENTILATION	
LEVEL	NATURAL VENTILATION
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	5
LEVEL 07	5
LEVEL 08	5
	24

NATURAL VENTILATION ALL STOREYS 218
NATURAL VENTILATION % **92%**

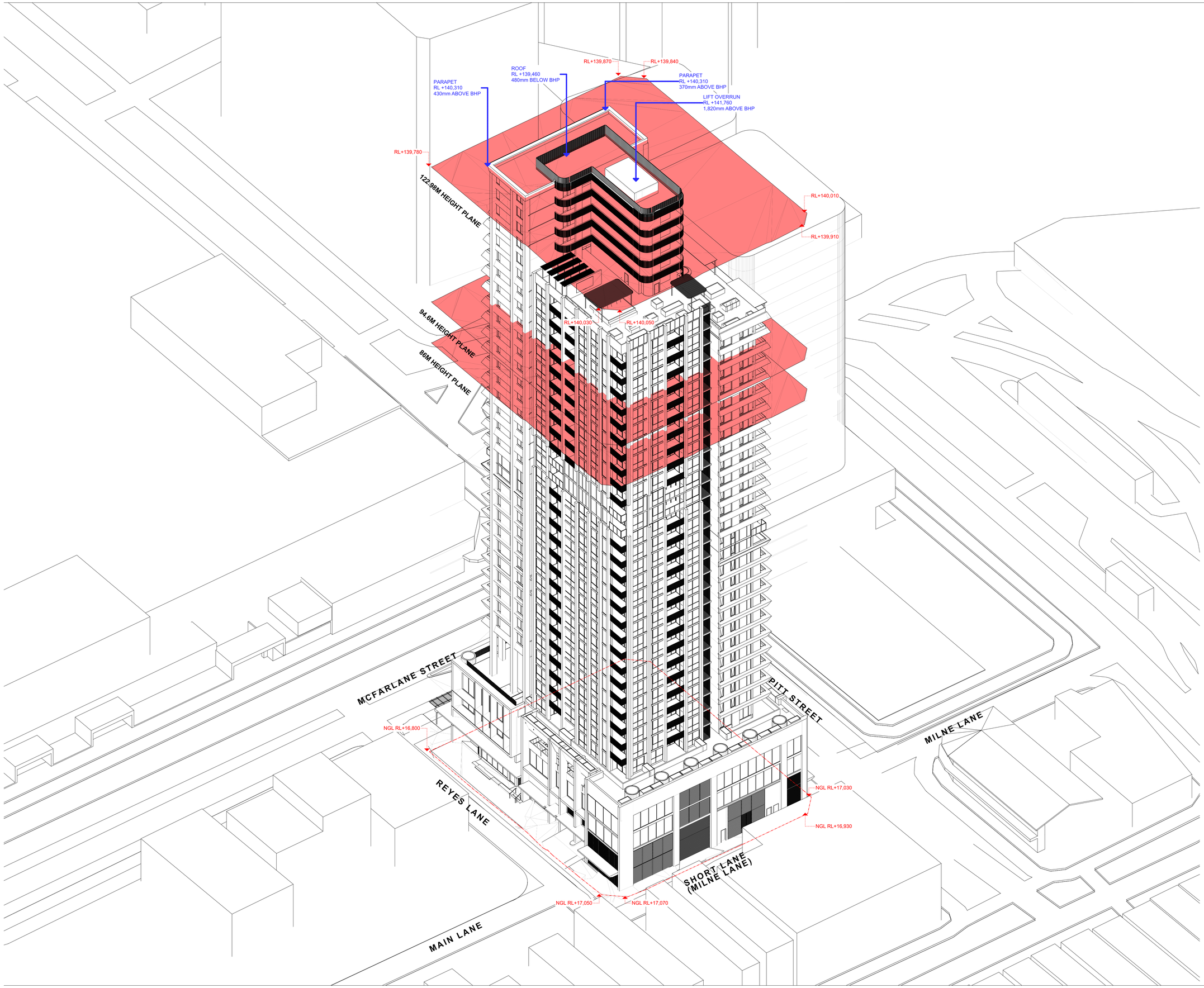
NATURAL VENTILATION	
LEVEL	NATURAL VENTILATION
LEVEL 03	3
LEVEL 04	3
LEVEL 05	3
LEVEL 06	5
LEVEL 07	5
LEVEL 08	5
LEVEL 09	9
LEVEL 10	9
LEVEL 11	9
LEVEL 12	9
LEVEL 13	9
LEVEL 14	9
LEVEL 15	9
LEVEL 16	9
LEVEL 17	9
LEVEL 18	9
LEVEL 19	9
LEVEL 20	9
LEVEL 21	8
LEVEL 22	8
LEVEL 23	8
LEVEL 24	8
LEVEL 25	8
LEVEL 26	8
LEVEL 27	8
LEVEL 28	8
LEVEL 29	6
LEVEL 30	6
LEVEL 31	2
LEVEL 32	2
LEVEL 33	2
LEVEL 34	2
LEVEL 35	2
	218

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN
DRAWN KH
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
NATURAL CROSS VENTILATION DIAGRAMS
SHEET NO. SSDA 507
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.24 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
LEP HEIGHT PLANE DIAGRAM

SHEET NO.	REVISION.
SSDA 508	A

MCFARLANE STREET

6,000
CL OF EXISTING
LANEWAY SETBACK

4,000
SETBACK

PAVED FOOTPATH

CENTERLINE OF LANEWAY

APPROVED BUILDING OUTLINE

SB 39.625

SB 4.31

4,000
SETBACK

EXISTING SITE BOUNDARY

PROPOSED SITE BOUNDARY

2013 MCFARLANE STREET
TWO STOREY BUILDING

9,000
9,375
3,030
9,375
6,650
3,030
8,195
9,000
8,195

10,060
12,530
10,060
10,080

DRIVEWAY

REYES LANE

SB 39.625

EXISTING
PARKING
AREA

PLATFORM
LIFT

SB 43.635

10,070
12,530
10,070
10,080

6,000

PITT STREET

MAIN LANE

EXISTING
PARKING
AREA

SB 4.31

SB 4.44

SB 36.68

PROPOSED SITE BOUNDARY
EXISTING SITE BOUNDARY

9,000
CL OF EXISTING
LANEWAY SETBACK

5,655
5,655

SHORT LANE (MILNE
LANE)

CENTERLINE OF LANEWAY

MILNE

2,920

EXTENT OF FUTURE
BUILDING

EXISTING
PARKING
AREA

6,000
8,000

215 PITT STREET
TWO STOREY BUILDING

161 MARYLANDS STREET
TWO STOREY BUILDING

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:26 pm

© FUSE ARCHITECTS.

LEGEND

DISTANCE FROM PROPOSED NEIGHBOURS

DISTANCE FROM EXISTING NEIGHBOURS

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
BUILDING SEPARATION PLAN GROUND

SHEET NO.	REVISION.
SSDA 509	A

MCFARLANE STREET

6,000
CL OF EXISTING
LANEWAY SETBACK

4,000
SETBACK

PAVED FOOTPATH

CENTERLINE OF LANEWAY

EXISTING SITE BOUNDARY

PROPOSED SITE BOUNDARY

SB 39.625

SB 4.31

4,100
SETBACK

2013 MCFARLANE STREET
TWO STOREY BUILDING

APPROVED BUILDING OUTLINE

9,000
8,240
3,030
8,240
6,650
9,000
8,200
3,030
8,200

10,065
12,530
10,065
10,080

REYES LANE

SB 39.695

21 m²
41 m²
27 m²
30 m²
44 m²

EXISTING
PARKING
AREA

PITT STREET

6,000

SB 43.635

12,570
12,570
12,530
10,080

MAIN LANE

APPROVED BUILDING OUTLINE

SB 4.57

9,970
9,970

SB 4.74

PROPOSED SITE BOUNDARY
EXISTING SITE BOUNDARY

SB 36.68

6,000
EXISTING
LANEWAY SETBACK

SHORT LANE (MILNE LANE)

CENTERLINE OF LANEWAY

2,920

EXTENT OF FUTURE
BUILDING

EXISTING
PARKING
AREA

6,000
8,000

215 PITT STREET
TWO STOREY BUILDING

161 MARYLANDS STREET
TWO STOREY BUILDING

MILNE

GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.27 pm

© FUSE ARCHITECTS.

LEGEND

DISTANCE FROM PROPOSED NEIGHBOURS

DISTANCE FROM EXISTING NEIGHBOURS

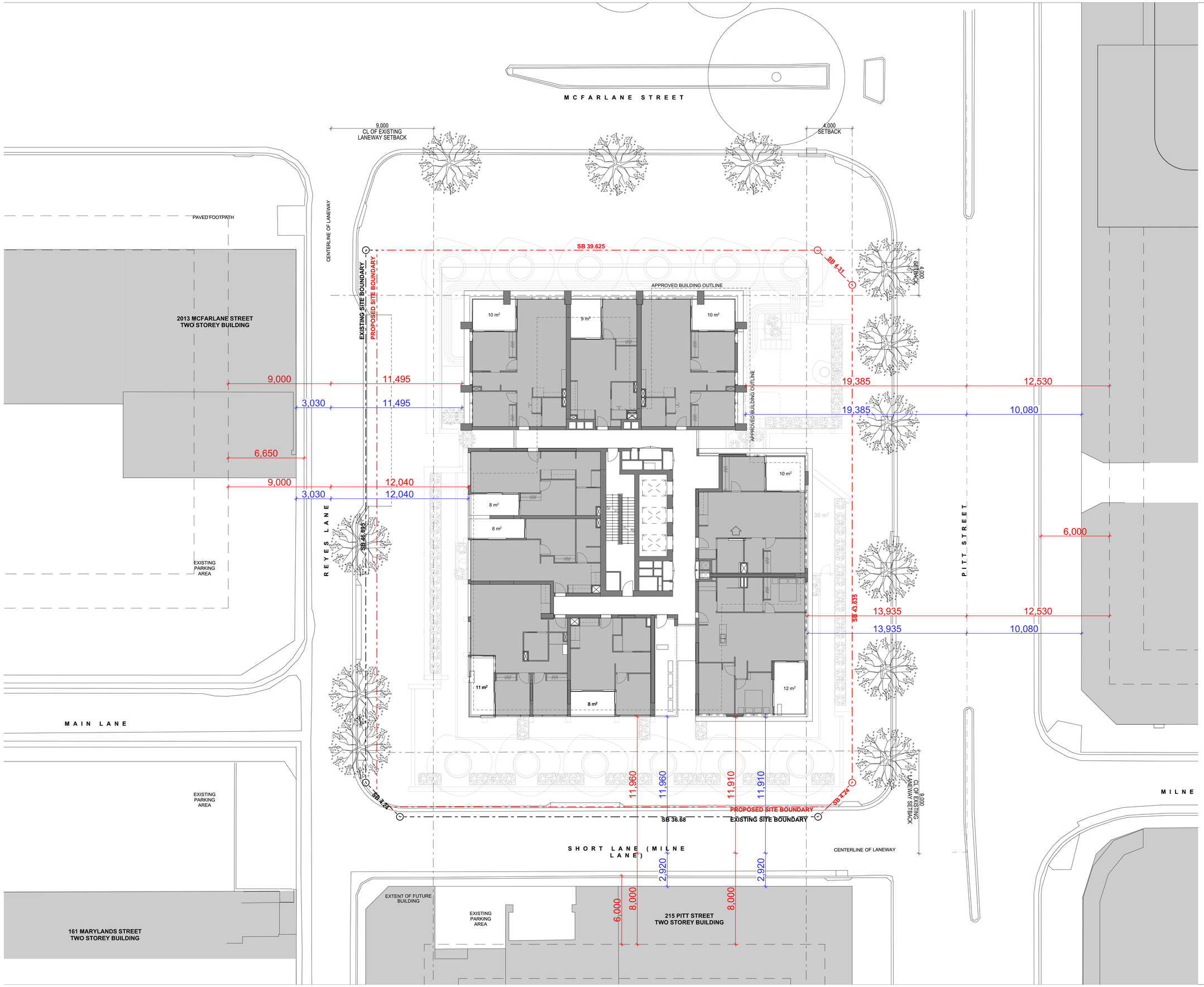
REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
BUILDING SEPARATION PLAN PODIUM
SHEET NO. SSDA 510
REVISION. A



GENERAL NOTES

© FUSE ARCHITECTURE
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.29 pm

© FUSE ARCHITECTS.

LEGEND

DISTANCE FROM PROPOSED NEIGHBOURS

DISTANCE FROM EXISTING NEIGHBOURS

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

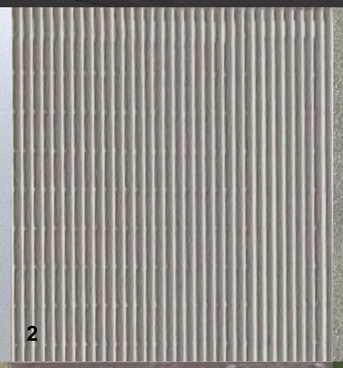
DRAWING TITLE
BUILDING SEPARATION PLAN TOWER

SHEET NO.	REVISION.
SSDA 511	A



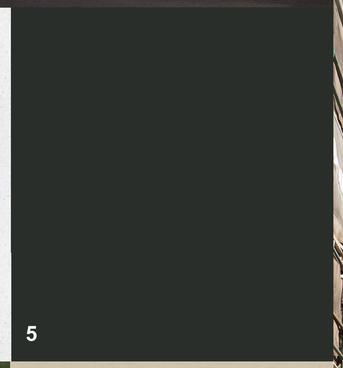



1


2

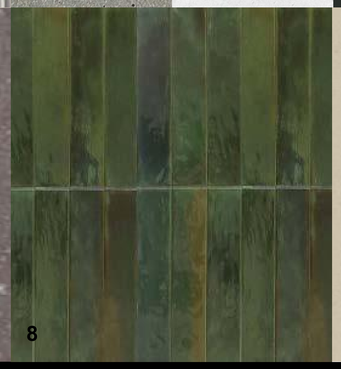

3


4


5


6


7


8


9

1	2	3	4	5
6	7	8		9

01 | WINDOWS & BALUSTRADES: CLEAR GLAZING
02 | SCREENS, FENCES & GATES: FIXED ALUMINIUM LOUVRES / BATTENS / POWDERCOAT FINISH, DARK GREY AND/OR SURFMIST OR SIMILAR
03 | TOWER HORIZONTAL ELEMENTS, PRECAST, MID GREY
04 | TOWER VERTICAL ELEMENTS, PRECAST, LIGHT GREY
05 | WINDOWS & BALUSTRADES: POWDERCOAT FINISH, DARK GREY/MONUMENT OR SIMILAR
06 | PODIUM INFILL: PRECAST CONCRETE, LIGHT BROWN
07 | PODIUM FRAME: PRECAST CONCRETE, MID/DARK BROWN
08 | STREET LEVEL FACADE: VERTICALLY STACKED GLAZED GREEN TILES
09 | WALLS, SLAB SOFFITS: CONCRETE, FINE TEXTURED PAINT FINISH, DULUX CHINA WHITE OR SIMILAR

MATERIALS AND FINISHES SCHEDULE

215, 229-239 PITT STREET MERRYLANDS 2160

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



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.31 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN	
AA/JSN	KH	
DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 01

SHEET NO.	REVISION.
SSDA 701	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:32 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN	
AA/JSN	KH	
DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 02

SHEET NO.	REVISION.
SSDA 702	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.33 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 03

SHEET NO.	REVISION.
SSDA 703	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:34 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 04

SHEET NO.	REVISION.
SSDA 704	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.35 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
P1	FOR INFORMATION	22/04/2025
P2	FOR INFORMATION	24/04/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 05

SHEET NO.	REVISION.
SSDA 705	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8:36 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 06

SHEET NO.	REVISION.
SSDA 706	A



GENERAL NOTES

© FUSE ARCHITECTURE.
•NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE.
•THIS DRAWING IS NOT FOR CONSTRUCTION.
•ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
•INFORM FUSE ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
•DRAWINGS ARE NOT TO BE SCALED.
•USE ONLY FIGURED DIMENSIONS.
•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

File: 2421_MERRYLANDS2
Print date and time: Friday, 26 September 2025 @ 8.37 pm

© FUSE ARCHITECTS.

REVISION ID	AMENDMENT	DATE
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED	DRAWN
AA/JSN	KH

DATE	SCALE	
15/08/2024	@ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
PHOTOMONTAGE SHEET 07

SHEET NO.	REVISION.
SSDA 707	A

APPENDIX B – Figures

Figure B1: Extract of Groundwater/Bores Information Close to the Site



Figure B2: 1:100,000 scale Geological Series Map of the Sydney Region

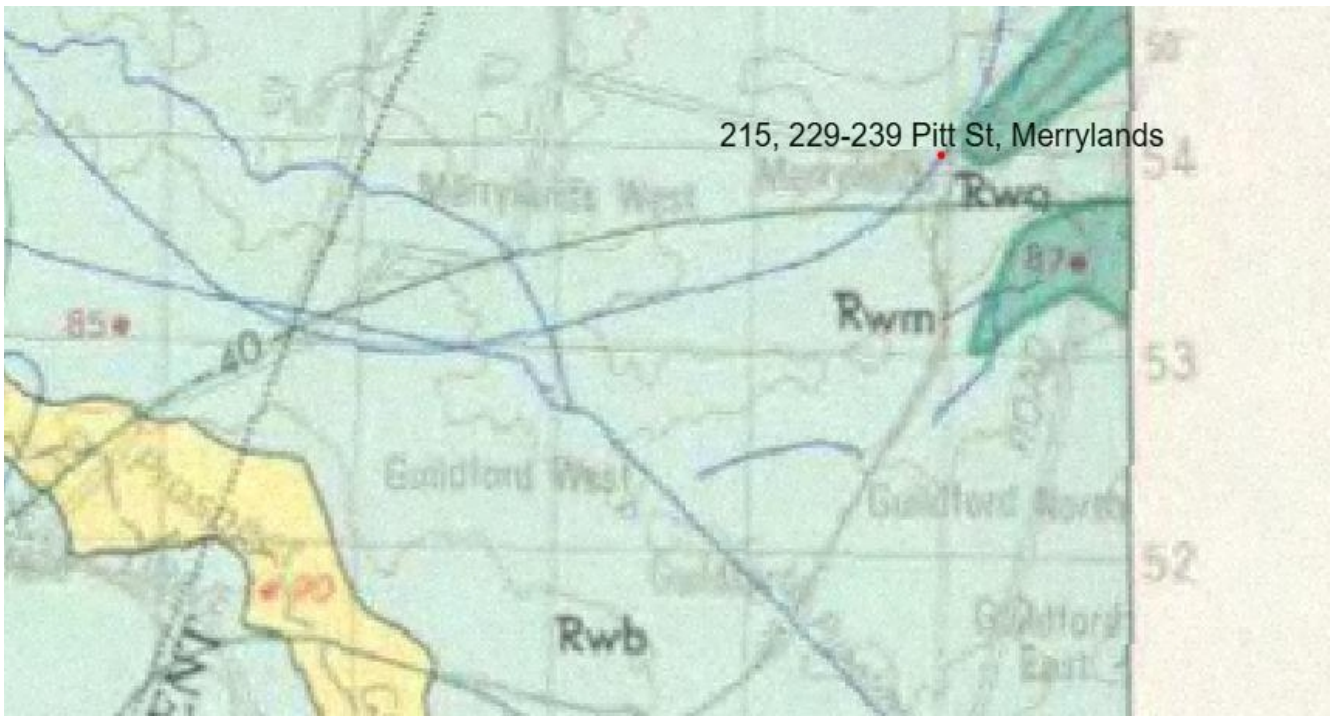


Figure B3: Type of Soil on Site

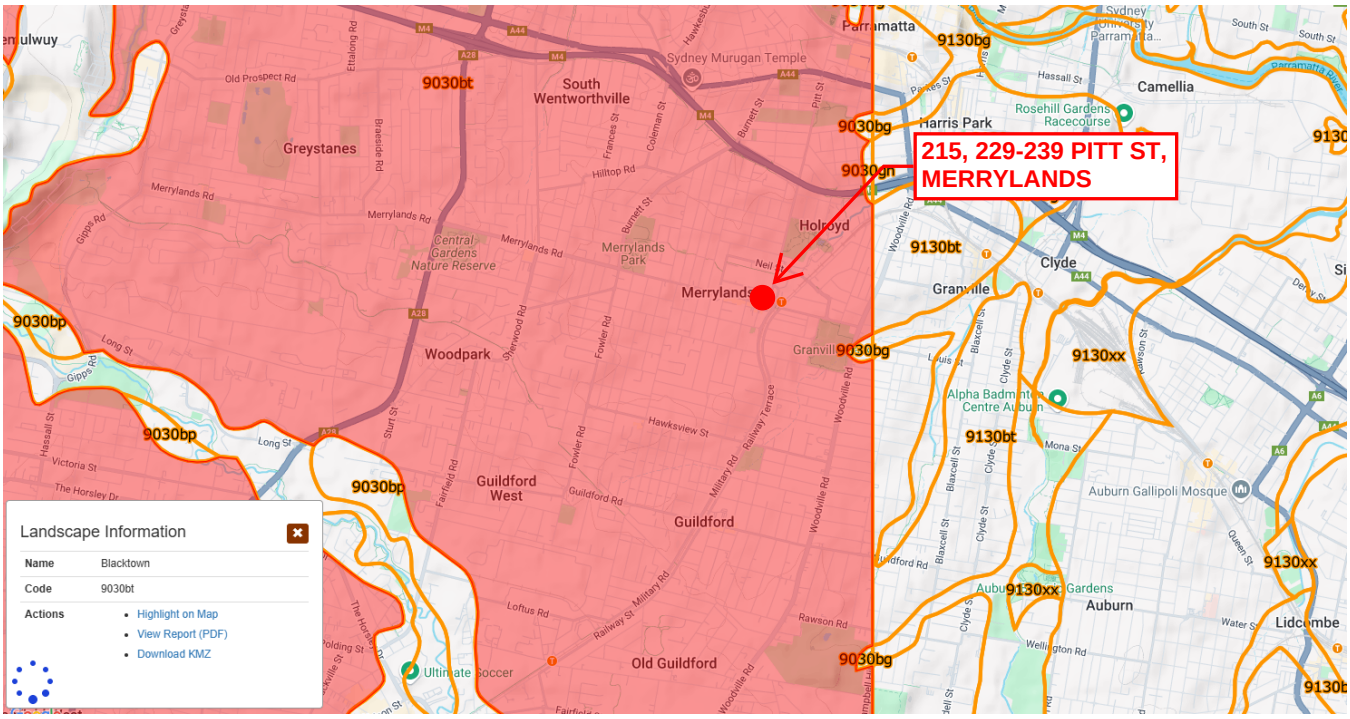


Figure B4: Extract of Acid Sulphate Soils Map showing Subject Site

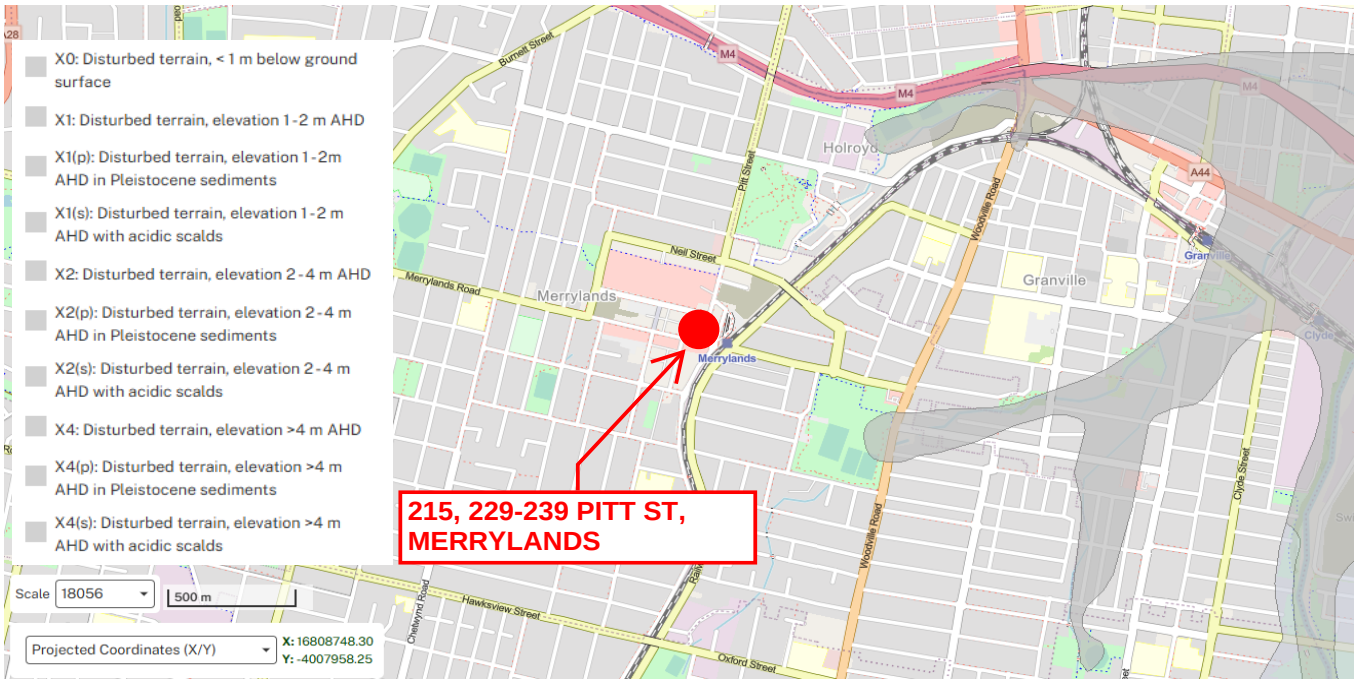
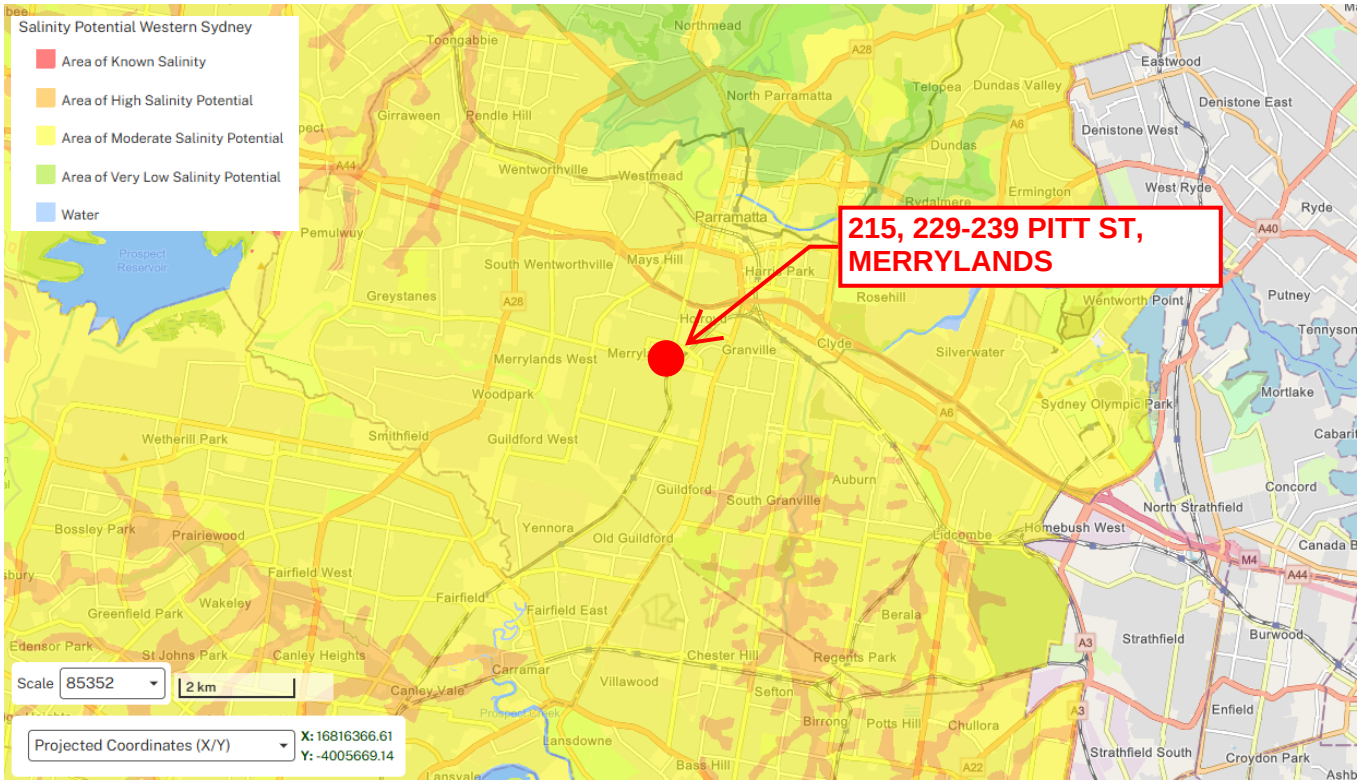


Figure B5: Extract of Acid Sulphate Soils Map showing Subject Site



APPENDIX C – Laboratory Results

CEC Geotechnical
Unit 4 83 Grose Street
North Paramatta
NSW 2151

NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition Arrangement for the mutual recognition of the equivalence of testing, medical testing, calibration, inspection, proficiency testing scheme providers and reference materials producers reports and certificates.

Attention: **Diego**

Report **1229630-W**
Project name DMP
Project ID GR24220
Received Date Jun 06, 2025

Client Sample ID			**MW1**	**MW2**	**MW3**
Sample Matrix			**Water**	**Water**	**Water**
Eurofins Sample No.			**S25-Jn0019004**	**S25-Jn0019005**	**S25-Jn0019006**
Date Sampled			**Jun 06, 2025**	**Jun 06, 2025**	**Jun 06, 2025**
Test/Reference	LOR	Unit			
Total Recoverable Hydrocarbons					
TRH C6-C9	0.02	mg/L	0.06	< 0.02	< 0.02
TRH C10-C14	0.05	mg/L	< 0.05	< 0.05	< 0.05
TRH C15-C28	0.1	mg/L	< 0.1	< 0.1	< 0.1
TRH C29-C36	0.1	mg/L	< 0.1	< 0.1	< 0.1
TRH C10-C36 (Total)	0.1	mg/L	< 0.1	< 0.1	< 0.1
TRH C6-C10	0.02	mg/L	0.07	< 0.02	< 0.02
TRH C6-C10 less BTEX (F1)[N04]	0.02	mg/L	0.04	< 0.02	< 0.02
TRH >C10-C16	0.05	mg/L	< 0.05	< 0.05	< 0.05
TRH >C10-C16 less Naphthalene (F2)*[N01]	0.05	mg/L	< 0.05	< 0.05	< 0.05
Naphthalene[N02]	0.01	mg/L	< 0.01	< 0.01	< 0.01
TRH >C16-C34	0.1	mg/L	< 0.1	< 0.1	< 0.1
TRH >C34-C40	0.1	mg/L	< 0.1	< 0.1	< 0.1
TRH >C10-C40 (total)*	0.1	mg/L	< 0.1	< 0.1	< 0.1
BTEX					
Benzene	0.001	mg/L	0.007	< 0.001	< 0.001
Toluene	0.001	mg/L	0.015	0.003	< 0.001
Ethylbenzene	0.001	mg/L	0.002	< 0.001	< 0.001
m&p-Xylenes	0.002	mg/L	0.003	< 0.002	< 0.002
o-Xylene	0.001	mg/L	0.002	< 0.001	< 0.001
Xylenes - Total*	0.003	mg/L	0.005	< 0.003	< 0.003
4-Bromofluorobenzene (surr.)	1	%	62	57	63
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Acenaphthylene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Anthracene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Benz(a)anthracene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Benzo(a)pyrene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Benzo(b&j)fluoranthene[N07]	0.001	mg/L	< 0.001	< 0.005	< 0.005
Benzo(g.h.i)perylene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Benzo(k)fluoranthene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Chrysene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Dibenz(a.h)anthracene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Fluoranthene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Fluorene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Indeno(1.2.3-cd)pyrene	0.001	mg/L	< 0.001	< 0.005	< 0.005

Client Sample ID			MW1	MW2	MW3
Sample Matrix			Water	Water	Water
Eurofins Sample No.			S25-Jn0019004	S25-Jn0019005	S25-Jn0019006
Date Sampled			Jun 06, 2025	Jun 06, 2025	Jun 06, 2025
Test/Reference	LOR	Unit			
Polycyclic Aromatic Hydrocarbons					
Naphthalene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Phenanthrene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Pyrene	0.001	mg/L	< 0.001	< 0.005	< 0.005
Total PAH*	0.001	mg/L	< 0.001	< 0.005	< 0.005
2-Fluorobiphenyl (surr.)	1	%	70	INT	INT
p-Terphenyl-d14 (surr.)	1	%	63	INT	INT
Acidity (as CaCO3)	10	mg/L	480	< 50	< 50
Ammonia (as N)	0.01	mg/L	2.7	1.3	4.2
Chloride	1	mg/L	11000	7700	8300
Conductivity (at 25 °C)	10	uS/cm	30000	19000	24000
Hydrogen Sulfide (unionised)(by calculation)*	0.05	mg/L	< 0.05	< 0.05	< 0.05
Nitrate & Nitrite (as N)	0.05	mg/L	< 0.05	1.8	0.20
Nitrate (as N)	0.02	mg/L	< 0.02	1.8	0.19
Nitrite (as N)	0.02	mg/L	< 0.02	0.04	< 0.02
pH (at 25 °C)	0.1	pH Units	7.0	7.2	7.1
Phosphate total (as P)	0.01	mg/L	0.02	0.01	0.01
Sulphate (as S)	2	mg/L	460	400	390
Total Dissolved Solids Dried at 180 °C ± 2 °C	10	mg/L	19000	12000	15000
Total Kjeldahl Nitrogen (as N)	0.2	mg/L	3.6	3.0	5.4
Total Nitrogen (as N)*	0.1	mg/L	3.6	4.8	5.6
Total Suspended Solids Dried at 103°C to 105°C	5	mg/L	1600	21000	2300
Alkalinity (speciated)					
Total Alkalinity (as CaCO3)	20	mg/L	810	960	1000
Alkali Metals					
Sodium	0.5	mg/L	[Q08]4800	3100	4000
Heavy Metals					
Aluminium	0.05	mg/L	1.4	57	8.8
Aluminium (filtered)	0.05	mg/L	< 0.05	< 0.05	< 0.05
Arsenic	0.001	mg/L	0.007	0.062	0.015
Chromium	0.001	mg/L	0.047	0.41	0.071
Iron	0.05	mg/L	110	430	76
Iron (filtered)	0.05	mg/L	< 0.05	< 0.05	< 0.05
Manganese	0.005	mg/L	[Q08]3.0	8.1	2.0
Nickel	0.001	mg/L	0.022	0.26	0.042
Selenium	0.001	mg/L	0.007	0.062	0.008
Zinc	0.005	mg/L	0.13	0.92	0.14

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Eurofins Suite B4			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Sydney	Jun 12, 2025	7 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Sydney	Jun 12, 2025	7 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Sydney	Jun 12, 2025	7 Days
- Method: LTM-ORG-2010 TRH C6-C40			
BTEX	Sydney	Jun 12, 2025	14 Days
- Method: LTM-ORG-2010 BTEX and Volatile TRH			
Polycyclic Aromatic Hydrocarbons	Sydney	Jun 12, 2025	7 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
ASS Dewatering Suite - WA Department of Environment and Conservation			
Acidity (as CaCO3)	Melbourne	Jun 12, 2025	14 Days
- Method: LTM-INO-4210 Acidity			
Ammonia (as N)	Sydney	Jun 12, 2025	28 Days
- Method: LTM-INO-4200 Ammonia by Discrete Analyser			
Chloride	Sydney	Jun 12, 2025	28 Days
- Method: LTM-INO-4270 Anions by Ion Chromatography			
Conductivity (at 25 °C)	Sydney	Jun 12, 2025	28 Days
- Method: LTM-INO-4030 Conductivity			
Hydrogen Sulfide (unionised)(by calculation)*	Melbourne	Jun 12, 2025	7 Days
- Method: APHA 4500-S C & D - Sulphide			
pH (at 25 °C)	Sydney	Jun 12, 2025	6 Hours
- Method: LTM-GEN-7090 pH in water by ISE			
Phosphate total (as P)	Sydney	Jun 12, 2025	28 Days
- Method: E052 Total Phosphate (as P)			
Sulphate (as S)	Sydney	Jun 12, 2025	28 Days
- Method: In-house method LTM-INO-4270 Anions by Ion Chromatography			
Total Dissolved Solids Dried at 180 °C ± 2 °C	Sydney	Jun 12, 2025	7 Days
- Method: LTM-INO-4170 Total Dissolved Solids in Water			
Total Suspended Solids Dried at 103°C to 105°C	Sydney	Jun 12, 2025	7 Days
- Method: LTM-INO-4070 Analysis of Suspended Solids in Water by Gravimetry			
Alkalinity (speciated)	Sydney	Jun 12, 2025	14 Days
- Method: LTM-INO-4250 Alkalinity by Electrometric Titration			
Alkali Metals	Sydney	Jun 12, 2025	180 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Dewatering Metals : Metals M8	Sydney	Jun 12, 2025	180 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Heavy Metals (filtered)	Sydney	Jun 12, 2025	180 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Total Nitrogen Set (as N)			
Nitrate & Nitrite (as N)	Melbourne	Jun 12, 2025	28 Days
- Method: LTM-INO-4450 Nitrogens by Discrete Analyser			
Nitrate (as N)	Melbourne	Jun 12, 2025	28 Days
- Method: LTM-INO-4450 Nitrogens by Discrete Analyser			
Nitrite (as N)	Melbourne	Jun 12, 2025	2 Days
- Method: LTM-INO-4450 Nitrogens by Discrete Analyser			
Total Kjeldahl Nitrogen (as N)	Melbourne	Jun 12, 2025	28 Days
- Method: APHA 4500-Norg B,D Total Kjeldahl Nitrogen by FIA			

eurofins

web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

Melbourne	Geelong	Sydney	Canberra	Brisbane	Newcastle
6 Monterey Road	19/8 Lewalan Street	179 Magowar Road	Unit 1,2 Dacre Street	1/21 Smallwood Place	1/2 Frost Drive
Dandenong South	Grovedale	Girraween	Mitchell	Murarrie	Mayfield West
VIC 3175	VIC 3216	NSW 2145	ACT 2911	QLD 4172	NSW 2304
+61 3 8564 5000	+61 3 8564 5000	+61 2 9900 8400	+61 2 6113 8091	+61 7 3902 4600	+61 2 4968 8448
NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261
Site# 1254	Site# 25403	Site# 18217	Site# 25466	Site# 20794 & 2780	Site# 25079

Eurofins ARL Pty Ltd
ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Eurofins Environment Testing NZ Ltd
NZBN: 9429046024954

Auckland	Auckland (Focus)	Christchurch	Tauranga
35 O'Rorke Road	Unit C1/4 Pacific Rise	43 Detroit Drive	1277 Cameron Road
Penrose	Mount Wellington	Rolleston	Gate Pa
Auckland 1061	Auckland 1061	Christchurch 7675	Tauranga 3112
+64 9 526 4551	+64 9 525 0568	+64 3 343 5201	+64 9 525 0568
IANZ# 1327	IANZ# 1308	IANZ# 1290	IANZ# 1402

Company Name: CEC Geotechnical
Address: Unit 4 83 Grose Street
North Paramatta
NSW 2151

Project Name: DMP
Project ID: GR24220

Order No.: GR24220
Report #: 1229630
Phone: 02 9630 0121
Fax:

Received: Jun 6, 2025 4:30 PM
Due: Jun 17, 2025
Priority: 5 Day
Contact Name: Diego

Eurofins Analytical Services Manager : Adam Bateup

Sample Detail						ASS Dewatering Suite - WA Department of Environment and Conservation	Eurofins Suite B4
Melbourne Laboratory - NATA # 1261 Site # 1254						X	
Sydney Laboratory - NATA # 1261 Site # 18217						X	X
External Laboratory							
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**		
1	MW1	Jun 06, 2025		Water	S25-Jn0019004	X	X
2	MW2	Jun 06, 2025		Water	S25-Jn0019005	X	X
3	MW3	Jun 06, 2025		Water	S25-Jn0019006	X	X
Test Counts						3	3

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
2. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
3. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
4. For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
5. Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
6. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
7. SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
8. Samples were analysed on an 'as received' basis.
9. Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
10. This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	**mg/L:** milligrams per litre	**ppm:** parts per million
µg/L: micrograms per litre	**ppb:** parts per billion	**%:** Percentage
org/100 mL: Organisms per 100 millilitres	**NTU:** Nephelometric Turbidity Units	**MPN/100 mL:** Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	**Colour:** Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

1. Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time.Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Total Recoverable Hydrocarbons							
TRH C6-C9	mg/L	< 0.02			0.02	Pass	
TRH C10-C14	mg/L	< 0.05			0.05	Pass	
TRH C15-C28	mg/L	< 0.1			0.1	Pass	
TRH C29-C36	mg/L	< 0.1			0.1	Pass	
TRH C6-C10	mg/L	< 0.02			0.02	Pass	
TRH >C10-C16	mg/L	< 0.05			0.05	Pass	
Naphthalene	mg/L	< 0.01			0.01	Pass	
TRH >C16-C34	mg/L	< 0.1			0.1	Pass	
TRH >C34-C40	mg/L	< 0.1			0.1	Pass	
Method Blank							
BTEX							
Benzene	mg/L	< 0.001			0.001	Pass	
Toluene	mg/L	< 0.001			0.001	Pass	
Ethylbenzene	mg/L	< 0.001			0.001	Pass	
m&p-Xylenes	mg/L	< 0.002			0.002	Pass	
o-Xylene	mg/L	< 0.001			0.001	Pass	
Xylenes - Total*	mg/L	< 0.003			0.003	Pass	
Method Blank							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	mg/L	< 0.001			0.001	Pass	
Acenaphthylene	mg/L	< 0.001			0.001	Pass	
Anthracene	mg/L	< 0.001			0.001	Pass	
Benz(a)anthracene	mg/L	< 0.001			0.001	Pass	
Benzo(a)pyrene	mg/L	< 0.001			0.001	Pass	
Benzo(b&j)fluoranthene	mg/L	< 0.001			0.001	Pass	
Benzo(g.h.i)perylene	mg/L	< 0.001			0.001	Pass	
Benzo(k)fluoranthene	mg/L	< 0.001			0.001	Pass	
Chrysene	mg/L	< 0.001			0.001	Pass	
Dibenz(a.h)anthracene	mg/L	< 0.001			0.001	Pass	
Fluoranthene	mg/L	< 0.001			0.001	Pass	
Fluorene	mg/L	< 0.001			0.001	Pass	
Indeno(1.2.3-cd)pyrene	mg/L	< 0.001			0.001	Pass	
Naphthalene	mg/L	< 0.001			0.001	Pass	
Phenanthrene	mg/L	< 0.001			0.001	Pass	
Pyrene	mg/L	< 0.001			0.001	Pass	
Method Blank							
Conductivity (at 25 °C)	uS/cm	< 10			10	Pass	
Hydrogen Sulfide (unionised)(by calculation)*	mg/L	< 0.05			0.05	Pass	
Total Dissolved Solids Dried at 180 °C ± 2 °C	mg/L	< 10			10	Pass	
Total Kjeldahl Nitrogen (as N)	mg/L	< 0.2			0.2	Pass	
Total Suspended Solids Dried at 103°C to 105°C	mg/L	< 5			5	Pass	
Method Blank							
Alkalinity (speciated)							
Total Alkalinity (as CaCO3)	mg/L	< 20			20	Pass	
Method Blank							
Alkali Metals							
Sodium	mg/L	< 0.5			0.5	Pass	
Method Blank							
Heavy Metals							
Aluminium	mg/L	< 0.05			0.05	Pass	

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Arsenic	mg/L	< 0.001			0.001	Pass	
Chromium	mg/L	< 0.001			0.001	Pass	
Iron	mg/L	< 0.05			0.05	Pass	
Manganese	mg/L	< 0.005			0.005	Pass	
Nickel	mg/L	< 0.001			0.001	Pass	
Selenium	mg/L	0.001			0.001	Pass	
Zinc	mg/L	< 0.005			0.005	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons							
TRH C6-C9	%	99			70-130	Pass	
TRH C10-C14	%	128			70-130	Pass	
TRH C6-C10	%	99			70-130	Pass	
TRH >C10-C16	%	128			70-130	Pass	
Naphthalene	%	110			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	103			70-130	Pass	
Toluene	%	106			70-130	Pass	
Ethylbenzene	%	107			70-130	Pass	
m&p-Xylenes	%	110			70-130	Pass	
o-Xylene	%	109			70-130	Pass	
Xylenes - Total*	%	110			70-130	Pass	
LCS - % Recovery							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	%	82			70-130	Pass	
Acenaphthylene	%	89			70-130	Pass	
Anthracene	%	102			70-130	Pass	
Benz(a)anthracene	%	89			70-130	Pass	
Benzo(a)pyrene	%	80			70-130	Pass	
Benzo(b&j)fluoranthene	%	82			70-130	Pass	
Benzo(g.h.i)perylene	%	72			70-130	Pass	
Benzo(k)fluoranthene	%	83			70-130	Pass	
Chrysene	%	78			70-130	Pass	
Dibenz(a.h)anthracene	%	73			70-130	Pass	
Fluoranthene	%	90			70-130	Pass	
Fluorene	%	94			70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	75			70-130	Pass	
Phenanthrene	%	94			70-130	Pass	
Pyrene	%	88			70-130	Pass	
LCS - % Recovery							
Conductivity (at 25 °C)	%	101			70-130	Pass	
Nitrite (as N)	%	78			70-130	Pass	
Total Dissolved Solids Dried at 180 °C ± 2 °C	%	97			70-130	Pass	
Total Kjeldahl Nitrogen (as N)	%	103			70-130	Pass	
Total Suspended Solids Dried at 103°C to 105°C	%	95			70-130	Pass	
LCS - % Recovery							
Alkalinity (speciated)							
Total Alkalinity (as CaCO3)	%	115			70-130	Pass	
LCS - % Recovery							
Alkali Metals							
Sodium	%	98			80-120	Pass	
LCS - % Recovery							
Heavy Metals							
Aluminium	%	95			80-120	Pass	

Test			Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Arsenic			%	94			80-120	Pass	
Chromium			%	91			80-120	Pass	
Iron			%	94			80-120	Pass	
Manganese			%	95			80-120	Pass	
Nickel			%	91			80-120	Pass	
Selenium			%	94			80-120	Pass	
Zinc			%	92			80-120	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Spike - % Recovery									
Total Recoverable Hydrocarbons				Result 1					
TRH C10-C14	N25-Jn0023430	NCP	%	85			70-130	Pass	
TRH >C10-C16	N25-Jn0023430	NCP	%	85			70-130	Pass	
Spike - % Recovery									
				Result 1					
Nitrite (as N)	M25-Jn0034754	NCP	%	87			70-130	Pass	
Total Kjeldahl Nitrogen (as N)	B25-Jn0015162	NCP	%	104			70-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Aluminium	W25-Jn0031739	NCP	%	83			75-125	Pass	
Arsenic	W25-Jn0031739	NCP	%	91			75-125	Pass	
Chromium	W25-Jn0031739	NCP	%	88			75-125	Pass	
Iron	W25-Jn0031739	NCP	%	84			75-125	Pass	
Manganese	W25-Jn0031739	NCP	%	87			75-125	Pass	
Nickel	W25-Jn0031739	NCP	%	86			75-125	Pass	
Selenium	W25-Jn0031739	NCP	%	89			75-125	Pass	
Zinc	W25-Jn0031739	NCP	%	88			75-125	Pass	
Spike - % Recovery									
				Result 1					
Ammonia (as N)	S25-Jn0019005	CP	%	102			70-130	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Duplicate									
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
TRH C6-C9	S25-Jn0024128	NCP	mg/L	0.07	0.06	22	30%	Pass	
TRH C10-C14	S25-Jn0019004	CP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
TRH C15-C28	S25-Jn0019004	CP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
TRH C29-C36	S25-Jn0019004	CP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
TRH C6-C10	S25-Jn0024128	NCP	mg/L	0.13	0.11	19	30%	Pass	
TRH >C10-C16	S25-Jn0019004	CP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
Naphthalene	S25-Jn0024128	NCP	mg/L	< 0.01	< 0.01	<1	30%	Pass	
TRH >C16-C34	S25-Jn0019004	CP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
TRH >C34-C40	S25-Jn0019004	CP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	S25-Jn0024128	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Toluene	S25-Jn0024128	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Ethylbenzene	S25-Jn0024128	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
m&p-Xylenes	S25-Jn0024128	NCP	mg/L	< 0.002	< 0.002	<1	30%	Pass	
o-Xylene	S25-Jn0024128	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Xylenes - Total*	S25-Jn0024128	NCP	mg/L	< 0.003	< 0.003	<1	30%	Pass	

Duplicate									
				Result 1	Result 2	RPD			
Ammonia (as N)	S25-Jn0019004	CP	mg/L	2.7	2.8	4.0	30%	Pass	
Hydrogen Sulfide (unionised)(by calculation)*	M25-Jn0032660	NCP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
Nitrate & Nitrite (as N)	M25-Jn0034755	NCP	mg/L	25	23	5.0	30%	Pass	
Nitrite (as N)	M25-Jn0034755	NCP	mg/L	< 0.02	< 0.02	<1	30%	Pass	
Total Dissolved Solids Dried at 180 °C ± 2 °C	S25-Jn0033590	NCP	mg/L	170	180	6.0	30%	Pass	
Total Kjeldahl Nitrogen (as N)	B25-Jn0015165	NCP	mg/L	1.0	0.8	16	30%	Pass	
Total Suspended Solids Dried at 103°C to 105°C	S25-Jn0019004	CP	mg/L	1600	1600	<1	30%	Pass	
Duplicate									
Alkalinity (speciated)				Result 1	Result 2	RPD			
Total Alkalinity (as CaCO3)	S25-Jn0020029	NCP	mg/L	400	400	<1	30%	Pass	
Duplicate									
Alkali Metals				Result 1	Result 2	RPD			
Sodium	S25-Jn0024580	NCP	mg/L	1400	1400	5.0	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Aluminium	S25-Jn0024580	NCP	mg/L	< 0.05	0.09	64	30%	Fail	Q15
Arsenic	S25-Jn0024580	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Chromium	S25-Jn0024580	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Iron	S25-Jn0024580	NCP	mg/L	0.27	0.30	10	30%	Pass	
Manganese	S25-Jn0024580	NCP	mg/L	0.023	0.024	4.0	30%	Pass	
Nickel	S25-Jn0024580	NCP	mg/L	0.008	0.008	4.0	30%	Pass	
Selenium	S25-Jn0024580	NCP	mg/L	0.006	0.004	47	30%	Fail	Q15
Zinc	S25-Jn0024580	NCP	mg/L	0.40	0.41	3.0	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Chloride	S25-Jn0019005	CP	mg/L	7700	7200	7.0	30%	Pass	
Sulphate (as S)	S25-Jn0019005	CP	mg/L	400	360	10	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Aluminium (filtered)	S25-Jn0019005	CP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
Iron (filtered)	S25-Jn0019005	CP	mg/L	< 0.05	< 0.05	<1	30%	Pass	

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q08	The matrix spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference.
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Nileshni Goundar	Analytical Services Manager
Dilani Samarakoon	Senior Analyst-Inorganic
Luke Holt	Senior Analyst-Inorganic
Mary Makarios	Senior Analyst-Inorganic
Mickael Ros	Senior Analyst-Metal
Raymond Siu	Senior Analyst-Volatile
Roopesh Rangarajan	Senior Analyst-Organic
Ryan Phillips	Senior Analyst-Inorganic



Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

CHAIN OF CUSTODY RECORD

Eurofins | Environment Testing ABN 50 005 085 521

☐ Sydney Laboratory
179 Magowar Road, Girraween, NSW 2145
+61 2 9900 8400 EnviroSampleNSW@eurofins.com

☐ Brisbane Laboratory
Unit 1/21 Smallwood Place, Murarrie, QLD 4172
+61 7 3902 4600 EnviroSampleQLD@eurofins.com

☐ Perth Laboratory
46-48 Banksia Road, Welshpool, WA 6106
+61 8 6253 4444 EnviroSampleWA@eurofins.com

☐ Melbourne Laboratory
6 Monterey Road Dandenong South VIC 3175
+61 3 8564 5000 EnviroSampleVic@eurofins.com

Company	CEC Geotechnical	Project №	GR24220	Project Manager	Diego E
Address	Merrylands	Project Name	DMP	EDD Format (ESdat, EQuIS etc)	
Contact Name	Diego Espinosa				
Phone №	432522998				
Special Directions					
Purchase Order	GR24220				
Quote ID №					

Sampler(s)	DE	
Handed over by		
Email for Invoice	admin@cec-au.com, zuhaib@cec-au.com, diego@cec-au.com	
Email for Results	admin@cec-au.com, zuhaib@cec-au.com, diego@cec-au.com	

Analyses — Where metals are requested, please specify "dist" or "Filtered". SUITE code must be listed to attract SUITE pricing

Containers — Change container type & size if necessary

Required Turnaround Time (TAT) — Default will be 5 days if not ticked

♦Surcharge will apply

☐ Overnight (reporting by 9am)♦
☐ Same day♦ ☐ 1 day♦
☐ 2 days♦ ☐ 3 days♦
☑ 5 days (Standard)
☐ Other( )

№	Client Sample ID	Sampled Date/Time dd/mm/yy hh:mm	Matrix Solid (S) Water (W)	B4	R14	METALS (As, Cd, Cu, Cr, Ni, Pb, Zn, Hg)	pH	500mL Plastic	250mL Plastic	125mL Plastic	200mL Amber Glass	40mL VOA vial	500mL PFAS Bottle	Jar (Glass or HDPE)	Other (Asbestos AS4964, WA Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
1	MW1	6/06/25	L	X	X		X									
2	MW2	6/6/25	L	X	X		X									
3	MW3	6/6/25	L	X	X		X									
4																
5																
6																
7																
8																
9																
10																
		Total Counts		3	3		3									

Method of Shipment: ☐ Courier (#) ☐ Hand Delivered ☐ Postal — Name | Signature | Date | Time

Laboratory Use Only										
Received By	Blaine Ceart	SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date	6/6/25	Time	4:30pm	Temperature	15.9°C
Received By		SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date		Time		Report №	

1229620

CY: WG

APPENDIX D – Additional Information

Fact sheet

Water access licence exemption
for aquifer interference activities taking 3ML or less of groundwater per year

In December 2019 the NSW government introduced an exemption in the Water Management (General) Regulation 2018 that allows a small volume of groundwater to be taken through certain aquifer interference activities without the need for a water access licence.

Exemption from needing a water access licence

Under the exemption, a person can take up to 3 megalitres of groundwater through an aquifer interference activity per authorised project per water year without needing to obtain a water access licence, provided:

a) the water is not taken primarily for consumption or supply; and
b) the person claiming the exemption keeps a record of the water taken under the exemption and provides this to the Minister within 28 days of the end of the water year; and
c) the records are kept for 5 years.

Examples of aquifer interference activities to which the exemption may apply include:

- quarrying, excavating, dredging or exploring for stone, aggregate, sand or gravel;
- exploring for minerals, (including coal) or petroleum;
- excavation to construct or maintain a building, road or infrastructure;
- remediation of groundwater contamination;
- conducting pumping tests to investigate bore capacity or groundwater system characteristics;
- sampling for water quality from monitoring bores;
- ongoing dewatering of basements;
- creation of an artificial lake that intersects with groundwater and allows evaporation from it;
- investigation of groundwater resources or geotechnical investigation;
- operation of ground source heating or cooling systems.

The exemption provides a consistent, volume-based approach for the take of small volumes of groundwater and reduces red tape, delays and costs for businesses undertaking these aquifer interference activities.

Three megalitres per year is similar to the volume taken by landholders in accordance with domestic and stock rights held under section 52 of the *Water Management Act 2000*, for which a water access licence is not required to be held.

For mining and petroleum (including coal seam gas) activities, the exemption only applies to groundwater taken at the exploration stage. It does not apply to water taken during the production stage of mining and petroleum activities.

Water access licence exemption
for aquifer interference activities taking 3ML or less of groundwater per year

Claiming the exemption

The exemption only applies where groundwater is taken incidentally so that the aquifer interference activity can occur. That is, the purpose of taking the water must not be for its consumption or supply. The groundwater taken may subsequently be used for other purposes, for example for dust suppression or mixing concrete.

No application is needed to rely on the exemption, however proponents must record the water taken under the exemption on the approved recording and reporting form at the end of each period of take no later than 24 hours after the water is taken, for each water year in which an exemption is claimed. The form must be provided to the Minister's representative within 28 days of the end of the water year in which the water was taken.

Proponents must record the following information:

- The total amount of groundwater taken per year per authorised project under the exemption.
- The date or dates on which the groundwater was taken.
- A description of the method used to measure the volume of groundwater taken.
- The groundwater source from which the water was taken.
- The authority under which the water is being taken, for example water supply work approval, licence under the *Water Act 1912*, development consent, complying development or an approval exemption under legislation.
- The details of the person taking water.
- A description of the activity taking water.
- The location of the activity taking water.

Proponents of activities should check whether an approval and an assessment of impacts are required to carry out the activity regardless of whether this water access licence exemption applies.

More information

See FAQs for this exemption.

If you have any questions, please contact one of our friendly Customer Service team on 1300 662 077 or email Customer.Helpdesk@waternsw.com.au

[1] ***Authorised project*** *is defined in clause 7(5) of Schedule 4 to the Water Management (General) Regulation 2018, being an activity –*

a) that is the subject of a consent, approval or other lawful authority conferred by or under an Act, or

b) to which Division 5.1 of the Environmental Planning and Assessment Act 1979 applies, or

c) that is exempt development under that Act.

Record of groundwater take under exemption

For groundwater taken under a water access licence exemption for certain aquifer interference activities

Use this form to record and report groundwater taken by aquifer interference activities[1] when claiming either of the following water access licence exemptions *(please mark which exemption you are claiming)*:

☐ Taking up to 3 ML per water year per groundwater source through certain[2] aquifer interference activities in connection with an authorised project[3] ('the **<3 ML aquifer interference exemption'**) (see clauses 21(1), 21(6), 231(1) and clause 7 of Schedule 4 of the *Water Management (General) Regulation 2018*),

or

☐ Taking more than 3 ML of groundwater per water year from the Botany Sands Groundwater Source for the purposes of excavation dewatering ('the **>3 ML excavation exemption'**) (see clauses 21(1), 230(5) and 231(6) and clause 17A of Schedule 4 of the *Water Management (General) Regulation 2018*).

What you need to do

You will need to complete and submit a separate form for each authorised project and each groundwater source that you take water from every water year (1 July – 30 June) that you take water.

To claim the ***>3 ML excavation exemption*, a meter must be used to record the take** but telemetry is not required.

To claim either of the exemptions, you must meet the conditions of the relevant exemption, including record-keeping and reporting requirements set out in the *Water Management (General) Regulation 2018* and in this form. These requirements are in addition to any record-making and reporting requirements of any related approvals or authorisations you hold for your project.

This form is the approved form and manner for the purpose of clauses 21(6)(c), 21(6)(e), 230(5)(b)(i) and 231(6)(b)(i) of the *Water Management (General) Regulation 2018*.

Please read the **additional information** contained in the notes on pages 8 and 10. If there is insufficient room in any field please provide the information as an attachment.

Ensure you complete Sections A-E and H, and Section F or G as applicable.

Please complete the form with a black/blue ink pen and use BLOCK letters. You can also type directly in this form. Once completed, please print and sign the form. If there is not enough space in the form, please attach additional pages to the back of the form**.**

Submit your application form

You must submit a copy of the completed form no later than 28 days after the end of the water year in which the water was taken (that is by 29th July) or earlier if requested[20]. Please return your completed form/s and any attachments

- by post to **WaterNSW, PO Box 398, Parramatta NSW 2124,** or
- email a scanned copy to **Customer.Helpdesk@waternsw.com.au**

Section A: Summary of water taken under exemption

Identify the water year that applies to this record and the total volume of groundwater that was taken under the exemption in that water year.

A1 **Water year** (1 July - 30 June 20xx)	A2 **Total recorded volume[4] taken** within the water year (in megalitres **or** litres)		ML
			L
A3 Groundwater source[5]			
A4 Reference number[6]			

Section B: Project authorisation[7]

B1 ☐ Complying development[8] ☐ Exemption applies

or

If your project is **not** a complying development or exempt from authorisation please provide details of the approval, consent, licence, permit or other **form of authorisation for your project**.

B2 Authorisation number/s	B3 Determining authority

If claiming the **>3 ML excavation exemption** please provide the annual water extraction limit stated on your water supply work approval[9].

B4 Annual extraction limit (ML)	

Section C: Details of person taking water[10]

C1 Name		
C2 Company/organisation (including ACN)		
C3 Postal address		
C4 Suburb	C5 State	C6 Postcode
C7 Phone	C8 Mobile phone	
C9 Email		

Section D: Activity description

D1 Project name
D2 Describe the activity/s resulting in groundwater being taken[11]
D3 Describe the means by which the groundwater is being taken[12]

Section E: Activity location

E1 Provide relevant groundwater work numbers[13] if known

Please complete **either** E2 **or** E3.

E2 Locality or suburb[14] (for explorers/large linear infrastructure only)

E3 For all other activities please complete one of the following:

Address		
Suburb	State	Postcode

or

Lot/Deposited Plan/Section

or

GPS coordinates[15] *(For example, 32.25316 S 148.60022 E)*

Section F: Record of metered volumes taken

Complete **either** Section F **or** Section G.

Complete this section to record metered volumes taken under either exemption.

For the **>3 ML excavation exemption** make a record in this section **for each week that water is taken**[16]. To claim this exemption, metering equipment[17] must be used to record the groundwater taken.

For the **<3 ML aquifer interference exemption**, if a meter has been used to record the groundwater taken, record in this section the water taken for **each period of take** (rather than for each week) **no later than 24 hours after the water is taken**[18]. If the groundwater take was not measured using metering equipment, do not complete this section, **go to Section G.**

F1 **Meter brand and type**		F2 **Meter serial number**	

F3

Week ending (only complete column for the >3 ML excavation exemption)	**Start date and time**	**Start meter reading**	**End date and time**	**End meter reading**	**Volume taken**	**Units** (L, ML)	**Date and time record made**

Section F: Record of metered volumes taken (cont)

This page provides additional space and may be copied multiple times, if needed.

F1 **Meter brand and type**		F2 **Meter serial number**	

F3

Week ending (only complete column for the >3 ML excavation exemption)	**Start date and time**	**Start meter reading**	**End date and time**	**End meter reading**	**Volume taken**	**Units** (L, ML)	**Date and time record made**

Section G: Record of non-metered volumes taken

Complete this section to record non-metered volumes taken under the **<3 ML aquifer interference exemption only**. Make a record of the water **taken for each period of take no later than 24 hours after water is taken.**

G1 Describe the method used to **measure** the volume of groundwater taken[19]

G2

Start date of take	End date of take	Volume taken	Units (L, ML)	Date record made

Section G: Record of non-metered volumes taken (cont)

This page provides additional space and may be copied multiple times, if needed.

G2

Start date of take	End date of take	Volume taken	Units (L, ML)	Date record made

Section H: Declaration

I declare all information contained in this record is accurate, true and complete.

H1 Signature		H2 Date
H3 Name/Company officeholder		
H4 Position		
H5 Address		
H6 Suburb	H7 State	H8 Postcode
H9 Email		

Privacy statement

The personal information that is provided in this form will be managed by WaterNSW in accordance with its Privacy Procedure, or other such Policy document as updated from time to time. The information provided in this form is being collected and used for purposes relating to the Water Access Licence Exemptions described in this form pursuant to the *Water Management Act 2000 (NSW)*. The information provided in this form may be disclosed to public authorities and other authorised parties as required.

If you choose not to provide the requested information in this form, you may not be able to take water under the relevant water licence exemption and you may be in breach of the *Water Management Act 2000*. You have the right to request access to, and correct details of, your personal information held by the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW). Further information regarding privacy can be obtained from NSW DCCEEW's website.

Offences

Giving false or misleading information is a serious offence under Part 5A of the *Crimes Act 1900*. It is an offence under section 91J of the *Water Management Act 2000* for a person to make a statement or furnish information in or in connection with a metering record required to be kept that the person knows to be false or misleading in a material particular.

Need help?

More information is available at waternsw.com.au/dewatering. If you need further assistance, please contact our Customer Service Centre on 1300 662 077, Monday to Friday from 8am - 5pm or email Customer.Helpdesk@waternsw.com.au

Notes

1 **Aquifer interference activity** has the same meaning as set out in the Dictionary to the *Water Management Act 2000* which is an activity involving any of the following:

a) the penetration of an aquifer,
b) the interference with water in an aquifer
c) the obstruction of the flow of water in an aquifer,
d) the taking of water from an aquifer in the course of carrying out mining, or any other activity prescribed by the regulations,
e) the disposal of water taken from an aquifer as referred to in paragraph d).

2 The activities to which the ***<3 ML aquifer interference exemption*** applies are listed in clause 7(2) of Schedule 4 to the *Water Management (General) Regulation 2018*.

3 **Authorised project** is defined in clause 7(5) of Schedule 4 to the *Water Management (General) Regulation 2018*, being an activity –

a) that is the subject of a consent, approval or other lawful authority conferred by or under an Act, or
b) to which Division 5.1 of the *Environmental Planning and Assessment Act 1979* applies, or
c) that is exempt development under that Act.

4 Record the **total volume of groundwater** taken in the water year for the groundwater source in either megalitres (ML) or litres (L).

5 If you are unsure which groundwater source you are taking water from check at: https://water.dpie.nsw.gov.au/our-work/plans-and-strategies/water-sharing-plans/status or please contact WaterNSW or NRAR for assistance.

Note, if your project takes groundwater from more than one groundwater source, you will need to complete a form for each groundwater source from which you are taking water and claiming an exemption for.

6 As these exemptions commenced in December 2019 no **reference number** is available for the 2019/20 water year. In following years, provide the reference number that will be issued to you by WaterNSW or NRAR after submitting this record for a previous water year.

7 **Examples of authorisations** may include:

- water supply work approvals granted under the *Water Management Act 2000*
- water licences granted under the *Water Act 1912*
- exploration licences or assessment leases granted under the *Mining Act 1992*
- petroleum exploration licences and petroleum assessment leases granted under the *Petroleum (Onshore) Act 1991*
- development consents granted under the *Environmental Planning and Assessment Act 1979*

8 **Complying development** is a combined planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier.

9 It is a requirement of the **>3 ML excavation exemption** that the water supply work approval be subject to an annual extraction limit (see clause 17A (1)(a) of Schedule 4 to the *Water Management (General) Regulation 2018*).

10 For infrastructure or construction projects this may be the **proponent's representative** for example a contractor.

11 **Describe the activity/s taking groundwater** while conducting the aquifer interference activity, and the number of works involved.

For example:

- extraction using a battery of 15 spear points to dewater a building construction site
- drilling 25 reverse circulation mineral exploration drillholes
- groundwater extracted from a permanent sump in a building basement
- pump-and-treat of contaminated groundwater from four extraction bores
- evaporation from two artificial lakes that fill from groundwater
- investigating a contaminated site
- geotechnical or geoenvironmental investigation
- groundwater extracted from a temporary trench or excavation
- groundwater seepage from a cutting
- water quality sampling from eight monitoring bores
- conducting a pumping test on a bore
- dewatering from six coal seam gas pilot production bores
- groundwater extracted while drilling a ground source heating system
- investigating groundwater resources

12 Examples of the **means by which the groundwater is taken** include surface pump, airlift, downhole/submersible pump, bailer, water removed with ground materials, water freely draining from a cutting, pit seepage / inflow, evaporation from artificial lake that has filled from groundwater. Where several means of take are involved please identify the number and type of each.

13 This is a departmental reference number 'GWxxxxxx'. For government owned monitoring bores this number is stamped on the bore headworks.

14 Provide name of locality or suburb that relates to the project.

15 Please provide GPS coordinates as longitude and latitude in decimal degrees.

16 For the ***>3 ML excavation exemption***, the person claiming the exemption must record water taken on this record and keep a copy of this record for five years (see clauses 230 (5), 230 (6) and 238 (1) of the *Water Management (General) Regulation 2018*).

17 It is a condition of the ***>3 ML excavation exemption*** that the **mandatory metering equipment condition is required to be complied with** in respect of a water supply work being used to take the groundwater, except for clause 4 (3) of Schedule 8 to the *Water Management (General) Regulation 2018*. For the purposes of this exemption, metering equipment consists of a meter and a data logger. **Telemetry is not required under this exemption**. However, other metering equipment and standards may be specified by a condition of the water supply work approval.

In the **event metering equipment becomes faulty**, you must report within 24 hours to WaterNSW at waternsw.com.au/s91i. An offence applies under section 91IA of the *Water Management Act 2000* for failing to report faulty metering equipment within 24 hours.

18 For Section F (or Section G if using) you must make a new record for each period of take during your activity. The **period of take** is either the date groundwater was taken, or the start and end dates for a period of continuous take. This record must be retained for five years.

19 Examples of **non-metered methods used to measure** the volume of water taken include: v-notch weir or velocity times area; borehole, sump, bailer or bucket volume; evaporation or seepage calculation.

20 You may be required to give a copy of this form to the Minister or delegate earlier if requested (see clauses 21 (6), 230 (5) and 231 (6) of the *Water Management (General) Regulation 2018*).