

23-27 SCHOFIELDS ROAD, SCHOFIELDS

PROPOSED RESIDENTIAL DEVELOPMENT APPLICATION



DRAWING LIST

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Attachment 5 - Development Application Plans

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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

Thermal Comfort Specifications	
Glazing Doors/windows	Aluminium framed single clear glazing to all units: U-Value: 6.57 (equal to or lower than) SHGC: 0.74 (±10%) Aluminium framed single, low-e clear glazing to living area in units E2.G01 and E2.401 U-Value: 4.70 (equal to or lower than) SHGC: 0.63 (±10%) Given values are NFRC, total window values
Roof	Concrete roof with no insulation -Default light colour
Ceiling	Plasterboard ceiling with an R2.0 insulation where exposed roof above Plasterboard ceiling with an R2.5 insulation to units C2.406, E1.405, F2.405, F2.406, H1.404, and H2.402 where exposed roof above Plasterboard ceiling with no insulation where neighbouring units are above Note: Loss of ceiling insulation due to penetrations from down lights has been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
External wall	75mm Hebel Power Panel with metal, stud frame and plasterboard lining R1.5 bulk insulation to all external walls Spandrel panels/colour backed glass with R1.5 bulk insulation Default medium colour modelled
Inter tenancy walls	75mm Hebel Power Panel with no requirement for acoustic insulation R1.0 bulk insulation to lift shafts, fire stairs and common corridors in units A3.LG04, A4.LG02, B1.407, C2.406, E1.G05, E1.105, E1.205, E1.305, E1.405, E2.G04, E2.101, E2.201, E2.301, E2.401, F2.G08, F2.108, F2.208, F2.308, F2.405, F2.406, H1.104, H1.404, H2.G02, H2.102, H2.202, H2.302, H2.402, I2.G03 and I2.406
Walls within dwellings	Plasterboard on studs with no insulation
Floors	Concrete no insulation Concrete between levels no insulation
Floor coverings	Carpet to bedrooms, tiles to bathrooms and engineered timber elsewhere
BASIX Specifications	
Central rainwater storage	Stage 1 – 20,000L rain tank collecting form 1,500m² roof area Connected to common and private landscaping and car wash bays Stage 2 – 10,000L rain tank collecting form 1,000m² roof area Connected to common landscaping and car wash bay Stage 3 – No BASIX requirement for central rainwater storage
Hot water system	Central gas instantaneous R1.0 (~38mm) insulation to ring main and supply risers

B	24.05.2017	DA AMENDMENTS CONSOLIDATED
A	17.05.2016	ISSUE FOR DA
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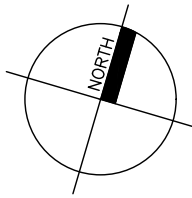
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PROPOSED RESIDENTIAL DEVELOPMENT

23-27 SCHOFIELDS ROAD, SCHOFIELDS

PROJECT No.1518

For HOMEBUSH ONE PTY LTD



DA0000
COVER PAGE

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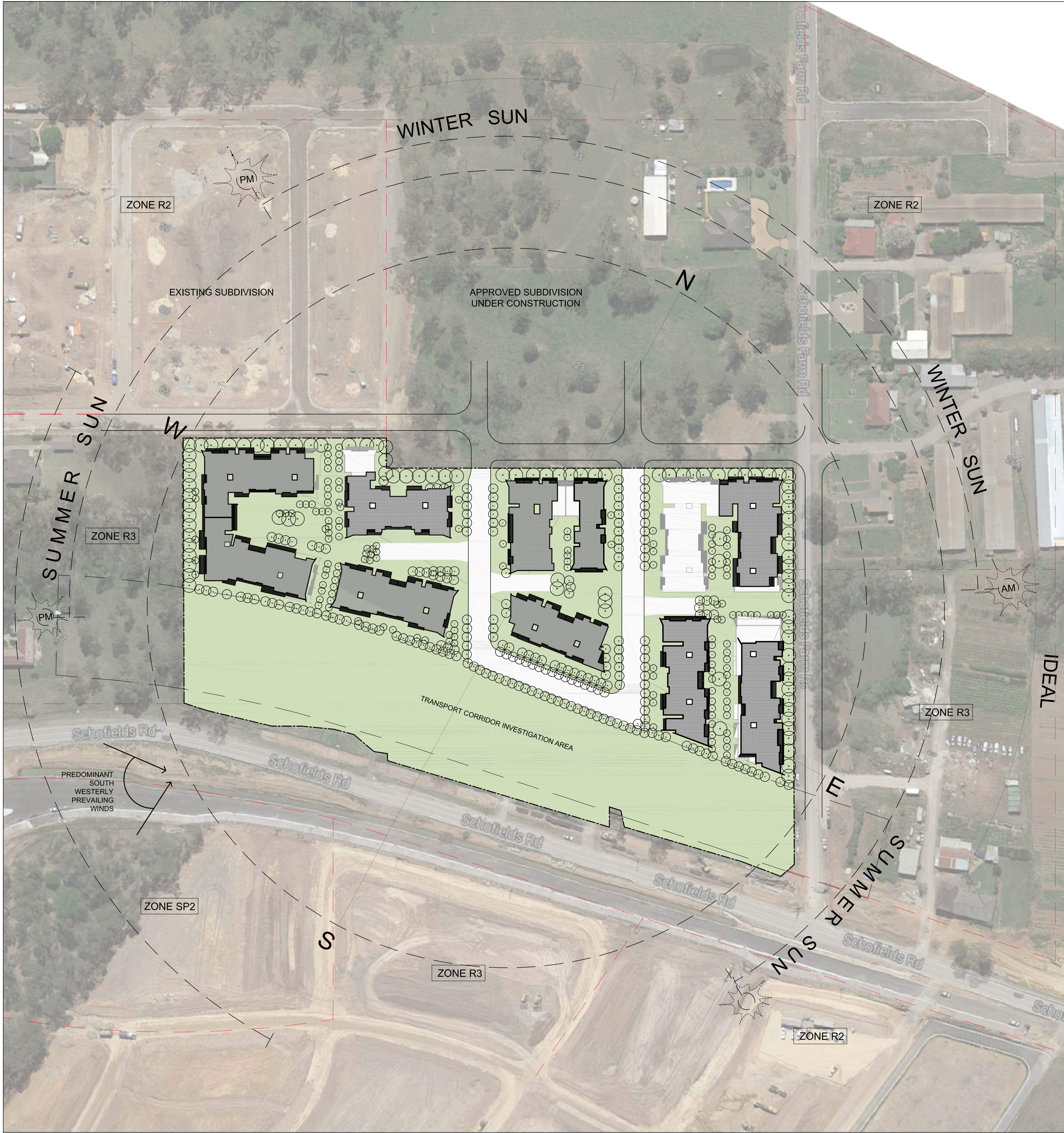
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01 LOCALITY PLAN

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02 SITE ANALYSIS PLAN

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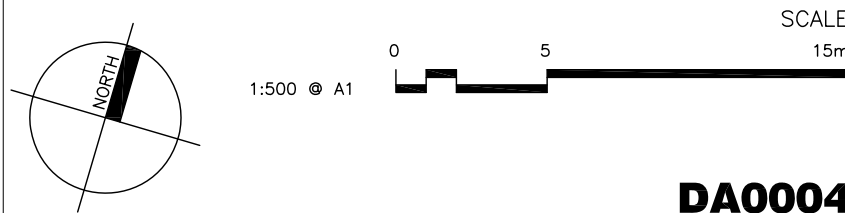
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ELEC	ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS)
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PROPOSED RESIDENTIAL DEVELOPMENT
23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD



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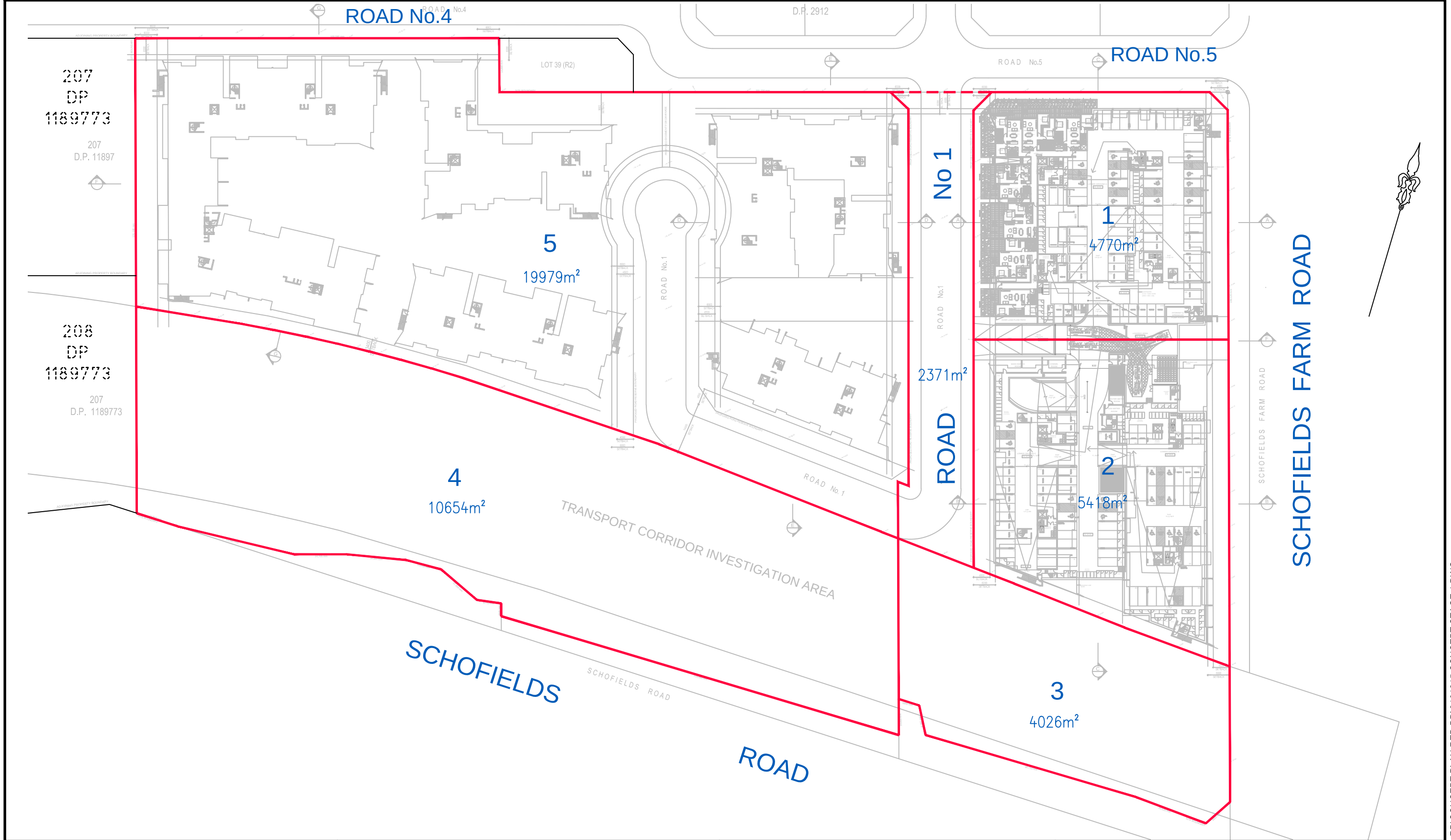
SITE ANALYSIS PLAN

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21.04.2016

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ISSUE	DATE	AMENDMENT	BY
2	08/08/17	AMEND LOTS & AREAS	MA/PH
3	11/08/17	ROAD No 1 AREA ADDED	MA/LG

CONCEPT PLAN - STAGE 1
SUBDIVISION OF
LOTS 209,210 AND 211 IN DP 1189773
No 23-27 SCHOFIELDS ROAD
SCHOFIELDS

CLIENT: SCHOFIELDS ONE UNIT TRUST


LINKER
SURVEYING


A Veris Company

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f: (02) 9212 5254
email: reception@linkersurveying.com.au
web site: www.linkersurveying.com.au

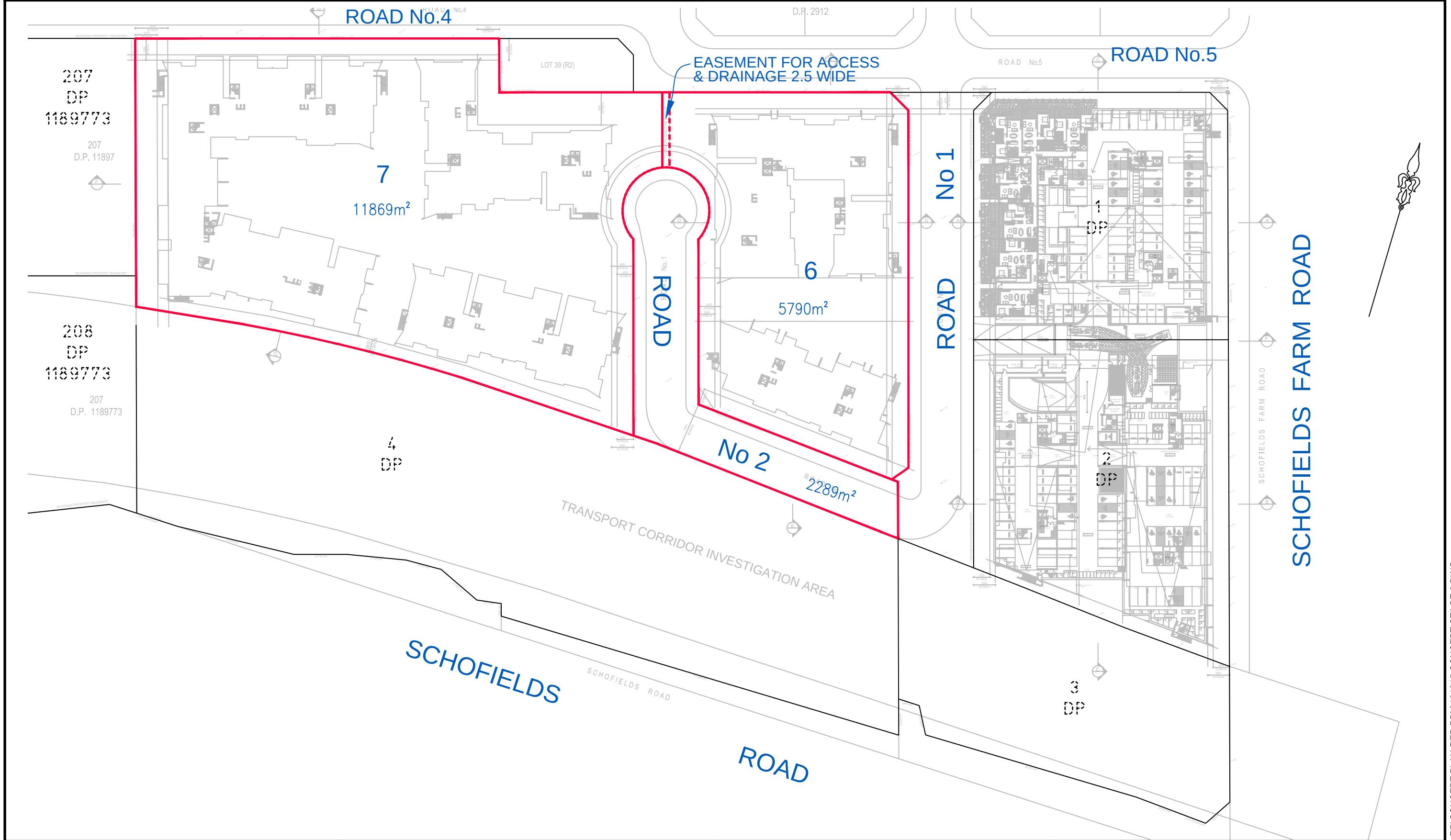

The Essential First Step



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DATUM:
DATE OF SURVEY:
SURVEYOR: MA
DRAFTER: DW

REF:161215
ISSUE:3
ISSUE DATE:31.07.17
SHEET SIZE:A3
SHEET 1 OF 1 SHEETS



ISSUE	DATE	AMENDMENT	BY
2	08/08/17	AMEND LOTS AND AREAS	MA/PH
3	11/08/17	ROAD NO 2 AREA ADDED	MA/LG

CONCEPT PLAN - STAGE 2
SUBDIVISION OF
LOTS 4 AND 5 IN DP 1189773
No 23-27 SCHOFIELDS ROAD
SCHOFIELDS

CLIENT: SCHOFIELDS ONE UNIT TRUST



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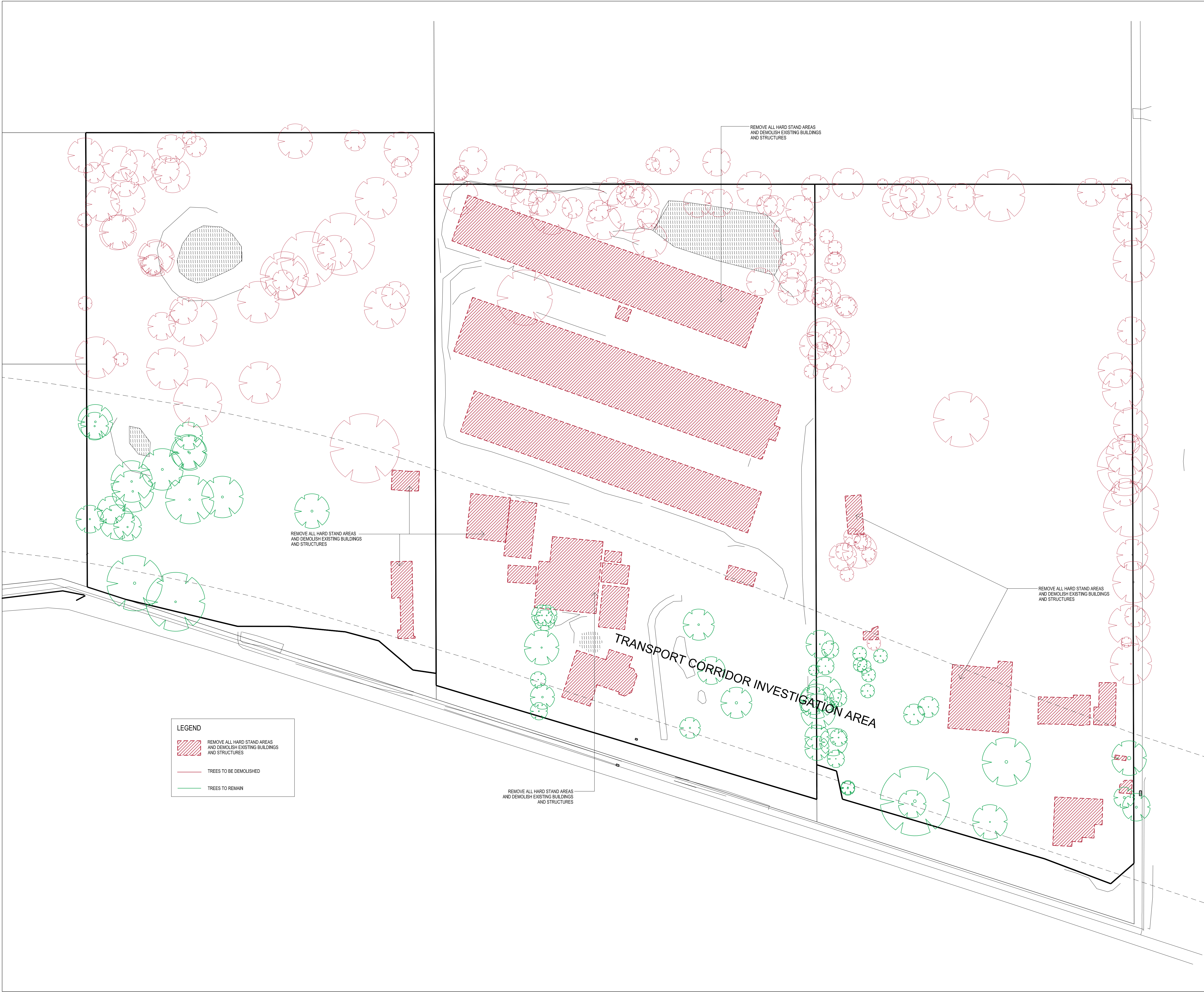
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DRAFTER: DW

REF: 161215
ISSUE: 3
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SHEET 1 OF 1 SHEETS



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23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD

SCALE
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DA0005

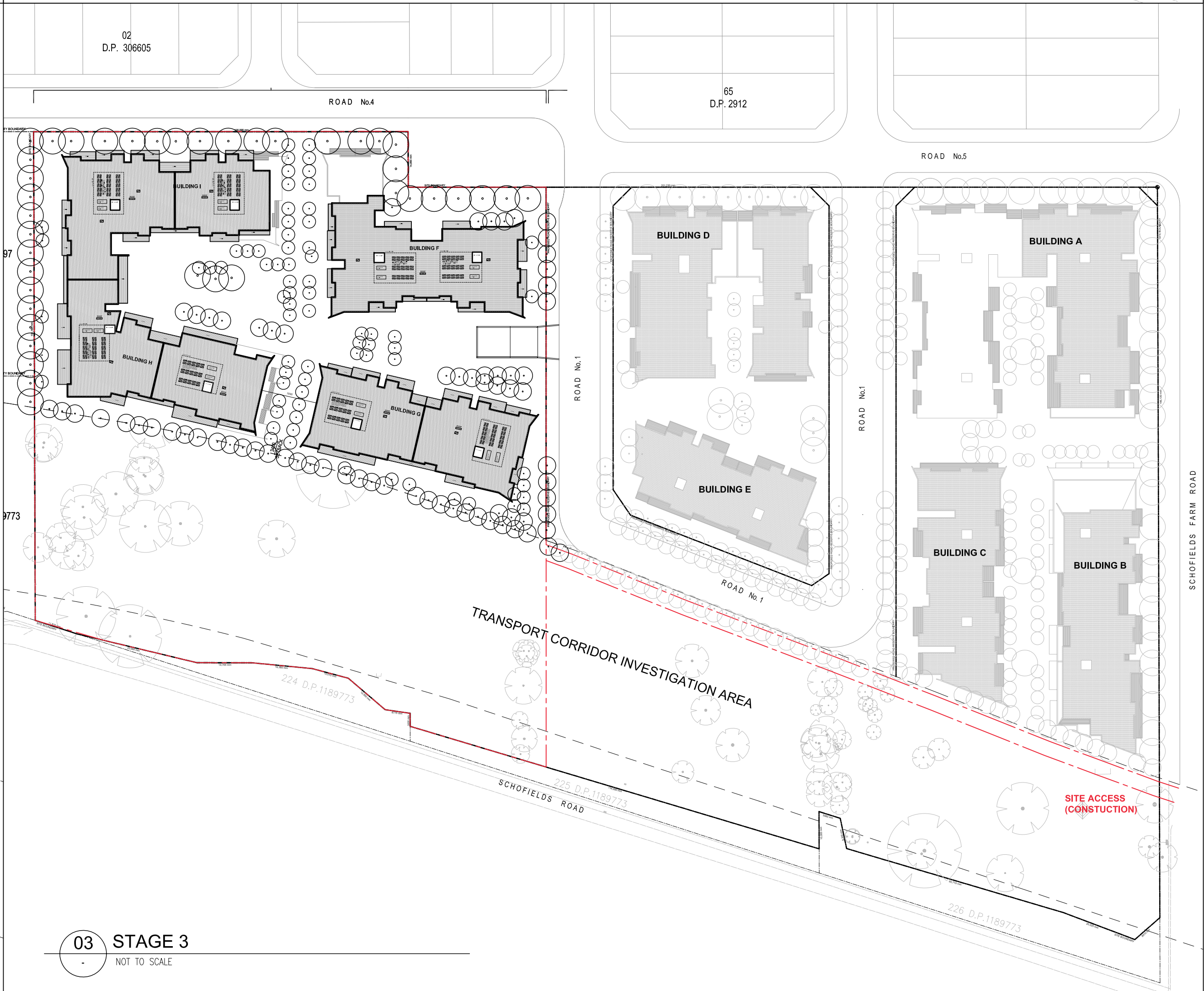
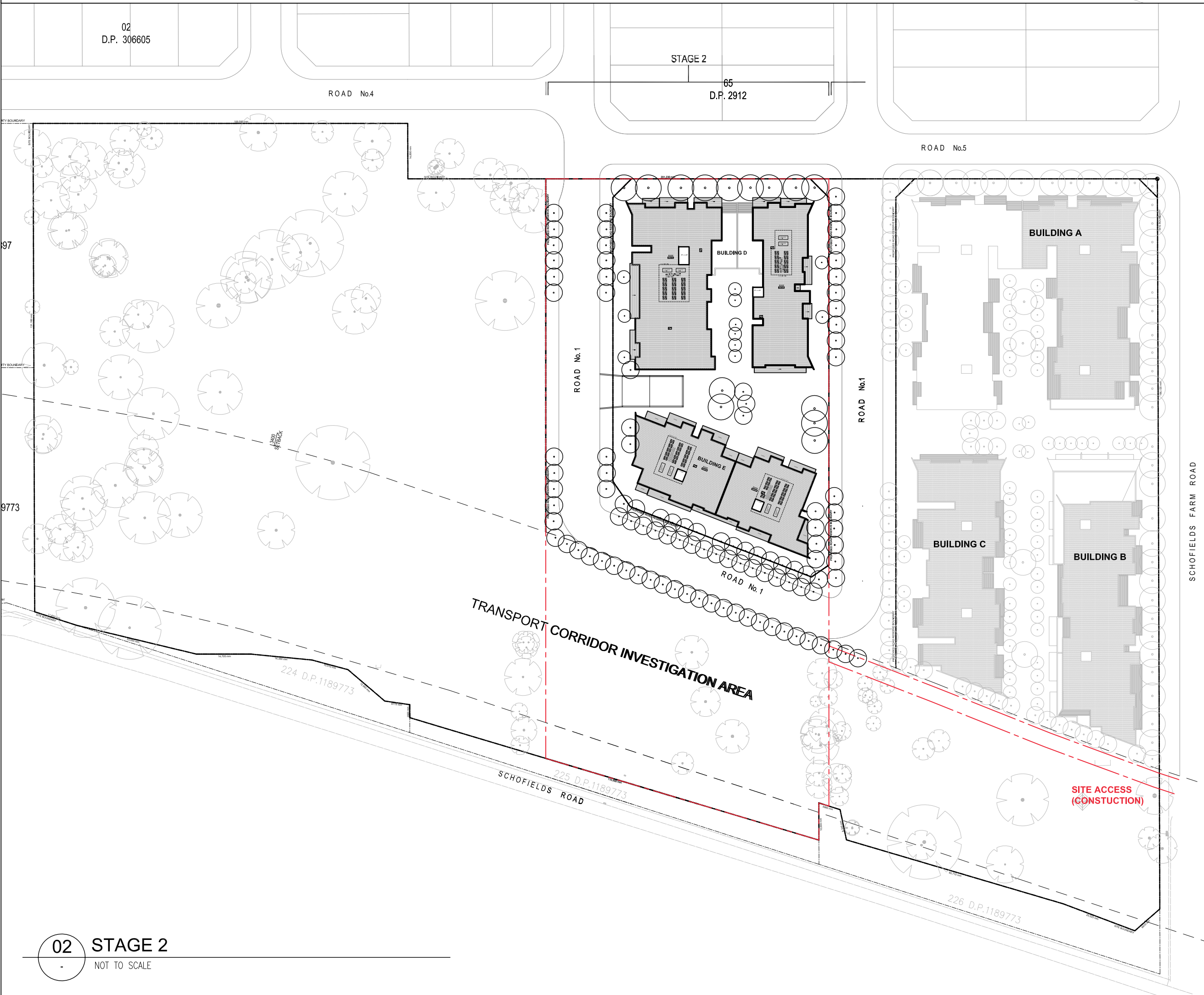
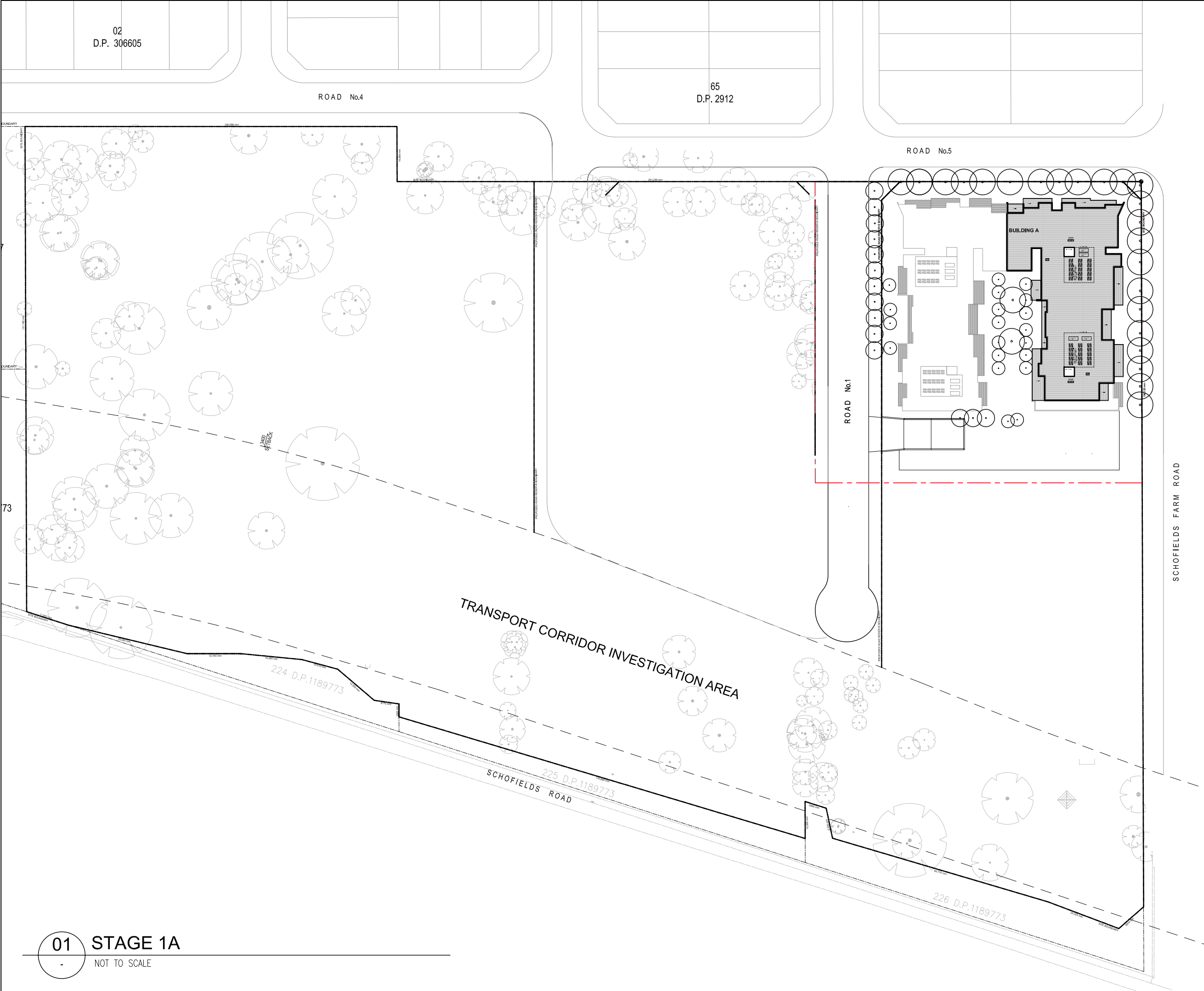
SITE DEMOLITION PLAN

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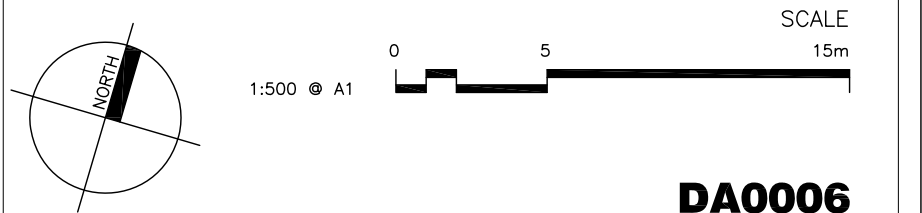
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For HOMEBUSH ONE PTY LTD



DA0006
CONSTRUCTION STAGING PLAN

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B	13.02.2017	DA REVISION, CUL-DE-SAC ADDED - ISSUE TO COUNCIL
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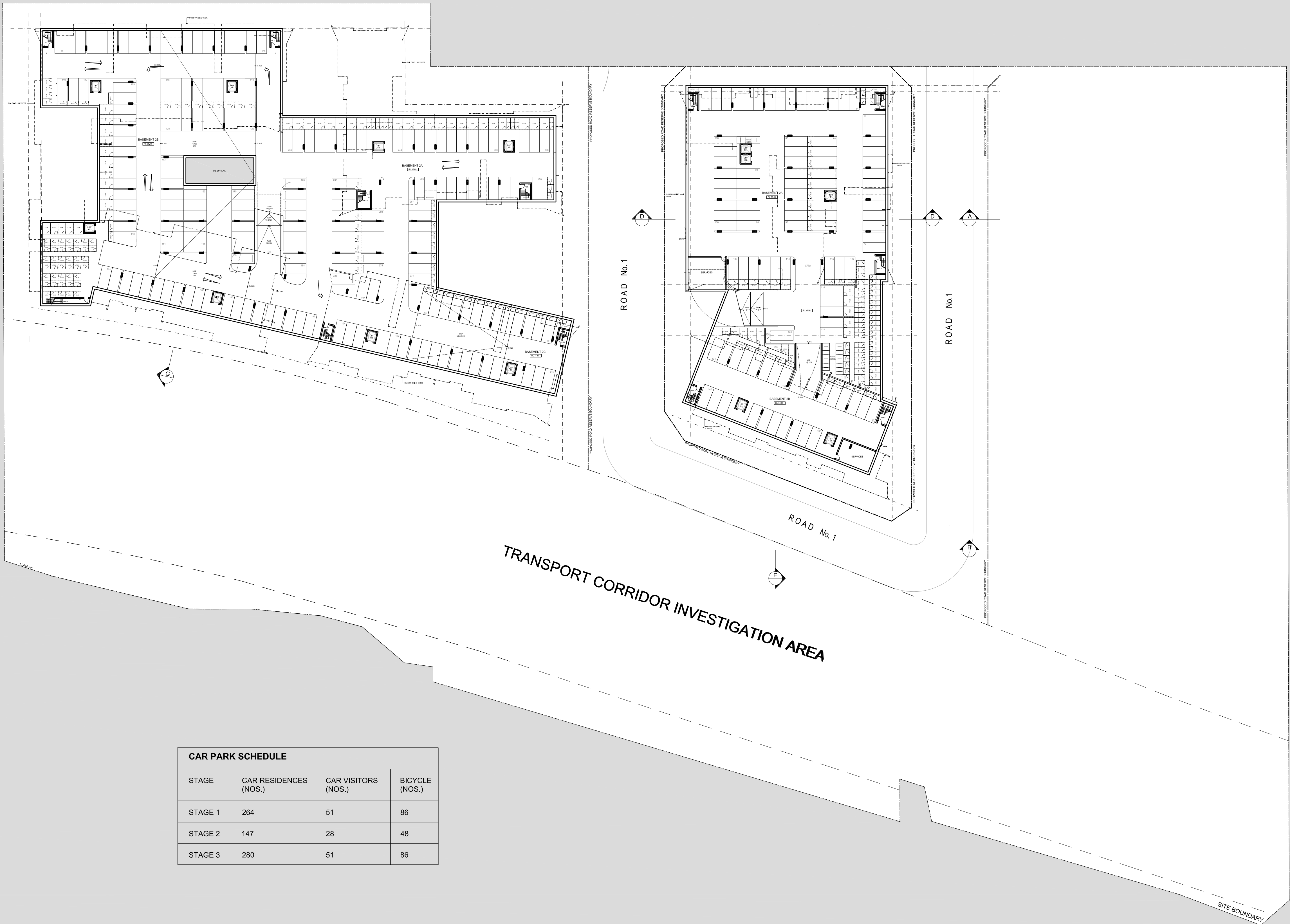
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DA0011
REFERENCE PLAN, SITE - ROOF

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13.02.2017

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CAR PARK SCHEDULE			
STAGE	CAR RESIDENCES (NOS.)	CAR VISITORS (NOS.)	BICYCLE (NOS.)
STAGE 1	264	51	86
STAGE 2	147	28	48
STAGE 3	280	51	86

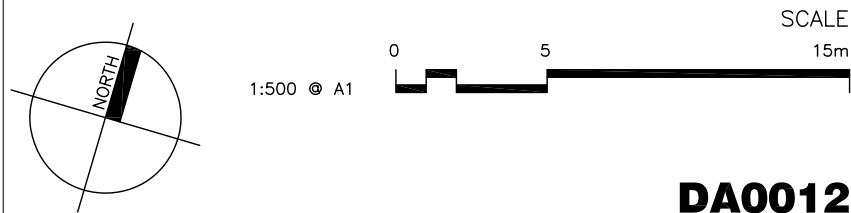
- GENERAL NOTES:**
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 - When proprietary products are referred to, install in accordance with the manufacturers written instructions
- LEGEND:**
- | | |
|-------|---|
| AW | AWNING (TO FUTURE DETAIL) |
| ELEC | ELECTRICAL SERVICES (TO FUTURE ENG'S DETAILS) |
| FS | FIRE STAIRS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/ AUSTRALIAN STANDARDS) |
| H/W | 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) |

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

For HOMEBUSH ONE PTY LTD



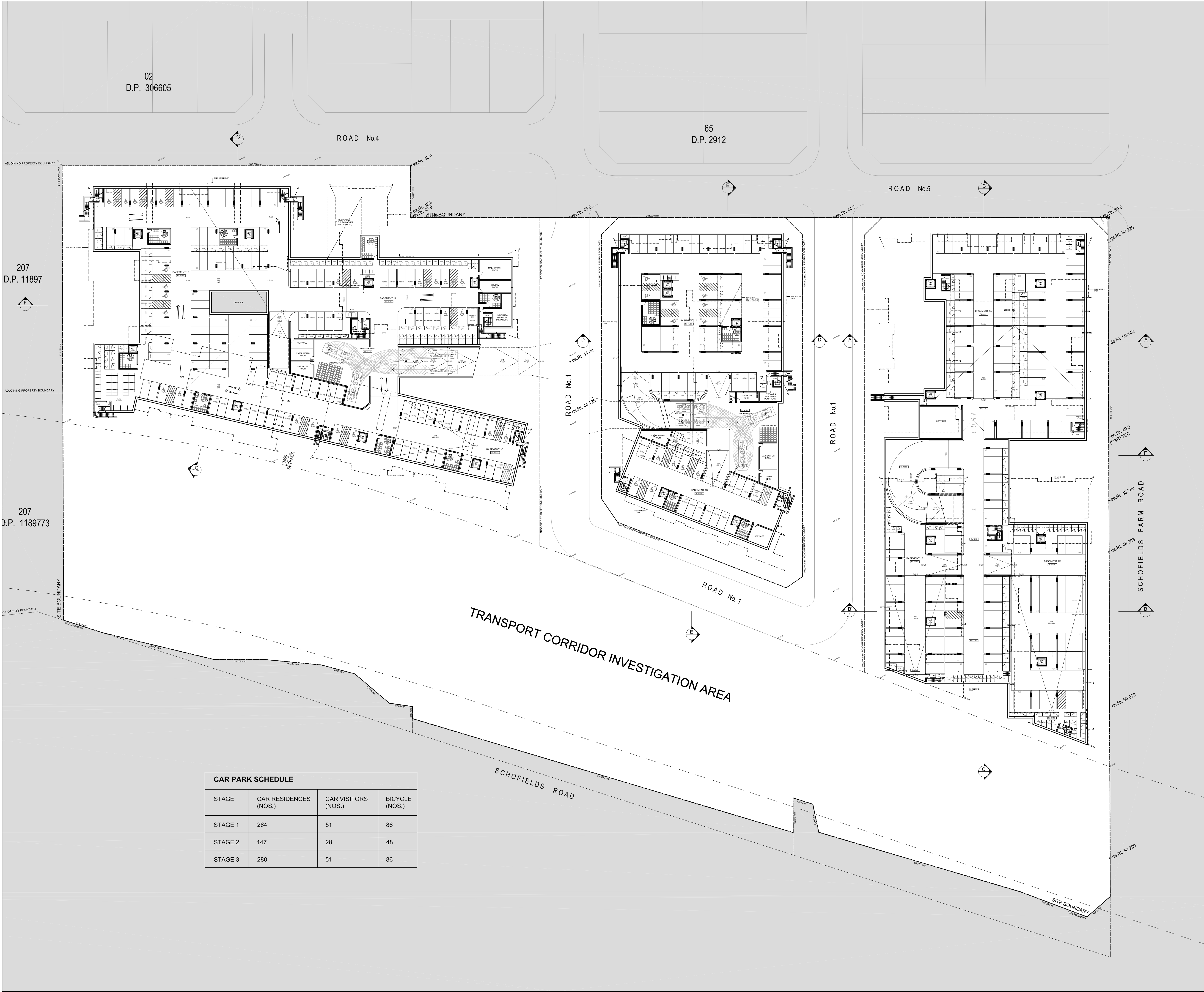
DA0012
REFERENCE PLAN, BASEMENT 2

ISSUE - A
21.04.2016

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CAR PARK SCHEDULE			
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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)
H/W	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)

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

For **HOME BUSH ONE PTY LTD**

SCALE
1:500 0 5 15m

DA0013

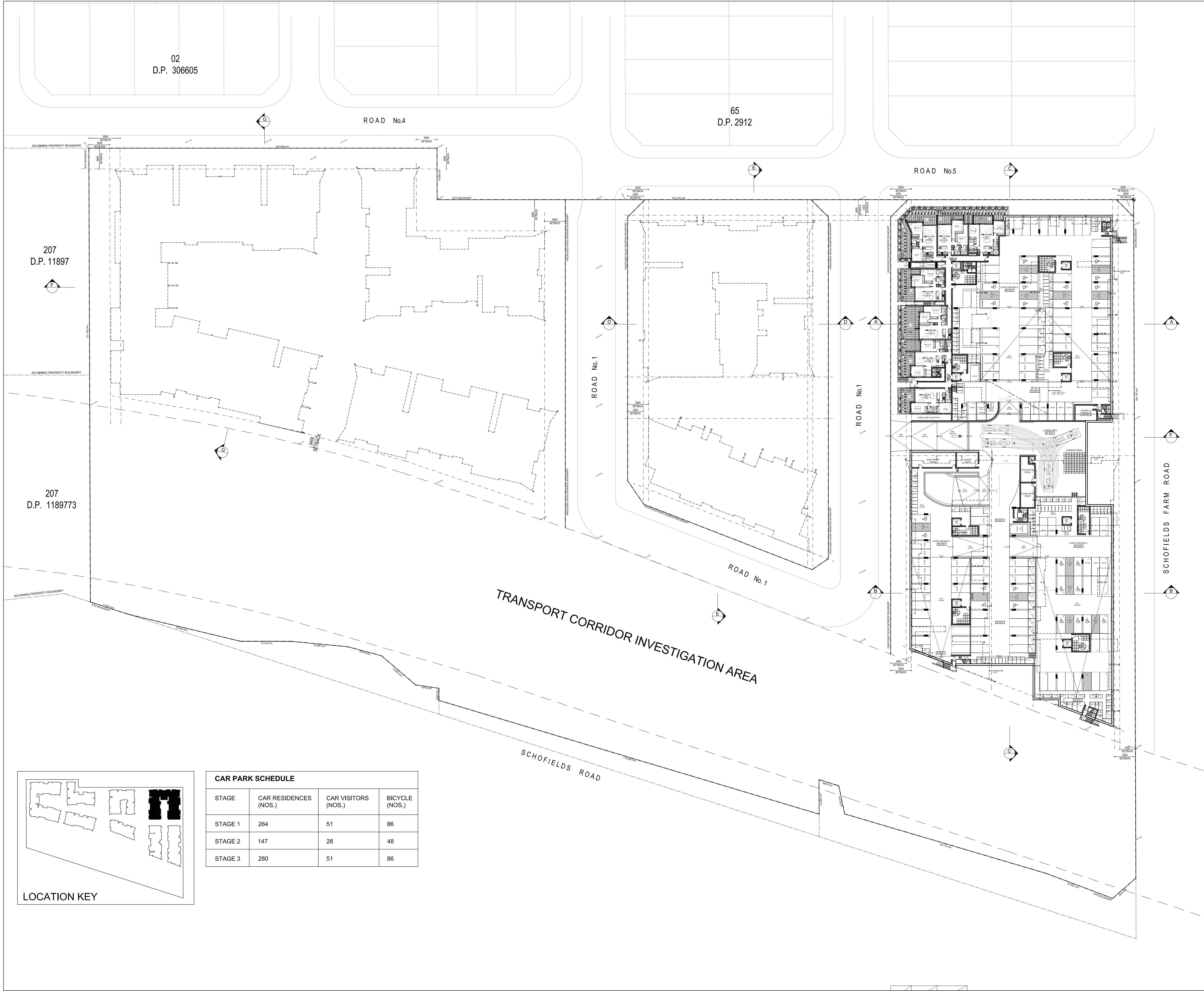
REFERENCE PLAN, BASEMENT 1

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23-27 SCHOFIELDS ROAD, SCHOFIELDS
PROJECT No.1518

For HOMEBUSH ONE PTY LTD

SCALE
1:500 0 5 15m

DA0014
REFERENCE PLAN,
LOWER GROUND FLOOR

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