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MDS COMMERCIAL DEVELOPMENTS PTY LTD



Preliminary Site Investigation

806-812 Windsor Road, Rouse Hill NSW

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Table of Contents

		Page Number
EXECUTIVE SUMMARY		**I**
1.	**INTRODUCTION**	**1**
1.1	Background and Purpose	1
1.2	Proposed Development	1
1.3	Project Objectives	1
1.4	Scope of Works	1
1.5	Regulatory Framework	2
2.	**SITE DESCRIPTION**	**3**
2.1	Property Identification, Location and Physical Setting	3
2.2	Local Land Use	3
2.3	Regional Setting	4
2.4	Groundwater Bore Records and Local Groundwater Use	4
2.5	Site Walkover Inspection	5
3.	**SITE HISTORY AND SEARCHES**	**6**
3.1	Land Titles Information	6
3.2	Historical Aerial Photography Review	6
3.3	Council Information	7
3.4	SafeWork NSW Dangerous Goods Register Records	7
3.5	EPA Online Records	7
4.	**CONCEPTUAL SITE MODEL**	**9**
4.1	Rationale	9
4.2	Summary of Site History	9
4.3	Predicted Subsurface Conditions	9
4.4	Potential Contamination Sources	9
4.5	Potential Contaminants	9
4.6	Risk Assessment	11
4.7	Receptors	12
4.8	Summary of the Conceptual Site Model	12
5.	**CONCLUSION**	**14**
6.	**RECOMMENDATIONS**	**15**
7.	**STATEMENT OF LIMITATIONS**	**16**
REFERENCES		**17**
ABBREVIATIONS		**18**

Schedule of Tables

Table 2-1	Site Identification	3
Table 2-2	Local Land Use	3
Table 2-3	Regional Setting	4
Table 2-4	Summary of Registered Water Bores within 500 km of the site	4
Table 3-1	Summary of Owner History	6
Table 3-2	Summary of Aerial Photograph Observations	7
Table 4-1	Potential for PFAS Contamination	10
Table 4-2	Emerging or Controlled Chemicals	11
Table 4-3	Assessment of Potential Contamination Risks	11
Table 4-4	Summary of the Conceptual Site Model	13

Appendices

APPENDIX A - FIGURES

APPENDIX B - PROPOSED DEVELOPMENT

APPENDIX C - GROUNDWATER BORE SEARCH

APPENDIX D - SITE PHOTOGRAPHS

APPENDIX E - SAFEWORK

Executive Summary

EI Australia (EI) was engaged by MDS Commercial Developments Pty Ltd ('the client') to complete a Preliminary Site Investigation (PSI) of 806-812 Windsor Road, Rouse Hill NSW ('the site').

The site is located 33.5 kilometres north-west of the Sydney central business district, within the local government area of Blacktown City Council. The site comprises two cadastral allotments, identified as Lot 1 in Deposited Plan (DP) 1033570 and Lot 5 in DP 135883, and covers a total area of 4.12 ha.

At the time of this investigation, the land was occupied by a residential dwelling within the north-eastern corner of the property. Dilapidated structures were identified in the central portion of the northern half and overgrown grassland covered the western and southern portion. Two dams were located in the northern central portion of the site.

This preliminary site investigation (PSI) was completed in support of a Development Application to Blacktown City Council.

Based on plans supplied by client, the proposed development is the demolition of existing site structures and the construction of seven four-storey residential apartment buildings in three blocks (A, B, C), with each block overlying basement car parking of one or two levels. Internal roads will be constructed between each of the three blocks of buildings. A landscaped set back area is proposed in the southern part of the site.

The objectives of this PSI were to appraise the potential for site contamination, on the basis of field observations, historical land uses and other documentary evidence.

The key findings of this PSI were as follows:

- The site was vacant land until the 1960s and then was developed into a rural residential property.
- The local surroundings consisted of vacant land and residential properties and from the 1970s properties were developed for commercial and light industrial purposes.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No suspicious odour was detected during the site inspection. Fibre cement sheeting (FCS) formed parts of the building fabric, including the eaves, roofing and flooring.
- There was no evidence that an underground storage tank was present on the site. No aboveground storage tank was observed.
- The sub-surface conditions were expected to be a layer of filling (re-worked natural), overlying silty clay and shale bedrock. The potential for acid sulfate soil to be present on the site was very low.
- The conceptual site model established that there was potential for contamination to be present at the site. The primary potential contamination sources were hazardous building materials including potential asbestos containing material, dilapidated structures and stockpiles of miscellaneous and demolition material.

Conclusion

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the potential for wide spread commination was low and that the site was generally suitable for the proposed high density residential development. However the recommendations summarised below and detailed in **Section 6** should be actioned as part of the planning approval process.

Recommendations

- Dewatering of the dams according Blacktown City Council requirements.
- A Hazardous Materials Survey of buildings, dilapidated structures and stockpiles of miscellaneous and demolition materials prior to the commencement of any demolition works. The hazardous material survey should guide demolition and removal actions to manage fall out of potential hazardous materials.
- Buildings, dilapidated structures, stockpiles of miscellaneous items and surface cover should be removed as part of the demolition process.
- Following removal of demolition materials including stockpiles of miscellaneous materials and vegetation cover, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant, to check for any visible signs of contamination (in particular fragments of potential ACM).
- Surplus soil to be removed from site as part of any basement excavation and/or foundation work, including *virgin excavated natural material* (VENM), should be classified prior to off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines*.
- Any material being imported to the site, including for reinstatement the existing dams, should be validated as suitable for proposed high density residential land use, in accordance with EPA guidelines.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by MDS Commercial Developments Pty Ltd ('the client') to complete a Preliminary Site Investigation (PSI) of 806-812 Windsor Road, Rouse Hill NSW (herein referred to as the 'the site').

The site is located 33.5 kilometres north-west of the Sydney central business district (CBD), within the local government area (LGA) of Blacktown City Council (**Figure 1, Appendix A**). The site comprises two cadastral allotments, identified as Lot 1 in Deposited Plan (DP) 1033570 and Lot 5 in DP 135883, and covers a total area of 41,230 m^2 (**Figure 2, Appendix A**).

At the time of this investigation, the land was occupied by a residential dwelling within the north-eastern corner of the property. Dilapidated structures were observed in the central portion of the northern half and overgrown grassland covered the western and southern portion. Two dams were located in the northern central portion of the site.

This PSI was completed in support of a development application to Blacktown City Council. The aim was to appraise the environmental (potential contamination) condition of the site.

Note EI completed a geotechnical investigation of the site concurrently with this PSI and the corresponding report should be read in conjunction with this report.

1.2 Proposed Development

Based on the supplied plans (**Appendix B**), the proposed development involved the demolition of existing site structures and the construction of seven four-storey residential apartment buildings in three blocks (A, B, C), with each block overlying basement car parking of one or two levels. Internal roads will be constructed between each of the three blocks of buildings. A landscaped set back area is proposed in the southern part of the site, to link into greenspace on the adjacent off site property.

The ground floor / lowest basement levels for Blocks A, B and C are proposed to have a finished floor levels (FFL) of 51.502m, 50.18m and 52.552m Australian Height Datum (AHD), respectively. Bulk excavation to depths of around 6m below ground level (BGL) will be required. Locally deeper excavations might be required for footings, lift overrun pits, crane pads and service trenches.

1.3 Project Objectives

The objectives of this investigation were to:

- Evaluate the potential for site contamination on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources;
- Make a conclusion about suitability of the site for proposed use; and
- Make recommendations for further environmental investigation of the site (if applicable), in relation to the proposed development.

1.4 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- Review of relevant (hydro)geological and soil landscape maps for the project area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;

- A site walkover inspection;
- Review of site history, based on land titles records, aerial photographs (dating back to 1955) and property files archived by Blacktown City Council;
- A site search through SafeWork NSW, for information relating to possible underground tank approvals and locations;
- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*.

1.5 Regulatory Framework

The following regulatory framework and guidelines were considered during this investigation:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- *State Environmental Planning Policy (Resilience and Hazards) (2021)* (formerly SEPP 55 – Remediation of Land);
- State Environmental Planning Policy (Precincts—Central River City) 2021*;*
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- EPA (2020) *Guidelines for Consultants Reporting on Contaminated Land*;
- NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013);

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**.

Table 2-1 Site Identification

Attribute	Description
Street Address	806-812 Windsor Road, Rouse Hill NSW
Location Description	33.5 kilometres north-west of Sydney CBD, bound by residential properties (north-east), a construction site (north and north-west), vacant land followed by Schofields Road (south), Windsor Road followed by commercial properties (east) and vacant land (west).
Geographical Coordinates	Northern-eastern corner of site (GDA2020-MGA56): ▪ Easting: 307095.692; ▪ Northing: 6270619.481. (Source: http://maps.six.nsw.gov.au)
Area	41,230 m^2 (Source: http://maps.six.nsw.gov.au)
Lot and DP	Lot 1 in DP 1033570 and Lot 5 in DP 135883
State Survey Marks	Two state survey marks are situated within close proximity (<150m) to the site: ▪ SS141832D: on the Windsor Road (approx. 25m east); and ▪ SS206451: on the corner of Demeter Street and Adonis Avenue (approx.80m north). (Source: http://maps.six.nsw.gov.au)
LGA	Blacktown City Council
Parish	Gidley
County	Cumberland
Current Zoning	SP2: Infrastructure; RE1: Public Recreation; and R3: Medium Density Residential. (*State Environmental Planning Policy (Precincts—Central River City) 2021*)

2.2 Local Land Use

The site is situated within an area of rural residential uses. The local sensitive receptors within close proximity to the site are identified in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptor (and distance from site)
South	Vacant land Townhouses Rural residential property	Residential (approximately 120m southwest and 100m south)
West	Vacant land	-
North	Residential properties Construction site	Residential (immediately adjacent)
East	Commercial properties	-

2.3 Regional Setting

Local topography, (hydro)geology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site gently sloped to the north, with elevations varying between approx. 56m to 62mAHD.
Site Drainage	Site drainage is likely to consist mostly of surface infiltration. Any run-off would be expected to flow into either the municipal stormwater system or overland flow consistent with the site topography, flowing into Second Ponds Creek approximately 425m north-west of the site.
Regional Geology	Information on regional sub-surface conditions, referenced from the Department of Mineral Resources Geological Map Penrith 1:100,000 Geological Series Sheet 9130, (DMR, 1991) indicates the site is underlain by Ashfield Shale of the Wianamatta Group (Rwa), consisting of dark-grey to black claystone-siltstone and fine sandstone-siltstone laminite.
Soil Landscape	The NSW Government Department of Planning, Industry, and Environment *eSPADE v2.0* website indicates that the site overlies the Residual Blacktown (bt) soil landscape. This landscape type is characterised by gently undulating rises on Wianamatta Group shales. Local relief to 30 m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes..
Acid Sulfate Soil (ASS) Risk	With reference to the *Springwood / Riverstone Acid Sulfate Soil Risk Map* (1:25,000 scale; Murphy, 1997), the site lies within an area of '*No Known Occurrence*'. In such cases, ASSs are not known or expected to occur and "land management activities are not likely to be affected by ASS materials." The site is not classified on the *State Environmental Planning Policy (Precincts—Central River City) 2021 - Acid Sulfate Soil Map*, further proof that the potential for ASS to be present on-site was low. The potential for ASS presence on-site was considered to be low and further assessment was unwarranted.
Nearest Surface Water Feature	Two dams, located in the north central portion of the site. These dams form part of the local drainage pathway, connecting the dams in a general south to north direction. Second Ponds Creek (approximately 425m north-west).
Groundwater Flow Direction	Groundwater movement in the Ashfield Shale is generally low, due to the limited pore space and poor connectivity of the bedding planes. The majority of groundwater flow through the underlying confined aquifer is via saturated fractures and joints. Groundwater is anticipated to flow in a north-westerly direction towards Second Ponds Creek.

2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 16 June 2022 (Ref. https://realtimedata.waternsw.com.au/water.stm).

Four registered bores were identified within a 500 m radius of the site, as summarised in **Table 2-4**. A bore location plan and detailed information regarding the listed bores is attached in **Appendix C**.

Table 2-4 Summary of Registered Water Bores within 500 km of the site

Bore No.	Date Drilled	Drilled Depth (m)	SWL*/Salinity/Yield	Bore Purpose
GW115516	N/A	N/A	N/A	N/A
GW115513	N/A	N/A	N/A	N/A

Bore No.	Date Drilled	Drilled Depth (m)	SWL*/Salinity/Yield	Bore Purpose
GW115515	N/A	N/A	N/A	N/A
GW115514	N/A	N/A	N/A	N/A

Notes: Data not recorded; * SWL – Standing water level measured in m BGL, Salinity – units unspecified, Yield measured in L/s.

2.5 Site Walkover Inspection

Observations were recorded during a walkover inspection of the site, conducted on 10 June 2022. These observations are summarised below and photographs taken during the inspection are presented in **Appendix D**.

- The site was a trapezoid-shaped block of land, accessible from Windsor Road (**Photograph 1**). The site is divided into different areas as follows:
  - The north-eastern portion of the site was occupied by a two-storey residential dwelling with large front and back yard. All building footings (brick and concrete) were in good condition and displayed no signs of the effects of corrosion, salt scalding, iron oxide (i.e. orange brown) colouration or staining (**Photograph 2**).
  - Part of the backyard was fenced with iron gauze wire netting, and contained some sheep and chickens. A dilapidated shed and a stockpile of miscellaneous materials was located next to the fenced area (**Photograph 3**).
  - Two dams were located in the backyard, the big dam was observed during the investigation (**Photograph 4**), while the small dam towards the north-eastern corner was not investigated due to overgrown grass.
  - Waste materials, including abandoned construction waste were noted in the backyard of the residential dwelling (**Photograph 3**).
  - Concrete paved areas were observed near the dwellings and shed, which were used for car parking and storage. The surface pavements were in fair to good condition. No visual signs of corrosion, salt scalding, iron oxide (i.e. orange brown) colouration or staining were observed (**Photograph 5**).
  - Several dilapidated structures and an abandoned tank (steel water tank) were noted to the west of the residential dwelling (**Photograph 6**).
  - The south of the site was overgrown by grass and was inaccessible (**Photograph 7**). The diversity of vegetation indicated that phytotoxicity of local soils was not an issue for the land. All roadways were noted to be compacted gravels (**Photograph 8**).
- Fibre cement sheeting (FCS), which was potential asbestos-containing material (ACM), formed parts of the building (north-east) fabric, including the eaves and roofing.
- Surrounding areas were observed to be rural residential properties to the north-east, a construction site to the north and north-west, and vacant land in all other directions.
- No visual or olfactory signs of significant contamination were detected during the inspection.
- No evidence of an underground petroleum storage system (UPSS), or an underground storage tank (UST), was observed on the site. No above-ground storage tank (AST) was present.

3. Site History and Searches

3.1 Land Titles Information

A historical land titles search was conducted through InfoTrack Pty Ltd. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of the previous and current registered proprietors is presented in **Table 3-1**.

Table 3-1 Summary of Owner History

Year	Registered Proprietor(s) and Occupations (where documented)
Lot 1 DP 1033570	
1901 to 1948	Edwin Stephen Rouse (Esquire)
1948 to 1956	Nina Beatrice Terry (Married Woman) (Application by Transmission not investigated)
1956 to 1973	Roderick Buchanan Rouse Terry (Farmer) / Edwin Terence Terry (Farmer) / Gerald George Terry (Farmer) (Trustees)
1973 to 1979	Santo Valenti (Greengrocer) / Maria Grazia Valenti (Married Woman)
1979 to 2007	Louis Fumeaux (Industrial Chemist)
2007 to date	# Autumn Properties Pty Limited
Lot 5 in DP 135883	
1901 to 1948	Edwin Stephen Rouse (Esquire)
1948 to 1956	Nina Beatrice Terry (Married Woman) (Application by Transmission not investigated)
1956 to 1962	Roderick Buchanan Rouse Terry (Farmer) / Edwin Terence Terry (Farmer) / Gerald George Terry (Farmer) (Trustees)
1962 to 1965	Cecil Eric Krochnert (Farmer) / Valerie Joan Korchnert (Married Woman)
1965 to 1985	Russell George Inch (Salesman) / Agnes Cameron Inch (Married Woman)
1985 to 2005	Andrew Zahra / Mary Zahra
2005 to date	# Spring Properties Pty Limited

# Denotes current registered proprietor

3.2 Historical Aerial Photography Review

The historical aerial photographs reviewed as part of this investigation included:

- **1955, 1966, 1975, 1986, 1994, 1998 and 2005**, available through Spatial Service NSW (https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html); and
- **2005 to 2022**: provided by Google Earth.

A summary of the findings is given in **Table 3-2**.

Table 3-2 Summary of Aerial Photograph Observations

Photograph	Site Description	Land Use
1955	The site appeared to be a vacant land. Surrounding areas were similar vacant grassed lands, with a number of rural residential properties observed to the north-east of the site and a dam to the south-west.	Vacant land
1966	The site was largely unchanged from the 1955 image. More rural residential properties were observed to the south and north of the site. On-site dams were noted to the north-west and south of the site.	Vacant land
1975	The site appeared to be developed into a rural/residential property. A residential dwelling with associated sheds was constructed in the north-eastern portion of the site (largely consistent with the current structures). More rural residential properties were observed to the north of the site.	Rural residential
1986	The site was largely unchanged from the 1975 image. Surrounding areas to the west and east of the site were occupied by warehouse buildings. More townhouse buildings were constructed to the south-west of the site (largely consistent with the current structures).	Rural residential
1994	More residential dwellings were constructed on the north-western portion of the site. Surrounding areas were largely unchanged.	Rural residential
1998	The site was largely unchanged from the 1986 image, with the exception that an on-site dam was noted to the north central portion of the site. Surrounding areas were largely unchanged.	Rural residential
2005	The previous residential structures in the north-eastern portion of the site were demolished. Surrounding areas were largely unchanged.	Rural residential
2005-2022	The site appeared to be unchanged from the 2005 image. More commercial properties were noted to the east of the.	Rural residential

3.3 Council Information

An application to access property records held by Blacktown City Council was submitted by EI during the course of this investigation. At the time of writing this report, a response from Council had not been received.

3.4 SafeWork NSW Dangerous Goods Register Records

A search of the *Stored Chemical Information Database* maintained by SafeWork NSW was requested on the 8th June 2022 by EI for this PSI. This database contains information relating to the storage of dangerous goods, in particular the presence of (licensed) underground and above-ground storage tanks. Correspondence dated 21st June 2022 confirmed that SafeWork NSW did not hold any records relating to any part of the site. The correspondence is attached in **Appendix E**.

3.5 EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act 1997) and *Protection of the Environment Operations Act 1997* (POEO Act 1997) were conducted by EI for this investigation.

Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 16 June 2022. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that the site and surrounding lands within 250m radius were not subject to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 16 June 2022. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation. The search confirmed that the site and surrounding lands within 250m radius had not been notified as contaminated to the EPA (i.e. were not included in the list).

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 16 June 2022. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs. The search confirmed that the site and surrounding lands within close proximity (within 250m) were not subject to any licensing agreements / notices / programs relevant to this legislation.

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying data gaps in the existing site characterisation.

4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated. These risks were defined as the probability that the utility of the site would be diminished by the presence of soil, soil vapour and/or groundwater contamination.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

4.2 Summary of Site History

The available historical information (**Section 3**) indicated that the site had been vacant land until the 1960s. From the 1970s, the site had been developed into a rural residential property. The dam in the north central portion of the site was constructed in 1998 at least.

The local surroundings consisted of vacant land and residential properties up to the 1970s, after which time they were increasingly (re)developed for commercial / light industrial purposes.

4.3 Predicted Subsurface Conditions

Based on the map information (**Section 2**), the sub-surface conditions were expected to be a layer of filling (⩽1m thickness), overlying silty clay and shale bedrock. The potential for ASS to be present on the site was very low.

4.4 Potential Contamination Sources

The potential sources of contamination for this site were as follows:

- Hazardous building materials within former / existing site structures (including asbestos-containing material (ACM), lead-based paints, metallic objects, oils and polychlorinated biphenyls (PCB), as a result of historic demolitions and/or weathering;
- Stockpiles of miscellaneous construction waste, potentially containing ACM, from demolition of former structures
- Fill materials of unknown origin and quality, used to grade and level the site;
  - Based on history of site use, filling is likely to be a result of general trim of existing natural soil, rather than importation form off site sources.
- Minor-level leakage of petroleum hydrocarbons from vehicles;
- Localised application of pesticides around building (footing) perimeters; and
- Off-site migration from neighbouring commercial / light industrial properties.

4.5 Potential Contaminants

The potential contaminants at the site were considered to be:

- Priority Metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Monocyclic aromatic hydrocarbons: Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB); and
- Asbestos.

PFAS Assessment

The EPA (2017) *Guidelines for the NSW Site Auditor Scheme* requires that per- and poly-fluoroalkyl substances (PFAS) are considered when investigating land contamination. An assessment of the probability for PFAS occurrence is provided in **Table 4-1**. This was based on considerations outlined in the *PFAS National Environmental Management Plan* (HEPA, 2020) and the EnRisk (2016) decision tree.

In this instance, the potential for PFAS to be present on-site was low and subsequently PFAS sampling / analysis of soil and water was unwarranted.

Table 4-1 Potential for PFAS Contamination

Preliminary Screening	Probability of Occurrence [1]
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred on-site? If so, list activity.	L
Has an activity listed in HEPA (2020) [2] as being associated with PFAS contamination occurred up-gradient or adjacent to the site? If so, list activity.	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient or adjacent to the site between 1970 and 2010? [3]	L
Have "fuel" fires ever occurred on-site between 1970 and 2010? (e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?)	L
Have PFAS been used in manufacturing or stored on-site? [4]	L
Could PFAS have been imported in fill materials from a site with an activity listed in HEPA (2020)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the EPA PFAS Investigation Program? [5]	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (including ASLP testing) and waters?	-

Probability: L – low (no recorded instance or compelling rationale); M – moderate (there is potential evidence of a recorded instance); H – high (there is evidence of a recorded instance).
Activities listed in Appendix B of HEPA (2020).
Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas).
Refer to https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program.

Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985*, to control chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**.

In this instance, the potential for an emerging chemical of concern to be present on-site was low, with the possible exceptions of pesticides, from the importation of filling (from unknown sources) and/or pesticide use.

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or Emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin wastes (CCO, 1986) have the potential to impact the site? [1]	No
Were organotin products (CCO, 1989) used or stored on site? [2]	No
Were polychlorinated biphenyls (PCB) used or PCB wastes (CCO, 1997) stored on-site? [3]	No
Were scheduled chemical or wastes (CCO, 2004) used or stored [4]	Possibility for pesticides to have been applied to building footings, and localised to near surface
Are other emerging chemicals suspected? [5]	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	Yes: minor localised application of pesticides

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.
Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.
Note 3 From older transformer oils and electrical capacitors.
Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products.
Note 5 Other chemicals considered as emerging e.g. 1,4dioxane (associated with some chlorinated volatile organic compounds (CVOC)).

4.6 Risk Assessment

An assessment of the potential contamination risks for the site is outlined in **Table 4-3**Error! Reference source not found..

Table 4-3 Assessment of Potential Contamination Risks

Potential Source	Impacted Medium	Potential Contaminant	Likelihood (Risk) of Contamination
Importation of fill of unknown origin and quality	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	**Low** Filling was not expected to be present, if present, filling was expected to be within the former building footprints. Though filling soil is more likely to be reworked natural soil
Hazardous building materials	Building fabrics Dilapidated structures Near surface soil On-site dams	PM (lead in particular), PCB, asbestos	**Moderate** Buildings present on-site from 1975 at least. Hazardous building materials (potential ACM) observed on various buildings.
Application of pesticides	Near surface soil (building footing areas)	PM (arsenic and copper), OCP, OPP	**Low** If present, pesticides are expected to be limited to shallow, building footprint soils.
Stockpiles of miscellaneous demolition waste	Soil	PM (lead in particular), asbestos	**Moderate** Aerial photo review indicated that structures were demolished
Leakage from vehicles	Near surface soil	PM, TRH, BTEX, PAH, phenols, asbestos	**Low** Concrete paved area surrounding the residential dwelling was noted to be in fair condition. A compacted gravel driveway was observed across the central of the site.
Migration from off-site sources	Soil On-site dams	PM, TRH, BTEX, PAH	**Low** No indication of any other (grossly) contaminating activities on adjacent

Potential Source	Impacted Medium	Potential Contaminant	Likelihood (Risk) of Contamination
	Groundwater		properties. Surroundings largely rural residential and commercial properties. Heavy industries were not present.

4.7 Receptors

The following potential receptors of site contamination were identified:

- Current site users;
- Demolition and construction workers;
- Users of the adjacent land during future demolition / construction works;
- Future site users;
- Ecological receptors in areas of exposed soil / landscaping; and
- On-site dam, local drainage pathways and (ultimately Second Ponds Creek).

4.8 Summary of the Conceptual Site Model

The CSM, including the potential contamination sources, exposure pathways and human and environmental receptors, is summarised in **Table 4-4**.

Based on this model, there was potential for contamination to exist on the site, warranting the need for further (detailed / field-based) investigation.

Table 4-4 Summary of the Conceptual Site Model

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (SPR) Linkage
Imported fill of unknown origin and quality Localised pesticides in soil	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates	Current and future site occupier Demolition / construction workers Adjacent site users Future intrusive workers	**Low potential for complete exposure pathway.**
Hazardous building materials. Dilapidated structures Stockpiles of miscellaneous demolition waste		Primarily PM (particularly lead), asbestos	Atmospheric dispersion from soil to outdoor and indoor air spaces			**Potentially complete.** Note: the use of personal protective equipment (PPE) is mandatory for construction workers.
Leakage from vehicles			Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours		**Low potential for complete exposure pathway.**
Off-site migration	Groundwater On-site dam water	Dissolved PM, TRH, BTEX, PAH, phenols	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours Ingestion Dermal contact	Current and future site occupier Demolition / construction workers Adjacent site users Future intrusive workers	**Low potential for complete exposure pathway.**
			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Second Ponds Creek	**Low potential for complete exposure pathway.**

Footnote: Site workers during demolition / construction are assumed to use personal protective equipment (PPE), as per SafeWork NSW regulations

5. Conclusion

The site identified as 806-812 Windsor Road, Rouse Hill NSW was the subject of a PSI, the main objectives being to appraise the potential for contamination. The key findings of this investigation were as follows:

- The site was vacant land until the 1960s. From the 1970s, the site was developed into a rural residential property. The dam in the north central portion of the site was constructed circa 1998.
- The local surroundings consisted of vacant land and residential properties up to the 1970s, after which time properties were increasingly (re)developed for commercial / light industrial purposes.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No suspicious odour was detected during the site inspection.
- FCS (potential ACM) was observed in parts of the building fabric, including the eaves, roofing and flooring.
- Dilapidated structures and stockpiles of miscellaneous materials were also observed.
- There was no evidence that a UST was present on the site. No AST was observed.
- The sub-surface conditions were expected to be a layer of filling (≤1m thickness), overlying silty clay and shale bedrock. Fill, if encountered, is likely to be re-worked natural material from trimming and levelling the site. The potential for ASS to be present on the site was very low.
- A shallow (<3m BGL) groundwater table was unlikely. The local groundwater flow direction was inferred to be north-west, towards Second Ponds Creek.
- The CSM established that there was potential for contamination to be present at the site. The primary potential contamination sources were hazardous building materials (including potential ACM), dilapidated structures, and stockpiles of miscellaneous and demolition material.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the below and detailed in **Section 6** should be actioned as part of the planning approval process.

6. Recommendations

EI makes the following recommendations in relation to the proposed development:

- Dewatering of the dams according Blacktown City Council requirements.
- A Hazardous Materials Survey of buildings, dilapidated structures and stockpiles of miscellaneous and demolition materials prior to the commencement of any demolition works. The hazardous material survey should guide demolition and removal actions to manage and prevent fall out of potential hazardous materials.
- Buildings, dilapidated structures, stockpiles of miscellaneous items and surface cover should be removed as part of the demolition process.
- Following removal of demolition materials including stockpiles of miscellaneous materials and vegetation cover, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant, to check for any visible signs of contamination (in particular fragments of potential ACM).
- Surplus soil to be removed from site as part of any basement excavation and/or foundation work, including *virgin excavated natural material* (VENM), are to be classified prior to off-site disposal in accordance the EPA (2014) *Waste Classification Guidelines*.
- Any material being imported to the site including reinstating the existing two dams should be validated as suitable for the intended (residential) use, in accordance with EPA guidelines. In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.

These recommendations can be managed through the development application process.

7. Statement of Limitations

This report has been prepared for the exclusive use of MDS Commercial Developments Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with MDS Commercial Developments Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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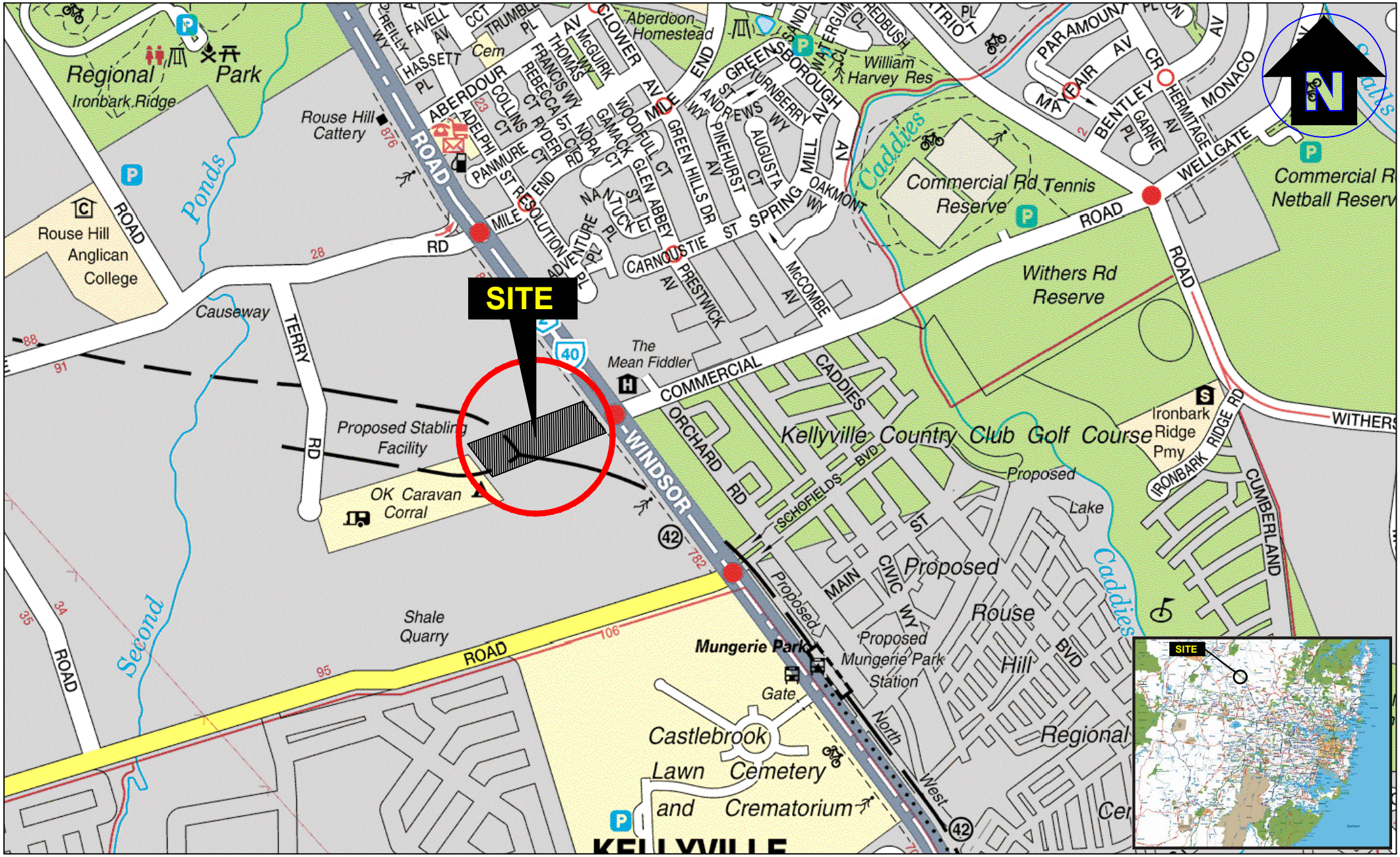
NSW (2021) *State Environmental Planning Policy (Resilience and Hazards) (2021)*.

State Environmental Planning Policy (Precincts—Central River City) 2021.

Abbreviations

ACM	Asbestos-Containing Materials
AHD	Australian Height Datum
ASS	Acid Sulfate Soils
AST	Above-ground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CBD	Central Business District
CEC	Cation Exchange Capacity
CCO	Chemical Control Order
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds
DA	Development Application
DP	Deposited Plan
DSI	Detailed Site Investigation
EC	Electrical Conductivity
EI	EI Australia
EPA	Environment Protection Authority (of New South Wales)
FCS	Fibre Cement Sheeting
km	Kilometres
LGA	Local Government Area
m	Metres
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly-Fluoroalkyl Substances
pH	Potential Hydrogen (measure of the acidity or basicity of an aqueous solution)
PM	Priority Metals
PPE	Personal Protective Equipment
PSI	Preliminary Site Investigation
SAQP	Sampling, Analytical and Quality Plan
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material

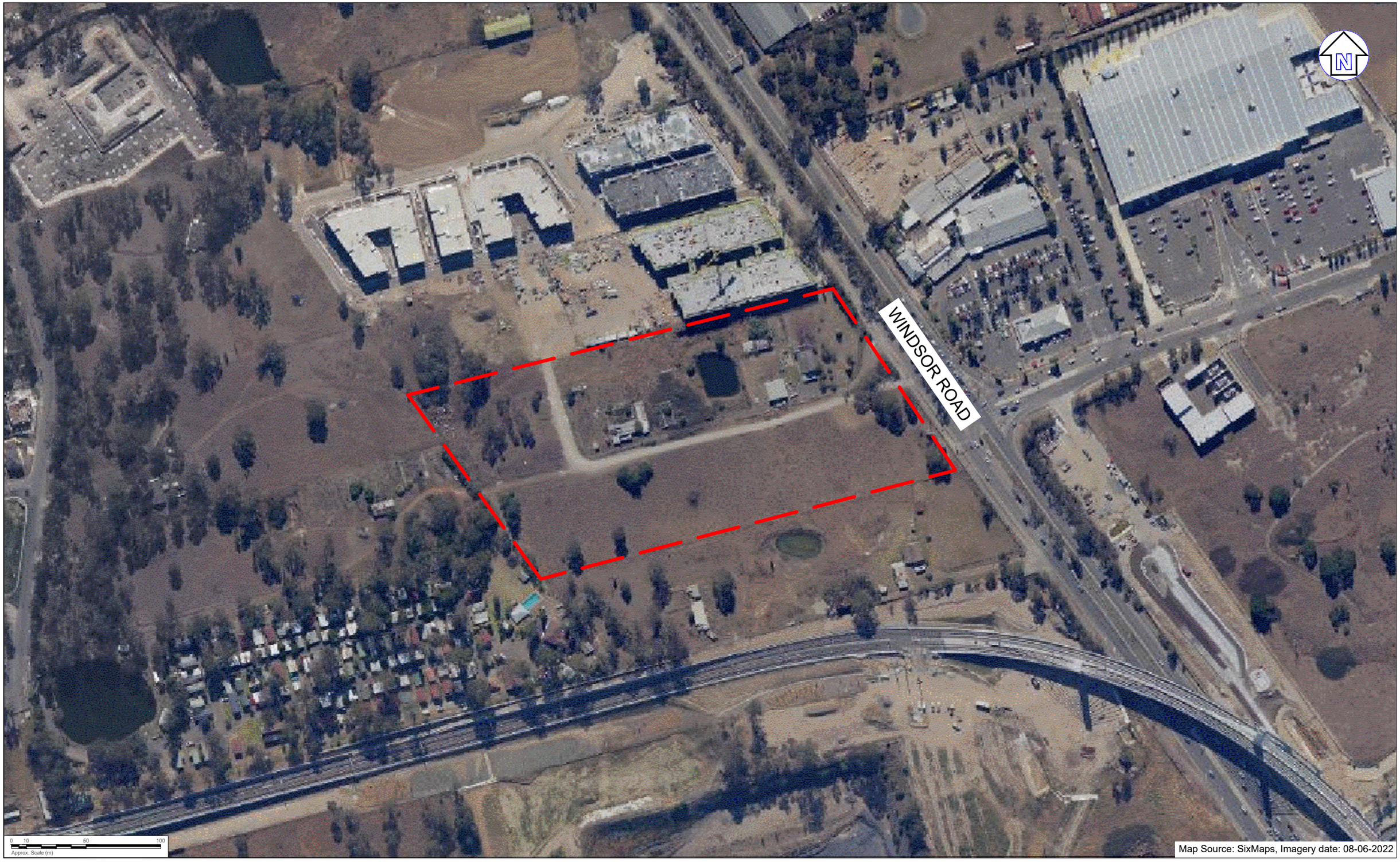
Appendix A - Figures



eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	J.O.	**MDS Commercial Developments Pty Ltd** Preliminary Site Investigation 806-812 Windsor Road, Rouse Hill NSW Site Locality Plan
	Approved:	X.X.	
	Date:	23-06-22	
	Scale:	Not To Scale	

Figure: 1

Project: E25688.E01



LEGEND

— — Site boundary

eiaustralia
Practical Solutions for Built Environments
Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:	F.Z.
Approved:	-
Date:	08-06-22

MDS Commercial Developments Pty Ltd
Preliminary Site Investigation
806-812 Windsor Rd, Rouse Hill, NSW

Sampling Location Plan

Figure: 2

Project: E25688 E01_Rev0

Appendix B - Proposed Development

ROUSE HILL

806-812 WINDSOR ROAD ROUSE HILL

DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING SCHEDULE

	NO.	DESCRIPTION	REVISION	DRAWING SCALES
DA 000 PLANS				
	DA 000	COVER SHEET		
	DA 001	DEVELOPMENT SUMMARY		
	DA 002	CONTEXT ANALYSIS		1:5000
	DA 003	SITE ANALYSIS		1:750
	DA 004	SITE PLAN		1:750
	DA 005	DEMOLITION PLAN		1:500
DA 100 PLANS				
	DA 101	OVERALL PLAN - BASEMENT 02		1:500
	DA 102	OVERALL PLAN - BASEMENT 01		1:500
	DA 103	OVERALL PLAN - GROUND FLOOR		1:500
	DA 104	OVERALL PLAN - LEVEL 01		1:500
	DA 105	OVERALL PLAN - LEVEL 02		1:500
	DA 106	OVERALL PLAN - LEVEL 03		1:500
	DA 107	OVERALL PLAN - ROOF PLAN		1:500
	DA 108	BLOCK A - BASEMENT 2 PLAN		1:250
	DA 109	BLOCK A - BASEMENT 1 PLAN		1:250
	DA 110	BLOCK A - GROUND FLOOR PLAN		1:250
	DA 111	BLOCK A - LEVEL 01 PLAN		1:250
	DA 112	BLOCK A - LEVEL 02 PLAN		1:250
	DA 113	BLOCK A - LEVEL 03 PLAN		1:250
	DA 114	BLOCK A - ROOF PLAN		1:250
	DA 115	BLOCK B - BASEMENT 2 PLAN		1:250
	DA 116	BLOCK B - BASEMENT 1 PLAN		1:250
	DA 117	BLOCK B - GROUND FLOOR PLAN		1:250
	DA 118	BLOCK B - LEVEL 01 PLAN		1:250
	DA 119	BLOCK B - LEVEL 02 PLAN		1:250
	DA 120	BLOCK B - LEVEL 03 PLAN		1:250
	DA 121	BLOCK B - ROOF PLAN		1:250
	DA 122	BLOCK C - BASEMENT 1 PLAN		1:250
	DA 123	BLOCK C - GROUND FLOOR PLAN		1:250
	DA 124	BLOCK C - LEVEL 01 PLAN		1:250
	DA 125	BLOCK C - LEVEL 02 PLAN		1:250
	DA 126	BLOCK C - LEVEL 03 PLAN		1:250
	DA 127	BLOCK C - ROOF PLAN		1:250
DA 200 ELEVATIONS				
	DA 201	ELEVATIONS - SHEET 1		1:250
	DA 202	ELEVATIONS - SHEET 2		1:250
	DA 203	ELEVATIONS - SHEET 3		1:250
	DA 204	ELEVATIONS - SHEET 4		1:250
DA 300 SECTIONS				
	DA 301	BLOCK A - SECTIONS		1:250
	DA 302	BLOCK A - INTERNAL ELEVATIONS		1:250
	DA 303	BLOCK B - SECTIONS		1:250
	DA 304	BLOCK B - INTERNAL ELEVATIONS		1:250
	DA 305	BLOCK C - SECTIONS		1:250
	DA 306	BLOCK C - INTERNAL ELEVATIONS		1:250
DA 310 UNIT TYPES				
	DA 311	UNIT TYPES - SHEET 01		1:100
	DA 312	UNIT TYPES - SHEET 02		1:100
	DA 313	UNIT TYPES - SHEET 03		1:100
	DA 314	UNIT TYPES - ADAPTABLE UNIT		1:50
DA 400 SHADOW DIAGRAMS				
	DA 401	SHADOW DIAGRAMS SHEET 1		
	DA 402	SHADOW DIAGRAMS SHEET 2		
	DA 403	SUN EYE VIEW		
	DA 404	SUN EYE VIEW - BLOCK B		
	DA 405	SUN EYE VIEW - BLOCK C		
DA 500 GFA DIAGRAMS				
	DA 501	GFA DIAGRAMS BLOCK A		
	DA 502	GFA DIAGRAMS BLOCK B		
	DA 503	GFA DIAGRAMS BLOCK C		
	DA 504	LANDSCAPE AREA DIAGRAMS		1:500
DA 600 SEPP 65 DIAGRAMS				
	DA 601	SEPP 65 - NATURAL VENTILATION - BLOCK A		1:500
	DA 602	SEPP 65 - NATURAL VENTILATION - BLOCK B		1:500
	DA 603	SEPP 65 - NATURAL VENTILATION - BLOCK C		1:500
	DA 604	SEPP 65 - DAYLIGHT ACCESS - BLOCK A		1:500
	DA 605	SEPP 65 - DAYLIGHT ACCESS - BLOCK B		1:500
	DA 606	SEPP 65 - DAYLIGHT ACCESS - BLOCK C		1:500
	DA 607	SEPP 65 - NO SOLAR ACCESS - BLOCK A		1:500
	DA 608	SEPP 65 - NO SOLAR ACCESS - BLOCK B		1:500
	DA 609	SEPP 65 - NO SOLAR ACCESS - BLOCK C		1:500
	DA 610	LEP HEIGHT PLANE DIAGRAM		1:300
DA 700 MATERIALS AND FINISHES				
	DA 701	MATERIALS AND FINISHES SCHEDULE		
DA 800 PERSPECTIVES				
	DA 801	PERSPECTIVE		

GENERAL NOTES
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file: 2202_ROUSE HILL2
print date and time: Wednesday, 8 June 2022 @ 6:21 pm

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL

DATE
8/6/22

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
COVER SHEET

SHEET NO. DA 000
REVISION.

ARCHITECTURAL LEGEND

A

A	ALIGN
(A)	ACOUSTIC
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACS	ACCESS CONTROL SYSTEM
AD	ACCESS DECK
ADJ	ADJUSTABLE
ADP	ADAPTABLE
AH	ACCESS HATCH
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM
AMB	AMBULANT
AP	ACCESS PANEL
ASL	FIXED VERTICAL LADDER
ASP	ANTI-SLIP PLATE
AWN	AWNING

B

B	BATHROOM
BD	BEDROOM
BG	BOX GUTTER
BGS	BOOM GATE SYSTEM
BH	BULKHEAD
BJ	BUTT JOINT
BKP	BICYCLE PARKING
BKR	BICYCLE RACK
BKS	BICYCLE STORAGE
BL	BALUSTRADE
BLK	BLOCK WALL
BOL	BOLLARD
BSN	BASIN
BSP	BATH SPOUT
BST	BALLAST
BT	BENCHTOP
BTH	BATHTUB
BTN	ALUMINIUM BATTEN
BTP	BOTTLE TRAP
BTR	BOUNDARY TRAP
BWK	BRICK (FACE BRICK)
BWU	BRICK (GLAZED FEATURE BRICK)
BY	BALCONY

C

C	COMMERCIAL
CAP	CAPPING
CBC	CUBICLE SYSTEM
CBF	CONCRETE BROOM FINISH
CEA	CONCRETE EXPOSED AGGREGATE FINISH
CF	CRITICAL FACE
CFC	COMPRESSED FIBRE CEMENT
CFF	CONCRETE FLOAT FINISH
CGF	CONCRETE GROOVE FINISH
CH	CEILING HEIGHT
CHE	CHAMFERED EDGE
CHS	CIRCULAR HOLLOW SECTION
(CI)	CAST IN
CIS	CISTERN
CJ	CONTROL JOINT
CKT	COOK TOP
CL	CENTRE LINE
CLD	CLADDING
CLK	CLOACK ROOM
CLNR	CLEANER STORE
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
CPE	CAR PARK EXHAUST
CPL	COVER PLATE
CPS	CARPARK SUPPLY
CPT	CARPET
CS	CEILING FINISH
CSF	CEMENTITIOUS SCREED FINISH
CSK	COUNTERSUNK
CSNK	CLEANERS SINK
CST	CONCRETE STEEL TROWEL FINISH
CTF	CERAMIC TILE FLOOR FINISH
CTW	CERAMIC TILE WALL FINISH
CU	CONDENSER UNIT
CVJ	COVED JUNCTION
CW	COLD WATER
CWB	CAR WASH BAY
CWS	COLD WATER SUPPLY
CY	COURTYARD

D

D	DINING
DG	DRIP GROOVE
DGPO	DOUBLE WEATHERPROOF POWER POINT
DJ	DUMMY JOINT
DM	DOOR MAT
DP	DOWN PIPE
DPC	DAMP PROOF COURSE
DRW	DRAWER
DRY	DRYER
DW	DISHWASHER

E

E	ENTRY
EA	EQUAL ANGLE
EDB	ELECTRICAL DISTRIBUTION BOARD
EFF	EPOXY FLOOR FINISH
EJ	EXPANSION JOINT SYSTEM
ELEC	ELECTRICAL SERVICE
EM	ENTRY MAT
EN	ENSUITE
EP	EDGE PROTECTION
EPO	EPOXY FLOOR 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 CENTRE
FCU	FAN COIL UNIT (AC)
FEP	FIRE EGRESS PASSAGE
FES	FLOOR EDGE STRIP
FEX	FIRE EXTINGUISHER
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FGL	FINISHED GROUND LEVEL
FH	FIRE HYDRANT
FHB	FIRE HYDRANT BOOSTER
FHR	FIRE HOSE REEL
FIP	FIRE ALARM CONTROL PANEL
FLS	FLASHING
FMP	FIRE MIMIC PANEL
FN	FURNITURE
FNC	FENCE
FR	FIRE RATED
FRL	FIRE RESISTANCE LEVEL
FS	FIRE STAIR
FW	FLOOR WASTE
FX	FIXED

G

GA	GREASE ARRESTOR
GB	GAS BAYONET
GBC	GARBAGE CHUTE
GBR	GARBAGE ROOM
GC	GLASS CLEAR
GD	GLASS, DECORATIVE
GDR	GRATED DRAIN
GE	GROOVED EDGE
GHR	GARBAGE HOLDING ROOM
GL	GLASS TYPE
GLR	MECHANICAL GRILLE
GM	GAS METER
GP	GLASS PANEL
GPO	GENERAL POWER POINT
GPT	GROSS POLLUTANT TRAP
GR	GRAB RAIL
GRL	GROUND LINE
GS	GLAZING SUITE
GT	GLASS, TRANSLUCENT

H

H	HYDRAULIC SERVICES
HC	HOSE COCK
HD	HAND DRYER
HDR	HAND DRYER, ELECTRIC
HDO	HANDLE
HIR	HIGH IMPACT RESISTANT
HK	HOOK
HMR	HIGH MOISTURE RESISTANCE
HP	HIGH POINT
HR	HANDRAIL
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	JOINERY TYPE
JF	JOINERY FINISH
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
LG	LOWER GROUND
LM	PLASTIC LAMINATE
LP	LOW POINT
LRA	LOBBY RELIEF AIR
LSA	LOBBY SUPPLY AIR
LT	LAUNDRY TUB
LV	LOUVRES
LY	LAUNDRY

M

M	MECHANICAL SERVICES
MATV	MASTER ANTENNA TELEVISION SERVICE
MBP	MOTOR BIKE PARKING
MBX	MAIL BOX ASSEMBLY
MCP	PRESSED METAL CAPPING
MDR	METAL DECK ROOFING
MDSP	MULTI-USE DISPENSER UNIT
MGB	MOBILE GARBAGE BIN
MJ	MITRE JOINT
MOV	MICROWAVE OVEN
MR	MIRROR
MRR	MIRROR REVERSE
MRV	MEDIUM RIGID VEHICLE
MS	MASONRY WALL TILES
MSB	MAIN SWITCH BOARD SERVICES
MTR	METER
MV	MECHANICAL VENT
MVJ	MOVEMENT JOINT

N

NGL	NATURAL GROUND LEVEL
NOM	NOMINAL

O

(O)	OPERABLE
OD	OVERHEAD DOOR
OFS	OVER FLOW SPOUT
OSD	ON SITE DETENTION TANK
OSR	ON SITE RETENTION TANK
OV	OVEN

P

P	PANTRY
PB	PLASTERBOARD
PC	POWDER COAT FINISH
PD	PIVOT DOOR
PDO	PLANTER DRAINAGE OUTLET
PEL	PELMET
PF	PAINT FINISH
PFC	PARALLEL FLANGE CHANNEL
PLT	PLATFORM LIFT
PP	TRAFFIC ROAD MARKING PAINT
PRC	PRE CAST CONCRETE
PV	PAVING

R

R	ROBE
(R)	RECESSED
RA	RETURN AIR
RASS	ROOF ACCESS SAFTEY SYSTEM
RC	REINFORCED CONCRETE
RD	ROLLER DOOR
REP	RECESSED EDGE PULL
RES	RESIDENTIAL
RF	REFRIGERATOR
RFF	RESILIENT FLOOR FINISH
RH	RANGE HOOD
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL TO AHD
RTL	RETAIL
RY	RECYCLING
RWH	RAIN WATER HEAD
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK

S

S	STORAGE
SA	SUPPLY AIR
SB	SPLASH BACK
SBT	SEWER BOUNDRY TRAP
SC	STORAGE CAGE WITH GATE
SCN	SCREEN
SCOL	STEEL COLUMN
SD	SLIDING DOOR
SDH	SOAP DISH HOLDER
SDO	SPOON DRAIN OUTLET
SDSP	SOAP DISPENSER
SEC	SECURITY SERVICES
SFF	STONE FLOOR FINISH
SGN	SIGNAGE
SHC	SHAVING CABINET
SHP	SPEED HUMP
SHR	SHOWER
SHRR	SHOWER ROSE
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
SJ	SILICON JOINT
SK	SARKING
SKL	SKYLIGHT
SKT	SKIRTING
SLR	SEALANT
SN	SAFETY HAZARD
SNK	SINK
SO	STRUCTURAL OPENING
SOP	SET OUT POINT
SP	STAIR PRESSURISATION
SPR	STAIR PRESSURISATION RELIEF
SPT	SPOUT
SQE	SQUARE EDGE
(SR)	SEMI RECESSED
SS	STAINLESS STEEL
SSD	SUB-SURFACE DRAINAGE SYSTEM
SSL	STRUCTURAL SLAB LEVEL
SSN	SHOWER SCREEN
ST	STAIR
STL	STEEL
STN	STAIR NOSING
STY	STUDY
SW	STORM WATER
SWD	STORMWATER DRAIN
SWF	STONE WALL FINISH
SWP	STORMWATER PIT

T

(T)	THERMAL
T	TIMBER
TCE	TERRACE
TD	TIMBER DECK
TDSP	TOWEL DISPENSER UNIT
TE	TOOLED EDGE
TF	TIMBER FLOOR
TFF	TIMBER FLOOR FINISH
TFW	TRADE FLOOR WASTE
TGIS	TACTILE INDICATORS
TGSI	TACTILE GROUND SURFACE INDICATOR
TH	THRESHOLD
TND	TUNDISH
TOH	TOP OF HOB
TOS	TOP OF SCREEN
TOW	TOP OF WALL
TPS	TAPSET
TR	TOWEL RAIL
TRA	TENANT RETURN AIR
TRH	TOILET ROLL HOLDER
TSA	TENANT SUPPLY AIR
TV	TIMBER VENEER
TYP.	TYPICAL

U

UA	UNEQUAL ANGLE
UCT	UNDER CUT
UG	UPPER GROUND
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
US	UTILITY SPACE
UT	UNIT TYPE

V

V	VOID
VIS	VISITOR
VN	VINYL
VP	VENT PIPE

W

WC	WC
WIR	WALK IN ROBE
WM	WASHING MACHINE
WP	WEATHER PROOF
WPM	WATERPROOF MEMBRANE SYSTEM
WST	WHEEL STOP
WTM	WATERMETER

DEVELOPMENT SUMMARY

SITE INFO	
ADDRESS	806-812 Windsor Road, Rouse Hill
DP	Lot 5 DP 1358833 Lot 5 DP1033570
SITE AREA	22373.5 sqm
PROPOSAL SUMMARY	
NO. OF UNITS	368 UNITS 1 BED = 32 (9%) 2 BED = 304 (81%) 3 BED = 26 (7%) 4 BED = 14 (4%)

LEP CONTROLS

	CONTROLS	PROPOSED
LAND USE	R3 - Medium Density Residential	
BUILDING HEIGHT	13 m	Refer to DA
FSR	1.75:1	TBC
GFA	1783.2 sqm	1783.2 sqm

DCP CONTROLS

	CONTROLS	PROPOSED	COMPLIANCE
SETBACK	The minimum side and rear setbacks shall be 6m. The front building setback should generally be in line with the setback characteristic of neighbouring properties, but in cases where there is a clear demarcation between proposed new redevelopment and existing single lot housing with lesser setbacks than the standard, the minimum setbacks as stated above apply.	FRONT SETBACK (SOUTH) = 6m BACK SETBACK (NORTH) = 6m SIDE SETBACK (EAST) = 6m SIDE SETBACK (WEST) = 6m	✓
LANDSCAPED AREA	Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation. (a) a minimum 30% of the area between the building and the primary frontage. Area between building and primary street frontage = # sqm # x 0.30 = # sqm)	#sqm (#%)	
CAR PARKING	**RESIDENTIAL: 396** 1 space per 1 bed apartment (1 space x 32 units = 32 spaces) 1 space per 2 bed apartment (1 space x 304 units = 304 spaces) 1.5 spaces per 3 bed apartment (1.5 space x 26 units = 39 spaces) 1.5 spaces per 4 bed apartment (1.5 space x 14 units = 21 spaces) **VISITOR:** 75 1 space per 5 dwellings (1 space x (376 / 5 dwellings) = 75 spaces) **TOTAL REQUIRED NUMBER OF SPACES = 471 spaces**	**RESIDENTIAL: 484** (# Accessible) 1 BED 1 space x # units = # spaces 2 BED 1.0 space x # units = # spaces **VISITOR: 76** (1 Accessible + 1 Car Wash Bay) 1 space x (23 / 5 dwellings) = 5 spaces **TOTAL PROPOSED NUMBER OF SPACES = 568 spaces**	✓

ADG CONTROLS

	CONTROLS	PROPOSED	COMPLIANCE
COMMUNAL OPEN SPACE	40% of the site area at Ground Floor (22,373.5 sqm x 0.40 = 8,949.4 sqm) 30% of the site area at Level 01 and above (22,373.5 sqm x 0.30 = 6,712.05 sqm)	#% of Ground Floor #% of Level 1 and above	
DEEP SOIL	6m minimum dimension 7% of the site area (1794 sqm x 0.07 = 126 sqm)	#% (# out of 390 apartments)	

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file: 2202_ROUSE HILL2
print date and time: Wednesday, 8 June 2022 @ 6:21 pm

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL

DATE 8/6/22
A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
DEVELOPMENT SUMMARY

SHEET NO. DA 001
REVISION.

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file: 2202_ROUSE HILL2
print date and time: Wednesday, 8 June 2022 @ 6:21 pm

CONTEXT ANALYSIS

- SITE
- MEDICAL
- EDUCATION
- EMPLOYMENT HUB
- ACTIVE RETAIL
- PARKS/OPEN SPACE
- PLACE OF WARSHIP
- TRAIN STATION
- BUS ROUTE

ROUSE HILL ANGLICAN COLLEGE
ROUSE HILL PUBLIC SCHOOL
ABERDOUR VILLAGE RESERVE
ROUSE RD
TERRY RD
FIG TREE AVE
DEMETER ST
THE HILLS CENTENARY PARK
LADY OF THE ANGELS PRIMARY SCHOOL, KELLYVILLE
BRUCE PURSER RESERVE
KELLYVILLE NETBALL COURTS
COMMERCIAL RD
860m TO PARKS
1300m TO PRIMARY SCHOOL
1470m TO HIGH SCHOOL
TALLAWONG METRO STATION
BOOLAVOGUE RESERVE
FUTURE PARK
SYDNEY METRO
57mins TO TOWN HALL FROM ROUSE HILL METRO STATION
59mins TO TOWN HALL FROM ROUSE HILL METRO STATION
400m
800m
1200m
FUTURE ROUSE HILL HOSPITAL
PROPOSED EXTENSION SITE OF ROUSE HILL TOWN CENTRE
ROUSE HILL TOWN CENTRE
ROUSE HILL HIGH SCHOOL
IRONBARK RIDGE PUBLIC SCHOOL
PROPOSED FUTURE TALLAWONG TOWN CENTRE
SCHOFIELDS ROAD
WINDSOR RD
ROUSE HILL METRO STATION
CASTLEBROOK MEMORIAL PARK ROUSE HILL
MALEK FAHD BEAUMONT HILLS
PONDS BOULEVARD GENERAL PRACTICE
LAKES EDGE PARK
PEEL RESERVE
THE PONDS FAMILY MEDICAL PRACTICE
JONAS BRADLEY OVAL
CADDIES CREEK BASEBALL PARK

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 50 100 250m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 8/6/22
SCALE 1:5000 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
CONTEXT ANALYSIS

SHEET NO. DA 002
REVISION.



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file: 2202_ROUSE HILL2
print date and time: Wednesday, 8 June 2022 @ 6:22 pm

SITE ANALYSIS

- SITE
- STREET PARKING ZONE
- EASEMENT
- APPROVED DA/ FUTURE DEVELOPMENT
- ACTIVE RETAIL
- RETAIL FRONTAGE
- FALL OF TERRAIN
- NOISE SOURCE
- VEHICULAR ACCESS
- TRAFFIC DIRECTION AND LANES
- EXISTING TREES
- PEDESTRIAN CROSSING
- LIGHT POLE
- POWER POLE + POWER LINES
- SPEED HUMP
- BUS STOP
- GAS MAIN
- WATER MAIN + HYDRANT
- SEWER MAIN + MAINTENANCE HOLE
- MAINTENANCE SHAFT
- STORMWATER PIPE + PIT
- TELSTRA PIT
- UNDERGROUND ELECTRICITY
- SERVICE PIT

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

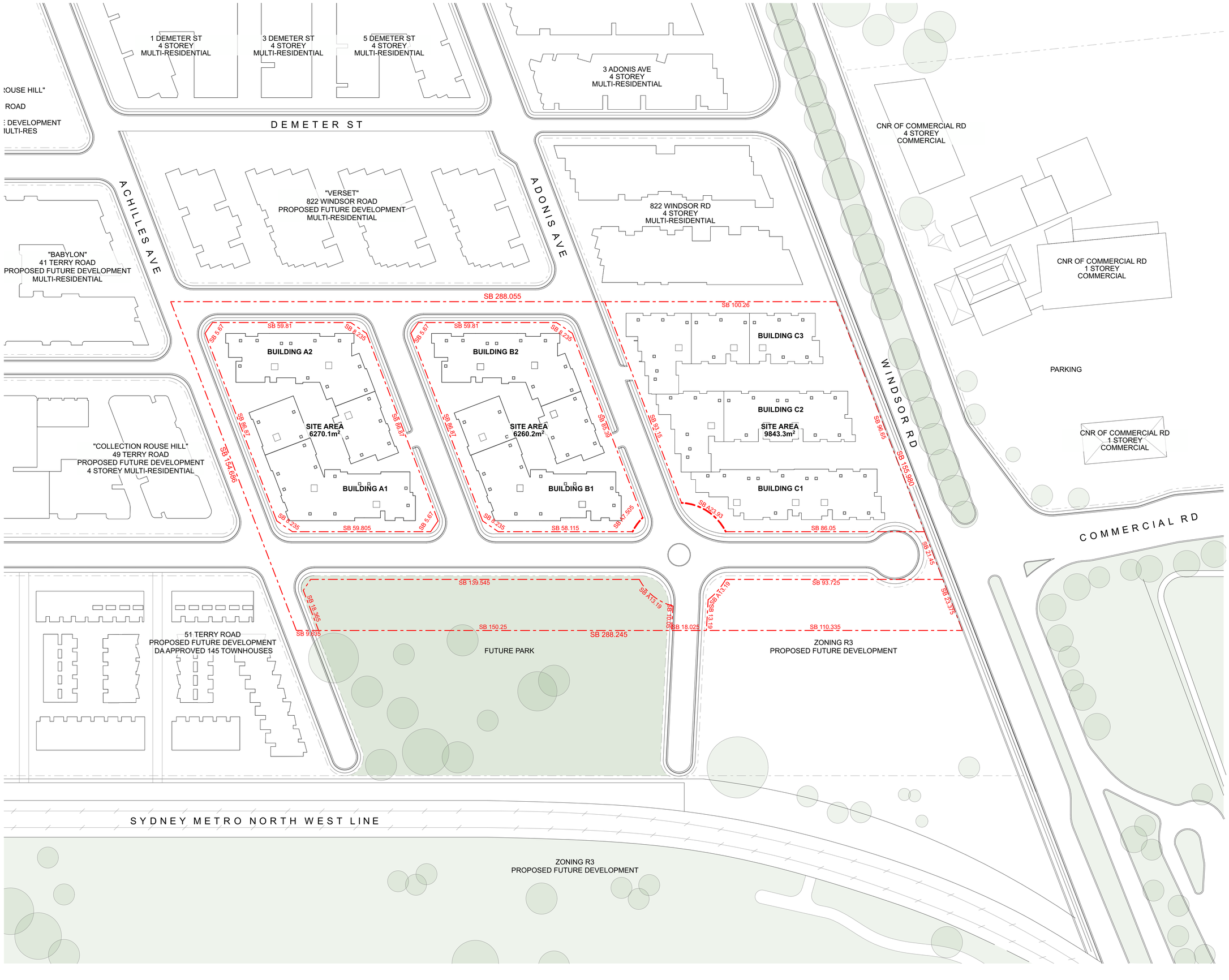
JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
8/6/22	1:750 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SITE ANALYSIS

SHEET NO.	REVISION.
DA 003	



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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 10:32 am

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN
SM/AA	MG/RL
DATE	SCALE
9/6/22	1:750 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SITE PLAN

SHEET NO. DA 004
REVISION.

DEMETER ST

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

ADONIS AVE

822 WINDSOR ROAD
MULTI-RESIDENTIAL

SB 288.055

ALL EXISTING BUILDING AND
DEMOLISHED

CONCRETE FOOTPATH

WINDSOR ROAD

SB 155.980

SB 154.686

ACHILLES AVE

DP 1 3 5 8 8 3

POND TO BE CLEARED

SINGLE BRICK
RESIDENCE
TILE ROOF
TO BE DEMOLISHED

METAL SHED
TO BE DEMOLISHED

DP 1 0 3 3 5 7 0

SB 288.245

ALL EXISTING BUILDING AND STRUCTURES TO BE
DEMOLISHED

LANDSCAPE TO BE CLEARED

FUTURE PARK

ZONING R3
PROPOSED FUTURE DEVELOPMENT

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file: 2202_ROUSE HILL2
print date and time: Wednesday, 8 June 2022 @ 6:22 pm

TO BE DEMOLISHED

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

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STUDIO 64
61 MARLBOROUGH STREET
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

P R E L I M I N A R Y

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

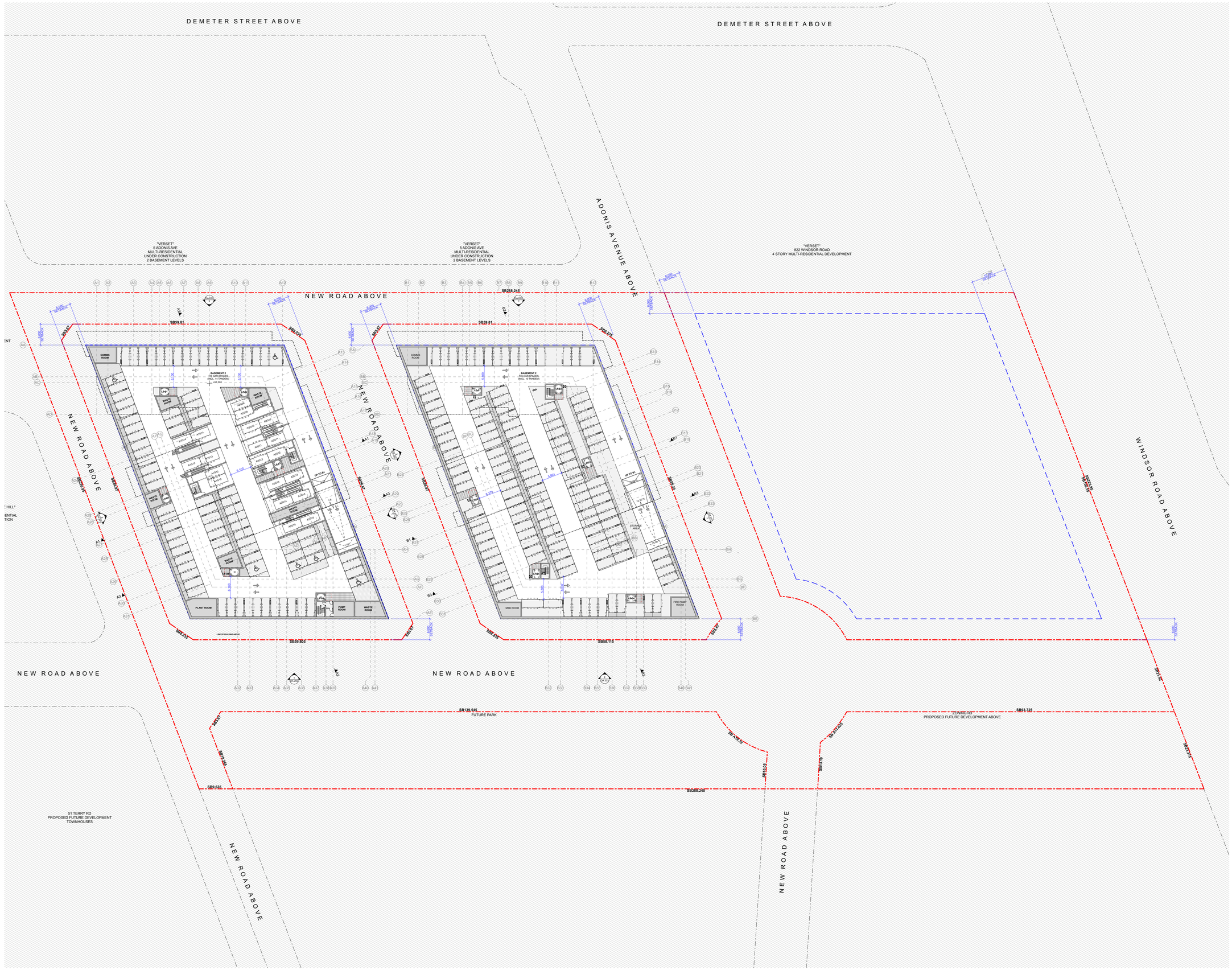
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 8/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
DEMOLITION PLAN

SHEET NO. DA 005
REVISION.



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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 6:45 pm

UNIT TYPES

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

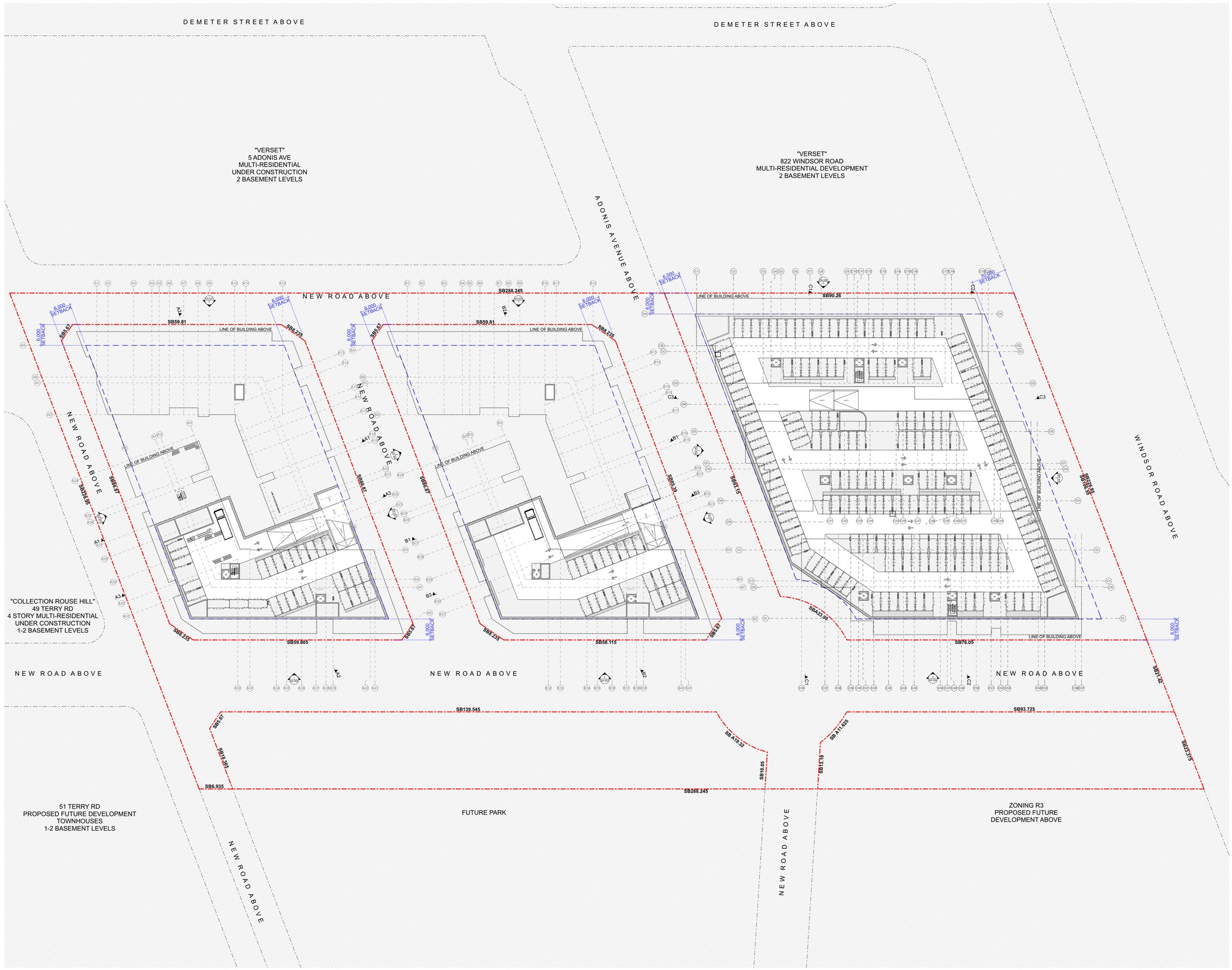
JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
14/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - BASEMENT 02

SHEET NO.	REVISION.
DA 101	



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file: 2202_ROUSE HILL2
print date and time: Friday, 10 June 2022 @ 4:18 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

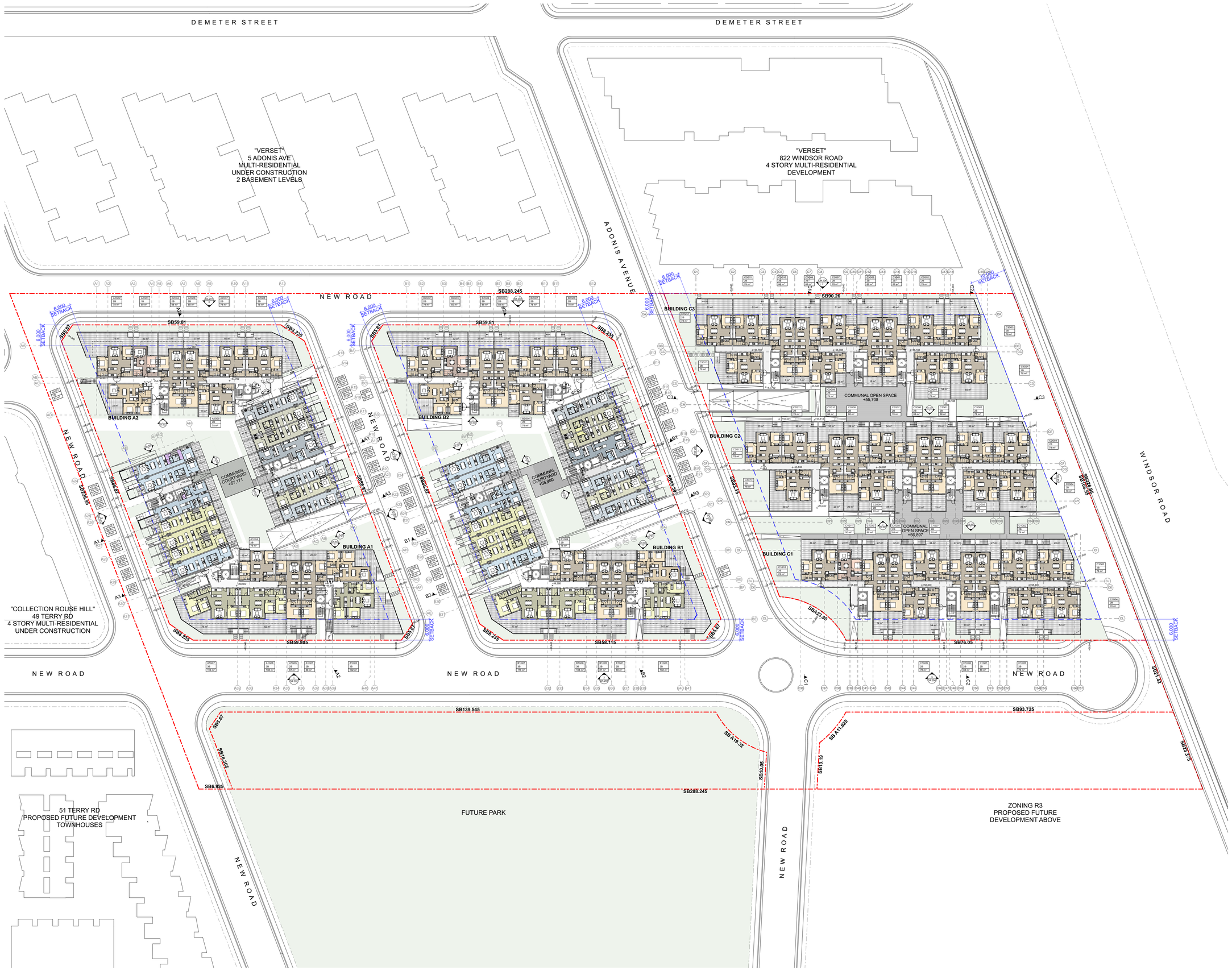
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 10/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - BASEMENT 01

SHEET NO. DA 102
REVISION.



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file: 2202_ROUSE HILL2
print date and time: Friday, 10 June 2022 @ 6:02 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 10/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - GROUND FLOOR

SHEET NO. DA 103
REVISION.



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file: 2202_ROUSE HILL2
print date and time: Friday, 10 June 2022 @ 6:02 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 10/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - LEVEL 01

SHEET NO. DA 104
REVISION.



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UNIT TYPES

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- 4 BED DUAL KEYS
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- ACCESSIBLE CARSPACE
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- SR — STORAGE ROOM
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- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

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SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 10/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - LEVEL 02

SHEET NO. DA 105
REVISION.

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file: 2202_ROUSE HILL2
print date and time: Friday, 10 June 2022 @ 6:02 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

DEMETER STREET

DEMETER STREET

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"VERSET"
822 WINDSOR ROAD
4 STORY MULTI-RESIDENTIAL
DEVELOPMENT

ADONIS AVENUE

WINDSOR ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

6.000 SETBACK

BUILDING A1

BUILDING A2

BUILDING B1

BUILDING B2

BUILDING C1

BUILDING C2

BUILDING C3

COURTYARD BELOW

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

51 TERRY RD
PROPOSED FUTURE DEVELOPMENT
TOWNHOUSES

FUTURE PARK

ZONING R3
PROPOSED FUTURE
DEVELOPMENT ABOVE

SB59.81 SB59.805 SB58.115 SB76.05 SB288.245 SB139.545 SB93.725 SB6.935 SB10.05 SB18.395 SB5.67 SB55.67 SB65.235 SB55.87 SB88.235 SB90.26 SB17.42 SB22.375 SB13.719 SB A11.625 SB A19.32 SBA23.86 SB51.15

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

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

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
10/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - LEVEL 03

SHEET NO. DA 106 REVISION.

DEMETER STREET

DEMETER STREET

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"VERSET"
822 WINDSOR ROAD
4 STORY MULTI-RESIDENTIAL
DEVELOPMENT

ADONIS AVENUE

WINDSOR ROAD

NEW ROAD

6.000 SETBACK

BUILDING A2

BUILDING A1

BUILDING B2

BUILDING B1

BUILDING C3

BUILDING C2

BUILDING C1

SITE AREA
6270.1m²

SITE AREA
6260.2m²

SITE AREA
9843.3m²

COURTYARD BELOW

SB59.81

SB288.245

SB59.805

SB58.115

SB76.05

SB93.725

SB90.26

SB139.545

SB6.935

SB18.595

SB10.05

SB13.719

SB11.626

SB23.375

SB37.15

SB37.67

SB58.67

SB58.235

SBA19.32

SBA23.88

SBA21.72

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

51 TERRY RD
PROPOSED FUTURE DEVELOPMENT
TOWNHOUSES

FUTURE PARK

ZONING R3
PROPOSED FUTURE
DEVELOPMENT ABOVE

GENERAL NOTES

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file: 2202_ROUSE HILL2
print date and time: Friday, 10 June 2022 @ 6:02 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
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- ACCESSIBLE CARSPACE
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- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE

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SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 5 10 20m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 10/6/22
SCALE @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
OVERALL PLAN - ROOF PLAN

SHEET NO. DA 107
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD ABOVE

BASEMENT 2
116 CAR SPACES
(INCL. 12 TANDEM)
+51,302

COMMS ROOM
WASTE ROOM
LF-01
LF-02
LF-03
LF-04
LF-05
LF-06
PLANT ROOM
BICYCLE ROOM
UP TO B1

SB59.81
SB5.67
SB8.235
SB26.95
SB66.87
SB59.805
SB139.545

6.000 SETBACK
6.100
5.800
6.378
1:8
1:16

BLOCK B
REFER TO DA 115

LINE OF BUILDING ABOVE

DA 201 3
DA 202 1
DA 202 2

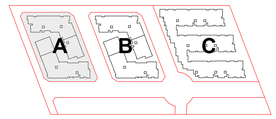
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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 9:25 pm

BASEMENT KEY

	RESIDENTS CARSPACE
V	VISITORS CARSPACE
A	ADAPTABLE CARSPACE
	ACCESSIBLE CARSPACE
	SHARED ZONE
B	BOLLARD
SCO V: 8m³	STORAGE CAGES
SR	STORAGE ROOM
	EASEMENT - TO BE EXTINGUISHED
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
	SERVICES ROOM
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - BASEMENT 2 PLAN

SHEET NO. DA 108
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD ABOVE

BLOCK B
REFER TO DA 116

6.000 SETBACK

SB5.67

SB59.81

SB8.235

SB26.95

SB66.87

SB6.235

SB59.805

SB139.545

LINE OF BUILDING ABOVE

UP TO GF

DOWN TO B2

16:1

80.9

6.291

5.800

WASTE ROOM

LOADING BAY

LF-05

LF-04

PUMP ROOM

BASEMENT 1
38 CAR SPACES
(INCL. 7 TANDEMS)
+54,702

A1G09 A1G10 A1G11 A1G12 A1G13

DA 201 3

DA 202 1

DA 203 2

A1 A2 A3

A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 A11 A12 A13 A14 A15 A16 A17 A18 A19 A20 A21 A22 A23 A24 A25 A26 A27 A28 A29 A30 A31 A32 A33 A34 A35 A36 A37 A38 A39 A40 A41

AA AB AC AD AE AF AG AH

A B C

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	RESIDENTS CARSPACE
V	VISITORS CARSPACE
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	SHARED ZONE
B	BOLLARD
SCO V: 8m³	STORAGE CAGES
SR	STORAGE ROOM
	EASEMENT - TO BE EXTINGUISHED
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
	SERVICES ROOM
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN

A B C

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

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PRELIMINARY

N
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SITE ADDRESS
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JOB NO
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CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - BASEMENT 1 PLAN

SHEET NO. DA 109
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD

BUILDING A2

BUILDING A1

BLOCK B
REFER TO DA 117

COMMUNAL COURTYARD
+57.171

LINE OF BUILDING ABOVE

SB59.81
SB8.235
SB55.67
SB59.805
SB6.235
SB55.67
SB56.87
SB56.87
SB226.95
SB139.545

6.000 SETBACK

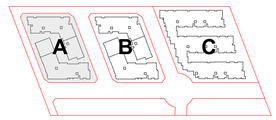
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print date and time: Tuesday, 14 June 2022 @ 7:04 pm

UNIT TYPES

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN



CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - GROUND FLOOR PLAN

SHEET NO. DA 110
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

BUILDING A2

BUILDING A1

BLOCK B
REFER TO DA 118

COURTYARD BELOW

LINE OF BUILDING ABOVE

RAMP BELOW

6.000 SETBACK

SB59.81
SB5.67
SB8.235
SB226.95
SB66.87
SB66.87
SB6.235
SB5.67
SB59.805
SB139.545

A2102 2B 78 m²
A2103 1B 50 m²
A2104 2B 88 m²
A2106 2B 88 m²
A2107 2B 78 m²
A2108 2B 78 m²
A2101 2B 81 m²
A2105 2B 78 m²
A1104 2B 78 m²
A1102 2B 80 m²
A1107 3B 116 m²
A1106 3B 108 m²
A1105 2B 87 m²
A1101 2B 88 m²
A1103 3B 102 m²

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06

VOID

1540 x 2070 +57,802
2070x 2000 +57,802
+63,002

DA 201 3
DA 202 1
DA 203 2
DA 301 1
DA 302 3
DA 303 4
DA 207 2

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SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
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FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN

A B C

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO 2202
CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS DEVELOPMENT APPLICATION
DRAWING TITLE BLOCK A - LEVEL 01 PLAN
SHEET NO. DA 111
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD

BUILDING A2

BUILDING A1

BLOCK B
REFER TO DA 119

COURTYARD BELOW

6.000 SETBACK

SB59.81
SB5.67
SB8.235
SB26.95
SB66.87
SB6.235
SB55.67
SB59.805
SB139.545

A2201 2B 81 m²
A2202 2B 78 m²
A2203 1B 50 m²
A2204 2B 88 m²
A2205 2B 78 m²
A2206 2B 88 m²
A2207 2B 78 m²
A2208 2B 78 m²
A2209 2B 78 m²
A2210 2B 88 m²
A2211 2B 84 m²
A2212 2B 88 m²
A2213 2B 78 m²
A2214 2B 76 m²
A2215 1B 50 m²
A2216 2B 78 m²
A1201 2B 87 m²
A1202 2B 80 m²
A1203 3B 102 m²
A1204 2B 78 m²
A1205 2B 88 m²
A1206 3B 108 m²
A1207 3B 116 m²
A1208 2B 78 m²
A1209 1B 50 m²
A1210 2B 88 m²
A1211 2B 80 m²
A1212 2B 78 m²
A1213 3B 98 m²
A1214 2B 88 m²

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06

DA 201 3
DA 202 1
DA 301 1
DA 302 3
DA 303 2
DA 201 2

12.018
5.092
4.319
5.707
13M

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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 7:06 pm

UNIT TYPES

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN

A B C

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - LEVEL 02 PLAN

SHEET NO. DA 112
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

BUILDING A2

BUILDING A1

BLOCK B
REFER TO DA 120

COURTYARD BELOW

COURTYARD B...

6.000 SETBACK

SB59.81

SB8.235

SB5.67

SB26.95

SB66.87

SB6.235

SB59.805

SB139.545

13M

DA 201 3

DA 202 1

DA 302 1

DA 302 2

DA 302 3

DA 303

DA 120

DA 201 2

DA 201 3

A2302 2B 78 m²
A2303 1B 50 m²
A2304 2B 88 m²
A2306 2B 88 m²
A2307 2B 78 m²
A2308 2B 78 m²
A2301 2B 81 m²
A2309 2B 78 m²
A2310 2B 88 m²
A2312 2B 88 m²
A2313 2B 78 m²
A2314 2B 78 m²
A2315 1B 50 m²
A2316 2B 78 m²
A2305 2B 78 m²
A2311 2B 84 m²
A1313 3B 98 m²
A1312 2B 78 m²
A1314 2B 88 m²
A1310 2B 88 m²
A1311 2B 80 m²
A1309 1B 50 m²
A1308 2B 78 m²
A1304 2B 78 m²
A1302 2B 80 m²
A1307 3B 116 m²
A1306 3B 108 m²
A1305 2B 88 m²
A1301 2B 87 m²
A1303 3B 102 m²

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06

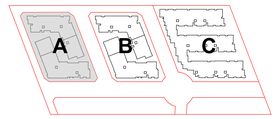
1540 x 2070 +64.002 +69.202 2070x 2000 2070 x 2000 1500 x 2000 add 1 bathroom

A1 A2 A3 AA AB AC AD AE AF AG AH A4 A13 A14 A15 A16 A17 A18 A19 A20 A21 A22 A23 A24 A25 A26 A27 A28 A29 A30 A31 A32 A33 A34 A35 A36 A37 A38 A39 A40 A41

UNIT TYPES

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN



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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 7:07 pm

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - LEVEL 03 PLAN

SHEET NO. DA 113
REVISION.

"VERSET"
5 ADONIS AVE
MULTI-RESIDENTIAL
UNDER CONSTRUCTION
2 BASEMENT LEVELS

"BABYLON"
41 TERRY ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

"COLLECTION ROUSE HILL"
49 TERRY RD
4 STORY MULTI-RESIDENTIAL
UNDER CONSTRUCTION

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

NEW ROAD

6.000 SETBACK

SB59.81
SB5.67
SB8.235
SB26.95
SB66.87
SB6.235
SB59.805
SB139.545

BUILDING A2
BUILDING A1

+67,102
LIFT OVERUN +67,302
LIFT OVERUN +67,302
+70,340
LIFT OVERUN +70,540
LIFT OVERUN +69,002
+68,802
+72,302
LIFT OVERUN +72,502
LIFT OVERUN +72,502

COURTYARD BELOW

BLOCK B
REFER TO DA 121

COURTYARD BELOW

DA 201 3
DA 202 1
DA 203 1
DA 207 1
DA 301 2
DA 302 1
DA 302 3

A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 A11 A12 A13 A14 A15 A16 A17 A18 A19 A20 A21 A22 A23 A24 A25 A26 A27 A28 A29 A30 A31 A32 A33 A34 A35 A36 A37 A38 A39 A40 A41
AA AB AC AD AE AF AG AH

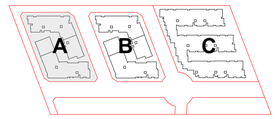
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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 7:07 pm

UNIT TYPES

	1 BED APARTMENT
	2 BED APARTMENT
	3 BED APARTMENT
	4 BED APARTMENT
	BALCONY
SR	STORAGE ROOM
A	ADAPTABLE APARTMENT
L	LIVABLE APARTMENT
A/C	AIR CONDITIONER CONDENSER UNIT
	OUTLINE OF BUILDING ABOVE
COMMS	COMMUNICATIONS SERVICES
CPEX	CARPARK EXHAUST
CWS	COLD WATER SUPPLY
ELEC	ELECTRICAL SERVICES
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GM	GAS METER
H	HYDRAULIC SERVICES
KE	KITCHEN EXHAUST
LD	LOADING DOCK EXHAUST
PR	PUMP ROOM EXHAUST
SP	STAIR PRESSURISATION
W	WASTE EXHAUST
WM	WATER METER

KEY PLAN



CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN
SM/AA	MG/RL
DATE	SCALE
14/6/22	1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - ROOF PLAN

SHEET NO.	REVISION.
DA 114	

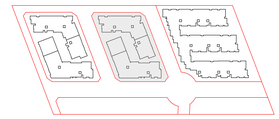
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•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:24 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN
SM/AA	MG/RL
DATE	SCALE
9/6/22	1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - BASEMENT 2 PLAN

SHEET NO. DA 115
REVISION.



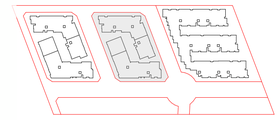
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:24 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
11 MARLBOROUGH STREET
URRY HILLS NSW 2010
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O BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - BASEMENT 1 PLAN

SHEET NO. DA 116
REVISION.

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING B2

BUILDING B1

BUILDING A1

BLOCK A

BLOCK C

COMMUNAL COURTYARD
+57.171

LINE OF BUILDING ABOVE

SB288.245
SB59.81
SB90.26
SB8.235
SB5.67
SB86.87
SB85.33
SB93.15
SBA23.98
SB59.805
SB58.115
SB139.545

6.000 SETBACK

B2G02 2B 78 m²
B2G03 1B 50 m²
B2G04 2B 88 m²
B2G06 2B 88 m²
B2G07 2B 78 m²
B2G08 2B 78 m²
B2G01 2B 81 m²
A2G05 2B 78 m²
B2G09 4B-TH 131m²
B2G10 3B-TH 131m²
B2G11 3B-TH 131m²
B2G12 4B-TH 170m²
B2G13 4B-TH 150m²
B2G14 3B-TH 134m²
B2G15 4B-TH 131m²
B1G14 4B-TH 131m²
B1G13 4B-TH 149m²
B1G12 4B-TH 174m²
B1G11 3B-TH 131m²
B1G10 3B-TH 131m²
B1G09 3B-TH 131m²
B1G08 4B-TH 131m²
B1G04 2B 78 m²
B1G07 3B 116 m²
B1G06 3B 108 m²
B1G05 2B 87 m²
B1G01 2B 88 m²
B1G03 3B 102 m²
A1G04 2B 78 m²
B1G02 2B 80 m²
C3G12 2B 78 m²
C3G13 2B 78 m²
C2G12 2B 78 m²
C2G13 2B 78 m²
C2G11 2B 78 m²
C2G10 2B 88 m²
C2G08 2B 88 m²
C3G09 2B 78 m²
C1G11 1B 50 m²
C1G12 2B 78 m²

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06

DA 202 1
DA 203 1
DA 202 2
DA 203 2

GENERAL NOTES
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:24 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- A ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
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SURRY HILLS NSW 2010
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ABN 81 612 046 843
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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO 2202
CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%
PROJECT STATUS DEVELOPMENT APPLICATION
DRAWING TITLE BLOCK B - GROUND FLOOR PLAN
SHEET NO. DA 117
REVISION.

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING A1
BUILDING A2
BUILDING B1
BUILDING B2
BLOCK A
BLOCK C

SB288.245
SB59.81
SB8.235
SB5.67
SB86.87
SB66.87
SB85.39
SB93.15
SB90.26
SBA23.98
SB59.805
SB58.115
SB139.545
6.000 SETBACK

B2102 2B 78 m²
B2103 1B 50 m²
B2104 2B 88 m²
B2106 2B 88 m²
B2107 2B 78 m²
B2108 2B 78 m²
B2101 2B 81 m²
A2105 2B 78 m²
A1104 2B 78 m²
B1107 3B 116 m²
B1106 3B 108 m²
B1105 2B 87 m²
B1101 2B 88 m²
B1103 3B 102 m²
B1102 2B 80 m²
C3112 2B 78 m²
C3111 2B 78 m²
C3110 2B 88 m²
C3108 2B 88 m²
C3107 2B 78 m²
C3113 2B 78 m²
C3109 2B 78 m²
C2112 2B 78 m²
C2111 2B 78 m²
C2110 2B 88 m²
C2108 2B 88 m²
C2113 2B 78 m²
C1112 2B 78 m²
C1111 1B 50 m²

LF-01 LF-02 LF-03 LF-04
VOID
RAMP BELOW
LINE OF BUILDING ABOVE
DA 202 1
DA 203 1
DA 203 2

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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:24 pm

UNIT TYPES
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- A ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - LEVEL 01 PLAN

SHEET NO. DA 118
REVISION.

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING A1
BLOCK A
BUILDING B1
BUILDING B2
BLOCK C

SB288.245
SB59.81
SB8.235
SB5.67
SB86.87
SB85.39
SB93.15
SB90.26
SB59.805
SB58.115
SB139.545
SBA23.98
6.000 SETBACK

B1201 2B 87 m²
B1202 2B 80 m²
B1203 3B 102 m²
B1204 2B 78 m²
B1205 2B 88 m²
B1206 3B 108 m²
B1207 3B 116 m²
B1208 2B 78 m²
B1209 1B 50 m²
B1210 2B 88 m²
B1211 2B 80 m²
B1212 2B 78 m²
B1213 3B 88 m²
B1214 2B 89 m²
B2201 2B 81 m²
B2202 2B 78 m²
B2203 1B 50 m²
B2204 2B 88 m²
B2205 2B 78 m²
B2206 2B 88 m²
B2207 2B 78 m²
B2208 2B 78 m²
B2209 2B 78 m²
B2210 2B 88 m²
B2211 2B 84 m²
B2212 2B 88 m²
B2213 2B 78 m²
B2214 2B 78 m²
B2215 1B 50 m²
B2216 2B 78 m²

DA 203 1
DA 202 1
DA 202 2
DA 202 3
DA 202 4
DA 203 2

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print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- A ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
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CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - LEVEL 02 PLAN

SHEET NO. DA 119
REVISION.

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING A1

BLOCK A

BUILDING B1

BUILDING B2

BLOCK C

SB288.245
SB59.81
SB8.235
SB5.67
SB86.87
SB85.39
SB93.15
SB90.26
SBA23.98
SB59.805
SB58.115
SB139.545
6.000 SETBACK

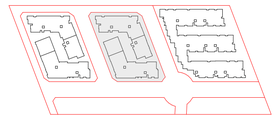
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - LEVEL 03 PLAN

SHEET NO. DA 120
REVISION.

"VERSET"
822 WINDSOR ROAD
PROPOSED FUTURE DEVELOPMENT
MULTI-RESIDENTIAL

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

SB288.245
SB59.81
SB8.235
SB5.67
SB86.87
SB85.39
SB83.15
SB90.26
SBA23.98
SB59.805
SB6.235
SB58.115
SB139.545
6.000 SETBACK

BUILDING B2
BUILDING B1
BUILDING A1
BLOCK A
BLOCK C
SITE AREA
6260.2m²

DA 203 1
DA 202 3
DA 202 2
DA 202 1
DA 203 2
DA 20 2

+66.180
+67.280
+69.880
+71.980
+67.102
+67.302
+68.108
+68.232
+68.432
+69.002
+68.802
+72.302
+72.502

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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

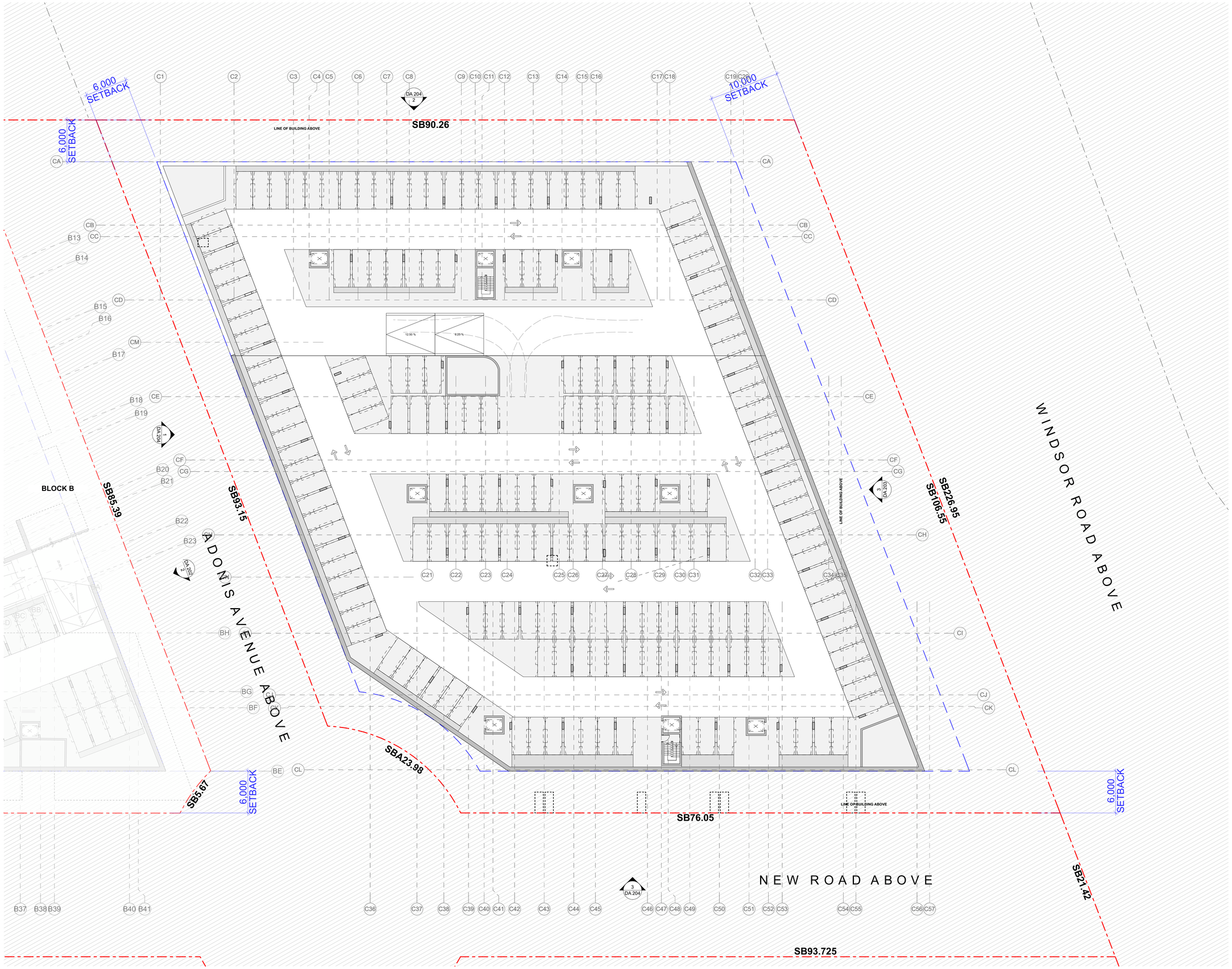
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - ROOF PLAN

SHEET NO. DA 121
REVISION.



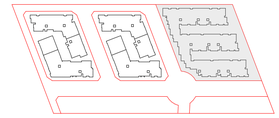
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN
SM/AA	MG/RL

DATE	SCALE	
9/6/22	1:250 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - BASEMENT 1 PLAN

SHEET NO.	REVISION.
DA 122	

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING C3
BUILDING C2
BUILDING C1
BLOCK B
BUILDING B1
COMMUNAL OPEN SPACE +55,708
COMMUNAL OPEN SPACE +56,897
ZONING R3
LINE OF BUILDING ABOVE

SB90.26
SB93.15
SB85.39
SB5.67
SBA23.98
SB76.05
SB93.725
SB21.42
SB96.65
SB226.95

6,000 SETBACK
10,000 SETBACK

C3G11 2B 78 m²
C3G10 2B 88 m²
C3G08 2B 88 m²
C3G07 2B 78 m²
C3G06 2B 88 m²
C3G01 2B 88 m²
C3G02 2B 78 m²
C3G12 2B 78 m²
C3G03 2B 78 m²
C3G13 2B 78 m²
C3G04 2B 78 m²
C3G05 2B 78 m²
C3G09 2B 78 m²
C2G11 2B 78 m²
C2G10 2B 88 m²
C2G08 2B 88 m²
C2G07 2B 78 m²
C2G06 2B 88 m²
C2G01 2B 88 m²
C2G02 2B 78 m²
C2G12 2B 78 m²
C2G03 2B 78 m²
C2G13 2B 78 m²
C2G04 2B 78 m²
C2G09 2B 78 m²
C2G05 2B 78 m²
C1G11 1B 50 m²
C1G10 2B 88 m²
C1G08 2B 88 m²
C1G07 2B 78 m²
C1G02 2B 78 m²
C1G12 2B 78 m²
C1G03 2B 78 m²
C1G04 2B 78 m²
C1G09 2B 78 m²
C1G06 2B 88 m²
C1G01 2B 88 m²
C1G05 2B 78 m²

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06 LF-07 LF-08 LF-09

1540 x 2070
2070x 2000

DA 204 2
DA 204 1
DA 204 3

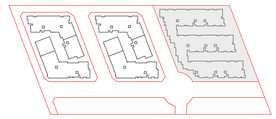
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V VISITORS CARSPACE
- A ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B BOLLARD
- S STORAGE CAGES
- SR STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A ADAPTABLE APARTMENT
- L LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - GROUND FLOOR PLAN

SHEET NO. DA 123
REVISION.

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING C3

BUILDING C2

BUILDING C1

BUILDING B1

BLOCK B

ZONING R3

SB90.26
SB85.39
SB93.15
SB226.95
SB96.65
SBA23.98
SB5.67
SB76.05
SB21.42
SB93.725

6,000 SETBACK
10,000 SETBACK

LINE OF BUILDING ABOVE

DA 204 2
DA 204 1
DA 204 3

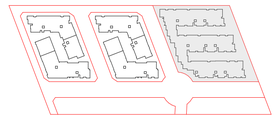
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UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - LEVEL 01 PLAN

SHEET NO. DA 124
REVISION.

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING C3

BUILDING C2

BUILDING C1

BUILDING B1

BLOCK B

COURTYARD BELOW

COURTYARD BELOW

ZONING R3

SB90.26
SB93.15
SB85.39
SB5.67
SBA23.98
SB76.05
SB93.725
SB21.42
SB226.95
SB96.65

6,000 SETBACK
10,000 SETBACK

DA 204 2
DA 204 1
DA 204 3
DA 204 4

LF-01
LF-02
LF-03
LF-04
LF-05
LF-06
LF-07
LF-08
LF-09

C3212 2B 78 m²
C3211 2B 78 m²
C3210 2B 88 m²
C3208 2B 88 m²
C3207 2B 78 m²
C3206 2B 88 m²
C3201 2B 88 m²
C3202 2B 78 m²
C3203 2B 78 m²
C3213 2B 76 m²
C3214 1B 51 m²
C3209 2B 78 m²
C3205 2B 78 m²
C3204 2B 78 m²
C3215 2B 79 m²
C2211 2B 78 m²
C2210 2B 88 m²
C2208 2B 88 m²
C2207 2B 78 m²
C2206 2B 88 m²
C2201 2B 88 m²
C2202 2B 78 m²
C2203 2B 78 m²
C2212 2B 78 m²
C2213 2B 76 m²
C2214 1B 52 m²
C2209 2B 78 m²
C2205 2B 78 m²
C2204 2B 77 m²
C2215 2B 79 m²
C1211 1B 50 m²
C1210 2B 88 m²
C1208 2B 88 m²
C1207 2B 78 m²
C1206 2B 88 m²
C1201 2B 88 m²
C1202 2B 78 m²
C1203 2B 78 m²
C1212 2B 78 m²
C1209 2B 78 m²
C1205 2B 78 m²
C1204 2B 78 m²

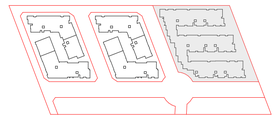
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
- RESIDENTIAL CARSPACE
- V — VISITORS CARSPACE
- A — ADAPTABLE CARSPACE
- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - LEVEL 02 PLAN

SHEET NO. DA 125
REVISION.

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING C3

BUILDING C2

BUILDING C1

BUILDING B1

BLOCK B

COURTYARD BELOW

SB90.26

SB85.39

SB93.15

SB226.95

SB96.65

SBA23.98

SB5.67

SB76.05

SB21.42

SB93.725

ZONING R3

6,000 SETBACK

10,000 SETBACK

DA 204 2

DA 204 1

DA 204 3

DA 204 4

DA 203

LF-01 LF-02 LF-03 LF-04 LF-05 LF-06 LF-07 LF-08 LF-09

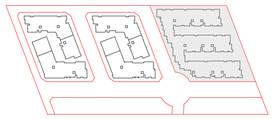
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

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- 4 BED DUAL KEYS
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- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
- A — ADAPTABLE APARTMENT
- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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SURRY HILLS NSW 2010
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MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - LEVEL 03 PLAN

SHEET NO. DA 126
REVISION.

822 WINDSOR RD
4 STOREY
MULTI-RESIDENTIAL

BUILDING C3

BUILDING C2

BUILDING C1

BLOCK B

SITE AREA
9843.3m²

SB90.26
SB85.39
SB83.15
SB226.95
SB96.63
SB5.67
SBA23.98
SB76.05
SB21.42
SB93.725

6,000 SETBACK
10,000 SETBACK

ZONING R3

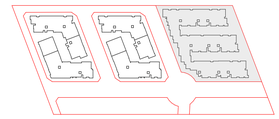
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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 4:25 pm

UNIT TYPES

- 1 BED APARTMENT
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- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
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- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

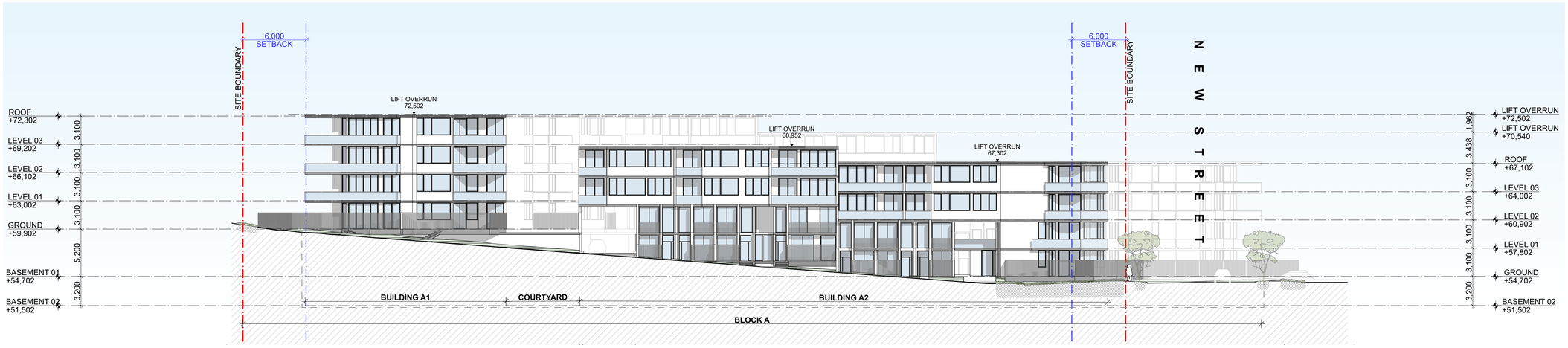
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE 1:250 @ A1 A3@50%

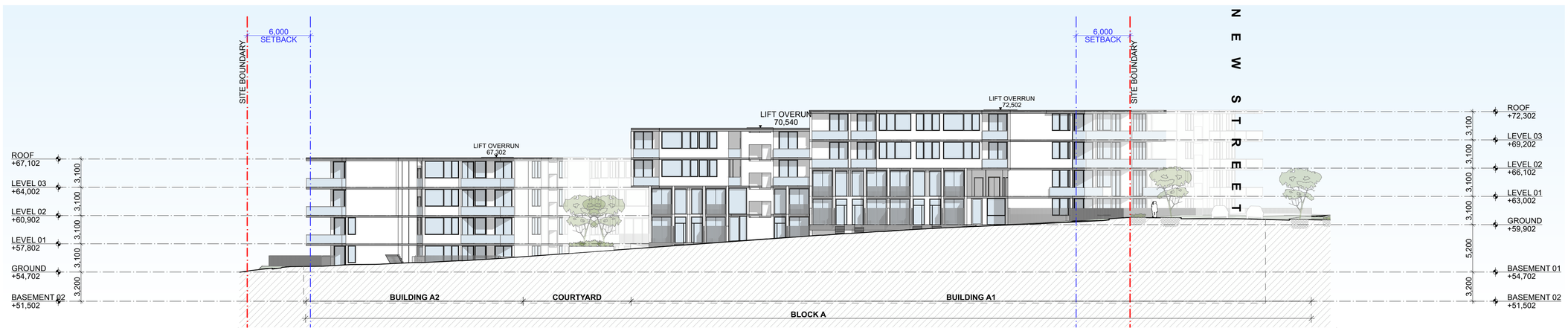
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - ROOF PLAN

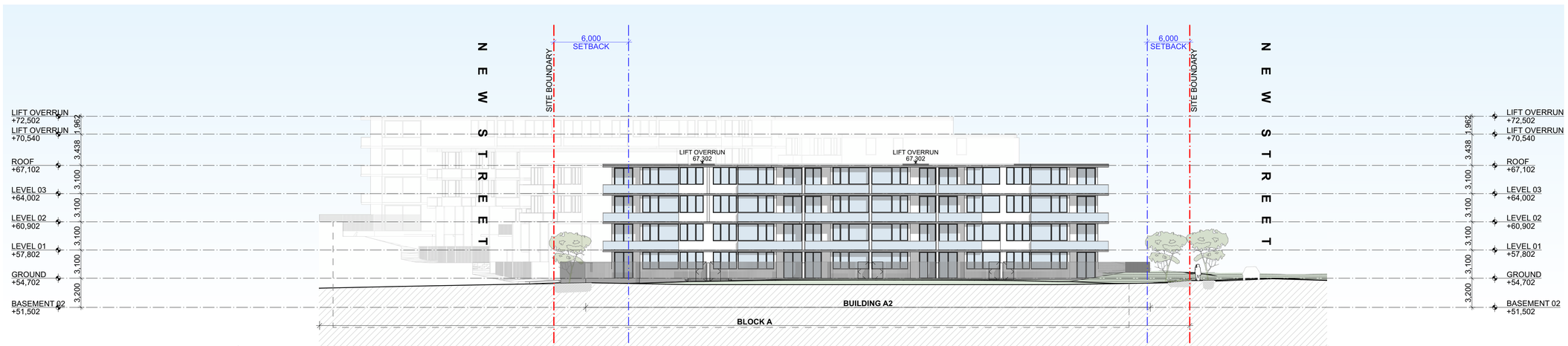
SHEET NO. DA 127
REVISION.



1 BLD A1 + A2 EAST ELEVATION



2 BLD A1 + A2 WEST ELEVATION



3 BLD A2 NORTH ELEVATION

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:18 pm

LEGEND

PF-01	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG PRINCES HWY COLOUR: LIGHT OLIVE TONE
PF-02	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON & HATTERSLEY ST COLOUR: LIGHT MEDIUM OLIVE TONE
PF-03	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON ST COLOUR: MEDIUM OLIVE TONE
PF-04	PAINT FINISH INTERNAL FACADE WALLS, COLUMNS AND SLAB EDGES COLOUR: LIGHT GREY
PF-05	PAINT FINISH BALCONY DIVIDERS AND ACCENT WALLS ON L6-L7 COLOUR: DARK GREY
PF-06	PAINT FINISH INTERNAL FACADE WALLS AND SLAB EDGES COLOUR: WHITE
CONC-01	INSITU CONCRETE WALL FEATURE WALLS AT NORTH ELEVATION COLOUR: NATURAL CONCRETE
CONC-02	RIBBED CONCRETE WITH PAINT FINISH FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH MC-01
LV-01	LOUVRE WITH POWDER COAT FINISH EXTERNAL FACADE COLOUR: COLOUR TO MATCH WALL OR SIMILAR
MC-01	PRE-FINISHED METAL CLADDING EXTERNAL FACADE COLOUR: COLORBOND MONUMENT OR SIMILAR
BWK-01	SELECT FACE BRICK EXTERNAL FACADE GF TO L1 COLOUR: COLOUR TO MATCH PV-01 OR SIMILAR
BWK-02	BRICK CHIP INSERT FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH BWK-01
PC-01	POWDERCOAT FINISH APPLIED TO WINDOW FRAMES, DOOR FRAMES, SUNCATCHERS AND BALUSTRADES COLOUR: DARK GREY
PC-02	POWDERCOAT FINISH OPEN GALLERY BALUSTRADES, WINDOW FRAMES AND DOOR FRAMES COLOUR: SILVER
GL-01	GLASS RESIDENTIAL L2 TO L7 COLOUR: CLEAR
GL-02	GLASS RETAIL AND CHILDCARE WINDOWS COLOUR: LIGHT GREY TINT
GL-03	GLASS OPEN GALLERY WINDOWS COLOUR: TRANSLUCENT
PV-01	GRANITE PAVER PUBLIC DOMAIN AND BENCH SEATING ALONG KIMPTON ST COLOUR: VEGA BLACK GRANITE

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

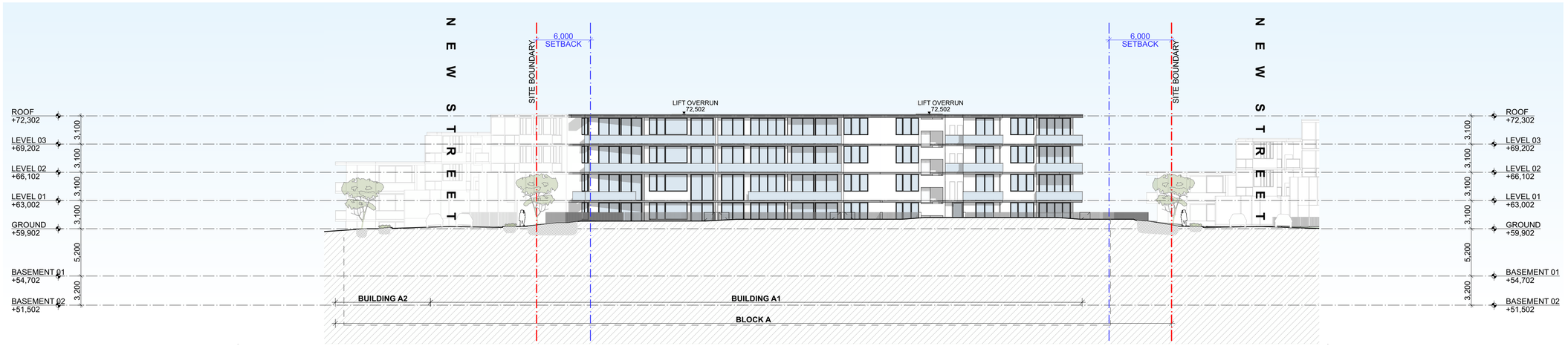
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

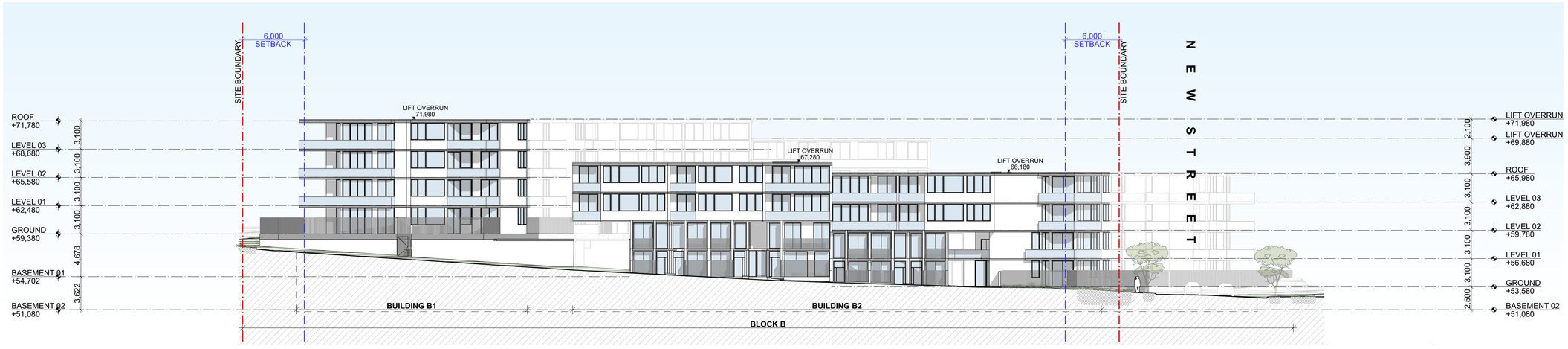
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATIONS - SHEET 1

SHEET NO. DA 201
REVISION.



1 BLD A1 SOUTH ELEVATION



2 BLD B1 + B2 EAST ELEVATION



3 BLD B1 + B2 WEST ELEVATION

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:19 pm

LEGEND

PF-01	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG PRINCES HWY COLOUR: LIGHT OLIVE TONE
PF-02	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON & HATTERSLEY ST COLOUR: LIGHT MEDIUM OLIVE TONE
PF-03	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON ST COLOUR: MEDIUM OLIVE TONE
PF-04	PAINT FINISH INTERNAL FACADE WALLS, COLUMNS AND SLAB EDGES COLOUR: LIGHT GREY
PF-05	PAINT FINISH BALCONY DIVIDERS AND ACCENT WALLS ON L6-L7 COLOUR: DARK GREY
PF-06	PAINT FINISH INTERNAL FACADE WALLS AND SLAB EDGES COLOUR: WHITE
CONC-01	INSITU CONCRETE WALL FEATURE WALLS AT NORTH ELEVATION COLOUR: NATURAL CONCRETE
CONC-02	RIBBED CONCRETE WITH PAINT FINISH FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH MC-01
LV-01	LOUVRE WITH POWDER COAT FINISH EXTERNAL FACADE COLOUR: COLOUR TO MATCH WALL OR SIMILAR
MC-01	PRE-FINISHED METAL CLADDING EXTERNAL FACADE COLOUR: COLORBOND MONUMENT OR SIMILAR
BWK-01	SELECT FACE BRICK EXTERNAL FACADE GF TO L1 COLOUR: COLOUR TO MATCH PV-01 OR SIMILAR
BWK-02	BRICK CHIP INSERT FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH BWK-01
PC-01	POWDERCOAT FINISH APPLIED TO WINDOW FRAMES, DOOR FRAMES, SUNCATCHERS AND BALUSTRADES COLOUR: DARK GREY
PC-02	POWDERCOAT FINISH OPEN GALLERY BALUSTRADES, WINDOW FRAMES AND DOOR FRAMES COLOUR: SILVER
GL-01	GLASS RESIDENTIAL L2 TO L7 COLOUR: CLEAR
GL-02	GLASS RETAIL AND CHILDCARE WINDOWS COLOUR: LIGHT GREY TINT
GL-03	GLASS OPEN GALLERY WINDOWS COLOUR: TRANSLUCENT
PV-01	GRANITE PAVER PUBLIC DOMAIN AND BENCH SEATING ALONG KIMPTON ST COLOUR: VEGA BLACK GRANITE

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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CLIENT
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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

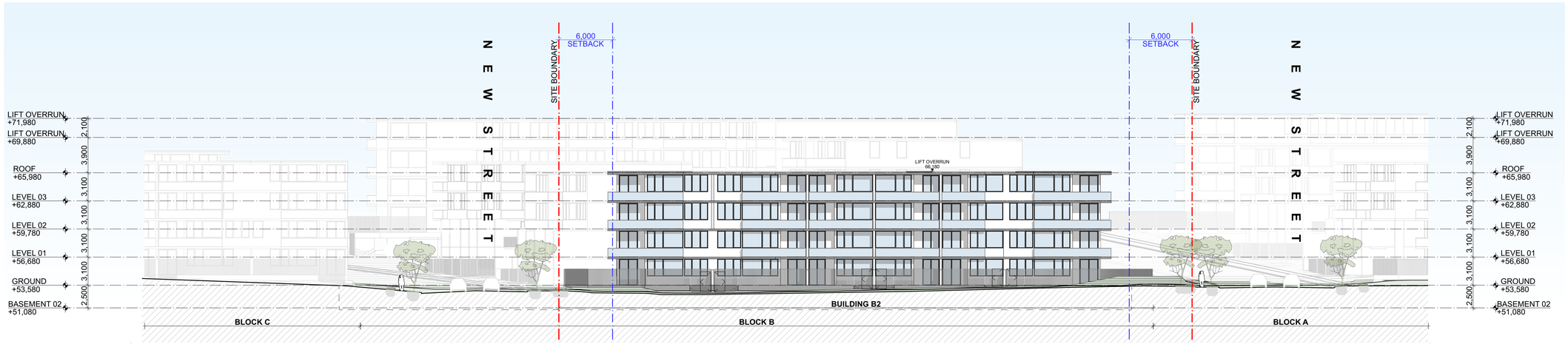
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

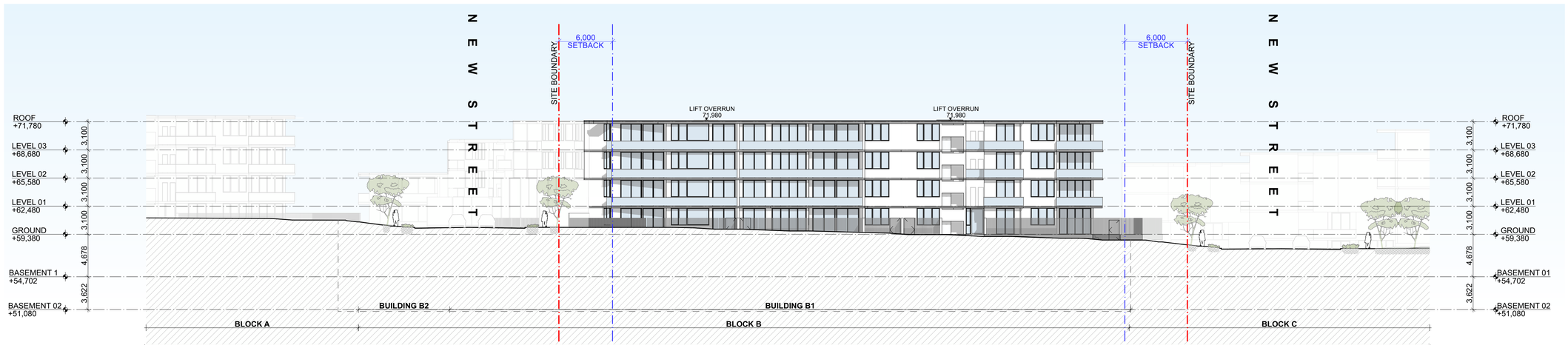
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATIONS - SHEET 2

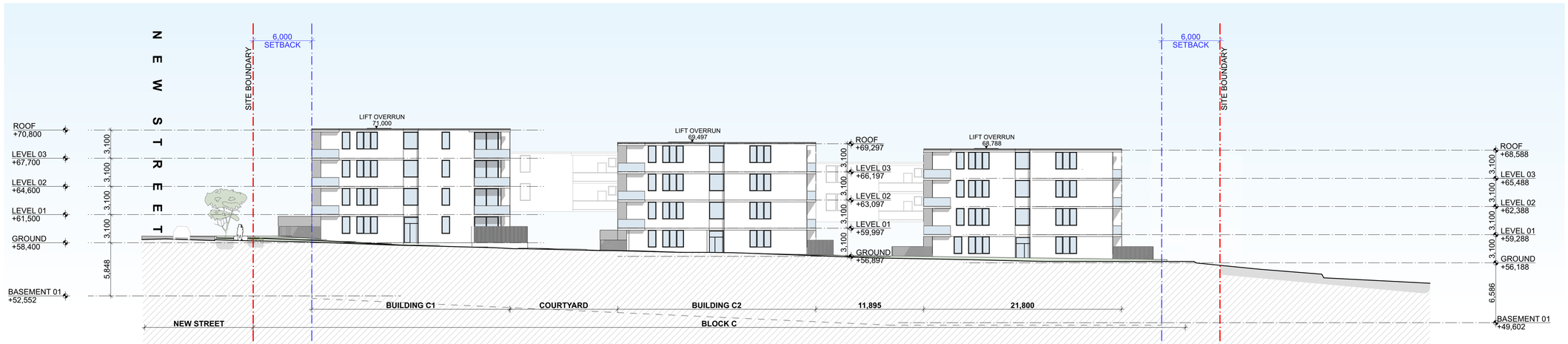
SHEET NO. DA 202
REVISION.



1 BLD B2 NORTH ELEVATION



2 BLD B1 SOUTH ELEVATION



3 BLD C1 + C2 + C3 EAST ELEVATION

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:20 pm

LEGEND

PF-01	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG PRINCES HWY COLOUR: LIGHT OLIVE TONE
PF-02	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON & HATTERSLEY ST COLOUR: LIGHT MEDIUM OLIVE TONE
PF-03	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON ST COLOUR: MEDIUM OLIVE TONE
PF-04	PAINT FINISH INTERNAL FACADE WALLS, COLUMNS AND SLAB EDGES COLOUR: LIGHT GREY
PF-05	PAINT FINISH BALCONY DIVIDERS AND ACCENT WALLS ON L6-L7 COLOUR: DARK GREY
PF-06	PAINT FINISH INTERNAL FACADE WALLS AND SLAB EDGES COLOUR: WHITE
CONC-01	INSITU CONCRETE WALL FEATURE WALLS AT NORTH ELEVATION COLOUR: NATURAL CONCRETE
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LV-01	LOUVRE WITH POWDER COAT FINISH EXTERNAL FACADE COLOUR: COLOUR TO MATCH WALL OR SIMILAR
MC-01	PRE-FINISHED METAL CLADDING EXTERNAL FACADE COLOUR: COLORBOND MONUMENT OR SIMILAR
BWK-01	SELECT FACE BRICK EXTERNAL FACADE GF TO L1 COLOUR: COLOUR TO MATCH PV-01 OR SIMILAR
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PV-01	GRANITE PAVER PUBLIC DOMAIN AND BENCH SEATING ALONG KIMPTON ST COLOUR: VEGA BLACK GRANITE

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

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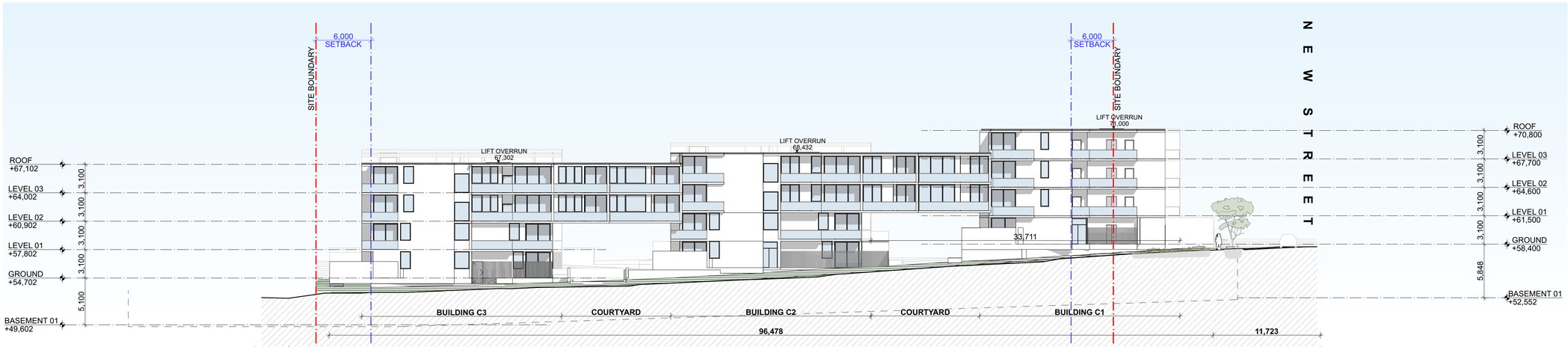
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DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

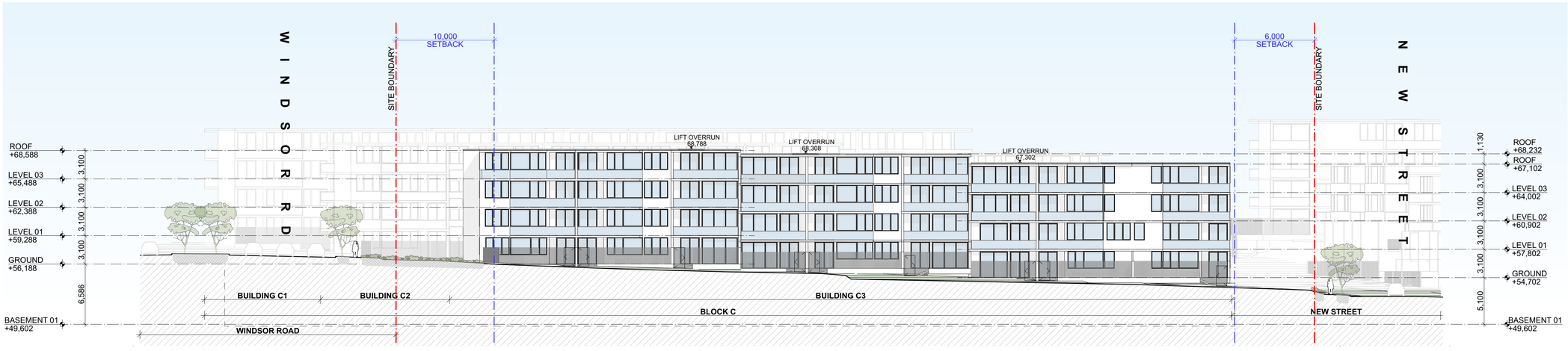
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATIONS - SHEET 3

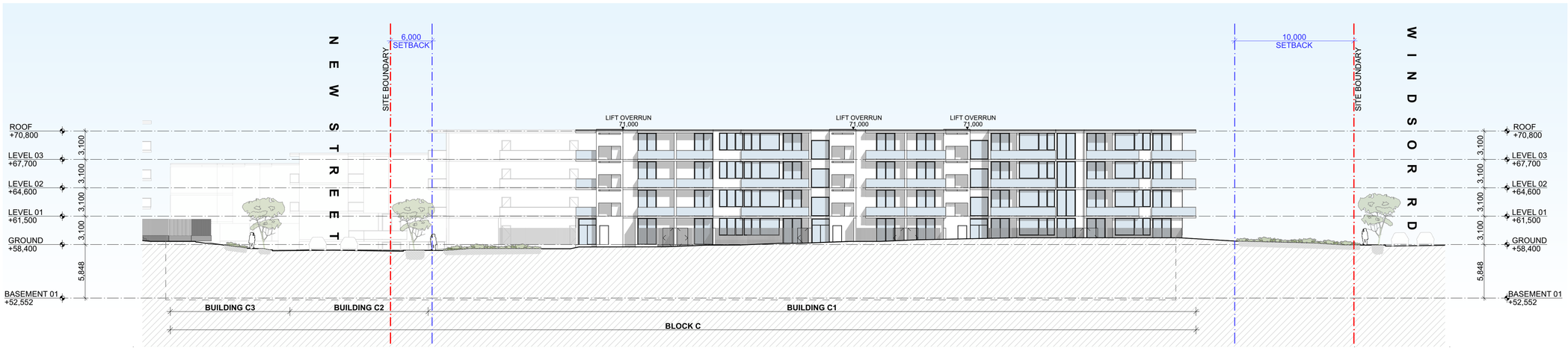
SHEET NO. DA 203
REVISION.



1 BLD C1 + C2 + C3 WEST ELEVATION



2 BLD C3 NORTH ELEVATION



3 BLD C1 SOUTH ELEVATION

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file: 2202_ROUSE HILL2
print date and time: Friday, 3 June 2022 @ 10:41 am

LEGEND

PF-01	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG PRINCES HWY COLOUR: LIGHT OLIVE TONE
PF-02	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON & HATTERSLEY ST COLOUR: LIGHT MEDIUM OLIVE TONE
PF-03	RENDER PAINT FINISH EXTERNAL WALLS & SLAB EDGES ALONG KIMPTON ST COLOUR: MEDIUM OLIVE TONE
PF-04	PAINT FINISH INTERNAL FACADE WALLS, COLUMNS AND SLAB EDGES COLOUR: LIGHT GREY
PF-05	PAINT FINISH BALCONY DIVIDERS AND ACCENT WALLS ON L6-L7 COLOUR: DARK GREY
PF-06	PAINT FINISH INTERNAL FACADE WALLS AND SLAB EDGES COLOUR: WHITE
CONC-01	INSITU CONCRETE WALL FEATURE WALLS AT NORTH ELEVATION COLOUR: NATURAL CONCRETE
CONC-02	RIBBED CONCRETE WITH PAINT FINISH FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH MC-01
LV-01	LOUVRE WITH POWDER COAT FINISH EXTERNAL FACADE COLOUR: COLOUR TO MATCH WALL OR SIMILAR
MC-01	PRE-FINISHED METAL CLADDING EXTERNAL FACADE COLOUR: COLORBOND MONUMENT OR SIMILAR
BWK-01	SELECT FACE BRICK EXTERNAL FACADE GF TO L1 COLOUR: COLOUR TO MATCH PV-01 OR SIMILAR
BWK-02	BRICK CHIP INSERT FEATURE WALLS AT NORTH ELEVATION COLOUR: COLOUR TO MATCH BWK-01
PC-01	POWDERCOAT FINISH APPLIED TO WINDOW FRAMES, DOOR FRAMES, SUNCATCHERS AND BALUSTRADES COLOUR: DARK GREY
PC-02	POWDERCOAT FINISH OPEN GALLERY BALUSTRADES, WINDOW FRAMES AND DOOR FRAMES COLOUR: SILVER
GL-01	GLASS RESIDENTIAL L2 TO L7 COLOUR: CLEAR
GL-02	GLASS RETAIL AND CHILDCARE WINDOWS COLOUR: LIGHT GREY TINT
GL-03	GLASS OPEN GALLERY WINDOWS COLOUR: TRANSLUCENT
PV-01	GRANITE PAVER PUBLIC DOMAIN AND BENCH SEATING ALONG KIMPTON ST COLOUR: VEGA BLACK GRANITE

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

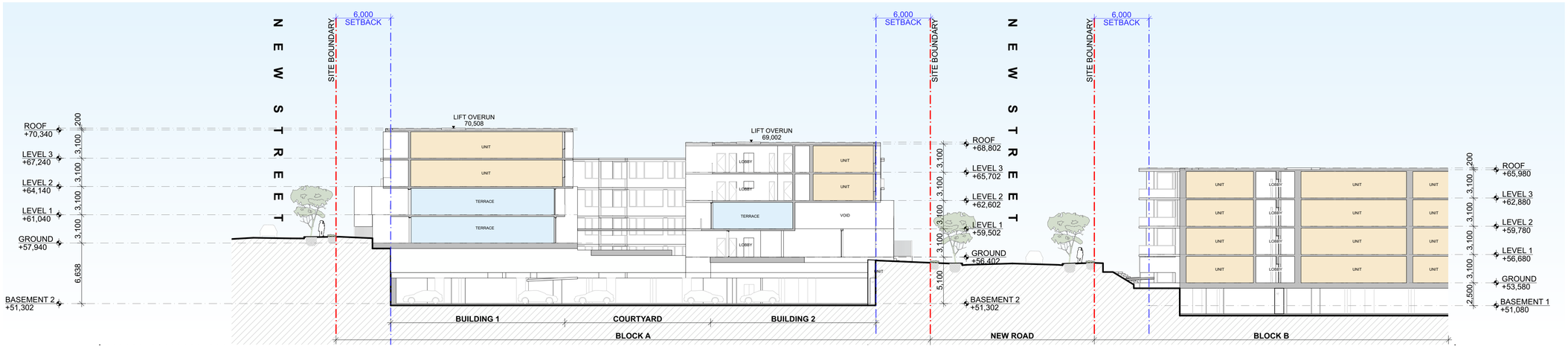
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SM/AA	MG/RL

DATE	SCALE	
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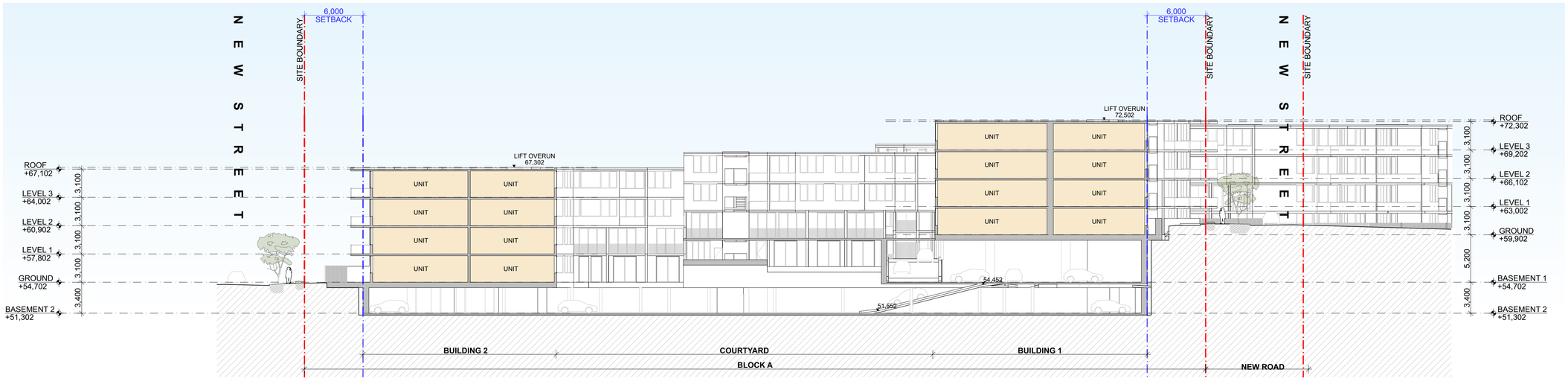
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATIONS - SHEET 4

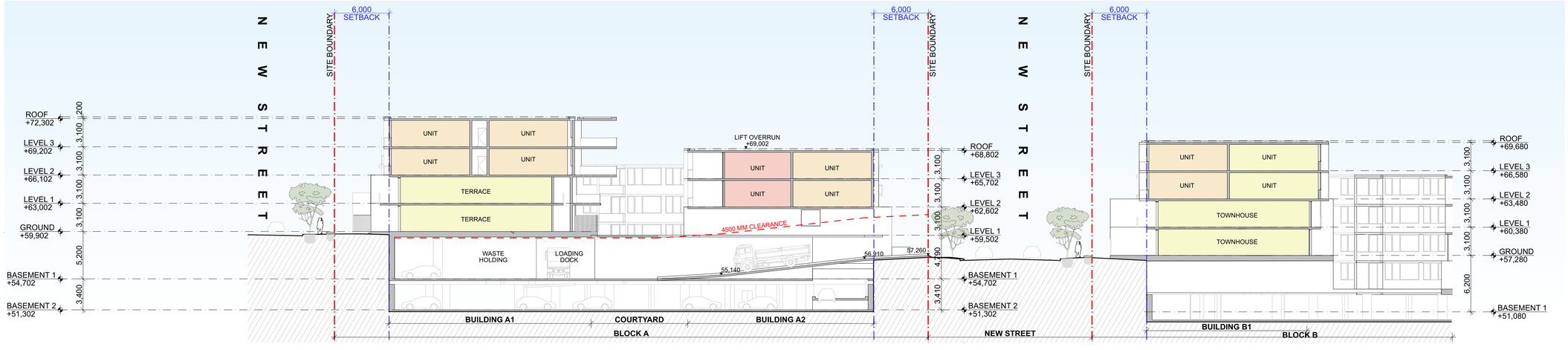
SHEET NO.	REVISION.
DA 204	



1 BLOCK A - SECTION A1
1:250



2 BLOCK A - SECTION A2
1:250



3 BLOCK A - SECTION A3
1:250

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:21 pm

UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED APARTMENT
- A/L ADAPTABLE/LIVEABLE APARTMENT

CHANGE DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

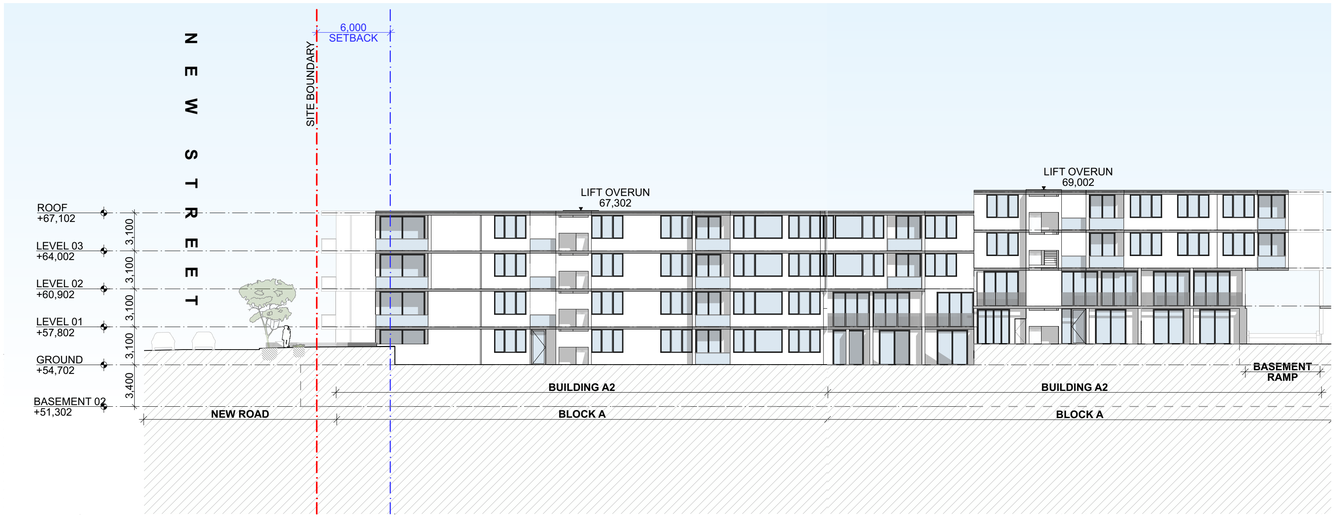
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK A - SECTIONS

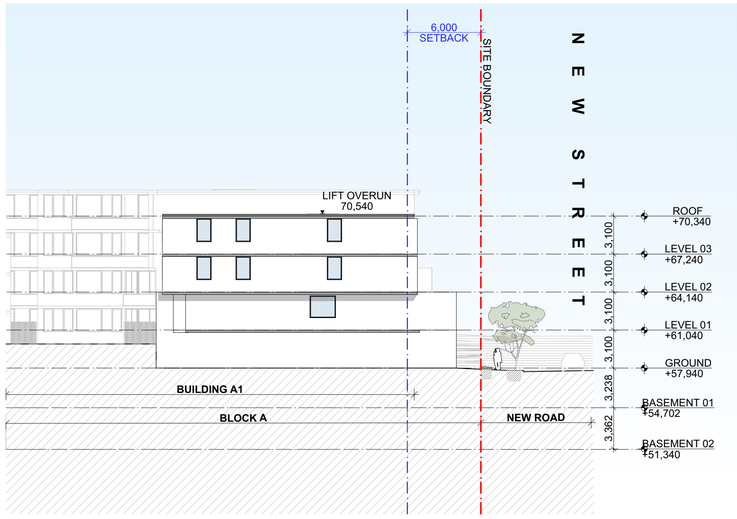
SHEET NO. DA 301
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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:23 pm



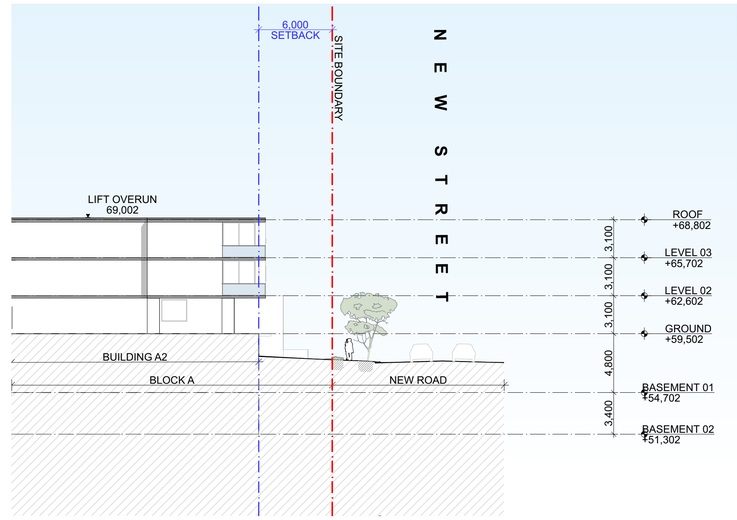
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2 BLOCK A - A5
1:250

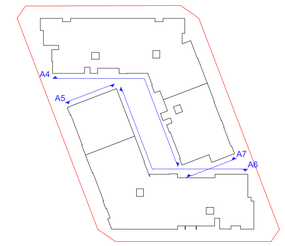


3 BLOCK A - A6
1:250



4 BLOCK A - A7
1:250

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

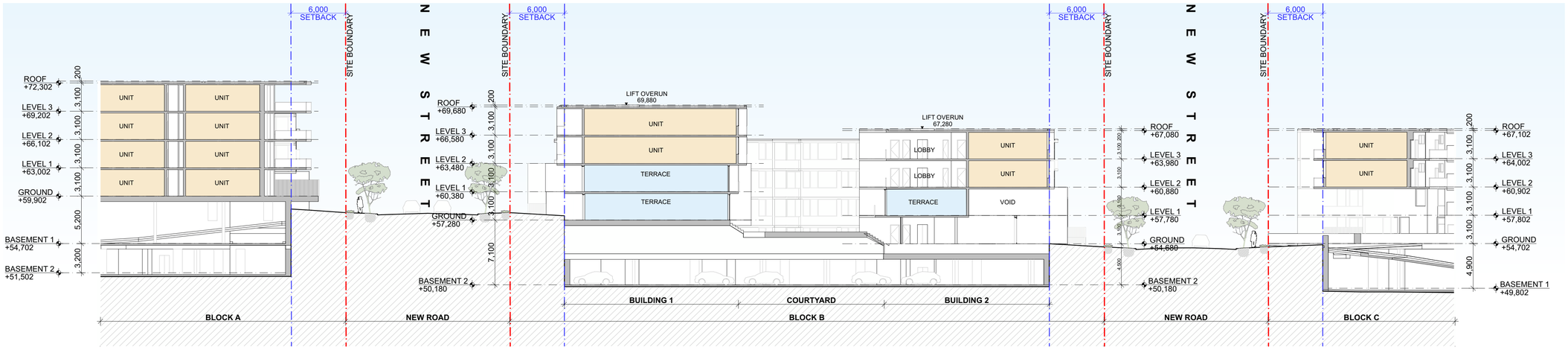
JOB NO
2202

CHECKED SM/AA
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DATE 2/6/22
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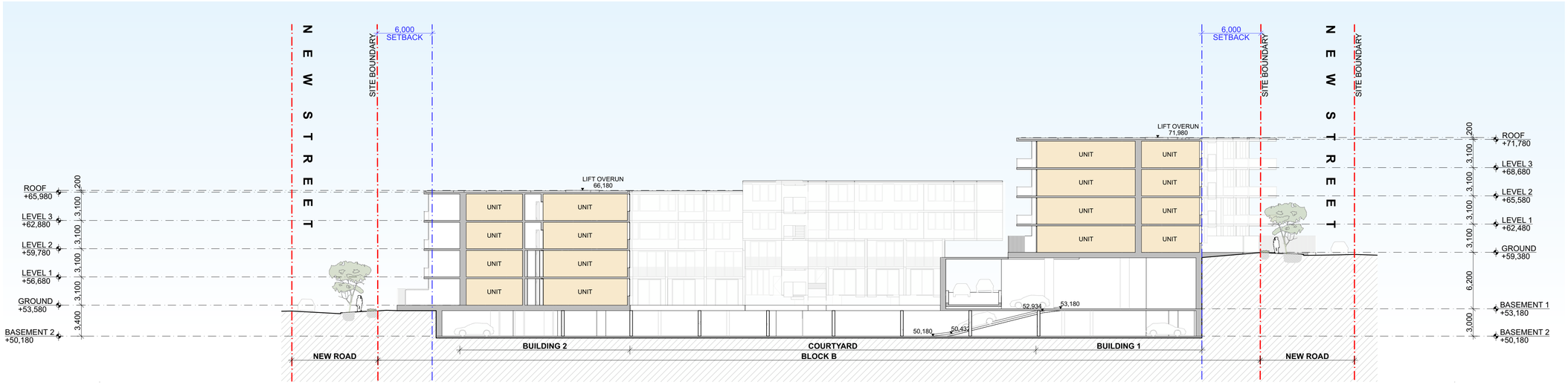
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
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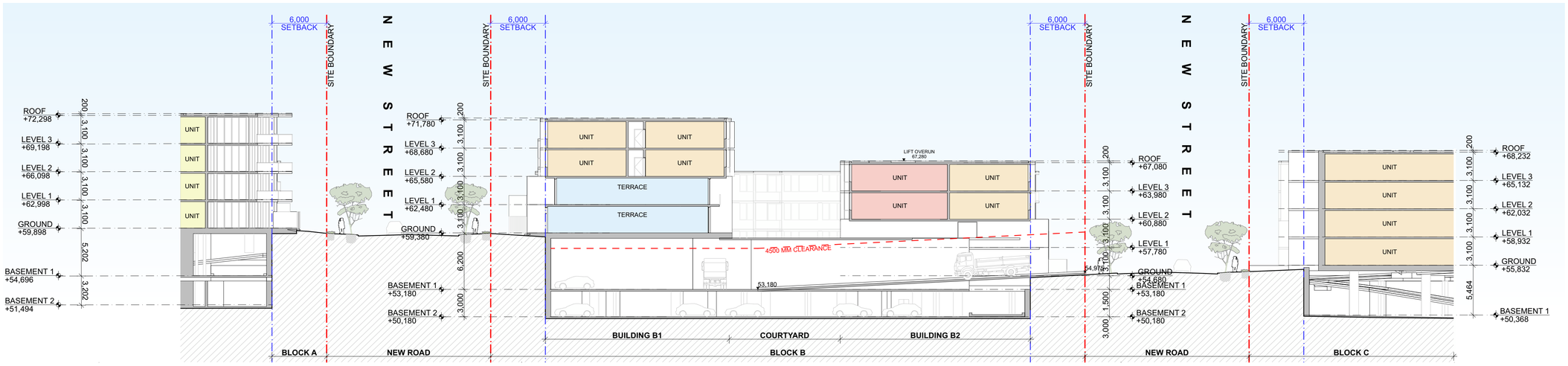
SHEET NO. DA 302
REVISION.



1 BLOCK B - B1
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2 BLOCK B - B2
1:250



3 BLOCK B - B3
1:250

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print date and time: Thursday, 2 June 2022 @ 5:23 pm

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

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FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
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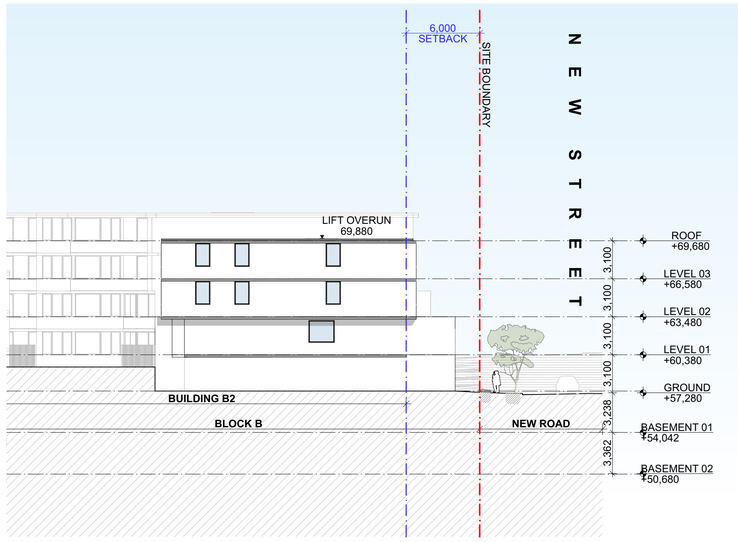
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REVISION.

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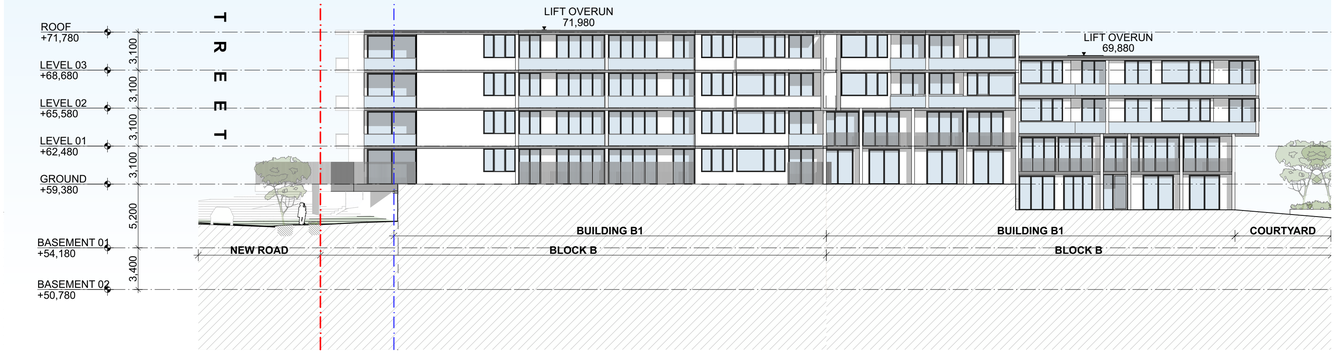
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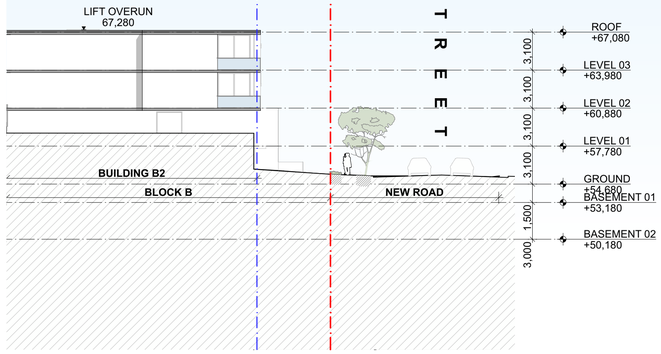
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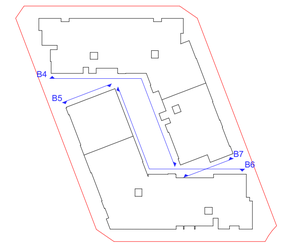


3 BLOCK B - B6
1:250



4 BLOCK B - B7
1:250

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

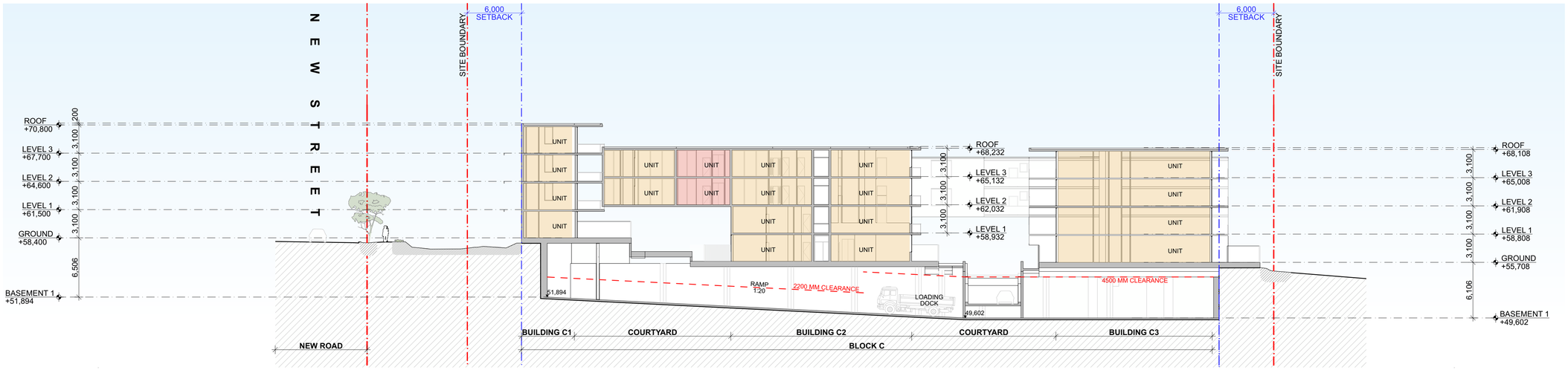
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

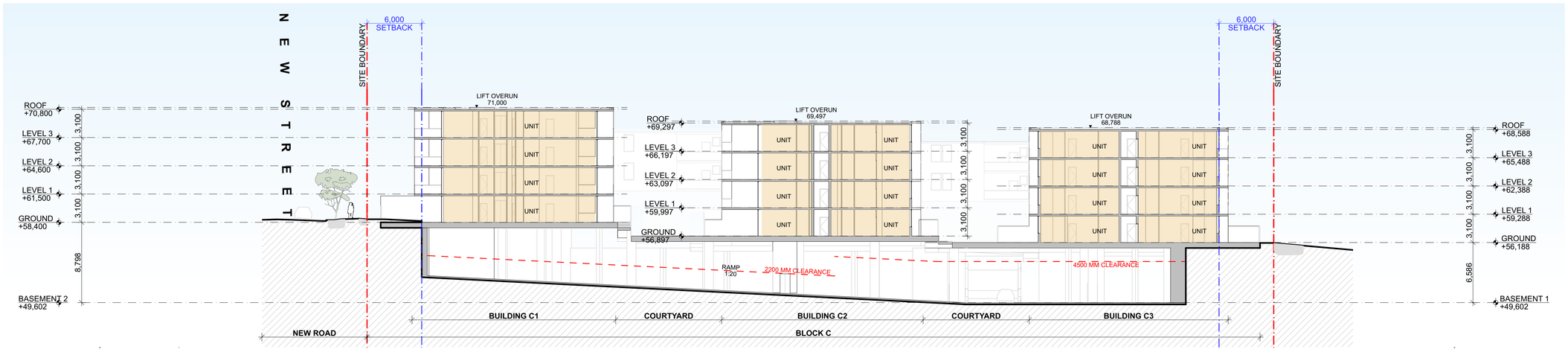
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK B - INTERNAL ELEVATIONS

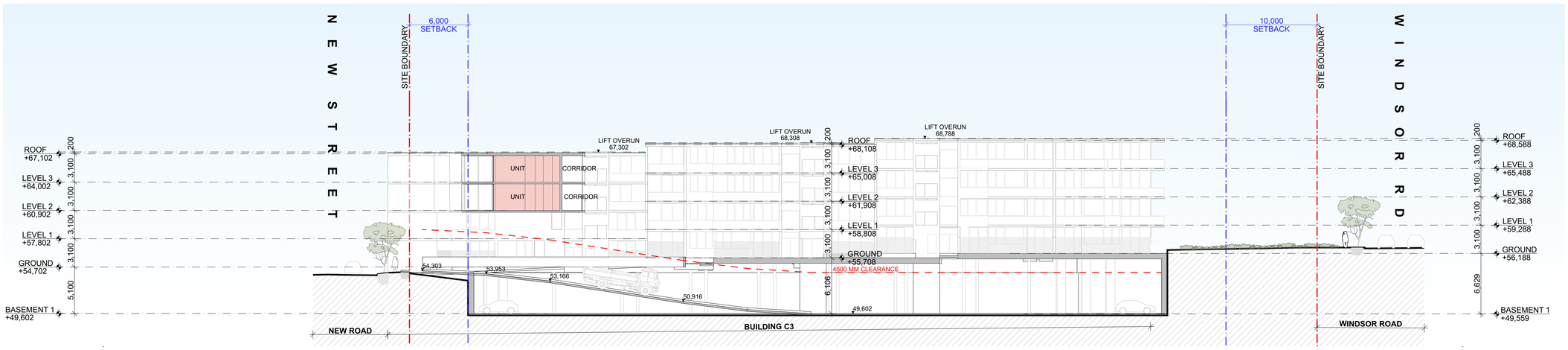
SHEET NO. DA 304
REVISION.



1 BLOCK C SECTION C1
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2 BLOCK C - SECTION C2
1:250



3 BLOCK C - SECTION C3
1:250

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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

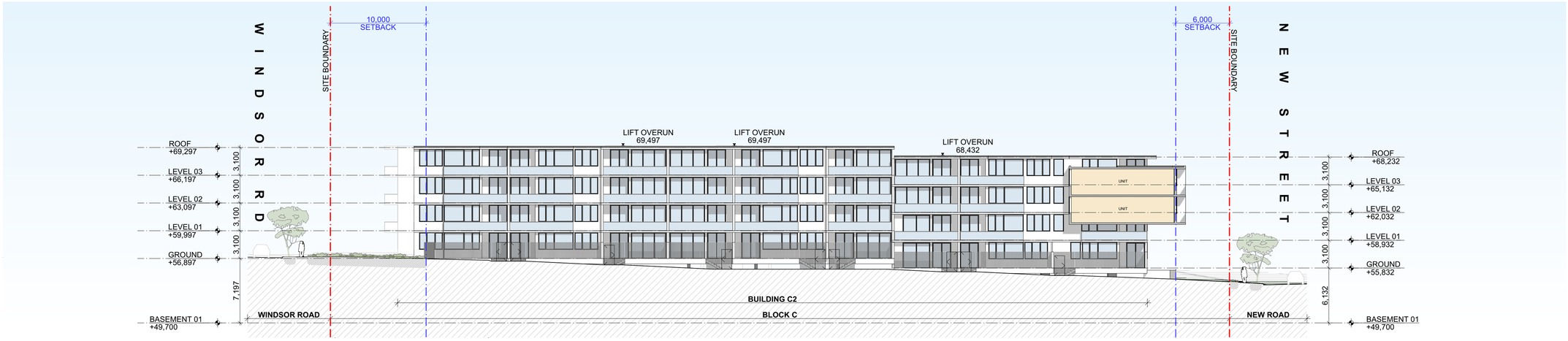
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

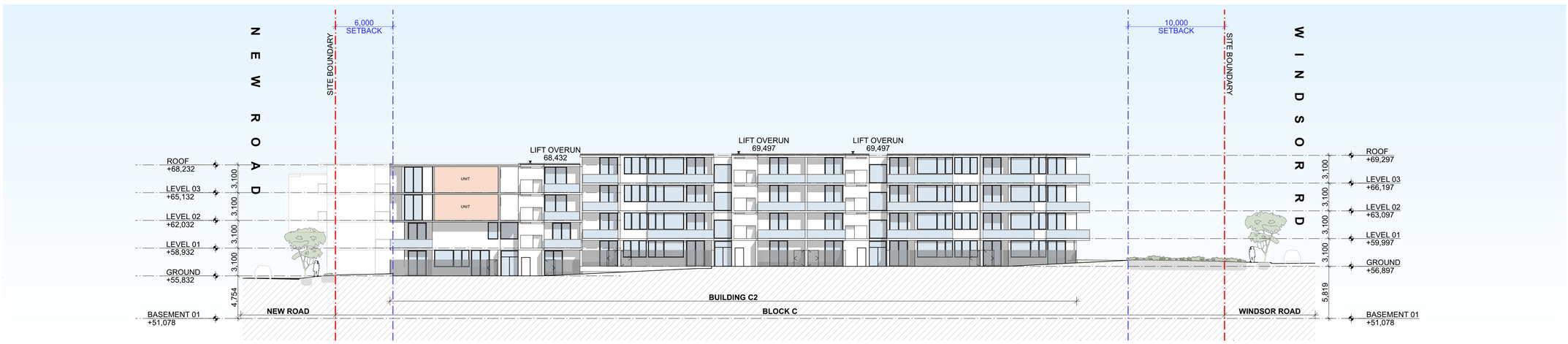
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
BLOCK C - SECTIONS

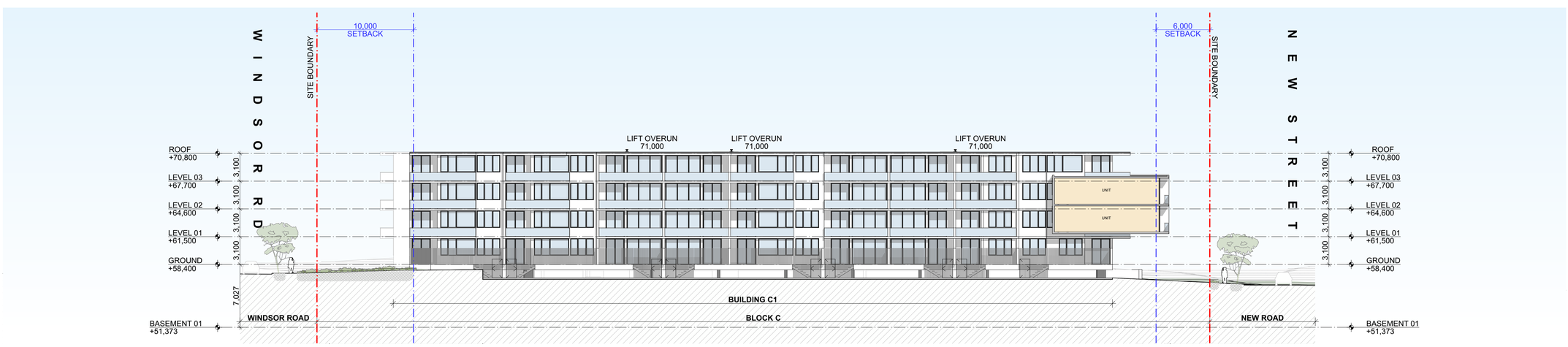
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REVISION.



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2 BLOCK C - C5
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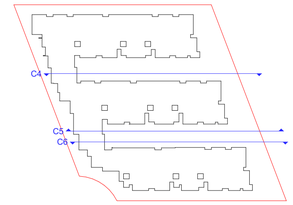


3 BLOCK C - C6
1:250

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 5:25 pm

KEY PLAN



CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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CLIENT
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PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

0 2 6 12m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

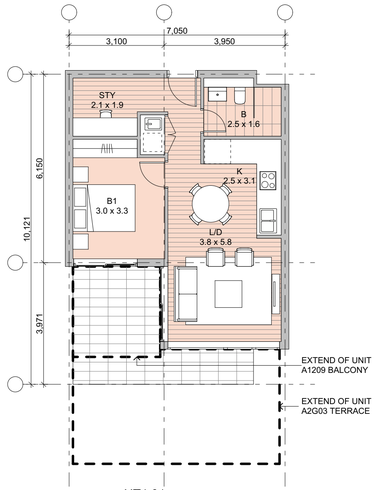
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:250 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

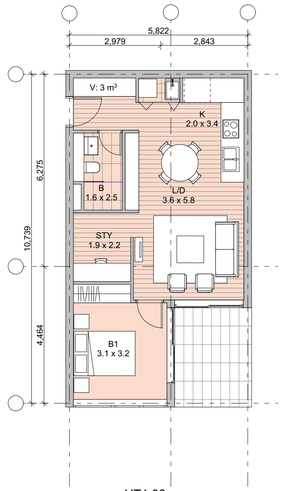
DRAWING TITLE
BLOCK C - INTERNAL ELEVATIONS

SHEET NO. DA 306
REVISION.



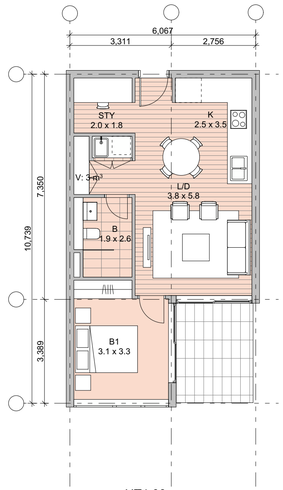
UT1.01

UNIT TYPE :	1A - 1 BEDROOM + STUDY
UNIT NUMBER :	A1209, A1309, A2G03, A2103, A2203, A2303 B1209, B1309, B2G03, B2103, B2203, B2303 C1G11, C1111, C1211, C1311
STORAGE AREA :	
INTERNAL AREA :	50 m²
TERRACE :	14 m²



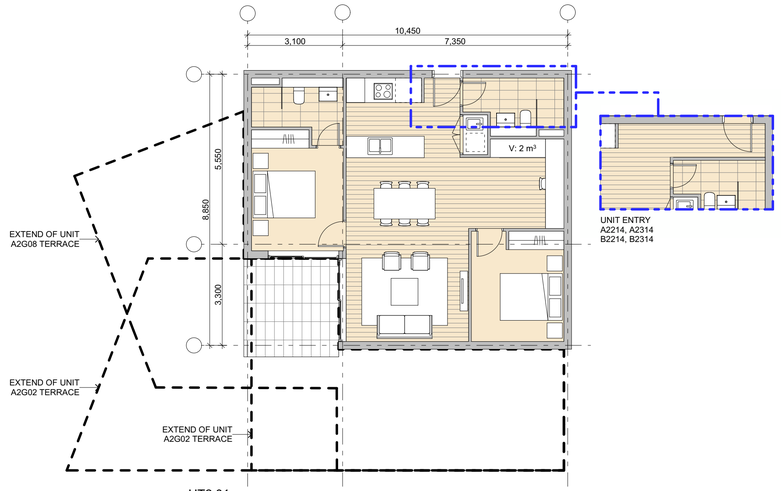
UT1.02

UNIT TYPE :	1B - 1 BEDROOM + STUDY
UNIT NUMBER :	A2215, A2315 B2215, B2315
STORAGE AREA :	
INTERNAL AREA :	50 m²
TERRACE :	8 m²



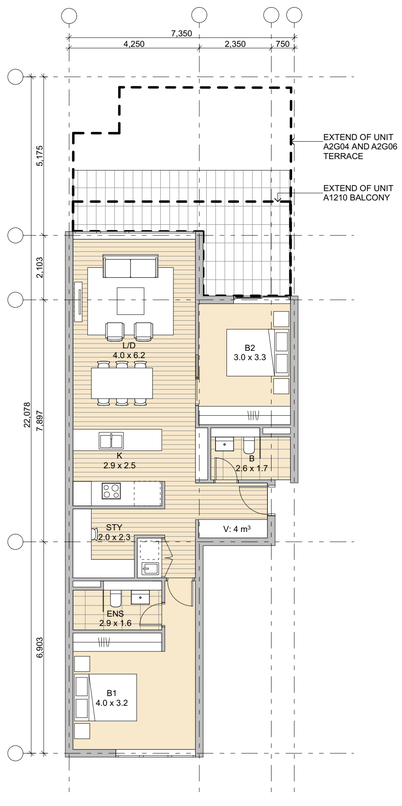
UT1.03

UNIT TYPE :	1C - 1 BEDROOM + STUDY
UNIT NUMBER :	C2214. C3214, C2314, C3314
STORAGE AREA :	
INTERNAL AREA :	51 m²
TERRACE :	8 m²



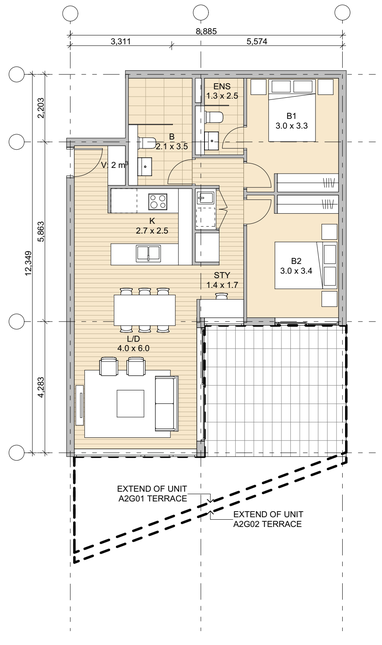
UT2.01

UNIT TYPE :	2A - 2 BEDROOMS + STUDY
UNIT NUMBER :	A1G04, A1104, A1204, A1208, A1211, A1212, A1214*, A1304, A1308, A1311, A1312, A2G02, A2G05, A2G07, A2G08, A2102, A2105, A2107, A2108, A2202, A2205, A2207, A2208, A2209, A2211, A2213, A2216, A2302, A2303, A2307, A2308, A2309, A2311, A2313, A2316, B1G04, B1104, B1204, B1208, B1211, B1212, B1214*, B1304, B1308, B1311, B1312, B2G02, B2G05, B2G07, B2G08, B2102, B2105, B2107, B2108, B2202, B2205, B2207, B2208, B2209, B2211, B2213, B2216, B2302, B2303, B2307, B2308, B2309, B2311, B2313, B2316, C1G02, C1G03, C1G04, C1G05, C1G07, C1G09, C1G12*, C1102, C1103, C1104, C1105, C1107, C1109, C1112*, C1202, C1203, C1204, C1205, C1207, C1209, C1212*, C1302, C1303, C1304, C1305, C1307, C1309, C1312*, C2G02, C2G03, C2G04, C2G05, C2G07, C2G09, C2G11, C2G13*, C2102, C2103, C2104, C2105, C2107, C2109, C2111, C2113*, C2202, C2203, C2204, C2205, C2207, C2209, C2211*, C2302, C2303, C2304, C2305, C2307, C2309, C2311*, C3G02, C3G03, C3G04, C3G05, C3G07, C3G09, C3G11, C3G13*, C3102, C3103, C3104, C3105, C3107, C3109, C3111, C3113*, C3202, C3203, C3204, C3205, C3207, C3209, C3211*, C33202, C3303, C3304, C3305, C3307, C3309, C3311
STORAGE AREA :	
INTERNAL AREA :	78 m²
TERRACE :	10 m²



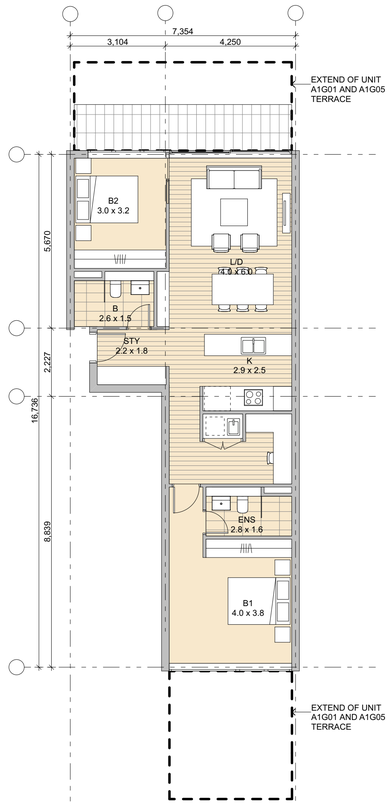
UT2.02

UNIT TYPE :	2B - 2 BEDROOMS + STUDY
UNIT NUMBER :	A1210, A1310, A2G04, A2G06, A2104, A2106, A2204, A2206, A2210, A2212, A2214 A2304, A2306, A2310, A2312 B1210, B1310, B2G04, B2G06, B2104, B2106, B2204, B2206, B2210, B2212, B2214, B2304, B2306, B2310, B2312 C1G01, C1G06, C1G08, C1G10*, C1101, C1106, C1108, C1110*, C1201, C1206, C1208, C1210*, C1301, C1306, C1308, C1310*, C2G01, C2G06, C2G08, C2G10*, C2101, C2106, C2108, C2110*, C2201, C2206, C2208, C2210*, C2301, C2306, C2308, C2310*, C3G01, C3G06, C3G08, C3G10*, C3101, C3106, C3108, C3110*, C3201, C3206, C3208, C3210*, C3301, C3306, C3308, C3310
STORAGE AREA :	
INTERNAL AREA :	88 m²
TERRACE :	20 m²



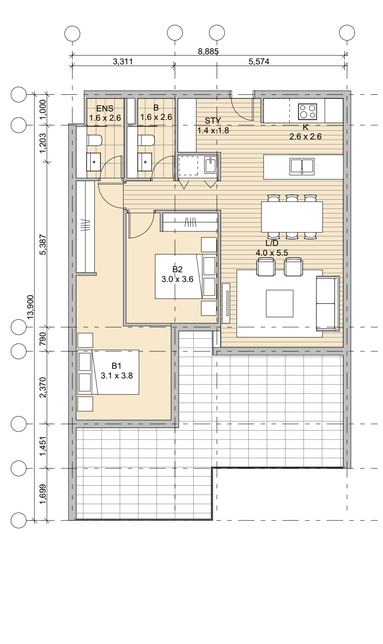
UT2.03

UNIT TYPE :	2C - 2 BEDROOMS + STUDY
UNIT NUMBER :	A1G02, A1102, A1202, A1302, A2G01, A2101, A2201, A2301 B1G02, B1102, B1202, B1302, B2G01, B2101, B2201, B2301
STORAGE AREA :	
INTERNAL AREA :	80 m²
TERRACE :	20 m²



UT2.04

UNIT TYPE :	2D - 2 BEDROOMS + STUDY
UNIT NUMBER :	A1G05, A1G01, A1101, A1105, A1201, A1205, A1301, A1305 B1G05, B1G01, B1101, B1105, B1201, B1205, B1301, B1305
STORAGE AREA :	
INTERNAL AREA :	87 m²
TERRACE :	11 m²



UT2.05

UNIT TYPE :	2E - 2 BEDROOMS + STUDY
UNIT NUMBER :	C3213, C2213, C3313, C2313
STORAGE AREA :	
INTERNAL AREA :	76 m²
TERRACE :	33 m²

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UNIT TYPES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- 3 BED DUAL KEYS
- 4 BED APARTMENT
- 4 BED DUAL KEYS
- BALCONY
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- ACCESSIBLE CARSPACE
- SHARED ZONE
- B — BOLLARD
- S — STORAGE CAGES
- SR — STORAGE ROOM
- DEEP SOIL ZONE - DCP 30% = 369m²
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- L — LIVABLE APARTMENT
- EASEMENT - TO BE EXTINGUISHED
- A/C — AIR CONDITIONER CONDENSER UNIT
- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

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FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

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SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

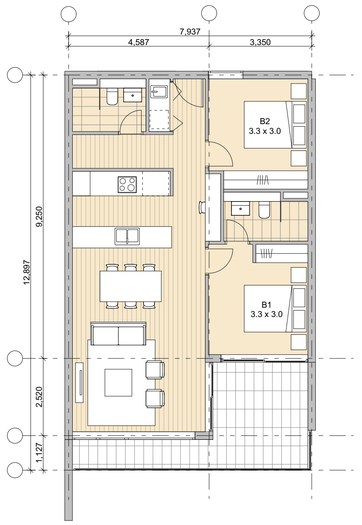
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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
UNIT TYPES - SHEET 01

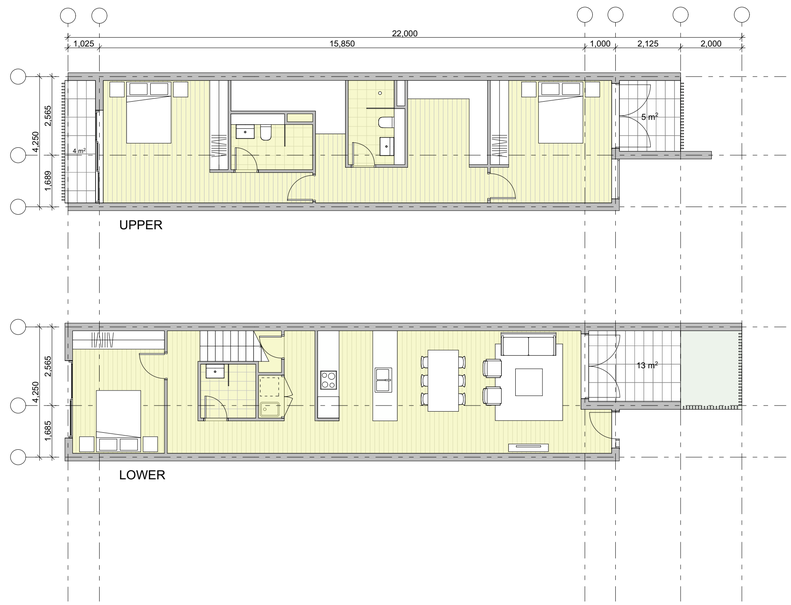
SHEET NO. DA 311
REVISION.



UT2.06



UT4.01

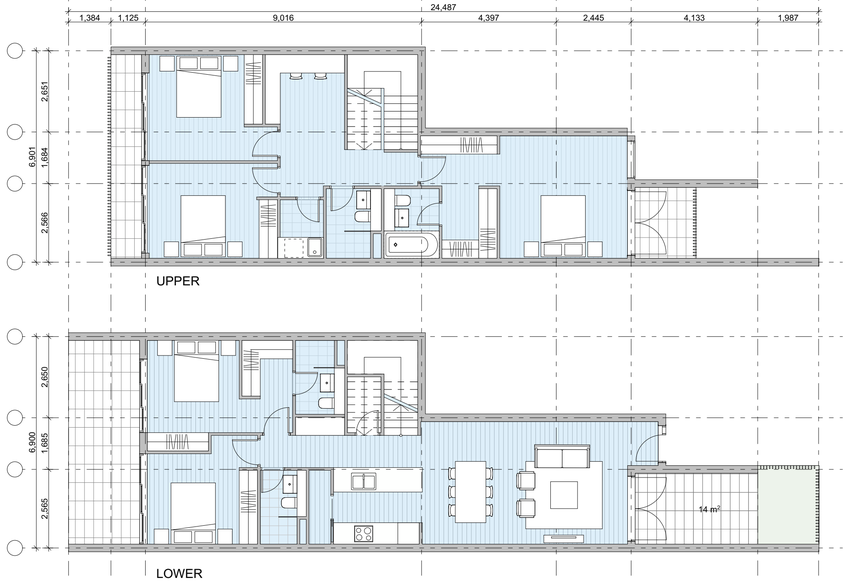


UT3.01

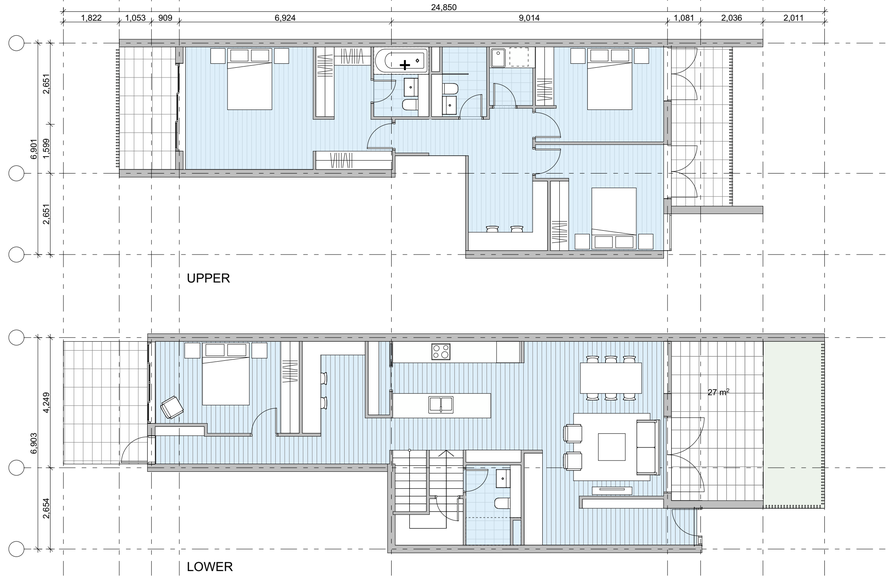
UNIT TYPE :	2F - 2 BEDROOMS + STUDY
UNIT NUMBER :	C2215, C3215, C2315, C3315
STORAGE AREA :	
INTERNAL AREA :	79 m^2
TERRACE :	15 m^2

UNIT TYPE :	4A - 4 BEDROOMS + STUDY
UNIT NUMBER :	A1G12, A2G12 B1G12, B2G12
STORAGE AREA :	
INTERNAL AREA :	88 m^2 + 79 m^2 = 167 m^2
TERRACE :	14 m^2

UNIT TYPE :	3B - 3 BEDROOMS + STUDY
UNIT NUMBER :	A1G09, A1G10, A1G11, A2G10, A2G11, A2G14 B1G09, B1G10, B1G11, B2G10, B2G11, B2G14
STORAGE AREA :	
INTERNAL AREA :	68 m^2 + 62 m^2 = 130 m^2
TERRACE :	13 m^2 + 5 m^2 + 4 m^2 = 22 m^2



UT4.02



UT4.03

UNIT TYPE :	4A - 4 BEDROOMS + STUDY
UNIT NUMBER :	A1G12 B1G12
STORAGE AREA :	
INTERNAL AREA :	88 m^2 + 86 m^2 = 130 m^2
TERRACE :	14 m^2 + 15 m^2 + 5 m^2 + 7 m^2 = 41 m^2

UNIT TYPE :	4C - 4 BEDROOMS + STUDY
UNIT NUMBER :	A2G12 B2G12
STORAGE AREA :	
INTERNAL AREA :	78 m^2 + 91 m^2 = 153 m^2
TERRACE :	10 m^2 + 27 m^2 + 11 m^2 + 8 m^2 = 56 m^2

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UNIT TYPES

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- DEEP SOIL ZONE - DCP 30% = 369m^2
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- OUTLINE OF BUILDING ABOVE

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
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SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

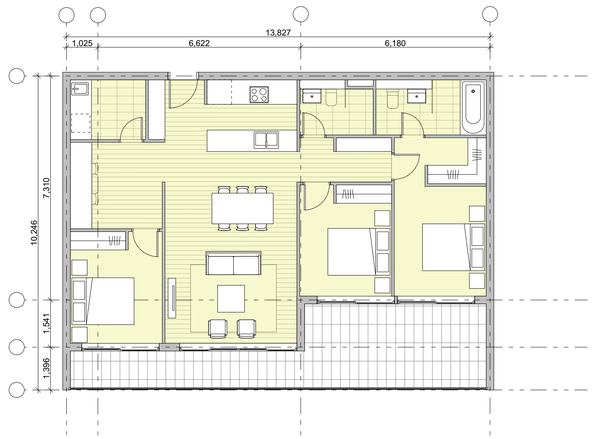
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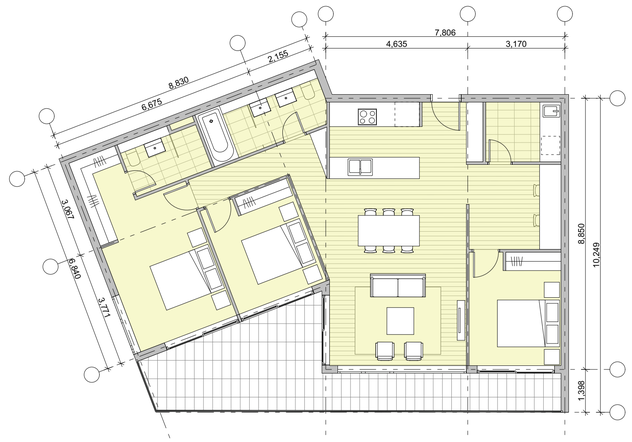
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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
UNIT TYPES - SHEET 02

SHEET NO. DA 312
REVISION.



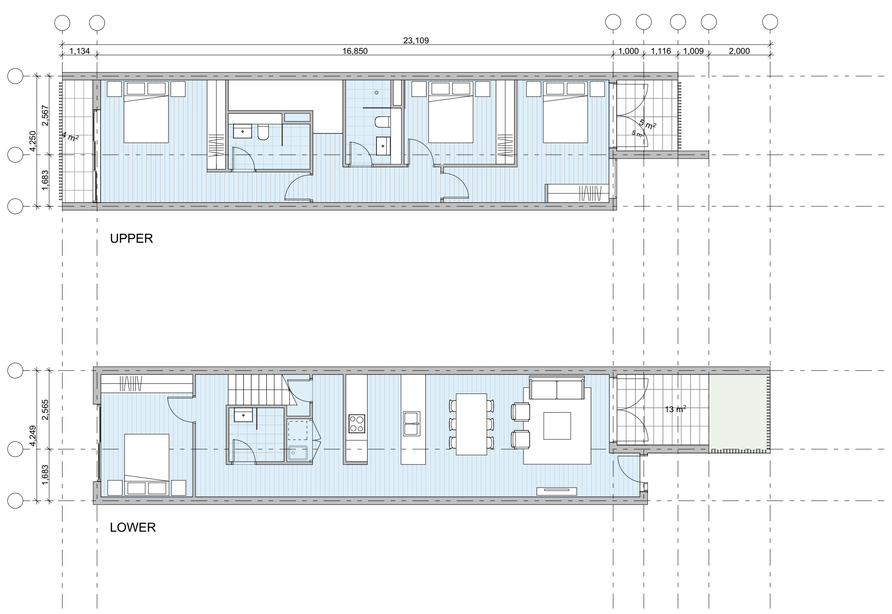


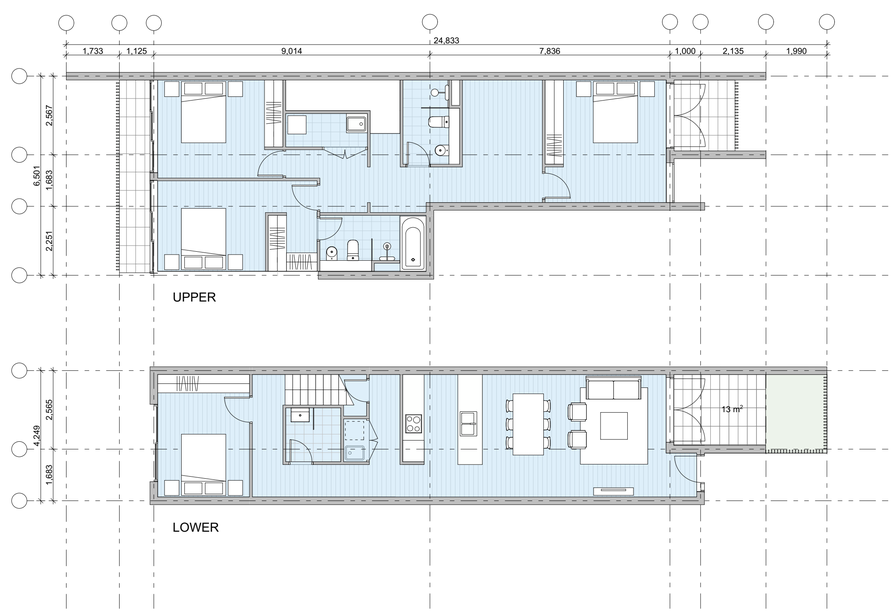
UT3.02

UNIT TYPE :	3B - 3 BEDROOMS + STUDY
UNIT NUMBER :	A1G06, A1106, A1206, A1306 A1B06, B1106, B1206, B1306
STORAGE AREA :	
INTERNAL AREA :	107 m²
TERRACE :	26 m²

UT3.03

UNIT TYPE :	3B - 3 BEDROOMS + STUDY
UNIT NUMBER :	A1G07, A1107, A1207, A1307 B1G07, B1107, B1207, B1307
STORAGE AREA :	
INTERNAL AREA :	116 m²
TERRACE :	26 m²





UT3.04

UNIT TYPE :	4A - 4 BEDROOMS + STUDY
UNIT NUMBER :	A1G08, A1G14, A2G09, A2G15 B1G08, B1G14, B2G09, B2G15
STORAGE AREA :	
INTERNAL AREA :	62 m² + 68 m² = 130 m²
TERRACE :	13 m² + 4 m² + 5 m² = 22 m²

UT3.05

UNIT TYPE :	4C - 4 BEDROOMS + STUDY
UNIT NUMBER :	A2G13 B2G13
STORAGE AREA :	
INTERNAL AREA :	81 m² + 68 m² = 149 m²
TERRACE :	13 m² + 6 m² + 5 m² = 24 m²

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UNIT TYPES

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CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

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

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

P R E L I M I N A R Y

N
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SITE ADDRESS
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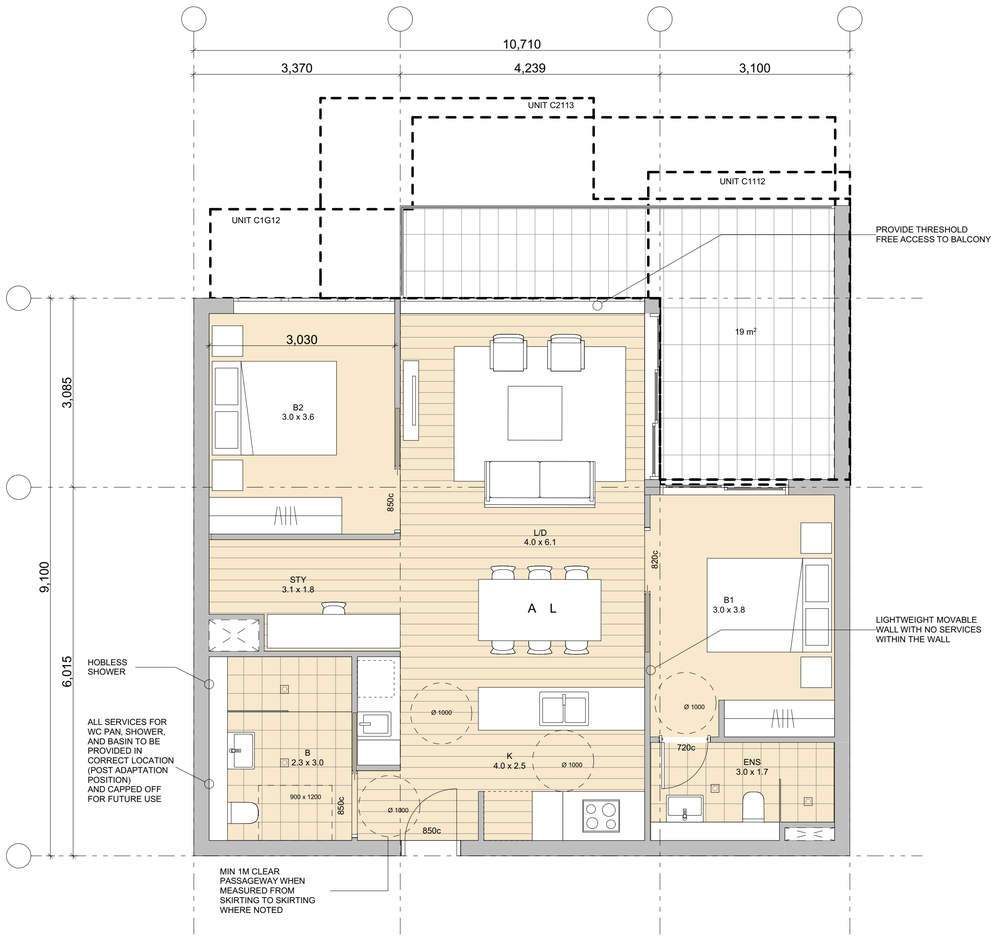
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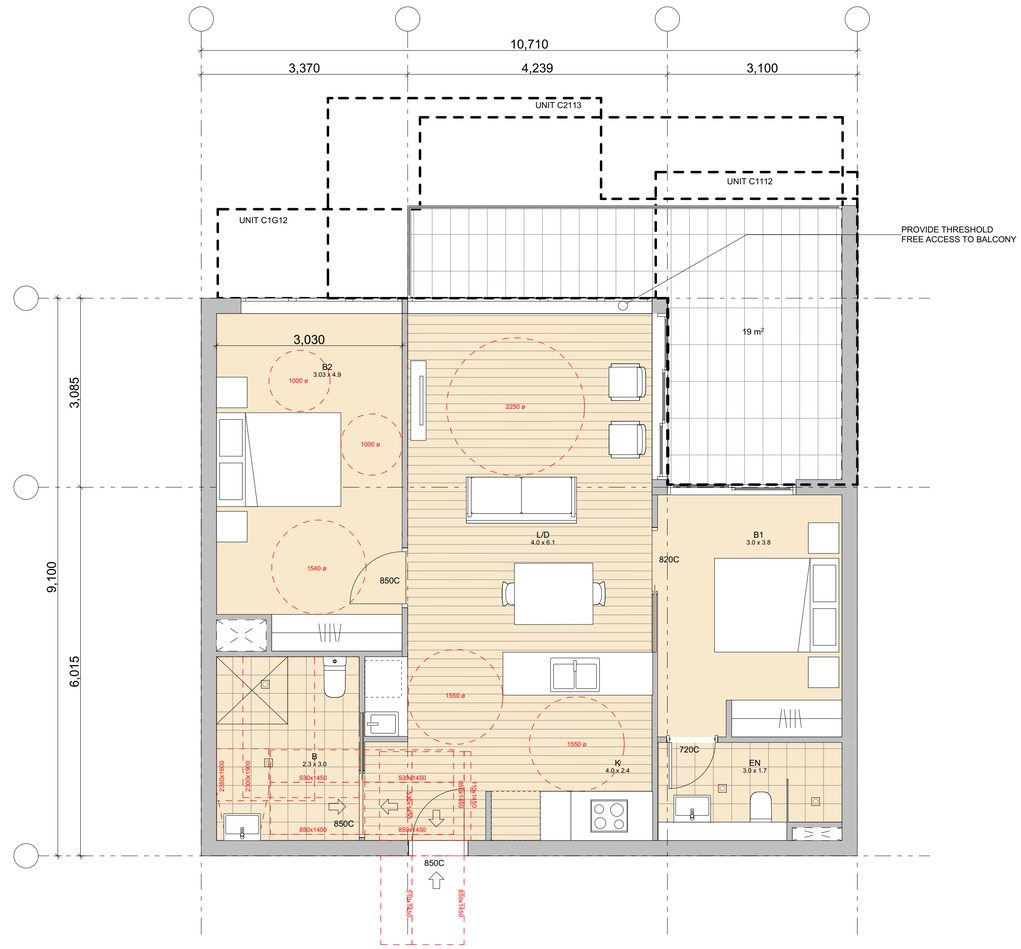
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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
UNIT TYPES - SHEET 03

SHEET NO. DA 313
REVISION.





UT2.07 PRE-ADAPTABLE

UNIT TYPE:	2A - 2 BEDROOM PRE ADAPTATION
UNIT NUMBER :	
STORAGE AREA :	IN APARTMENT 4m2. IN BASEMENT 4m2
INTERNAL AREA :	78 m²
TERRACE :	20 m2 (UNO)

UT2.07 POST-ADAPTABLE

UNIT TYPE:	2A - 2 BEDROOM POST ADAPTATION
UNIT NUMBER :	
STORAGE AREA :	IN APARTMENT 4m2. IN BASEMENT 4m2
INTERNAL AREA :	78 m²
TERRACE :	20 m2 (UNO)

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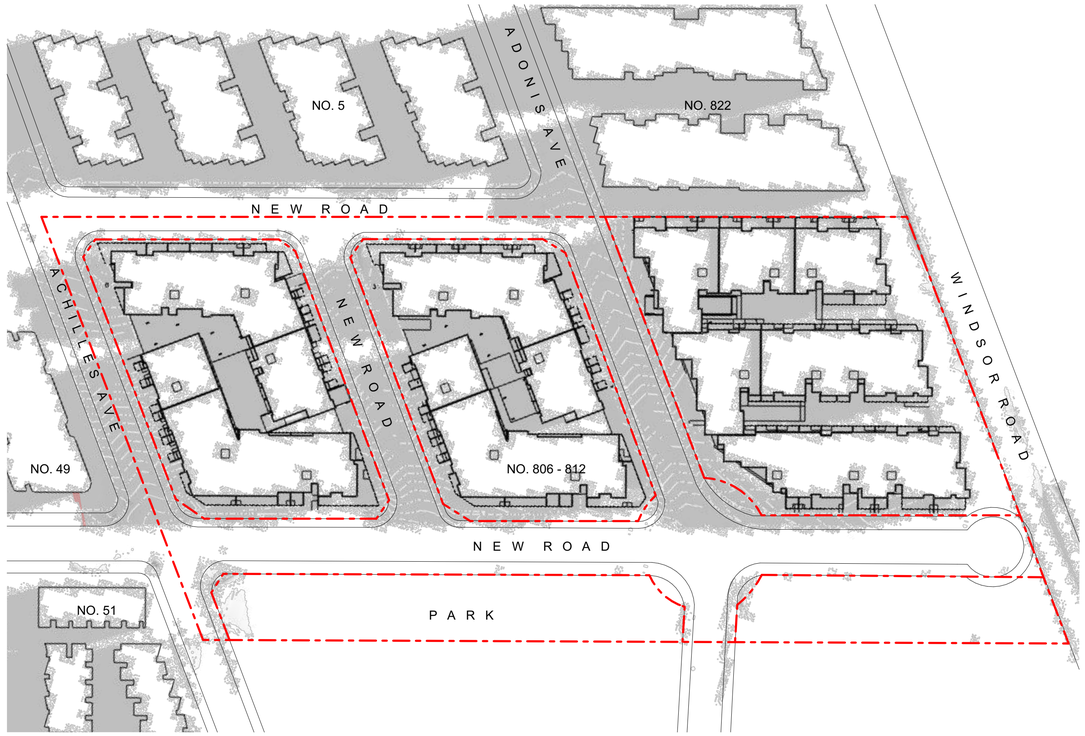
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PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
UNIT TYPES - ADAPTABLE UNIT

SHEET NO. DA 314
REVISION.



1 JUNE 21 - 9AM



2 JUNE 21 - 10AM



3 JUNE 21 - 11AM



4 JUNE 21 - 12PM

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print date and time: Thursday, 9 June 2022 @ 3:26 pm

LEGEND

- PROPOSED BUILDING SHADOWS
- PROPOSED SHADOW HEIGHT LIMIT BREACH
- SITE BOUNDARY

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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JOB NO
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DATE 9/6/22
SCALE

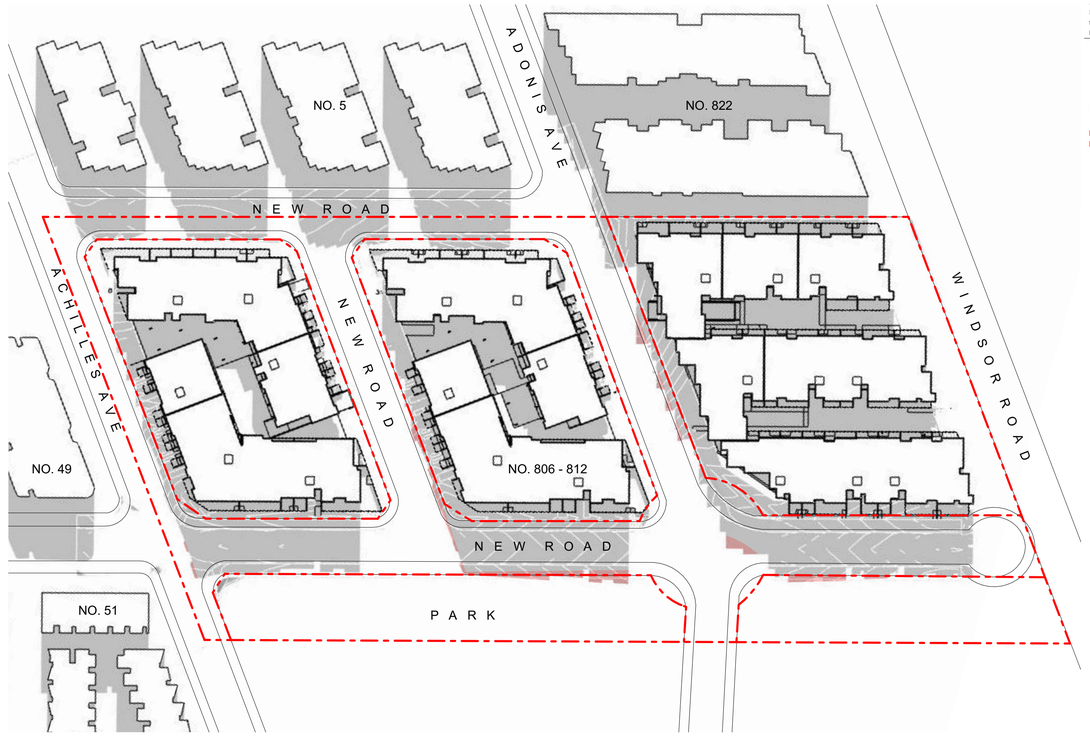
PROJECT STATUS
DEVELOPMENT APPLICATION

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SHADOW DIAGRAMS SHEET 1

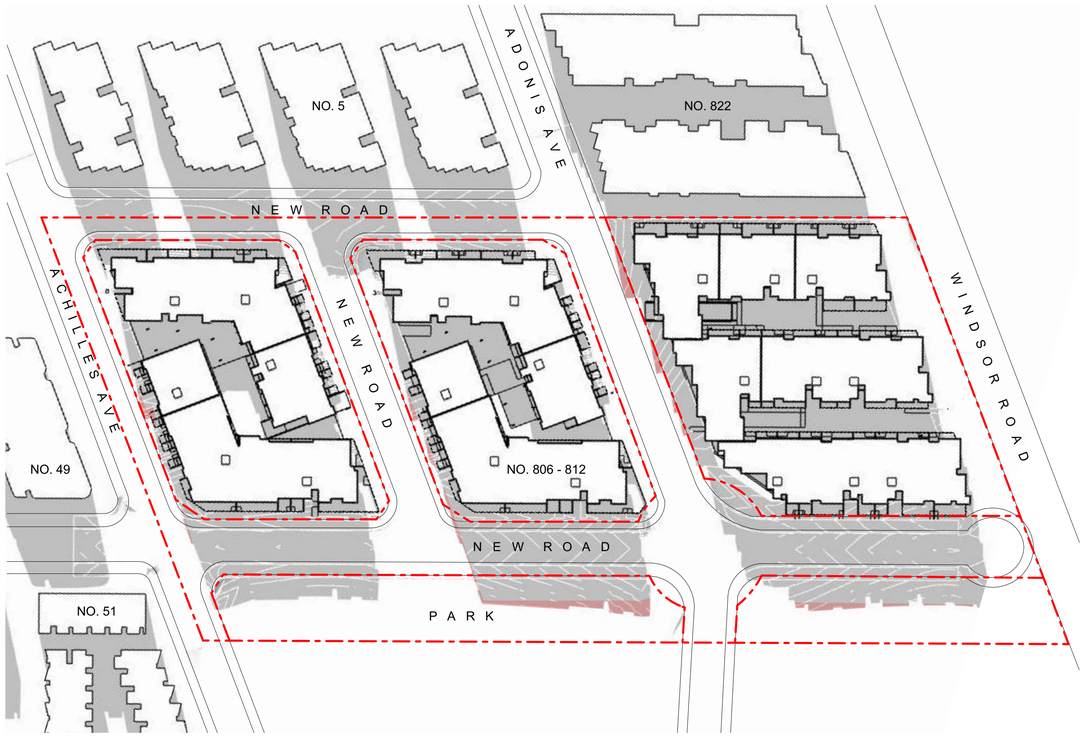
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1 JUNE 21 - 1PM



2 JUNE 21 - 2PM



3 JUNE 21 - 3PM

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file: 2202_ROUSE HILL2
print date and time: Thursday, 9 June 2022 @ 3:26 pm

LEGEND

- PROPOSED BUILDING SHADOWS
- PROPOSED SHADOW HEIGHT LIMIT BREACH
- SITE BOUNDARY

CHANGE DESCRIPTION

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

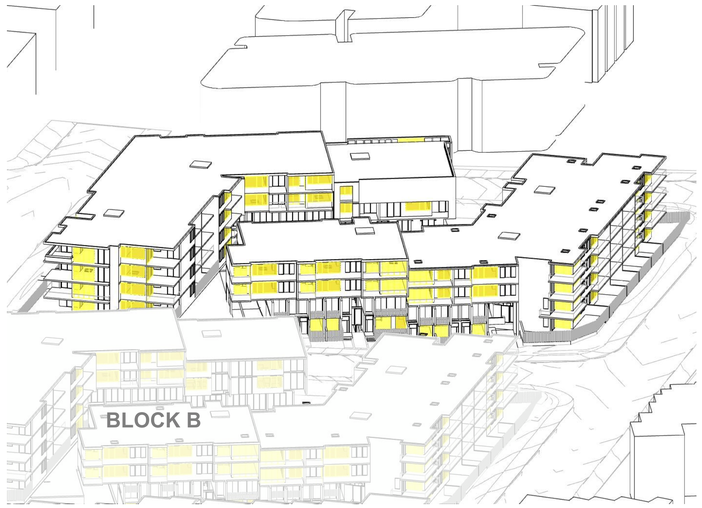
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 9/6/22
SCALE

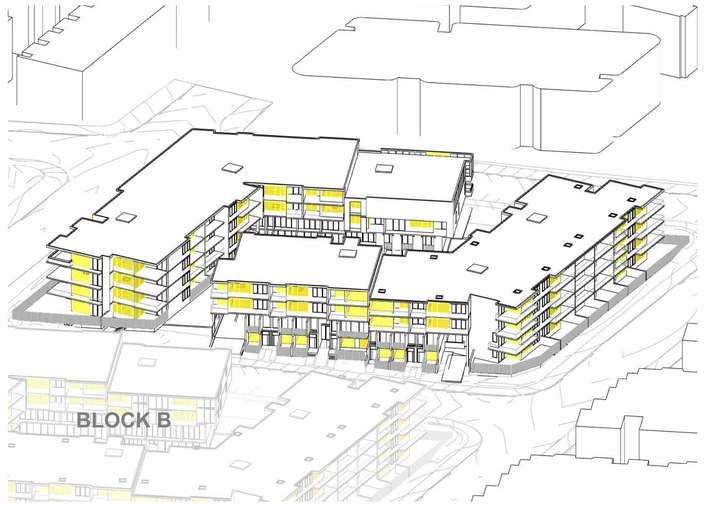
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SHADOW DIAGRAMS SHEET 2

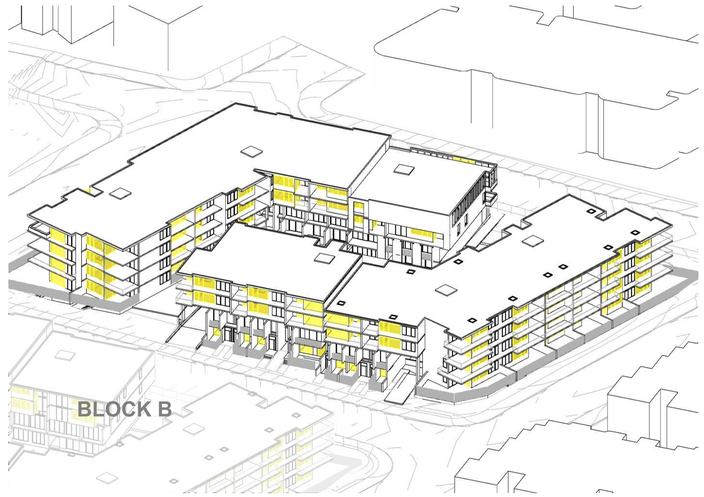
SHEET NO. DA 402
REVISION.



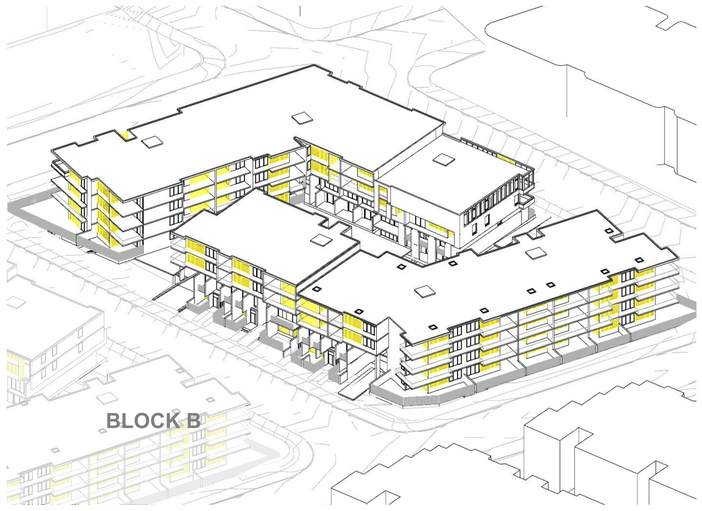
1 BLOCK A JUNE 21 - 9AM



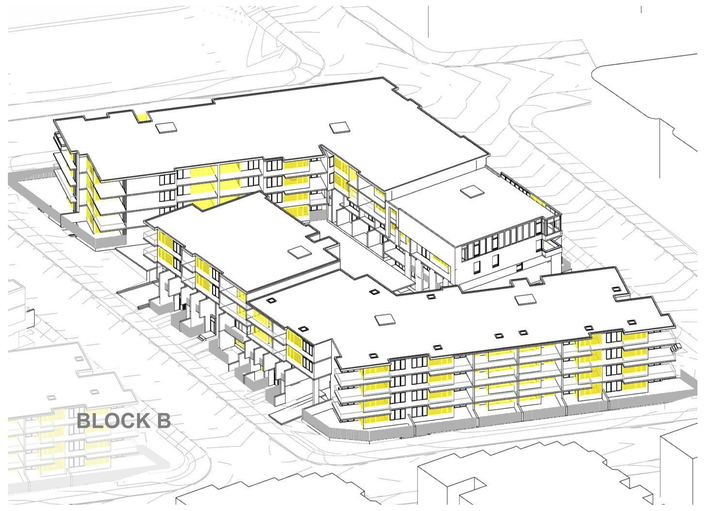
2 BLOCK A JUNE 21 - 10AM



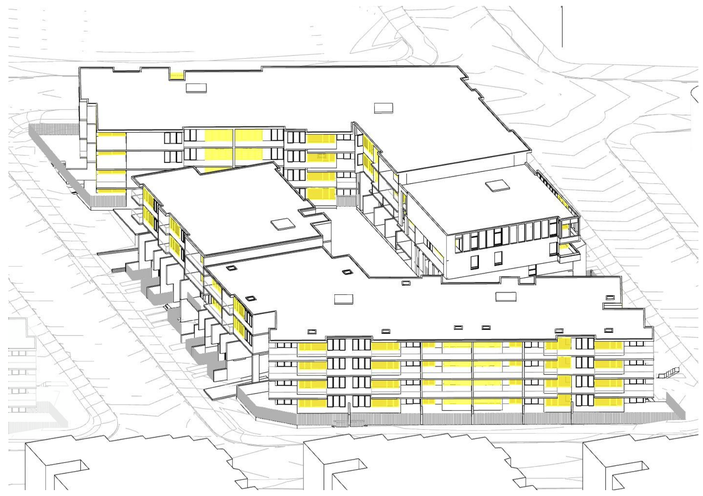
3 BLOCK A JUNE 21 - 11AM



4 BLOCK A JUNE 21 - 12PM



5 BLOCK A JUNE 21 - 1PM



6 BLOCK A JUNE 21 - 2PM



7 BLOCK A JUNE 21 - 3PM

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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 10:10 am

LIVING AREAS RECEIVING SUNLIGHT

REVISION ID AMENDMENT DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

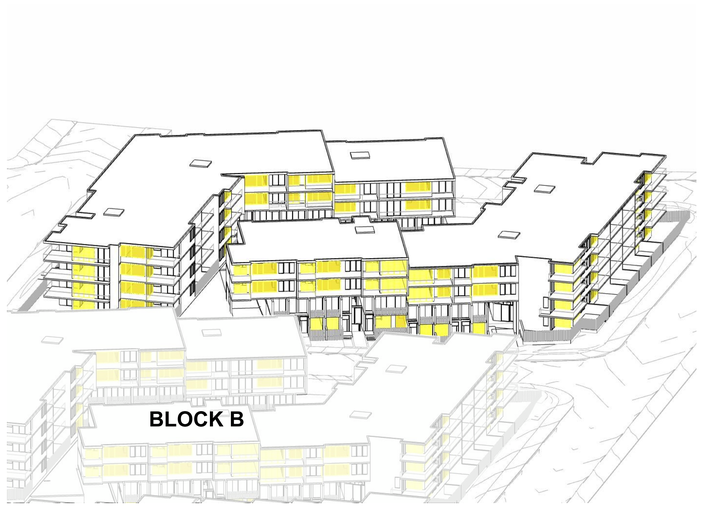
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE

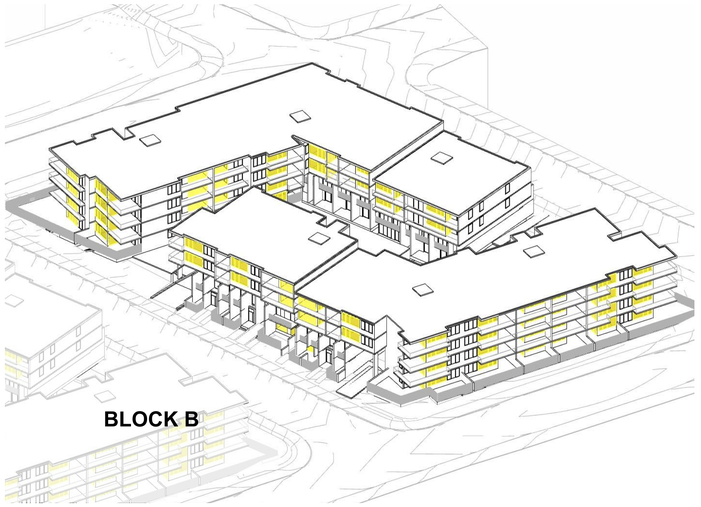
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SUN EYE VIEW - BLOCK A

SHEET NO. DA 403
REVISION.



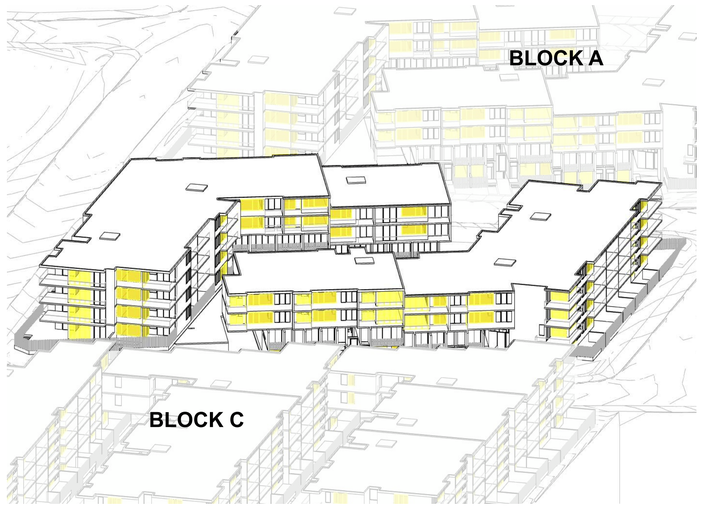
1 BLOCK A JUNE 21 - 9AM



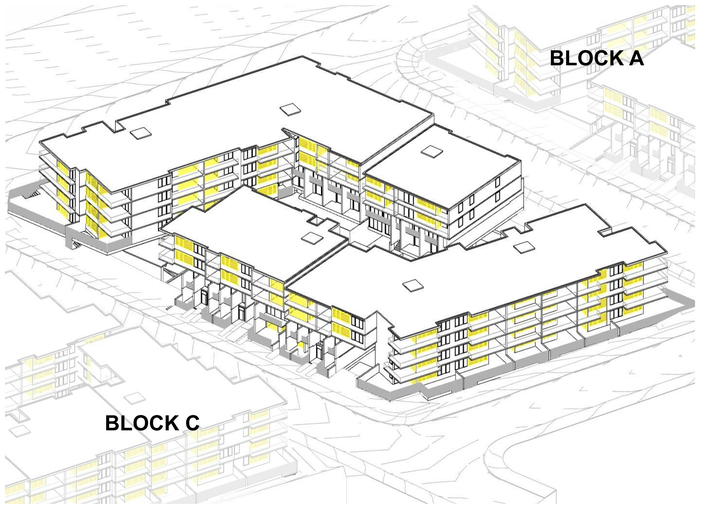
2 BLOCK A JUNE 21 - 12PM



3 BLOCK A JUNE 21 - 3PM



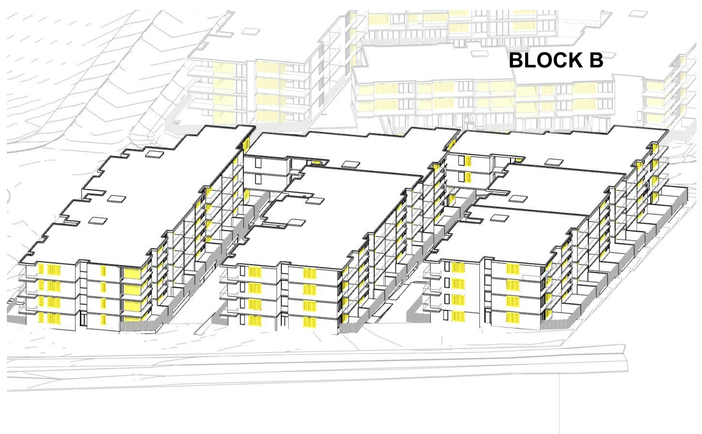
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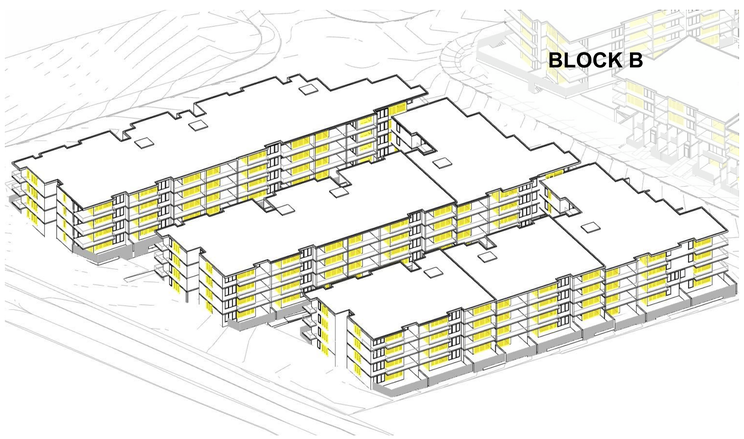
5 BLOCK B JUNE 21 - 12PM



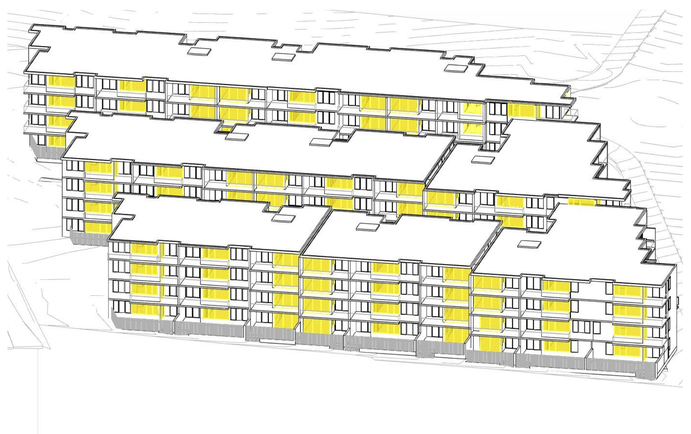
6 BLOCK B JUNE 21 - 3PM



7 BLOCK C JUNE 21 - 9AM



8 BLOCK C JUNE 21 - 12PM



9 BLOCK C JUNE 21 - 3PM

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file: 2202_ROUSE HILL2
print date and time: Tuesday, 7 June 2022 @ 5:36 pm

LIVING AREAS RECEIVING SUNLIGHT

REVISION ID | AMENDMENT | DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

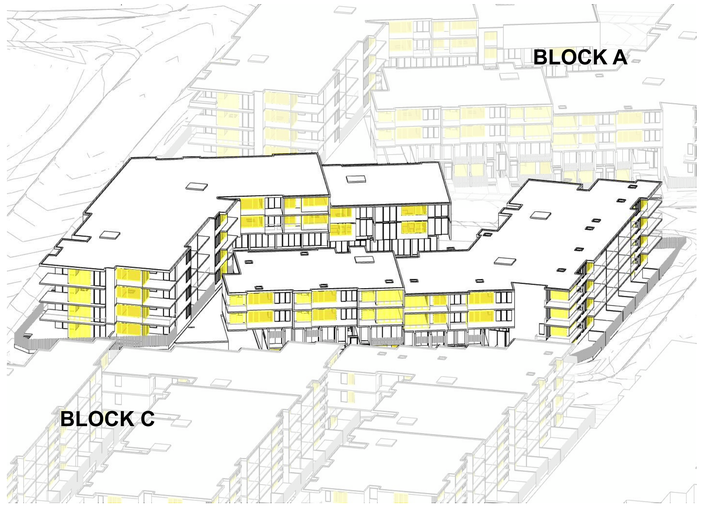
JOB NO
2202

CHECKED: SM/AA
DRAWN: MG/RL
DATE: 7/6/22
SCALE:

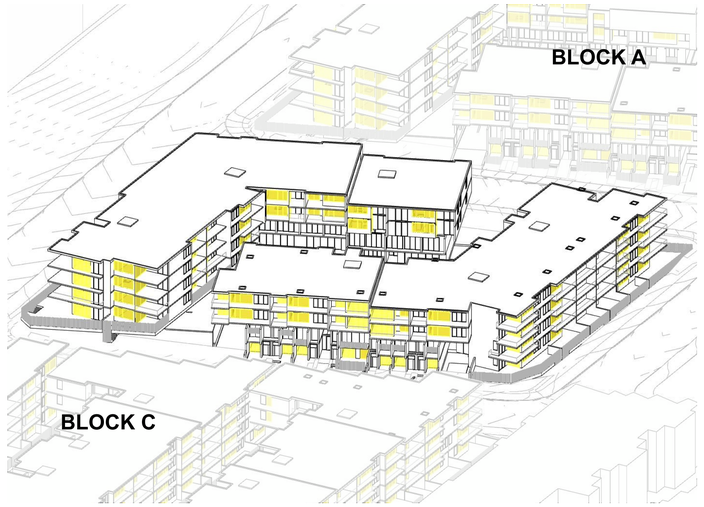
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SUN EYE VIEW

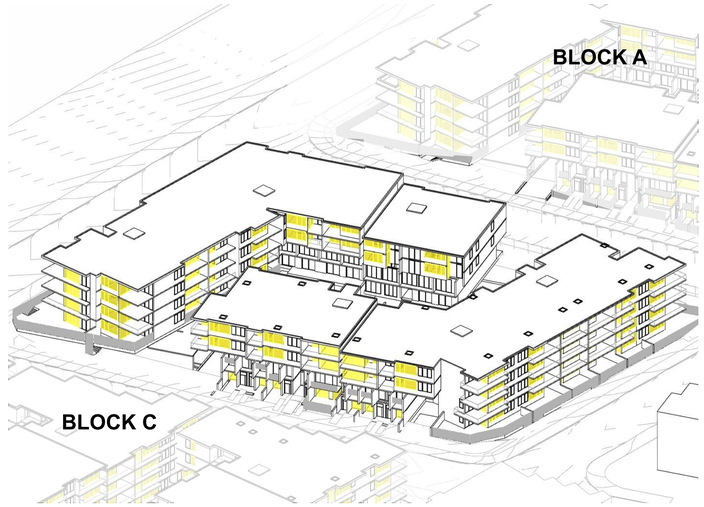
SHEET NO. DA 403
REVISION.



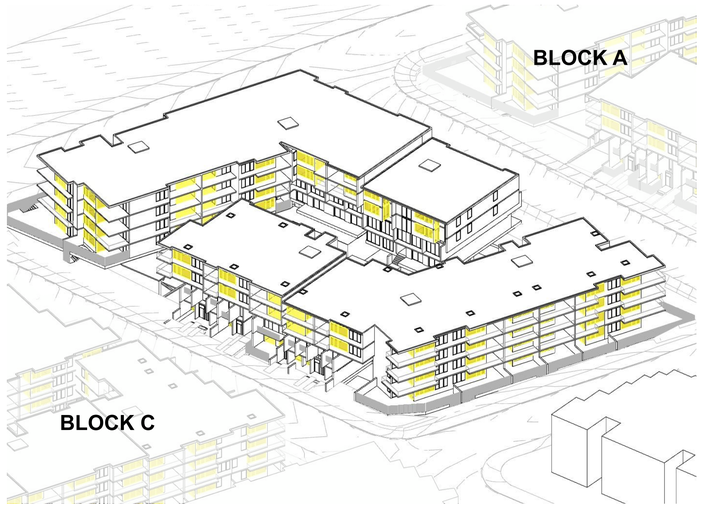
1 BLOCK B JUNE 21 - 9AM



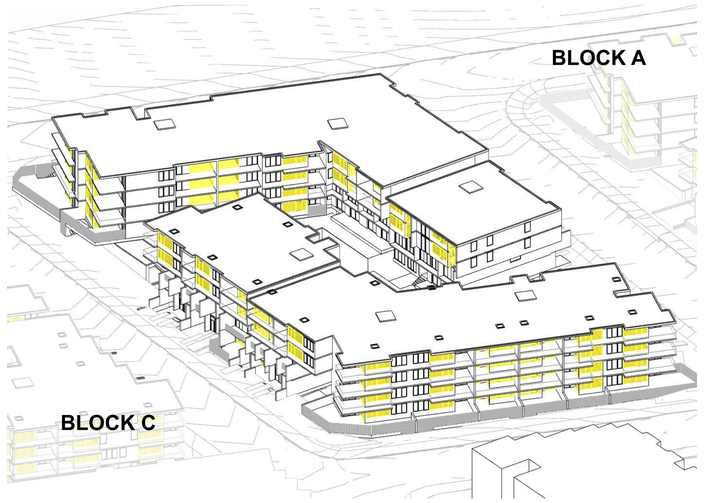
2 BLOCK B JUNE 21 - 10AM



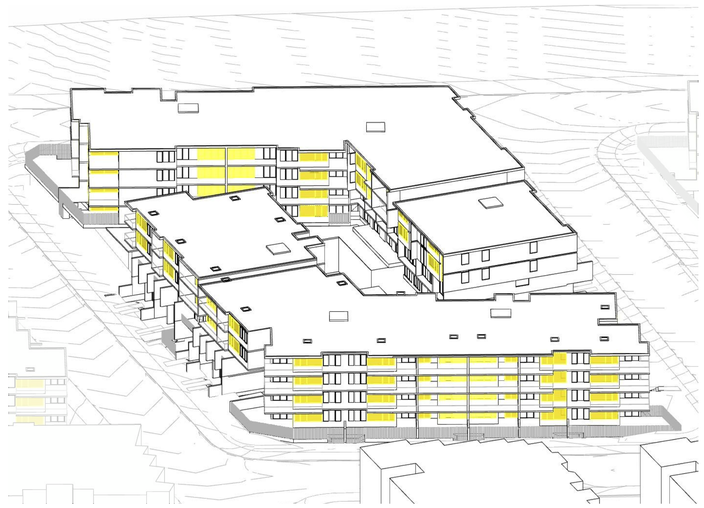
3 BLOCK B JUNE 21 - 11AM



4 BLOCK B JUNE 21 - 12PM



5 BLOCK B JUNE 21 - 1PM



6 BLOCK B JUNE 21 - 2PM



7 BLOCK B JUNE 21 - 3PM

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file: 2202_ROUSE HILL2
print date and time: Tuesday, 14 June 2022 @ 10:22 am

LIVING AREAS RECEIVING SUNLIGHT

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806-812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 14/6/22
SCALE @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

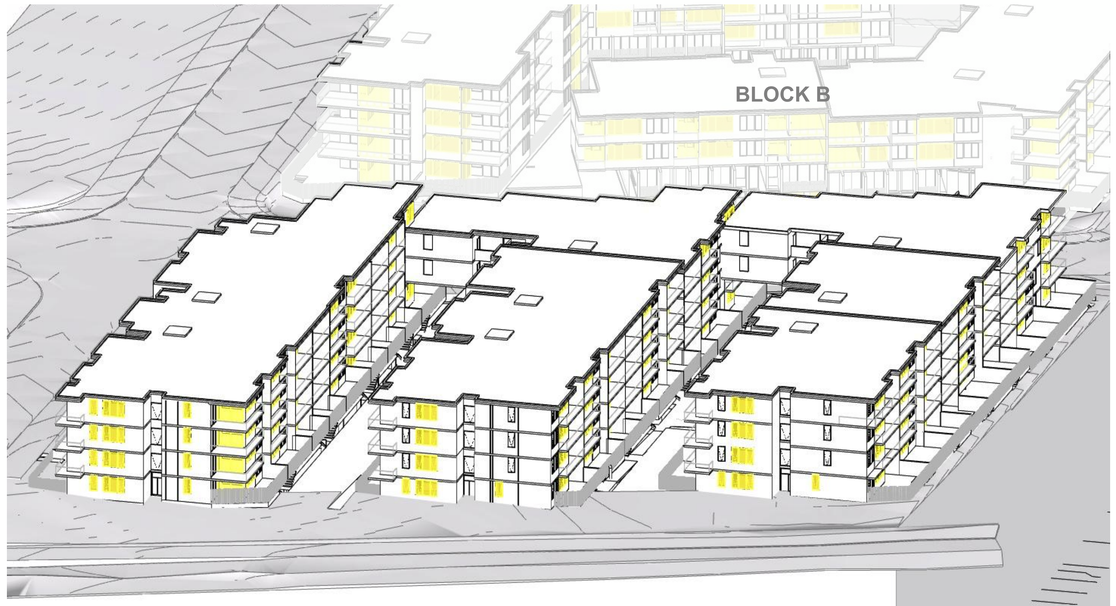
DRAWING TITLE
SUN EYE VIEW - BLOCK B

SHEET NO. DA 404
REVISION.

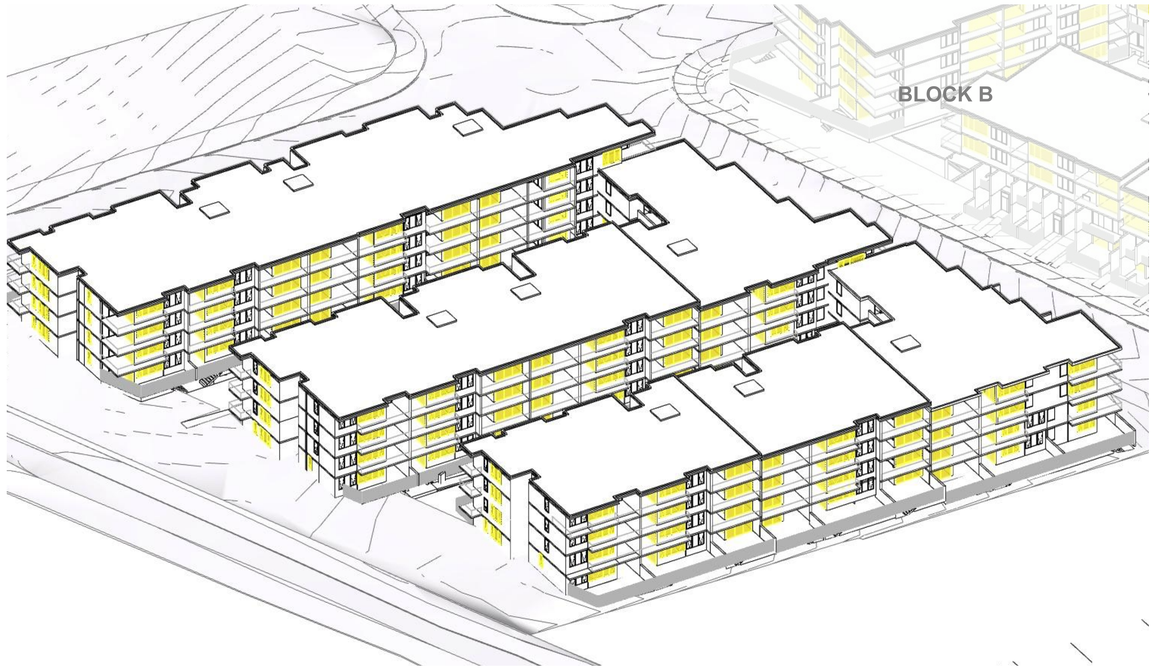
GENERAL NOTES
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file: 2202_ROUSE HILL2
print date and time: Wednesday, 25 May 2022 @ 5:31 pm

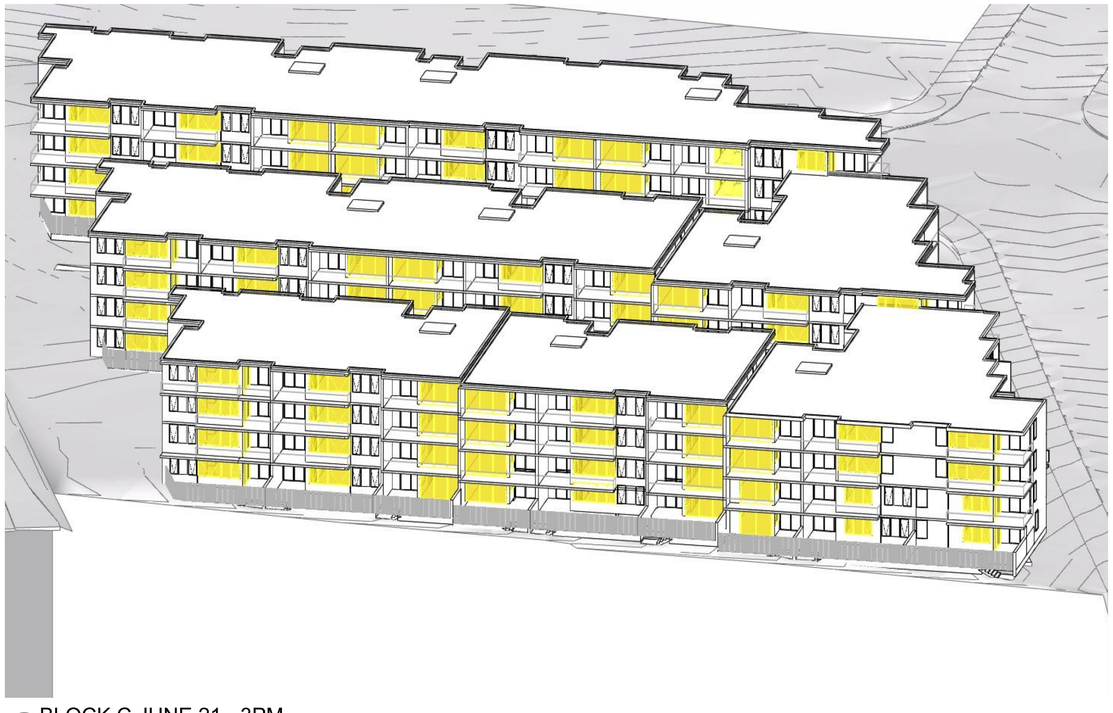
LIVING AREAS RECEIVING SUNLIGHT



1 BLOCK C JUNE 21 - 9AM



2 BLOCK C JUNE 21 - 12PM



3 BLOCK C JUNE 21 - 3PM

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

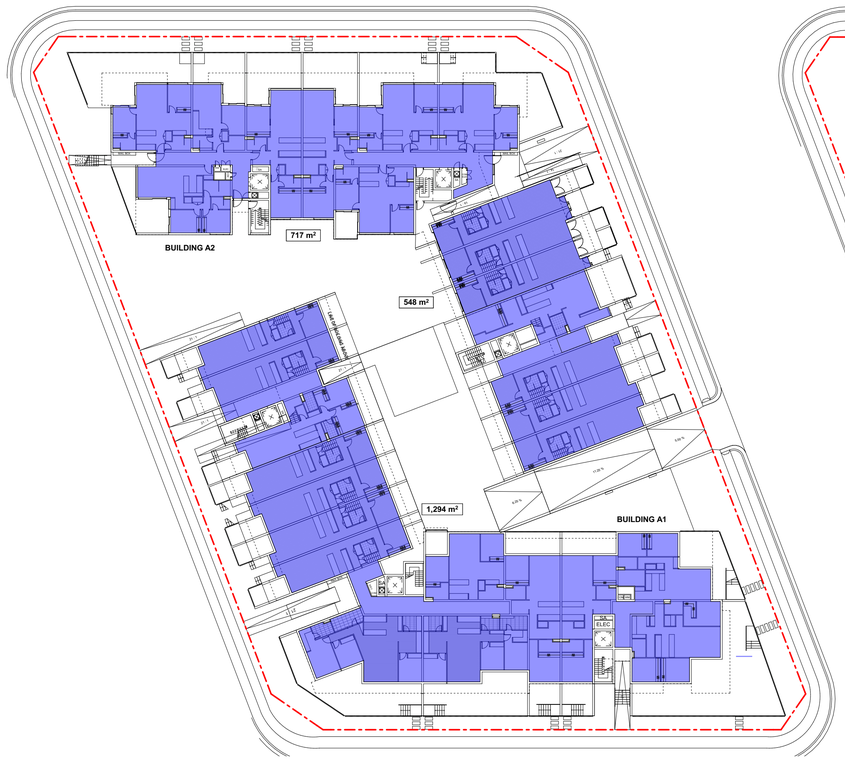
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 25/5/22
SCALE

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SUN EYE VIEW - BLOCK C

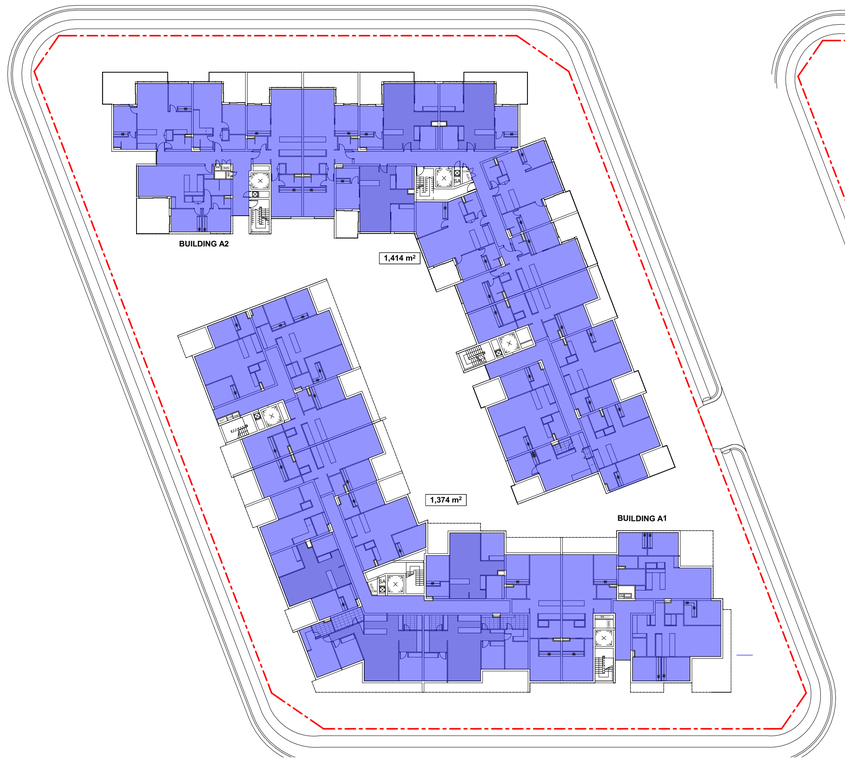
SHEET NO. DA 405
REVISION.



1 GFA - GROUND FLOOR BLOCK A



2 GFA - LEVEL 01 BLOCK A



3 GFA - LEVEL 02 BLOCK A



3 GFA - LEVEL 03 BLOCK A

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 4:16 PM

GFA

GFA				
LEVEL	**BLOCK A**	**BLOCK B**	**BLOCK C**	**TOTAL m2**
GROUND	2,559	2,559	3,515	8,633
LEVEL 01	2,427	2,427	3,485	8,339
LEVEL 02	2,788	2,788	3,800	9,376
LEVEL 03	2,788	2,788	3,800	9,376
	10,562 m²	**10,562 m²**	**14,600 m²**	**35,724 m²**

BLOCK A
BLOCK A SITE AREA: 6,270m²

BLOCK A PROPOSED
GFA: 10,562 m²
FSR: 1.68:1

BLOCK A PERMITTED
GFA: 10,972.5 m²
FSR: 1.75 : 1

CONSOLIDATED TOTAL
TOTAL SITE AREA: 22,373.5m²

TOTAL PROPOSED
GFA: 35,724 m²
FSR: 1.6:1

TOTAL PERMITTED
GFA: 39,153.6 m²
FSR: 1.75 : 1

GROSS FLOOR AREA
GROSS FLOOR AREA (**BANKSTOWN LEP 2015**): 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.

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 469, CASTLE HILL NSW 1756

P R E L I M I N A R Y

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

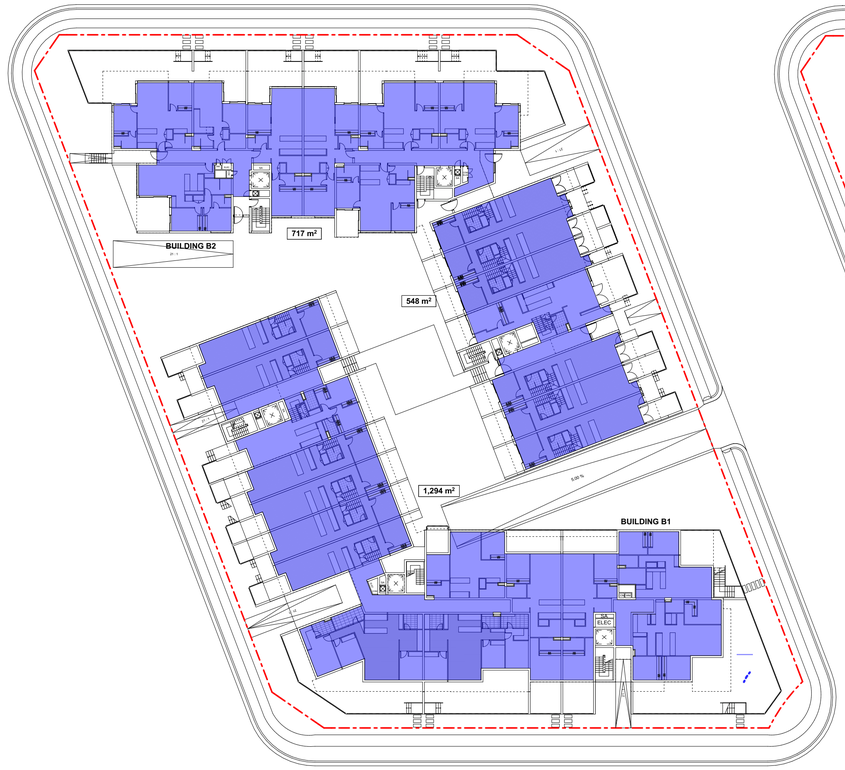
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/06/2022
SCALE @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAMS BLOCK A

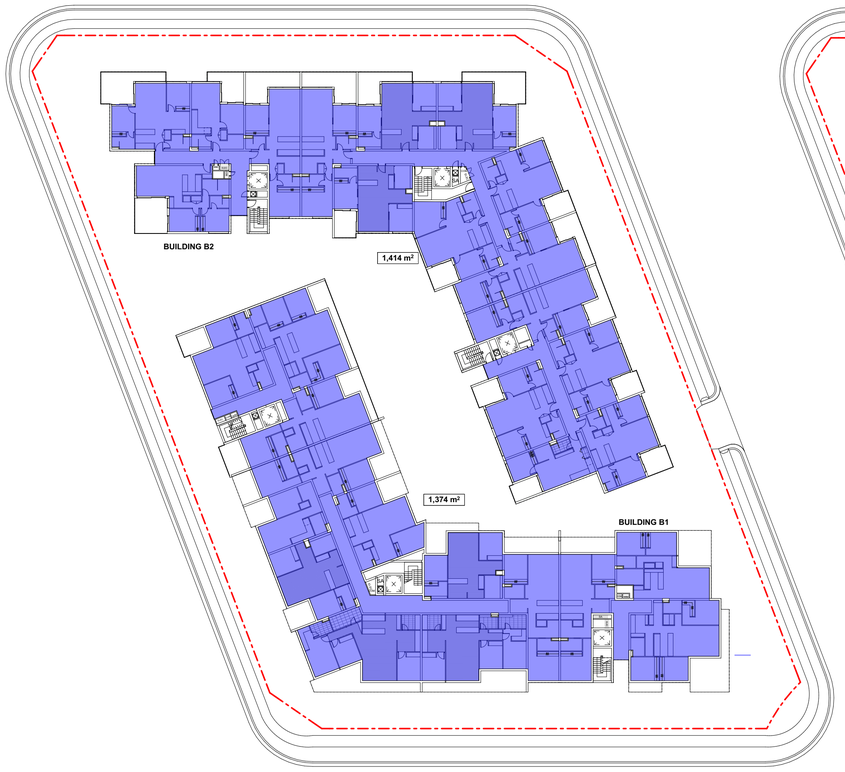
SHEET NO. DA 501
REVISION.



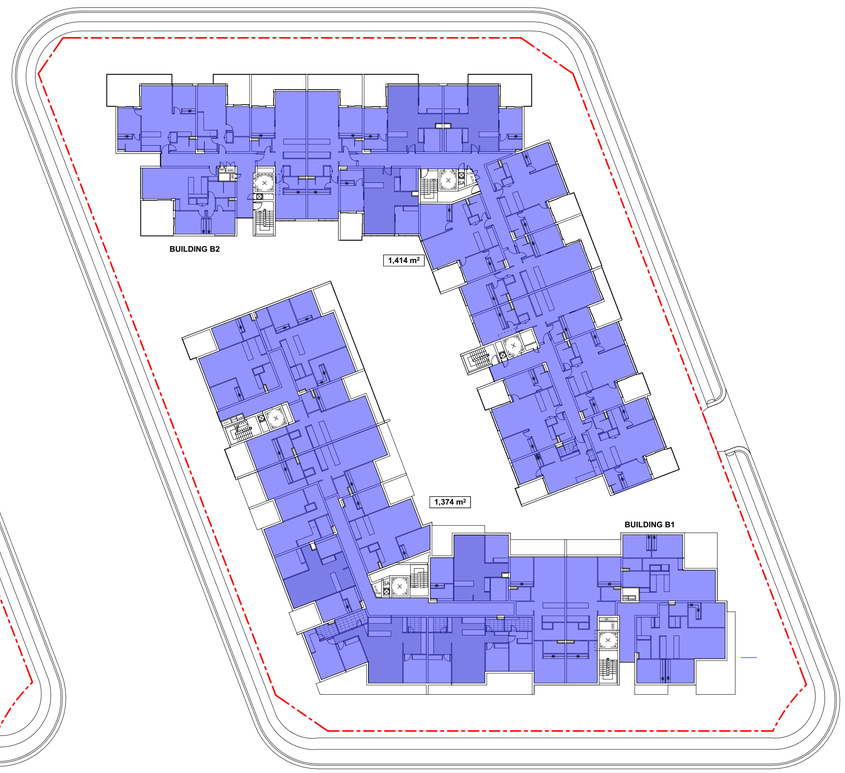
1 GFA - GROUND FLOOR BLOCK B



2 GFA - LEVEL 01 BLOCK B



3 GFA - LEVEL 02 BLOCK B



4 GFA - LEVLE 03 BLOCK B

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•REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 4:17 PM

GFA

GFA				
LEVEL	**BLOCK A**	**BLOCK B**	**BLOCK C**	**TOTAL m2**
GROUND	2,559	2,559	3,515	8,633
LEVEL 01	2,427	2,427	3,485	8,339
LEVEL 02	2,788	2,788	3,800	9,376
LEVEL 03	2,788	2,788	3,800	9,376
	10,562 m²	**10,562 m²**	**14,600 m²**	**35,724 m²**

BLOCK B
BLOCK B SITE AREA: 6,260.2m²

BLOCK B PROPOSED
GFA: 10,562 m²
FSR: 1.69:1

BLOCK B PERMITTED
GFA: 10,955.4 m²
FSR: 1.75 : 1

CONSOLIDATED TOTAL
TOTAL SITE AREA: 22,373.5m²

TOTAL PROPOSED
GFA: 35,724 m²
FSR: 1.6:1

TOTAL PERMITTED
GFA: 39,153.6 m²
FSR: 1.75 : 1

GROSS FLOOR AREA
GROSS FLOOR AREA (**BANKSTOWN LEP 2015**): 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.

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 469, CASTLE HILL NSW 1756

P R E L I M I N A R Y

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

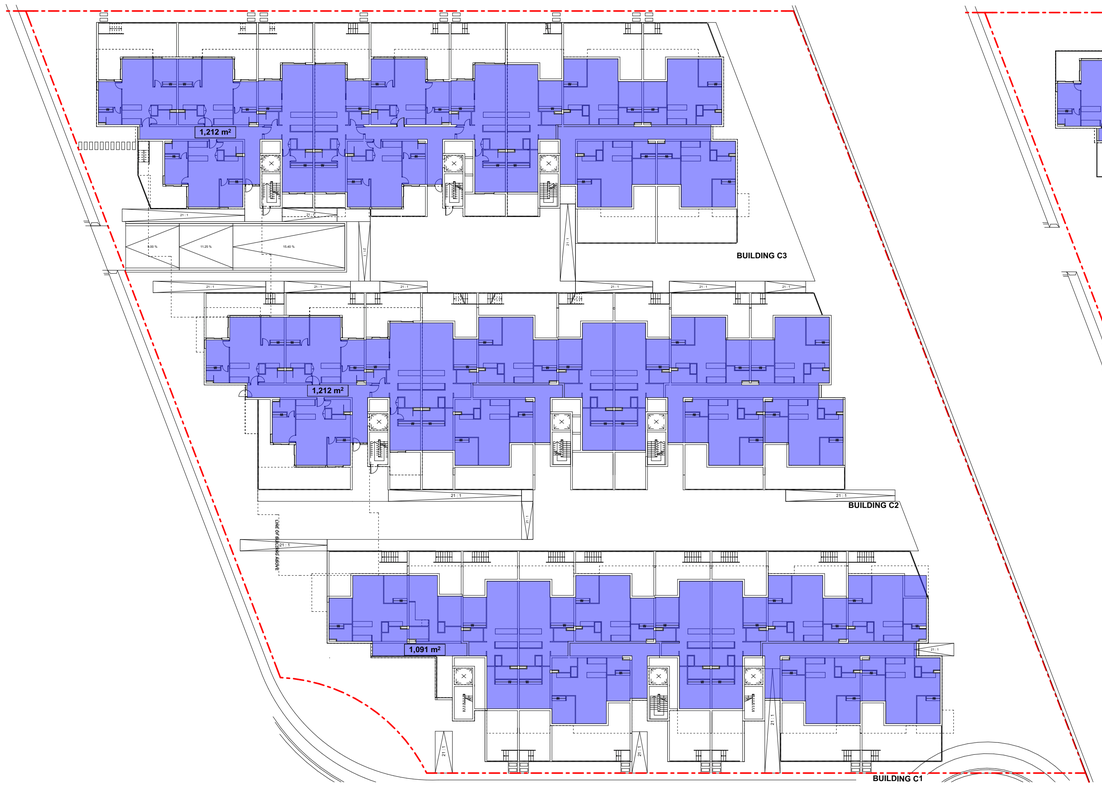
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/06/2022
SCALE @ A1 A3@50%

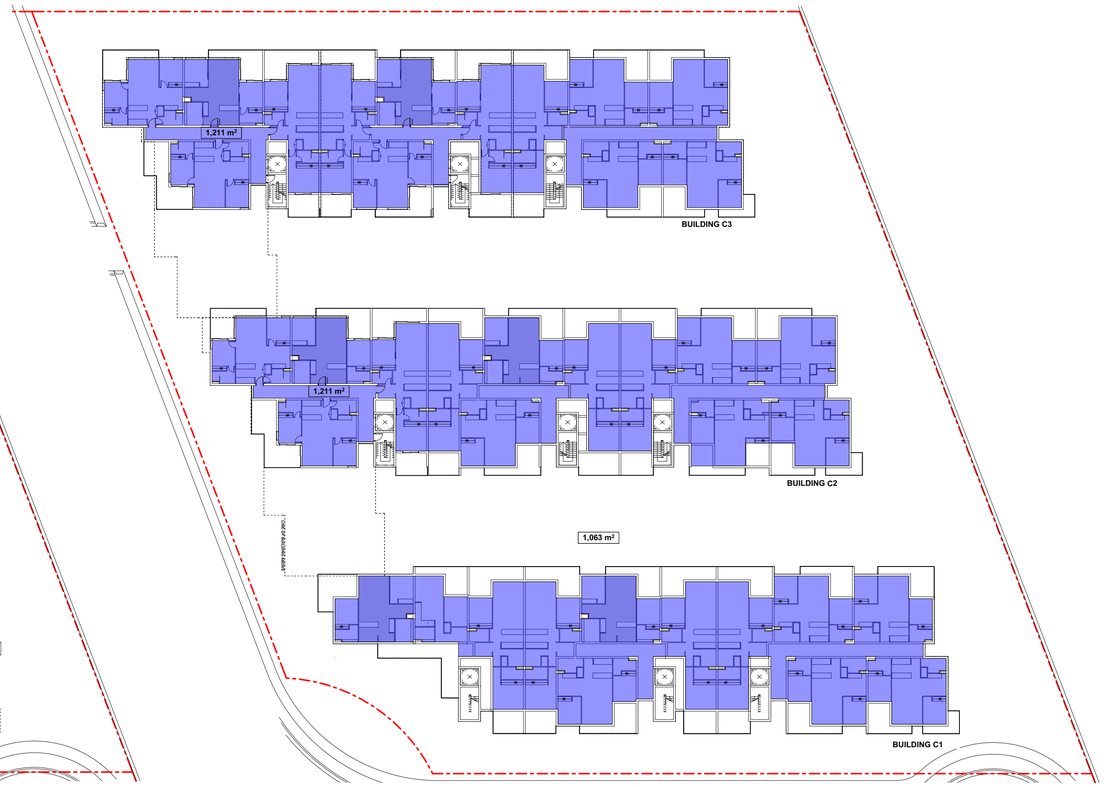
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAMS BLOCK B

SHEET NO. DA 502
REVISION.



1 GFA - GROUND FLOOR BLOCK C



2 GFA - LEVEL 01 BLOCK C



3 GFA - LEVEL 02 BLOCK C



4 GFA - LEVEL 03 BLOCK C

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 4:17 PM

GFA

GFA				
LEVEL	**BLOCK A**	**BLOCK B**	**BLOCK C**	**TOTAL m2**
GROUND	2,559	2,559	3,515	8,633
LEVEL 01	2,427	2,427	3,485	8,339
LEVEL 02	2,788	2,788	3,800	9,376
LEVEL 03	2,788	2,788	3,800	9,376
	10,562 m²	**10,562 m²**	**14,600 m²**	**35,724 m²**

BLOCK C
BLOCK C SITE AREA: 9,843.3m²

BLOCK C PROPOSED
GFA: 14,600 m²
FSR: 1.48:1

BLOCK C PERMITTED
GFA: 17,225.8 m²
FSR: 1.75 : 1

CONSOLIDATED TOTAL
TOTAL SITE AREA: 22,373.5m²

TOTAL PROPOSED
GFA: 35,724 m²
FSR: 1.6:1

TOTAL PERMITTED
GFA: 39,153.6 m²
FSR: 1.75 : 1

GROSS FLOOR AREA
GROSS FLOOR AREA (**BANKSTOWN LEP 2015**): 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.

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 469, CASTLE HILL NSW 1756

P R E L I M I N A R Y

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

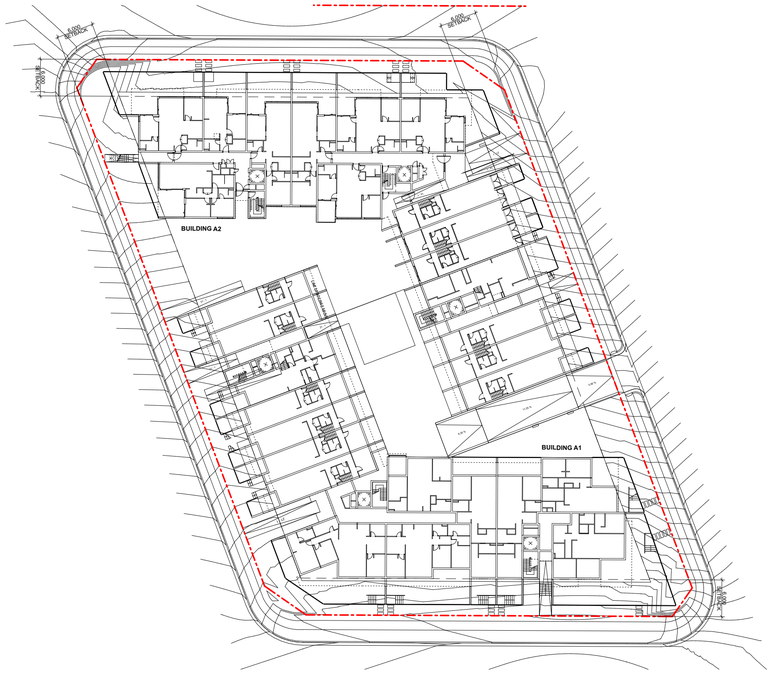
JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
2/06/2022	@ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
GFA DIAGRAMS BLOCK C

SHEET NO. DA 503
REVISION.



1 LANDSCAPED AREA - BLOCK A GF
1:500



2 LANDSCAPED AREA - BLOCK B GF
1:500



3 LANDSCAPED AREA - BLOCK C GF
1:500

GENERAL NOTES
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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 1:07 pm

COMMUNAL OPEN SPACE

DEEP SOIL ZONE

SITE AREA: **22373.5m²**

LANDSCAPE
LANDSCAPE AREA (LEP) 6711.99m²
LANDSCAPE % 30%

COMMUNAL OPEN SPACE
GROUND FLOOR #m²
TOTAL AREA **#m²**
TOTAL % #%

DEEP SOIL
DEEP SOIL (ADG) AREA: #m²
DEEP SOIL (ADG) % (30%)
DEEP SOIL IN COMMUNAL OPEN SPACE 212m²

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

P R E L I M I N A R Y

N
0 4 10 20m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
2/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LANDSCAPE AREA DIAGRAMS

SHEET NO.	REVISION.
DA 504	



1 NATURAL VENTILATION - GROUND FLOOR BLOCK A
1:500



2 NATURAL VENTILATION - LEVEL 1 BLOCK A
1:500



3 NATURAL VENTILATION - LEVEL 2 BLOCK A
1:500



4 NATURAL VENTILATION - LEVEL 3 BLOCK A
1:500

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:55 pm

APARTMENTS ACHIEVING CROSS VENTILATION

NATURAL VENTILATION	
LEVEL	**NATURAL VENTILATION**
GROUND	72
LEVEL 01	44
LEVEL 02	66
LEVEL 03	66
	248

NO. OF UNITS **368**

NATURAL VENTILATION **248**
NATURAL VENTILATION 67%
MINIMUM REQUIREMNET 60%

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - NATURAL VENTILATION - BLOCK A

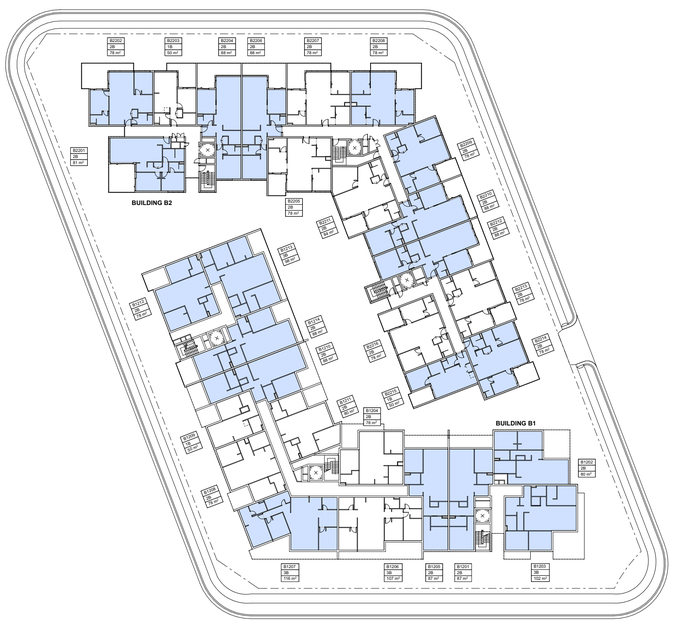
SHEET NO. DA 601
REVISION.



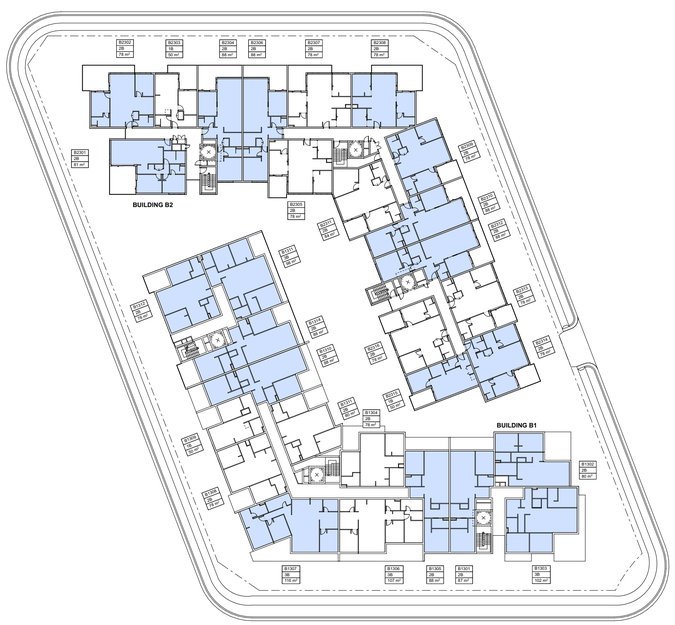
1 NATURAL VENTILATION - GROUND FLOOR BLOCK B
1:500



2 NATURAL VENTILATION - LEVEL 1 BLOCK B
1:500



3 NATURAL VENTILATION - LEVEL 2 BLOCK B
1:500



4 NATURAL VENTILATION - LEVEL 3 BLOCK B
1:500

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:55 pm

APARTMENTS ACHIEVING CROSS VENTILATION

NATURAL VENTILATION	
LEVEL	**NATURAL VENTILATION**
GROUND	72
LEVEL 01	44
LEVEL 02	66
LEVEL 03	66
	248

NO. OF UNITS **368**

NATURAL VENTILATION **248**
NATURAL VENTILATION 67%
MINIMUM REQUIREMNET 60%

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

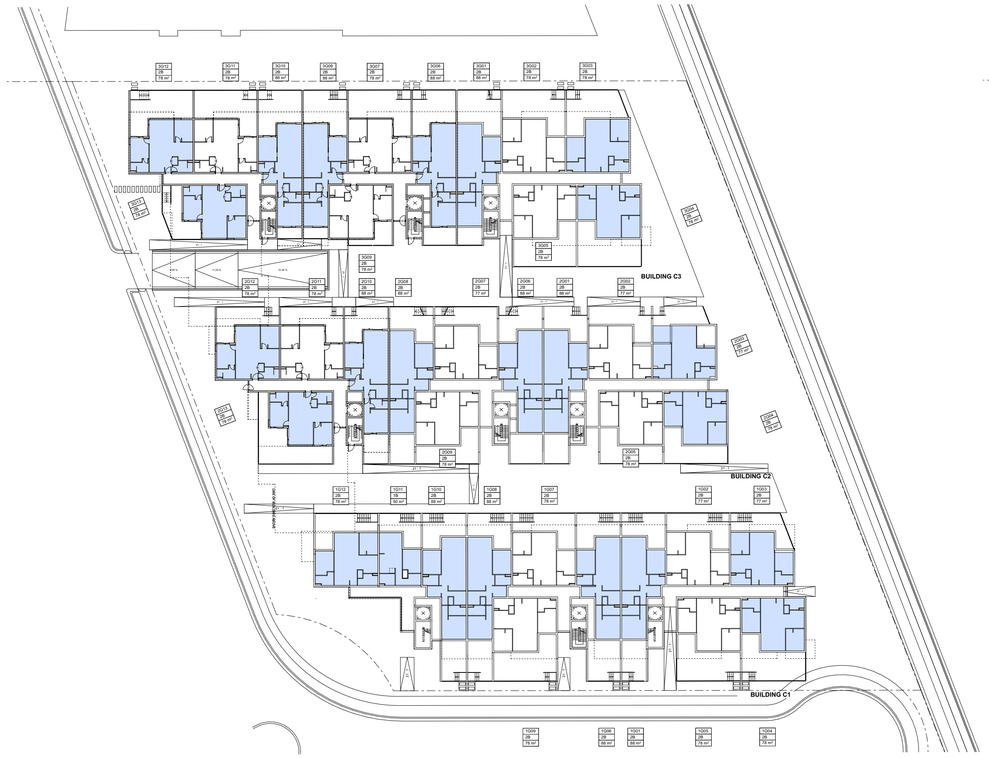
JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

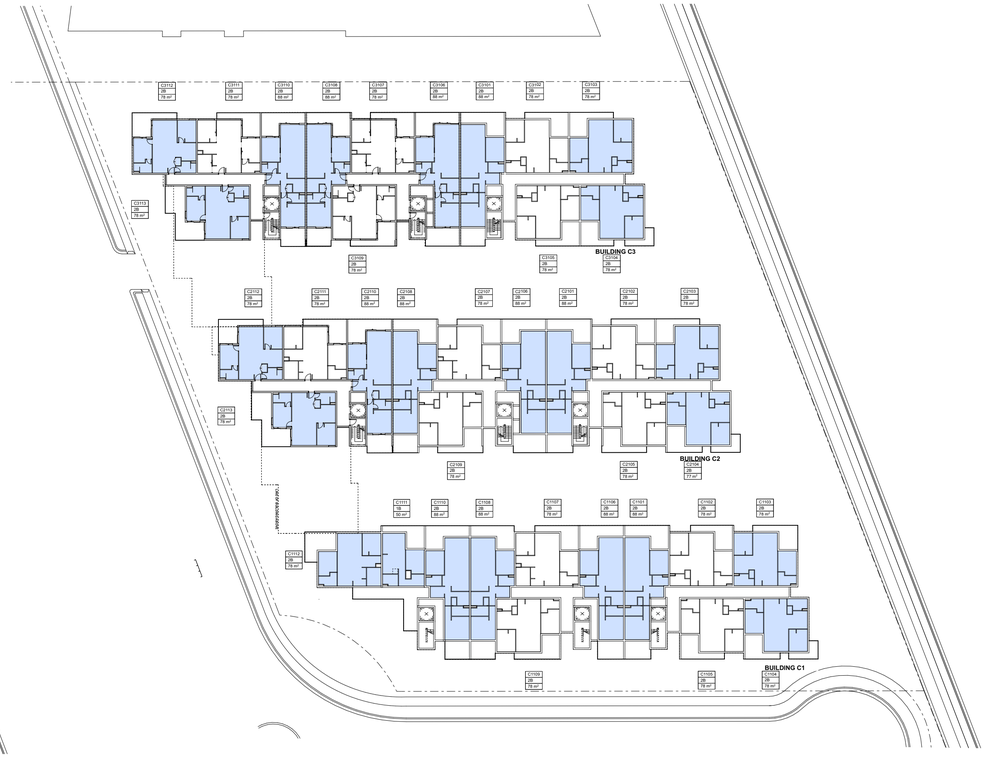
PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - NATURAL VENTILATION - BLOCK B

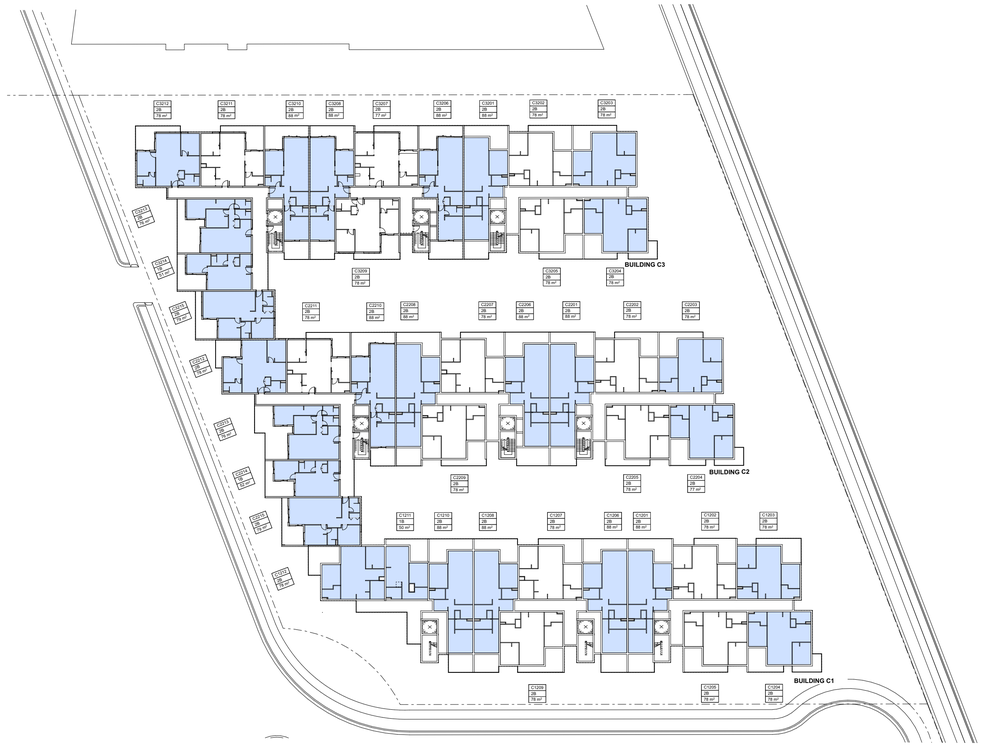
SHEET NO. DA 602
REVISION.



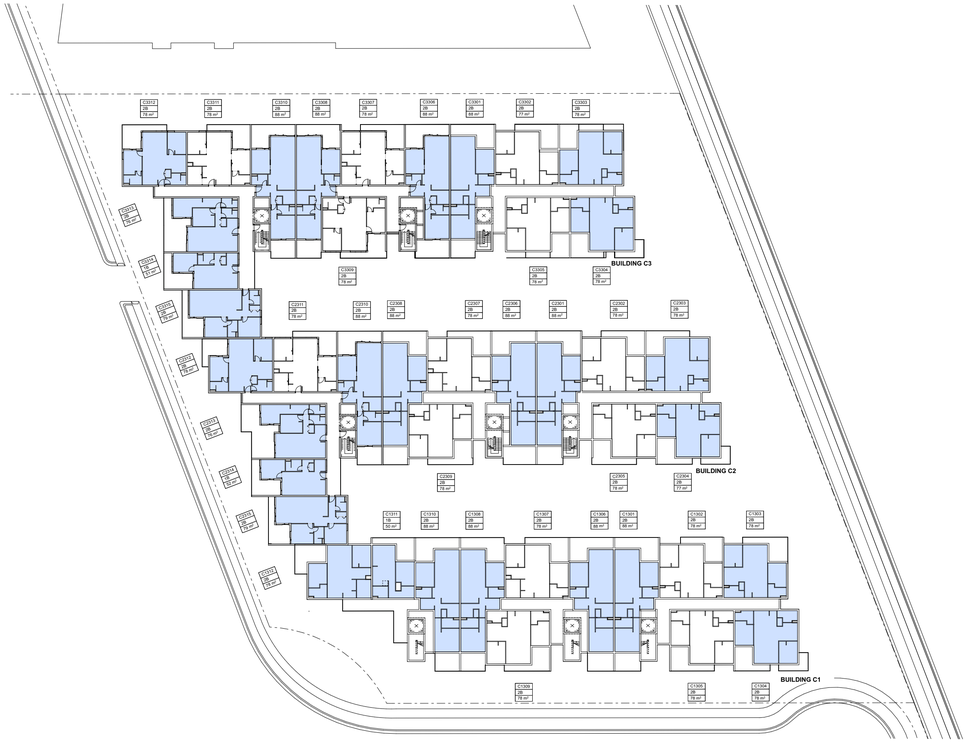
1 NATURAL VENTILATION - GROUND FLOOR BLOCK C
1:500



2 NATURAL VENTILATION - LEVEL 1 BLOCK C
1:500



3 NATURAL VENTILATION - LEVEL 2 BLOCK C
1:500



4 NATURAL VENTILATION - LEVEL 3 BLOCK C
1:500

GENERAL NOTES
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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:55 pm

NATURAL VENTILATION	
LEVEL	**NATURAL VENTILATION**
GROUND	72
LEVEL 01	44
LEVEL 02	66
LEVEL 03	66
	248

NO. OF UNITS **368**

NATURAL VENTILATION **248**
NATURAL VENTILATION 67%
MINIMUM REQUIREMNET 60%

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
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ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - NATURAL VENTILATION - BLOCK C

SHEET NO. DA 603
REVISION.



1 DAYLIGHT ACCESS - GROUND FLOOR BLOCK A
1:500



2 DAYLIGHT ACCESS - LEVEL 1 BLOCK A
1:500



3 DAYLIGHT ACCESS - LEVEL 2 BLOCK A
1:500



4 DAYLIGHT ACCESS - LEVEL 3 BLOCK A
1:500

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:55 pm

APARTMENTS ACHIEVING SOLAR ACCESS

DAYLIGHT ACCESS	
LEVEL	**DAYLIGHT ACCESS**
GROUND	62
LEVEL 01	50
LEVEL 02	70
LEVEL 03	102
	284

NO. OF UNITS **368**

SUNLIGHT ACCESS **284**
SUNLIGHT ACCESS 77%
MINIMUM REQUIREMNET 70%

CHANGE **DESCRIPTION**

REVISION ID **AMENDMENT** **DATE**

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - DAYLIGHT ACCESS - BLOCK A

SHEET NO. DA 604
REVISION.



1 DAYLIGHT ACCESS - GROUND FLOOR BLOCK B
1:500



2 DAYLIGHT ACCESS - LEVEL 1 BLOCK B
1:500



3 DAYLIGHT ACCESS - LEVEL 2 BLOCK B
1:500



4 DAYLIGHT ACCESS - LEVEL 3 BLOCK B
1:500

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:56 pm

APARTMENTS ACHIEVING SOLAR ACCESS

DAYLIGHT ACCESS	
LEVEL	**DAYLIGHT ACCESS**
GROUND	62
LEVEL 01	50
LEVEL 02	70
LEVEL 03	102
	284

NO. OF UNITS **368**

SUNLIGHT ACCESS **284**
SUNLIGHT ACCESS 77%
MINIMUM REQUIREMNET 70%

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
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ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
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CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - DAYLIGHT ACCESS - BLOCK B

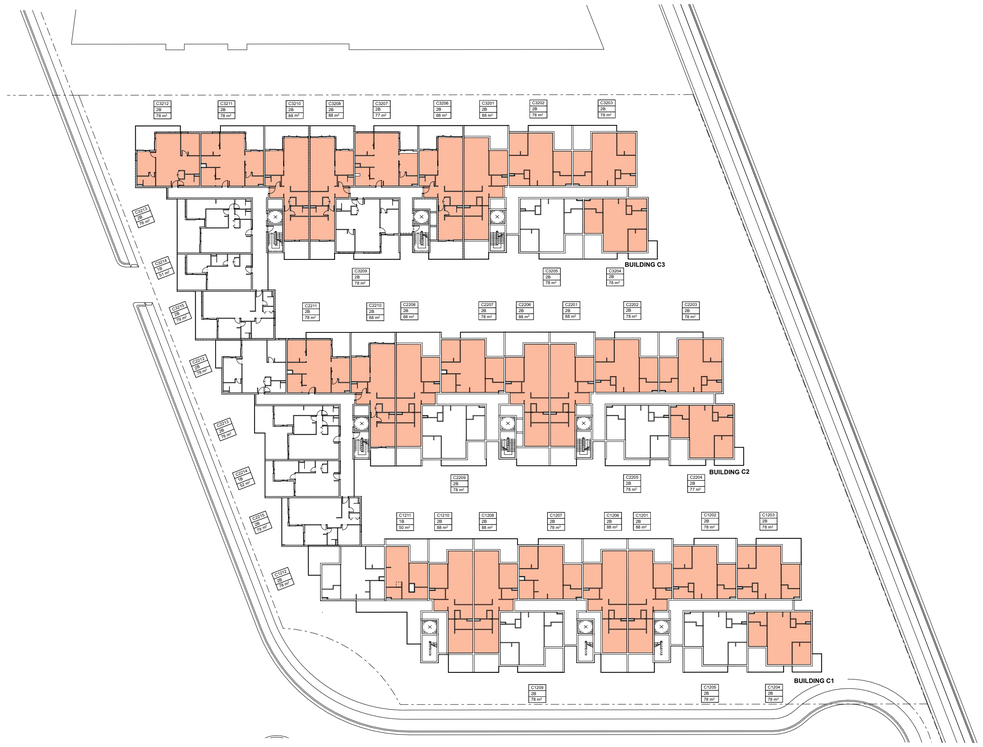
SHEET NO. DA 605
REVISION.



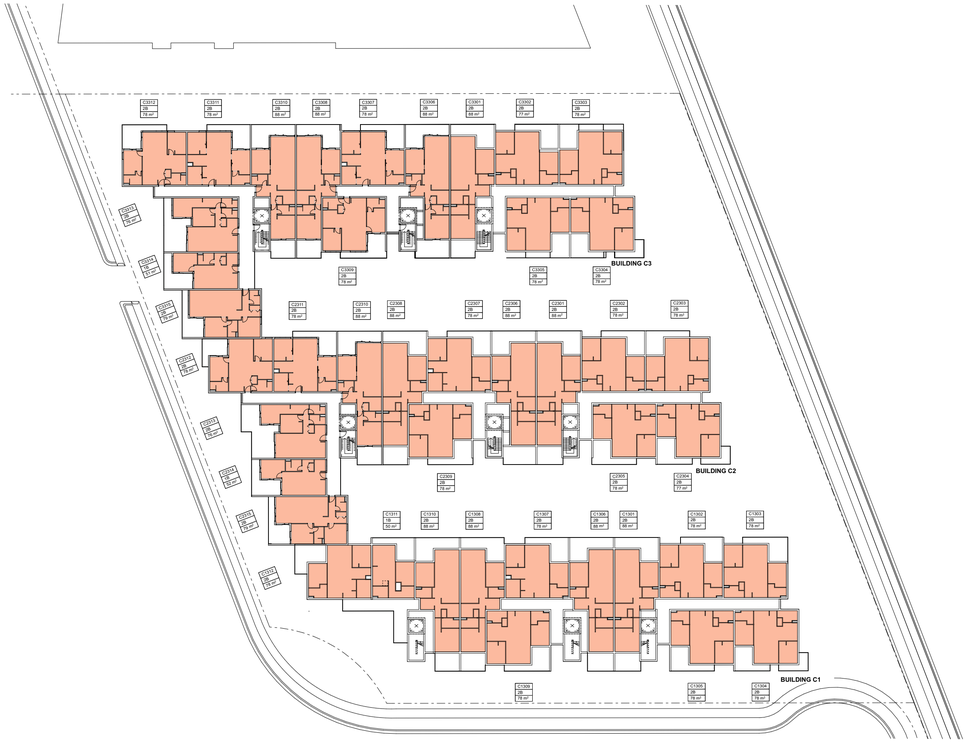
1 DAYLIGHT ACCESS - GROUND FLOOR BLOCK C
1:500



2 DAYLIGHT ACCESS - LEVEL 1 BLOCK C
1:500



3 DAYLIGHT ACCESS - LEVEL 2 BLOCK C
1:500



4 DAYLIGHT ACCESS - LEVEL 3 BLOCK C
1:500

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file: 2202_ROUSE HILL2
print date and time: Thursday, 2 June 2022 @ 12:56 pm

APARTMENTS ACHIEVING SOLAR ACCESS

DAYLIGHT ACCESS	
LEVEL	DAYLIGHT ACCESS
GROUND	62
LEVEL 01	50
LEVEL 02	70
LEVEL 03	102
	284

NO. OF UNITS **368**

SUNLIGHT ACCESS **284**
SUNLIGHT ACCESS 77%
MINIMUM REQUIREMNET 70%

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED SM/AA
DRAWN MG/RL
DATE 2/6/22
SCALE 1:500 @ A1 A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - DAYLIGHT ACCESS - BLOCK C

SHEET NO. DA 606
REVISION.



1 SOUTH FACING - GROUND FLOOR BLOCK A
1:500



2 SOUTH FACING - LEVEL 1 BLOCK A
1:500



3 SOUTH FACING - LEVEL 2 BLOCK A
1:500



4 SOUTH FACING - LEVEL 3 BLOCK A
1:500

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file: 2202_ROUSE HILL2
print date and time: Friday, 3 June 2022 @ 11:02 am

APARTMENTS RECEIVING NO SUNLIGHT BETWEEN 9AM-3PM MID WINTER

SOUTH FACING	
LEVEL	**SOUTH FACING**
GROUND	16
LEVEL 01	16
LEVEL 02	26
	58

NO. OF UNITS	**368**
NO SUNLIGHT ACCESS	**58**
NO SUNLIGHT ACCESS	15.8%
MAXIMUM REQUIREMNET	15%

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

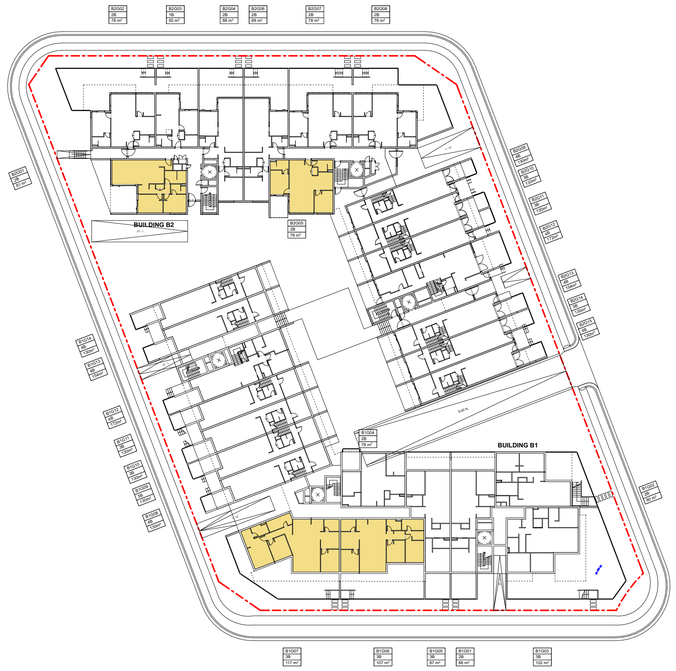
JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
3/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - NO SOLAR ACCESS - BLOCK A

SHEET NO.	REVISION.
DA 607	



1 SOUTH FACING - GROUND FLOOR BLOCK B
1:500



2 SOUTH FACING - LEVEL 1 BLOCK B
1:500



3 DAYLIGHT ACCESS - LEVEL 2 BLOCK B
1:500



4 SOUTH FACING - LEVEL 3 BLOCK B
1:500

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: 2202_ROUSE HILL2
print date and time: Friday, 3 June 2022 @ 11:02 am

APARTMENTS RECEIVING NO SUNLIGHT BETWEEN 9AM-3PM MID WINTER

SOUTH FACING	
LEVEL	**SOUTH FACING**
GROUND	16
LEVEL 01	16
LEVEL 02	26
	58

NO. OF UNITS	**368**
NO SUNLIGHT ACCESS	**58**
NO SUNLIGHT ACCESS	15.8%
MAXIMUM REQUIREMNET	15%

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN
SM/AA	MG/RL

DATE	SCALE	
3/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SEPP 65 - NO SOLAR ACCESS - BLOCK B

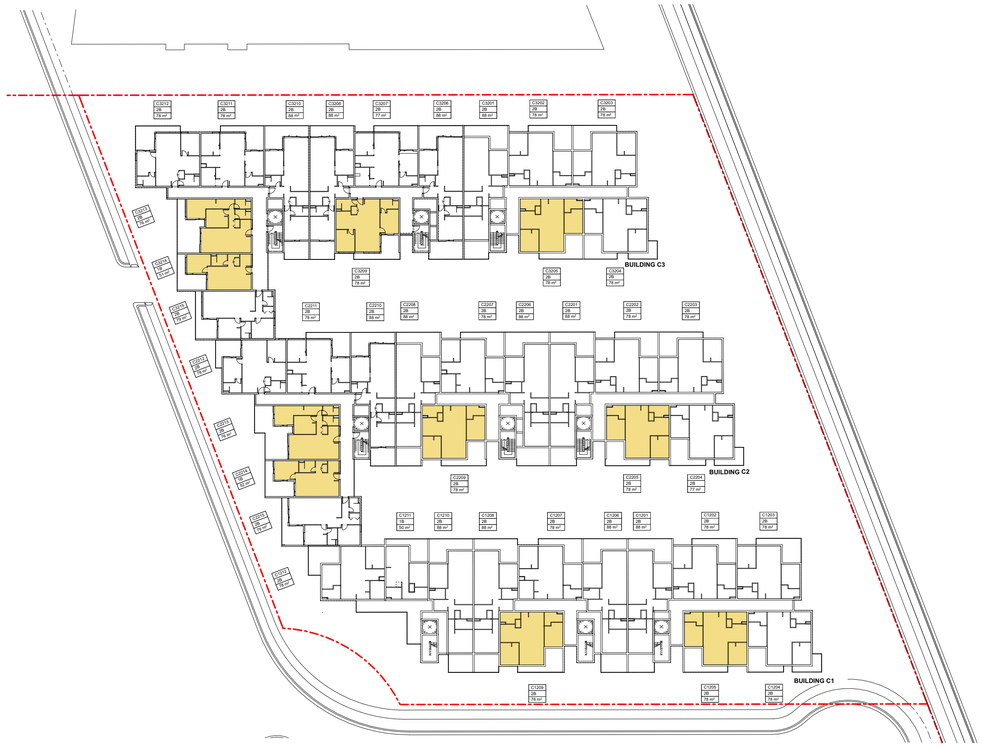
SHEET NO.	REVISION.
DA 608	



1 SOUTH FACING - GROUND FLOOR BLOCK C
1:500



2 SOUTH FACING - LEVEL 1 BLOCK C
1:500



3 SOUTH FACING - LEVEL 2 BLOCK C
1:500



4 SOUTH FACING - LEVEL 3 BLOCK C
1:500

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file: 2202_ROUSE HILL2
print date and time: Friday, 3 June 2022 @ 11:02 am

APARTMENTS RECEIVING NO SUNLIGHT BETWEEN 9AM-3PM MID WINTER

SOUTH FACING	
LEVEL	**SOUTH FACING**
GROUND	16
LEVEL 01	16
LEVEL 02	26
	58

NO. OF UNITS	**368**
NO SUNLIGHT ACCESS	**58**
NO SUNLIGHT ACCESS	15.8%
MAXIMUM REQUIREMNET	15%

CHANGE **DESCRIPTION**

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

N
0 2.5 5 10m

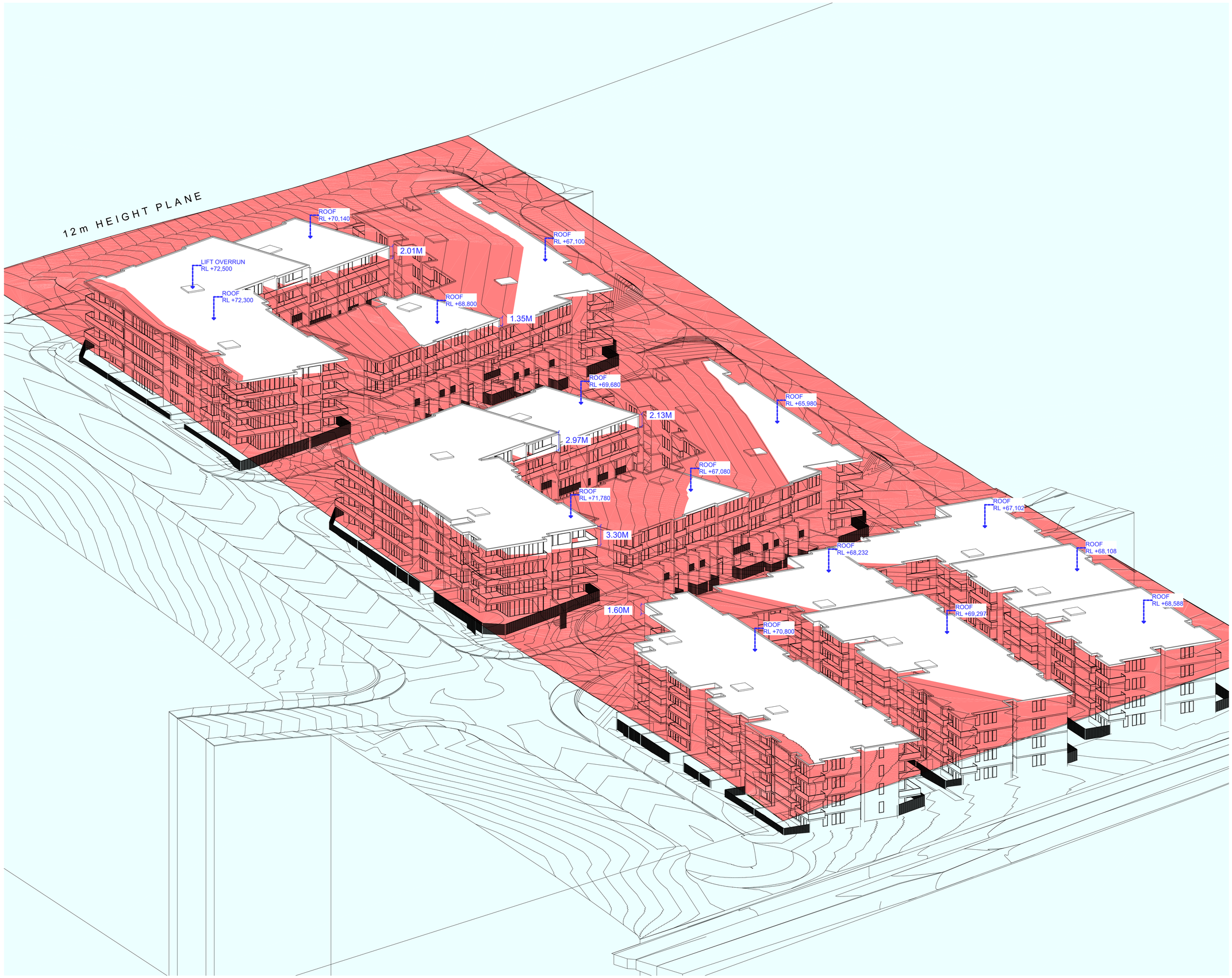
SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
3/6/22	1:500 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION
DRAWING TITLE
SEPP 65 - NO SOLAR ACCESS - BLOCK C

SHEET NO. DA 609
REVISION.



GENERAL NOTES

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•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: 2202_ROUSE HILL2
print date and time: Friday, 3 June 2022 @ 8:50 am

CHANGE	DESCRIPTION

REVISION ID	AMENDMENT	DATE

ARCHITECT
FUSE—ARCHITECTS
ARCHITECTURE | URBAN DESIGN | INTERIOR DESIGN
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
MDS COMMERCIAL DEVELOPMENTS PTY LTD
PO BOX 489, CASTLE HILL NSW 1756

PRELIMINARY

SITE ADDRESS
806 -812 WINDSOR ROAD ROUSE HILL

JOB NO
2202

CHECKED	DRAWN	
SM/AA	MG/RL	
DATE	SCALE	
3/6/22	1:300 @ A1	A3@50%

PROJECT STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEP HEIGHT PLANE DIAGRAM

SHEET NO.	REVISION.
DA 610	

MGA



LEGEND:

BM	BENCHMARK
FL	FLOOR LEVEL
TK	TOP OF KERB
GDN	GARDEN
PP	POWER POLE
VC	VECHICULAR CROSSING
FP	FLAGPOLE
MP	METAL POLE
ELB/E	ELECTRICITY
S	SEWER
TB	TOP OF BANK
BB	BOTTOM OF BANK
TRW	TOP RET WALL
BRW	BOTTOM RET WALL
WM	WATER METER
TEL	TELSTRA PIT
SIL	SEWER INSPECTION LID
BIT	BITUMEN
PP	POWER POLE
PAV	PAVEMENT
CON	CONCRETE
NS	NATURAL SURFACE
T/S	TREE/ SPREAD/ TRUNK

DIAL 1100 BEFORE YOU DIG

THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

SOME SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY.

NOTE: LOCATIONS OF DOMESTIC SERVICE CROSSINGS ARE UNKNOWN.

PRIOR TO EXCAVATION THE CONTRACTOR MUST:
* NOTIFY A.G.L. ON 0419527919
* OBTAIN TELSTRA'S "DUTY OF CARE" DOCUMENT REGARDING WORKING IN THE VICINITY OF TELSTRA PLANT.
* VERIFY CO-AXIAL/OPTIC FIBRE CABLE LOCATION

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

EAST coast POSITIONING

SURVEYORS

NORTHWEST

P.O. BOX 7388, BAULKHAM HILLS
N.S.W. 2153, Australia
Mob: 0408556914 or 0458957000
Email: info@ecpsurveyors.com.au

CLIENT/PROJECT

Fuse Architects

806-812 Windsor Road
Rouse Hill

SURVEYOR:	TH, JK
CHECK:	MS
AUTHORISED:	MS

DETAIL SURVEY

AUTHORITY	Blacktown
PROPERTY	Lot 5 DP135883 LOT 1 DP 1033570
LOCALITY	Rouse Hill
ORIGIN OF LEVELS	SSM141886
DATUM	AHD
DATE	22/03/2022
DRAWN BY	ET
SHEET	1 OF 1
DRAWING No.	ECP2555.D.01
AMENDMENT	A

1 :588 @ A1 SCALE 1: 1176 @ A3
TABLE OF mm

No.	AMENDMENTS	DRAWN	DATE:
A	Drawing Issued	ET/XG	25/02/2022

FILE NAME: ECP2555.D.01

MGA

SP 9 8 4 5 3

2
DP 1 2 4 7 5 7 6

5
DP 1 3 5 8 8 3
2.035 Ha
(Ded'n)

1
DP 1 0 3 3 5 7 0
2.036 Ha

6
DP 1 3 5 8 8 3

WINDSOR ROAD

COMMERCIAL ROAD

254° 11'30"
163.525

321° 15' 30"
326.950

254° 11'30"
288.247

LEGEND:

BM	BENCHMARK
FL	FLOOR LEVEL
TK	TOP OF KERB
GDN	GARDEN
PP	POWER POLE
VC	VECHICULAR CROSSING
FP	FLAGPOLE
MP	METAL POLE
ELB/E	ELECTRICITY
S	SEWER
TB	TOP OF BANK
BB	BOTTOM OF BANK
TRW	TOP RET WALL
BRW	BOTTOM RET WALL
WM	WATER METER
TEL	TELSTRA PIT
SIL	SEWER INSPECTION LID
BIT	BITUMEN
PP	POWER POLE
PAV	PAVEMENT
CON	CONCRETE
NS	NATURAL SURFACE
T/S	TREE/ SPREAD/ TRUNK

DIAL 1100 BEFORE YOU DIG

THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

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EAST coast POSITIONING

SURVEYORS

NORTHWEST

P.O. BOX 7388, BAULKHAM HILLS
N.S.W. 2153, Australia
Mob: 0408556914 or 0458957000
Email: info@ecpsurveyors.com.au

CLIENT/PROJECT

Fuse Architects

806-812 Windsor Road
Rouse Hill

SURVEYOR:	TH, JK
CHECK:	MS
AUTHORISED:	MS
DETAIL SURVEY	
AUTHORITY	Blacktown
PROPERTY	Lot 5 DP135883 LOT 1 DP 1033570
LOCALITY	Rouse Hill
ORIGIN OF LEVELS	SSM141886
DATUM	AHD
DATE	22/03/2022
DRAWN BY	ET
SHEET	1 OF 1
DRAWING No.	ECP2555.D.01A
AMENDMENT	A

1 : 588 @ A1 SCALE 1: 1176 @ A3
TABLE OF mm

No.	AMENDMENTS	DRAWN	DATE:
A	Drawing Issued	ET/XG	25/02/2022

FILE NAME: ECP2555.D.01A

Appendix C - Groundwater Bore Search

State Overview
State Overview

Rivers and Streams
favourites | search | download sites | find a site
⊞ Real Time Data - Rivers And Streams

Daily River Reports
⊞ Daily River Reports

Dams
favourites | search | download sites | find a site
⊞ Real Time Data - Major Dams

Groundwater (Telemetered data)
favourites | search | download sites | find a site
⊞ Real Time Data - Bores

All Groundwater Site details
search | download sites | find a site
search by licence
⊞ All Groundwater Map

Meteorology
favourites | search | download sites | find a site
⊞ Real Time Data - Weather Stations

Hunter Integrated Telemetry System
Hunter Integrated Telemetry System

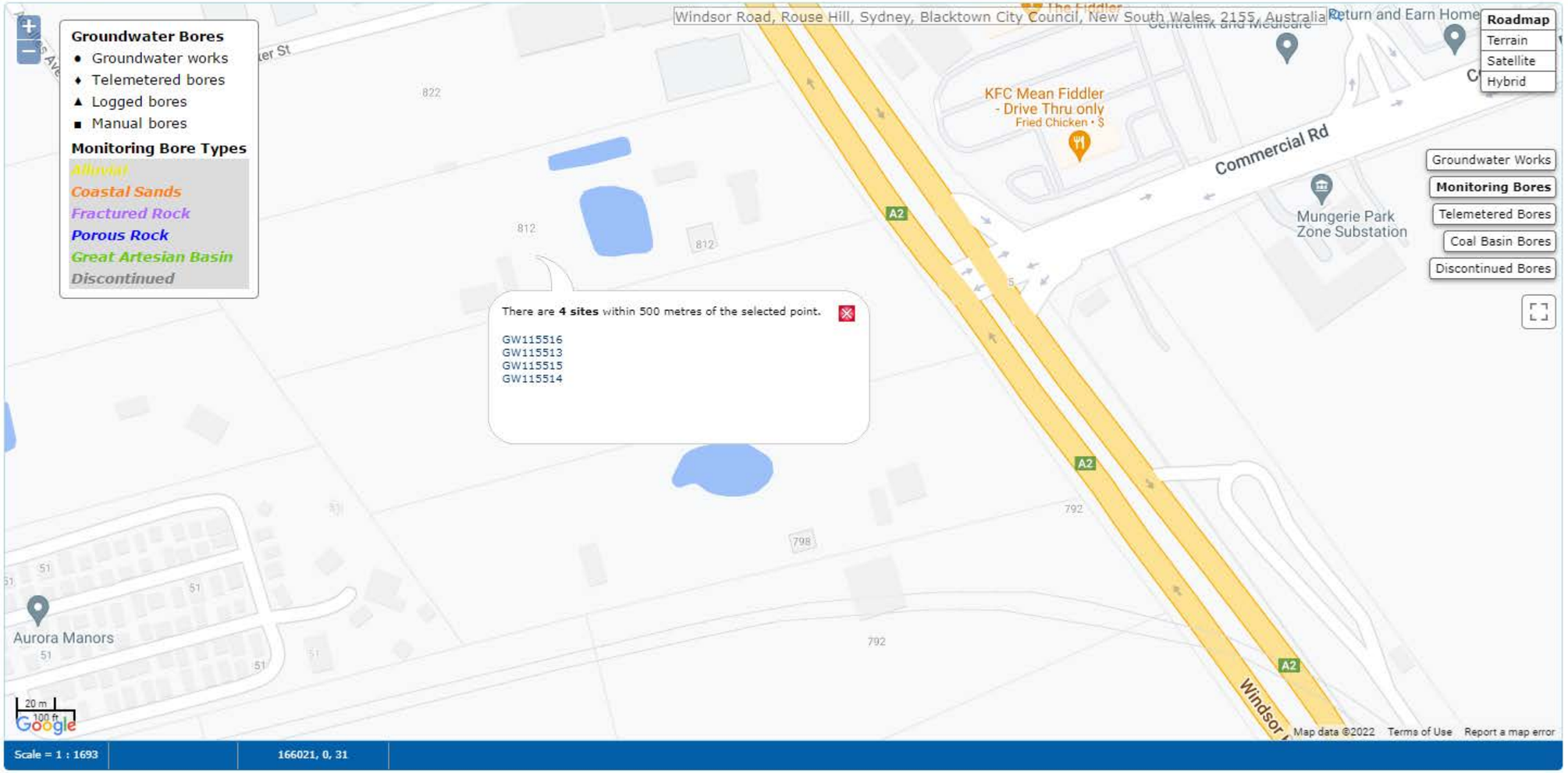
glossary and metadata

ALL GROUNDWATER MAP

bookmark this page

All data times are Eastern Standard Time

Map | Info



Appendix D - Site Photographs



Photograph 1: Site entrance, accessible from Windsor Road (10/06/2022).



Photograph 2: View of the residential dwelling (10/06/2022).



Photograph 3: View of the backyard (10/06/2022). Recent high density development on adjacent property.



Photograph 4: View of the dam (10/06/2022).



Photograph 5: Concrete paved area surrounding the residential dwelling (10/06/2022).



Photograph 6: View of the dilapidated structures and an abandoned water tank (10/06/2022).



Photograph 7: View of the south of the site (10/06/2022).



Photograph 7: Roadway (10/06/2022).

Appendix E - SafeWork

Fiona Zhang - EIAustralia

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Tuesday, 21 June 2022 10:13 AM
To: Fiona Zhang - EIAustralia
Subject: SafeWork NSW: 00714158 –Site Search application – Result not found [ref:_00D281hl6J._5004a8Xwi4:ref]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Fiona

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: 806-812 Windsor Road Rouse Hill NSW 2155.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00714158

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Gabriela Draper
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.



ref:_00D281hl6J._5004a8Xwi4:ref