



1 : 250

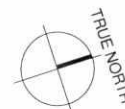
GENERAL NOTES

ALL DIMENSIONS AND PLAT AREAS TO BE VERIFIED BUILDUP PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE (UNLESS ACCOMPANIED BY SURVEY DATA) BY A REGISTERED SURVEYOR.
4. REQUIRED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED LEVELS.
5. SLOPE BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3500.3.
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK.

ISSUED FOR:

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
2	Amended Issue for DA As per Council Letter dated 16/10/2014	11/2014	KC	PS
1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER:

DA004

DRAWING TITLE
Site Plan

SCALE:
1 : 250

No of SHEETS:

31

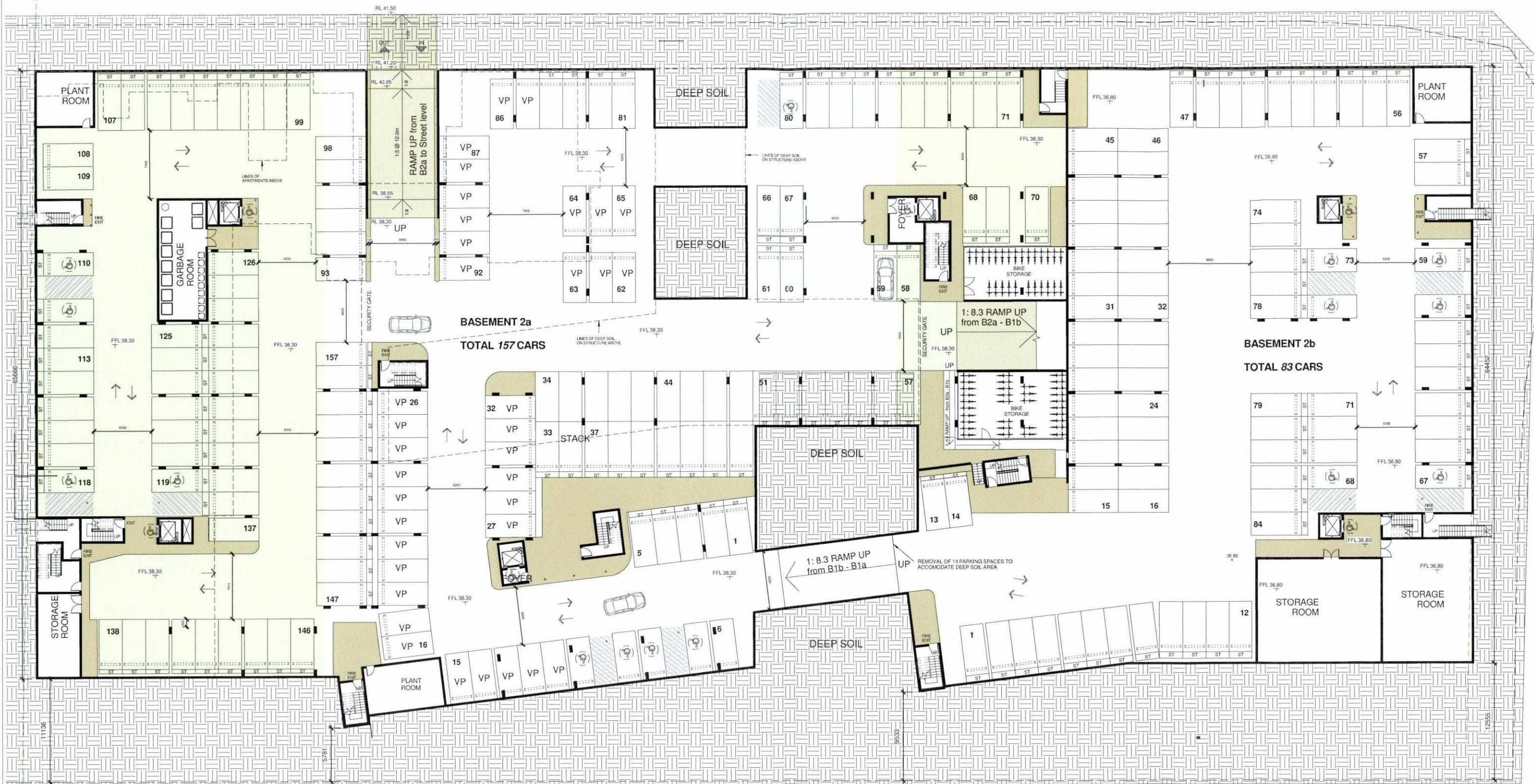
ISSUE:

R03

4	
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PROJECT

**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**

1
DA100

Basement Level 2a and 2b

1 : 200

GENERAL NOTES

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

DRAWING NUMBER:
DA100DRAWING TITLE:
Basement Level 2a and 2bSCALE:
1 : 200No of SHEETS:
31DATE:
NOVEMBER 2014

ISSUE:

R03

PROJECT

**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



1
DA101
Basement Level 1a and 2a
1 : 200

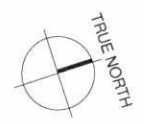
UNIT COLOUR LEGEND
 3-BED UNIT 2-BED UNIT 1-BED UNIT STUDIO

Universal Property
 GROUP PTY LTD
 Office Address: 1/125 Magallow Road, Girraween, Sydney NSW - 2145
 Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
 T: +612 9606 2405 F: +612 9606 4162
 email: info@upl.com.au

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☐ SECTION 98
☐ CONSTRUCTION ONLY

3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
2	Amended Issue for DA As per Council Letter dated 16/10/2014	11/2014	KC	PS
1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER: DA101	No of SHEETS: 31
DRAWING TITLE: Basement Level 1a and 1b	
SCALE: As indicated	DATE: NOVEMBER 2014

ISSUE:
R03
 PROJECT
PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS



1 Ground Floor
DA102
1 : 200

UNIT COLOUR LEGEND

3-BED UNIT	2-BED UNIT	1-BED UNIT	STUDIO
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Universal Property
GROUP PTY LTD

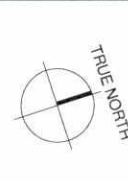
Office Address: 1/129 Magwar Road, Girraween, Sydney NSW - 2145
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +612 9606 2465 F: +612 9606 4762
email: info@upltd.com.au

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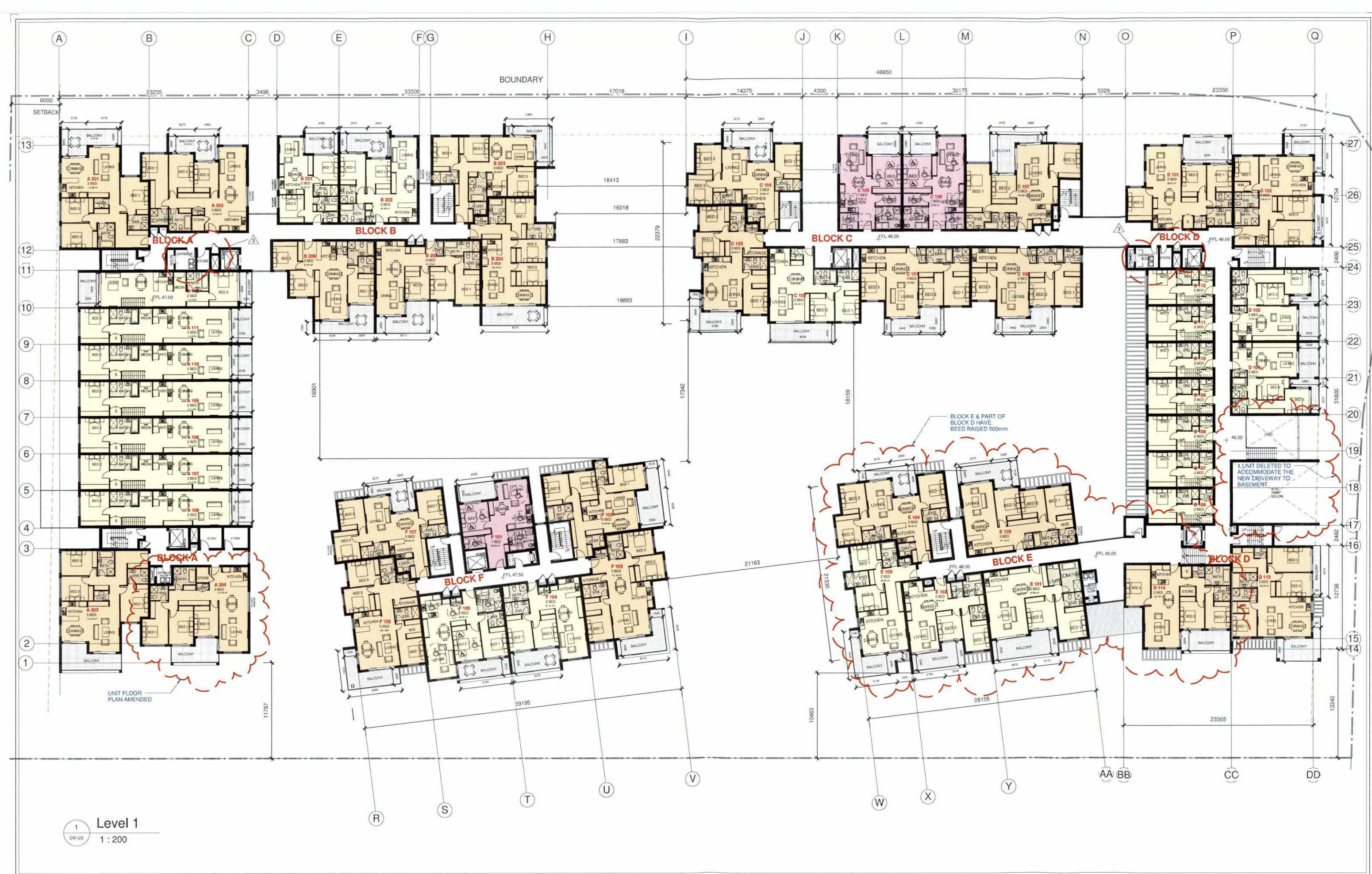
- ISSUED FOR:**
- ☐ COUNCIL MEETING
 - ☒ DEVELOPMENT APPLICATION
 - ☐ SECTION 98
 - ☐ CONSTRUCTION ONLY

3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER: DA102	No of SHEETS: 31	ISSUE: R03
DRAWING TITLE: Ground Floor	DATE: NOVEMBER 2014	
SCALE: As indicated		

PROJECT
PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS



1
DA103
Level 1
1:200



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ISSUED FOR:
☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

	AMENDMENTS	DATE	DRAWN	CHKD
3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
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1	Issued for Development Application	09/2014		
ISSUE				



DRAWING NUMBER: DA103	No of SHEETS: 31
DRAWING TITLE: Level 1	ISSUE: R03
SCALE: 1:200	DATE: NOVEMBER 2014

PROJECT
PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS



1 Level 2
DA104 1:200

Universal Property
GROUP PTY LTD

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Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +612 9658 2465 F: +612 9658 4762
email: info@barbna.com.au

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- ☒ DEVELOPMENT APPLICATION
- ☐ SECTION 96
- ☐ CONSTRUCTION ONLY

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

DRAWING NUMBER:
DA104

DRAWING TITLE:
Level 2

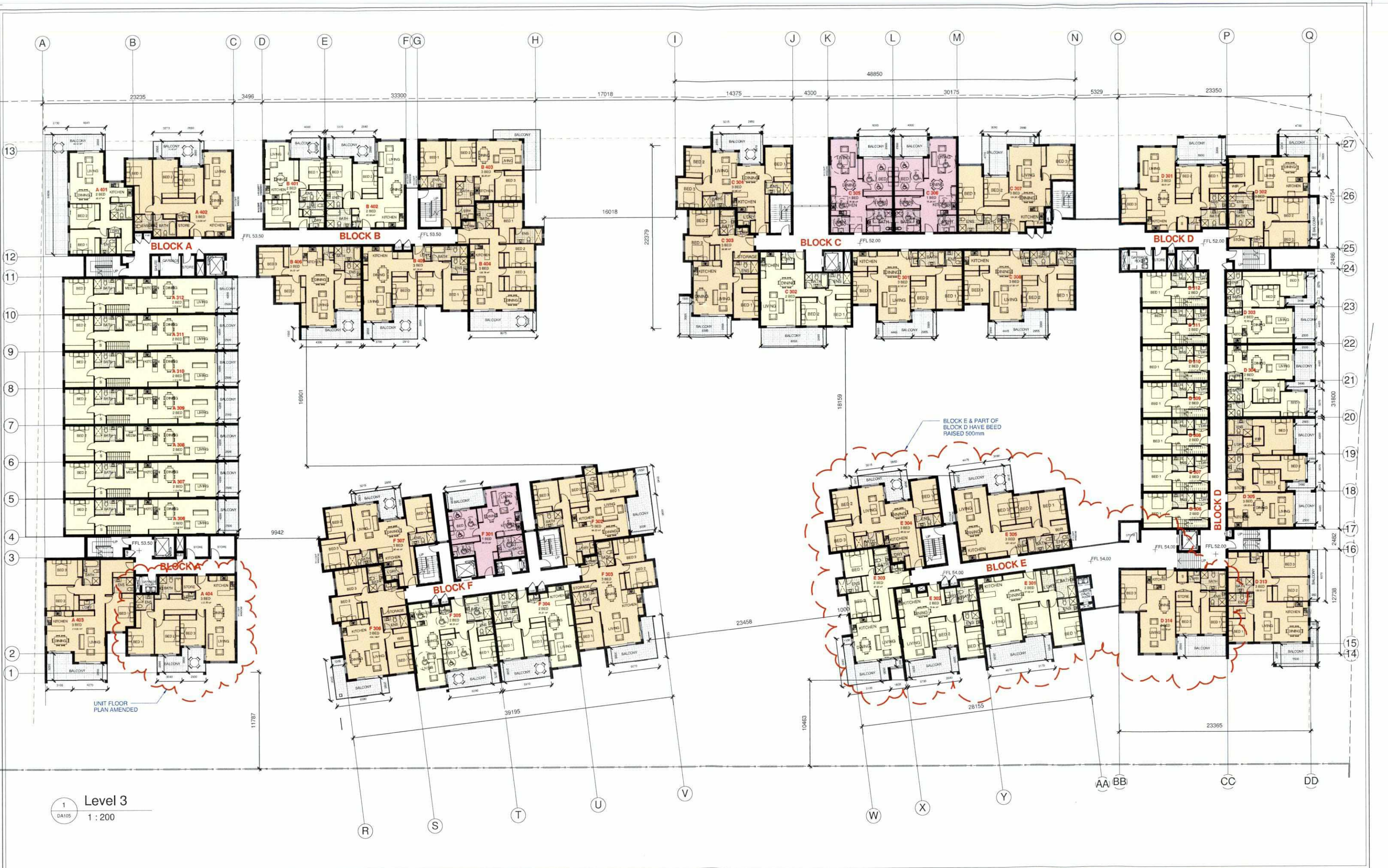
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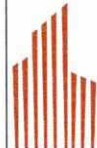
No of SHEETS:
31

DATE:
NOVEMBER 2014

ISSUE:
R03

PROJECT
PROPOSED RESIDENTIAL APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS





Universal Property
GROUP PTY LTD
Office Address: 1/129 Magallow Road, Garraween, Sydney NSW - 2145
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +612 9606 2665 F: +612 9606 4762 email: info@upg.com.au

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



TRUE NORTH

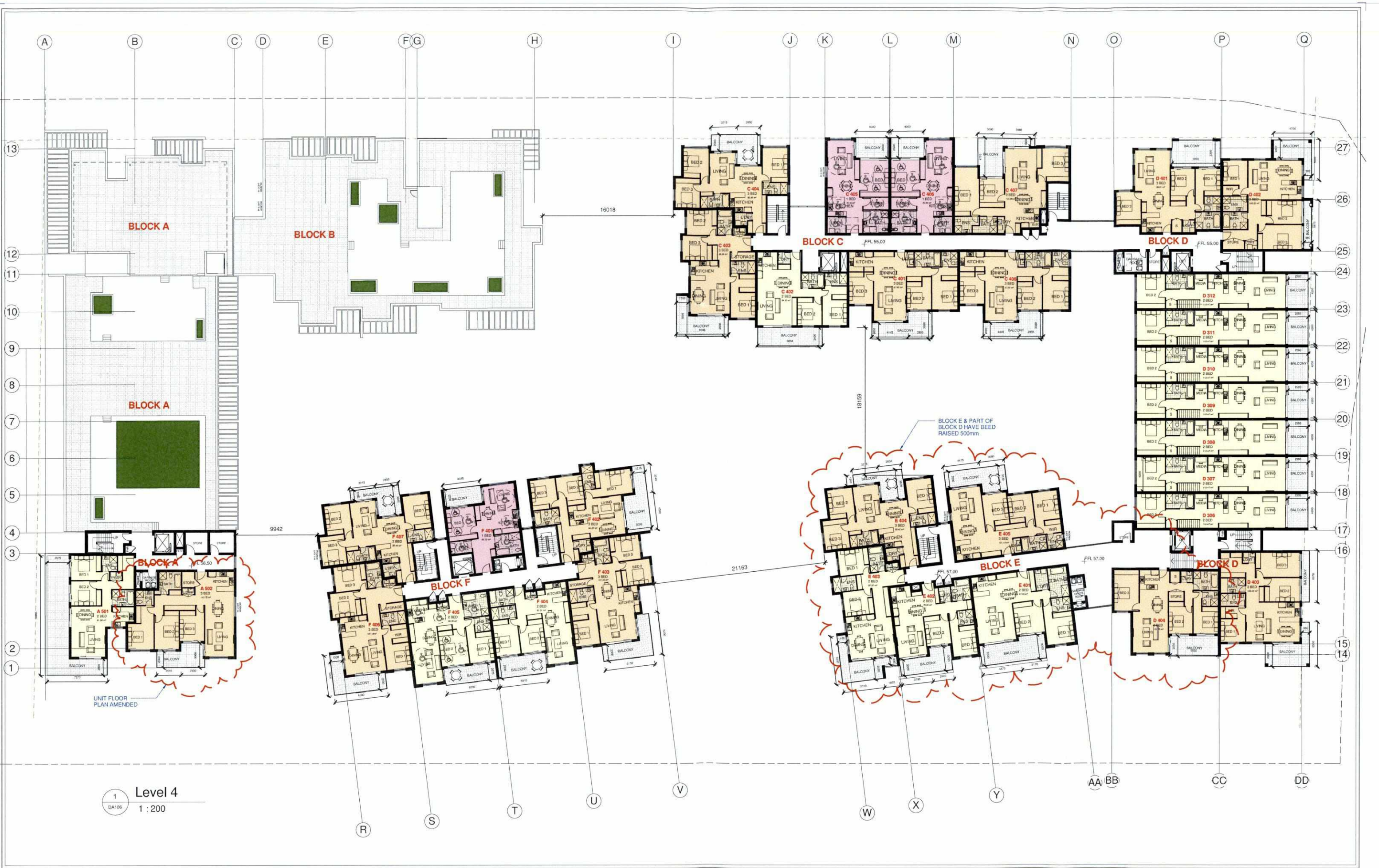
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DA105	31
DRAWING TITLE:	
Level 3	
SCALE:	DATE:
1 : 200	NOVEMBER 2014

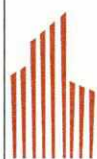
ISSUE:

R03

PROJECT

PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS





Universal Property
GROUP PTY LTD
Office Address: 1/129 Magawar Road, Gurraren, Sydney NSW - 2145
Postal Address: PO Box 270, Werriworthville, Sydney NSW - 2145
T: +612 9638 2465 F: +612 9638 4752
email: info@bama.com.au

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☐ SECTION 98
☐ CONSTRUCTION ONLY

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ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

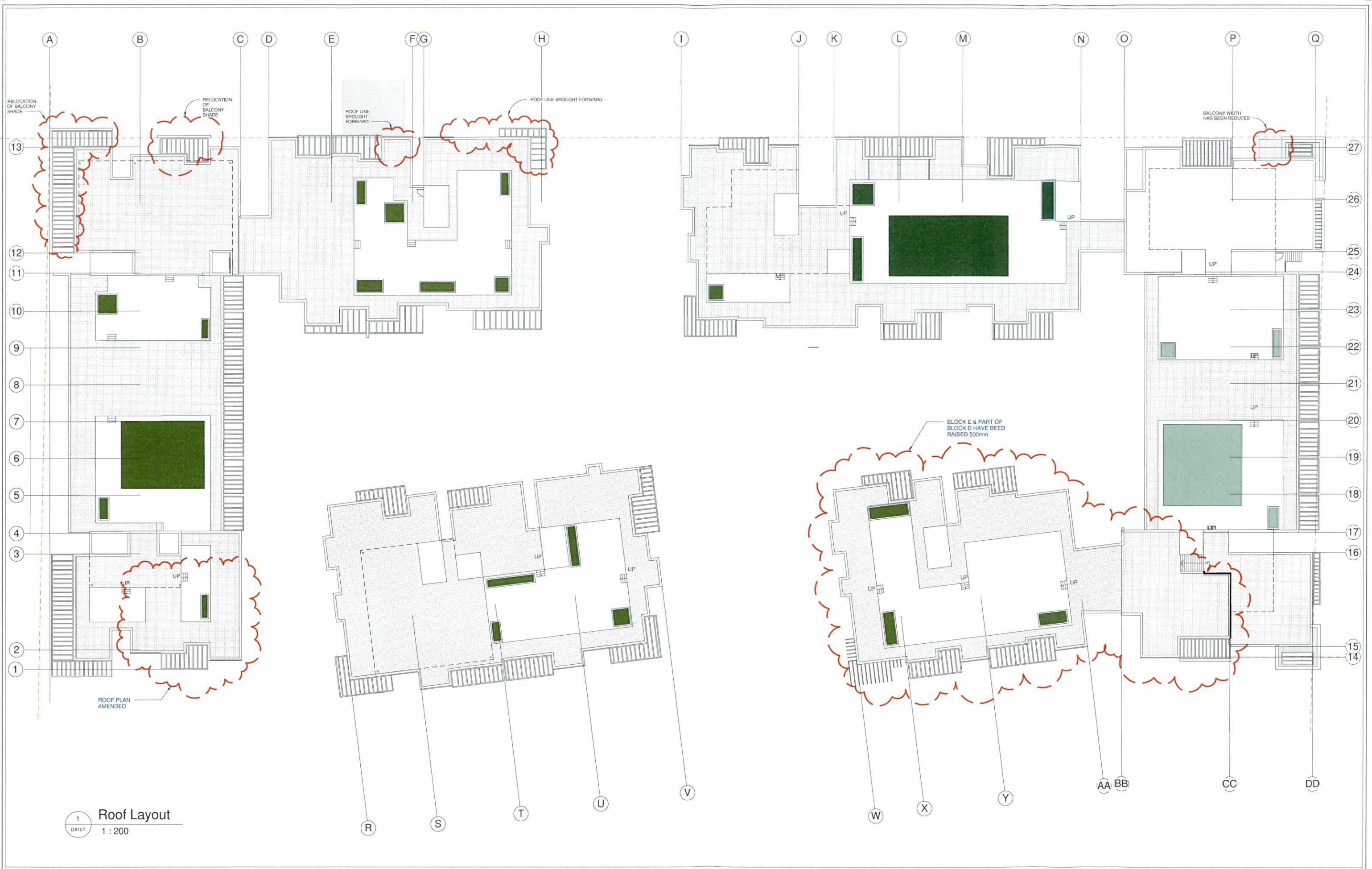


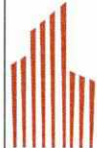
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DA106
DRAWING TITLE:
Level 4
SCALE:
1 : 200

No of SHEETS:
31
DATE:
NOVEMBER 2014

ISSUE:
R03

PROJECT
PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS





Universal Property
GROUP PTY LTD

Office Address: 1/129 Magowan Road, Girraween, Sydney NSW - 2145
Postal Address: PO Box 270, Warrawee, Sydney NSW - 2145
T: +612 9659 2400 F: +612 9668 4152
email: info@bathis.com.au

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☐ SECTION 96

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



TRUE NORTH

DRAWING NUMBER:
DA107

DRAWING TITLE:
Roof Layout

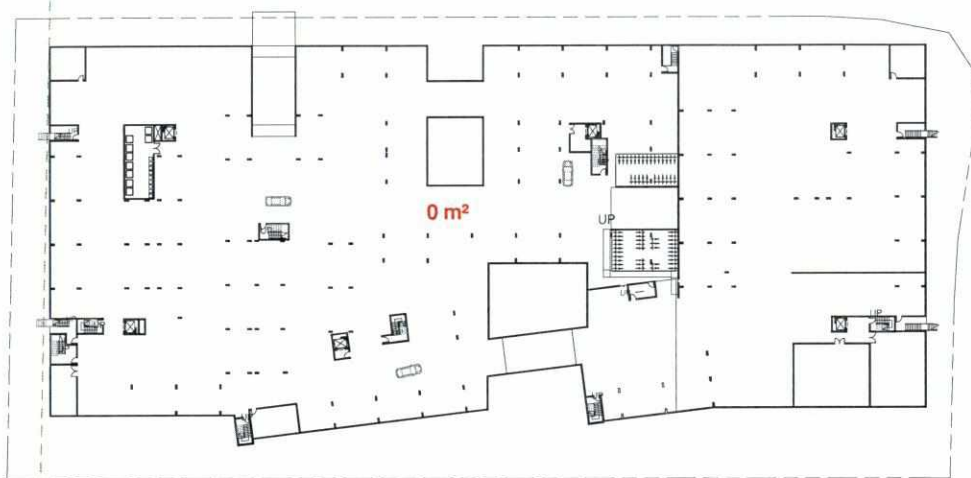
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No of SHEETS:
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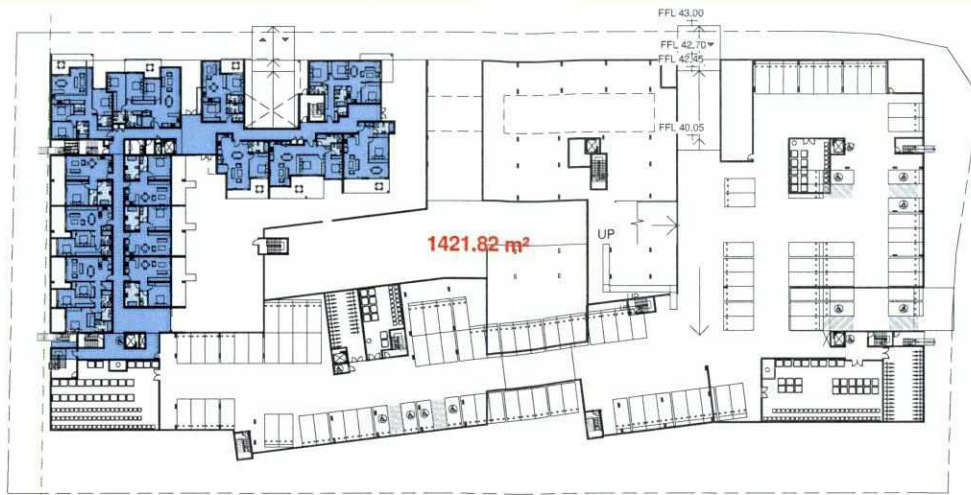
DATE:
NOVEMBER 2014

ISSUE:
R03

PROJECT
PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS



7 Basement Level 2a and 2b
DA109 1 : 650



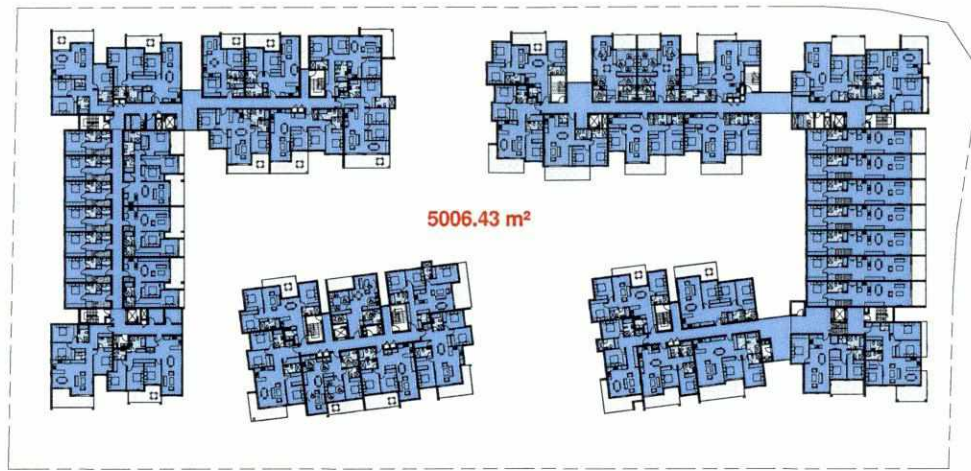
1 Basement Level 1a and 1b
DA109 1 : 650



2 Ground Floor
DA109 1 : 650



3 Level 01
DA109 1 : 650



4 Level 02
DA109 1 : 650



5 Level 03
DA109 1 : 650



6 Level 04
DA109 1 : 650

SITE AREA= 13944 m²
GROSS FLOOR AREA= 24389.44 m²
FSR= 1.75:1

ISSUED FOR:

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

NO	DESCRIPTION	DATE	DRAWN	CHKD
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ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

DRAWING NUMBER:
DA109

No of SHEETS:
31

DRAWING TITLE:
Floor Space Ratio Diagrams

SCALE:
1 : 650

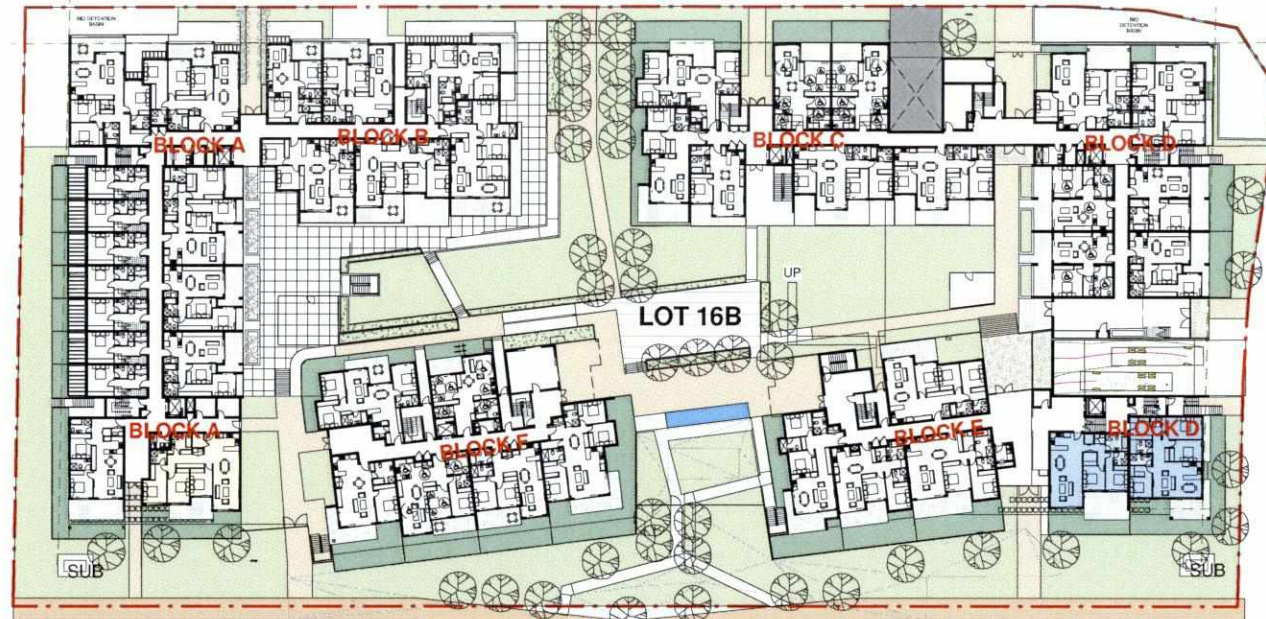
DATE:
NOVEMBER 2014

ISSUE:

R03

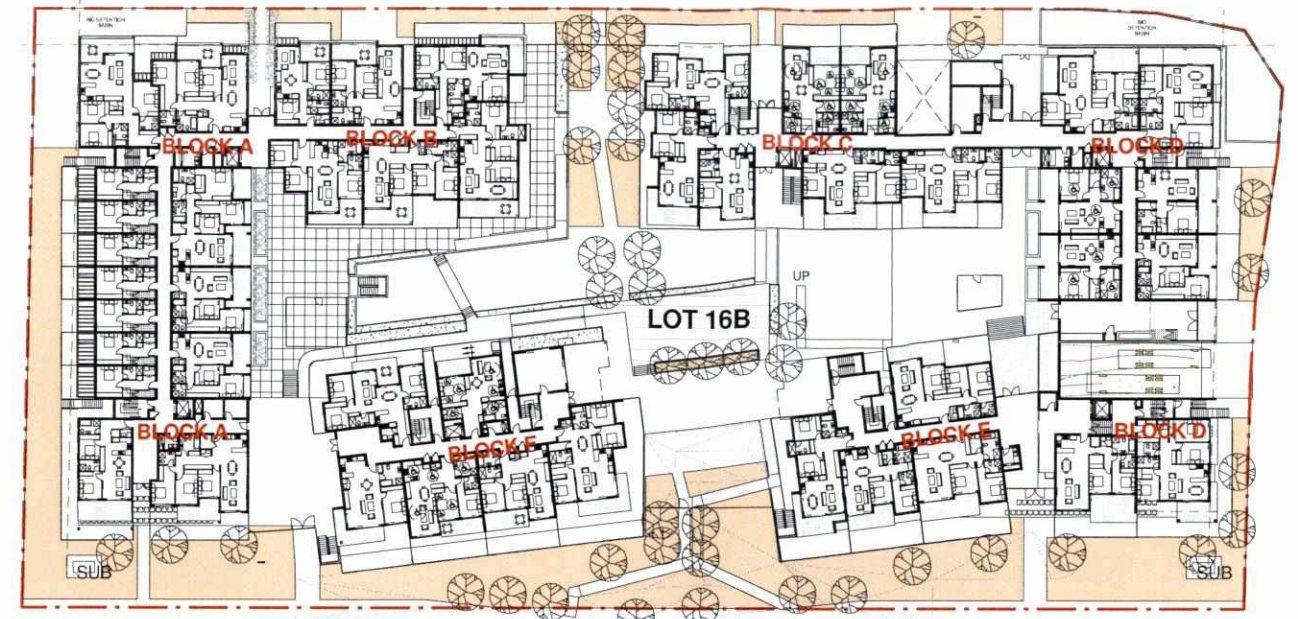
PROJECT

**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



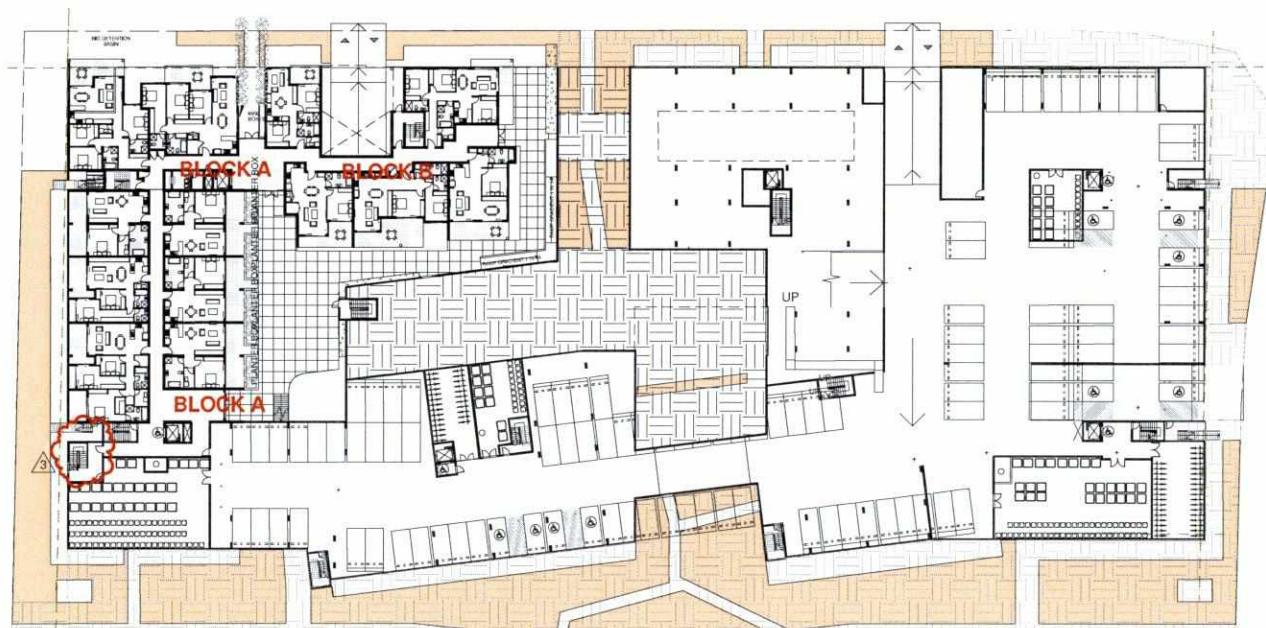
1
DA110
GROUND LEVEL LANDSCAPED AREA
1 : 500

LANDSCAPED AREA - COMMON : 3730.69 m²
LANDSCAPED AREA - PRIVATE : 830 m²

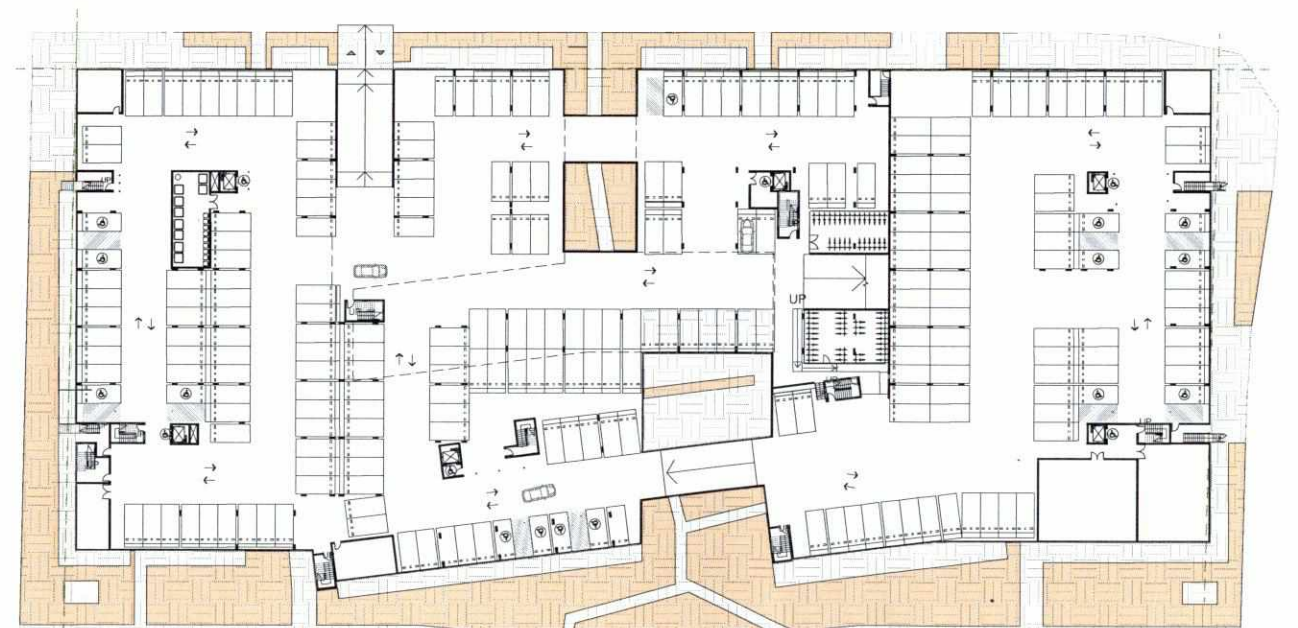


2
DA110
GROUND LEVEL DEEP SOIL
1 : 500

DEEP SOIL AREA



3
DA110
BASEMENT 1 DEEP SOIL
1 : 500



4
DA110
BASEMENT 2 DEEP SOIL
1 : 500

SITE AREA : 13680 m²
LANDSCAPED AREA : 4560.69 m² (33% OF SITE AREA)
DEEP SOIL AREA : 2049.83 m² (45% OF LANDSCAPED AREA)

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☐ CONSTRUCTION ONLY

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ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

DRAWING NUMBER:

DA110

DRAWING TITLE:

Landscape & Deep Soil Diagrams

SCALE:

As indicated

No of SHEETS:

31

ISSUE:

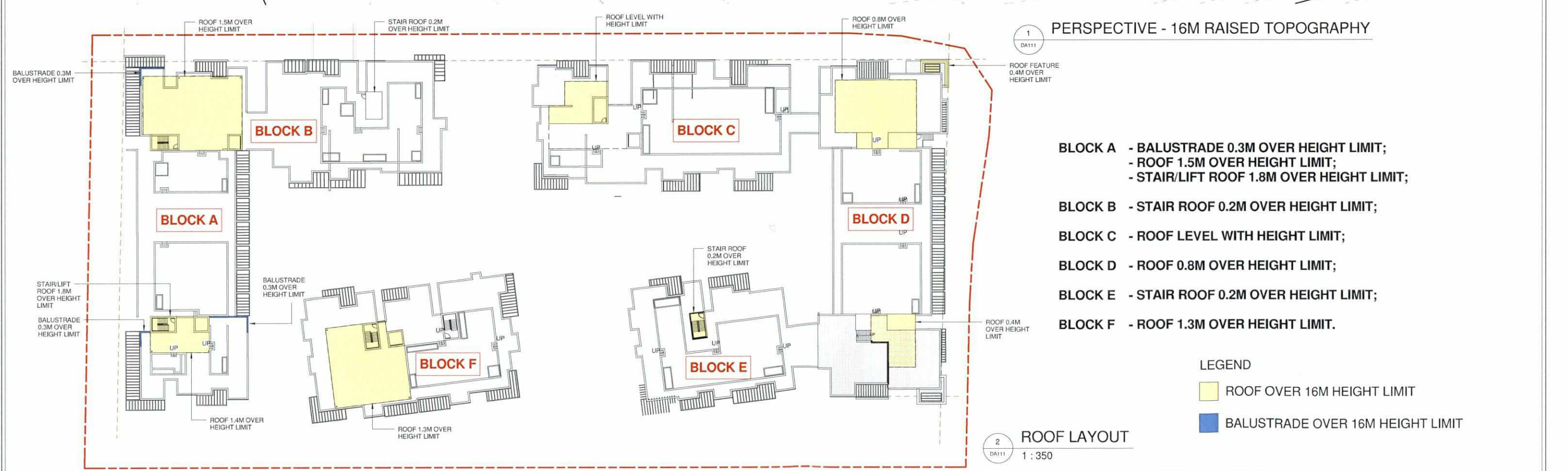
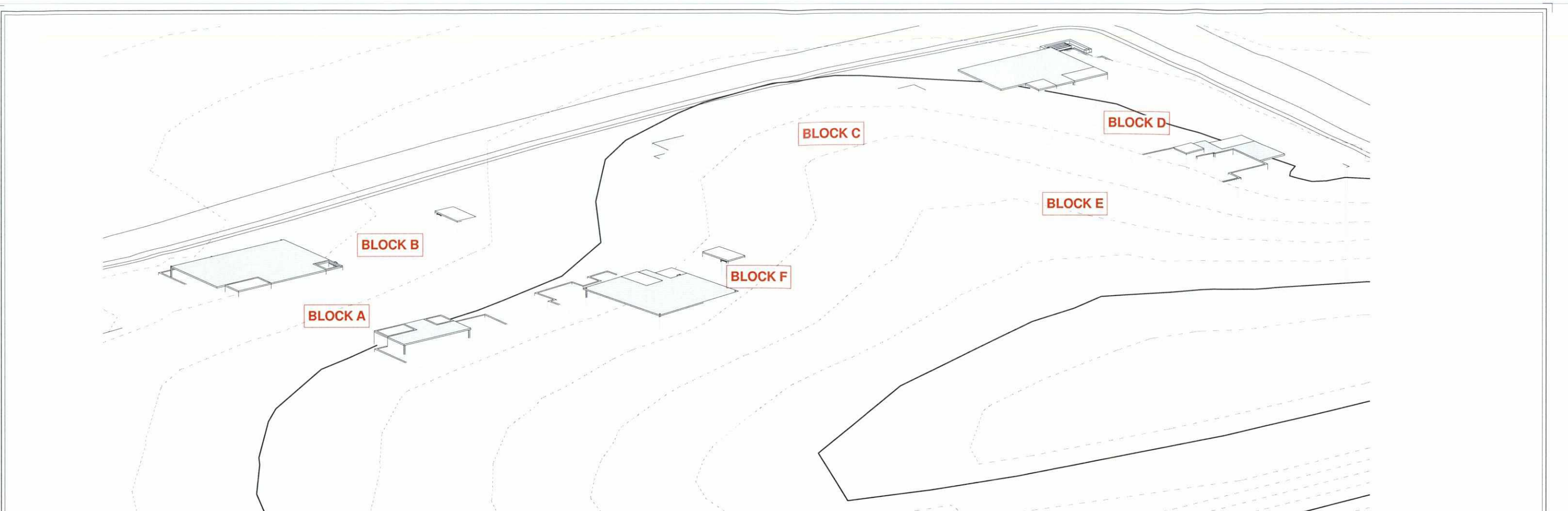
R03

DATE:

NOVEMBER 2014

PROJECT

**PROPOSED RESIDENTIAL
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AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



Universal Property
GROUP PTY LTD

Office Address: 1/125 Magowah Road, Girraween, Sydney NSW - 2145
Postal Address: PO Box 270, Wentworthville, Sydney NSW - 2145
T: +612 9626 2465 F: +612 9688 4162
email: info@upbml.com.au

GENERAL NOTES

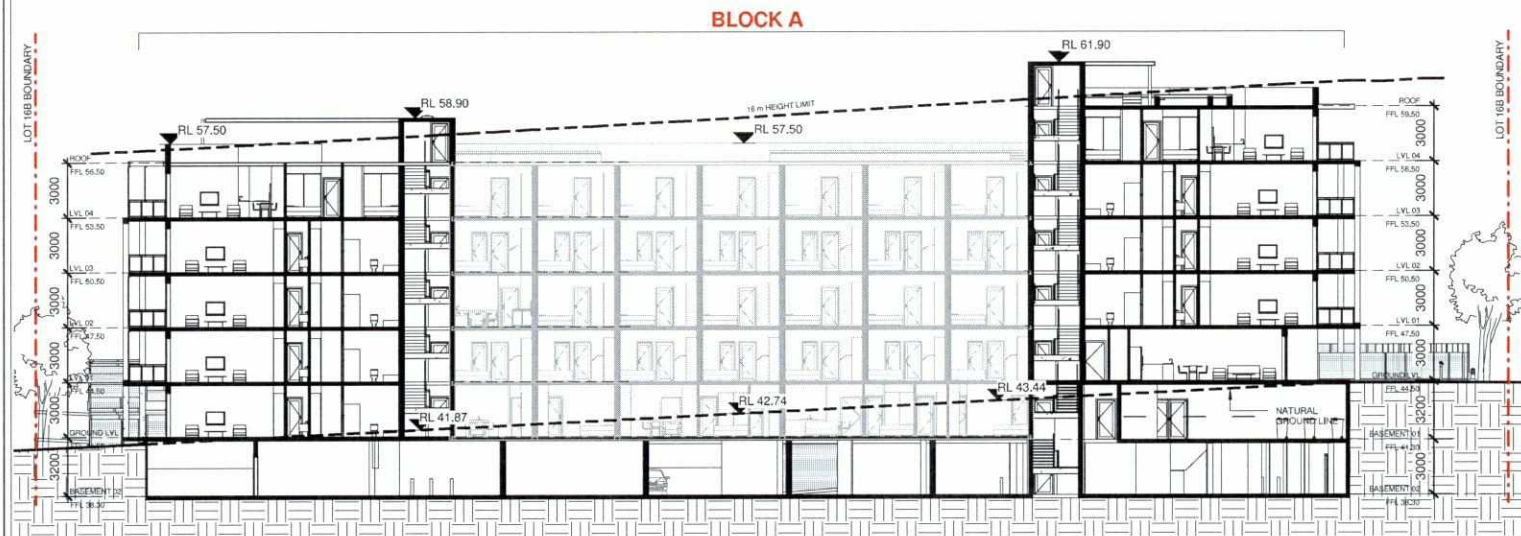
1. ALL DIMENSIONS AND FLOOR AREAS TO BE VERIFIED BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
2. ANY DISCREPANCIES ARE TO BE CONFIRMED BY THE DESIGNER.
3. LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS BY A REGISTERED SURVEYOR.
4. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
5. ALL BOUNDARY CLEARANCE MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
6. WHERE ENGINEERING OR HYDRAULIC DRAWINGS ARE REQUIRED, SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
7. STORMWATER TO BE CONNECTED AND DISCHARGED TO COUNCIL'S REQUIREMENTS AND TO AS 3600.3
8. ALL SERVICES TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY BUILDING.

ISSUED FOR:

☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
2	Amended Issue for DA As per Council Letter dated 16/10/2014	11/2014	KC	PS
1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD

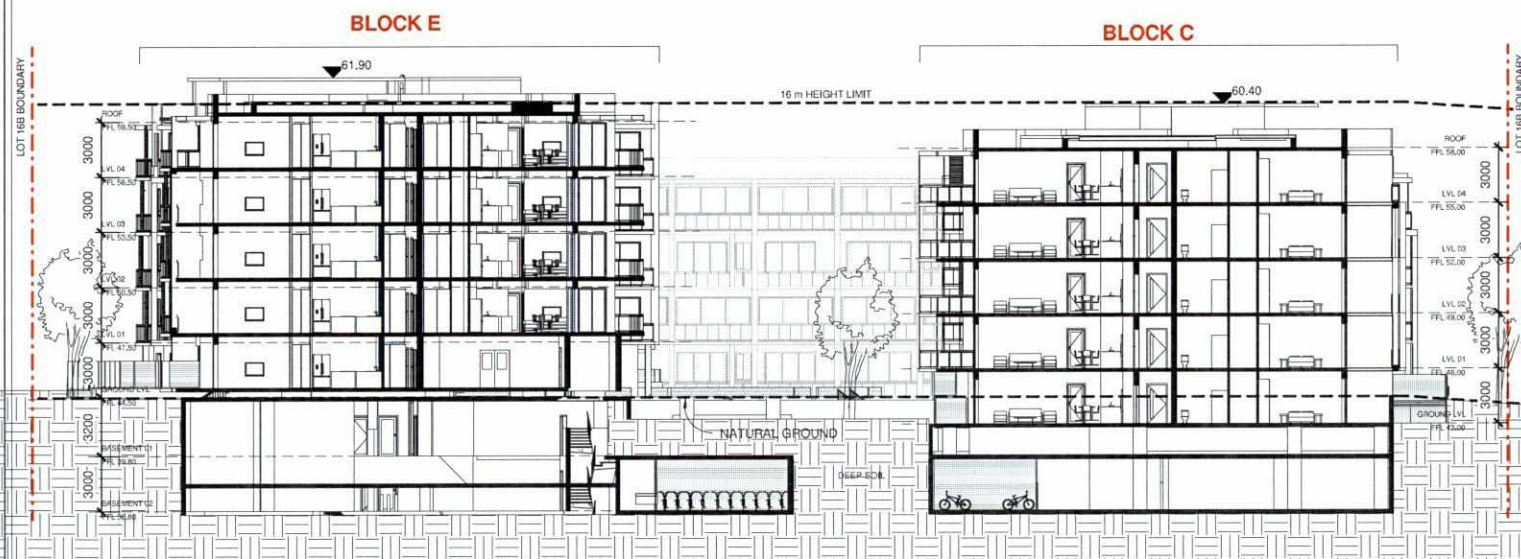
DRAWING NUMBER: DA111	No of SHEETS: 31	R03	PROJECT PROPOSED RESIDENTIAL APARTMENTS AT PROPOSED LOT 16B IN LOT 16 D.P. 31797 PELICAN ROAD, SCHOFIELDS
DRAWING TITLE: Building Height Diagrams			
SCALE: As indicated	DATE: NOVEMBER 2014		



1 Section 1 - 1'
1 : 200



2 Section 2 - 2'
1 : 200



3 Section 3 - 3'
1 : 200



4 Section 4 - 4'
1 : 200

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ISSUED FOR:

- ☐ COUNCIL MEETING
☒ DEVELOPMENT APPLICATION
☐ SECTION 98
☐ CONSTRUCTION ONLY

3	Amended Issue for DA As per Council Letter dated 22/12/2014	01/2015	KC	PS
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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER:
DA200
DRAWING TITLE:
Sections

SCALE:
1 : 200

No of SHEETS:
31

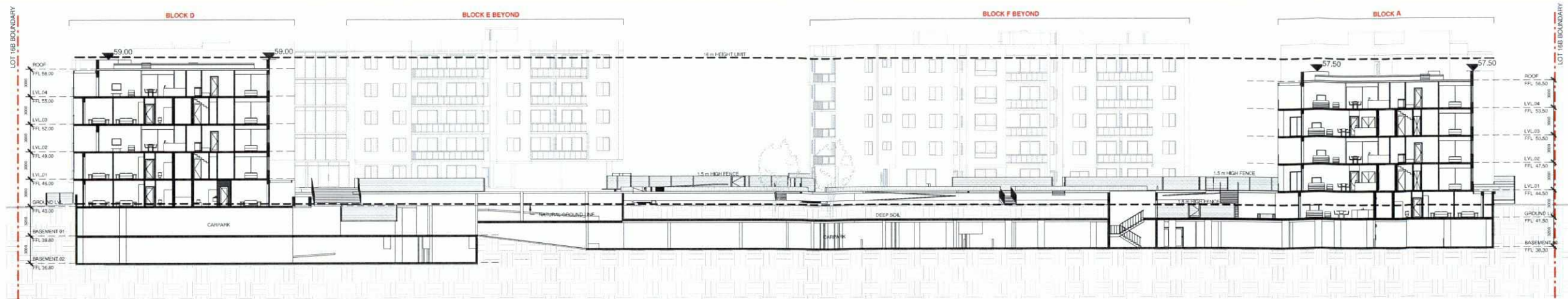
DATE:
NOVEMBER 2014

ISSUE:

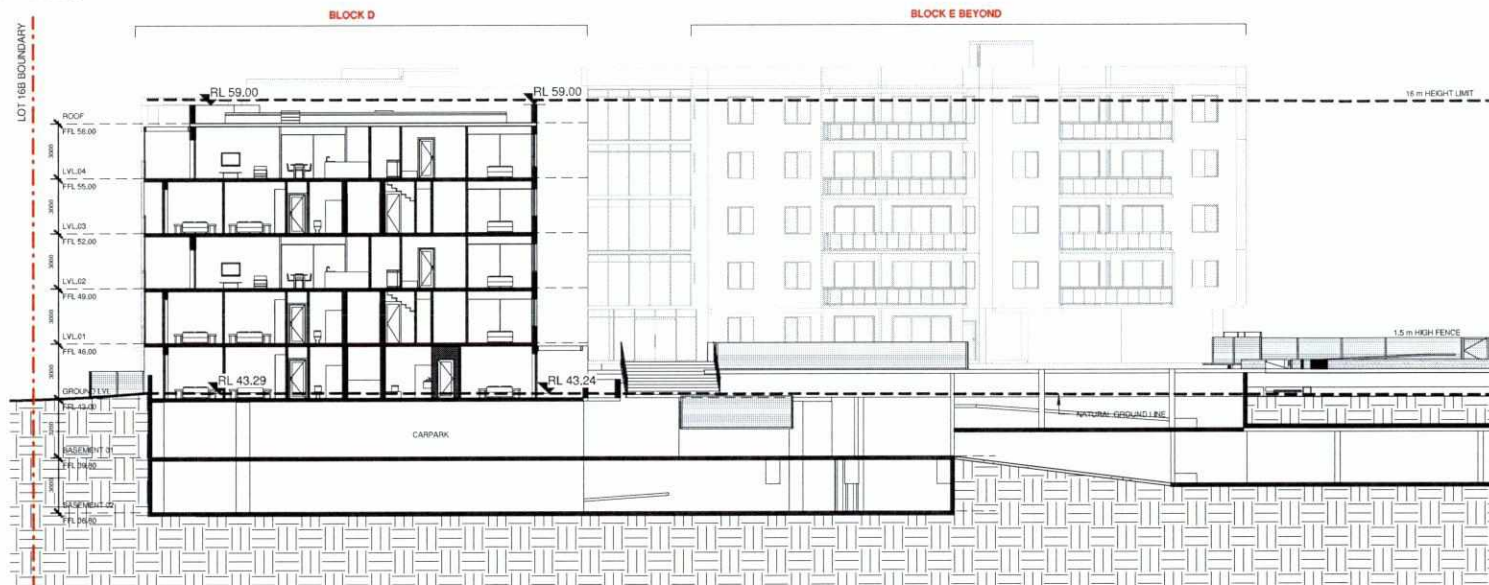
R03

PROJECT

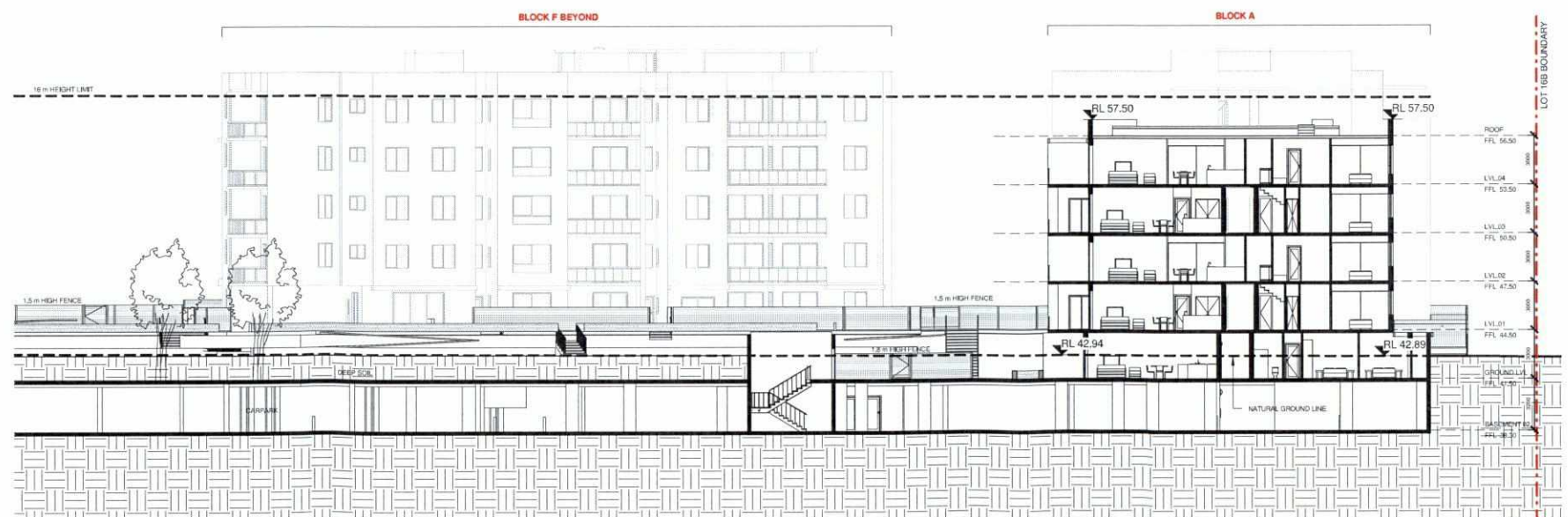
**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



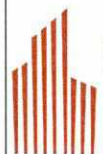
1
DA201
SECTION 5 - 5' (OVER ALL)
1 : 250



2
DA201
LEFT OF SECTION 5 - 5'
1 : 200



3
DA201
RIGHT OF SECTION 5 - 5'
1 : 200



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GENERAL NOTES

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☒ DEVELOPMENT APPLICATION
☐ SECTION 96
☐ CONSTRUCTION ONLY

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER:
DA201
DRAWING TITLE:
Sections

SCALE:
As indicated

No of SHEETS:
31

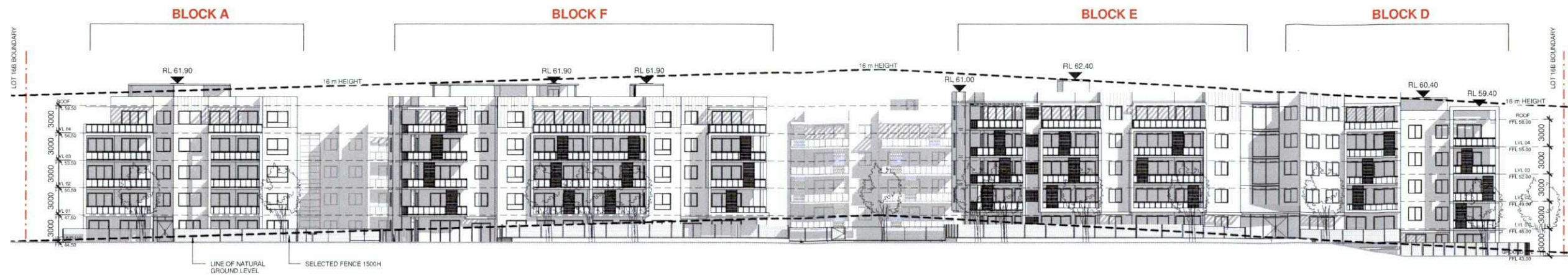
DATE:
NOVEMBER 2014

ISSUE:

R03

PROJECT

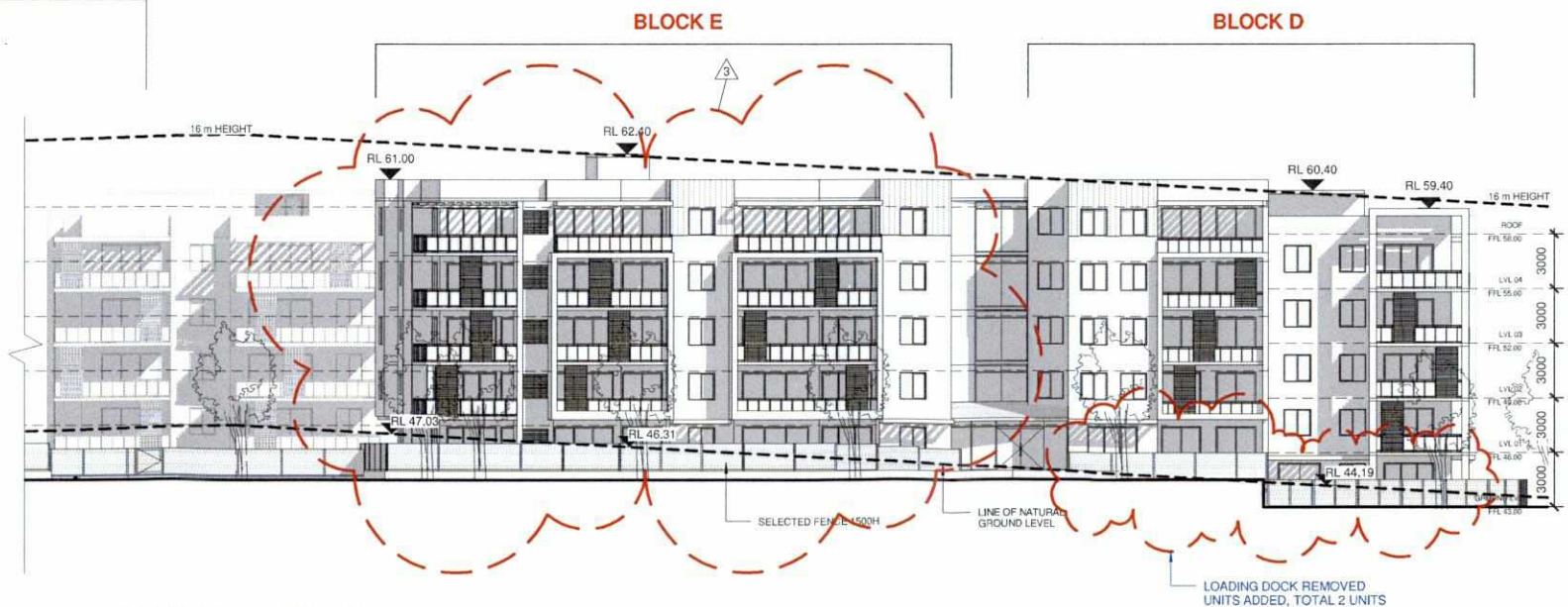
**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



1 EAST ELEVATION (OVERALL)
1 : 250



2 EAST ELEVATION (LEFT)
1 : 200



3 EAST ELEVATION (RIGHT)
1 : 200

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☐ SECTION 98
☐ CONSTRUCTION ONLY

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER:
DA300
DRAWING TITLE:
Elevations

SCALE:
As indicated

No of SHEETS:
31

DATE:
NOVEMBER 2014

ISSUE:
R03

PROJECT
**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



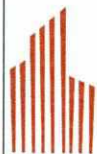
1
DA301
WEST ELEVATION (OVERALL)
1 : 250



2
DA301
WEST ELEVATION (LEFT)
1 : 200



3
DA301
WEST ELEVATION (RIGHT)
1 : 200



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GROUP PTY LTD

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ISSUED FOR:

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☐ SECTION 96
☐ CONSTRUCTION ONLY

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1	Issued for Development Application	09/2014		
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD



DRAWING NUMBER:
DA301
DRAWING TITLE:
Elevations

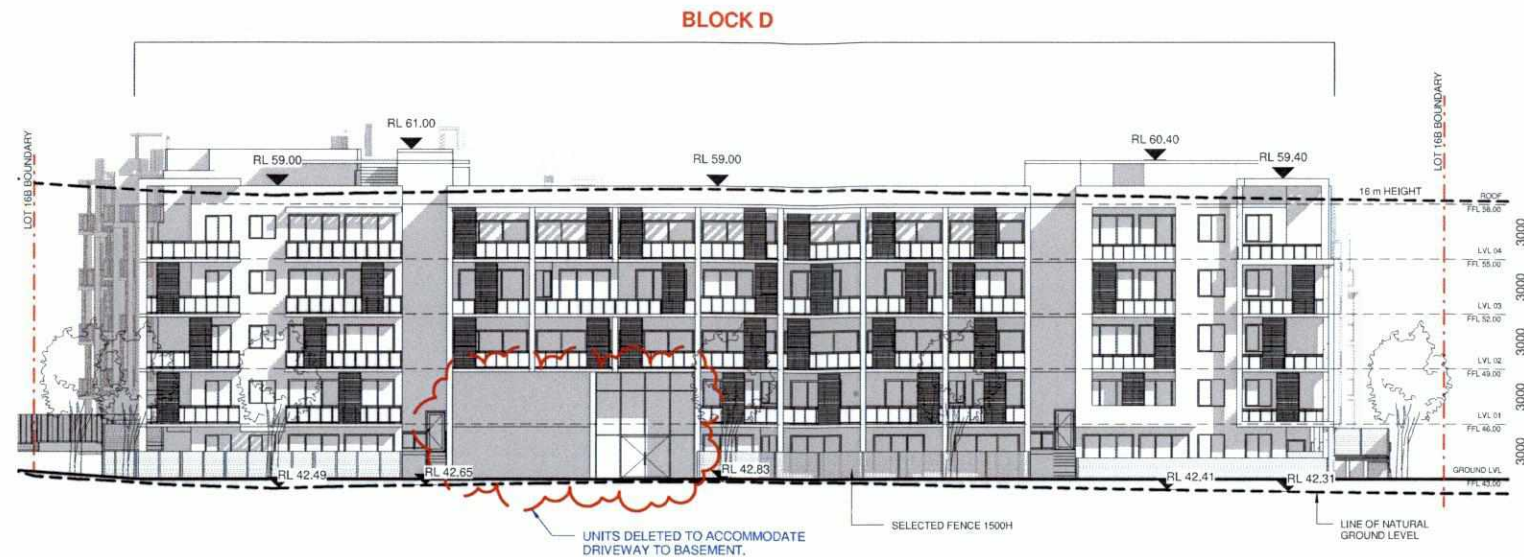
SCALE:
As indicated

No of SHEETS:
31

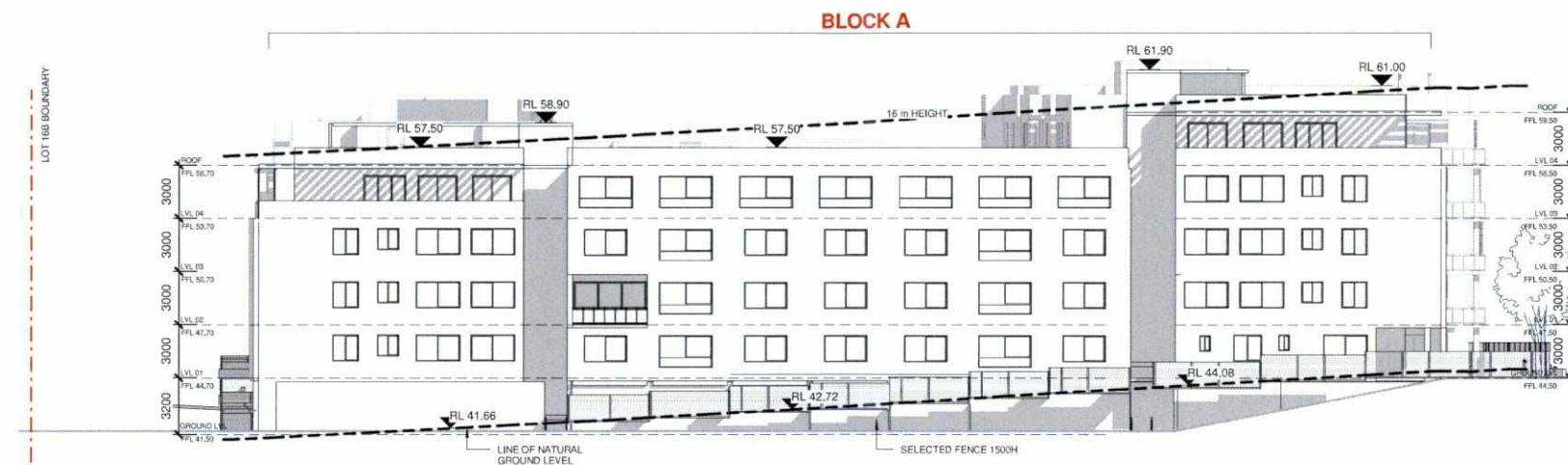
DATE:
NOVEMBER 2014

ISSUE:
R03

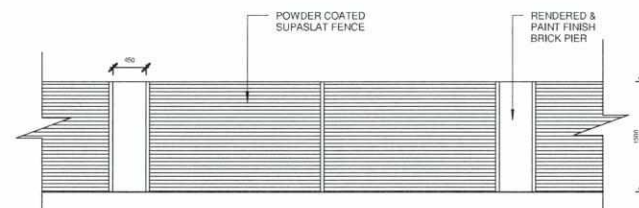
PROJECT
**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**



1
DA302
NORTH ELEVATION
1 : 200



2
DA302
SOUTH ELEVATION
1 : 200



3
DA302
Typical Fence Detail
1 : 50

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☐ SECTION 95
☐ CONSTRUCTION ONLY

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1	Issued for Development Application	09/2014				
ISSUE	AMENDMENTS	DATE	DRAWN	CHKD		



DRAWING NUMBER:

DA302

DRAWING TITLE:

Elevations

SCALE:

As indicated

No of SHEETS:

31

DATE:

NOVEMBER 2014

ISSUE:

R03

PROJECT

**PROPOSED RESIDENTIAL
APARTMENTS
AT PROPOSED LOT 16B
IN LOT 16 D.P. 31797
PELICAN ROAD, SCHOFIELDS**