

DEVELOPMENT APPLICATION

RAILWAY TERRACE, SCHOFIELDS

DRAWING LIST

ITEM	NO.	ISSUE	TITLE
GENERAL	DA 000	I	DRAWING LIST + SUMMARY OF PROPOSAL
SITE ANALYSIS	DA 001	A	SITE ANALYSIS + CONTEXT PLAN
SITE PLAN	DA 002	F	SITE + ROOF PLAN BUILDING A + B
	DA 003	F	SITE + ROOF PLAN BUILDING C, D + E
PLANS	DA 101	B	BASEMENT 04 PLAN BUILDING E
	DA 102	B	BASEMENT 03 PLAN BUILDING A+B
	DA 103	D	BASEMENT 03 PLAN BUILDING C,D+E
	DA 104	B	BASEMENT 02 PLAN BUILDING A+B
	DA 105	C	BASEMENT 02 PLAN BUILDING C,D+E
	DA 106	B	BASEMENT 01 PLAN BUILDING A+B
	DA 107	D	BASEMENT 01 PLAN BUILDING C,D+E
	DA 108	K	GROUND FLOOR PLANS BUILDING A+B
	DA 109	L	GROUND FLOOR PLANS BUILDING C,D+E
	DA 110	G	LEVEL 01 PLANS BUILDING A+B
	DA 111	G	LEVEL 01 PLANS BUILDING C,D+E
	DA 112a	F	LEVEL 02 PLANS BUILDING A+B
	DA 112a	F	LEVEL 03 PLANS BUILDING A+B
	DA 113	F	LEVEL 02-03 PLANS BUILDING C,D+E
	DA 114	F	LEVEL 04 PLANS BUILDING A+B
	DA 115	F	LEVEL 04 PLANS BUILDING C,D+E
	DA 116	F	LEVEL 05 PLANS BUILDING A+B
	DA 117	F	LEVEL 05 PLANS BUILDING C,D+E
SECTIONS + ELEVATIONS	DA 200	D	SECTION A-A
	DA 201	D	NORTH ELEVATIONS
	DA 202	D	EAST ELEVATIONS BUILDING A,B,C,D+E
	DA 203	D	SOUTH ELEVATIONS
	DA 204	D	WEST ELEVATIONS BUILDING A,B,C,D+E
	DA 205	B	FINISHES SCHEDULE BDG A,B,C
	DA 206	B	FINISHES SCHEDULE BDG D,E
	DA 207	B	FACADE SECTION
DIAGRAMS	DA 300	C	GFA DIAGRAMS
	DA 301	P3	SHADOW DIAGRAM 21/06 09:00, 12:00
	DA 302	P3	SHADOW DIAGRAM 21/06 15:00
	DA 303	A	SOLAR CALCULATION

ADG COMPLIANCE

Building	no. of apt	2h daylight access	3hrs daylight access	notes	no. cross ventilated
Building A					
LV 2	8	5	2		6
LV 3	8	5	2		6
LV 4	8	7	0	skylights to L4	6
LV 5	5	0	3		3
sub total	29	22	4		21
percentage		76%	14%		
Building B					
LV 1	8	2	1		4
LV 2	11	4	0		6
LV 3	11	9	0		6
LV 4	11	11	0	skylights to L4	8
LV 5	10	10	0		5
sub total	49	38	1		33
percentage		78%	2%		
Building C					
LV 1	12	5	2		8
LV 2	12	4	2		8
LV 3	12	8	2		8
LV 4	12	12	0	skylights to L4	8
LV 5	10	10	0		6
sub total	58	41	6		38
percentage		71%	10%		
Building D					
LV 1	11	5	0		8
LV 2	11	10	0		8
LV 3	11	11	0		8
LV 4	11	10	0	skylights to L4	6
LV 5	10	10	0		6
sub total	54	46	0		36
percentage		85%	0%		
Building E					
LV 1	8	4	0		8
LV 2	8	4	0		6
LV 3	8	7	0		6
LV 4	8	7	0		6
LV 5	7	7	0		6
sub total	39	29	0		30
percentage		74%	0%		
total	229	176	11		169
percentage		77%	5%		70%
min. compliance		75%	13%		60%
max. compliance					

GFA - UNIT MIX

Site Area	11,136 m ²		
Developable Area	10,330 m ²		
Controls		Proposed	
Zone	B2 Local Centre		
Height Limit	18.5 m	19.5 m	
Allowable FSR	3.5:1	36,155 m ²	2.33:1 24,038 m ²
COs (ADG, min. 3m wide)	25%	25%	2,545 m ²

Areas: Retail GFA

Level 1 Building A+B	type	GFA per floor	GFA total (m ²)
	retail	2200	
	lobbies	24	2224
Ground Floor Building C	type	GFA per floor	GFA total (m ²)
	retail	985	
	lobbies	19	1004
Ground Floor Building D	type	GFA per floor	GFA total (m ²)
	retail	1125	
	lobbies	18	1143
Ground Floor Building E	type	GFA per floor	GFA total (m ²)
	retail	655	
	lobbies	18	673

Areas: Residential GFA

building	no. of storeys	GFA per floor	GFA total (m ²)
building A L1	1	0	0
building A L2-L4	3	676	2028
building A L5	1	440	440
building B L1	1	527	527
building B L2	1	911	911
building B L3-L4	2	920	1840
building B L5	1	703	703
building C L1-L4	4	985	3940
building C L5	1	780	780
building D L1-L4	4	967	3868
building D L5	1	753	753
building E L1-L4	4	650	2600
building E L5	1	604	604
sub total			18994 m ²

Areas: Total

total GFA	24,038 m ²
FSR	2.33 :1

Yield: Apartments

building	1 bed	2 bed	3 bed	
building A L1	50m ²	70-75m ²	95m ²	
building A L2	0	0		
building A L3	2	6		
building A L4	1	7		
building A L5	1	7		
sub total	4	25	0	29
building B L1	1	5		
building B L2	2	9		
building B L3	1	10		
building B L4	1	10		
building B L5	4	6		
sub total	9	40	0	49
building C L1	2	9	1	
building C L2	2	9	1	
building C L3	2	9	1	
building C L4	2	9	1	
building C L5	2	8		
sub total	10	44	4	58
building D L1	1	8	2	
building D L2	1	8	2	
building D L3	1	8	2	
building D L4	1	8	2	
building D L5	3	7		
sub total	7	39	8	54
building E L1	1	7		
building E L2	1	7		
building E L3	1	7		
building E L4	1	7		
building E L5	1	6	1	
sub total	4	34	1	39
totals	34	182	13	229
percentages	15%	79%	6%	

CAR PARKING

DCP

Council minimum parking rates

Residential			
1 bedroom apartment	min.	1 per unit	
2 bedroom apartment	min.	1 per unit	
3 + bedroom apartment	min.	1.5 per unit	(stacked parking allowed)
disabled parking	min.	10% of total development	
visitor's spaces per apartment	min.	1 per 5 units	
carwash bay	min.	1 (part of visitor's spaces)	
bicycle spaces	min.	1 per 3 unit	
Retail			
retail shops (less than 200m ² GFA)	min.	1 per 30m ² GFA	
retail shops (more than 200m ² GFA)	min.	1 per 22m ² GFA	

RESIDENTIAL CAR PARKING CALCULATIONS

BUILDING A + B	No.	Min. rate	Provided
1 bedroom apartment	13	13	40
2 bedroom apartment	65	65	174
3 bedroom apartment	0	0	0
visitor's spaces			16
adaptable resident car spaces included (10% of total development)			8
accessible visitor car spaces included (10% of total visitor car spaces)			2
storage (50%)			352m ³
430m ³			
Type	No.	Min. rate	Provided
bike spaces	1/3 UNITS	26	56

BUILDING C	No.	Min. rate	Provided
1 bedroom apartment	10	10	12
2 bedroom apartment	44	44	82
3 bedroom apartment	4	6	12
visitor's spaces			40
adaptable resident car spaces included (10% of total development)			12
accessible visitor car spaces included (10% of total visitor car spaces)			1
storage (50%)			227m ³
404m ³			
Type	No.	Min. rate	Provided
bike spaces	1/3 UNITS	19	35

BUILDING D	No.	Min. rate	Provided
1 bedroom apartment	7	7	14
2 bedroom apartment	39	39	80
3 bedroom apartment	8	12	12
visitor's spaces			58
adaptable resident car spaces included (10% of total development)			11
accessible visitor car spaces included (10% of total visitor car spaces)			5
storage (50%)			203m ³
221m ³			
Type	No.	Min. rate	Provided
bike spaces	1/3 UNITS	18	21

BUILDING E	No.	Min. rate	Provided
1 bedroom apartment	4	4	4
2 bedroom apartment	34	34	55
3 bedroom apartment	1	2	6
visitor's spaces			40
adaptable resident car spaces included (10% of total development)			8
accessible visitor car spaces included (10% of total visitor car spaces)			1
storage (50%)			153m ³
240m ³			
Type	No.	Min. rate	Provided
bike spaces	1/3 UNITS	13	21

RETAIL CAR PARKING CALCULATIONS

STAGE 1 RETAIL (BUILDINGS A + B)	GFA (M2)	Min. rate	Provided
retail (m2)	2000	91	91
accessible retail car spaces included (1 per 50 of total retail car spaces)		1.8	2

STAGE 2 RETAIL (BUILDING C)	GFA (M2)	Min. rate	Provided
retail (m2)	850	39	39
accessible retail car spaces included (1 per 50 of total retail car spaces)		0.8	1

STAGE 3 RETAIL (BUILDING D)	GFA (M2)	Min. rate	Provided
retail (m2)	965	44	44
accessible retail car spaces included (1 per 50 of total retail car spaces)		0.9	1

STAGE 4 RETAIL (BUILDING E)	GFA (M2)	Min. rate	Provided
retail (m2)	630	24	24
accessible retail car spaces included (1 per 50 of total retail car spaces)		0.5	1

CAR PARKING TOTAL

	Min. rate	Provided
total residential car spaces	236	473
total residential adaptable car spaces	23	44
total visitor car spaces	46	76
total visitor adaptable car spaces	5	7
total bike spaces	76	133
total retail car spaces	198	198
total retail adaptable car spaces	40	5
	479	767

WASTE

DCP	Waste	Recycling	Waste	Recycling
Residential	240	4	4	4
Commercial	100	1	1	1
Industrial	100	1	1	1
Public	100	1	1	1
Health	100	1	1	1
Education	100	1	1	1
Government	100	1	1	1
Other	100	1	1	1

Building A + B	General Waste	Recycled Waste (No. Chute)	Bulky Storage
General Waste	75	4242	4242
Recycled Waste	18720	4242	4242
Waste	18720	4242	4242
Recycling	18720	4242	4242

Building C	General Waste	Recycled Waste (No. Chute)	Bulky Storage
General Waste	35	4440	4440
Recycled Waste	127	4440	4440
Waste	127	4440	4440
Recycling	127	4440	4440

Building D	General Waste	Recycled Waste (No. Chute)	Bulky Storage
General Waste	35	4440	4440
Recycled Waste	127	4440	4440
Waste	127	4440	4440
Recycling	127	4440	4440

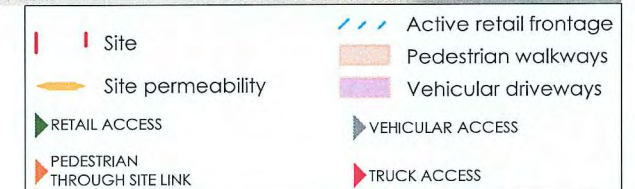
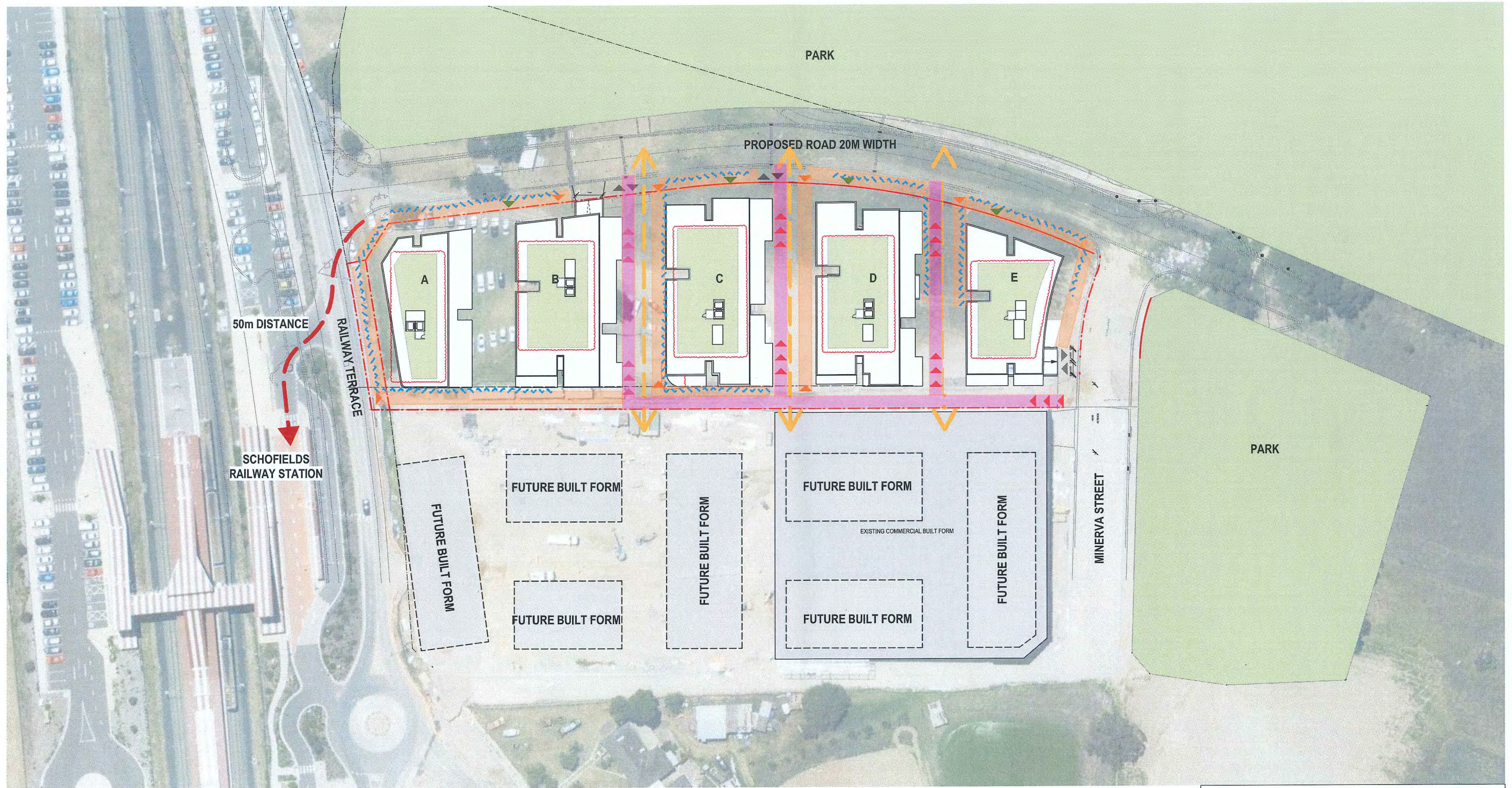
Building E	General Waste	Recycled Waste (No. Chute)	Bulky Storage
General Waste	35	4440	4440
Recycled Waste	127	4440	4440
Waste	127	4440	4440
Recycling	127	4440	4440

RETAIL BUILDING A+B	General Waste	Recycled Waste
General Waste	2000	2000
Recycled Waste	1720	1720
Waste	1720	1720
Recycling	1720	1720

RETAIL BUILDING C	General Waste	Recycled Waste
General Waste	850	850
Recycled Waste	720	720
Waste	720	720
Recycling	720	720

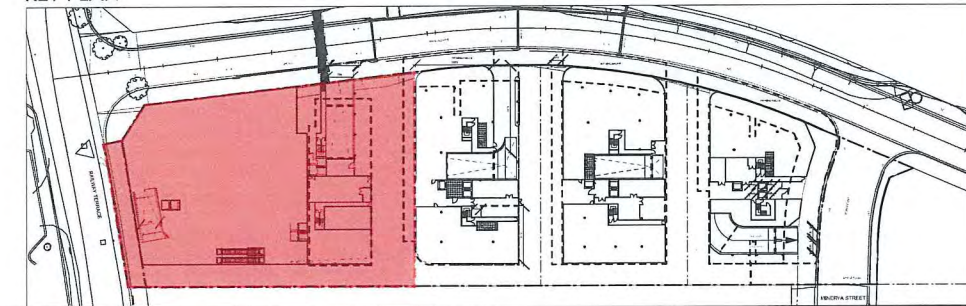
RETAIL BUILDING D	General Waste	Recycled Waste
General Waste	965	965
Recycled Waste	829	829
Waste	829	829
Recycling	829	829

RETAIL BUILDING E	General Waste	Recycled Waste
General Waste	630	630
Recycled Waste	455	455
Waste	455	455
Recycling	455	455

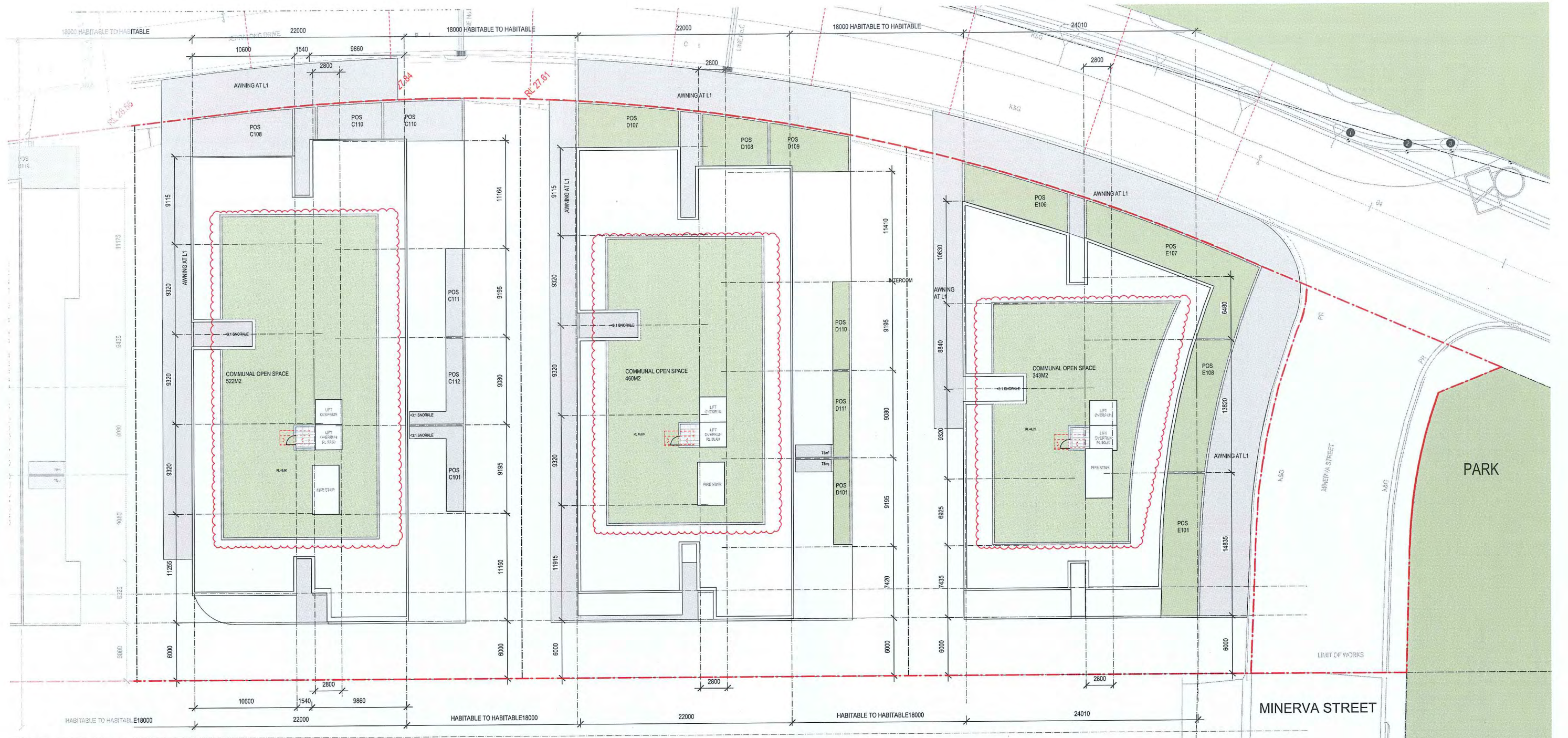




KEY PLAN



KEY	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	RETAIL
	CROSS VENTILATED UNIT
	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
	NO SOLAR ACCESS TO LIVING OR BALCONY
	RETAIL ACCESS
	PEDESTRIAN THROUGH SITE LINK
	VEHICULAR ACCESS
	TRUCK ACCESS

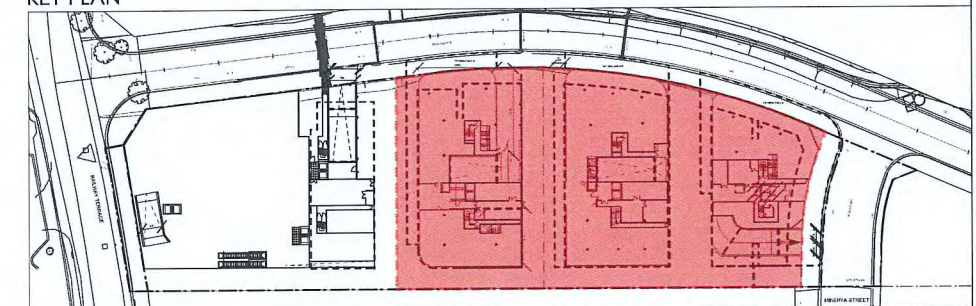


BUILDING C
STAGE 2

BUILDING D
STAGE 3

BUILDING E
STAGE 4

KEY PLAN



KEY	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	RETAIL
	CROSS VENTILATED UNIT
	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
	NO SOLAR ACCESS TO LIVING OR BALCONY
	RETAIL ACCESS
	PEDESTRIAN THROUGH SITE LINK
	VEHICULAR ACCESS
	TRUCK ACCESS



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41 Albion Avenue, Paddington NSW 2021
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nominated architect: aleksandar jelicic registration no. 7167
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Client
STATEWIDE PLANNING PTY LTD

Address
209 RAILWAY TERRACE
SCHOFIELDS

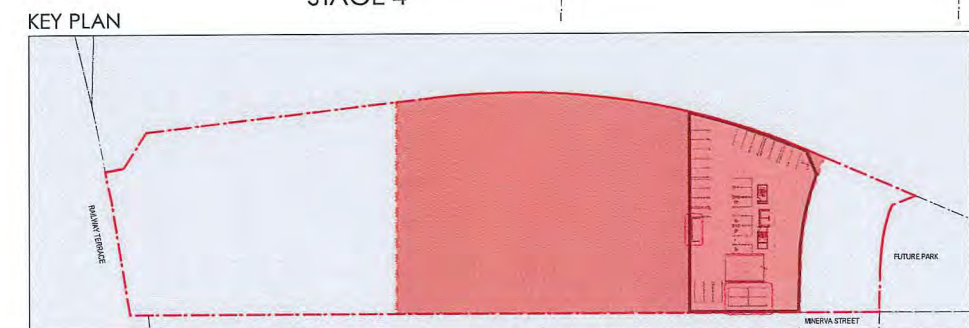
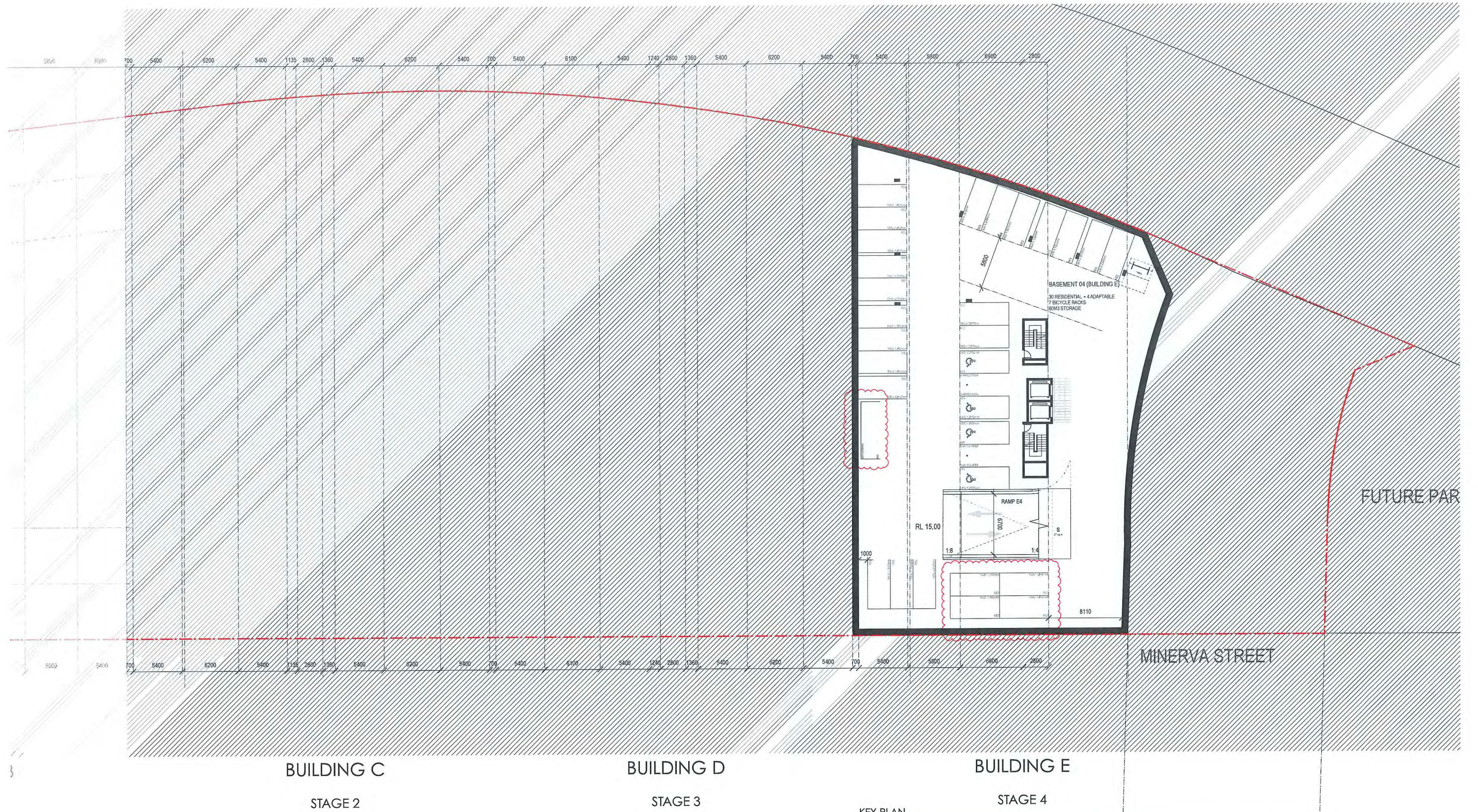
Revision
FOR COUNCIL REVIEW
AMENDED DA
12/12/18
13/6/17

Title
SITE + ROOF PLAN BUILDING
C+D+E

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1:200
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PM
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AJ

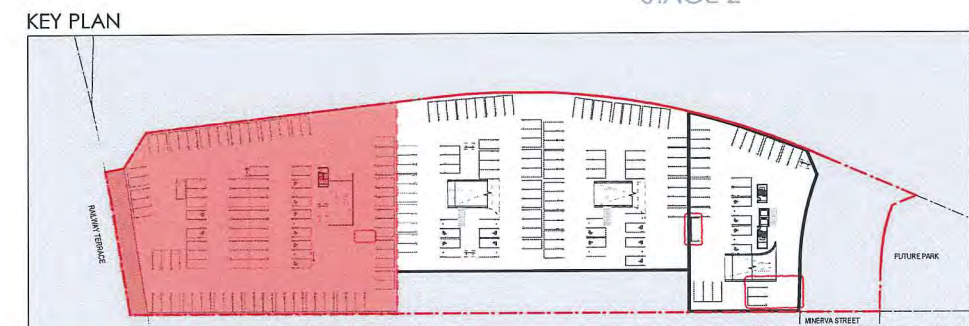
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Drawing No.
DA 003 F
Revision

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				TRAFFIC COMMENTS ADDED FOR COUNCIL REVIEW		

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AJ

AS REVISION 002

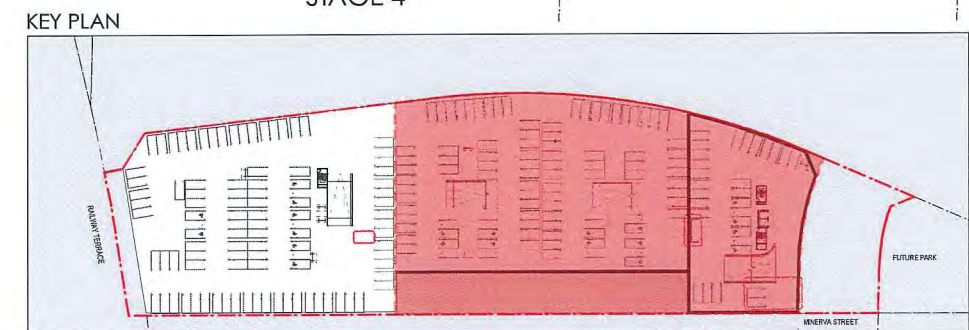
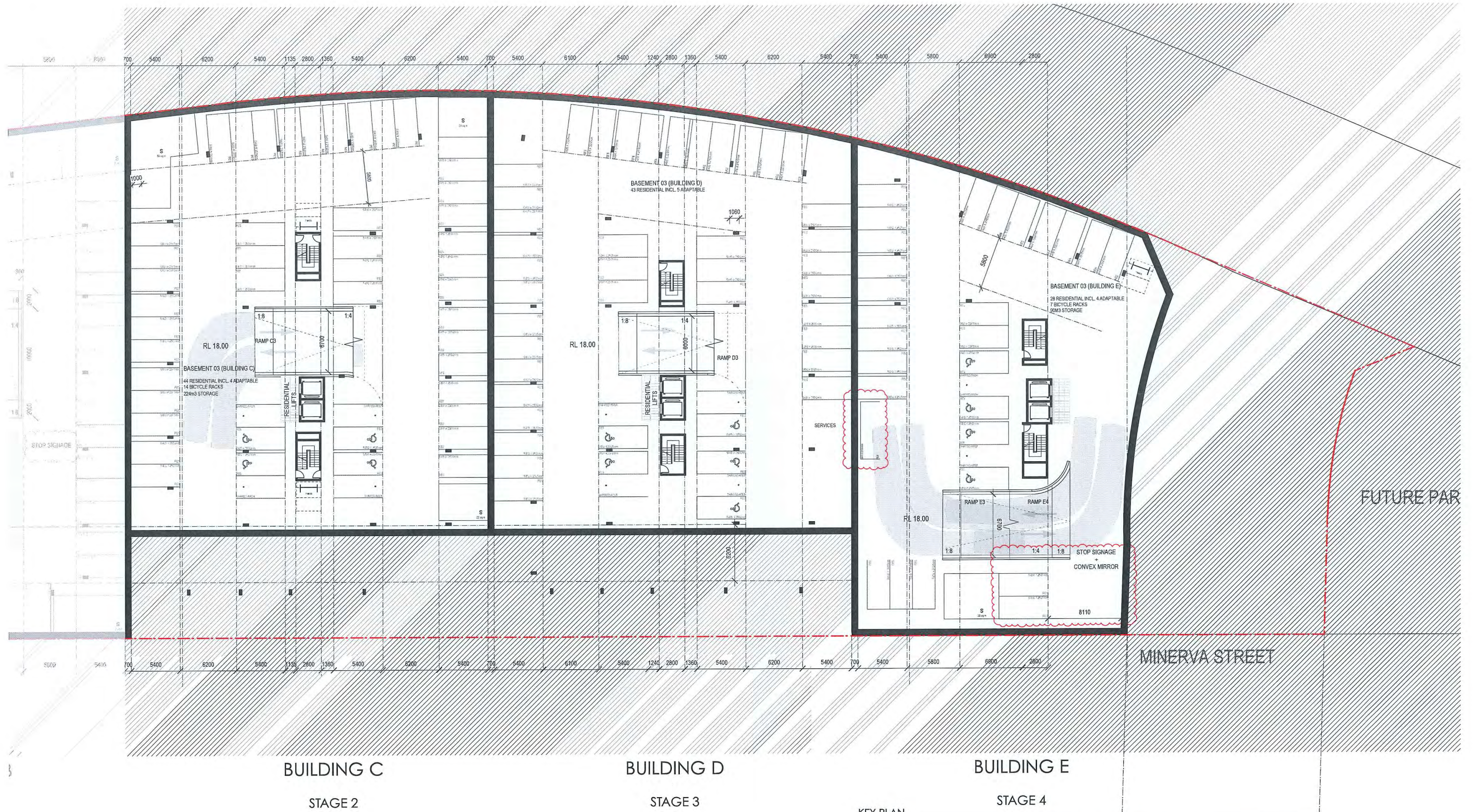
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Revision

DA 102 B

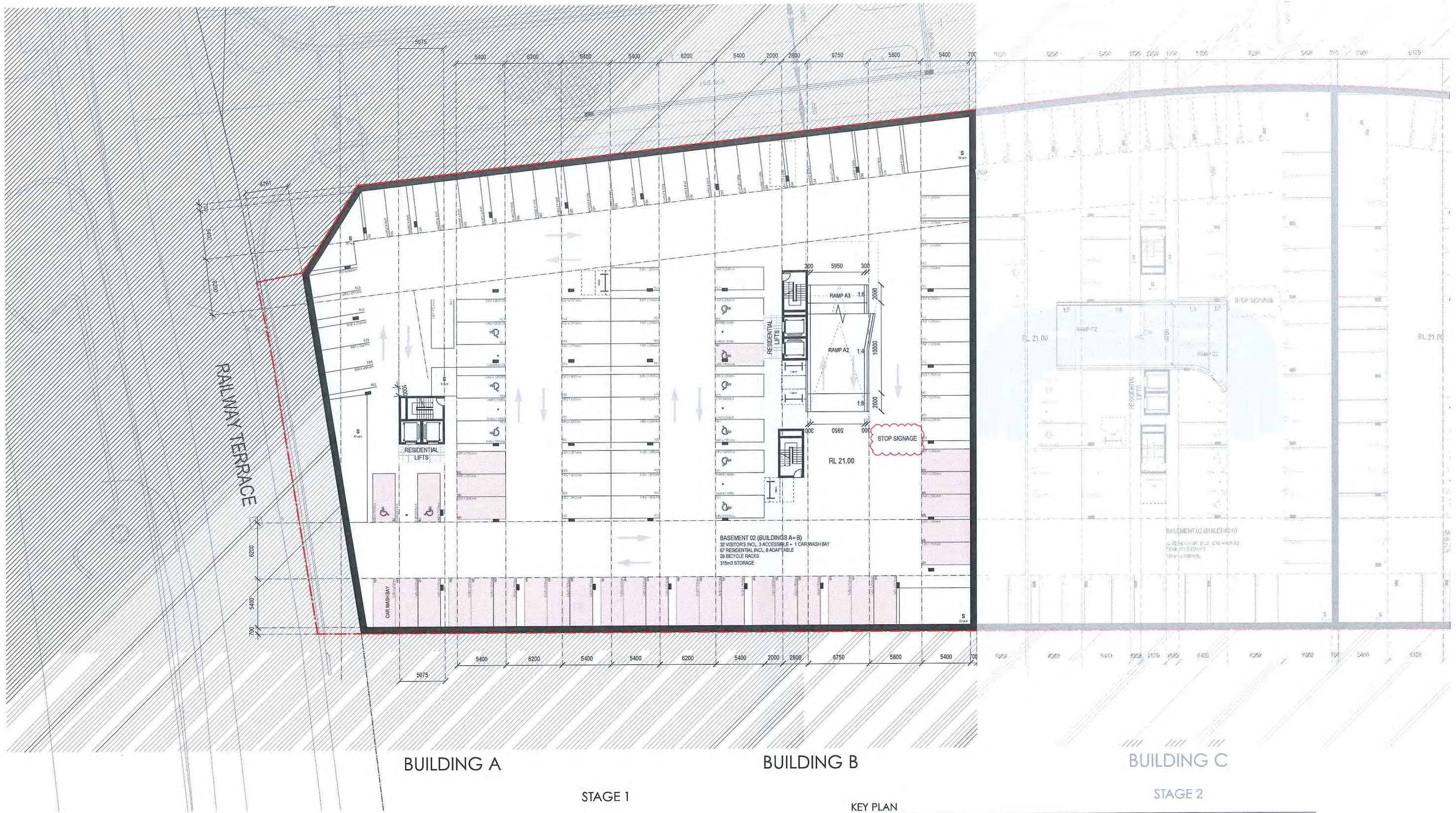
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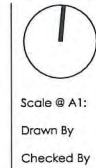
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Client
STATEWIDE PLANNING PTY LTD

Address
**209 RAILWAY TERRACE
SCHOFIELDS**

Revision
B
A
TRAFFIC COMMENTS ADDED
FOR COUNCIL REVIEW
4/3/19
12/12/18

Title
**BUILDINGS A+B - BASEMENT
02**



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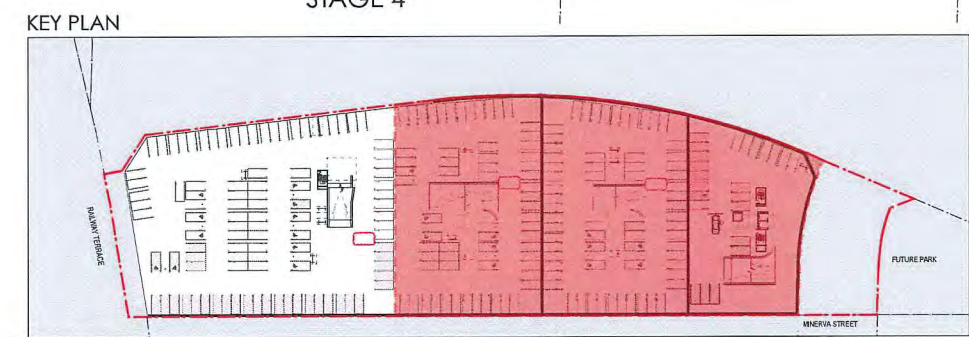
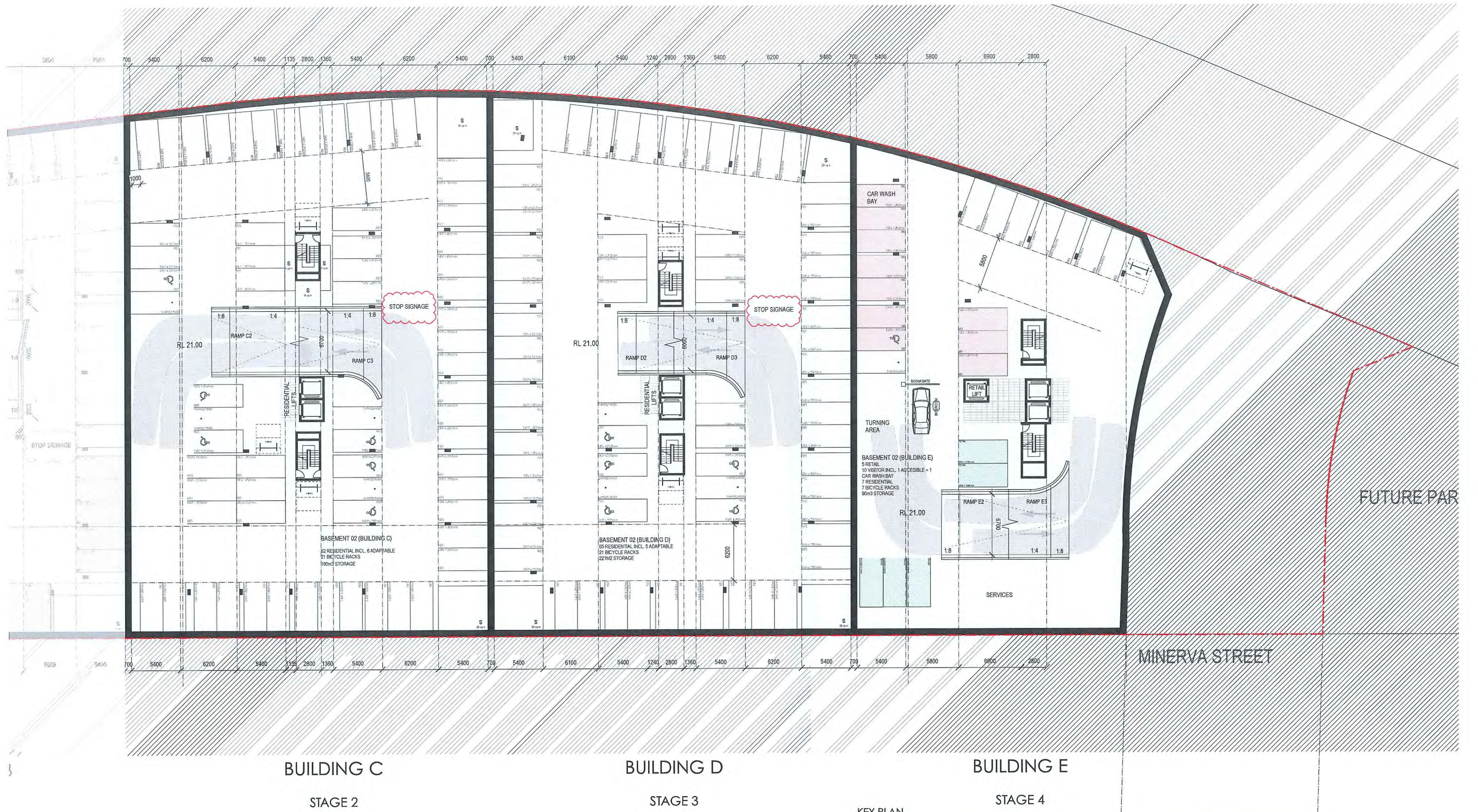
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Project No.
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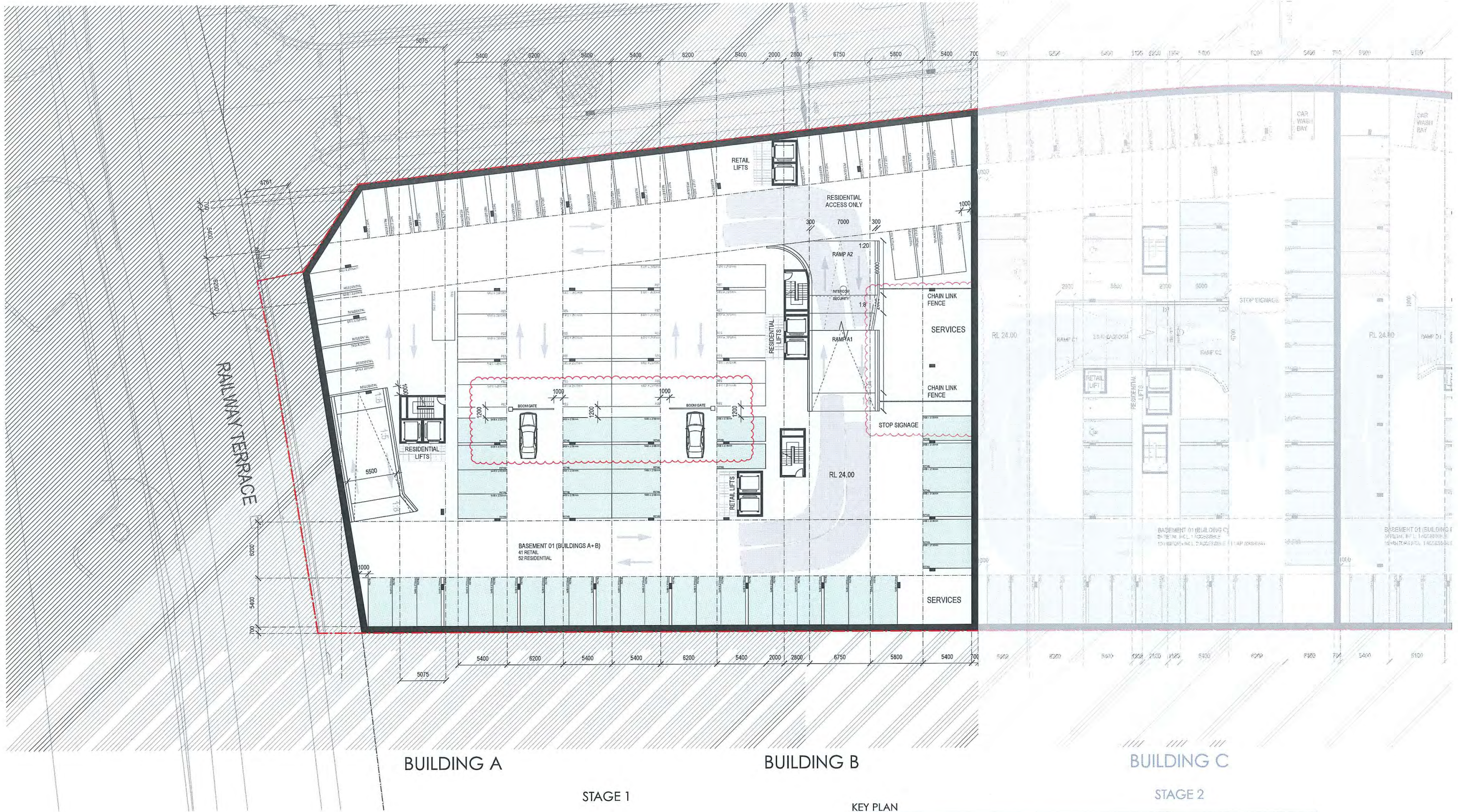
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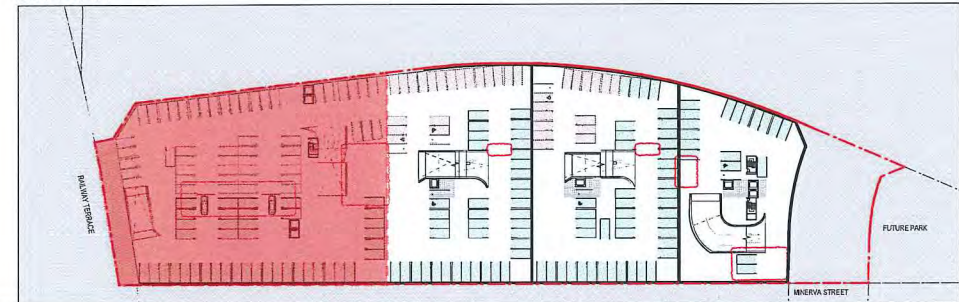


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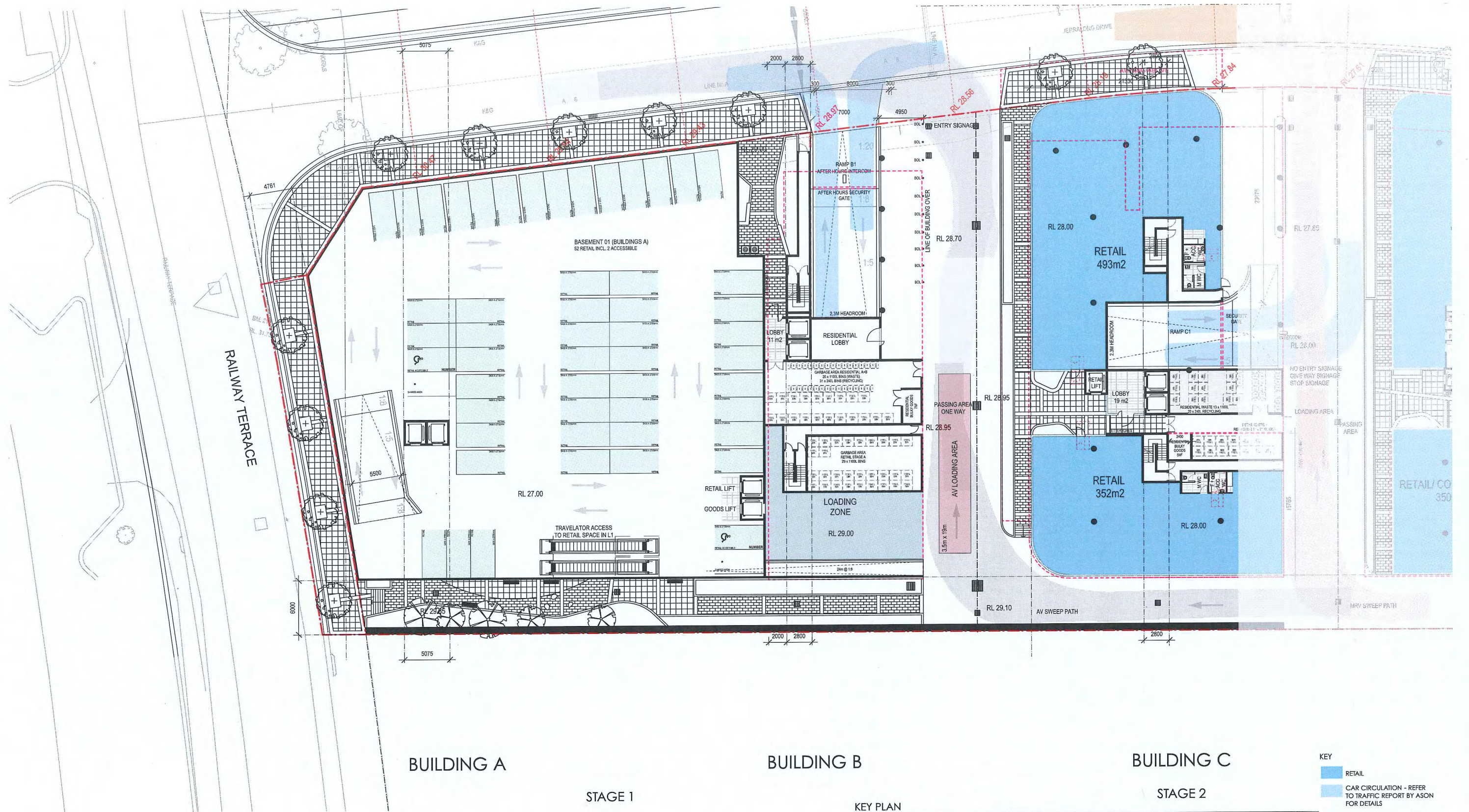


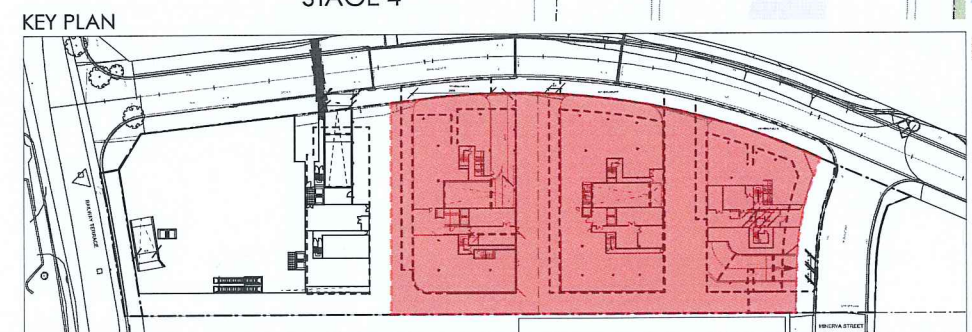
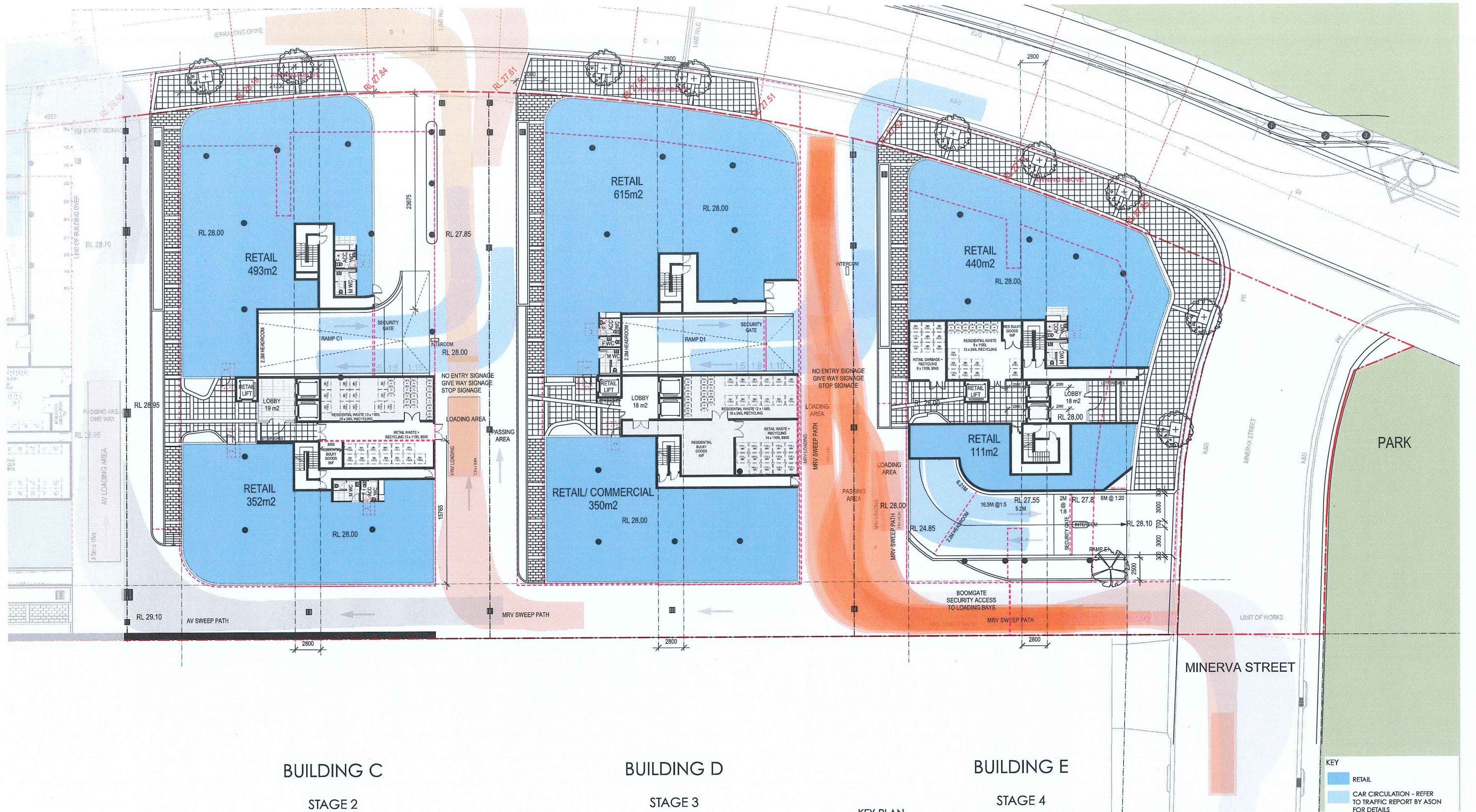
KEY PLAN

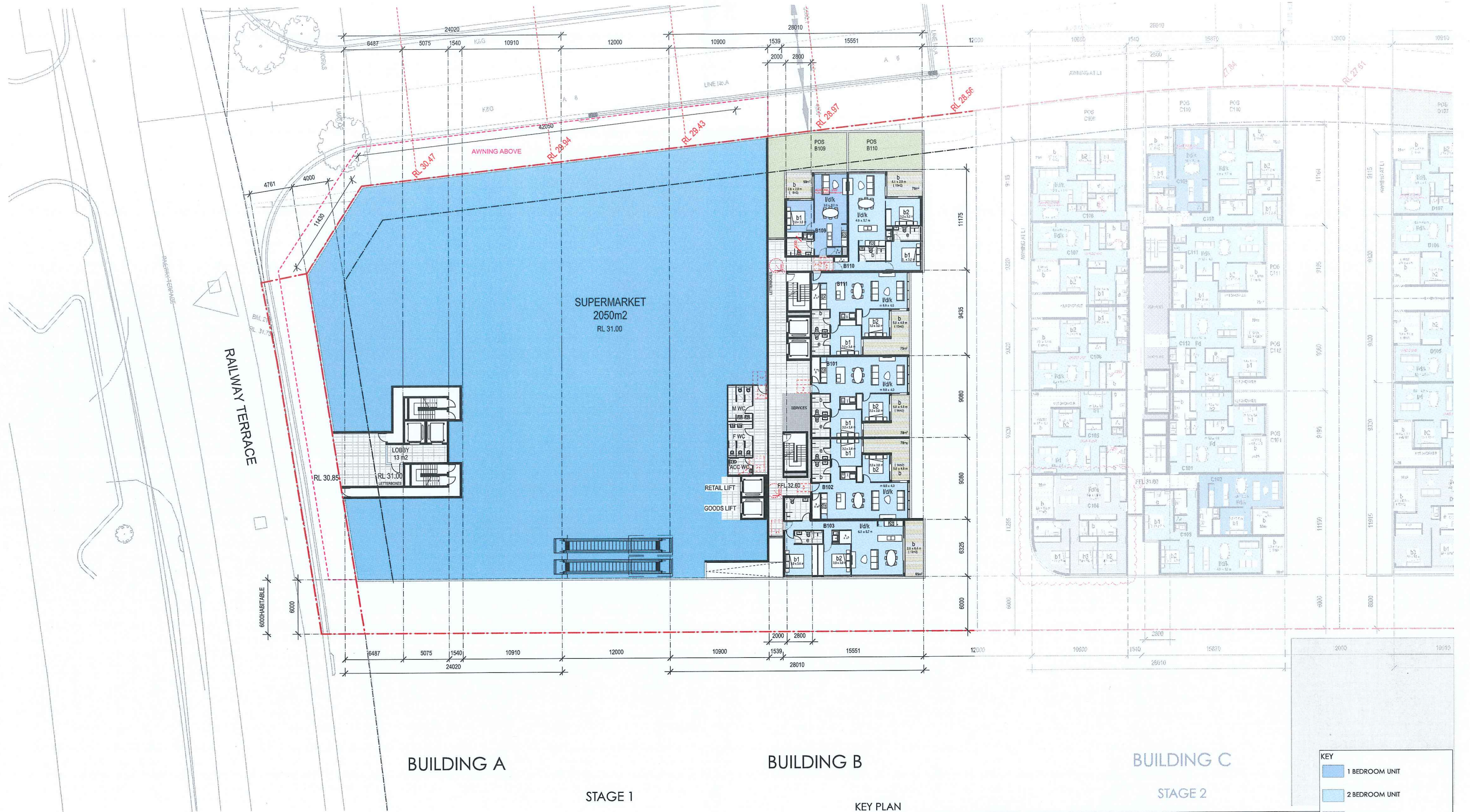


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- KEY**
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - RETAIL ACCESS
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - PEDESTRIAN THROUGH SITE LINK
 - VEHICULAR ACCESS
 - TRUCK ACCESS



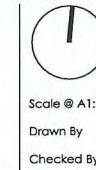
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aleksandar.designgroup.com.au
nominated architect aleksandar.jelicic registration no. 7167
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Client
STATEWIDE PLANNING PTY LTD

Address
**209 RAILWAY TERRACE
SCHOFIELDS**

Revision
G CIVIL COMMENTS ADDED 26/3/19
F FOR COUNCIL REVIEW 12/12/18
E AMENDED DA 13/6/17

Title
L01 BUILDING C+D+E

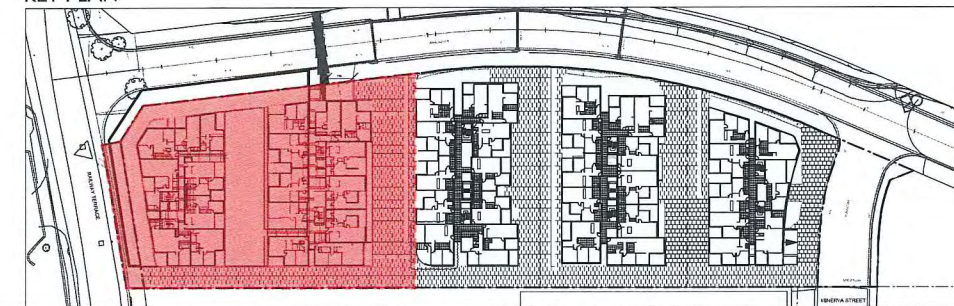


Project No.
15047
Drawing No.
DA 111 G
Revision

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KEY PLAN

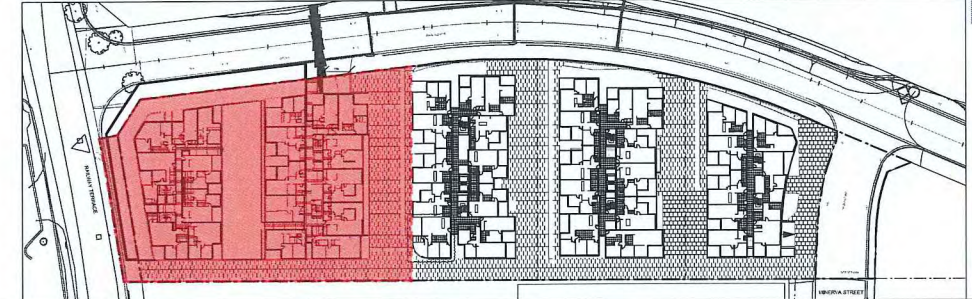


KEY	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	RETAIL ACCESS
	CROSS VENTILATED UNIT
	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
	NO SOLAR ACCESS TO LIVING OR BALCONY
	PEDESTRIAN THROUGH SITE LINK
	VEHICULAR ACCESS
	TRUCK ACCESS

	Architect	Client	Address	Revision	Title	Project No.
	Aleksandar Design Group	STATEWIDE PLANNING PTY LTD	209 RAILWAY TERRACE SCHOFIELDS		L02 BUILDING A+B	15047
	41 Albion Avenue, Paddington NSW 2021					
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				F E D	CIVIL COMMENTS ADDED FOR COUNCIL REVIEW AMENDED DA	26/3/19 12/12/18 13/6/17
				Scale @ A1: 1:200		Drawing No. DA 112a F
				Drawn By PM		Revision
				Checked By AJ		



KEY PLAN



KEY	
■	1 BEDROOM UNIT
■	2 BEDROOM UNIT
■	3 BEDROOM UNIT
▶	RETAIL ACCESS
▶	CROSS VENTILATED UNIT
▶	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
▶	NO SOLAR ACCESS TO LIVING OR BALCONY
▶	PEDESTRIAN THROUGH SITE LINK
▶	VEHICULAR ACCESS
▶	TRUCK ACCESS



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Revision

F	CIVIL COMMENTS ADDED	25/3/19
E	FOR COUNCIL REVIEW	12/12/18
D	AMENDED DA	13/6/17

Title
L03 BUILDING A+B

Scale @ A1: 1:200
 Drawn By: PM
 Checked By: AJ

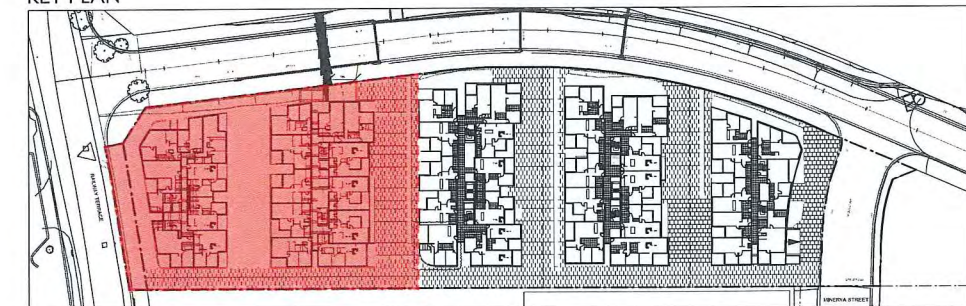
Project No.
15047
 Drawing No.
DA 112b F
 Revision

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KEY PLAN



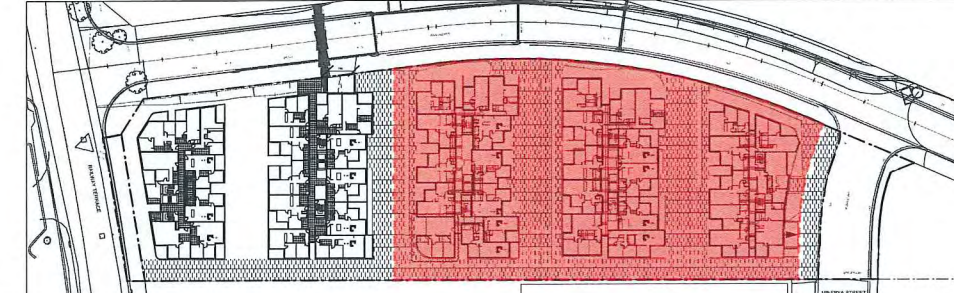
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	2 BEDROOM UNIT
	3 BEDROOM UNIT
	RETAIL ACCESS
	CROSS VENTILATED UNIT
	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
	NO SOLAR ACCESS TO LIVING OR BALCONY
	PEDESTRIAN THROUGH SITE LINK
	VEHICULAR ACCESS
	TRUCK ACCESS

	Architect	Client	Address	Revision	Title	Project No.
	Aleksandar Design Group 41 Albion Avenue, Paddington NSW 2021 aleksandardesigngroup.com.au nominated architect: aleksandar jelicic registration no. 71167 © copyright aleksandar design group pty ltd	STATEWIDE PLANNING PTY LTD	209 RAILWAY TERRACE SCHOFIELDS	F CIVIL COMMENTS ADDED 26/3/19 E FOR COUNCIL REVIEW 12/12/18 D AMENDED DA 13/6/17	L04 BUILDING A+B	15047
Scale @ A1: 1:200		Drawing No. DA 114 F		Revision		
Drawn By PM		Checked By AJ				

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KEY PLAN



- KEY**
- 1 BEDROOM UNIT
 - 2 BEDROOM UNIT
 - 3 BEDROOM UNIT
 - RETAIL ACCESS
 - CROSS VENTILATED UNIT
 - 2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
 - NO SOLAR ACCESS TO LIVING OR BALCONY
 - PEDESTRIAN THROUGH SITE LINK
 - VEHICULAR ACCESS
 - TRUCK ACCESS



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Revision		
F	CIVIL COMMENTS ADDED	26/3/19
E	FOR COUNCIL REVIEW	12/12/18
D	AMENDED DA	13/6/17

Title
L04 BUILDING C+D+E

Scale @ A1:
Drawn By
Checked By

Project No.
15047
Drawing No.
DA 115 F
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KEY	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	RETAIL
	CROSS VENTILATED UNIT
	2H SOLAR ACCESS TO LIVING ROOM 1M2 AND BALCONY
	NO SOLAR ACCESS TO LIVING OR BALCONY
	RETAIL ACCESS
	PEDESTRIAN THROUGH SITE LINK
	VEHICULAR ACCESS
	TRUCK ACCESS

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Revision

F CIVIL COMMENTS ADDED
E FOR COUNCIL REVIEW
D AMENDED DA

Title

L05 BUILDING A+B



Scale @ A1:
Drawn By
Checked By

1:200
PM
AJ

Drawing No.

DA 116 F

Project No.

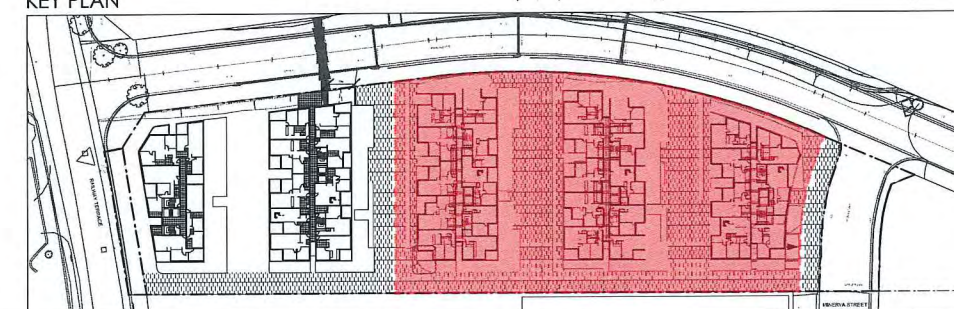
15047

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KEY PLAN



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	3 BEDROOM UNIT
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▶	VEHICULAR ACCESS
▶	TRUCK ACCESS

