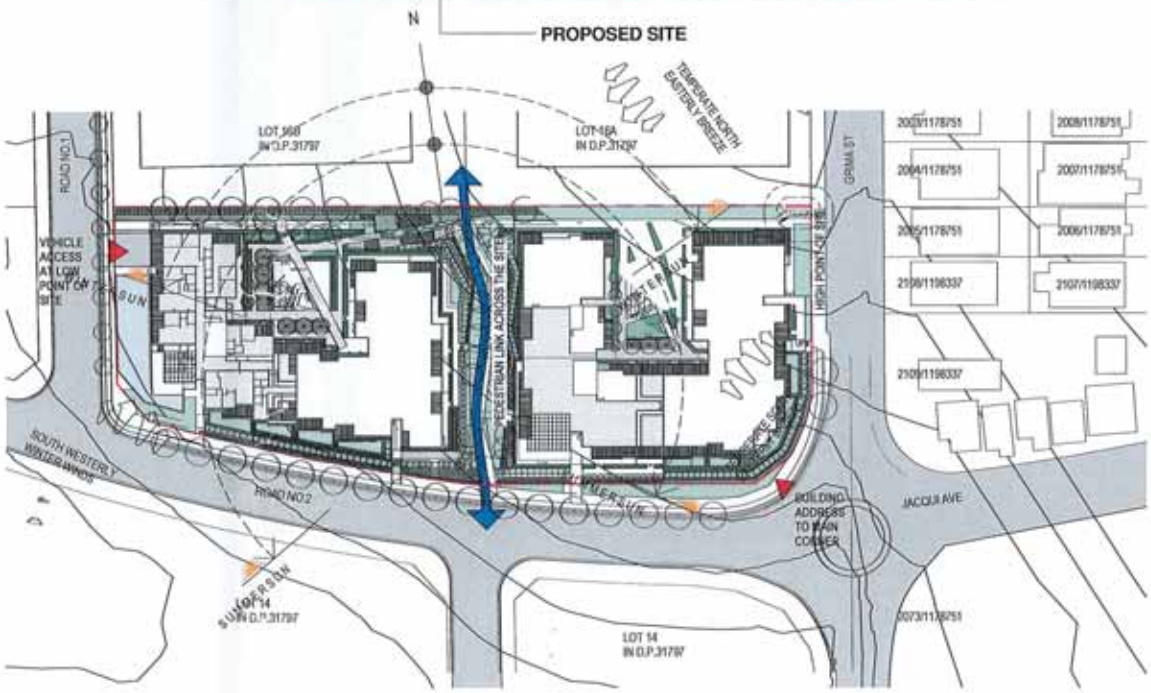
ATTACHMENT 3



Site Analysis

1 1 : 600

Subdivision Plan

Not to scale

DA ISSUE

3	11.05.18	REFERENCING DA ISSUE
2	16.08.17	DA Issue
ISSUE	DATE	REVISION

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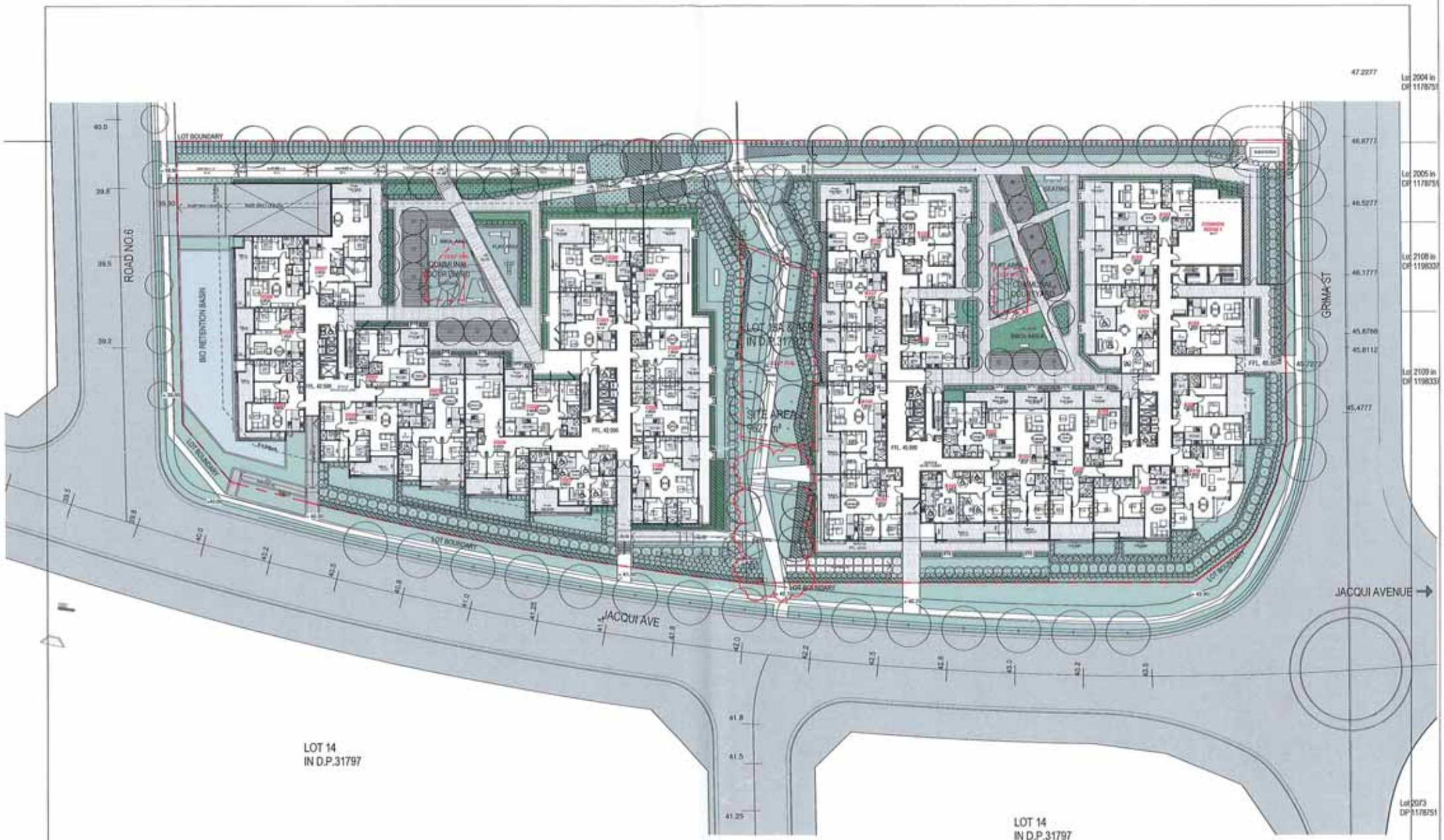
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SITE ANALYSIS

PROJECT No.	DATE	DRAWING	REV
0006		DA002-R01	2
DRAWN BY: KC	SCALE: As indicated		

A1

10/05/2018 3:22:04 PM



Site Plan

1 1 : 250

DA ISSUE

GENERAL NOTES:

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PROJECT: SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE: SITE PLAN

PROJECT No. 0006 | DATE | DRAWING No. DA003-R03 | REV. 3

DRAWN BY KC | SCALE 1 : 250

10/05/2018 3:22:13 PM

A1

Basement 1

1 1 : 200

DA ISSUE

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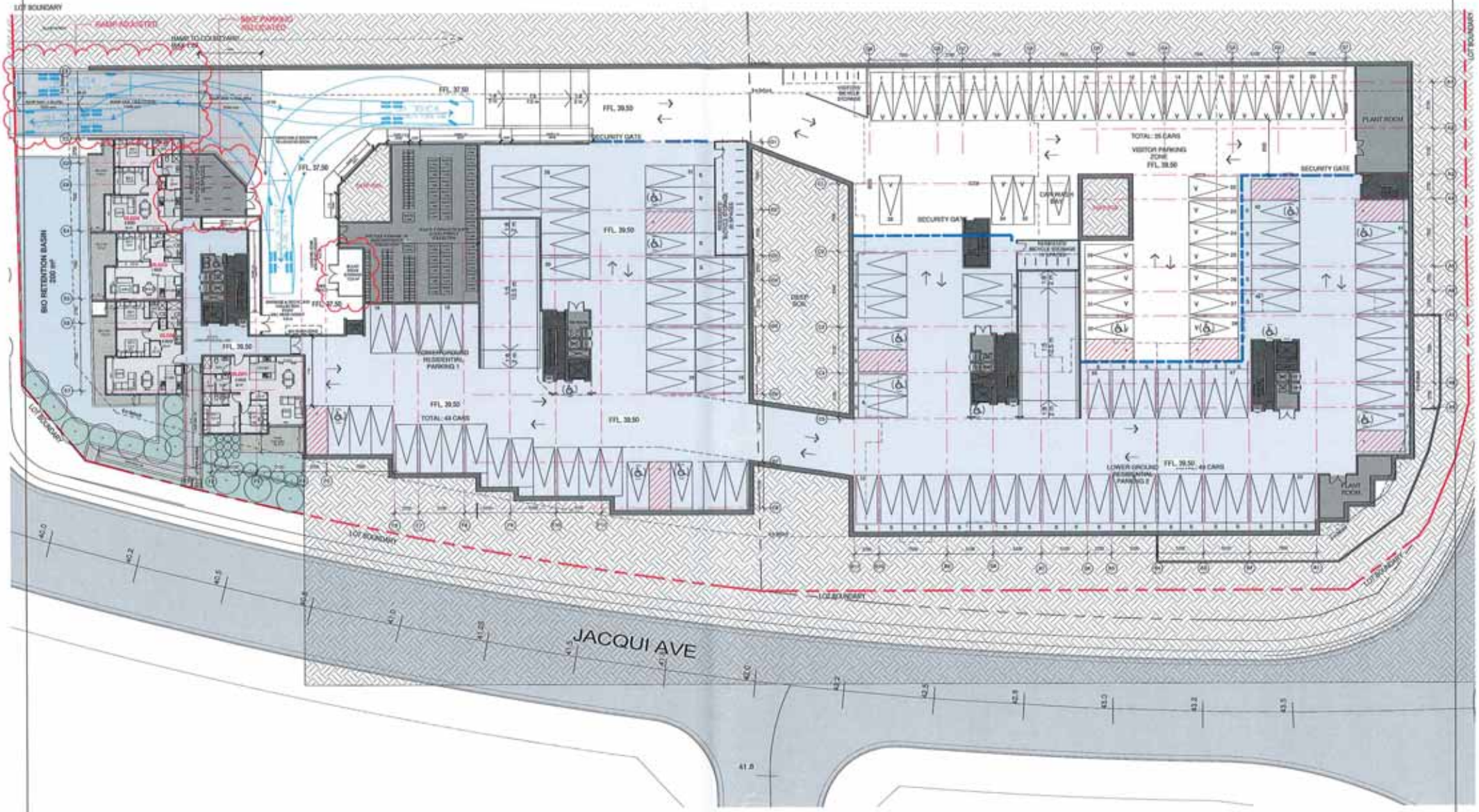
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
BASEMENT 1

PROJECT No.	DATE	DRAWING No.	REV.
2006		DA004-R03	3
DRAWN BY: KC	SCALE: 1 : 200		

10/05/2016 3:22:14 PM

A1



Lower Ground

1 : 200

Unit Mix Calculation Lower Ground

Unit Type	Block A	Block B	Block C	Block D
Studio	-	-	-	-
1 Bed	-	-	-	1
2 Bed	-	-	-	3
3 Bed	-	-	-	-
	-	-	-	4

Total units on Lower Ground = 4 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	9	9	9	9	3	40	23.39%
2 Bed	3	7	16	17	17	18	6	78	45.61%
3 Bed	-	8	10	11	11	8	1	49	28.65%
	4	19	36	37	37	29	9	Total = 171 dwellings	

Studio
1-Bed
2-Bed
3-Bed
Private Open Space
Vertical Circulation
Foyer / Common Room
Landscape
Services
Residential Parking

DA ISSUE

REV	DATE	REVISION	BY
3	05.05.16	RFI RESPONSE - DA	PG
2	01.03.16	RFI RESPONSE - DA ISSUE	PG
1	08.08.15	DA Issue	PG

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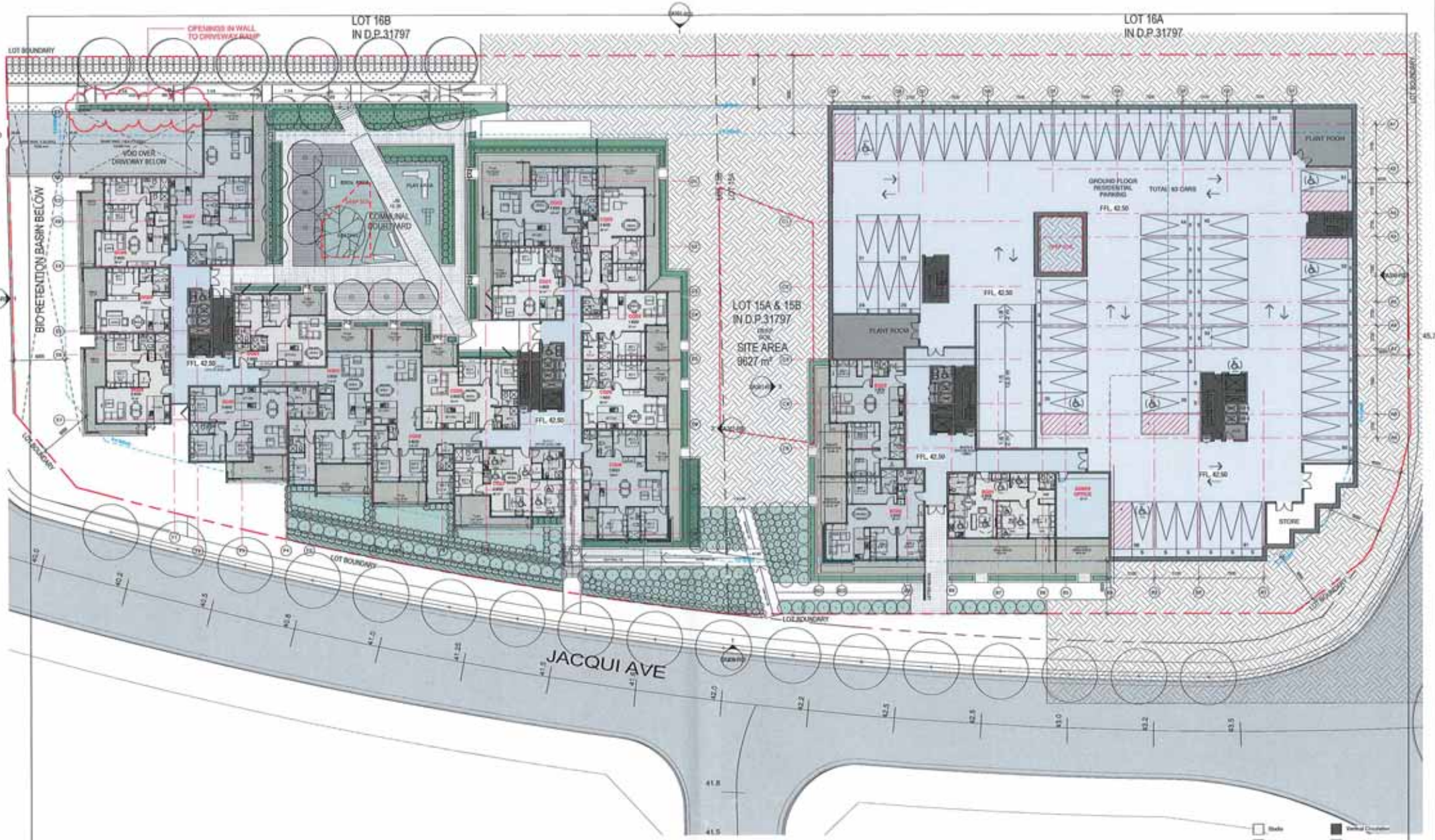
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
LOWER GROUND

PROJECT No. 0006
DRAWN BY KC
SCALE As indicated
DRAWING No. DA005-R03
REV. 3

10/05/2016 9:22:16 PM

A1



Unit Mix Calculation Ground Level

Unit Type	Block A	Block B	Block C	Block D
Studio	-	-	-	-
1 Bed	-	-	3	1
2 Bed	-	1	5	5
3 Bed	-	2	3	3
	-	3	8	7

Total units on Ground Level = 18 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	9	9	9	9	5	46	26.90%
2 Bed	3	7	16	17	17	12	8	78	45.62%
3 Bed	-	8	10	11	11	8	1	43	25.15%
	4	19	36	37	37	29	9	Total = 171 dwellings	

1 Ground Floor
1 : 200

Studio
1-Bed
2-Bed
3-Bed
Private Open Space
Vertical Circulation
Foyer / Common Room
Landscape
Services
Residential Parking

DA ISSUE

ISSUE	DATE	REVISION	BY
3	05.05.16	PRELIMINARY - DA	PG
2	01.04.16	PRELIMINARY - DA ISSUE	PG
1	29.09.15	DA Issue	PG

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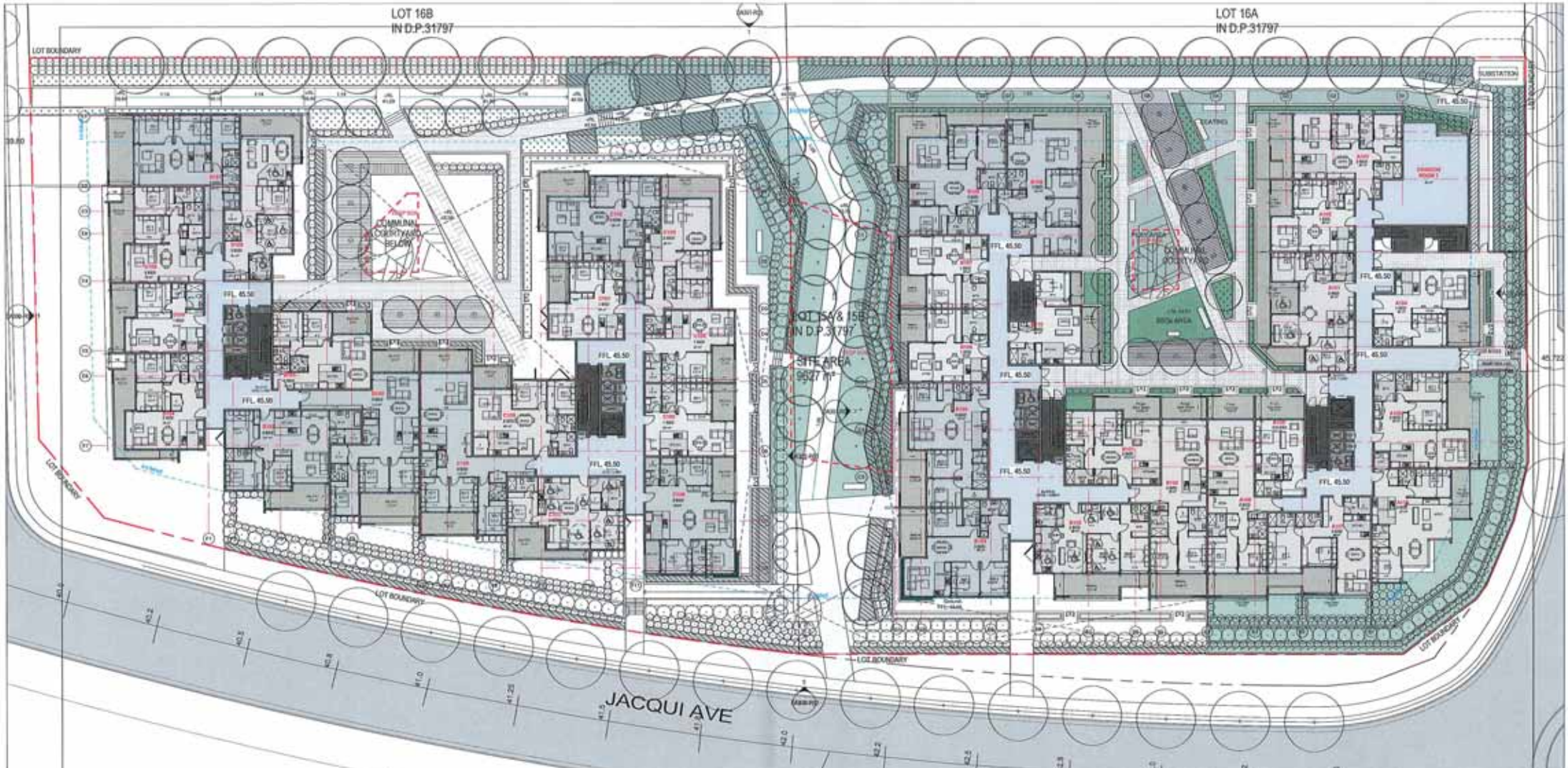
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
GROUND FLOOR

PROJECT No. 0006
DRAWN BY KC
DATE
SCALE As indicated
DRAWING No. DA100-R03
REV. 3

10/05/2016 9:22:23 PM

A1



Unit Mix Calculation Level 1

Unit Type	Block A	Block B	Block C	Block D
Studio	1	-	-	-
1 Bed	2	2	2	1
2 Bed	6	2	2	4
3 Bed	-	4	5	3
	9	10	9	8

Total units on level 1 = 36 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	9	9	9	9	2	43	25.29%
2 Bed	2	7	16	17	17	12	9	80	46.82%
3 Bed	-	8	10	11	11	9	7	44	25.73%
	4	19	36	37	37	29	18	Total = 171 dwellings	

Studio
1-Bed
2-Bed
3-Bed
Private Open Space
Vertical Circulation
Foyer / Common Room
Landscape
Services
Residential Parking

DA ISSUE

1	DA JK VR	REVISIONS - DA
ISSUE	DATE	REVISION

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
LEVEL 1

PROJECT No. 0006	DATE	DRAWING DA101-R02	REV 1
DRAWN KC	SCALE As indicated		

10/05/2018 3:22:41 PM

A1

Unit Mix Calculation Level 2

Unit Type	Block A	Block B	Block C	Block D
Studio	1	-	-	-
1 Bed	1	2	2	1
2 Bed	7	3	3	4
3 Bed	1	4	3	3
	10	10	8	8

Total units on level 2 = 37 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	9	8	9	8	2	40	23.39%
2 Bed	3	7	16	17	17	12	6	78	45.62%
3 Bed	-	8	19	11	11	8	1	49	28.65%
	4	19	36	37	37	29	9	Total = 171 dwellings	

Studio
1-Bed
2-Bed
3-Bed
Private Open Space
Vertical Circulation
Foyer / Common Room
Landscape
Services
Residential Parking

DA ISSUE

3	31.05.18	INFORMATION	PG
2	04.05.18	DA Issue	PG
1	01.03.18	INFORMATION	PG
ISSUE	DATE	REVISION	BY

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
LEVEL 2

PROJECT No.	DATE	DIMENSION	SIZE
0006		DA102-R02	2
DRAWN: KC	SCALE: As indicated		

10/05/2018 3:22:59 PM

A1

Level 3

1 1 : 200

Unit Mix Calculation Level 3

Unit Type	Block A	Block B	Block C	Block D
Studio	1	-	-	-
1 Bed	1	2	2	1
2 Bed	1	3	3	4
3 Bed	1	4	3	3
	10	10	8	8

Total units on level 3 = 37 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	6	6	6	6	2	41	23.98%
2 Bed	3	7	10	17	17	13	8	78	45.61%
3 Bed	-	8	10	11	11	8	1	48	28.07%
	4	19	26	37	37	28	9	Total = 171 dwellings	

- Studio
- 1-Bed
- 2-Bed
- 3-Bed
- Private Open Space
- Vertical Circulation
- Foyer / Common Rooms
- Landscape
- Services
- Residential Parking

DA ISSUE

ISSUE	DATE	REVISION	BY
2	01.03.18	DA ISSUE	FG
1	28.05.17	DA Issue	FG

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PROJECT
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE
LEVEL 3

PROJECT No.	DATE	DRAWING	SIZE
0006		DA103-R02	2
DRAWN BY KC	SCALE As indicated		

10/05/2018 9:23:17 PM

A1

Unit Mix Calculation Level 4

Unit Type	Block A	Block B	Block C	Block D
Studio	1	-	-	-
1 Bed	1	3	4	-
2 Bed	7	3	3	-
3 Bed	1	4	2	-
	10	10	9	-

Total units on level 4 = 29 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	9	8	8	8	2	40	23.39%
2 Bed	2	7	16	17	17	12	6	76	44.44%
3 Bed	-	8	10	11	11	8	1	49	28.65%
	4	19	36	37	37	29	9	Total = 171 dwellings	

Studio
1 Bed
2 Bed
3 Bed
Private Open Space
Vertical Circulation
Foyer / Common Room
Landscape
Services
Residential Parking

DA ISSUE

ISSUE	DATE	REVISION	BY
2	23.05.18	PRE-RESIDENT DA ISSUE	PG
1	08.06.18	DA Issue	PG

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
LEVEL 4

PROJECT No.	DATE	DRAWING No.	SIZE
0006		DA104-R02	2
DRAWN BY: KC	SCALE: As indicated		

10/05/2018 3:23:31 PM

A1

Unit Mix Calculation Level 5

Unit Type	Block A	Block B	Block C	Block D
Studio	-	-	-	-
1 Bed	2	-	-	-
2 Bed	6	-	-	-
3 Bed	1	-	-	-
	9	-	-	-

Total units on level 5 = 9 dwellings

Unit Mix Calculation By Level

Unit Type	Lower Ground	Ground Level	Level 1	Level 2	Level 3	Level 4	Level 5	Subtotal	Percentage
Studio	-	-	1	1	1	1	-	4	2.34%
1 Bed	1	4	8	8	8	8	2	40	23.39%
2 Bed	3	7	16	17	17	12	6	78	45.61%
3 Bed	-	8	10	11	11	8	1	49	28.65%
	4	19	35	37	37	29	9	Total = 171 dwellings	

Studio
1-Bed
2-Bed
3-Bed
Private Open Space
Vertical Circulation
Floor / Common Room
Landscape
Services
Residential Parking

DA ISSUE

3	31.03.16	REVISED DA ISSUE
2	26.08.15	TCS Issue
1	24.07.15	DA Issue
ISSUE	DATE	REVISION

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
LEVEL 5

PROJECT No. 0906
DRAWN BY: Author
DATE:
SCALE: As indicated
DRAWING No. DA105-R02
REV. 2

10/05/2016 3:23:39 PM

A1

Roof Plan (Overall)

1 1 : 200

DA ISSUE

GENERAL NOTES:

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

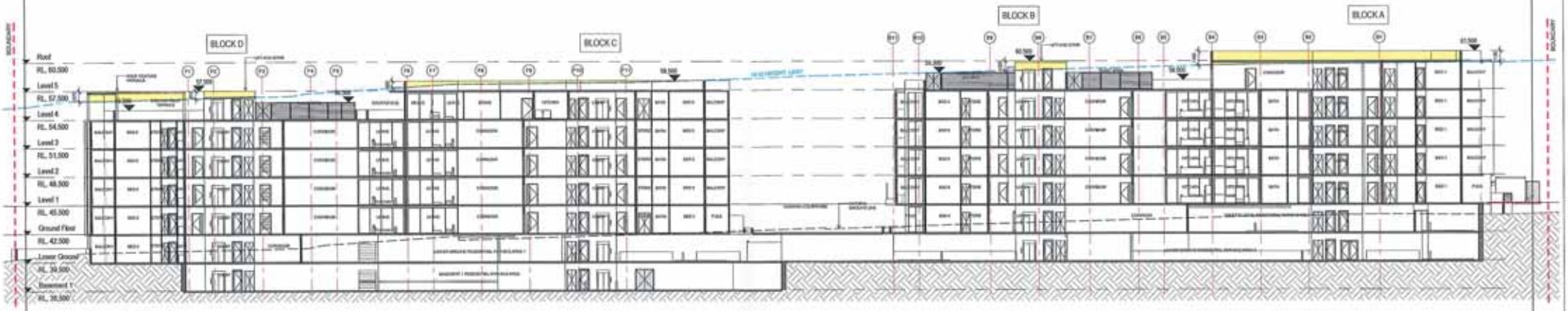
DRAWING TITLE:
ROOF PLAN

PROJECT No. 0006
DATE
DRAWN BY Author
SCALE 1 : 200
DRAWING No. DA106-R02
REV. 2

ISSUE	DATE	REVISION	BY
2	01.03.16	PRELIMINARY DA ISSUE	PG
1	29.09.15	DA Issue	PG

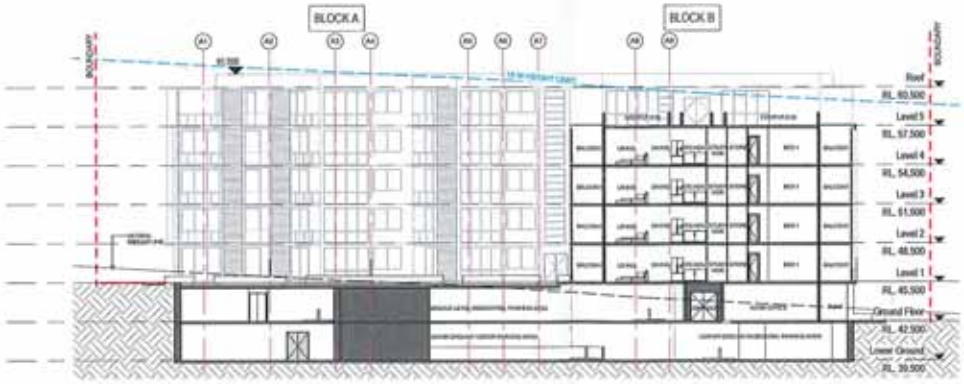
1/10/2016 3:23:43 PM

A1



SECTION 1

1 1 : 200



SECTION 2

2 1 : 200

DA ISSUE

2	31.03.16	REVISED DA-RFI ISSUE	PE
1	29.05.15	DA Issue	PE
ISSUE	DATE	REVISION	BY

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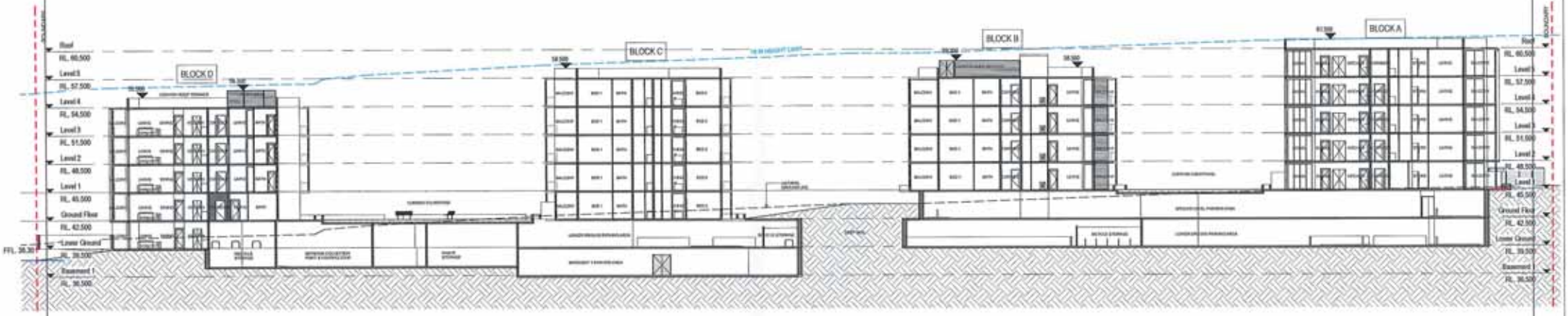
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SECTIONS 1

PROJECT No.	DATE	DRAWING No.	ISS.
0006		DA200-R02	2
DRAWN: KC	SCALE: 1 : 200		

A1

10/05/2016 2:24:06 PM



SECTION 3

1 1 : 200

DA ISSUE

2	01.06.18	REVISED DA ISSUE	PS
1	26.09.18	DA Issue	PS
ISSUE	DATE	REVISION	BY

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0 1 2 3 4 5 6 7 8 9 10 20m

NORTH

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PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SECTIONS 2

PROJECT No.	DATE	DRAWING	SIZE
0006		DA201-R02	2
DRAWN BY KC	SCALE 1 : 200		

A1

1/06/2018 3:24:11 PM

WEST ELEVATION

1 1 : 200

EAST ELEVATION

2 1 : 200

SOUTH ELEVATION

3 1 : 200

EXTERNAL FINISHES LEGEND

P1	CONCRETE WALLS - PAINT FINISH - WHITE	G1	ALUMINIUM FRAMED WINDOWS/DOORS - GREY
P2	CONCRETE BALUSTRADES - PAINT FINISH - LEGHT GRAY	G2	ALUMINIUM FRAMED BALUSTRADES - GREY
P3	CONCRETE WALLS - PAINT FINISH -ORANGE	R1	PERGOLA
P4	CONCRETE WALLS - PAINT FINISH - GREEN	R2	METAL DECK ROOF - GREY
P5	CONCRETE WALLS - PAINT FINISH - GRAY	F1	POWDERCOAT ALUMINIUM SLAT FENCING - GREY
S1	ALUMINIUM LOUVRE SCREENS - SILVER	F2	COLOURBOND STEEL FENCING - GREY

DA ISSUE

3	14.05.16	PRE-MANDIGNG DA ISSUE	PG
2	08.05.16	DDA Issue	PG
ISSUE	DATE	REVISION	BY

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NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields

DRAWING TITLE:
ELEVATIONS 1

PROJECT No. 0008 | DATE | DRAWING No. DA300-R02 | REV. 2
DRAWN BY KC | SCALE As indicated

10/05/2016 9:25:36 PM

A1

NORTH ELEVATION

1 1 : 200

INTERNAL ELEVATION 1 (EAST ELEVATION - BLOCK C)

2 1 : 200

INTERNAL ELEVATION 2 (WEST ELEVATION - BLOCK B)

3 1 : 200

EXTERNAL FINISHES LEGEND

P1	CONCRETE WALLS - PAINT FINISH - WHITE	G1	ALUMINIUM FRAMED WINDOWS/DOORS - GREY
P2	CONCRETE BALUSTRADES - PAINT FINISH - LIGHT GRAY	G2	ALUMINIUM FRAMED BALUSTRADES - GREY
P3	CONCRETE WALLS - PAINT FINISH -ORANGE	R1	PERGOLA
P4	CONCRETE WALLS - PAINT FINISH - GREEN	R2	METAL DECK ROOF - GREY
P5	CONCRETE WALLS - PAINT FINISH - GRAY	F1	POWDERCOAT ALUMINIUM SLAT FENCING - GREY
S1	ALUMINIUM LOUVRE SCREENS - SILVER	F2	COLOURBOND STEEL FENCING - GREY

DA ISSUE

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DO NOT SCALE

NORTH

The Bathla Group

PROJECT: SCHOFIELDS
Pelican Road 54 Schofields

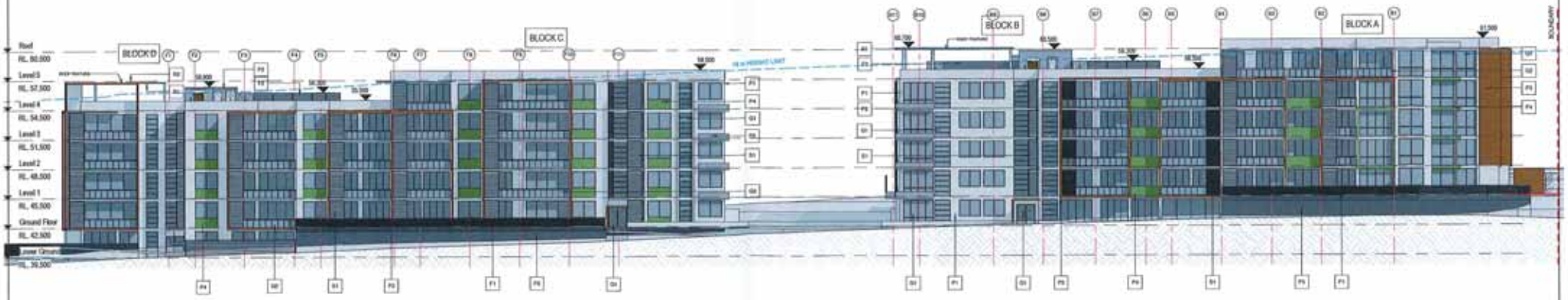
DRAWING TITLE: ELEVATIONS 2

PROJECT No. 0039
DATE
DRAWN BY KC
SCALE As indicated
DRAWING No. DA301-R03
REV. 3

1/05/2018 3:28:31 PM

A1

REF NO.	EXTERNAL FINISHES LEGEND	COLOUR & CODE
P1	CONCRETE WALLS - PAINT FINISH - WHITE	DULUX LEXICON W OR SIMILAR
P2	CONCRETE BALUSTRADES - PAINT FINISH - LIGHT GRAY	DULUX FLOODED GUM W OR SIMILAR
P3	CONCRETE WALLS - PAINT FINISH -ORANGE	DULUX TEMPTRESS O OR SIMILAR
P4	CONCRETE WALLS - PAINT FINISH - GREEN	DULUX FLUORO GREEN UD/EB OR SIMILAR
P5	CONCRETE WALLS - PAINT FINISH - GRAY	DULUX RAKU UD OR SIMILAR
S1	ALUMINIUM LOUVRE SCREENS - SILVER	POWDERCOAT- ANOTEC SILVER GREY
G1	ALUMINIUM FRAMED WINDOWS/DOORS - GREY	EVANTAGE GRAY GLASS OR SIMILAR
G2	ALUMINIUM FRAMED BALUSTRADES - GREY	EVANTAGE GRAY GLASS OR SIMILAR
R1	PERGOLA	POWDERCOAT- WHITE SATIN
R2	METAL DECK ROOF (COLORBOND)- GREY	COLORBOND- BASALT
F1	POWDERCOAT ALUMINIUM SLAT FENCING - GREY	POWDERCOAT- OYSTER MATT
F2	COLORBOND STEEL FENCING - GREY	COLORBOND- GREY RIDGE



DA ISSUE

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NORTH

The Bathla Group

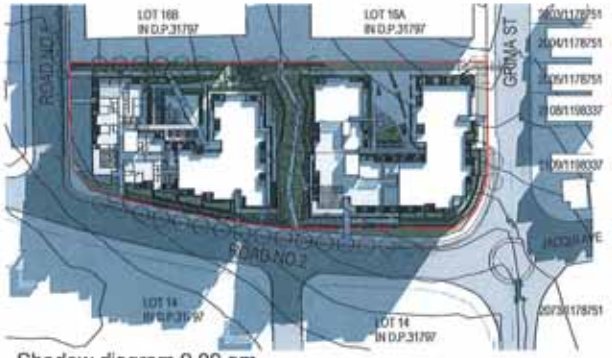
PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields

DRAWING TITLE:
MATERIALS & COLOURS SCHEDULE

PROJECT No.	DATE	DRAWING No.	REV.
0006		DA400-R02	2
DRAWN BY: KC	SCALE: As indicated		

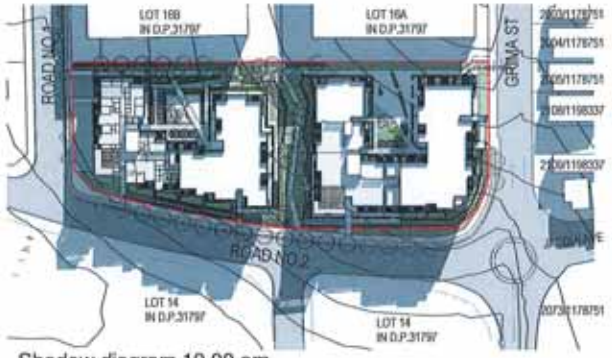
10/08/2016 3:27:21 PM

A1



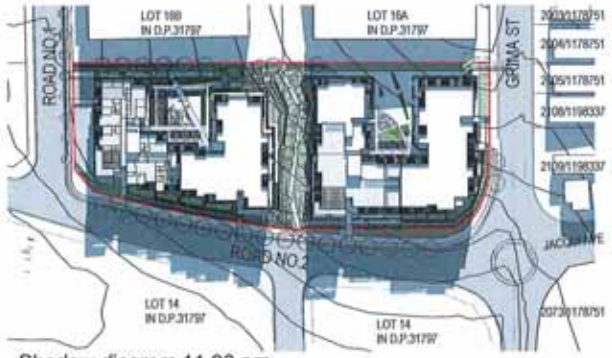
Shadow diagram 9.00 am

1 1 : 1000



Shadow diagram 10.00 am

2 1 : 1000



Shadow diagram 11.00 am

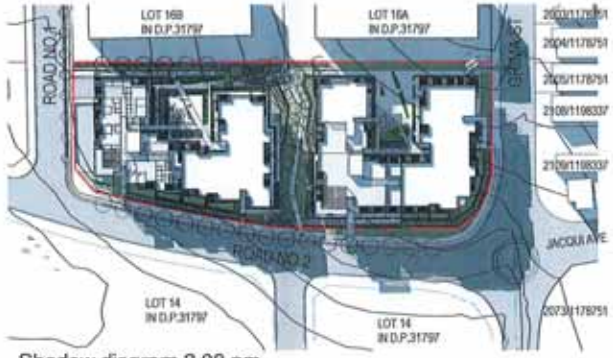
3 1 : 1000

Shadow diagram 12.00 pm

4 1 : 1000

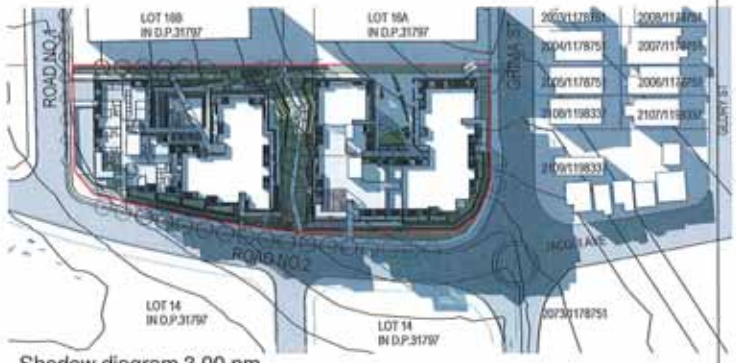
Shadow diagram 1.00 pm

5 1 : 1000



Shadow diagram 2.00 pm

6 1 : 1000



Shadow diagram 3.00 pm

7 1 : 1000

SHADOW DIAGRAMS FOR 21st JUNE WINTER SOLSTICE

DA ISSUE

2	01.09.16	PRE-LODGING DA ISSUE	PG
1	29.08.16	DA Issue	PG
ISSUE	DATE	REVISION	BY

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NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SHADOW DIAGRAM

PROJECT No.	DATE	DRAWING	REV.
0006		DA500-R02	2
DRAWN BY: Author	SCALE: 1 : 1000		

10/09/2016 3:29:23 PM

A1

NE Shadow 9.00 am

1

NE Shadow 11.00 am

3

NE Shadow 11.30 am

5

NE Shadow 10.00 am

2

NE Shadow 11.15 am

4

SHADOW DIAGRAMS FOR 21st JUNE WINTER SOLSTICE

DA ISSUE

1	11.05.16	PRELIMINARY ISSUE	PS
1	04.08.16	DA Issue	PS
ISSUE	DATE	REVISION	BY

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NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SHADOW ANALYSIS 1

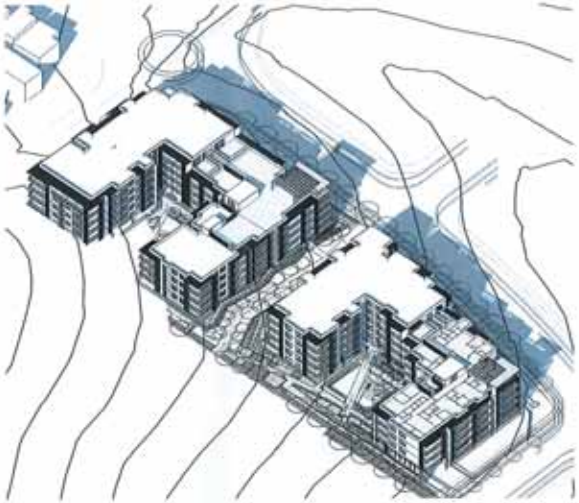
PROJECT No.	DATE	DRAWING	REV
2008		DA501-R02	2
DRAWN BY: KC	SCALE:		

10/05/2016 3:22:55 PM

A1

NW Shadow 12.00 pm

1



NW Shadow 12.45 pm

3

NW Shadow 2.00 pm

5

NW Shadow 12.30 pm

2

NW Shadow 1.00 pm

4

NW Shadow 3.00 pm

6

SHADOW DIAGRAMS FOR 21st JUNE WINTER SOLSTICE

DA ISSUE

3	01.05.16	REVISIONS - DA ISSUE	PG
2	22.04.16	DA Issue	PG
1	15.03.16	DA Issue	PG
ISSUE	DATE	REVISION	BY

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NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
SHADOW ANALYSIS 2

PROJECT No.	DATE	DRAWING	REV.
2006		DA502-R02	2
DRAWN BY: RC	SCALE:		

1/12/2016 3:26:29 PM

A1

DA ISSUE

1	28.04.16	DA Issue	HZ
ISSUE	DATE	REVISION	BY

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DO NOT SCALE

NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31/97

DRAWING TITLE:
PHOTOMONTAGE

PROJECT No.	DATE	DRAWING No.	REV.
2008		DA900-R01	1
DRAWN BY: KC	SCALE:		

10/05/2016 3:26:39 PM

A1

DA ISSUE

ISSUE	DATE	REVISION	BY
1	05.06.16	DA Issue	PG

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NORTH

The Bathla Group

PROJECT:
SCHOFIELDS
Pelican Road 54 Schofields
LOT 15A & 15B IN D.P.31797

DRAWING TITLE:
PERSPECTIVE

PROJECT No.	DATE	DRAWING No.	REV.
0038		DA901-R01	1
DRAWN BY: Author	SCALE:		

A1

10/05/2016 3:38:40 PM