

02
D.P. 306605

65
D.P. 2912

ROAD No.4

ROAD No.5

LOT 39 (R2)

ROAD No.1

ROAD No.1

ROAD No.1

SCHOFIELDS FARM ROAD

TRANSPORT CORRIDOR INVESTIGATION AREA

SCHOFIELDS ROAD

NATURAL VENTILATION

- ALL HABITABLE ROOMS TO HAVE OPERABLE WINDOWS OR DOORS
- ADG REQUIREMENT FOR MINIMUM 60% OF APARTMENTS TO BE NATURALLY CROSS VENTILATED

TOTAL NUMBER OF APARTMENTS = 651
LOWER GROUND NATURALLY VENTILATED UNITS = 2
UPPER GROUND NATURALLY VENTILATED UNITS = 89
TYPICAL LEVEL 1-3 NATURALLY VENTILATED UNITS = 197
LEVEL 4 NATURALLY VENTILATED UNITS = 109

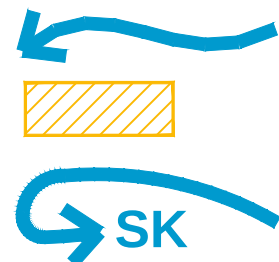
TOTAL VENTILATED APARTMENTS = 397 UNITS (61%)

LEGEND

VENTILATED APARTMENTS

VENTILATED KITCHENS

VENTILATED APARTMENTS
WITH SKYLIGHT



GENERAL NOTES:

- All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities/ Local Government & relevant Australian Building Standards
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LEGEND:

AW	AWNING (TO FUTURE DETAIL)
ELEC	ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
FS	FIRE STAIRS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
HW	HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL
LS	LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
MA	MAINTENANCE ACCESS
MB	MAILBOX TO FUTURE DETAIL
MF	METAL FENCING (TO FUTURE SELECTION)
MS	PERFORATED METAL SCREEN (TO FUTURE DETAIL)
MV	MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)
PB	PLANTER BOX (TO FUTURE DETAIL)
PC	PANEL CLADDING (TO FUTURE SELECTION)
PO	ENTRY PORTICO (TO FUTURE DETAILS)
PS1	PRIVACY SCREEN (TO FUTURE SELECTION)
PS2	PRIVACY SCREEN (TO FUTURE SELECTION)
PS3	PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION)
RP	RIVER PEBBLES
CONC.	ROOF WITH INSULATION AS REQUIRED)
RW	RENDERED WALL/ SELECTED PAINT FINISH
SC	STONE CLADDING (TO FUTURE DETAIL)
SK	SKYLIGHT TO FUTURE DETAILS
TC	TIMBER CLADDING (TO FUTURE SELECTION)
TL	TILE FLOORING (TO FUTURE SELECTION)
RS	ROLLER SHUTTER

C 24.05.2017 DA AMENDMENTS CONSOLIDATED

B 15.09.2016 ISSUE FOR COUNCIL RESPONSE

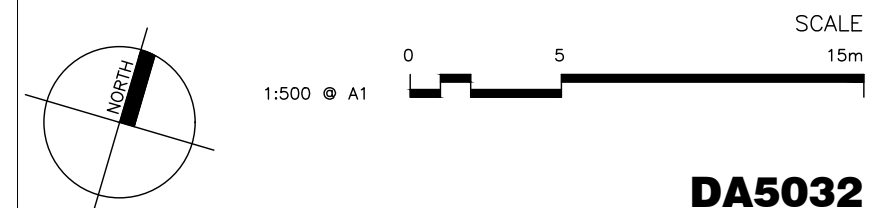
A 17.05.2016 ISSUE FOR DA

REVISION DATE DESCRIPTION

NOT FOR CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5032

NATURAL VENTILATION
GROUND FLOOR

PBD | ARCHITECTS

abn 36 147 035 550

P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

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NATURAL VENTILATION

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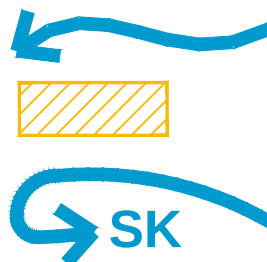
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LEGEND

VENTILATED APARTMENTS

VENTILATED KITCHENS

VENTILATED APARTMENTS WITH SKYLIGHT



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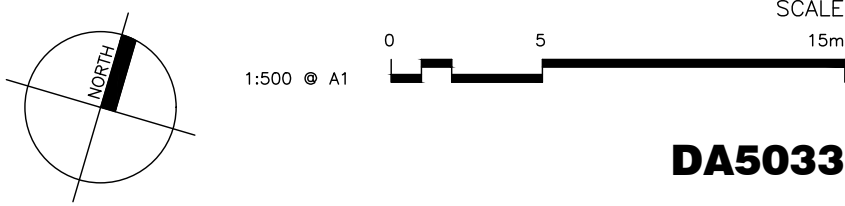
- AW AWNING (TO FUTURE DETAIL)
- ELEC ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
- FS FIRE STAIRS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
- HW HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL
- LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
- MA MAINTENANCE ACCESS
- MB MAILBOX TO FUTURE DETAIL
- MF METAL FENCING (TO FUTURE SELECTION)
- MS PERFORATED METAL SCREEN (TO FUTURE DETAIL)
- MV MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)
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- PC PANEL CLADDING (TO FUTURE SELECTION)
- PO ENTRY PORTICO (TO FUTURE DETAILS)
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- PS2 PRIVACY SCREEN (TO FUTURE SELECTION)
- PS3 PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION)
- RP RIVER PEBBLES
- CONC. ROOF WITH INSULATION AS REQUIRED)
- RW RENDERED WALL/ SELECTED PAINT FINISH
- SC STONE CLADDING (TO FUTURE DETAIL)
- SK SKYLIGHT TO FUTURE DETAILS
- TC TIMBER CLADDING (TO FUTURE SELECTION)
- TL TILE FLOORING (TO FUTURE SELECTION)
- RS ROLLER SHUTTER

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PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5033

NATURAL VENTILATION
TYPICAL FLOOR (LEVELS 1,2,3)

PBD | ARCHITECTS

abn 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

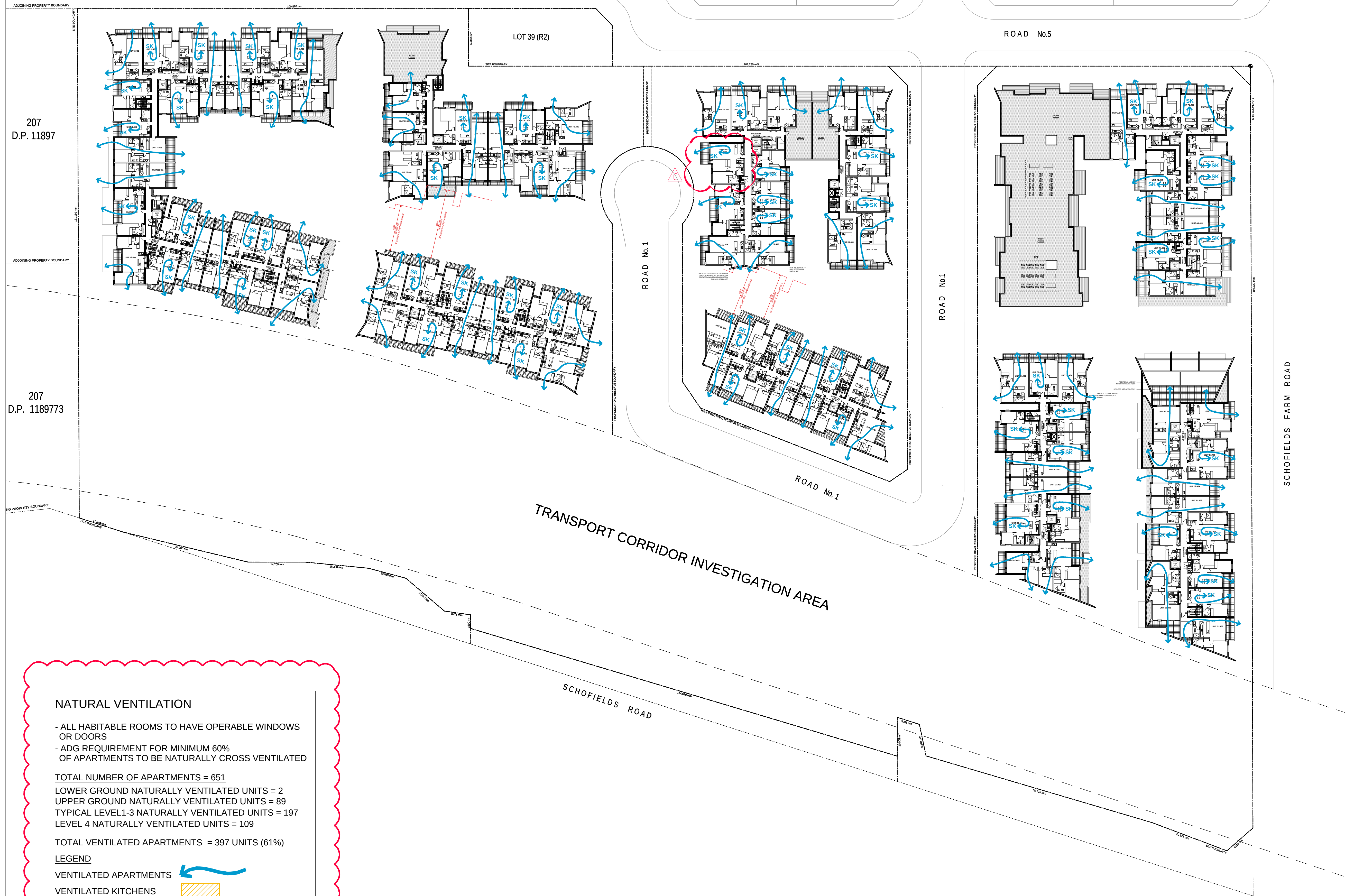
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02
D.P. 306605

ROAD No.4

65
D.P. 2912

ROAD No.5



NATURAL VENTILATION

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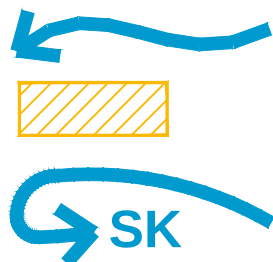
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VENTILATED APARTMENTS

VENTILATED KITCHENS

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WITH SKYLIGHT



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LEGEND:

- | | |
|-------|---|
| AW | AWNING (TO FUTURE DETAIL) |
| ELEC | ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS) |
| FS | FIRE STAIRS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS) |
| HW | HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL ARCHITECTS DRAWINGS) |
| LS | LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS) |
| MA | MAINTENANCE ACCESS |
| MB | MAILBOX TO FUTURE DETAIL |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| MS | PERFORATED METAL SCREEN (TO FUTURE DETAIL) |
| MV | MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY) |
| PB | PLANTER BOX (TO FUTURE DETAIL) |
| PC | PANEL CLADDING (TO FUTURE SELECTION) |
| PO | ENTRY PORTICO (TO FUTURE DETAILS) |
| PS1 | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PS2 | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PS3 | PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION) |
| RP | RIVER PEBBLES |
| CONC. | ROOF WITH INSULATION AS REQUIRED) |
| RW | RENDERED WALL/ SELECTED PAINT FINISH |
| SC | STONE CLADDING (TO FUTURE DETAIL) |
| SK | SKYLIGHT TO FUTURE DETAILS |
| TC | TIMBER CLADDING (TO FUTURE SELECTION) |
| TL | TILE FLOORING (TO FUTURE SELECTION) |
| RS | ROLLER SHUTTER |

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23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



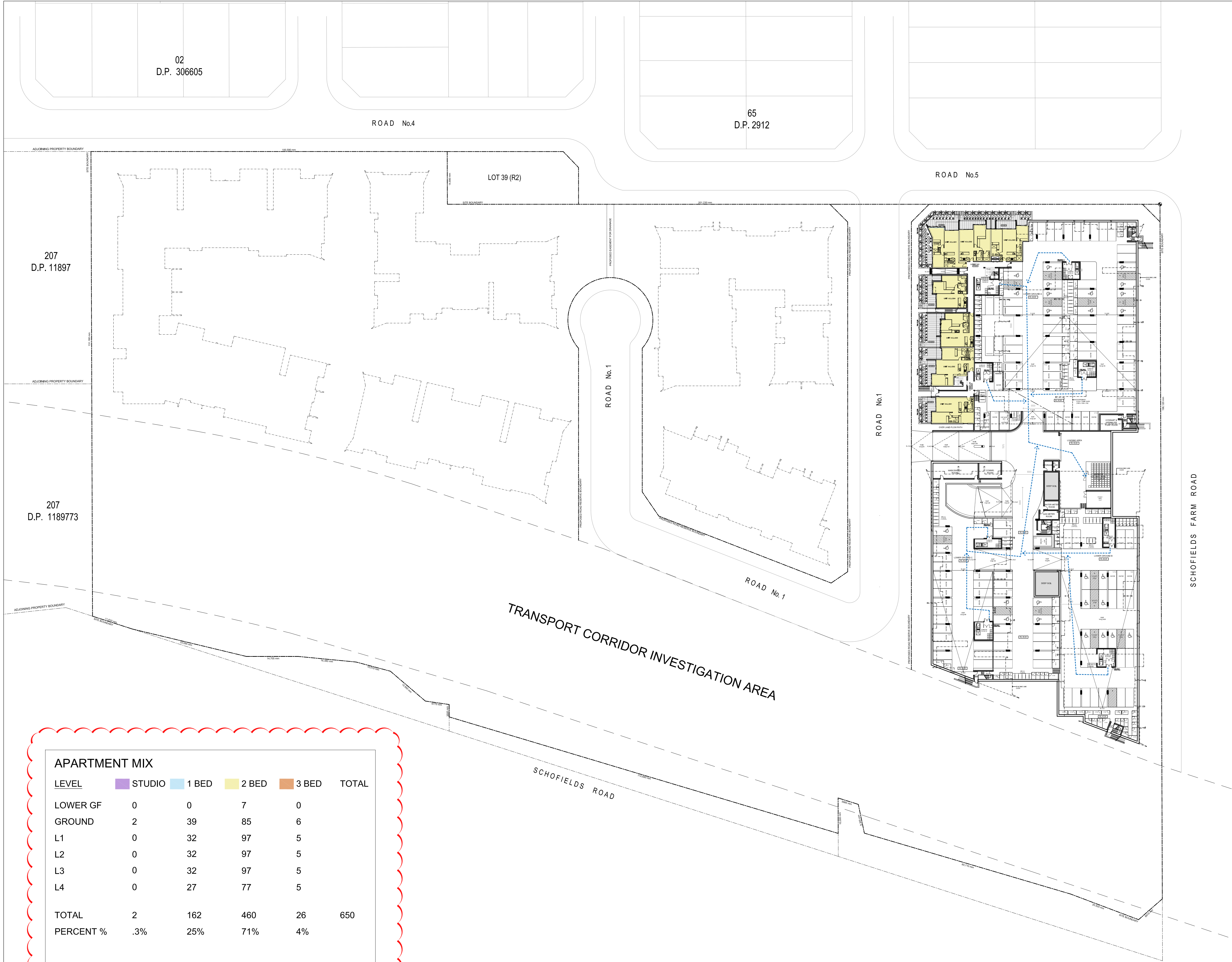
DA5034

NATURAL VENTILATION, LEVEL 4

PBD | ARCHITECTS

abn 36 147 035 550
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

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APARTMENT MIX

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
LOWER GF	0	0	7	0	
GROUND	2	39	85	6	
L1	0	32	97	5	
L2	0	32	97	5	
L3	0	32	97	5	
L4	0	27	77	5	
TOTAL	2	162	460	26	650
PERCENT %	.3%	25%	71%	4%	

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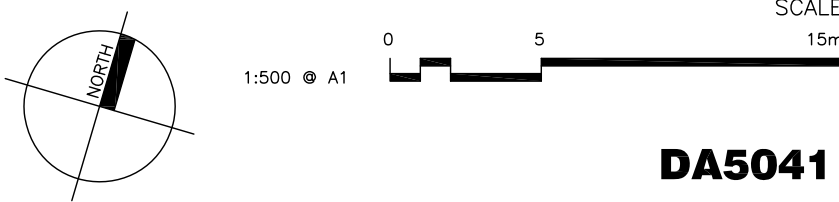
AW	AWNING (TO FUTURE DETAIL)
ELEC	ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
H/W	HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL
LS	LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
MA	MAINTENANCE ACCESS
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RS	ROLLER SHUTTER

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PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5041
APARTMENT MIX
LOWER GROUND FLOOR

PBD | ARCHITECTS

abn 36 147 035 550
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02
D.P. 306605

ROAD No.4

65
D.P. 2912

ROAD No.5

LOT 39 (R2)

207
D.P. 11897

207
D.P. 1189773

ROAD No.1

ROAD No.1

ROAD No.1

SCHOFIELDS FARM ROAD

TRANSPORT CORRIDOR INVESTIGATION AREA

SCHOFIELDS ROAD

APARTMENT MIX

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RS	ROLLER SHUTTER

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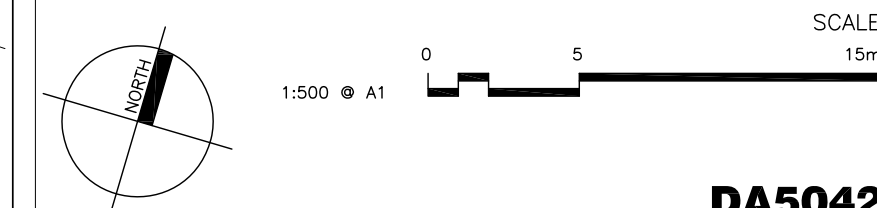
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PROPOSED RESIDENTIAL DEVELOPMENT

23-27 SCHOFIELDS ROAD, SCHOFIELDS

PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5042

APARTMENT MIX GROUND FLOOR

PBD | ARCHITECTS

abn 36 147 035 550

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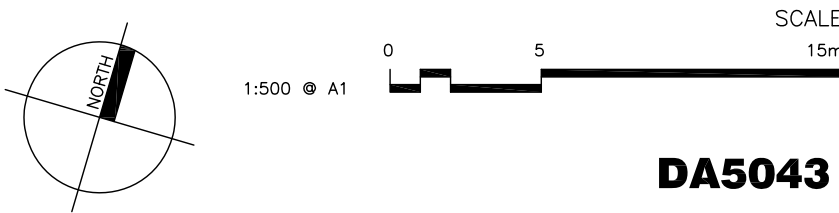
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PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5043

APARTMENT MIX
TYPICAL FLOOR (LEVELS 1,2,3)

PBD | ARCHITECTS

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ROAD No.5

207
D.P. 11897

207
D.P. 1189773

LOT 39 (R2)

ROAD No. 1

ROAD No.1

ROAD No.1

SCHOFIELDS FARM ROAD

TRANSPORT CORRIDOR INVESTIGATION AREA

SCHOFIELDS ROAD

APARTMENT MIX

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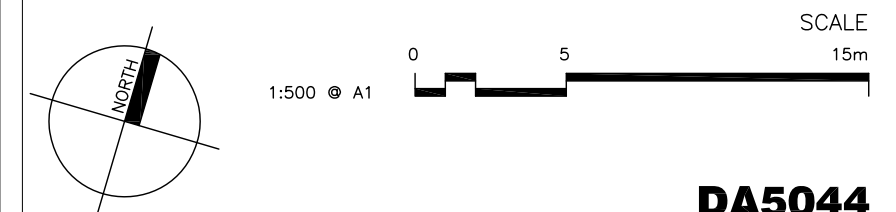
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NOT FOR CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



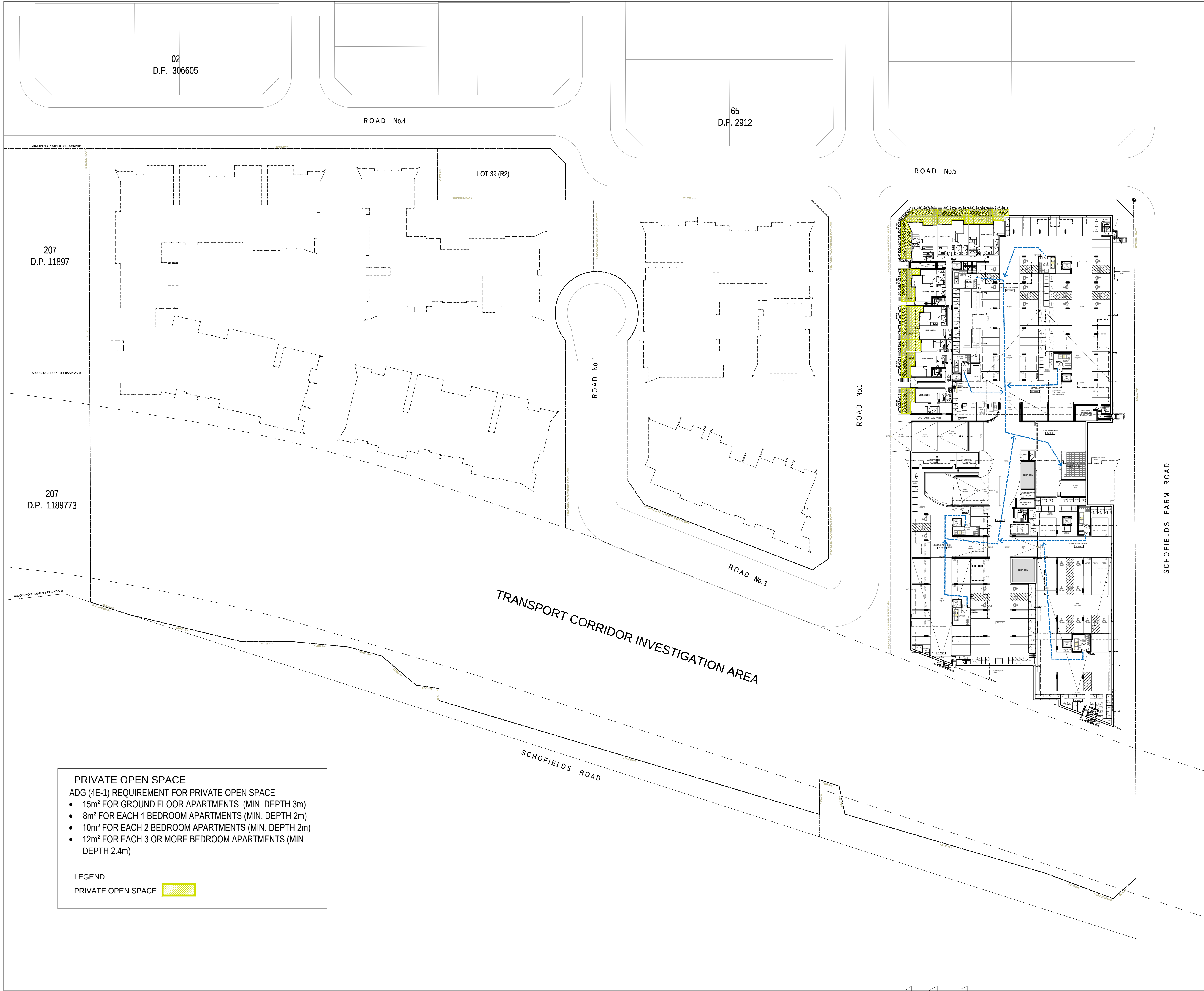
DA5044

APARTMENT MIX, LEVEL 4

PBD | ARCHITECTS

abn 36 147 035 550
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

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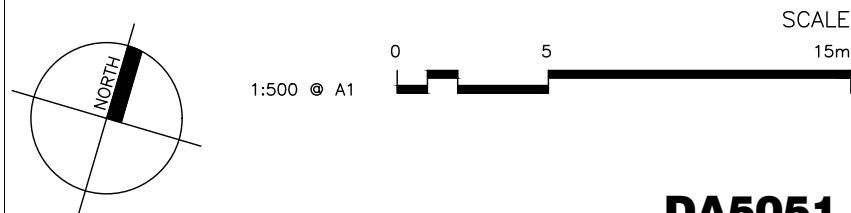
- GENERAL NOTES:**
- All work to comply with Building Code of Australia, requirements of relevant Statutory Authorities/ Local Government & relevant Australian Building Standards
 - Contractor to verify all dimensions on site before commencing work- should a discrepancy be identified please confirm with Architect prior to proceeding (do not scale from drawings)
 - Copyright of design shown hereon is retained by this office and authority is required for any reproduction
 - When proprietary products are referred to, install in accordance with the manufacturers written instructions
- LEGEND:**
- | | |
|-------|---|
| AW | AWNING (TO FUTURE DETAIL) |
| ELEC | ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS) |
| FS | FIRE STAIRS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS) |
| HW | HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL |
| LS | LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS) |
| MA | MAINTENANCE ACCESS |
| MB | MAILBOX TO FUTURE DETAIL |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| MS | PERFORATED METAL SCREEN (TO FUTURE DETAIL) |
| MV | MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY) |
| PB | PLANTER BOX (TO FUTURE DETAIL) |
| PC | PANEL CLADDING (TO FUTURE SELECTION) |
| PO | ENTRY PORTICO (TO FUTURE DETAILS) |
| PS1 | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PS2 | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PS3 | PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION) |
| RP | RIVER PEBBLES |
| CONC. | ROOF WITH INSULATION AS REQUIRED) |
| RW | RENDERED WALL/ SELECTED PAINT FINISH |
| SC | STONE CLADDING (TO FUTURE DETAIL) |
| SK | SKYLIGHT TO FUTURE DETAILS |
| TC | TIMBER CLADDING (TO FUTURE SELECTION) |
| TL | TILE FLOORING (TO FUTURE SELECTION) |
| RS | ROLLER SHUTTER |

B	24.05.2017	DA AMENDMENTS CONSOLIDATED
A	17.05.2016	ISSUE FOR DA
REVISION	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5051
PRIVATE OPEN SPACE
LOWER GROUND FLOOR

PBD | ARCHITECTS

abn 36 147 035 550
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

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PRIVATE OPEN SPACE

ADG (4E-1) REQUIREMENT FOR PRIVATE OPEN SPACE

- 15m² FOR GROUND FLOOR APARTMENTS (MIN. DEPTH 3m)
- 8m² FOR EACH 1 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 10m² FOR EACH 2 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 12m² FOR EACH 3 OR MORE BEDROOM APARTMENTS (MIN. DEPTH 2.4m)

LEGEND

PRIVATE OPEN SPACE

02
D.P. 306605

ROAD No.4

65
D.P. 2912

ROAD No.5

LOT 39 (R2)

207
D.P. 11897

207
D.P. 1189773

ROAD No.1

ROAD No.1

ROAD No.1

TRANSPORT CORRIDOR INVESTIGATION AREA

SCHOFIELDS ROAD

SCHOFIELDS FARM ROAD

PRIVATE OPEN SPACE

ADG (4E-1) REQUIREMENT FOR PRIVATE OPEN SPACE

- 15m² FOR GROUND FLOOR APARTMENTS (MIN. DEPTH 3m)
- 8m² FOR EACH 1 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 10m² FOR EACH 2 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 12m² FOR EACH 3 OR MORE BEDROOM APARTMENTS (MIN. DEPTH 2.4m)

LEGEND

PRIVATE OPEN SPACE



GENERAL NOTES:

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LEGEND:

AW	AWNING (TO FUTURE DETAIL)
ELEC	ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
FS	FIRE STAIRS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
HW	HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL
LS	LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
MA	MAINTENANCE ACCESS
MB	MAILBOX TO FUTURE DETAIL
MF	METAL FENCING (TO FUTURE SELECTION)
MS	PERFORATED METAL SCREEN (TO FUTURE DETAIL)
MV	MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)
PB	PLANTER BOX (TO FUTURE DETAIL)
PC	PANEL CLADDING (TO FUTURE SELECTION)
PO	ENTRY PORTICO (TO FUTURE DETAILS)
PS1	PRIVACY SCREEN (TO FUTURE SELECTION)
PS2	PRIVACY SCREEN (TO FUTURE SELECTION)
PS3	PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION)
RP	RIVER PEBBLES
CONC.	ROOF WITH INSULATION AS REQUIRED)
RW	RENDERED WALL/ SELECTED PAINT FINISH
SC	STONE CLADDING (TO FUTURE DETAIL)
SK	SKYLIGHT TO FUTURE DETAILS
TC	TIMBER CLADDING (TO FUTURE SELECTION)
TL	TILE FLOORING (TO FUTURE SELECTION)
RS	ROLLER SHUTTER

B 24.05.2017 DA AMENDMENTS CONSOLIDATED

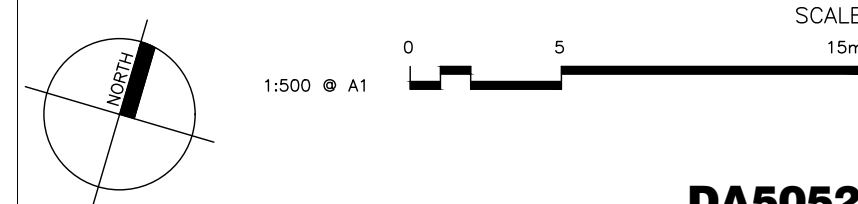
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PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5052

PRIVATE OPEN SPACE
GROUND FLOOR

PBD | ARCHITECTS

abn 36 147 035 550

P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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02
D.P. 306605

ROAD No.4

65
D.P. 2912

ROAD No.5

LOT 39 (R2)

207
D.P. 11897

207
D.P. 1189773

ROAD No.1

ROAD No.1

ROAD No.1

SCHOFIELDS FARM ROAD

TRANSPORT CORRIDOR INVESTIGATION AREA

SCHOFIELDS ROAD

PRIVATE OPEN SPACE

ADG (4E-1) REQUIREMENT FOR PRIVATE OPEN SPACE

- 15m² FOR GROUND FLOOR APARTMENTS (MIN. DEPTH 3m)
- 8m² FOR EACH 1 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 10m² FOR EACH 2 BEDROOM APARTMENTS (MIN. DEPTH 2m)
- 12m² FOR EACH 3 OR MORE BEDROOM APARTMENTS (MIN. DEPTH 2.4m)

LEGEND

PRIVATE OPEN SPACE

GENERAL NOTES:

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- Contractor to verify all dimensions on site before commencing work- should a discrepancy be identified please confirm with Architect prior to proceeding (do not scale from drawings)
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LEGEND:

AW	AWNING (TO FUTURE DETAIL)
ELEC	ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
FS	FIRE STAIRS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS)
HW	HIGHLIGHT WINDOW. SILL HEIGHT 1800MM AFFL
LS	LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
MA	MAINTENANCE ACCESS
MB	MAILBOX TO FUTURE DETAIL
MF	METAL FENCING (TO FUTURE SELECTION)
MS	PERFORATED METAL SCREEN (TO FUTURE DETAIL)
MV	MECHANICAL RISER (TBC BY CONSULTANT- PRELIMINARY LOCATION ONLY)
PB	PLANTER BOX (TO FUTURE DETAIL)
PC	PANEL CLADDING (TO FUTURE SELECTION)
PO	ENTRY PORTICO (TO FUTURE DETAILS)
PS1	PRIVACY SCREEN (TO FUTURE SELECTION)
PS2	PRIVACY SCREEN (TO FUTURE SELECTION)
PS3	PERFORATED METAL PRIVACY SCREENS (TO FUTURE SELECTION)
RP	RIVER PEBBLES
CONC.	ROOF WITH INSULATION AS REQUIRED)
RW	RENDERED WALL/ SELECTED PAINT FINISH
SC	STONE CLADDING (TO FUTURE DETAIL)
SK	SKYLIGHT TO FUTURE DETAILS
TC	TIMBER CLADDING (TO FUTURE SELECTION)
TL	TILE FLOORING (TO FUTURE SELECTION)
RS	ROLLER SHUTTER

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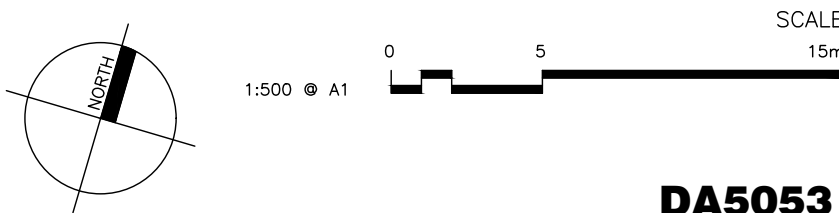
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PROPOSED RESIDENTIAL DEVELOPMENT

23-27 SCHOFIELDS ROAD, SCHOFIELDS

PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA5053

PRIVATE OPEN SPACE
TYPICAL FLOOR (LEVELS 1,2,3)

PBD | ARCHITECTS

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